

# URBAN DESIGN COMMISSION APPLICATION

# UDC

City of Madison  
Planning Division  
Madison Municipal Building, Suite 017  
215 Martin Luther King, Jr. Blvd.  
P.O. Box 2985  
Madison, WI 53701-2985  
(608) 266-4635



## FOR OFFICE USE ONLY:

Paid \_\_\_\_\_ Receipt # \_\_\_\_\_  
Date received \_\_\_\_\_  
Received by \_\_\_\_\_  
Aldermanic District \_\_\_\_\_  
Zoning District \_\_\_\_\_  
Urban Design District \_\_\_\_\_  
Submission reviewed by \_\_\_\_\_  
Legistar # \_\_\_\_\_

Complete all sections of this application, including the desired meeting date and the action requested.

*If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call the phone number above immediately.*

## 1. Project Information

Address: \_\_\_\_\_

Title: \_\_\_\_\_

## 2. Application Type (check all that apply) and Requested Date

UDC meeting date requested \_\_\_\_\_

New development

Alteration to an existing or previously-approved development

Informational

Initial approval

Final approval

## 3. Project Type

Project in an Urban Design District

Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)

Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)

Planned Development (PD)

General Development Plan (GDP)

Specific Implementation Plan (SIP)

Planned Multi-Use Site or Residential Building Complex

### Signage

Comprehensive Design Review (CDR)

Signage Variance (i.e. modification of signage height, area, and setback)

Signage Exception

### Other

Please specify

\_\_\_\_\_

## 4. Applicant, Agent, and Property Owner Information

**Applicant name** \_\_\_\_\_

Company \_\_\_\_\_

Street address \_\_\_\_\_

City/State/Zip \_\_\_\_\_

Telephone \_\_\_\_\_

Email \_\_\_\_\_

**Project contact person** \_\_\_\_\_

Company \_\_\_\_\_

Street address \_\_\_\_\_

City/State/Zip \_\_\_\_\_

Telephone \_\_\_\_\_

Email \_\_\_\_\_

**Property owner (if not applicant)** \_\_\_\_\_

Street address \_\_\_\_\_

City/State/Zip \_\_\_\_\_

Telephone \_\_\_\_\_

Email \_\_\_\_\_

5. Required Submittal Materials

Application Form

Letter of Intent

- If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required
- For signage applications, a summary of how the proposed signage is consistent with the applicable CDR or Signage Variance review criteria is required.

Development Plans (Refer to checklist on Page 4 for plan details)

Filing fee

Electronic Submittal\*

Notification to the District Alder

- Please provide an email to the District Alder notifying them that you are filing this UDC application. Please send this as early in the process as possible and provide a copy of that email with the submitted application.

Each submittal must include fourteen (14) 11" x 17" **collated** paper copies. Landscape and Lighting plans (if required) must be **full-sized and legible**. Please refrain from using plastic covers or spiral binding.

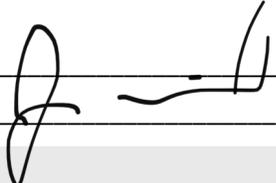
Both the paper copies and electronic copies must be submitted prior to the application deadline before an application will be scheduled for a UDC meeting. Late materials will not be accepted. A completed application form is required for each UDC appearance.

For projects also requiring Plan Commission approval, applicants must also have submitted an accepted application for Plan Commission consideration prior to obtaining any formal action (initial or final approval) from the UDC. All plans must be legible when reduced.

*\*Electronic copies of all items submitted in hard copy are required. Individual PDF files of each item submitted should be compiled on a CD or flash drive, or submitted via email to [udcapplications@cityofmadison.com](mailto:udcapplications@cityofmadison.com). The email must include the project address, project name, and applicant name. Electronic submittals via file hosting services (such as Dropbox.com) are not allowed. Applicants who are unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.*

6. Applicant Declarations

1. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with \_\_\_\_\_ on \_\_\_\_\_.
2. The applicant attests that all required materials are included in this submittal and understands that if any required information is not provided by the application deadline, the application will not be placed on an Urban Design Commission agenda for consideration.

Name of applicant \_\_\_\_\_ Relationship to property \_\_\_\_\_  
 Authorizing signature of property owner  Date \_\_\_\_\_

7. Application Filing Fees

Fees are required to be paid with the first application for either initial or final approval of a project, unless the project is part of the combined application process involving the Urban Design Commission in conjunction with Plan Commission and/or Common Council consideration. Make checks payable to City Treasurer. Credit cards may be used for application fees of less than \$1,000.

Please consult the schedule below for the appropriate fee for your request:

Urban Design Districts: \$350 (per §35.24(6) MGO).

Minor Alteration in the Downtown Core District (DC) or Urban Mixed-Use District (UMX) : \$150 (per §33.24(6)(b) MGO)

Comprehensive Design Review: \$500 (per §31.041(3)(d)(1)(a) MGO)

Minor Alteration to a Comprehensive Sign Plan: \$100 (per §31.041(3)(d)(1)(c) MGO)

All other sign requests to the Urban Design Commission, including, but not limited to: appeals from the decisions of the Zoning Administrator, requests for signage variances (i.e. modifications of signage height, area, and setback), and additional sign code approvals: \$300 (per §31.041(3)(d)(2) MGO)

A filing fee is not required for the following project applications if part of the combined application process involving both Urban Design Commission and Plan Commission:

- Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)
- Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)
- Planned Development (PD): General Development Plan (GDP) and/or Specific Implementation Plan (SIP)
- Planned Multi-Use Site or Residential Building Complex

## Introduction

The City of Madison's Urban Design Commission (UDC) has been created to:

- Encourage and promote high quality in the design of new buildings, developments, remodeling, and additions so as to maintain and improve the established standards of property values within the City.
- Foster civic pride in the beauty and nobler assets of the City, and in all other ways possible assure a functionally efficient and visually attractive City in the future.

## Types of Approvals

There are three types of requests considered by the UDC:

- Informational Presentation. Applicants may, at their discretion, request to make an Informational Presentation to the UDC prior to seeking any approvals to obtain early feedback and direction before undertaking detailed design. Applicants should provide details on the context of the site, design concept, site and building plans, and other relevant information to help the UDC understand the proposal and provide feedback. (Does not apply to CDR's or Signage Variance requests)
- Initial Approval. Applicants may, at their discretion, request initial approval of a proposal by presenting preliminary design information. As part of their review, the Commission will provide feedback on the design information that should be addressed at Final Approval stage.
- Final Approval. Applicants may request Final Approval of a proposal by presenting all final project details. Recommendations or concerns expressed by the UDC in the initial approval must be addressed at this time.

## Presentations to the Commission

Primarily, the UDC is interested in the appearance and design quality of projects. Emphasis should be given to the site plan, landscape plan, lighting plan, building elevations, exterior building materials, color scheme, and graphics.

When presenting projects to the UDC, applicants must fill out a registration slip provided in the meeting room and present it to the Secretary. Presentations should generally be limited to 5 minutes or as extended by motion by consent of the Commission. The Commission will withhold questions until the end of the presentation.

Applicants are encouraged to consider the use of various graphic presentation material including a locator map, photographs, renderings/model, scale drawings of the proposal in context with adjacent buildings/uses/signs, etc., as may be deemed appropriate to describe the project and its surroundings. Graphics should be mounted on rigid boards so that they may be easily displayed. **Applicants/presenters are responsible for all presentation materials, AV equipment and easels.**

# URBAN DESIGN DEVELOPMENT PLANS CHECKLIST

The items listed below are minimal application requirements for the type of approval indicated. Please note that the UDC and/or staff may require additional information in order to have a complete understanding of the project.

## 1. Informational Presentation

- Locator Map
- Letter of Intent (If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required)
- Contextual site information, including photographs and layout of adjacent buildings/structures
- Site Plan
- Two-dimensional (2D) images of proposed buildings or structures.

Providing additional information beyond these minimums may generate a greater level of feedback from the Commission.

### Requirements for All Plan Sheets

1. Title block
2. Sheet number
3. North arrow
4. Scale, both written and graphic
5. Date
6. Fully dimensioned plans, scaled at 1"= 40' or larger

*\*\* All plans must be legible, including the full-sized landscape and lighting plans (if required)*

## 2. Initial Approval

- Locator Map
- Letter of Intent (If the project is within a Urban Design District, a summary of how the development proposal addresses the district criteria is required)
- Contextual site information, including photographs and layout of adjacent buildings/structures
- Site Plan showing location of existing and proposed buildings, walks, drives, bike lanes, bike parking, and existing trees over 18" diameter
- Landscape Plan and Plant List (*must be legible*)
- Building Elevations in both black & white and color for all building sides (include material callouts)
- PD text and Letter of Intent (if applicable)

Providing additional information beyond these minimums may generate a greater level of feedback from the Commission.

## 3. Final Approval

All the requirements of the Initial Approval (see above), **plus:**

- Grading Plan
- Proposed Signage (if applicable)
- Lighting Plan, including fixture cut sheets and photometrics plan (*must be legible*)
- Utility/HVAC equipment location and screening details (with a rooftop plan if roof-mounted)
- PD text and Letter of Intent (if applicable)
- Samples of the exterior building materials (presented at the UDC meeting)

## 4. Comprehensive Design Review (CDR) and Variance Requests (Signage applications only)

- Locator Map
- Letter of Intent (a summary of how the proposed signage is consistent with the CDR or Signage Variance criteria is required)
- Contextual site information, including photographs of existing signage both on site and within proximity to the project site
- Site Plan showing the location of existing signage and proposed signage, dimensioned signage setbacks, sidewalks, driveways, and right-of-ways
- Proposed signage graphics (fully dimensioned, scaled drawings, including materials and colors, and night view)
- Perspective renderings (emphasis on pedestrian/automobile scale viewsheds)
- Illustration of the proposed signage that meets Ch. 31, MGO compared to what is being requested.
- Graphic of the proposed signage as it relates to what the Ch. 31, MGO would permit

February 13, 2022  
**UPDATED May 15, 2023**

Ms. Heather Stouder  
Director, Planning Division  
City of Madison Department of Planning & Community & Economic Development  
215 Martin Luther King Jr. Blvd., Ste 017  
Madison, Wisconsin 53703



Re: Letter of Intent – UDC and Land Use Application Submittals  
430, 432, & 444 State Street  
KBA Project #1939

Ms. Heather Stouder,

The following is submitted together with the plans and applications for staff, Plan Commission, and Urban Design Commission consideration of approval.

**Organizational Structure:**

Owner:	Joe McCormick Properties 101 N. Mills Street Madison, WI 53715 (608) 819 -6500 Contact: Joe McCormick Joe@jdmccormick.com	Architect:	Knothe & Bruce Architects, LLC 7601 University Avenue, Ste 201 Middleton, WI 53562 (608) 836-3690 Contact: Kevin Burow kburow@knothebruce.com
Engineer:	Vierbicher Associates, Inc. 999 Fourier Dr. Madison, WI 53717 (608) 826-0532 Contact: Timothy Schleeper tsch@vierbicher.com	Landscape Design:	Vierbicher Associates, Inc. 999 Fourier Dr. Madison, WI 53717 (608) 826-0532 Contact: Eliot Gore egor@vierbicher.com

**Introduction**

The proposed new development is located at 430, 432, and 444 State Street, which is in the Capitol Neighborhood Association. This site is in the Downtown Core (DC) district and will be a mixed-use building. There are commercial buildings located on these sites and the sites will be combined into one lot via a new Certified Survey Map (CSM) as part of this project. It is also immediately adjacent to Peace Park.

**Project Description:**

The proposed project is a 5-story building, mixed-use development consisting of 25 dwelling units and approximately 6,288 S.F. of commercial space. The units consist of studios, one-bedroom units and a five-bedroom apartment.

The proposed building has been designed to be in context with the surrounding neighborhood structures which consists of similar mix-use buildings with commercial space, such as restaurants and

retail stores, on the first floor. The desire is to have a restaurant located on the first floor overlooking State Street. There will also be commercial space located in the lower level. The massing of the building also steps back at the 5<sup>th</sup> floor level as required per the Downtown Height Map. The exterior of the building will be predominantly masonry and glazing with large amounts of glazing facing State Street at the first-floor level. The building has been designed to be complementary to the adjacent mixed-use buildings by having a light-colored façade and is consistent with the Downtown Urban Design Guidelines.

**City and Neighborhood Input:**

We have met with the City on several occasions for this proposed development including meetings with Staff and attending a DAT Meeting and this input has helped shape this proposed development. A neighborhood meeting was held on January 31, 2022, led by Tim Parks and Alder Patrick Heck. Additional steering committee meetings were also held with the Neighborhood Association and the feedback from the neighborhood and the Alder has been taken into consideration. Most recently we had a meeting with Jessica Vaughn on April 27, 2023 to discuss the changes we had incorporated to the design from the feedback we received at the March 29, 2023 UDC Meeting.

**Demolition Standards:**

The existing buildings have had a variety of uses and have served many people over their time, but some of this space is now vacant, and we are proposing that the existing building be removed. The buildings are not Landmark structures and are not in an existing Historic District or part of a National Register. It has been determined that it is also not feasible to try to relocate these buildings given that they are on State Street and cannot be transported down State Street, nor can they be removed via Peace Park, as that would require the removal of several important oak trees. We believe the demolition standards can be met, and a Re-use and Recycling Plan will be submitted prior to the deconstruction of the existing commercial structures.

**Conditional Use approvals:**

The proposed redevelopment requires a conditional use to allow for new construction of a building within the Downtown Core district that is greater than 20,000 S.F. and has more than four stories, and for a new development adjacent to a City park. The proposed building's size, scale, and use are consistent with the City's Comprehensive Plan for this property, which calls for Downtown Mixed Use. The building's height is also consistent with the Downtown Height Map with the step-back above the 4<sup>th</sup> floor and can transition up to 6 stories when set back 30'.

**Site Development Data:**

**Densities:**

Lot Area	6,928 S.F. / .16 acres
Dwelling Units	25 D.U.
Lot Area / D.U.	277 S.F./D.U.
Density	157 units/acre
Lot Coverage	6,267 S.F. / 91 %
Usable Open Space	1,518 S.F.

**Building Height:** 5 Stories

Commercial Area: 6,288 S.F.

Dwelling Unit Mix:

Studio	21
One Bedroom	3
<u>Two Bedroom</u>	<u>1</u>
Total	25 D.U.

Vehicle Parking:

Underground	0
<u>Surface parking lot</u>	<u>0</u>
Total	0 vehicle stalls

Bicycle Parking:

Secure, enclosed	26
<u>Guest/Commercial Surface</u>	<u>8</u>
Total	34 bike stalls

**Project Schedule:**

It is anticipated that the construction on this site will start in the Summer of 2023 with a final completion of Summer 2024.

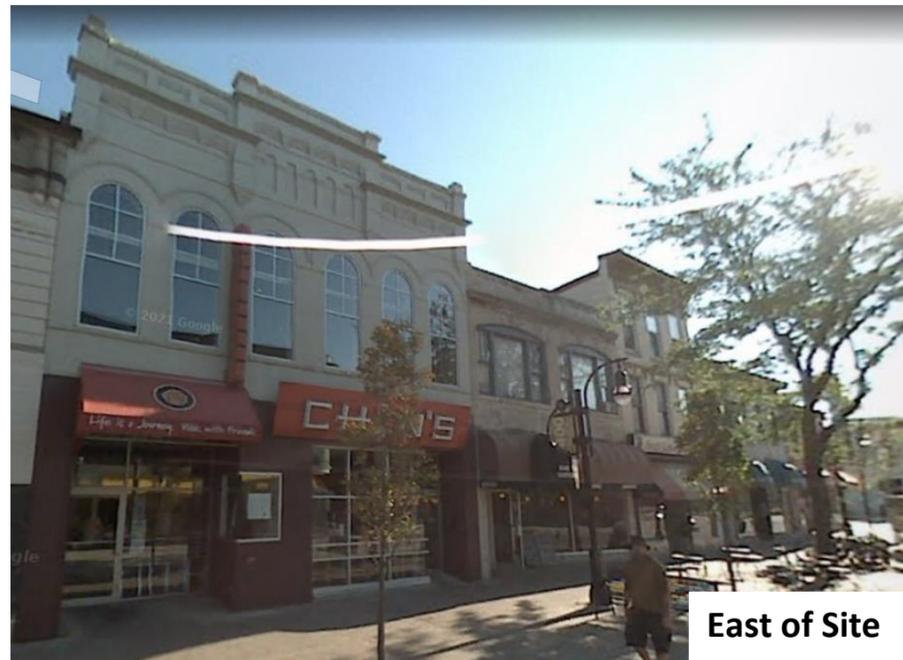
Thank you for your time and consideration of our proposal.

Sincerely



Kevin Burow, AIA, NCARB, LEED AP  
Managing Member

430, 432, 444  
STATE STREET  
MADISON, WI  
CONTEXTUAL



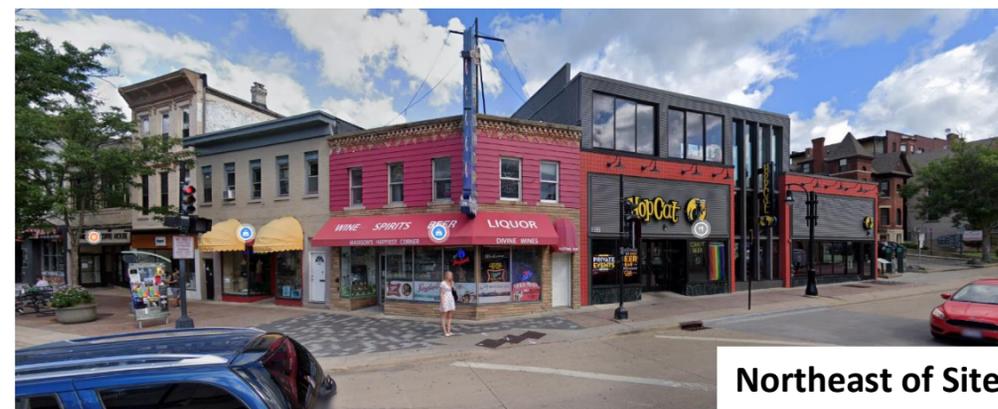
East of Site



West of Site



South of Site



Northeast of Site

430, 432, 444  
STATE STREET  
MADISON, WI  
CONTEXTUAL



Southeast of Site



North of Site



West of Site



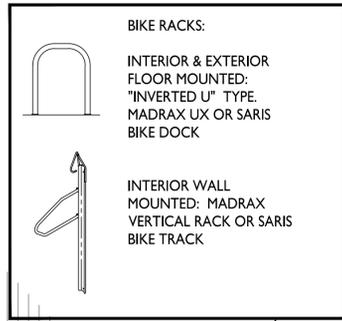
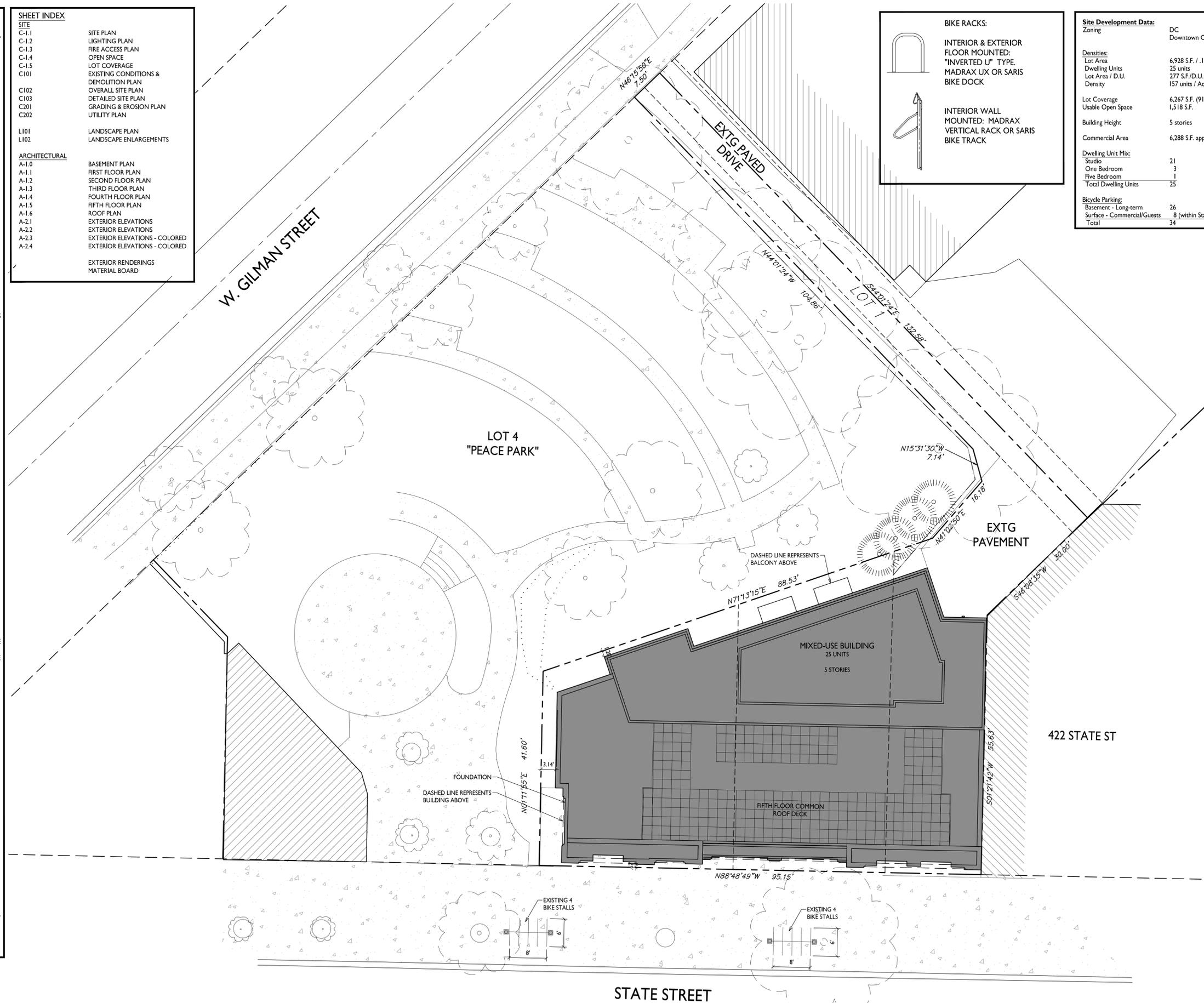
West of Site

**GENERAL NOTES:**

- THE APPLICANT SHALL REPLACE ALL SIDEWALK AND CURB AND GUTTER THAT ABUTS THE PROPERTY THAT IS DAMAGED BY THE CONSTRUCTION, OR ANY SIDEWALK AND CURB AND GUTTER WHICH THE CITY ENGINEER DETERMINES NEEDS TO BE REPLACED BECAUSE IT IS NOT AT A DESIRABLE GRADE, REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.
- ALL WORK IN THE PUBLIC RIGHT OF WAY SHALL BE PERFORMED BY A CITY-LICENSED CONTRACTOR.
- ALL DAMAGE TO THE PAVEMENT ON CITY STREETS AND ADJACENT TO THIS DEVELOPMENT SHALL BE RESTORED IN ACCORDANCE WITH THE CITY OF MADISON'S PAVEMENT PATCHING CRITERIA.
- ALL PROPOSED STREET TREE REMOVALS WITHIN THE RIGHT OF WAY SHALL BE REVIEWED BY CITY FORESTRY BEFORE THE PLAN COMMISSION MEETING. STREET TREE REMOVALS REQUIRE APPROVAL AND A TREE REMOVAL PERMIT ISSUED BY CITY FORESTRY. ANY STREET TREE REMOVALS REQUESTED AFTER THE DEVELOPMENT PLAN IS APPROVED BY THE PLAN COMMISSION OR THE BOARD OF PUBLIC WORKS AND CITY FORESTRY WILL REQUIRE A MINIMUM OF A 72-HOUR REVIEW PERIOD WHICH SHALL INCLUDE THE NOTIFICATION OF THE ALDERPERSON WITHIN WHO'S DISTRICT IS AFFECTED BY THE STREET TREE REMOVAL(S) PRIOR TO A TREE REMOVAL PERMIT BEING ISSUED.
- AS DEFINED BY THE SECTION 107.13 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION: NO EXCAVATION IS PERMITTED WITHIN 5 FEET OF THE TRUNK OF THE STREET TREE OR WHEN CUTTING ROOTS OVER 3 INCHES IN DIAMETER. IF EXCAVATION IS NECESSARY, THE CONTRACTOR SHALL CONTACT MADISON CITY FORESTRY (266-4816) PRIOR TO EXCAVATION. CITY OF MADISON FORESTRY PERSONNEL SHALL ASSESS THE IMPACT TO THE TREE AND TO ITS ROOT SYSTEM PRIOR TO WORK COMMENCING. TREE PROTECTION SPECIFICATIONS CAN BE FOUND ON THE FOLLOWING WEBSITE: [CITYOFMADISON.COM/BUSINESS/PW/SPECS.CFM](http://CITYOFMADISON.COM/BUSINESS/PW/SPECS.CFM)
- CONTRACTOR SHALL TAKE PRECAUTIONS DURING CONSTRUCTION TO NOT DISFIGURE, SCAR, OR IMPAIR THE HEALTH OF ANY STREET TREE. CONTRACTOR SHALL OPERATE EQUIPMENT IN A MANNER AS TO NOT DAMAGE THE BRANCHES OF THE STREET TREE(S). THIS MAY REQUIRE USING SMALLER EQUIPMENT AND LOADING AND UNLOADING MATERIALS IN A DESIGNATED SPACE AWAY FROM TREES ON THE CONSTRUCTION SITE. ANY DAMAGE OR INJURY TO EXISTING STREET TREES (EITHER ABOVE OR BELOW GROUND) SHALL BE REPORTED IMMEDIATELY TO CITY FORESTRY AT 266-4816. PENALTIES AND REMEDIATION SHALL BE REQUIRED.
- SECTION 107.13(G) OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION ADDRESSES SOIL COMPACTION NEAR STREET TREES AND SHALL BE FOLLOWED BY CONTRACTOR. THE STORAGE OF PARKED VEHICLES, CONSTRUCTION EQUIPMENT, BUILDING MATERIALS, REFUSE, EXCAVATED SPOILS OR DUMPING OF POISONOUS MATERIALS ON OR AROUND TREES AND ROOTS WITHIN FIVE (5) FEET OF THE TREE OR WITHIN THE PROTECTION ZONE IS PROHIBITED.
- ON THIS PROJECT, STREET TREE PROTECTION ZONE FENCING IS REQUIRED. THE FENCING SHALL BE ERECTED BEFORE THE DEMOLITION, GRADING OR CONSTRUCTION BEGINS. THE FENCE SHALL INCLUDE THE ENTIRE WIDTH OF TERRACE AND, EXTEND AT LEAST 5 FEET ON BOTH SIDES OF THE OUTSIDE EDGE OF THE TREE TRUNK. DO NOT REMOVE THE FENCING TO ALLOW FOR DELIVERIES OR EQUIPMENT ACCESS THROUGH THE TREE PROTECTION ZONE.
- STREET TREE PRUNING SHALL BE COORDINATED WITH MADISON FORESTRY AT A MINIMUM OF TWO WEEKS PRIOR TO THE START OF CONSTRUCTION FOR THIS PROJECT. ALL PRUNING SHALL FOLLOW THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A300 - PART 1 STANDARDS FOR PRUNING.
- AT LEAST ONE WEEK PRIOR TO STREET TREE PLANTING, CONTRACTOR SHALL CONTACT CITY FORESTRY AT (608) 266-4816 TO SCHEDULE INSPECTION AND APPROVAL OF NURSERY TREE STOCK AND REVIEW PLANTING SPECIFICATIONS WITH THE LANDSCAPER.
- APPROVAL OF PLANS FOR THIS PROJECT DOES NOT INCLUDE ANY APPROVAL TO PRUNE, REMOVE, OR PLANT TREES IN THE PUBLIC RIGHT-OF-WAY. PERMISSION FOR SUCH ACTIVITIES MUST BE OBTAINED FROM THE CITY FORESTER (266-4816).
- THE PUBLIC RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME. NO ITEMS SHOWN ON THIS SITE PLAN IN THE RIGHT-OF-WAY ARE PERMANENT AND MAY NEED TO BE REMOVED AT THE APPLICANTS EXPENSE UPON NOTIFICATION BY THE CITY.

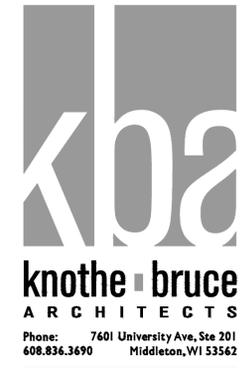
**SHEET INDEX**

SITE	
C-1.1	SITE PLAN
C-1.2	LIGHTING PLAN
C-1.3	FIRE ACCESS PLAN
C-1.4	OPEN SPACE
C-1.5	LOT COVERAGE
C101	EXISTING CONDITIONS & DEMOLITION PLAN
C102	OVERALL SITE PLAN
C103	DETAILED SITE PLAN
C201	GRADING & EROSION PLAN
C202	UTILITY PLAN
LANDSCAPE PLAN	
L101	LANDSCAPE PLAN
L102	LANDSCAPE ENLARGEMENTS
ARCHITECTURAL	
A-1.0	BASEMENT PLAN
A-1.1	FIRST FLOOR PLAN
A-1.2	SECOND FLOOR PLAN
A-1.3	THIRD FLOOR PLAN
A-1.4	FOURTH FLOOR PLAN
A-1.5	FIFTH FLOOR PLAN
A-1.6	ROOF PLAN
A-2.1	EXTERIOR ELEVATIONS
A-2.2	EXTERIOR ELEVATIONS
A-2.3	EXTERIOR ELEVATIONS - COLORED
A-2.4	EXTERIOR ELEVATIONS - COLORED
EXTERIOR RENDERINGS	
MATERIAL BOARD	



**Site Development Data:**

Zoning	DC
	Downtown Core District
Densities:	
Lot Area	6,928 S.F. / .16 ACRES
Dwelling Units	25 units
Lot Area / D.U.	277 S.F./D.U.
Density	157 units / Acre
Lot Coverage	6,267 S.F. (91%)
Usable Open Space	1,518 S.F.
Building Height	5 stories
Commercial Area	6,288 S.F. approx.
Dwelling Unit Mix:	
Studio	21
One Bedroom	3
Five Bedroom	1
Total Dwelling Units	25
Bicycle Parking:	
Basement - Long-term	26
Surface - Commercial/Guests	8 (within State St. R.O.W.)
Total	34



**ISSUED**

Issued for UDC Informational - Jan. 24, 2022  
 Land Use & UDC Submittal - February 07, 2022  
 Updated Land Use & UDC Submittal - May 10, 2022  
 Updated Land Use & UDC Submittal - Oct. 26, 2022  
 Updated Land Use & UDC Submittal - Feb. 13, 2023  
 Updated Land Use & UDC Submittal - May 15, 2023

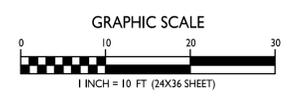
**PROJECT TITLE**  
 430, 432, 444  
 State Street

**Madison, Wisconsin**  
**SHEET TITLE**  
 Site Plan

**SHEET NUMBER**

**C-1.1**  
**PROJECT NO.** 1939  
 © Knothe + Bruce Architects, LLC

**SITE PLAN**  
 1" = 10'-0"



ISSUED  
 Issued for UDC Informational - Jan. 24, 2022  
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PROJECT TITLE  
**430, 432, 444**  
 State Street

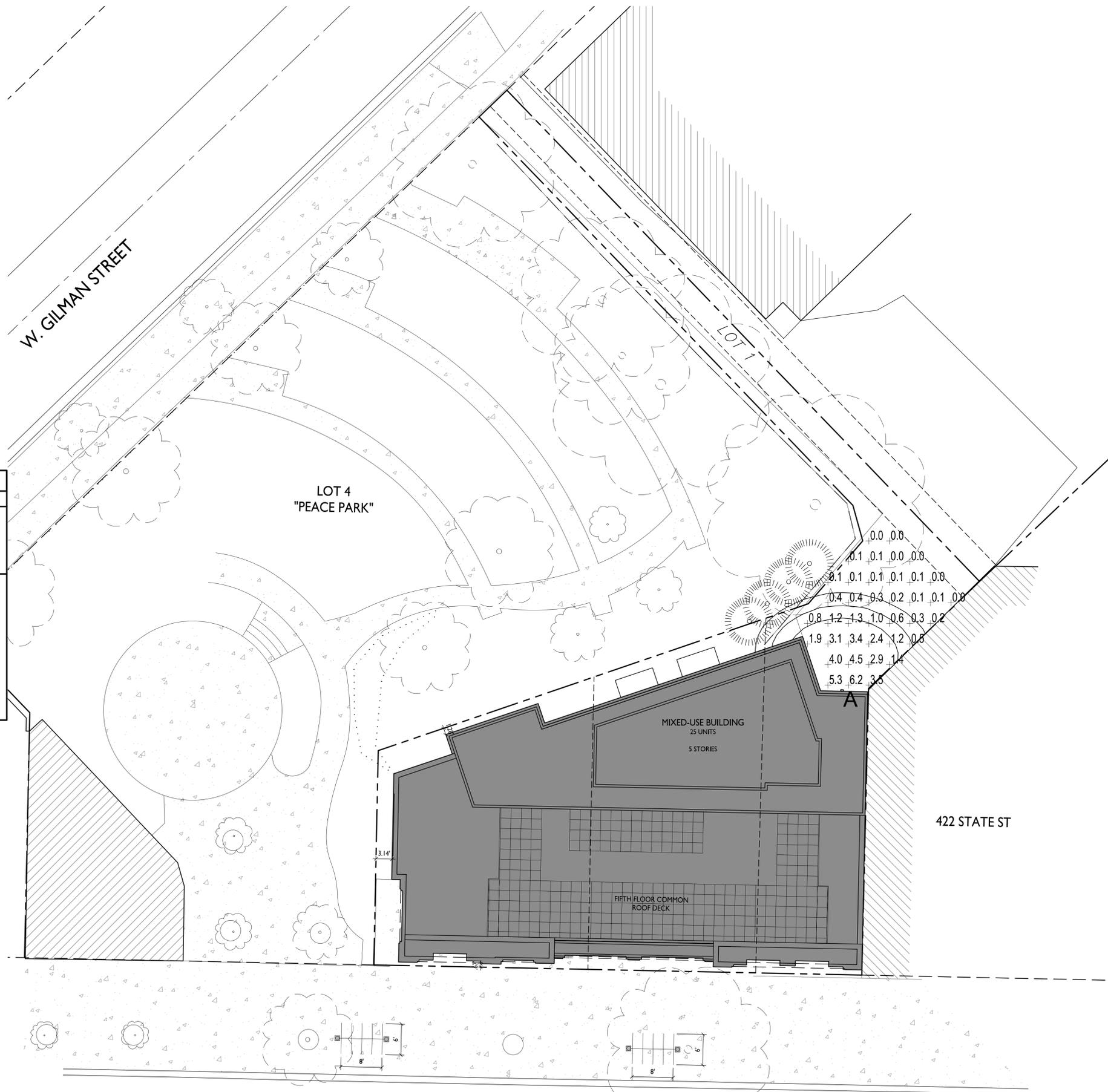
Madison, Wisconsin  
 SHEET TITLE  
**Site Lighting Plan**

SHEET NUMBER

**C-1.2**

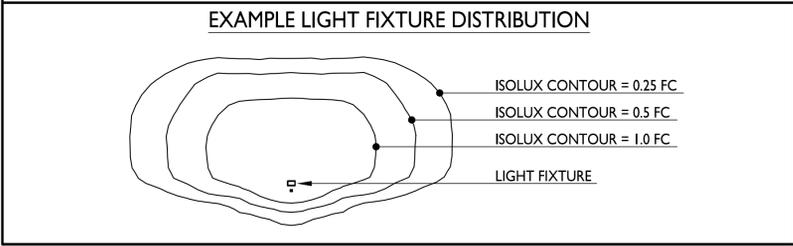
PROJECT NO. **1939**

© Knothe & Bruce Architects, LLC



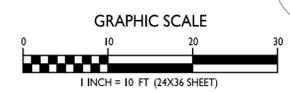
0.0	0.0
0.1	0.1
0.1	0.1
0.1	0.1
0.1	0.1
0.1	0.1
0.4	0.4
0.4	0.3
0.2	0.1
0.1	0.1
0.8	1.2
1.3	1.0
0.6	0.3
0.2	
1.9	3.1
3.4	2.4
1.2	0.8
4.0	4.5
2.9	1.4
5.3	6.2
3.6	

LUMINAIRE SCHEDULE							
SYMBOL	LABEL	QTY.	MANUF.	CATALOG	DESCRIPTION	FILE	MOUNTING
	A	1	LITHONIA LIGHTING	WDGE1 LED PI 30K 80CRI VF	WDGE1 LED WITH PI - PERFORMANCE PACKAGE, 3000K, 80CRI, VISUAL COMFORT FORWARD OPTIC	WDGE1_LED_PI_30K_80CRI_VF.ies	9'-0" ABOVE GRADE ON BUILDING



LIGHT LEVEL STATISTICS						
DESCRIPTION	SYMBOL	AVG.	MAX.	MIN.	MAX. / MIN.	AVG. / MIN.
Rear Building Lighting	+	1.2 fc	6.2 fc	0.0 fc	N/A	N/A

**1** SITE LIGHTING PLAN  
 C-1.2 1" = 20'-0"



STATE STREET



# D-Series Size 1 LED Wall Luminaire



Buy American

Catalog  
Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

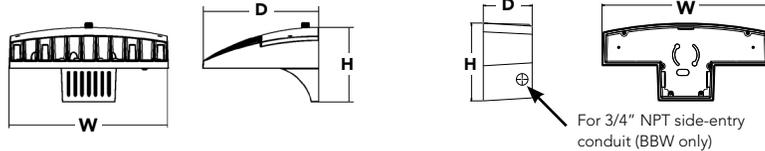
d#series

## Specifications Luminaire

<b>Width:</b>	13-3/4" (34.9 cm)	<b>Weight:</b>	12 lbs (5.4 kg)
<b>Depth:</b>	10" (25.4 cm)		
<b>Height:</b>	6-3/8" (16.2 cm)		

## Back Box (BBW, E20WC)

<b>Width:</b>	13-3/4" (34.9 cm)	<b>BBW Weight:</b>	5 lbs (2.3 kg)
<b>Depth:</b>	4" (10.2 cm)	<b>E20WC Weight:</b>	10 lbs (4.5 kg)
<b>Height:</b>	6-3/8" (16.2 cm)		



## Introduction

The D-Series Wall luminaire is a stylish, fully integrated LED solution for building-mount applications. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and up to 74% in energy savings over comparable 250W metal halide luminaires, the D-Series Wall is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

## Ordering Information

**EXAMPLE: DSXW1 LED 20C 1000 40K T3M MVOLT DBBTD**

Series	LEDs	Drive Current	Color temperature	Distribution	Voltage	Mounting	Control Options
DSXW1 LED	10C 10 LEDs (one engine) 20C 20 LEDs (two engines) <sup>1</sup>	350 350 mA 530 530 mA 700 700 mA 1000 1000 mA (1 A) <sup>1</sup>	30K 3000 K 40K 4000 K 50K 5000 K AMBPC Amber phosphor converted	T2S Type II Short T2M Type II Medium T3S Type III Short T3M Type III Medium T4M Type IV Medium TFTM Forward Throw Medium	MVOLT <sup>2</sup> 120 <sup>3</sup> 208 <sup>3</sup> 240 <sup>3</sup> 277 <sup>3</sup> 347 <sup>3,4</sup> 480 <sup>3,4</sup>	<b>Shipped included</b> (blank) Surface mounting bracket <b>BBW</b> Surface-mounted back box (for conduit entry) <sup>5</sup>	<b>Shipped installed</b> PE Photoelectric cell, button type <sup>6</sup> DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) PIR 180° motion/ambient light sensor, <15' mtg ht <sup>1,7</sup> PIRH 180° motion/ambient light sensor, 15-30' mtg ht <sup>1,7</sup> PIR1FC3V Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc <sup>1,7</sup> PIRH1FC3V Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc <sup>1,7</sup> E20WC Emergency battery backup (includes external component enclosure), CA Title 20 compliant <sup>8,9</sup>

Other Options	Finish (required)
<b>Shipped installed</b> SF Single fuse (120, 277 or 347V) <sup>3,10</sup> DF Double fuse (208, 240 or 480V) <sup>3,10</sup> HS House-side shield <sup>11</sup> SPD Separate surge protection <sup>12</sup>	<b>Shipped separately<sup>11</sup></b> BSW Bird-deterrent spikes VG Vandal guard DDL Diffused drop lens DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DSSXD Sandstone DBBTD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white DSSTXD Textured sandstone

## Accessories

Ordered and shipped separately.

DSXWHS U	House-side shield (one per light engine)
DSXWBSW U	Bird-deterrent spikes
DSXWTVG U	Vandal guard accessory

## NOTES

- 20C 1000 is not available with PIR, PIRH, PIR1FC3V or PIRH1FC3V.
- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
- Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
- Only available with 20C, 700mA or 1000mA. Not available with PIR or PIRH.
- Back box ships installed on fixture. Cannot be field installed. Cannot be ordered as an accessory.
- Photocontrol (PE) requires 120, 208, 240, 277 or 347 voltage option. Not available with motion/ambient light sensors (PIR or PIRH).
- Reference Motion Sensor table on page 3.
- Same as old ELCW. Cold weather (-20C) rated. Not compatible with conduit entry applications. Not available with BBW mounting option. Not available with fusing. Not available with 347 or 480 voltage options. Emergency components located in back box housing. Emergency mode IES files located on product page at [www.lithonia.com](http://www.lithonia.com)
- Not available with SPD.
- Not available with E20WC.
- Also available as a separate accessory; see Accessories information.
- Not available with E20WC.



# Performance Data

## Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Contact factory for performance data on any configurations not shown here.

LEDs	Drive Current (mA)	System Watts	Dist. Type	30K (3000 K, 70CRI)					40K (4000 K, 70CRI)					50K (5000 K, 70CRI)					AMBPC (Amber Phosphor Converted)				
				Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
10C (10 LEDs)	350mA	13W	T2S	1,415	0	0	1	109	1,520	0	0	1	117	1,530	0	0	1	118	894	0	0	1	69
			T2M	1,349	0	0	1	104	1,448	0	0	1	111	1,458	0	0	1	112	852	0	0	1	66
			T3S	1,399	0	0	1	108	1,503	0	0	1	116	1,512	0	0	1	116	884	0	0	1	68
			T3M	1,385	0	0	1	107	1,488	0	0	1	114	1,497	0	0	1	115	876	0	0	1	67
			T4M	1,357	0	0	1	104	1,458	0	0	1	112	1,467	0	0	1	113	858	0	0	1	66
	TFTM	1,411	0	0	1	109	1,515	0	0	1	117	1,525	0	0	1	117	892	0	0	1	69		
	530 mA	19W	T2S	2,053	1	0	1	108	2,205	1	0	1	116	2,220	1	0	1	117	1,264	0	0	1	67
			T2M	1,957	1	0	1	103	2,102	1	0	1	111	2,115	1	0	1	111	1,205	0	0	1	63
			T3S	2,031	1	0	1	107	2,181	1	0	1	115	2,194	1	0	1	115	1,250	0	0	1	66
			T3M	2,010	1	0	1	106	2,159	1	0	1	114	2,172	1	0	1	114	1,237	0	0	1	65
			T4M	1,970	1	0	1	104	2,115	1	0	1	111	2,129	1	0	1	112	1,212	0	0	1	64
	TFTM	2,047	0	0	1	108	2,198	1	0	1	116	2,212	1	0	1	116	1,260	0	0	1	66		
	700 mA	26W	T2S	2,623	1	0	1	101	2,816	1	0	1	108	2,834	1	0	1	109	1,544	0	0	1	59
			T2M	2,499	1	0	1	96	2,684	1	0	1	103	2,701	1	0	1	104	1,472	0	0	1	57
			T3S	2,593	1	0	1	100	2,785	1	0	1	107	2,802	1	0	1	108	1,527	0	0	1	59
			T3M	2,567	1	0	1	99	2,757	1	0	1	106	2,774	1	0	1	107	1,512	0	0	1	58
			T4M	2,515	1	0	1	97	2,701	1	0	1	104	2,718	1	0	1	105	1,481	0	0	1	57
	TFTM	2,614	1	0	1	101	2,808	1	0	1	108	2,825	1	0	1	109	1,539	0	0	1	59		
	1000 mA	39W	T2S	3,685	1	0	1	94	3,957	1	0	1	101	3,982	1	0	1	102	2,235	1	0	1	57
			T2M	3,512	1	0	1	90	3,771	1	0	1	97	3,794	1	0	1	97	2,130	1	0	1	55
			T3S	3,644	1	0	1	93	3,913	1	0	1	100	3,938	1	0	1	101	2,210	1	0	1	57
			T3M	3,607	1	0	1	92	3,873	1	0	1	99	3,898	1	0	1	100	2,187	1	0	1	56
			T4M	3,534	1	0	2	91	3,796	1	0	2	97	3,819	1	0	2	98	2,143	1	0	1	55
	TFTM	3,673	1	0	1	94	3,945	1	0	1	101	3,969	1	0	1	102	2,228	1	0	1	57		
20C (20 LEDs)	350mA	23W	T2S	2,820	1	0	1	123	3,028	1	0	1	132	3,047	1	0	1	132	1,777	1	0	1	77
			T2M	2,688	1	0	1	117	2,886	1	0	1	125	2,904	1	0	1	126	1,693	1	0	1	74
			T3S	2,789	1	0	1	121	2,994	1	0	1	130	3,014	1	0	1	131	1,757	0	0	1	76
			T3M	2,760	1	0	1	120	2,965	1	0	1	129	2,983	1	0	1	130	1,739	1	0	1	76
			T4M	2,704	1	0	1	118	2,905	1	0	1	126	2,922	1	0	1	127	1,704	1	0	1	74
	TFTM	2,811	1	0	1	122	3,019	1	0	1	131	3,038	1	0	1	132	1,771	0	0	1	77		
	530 mA	35W	T2S	4,079	1	0	1	117	4,380	1	0	1	125	4,407	1	0	1	126	2,504	1	0	1	72
			T2M	3,887	1	0	1	111	4,174	1	0	1	119	4,201	1	0	1	120	2,387	1	0	1	68
			T3S	4,033	1	0	1	115	4,331	1	0	1	124	4,359	1	0	1	125	2,477	1	0	1	71
			T3M	3,993	1	0	2	114	4,288	1	0	2	123	4,315	1	0	2	123	2,451	1	0	1	70
			T4M	3,912	1	0	2	112	4,201	1	0	2	120	4,227	1	0	2	121	2,402	1	0	1	69
	TFTM	4,066	1	0	2	116	4,366	1	0	2	125	4,394	1	0	2	126	2,496	1	0	1	71		
	700 mA	46W	T2S	5,188	1	0	1	113	5,572	1	0	1	121	5,607	1	0	1	122	3,065	1	0	1	67
			T2M	4,945	1	0	2	108	5,309	1	0	2	115	5,343	1	0	2	116	2,921	1	0	1	64
			T3S	5,131	1	0	2	112	5,510	1	0	2	120	5,544	1	0	2	121	3,031	1	0	1	66
			T3M	5,078	1	0	2	110	5,454	1	0	2	119	5,487	1	0	2	119	3,000	1	0	1	65
			T4M	4,975	1	0	2	108	5,343	1	0	2	116	5,376	1	0	2	117	2,939	1	0	1	64
	TFTM	5,172	1	0	2	112	5,554	1	0	2	121	5,589	1	0	2	122	3,055	1	0	1	66		
	1000 mA	73W	T2S	7,204	1	0	2	99	7,736	2	0	2	106	7,784	2	0	2	107	4,429	1	0	1	61
			T2M	6,865	1	0	2	94	7,373	2	0	2	101	7,419	2	0	2	102	4,221	1	0	1	58
			T3S	7,125	1	0	2	98	7,651	1	0	2	105	7,698	1	0	2	105	4,380	1	0	1	60
			T3M	7,052	1	0	2	97	7,573	2	0	2	104	7,620	2	0	2	104	4,335	1	0	2	59
			T4M	6,909	1	0	2	95	7,420	1	0	2	102	7,466	1	0	2	102	4,248	1	0	2	58
	TFTM	7,182	1	0	2	98	7,712	1	0	2	106	7,761	1	0	2	106	4,415	1	0	2	60		

## Performance Data

### Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.02
10°C	50°F	1.01
20°C	68°F	1.00
25°C	77°F	1.00
30°C	86°F	1.00
40°C	104°F	0.98

### Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the DSXW1 LED 20C 1000 platform in a 25°C ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	0.95	0.93	0.88

### Electrical Load

LEDs	Drive Current (mA)	System Watts	Current (A)					
			120V	208V	240V	277V	347V	480V
10C	350	14 W	0.13	0.07	0.06	0.06	-	-
	530	20 W	0.19	0.11	0.09	0.08	-	-
	700	27 W	0.25	0.14	0.13	0.11	-	-
	1000	40 W	0.37	0.21	0.19	0.16	-	-
20C	350	24 W	0.23	0.13	0.12	0.10	-	-
	530	36 W	0.33	0.19	0.17	0.14	-	-
	700	47 W	0.44	0.25	0.22	0.19	0.15	0.11
	1000	74 W	0.69	0.40	0.35	0.30	0.23	0.17

### Motion Sensor Default Settings

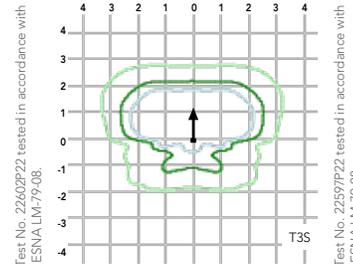
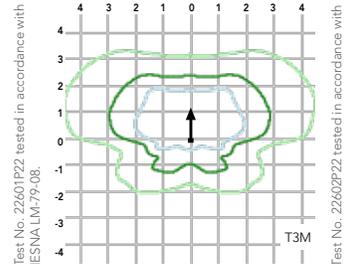
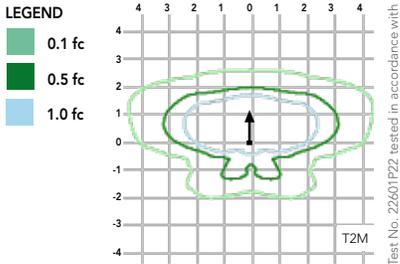
Option	Dimmed State	High Level (when triggered)	Photocell Operation	Dwell Time	Ramp-up Time	Ramp-down Time
PIR or PIRH	3V (37%) Output	10V (100%) Output	Enabled @ 5FC	5 min	3 sec	5 min
*PIR1FC3V or PIRH1FC3V	3V (37%) Output	10V (100%) Output	Enabled @ 1FC	5 min	3 sec	5 min

\*For use when motion sensor is used as dusk to dawn control

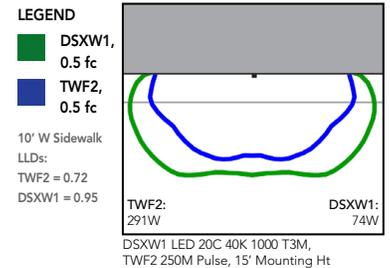
## Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's [D-Series Wall Size 1 homepage](#).

Isfootcandle plots for the DSXW1 LED 20C 1000 40K. Distances are in units of mounting height (15').



Distribution overlay comparison to 250W metal halide.



## Options and Accessories



T3M (left)



HS - House-side shields



BSW - Bird-deterrent spikes



VG - Vandal guard



DDL - Diffused drop lens

## FEATURES & SPECIFICATIONS

### INTENDED USE

The energy savings, long life and easy-to-install design of the D-Series Wall Size 1 make it the smart choice for building-mounted doorway and pathway illumination for nearly any facility.

### CONSTRUCTION

Two-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance. The LED driver is mounted to the door to thermally isolate it from the light engines for low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65).

### FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in textured and non-textured finishes.

### OPTICS

Precision-molded proprietary acrylic lenses provide multiple photometric distributions tailored specifically to building mounted applications. Light engines are available in 3000 K (70 min. CRI), 4000 K (70 min. CRI) or 5000 K (70 min. CRI) configurations.

### ELECTRICAL

Light engine(s) consist of 10 high-efficacy LEDs mounted to a metal-core circuit board to maximize heat dissipation and promote long life (L88/100,000 hrs at 25°C). Class 1 electronic drivers have a power factor >90%, THD <20%, and a minimum 2.5KV surge rating. When ordering the SPD option, a separate surge protection device is installed within the luminaire which meets a minimum Category C Low (per ANSI/IEEE C62.41.2).

### INSTALLATION

Included universal mounting bracket attaches securely to any 4" round or square outlet box for quick and easy installation. Luminaire has a slotted gasket wireway and attaches to the mounting bracket via corrosion-resistant screws.

### LISTINGS

CSA certified to U.S. and Canadian standards. Rated for -40°C minimum ambient.

DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at [www.designlights.org/QPL](http://www.designlights.org/QPL) to confirm which versions are qualified.

### BUY AMERICAN

This product is assembled in the USA and meets the Buy America(n) government procurement requirements under FAR, DFARS and DOT. Please refer to [www.acuitybrands.com/resources/buy-american](http://www.acuitybrands.com/resources/buy-american) for additional information.

### WARRANTY

Five-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at:

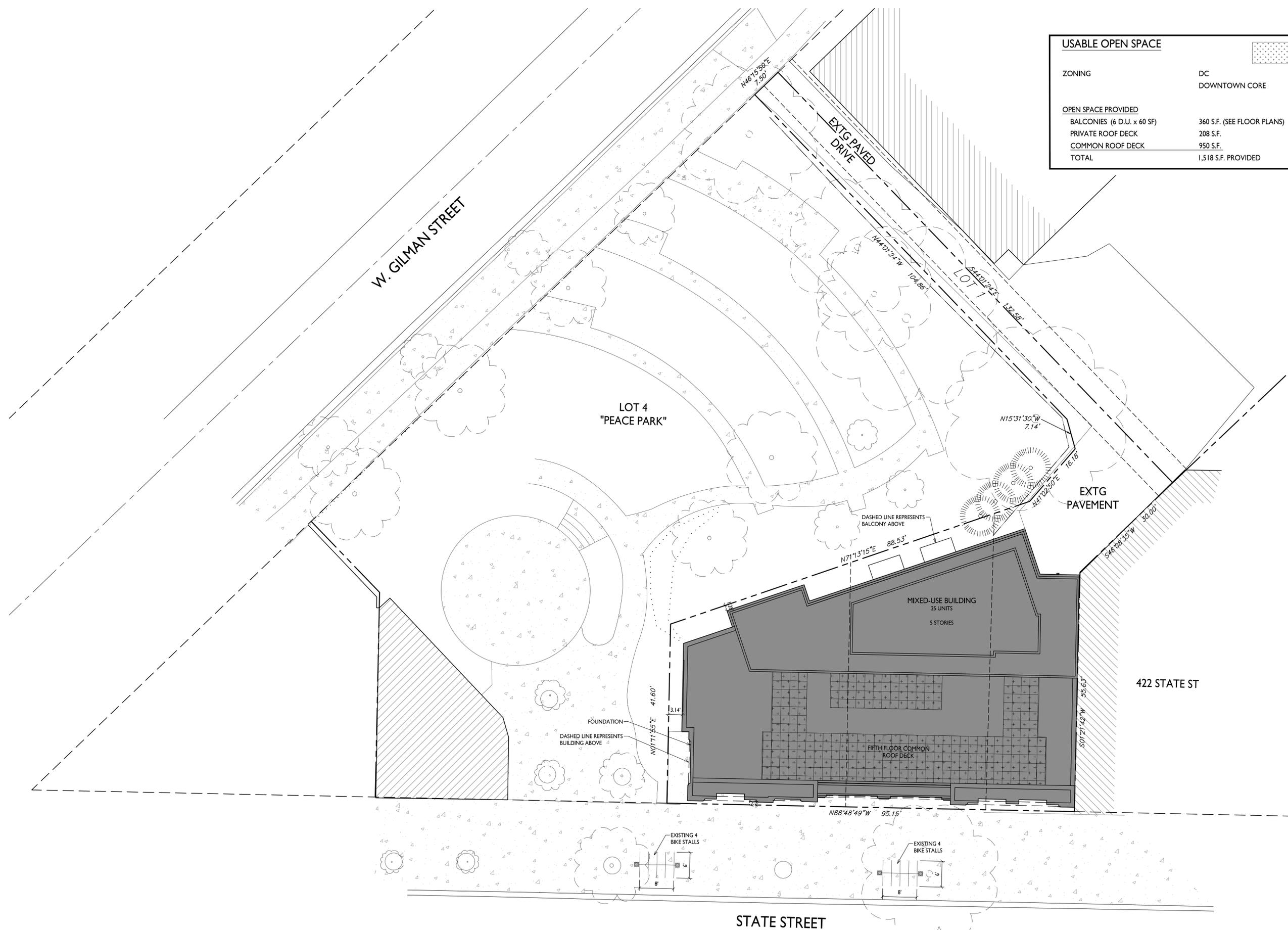
[www.acuitybrands.com/support/warranty/terms-and-conditions](http://www.acuitybrands.com/support/warranty/terms-and-conditions)

**Note:** Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.





USABLE OPEN SPACE	
ZONING	DC DOWNTOWN CORE
OPEN SPACE PROVIDED	
BALCONIES (6 D.U. x 60 SF)	360 S.F. (SEE FLOOR PLANS)
PRIVATE ROOF DECK	208 S.F.
COMMON ROOF DECK	950 S.F.
TOTAL	1,518 S.F. PROVIDED



ISSUED

Issued for UDC Informational - Jan. 24, 2022  
 Land Use & UDC Submittal - February 07, 2022  
 Updated Land Use & UDC Submittal - May 10, 2022  
 Updated Land Use & UDC Submittal - Oct. 26, 2022  
 Updated Land Use & UDC Submittal - Feb. 13, 2023  
 Updated Land Use & UDC Submittal - May 15, 2023

PROJECT TITLE  
**430, 432, 444  
 State Street**

Madison, Wisconsin  
 SHEET TITLE  
**Usable Open  
 Space**

SHEET NUMBER

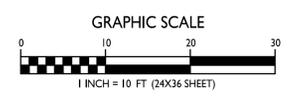
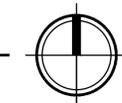
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PROJECT NO. **1939**  
 © Knothe & Bruce Architects, LLC

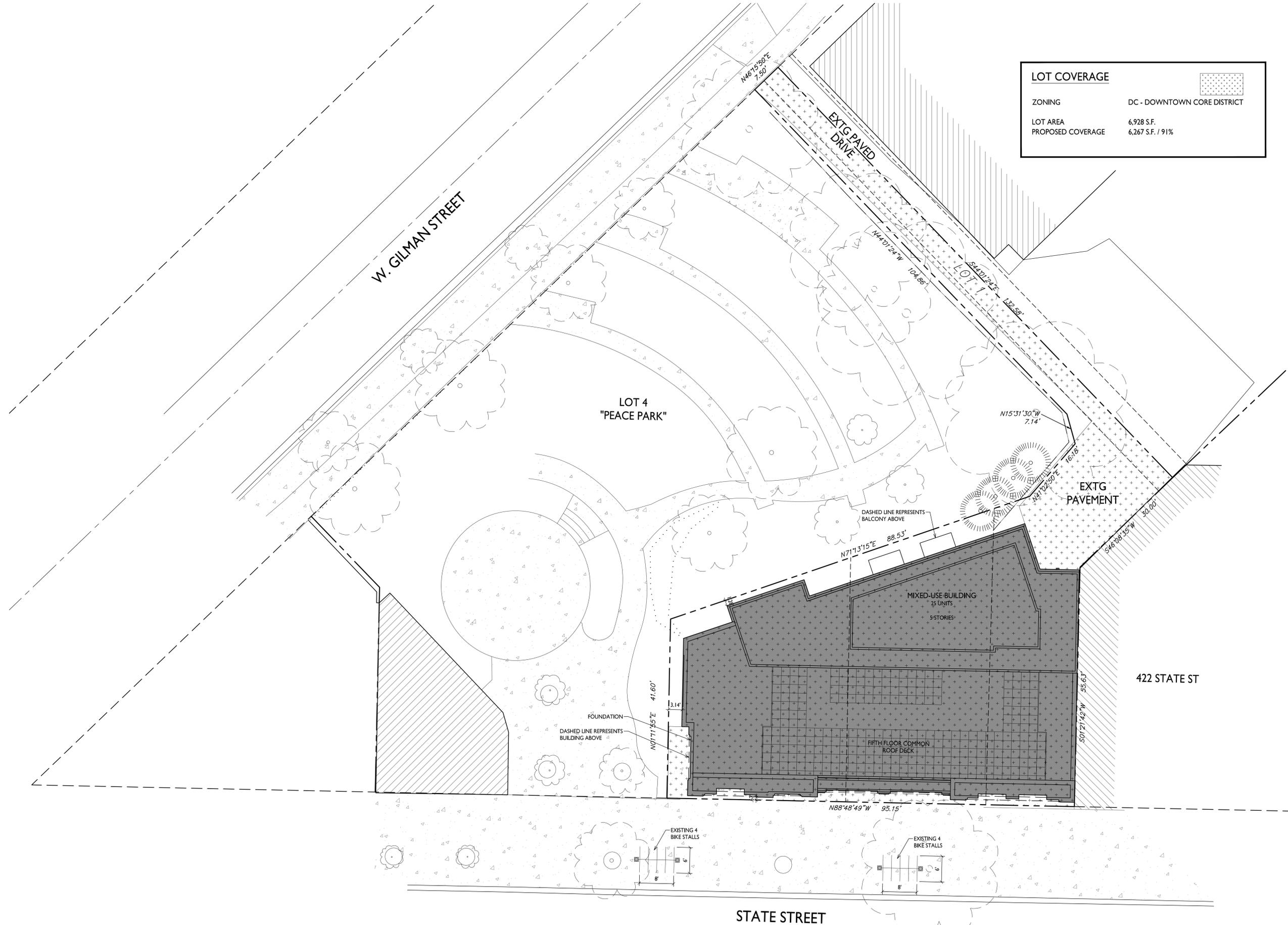
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C-1.4

**USABLE OPEN SPACE**

1" = 10'-0"



<b>LOT COVERAGE</b>	
ZONING	DC - DOWNTOWN CORE DISTRICT
LOT AREA	6,928 S.F.
PROPOSED COVERAGE	6,267 S.F. / 91%



**ISSUED**  
 Issued for UDC Informational - Jan. 24, 2022  
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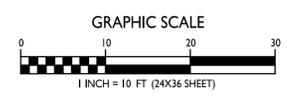
**PROJECT TITLE**  
 430, 432, 444  
 State Street

**Madison, Wisconsin**  
**SHEET TITLE**  
 Lot Coverage

**SHEET NUMBER**

**C-1.5**  
**PROJECT NO.** 1939  
 © Knothe & Bruce Architects, LLC

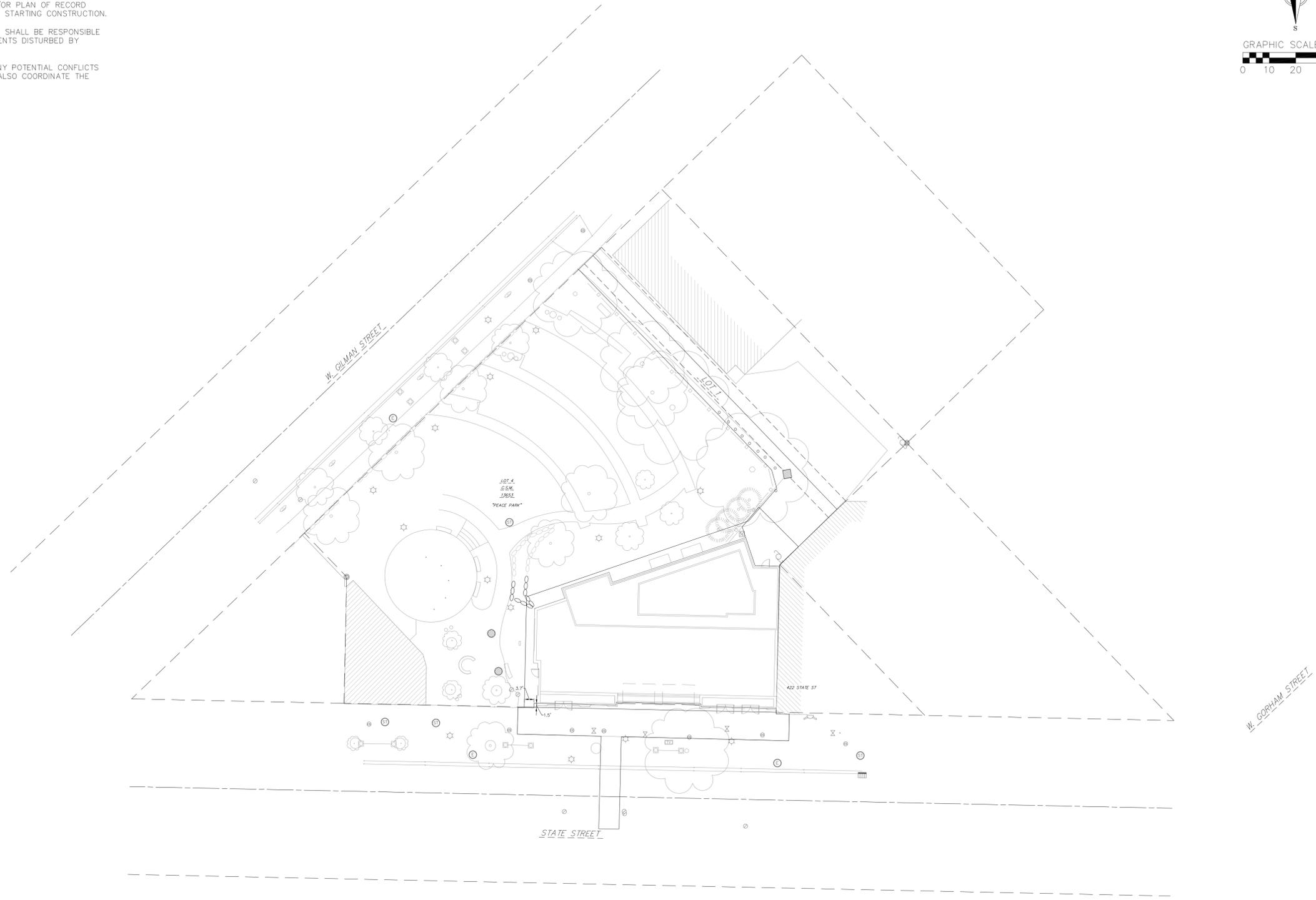
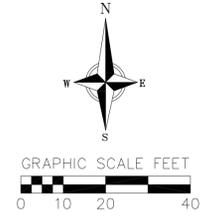
**LOT COVERAGE**  
 1" = 10'-0"





GENERAL NOTES:

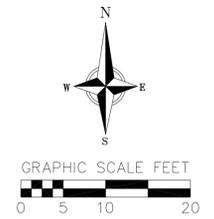
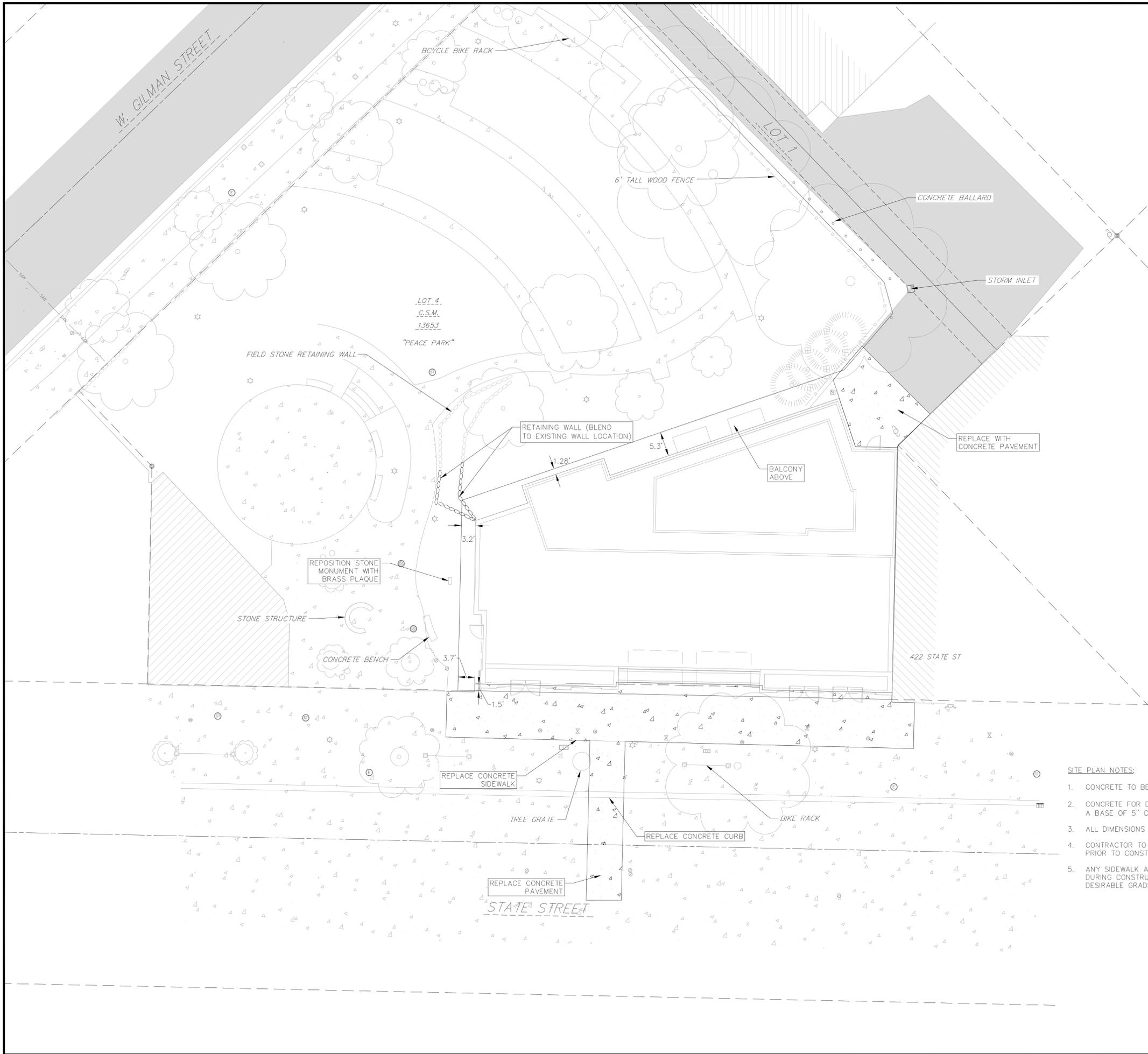
1. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED DURING CONSTRUCTION TO PUBLIC PROPERTY, PRIVATE PROPERTY OR UTILITIES.
2. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR REVIEW BY THE ENGINEER, PRIOR TO PLACING AN ORDER OF ANY SUCH ITEM.
3. EXISTING TOPOGRAPHIC INFORMATION IS BASED ON FIELD OBSERVATIONS AND/OR PLAN OF RECORD DRAWINGS. CONTRACTOR SHALL VERIFY TOPOGRAPHIC INFORMATION PRIOR TO STARTING CONSTRUCTION.
4. RIGHT OF WAY (ROW) AND PROPERTY LINES ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING PROPERTY CORNER MONUMENTATION. ANY MONUMENTS DISTURBED BY CONTRACTOR SHALL BE REPLACED AT THE CONTRACTORS EXPENSE.
5. CONTRACTOR SHALL COORDINATE WITH DRY UTILITY COMPANY'S REGARDING ANY POTENTIAL CONFLICTS AND COORDINATE RELOCATIONS AS MAY BE REQUIRED. CONTRACTOR SHALL ALSO COORDINATE THE PROPOSED INSTALLATION OF NEW FACILITIES AS REQUIRED.



**OVERALL SITE PLAN**  
430, 432, 444 State Street  
CITY OF MADISON  
DANE COUNTY, WI

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE
1	5/15/23		
Land Use & UDC Sub			
REMARKS		REMARKS	

DATE: 05/15/2023  
DRAFTER: DPER/MBRA  
CHECKED: TSCH  
PROJECT NO.: 210421



**TOPOGRAPHIC SYMBOL LEGEND**

- EXISTING POST
- EXISTING PARKING METER
- EXISTING FIELD INLET RECTANGULAR
- EXISTING FIELD INLET
- ⊙ EXISTING STORM MANHOLE
- ⊕ EXISTING FIRE DEPARTMENT CONNECTION
- ⊕ EXISTING WATER MAIN VALVE
- ⊕ EXISTING GAS VALVE
- ⊕ EXISTING ELECTRIC MANHOLE
- ☆ EXISTING LIGHT POLE
- ⊕ EXISTING TELEPHONE PEDESTAL
- EXISTING CONIFEROUS TREE
- EXISTING DECIDUOUS TREE
- ⊕ EXISTING UTILITY POLE
- EXISTING CURB STOP

**SURVEY LEGEND**

- ⊙ FOUND 1" ⌀ IRON PIPE
- ▲ FOUND P.K. NAIL
- FOUND 3/4" ⌀ IRON ROD

**TOPOGRAPHIC LINEWORK LEGEND**

- ⋯ EXISTING RETAINING WALL
- EXISTING WOOD FENCE

**SITE PLAN LEGEND**

- PROPERTY BOUNDARY
- 4" 4" PROPOSED CONCRETE
- ⋯ PROPOSED RETAINING WALL

**SITE PLAN NOTES:**

1. CONCRETE TO BE 5" THICK, CONSTRUCTED ON A BASE OF 4" COMPACTED SAND OR CRUSHED STONE.
2. CONCRETE FOR DRIVEWAYS AND SIDEWALK AT DRIVEWAY ENTRANCES SHALL BE 7" THICK, CONSTRUCTED ON A BASE OF 5" COMPACTED SAND OR CRUSHED STONE.
3. ALL DIMENSIONS WITH CURB & GUTTER ARE REFERENCED TO THE FACE OF CURB.
4. CONTRACTOR TO OBTAIN ANY NECESSARY DRIVEWAY CONNECTION, RIGHT OF WAY AND EXCAVATION PERMITS PRIOR TO CONSTRUCTION.
5. ANY SIDEWALK AND CURB & GUTTER ABUTTING THE PROPERTY SHALL BE REPLACED IF IT IS DAMAGED DURING CONSTRUCTION OR IF THE CITY ENGINEERING DEPARTMENT DETERMINES THAT IT IS NOT AT A DESIRABLE GRADE, REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.

**Phone:** (800) 261-3898

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**DETAILED SITE PLAN**  
 430, 432, 444 State Street  
 CITY OF MADISON  
 DANE COUNTY, WI

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE
1	5/15/23		

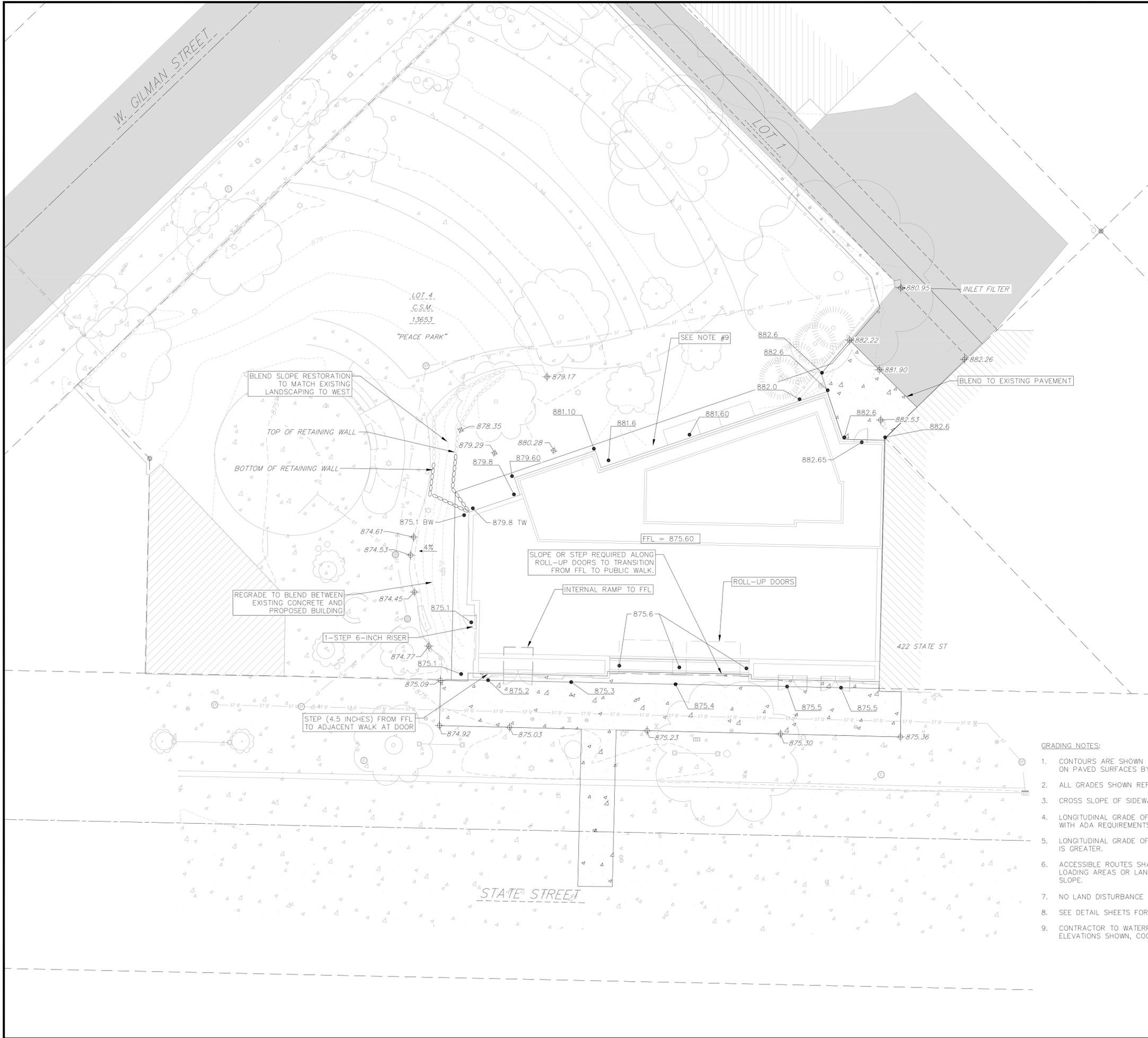
DATE: 05/15/2023

DRAFTER: DPER/MBRA

CHECKED: TSCH

PROJECT NO.: 210421

C103



**TOPOGRAPHIC SYMBOL LEGEND**

- EXISTING POST
- △ EXISTING PARKING METER
- ▭ EXISTING FIELD INLET RECTANGULAR
- EXISTING FIELD INLET
- ⊙ EXISTING STORM MANHOLE
- ⊕ EXISTING FIRE DEPARTMENT CONNECTION
- ⊖ EXISTING WATER MAIN VALVE
- ⊗ EXISTING GAS VALVE
- ⊘ EXISTING ELECTRIC MANHOLE
- ☆ EXISTING LIGHT POLE
- ⊞ EXISTING TELEPHONE PEDESTAL
- ⊚ EXISTING CONIFEROUS TREE
- ⊙ EXISTING DECIDUOUS TREE
- ⊕ EXISTING UTILITY POLE
- ⊖ EXISTING CURB STOP

**SURVEY LEGEND**

- ⊙ FOUND 1" Ø IRON PIPE
- ▲ FOUND P.K. NAIL
- FOUND 3/4" Ø IRON ROD

**TOPOGRAPHIC LINWORK LEGEND**

- EXISTING WOOD FENCE
- ST- EXISTING STORM SEWER LINE (SIZE NOTED)
- 820- EXISTING MAJOR CONTOUR
- 818- EXISTING MINOR CONTOUR
- ⊞ EXISTING RETAINING WALL

**SITE PLAN LEGEND**

- ▭ PROPERTY BOUNDARY
- ▭ PROPOSED CONCRETE
- ⊞ PROPOSED RETAINING WALL

**GRADING LEGEND**

- ⊕ 1048.61 EXISTING SPOT ELEVATIONS
- 1048.61 PROPOSED SPOT ELEVATIONS
- ↘ 2.92% PROPOSED SLOPE ARROWS

**GRADING NOTES:**

1. CONTOURS ARE SHOWN FOR PURPOSES OF INDICATING ROUGH GRADING. FINAL GRADE SHALL BE ESTABLISHED ON PAVED SURFACES BY USING SPOT GRADES ONLY.
2. ALL GRADES SHOWN REFERENCE FINISHED ELEVATIONS.
3. CROSS SLOPE OF SIDEWALKS SHALL BE 2.0% UNLESS OTHERWISE NOTED.
4. LONGITUDINAL GRADE OF SIDEWALK RAMPS SHALL NOT EXCEED 8.33% (1:12) AND SHALL BE IN ACCORDANCE WITH ADA REQUIREMENTS.
5. LONGITUDINAL GRADE OF SIDEWALK SHALL NOT EXCEED 5.0% OR THE ADJACENT STREET GRADE WHICHEVER IS GREATER.
6. ACCESSIBLE ROUTES SHALL BE 5.0% MAX LONGITUDINAL SLOPE AND 1.5% MAX CROSS SLOPE. ACCESSIBLE LOADING AREAS OR LANDINGS SHALL BE 2.0% MAX SLOPE IN ANY DIRECTION. RAMPS SHALL BE 8.33% MAX SLOPE.
7. NO LAND DISTURBANCE ACTIVITIES SHALL BEGIN UNTIL ALL EROSION CONTROL BMP'S ARE INSTALLED.
8. SEE DETAIL SHEETS FOR EROSION CONTROL NOTES AND CONSTRUCTION SEQUENCE.
9. CONTRACTOR TO WATERPROOF BUILDING ALONG BACK AND SIDE ELEVATIONS TO ALLOW PROPOSED ELEVATIONS SHOWN, COORDINATE WITH ARCHITECTURAL DRAWINGS

**GRADING AND EROSION CONTROL PLAN**

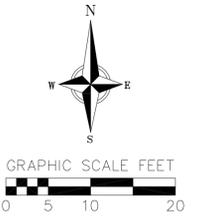
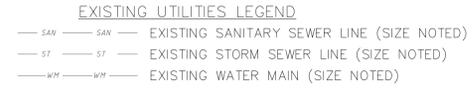
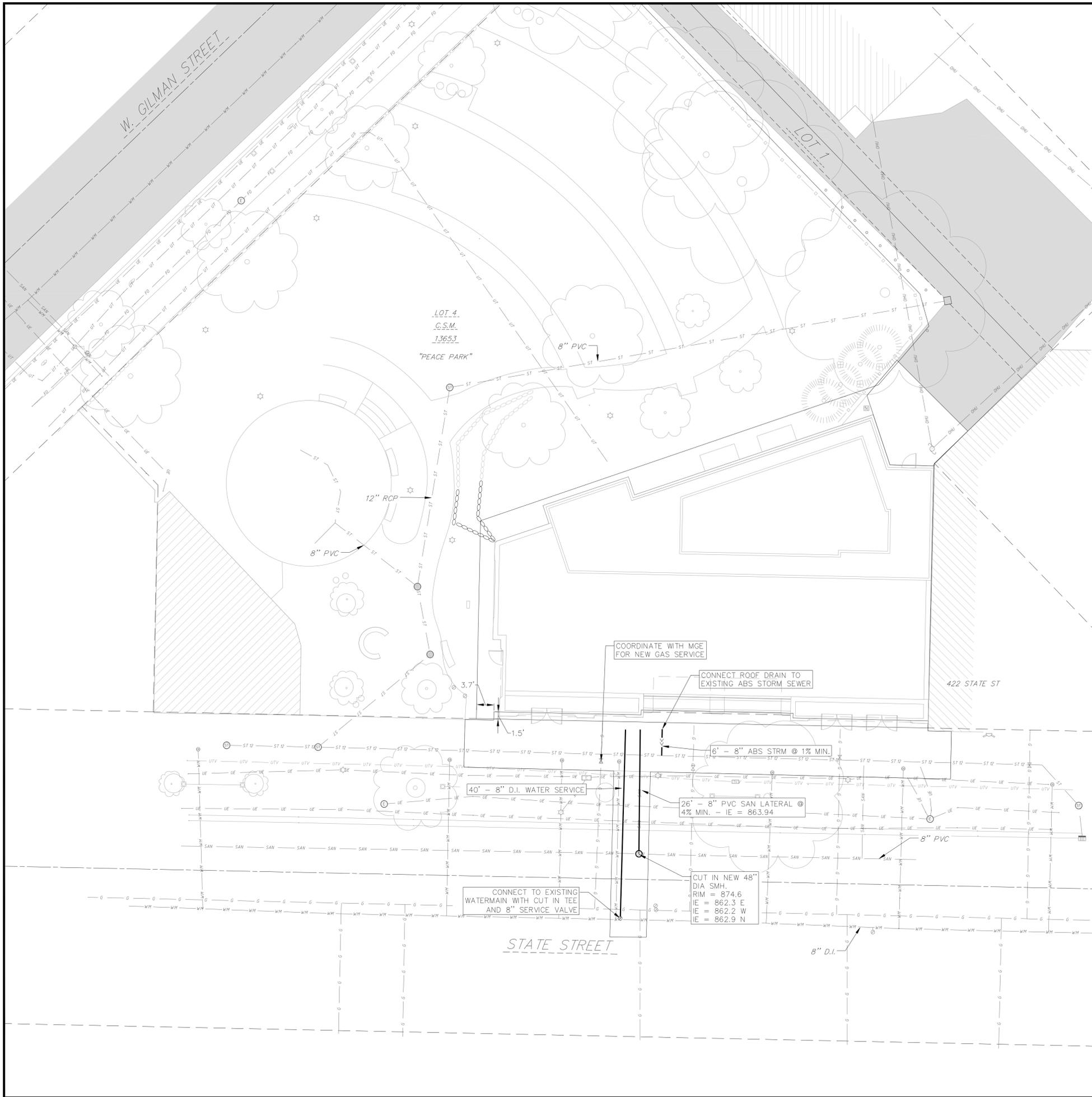
430, 432, 444 State Street  
CITY OF MADISON  
DANE COUNTY, WI

REVISIONS NO.	DATE	REMARKS
1	5/15/23	Land Use & UDC Sub

REVISIONS NO.	DATE	REMARKS

DATE: 05/15/2023  
 DRAFTER: DPER/MBRA  
 CHECKED: TSCH  
 PROJECT NO.: 210421  
**C201**



**ABBREVIATIONS**

STMH	STORM MANHOLE
FI	FIELD INLET
CI	CURB INLET
CB	CATCH BASIN
EW	ENDWALL
SMH	SANITARY MANHOLE

**UTILITY NOTES:**

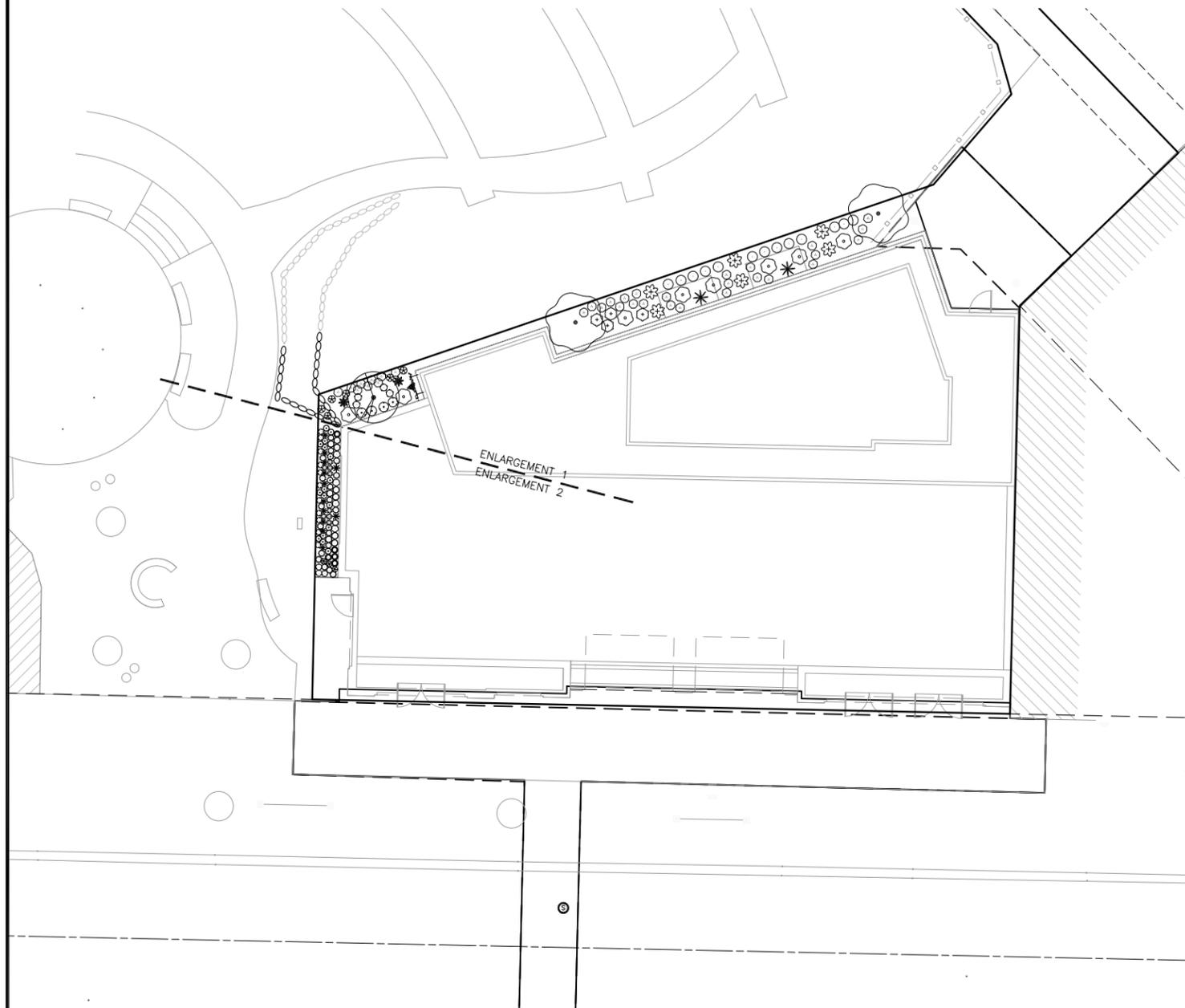
1. CONTRACTOR SHALL OBTAIN ANY NECESSARY WORK IN RIGHT OF WAY, EXCAVATION, UTILITY CONNECTION, PLUGGING AND ABANDONMENT PERMITS PRIOR TO CONSTRUCTION.
2. CONTRACTOR TO VERIFY EXISTING UTILITY LOCATIONS AND ELEVATIONS PRIOR TO STARTING WORK.
3. SANITARY & STORM SEWER LENGTHS SHOWN ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE. STORM SEWER END SECTIONS ARE INCLUDED IN THE LENGTH AND SLOPE OF THE PIPE.
4. CONTRACTOR SHALL INVESTIGATE ALL UTILITY CROSSINGS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY CONFLICTS.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING ALL UTILITY STRUCTURES TO FINISHED GRADE (MANHOLE RIMS, WATER VALVES, AND CURB STOPS), IF NECESSARY.
6. FOR ALL SEWER AND WATER MAIN CROSSINGS: PROVIDE MINIMUM 18" SEPARATION WHEN WATER MAIN CROSSES BELOW SEWER AND MINIMUM 6" SEPARATION WHEN WATER MAIN CROSSES ABOVE SEWER.
7. IF DEWATERING OPERATIONS EXCEED 70 GALLONS PER MINUTE OF PUMPING CAPACITY, A DEWATERING WELL PERMIT SHALL BE OBTAINED PRIOR TO STARTING ANY DEWATERING ACTIVITIES.
8. A COPY OF THE APPROVED UTILITY PLANS, SPECIFICATIONS AND PLUMBING PERMIT APPROVAL LETTER SHALL BE ON-SITE DURING CONSTRUCTION AND OPEN TO INSPECTION BY AUTHORIZED REPRESENTATIVES OF THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES AND OTHER LOCAL INSPECTORS.
9. PROPOSED UTILITY SERVICE LINES SHOWN ARE APPROXIMATE. COORDINATE THE EXACT LOCATIONS WITH THE PLUMBING DRAWINGS. COORDINATE THE LOCATION WITH THE PLUMBING CONTRACTOR AND/OR OWNER'S CONSTRUCTION REPRESENTATIVE PRIOR TO INSTALLATION OF ANY NEW UTILITIES.
10. STORM BUILDING SEWER PIPE SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-6 OF SPS 384.30(3)(c).
11. UNDERGROUND DRAIN AND VENT PIPE/TUBING SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-2 OF SPS 384.30(2).
12. PRIVATE WATER SERVICES AND PRIVATE WATER MAINS SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-7 OF SPS 384.30(4)(d).
13. PRIVATE SANITARY SEWER AND LATERALS SHALL BE POLYVINYL CHLORIDE (PVC) ASTM D3034 - SDR 35 OR APPROVED EQUAL MATERIAL THAT CONFORMS TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-3 OF SPS 384.30(2)(c).
14. A MEANS TO LOCATE BURIED UNDERGROUND EXTERIOR NON METALLIC SEWERS/MAINS AND WATER SERVICES/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED PER SPS 382.10(11)(h) AND SPS 382.40(8)(k).
15. EXTERIOR WATER SUPPLY PIPING SETBACKS AND CROSSINGS SHALL BE IN ACCORDANCE WITH SPS 382.40(8)(b.).
16. NO PERSON MAY ENGAGE IN PLUMBING WORK IN THE STATE UNLESS LICENSED TO DO SO BY THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES PER S.145.06.
17. SITE CONTRACTOR SHALL LEAVE SANITARY AND WATER LATERALS FIVE (5) FEET SHORT (HORIZONTALLY) FROM THE BUILDING. BUILDING PLUMBER SHALL VERIFY SIZE, LOCATION, AND INVERT ELEVATION OF PROPOSED SANITARY AND WATER LATERALS.
18. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE EXISTING VALVES WILL HOLD THE PRESSURE TEST PRIOR TO CONNECTION. THE CITY IS NOT RESPONSIBLE FOR ANY COSTS INCURRED DUE TO THE CONTRACTOR NOT VERIFYING THAT THE EXISTING VALVE WILL HOLD THE PRESSURE TEST PRIOR TO CONNECTION. IF A NEW VALVE IS REQUIRED, THE APPLICANT WILL BE REQUIRED TO INSTALL ONE AT THEIR EXPENSE, AT THE POINT OF CONNECTION.
19. CONTRACTOR TO CHLORINATE AND BACTERIA TEST BEFORE DOMESTIC SUPPLY PURPOSES
20. CLEAN OUT ALL EXISTING AND PROPOSED STORM INLETS AND CATCH BASINS AT THE COMPLETION OF CONSTRUCTION.
21. SANITARY SEWER MAIN AT BURY DEPTHS GREATER THAN 15' SHALL BE SDR 21. ALL OTHER SANITARY SEWER MAIN SHALL BE SDR 26.
22. CONTRACTOR SHALL COORDINATE WITH DRY UTILITY COMPANY'S REGARDING ANY POTENTIAL CONFLICTS AND COORDINATE RELOCATIONS AS MAY BE REQUIRED. CONTRACTOR SHALL ALSO COORDINATE THE PROPOSED INSTALLATION OF NEW FACILITIES AS REQUIRED.
23. ALL WATER MAIN AND SERVICES SHALL BE INSTALLED AT A MINIMUM DEPTH OF 6.5' FROM TOP OF FINISHED GRADE ELEVATION TO TOP OF MAIN. PROVIDE 1.5' CLEAR SEPARATION IF WATER CROSSES BELOW SEWER AND MINIMUM 0.5' IF WATER CROSSES ABOVE.
24. SANITARY MANHOLES WITH SEWER MAIN CONNECTIONS GREATER THAN 2' ABOVE THE LOWEST INVERT SHALL BE CONSTRUCTED WITH AN EXTERNAL DROP. MANHOLES WITH SEWER LATERAL CONNECTIONS GREATER THAN 2' ABOVE THE LOWEST INVERT SHALL BE CONSTRUCTED WITH AN INTERNAL DROP.
25. INSTALL 1 SHEET OF 4'x8'x4" HIGH DENSITY STYROFOAM INSULATION AT ALL LOCATIONS WHERE STORM SEWER CROSSES WATER MAIN OR WATER LATERALS.

**UTILITY PLAN**  
430, 432, 444 State Street  
CITY OF MADISON  
DANE COUNTY, WI

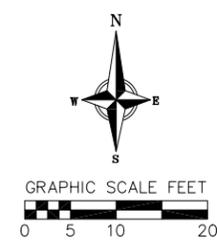
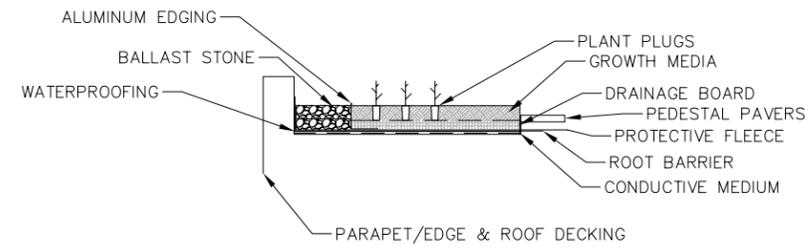
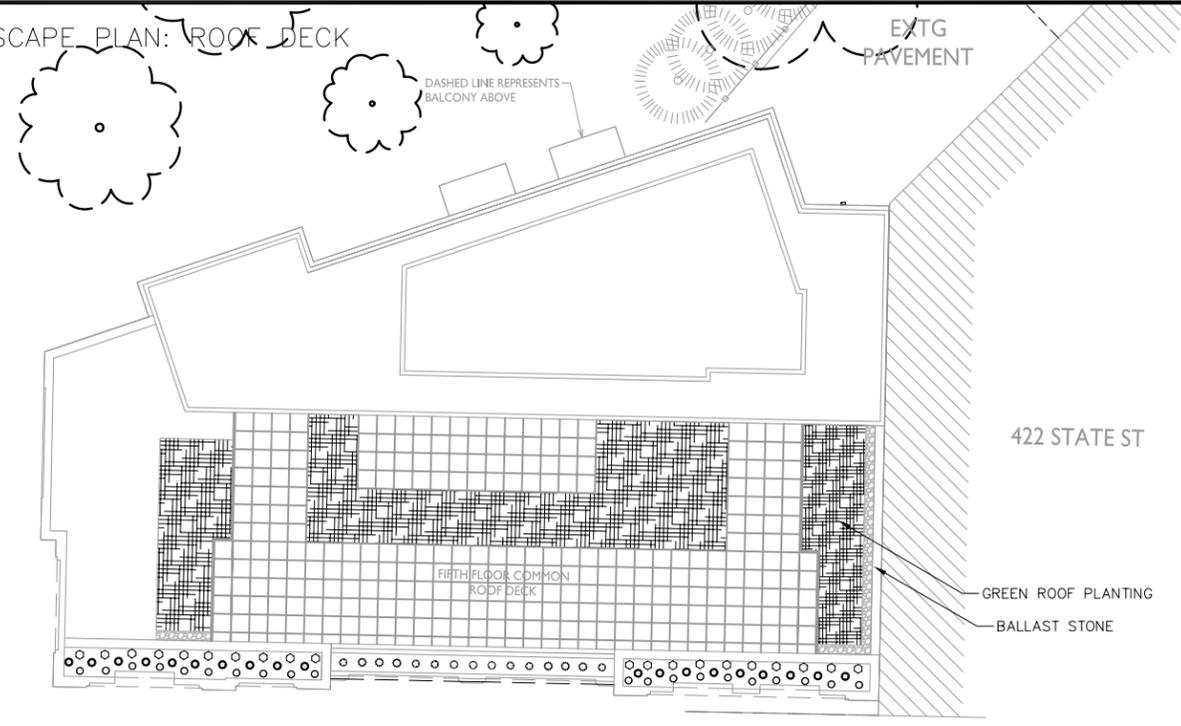
REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE
1	5/15/23		

DATE: 05/15/2023  
DRAFTER: DPER/MBRA  
CHECKED: TSCH  
PROJECT NO.: 210421

LANDSCAPE PLAN: AT GRADE



LANDSCAPE PLAN: ROOF DECK



1 SEMI-INTENSIVE GREEN ROOF  
1 NOT TO SCALE

PLANT SCHEDULE

DECIDUOUS SHRUBS	BOTANICAL / COMMON NAME	ROOT COND.	SIZE	QTY
Cea ame	Ceanothus americanus / New Jersey Tea	Cont.	5 Gal.	8
Cor alt	Cornus alternifolia / Pagoda Dogwood	Pot	5 Gal.	1
Sam can	Sambucus canadensis / American Elderberry	Cont.	5 Gal.	2
PERENNIALS	BOTANICAL / COMMON NAME	ROOT COND.	SIZE	QTY
Act pac	Actaea pachypoda / White Baneberry	Cont.	1 Gal.	4
All cer	Allium cernuum / Nodding Onion	Cont.	Pint	20
Asa can	Asarum canadense / Wild Ginger	Cont.	Pint	33
Asc tub	Asclepias tuberosa / Butterfly Milkweed	Cont.	1 Gal.	6
Ath fil	Athyrium filix-femina / Common Lady Fern	Cont.	1 Gal.	2
Bou cur	Bouteloua curtipendula / Side Oats Grama	Cont.	1 Gal.	10
Car ros	Carex rosea / Rosy Sedge	Cont.	Pint	13
Cim rac	Cimicifuga racemosa / Black Cohosh	Cont.	1 Gal.	6
Cor pal	Coreopsis palmata / Stiff Tickseed	Cont.	Pint	26
Ech pal	Echinacea pallida / Pale Purple Coneflower	Cont.	1 Gal.	8
Ery yuc	Eryngium yuccifolium / Rattlesnake Master	Cont.	1 Gal.	2
Ger mac	Geranium maculatum / Spotted Geranium	Cont.	1 Gal.	6
Geu tri	Geum triflorum / Prairie Smoke	Cont.	1 Gal.	17
Lia asp	Liatris aspera / Rough Blazing Star	Cont.	1 Gal.	10
Lia pyc	Liatris pycnostachya / Gayfeather	Cont.	1 Gal.	3
Mat str	Matteuccia struthiopteris / Ostrich Fern	Cont.	1 Gal.	2
Mon pun	Monarda punctata / Spotted Horsemint	Cont.	Pint	4
Ono sen	Onoclea sensibilis / Sensitive Fern	Cont.	1 Gal.	4
Pan vir	Panicum virgatum / Switch Grass	Cont.	1 Gal.	9
Par qui	Parthenocissus quinquefolia engelmannii / Engelmann Virginia Creeper	Cont.	2 Gal.	1
Pol rep	Polemonium reptans / Greek Valerian	Cont.	1 Gal.	4
Rud hir	Rudbeckia hirta / Black-eyed Susan	Cont.	Pint	6
Sch sco	Schizachyrium scoparium / Little Bluestem	Cont.	1 Gal.	19
Spo het	Sporobolus heterolepis / Prairie Dropseed	Cont.	1 Gal.	24

CONCEPT PLANT SCHEDULE

GREEN ROOF PLANTING	QTY
Allium cernuum / Nodding Onion	52
Asclepias tuberosa / Butterfly Milkweed	69
Asclepias verticillata / Whorled Milkweed	52
Bouteloua curtipendula / Side Oats Grama	137
Carex bicknellii / Prairie Sedge	103
Coreopsis lanceolata / Lanceleaf Tickseed	35
Coreopsis palmata / Stiff Tickseed	52
Dalea candida / White Prairie Clover	52
Dalea purpurea / Purple Prairie Clover	52
Eragrostis spectabilis / Purple Lovegrass	103
Geum triflorum / Prairie Smoke	52
Koeleria macrantha / Prairie Junegrass	103
Liatris aspera / Rough Blazing Star	69
Liatris cylindracea / Cylindrical Blazing Star	69
Lupinus perennis / Wild Lupine	52
Monarda punctata / Spotted Horsemint	52
Phlox pilosa / Downy Phlox	52
Rudbeckia hirta / Black-eyed Susan	52
Ruellia humilis / Wild Petunia	52
Schizachyrium scoparium / Little Bluestem	205
Sporobolus heterolepis / Prairie Dropseed	222
Symphotrichum ericoides / Heath Aster	35

PLANT MATERIAL NOTES:

- ALL PLANTINGS SHALL CONFORM TO QUALITY REQUIREMENTS AS PER ANSI Z60.1.
- ALL PLANT MATERIAL SHALL BE TRUE TO SPECIES, VARIETY AND SIZE SPECIFIED, NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES, AND UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE OF THE PROJECT SITE.
- CONTACT LANDSCAPE ARCHITECT, IN WRITING, TO REQUEST ANY PLANT MATERIAL SUBSTITUTIONS DUE TO AVAILABILITY ISSUES.
- ALL PLANTS SHALL BE GUARANTEED TO BE IN HEALTHY AND FLOURISHING CONDITION DURING THE GROWING SEASON FOLLOWING INSTALLATION. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR ONE YEAR FROM THE TIME OF INSTALLATION.

LANDSCAPE MATERIAL NOTES:

- CONTRACTOR SHALL PROVIDE A SUITABLE AMENDED TOPSOIL BLEND FOR ALL PLANTING AREAS WHERE SOIL CONDITIONS ARE UNSUITABLE FOR PLANT GROWTH. TOPSOIL SHALL CONFORM TO QUALITY REQUIREMENTS AS PER SECTION 625.2(1) OF THE "STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION." PROVIDE A MINIMUM OF 18" OF TOPSOIL IN ALL PLANTING AREAS AND 6" OF TOPSOIL IN AREAS TO BE SEEDED/SODDED.

- LANDSCAPE BEDS TO BE MULCHED WITH WHITE CEDAR MULCH TO 3" DEPTH MIN. WHERE ADJACENT TURF GRASS, EDGE PERENNIAL PLANTED BEDS WITH COMMERCIAL GRADE ALUMINUM LANDSCAPE EDGING, PERMALOC CLEANLINE 1/8"X4" OR EQUAL, COLOR BLACK ANODIZED.

SOD PLANTING NOTES:

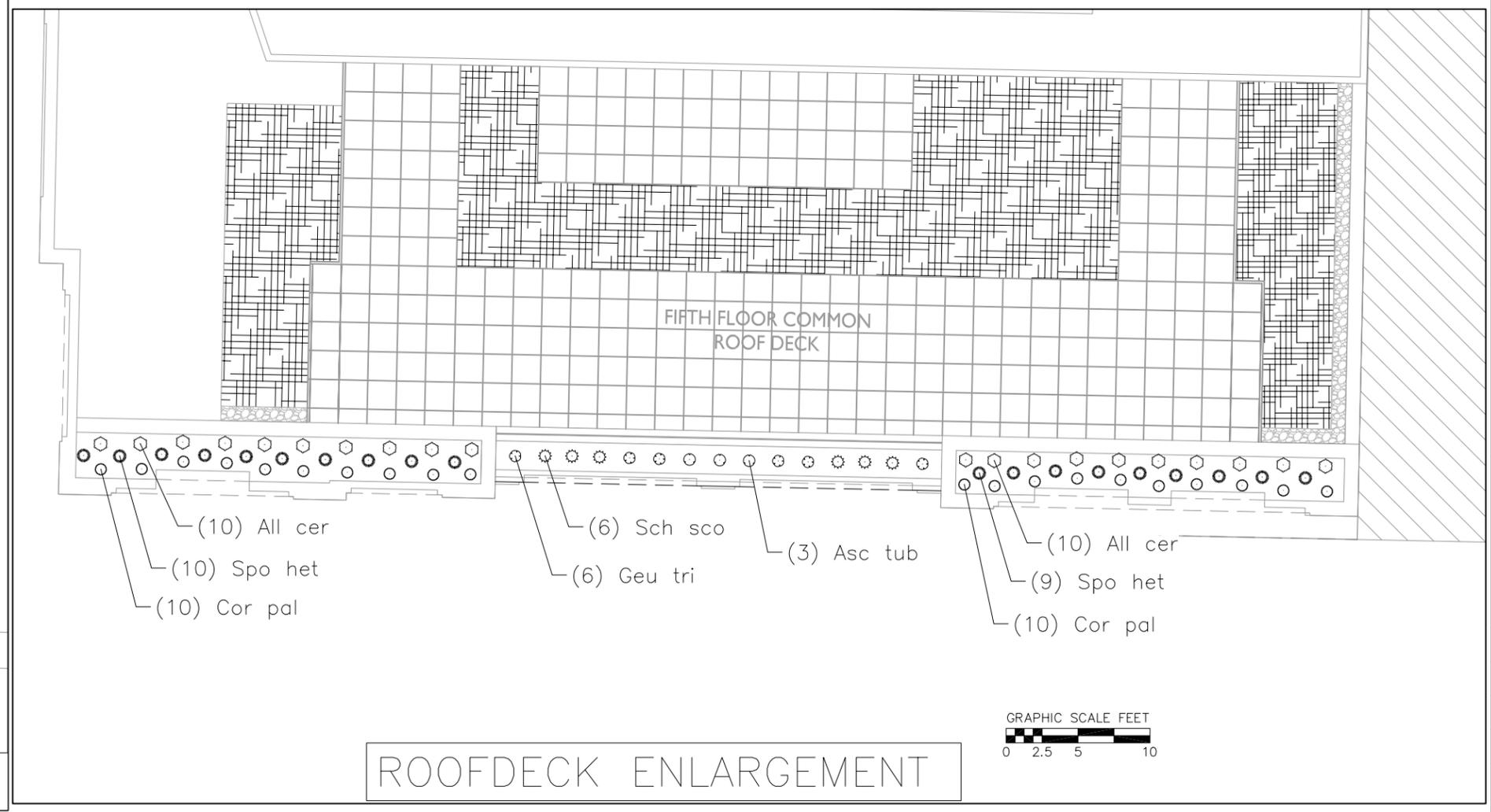
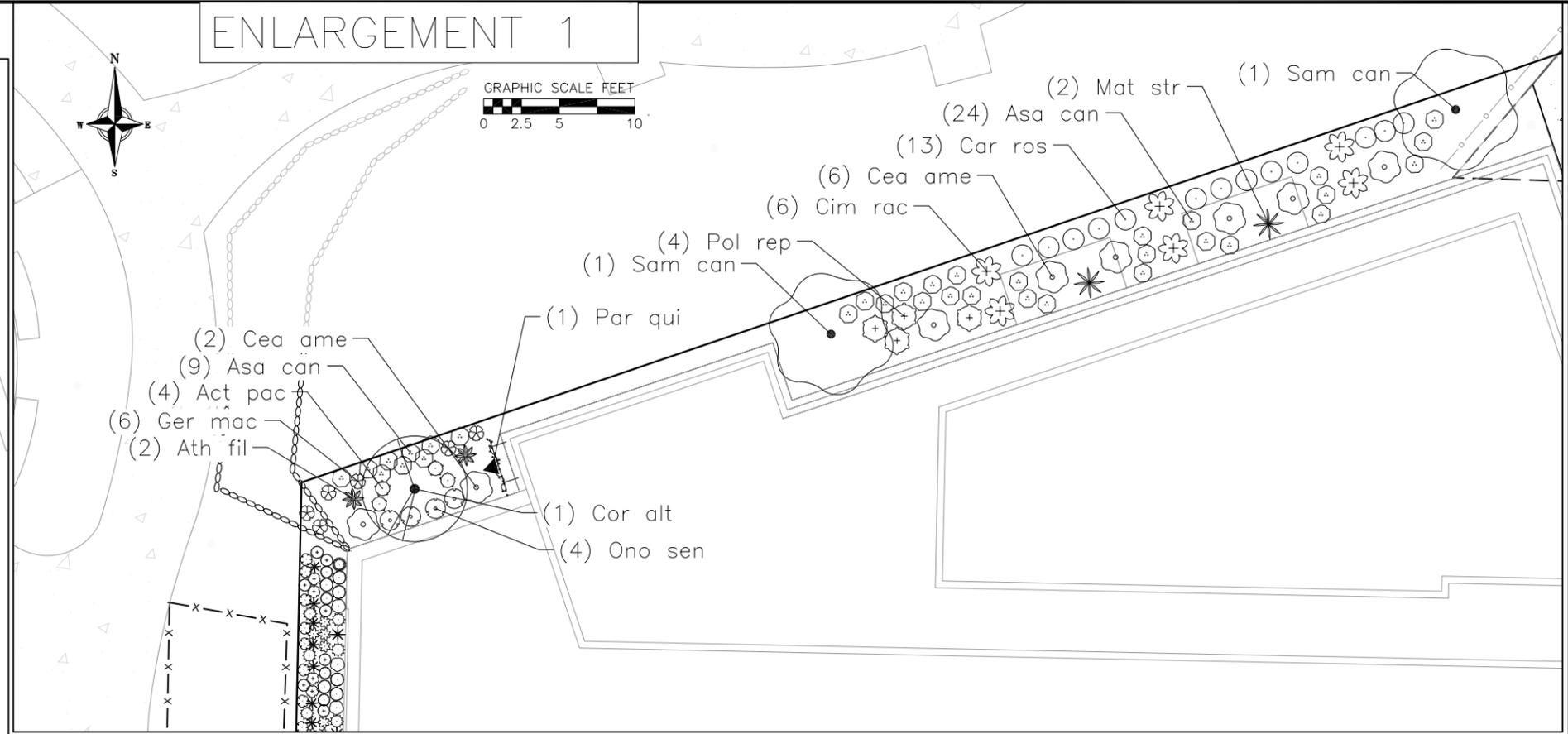
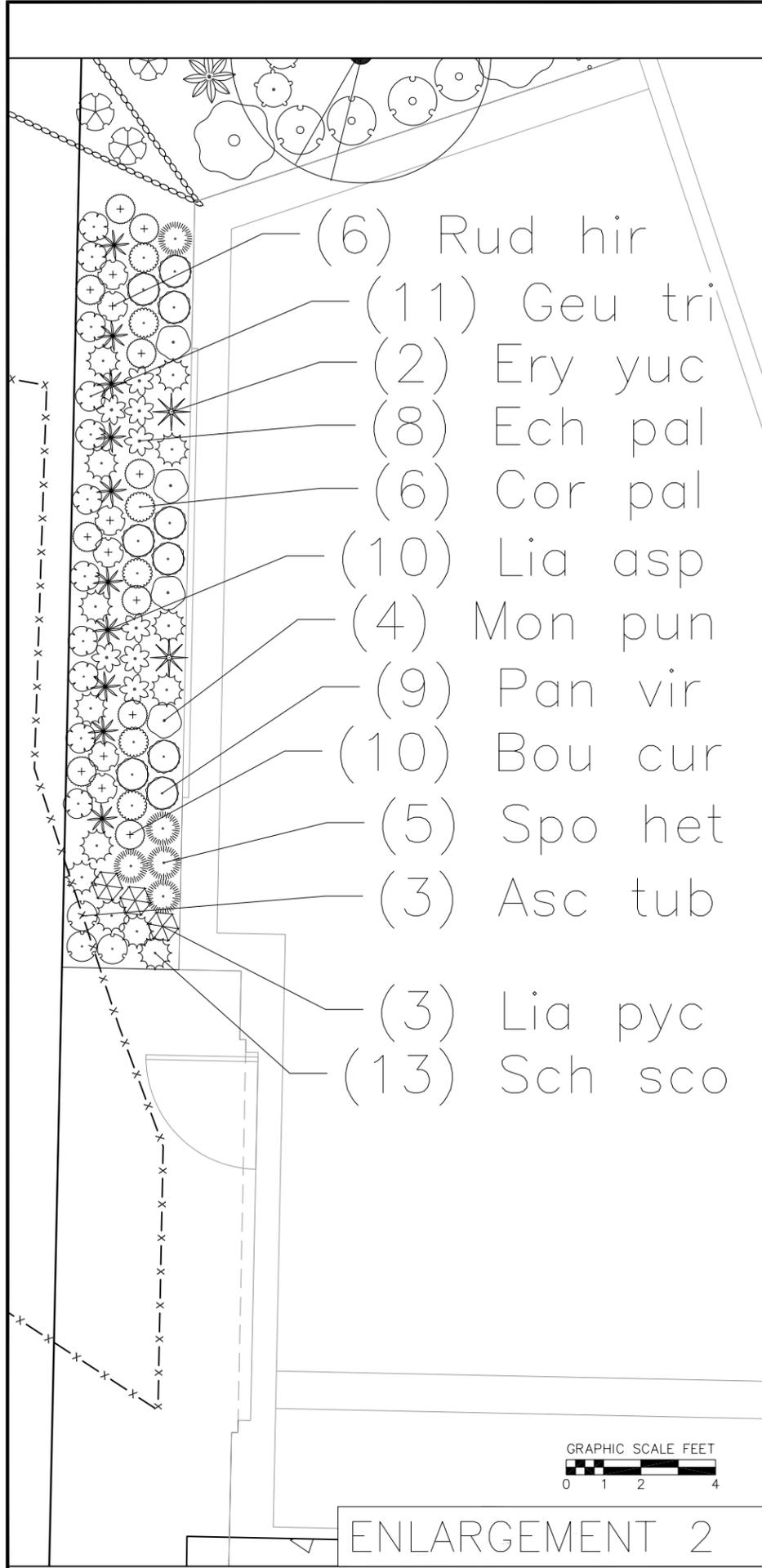
- ALL DISTURBED AREAS OUTSIDE OF PROPERTY BOUNDARY, UNLESS OTHERWISE NOTED, TO BE REPAIRED WITH TURFGRASS SOD. SELECT SOD GROWN IN MINERAL SOILS WITH ESTABLISHED ROOT SYSTEM. SOD GROWN IN PEAT WILL BE REJECTED. STAGGER SEAMS AND ROLL TO ENSURE SOIL CONTACT. MAINTAIN ADEQUATE SOIL MOISTURE UNTIL FINAL ACCEPTANCE.

GREEN ROOF NOTES:

- INSTALLATION TO UTILIZE A SEMI-INTENSIVE VEGETATED ROOFING SYSTEM, HANGING GARDENS SYSTEM #2210 OR EQUAL.
- FOLLOW ALL SPECIFICATIONS OUTLINED BY SYSTEM MANUFACTURER.
- INSTALL GREEN ROOF PLUG PLANTINGS AS 2" X 2" X 4" OR 2.25" X 2.25" X 5" DEEP PLUGS, 12" ON CENTER IN A TRIANGULAR GRID PATTERN. PLANT SPECIES IN ODD NUMBERED GROUPS OF 5-9 PLANTS, DISTRIBUTING EACH SPECIES RANDOMLY ACROSS PLANTING AREA FOR NATURAL APPEARANCE.

REVISIONS	NO.	DATE	REMARKS
	1	5/15/2023	Updated Land Use & SUD Submittal

DATE: 5/15/2023  
DRAFTER: EGOR  
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PROJECT NO.: 210421



REVISIONS NO.	DATE	REMARKS
1	5/15/2023	Updated Land Use & LOC Submittal

DATE: 5/15/2023  
DRAFTER: EGOR  
CHECKED: TSCH  
PROJECT NO.: 210421

**City of Madison Landscape Worksheet**

**Address:** 430,432,444 Stone Street Madison, WI.

**Date:** May 22,2023

**Total Square Footage of Developed Area:**

(Site Area)

7560

(Building Footprint at Grade)

=

2900 sf

4660

**Total Landscape Points Required (<5 ac):**

2,900 / 300 =

10

x 5 =

48

Landscape Points Required >5 ac:

/ 100 =

0

x 1 =

-

**48**

**Credits/ Existing Landscaping**

**New/ Proposed Landscaping**

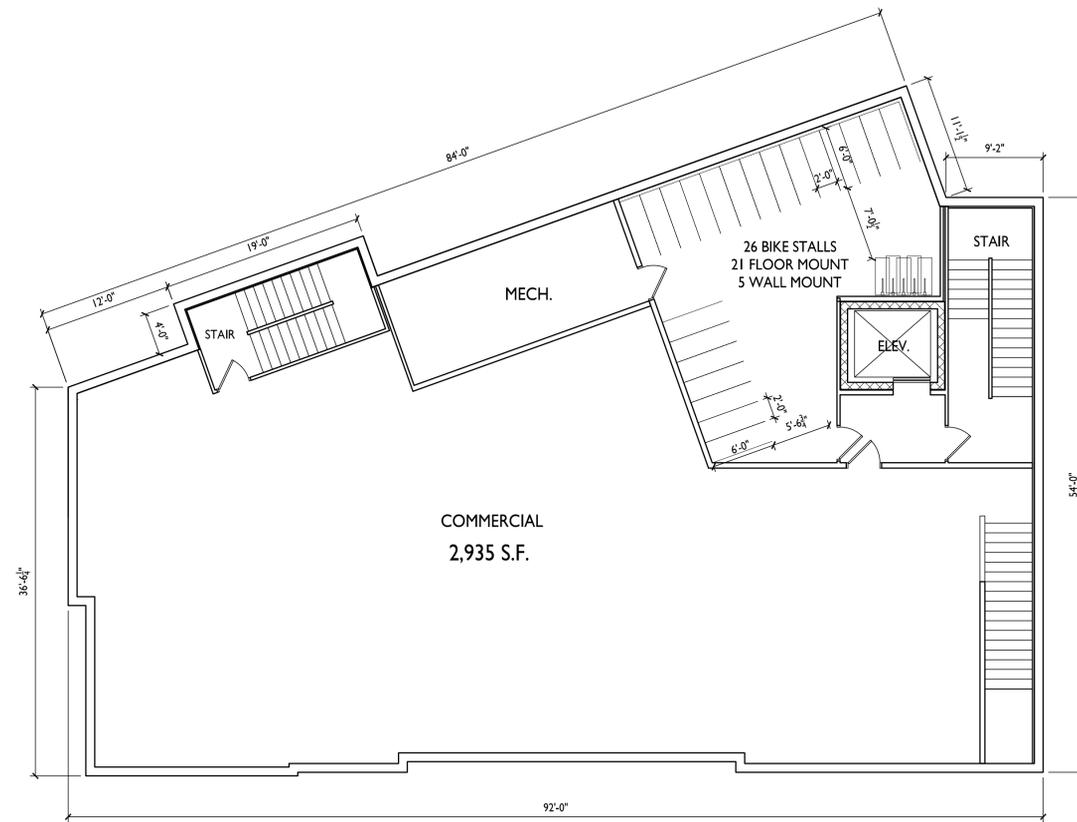
Plant Type/ Element	Min. Size at Installation	Points	Quantity	Points Achieved	Quantity	Points Achieved
Overstory deciduous tree	2.5" cal	35		0		0
Tall Evergreen Tree	5-6 feet tall	35		0		0
Ornamental tree	1.5" cal	15		0		0
Upright evergreen shrub	3-4 feet tall	10		0		0
Shrub, deciduous	#3 gallon	3	11	33		0
Shrub, evergreen	#3 gallon	4		0		0
Ornamental grasses/perennials	#1 gallon	2	137	274		0
Ornamental/decorative fencing or wall	n/a	4 per 10 LF		0		0
Existing significant specimen tree	Min. Size 2.5" cal.	14 per caliper inch.		0		0
Landscape Furniture for public seating and/or transit connections		5 points per "seat"		0		0
<b>Sub Totals</b>				307		0

**Total Points Provided: 307**



**knothe + bruce**  
ARCHITECTS

Phone: 7601 University Ave, Ste 201  
608.836.3690 Middleton, WI 53562



**ISSUED**  
Issued for UDC Informational - Jan. 24, 2022  
Land Use & UDC Submittal - February 07, 2022  
Updated Land Use & UDC Submittal - May 10, 2022  
Updated Land Use & UDC Submittal - Oct. 26, 2022  
Updated Land Use & UDC Submittal - Feb. 13, 2023  
Updated Land Use & UDC Submittal - May 15, 2023

**PROJECT TITLE**  
430, 432, 444  
State Street

**BASEMENT FLOOR PLAN**  
A-1.0 1/8" = 1'-0"

**SHEET TITLE**  
Basement Floor  
Plan

**SHEET NUMBER**

**A-1.0**

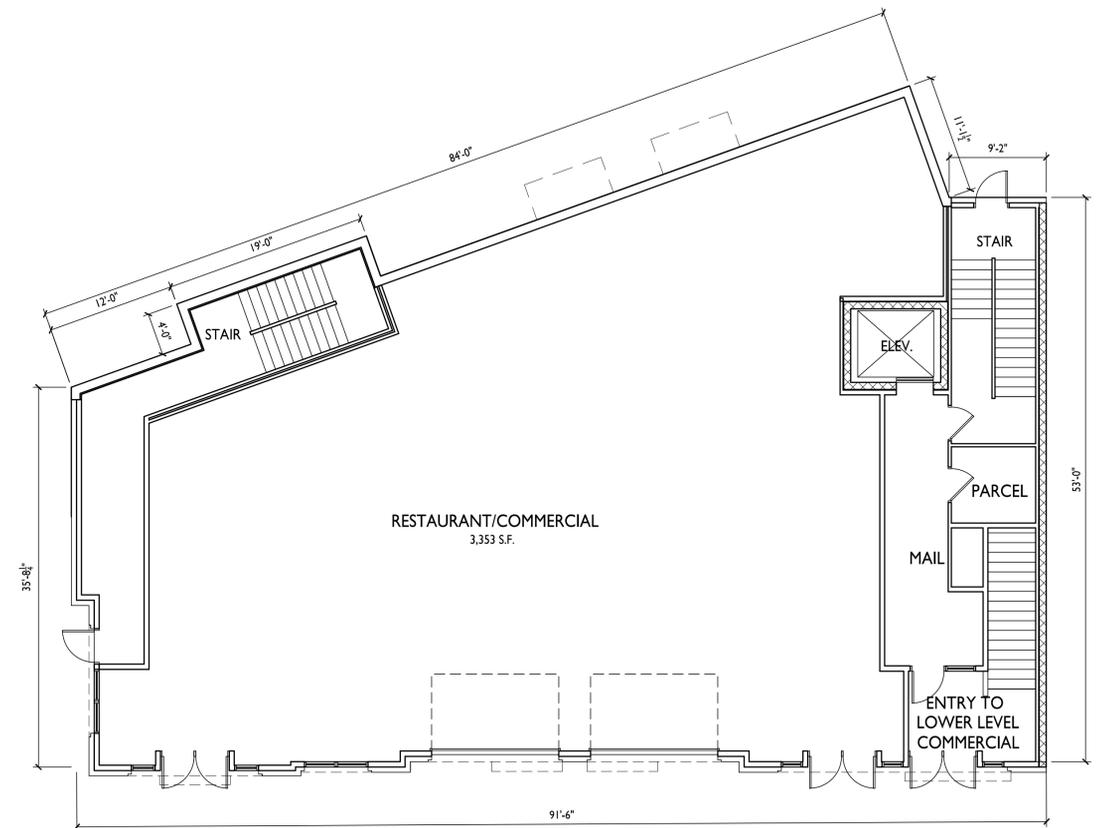
**PROJECT NO.** 1939

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ARCHITECTS

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**I**  
A-1.1  
**FIRST FLOOR PLAN**  
1/8" = 1'-0"

**ISSUED**  
Issued for UDC Informational - Jan. 24, 2022  
Land Use & UDC Submittal - February 07, 2022  
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**PROJECT TITLE**  
430, 432, 444  
State Street

Madison, Wisconsin  
**SHEET TITLE**  
First Floor Plan

**SHEET NUMBER**

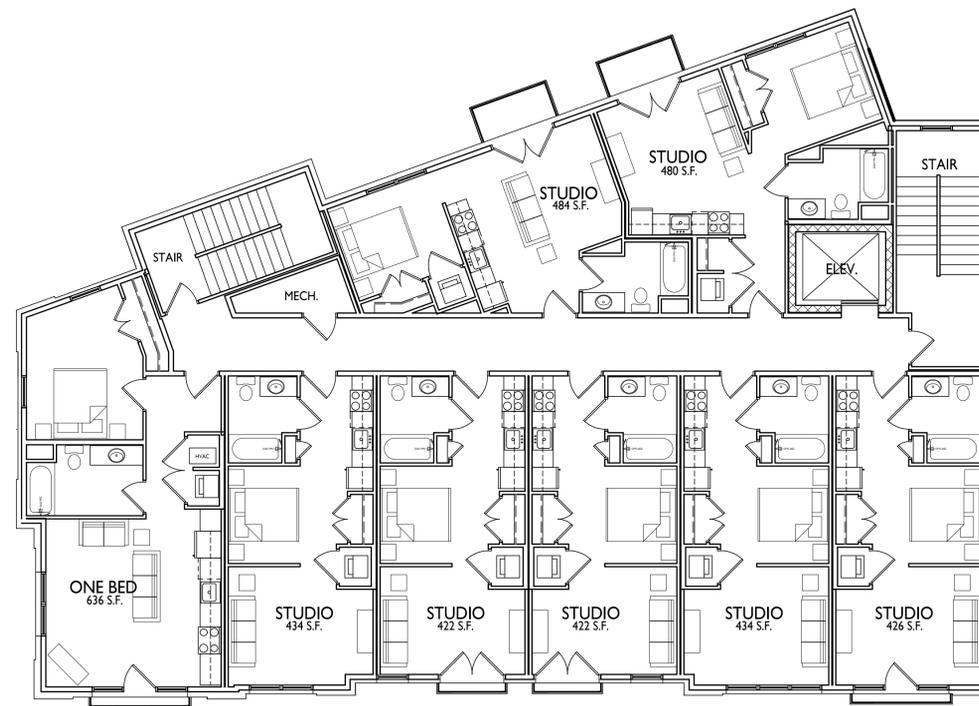
**A-1.1**

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Updated Land Use & UDC Submittal - May 15, 2023

PROJECT TITLE  
**430, 432, 444**  
State Street

Madison, Wisconsin  
SHEET TITLE  
**Second Floor Plan**

**1** SECOND FLOOR PLAN  
A-1.2 1/8" = 1'-0"

SHEET NUMBER

**A-1.2**

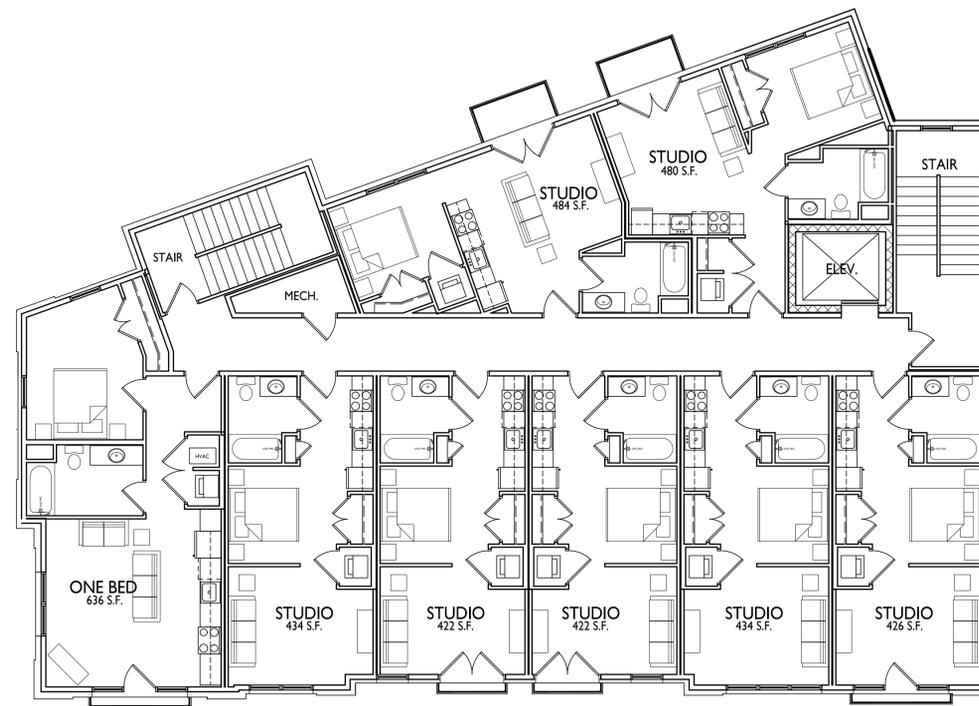
PROJECT NO. **1939**

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Updated Land Use & UDC Submittal - May 15, 2023

**PROJECT TITLE**  
430, 432, 444  
State Street

**Madison, Wisconsin**  
SHEET TITLE  
Third Floor Plan

**THIRD FLOOR PLAN**  
1/8" = 1'-0"  
A-1.3

SHEET NUMBER

**A-1.3**

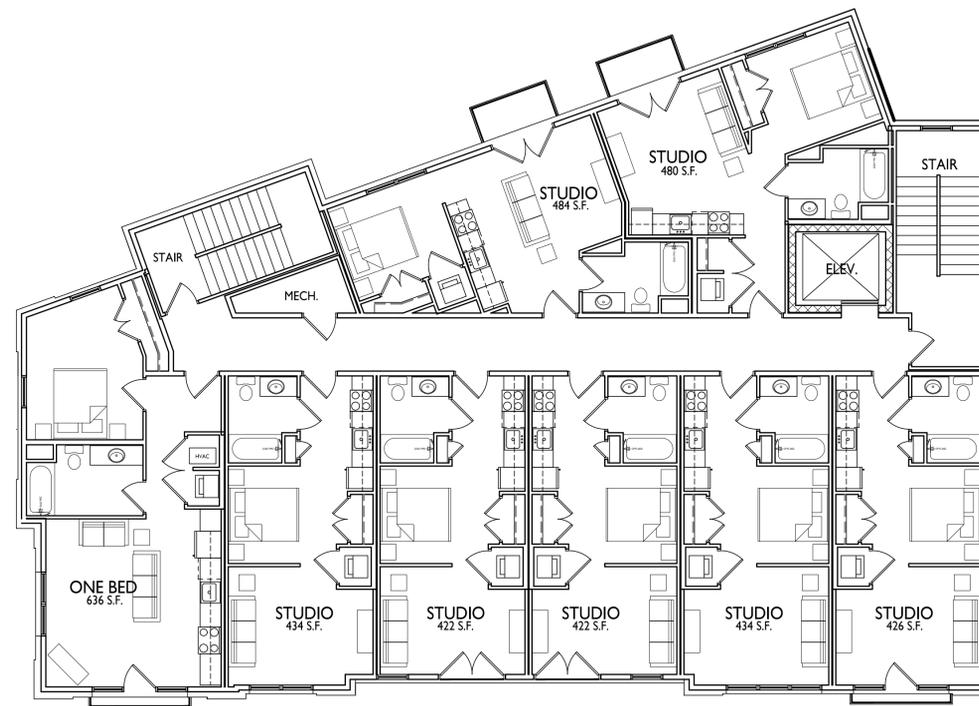
PROJECT NO. 1939

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Updated Land Use & UDC Submittal - May 15, 2023

**PROJECT TITLE**  
430, 432, 444  
State Street

**Madison, Wisconsin**  
SHEET TITLE  
Fourth Floor Plan



SHEET NUMBER

**A-1.4**

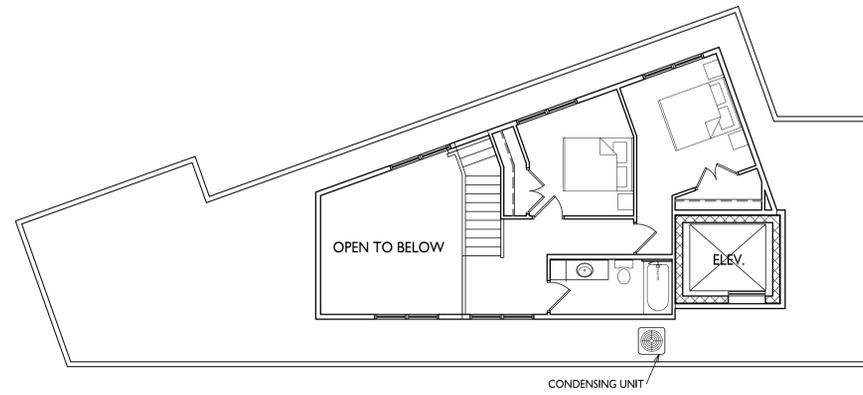
PROJECT NO. 1939

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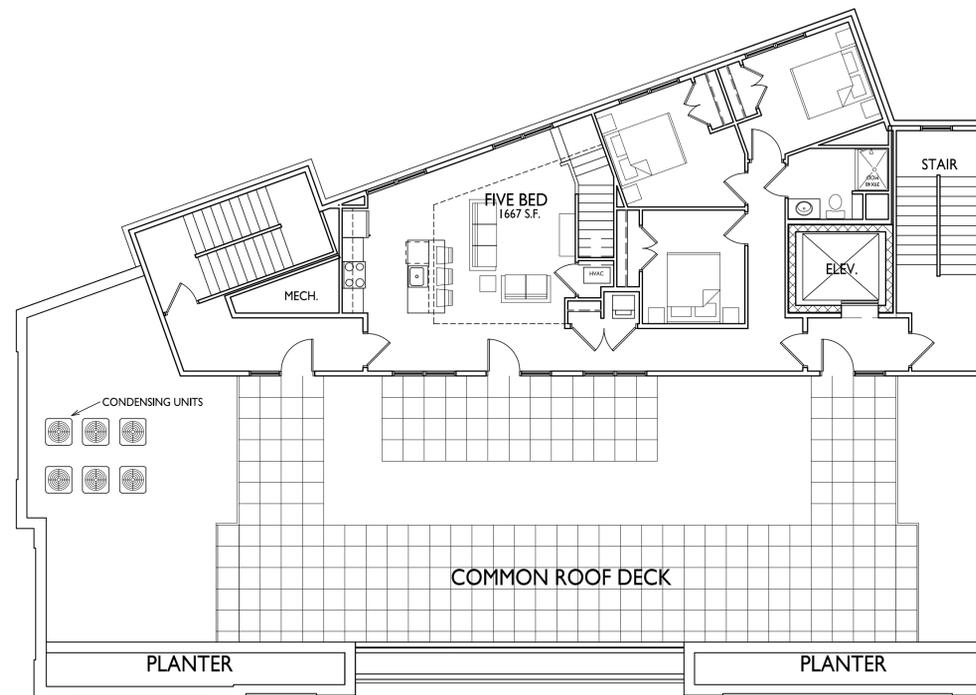


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**2** LOFT LEVEL FLOOR PLAN  
A-1.5 1/8" = 1'-0"



**1** FIFTH FLOOR PLAN  
A-1.5 1/8" = 1'-0"



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PROJECT TITLE  
**430, 432, 444**  
State Street

Madison, Wisconsin  
SHEET TITLE  
**Fifth Floor Plan**

SHEET NUMBER

**A-1.5**

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Updated Land Use & UDC Submittal - May 15, 2023

PROJECT TITLE  
430, 432, 444  
State Street

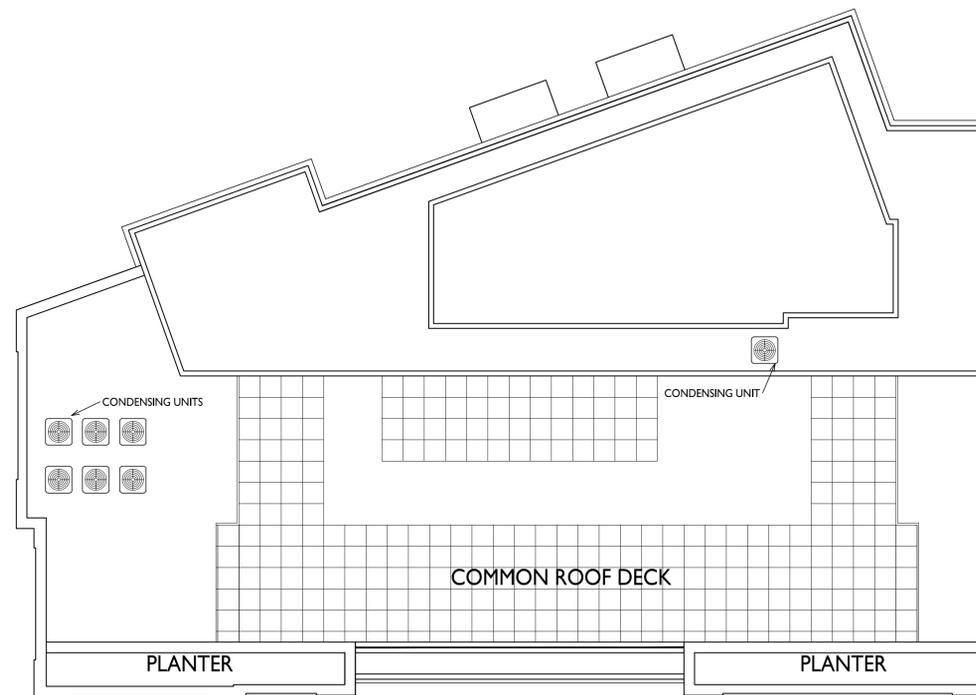
Madison, Wisconsin  
SHEET TITLE  
Roof Plan

SHEET NUMBER

**A-1.6**

PROJECT NO. 1939

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**1** ROOF PLAN  
A-1.6 1/8" = 1'-0"

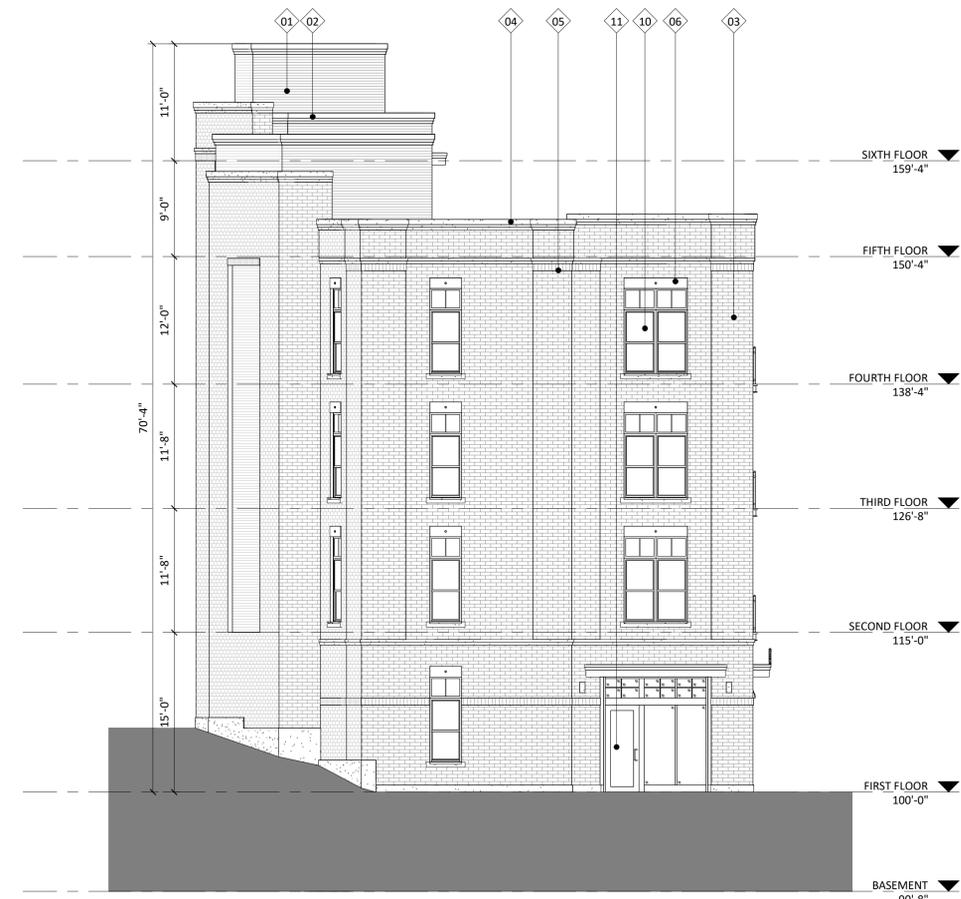




1 ELEVATION - SOUTH  
A-2.1 1/8" = 1'-0"



EXTERIOR MATERIAL SCHEDULE			
MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
01	CORRUGATED METAL PANEL	CMG	WEATHERED ZINC
02	METAL TRIM	CMG	WEATHERED ZINC
03	BRICK VENEER	SIOUX CITY	WHITE VELOUR
04	CAST STONE BANDS	ROCKCAST	CRYSTAL WHITE
05	BRICK SOLDIER COURSE	SIOUX CITY	WHITE VELOUR
06	METAL ACCENT PANEL	TBD	BLACK
07	FABRIC AWNING	TBD	BLACK
10	COMPOSITE WINDOWS	ANDERSEN 100	BLACK
11	ALUMINIUM STORE FRONT	TBD	BLACK
12	RAILINGS & HANDRAILS	SUPERIOR	BLACK



2 ELEVATION - WEST  
A-2.1 1/8" = 1'-0"

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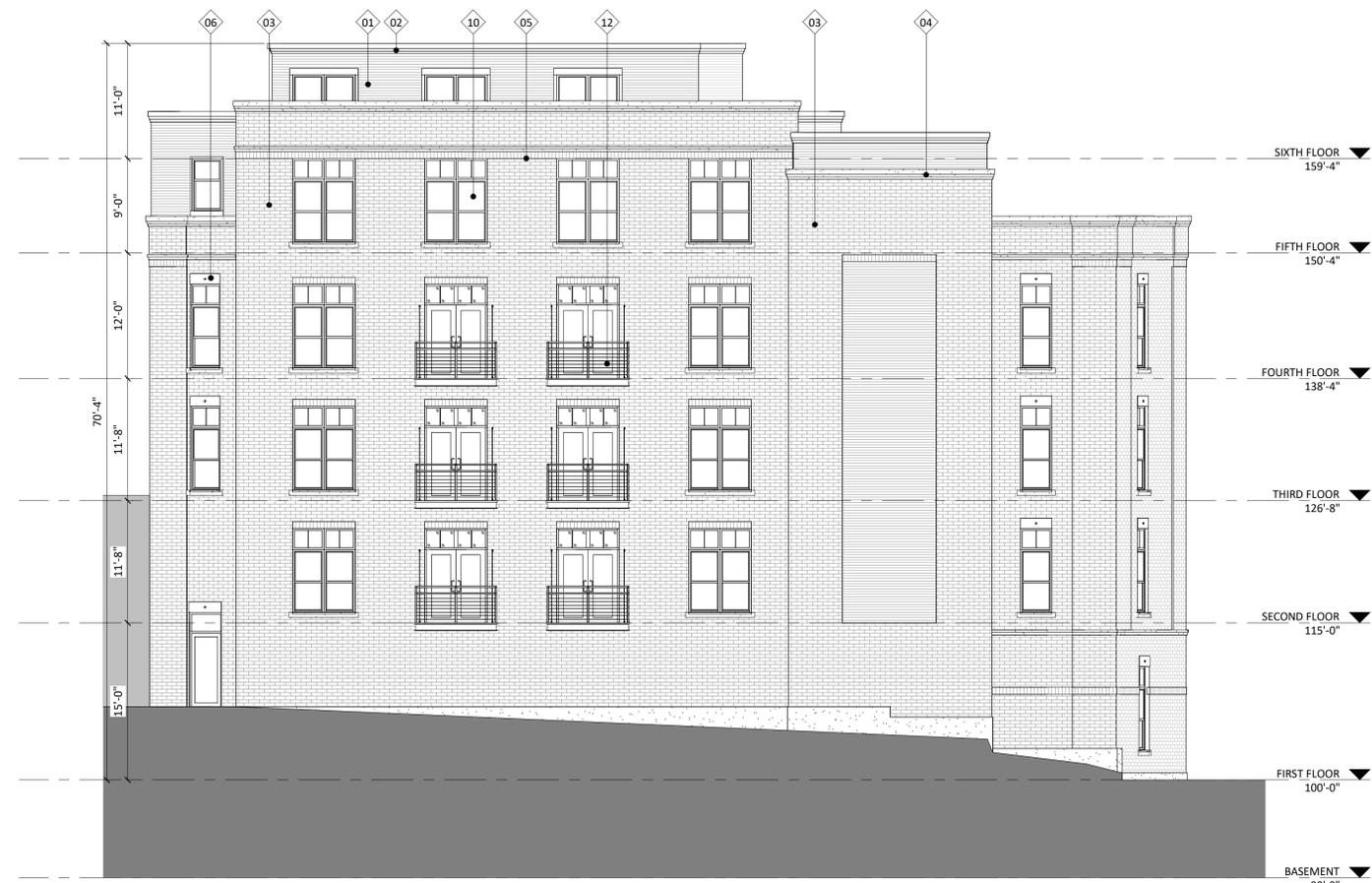
PROJECT TITLE  
**State Street Development**

434 - 444 State Street  
SHEET TITLE  
**EXTERIOR ELEVATIONS**

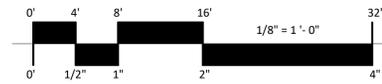
SHEET NUMBER

**A-2.1**

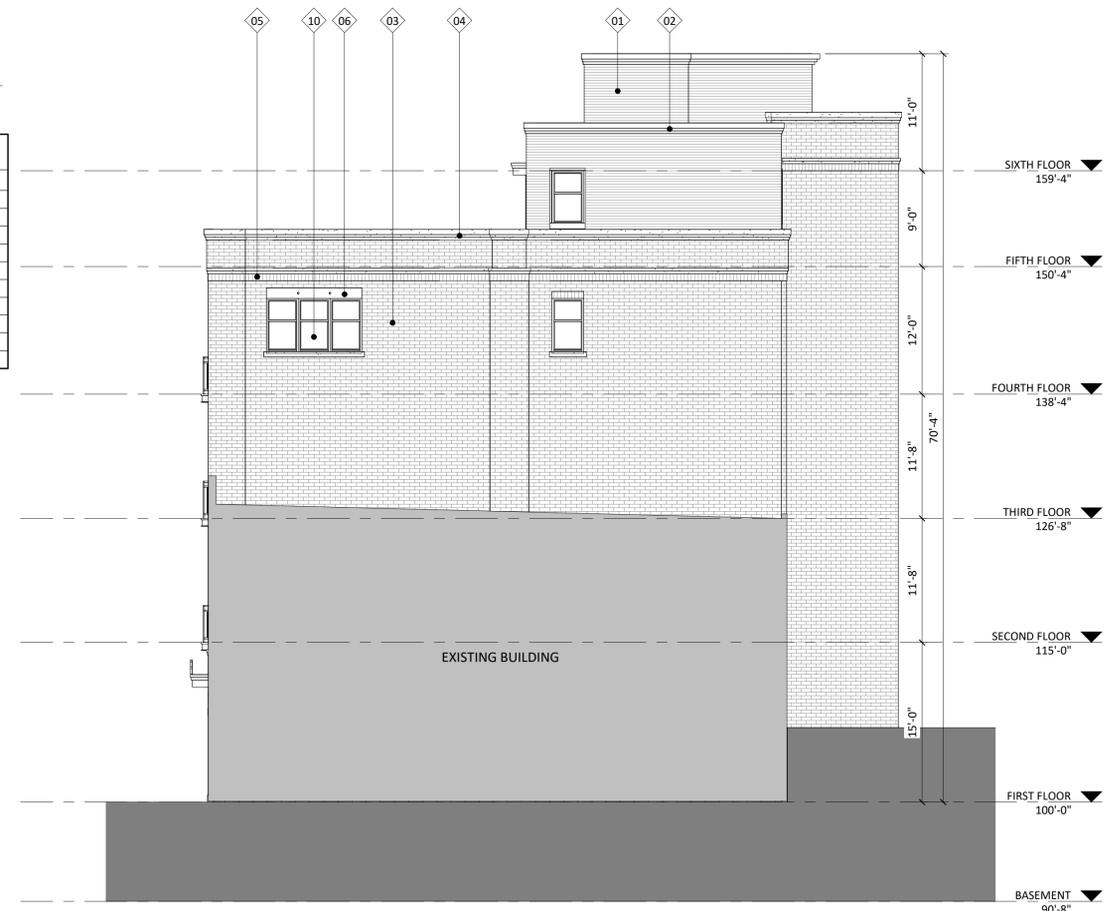
PROJECT NUMBER 1939



1 ELEVATION - NORTH  
A-2.2 1/8" = 1'-0"



EXTERIOR MATERIAL SCHEDULE			
MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
01	CORRUGATED METAL PANEL	CMG	WEATHERED ZINC
02	METAL TRIM	CMG	WEATHERED ZINC
03	BRICK VENEER	SIOUX CITY	WHITE VELOUR
04	CAST STONE BANDS	ROCKCAST	CRYSTAL WHITE
05	BRICK SOLDIER COURSE	SIOUX CITY	WHITE VELOUR
06	METAL ACCENT PANEL	TBD	BLACK
07	FABRIC AWNING	TBD	BLACK
10	COMPOSITE WINDOWS	ANDERSEN 100	BLACK
11	ALUMINIUM STORE FRONT	TBD	BLACK
12	RAILINGS & HANDRAILS	SUPERIOR	BLACK



2 ELEVATION - EAST  
A-2.2 1/8" = 1'-0"

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PROJECT TITLE  
**State Street  
Development**

434 - 444 State Street  
SHEET TITLE  
**EXTERIOR  
ELEVATIONS**

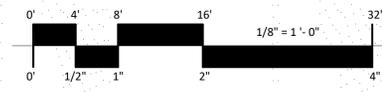
SHEET NUMBER

**A-2.2**

PROJECT NUMBER 1939



1 COLORED ELEVATION - SOUTH  
A-2.3 1/8" = 1'-0"



EXTERIOR MATERIAL SCHEDULE			
MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
01	CORRUGATED METAL PANEL	CMG	WEATHERED ZINC
02	METAL TRIM	CMG	WEATHERED ZINC
03	BRICK VENEER	SIOUX CITY	WHITE VELOUR
04	CAST STONE BANDS	ROCKCAST	CRYSTAL WHITE
05	BRICK SOLDIER COURSE	SIOUX CITY	WHITE VELOUR
06	METAL ACCENT PANEL	TBD	BLACK
07	FABRIC AWNING	TBD	BLACK
10	COMPOSITE WINDOWS	ANDERSEN 100	BLACK
11	ALUMINIUM STORE FRONT	TBD	BLACK
12	RAILINGS & HANDRAILS	SUPERIOR	BLACK



2 COLORED ELEVATION - WEST  
A-2.3 1/8" = 1'-0"

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PROJECT TITLE  
**State Street Development**

434 - 444 State Street  
SHEET TITLE  
**EXTERIOR ELEVATIONS COLORED**

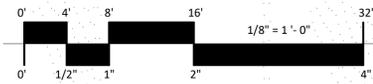
SHEET NUMBER

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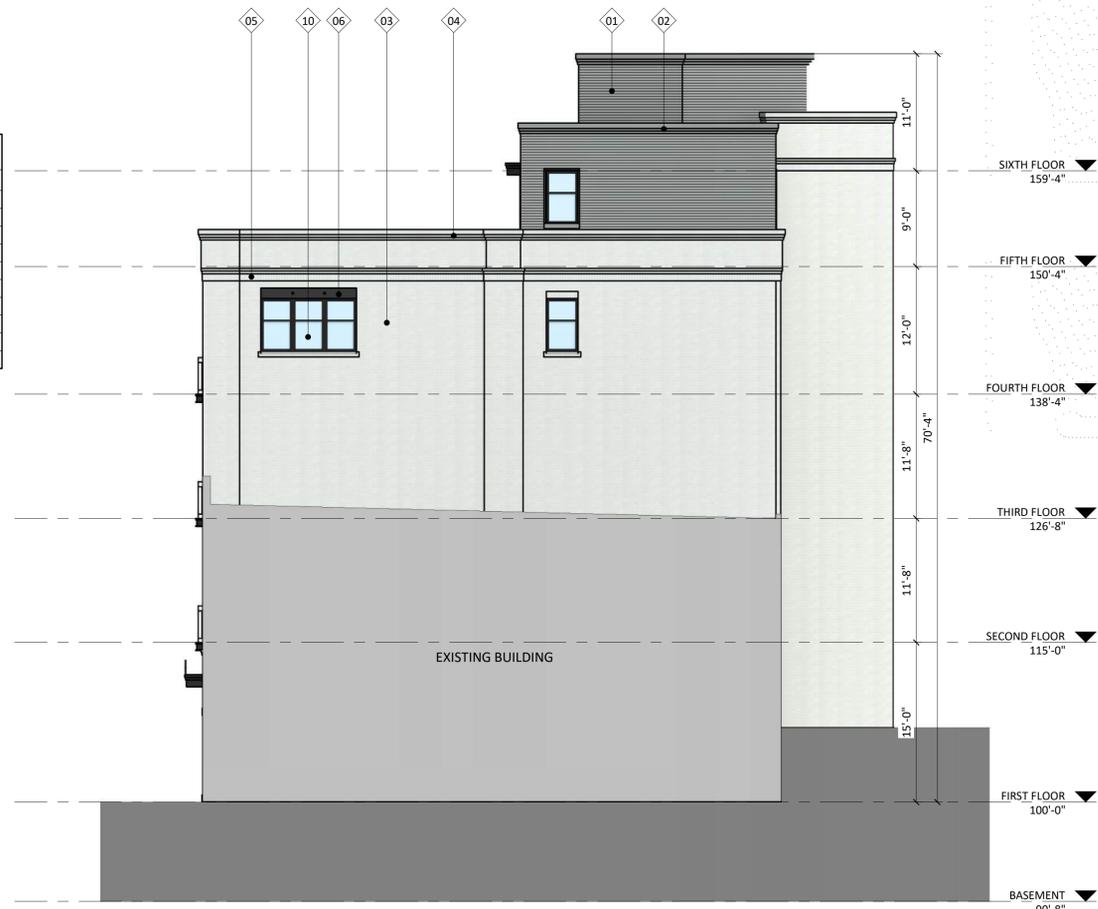
PROJECT NUMBER 1939



1 COLORED ELEVATION - NORTH  
A-2.4 1/8" = 1'-0"



EXTERIOR MATERIAL SCHEDULE			
MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
01	CORRUGATED METAL PANEL	CMG	WEATHERED ZINC
02	METAL TRIM	CMG	WEATHERED ZINC
03	BRICK VENEER	SIOUX CITY	WHITE VELOUR
04	CAST STONE BANDS	ROCKCAST	CRYSTAL WHITE
05	BRICK SOLDIER COURSE	SIOUX CITY	WHITE VELOUR
06	METAL ACCENT PANEL	TBD	BLACK
07	FABRIC AWNING	TBD	BLACK
10	COMPOSITE WINDOWS	ANDERSEN 100	BLACK
11	ALUMINIUM STORE FRONT	TBD	BLACK
12	RAILINGS & HANDRAILS	SUPERIOR	BLACK



2 COLORED ELEVATION - EAST  
A-2.4 1/8" = 1'-0"

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PROJECT TITLE  
**State Street  
Development**

434 - 444 State Street  
SHEET TITLE  
**EXTERIOR  
ELEVATIONS  
COLORED**

SHEET NUMBER

**A-2.4**

PROJECT NUMBER 1939



# State Street Development

434 - 444 State Street

RENDER IMAGE 01

X901





# State Street Development

434 - 444 State Street

RENDER IMAGE 09

x909





# State Street Development

434 - 444 State Street  
RENDER IMAGE 05

X905





# State Street Development

434 - 444 State Street

RENDER IMAGE 11

X911





# State Street Development

434 - 444 State Street

RENDER IMAGE 03

X903





# State Street Development

434 - 444 State Street

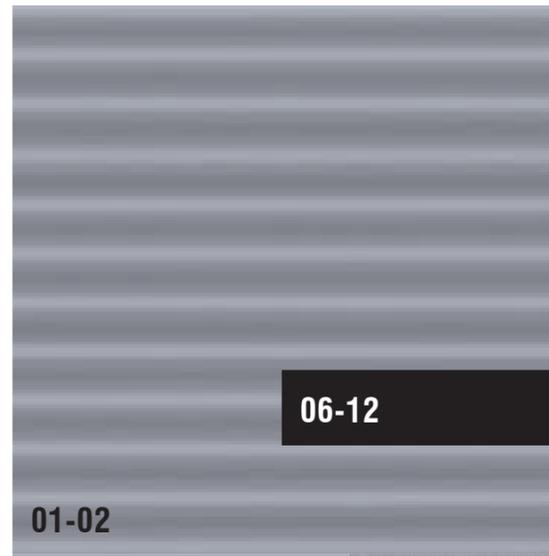
RENDER IMAGE 07

X907





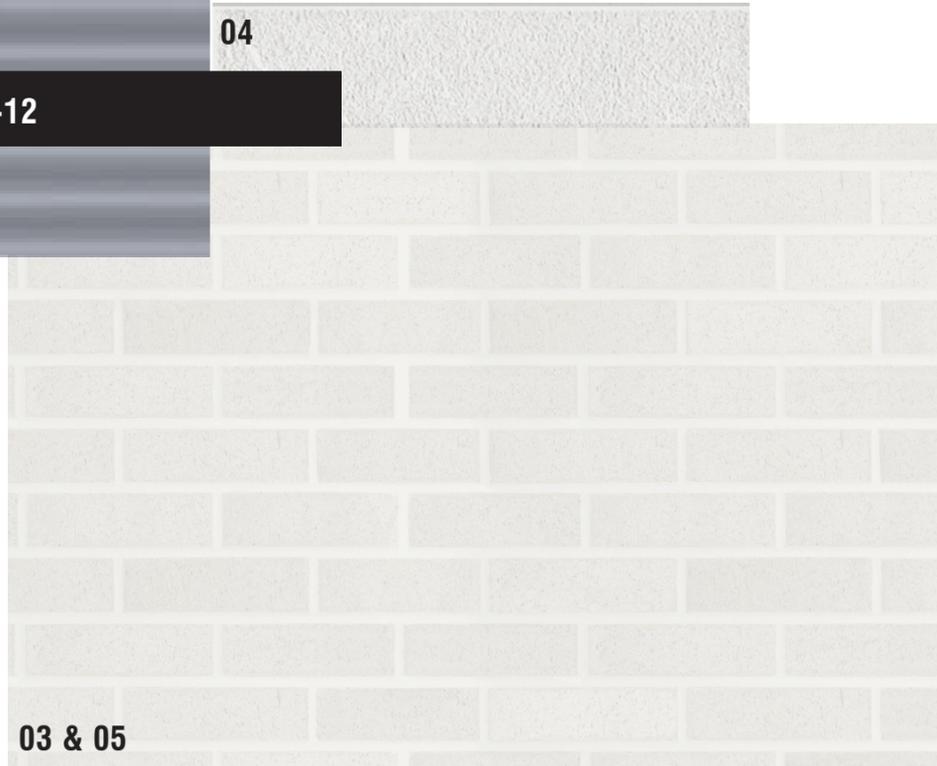
View from State St.



04

06-12

01-02



03 & 05

**EXTERIOR MATERIAL SCHEDULE**

MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
01	CORRUGATED METAL PANEL	CMG	WEATHERED ZINC
02	METAL TRIM	CMG	WEATHERED ZINC
03	BRICK VENEER	SIOUX CITY	WHITE VELOUR
04	CAST STONE BANDS	ROCKCAST	CRYSTAL WHITE
05	BRICK SOLDIER COURSE	SIOUX CITY	WHITE VELOUR
06	METAL ACCENT PANEL	TBD	BLACK
07	FABRIC AWNING	TBD	BLACK
10	COMPOSITE WINDOWS	ANDERSEN 100	BLACK
11	ALUMINIUM STORE FRONT	TBD	BLACK
12	RAILINGS & HANDRAILS	SUPERIOR	BLACK