

SITE LOCATOR MAP

REDEVELOPMENT
521 E. WASHINGTON AVE., MADISON
UDC INFO SUBMITTAL | 04.22.2024 | #2379





EAST WASHINGTON AVE.

S. BLAIR ST.

PROPOSED

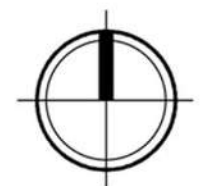
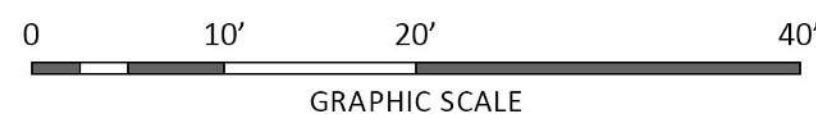
5' MIN. REQUIRED
FRONT YARD SETBACK

5' MIN REQUIRED
CORNER SIDE YARD SETBACK

5' MIN. REQUIRED
SIDE YARD SETBACK

5' MIN. REQUIRED
SIDE YARD SETBACK

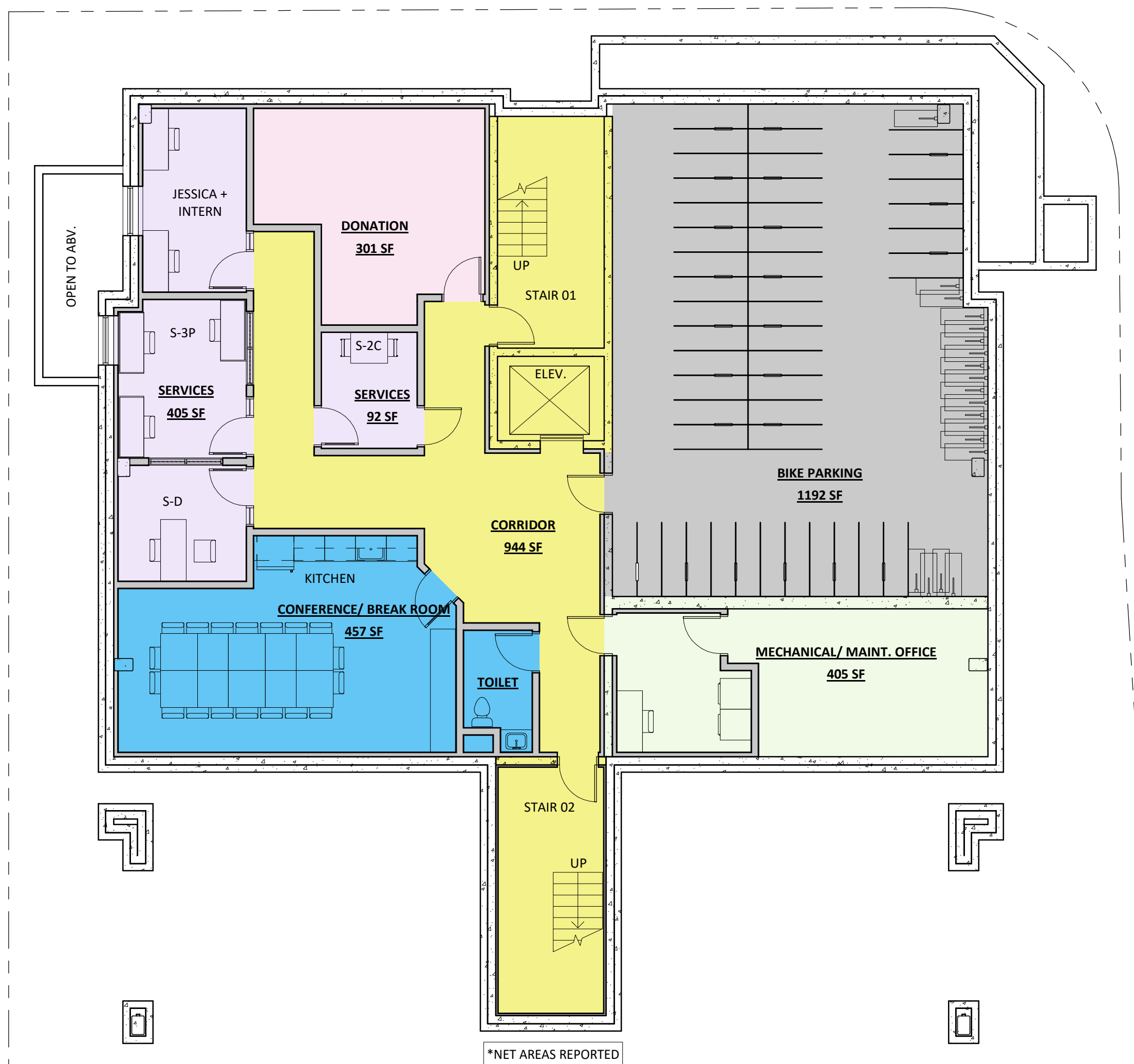
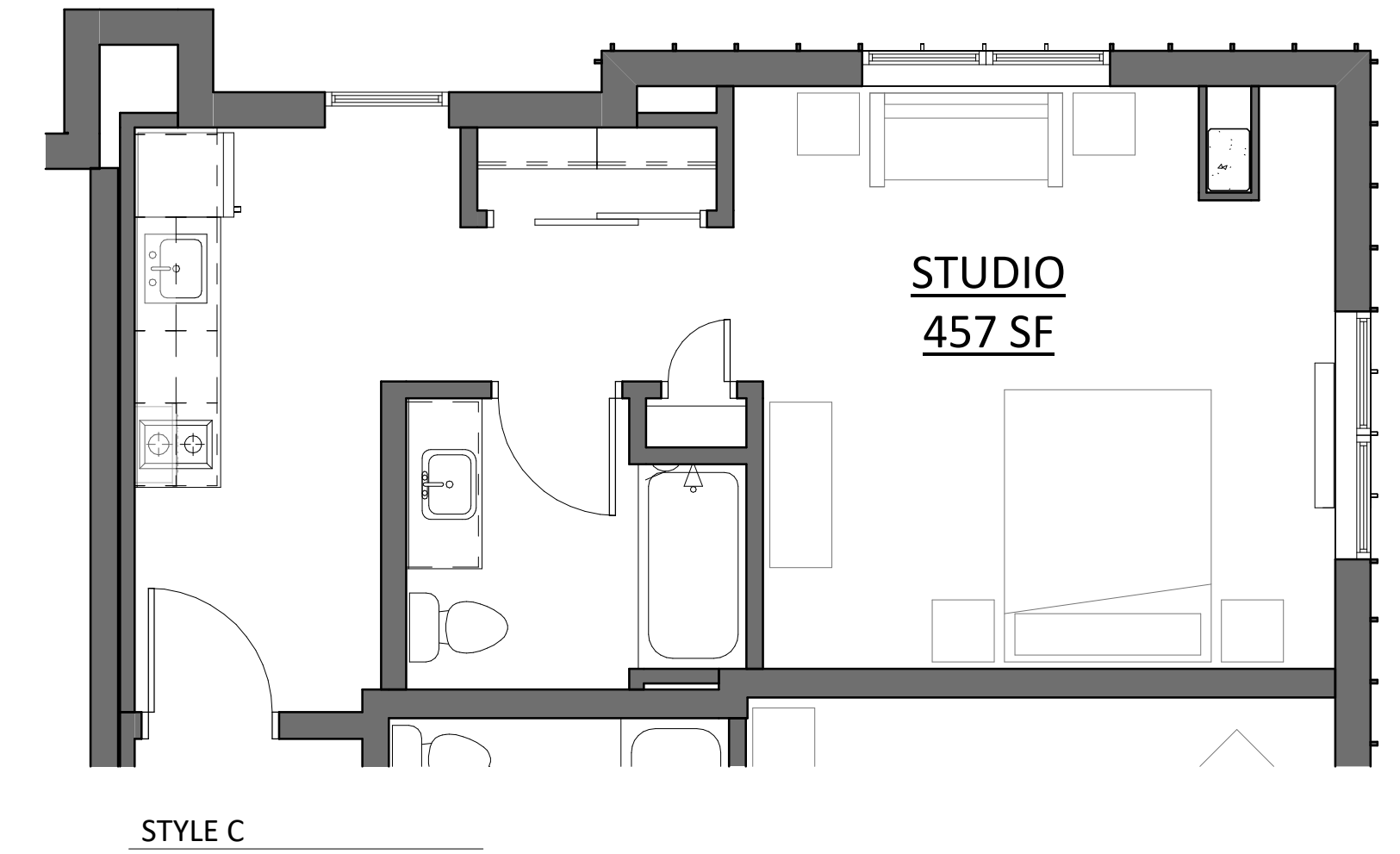
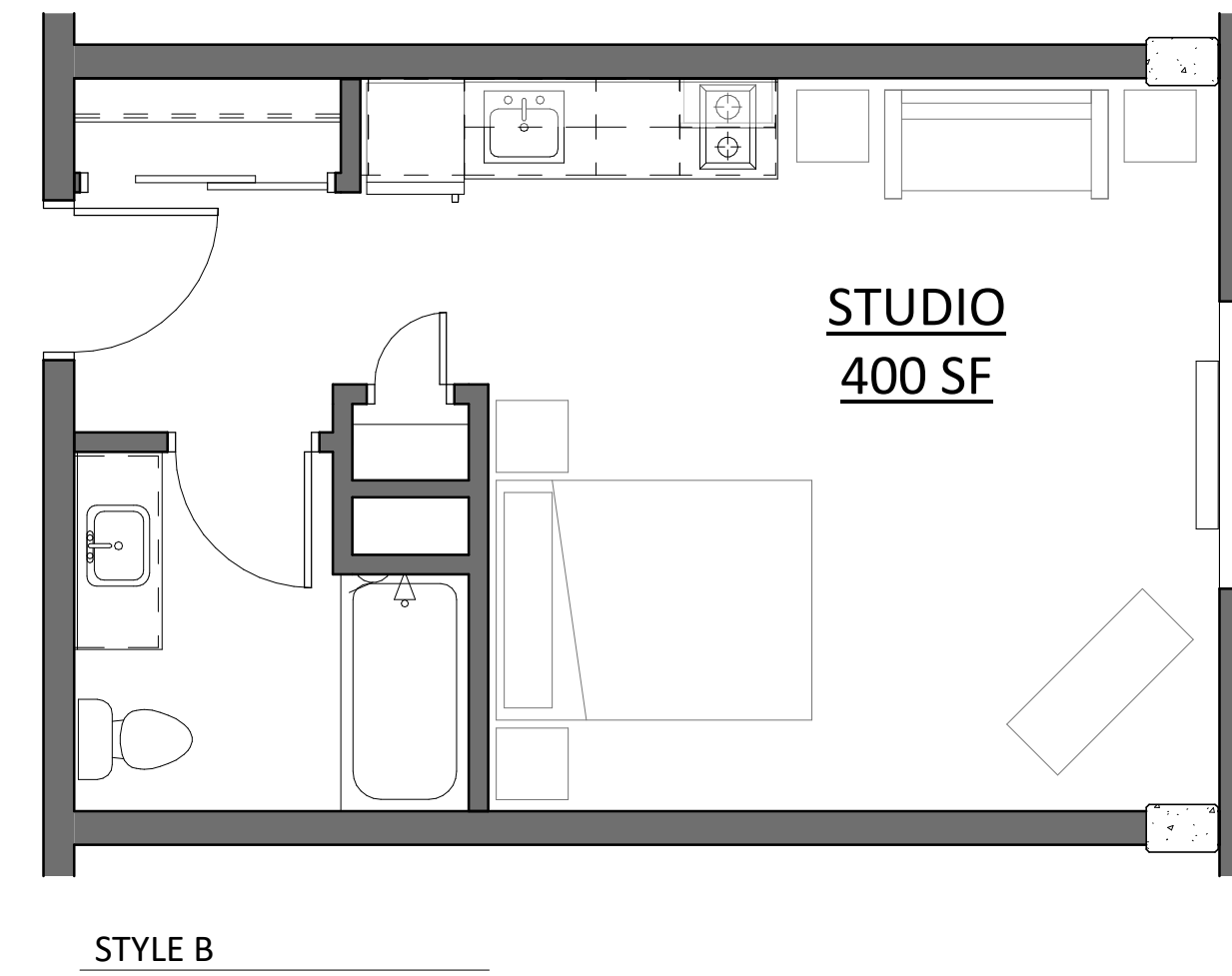
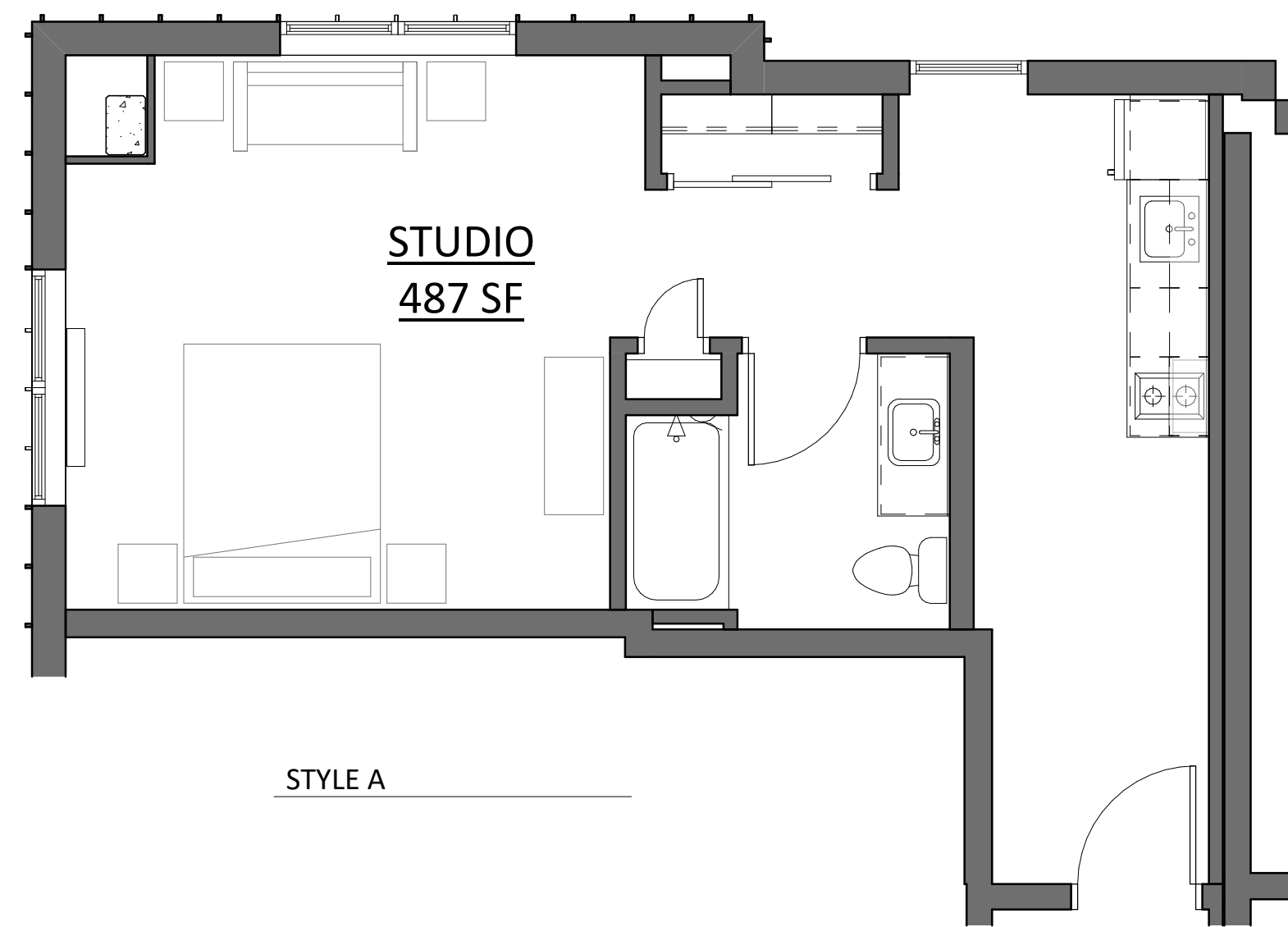
10' MIN. REQUIRED
REAR YARD SETBACK



SITE PLAN

REDEVELOPMENT
521 E. WASHINGTON AVE., MADISON
NEIGHBORHOOD PRESENTATION | 05.16.2024 | #2379

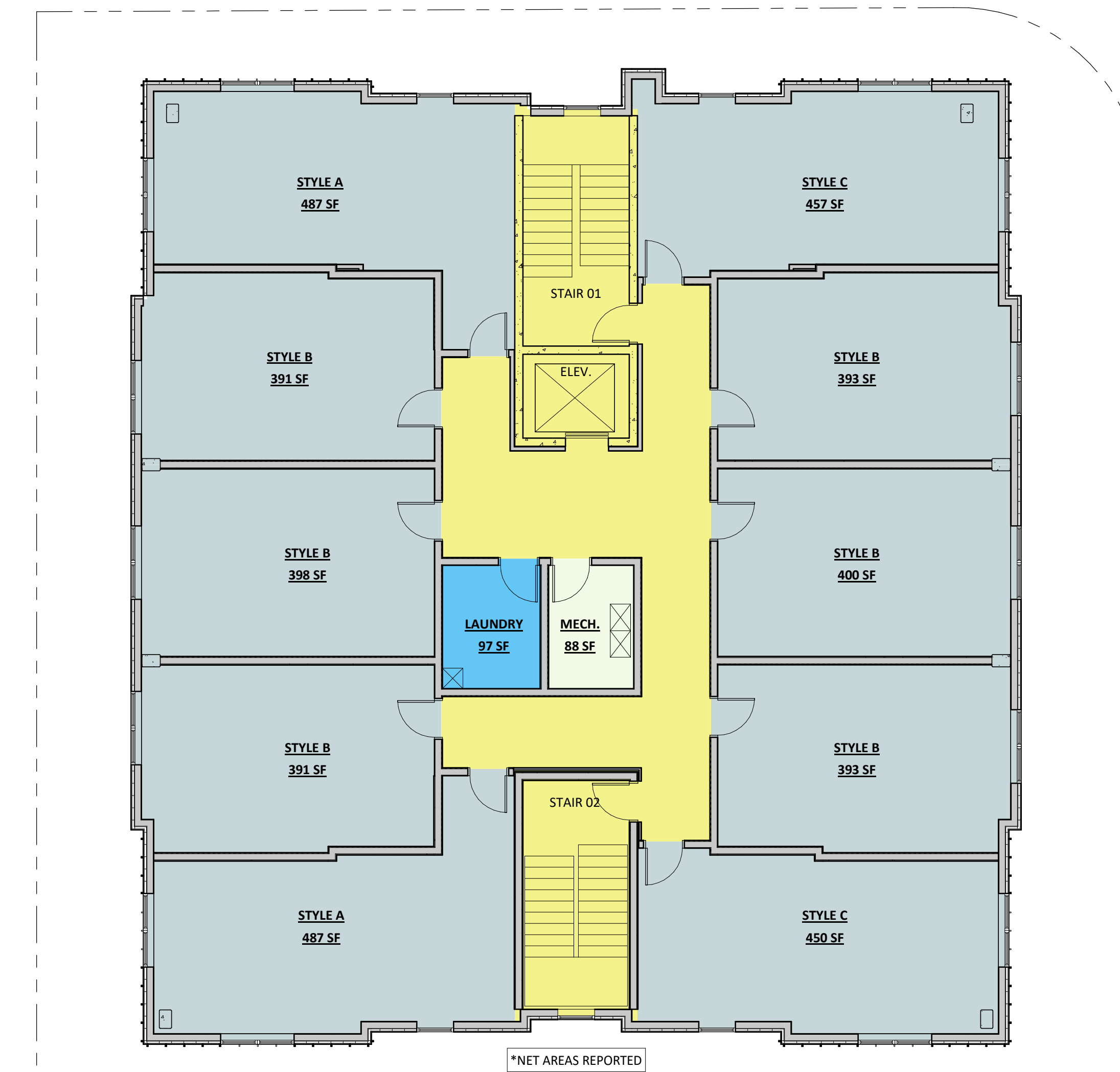




LOWER LEVEL



LEVEL 01



LEVELS 02-08

CONCEPTUAL FLOOR PLANS

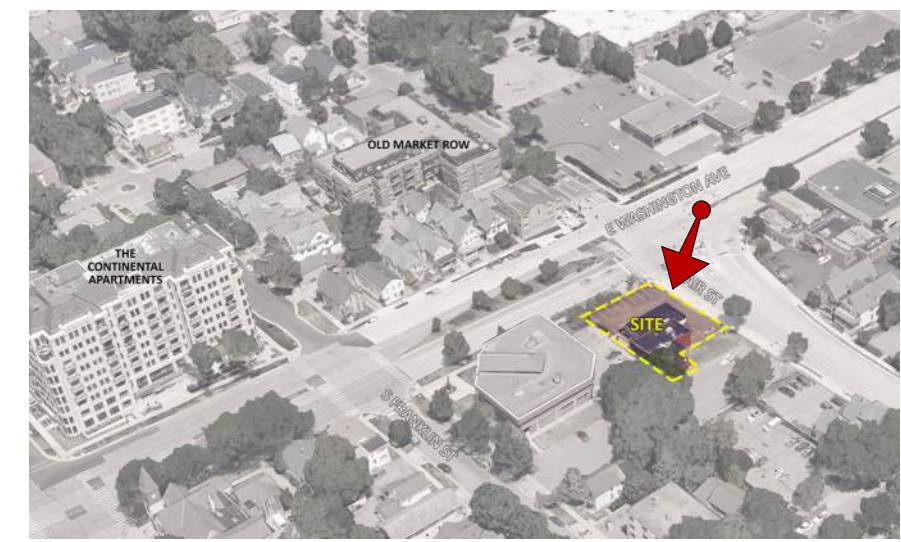




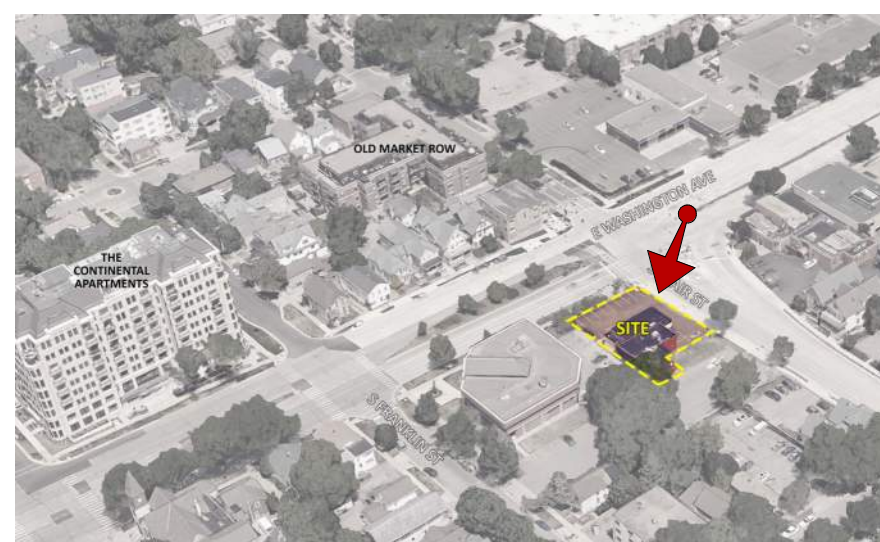
UDC Informational



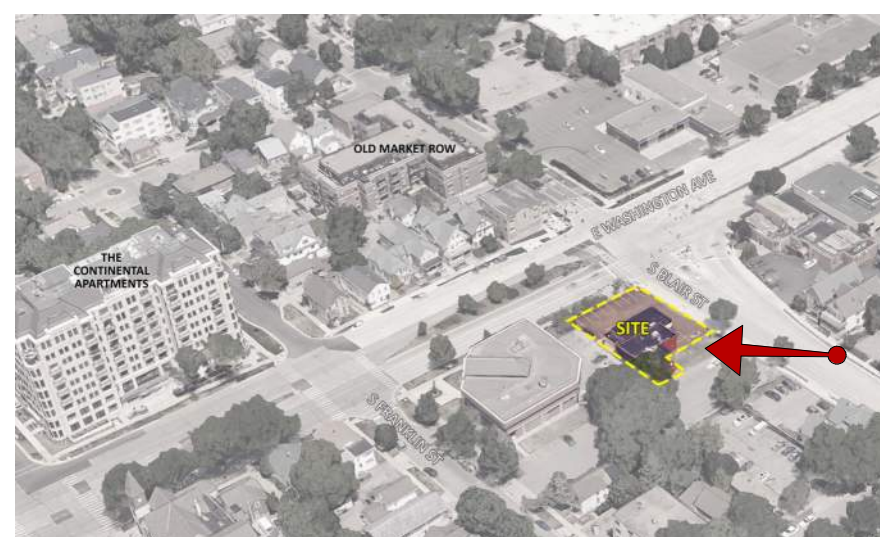
Current Design



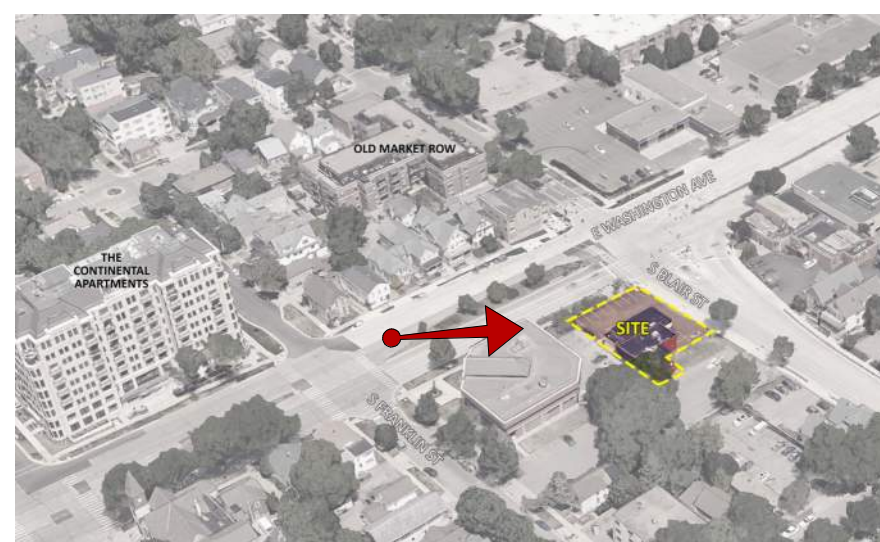
Design Comparison



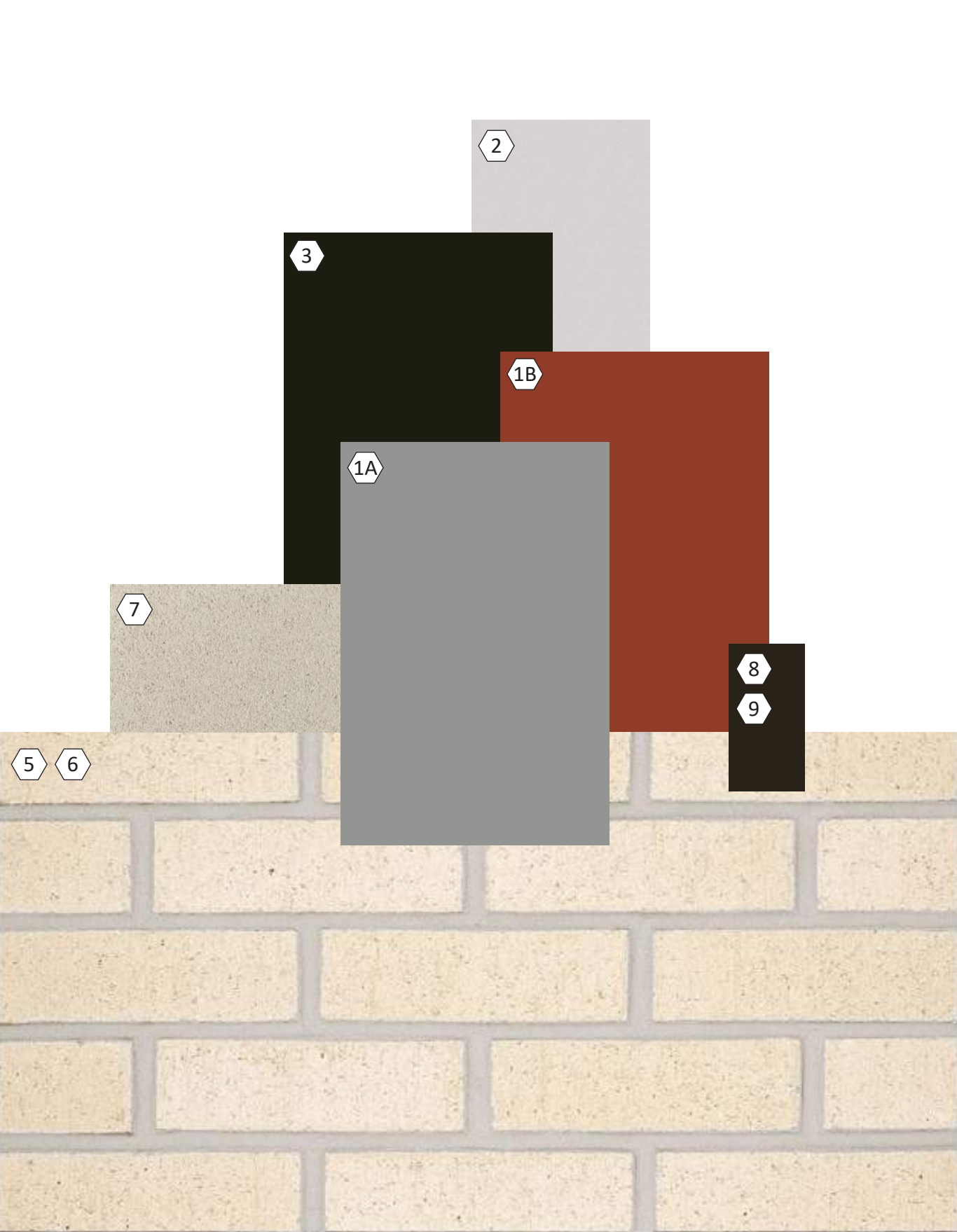
VIEW FROM STREET INTERSECTION



VIEW FROM S. BLAIR STREET



VIEW FROM E. WASHINGTON AVENUE

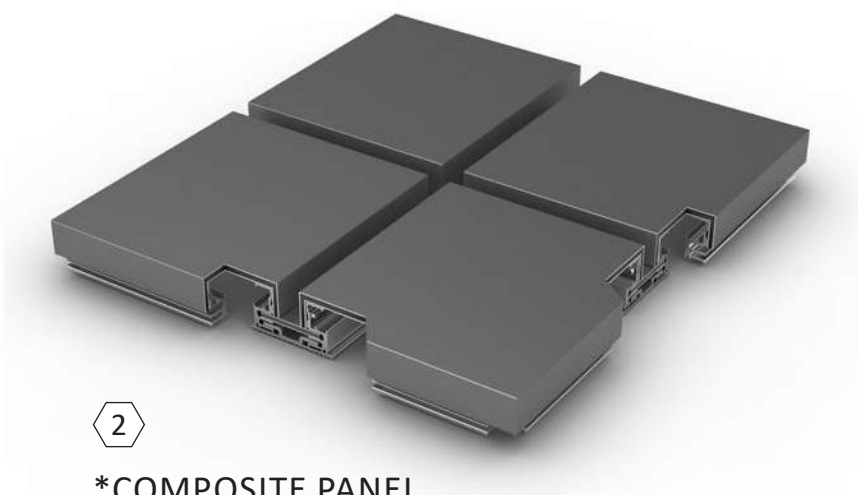
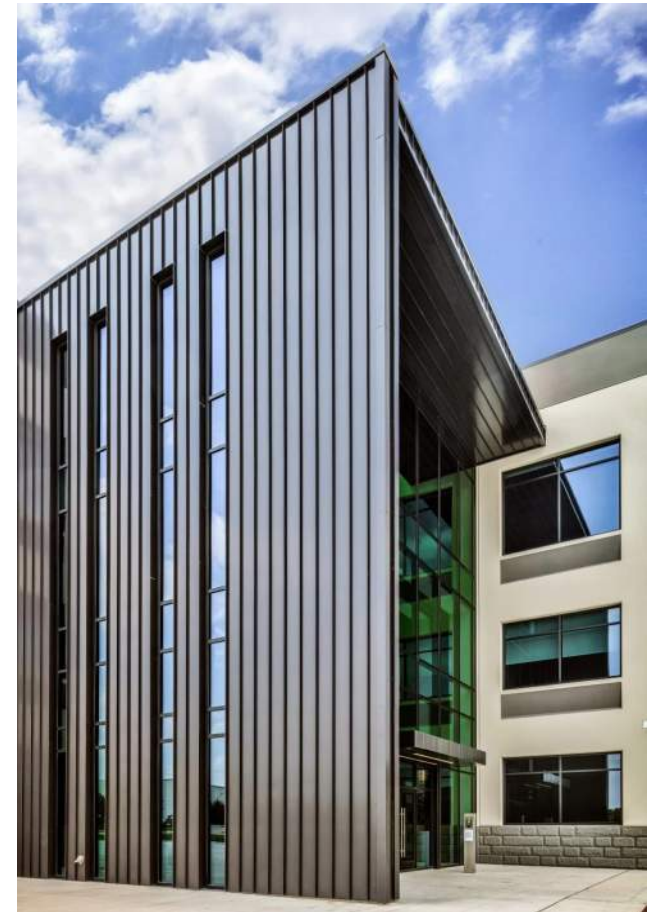


EXTERIOR MATERIAL SCHEDULE			
MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
1A	MTL HORIZONTAL REVEAL PANEL	PAC-CLAD	SLATE GRAY
1B	MTL HORIZONTAL REVEAL PANEL	PAC-CLAD	COLONIAL RED
2	MCM PANEL	TBD	ASCOT WHITE
3	STANDING SEAM VERTICAL SIDING	PAC-CLAD	MIDNIGHT-BRONZE
5	BRICK VENEER	SUMMIT BRICK	THISTLEDOWN
6	BRICK VENEER - SOLDIER COURSE	SUMMIT BRICK	THISTLEDOWN
7	CAST STONE BANDS & SILLS	ROCKCAST	RIESLING
8	COMPOSITE WINDOWS	TBD	DARK BRONZE
9	ALUM. STOREFRONT	TBD	DARK BRONZE

*PLEASE NOTE THAT COLOR MAY DIFFER SLIGHTLY FROM HOW IT APPEARS ON YOUR SCREEN DUE TO VARYING MONITOR SETTINGS.

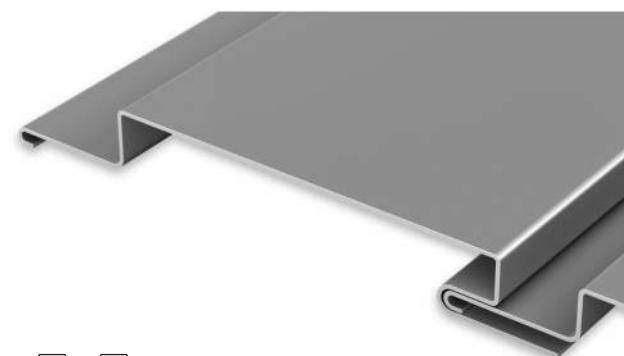


WINDOW LOUVER EXAMPLES



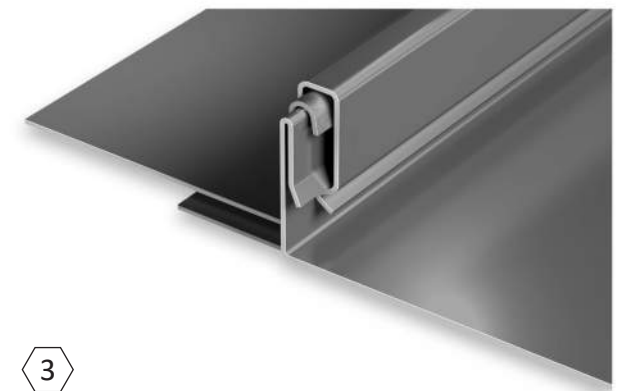
2

*COMPOSITE PANEL



1A 1B

*HORIZONTAL REVEAL PANEL



3

*STANDING SEAM VERTICAL SIDING

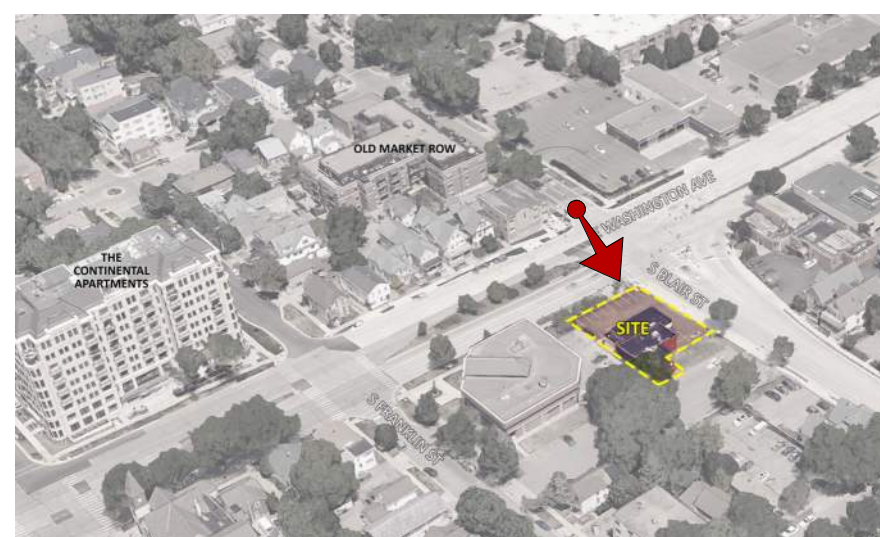
*PROFILE ONLY, NOT COLOR

PROFILES & WINDOW LOUVERS

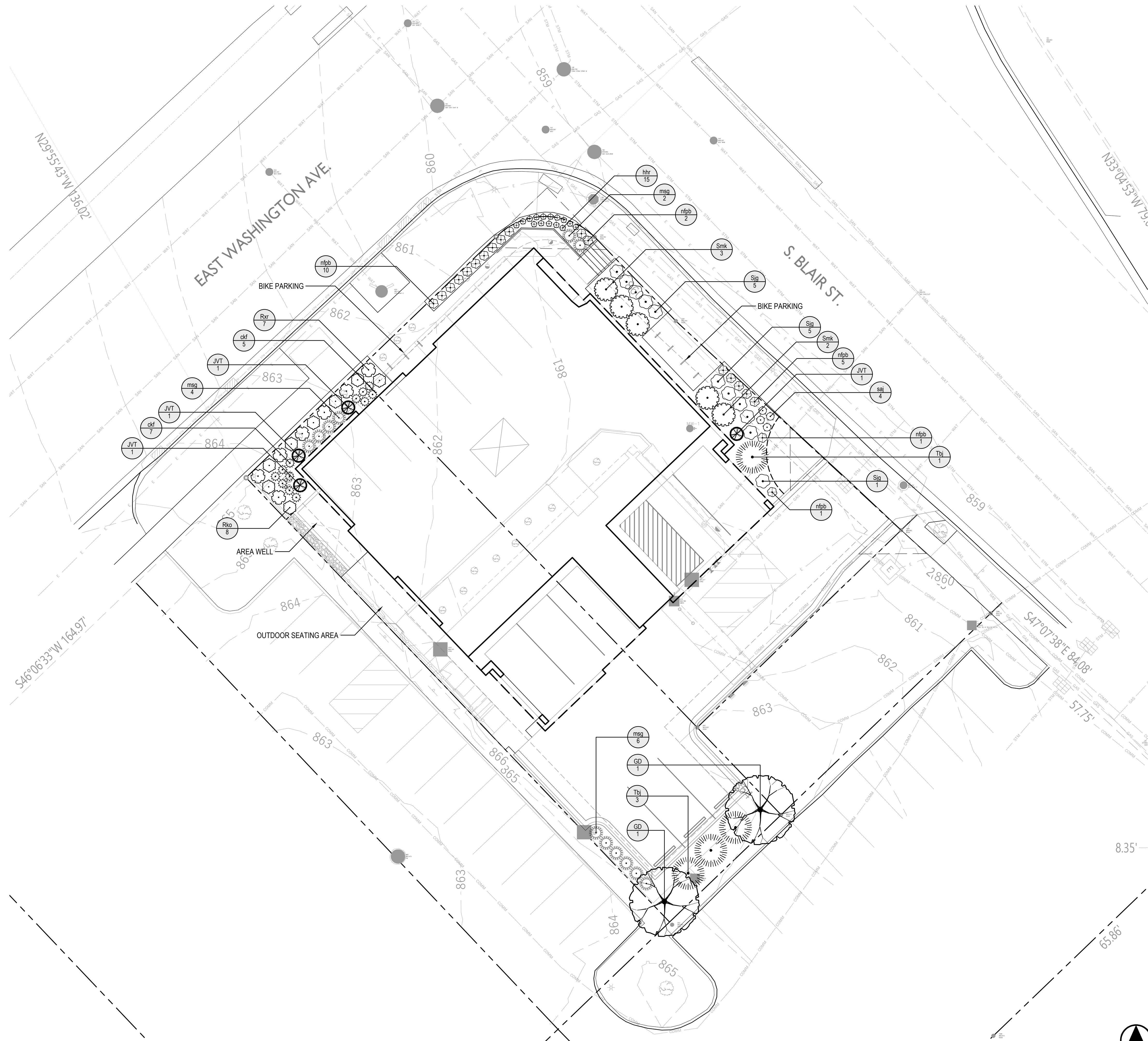
REDEVELOPMENT
521 E. WASHINGTON AVE., MADISON

LU & UDC FINAL SUBMITTAL | 05.13.2024 | #2379





VIEW FROM STREET INTERSECTION



LEGEND:

	PROPERTY LINE
	1 1/2" DIAMETER, WASHED, DECORATIVE STONE MULCH
	RIGID ALUMINUM EDGING.
	EXISTING CONTOURS

NOTES:

1. SEE C102 FOR SITE DEMOLITION PLAN.
2. SEE C201 FOR SITE PLAN.
6. SEE C202 FOR SITE LIGHTING PLAN.
7. SEE C203 FOR FIRE ACCESS PLAN.
8. SEE C204 FOR LOT COVERAGE PLAN.
9. SEE C300 FOR GRADING AND EROSION CONTROL PLAN.
10. SEE C400 FOR SITE UTILITIES PLAN.
11. ANY NEW TREES WITHIN PUBLIC ROW SHALL BE DETERMINED BY THE CITY FORESTER.
12. LAWN AREAS WITHIN STREET TERRACE SHALL BE SEEDED.
13. ALL PLANT BEDS SHALL RECEIVE 3" OF SHREDDED HARDWOOD BARK MULCH.
14. PERMANENT IRRIGATION SHALL BE INSTALLED WITHIN ALL RAISED PLANTERS.

knothe + bruce
ARCHITECTS

Phone: 608.836.3690 8401 Greenway Blvd, STE 900 Middleton, WI 53562

FIGUREGROUND
jporter@figureground-design.com 608-345-5101

ISSUED
LAND USE SUBMITTAL
NOT FOR CONSTRUCTION

PROJECT TITLE
**East Washington Avenue
Redevelopment**

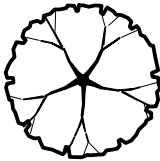
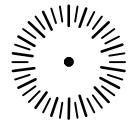
521 E. Washington Ave
Madison, WI
SHEET TITLE
LANDSCAPE PLAN

SHEET NUMBER

L100
PROJECT NUMBER **2379**

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PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	STOCK	HEIGHT	QTY
EVERGREEN TREES							
	JVT	Juniperus virginiana 'Taylor'	Taylor Eastern Redcedar	See Height	B&B	8'	4
OVERSTORY DECIDUOUS TREES							
	GD	Gleditsia triacanthos inermis 'Draves'	Street Keeper® Honey Locust	2.5" Cal.	B&B	18'	2
DECIDUOUS SHRUBS							
	Rxr	Rosa x 'Radcon'	Pink Knock Out® Shrub Rose	#3	Container	30"	7
	Rko	Rosa x 'Radrazz'	Knock Out® Shrub Rose	#3	Container	24"	8
	Sjg	Spiraea japonica 'Goldmound'	Goldmound Japanese Spirea	#3	Container	24"	11
	Smk	Syringa patula 'Miss Kim'	Miss Kim Korean Lilac	#5	Container	36"	5
EVERGREEN SHRUBS							
	Tbj	Thuja occidentalis 'BailJohn' TM	Technito Arborvitae	#5	Container	48" Height	4
GRASSES & SEDGES							
	ckf	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	#1	Container	N/A	12
	msg	Miscanthus sinensis 'Gracillimus'	Gracillimus Eulalia Grass	#1	Container	N/A	12
HERBACEOUS PERENNIALS							
	hhr	Hemerocallis x 'Happy Returns'	Happy Returns Daylily	#1	Container	N/A	15
	nfpb	Nepeta x faassenii 'Pursian Blue'	Pursian Blue Catmint	#1	Container	N/A	19
	saj	Sedum x 'Autumn Joy'	Autumn Joy Sedum	#1	Container	N/A	4

City of Madison, WI Landscape Worksheet - 521 E. Washington Ave.

5/13/2024

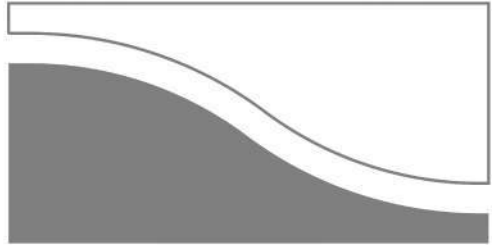
Zoning: Regional Mixed-Use (RMX)

Developed Area (SF)	Landscape Points Required	Landscape Points Achieved			
10,527	175	467			
Points Tabulation					
Plant Type/Element	Points	Quantity	Points Achieved		
Overstory deciduous trees	35	2	70		
Tall evergreen trees	35	4	140		
Ornamental trees	15	0	0		
Upright evergreen shrubs	10	4	40		
Shrubs, deciduous	3	31	93		
Shrubs, evergreen	4	0	0		
Ornamental grasses/perennials	2	62	124		
Decorative fencing/wall	4/LF	0	0		
Existing specimen tree	14/cal. inch	0	0		
Landscape furniture (public)	5/seat	0	0		
Total Points Achieved			467		
Development Frontage Landscaping	Frontage (LF)	Overstory Trees Required	Overstory Trees Proposed/Existing	Shrubs Required	Shrubs Proposed/Existing
(1) overstory deciduous tree and (5) shrubs /30 LF					
*(2) ornamental trees or (2) evergreen trees may be used in place of (1) overstory deciduous tree					
E. Washington Ave.	90	3	1.5 (3) evergreen trees]	15	15
S. Blair St.	106	4	0.50 [(1) evergreen tree]	18	17
*Interior Parking Lot Landscaping (for lots with 20 or more parking spaces) - N/A (No surface parking lots with 20 or more parking spaces)					



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PROJECT TITLE
East Washington Avenue
Redevelopment

521 E. Washington Ave
Madison, WI

SHEET TITLE
PLANT SCHEDULE
& LANDSCAPE
POINTS
WORKSHEET

SHEET NUMBER

L101
PROJECT NUMBER 2379