



City of Madison

Proposed Demolition & Conditional Use

Location
4602 East Washington Avenue

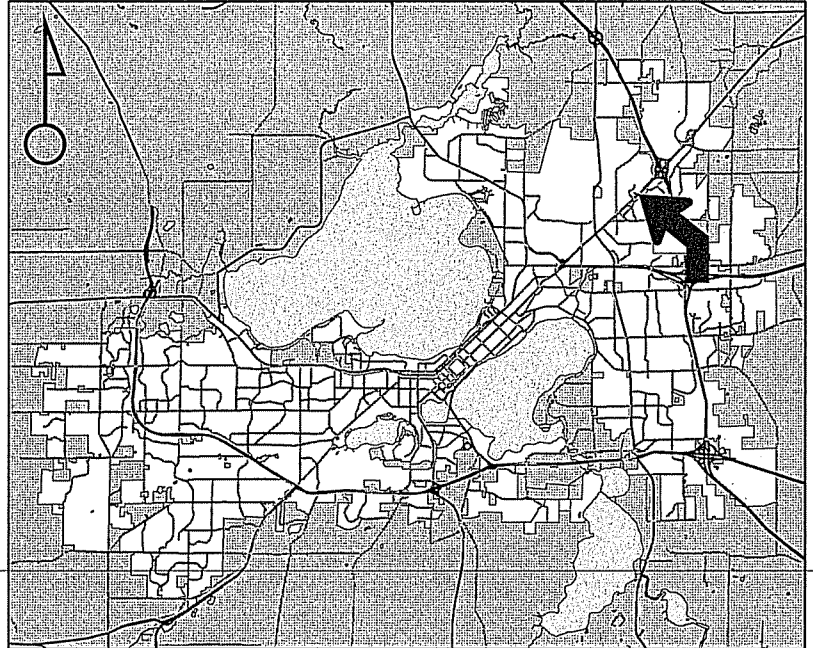
Project Name
Multi-Tenant Commercial

Applicant
Badgerland Financial/
Ryan Quam - Quam Engineering, LLC

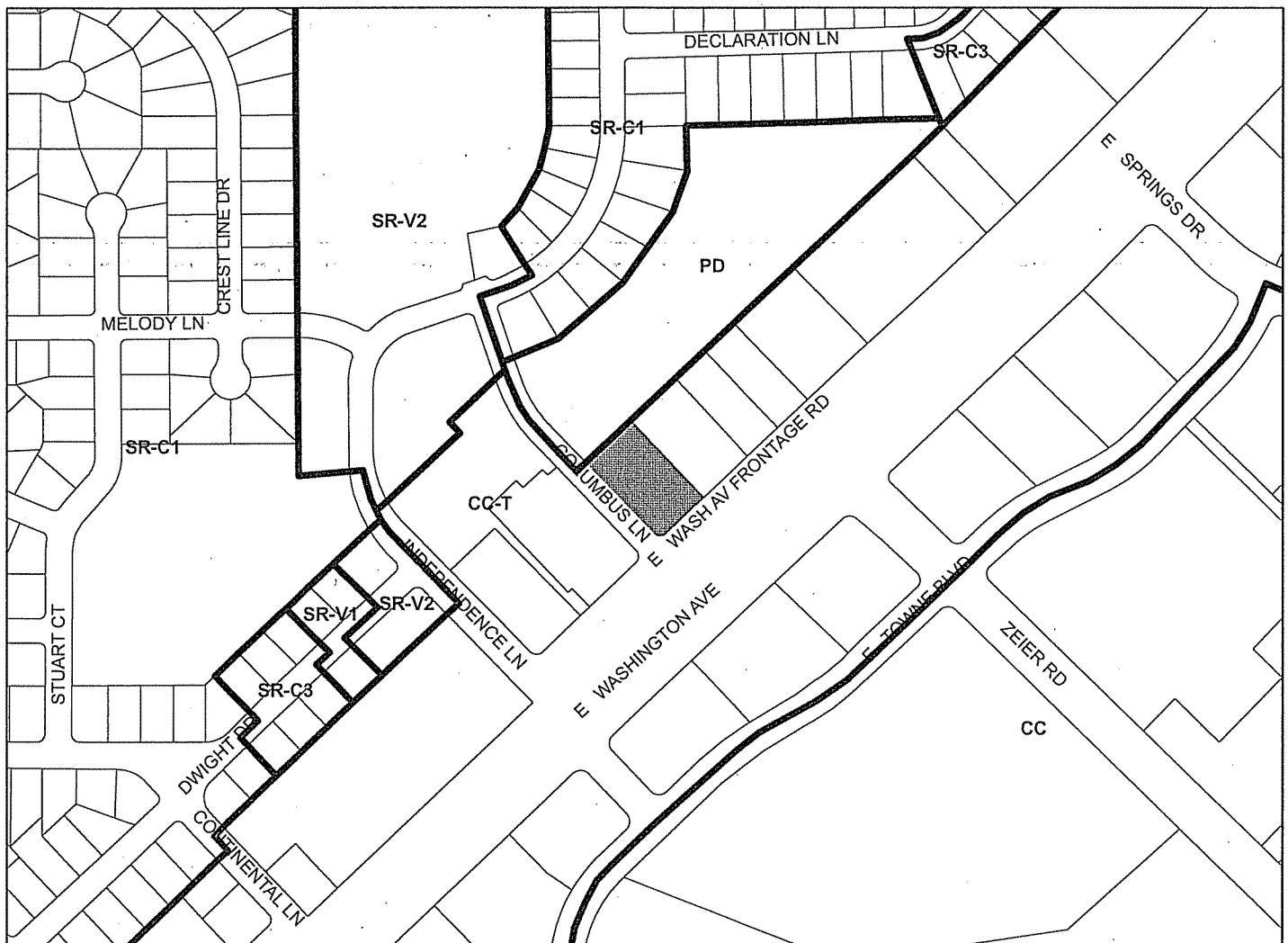
Existing Use
Bank building

Proposed Use
Demolish bank and construct
multi-tenant retail building in
Urban Design District 5

Public Hearing Date
Plan Commission
12 May 2014



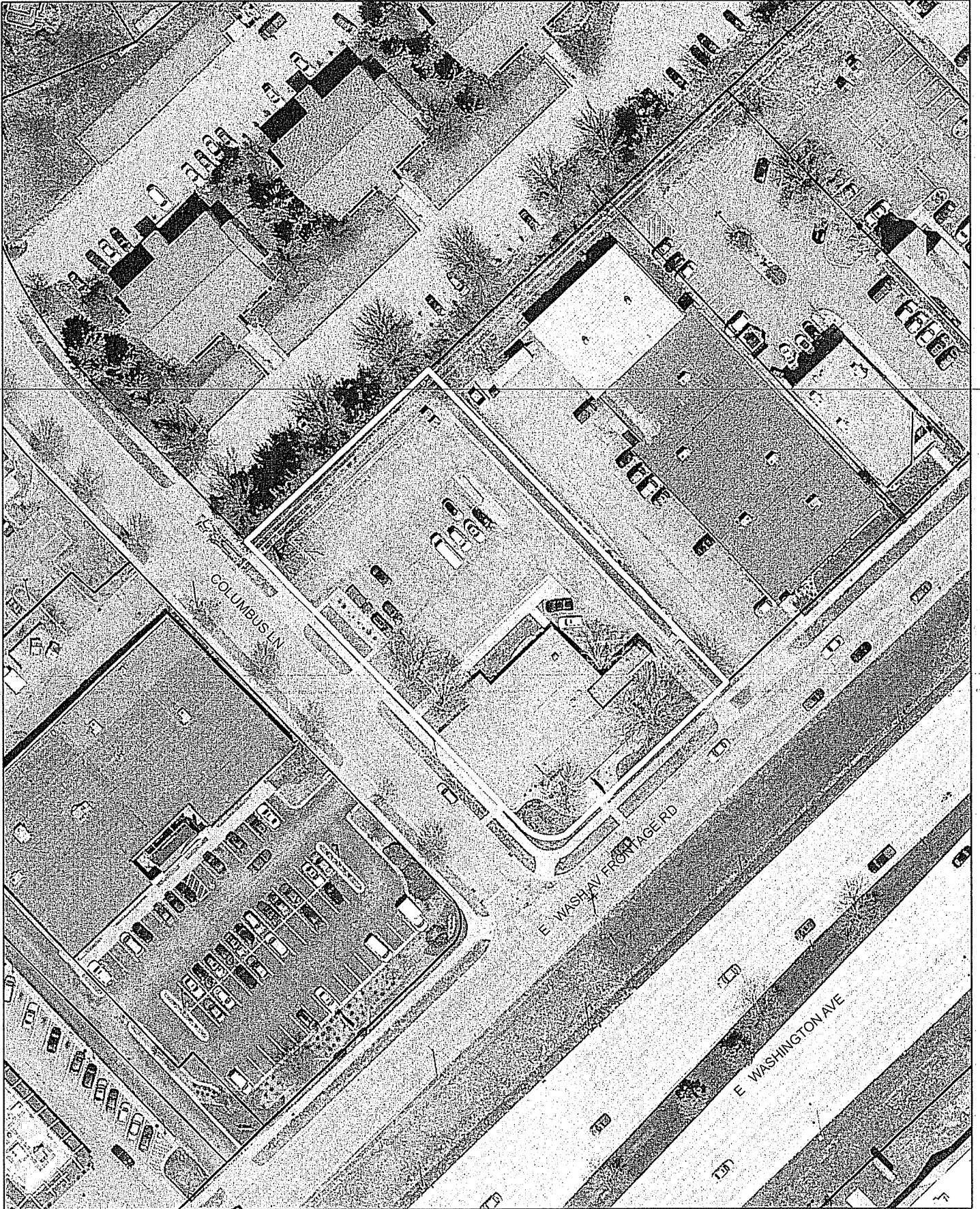
For Questions Contact: Heather Stouder at: 266-5974 or hstouder@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 01 May 2014

15





LAND USE APPLICATION

CITY OF MADISON

215 Martin Luther King Jr. Blvd; Room LL-100
PO Box 2985; Madison, Wisconsin 53701-2985
Phone: 608.266.4635 | Facsimile: 608.267.8739

- All Land Use Applications should be filed with the Zoning Administrator at the above address.
- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application.
- This form may also be completed online at:
www.cityofmadison.com/developmentcenter/landdevelopment

FOR OFFICE USE ONLY:

Amt. Paid _____ Receipt No. _____
Date Received _____
Received By _____
Parcel No. _____
Aldermanic District _____
Zoning District _____
Special Requirements _____
Review Required By:
☐ Urban Design Commission ☐ Plan Commission
☐ Common Council ☐ Other: _____

Form Effective: February 21, 2013

1. Project Address: 4602 East Washington Avenue

Project Title (if any): _____

2. This is an application for (Check all that apply to your Land Use Application):

- ☐ Zoning Map Amendment from _____ to _____
- ☐ Major Amendment to Approved PD-GDP Zoning ☐ Major Amendment to Approved PD-SIP Zoning
- ☐ Review of Alteration to Planned Development (By Plan Commission)
- ☐ Conditional Use, or Major Alteration to an Approved Conditional Use
- ☒ Demolition Permit
- ☐ Other Requests: _____

3. Applicant, Agent & Property Owner Information:

Applicant Name: Ryan Conrad Company: ECC Washington Avenue Property, LLC
Street Address: 8500 Keystone Crossing, Ste 160 City/State: Indianapolis/IN Zip: 46240
Telephone: (317) 574-7448 Fax: (317) 574-7471 Email: rconrad@thomasenglish.com

Project Contact Person: Ryan Quam Company: Quam Engineering, LLC
Street Address: 4604 Siggelkow Road, Suite A City/State: McFarland/WI Zip: 53558
Telephone: (608) 838-7750 Fax: (608) 838-7752 Email: rquam@quamengineering

Property Owner (if not applicant): Baderland Financial, FLCA
Street Address: 1430 North Ridge Drive City/State: Prairie du Sac, WI Zip: 53578

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: Raze the existing Badgerland Financial building and construct a new two tenant building for general retail.

Development Schedule: Commencement 12/1/2014 Completion 6/1/2015

5. Required Submittal Information

All Land Use applications are required to include the following:

☒ **Project Plans including:***

- Site Plans (fully dimensioned plans depicting project details including all lot lines and property setbacks to buildings; demolished/proposed/alterd buildings; parking stalls, driveways, sidewalks, location of existing/proposed signage; HVAC/Utility location and screening details; useable open space; and other physical improvements on a property)
- Grading and Utility Plans (existing and proposed)
- Landscape Plan (including planting schedule depicting species name and planting size)
- Building Elevation Drawings (fully dimensioned drawings for all building sides, labeling primary exterior materials)
- Floor Plans (fully dimensioned plans including interior wall and room location)

Provide collated project plan sets as follows:

- **Seven (7) copies** of a full-sized plan set drawn to a scale of 1 inch = 20 feet (folded or rolled and stapled)
- **Twenty Five (25) copies** of the plan set reduced to fit onto 11 X 17-inch paper (folded and stapled)
- **One (1) copy** of the plan set reduced to fit onto 8 1/2 X 11-inch paper

* For projects requiring review by the **Urban Design Commission**, provide **Fourteen (14) additional 11x17 copies** of the plan set. In addition to the above information, all plan sets should also include: 1) Colored elevation drawings with shadow lines and a list of exterior building materials/colors; 2) Existing/proposed lighting with photometric plan & fixture cutsheet; and 3) Contextual site plan information including photographs and layout of adjacent buildings and structures. The applicant shall bring samples of exterior building materials and color scheme to the Urban Design Commission meeting.

☒ **Letter of Intent: Provide one (1) Copy per Plan Set** describing this application in detail including, but not limited to:

- | | | |
|---|---|--|
| • Project Team | • Building Square Footage | • Value of Land |
| • Existing Conditions | • Number of Dwelling Units | • Estimated Project Cost |
| • Project Schedule | • Auto and Bike Parking Stalls | • Number of Construction & Full-Time Equivalent Jobs Created |
| • Proposed Uses (and ft ² of each) | • Lot Coverage & Usable Open Space Calculations | • Public Subsidy Requested |
| • Hours of Operation | | |

☒ **Filing Fee:** Refer to the Land Use Application Instructions & Fee Schedule. Make checks payable to: City Treasurer.

☒ **Electronic Submittal:** All applicants are required to submit copies of all items submitted in hard copy with their application as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or by e-mail to pcapplications@cityofmadison.com.

☒ **Additional Information** may be required, depending on application. Refer to the Supplemental Submittal Requirements.

6. Applicant Declarations

☒ **Pre-application Notification:** The Zoning Code requires that the applicant notify the district alder and any nearby neighborhood and business associations in writing no later than 30 days prior to FILING this request. List the alderperson, neighborhood association(s), and business association(s) AND the dates you sent the notices:

→ If a waiver has been granted to this requirement, please attach any correspondence to this effect to this form.

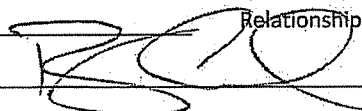
☒ **Pre-application Meeting with Staff:** Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning and Planning Division staff; note staff persons and date.

Planning Staff: Kevin Firchow Date: 2/13/14 Zoning Staff: Patrick Anderson Date: 2/13/14

The applicant attests that this form is accurately completed and all required materials are submitted:

Name of Applicant Ryan Conrad Relationship to Property: Contracted Purchaser

Authorizing Signature of Property Owner



Date 3/12/14



VIA EMAIL

Date: 3/12/14

To: City of Madison
215 Martin Luther King, Jr. Blvd; Room LL-100
PO Box 2985
Madison, WI 53701-2985
(608) 266-4635

From: Ryan Conrad

Re: Land Use Application / Letter of Intent

Premises: 4602 East Washington Avenue
Madison, WI 53704

The overall scope of this development is to demolish the existing building and construct a brand retail building for two national retail tenants with general retail commercial uses.

Project Team:

- *Developer:* ECC Washington Avenue Property, LLC - Ryan Conrad
- *Civil Engineer:* Quam Engineering, LLC - Ryan Quam
- *Architect:* Curran Architecture - Michael Long
- *General Contractor:* TBD

Existing Conditions:

- The property is currently used as a branch for Badgerland Farm Credit Services.

Project Schedule:

- Construction is intended to start December 1, 2014 and be completed by June 1, 2015.

Proposed Uses:

- The proposed new building will be divided into two spaces, each consisting of 3,600 sf, will be for general retail commercial uses.

Hours of Operations:

- Actual operating hours for each tenant are to be determined, but are anticipated to be 10:00 a.m. – 9:00 p.m.

Building Square Footage:

- Approximately 7,200 square feet (90' x 80')

Number of Dwelling Units:

- N/A

Auto and Biking Stalls:

- 49 total auto stalls (includes 2 handicap stalls)
- 4 bike stalls

Aaron Falkosky

From: Ryan Conrad [rconrad@thomasenglish.com]
Sent: Wednesday, March 12, 2014 11:02 AM
To: afalkosky@quamengineering.com
Subject: FW: Proposed Development on E. Washington Avenue

Aaron,

Here is the email from Mr. Clausius.

Ryan Conrad



8500 Keystone Crossing, Suite 160
Indianapolis, IN 46240

OFFICE: 317.574.7448
CELL: 317.800.4258
FAX: 317.574.7448

rconrad@thomasenglish.com
www.thomasenglish.com

From: Clausius, Joe [mailto:district17@cityofmadison.com]
Sent: Sunday, February 09, 2014 6:19 PM
To: Ryan Conrad
Subject: RE: Proposed Development on E. Washington Avenue

Dear Mr. Conrad,

Thank you for contacting me regarding your future project at 4602 East Washington Avenue. At this stage, I see no problems with your plan outline although I'll be interested in the Urban Design review.

By this document, I am waiving the 30 day conditional use notice. City staff personnel were not referenced in your email or I would cc them in.

Good luck with your project and let me know if I can be of further help.

Sincerely,

Joe Clausius
District 17 Alder
608-244-5066

3/12/2014

Aaron Falkosky

From: Ryan Conrad [rconrad@thomasenglish.com]
Sent: Wednesday, March 12, 2014 11:40 AM
To: Aaron Falkosky
Subject: FW: City of Madison Demolition Notification Approved

Ryan Conrad

8500 Keystone Crossing, Suite 160
Indianapolis, IN 46240

OFFICE: 317.574.7448
CELL: 317.800.4258
FAX: 317.574.7448

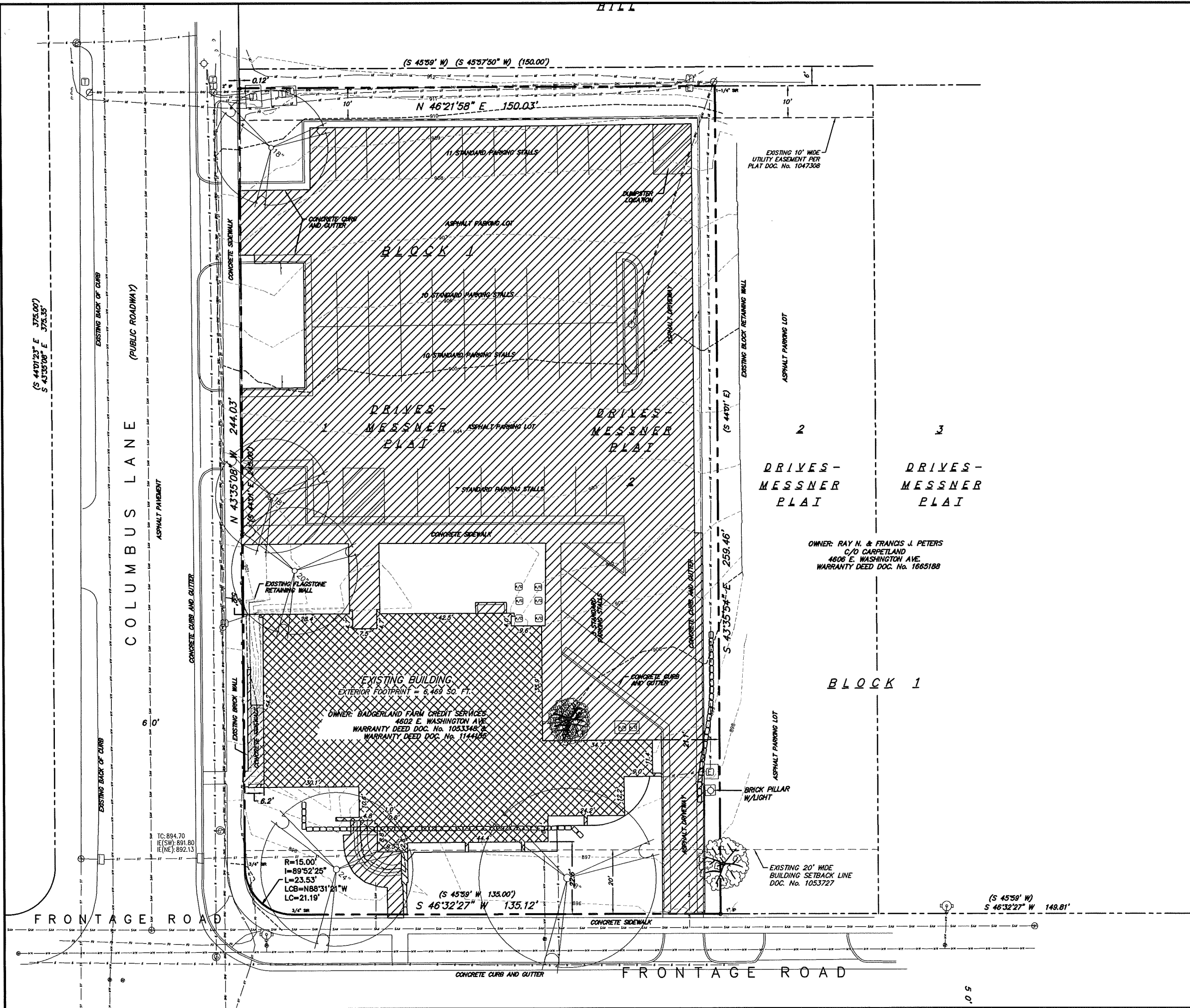
rconrad@thomasenglish.com
www.thomasenglish.com

-----Original Message-----

From: noreply@cityofmadison.com [mailto:noreply@cityofmadison.com]
Sent: Monday, February 10, 2014 3:35 PM
To: Ryan Conrad
Subject: City of Madison Demolition Notification Approved

Dear applicant,

Please be advised that your demolition permit notification message was sent to all interested parties registered with the City of Madison on February 10, 2014 at 2:34 PM. Your demolition permit application can be filed with the Zoning Office, Room LL-100 of the Madison Municipal Building, 215 Martin Luther King Jr. Blvd. on the next business day following 30 or 60 days of the posting of this notification message based on the year the building or buildings were constructed. Please consult the annual Plan Commission schedule for application deadline days and the corresponding Plan Commission hearing dates. For more information on filing your Plan Commission application for a demolition permit, please contact the City of Madison Planning Division at (608) 266-4635.



- ### DEMOLITION GENERAL NOTES
1. PRIOR TO COMMENCEMENT OF DEMOLITION THE GENERAL CONTRACTOR SHALL EVALUATE THE EXISTING STRUCTURES FOR THE PRESENCE OF HAZARDOUS MATERIALS. IF HAZARDOUS MATERIALS ARE PRESENT, THEY SHALL BE DISPOSED AS REQUIRED BY THE CITY OF MADISON & STATE OF WISCONSIN. HAZARDOUS MATERIALS CONTRACTOR SHALL REMOVE ALL HAZARDOUS MATERIALS FROM BUILDING PREMISES.
 2. SHUT-OFF, DISCONNECT, REMOVE, SEAL AND CAP UTILITIES ACCORDING TO SPECIFICATIONS. DO NOT START DEMOLITION WORK UNTIL UTILITY DISCONNECTING AND SEALING HAVE BEEN COMPLETED AND VERIFIED IN WRITING.
 3. DEMOLISH ALL FOUNDATION WALLS AND OTHER BELOW-GRADE CONSTRUCTION THAT ARE WITHIN AREA OF WORK IN THEIR ENTIRETY.
 4. COMPLETELY FILL BELOW-GRADE AREAS AND VOIDS RESULTING FROM BUILDING DEMOLITION OPERATIONS WITH SATISFACTORY SOIL MATERIALS.
 5. ALL EJECTOR PITS, SUMP PITS, MANHOLES, CATCH BASINS AND ALL OTHER STRUCTURES WITHIN AREA OF DEMOLITION SHALL BE REMOVED IN THEIR ENTIRETY.
 6. BACKFILL AND COMPACTION OF SOIL MATERIAL IN AREA WHERE BUILDING DEMOLITION OCCURRED SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS.
 7. COMPLETELY REMOVE ANY AND ALL ABOVE GROUND STRUCTURES (I.E. FLAG POLES, SIGNS, STOOPS, RAILINGS ETC.) WITHIN AREA OF WORK.
 8. GENERAL CONTRACTOR TO PRODUCE A "DECONSTRUCTION" REUSE & RECYCLING PLAN AS REQUIRED BY THE CITY OF MADISON.
 9. THE MADISON WATER UTILITY SHALL BE NOTIFIED TO REMOVE THE WATER METER PRIOR TO DEMOLITION OF EXISTING BUILDINGS.

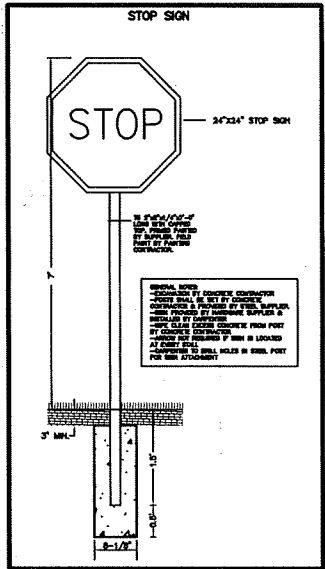
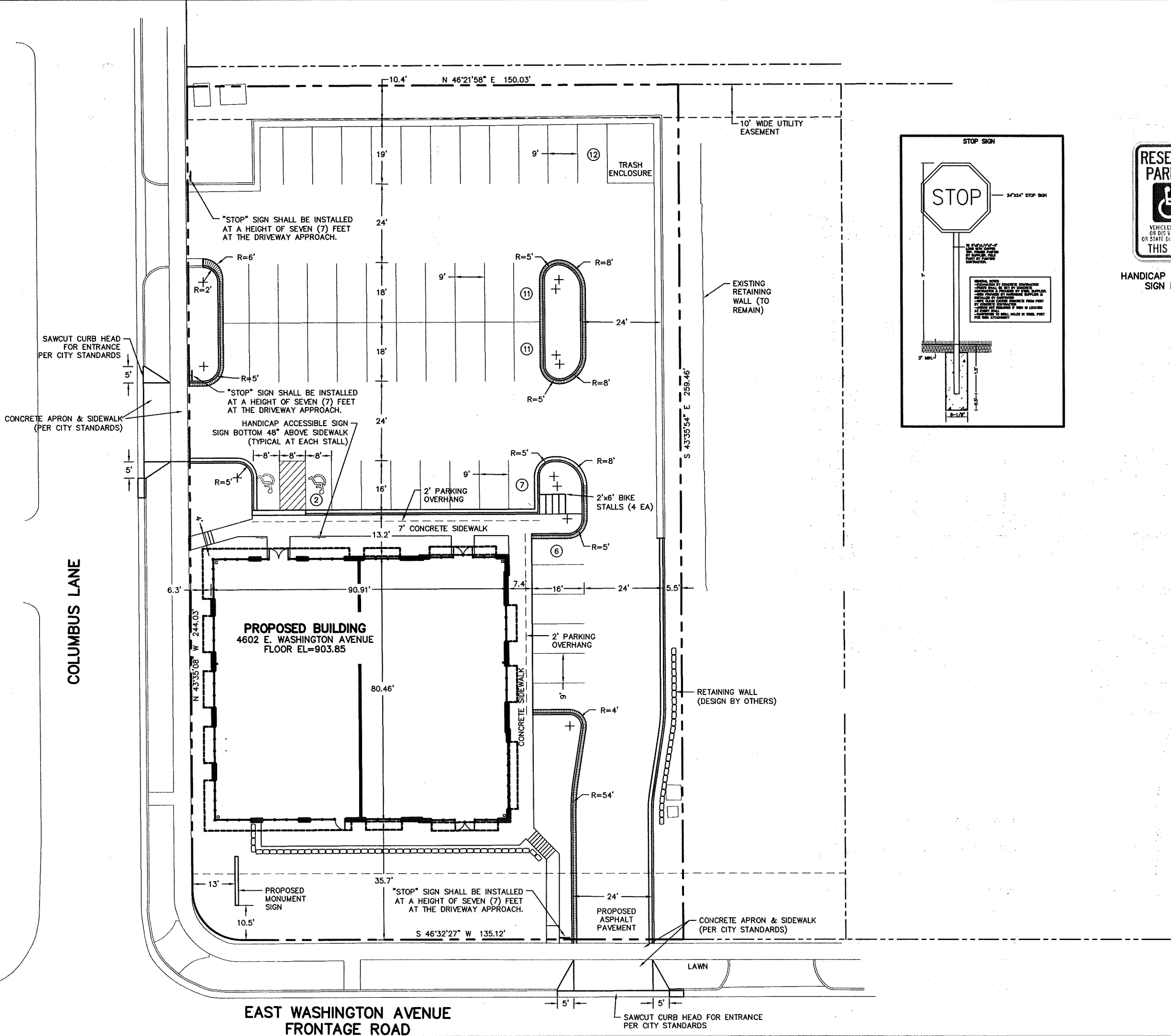
SITE DEMOLITION LEGEND

	DEMOLISH AND REMOVE ALL CONSTRUCTION OF COMMERCIAL STRUCTURE. REMOVE EXISTING FOOTINGS, FOUNDATION WALLS AND ABOVE GRADE BUILDING ELEMENTS IN THEIR ENTIRETY.
	COMPLETELY PULVERIZE OR REMOVE AND REPAVE. FILL VOIDS ACCORDING TO BACKFILL REQUIREMENTS PER SPECIFICATIONS.

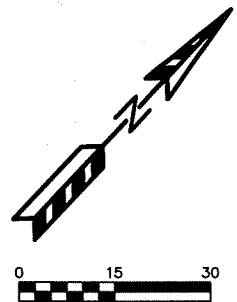
4602 EAST WASHINGTON REDEVELOPMENT

EXISTING SITE PLAN
PAGE: 1 OF 5
DATED: MARCH 11, 2014

QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants
www.quamengineering.com
4604 Siggelkow Road, Suite A; McFarland, Wisconsin 53558
Phone (608) 838-7750; Fax (608) 838-7752



HANDICAP ACCESSIBLE SIGN DETAIL



PARKING LOT PLAN SITE INFORMATION BLOCK	
Site Address	4602 EAST WASHINGTON AVENUE
Site acreage (total)	0.89 ACRES
Number of building stories (above grade)	1 STORY
Building height	24'
DSPS type of construction (new structures or additions)	?
Total square footage of building	7,200 SF
Use of property	RETAIL COMMERCIAL
Gross square feet of office	?
Gross square feet of retail area	?
Number of employees in warehouse	?
Number of employees in production	?
Capacity of restaurant/place of assembly	N/A
Number of bicycle stalls shown	4
Number of Parking stalls:	
Small Car	SHOWN
Large Car	0
Accessible	47
Total	49
Number of trees shown	(See Landscape Plan)

4602 EAST WASHINGTON REDEVELOPMENT

PROPOSED SITE PLAN

PAGE: 2 OF 5

DATED: MARCH 26, 2014

QUAM ENGINEERING, LLC

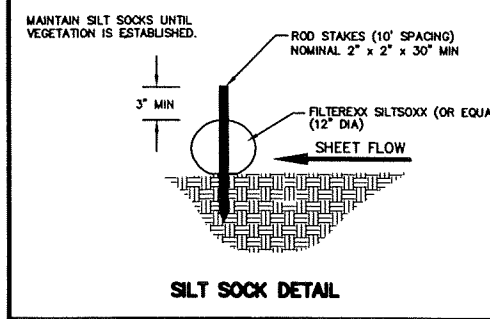
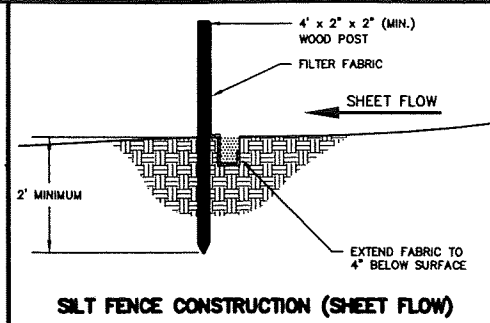
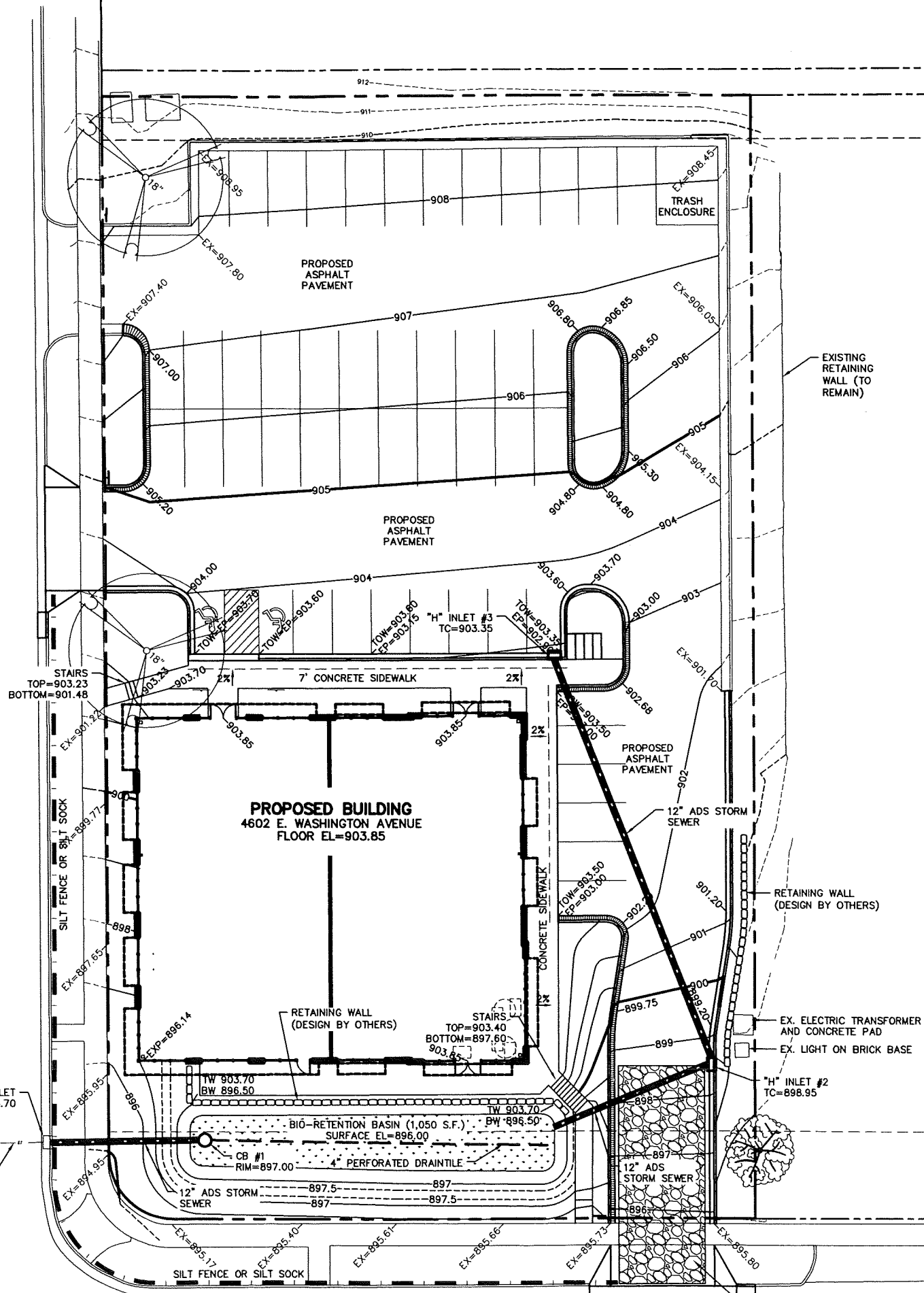
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COLUMBUS LANE

EAST WASHINGTON AVENUE
FRONTAGE ROAD

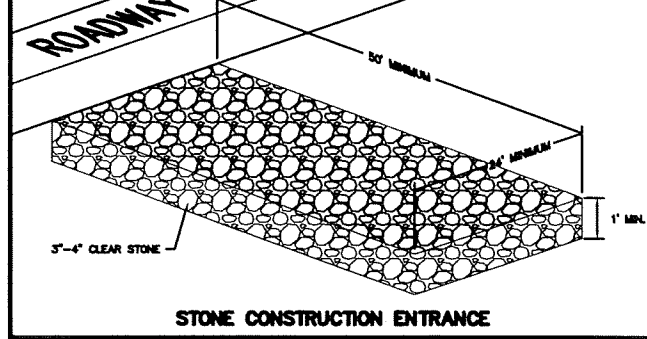


EROSION NOTES:
THE STONE CONSTRUCTION ENTRANCE IS TO BE MAINTAINED BY THE CONTRACTOR IN A CONDITION, WHICH WILL PREVENT THE TRACK OF MUD OR DRY SEDIMENT ONTO THE ADJACENT PUBLIC STREETS. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORKDAY OR MORE FREQUENTLY AS REQUIRED BY THE TOWN.
EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO GRADING OPERATIONS AND SHALL BE PROPERLY MAINTAINED FOR MAXIMUM EFFECTIVENESS UNTIL VEGETATION IS ESTABLISHED. ALL EROSION CONTROL MEASURES AND STRUCTURES SERVING THE SITE MUST BE INSPECTED AT LEAST WEEKLY OR WITHIN 24 HOURS OF A 0.5 INCH RAIN EVENT. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.
SILT FENCE AND STOCKPILES SHALL BE FIELD LOCATED BY THE ENGINEER.
CUT AND FILL SLOPES SHALL BE NO GREATER THAN 3:1.
EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE OF THIS PROJECT. EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECOGNIZING AND CORRECTING ALL EROSION CONTROL PROBLEMS THAT ARE A RESULT OF CONSTRUCTION ACTIVITIES. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE DEVELOPER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.

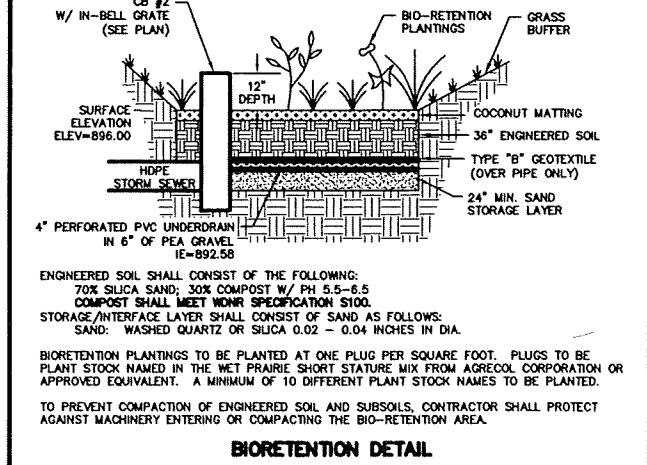
TIME SCHEDULE:
JANUARY 1, 2015
JANUARY 1 - MAY 15, 2015
INSTALL INITIAL EROSION CONTROL DEVICES.
CONSTRUCT BUILDING AND PARKING LOT AND RESTORE DISTURBED AREAS.

RESTORATION NOTES:
ALL PVIOUSLY DISTURBED AREAS SHALL RECEIVE FERTILIZER, SEED AND MULCH. RESTORATION WILL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL. SEED MIXTURE 40 SHALL BE USED ON ALL AREAS. MIXTURES SHALL BE IN ACCORDANCE WITH SECTION 630 OF D.O.T. SPECIFICATIONS. AN EQUAL AMOUNT OF ANNUAL RYEGRASS SHALL BE ADDED TO THE MIX.
SEED MIXTURES SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. MULCH SHALL CONSIST OF HAY OR STRAW APPLIED AT THE RATE OF TWO (2) TONS PER ACRE.
FERTILIZER SHALL MEET THE MINIMUM REQUIREMENTS THAT FOLLOW: NITROGEN, NOT LESS THAN 16%; PHOSPHORIC ACID, NOT LESS THAN 8%; POTASH, NOT LESS THAN 8%.

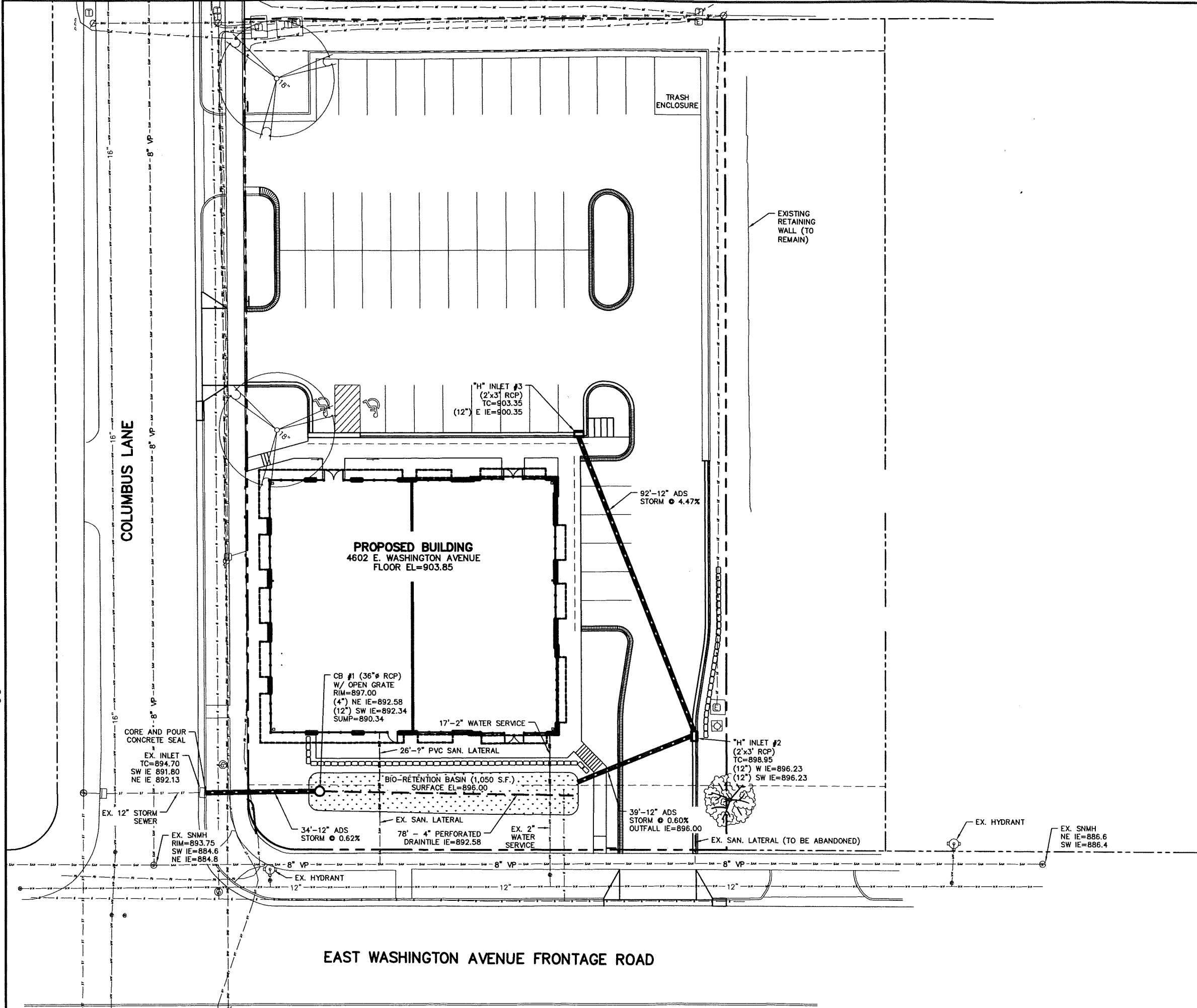
OWNER:
ECC WASHINGTON AVENUE PROPERTY, LLC
ATTN: RYAN CONRAD
8500 KEYSTONE CROSSING, SUITE 160
INDIANAPOLIS, IN 46240
ENGINEER:
QUAM ENGINEERING, LLC
ATTN: RYAN QUAM
4604 SIGGELKOW ROAD, SUITE A
MCFARLAND, WI 53558



TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN
CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE
TDD/FOR THE HEARING IMPAIRED (800) 542-2289
WS. STATUTE 182.0175 (1974)
REQUIRES MIN. OF 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE



4602 EAST WASHINGTON REDEVELOPMENT
GRADING AND EROSION CONTROL PLAN
PAGE: 3 OF 5
DATED: MARCH 11, 2014
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UTILITY NOTES:

THE CONTRACTOR SHALL CONTACT CITY OF MADISON UTILITIES PRIOR TO CONNECTING TO EXISTING SANITARY SEWER AND WATER MAIN.

THE CONTRACTOR SHALL SUBMIT THE APPLICATION FOR SERVICE TO THE CITY OF MADISON WATER UTILITY TO OBTAIN THE PERMIT FOR THE WATER SERVICE CONNECTIONS.

ALL WATER MAIN SHALL BE BURIED TO A DEPTH OF 6.5 FEET. THE DEPTH IS DEFINED AS THE DISTANCE BETWEEN THE FINISHED GRADE ELEVATION AND THE TOP OF WATER MAIN OR SERVICE.

ALL UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE TO CITY OF MADISON STANDARD SPECIFICATIONS.

THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

THE CONTRACTOR SHALL OBTAIN ALL NECESSARY SEWER CONNECTION PERMITS AND SEWER PLUGGING PERMITS PRIOR TO ANY UTILITY WORK.

PRIOR TO FINAL APPROVAL OF DEMOLITION PERMIT, CONTRACTOR SHALL OBTAIN PERMIT TO PLUG EXISTING SANITARY LATERAL SERVING BUILDING PROPOSED FOR DEMOLITION. CONTRACTOR SHALL COMPLETE SEWER LATERAL PLUGGING APPLICATION AND PAY APPLICABLE PERMIT FEE.

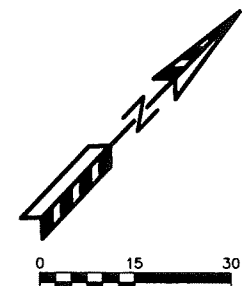
THE CONTRACTOR SHALL OBTAIN A CONNECTION PERMIT AND EXCAVATION PERMIT PRIOR TO COMMENCING THE STORM SEWER CONSTRUCTION. THIS PERMIT APPLICATION IS AVAILABLE AT:
[HTTP://WWW.CITYOFMADISON.COM/ENGINEERING/PERMITS.CFM](http://www.cityofmadison.com/engineering/permits.cfm).

GENERAL NOTES:

ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A CITY LICENSED CONTRACTOR.

ALL DAMAGE TO THE PAVEMENT ON E. WASHINGTON AVENUE FRONTAGE ROAD, ADJACENT TO THE DEVELOPMENT SHALL BE RESTORED IN ACCORDANCE WITH THE CITY OF MADISON'S PAVEMENT PATCHING CRITERIA.

THE APPLICANT SHALL REPLACE ALL SIDEWALK AND CURB AND GUTTER WHICH ABUTS THE PROPERTY WHICH 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.



TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

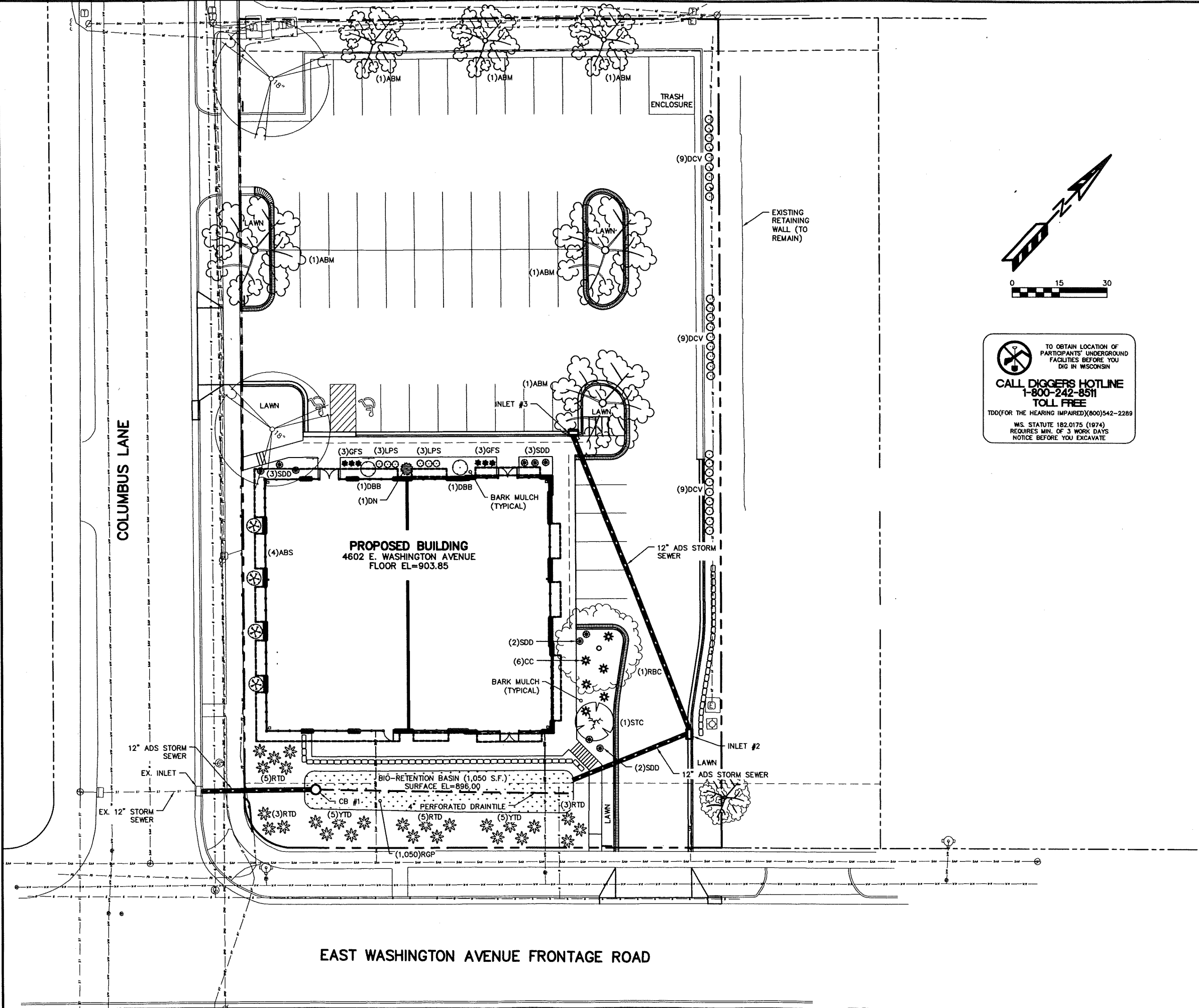
CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE

TDD(FOR THE HEARING IMPAIRED)(800)542-2289

WS. STATUTE 182.0175 (1974)
REQUIRES MIN. OF 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE

4602 EAST WASHINGTON REDEVELOPMENT
UTILITY PLAN
PAGE: 4 OF 5
DATED: MARCH 11, 2014

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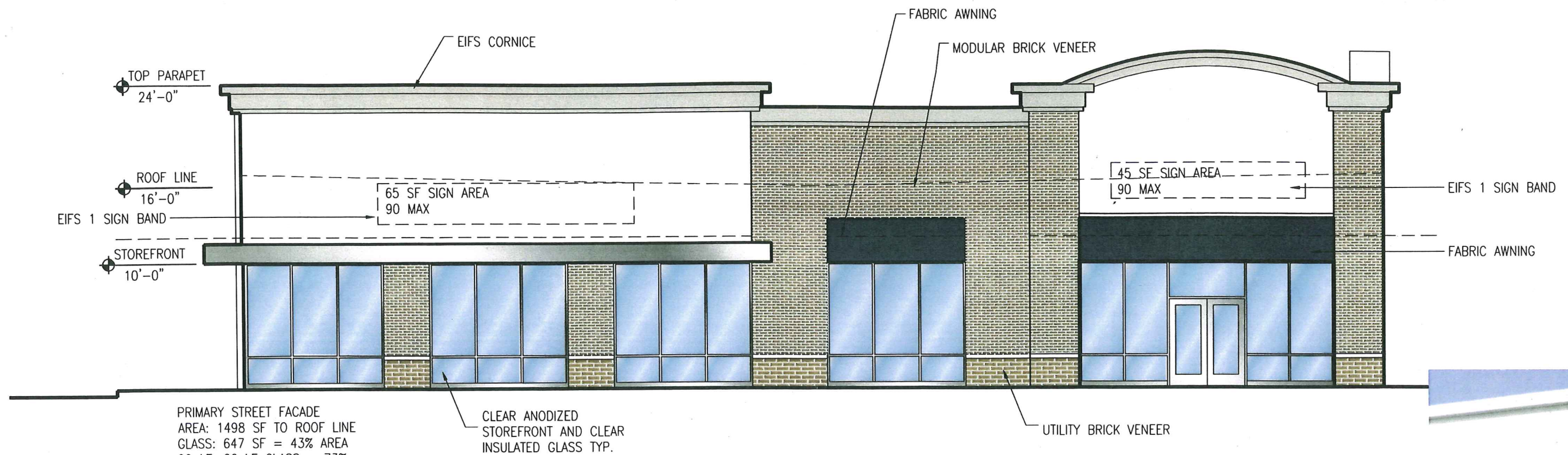
Landscape Points Required		
Area = 29,349 SF		
Landscape Points Required: 29,239/300 =	97 units	
135 units x 5 points/unit =	485 points	
Total Landscape Points Required		
485 points		
Landscape Points Supplied		
Ex canopy trees - 2 @ 35 =	70 points	
Proposed canopy trees - 7 @ 35 =	245 points	
Proposed ornamental trees - 1 @ 15 =	15 points	
Proposed deciduous shrubs - 78 @ 2 =	156 points	
Proposed ornamental grasses 0 @ 2 =	0 points	
Total landscape points supplied =	486 points	
PROPOSED PLANT LIST		

KEY	QUAN	SIZE	COMMON NAME	ROOT
Canopy Trees				
ABM	6	2 1/2"	Autumn Blaze Maple	BB
RBC	3	12'	River Birch Clump	BB
Ornamental Deciduous Trees				
STC	2	1 1/2"	Sergeant Tina Crab	BB
Deciduous Shrubs				
ABS	4	4'	Autumn Brilliance Serviceberry	BB
CC	6	28"	Cranberry Cotoneaster	Pot
DCV	27	24"	Dwarf Cranberry Bush Viburnum	Pot
DBB	2	24"	Dwarf Burning Bush	Pot
DN	1	24"	Diablo Nisibark	Pot
GFS	6	18"	Gold Flame Spiraea	Pot
LPS	6	18"	Little Princess Spiraea	Pot
RTD	16	18"	Bailey Red Twig Dogwood	Pot
YTD	10	18"	Yellow Twig Dogwood	Pot
Perennials (non contributing)				
SDD	6	1 G	Sela de Oro Daylily	Con
RGP	(1,050)	1"	Bioretention Plantings (18" o.c.)	Plug
Common Blue Star Bottle Gentian Obedient Plant Columbine Switchgrass Foxsedge Black Eyed Susan Wild Iris Swamp Milkweed White Turtlehead Cardinal Flower Turk's Cap Lily Little Bluestem Canada Wild Rye Nodding Onion				

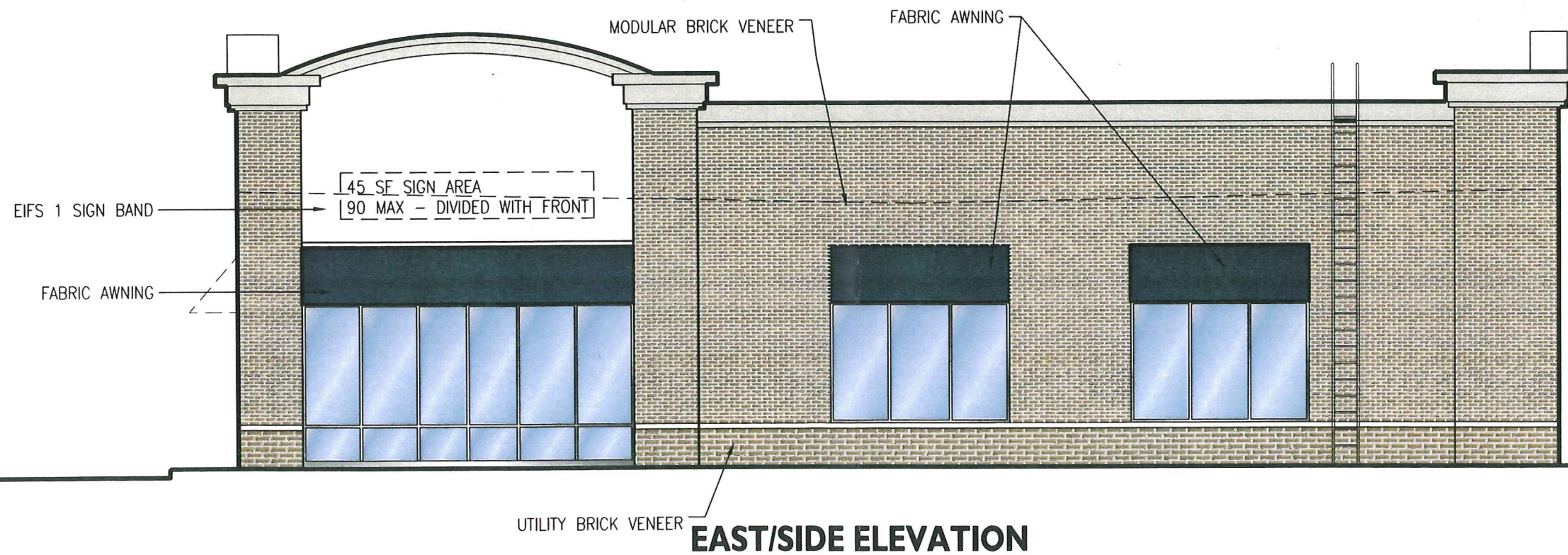
- NOTES:
- Lawn areas to receive a minimum of 4" of topsoil, seed (Madison Parks), starter fertilizer, and straw mulch.
 - Seeded areas on slopes greater than 3:1 shall be mulched with Curlex erosion control fabric (installed per manufacturers specifications).
 - Foundation planting beds and individual plants in lawn areas to be mulched with 3" of shredded hardwood bark mulch spread to a depth of 3" over weed barrier fabric.
 - Infiltration basin to receive 1" shredded hardwood bark mulch.

S.P.S
Paul Skidmore, Landscape Architect LLC
Paul Skidmore, ASLA
Landscape Architect
13Red Maple Trail (608) 826-0032
Madison, WI 53717 (608) 335-1529 (c)
paulskidmore@tds.net

4602 EAST WASHINGTON REDEVELOPMENT
LANDSCAPE PLAN
PAGE: 5 OF 5
DATED: MARCH 11, 2014
QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants
www.quamengineering.com
4604 Siggelkow Road, Suite A; McFarland, Wisconsin 53558
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SOUTH/FRONT WASHINGTON AVE ELEVATION - PRIMARY STREET FACADE



EAST/SIDE ELEVATION



IMAGE OF ACTUAL FINISHES

ELEVATION-I

**PROPOSED RETAIL BUILDING
4602 EAST WASHINGTON AVE
MADISON, WISCONSIN**

1/8" = 1'-0"

02/18/2014

6925 EAST 96TH ST., SUITE 105
INDIANAPOLIS, IN 46250
317.288.0681 VOICE
317.288.0753 FAX

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ARCHITECTURE**
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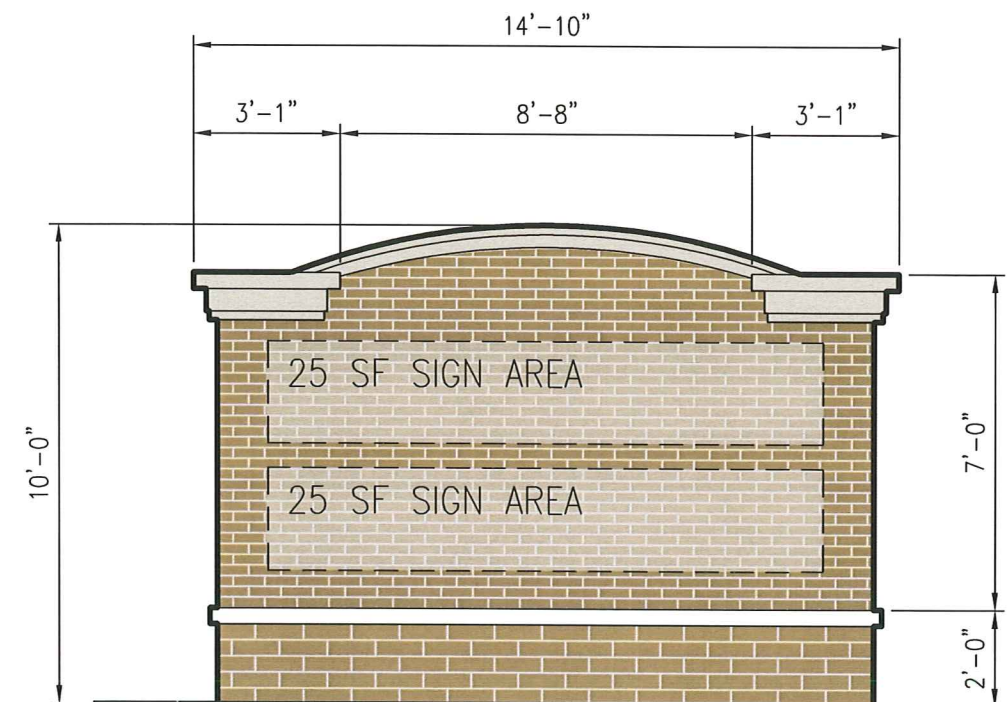
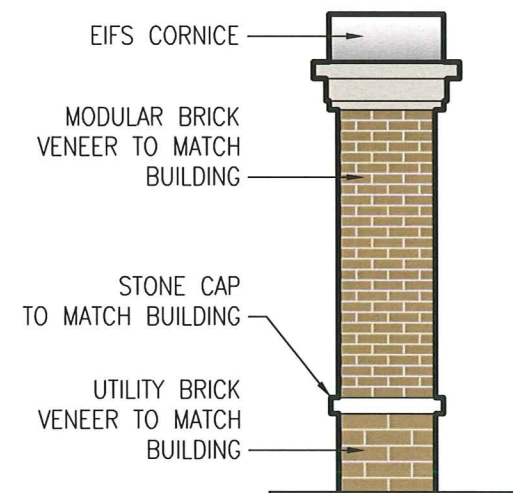
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EAST/SIDE ELEVATION SHOWING SIGN ELEVATION CONTEXT



IMAGE OF ACTUAL FINISHES



MONUMENT FACE AREA 132 SF

MONUMENT SIGN ELEVATION - DOUBLE SIDED SEE SITE PLAN - 1/4" SCALE

ELEVATION-1

1/8" = 1'-0"

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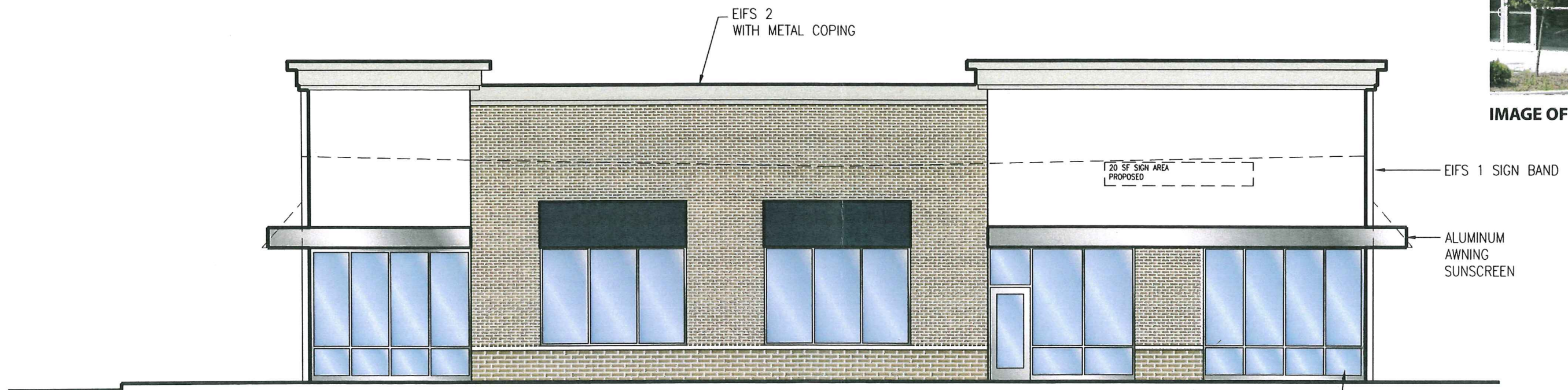
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NORTH/REAR PARKING ELEVATION



IMAGE OF ACTUAL FINISHES



WEST/SIDE COLUMBUS LN ELEVATION

ELEVATION-1

1/8" = 1'-0"

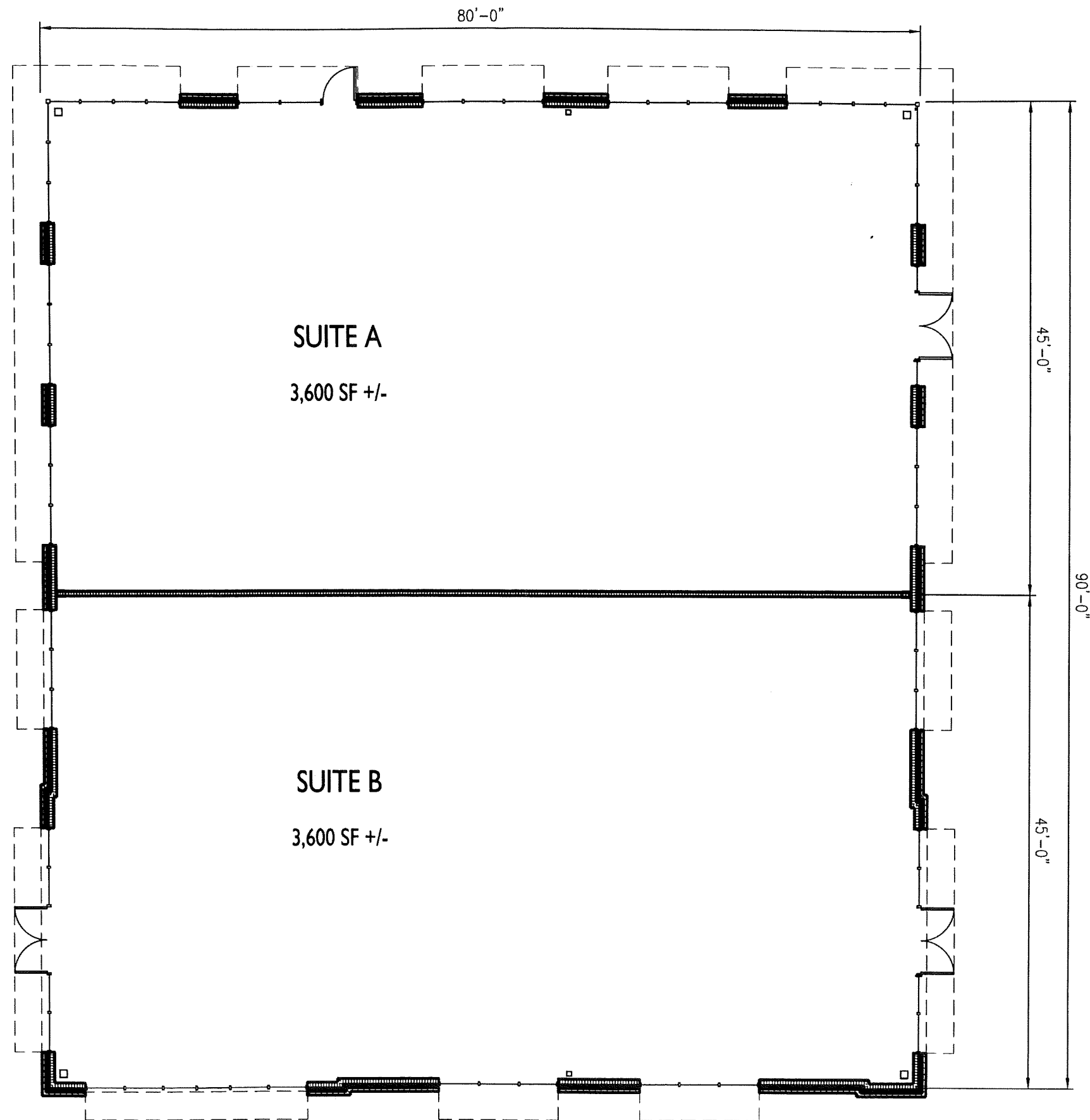
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BUILDING PLAN-1

**PROPOSED RETAIL BUILDING
4602 EAST WASHINGTON AVE
MADISON, WISCONSIN**

3/32" = 1'-0"

02/11/2014

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