

**APPLICATION FOR  
URBAN DESIGN COMMISSION  
REVIEW AND APPROVAL**

**AGENDA ITEM # \_\_\_\_\_**  
**Project # \_\_\_\_\_**  
**Legistar # \_\_\_\_\_**

DATE SUBMITTED: July 1, 2014

UDC MEETING DATE: July 9, 2014

**Action Requested**

Informational Presentation

Initial Approval and/or Recommendation

Final Approval and/or Recommendation

**PLEASE PRINT!**

**PLEASE PRINT!**

PROJECT ADDRESS: 330 E. Wilson Street

ALDERMANIC DISTRICT: Marsha Rummel

OWNER/DEVELOPER (Partners and/or Principals)  
Palladia, LLC  
c/o Kothe Real Estate Partners  
115 E. Main Street, Suite 210  
Madison, WI 53703

ARCHITECT/DESIGNER/OR AGENT:  
Gary Brink & Associates, Inc.  
7780 Elmwood Avenue  
Suite 204  
Middleton, WI 53562

CONTACT PERSON: Josh Wilcox

Address: (same as Architect above)

Phone: 608-829-1750

Fax: 608-829-3056

E-mail address: [josh.wilcox@garybrink.com](mailto:josh.wilcox@garybrink.com)

**TYPE OF PROJECT:**

(See Section A for:)

Planned Unit Development (PUD)

General Development Plan (GDP)

Specific Implementation Plan (SIP)

Planned Community Development (PCD)

General Development Plan (GDP)

Specific Implementation Plan (SIP)

Planned Residential Development (PRD)

New Construction or Exterior Remodeling in an Urban Design District \* (A public hearing is required as well as a fee)

School, Public Building or Space (Fee may be required)

New Construction or Addition to or Remodeling of a Retail, Hotel or Motel Building Exceeding 40,000 Sq. Ft.

Planned Commercial Site

(See Section B for:)

New Construction or Exterior Remodeling in C4 District (Fee required)

(See Section C for:)

R.P.S.M. Parking Variance (Fee required)

(See Section D for:)

Comprehensive Design Review\* (Fee required)

Street Graphics Variance\* (Fee required)

Other \_\_\_\_\_

\*Public Hearing Required (Submission Deadline 3 Weeks in Advance of Meeting Date)

Where fees are required (as noted above) they apply with the first submittal for either initial or final approval of a project.



GARY BRINK & ASSOCIATES  
ARCHITECTS  
7780 ELMWOOD AVE. STE. 204  
MIDDLETON, WI 53562  
608-426-1750  
608-426-0556 (FAX)

## SHEET INDEX

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  - EX.08 FULLY DEVELOPED SITE CONTEXT

# 330 E. WILSON MIXED USE

## 330 E. WILSON STREET MADISON, WI 53703

### UDC-INITIAL SUBMITTAL

JULY 1, 2014



**ZONING CODE:**

1. URBAN MIXED-USE (UMU) DISTRICT
2. MINIMUM FRONT YARD SETBACK + 6'-0"; MAXIMUM FRONT YARD SETBACK + 10'-0"  
- PROPOSED + 7'-0"
3. SIDE YARD SETBACK + 6'-0"  
- PROPOSED + 6'-0"
4. REAR YARD SETBACK + 10'-0"  
- PROPOSED + 10'-0"
5. MAXIMUM LOT COVERAGE = 50%  
- PROPOSED 1ST FLOOR BUILDING FOOTPRINT + 35%  
- PROPOSED 2ND FLOOR BUILDING FOOTPRINT + 15%  
LOT SIZE: 6,750 SF  
- 1ST FLOOR BUILDING FOOTPRINT: 2,352 SF  
235' x 35%  
- 2ND FLOOR BUILDING FOOTPRINT: 4,804 SF  
560' SF + 15%
6. MINIMUM HEIGHT = 2 STORES; MAXIMUM HEIGHT = 4 STORES (PER DOWNTOWN HEIGHT MAP); 6 STORES PER CONDITIONAL USE
7. USABLE OPEN SPACE = 10 SF PER BEDROOM + 400 SF REQUIRED  
TOTAL BALCONY SF = 500 SF  
TOTAL ROOF DECK SF = 20 SF  
PROPOSED USABLE OPEN SPACE = 1000 SF
8. BIKE PARKING REQUIREMENTS:  
1 STALL PER UNIT UP TO 2 BEDROOMS; 1 STALL PER ADDITIONAL BEDROOM  
1 GUEST SPACE PER 10 UNITS  
2 STALLS REQUIRED FOR COMMERCIAL SPACE
9. DESIGN OPTION REQUIRES 38 BIKE STALLS  
PROPOSED STALLS = 30 BIKE STALLS
10. AREA OF THE SITE = 611 SQ. FT.  
PERVIOUS AREAS = 2841 SQ. FT.

330 E. WILSON MIXED USE							
Floor / Level	UNIT TYPE						
	EFFICIENCY / STUDIO	1 BEDROOM	2 BEDROOMS (1) BEDROOM	2+2 BEDROOM	3+3 BEDROOM	UNITS PER FLOOR	SQUARE FOOTAGE PER FLOOR
Basement	0	0	0	0	0	0	2,132
1st	0	0	0	0	0	0	2,132
2nd	2	1	1	1	1	6	4804
3rd	2	2	0	1	1	6	4804
4th	2	2	0	1	1	6	4804
5th	2	2	0	1	1	6	4804
6th	2	2	0	1	1	6	4804
Total	10	8	1	5	5	30	25584

**OWNER/DEVELOPER:**  
PALLADIA, LLC  
c/o KOTHE REAL ESTATE PARTNERS  
115 E. MAIN ST, SUITE 210  
MADISON, WISCONSIN 53703  
PHONE: (608) 469-0059  
EMAIL: kevin@kotherep.com  
PRINCIPAL CONTACT: KEVIN PAGE

**ARCHITECT:**  
GARY BRINK & ASSOCIATES, INC.  
7780 ELMWOOD AVENUE, SUITE 204  
MIDDLETON, WISCONSIN 53562  
PHONE: (608) 829-1750  
EMAIL: josh.wilcox@garybrink.com  
PRINCIPAL CONTACT: JOSH WILCOX

**GENERAL CONTRACTOR:**  
LANDGRAF CONSTRUCTION  
5964 EXECUTIVE DRIVE  
MADISON, WISCONSIN 53719  
PHONE: (608) 274-4700  
EMAIL: mark.landgraf@landgrafconstruction.com  
PRINCIPAL CONTACT: MARK LANDGRAF

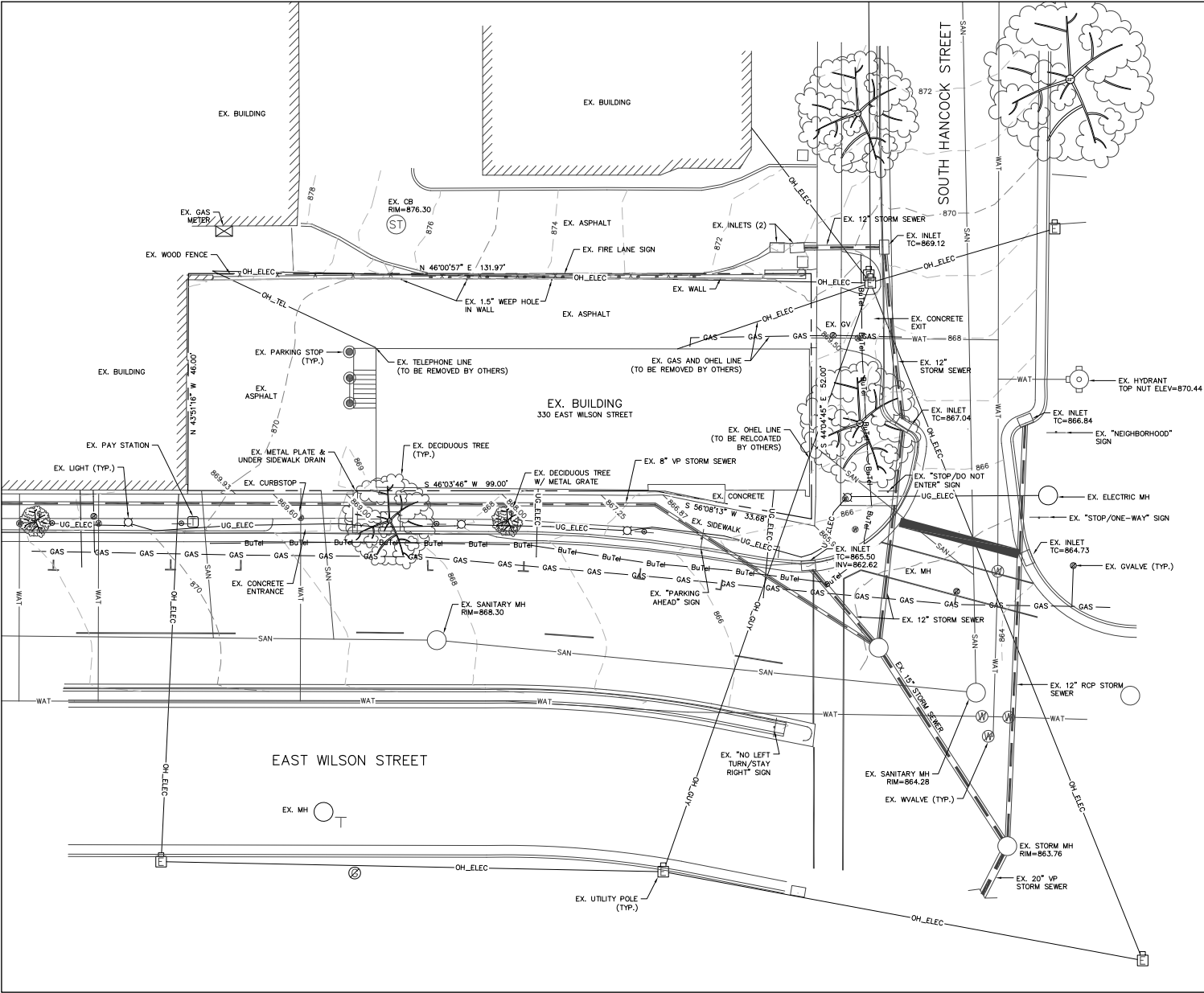
**CIVIL/SITE ENGINEER:**  
QUAM ENGINEERING, LLC  
4604 SIGGELKOW ROAD, SUITE A  
McFARLAND, WISCONSIN 53558  
PHONE: (608) 839-7750  
EMAIL: rquam@quamengineering.com  
PRINCIPAL CONTACT: RYAN QUAM

**LANDSCAPE DESIGNER:**  
KEN SAIKI DESIGN, INC.  
303 S. PATERSON, SUITE ONE  
MADISON, WISCONSIN 53703  
PHONE: (608) 251-3600  
EMAIL: amolien@kad-la.com  
PRINCIPAL CONTACT: ABBIE MOLLEN

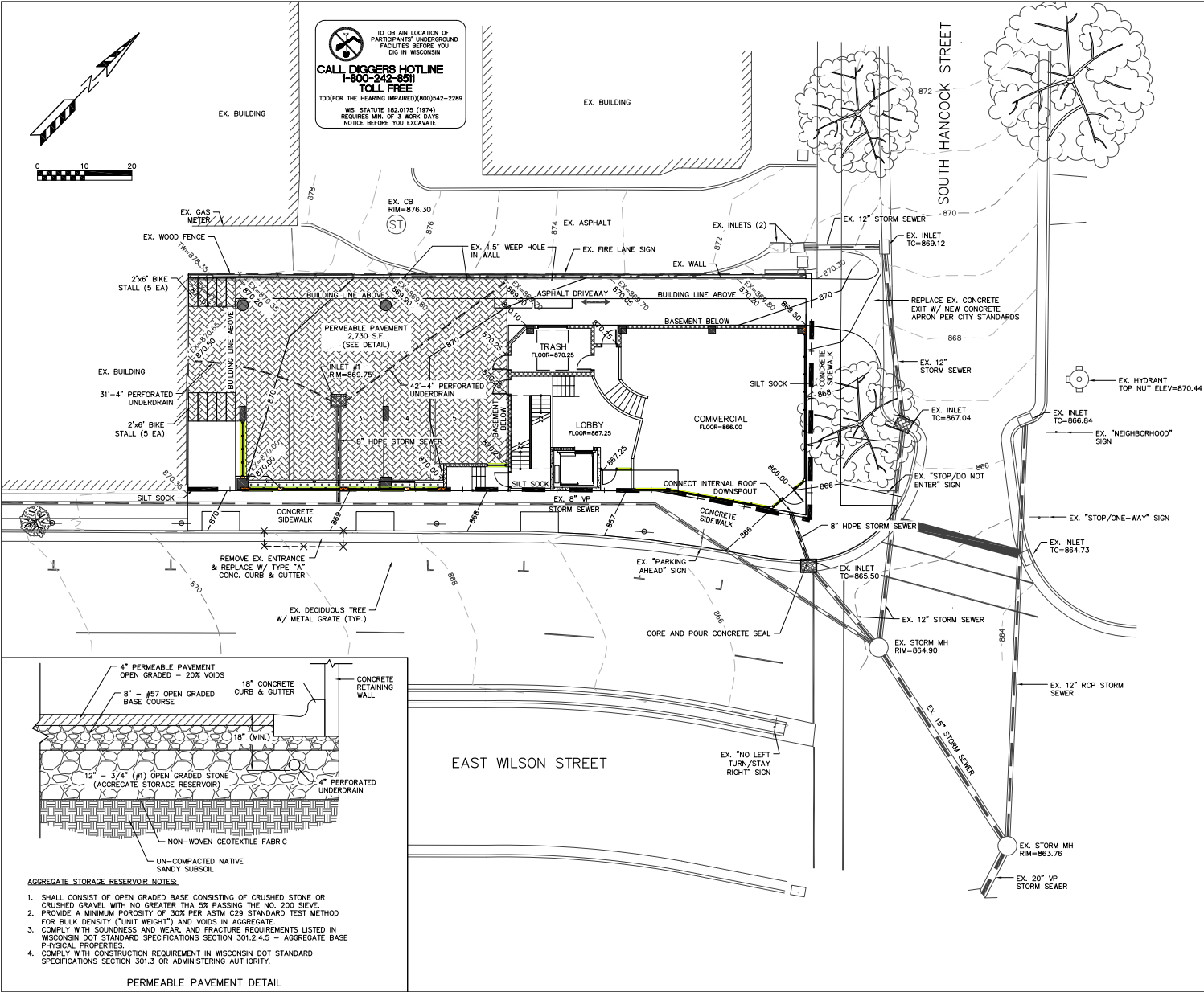
PROJECT: 330 E. WILSON  
330 E. WILSON STREET  
MADISON, WI 53703  
CLIENT: KOTHE REAL ESTATE PARTNERS  
115 E. MAIN STREET SUITE 210  
MADISON, WI 53703

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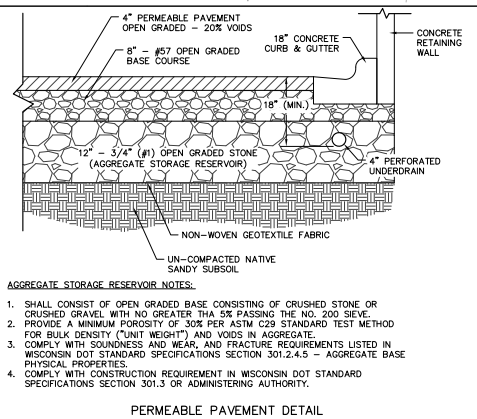
PROJECT: 201249  
DRAWN BY:  
DATE:  
SCALE: AS NOTED



330 E. WILSON STREET - CITY OF MADISON  
EXISTING SITE PLAN  
SHEET: C1.00  
DATED: APRIL 22, 2014  
**QUAM ENGINEERING, LLC**  
Residential and Commercial Site Design Consultants  
www.quamengineering.com  
4604 Sigelkow Road, Suite A - McFarland, Wisconsin 53558  
Phone (608) 838-7750; Fax (608) 838-7752



TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN  
**CALL DIGGERS HOTLINE 1-800-242-8511 TOLL FREE**  
 TDD/OF THE HEARING IMPAIRED/8005942-2289  
 WIS. STATUTE 182.0175 (1974) REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE



- AGGREGATE STORAGE RESERVOIR NOTES:**
1. SHALL CONSIST OF OPEN GRADED BASE CONSISTING OF CRUSHED STONE OR CRUSHED GRAVEL WITH NO GREATER THAN 5% PASSING THE NO. 200 SIEVE.
  2. PROVIDE A MINIMUM POROSITY OF 30% PER ASTM C29 STANDARD TEST METHOD FOR BULK DENSITY (UNIT WEIGHT) AND VOIDS IN AGGREGATE.
  3. COMPLY WITH SOUNDNESS AND WEAR, AND FRACTURE REQUIREMENTS LISTED IN WISCONSIN DOT STANDARD SPECIFICATIONS SECTION 301.2.4.5 - AGGREGATE BASE PHYSICAL PROPERTIES.
  4. COMPLY WITH CONSTRUCTION REQUIREMENT IN WISCONSIN DOT STANDARD SPECIFICATIONS SECTION 301.3 OR ADMINISTERING AUTHORITY.

**EROSION NOTES:**  
 THE EXISTING ASPHALT PAVEMENT SHALL ACT AS THE TRACKING PAD DURING CONSTRUCTION. THE TRACKING PAD IS TO BE MAINTAINED BY THE CONTRACTOR IN A CONDITION WHICH WILL PREVENT THE TRACK OF MUD OR DIRT SEWAGE ONTO THE ADJACENT PUBLIC STREETS. SEWAGE REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORKDAY.  
 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.  
 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 RECONSTRUCTING 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.  
 INLET PROTECTION SHALL BE INSTALLED IN ALL STORM INLETS AS SOON AS THE INLET IS SET. INLET PROTECTION SHALL REMAIN IN PLACE AND BE MAINTAINED BY THE CONTRACTOR UNTIL PLACEMENT OF THE SURFACE COURSE OF ASPHALT. THE FILTER SHALL BE REMOVED AFTER THE FINAL LAYER OF ASPHALT IS PLACED.  
 ADDITIONAL EROSION CONTROL MEASURES WILL BE INSTALLED AS NEEDED.

**TIME SCHEDULE:**  
 AUGUST 1, 2014 - INSTALL INITIAL EROSION CONTROL DEVICES.  
 AUGUST 1, 2014 - APRIL 30, 2015 - CONSTRUCT BUILDING, PARKING, UTILITIES AND RESTORE PERVIOUSLY DISTURBED AREAS.

**RESTORATION NOTES:**  
 ALL PERVIOUSLY DISTURBED AREAS SHALL RECEIVE A MINIMUM OF FOUR (4) INCHES OF TOPSOIL, SEED AND MULCH. ALL PERVIOUSLY DISTURBED AREAS SHALL RECEIVE FERTILIZER EXCEPT NATIVE PLANTING AREAS. RESTORATION WILL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL. SEED MIXTURE #0 SHALL BE USED ON ALL DISTURBED AREAS. MIXTURES SHALL BE IN ACCORDANCE WITH SECTION 400 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 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 5%.

**OWNER:**  
 ROBERT J. RUBIN  
 311 E WILSON STREET  
 MADISON, WI 53703

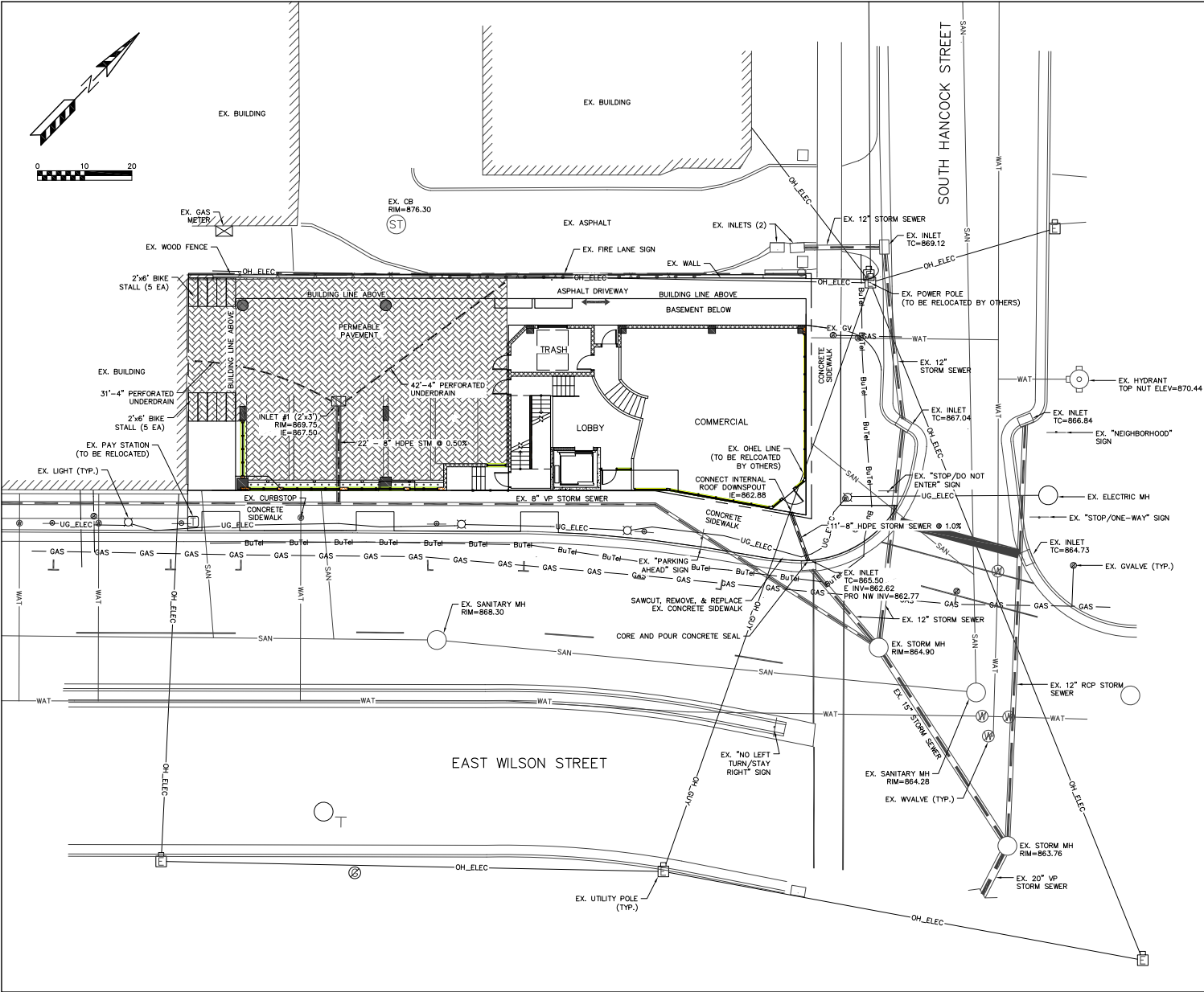
**ENGINEER:**  
 QUAM ENGINEERING, LLC  
 ATTN: RYAN QUAM  
 4604 SIGGELKOW ROAD, SUITE A  
 MCFARLAND, WI 53558

**TYPE B INLET PROTECTION DETAIL**

**LEGEND:**

- - 869 - - EXISTING MINOR CONTOUR.
- - 870 - - EXISTING MAJOR CONTOUR.
- - 869 - - PROPOSED MINOR CONTOUR.
- - 870 - - PROPOSED MAJOR CONTOUR.
- 896.00 - PROPOSED SPOT ELEVATION
- [Hatched Box] - INSTALL WDOT TYPE B INLET PROTECTION.

**330 E. WILSON STREET - CITY OF MADISON GRADING AND EROSION CONTROL PLAN**  
 SHEET: C1.01  
 DATED: APRIL 22, 2014  
**QUAM ENGINEERING, LLC**  
 Residential and Commercial Site Design Consultants  
 www.quamengineering.com  
 4604 Siggekkow Road, Suite A - McFarland, Wisconsin 53558  
 Phone (608) 838-7750; Fax (608) 838-7752



**GENERAL NOTES:**

ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A PRE-APPROVED CONTRACTOR AUTHORIZED TO WORK IN THE RIGHT-OF-WAY. THE CONTRACTOR SHALL REPLACE ALL SIDEWALK AND CURB WHICH ABUTS THE PROPERTY WHICH IS DAMAGED BY THE CONSTRUCTION OR ANY SIDEWALK AND CURB 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.

ANY UTILITIES WHICH ARE DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.

THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITY LOCATIONS, SIZES, MATERIALS, AND ELEVATIONS PRIOR TO CONSTRUCTION.

CONTRACTOR SHALL OBTAIN A PERMIT TO PLUG EACH EXISTING SANITARY SEWER LATERAL THAT SERVES A BUILDING THAT IS PROPOSED FOR DEMOLITION. FOR EACH LATERAL TO BE PLUGGED THE CONTRACTOR SHALL DEPOSIT \$1,000 WITH THE CITY ENGINEER IN TWO SEPARATE CHECKS IN THE FOLLOWING AMOUNTS: (1). \$100 NON REFUNDABLE DEPOSIT FOR THE COST OF INSPECTION OF THE PLUGGING BY CITY STAFF; AND (2). \$900 FOR THE COST OF CITY CREWS TO PERFORM THE PLUGGING. IF THE CONTRACTOR ELECTS TO COMPLETE THE PLUGGING OF A LATERAL AND THE PLUGGING IS INSPECTED AND APPROVED BY THE CITY ENGINEER, THE \$900 FEE SHALL BE RETURNED TO THE CONTRACTOR. THIS PERMIT APPLICATION IS AVAILABLE ONLINE AT HTTP://WWW.CITYOFMADISON.COM/ENGINEERING/PERMITS.CFM

**UTILITY NOTES:**

ALL SANITARY SEWER AND WATER MAIN CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE CITY OF MADISON AND WISCONSIN DEPARTMENT OF COMMERCE STANDARDS

THE LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM THE PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.

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.

MAINTAIN AN 8 FOOT MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN PUBLIC SANITARY SEWER, WATER MAIN AND STORM SEWER. PROVIDE 18" MINIMUM VERTICAL SEPARATION WHERE SEWER CROSSES OVER WATER MAIN AND PROVIDE 6" MINIMUM VERTICAL SEPARATION WHERE WATER MAIN CROSSES OVER SEWER.

ANY UTILITIES WHICH ARE DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.

ALL UNDERGROUND EXTERIOR NON-METALLIC SEWERS/MAINS AND WATER SERVICES/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED IN ACCORDANCE WITH 182.0715(2r) OF STATE STATUTES.

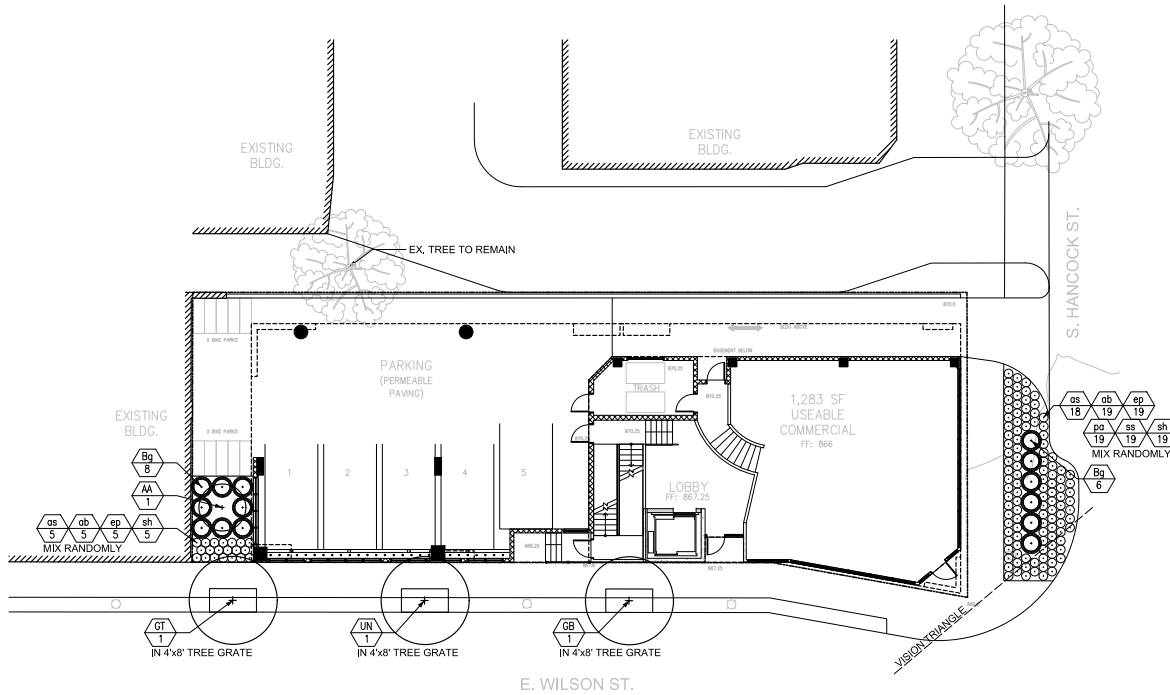
THE PROPOSED ELECTRIC, TELEPHONE AND GAS UTILITY LOCATIONS ARE NOT SHOWN. ACTUAL LOCATIONS AND DESIGN SHALL BE COMPLETED BY OTHERS.

ANY DAMAGE TO EAST WILSON STREET OR SOUTH HANCOCK STREET PAVEMENT WILL REQUIRE RESTORATION IN ACCORDANCE WITH THE CITY OF MADISON PATCHING CRITERIA.

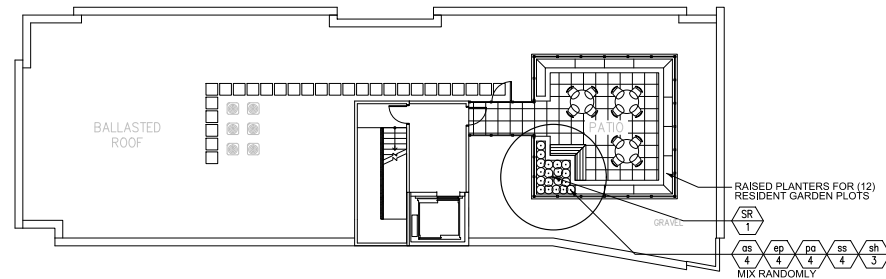
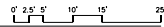
THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS, SIZES, MATERIALS, AND ELEVATIONS PRIOR TO CONSTRUCTION.

TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN  
**CALL DIGGERS HOTLINE**  
**1-800-242-8811**  
**TOLL FREE**  
 TDD(FOR THE HEARING IMPAIRED)(800)542-2288  
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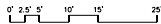
330 E. WILSON STREET - CITY OF MADISON  
 UTILITY PLAN  
 SHEET: C1.02  
 DATED: APRIL 22, 2014  
**QUAM ENGINEERING, LLC**  
 Residential and Commercial Site Design Consultants  
 www.quamengineering.com  
 4604 Sigelkow Road, Suite A - McFarland, Wisconsin 53558  
 Phone (608) 838-7750; Fax (608) 838-7752



1 PLANTING PLAN  
1" = 10'-0"



2 ROOF PLANTING PLAN  
1" = 10'-0"



- NOTE:
1. Protect all existing pavements, curbs, utilities, and other improvements during planting.
  2. All plant beds shall have shredded hardwood bark mulch unless otherwise noted.
  3. Plantings shall not be permanently irrigated.
  4. Contractor shall notify City Forestry at least 48 hours prior to pouring terrace concrete so the planting site can be located in the field.
  5. Contractor shall contact City Forestry at least 48 hours prior to any work on street trees. Contact Dean Kahl, 608-266-4816, DKahl@cityofmadison.com
  6. Street trees shall be planted in 4'x8' tree grates as determined by City Engineering.

City of Madison, WI Landscape Worksheet

22-Apr-14  
Urban Mixed Use

Developed Lots	SF	Landscape Units Required
Total Developed Area	6,160	21
		<b>Landscape Points Required</b>
		<b>103</b>

Development Frontage	LF	Overstory Trees Required	Shrubs Required
Total LF of Street Frontage Between Bldg./Parking & Street (where not zero-setback)	15	1	3

Element	Point Value	Quantity Proposed	Quantity Existing	Points Achieved
Ornamental Tree	15	1		15
Shrub, evergreen	3	8		24
<b>Development Frontage Deduction Total</b>				<b>39</b>

General Site, Foundation, Screening

Element	Point Value	Quantity Proposed	Quantity Existing	Points Achieved
Overstory Deciduous Tree	35			0
Ornamental Tree	15	1		15
Evergreen Tree	15			0
Shrub, deciduous	2			0
Shrub, evergreen	3	6		18
Ornamental Grass	2	52		104
Ornamental/Decorative Fence or Wall (4 pts/10 LF)	4			0
<b>General Site Plantings Total</b>				<b>137</b>

<b>TOTAL LANDSCAPE POINTS ACHIEVED</b>				<b>176</b>
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Key	Botanical Name	Common Name	Quantity	Size	Spec	Comments	Mature Size
<b>Deciduous Trees</b>							
GB	<i>Ginkgo biloba</i> 'Princeton Sentry'	Princeton Sentry Ginkgo	1	2.5' Cal.	B&B	Single, straight leader, match specimens, branching shall start at 5'-0" min.	40' H x 15-30' sp.
GT	<i>Gleditsia triacanthos</i> var. 'inermis' 'Sycamore'	Sycamore Honeylocust	1	2.5' Cal.	B&B	Single, straight leader, match specimens, branching shall start at 5'-0" min.	50-60' H x 35-45' sp.
UN	<i>Ulmus</i> x 'New Horizon'	New Horizon Elm	1	2.5' Cal.	B&B	Single, straight leader, match specimens, branching shall start at 5'-0" min.	50-60' H x 40-50' sp.
<b>Ornamental Trees</b>							
AA	<i>Amelanchier arborea</i>	Doxy Serviceberry	1	6" Ht.	B&B	Multistem, min. 3 leaders, well-developed crown, no overlapping leaders	15-25' H x 10-12' sp.
SR	<i>Syringa reticulata</i> 'Summer Snow'	Summer Snow Tree Lilac	1	2" Cal.	B&B	Single, straight leader, match specimens, branching shall start at 5'-0" min.	20' H x 25' sp.
<b>Evergreen Shrubs</b>							
Bg	<i>Buxus</i> x 'Green Velvet'	Green Velvet Boxwood	14	5 gal.	Cont.	Space 3'-6" c.	3-4' H x 4-5' sp.
<b>Ornamental Grasses</b>							
ss	<i>Schizachyrium scoparium</i> 'The Blues'	The Blues Little Bluestem	23	1 gal.	Cont.	Space 18" c.c.	1.5-2.5' H x 1.5-2' sp.
sh	<i>Sporobolus heterolepis</i> 'Tara'	Tara Prairie Dropseed	27	1 gal.	Cont.	Space 18" c.c.	1.5-2' H x 1.5' sp.
<b>Perennials/Groundcovers</b>							
ab	<i>Agastache</i> x 'Blue Fortune'	Blue Fortune Agastache	24	1 qt.	Cont.	Space 18" c.c.	2.5-3' H x 1.5-2' sp.
ss	<i>Alium</i> x 'Summer Beauty'	Summer Beauty Allium	27	1 qt.	Cont.	Space 18" c.c.	1.5' H x 1.5' sp.
ep	<i>Echinacea</i> 'Pike Meadowbrite'	Pike Meadowbrite Purple Coneflower	28	1 gal.	Cont.	Space 18" c.c.	1.5-2' H x 1.5' sp.
pa	<i>Perovskia atriplicifolia</i> 'Little Spire'	Little Spire Russian Sage	23	1 qt.	Cont.	Space 18" c.c.	1.5-2' H x 1.5-2.5' sp.



GARY BRINK & ASSOCIATES  
ARCHITECTS  
1780 ELMWOOD AVE. STE. 204  
MIDDLETON, WI 53562  
608.274.7100  
608.274.3055 (FAX)



KEN AIKI DESIGN  
LANDSCAPE ARCHITECTS

PROJECT: 330 E. WILSON  
330 E. WILSON STREET  
MADISON, WI 53703  
DRAWN BY: ARM  
DATE: 04/22/2014  
SCALE: AS NOTED

PROJECT: 201249  
DRAWN BY: ARM  
DATE: 04/22/2014  
SCALE: AS NOTED

PROJECT: THE REAL ESTATE PARTNERS  
1000 W. MOUNTAIN VIEW  
MADISON, WI 53703

PROJECT: 201249  
DRAWN BY: ARM  
DATE: 04/22/2014  
SCALE: AS NOTED

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DRAWN BY: ARM  
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DATE: 04/22/2014  
SCALE: AS NOTED

PROJECT: 201249  
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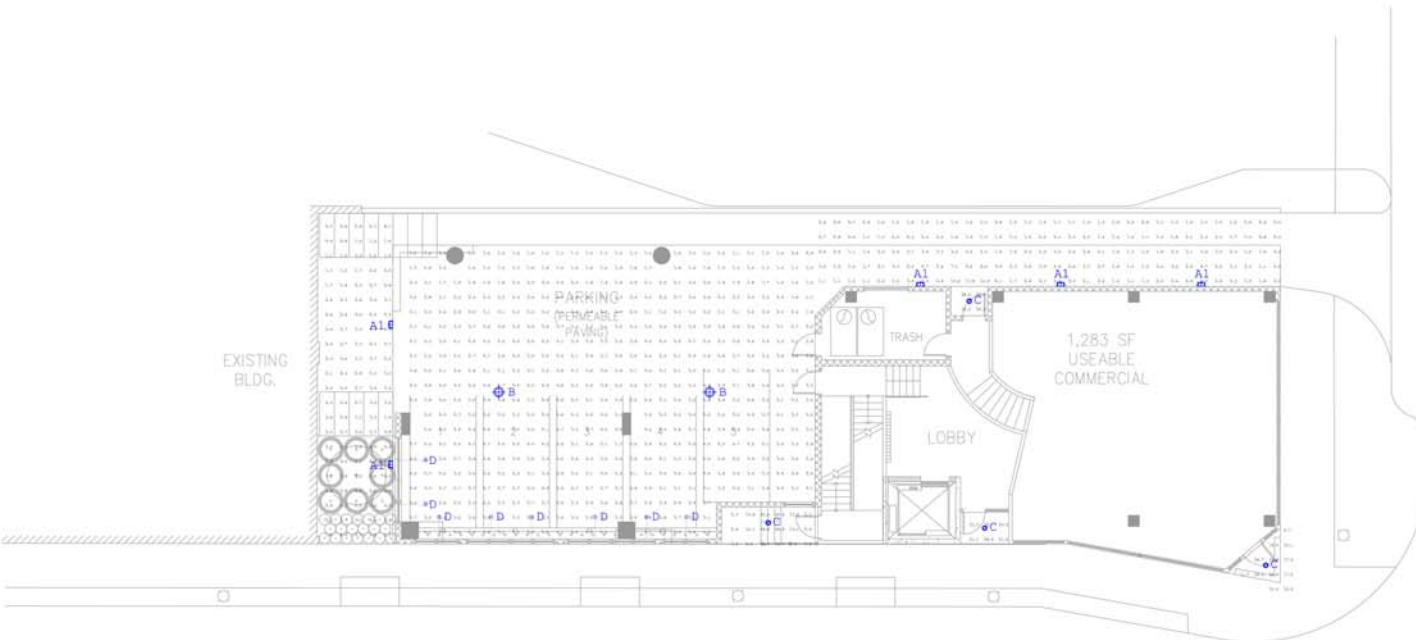
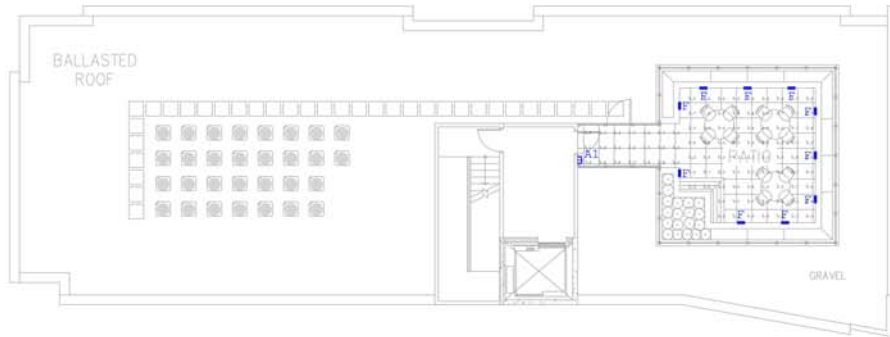
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Luminaire Schedule					
Qty	Label	Arrangement	Lum. Lumens	LLF	Description
6	A	SINGLE	739	0.900	LUMARK - XTORIA
2	B	SINGLE	5170	0.900	MCGRAW-EDISON - TT-A3-LED-E1-1HG
4	C	SINGLE	1477	0.900	PORTFOLIO - LD44130D10TE-ERMA13035-4LMJLI
8	D	SINGLE	455	0.900	LUMENPULSE - LBS-120-2FK-WFL-BI
10	F	SINGLE	25	0.900	COLE - L158W-N-J

Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Ang/Min
BIKE RACKS & PLANTING AREA	Illuminance	Fc	2.96	6.6	0.7	4.23 9.43
COMMERCIAL ENTRY	Illuminance	Fc	17.25	28.8	3.7	4.66 7.78
DRIVE ACCESS	Illuminance	Fc	2.51	17.8	0.4	6.28 44.50
EXIT TO DRIVE	Illuminance	Fc	29.15	30.3	28.0	1.04 1.08
LOBBY ENTRY	Illuminance	Fc	24.95	32.1	21.0	1.19 1.53
PARKING	Illuminance	Fc	3.47	6.5	0.9	3.86 7.22
ROOF PATIO	Illuminance	Fc	0.48	1.3	0.2	2.40 6.50
ROOF PATIO_1	Illuminance	Fc	2.59	7.2	0.4	6.48 18.00
STAR EXIT	Illuminance	Fc	13.87	28.9	3.8	3.65 7.58



E. WILSON ST.

PROJECT: 330 E. WILSON  
330 E. WILSON STREET  
MADISON, WI 53703  
CLIENT: KOTHE REAL ESTATE PARTNERS  
118 E MAIN STREET SUITE 210  
MADISON, WI 53703

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SITE  
LIGHTING  
CALCULATIONS  
A1.00

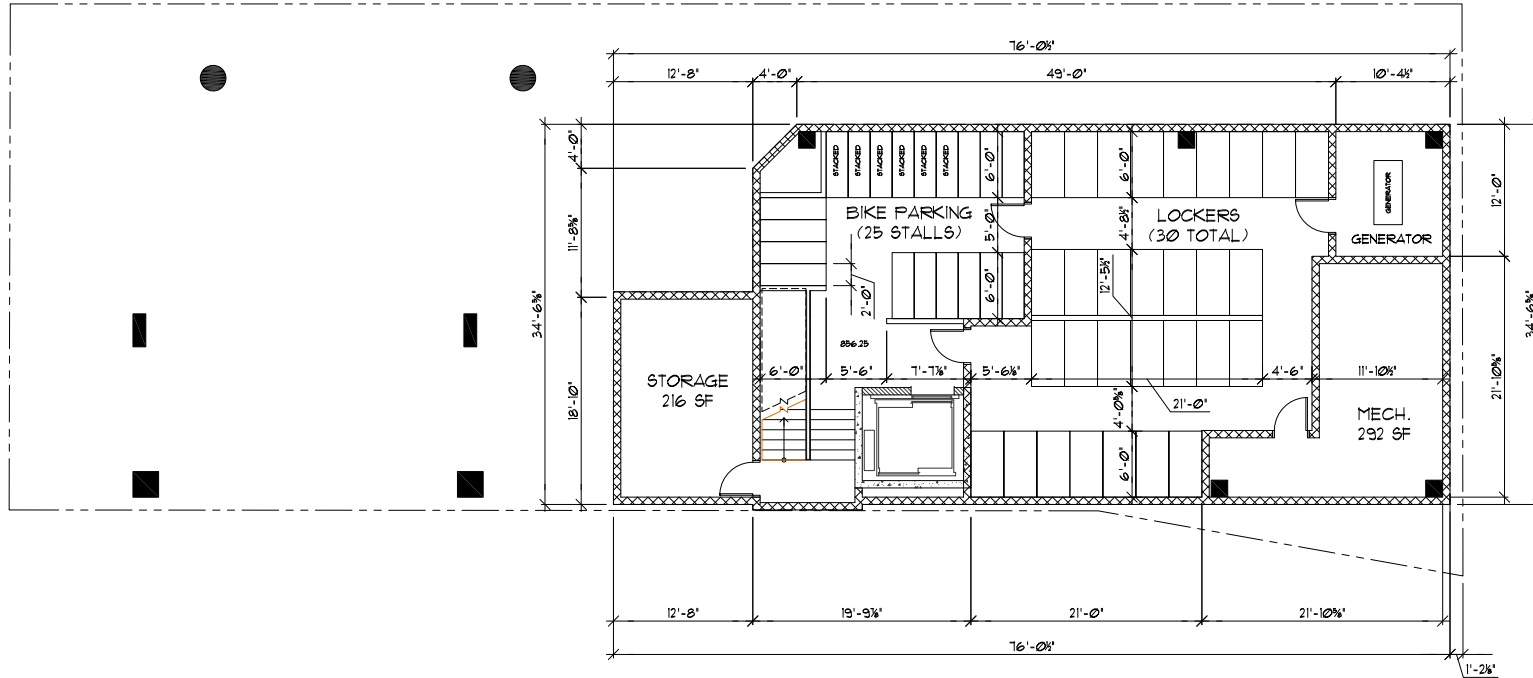




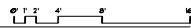




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1 BASEMENT FLOOR PLAN  
SCALE: 3/16" = 1'-0"



PROJECT: 330 E. WILSON  
330 E. WILSON STREET  
MADISON, WI 53703  
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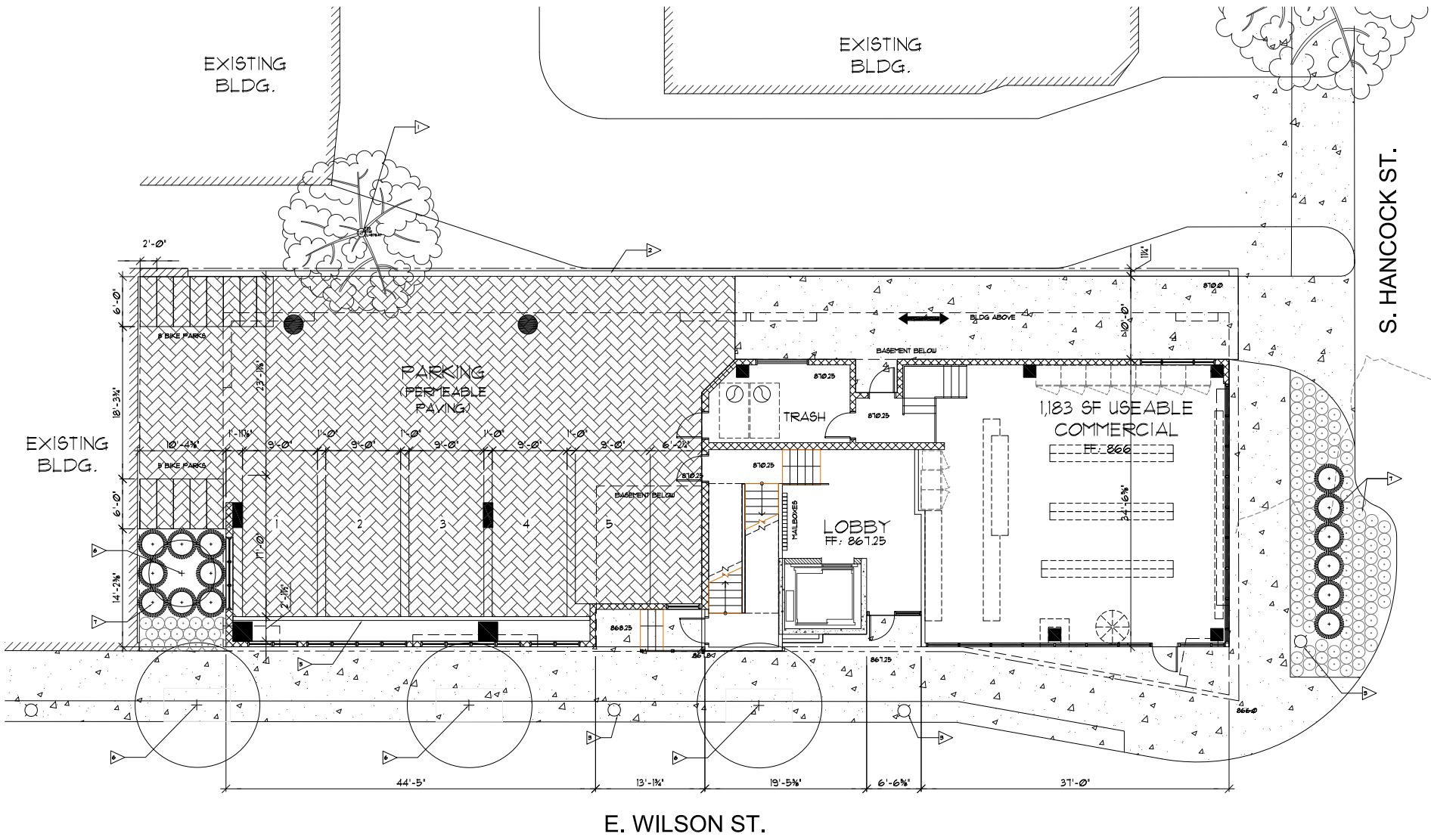
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DRAWN BY:  
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SCALE: **AS NOTED**

BASEMENT  
FLOOR  
PLAN

A2.00



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S. HANCOCK ST.

E. WILSON ST.

- KEYED NOTES**
1. EXISTING TREE
  2. EXISTING RETAINING WALL
  3. EXISTING STREET LAMP
  4. NOT USED
  5. INTERACTIVE CHARITY DISPLAY
  6. NEW TREE - REFERENCE LIG60 FOR DETAILS
  7. NEW PLANTING - REFERENCE LIG60 FOR DETAILS

1 FIRST FLOOR PLAN / SITE PLAN  
SCALE: 3/16" = 1'-0"

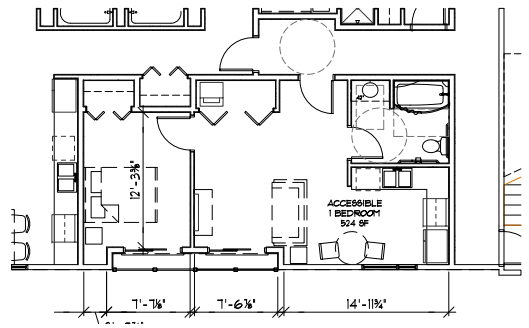
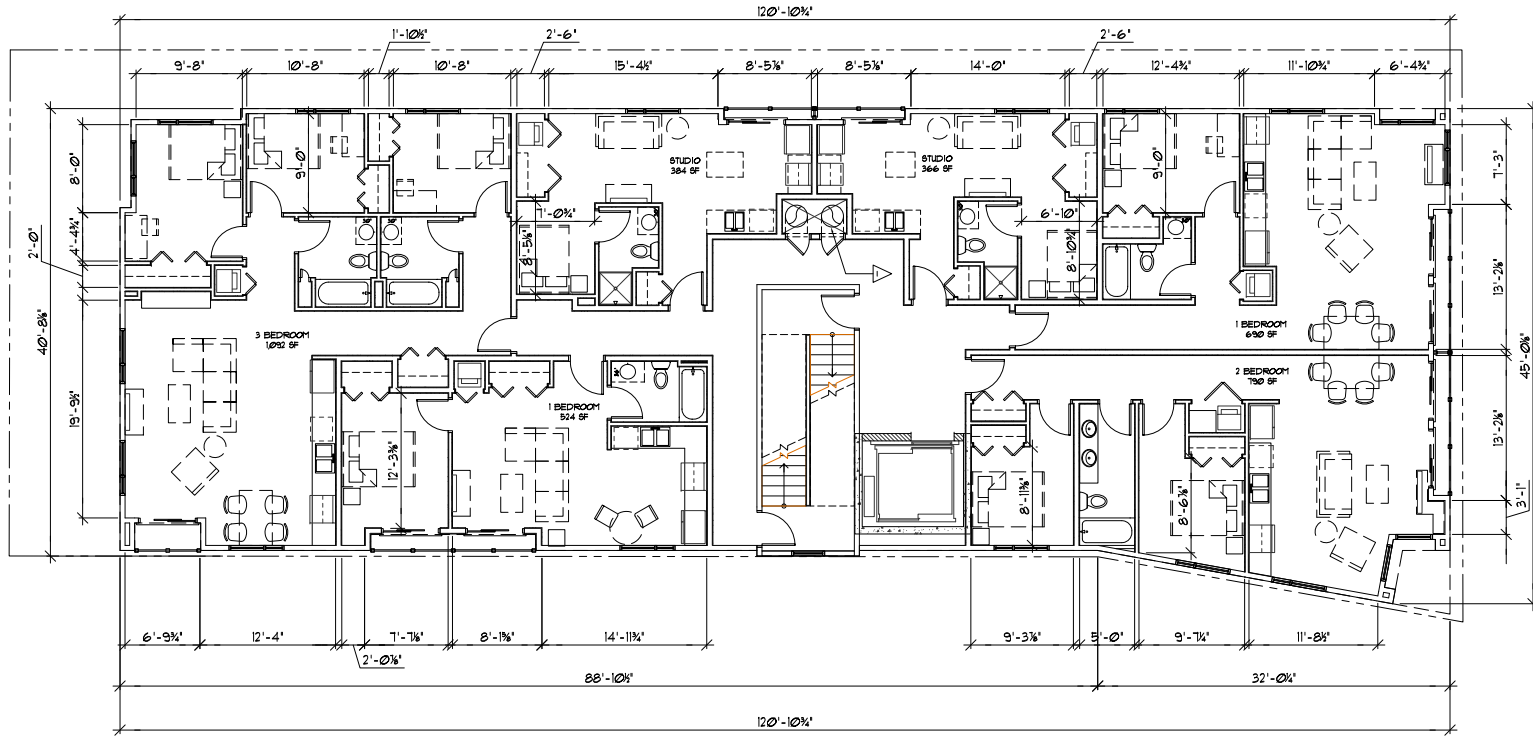
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330 E. WILSON STREET  
MADISON, WI 53703  
CLIENT: KOTHE REAL ESTATE PARTNERS  
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SCALE: AS NOTED

FIRST FLOOR  
PLAN / SITE  
PLAN  
A2.01



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① 2nd THROUGH 6th FLOOR PLAN  
SCALE: 3/8" = 1'-0"

① 2nd FLOOR ACCESSIBLE PLAN  
SCALE: 3/8" = 1'-0"

KEYED NOTES  
1 TRASH CHUTE FROM 2ND TO 6TH FLOOR ONLY

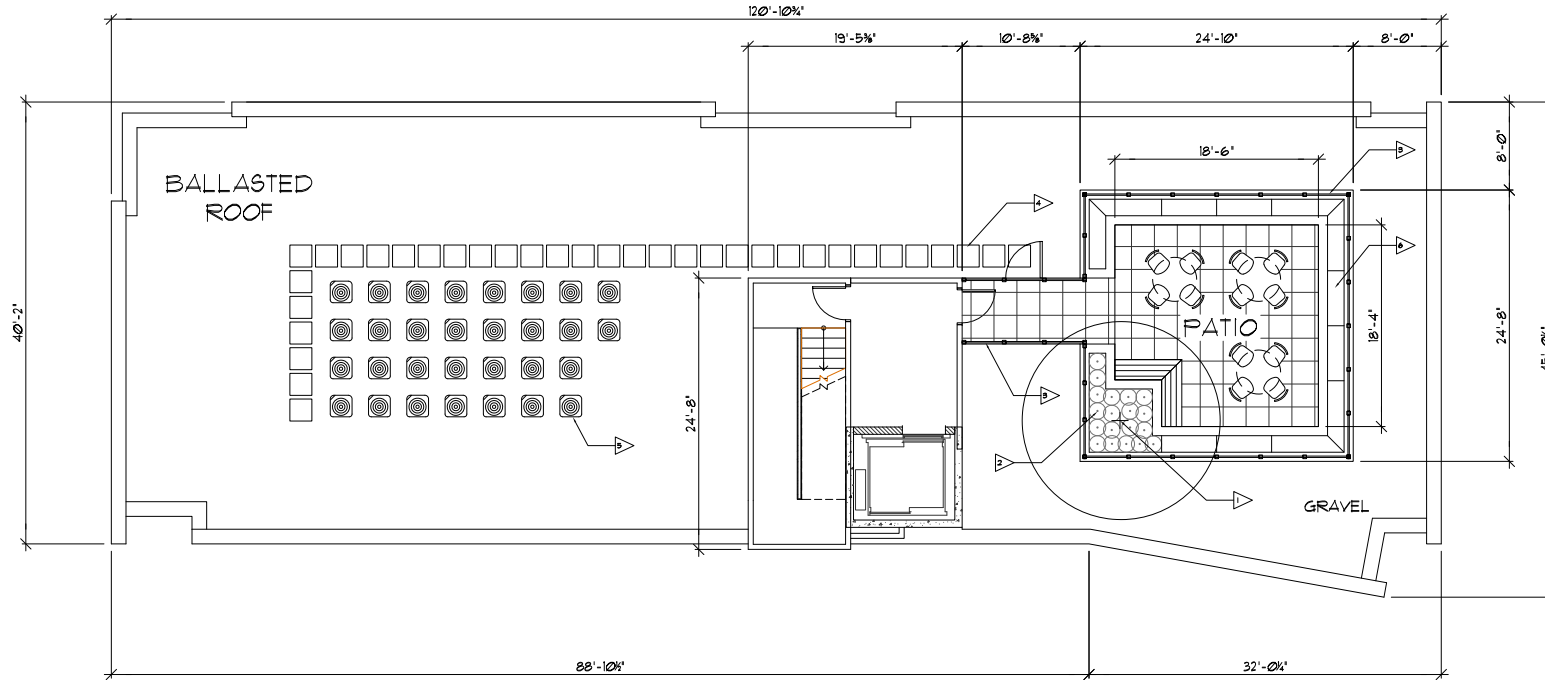
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2ND THROUGH 6TH  
FLOOR  
PLAN  
A2.02



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- KEYED NOTES**
1. TREE - REFERENCE L160 FOR DETAILS
  2. PLANTINGS - REFERENCE L160 FOR DETAILS
  3. GUARDRAIL / FENCING - TOP # 427 APP
  4. SIDEWALK PAVG
  5. CONDENSER UNITS
  6. RAISED PLANTER / GARDEN

**1 ROOF PLAN**  
SCALE: 3/8" = 1'-0"

PROJECT: 201249  
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DATE:  
SCALE: **A6 NOTED**

PROJECT: **330 E. WILSON**  
330 E. WILSON STREET  
MADISON, WI 53703  
CLIENT: **KOTHE REAL ESTATE PARTNERS**  
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GRAPHIC	KEY	EXTERIOR FINISH DESCRIPTION
	(1)	MASONRY FIELD MFR: ARBACREST INTERNATIONAL SZ: 8"x8" COLOR: SMOOTH ONGER
	(2)	ALUMINUM PANEL MFR: DR DESIGN SZ: N.A. COLOR: SMOKE EMBERS
	(3)	ALUMINUM PANEL MFR: DR DESIGN SZ: N.A. COLOR: REGAL BLUE
	(4)	GLASS FIELD (CLEAR) MFR: WIRACON SZ: REFER TO SPECIFICATIONS TYP: WIRACON SOLARSREEN V4-2W
	(5)	GLASS FIELD (PROSTED) MFR: WIRACON SZ: REFER TO SPECIFICATIONS TYP: PROSTED WIRACON SOLARSREEN
	(6)	GLASS FIELD (SPANDRL) MFR: WIRACON SZ: REFER TO SPECIFICATIONS TYP: PROSTED SPANDRL

PLAN SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



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PLAN SOUTH  
ELEVATION  
A6.01



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PLAN WEST ELEVATION  
SCALE: 1/8" = 1'-0"



PLAN EAST ELEVATION  
SCALE: 1/8" = 1'-0"

GRAPHIC	KEY	EXTERIOR FINISH DESCRIPTION
	1-1	MASONRY FIELD MFOR - ARBISCAFT INTERNATIONAL SIZE: 8"x8" COLOR: BRICK SANDER
	1-2	ALUMINUM PANEL MFOR - DR DESIGN SIZE: N.A. COLOR: SHAKO EMBERS
	1-3	ALUMINUM PANEL MFOR - DR DESIGN SIZE: N.A. COLOR: RECAL BLUE
	1-4	GLASS FIELD (CLEAR) MFOR - WILSON SIZE: REFER TO SPECIFICATIONS TYPE: WILSON GLASSSCREEN W4-2W
	1-5	GLASS FIELD (FROSTED) MFOR - WILSON SIZE: REFER TO SPECIFICATIONS TYPE: FROSTED WILSON GLASSSCREEN
	1-6	GLASS FIELD (SPANDREL) MFOR - WILSON SIZE: REFER TO SPECIFICATIONS TYPE: FROSTED SPANDREL

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PLAN NORTH ELEVATION

SCALE: 1/8" = 1'-0"



GRAPHIC	KEY	EXTERIOR FINISH DESCRIPTION
	(1)	MASONRY FIELD MFR: ARCONCRAFT INTERNATIONAL SZ: 8"x8" COLOR: SMOOTH ONKER
	(2)	ALUMINUM PANEL MFR: DM DESIGN SZ: N.A. COLOR: SMOKE EMBERS
	(3)	ALUMINUM PANEL MFR: DM DESIGN SZ: N.A. COLOR: REGAL BLUE
	(4)	GLASS FIELD (CLEAR) MFR: WIRACON TYP: REFER TO SPECIFICATIONS TYP: WIRACON SOLARSREEN V4-2W
	(5)	GLASS FIELD (FROSTED) MFR: WIRACON TYP: REFER TO SPECIFICATIONS TYP: FROSTED WIRACON SOLARSREEN
	(6)	GLASS FIELD (SPANGLED) MFR: WIRACON TYP: REFER TO SPECIFICATIONS TYP: FROSTED SPANGLED

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PLAN NORTH  
ELEVATION  
A6.03





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MASSING  
MODEL  
RENDERINGS  
R1.01

PEAK EAVE HEIGHTS



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EXISTING EXTERIOR PHOTOGRAPHS



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SUPPLEMENTARY  
CONTEXT  
EXHIBITS  
**EX.02**

EXISTING INTERIOR PHOTOGRAPHS



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CONTEXT  
EXHIBITS  
**EX.03**



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S. HANCOCK  
VIEW SHED  
STUDY  
EX.04



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STUDY  
EX.05



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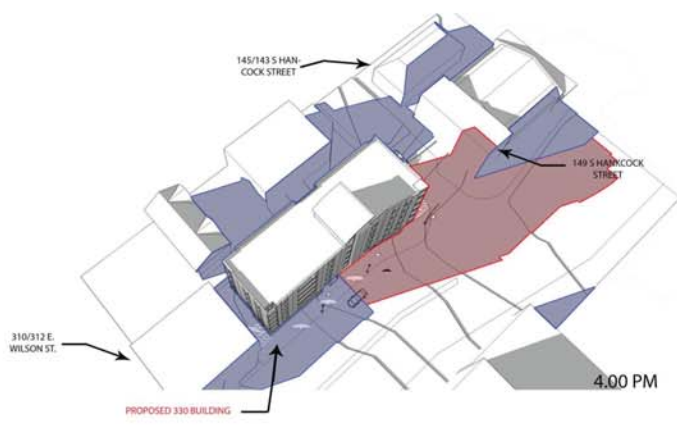
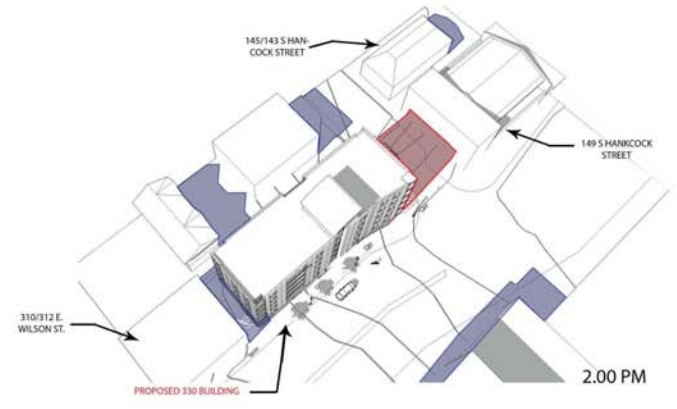
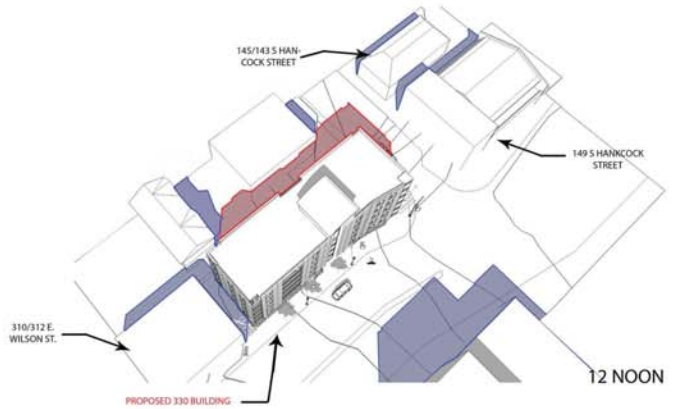
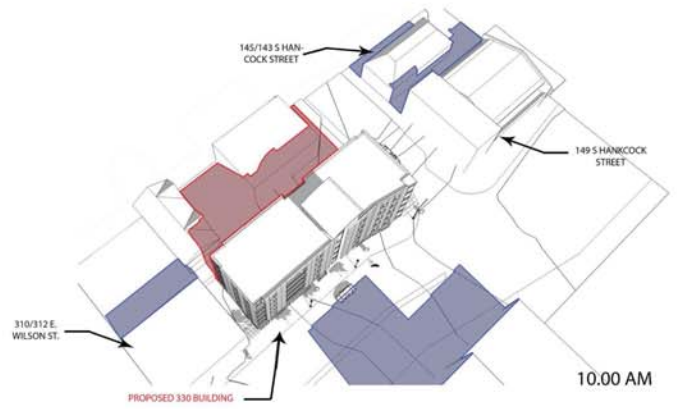
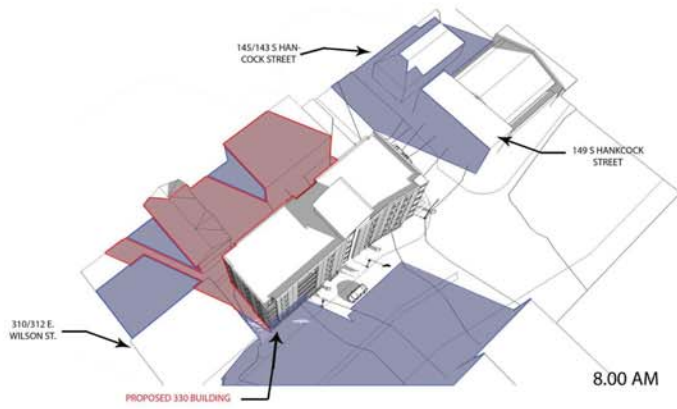
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S. HANCOCK  
VIEW SHED  
STUDY  
EX.06



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 SHADOWS FROM PROPOSED BUILDING  
 SHADOWS FROM EXISTING BUILDINGS  
SHADOWS TAKEN AT DESIGNATED TIMES ON THE EQUINOX (MARCH 20, SPET. 23)

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330 E. WILSON STREET  
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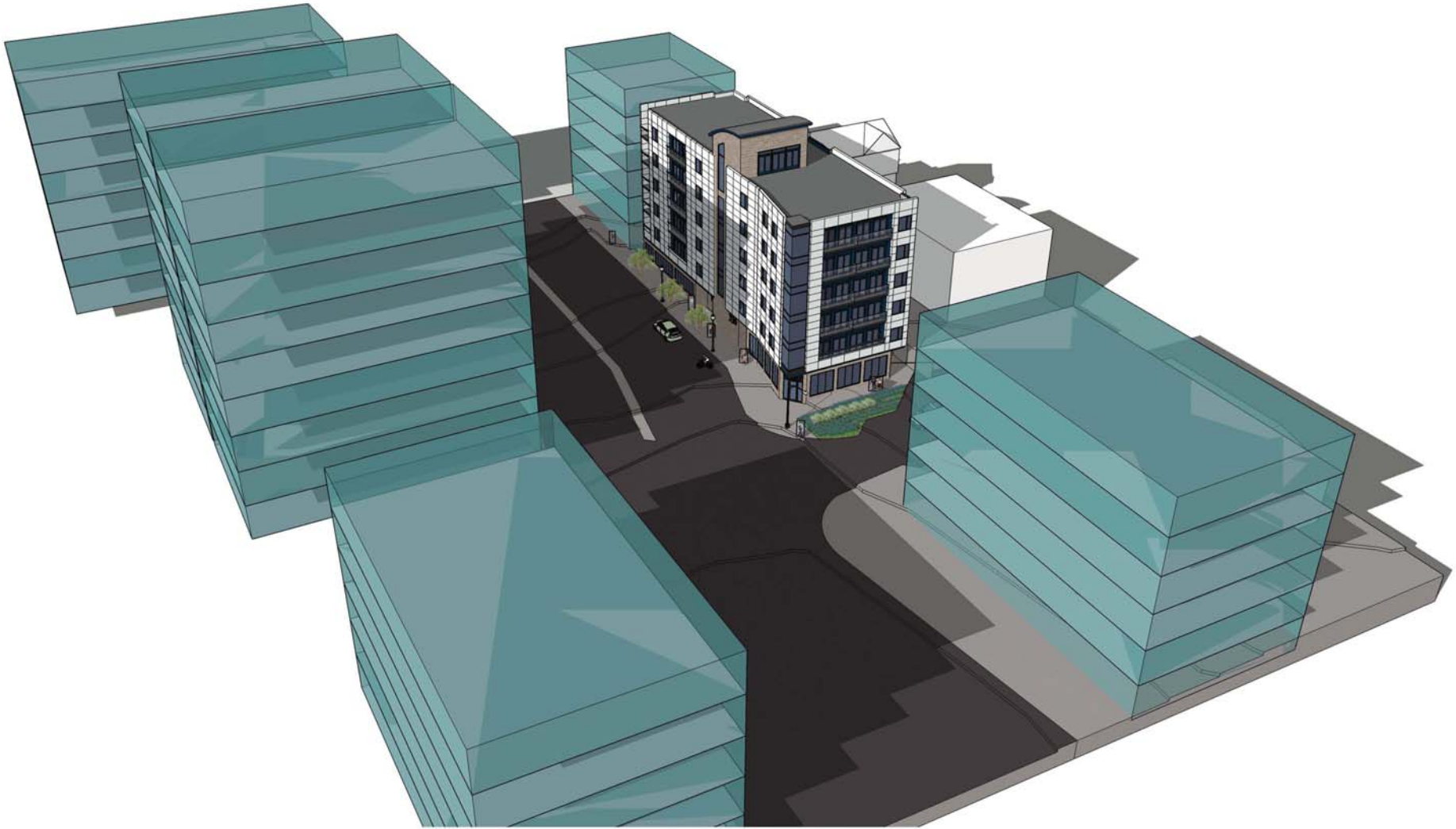
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SITE MODEL  
SHADOW  
STUDY  
EX.07





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FULLY  
DEVELOPED  
SITE CONTEXT  
EX.08