



URBAN DESIGN COMMISSION APPLICATION CITY OF MADISON

This form may also be completed online at:

<http://www.cityofmadison.com/planning/documents/UDCApplication.pdf>

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

Please complete all sections of the application, including the desired meeting date and the type of action requested.

Date Submitted: <u>April 27, 2016</u>	<input type="checkbox"/> Informational Presentation
UDC Meeting Date: <u>May 11, 2016</u>	<input type="checkbox"/> Initial Approval
Combined Schedule Plan Commission Date (if applicable): _____	<input checked="" type="checkbox"/> Final Approval

1. Project Address: 1801 East Washington Avenue
Project Title (if any): 1801 Washington

2. This is an application for (Check all that apply to this UDC application):

☒ New Development ☐ Alteration to an Existing or Previously-Approved Development

A. Project Type:

- ☒ Project in an Urban Design District* (public hearing-\$300 fee) [*Fee paid with November 23, 2015 application*]
☐ Project in the Downtown Core District (DC) or Urban Mixed-Use District (UMX) (\$150 fee, Minor Exterior Alterations)
☐ Suburban Employment Center (SEC) or 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 Planned Residential Complex

B. Signage:

- ☐ Comprehensive Design Review* (public hearing-\$300 fee) ☐ Street Graphics Variance* (public hearing-\$300 fee)
☐ Signage Exception(s) in an Urban Design District (public hearing-\$300 fee)

C. Other:

- ☐ Please specify: _____

3. Applicant, Agent & Property Owner Information:

Applicant Name: MMP CCG Madison, LLC Company: (same)
 Street Address: 5887 Glenridge Drive NE, Suite 360 City/State: Sandy Springs, GA Zip: 30328
 Telephone: (678) 485-3672 Fax: () Email: MCampbell@icloud.com

Project Contact Person: Michael J. Campbell Company: _____
 Street Address: same as Applicant City/State: _____ Zip: _____
 Telephone: () Fax: () Email: _____

Project Owner (if not applicant): Marling Lumber
 Street Address: 1801 East Washington Avenue City/State: Madison, WI Zip: 53704
 Telephone: () 608-244-4777 Fax: () Email: _____

4. Applicant Declarations:

A. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with Al Martin on 10/1/15.

(name of staff person)

(date of meeting)

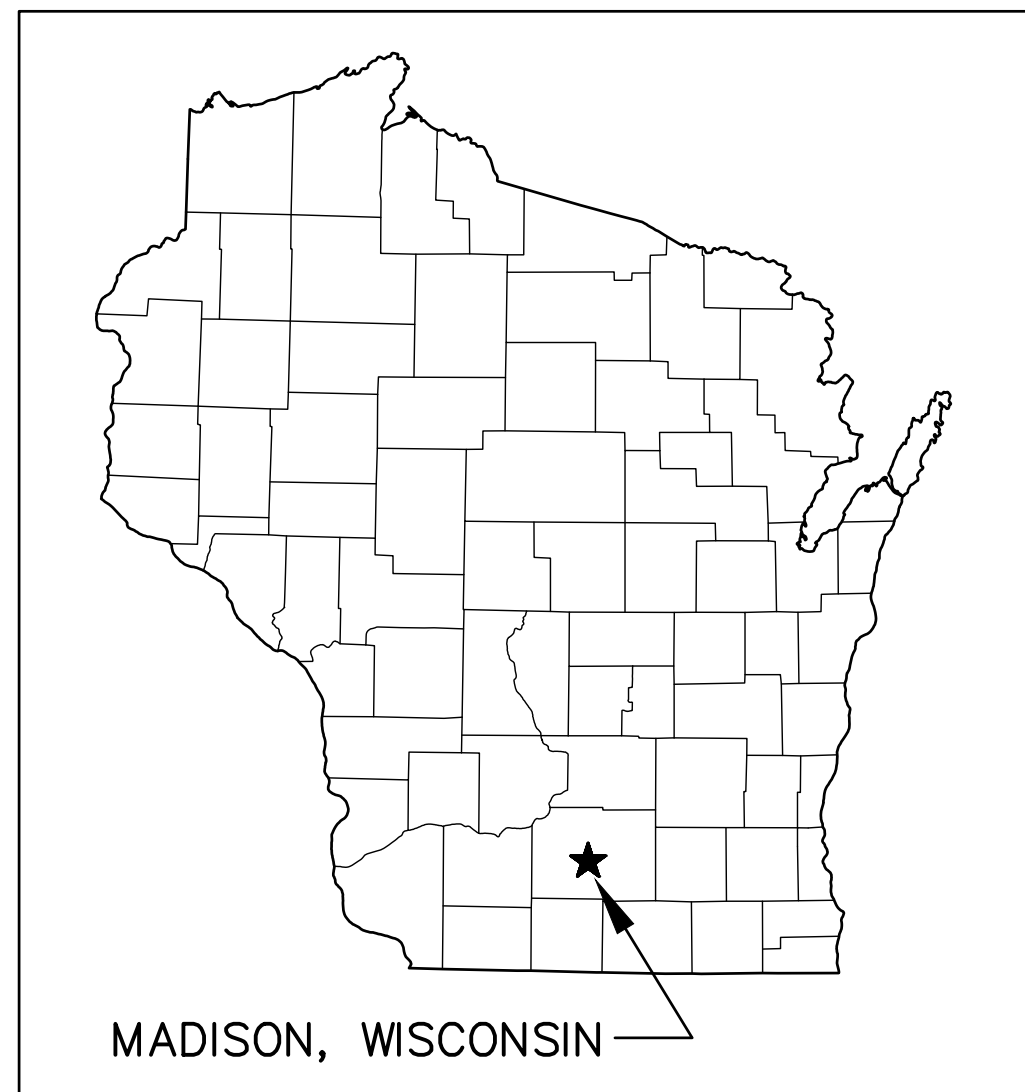
B. The applicant attests that all required materials are included in this submittal and understands that if any required information is not provided by the application deadline, the application will not be placed on an Urban Design Commission agenda for consideration.

Name of Applicant MMP CCG Madison, LLC Relationship to Property Buyer

Authorized Signature [Signature] Date 4/26/16

1801 WASHINGTON
1801 EAST WASHINGTON AVENUE
CITY OF MADISON
DANE COUNTY, WISCONSIN
SITE DEVELOPMENT PLANS

PROPERTY DETAILS:
ADDRESS: 1801 EAST WASHINGTON AVENUE
OWNER: CAMPBELL CAPITAL GROUP, LLC
LEGAL DESCRIPTION:
Part of the southwest quarter of section six (6), and fractional lot two (2) of section seven (7) in township 23N, range ten (10) east, being a part of block two hundred seventy-five (275) of parcels replat and addition to the city of Madison, bounded on the southwest by the yahara river, on the southeast by east main street, on the northwest by east washington avenue and of the northeast by a line drawn from a point on the southeasterly side of east washington avenue four hundred fifteen and two tenths (415.2) feet southwesterly from the north corner of said block where the southerly side of the right-of-way of the Chicago & Northwestern railway company intersects said block, thence easterly along the southerly line of said right-of-way to a point where a line drawn parallel with south first street two hundred fifty-one (251) feet southwesterly therefrom intersects said southerly line of said right-of-way, thence southeasterly parallel with said right-of-way to a point on the northwesterly line of east main street, thence northerly (251) feet from the east corner of said block, excepting therefrom a strip of land fifty (50) feet in width on the southwest end of said block immediately adjoining the northeast bank of said river, excluding therefrom those lands in award of compensation recorded october 11, 2005 as document no. 4119468 corrected by affidavit recorded september 12, 2006 as document no. 4233949.



OWNER/DEVELOPER:

M-M PROPERTIES / CAMPBELL CAPITAL GROUP, LLC
5887 GLENRIDGE DRIVE NE
SUITE 360
SANDY SPRINGS, GEORGIA 30328
PH.: 678.485.3672 (MOBILE)
E-MAIL: Mcampbell1@icloud.com

CIVIL ENGINEER:

R.A. Smith National

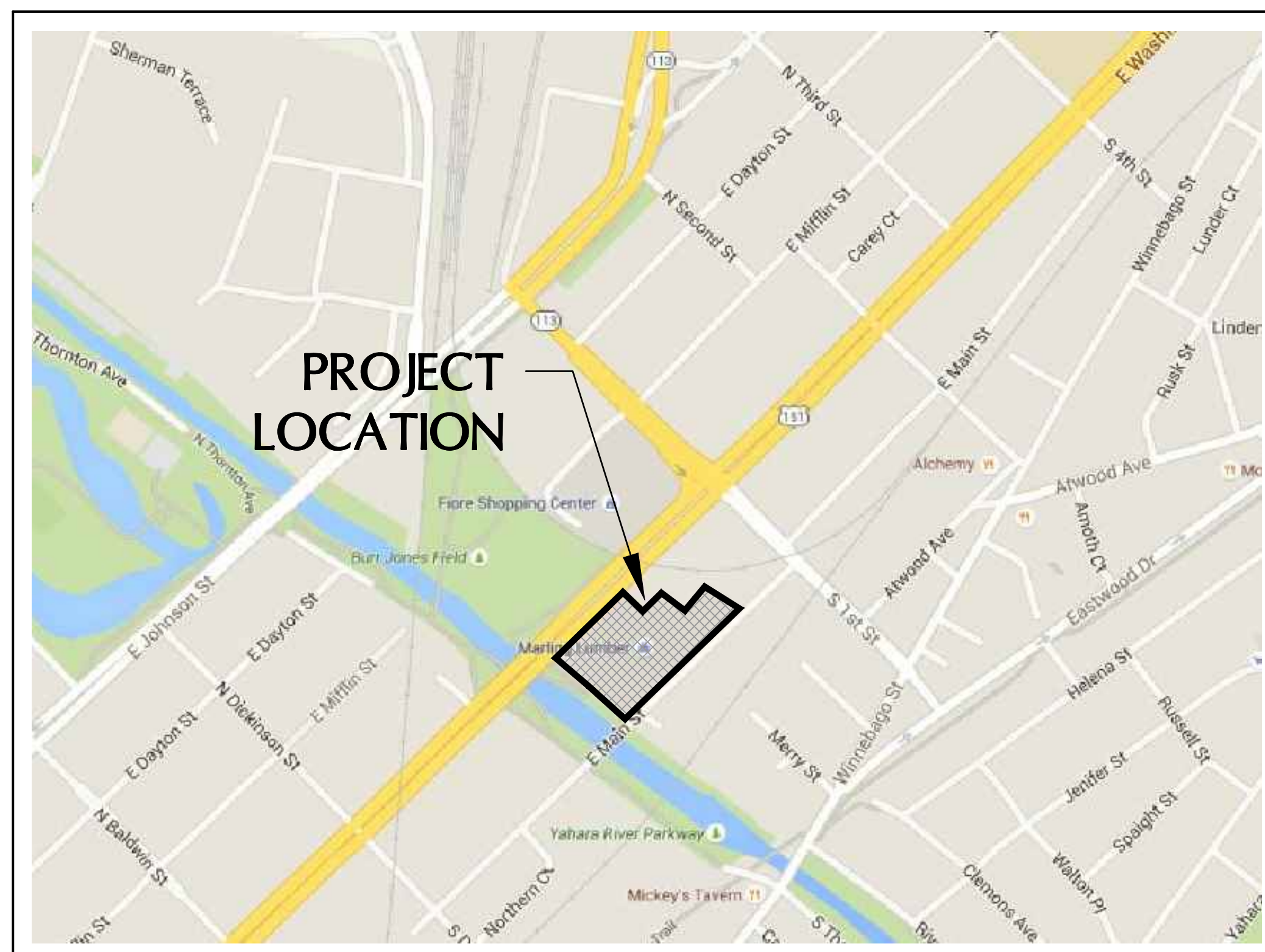
*Beyond Surveying
and Engineering*

16745 W. Bluemound Road, Brookfield, WI 53005-5938
262-781-1000 Fax 262-781-8466, www.rasmithnational.com
Appleton, WI Orange County, CA Pittsburgh, PA

ARCHITECT:

POOLE & POOLE ARCHITECTURE
3736 WINTERFIELD ROAD
SUITE 102
MIDLOTHIAN, VA 23113
PH.: 804-225-0215
E-MAIL: mpool@2pa.net

VICINITY MAP



PLAN INDEX

<u>SHEET NO.</u>	<u>DESCRIPTION</u>
C000	PROJECT INFORMATION
C001	ALTA SURVEY
C100	EROSION CONTROL & SITE DEMOLITION PLAN
C200	OVERALL SITE PLAN
C201	DETAILED SITE PLAN
C300	GRADING PLAN
C301	DETAILED GRADING PLAN
C302	DETAILED GRADING PLAN
C400	UTILITY PLAN
L100	LANDSCAPE PLAN
L101	YAHARA RIVER DETAILED LANDSCAPE PLAN
EX 1	LANDSCAPE PLAN REVISION MARKUP

SIDEWALK CONSTRUCTION NOTE:
CITY OF MADISON FORESTRY DEPARTMENT
MUST BE CONTACTED PRIOR TO THE
CONSTRUCTION OF THE SIDEWALK ALONG MAIN
STREET TO REVIEW ANY POTENTIAL CONFLICTS
WITH THE SIDEWALK CONSTRUCTION AND
EXISTING TREE ROOTS. FORESTRY CONTACT:
BRIAN MEILLER (608) 266-4890.

*MUNICIPAL REVIEW
DOCUMENTS*

NOT FOR
CONSTRUCTION

PLAN DATE: APRIL 27, 2016

REVISION	ISSUE DATE	ISSUED SHEETS	ISSUED FOR

DESCRIPTION

DATE _____

R.A. Smith National
*Beyond Surveying
and Engineering*
www.rasmithnational.com

1801 WASHINGTON
CITY OF MADISON, WI

PROJECT INFORMATION

© COPYRIGHT 2016
R.A. Smith National, Inc.

DATE: 04-27-2016

SCALE: NOT TO SCALE

JOB NO. 3150290

PROJECT MANAGER:
MICHAEL A. BACH, P.E.

DESIGNED BY: MAB

CHECKED BY: CDH

SHEET NUMBER

C000



Toll Free (800) 242-8511
Milwaukee Area (414) 259-1181
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

ALTA/ACSM LAND TITLE SURVEY
WITH TOPOGRAPHIC DATA

Known as 1801 East Washington Avenue, in the City of Madison, Dane County Wisconsin.

That part of the Southwest quarter of Section Six (6), and fractional Lot Two (2) of Section Seven (7) in Township Seven (7) North, Range Ten (10) East being a part of Block Two Hundred Seventy-five (275) of Farwells Replat and Addition to the City of Madison, bounded on the southwest by the Yahara River, on the southeast by East Main Street, on the northwest by East Washington Avenue and of the northeast by a line drawn from a point on the southeasterly side of East Washington Avenue four hundred fifteen and two tenths (415.2) feet southwesterly from the north corner of said block where the southerly side of the right-of-way of the Chicago & Northwestern Railway Company intersects said block, thence easterly along the southerly line of said right-of-way to a point where a line drawn parallel with South First Street two hundred fifty-one (251) feet southwesterly therefrom intersects said southerly line of said right-of-way; thence southeasterly parallel with South First Street to a point on the northwesterly line of East Main Street two hundred fifty-one (251) feet from the east corner of said block, excepting therefrom a strip of land fifty (50) feet in width off the southwest end of said block immediately adjoining the northeast bank of said river. Excepting therefrom those lands in Award of Compensation recorded October 11, 2005 as Document No. 4119468 corrected by Affidavit recorded September 12, 2006 as Document No. 4233949.

Prepared for: Campbell Capital Group, LLC Survey No.166475-BMJ

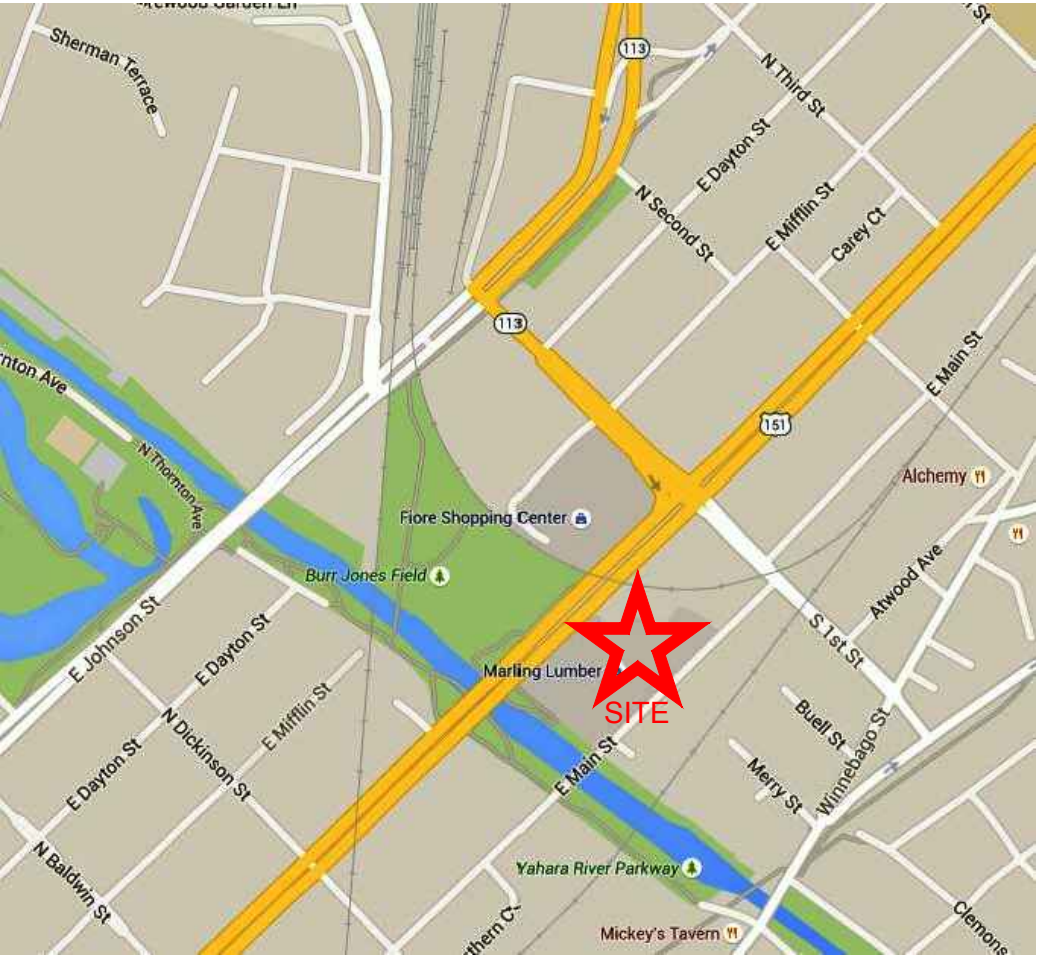
- A. Basis of Bearings
Bearings are based on the South line of East Washington Avenue, which is assumed to bear North 45°58'04" East.
B. Title Commitment
This survey was prepared based on First American Title Insurance Company title commitment number NCS-735670-MAD, effective date of June 24, 2015, which lists the following easements and/or restrictions from schedule B-II:

- 1-3, 10. Visible evidence shown, if any.
4-9. Not survey related.
11. Rights and easements, if any, in and to any and all railroad switches, sidetracks, spur tracks and rights of way located upon or appurtenant to the subject premises. Affects site by location - Spur tracks shown.
12. Model Ground Use Restriction Agreement recorded December 3, 1997 as Document No. 2911960. Affects site by location - General in nature, cannot be plotted.
13. Grant of Right-of-way to Madison Gas and Electric Company recorded November 8, 1995 as Document No. 2717361. Affects site by location - Shown.

- C. Flood Note
According to flood insurance rate map of the City of Madison, community panel number 55025C0428G, effective date of January 2, 2009, this site falls in zone X (areas determined to be outside the 0.2% annual chance floodplain)
D. Elevations
Elevations refer to NGVD 1929 Datum.

LEGEND

- () INDICATES RECORDED DIMENSION WHERE DIFFERENT FROM ACTUAL MEASUREMENT
OR SECTION OR 1/4 SECTION CORNER AS DESCRIBED
1" DIA. IRON PIPE FOUND (UNLESS OTHERWISE NOTED)
1" DIA. IRON PIPE, 18" LONG-SET (UNLESS OTHERWISE NOTED)
BOLLARD
SOIL BORING/MONITORING WELL
FLAGPOLE
MAILBOX
SIGN
BILLBOARD
AIR CONDITIONER
CONTROL BOX
TRAFFIC SIGNAL
RAILROAD CROSSING SIGNAL
CABLE PEDESTAL
POWER POLE
GUY POLE
GUY WIRE
LIGHT POLE
SPOT/YARD/PEDESTAL LIGHT
HANDICAPPED PARKING
ELECTRIC MANHOLE
ELECTRIC PEDESTAL
ELECTRIC METER
ELECTRIC TRANSFORMER
TELEPHONE MANHOLE
TELEPHONE PEDESTAL
MARKED FIBER OPTIC
GAS VALVE
GAS METER
GAS WARNING SIGN
STORM MANHOLE
ROUND INLET
SQUARE INLET
STORM SEWER END SECTION
SANITARY MANHOLE
SANITARY CLEANOUT OR SEPTIC VENT
SANITARY INTERCEPTOR MANHOLE
MISCELLANEOUS MANHOLE
WATER VALVE
HYDRANT
WATER SERVICE CURB STOP
WATER MANHOLE
WELL
WATER SURFACE
WETLANDS FLAG
MARSH
CONIFEROUS TREE
DECIDUOUS TREE
SHRUB
EDGE OF TREES
SANITARY SEWER
STORM SEWER
WATERMAIN
MARKED GAS MAIN
MARKED ELECTRIC
OVERHEAD WIRES
BUREAU ELEC. SERV.
MARKED TELEPHONE
MARKED CABLE TV LINE
MARKED FIBER OPTIC
INDICATES EXISTING CONTOUR ELEVATION
INDICATES EXISTING SPOT ELEVATION
780
x 780.55

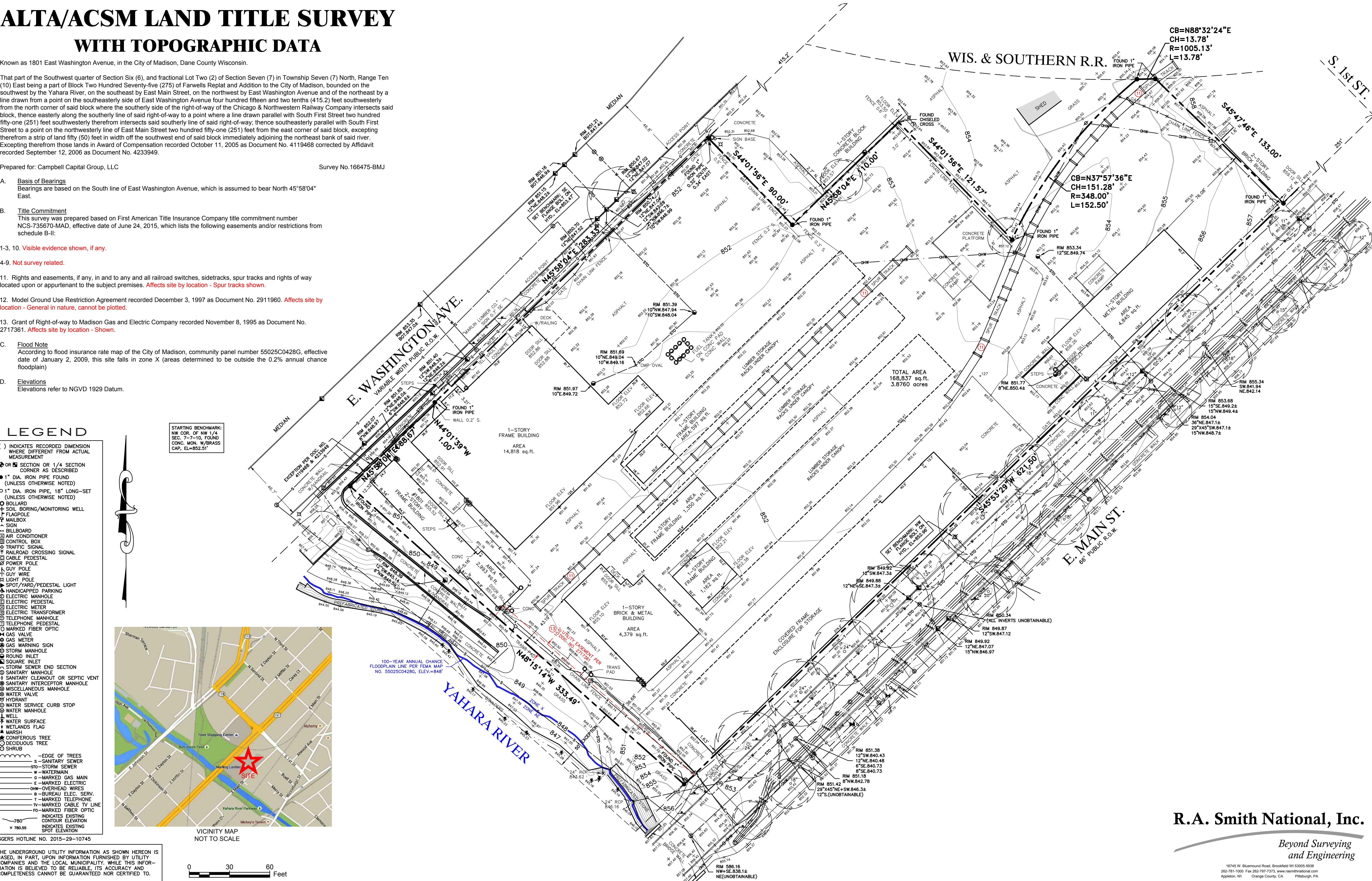


VICINITY MAP
NOT TO SCALE



THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.

(P) INDICATES PIPE SIZES PER RECORD PLANS. OTHER PIPE SIZES ARE ESTIMATED. NO PIPE SIZES SHOULD BE RELIED UPON WITHOUT FURTHER VERIFICATION.



R.A. Smith National, Inc.

Beyond Surveying
and Engineering

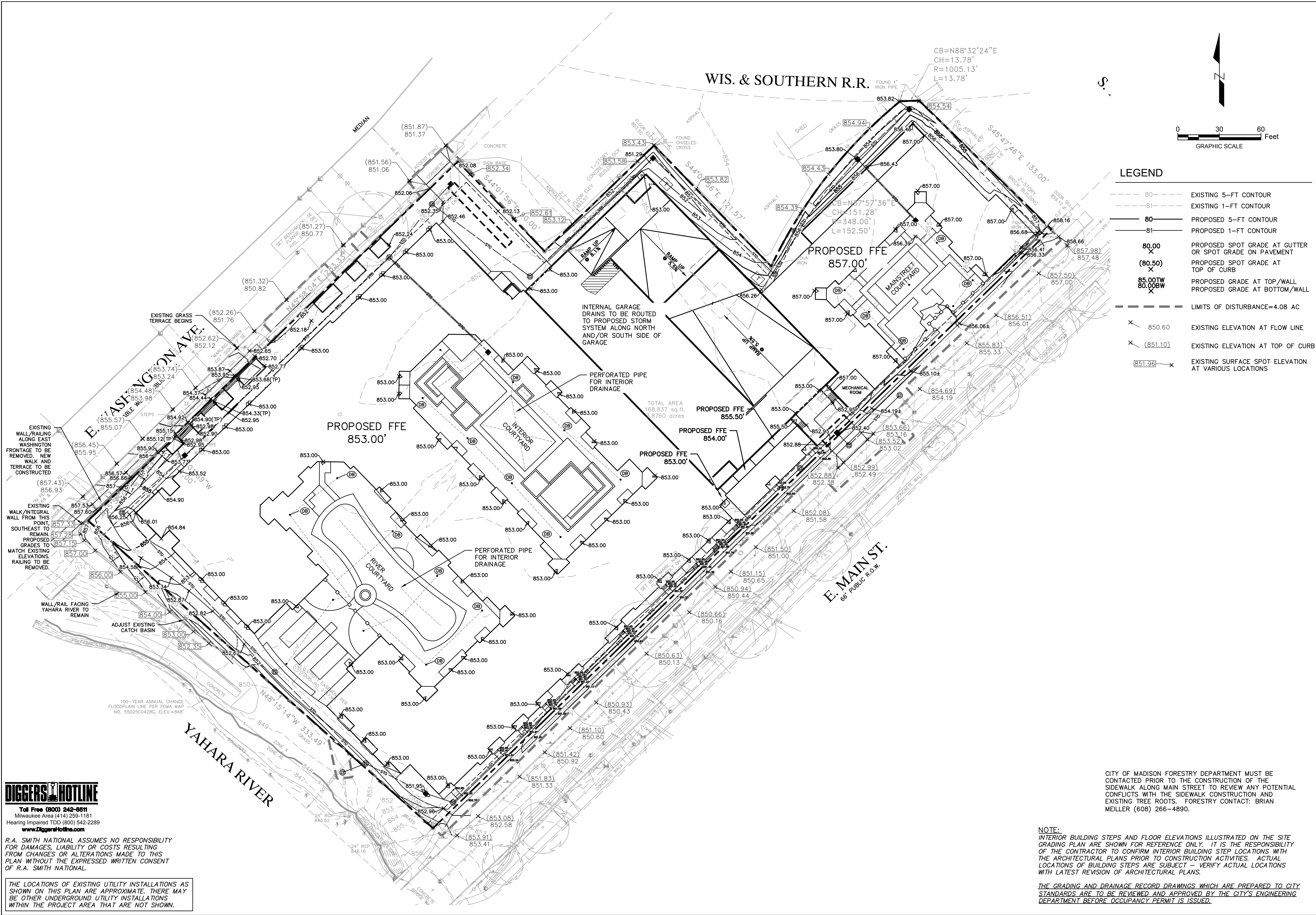
16745 W. Bluemound Road, Brookfield WI 53005-9938
262-781-1000 Fax 262-797-7373, www.ra-smithnational.com
Appleton, WI Orange County, CA Pittsburgh, PA
P:\3150290\Drawings\166475\BMP COPY.dwg \ALTA



Toll Free (800) 242-8511
Milwaukee Area (414) 259-1181
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

R.A. SMITH NATIONAL ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF R.A. SMITH NATIONAL.

THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.

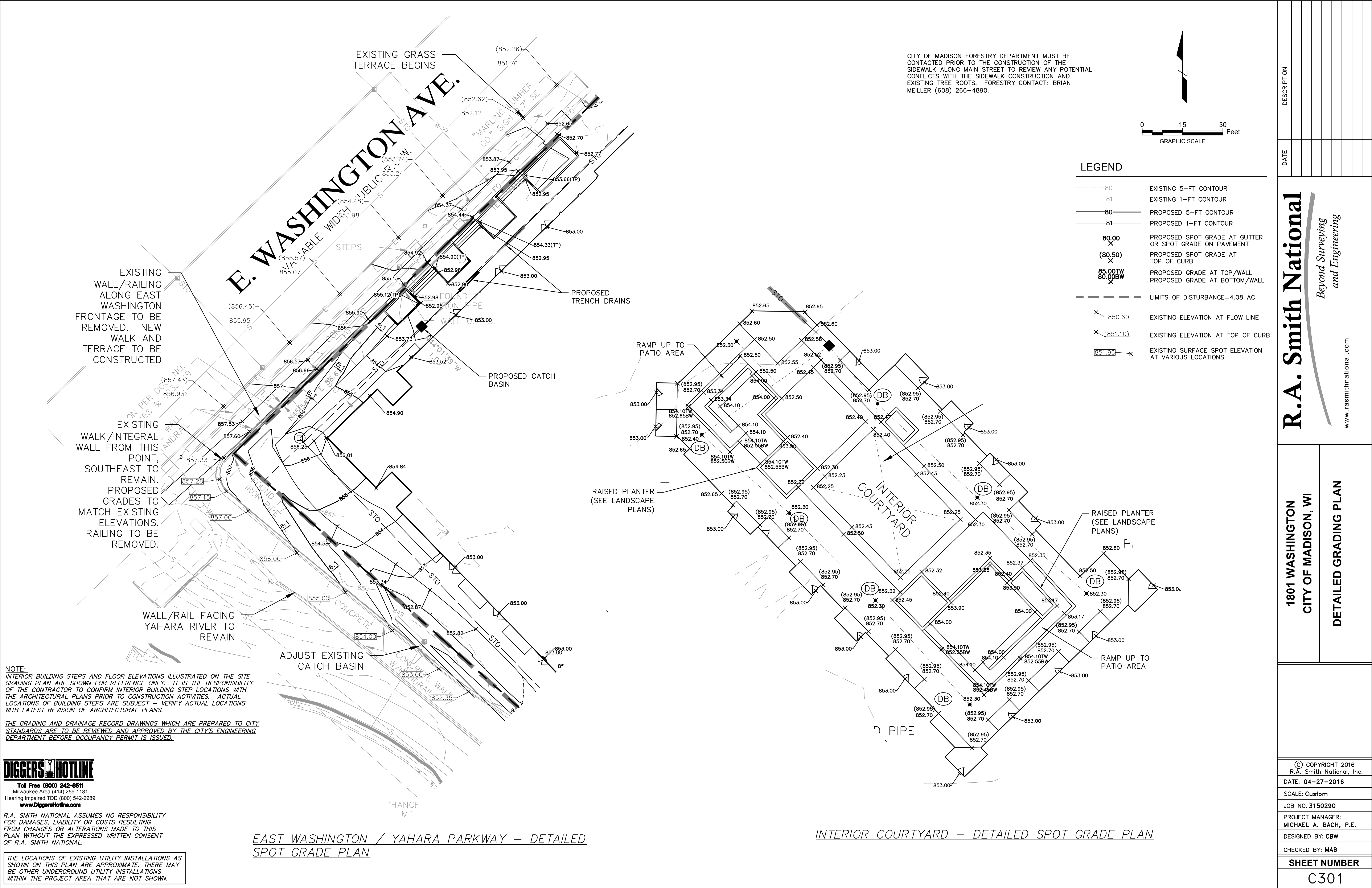


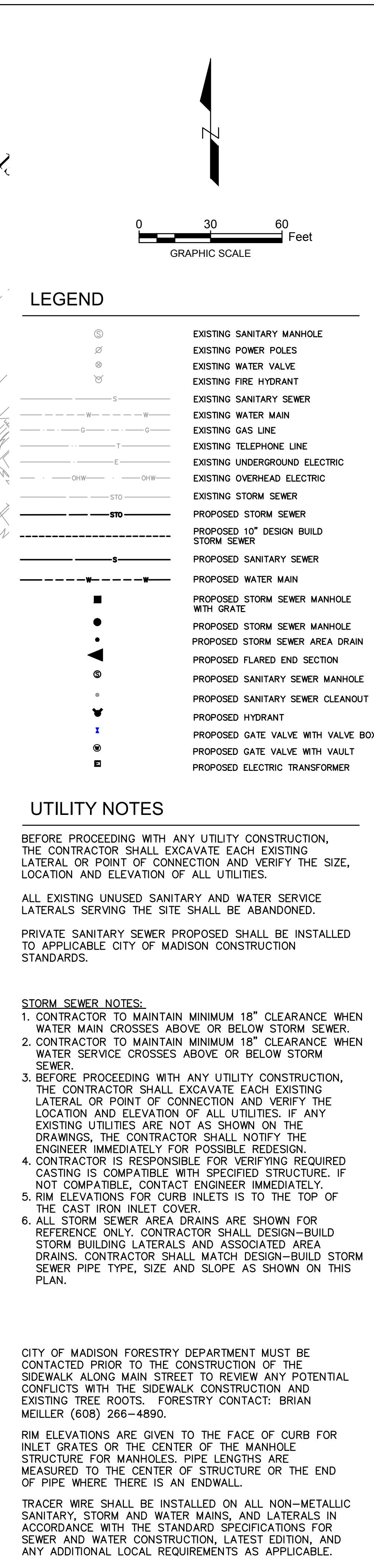
CITY OF MADISON FORESTRY DEPARTMENT MUST BE CONTACTED PRIOR TO THE CONSTRUCTION OF THE SIDEWALK ALONG MAIN STREET TO REVIEW ANY POTENTIAL CONFLICTS WITH THE SIDEWALK CONSTRUCTION AND EXISTING TREE ROOTS. FORESTRY CONTACT: BRIAN MEILLER (608) 266-4890.

NOTE:
INTERIOR BUILDING STEPS AND FLOOR ELEVATIONS ILLUSTRATED ON THE SITE GRADING PLAN ARE SHOWN FOR REFERENCE ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONFIRM INTERIOR BUILDING STEP LOCATIONS WITH THE ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION ACTIVITIES. ACTUAL LOCATIONS OF BUILDING STEPS ARE SUBJECT - VERIFY ACTUAL LOCATIONS WITH LATEST REVISION OF ARCHITECTURAL PLANS.

THE GRADING AND DRAINAGE RECORD DRAWINGS WHICH ARE PREPARED TO CITY STANDARDS ARE TO BE REVIEWED AND APPROVED BY THE CITY'S ENGINEERING DEPARTMENT BEFORE OCCUPANCY PERMIT IS ISSUED.

DESCRIPTION	
DATE	
R.A. Smith National <i>Beyond Surveying and Engineering</i> www.rasmithnational.com	
1801 WASHINGTON CITY OF MADISON, WI	GRADING PLAN
© COPYRIGHT 2016 R.A. Smith National, Inc. DATE: 04-27-2016 SCALE: 1" = 30' JOB NO. 3150290 PROJECT MANAGER: MICHAEL A. BACH, P.E. DESIGNED BY: MAB CHECKED BY: CDH	
SHEET NUMBER C300	





THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES.

R.A. SMITH NATIONAL, ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF R.A. SMITH NATIONAL.

ALL INFORMATION CONTAINED ON THIS SHEET IS THE PROPERTY OF R.A. SMITH NATIONAL. THE POSSESSION, DISTRIBUTION, REPRODUCTION, AND USE OF ALL OR ANY PART OF THIS INFORMATION IS RESTRICTED AS SET FORTH IN THE CONTRACTUAL TERMS AND CONDITION ESTABLISHED BETWEEN R.A. SMITH NATIONAL AND THEIR CLIENT FOR THIS PROJECT. REPRODUCTION OR USE OF ANY PART BY ANY PERSON WITHOUT THE PERMISSION OF R.A. SMITH NATIONAL IS PROHIBITED.
© COPYRIGHT 2015
R.A. SMITH NATIONAL
16745 WEST BLUEMOUND ROAD, SUITE 200
BROOKFIELD, WI 53005

PROPOSED STREET TREE, TYP. (SPECIES, LOCATION AND INSTALLATION TECHNIQUES TO BE DETERMINED BY CITY OF MADISON FORESTRY DEPARTMENT)

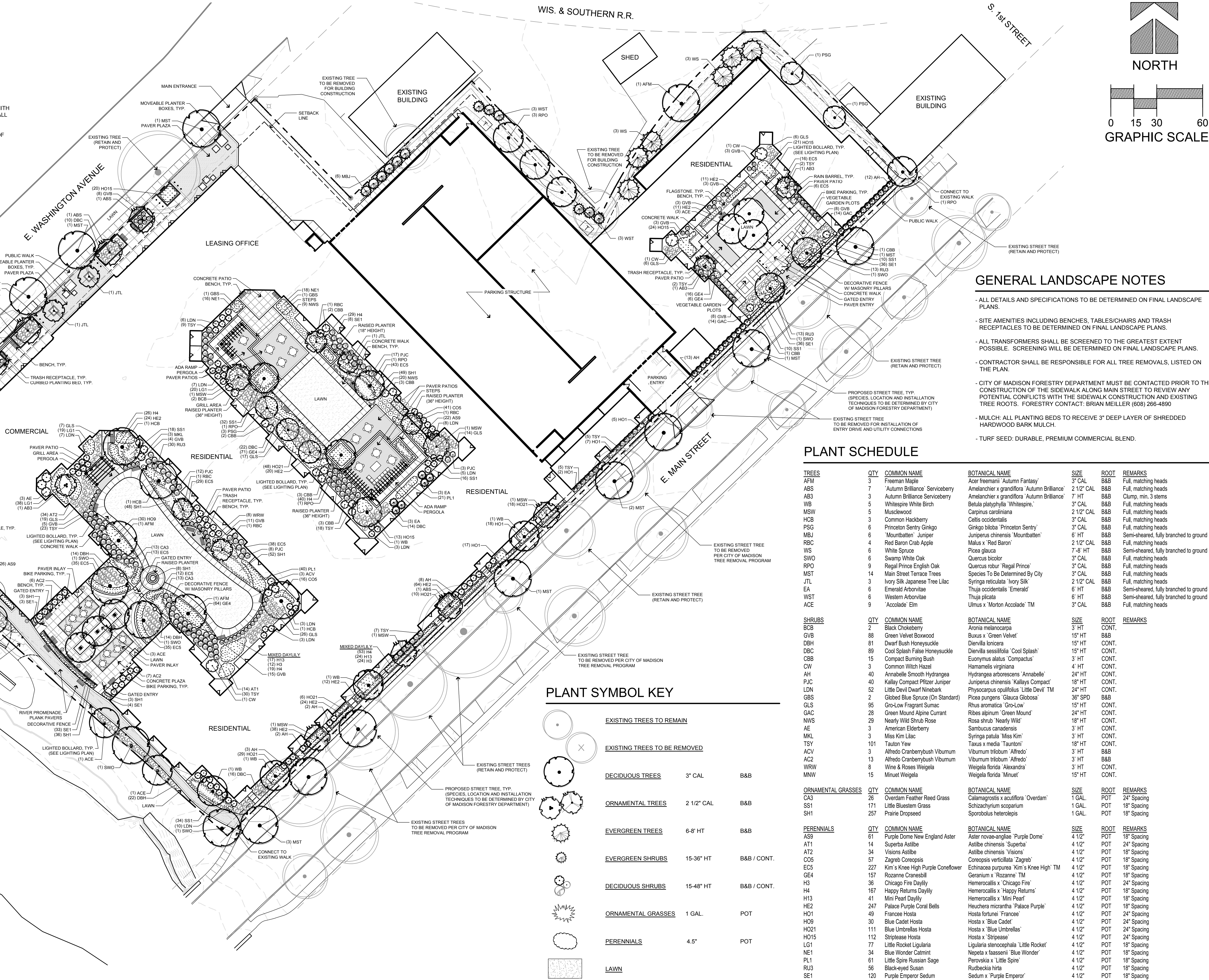
PROPOSED STREET TREE, TYP. (SPECIES, LOCATION AND INSTALLATION TECHNIQUES TO BE DETERMINED BY CITY OF MADISON FORESTRY DEPARTMENT)

PROPOSED STREET TREE, TYP. (SPECIES, LOCATION AND INSTALLATION TECHNIQUES TO BE DETERMINED BY CITY OF MADISON FORESTRY DEPARTMENT)

PROPOSED STREET TREE, TYP. (SPECIES, LOCATION AND INSTALLATION TECHNIQUES TO BE DETERMINED BY CITY OF MADISON FORESTRY DEPARTMENT)

PROPOSED STREET TREE, TYP. (SPECIES, LOCATION AND INSTALLATION TECHNIQUES TO BE DETERMINED BY CITY OF MADISON FORESTRY DEPARTMENT)

DIGGERS HOTLINE
Toll Free (800) 242-8611
Milwaukee Area (262) 432-7910
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com



GENERAL LANDSCAPE NOTES

- ALL DETAILS AND SPECIFICATIONS TO BE DETERMINED ON FINAL LANDSCAPE PLANS.
- SITE AMENITIES INCLUDING BENCHES, TABLES/CHAIRS AND TRASH RECEPTACLES TO BE DETERMINED ON FINAL LANDSCAPE PLANS.
- ALL TRANSFORMERS SHALL BE SCREENED TO THE GREATEST EXTENT POSSIBLE. SCREENING WILL BE DETERMINED ON FINAL LANDSCAPE PLANS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TREE REMOVALS, LISTED ON THE PLAN.
- CITY OF MADISON FORESTRY DEPARTMENT MUST BE CONTACTED PRIOR TO THE CONSTRUCTION OF THE SIDEWALK ALONG MAIN STREET TO REVIEW ANY POTENTIAL CONFLICTS WITH THE SIDEWALK CONSTRUCTION AND EXISTING TREE ROOTS. FORESTRY CONTACT: BRIAN MEILLER (608) 266-4890
- MULCH: ALL PLANTING BEDS TO RECEIVE 3" DEEP LAYER OF SHREDDED HARDWOOD BARK MULCH.
- TURF SEED: DURABLE, PREMIUM COMMERCIAL BLEND.

PLANT SCHEDULE

TREES	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
AFM	3	Freeman Maple	Acer freemanii 'Autumn Fantasy'	3" CAL	B&B	Full, matching heads
ABS	7	'Autumn Brilliance' Serviceberry	Amelanchier x grandiflora 'Autumn Brilliance'	2 1/2" CAL	B&B	Full, matching heads
AB3	3	'Autumn Brilliance' Serviceberry	Amelanchier x grandiflora 'Autumn Brilliance'	7" HT	B&B	Clump, min. 3 stems
WB	5	Whitespire White Birch	Betula papyrifera 'Whitespire.'	3" CAL	B&B	Full, matching heads
MSW	5	Musclewood	Carpinus caroliniana	2 1/2" CAL	B&B	Full, matching heads
WCB	3	Common Hackberry	Celtis occidentalis	3" CAL	B&B	Full, matching heads
PSG	6	Princeton Sentry Cinkgo	Ginkgo biloba 'Princeton Sentry'	3" CAL	B&B	Full, matching heads
MBJ	6	'Mountbatten' Juniper	Juniperus chinensis 'Mountbatten'	6" HT	B&B	Semi-sheared, fully branched to ground
RBC	4	Red Baron Crab Apple	Malus x 'Red Baron'	2 1/2" CAL	B&B	Full, matching heads
WIS	6	White Spruce	Picea glauca	7-8" HT	B&B	Semi-sheared, fully branched to ground
SWO	6	Swamp White Oak	Quercus bicolor	3" CAL	B&B	Full, matching heads
RPO	9	Regal Prince English Oak	Quercus robur 'Regal Prince'	3" CAL	B&B	Full, matching heads
MST	14	Main Street Terrace Trees	Species To Be Determined By City	3" CAL	B&B	Full, matching heads
JTL	3	Ivory Silk Japanese Tree Lilac	Syringa reticulata 'Ivory Silk'	2 1/2" CAL	B&B	Full, matching heads
EA	6	Emerald Arborvitae	Thuja occidentalis 'Emerald'	6" HT	B&B	Semi-sheared, fully branched to ground
WST	9	Western Arborvitae	Thuja plicata	6" HT	B&B	Semi-sheared, fully branched to ground
AC	9	'Accolade' Elm	Ulmus x 'Morton Accolade' TM	3" CAL	B&B	Full, matching heads
SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
BCB	2	Black Chokeberry	Aronia melanocarpa	3" HT	CONT.	
GVB	88	Green Velvet Boxwood	Buxus x 'Green Velvet'	15" HT	B&B	
DBH	81	Dwarf Bush Honeysuckle	Diervilla lonicera	15" HT	CONT.	
DBC	89	Cool Splash False Honeysuckle	Diervilla sessilifolia 'Cool Splash'	15" HT	CONT.	
CBB	15	Compact Burning Bush	Euonymus alatus 'Compactus'	3" HT	CONT.	
CW	3	Common Witch Hazel	Hamamelis virginiana	4" HT	CONT.	
AH	40	Annabelle Smooth Hydrangea	Hydrangea arborescens 'Annabelle'	24" HT	CONT.	
PJC	40	Kalloy Compact Pfitzer Juniper	Juniperus chinensis 'Kallays Compact'	18" HT	CONT.	
LDN	52	Little Devil Dwarf Ninebark	Physocarpus opulifolius 'Little Devil' TM	24" HT	CONT.	
GBS	2	Globed Blue Spruce (On Standard)	Picea pungens 'Glaucia Globosa'	36" SPD	B&B	
GLS	95	Gro-Low Fragrant Sumac	Rhus aromatica 'Gro-Low'	15" HT	CONT.	
GAC	28	Green Mound Alpine Currant	Ribes alpinum 'Green Mound'	24" HT	CONT.	
NWS	29	Nearly Wild Shrub Rose	Rosa shrub 'Nearly Wild'	18" HT	CONT.	
AE	3	American Elderberry	Sambucus canadensis	3" HT	CONT.	
MKL	3	Miss Kim Lilac	Syringa patula 'Miss Kim'	3" HT	CONT.	
TSY	101	Tauton Yew	Taxus x media 'Tauton'	18" HT	CONT.	
ACV	3	Alfreda Cranberrybush Viburnum	Viburnum trilobum 'Alfreda'	3" HT	B&B	
AC2	13	Alfreda Cranberrybush Viburnum	Viburnum trilobum 'Alfreda'	3" HT	B&B	
WRW	8	Wine & Roses Weigela	Weigela florida 'Alexandra'	3" HT	CONT.	
MINW	15	Minuet Weigela	Weigela florida 'Minuet'	15" HT	CONT.	
ORNAMENTAL GRASSES	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
CA3	26	Overdam Feather Reed Grass	Calamagrostis x acutiflora 'Overdam'	1 GAL.	POT	24" Spacing
SS1	171	Little Bluestem Grass	Schizachyrium scoparium	1 GAL.	POT	18" Spacing
SH1	257	Prairie Dropseed	Sporobolus heterolepis	1 GAL.	POT	18" Spacing
PERENNIALS	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
AS9	61	Purple Dome New England Aster	Aster novae-angliae 'Purple Dome'	4 1/2"	POT	18" Spacing
AT1	14	Superba Astilbe	Astilbe chinensis 'Superba'	4 1/2"	POT	24" Spacing
AT2	34	Visions Astilbe	Astilbe chinensis 'Visions'	4 1/2"	POT	18" Spacing
C05	57	Zagreb Coreopsis	Coreopsis verticillata 'Zagreb'	4 1/2"	POT	18" Spacing
EC5	227	Kim's Knee High Purple Coneflower	Echinacea purpurea 'Kim's Knee High' TM	4 1/2"	POT	18" Spacing
GE4	157	Rozanne Cranesbill	Geranium x 'Rozanne' TM	4 1/2"	POT	18" Spacing
H3	36	Chicago Fire Daylily	Hemerocallis x 'Chicago Fire'	4 1/2"	POT	24" Spacing
H4	167	Happy Returns Daylily	Hemerocallis x 'Happy Returns'	4 1/2"	POT	18" Spacing
H13	41	Mini Pearl Daylily	Hemerocallis x 'Mini Pearl'	4 1/2"	POT	18" Spacing
HE2	247	Palace Purple Coral Bells	Heuchera micrantha 'Palace Purple'	4 1/2"	POT	18" Spacing
HO1	49	Francee Hosta	Hosta fortunei 'Francee'	4 1/2"	POT	24" Spacing
HO9	30	Blue Cadet Hosta	Hosta x 'Blue Cadet'	4 1/2"	POT	24" Spacing
HO21	111	Blue Umbrellas Hosta	Hosta x 'Blue Umbrellas'	4 1/2"	POT	24" Spacing
HO15	112	Striptease Hosta	Hosta x 'Striptease'	4 1/2"	POT	24" Spacing
LG1	77	Little Rocket Ligularia	Ligularia stenocephala 'Little Rocket'	4 1/2"	POT	18" Spacing
NE1	64	Blue Wonder Calmint	Nepeta x faassenii 'Blue Wonder'	4 1/2"	POT	18" Spacing
PL1	31	Little Spire Russian Sage	Perovskia x 'Little Spire'	4 1/2"	POT	18" Spacing
RU3	56	Black-eyed Susan	Rudbeckia hirta	4 1/2"	POT	18" Spacing
SE1	120	Purple Emperor Sedum	Sedum x 'Purple Emperor'	4 1/2"	POT	18" Spacing

PLANT SYMBOL KEY

EXISTING TREES TO REMAIN

EXISTING TREES TO BE REMOVED

DECIDUOUS TREES

ORNAMENTAL TREES

EVERGREEN TREES

EVERGREEN SHRUBS

DECIDUOUS SHRUBS

ORNAMENTAL GRASSES

PERENNIALS

LAWN

DESCRIPTION

DATE

1801 WASHINGTON
CITY OF MADISON, WI

LANDSCAPE PLAN

R.A. Smith National

Beyond Surveying
and Engineering

www.rasmithnational.com

© COPYRIGHT 2016
R.A. Smith National, Inc.

DATE: 04/27/16

SCALE: 1" = 30'

JOB NO. 3150290

PROJECT MANAGER:
MICHAEL A. BACH, P.E.

DESIGNED BY: LJH/TM

CHECKED BY: TM

SHEET NUMBER

L100

THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES.

R.A. SMITH NATIONAL ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF R.A. SMITH NATIONAL.

ALL INFORMATION CONTAINED ON THIS SHEET IS THE PROPERTY OF R.A. SMITH NATIONAL. THE POSSESSION, DISTRIBUTION, REPRODUCTION, AND USE OF ALL OR ANY PART OF THIS INFORMATION IS RESTRICTED AS SET FORTH IN THE CONTRACTUAL TERMS AND CONDITION ESTABLISHED BETWEEN R.A. SMITH NATIONAL AND THEIR CLIENT FOR THIS PROJECT. REPRODUCTION OR USE OF ANY PART BY ANY PERSON WITHOUT THE PERMISSION OF R.A. SMITH NATIONAL IS PROHIBITED.
© COPYRIGHT 2015
R.A. SMITH NATIONAL
16745 WEST BLUEMOUND ROAD, SUITE 200
BROOKFIELD, WI 53005

Removed (3) Street Trees and Adjusted Street Tree Locations Per Direction From Fire Marshall and UDC

Revised Tree Species From Canopy Trees to Ornamental Trees Per Direction From Fire Marshall

Replaced Small Ornamental Trees with Large Canopy Trees Per UDC Comments

Added (9) Trees along Main Street for a total of (12) Trees on Private Property Per UDC Comments

Added Plantings along Main Street with Increased Species Diversity Per UDC Comments

Removed (1) Street Tree and Adjusted Street Tree Locations Per Direction From Forestry and City Engineering



GRAPHIC SCALE

GENERAL LANDSCAPE NOTES

- ALL DETAILS AND SPECIFICATIONS TO BE DETERMINED ON FINAL LANDSCAPE PLANS.
- SITE AMENITIES INCLUDING BENCHES, TABLES/CHAIRS AND TRASH RECEPTACLES TO BE DETERMINED ON FINAL LANDSCAPE PLANS.
- ALL TRANSFORMERS SHALL BE SCREENED TO THE GREATEST EXTENT POSSIBLE. SCREENING WILL BE DETERMINED ON FINAL LANDSCAPE PLANS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TREE REMOVALS, AS LISTED ON THE PLAN.
- CITY OF MADISON FORESTRY DEPARTMENT MUST BE CONTACTED PRIOR TO THE CONSTRUCTION OF THE SIDEWALK ALONG MAIN STREET TO REVIEW ANY POTENTIAL CONFLICTS WITH THE SIDEWALK CONSTRUCTION AND EXISTING TREE ROOTS. FORESTRY CONTACT: BRIAN MEILLER (608) 266-4890
- MULCH: ALL PLANTING BEDS TO RECEIVE 3" DEEP LAYER OF SHREDDED HARDWOOD BARK MULCH.
- TURF SEED: DURABLE, PREMIUM COMMERCIAL BLEND.

PLANT SCHEDULE

TREES	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
AFM	3	Freeman Maple	Acer freemanii 'Autumn Fantasy'	3" CAL	B&B	Full, matching heads
ABS	7	'Autumn Brilliance' Serviceberry	Amelanchier x grandiflora 'Autumn Brilliance'	2 1/2" CAL	B&B	Full, matching heads
AB3	3	'Autumn Brilliance' Serviceberry	Amelanchier x grandiflora 'Autumn Brilliance'	7 HT	B&B	Clump, min. 3 stems
WB	5	Whitespire White Birch	Betula papyrifera 'Whitespire'	3" CAL	B&B	Full, matching heads
MSW	5	Musclewood	Carpinus caroliniana	2 1/2" CAL	B&B	Full, matching heads
WCB	3	Common Hackberry	Celtis occidentalis	3" CAL	B&B	Full, matching heads
PSO	6	Princeton Sentry Cinkgo	Ginkgo biloba 'Princeton Sentry'	3" CAL	B&B	Full, matching heads
MBJ	6	'Mountainbitten' Juniper	Juniperus chinensis 'Mountainbitten'	6 HT	B&B	Semi-sheared, fully branched to ground
RBC	4	Red Baron Crab Apple	Malus x 'Red Baron'	2 1/2" CAL	B&B	Full, matching heads
WIS	6	White Spruce	Picea glauca	7-8 HT	B&B	Semi-sheared, fully branched to ground
SWO	9	Swamp White Oak	Quercus bicolor	3" CAL	B&B	Full, matching heads
RPO	9	Regal Prince English Oak	Quercus robur 'Regal Prince'	3" CAL	B&B	Full, matching heads
MST	14	Main Street Terrace Trees	Species To Be Determined By City	3" CAL	B&B	Full, matching heads
JTL	3	Ivory Silk Japanese Tree Lilac	Syringa reticulata 'Ivory Silk'	2 1/2" CAL	B&B	Full, matching heads
EA	6	Emerald Arborvitae	Thuja occidentalis 'Emerald'	6 HT	B&B	Semi-sheared, fully branched to ground
WST	9	Western Arborvitae	Thuja plicata	6 HT	B&B	Semi-sheared, fully branched to ground
WST	9	'Accolade' Elm	Ulmus x 'Morton Accolade' TM	3" CAL	B&B	Full, matching heads
SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
BCB	2	Black Chokeberry	Aronia melanocarpa	3 HT	CONT.	
GVB	88	Green Velvet Boxwood	Buxus x 'Green Velvet'	15 HT	B&B	
DBH	81	Dwarf Bush Honeysuckle	Diervilla lonicera	15 HT	CONT.	
DBC	89	Cool Splash False Honeysuckle	Diervilla sessilifolia 'Cool Splash'	15 HT	CONT.	
CBB	15	Compact Burning Bush	Euonymus alatus 'Compactus'	3 HT	CONT.	
CW	3	Common Witch Hazel	Hanamelis virginiana	4 HT	CONT.	
AH	40	Annabelle Smooth Hydrangea	Hydrangea arborescens 'Annabelle'	24 HT	CONT.	
PJC	40	Kallay Compact Pfitzer Juniper	Juniperus chinensis 'Kallays Compact'	18 HT	CONT.	
LDN	52	Little Devil Dwarf Ninebark	Physocarpus opulifolius 'Little Devil' TM	24 HT	CONT.	
GBS	2	Globed Blue Spruce (On Standard)	Picea pungens 'Glaucia Globosa'	36 SPD	B&B	
GLS	95	Gro-Low Fragrant Sumac	Rhus aromatica 'Gro-Low'	15 HT	CONT.	
GAC	28	Green Mound Alpine Currant	Ribes alpinum 'Green Mound'	24 HT	CONT.	
NWS	29	Nearly Wild Shrub Rose	Rosa shrub 'Nearly Wild'	18 HT	CONT.	
AE	3	American Elderberry	Sambucus canadensis	3 HT	CONT.	
MKL	3	Miss Kim Lilac	Syringa patula 'Miss Kim'	3 HT	CONT.	
TSY	101	Tauton Yew	Taxus x media 'Tauton'	18 HT	CONT.	
ACV	3	Alfreda Cranberrybush Viburnum	Viburnum trilobum 'Alfreda'	3 HT	B&B	
AC2	13	Alfreda Cranberrybush Viburnum	Viburnum trilobum 'Alfreda'	3 HT	B&B	
WRW	8	Wine & Roses Weigela	Weigela florida 'Alexandra'	3 HT	CONT.	
MNW	15	Minuet Weigela	Weigela florida 'Minuet'	15 HT	CONT.	
ORNAMENTAL GRASSES	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
CA3	26	Overdam Feather Reed Grass	Calamagrostis x acutiflora 'Overdam'	1 GAL.	POT	24" Spacing
SS1	171	Little Blueslem Grass	Schizachyrium scoparium	1 GAL.	POT	18" Spacing
SH1	257	Prairie Dropseed	Sporobolus heterolepis	1 GAL.	POT	18" Spacing
PERENNIALS	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
ASB	81	Purple Dome New England Aster	Aster novae-angliae 'Purple Dome'	4 1/2"	POT	18" Spacing
AT1	14	Superba Astilbe	Astilbe chinensis 'Superba'	4 1/2"	POT	24" Spacing
AT2	34	Visions Astilbe	Astilbe chinensis 'Visions'	4 1/2"	POT	18" Spacing
C05	57	Zagreb Coreopsis	Coreopsis verticillata 'Zagreb'	4 1/2"	POT	18" Spacing
EC5	227	Kim's Knee High Purple Coneflower	Echinacea purpurea 'Kim's Knee High' TM	4 1/2"	POT	18" Spacing
GE4	157	Rozanne Cranesbill	Geranium x 'Rozanne' TM	4 1/2"	POT	18" Spacing
H3	36	Chicago Fire Daylily	Hemerocallis x 'Chicago Fire'	4 1/2"	POT	24" Spacing
H4	167	Happy Returns Daylily	Hemerocallis x 'Happy Returns'	4 1/2"	POT	18" Spacing
H13	41	Mini Pearl Daylily	Hemerocallis x 'Mini Pearl'	4 1/2"	POT	18" Spacing
HE2	247	Palace Purple Coral Bells	Heuchera micrantha 'Palace Purple'	4 1/2"	POT	18" Spacing
HO1	49	Frances Hosta	Hosta fortunei 'Frances'	4 1/2"	POT	24" Spacing
HO9	30	Blue Cadet Hosta	Hosta x 'Blue Cadet'	4 1/2"	POT	24" Spacing
HO21	111	Blue Umbrellas Hosta	Hosta x 'Blue Umbrellas'	4 1/2"	POT	24" Spacing
HO15	112	Striptease Hosta	Hosta x 'Striptease'	4 1/2"	POT	24" Spacing
LG1	77	Little Rocket Ligularia	Ligularia stenosephala 'Little Rocket'	4 1/2"	POT	18" Spacing
NE1	34	Blue Wonder Catmint	Nepeta x faassenii 'Blue Wonder'	4 1/2"	POT	18" Spacing
PL1	61	Little Spire Russian Sage	Perovskia x 'Little Spire'	4 1/2"	POT	18" Spacing
RU3	56	Black-eyed Susan	Rudbeckia hirta	4 1/2"	POT	18" Spacing
SE1	120	Purple Emperor Sedum	Sedum x 'Purple Emperor'	4 1/2"	POT	18" Spacing

PLANT SYMBOL KEY

EXISTING TREES TO REMAIN

EXISTING TREES TO BE REMOVED

DECIDUOUS TREES

ORNAMENTAL TREES

EVERGREEN TREES

EVERGREEN SHRUBS

DECIDUOUS SHRUBS

ORNAMENTAL GRASSES

PERENNIALS

LAWN



Toll Free (800) 242-8811
Milwaukee Area (262) 432-7910
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

DESCRIPTION

DATE

R.A. Smith National

Beyond Surveying
and Engineering

www.rasmithnational.com

1801 WASHINGTON
CITY OF MADISON, WI

LANDSCAPE PLAN

© COPYRIGHT 2016
R.A. Smith National, Inc.

DATE: 04/27/16

SCALE: 1" = 30'

JOB NO. 3150290

PROJECT MANAGER:
MICHAEL A. BACH, P.E.

DESIGNED BY: LJH/TM

CHECKED BY: TM

SHEET NUMBER

EX 1



Whyte Hirschboeck Dudek S.C.

Jeffrey L. Vercauteren
Direct Dial: (608) 234-6052
Jvercauteren@whdlaw.com

Attorney

April 27, 2016

VIA E-MAIL AND HAND DELIVERY

Urban Design Commission
City of Madison
215 Martin Luther King Jr. Boulevard
Room LL-100
Madison, WI 53703

UDCAplications@cityofmadison.com

Re: SUBMITTAL - Final Approval
Redevelopment of Marling Lumber Site – 1801 East Washington Avenue

Dear UDC Members:

Enclosed please find the following materials submitted for final approval at the May 11th UDC meeting:

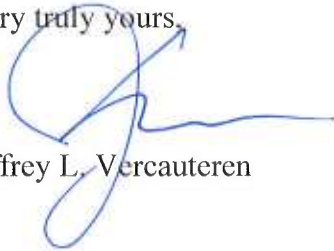
1. One Urban Design Commission Application;
2. Fourteen collated sets of the following:
 - a. Plan Set, including Landscape Plan;
 - b. Elevations, including nighttime lighting renderings;
 - c. Lighting Plan, including cut sheets and photometrics plan; and
 - d. Letter detailing revisions made since March 9th UDC meeting;
3. A CD-ROM with all Section 2 items.

The original UDC application and fee was filed November 23, 2015, and the project was previously before the UDC on October 7, 2015 for an informational presentation and on March 9, 2016 for initial approval. The enclosed materials reflect the modifications made by the project team since the March 9th meeting to incorporate UDC, City staff and neighborhood comments. Please note signage shown on the enclosed plans is illustrative only, and a comprehensive

12657711.1

signage plan will be submitted at a later date for review and approval. Please contact me if you have any questions.

Very truly yours,



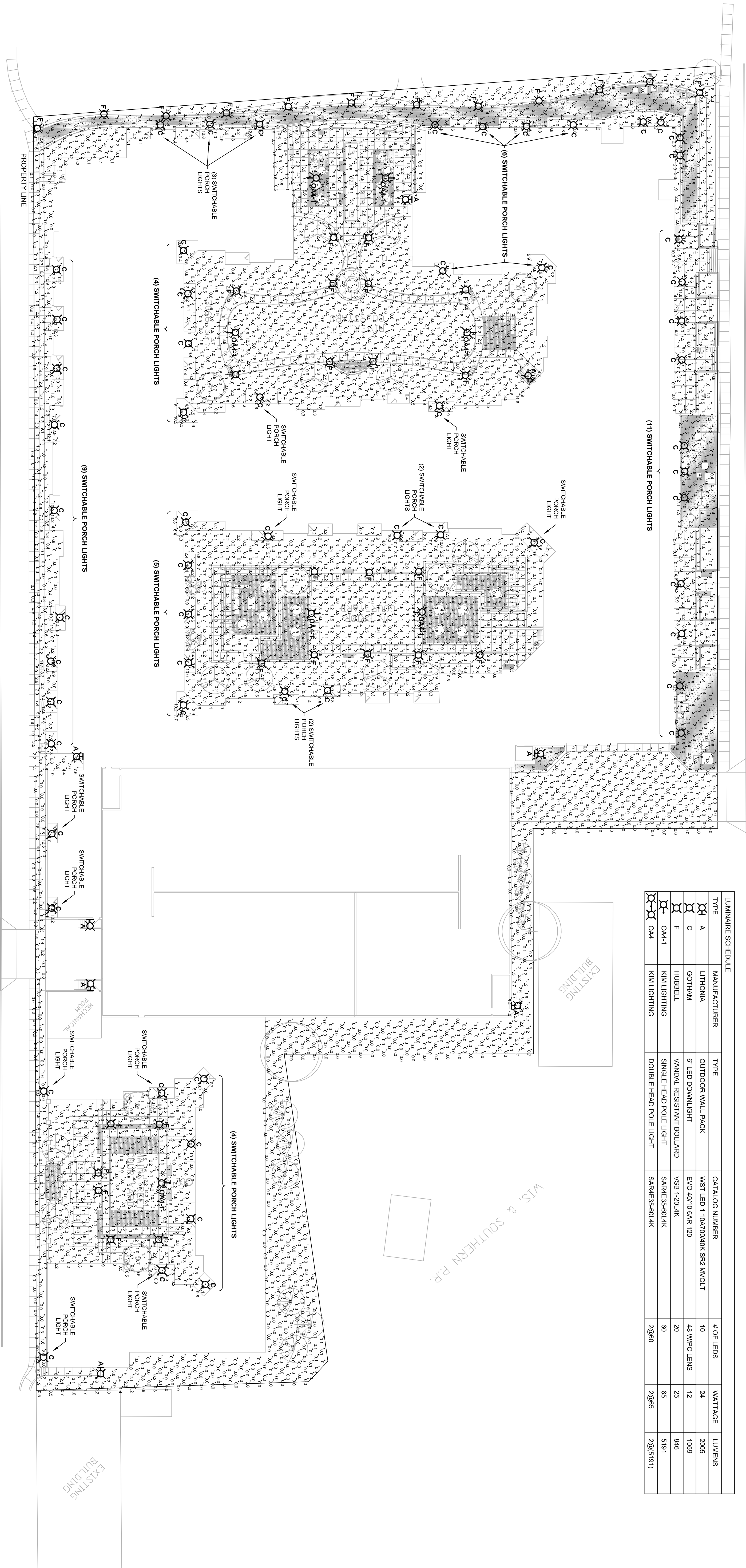
Jeffrey L. Vercauteren

JLV/jmd
Enclosures

cc (all via e-mail):

Michael J. Campbell, Campbell Capital Group
Dan Lipnick, M-M Properties
Angela Black, Whyte Hirschboeck Dudek
Michael Bach, RA Smith
Michael Poole, Poole & Poole
Heather Stouder, City of Madison Planning Division
Marsha Rummel, District 6 Alder

LUMINAIRE SCHEDULE						
TYPE	MANUFACTURER	TYPE	CATALOG NUMBER	# OF LEDS	WATTAGE	LUMENS
A	LITHONIA	OUTDOOR WALL PACK	WST LED 1 10A/70004K SR2 AMOLT	10	24	2005
C	GOTHAM	6" LED DOWNLIGHT	EVO 40/10 6AR 120	48 W/PC LENS	12	1059
F	HUBBELL	VANDAL RESISTANT BOLLARD	VSB 1-20L4K	20	25	846
OAA-1	KIM LIGHTING	SINGLE HEAD POLE LIGHT	SAR4E35-60L4K	60	65	5191
OAA	KIM LIGHTING	DOUBLE HEAD POLE LIGHT	SAR4E35-60L4K	2@60	2@65	2@5191



CONSULTANTS

ISSUED

01/ -

REVISIONS / ADDENDA

-	
-	
-	
-	

PROJECT # :	150164
DRAWN :	JDR
CHECKED :	JDR
DATE :	04/22/2016
PHASE :	SD
PROJECT	

MARLING LUMBER
PROPERTY
CITY OF MADISON, WI

LIGHTING &
PHOTOMETRICS -
GROUND FLOOR

E200

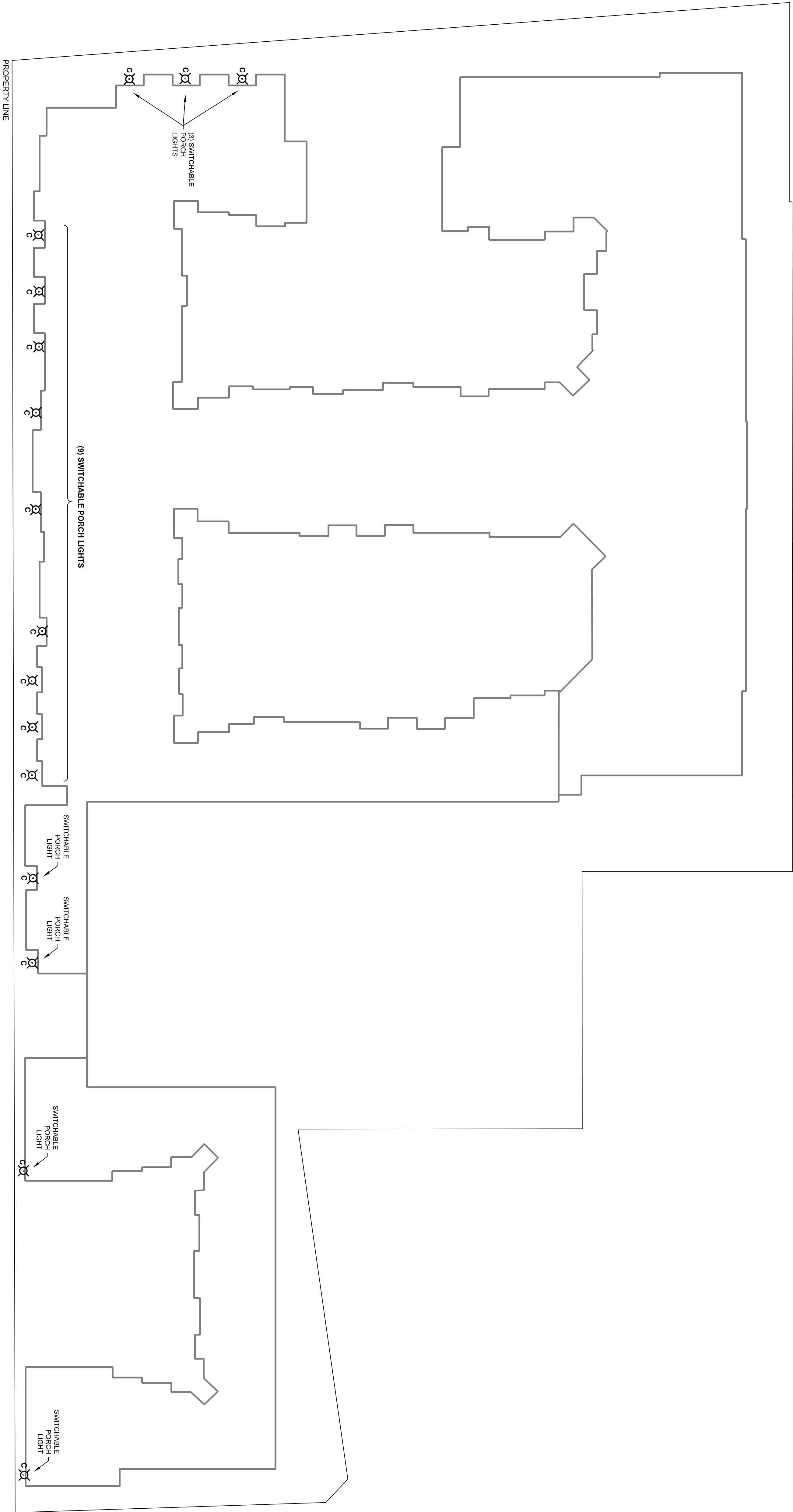
CONSULTANTS

ISSUED	
01/	-

REVISIONS / ADDENDA	
-	
-	
-	
-	
-	

PROJECT # :	150164
DRAWN :	JDR
CHECKED :	JDR
DATE :	04/22/2016
PHASE :	SD

PROJECT
MARLING LUMBER
PROPERTY
CITY OF MADISON, WI



CONSULTANTS

ISSUED
01/ -

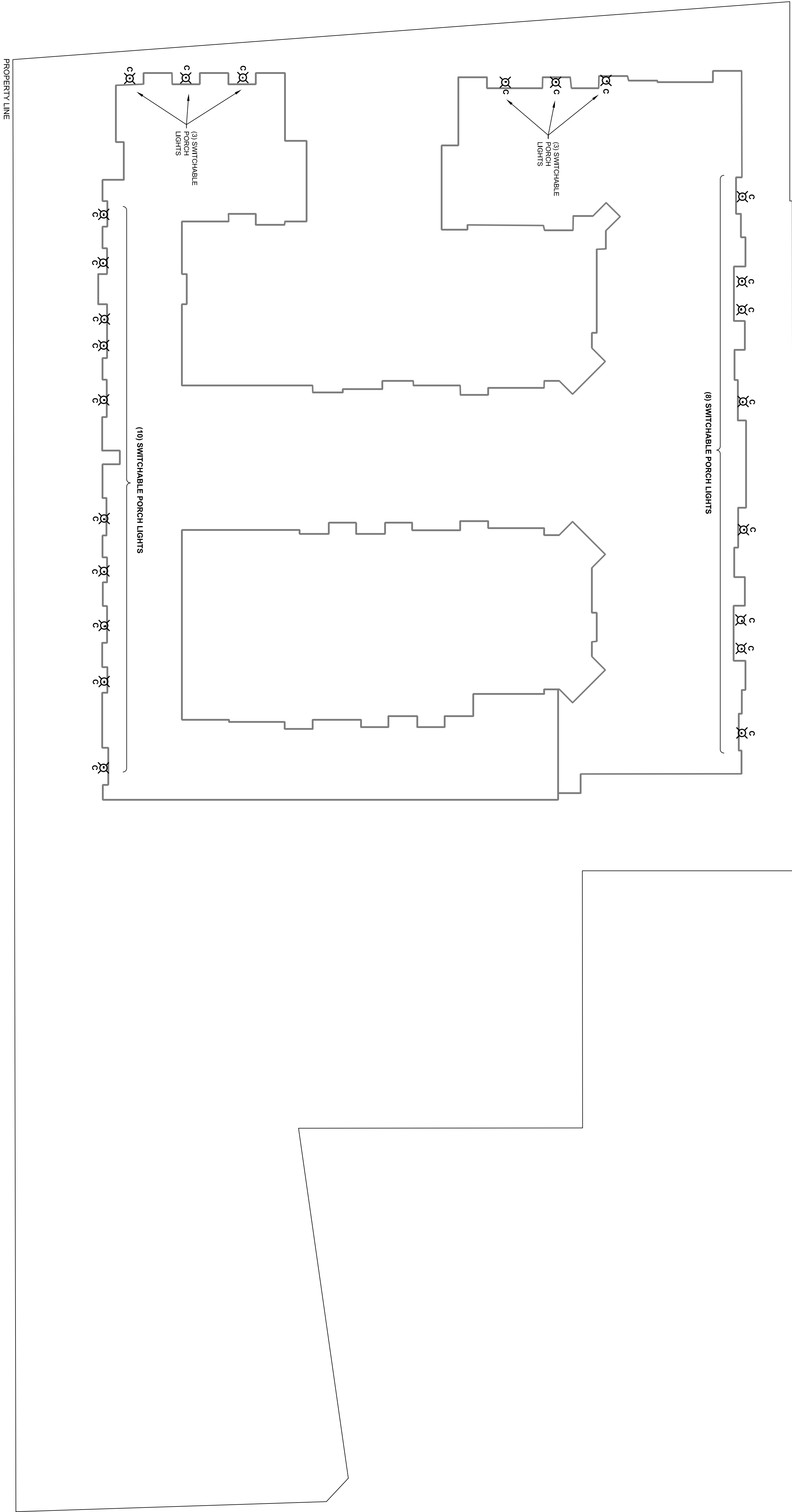
REVISIONS / ADDENDA

-
-
-
-
-

PROJECT # : 150164
DRAWN : JDR
CHECKED : JDR
DATE : 04/22/2016
PHASE : SD

PROJECT
MARLING LUMBER
PROPERTY
CITY OF MADISON, WI

LIGHTING -
THIRD FLOOR



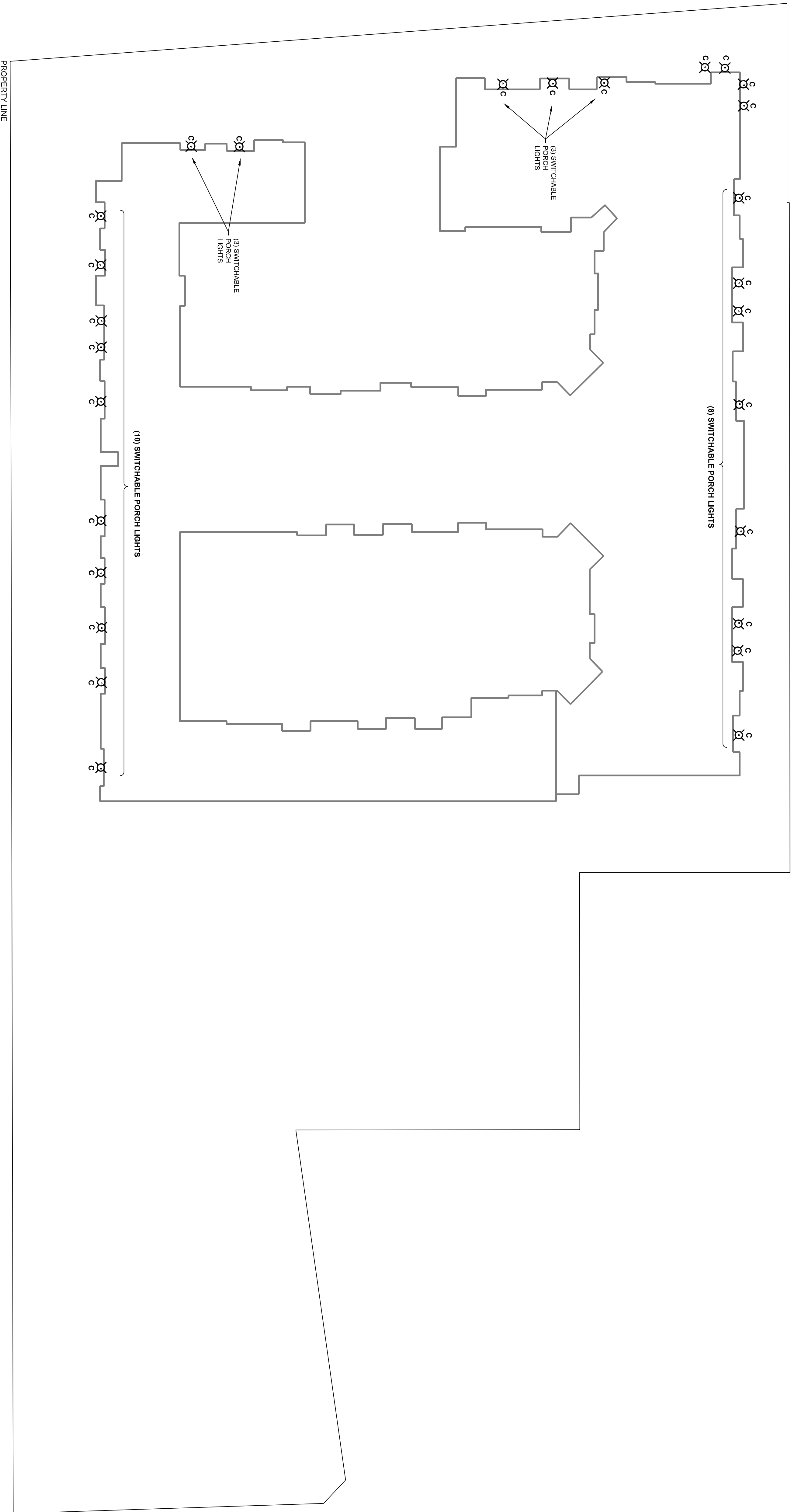
CONSULTANTS

ISSUED	
01/	-
REVISIONS / ADDENDA	

-
-
-
-
-

PROJECT # :	150164
DRAWN :	JDR
CHECKED :	JDR
DATE :	04/22/2016
PHASE :	SD
PROJECT	

MARLING LUMBER
PROPERTY
CITY OF MADISON, WI



NORTH

CONSULTANTS

ISSUED

01/ -

REVISIONS / ADDENDA

-

-

-

-

PROJECT # : 150164

DRAWN : JDR

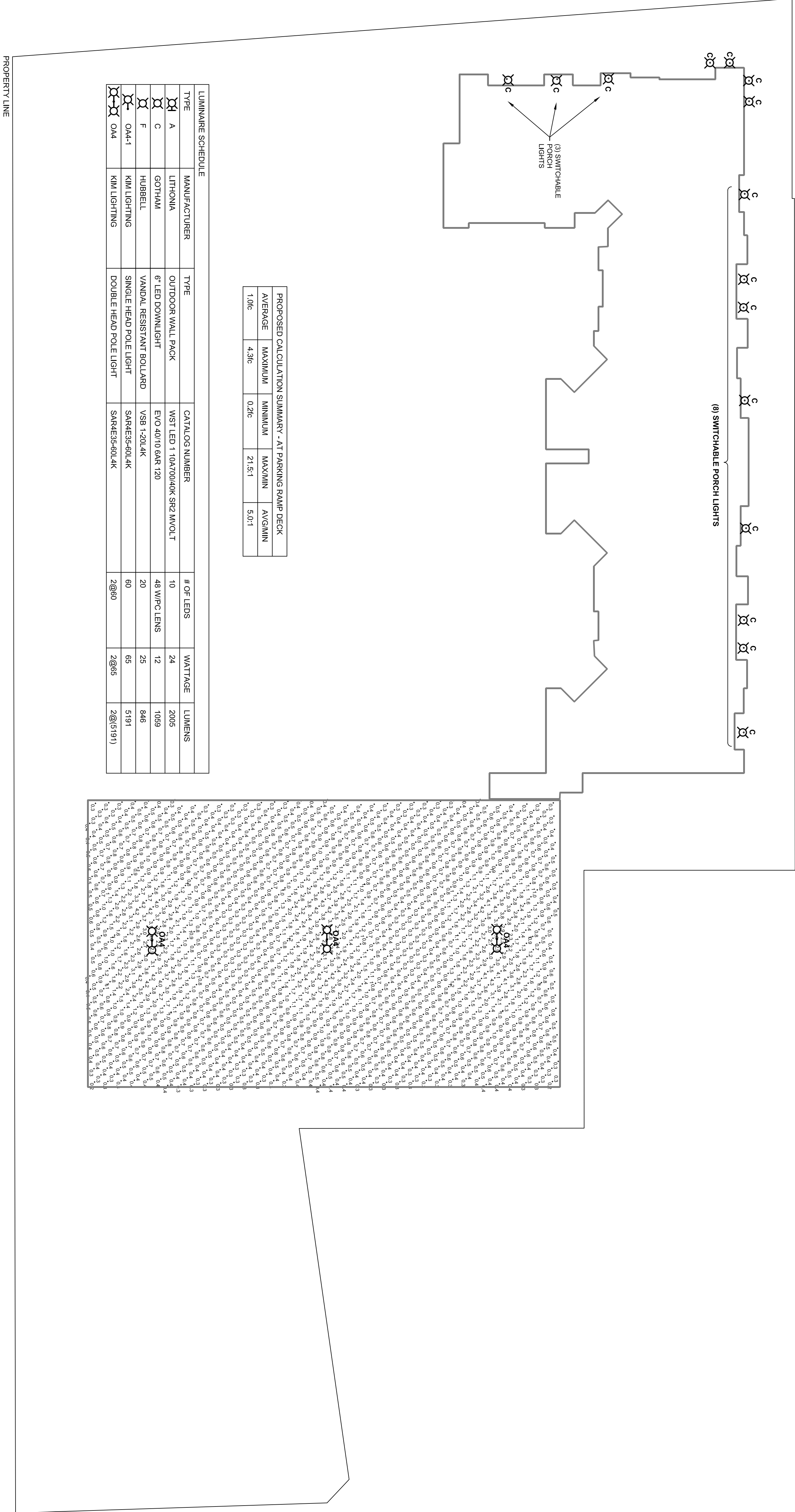
CHECKED : JDR

DATE : 04/22/2016

PHASE : SD

PROJECT

MARLING LUMBER
PROPERTY
CITY OF MADISON, WI



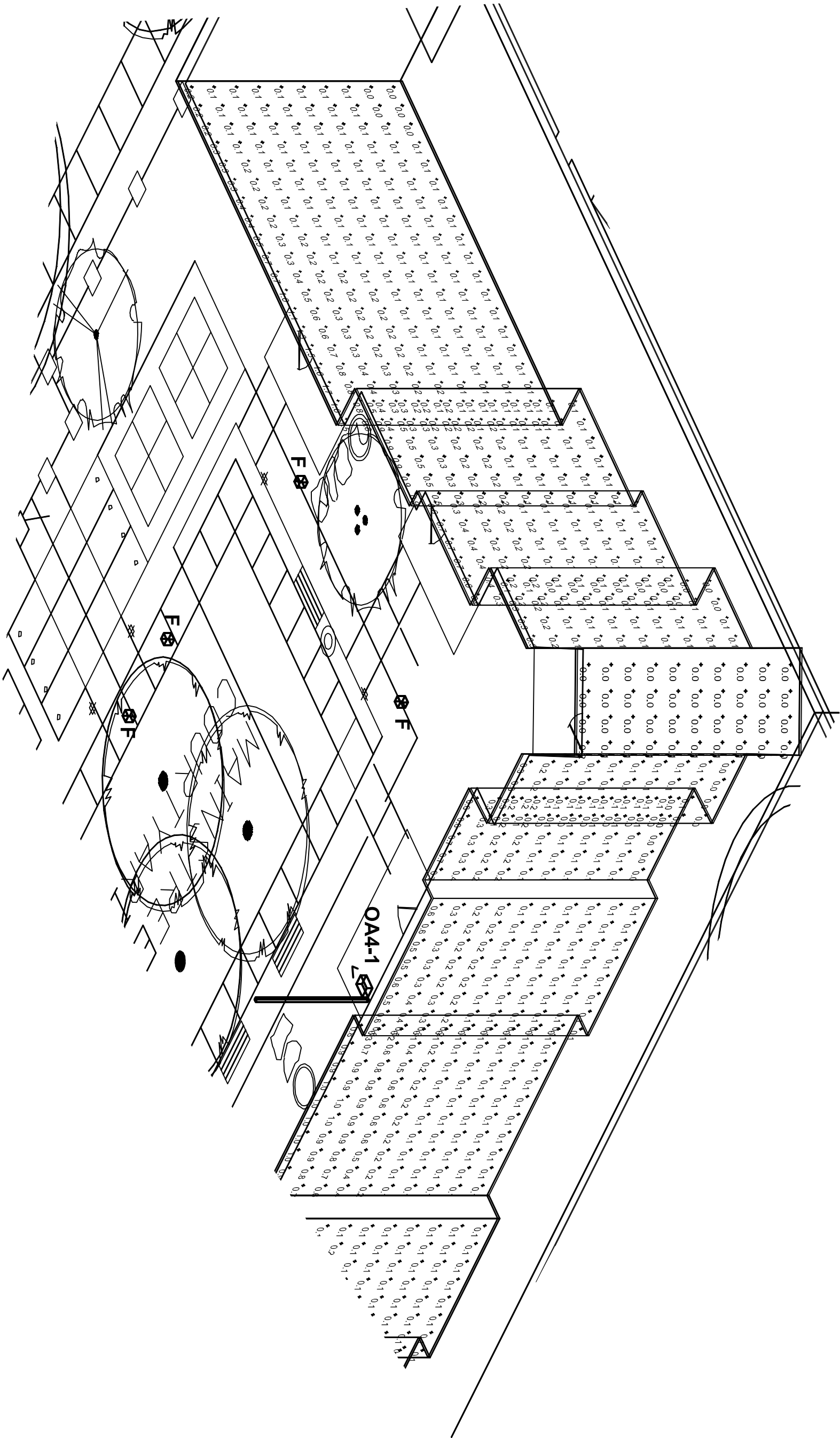
CONSULTANTS

ISSUED	
01/	-
REVISIONS / ADDENDA	

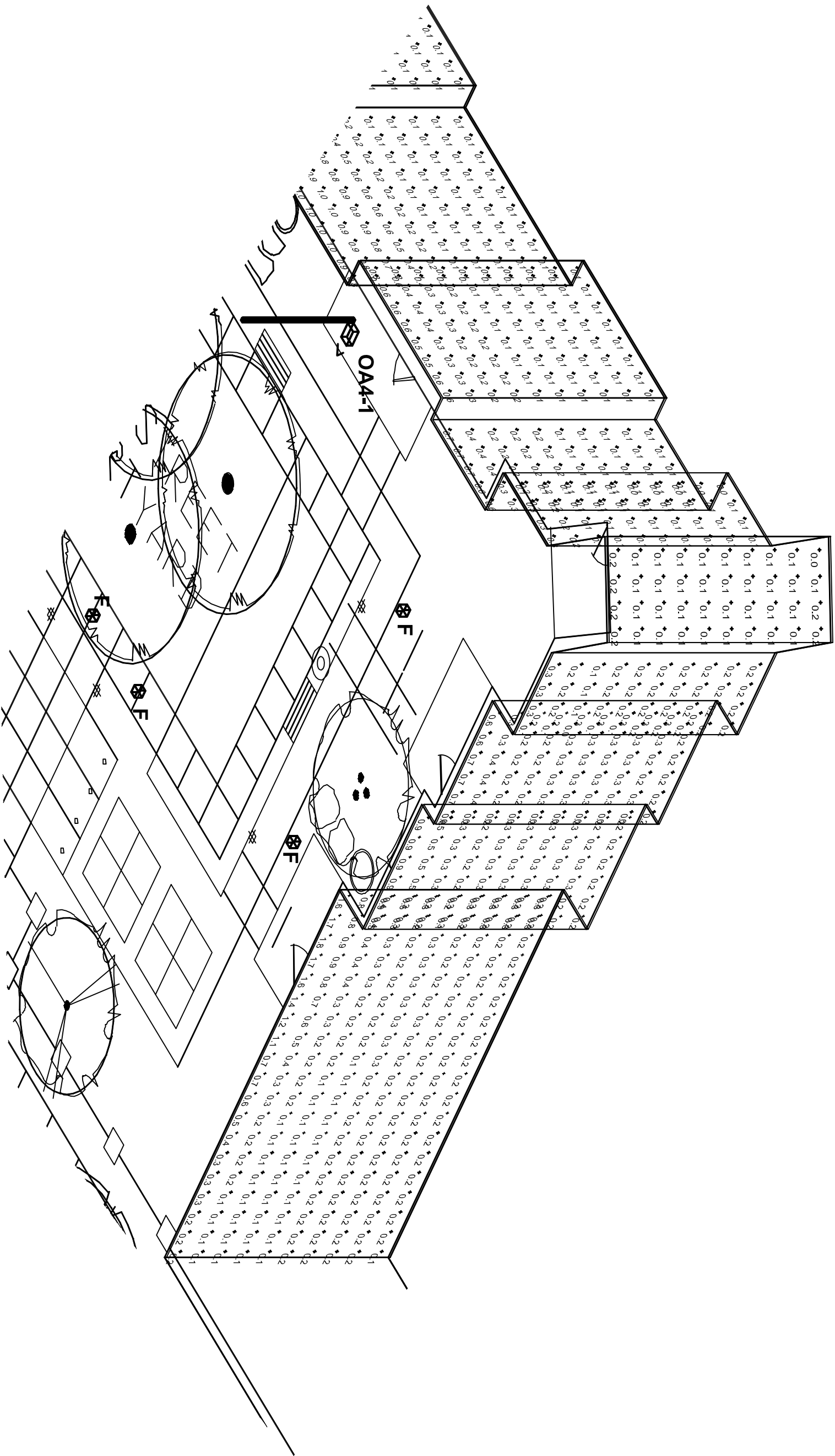
-	
-	
-	
-	
-	
PROJECT # :	150164
DRAWN :	JDR
CHECKED :	JDR
DATE :	04/22/2016
PHASE :	SD
PROJECT	
MARLING LUMBER	
PROPERTY	
CITY OF MADISON, WI	

LIGHTING & PHOTOMETRICS - VERTICAL
--

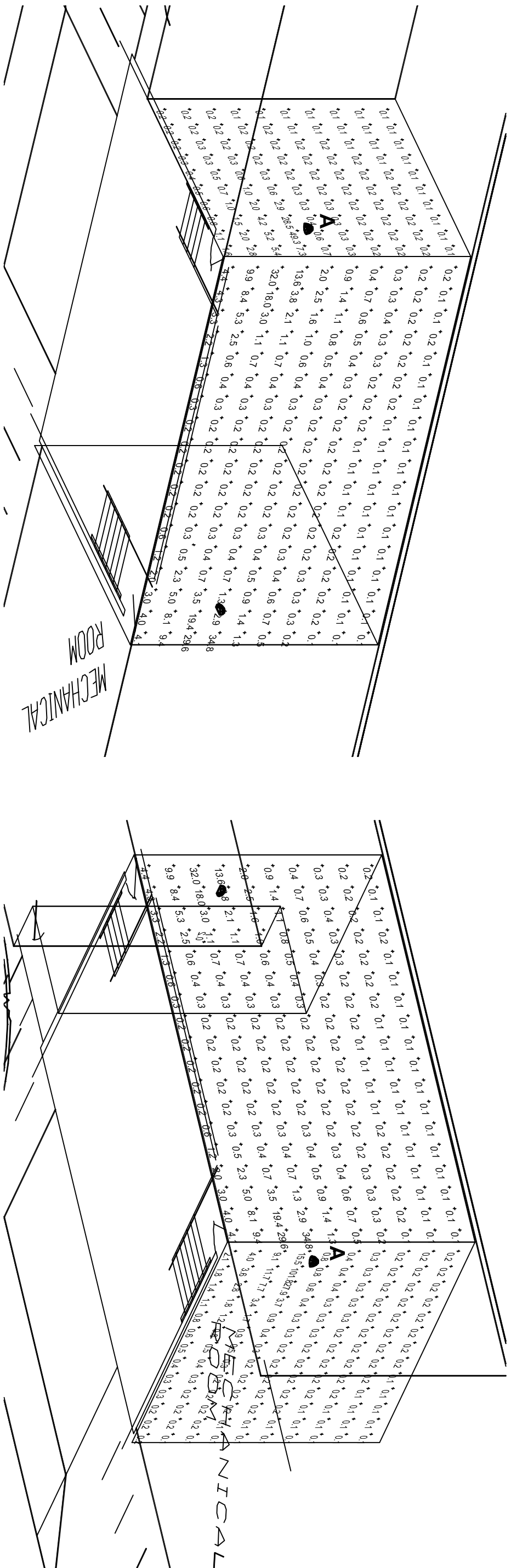
E205



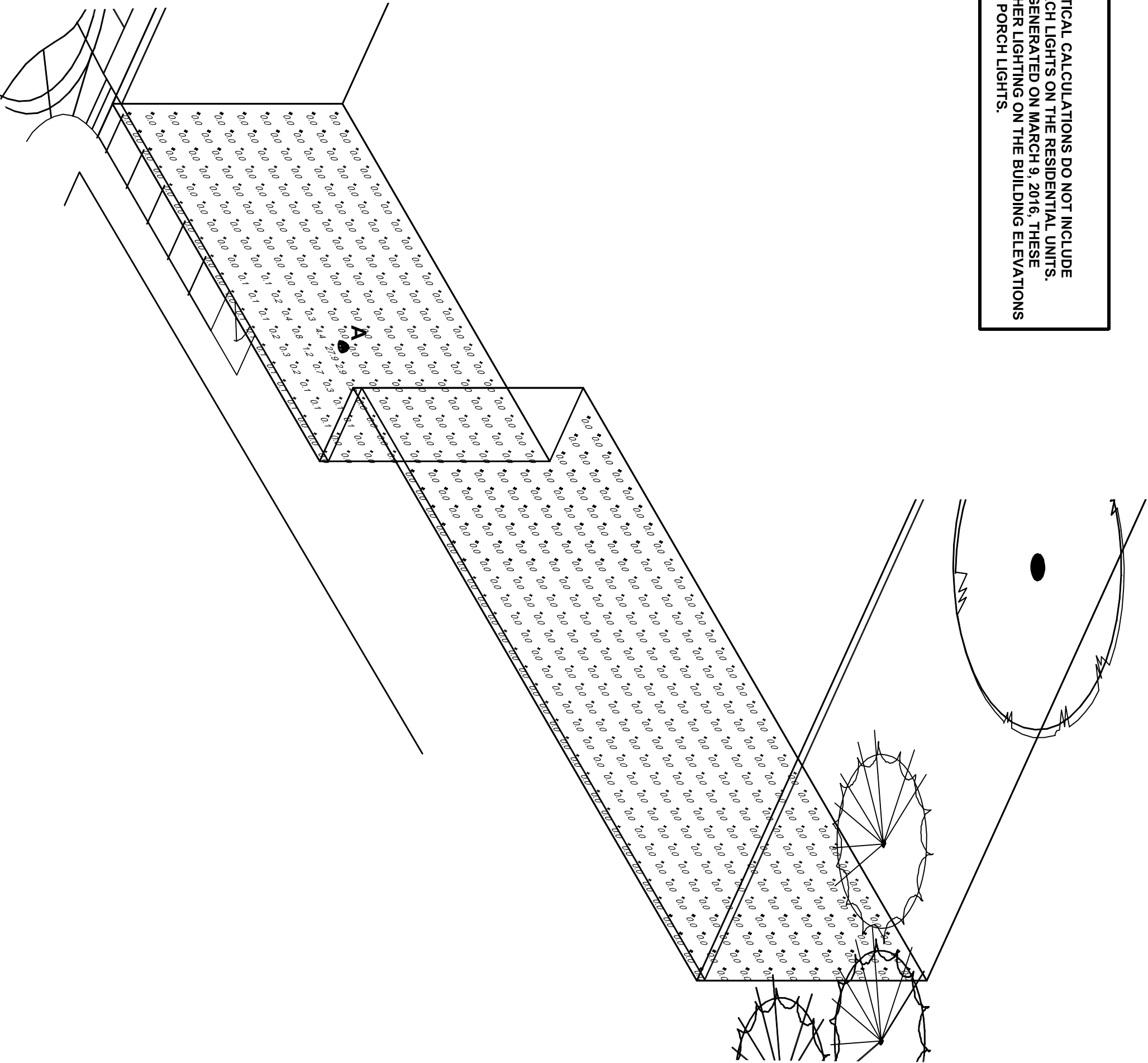
2
MAIN STREET COURTYARD -
VERTICAL PHOTOMETRICS



NOTE:
THESE ELEVATIONS WITH VERTICAL CALCULATIONS DO NOT INCLUDE
ANY OF THE SWITCHABLE PORCH LIGHTS ON THE RESIDENTIAL UNITS.
ELEVATIONS REFLECT ALL OTHER LIGHTING ON THE BUILDING ELEVATIONS
OUTSIDE OF THE SWITCHABLE PORCH LIGHTS.



3
MAIN STREET DRIVE -
VERTICAL PHOTOMETRICS



1
S. 1ST STREET -
VERTICAL PHOTOMETRICS

LUMINAIRE SCHEDULE					
TYPE	MANUFACTURER	TYPE	CATALOG NUMBER	# OF LEADS	WATTAGE
A	LITHONIA	OUTDOOR WALL PACK	WEST LED 1 10x70040K SR2 W/VOLT	10	24
C	GOTAM	6" LED DOWNLIGHT	EVO 40/10 SAR 120	48 W/PC LENS	12
F	HUBBELL	VANDAL RESISTANT BOLLARD	VSB 1-20L4K	20	25
OA4-1	KIM LIGHTING	SINGLE HEAD POLE LIGHT	SARRES-60L4K	60	65
OA4	KIM LIGHTING	DOUBLE HEAD POLE LIGHT	SARRES-60L4K	2@60	2@65

CONSULTANTS

ISSUED

01/

REVISIONS / ADDENDA

-
-
-
-

PROJECT #: 150164

DRAWN: JDR

CHECKED: JDR

DATE: 04/22/2016

PHASE: SD

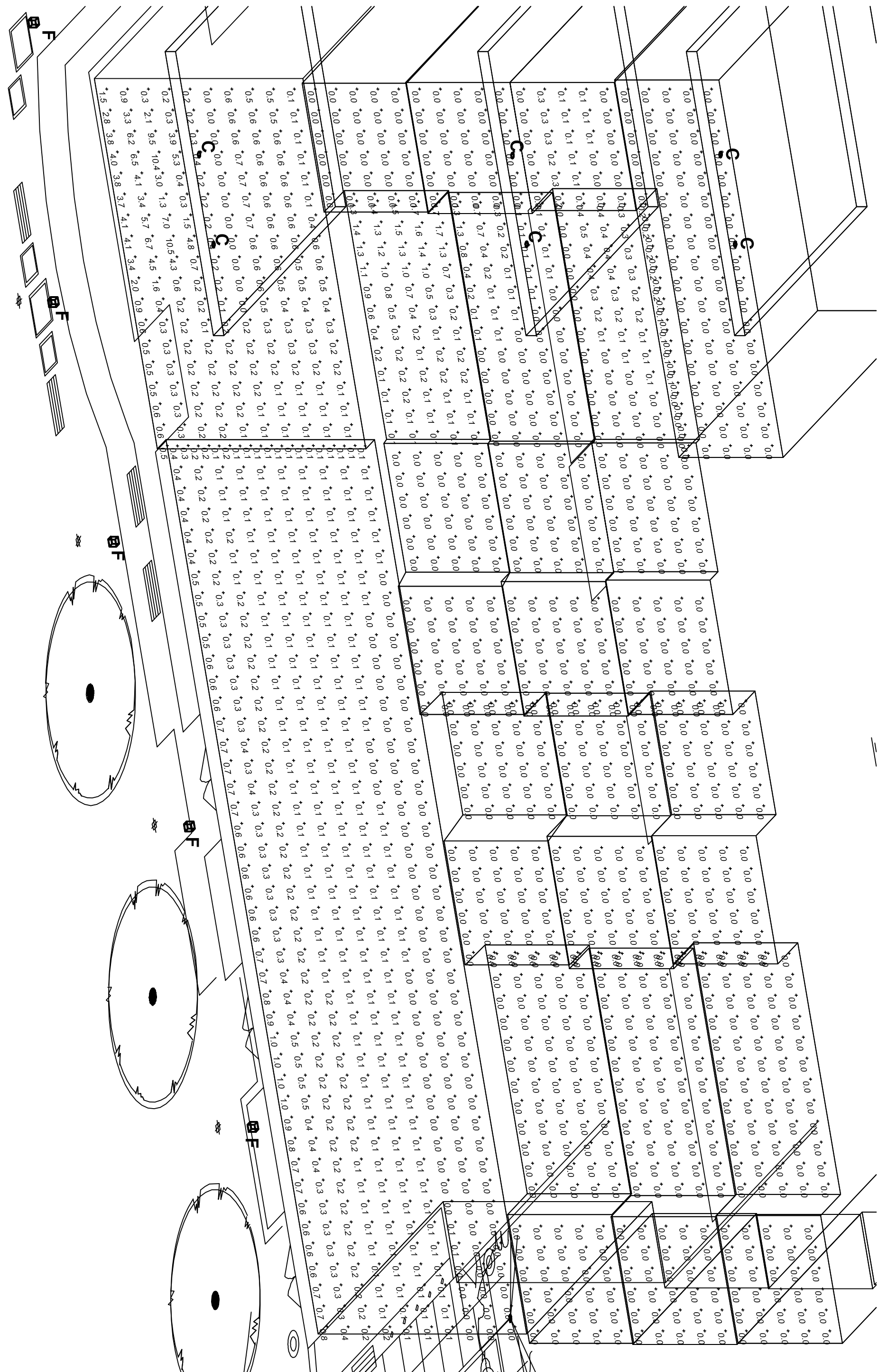
PROJECT

MARLING LUMBER
PROPERTY

CITY OF MADISON, WI

LIGHTING &
PHOTOMETRICS -
VERTICAL

E206

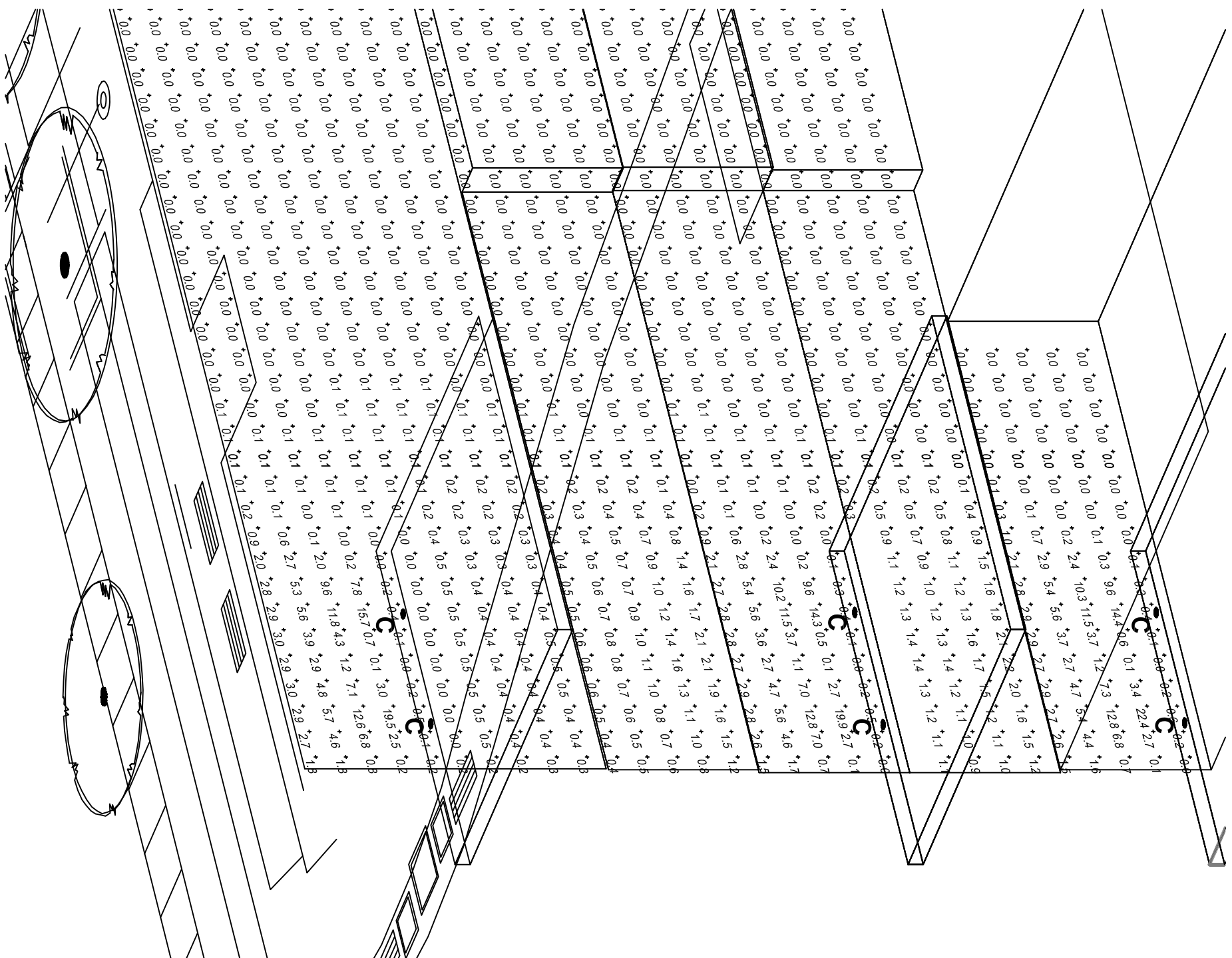


2 NORTH TOWER - YAHARA RIVER
VERTICAL PHOTOMETRICS

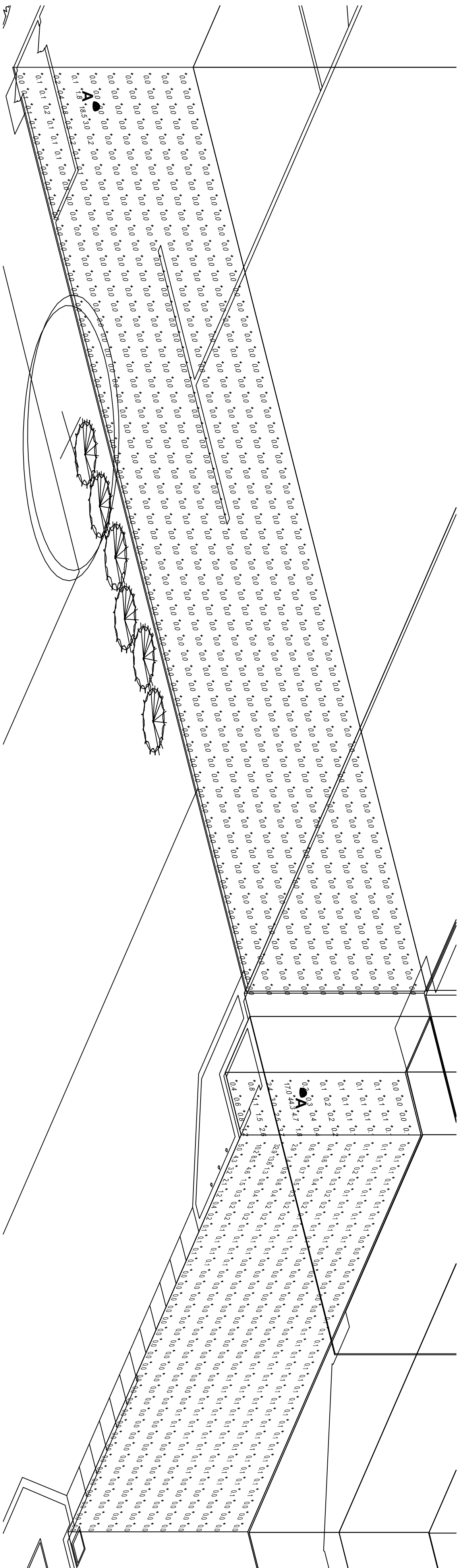
E206 SCALE: 1/8"=1'-0"

3 NORTH TOWER - E. WASHINGTON
VERTICAL PHOTOMETRICS

E206 SCALE: 1/8"=1'-0"



NOTE:
THESE ELEVATIONS WITH VERTICAL CALCULATIONS DO NOT INCLUDE
ANY OF THE SWITCHABLE PORCH LIGHTS ON THE RESIDENTIAL UNITS.
PER ITEM #6 ON THE REPORT GENERATED ON MARCH 9, 2016, THESE
ELEVATIONS REFLECT ALL OTHER LIGHTING ON THE BUILDING ELEVATIONS
OUTSIDE OF THE SWITCHABLE PORCH LIGHTS.



1 E. WASHINGTON & R.R. (NORTH SIDE)
VERTICAL PHOTOMETRICS

E206 SCALE: 1/8"=1'-0"



5525 NOBEL DRIVE

SUITE 110

ph:608.277.1728 fax:608.271.7046

JDR Project No. 15016

CONSULTANTS

ISSUED

01

REVISIONS / ADDENDA

PROJECT #:

15016

DRAWN

JDF

CHECKED :

JD F

DATE _____

04/22/2016

PHASE

S

PROJECT

MARLING LUMBER

PROPERTY

CITY OF MADISON, W

LIGHTING &

PHOTOMETRICS -

VERTICAL

E207

E207

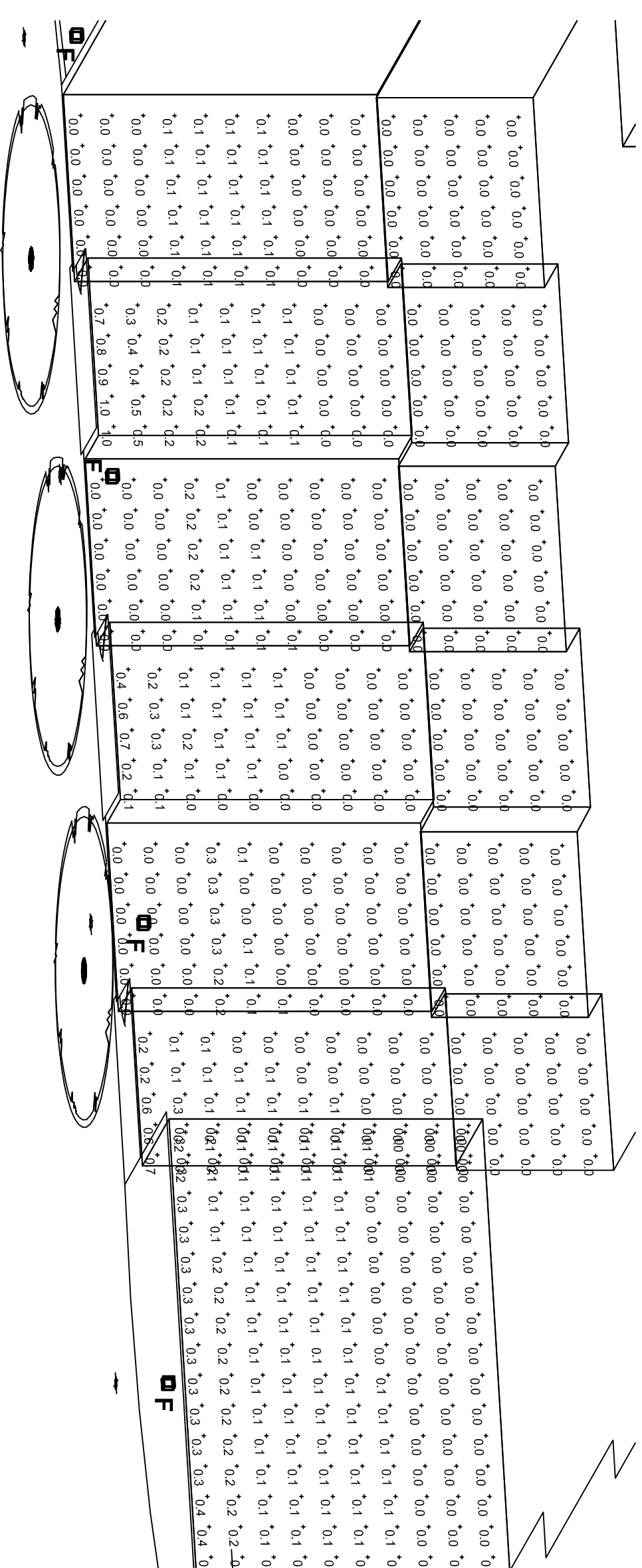
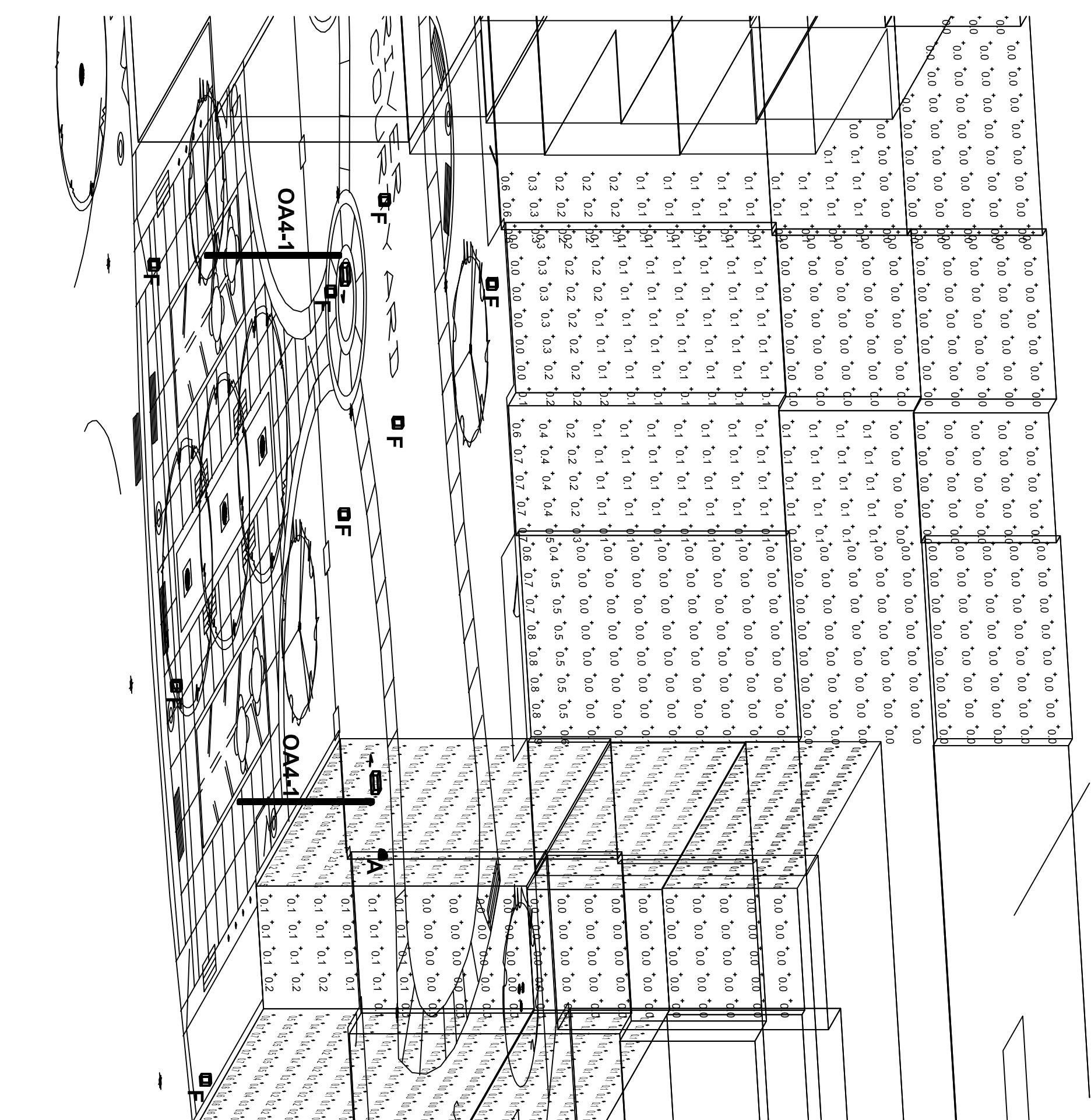
SCALE: 1/8"=1'-0"

 \rightarrow

VERTICAL PHOTOMETRICS

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

NOTE:
THESE ELEVATIONS WITH VERTICAL CALCULATIONS DO NOT INCLUDE ANY OF THE SWITCHABLE PORCH LIGHTS ON THE RESIDENTIAL UNITS, PER ITEM #6 ON THE REPORT GENERATED ON MARCH 9, 2016. THESE ELEVATIONS REFLECT ALL OTHER LIGHTING ON THE BUILDING ELEVATIONS OUTSIDE OF THE SWITCHABLE PORCH LIGHTS.





1 East Washington Perspective - Evening Rendering
Not To Scale: Illustrative

Perspective





1 East Washington Perspective - Evening Rendering
Not To Scale: Illustrative

Perspective





1 River Courtyard Perspective - Evening Rendering
Not To Scale: Illustrative

Perspective





1 East Washington Perspective
Not To Scale: Illustrative

Perspective





1 East Washington Perspective
Not To Scale: Illustrative

Perspective





1 East Washington Perspective
Not To Scale: Illustrative

Perspective





1 East Main Street Perspective
Not To Scale: Illustrative

Perspective





1 East Main Street Perspective
Not To Scale: Illustrative

Perspective





1 East Main Street Courtyard Perspective
Not To Scale: Illustrative

Perspective





1 East Main Street Courtyard Perspective
Not To Scale: Illustrative

Perspective





1 East Main Street Courtyard Perspective
Not To Scale: Illustrative

Perspective



1 River Courtyard Perspective
Not To Scale: Illustrative

Perspective





1 River Courtyard Perspective
Not To Scale: Illustrative

Perspective





1 River Courtyard Perspective
Not To Scale: Illustrative

Perspective





1 River Courtyard Perspective
Not To Scale: Illustrative

Perspective





1 Sky Lounge Perspective
Not To Scale: Illustrative

Perspective





1 Enclosed Courtyard
Not To Scale: Illustrative

Perspective





1 Enclosed Courtyard
Not To Scale: Illustrative

Perspective





Brick
Kensington



Brick
Tan



Brick
Boston Red



Panel / Trim
Attitude Gray
(SW7060)



Panel / Trim
Accessible Beige
(SW7036)



Panel / Trim
Black Fox
(SW7020)



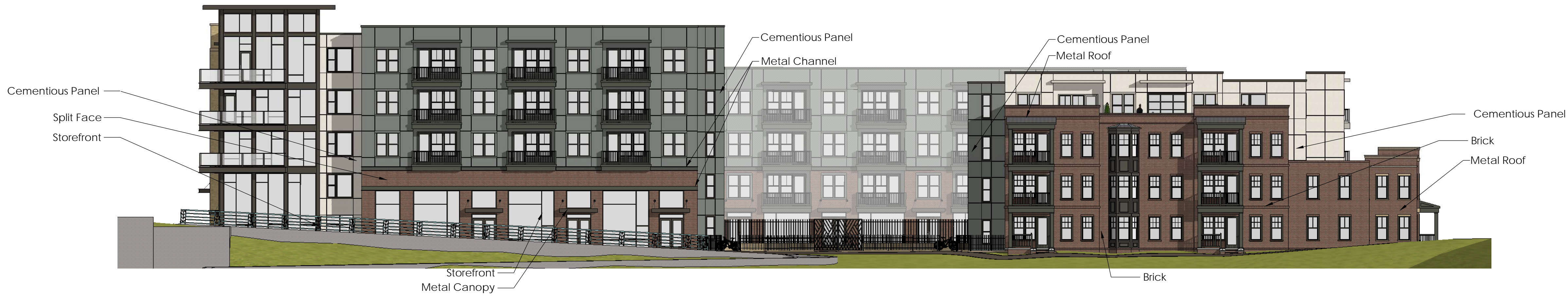
Board & Batten
Attitude Gray
(SW7060)



Board & Batten
Accessible Beige
(SW7036)



Panel / Trim
Tony Taupe
(SW7038)



2 River Elevation - Option 2
Scale: 1/16" = 1'-0"

Elevation



1 East Washington Elevation - Option 2
Scale: 1/16" = 1'-0"

Elevation

- Brick Kensington
- Brick Tan
- Brick Boston Red
- Panel / Trim Attitude Gray (SW7060)
- Panel / Trim Accessible Beige (SW7036)
- Panel / Trim Black Fox (SW7020)
- Board & Batten Attitude Gray (SW7060)
- Board & Batten Accessible Beige (SW7036)
- Panel / Trim Tony Taupe (SW7038)



2 River Elevation - Option 2
Scale: 1/16" = 1'-0"

Elevation



1 East Washington Elevation - Option 2
Scale: 1/16" = 1'-0"

Elevation





Brick
Kensington



Brick
Tan



Brick
Boston Red



Panel / Trim
Attitude Gray
(SW7060)



Panel / Trim
Accessible Beige
(SW7036)



Panel / Trim
Black Fox
(SW7020)



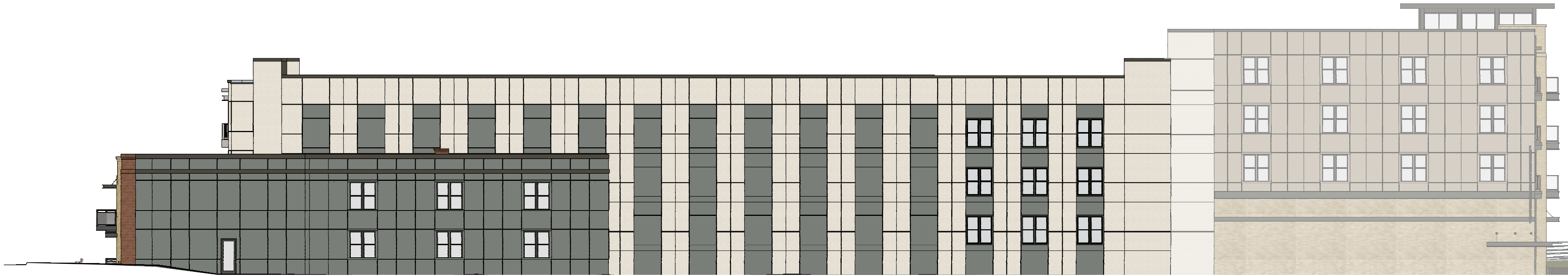
Board & Batten
Attitude Gray
(SW7060)



Board & Batten
Accessible Beige
(SW7036)



Panel / Trim
Tony Taupe
(SW7038)



3 Railroad East Elevation
Scale: 1/16" = 1'-0"

Elevation



2 East Main St. Enlarged Elevation - Option 2
Scale: 1/16" = 1'-0"

Elevation



1 East Main St. Enlarged Elevation - Option 2
Scale: 1/16" = 1'-0"

Elevation



- 

Brick
Kensington
- 

Brick
Tan
- 

Brick
Boston Red
- 

Panel / Trim
Attitude Gray
(SW7060)
- 

Panel / Trim
Accessible Beige
(SW7036)
- 

Panel / Trim
Black Fox
(SW7020)
- 

Board & Batten
Attitude Gray
(SW7060)
- 

Board & Batten
Accessible Beige
(SW7036)
- 

Panel / Trim
Tony Taupe
(SW7038)



3 Railroad East Elevation

Scale: 1/16" = 1'-0"

Elevation



2 East Main St. Enlarged Elevation - Option 2

Scale: 1/16" = 1'-0"

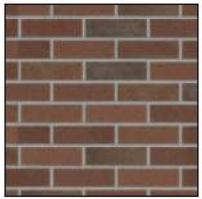
Elevation




1 East Main St. Enlarged Elevation - Option 2

Scale: 1/16" = 1'-0"


Elevation



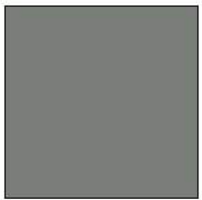
Brick
Kensington



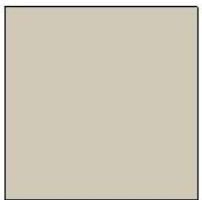
Brick
Tan




Brick
Boston Red



Panel / Trim
Attitude Gray
(SW7060)



Panel / Trim
Accessible Beige
(SW7036)



Panel / Trim
Black Fox
(SW7020)



3 Main St. Courtyard - West Elevation
Scale: 1/8" = 1'-0"

Elevation



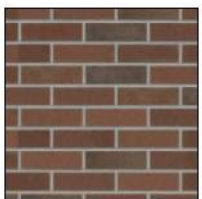
2 Main St. Courtyard - South Elevation
Scale: 1/8" = 1'-0"

Elevation




1 Main St. Courtyard - North Elevation
Scale: 1/8" = 1'-0"

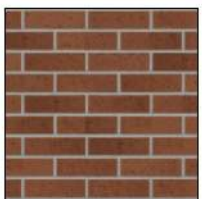
Elevation



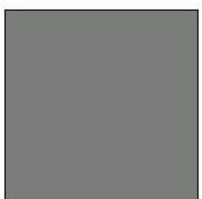
Brick
Kensington



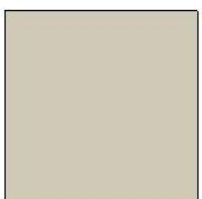
Brick
Tan




Brick
Boston Red



Panel / Trim
Attitude Gray
(SW7060)



Panel / Trim
Accessible Beige
(SW7036)



Panel / Trim
Black Fox
(SW7020)



4

River Courtyard - West Elevation

Scale: 3/32" = 1'-0"

Elevation



3

River Courtyard - East Elevation

Scale: 3/32" = 1'-0"

Elevation

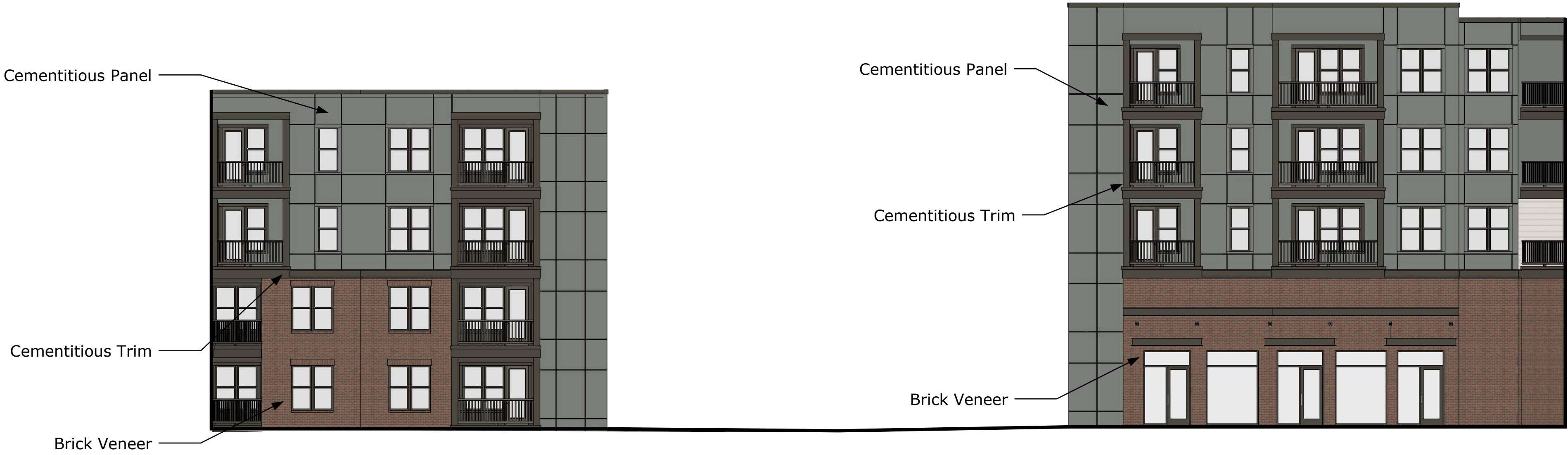


2

River Courtyard - South Elevation

Scale: 3/32" = 1'-0"

Elevation




1

River Courtyard - North Elevation


Scale: 3/32" = 1'-0"

Elevation






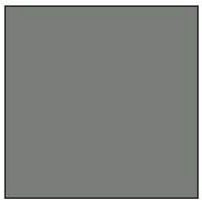
Brick
Kensington



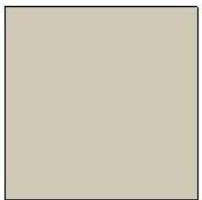
Brick
Tan




Brick
Boston Red



Panel / Trim
Attitude Gray
(SW7060)



Panel / Trim
Accessible Beige
(SW7036)



Panel / Trim
Black Fox
(SW7020)



4

Interior Courtyard - West Elevation

Scale: 3/32" = 1'-0"

Elevation



3

Interior Courtyard - East Elevation

Scale: 3/32" = 1'-0"

Elevation



2

Interior Courtyard - South Elevation

Scale: 3/32" = 1'-0"

Elevation



1

Interior Courtyard - North Elevation

Scale: 3/32" = 1'-0"

Elevation



CAMPBELL

CAPITAL

GROUP, LLC

CAMPBELL CAPITAL GROUP, LLC

5887 GLENRIDGE DRIVE NE • SUITE 360 • SANDY SPRINGS, GA 30328

MOBILE: 678.485.3672

EMAIL: MCAMPBELL1@ICLOUD.COM

April 27, 2016

Urban Design Commission
Department of Planning, Community & Economic Development
215 Martin Luther King Jr. Blvd.
Madison, Wisconsin 53703

Dear Urban Design Commission Members:

It is our pleasure to submit this application to the Urban Design Commission for Final Approval of the redevelopment of 1801 East Washington Avenue currently owned by Marling Lumber Company. As you know, the project will include approximately 228 apartments, 20,000 square feet of ground-floor commercial space, three courtyards and a public plaza area near the Yahara River.

The project was previously before the UDC on October 7, 2015 for an Informational Presentation and on March 9, 2016 for Initial Approval. The Plan Commission granted a Conditional Use Permit for the project on March 21, 2016 and the Common Council approved a rezoning of the property by Zoning Map Amendment and an amendment to the Capitol Gateway Corridor Plan for the project on March 29, 2016.

The project team has worked diligently with city staff since the last UDC meeting to address the Commission's comments and further refine the project plans. The revised proposal before you reflects your feedback from the last meeting and additional comments received from city staff. In particular, the submittal includes the following:

Landscaping Enhancements

- *East Main:* The revised landscape plan includes 12 new trees of three varieties situated on the subject property. The five existing street trees will be supplemented with eight new street trees to replace the two trees to be removed for construction and the four trees to be removed at the request of City Forestry. The ground-level plantings along East Main have evolved from a variety of Daylilies and lawn to a colorful, diverse mix of False Honeysuckle, Dwarf Ninebark, Yew and Hydrangea shrubs accented by ornamental grasses, two varieties of Hostas, mixed Daylilies, Sedum and Coral Bells. At the East Main courtyard, the variety of plantings has increased and been moved closer to the sidewalk to improve the interaction between the project and public space. Larger canopy trees replace smaller ornamental varieties, and hardscaping has been reduced to soften the appearance of the courtyards.
- *East Washington:* The one existing street tree will be complemented by six new street trees, species to be determined by City Forestry. The street trees will be supplemented by a second row of trees along East Washington which includes 2 Tree Lilac and 6 Serviceberry. The second row of onsite trees are proposed to be ornamental based on height restrictions requested by the City Fire Marshall. The ground-level plantings include massing of False Honeysuckle, Hostas, and Boxwood. Extensive plantings complement the grade change where the sidewalk intersects with the river parkway.

- *River Courtyard and Parkway:* Oaks and Elms planted on the property provide the framework for connecting the public terrace and private courtyard to the Yahara River Parkway. Extensive plantings have been added to physically and visually join the two features giving the feel of an expanded river parkway. The fencing separating the public terrace and private courtyard has been moved towards the courtyard allowing for additional plantings in front of the fence to soften the transition and further reduce the visual separation between the courtyard and the parkway. Larger canopy trees have also replaced smaller ornamental varieties.

Parkway and Courtyard Experience

- *Lighting:* A more detailed plan showing topography, landscaping and lighting in relation to the parkway has been provided. The exterior color of the stairway towers was changed to make them appear less prominent. Lighting inside the stairways has been reduced through window tinting, and ground-level lighting along the on-property promenade has been adjusted to address comments related to light cast on the parkway.
- *Interaction:* Beyond the connection created by the improved landscaping plan, we are working with city staff to physically connect the existing park path with the promenade to be constructed on the property. The physical barrier between the river courtyard and the parkway has been minimized by adding open gates and landscaping.

Hardscape and Design Refinement

- We have softened the color palette of the development to improve harmony with the river parkway and the surrounding residential neighborhood. The East Washington façade has been lightened and a greater variety of materials have been employed to make a bold design statement in the commercial spaces. Further refining the variety of materials on the residential elements transitions smoothly from the commercial spaces around to the residential element and the surrounding neighborhood.
- The grade of the East Washington intersection with the Yahara River parkway has been substantially reengineered to improve drainage, minimize the visual impact of railings, enhance access to the bike path, and improve the interaction with East Washington Avenue.
- Updated architectural rhythm, greater variety of landscape planting, and more effective use of materials along the East Main Street side of the project maximizes the residential feel appreciated by the neighbors. The parking garage façade has been designed to be visually compatible from all angles, yet remains easily accessible from both East Washington and East Main and could potentially serve future development of the adjacent property.

It has been a pleasure to work with City staff, the neighborhood, and City commissions over the past several months. The submittal before you is the culmination of a collaborative effort that will reinvigorate this unique and important site in the City of Madison.

Sincerely,



Michael J. Campbell