



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>July 13, 2016</u>	<input type="checkbox"/> Informational Presentation
UDC Meeting Date: <u>July 27, 2016</u>	<input type="checkbox"/> Initial Approval
Combined Schedule Plan Commission Date (if applicable): _____	<input checked="" type="checkbox"/> Final Approval

1. Project Address: 418 Division Street
Project Title (if any): _____

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)
☐ 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: Randy Bruce
 Street Address: 7601 University Ave, Ste 201
 Telephone: (608) 836-3690 Fax: ()

Company: Knothe & Bruce Architects
 City/State: Middleton, WI Zip: 53562
 Email: rbruce@knothebruce.com

Project Contact Person: same as above
 Street Address: _____
 Telephone: () _____ Fax: () _____

Company: _____
 City/State: _____ Zip: _____
 Email: _____

Project Owner (if not applicant): Prime Urban Properties

Street Address: 2020 Eastwood Ave
 Telephone: (608) 233-6000 Fax: ()

City/State: Madison, WI Zip: 53704
 Email: joe@primeurbanproperties.com

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 7/12/2016.
(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 Randy Bruce
 Authorized Signature Randy Bruce

Relationship to Property Architect
 Date 7/12/16

June 15, 2016

Matt Tucker
Department of Planning & Development
City of Madison
215 Martin Luther King Jr. Blvd
PO Box 2985
Madison, Wisconsin 53701



Re: Letter of Intent – Rezoning and Conditional Use
418 Division Street
Madison, WI

Mr. Tucker,

The following is submitted together with the plans and application for the staff and plan commission consideration of approval.

Organizational Structure:

Owner/Developer: Prime Urban Properties
2020 Eastwood Drive
Madison, WI 53704
Phone: 608-233-6000
Contact: Joe Krupp
joe@primeurbanproperties.com

Engineer: Burse Surveying & Engineering, Inc.
1400 E. Washington Ave, Ste. 158
Madison, WI 53703
Phone: 608-250-9263
Fax: 608-250-9266
Contact: Peter Fortlage
pfortlage@bse-inc.net

Architect: Knothe & Bruce Architects, LLC
7601 University Avenue, Ste. 201
Middleton, WI 53562
Phone: 608-836-3690
Fax: 608-836-6934
Contact: Randy Bruce
rbruce@knothebruce.com

Landscape Design: Olson Toon Landscaping, Inc.
3570 Pioneer Road
Verona, WI 53593
Phone: 608-827-9401
Contact: Rich Carlson
rich@olsontoon.com

Introduction:

The proposed site is located on the corner at Division Street and Helena Street. The site is currently zoned TE and we are requesting a rezoning to the TSS District along with a conditional use approval. The proposed development will create a 31-unit apartment building for persons wanting to live near the attractive Atwood Avenue corridor.

Project Description:

The development entails the demolition of the existing one-story industrial building and the construction of a new three-story apartment building. The new building will include 31 apartments over 29 basement parking spaces.

The building façades combine traditional materials in more contemporary ways and add to the eclectic architecture that characterizes this area of the Atwood Avenue corridor. Architectural references to the site's industrial past are included in the new building. The exterior materials will be a combination of masonry and metal paneling with a manufactured cut stone base. Landscaping along the three streets enhance the building and provide an attractive buffer and streetscape. Existing overhead utilities are planned to be buried as part of this proposal.

Pedestrian entrances punctuate the street facades while the vehicular access is screened from street view. Vehicular access is achieved from Helena Street.

Demolition Standards

The new development proposes the deconstruction of an existing 11,300 square foot industrial building. The existing building and parking lot do not support a traditional pedestrian oriented streetscape and redevelopment of this property has been a goal of the neighborhood for many years. Images of the existing structure have been attached.

We believe that the demolition standards can be met. The demolition allows for a sought after redevelopment that will promote the local business district and enhances the surrounding residential properties. Taxable values of the surrounding properties will also be enhanced. A Re-use and Recycling Plan will be submitted prior to the deconstruction of the structure.

Conditional Use approvals:

The proposed redevelopment requires conditional uses to allow a building over 25,000 square feet in area and for a residential building with more than 8 units. The proposed building's size, scale and use are entirely consistent with adjacent properties and the City and neighborhood plans for this property.

Neighborhood Input:

The SASY and MNA planning and development committees have been introduced to the development and a general neighborhood meeting is scheduled for June 29th.

Site Development Data:

Densities:

Lot Area	17,447 S.F. / 0.40 acres
Dwelling Units	31 DU
Lot Area / D.U.	562.8 S.F./D.U.
Density	77.5 units/acre
Open Space	1,403 S.F. (700 S.F. Min. Required)
Open Space / Bedroom	40 S.F./Bedroom (20 S.F./Bedroom Required)
Lot Coverage	14,513 S.F. = 83% of total lot (85% Max.)

Gross Floor Areas:

Residential Area	31,236 S.F.
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<u>Floor Area Ratio</u>	1.79
--------------------------------	-------------

Dwelling Unit Mix:

Efficiency	3
One Bedroom	21
One Bedroom + Den	3
<u>Two Bedroom</u>	<u>4</u>
Total	31

Vehicle Parking:

Underground 29 stalls

Bicycle Parking:

Surface	4 (Std. 2'x6' guest stalls)
<u>Underground</u>	<u>31</u> (Std. 2'x6' floor mount - Permanent)
Total	35 stalls

Building Height:

Three Stories

Project Schedule:

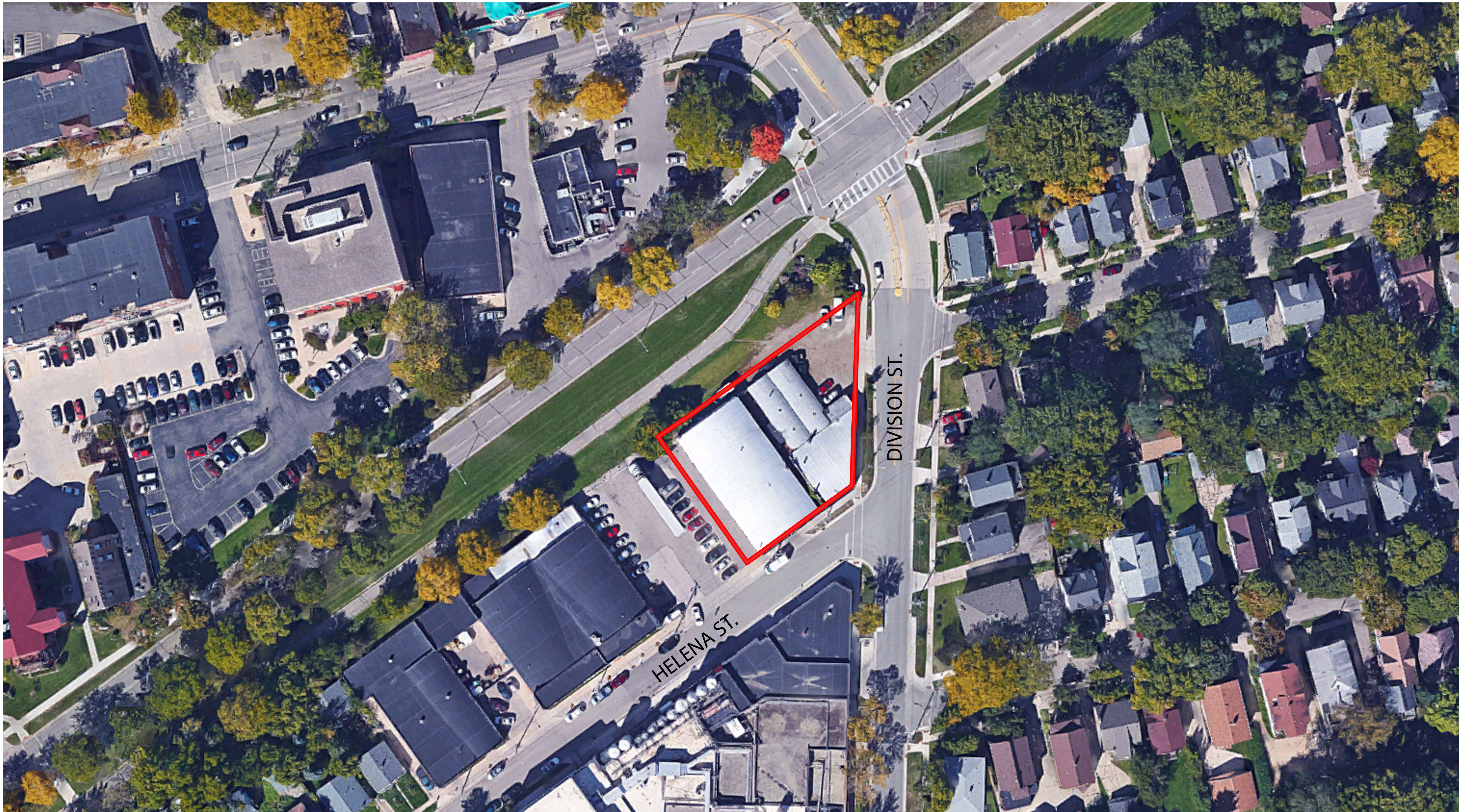
It is anticipated that construction will start October 1, 2016 and be completed in Summer 2017.

Thank you for your time reviewing our proposal.

Sincerely,



J. Randy Bruce
Managing Member



SHEET INDEX
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 16-18 RENDERED PERSPECTIVES

Aerial
 418 Division St.
 Madison, WI
 July 13, 2016





View from the corner of Division St. & Helena St.



View from Helena Street

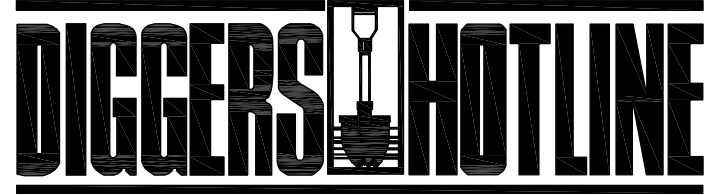


View from the corner of Eastwood Dr. & Division St.



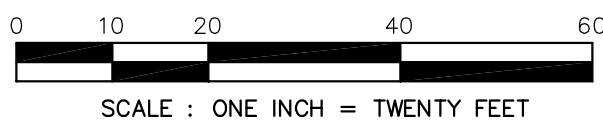
View from Eastwood Dr.

Capital Water Softener-Existing Building
418 Division Street
Madison, WI
June 15, 2016



Dial 811 or (800) 242-8511
www.DiggersHotline.com

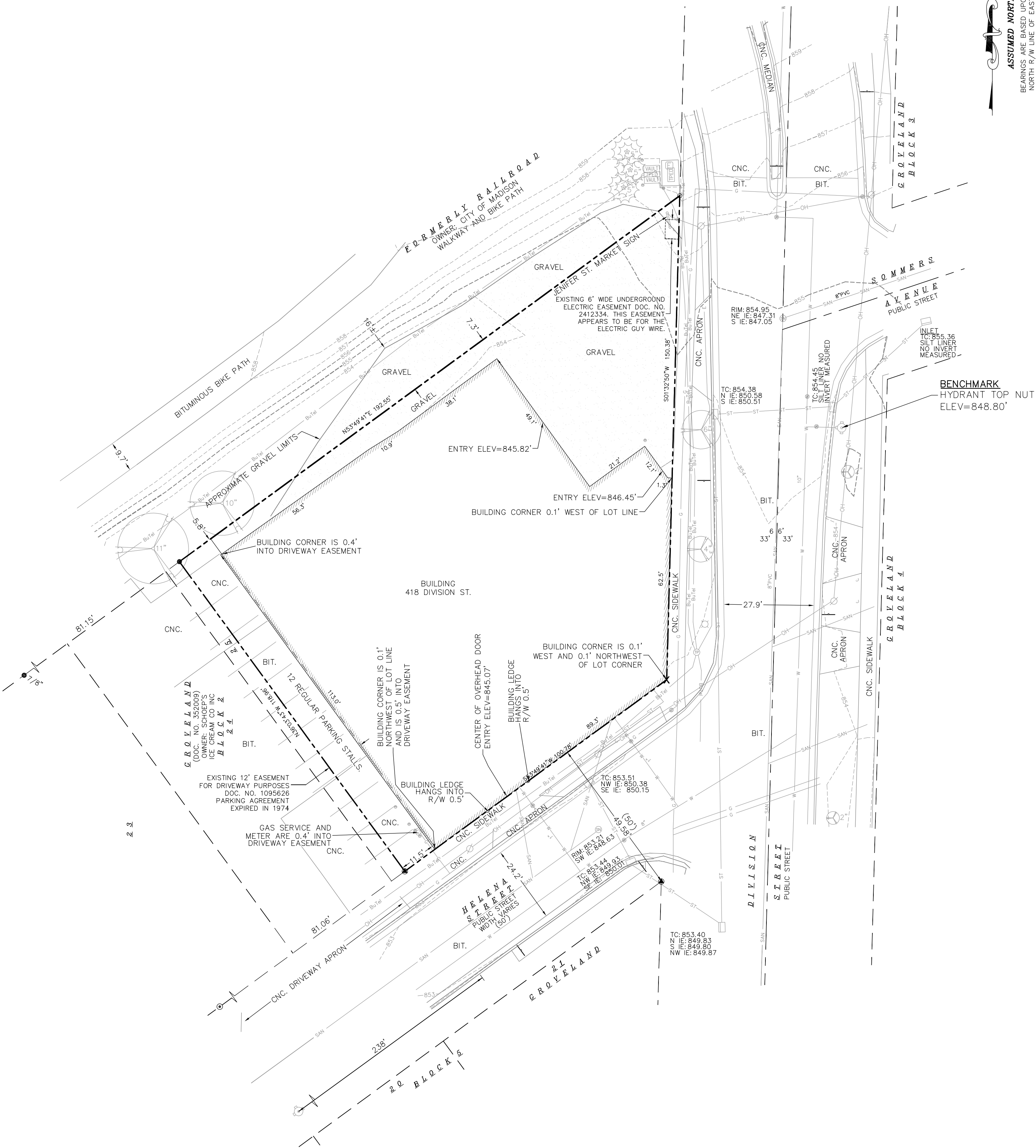
PART OF LOTS 6 AND 7, FARWELLS ADDITION TO THE VILLAGE OF MADISON, DANE COUNTY REGISTRY, LOCATED IN PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 06, TOWNSHIP 07 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



ASSUMED NORTH
BEARINGS ARE BASED UPON THE
NORTH ARROW OF THE ROAD
DRIVE ASSUMED TO BEAR
N52°42'30"E

STORM SEWER ELEVATION TABLE

NUMBER	RIM/TC	ELEVATION	ELEVATION	ELEVATION	ELEVATION	ELEVATION	ELEVATION	DESCRIPTION
532	857.62	E	854.37	S	854.27			CURB INLET
533	857.65	W	854.42	S	853.51	SE	854.15	CURB INLET
534	857.85	W	853.33	S	853.15	E	853.18	RECTANGULAR MANHOLE COVER
661	857.63	S	853.51					CURB INLET
664	857.62	W	854.71	S	854.47	E	854.98	CURB INLET
664A	857.62	W	855.13					CURB INLET
665	857.62	E	854.67	S	855.18			CURB INLET
669	858.25	W	853.56	E	853.47	NE	853.33	RECTANGULAR MANHOLE COVER
805	856.34	W	848.30	N	850.66	E	847.85	STORM SEWER MANHOLE



NOTES:

- 1) Except as specifically stated or shown on this map, this survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land use regulations; and any other facts that an accurate and current title search may disclose.
- 2) No attempt has been made as a part of this survey to obtain or show data concerning condition or capacity of any utility or municipal/public service facility. For information regarding these utilities or facilities, please contact the appropriate agencies.
- 3) Dates of field work: June 22 and 26, 2015
- 4) Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
- 5) All surface and subsurface improvements on and adjacent to the site are not necessarily shown hereon.
- 6) All trees, hedges and ground cover on the site may not necessarily be shown hereon. Trees under 8" in diameter were not a part of this survey.
- 7) Routing of public utilities is based upon drawings obtained from the City of Madison Engineering Department, markings provided by Digger's Hotline Ticket Numbers 20152516364, 20152516451 and visible above ground structures. Additional buried utilities/structures may be encountered. No excavations were made to located utilities. Before excavations are performed contact Digger's Hotline.
- 8) Total parcel area = 14,959 square feet
- 9) Elevations are based upon NAVD88 datum. The brass cap monument at the Southwest corner of Section 06 has an elevation of 852.169' based upon benchmark on tiesheet by Carl M. Sandsnes, dated 2-16-04.
- 10) No access is permitted to Eastwood Drive per Award of Damages Document Number 1360330.
- 11) City records show an 18"VP storm sewer constructed in 1906 traverses under the building.

LEGEND

- 3/4" SOLID IRON ROD FOUND
 - IRON PIPE FOUND WITH CAP
 - FOUND MAG NAIL
 - SOLID IRON ROD WITH CAP FOUND
 - OH — OVERHEAD UTILITY WIRE
 - G — BURIED GAS LINE
 - W — WATER MAIN
 - SAN — SANITARY SEWER
 - ST — STORM SEWER
 - BuTel — BURIED TELEPHONE
 - E — BURIED ELECTRIC
 - CoTel — BURIED CABLE ACCESS TELEVISION LINE
 - FO — BURIED FIBER OPTIC
 - ⊗ WATER VALVE
 - ⊗ GAS VALVE
 - ⊗ GAS METER
 - ⊗ AIR CONDITIONER
 - ⊗ TV PEDESTAL
 - ⊗ ELECTRIC PEDESTAL
 - ⊗ UTILITY POLE
 - ⊗ LIGHT POLE
 - ⊗ TELEPHONE PEDESTAL
 - ⊗ FIRE HYDRANT
 - SIGN
 - GUY WIRE
 - ⊗ STORM SEWER CURB INLET
 - ⊗ STORM SEWER MANHOLE
 - ⊗ STORM SEWER ACCESS STRUCTURE
 - ⊗ BOLLARD
 - ⊗ SANITARY SEWER MANHOLE
 - WOOD FENCE
 - ⊗ DECIDUOUS TREE
 - BIT. BITUMINOUS PAVEMENT
 - CNC. CONCRETE PAVEMENT
 - () INDICATES RECORDED AS
- DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT. BUILDINGS ARE MEASURED TO THE NEAREST TENTH OF A FOOT.



2801 International Lane, Suite 101
Madison, WI 53704
Phone: 608-250-9263
Fax: 608-250-9266
e-mail: kburse@buse-inc.net
www.burseurveying.com

APPROVALS	PROJECT ENG	MLB	PDF	MLB
PROJECT ENG	MLB	PDF	MLB	MLB

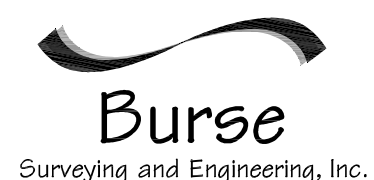
418 DIVISION STREET
418 DIVISION STREET
MADISON, WI 53703
PRIME URBAN PROPERTIES
2020 EASTWOOD DRIVE
MADISON, WI 53703

PROJECT #: BSE1888-16
PLOT DATE: 06/15/2016

REVISION DATES:

ISSUE DATES:
Cond. Use 06/15/2016

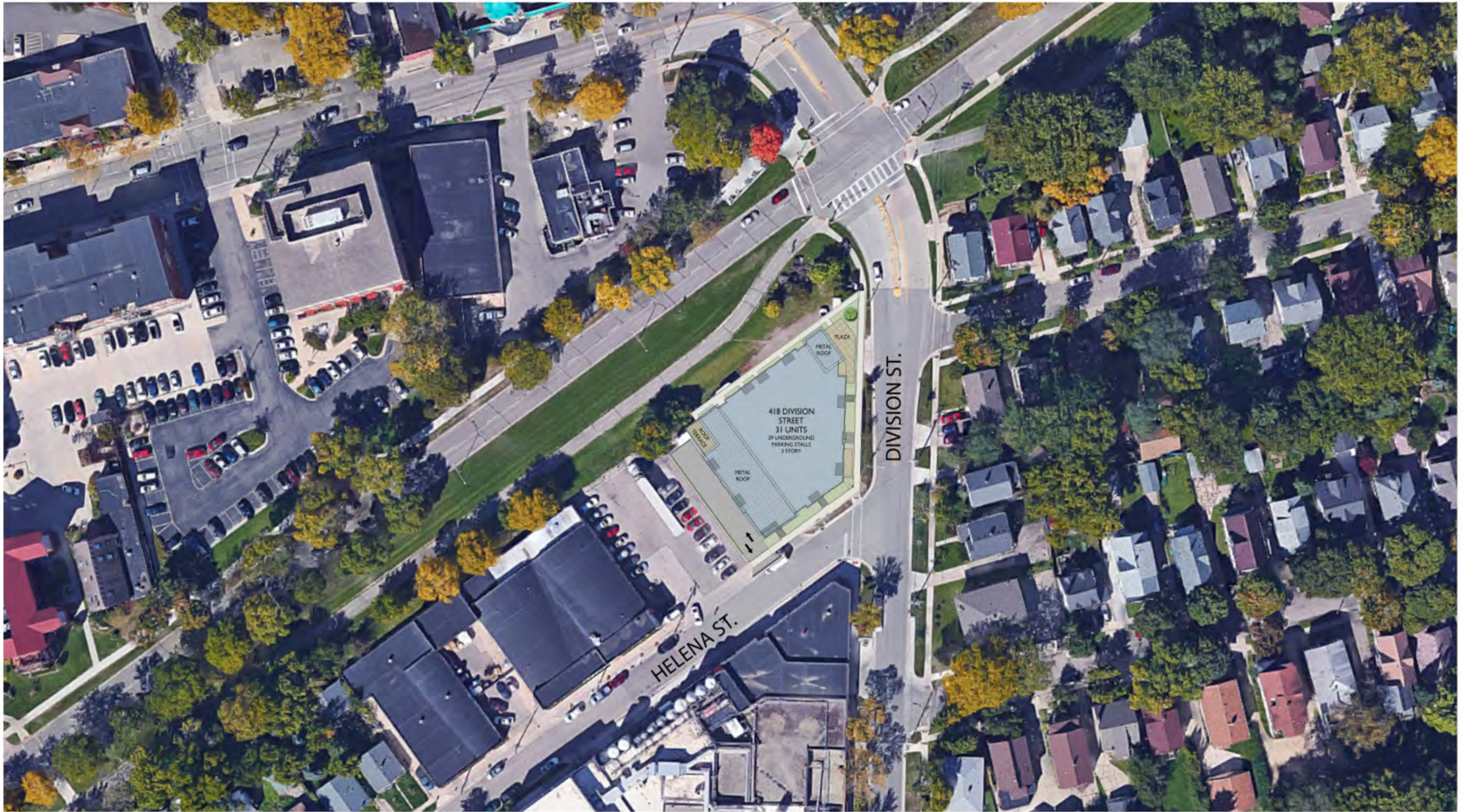
EXISTING CONDITIONS



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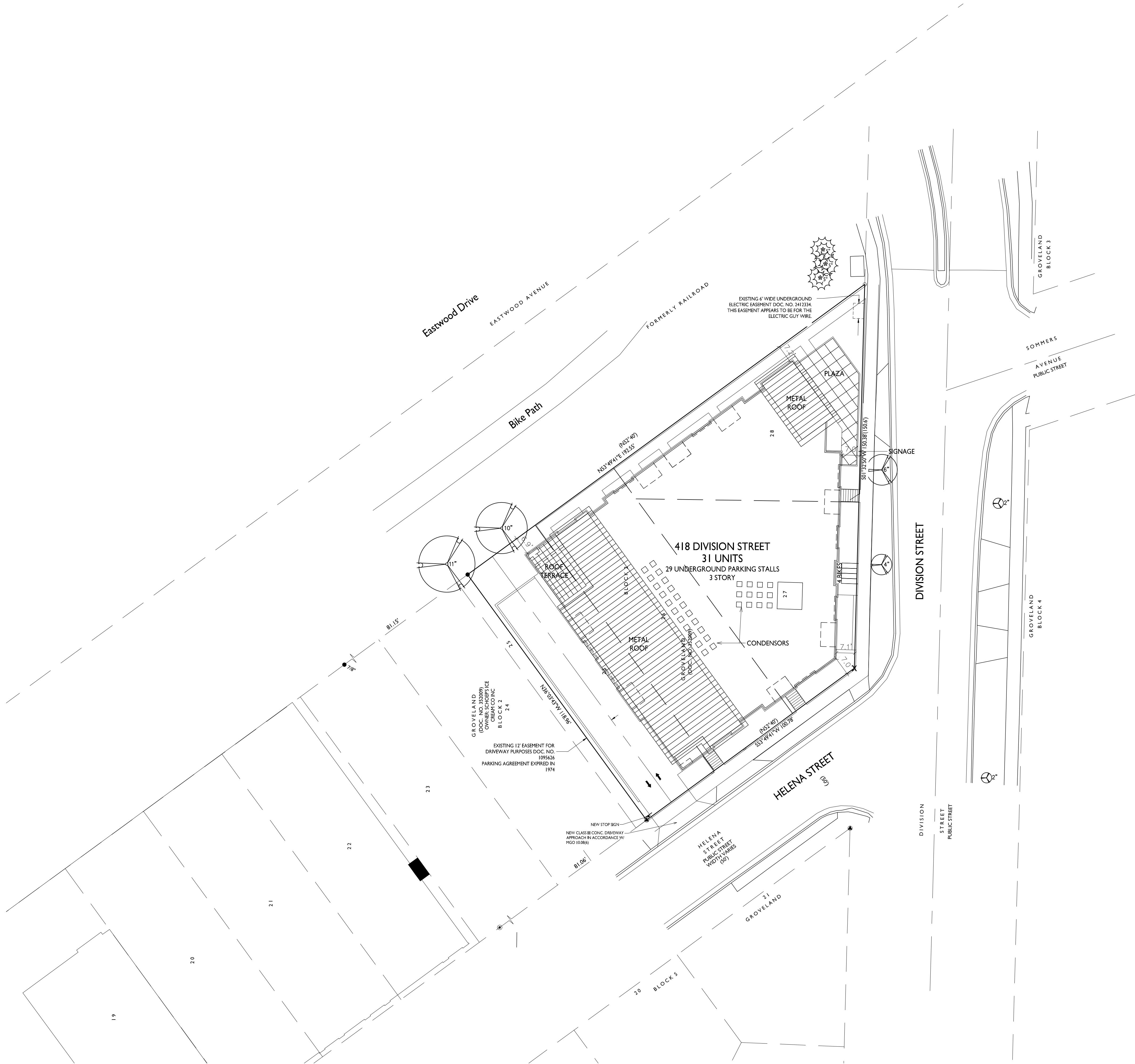
DRAWING NUMBER

3



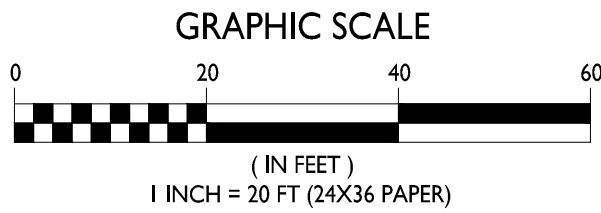
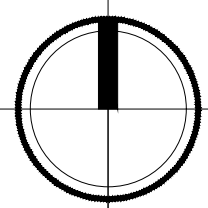
Aerial Site Plan
Division St.
Madison, WI
JUNE 29, 2016





SITE PLAN

1" = 20'-0"



SITE DEVELOPMENT STATISTICS	
LOT AREA	17,447 S.F./1.40 ACRES
DWELLING UNITS	31 DU
LOT AREA/ DU	562.8 S.F./DU
DENSITY	77.5 UNITS/ACRE
OPEN SPACE	1,403 S.F. (700 S.F. MIN. REQ'D)
OPEN SPACE/BEDROOM	40 S.F./ BEDROOM (20 S.F. MIN. REQ'D)
LOT COVERAGE	14,513 S.F.= 83% (85% MAX)
BUILDING HEIGHT	3 STORIES
GROSS FLOOR AREA	31,236 S.F.
FLOOR AREA RATIO	1.79
UNIT MIX	
EFFICIENCY	3
ONE BEDROOM	21
ONE BED + DEN	3
TWO BEDROOM	4
TOTAL	31
VEHICLE PARKING	
UNDERGROUND	29
TOTAL	29
BIKE PARKING	
SURFACE - FLOOR STALL	4 (Std. 2'x 6' guest)
UNDERGROUND	31 (Std. 2'x6' floor mount -Permanent)
TOTAL	35

SHEET INDEX	
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3	EXISTING CONDITIONS
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5	SITE PLAN
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7	LANDSCAPE PLAN
8	BASEMENT PLAN
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12	ELEVATIONS
13	ELEVATIONS
14	RENDERED AERIAL PERSPECTIVE
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17	RENDERED DIVISION STREET PERSPECTIVE
18	RENDERED HELENA & DIVISION ST. PERSPECTIVE

GENERAL NOTES:

1. THE APPLICANT SHALL REPLACE ALL SIDEWALK AND CURB AND GUTTER THAT ABUTS THE PROPERTY THAT IS DAMAGED BY THE CONSTRUCTION, OR ANY SIDEWALK AND CURB AND GUTTER, WHICH THE CITY ENGINEER DETERMINES NEEDS TO BE REPLACED BECAUSE IT IS NOT AT A DESIRABLE GRADE, REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.
2. ALL WORK IN THE PUBLIC RIGHT OF WAY SHALL BE PERFORMED BY A CITY-LICENSED CONTRACTOR.
3. ALL DAMAGE TO THE PAVEMENT ON HELENA AND DIVISION STREETS AND ADJACENT TO THIS DEVELOPMENT SHALL BE RESTORED IN ACCORDANCE WITH THE CITY OF MADISON'S PAVEMENT PATCHING CRITERIA.
4. EXISTING STREET TREES SHALL BE PROTECTED. CONTRACTOR SHALL INSTALL TREE PROTECTION FENCING IN THE AREA BETWEEN THE CURB AND SIDEWALK AND EXTEND IT AT LEAST 5 FEET FROM BOTH SIDES OF THE TREE ALONG THE LENGTH OF THE TERRACE. NO EXCAVATION IS PERMITTED WITHIN 5 FEET OF THE OUTSIDE EDGE OF THE TREE TRUNK. IF EXCAVATION WITHIN 5 FEET OF ANY TREE IS NECESSARY, CONTRACTOR SHALL CONTACT CITY FORESTRY (266-4816) PRIOR TO EXCAVATION TO ACCESS THE IMPACT TO THE TREE AND ROOT SYSTEM. TREE PRUNING SHALL BE COORDINATED WITH CITY FORESTRY. TREE PROTECTION SPECIFICATIONS CAN BE FOUND IN SECTION 107.13 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
5. APPROVAL OF PLANS FOR THIS PROJECT DOES NOT INCLUDE ANY APPROVAL TO PRUNE, REMOVE, OR PLANT TREES IN THE PUBLIC RIGHT-OF-WAY. PERMISSION FOR SUCH ACTIVITIES MUST BE OBTAINED FROM THE CITY FORESTER (266-4816).
6. THE PUBLIC RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME. NO ITEMS SHOWN ON THIS SITE PLAN IN THE RIGHT-OF-WAY ARE PERMANENT AND MAY NEED TO BE REMOVED AT THE APPLICANTS EXPENSE UPON NOTIFICATION BY THE CITY.



1. Erosion control devices and/or structures shall be installed prior to clearing and grubbing operations. These shall be properly maintained for maximum effectiveness until vegetation is re-established.
2. 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 the result of contractor activities. Additional erosion control measures shall be described in writing by the state or local inspectors, or the developer's engineer, shall be installed within 24 hours.
3. All erosion control measures and structures serving the site must be inspected at least weekly or within 24 hours of the time 0.5 inches of rain is produced. All maintenance will follow an inspection within 24 hours. Inspection schedule and record keeping shall comply with NR 216.46(9), Wis. Admin. Code.
4. Construction Entrances – Provide a stone tracking pad at each point of access. Install according to WDNR Standard 1057. Refer to WDNR's stormwater web page of technical standards at http://dnr.wis.gov/topic/stormwater/standards/const_standards.html. The Tracking Pad must be maintained in a condition that prevents the tracking of material onto the public street.
5. Dewatering – Water pumped from the site shall be treated by using a temporary sedimentation basin, portable dewatering basin, geotextile bag, or an equivalent device. Show on the plan the anticipated locations of dewatering activity, and provide an engineering detail of the dewatering system. Devices shall comply with Wisconsin Technical Standard 1061. Refer to WDNR's stormwater standards at http://dnr.wis.gov/topic/stormwater/standards/const_standards.html. This water shall be discharged in a manner that does not induce erosion of the site or adjacent property.
6. Storm Sewer Inlets – Provide WDOT Type D "CatchAll" inlet protection or equivalent. Refer to WDOT Product Acceptability List at: <http://www.dot.wisconsin.gov/business/engsrvc/pol.htm>. Inlet protection shall be installed prior to the storm sewer system receiving site runoff. Other than for performing maintenance, these devices shall not be removed until plat-level stabilization is complete.
7. Dewatering – Water pumped from the site shall be treated by using a geotextile bag. Sandy soil is expected to be found at the bottom of the excavation, therefore Geotextile Bags shall be Type I per DNR Technical Standard 1061. The following table identifies the size a bag required for a given sized project. This water shall be discharged in a manner that does not induce erosion of the site or adjacent property.

<u>Pump Size (Max GPM)</u>	<u>Type I Bag Size (sq-ft)</u>
70	50
100	70

8. Storm Sewer Inlets – provide WDOT Type D "CatchAll" inlet protection or equivalent. Refer to WDOT Product Acceptability List at <http://www.dot.wisconsin.gov/business/engsrvg/pd.hlm>. Inlet protection shall be installed prior to the storm sewer system receiving site runoff. Other than for performing maintenance, these devices shall not be removed until site stabilization is complete.
9. Erosion control devices shall adhere to the technical standards found at: <http://dnr.wis.gov/runoff/stormwater/techstds.htm> and comply with all City of Madison ordinances.
10. All debris trucked onto public streets shall be be swept or scraped clean by the end of each workday.
11. All disturbed areas shall be seeded immediately after grading activities have been completed.
12. All disturbed areas, except paved areas, shall receive a minimum of four (4) inches of topsoil, fertilizer, seed, and mulch. Seed mixtures shall be selected appropriate to the intended function. A qualified Landscaping Contractor, Landscape Architect or Nursery can be consulted for recommendations. Seeding rates shall be based on pounds or ounces of Pure Live Seed per acre and shall be provided by the contractor. Fertilizer application shall be applied to promote growth, but a soil test is recommended to determine the type and amount of fertilizer applied. All seeding and restoration shall be in conformance to WDNDR Technical Standard 1059 found at http://dnr.wis.gov/topic/stormwater/standards/const_standards.html. Seeding and sodding may only be used from May 1st to September 30th of any year. Temporary seeding shall be used for no longer than 15. If temporary seeding is used, a permanent cover shall also be required as part of the final site stabilization.
13. For the first six (6) weeks after the initial stabilization of a disturbed area, watering shall be performed whenever more than seven (7) days of dry weather elapse.



September 1, 2016	Install silt fence and construction entrance. Begin disturbance of site ground cover.
July 1, 2017	Base course installed. Apply seed and mulch to all disturbed areas.
September 1, 2017	Vegetation established.

Emergency Contact

Steve Austin
Krupp General Contractors
749 University Row, Suite 101
Madison, WI 53705
608-260-7000
steve@kruppconstruction.com



APPROVALS
PROJECT ENG:
MLB
DESIGNED BY:
PDF
DRAWN BY:
PDF
CHECKED BY:
MLB
APPROVED:
MLB

418 DIVISION STREET

418 DIVISION STREET
MADISON, WI 53704

PRIME URBAN PROPERTIES

2020 EASTWOOD DRIVE
MADISON, WI 53704

PROJECT #: BSE1888-16	
PLOT DATE:	06/15/2016

REVISION DATES:

ISSUE DATES:	
Cond. Use	06/15/2016

GRADING AND EROSION CONTROL PLAN



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DRAWING NUMBER

6

Eastwood Drive

Bike Path

418 DIVISION STREET
31 UNITS
29 UNDERGROUND PARKING
STALLS
3 STORY

PLAZA

METAL
ROOF

ROOF
TERRACE

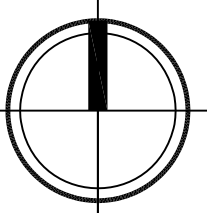
METAL
ROOF

DIVISION STREET

HELENA STREET

LANDSCAPE PLAN

1"=10'-0"



LANDSCAPE NOTES

All planting beds to be mulched with brown dyed wood mulch, 3" depth.

Lawn areas to be seeded with premium blue grass seed mix, 5 lbs per 1,000 square feet

PLANT KEY - 418 DIVISION STREET

SYMBOL	SCIENTIFIC NAME	COMMON NAME	QTY.	SIZE	ROOT
AH	<i>Hydrangea arborescens 'Annabelle'</i>	Annabelle Hydrangea	20	#2	Cont.
BB	<i>Amelanchier canadensis</i>	Shadblow Serviceberry	4	6'	B&B
EA	<i>Thuja occidentalis 'Smaragd'</i>	Emerald Arborvitae	2	5'	B&B
FFM	<i>Acer saccharum 'Bailei'</i>	Fall Fiesta Maple	1	2 1/2'	B&B
GBC	<i>Aronia melanocarpa var. elata</i>	Glossy Black Chokeberry	13	#3	Cont.
KFG	<i>Calamagrostis acutiflora 'Karl Foerster'</i>	Karl Foerster Feather Reed Grass	19	#1	Cont.
KV	<i>Viburnum carlesii</i>	Koreanspice Viburnum	1	#5	Cont.
MW	<i>Weigela florida 'Minuet'</i>	Minuet Weigela	4	#2	Cont.
NHE	<i>Ulmus pumila x U. davidiana var. japonica</i>	New Horizon Elm	2	2 1/2'	B&B
PPC	<i>Heuchera micrantha 'Palace Purple'</i>	Palace Purple Coral Bells	8	#1	Cont.
SWN	<i>Physocarpus opulifolius 'Seward'</i>	Summer Wine Ninebark	5	#5	Cont.
TA	<i>Taxus x media 'Tauntonii'</i>	Taunton Yew	17	18"	B&B
VM	<i>Vinca minor 'Bowles'</i>	Vinca Minor (Periwinkle)	50	#1	Cont.
WLC	<i>Nepeta x faasseni 'Walker's Low'</i>	Walkers Low Catmint	19	#1	Cont.

BIO-INFILTRATION PLANTS

COMMON NAME	QTY.	SIZE	ROOT	SPACING
Butterfly Weed	12	2.5"	Plug	18" O.C.
Blue False Indigo	12	2.5"	Plug	18" O.C.
White False Indigo	12	2.5"	Plug	18" O.C.
Purple Coneflower	12	2.5"	Plug	18" O.C.
Blue Flag Iris	12	2.5"	Plug	18" O.C.
Cardinal Flower	12	2.5"	Plug	18" O.C.
Marsh Blazingstar	12	2.5"	Plug	18" O.C.
Brown Eyed Susan	12	2.5"	Plug	18" O.C.
Silf Goldenrod	12	2.5"	Plug	18" O.C.
Bottlebrush Sedge	12	2.5"	Plug	18" O.C.
Fox Sedge	12	2.5"	Plug	18" O.C.
Toreys Rush	12	2.5"	Plug	18" O.C.
Switch Grass	12	2.5"	Plug	18" O.C.

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LANDSCAPING

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FAX: (608) 827-9402
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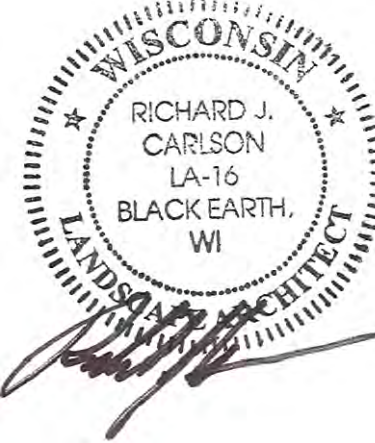
PROJECT TITLE
418 Division St.

Madison, WI
SHEET TITLE
Landscape Plan

SHEET NUMBER

7

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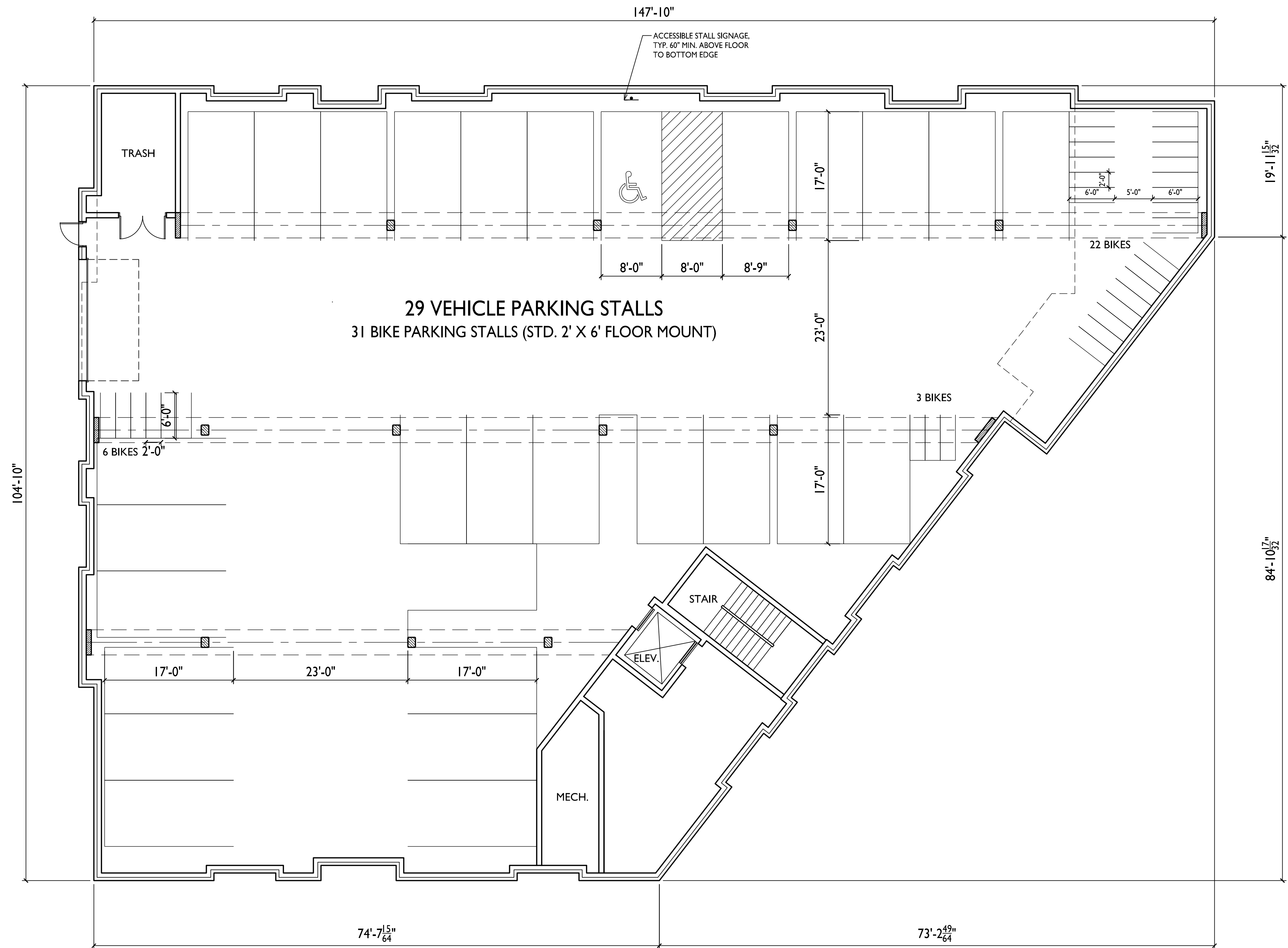
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PROJECT TITLE
418 Division St.

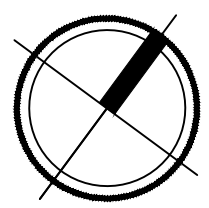
Madison, WI
SHEET TITLE
Basement Floor
Plan

SHEET NUMBER
8

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BASEMENT FLOOR PLAN
1/8"=1'-0"





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PROJECT TITLE

418 Division St.

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SHEET TITLE

First Floor Plan

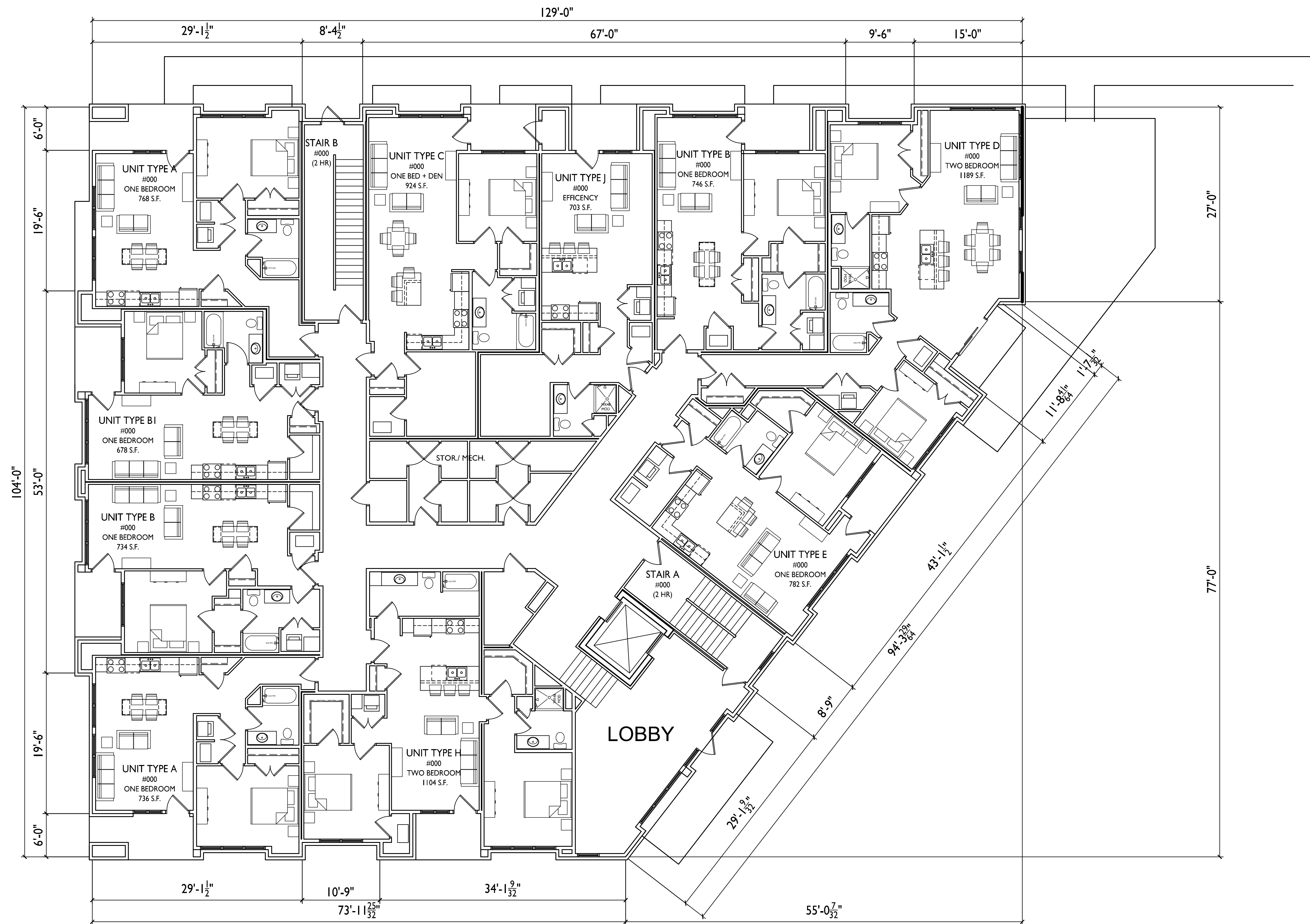
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PROJECT NO.

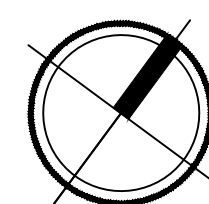
1606

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FIRST FLOOR PLAN

1/8"=1'-0"





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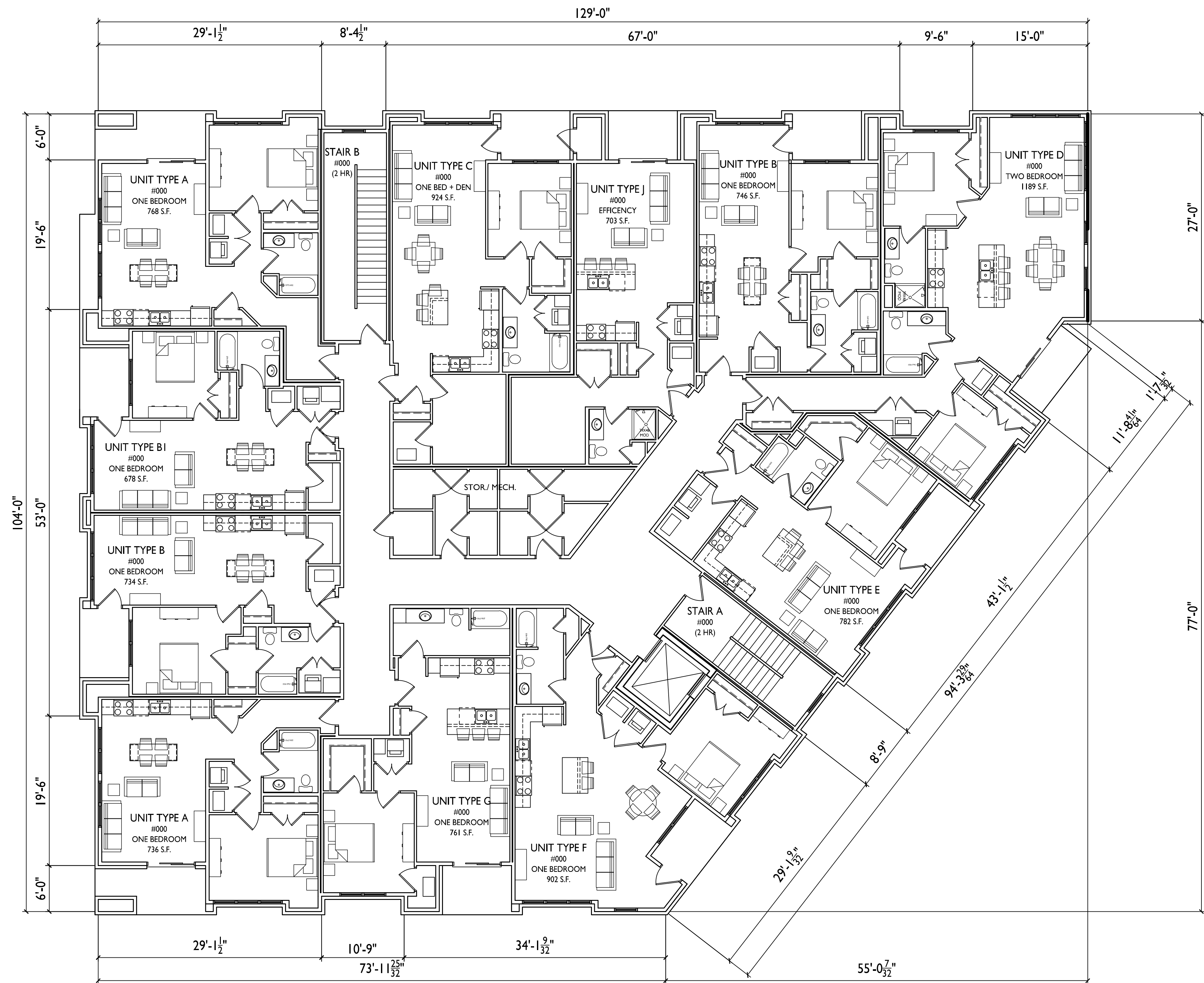
PROJECT TITLE
418 Division St.

Madison, WI
SHEET TITLE
Second Floor Plan

SHEET NUMBER

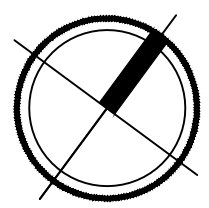
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SECOND FLOOR PLAN

1/8"=1'-0"





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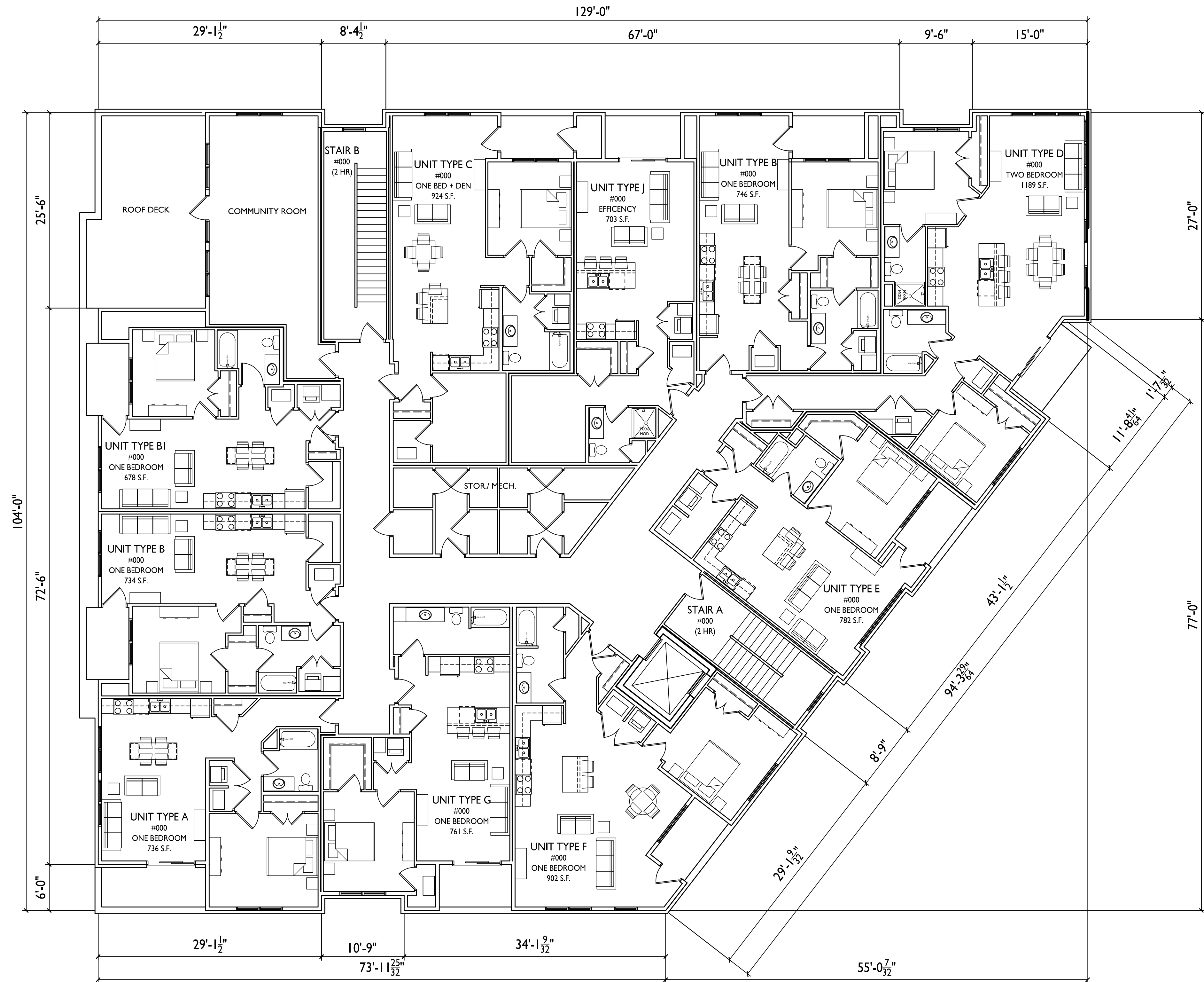
PROJECT TITLE
418 Division St.

Madison, WI
SHEET TITLE
Third Floor Plan

SHEET NUMBER

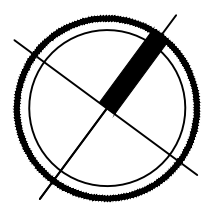
11

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THIRD FLOOR PLAN

1/8"=1'-0"





Elevation along Division Street

1/4"=1'-0"

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Elevation along Helena Street

1/4"=1'-0"

PROJECT TITLE
418 Division St.

Madison, WI
SHEET TITLE
Elevations

SHEET NUMBER

12

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PROJECT TITLE
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SHEET TITLE
Elevations

SHEET NUMBER

13

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Elevation along Eastwood Drive

1/4"=1'-0"



Side Elevation

1/4"=1'-0"





CAPITAL CITY TRAIL



PARKING LOT



CORNER OF HELENA / DIVISION STREET



DIVISION STREET





