

# 1720 Monroe Street

## Project Team

<b>Owner/Developer</b>	<b>Architect</b>	<b>Structural Engineer</b>	<b>Landscape Architect</b>	<b>Civil Engineer</b>
Urban Land Interests	Potter Lawson, Inc.	Fink Horejsh, LLC	Ken Saiki Design	Burse Surveying and Engineering, Inc

## Location Map



## Drawing List

<b>General</b>	<b>Architectural</b>
G100 Project Information	A101 Parking Level Plan
G201 Existing Building Images	A102 First Floor Plan
<b>Site</b>	A103 Second Floor Plan
C100 Existing Conditions	A104 Third Floor Plan
C200 Demolition Plan	A105 Fourth Floor Plan
C300 Civil Site Plan	A106 Fifth Floor Plan
C400 Erosion Control Plan	A107 Roof Plan
C401 Erosion Control Details	A201 Building Elevations
C500 Grading Plan	
C600 Utility Plan	
C900 Fire Apparatus Access Site Plan	
L101 Landscape Plan	
Site Lighting Plan	

## Project / Zoning Information

**Proposed Use / Occupancy:** First Floor (M) Commercial  
Upper Floors (R2) Residential Apartments  
Parking (S2) Parking

**Current Zoning:** PD 1720 Monroe Street  
TR-C2 625 Spooner Street

**Proposed Zoning:** PD

**Setbacks**  
**Front:** 0'  
**Side:** 0'  
**Rear:** 6'

**Building Height:** 5 stories

**Lot Coverage:** 74.7%

**Total Site Area:** 37,964 SF (28,385 SF coverage)

**Usable Area:**  
Site 4,511 SF  
Balconies 4,130 SF  
Total 8,641 SF (132.9 SF/Unit)

## Building Area

Apartment Building	(R2)	83,319 GSF
Commerical	(M)	16,343 GSF
Below Grade Parking	(S2)	29,982 GSF
<b>Combined Total</b>		<b>129,644 GSF</b>

## Unit Information

Units	Floors	2nd	3rd	4th	5th	Totals
1 BR		11	11	11	7	40
2 BR		4	4	4	5	17
3 BR		2	2	2	0	6
Total Units		17	17	17	12	63
Total Bedrooms		25	25	25	17	92

## Parking Summary

### Vehicle Parking Stalls

**Apartment Building below grade**

Regular	60
Small	8
Accessible	1
Van Accessible	1

<b>Surface</b>	
Regular	10
Small	3
Accessible	1
<b>Total</b>	<b>84 stalls</b>

<b>Bike Parking Stalls</b>	
Retail (1 per 2,000sf)	8
Apartment Building Residents	(1 per unit min., enclosed)
Horizontal (Floor mounted)	36
Horizontal (Wall mounted)	37
Total	73
Apartment Building Visitors	(1per 10 Units resident total)
Horizontal (Floor mounted)	7
<b>Total</b>	<b>88 stalls</b>

**Potter  
Lawson**  
Success by Design

1720 Monroe Street  
Urban Land Interest

Madison, WI

2017.09.00

Date	Issuance/Revisions	Symbol
11/20/2017	LAND USE APPLICATION	
03/23/2018	CITY SUBMITTAL	

## PROJECT INFORMATION

G100



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Notes:

1. ALL CONCRETE CURBS ARE 18" IN WIDTH (EITHER ACCEPT OR REJECT) AND SHALL CONFORM TO THE CITY OF MADISON STANDARD SPECIFICATIONS.
2. PAVEMENT MARKINGS AND SIGNAGE PERTAINING TO ACCESSIBLE PARKING STALLS AND ROUTES SHALL CONFORM TO CURRENT ADA REGULATIONS.
3. PAVEMENT DESIGN SHALL BE PER THE RECOMMENDATION OF THE SOLS CONSULTANT.
4. THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS.
5. 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 TREE. NO EXCAVATION IS PERMITTED WITHIN 5 FEET OF THE OUTSIDE EDGE OF A TREE TRUNK. IF EXCAVATION WITHIN 5 FEET OF ANY TREE IS NECESSARY, THE CONTRACTOR SHALL COMPLY WITH THE CITY OF MADISON TREE PROTECTION TO EXCAVATION TO ASSESS THE IMPACT TO THE TREE AND ROOT SYSTEM. TREE PRUNING SHALL BE COORDINATED WITH CITY FORESTRY PRIOR TO THE START OF CONSTRUCTION. TREE PROTECTION SPECIFICATIONS CAN BE FOUND IN SECTION 113.3 OF THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION <http://www.cityofmadison.com/business/pw/documents/STOPSPEC2013PART1.PDF>. ANY TREE REMOVALS THAT ARE REQUIRED FOR CONSTRUCTION AFTER THE DEVELOPMENT PLAN IS APPROVED WILL REQUIRE TO AT LEAST A 72 HOUR LEAD TIME BEFORE THE REMOVALS CAN BE ISSUED BY FORESTRY. TO NOTIFY THE ADOPTER OF THE CHANGE IN THE TREE PLAN.

PRELIMINARY  
NOT FOR CONSTRUCTION

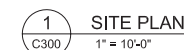
1720 Monroe Street  
Urban Land Interest

2017.09.00

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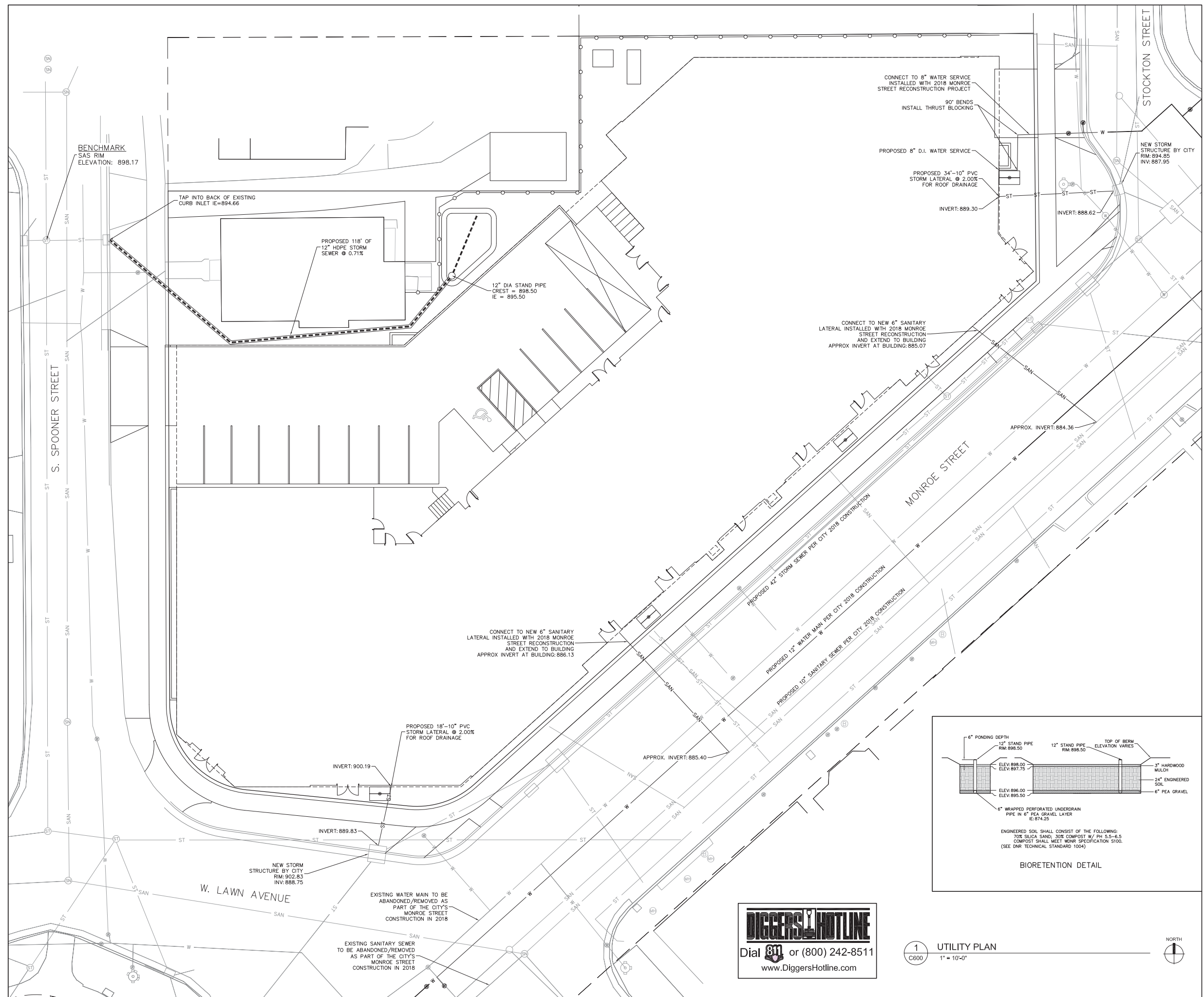
## CIVIL SITE PLAN

# C300



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e-mail: [Mburse@BSE-INC.net](mailto:Mburse@BSE-INC.net)  
[www.bursesurveyengr.com](http://www.bursesurveyengr.com)



8. All private utilities (gas, electric, and telecommunications) serving existing buildings scheduled for demolition to be abandoned or removed by corresponding utility company.
9. It is the contractor's responsibility to verify the location of underground utilities. Utilities were located by observed evidence, markings provided by digger's hotline, and record drawings from the City of Madison.
10. Contractor shall verify the size, type, slope, and inverts of all existing storm and sanitary laterals called out to be connected to. Contractor shall submit the information on the plans to the city inspector and project civil engineer.
11. Any sidewalk, curb, or other public property damaged as part of the construction of the utilities and building shall be replaced to meet per the City of Madison's standard specification.
12. The right-of-way is the sole jurisdiction of the City of Madison and is subject to change at any time per the recommendation plan of Traffic Engineering and City Engineering Departments.

PRELIMINARY  
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## UTILITY PLAN

# C600



1 UTILITY PLAN  
C600 1" = 10'-0"



<b>Development Frontage (Monroe Street)</b>	<b>LF</b>	<b>Overstory Trees Required</b>	<b>Overstory Trees Proposed</b>	<b>Shrubs Required</b>	<b>Shrubs Proposed</b>
Total LF of Street Frontage Between Building & Street	250	8	0	42	0
<b>Development Frontage (West Lawn Avenue)</b>	<b>LF</b>	<b>Overstory Trees Required</b>	<b>Overstory Trees Proposed</b>	<b>Shrubs Required</b>	<b>Shrubs Proposed</b>
Total LF of Street Frontage Between Building & Street	62	2	0	10	0
<b>Development Frontage (Spooner Street)</b>	<b>LF</b>	<b>Overstory Trees Required</b>	<b>Overstory Trees Proposed</b>	<b>Shrubs Required</b>	<b>Shrubs Proposed</b>
Total LF of Street Frontage Between Building & Street	170	6	0	28	0
<b>Development Frontage (Stockton Court)</b>	<b>LF</b>	<b>Overstory Trees Required</b>	<b>Overstory Trees Proposed</b>	<b>Shrubs Required</b>	<b>Shrubs Proposed</b>
Total LF of Street Frontage Between Building & Street	68	2	0	11	0

\* CHAPTER 28, SECTION 28.142(4)(A)(2)B "WHERE REQUIRED LANDSCAPING CANNOT BE ACCOMMODATED DUE TO BUILDING PLACEMENT ON SITE, THE ZONING ADMINISTRATOR MAY MODIFY OR WAIVE THE POINT REQUIREMENTS."



- NOTES:
1. SEE CIVIL DRAWINGS FOR LAYOUT AND GRADING INFORMATION.
  2. SEE CIVIL DRAWINGS FOR INFORMATION PERTAINING TO STORMWATER MANAGEMENT.
  3. FOR PROPOSED TREES WITHIN R.O.W., CONTRACTOR SHALL CONTACT CITY FORESTRY AT LEAST ONE WEEK PRIOR TO PLANTING TO SCHEDULE MARKING THE PLANTING SITE, APPROVING THE PLANTING STOCK AND REVIEWING PLANTING SPECIFICATIONS WITH THE CONTRACTOR.
  4. FINAL LOCATION OF STREET TREES WITHIN MONROE STREET R.O.W. DEPENDENT UPON MONROE STREET RECONSTRUCTION PROJECT AND COORDINATION WITH CITY FORESTER.
  5. CALL DIGGER'S HOTLINE BEFORE COMMENCING WORK: 811 OR (800) 242-8511.
  6. ALL PLANT BEDS SHALL RECEIVE 3" OF SHREDDED HARDWOOD BARK MULCH.

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## Landscape Plan

# L101