

URBAN DESIGN COMMISSION APPLICATION

UDC

City of Madison
Planning Division
Madison Municipal Building, Suite 017
215 Martin Luther King, Jr. Blvd.
P.O. Box 2985
Madison, WI 53701-2985
(608) 266-4635



Complete all sections of this application, including the desired meeting date and the action requested.

If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call the phone number above immediately.

FOR OFFICE USE ONLY:

Paid _____ Receipt # _____

Date received _____

Received by _____

Aldermanic District _____

Zoning District _____

Urban Design District _____

Submittal reviewed by _____

Legistar # _____

RECEIVED

April 1, 2020
11:55 a.m.

1. Project Information

Address: _____

Title: _____

2. Application Type (check all that apply) and Requested Date

UDC meeting date requested _____

- | | |
|--|---|
| <input type="checkbox"/> New development | <input type="checkbox"/> Alteration to an existing or previously-approved development |
| <input type="checkbox"/> Informational | <input type="checkbox"/> Initial approval <input type="checkbox"/> Final approval |

3. Project Type

- ☐ Project in an Urban Design District
- ☐ Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)
- ☐ Project in the Suburban Employment Center District (SEC), 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 Residential Building Complex

Signage

- ☐ Comprehensive Design Review (CDR)
- ☐ Signage Variance (i.e. modification of signage height, area, and setback)

Other

- ☐ Please specify _____

4. Applicant, Agent, and Property Owner Information

Applicant name _____
Street address _____
Telephone _____

Company _____
City/State/Zip _____
Email _____

Project contact person _____
Street address _____
Telephone _____

Company _____
City/State/Zip _____
Email _____

Property owner (if not applicant) _____
Street address _____
Telephone _____

City/State/Zip _____
Email _____

5. Required Submittal Materials

- ☒ **Application Form**
- ☒ **Letter of Intent**
 - If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required
 - For signage applications, a summary of how the proposed signage is consistent with the applicable CDR or Signage Variance review criteria is required.
- ☒ **Development plans** (Refer to checklist on Page 4 for plan details)
- ☐ **Filing fee**
- ☒ **Electronic Submittal***

Each submittal must include fourteen (14) 11" x 17" **collated** paper copies. Landscape and Lighting plans (if required) must be **full-sized and legible**. Please refrain from using plastic covers or spiral binding.

Both the paper copies and electronic copies must be submitted prior to the application deadline before an application will be scheduled for a UDC meeting. Late materials will not be accepted. A completed application form is required for each UDC appearance.

For projects also requiring Plan Commission approval, applicants must also have submitted an accepted application for Plan Commission consideration prior to obtaining any formal action (initial or final approval) from the UDC. All plans must be legible when reduced.

**Electronic copies of all items submitted in hard copy are required. Individual PDF files of each item submitted should be compiled on a CD or flash drive, or submitted via email to udcapplications@cityofmadison.com. The email must include the project address, project name, and applicant name. Electronic submittals via file hosting services (such as Dropbox.com) are not allowed. Applicants who are unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.*

6. Applicant Declarations

1. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with Janine Glaeser on March 11, 2020.
2. 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 John Leja Relationship to property Owner

Authorizing signature of property owner  Date 3-31-2020

7. Application Filing Fees

Fees are required to be paid with the first application for either initial or final approval of a project, unless the project is part of the combined application process involving the Urban Design Commission in conjunction with Plan Commission and/or Common Council consideration. Make checks payable to City Treasurer. Credit cards may be used for application fees of less than \$1,000.

Please consult the schedule below for the appropriate fee for your request:

- ☐ Urban Design Districts: \$350 (per §35.24(6) MGO).
- ☐ Minor Alteration in the Downtown Core District (DC) or Urban Mixed-Use District (UMX) : \$150 (per §33.24(6)(b) MGO)
- ☐ Comprehensive Design Review: \$500 (per §31.041(3)(d)(1)(a) MGO)
- ☐ Minor Alteration to a Comprehensive Sign Plan: \$100 (per §31.041(3)(d)(1)(c) MGO)
- ☐ All other sign requests to the Urban Design Commission, including, but not limited to: appeals from the decisions of the Zoning Administrator, requests for signage variances (i.e. modifications of signage height, area, and setback), and additional sign code approvals: \$300 (per §31.041(3)(d)(2) MGO)

A filing fee is not required for the following project applications if part of the combined application process involving both Urban Design Commission and Plan Commission:

- Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)
- Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)
- Planned Development (PD): General Development Plan (GDP) and/or Specific Implementation Plan (SIP)
- Planned Multi-Use Site or Residential Building Complex

Introduction

The City of Madison's Urban Design Commission (UDC) has been created to:

- Encourage and promote high quality in the design of new buildings, developments, remodeling, and additions so as to maintain and improve the established standards of property values within the City.
- Foster civic pride in the beauty and nobler assets of the City, and in all other ways possible assure a functionally efficient and visually attractive City in the future.

Types of Approvals

There are three types of requests considered by the UDC:

- Informational Presentation. Applicants may, at their discretion, request to make an Informational Presentation to the UDC prior to seeking any approvals to obtain early feedback and direction before undertaking detailed design. Applicants should provide details on the context of the site, design concept, site and building plans, and other relevant information to help the UDC understand the proposal and provide feedback. (Does not apply to CDR's or Signage Variance requests)
- Initial Approval. Applicants may, at their discretion, request initial approval of a proposal by presenting preliminary design information. As part of their review, the Commission will provide feedback on the design information that should be addressed at Final Approval stage.
- Final Approval. Applicants may request Final Approval of a proposal by presenting all final project details. Recommendations or concerns expressed by the UDC in the initial approval must be addressed at this time.

Presentations to the Commission

Primarily, the UDC is interested in the appearance and design quality of projects. Emphasis should be given to the site plan, landscape plan, lighting plan, building elevations, exterior building materials, color scheme, and graphics.

When presenting projects to the UDC, applicants must fill out a registration slip provided in the meeting room and present it to the Secretary. Presentations should generally be limited to 5 minutes or as extended by motion by consent of the Commission. The Commission will withhold questions until the end of the presentation.

Applicants are encouraged to consider the use of various graphic presentation material including a locator map, photographs, renderings/model, scale drawings of the proposal in context with adjacent buildings/uses/signs, etc., as may be deemed appropriate to describe the project and its surroundings. Graphics should be mounted on rigid boards so that they may be easily displayed. **Applicants/presenters are responsible for all presentation materials, AV equipment and easels.**

URBAN DESIGN DEVELOPMENT PLANS CHECKLIST

The items listed below are minimal application requirements for the type of approval indicated. Please note that the UDC and/or staff may require additional information in order to have a complete understanding of the project.

1. Informational Presentation

- ☐ Locator Map
- ☐ Letter of Intent (If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required)
- ☐ Contextual site information, including photographs and layout of adjacent buildings/structures
- ☐ Site Plan
- ☐ Two-dimensional (2D) images of proposed buildings or structures.

Providing additional information beyond these minimums may generate a greater level of feedback from the Commission.

Requirements for All Plan Sheets

1. Title block
2. Sheet number
3. North arrow
4. Scale, both written and graphic
5. Date
6. Fully dimensioned plans, scaled at 1"= 40' or larger

**** All plans must be legible, including the full-sized landscape and lighting plans (if required)**

2. Initial Approval

- ☐ Locator Map
- ☐ Letter of Intent (If the project is within a Urban Design District, a summary of how the development proposal addresses the district criteria is required)
- ☐ Contextual site information, including photographs and layout of adjacent buildings/structures
- ☐ Site Plan showing location of existing and proposed buildings, walks, drives, bike lanes, bike parking, and existing trees over 18" diameter
- ☐ Landscape Plan and Plant List (*must be legible*)
- ☐ Building Elevations in both black & white and color for all building sides (include material callouts)
- ☐ PD text and Letter of Intent (if applicable)

Providing additional information beyond these minimums may generate a greater level of feedback from the Commission.

3. Final Approval

All the requirements of the Initial Approval (see above), **plus**:

- ☐ Grading Plan
- ☐ Proposed Signage (if applicable)
- ☐ Lighting Plan, including fixture cut sheets and photometrics plan (*must be legible*)
- ☐ Utility/HVAC equipment location and screening details (with a rooftop plan if roof-mounted)
- ☐ PD text and Letter of Intent (if applicable)
- ☐ Samples of the exterior building materials (presented at the UDC meeting)

4. Comprehensive Design Review (CDR) and Variance Requests (*Signage applications only*)

- ☐ Locator Map
- ☐ Letter of Intent (a summary of how the proposed signage is consistent with the CDR or Signage Variance criteria is required)
- ☐ Contextual site information, including photographs of existing signage both on site and within proximity to the project site
- ☐ Site Plan showing the location of existing signage and proposed signage, dimensioned signage setbacks, sidewalks, driveways, and right-of-ways
- ☐ Proposed signage graphics (fully dimensioned, scaled drawings, including materials and colors, and night view)
- ☐ Perspective renderings (emphasis on pedestrian/automobile scale viewsheds)
- ☐ Illustration of the proposed signage that meets Ch. 31, MGO compared to what is being requested.
- ☐ Graphic of the proposed signage as it relates to what the Ch. 31, MGO would permit

April 1, 2020

Ms. Heather Stouder
Department of Planning & Community & Economic Development
Madison Municipal Building, Suite 017
215 Martin Luther King Jr. Blvd.
Madison, WI 53703



Re: Letter of Intent
The Continental
414 East Washington Ave.
KBA Project # 1972

Ms. Heather Stouder:

The following is submitted together with the plans and application for the staff and Plan Commission's consideration of approval.

Organizational structure:

Owner:	LZ Ventures c/o Angie Black Carlson Black O'Callaghan & Battenberg 222 W. Washington Ave., Suite 705 Madison, WI 53703 angie.black@carlsonblack.com	Architect:	Knothe & Bruce Architects, LLC 7601 University Avenue, Ste 201 Middleton, WI 53562 608-836-3690 Contact: Duane Johnson djohnson@knothebruce.com
Engineer:	Vierbicher Associates, Inc. 999 Fourier Dr. Madison, WI 53717 (608) 826-0532 Contact: Dave Glusick dglu@vierbicher.com	Landscape Design:	Saiki Design 1010 S. Park St Madison, WI 53715 (608) 405-8162 Contact: Ken Saiki ksaiki@ksd-la.com.com

Introduction:

The site is located on the north side of E. Washington Avenue between N. Hancock Street and N. Franklin Street. It is composed of six parcels, all zoned UMX, totaling 26,156 square feet in lot area. There are seven existing structures located on the properties that are proposed for deconstruction to accommodate the proposed development.

This application requests demolition of the existing structures and conditional use approval for a mixed-use development with 3300 square feet of commercial space, 156 apartments and two and one-half levels of underground parking. An application for a Certified Survey Map is being submitted contemporaneously that will combine the underlying parcels into one legal lot.

This is a redevelopment proposal that responds to both the City's Downtown Plan for growth and the undersupply of housing in the City of Madison. Madison is experiencing consistent and steady job growth and a resulting population growth. Although the City has seen much new construction over the

past several years, vacancy rates continue to hover around 3%, signaling a significant undersupply of housing. This undersupply directly leads to rising rents and the increase in housing costs for all City residents.

Downtown Plan

The properties are within the boundaries of the City of Madison Downtown Plan adopted July 2012. The Plan was the product of 4 plus years of work including 125 group meetings with neighborhood and community groups, City Boards and Commissions, business owners and many other interested parties.

The Plan places the site within the Downtown Core which is recommended for the highest intensity of development within the city. One of the Plan's key recommendations is to accommodate future growth within the downtown. The Plan's Parcel Analysis Map identifies the site as an "underutilized site and/or obsolete building" and one of the sites for potential redevelopment to accommodate the City's growth for a 20-year horizon. The parcel analysis considered among other factors; parcel size, existing use, building condition, architectural character and land valuation.

The Downtown Plan also provides guidelines for building height and designates this site as having a maximum building height of 10 stories, including a 2-story bonus height that is available in the Plan's Additional Height Area H. The additional height was specifically allowed to encourage taller buildings that provide continuity with the Capital Gateway Corridor while also providing the additional design flexibility to address the transition to the adjacent lower density neighborhood.

Existing Structures and Proposed Deconstruction

The site is currently occupied by six 2- and 3-story residences located at 9 N. Hancock St., 8 N. Franklin St., 12 N. Franklin St., 402-408 E. Washington Ave., 410 E. Washington Ave., 410 ½ E. Washington Ave. The site also contains a commercial building located at 414 E. Washington Ave. The residential buildings were constructed between 1866 and 1907 and the commercial property was constructed in 1924.

The residential buildings have been used for student and non-student rentals for many decades, since as early as the 1920's. The properties uniformly exhibit a lack of maintenance and given the decades of disinvestment in the properties, the buildings are in poor condition. In an attempt to maintain economic viability, the buildings original floor plans have changed, and rooms repurposed without consideration for the architectural features of the buildings. Currently many of the "apartments" are single bedrooms with very limited kitchen facilities where residents must share a small single occupant bathroom located off a common hallway. The buildings are energy inefficient, do not meet current building and fire safety codes and have simply outlived their useful life.

The existing buildings are not within a historic district or designated as local or national Landmarks. However, given the age of the structures an architectural and historical study of the existing buildings was commissioned. The report has been delivered to Heather Bailey, City of Madison Preservation Planner and is available on the City's Legistar. The conclusion of that study was that the buildings lack historic significance and architectural integrity.

Given that the buildings are not historically or architecturally significant and that the Downtown Plan recommends the properties for redevelopment, and that the proposed redevelopment is consistent with

the underlying zoning and City plans, it is our opinion that the that the standards for demolition can be met.

Existing Environmental Contamination

The site includes the property at 414 E. Washington which has been operating as a dry cleaning facility since 1942. The current owners, Klinke Cleaners, use the property only as a drop-off and pick-up facility. However, prior operations included the use of a dry cleaning solvent, PCE (perchloroethylene), which has contaminated the soils beneath the site. A PCE impacted groundwater plume has previously been identified as extending from the property and extending to the north and northeast. The site is considered closed by the WDNR but the concentrations of PCE remain above regulatory standards.

Redevelopment of the site will require that the site and groundwater be remediated to meet current environmental regulations. This is an added health benefit to the neighborhood and City.

Project Description:

The proposed development is a 6 and 10 story mixed-use building with 156 apartments, 3300 square feet of commercial space, and two and one-half levels of below grade parking. The apartments are designed to meet the needs of a wide range of downtown residents with a mix of studio, one- and two-bedroom apartments ranging in size from 500 square feet to 1800 square feet. The commercial spaces are designed for neighborhood commercial or restaurant use.

Parking for 147 cars is provided below grade for the residential and commercial tenants. Public parking for patrons and guests is available primarily along E. Washington Avenue as well as N. Hancock and N. Franklin. Adequate parking is provided on-site and the proposed redevelopment will not be requesting residential parking permits.

Vehicular circulation was designed to minimize the traffic impacts resulting from the redevelopment. The traffic pattern takes advantage of the one-way traffic of both N. Hancock (southbound) and N. Franklin St. (northbound) directing all of the traffic to and from E. Washington Avenue. In addition, the project is well located to take advantage of a range of alternative transportation options. Major employment and entertainment destinations are within walking distance of the site and the Capital Square is less than 4 blocks away. East Washington Avenue accommodates 10 weekday Madison Metro route lines and a future BRT (Bus Rapid-Transit) line, and the full range of Metro's routes are available from the Capital Square. Bicycle routes are equally convenient with easy access to the bike route network including the Mifflin Street bicycle boulevard and the Capital City Trail.

The building is U-shaped, creating an interior courtyard and defining and activating the public right-of-way. The streetscapes are activated with commercial frontage, a large entry plaza and lobby, and individual apartment entries. The generous building setbacks allow room for well-designed urban yards adjacent to the public sidewalk.

The building is designed as a collection of three separate building forms. The long side of the building facing East Washington Avenue is a traditionally designed apartment building, 10 stories in height, with a pitched mansard roof. The building is symmetrical, composed of three bays with the outer two bays terminated by a gabled roof dormer. At the street level, the central bay features an expansive entry

plaza leading to the building's main entry and lobby. The two individual wings of the building facing N. Hancock Street and N. Franklin St. are 6 stories in height and feature flat roofs. The three separate building masses are further varied by brick color, window fenestration and architectural detail to reinforce an urban residential scale appropriate for the location.

The architectural design references the design of traditional urban apartment buildings. The exterior material palette is simple and clean; using brick on the upper levels and a simulated cut limestone at the base of the building. Subtle masonry detailing accentuates the architecture throughout the façade. Although generously sized windows are used on all sides of the building, large glass expanses and curtain walls are avoided in favor of traditional punched window openings.

The building features extensive indoor amenities and the building rooftops are used to provide ample outdoor spaces for residents. At the street level a generous entry lobby leads to a central courtyard with a landscaped terrace. The seventh floor includes a large community room, exercise facility, a swimming pool, and a landscaped roof terrace for small social gatherings and outdoor grilling. The uppermost roof deck provides additional opportunities for social interaction, outdoor seating with views to Lake Mendota, and a pet relief area.

Bonus Height Standards:

There are four standards that must be met to achieve the bonus height as enumerated in the City zoning code section 28.183(6)(a).14. Those standards are summarized below along with a discussion of how the proposed development meets those standards.

- a. The excess height is compatible with the existing or planned character of the surrounding area:
The project height is consistent with the planned height of the surroundings. The proposed building's height on the north side of the site matches the 6-story height proposed by the Downtown Height Map for the neighboring properties to the north. The proposed building's 10-story height along East Washington is consistent with the downtown height recommendations of 8- plus 2-stories for the adjacent blocks east and west side of the subject site.
- b. The excess height allows for a demonstrated higher quality building:
The proposed design meets the intended goals of Additional Height Area H that encourages taller buildings that provide continuity with the Capital Gateway Corridor while also providing the additional design flexibility to address the transition to the adjacent lower density neighborhood. Rather than having an 8-story building placed across the entire site, the bonus height gave the development team the ability to transition the height from 6 stories on the north side to 10 stories along East Washington Ave. The bonus height also allows for an increase in the building setbacks resulting in well landscaped yards along all three streets. In addition, the bonus height allows for the use of high-quality materials throughout the exterior of the building and an extensive amenity package for residents.
- c. The scale, height and mass of new buildings complement and positively contribute to the setting of any landmark buildings within or adjacent to the project:
This standard is not applicable as there are no landmark buildings within or adjacent to the project.
- d. There are no negative impacts on the priority viewsheds:
The viewsheds up and down East Washington Avenue are not negatively impacted as demonstrated by our viewshed studies.

Site Development Data:

Densities:

Gross Lot Area	26,156 sf or .60 acres
Dwelling Units	156 DU
Lot Area / D.U.	168 sf / Unit

Building Height	6 and 10 stories
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Lot Coverage	22,639 sf (86%)
Usable Open Space	16,167 sf

Dwelling Unit Mix:

Efficiency	39
One Bedroom	73
One Bedroom + Den	4
<u>Two Bedroom Apartments</u>	<u>40</u>
Total Dwelling Units	156

Vehicle Parking:

Surface	0 stalls
<u>Underground</u>	<u>146 stalls</u>
Total	146 stalls

Bicycle Parking:

Garage – Wall Mount	30 stalls
Garage – Floor Mount	126 stalls
Surface – Guest	16 Stalls
<u>Surface Commercial</u>	<u>2 stalls</u>
Total	174 stalls

Project Schedule:

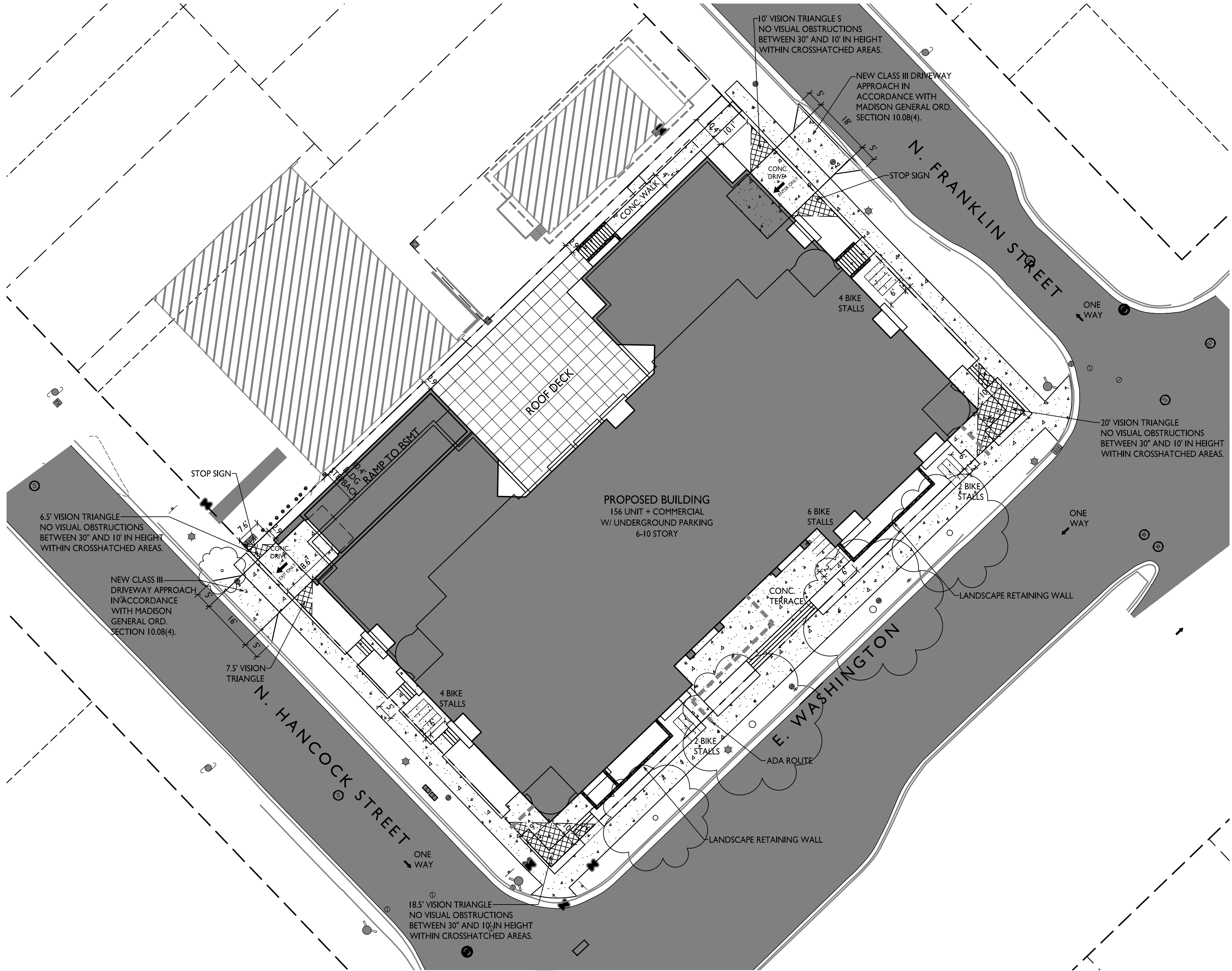
It is anticipated that the construction will begin in November 2020 with a final completion in May 2022.

Thank you for your time reviewing our proposal.

Sincerely,



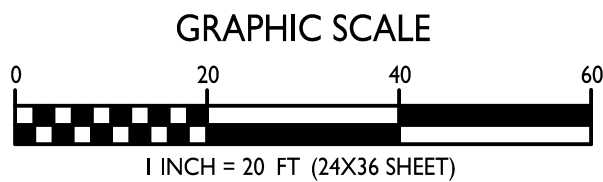
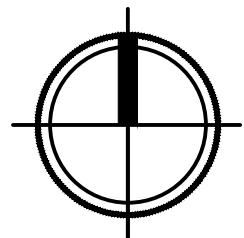
Duane Johnson, AIA



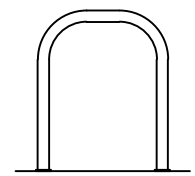
SHEET INDEX	
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C-1.4	LOT COVERAGE
C-1.5	USABLE OPEN SPACE
C-0.1	NOTES AND LEGENDS
C-1.0	EXISTING CONDITIONS
C-2.0	DEMOLITION PLAN
C-3.0	GRADING PLAN
C-4.0	UTILITY PLAN
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A-1.9	NINTH FLOOR PLAN
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Site Development Data:	
Zoning: UMX -URBAN MIXED-USE DISTRICT	
Densities:	
Lot Area	Conditional Use
Dwelling Units	26,329 S.F./6 acres
Lot Area / D.U.	156 units
Density	168 S.F./unit
Commercial	260 units/Acre
	3,339 S.F. Approx.
Usable Open Space	16,167 S.F. (82 S.F./bedroom)
Lot Coverage	22,639 S.F. (86%)
Building Height	6 and 10 stories
Dwelling Unit Mix:	
Efficiency	39
One Bedroom	73
One Bedroom + Den	4
Two bedroom	40
Total Dwelling Units	156
Vehicle Parking Stalls:	
Underground Garage	146
Surface	0
Total	146
Parking Ratio	x stalls/unit
Bicycle Parking:	
Garage - wall mount	30
Garage - floor mount	126
Surface-Guest	16
Surface - Commercial	2
Total	174

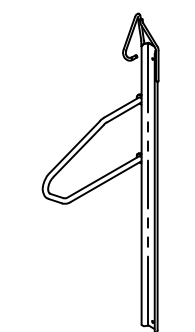
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SITE PLAN
1" = 20'-0"



BIKE RACKS:



INTERIOR & EXTERIOR FLOOR MOUNTED:
"INVERTED U" TYPE. MADRAX UX OR
SARIS BIKE DOCK



INTERIOR WALL MOUNTED: MADRAX
VERTICAL RACK OR SARIS BIKE TRACK

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 CITY 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 ASSESS 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.

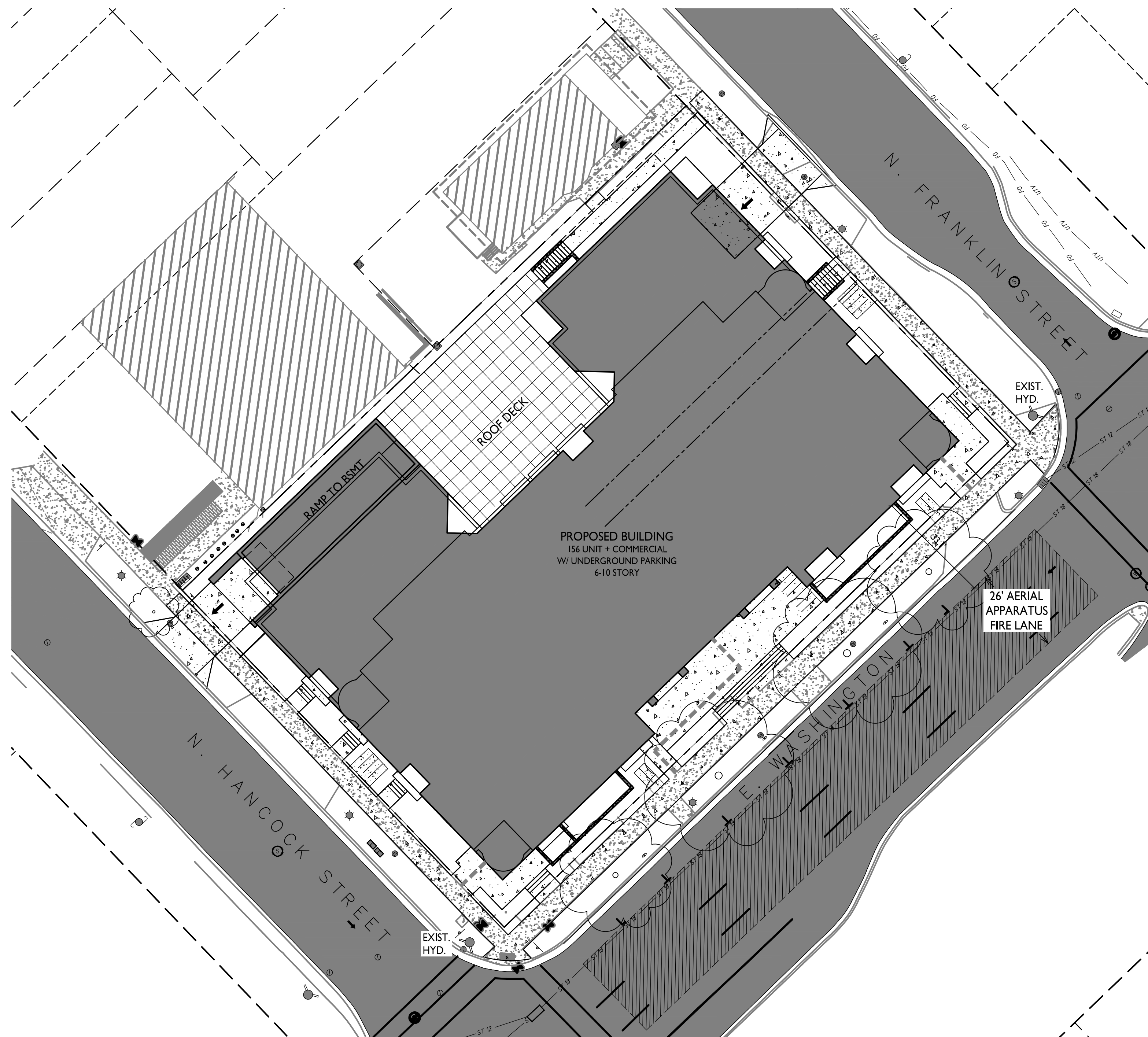
ISSUED
Issued for Land Use Submittal - April 1, 2020

PROJECT TITLE
THE
CONTINENTAL

414 E Washington Ave
SHEET TITLE
Site Plan

SHEET NUMBER

C-1.1
PROJECT NO. **1972**
© Knothe & Bruce Architects, LLC





ISSUED
Issued for Land Use Submittal - April, 1 2020

PROJECT TITLE

THE

CONTINENTAL

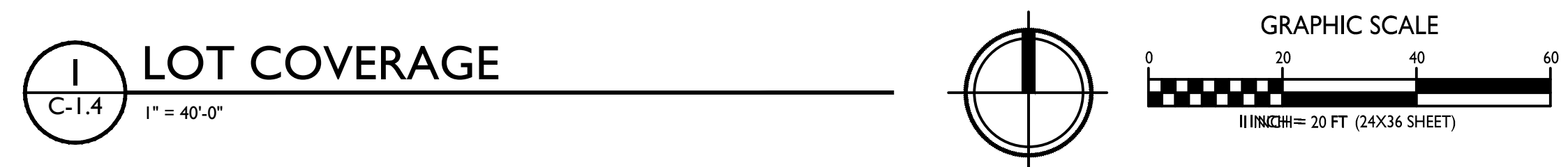
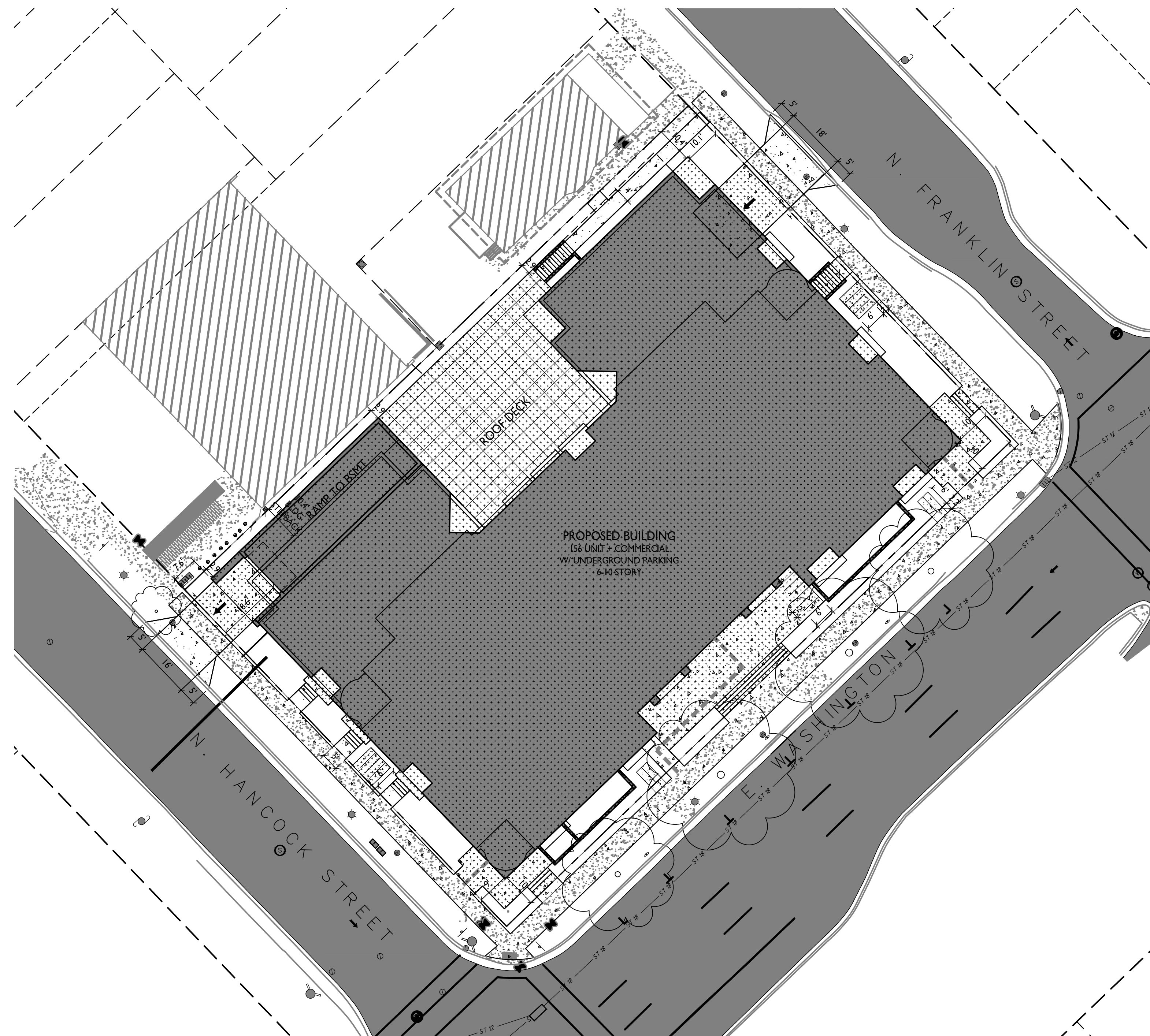
414 E Washington Ave
SHEET TITLE
Lot Coverage

SHEET NUMBER

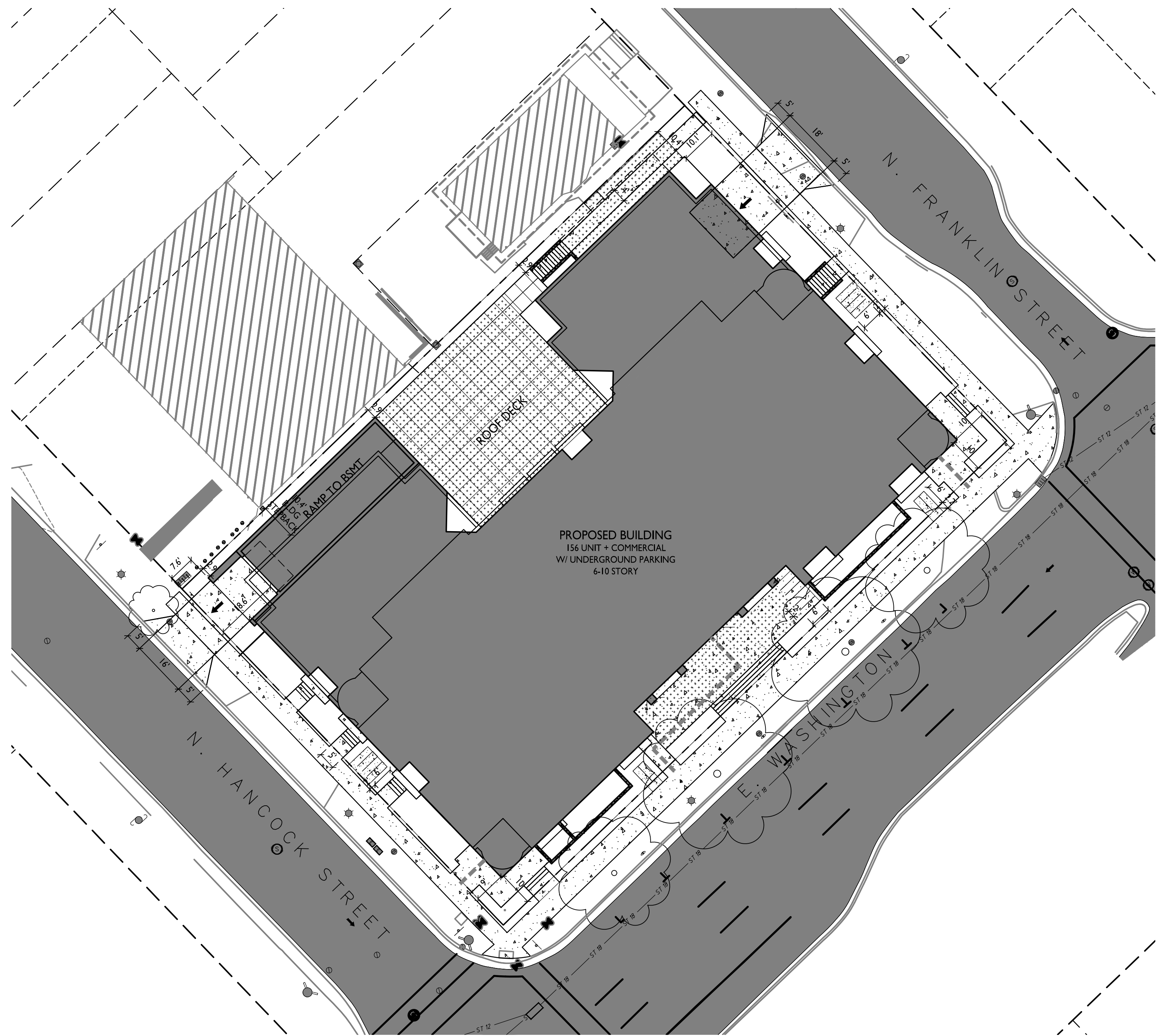
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PROJECT NO. 1972

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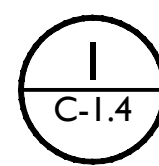
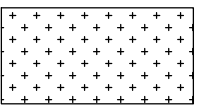


LOT COVERAGE
 ZONING: UMX
 MAXIMUM LOT COVERAGE: 90%
 LOT AREA: 26,329 S.F.
 PROPOSED COVERAGE: 22,639 S.F. / 86%



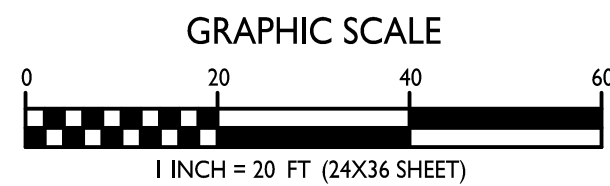
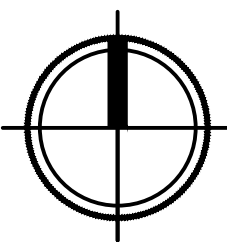
USABLE OPEN SPACE

ZONING: UMX
REQUIRED OPEN SPACE: 10 S.F. / BEDROOM
BEDROOMS: 196
10 SF X 196 = 1,960 S.F. OPEN SPACE REQUIRED
OPEN SPACE PROVIDED:
BALCONIES: 60 S.F. X 156 S.F. = 9,360 S.F.
ROOF DECKS/TERRACE 6,371 S.F.
SURFACE 436 S.F.
TOTAL 16,167 S.F.



USABLE OPEN SPACE

1" = 20'-0"



ISSUED
Issued for Land Use Submittal - April 1, 2020

PROJECT TITLE
**THE
CONTINENTAL**

414 E Washington Ave
SHEET TITLE
**Usable Open
Space**

SHEET NUMBER

C-1.5

PROJECT NO. **1972**
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- INSTALL A 50'L X 20"W X 1.5"D TRACKING PAD AT THE SITE ENTRANCE. THE TRACKING PAD SHALL BE MAINTAINED/REPAIRED AS NECESSARY TO ACCOMMODATE CONSTRUCTION.
2. THE CONTRACTOR IS REQUIRED TO MAKE EROSION CONTROL INSPECTIONS AT THE END OF EACH WEEK AND WHEN 0.5 INCHES OF RAIN FALLS WITHIN 24 HOURS. INSPECTION REPORTS SHALL BE PREPARED AND FILED AS REQUIRED BY THE DNR. ALL MAINTENANCE/REPAIR WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.
3. UTILITY STRUCTURE RIM AND TOP OF CURB ELEVATIONS ON PLANS ARE APPROXIMATE. UTILITY STRUCTURES SHALL BE SET TO FINAL ELEVATIONS AFTER THE CURB & GUTTER AND BASE COURSE HAVE BEEN INSTALLED.
4. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED DURING CONSTRUCTION TO PUBLIC PROPERTY, PRIVATE PROPERTY OR UTILITIES.
5. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR REVIEW BY THE ENGINEER, PRIOR TO PLACING AN ORDER OF ANY SUCH ITEM.
6. EXISTING TOPOGRAPHIC INFORMATION IS BASED ON FIELD OBSERVATIONS AND/OR PLAN OF RECORD DRAWINGS. CONTRACTOR SHALL VERIFY TOPOGRAPHIC INFORMATION PRIOR TO STARTING CONSTRUCTION.
7. CONTRACTOR SHALL FIELD VERIFY LOCATION OF EXISTING SANITARY SEWER, STORM SEWER AND WATER MAIN PRIOR TO CONSTRUCTION TO ENSURE PROPER CLEARANCE OF THE NEW UTILITIES. CONTRACTOR MUST TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES DURING CONSTRUCTION. ANY DAMAGE TO THE EXISTING UTILITIES AND ANY REPAIRS NEEDED AS A RESULT OF THE DAMAGE SHALL BE AT THE EXPENSE OF THE CONTRACTOR REGARDLESS OF THE LOCATION MARKED IN THE FIELD OR SHOWN ON THE PLANS.
8. THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THE PLAN ARE APPROXIMATE. THERE MAY BE OTHER UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN. CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING DIGGERS HOTLINE AND LOCATING ALL EXISTING UTILITIES AND ENSURE PROPER CLEARANCE OF NEW UTILITIES.
9. SEE DETAIL SHEETS FOR EROSION CONTROL NOTES AND CONSTRUCTION SEQUENCE.
10. THE CONTRACTOR SHALL REMOVE ANY SEDIMENT TRACKED ONTO ADJACENT ROADS BY MEANS OF STREET SWEEPING (NOT FLUSHING) AT A MINIMUM OF THE END OF EACH WORK DAY OR MORE AS NEEEDED.
11. RIGHT OF WAY (ROW) AND PROPERTY LINES ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING PROPERTY CORNER MONUMENTATION. ANY MONUMENTS DISTURBED BY CONTRACTOR SHALL BE REPLACED AT THE CONTRACTORS EXPENSE.
12. CONTRACTOR SHALL COORDINATE WITH DRY UTILITY COMPANY'S REGARDING ANY POTENTIAL CONFLICTS AND COORDINATE RELOCATIONS AS MAY BE REQUIRED. CONTRACTOR SHALL ALSO COORDINATE THE PROPOSED INSTALLATION OF NEW FACILITIES AS REQUIRED.
13. INSTALL WATER MAIN AT ADEQUATE DEPTH (MIN 6.5' OF COVER) TO AVOID CONFLICT WITH PROPOSED SANITARY SEWER AND STORM SEWER PER DNR STANDARDS EXCEPT WHERE NOTED ON THE PLANS. MAINTAIN MINIMUM 1.5' CLEAR SEPARATION IF WATER CROSSES BELOW SEWER AND MINIMUM 0.5' IF WATER CROSSES ABOVE.
14. SANITARY MANHOLES WITH SEWER MAIN CONNECTIONS GREATER THAN 2' ABOVE THE LOWEST INVERT SHALL BE CONSTRUCTED WITH AN EXTERNAL DROP. MANHOLES WITH SEWER LATERAL CONNECTIONS GREATER THAN 2' ABOVE THE LOWEST INVERT SHALL BE CONSTRUCTED WITH AN INTERNAL DROP.
15. INSTALL 1 SHEET OF 4'x8'x4" HIGH DENSITY STYROFOAM INSULATION AT ALL LOCATIONS WHERE STORM SEWER CROSSES WATER MAIN OR WATER LATERALS.
16. DIMENSIONS RELATING TO CURB ARE TO FACE OF CURB.
17. CONTOURS ARE SHOWN FOR PURPOSES OF INDICATING ROUGH GRADING. FINAL GRADES SHALL BE ESTABLISHED ON PAVED SURFACES BY USING SPOT GRADES ONLY.
18. CROSS-SLOPE OF SIDEWALKS SHALL BE 2% UNLESS OTHERWISE NOTED.
19. LONGITUDINAL GRADE OF SIDEWALK RAMPS SHALL NOT EXCEED 8.33% (1:12) AND SHALL BE IN ACCORDANCE WITH ADA REQUIREMENTS.
20. LONGITUDINAL GRADE OF SIDEWALK SHALL NOT EXCEED 5.0% OR THE ADJACENT STREET GRADE WHICHEVER IS GREATER.
21. ACCESSIBLE ROUTES SHALL BE 5% MAX LONGITUDINAL SLOPE AND 2% MAX CROSS SLOPE. ACCESSIBLE LOADING AREAS OR LANDINGS SHALL BE 2% MAX SLOPE IN ANY DIRECTION. RAMPS SHALL BE 8.33% MAX SLOPE.
22. ADJUST ALL EXISTING MANHOLE AND VALVE RIMS TO FINAL GRADE.

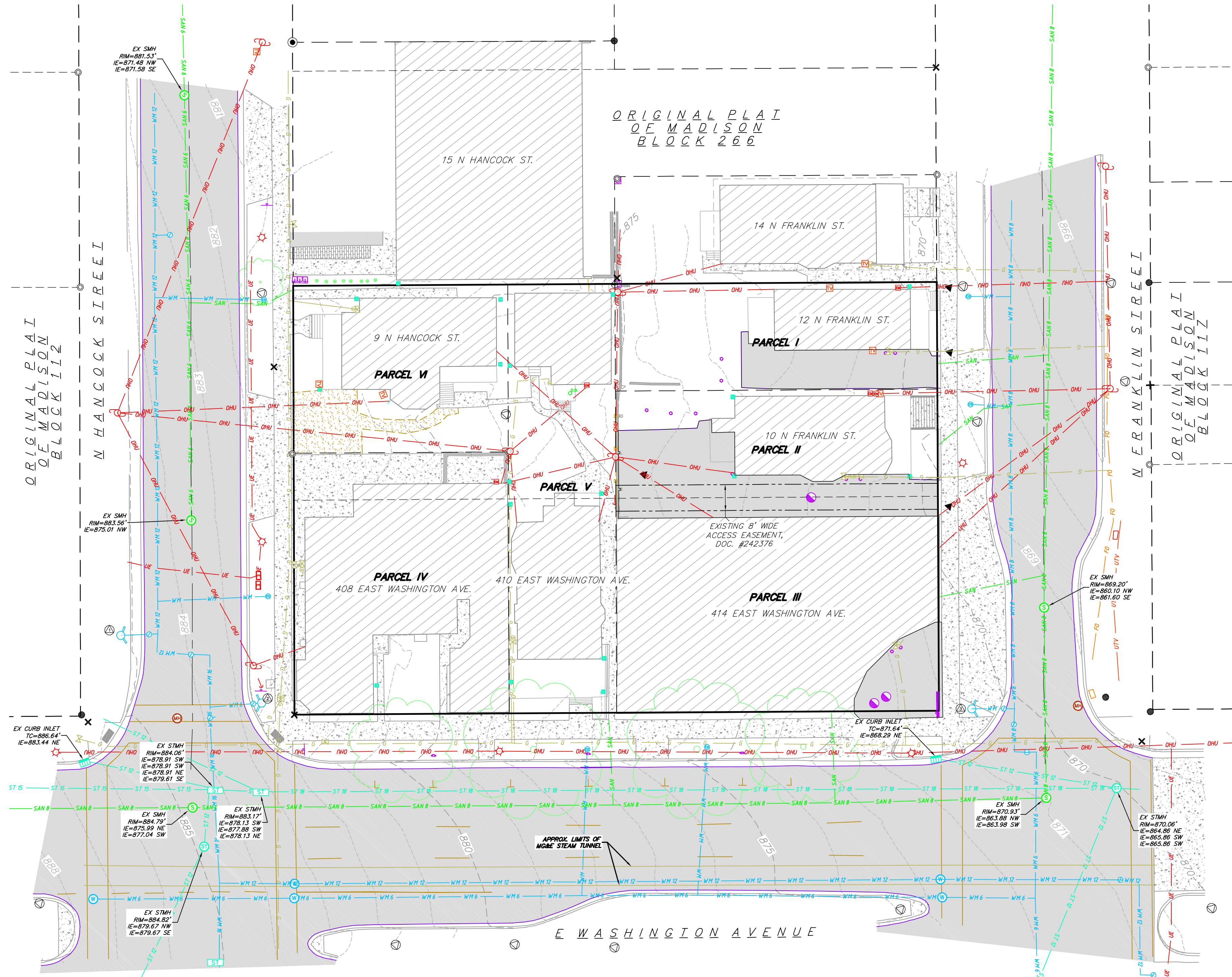
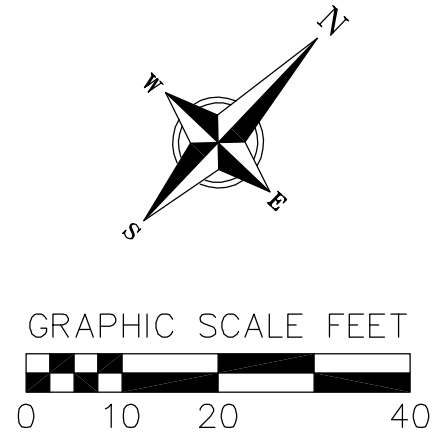
1. CONCRETE SIDEWALK TO BE 5" THICK, CONSTRUCTED ON A BASE OF 4" COMPACTED SAND OR CRUSHED STONE.
2. CONCRETE FOR DRIVEWAYS AND SIDEWALK AT DRIVEWAY ENTRANCES SHALL BE 7" THICK, CONSTRUCTED ON A BASE OF 5" COMPACTED SAND OR CRUSHED STONE.
3. CURB FACE HEIGHT ON SITE SHALL BE 6 INCHES.
4. CONTRACTOR TO OBTAIN ANY NECESSARY UTILITY CONNECTION, DEMOLITION, DRIVEWAY CONNECTION, RIGHT-OF-WAY AND EXCAVATION PERMITS PRIOR TO CONSTRUCTION.
5. CONTOURS ARE SHOWN FOR PURPOSES OF INDICATING ROUGH GRADING. FINAL GRADE SHALL BE ESTABLISHED ON PAVED SURFACES BY USING SPOT GRADES ONLY.
6. ANY SIDEWALK AND CURB & GUTTER ABUTTING THE PROPERTY SHALL BE REPLACED IF IT IS DAMAGED DURING CONSTRUCTION OR IF THE CITY ENGINEERING DEPARTMENT DETERMINES THAT IT IS NOT AT A DESIRABLE GRADE, REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.

1. SANITARY & STORM SEWER LENGTHS SHOWN ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE. STORM SEWER END SECTIONS ARE INCLUDED IN THE LENGTH AND SLOPE OF THE PIPE.
2. CONTRACTOR SHALL INVESTIGATE ALL UTILITY CROSSINGS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY CONFLICTS.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING ALL UTILITY STRUCTURES (MANHOLE RIMS, WATER VALVES, AND CURB STOPS), IF NECESSARY.
4. CONTRACTOR SHALL OBTAIN ANY NECESSARY WORK IN RIGHT-OF WAY, EXCAVATION, UTILITY CONNECTION, PLUGGING, ABANDONMENT, AND DRIVEWAY CONNECTION PERMITS PRIOR TO CONSTRUCTION.
5. FOR ALL SEWER AND WATER MAIN CROSSINGS: PROVIDE MINIMUM 18" SEPARATION WHEN WATER MAIN CROSSES BELOW SEWER AND MINIMUM 6" SEPARATION WHEN WATER MAIN CROSSES ABOVE SEWER.
6. IF DEWATERING OPERATIONS EXCEED 70 GALLONS PER MINUTE OF PUMPING CAPACITY, A DEWATERING WELL PERMIT SHALL BE OBTAINED FROM THE DEPARTMENT PRIOR TO STARTING ANY DEWATERING ACTIVITIES.
7. A COPY OF THE APPROVED UTILITY PLANS, SPECIFICATIONS AND PLUMBING PERMIT APPROVAL LETTER SHALL BE ON-SITE DURING CONSTRUCTION AND OPEN TO INSPECTION BY AUTHORIZED REPRESENTATIVES OF THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES AND OTHER LOCAL INSPECTORS.
8. STORM BUILDING SEWER PIPE SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-6 OF SPS 384.30(3)(c).
9. PRIVATE WATER SERVICES AND PRIVATE WATER MAINS SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-7 OF SPS 384.30(4)(d).
10. PRIVATE SANITARY SEWER AND LATERALS SHALL BE POLYVINYL CHLORIDE (PVC) ASTM D3034 - SDR 35 OR APPROVED EQUAL MATERIAL THAT CONFORMS TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-3 OF SPS 384.30(2)(c).
11. A MEANS TO LOCATE BURIED UNDERGROUND EXTERIOR NON METALLIC SEWERS/MAINS AND WATER SERVICES/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED PER SPS 382.10(11)(h) AND SPS 382.40(8)(k).
12. EXTERIOR WATER SUPPLY PIPING SETBACKS AND CROSSINGS SHALL BE IN ACCORDANCE WITH SPS 382.40(8)(b.).
13. NO PERSON MAY ENGAGE IN PLUMBING WORK IN THE STATE UNLESS LICENSED TO DO SO BY THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES PER S.145.06.
14. SITE CONTRACTOR SHALL LEAVE SANITARY AND WATER LATERALS FIVE (5) FEET SHORT (HORIZONTALLY) FROM THE BUILDING. BUILDING PLUMBER SHALL VERIFY SIZE, LOCATION, AND INVERT ELEVATION OF PROPOSED SANITARY AND WATER LATERALS.
15. CONTRACTOR SHALL FIELD VERIFY THE SIZE, TYPE, LOCATION, AND ELEVATION OF EXISTING UTILITIES PRIOR TO INSTALLING ANY ON-SITE UTILITIES OR STRUCTURES. CONTACT ENGINEER PRIOR TO INSTALLATION IF DISCREPANCY EXISTS WITHIN THESE PLANS.
16. PROPOSED UTILITY SERVICE LINES SHOWN ARE APPROXIMATE. COORDINATE THE EXACT LOCATIONS WITH THE PLUMBING DRAWINGS. COORDINATE THE LOCATIONS WITH THE PLUMBING CONTRACTOR AND/OR OWNER'S CONSTRUCTION REPRESENTATIVE PRIOR TO INSTALLATION OF ANY NEW UTILITIES.
17. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE RELOCATION OF ANY UTILITIES ENCOUNTERED AND REPLACEMENT OF ANY UTILITIES DAMAGED WITHIN INFLUENCE ZONE OF NEW CONSTRUCTION. CONTACT ENGINEER IF THE EXISTING UTILITIES VARY APPRECIABLY FROM THE PLANS.
18. ALL WATER MAIN AND SERVICES SHALL BE INSTALLED AT A MINIMUM DEPTH OF 6.5' FROM TOP OF FINISHED GROUND ELEVATION TO TOP OF MAIN.
19. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE EXISTING VALVES WILL HOLD THE PRESSURE TEST PRIOR TO CONNECTION. THE CITY IS NOT RESPONSIBLE FOR ANY COSTS INCURRED DUE TO THE CONTRACTOR NOT VERIFYING THAT THE EXISTING VALVE WILL HOLD THE PRESSURE TEST PRIOR TO CONNECTION. IF A NEW VALVE IS REQUIRED, THE APPLICANT WILL BE REQUIRED TO INSTALL ONE AT THEIR EXPENSE, AT THE POINT OF CONNECTION.
20. CLEAN OUT ALL EXISTING AND PROPOSED STORM INLETS AND CATCH BASINS AT THE COMPLETION OF CONSTRUCTION.

TC - TOP OF CURB
FF - FINISHED FLOOR
FL - FLOW LINE
SW - TOP OF WALK
TW - TOP OF WALL
BW - BOTTOM OF WALL



SCALE AS SHOWN		REVISIONS		REVISIONS	
DATE	04/01/2020	NO. DATE	REMARKS	NO. DATE	REMARKS
DRAFTER	ZDRE				
CHECKED	JZAM				
PROJECT NO. 190350					
C					
0.1					



SURVEYED FOR:
LZ VENTURES,
ATTN: JOHN LEJA
5603 SURREY LANE
WAUNAKEE, WI 53597

SURVEYED BY:
VIERBICHER ASSOCIATES, INC.
BY: MICHAEL S. MARTY
999 FOURIER DRIVE, STE. 201
MADISON, WI 53717
(608)-821-3955
mmar@vierbicher.com

- NOTES:**
1. This survey was prepared based upon information provided in ALTA Commitment for Title Insurance, Order No. NCS-994442-MAD, dated December 27, 2019 at 8:00a.m. from First American title Insurance Company, National Commercial Services, 25 West Main Street, Suite 400, Madison, WI 53703.
 2. The parcel surveyed contains 7.76 Acres or 338,182 sq. ft. more or less.
 3. This survey is based upon field survey work performed between Marcy 17 and March 25, 2020. Any changes in site conditions after March 25, 2020 are not reflected by this survey.
 4. Benchmarks shall be verified prior to construction.
 5. Elevations depicted on this survey are based upon NAVD88 Datum. (2012 Geoid)
 6. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, or ownership title evidence.
 7. Utility locations were field located based upon substantial, visible, above ground structures, upon maps provided to the surveyor, or upon markings on the ground placed by utility companies and/or their agents. No warranty is given to the utility markings by others or that all underground utilities affecting this property were marked and subsequently located for this survey. A locate request was sent to Digger's Hotline per Digger's Hotline One-Call ticket numbers 2020111626, 2020111629, 2020111630, 2020111632, and 2020111637. Location of buried private utilities are not within the scope of this survey.

- TOPOGRAPHIC SYMBOL LEGEND**
- EXISTING BOLLARD
 - EXISTING MAILBOXES
 - EXISTING MONITORING WELL
 - EXISTING POST
 - EXISTING SIGN
 - EXISTING PARKING METER
 - EXISTING CURB INLET
 - EXISTING ROOF DRAIN
 - EXISTING STORM MANHOLE
 - EXISTING STORM MANHOLE RECTANGULAR
 - EXISTING SANITARY CLEANOUT
 - EXISTING SANITARY MANHOLE
 - EXISTING FIRE HYDRANT
 - EXISTING WATER MAIN VALVE
 - EXISTING CURB STOP
 - EXISTING WATER MANHOLE
 - EXISTING GAS VALVE
 - EXISTING GAS METER
 - EXISTING DOWN GUY
 - EXISTING ELECTRIC RECTANGULAR MANHOLE
 - EXISTING ELECTRIC METER
 - EXISTING LIGHT POLE
 - EXISTING UTILITY POLE
 - EXISTING TV PEDESTAL
 - EXISTING TELEPHONE PEDESTAL
 - EXISTING UNIDENTIFIED MANHOLE
 - EXISTING SHRUB
 - EXISTING DECIDUOUS TREE

- SURVEY LEGEND**
- BENCHMARK
 - FOUND CHISELED "X"
 - FOUND 1" Ø IRON PIPE
 - FOUND 2" Ø IRON PIPE
 - FOUND P.K. NAIL
 - FOUND 1 1/4" Ø IRON ROD
 - FOUND 3/4" Ø IRON ROD
 - SET NAIL

- TOPOGRAPHIC LINEWORK LEGEND**
- UTV - EXISTING UNDERGROUND CABLE TV
 - FO - EXISTING FIBER OPTIC LINE
 - W - EXISTING WOOD FENCE
 - G - EXISTING GAS LINE
 - UE - EXISTING UNDERGROUND ELECTRIC LINE
 - OHU - EXISTING OVERHEAD GENERAL UTILITIES
 - SAN - EXISTING SANITARY SEWER LATERAL
 - SAN 6 - EXISTING 6" SANITARY SEWER LINE
 - SAN 8 - EXISTING 8" SANITARY SEWER LINE
 - ST - EXISTING STORM SEWER
 - ST 12 - EXISTING 12" STORM SEWER LINE
 - ST 15 - EXISTING 15" STORM SEWER LINE
 - ST 18 - EXISTING 18" STORM SEWER LINE
 - WM - EXISTING WATER SERVICE
 - WM 6 - EXISTING 6" WATER MAIN
 - WM 12 - EXISTING 12" WATER MAIN
 - WM 16 - EXISTING 16" WATER MAIN
 - 820 - EXISTING MAJOR CONTOUR
 - 818 - EXISTING MINOR CONTOUR

- TOPOGRAPHIC HATCHING LEGEND**
- DETECTABLE WARNING PAVER
 - CONCRETE PAVEMENT OR CONCRETE SIDEWALK
 - ASPHALT PAVEMENT
 - CONCRETE WALL
 - GRAVEL

- PROJECT BENCHMARKS:**
- BENCHMARK 1 - ELEV=888.42': TOP NUT OF FIRE HYDRANT LOCATED IN WEST QUADRANT OF N HANCOCK STREET AND E WASHINGTON AVENUE.
 - BENCHMARK 2 - ELEV=885.98': TOP NUT OF FIRE HYDRANT LOCATED IN NORTH QUADRANT OF N HANCOCK STREET AND E WASHINGTON AVENUE.
 - BENCHMARK 3 - ELEV=873.49': TOP NUT OF FIRE HYDRANT LOCATED IN WEST QUADRANT OF N FRANKLIN STREET AND E WASHINGTON AVENUE.

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

THE LOCATION OF EXISTING UTILITIES, BOTH UNDERGROUND AND OVERHEAD ARE APPROXIMATE ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT, BEFORE COMMENCING WORK, AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES.

CALL DIGGER'S HOTLINE
1-800-242-8511

vierbicher
planners | engineers | advisors
Phone: (800) 261-3898

Existing Conditions Plan
The Continental
414 East Washington Avenue
Madison, Dane County, Wisconsin

REVISIONS	NO.	DATE	REMARKS

REVISIONS	NO.	DATE	REMARKS

SCALE
AS SHOWN

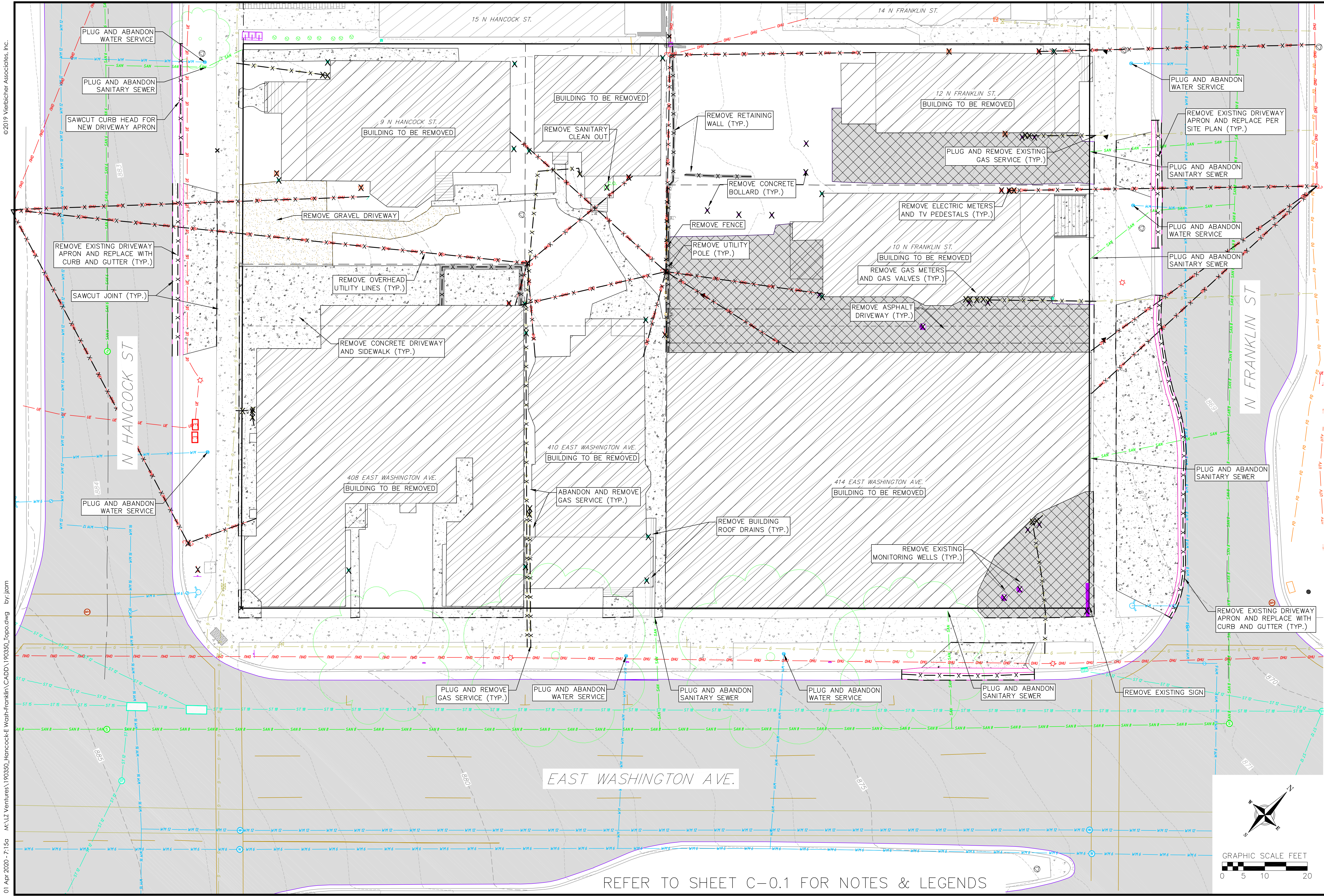
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04/01/2020

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JZAM

PROJECT NO.
1903350

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01 Apr 2020 - 7:15a M:\LI Ventures\1903350_Hancock-E Wash-Franklin\CADD\1903350_Topo.dwg by: jzam



vierbicher
planners | engineers | advisors
Phone: (800) 261-3898

Demolition Plan

The Continental
414 East Washington Avenue
Madison, Dane County, Wisconsin

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

SCALE
AS SHOWN

DATE
04/01/2020

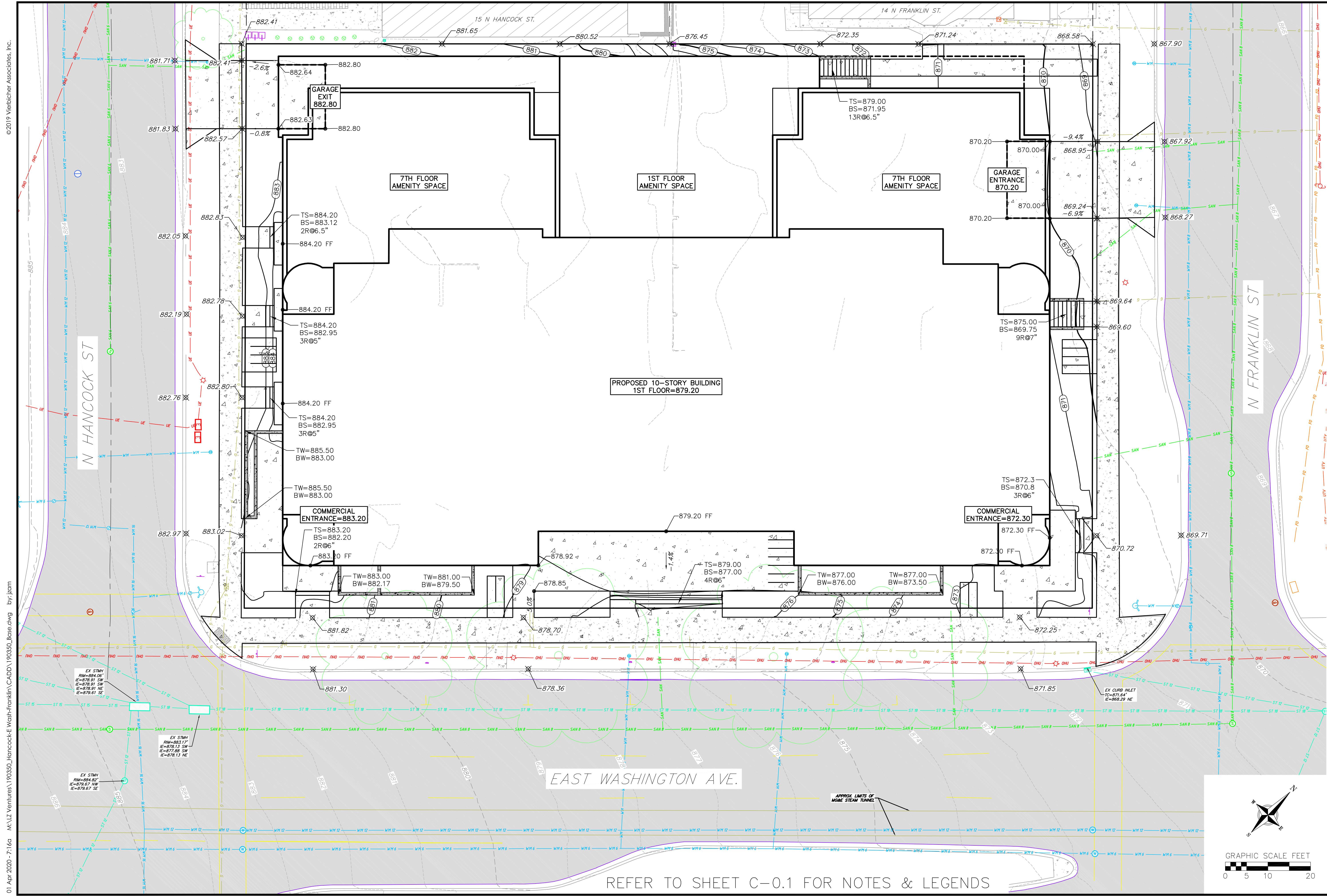
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PROJECT NO.
190350

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Grading Plan
The Continental
414 East Washington Avenue
Madison, Dane County, Wisconsin

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

SCALE
AS SHOWN

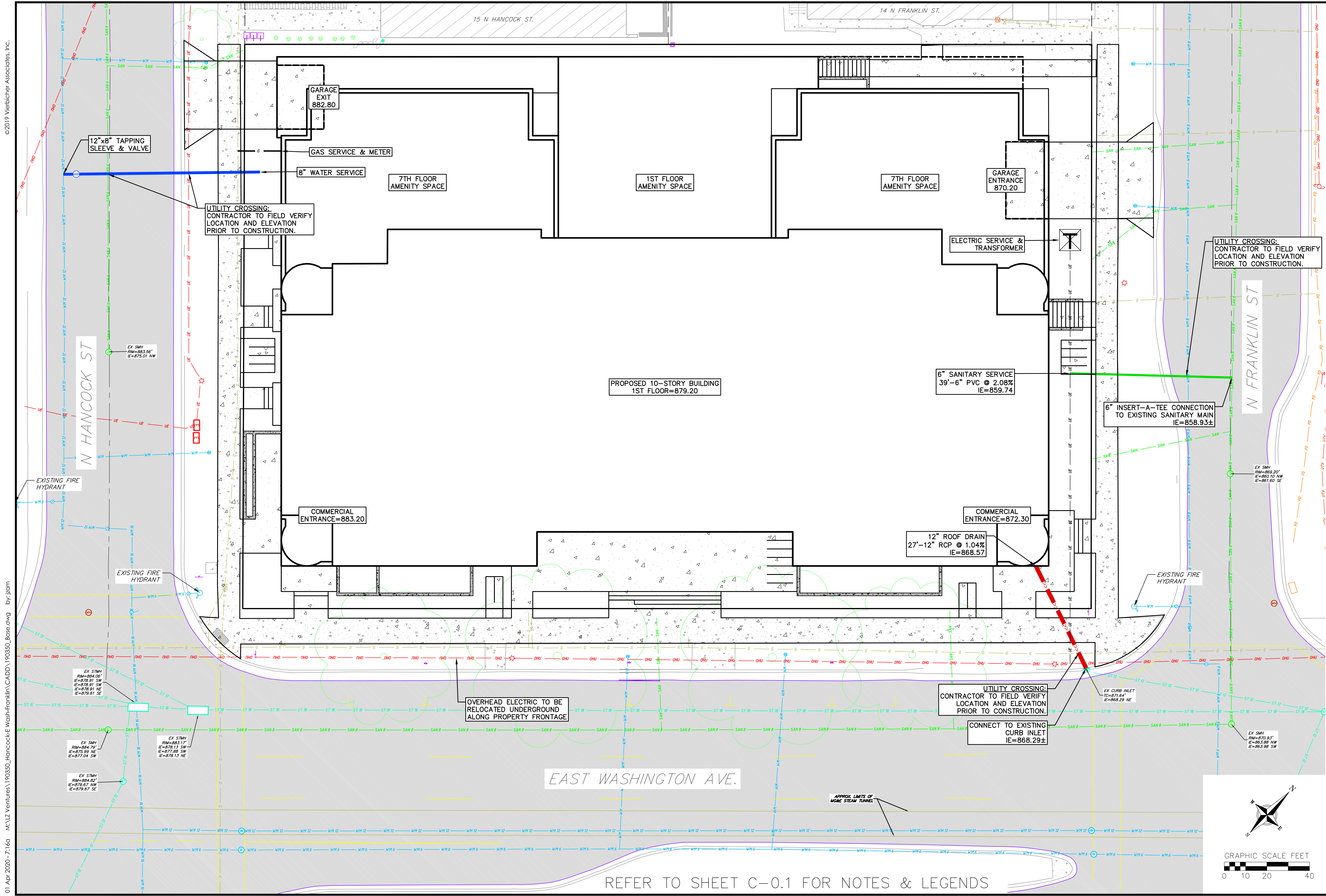
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190350

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Utility Plan
The Continental
414 East Washington Avenue
Madison, Dane County, Wisconsin

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

SCALE
AS SHOWN

DATE
04/01/2020

DRAFTER
ZDRE

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JZAM

PROJECT NO.
190350

C
4.0



Phone: 7601 University Ave, Ste 201
608.836.3690 Middleton, WI 53562



ISSUED
Issued for Land Use Submittal -
April 1, 2020

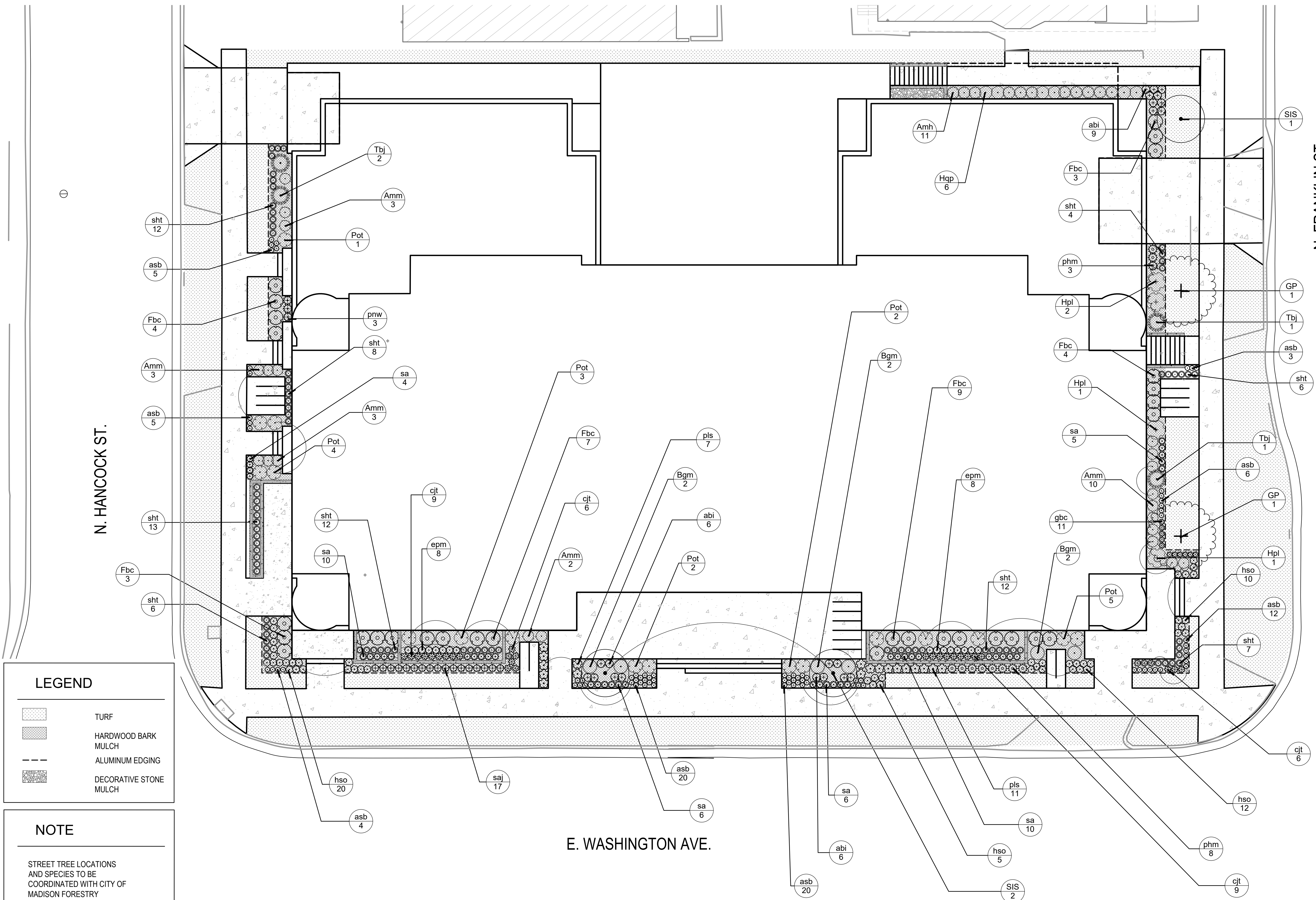
PROJECT TITLE
THE
CONTINENTAL

414 E Washington Ave
SHEET TITLE
Landscape
Plan

SHEET NUMBER

L-1.0

PROJECT NO. 1972
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LLC



LEGEND

	TURF
	HARDWOOD BARK MULCH
	ALUMINUM EDGING
	DECORATIVE STONE MULCH

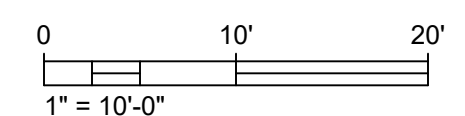
NOTE

STREET TREE LOCATIONS
AND SPECIES TO BE
COORDINATED WITH CITY OF
MADISON FORESTRY
DEPARTMENT.

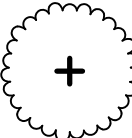
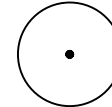












1

Landscape Plan

SCALE: 1" = 10'-0"



PLANT SCHEDULE

DECIDUOUS TREES	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY	
	GP	Ginkgo biloba 'Princeton Sentry' / Princeton Sentry Ginkgo	B & B	2.5"Cal	2	
ORNAMENTAL TREES	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY	
	SIS	Syringa reticulata 'Ivory Silk' / Ivory Silk Japanese Tree Lilac	B & B	1.5"Cal	3	
DECIDUOUS SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	SIZE	SPACING	QTY
	Amh	Aronia melanocarpa 'Low Scape Hedger' / Low Scape Hedger Chokeberry	3 gal	18" HT (MIN.)	30" o.c.	11
	Amm	Aronia melanocarpa 'UCONNAM165' TM / Low Scape Mound Chokeberry	3 gal	12" HT (MIN.)	30" o.c.	21
	Fbc	Fothergilla gardenii 'Beaver Creek' / Dwarf Witchalder	3 gal	18" HT. (MIN.)	36" o.c.	30
	Hpl	Hydrangea paniculata 'Little Quick Fire' / Little Quick Fire Hydrangea	3 gal	18" HT (MIN.)	48" o.c.	4
	Hqp	Hydrangea quercifolia 'Pee Wee' / Pee Wee Oakleaf Hydrangea	3 gal	18" HT (MIN.)	32" o.c.	6
	Pot	Physocarpus opulifolius 'Tiny Wine' / Tiny Wine Ninebark	3 gal	18" HT (MIN.)	36" o.c.	17
EVERGREEN SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	SIZE	SPACING	QTY
	Bgm	Buxus x 'Green Mound' / Green Mound Boxwood	5 gal	18" HT (MIN.)	36" o.c.	6
	Tbj	Thuja occidentalis 'Bail John' / Technito Arborvitae	B & B	4' HT. (MIN.)	48" o.c.	4
HERBACEOUS PERENNIALS	CODE	BOTANICAL / COMMON NAME	SIZE	SIZE	SPACING	QTY
	asb	Allium tanguticum 'Summer Beauty' / Summer Beauty Allium	1 gal		12" o.c.	75
	abi	Amsonia tabernaemontana 'Blue Ice' / Blue Ice Blue Star	1 gal		20" o.c.	21
	cjt	Coreopsis x 'Jethro Tull' / Jethro Tull Tickseed	1 gal		18" o.c.	30
	epm	Echinacea x 'Pixie Meadowbrite' / Pixie Meadowbrite Purple Coneflower	1 gal		18" o.c.	16
	gbc	Geranium x cantabrigiense 'Biokovo Carmina' / Carmine Biokovo Geranium	1 gal		15" o.c.	11
	hso	Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily	1 gal		18" o.c.	47
	pls	Perovskia atriplicifolia 'Little Spire' TM / Little Spire Russian Sage	1 gal		24" o.c.	18
	saj	Sedum x 'Autumn Joy' / Autumn Joy Sedum	1 gal		18" o.c.	17
ORNAMENTAL GRASSES	CODE	BOTANICAL / COMMON NAME	SIZE	SIZE	SPACING	QTY
	phm	Panicum virgatum 'Heavy Metal' / Blue Switch Grass	1 gal		24" o.c.	11
	pnw	Panicum virgatum 'North Wind' / Northwind Switch Grass	1 gal		24" o.c.	3
	sa	Sesleria autumnalis / Autumn Moor Grass	1 gal		18" o.c.	41
	sht	Sporobolus heterolepis 'Tara' / Prairie Dropseed	5 gal		18" o.c.	80

THE CONTINENTAL
414 E. Washington Ave, Madison, WI 53703
1-Apr-20

Developed Lots	SF	Acres	Landscape Points Subtotal
Total Developed Area (Lot - Building Area)	5,647	0.13	
Landscape Points (5 pts/300 SF for first 5 acres, 1 pt/100 SF for additional)			94
Landscape Points Required			94

Development Frontage - N. Franklin St.		Overstory Trees Required*		Shrubs Required
Total LF of Street Frontage		LF		
Between Parking/Building & Street		132		22
Element	Point Value	Quantity Proposed	Quantity Existing	Points Achieved
Overstory Deciduous Tree	35	2		70
Tall Evergreen Tree	35			0
Ornamental Tree	15	1		15
Upright Evergreen Shrub	10	2		20
Shrub, deciduous	3	21		63
Shrub, evergreen	4			0
Ornamental Grass/Perennial	2	76		152
Development Frontage Points Total				320

Development Frontage - E. Washington Ave.		Overstory Trees Required*		Shrubs Required
Total LF of Street Frontage		LF		
Between Parking/Building & Street		200		33
Element	Point Value	Quantity Proposed	Quantity Existing	Points Achieved
Overstory Deciduous Tree	35			0
Tall Evergreen Tree	35			0
Ornamental Tree	15	2		30
Upright Evergreen Shrub	10			0
Shrub, deciduous	3	30		90
Shrub, evergreen	4	6		24
Ornamental Grass/Perennial	2	214		428
Development Frontage Points Total				572

Development Frontage - N. Hancock St.		Overstory Trees Required*		Shrubs Required
Total LF of Street Frontage		LF		
Between Parking/Building & Street		132		22
Element	Point Value	Quantity Proposed	Quantity Existing	Points Achieved
Overstory Deciduous Tree	35			0
Tall Evergreen Tree	35			0
Ornamental Tree	15			0
Upright Evergreen Shrub	10	2		20
Shrub, deciduous	3	21		63
Shrub, evergreen	4			0
Ornamental Grass/Perennial	2	76		152
Development Frontage Points Total				235

General Site, Foundation, Screening				
Element	Point Value	Quantity Proposed	Quantity Existing	Points Achieved
Overstory Deciduous Tree	35			0
Tall Evergreen Tree	35			0
Ornamental Tree	15			0
Upright Evergreen Shrub	10			0
Shrub, deciduous	3	17		51
Shrub, evergreen	4			0
Ornamental Grass/Perennial	2	5		10
Ornamental/Decorative Fence or Wall (4 pts/10 LF)	4			0
Foundation Plantings Total				61

TOTAL LANDSCAPE POINTS 1188

* Two (2) ornamental trees or two (2) evergreen trees may be used in place of one (1) overstory deciduous tree.
** Two (2) ornamental deciduous trees may be substituted for one (1) canopy tree, but ornamental trees shall constitute no more than twenty-five percent (25%) of the required trees.



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THE
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414 E Washington Ave
SHEET TITLE
Plant
Schedule and
Landscape
Worksheet

SHEET NUMBER

L—1.1

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1 Plant Schedule
SCALE: NO SCALE

2 Landscape Worksheet
SCALE: NO SCALE



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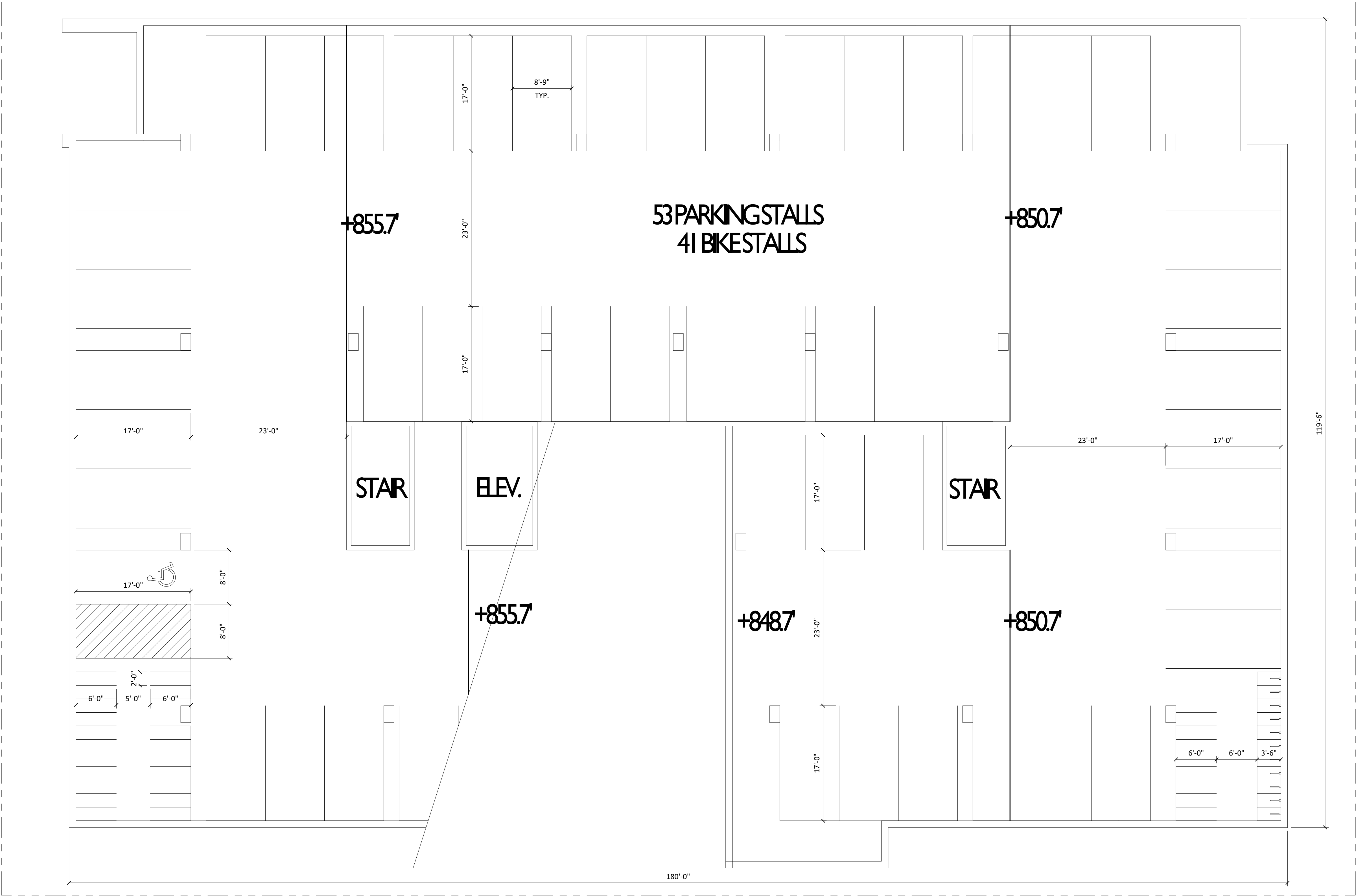
SHEET TITLE
UNDERGROUND
PARKING LEVEL
2

SHEET NUMBER

A-1.P2

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1 UNDERGROUND PARKING LEVEL 2

A-1.P2 1/8" = 1'-0"



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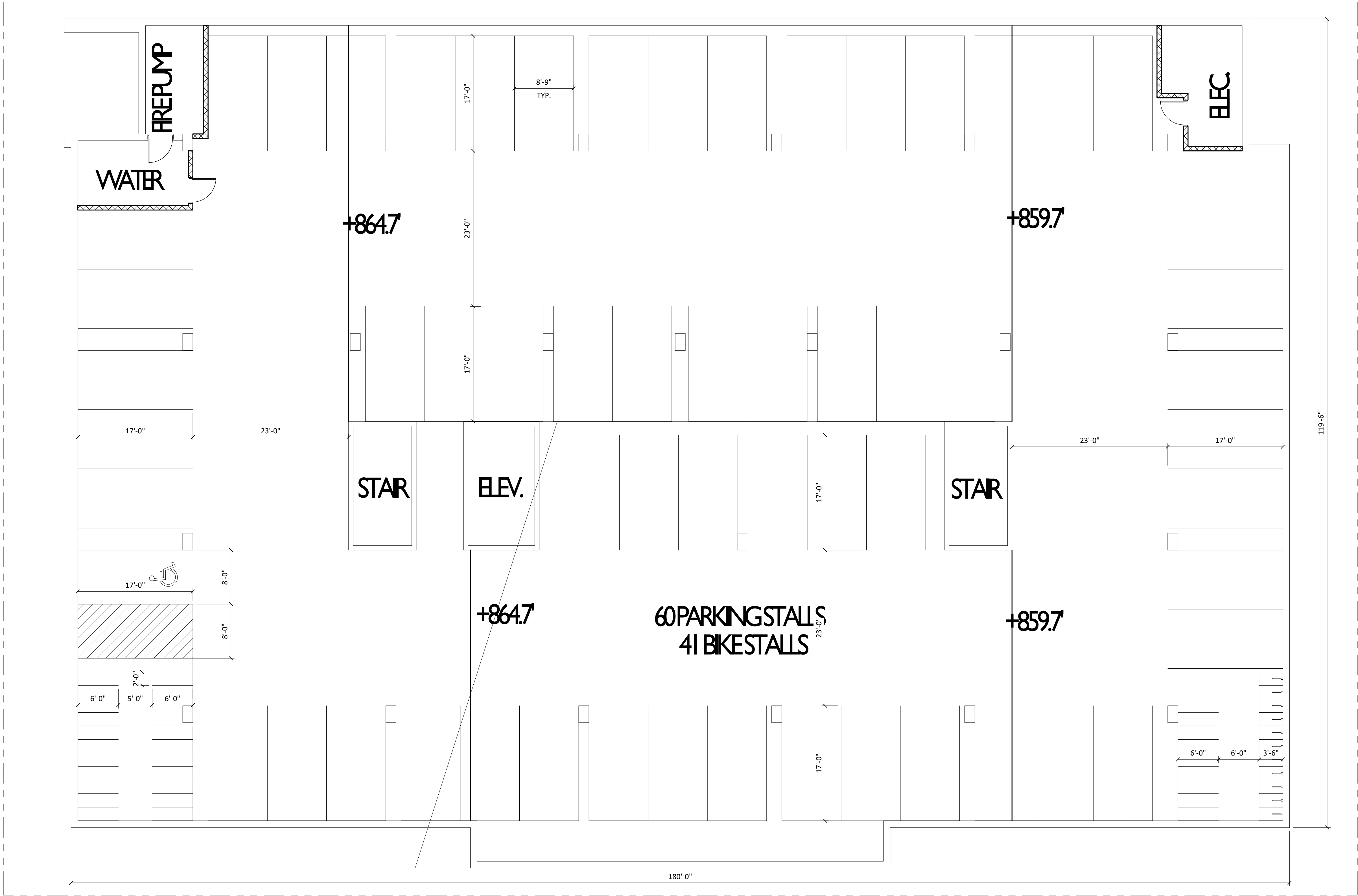
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UNDERGROUND
PARKING LEVEL
1

SHEET NUMBER

A-1.P1

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1
A-1.P1 UNDERGROUND PARKING LEVEL 1
1/8" = 1'-0"



KEY PLAN

PROJECT TITLE

THE
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SHEET TITLE
FRANKLIN ST.
LEVEL FLOOR
PLAN

A-1.0

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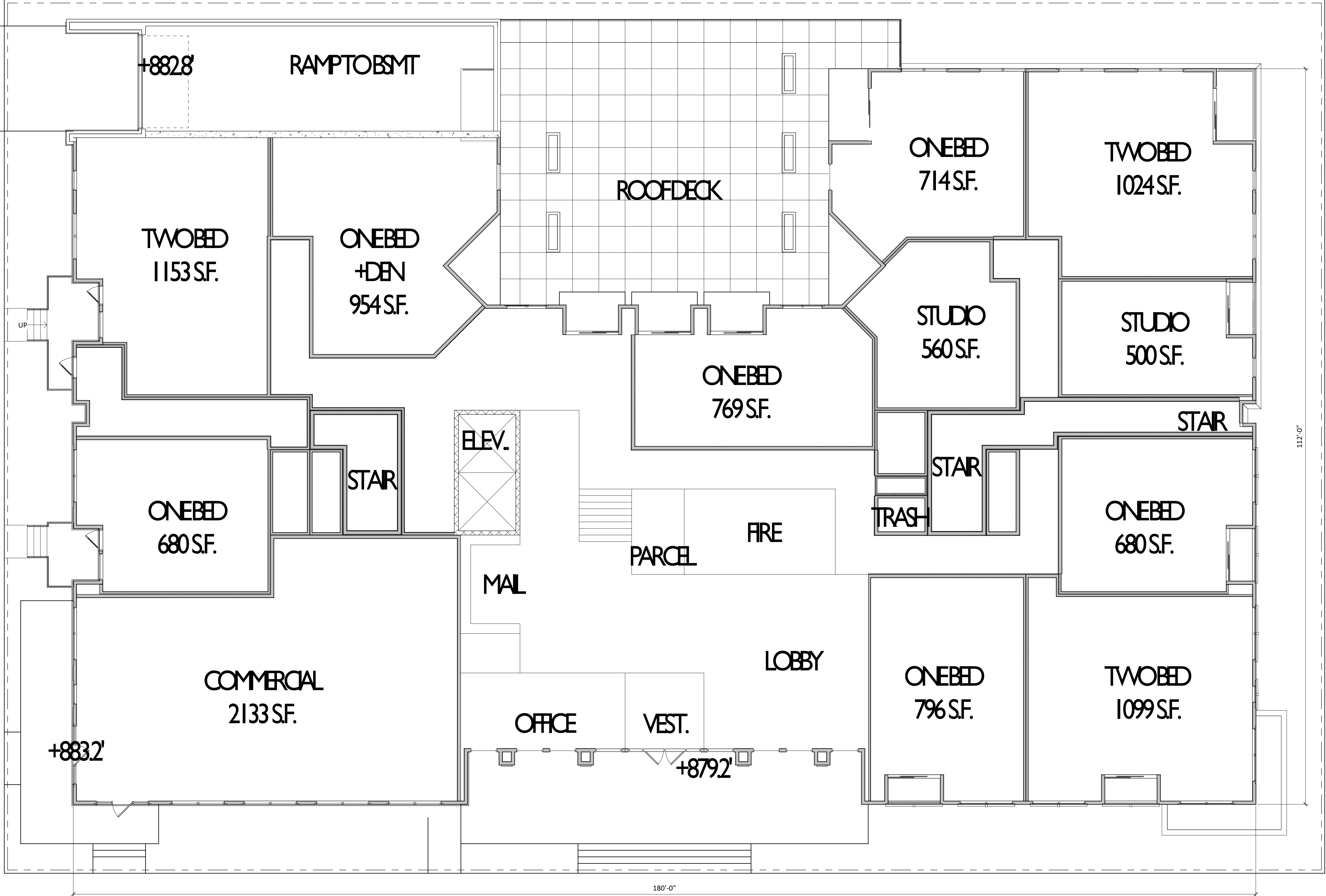
1
A-1.0

FRAN
1/8" = 1'-0"

N. HANCOCK STREET

N. FRANKLIN STREET

E. WASHINGTON



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SHEET TITLE
FIRST FLOOR
PLAN

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1
A-1.1
FIRST FLOOR PLAN
1/8" = 1'-0"



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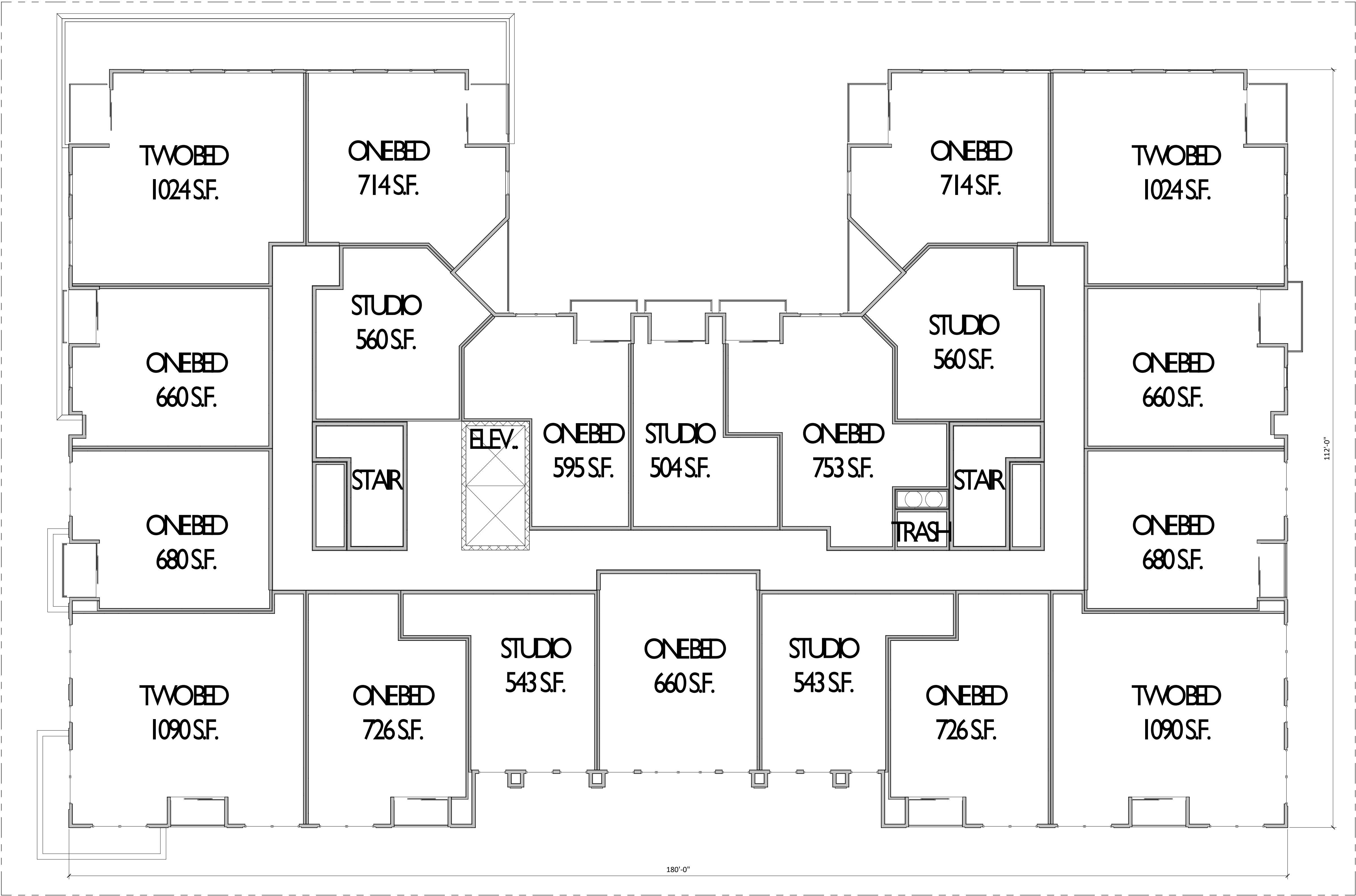
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SECOND FLOOR
PLAN

SHEET NUMBER

A-1.2

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1
A-1.2
SECOND FLOOR PLAN

1/8" = 1'-0"



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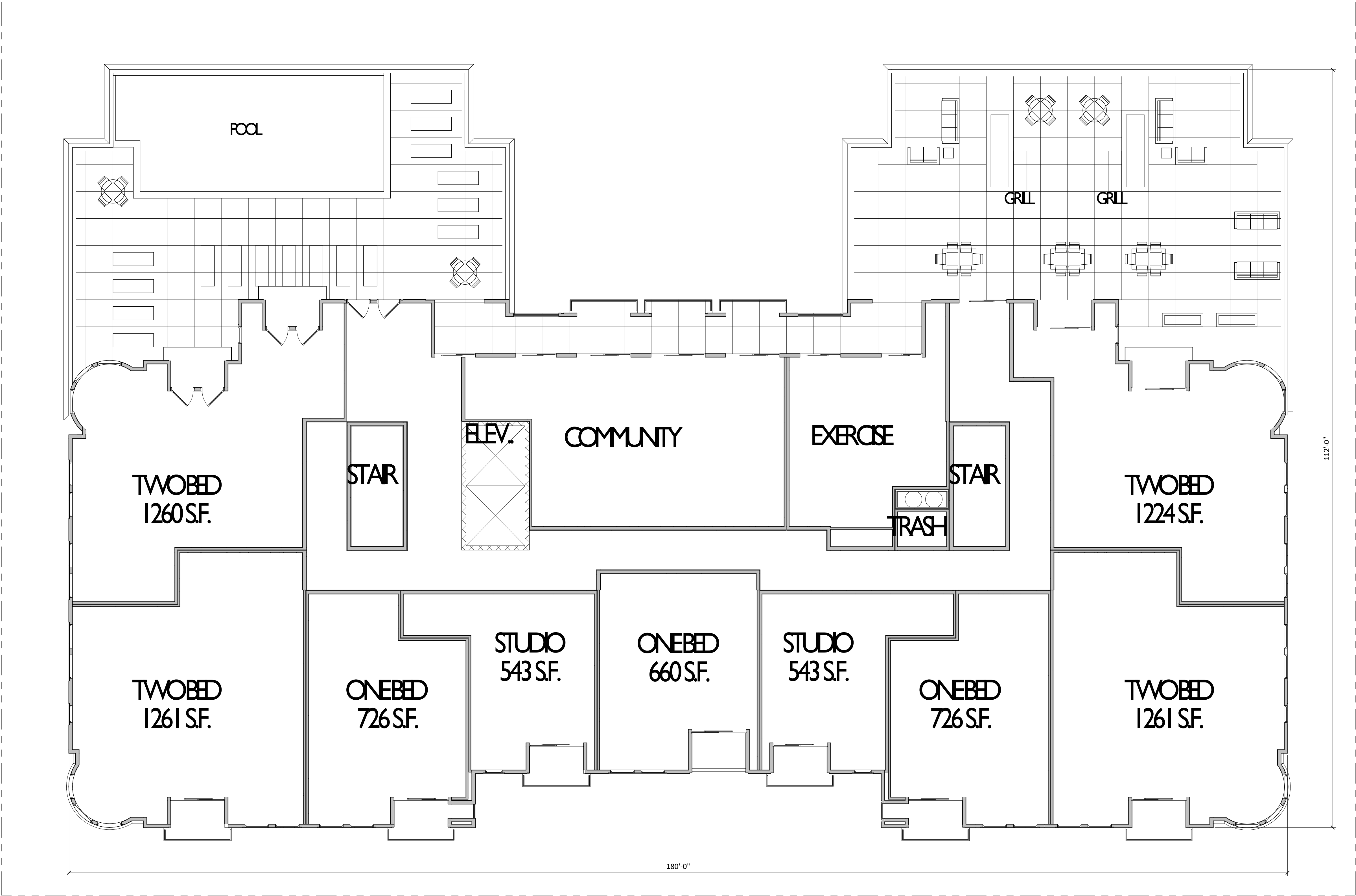
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SEVENTH FLOOR
PLAN

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A-1.7

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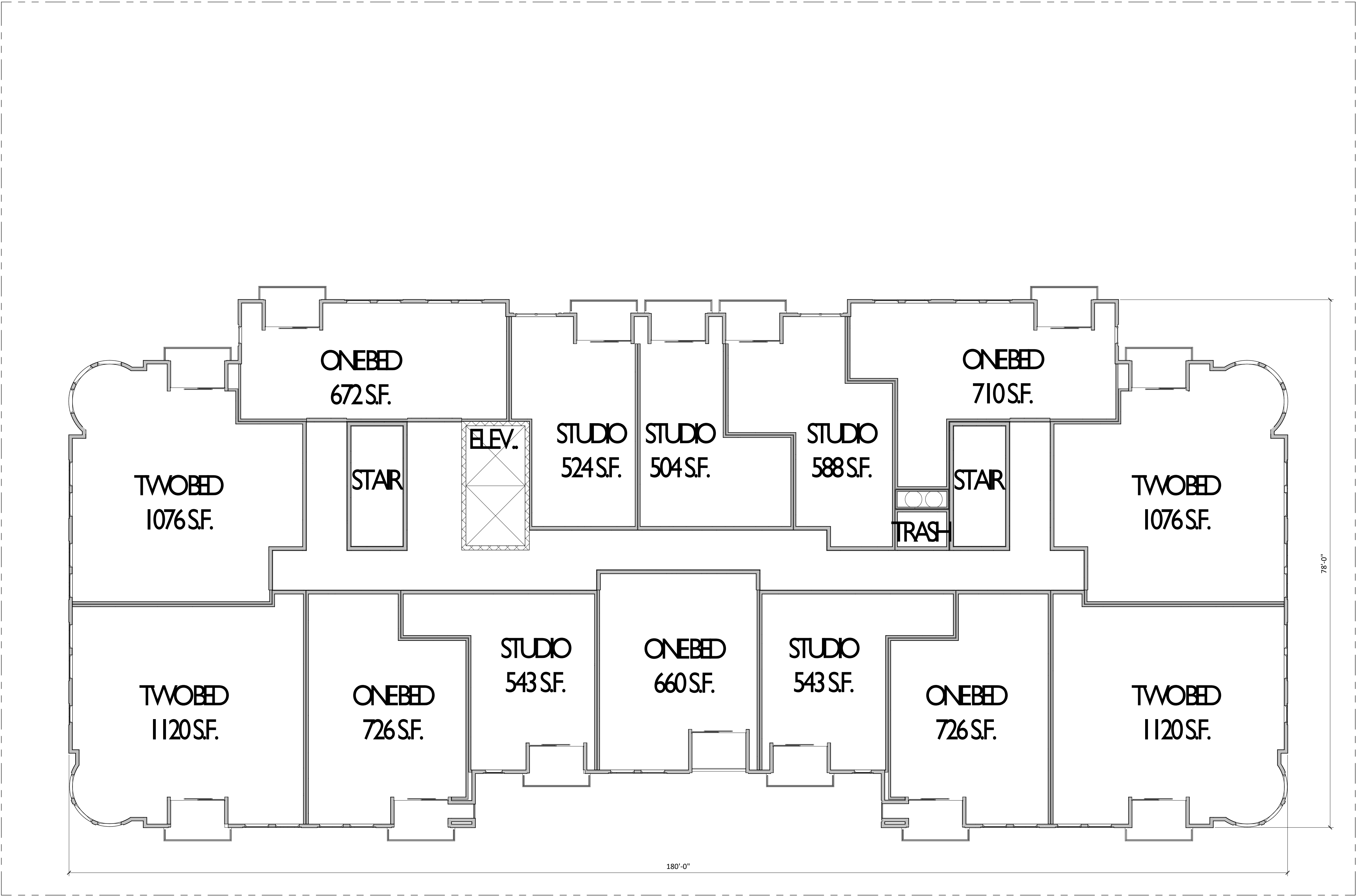
1 SEVENTH FLOOR PLAN
A-1.7 1/8" = 1'-0"



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KEY PLAN



1
A-1.8

EIGHTH FLOOR PLAN

1/8" = 1'-0"

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SHEET TITLE

EIGHTH FLOOR
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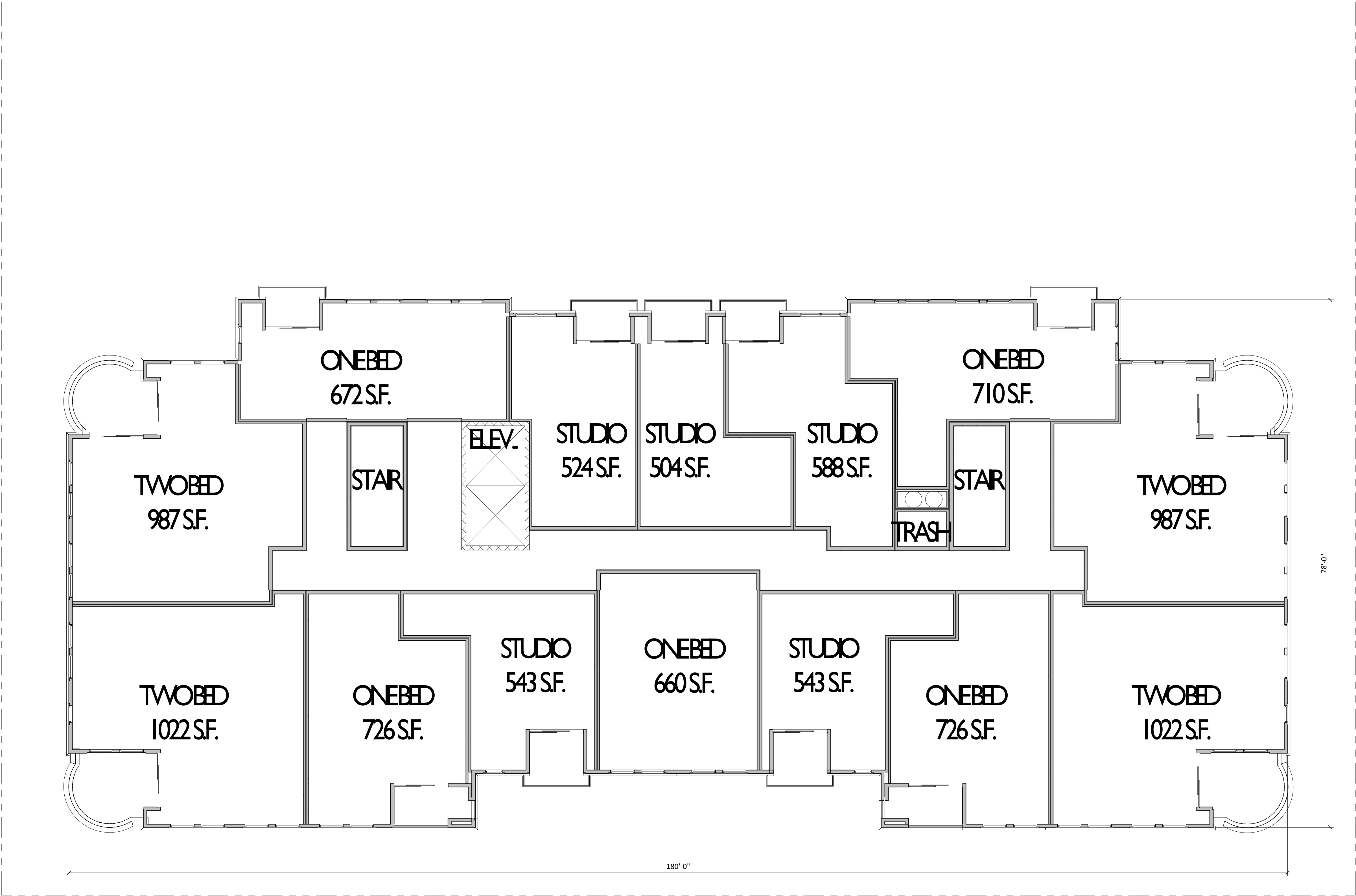
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1
A-1.9

NINTH FLOOR PLAN

1/8" = 1'-0"

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NINTH FLOOR
PLAN

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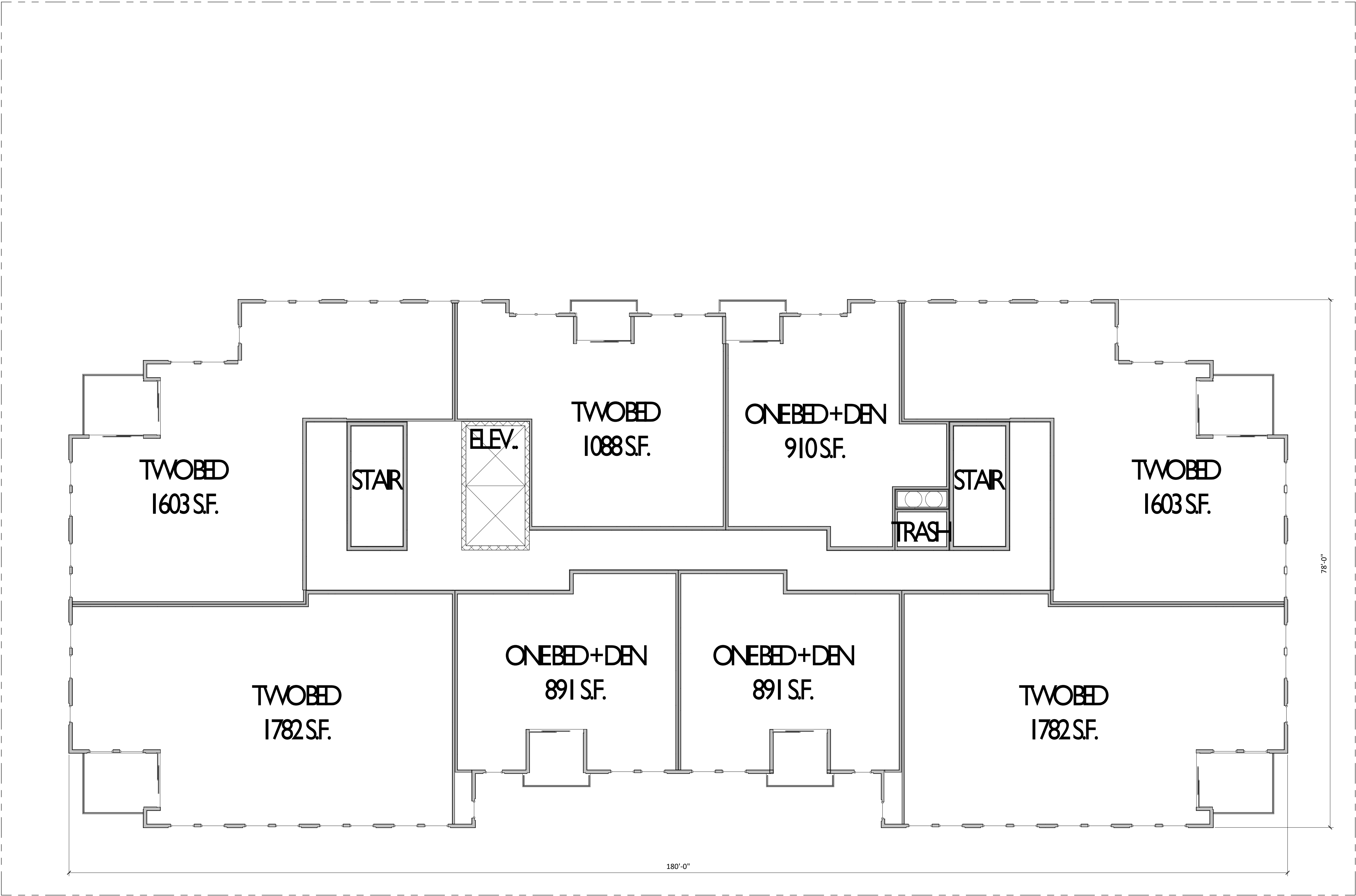
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SHEET TITLE

TENTH FLOOR
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1
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TENTH FLOOR PLAN

1/8" = 1'-0"



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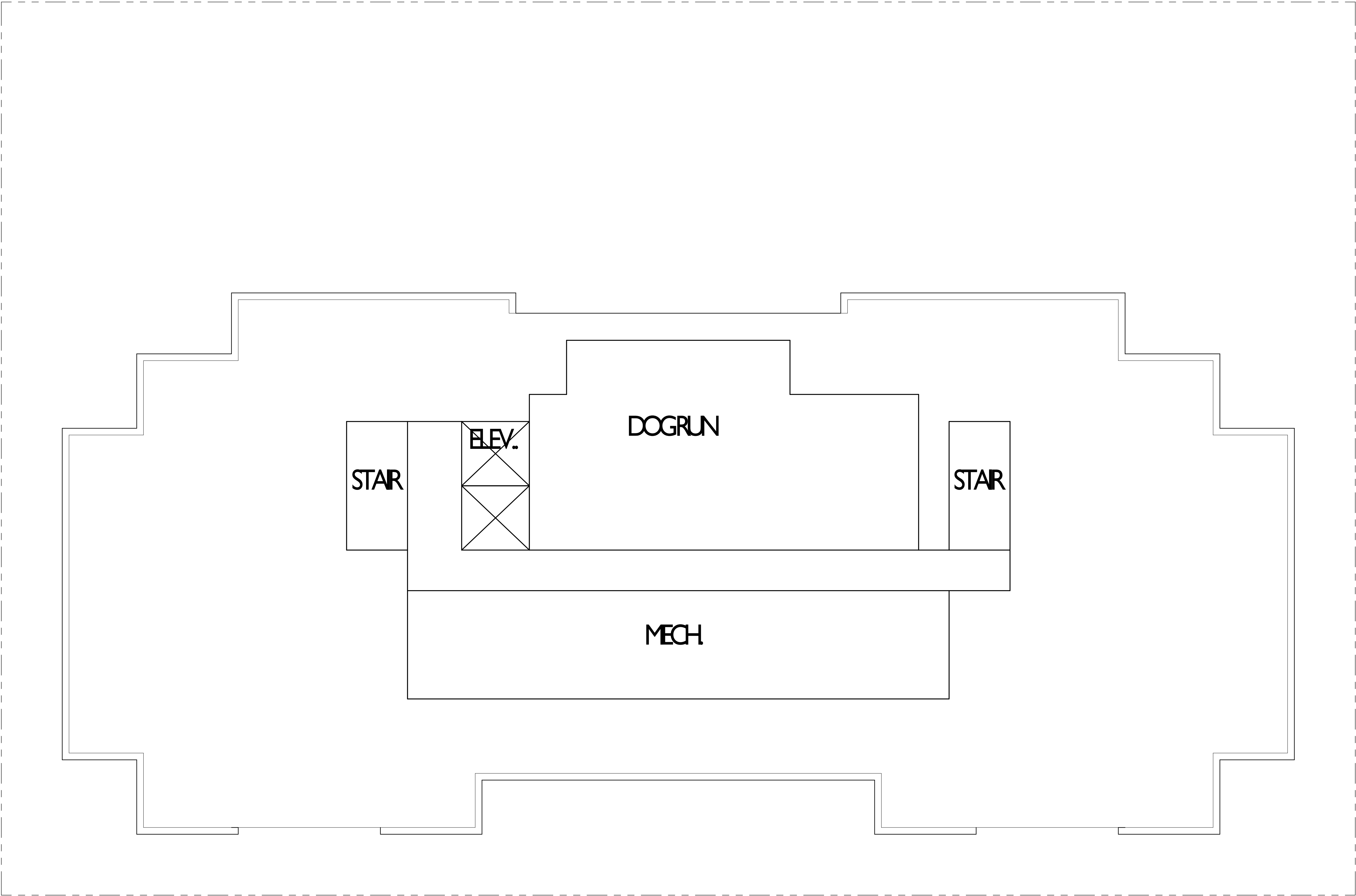
SHEET TITLE
**MECHANICAL
PENTHOUSE
FLOOR PLAN**

SHEET NUMBER

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1
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MECHANICAL PENTHOUSE FLOOR PLAN

1/8" = 1'-0"



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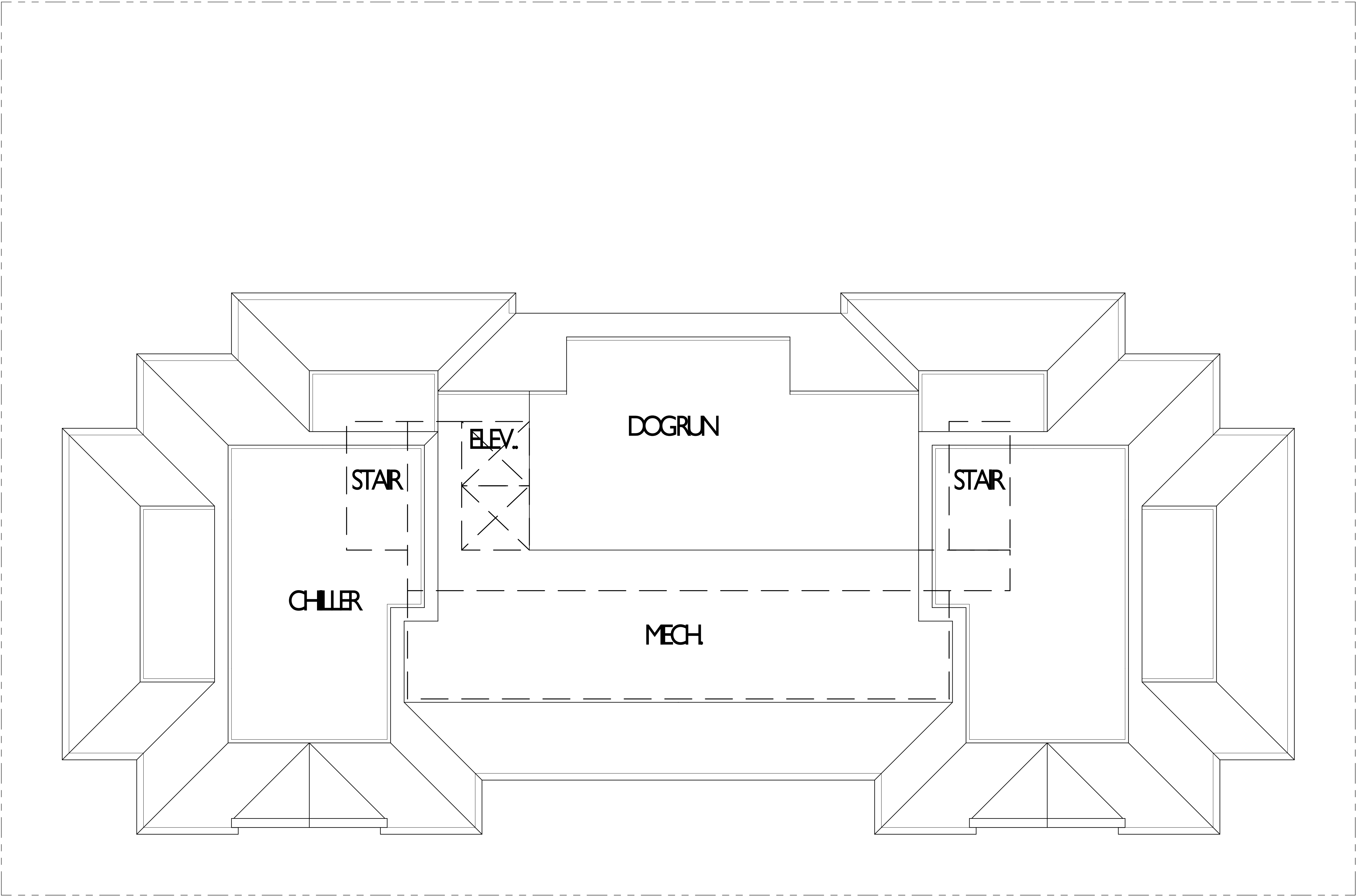
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ROOF PLAN

SHEET NUMBER

A-1.12

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1
A-1.12
ROOF PLAN
1/8" = 1'-0"



1 North East
A-2.1 1/8" = 1'-0"



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EXTERIOR
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1 North West
A-2.2 1/8" = 1'-0"



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EXTERIOR
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1 South East
A-2.3 1/8" = 1'-0"



1 South West
A-2.4 1/8" = 1'-0"



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SHEET TITLE
EXTERIOR
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A-2.4
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1 Colored - North East
A-2.5 1/8" = 1'-0"



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SHEET TITLE
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1 Colored - North West
A-2.6 1/8" = 1'-0"



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EXTERIOR
ELEVATIONS -
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1 Colored - South East
A-2.7 1/8" = 1'-0"



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SHEET TITLE
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ELEVATIONS -
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SHEET NUMBER

A-2.8

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1 Colored - South West
A-2.8 1/8" = 1'-0"



A-3.1 - VIEW 1
E. WASHINGTON AVE.

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A-3.2 - VIEW 2
E. WASHINGTON AVE.

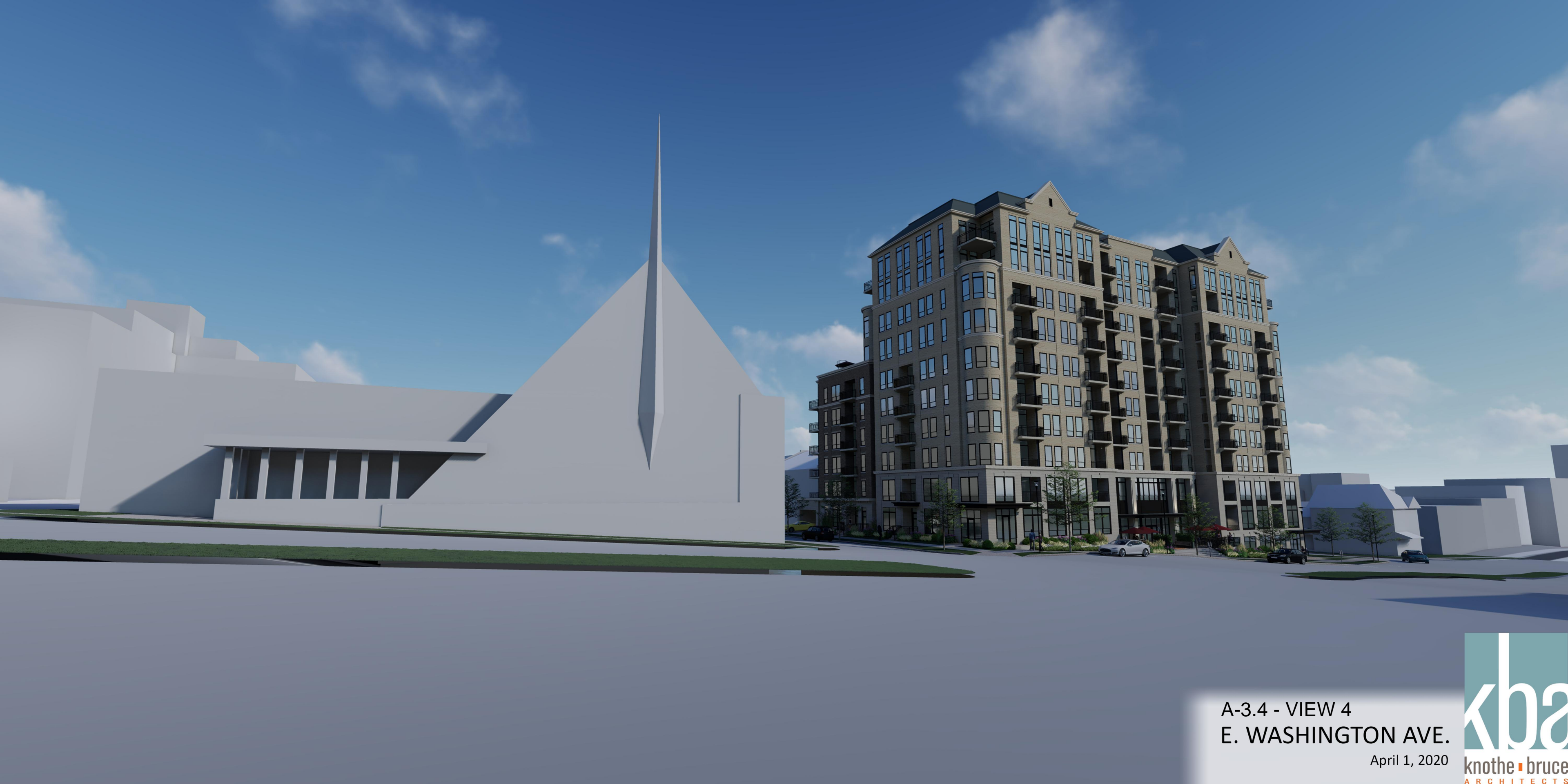
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A-3.3 - VIEW 3
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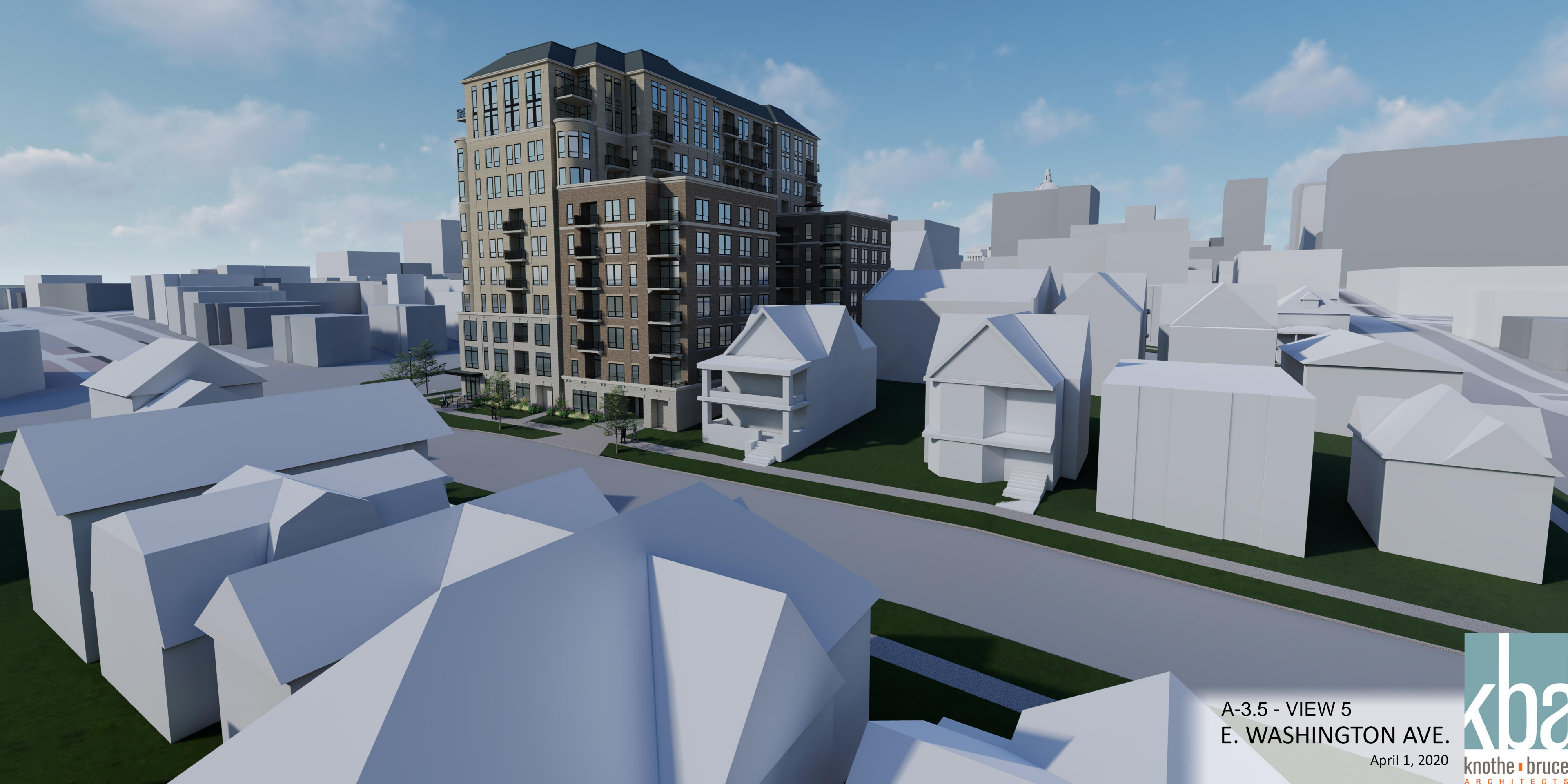
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A-3.4 - VIEW 4
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A-3.5 - VIEW 5
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A-3.6 - VIEW 6
E. WASHINGTON AVE.

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A-3.7 - VIEW 7
E. WASHINGTON AVE.

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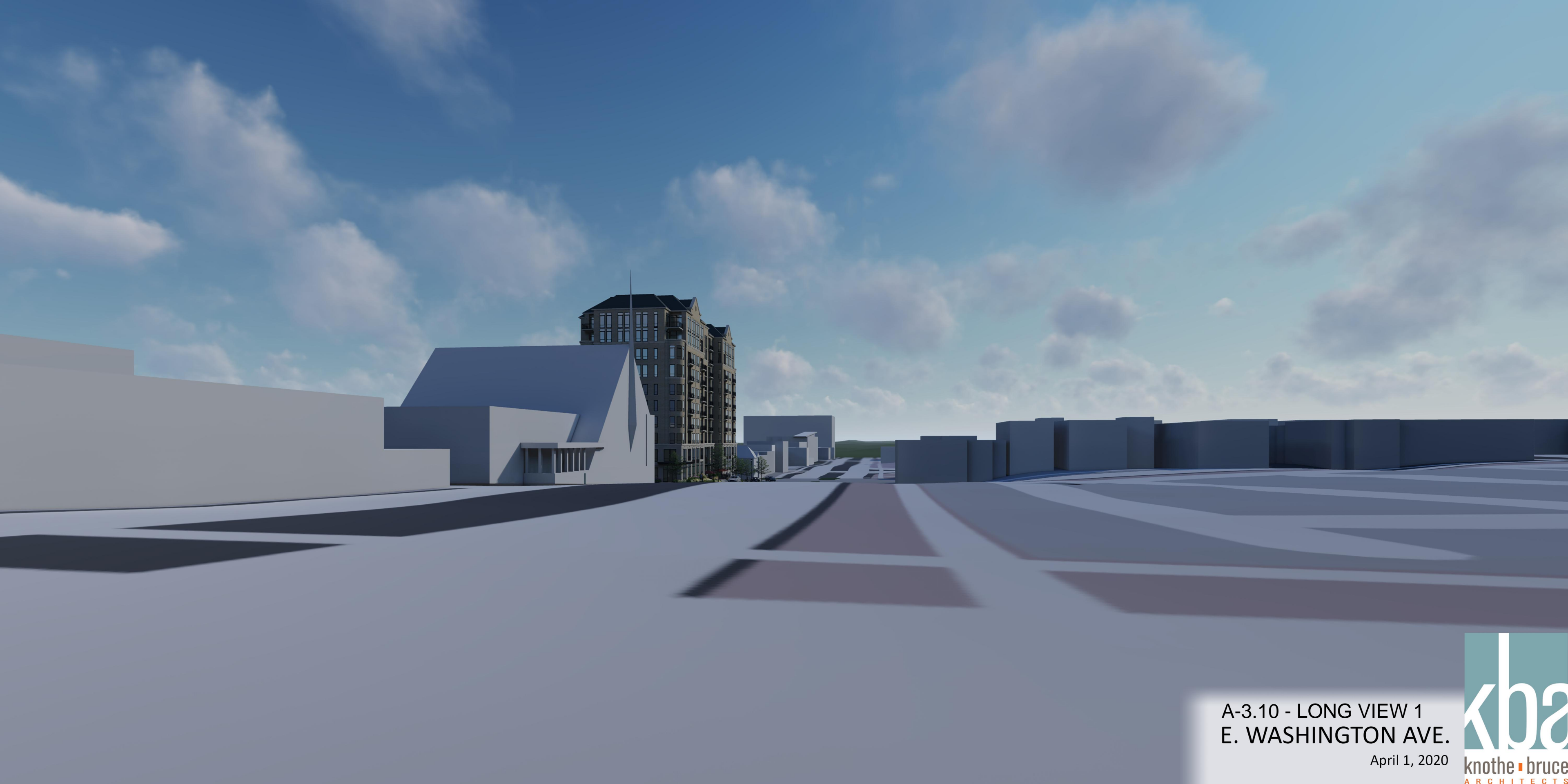
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A-3.9 - VIEW 9
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A-3.10 - LONG VIEW 1
E. WASHINGTON AVE.

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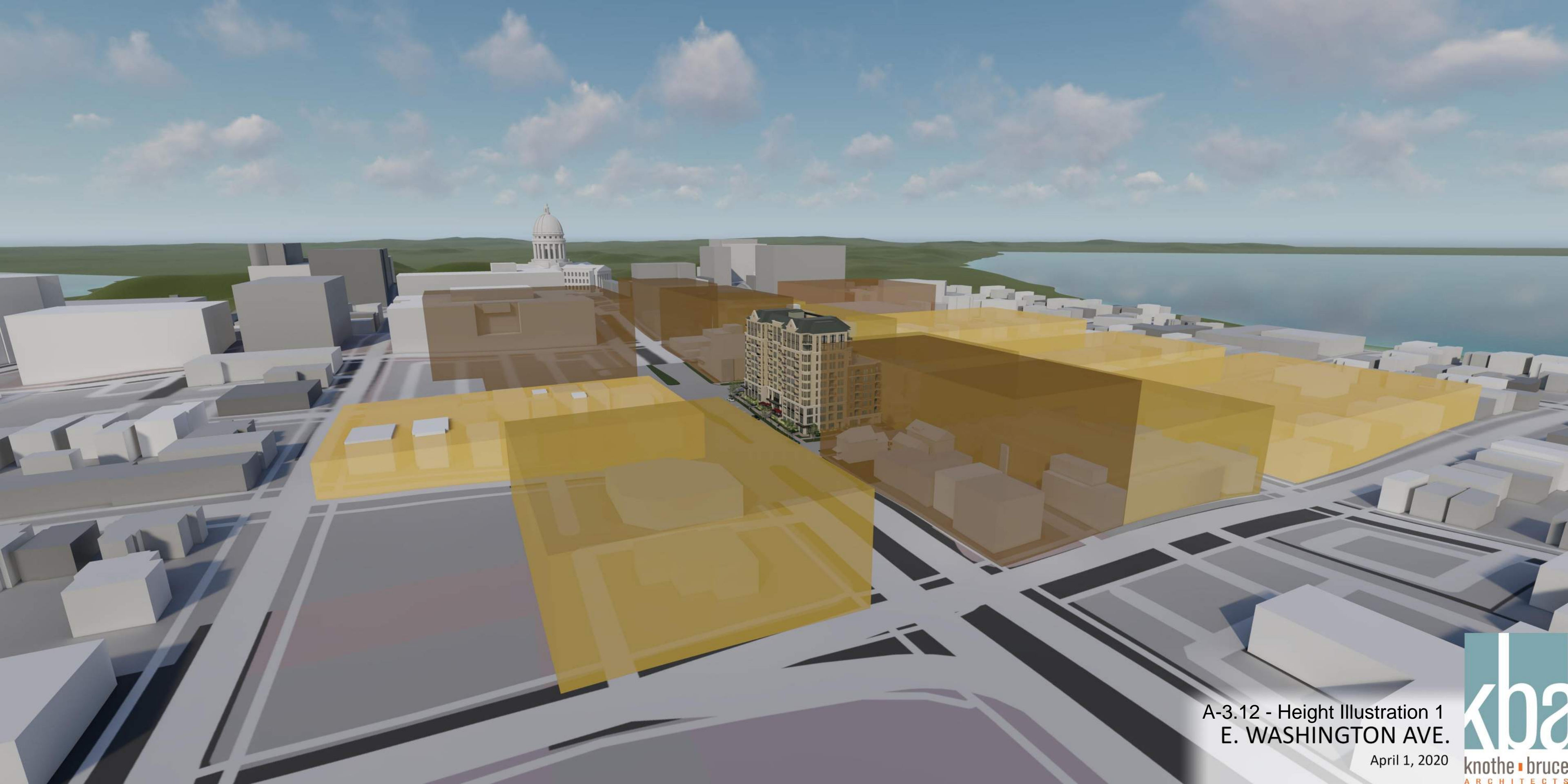




A-3.11 - LONG VIEW 2
E. WASHINGTON AVE.

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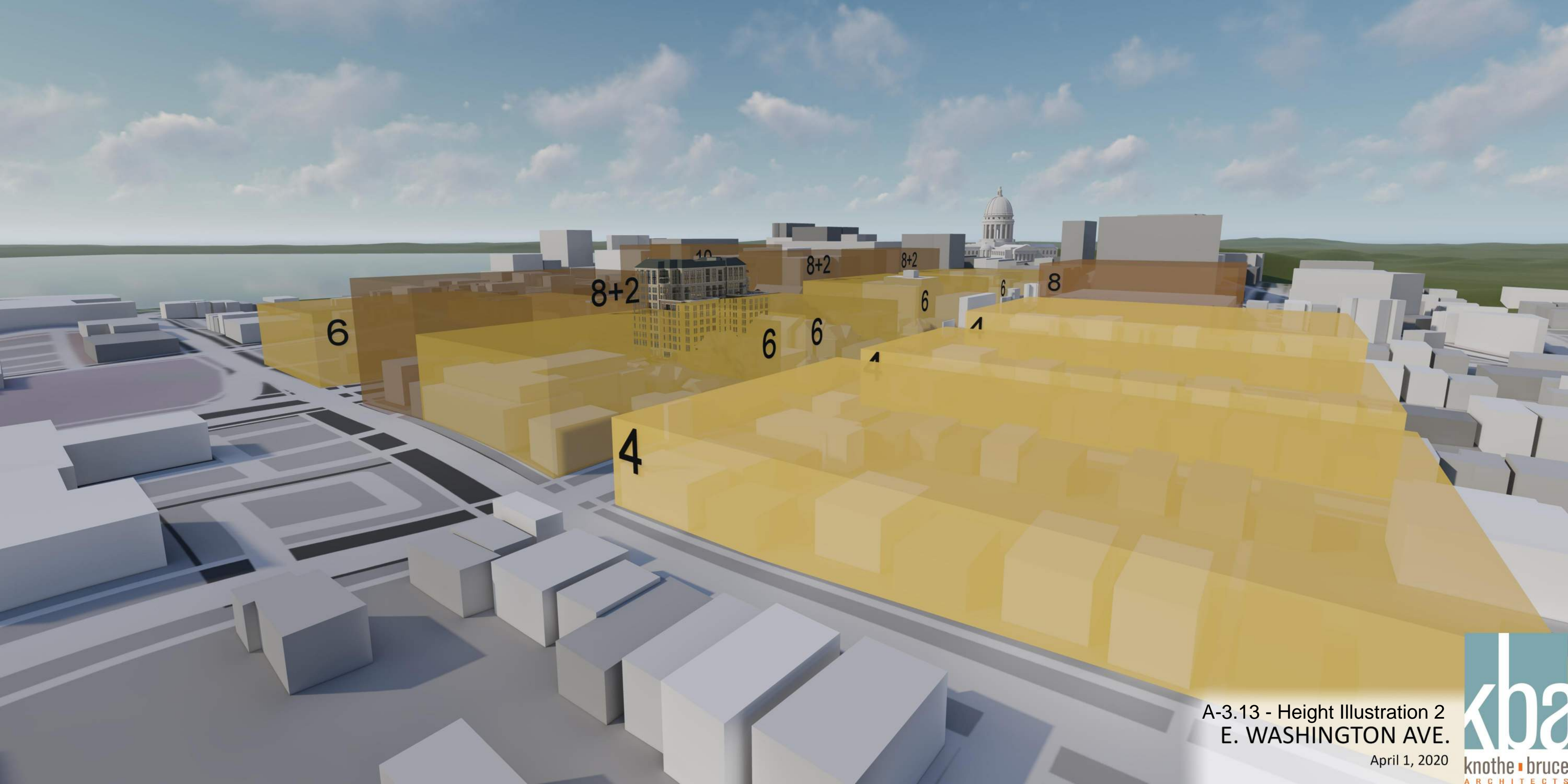




A-3.12 - Height Illustration 1
E. WASHINGTON AVE.

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A-3.13 - Height Illustration 2
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