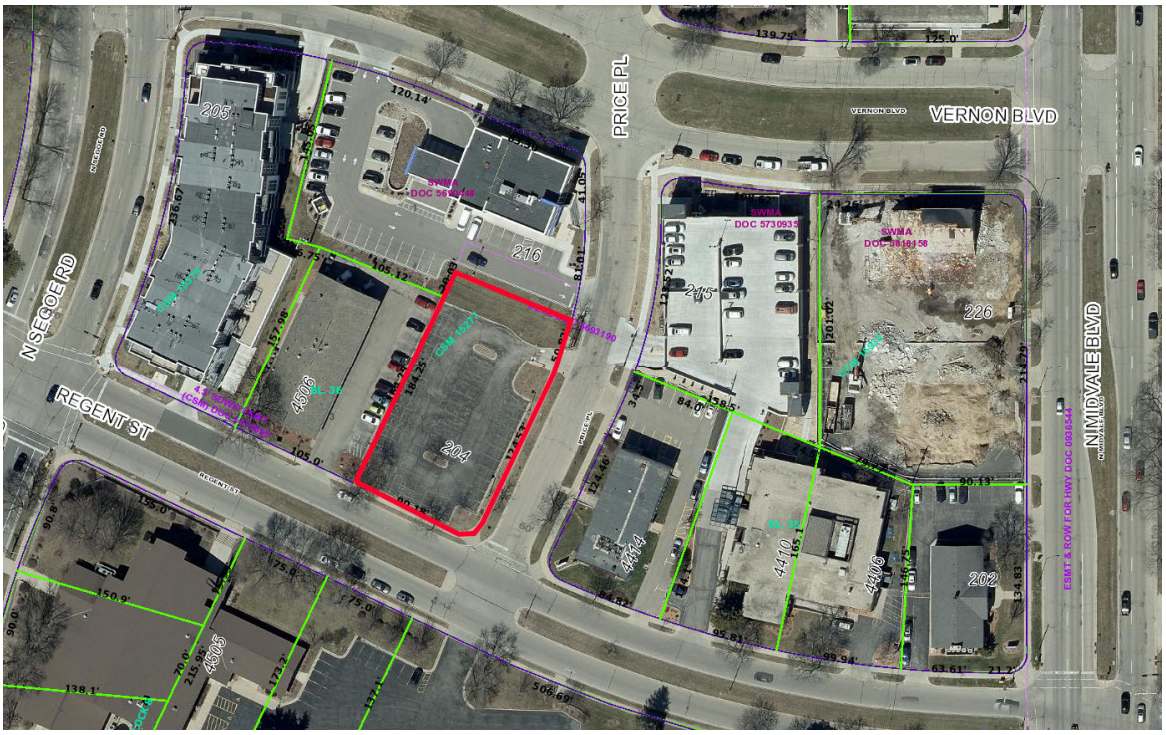
4502 Regent Street
Contract 9602
MUNIS 15482
Developer: Chesapeake on Price, LLC



Summary of Improvements:

- Dedicate easement on Regent Street and construct 8-foot wide public street terrace, 5-foot wide public sidewalk, and 1-foot wide maintenance buffer adjacent to the proposed private redevelopment project.

- Repair or replace other existing public sidewalk, street terrace, curb and gutter, street terrace, and street pavement as necessary to accommodate the private redevelopment project.

- Close abandoned driveway entrances with curb and gutter and construct new private driveway entrance on Regent Street.

- Construct new public sidewalk ramps, median improvements, and crosswalk improvements on Regent Street at Price Place to create a new pedestrian crossing at this location. These improvements are not a condition of development so the Developer will be reimbursed by the City of Madison up to the statutory limit of $25,000.00.

- Construct private sanitary, storm, and water service laterals to serve the redevelopment project.

- Install new public streetlight on Price Place at location determined by City Traffic Engineering.

- Provide public street tree protection, removals, and plantings as approved by City Forestry.

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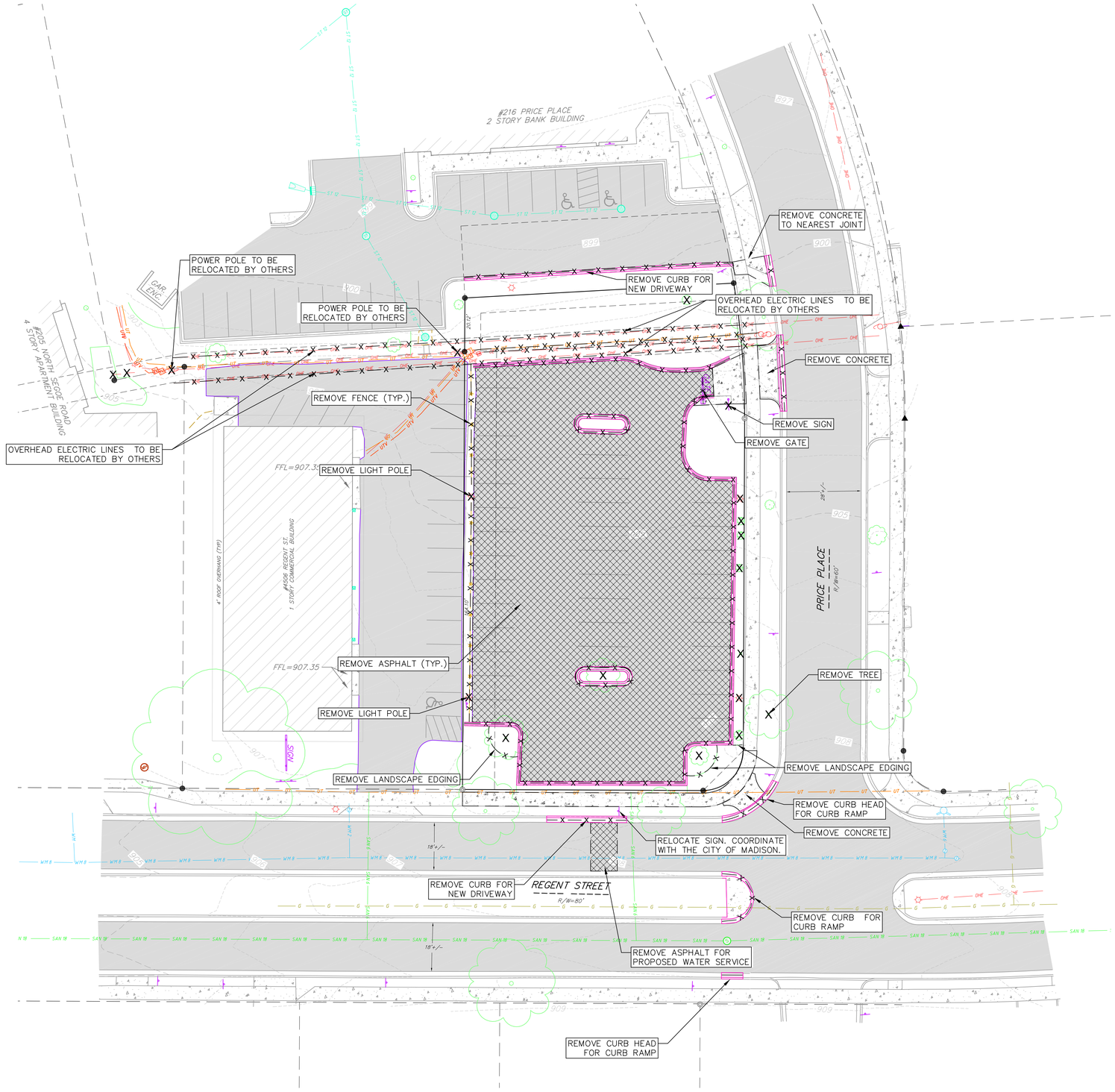

GRAPHIC SCALE, FEET
0 10 20 40

DEMOLITION PLAN LEGEND

- CURB AND GUTTER REMOVAL
- ASPHALT REMOVAL
- CONCRETE REMOVAL
- BUILDING REMOVAL
- TREE REMOVAL
- SAWCUT
- UTILITY STRUCTURE REMOVAL
- UTILITY LINE REMOVAL

NOT FOR CONSTRUCTION

vierbicher
planners engineers advisors

Demolition Plan

204 Price Place
City of Madison
Dane County, Wisconsin

REVISIONS

NO.	DATE	REMARKS

REVISIONS

NO.	DATE	REMARKS

DATE 12/5/2024
DRAFTER MCOM
CHECKED TSCH
PROJECT NO. 240157

C101

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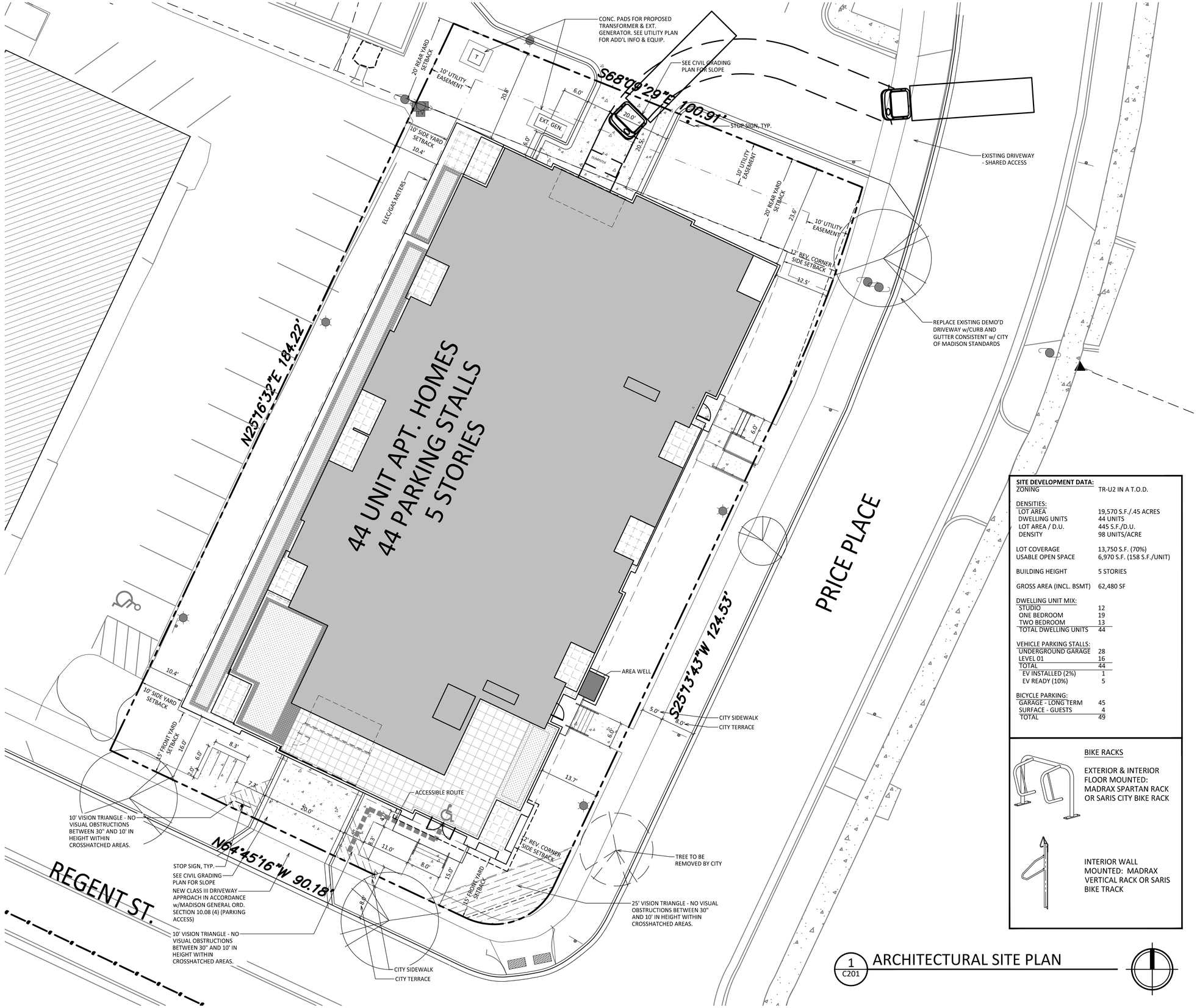

SITE DEVELOPMENT DATA:

ZONING	TR-U2 IN A T.O.D.
DENSITIES:	
LOT AREA	19,570 S.F./.45 ACRES
DWELLING UNITS	44 UNITS
LOT AREA / D.U.	445 S.F./D.U.
DENSITY	98 UNITS/ACRE
LOT COVERAGE	13,750 S.F. (70%)
USABLE OPEN SPACE	6,970 S.F. (158 S.F./UNIT)
BUILDING HEIGHT	5 STORIES
GROSS AREA (INCL. BSMT)	62,480 SF
DWELLING UNIT MIX:	
STUDIO	12
ONE BEDROOM	19
TWO BEDROOM	13
TOTAL DWELLING UNITS	44
VEHICLE PARKING STALLS:	
UNDERGROUND GARAGE	28
LEVEL 01	16
TOTAL	44
EV INSTALLED (2%)	1
EV READY (10%)	5
BICYCLE PARKING:	
GARAGE - LONG TERM	45
SURFACE - GUESTS	4
TOTAL	49

BIKE RACKS

EXTERIOR & INTERIOR FLOOR MOUNTED: MADRAX SPARTAN RACK OR SARIS CITY BIKE RACK

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. ALL PROPOSED STREET TREE REMOVALS WITHIN THE RIGHT OF WAY SHALL BE REVIEWED BY CITY FORESTRY BEFORE THE PLAN COMMISSION MEETING. STREET TREE REMOVALS REQUIRE APPROVAL AND A TREE REMOVAL PERMIT ISSUED BY CITY FORESTRY. ANY STREET TREE REMOVALS REQUESTED AFTER THE DEVELOPMENT PLAN IS APPROVED BY THE PLAN COMMISSION OR THE BOARD OF PUBLIC WORKS AND CITY FORESTRY WILL REQUIRE A MINIMUM OF A 72-HOUR REVIEW PERIOD WHICH SHALL INCLUDE THE NOTIFICATION OF THE ALDERPERSON WITHIN WHO'S DISTRICT IS AFFECTED BY THE STREET TREE REMOVAL(S) PRIOR TO A TREE REMOVAL PERMIT BEING ISSUED.

5. AS DEFINED BY THE SECTION 107.13 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION: NO EXCAVATION IS PERMITTED WITHIN 5 FEET OF THE TRUNK OF THE STREET TREE OR WHEN CUTTING ROOTS OVER 3 INCHES IN DIAMETER. IF EXCAVATION IS NECESSARY, THE CONTRACTOR SHALL CONTACT MADISON CITY FORESTRY (266-4816) PRIOR TO EXCAVATION. CITY OF MADISON FORESTRY PERSONNEL SHALL ASSESS THE IMPACT TO THE TREE AND TO ITS ROOT SYSTEM PRIOR TO WORK COMMENCING. TREE PROTECTION SPECIFICATIONS CAN BE FOUND ON THE FOLLOWING WEBSITE: CITYOFMADISON.COM/BUSINESS/PW/SPECS.CFM

6. CONTRACTOR SHALL TAKE PRECAUTIONS DURING CONSTRUCTION TO NOT DISFIGURE, SCAR, OR IMPAIR THE HEALTH OF ANY STREET TREE. CONTRACTOR SHALL OPERATE EQUIPMENT IN A MANNER AS TO NOT DAMAGE THE BRANCHES OF THE STREET TREE(S). THIS MAY REQUIRE USING SMALLER EQUIPMENT AND LOADING AND UNLOADING MATERIALS IN A DESIGNATED SPACE AWAY FROM TREES ON THE CONSTRUCTION SITE. ANY DAMAGE OR INJURY TO EXISTING STREET TREES (EITHER ABOVE OR BELOW GROUND) SHALL BE REPORTED IMMEDIATELY TO CITY FORESTRY AT 266-4816. PENALTIES AND REMEDIATION SHALL BE REQUIRED.

7. SECTION 107.13(G) OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (WEBSITE: CITYOFMADISON.COM/BUSINESS/PW/SPECS.CFM) ADDRESSES SOIL COMPACTION NEAR STREET TREES AND SHALL BE FOLLOWED BY CONTRACTOR. THE STORAGE OF PARKED VEHICLES, CONSTRUCTION EQUIPMENT, BUILDING MATERIALS, REFUSE, EXCAVATED SPOILS OR DUMPING OF POISONOUS MATERIALS ON OR AROUND TREES AND ROOTS WITHIN FIVE (5) FEET OF THE TREE OR WITHIN THE PROTECTION ZONE IS PROHIBITED.

8. ON THIS PROJECT, STREET TREE PROTECTION ZONE FENCING IS REQUIRED. THE FENCING SHALL BE ERECTED BEFORE THE DEMOLITION, GRADING OR CONSTRUCTION BEGINS. THE FENCE SHALL INCLUDE THE ENTIRE WIDTH OF TERRACE AND, EXTEND AT LEAST 5 FEET ON BOTH SIDES OF THE OUTSIDE EDGE OF THE TREE TRUNK. DO NOT REMOVE THE FENCING TO ALLOW FOR DELIVERIES OR EQUIPMENT ACCESS THROUGH THE TREE PROTECTION ZONE.

9. STREET TREE PRUNING SHALL BE COORDINATED WITH MADISON FORESTRY AT A MINIMUM OF TWO WEEKS PRIOR TO THE START OF CONSTRUCTION FOR THIS PROJECT. ALL PRUNING SHALL FOLLOW THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A300 - PART 1 STANDARDS FOR PRUNING.

10. AT LEAST ONE WEEK PRIOR TO STREET TREE PLANTING, CONTRACTOR SHALL CONTACT CITY FORESTRY AT (608) 266-4816 TO SCHEDULE INSPECTION AND APPROVAL OF NURSERY TREE STOCK AND REVIEW PLANTING SPECIFICATIONS WITH THE LANDSCAPER.

11. 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).

12. 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 C201 ARCHITECTURAL SITE PLAN

GRAPHIC SCALE
0 10 20 30
1 INCH = 10 FT (24X36 SHEET)

knothe bruce ARCHITECTS
Phone: 608.836.3690
8401 Greenway Blvd, STE 900
Middleton, WI 53562

ISSUED
LAND USE SUBMITTAL - 06-17-2024
SITE PLAN REVIEW SUBMITTAL - 10-14-2024

PROJECT TITLE
THE CHESAPEAKE

4502 REGENT ST.
MADISON, WI

SHEET TITLE
ARCHITECTURAL SITE PLAN

SHEET NUMBER
C201

PROJECT NUMBER 2129

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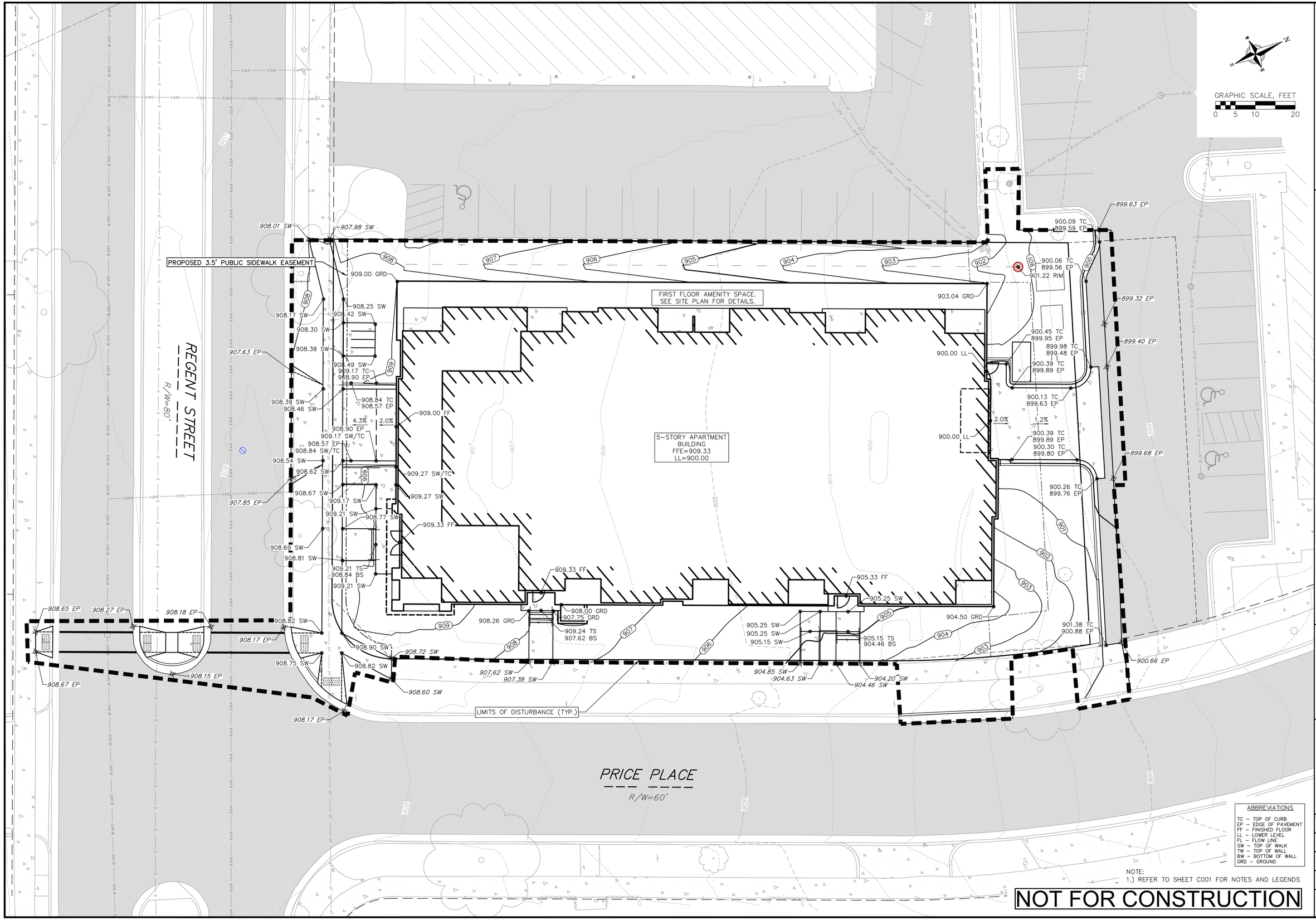

ABBREVIATIONS

TC – TOP OF CURB
EP – EDGE OF PAVEMENT
FF – FINISHED FLOOR
LL – LOWER LEVEL
FL – FLOW LINE
SW – TOP OF WALK
TW – TOP OF WALL
BW – BOTTOM OF WALL
GRD – GROUND

NOTE:
1.) REFER TO SHEET C001 FOR NOTES AND LEGENDS

NOT FOR CONSTRUCTION

vierbicher
planners | engineers | advisors

Grading Plan

204 Price Place
City of Madison
Dane County, Wisconsin

REVISIONS			
NO.	DATE	REMARKS	

REVISIONS			
NO.	DATE	REMARKS	

DATE
12/5/2024

DRAFTER
MCOM

CHECKED
TSCH

PROJECT NO.
240157

C300

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GRAPHIC SCALE, FEET
0 5 10 20

10' UTILITLY EASEMENT
DOC NO 953198

CONNECT TO EXISTING FIELD INLET
IE=897.02

S1: 36" CONC FI
R-2550 FRAME
TYPE C GRATE
RIM=901.22
IE=897.23 SE
IE=897.23 W

PROPOSED 15' STORM SEWER EASEMENT

21'-8" PVC STORM @ 1.00%

PROPOSED 5' PUBLIC SIDEWALK EASEMENT

REGENT STREET
R/W=80'

14'-8" PVC STORM @ 1.00%

TRANSFORMER PAD

27'JOINT DRIVEWAY EASEMENT FOR BENEFIT OF LOTS 1 AND 2, CSM 15277 DOC NO 5538084

#216 PRICE PLACE
2 STORY BANK BUILDING

PROPOSED 3' JOINT DRIVEWAY EASEMENT

GENERATOR PAD

LIVE TAP FOR NEW 6" WATER SERVICE

5-STORY APARTMENT BUILDING
FFE=909.33
LL=900.00

6" GATE VALVE

6" WATER SERVICE
CONFIRM SIZE, IE, AND LOCATION WITH PLUMBING PLANS

13' - 6" PVC SANITARY LATERAL @ 1.04%
CONFIRM SIZE, IE, AND LOCATION WITH PLUMBING PLANS

CONNECT TO EXISTING 6" LATERAL.
FIELD VERIFY INVERT PRIOR TO CONSTRUCTION

PROPOSED 10' WIDE UTILITY EASEMENT

PROPOSED UNDERGROUND TELEPHONE LINE

PROPOSED UNDERGROUND ELECTRIC LINE

PRICE PLACE
R/W=60'

NOTE:
1.) REFER TO SHEET C001 FOR NOTES AND LEGENDS

2.) STORMWATER MANAGEMENT TO INCLUDE 800 SF OF EXTENSIVE GREEN ROOF WITH MEDIA DEPTH OF 4 INCHES. REFER TO LANDSCAPE PLAN FOR LOCATION AND DETAILS.

NOT FOR CONSTRUCTION

vierbicher
planners engineers advisors

Utility Plan
204 Price Place
City of Madison
Dane County, Wisconsin

REVISIONS			
NO.	DATE	REMARKS	

REVISIONS			
NO.	DATE	REMARKS	

DATE 12/5/2024
DRAFTER MCOM
CHECKED TSCH
PROJECT NO. 240157

C400

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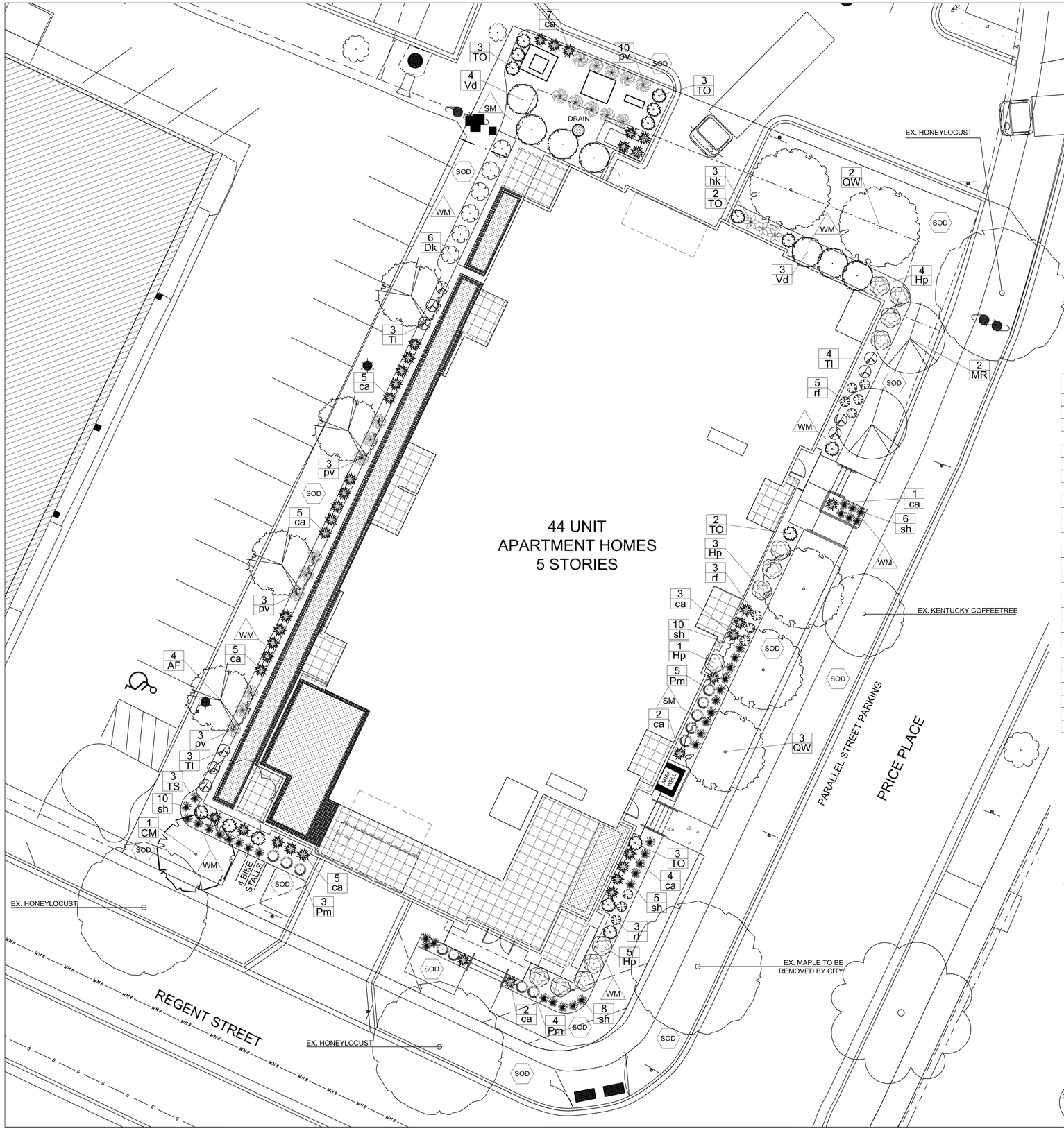

CITY OF MADISON LANDSCAPE WORKSHEET					
Total Developed Area	SQUARE FEET				LANDSCAPE POINTS REQ.
19,570 sf (lot) - 11,824 sf (building footprint)	7,746	5 points per 300 sq ft			129
		CREDITS / EXISTING LANDSCAPING		NEW / PROPOSED LANDSCAPING	
PLANT TYPE / ELEMENT	POINT VALUE	QUANTITY	POINTS ACHIEVED	QUANTITY	POINTS ACHIEVED
Overstory Deciduous (2.5" caliper)	35	0	0	9	315
Tall Evergreen Tree (5'-6')	35	0	0	0	0
Ornamental Tree (1.5" caliper)	15	0	0	3	45
Upright Evergreen Shrub (i.e. arborvitae) 3'-4' tall	10	0	0	16	160
Shrub, deciduous (#3 gal cont)	3	0	0	26	78
Shrub, evergreen (#3 gal. cont)	4	0	0	22	88
Ornamental Grasses/Perennials (#1 gal cont)	2	0	0	111	222
Ornamental/Decorative Fencing or Wall (4pts / 10LF)	4		0		0
Existing Significant Specimen Tree (2.5" dbh)	14		0		0
Landscape Furniture for public seating and/or transit connections (5pts. per seat)	5		0		0
			0		**908**

TOTAL POINTS ACHIEVED	908

PLANT LIST

KEY	SCIENTIFIC NAME		QTY	SIZE	ROOT	STEM
	DECIDUOUS TREES					
AF	*Acer x freemanii 'Armstrong'*	Armstrong Maple	4	2.5"	B&B	
QW	*Quercus x warei 'Long'*	Regal Prince Oak	5	2.5"	B&B	
	ORNAMENTAL TREES					
CM	*Cornus mas 'Golden Glory'*	Golden Glory Dogwood	1	2"	B&B	TF
MR	*Malus 'Jewelcole'*	Red Jewel Crabapple	2	2"	B&B	TF
	UPRIGHT EVERGREEN SHRUBS	COMMON NAME				
TO	*Thuja occidentalis 'Holmstrup'*	Holmstrup Arborvitae	13	5'	B&B	
TS	*Thuja occidentalis 'Smaragd'*	Emerald Arborvitae	3	5'	B&B	
	EVERGREEN SHRUBS					
Tl	*Thuja occidentalis 'Linesville'*	Linesville Arborvitae	10	#5	Cont.	
Pm	*Pinus mugo 'Slowmound'*	Dwarf Mountain Mugo Pine	12	#3	Cont.	
	DECIDUOUS SHRUBS					
Dk	*Diervilla 'G2X885411'*	Kodiak Red Bush Honeysuckle	6	#3	Cont.	
Hp	*Hydrangea paniculata 'Jane'*	Little Lime Hydrangea	13	#3	Cont.	
Vd	*Viburnum dentatum 'Christom'*	Blue Muffin Arrowwood Viburnum	7	#5	Cont.	
	ORNAMENTAL GRASSES & PERENNIALS					
ca	*Calamagrostis x acutiflora 'Karl Foerster'*	Karl Foerster Feather Reed Grass	39	#1	Cont.	
hk	*Hosta 'Krossa Regal'*	Krossa Regal Hosta	3	#1	Cont.	
pv	*Panicum virgatum 'Shenandoah'*	Shenandoah Red Switch Grass	19	#1	Cont.	
sh	*Sporobolus heterolepsis*	Prairie Dropseed Grass	39	#1	Cont.	
rf	*Rudbeckia fulgida 'Viette's Little Suzy'*	Little Suzy Black Eyed Susan	11	#1	Cont.	

STREET TREE NOTE:
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 a tree trunk. If excavation within 5 feet of any tree is necessary, contractor shall contact City Forestry (Wayne Buckley 608-266-4892) prior 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 107.13 of *City of Madison Standard Specifications for Public Works Construction* - http://www.cityofmadison.com/business/pw/documents/StdSpecs/2013/Part1.pdf.
Any tree removals that are required for construction after the development plan is approved will require at least a 72 hour wait period before a tree removal permit can be issued by Forestry, to notify the Alder of the change in the tree plan.

Contractor shall contact City Forestry (Wayne Buckley 608-266-4892) at least one week prior to planting to schedule inspecting the nursery stock and review planting specifications with the landscaper.

LANDSCAPE NOTES:
- Please refer to Grading & Erosion Control Plan for final contour information.
- Individual trees in lawn areas to receive wood mulch rings

SM 1.5" diameter washed stone mulch spread to 3" depth, over weed barrier fabric with Dimex EdgePro polyvinyl edging or equivalent.

WM Brown Dyed Wood Mulch spread to 3" depth, with Dimex EdgePro polyvinyl Edging or equivalent.

SOD Premium nursery-grown bluegrass sod.

SCALE: 1"=10'-0"

L100 LANDSCAPE PLAN

OLSON TOON LANDSCAPING
3570 Pioneer Road
Verona, WI 53593
PH: (608) 827-9401
FAX: (608) 827-9402
WEB: www.olsontoon.com

204 PRICE PLACE

204 Price Place
Madison, Wisconsin

Date: 2024.06.14
Scale: 1"=10'-0"
Designer: bnf
Job # 2024-06-13

Seal:
To protect against legal liability, the plans presented herein are "schematic," and should not be outsourced as "biddable" or "construction documents" unless approved by the Landscape Designer. This is not an original document unless stamped in red, as ORIGINAL.

Revisions:

2024.10.10

Reference Name:
FLAD Development