City of Madison Fire Department

314 W Dayton Street, Madison, WI 53703

Phone: 608-266-4420 • Fax: 608-267-1100 • E-mail: *fire@cityofmadison.com*

Project Address:	Minton Butler - 15 N. Butler St. & 302 E. Washington Ave.
Contact Name & Phone #:	Kevin Burow 608-836-3690

FIRE APPARATUS ACCESS AND FIRE HYDRANT WORKSHEET

1. Is the building completely protected by an NFPA 13 or 13R automatic fire sprinkler system?	☒ Yes	☐ No	☐ N/A
If non-sprinklered, fire lanes extend to within 150-feet of all portions of the exterior wall?	☐ Yes	☐ No	☒ N/A
If sprinklered, fire lanes are within 250-feet of all portions of the exterior wall?	☒ Yes	☐ No	☐ N/A
2. Is the fire lane constructed of concrete or asphalt, designed to support a minimum load of 85,000 lbs?	☒ Yes	☐ No	☐ N/A
a) Is the fire lane a minimum unobstructed width of at least 20-feet?	☒ Yes	☐ No	☐ N/A
b) Is the fire lane unobstructed with a vertical clearance of at least 13½-feet?	☒ Yes	☐ No	☐ N/A
c) Is the minimum inside turning radius of the fire lane at least 28-feet?	☒ Yes	☐ No	☐ N/A
d) Is the grade of the fire lane not more than a slope of 8%?	☒ Yes	☐ No	☐ N/A
e) Is the fire lane posted as fire lane? (Provide detail of signage.)	☐ Yes	☒ No	☐ N/A
f) Is a roll-able curb used as part of the fire lane? (Provide detail of curb.)	☐ Yes	☒ No	☐ N/A
g) Is part of a sidewalk used as part of the required fire lane? (Must support +85,000 lbs.)	☐ Yes	☒ No	☐ N/A
3. Is the fire lane obstructed by security gates or barricades? If yes:	☐ Yes	☒ No	☐ N/A
a) Is the gate a minimum of 20-feet clear opening?	☐ Yes	☐ No	☒ N/A
b) Is an approved means of emergency operations installed, key vault, padlock or key switch?	☐ Yes	☐ No	☒ N/A
4. Is the Fire lane dead-ended with a length greater than 150-feet?	☐ Yes	☒ No	☐ N/A
If yes, does the area for turning around fire apparatus comply with IFC D103?	☐ Yes	☐ No	☒ N/A
5. Is any portion of the building to be used for high-piled storage in accordance with IFC Chapter 3206.6 If yes, see IFC 3206.6 for further requirements.	☐ Yes	☒ No	☐ N/A
6. Is any part of the building <u>greater than 30-feet</u> above the grade plane?	☒ Yes	☐ No	☐ N/A
If yes, answer the following questions:			
a) Is the aerial apparatus fire lane parallel to one entire side of the building and covering at least 25% of the perimeter?	☐ Yes	☐ No	☒ N/A
b) Is the near edge of the aerial apparatus fire lane between 15' and 30' from the building?	☐ Yes	☐ No	☒ N/A
c) Are there any overhead power or utility lines located across the aerial apparatus fire lane?	☐ Yes	☐ No	☒ N/A
d) Are there any tree canopies expected to grow across the aerial fire lane? (Based on mature canopy width of tree species)	☐ Yes	☐ No	☒ N/A
e) Does the aerial apparatus fire lane have a minimum unobstructed width of 26-feet?	☐ Yes	☐ No	☒ N/A
f) Is the space between the aerial lane and the building free of trees exceeding 20' in heights?	☐ Yes	☐ No	☒ N/A
7. Are all portions of the required fire lanes within 500-feet of at least (2) hydrants?	☒ Yes	☐ No	☐ N/A
Note: Distances shall be measured along the path of the hose lay as it comes off the fire apparatus.			
a) Is the fire lane at least 26' wide for at least 20-feet on each side of the hydrants?	☒ Yes	☐ No	☐ N/A
b) Is there at least 40' between a hydrant and the building?	☒ Yes	☐ No	☐ N/A
c) Are the hydrant(s) setback no less than 5-feet nor more than 10-feet from the curb or edge of the street or fire lane?	☒ Yes	☐ No	☐ N/A
d) Are hydrants located in parking lot islands a minimum of 3½-feet from the hydrant to the curb?	☐ Yes	☐ No	☒ N/A
e) Are there no obstructions, including but not limited to: power poles, trees, bushes, fences, posts located, or grade changes exceeding 1½-feet, within 5-feet of a fire hydrant?	☒ Yes	☐ No	☐ N/A
Note: Hydrants shall be installed and in-service prior to combustible construction on the project site.			

Attach an additional sheet if further explanation is required for any answers.

This worksheet is based on **MGO 34.503** and **IFC 2021 Edition Chapter 5 and Appendix D**; please see the codes for further information.



BUTLER ST. REDEVELOPMENT

15 N. BUTLER ST. & 302 E. WASHINGTON AVE. MADISON, WI.

PROJECT NUMBER: 2406

GROSS AREAS	
LEVEL	**GROSS AREA**
P02	7954 SF
P01	7954 SF
CAPITOL FITNESS LL	5979 SF
LEVEL 01	2855 SF
LEVEL 1.5 MEZZ.	4948 SF
LEVEL 02	7011 SF
LEVEL 03	7011 SF
LEVEL 04	7011 SF
LEVEL 05	7198 SF
LEVEL 06	7198 SF
LEVEL 07	7198 SF
LEVEL 08	7198 SF
LEVEL 09	7198 SF
LEVEL 10	7198 SF
LEVEL 11	5914 SF
TOTAL AREA	99823 SF

NEW BIKE STALLS	
TYPE	QUANTITY
SITE BIKE STALL	20
ON SITE: 20	
F.M. BIKE STALL	2
EXISTING PL-A (89'-8"): 2	
F.M. BIKE STALL	49
W.M. BIKE STALL - ALT. HEIGHT	23
P01: 72	
F.M. BIKE STALL	12
P02: 12	
TOTAL PARKING COUNT: 106	

NEW VEHICLE STALLS	
TYPE	QUANTITY
ADA PARKING STALL	1
PARKING STALL	5
P01: 6	
PARKING STALL	10
P02: 10	
TOTAL PARKING COUNT: 16	

UNIT - TOTAL BY BEDROOM	
UNIT OCCUPANCY	**QUANTITY**
1 BED	37
2 BED	19
3 BED	1
STUDIO	19
TOTAL UNITS: 76	

SHEET INDEX

G 000 COVER SHEET

SURVEY & SITE

V001 SITE SURVEY

C101 SITE DEMOLITION PLAN
C200 GRADING & EROSION CONTROL PLAN
C300 UTILITY PLAN

CA101 ARCHITECTURAL SITE PLAN
CA102 SITE LIGHTING PLAN
CA103 FIRE DEPARTMENT ACCESS PLAN
CA104 LOT COVERAGE

L100 TREE PRESERVATION & REMOVAL PLAN
L200 SITE FURNISHINGS PLAN - STREETSCAPE
L201 SITE FURNISHINGS PLAN - PATIO
L300 PLANTING PLAN - STREETSCAPE
L301 PLANTING PLAN - PATIO
L400 PLANT SCHEDULE & LANDSCAPE POINTS WORKSHEET

ARCHITECTURAL INDEX

AC100.2 PARKING LEVEL 02 - OVERALL
AC100.1 PARKING LEVEL 01 - OVERALL
AC101 LEVEL 01 PLAN
AC101.5 LEVEL 1.5 PLAN
AC102 LEVEL 02 PLAN
AC103 LEVEL 03 PLAN
AC104 LEVEL 04 PLAN
AC105 LEVEL 05 PLAN
AC106 LEVEL 06 PLAN
AC107 LEVEL 07 PLAN
AC108 LEVEL 08 PLAN
AC109 LEVEL 09 PLAN
AC110 LEVEL 10 PLAN
AC111 LEVEL 11 PLAN
AC112 ROOF PLAN

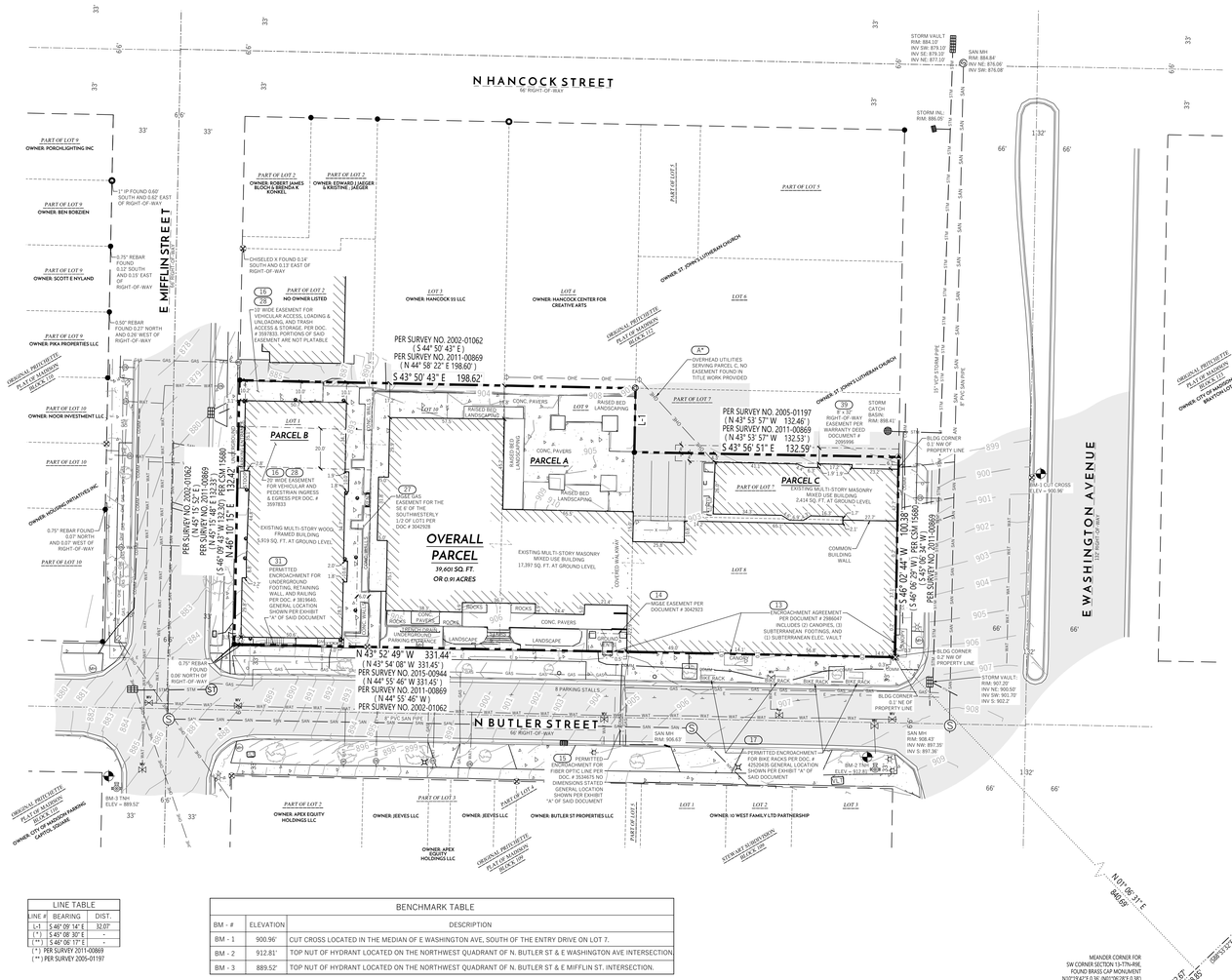
AC201 EXTERIOR ELEVATIONS
AC202 EXTERIOR ELEVATIONS
AC203 EXTERIOR ELEVATIONS
AC204 EXTERIOR ELEVATIONS
AC205 EXTERIOR ELEVATIONS - COLOR
AC206 EXTERIOR ELEVATIONS - COLOR
AC207 EXTERIOR ELEVATIONS - COLOR
AC208 EXTERIOR ELEVATIONS - COLOR

AC301 BUILDING SECTION

AC900 MATERIAL BOARD
AC901 CONCEPT RENDERING
AC902 CONCEPT RENDERING
AC903 CONCEPT RENDERING
AC904 CONCEPT RENDERING
AC905 CONCEPT RENDERING
AC906 CONCEPT RENDERING

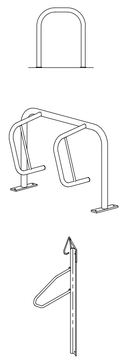
LUA & UDC SUBMITTAL - 6-30-2025

knothe bruce ARCHITECTS


N HANCOCK STREET
66' RIGHT-OF-WAY
E MIFFLIN STREET
66' RIGHT-OF-WAY
N BUTLER STREET
66' RIGHT-OF-WAY
E WASHINGTON AVENUE
132'
OVERALL PARCEL
39,601 SQ. FT.
OR 0.91 ACRES
PARCEL A
PARCEL B
PARCEL C
PER SURVEY NO. 2002-01062
(S 44° 50' 43" E)
PER SURVEY NO. 2011-00869
(N 44° 58' 22" E 198.60')
S 43° 50' 43" E 198.62'
PER SURVEY NO. 2005-01197
(N 43° 53' 57" W 132.46')
PER SURVEY NO. 2011-00869
(N 43° 53' 57" W 132.53')
S 43° 56' 51" E 132.59'
N 43° 52' 49" W 331.44'
(N 43° 54' 08" W 331.45')
PER SURVEY NO. 2015-00944
(N 44° 55' 46" W 331.45')
PER SURVEY NO. 2011-00869
(N 44° 55' 46" W)
PER SURVEY NO. 2002-01062
S 46° 02' 44" W 100.38'
(S 46° 06' 29" W)
PER CSM 1568
S 45° 06' 34" W
PER SURVEY NO. 2011-00869
N 46° 01' 15" E 132.43'
(N 45° 58' 48" E 132.33')
PER SURVEY NO. 2011-00869
PART OF LOT 9
OWNER: PORCHLIGHTING INC
PART OF LOT 9
OWNER: BEN BORDEN
PART OF LOT 9
OWNER: SCOTT E NYLAND
PART OF LOT 9
OWNER: PIKA PROPERTIES LLC
PART OF LOT 10
OWNER: NOOR INVESTMENT LLC
PART OF LOT 10
OWNER: HOLDING INITIATIVES INC
PART OF LOT 10
PART OF LOT 2
OWNER: ROBERT JAMES BLOCH & BRENDA K KONKEL
PART OF LOT 2
OWNER: EDWARD J JAEGER & KRISTINE J JAEGER
PART OF LOT 2
NO OWNER LISTED
LOT 3
OWNER: HANCOCK 55 LLC
LOT 4
OWNER: HANCOCK CENTER FOR CREATIVE ARTS
LOT 6
OWNER: ST JOHN'S LUTHERAN CHURCH
PART OF LOT 1
PART OF LOT 5
PART OF LOT 7
LOT 8
LOT 9
PART OF LOT 2
OWNER: APEX EQUITY HOLDINGS LLC
OWNER: JEEVES LLC
OWNER: JEEVES LLC
OWNER: BUTLER ST PROPERTIES LLC
OWNER: APEX EQUITY HOLDINGS LLC
LOT 1
LOT 2
OWNER: 10 WEST FAMILY LTD PARTNERSHIP
LOT 3
PART OF LOT 3
PART OF LOT 4
PART OF LOT 5
ORIGINAL PRITCHETTE PLAT OF MADISON BLOCK 112
ORIGINAL PRITCHETTE PLAT OF MADISON BLOCK 111
STEAM LAT SUBDIVISION BLOCK 109
OWNER: CITY OF MADISON PARKING CAPITOL SQUARE
OWNER: CITY OF MADISON PARKING WASHINGTON
OWNER: ST JOHN'S LUTHERAN CHURCH
OVERHEAD UTILITIES SERVING PARCEL C. NO EASEMENT FOUND IN TITLE WORK PROVIDED
"EXISTING MULTI-STORY WOOD FRAMED BUILDING 5,970 SQ. FT. AT GROUND LEVEL"
EXISTING MULTI-STORY MASONRY MIXED USE BUILDING 17,397 SQ. FT. AT GROUND LEVEL
EXISTING MULTI-STORY MASONRY MIXED USE BUILDING 7,414 SQ. FT. AT GROUND LEVEL
"EXISTING MULTI-STORY MASONRY MIXED USE BUILDING 7,414 SQ. FT. AT GROUND LEVEL"
COMMON BUILDING WALL
CONCRETE WALKWAY
CONC. PAVERS
RAISED BED LANDSCAPING
LANDSCAPE
ROCKS
8 PARKING STALLS
BIKE RACK
BIKE RACK A
BIKE RACK B
SIGN
GRADE
STORM VAULT RIM: 884.10' INV SW: 876.59' INV SE: 876.70' INV NE: 877.10'
SAN MH RIM: 884.84' INV NE: 876.06' INV SW: 876.09'
STORM INL. RIM: 886.05'
STORM CATCH BASIN RIM: 888.41'
SAN MH RIM: 908.43' INV NW: 897.35' INV S: 897.38'
STORM VAULT RIM: 901.20' INV NE: 900.50' INV SW: 901.70' INV S: 902.2'
SAN MH RIM: 906.63'
BLDG CORNER 0.1' NW OF PROPERTY LINE
BLDG CORNER 0.2' NW OF PROPERTY LINE
BLDG CORNER 0.1' NE OF PROPERTY LINE
BLDG CORNER 0.1' NW OF PROPERTY LINE
BM-1 T.Nail ELEV = 900.96'
BM-2 T.Nail ELEV = 912.81'
BM-3 T.Nail ELEV = 889.52'
CUL-DE-SAC CROSS ELEV = 900.96'
1" IP FOUND 0.60' SOUTH AND 0.62' EAST OF RIGHT-OF-WAY
0.75" REBAR FOUND 0.12' SOUTH AND 0.15' EAST OF RIGHT-OF-WAY
0.50" REBAR FOUND 0.27' NORTH AND 0.39' WEST OF RIGHT-OF-WAY
0.75" REBAR FOUND 0.07' NORTH AND 0.07' WEST OF RIGHT-OF-WAY
0.75" REBAR FOUND 0.06' NORTH OF RIGHT-OF-WAY
CHISELED X FOUND 0.14' SOUTH AND 0.13' EAST OF RIGHT-OF-WAY
16 20 0' WIDE EASEMENT FOR VEHICULAR ACCESS, LOADING & UNLOADING, AND TRASH COLLECTION AS PER DOC. # 3597833. PORTIONS OF SAID EASEMENT ARE NOT PLATTABLE
16 20 0' WIDE EASEMENT FOR VEHICULAR AND PEDESTRIAN INGRESS & EGRESS PER DOC. # 3597833
27 MGE GAS EASEMENT FOR THE SE 6' OF THE SOUTHWESTERLY 1/2 OF LOT1 PER DOC # 3042921
31 PERMITTED ENCROACHMENT FOR UNDERGROUND FOOTINGS, RETAINING WALL, AND RAILING PER DOC. # 3819640. GENERAL LOCATION SHOWN PER EXHIBIT "A" OF SAID DOCUMENT
39 20' WIDE SANITARY SEWER EASEMENT PER WARRANTY DEED DOCUMENT # 2995996
14 MGE EASEMENT PER DOCUMENT # 3042923
13 ENCROACHMENT AGREEMENT PER DOCUMENT # 2986647 INCLUDES (2) CANOPIES, (3) SUBTERRANEAN FOOTINGS, AND (1) SUBTERRANEAN ELEC. VAULT
17 PERMITTED ENCROACHMENT FOR BIKE RACKS PER DOC.# 4206386 GENERAL LOCATION SHOWN PER EXHIBIT "A" OF SAID DOCUMENT
15 PERMITTED ENCROACHMENT FOR FIBER OPTIC LINE PER DOC. # 3534675 NO DIMENSIONS STATED GENERAL LOCATION SHOWN PER EXHIBIT "A" OF SAID DOCUMENT
42 OVERHEAD UTILITIES SERVING PARCEL C. NO EASEMENT FOUND IN TITLE WORK PROVIDED
STORM 8" PVC
SAN 8" PVC
WAT 6" DIP
GAS
OHE
STM 12" CMP
STM 15" CMP
STM 18" CMP
STM 24" CMP
STM 30" CMP
STM 36" CMP
STM 8" PVC
SAN 10" PVC
SAN 12" PVC
SAN 15" PVC
SAN 18" PVC
SAN 24" PVC
SAN 8" PVC
WAT 12" DIP
WAT 16" DIP
WAT 8" DIP
WAT 8" PVC
GAS 4" PE
GAS 6" PE
GAS 8" PE
GAS 12" PE
GAS 16" PE
GAS 24" PE
GAS 30" PE
GAS 36" PE
GAS 42" PE
GAS 48" PE
GAS 54" PE
GAS 60" PE
GAS 66" PE
GAS 72" PE
GAS 78" PE
GAS 84" PE
GAS 90" PE
GAS 96" PE
GAS

KEYED PLAN NOTES

1	ACCESSIBLE ROUTE - 5% RUNNING SLOPE / 2% CROSS SLOPE MAX.
2	AREA WELL
3	RAISED CONCRETE PLANTERS (TYP.) - SEE SHEET L101
4	EXISTING STREET PARKING STALLS (TYP.)
5	EXISTING PARKING METER
6	EXISTING LIGHT POLE
7	EXISTING TREE/SHRUB (TYP.)
8	EXISTING SIGN
9	PLAZA IMPROVEMENT PLAN - SEE LANDSCAPE PLANS
10	BUILDING LIGHT FIXTURE (TYP.) - SEE SHEET CA102
11	TRANSFORMER ROOM ACCESS
12	STEEL EGRESS STAIR
13	RIGHT-OF-WAY



BIKE RACKS

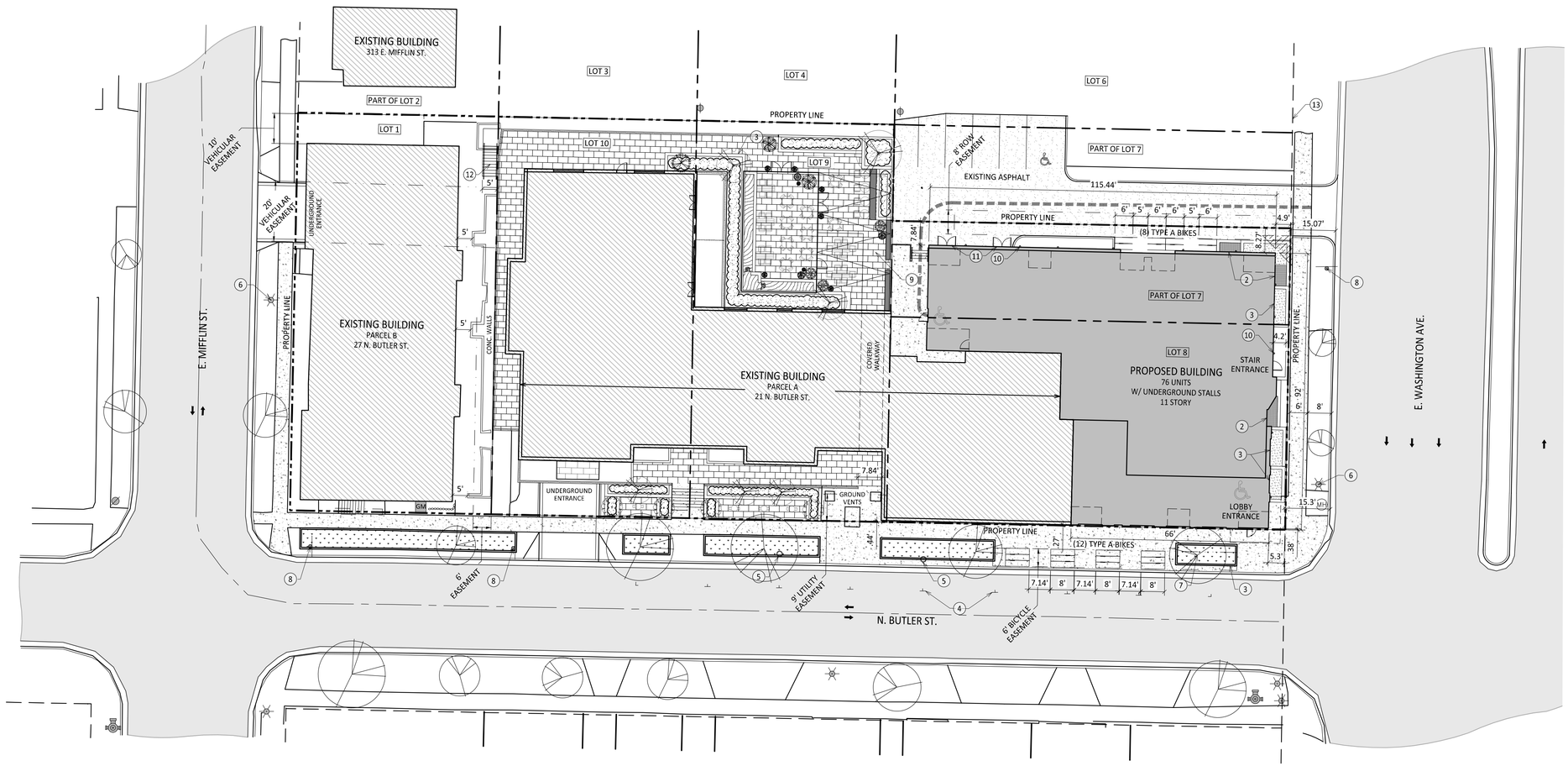
TYPE A
INTERIOR & EXTERIOR FLOOR MOUNTED: "INVERTED U" TYPE. MADRAX UX OR SARIS BIKE DOCK

TYPE B
INTERIOR FLOOR MOUNTED: MADRAX SPARTAN RACK OR SARIS CITY BIKE RACK

TYPE C
INTERIOR WALL MOUNTED: MADRAX VERTICAL RACK OR SARIS BIKE TRACK

SITE DEVELOPMENT DATA:

ZONING	PD - Planned Development
DENSITIES:	
LOT AREA	30,745 S.F. / 0.7 ACRES
DWELLING UNITS	76 UNITS
LOT AREA / D.U.	405 S.F. / D.U.
DENSITY	109 UNITS / ACRE
LOT COVERAGE	25,906 S.F. (84%)
BUILDING HEIGHT	11 STORIES / 132'-4"
COMMERCIAL AREA	9,082 S.F.
GROSS BUILDING AREA (INCL. GARAGES)	99,946 S.F.
DWELLING UNIT MIX:	
STUDIO	19
ONE BEDROOM	37
TWO BEDROOM	19
THREE BEDROOM	1
TOTAL	76 D.U.
VEHICLE PARKING STALLS:	
UNDERGROUND GARAGE - EXIST.	112 (INCL. 4 ADA)
UNDERGROUND GARAGE - NEW	16 (INCL. 1 ADA)
TOTAL	128 VEHICLE STALLS
10% EV READY (13)	
BICYCLE PARKING:	
GARAGE	86
SURFACE - COMMERCIAL/GUESTS	4
TOTAL	90 BICYCLE STALLS



1 CA101 ARCHITECTURAL SITE PLAN
1" = 20'-0"

GRAPHIC SCALE
0 20 40 60
1 INCH = 20 FT (24X36 SHEET)

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.

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

ISSUED
LUA & UDC Submittal - June 30, 2025

PROJECT TITLE
BUTLER ST. REDEVELOPMENT

15 N. BUTLER ST. & 302 E. WASHINGTON AVE. MADISON, WI.

SHEET TITLE
ARCHITECTURAL SITE PLAN

SHEET NUMBER
CA101

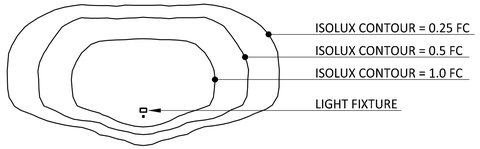
PROJECT NUMBER 2406

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LIGHT LEVEL STATISTICS

DESCRIPTION	SYMBOL	AVG.	MAX.	MIN.	MAX. / MIN.	AVG. / MIN.
Main Entrance	+	1.0 fc	5.0 fc	0.2 fc	25.0:1	5.0:1
Egress Route	+	0.8 fc	6.2 fc	0.2 fc	31.0:1	4.0:1
Commons Roof Deck - Floor 11	+	1.8 fc	5.8 fc	0.2 fc	25.0:1	5.0:1

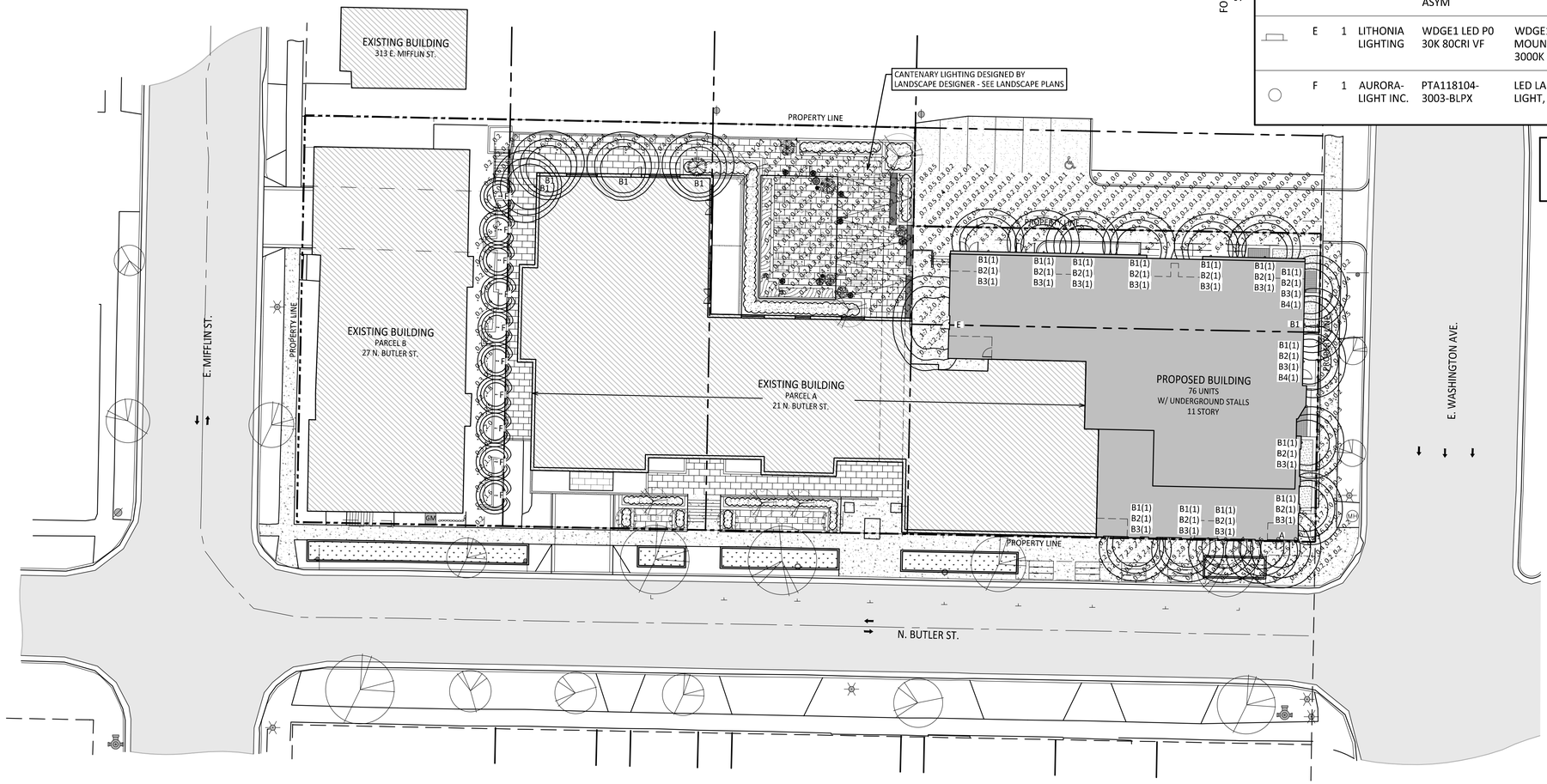
EXAMPLE LIGHT FIXTURE DISTRIBUTION



LUMINAIRE SCHEDULE

SYMBOL	LABEL	QTY.	MANUF.	CATALOG	DESCRIPTION	FILE	MOUNTING
○	A	2	LITHONIA LIGHTING	WF3 LED 30K	3" ULTRA-THIN WAFER DOWNLIGHT, 3000K, BLACK FINISH	WPX1_LED_P1 _30K_MVOLT.ies	10'-0" ABOVE GRADE ON BUILDING
○	B1	18	GOTHAM	IC04UDWC 30K 10 AR LSS ASYM DOWN	4" WALL MOUNT DOWNLIGHT, 10W, ASYMMETRIC BEAM	IC04UDWC30_10 AR LSS ASYM - DOWN.ies	9'-0" ABOVE GRADE ON BUILDING
○	B2	13	GOTHAM	IC04UDWC 30K 10 AR LSS 10D DOWN SDDB	4" WALL MOUNT DOWNLIGHT, 10W, 10 DEGREE BEAM	IC04UDWC30_10 AR LSS 10D - DOWN.ies	55'-0" ABOVE GRADE ON BUILDING
○	B3	13	GOTHAM	IC04UDWC 30K 10 AR LSS 10D DOWN SDDB	4" WALL MOUNT DOWNLIGHT, 10W, 10 DEGREE BEAM	IC04UDWC30_10 AR LSS 10D - DOWN.ies	115'-0" ABOVE GRADE ON BUILDING
○	B4	2	GOTHAM	IC04UDWC 30K 10 AR LSS 10D DOWN SDDB	4" WALL MOUNT DOWNLIGHT, 10W, 10 DEGREE BEAM	IC04UDWC30_10 AR LSS 10D - DOWN.ies	125'-0" ABOVE GRADE ON BUILDING
○	C	3	GOTHAM	IC04UDWC 30K 5 AR LSS 10D DOWN SDDB	4" WALL MOUNT DOWNLIGHT, 5W, 10 DEGREE BEAM	IC04UDWC30_5 AR LSS 10D - DOWN.ies	9'-0" ABOVE FLOOR ON BUILDING
○	D	7	ZANEEN EXTERIOR	EYES 17 IP67 3000K CRI90 ASYM	EYES HANDRAIL LIGHT, 3000K	PHOTOMETRIC_L12 R0008.ies	3'-6" ABOVE FLOOR IN RAILING
▭	E	1	LITHONIA LIGHTING	WDGE1 LED P0 30K 80CRI VF	WDGE1 WALL MOUNT LIGHT, 3000K 80CRI	WDGE1 LED P0 30K 80CRI VF.ies	10'-0"" ABOVE GRADE ON BUILDING
○	F	1	AURORA-LIGHT INC.	PTA118104-3003-BLPX	LED LANDSCAPE LIGHT, 3000K, 12V	LPL1-30 (3000K).ies	3'-0" ABOVE GRADE IN PLANTER

FOR FIXTURES C AND D SEE SHEET CA102a



1 CA102 SITE LIGHTING PLAN
1" = 20'-0"

GRAPHIC SCALE
0 20 40 60
1 INCH = 20 FT (24X36 SHEET)

GENERAL NOTES
1. (#) INDICATES QUANTITY OF LIGHTS STACKED ON BUILDING FACADE - SEE ELEVATIONS FOR PLACEMENTS

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

ISSUED
LUA & UDC Submittal - June 30, 2025

PROJECT TITLE
BUTLER ST. REDEVELOPMENT

15 N. BUTLER ST. & 302 E. WASHINGTON AVE. MADISON, WI.

SHEET TITLE
SITE LIGHTING PLAN

SHEET NUMBER
CA102

PROJECT NUMBER 2406

© Knothe & Bruce Architects, LLC

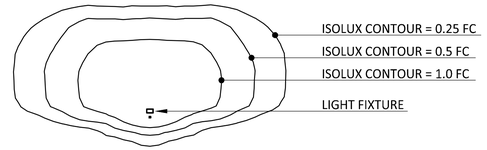
LUMINAIRE SCHEDULE

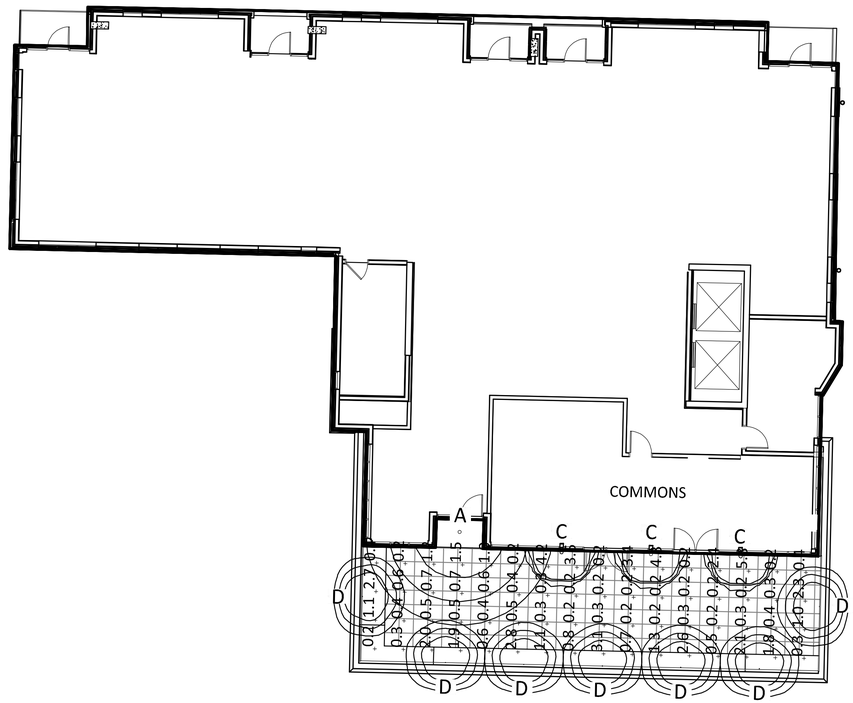
SYMBOL	LABEL	QTY.	MANUF.	CATALOG	DESCRIPTION	FILE	MOUNTING
○	C	3	GOTHAM	IC04UDWC 30K 5 AR LSS 10D DOWN SDDB	4" WALL MOUNT DOWNLIGHT, 5W, 10 DEGREE BEAM	IC04UDWC30_5 AR LSS 10D - DOWN.ies	9'-0" ABOVE FLOOR ON BUILDING
○	D	7	ZANEEN EXTERIOR	EYES 17 IP67 3000K CRI90 ASYM	EYES HANDRAIL LIGHT, 3000K	PHOTOMETRIC_L12 R0008.ies	3'-6" ABOVE FLOOR IN RAILING

LIGHT LEVEL STATISTICS

DESCRIPTION	SYMBOL	AVG.	MAX.	MIN.	MAX. / MIN.	AVG. / MIN.
Main Entrance	+	1.0 fc	5.0 fc	0.2 fc	25.0:1	5.0:1
Egress Route	+	0.8 fc	6.2 fc	0.2 fc	31.0:1	4.0:1
Commons Roof Deck - Floor 11	+	1.8 fc	5.8 fc	0.2 fc	25.0:1	5.0:1

EXAMPLE LIGHT FIXTURE DISTRIBUTION





1 CA102a ROOF DECK LIGHTING
1" = 10'-0"

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

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302 E. WASHINGTON AVE. MADISON, WI.

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ROOF DECK LIGHTING PLAN

SHEET NUMBER
CA102a

PROJECT NUMBER 2406

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FIRE ACCESS DATA

	BUILDING #1
BUILDING PERIMETER	422 LINEAR FEET

20' WIDE FIRE ACCESS LANE

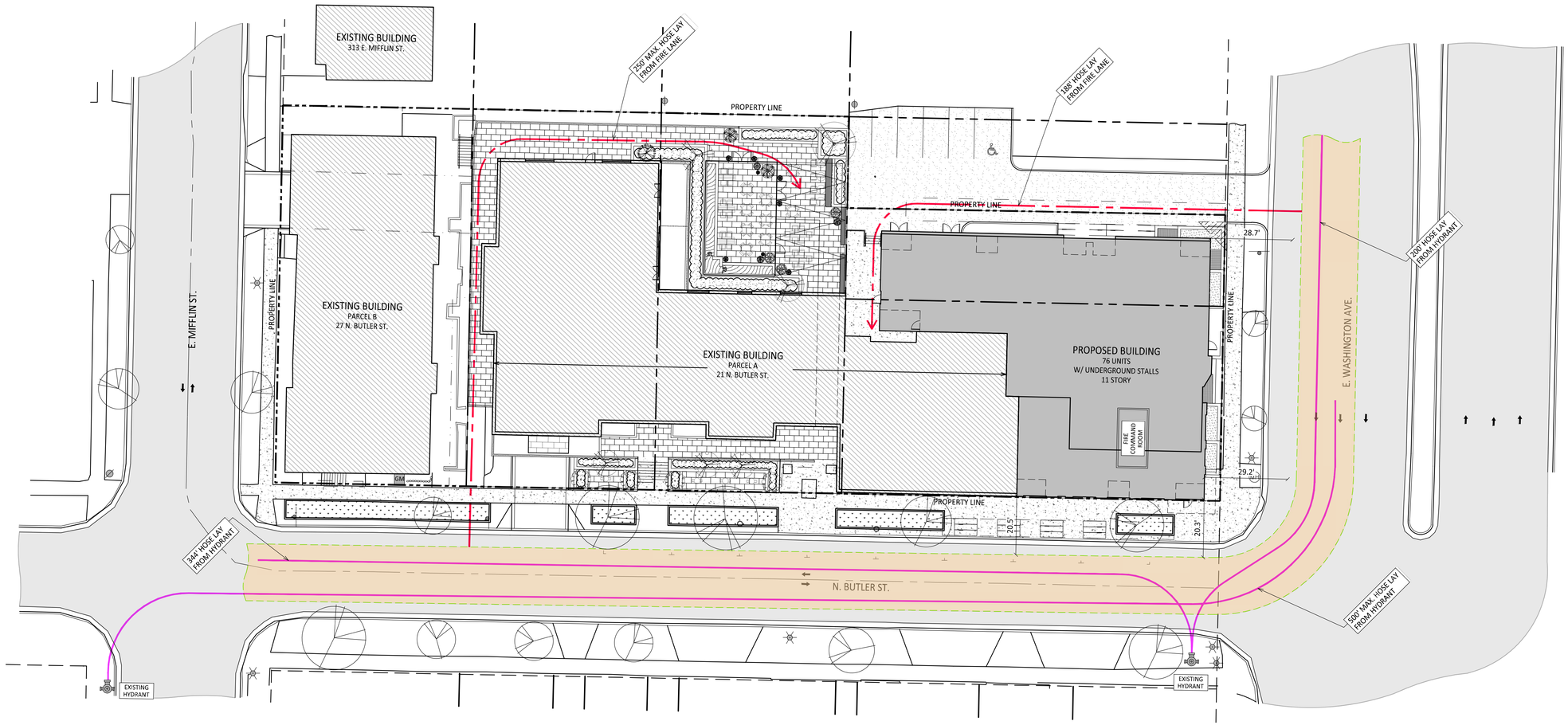
250' MAX. HOSE LAY FROM 20' FIRE ACCESS LANE

500' MAX. HOSE LAY FROM HYDRANT

knothe bruce ARCHITECTS

Phone: 608.836.3690

8401 Greenway Blvd, STE 900
Middleton, WI 53562



1 CA103 FIRE DEPARTMENT ACCESS PLAN

1" = 20'-0"

GRAPHIC SCALE

0 20 40 60

1 INCH = 20 FT (24X36 SHEET)

ISSUED

LUA & UDC Submittal - June 30, 2025

PROJECT TITLE

BUTLER ST. REDEVELOPMENT

15 N. BUTLER ST. & 302 E. WASHINGTON AVE. MADISON, WI.

SHEET TITLE

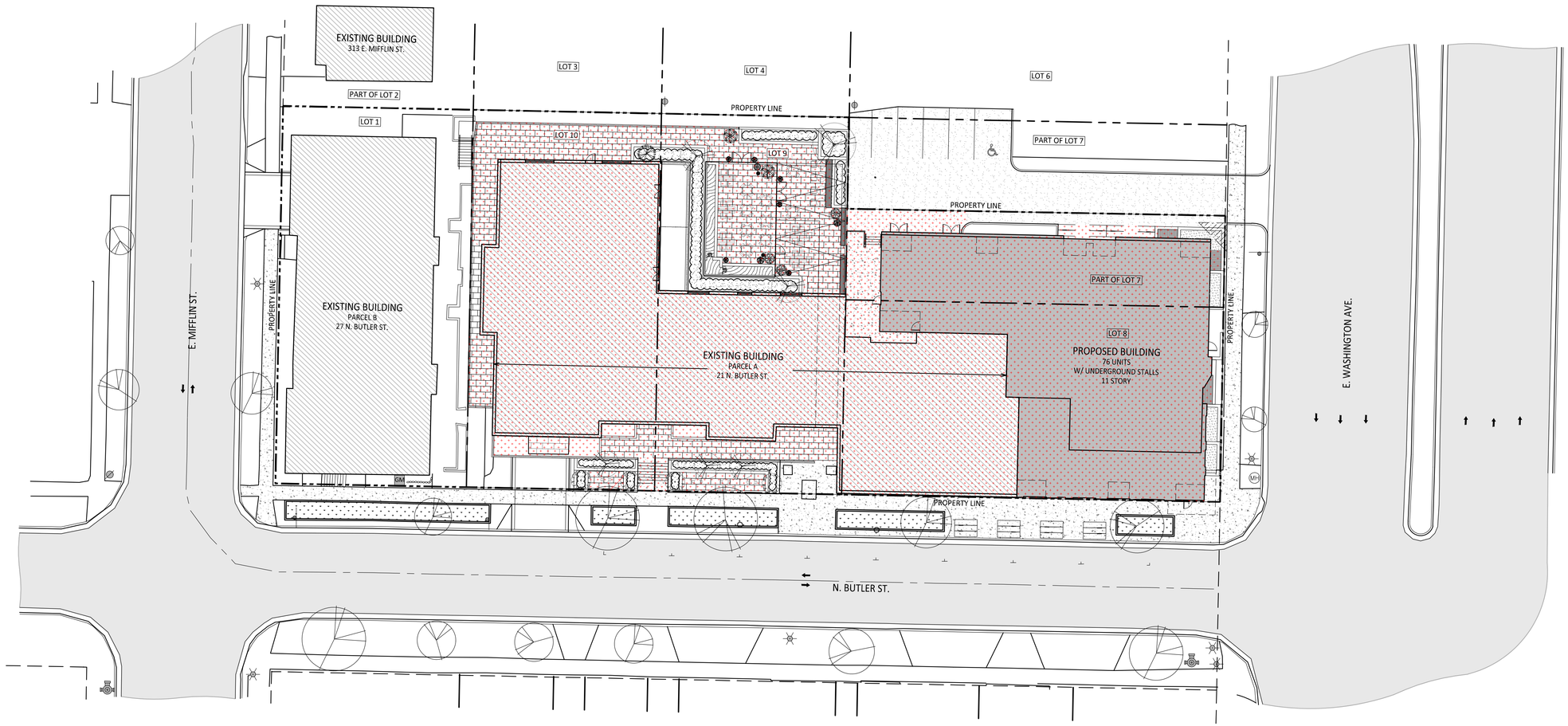
FIRE DEPT. ACCESS PLAN

SHEET NUMBER

CA103

PROJECT NUMBER 2406

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1 CA104 LOT COVERAGE
1" = 20'-0"

GRAPHIC SCALE
0 20 40 60
1 INCH = 20 FT (24X36 SHEET)

LOT COVERAGE

ZONING	PD
MAXIMUM LOT COVERAGE	N/A
LOT AREA	30,745 S.F.
PROPOSED COVERAGE	25,906 S.F. / 84%

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

ISSUED
LUA & UDC Submittal - June 30, 2025

PROJECT TITLE
BUTLER ST. REDEVELOPMENT

15 N. BUTLER ST. & 302 E. WASHINGTON AVE. MADISON, WI.

SHEET TITLE
LOT COVERAGE

SHEET NUMBER
CA104

PROJECT NUMBER 2406

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DEMOLITION NOTES

1. THIS PLAN INDICATES ITEMS ON THE SITE, NOT INCLUDING INTERNAL BUILDING DEMOLITION, INTENDED FOR DEMOLITION BASED ON THE CURRENT SITE DESIGN THAT HAVE BEEN IDENTIFIED BY A REASONABLE OBSERVATION OF THE EXISTING CONDITIONS THROUGH FIELD SURVEY RECONNAISSANCE (BY OTHERS), "DIGGER'S HOTLINE" LOCATION, AND GENERAL "STANDARD OF CARE". THERE MAY BE ADDITIONAL ITEMS THAT CAN NOT BE IDENTIFIED BY A REASONABLE ABOVE GROUND OBSERVATION, WHERE NOT INCLUDED WITHIN THE FIELD SURVEY, OF WHICH THE ENGINEER WOULD HAVE NO KNOWLEDGE OR MAY BE A PART OF ANOTHER DESIGN DISCIPLINE, IT IS THE CONTRACTOR'S / BIDDER'S RESPONSIBILITY TO REVIEW THE PLANS, INSPECT THE SITE AND PROVIDE HIS OWN DUE DILIGENCE TO INCLUDE IN HIS BID WHAT ADDITIONAL ITEMS, IN HIS OPINION, MAY BE NECESSARY FOR DEMOLITION. ANY ADDITIONAL ITEMS IDENTIFIED BY THE CONTRACTOR / BIDDER SHALL BE IDENTIFIED IN THE BID AND REPORTED TO THE OWNER AND ENGINEER OF RECORD. WYSER ENGINEERING TAKES NO RESPONSIBILITY FOR ITEMS ON THE PROPERTY THAT COULD NOT BE LOCATED BY A REASONABLE OBSERVATION OF THE PROPERTY OR OF WHICH THEY WOULD HAVE NO KNOWLEDGE.

2. PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR:
   - 2.1. EXAMINING ALL SITE CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE OWNER AND ENGINEER AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.
   - 2.2. VERIFYING UTILITY ELEVATIONS AND NOTIFYING OWNER AND ENGINEER OR ANY DISCREPANCIES. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCIES ARE RESOLVED.
   - 2.3. NOTIFYING ALL UTILITIES PRIOR TO THE REMOVAL OF ANY UNDERGROUND UTILITIES.
   - 2.4. NOTIFYING THE OWNER, DESIGN ENGINEER AND LOCAL CONTROLLING MUNICIPALITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION INSPECTION.

3. CONTRACTOR IS SOLELY RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF THESE IMPROVEMENTS.

4. CONTRACTOR SHALL KEEP ALL STREETS AND ADJOINING SHARED ACCESS ROADWAYS FREE AND CLEAR OF ALL CONSTRUCTION RELATED DIRT, DUST AND DEBRIS.

5. ALL TREES WITHIN THE CONSTRUCTION LIMITS SHALL BE REMOVED UNLESS SPECIFICALLY CALLED OUT FOR PROTECTION. ALL TREES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY, STUMPS SHALL BE GROUND TO PROPOSED SUBGRADE.

6. PERFORM TREE PRUNING IN ALL LOCATIONS WHERE PROPOSED PAVEMENT AND / OR UTILITY INSTALLATION ENCROACH WITHIN THE EXISTING DRIP LINE OF THE TREES TO REMAIN. ALL TRENCHING WITHIN THE EXISTING DRIP LINE OF THE TREES TO REMAIN SHALL BE DONE RADIALLY AWAY FROM THE TRUNK IF ROOTS IN EXCESS OF 1" DIAMETER ARE EXPOSED. ROOTS MUST BE CUT BY REPUTABLE TREE PRUNING SERVICE PRIOR TO ANY TRANSVERSE TRENCHING.

7. ALL LIGHT POLES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY, INCLUDING BASE AND ALL APPURTENANCES. SALVAGE FOR RELOCATION. COORDINATE RELOCATION AND / OR ABANDONMENT OF ALL ELECTRIC LINES WITH ELECTRICAL ENGINEER AND OWNER PRIOR TO DEMOLITION.

8. CONTRACTOR SHALL COORDINATE PRIVATE UTILITY REMOVAL / ABANDONMENT AND NECESSARY RELOCATIONS WITH RESPECTIVE UTILITY COMPANY. COORDINATION REQUIRED PRIOR TO CONSTRUCTION.

9. ABANDONED / REMOVED ITEMS SHALL BE DISPOSED OF OFF SITE UNLESS OTHERWISE NOTED.

10. THE CONTRACTOR SHALL INSTALL A PEDESTRIAN FENCE AROUND ALL EXCAVATIONS TO BE LEFT OPEN OVERNIGHT AS REQUIRED.

11. CONTRACTOR TO REMOVE EXISTING UTILITY PIPE AND BACKFILL WITH SELECT FILL OR PROVIDE PIPE BACK-FILLING WITHIN BUILDING FOOTPRINT USING "LOW DENSITY CONCRETE / FLOWABLE FILL".

12. GRANULAR BACKFILL MATERIALS ARE REQUIRED FOR FILL UNDER PROPOSED PAVED AREAS.

13. RESTORATION OF THE EXISTING RIGHT-OF-WAYS AS NEEDED ARE CONSIDERED INCIDENTAL AND SHOULD BE PART OF THE COST OF THE UNDERGROUND IMPROVEMENTS, DEMOLITION AND REMOVAL, THIS INCLUDES, BUT IS NOT LIMITED TO, CURB & GUTTER, SIDEWALK, TOPSOIL, SEEDING AND MULCHING.

14. ANY SANITARY SEWER, SANITARY SEWER SERVICES, WATER MAIN, WATER SERVICES, STORM SEWER, OR OTHER UTILITIES, WHICH ARE DAMAGED BY THE CONTRACTORS, SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.

GENERAL NOTES

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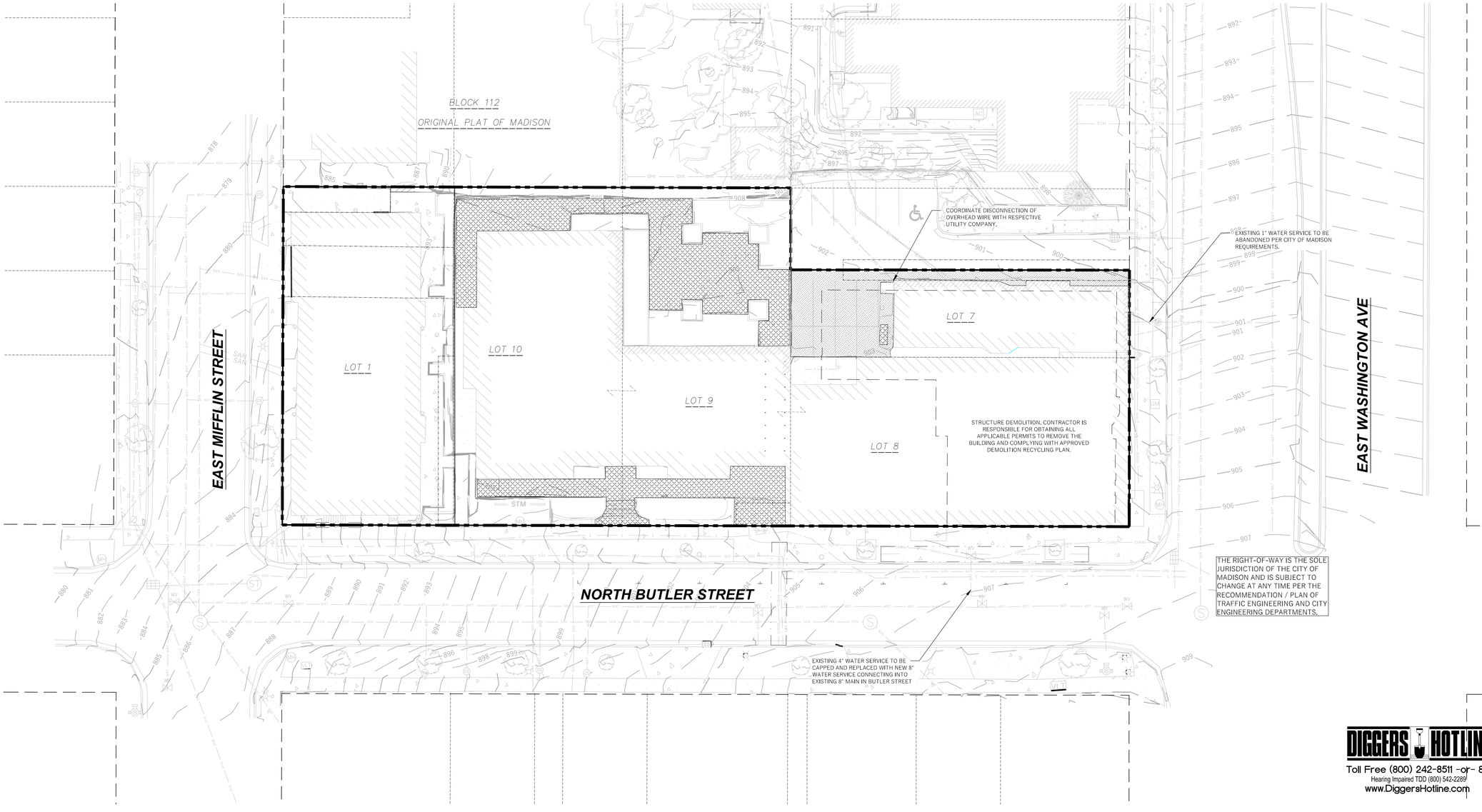
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LEGEND (PROPOSED)

- PROPERTY LINE
- NEW BUILDING (FOR REFERENCE)
- SAWCUT LIMITS
- FULL SECTION ASPHALT REMOVAL AREA
- CONCRETE REMOVAL AREA

NORTH



DIGGERS HOTLINE
Toll Free (800) 242-8511 -or- 811
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

WYSER ENGINEERING

15 N BUTLER ST. & 302 E. WASHINGTON AVE.
MADISON, WI 53703

BUTLER ST. REDEVELOPMENT
CITY OF MADISON, DANE COUNTY, WI

Sheet Title: DEMOLITION PLAN

Revisions:

No.	Date:	Description:

Graphic Scale	0' 5' 10' 20' 30'
Wyser Number	24-1239
Set Type	LUA & UDC
Date Issued	06/30/2025
Sheet Number	C101

File: W:\2024\241239_Butler Plaza, E. Washington Ave\Dwg\24-1239_Civil Design.dwg Layout: Demo Plan User: awatkins Plotted: Jun 30, 2025 - 7:46am

GENERAL NOTES

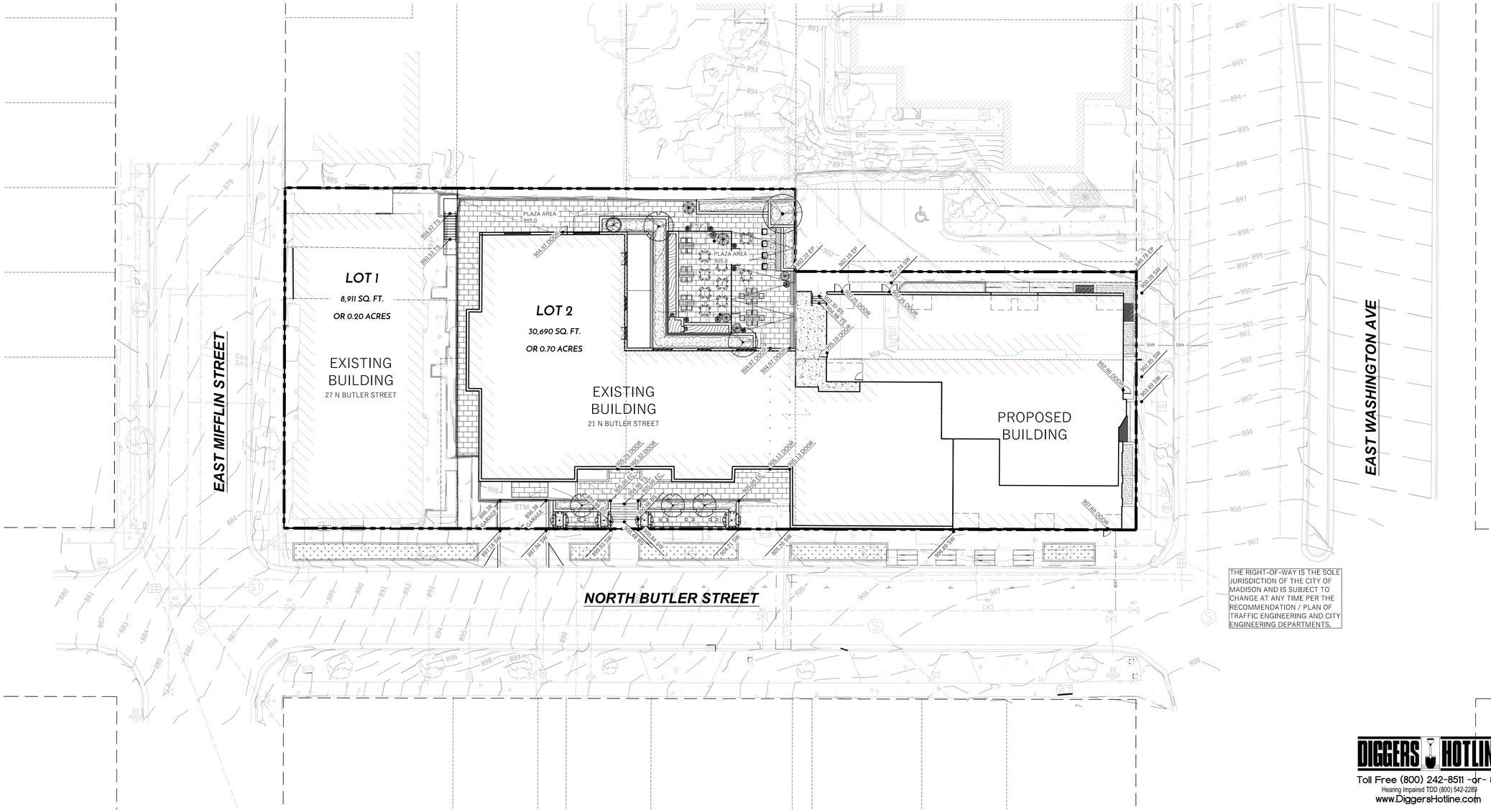
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LEGEND (PROPOSED)

- PROPERTY BOUNDARY
- EASEMENT
- BUILDING FOOTPRINT
- CONCRETE PAVEMENT
- 1180 — PROPOSED MAJOR CONTOUR
- 1181 — PROPOSED MINOR CONTOUR
- STM — STM — PROPOSED STORM SEWER
- 1181.25 EP — SPOT GRADE
- DRAINAGE GRADE BREAK
- 1.0% — DRAINAGE ARROW

NORTH

NOTE:
SPOT GRADES ARE AS FOLLOWS:
FFE - FINISHED FLOOR GRADE
EP - EDGE OF ASPHALT PAVEMENT
EC - EDGE OF CONCRETE PAVEMENT
BC - BACK OF CURB
SW - EDGE OF SIDEWALK
FG - FINISH GRADE
TW - FINISH GRADE ADJACENT TOP OF WALL
BW - FINISH GRADE ADJACENT BOTTOM OF WALL (NOT FOOTING)


LOT 1
8,911 SQ. FT.
OR 0.20 ACRES
EXISTING BUILDING
27 N BUTLER STREET
LOT 2
30,690 SQ. FT.
OR 0.70 ACRES
EXISTING BUILDING
21 N BUTLER STREET
PROPOSED BUILDING
PLAZA AREA
905.0
PLAZA AREA
905.0
EAST MIFFLIN STREET
EAST WASHINGTON AVE
NORTH BUTLER STREET
894.97 TS
895.13 TS
894.97 DOOR
902.27 EP
902.16 EP
902.24 SW
902.25 DOOR
902.20 BC
902.08 TS
902.10 DOOR
894.97 DOOR
894.97 DOOR
902.78 EP
902.78 SW
902.29 SW
902.85 SW
903.65 SW
902.90 DOOR
907.80 DOOR
905.25 DOOR
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905.01 EP
905.01 EP

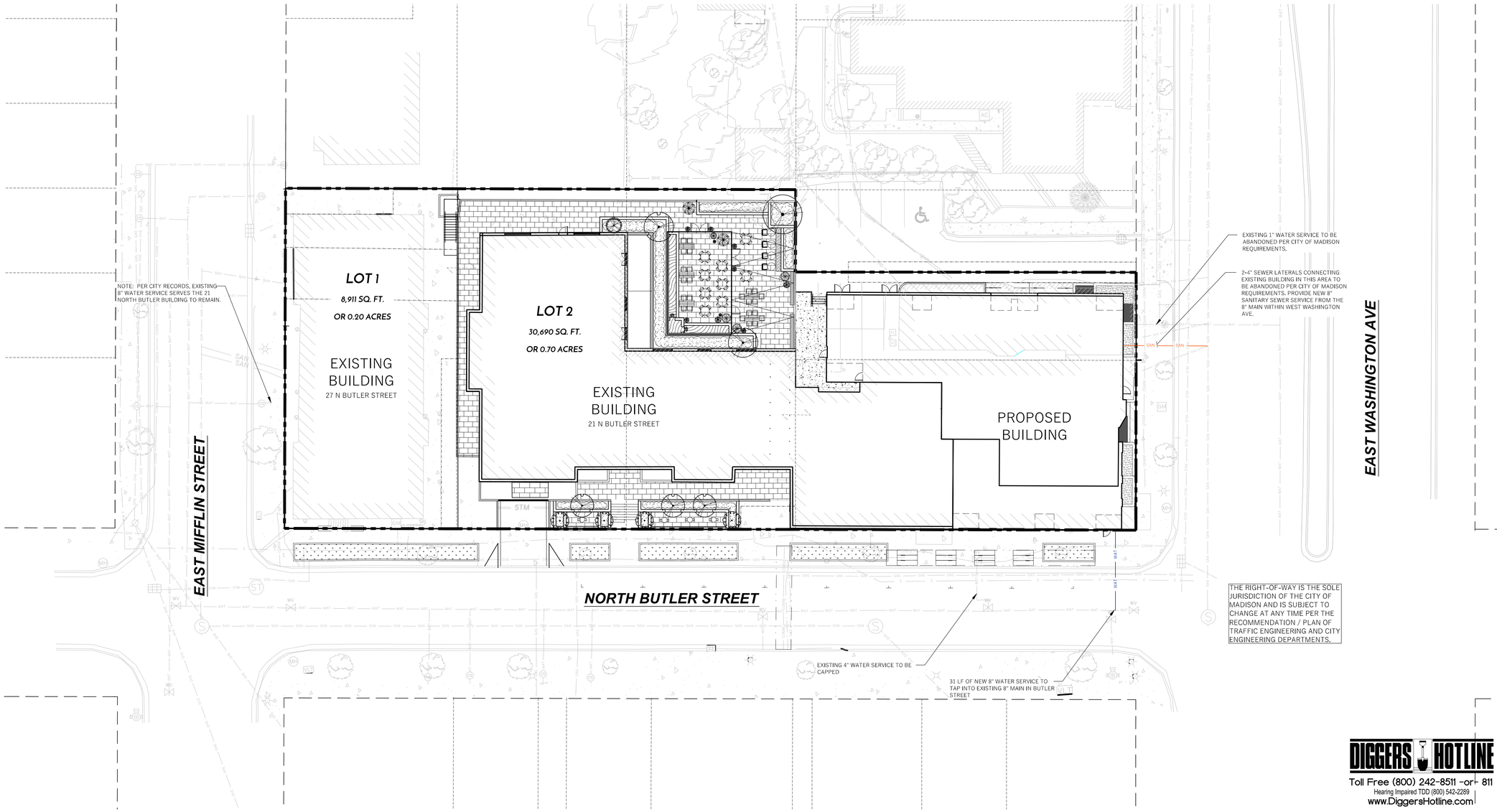
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LEGEND (PROPOSED)

- PROPERTY BOUNDARY
- EASEMENT
- BUILDING FOOTPRINT
- CONCRETE PAVEMENT
- WAT — PROPOSED WATER MAIN
- SAN — PROPOSED SANITARY SEWER
- STM — PROPOSED STORM SEWER
- GAS — PROPOSED GAS SERVICE (DESIGN BY OTHERS)
- E — PROPOSED ELECTRIC SERVICE (DESIGN BY OTHERS)

NORTH



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WYSER ENGINEERING

15 N BUTLER ST. & 302 E. WASHINGTON AVE.
MADISON, WI 53703

BUTLER ST. REDEVELOPMENT
CITY OF MADISON, DANE COUNTY, WI

Sheet Title: UTILITY PLAN

Revisions:

No.	Date:	Description:

Graphic Scale	0' 5' 10' 20' 30'
Wyser Number	24-1239
Set Type	LUA & UDC
Date Issued	06/30/2025
Sheet Number	C300

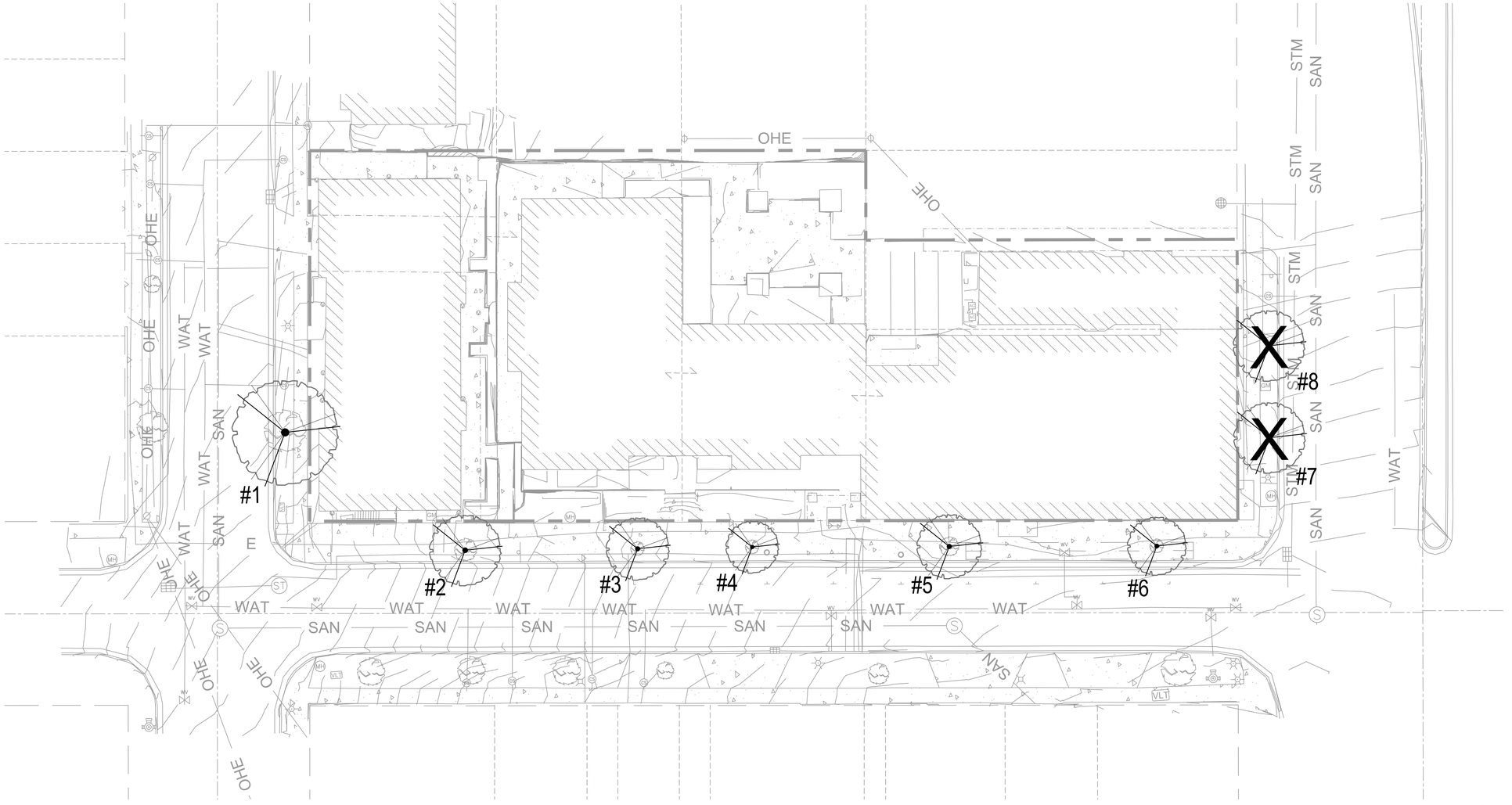
File: W:\2024\241239_Butler Plaza, E. Washington Ave\Dwg\24-1239_Civil Design.dwg Layout: Utility Plan User: awatkins Plotted: Jun 30, 2025 - 10:05am

NOTES

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY SURVEY INFORMATION AND SITE CONDITIONS PRIOR TO START OF CONSTRUCTION AND REPORT ANY DISCREPANCIES. CONTRACTOR SHALL CONTACT DIGGER'S HOTLINE TO LOCATE ALL PUBLIC AND PRIVATE UTILITIES PRIOR TO THE START OF CONSTRUCTION. ANY DAMAGE CAUSED TO EXISTING UTILITIES, EITHER SHOWN OR NOT, SHALL BE REPAIRED AND PAID FOR AT THE CONTRACTOR'S EXPENSE.
2. CONTRACTOR SHALL PROTECT BENCHMARKS.
3. ALL EXISTING PLANT MATERIAL IS SHOWN AT EXISTING, APPROXIMATED SIZE PER CITY OF MADISON STANDARDS.
4. THIS PROJECT PROPOSES THE REMOVAL OF TWO (2) TREES IN THE EAST WASHINGTON AVE TERRACE. THE CONTRACTOR SHALL CONTACT CITY FORESTRY AT 266-4816 TO ISSUE A STREET TREE REMOVAL PERMIT. 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: WWW.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 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 MAY BE 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.

EXISTING TREE INVENTORY

Number	Species	Caliper (in)	Disposition	Public
1	Green Ash	18	Remain	Yes
2	Honey Locust	12	Remain	Yes
3	Honey Locust	11	Remain	Yes
4	Honey Locust	9	Remain	Yes
5	Honey Locust	11	Remain	Yes
6	Honey Locust	10	Remain	Yes
7	Ginkgo	12	Remove	Yes
8	Ginkgo	12	Remove	Yes



1 TREE PRESERVATION AND REMOVAL PLAN
1" = 20'-0"

0 20' 40'
1" = 20'

NORTH

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

saiki DESIGN

ISSUED
LAND USE APPLICATION - 06-30-2025

WISCONSIN
Abbie Moillen
LA-673
Madison
Wisconsin
LANDSCAPE ARCHITECT
6/30/2025

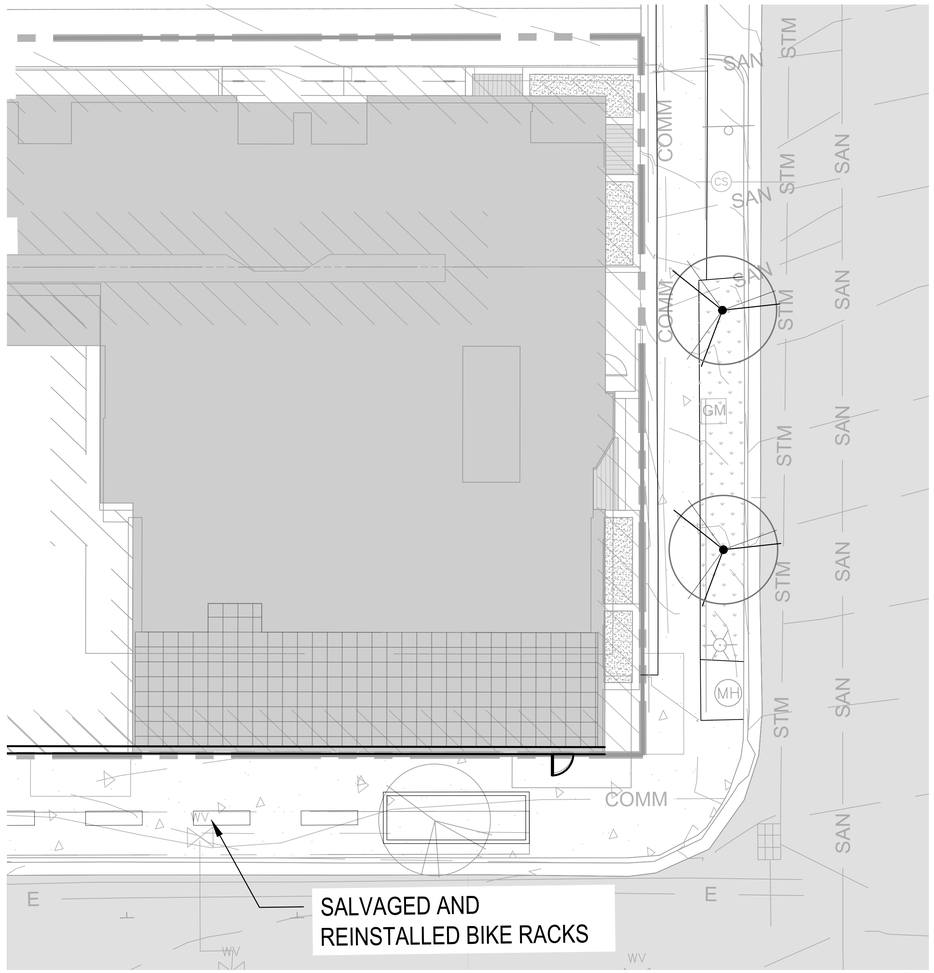
BUTLER STREET REDEVELOPMENT
PROJECT TITLE

BUTLER ST.
MADISON, WI.
SHEET TITLE
TREE PRESERVATION AND REMOVAL PLAN

SHEET NUMBER
L100

PROJECT NUMBER 2406

© Knothe & Bruce Architects, LLC



1 SITE FURNISHINGS PLAN - SOUTHEAST STREETSCAPE
1" = 10'-0"

0 10' 20'
1" = 10'

NORTH

NOTES

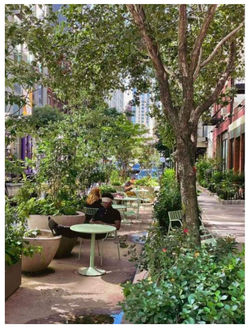
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2. PROTECT ALL BENCHMARKS. PROTECT ALL EXISTING PAVEMENTS, CURBS, UTILITIES, AND OTHER IMPROVEMENTS TO REMAIN FROM CONSTRUCTION ACTIVITIES. INCLUDE ANY RELOCATED BENCHMARKS IN AS-BUILT DRAWINGS.
3. PROVIDE CONSTRUCTION STAKING FOR ALL HORIZONTAL AND VERTICAL ALIGNMENTS.
4. ANY DEVIATION FROM CONCRETE JOINTING OR PAVER LAYOUT AS SHOWN ON THE PLANS WILL REQUIRE REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO PROCEEDING WITH MODIFICATIONS.
5. RESTORE ALL AREAS DISTURBED BY CONSTRUCTION WITHIN OR OUTSIDE OF THE CONSTRUCTION BOUNDARY TO PRE-DISTURBANCE STANDARDS AT NO COST TO THE OWNER OR CITY.
6. CONTACT CITY OF MADISON PRIOR TO PERFORMING ANY WORK WITHIN THE CITY RIGHT OF WAY TO CONFIRM RESTORATION.
7. THE RIGHT OF WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATION OF TRAFFIC ENGINEERING AND ENGINEERING DIVISIONS. FORWARD ANY CHANGES PROPOSED BY CITY OFFICIALS TO LANDSCAPE ARCHITECT FOR CONSIDERATION AND DIRECTION BEFORE PROCEEDING.
8. ALL FURNITURE SHOWN IS FOR SCALE ONLY.


SEATWALL AND PLANTINGS


TERRACE PLANTING

SITE FURNISHINGS


BENCH

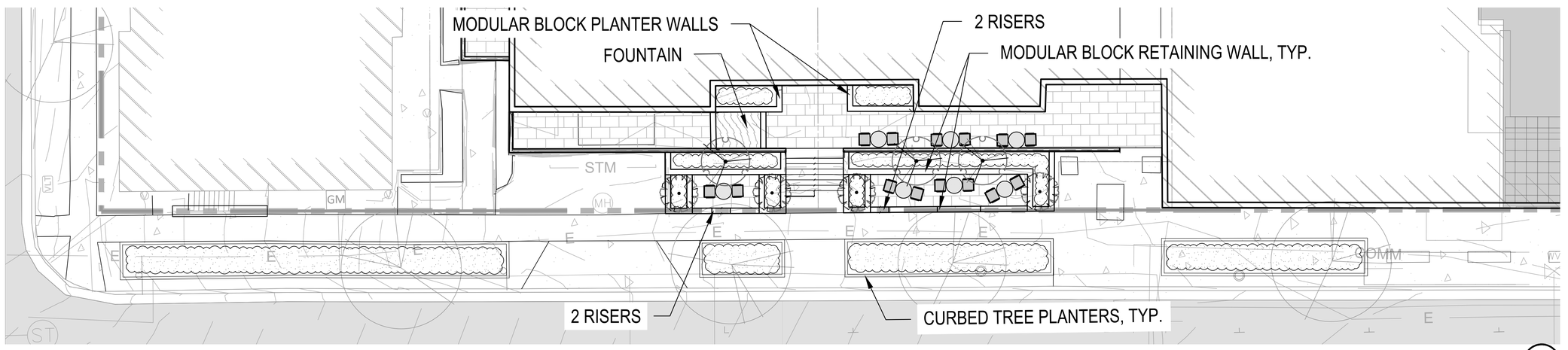

SEATING


RAISED SEATING AREA


SEATING


TERRACE PLANTING

LEGEND
- PEDESTAL PAVERS
- LAWN
- PLANTINGS, SEE L300/L301
- EXISTING PARAPET AND RAILING



2 SITE FURNISHINGS PLAN - NORTHWEST STREETSCAPE
1" = 10'-0"

0 10' 20'
1" = 10'

NORTH

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

saiki DESIGN

ISSUED
LAND USE APPLICATION - 06-30-2025

WISCONSIN
Abbie Mollien
LA-673
Madison
Wisconsin
LANDSCAPE ARCHITECT
6/30/2025

BUTLER STREET REDEVELOPMENT
PROJECT TITLE

BUTLER ST.
MADISON, WI.
SHEET TITLE
SITE FURNISHING LAYOUT PLAN

SHEET NUMBER
L200

PROJECT NUMBER 2406

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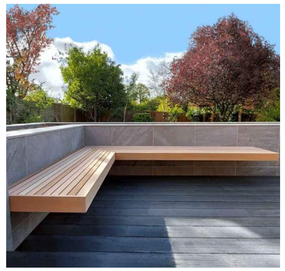
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LEGEND

- PEDESTAL PAVERS
- LAWN
- PLANTINGS, SEE L300/L301
- EXISTING PARAPET AND RAILING

SITE FURNISHINGS


BENCH

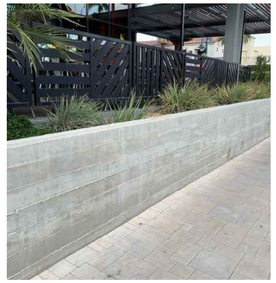

GREENHOUSE


OVERHEAD LIGHTING

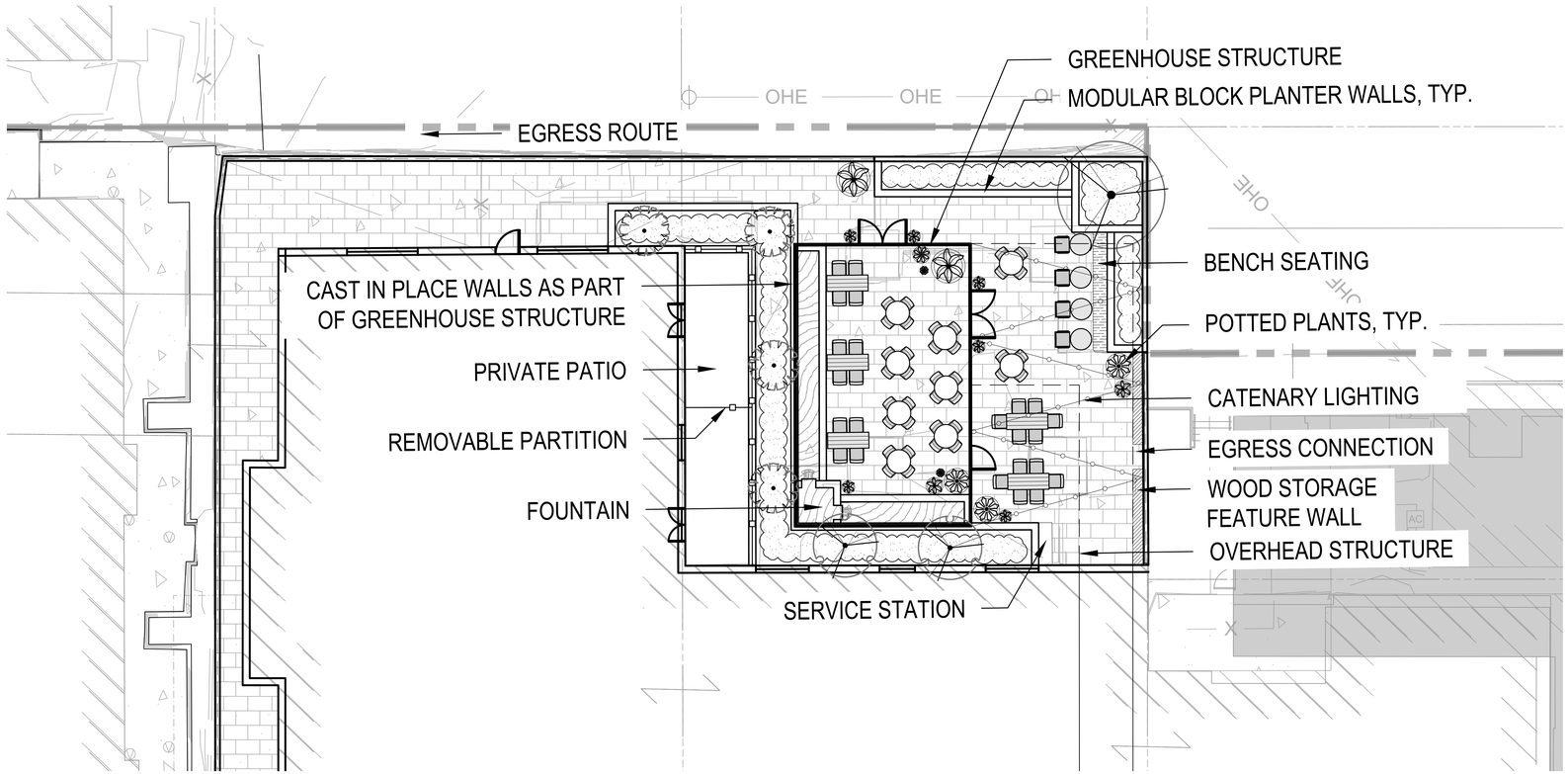

RAISED PLANTERS


OVERHEAD STRUCTURE


WOOD STORAGE


PLANTER WALL

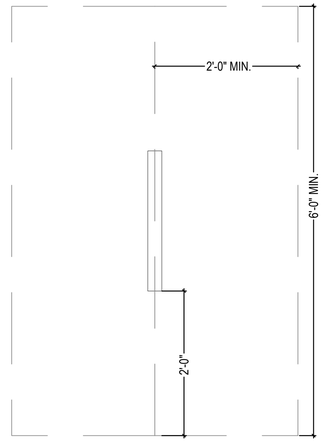

FOUNTAIN



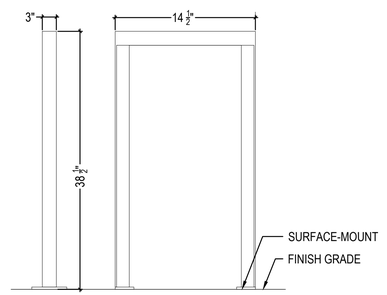
1 SITE FURNISHINGS PLAN - REAR PATIO
1" = 10'-0"

0 10' 20'
1" = 10'

NORTH



PLAN VIEW



SIDE & FRONT ELEVATIONS

NOTES:
1. BIKE STALLS SHALL BE A MINIMUM OF 2' BY 6'. PLACEMENT SHALL NOT RESULT IN A BICYCLE OBSTRUCTING A WALKWAY.
2. BASIS-OF-DESIGN: "METRO" BIKE RACK BY MADRAX. FLUSH MOUNT, BLACK POWDERCOAT FINISH.
3. RACKS SHALL BE SPACED 4'-0" APART AND AS INDICATED ON DRAWINGS

2 BIKE RACK DETAIL
NTS

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

saiki DESIGN

ISSUED
LAND USE APPLICATION - 06-30-2025

WISCONSIN Abbie Mollien LA-673 Madison Wisconsin LANDSCAPE ARCHITECT
6/30/2025

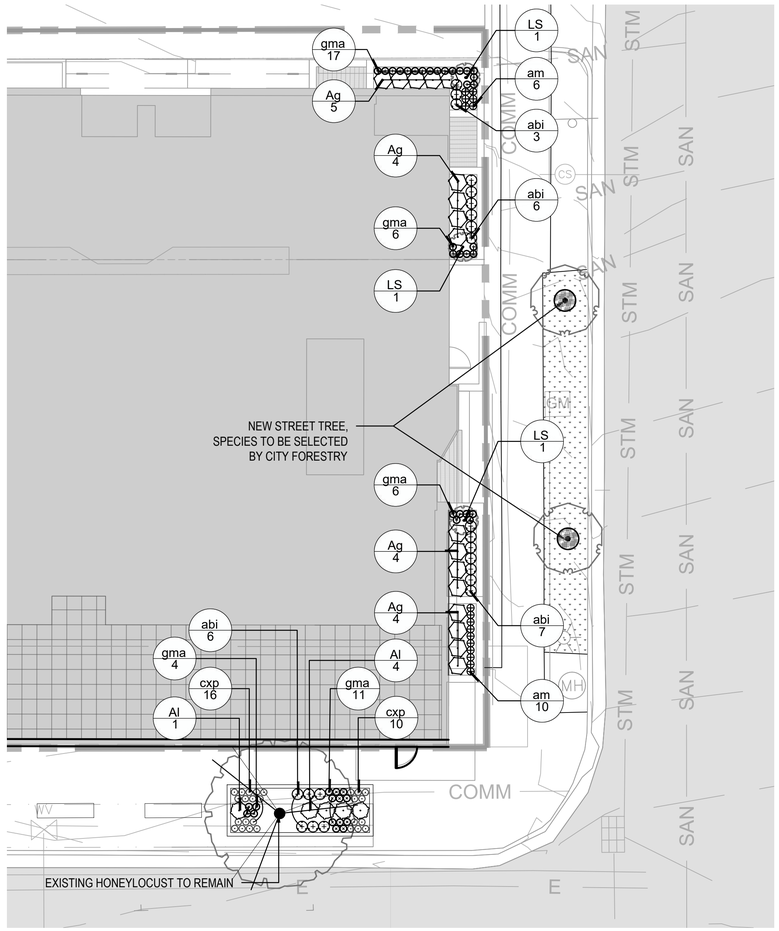
BUTLER STREET REDEVELOPMENT
PROJECT TITLE

BUTLER ST.
MADISON, WI.
SHEET TITLE
SITE FURNISHING LAYOUT PLAN

SHEET NUMBER
L201

PROJECT NUMBER 2406

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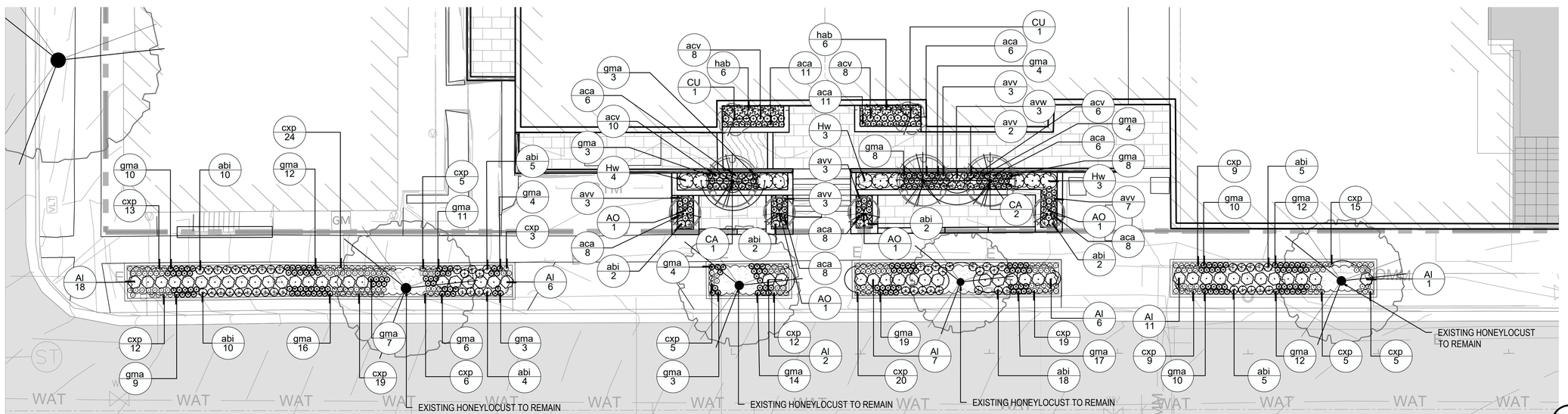
1 PLANTING PLAN - SOUTHEAST STREETSCAPE

1" = 10'-0"

0 10' 20'

1" = 10'

NORTH



2 PLANTING PLAN - NORTHWEST STREETSCAPE

1" = 10'-0"

0 10' 20'

1" = 10'

NORTH

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL/HEIGHT	SPACING
ORNAMENTAL TREES						
	AO	4	Amelanchier alnifolia 'Obelisk' / Standing Ovation™ Serviceberry	15 gal	2" - 2.5" Cal	Per Plan
	CU	2	Carpinus caroliniana 'J.N. Upright' / Firespire® American Hornbeam	B&B	2"Cal	Per Plan
	CA	3	Cornus alternifolia / Pagoda Dogwood	15 gal	2" - 2.5" Cal	Per Plan
	LS	3	Liquidambar styraciflua 'Slender Silhouette' / Slender Silhouette Sweet Gum	10 gal	2" - 2.5" Cal	Per Plan

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	HEIGHT
DECIDUOUS SHRUBS						
	Ag	17	Aronia melanocarpa 'UCONNAM012' / Ground Hug® Black Chokeberry	2 gal	30" O.C.	12" MIN.
	Al	56	Aronia melanocarpa Low Scape Mound / Low Scape Mound Aronia	3 gal	30" O.C.	18" MIN.
	Hw	10	Hydrangea quercifolia 'Pee Wee' / Pee Wee Oakleaf Hydrangea	3 gal	36" O.C.	18" MIN.
ORNAMENTAL GRASSES						
	cxp	207	Carex pensylvanica / Pennsylvania Sedge	1 qt	12" O.C.	6" MIN.
PERENNIALS						
	am	16	Allium x 'Millenium' / Millenium Ornamental Onion	1 gal	12" O.C.	6" MIN.
	abi	87	Amsonia x 'Blue Ice' / Blue Ice Bluestar	1 gal	18" O.C.	12" MIN.
	aca	72	Asarum canadense / Wild Ginger	1 qt	12" O.C.	6" MIN.
	avw	3	Astilbe chinensis 'Vision in White' / Vision in White Chinese Astilbe	1 gal	18" O.C.	12" MIN.
	acv	32	Astilbe chinensis 'Visions' / Visions Chinese Astilbe	1 gal	15" O.C.	12" MIN.
	avv	21	Astilbe x 'Vision Vulcano' / Vision Vulcano Astilbe	1 gal	12" O.C.	12" MIN.
	gma	253	Geranium maculatum / Spotted Geranium	1 gal	12" O.C.	6" MIN.
	hab	12	Heuchera villosa 'Autumn Bride' / Autumn Bride Hairy Alumroot	1 gal	24" O.C.	12" MIN.

NOTES

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6. ALL WRAPPINGS, WIRE BASKETS, BURLAP, AND OTHER MISCELLANEOUS MATERIAL SHALL BE COMPLETELY REMOVED FROM ALL SHRUB AND TREE ROOT BALLS PRIOR TO INSTALLATION.
7. VISUALLY INSPECT AND VERIFY SPECIFIED TOPSOIL AND PLANTING SOIL DEPTHS ARE PRESENT PRIOR TO PLANTING AS OUTLINED IN SPECIFICATIONS.
8. ANY LAWN OR LANDSCAPED AREAS WITHIN OR OUTSIDE OF THE CONSTRUCTION BOUNDARY THAT ARE DISTURBED SHALL BE RE-SEEDED AND/OR REPAIRED WITH ORIGINAL MATERIALS AND TO PRE-DISTURBANCE STANDARDS AT NO COST TO THE OWNER OR CITY.
9. APPLY MYCORRHIZAL FUNGI TO ALL PLANTINGS AS OUTLINED IN SPECIFICATIONS.
10. ALL PLANTING AREAS TO RECEIVE 3" DEPTH OF SHREDDED HARDWOOD BARK MULCH, UNLESS OTHERWISE SPECIFIED.
11. CONTRACTOR IS RESPONSIBLE FOR WATERING AND MAINTENANCE OF PLANT MATERIAL, SEE SPECIFICATIONS FOR MORE INFORMATION.

kba
knothe • bruce
ARCHITECTS
Phone: 608.836.3690
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saiki
DESIGN

ISSUED

LAND USE APPLICATION - 06-30-2025

WISCONSIN
Abbie Mollien
LA-673
Madison
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LANDSCAPE ARCHITECT

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BUTLER STREET REDEVELOPMENT

PROJECT TITLE

BUTLER ST.
MADISON, WI.

SHEET TITLE

PLANTING PLAN

SHEET NUMBER

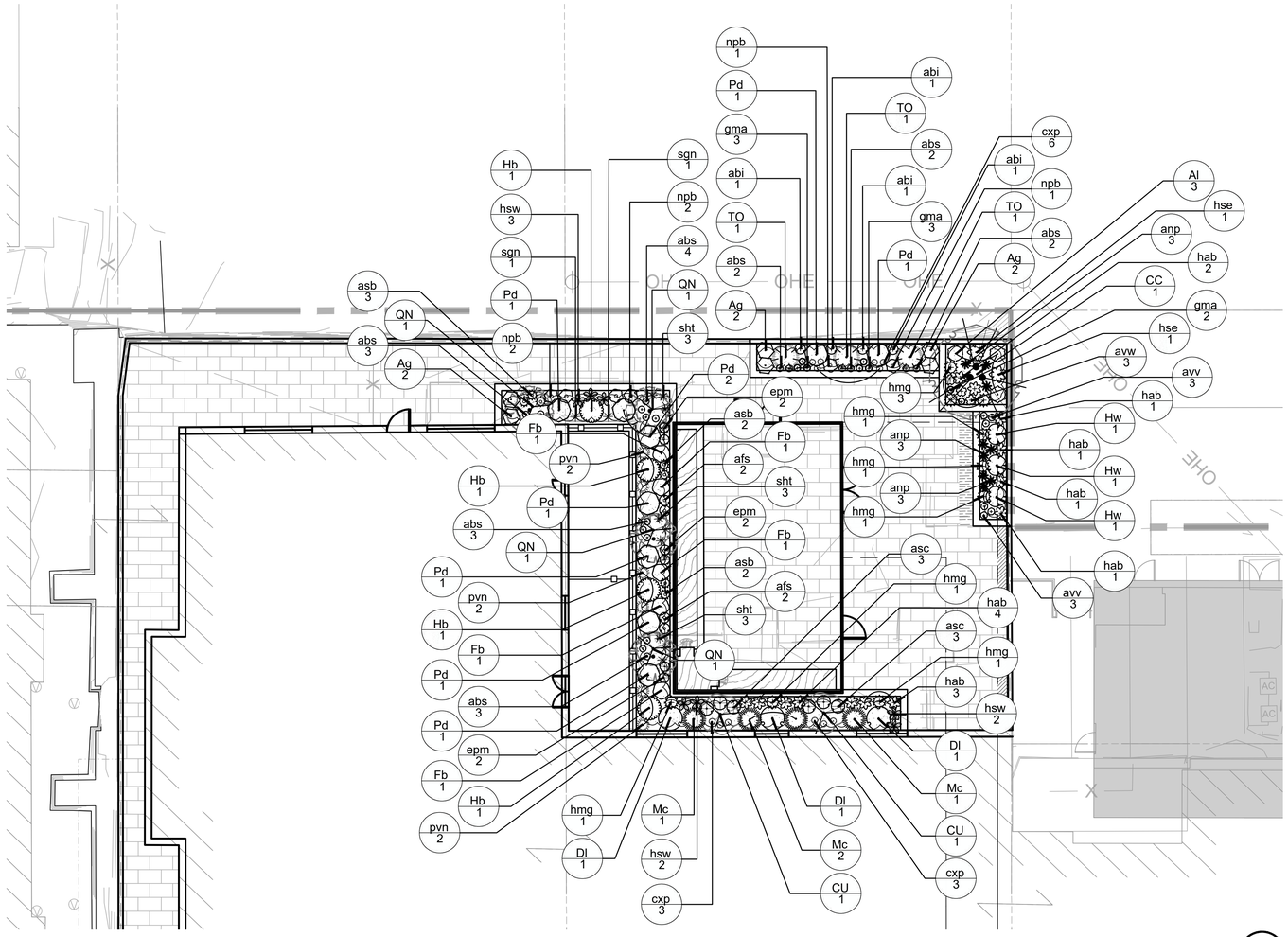
L300

PROJECT NUMBER 2406

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OHE
OHE
OHE

PLANT SCHEDULE - TOTAL SITE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL/HEIGHT	SPACING
DECIDUOUS TREES						
	QN	4	Quercus robur x bicolor 'Nadler' / Kindred Spirit® Oak	B&B	1.5"Cal	Per Plan
EVERGREEN TREES						
	TO	3	Thuja occidentalis 'Holmstrup' / Holmstrup Arborvitae	15 gal	2"CAL, 6' HT (MIN.)	Per Plan
ORNAMENTAL TREES						
	AO	4	Amelanchier alnifolia 'Obelisk' / Standing Ovation™ Serviceberry	15 gal	2" - 2.5" Cal	Per Plan
	CU	4	Carpinus caroliniana 'J.N. Upright' / Firespire® American Hornbeam	B&B	2"Cal	Per Plan
	CC	1	Cercis canadensis / Eastern Redbud	B&B	6' HT (MIN.), MULTI-STEMMED	Per Plan
	CA	3	Cornus alternifolia / Pagoda Dogwood	15 gal	2" - 2.5" Cal	Per Plan
	LS	3	Liquidambar styraciflua 'Slender Silhouette' / Slender Silhouette Sweet Gum	10 gal	2" - 2.5" Cal	Per Plan

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	HEIGHT
DECIDUOUS SHRUBS						
	Ag	23	Aronia melanocarpa 'UCONNAM012' / Ground Hug® Black Chokeberry	2 gal	30" O.C.	12" MIN.
	Al	59	Aronia melanocarpa Low Scape Mound / Low Scape Mound Aronia	3 gal	30" O.C.	18" MIN.
	Dl	3	Diervilla lonicera / Bush Honeysuckle	3 gal	42" O.C.	18" MIN.
	Fb	5	Forsythia viridissima 'Bronxensis' / Bronx Forsythia	3 gal	30" O.C.	18" MIN.
	Hb	4	Hydrangea paniculata 'ILVOBO' / Bobo® Panicle Hydrangea	3 gal	42" O.C.	18" MIN.
	Hw	13	Hydrangea quercifolia 'Pee Wee' / Pee Wee Oakleaf Hydrangea	3 gal	36" O.C.	18" MIN.
	Pd	9	Physocarpus opulifolius 'Donna May' / Little Devil™ Dwarf Ninebark	3 gal	42" O.C.	18" MIN.
EVERGREEN SHRUBS						
	Mc	4	Microbiota decussata 'Prides' / Celtic Pride® Siberian Carpet Cypress	3 gal	42" O.C.	12" MIN.
ORNAMENTAL GRASSES						
	cxp	219	Carex pensylvanica / Pennsylvania Sedge	1 qt	12" O.C.	6" MIN.
	pvn	6	Panicum virgatum 'Northwind' / Northwind Switch Grass	1 gal	24" O.C.	18" MIN.
	sgn	2	Sorghastrum nutans / Indian Grass	1 gal	18" O.C.	12" MIN.
	sht	9	Sporobolus heterolepis 'Tara' / Tara Prairie Dropseed	1 gal	18" O.C.	12" MIN.
PERENNIALS						
	afs	4	Achillea x 'Firefly Sunshine' / Firefly Sunshine Yarrow	1 gal		
	abs	19	Ajuga reptans 'Black Scallop' / Black Scallop Carpet Bugle	1 qt	12" HT (MIN.)	6" MIN.
	am	16	Allium x `Millenium` / Millenium Ornamental Onion	1 gal	12" O.C.	6" MIN.
	asb	7	Allium x 'Summer Beauty' / Summer Beauty Ornamental Onion	1 gal	18" O.C.	12" MIN.
	abi	91	Amsonia x 'Blue Ice' / Blue Ice Bluestar	1 gal	18" O.C.	12" MIN.
	asc	6	Anemone x hybrida 'September Charm' / September Charm Japanese Anemone	1 gal	24" O.C.	12" MIN.
	aca	72	Asarum canadense / Wild Ginger	1 qt	12" O.C.	6" MIN.
	avw	6	Astilbe chinensis 'Vision in White' / Vision in White Chinese Astilbe	1 gal	18" O.C.	12" MIN.
	acv	32	Astilbe chinensis 'Visions' / Visions Chinese Astilbe	1 gal	15" O.C.	12" MIN.
	avv	27	Astilbe x 'Vision Vulcano' / Vision Vulcano Astilbe	1 gal	12" O.C.	12" MIN.
	anp	9	Athyrium niponicum 'Pictum' / Japanese Painted Fern	1 gal	18" O.C.	6" MIN.
	epm	6	Echinacea x 'CBG Cone 2' / Pixie Meadowbrite® Purple Coneflower	1 gal	18" O.C.	12" MIN.
	gma	261	Geranium maculatum / Spotted Geranium	1 gal	12" O.C.	6" MIN.
	hmg	9	Hakonechloa macra 'All Gold' / All Gold Japanese Forest Grass	1 gal	24" O.C.	12" MIN.
	hsw	7	Hemerocallis x 'Summer Wine' / Summer Wine Daylily	1 gal	24" O.C.	12" MIN.
	hab	25	Heuchera villosa 'Autumn Bride' / Autumn Bride Hairy Alumroot	1 gal	24" O.C.	12" MIN.
	hse	2	Hosta sieboldiana 'Elegans' / Elegans Hosta	1 gal	30" O.C.	12" MIN.
	npb	6	Nepeta x faassenii 'Purrsian Blue' / Purrsian Blue Catmint	1 gal	24" O.C.	12" MIN.

LANDSCAPE POINTS WORKSHEET

Developed Lots	SF	Minimum Open Space Required (SF)	Landscape Units Required	Landscape Points Subtotal
Total Developed Area	13,173	n/a	44	220
			Landscape Points Required	220

Development Frontage - N. Butler St.	LF	Overstory Tree Req. (or x2 for Orn./Evrgrn. Tree Sub.)		Shrubs Required
Total LF of Street Frontage Between Bldg./Parking & Streets	357	12		60
Element	**Point Value**	**Quantity Proposed**	**Quantity Existing**	**Points Achieved**
Overstory Deciduous Tree	35	0	0	0
Ornamental Tree	15	9	0	135
Evergreen Tree	35	0	0	0
Shrub, deciduous	3	10	0	30
Shrub, evergreen	4	0	0	0
Ornamental Grasses/Perennials	2	178	0	356
Ornamental/Decorative Fence or Wall (4 pts/10 LF)	4	0	0	0
			Development Frontage Points Total	521

Development Frontage - E. Washington Ave.	LF	Overstory Tree Req. (or x2 for Orn./Evrgrn. Tree Sub.)		Shrubs Required
Total LF of Street Frontage Between Bldg./Parking & Streets	132	4		22
Element	**Point Value**	**Quantity Proposed**	**Quantity Existing**	**Points Achieved**
Overstory Deciduous Tree	35	0	0	0
Ornamental Tree	15	3	0	45
Evergreen Tree	35	0	0	0
Shrub, deciduous	3	17	0	51
Shrub, evergreen	4	0	0	0
Ornamental Grasses/Perennials	2	61	0	122
Ornamental/Decorative Fence or Wall (4 pts/10 LF)	4	0	0	0
			Development Frontage Points Total	218

General Site, Foundation, Screening				
Element	**Point Value**	**Quantity Proposed**	**Quantity Existing**	**Points Achieved**
Overstory Deciduous Tree	35	4	0	140
Ornamental Tree	15	3	0	45
Evergreen Tree	35	3	0	105
Shrub, deciduous	3	33	0	99
Shrub, evergreen	4	4	0	16
Ornamental Grasses/Perennials	2	138	0	276
Ornamental/Decorative Fence or Wall (4 pts/10 LF)	4		0	0
			General Site Plantings Total	681

TOTAL LANDSCAPE POINTS	1202

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saiki DESIGN

ISSUED
LAND USE APPLICATION - 06-30-2025

WISCONSIN
Abbie Moillen
LA-673
Madison
Wisconsin
LANDSCAPE ARCHITECT
6/30/2025

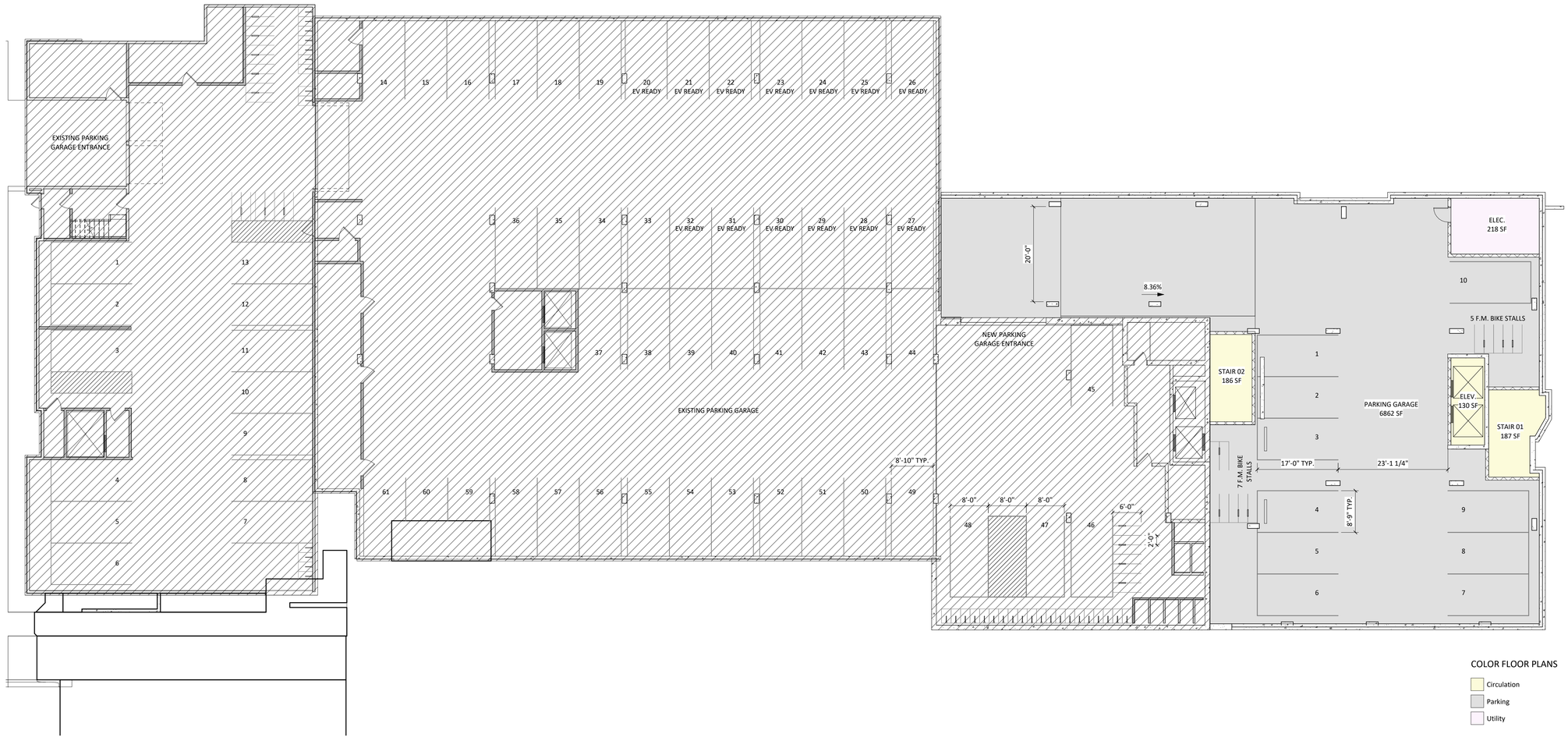
BUTLER STREET REDEVELOPMENT
PROJECT TITLE

BUTLER ST.
MADISON, WI.
SHEET TITLE
PLANT SCHEDULE AND LANDSCAPE POINTS WORKSHEET

SHEET NUMBER
L400

PROJECT NUMBER 2406

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1 PARKING LEVEL 02
3/32" = 1'-0"

COLOR FLOOR PLANS

- Circulation
- Parking
- Utility

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PROJECT TITLE
BUTLER ST. REDEVELOPMENT

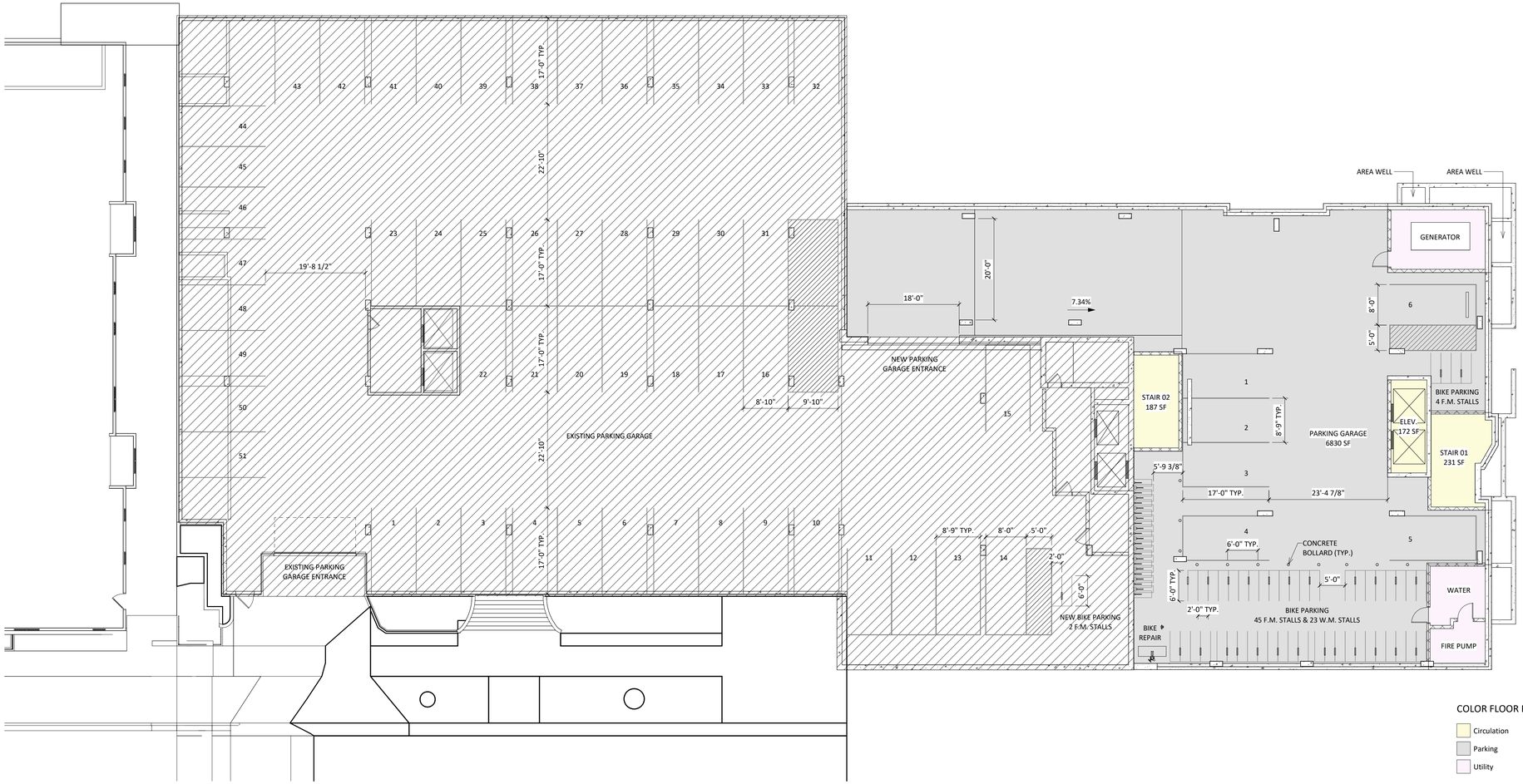
15 N. BUTLER ST. & 302 E. WASHINGTON AVE. MADISON, WI.

SHEET TITLE
PARKING LEVEL 02 - OVERALL

SHEET NUMBER
AC100.2

PROJECT NUMBER
2406

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COLOR FLOOR PLANS

- Circulation
- Parking
- Utility

1 PARKING LEVEL 01
3/32" = 1'-0"

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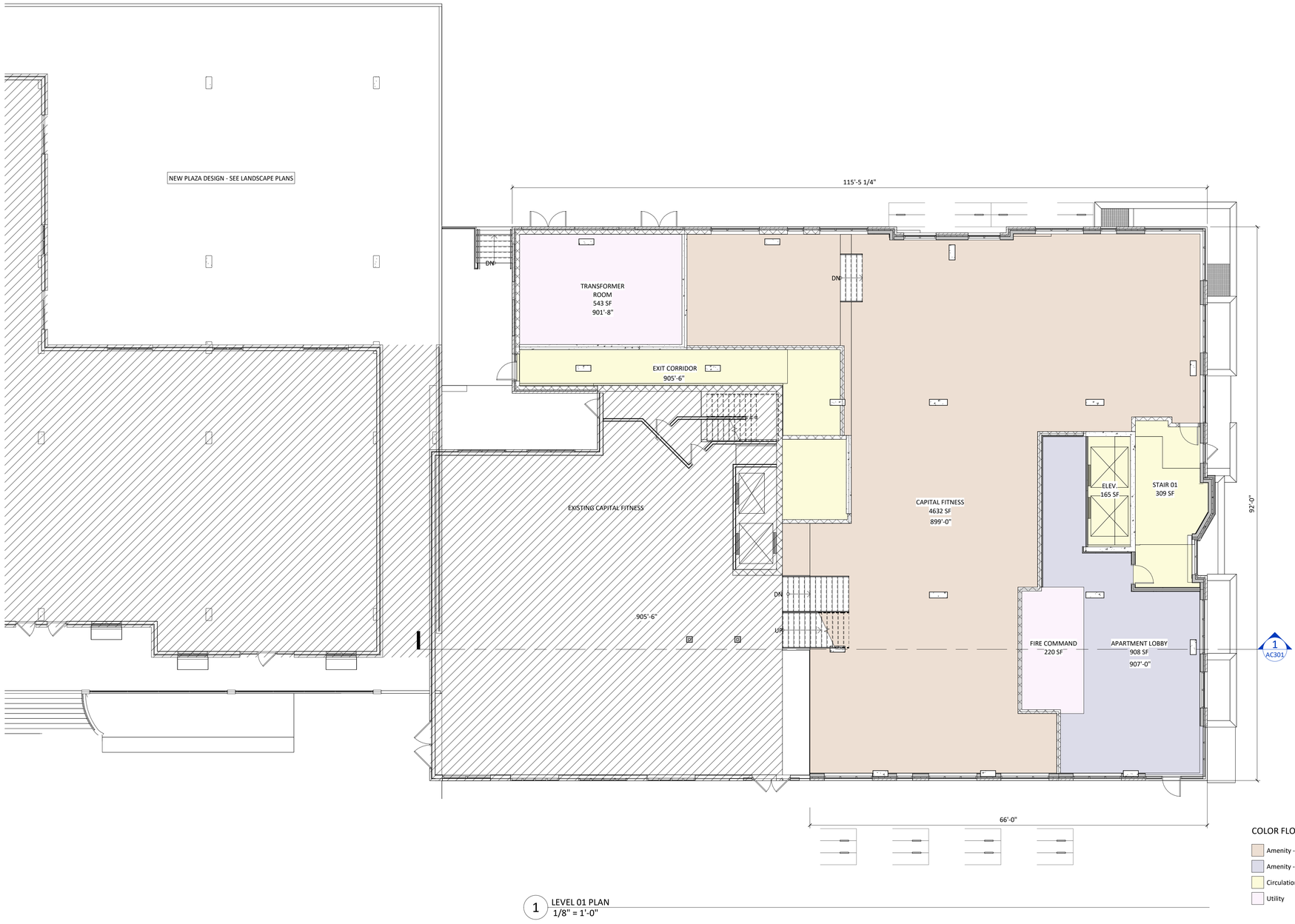
15 N. BUTLER ST. & 302 E. WASHINGTON AVE. MADISON, WI.

SHEET TITLE
PARKING LEVEL 01 - OVERALL

SHEET NUMBER
AC100.1

PROJECT NUMBER
2406

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1 LEVEL 01 PLAN
1/8" = 1'-0"

COLOR FLOOR PLANS

- Amenity - Active
- Amenity - Leasure
- Circulation
- Utility

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PROJECT TITLE
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REDEVELOPMENT

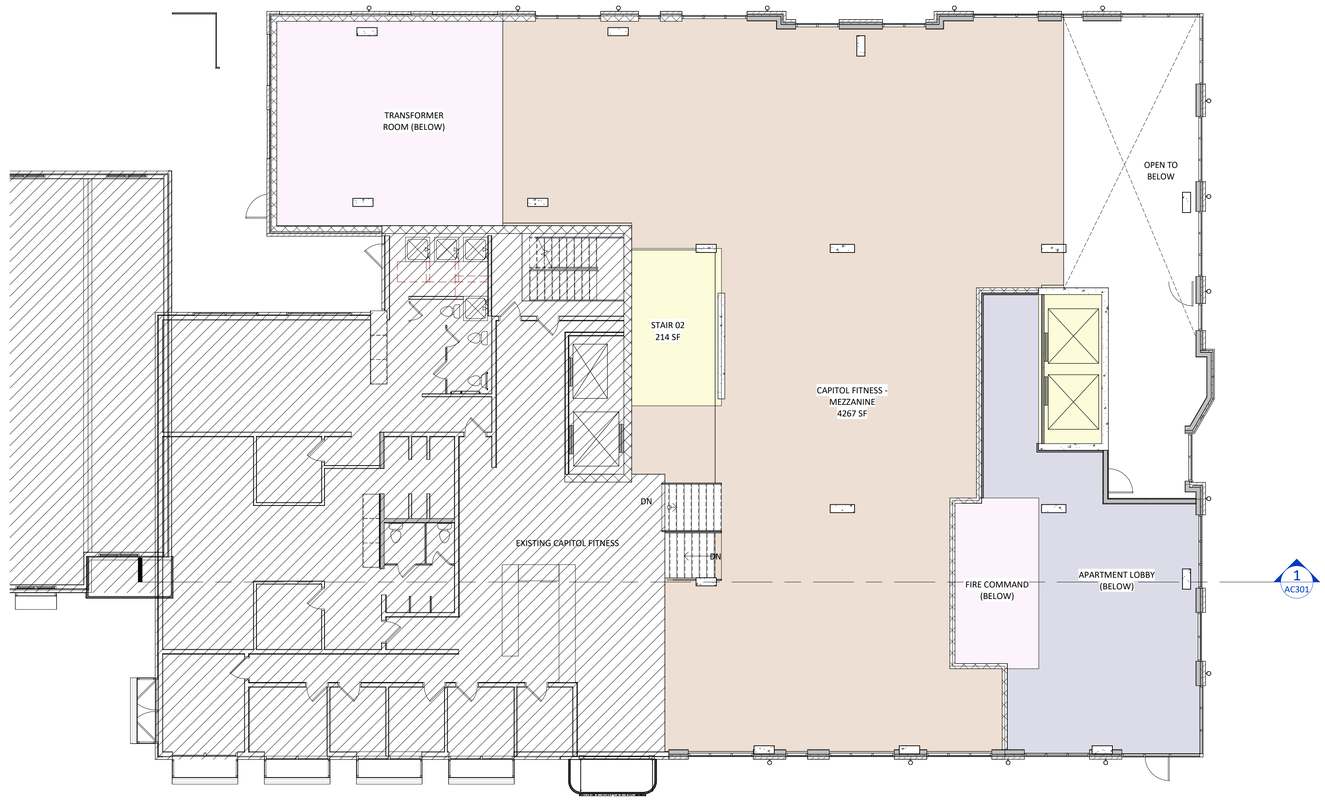
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MADISON, WI.

SHEET TITLE
LEVEL 01 PLAN

SHEET NUMBER
AC101

PROJECT NUMBER
2406

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1 LEVEL 1.5 - MEZZANINE PLAN
1/8" = 1'-0"

COLOR FLOOR PLANS

- Amenity - Active
- Amenity - Leasure
- Circulation
- Utility

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REDEVELOPMENT

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SHEET TITLE
LEVEL 1.5 PLAN

SHEET NUMBER
AC101.5

PROJECT NUMBER
2406

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1 LEVEL 02 PLAN
1/8" = 1'-0"

COLOR FLOOR PLANS

- Studio
- 1 Bed
- 2 Bed
- Circulation
- Support Spaces

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REDEVELOPMENT

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SHEET TITLE
LEVEL 02 PLAN

SHEET NUMBER
AC102

PROJECT NUMBER
2406

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COLOR FLOOR PLANS

- Studio
- 1 Bed
- 2 Bed
- Circulation
- Support Spaces

1 LEVEL 03 PLAN
1/8" = 1'-0"

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PROJECT TITLE
BUTLER ST. REDEVELOPMENT

15 N. BUTLER ST. & 302 E. WASHINGTON AVE.
MADISON, WI.

SHEET TITLE
LEVEL 03 PLAN

SHEET NUMBER
AC103

PROJECT NUMBER
2406

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1 LEVEL 04 PLAN
1/8" = 1'-0"

COLOR FLOOR PLANS

- Studio
- 1 Bed
- 2 Bed
- Circulation
- Support Spaces

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PROJECT TITLE
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REDEVELOPMENT

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MADISON, WI.

SHEET TITLE
LEVEL 04 PLAN

SHEET NUMBER
AC104

PROJECT NUMBER
2406

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1 LEVEL 05 PLAN
1/8" = 1'-0"

COLOR FLOOR PLANS
- Studio
- 1 Bed
- 2 Bed
- Circulation
- Support Spaces

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BUTLER ST.
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SHEET TITLE
LEVEL 05 PLAN

SHEET NUMBER
AC105

PROJECT NUMBER
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1 LEVEL 06 PLAN
1/8" = 1'-0"

COLOR FLOOR PLANS

- Studio
- 1 Bed
- 2 Bed
- Circulation
- Utility

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SHEET TITLE
LEVEL 06 PLAN

SHEET NUMBER
AC106

PROJECT NUMBER
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1 LEVEL 07 PLAN
1/8" = 1'-0"

COLOR FLOOR PLANS
- Studio
- 1 Bed
- 2 Bed
- Circulation
- Support Spaces

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SHEET TITLE
LEVEL 07 PLAN

SHEET NUMBER
AC107

PROJECT NUMBER
2406

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1 AC108 LEVEL 08 PLAN
1/8" = 1'-0"

COLOR FLOOR PLANS

- Studio
- 1 Bed
- 2 Bed
- Circulation
- Support Spaces

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SHEET TITLE
LEVEL 08 PLAN

SHEET NUMBER
AC108

PROJECT NUMBER
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1 LEVEL 09 PLAN
1/8" = 1'-0"

COLOR FLOOR PLANS

- Studio
- 1 Bed
- 2 Bed
- Circulation
- Support Spaces

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SHEET TITLE
LEVEL 09 PLAN

SHEET NUMBER
AC109

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1 LEVEL 10 PLAN
1/8" = 1'-0"

COLOR FLOOR PLANS
- Studio
- 1 Bed
- 2 Bed
- Circulation
- Support Spaces

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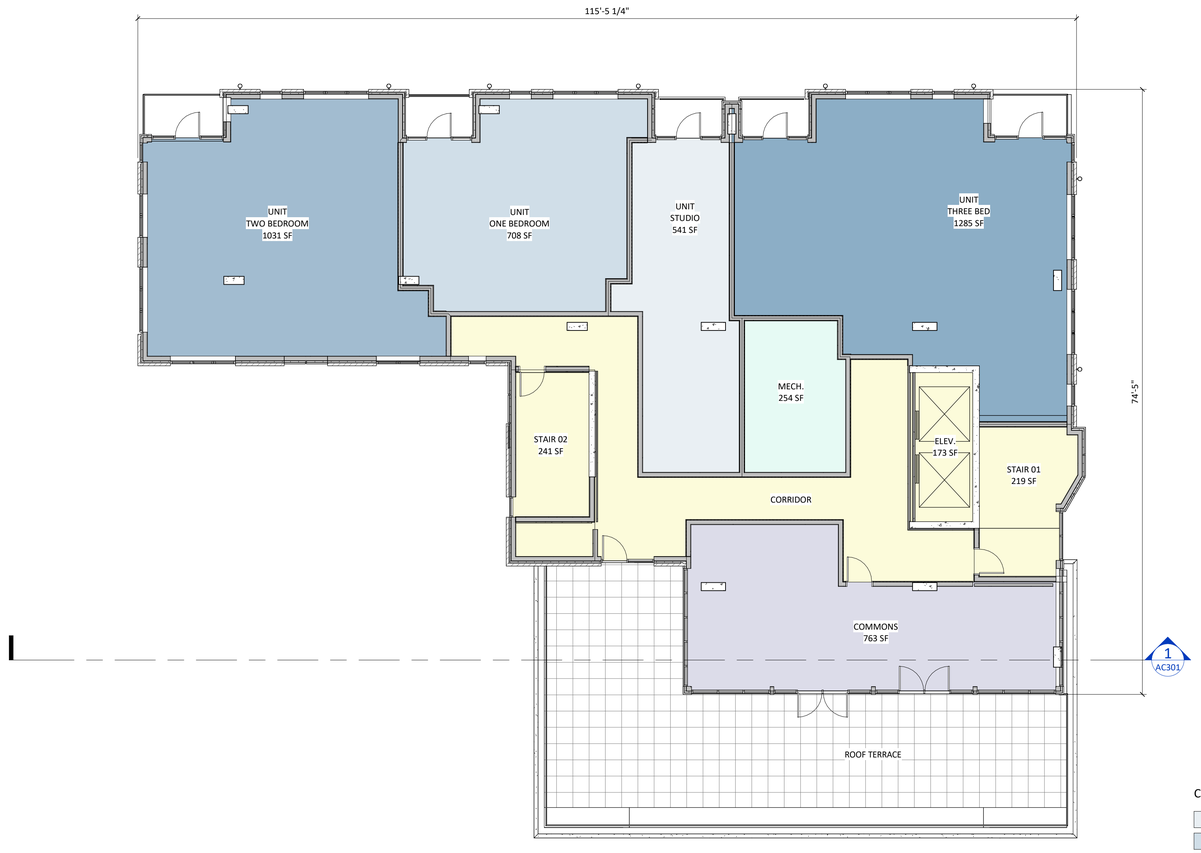
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SHEET TITLE
LEVEL 10 PLAN

SHEET NUMBER
AC110

PROJECT NUMBER
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1 LEVEL 11 PLAN
1/8" = 1'-0"

COLOR FLOOR PLANS

- Studio
- 1 Bed
- 2 Bed
- 3 Bed
- Amenity - Leasure
- Circulation
- Support Spaces

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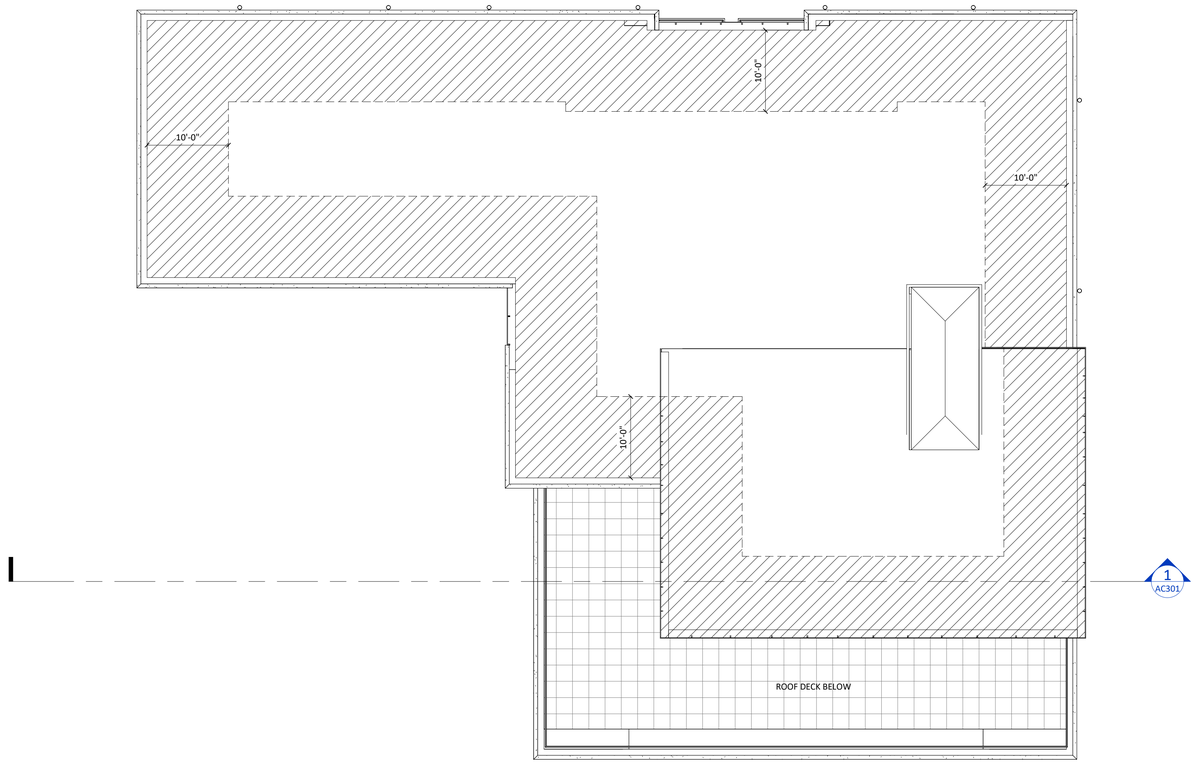
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SHEET TITLE
LEVEL 11 PLAN

SHEET NUMBER
AC111

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1 CITY - 12 - ROOF
1/8" = 1'-0"

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BUTLER ST.
REDEVELOPMENT

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SHEET TITLE
ROOF PLAN

SHEET NUMBER
AC112

PROJECT NUMBER
2406

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EXTERIOR MATERIAL SCHEDULE			
MARK	**BUILDING ELEMENT**	**MANUFACTURER**	**COLOR**
1	BRICK VENEER	INTERSTATE BRICK	COAL
2	MASONRY BASE	ECHELON - CORDOVA	GRANITE - GROUND FACE
3	PRECAST BANDING	MATCH ECHELON - CORDOVA	MATCH GRANITE
4	MCM PANEL - ACCENT	ALPOLIC	RUSTED STEEL
5	MCM PANEL	ALFREX	BLACK
6	1" FLAT MTL PANELS	ATAS	CHOCOLATE BROWN
6A	HVAC LOUVER	TBD	COLOR MATCH CHOCOLATE BROWN
8	ENTRY CANOPY	ALFREX	BLACK
9	ALUM. STOREFRONT & CURTAIN WALL	TBD	BLACK
10	COMPOSITE WINDOW SYSTEM	TBD	BLACK
11	WELDED WIRE MESH RAILING SYSTEM	CUSTOM	BLACK
12	CAST CONCRETE LANDSCAPE WALL	NA	RUBBED FINISH



1 CITY ELEVATION - SOUTHWEST
1/8" = 1'-0"

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ISSUED FOR:
LUA & UDC SUBMITTAL - 6-30-2025

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PROJECT TITLE
BUTLER ST. REDEVELOPMENT

15 N. BUTLER ST. & 302 E. WASHINGTON AVE. MADISON, WI.

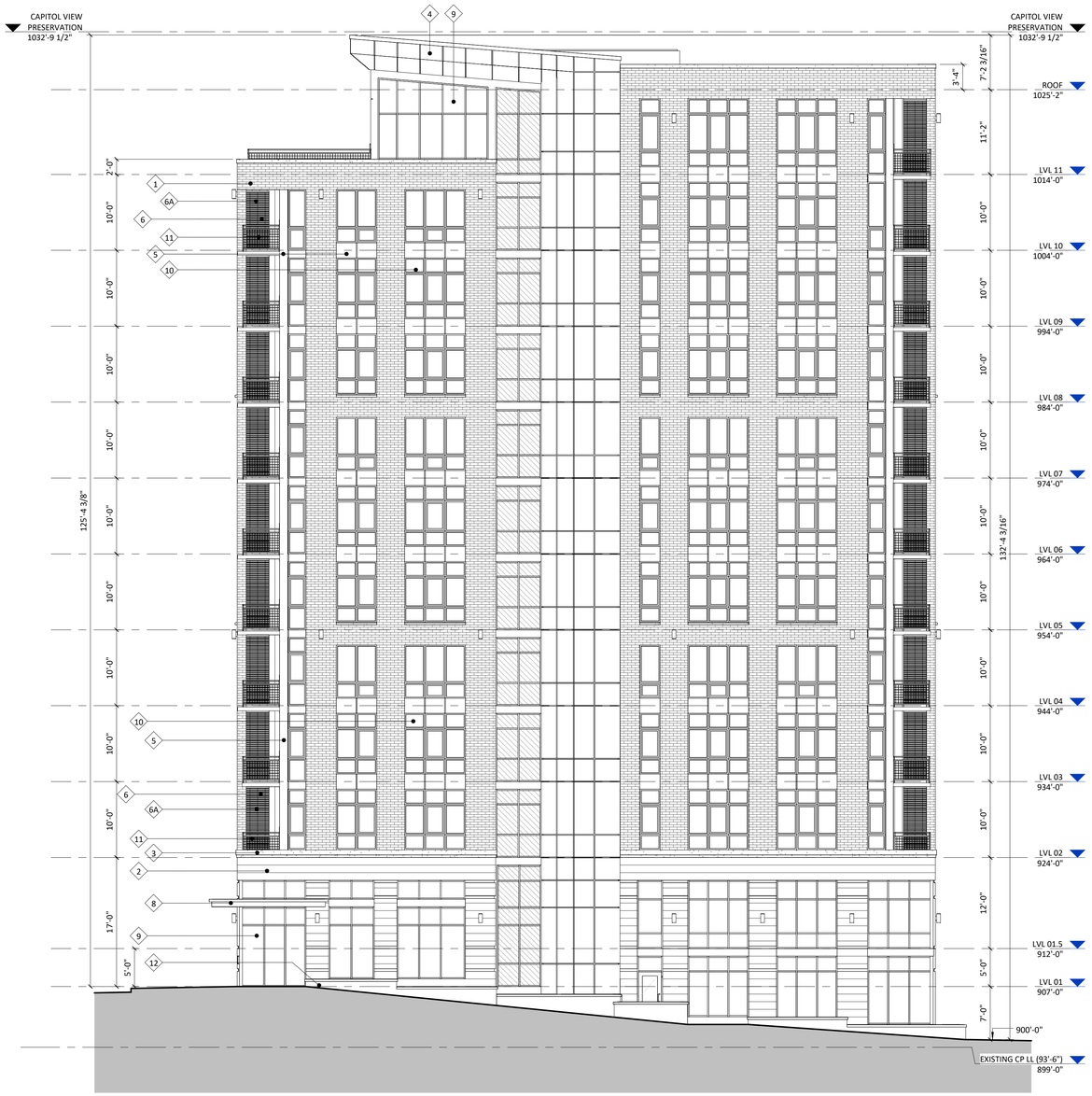
SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NUMBER
AC201

PROJECT NUMBER
2406

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EXTERIOR MATERIAL SCHEDULE			
MARK	**BUILDING ELEMENT**	**MANUFACTURER**	**COLOR**
1	BRICK VENEER	INTERSTATE BRICK	COAL
2	MASONRY BASE	ECHELON - CORDOVA	GRANITE - GROUND FACE
3	PRECAST BANDING	MATCH ECHELON - CORDOVA	MATCH GRANITE
4	MCM PANEL - ACCENT	ALPOLIC	RUSTED STEEL
5	MCM PANEL	ALFREX	BLACK
6	1" FLAT MTL PANELS	ATAS	CHOCOLATE BROWN
6A	HVAC LOUVER	TBD	COLOR MATCH CHOCOLATE BROWN
8	ENTRY CANOPY	ALFREX	BLACK
9	ALUM. STOREFRONT & CURTAIN WALL	TBD	BLACK
10	COMPOSITE WINDOW SYSTEM	TBD	BLACK
11	WELDED WIRE MESH RAILING SYSTEM	CUSTOM	BLACK
12	CAST CONCRETE LANDSCAPE WALL	NA	RUBBED FINISH



1 CITY ELEVATION - SOUTHEAST
1/8" = 1'-0"

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PROJECT TITLE
BUTLER ST. REDEVELOPMENT

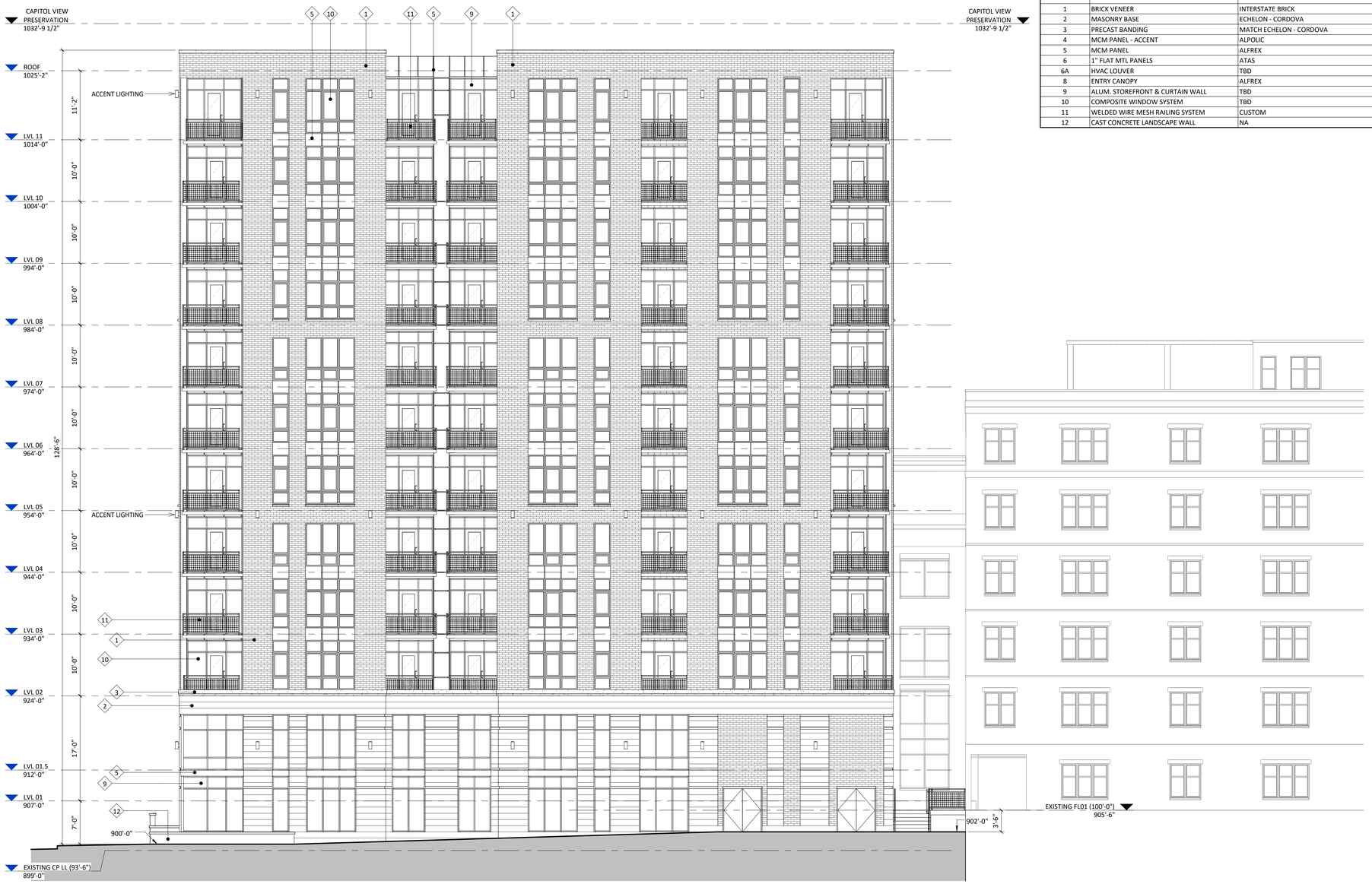
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SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NUMBER
AC202

PROJECT NUMBER
2406

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1 CITY ELEVATION - NORTHEAST
1/8" = 1'-0"

EXTERIOR MATERIAL SCHEDULE

MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
1	BRICK VENEER	INTERSTATE BRICK	COAL
2	MASONRY BASE	ECHELON - CORDOVA	GRANITE - GROUND FACE
3	PRECAST BANDING	MATCH ECHELON - CORDOVA	MATCH GRANITE
4	MCM PANEL - ACCENT	ALPOLIC	RUSTED STEEL
5	MCM PANEL	ALFREX	BLACK
6	1" FLAT MTL PANELS	ATAS	CHOCOLATE BROWN
6A	HVAC LOUVER	TBD	COLOR MATCH CHOCOLATE BROWN
8	ENTRY CANOPY	ALFREX	BLACK
9	ALUM. STOREFRONT & CURTAIN WALL	TBD	BLACK
10	COMPOSITE WINDOW SYSTEM	TBD	BLACK
11	WELDED WIRE MESH RAILING SYSTEM	CUSTOM	BLACK
12	CAST CONCRETE LANDSCAPE WALL	NA	RUBBED FINISH

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ISSUED FOR:
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PROJECT TITLE
BUTLER ST.
REDEVELOPMENT

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MADISON, WI.

SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NUMBER
AC203

PROJECT NUMBER
2406

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1 CITY ELEVATION - NORTHWEST
1/8" = 1'-0"

EXTERIOR MATERIAL SCHEDULE			
MARK	**BUILDING ELEMENT**	**MANUFACTURER**	**COLOR**
1	BRICK VENEER	INTERSTATE BRICK	COAL
2	MASONRY BASE	ECHELON - CORDOVA	GRANITE - GROUND FACE
3	PRECAST BANDING	MATCH ECHELON - CORDOVA	MATCH GRANITE
4	MCM PANEL - ACCENT	ALPOLIC	RUSTED STEEL
5	MCM PANEL	ALFREX	BLACK
6	1" FLAT MTL PANELS	ATAS	CHOCOLATE BROWN
6A	HVAC LOUVER	TBD	COLOR MATCH CHOCOLATE BROWN
8	ENTRY CANOPY	ALFREX	BLACK
9	ALUM. STOREFRONT & CURTAIN WALL	TBD	BLACK
10	COMPOSITE WINDOW SYSTEM	TBD	BLACK
11	WELDED WIRE MESH RAILING SYSTEM	CUSTOM	BLACK
12	CAST CONCRETE LANDSCAPE WALL	NA	RUBBED FINISH

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

ISSUED FOR:
LUA & UDC SUBMITTAL - 6-30-2025

NOT FOR CONSTRUCTION

PROJECT TITLE
BUTLER ST.
REDEVELOPMENT

15 N. BUTLER ST. & 302 E. WASHINGTON AVE.
MADISON, WI.

SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NUMBER
AC204

PROJECT NUMBER
2406

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EXTERIOR MATERIAL SCHEDULE			
MARK	**BUILDING ELEMENT**	**MANUFACTURER**	**COLOR**
1	BRICK VENEER	INTERSTATE BRICK	COAL
2	MASONRY BASE	ECHELON - CORDOVA	GRANITE - GROUND FACE
3	PRECAST BANDING	MATCH ECHELON - CORDOVA	MATCH GRANITE
4	MCM PANEL - ACCENT	ALPOLIC	RUSTED STEEL
5	MCM PANEL	ALFREX	BLACK
6	1" FLAT MTL PANELS	ATAS	CHOCOLATE BROWN
6A	HVAC LOUVER	TBD	COLOR MATCH CHOCOLATE BROWN
8	ENTRY CANOPY	ALFREX	BLACK
9	ALUM. STOREFRONT & CURTAIN WALL	TBD	BLACK
10	COMPOSITE WINDOW SYSTEM	TBD	BLACK
11	WELDED WIRE MESH RAILING SYSTEM	CUSTOM	BLACK
12	CAST CONCRETE LANDSCAPE WALL	NA	RUBBED FINISH



1 SOUTHWEST ELEVATION
1/8" = 1'-0"

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PROJECT TITLE
BUTLER ST. REDEVELOPMENT

15 N. BUTLER ST. & 302 E. WASHINGTON AVE. MADISON, WI.

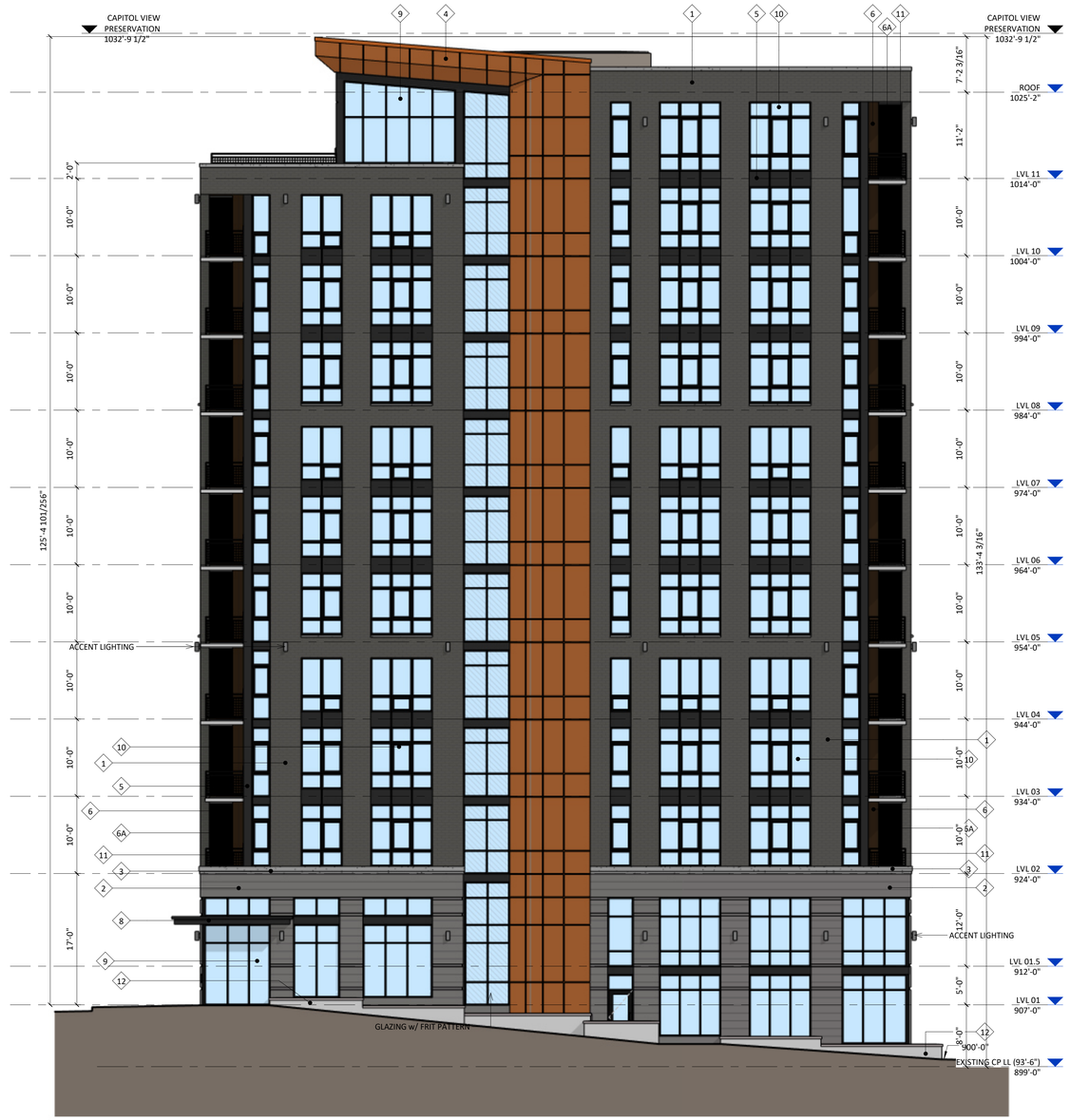
SHEET TITLE
EXTERIOR ELEVATIONS - COLOR

SHEET NUMBER
AC205

PROJECT NUMBER
2406

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EXTERIOR MATERIAL SCHEDULE			
MARK	**BUILDING ELEMENT**	**MANUFACTURER**	**COLOR**
1	BRICK VENEER	INTERSTATE BRICK	COAL
2	MASONRY BASE	ECHELON - CORDOVA	GRANITE - GROUND FACE
3	PRECAST BANDING	MATCH ECHELON - CORDOVA	MATCH GRANITE
4	MCM PANEL - ACCENT	ALPOLIC	RUSTED STEEL
5	MCM PANEL	ALFREX	BLACK
6	1" FLAT MTL PANELS	ATAS	CHOCOLATE BROWN
6A	HVAC LOUVER	TBD	COLOR MATCH CHOCOLATE BROWN
8	ENTRY CANOPY	ALFREX	BLACK
9	ALUM. STOREFRONT & CURTAIN WALL	TBD	BLACK
10	COMPOSITE WINDOW SYSTEM	TBD	BLACK
11	WELDED WIRE MESH RAILING SYSTEM	CUSTOM	BLACK
12	CAST CONCRETE LANDSCAPE WALL	NA	RUBBED FINISH



1 SOUTHEAST ELEVATION
1/8" = 1'-0"

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PROJECT TITLE
BUTLER ST. REDEVELOPMENT

15 N. BUTLER ST. & 302 E. WASHINGTON AVE. MADISON, WI.

SHEET TITLE
EXTERIOR ELEVATIONS - COLOR

SHEET NUMBER
AC206

PROJECT NUMBER
2406

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1 NORTHWEST ELEVATION
1/8" = 1'-0"

EXTERIOR MATERIAL SCHEDULE

MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
1	BRICK VENEER	INTERSTATE BRICK	COAL
2	MASONRY BASE	ECHELON - CORDOVA	GRANITE - GROUND FACE
3	PRECAST BANDING	MATCH ECHELON - CORDOVA	MATCH GRANITE
4	MCM PANEL - ACCENT	ALPOLIC	RUSTED STEEL
5	MCM PANEL	ALFREX	BLACK
6	1" FLAT MTL PANELS	ATAS	CHOCOLATE BROWN
6A	HVAC LOUVER	TBD	COLOR MATCH CHOCOLATE BROWN
8	ENTRY CANOPY	ALFREX	BLACK
9	ALUM. STOREFRONT & CURTAIN WALL	TBD	BLACK
10	COMPOSITE WINDOW SYSTEM	TBD	BLACK
11	WELDED WIRE MESH RAILING SYSTEM	CUSTOM	BLACK
12	CAST CONCRETE LANDSCAPE WALL	NA	RUBBED FINISH

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8401 Greenway Blvd, STE. 900
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ISSUED FOR:
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PROJECT TITLE
BUTLER ST.
REDEVELOPMENT

15 N. BUTLER ST. & 302
E. WASHINGTON AVE.
MADISON, WI.

SHEET TITLE
EXTERIOR
ELEVATIONS -
COLOR

SHEET NUMBER
AC207

PROJECT NUMBER
2406

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1 NORTHWEST ELEVATION
1/8" = 1'-0"

EXTERIOR MATERIAL SCHEDULE

MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
1	BRICK VENEER	INTERSTATE BRICK	COAL
2	MASONRY BASE	ECHELON - CORDOVA	GRANITE - GROUND FACE
3	PRECAST BANDING	MATCH ECHELON - CORDOVA	MATCH GRANITE
4	MCM PANEL - ACCENT	ALPOLIC	RUSTED STEEL
5	MCM PANEL	ALFREX	BLACK
6	1" FLAT MTL PANELS	ATAS	CHOCOLATE BROWN
6A	HVAC LOUVER	TBD	COLOR MATCH CHOCOLATE BROWN
8	ENTRY CANOPY	ALFREX	BLACK
9	ALUM. STOREFRONT & CURTAIN WALL	TBD	BLACK
10	COMPOSITE WINDOW SYSTEM	TBD	BLACK
11	WELDED WIRE MESH RAILING SYSTEM	CUSTOM	BLACK
12	CAST CONCRETE LANDSCAPE WALL	NA	RUBBED FINISH

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Phone: 608.836.3690
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PROJECT TITLE
BUTLER ST.
REDEVELOPMENT

15 N. BUTLER ST. & 302 E. WASHINGTON AVE.
MADISON, WI.

SHEET TITLE
EXTERIOR ELEVATIONS - COLOR

SHEET NUMBER
AC208

PROJECT NUMBER
2406

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1 BUILDING SECTION
1/8" = 1'-0"

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PROJECT TITLE
BUTLER ST.
REDEVELOPMENT

15 N. BUTLER ST. & 302 E. WASHINGTON AVE.
MADISON, WI.

SHEET TITLE
BUILDING SECTION

SHEET NUMBER
AC301

PROJECT NUMBER
2406

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CONCEPT RENDERING

AC901

BUTLER ST. REDEVELOPMENT
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CONCEPT RENDERING

AC902

BUTLER ST. REDEVELOPMENT
15 N. BUTLER ST. & 302 E. WASHINGTON AVE. MADISON, WI.

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CONCEPT RENDERING

AC903

BUTLER ST. REDEVELOPMENT

15 N. BUTLER ST. & 302 E. WASHINGTON AVE. MADISON, WI.

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CONCEPT RENDERING

AC904

BUTLER ST. REDEVELOPMENT

15 N. BUTLER ST. & 302 E. WASHINGTON AVE. MADISON, WI.

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CONCEPT RENDERING

AC905

BUTLER ST. REDEVELOPMENT

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CONCEPT RENDERING

AC906

BUTLER ST. REDEVELOPMENT

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