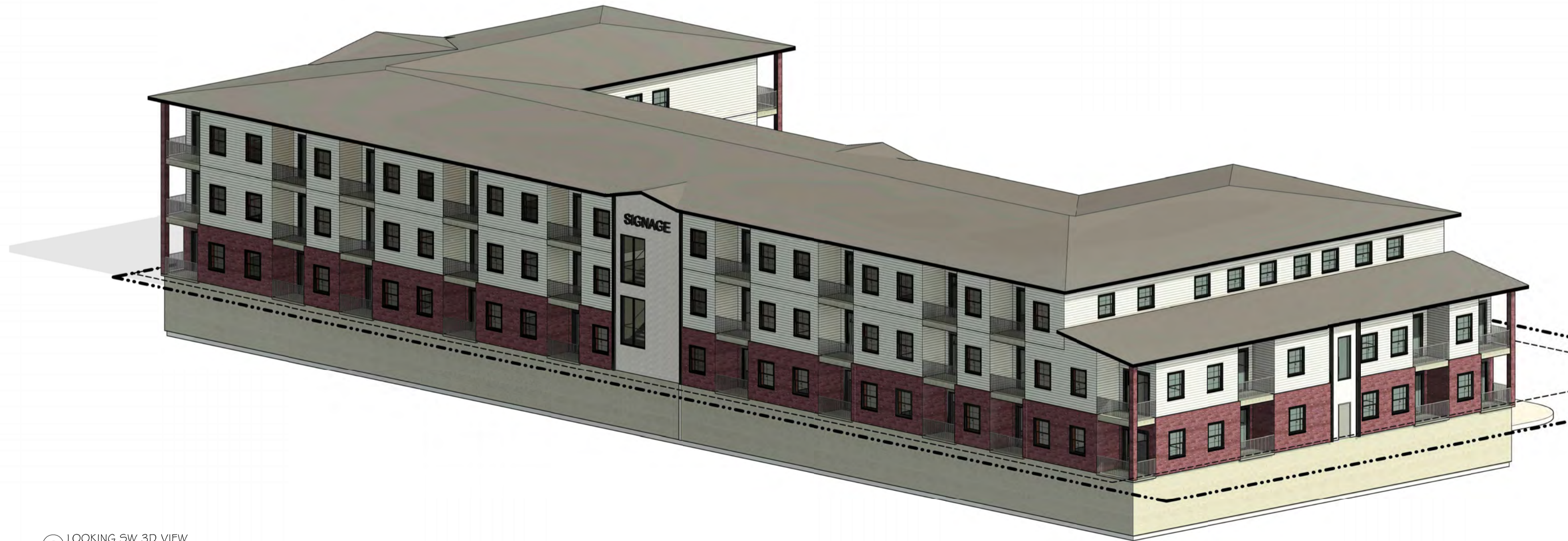


2/3/2025 9:05:55 AM



1 LOOKING NE 3D VIEW
 SCALE:



2 LOOKING SW 3D VIEW
 SCALE:

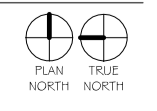
PRELIMINARY
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 PURPOSES ONLY

REV	DATE
DATE ISSUED	02/03/2025
ISSUE PHASE	PRELIMINARY
PROJECT TITLE	
MULTI-FAMILY CONCEPT PLAN	
PROJECT OWNER	
WERTH	
PROJECT LOCATION	
MADISON, WI	
SHEET TITLE	
3D VIEWS	
PROJECT NUMBER	61384
SHEET NUMBER	A901



LOT COVERAGE:
 TOTAL LOT AREA - 48,630 SQFT
 MAXIMUM COVERAGE ALLOWED - 75% (36,472 SQFT)
 PROPOSED LOT COVERAGE - 34,667 SQFT

1 SITE PLAN
 SCALE: 1" = 20'-0"



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REV	DATE
DATE ISSUED	02/03/2025
ISSUE PHASE	PRELIMINARY
PROJECT TITLE	
MULTI-FAMILY CONCEPT PLAN	
PROJECT OWNER	
WERTH	
PROJECT LOCATION	
MADISON, WI	
SHEET TITLE	
ARCHITECTURAL SITE PLAN	
PROJECT NUMBER	61384
SHEET NUMBER	A001

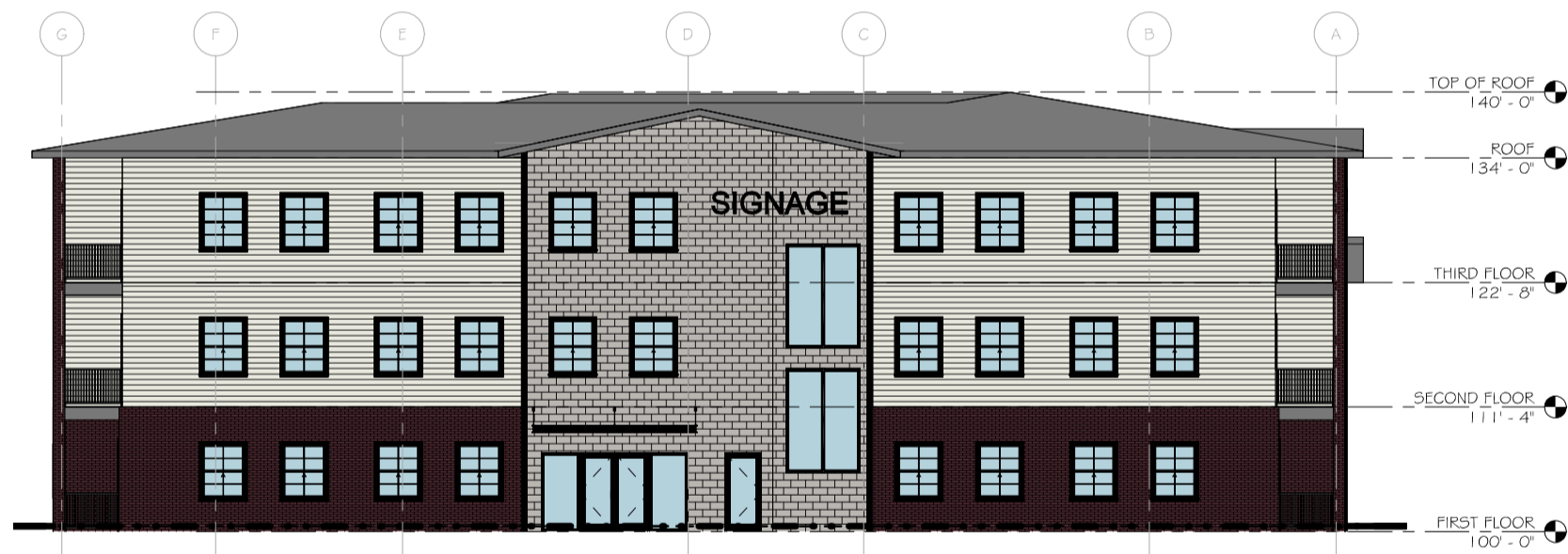
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1 NORTH EXTERIOR ELEVATION
 SCALE: 1/8" = 1'-0"



2 EAST EXTERIOR ELEVATION
 SCALE: 1/8" = 1'-0"



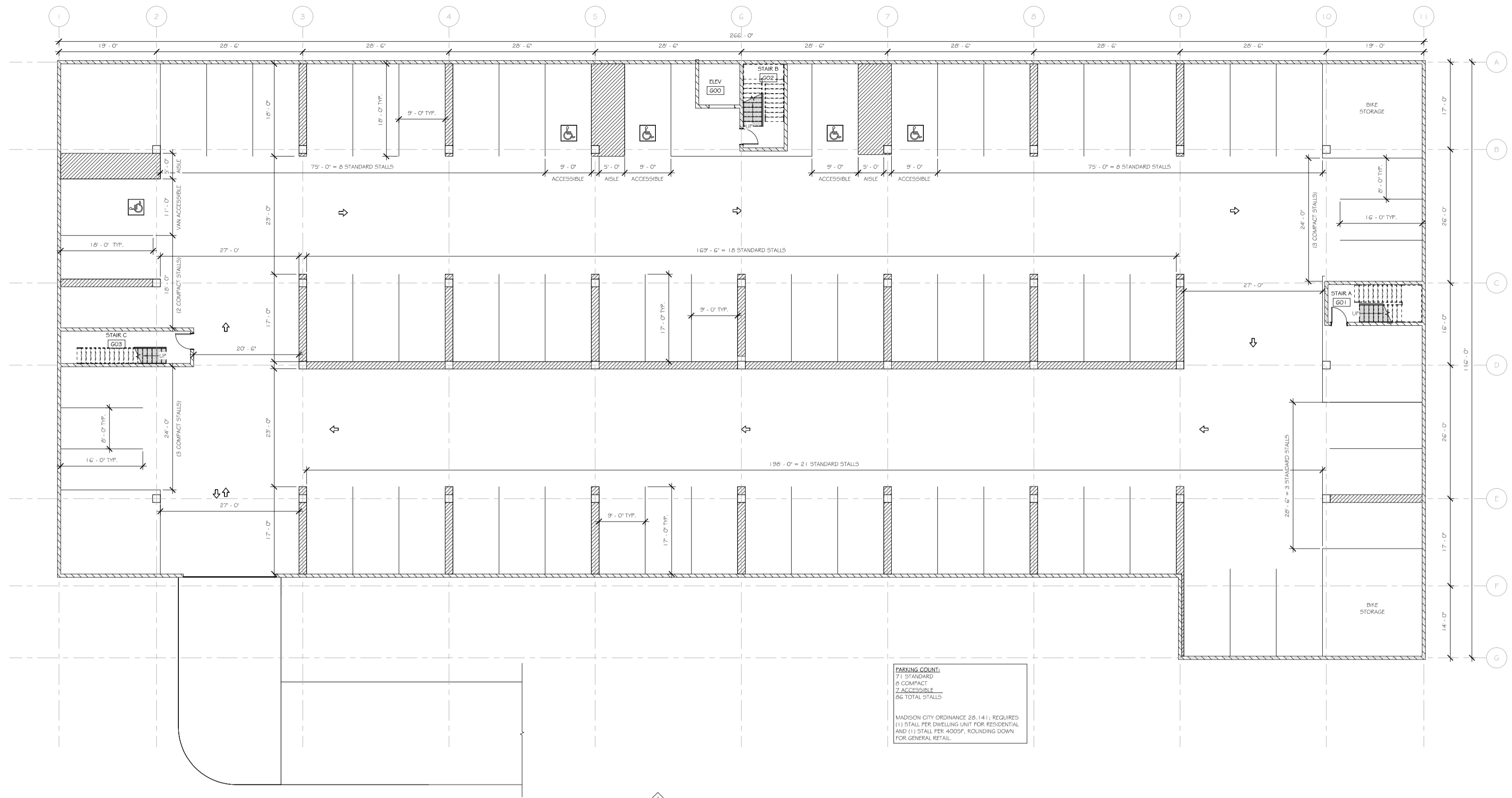
3 SOUTH EXTERIOR ELEVATION
 SCALE: 1/8" = 1'-0"



4 WEST EXTERIOR ELEVATION
 SCALE: 1/8" = 1'-0"

PRELIMINARY
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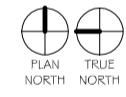
REV	DATE
DATE ISSUED	02/03/2025
ISSUE PHASE	PRELIMINARY
PROJECT TITLE	MULTI-FAMILY CONCEPT PLAN
PROJECT OWNER	WERTH
PROJECT LOCATION	MADISON, WI
SHEET TITLE	OVERALL EXTERIOR ELEVATIONS
PROJECT NUMBER	61384
SHEET NUMBER	A201



PARKING COUNT:
71 STANDARD
8 COMPACT
2 ACCESSIBLE
86 TOTAL STALLS

MADISON CITY ORDINANCE 20.141: REQUIRED
(1) STALL PER DWELLING UNIT FOR RESIDENTIAL
AND (1) STALL PER 400SF, ROUNDING DOWN
FOR GENERAL RETAIL.

1 LOWER LEVEL
SCALE: 1/8" = 1'-0"



AREA BY OCCUPANCY TYPE	
OCCUPANCY	AREA
LOWER LEVEL	
S-2	27,118 SF
FIRST FLOOR	
D	810 SF
R-2	20,470 SF
SECOND FLOOR	
R-2	21,280 SF
THIRD FLOOR	
R-2	19,391 SF
GRAND TOTAL	89,069 SF

PRELIMINARY
FOR REVIEW
PURPOSES ONLY

REV	DATE
DATE ISSUED	02/03/2025
ISSUE PHASE	PRELIMINARY

PROJECT TITLE
MULTI-FAMILY CONCEPT PLAN

PROJECT OWNER
WERTH

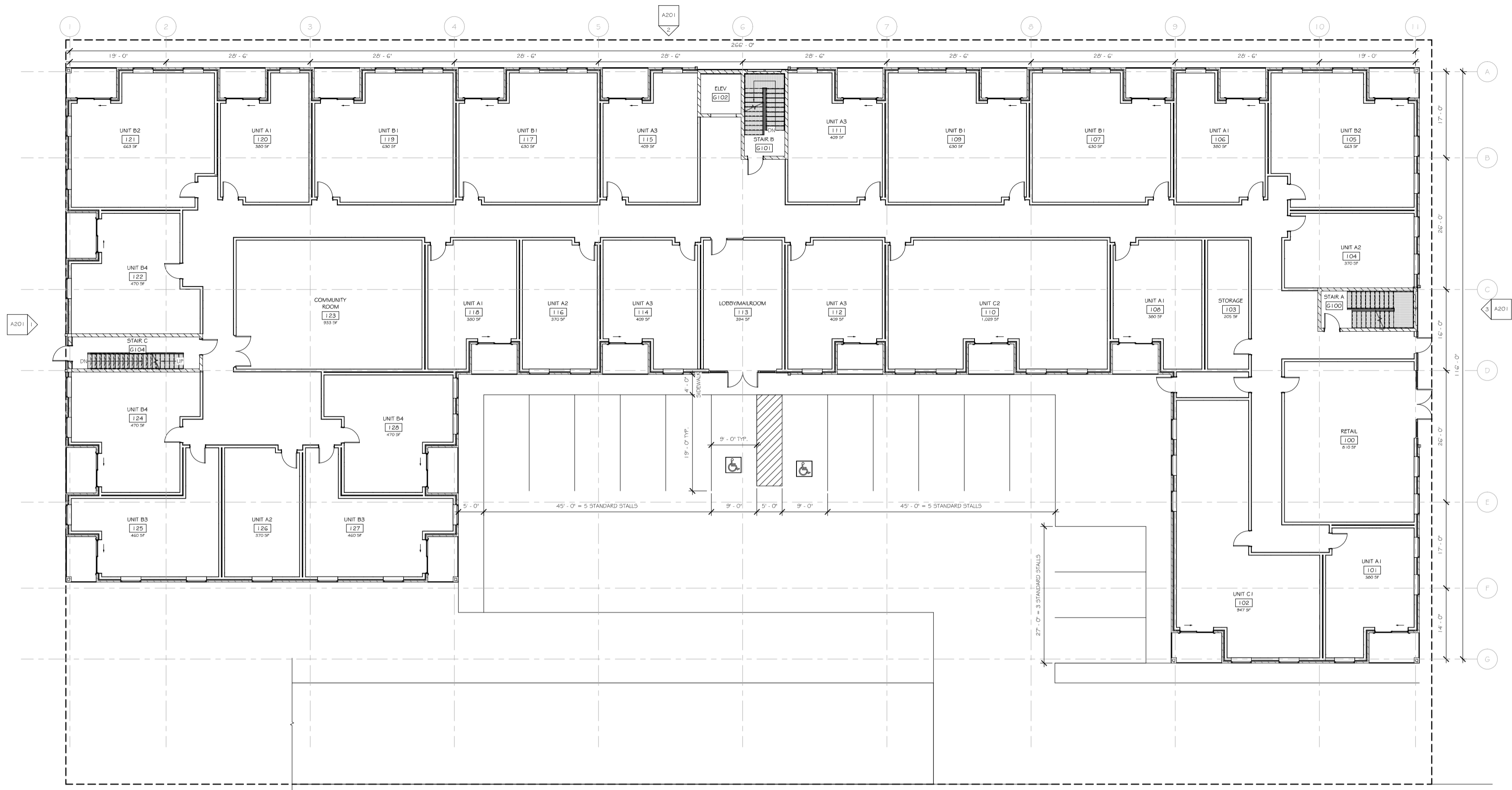
PROJECT LOCATION
MADISON, WI

SHEET TITLE
LOWER LEVEL PLAN

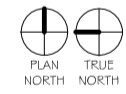
PROJECT NUMBER
61384

SHEET NUMBER
A100

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1 FIRST FLOOR
 SCALE: 1/8" = 1'-0"



AREA BY OCCUPANCY TYPE	
OCCUPANCY	AREA
LOWER LEVEL	
S-2	27,116 SF
	27,116 SF
FIRST FLOOR	
B	610 SF
R-2	20,470 SF
	21,280 SF
SECOND FLOOR	
R-2	21,280 SF
	21,280 SF
THIRD FLOOR	
R-2	19,391 SF
	19,391 SF
GRAND TOTAL	69,629 SF

Unit Mix Summary:

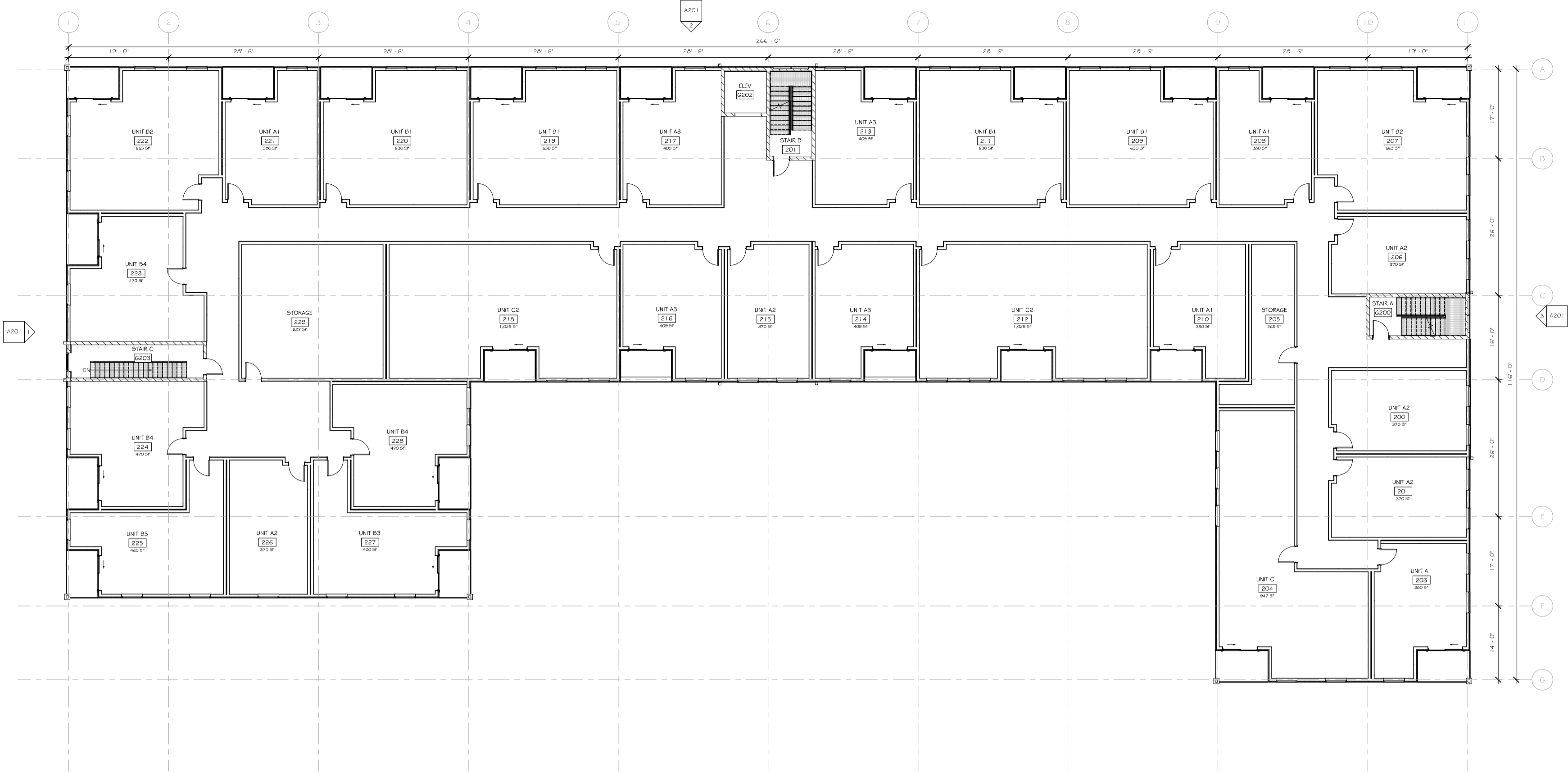
- 40x Studios
- 30x 1 Bedrooms
- 8x 2 Bedrooms

UNIT MATRIX					
FLOOR / UNIT NAME	UNIT COUNT	SQUARE FOOTAGE	UNIT TYPE	BEDS PER UNIT	TOTAL BEDS
FIRST FLOOR					
UNIT A1	5	380 SF	STUDIO	1	5
UNIT A2	3	370 SF	STUDIO	1	3
UNIT A3	4	409 SF	STUDIO	1	4
UNIT B1	4	630 SF	ONE BEDROOM	1	4
UNIT B2	2	663 SF	ONE BEDROOM	1	2
UNIT B3	2	460 SF	ONE BEDROOM	1	2
UNIT B4	3	3470 SF	ONE BEDROOM	1	3
UNIT C1	1	947 SF	TWO BEDROOM	2	2
UNIT C2	1	1,029 SF	TWO BEDROOM	2	2
	25				27
SECOND FLOOR					
UNIT A1	4	380 SF	STUDIO	1	4
UNIT A2	5	370 SF	STUDIO	1	5
UNIT A3	4	409 SF	STUDIO	1	4
UNIT B1	4	630 SF	ONE BEDROOM	1	4
UNIT B2	2	663 SF	ONE BEDROOM	1	2
UNIT B3	2	460 SF	ONE BEDROOM	1	2
UNIT B4	3	3470 SF	ONE BEDROOM	1	3
UNIT C1	1	947 SF	TWO BEDROOM	2	2
UNIT C2	2	1,029 SF	TWO BEDROOM	2	4
	27				30
THIRD FLOOR					
UNIT A1	3	380 SF	STUDIO	1	3
UNIT A2	4	370 SF	STUDIO	1	4
UNIT A3	4	409 SF	STUDIO	1	4
UNIT A4	3	328 SF	STUDIO	1	3
UNIT A5	1	441 SF	STUDIO	1	1
UNIT B1	4	630 SF	ONE BEDROOM	1	4
UNIT B2	1	663 SF	ONE BEDROOM	1	1
UNIT B3	1	460 SF	ONE BEDROOM	1	1
UNIT B4	1	470 SF	ONE BEDROOM	1	1
UNIT B5	1	640 SF	ONE BEDROOM	1	1
UNIT C1	1	947 SF	TWO BEDROOM	2	2
UNIT C2	2	1,029 SF	TWO BEDROOM	2	4
	26				29
	76				86

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REV	DATE
DATE ISSUED	02/03/2025
ISSUE PHASE	PRELIMINARY
PROJECT TITLE	
MULTI-FAMILY CONCEPT PLAN	
PROJECT OWNER	
WERTH	
PROJECT LOCATION	
MADISON, WI	
SHEET TITLE	
FIRST FLOOR PLAN	
PROJECT NUMBER	61384
SHEET NUMBER	A101

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1 SECOND FLOOR
 SCALE: 1/8" = 1'-0"
 PLAN NORTH TRUE NORTH

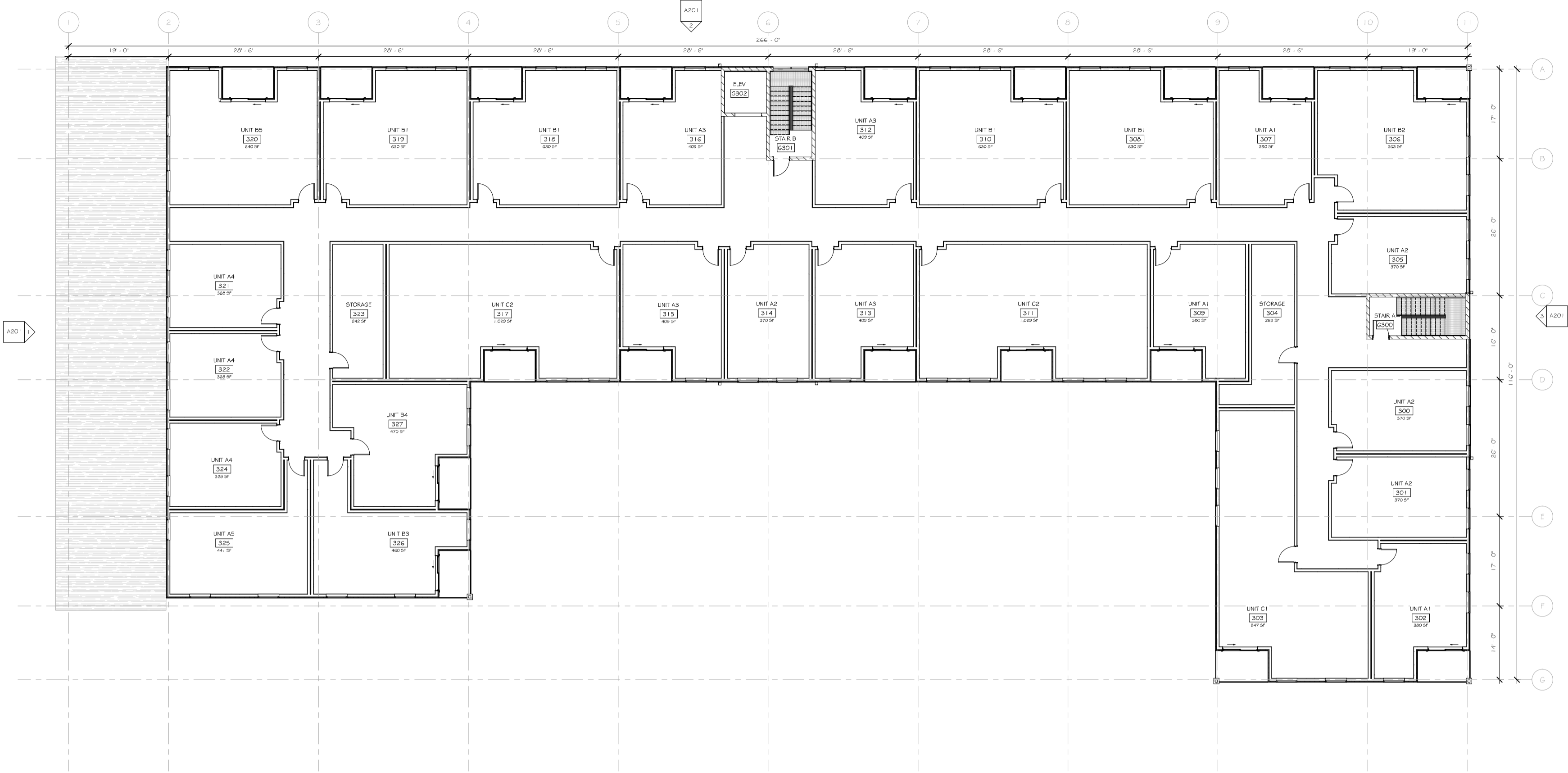
AREA BY OCCUPANCY TYPE	
OCCUPANCY	AREA
LOWER LEVEL	
S-2	27,116 SF
	27,116 SF
FIRST FLOOR	
B	610 SF
R-2	20,470 SF
	21,280 SF
SECOND FLOOR	
R-2	21,280 SF
	21,280 SF
THIRD FLOOR	
R-2	19,391 SF
	19,391 SF
GRAND TOTAL	69,029 SF

UNIT MATRIX					
FLOOR / UNIT NAME	UNIT COUNT	SQUARE FOOTAGE	UNIT TYPE	BEDS PER UNIT	TOTAL BEDS
FIRST FLOOR					
UNIT A1	3	380 SF	STUDIO	1	3
UNIT A2	3	370 SF	STUDIO	1	3
UNIT A3	4	409 SF	STUDIO	1	4
UNIT B1	4	630 SF	ONE BEDROOM	1	4
UNIT B2	2	663 SF	ONE BEDROOM	1	2
UNIT B3	2	460 SF	ONE BEDROOM	1	2
UNIT B4	3	3470 SF	ONE BEDROOM	1	3
UNIT C1	1	947 SF	TWO BEDROOM	2	2
UNIT C2	1	1,029 SF	TWO BEDROOM	2	2
	25				27
SECOND FLOOR					
UNIT A1	4	380 SF	STUDIO	1	4
UNIT A2	5	370 SF	STUDIO	1	5
UNIT A3	4	409 SF	STUDIO	1	4
UNIT B1	4	630 SF	ONE BEDROOM	1	4
UNIT B2	2	663 SF	ONE BEDROOM	1	2
UNIT B3	2	460 SF	ONE BEDROOM	1	2
UNIT B4	3	3470 SF	ONE BEDROOM	1	3
UNIT C1	1	947 SF	TWO BEDROOM	2	2
UNIT C2	2	1,029 SF	TWO BEDROOM	2	4
	27				30
THIRD FLOOR					
UNIT A1	3	380 SF	STUDIO	1	3
UNIT A2	4	370 SF	STUDIO	1	4
UNIT A3	4	409 SF	STUDIO	1	4
UNIT A4	3	328 SF	STUDIO	1	3
UNIT A5	1	441 SF	STUDIO	1	1
UNIT B1	4	630 SF	ONE BEDROOM	1	4
UNIT B2	1	663 SF	ONE BEDROOM	1	1
UNIT B3	1	460 SF	ONE BEDROOM	1	1
UNIT B4	1	470 SF	ONE BEDROOM	1	1
UNIT B5	1	640 SF	ONE BEDROOM	1	1
UNIT C1	1	947 SF	TWO BEDROOM	2	2
UNIT C2	2	1,029 SF	TWO BEDROOM	2	4
	26				29
	76	76			66

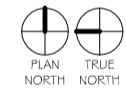
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REV	DATE
DATE ISSUED	02/03/2025
ISSUE PHASE	PRELIMINARY
PROJECT TITLE	
MULTI-FAMILY CONCEPT PLAN	
PROJECT OWNER	
WERTH	
PROJECT LOCATION	
MADISON, WI	
SHEET TITLE	
SECOND FLOOR PLAN	
PROJECT NUMBER	61384
SHEET NUMBER	A102

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1 THIRD FLOOR
 SCALE: 1/8" = 1'-0"



AREA BY OCCUPANCY TYPE	
OCCUPANCY	AREA
LOWER LEVEL	
S-2	27,116 SF
	27,116 SF
FIRST FLOOR	
B	610 SF
R-2	20,470 SF
	21,280 SF
SECOND FLOOR	
R-2	21,280 SF
	21,280 SF
THIRD FLOOR	
R-2	19,391 SF
	19,391 SF
GRAND TOTAL	69,029 SF

UNIT MATRIX					
FLOOR / UNIT NAME	UNIT COUNT	SQUARE FOOTAGE	UNIT TYPE	BEDS PER UNIT	TOTAL BEDS
FIRST FLOOR					
UNIT A1	3	360 SF	STUDIO	1	3
UNIT A2	3	370 SF	STUDIO	1	3
UNIT A3	4	409 SF	STUDIO	1	4
UNIT B1	4	630 SF	ONE BEDROOM	1	4
UNIT B2	2	663 SF	ONE BEDROOM	1	2
UNIT B3	2	460 SF	ONE BEDROOM	1	2
UNIT B4	3	470 SF	ONE BEDROOM	1	3
UNIT C1	1	947 SF	TWO BEDROOM	2	2
UNIT C2	1	1,029 SF	TWO BEDROOM	2	2
	25				27
SECOND FLOOR					
UNIT A1	4	360 SF	STUDIO	1	4
UNIT A2	5	370 SF	STUDIO	1	5
UNIT A3	4	409 SF	STUDIO	1	4
UNIT B1	4	630 SF	ONE BEDROOM	1	4
UNIT B2	2	663 SF	ONE BEDROOM	1	2
UNIT B3	2	460 SF	ONE BEDROOM	1	2
UNIT B4	3	470 SF	ONE BEDROOM	1	3
UNIT C1	1	947 SF	TWO BEDROOM	2	2
UNIT C2	2	1,029 SF	TWO BEDROOM	2	4
	27				30
THIRD FLOOR					
UNIT A1	3	360 SF	STUDIO	1	3
UNIT A2	4	370 SF	STUDIO	1	4
UNIT A3	4	409 SF	STUDIO	1	4
UNIT A4	3	328 SF	STUDIO	1	3
UNIT A5	1	441 SF	STUDIO	1	1
UNIT B1	4	630 SF	ONE BEDROOM	1	4
UNIT B2	1	663 SF	ONE BEDROOM	1	1
UNIT B3	1	460 SF	ONE BEDROOM	1	1
UNIT B4	1	470 SF	ONE BEDROOM	1	1
UNIT B5	1	640 SF	ONE BEDROOM	1	1
UNIT C1	1	947 SF	TWO BEDROOM	2	2
UNIT C2	2	1,029 SF	TWO BEDROOM	2	4
	26				29
	76				66

PRELIMINARY
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REV	DATE
DATE ISSUED	02/03/2025
ISSUE PHASE	PRELIMINARY
PROJECT TITLE	
MULTI-FAMILY CONCEPT PLAN	
PROJECT OWNER	
WERTH	
PROJECT LOCATION	
MADISON, WI	
SHEET TITLE	
THIRD FLOOR PLAN	
PROJECT NUMBER	61384
SHEET NUMBER	A103