

FIGURE 01 _ **COVER SHEET + AERIAL VIEW**

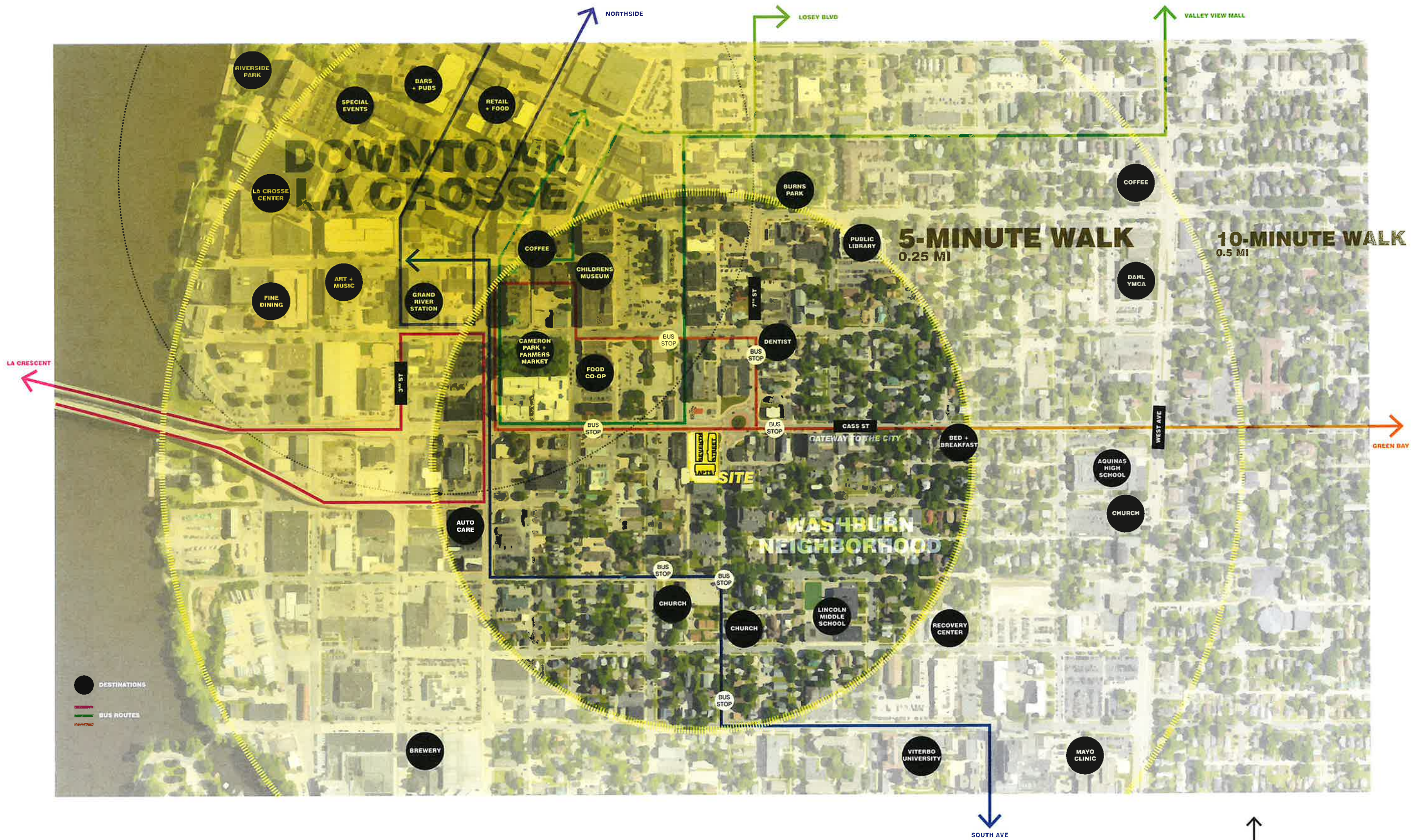
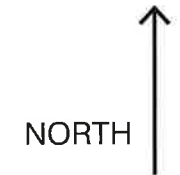
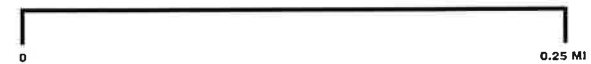
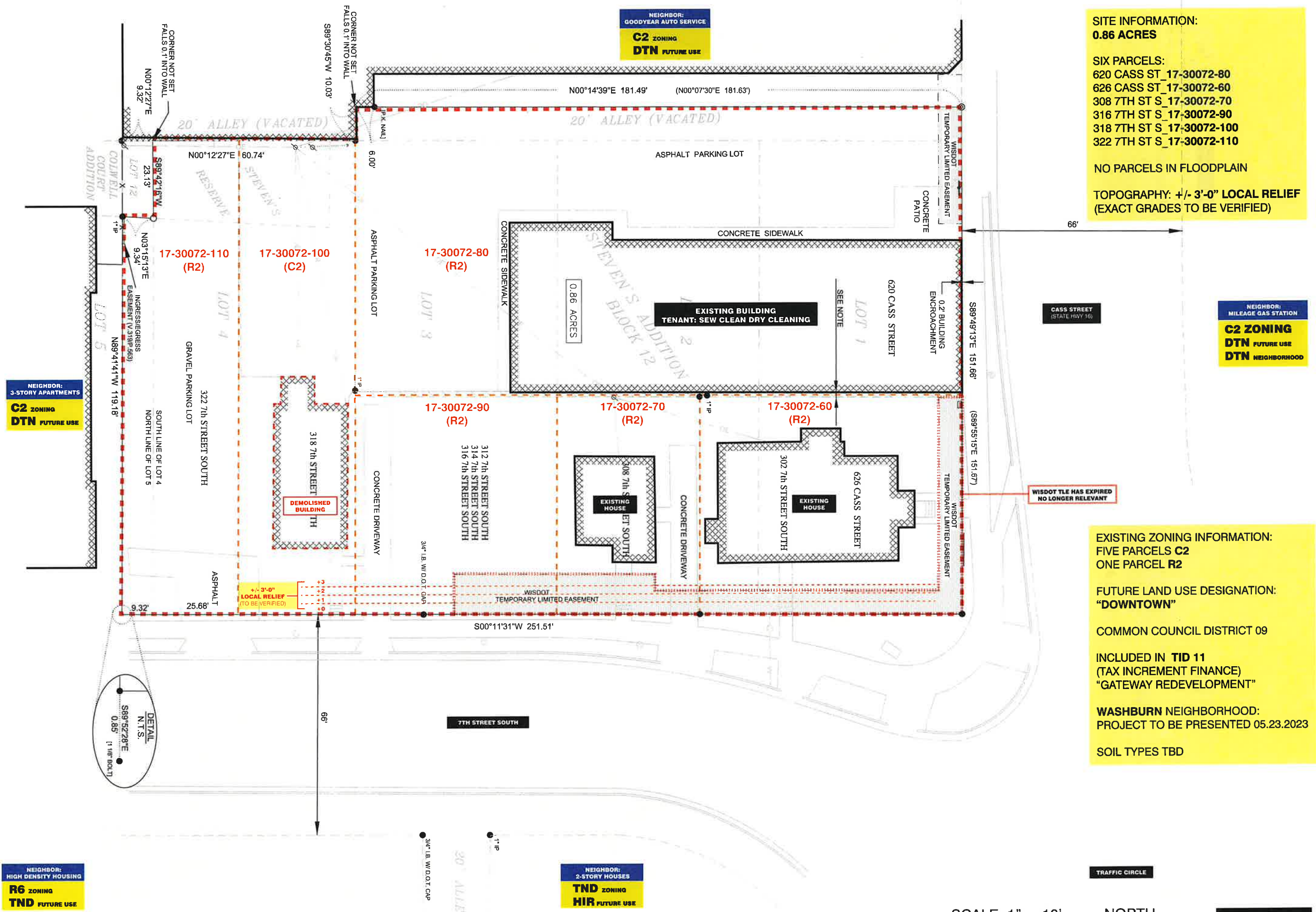


FIGURE 02 _ **LOCATION + PROXIMITY MAP**

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05.05.2023





SITE INFORMATION:
0.86 ACRES

SIX PARCELS:
 620 CASS ST_17-30072-80
 626 CASS ST_17-30072-60
 308 7TH ST S_17-30072-70
 316 7TH ST S_17-30072-90
 318 7TH ST S_17-30072-100
 322 7TH ST S_17-30072-110

NO PARCELS IN FLOODPLAIN

TOPOGRAPHY: +/- 3'-0" LOCAL RELIEF
 (EXACT GRADES TO BE VERIFIED)

EXISTING ZONING INFORMATION:
 FIVE PARCELS C2
 ONE PARCEL R2

FUTURE LAND USE DESIGNATION:
 "DOWNTOWN"

COMMON COUNCIL DISTRICT 09

INCLUDED IN TID 11
 (TAX INCREMENT FINANCE)
 "GATEWAY REDEVELOPMENT"

WASHBURN NEIGHBORHOOD:
 PROJECT TO BE PRESENTED 05.23.2023

SOIL TYPES TBD

FIGURE 03 _ **SITE SURVEY + ANALYSIS**

PHASE 01
10 APARTMENTS
11 VEHICLE SPACES
 (6 GARAGES + 5 SURFACE)
20 BICYCLE SPACES



PHASE 01 EXTENTS
 DETAIL
 N.T.S.
 S89°52'28"E
 0.85' (1/16" BOULT)

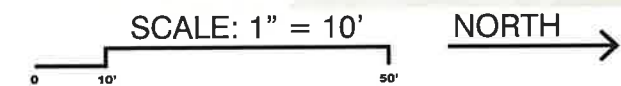
FIGURE 04 _ **PHASE 01 SITE PLAN**

PHASE 02
25 APARTMENTS (TOTAL)
25 PARKING SPACES
 (14 GARAGES + 11 SURFACE)
50 BICYCLE SPACES



FIGURE 05 _ PHASE 02 SITE PLAN

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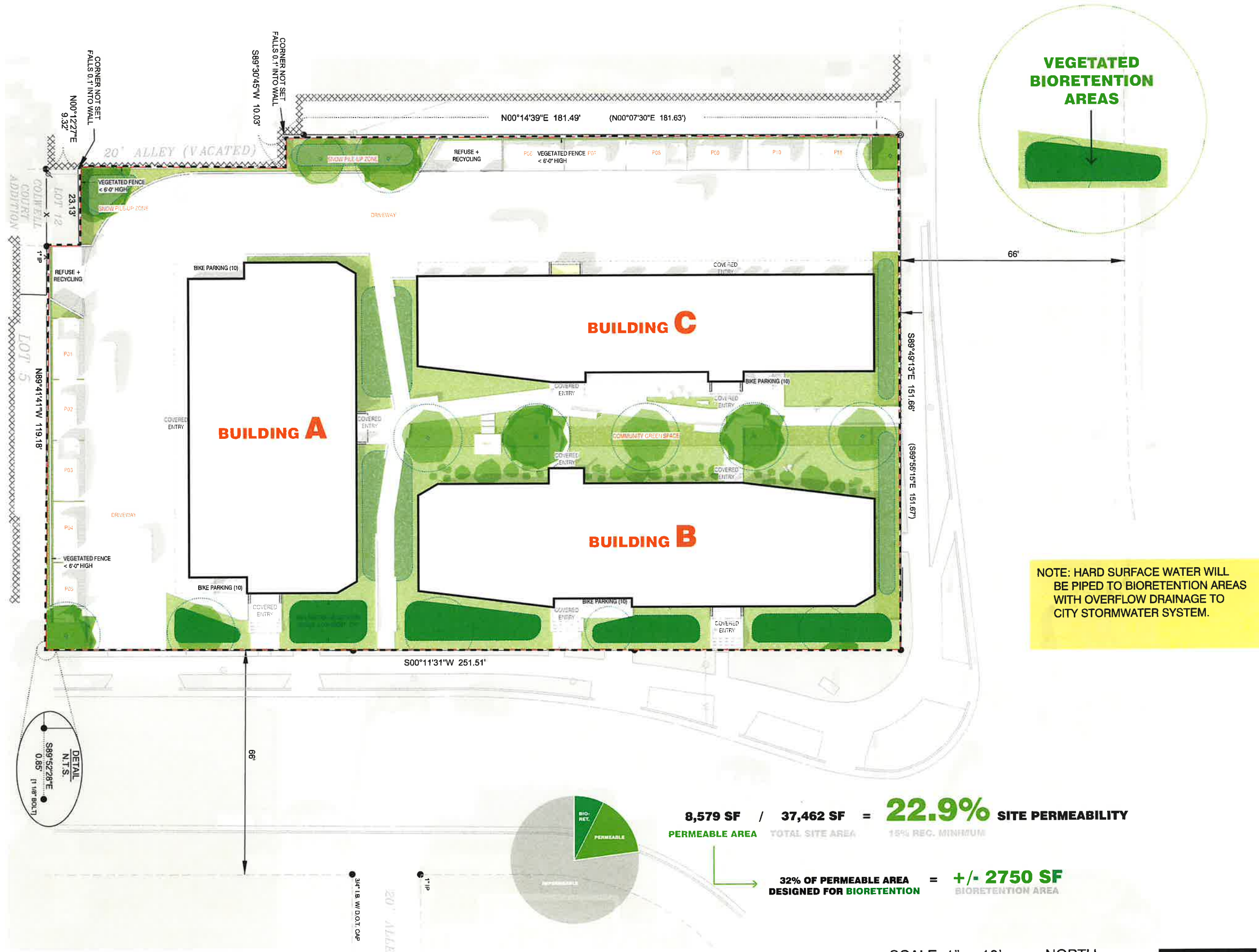


FIGURE 06 _ **STORMWATER MANAGEMENT DIAGRAM**



FIGURE 07.1 _ LEVEL 01 FLOOR PLAN

SCALE: 1" = 16'
 0 16' 80'
 NORTH →



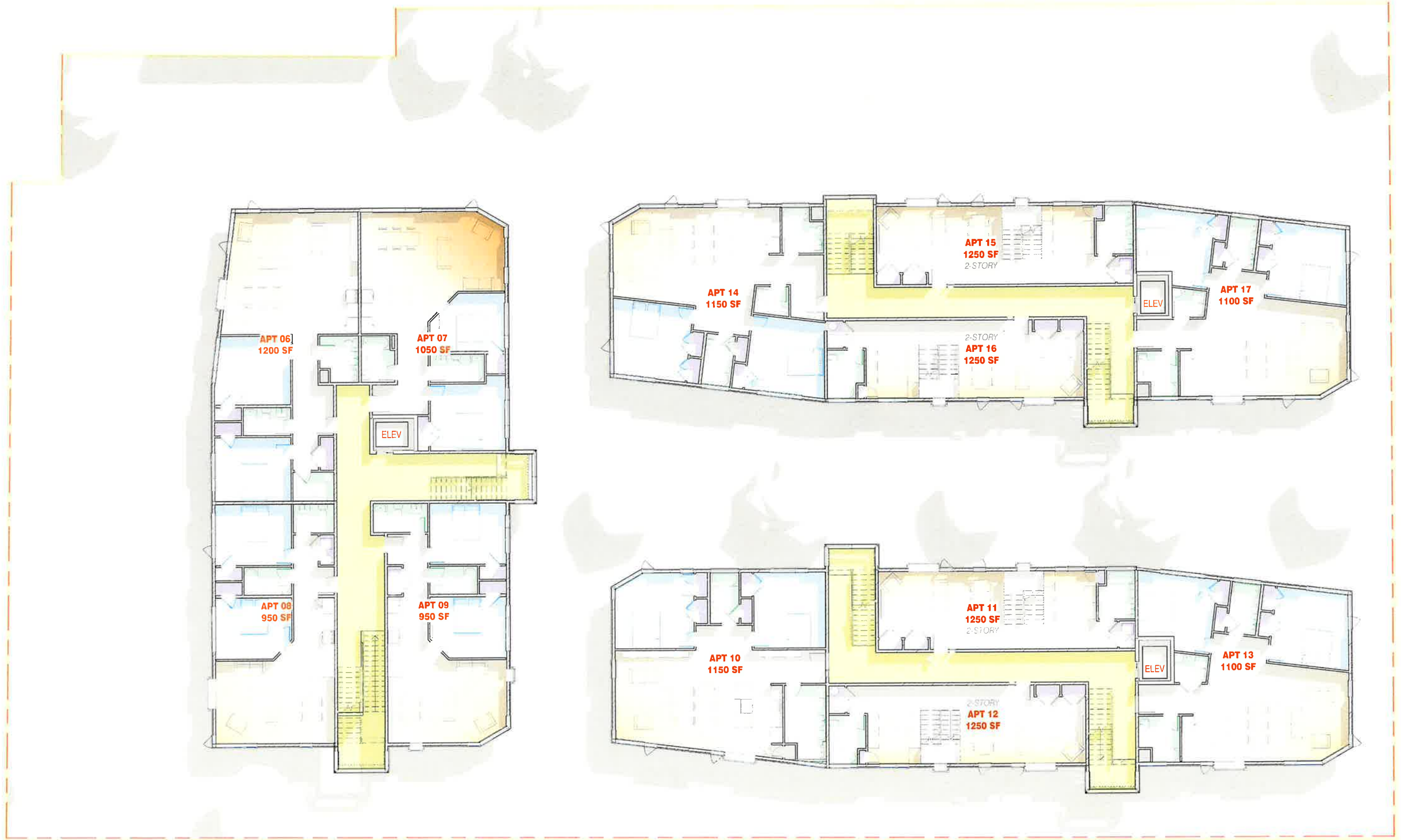


FIGURE 07.2 _ LEVEL 02 FLOOR PLAN

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NORTH →



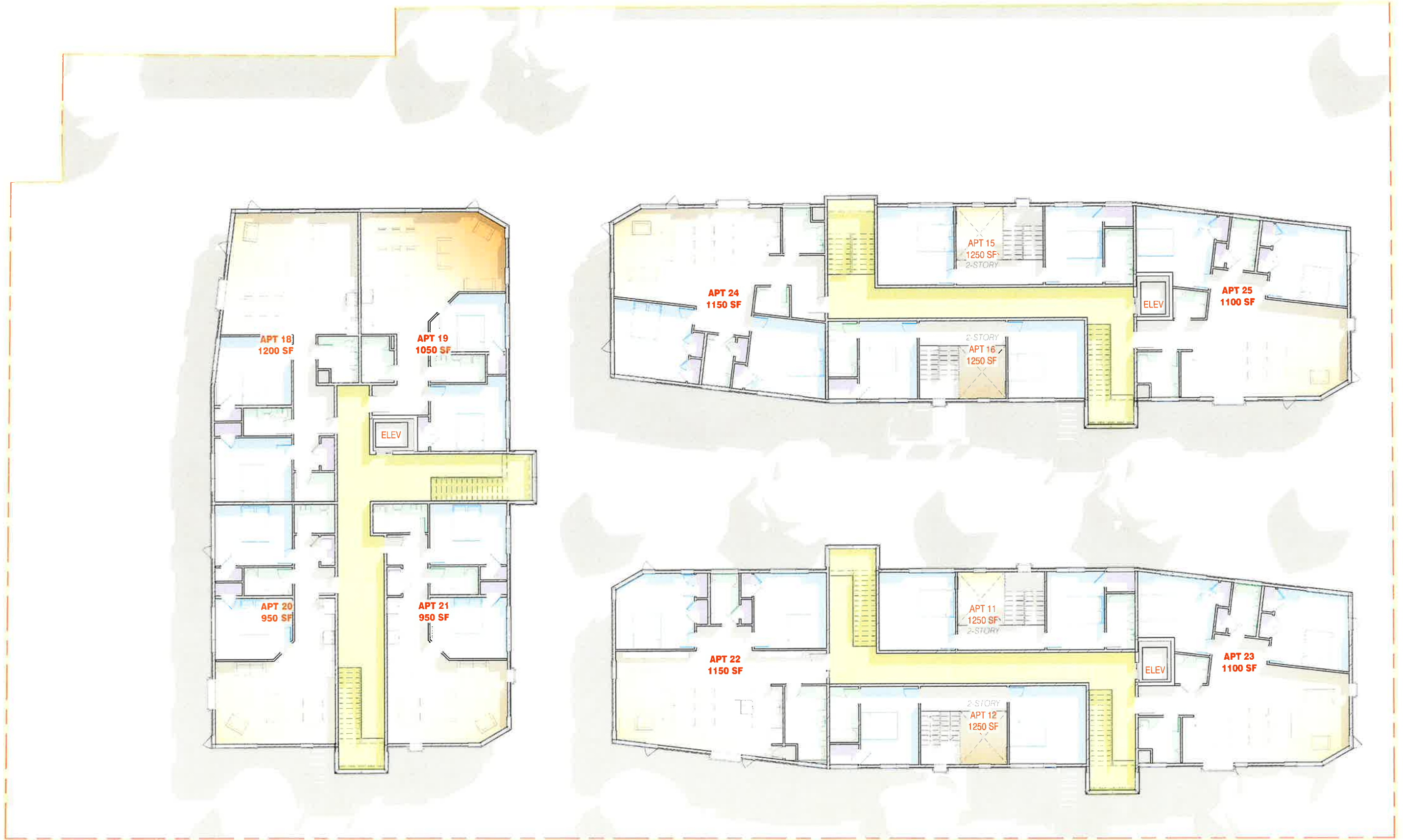
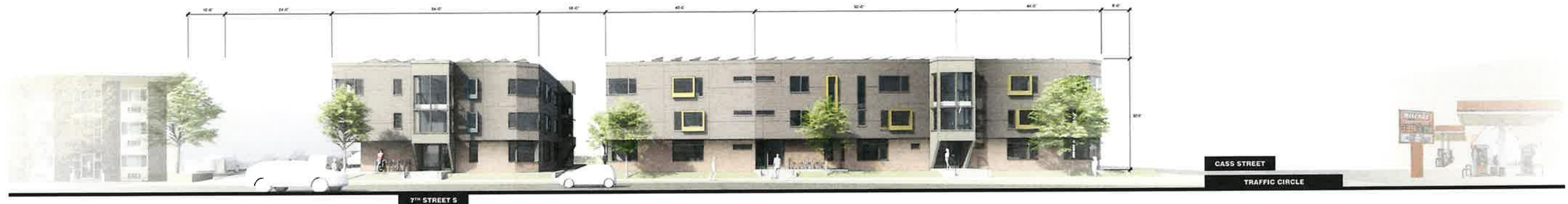


FIGURE 07.3 _ LEVEL 03 FLOOR PLAN

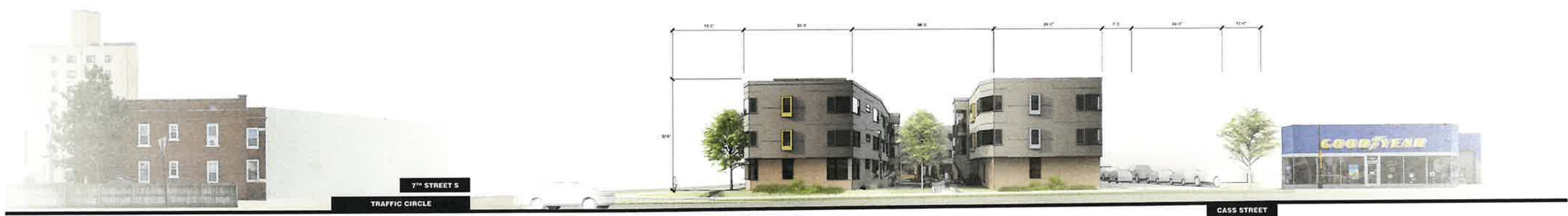
SCALE: 1" = 16'

NORTH →





NORTH →



WEST →



FIGURE 08 _ SITE ELEVATIONS

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FIGURE 09 _ **APPROACH VIEW @ 7TH AND CASS**

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FIGURE 10 _ **APPROACH VIEW ALONG 7TH STREET**

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FIGURE 11 _ **COMMUNITY GREEN SPACE**

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For more information about the project,
contact River Architects at (608) 785-2217.

FIGURE 12_ **BIRD'S EYE VIEW** LOOKING SOUTHWEST

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