

URBAN DESIGN COMMISSION APPLICATION

UDC

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



FOR OFFICE USE ONLY:

Date Received 2/27/2023 11:21 a.m.

Initial Submittal

Paid _____

Revised Submittal

Complete all sections of this application, including the desired meeting date and the action requested. If your project requires both UDC and Land Use application submittals, a completed Land Use Application and accompanying submittal materials are also required to be submitted.

If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call the Planning Division at (608) 266-4635.

Si necesita interprete, traductor, materiales en diferentes formatos, u otro tipo de ayuda para acceder a estos formularios, por favor llame al (608) 266-4635.

Yag tias koj xav tau ib tug neeg txhais lus, tus neeg txhais ntawv, los sis xav tau cov ntaub ntawv ua lwm horn ntawv los sis lwm cov kev pab kom paub txog cov lus qhia no, thov hu rau Koog Npaj (Planning Division) (608) 266-4635.

1. Project Information

Address (list all addresses on the project site): 750 University Row Madison, WI 53705

Title: 750 University Row Expansion

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

UDC meeting date requested 03/15/2023

- New development Alteration to an existing or previously-approved development
 Informational Initial Approval Final Approval

3. Project Type

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

Signage

- Comprehensive Design Review (CDR)
 Modifications of Height, Area, and Setback
 Sign Exceptions as noted in Sec. 31.043(3), MGO

Other

- Please specify _____

4. Applicant, Agent, and Property Owner Information

Applicant name Paul G. Lenhart
Street address 749 University Row, Suite 101
Telephone 608.260.7007

Company University Row Clinic, LLC
City/State/Zip Madison, WI 53705
Email plenhart@kruppconstruction.com

Project contact person Jenni Eschner
Street address 309 W. Johnson Street, Suite 202
Telephone 608.442.6698

Company EUA
City/State/Zip Madison/WI/53703
Email jennie@eua.com

Property owner (if not applicant) GI Clinic LLC, Attn: Paul G. Lenhart

Street address 749 University Row, Suite 101
Telephone 608.260.7007

City/State/Zip Madison/WI/53705
Email plenhart@kruppconstruction.com

Introduction

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

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

Types of Approvals

There are three types of requests considered by the UDC:

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

Presentations to the Commission

The Urban Design Commission meets virtually via Zoom, typically on the second and fourth Wednesdays of each month at 4:30 p.m. Applicant presentations are strongly encouraged, although not required. Prior to the meeting, each individual speaker is required to complete an online registration form to speak at the meeting. A link to complete the online registration will be provided by staff prior to the meeting. Please note that individual presentations will be limited to a **maximum of three (3) minutes**. The pooling of time may be utilized to provide one speaker more time to present, however the additional time will be based on the number of registrants from the applicant team, i.e. two (2) applicant registrants = six (6) minutes for one (1) speaker.

Primarily, the UDC is interested in the appearance and design quality of projects. Emphasis should be given to the site plan, landscape plan, lighting plan, building elevations, exterior building materials, color scheme, and graphics. Please note that presentation slides, in a PDF file format, are required to be submitted **the Friday before** the UDC meeting.

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

1. Informational Presentation

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

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

Requirements for All Plan Sheets

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

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

2. Initial Approval

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

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

3. Final Approval

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

- Grading Plan
- Lighting Plan, including fixture cut sheets and photometrics plan (must be legible)
- Utility/HVAC equipment location and screening details (with a rooftop plan if roof-mounted)
- Site Plan showing site amenities, fencing, trash, bike parking, etc. (if applicable)
- PD text and Letter of Intent (if applicable)
- Samples of the exterior building materials
- Proposed sign areas and types (if applicable)

4. Signage Approval (*Comprehensive Design Review (CDR), Sign Modifications, and Sign Exceptions (per Sec. 31.043(3))*)

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

5. Required Submittal Materials

Application Form

- A completed application form is required for each UDC appearance. For projects also requiring Plan Commission approval, applicants must also have submitted an accepted application for Plan Commission consideration prior to obtaining any formal action (Initial or Final Approval) from the UDC.

Letter of Intent

- If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required.
- For signage applications, a summary of how the proposed signage is consistent with the applicable Comprehensive Design Review (CDR) or Signage Modification review criteria is required.

Development Plans (Refer to checklist on Page 4 for plan details)

Filing Fee (Refer to Section 7 (below) for a list of application fees by request type)

Electronic Submittal

- Complete electronic submittals must be received prior to the application deadline before an application will be scheduled for a UDC meeting. Late materials will not be accepted. All plans must be legible and scalable when reduced. Individual PDF files of each item submitted should be submitted via email to UDCapplications@cityofmadison.com. The email must include the project address, project name, and applicant name.
- Email Size Limits. Note that an individual email cannot exceed 20MB and it is the responsibility of the applicant to present files in a manner that can be accepted. Applicants who are unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.

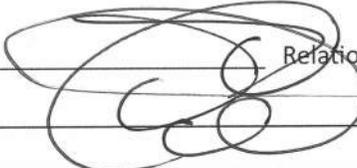
Notification to the District Alder

- Please provide an email to the District Alder notifying them that you are filing this UDC application. Please send this as early in the process as possible and provide a copy of that email with the submitted application.

6. Applicant Declarations

1. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with Tim Parks and Jessica Vaughn on 2/6/2023 & 2/13/2023.
2. The applicant attests that all required materials are included in this submittal and understands that if any required information is not provided by the application deadline, the application will not be placed on an Urban Design Commission agenda for consideration.

Name of applicant Paul G. Lenhart Relationship to property Manager and Member

Authorizing signature of property owner  Date 2/27/2023

7. Application Filing Fees

Fee payments are due by the submittal date. Payments received after the submittal deadline may result in the submittal being scheduled for the next application review cycle. Fees may be paid in-person, via US Mail, or City drop box. If mailed, please mail to: *City of Madison Building Inspection, P.O. Box 2984, Madison, WI 53701-2984*. The City's drop box is located outside the Municipal Building at 215 Martin Luther King, Jr. Blvd. on the E Doty Street side of the building. Please make checks payable to *City Treasurer*, and include a completed application form or cover letter indicating the project location and applicant information with all checks mailed or submitted via the City's drop box.

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

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

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

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

Letter of Intent

Please consider this our formal Letter of Intent to pursue an Amendment to the General Development Plan and Specific Implementation Plan in the Planned Unit Development (PUD-GDP-SIP), previous PUD-GDP-SIP dated January 24, 2012.

- Existing PUD-GDP-SIP drawing set dated January 24, 2012, is attached for reference.

Project Name:

UW Health 750 University Row Expansion

Parcel Location:

750 University Row
Madison, WI 53705

Applicant:

University Row Clinic, LLC
749 University Row, Suite 101
Madison, WI 53705
Paul G. Lenhart
608-260-7007
plenhart@kruppcconstruction.com

Landowner:

GI Clinic, LLC
749 University Row, Suite 101
Madison, WI 53705
Paul G. Lenhart
608-260-7007
plenhart@kruppcconstruction.com

Architect:

Eppstein Uhen Architects
309 W Johnson Street, Suite 202
Madison, WI 53703
Rob Beisenstein, AIA, LEED AP
414-291-8145
robb@eua.com

Civil Engineer:

D'Onofrio, Kottke and Associates
7530 Westward Way
Madison, WI 53717
Dan Day, PE
608-833-7530
dday@donofrio.cc

Landscape Architect:

Ken Saiki Design
1110 S. Park Street
Madison, WI 53715
Rebecca DeBoer
608-251-3600
rdeboer@saiki.design.com

Contractor:

Krupp General Contractors
749 University Row, Suite 101
Madison, WI 53705
Dietmar Bassuner
608-347-2759
Dietmar.bassuner@kruppcconstruction.com

Proposed Building Occupant:

UW Health
600 Highland Avenue
Madison, WI 53792-8360
Michael McKay
608-422-8396
mmckay@uwhealth.org

The existing 67,292 SF UW Health, Digestive Health Center (DHC), is a 3-story outpatient clinic building located at 750 University Row. The lowest level of the DHC building includes parking, clinical support spaces, and building support spaces. The main entrance is located on the southeast end of the building, facing south to the surface parking lot, and is accessed from a driveway that runs between the building and the surface parking lot.

The proposed building addition is comprised of a 3 ½ level, 830 car parking structure adjacent to and below grade (underneath) a 180,000 SF, 4-story outpatient clinic. The first-floor clinical space includes Registration, Lab, Pharmacy, Imaging, Café, and Urgent Care. The second through fourth floors include Specialty Care and Primary Care Clinics. The proposed main building entrance will be relocated to face the primary street, University Row. UW Health will be the single occupant of the expanded building.

During construction, the temporary surface parking areas located on Lots 2 and 3 will be used for staff and patient parking.

Future development at Lots 2 and 3 will consist of a single 4 story multi-family building with covered and surface parking. The proposed multi-family building contemplates 100 units with a parking ratio of 1:1 parking stall per bedroom.

Site:

The University Crossing development is a total of 14.332 acres (624,302 SF).

Lots 1, 2 & 3 are 8.501 acres (370,324 SF). As part of this project the property boundaries of Lots 1, 2 and 3 will be revised via Certified Survey Map (CSM).

- Lot 1 will increase in size to accommodate the footprint of the building addition.
- Lots 2 and 3 will be combined and will be referred to as Lot 2.

The remaining development encompasses the following areas and will remain as configured:

- Lots 4, 5, 6 & 7 at 3.763 acres (163,924 SF)
- Outlot 1 at 0.374 acres (16,281 SF)
- Public roads at 1.694 acres (73,773 SF)

Comprehensive Plan:

The City of Madison Comprehensive Plan designates this site for Employment (E) and Community Mixed Use (CMU). Portions of the overall site are also designated as a Transit Oriented Design (TOD) overlay. The entire development is in the Spring Harbor Neighborhood Plan

Existing Zoning:

The GDP site is zoned PD (Planned Development) District, which lies within the Urban Design District (UDD) 6, and within the Transit Oriented District (TOD) Overlay boundary.

To remain consistent with the requirements of UDD 6, the building will meet the following criteria:

- Section 33.24(13)(d)4. a. i.: Exterior building materials on the addition will, where possible, match the existing materials, or will be complementary to them. They will be low maintenance brick, composite metal panel, curtainwall/glass.
- Section 33.24(13)(d)4. a. ii.: Rooftop mechanical units will receive screen walls. Photovoltaic panels will be installed on the top of the parking structure with parapet walls to obscure them from a lower vantage point.
- Section 33.24(13)(d)4. b. i.: The building addition scale, materiality, and proportion of solid-to-glass complements, but does not replicate the existing building. Scale and opening proportions relate to the nearby buildings in the GDP.
- Section 33.24(13)(d)4. b. ii.: Consideration has been given to the scale of the building along the pedestrian/primary street (east) facing side, where the entry zone of the building steps back and is a 2-story height. Area of glazing along the first floor/street level is ample to provide natural light and activate the pedestrian/street scape along the primary street.
- Section 33.24(13)(d)4. b. iii.: The residential neighborhood to the west was taken into consideration when determining the height of the structured parking, which is 1 story, transitioning to a 2-story height at its lowest above-grade level. Green roof systems will be incorporated onto the lower roofs, where there is visual exposure for adjacent multi-family and apartment units.
- Section 33.24(13)(d)5. Lighting: Building and parking structure entries, as well as pedestrian paths along the building will be illuminated for life safety and for security.
- Section 33.24(13)(d)6. Landscaping: Selected plant material will provide interest and color throughout each season and will be hardy to the Madison region. Planters and plantings will be used to enhance the pedestrian-friendly path along University Row.
- The area along the main entry of the building will include landscape planters and seating elements to create a safe, walkable, and attractive pedestrian environment along University Row.

Upon completion of the updated CSM for Lot 1, Lot 1 (a portion thereof) will be subject to the City of Madison TOD overlay. As part of our submission, we are requesting an exception to the following requirement:

(8) Site Standards for Automobile Infrastructure.

- a) Applicability. The following standards are applicable to non-residential uses and buildings with over three residential units.

- b) Automobile parking, loading, drives, drive aisles, driveways, vehicle access sales and service windows and drives, gas pumps, gas station canopies, car wash vacuum stalls and electric vehicle charging facilities:
1. Shall not be allowed between the primary street-facing façades and the primary public or private street.
 2. On a corner lot, shall not be allowed between the primary street facing façades and the primary street and shall not be allowed between the secondary street- facing façades and the secondary street more or less perpendicular to the primary street. On lots with more than one corner, only the corner with the primary and secondary (public or private) streets shall be required to meet this provision.

To provide a safe environment for patients arriving via shared ride, taxicab, transfer van, and ambulances from assisted care facilities, the expansion to 750 University Row will provide a 2-lane, one-way drop-off/pickup area between the building and the public sidewalk/road. This configuration will provide direct access for these patients to the primary front entrance of the building along with ease of front door fire department access. A landscaped buffer between the drive and sidewalk will be provided to provide a safe separation between pedestrians and moving vehicles. See drawings A06, A13, and A14.

For patients that intend to park, visit, and stay, operationally, UW Health aims to direct patients to park first at the 830-stall parking structure and then access the building internally. This strategy will be UW Health's primary approach to limit the use 2-lane, one-way drop-off/pickup area. See drawing A05.

Surrounding Uses:

North:

- Single family residences in the Spring Harbor neighborhood and City of Madison Water Utility, Well No. 14, zoned R1.

South:

- Wisconsin Southern Railroad & Old Middleton Road.
- Multiple zoning properties, zoned NMX, PD, SE & SR-C2.

West:

- Trillium Homes, zoned R4.

East:

- Variety of retail businesses, zoned NMX.

Sustainability:

The expansion of 750 University Row is planning to pursue LEED 4.1 designation and is exploring the following highlights:

- Exploring renewable energy, including geothermal and solar.

- Central and accessible: Located within ¼ mile walk to six bus lines (the closest bus stop being approximately 200' from main entrance) and within ½ mile walk to a planned BRT stop. This location earns a WalkScore of sixty-seven under the LEED 4.1 rating system.
- The parking garage will provide charging for electric vehicles, ample bike parking for staff and visitors and will be shaded by solar panels.
- The design will incorporate bird collision deterrence concepts, including bird-friendly glazing.
- The design will incorporate vegetated roof areas to aid with stormwater management strategies as well as provide enhanced views.
- Parking will be in a covered structure minimizing rainwater run-off as well as minimizing the use of deicing agents during the winter months.
- The project will account for rainwater collection systems to be used for toilet flushing and landscape irrigation (graywater reuse).
- The project will incorporate low-emitting and low-carbon materials.

Signage:

Concept signage locations for 750 University Row are indicated on the design drawings. Final signage design will be submitted at a future date.

Schedule:

The anticipated occupancy date of 750 University row is expected to be Q1 of 2026.

Transportation:**Bike:**

The clinic expansion will include internal bike storage along with showers and lockers to encourage bike use by employees. The existing bike path on the west side of the development will be extend to the building expansion south property line.

A B-Cycle station is currently located at the intersection of University Avenue and University Row.

Transit:

Located within ¼ mile walk to 6 bus lines (the closest being approximately 200' from main entrance) and within ½ mile walk to a planned BRT stop. The location earns a WalkScore of sixty-seven under the LEED 4.1 rating system.

Traffic Study:

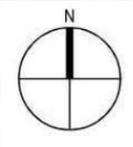
A traffic impact analysis has been completed by KL Engineering and was submitted to the City of Madison on February 8, 2023

Public Assistance:

A TIF application has been submitted to the City of Madison.

750 UNIVERSITY ROW EXPANSION







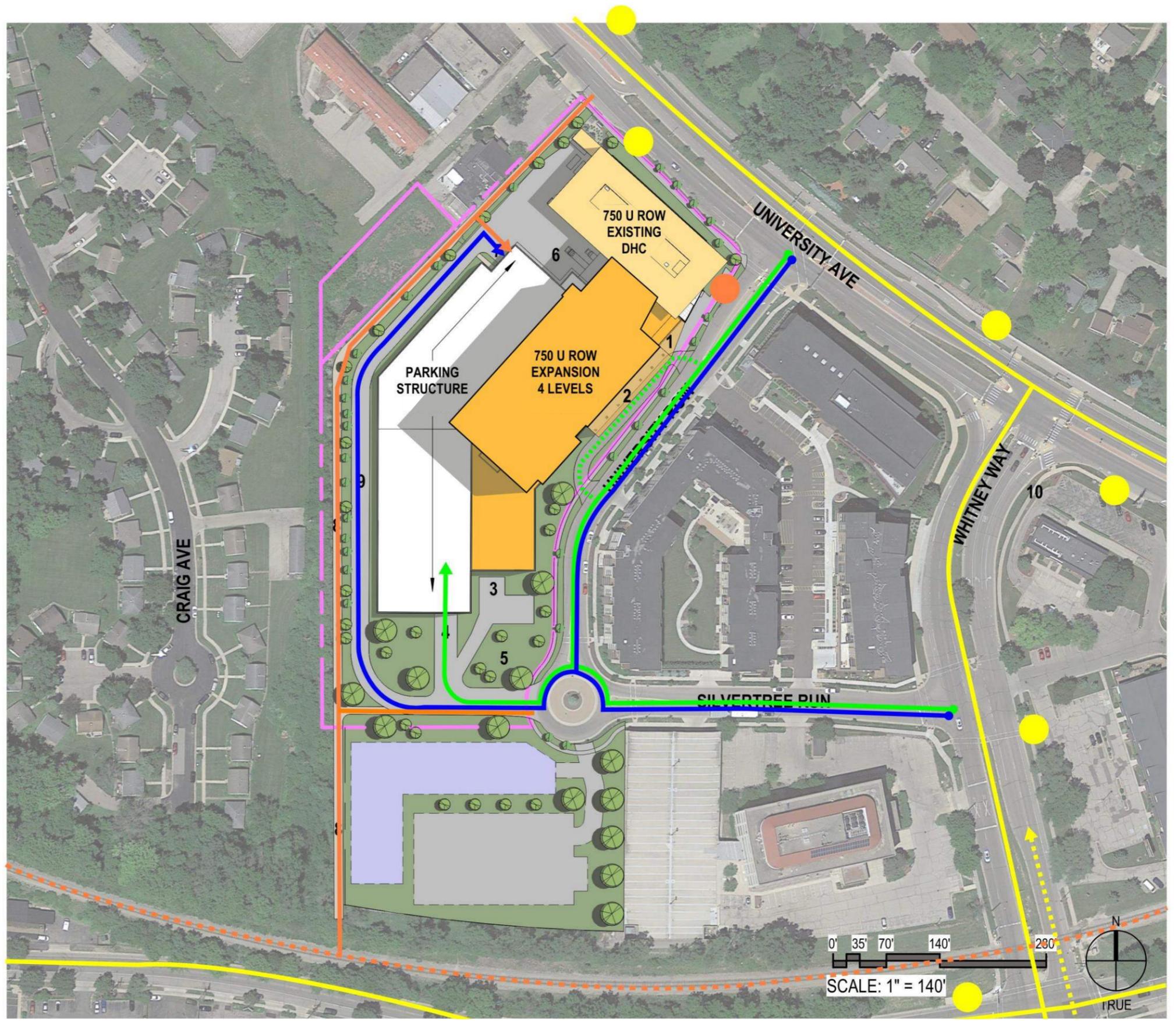


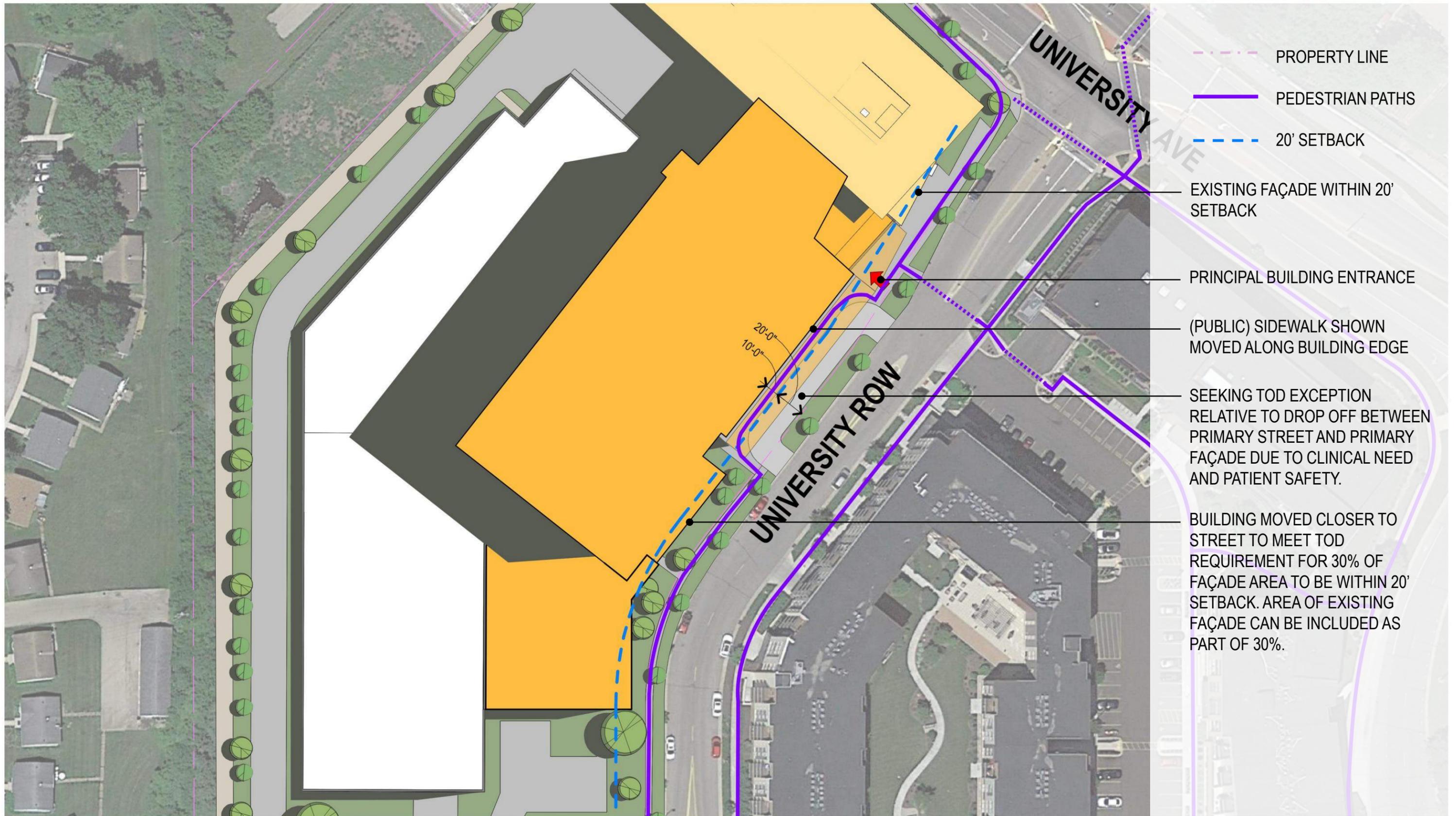
	Use	Height	Building Area	Stalls
Proposed per PUD, GDP, SIP dated 2012.01.24				
Building 1	Clinic	3	67,420 sqft	75
Building 1A	Clinic	4	70,000 sqft	456
Building 2	Clinic	3	80,000 sqft	411
Building 3	Non-profit	3	40,000 sqft	42
Building 4	Office/Retail	3	64,000 sqft	45
Building 5	Hotel	6	84,000 sqft	29
Building 6	Residential	4	135,600 sqft	0
Shared Parking	parking			285
TOTAL Proposed			541,020 sqft	1,343
Current State				
750 University Row	Clinic	3	67,292 sqft	254
725 University Row	Residential	5	144,523 sqft	332
749 University Row	Office/Retail	3	65,110 sqft	32
5125 Silvertree Run	Residential	4	59,330 sqft	30
Surface shared	Parking		0 sqft	54
Future State as Proposed				
750 University Row Expansion	Clinic	4	189,000 sqft	600
Lot 2 and 3 Building	Residential	4	115,000 sqft	140
TOTAL Current + Future			640,255 sqft	1,442
Delta Analysis				
Total Proposed			541,020	1,343
Total Current + Future			640,255	1,442
DELTA			99,235 sqft	99

- 1 MAIN ENTRY
- 2 PATIENT DROP-OFF / PICK-UP
- 3 AMBULANCE PICK-UP AND EXTENDED VEHICLE PARKING
- 4 VISITOR PARKING ENTRY / EXIT
- 5 DRY DETENTION
- 6 LOADING DOCK (NEW)
- 7 STAFF PARKING ENTRY / EXIT
- 8 BIKE PATH
- 9 SERVICE DRIVE
- 10 EXISTING BUS STOP

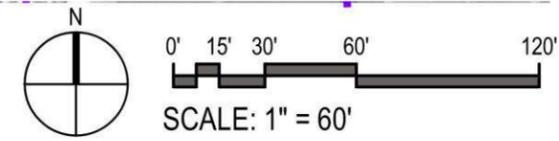


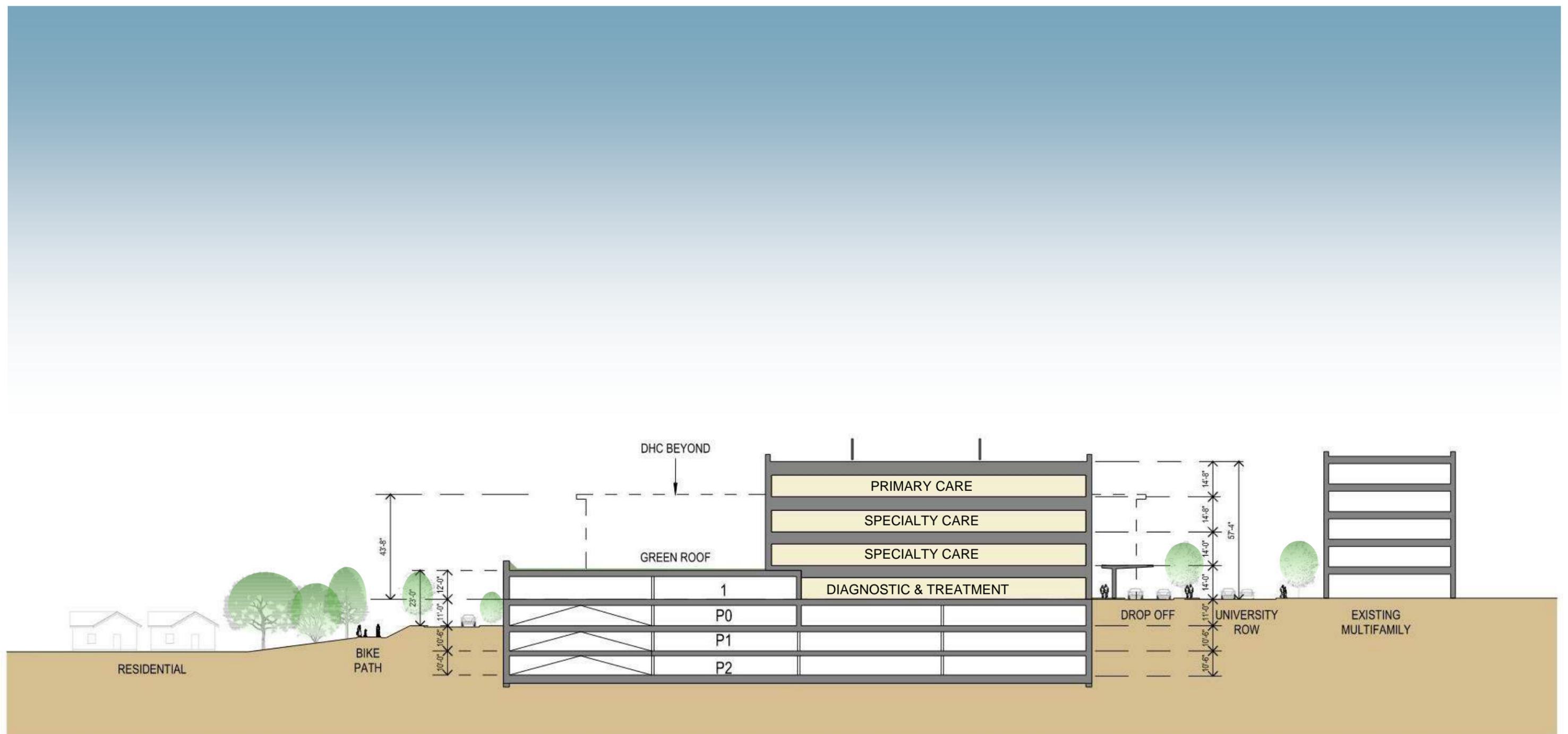
-  BUS ROUTES
-  BUS STOPS
-  ROUTE FROM FUTURE BRT STOP AT SHEBOYGAN / EAU CLAIRE TO BEGIN 2023
-  BIKE PATHS
-  B-CYCLE STATION
-  VISITOR/PATIENT VEHICLES
-  VISITOR DROP-OFF
-  STAFF VEHICLES
-  PROPERTY LINE





- PROPERTY LINE
- PEDESTRIAN PATHS
- - - 20' SETBACK
- EXISTING FAÇADE WITHIN 20' SETBACK
- PRINCIPAL BUILDING ENTRANCE
- (PUBLIC) SIDEWALK SHOWN MOVED ALONG BUILDING EDGE
- SEEKING TOD EXCEPTION RELATIVE TO DROP OFF BETWEEN PRIMARY STREET AND PRIMARY FAÇADE DUE TO CLINICAL NEED AND PATIENT SAFETY.
- BUILDING MOVED CLOSER TO STREET TO MEET TOD REQUIREMENT FOR 30% OF FAÇADE AREA TO BE WITHIN 20' SETBACK. AREA OF EXISTING FAÇADE CAN BE INCLUDED AS PART OF 30%.



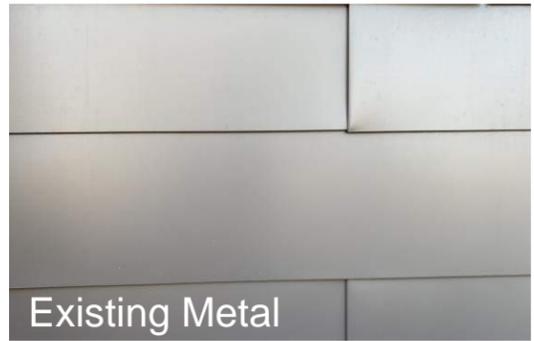




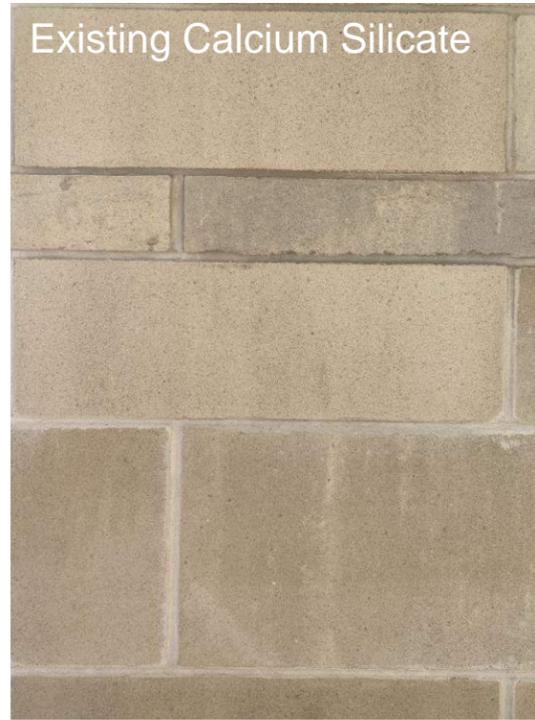
Existing Glass/Mullion



Existing Brick



Existing Metal



Existing Calcium Silicate



UNIVERSITY CROSSING
5102 SILVERTREE RUN



OFFICES
610 N WHITNEY WAY



OFFICES
749 UNIVERSITY AVENUE



UNIVERSITY ROW APARTMENTS
725 UNIVERSITY ROW



LOT 3
SILVERTREE RUN & UNIVERSITY ROW



HARBOR VIEW APARTMENTS
5265 UNIVERSITY AVENUE



SPRING HARBOR ANIMAL HOSPITAL
5129 UNIVERSITY AVENUE



MIDAS
5201 UNIVERSITY AVENUE

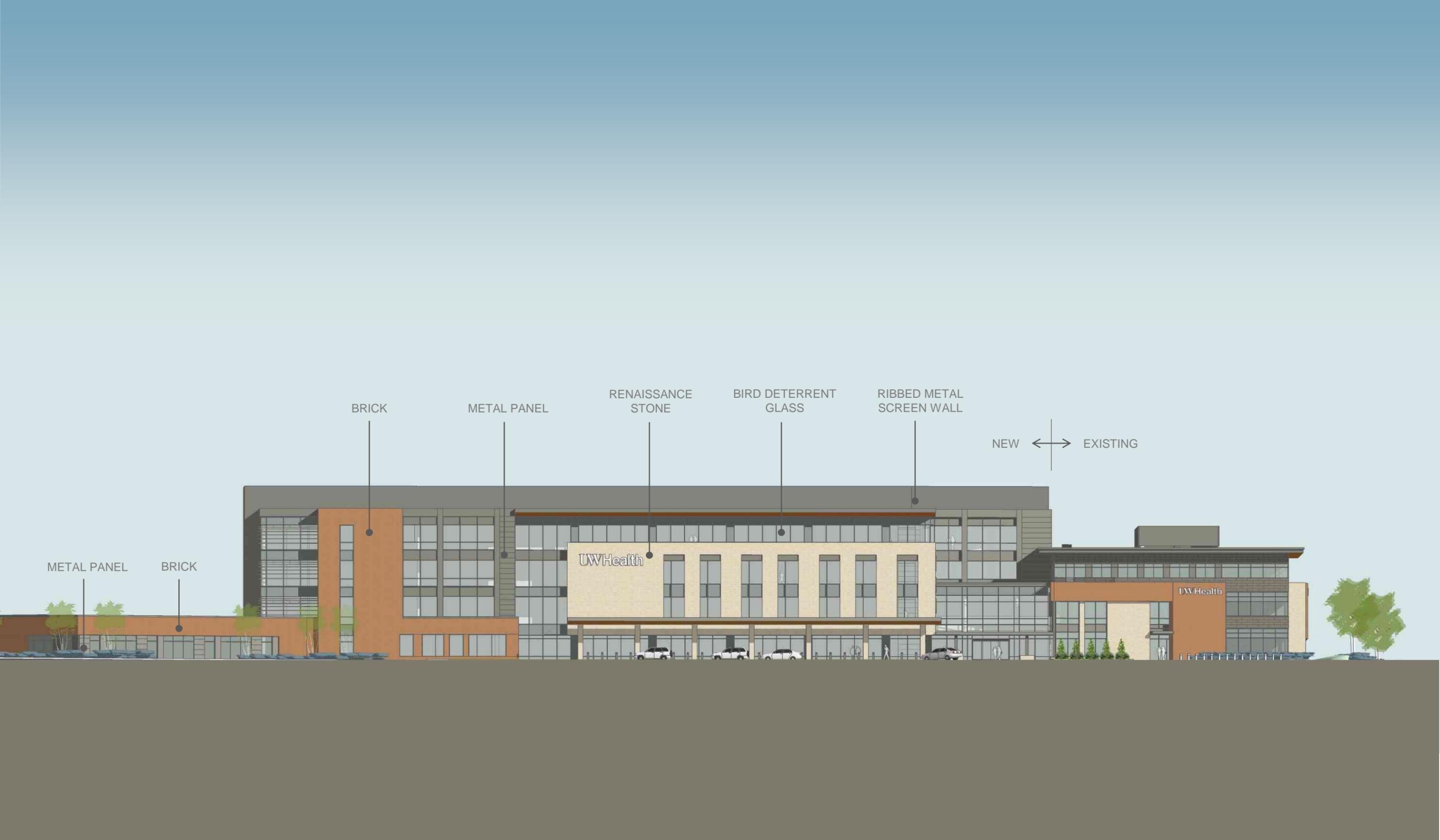












BRICK

METAL PANEL

RENAISSANCE
STONE

BIRD DETERRENT
GLASS

RIBBED METAL
SCREEN WALL

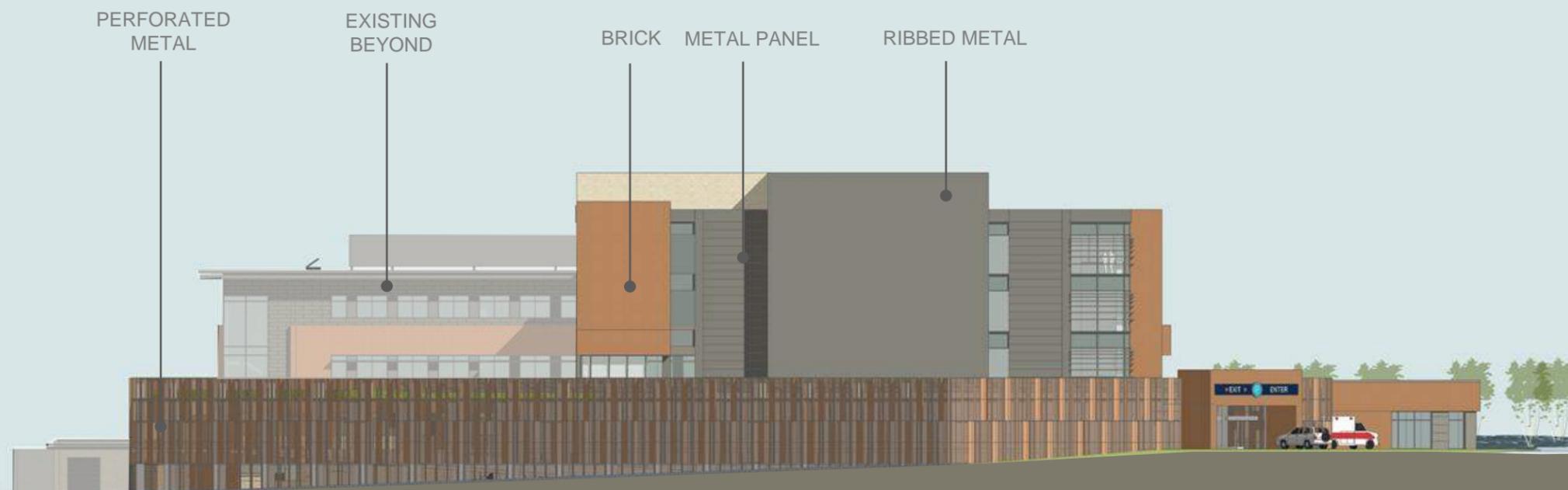
NEW ← → EXISTING

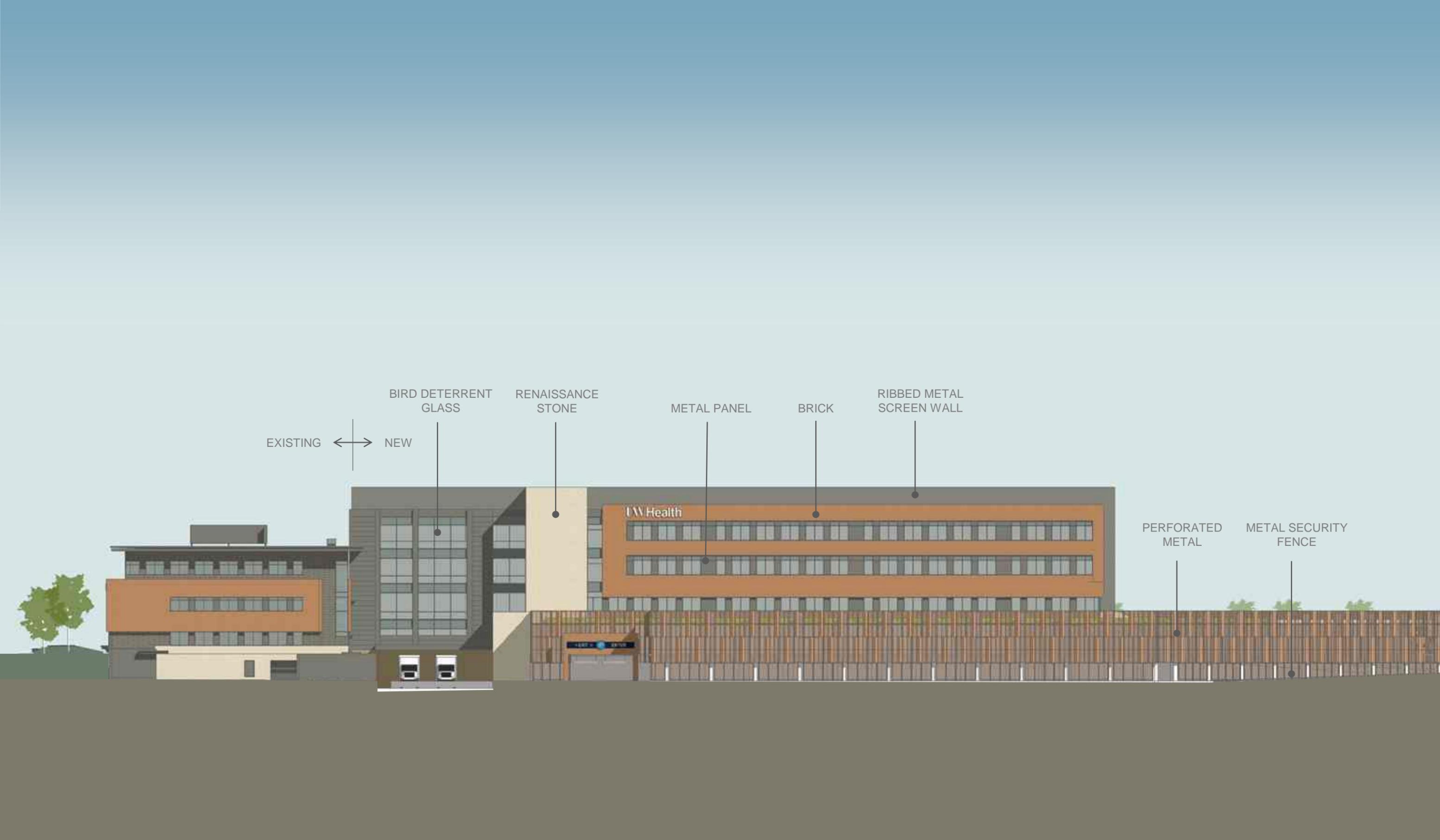
METAL PANEL

BRICK

UWHealth

UWHealth





EXISTING ← → NEW

BIRD DETERRENT GLASS

RENAISSANCE STONE

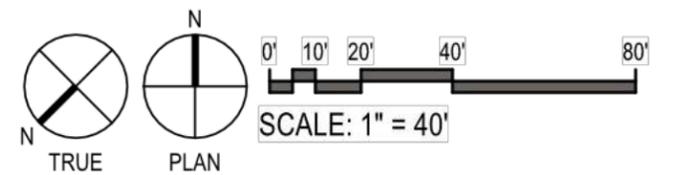
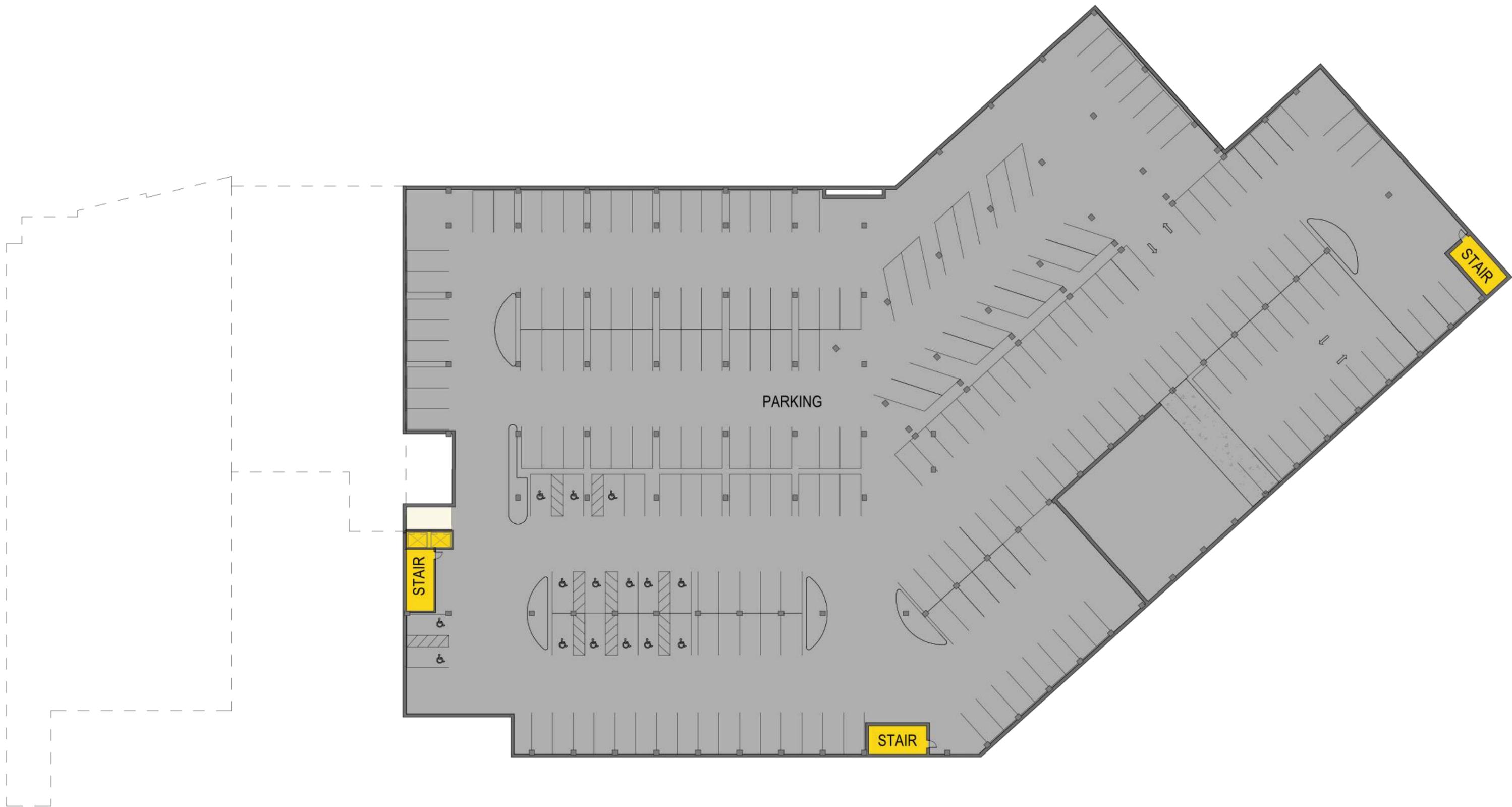
METAL PANEL

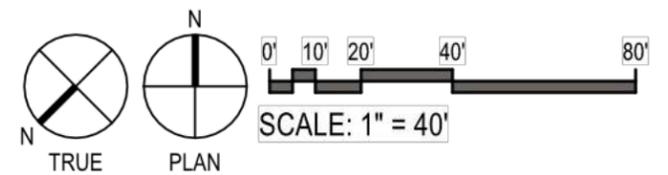
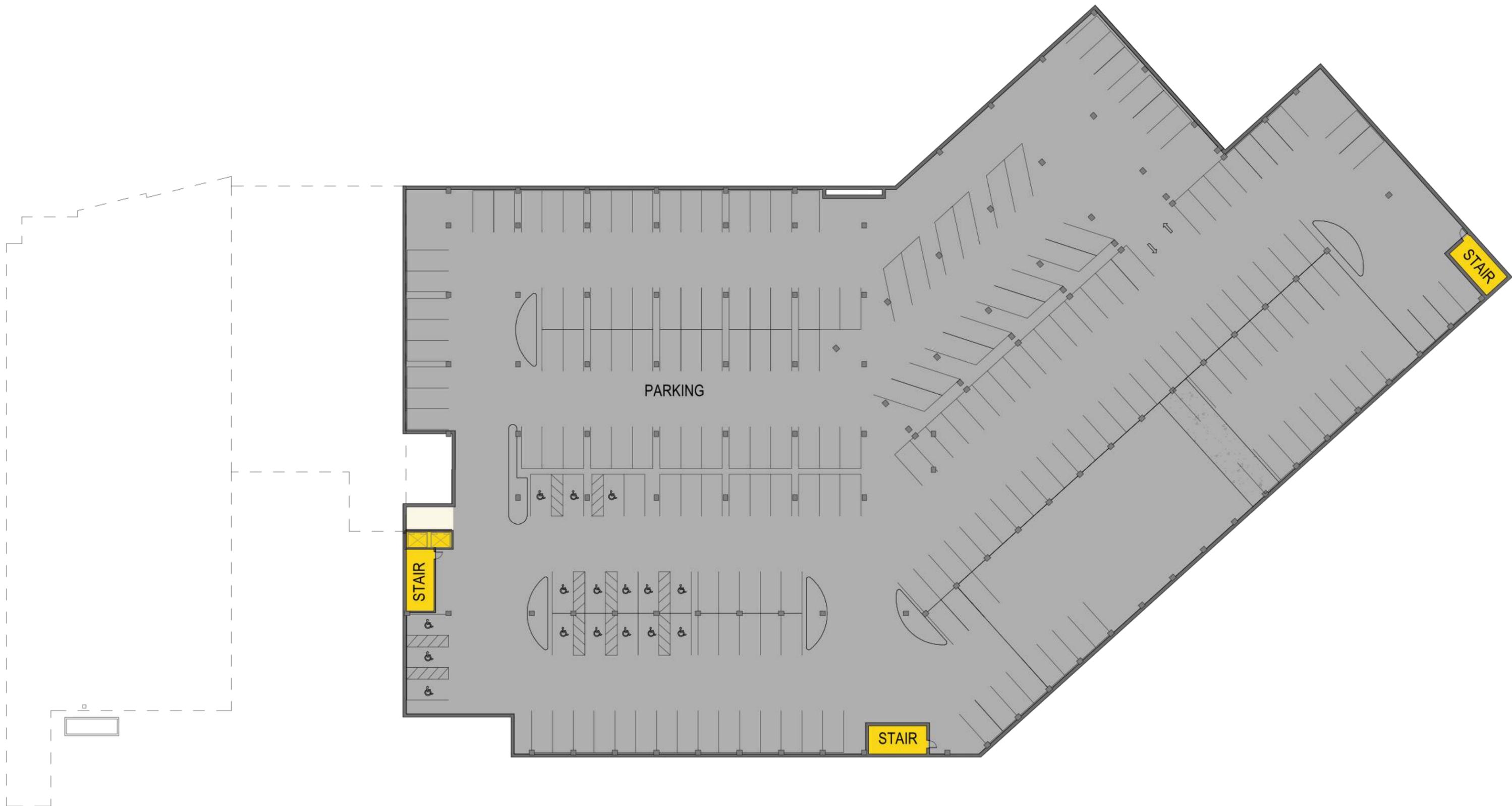
BRICK

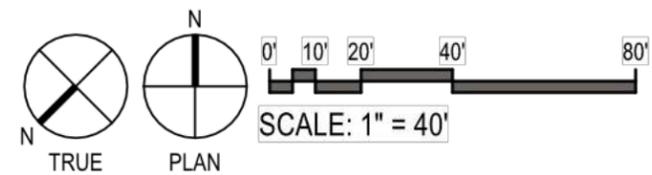
RIBBED METAL SCREEN WALL

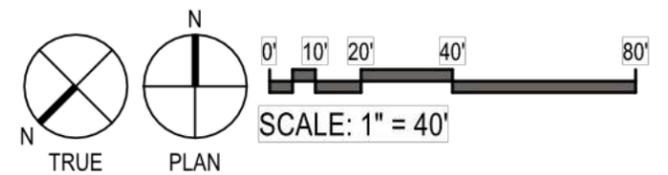
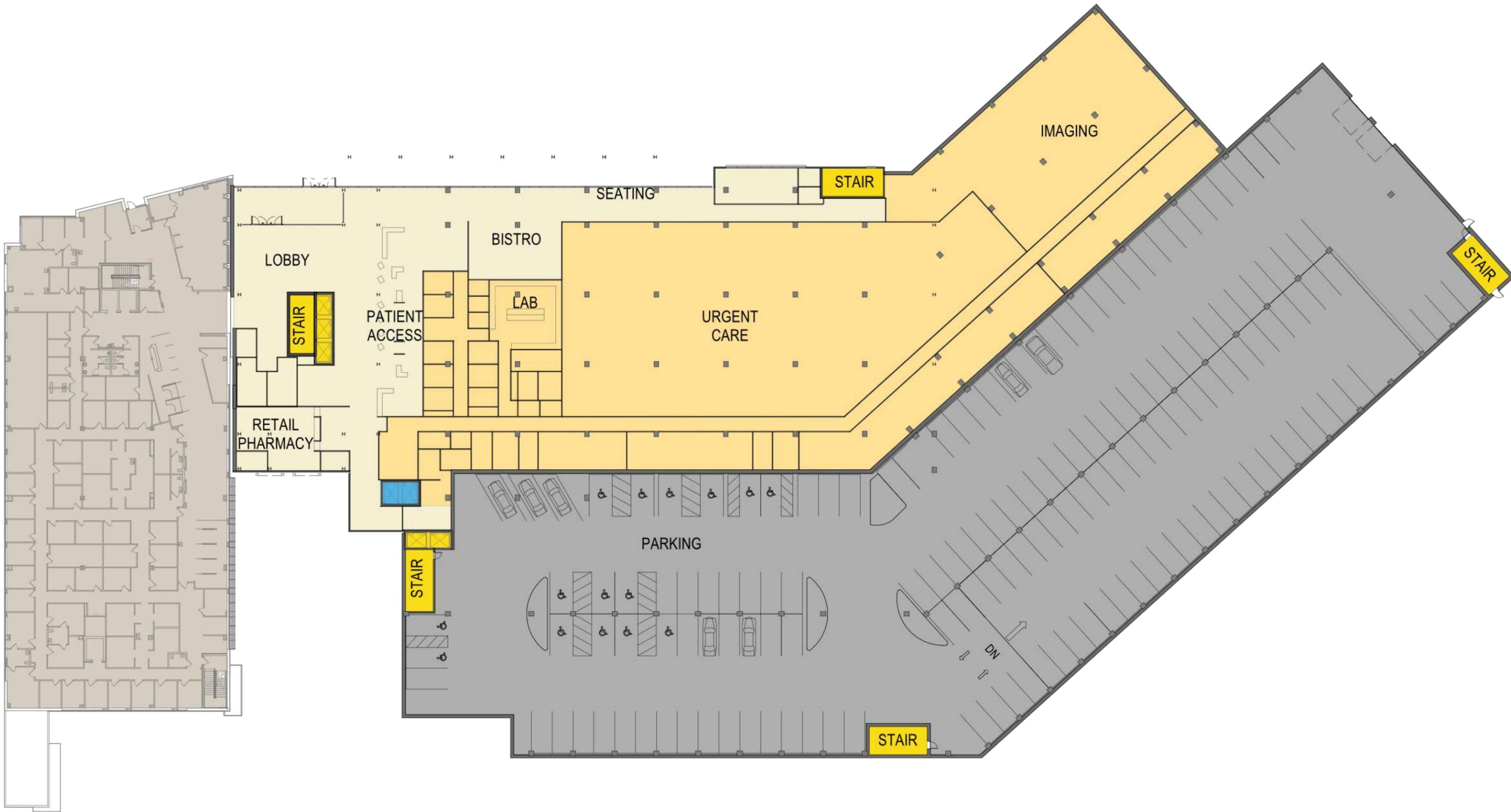
PERFORATED METAL

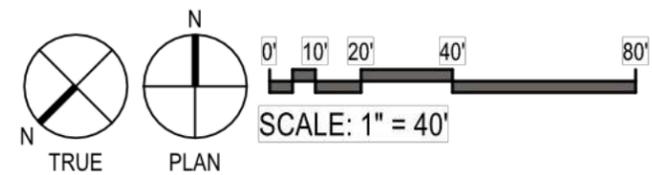
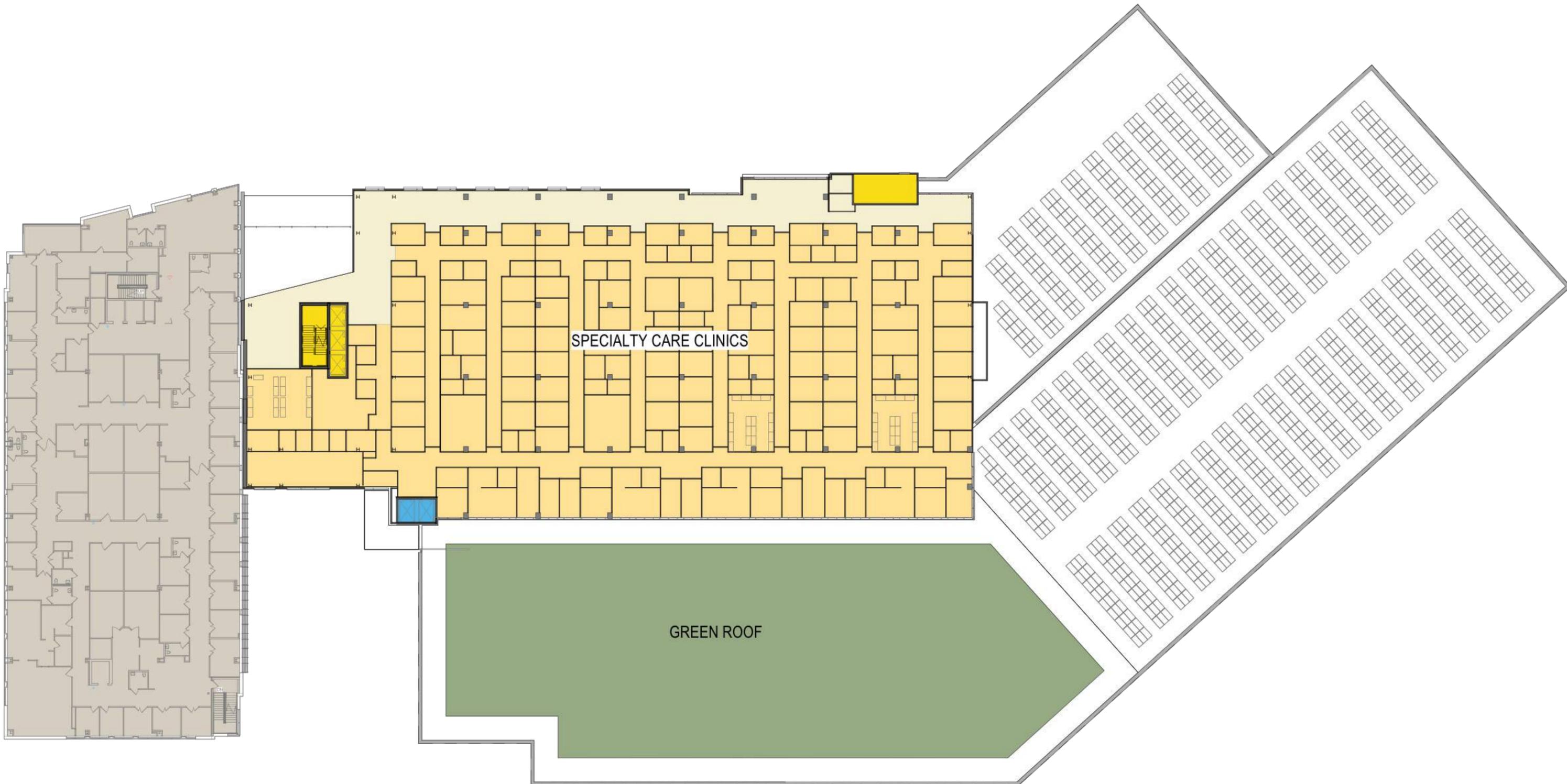
METAL SECURITY FENCE

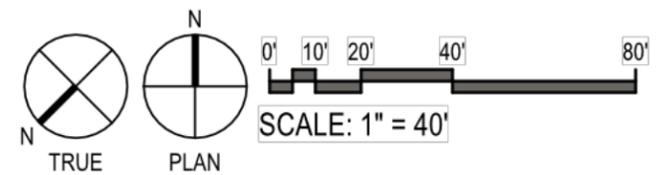
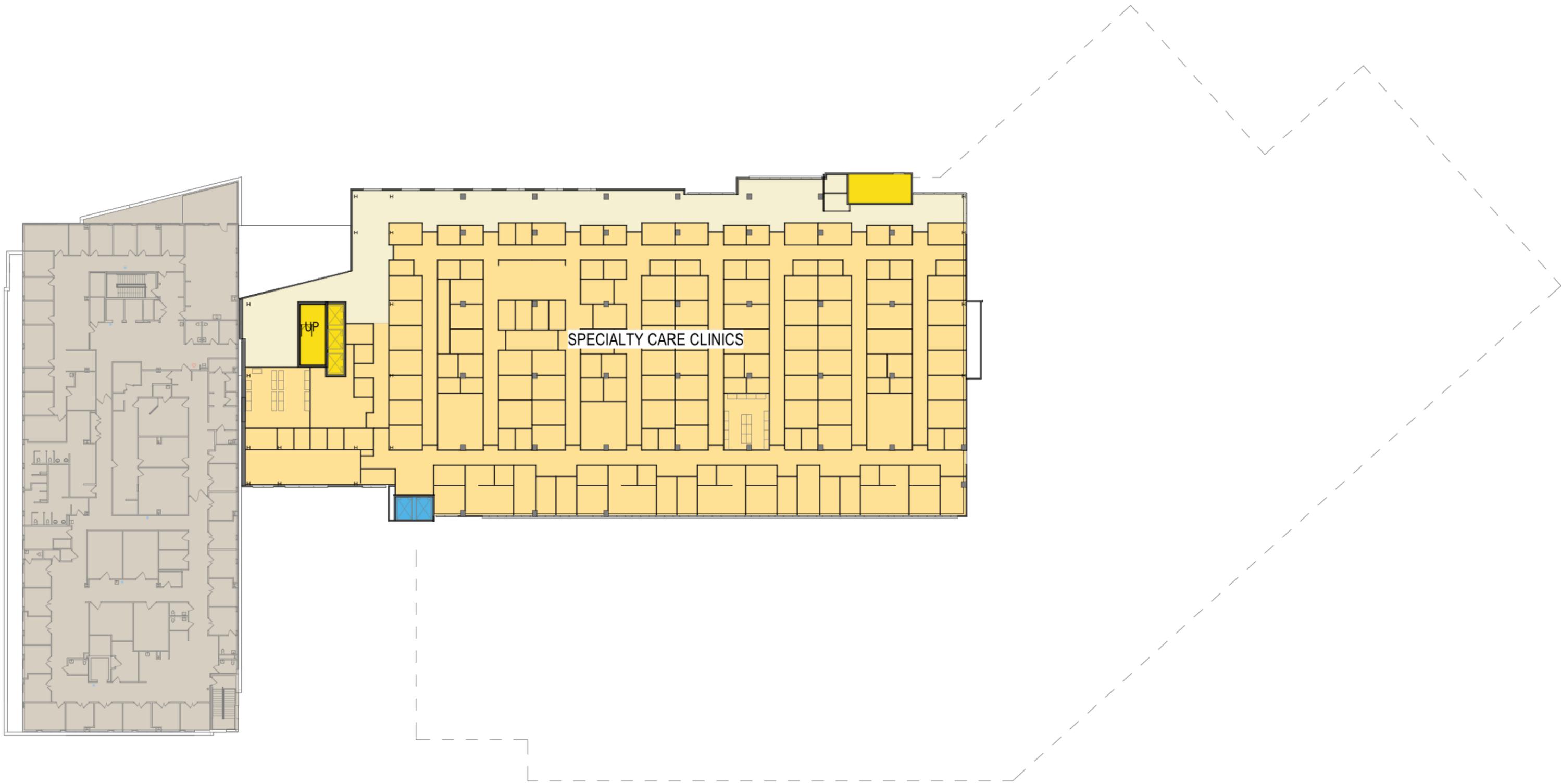


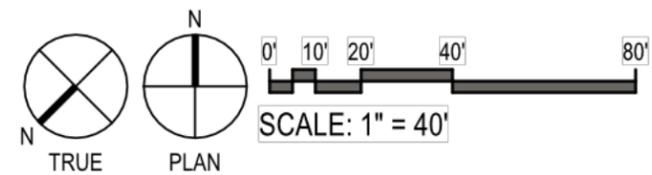
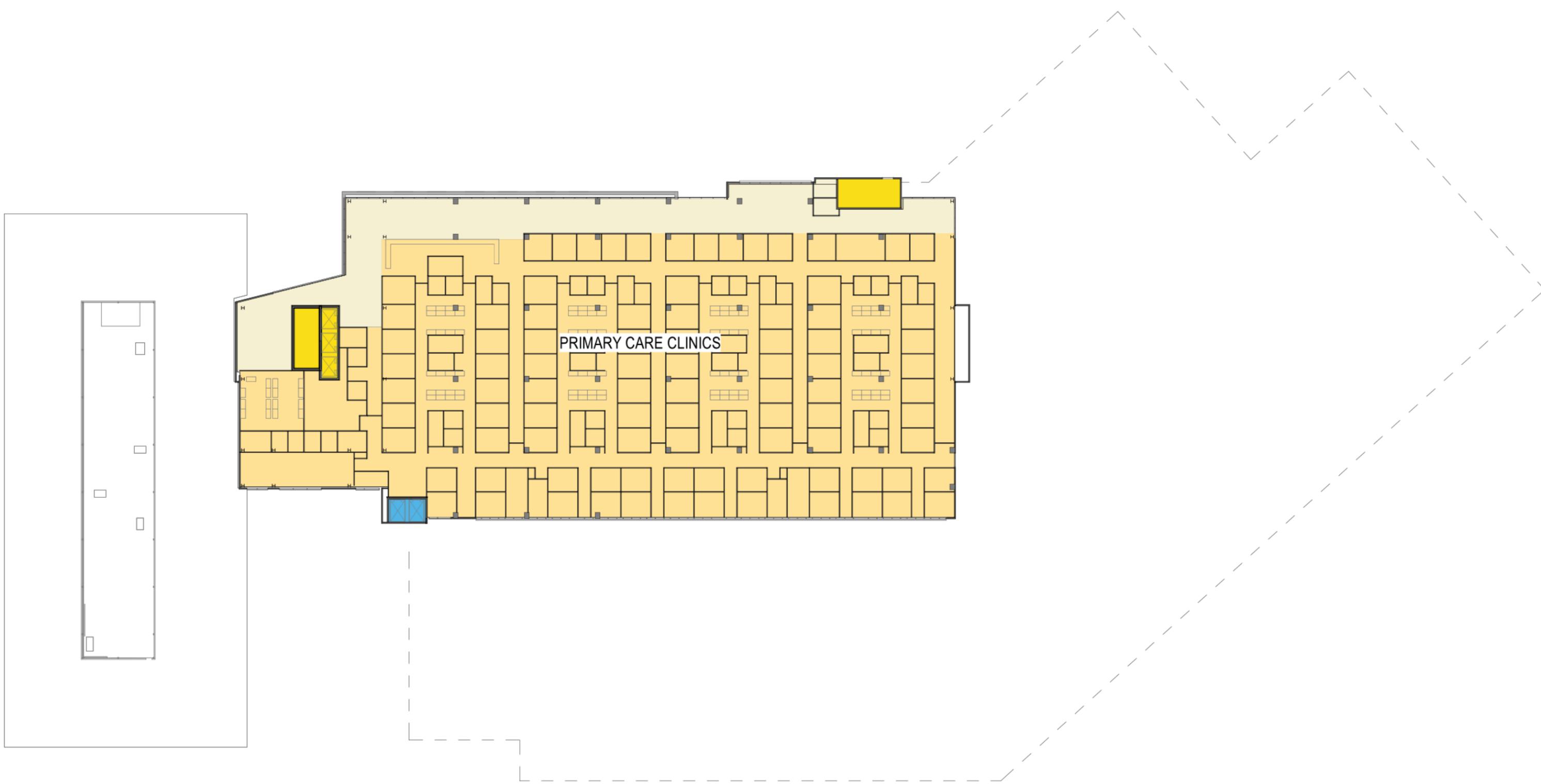










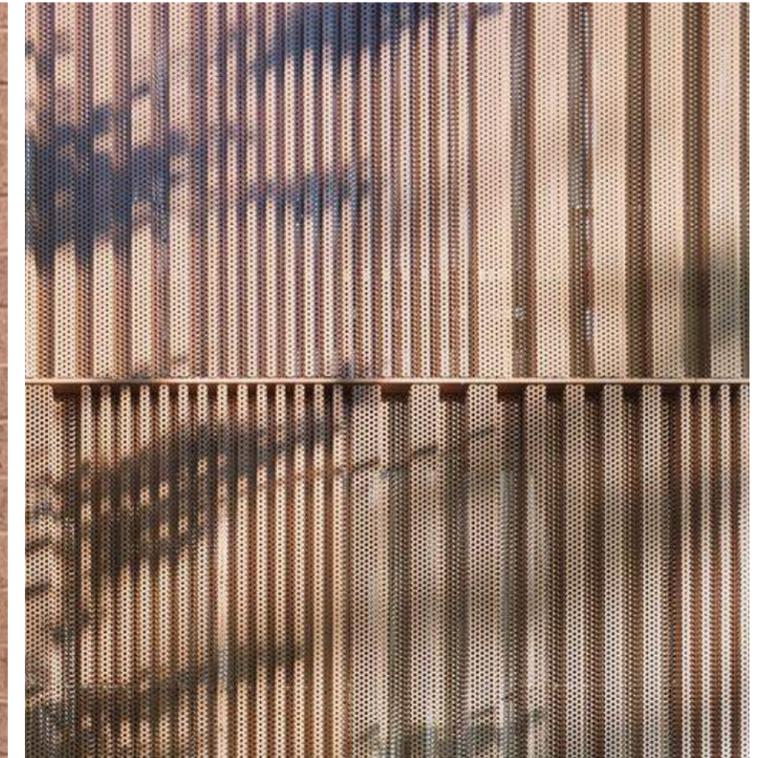




Soffit (Wood-look metal)



Brick



Perforated Metal Panel (@ Parking)



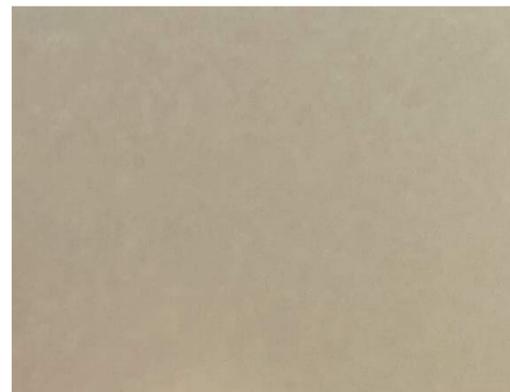
Ribbed Metal



Brick



Calcium Silicate/Glass



Metal



Reroute existing storm sewer around south side of proposed expansion

- Improvements will reduce the total amount of pavement
- The site will meet the new City of Madison stormwater requirements by reducing runoff rates and runoff volume compared to existing conditions



GREEN ROOF

REROUTED STORM SEWER

BIORETENTION BASIN