

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 ____ 9/2/25 11:50 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.

Yog tias koj xav tau ib tug neeg txhais lus, tus neeg txhais ntawv, los sis xav tau cov ntaub ntawv ua lwm hom 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): _____

Title: _____

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

UDC meeting date requested _____

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 _____

Street address _____

Telephone _____

Project contact person _____

Street address _____

Telephone _____

Property owner (if not applicant) _____

Street address _____

Telephone _____

Company _____

City/State/Zip _____

Email _____

Company _____

City/State/Zip _____

Email _____

City/State/Zip _____

Email _____

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.

URBAN DESIGN DEVELOPMENT PLANS CHECKLIST

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

- Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with _____ on _____.
- 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 _____ Relationship to property _____

Authorizing signature of property owner Stacy Bruner Stacy Bruner, BPH LLC Date _____

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



September 2, 2025

To: City of Madison
Planning Division
215 Martin Luther King Jr. Blvd
P.O. Box 2985
Madison, WI 53701-2985

Re: Letter of Intent- UDC Informational Review
5555 Odana Road & 5534 Medical Circle

Dear Ms. Jessica Vaughn,

The following is submitted together with the plans and application for City Staff and the Urban Design Commission consideration.

Organization Structure:

Developer:	Bear Development, LLC 4011 80 th Street Kenosha, WI 53142 Contact: Nick Orthman Phone: 262-308-2656 Email: northmann@beardevelopment.com	Civil Engineer:	JSD Professional Services, Inc. 161 Horizon Drive, Suite 101 Verona, WI 53593 Contact: Matt Haase Phone: 608-848-5060 Email: matt.haase@JSDInc.com
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Architect: JLA, Architects
200 W. Broadway
Monona, WI 53716
Contact: Patrick Terry
Phone: 608-442-3867
Email: pterry@jla-ap.com

Request:

UDC Informational presentation and feedback. The site is located in Urban Design District 3.

Project Description:

Bear Development, LLC (Bear) is proposing the redevelopment of 5555 Odana Road & 5534 Medical Circle into a mixed-used development that will contain approximately 230 units of workforce housing and approximately 7,670 square feet of commercial space. The proposed redevelopment will be comprised of two buildings; a 6 (six) story building and a 5 (five) story building, each containing apartments units, commercial space, and structured parking. The majority of the commercial space (7,000 square feet) will be located in Building B along Medical Circle. The existing structures on the sites would be demolished, and we anticipate a Certified Survey Map would be used to combine the parcels prior to construction start.

Developer:

Bear Development, LLC has expertise in the workforce housing development industry and has completed over 4,000 housing units over the past 15 years. Bear Development is a part of the Bear Real Estate Group of companies which includes Construction Management Associates, Inc. who will serve as the general contractor on the project and Bear Property Management, Inc who will serve as the property manager upon completion of the project.

Existing Conditions:

The project site is located on Odana Road on the north side and Medical Circle on the south side, just west of South Whitney Way. The property is currently home to Supreme Health & Fitness & Supreme Office Centre (Odana Road) and Madison Psychiatric Associates (Medical Circle) buildings and associated parking lots.

Zoning:

The property is zoned Commercial Corridor – Transitional (CC-T).

City and Neighborhood Input:

The project development and design team have had initial conversations with the neighborhood Alderman, the West Side Swim Club, city staff, and the City's Development Assistance Team (DAT). As the project progresses, the development team will continue to engage with area stakeholders.

Site Development Data:

Lot Area:	104,108 s.f. = 2.39 acres
Building Gross Area:	215,932 s.f
Density:	96 units/acre
Building Height:	Building A- 6 Stories & Building B- 5 stories

Dwelling Unit Mix:

One Bedroom:	184
<u>Two Bedroom:</u>	<u>46</u>
Total:	230

Vehicle Parking Provided:

Enclosed:	172
Surface:	84

Bike Parking Provided: 230

Project Schedule:

It is anticipated that construction would start in in Q2 or Q3 2026 with an anticipated construction period of approximately two-years.

Design Guidelines:

1. Site Planning
 - a. Grading- all grading will be completed in a matter that ensures positive drainage consistent with runoff patterns in the district. A full grading plan will be developed as the design progresses.
 - b. Landscaping- a full landscaping plan will be developed as the project progresses and will be in compliance with UDD 3 guidelines. The landscaping will be both functional and decorative. Areas for landscaping opportunities are present throughout the site including the frontage on Odana Road and Medical Circle, between the buildings and in the outdoor area on the west side of Building A.
 - c. Building Relationships- both buildings have been located on site to comply with UDD 3 guidelines. Building A has been designed with a courtyard space on the west side to provide relief from the neighboring multifamily building to the west and the footprints of both buildings have been set up to allow for circulation through the site, while also maintaining the circulation patterns with the swim club and retail center to the east.

2. Lighting- a lighting plan will be developed as the design progresses and will confirm to UDD 3 guidelines and other applicable City ordinances.
3. Utility Service- the development team will work with local utility providers to underground utilities during the development and construction of the project.
4. Signs- a signage plan will be developed as the design progresses and will confirm to UDD 3 guidelines and other applicable City ordinances.
5. Parking & Service Areas; Screening- we anticipate that all trash storage areas will be located within each building. All off street parking areas will be screened in accordance with UDD 3 guidelines, likely through the use of plantings.
6. Building Design- the building design is contemporary and consistent with other multifamily buildings in the district. The team has selected a durable palette of materials consisting primarily of composite lap and panel siding, brick and CMU. Large unbroken facades have been avoided and balconies have been used to create a change of plan and rhythm throughout the façade. Active uses within the buildings have been placed at the ground level on both the Odana and Medical Circle frontages.

Summary

The development team is excited about the prospect of providing much needed quality workforce housing at this location. We look forward to working with the City of Madison staff and elected officials to bring the project to fruition. Should you have any questions, please feel free to contact me at any time.

Sincerely,

A handwritten signature in black ink, appearing to read 'NO', with a stylized flourish at the end.

Nick Orthmann
Project Manager
Bear Development, LLC

5555 ODANA ROAD

5555 ODANA ROAD & 5534 MEDICAL CIRCLE
MADISON, WISCONSIN 53711



UDC SHEET INDEX	
SHEET DISCIPLINE AND NUMBER	DESCRIPTION
ARCHITECTURAL	
U001	SITE CONTEXT
U002	EXISTING SITE PLAN
U003	PROPOSED SITE PLAN
ARCHITECTURAL	
U100-A	LOWER LEVEL FLOOR PLAN - BUILDING A
U101-A	FIRST FLOOR PLAN - BUILDING A
U102-A	2ND-6TH FLOOR PLAN - BUILDING A
U103-A	ROOF PLAN - BUILDING A
U200-A	ELEVATIONS - BUILDING A
U201-A	ELEVATIONS - BUILDING A
U203-A	SOUTH ELEVATION - B&W - BUILDING A
U204-A	EAST ELEVATION - BUILDING A
U300-A	BUILDING SECTIONS - BUILDING A
U400-A	3D VIEW - BUILDING A
ARCHITECTURAL	
U100-B	LOWER LEVEL FLOOR PLAN - BUILDING B
U101-B	FIRST FLOOR PLAN - BUILDING B
U102-B	2ND-6TH FLOOR PLAN - BUILDING B
U103-B	ROOF PLAN - BUILDING B
U200-B	ELEVATIONS - BUILDING B
U201-B	ELEVATIONS - BUILDING B
U203-B	SOUTH ELEVATION - BUILDING B
U204-B	SOUTH ELEVATION - B&W - BUILDING B
U300-B	BUILDING SECTIONS - BUILDING B
U400-B	3D VIEW - BUILDING B
ARCHITECTURAL	
U401	CONTEXT PHOTOS
U402	CONTEXT PHOTOS
U500	MATERIAL BOARD

BUILDING DATA-OPTION 02E - BUILDING A													
FLOORS	GROSS AREA PARKING	GROSS AREA FINISHED	NET AREA RESIDENTIAL	NET AREA COMMERCIAL	TOTAL NET AREA (S.F.)	EFFICIENCY	(1) TOTAL UNITS	COVERED PARKING	RETAIL PARKING	SURFACE PARKING	TOTAL PARKING	PER UNIT	PARKING RATIO
F L O O R S		-	-	-	-		0	-	-	-	-		
		-	-	-	-		0	-	-	-	-		
		-	-	-	-		0	-	-	-	-		
		-	-	-	-		0	-	-	-	-		
		-	-	-	-		0	-	-	-	-		
		-	-	-	-		0	-	-	-	-		
		-	-	-	-		0	-	-	-	-		
	6TH	-	25,541	21,710	-	21,710	85.0%	30	-	-	-		
	5TH	-	25,541	21,710	-	21,709	85.0%	30	-	-	-		
	4TH	-	25,541	21,710	-	21,709	85.0%	30	-	-	-		
	3RD	-	25,541	21,710	-	21,709	85.0%	30	-	-	-		
	2ND	-	25,541	21,710	-	21,709	85.0%	30	-	-	-		
	1ST	14,068	11,962	3,589	670	4,258	30.0%	5	34	27	28	62	
	LL	27,077	-	-	-	-	0	63	-	-	63		
TOTALS		41,145	139,667	112,138	670	112,804	80.8%	155	97	27	28	125	0.81 0.67

- NOTES:

 - 1 TOTAL UNITS PER FLOOR ASSUME AVERAGE UNIT SIZE BASED ON ASSUMED UNIT MIX
 - 2 GROSS AREA DOES NOT INCLUDE PARKING AREAS
 - 3 NET AREA DOES NOT INCLUDE LOBBY OR AMENITY AREA
 - 4 PARKING AREAS INCLUDE THE STAIRS & ELEVATOR
- 730 average N.S.F. per unit
903 average G.S.F per unit

430 s.f. per covered parking space @ 1st Floor
- s.f. per covered parking space @ 2nd Floor
- s.f. per covered parking space @ 2nd Floor

ASSUMPTIONS		
ASSUMED UNIT SIZE & MIX		
%	TYPE	ASF
0	STUDIO	580
80	1 BEDROOM	650
20	2 BEDROOM	980
0	2 BEDROOM	1,200
0	3 BEDROOM	1,350
100	AVERAGE UNIT SIZE:	716
ESTIMATED BEDROOM COUNT		
-	STUDIO UNITS	
124	1 BEDROOM UNITS	
62	2 BEDROOM UNITS	
-	3 BEDROOM UNITS	
186	TOTAL BEDROOMS	
ESTIMATED UNIT COUNT		
0	STUDIO UNITS	
124	1 BEDROOM UNITS	
31	2 BEDROOM UNITS	
0	3 BEDROOM UNITS	
155	TOTAL UNITS	

BUILDING DATA-OPTION 02E - BUILDING B													
FLOORS	GROSS AREA PARKING	GROSS AREA FINISHED	NET AREA RESIDENTIAL	NET AREA COMMERCIAL	TOTAL NET AREA (S.F.)	EFFICIENCY	(1) TOTAL UNITS	COVERED PARKING	RETAIL PARKING	SURFACE PARKING	TOTAL PARKING	PER UNIT	PARKING RATIO
F L O O R S		-	-	-	-		0	-	-	-	-		
		-	-	-	-		0	-	-	-	-		
		-	-	-	-		0	-	-	-	-		
		-	-	-	-		0	-	-	-	-		
		-	-	-	-		0	-	-	-	-		
		-	-	-	-		0	-	-	-	-		
		-	-	-	-		0	-	-	-	-		
	5TH	-	15,253	12,813	-	12,812	84.0%	17	-	-	-		
	4TH	-	15,253	12,813	-	12,812	84.0%	17	-	-	-		
	3RD	-	15,253	12,813	-	12,812	84.0%	17	-	-	-		
	2ND	-	15,253	12,813	-	12,812	84.0%	17	-	-	-		
	1ST	-	15,253	5,364	7,000	12,364	65.0%	7	-	-	28	28	
	LL	16,640	-	-	-	-	0.0%	0	37	-	37		
TOTALS		16,640	76,265	56,615	7,000	63,612	83.4%	75	37	0	28	65	0.87 0.72

- NOTES:
- 1 TOTAL UNITS PER FLOOR ASSUME AVERAGE UNIT SIZE BASED ON ASSUMED UNIT MIX
 - 2 GROSS AREA DOES NOT INCLUDE PARKING AREAS
 - 3 NET AREA DOES NOT INCLUDE LOBBY OR AMENITY AREA
 - 4 PARKING AREAS INCLUDE THE STAIRS & ELEVATOR
- 848 average N.S.F. per unit
1,017 average G.S.F per unit

450 s.f. per covered parking space @ 1st Floor
- s.f. per covered parking space @ 2nd Floor
- s.f. per covered parking space @ 2nd Floor

ASSUMPTIONS		
ASSUMED UNIT SIZE & MIX		
%	TYPE	ASF
0	STUDIO	580
80	1 BEDROOM	650
20	2 BEDROOM	980
0	2 BEDROOM	1,200
0	3 BEDROOM	1,350
100	AVERAGE UNIT SIZE:	716
ESTIMATED BEDROOM COUNT		
-	STUDIO UNITS	
60	1 BEDROOM UNITS	
30	2 BEDROOM UNITS	
-	3 BEDROOM UNITS	
90	TOTAL BEDROOMS	
ESTIMATED UNIT COUNT		
-	STUDIO UNITS	
60	1 BEDROOM UNITS	
15	2 BEDROOM UNITS	
-	3 BEDROOM UNITS	
75	TOTAL UNITS	

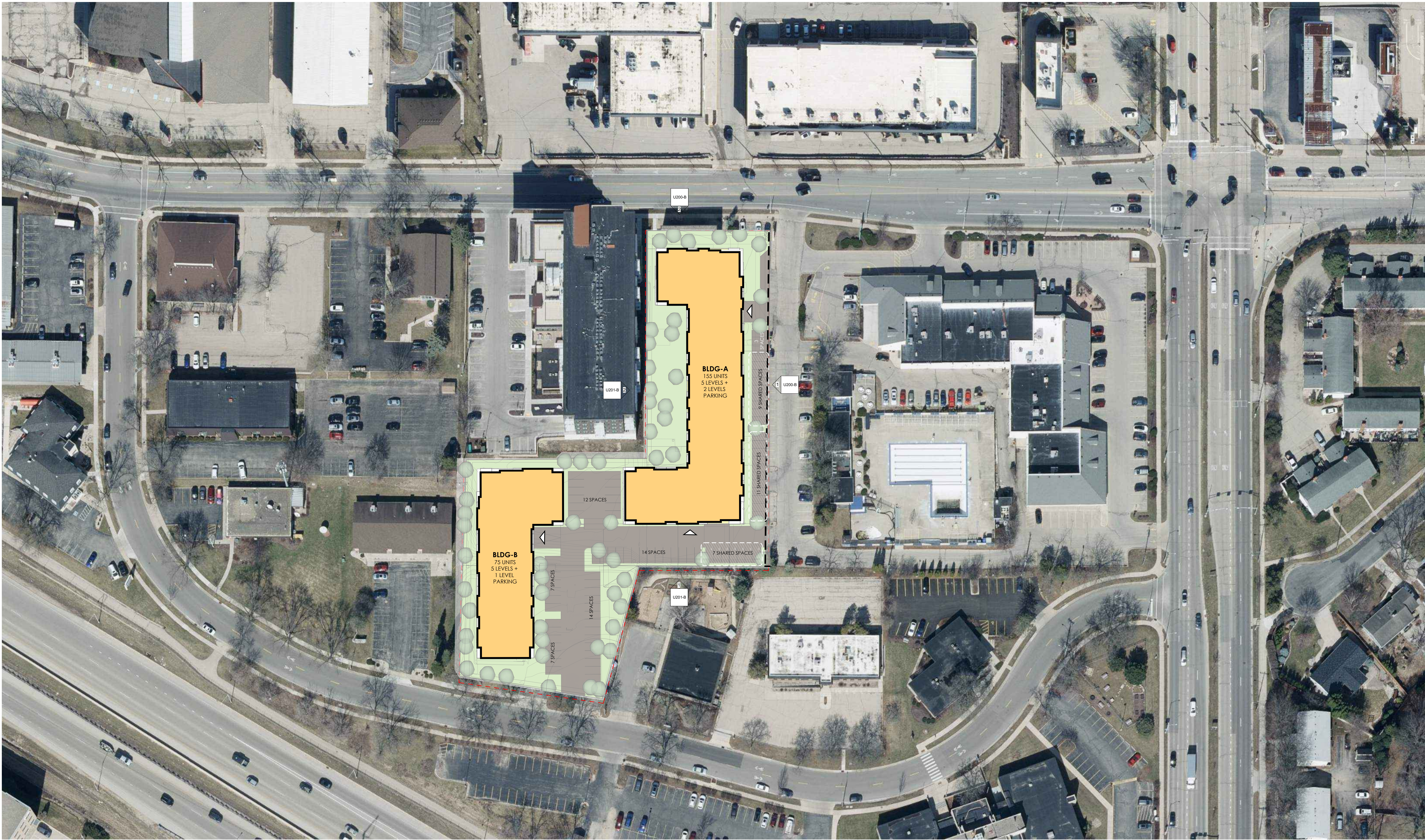


PROJECT LOCATOR MAP

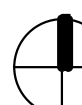


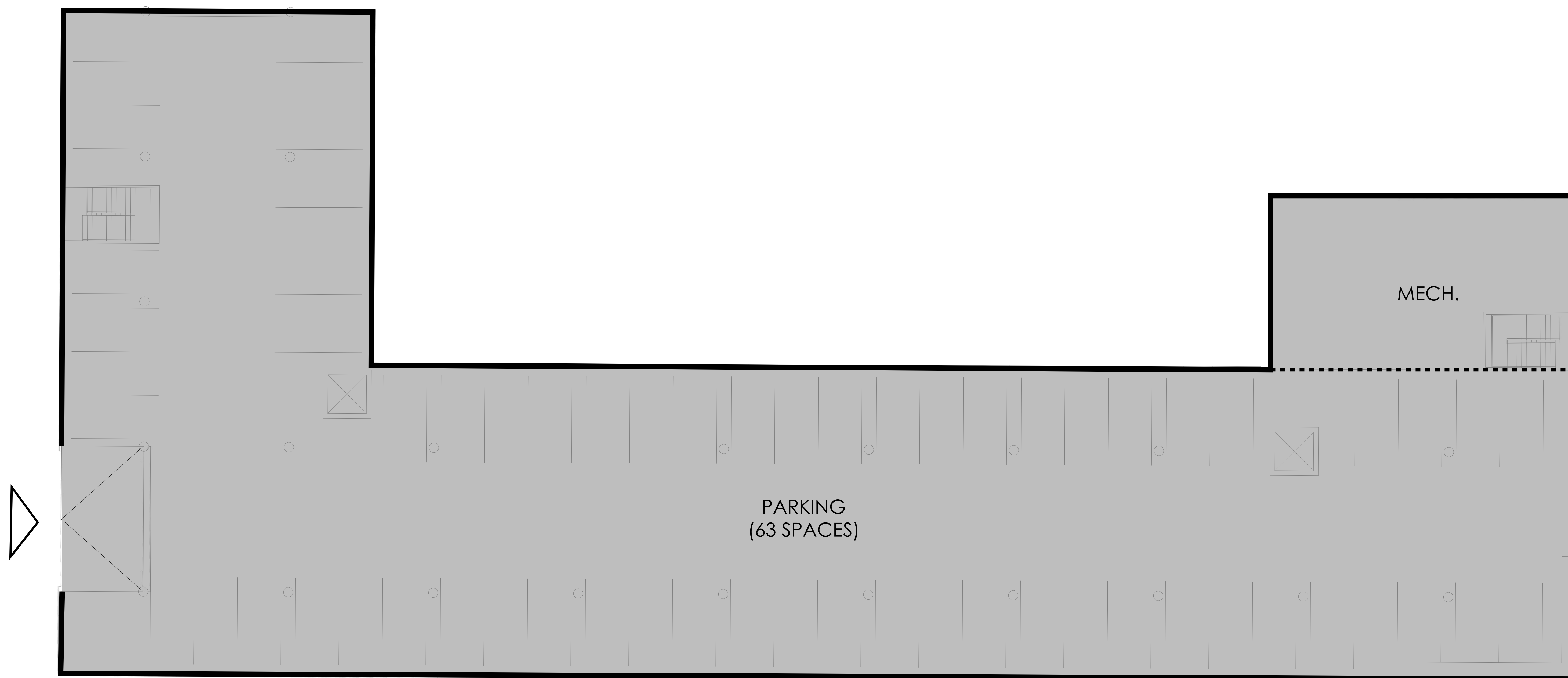
EXISTING SITE PLAN
1" = 40'-0"



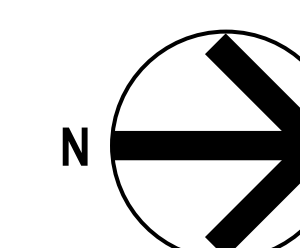


PROPOSED SITE PLAN
1" = 40'-0"

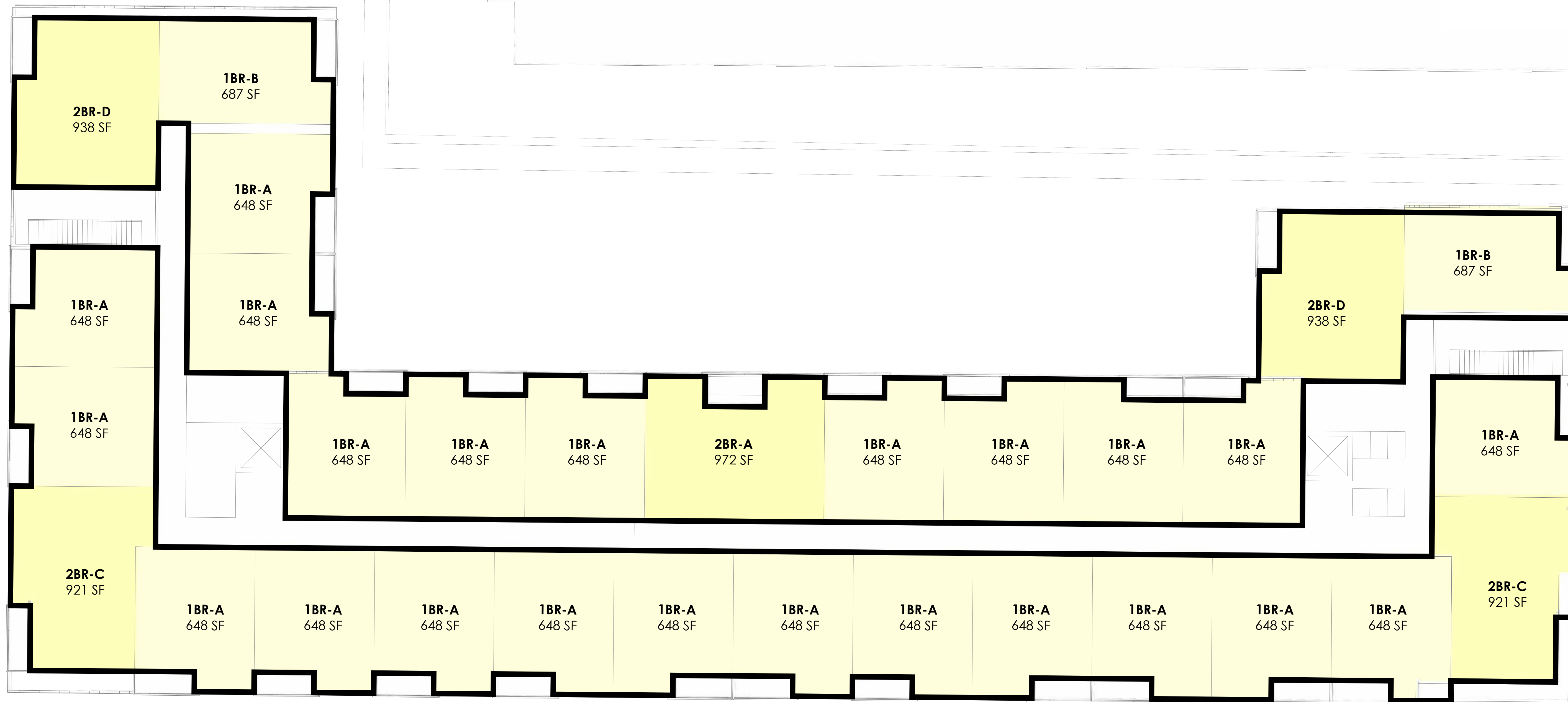




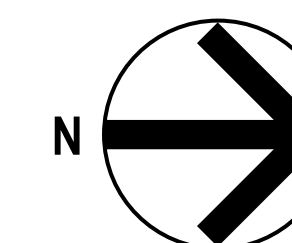
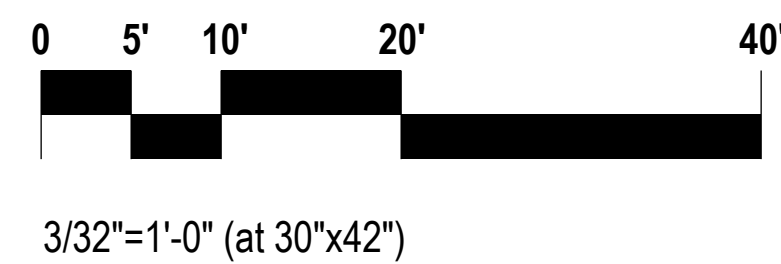
0 5' 10' 20' 40'
3/32"=1'-0" (at 30"x42")

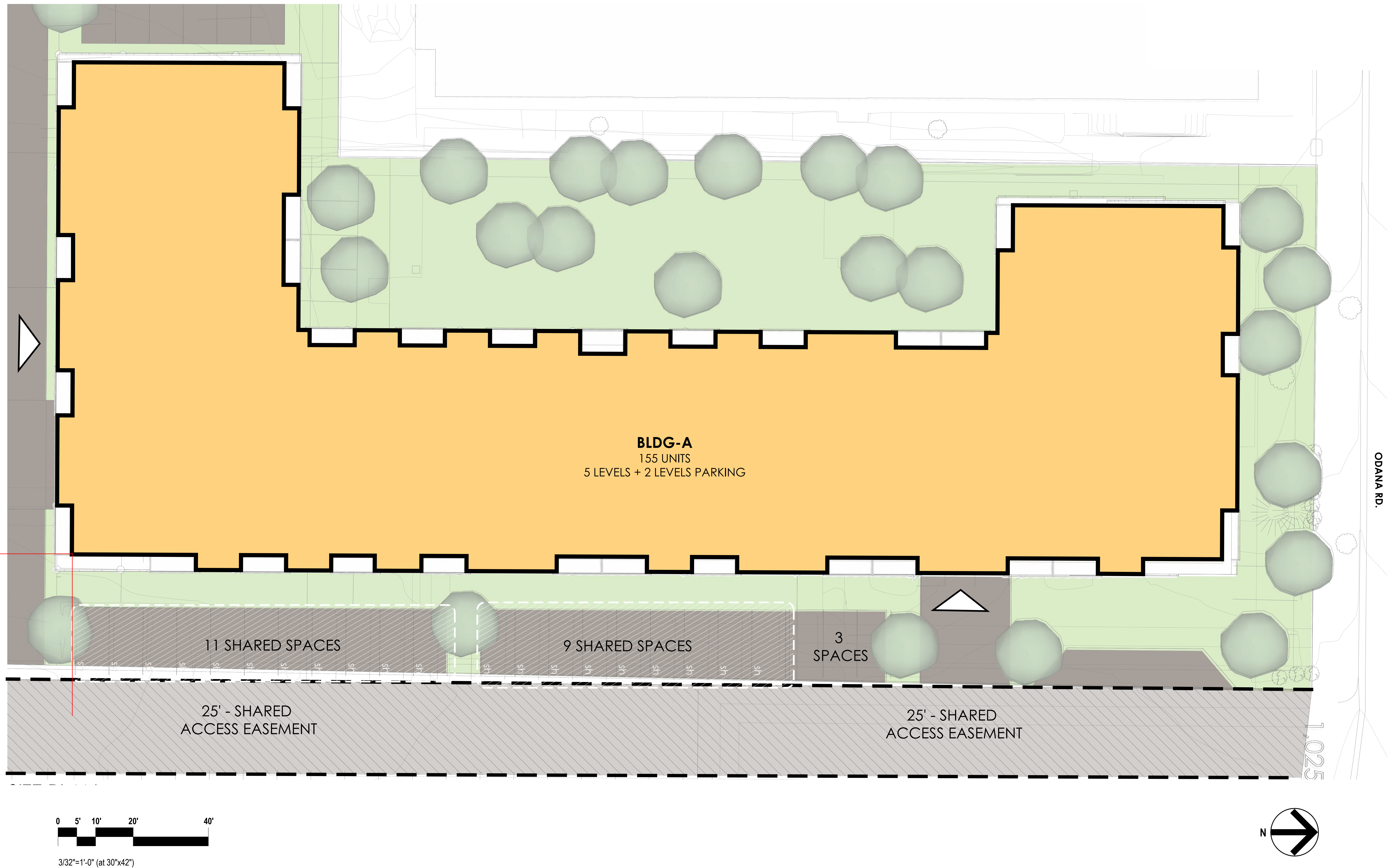






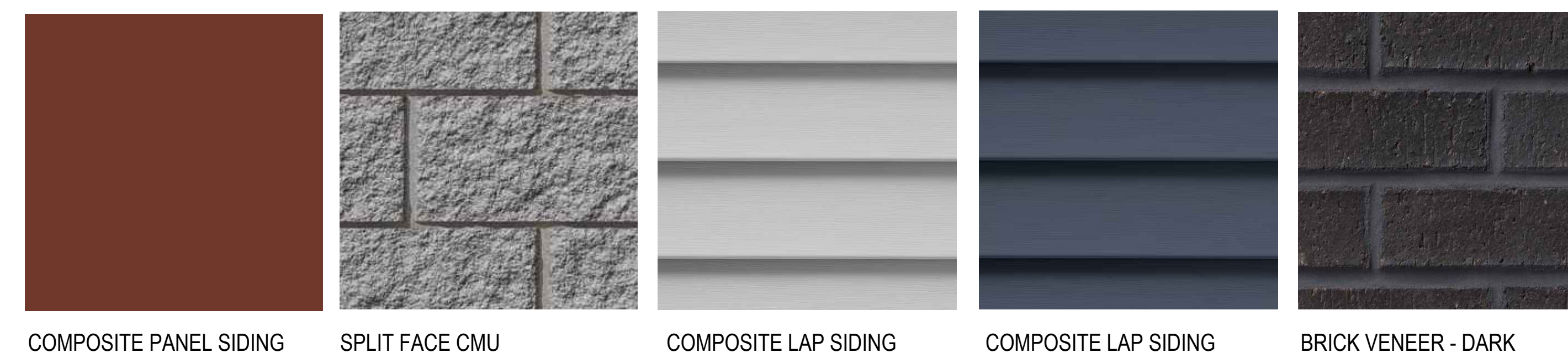
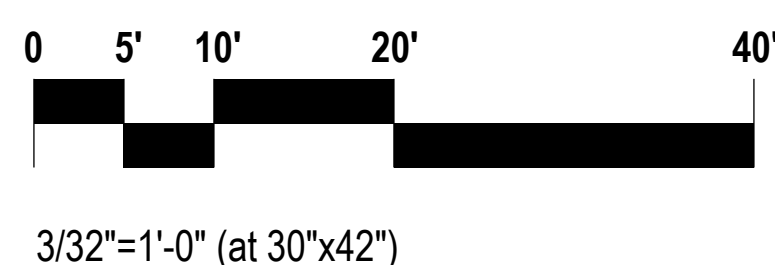
ODANA RD.



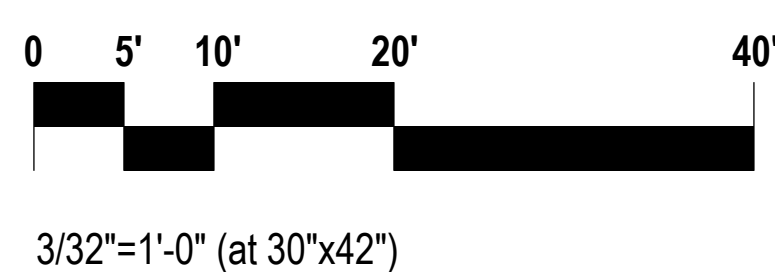




NORTH ELEVATION - BUILDING A
3/32" = 1'-0"

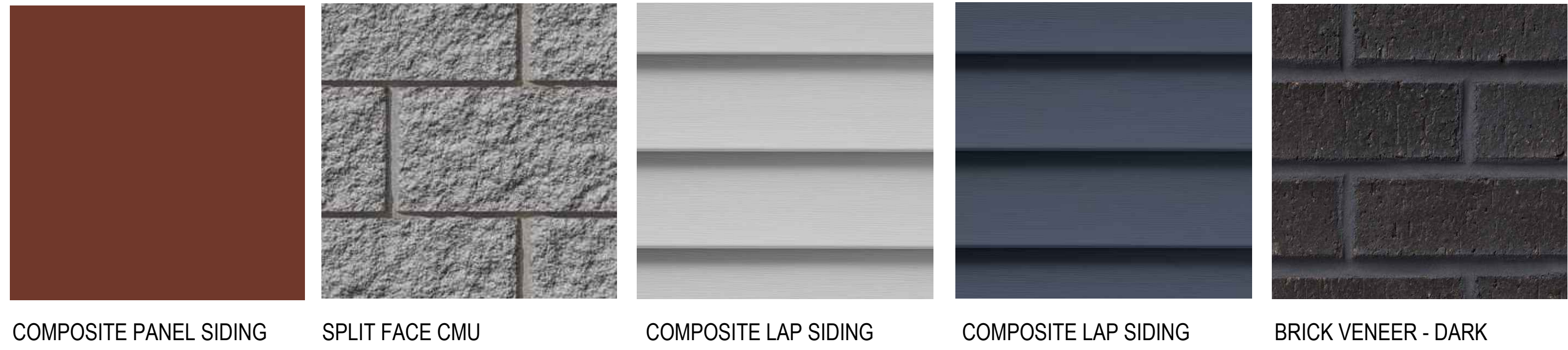
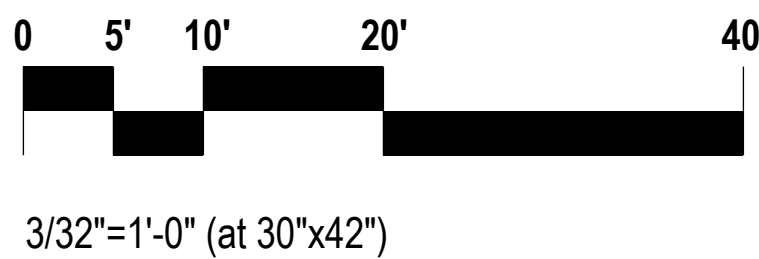


EAST ELEVATION - BUILDING A
3/32" = 1'-0"

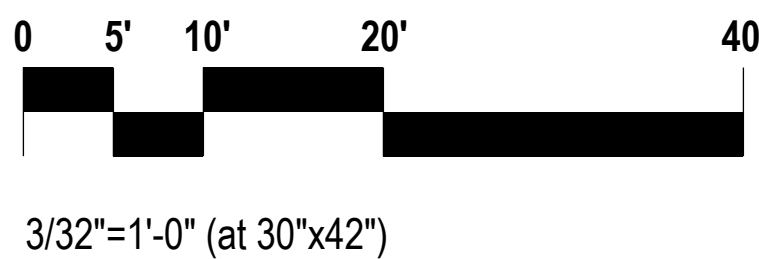


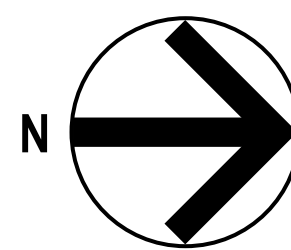
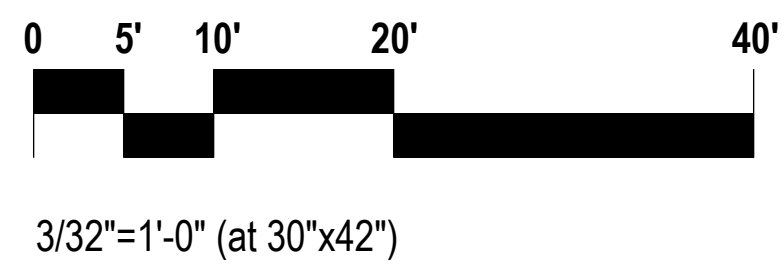
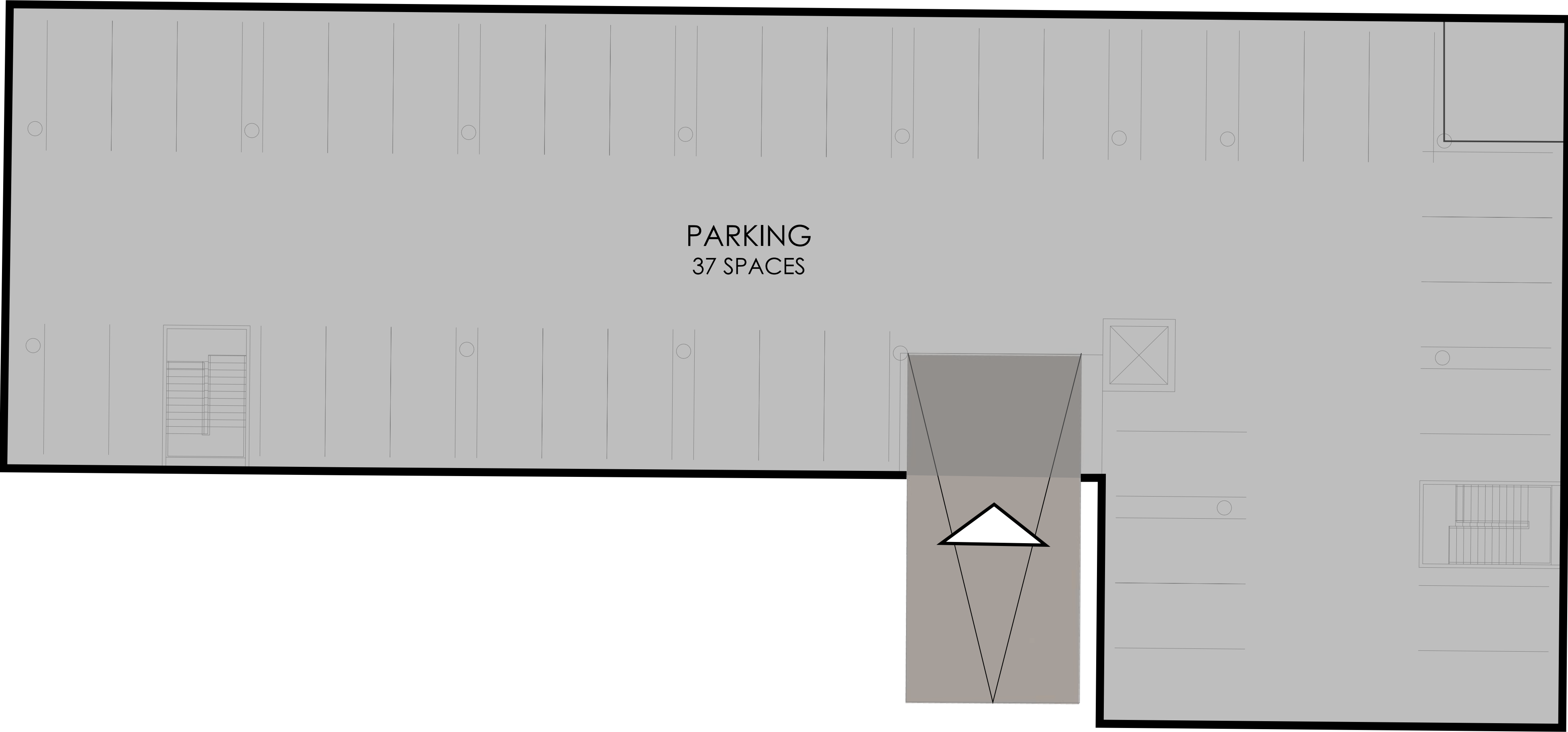


SOUTH ELEVATION - BUILDING A
3/32" = 1'-0"

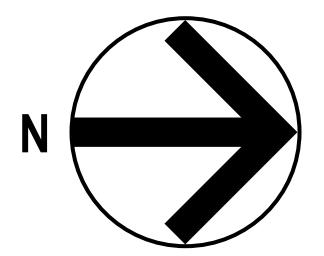
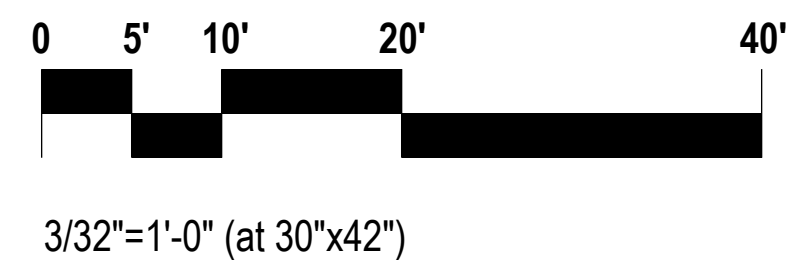
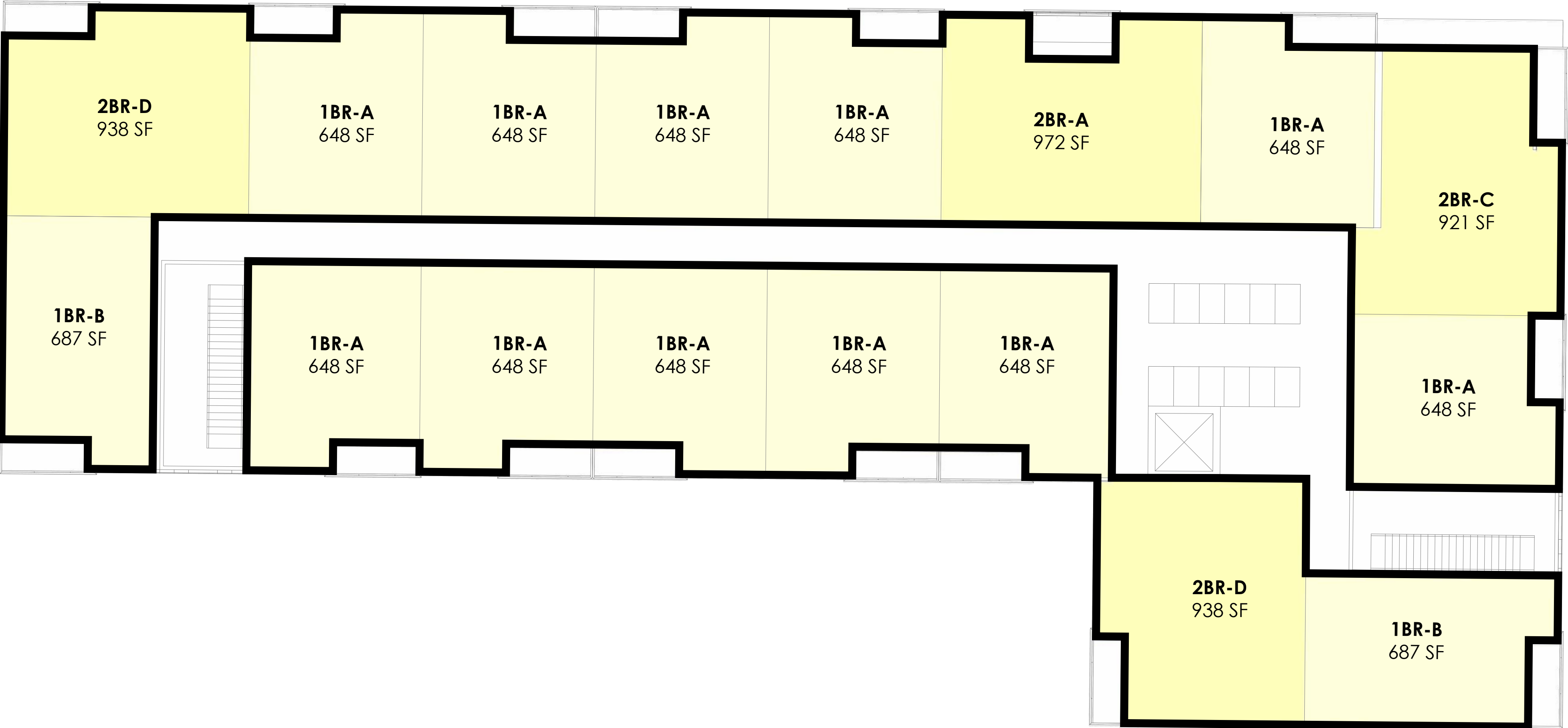


WEST ELEVATION - BUILDING A
3/32" = 1'-0"

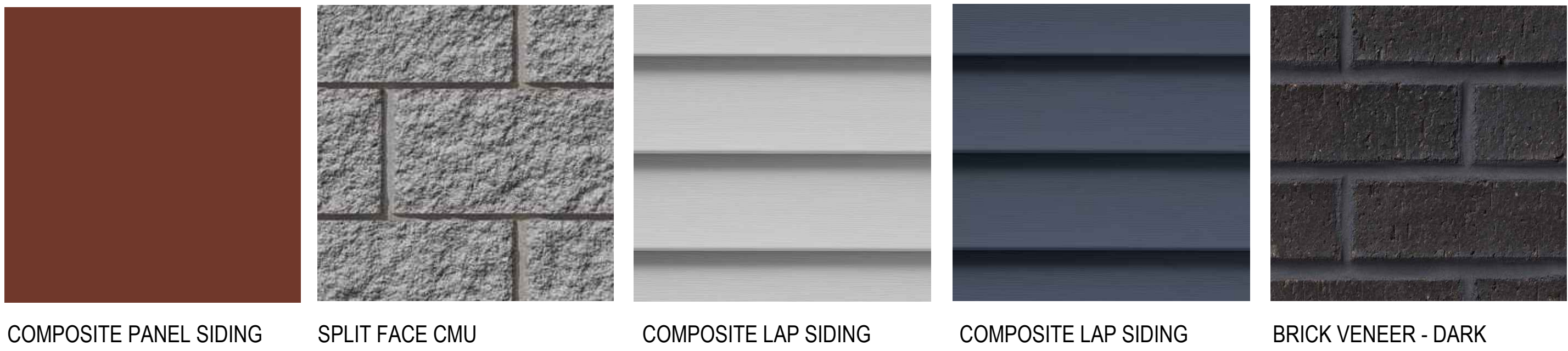




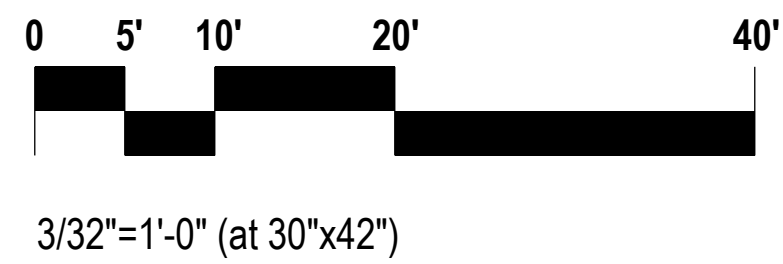




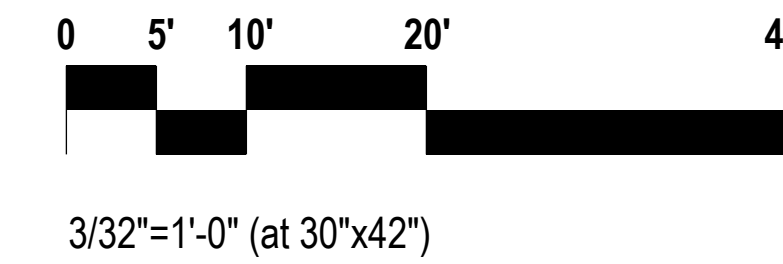


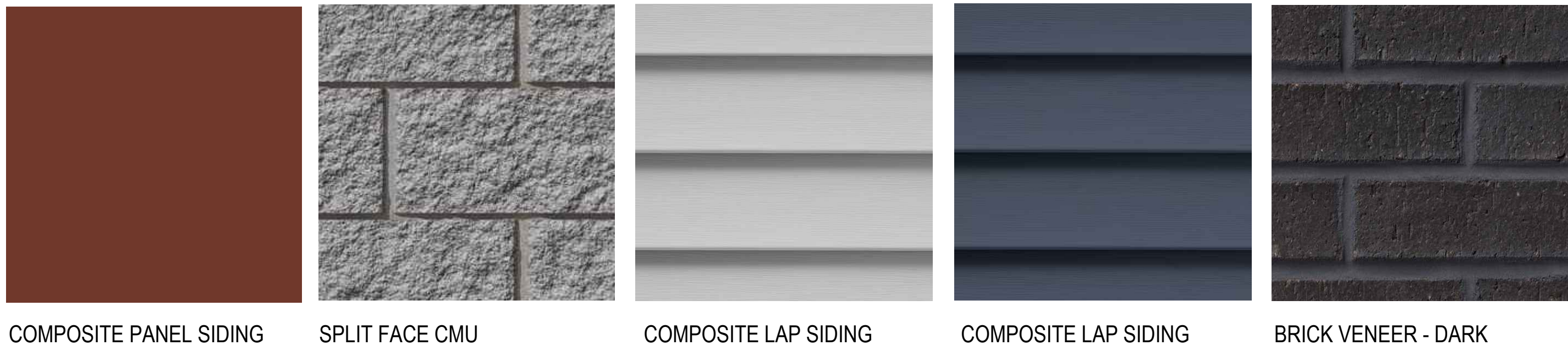


2 NORTH ELEVATION - BUILDING B
3/32" = 1'-0"



1 EAST ELEVATION - BUILDING B
3/32" = 1'-0"











EXISTING BUILDING
FROM CENTER OF
PROPERTY



EXISTING BUILDING
FROM ODANA ROAD
LOOKING WEST



EXISTING BUILDING
FROM ODANA ROAD
LOOKING EAST



EXISTING BUILDING
FROM MEDICAL CIRCLE
LOOKING WEST



EXISTING BUILDING
FROM MEDICAL CIRCLE
LOOKING EAST



VIEW TOWARDS
MADISON SWIM CLUB