

JLA
ARCHITECTS
MADISON | MILWAUKEE | DENVER
JLA-AP.COM

JLA PROJECT NUMBER: W24-0805

CENTRAL AT THE FORGE

UDC SUBMITTAL

PROGRESS DOCUMENTS

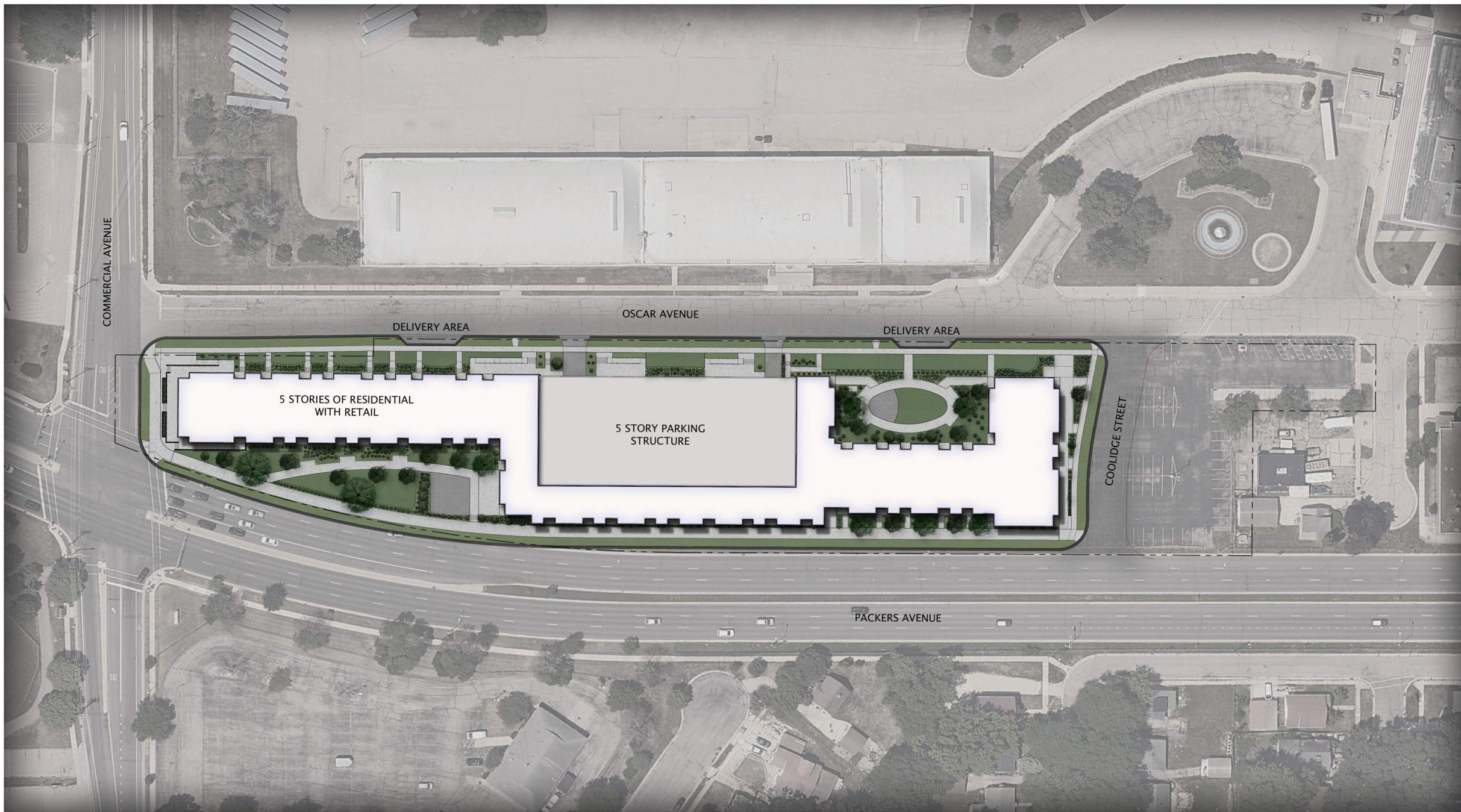
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DATE OF ISSUANCE 1/16/2026

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE
ARCHITECTURAL SITE PLAN

SHEET NUMBER
ASP-100



1 RENDERED SITE PLAN
6" = 1'-0"



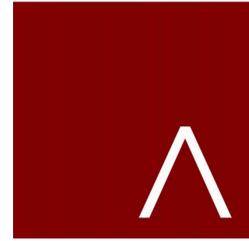
UDC Comment #1: Increase perennial plantings and shrubs throughout, especially incorporating additional plantings at the SW corner to activate the commercial spaces

UDC Comment #3: Provide design details related to landscape, amenities and programming in the open spaces/courtyard.



1 VIEW AT SOUTHEAST RETAIL

SCALE: 1/2" = 1'-0"



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SHEET TITLE
3D EXTERIOR RENDERING

SHEET NUMBER

A957

PREVIOUSLY SUBMITTED
SOUTHWEST VIEW



CURRENT SOUTHWEST VIEW



UDC Comment #2: Provide further design and detailing to distinguish commercial from residential at the ends.

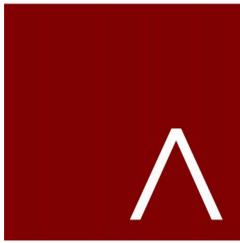
PREVIOUSLY SUBMITTED
NORTHEAST VIEW



CURRENT NORTHEAST VIEW



- Commercial**
- Light gray vertical panels above windows.
 - Two stories of brick.
 - Tie rods at canopies for industrial look.
 - Taller parapets at the ends with projections.
 - Panel joints added for detail.



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SHEET TITLE

3D EXTERIOR
RENDERING

SHEET NUMBER

A954

UDC Comment #2: Provide further design and detailing to distinguish commercial from residential at the ends.



1 VIEW AT NORTHEAST LIVE-WORK UNIT
SCALE: 1/2" = 1'-0"

- Commercial**
- Light gray vertical panels above windows.
 - Two stories of brick.
 - Tie rods at canopies for industrial look.
 - Taller parapets at the ends with projections.
 - Panel joints added for detail.



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SHEET TITLE

3D EXTERIOR RENDERING

SHEET NUMBER

A952

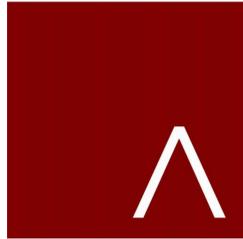
UDC Comment #3: Provide design details related to landscape, amenities and programming in the open spaces/courtyard.



- String lights added
- Benches
- Walking paths with bollards
- Additional landscaping

1 VIEW AT NORTHWEST

SCALE: 1/2" = 1'-0"



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3D EXTERIOR RENDERING

SHEET NUMBER

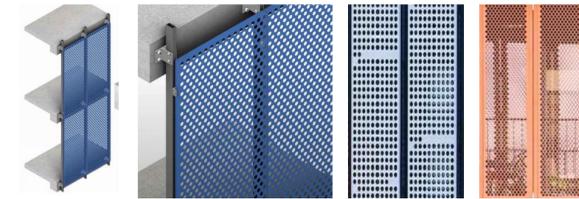
A953

PREVIOUSLY SUBMITTED GARAGE VIEW



UDC Comment #4: The parking garage design shall be revised to minimize blank walls.

UDC Comment #5: Provide additional details related to the metal panels - attachment, material, etc.



17 CONNECTION DETAILS @ PRECAST PANELS & PERFORATED METAL PANELS
 18 PERFORATED METAL PANEL

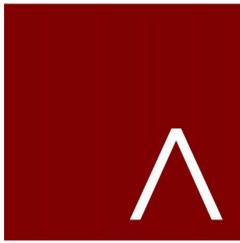


19 WALL MURAL

CURRENT GARAGE VIEW



Three Added Murals



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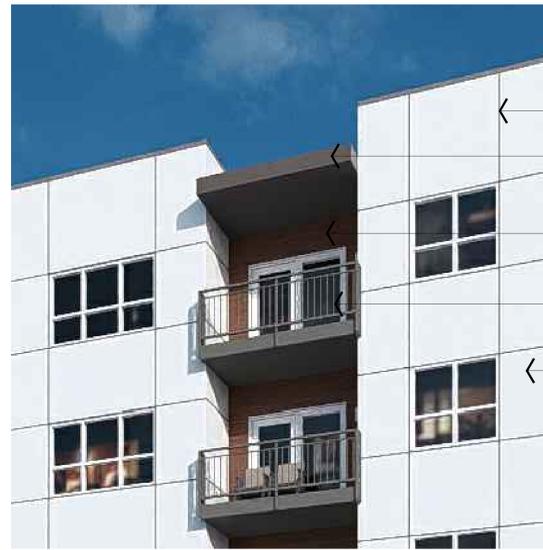
SHEET TITLE

3D EXTERIOR RENDERING

SHEET NUMBER

A958

UDC Comment #6: Provide additional details for fiber cement panels - texture, panel size, joints, etc.



① SUNSHADE ABOVE CANOPY
② ALUM. PANEL JOINTS



③ BALCONY (BLACK)
④ COMPOSITE PANEL ARCTIC WHITE (SMOOTH)
4'x10' panel
⑤ COMPOSITE PANEL RUSTIC ROSEWOOD (TEXTURED)
4'x10' panel



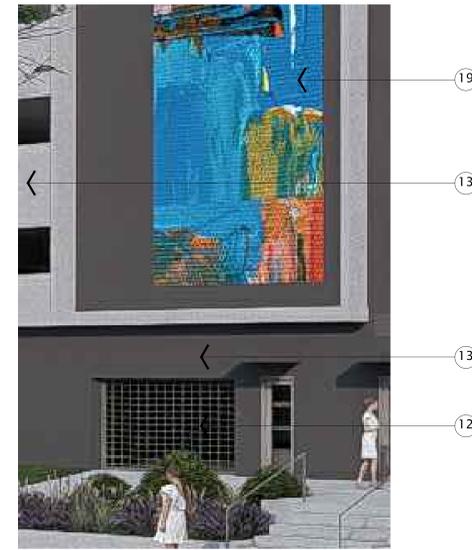
⑥ CANOPY, STEEL ROD, DOWNLIGHT
⑦ BRICK VENEER CAST STONE CAP COMPOSITE PANEL



⑧ MASONRY-1 (CHARCOAL)
⑨ COMPOSITE PANEL NIGHT GRAY / AGED PEWTER (SMOOTH)
4'x10' panel



⑩ MASONRY-2 (RED)
⑪ COMPOSITE PANEL MONTEREY TAUPE (SMOOTH)
4'x10' panel



⑫ OVERHEAD GARAGE DOOR (POWDER-COATED)



⑬ PRECAST CONCRETE PANEL (BUFF COLOR & PAINTED DARK GRAY)



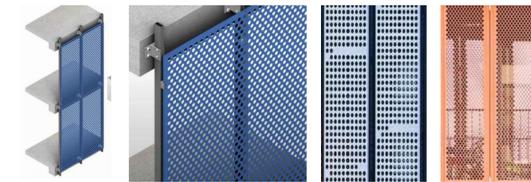
⑭ STOREFRONT WINDOW & DOOR (DARK BRONZE)



⑮ PRECAST WINDOW SILL (LIMESTONE)



⑯ DETAILS @ BALCONY COLUMNS

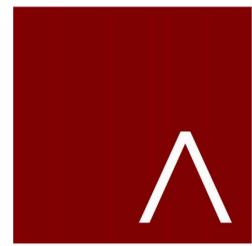


⑰ CONNECTION DETAILS @ PRECAST PANELS & PERFORATED METAL PANELS
⑱ PERFORATED METAL PANEL



⑲ WALL MURAL

UDC Comment #5: Provide additional details related to the metal panels - attachment, material, etc.



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MATERIAL BOARD

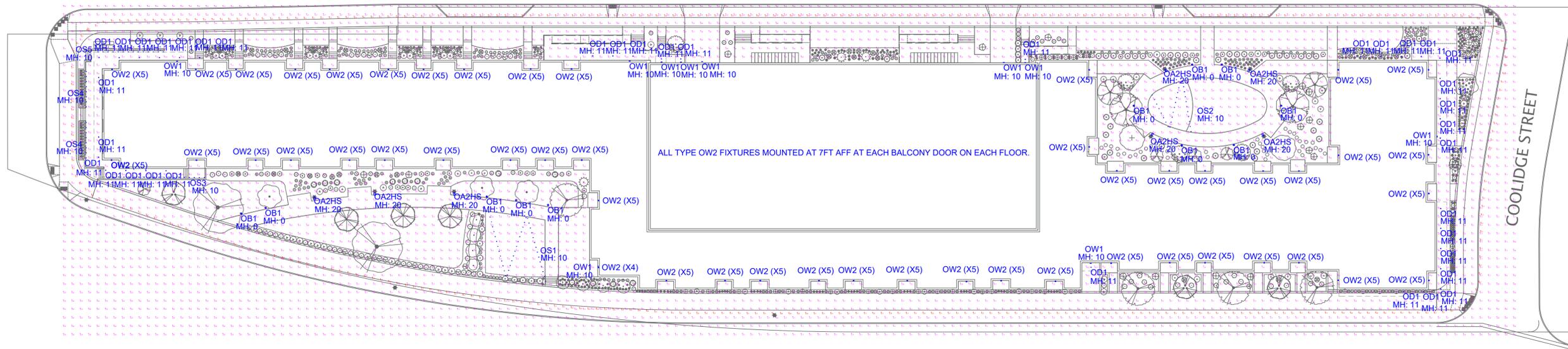
SHEET NUMBER

A961

PREVIOUSLY SUBMITTED LIGHTING PLAN



CURRENT LIGHTING PLAN



UDC Comment #9: Provide additional information related to site lighting.

***See Letter of Intent for responses to UDC Comments #7 & #8.**

- String lights added on the south
- Bollards along walking paths.
- Uplighting at wall murals on garage.



#	DATE	COMMENTS

REVISIONS		
DRAWN BY : BB	DATE : JAN 2, 2025	SCALE : 1/32" = 1'-0"

CENTRAL AT THE FORGE	MADISON, WI	SITE LIGHTING LAYOUT
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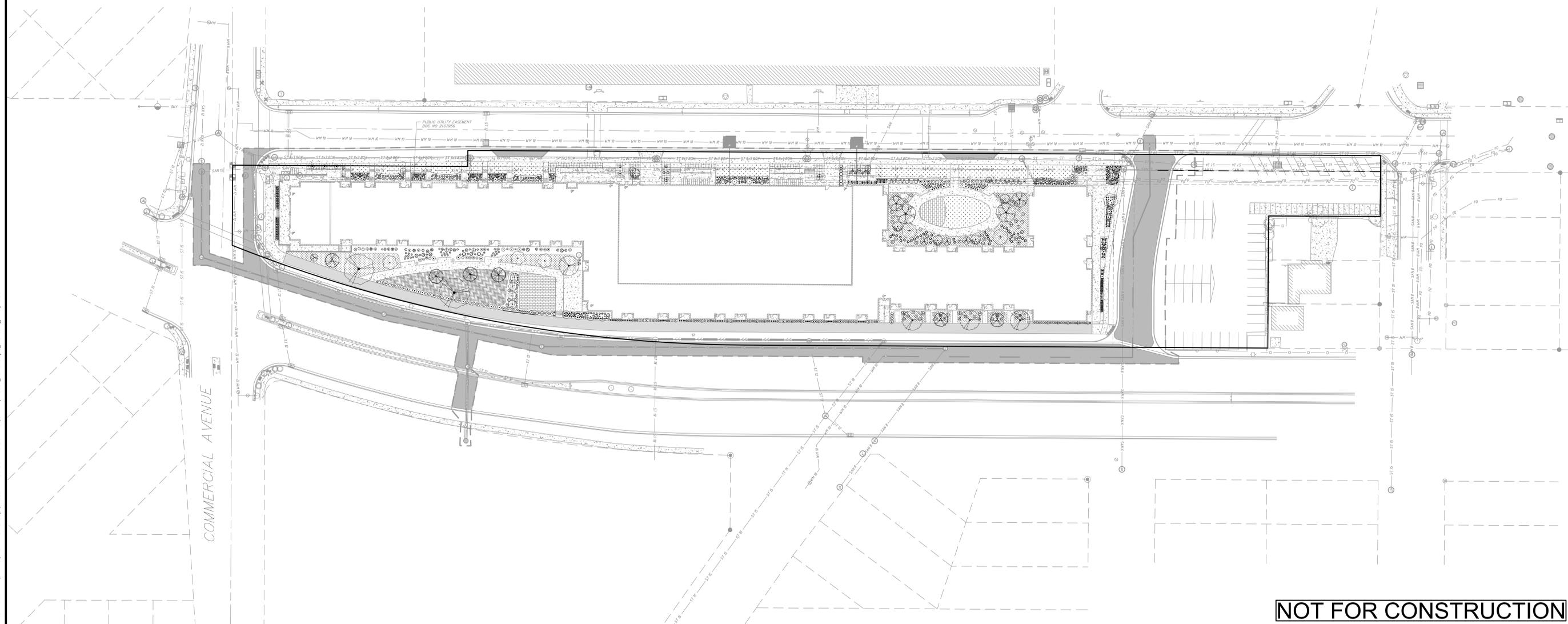
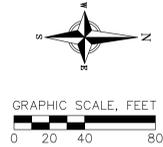
PLANT SCHEDULE

CODE	BOTANICAL / COMMON NAME	ROOT COND.	SIZE	NOTES	QTY
DECIDUOUS TREES					
CH	Celtis occidentalis / JFS-KSU11 / Prairie Sentinel® Hackberry	B & B	2.5" Cal		8
OV	Ostrya virginiana / American Hophornbeam	B & B	2.5" Cal		2
QM	Quercus macrocarpa / Burr Oak	B & B	2.5" Cal		2
QP2	Quercus palustris / Pringreen / Green Pillar® Pin Oak	B & B	2.5" Cal		4
EVERGREEN TREES					
JV-3	Juniperus virginiana Taylor / Taylor Eastern Redcedar	B & B	6' ht.		9
UNDERSTORY TREES					
AL	Amelanchier laevis / Allegheny Serviceberry	B & B	4' ht.	Multi-Stem	5
CP	Carpinus caroliniana / American Hornbeam	B & B	7' ht.		4
CE	Cercis canadensis / Eastern Redbud Multi-trunk	B & B	4' ht.		3
CT	Cornus alternifolia / Pagoda Dogwood	Cont.	4' ht.		2
CI	Crataegus crus-galli inermis / Thornless Cockspur Hawthorn	B & B	1.5" Cal		3
HV	Hamamelis virginiana / Common Witch Hazel	B & B	5' ht.		2
DECIDUOUS SHRUBS					
Ap	Amorpha canescens / Leadplant	Cont.	1 Gal.		12
Am	Aronia melanocarpa / Black Chokeberry	Cont.	5 Gal.		39
Am-2	Aronia melanocarpa UCONNAM012 / Ground Hug® Black Chokeberry	Cont.	2 Gal.		33
Cm	Ceanothus americanus / New Jersey Tea	Cont.	3 Gal.		43
Cb	Cephalanthus occidentalis 'Balopics' / Fiber Optic® Buttonbush	Cont.	7 Gal.		16
C22	Cephalanthus occidentalis 'SMCOSS' / Sugar Shack® Buttonbush	Cont.	3 Gal.		14
Ca-2	Cornus sericea 'Allema's Compact' / Dwarf Red Twig Dogwood	Cont.	5 Gal.		16
Ld	Diervilla lonicera / Honeysuckle	Cont.	3 Gal.		57
Hk	Hypericum kalmianum / Kalm St. Johnswort	Cont.	5 Gal.		11
Po-2	Physocarpus opulifolius 'Nanus' / Dwarf Ninebark	Cont.	3 Gal.		9
Va-2	Viburnum dentatum 'KLiseventeen' / Little Joe™ Arrowwood Viburnum	Cont.	5 Gal.		13
Vp	Viburnum prunifolium / Blackhaw Viburnum	B & B	4' ht.		5
EVERGREEN SHRUBS					
Bx	Buxus x 'Green Mountain' / Green Mountain Boxwood	Cont.	5 Gal.		46
Ik-2	Ilex glabra 'Shamrock' / Shamrock Inkberry Holly	Cont.	3 Gal.		27
Ik-3	Ilex glabra 'SMINGABI7' / Gem Box® Inkberry Holly	Cont.	3 Gal.		9
Jc	Juniperus communis depressa / Common Juniper	Cont.	2 Gal.		3
PERENNIALS					
AJ2	Allium cernuum / Nodding Onion	Cont.	1 Gal.		7
Ab	Asclepias tuberosa / Butterfly Milkweed	Cont.	1 Gal.		16
Br	Bouteloua curtipendula / Side Oats Grama	Cont.	1 Gal.		6
Vr	Callitriche involucrata / Purple Poppymallow	Cont.	1 Gal.		17
Xa	Carex albicans / White-tinged Sedge	Cont.	4 in		49
XI	Carex bromoides / Brome-like Sedge	Cont.	4 in		52
Cw	Carex rosea / Rosy Sedge	Cont.	4 in		22
Cs	Careopsis palmata / Staff Tickseed	Cont.	1 Gal.		15
Ep	Echinacea pallida / Pale Purple Coneflower	Cont.	1 Gal.		17
Es	Eragrostis spectabilis / Purple Lovegrass	Cont.	1 Gal.		41
Ey	Eryngium yuccifolium / Rattlesnake Master	Cont.	1 Gal.		4
Gr	Geum triflorum / Prairie Smoke	Cont.	1 Gal.		54
Lv	Liatris pycnostachya / Gayfeather	Cont.	1 Gal.		27
Ls	Liatris spicata / Blazing Star	Cont.	1 Gal.		12
Pg	Panicum virgatum / Switch Grass	Cont.	1 Gal.		99
Rb	Rudbeckia fulgida / Coneflower	Cont.	1 Gal.		35
Rh	Rudbeckia hirta / Black-eyed Susan	Cont.	4 in		10
Ss	Schizachyrium scoparium / Little Bluestem	Cont.	1 Gal.		158
Sh	Sporobolus heterolepis / Prairie Dropseed	Cont.	1 Gal.		194

CONCEPT PLANT SCHEDULE

NATIVE PLANTING #1	2,629 sf
PER PLUG - SEE NOTES AND DETAIL	
Asclepias tuberosa / Butterfly Milkweed	164
Carex brevior / Oval Sedge	492
Careopsis lanceolata / Lanceleaf Tickseed	55
Careopsis palmata / Staff Tickseed	109
Dalea purpurea / Purple Prairie Clover	109
Echinacea pallida / Pale Purple Coneflower	164
Eragrostis spectabilis / Purple Lovegrass	437
Koeleria macrantha / Prairie Junegrass	273
Liatris aspera / Rough Blazing Star	164
Pycnanthemum virginianum / Mountain Mint	55
Sporobolus heterolepis / Prairie Dropseed	711
NATIVE PLANTING #2	2,839 sf
PER PLUG - SEE NOTES AND DETAIL	
Allium cernuum / Nodding Onion	118
Bouteloua curtipendula / Side Oats Grama	413
Carex bicknellii / Prairie Sedge	413
Eryngium yuccifolium / Rattlesnake Master	118
Liatris pycnostachya / Prairie Gayfeather	236
Lupinus perennis / Wild Lupine	118
Monarda fistulosa / Bergamot	59
Phlox pilosa / Downy Phlox	236
Rudbeckia hirta / Black-eyed Susan	177
Schizachyrium scoparium / Little Bluestem	531
Sporobolus heterolepis / Prairie Dropseed	531
GROUND COVER #1	4,865 sf
PER PLUG - SEE NOTES AND DETAIL	
Carex bromoides / Brome-like Sedge	1,457
Carex pensylvanica / Pennsylvania Sedge	3,640
Cerastium maculatum / Spotted Cerastium	436
Heuchera richardsonii / Prairie Alumroot	293
Hydrophyllum virginianum / Virginia Waterleaf	74
Mertensia virginica / Virginia Bluebells	293
Polemonium reptans / Greek Valerian	583
Trillium grandiflorum / Large White Trillium	436
Viola soraria / Woolly Blue Violet	74
GROUND COVER #2	1,979 sf
PER PLUG - SEE NOTES AND DETAIL	
Allium cernuum / Nodding Onion	238
Antennaria plantaginifolia / Pussytoes	177
Carex albicans / White-tinged Sedge	711
Carex brevior / Oval Sedge	473
Careopsis palmata / Staff Tickseed	238
Dalea purpurea / Purple Prairie Clover	238
Rudbeckia hirta / Black-eyed Susan	177
Sporobolus heterolepis / Prairie Dropseed	711
TURF	6,346 sf
LACROSSE SEED CO. - MADISON PARKS	

City of Madison Landscape Worksheet						
Address:	2150 Commercial Ave	Date:	12/23/2025			
Total Square Footage of Developed Area:	(Site Area) 120370.4	(Building Footprint at Grade)	76896	=	43474.4	sf
Total Landscape Points Required (<5 ac):	43,474	/ 300 =	145	x 5 =	725	
Landscape Points Required (>5 ac):	/ 100 =	0	x 1 =	-	725	
Credits/ Existing Landscaping			New/ Proposed Landscaping			
Plant Type/ Element	Min. Size at Installation	Points	Quantity	Points Achieved	Quantity	Points Achieved
Overstory deciduous tree	2.5" cal	35		0	16	560
Tall Evergreen Tree	5-6 feet tall	35		0	0	0
Ornamental tree	1.5" cal	15		0	19	285
Upright evergreen shrub	3-4 feet tall	10		0	0	0
Shrub, deciduous	#3 gallon	3		0	270	810
Shrub, evergreen	#3 gallon	4		0	82	328
Ornamental grasses/perennials	#1 gallon	2		0	0	0
Ornamental/decorative fencing or wall	n/a	4 per 10 LF		0	0	0
Existing significant specimen tree	Min. Size 2.5" cal.	14 per caliper-inch.		0	0	0
Landscape Furniture for public seating and/or transit connections		5 points per "seat"		0	0	0
Sub Totals				0		1983
				Total Points Provided:	1983	



NOT FOR CONSTRUCTION

vierbicher
 planners engineers advisors

Overall Landscape Plan
 The Central at The Forge
 City of Madison
 Dane County, Wisconsin

NO.	DATE	REVISIONS	REMARKS

DATE: 01-16-2026
 DRAFTER: EGOR
 CHECKED: JLL
 PROJECT NO.: 240832
 L100

14-Jan-2026 - 1:27p M:\The Annex Group\240832 - 2150 Commercial Ave\CADD\240832_Landscape_Plan.dwg By: bbor

UNIT SCHEDULE - FIRST FLOOR		
UNIT NO.	UNIT TYPE	AREA
103	PLAN D1	874 SF
104	PLAN B1	646 SF
105	PLAN B1	646 SF
106	PLAN B1	646 SF
107	PLAN D1	874 SF
108	PLAN D1	874 SF
109	PLAN B1	646 SF
110	PLAN B1	646 SF
111	PLAN D1	874 SF
112	PLAN D1	874 SF
113	PLAN B1	646 SF
114	PLAN B1	646 SF
115	PLAN F1	1109 SF
116	PLAN F1	1109 SF
117	PLAN D1	874 SF
119	PLAN B1M	646 SF
121	PLAN B1	646 SF
125	PLAN D1	874 SF
127	PLAN B1	646 SF
129	PLAN D1	874 SF
131	PLAN B1	642 SF
133	PLAN D1.1	857 SF

UNIT SCHEDULE - FIRST FLOOR		
UNIT NO.	UNIT TYPE	AREA
137	PLAN B1	641 SF
139	PLAN D1	874 SF
141	PLAN D1	874 SF
143	PLAN D1	874 SF
147	PLAN B1M	646 SF
148	PLAN D2	884 SF
149	PLAN D1	874 SF
150	PLAN D1	874 SF
151	PLAN B1M	646 SF
152	PLAN B1	646 SF
153	PLAN D1	874 SF
154	PLAN D1	874 SF
155	PLAN B1M	646 SF
156	PLAN B1	646 SF
157	PLAN F5	1179 SF
164	PLAN D1	874 SF
165	PLAN F2	1206 SF
166	PLAN F2M	1206 SF
2233	PLAN LW1 - 1 BED	807 SF
2235	PLAN LW1 - 1 BED	807 SF
2237	PLAN LW2 - 3 BED	1200 SF

Grand total: 43

SHEET INDEX - ENLARGED UNIT TYPES	
PLAN TYPE	SHEET NO.
ENLARGED PLAN - LW - 1 BED (FIRST FLOOR)	A413
ENLARGED PLAN - LW - 1 BED (SECOND FLOOR)	A413
ENLARGED PLAN - LW - 3 BED (FIRST FLOOR)	A413
ENLARGED PLAN - LW - 3 BED (SECOND FLOOR)	A413
ENLARGED PLAN - UNIT B1	A410
ENLARGED PLAN - UNIT B2	A410
ENLARGED PLAN - UNIT D1	A410
ENLARGED PLAN - UNIT D1.1	A410
ENLARGED PLAN - UNIT D2	A411
ENLARGED PLAN - UNIT F1	A411
ENLARGED PLAN - UNIT F2	A411
ENLARGED PLAN - UNIT F3	A411
ENLARGED PLAN - UNIT F4	A412
ENLARGED PLAN - UNIT F5	A412

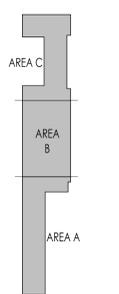
KEYNOTE SCHEDULE	
MARK	NOTE

- OVERALL FLOOR PLAN NOTES**
- EXTERIOR DIMENSIONS ARE TO OUTSIDE FACE OF STUD OR MASONRY WALLS UNLESS OTHERWISE NOTED.
 - INTERIOR DIMENSIONS ARE TO FACE OF STUD OR CONCRETE MASONRY UNIT WALLS UNLESS OTHERWISE NOTED.
 - WINDOW & DOOR LOCATION DIMENSIONS ARE TO CENTERLINE OF WINDOW/DOOR UNLESS OTHERWISE NOTED. CONTRACTOR SHALL VERIFY ALL ROUGH OPENINGS WITH MANUFACTURER.
 - ALL WINDOWS & PATIO DOORS SHALL BE AS SPECIFIED IN THE SCOPE SPECIFICATIONS AND AS INDICATED ON THE EXTERIOR MATERIAL AND WINDOW SCHEDULES.
 - ALL WOOD EXPOSED TO THE EXTERIOR OR IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE-TREATED.
 - VERIFY ALL STRUCTURAL MEMBER SIZE, SPACING, REINFORCING, AND BRACING WITH STRUCTURAL DRAWINGS.
 - PROVIDE BLOCKING AT ALL GRAB BAR LOCATIONS INCLUDING LOCATIONS OF FUTURE GRAB BARS & SEATS IN BATHROOMS DESIGNATED AS ACCESSIBLE.
 - VERIFY ALL TUB, SHOWER, APPLIANCE, EQUIPMENT, ETC. ROUGH OPENINGS & CLEARANCE REQUIREMENTS WITH MANUFACTURERS.
 - INSTALL FIXTURES, ACCESSORIES, ETC. ACCORDING TO THE MOUNTING HEIGHT SCHEDULE - SEE THE G300 SERIES SHEETS.
 - ANY EXPOSED STEEL THAT SUPPORTS LOAD-BEARING WALLS OR FLOORS SHALL BE PROTECTED BY MEANS OF SPRAY-APPLIED FIREPROOFING. GENERAL CONTRACTOR TO COORDINATE WITH FINAL DESIGN AND INSTALLATION OF PRECAST CONCRETE STRUCTURAL MEMBERS.
 - PROVIDE MOISTURE RESISTANT AND MOLD-RESISTANT TYPE GYPSUM BOARD AT PLUMBING FIXTURE WALLS.
 - PROVIDE SOUND BATT INSULATION AT ALL WALLS SURROUNDING BATHROOMS, LAUNDRY ROOMS, CLOSETS, MECHANICAL ROOMS, CLOSETS, AND OTHER PLUMBING WALLS.
 - FIELD VERIFY ALL CABINERY LAYOUTS AND COORDINATE WITH THE DIMENSIONAL REQUIREMENTS OF ALL APPLIANCES & FIXTURES. PROVIDE FINISHED END PANELS AT ALL EXPOSED CABINERY ENDS.
 - CAULK AT PERIMETER OF ALL TUB & SHOWER ENCLOSURES. CAULK AT PERIMETER OF ALL COUNTERTOP BACKSPASHES & SIDE SPLASHES.
 - PROVIDE 3/4" FIRE-RETARDANT TREATED PLYWOOD AS BACKING PANELS FOR ELECTRICAL EQUIPMENT. INSTALL AT 1'-0" AFF TO FINISHED CEILING. PAINT PLYWOOD TO MATCH ADJACENT WALL FINISH. COORDINATE FINAL SIZE AND LOCATION WITH DESIGN-BUILD ELECTRICAL CONTRACTOR.



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CENTRAL AT THE FORGE
UDC SUBMITTAL



KEY PLAN

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Mark	Description	Date

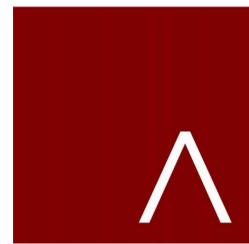
SHEET TITLE
FIRST FLOOR PLAN - OVERALL

SHEET NUMBER

A101



1 FIRST FLOOR PLAN - OVERALL
1" = 30'-0"



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CENTRAL AT THE FORGE

UDC SUBMITTAL

PROGRESS DOCUMENTS

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

DATE OF ISSUANCE: 1/16/2026

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE
3D EXTERIOR RENDERING

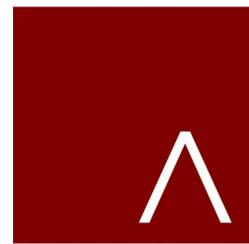
SHEET NUMBER
A959



GRAPHIC ARTS AS PLACEHOLDERS

1 VIEW AT WEST ENTRY

SCALE: 1/2" = 1'-0"



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REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

3D EXTERIOR RENDERING

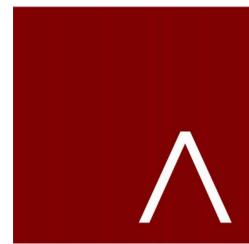
SHEET NUMBER

A950



1 VIEW AT NORTHEAST

SCALE: 1/2" = 1'-0"



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CENTRAL AT THE FORGE

UDC SUBMITTAL

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DATE OF ISSUANCE 1/16/2026

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

3D EXTERIOR RENDERING

SHEET NUMBER

A956



1 VIEW AT SOUTHEAST

SCALE: 1/2" = 1'-0"