

APPLICATION FOR
URBAN DESIGN COMMISSION
REVIEW AND APPROVAL

AGENDA ITEM # 3
Project # 3-31-06
03204

	Action Requested
DATE SUBMITTED: <u>3.15.06</u>	<input type="checkbox"/> Informational Presentation
UDC MEETING DATE: <u>3.22.06</u>	<input checked="" type="checkbox"/> Initial Approval and/or Recommendation
	<input type="checkbox"/> Final Approval and/or Recommendation

PROJECT ADDRESS: 1701 THIERER ROAD

ALDERMANIC DISTRICT: 17 ALO SANTIAGO ROSAS

OWNER/DEVELOPER (Partners and/or Principals) ARCHITECT/DESIGNER/OR AGENT:

JOHN BRIGHAM LEE AND ASSOC. TJK DESIGN/BUILD JOHN BIENO

REPRESENTATIVE: ROBERT BRIGHAM AND 624 WEST MAIN STREET

THEODORE HOLEN MADISON, WI 53703

CONTACT PERSON: JOHN BIENO TJK DESIGN/BUILD

Address: 624 WEST MAIN STREET

MADISON, WI 53703

Phone: 257 1090

Fax: 257 1092

E-mail address: jbieno@tjkdesignbuild.com

TYPE OF PROJECT:

(See Section A for:)

- Planned Unit Development (PUD)
- General Development Plan (GDP)
- Specific Implementation Plan (SIP)
- Planned Community Development (PCD)
- General Development Plan (GDP)
- Specific Implementation Plan (SIP)
- Planned Residential Development (PRD)
- New Construction or Exterior Remodeling in an Urban Design District * (A public hearing is required as well as a fee)
- School, Public Building or Space (Fee may be required)
- New Construction or Addition to or Remodeling of a Retail, Hotel or Motel Building Exceeding 50,000 Sq. Ft.
- Planned Commercial Site

(See Section B for:)

- New Construction or Exterior Remodeling in C4 District (Fee required)

(See Section C for:)

- R.P.S.M. Parking Variance (Fee required)

(See Section D for:)

- Comprehensive Design Review* (Fee required)

- Street Graphics Variance* (Fee required)

- Other _____

*Public Hearing Required (Submission Deadline 3 Weeks in Advance of Meeting Date)




DESIGNBUILD

Timothy J. Kritter Co., Inc.

634 W. Main Street
Madison, WI 53703
Office 608-257-1090
Fax 608-257-1092
www.tjkdesignbuild.com

DATE: March 15, 2006

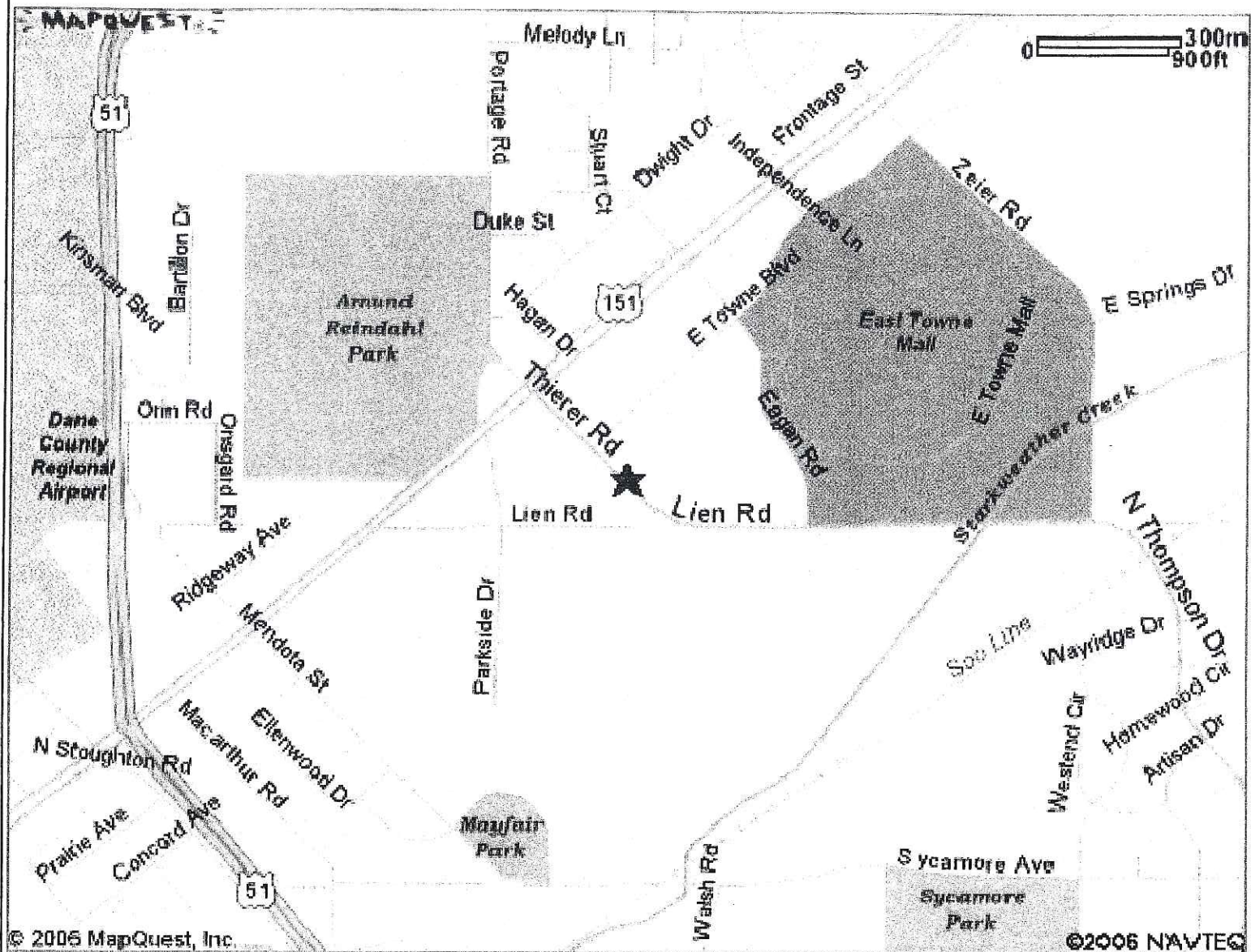
TO: Urban Design Commission
City of Madison

FROM: John J. Bieno, AIA
TJK Design Build
634 W. Main Street
Madison, WI 53703 

RE: Narrative for 1701 Thierer Road

The structure that we are proposing as part of this submittal is an outlot development to an existing strip mall center on the east side of Madison. The existing center is located at the intersection of Zeier and Thierer Roads. Our project would be adjacent to the entry to the center on this intersection. We are recommending the removal of part of the existing parking lot to accommodate the new construction and the associated outdoor gathering area. The 8,000 SF structure brings a street presence to the development while making better use of an under utilized parking area. The position of the structure also allows for direct interaction with pedestrian and bicycle traffic. An added bonus for the creation of this structure is that the impervious for this development will not increase as a result of its construction.

Effort has been taken to bring presence to this structure through the use of multiple architecture elements and features. Some of the features are: an 18' parapet height, a colonnade that extends from the building out towards the existing development and awnings over the windows for visual interest, color and architectural relief and two entry elements at opposing corners. The extensive use of glass, both at eye level and above, allows for natural light to filter into the structure even at its deepest point. The structure marries itself back to the existing buildings through the use of similar materials and window fenestrations. The presence of the building at night has also been thought through with the incorporation of accent lights on both the vertical surfaces and the overhang canopies. There is also lighting in the outdoor activity area through the use of bollards.



1 SITE LOCATION MAP
C-1 SCALE: NO SCALE

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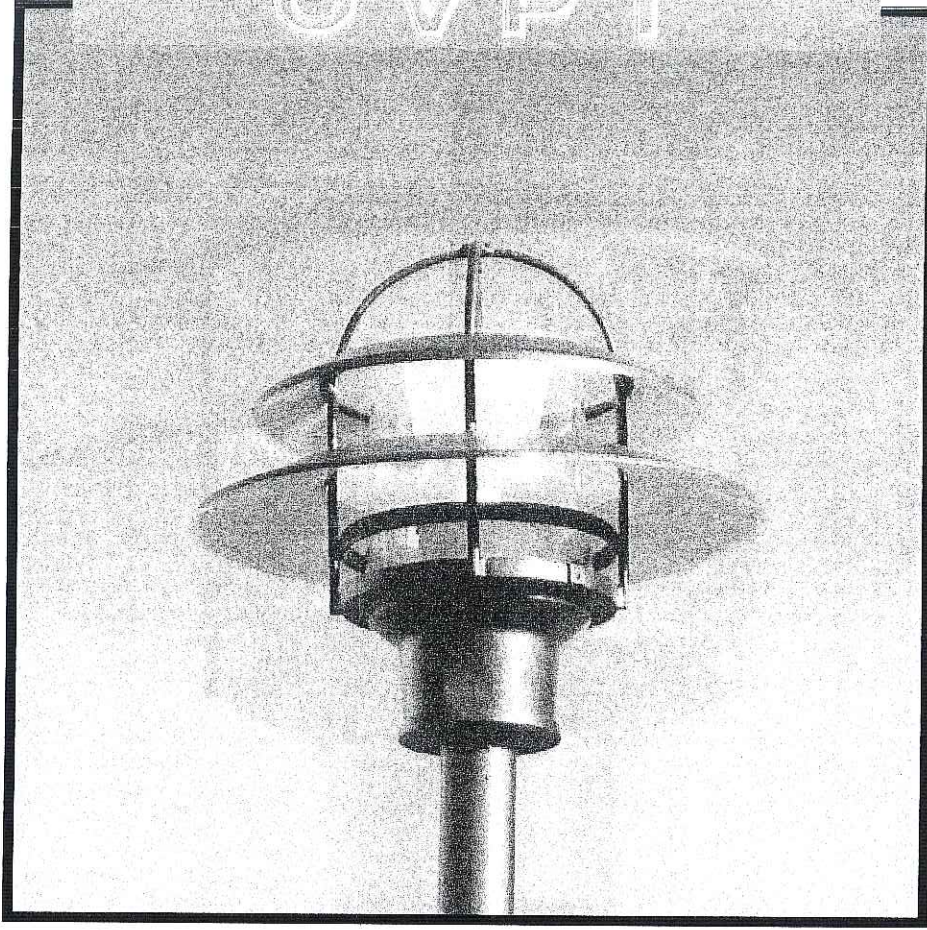
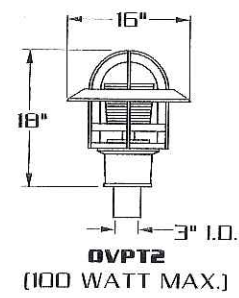
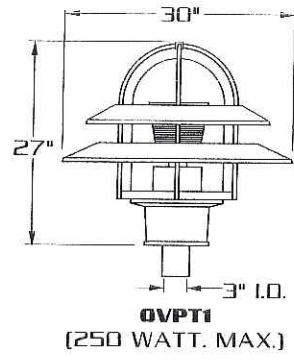
PROPOSED FACILITY FOR:
EAST POINTE PLAZA RETAIL

MADISON, WISCONSIN

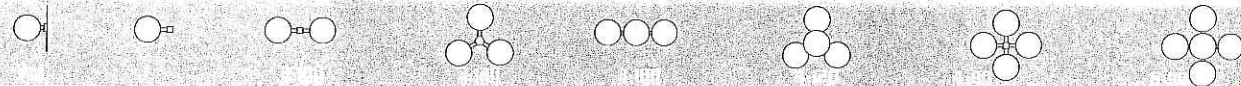
MAP

3.14.06

OVPT



E.P.A. **OVPT1**- 1.74
OVPT2- 0.73

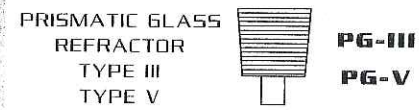
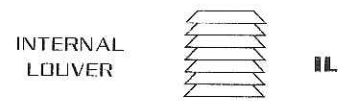


SPECIFICATIONS

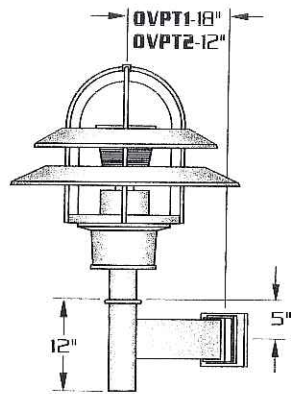
- LUMINAIRE:** HOUSING AND DECORATIVE CAGE - DURABLE CORROSION RESISTANT CAST ALUMINUM CONSTRUCTION. ASSEMBLY SEALED WITH NEOPRENE GASKET.
- REFLECTOR:** HEAVY WALL SPUN ALUMINUM CONSTRUCTION. BOTTOM SIDE FINISHED WITH HIGH GLOSS WHITE ENAMEL FOR MAXIMUM REFLECTIVITY.
- OPTICS:** ONE PIECE CLEAR POLYCARBONATE LENS ENCASES CLEAR PRISMATIC GLASS REFRACTOR, TYPE III OR TYPE V LIGHT DISTRIBUTION.
- LAMP HOLDER:** MEDIUM OR MOGUL BASE PORCELAIN.
- LAMP:** (BY OTHERS)
- BALLAST:** H.P.F./C.W.A. AUTOTRANSFORMER. -20° STARTING TEMPERATURE. ELECTRICAL COMPONENTS ARE MOUNTED TO A REMOVABLE BALLAST TRAY. BALLAST IS EQUIPPED WITH FACTORY INSTALLED QUICK DISCONNECT PLUG.
- FINISH:** POLYESTER POWDER COAT-STATE OF THE ART 20 PSI PRESSURE POWER WASH AT 140° TEMPERATURE INCORPORATES FOUR STEP IRON PHOSPHATE PROCESS TO CLEANSE AND PRETREAT THE METAL SURFACE FOR MAXIMUM PAINT ADHESION. ELECTROSTATICALLY APPLIED TEXTURED POLYESTER POWDER TOPCOAT IS BAKED AT 400° TEMPERATURE FOR MAXIMUM HARDNESS AND EXTERIOR DURABILITY.



OPTICS

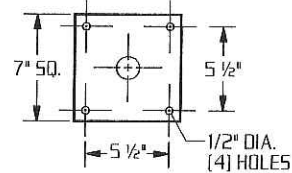


WALL MOUNT

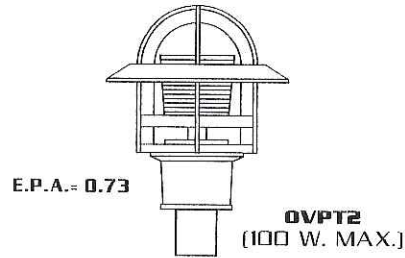
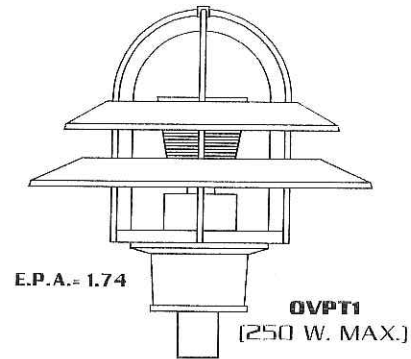


EXTRUDED ALUMINUM ARM AND CAST ALUMINUM WALL BRACKET ASSEMBLY PROVIDED WITH BUILT IN GASKETED WIRE ACCESS FOR FIXTURE/SUPPLY WIRE CONNECTION.

WALL PLATE



**LAMP SIZE:
50 - 250 WATT**



CORROSION RESISTANT, DURABLE CAST ALUMINUM.

POLYCARBONATE LENS.

SYMMETRIC OR ASYMMETRIC LIGHT DISTRIBUTION.

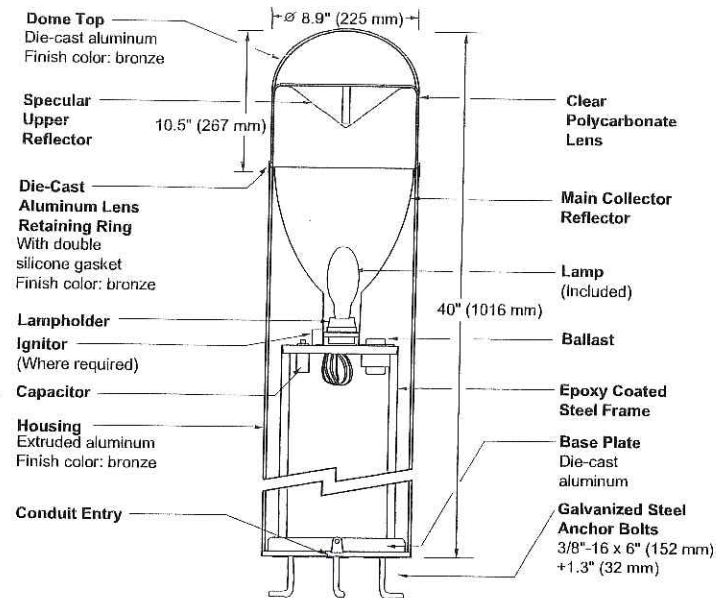
MODEL NO. : OVPT	OPTICS	WATTAGE TYPE VOLTAGE	MOUNTING	FINISH	OPTIONS
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MODEL NO. :	OPTICS	LAMP	MOUNTING	FINISH	OPTIONS
O V P T	STANDARD: <input type="checkbox"/> CLEAR POLYCARBONATE ... CP STANDARD SUPPLIED WITH PRISMATIC GLASS REFRACTOR	<input type="checkbox"/> 250 <input type="checkbox"/> HPS <input type="checkbox"/> 120 <input type="checkbox"/> 175 <input type="checkbox"/> MH <input type="checkbox"/> 208	<input type="checkbox"/> PT ● <input type="checkbox"/> WM ●	<input type="checkbox"/> DARK BRONZE DBM <input type="checkbox"/> MEDIUM BRONZE MBM <input type="checkbox"/> BLACK BKM <input type="checkbox"/> WHITE WTM <input type="checkbox"/> SILVER SLM	<input type="checkbox"/> HEAT SHIELD HT <input type="checkbox"/> HOUSE SIDE SHIELD 90° HS 90° 135° HS 135° 180° HS 180°
	<input type="checkbox"/> TYPE III PG-III <input type="checkbox"/> TYPE V PG-V SPECIFY AFTER DIFFUSER OPTION (EX: CP-PG-III)	<input type="checkbox"/> 150 <input type="checkbox"/> MV <input type="checkbox"/> 240 <input type="checkbox"/> 100 <input type="checkbox"/> 277 <input type="checkbox"/> 75 <input type="checkbox"/> 480 <input type="checkbox"/> 70 <input type="checkbox"/> MT <input type="checkbox"/> 50	<input type="checkbox"/> CLEAR ACRYLIC CA <input type="checkbox"/> OPAL ACRYLIC WA <input type="checkbox"/> OPAL POLYCARBONATE WP <input type="checkbox"/> FROSTED TEMPERED GLASS (OV1 ONLY) FG	SEE PAGE 3 FOR ADDITIONAL ARMS	SEE PAGE 3 FOR ADDITIONAL COLORS
	DIFFUSER OPTIONS: <input type="checkbox"/> CLEAR ACRYLIC CA <input type="checkbox"/> OPAL ACRYLIC WA <input type="checkbox"/> OPAL POLYCARBONATE WP <input type="checkbox"/> FROSTED TEMPERED GLASS (OV1 ONLY) FG	250 W. REQUIRES FROSTED TEMPERED GLASS DIFFUSER			
	PRISMATIC GLASS REFRACTOR <input type="checkbox"/> TYPE III PG-III <input type="checkbox"/> TYPE V PG-V SPECIFY AFTER DIFFUSER OPTION (EX: CA-PG-III)				
	<input type="checkbox"/> INTERNAL LOUVER ... IL SPECIFY AFTER DIFFUSER OPTION (EX: CA-IL)				



**CLEAR LENS — DOME TOP
ROUND BOLLARD**

**HCD
SERIES**



Notes

SPEC #	WATTAGE	CATALOG #
METAL HALIDE		
<input type="checkbox"/> SPEC #	50W MH	HCD405-(a)(b)
<input type="checkbox"/> SPEC #	70W MH	HCD407-(a)(b)
<input type="checkbox"/> SPEC #	100W MH	HCD410-(a)(b)
HIGH PRESSURE SODIUM		
<input type="checkbox"/> SPEC #	35W HPS	HCD503-(a)(b)
<input type="checkbox"/> SPEC #	50W HPS	HCD505-(a)(b)
<input type="checkbox"/> SPEC #	70W HPS	HCD507-(a)(b)
<input type="checkbox"/> SPEC #	100W HPS	HCD510-(a)(b)
FLUORESCENT		
<input type="checkbox"/> SPEC #	13W FL	HCD213-(a)(b)

Specify (a) Voltage & (b) Options.

(a) VOLTAGE SUFFIX KEY	
D	120/277V (Standard: 50 – 100W MH; 50 – 70W HPS)
M	120/208/240/277V (Standard: 100W HPS)
T	120/277/347V (Canada Only) (Standard: 70 – 100W MH)
1	120V (Standard: 13W FL, 35W HPS)
2	277V
3	208V
4	240V
6	347V (Canada Only)

For voltage availability outside the US and Canada, see Bulletin TD-9 or contact your Ruud Lighting authorized International Distributor.

(b) OPTIONS (factory-installed)	
A	180° Shielded Clear Lens
-(a)F	Fusing
J	Tamperproof Lens Fasteners
-(a)P	Photocell

Specify (a) Single Voltage — See Voltage Suffix Key

GENERAL DESCRIPTION

Extruded aluminum housing supplied internally with a formed and channeled 16 gauge steel frame supports the electrical components and main reflector. Housing fastens to a die-cast aluminum base with four 1/4"-20 phillips flat head screws. Base is secured to concrete footing using provided masonite template and three 3/8"-16 x 6" (152 mm) galvanized steel anchor bolts with leveling nuts and washers. Suggested poured base: 2' (610 mm) deep x 12" (305 mm) dia., depending on soil types and frost line in your area. A 3" (76 mm) dia. conduit opening is provided in the base for ease of wiring. Injection molded clear polycarbonate lens with specular collecting reflector attaches to the top of the housing with an overlapping die-cast aluminum retaining ring, held by two stainless-steel allen flat head fasteners. Die cast aluminum dome is held to the top of the lens with two #8 screws. Two silicone lens seals prevent moisture from entering the lens, while a double lip silicone seal at the top of the reflector and sealed lampholder prevent insects, dirt and moisture from entering the optical chamber.

ELECTRICAL

Fluorescent bollard includes a quad tube compact fluorescent lamp. HID bollards include a clear, medium-base lamp and porcelain enclosed, 4kv-rated screw-shell-type lampholder with spring-loaded center contact. Lamp ignitor included where required. All ballast assemblies are high-power factor and use the following circuit types:

Preheat
13W FL

Reactor (120V only)
35W HPS

HX — High Reactance
50 – 100W MH; 50 – 100W HPS

LABELS

ANSI lamp wattage label supplied, visible during relamping. UL Listed in the US and Canada for wet locations and enclosure classified IP65 per IEC 529 and IEC 598.

FINISH

Exclusive DeltaGuard® finish features an E-coat epoxy primer with medium bronze acrylic powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. The finish is covered by our seven-year limited warranty.

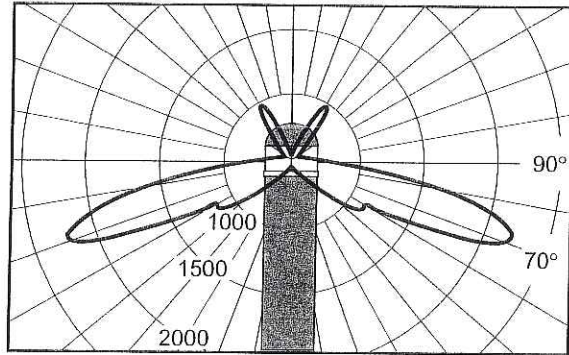
PATENT

US 5,105,347

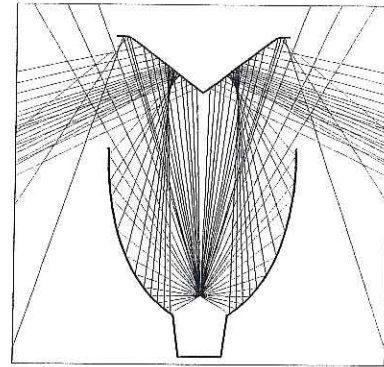
ACCESSORIES

HCL	Louver
TPS-1	Tamperproof Screwdriver

(Footcandles ÷ 0.0929 = Lux)

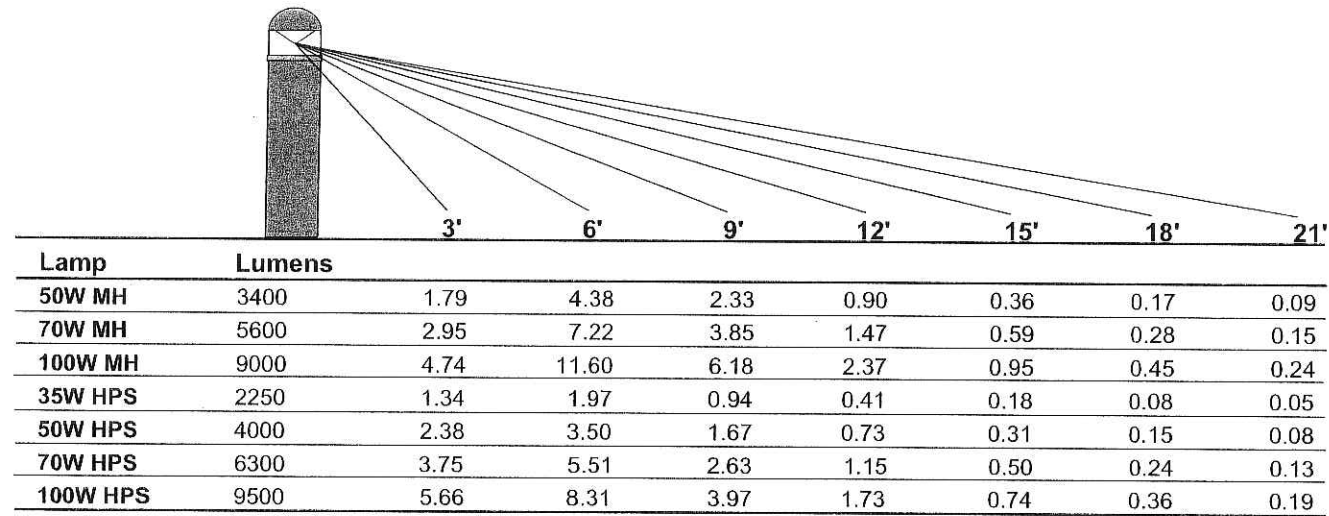


Lighting Sciences Inc.
Certified Test Report No. LSI 9728R
Candlepower distribution curve of 100W MH
Round Bollard with clear lens.



Ray Trace showing light distribution of
patented reflector system.

Use this chart to determine initial Footcandle levels at grade for the HCD Series Round Bollard with clear, dome top lens.



PROPOSED FACILITY FOR:

EAST POINTE PLAZA - RETAIL

MADISON, WISCONSIN

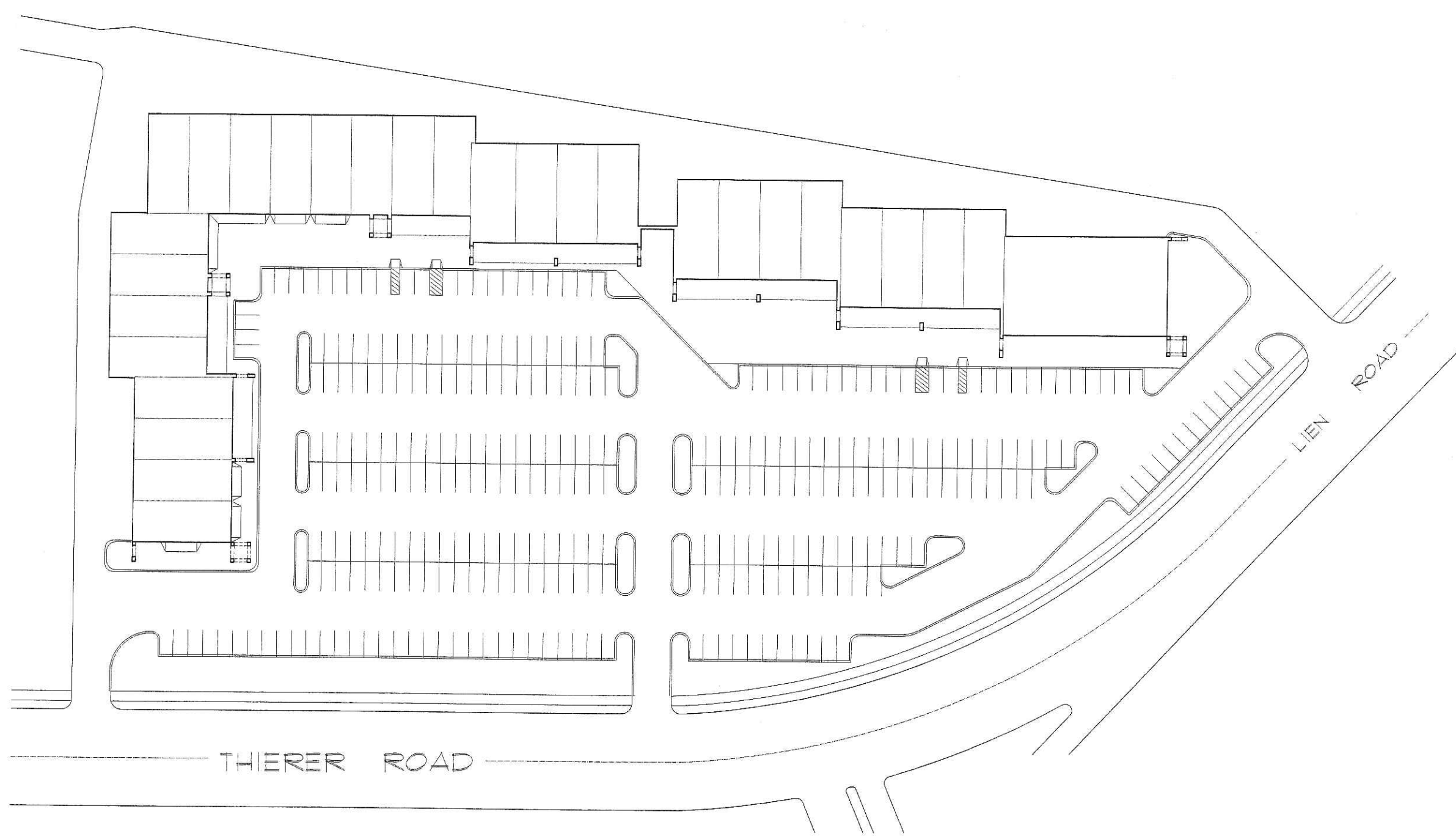
TJK TJK Design and Construction Company, Inc.
634 West Main Street
Madison, WI 53703
DESIGN^{BUILD} 608-257-1090 FAX 608-257-1092

INDEX OF DRAWINGS:

C-1.0 EXISTING SITE PLAN
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L2 OVERALL PHOTOMETRICS PLAN
A-1.1 FLOOR PLAN
A-2.1 EXTERIOR ELEVATIONS
A-4.1 CROSS SECTION

PROPOSED FACILITY FOR:

EAST POINTE PLAZA - RETAIL



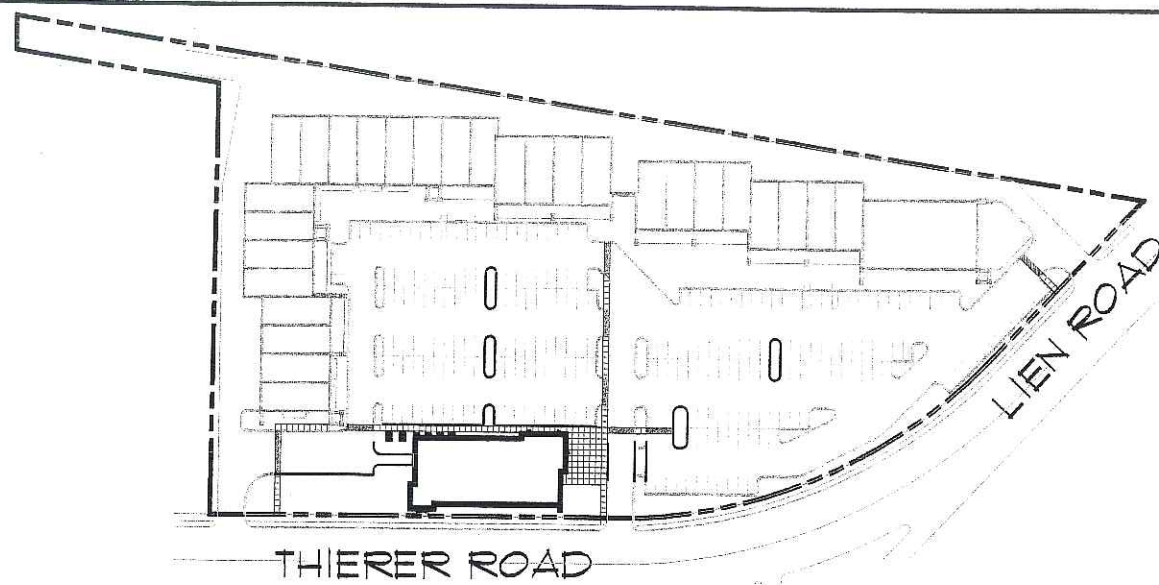
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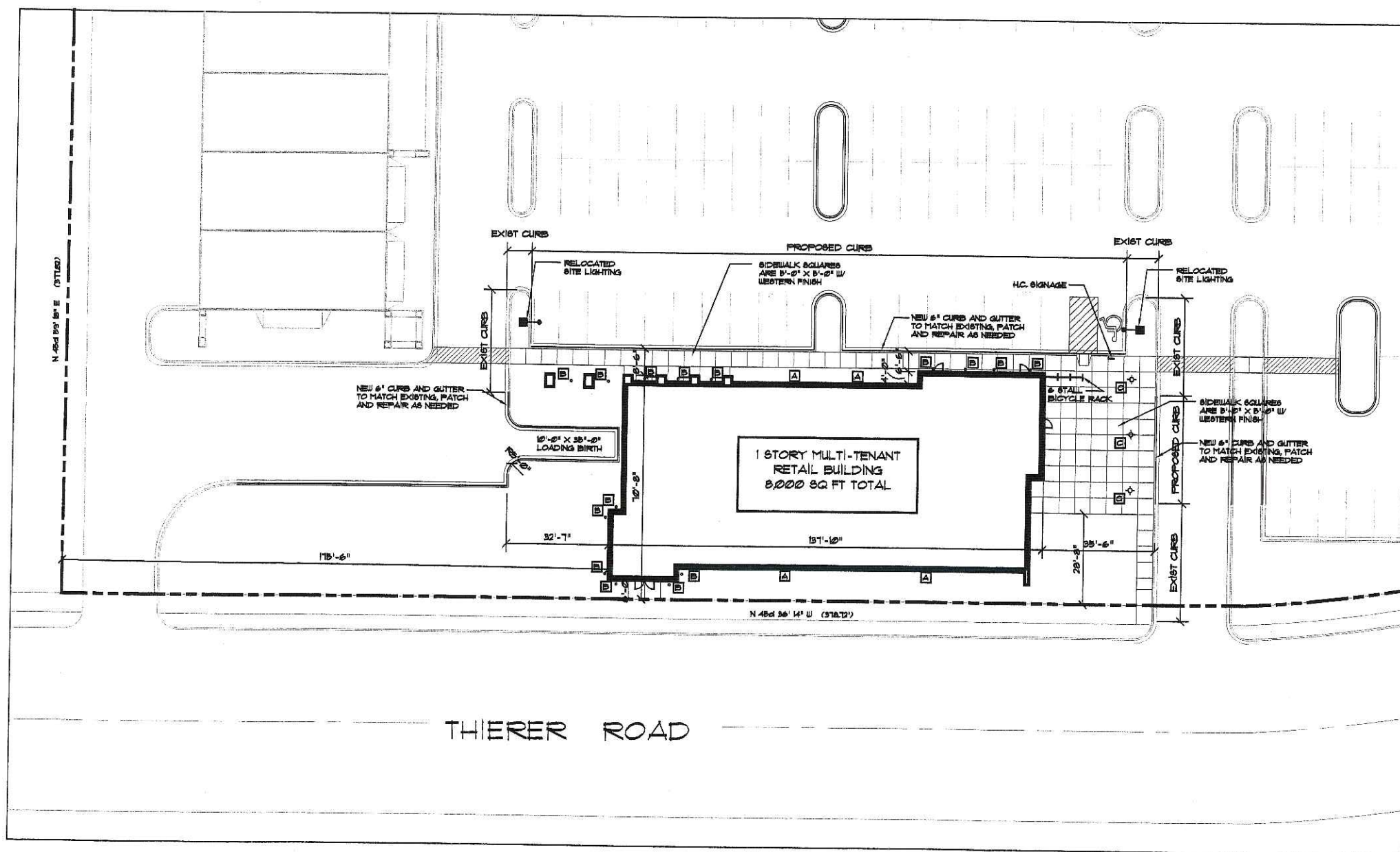
PROPOSED FACILITY FOR:
**EAST POINTE PLAZA
 RETAIL**
 MADISON, WISCONSIN

C-10
 3.15.06

① EXISTING SITE PLAN
 C-10 SCALE: 1" = 30' - 0"
 NORTH



1 OVERALL SITE PLAN
C-11 SCALE: 1" = 80' - 0"



1 PROPOSED SITE PLAN
C-11 SCALE: 1" = 20' - 0"



LIGHT FIXTURE KEY

- A USA ARCHITECTURAL LIGHTING, 16W MH WALL MOUNTED LIGHT FIXTURE IN POWDER COAT FINISH MODEL 40VFD-P0111-16MH-VOLT-UM-STA
- B RUID 16W MH RECESSED CAN LIGHT FIXTURE (2'-0" FROM GRADE), MODEL 4RT16 WITH MODEL # RUT14
- C RUID 16W MH BOLLARD ON CONCRETE, SIGNATURE FOOTING RUID CATALOG # HCD-401-D PROVIDE LOUVERS AT ALL BOLLARDS, RUID CATALOG # HCL

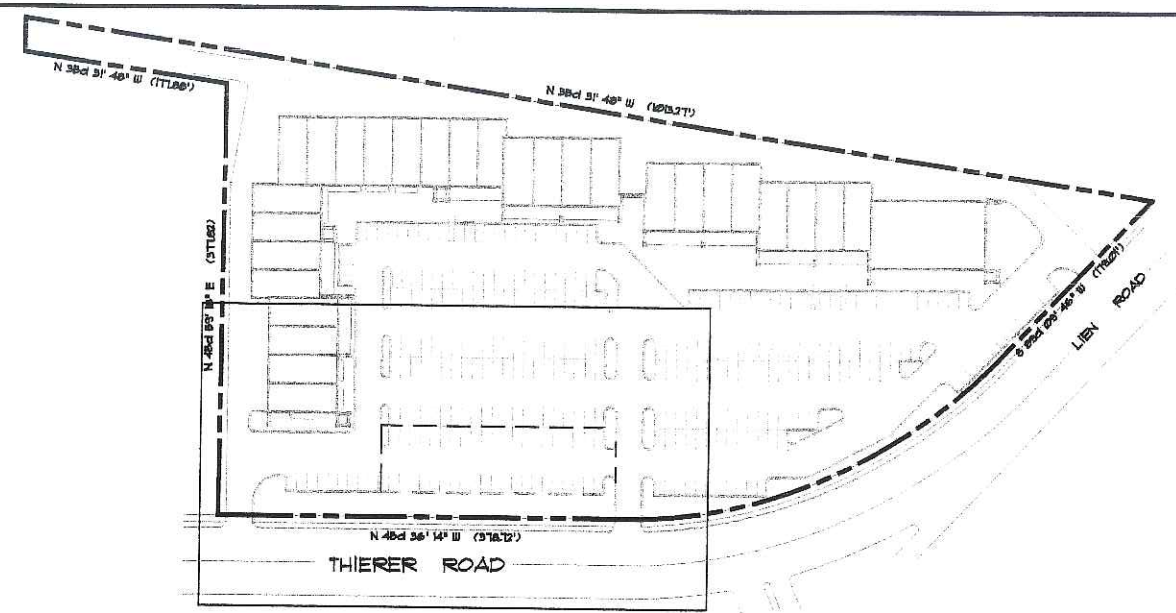
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PROPOSED FACILITY FOR:
**EAST POINTE PLAZA
RETAIL**

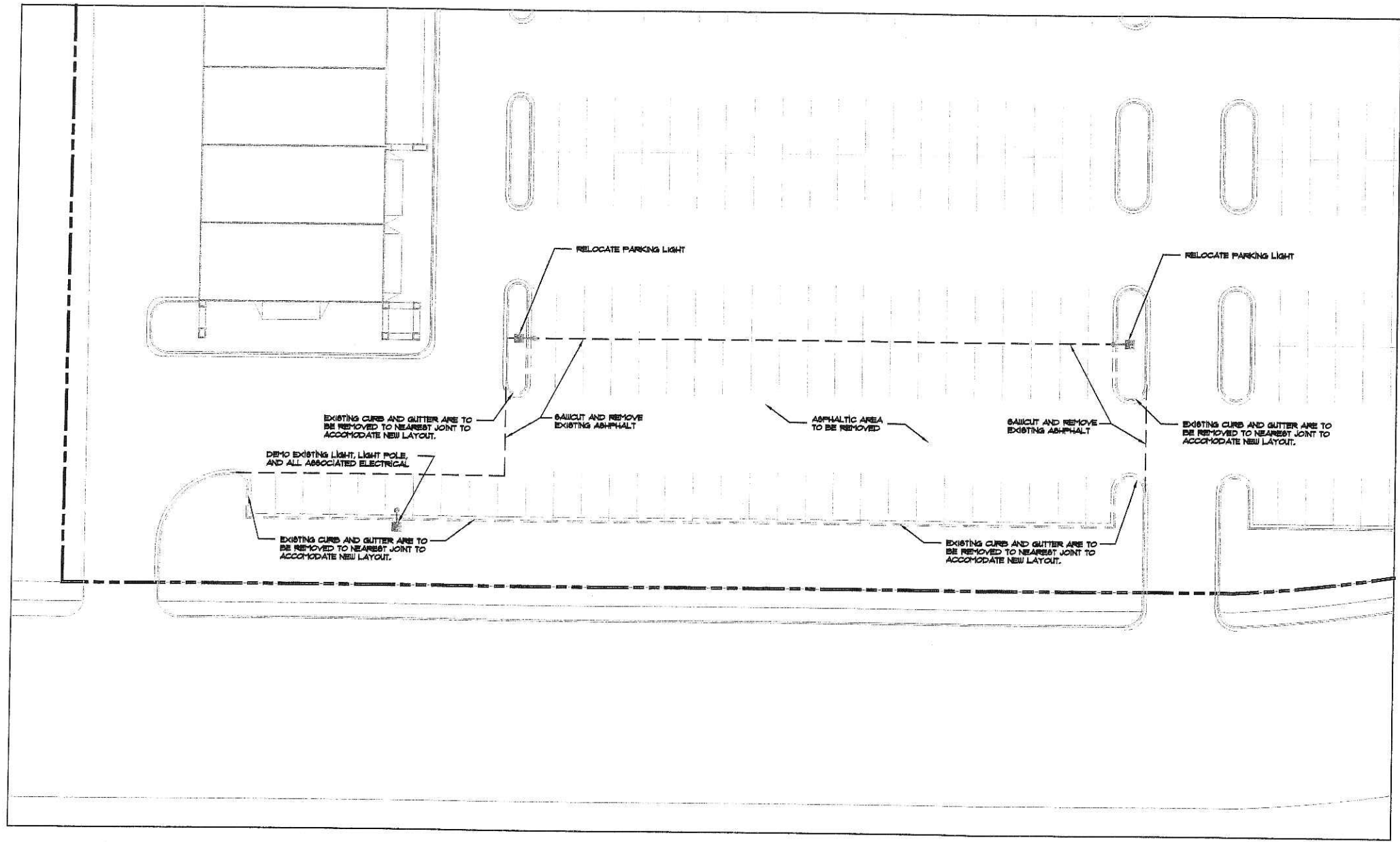
MADISON, WISCONSIN

C-11

3.15.06



① OVERALL DEMO PLAN
 C-11 SCALE: 1" = 80' - 0"
 NORTH



① DEMOLITION SITE PLAN
 C-12 SCALE: 1" = 20' - 0"
 NORTH



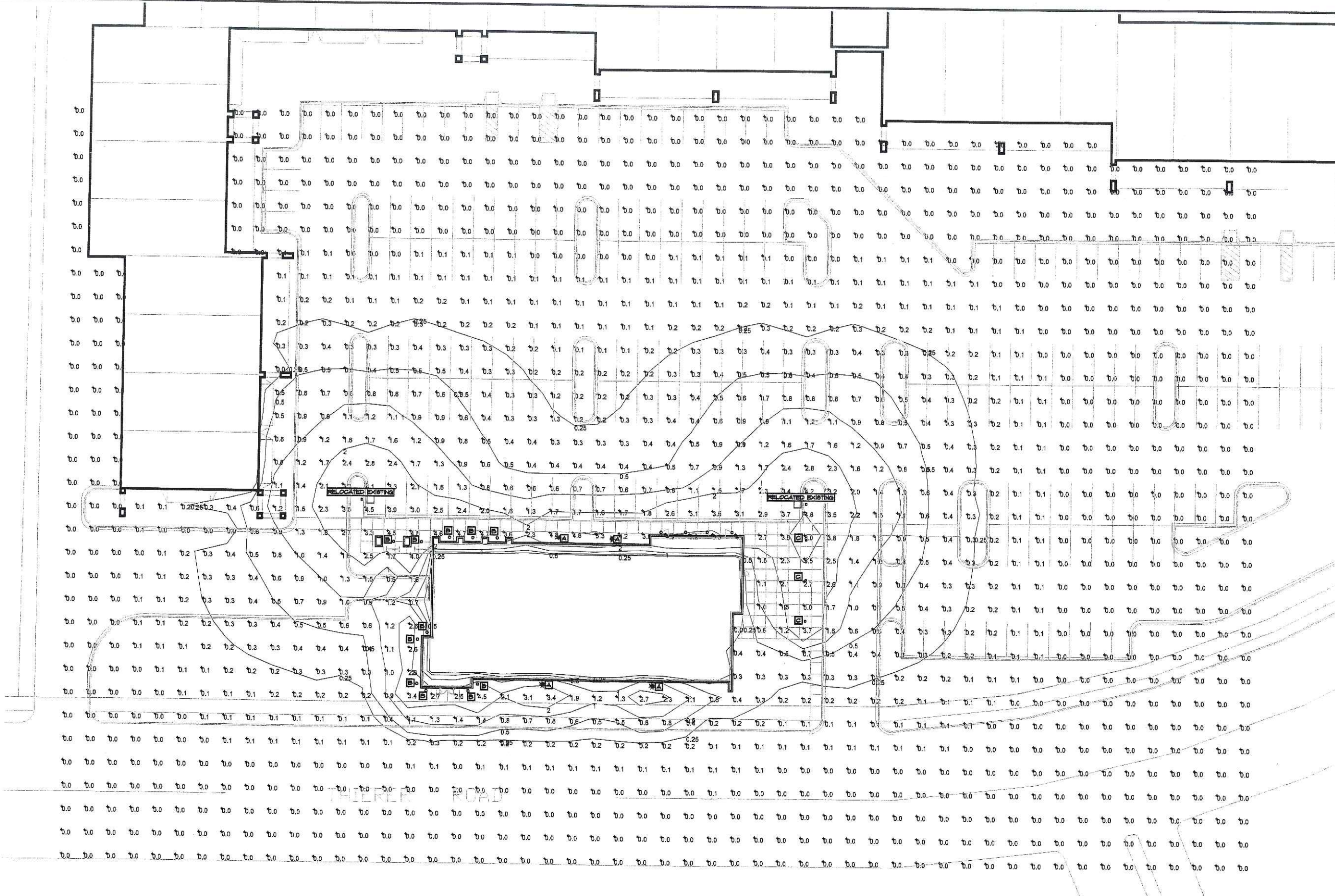
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REV 4.11.06

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PROPOSED FACILITY FOR:
**EAST POINTE PLAZA
 RETAIL**
 MADISON, WISCONSIN

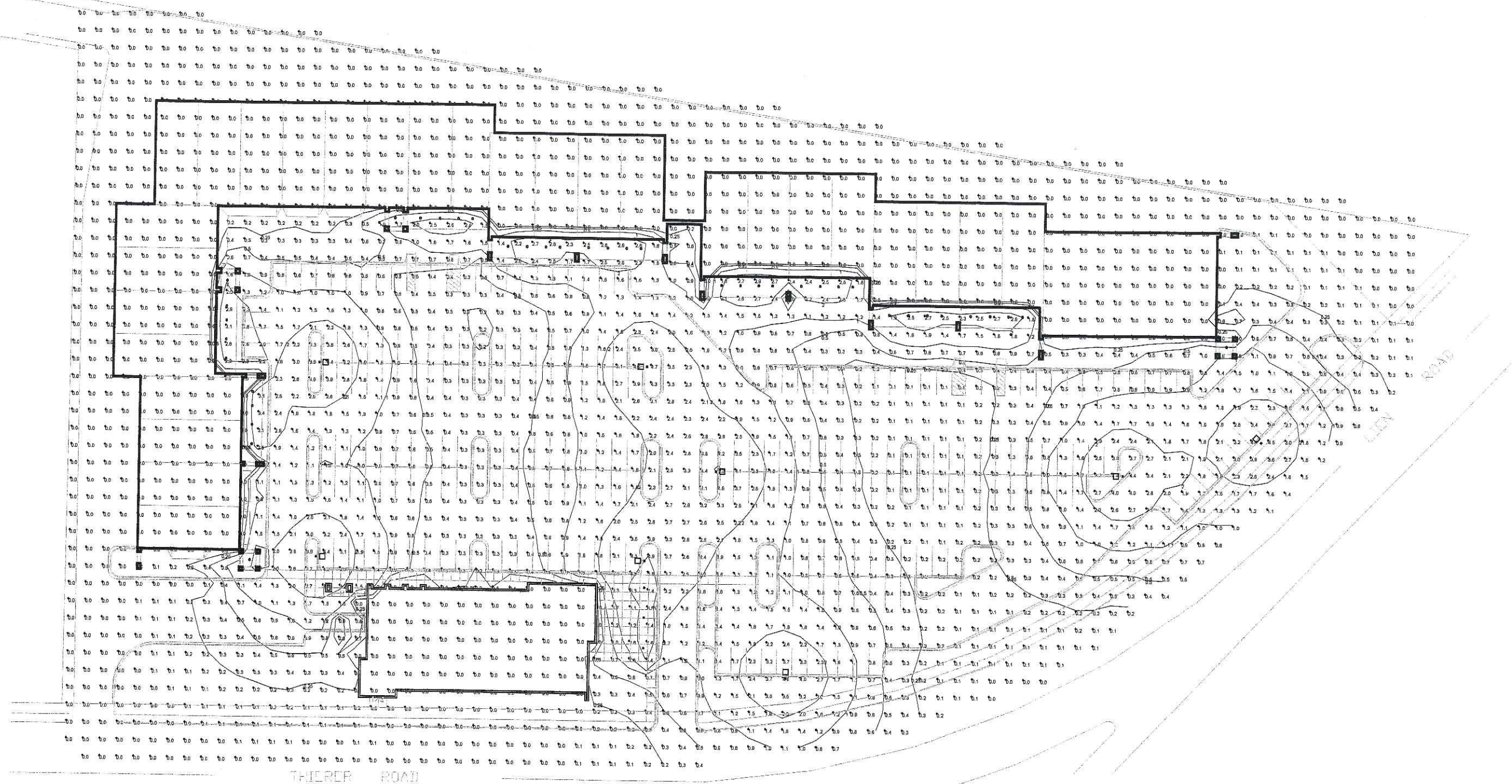
C-12
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STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #2	+	0.3 fc	5.0 fc	0.0 fc	N/A	N/A

- LIGHT FIXTURE KEY**
- ⊠ USA ARCHITECTURAL LIGHTING 150W MH WALL MOUNTED LIGHT FIXTURE IN POWDER COAT FINISH MODEL 50VMTZ-PQIII-10PH-VOLT-1M-STA
 - ⊡ RUD 150W MH RECESSED CAN LIGHT FIXTURE (2'-0" FROM GRADE) MODEL RTR150 WITH MODEL # RTR150
 - ⊞ RUD 150W MH BOLLARD ON CONCRETE SQUARE FOOTING RUD CATALOG # HCD40T-D PROVIDE LOUVERS AT ALL BOLLARDS, RUD CATALOG # HCL



PHOTOMETRICS PLAN
SCALE: 1" = 20' - 0"
NORTH

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PROPOSED FACILITY FOR:
**EAST POINTE PLAZA
RETAIL**
MADISON, WISCONSIN

C-1

GENERAL NOTES

A) Individual trees (and shrub groupings) found along perimeter of property as well as those found within lawn area to receive bark rings (and bark beds) consisting of a mixture of hardwood shredded bark mulch spread to a minimum 3" depth (3" wide beds for shrub groupings).

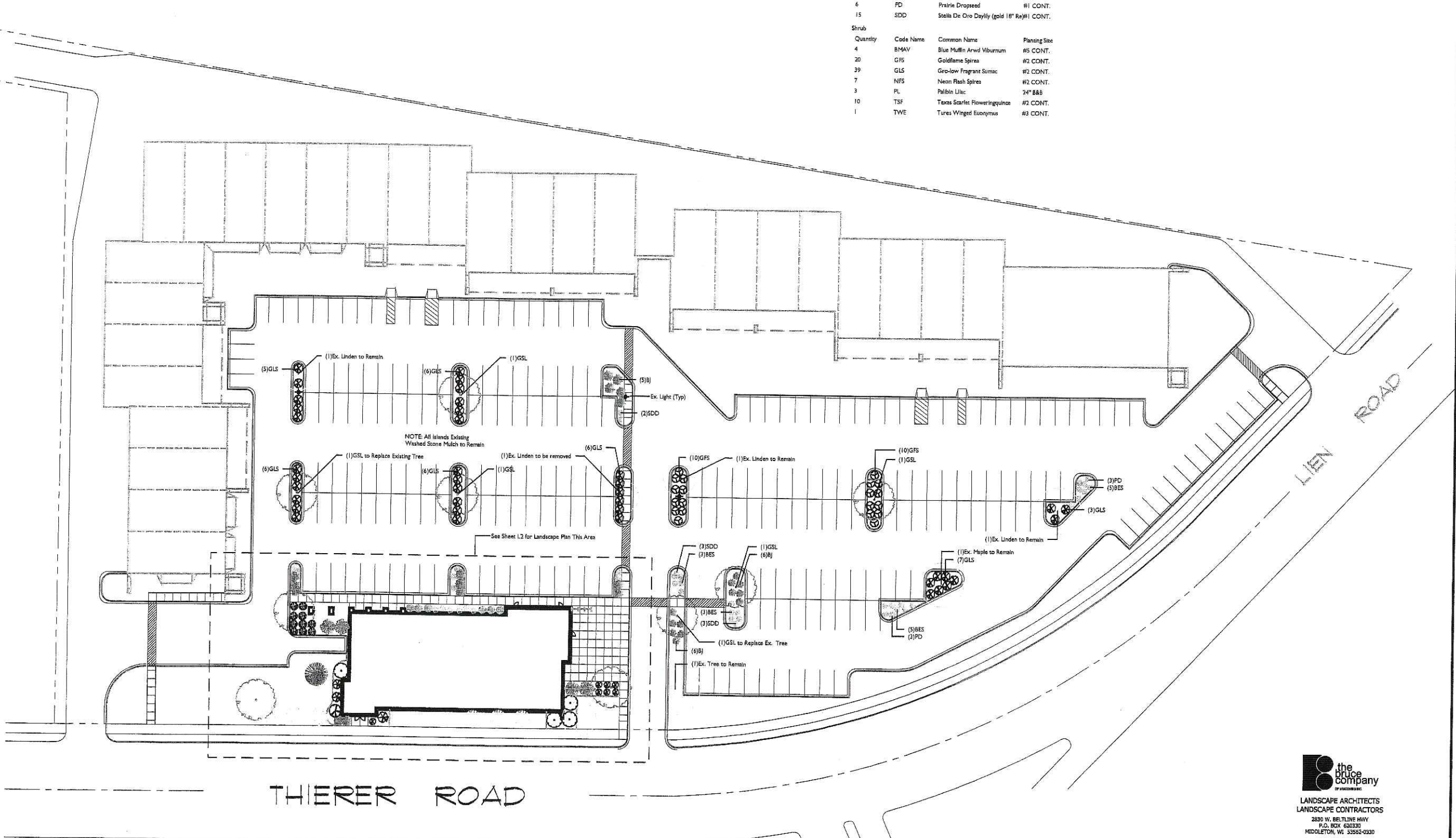
C) "Edging" to be Valley View Black Diamond Edging or equivalent.

D) Areas labeled "Washed Stone" to receive 1-1/2" washed gravel spread to a 3" depth over fabric weed barrier.

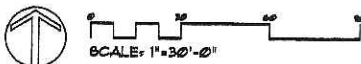
J) Areas labeled "Soil" shall receive only No. 1 grade nursery-grown bluegrass sod.

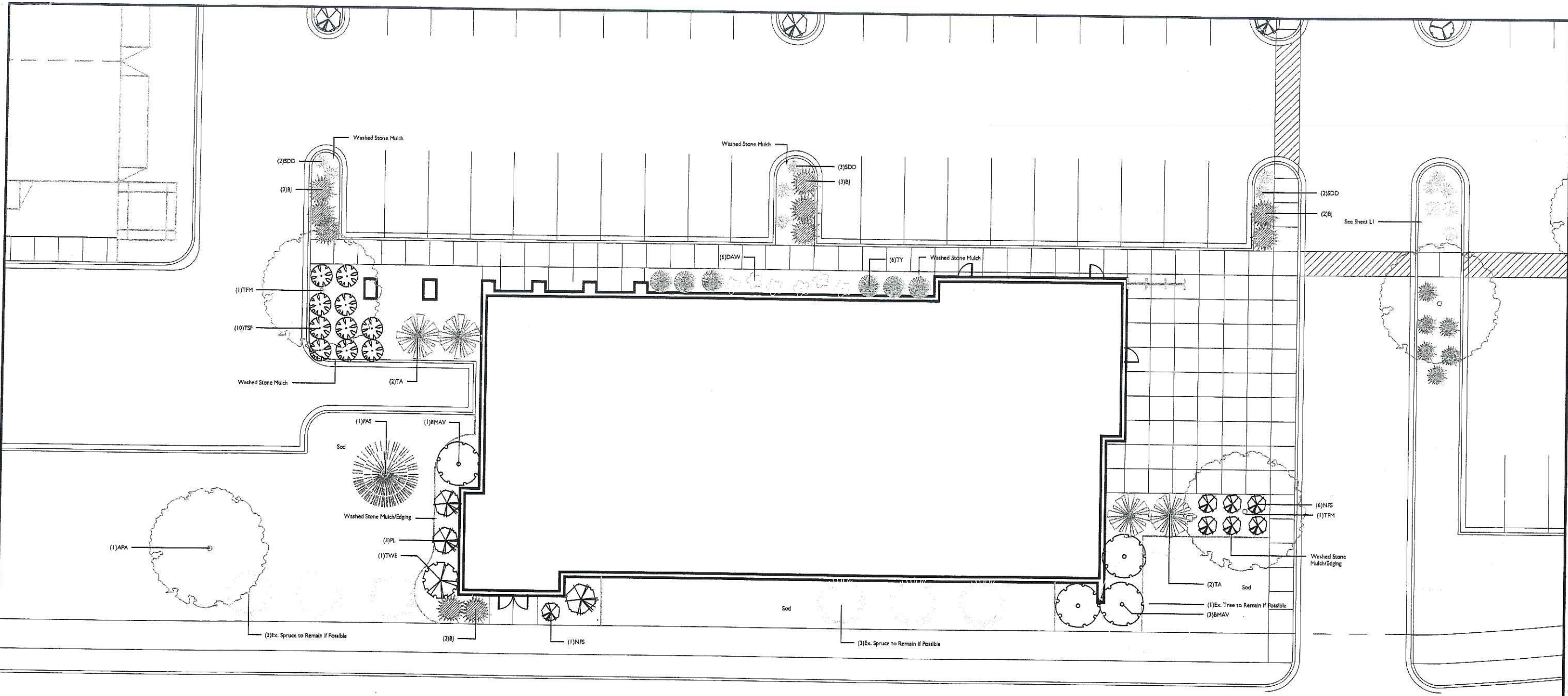
Plant Material List

Broadleaf Deciduous			
Quantity	Code Name	Common Name	Planting Size
1	APA	Autumn Purple White Ash	2" B&B
6	GSL	Greenspire Littleleaf Linden	2" B&B
2	TFM	Three-flower Maple	2" B&B
Conifer Evergreen			
Quantity	Code Name	Common Name	Planting Size
27	BJ	Buffalo Juniper	#2 CONT.
1	FAS	Fat Albert Blue Spruce	4" B&B
6	TY	Tea-ton Yew	18" B&B
4	TA	Technymission Arborvitae	4" B&B
Perennial			
Quantity	Code Name	Common Name	Planting Size
16	BES	Black-eyed Susan	#1 CONT.
6	DAW	Deutschland Astilbe (white)	#1 CONT.
6	PD	Prairie Dropseed	#1 CONT.
15	SDD	Stella De Oro Daylily (gold 18" R)	#1 CONT.
Shrub			
Quantity	Code Name	Common Name	Planting Size
4	BMAV	Blue Muffin Arwd Viburnum	#5 CONT.
20	GFS	Goldflame Spiraea	#2 CONT.
39	GLS	Gro-low Fragrant Sumac	#2 CONT.
7	NFS	Neon Flash Spiraea	#2 CONT.
3	PL	Palibin Lilac	24" B&B
10	TSF	Texas Scarlet Floweringquince	#2 CONT.
1	TWE	Tures Winged Euonymus	#3 CONT.



the price company
LANDSCAPE ARCHITECTS
LANDSCAPE CONTRACTORS
2830 W. BELTLINE HWY
P.O. BOX 620330
MIDDLETON, WI 53562-0330
TEL. (608) 835-7041
FAX (608) 831-6566





THIERER ROAD

CITY OF MADISON	
LANDSCAPE POINTS REQUIREMENTS	
NUMBER OF PARKING STALLS	24
NUMBER OF 2" MIN. CAL. TREES REQUIRED	2
NUMBER OF LANDSCAPE POINTS REQUIRED	117
SOLUTION	
2 CANOPY TREES (2" x 1/2") @ 35 PTS.	70
1 CANOPY TREES OR SMALL ORNAMENTAL TREES (1" x 2") @ 15 PTS.	15
17 DECIDUOUS SHRUBS @ 2 PTS.	34
17 EVERGREEN SHRUBS @ 3 PTS.	51
2 EVERGREEN TREES (2" HT.) @ 15 PTS.	30
DISCREETIVE WALL OR FENCE @ 5 PTS. (PER 10 LF.)	5
EARTH BERM (PER 10 LF.)	5
AVERAGE HEIGHT - 30' @ 5 PTS.	5
AVERAGE HEIGHT - 15' @ 2 PTS.	4
TOTAL POINTS	230

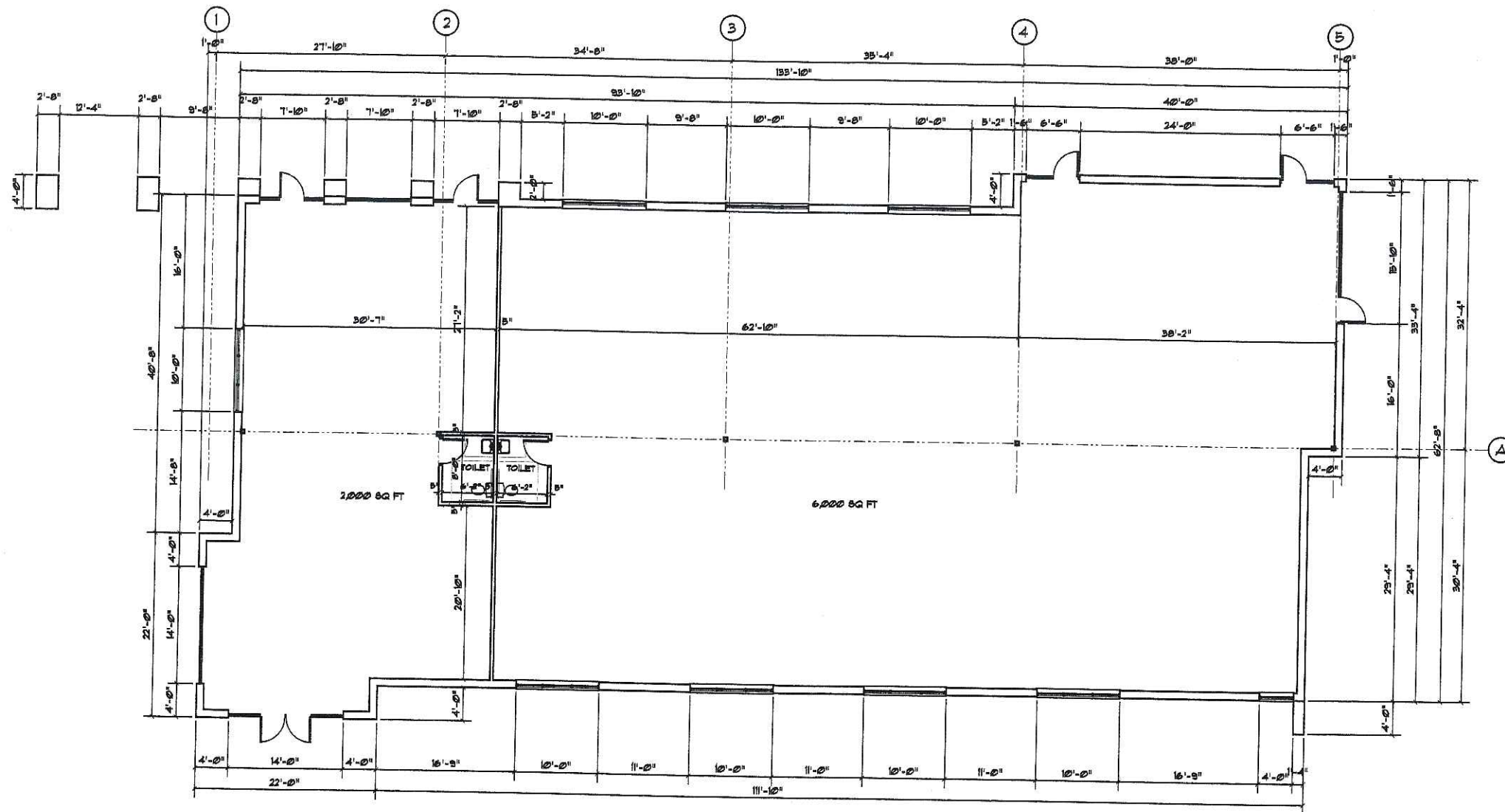
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the pruce company
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LANDSCAPE CONTRACTORS
2850 W. BELTLINE HWY
P.O. BOX 56338
MIDDLETON, WI 53552-0338
TEL. (608) 836-7041
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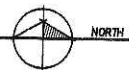


PROPOSED FACILITY FOR:
**EAST POINTE PLAZA
RETAIL**
MADISON, WISCONSIN

L2
4-5-06



FLOOR PLAN
A-11 SCALE: 1/8" = 1'-0"

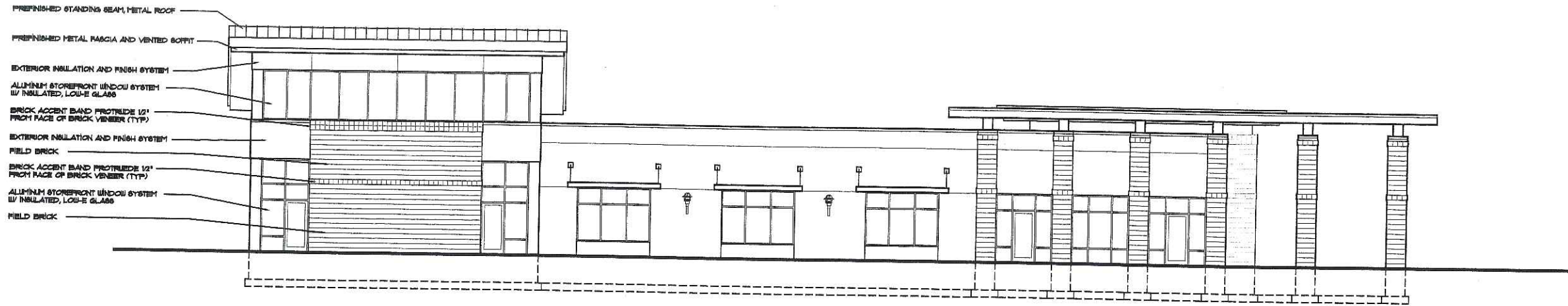


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PROPOSED FACILITY FOR:
**EAST POINTE PLAZA
RETAIL**

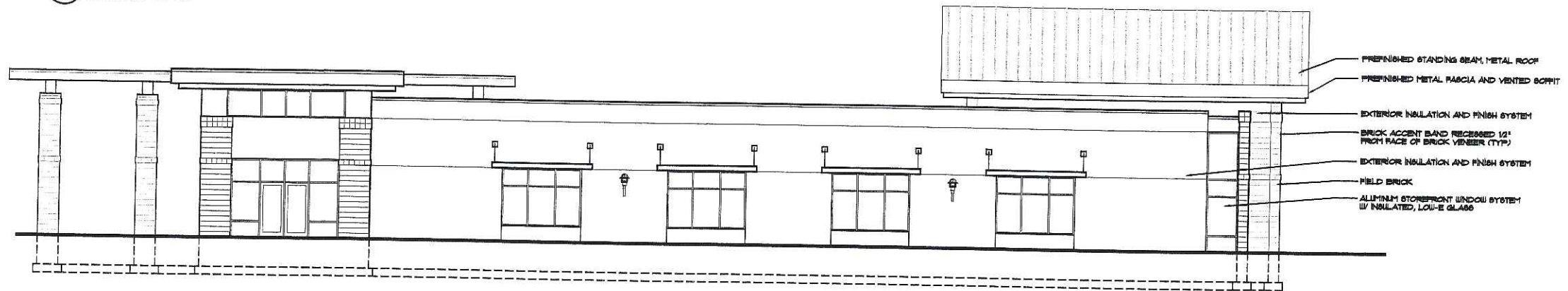
MADISON, WISCONSIN

A-11



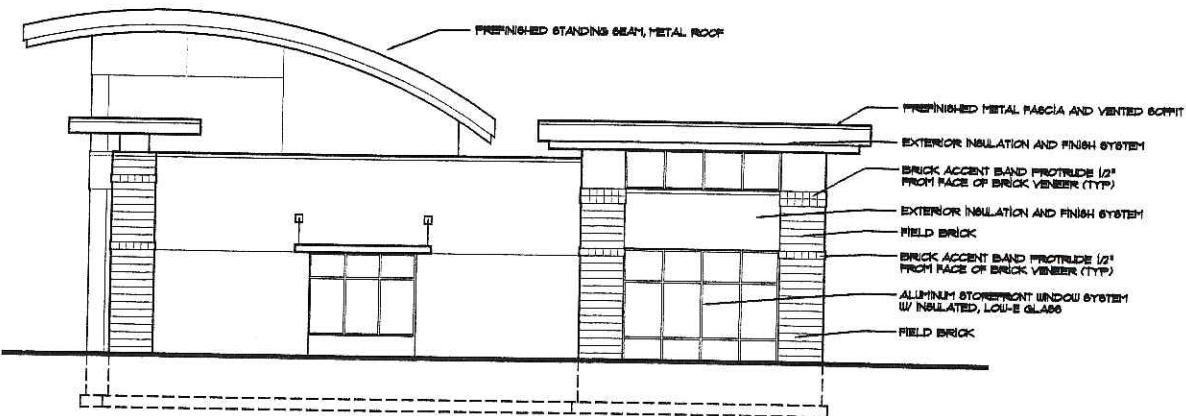
1 NORTH ELEVATION
A-2.1 SCALE: 1/8" = 1' - 0"

- TO PARAPET 21'-4"
- TO SCREEN 21'-0"
- TO PARAPET 19'-0"
- FIRST FLOOR 0'-0"
- TO FOOTING -3'-0"



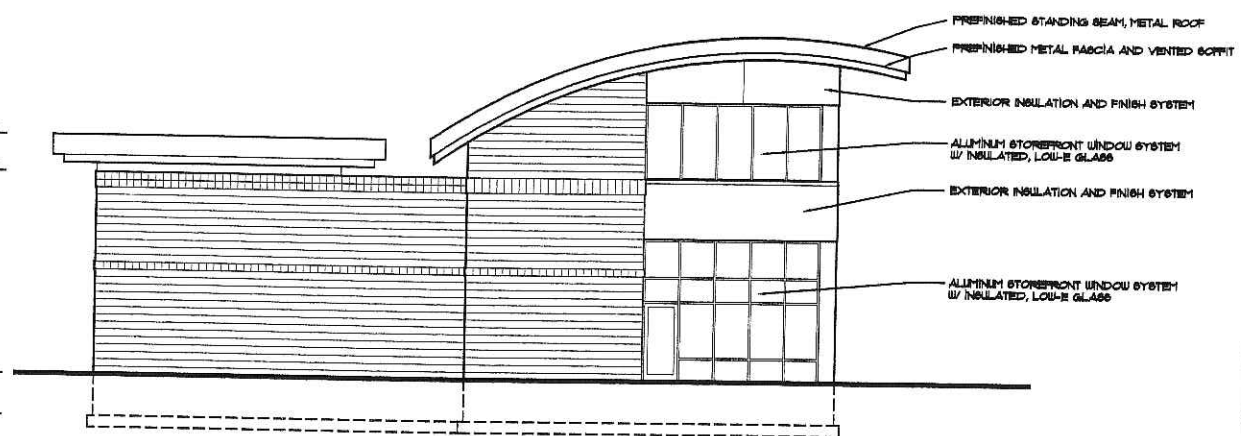
1 SOUTH ELEVATION
A-2.1 SCALE: 1/8" = 1' - 0"

- TO PARAPET 21'-4"
- TO SCREEN 21'-0"
- TO PARAPET 19'-0"
- FIRST FLOOR 0'-0"
- TO FOOTING -3'-0"



1 WEST ELEVATION
A-2.1 SCALE: 1/8" = 1' - 0"

- TO PARAPET 21'-4"
- TO PARAPET 19'-0"
- FIRST FLOOR 0'-0"
- TO FOOTING -3'-0"



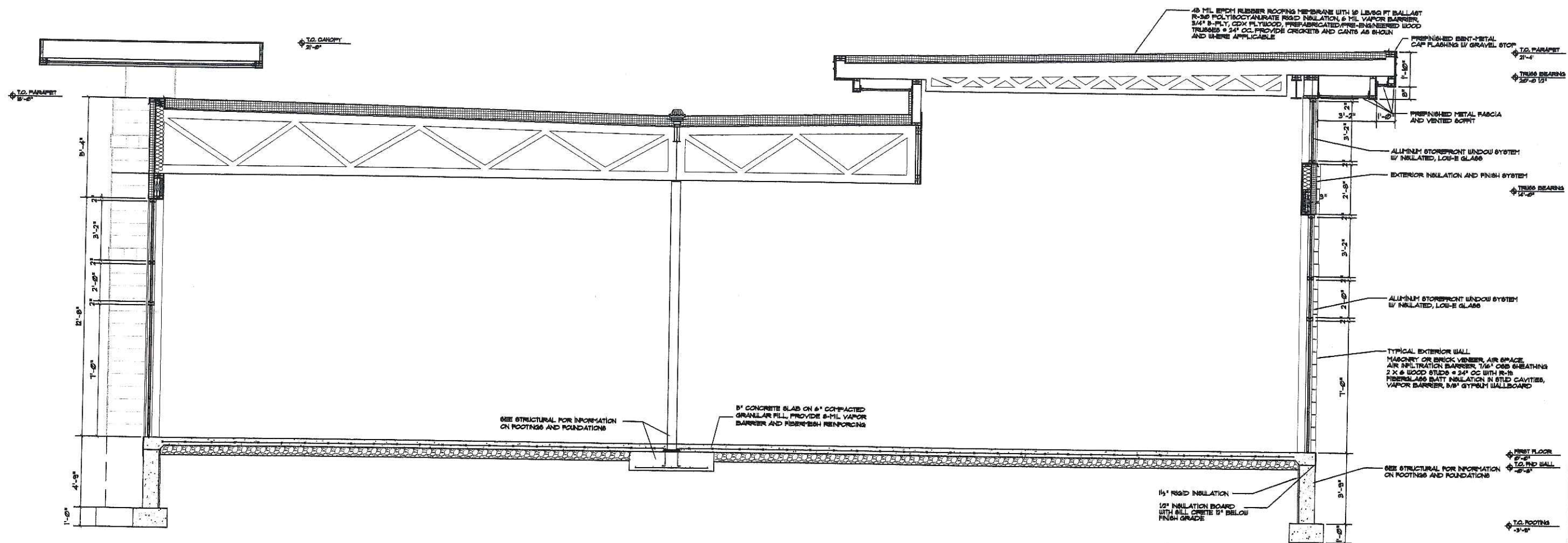
1 EAST ELEVATION
A-2.1 SCALE: 1/8" = 1' - 0"

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PROPOSED FACILITY FOR
EAST POINTE PLAZA
RETAIL
MADISON, WISCONSIN

A-2.1

3.15.06



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1 CROSS SECTION
A-4.1 SCALE: 3/8" = 1' - 0"

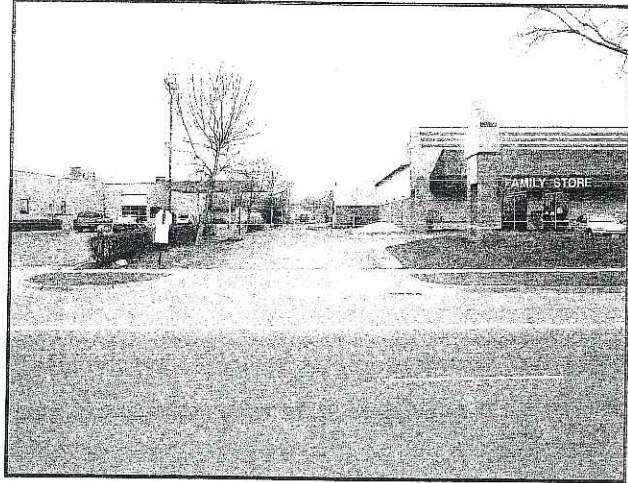
PROPOSED FACILITY FOR:
EAST POINTE PLAZA
RETAIL
MADISON, WISCONSIN

A-4.1

PHOTOS OF EXISTING SITE CONDITIONS:

EAST POINTE PLAZA - RETAIL
MADISON, WI

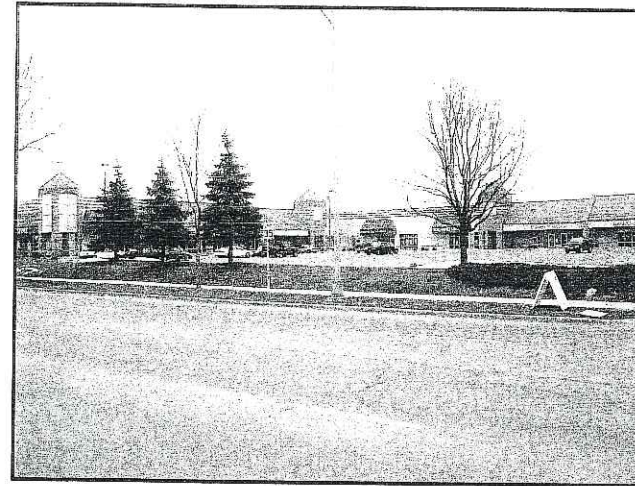
PHOTOS:



SOUTHWEST ENTRANCE



SOUTHWEST OF OUTLOT
LOOKING NORTHEAST



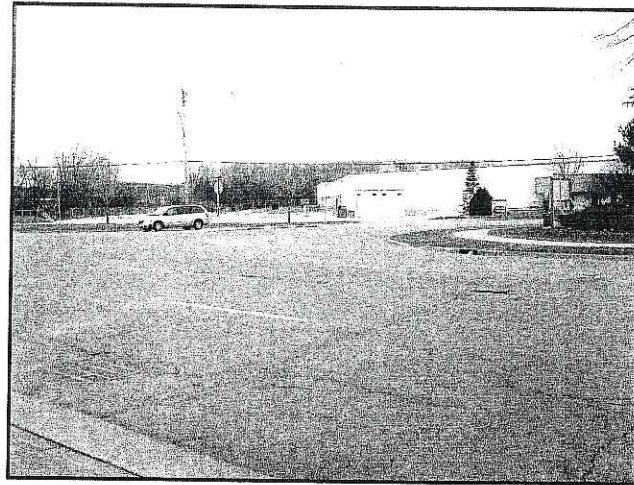
SOUTHEAST OF OUTLOT
LOOKING NORTHWEST



SOUTHEAST ENTRANCE



LIEN RD/THIERER RD INTERSECTION
LOOKING NORTHWEST



LIEN RD/THIERER RD INTERSECTION
LOOKING SOUTHEAST



LIEN RD/THIERER RD INTERSECTION
LOOKING NORTHEAST



EXISTING BUILDING



CENTRAL OUTLOT SITE
LOOKING NORTHWEST



CENTRAL OUTLOT SITE
LOOKING NORTH



CENTRAL OUTLOT SITE
LOOKING NORTHEAST

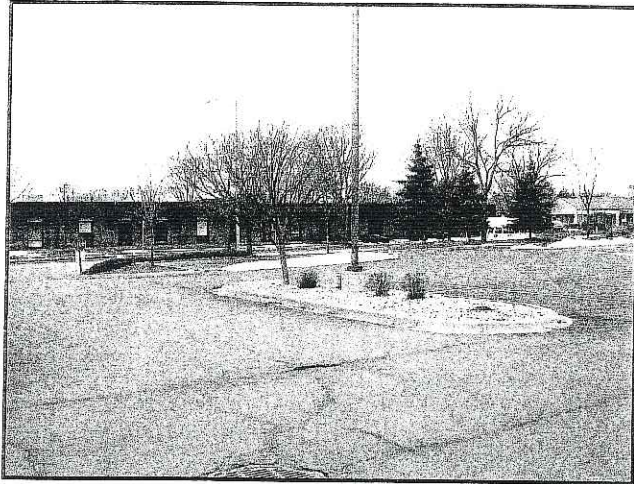


CENTRAL OUTLOT SITE
LOOKING SOUTH

PHOTOS OF EXISTING SITE CONDITIONS:

EAST POINTE PLAZA - RETAIL
MADISON, WI

PHOTOS:



NORTHEAST OF OUTLOT
LOOKING SOUTHWEST



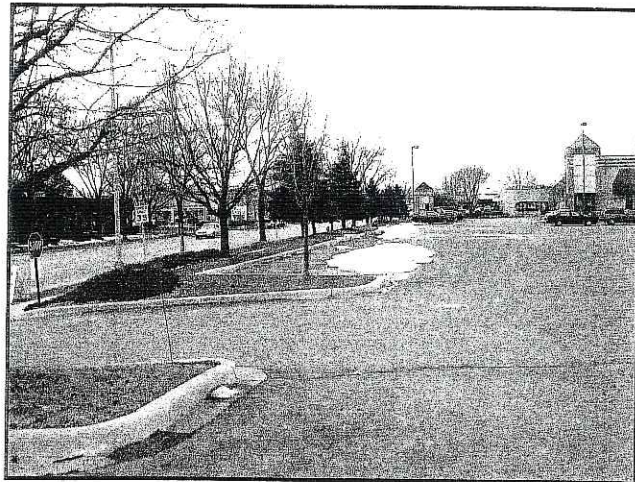
FROM EXISTING BUILDING
LOOKING SOUTH



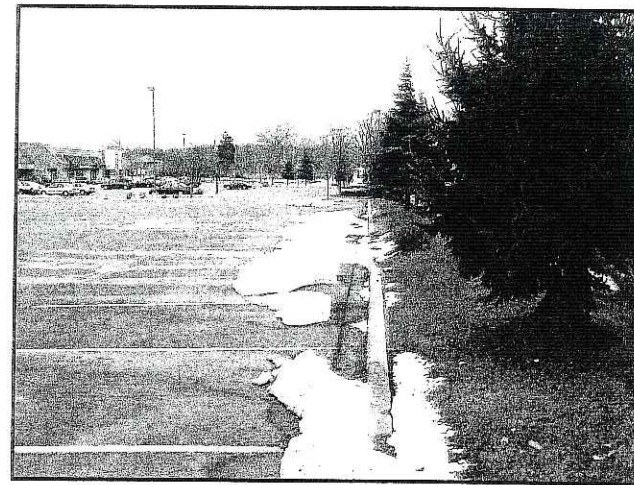
NORTHWEST OF OUTLOT
LOOKING SOUTHEAST



SOUTHWEST PROPERTY LINE
LOOKING EAST



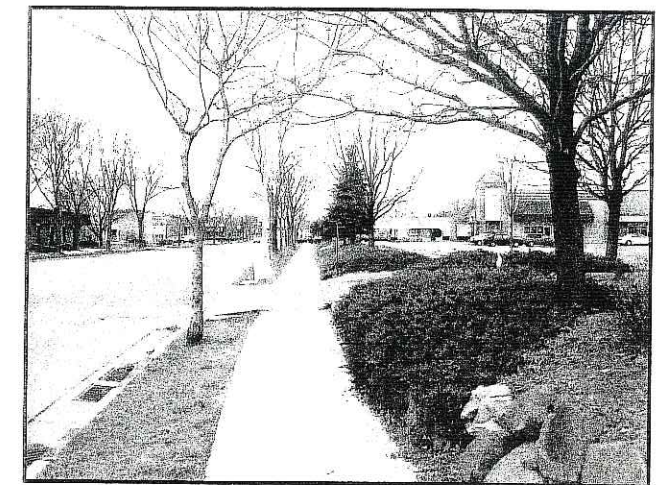
EAST OF OUTLOT
LOOKING WEST



WEST OF OUTLOT
LOOKING EAST



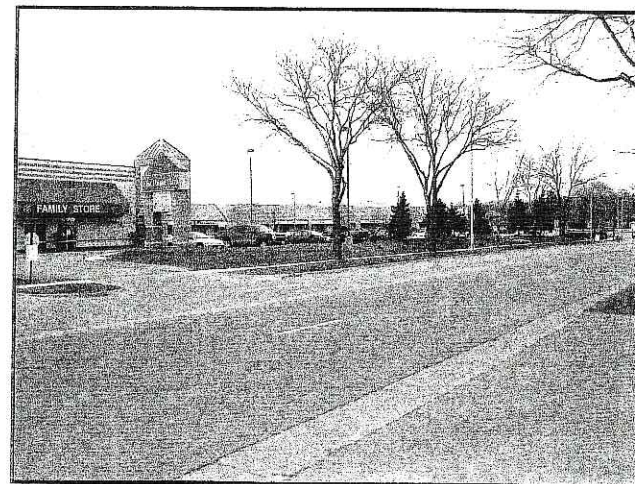
WEST OF OUTLOT
LOOKING EAST



SOUTHEAST PROPERTY LINE
LOOKING WEST



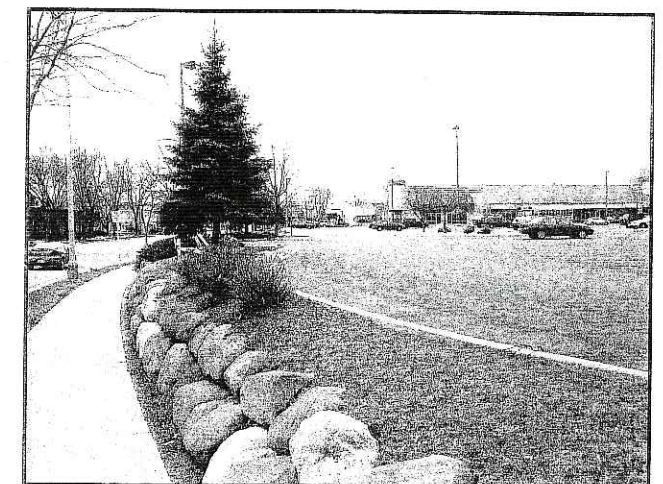
NORTHEAST OF SITE
LOOKING SOUTHWEST



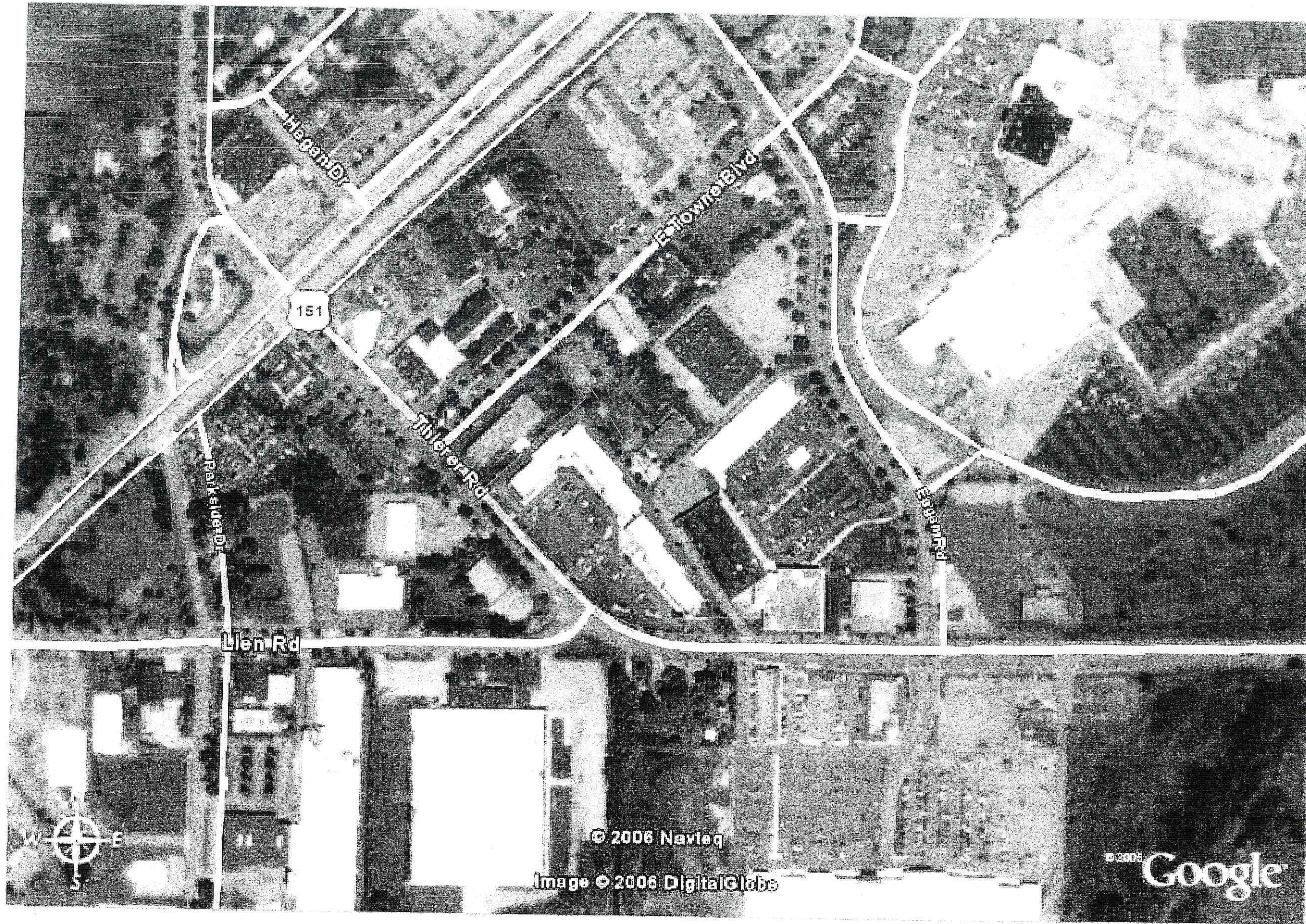
SOUTHWEST OF SITE
LOOKING NORTHEAST



SOUTHEAST CORNER
LOOKING WEST



SOUTHEAST CORNER
LOOKING WEST



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PROPOSED FACILITY FOR
EAST POINTE PLAZA
 RETAIL
 MADISON, WISCONSIN

MAP

3.15.06

AERIAL PHOTO
 SCALE: N.T.S.