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:

Paid _____ Receipt # _____

Date received _____

Received by _____

Aldermanic District _____

Zoning District _____

Urban Design District _____

Submittal reviewed by _____

Legistar # _____

RECEIVED
6/10/2020
4:14 p.m.

Complete all sections of this application, including the desired meeting date and the action requested.

If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call the phone number above immediately.

1. Project Information

Address: 160 Westgate Mall

Title: Westgate Mall Redevelopment

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

UDC meeting date requested 7/1/2020

☒ 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)

☐ Signage Variance (i.e. modification of signage height, area, and setback)

Other

☐ Please specify _____

4. Applicant, Agent, and Property Owner Information

Applicant name Jacob Klein — Company JT Klein

Street address 818 South Park Street — City/State/Zip Madison, WI 53715

Telephone 612 202 1577 — Email _____

Project contact person Melissa Huggins — Company Urban Assets

Street address 807 E Johnson — City/State/Zip Madison, WI 53703

Telephone 608 345 0996 — Email _____

Property owner (if not applicant) Hy-vee Inc

Street address 5820 Westown Parkway — City/State/Zip Des Moines, IA 50266

Telephone 515 267 2800 — Email _____

5. Required Submittal Materials

- ☒ **Application Form**
- ☒ **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 CDR or Signage Variance review criteria is required.
- ☒ **Development plans** (Refer to checklist on Page 4 for plan details)
- ☐ **Filing fee** NA
- ☒ **Electronic Submittal***

Each submittal must include fourteen (14) 11" x 17" **collated** paper copies. Landscape and Lighting plans (if required) must be **full-sized and legible**. Please refrain from using plastic covers or spiral binding.

Both the paper copies and electronic copies must be submitted prior to the application deadline before an application will be scheduled for a UDC meeting. Late materials will not be accepted. 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. All plans must be legible when reduced.

**Electronic copies of all items submitted in hard copy are required. Individual PDF files of each item submitted should be compiled on a CD or flash drive, or submitted via email to udcapplications@cityofmadison.com. The email must include the project address, project name, and applicant name. Electronic submittals via file hosting services (such as Dropbox.com) are not allowed. Applicants who are unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.*

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 TBD Phone call - 04/28/20 on _____.

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 Jacob Klein Relationship to property Developer/Option holder

Authorizing signature of property owner _____ Date 5/20/20

7. Application Filing Fees

Fees are required to be paid with the first application for either initial or final approval of a project, unless the project is part of the combined application process involving the Urban Design Commission in conjunction with Plan Commission and/or Common Council consideration. Make checks payable to City Treasurer. Credit cards may be used for application fees of less than $1,000.

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

- ☐ Urban Design Districts: $350 *(per §35.24(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 signage variances (i.e. modifications of signage 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)
- X Planned Multi-Use Site or Residential Building Complex

Wednesday, May 20 2020

City of Madison
Planning Division
Madison Municipal Building, Suite 017
215 Martin Luther King, Jr. Blvd.
P.O. Box 2985
Madison, WI 53701-2985
Attention: Chris Wells

Re: Rezoning 160 Westgate Mall to Planned Development

Dear Members of the Urban Design Commission, Plan Commission, and Common Council:

Please accept this Letter of Intent, Application and plans as our formal request for approval to rezone the above listed property from Commercial Corridor to Planned Development. JT Klein is requesting the approval of the General Development Plan and the Specific Implementation Plan for the senior, workforce and market rate housing. The Specific Implementation Plan for the future office, medical office, or clinic will occur at a later date.

Team

Developer:	JT Klein 818 South Park Street Madison, WI 53715 Jacob Klein Jacob@jtklein.com
Architect:	Knothe Bruce Architects 7601 University Ave STE 201, Middleton, WI 53562 Kevin Burow Kburow@knothebruce.com
Civil Engineer:	D'Onofrio Kottke and Associates, Inc. 7350 Westward Way Madison, Wisconsin 53717 Bruce Hollar bhollar@donofrio.cc
Landscape Architect:	Olson Toon Landscaping, Inc. 3570 Pioneer Road Verona, Wisconsin 53593 Brad Fregein Brad@olsontoon.com

Existing Conditions

The Westgate Mall opened in 1969 and was Madison's first mall with tenants such as the J.C. Penney and Montgomery Ward department stores and the S.S. Kresge grocery store. It has been in decline for many years and, with increasing vacancies and its expanse of parking devoid of landscaping, is now considered an eyesore. Westgate is now completely vacant after the final tenant closed earlier this year.

Staff and Neighborhood Input

The development team has met with city planning, zoning, and engineering staff four times over the last five months starting in December, 2019. In addition, they have met separately with the Parks Department to discuss the project's connections to Odana School Park as well as potential improvements in the park (pedestrian path, playground) and have met twice with the traffic engineering. The development team has held three well attended neighborhood meetings as well as presenting at Midvale Heights Community Association meeting. The first neighborhood meeting and the MHCA meeting were held face to face. After the Safer at Home declaration, the development team created a website (www.jtkwestgate.com) and the second neighborhood meeting was a self-directed presentation posted on the website with an accompanying survey. The third neighborhood meeting was recently held on ZOOM. In addition, plans and comment cards were posted at the Westgate Mall entrance for both the second and third neighborhood meetings. Neighborhood comments, questions, and development team answers for all neighborhood meetings are located on the website.

Project Overview

The project is a Planned Development (PD) that will be constructed in phases. Specific Implementation Plans (SIP) for the first three phases contain a mix of housing types including market rate (234 units), senior affordable (161 units), and workforce housing (71 units) in four to five story buildings; the parking ratio will be one to one. A future phase, within the General Development Plan (GDP), at the corner of Tokay Boulevard and Whitney Way will include a three to eight story office, medical office or clinic, establishing a mix of uses for the project. The proposed high density on the site responds to the accessibility of multiple modes of transportation, including Whitney Way and the Beltline, the existing Metro service served by the West Transfer, and the future East/West Bus Rapid Transit Line.

The project includes a new north/south private street, green space and gathering areas for residents and the community to the south and a direct connection to Odana School Park to the east. JT Klein is working with the City of Madison Parks Department and the Parks Foundation on the development of a new playground within the park, at the developer's expense. In addition, there is a placeholder on the site for public art on the west end of the green space which will be made available for the City of Madison's recently announced COVID-19 Municipal Art Fund Initiative.

The landscape concept focuses on usable greenspace with native plantings for residents of the newly constructed buildings, as well as residents of the surrounding neighborhood. A pedestrian corridor, with central lawn panel and public seating areas, is designed to encourage movement through the adjacent neighborhood park as well as the existing Hy-Vee grocery store and local businesses. Tree lined entrance drives and walkways are punctuated with flowering woody shrubs, ornamental grasses and perennial flowers.

Stormwater management will follow the new City guidelines for redevelopment that will be adopted soon. Overall, this development will introduce close to 20% more greenspace than the current condition which will help lower the amount of runoff generated. Below grade detention chambers will be installed beneath the greenspace and the parking lot between the senior buildings to detain, treat and provide infiltration. Buildings will not be at risk of

flooding, however, if the storm system becomes overloaded as the runoff would be routed south and east towards South Segoe Road and Odana Road.

The future office, medical office, or clinic, to be located at the corner of Whitney Way and Tokay Boulevard, will be designed at a future date. For the purposes of the GDP, the building will range from three to eight stories and will be approximately 60,000 to 260,000 square feet in size. It will be accessed off of Whitney Way to the west and the new north south street to the east. The building will be served by both surface and structured parking.

Phasing

SIP, Phase I, includes 153 units market rate and 83 units independent senior living that will be completed in 2022. SIP, Phase II includes the 78 units of workforce housing and 71 units of affordable/market rate independent senior living that will be completed in 2023. SIP, Phase III, includes the 79 units of market rate that is planned to be completed in 2024 or later. The timing for the completion of the GDP phase that includes the 96,000 - 256,000 SF office, medical office, or clinic is yet to be determined.

Relevant City of Madison Planning Documents

According to the 2018 *Imagine Madison Comprehensive Plan*, the proposed land use for the site is Regional Mixed-Use (RMU). RMU areas are mapped close to the junctions of major streets, along major roads, close to highway interchanges, and along existing and planned high frequency/high capacity public transit routes. RMU districts have the following attributes:

- High-intensity centers supporting a variety of multifamily housing options and commercial activity serving the needs of the region.
- Typically include large-scale sites supportive of multistory buildings (2-12 stories).
- Parking should be located behind buildings, underground, in parking structures, or screened from the street.

The *Midvale Height/Westmorland Neighborhood Plan* (2009 update) recommends the following for the redevelopment of the Westgate Mall:

- Encourage future redevelopment opportunities that respect the current neighborhood character and support evolving neighborhood form and vitality.
- Create increased housing options by encouraging mixed-use development at locations identified for redevelopment.
- Link all new commercial land uses to the adjacent neighborhoods through pedestrian and bicycle connections.

Zoning

Current Zoning

Commercial Center (CC)

Proposed Zoning

Planned Development. Please see Exhibit A for the GDP/SIP zoning text.

Construction Schedule

The 153 units of market rate and 83 units of senior independent living will begin construction in the spring of 2021. The 78 units of workforce housing and the 71 units of affordable/market rate independent senior living will begin construction in the spring of 2022. The 79 units of market rate housing will begin construction in 2023 or earlier

dependent on market demand. Finally, the schedule for the construction of the approximately 60,000 - 260,000 SF office, medical office, or clinic is not yet determined, and will require SIP approvals.

Sustainability

The housing will be built to exceed 200 points on Wisconsin Green Built Checklist and will include a 30kw solar PV system, LED lighting, Energy Star Appliances, a high efficiency HVAC system, and low flow water valves. The building envelope will be highly efficient and will exceed the State of Wisconsin Department of Safety & Professional Services Building Envelope Requirements by, at minimum, 2%. The concrete materials from the demolition of the existing Westgate Mall will be crushed and recycled on site.

The landscape plan will emphasize lower maintenance plantings and the use of native species and those offering multi-season interest. A community butterfly garden will be planted and maintained at the base of the path to Odana School Park. The development will improve the amount of greenspace by approximately 20% over the current condition. The stormwater management system, which includes two underground storage tanks, is designed to release water on a controlled basis.

Lot Coverage

- Total Lot Area for GDP (Lots 2, 3, 4, 5, & 6) = 416,064 square feet
- Total Lot Area for SIPs (Lots 2, 4, 5, & 6) = 291,481 square feet
- Impervious Area for SIPs (Lots 2, 4, 5, & 6) = 200,993 square feet
- Pervious Area for SIPs (Lots 2, 4, 5, & 6) = 90,488 square feet

Densities for Lots 2, 4, 5, & 6

- Dwelling Units = 464 Units
- Lot Area/Dwelling Unit = 628 square feet/unit
- Density = 69 units/acre

Operations

The housing, including workforce, senior, and market rate will be operated by Oakbrook Company. The office, medical office, or clinic will be developed in the future and operations will be determined by the use and tenant.

Public Subsidy

JT Klein will be requesting funding from a new Tax Incremental District to fund the demolition of the existing Westgate Mall and other eligible infrastructure costs as well as affordable housing development funds from the City of Madison and Dane County.

We look forward to working with the city to develop a quality, high-density mixed-use development. We urge staff, Plan Commission, and Common Council to review this project with a broader perspective that takes into account the design, economic feasibility, and, most importantly, the overall benefit this project will bring to the West Side of Madison.

Regards,

Kevin Burow, AIA, NCARB, LEED AP
Managing Member

Exhibit A

Zoning Text

Westgate Redevelopment

160 Westgate Mall

Legal Description: The lands subject to this planned development shall include those described in Exhibit B (attached).

A. Statement of Purpose: This zoning district is established to allow the construction of residential multi-family housing, office, medical office/clinic, private north/south street, and a community greenspace with gathering areas.

B. Permitted Uses:
   1. Those uses that are stated as permitted or conditional uses in the Commercial Corridor Transitional (CC-T) zoning district.
   2. Uses accessory to the permitted or conditional uses listed in the CC-T zoning district.

C. Lot Area: As stated in Exhibit B (attached).

D. Maximum Building Height: Maximum building height shall be 8 stories.

E. Set Backs: Set backs are to be provided as shown on the approved plans.

F. Landscaping: Site landscaping will be provided as shown on the approved plans. Landscaping for the office, medical office/clinic will be provided on the future Specific Improvement Plan.

G. Accessory Off-Street Parking & Loading: Accessory off-street parking will be provided as shown on the approved plans. Parking for the office, medical office/clinic will be provided on the future Specific Improvement Plan and will include a combination of structured and surface parking.

H. Lighting: Site lighting will be provided as shown on the approved plans.

I. Signage: Signage will be allowed as per Chapter 31 of the Madison General Ordinances, as compared to the CC-T zoning district.

J. Family Definition: The family definition of this Planned Development shall coincide with the definition given in Chapter 28.211 of the Madison General Ordinances for the CC-T zoning district.

K. Alterations: No alteration or revision of this planned development shall be permitted unless approved by the City Plan Commission, however, the Zoning Administrator may issue permits for minor alterations or additions which are approved by the Director of Planning and Development and the alderperson of the district and are compatible with the concept approved by the City Plan Commission.

Exhibit B

Legal Descriptions and Lot Areas

Westgate Redevelopment

160 Westgate Mall

LEGAL DESCRIPITON – WESTGATE GDP AREA

Part of Block 1, Westgate, recorded in Volume 22 of Plats on page 22 as Document Number 977079, in the Dane County Register of Deeds Office, located in the NW1/4 of the SE1/4 of Section 30, T7N, R9E, City of Madison, Dane County, Wisconsin to-wit:
Commencing at the Northeast corner of said Block 1; thence N89°48'59"W, 240.00 feet to the point of beginning; thence S00°00'06"E, 302.91 feet; thence S89°59'54"W, 42.00 feet; thence S00°00'06"E, 44.00 feet; thence S89°59'54"W, 323.11 feet; thence N00°01'51"W, 330.79 feet to a point of curve; thence Northeasterly along a curve to the right which has a radius of 15.00 feet and a chord which bears N44°53'34"E, 21.18 feet; thence N89°48'59"E, 350.33 feet to the point of beginning. Containing 124,582 square feet (2.860 acres).

LEGAL DESCRIPITON – WESTGATE SIP AREA

Part of Block 1, Westgate, recorded in Volume 22 of Plats on page 22 as Document Number 977079, in the Dane County Register of Deeds Office, located in the NW1/4 of the SE1/4 of Section 30, T7N, R9E, City of Madison, Dane County, Wisconsin to-wit:
Beginning at the Northeast corner of said Block 1; thence S00°00'06"E, 733.85 feet; thence N89°53'07"W, 226.00 feet; thence N00°00'06"W, 70.00 feet; thence N89°53'07"W, 282.38 feet; thence N86°24'15"W, 73.82 feet; thence N53°29'46"W, 28.50 feet; thence N00°01'51"W, 293.56 feet; thence N89°59'54"E, 323.11 feet; thence N00°00'06"W, 44.00 feet; thence N89°59'54"E, 42.00 feet; thence N00°00'06"W, 302.91 feet; thence N89°48'59"E, 240.00 feet to the point of beginning. Containing 291,482 square feet (6.692 acres).

160 Westgate Mall Drive

Exterior Photos



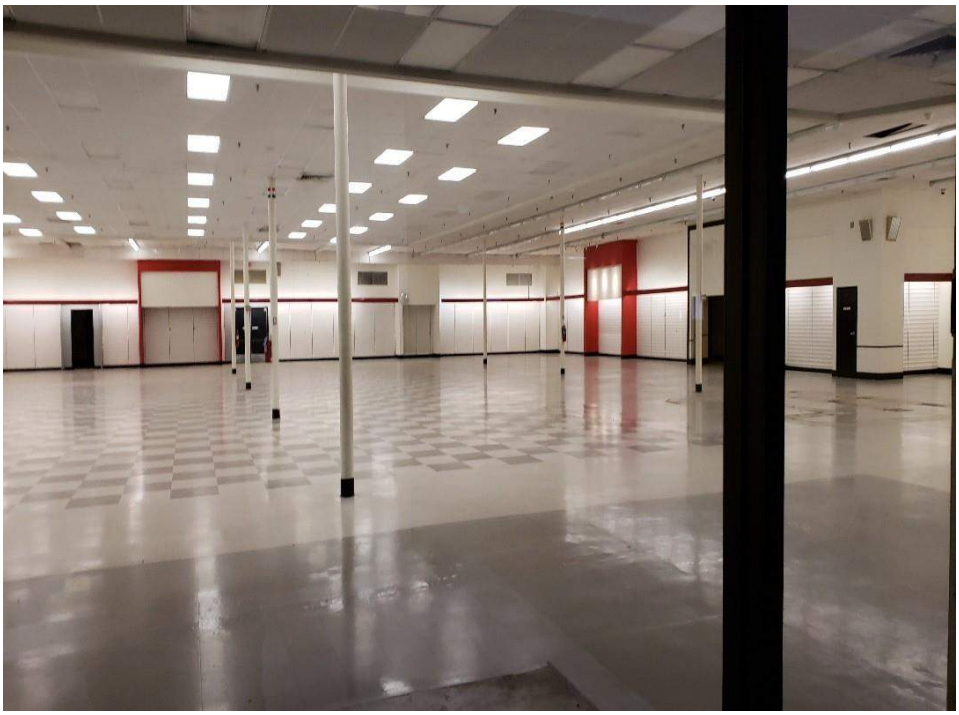




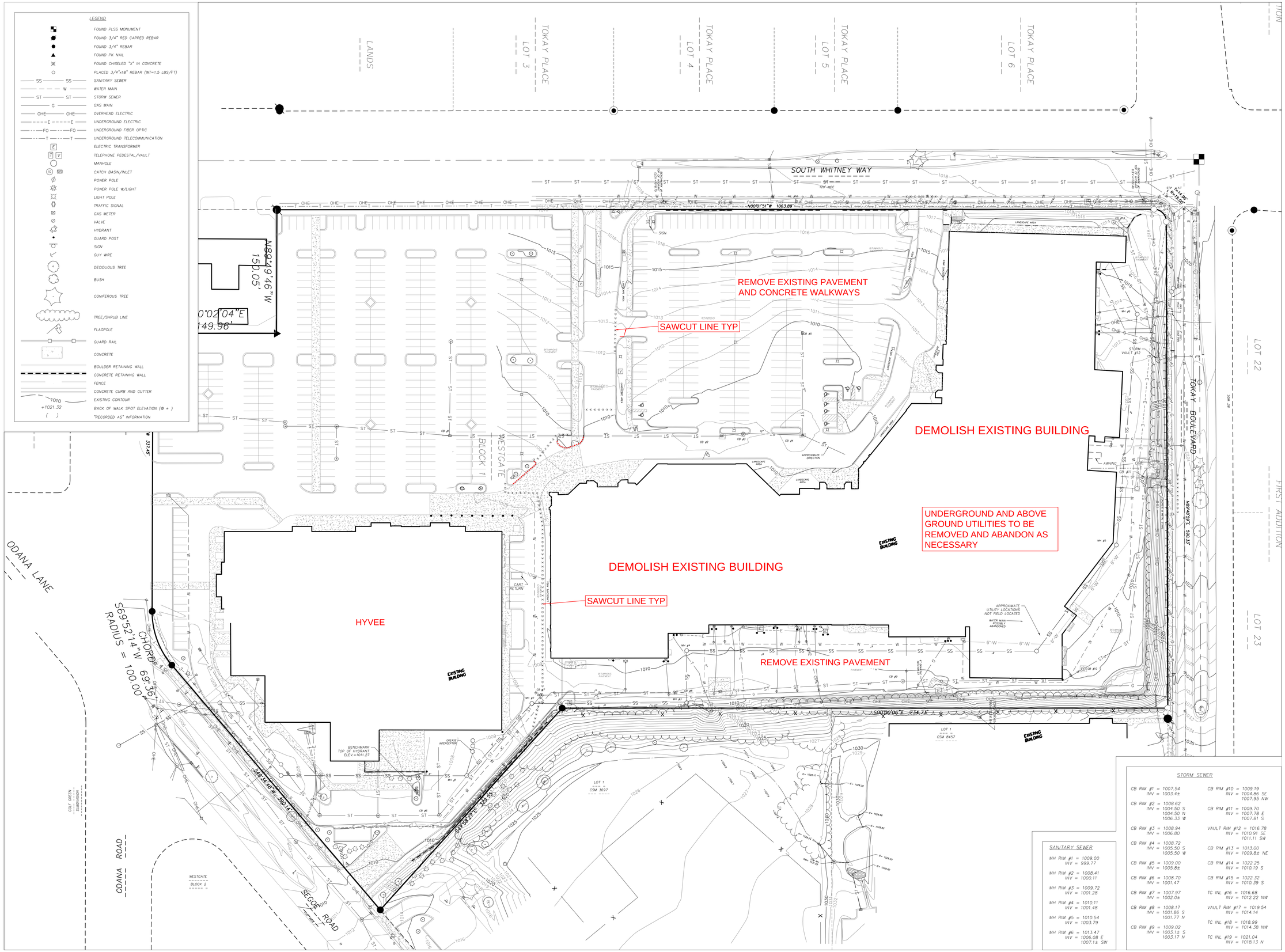


Interior Photos:









SANITARY SEWER

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INV = 999.77

MH RIM #2 = 1008.41
INV = 1000.11

MH RIM #3 = 1009.72
INV = 1001.28

MH RIM #4 = 1010.11
INV = 1001.48

MH RIM #5 = 1010.54
INV = 1003.79

MH RIM #6 = 1013.47
INV = 1006.08 E
1007.1± SW

STORM SEWER

CB RIM #1 = 1007.54
INV = 1003.4±

CB RIM #2 = 1008.62
INV = 1004.50 S
1004.50 N
1006.33 W

CB RIM #3 = 1008.94
INV = 1006.80

CB RIM #4 = 1008.72
INV = 1005.50 S
1005.50 W

CB RIM #5 = 1009.00
INV = 1005.8±

CB RIM #6 = 1008.70
INV = 1001.47

CB RIM #7 = 1007.97
INV = 1002.0±

CB RIM #8 = 1008.17
INV = 1001.86 S
1001.77 N

CB RIM #9 = 1009.02
INV = 1003.1± S
1003.17 N

CB RIM #10 = 1009.19
INV = 1004.86 SE
1007.95 NW

CB RIM #11 = 1009.70
INV = 1007.78 E
1007.81 S

VAULT RIM #12 = 1016.78
INV = 1010.91 SE
1011.11 SW

CB RIM #13 = 1013.00
INV = 1009.8± NE

CB RIM #14 = 1022.25
INV = 1010.19 S

CB RIM #15 = 1022.32
INV = 1010.39 S

TC INL #16 = 1016.68
INV = 1012.22 NW

VAULT RIM #17 = 1019.54
INV = 1014.14

TC INL #18 = 1018.99
INV = 1014.38 NW

TC INL #19 = 1021.04
INV = 1018.13 N

knothe • bruce
ARCHITECTS
Phone: 608.836.3690
7601 University Ave, Ste 201
Middleton, WI 53562

D'ONOFRIO KOTTKE AND ASSOCIATES, INC.
7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

ISSUED
Land Use Submittal – May 20, 2020

PROJECT TITLE
WESTGATE MALL REDEVELOPMENT

SCALE: 1"= 50'
(PAGE SIZE: 24x36)
0 50
GRID NORTH
WISCONSIN COUNTY COORDINATE SYSTEM (DANE ZONE)

SHEET TITLE
DEMOLITION PLAN

SHEET NUMBER
C-1.1

PROJECT NO. 19-05-151

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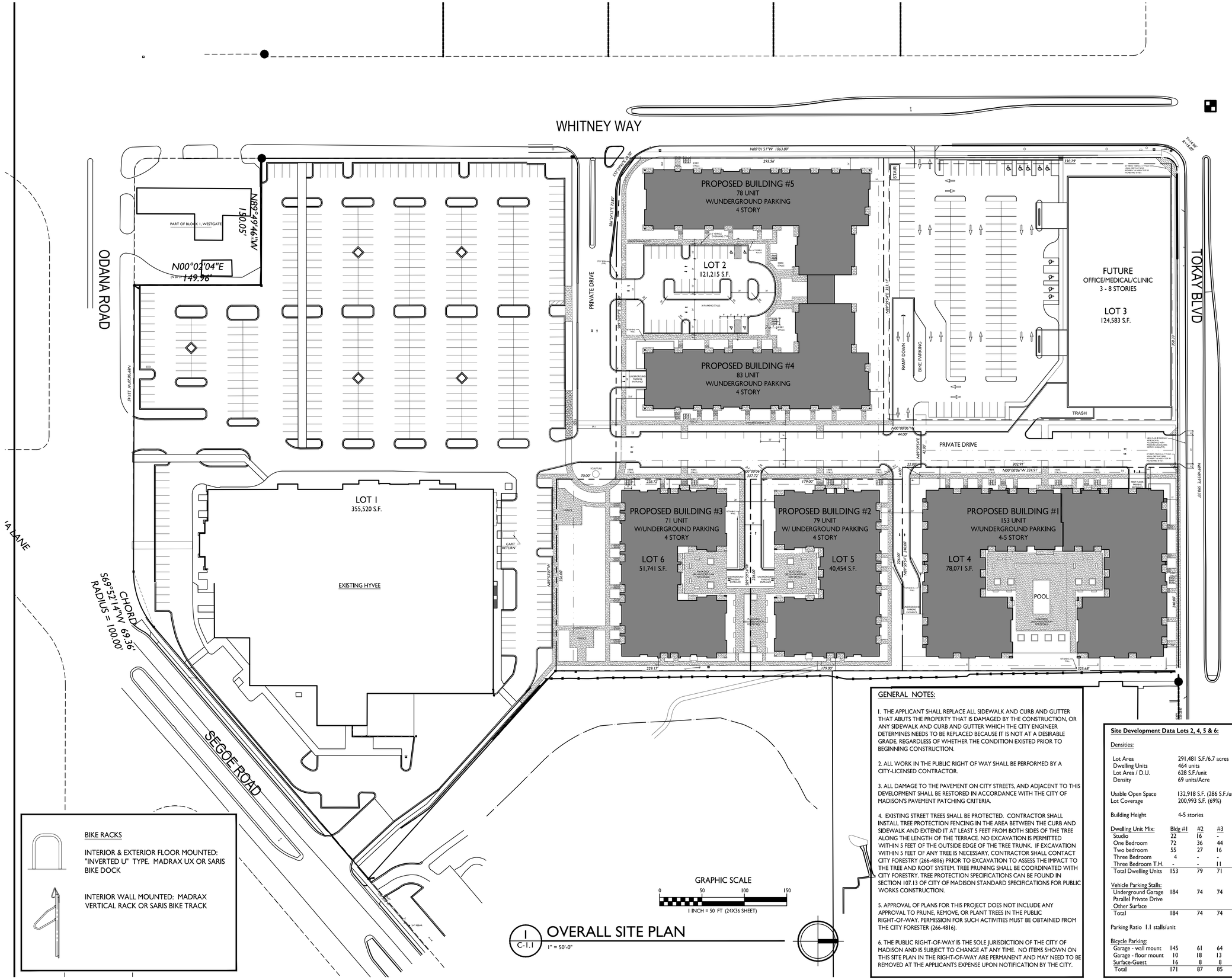
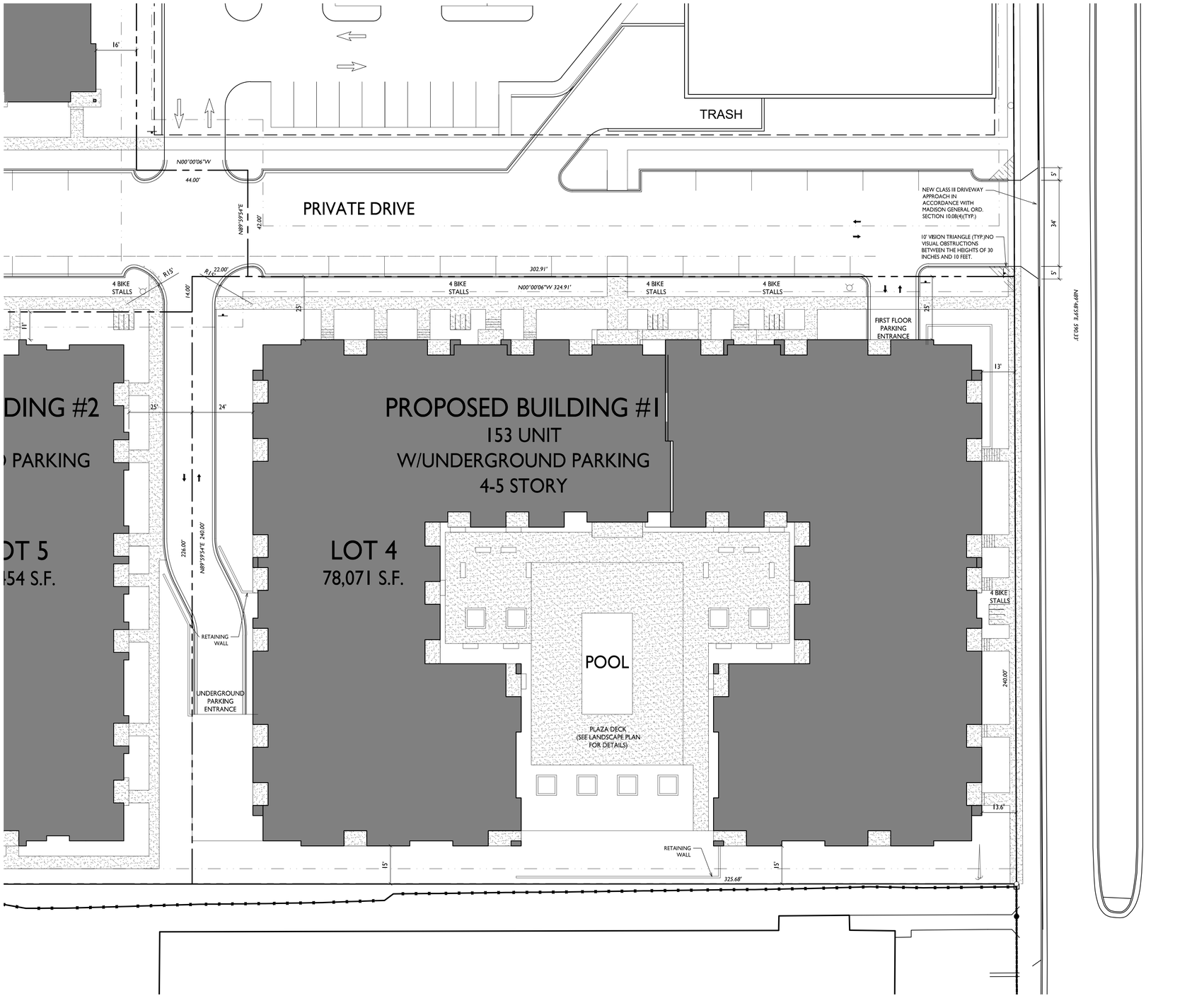

WHITNEY WAY
ODANA ROAD
TOKAY BLVD
'A' LANE
SEGOE ROAD
PART OF BLOCK 1, WESTGATE
N89°49'46"W 130.05'
N00°01'04"E 149.96'
LOT 1
355,520 S.F.
EXISTING HYVEE
CART RETURN
CHORD S69°52'14"W 69.36'
RADIUS = 100.00'
PROPOSED BUILDING #5
78 UNIT
W/UNDERGROUND PARKING
4 STORY
LOT 2
121,215 S.F.
PROPOSED BUILDING #4
83 UNIT
W/UNDERGROUND PARKING
4 STORY
PRIVATE DRIVE
RAMP DOWN
BIKE PARKING
STAIR
TRASH
FUTURE
OFFICE/MEDICAL/CLINIC
3 - 8 STORIES
LOT 3
124,583 S.F.
PROPOSED BUILDING #3
71 UNIT
W/UNDERGROUND PARKING
4 STORY
LOT 6
51,741 S.F.
PROPOSED BUILDING #2
79 UNIT
W/ UNDERGROUND PARKING
4 STORY
LOT 5
40,454 S.F.
PROPOSED BUILDING #1
153 UNIT
W/UNDERGROUND PARKING
4-5 STORY
LOT 4
78,071 S.F.
POOL
N00°01'51"W 1063.89'
N00°00'06"W 324.91'
N89°39'54"E 330.79'
N89°39'54"E 330.11'
N89°39'54"E 42.00'
N89°49'46"E 260.27'
S89°39'54"W 330.11'
S00°20'06"E 44.00'
S00°01'51"E 1063.89'
S55°39'44"E 2.50'
S88°24'51"E 23.82'
N89°49'46"E 260.27'
N89°49'46"E 260.27'
N89°49'46"E 260.27



1 C-1.1a ENLARGED SITE PLAN

1" = 20'-0"

GRAPHIC SCALE

0 20 40 60

1 INCH = 20 FT (24X36 SHEET)

knothe bruce ARCHITECTS
Phone: 608.836.3690
7601 University Ave, Ste 201
Middleton, WI 53562

ISSUED
Issued for Land Use & UDC - May 20, 2020

PROJECT TITLE
WESTGATE
REDEVELOPMENT
JT Klein

Whitney Way &
Tokay Blvd.
Madison, Wisconsin

SHEET TITLE
Enlarged Site Plan

SHEET NUMBER
C-1.1a

PROJECT NO. 1925

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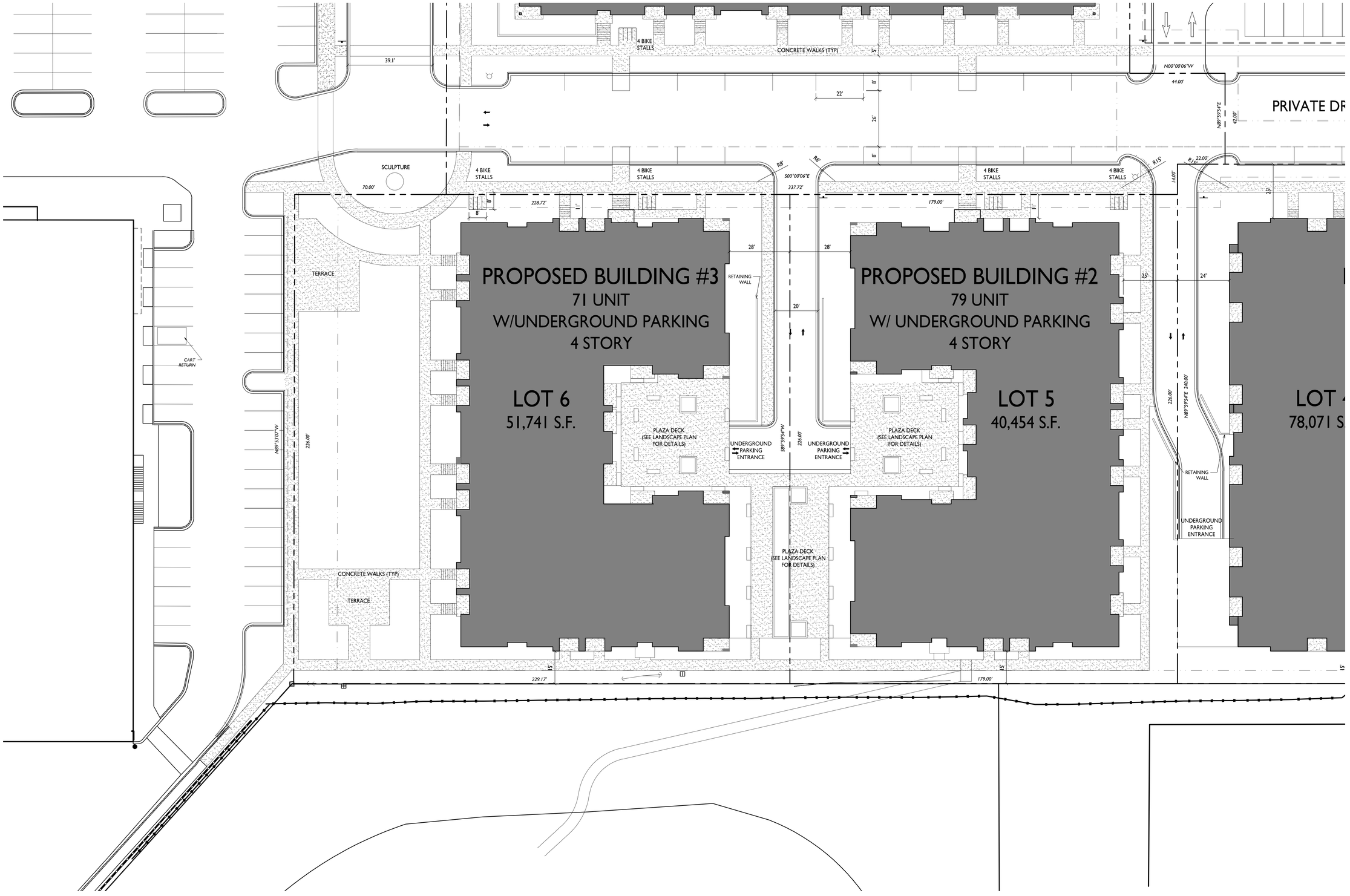


1 C-1.1b ENLARGED SITE PLAN
1" = 20'-0"

GRAPHIC SCALE
0 20 40 60
1 INCH = 20 FT (24X36 SHEET)

kba
knothe bruce
ARCHITECTS
Phone: 608.836.3690
7601 University Ave, Ste 201
Middleton, WI 53562

ISSUED
Issued for Land Use & UDC - May 20, 2020

PROJECT TITLE
WESTGATE
REDEVELOPMENT
JT Klein

Whitney Way &
Tokay Blvd.
Madison, Wisconsin

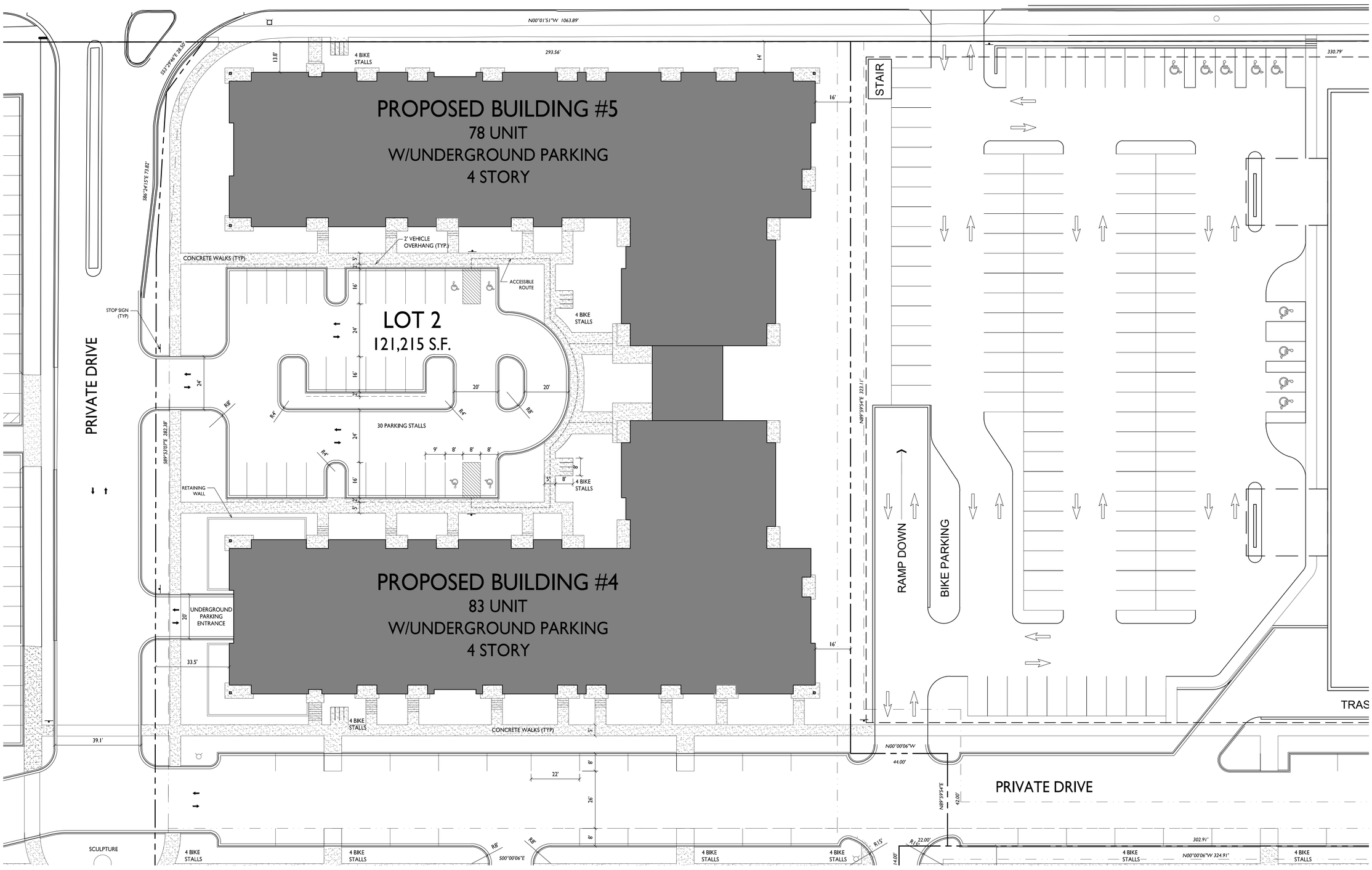
SHEET TITLE
Enlarged Site Plan

SHEET NUMBER
C-1.1b

PROJECT NO. 1925

© Knothe & Bruce Architects, LLC

WHITNEY WAY



1 / C-1.1c ENLARGED SITE PLAN

1" = 20'-0"

GRAPHIC SCALE

0 20 40 60

1 INCH = 20 FT (24X36 SHEET)

kba
knothe • bruce
ARCHITECTS
Phone: 608.836.3690
7601 University Ave, Ste 201
Middleton, WI 53562

ISSUED

Issued for Land Use & UDC - May 20, 2020

PROJECT TITLE

WESTGATE
REDEVELOPMENT
JT Klein

Whitney Way &
Tokay Blvd.
Madison, Wisconsin

SHEET TITLE

Enlarged Site Plan

SHEET NUMBER

C-1.1c

PROJECT NO. 1925

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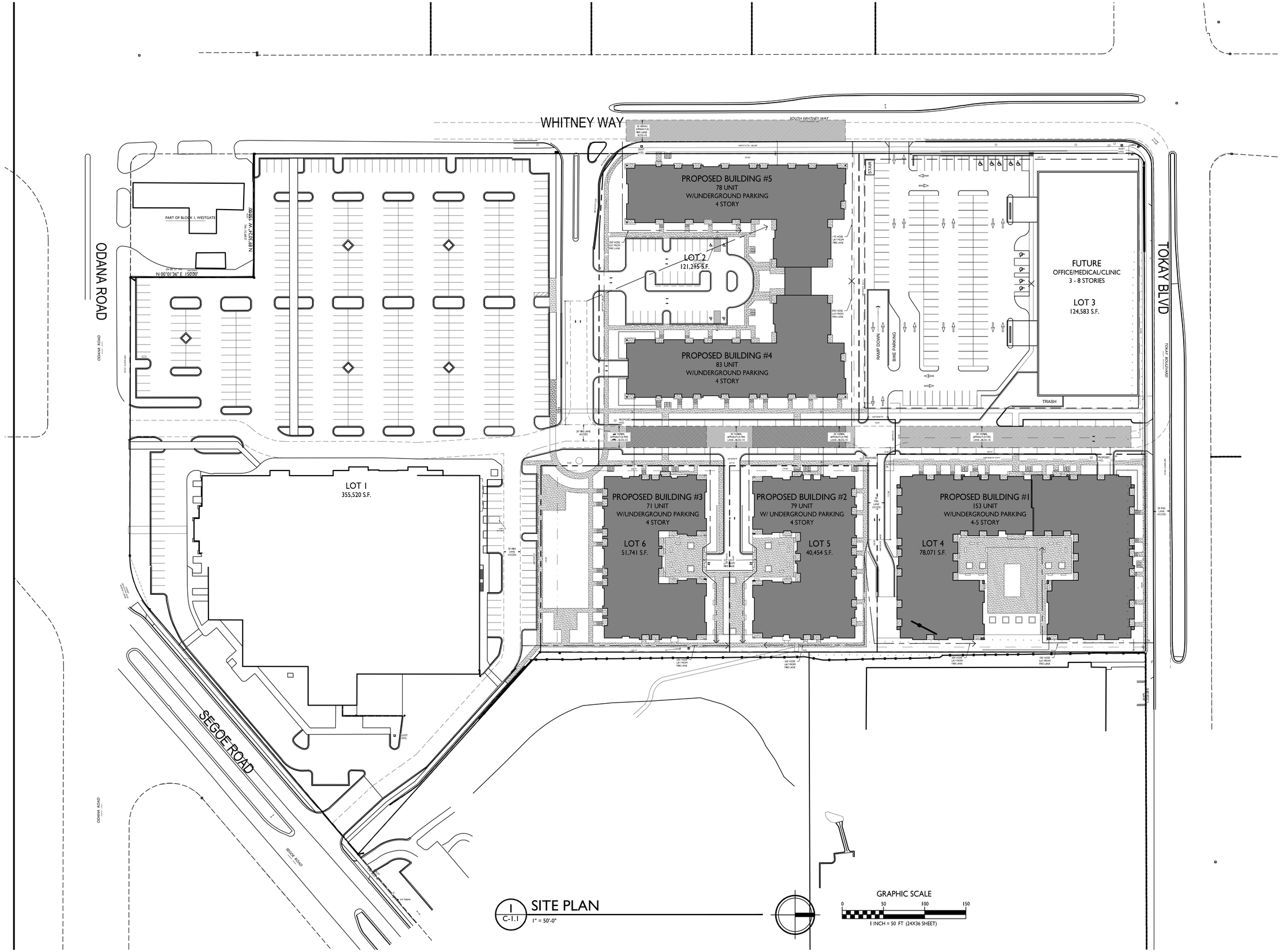

1 C-1.1 SITE PLAN
1" = 50'-0"

GRAPHIC SCALE
0 50 100 150
1 INCH = 50 FT (24X36 SHEET)

knothe bruce ARCHITECTS
Phone: 608.836.3690
7601 University Ave, Ste 201
Middleton, WI 53562

ISSUED
Issued for Land Use & UDC - May 20, 2020

PROJECT TITLE
WESTGATE
REDEVELOPMENT
JT Klein

Whitney Way &
Tokay Blvd.
Madison, Wisconsin

SHEET TITLE
Fire Department
Access Plan

SHEET NUMBER
C-1.3

PROJECT NO. 1925

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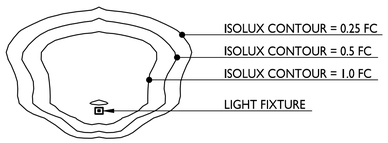
STATISTICS

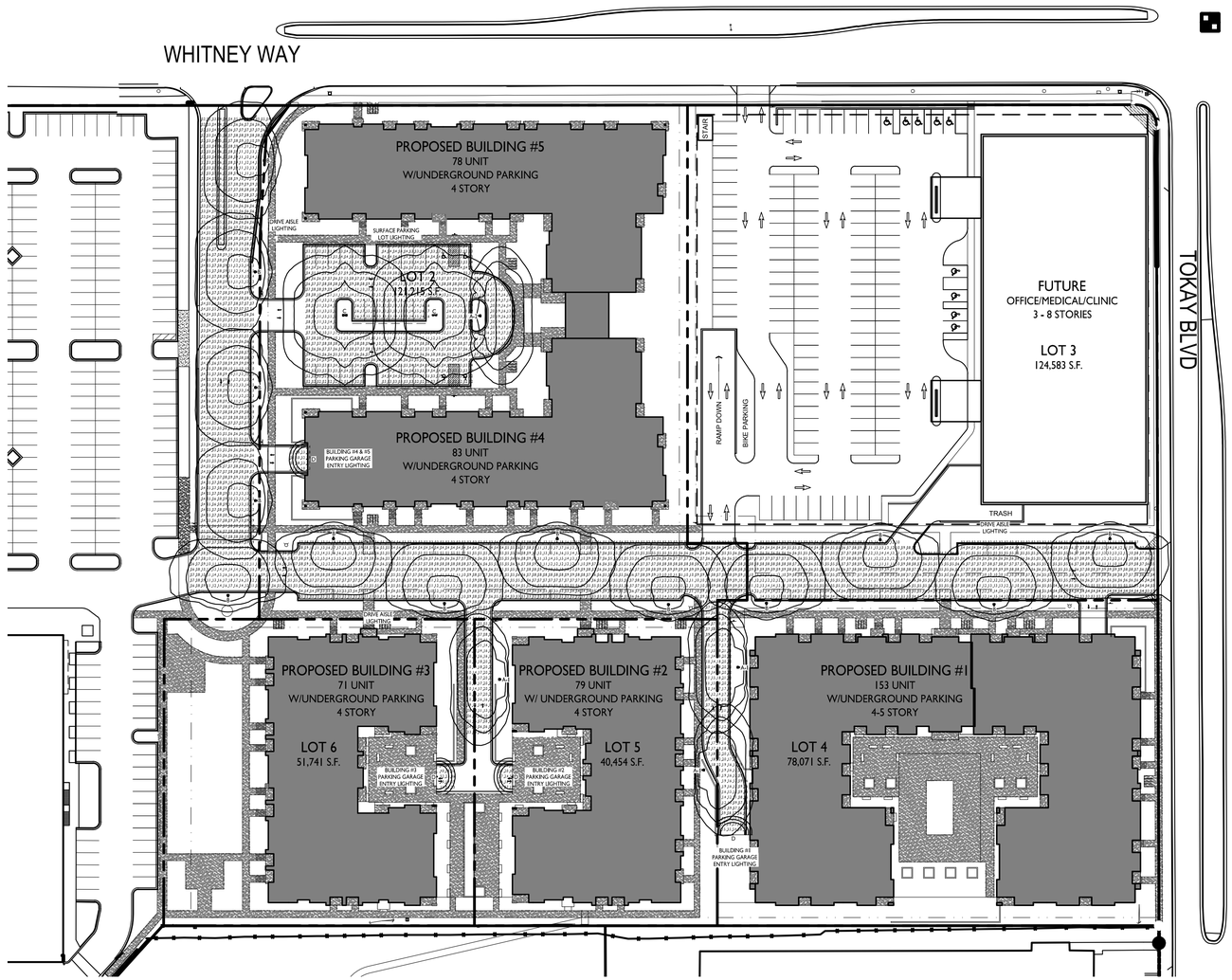
DESCRIPTION	SYMBOL	AVG.	MAX.	MIN.	MAX. / MIN.	AVG. / MIN.
Surface Parking Lot Lighting	+	0.8 fc	2.0 fc	0.2 fc	10.0:1	4.0:1
Private Drive Aisle Lighting	+	0.8 fc	2.2 fc	0.2 fc	11.0:1	4.0:1
Building #1 Parking Garage Lighting	+	1.6 fc	5.4 fc	0.5 fc	10.8:1	3.2:1
Building #2 Parking Garage Lighting	+	1.7 fc	5.5 fc	0.3 fc	18.3:1	5.7:1
Building #3 Parking Garage Lighting	+	1.6 fc	5.2 fc	0.3 fc	17.3:1	5.3:1
Building #4 & #5 Parking Garage Lighting	+	1.5 fc	5.9 fc	0.2 fc	29.5:1	7.5:1

LUMINAIRE SCHEDULE

SYMBOL	LABEL	QTY.	MANUF.	CATALOG	DESCRIPTION	FILE	MOUNTING
▭ ▫	A-1	3	LITHONIA LIGHTING	DSX0 LED P1 30K BLC MVOLT	DSX0 LED P1 30K BLC MVOLT	DSX0_LED_P1_30K _BLC_MVOLT.ies	18'-0" POLE ON FLUSH CONC. BASE
▭ ▫	A-2	1	LITHONIA LIGHTING	DSX0 LED P1 30K BLC MVOLT	DSX0 LED P1 30K BLC MVOLT	DSX0_LED_P1_30K _BLC_MVOLT.ies	20'-0" POLE ON FLUSH CONC. BASE
▭ ▫	B	13	LITHONIA LIGHTING	DSX0 LED P1 30K T4M MVOLT HS	DSX0 LED P1 30K T4M MVOLT WITH HOUSE SIDE SHIELD	DSX0_LED_P1_30K _T4M_MVOLT_HS.ies	20'-0" POLE ON FLUSH CONC. BASE
▭ ▫ ▭	C	2	LITHONIA LIGHTING	DSX0 LED P1 30K T4M MVOLT HS	DSX0 LED P1 30K T4M MVOLT WITH HOUSE SIDE SHIELD	DSX0_LED_P1_30K _T4M_MVOLT_HS.ies	20'-0" POLE ON FLUSH CONC. BASE
▭ ▫	D	4	LITHONIA LIGHTING	LIL LED 30K MVOLT	LIL WALLPACK (STANDARD)	LIL_LED_30K _MVOLT_HS.ies	ON BUILDING 8'-0" ABOVE GRADE

EXAMPLE LIGHT FIXTURE DISTRIBUTION





1 / C-1.2 OVERALL SITE LIGHTING PLAN

1" = 50'-0"

GRAPHIC SCALE

0 50 100 150

1 INCH = 50 FT (24X36 SHEET)

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SHEET TITLE
Overall Site Lighting Plan

SHEET NUMBER
C-1.2

PROJECT NO. 1925

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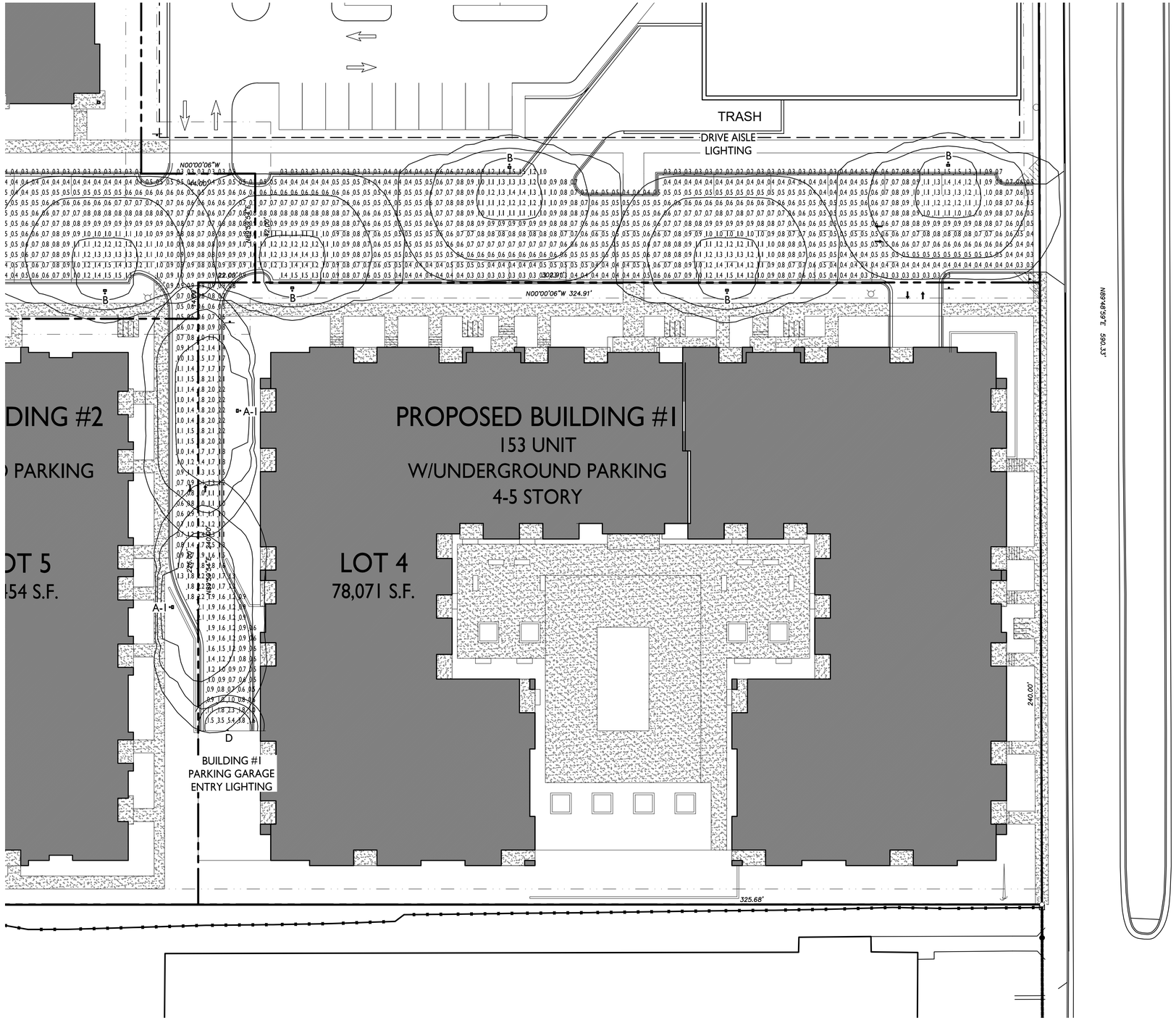

1 C-1.2a ENLARGED SITE LIGHTING PLAN

1" = 20'-0"

GRAPHIC SCALE

0 20 40 60

1 INCH = 20' FT (24X36 SHEET)

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JT Klein

Whitney Way &
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Madison, Wisconsin

SHEET TITLE
Enlarged Site
Lighting Plan

SHEET NUMBER
C-1.2a

PROJECT NO. 1925

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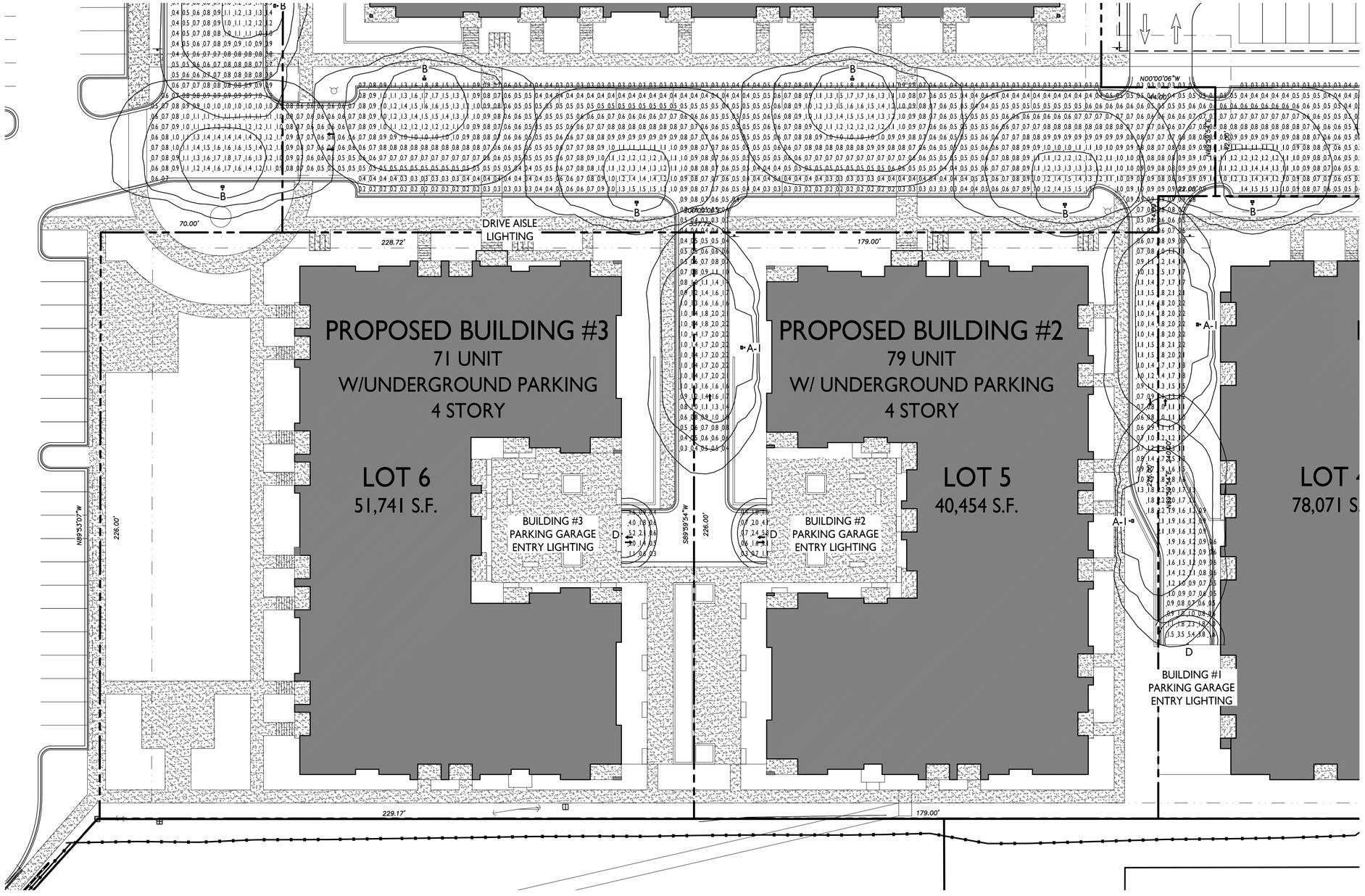

1 C-1.2b ENLARGED SITE LIGHTING PLAN
1" = 20'-0"

GRAPHIC SCALE
0 20 40 60
1 INCH = 20 FT (24X36 SHEET)

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SHEET TITLE
Enlarged Site
Lighting Plan

SHEET NUMBER
C-1.2b

PROJECT NO. 1925

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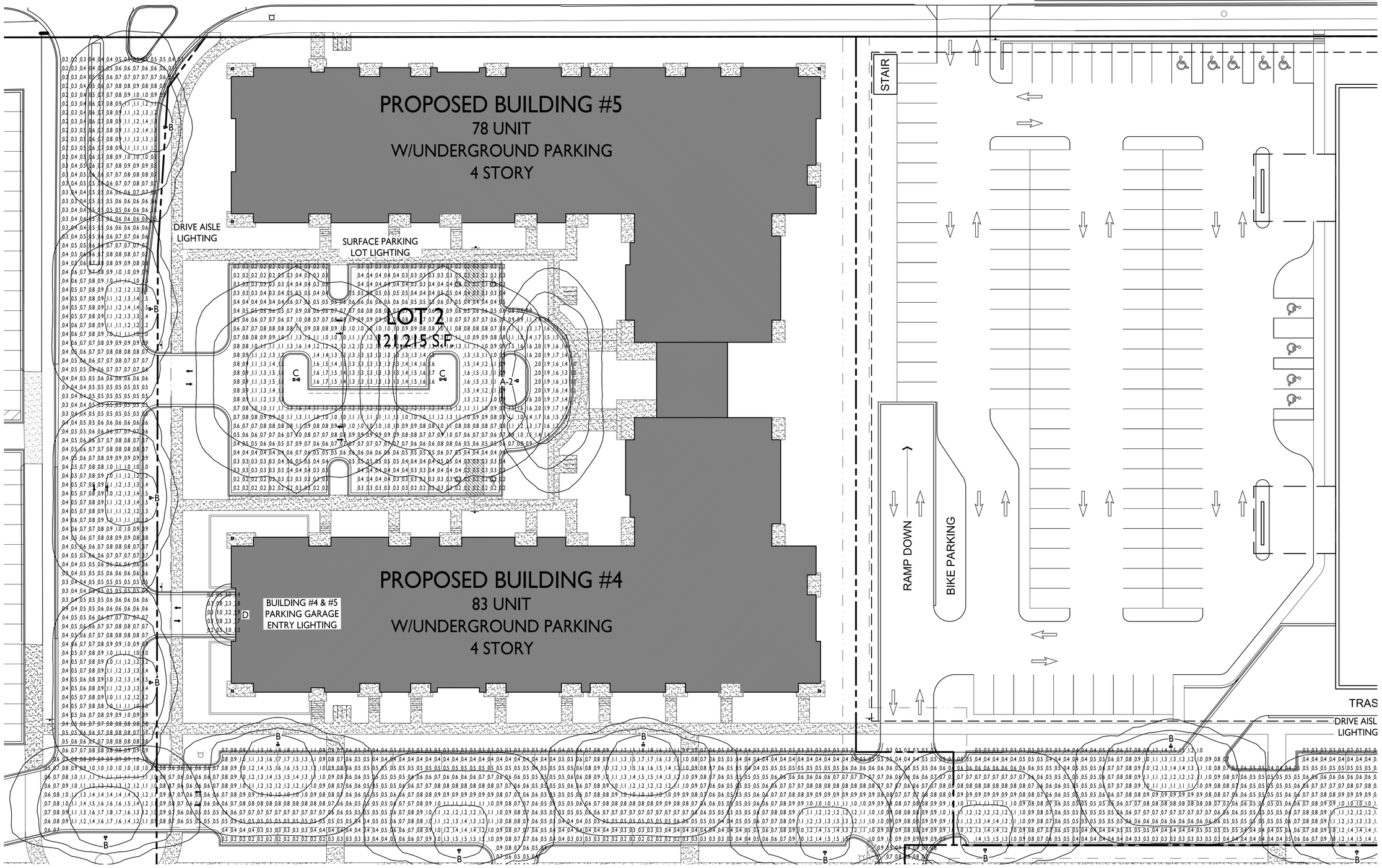

1 C-1.2c ENLARGED SITE LIGHTING PLAN
1" = 20'-0"

GRAPHIC SCALE
0 20 40 60
1 INCH = 20 FT (24X36 SHEET)

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PROJECT TITLE
WESTGATE REDEVELOPMENT
JT Klein

Whitney Way & Tokay Blvd.
Madison, Wisconsin

SHEET TITLE
Enlarged Site Lighting Plan

SHEET NUMBER
C-1.2c

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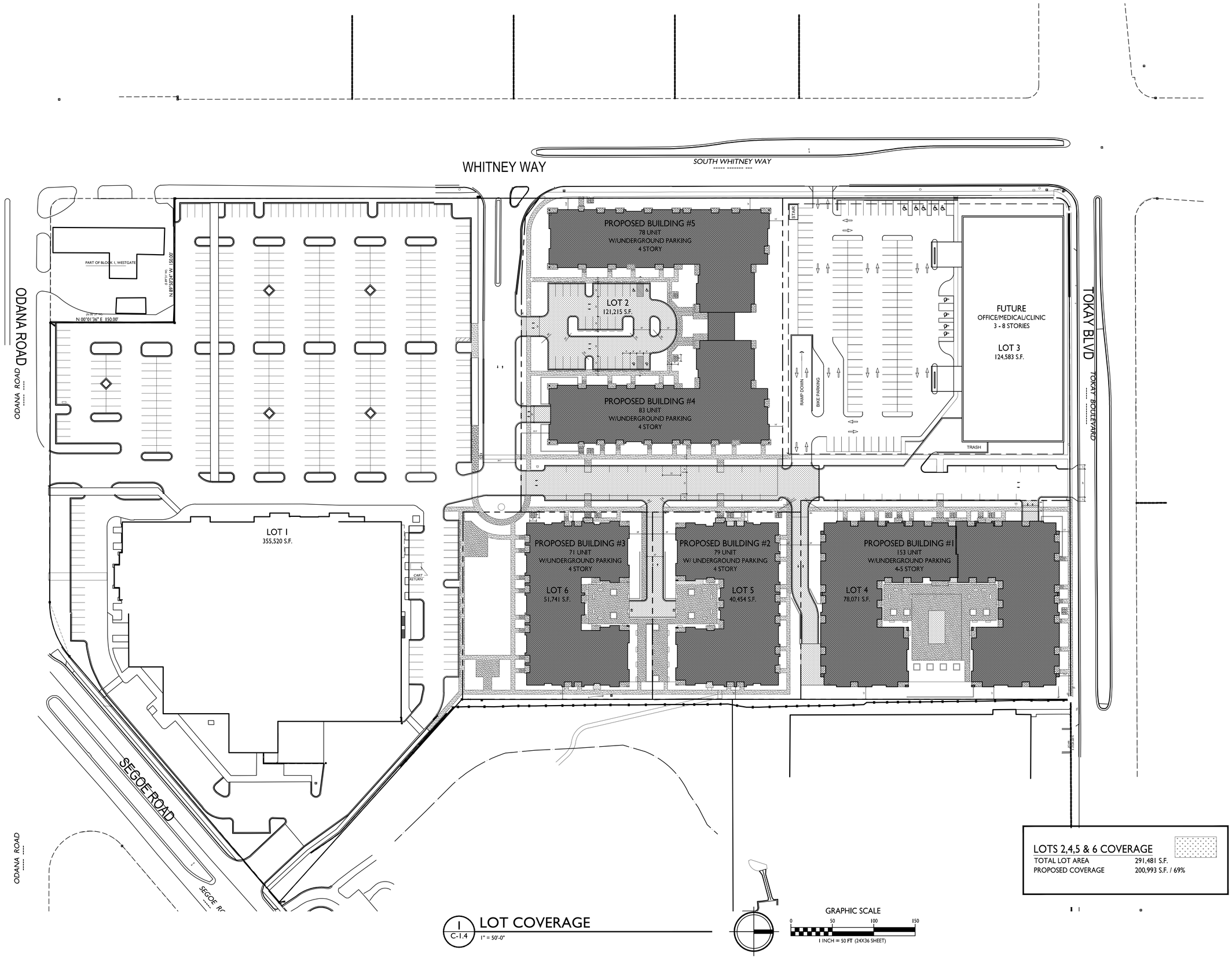

1 / C-1.4 LOT COVERAGE
1" = 50'-0"

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WESTGATE
REDEVELOPMENT
JT Klein

Whitney Way &
Tokay Blvd.
Madison, Wisconsin

SHEET TITLE
Lot Coverage

SHEET NUMBER
C-1.4

PROJECT NO. 1925

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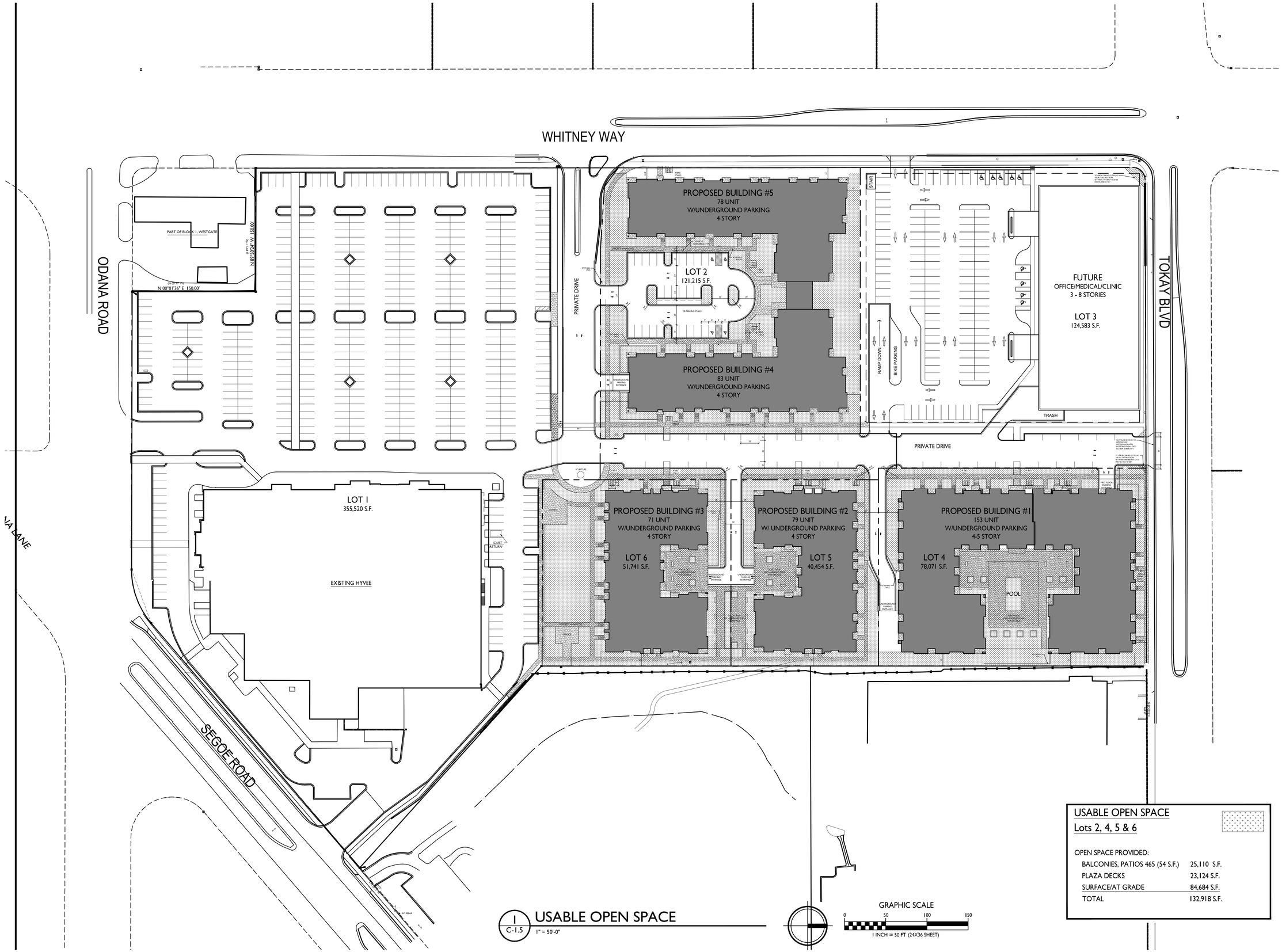

1 C-1.5 USABLE OPEN SPACE
1" = 50'-0"

USABLE OPEN SPACE
Lots 2, 4, 5 & 6

OPEN SPACE PROVIDED:	
BALCONIES, PATIOS 465 (54 S.F.)	25,110 S.F.
PLAZA DECKS	23,124 S.F.
SURFACE/AT GRADE	84,684 S.F.
TOTAL	132,918 S.F.

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PROJECT TITLE
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JT Klein

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Tokay Blvd.
Madison, Wisconsin

SHEET TITLE
Usable Open Space

SHEET NUMBER
C-1.5

PROJECT NO. 1925

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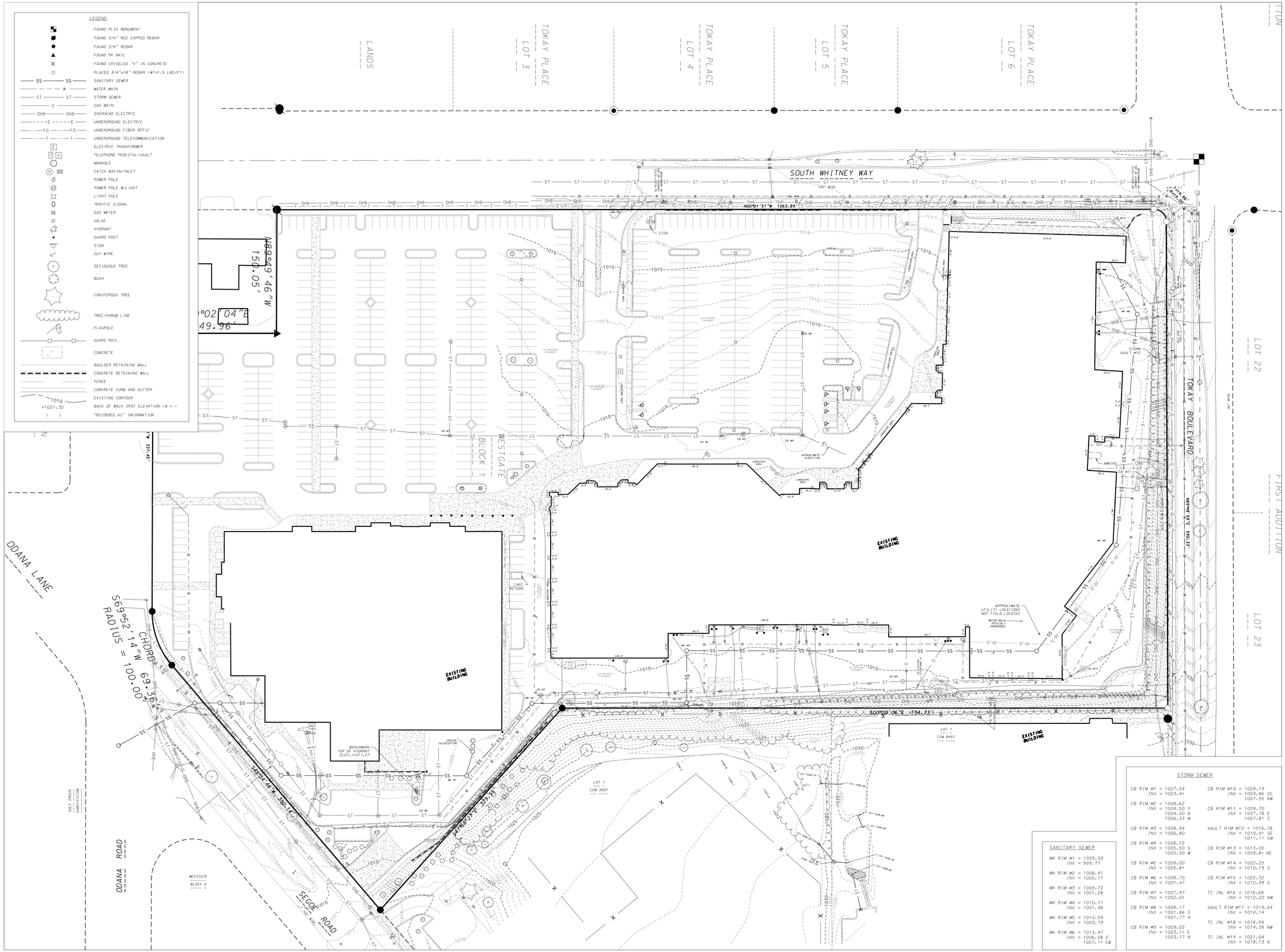

STORM SEWER	
CB RIM #1 = 1007.54 INV = 1003.4±	CB RIM #10 = 1009.19 INV = 1004.86 SE 1007.95 NW
CB RIM #2 = 1008.62 INV = 1004.50 S 1004.50 N 1006.33 W	CB RIM #11 = 1009.70 INV = 1007.78 E 1007.81 S
CB RIM #3 = 1008.94 INV = 1006.80	VAULT RIM #12 = 1016.78 INV = 1010.91 SE 1011.11 SW
CB RIM #4 = 1008.72 INV = 1005.50 S 1005.50 W	CB RIM #13 = 1013.00 INV = 1009.8± NE
CB RIM #5 = 1009.00 INV = 1005.8±	CB RIM #14 = 1022.25 INV = 1010.19 S
CB RIM #6 = 1008.70 INV = 1001.47	CB RIM #15 = 1022.32 INV = 1010.39 S
CB RIM #7 = 1007.97 INV = 1002.0±	TC INL #16 = 1016.68 INV = 1012.22 NW
CB RIM #8 = 1008.17 INV = 1001.86 S 1001.77 N	VAULT RIM #17 = 1019.54 INV = 1014.14
CB RIM #9 = 1009.02 INV = 1003.1± S 1003.17 N	TC INL #18 = 1018.99 INV = 1014.38 NW
	TC INL #19 = 1021.04 INV = 1018.13 N

SANITARY SEWER
MH RIM #1 = 1009.00 INV = 999.77
MH RIM #2 = 1008.41 INV = 1000.11
MH RIM #3 = 1009.72 INV = 1001.28
MH RIM #4 = 1010.11 INV = 1001.48
MH RIM #5 = 1010.54 INV = 1003.79
MH RIM #6 = 1013.47 INV = 1006.08 E 1007.1± SW

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D'ONOFRIO KOTTKE AND ASSOCIATES, INC.
7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

ISSUED
Land Use Submittal – May 20, 2020

PROJECT TITLE
WESTGATE MALL REDEVELOPMENT

SCALE: 1"= 50'
(PAGE SIZE: 24x36)
0 50

GRID NORTH
WISCONSIN COUNTY COORDINATE SYSTEM (DANE ZONE)

SHEET TITLE
EXISTING CONDITIONS

SHEET NUMBER
C-1.0

PROJECT NO. 19-05-151

©Knothe & Bruce Architects, LLC

1. SEE GRADING PLAN TO DETERMINE LOCATIONS OF HOLDING OR REJECT CURBS.
2. PROVIDE CONTROL JOINTS 10'+/- O.C. PROVIDE EXPANSION JOINTS 50' O.C.
3. EARTHWORK CONTRACTOR TO SUBGRADE AND STONE 12" BEYOND BACK OF CURB TO PROVIDE COMPACTED LEVELING BASE FOR CURB AND GUTTER.
4. EARTHWORK CONTRACTOR TO REMOVE ALL EXCESS STONE BEHIND BACK OF CURB IN LANDSCAPE ISLANDS. THIS APPLIES TO EXCESS STONE BEYOND 12" AT BACK OF CURB.
5. PAVING CONTRACTOR SHALL PROVIDE FLUSH ASPHALT PAVING TO CONCRETE CURB. IF SURFACE COURSE IS RAISED AFTER PAVING, PAVING CONTRACTOR SHALL HEAT UP, REMOVE AND COMPACT EXCESS PAVEMENT.
6. IF ANY ERRORS, DISCREPANCIES, OR DIMENSIONS WITH PLAN BECOME APPARENT. IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION
7. ALL DIMENSIONS TO FACE OF CURB UNLESS OTHERWISE NOTED
8. CONTRACTOR SHALL REPLACE CURB AND GUTTER AND PAVEMENT WHICH ABUTS THE PROJECT AND IS DAMAGED BY CONSTRUCTION OR CURB AND GUTTER WHICH THE ENGINEER DETERMINES NEEDS TO BE REPLACED BECAUSE IT IS NOT AT A DESIRABLE GRADE.
9. ALL WORK SHALL BE PER THE CITY OF MADISON STANDARD SPECIFICATIONS
10. CONTRACTOR IS RESPONSIBLE TO OBTAIN ANY AND ALL PERMITS REQUIRED.
11. THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANYTIME PER THE RECOMMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS.
12. ALL PARCELS WITHIN THIS DEVELOPMENT ARE BOUND BY THE CROSS ACCESS AGREEMENT ON FILE WITH THE REGISTER OF DEEDS.
13. UPON CONSULTATION, THE CITY TRAFFIC ENGINEER MAY DETERMINE A DELAY IN CONSTRUCTION OF THE STREETS IS APPROPRIATE.
14. ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A CITY LICENSED CONTRACTOR.

KEYNOTES

1. 18-INCH CURB & GUTTER (TYPE D - ACCEPTING PAN)
2. 18-INCH CURB & GUTTER (TYPE D - REJECTING PAN)
3. 30-INCH CURB & GUTTER
4. TRANSITION FROM 18" TO 30" CURB
5. 2' CURB TERMINUS
6. CONCRETE SIDEWALK
7. BIKE STALL PARKING
8. MEET EXISTING ASPHALT PAVEMENT
9. RETAINING WALL BY OTHERS
10. ACCESSIBLE PARKING SIGN
11. TRAFFIC STOP SIGN
12. STOP BAR STRIPING
13. PARKING SPACE STRIPING - TYP

PROPOSED IMPROVEMENTS LEGEND

- ONSITE ASPHALT PAVEMNT — 4" ASPHALT (2.25" BINDER, 1.75" SURFACE) 9" STONE (3" BASE AGG, 6" SUBBASE AGG)
- CONCRETE PAVEMENT
- (16) PROPOSED PARKING SPACE COUNT
- DEPRESSED CURB

PROPOSED LOT LINE
PROPOSED LOT LINE
PROPOSED UNDERGROUND DETENTION
PHASE II
148 UNIT - SENIORS
7,800 S.F. COMMERCIAL
116 UNDERGROUND STALLS
4 STORY
FFE = 1018.00
LLE = 1008.00
PHASE II
148 UNIT - SENIORS
7,800 S.F. COMMERCIAL
116 UNDERGROUND STALLS
4 STORY
PROPOSED LOT LINE
PHASE II
70 UNITS - WORKFORCE
66 UNDERGROUND STALLS
4 STORY
FFE = 1016.00
LLE = 1006.00
PHASE III
71 UNITS - WORKFORCE
66 UNDERGROUND STALLS
4 STORY
FFE = 1019.00
LLE = 1009.00
PROPOSED LOT LINE
PHASE I
156 UNITS - MARKET RATE
186 UNDERGROUND STALLS
4-5 STORY
FFE = 1033.00
FFE = 1022.00
LLE = 1012.00
LOT AREA = 53,946 S.F.
LOT AREA = 42,960 S.F.
LOT AREA = 78,068 S.F.
PROPOSED UNDERGROUND DETENTION
HYVEE
EXISTING PROPERTY LINE
EXISTING PROPERTY LINE
CONNECT TO EXISTING SIDEWALK
PROPOSED 5' WIDE PATH TO PARK
EXISTING TREE TO REMAIN
BURY EXISTING OVERHEAD ELECTRICAL LINES
BENCHMARK TOP OF HYDRANT ELEV.=1011.27
CHORD = 69.36'
RADIUS = 100.00'
S69°52'14"W
S00°00'06"E 734.73'
N00°01'51"W 1063.89'
N89°44'59"E 559.33'
319.90'
39.11'
9.00'
R8.0'
TOKAY PLACE LOT 3
TOKAY PLACE LOT 4
TOKAY PLACE LOT 5
TOKAY PLACE LOT 6
LOT 22
LOT 23
SOUTH WHITNEY WAY
120' WIDE
TOKAY BOULEVARD
PRIVATE DRIVE
RAMP
ODANA LANE
ODANA ROAD
SEGGE ROAD
WESTGATE BLOCK 2
WESTGATE BLOCK 1
FIRST ADDITION
LOT 1 CSM 3697
LOT 1 CSM 8457
EXISTING BUILDING
CLINIC
SURGERY
160,000 SF 5 STORY FFE = 1024.00
POOL
GOLF GREEN SUBDIVISION

LEGEND
- FOUND 3/4" SOLID ROUND IRON STAKE
- FOUND 1-1/4" SOLID ROUND IRON STAKE
- FOUND CHISLED X
- ELECTRIC TRANSFORMER/VAULT/
- TELECOMMINICATION PED
- LIGHT POLE
- HYDRANT
- SIGN
- PINE TREE
- TREE
- TREE LINE
- ACCESSIBLE PARKING SPACE
- NUMBER OF PARKING SPACES
- CONCRETE WALL
- CONC. CURB
- CONCRETE

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WESTGATE MALL REDEVELOPMENT

SCALE: 1"= 50'
(PAGE SIZE: 24x36)
0 50
GRID NORTH
WISCONSIN COUNTY COORDINATE SYSTEM (DANE ZONE)

SHEET TITLE
OVERALL SITE PLAN

SHEET NUMBER
C-2.0

PROJECT NO. 19-05-151

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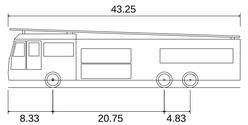

FIRE RESCUE VEHICLE	
Overall Length	43.250ft
Overall Width	8.333ft
Overall Body Height	11.000ft
Min Body Ground Clearance	1.393ft
Track Width	8.333ft
Lock-to-lock time	6.00s
Max Wheel Angle	45.00°

FIRE LANE

LEGEND

- FOUND 3/4" SOLID ROUND IRON STAKE
- FOUND 1-1/4" SOLID ROUND IRON STAKE
- FOUND CHISLED X
- ELECTRIC TRANSFORMER/VAULT/
- TELECOMMINICATION PED
- LIGHT POLE
- HYDRANT
- SIGN
- PINE TREE
- TREE
- TREE LINE
- ACCESSIBLE PARKING SPACE
- NUMBER OF PARKING SPACES
- CONCRETE WALL
- CONC. CURB
- CONCRETE

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FIRE ACCESS PLAN

SHEET NUMBER
C-2.3

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GRADING & EROSION CONTROL NOTES

1. ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED BY THE CONTRACTOR IN ACCORDANCE WITH THE WISCONSIN DNR TECHNICAL STANDARDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY OF THESE STANDARDS.
2. INSTALL EROSION CONTROL MEASURES PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIALS AS SHOWN ON PLAN. MODIFICATIONS TO SEDIMENT CONTROL DESIGN MAY BE CONDUCTED TO MEET UNFORESEEN FIELD CONDITIONS IF MODIFICATIONS CONFORM TO WDNR TECHNICAL STANDARDS.
3. EROSION CONTROL MEASURES INDICATED ON THE PLANS SHALL BE CONSIDERED MINIMUMS. IF DETERMINED NECESSARY DURING CONSTRUCTION ADDITIONAL MEASURES SHALL BE INSTALLED TO PREVENT SEDIMENT FROM LEAVING THE SITE.
4. INSPECTIONS AND MAINTENANCE OF ALL EROSION CONTROL MEASURES SHALL BE ROUTINE (ONCE PER WEEK MINIMUM) TO ENSURE PROPER FUNCTION OF EROSION CONTROLS AT ALL TIMES. EROSION CONTROL MEASURES ARE TO BE IN WORKING ORDER AT THE END OF EACH WORK DAY.
5. INSPECT EROSION CONTROL MEASURES AFTER EACH 1/2" OR GREATER RAINFALL. REPAIR ANY DAMAGE OBSERVED DURING THE INSPECTION.
6. NO SITE GRADING OUTSIDE OF THE LIMITS OF DISTURBANCE
7. EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE WITH ALL SOIL SURFACES HAVING AN ESTABLISHED VEGETATIVE COVER
8. INSTALL INLET PROTECTION IN ALL STORM SEWER INLETS AND CATCH BASINS THAT MAY RECEIVE RUNOFF FROM DISTURBED AREAS. CONTRACTOR SHALL REMOVE THE TYPE D INLET PROTECTION DURING THE TIME PERIOD BETWEEN NOV. 15 AND MARCH 15, AND INSTALL A FRAME TYPE INLET PROTECTION BAG THAT WILL NOT PROJECT ABOVE THE INLET GRATE SUCH AS FLEX STORM BRAND OR EQUIVALENT.
9. CUT AND FILL SLOPES SHALL BE NO GREATER THAN 3:1
10. SLOPES EXCEEDING 4:1 SHALL BE STABILIZED WITH CLASS I, TYPE B EROSION MATTING AND ALL DRAINAGE SWALES SHALL BE STABILIZED WITH CLASS II, TYPE B EROSION MATTING.
11. INSTALL TEMPORARY DITCH CHECKS THAT ARE APPROVED ON THE WisDOT PAL LIST.
12. ALL INCIDENTAL MUD TRACKING OFF-SITE ONTO ADJACENT PUBLIC THOROUGHFARES SHALL BE CLEANED UP AND REMOVED BY THE END OF EACH WORKING DAY USING PROPER DISPOSAL METHODS.
13. ANY DISTURBED AREA THAT REMAINS INACTIVE FOR GREATER THAN 7 DAYS SHALL BE STABILIZED WITH TEMPORARY STABILIZATION METHODS SUCH AS TEMPORARY SEEDING, SOIL TREATMENT, EROSION MATTING, OR MULCH
14. PREVENT EXCESSIVE DUST FROM LEAVING THE CONSTRUCTION SITE IN ACCORDANCE WITH LOCAL AND STATE REGULATIONS.
15. INSTALL EROSION CONTROLS ON THE DOWNSTREAM SIDE OF STOCKPILES.
16. AT A MINIMUM ALL DISTURBED AREAS SHALL RECEIVE A MINIMUM OF 4" OF TOPSOIL FERTILIZER, SEED AND MULCH. SEED MIXTURE SHALL BE WISCONSIN DOT SEED MIX #40 OR EQUIVALENT APPLIED AT A RATE OF 5 POUNDS PER 1000 SQFT ON ALL DISTURBED AREAS. ANNUAL RYEGRASS AT A RATE OF 1½ POUNDS PER 1000 SQFT SHALL BE ADDED TO THE MIXTURE. FERTILIZER SHALL BE PLACED PER A SOIL TEST.
17. DEWATERING, IF APPLICABLE, SHALL BE CONDUCTED PER WDNR STORM WATER MANAGEMENT TECHNICAL STANDARD 1061.

GENERAL NOTES

1. ALL WORK SHALL BE PER THE CITY OF MADISON STANDARD SPECIFICATIONS
2. CONTRACTOR IS RESPONSIBLE TO OBTAIN ANY AND ALL PERMITS REQUIRED.
3. BUILDING CORNERS ARE APPROXIMATE AND FOR GENERAL BUILDING FOOTPRINT ONLY
4. IF ANY ERRORS, DISCREPANCIES, OR DIMENSIONS WITH PLAN BECOME APPARENT. IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION
5. CONTRACTOR SHALL ENSURE THAT ALL STORMWATER DRAINS AWAY FROM BUILDING FOUNDATIONS DURING FINAL RESTORATION
6. ALL DIMENSIONS TO FACE OF CURB UNLESS OTHERWISE NOTED
7. CONTRACTOR SHALL REPLACE ALL SIDEWALK AND CURB AND GUTTER WHICH ABUTS THE PROPERTY AND IS DAMAGED BY CONSTRUCTION OR ANY SIDEWALK AND CURB AND GUTTER WHICH THE CITY ENGINEER DETERMINES NEEDS TO BE REPLACED BECAUSE IT IS NOT AT A DESIRABLE GRADE.

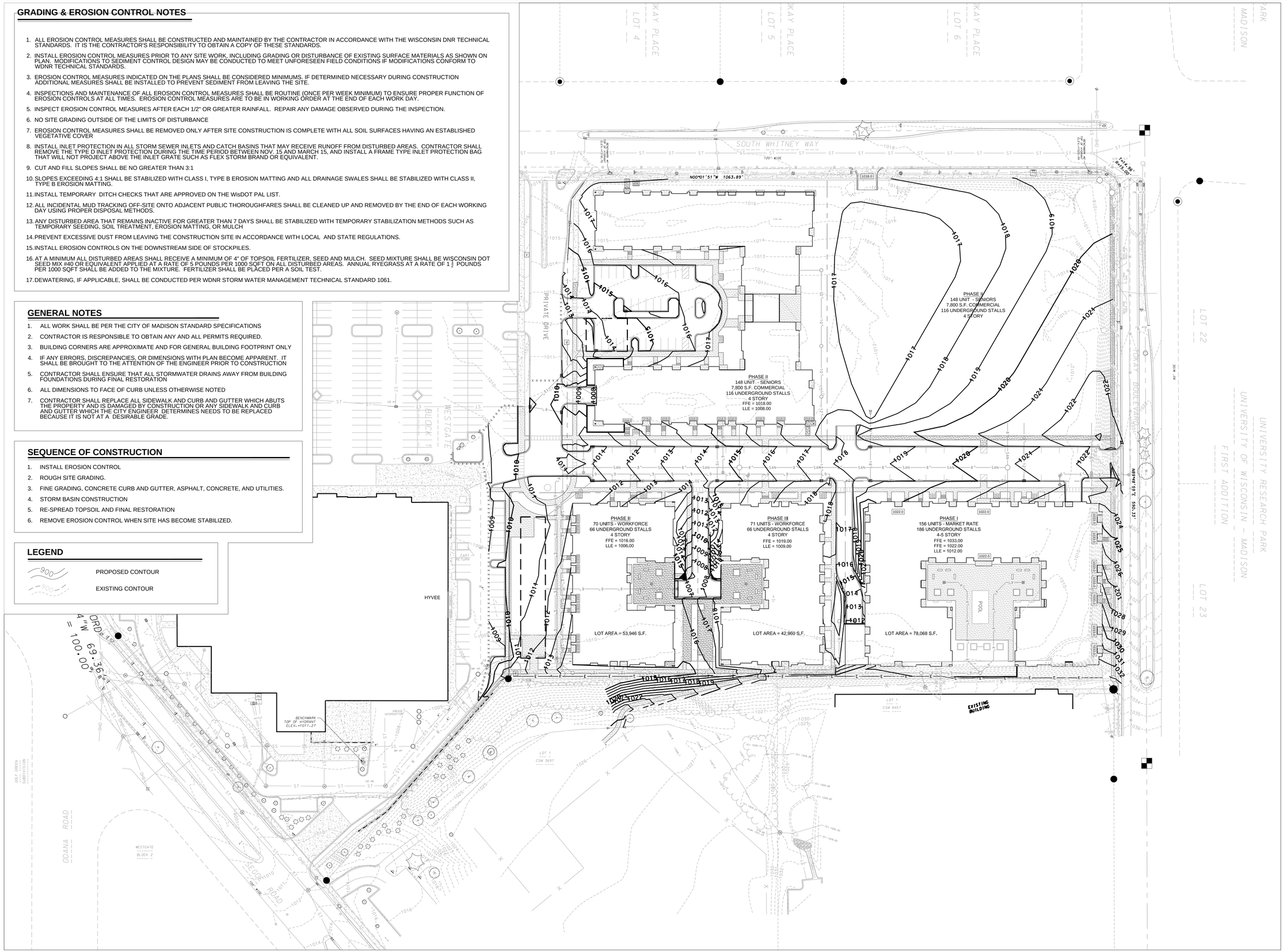
SEQUENCE OF CONSTRUCTION

1. INSTALL EROSION CONTROL
2. ROUGH SITE GRADING.
3. FINE GRADING, CONCRETE CURB AND GUTTER, ASPHALT, CONCRETE, AND UTILITIES.
4. STORM BASIN CONSTRUCTION
5. RE-SPREAD TOPSOIL AND FINAL RESTORATION
6. REMOVE EROSION CONTROL WHEN SITE HAS BECOME STABILIZED.

LEGEND

PROPOSED CONTOUR

EXISTING CONTOUR



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YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

ISSUED
Land Use Submittal – May 20, 2020

PROJECT TITLE
WESTGATE MALL REDEVELOPMENT

SCALE: 1" = 50'
(PAGE SIZE: 24x36)
0 50
GRID NORTH
WISCONSIN COUNTY COORDINATE SYSTEM (DANE ZONE)

SHEET TITLE
OVERALL GRADING PLAN

SHEET NUMBER
C-3.0

PROJECT NO. 19-05-151

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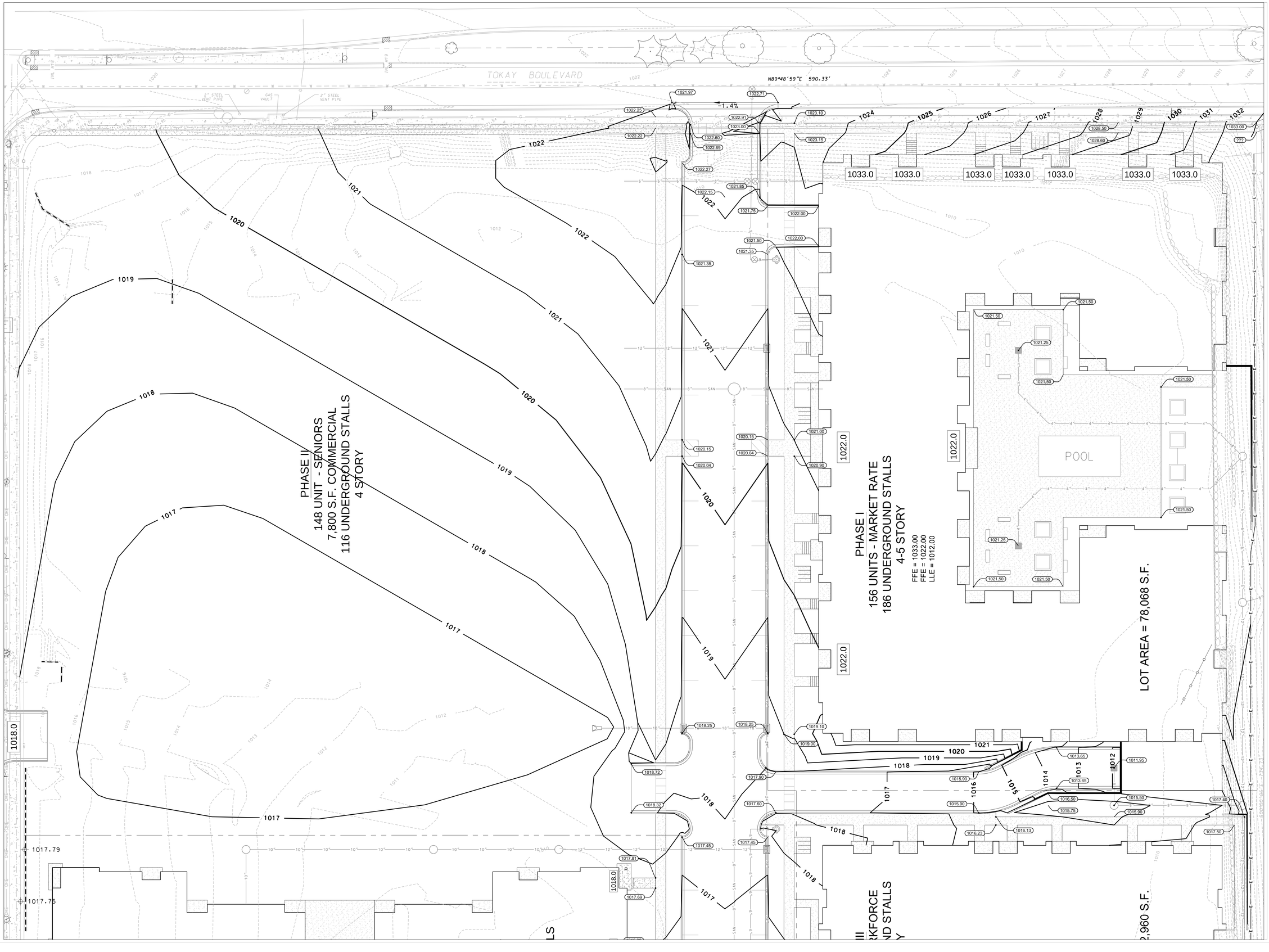

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PROJECT TITLE
WESTGATE MALL REDEVELOPMENT

SCALE: 1" = 20'
(PAGE SIZE: 24x36)
0 20
GRID NORTH
WISCONSIN COUNTY COORDINATE SYSTEM (DANE ZONE)

SHEET TITLE
GRADING PLAN NORTH

SHEET NUMBER
C-3.1

PROJECT NO. 19-05-151
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PHASE II
148 UNIT - SENIORS
7,800 S.F. COMMERCIAL
116 UNDERGROUND STALLS
4 STORY
FFE = 1018.00
LLE = 1008.00

PHASE III
71 UNITS - WORKFORC
66 UNDERGROUND STA
4 STORY
FFE = 1019.00
LLE = 1009.00

LOT AREA = 42,960 S.

PHASE II
70 UNITS - WORKFORCE
66 UNDERGROUND STALLS
4 STORY
FFE = 1016.00
LLE = 1006.00

LOT AREA = 53,946 S.F.

PRIVATE DRIVE

HYVEE

WESTGATE
BLOCK 1

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SCALE: 1" = 20'
(PAGE SIZE: 24x36)
0 20
GRID NORTH
WISCONSIN COUNTY COORDINATE SYSTEM (DANE ZONE)

SHEET TITLE
GRADING PLAN SOUTH

SHEET NUMBER
C-3.2

PROJECT NO. 19-05-151

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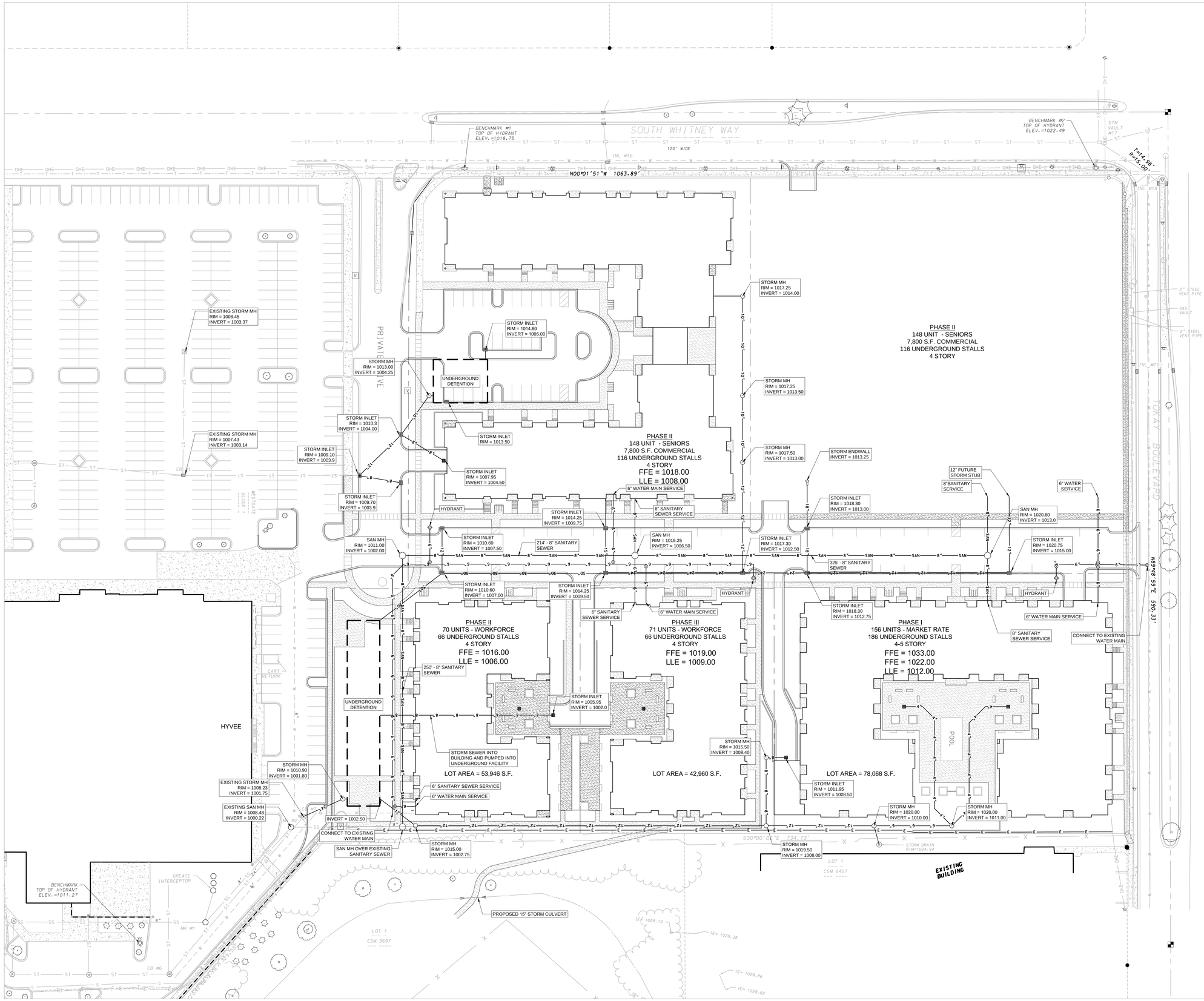

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PROJECT TITLE
WESTGATE MALL REDEVELOPMENT

SCALE: 1" = 40'
(PAGE SIZE: 24x36)
0 40
GRID NORTH
WISCONSIN COUNTY COORDINATE SYSTEM (DANE ZONE)

SHEET TITLE
OVERALL UTILITY PLAN

SHEET NUMBER
C-4.0

PROJECT NO. 19-05-151
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WHITNEY WAY

PHASE II
78 UNIT - SENIORS
4 STORY

STAIR

PRIVATE DRIVE

PHASE II
78 UNIT - SENIORS
4 STORY

PRIVATE DRIVE

PUBLIC ART

PRIVATE DRIVE

EXISTING HYVEE TREES

PUBLIC PATIO

PHASE II
70 UNIT - WORKFORCE
4 STORY

PHASE III
78 UNIT - MARKET RATE
4 STORY

PHASE I
157 UNIT - MARKET RATE
4-5 STORY

LAWN WITH BELOW GRADE STORMWATER MANAGEMENT

HYVEE

GRILLS

PRIVATE POOL

FIRE PIT

PUBLIC PATIO

BUTTERFLY GARDEN

EXISTING PARK VEGETATION

SIDEWALK CONNECTION TO ODANA SCHOOL PARK

TOKAY BLVD

SCALE: 1"=30'-0"

PLANT LIST

KEY	SCIENTIFIC NAME	COMMON NAME	QTY	SIZE	ROOT	STEM
	DECIDUOUS TREES					
AF	*Acer x freemanii 'Jeffersred'*	Autumn Blaze Maple	32	2"	B&B	
GT	*Gleditsia triacanthos 'Draves'*	Streetkeeper Honeylocust	35	2"	B&B	
QB	*Quercus bicolor*	Swamp White Oak	11	2"	B&B	
UN	*Ulmus 'New Horizon'*	New Horizon Elm	17	2"	B&B	
	ORNAMENTAL TREES					
AG	*Amelanchier x grandiflora 'Autumn Brilliance'*	Autumn Brilliance Serviceberry	17	2"	B&B	tree form
MJ	*Malus 'Jewelcole'*	Red Jewel Crabapple	31	2"	B&B	
MR	*Malus 'JFS-KW5'*	Royal Raindrops Crabapple	34	2"	B&B	
SR	*Syringa reticulata 'Ivory Silk'*	Ivory Silk Japanese Tree Lilac	9	6'	B&B	
	EVERGREEN TREES					
PG	*Picea glauca var. densata*	Black Hills Spruce	10	6'	B&B	
PS	*Pinus strobus*	White Pine	7	6'	B&B	
	EVERGREEN SHRUBS					
Bg	*Buxus x 'Green Velvet'*	Green Velvet Boxwood	26	#5	Cont.	
Js	*Juniperus sabina 'Blue Forest'*	Blue Forest Juniper	41	#5	Cont.	
Tm	*Taxus x media 'Tauntoni'*	Tauntoni Yew	45	#5	Cont.	
	DECIDUOUS SHRUBS					
Am	*Aronia melanocarpa 'Morton'*	Iroquois Beauty Chokeberry	10	#3	Cont.	
Cs	*Cornus sericea 'Isanti'*	Isanti Red Twig Dogwood	17	#5	Cont.	
Cw	*Cotinus coggygria 'NCO1'*	Winecraft Black Smokebush	12	#5	Cont.	
Dk	*Diervilla 'I22X0S411'*	Kodiak Red Bush Honeysuckle	40	#3	Cont.	
Hq	*Hydrangea paniculata 'SMHPLQF'*	Little Quick Fire Hydrangea	50	#3	Cont.	
Hl	*Hydrangea paniculata 'Jane'*	Little Lime Hydrangea	48	#3	Cont.	
Pt	*Physocarpus opulifolius 'SMPOTW'*	Tiny Wine Ninebark	51	#5	Cont.	
Rp	*Rhododendron 'PJM'*	PJM Rhododendron	16	#5	Cont.	
Rk	*Rosa 'BAlmi'*	Easy Elegance Kashmir Rose	58	#3	Cont.	
Sb	*Spiraea betulifolia 'Tor Gold'*	Glow Girl Spirea	68	#3	Cont.	
Sp	*Syringa 'SMSJBPJ'*	Dark Purple Bloomerang Lilac	13	#3	Cont.	
Vd	*Viburnum dentatum 'Christom'*	Blue Muffin Arrowwood Viburnum	8	#5	Cont.	
	ORNAMENTAL GRASSES & PERENNIALS					
ca	*Calamagrostis x acutiflora 'Karl Foerster'*	Karl Foerster Feather Reed Grass	46	#1	Cont.	
he	*Hemerocallis 'Going Bananas'*	Going Bananas Daylily	27	#1	Cont.	
hl	*Hosta 'Liberty'*	Liberty Hosta	5	#1	Cont.	
sn	*Salvia nemorosa 'Caradonna'*	Caradonna Salvia	49	#1	Cont.	
ss	*Sporobolus heterolepis*	Prairie Dropseed Grass	291	#1	Cont.	
rf	*Rudbeckia fulgida 'Leitle's Little Suzy'*	Little Suzy Black Eyed Susan	100	#1	Cont.	
bf	BUTTERFLY GARDEN PLANTS					
	Asclepias syriaca	Butterfly Weed	3	#1	Cont.	
	Achillea millefolium 'Moonshine'	Moonshine Common Yarrow	3	#1	Cont.	
	Echinacea 'Pixie Meadowbrite'	Pixie Meadowbrite Coneflower	6	#1	Cont.	
	Baptisia australis	Blue False Indigo	3	#1	Cont.	
	Liatris spicata 'Kobold'	Kobold Blazing Star	3	#1	Cont.	

SM — Capitol Washed Stone / Vinyl edge in all areas around buildings

WM — Brown Dyed Wood Mulch / Shovel cut edge

SOD — Premium Kentucky Bluegrass sod

SEED — Premium sunny seed blend with straw mat, (Class I Type B single net)

LANDSCAPE NOTES:

- Please refer to Grading & Erosion Control Plan for final contour information.
- Individual tree and shrub groupings in lawn areas to receive wood mulch rings with shovel cut edge.
- Add street trees per the direction of the City Forester.
- Vinyl edge is Dimex EdgePro polyvinyl edging or equivalent
- Parking lot islands are Capitol Washed Stone with weed fabric
- Raised Planters and Butterfly Garden to be Wood Mulch

DEVELOPED LOTS	SQUARE FEET	LANDSCAPE POINTS REQ.
Total Developed Area		
291481 (lot) - 159600 (building footprint)	131881	2198

PLANT TYPE / ELEMENT	POINT VALUE	QUANTITY	TOTAL POINTS
Overstory Deciduous	35	95	3325
Tall Evergreen Tree	35	17	595
Ornamental Tree	15	91	1365
Upright Evergreen Shrub (i.e. arborvitae)	10		0
Shrub, deciduous	3	416	1248
Shrub, evergreen	4	112	448
Ornamental Grasses/Perennials	2	536	1072
Ornamental/Decorative Fencing or Wall (4pts / 10LF)	4		0
Existing Significant Specimen Tree	14		0
Landscape Furniture for public seating and/or transit connections	5		0
		POINTS PROVIDED	8053

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WESTGATE REDEVELOPMENT

Whitney Way and Tokay Boulevard
Madison, Wisconsin

WISCONSIN
MICHAEL MAKRIS
LA-747
MADISON WI
LANDSCAPE ARCHITECT

Date: 2020.05.28
Scale: 1"=30'-0"
Designer: BNF KMS
Job #

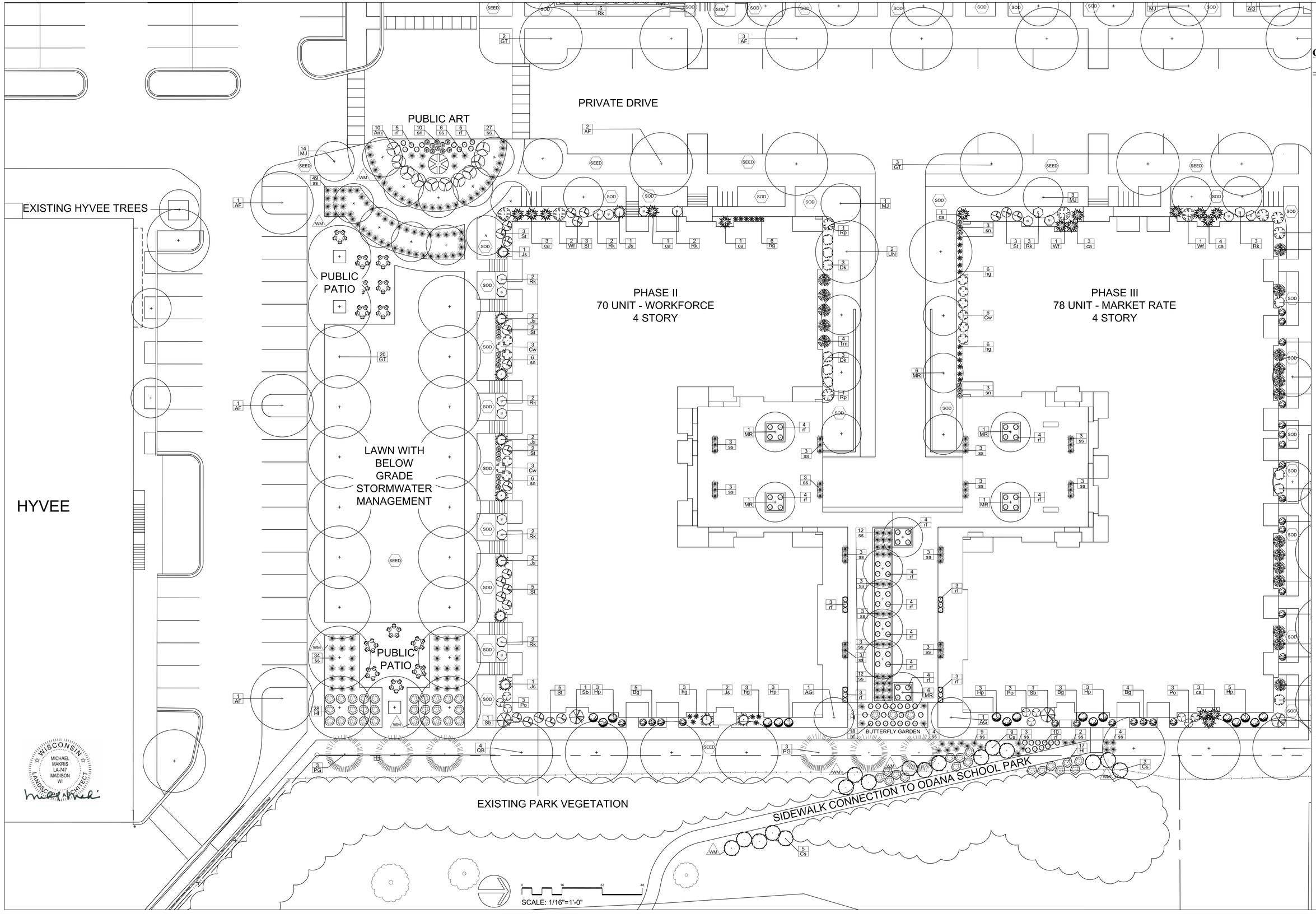
Seal:
To protect against legal liability, the plans presented herein are "schematic," and should not be outsourced as "biddable" or "construction documents" unless approved by the Landscape Designer. This is not an original document unless stamped in red, as ORIGINAL.

Revisions:

L 1.0

LANDSCAPE MASTER PLAN

Reference Name:
JT Klein



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WESTGATE REDEVELOPMENT

Whitney Way and Tokay Boulevard
Madison, Wisconsin

WISCONSIN
MICHAEL MAKRIS
LA-747
MADISON
WI
LANDSCAPE ARCHITECT

Date: 2020.05.28
Scale: 1/16"=1'-0"
Designer: BNF KMS
Job #

Seal:
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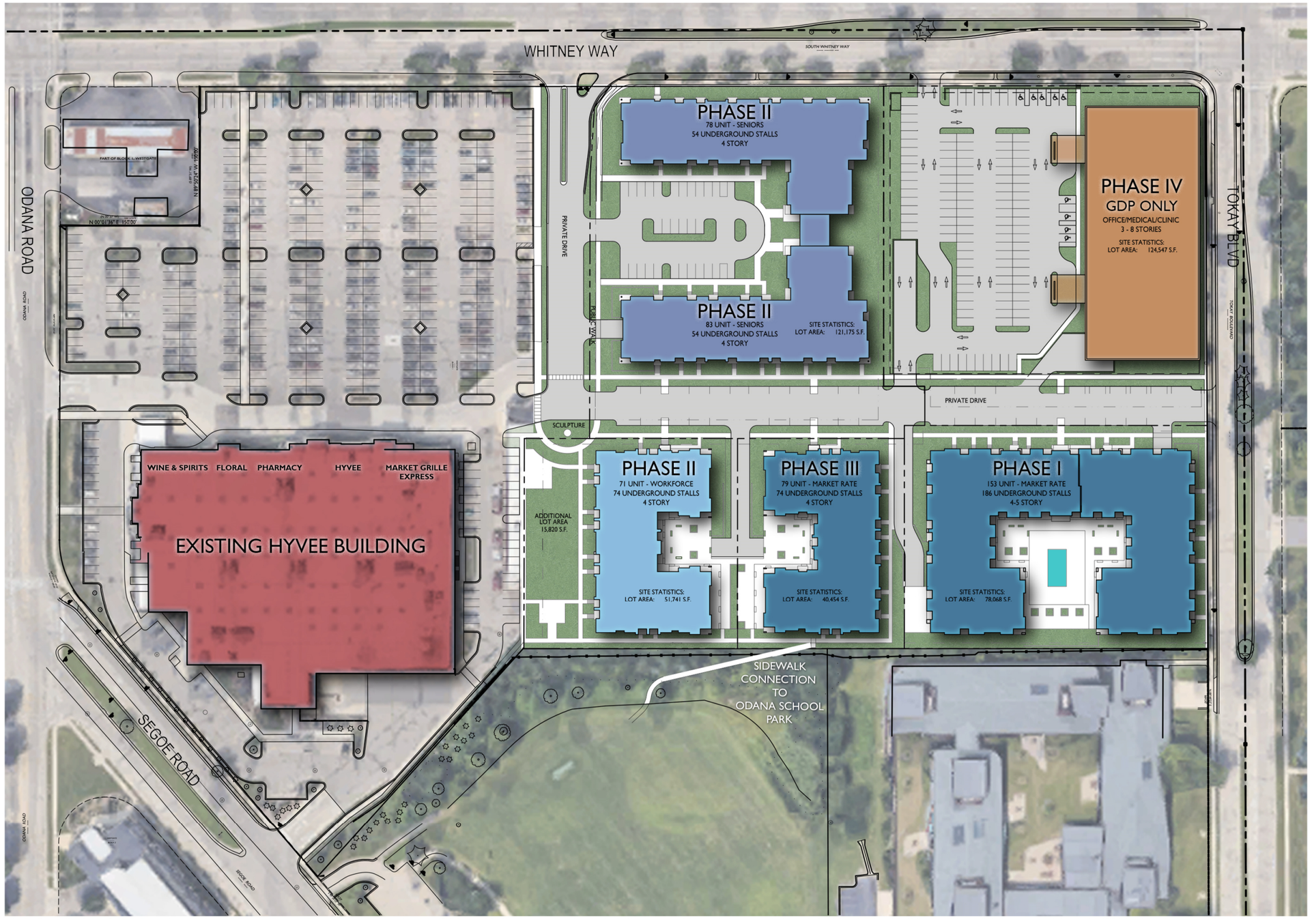
Revisions:

L 1.1

GREEN SPACE LANDSCAPE PLAN

Reference Name:
JT Klein



Site Plan
Westgate
Whitney Way
June 10, 2020

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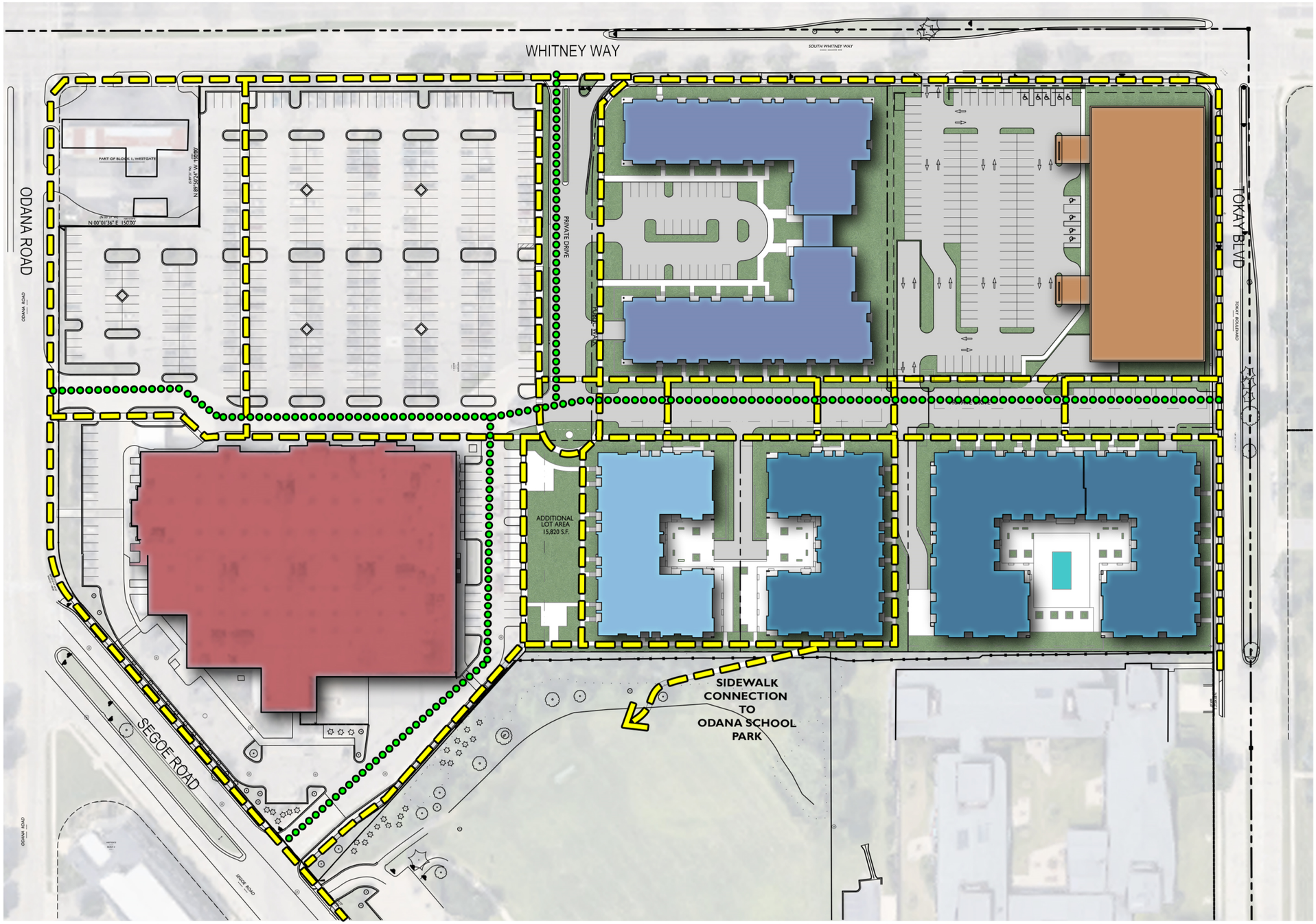

Pedestrian & Bike Routes
Westgate
Whitney Way
June 10, 2020

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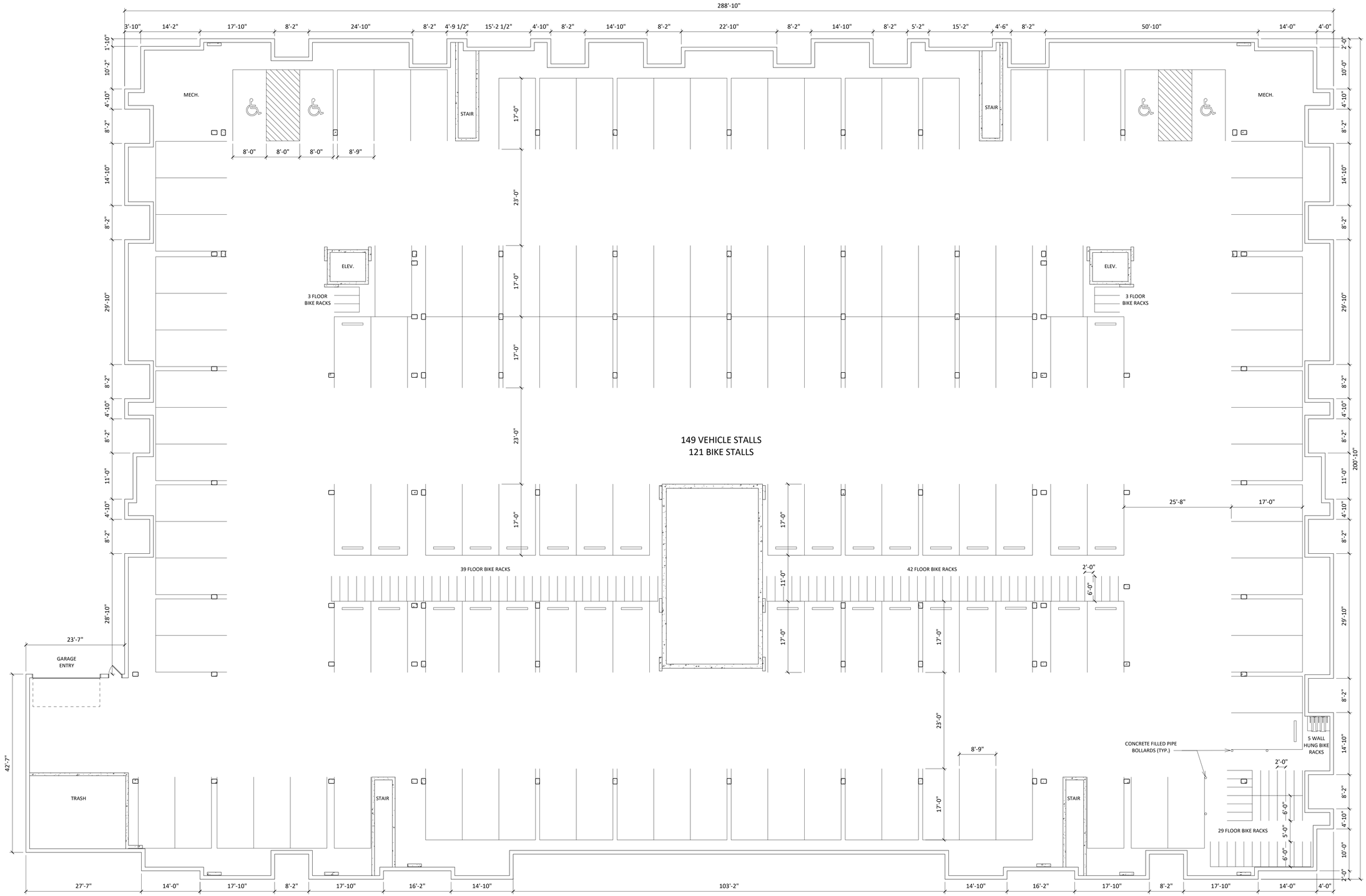

1 A-1.0 00 - BASEMENT
3/32" = 1'-0"

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KEY PLAN

ISSUED
May 20, 2020

PROJECT TITLE
WESTGATE REDEVELOPMENT BUILDING #1

Whitney Way & Tokay Blvd.
Madison, Wisconsin

SHEET TITLE
BASEMENT FLOOR PLAN

SHEET NUMBER
A-1.0

PROJECT NUMBER 1925

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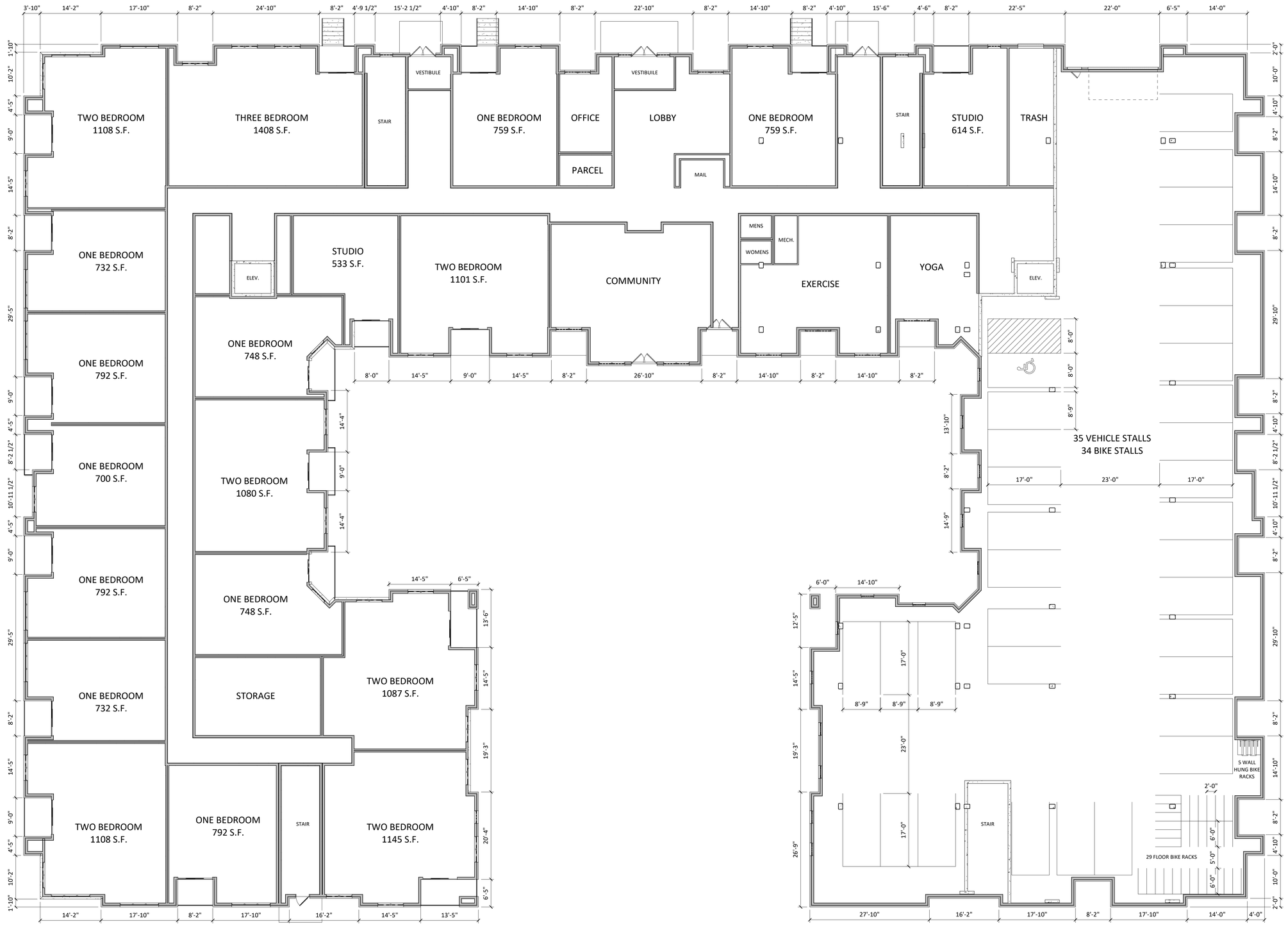

1 A-1.1 01 - FIRST FLOOR
3/32" = 1'-0"

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PROJECT TITLE
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Whitney Way & Tokay Blvd. Madison, Wisconsin

SHEET TITLE
FIRST FLOOR PLAN

SHEET NUMBER
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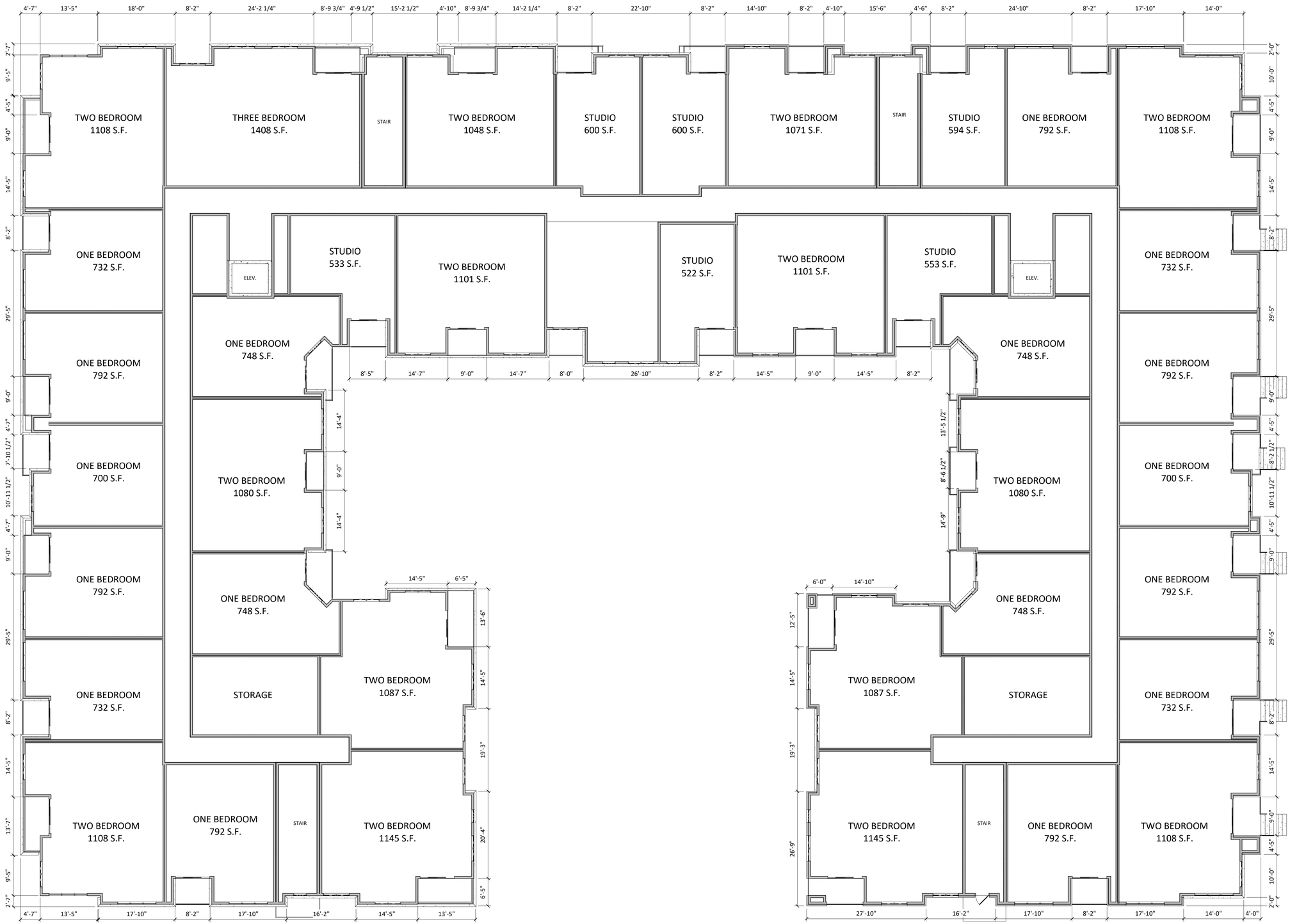

1 A-1.2 02 - SECOND FLOOR
3/32" = 1'-0"

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SECOND FLOOR PLAN

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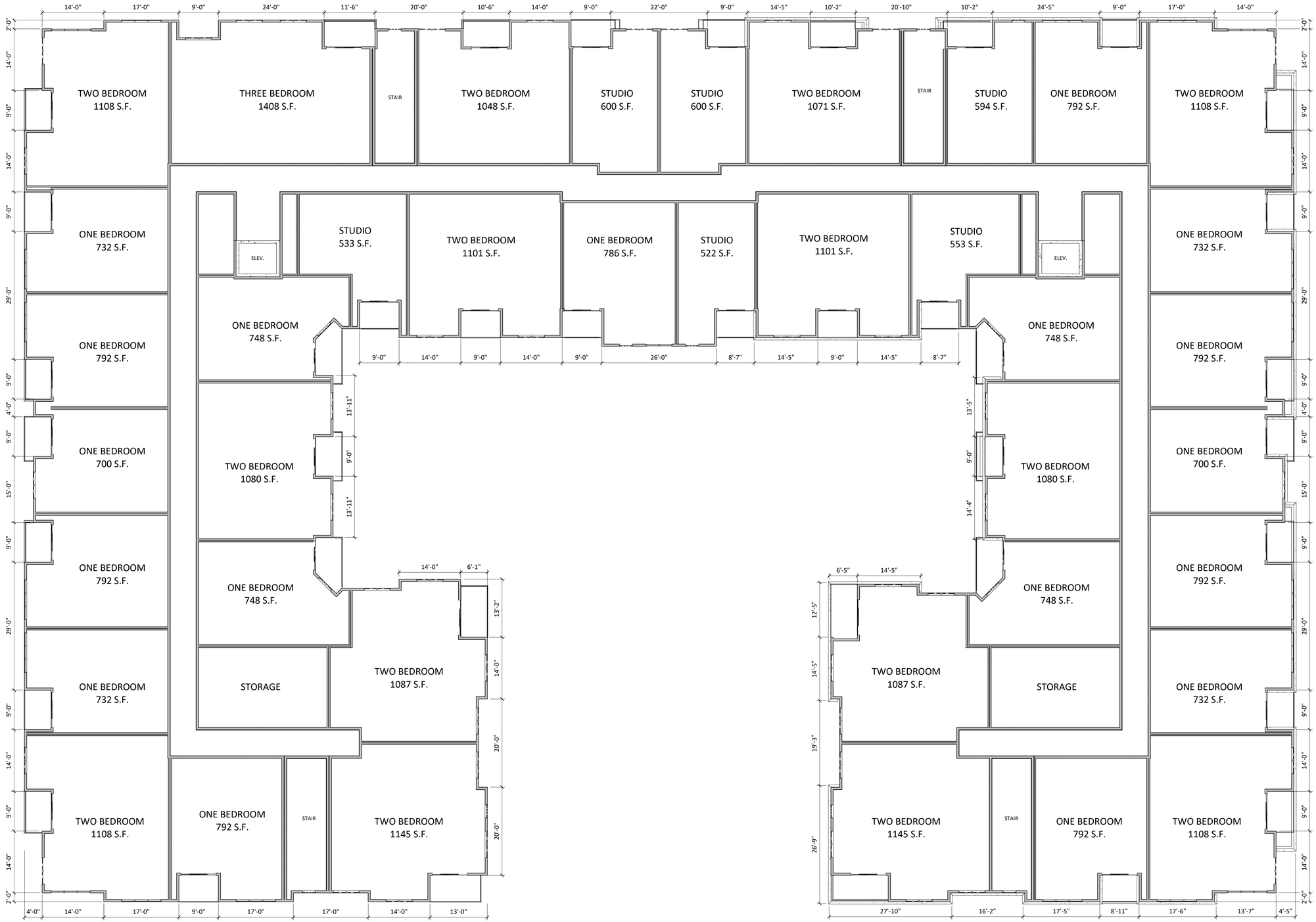

1 A-1.3 03 - THIRD FLOOR
3/32" = 1'-0"

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THIRD FLOOR PLAN

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A-1.3

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1 A-1.4 04 - FOURTH FLOOR
3/32" = 1'-0"

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SHEET TITLE
FOURTH FLOOR
PLAN

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1 / A-1.5 05 - FIFTH FLOOR
3/32" = 1'-0"

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SHEET TITLE
FIFTH FLOOR PLAN

SHEET NUMBER
A-1.5

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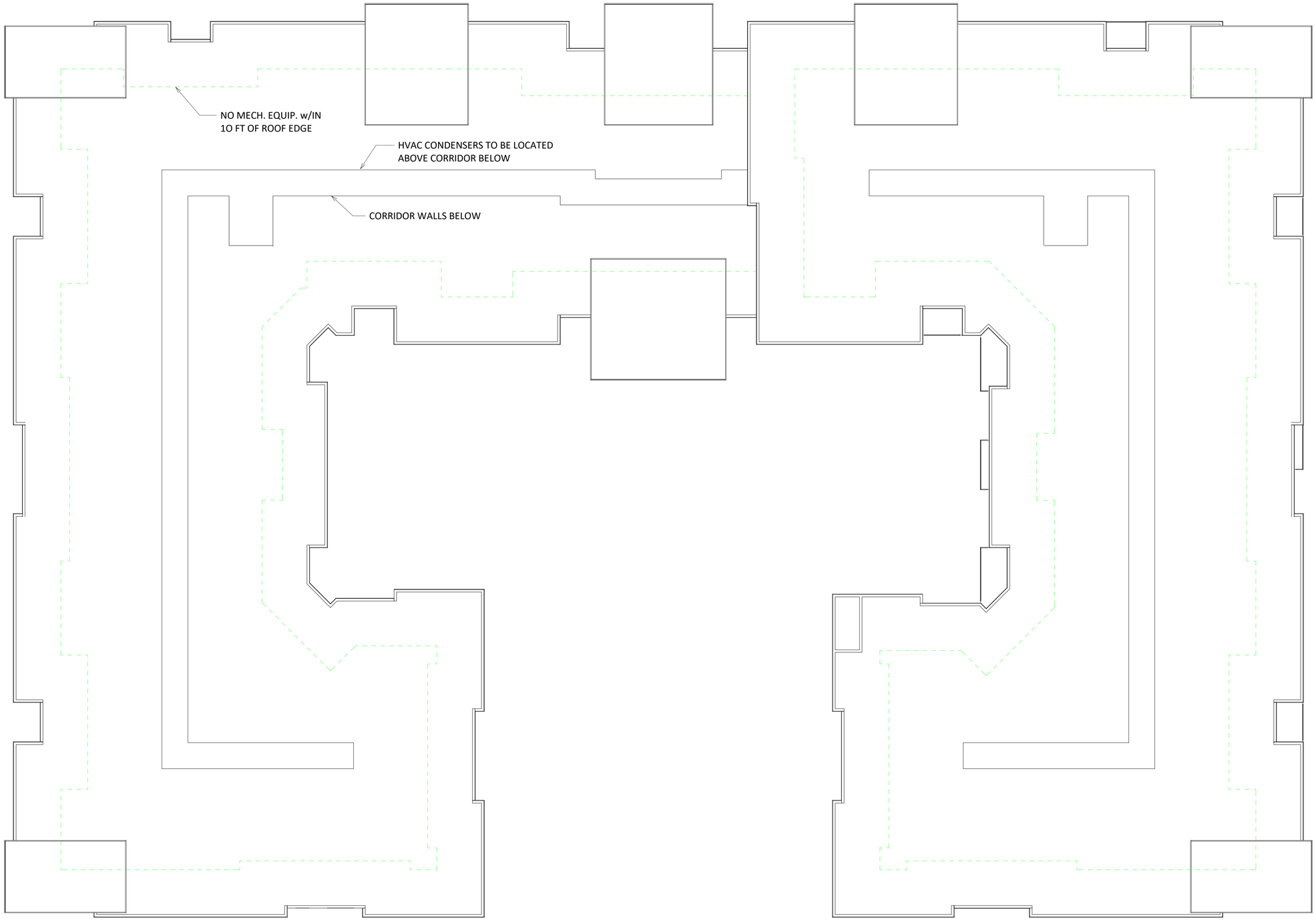

1 A-1.6 TOP OF ROOF
3/32" = 1'-0"

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PROJECT TITLE
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REDEVELOPMENT
BUILDING #1

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SHEET TITLE
ROOF PLAN

SHEET NUMBER
A-1.6

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1 A-2.1 North
1/8" = 1'-0"



2 A-2.1 South
1/8" = 1'-0"

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SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NUMBER
A-2.1

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1 A-2.2 West 2
1/8" = 1'-0"



2 A-2.2 West 1
1/8" = 1'-0"

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EXTERIOR ELEVATIONS

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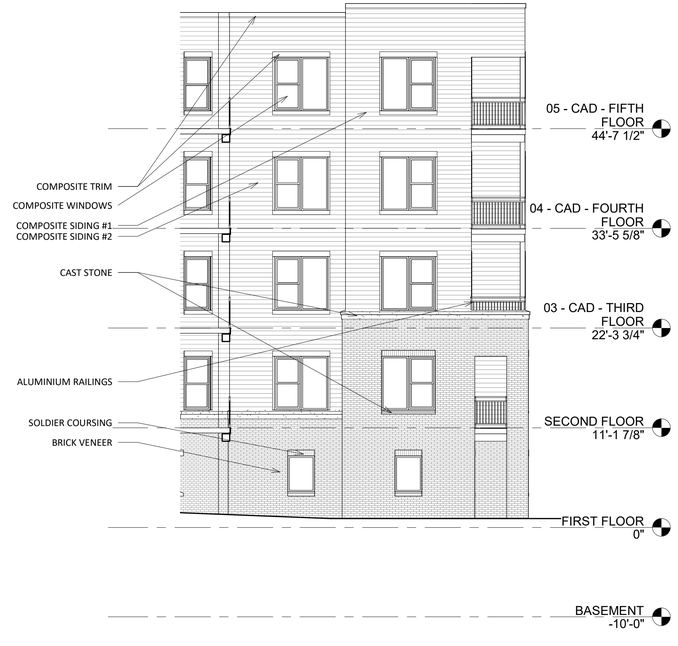
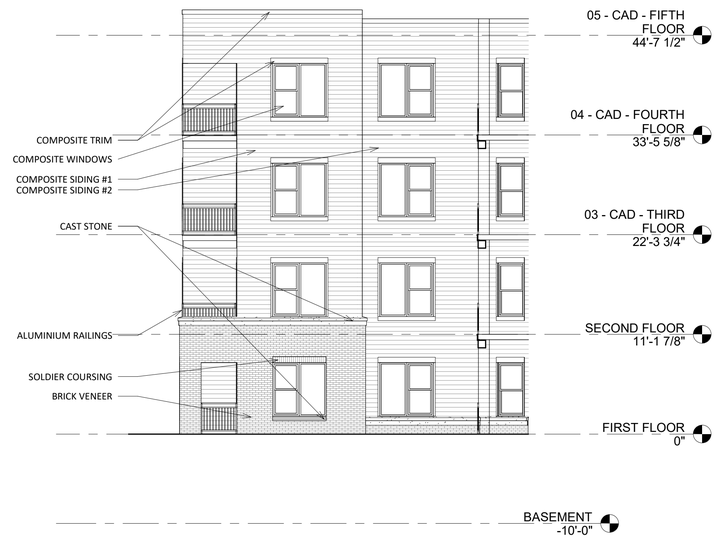
1 A-2.3 **East 1**
1/8" = 1'-0"



2 A-2.3 **East 2**
1/8" = 1'-0"



3 A-2.3 **West Interior 1**
1/8" = 1'-0"



4 A-2.3 **West Interior 2**
1/8" = 1'-0"

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EXTERIOR ELEVATIONS

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1 / A-2.4 North Interior
1/8" = 1'-0"



2 / A-2.4 South Interior
1/8" = 1'-0"

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Wisconsin

SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NUMBER
A-2.4

PROJECT NUMBER 1925

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1 A-2.5 East Interior
1/8" = 1'-0"

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May 20, 2020

PROJECT TITLE
WESTGATE REDEVELOPMENT BUILDING #1

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EXTERIOR ELEVATIONS

SHEET NUMBER
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1 A-2.6 COLORED - North
1/8" = 1'-0"



2 A-2.6 COLORED - South
1/8" = 1'-0"

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ARCHITECTS
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1 A-2.7 COLORED - West 2
1/8" = 1'-0"



2 A-2.7 COLORED - West 1
1/8" = 1'-0"

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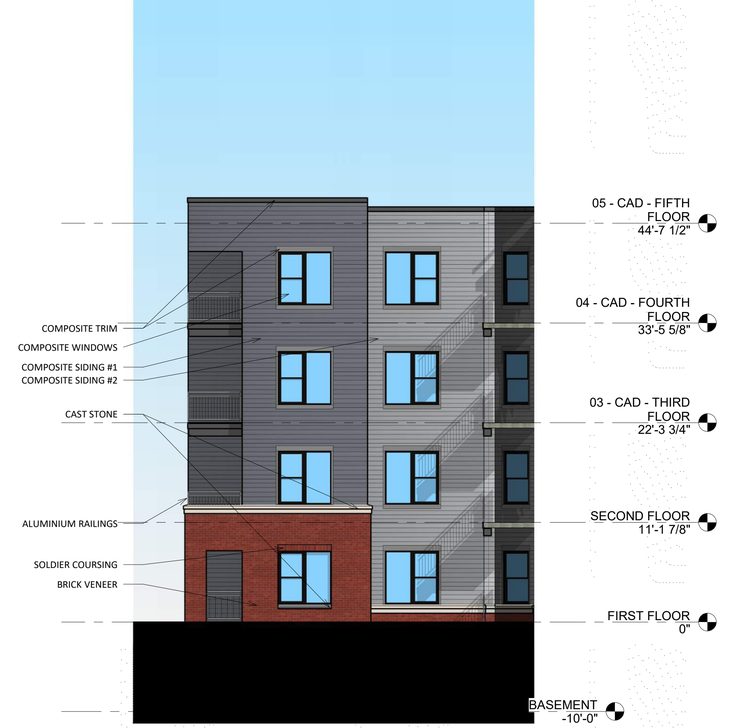
1 A-2.8 COLORED - East 1
1/8" = 1'-0"



3 A-2.8 COLORED - West Interior 1
1/8" = 1'-0"



2 A-2.8 COLORED - East 2
1/8" = 1'-0"



4 A-2.8 COLORED - West Interior 2
1/8" = 1'-0"

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A-2.8

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1 A-2.9 COLORED - North Interior

1/8" = 1'-0"



2 A-2.9 COLORED - South Interior

1/8" = 1'-0"

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1 A-2.10 COLORED - East Interior
1/8" = 1'-0"

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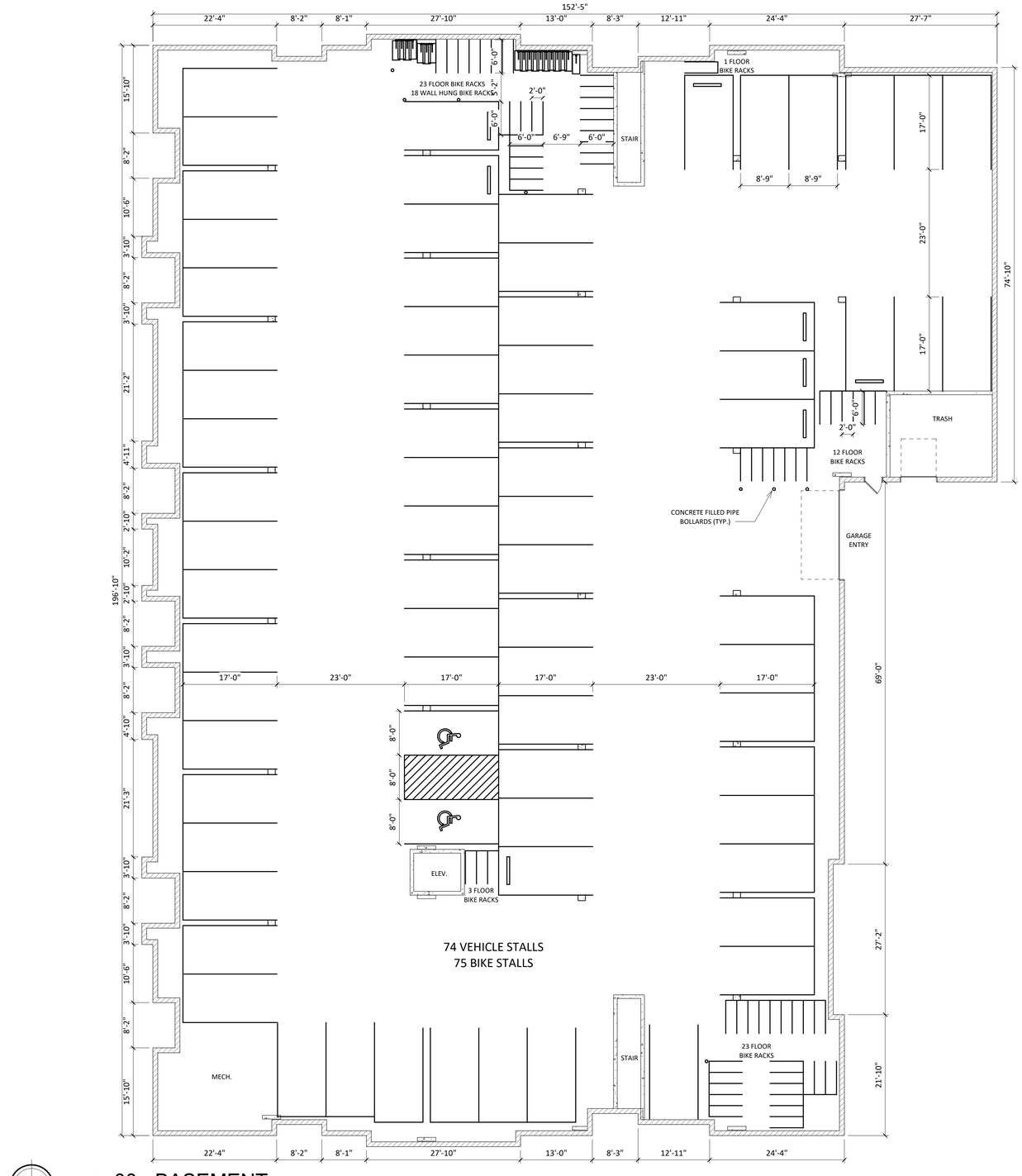

1 / A-1.0 00 - BASEMENT

3/32" = 1'-0"

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PROJECT TITLE
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SHEET TITLE
BASEMENT
FLOOR PLAN

SHEET NUMBER
A-1.0

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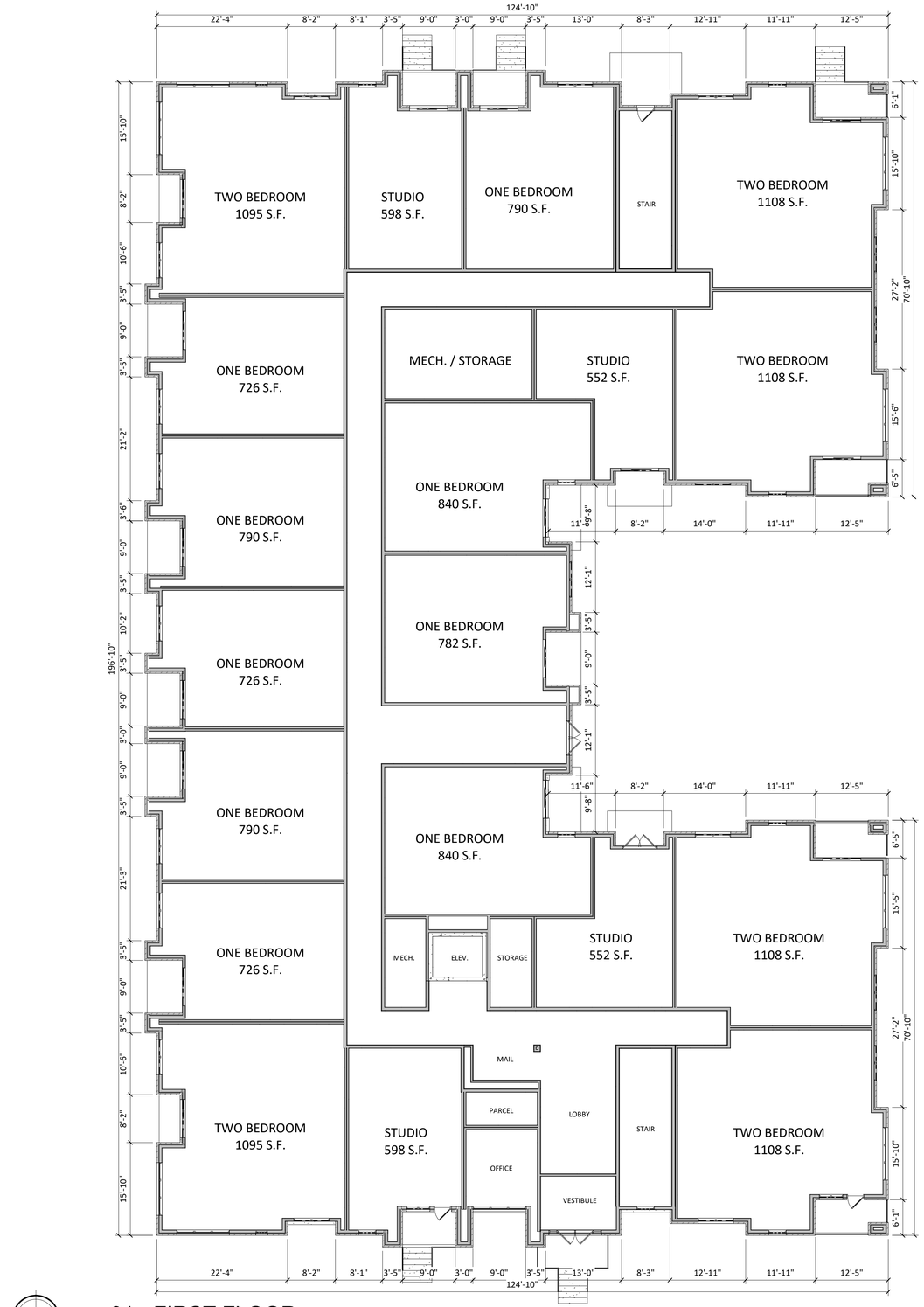

1 A-1.1 01 - FIRST FLOOR

3/32" = 1'-0"

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FIRST FLOOR PLAN

SHEET NUMBER
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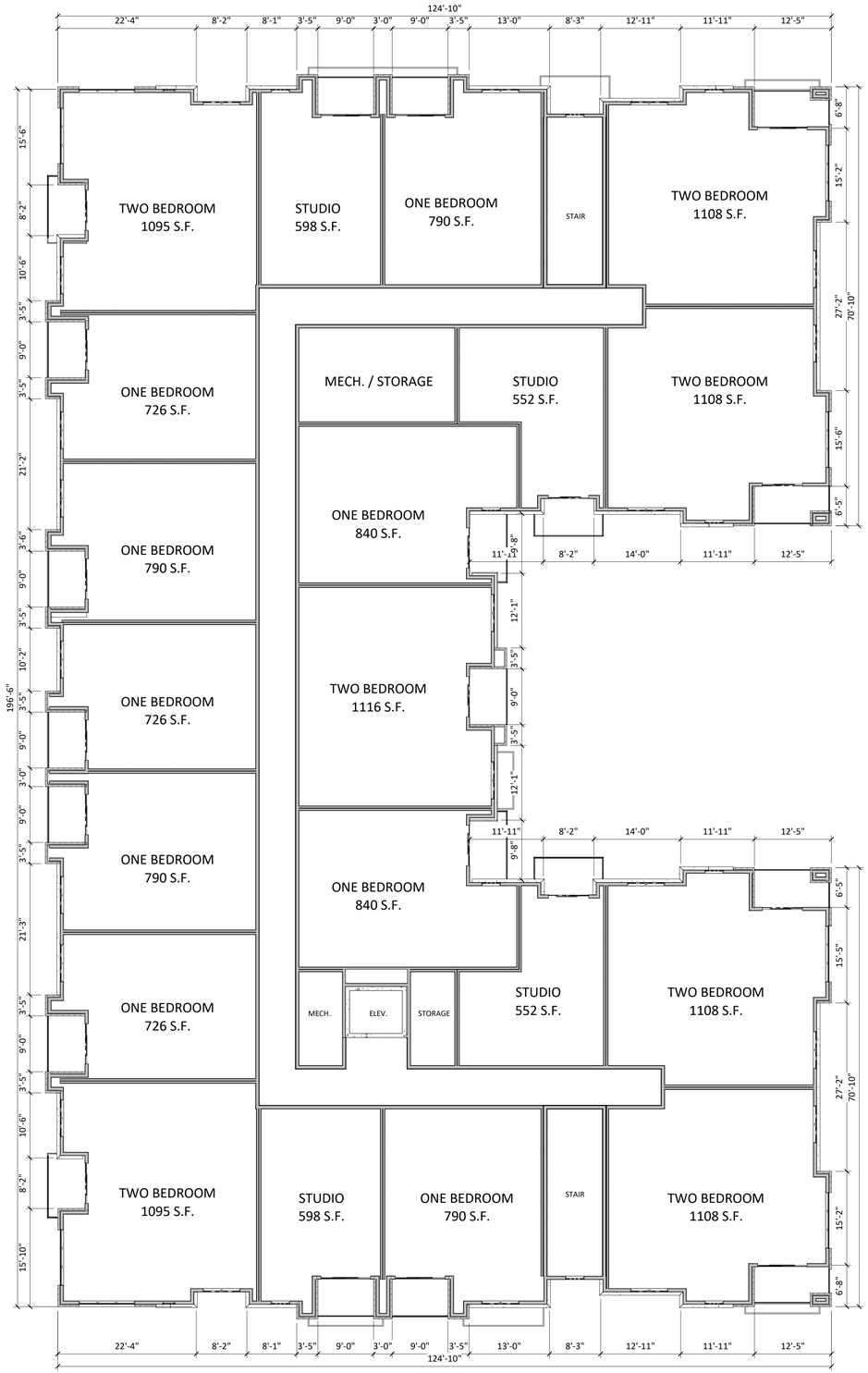

1 A-1.2 02 - SECOND FLOOR
3/32" = 1'-0"

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SHEET TITLE
SECOND FLOOR PLAN

SHEET NUMBER
A-1.2

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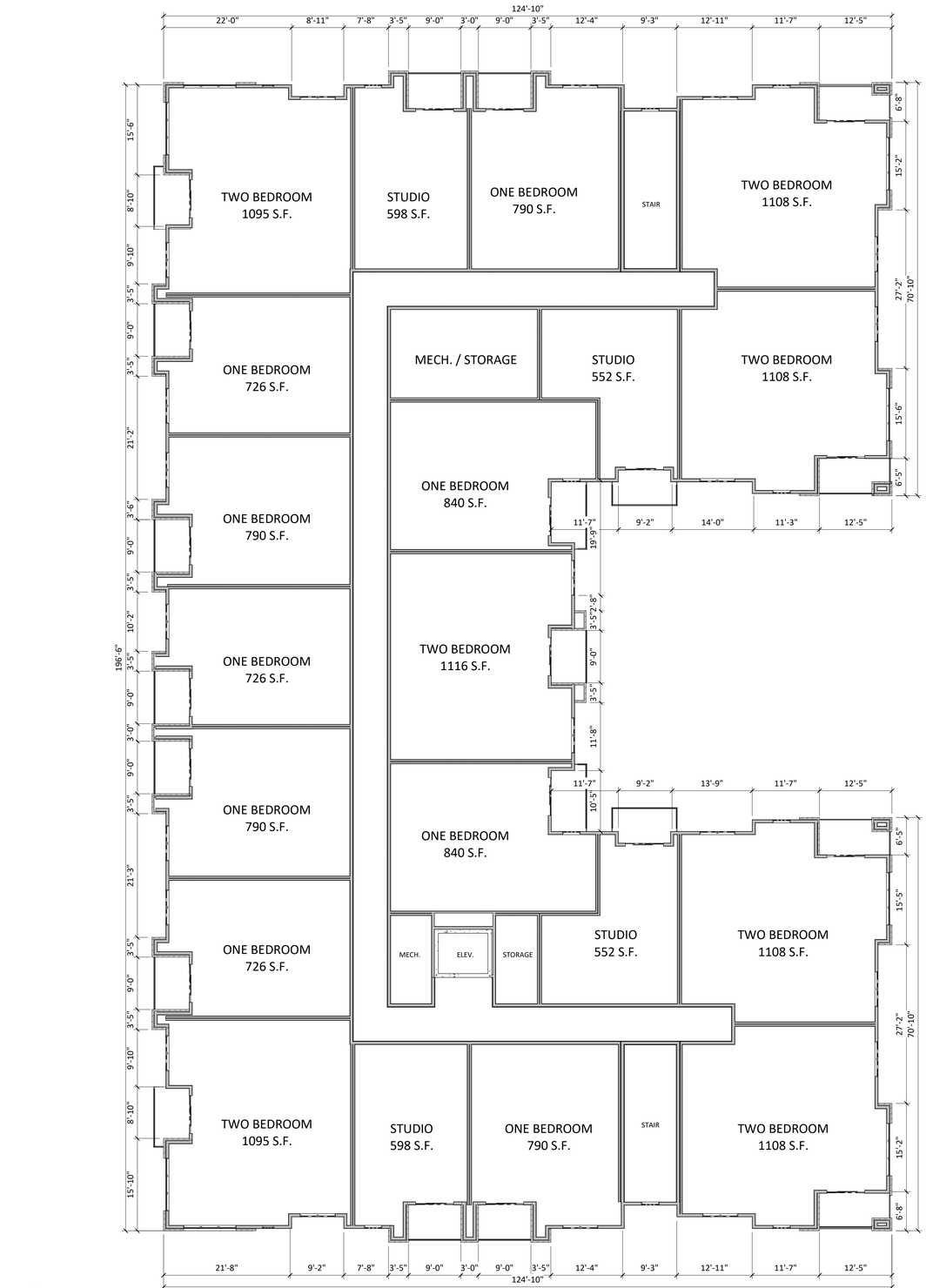

1 A-1.3 03 - THIRD FLOOR
3/32" = 1'-0"

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THIRD FLOOR PLAN

SHEET NUMBER
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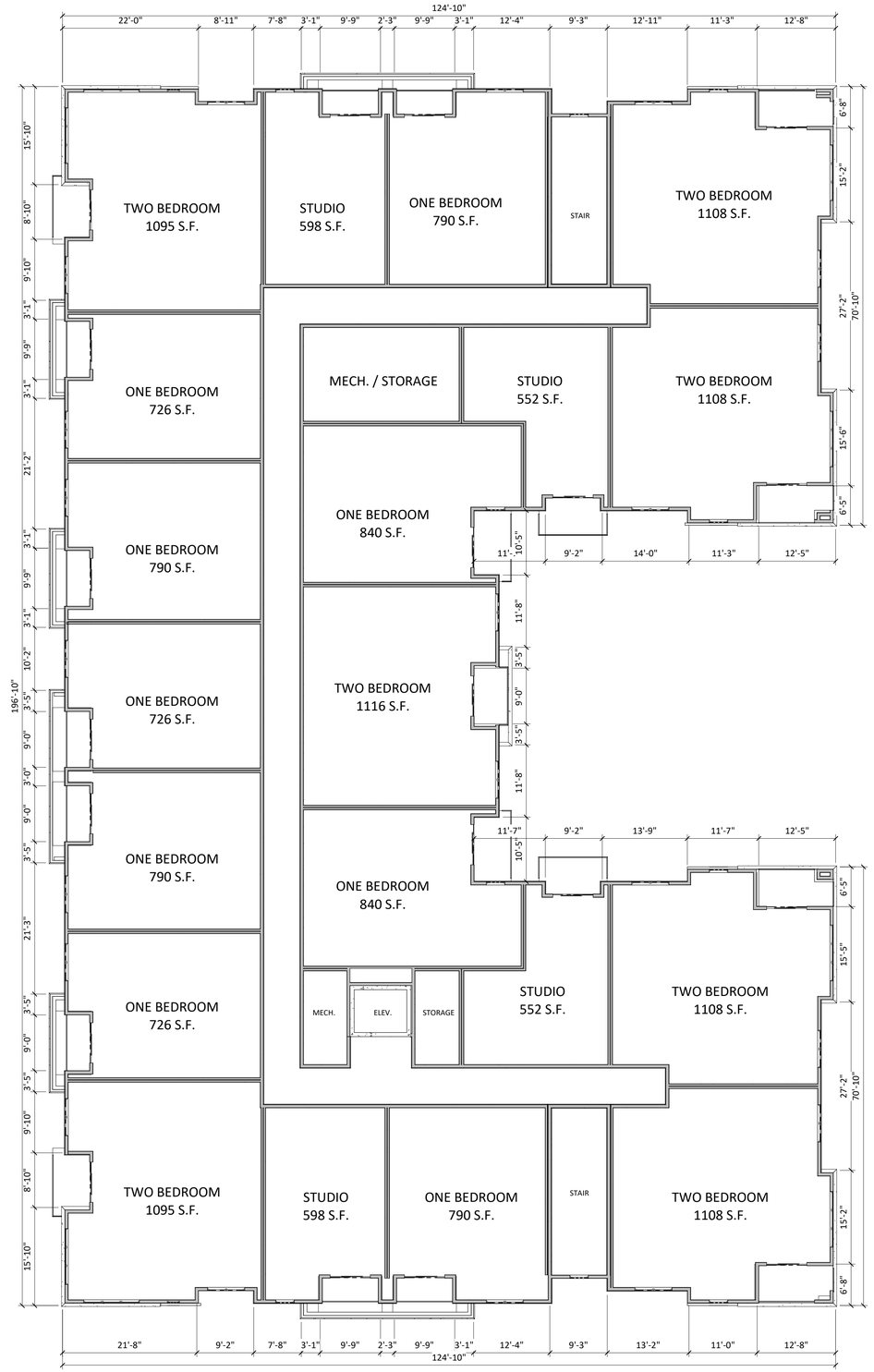

1 A-1.4 04 - FOURTH FLOOR

3/32" = 1'-0"

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FOURTH FLOOR PLAN

SHEET NUMBER
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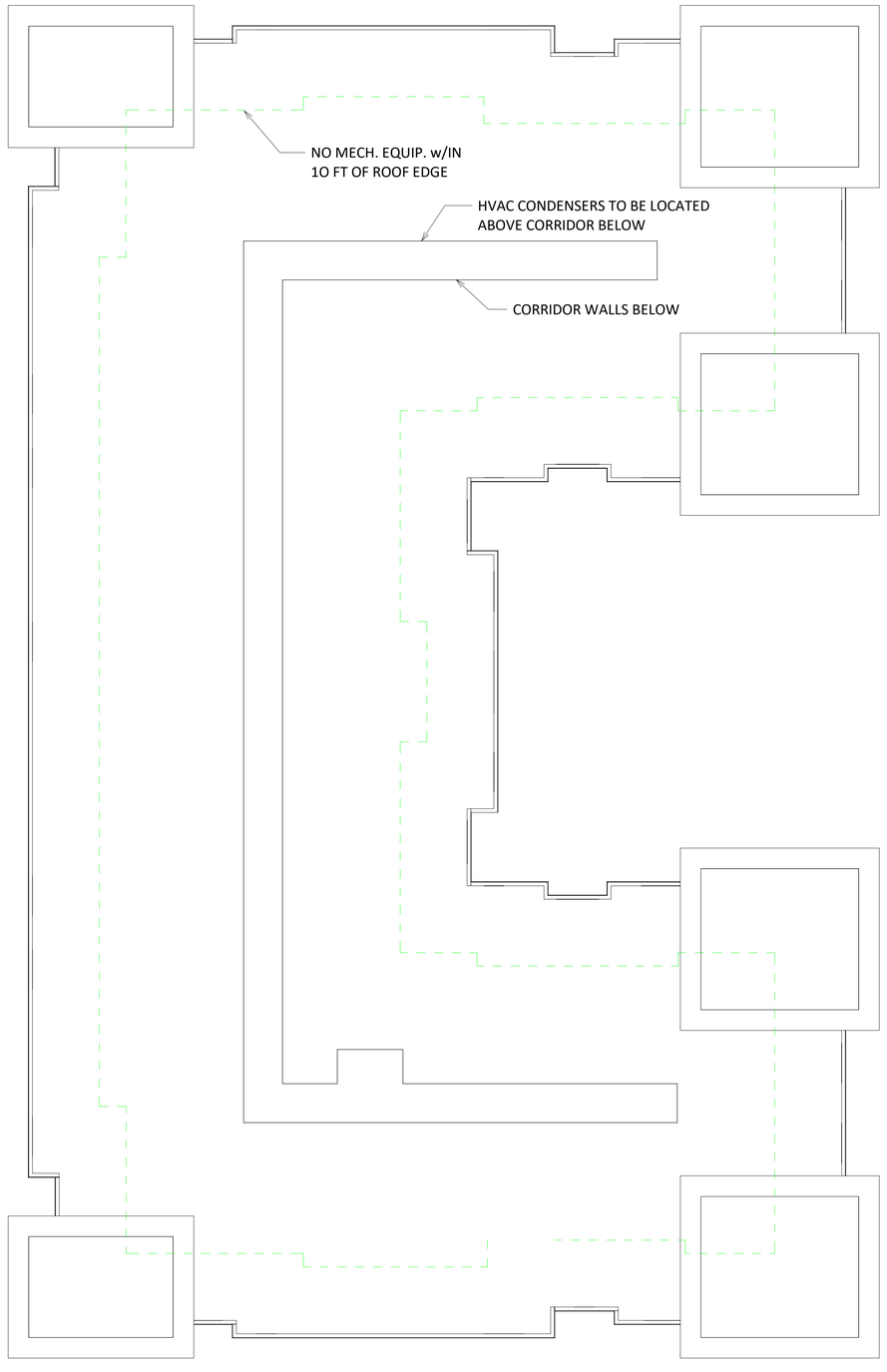

1 A-1.5 TOP OF ROOF
3/32" = 1'-0"

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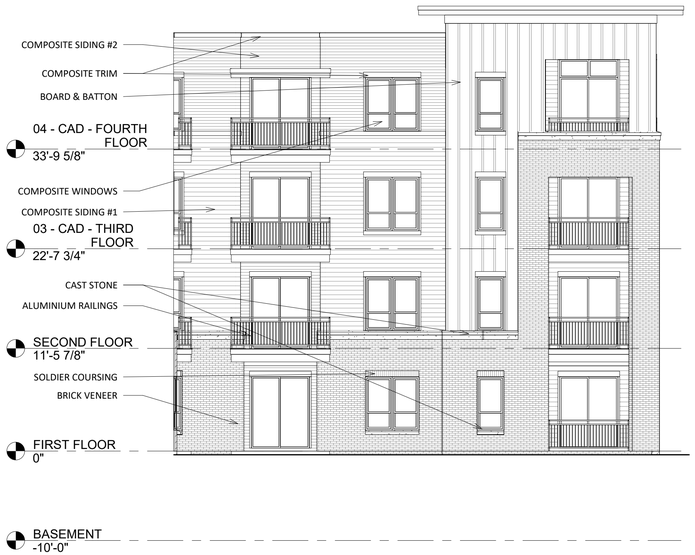
1 A-2.1 **East**
1/8" = 1'-0"

3 A-2.1 **Interior East**
1/8" = 1'-0"



2 A-2.1 **West**
1/8" = 1'-0"



4 A-2.1 **Interior West**
1/8" = 1'-0"

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1 A-2.2 North
1/8" = 1'-0"



2 A-2.2 South
1/8" = 1'-0"

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1 A-2.3 COLORED - East
1/8" = 1'-0"

3 A-2.3 COLORED - Interior East
1/8" = 1'-0"



2 A-2.3 COLORED - West
1/8" = 1'-0"



4 A-2.3 COLORED - Interior West
1/8" = 1'-0"

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1 A-2.4 COLORED - North
1/8" = 1'-0"



2 A-2.4 COLORED - South
1/8" = 1'-0"

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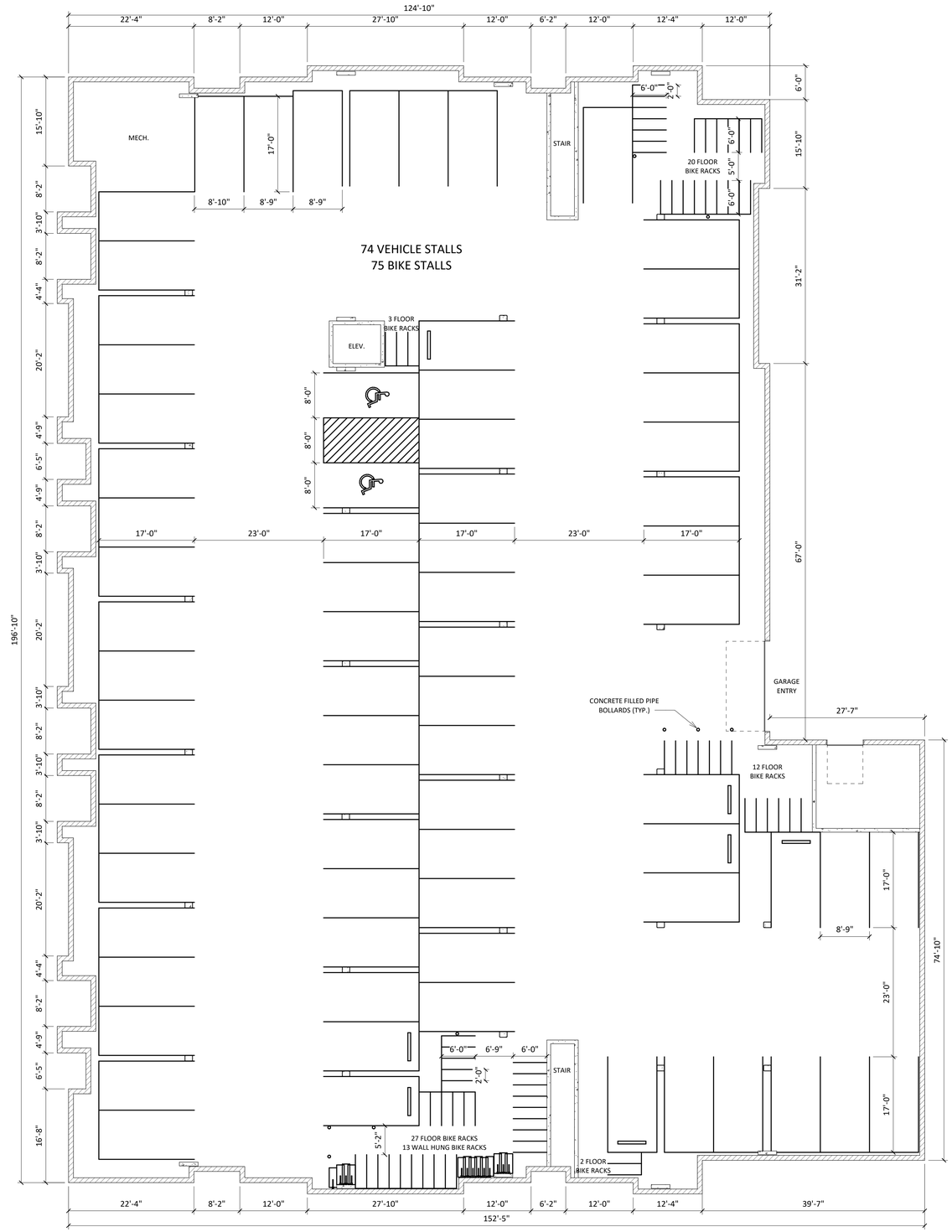

1 / A-1.0 00 - BASEMENT
3/32" = 1'-0"

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BASEMENT FLOOR PLAN

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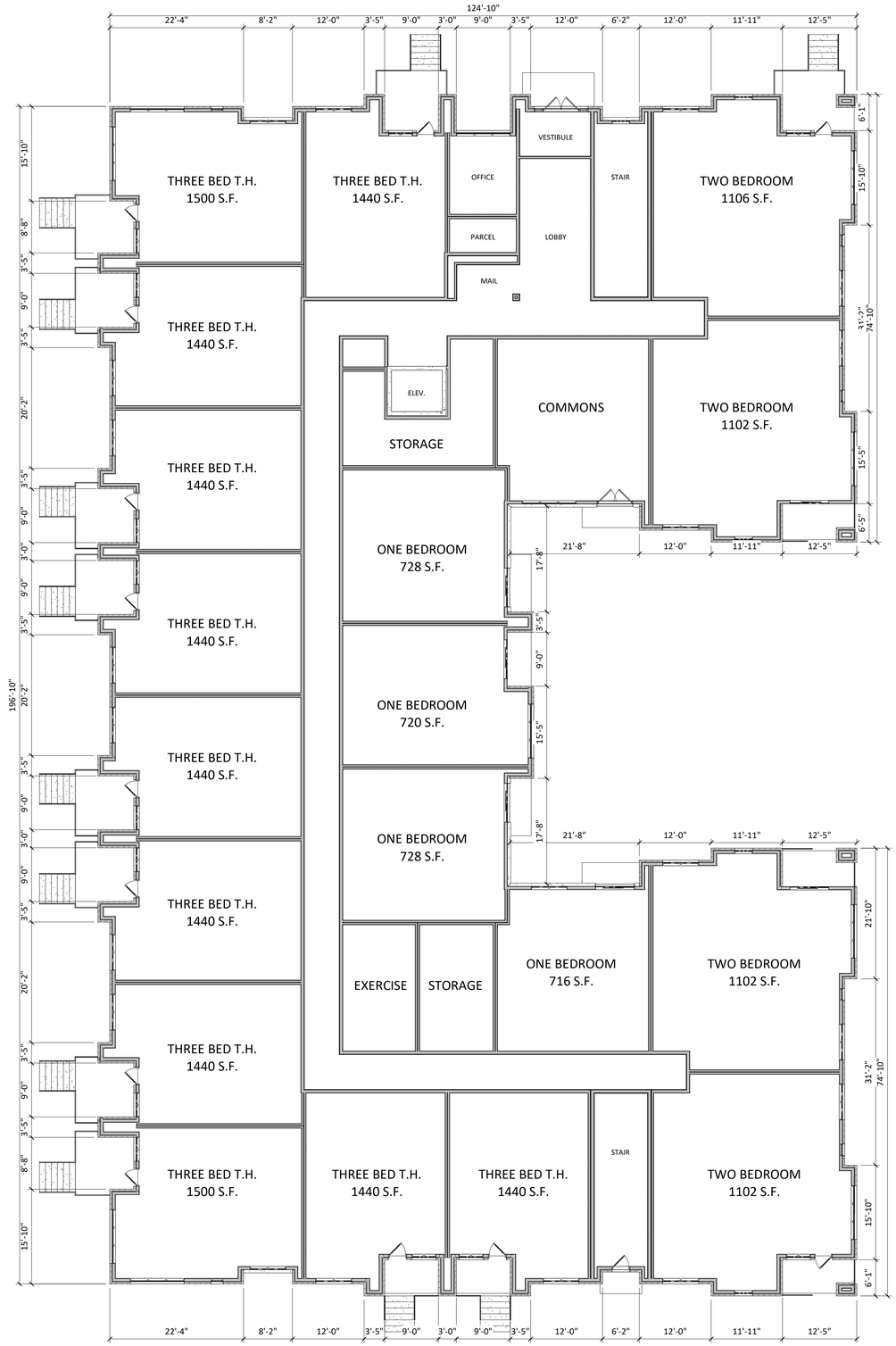

1 / A-1.1 01 - FIRST FLOOR

3/32" = 1'-0"

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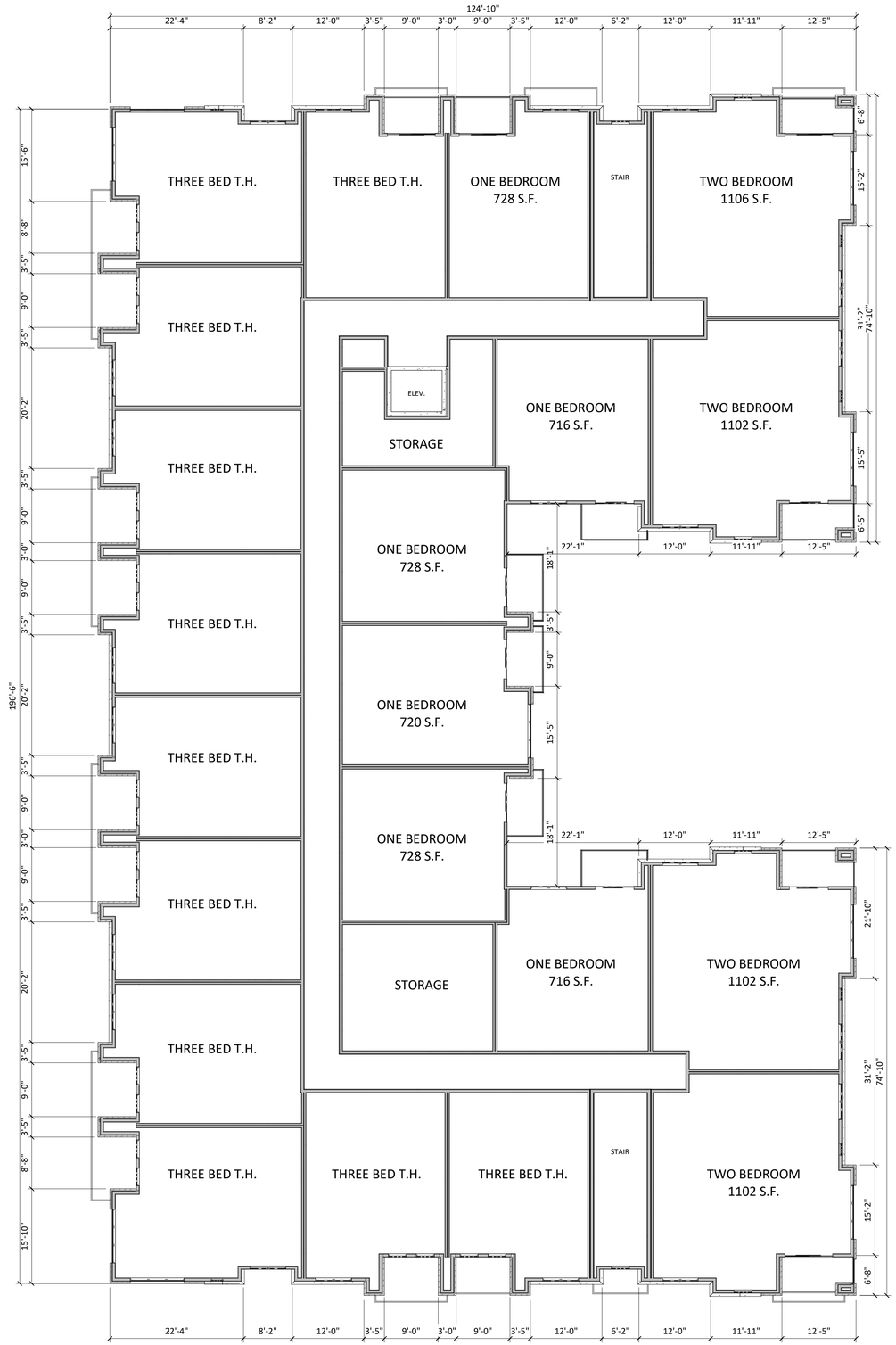

1 A-1.2 02 - SECOND FLOOR
3/32" = 1'-0"

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SECOND FLOOR PLAN

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1 A-1.3 03 - THIRD FLOOR

3/32" = 1'-0"

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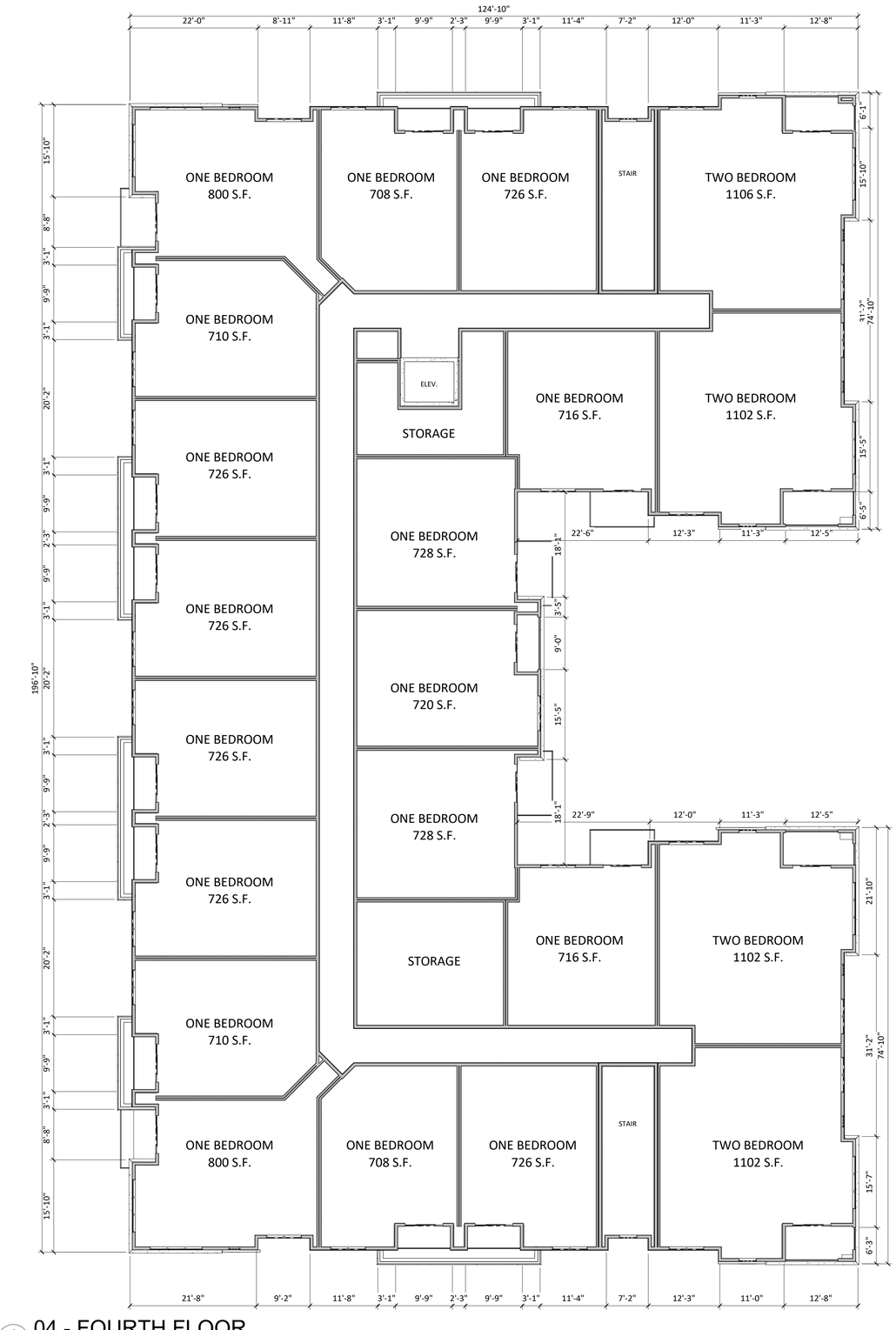

1 / A-1.4 04 - FOURTH FLOOR

3/32" = 1'-0"

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FOURTH FLOOR PLAN

SHEET NUMBER
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1 / A-1.5 TOP OF ROOF
3/32" = 1'-0"

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ROOF PLAN

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1 A-2.1 West
1/8" = 1'-0"



4 A-2.1 Interior West
1/8" = 1'-0"



2 A-2.1 East
1/8" = 1'-0"



3 A-2.1 Interior East
1/8" = 1'-0"

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SHEET NUMBER
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1 A-2.2 **South**
1/8" = 1'-0"



2 A-2.2 **North**
1/8" = 1'-0"

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1 A-2.3 COLORED - West
1/8" = 1'-0"



4 A-2.3 COLORED - Interior West
1/8" = 1'-0"



2 A-2.3 COLORED - East
1/8" = 1'-0"



3 A-2.3 COLORED - Interior East
1/8" = 1'-0"

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A-2.3

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1 A-2.4 COLORED - South
1/8" = 1'-0"



2 A-2.4 COLORED - North
1/8" = 1'-0"

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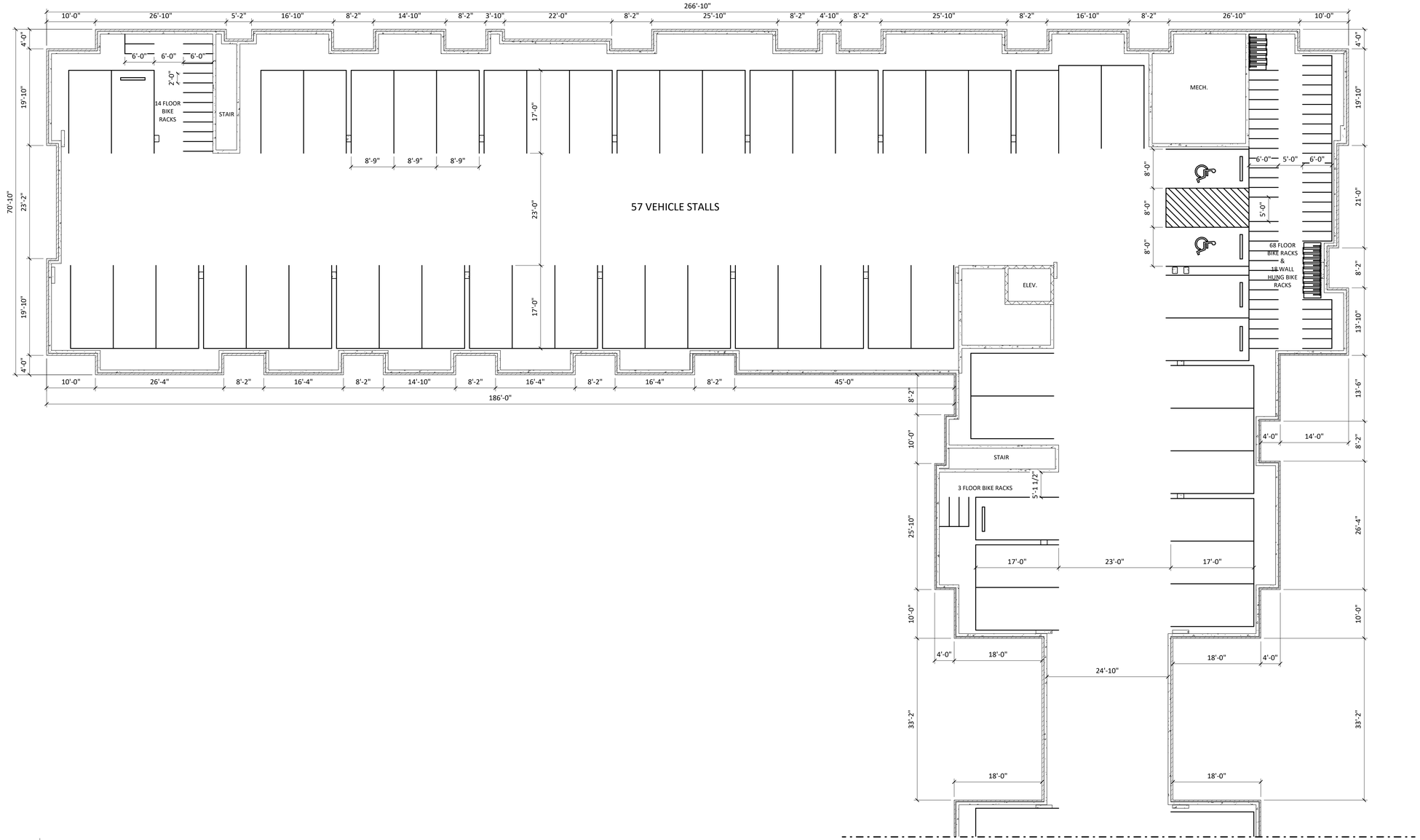

1 A-1.0 00 - BASEMENT BUILDING #5

3/32" = 1'-0"

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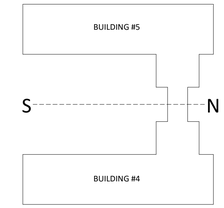
KEY PLAN



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PROJECT TITLE
WESTGATE REDEVELOPMENT SENIORS

Whitney Way &
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SHEET TITLE
BASEMENT FLOOR PLAN

SHEET NUMBER
A-1.0

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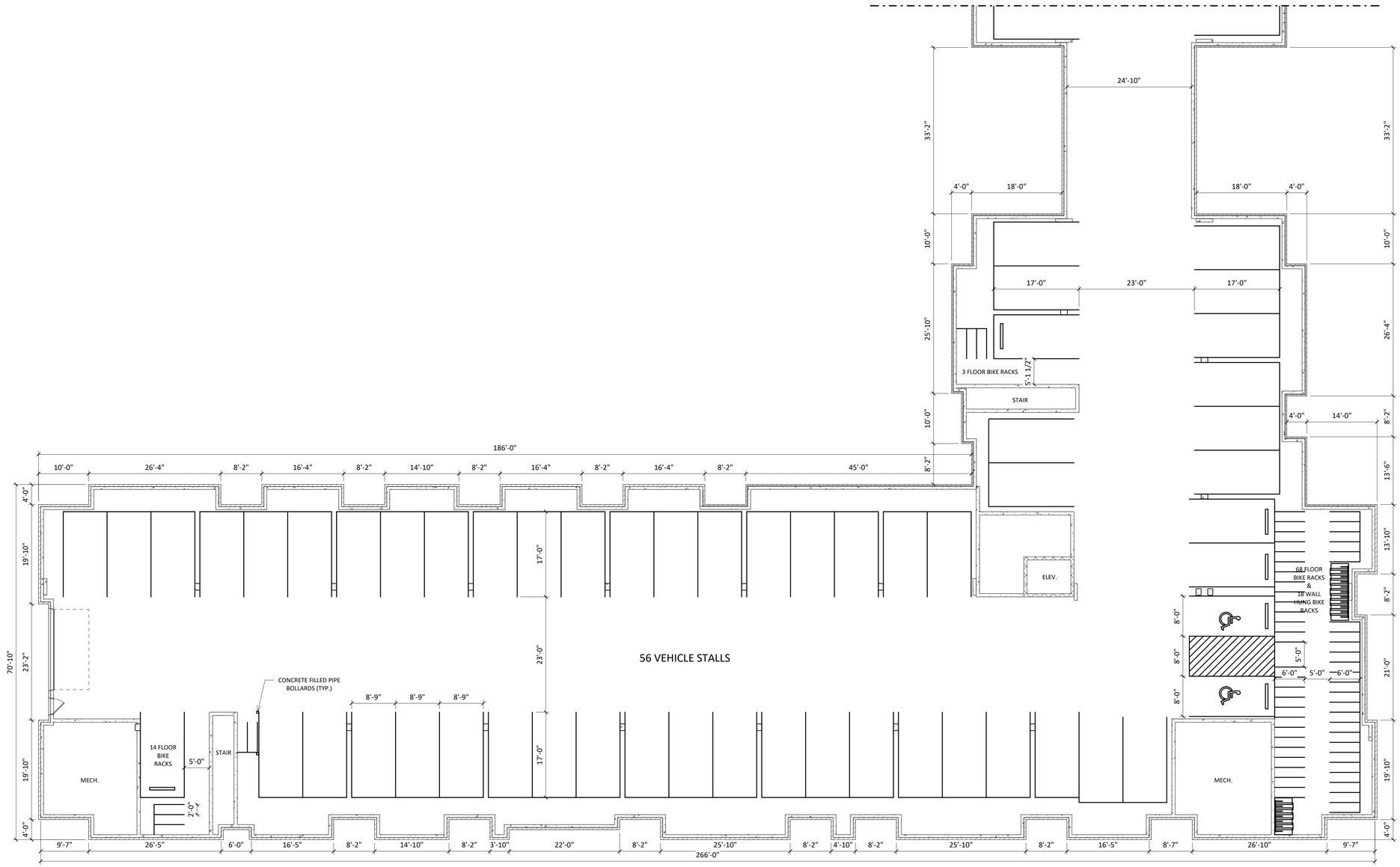

1 A-1.1 00 - BASEMENT BUILDING #4

3/32" = 1'-0"

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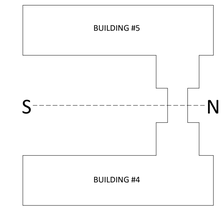

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PROJECT TITLE
WESTGATE REDEVELOPMENT SENIORS

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SHEET TITLE
BASEMENT FLOOR PLAN

SHEET NUMBER
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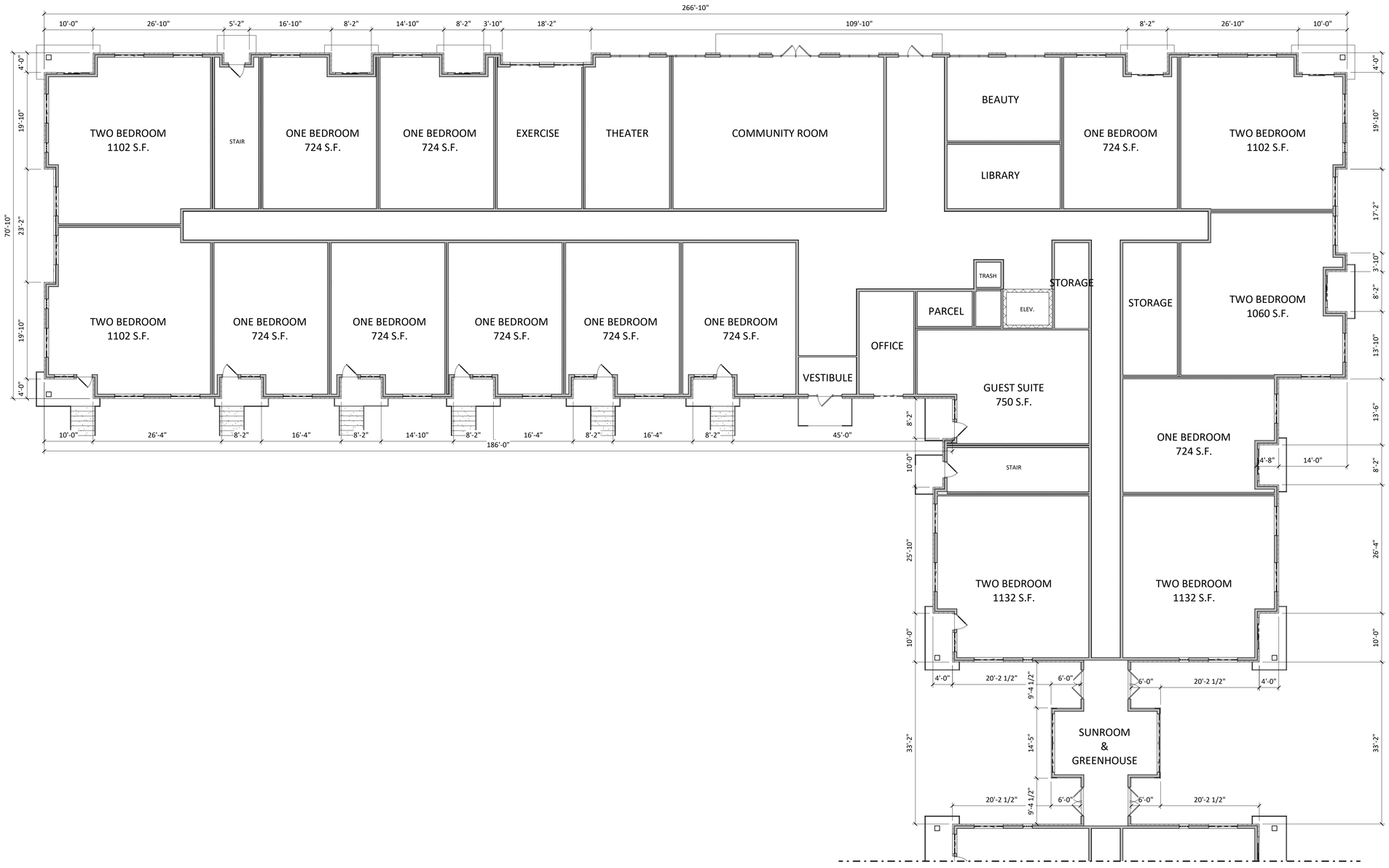

1 A-1.2 01 - FIRST FLOOR BUILDING #5

3/32" = 1'-0"

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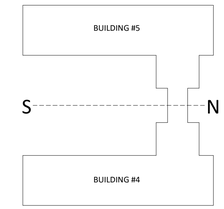

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PROJECT TITLE
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REDEVELOPMENT
SENIORS

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SHEET TITLE
FIRST FLOOR
PLAN

SHEET NUMBER

A-1.2

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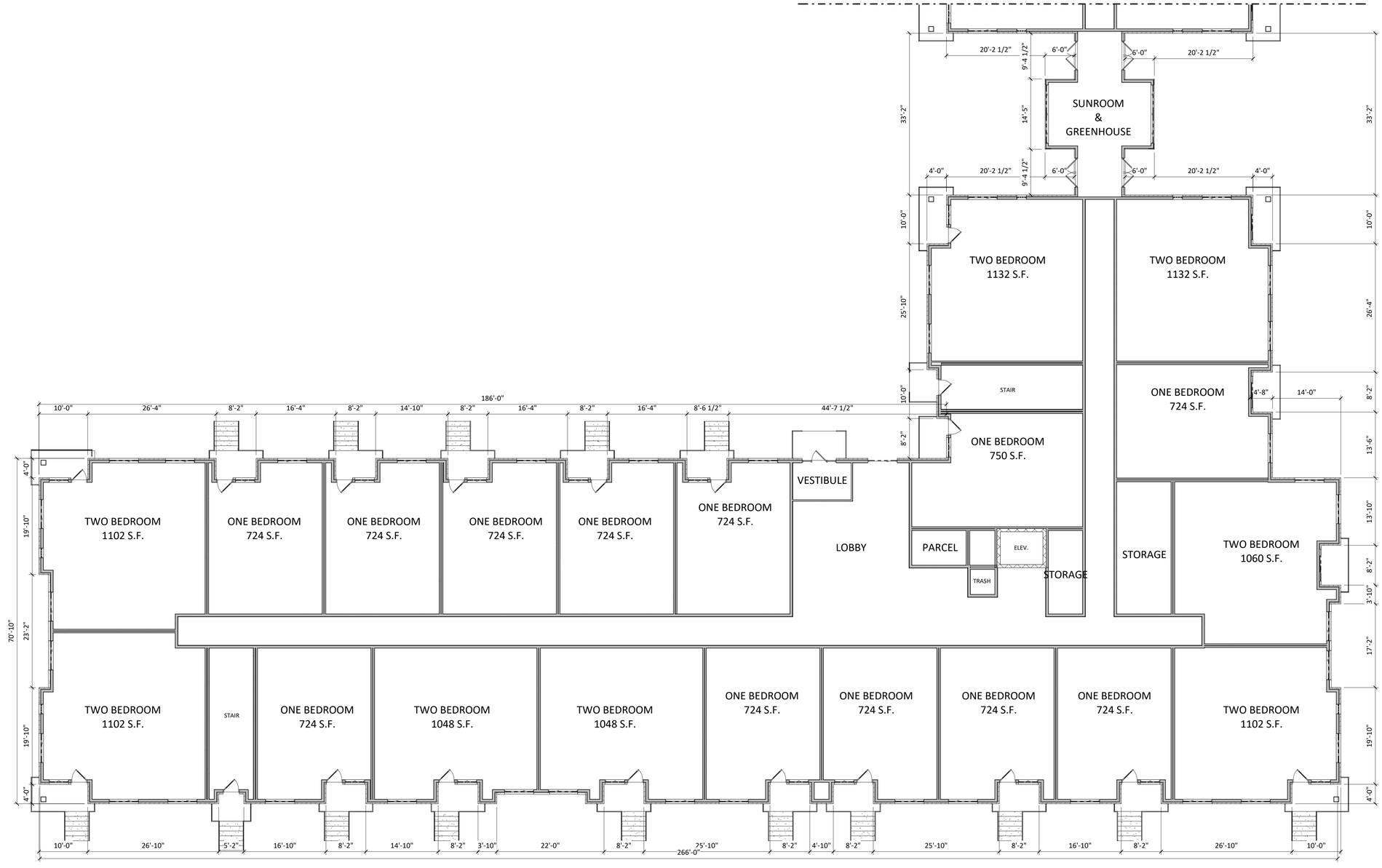

1 A-1.3 01 - FIRST FLOOR BUILDING #4

3/32" = 1'-0"

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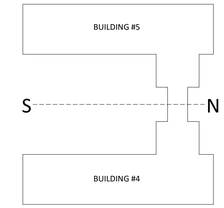
KEY PLAN



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PROJECT TITLE
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REDEVELOPMENT
SENIORS

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Madison,
Wisconsin

SHEET TITLE
FIRST FLOOR
PLAN

SHEET NUMBER

A-1.3

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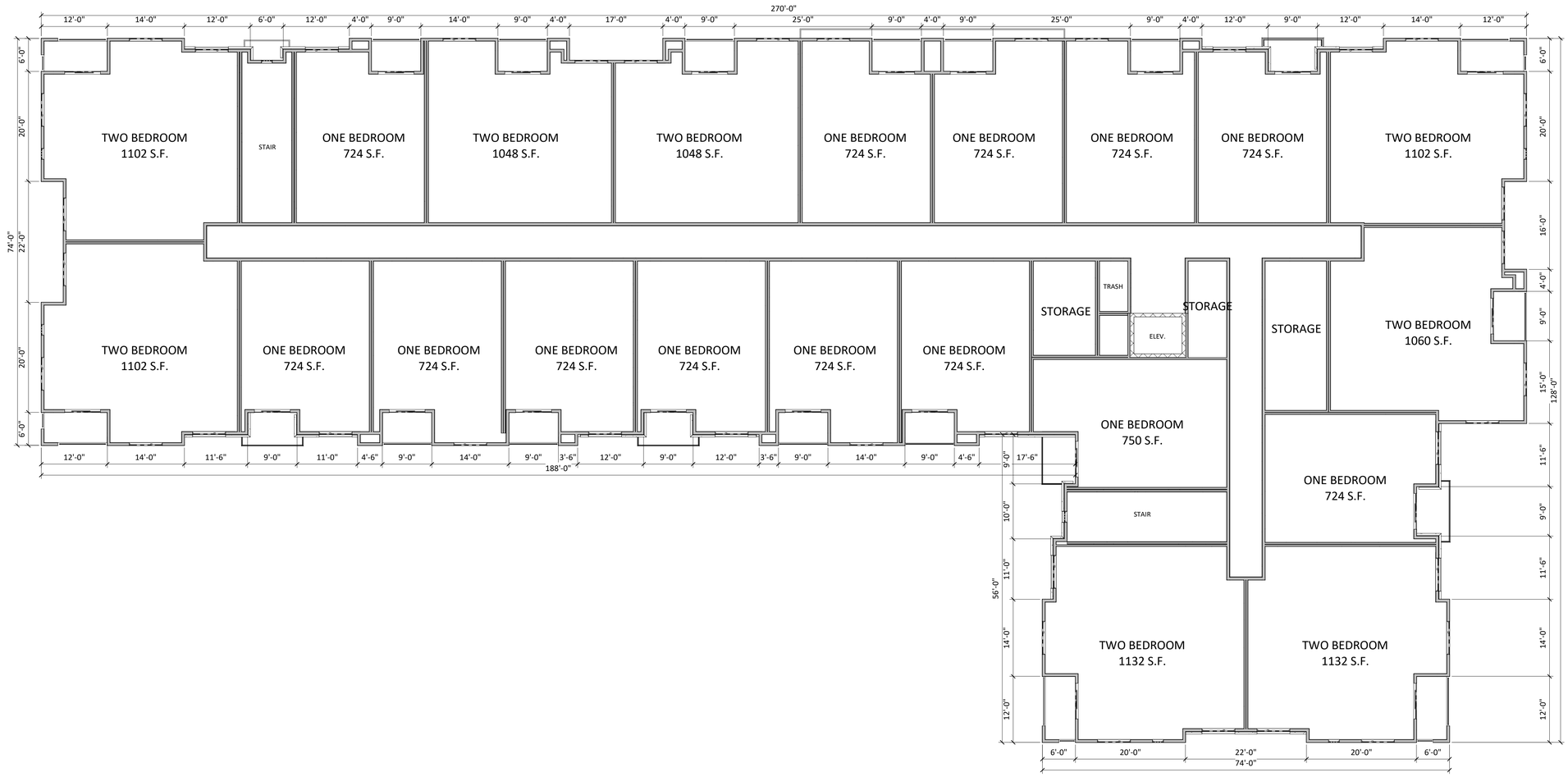

1 / A-1.4 02 - SECOND FLOOR BUILDING #5

3/32" = 1'-0"

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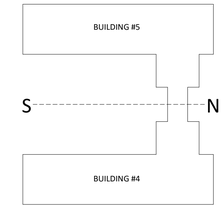

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PROJECT TITLE
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SHEET TITLE
SECOND FLOOR PLAN

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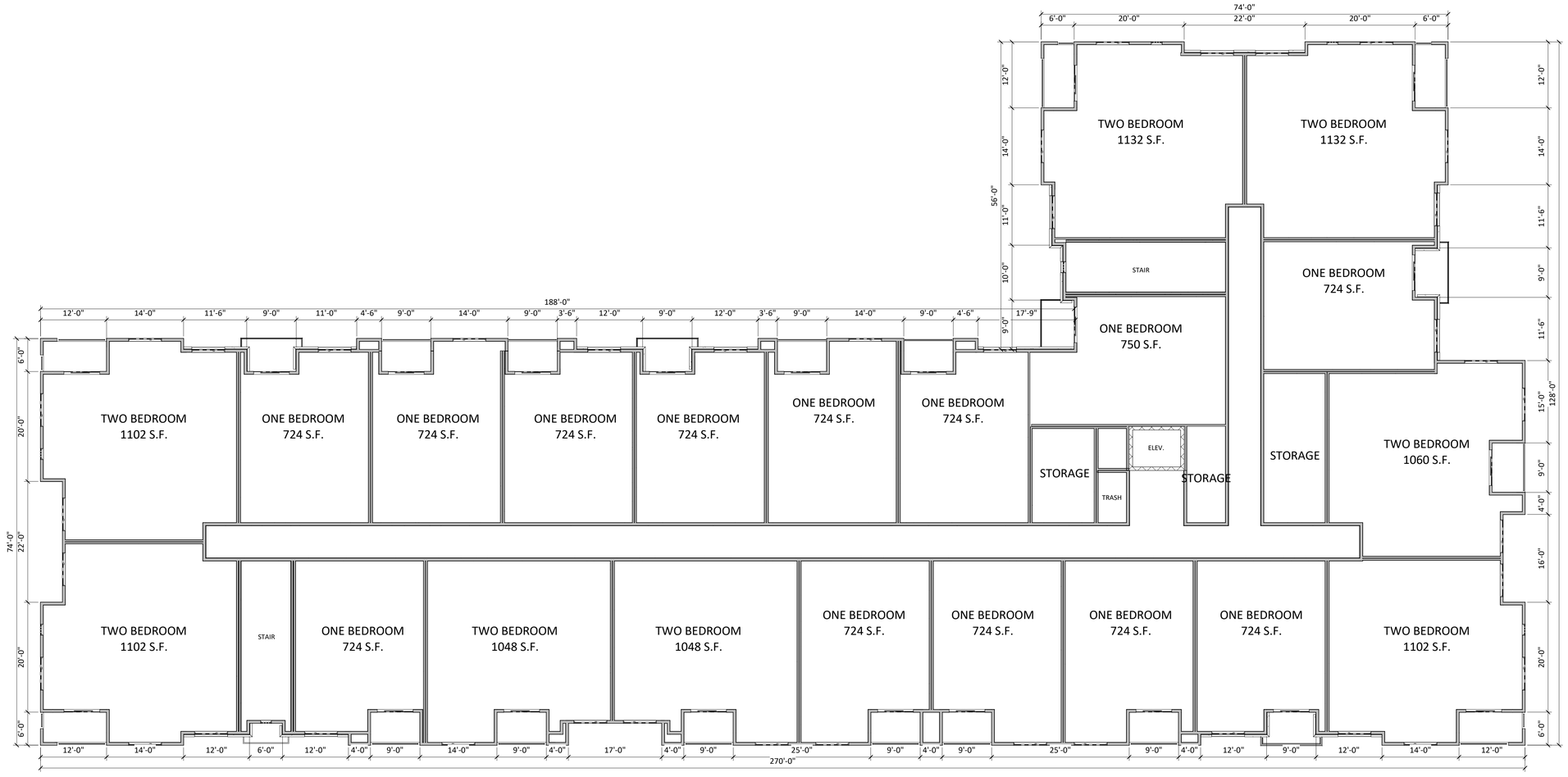

1
A-1.5
02 - SECOND FLOOR BUILDING #4
3/32" = 1'-0"

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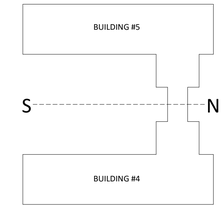

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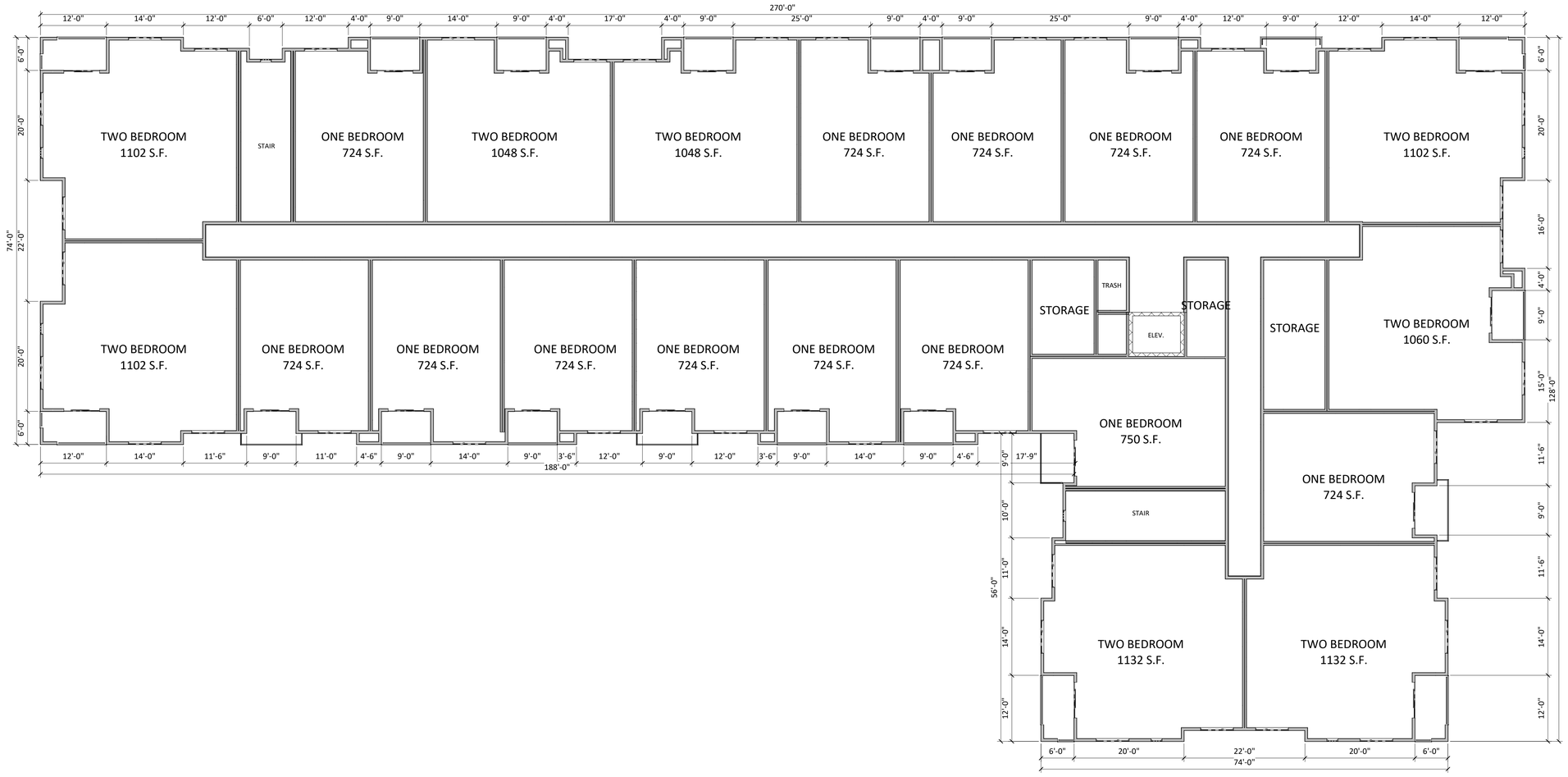

1 / A-1.6 — 03 - THIRD FLOOR BUILDING #5

3/32" = 1'-0"

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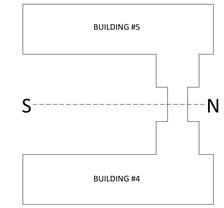

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SHEET TITLE
THIRD FLOOR PLAN

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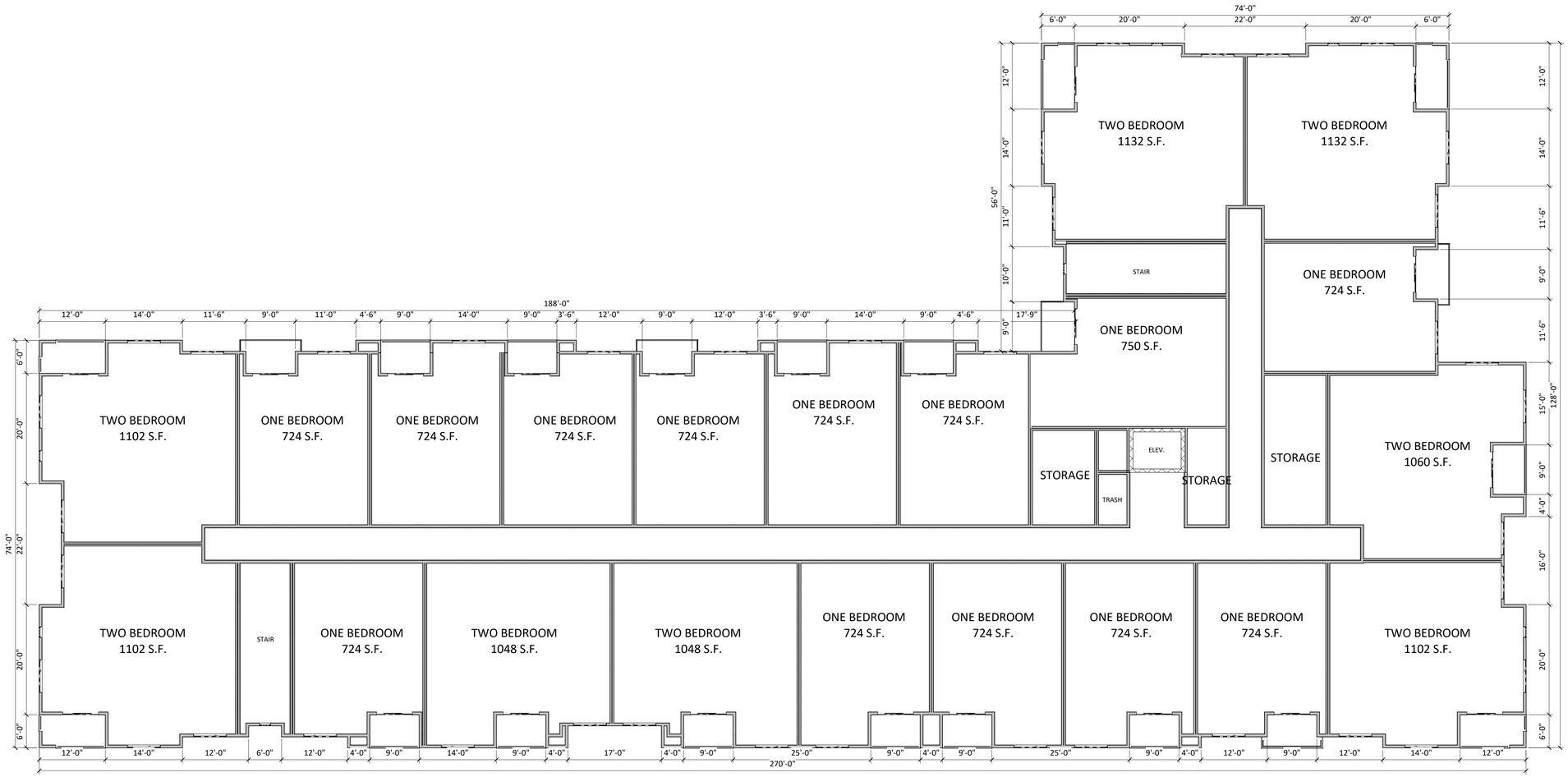

1 A-1.7 03 - THIRD FLOOR BUILDING #4

3/32" = 1'-0"

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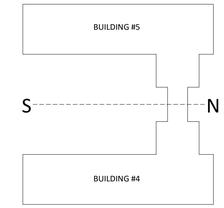

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THIRD FLOOR PLAN

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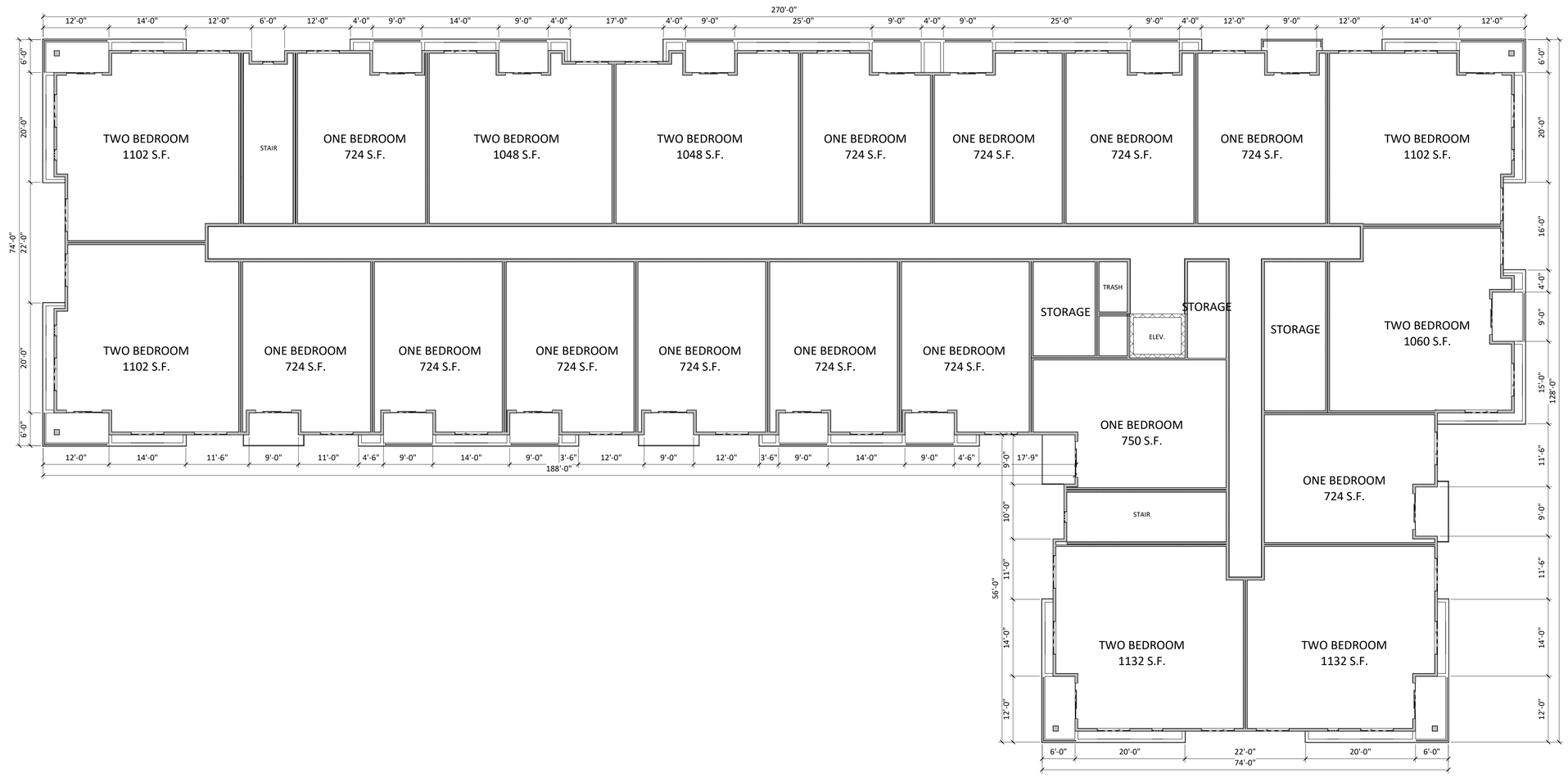

1 / A-1.8 04 - FOURTH FLOOR BUILDING #5

3/32" = 1'-0"

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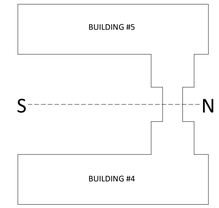

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SHEET TITLE
FOURTH FLOOR PLAN

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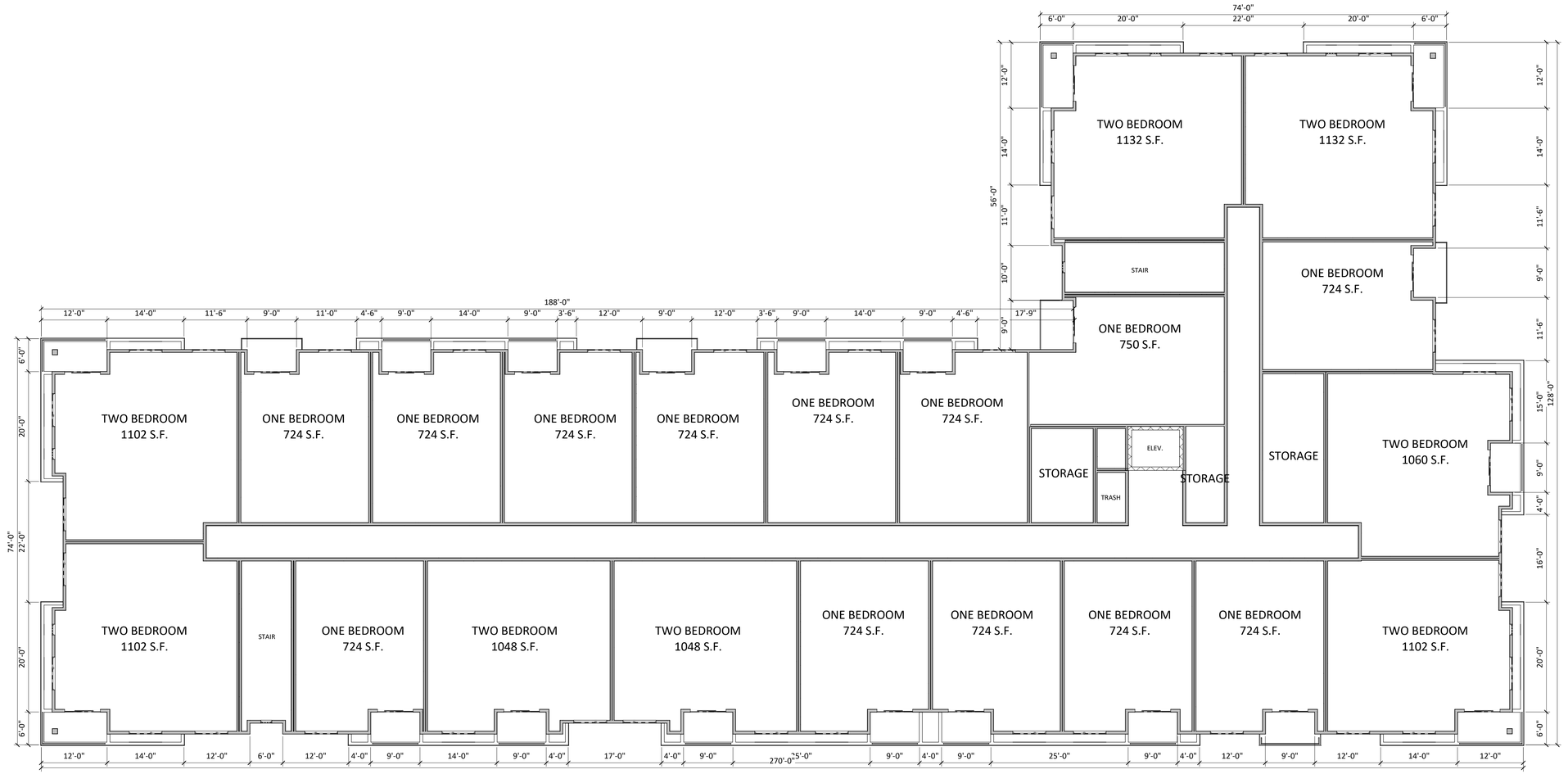

1 / A-1.9 — 04 - FOURTH FLOOR BUILDING #4

3/32" = 1'-0"

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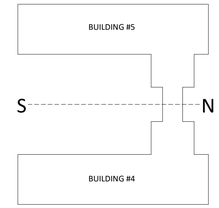

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SHEET TITLE
FOURTH FLOOR PLAN

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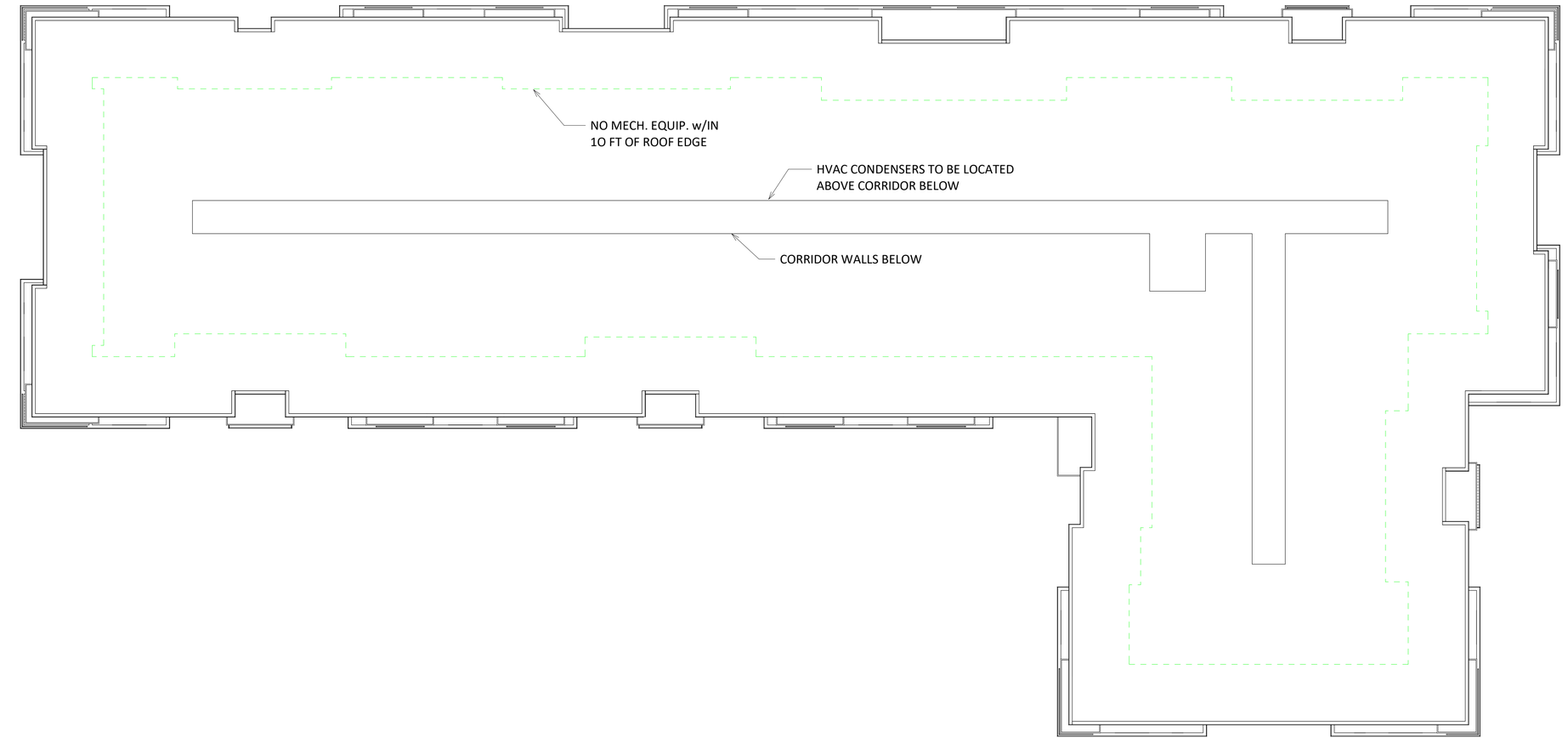

1 / A-1.10 Top of Roof - BUILDING #5
3/32" = 1'-0"

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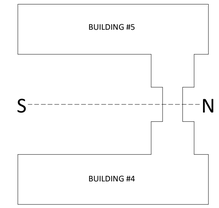

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SHEET TITLE
ROOF PLAN

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A-1.10

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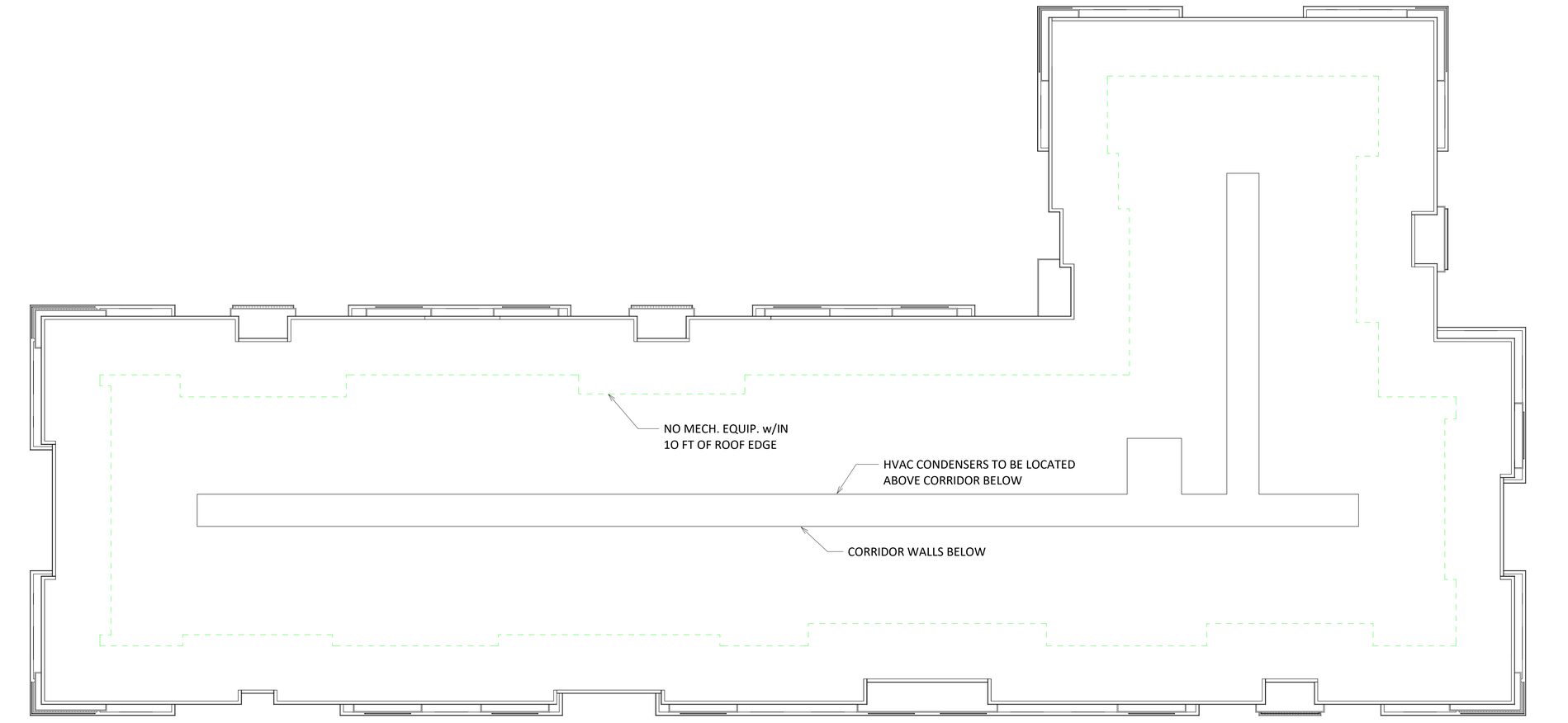

1 / A-1.11 Top of Roof - BUILDING #4
3/32" = 1'-0"

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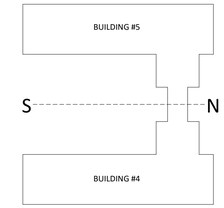

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A-1.11

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1 A-2.1 East 1
1/8" = 1'-0"



2 A-2.1 East 2
1/8" = 1'-0"

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EXTERIOR ELEVATIONS

SHEET NUMBER
A-2.1

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1 A-2.2 West 1
1/8" = 1'-0"



2 A-2.2 West 2
1/8" = 1'-0"

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A-2.2

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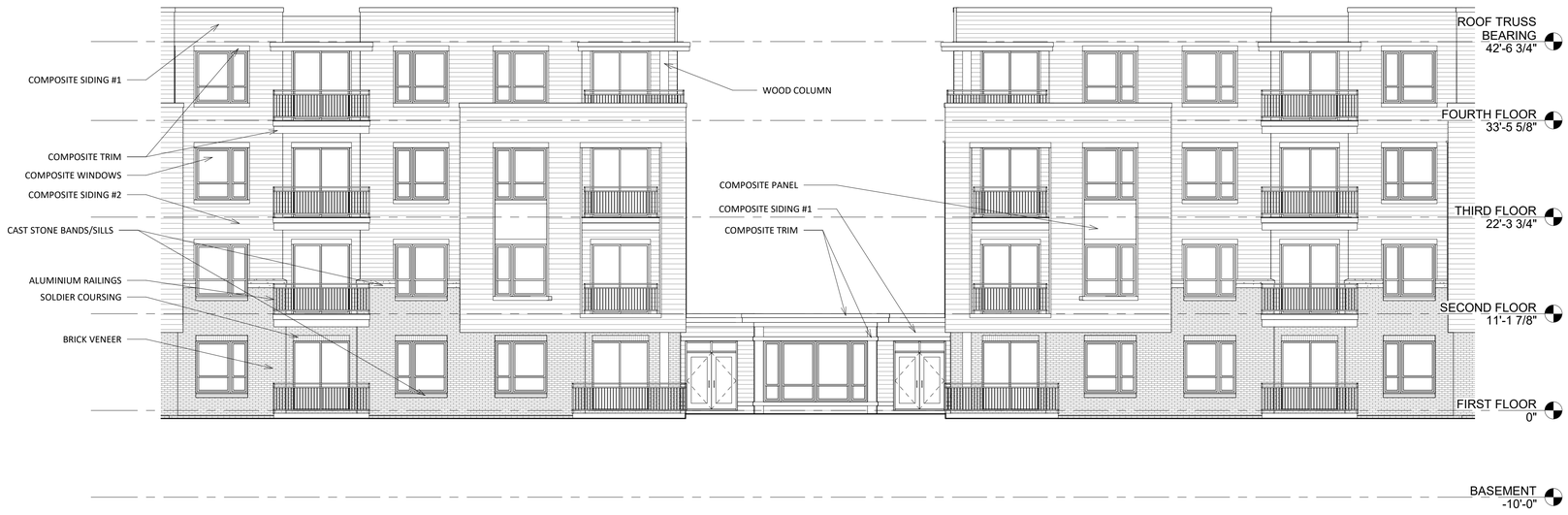
1 A-2.3 North 1
1/8" = 1'-0"



3 A-2.3 North 3
1/8" = 1'-0"



2 A-2.3 North 2
1/8" = 1'-0"

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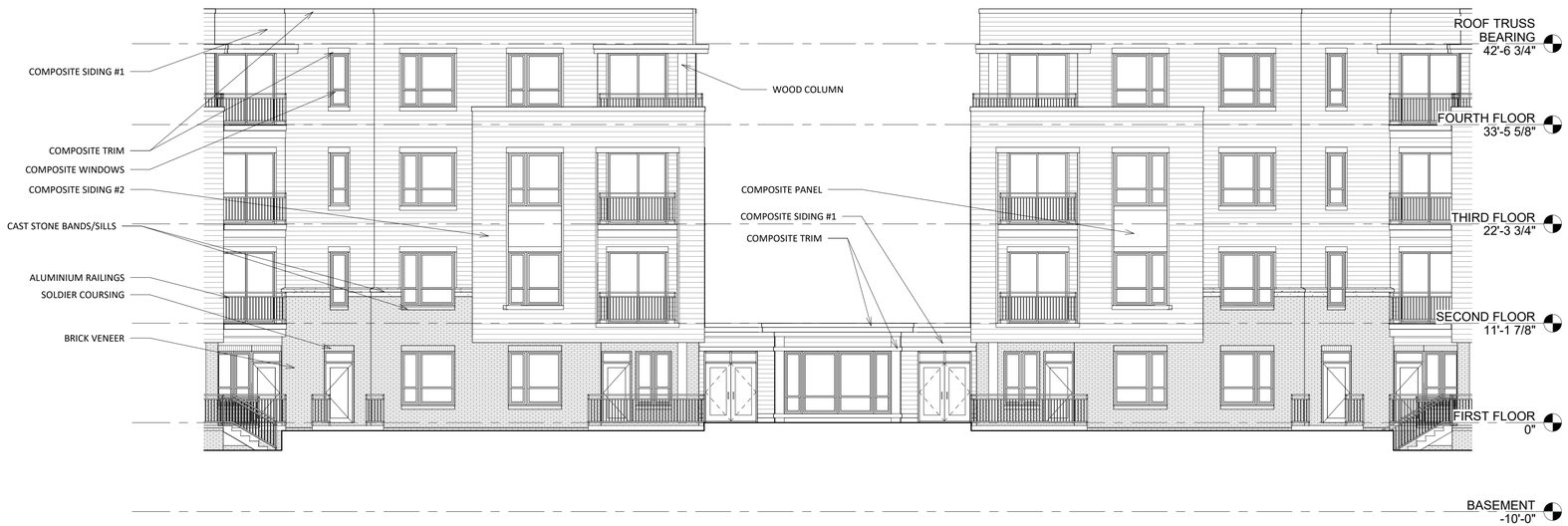
2 A-2.4 South 1
1/8" = 1'-0"



3 A-2.4 South 3
1/8" = 1'-0"



1 A-2.4 South 2
1/8" = 1'-0"

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1 A-2.5 Interior East 1
1/8" = 1'-0"



2 A-2.5 Interior East 2
1/8" = 1'-0"

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1 A-2.6 Interior West 1
1/8" = 1'-0"



2 A-2.6 Interior West 2
1/8" = 1'-0"

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1 A-2.7 COLORED - East 1

1/8" = 1'-0"



2 A-2.7 COLORED - East 2

1/8" = 1'-0"

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1 A-2.8 COLORED - West 1
1/8" = 1'-0"



2 A-2.8 COLORED - West 2
1/8" = 1'-0"

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2 A-2.9 COLORED - North 1
1/8" = 1'-0"



3 A-2.9 COLORED - North 3
1/8" = 1'-0"



1 A-2.9 COLORED - North 2
1/8" = 1'-0"

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2 A-2.10 COLORED - South 1
1/8" = 1'-0"



3 A-2.10 COLORED - South 3
1/8" = 1'-0"



1 A-2.10 COLORED - South 2
1/8" = 1'-0"

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1 A-2.11 COLORED - Interior East 1
1/8" = 1'-0"



2 A-2.11 COLORED - Interior East 2
1/8" = 1'-0"

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1 A-2.12 COLORED - Interior West 1
1/8" = 1'-0"



2 A-2.12 COLORED - Interior West 2
1/8" = 1'-0"

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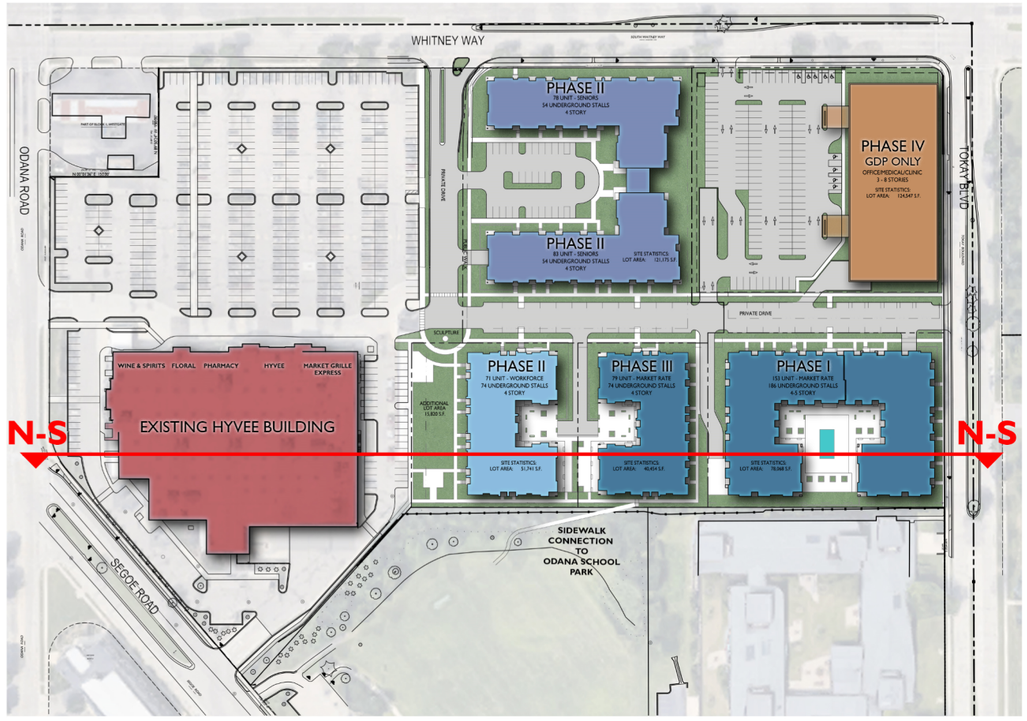

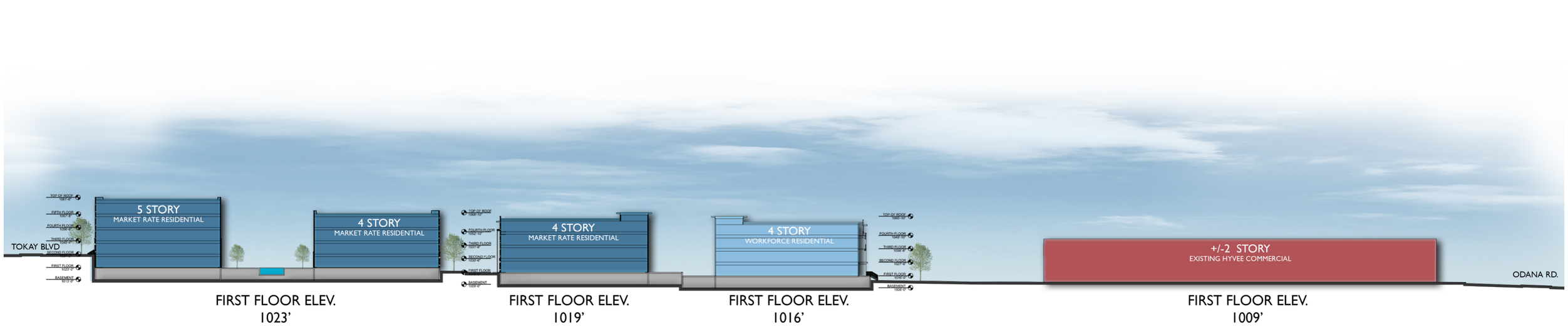

North-South Site Section

Site Sections
Westgate
Whitney Way
June 10, 2020

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West-East Site Section

Site Sections
Westgate
Whitney Way
June 10, 2020

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Westgate Redevelopment

June 10, 2020

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Westgate Redevelopment

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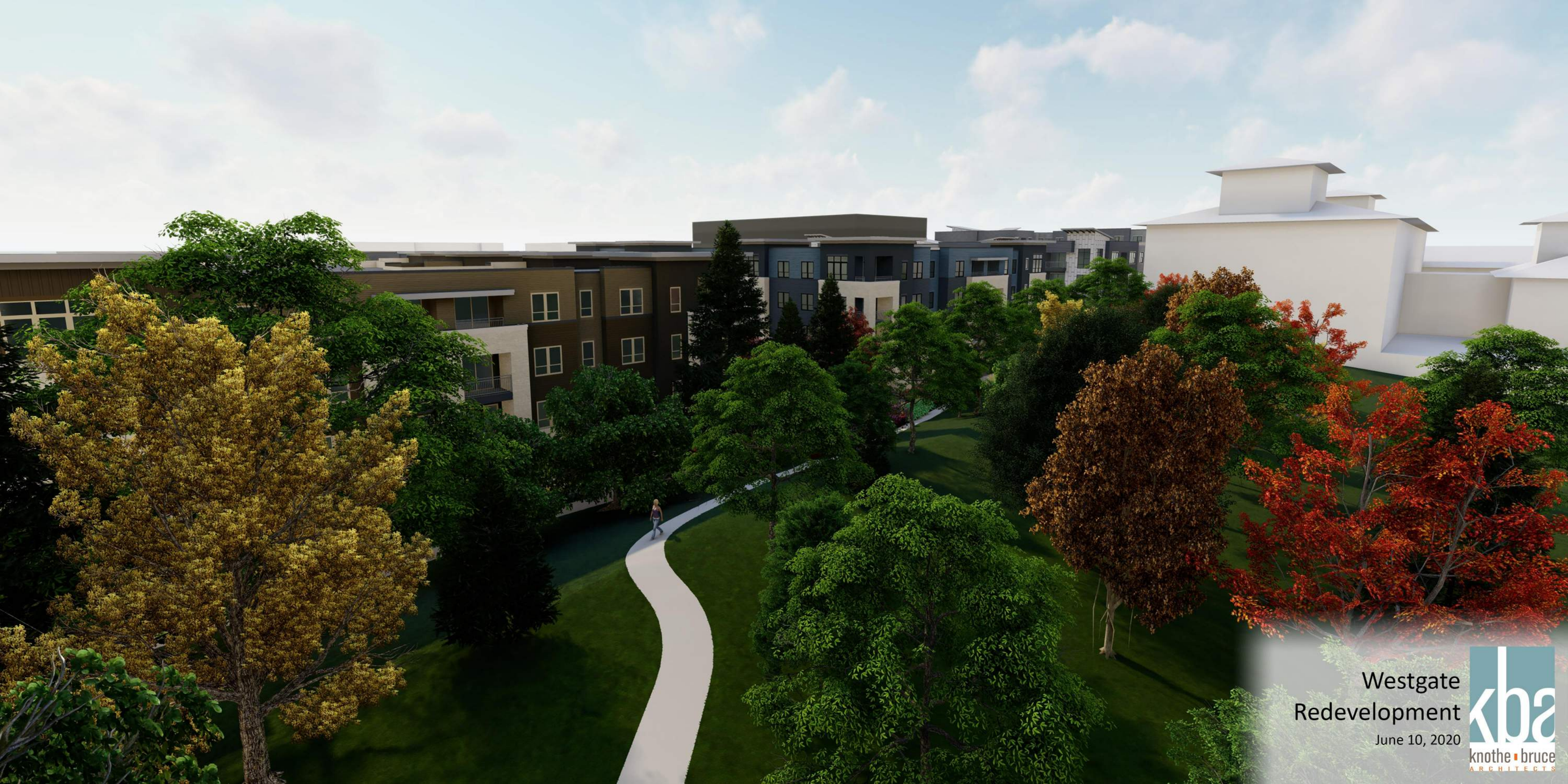

Westgate Redevelopment

June 10, 2020

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Westgate Redevelopment

June 10, 2020

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Westgate Redevelopment

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