

URBAN DESIGN COMMISSION APPLICATION

UDC

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



FOR OFFICE USE ONLY:

Date Received _____ Initial Submittal
Paid _____ Revised Submittal

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

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

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

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

1. Project Information

Address (list all addresses on the project site): 660 S Whitney Way, Madison, WI 53711

Title: Chase Bank - Whitney Odana

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

UDC meeting date requested 08/16/2023 Legistar #78223

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

3. Project Type

- Project in an Urban Design District 3
 Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)
 Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)
 Planned Development (PD)
 General Development Plan (GDP)
 Specific Implementation Plan (SIP)
 Planned Multi-Use Site or Residential Building Complex

Signage

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

Other

- Please specify _____

4. Applicant, Agent, and Property Owner Information

Applicant name Terron Wright
Street address 200 S Michigan Ave.
Telephone 561-628-9845

Company The Architects Partnership, LTD.
City/State/Zip Chicago, IL 60604
Email wright@tapchicago.com

Project contact person Terron Wright
Street address 200 S Michigan Ave.
Telephone 561-628-9845

Company The Architects Partnership, LTD.
City/State/Zip Chicago, IL 60604
Email wright@tapchicago.com

Property owner (if not applicant) Rimiro Romo and Stella Romo

Street address 315 Main Street #202
Telephone 831-840-0440

City/State/Zip Watsonville, CA 95076
Email Gioromo1@aol.com

Introduction

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

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

Types of Approvals

There are three types of requests considered by the UDC:

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

Presentations to the Commission

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

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

URBAN DESIGN DEVELOPMENT PLANS CHECKLIST

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

1. Informational Presentation

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

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

Requirements for All Plan Sheets

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

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

2. Initial Approval

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

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

3. Final Approval

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

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

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

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

5. Required Submittal Materials

- Application Form**
 - A completed application form is required for each UDC appearance. For projects also requiring Plan Commission approval, applicants must also have submitted an accepted application for Plan Commission consideration prior to obtaining any formal action (Initial or Final Approval) from the UDC.
- Letter of Intent**
 - If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required.
 - For signage applications, a summary of how the proposed signage is consistent with the applicable Comprehensive Design Review (CDR) or Signage Modification review criteria is required.
- Development Plans** (Refer to checklist on Page 4 for plan details)
- Filing Fee** (Refer to Section 7 (below) for a list of application fees by request type)
- Electronic Submittal**
 - Complete electronic submittals must be received prior to the application deadline before an application will be scheduled for a UDC meeting. Late materials will not be accepted. All plans must be legible and scalable when reduced. Individual PDF files of each item submitted should be submitted via email to UDCapplications@cityofmadison.com. The email must include the project address, project name, and applicant name.
 - Email Size Limits. Note that an individual email cannot exceed 20MB and it is the responsibility of the applicant to present files in a manner that can be accepted. Applicants who are unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.
- Notification to the District Alder**
 - Please provide an email to the District Alder notifying them that you are filing this UDC application. Please send this as early in the process as possible and provide a copy of that email with the submitted application.

6. Applicant Declarations

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 Jessica Vaughn on 06/15/2023.
2. The applicant attests that all required materials are included in this submittal and understands that if any required information is not provided by the application deadline, the application will not be placed on an Urban Design Commission agenda for consideration.

Name of applicant Terron Wright Relationship to property JPMorgan Chase & Co. AOR
 Authorizing signature of property owner  Date 6/23/2023

7. Application Filing Fees

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

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

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

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

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



Jessica L. Vaughn
Urban Design Commission Secretary
Department of Planning & Community
& Economic Development
City of Madison
215 Martin Luther King Jr Blvd
3rd Floor
Madison, WI 53703

June 26, 2023

Re: Project narrative for the property 660 S Whitney Way

Dear Ms. Vaughn,

This letter is to detail our application for Urban Design Review and Conditional Use to retrofit the existing vacant restaurant building and convert it into a retail banking center. As part of the redevelopment of this site, we are looking to contribute to the goal of improving the appearance and function of Whitney Way. The process of engaging the neighborhood and community through this project will help Whitney Way as a distinctive place that builds on the strengths of its culturally diverse businesses and neighborhoods. "Urban Design District No. 3 is established to make Tokay Boulevard/Odana Road, and adjacent properties, an attractive visual experience; and to establish requirements and guidelines which assure that future developments will complement the existing development in the district, will preserve and enhance the property values in the district, and will not cause substantial depreciation in the property values in the district".

SITE, LANDSCAPE AND ARCHITECTURAL DESIGN No. 3 DISTRICT CRITERIA

For the existing building we are proposing to add a through the wall ATM/AHD at the west side of the building. The proposed bank equipment will be at the rear of the building keeping it from view along the Whitney Way throughfare. This will involve adding a small addition (70 SF) to the rear of the building and the relocation of a new trash enclosure. The cladding for the new addition will match the existing brick color and where needed we will propose a complementary brick color to work with the existing brick color, metal, and glass. All the previously mentioned materials will be durable, high-quality and appropriate for external use. Rough openings will remain as-is, and a new storefront system will be provided in color black anodized with new energy efficient glazing. All four facades have been designed and enhanced with landscape and design elements such as architectural lighting, and metal awnings that complement the view from the right of way and Whitney Way. Also, awnings, canopies, and landscaping at the street level create a more comfortable pedestrian scale and character to the site.

The existing building will remain as-is, however minor site improvements will be proposed. The configuration of the existing parking lot will remain except for the parking along the Whitney Way right of way being removed to propose re-grading the Whitney Way frontage by providing a new ramp that will serve as the pedestrian connection from the site to the Whitney Way right of way. The existing retaining wall along Whitney Way will be removed due to the poor existing condition of it. The west side of the building will be reconfigured to provide a drive through ATM lane and a by-pass lane.



Mechanical/electrical equipment as well as trash enclosures will be fully screened or landscaped accordingly. New landscaping will be provided throughout the site, specifically an abundance of landscaping foundation plantings and groupings of shrubs will be provided to comply with the landscape ordinance.

Lighting Design and Locations:

To provide the best and most efficient lighting design and locations, a photometric study has been developed and included in this submittal. A fully new layout of site lighting will be proposed along with complementary architectural lighting within the building which will enrich the architectural design of the site at night and will also add to the security for the users during night hours.

Sustainability Components:

The project will contain the following components which would contribute to sustainability practices the City is encouraging:

- Installation of additional trees/landscaping within development area
- LED lighting

The proposed schedule has construction commencing by October 2023 (pending regulatory approvals) and an anticipated occupancy date of May 2024.

Parties Involved:

Applicant

Terron Wright
The Architects Partnership, LTD (TAP)

Landscape Architect
Craig Most
Terra Engineering LTD.

Architect of Record

Timothy Meseck
The Architects Partnership, LTD (TAP)

Civil Engineer
Tom Szafranski
Kimley-Horn and Associates, INC.

Property Owner

Romo Properties
Jon Thoresen
obo Romo Properties

Buyer
Kenneth Colliander
obo JPMorgan Chase Bank, N.A.



Zoning Classification:

The property in question is in a zoning district classified as CC Commercial Center Zoning District. The building setback is +/- 9 feet, in conformance with the zoning district setback requirement of 5 feet from the front property line.

Type of Business:

The type of business is a retail banking center with one (1) drive-through service lane for use of an automatic teller machine (ATM) through the wall. The hours of operation will be Monday – Friday 9 AM – 6 PM and Saturday 9 AM – 2 PM. The total number of employees and any one time will be eight. The eight employees will consist of one (1) teller, (1) lead teller, two (2) bankers, (1) branch manager, (1) mortgage loan officer, (1) financial advisor and (1) business banker.

A handwritten signature in black ink, appearing to read 'Timothy R. Meseck'. The signature is written in a cursive, flowing style with a large initial 'T'.

Timothy R. Meseck
The Architects Partnership, LTD.





**WHITNEY ODANA
RETAIL BANKING CENTER**
660 WHITNEY WAY
MADISON, WI 53711

LOCATION MAP



DEVELOPER & CONSULTANTS

OWNER:

JP MORGAN CHASE BANK, N.A.
RETAIL REAL ESTATE
CHASE TOWER
10 SOUTH DEARBORN FLOOR 25
CHICAGO, IL 60603

CONTACT: THEODORE FOGGY
872-400-0071
THEODORE.FOGGY@CHASE.COM

ARCHITECT OF RECORD:

THE ARCHITECTS PARTNERSHIP
200 SOUTH MICHIGAN AVENUE
SUITE 1020
CHICAGO, ILLINOIS 60604

MECHANICAL / PLUMBING / ELECTRICAL ENGINEER:

TERRA ENGINEERING
CONTACT: CRAIG MOST
PHONE: 312-467-0123 X 269
CMOST@TERRAENGINEERING.COM

CIVIL ENGINEER:

KIMLEY-HORN
4201 WINFIELD ROAD
SUITE 600
WARRENVILLE, IL 60555
CONTACT: TOM SZAFRANSKI
630-209-4811
TOM.SZAFRANSKI@KIMLEY-HORN.COM

SHEET INDEX

		ISSUE FOR CUP & UDC SUBMITTAL 06.23.2023				
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CIVIL AND LANDSCAPE						
C0.0	COVER SHEET	●				
V0.0	ALTA SURVEY	●				
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C1.1	FIRE ACCESS AND FIRE HYDRANT	●				
C2.0	GRADING PLAN	●				
C3.0	UTILITY PLAN	●				
L1.0	LANDSCAPE PLAN	●				
L2.0	LANDSCAPE DETAILS	●				
PHOTOMETRIC						
LT1.0	PHOTOMETRIC PLAN	●				
ARCHITECTURAL						
A1.0	FLOOR PLAN	●				
A2.0	ROOF PLAN	●				
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A3.2	EXISTING ELEVATIONS	●				
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A3.4	PROPOSED ELEVATIONS	●				
A3.5	TRASH ENCLOSURE	●				



WHITNEY
ODANA
RETAIL BANKING CENTER
660 S Whitney Way
Madison, WI 53711

ARCHITECT/ ENGINEER OF RECORD



NOT FOR
CONSTRUCTION

ISSUE	DATE	DESCRIPTION
	04/26/2023	ISSUE CUP & UDC SUBMITTAL

PROJECT INFORMATION BLOCK	
JOB #	23067
DRAWN BY:	AK/GP
CHECKED BY:	TW/GP

SHEET TITLE
COVER SHEET
SHEET NUMBER
A0.1

PRELIMINARY ENGINEERING PLANS

CHASE

660 S. WHITNEY WAY MADISON, WI 53711

UTILITY AND GOVERNING AGENCY CONTACTS

COMMUNITY DEVELOPMENT AUTH.
MADISON MUNICIPAL BUILDING
215 MARTIN LUTHER KING JR. BLVD #161
MADISON, WI 53703
TEL: (608) 266-6520
CONTACT: MATT WACHTER

POWER COMPANY
MADISON GAS & ELECTRIC CO.
PO BOX 1231
MADISON, WI 53701-1231
TEL: (608) 252-7222

PUBLIC WORKS DEPT.
2120 FISH HATCHERY RD
MADISON, WI 53713
TEL: (601) 856-8958

NATURAL GAS COMPANY
MADISON GAS & ELECTRIC CO.
PO BOX 1231
MADISON, WI 53701-1231
TEL: (608) 252-7222

ENGINEERING DEPARTMENT
CITY COUNTY BUILDING
210 MARTIN LUTHER KING JR. BLVD #115
MADISON, WI 53703
TEL: (606) 266-4751

WATER SERVICE
WATER UTILITY ADMINISTRATIVE OFFICE
119 EAST OLIN AVENUE
MADISON, WI 53713
TEL: (608) 266-4651

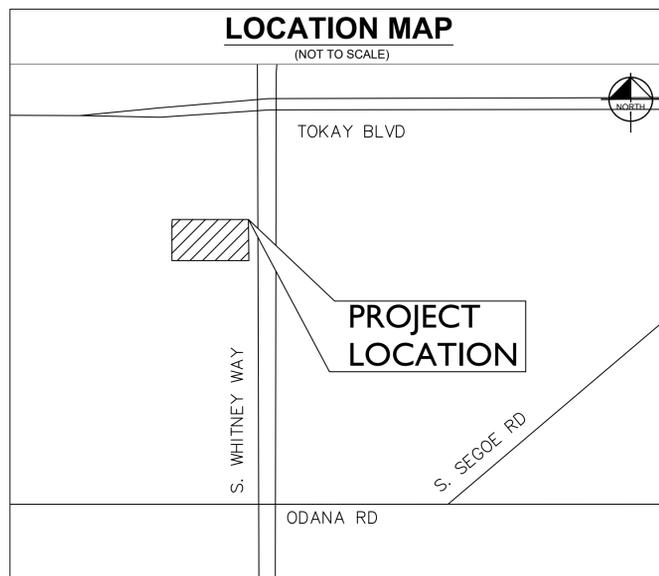
PROJECT TEAM

DEVELOPER
JP MORGAN CHASE BANK, N.A.
10 SOUTH DEARBORN, 25TH FL
CHICAGO, IL 60603-2300
TEL: (312) 320-9594
CONTACT: KEN COLLIANDER

CIVIL ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
4201 WINFIELD RD, SUITE 600
WARRENVILLE, IL 60555
TEL: (630) 487-5550
EMAIL: TOM.SZAFRANSKI@KIMLEY-HORN.COM
CONTACT: TOM SZAFRANSKI

ARCHITECT
THE ARCHITECTS PARTNERSHIP, LTD.
200 SOUTH MICHIGAN AVENUE, SUITE 1020
CHICAGO, IL 60604
TEL: (561) 628-9845
CONTACT: TERRON WRIGHT

SURVEYOR
CHAPUT LAND SURVEYS
234 W. FLORIDA STREET
MILWAUKEE, WI 53204
TEL: (414) 224-8068
CONTACT: DANIEL BEDNAR



Sheet List Table	
Sheet Number	Sheet Title
C0.0	COVER SHEET
V0.0	ALTA SURVEY
C1.0	SITE PLAN
C1.1	FIRE ACCESS AND FIRE HYDRANT COVERAGE PLAN
C2.0	GRADING PLAN
C3.0	UTILITY PLAN

LEGAL DESCRIPTION

LOT 4 AND THE SOUTH 15.77 FEET OF LOT 5, TOKAY PLACE, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.



BENCHMARKS

STARTING BENCHMARK:
REFERENCE MARK AND REFERENCE
BENCHMARK WEST 1/4 OF SECTION 29
ELEVATION=996.07'

SITE BENCHMARKS:
(LOCATIONS SHOWN ON SURVEY)

SBM #1 SET CHISELED "T" IN TOP OF CURB, EAST SIDE OF SITE.
ELEVATION=1026.730'

SBM #2 SET CHISELED "T" IN TOP OF CURB, NORTH SIDE OF SITE
ELEVATION=1031.035'

PROFESSIONAL ENGINEER'S CERTIFICATION

I, ANDREW HEINEN, A LICENSED PROFESSIONAL ENGINEER OF WI, HEREBY CERTIFY THAT THIS SUBMISSION, PERTAINING ONLY TO THE "C" SERIES CIVIL SHEETS LISTED ABOVE BUT EXCLUDING DETAILS PREPARED BY OTHERS, WAS PREPARED ON BEHALF OF JP MORGAN CHASE BANK, N.A. BY KIMLEY-HORN AND ASSOCIATES, INC. UNDER MY PERSONAL DIRECTION. THIS TECHNICAL SUBMISSION IS INTENDED TO BE USED AS AN INTEGRAL PART OF AND IN CONJUNCTION WITH THE PROJECT SPECIFICATIONS AND CONTRACT DOCUMENTS.

DATED THIS 26TH DAY OF JUNE, A.D., 2023.

WI LICENSED PROFESSIONAL ENGINEER 36037-6
MY LICENSE EXPIRES ON JULY 31ST, 2023
DESIGN FIRM REGISTRATION NUMBER: 184002012-0006

<p>© 2023 KIMLEY-HORN AND ASSOCIATES, INC. 4201 WINFIELD ROAD, SUITE 600 WARRENVILLE, IL 60555 PHONE: 630-487-5550 WWW.KIMLEY-HORN.COM</p>	<p>SCALE: AS NOTED</p> <p>DESIGNED BY: JRS</p> <p>DRAWN BY: JRS</p> <p>CHECKED BY: TJS</p>
	<p>CHASE</p> <p>COVER SHEET</p> <p>CHASE BANK 660 S. WHITNEY WAY MADISON, WI 53711</p>
<p>ORIGINAL ISSUE: 06/26/23</p> <p>KHA PROJECT NO. 168558057</p> <p>SHEET NUMBER</p>	<p>C0.0</p>

Drawing name: K:\CHS_DEVA\168558057_Chase_Madison_WI2_Design\CAD\PlanSheets\C0.0 - COVER SHEET.dwg C0.0 Jun 26, 2023 8:41am by: Juliette.Stresser
 This document, together with the concepts and designs presented herein, is an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

ALTA/NSPS LAND TITLE SURVEY

CLIENT: The Architects Partnership, Ltd. SITE ADDRESS: 660 S. Whitney Way, City of Madison, Dane County, Wisconsin.

LEGAL DESCRIPTION: LOT FOUR (4) AND THE SOUTH 15.77 FEET OF LOT FIVE (5), TOKAY PLACE, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

BASIS OF BEARINGS: Bearings are referenced to Dane County Coordinates in which the West line of S. Whitney Way bears S00°08'26"E (Recorded as S00°31'48"E in Tokay Place).

TITLE COMMITMENT: This survey was prepared based on First American Title Insurance Company Commitment No. NCS-1164543-CH2, effective date of January 31, 2023 which lists the following easements and/or restrictions from schedule B-II:

- 1, 2, 3, 4 & 5 visible evidence shown, if any.
- 6, 7, 8, & 15-19 not survey related.
9. Drainage Swale Requirement as not on plat of Tokay Place recorded in Volume 56-143B of Plats, page 424 as Document No. 2413099. **Affects property by location, shown.** Affidavit of Correction provided Document No. 2413443.
10. Covenants, conditions, restrictions and easements in the document recorded March 21, 1986 as Volume 7904 of Records, page 97 as Document No. 1926304 of Official Records, but deleting any covenant, condition, or restriction, if any, indicating a preference, limitation, or discrimination based on race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, familial status, marital status, disability, handicap, veteran or military status, genetic information, national origin, source of income as defined in subdivision (p) of Section 12955, or ancestry, to the extent that such covenants, conditions or restrictions violate applicable state or federal laws. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status. **Affects property by location.**
11. Covenants, conditions, restrictions and easements in the document recorded March 21, 1986 as Volume 7905 of Records, page 03 as Document No. 1926306 of Official Records, but deleting any covenant, condition, or restriction, if any, indicating a preference, limitation, or discrimination based on race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, familial status, marital status, disability, handicap, veteran or military status, genetic information, national origin, source of income as defined in subdivision (p) of Section 12955, or ancestry, to the extent that such covenants, conditions or restrictions violate applicable state or federal laws. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status. **Affects property by location.**
12. Terms, conditions, restrictions and provisions relating to the use and maintenance of the Reciprocal Access Agreement recorded on June 22, 1992 in Volume 19258 of Records, Page 57, as Document No. 2365505. **Affects property by location, blanket type.**
13. Terms, conditions, restrictions and provisions relating to the use and maintenance of the Reciprocal Easement Agreement recorded on June 22, 1992 in Volume 19265 of Records, Page 1, as Document No. 2365730. **Affects property by location, blanket type.** Agreement Regarding Reciprocal Easement Agreement recorded June 22, 1995 as Document No. 2683741. Assignment and Assumption of Reciprocal Easement Agreement recorded August 8, 1995 as Document No. 2694731. **Affects property by location, blanket type.** Assignment and Assumption of Reciprocal Easement Agreement recorded September 2, 1998 as Document No. 3014808. **Affects property by location, blanket type.** Assumption of Reciprocal Easement Acknowledgement recorded August 4, 2015 as Document No. 5173830. **Affects property by location, blanket type.**
14. Utility Easement to Madison Gas and Electric Company, a Wisconsin corporation, dated October 05, 1992, recorded/filed March 13, 1995 in Volume 29481 of Records, Page 6 as Document No. 2664329. **Affects property by location, shown.**

LEGEND

● INDICATES FOUND 3/4" IRON ROD	○ WALL INDICATOR VALVE
○ INDICATES FOUND 1" IRON PIPE	⊕ POST INDICATOR VALVE
⊕ INDICATES FOUND CHISELED CROSS	⊕ LIGHT POLE
○ SANITARY MANHOLE	* SPOT/YARD LIGHT
⊕ SANITARY CLEANOUT OR VENT	⊕ UTILITY POLE
⊕ SEPTIC TANK ACCESS COVER	⊕ GUY WIRE
○ M.S. MANHOLE	⊕ GUY WIRE
○ UNKNOWN MANHOLE	⊕ ELECTRIC MANHOLE
○ STORM MANHOLE	⊕ ELECTRIC PEDESTAL
○ INLET (ROUND)	⊕ ELECTRIC METER
○ INLET (SQUARE)	⊕ TELEPHONE MANHOLE
○ CURB INLET	⊕ TELEPHONE PEDESTAL
⊕ STORM SEWER END SECTION	⊕ CABLE PEDESTAL
⊕ GAS VALVE	⊕ CONTROL BOX
⊕ GAS METER	⊕ FIBER OPTIC PEDESTAL/SIGN
⊕ WATER VALVE	⊕ COMMUNICATION MANHOLE
⊕ HYDRANT	⊕ BOLLARD
⊕ WATER MANHOLE	⊕ WATER SERVICE CURB STOP
⊕ WELL SURFACE	⊕ WELL HEAD
⊕ SOIL BORING/MONITORING WELL	⊕ STAND PIPE
⊕ WATER SERVICE CURB STOP	
⊕ WELL HEAD	
⊕ STAND PIPE	

TABLE "A" ITEMS

1. According to the flood insurance rate map of the County of Dane, Community Panel No.55025C0415G, effective date of January 2, 2009, this site falls in Zone X (Areas determined to be outside the 0.2% annual chance floodplain).
2. The Land Area of the subject property is 37,556 square feet or 0.8622 acres.
3. There are 54 regular parking spaces and 3 handicap space marked on this site.
9. No plans or reports provided by client.
- 11(a). Evidence of underground utilities existing on or serving the surveyed property as determined by markings requested by the surveyor pursuant to a Diggers Hotline One-call center utility locate. Ticket Number 20230704833 and 20230704837. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. Client understands only utility lines with imbedded electric tracer wires or utilities made of materials capable of electric connectivity can be marked at the surface and located. Depth of utilities may prohibit their location even with electric connectivity.
12. There is no visible evidence of earth moving, building construction or building additions within recent months.
13. There are no changes in street right of way lines either completed or proposed, and available from the controlling jurisdiction. Observable evidence of recent street or sidewalk construction or repairs if any, is shown.
14. List the current zoning classification, setback requirements, the height and floor space area restrictions, and parking requirements, if any. Identify the date and source of the zoning information.

The zoning information noted below is taken from the municipal code ordinance. It does not reflect all zoning restrictions that may apply. It is not intended to be used in lieu of a comprehensive zoning report as stated in ALTA Table A item 6(a) nor to be relied on for site development purposes.

Municipal Code: Sec. 28.068
Site is zoned: CC (Commercial Center District)
Front setback: 5 feet
Side setback: 5 feet
Rear setback: 20 feet
Maximum building height: 78 feet

VERTICAL DATUM

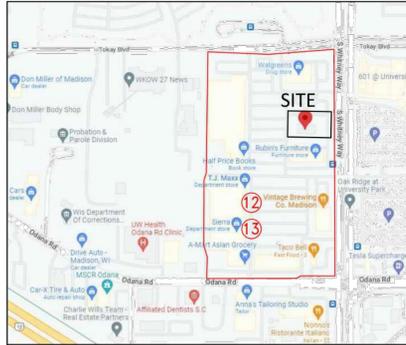
Calibration:
Dane County Coordinates
Geoid Model: G18-WI
NGVD 88

STARTING BENCHMARK: 996.07'
REFERENCE MARK AND REFERENCE
BENCHMARK WEST 1/4 OF SECTION 29

Project# 4395 (SANITARY)						
PT NO.	TYPE	RIM	DEPTH	DEPTH	DEPTH	DEPTH
8859	MH	1030.02	10.1	9.7	9.4	
INVERT		1019.92	1020.32	1020.62		
SIZE		12"	15"	12"		
DIRECTION		E	W	NW		
TYPE		PVC	PVC	PVC		
6069	MH	1018.05	9.35	9.25		
INVERT		1008.7	1008.7	1008.8		
SIZE		12"	12"	12"		
DIRECTION		N	S	W		
TYPE		PVC	PVC	PVC		
6070	MH	1018.26	10.1	9.15	6.5	
INVERT		1008.16	1008.16	1009.11	1011.76	
SIZE		12"	12"	12"	12"	
DIRECTION		N	S	W	W	
TYPE		PVC	PVC	PVC	PVC	

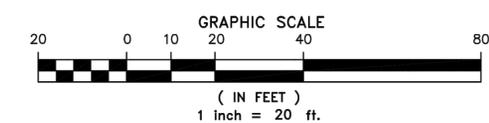
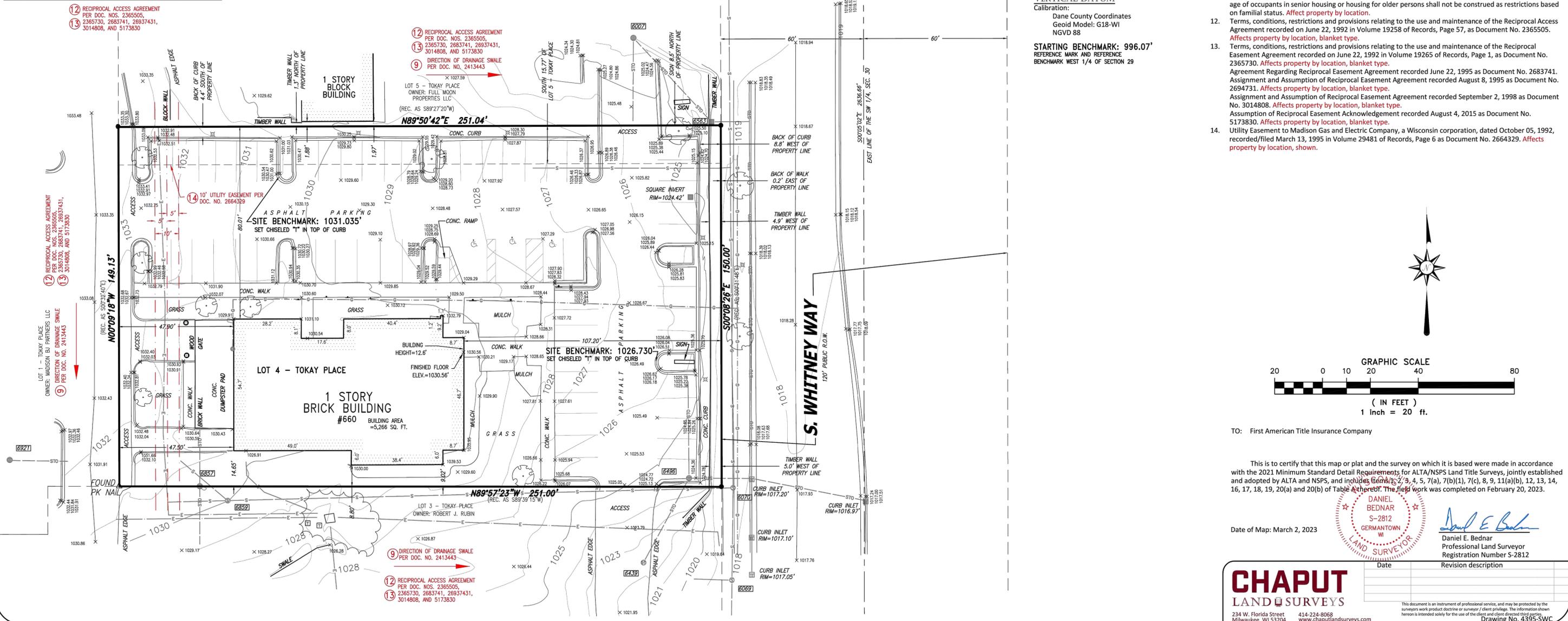
Project# 4395 (STORM)						
PT NO.	TYPE	RIM	DEPTH	DEPTH	DEPTH	DEPTH
6921	ROUND INLET	1031.74	2.65			
INVERT		1029.09				
SIZE		15"				
DIRECTION		E				
6857	ROUND INLET	1030	4.4	8.5	8.6	
INVERT		1025.6	1021.5	1021.4		
SIZE		15"	24"	24"		
DIRECTION		N	E	S		
TYPE		RCP	RCP	RCP		
6489	ROUND INLET	1022.5	4.85			
INVERT		1017.65				
SIZE		15"				
DIRECTION		NE				
TYPE		RCP				
6496	ROUND INLET	1024.18	10.3			
INVERT		1013.88	1013.88			
SIZE		15"				
DIRECTION		SW	N			
TYPE		RCP	RCP			
6563	SQUARE INLET	1024.18	8.2			
INVERT			1015.98			
SIZE		COULD				
DIRECTION		NOT OPEN	TO			
TYPE			BOTTOM			
6007	ROUND INLET	1023.14	3.2	1.5		
INVERT		1019.94	1021.64			
SIZE		10"	4"			
DIRECTION		SE	S			
TYPE		PVC	PVC			

VICINITY MAP



TOKAY BOULEVARD

SOUTH RIGHT OF WAY LINE OF TOKAY BLVD. RIGHT OF WAY VARIES



TO: First American Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 2, 9, 4, 5, 7(a), 7(b)(1), 7(c), 8, 9, 11(a)(b), 12, 13, 14, 16, 17, 18, 19, 20(a) and 20(b) of Table A thereof. The field work was completed on February 20, 2023.

Date of Map: March 2, 2023

Daniel E. Bednar
S-2812
GERMANTOWN WI
LAND SURVEYOR

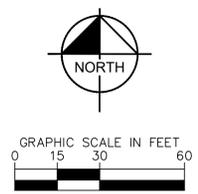
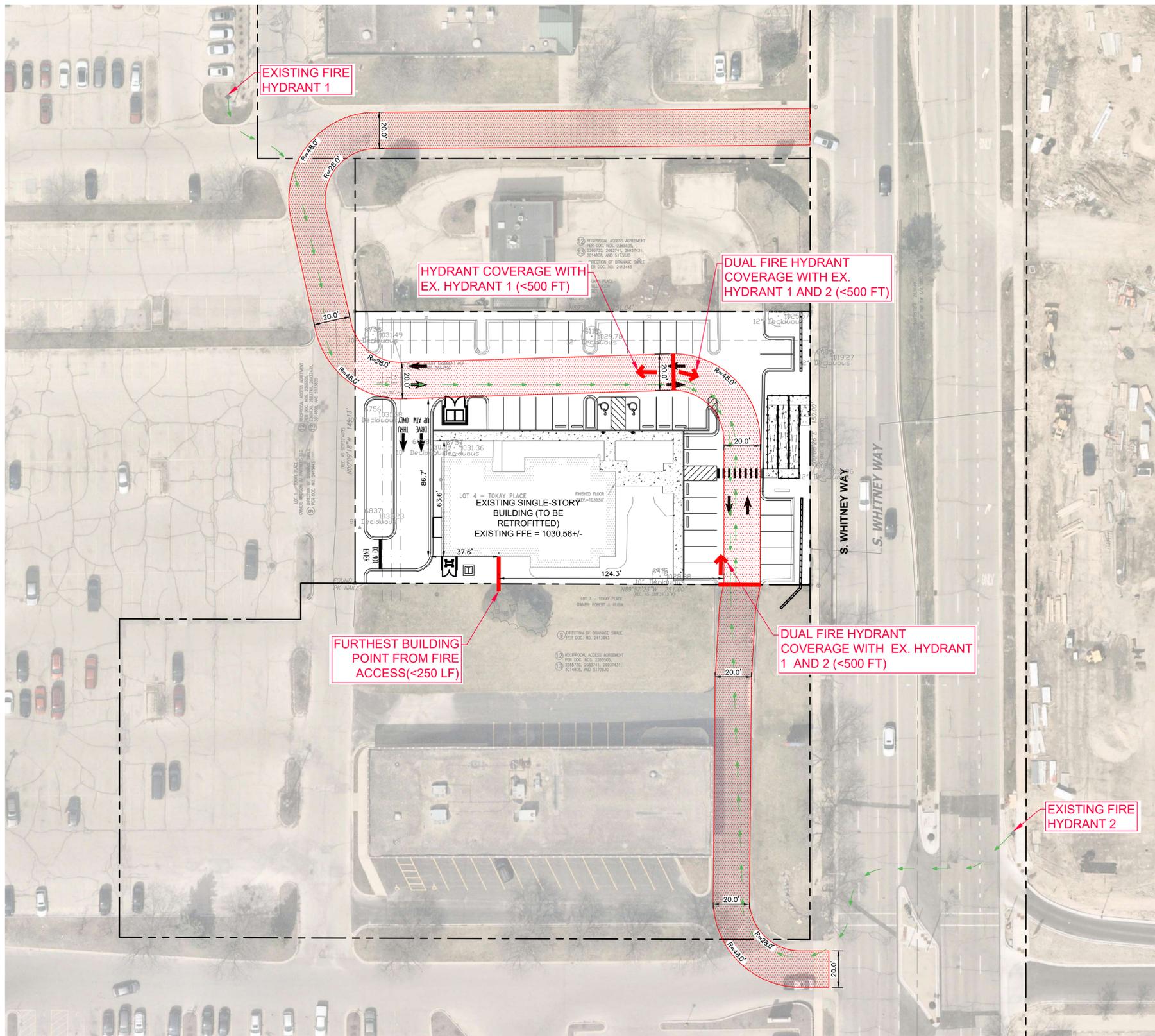
Daniel E. Bednar
Professional Land Surveyor
Registration Number S-2812

CHAPUT LAND SURVEYS
234 W. Florida Street Milwaukee, WI 53204 414-224-8068 www.chaputlandsurveys.com

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Drawing No. 4395-SWC

CHAPUT LAND SURVEYS

Drawing name: K:\GIS_DEVELOPMENT\Chase_Madison_WA2 Design\CAD\PlanSheets\C1.1 - FIRE ACCESS AND FIRE HYD COVERAGE PLAN.dwg C1.1 Jun 26, 2023 8:42am. By: Juliette Stroesser
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No.	REVISIONS	DATE	BY

Kimley»Horn
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 4201 WINFIELD ROAD, SUITE 600
 MADISON, WI 53711
 PHONE: 608-487-5550
 WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
 DESIGNED BY: JRS
 DRAWN BY: JRS
 CHECKED BY: TJS



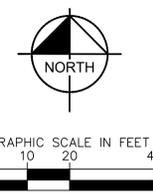
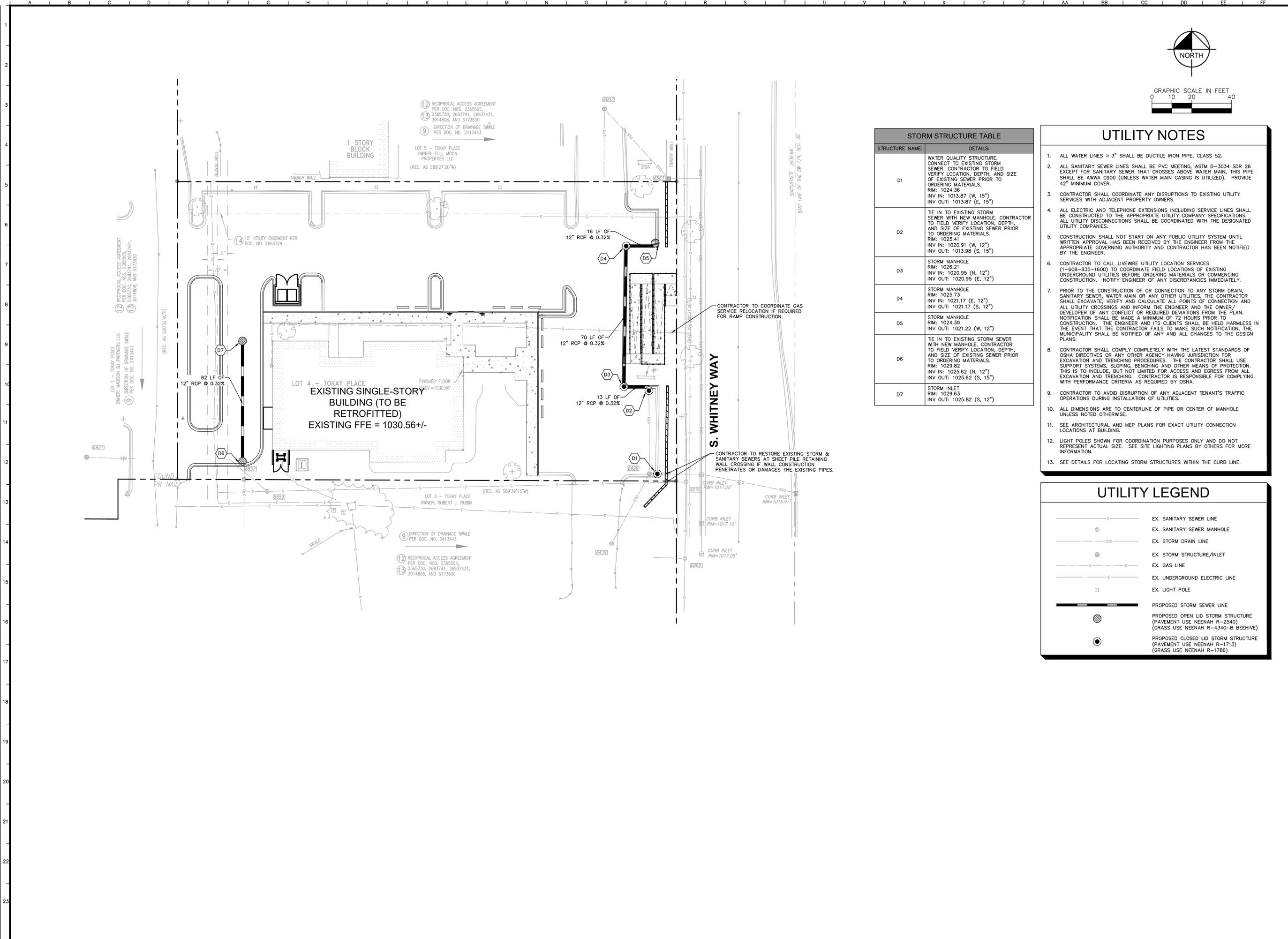
FIRE ACCESS AND FIRE HYDRANT COVERAGE PLAN

CHASE BANK
 660 S. WHITNEY WAY
 MADISON, WI 53711

ORIGINAL ISSUE:
 06/26/23
 KHA PROJECT NO.
 168558057

SHEET NUMBER
C1.1

Drawing name: K:\GIS_DEVELOPMENT\168558057_Chase_Madison_WA2_Design\CAD\PlanSheets\C3.0 - UTILITY PLAN.dwg
 C3.0 Jun 26, 2023 8:42am by: Juliette Strosser
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<p>© 2023 KIMLEY-HORN AND ASSOCIATES, INC. 4201 WINFIELD ROAD, SUITE 600 MADISON, WI 53711 PHONE: 608-487-2500 WWW.KIMLEY-HORN.COM</p>	<p>SCALE: AS NOTED</p> <p>DESIGNED BY: JRS</p> <p>DRAWN BY: JRS</p> <p>CHECKED BY: TJS</p>						
	<p>UTILITY PLAN</p>						
<p>CHASE BANK 660 S. WHITNEY WAY MADISON, WI 53711</p>	<p>ORIGINAL ISSUE: 06/26/23 KHA PROJECT NO. 168558057 SHEET NUMBER C3.0</p>						
<p>REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	DATE	BY				<p>DATE</p> <p>BY</p>
NO.	DATE	BY					

Landscape Requirements

Chase Bank - 660 S. Whitney Way Madison, WI 53711

Zoning:	RMX
Site Area:	36,543 SF (0.83 AC)
Building Footprint:	5,266 SF
Total Developed Area:	31,278 SF
Total Parking:	46 Stalls (Includes 3 ADA)

FRONTAGE LANDSCAPE
 Requirement: 1 Shade tree and 5 shrubs per 30 LF of lot frontage (5 shade trees required, 25 shrubs 150 LF along S. Whitney Way requires 5 Trees and 25 Shrubs)

1	Existing Trees
4	Trees Provided
5	Total Trees Provided
25	Shrubs Provided
26	Total Shrubs Provided

INTERIOR PARKING LANDSCAPE
 Requirement: Changes to developed site required 5% of pavement area shall be landscaped. (1) Shade tree for every 160 SF of required landscape area. 19,305 SF Parking pavement requires 965.25 SF of interior landscape area
 Landscape Areas Provided: 2,352 SF

965.25 SF Interior Landscape area requires 6.0 Interior trees.

5	Existing Trees
1	Trees Provided
6	Total Trees Provided

FOUNDATION LANDSCAPE
 Requirement: Shrubs and perennials shall be provided along building facades.

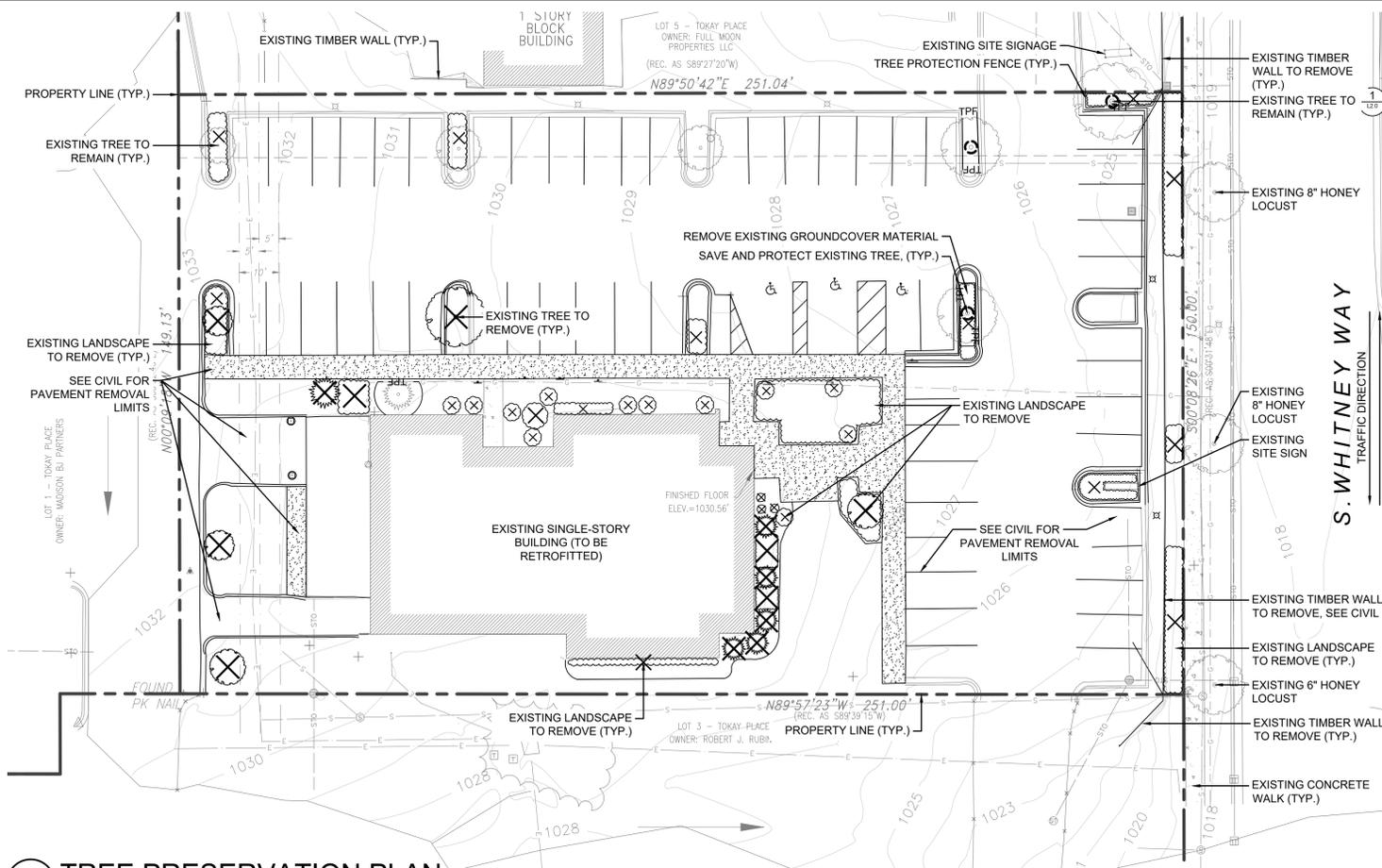
1	Existing Evergreen Shrubs
1	Ornamental Tree
38	Deciduous Shrubs Provided
293	Perennial/Grasses Provided

SCREENING LANDSCAPE
 Requirement: Screening shall consist of a solid wall, solid fence, or hedge with year-round foliage, between six (6) and eight (8) feet in height, except that within the front yard setback area, screening shall not exceed four (4) feet in height.

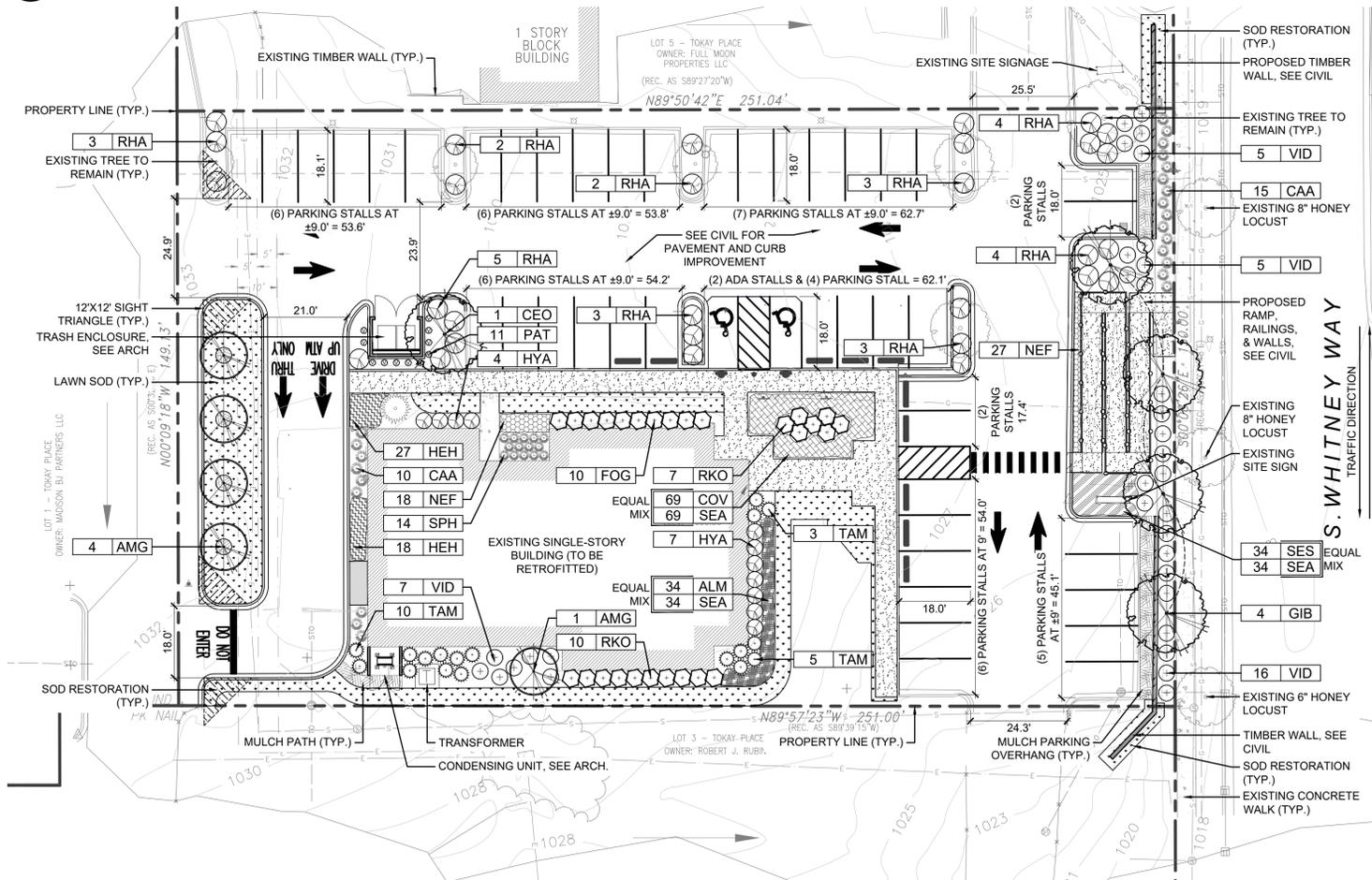
10	Evergreen Shrubs
----	------------------

PLANT SCHEDULE

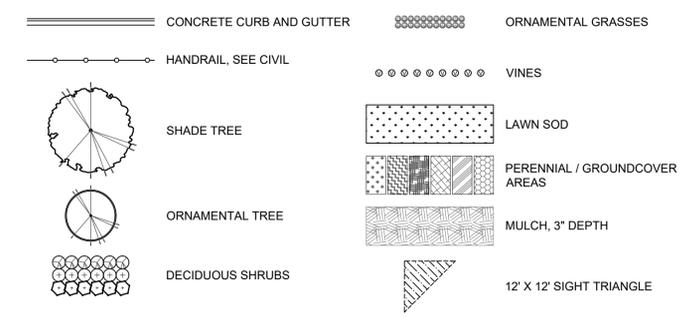
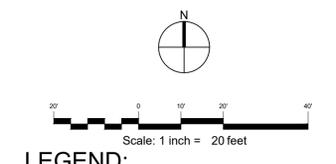
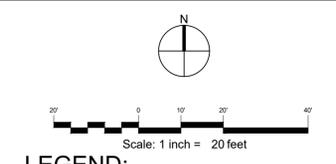
Qty.	Key	Botanical name	Common name	Size at Planting	Notes
SHADE TREES					
1	CEO	Celtis occidentalis	Hackberry	2.5" BB	Central Leader
4	GIB	Ginkgo biloba "Autumn Gold"	Autumn Gold Ginkgo	2.5" BB	Central Leader
5	TOTAL SHADE TREES				
ORNAMENTAL TREES					
5	AMG	Amelanchier x grandiflora "Autumn Brilliance"	Autumn Brilliance Apple Serviceberry	9" ht. BB	Central Leader
5	TOTAL ORNAMENTAL TREES				
EVERGREEN SHRUBS					
18	TAM	Taxus media "Densiformis"	Dense Yew	18" BB	4" o.c.
18	TOTAL EVERGREEN SHRUBS				
DECIDUOUS SHRUBS					
11	HYA	Hydrangea arborescens "Annabelle"	Annabelle Hydrangea	#5 Cont.	4" o.c.
29	RHA	Rhus aromatica "Gro-Low"	Gro-Low Fragrant Sumac	#1 Cont.	Min 12" ht, 5" o.c.
10	FOG	Fothergilla gardenii	Dwarf Fothergilla	#3 Cont.	4" o.c.
17	RKO	Rosa "Knockout"	Knockout Rose	#5 Cont.	4" o.c.
33	VID	Viburnum dentatum "Blue Muffin"	Blue Muffin Arrowwood Viburnum	24" BB	5" o.c.
100	TOTAL DECIDUOUS SHRUBS				
PERENNIALS AND ORNAMENTAL GRASSES					
34	ALM	Allium "McGinnis 13"	Summer Peak-A-Boo Allium	#1 Cont.	18" o.c.
25	CAA	Calliagrostis acutiflora "Karl Foerster"	Karl Foerster Feather Reed Grass	#1 Cont.	3" o.c.
69	COV	Cortaderia verticillata "Zagreb"	Zagreb Coreopsis	#1 Cont.	18" o.c.
45	HEH	Hemerocallis "Happy Returns"	Happy Returns Daylily	#1 Cont.	18" o.c.
45	NEF	Nepeta racemosa "Walker's Low"	Walker's Low Catmint	#1 Cont.	18" o.c.
34	SES	Sedum spectabile "Neon"	Neon Sedum	#1 Cont.	18" o.c.
137	SEA	Sesleria autumnalis	Autumn Moor Grass	#1 Cont.	18" o.c.
14	SPH	Sporobolus heterolepis	Prairie Dropseed	#1 Cont.	30" o.c.
403	TOTAL PERENNIALS AND ORNAMENTAL GRASSES				
VINES					
11	PAT	Parthenocissus tricuspidata	Boston Ivy	#1 Cont.	3" o.c., 6" off wall
11	TOTAL VINES				
SEED AND SOD AREAS					
TBD	Sod	Restore any disturbed areas with sod. Quantities determined by Contractor			



1 TREE PRESERVATION PLAN
 SCALE: 1" = 10'-0"



2 LANDSCAPE PLAN
 SCALE: 1" = 10'-0"



NOTES:
 1. RESTORE ANY DISTURBED TURF AREAS NOT RECEIVING OTHER LANDSCAPE TREATMENTS WITH SOD.



CHASE BANK
 660 S. Whitney Way
 Madison, WI 53711

Project Team
 LANDSCAPE ARCHITECT



ARCHITECT

THE ARCHITECTS PARTNERSHIP, LTD.
 200 S. Michigan Ave.
 Chicago, IL 60604
 312-583-9800

CIVIL ENGINEER

KIMLEY HORN
 4201 Winfield Road
 Suite 600
 Warrenville, IL 60555
 630-487-5550

Revisions

Date	Issue
5/30/2023	SUBMITTAL REVIEW
6/23/2023	SUBMITTAL REVIEW

Stamp



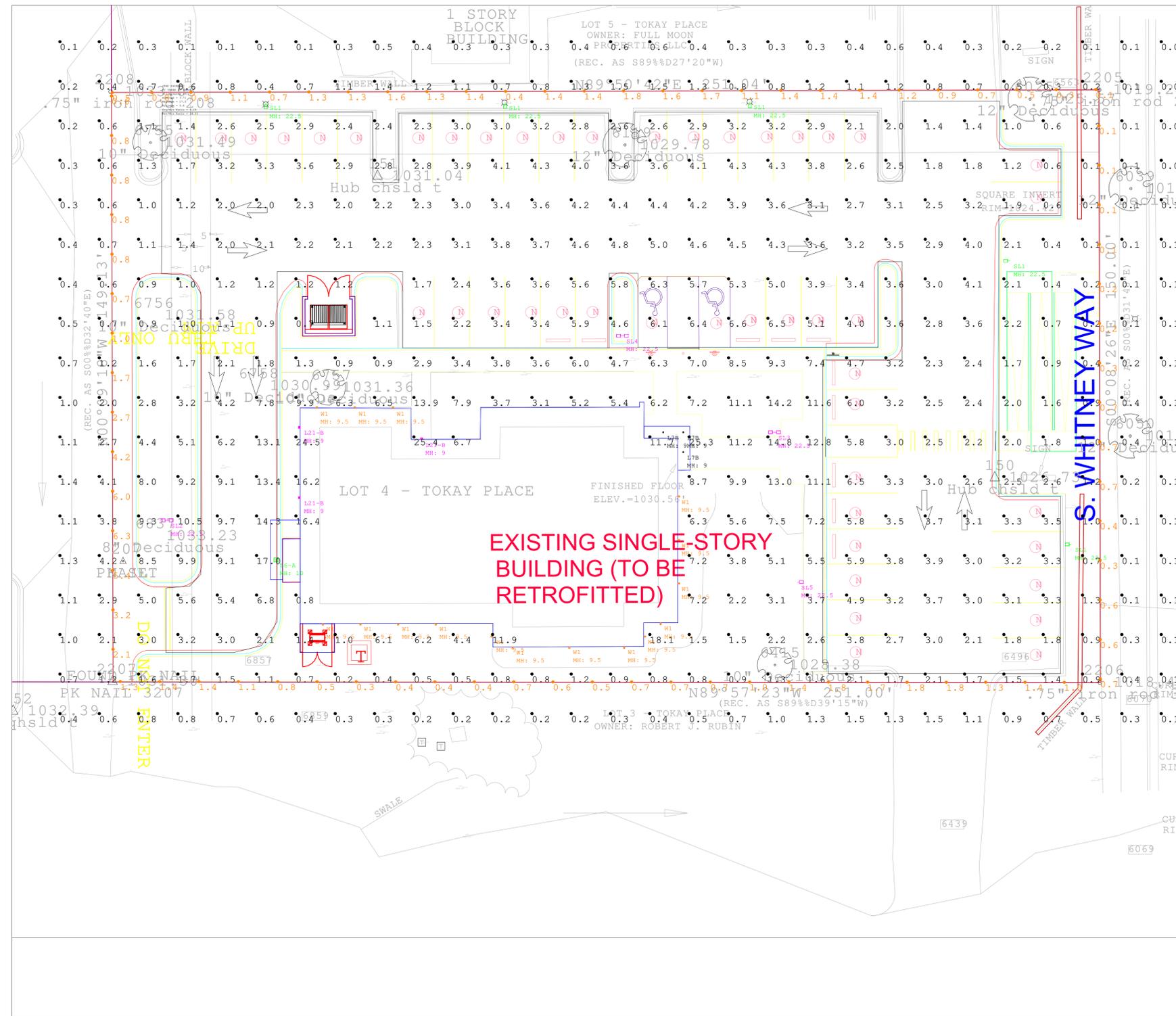
Title
LANDSCAPE PLAN

Sheet No.

L1.0

Label	Units	Avg	Max	Min	Avg/Min	Max/Min	Description
ATM 5'	Fc	34.68	46.5	18.4	1.88	2.53	FC TAKEN 5' FROM ATM @ 3'-0" AFG
ATM 50'	Fc	7.83	28.1	0.7	11.19	40.14	FC TAKEN 50' FROM ATM @ 3'-0" AFG
ENTRY	Fc	15.93	43.9	2.2	7.24	19.95	FC TAKEN 10' FROM ENTRY @ 3'-0" AFG
ENTRY 50'	Fc	7.54	38.2	1.0	7.54	38.20	FC TAKEN 50' FROM ENTRY @ 3'-0" AFG
PARKING 60'	Fc	3.78	6.6	2.0	1.89	3.30	FC TAKEN 60' FROM ENTRY @ 3'-0" AFG
PROPERTY LINE	Fc	1.19	6.3	0.1	11.90	63.00	FC TAKEN AT GRADE
SITE	Fc	3.00	25.4	0.0	N.A.	N.A.	FC TAKEN AT GRADE
JPMC PAVEMENT	Fc	3.71	17.0	0.6	6.18	28.33	FC TAKEN AT GRADE

Symbol	Label	Qty	Part Number	Description
	SL4	1	EACL010F4AF740-DIMMING-D1-FINISH	FULL CUTOFF AREA LIGHT
	SL3	1	EACL010F2AN740-DIMMING-D1-FINISH	FULL CUTOFF AREA LIGHT
	L7B	3	LDXB4R010T35V1+RDI4RWPTWTWTR	RECESSED DOWNLIGHT
	W1	16	9004-W2-RW-LED3090-W-BK-L1-UNV	WALL MOUNT UP/ DN LIGHT
	SL2	1	EACL010E2AN740-DIMMING-D1-FINISH	FULL CUTOFF AREA LIGHT
	SL1	5	EACL010D4AF740-DIMMING-D1-FINISH WSHEILD	FULL CUTOFF AREA LIGHT W/SHEILD
	SL5	1	EACL010D4AF740-DIMMING0E1-FINISH	FULL CUTOFF AREA LIGHT
	L6-A	1	ECLS010A5SM740-DIMMING-SM-WHTE	SURFACE MOUNT CANOPY
	L21-B	3	XTOR6B-W	WALL MOUNT FULL CUTOFF HO WALLPACK



- DUE TO CHANGING LIGHTING ORDINANCES IT IS THE CONTRACTORS RESPONSIBILITY TO SUBMIT THE SITE PHOTOMETRICS AND LUMINAIRE SPECS TO THE LOCAL INSPECTOR BEFORE ORDERING TO ENSURE THIS PLAN COMPLIES WITH LOCAL LIGHTING ORDINANCES

- THIS LIGHTING DESIGN IS BASED ON INFORMATION SUPPLIED BY OTHERS. CHANGES IN ELECTRICAL SUPPLY, AREA GEOMETRY AND OBJECTS WITHIN THE LIGHTED AREA MAY PRODUCE ILLUMINATION VALUES DIFFERENT FROM THE PREDICTED RESULTS SHOWN ON THIS LAYOUT.

- THIS LAYOUT IS BASED ON IES FILES THAT WERE LAB TESTED OR COMPUTER GENERATED. ACTUAL RESULTS MAY VARY



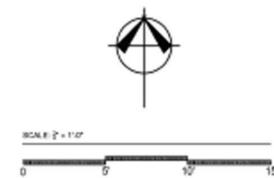
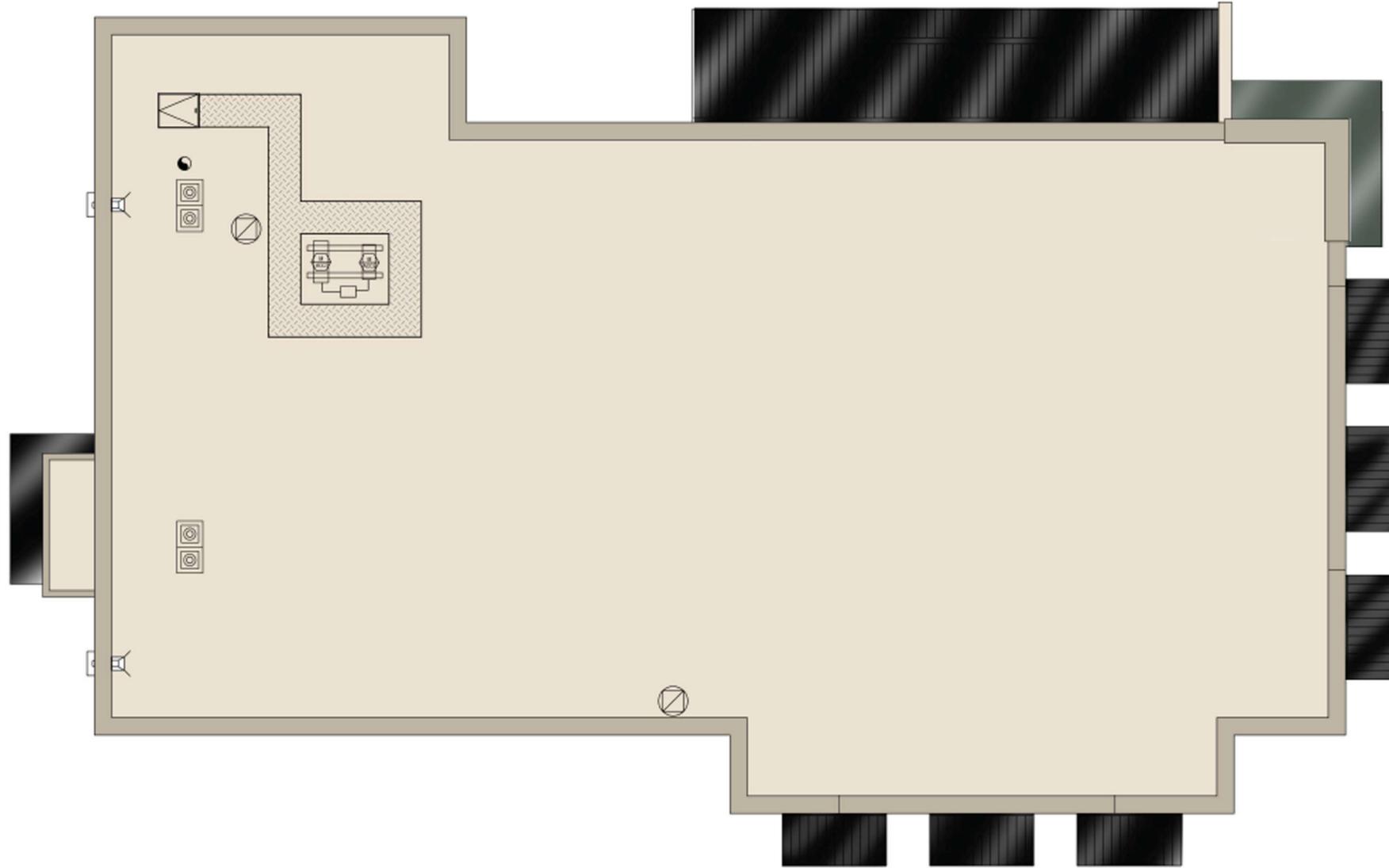
#	Date	Comments

Revisions

Drawn By: JJM
 Checked By:
 Date: 6/25/2023

JPMC WHITNEY LIGHTING LAYOUT

PHOTOMETRIC CALCULATIONS



**WHITNEY
ODANA**
RETAIL BANKING CENTER
660 S Whitney Way
Madison, WI 53711

ARCHITECT/ENGINEER OF RECORD



**NOT FOR
CONSTRUCTION**

ISSUE	DATE	DESCRIPTION
	06/26/2023	ISSUE CLIP & UDC SUBMITTAL

PROJECT INFORMATION BLOCK	
JOB #	23067
DRAWN BY:	AK/GP
CHECKED BY:	TW/GP

SHEET TITLE
A2.0

SHEET NUMBER
ROOF PLAN

**NOT FOR
CONSTRUCTION**

ISSUE	DATE	DESCRIPTION
	06/26/2023	ISSUE CUP & UDC SUBMITTAL

PROJECT INFORMATION BLOCK	
JOB #	23067
DRAWN BY:	AK/GP
CHECKED BY:	TW/GP

SHEET TITLE

A3.5

SHEET NUMBER

**TRASH
ENCLOSURE**

