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BY HAND DELIVERY

August 19, 2011

City of Madison
Urban Design Commission
c/o Department of Planning Community and Economic Development
Room G-100
215 Martin Luther King Jr. Blvd.
Madison, WI 53709
Attn: Julie Cleveland

Re: Letter of Intent; Urban Design Commission Review for Initial Approval of Bancroft Dairy Site Redevelopment, 1010 S. Park Street

Dear Ms. Cleveland:

Please find enclosed our application, plus fourteen (14) copies, for Urban Design Commission Review and Initial Approval for a rezoning request from C-3 to PUD General Development Plan at 1010 S. Park Street. Applicant Clark Street Development submitted a Land Use Application on July 13, 2011 to rezone the property to PUD-GDP. GDP submittal was made at the request of City staff to accompany the rezoning request from Ghidorzi Development to develop a site for the Wingra Clinic. A copy of the Application is attached to this letter. We understand the City Staff's request was primarily to limit the uses allowable on-site.

The attached documentation is no more than what was requested by City Staff to be submitted for the rezoning application. It is intended that the development of the Clark Street site be consistent with the Wingra Build Plan in both physical characteristics and land uses; however, since no end users have yet been determined, it is not at this point possible to indicate with

MICHAEL BEST

& FRIEDRICH LLP

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specificity the precise building or uses which may be contemplated. Rather, the generalized bulk and massing of the potential project have been outlined.

Please let me know if you have any questions.

Sincerely,

MICHAEL BEST & FRIEDRICH LLP

A handwritten signature in black ink, appearing to read "Bill White", written over the printed name of William F. White.

William F. White

cc Alder Sue Ellingson
James Kurtzweil
Charles Ghidorzi
Cliff Goodhart, AIA
Tim Parks
Assistant Vice-Chancellor Alan Fish

**APPLICATION FOR
URBAN DESIGN COMMISSION
REVIEW AND APPROVAL**

**AGENDA ITEM # _____
Project # _____**

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

PROJECT ADDRESS: 1010 S. Park Street

ALDERMANIC DISTRICT: 13

OWNER/DEVELOPER (Partners and/or Principals) Clark Street Development ARCHITECT/DESIGNER/OR AGENT: Eppstein Uhen Architects

Attn: Jim Kurtzweil Attn: Cliff Goodhart

CONTACT PERSON: Bill White

Address: 1 S. Pinckney Street, Ste. 700
Madison, WI 53703

Phone: (608) 283-2246

Fax: (608) 283-2275

E-mail address: wfwhite@michaelbest.com

TYPE OF PROJECT:

(See Section A for:)

- Planned Unit Development (PUD)
 - General Development Plan (GDP)
 - Specific Implementation Plan (SIP)
- Planned Community Development (PCD)
 - General Development Plan (GDP)
 - Specific Implementation Plan (SIP)
- Planned Residential Development (PRD)
- New Construction or Exterior Remodeling in an Urban Design District * (A public hearing is required as well as a fee)
- School, Public Building or Space (Fee may be required)
- New Construction or Addition to or Remodeling of a Retail, Hotel or Motel Building Exceeding 40,000 Sq. Ft.
- Planned Commercial Site

(See Section B for:)

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

(See Section C for:)

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

(See Section D for:)

- Comprehensive Design Review* (Fee required)
- Street Graphics Variance* (Fee required)
- Other _____

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

Where fees are required (as noted above) they apply with the first submittal for either initial or final approval of a project.



LAND USE APPLICATION Madison Plan Commission

215 Martin Luther King Jr. Blvd; Room LL-100
PO Box 2985; Madison, Wisconsin 53701-2985
Phone: 608.266.4635 | Facsimile: 608.267.8739

- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed with the Subdivision Application.
- Before filing your application, please review the information regarding the **LOBBYING ORDINANCE** on the first page.
- Please read all pages of the application completely and fill in all required fields.
- This application form may also be completed online at www.cityofmadison.com/planning/plan.html
- All Land Use Applications should be filed directly with the Zoning Administrator.

FOR OFFICE USE ONLY:	
Amt. Paid _____	Receipt No. _____
Date Received _____	
Received By _____	
Parcel No. _____	
Aldermanic District _____	
GQ _____	
Zoning District _____	
For Complete Submittal	
Application _____	Letter of _____
	Intent _____
IDUP _____	Legal Descript. _____
Plan Sets _____	Zoning Text _____
Alder Notification _____	Waiver _____
Ngrbrhd. Assn Not. _____	Waiver _____
Date Sign Issued _____	

1. **Project Address:** 1010 S. Park Street **Project Area in Acres:** 1.5

Project Title (if any): Bancroft Dairy Site Redevelopment

2. **This is an application for:**

Zoning Map Amendment (check the appropriate box(es) in only one of the columns below)

<input type="checkbox"/> Rezoning to a Non-PUD or PCD Zoning Dist.: Existing Zoning: _____ to _____ Proposed Zoning (ex: R1, R2T, C3): _____		Rezoning to or Amendment of a PUD or PCD District: <input checked="" type="checkbox"/> Ex. Zoning: _____ to PUD/PCD-GDP <input type="checkbox"/> Ex. Zoning: _____ to PUD/PCD-SIP <input type="checkbox"/> Amended Gen. Dev. <input type="checkbox"/> Amended Spec. Imp. Plan	
<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Demolition Permit	<input type="checkbox"/> Other Requests (Specify): _____	

3. **Applicant, Agent & Property Owner Information:**

Applicant's Name: James Kurtzweil Company: Clark Street Development
 Street Address: 980 N. Michigan Avenue City/State: Chicago, IL Zip: 60611
 Telephone: (312) 377-9108 Fax: (312) 377-9101 Email: JKurtzweil@clarkstreet.com

Project Contact Person: Bill White Company: Michael Best & Friedrich LLP
 Street Address: 1 S. Pinckney Street City/State: Madison, WI Zip: 53703
 Telephone: (608) 283-3501 Fax: (608) 283-2275 Email: wfwhite@michaelbest.com

Property Owner (if not applicant): Clark Street Development
 Street Address: 980 N. Michigan Avenue City/State: Chicago, IL Zip: 60611

4. **Project Information:**

Provide a brief description of the project and all proposed uses of the site: _____
 Site in conformity with Wingra Build Plan _____

Development Schedule: Commencement 10/1/2011 Completion as determined by end users

5. Required Submittals:

- Plans** submitted as follows below and depicts all lot lines; existing, altered, demolished or proposed buildings; parking areas and driveways; sidewalks; location of any new signs; existing and proposed utility locations; building elevations and floor plans; landscaping, and a development schedule describing pertinent project details:
 - **7 copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
 - **7 copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
 - **1 copy** of the plan set reduced to fit onto 8 ½ inch by 11 inch paper
- Letter of Intent (12 copies):** describing this application in detail including, but not limited to: existing conditions and uses of the property; development schedule for the project; names of persons involved (contractor, architect, landscaper, business manager, etc.); types of businesses; number of employees; hours of operation; square footage or acreage of the site; number of dwelling units; sale or rental price range for dwelling units; gross square footage of building(s); number of parking stalls, etc.
- Legal Description of Property:** Lot(s) of record or metes and bounds description prepared by a land surveyor. For any application for rezoning, the description must be submitted as an electronic word document via CD or e-mail. For applications proposing rezoning to more than one district, a separate description of each district shall be submitted.
- Filing Fee:** \$ 1,400 See the fee schedule on the application cover page. Make checks payable to: *City Treasurer*.
- Electronic Submittal:** All applicants are required to submit copies of all items submitted in hard copy with their application (including this application form, the letter of intent, complete plan sets and elevations, etc.) as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or in an e-mail sent to pcapplications@cityofmadison.com. The e-mail shall include the name of the project and applicant. Applicants unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.

In Addition, The Following Items May Also Be Required With Your Application:

- For any applications proposing demolition or removal of existing buildings, the following items are required:
 - Prior to the filing of an application, the applicant or his/her agent is required to notify a list of interested persons registered with the City **30 or 60 days prior to filing** their application using the online notification tool found at: <https://www.cityofmadison.com/developmentCenter/demolitionNotification/>
 - A photo array (6-12 photos) of the **interior and exterior** of the building(s) to be demolished or removed. A written assessment of the condition of the building(s) to be demolished or removed is highly recommended.
 - Note: A Reuse and Recycling Plan approved by the City's Recycling Coordinator is required prior to issuance of wrecking permits and the start of construction.
- Zoning Text (12 copies):** must accompany Planned Community or Planned Unit Development (PCD/PUD) submittals.

6. Applicant Declarations:

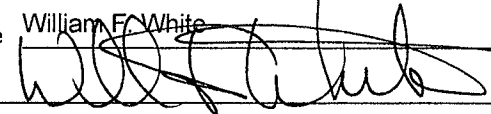
- Conformance with adopted City plans:** Applications shall be in accordance with all adopted City of Madison plans:
 - The site is located within the limits of Wingra Build Plan, which recommends: Mixed-Use Development for this property.
- Pre-application Notification:** Section 28.12 of the Zoning Code requires that the applicant notify the district alder and any nearby neighborhood & business associations in writing no later than **30** days prior to filing this request:
 - List below the Alderperson, Neighborhood Association(s), Business Association(s) AND dates you sent the notices:

NOTE: If the alder has granted a waiver to this requirement, please attach any such correspondence to this form.

- Pre-application Meeting with staff:** Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning and Planning Division staff; note staff persons and date.
 - Planning Staff: Brad Murphy, Tim Park Date: 6-9&6-28 Zoning Staff: _____ Date: _____

- Check here if this project will be receiving a public subsidy.** If so, indicate type in your Letter of Intent.

The signer attests that this form is accurately completed and all required materials are submitted:

Printed Name William F. White Date July 13, 2011
 Signature  Relation to Property Owner Attorney

Authorizing Signature of Property Owner James Kwitzweil Date 7/13/11
for Clark Street Development

**PUD-GDP
Dean/Morningstar/Bancroft Dairy Site Redevelopment
1010 S. Park Street, Madison, WI**

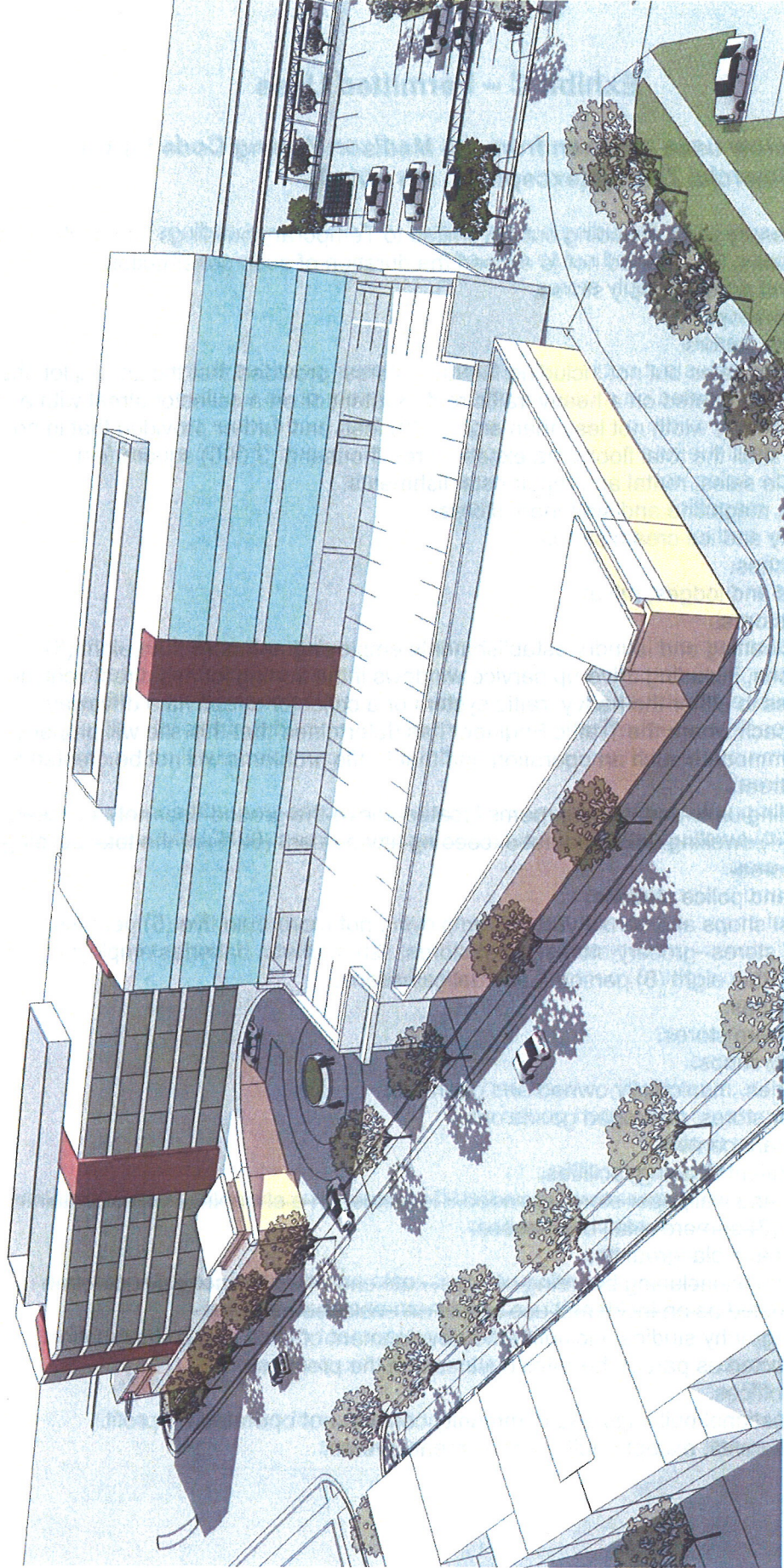
Legal Description: The lands subject to this planned unit development shall include Lots 2 & 3, Certified Survey Map No. _____ attached hereto as Exhibit A.

- A. Statement of Purpose:** This zoning district is established to allow for the construction of a mixed-use development on the former Bancroft Dairy Site located at the intersection of S. Park Street and Fish Hatchery Road. The district is intended to be generally consistent with the uses and scale envisioned in the 2005 Wingra B.U.I.L.D. Conceptual Redevelopment Plan.

The project remains in the conceptual stage. The purpose of the General Development Plan will be to 1) define the allowed uses for the site, 2) establish a maximum Floor Area Ratio, and 3) illustrate how vehicular access/circulation and parking will be addressed on the site.

The current conceptual plan is attached as Exhibit B - Massing Study.

- B. Permitted Uses:** See Exhibit C for a list of permitted uses for this zoning district.
- C. Lot Area:** As stated in Exhibit A, attached hereto
- D. Floor Area Ratio:**
1. Maximum floor area ratio permitted is 5.0
- E. Yard Requirements:** There will be no minimum yard requirements in this zoning district. Final yard requirements will be determined per the to be filed Specific Implementation Plan (SIP).
- F. Vehicular Access:** The current conceptual plan calls for four access points into the site as follows:
1. Full access on Fish Hatchery Road just south of the Brooks Street intersection located on Lot 3. Lot 2 and Lot 3 shall have an Access and Easement Agreement for this access point.
 2. Three way access on Park Street in-line with Lakeside Street. Left-out onto Park Street is not necessary at this point as vehicles can simply turn right onto Fish Hatchery in order to head north on S. Park Street. Lot 2 and Lot 3 shall have an Access and Easement Agreement for this access point.
 3. Full access from Fish Hatchery Road through to be vacated High Street. Lot 1, Lot 2 and Lot 3 shall have an Access and Easement Agreement for this access point.
 4. Right-in, Right out Access from S. Park Street through to be vacated High Street. Lot 1, Lot 2 and Lot 3 shall have an Access and Easement Agreement for this access point.
- G. Parking:** The current conceptual plan calls for a structured parking facility to be located on the SWC of Lot 2 and extending underneath the planned flat-iron building along S. Park Street. 240 stalls on three levels are shown in the current conceptual plan (see Exhibit D – Conceptual Parking Plan) but it is possible for that number to increase or decrease as the design stage progresses.
- H. Accessory Off-Street Parking & Loading:** Accessory off-street parking and loading will be provided as shown on approved plans. Additional surface or structured off-street parking will be permitted.



980 N Michigan Ave., Ste 1280
Chicago, Illinois 60611
(312) 377-9100
www.clarkstreet.com



Exhibit B – Massing Study

Exhibit C – Permitted Uses

I. The below uses as taken from the Madison Zoning Code for C3 Commercial Zoning (exceptions are noted).

1. Accessory uses, including but not limited to Temporary buildings for construction purposes, for a period not to exceed the duration of such construction.
2. Art and school supply stores.
3. Barbershops.
4. Beauty parlors.
5. Bedding sales but not including furniture stores, provided that the zoning lot shall either be located on a heavy traffic route system or on a collector street with a right-of-way width not less than eighty (80) feet, and further provided that in no case shall the total floor area exceed three thousand (3,000) square feet.
6. Bicycle sales, rental and repair establishments.
7. Book, magazine and stationery stores.
8. Candy and ice cream stores.
9. Churches.
10. Clubs and lodges, private.
11. Drugstores.
12. Dry cleaning and laundry establishments employing not more than eight (8) persons, including drive-up service windows if the zoning lot has direct vehicular access to either the heavy traffic system or a collector street via a driveway approach where the Traffic Engineer has determined that this site will properly accommodate such an operation and that traffic problems will not be created in the street.
13. ~~Dwelling units and lodging rooms located above the ground floor not to exceed four (4) dwelling units and not exceeding fifty percent (50%) of the total building floor area.~~
14. Fire and police stations.
15. Florist shops and conservatories employing not more than five (5) persons.
16. Food stores--grocery stores, meat stores, fish markets, bakeries employing not more than eight (8) persons, and delicatessens.
17. Gift shops.
18. Hardware stores.
19. Hobby shops.
20. Libraries, municipally owned and operated.
21. Liquor stores, packaged goods only.
22. Day care centers.
23. Outpatient housing facilities.
24. ~~Paint and wallpaper store, provided it is located in a shopping center containing eight (8) or more retail businesses.~~
25. ~~Parks and playgrounds.~~
26. ~~Pet shops, including boarding of dogs, cats and other household pets when conducted as an incidental use and in an enclosed building.~~
27. Photography studios, including the development of films and pictures when conducted as part of the retail business on the premises.
28. Post offices.
29. Recreational buildings and community centers, not operated for profit.
30. Restaurants, except adult entertainment taverns.

31. Schools--elementary, junior high or high.
32. Shoe and hat repair stores.
33. Toy shops.
34. Variety stores.
35. Wearing apparel shops.
36. Jewelry stores, including watch repair.
37. Community living arrangements provided:
 - a. That the loss of any state license or permit by a community living arrangement be an automatic revocation of that facility's use permit.
 - b. That the applicant disclose in writing the capacity of the community living arrangement.
 - c. That the community living arrangement be located above ground floor.
38. Camera and photographic supply stores.
- ~~39. Reserved For Future Use.~~
40. Art galleries.
41. ~~Bed and Breakfast Establishments provided:~~
 - ~~a. The establishment has a valid permit from the City Health Department.~~
 - ~~b. The only meal served is breakfast to registered guests.~~
 - ~~c. Off-street parking is available as required by Section 28.11(3)(l)6.d.~~
 - ~~d. No establishment shall be within 500 feet of any other establishment, measured lot line to lot line.~~
 - ~~e. Fire protection is approved by the Fire Department which may be more restrictive than State requirements.~~
 - ~~f. Length of stay shall not exceed twenty-one (21) consecutive days for each registered guest.~~
42. Sporting goods stores, including the sale of live bait, provided that in no case shall the total floor area exceed three thousand (3,000) square feet, and further provided that hours of operation be limited to the hours between 7:00 a.m. and 9:00 p.m. unless approved as a conditional use.
43. Small home appliances, sales and service, not including stoves, refrigerators, freezers, washers or dryers, provided that the zoning lot shall either be located on a heavy traffic route system or on a collector street with a right-of-way width not less than eighty (80) feet, and further provided that in no case shall the total floor area exceed three thousand (3,000) square feet.
- ~~44. Mission house.~~
45. Video rental establishments not including adult entertainment establishments.
46. Tailor shops.
47. Personal computers and home electronics, sales and service.
48. Small animal clinics not including outdoor runs and pens.
49. Adult day care facilities.
50. Musical instrument sales and repair.
51. Offices, business and professional.
52. Physical culture and health services and reducing salons.
53. Health clubs.
- ~~54. Any use permitted in the C1 district.~~
55. Amusement establishments, including archery ranges, bowling centers, golf driving ranges, gymnasiums, pool halls, swimming pools, skating rinks and other similar indoor amusement facilities, but excluding amusement arcades.
56. Antique shops.
57. Art galleries and museums.
- ~~58. Auction rooms.~~

59. Automobile accessory stores.
60. Banks and financial institutions.
61. Blueprinting and photostating establishments.
62. Business machine sales and service establishments.
63. Carpet and rug stores.
64. Catering establishments.
65. China and glassware stores.
66. Clothing and costume rental stores.
67. Coin and philatelic stores.
68. Convalescent homes and nursing homes, provided that the zoning lot shall be not less than one-half (1/2) acre and further provided that the side and rear yards as established in the R5 district are provided. Provided also that the intended use abuts on one side either:
 - a. A residential zoning district; or
 - b. A substantially permanent residential building in the commercial district.
69. Department stores.
70. Dry goods stores.
71. Employment agencies.
- ~~72. Exterminating shops.~~
73. Floor covering stores (linoleum and tile).
74. Florist shops and conservatories with no limitation on number of employees.
75. Furniture stores.
76. Furrier shops, including the incidental storage and conditioning of furs.
77. Hospitals and sanitariums.
78. Hotels and motels.
79. Household appliance stores, including radio and television sales and service.
80. Interior decorating shops, including upholstering and making of draperies, slipcovers and other similar articles when conducted as part of the retail operation and secondary to the principal use.
81. Jewelry stores, including watch repair.
82. Laboratories--research, development and testing.
83. Leather goods and luggage stores.
84. Loan offices.
85. Locksmith shops.
86. Meat markets, including sale of meat and meat products to restaurants, hotels, clubs and other similar establishments when such sale is conducted as part of the retail business on the premises.
87. Musical instrument sales and repair.
88. Offices, business and professional, including banks and financial institutions, and medical, dental, and optical clinics.
89. Office supply stores.
90. Optical sales.
91. Orthopedic and medical appliance and supply stores.
92. Paint and wallpaper stores.
93. Phonograph, record and sheet music stores.
94. Picture framing.
95. Printing, publishing and bookbinding establishments.
96. Radio and television studios and stations.
97. Recording studios.
98. Schools--music, dance, business or trade.
99. Secondhand stores and rummage shops.

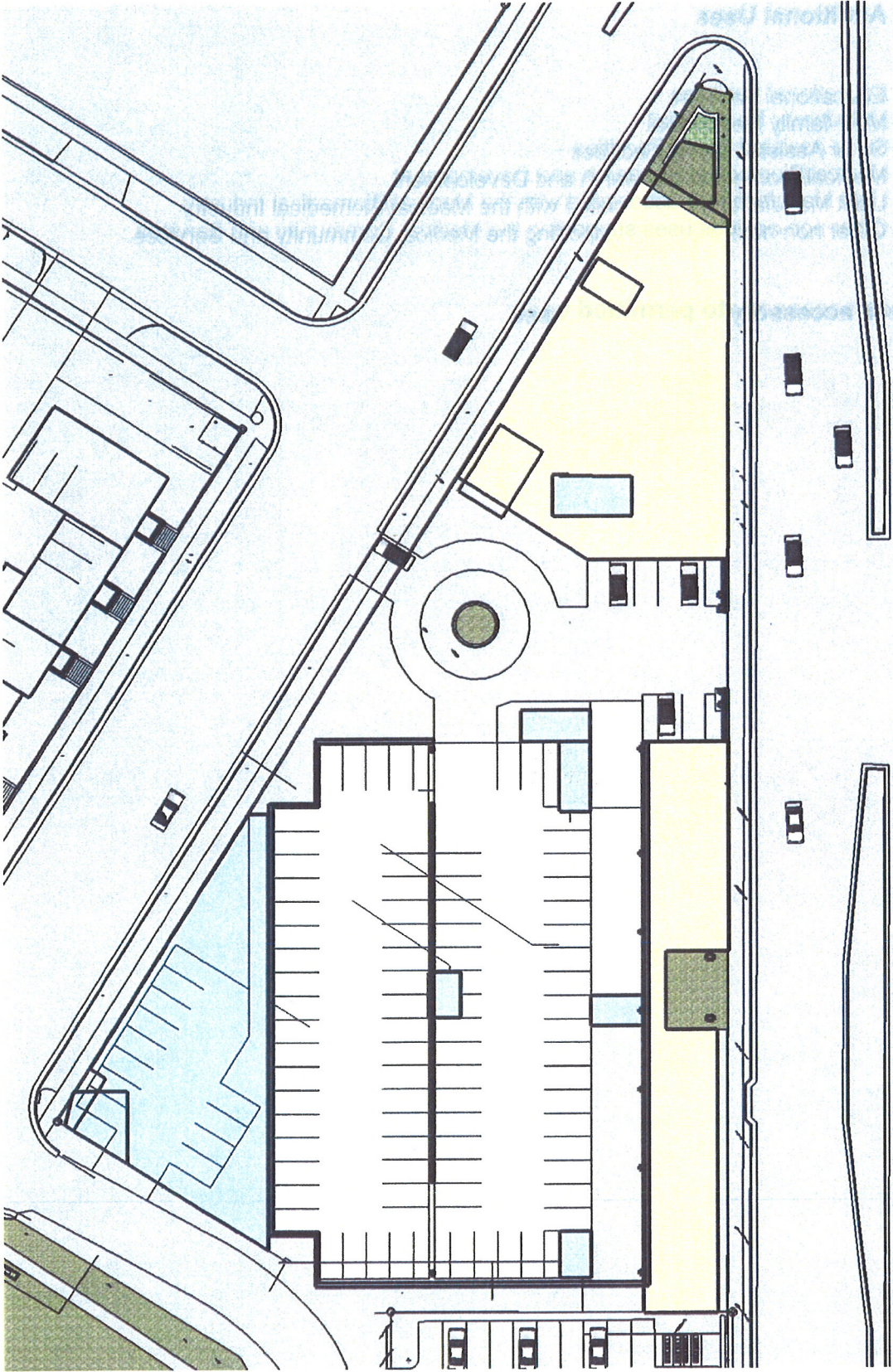
- 100. Sewing machine sales and service, household appliances only.
- 101. Sporting goods stores.
- 102. Tailor shops.
- 103. Taverns, except adult entertainment taverns.
- 104. Taxidermists.
- 105. Telegraph offices.
- 106. Theaters, indoor.
- 107. Ticket agencies, amusement.
- 108. Tobacco shops.
- 109. Travel bureaus and transportation ticket offices.
- 110. Typewriter and adding machine sales and service establishments.
- 111. Undertaking establishments and funeral parlors.
- 112. Upholstery shops.
- 113. Water softener sales and service.
- 114. Film developing and processing.
- ~~115. Sewer cleaning service.~~
- ~~116. Display and sale of merchandise in City-owned public parking lots under the control of the Parking Utility wherein such sale is controlled by a lease between the City of Madison and the party or parties displaying and selling the merchandise.~~
- 117. ~~Neon tube bending.~~
- 118. Adult day care facilities.
- 119. Physical culture and health services, reducing salons and massage therapy.
- 120. Medical, dental and optical clinics.
- 121. Artisan Studio.
- ~~122. Bed and Breakfast Establishments provided:~~
 - ~~a. The establishment has a valid permit from the City Health Department.~~
 - ~~b. The only meal served is breakfast to registered guests.~~
 - ~~c. Off-street parking is available as required by Section 28.11(3)(l)6.d.~~
 - ~~d. No establishment shall be within 500 feet of any other establishment, measured lot line to lot line.~~
 - ~~e. Fire protection is approved by the Fire Department which may be more restrictive than State requirements.~~
 - ~~f. Length of stay shall not exceed twenty-one (21) consecutive days for each registered guest.~~
- 123. Brewpubs.
- ~~124. Hostels.~~
- 125. Swimming pool, hot tub and spa stores, provided there is no outside storage or display on the premises and no installation or repair services are offered.
- ~~126. Farmers markets for the sale of personally prepared food and handcrafted goods, as defined in Sec. 9.13(6)(e).~~
- ~~127. Any use permitted in the C2 district.~~
- 128. Any production, processing, cleaning, servicing, testing or repair of materials, goods or products, limited to the following uses or products:
 - ~~a. Advertising products, such as signs and billboards.~~
 - b. Awnings, venetian blinds and window shades.
 - ~~c. Bottling or distribution plants, milk or soft drinks.~~
 - d. Ceramic products, such as pottery, figurines and small glazed tiles.
 - ~~e. Coeperage works.~~
 - f. Film developing and processing.
 - g. Furniture refinishing.

- h. Jewelry.
 - i. Medical, dental and optical supplies.
 - j. Milk and ice cream processing.
 - k. Products from the following previously prepared materials: bone, canvas, cellophane, cloth, cork, feathers, felt, fiber, fur, glass, hair, horn, leather, paper, plastic, precious or semiprecious stones, rubber, shell, wood (but not including a planing mill), and yarn.
 - l. Scientific and precision instruments.
 - m. Soldering and welding.
 - n. Bakery, candy, dairy and other food products but not including fish and meat products.
129. Bakeries with no limitations on number of employees.
130. ~~Battery and tire service stations.~~
131. Building material sales establishments.
132. Dry cleaning and laundry establishments with no limitation on number of employees.
133. Express and parcel delivery establishments.
134. Feed and seed stores.
135. ~~Fuel and ice sales establishments.~~
136. ~~Garages for repair and servicing of motor vehicles, including body repair, painting or motor rebuilding, and accessory towing and wrecker service.~~
137. ~~Greenhouses.~~
138. Linen, towel, diaper and other similar supply services.
139. Live bait stores.
140. Machinery and equipment sales and service establishments.
141. Mail order houses.
142. Meeting halls, convention halls and exhibition halls.
143. Motor vehicle sales or rental establishments.
144. Newspaper distribution agencies for home delivery and retail sale.
145. Wholesaling establishments.
146. Any production, processing, cleaning, servicing, testing or repair of materials, goods or products limited to the following uses or products when located not less than 150 feet from a Residence District:
- a. Cameras and other photographic equipment.
 - b. Electrical appliances.
 - c. Electrical equipment assembly.
 - d. Electrical supplies, manufacture and assembly.
 - e. Musical instruments.
 - f. Orthopedic and medical appliances.
 - g. Silverware, plate and sterling.
 - h. Sporting goods.
 - i. Textiles.
 - j. Tools and hardware.
147. Artisan production shop.
148. Household and office cleaning services.
149. ~~Park and ride lots owned or operated by the City of Madison.~~

II. Additional Uses

1. Educational Facilities
2. Multi-family Residential
3. Sr. or Assisted Living Facilities
4. Medical/Biomedical Research and Development
5. Light Manufacturing associated with the Medical/Biomedical Industry
6. Other non-noxious uses supporting the Medical Community and Services.

III. Uses accessory to permitted uses



980 N Michigan Ave., Ste 1280
Chicago, Illinois 60611
(312) 377-9100
www.clarkstreet.com



Exhibit D – Conceptual Parking Site Plan