

Site Photos



Heading North on S. Whitney Way



Heading North on S. Whitney Way





Heading South on S. Whitney Way



Heading South on S. Whitney Way



S. Whitney Way Facing Above Canopy Sign Location

Existing Buildings on the Zoning Lot



Thank you for your consideration. We are available to answer questions.

Respectfully Submitted,

RYAN SIGNS, INC.

Handwritten signature of Mary Beth Growney Selene in blue ink.

Mary Beth Growney Selene
President
Serving as Agent for University Park, LLC

cc: Jacob T. Klein

Surrounding Area Signage











160 Westgate Mall & 617 S. Whitney Way
Madison, Wisconsin

fect against legal liability. The information presented herein are "as is" and should not be used as "biddable" or "instruction documents" unless approved by the Landscape Architect. This is not an original document unless stamped in the ORIGINAL.

1.0

LANDSCAPE MASTER PLAN

603 S WHITNEY WAY FUTURE BUILDING
OFFICE/MEDICAL/CLINIC 3-8 STORIES

City of Madison, Wisconsin Landscape Worksheet			
DEVELOPED LOTS	SQUARE FEET	LANDSCAPE POINTS RE	
Total Developed Area			
216,481 (±) 10,000 (rounding/estimates)	131,881		2386
PLANT TYPE / ELEMENT	POINT VALUE	QUANTITY	TOTAL POINTS
Ornamental Deciduous	85	40	2250
Tree Evergreen Tree	85	17	985
Ornamental Tree	35	308	10780
Upright Evergreen (Shrub (i.e. arbutus))	25	0	0
Shrub, Deciduous	9	386	3474
Shrub, Evergreen	4	96	384
Ornamental Grass/Perennials	2	640	1280
Ornamental/Decorative Paving or Wall	4	0	0
Light (2.0%)	4	0	0
Planting Specimen Tree	14	0	0
Landscape Furniture for public seating and/or trash receptacles	5	0	0
			3129

SCALE: 1"=30'-0"

14' PUBLIC UTILITY
EASEMENT

Installed

MARKET RATE
UNDERGROUND PARKING
4-5 STORY

12' PUBLIC UTILITY
EASEMENT

11' PUBLIC UTILITY
EASEMENT

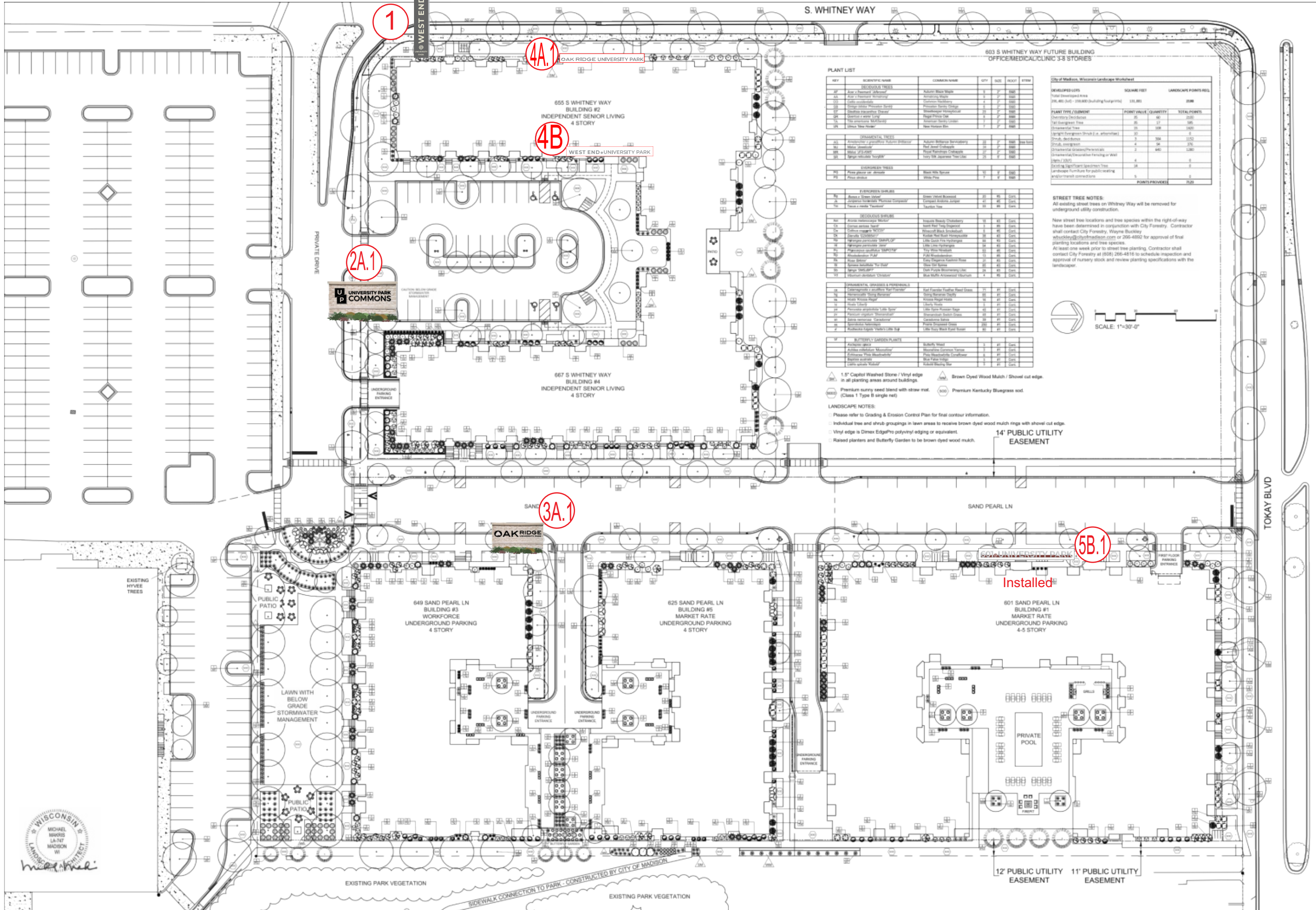
5B.1

625 SAND PEARL LN
BUILDING #5
MARKET RATE
UNDERGROUND PARKING
4 STORY



EXISTING PARK VEGETATION





3570 Pioneer Road
Verona, WI 53593
PH: (608) 827-9401
FAX: (608) 827-9402
WEB: www.olsontoon.com

WESTGATE REDEVELOPMENT

160 Westgate Mall & 617 S. Whitney Way
Madison, Wisconsin

Date: 2021.02.17
Scale: 1"=30'-0"
Designer: BNF KMS
Job #

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

Revisions:

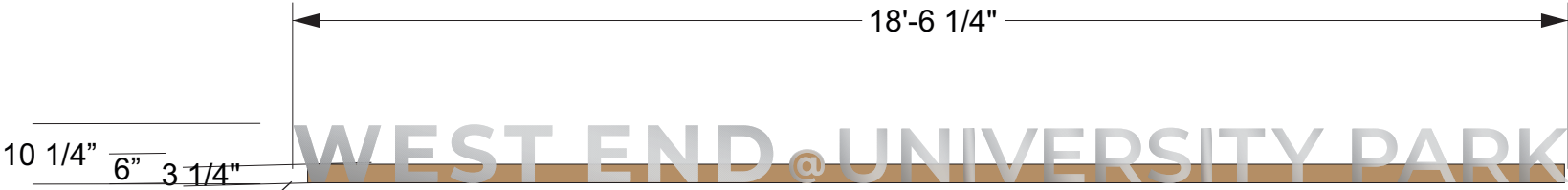
L 1.0
LANDSCAPE
MASTER PLAN

Revised Name:
JT Klein

4A.1 West Elevation Building 2 - Canopy Mounted Letters
*Field Verify Canopy Length

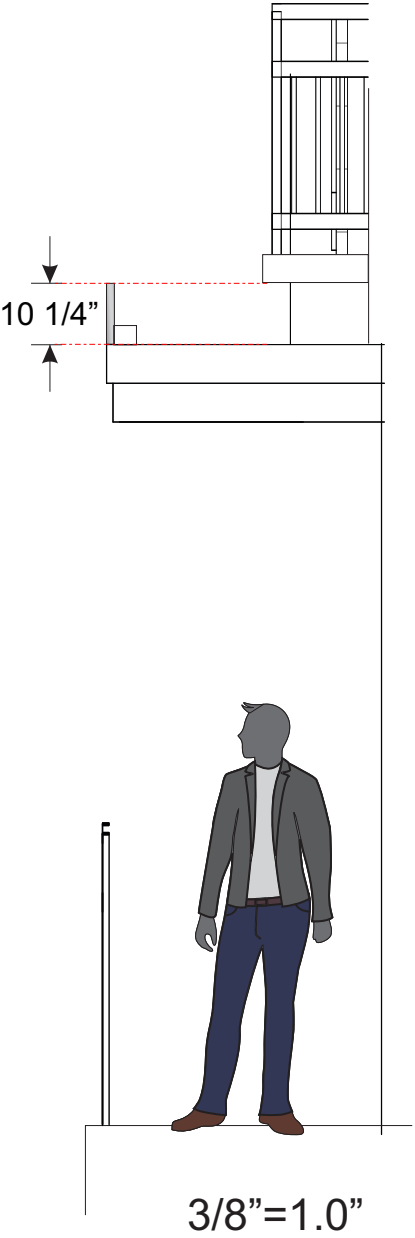
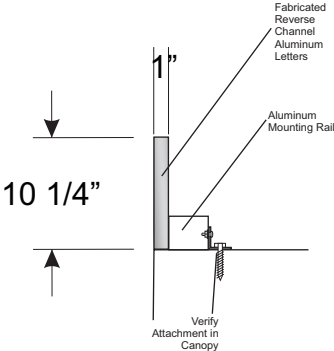


3/16"=1.0"





3 1/4" H Mounting Channel
Paint to Match Background Color

3/8"=1.0"



Print to Scale on 11" x 17" Paper

 To Match Building Background	 MAP Brushed Aluminum	
<u>Wind Load</u> <u>Compliance Statement:</u> Withstand up to 75 MPH Winds	<u>Illumination Compliance</u> <u>Statement:</u> N/A Meets Maximum Guidelines of City of Madison	<u>Construction:</u> Fabricated Letters on Mountin Channel Mounted to Canopy Verify Attachment

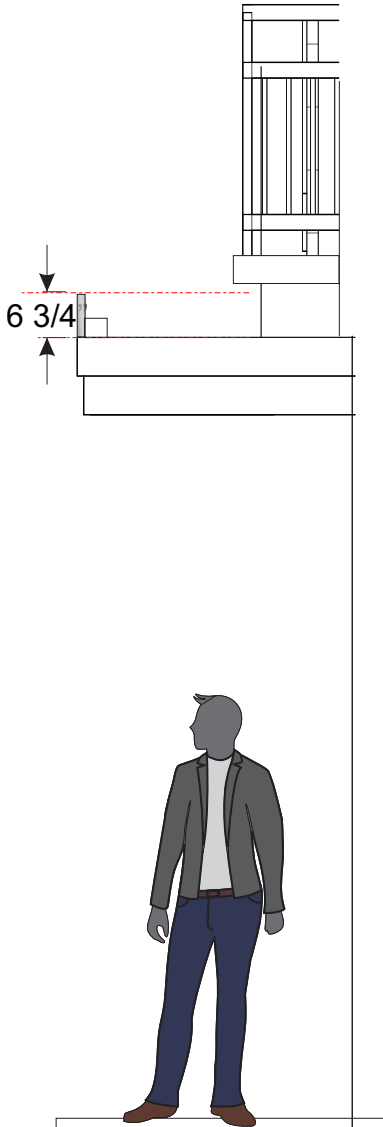
Ryan Signs, Inc. 3007 Perry Street • Madison, WI 53713 • Tel (608) 271-7979 • Fax (608) 271-7853	SCALE: VARIES DATE: 5/23/25 REVISED: 6/9/25 DRAWN BY: KW	APPROVED: Copyright 2025 by Ryan Signs, Inc.
JT KLEIN INC./UNIVERSITY PARK-617 S. WHITNEY WAY		DRAWING NUMBER: 8084
<small>These plans are the exclusive property of Ryan Signs, Inc. and are the result of the original design work of its employees. They are submitted to you or your company for the sole purpose of your consideration of whether to purchase from Ryan Signs, Inc., Madison, Wisconsin a sign designed and manufactured according to these plans. Distribution or exhibition of these plans to anyone other than employees of your company or use of these plans to construct a sign similar to the one embodied herein is expressly prohibited. In the event that such use, distribution or exhibition occurs, the undersigned expressly agrees to pay to Ryan Signs, Inc. the sum of 25% of our purchase price as quoted to you. This covenant of payment is acknowledged to be compensation for the time, effort and talent devoted to the preparation of the plans.</small>		

4B East Elevation Building 2 - Canopy Mounted Letters

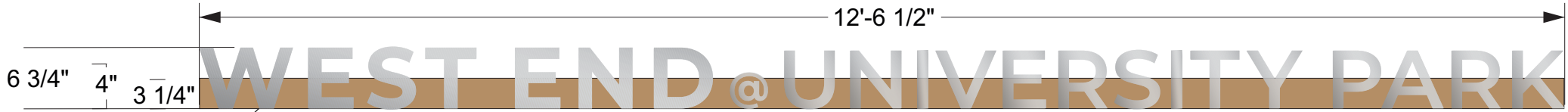
*Field Verify Canopy Length



3/16"=1.0"

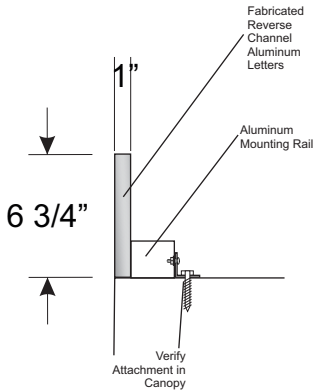


3/8"=1.0"



3 1/4" H Mounting Channel
Paint to Match Background Color

3/4"=1.0"



■ To Match Building Background

■ MAP Brushed Aluminum

Wind Load
Compliance Statement:
Withstand up to 75
MPH Winds

Illumination Compliance
Statement:
N/A
Meets Maximum Guidelines
of City of Madison

Construction:
Fabricated Letters on Mounting
Channel Mounted to Canopy
Verify Attachment

Ryan Signs, Inc.
3007 Perry Street • Madison, WI 53713 • Tel: (608) 271-7979 • Fax: (608) 271-7853

JT KLEIN INC./UNIVERSITY PARK-617 S. WHITNEY WAY

SCALE: VARIES
DATE: 4/30/25
REVISED: 6/9/25
DRAWN BY: KW

APPROVED:
Copyright 2025 by
Ryan Signs, Inc.

These plans are the exclusive property of Ryan Signs, Inc. and are the result of the original design work of its employees. They are submitted to you or your company for the sole purpose of your consideration of whether to purchase from Ryan Signs, Inc., Madison, Wisconsin a sign designed and manufactured according to these plans. Distribution or exhibition of these plans to anyone other than employees of your company or use of these plans to construct a sign similar to the one embodied herein is expressly prohibited. In the event that such use, distribution or exhibition occurs, the undersigned expressly agrees to pay to Ryan Signs, Inc. the sum of 25% of our purchase price as quoted to you. This covenant of payment is acknowledged to be compensation for the time, effort and talent devoted to the preparation of the plans.

client signature

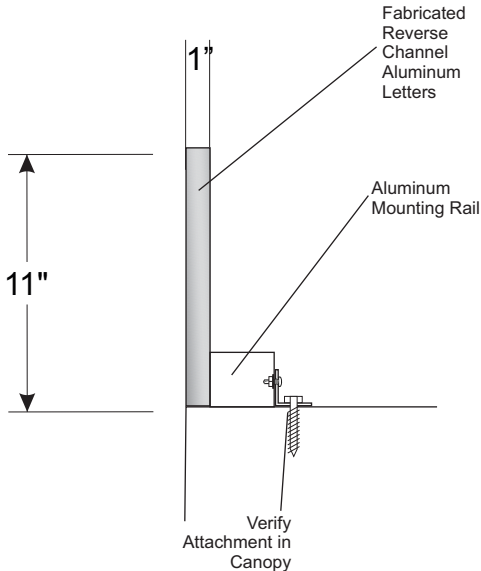
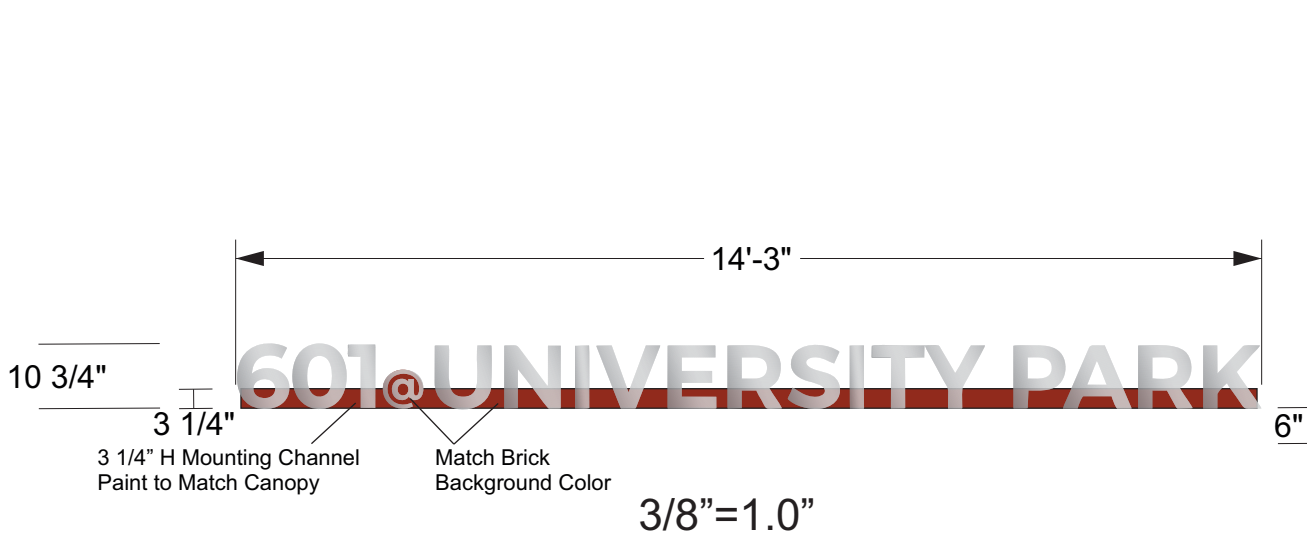
DRAWING NUMBER:
8084

Print to Scale on 11" x 17" Paper

5B.1 West Elevation - Canopy Mounted Letters



3/16"=1.0"



Match Brick Color MAP Brushed Aluminum

Wind Load
Compliance Statement:
Withstand up to 75
MPH Winds

Illumination Compliance
Statement:
N/A
Meets Maximum Guidelines
of City of Madison

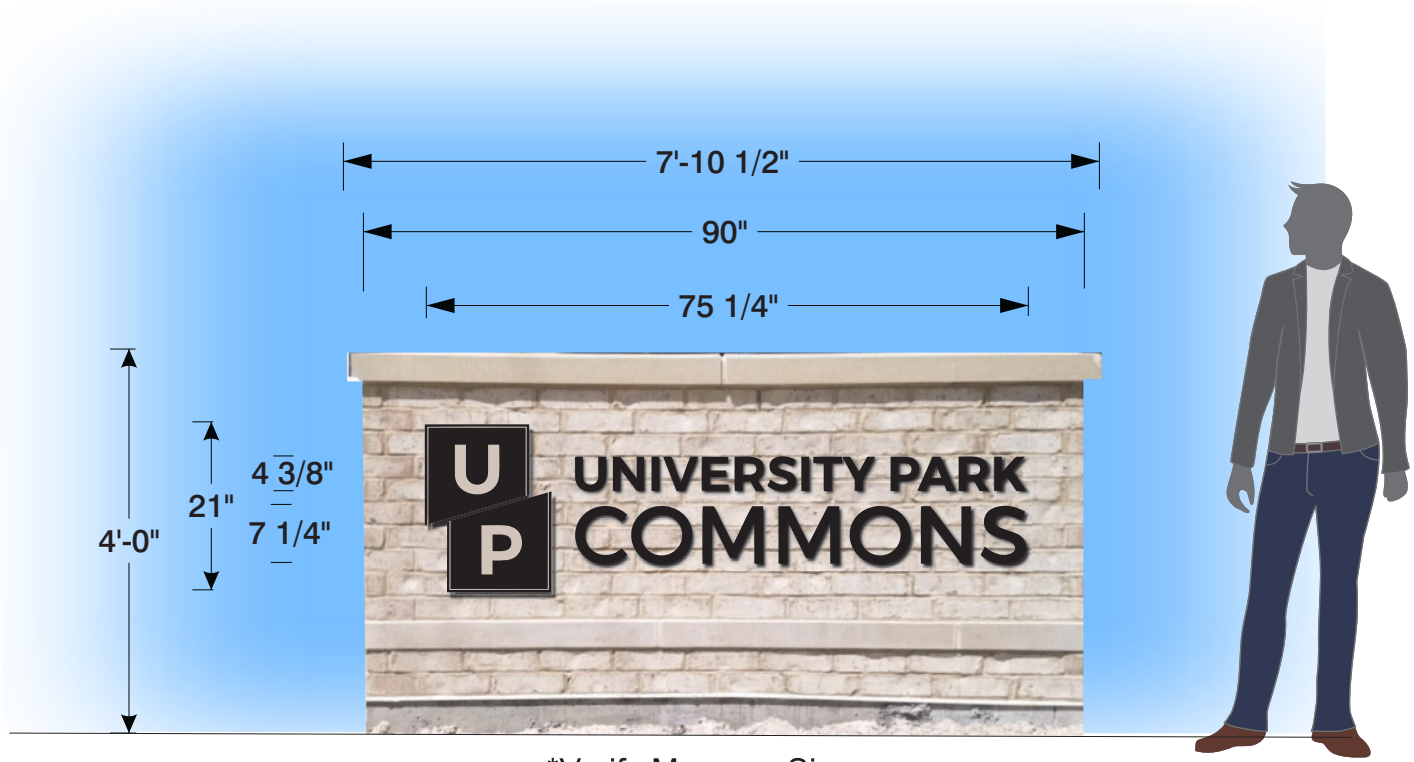
Construction:
Fabricated Letters on Mounting
Channel Mounted to Canopy
Verify Attachment

Print to Scale on 11" x 17" Paper

Ryan Signs, Inc. 3007 Perry Street • Madison, WI 53713 • Tel: (608) 271-7979 • Fax: (608) 271-7853		SCALE: VARIES	APPROVED:
DATE: 9/29/22		REVISED: 2/23/23	© Copyright 2022 by Ryan Signs, Inc.
JT KLEIN INC./UNIVERSITY PARK-617 S. WHITNEY WAY		DRAWN BY: KKW	DRAWING NUMBER:
These plans are the exclusive property of Ryan Signs, Inc. and are the result of the original design work of its employees. They are submitted to you or your company for the sole purpose of your consideration of whether to purchase from Ryan Signs, Inc., Madison, Wisconsin a sign designed and manufactured according to these plans. Distribution or exhibition of these plans to anyone other than employees of your company or use of these plans to construct a sign similar to the one embodied herein is expressly prohibited. In the event that such use, distribution or exhibition occurs, the undersigned expressly agrees to pay to Ryan Signs, Inc. the sum of 25% of our purchase price as quoted to you. This covenant of payment is acknowledged to be compensation for the time, effort and talent devoted to the preparation of the plans.		7499	

2A.1

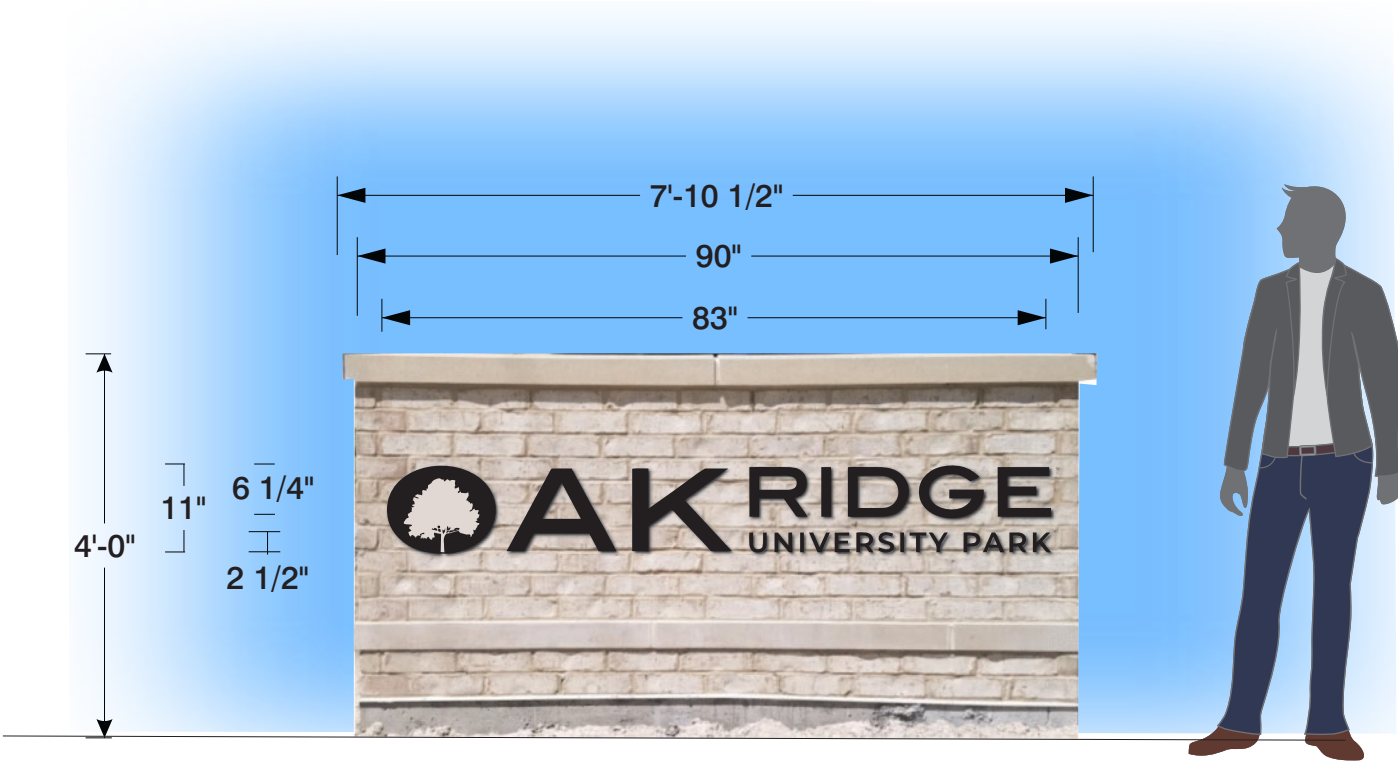
Building 2 - FCO Letters Painted Black
Double Faced



*Verify Masonry Size

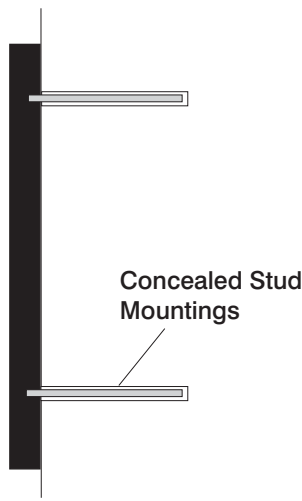
3A.1

Building 3 - FCO Letters Painted Black
Single Faced



*Verify Masonry Size

Flat Cut Aluminum
Stud Mounted Letters



Profile

Flat Lock Panel System Monuments by Others

FCO Letters - Black		
Wind Load Compliance Statement: Withstand up to 75 MPH Winds	Illumination Compliance Statement: N/A Meets Maximum Guidelines of City of Madison	Construction: Flat Cut Aluminum Letters Stud Mounted to Brick Faced Monument Sign by Others

Print to Scale on 11" x 17" Paper

Ryan Signs, Inc.		SCALE: 1/2" = 1'-0"	APPROVED:
3007 Perry Street • Madison, WI 53713 • Tel: (608) 271-7979 • Fax: (608) 271-7853		DATE: 4/30/25	DATE: 4/30/25
JT KLEIN INC./UNIVERSITY PARK-603 S. WHITNEY WAY		REVISED:	REVISED:
These plans are the exclusive property of Ryan Signs, Inc. and are the result of the original design work of its employees. They are submitted to you or your company for the sole purpose of your consideration of whether to purchase from Ryan Signs, Inc. a sign designed and manufactured according to these plans. Distribution or exhibition of these plans to anyone other than employees of your company or use of these plans to construct a sign similar to the one embodied herein is expressly prohibited. In the event that such use, distribution or exhibition occurs, the undersigned expressly agrees to pay to Ryan Signs, Inc. the sum of 25% of our purchase price as quoted to you. This covenant of payment is acknowledged to be compensation for the time, effort and talent devoted to the preparation of the plans.		DRAWN BY: KW	DRAWN BY: KW
client signature		DRAWING NUMBER: 8084	

1A North Elevation - Projecting Blade Sign w/ Routed Copy

Shown at 31.55 Sq Ft

Proposed



Match Building Brick

MAP Brushed Aluminum Reveal

White Acrylic

Match Building Siding

Wind Load

Compliance Statement:

Withstand up to 75

MPH Winds

Illumination Compliance

Statement:

Internal white LEDs

Meets Maximum Guidelines

of City of Madison

Construction:

Projecting Blade Sign w/

Routed Copy

Print to Scale on 11" x 17" Paper

Ryan Signs, Inc.

3007 Perry Street • Madison, WI 53713 • Tel (608) 271-7979 • Fax (608) 271-7853

JT KLEIN INC./UNIVERSITY PARK-617 S. WHITNEY WAY

SCALE: 3/16" = 1'.0"

DATE: 4/16/25

REVISED: 5/2/25

DRAWN BY: KW

APPROVED:

Copyright 2025 by Ryan Signs, Inc.

DRAWING NUMBER:

8084

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client signature

View From South 1A Proposed



View From North 1A Proposed



Print to Scale on 11" x 17" Paper

Ryan Signs, Inc. 3007 Perry Street • Madison, WI 53713 • Tel (608) 271-7979 • Fax (608) 271-7853	SCALE: NTS DATE: 6/9/25 REVISED: DRAWN BY: KW	APPROVED: Copyright 2025 by Ryan Signs, Inc.
JT KLEIN INC./UNIVERSITY PARK-617 S. WHITNEY WAY		DRAWING NUMBER: 8084
<small>These plans are the exclusive property of Ryan Signs, Inc. and are the result of the original design work of its employees. They are submitted to you or your company for the sole purpose of your consideration of whether to purchase from Ryan Signs, Inc., Madison, Wisconsin a sign designed and manufactured according to these plans. Distribution or exhibition of these plans to anyone other than employees of your company or use of these plans to construct a sign similar to the one embodied herein is expressly prohibited. In the event that such use, distribution or exhibition occurs, the undersigned expressly agrees to pay to Ryan Signs, Inc. the sum of 25% of our purchase price as quoted to you. This covenant of payment is acknowledged to be compensation for the time, effort and talent devoted to the preparation of the plans.</small>		
<small>client signature</small>		

1B North Elevation - Projecting Blade Sign w/ Routed Copy

Shown at 11.98 Sq Ft

Compliant



Match Building Brick

White Acrylic

Match Building Siding -Dual Color

Wind Load
Compliance Statement:
Withstand up to 75
MPH Winds

Illumination Compliance
Statement:
Internal white LEDs
Meets Maximum Guidelines
of City of Madison

Construction:
Projecting Blade Sign w/
Routed Copy

Print to Scale on 11" x 17" Paper

Ryan Signs, Inc.
3007 Perry Street • Madison, WI 53713 • Tel (608) 271-7979 • Fax (608) 271-7853

JT KLEIN INC./UNIVERSITY PARK-617 S. WHITNEY WAY

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client signature _____

SCALE: 3/16" = 1'-0"

DATE: 4/16/25

REVISED: 6/5/25

DRAWN BY: KW

APPROVED:

Copyright 2025 by Ryan Signs, Inc.

DRAWING NUMBER:
8084

View From South 1B Compliant



View From North 1B Compliant



Print to Scale on 11" x 17" Paper

Ryan Signs, Inc. 3007 Perry Street • Madison, WI 53713 • Tel (608) 271-7979 • Fax (608) 271-7853	SCALE: NTS DATE: 6/9/25	APPROVED:
JT KLEIN INC./UNIVERSITY PARK-617 S. WHITNEY WAY	REVISED:	Copyright 2025 by Ryan Signs, Inc.
	DRAWN BY: KW	DRAWING NUMBER:
These plans are the exclusive property of Ryan Signs, Inc. and are the result of the original design work of its employees. They are submitted to you or your company for the sole purpose of your consideration of whether to purchase from Ryan Signs, Inc. Madison, Wisconsin a sign designed and manufactured according to these plans. Distribution or exhibition of these plans to anyone other than employees of your company or use of these plans to construct a sign similar to the one embodied herein is expressly prohibited. In the event that such use, distribution or exhibition occurs, the undersigned expressly agrees to pay to Ryan Signs, Inc. the sum of 25% of our purchase price as quoted to you. This covenant of payment is acknowledged to be compensation for the time, effort and talent devoted to the preparation of the plans.		8084
client signature _____		

1C North Elevation - Projecting Blade Sign w/ Routed Copy
Shown at 17.85 Sq Ft



Match Building Brick

White Acrylic

Match Building Siding -Dual Color

Wind Load
Compliance Statement:
Withstand up to 75
MPH Winds

Illumination Compliance
Statement:
Internal white LEDs
Meets Maximum Guidelines
of City of Madison

Construction:
Projecting Blade Sign w/
Routed Copy

Print to Scale on 11" x 17" Paper

Ryan Signs, Inc.
3007 Perry Street • Madison, WI 53713 • Tel (608) 271-7979 • Fax (608) 271-7853

JT KLEIN INC./UNIVERSITY PARK-617 S. WHITNEY WAY

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client signature _____

SCALE: 3/16" = 1'-0"

DATE: 4/16/25

REVISED: 6/23/25

DRAWN BY: KW

APPROVED:

Copyright 2025 by Ryan Signs, Inc.

DRAWING NUMBER:
8084

View From South 1C 17.85 Sq Ft View From North 1C 17.85 Sq Ft



Print to Scale on 11" x 17" Paper

Ryan Signs, Inc. 3007 Perry Street • Madison, WI 53713 • Tel (608) 271-7979 • Fax (608) 271-7853	SCALE: NTS DATE: 6/9/25 REVISED: 6/23/25 DRAWN BY: KW	APPROVED: Copyright 2025 by Ryan Signs, Inc.
JT KLEIN INC./UNIVERSITY PARK-617 S. WHITNEY WAY		DRAWING NUMBER: 8084
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client signature _____		