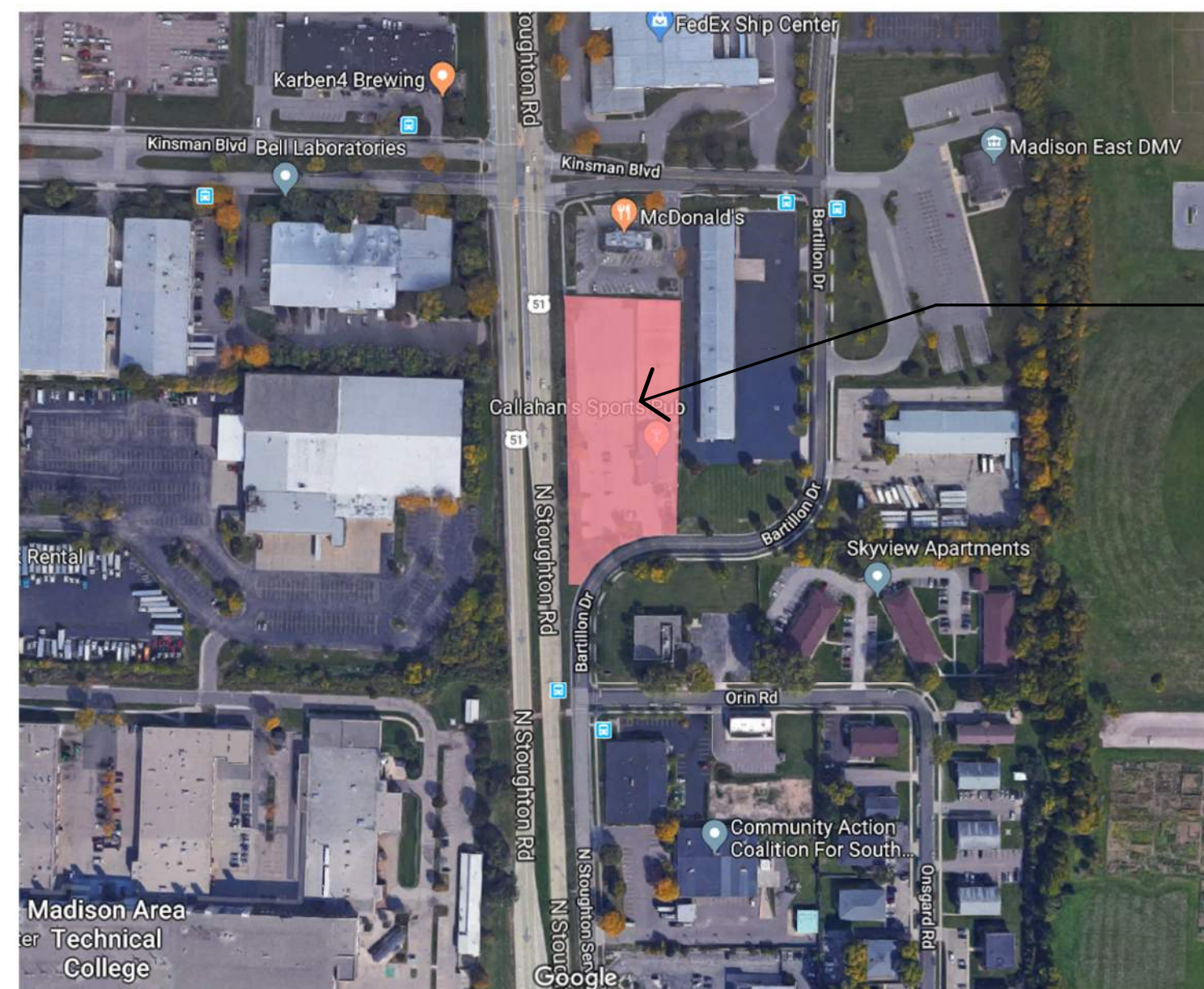


BARTILLON DRIVE MIXED USE

1902 BARTILLON DR., MADISON, WI
53704



View to NE at Main Entry



PROJECT
LOCATION

Architecture :

Dimension IV - Madison Design Group
6515 Grand Teton Plaza, Suite 120, Madison, WI 53719
p: 608.829.4444 www.dimensionivmadison.com

General Contractor:

McGann Construction
3622 Lexington Avenue, Madison, WI 53714
p: 608.241.5585 www.mcgannconstruction.com

Civil Engineering:

Quam Engineering
4604 Siggelkow Rd., McFarland, WI 53558
p: (608) 838 - 7750 quamengineering.com

LIST OF DRAWINGS

G0.1 - COVER SHEET
ENLARGED VICINITY MAP
EXISTING BUILDING IMAGES

CIVIL
PRELIMINARY CSM
EXISTING SITE PLAN
PROPOSED SITE PLAN
GRADING AND EROSION CONTROL PLAN
UTILITY AND FIRE LANE PLAN

LANDSCAPE PLAN
LIGHTING PLAN

ARCHITECTURAL
A1 - ARCHITECTURAL SITE-GROUND FLOOR PLAN
A2 - UPPER LEVELS PLAN & UNIT PLANS
A3 - ELEVATIONS
A4 - 3D VIEW

LAND USE APPLICATION

PROJECT # 17143

Project Data

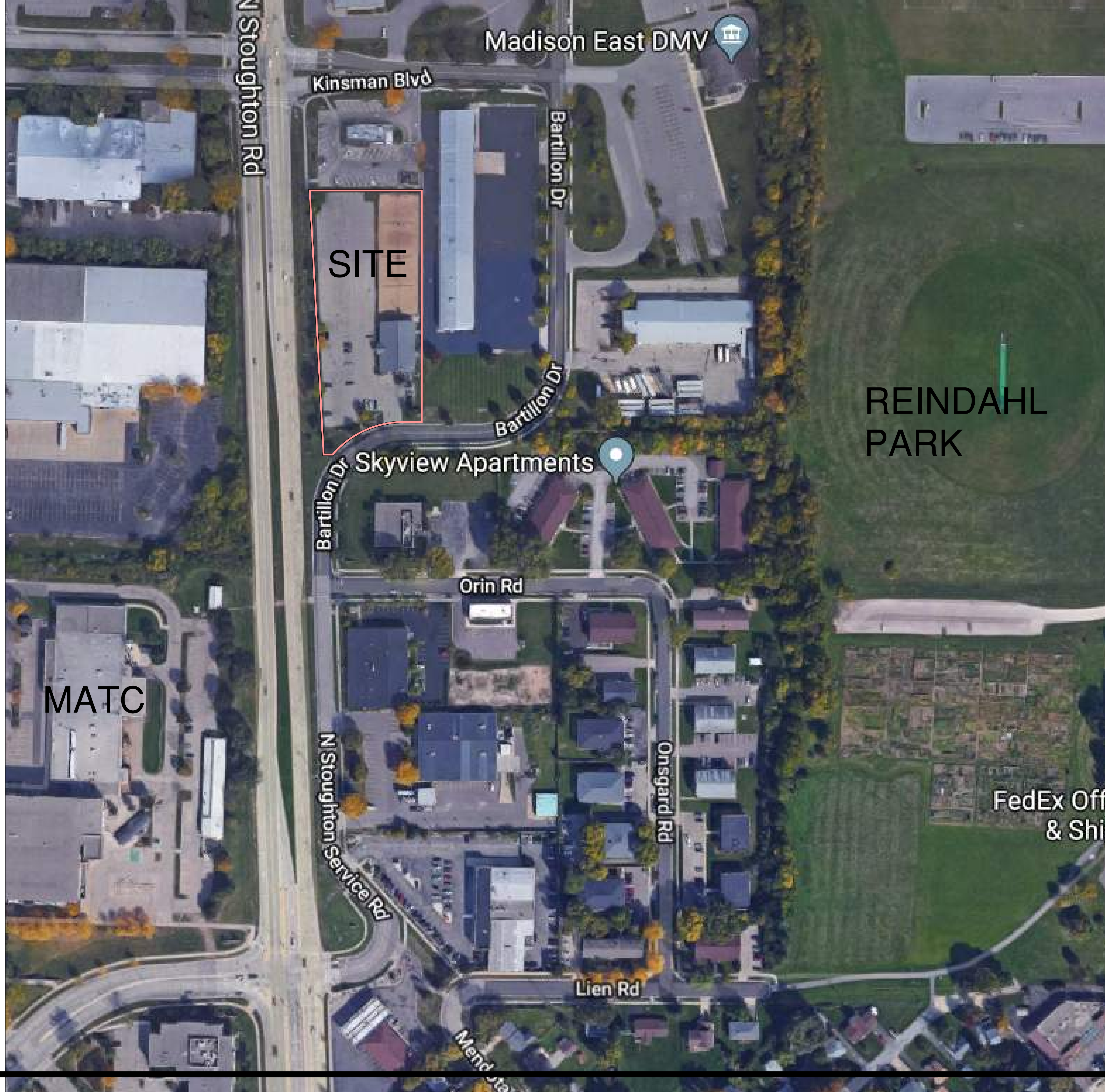
Zoning : CC
4 Stories - Typical Parapet Height = 46'-8"
Maximum Height = 53' - 8"
Building Area: 23,853sf Ground Floor
22,323sf Upper Floors
85 Units Total (61 - 4BR; 18 - 2BR; 6 - 1BR)
Bike Parking: 155 Required - 167 Supplied
93 Parking
Construction Type VA (Wood Frame Protected)

Useable Open Space

Requirement = 320sf / 2 or 4 BR; 160sf/ 1BR
= **26,240 sf Required**
Supplied: Community Rm Patio = 621sf
2nd Floor Patio = 1,636sf
Green Space = 24,085sf
Total Supplied: 26,342sf

09/07/2018

G0.1



SITE

REINDAHL
PARK

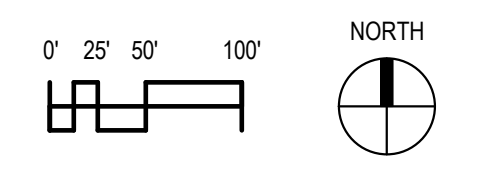
MATC

Skyview Apartments

Madison East DMV

FedEx Off
& Ship

1 Satellite Vicinity Map
1" = 100'-0"



BARTILLON DRIVE MIXED USE

1902 BARTILLON DR., MADISON, WI 53704



Existing Building - Interior



Existing Building - Interior



Existing Building - Interior



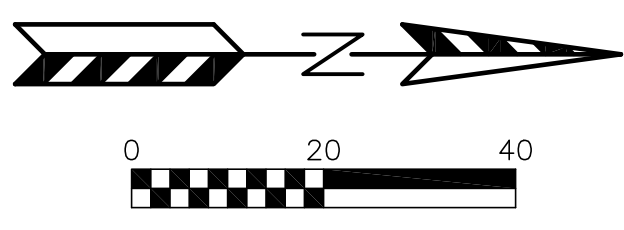
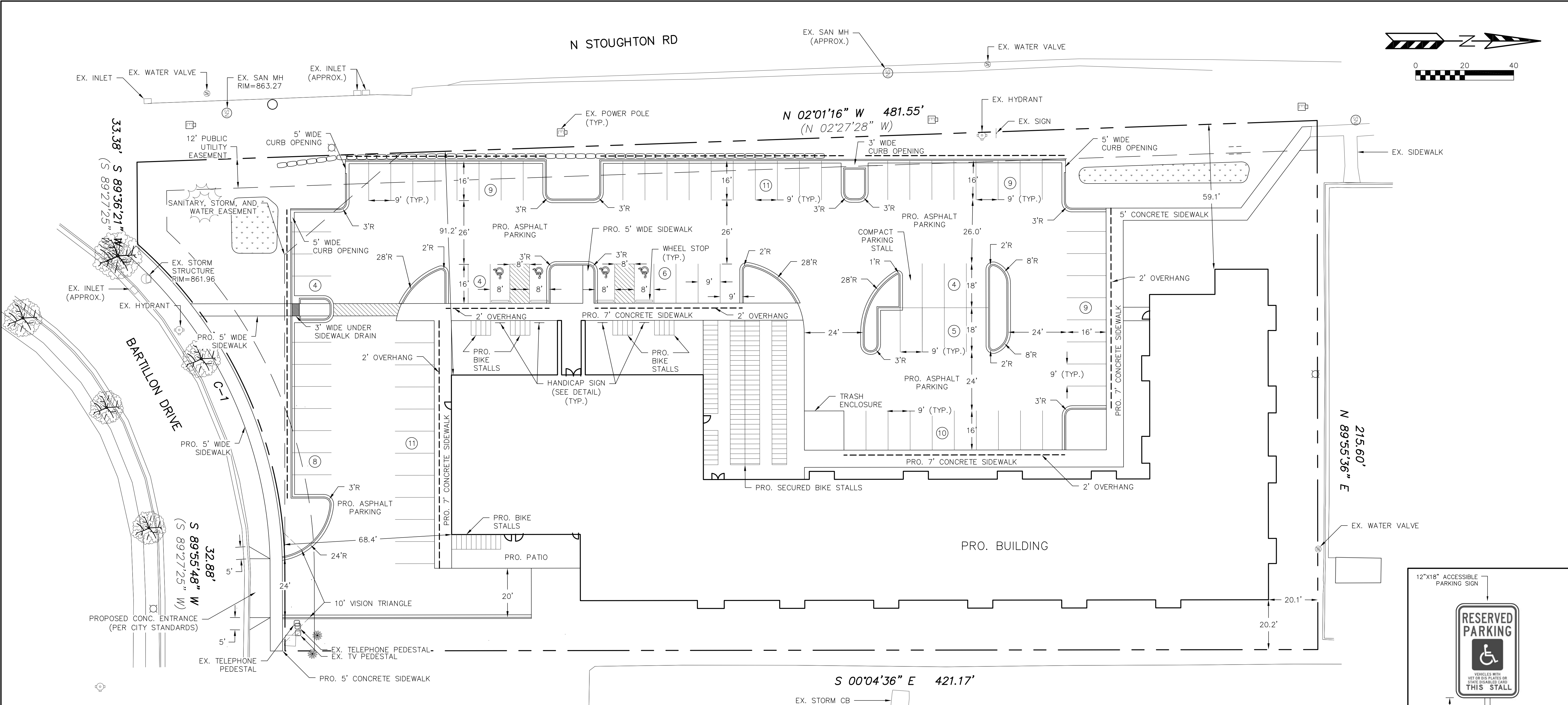
Existing Building West Entry - Looking to E



Existing Building West Entry - Looking to NE



Existing Building South End - Looking to NE



PARKING LOT PLAN SITE INFORMATION BLOCK

Site Address 1902 BARTILLON DR
 Site acreage (total) 2.119 ACRES
 Number of building stories (above grade) 4
 Building height 46'-8" general parapet, 53'-8" max parapet
 DSPS type of construction VA, WOOD FRAME PROJECTILE

Total square footage of building 23,853 SF
 Use of property MIXED USE

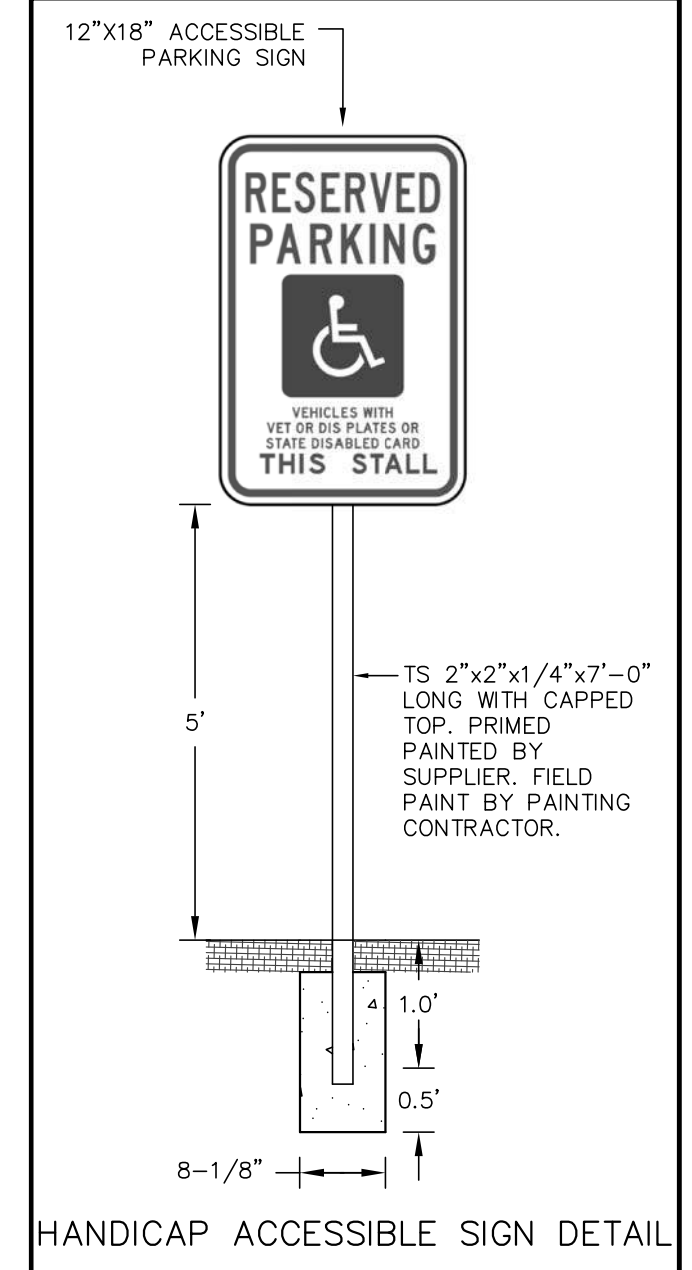
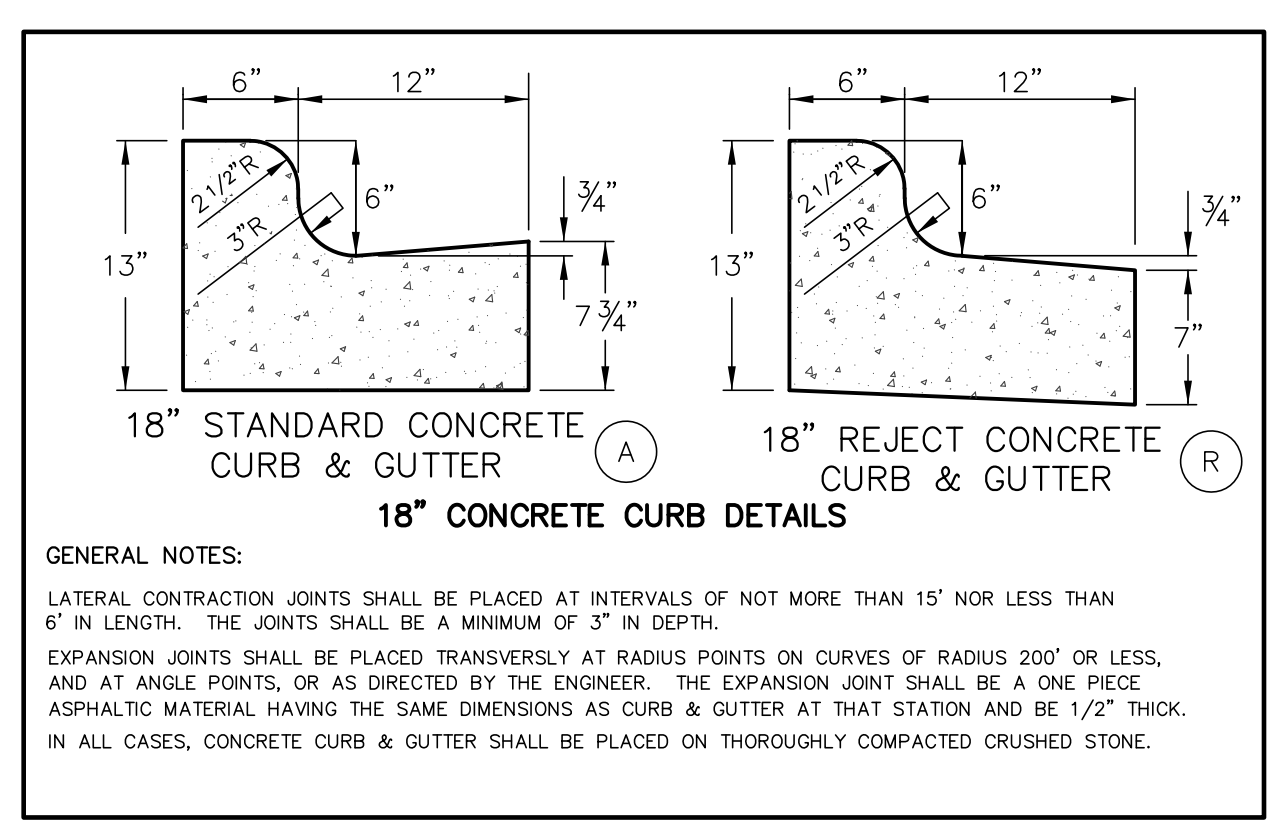
Impervious area 1.506 ACRES
 Open space area 0.613 ACRES
 Lot coverage 71.1%

Number of bicycle stalls shown 163

Number of Parking stalls:

DESCRIPTION	SHOWN
Large Car	85
Small Car	1
Accessible	4
Total	90

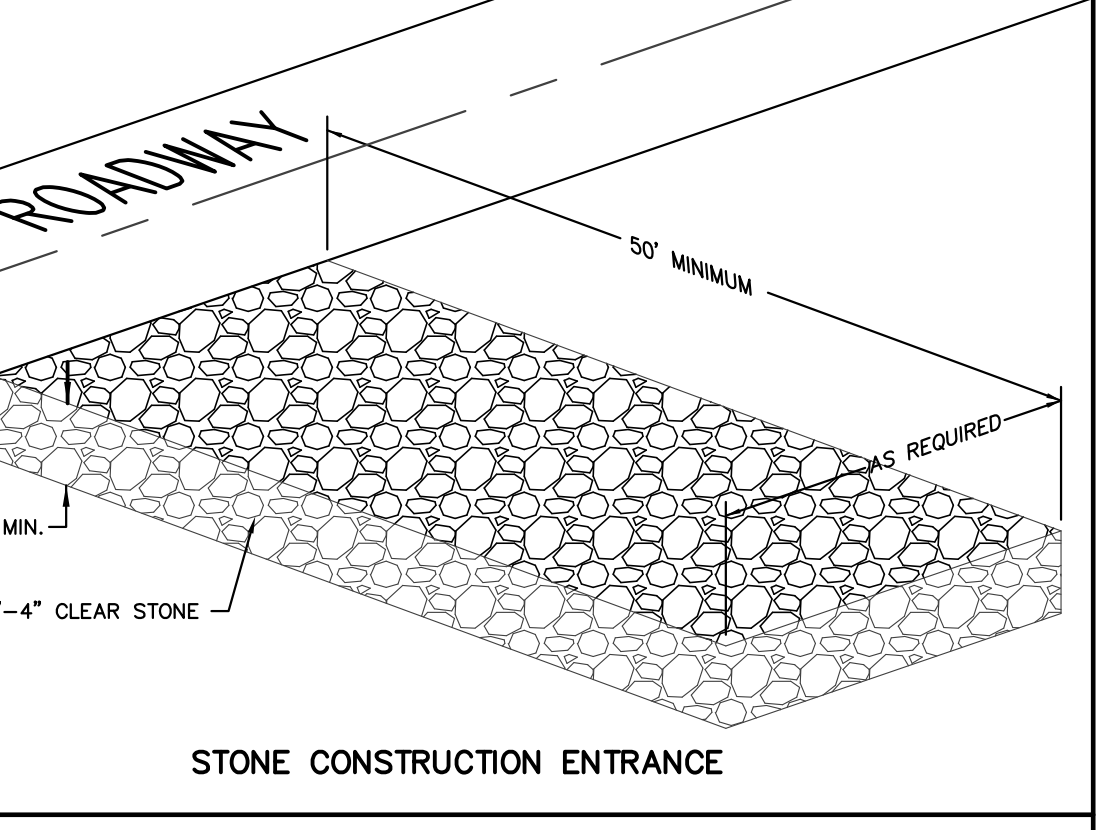
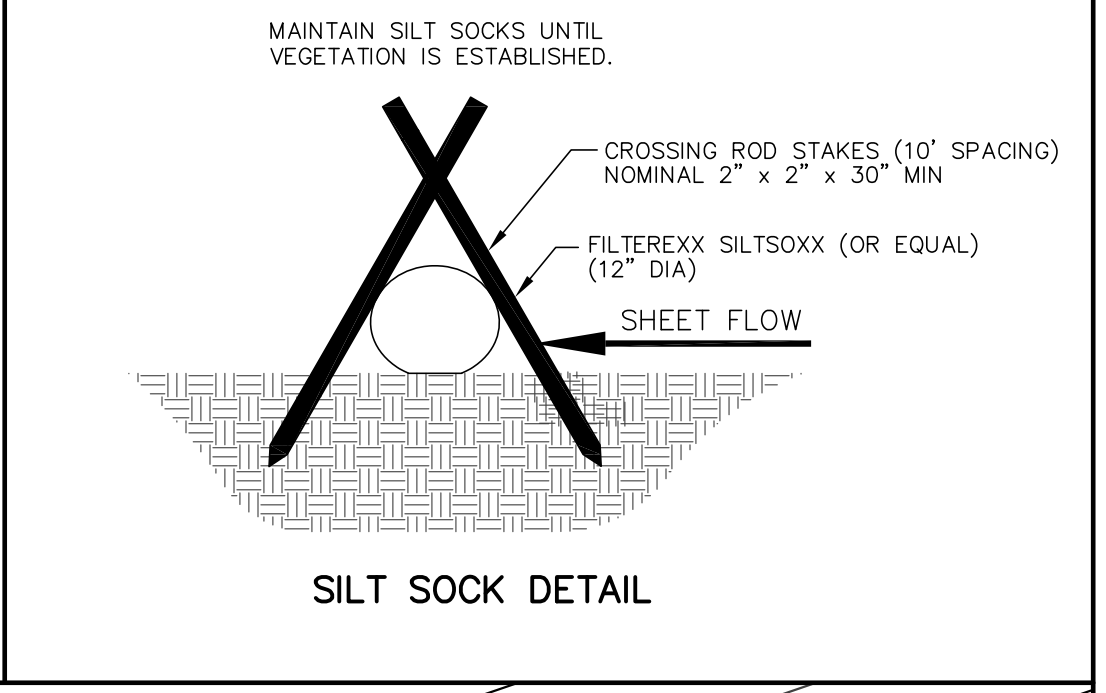
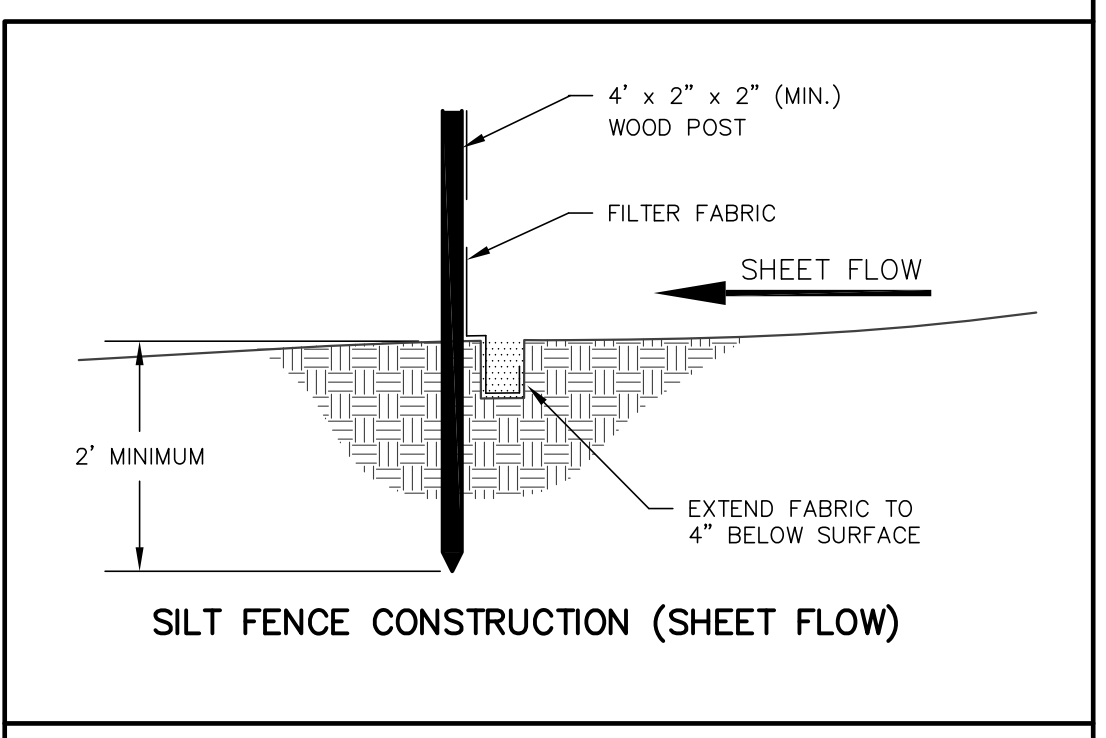
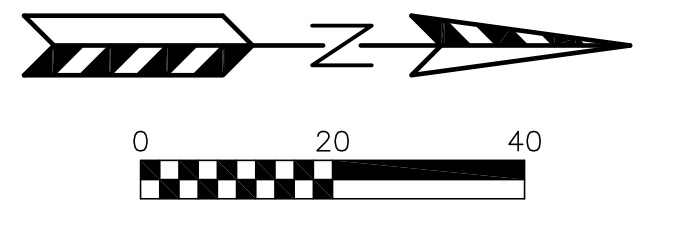
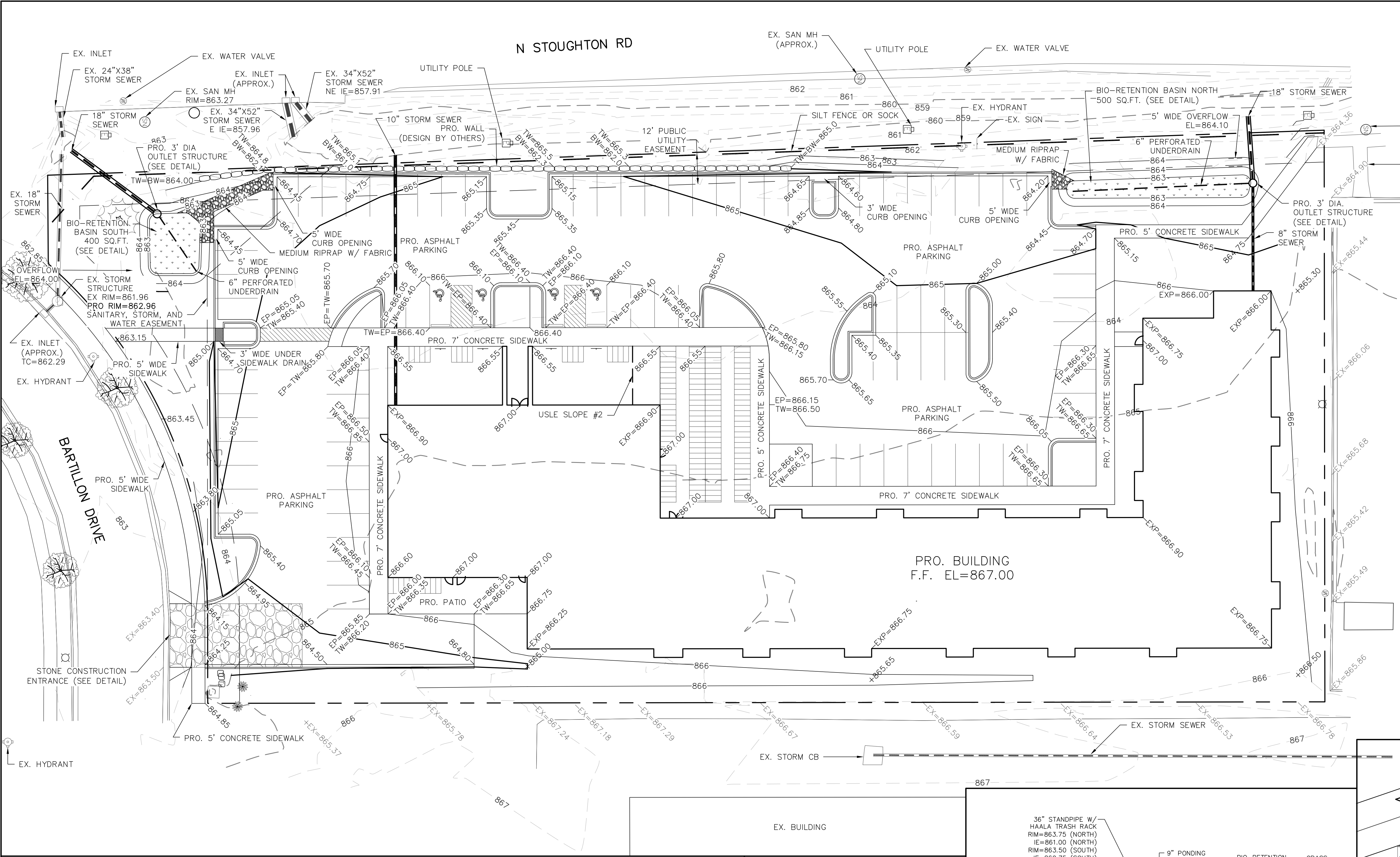
Number of trees shown (See Landscape Plan)



1902 BARTILLON DRIVE - CITY OF MADISON
 PROPOSED SITE PLAN
 PAGE: 2 OF 4
 DATED: AUGUST 29, 2018

QUAM ENGINEERING, LLC
 Residential and Commercial Site Design Consultants

www.quamengineering.com
 4604 Sigelkow Road, Suite A - McFarland, Wisconsin 53558
 Phone (608) 838-7750; Fax (608) 838-7752



1902 BARTILLON DRIVE - CITY OF MADISON
 GRADING AND EROSION CONTROL PLAN
 PAGE: 3 OF 4
 DATED: AUGUST 29, 2018

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 Phone (608) 838-7750; Fax (608) 838-7752

EROSION NOTES:
 THE STONE CONSTRUCTION ENTRANCE SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION. THE TRACKING PAD IS TO BE MAINTAINED BY THE CONTRACTOR IN A CONDITION, WHICH WILL PREVENT THE TRACK OF MUD OR DRY SEDIMENT ONTO THE ADJACENT PUBLIC STREETS. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORKDAY.
 EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO GRADING OPERATIONS AND SHALL BE PROPERLY MAINTAINED FOR MAXIMUM EFFECTIVENESS UNTIL VEGETATION IS ESTABLISHED. ALL EROSION CONTROL MEASURES AND STRUCTURES SERVING THE SITE MUST BE INSPECTED AT LEAST WEEKLY OR WITHIN 24 HOURS OF A 0.5 INCH RAIN EVENT. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.
 CUT AND FILL SLOPES SHALL BE NO GREATER THAN 3:1.
 EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE OF THIS PROJECT. EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECOGNIZING AND CORRECTING ALL EROSION CONTROL PROBLEMS THAT ARE A RESULT OF CONSTRUCTION ACTIVITIES. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE DEVELOPER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.

TIME SCHEDULE:

OCTOBER 1, 2018	INSTALL INITIAL EROSION CONTROL DEVICES.
OCTOBER 1, 2018 - AUGUST 1, 2019	CONSTRUCT BUILDING & PARKING LOT AND RESTORE PERVIOUS DISTURBED AREAS.
AUGUST 1 - 15, 2019	CONSTRUCT BIO-RETENTION DEVICES.

RESTORATION NOTES:
 ALL PERVIOUS DISTURBED AREAS SHALL RECEIVE A MINIMUM OF FOUR (4) INCHES OF TOPSOIL, SEED AND MULCH. ALL PERVIOUS DISTURBED AREAS SHALL RECEIVE FERTILIZER EXCEPT NATIVE PLANTING AREAS. RESTORATION WILL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL. SEED MIXTURE 40 SHALL BE USED ON ALL OTHER DISTURBED AREAS. MIXTURES SHALL BE IN ACCORDANCE WITH SECTION 630 OF D.O.T. SPECIFICATIONS. AN EQUAL AMOUNT OF ANNUAL RYEGRASS SHALL BE ADDED TO THE MIX.
 SEED MIXTURES SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. MULCH SHALL CONSIST OF HAY OR STRAW APPLIED AT THE RATE OF 2 TONS PER ACRE.
 FERTILIZER SHALL MEET THE MINIMUM REQUIREMENTS THAT FOLLOW: NITROGEN, NOT LESS THAN 16%; PHOSPHORIC ACID, NOT LESS THAN 8%; POTASH, NOT LESS THAN 8%.

OWNER:
 DANILY LLC
 1902 BARTILLON DR
 MADISON, WI 53704

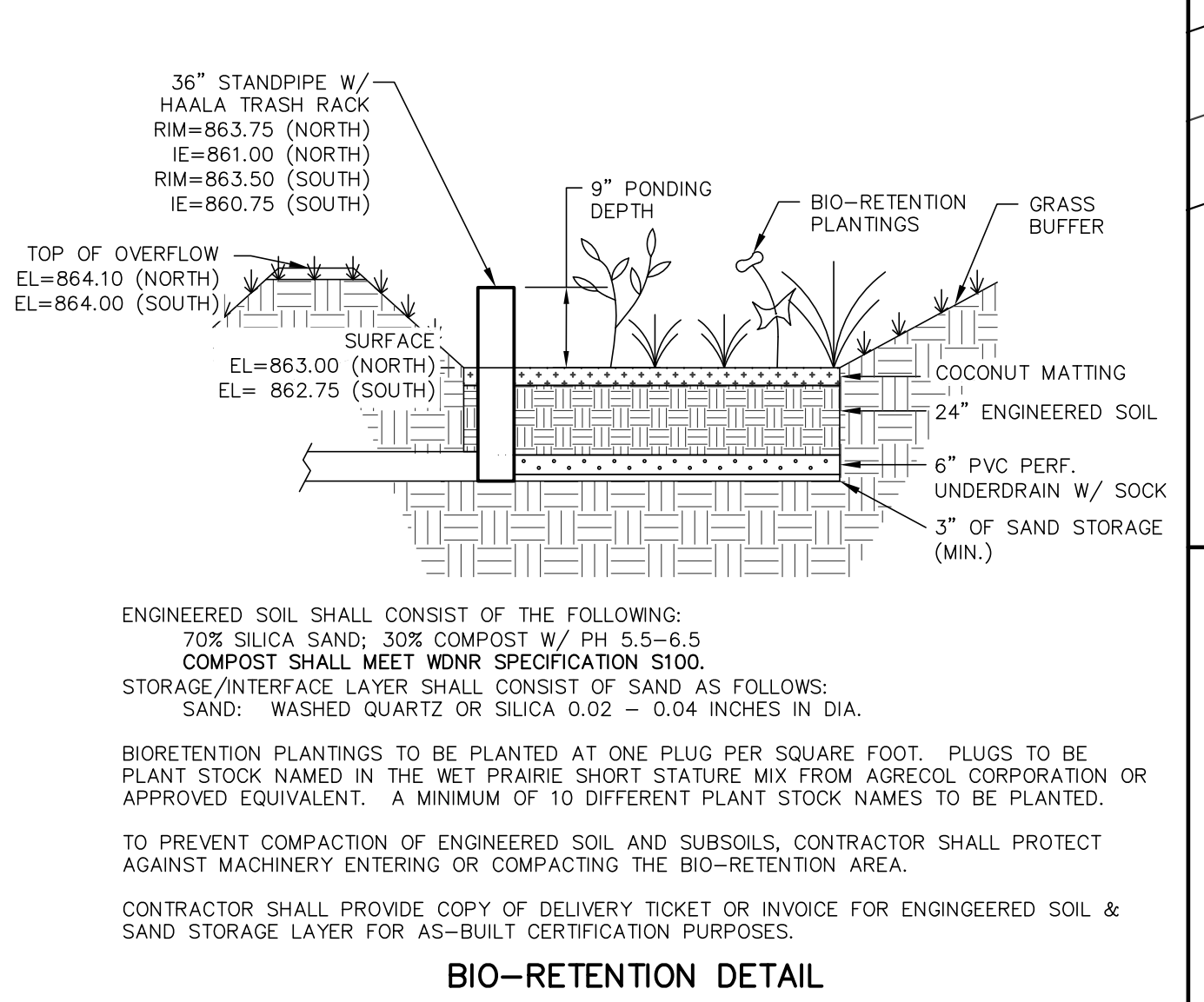
ENGINEER:
 QUAM ENGINEERING, LLC
 ATTN: RYAN QUAM
 4604 SIGELKOW ROAD, SUITE A
 MCFARLAND, WI 53558

TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE

TDD(FOR THE HEARING IMPAIRED)(800)542-2289

WIS. STATUTE 182.0175 (1974)
 REQUIRES MIN. OF 3 WORK DAYS
 NOTICE BEFORE YOU EXCAVATE



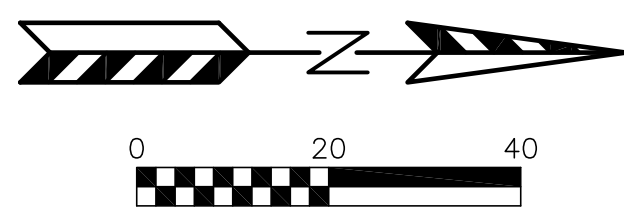
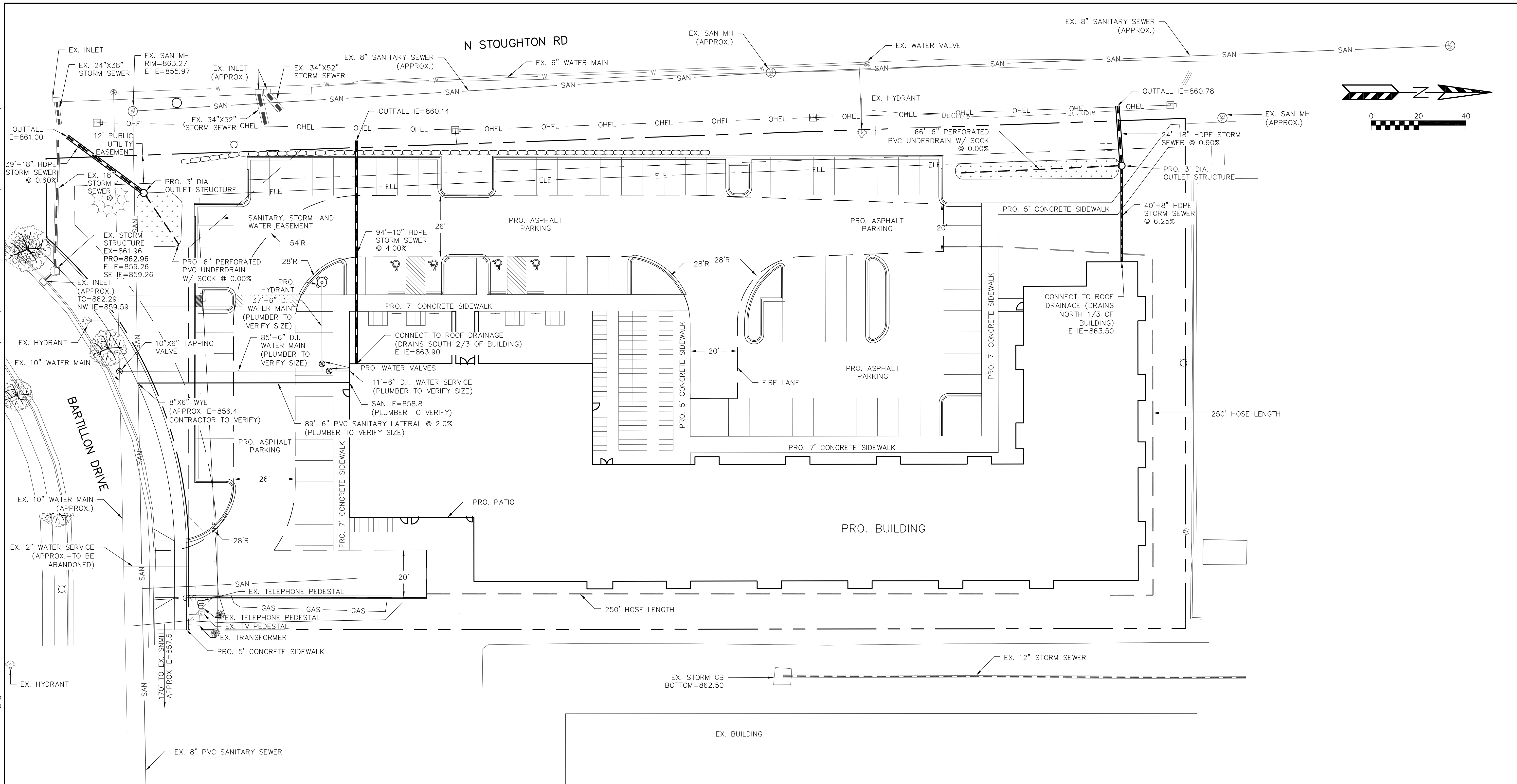
ENGINEERED SOIL SHALL CONSIST OF THE FOLLOWING:
 70% SILICA SAND; 30% COMPOST W/ PH 5.5-6.5
 COMPOST SHALL MEET WNR SPECIFICATION S100.
 STORAGE/INTERFACE LAYER SHALL CONSIST OF SAND AS FOLLOWS:
 SAND: WASHED QUARTZ OR SILICA 0.02 - 0.04 INCHES IN DIA.

BIORETENTION PLANTINGS TO BE PLANTED AT ONE PLUG PER SQUARE FOOT. PLUGS TO BE PLANT STOCK NAMED IN THE WET PRAIRIE SHORT STATURE MIX FROM AGRECOL CORPORATION OR APPROVED EQUIVALENT. A MINIMUM OF 10 DIFFERENT PLANT STOCK NAMES TO BE PLANTED.

TO PREVENT COMPACTION OF ENGINEERED SOIL AND SUBSOILS, CONTRACTOR SHALL PROTECT AGAINST MACHINERY ENTERING OR COMPACTING THE BIO-RETENTION AREA.

CONTRACTOR SHALL PROVIDE COPY OF DELIVERY TICKET OR INVOICE FOR ENGINEERED SOIL & SAND STORAGE LAYER FOR AS-BUILT CERTIFICATION PURPOSES.

BIO-RETENTION DETAIL



GENERAL NOTES:

ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A PRE-APPROVED CONTRACTOR AUTHORIZED TO WORK IN THE RIGHT-OF-WAY.

PRIOR TO BEGINNING SEWER CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN A CITY PERMIT TO EXCAVATE IN THE PUBLIC RIGHT-OF-WAY AND TO CONNECT TO CITY SEWERS. THE CONTRACTOR SHALL PAY THE PERMIT FEE, INSPECTION FEE, AND STREET DEGRADATION FEE AND SHALL COMPLY WITH ALL CONDITIONS OF THE PERMIT.

THE CONTRACTOR SHALL REPLACE ALL SIDEWALK SIDEWALK AND CURB AND GUTTER THAT ABUTS THE PROPERTY THAT IS DAMAGED BY CONSTRUCTION, OR ANY SIDEWALK SIDEWALK AND CURB AND GUTTER, WHICH THE CITY ENGINEER DETERMINES NEEDS TO BE REPLACED BECAUSE IT IS NOT AT A DESIRABLE GRADE, REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL RESTORE ANY PAVEMENT ADJACENT TO THE DEVELOPMENT THAT IS DAMAGED BY CONSTRUCTION IN ACCORDANCE WITH THE CITY OF MADISON'S PAVEMENT PATCHING CRITERIA.

THE CONTRACTOR SHALL FIELD VERIFY EXISTING SANITARY SEWER AND STORM SEWER INVERTS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO ENGINEER.

UTILITY NOTES:

ALL SEWER CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE CITY OF MADISON AND WISCONSIN DSPS STANDARDS.

THE LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM THE PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.

PROVIDE 18" MINIMUM VERTICAL SEPARATION WHERE SEWER CROSSES OVER WATER MAIN AND PROVIDE 12" MINIMUM VERTICAL SEPARATION WHERE WATER MAIN CROSSES OVER SEWER.

ANY UTILITIES WHICH ARE DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.

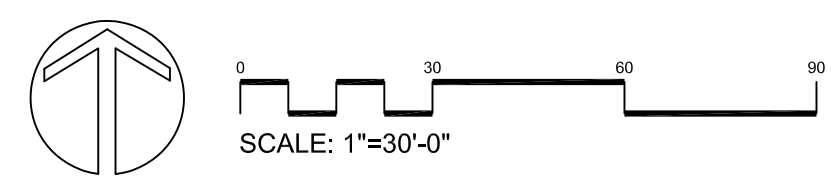
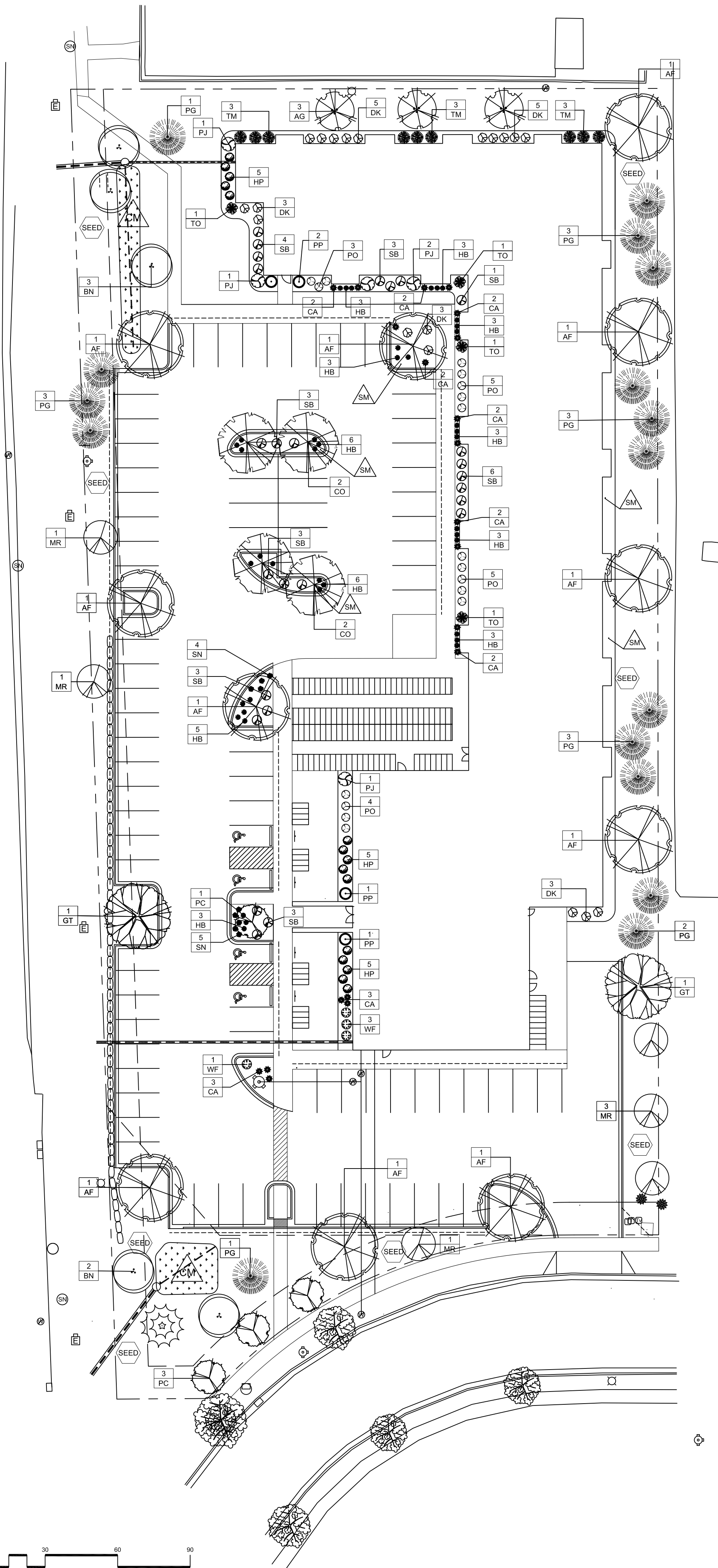
ALL UNDERGROUND EXTERIOR WATER SERVICES/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED IN ACCORDANCE WITH 182.0715(2r) OF STATE STATUTES.

THE PROPOSED ELECTRIC, TELEPHONE AND GAS UTILITY LOCATIONS ARE NOT SHOWN. ACTUAL LOCATIONS AND DESIGN SHALL BE COMPLETED BY OTHERS.

1902 BARTILLON DRIVE - CITY OF MADISON
 UTILITY AND FIRE LANE PLAN
 PAGE: 4 OF 4
 DATED: AUGUST 29, 2018

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LANDSCAPING WORKSHEET

Total square footage of developed area **116,787 sf**
 Total landscape points required **1947 pts**

PLANT TYPE / ELEMENT	MINIMUM SIZE AT INSTALLATION	POINTS	CREDITS / EXISTING LANDSCAPING		CREDITS / PROPOSED LANDSCAPING	
			QUANTITY	POINTS ACHIEVED	QUANTITY	POINTS ACHIEVED
Overstory deciduous tree	2 1/2" caliper measured dbh	35	-	-	22	770
Tall evergreen tree	5'-6' tall	35	-	-	16	560
Ornamental tree	1 1/2" caliper	15	-	-	13	195
Upright evergreen shrub	3'-4' tall	10	-	-	4	40
Shrub, deciduous	#3 gallon container size, Min. 12"-24"	3	-	-	83	249
Shrub, evergreen	#3 gallon container size, Min. 12"-24"	4	-	-	13	52
Ornamental grasses/perennials	#1 gallon container size, Min. 8"-18"	2	-	-	70	140
Ornamental fencing or wall			4 per 10 lf	-	-	-
Existing significant specimen tree	2 1/2" capiler dbh		14 per cal. in. Max 200/tree	-	-	-
Landscape furniture (public)			5/seat	-	-	-
SUB TOTALS						2006
Total Number of Points Provided						2006

PLANT LIST

KEY	SCIENTIFIC NAME		QTY	PLANTING SIZE	ROOT CONDITION
DECIDUOUS TREES					
AF	<i>Acer x freemanii</i> 'Jeffersred'	Autumn Blaze Maple	11	2 1/2"	B&B
BN	<i>Betula nigra</i> 'Heritage'	Heritage River Birch (clump)	5	6"	B&B
CO	<i>Celtis occidentalis</i>	Common Hackberry	4	2 1/2"	B&B
GT	<i>Gleditsia triacanthos</i> var. <i>inermis</i> 'Skyline'	Skyline Thornless Honeylocust	2	2 1/2"	B&B
ORNAMENTAL TREES					
AG	<i>Amelanchier x grandiflora</i> 'Autumn Brilliance'	Autumn Brilliance Serviceberry	3	2"	B&B
MR	<i>Malus</i> 'Royal Raindrops'	Royal Raindrops Crabapple (tree form)	6	2"	B&B
PC	<i>Pyrus Calleryana</i> 'Chanticleer'	Chanticleer Callery Pear	4	2"	B&B
EVERGREEN TREES					
PG	<i>Picea glauca</i> var. <i>densata</i>	Black Hills Spruce	16	6'	B&B
TO	<i>Thuja occidentalis</i> 'Smaragd'	Emerald Green Arborvitae	4	4'	B&B
EVERGREEN SHRUBS					
PP	<i>Picea pungens</i> 'Glaucia Globosa'	Globe Blue Spruce	4	#5	Cont.
TM	<i>Taxus x media</i> 'Tauntonii'	Taunton Yew	9	#5	Cont.
DECIDUOUS SHRUBS					
DK	<i>Diervilla</i> 'Kodiak Orange'	Kodiak Orange Dwarf Bush Honeysuckle	16	#3	Cont.
HP	<i>Hydrangea paniculata</i> 'Little Quick Fire'	Little Quick Fire Hydrangea	15	#3	Cont.
PO	<i>Physocarpus opulifolius</i> 'Donna May'	Little Devil Ninebark	17	#3	Cont.
PJ	<i>Physocarpus opulifolius</i> 'Jefam'	Amber Jubilee Ninebark	5	#5	Cont.
SB	<i>Spiraea betuliflora</i> 'Tor Gold'	Glow Girl Spiraea	26	#5	Cont.
WF	<i>Weigela florida</i> 'Alexandra'	Wine & Roses Weigela	4	#5	Cont.
ORNAMENTAL GRASSES / PERENNIALS					
CA	<i>Calamagrostis x acutiflora</i> 'Karl Foerster'	Karl Foerster Feather Reed Grass	20	#1	Cont.
HB	<i>Hemerocallis</i> 'Going Bananas'	Going Bananas Daylily	41	#1	Cont.
SN	<i>Salvia nemorosa</i> 'Caradonna'	Caradonna Salvia	9	#1	Cont.

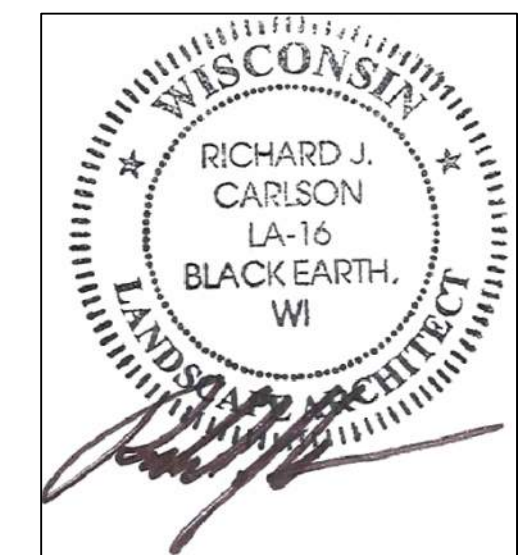


Individual trees and shrub groupings in lawn areas to receive bark mulch rings.

- Stone over fabric weed barrier / Plastic Edging
- Coconut mat, Class II, Type B (bottom of basin and side slopes)
- Brown Dyed Bark Mulch / Plastic Edging
- Grass Seed with erosion netting

GENERAL NOTES:

- BARK MULCH TO BE BROWN DYED, RECYCLED HARDWOOD, WITH PRE-EMERGENT HERBICIDE.
- WASHED STONE TO BE 1.5" CAPITOL WASHED WITH WEED BARRIER FABRIC.
- BED EDGING TO BE DIMEX EDGEPRO OR EQUIVALENT
- SEE CIVIL SHEET FOR BIORETENTION DETAILS



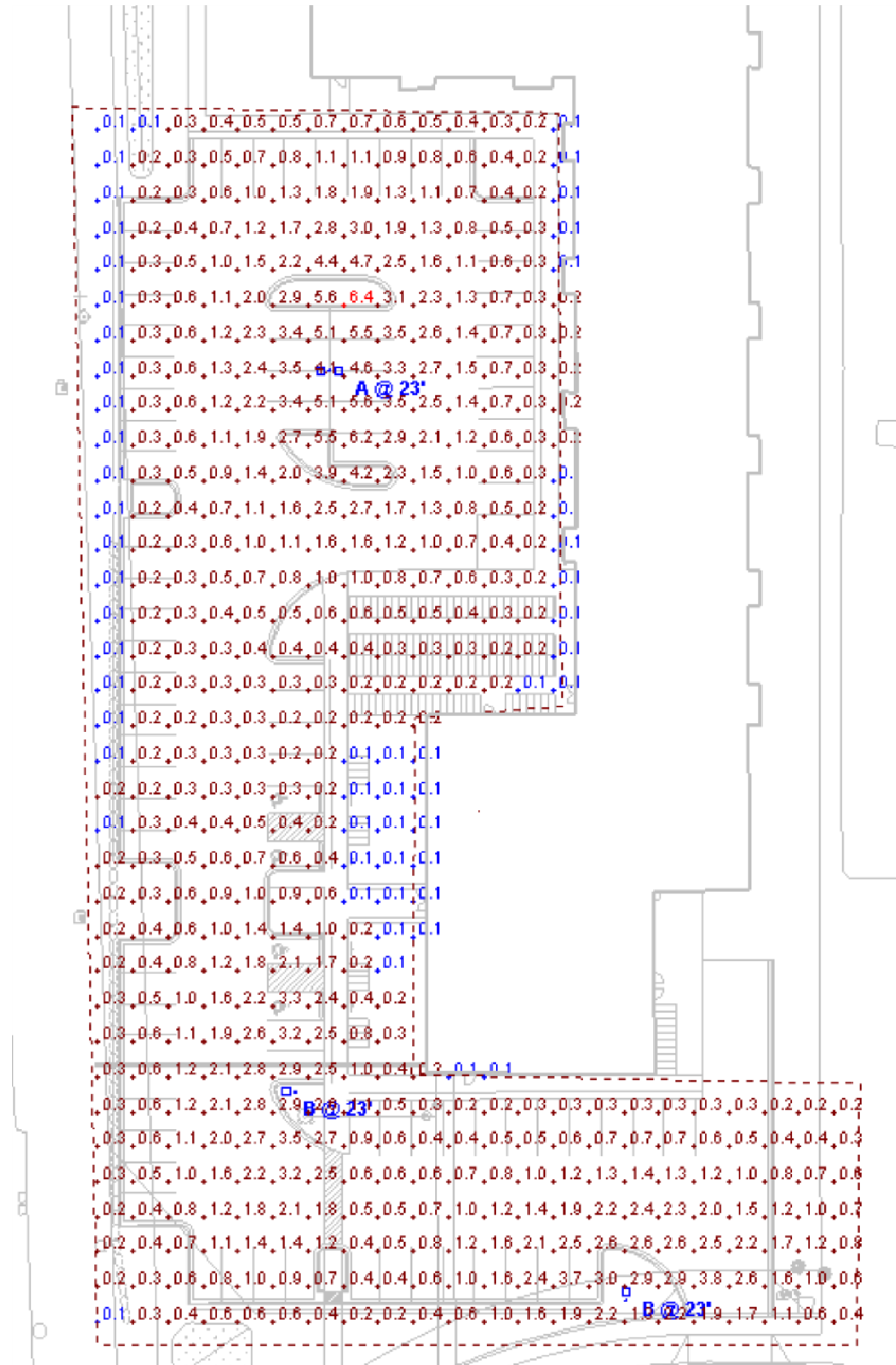
4387 Schwartz Rd.
 Middleton, WI 53562
 PH: (608) 827-9401
 FAX: (608) 827-9402
 WEB: www.olsontoon.com

BARTILLON DRIVE MIXED USE
 1902 BARTILLON DRIVE
 MADISON, WISCONSIN 53704

Date: 7-10-2018
 Scale: 1" = 30'-0"
 Designer: 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: 8-31-2018 kms



Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	1.0 fc	6.4 fc	0.1 fc	64.0:1	10.0:1

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
□	A	1	EATON - LUMARK (FORMER COOPER LIGHTING)	PRV-A40-D-UNV-T3-BZ	PREVAIL AREA AND ROADWAY LUMINAIRE (2) 70 CRI, 4000K LEDES AND TYPE III OPTICS, BRONZE PAINTED FINISH. ABSOLUTE PHOTOMETRY IS BASED ON CALIBRATION FACTORS CREATED USING LAB LUMEN STANDARDS IN GONIOPHOTOMETER WITH TEST DISTANCE OF 28.75 FEET		2	PRV-A40-D-UNV-T3-BZ.ies	7605	0.93	286
□	B	2	EATON - LUMARK (FORMER COOPER LIGHTING)	PRV-A40-D-UNV-T3-BZ	PREVAIL AREA AND ROADWAY LUMINAIRE (2) 70 CRI, 4000K LEDES AND TYPE III OPTICS, BRONZE PAINTED FINISH. ABSOLUTE PHOTOMETRY IS BASED ON CALIBRATION FACTORS CREATED USING LAB LUMEN STANDARDS IN GONIOPHOTOMETER WITH TEST DISTANCE OF 28.75 FEET		2	PRV-A40-D-UNV-T3-BZ.ies	7605	0.93	143

PROJECT INFORMATION

Zoning : CC Commercial Ctr

4 Story Above Ground

Building Area
23,853 sf 1st Flr

22,353 sf Upper Flrs x 3 = 67,692 sf

Total = 90,912 sf

FLOORS 3&4:

16 - 4BR = 64 beds
5 - 2BR = 10 beds
2 - 1BR = 2 bed
23 Units/ flr = 76 beds/flr

2 x 76 = 152 beds Floors 3&4 total
2 x 23 units = 46 units on 2 flrs

2nd FLOOR:

16 - 4BR = 64 beds
5 - 2BR = 10 beds
1 - 1BR = 1 bed
22 Units/ flr = 75 beds/flr

1st FLOOR:

13 - 4BR = 52 beds
3 - 2BR = 6 beds
1 - 1BR = 1 bed
total = 59 beds
17 Units

Bldg Total:
286 Beds
85 Units

Useable Open Space

Requirement = 320sf/2 or 4 BR =
6 x 160 + 79 x 320 = **26,240 sf Req'd**

Pervious Patio = 621 sf
Rooftop Patio = 1,636 sf
Green Space = 24,085
26,342 sf Provided

Bicycle Parking
Requirement = 155
Provided = 167

Interior = 32
Exterior Secured = 109
Entrance Location = 16
Patio = 10

Stoughton Rd.

Rear Yard Setback

49' - 4"

20' - 0"

42' - 0"

15,329 sf

620 sf

322 sf

9

10

10

28

56

25

4

4

4

4

4

11

10

12

11

9

12

11

427 sf

10

11

381 sf

246 sf

237 sf

9

2,953 sf

92 STALLS

Secured Residential Stalls (2,206 sf)

SEE ENGINEERING DRAWINGS FOR PRECISE LAYOUT

Trash

222 sf

28

56

25

4

4

4

4

4

11

10

12

11

9

12

11

Canopy & Patio Above (2,099 sf)

65' - 8"

85' - 0"

100' - 0"

93' - 6"

1,065 sf

Architectural Site-Ground Floor Plan

BARTILLON DRIVE MIXED USE

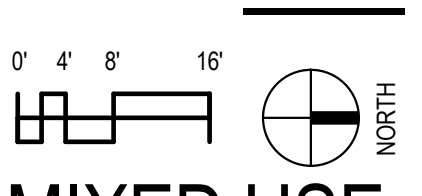


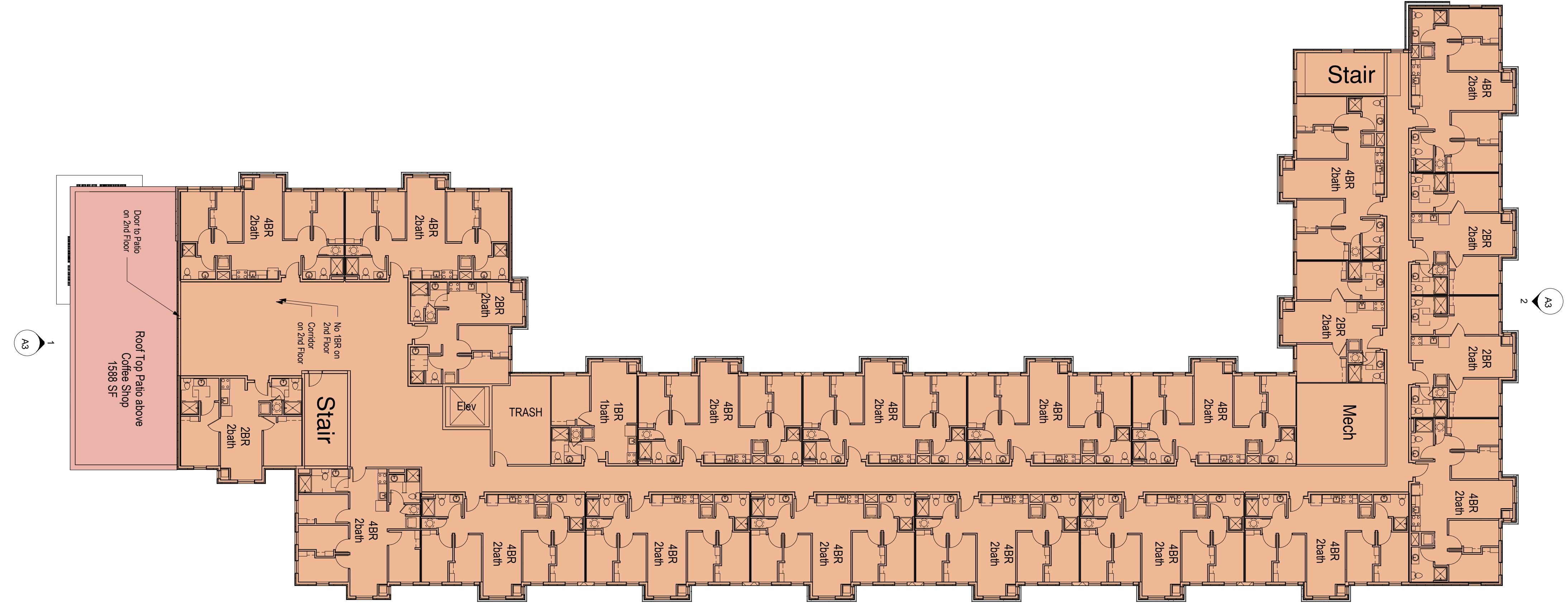
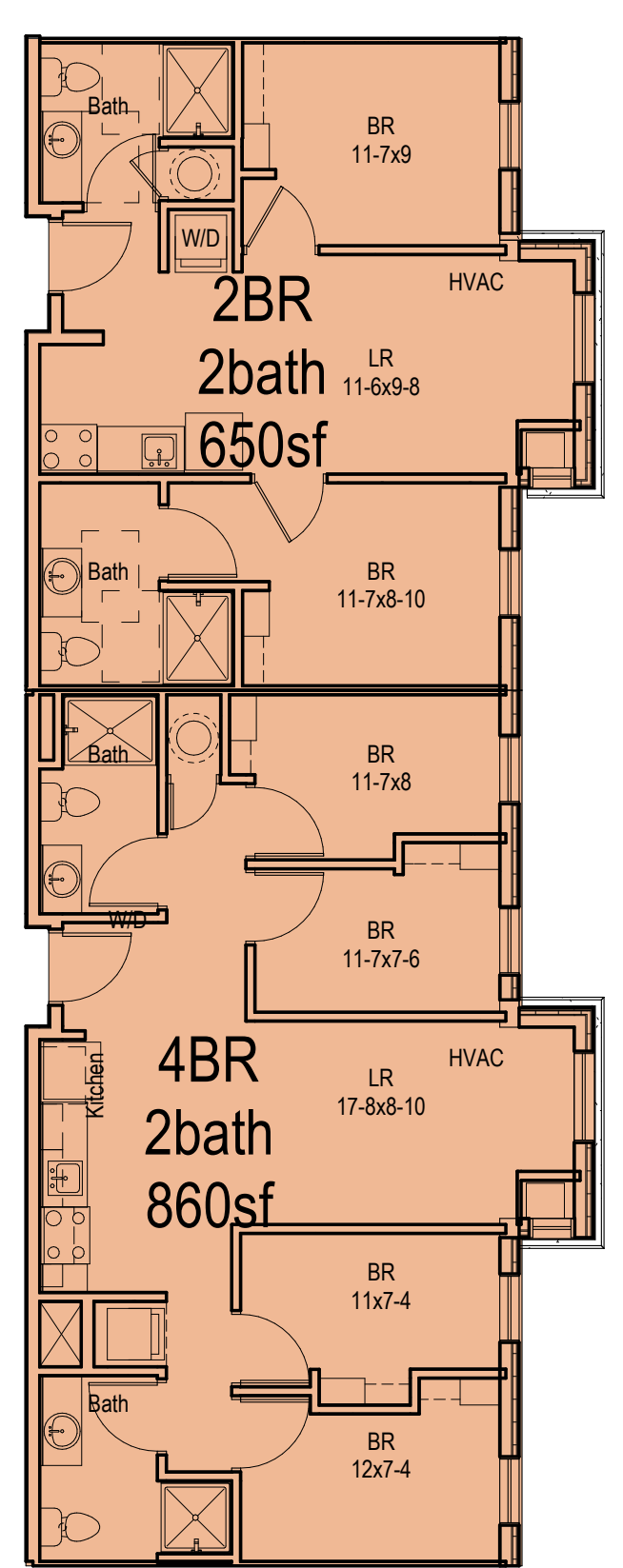
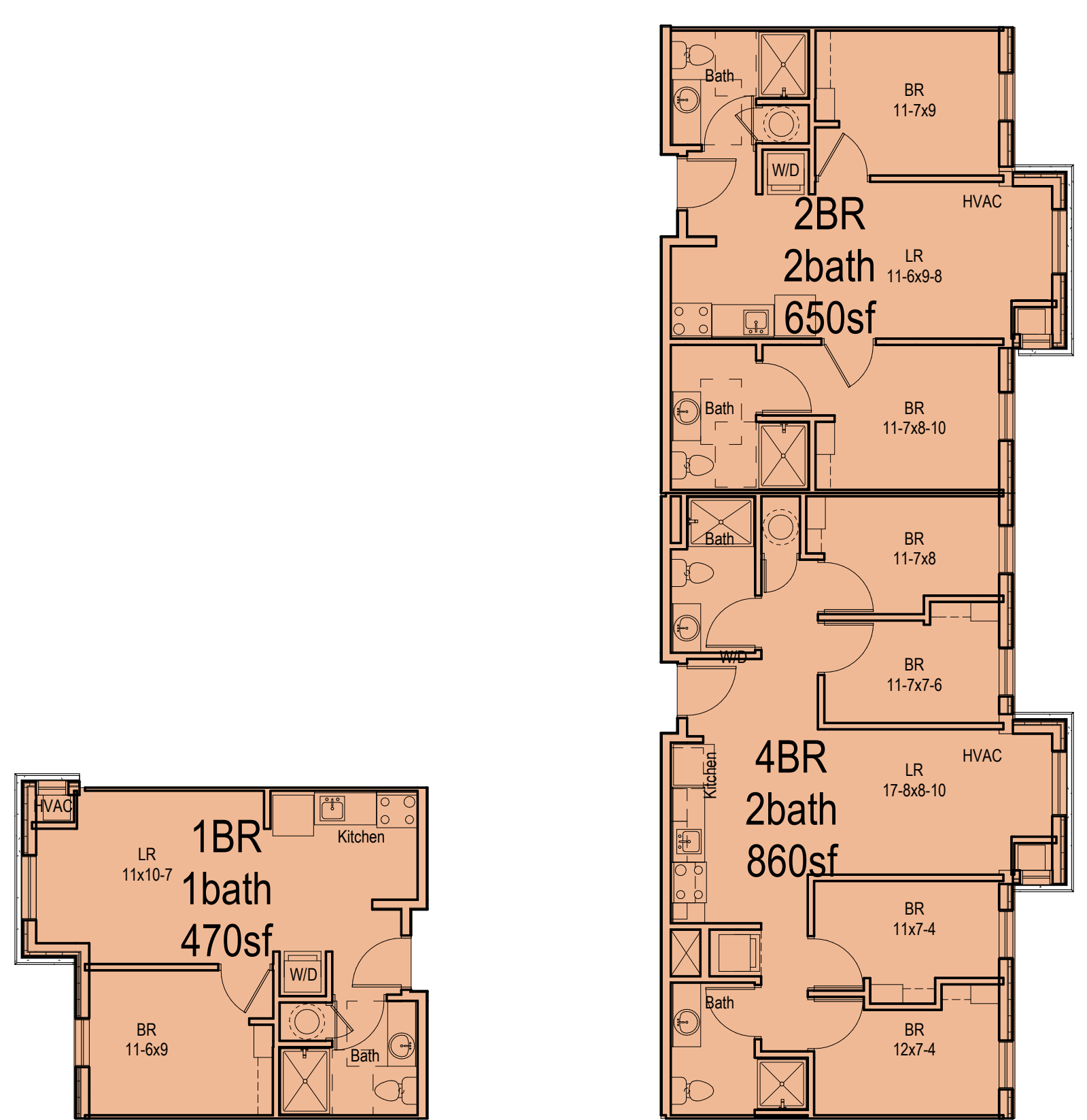
6515 Grand Teton Plaza, Suite 120, Madison, Wisconsin 53719
p608.829.4444 f608.829.4445 dimensionmadison.com

1902 BARTILLON DR., MADISON, WI 53704

PRELIMINARY ARCHITECTURAL SITE-GROUND FLOOR PLAN
09/07/2018
17143

A1



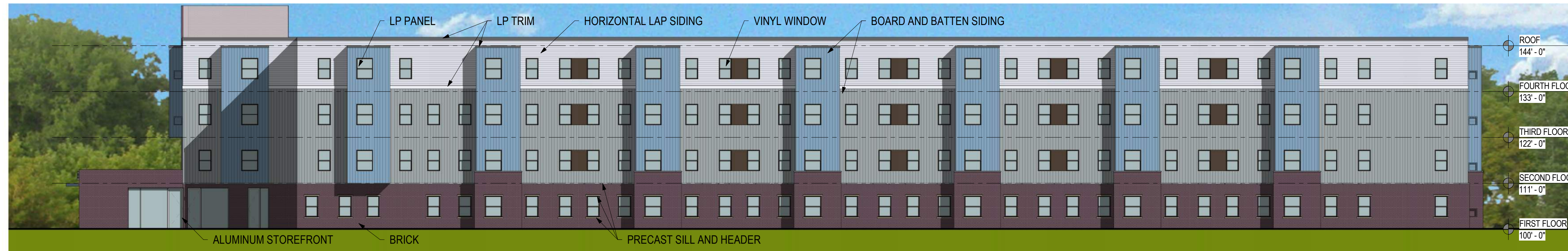


Unit Plans 0' 2' 4' 8'

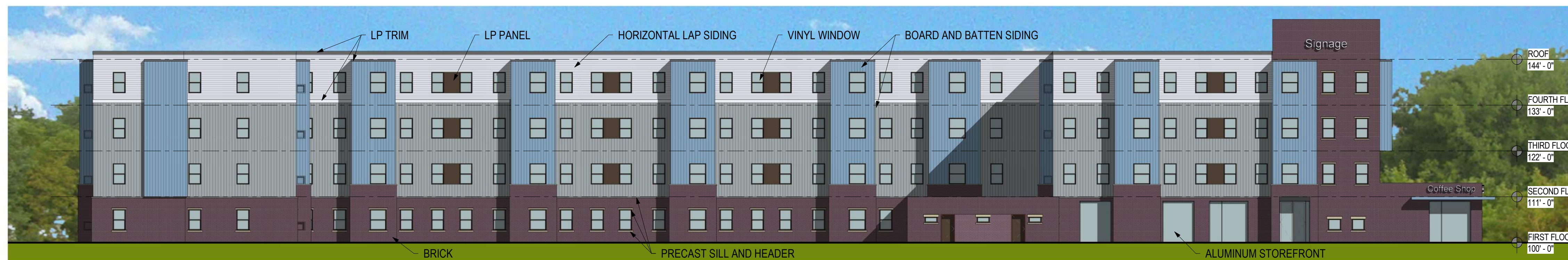
Upper Levels Plan 0' 4' 8' 16'



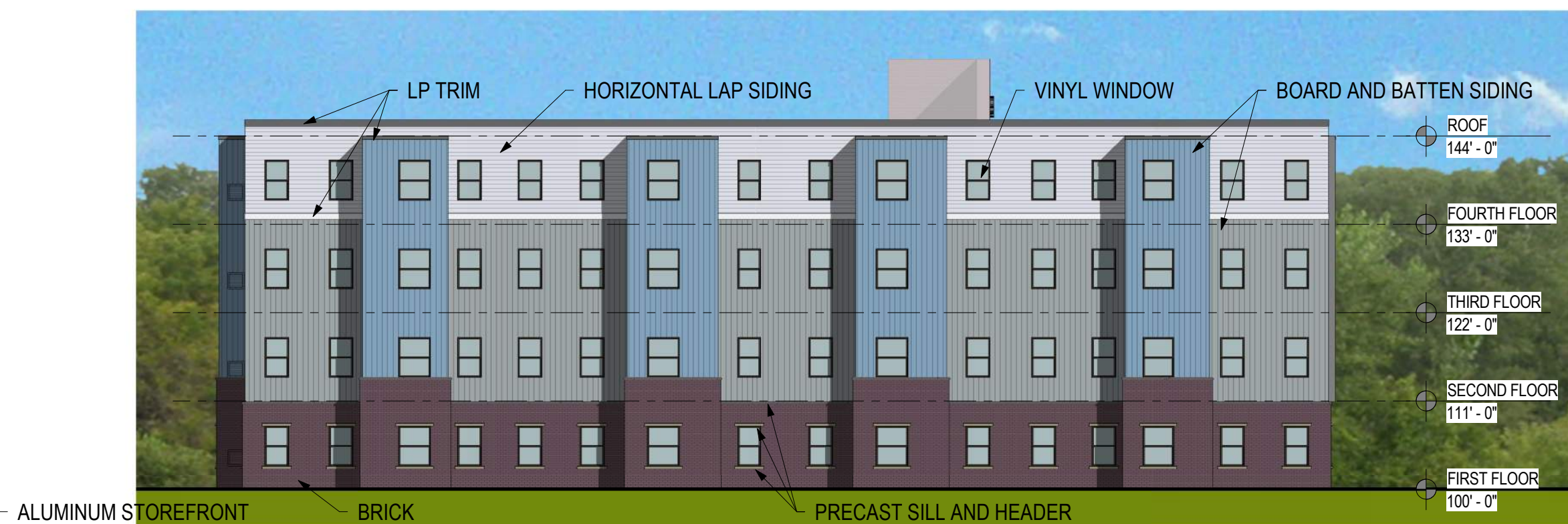
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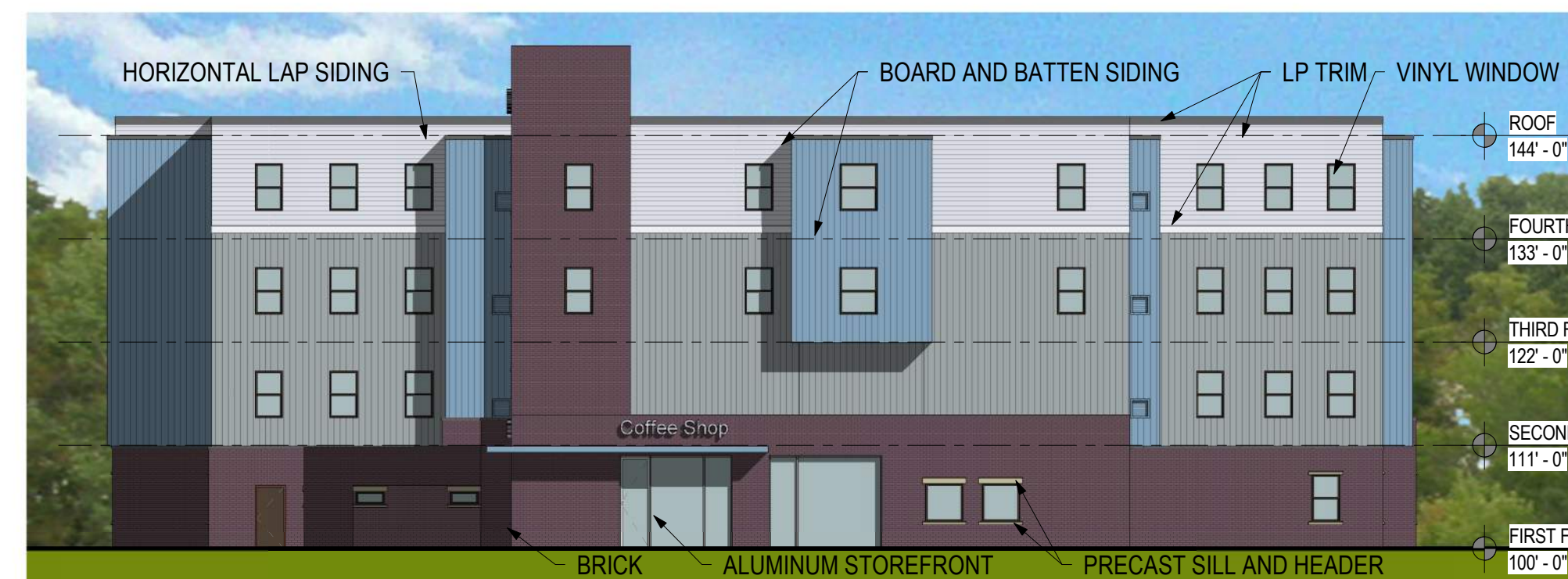
4 EAST ELEVATION
1/16" = 1'-0"



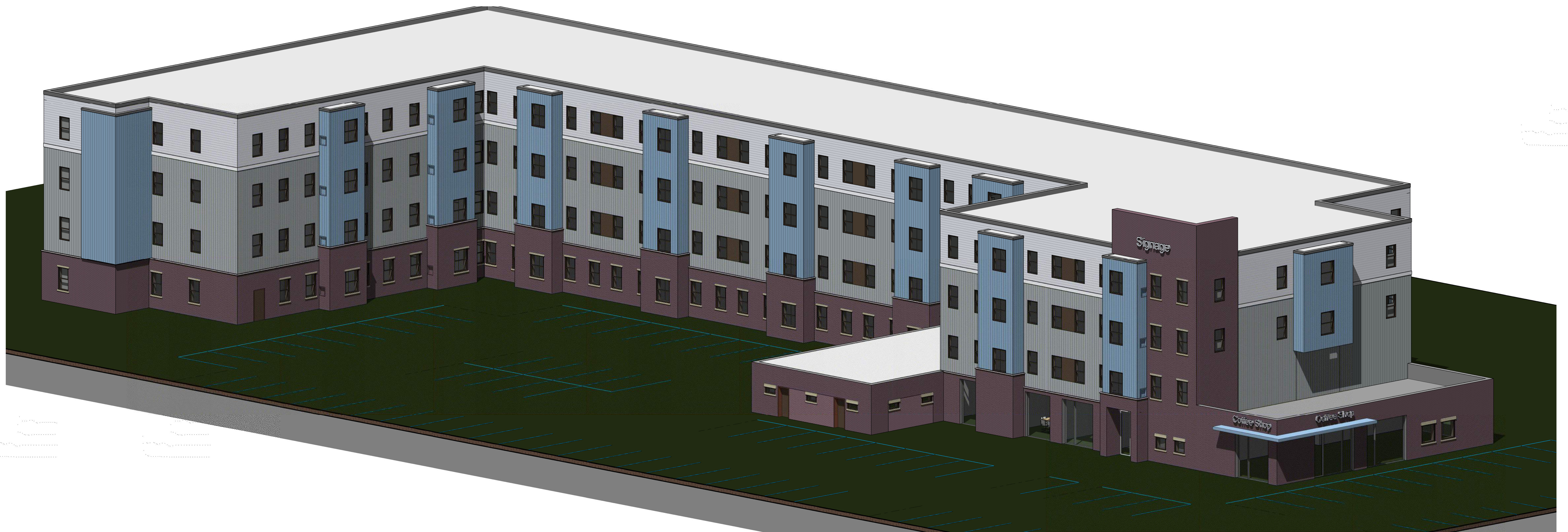
3 WEST ELEVATION
1/16" = 1'-0"



2 NORTH ELEVATION
1/16" = 1'-0"



1 SOUTH ELEVATION
1/16" = 1'-0"

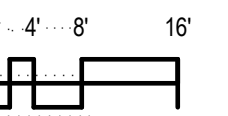


1 3D View

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BARTILLON DRIVE MIXED USE

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3D VIEW
09/07/2018
17143