

MADISON - JOHNSON & BROOM

UDC INFORMATIONAL PRESENTATION R1

AUGUST 16, 2023

CORE
MADISON BROOM, LLC

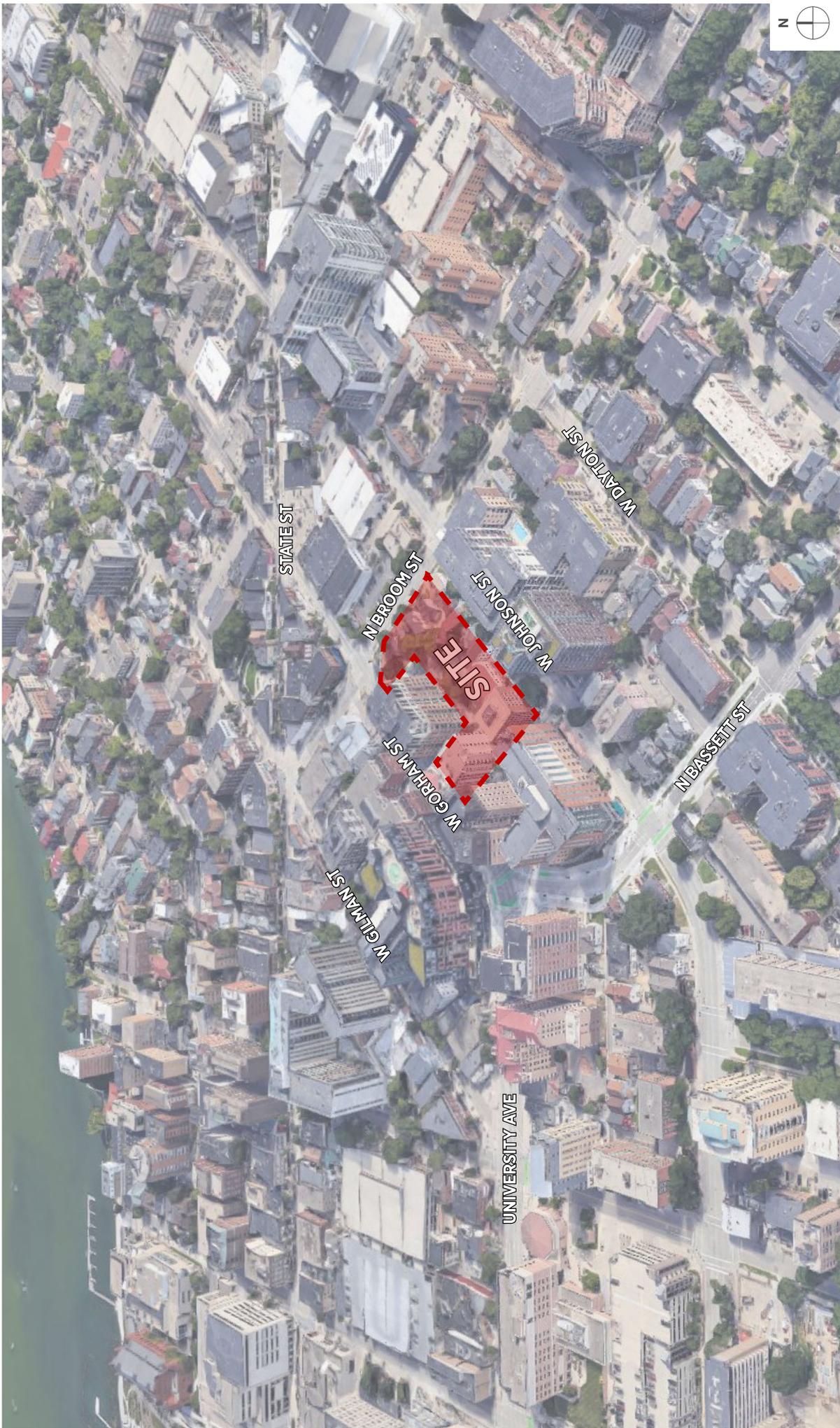
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planners | engineers | advisors



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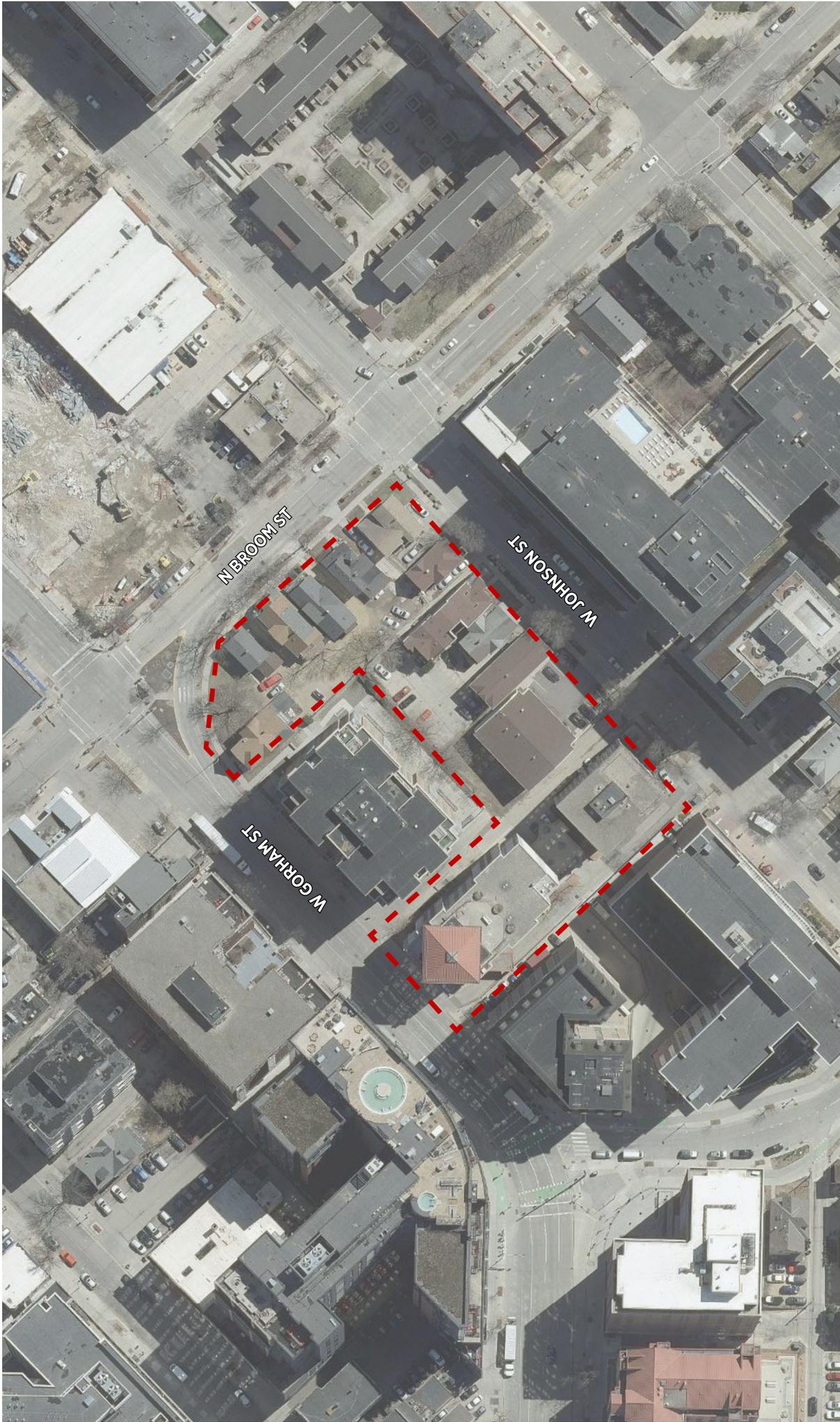
MADISON - JOHNSON & BROOM

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UDC INFORMATIONAL PRESENTATION R1

AERIAL PERSPECTIVE LOCATION MAP

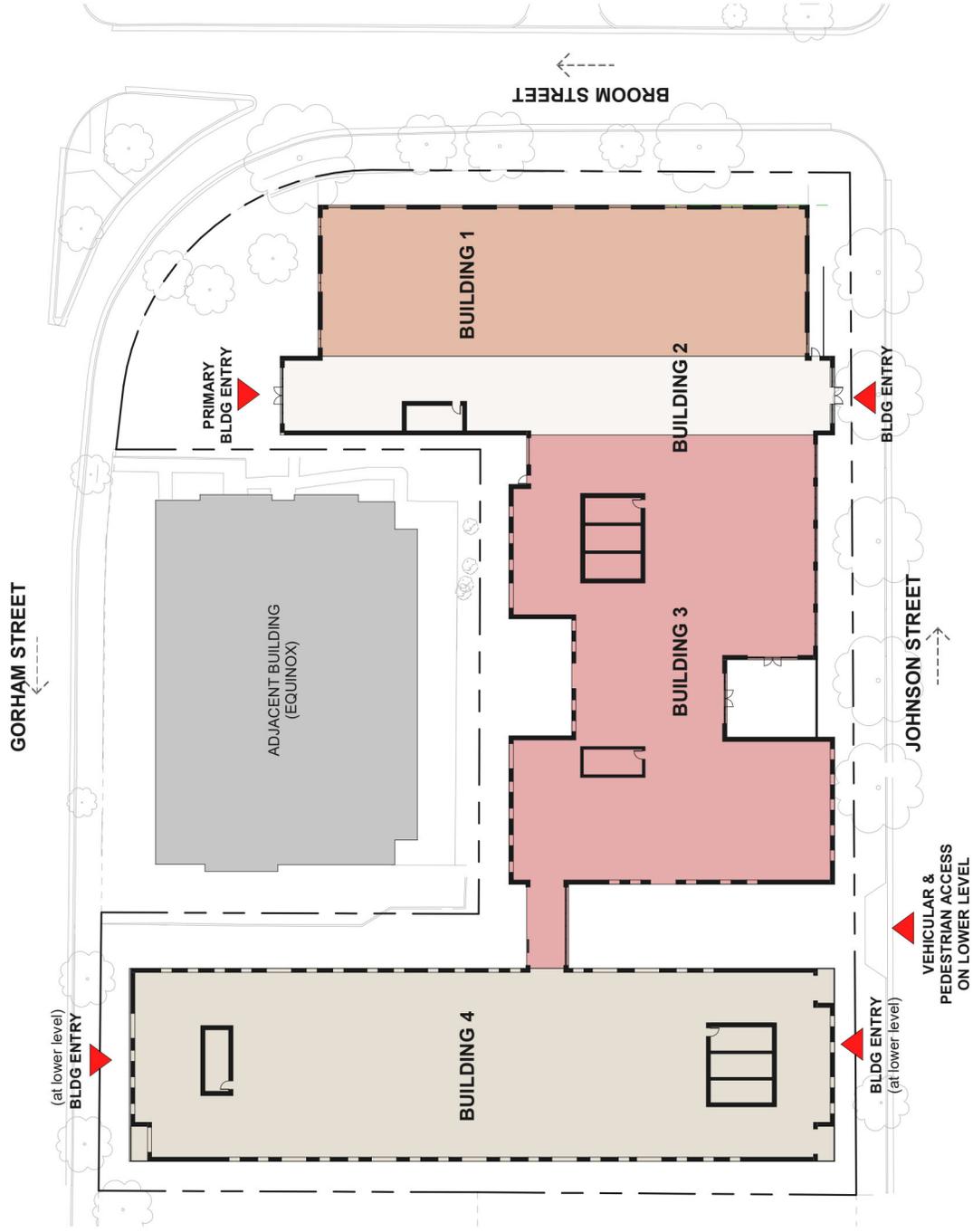
MADISON, WISCONSIN • AUGUST 16, 2023

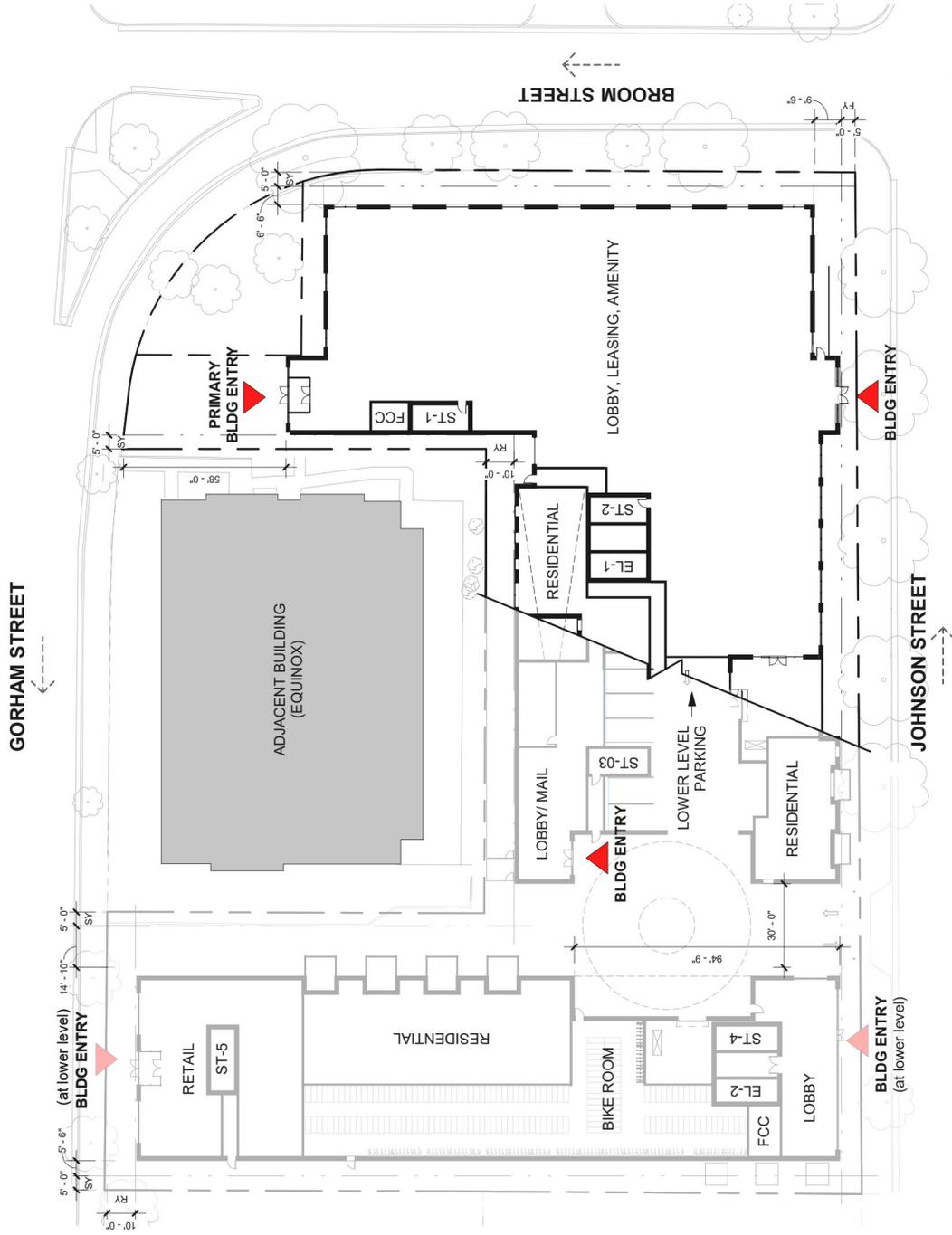


N BROOM ST

W JOHNSON ST

W GORHAM ST







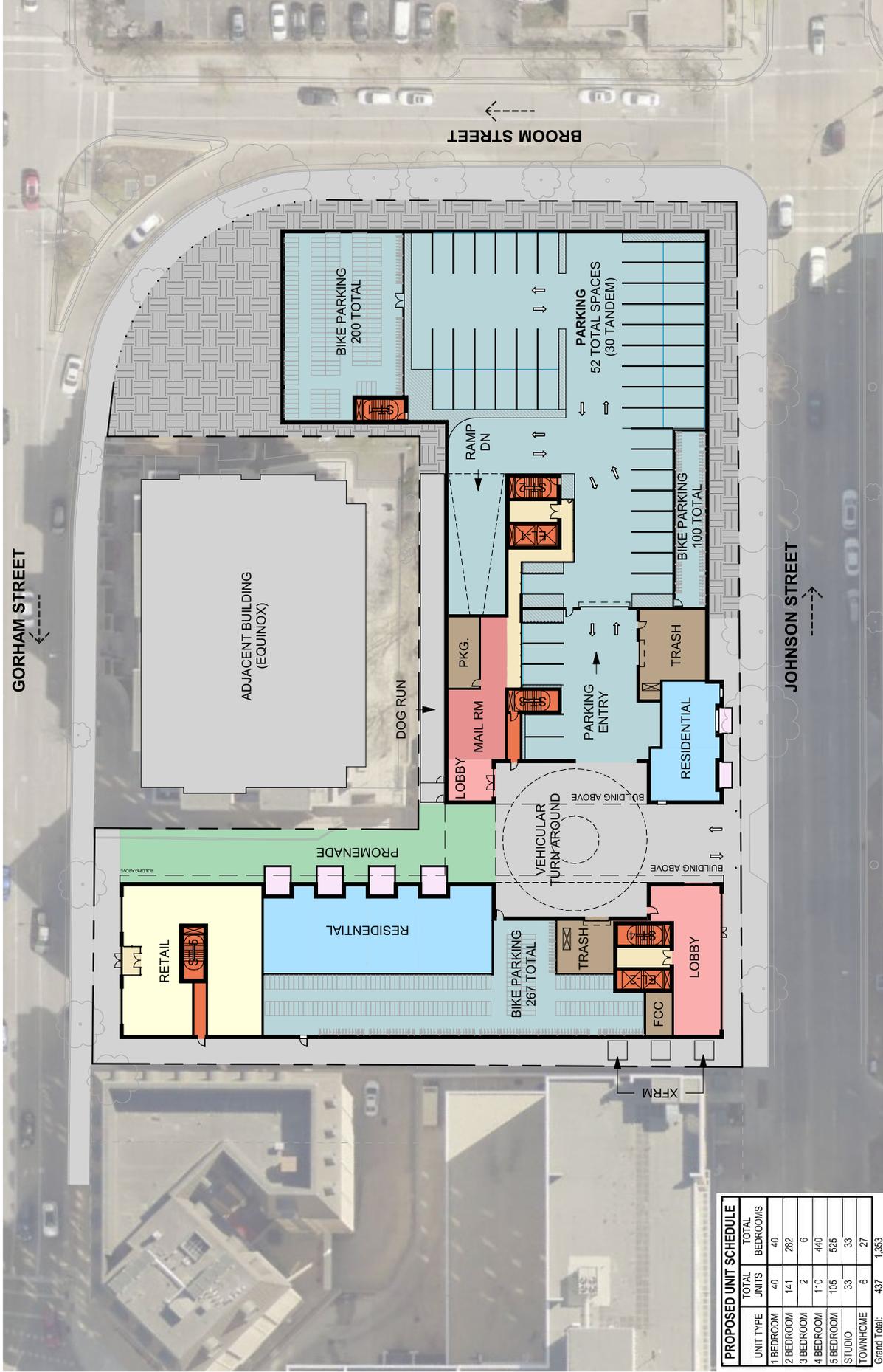
PROPOSED UNIT SCHEDULE		
UNIT TYPE	TOTAL UNITS	TOTAL BEDROOMS
1 BEDROOM	40	40
2 BEDROOM	141	282
3 BEDROOM	2	6
4 BEDROOM	110	440
5 BEDROOM	105	525
STUDIO	33	33
TOWNHOME	6	27
Grand Total:	437	1,353

GORHAM STREET

BROOM STREET

JOHNSON STREET

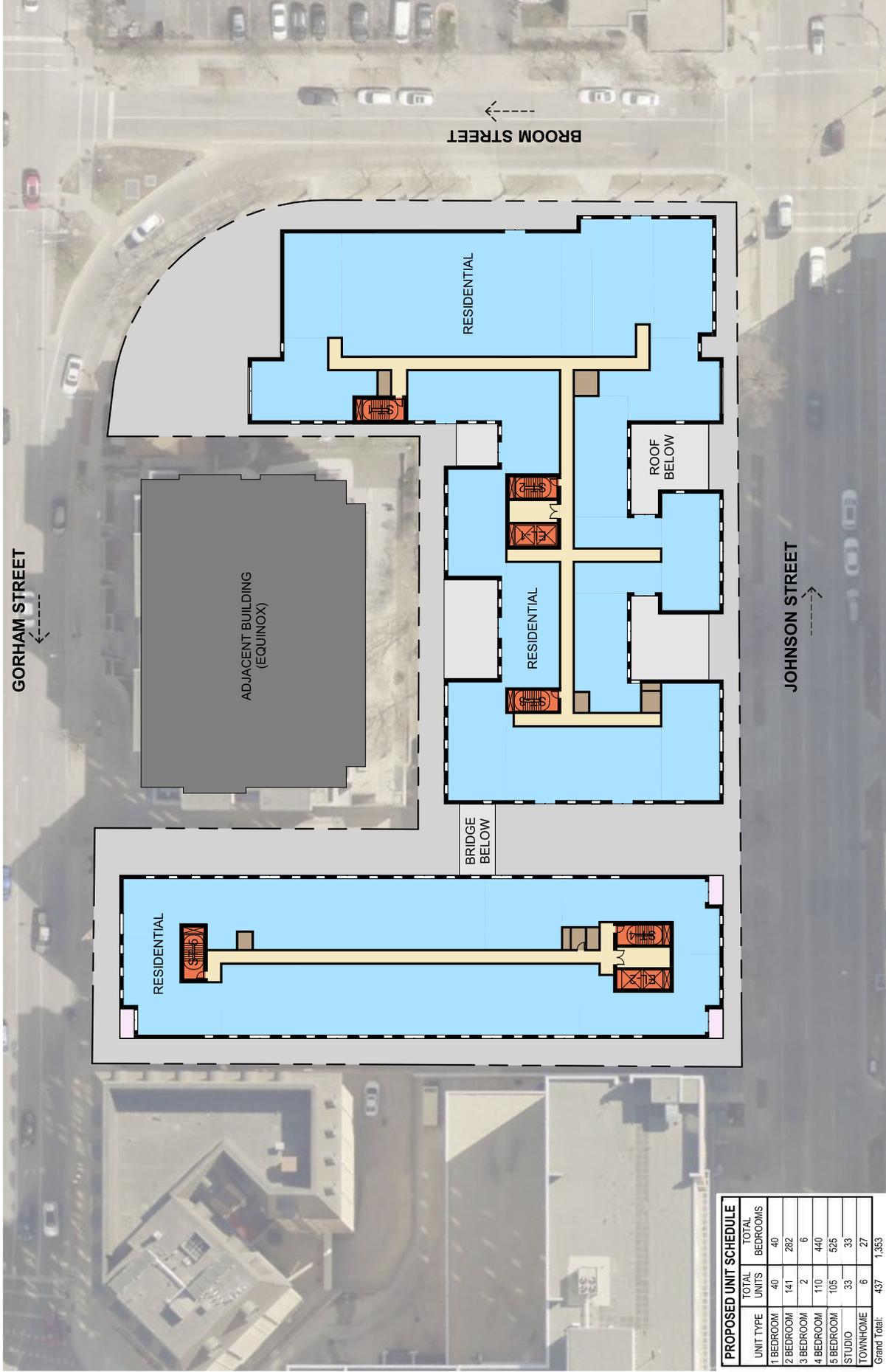




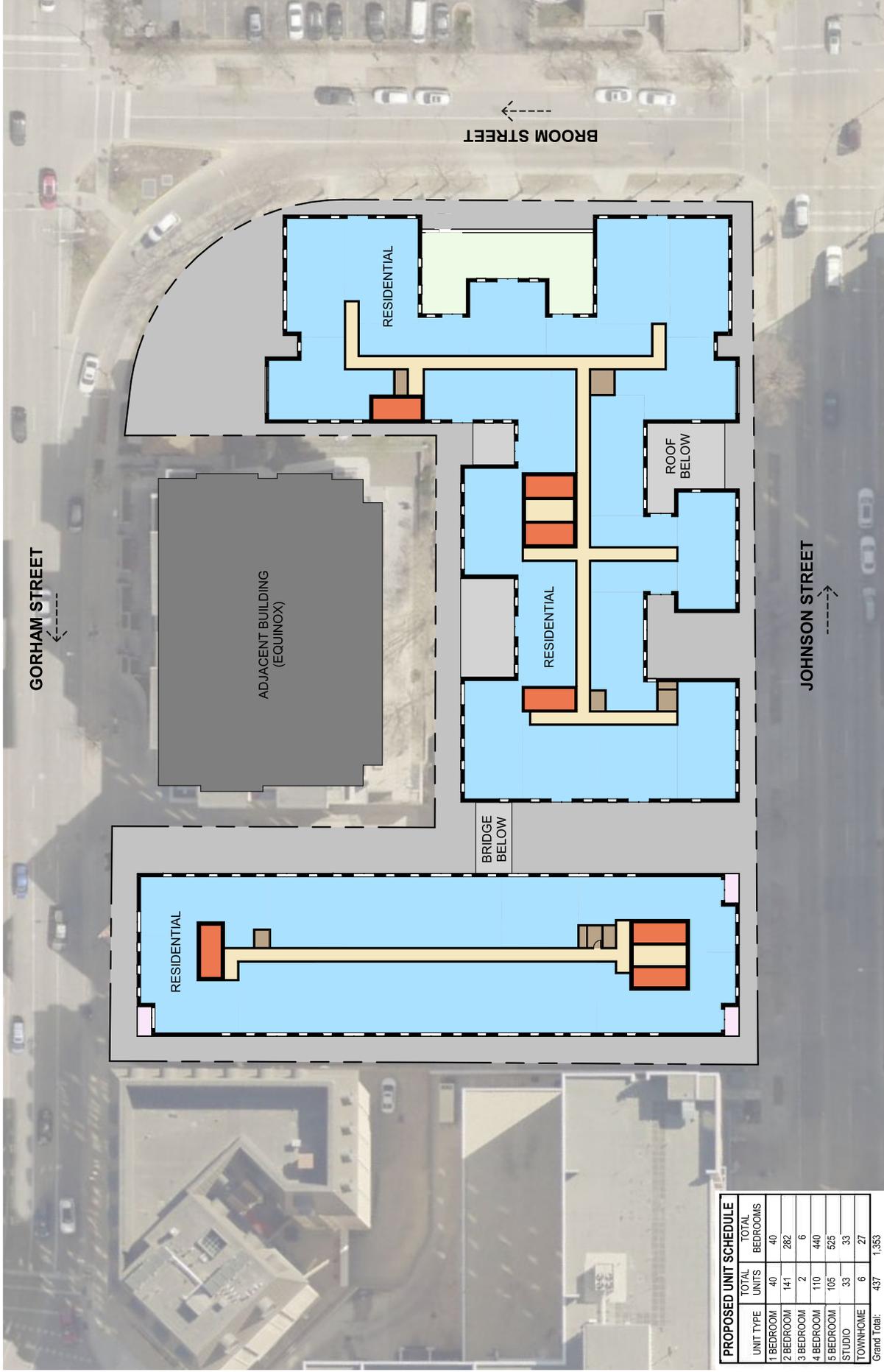
PROPOSED UNIT SCHEDULE	
UNIT TYPE	TOTAL UNITS
1 BEDROOM	40
2 BEDROOM	141
3 BEDROOM	2
4 BEDROOM	110
5 BEDROOM	105
STUDIO	33
TOWNHOME	6
Grand Total:	437



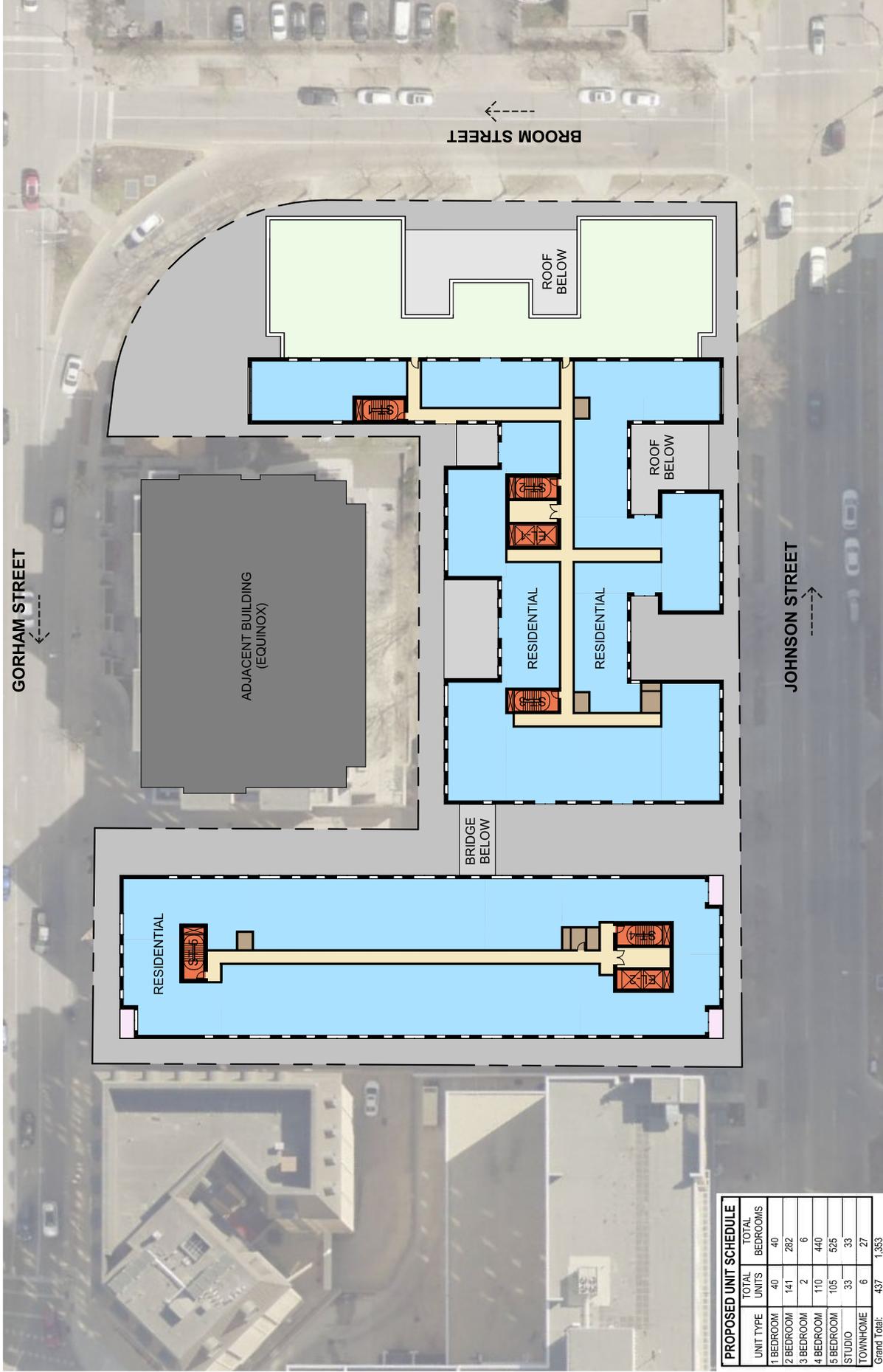
PROPOSED UNIT SCHEDULE		TOTAL	TOTAL
UNIT TYPE	TOTAL UNITS	UNITS	BEDROOMS
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3 BEDROOM	2	6	6
4 BEDROOM	110	440	440
5 BEDROOM	105	525	525
STUDIO	33	33	33
TOWNHOME	6	27	27
Grand Total:		437	1,353



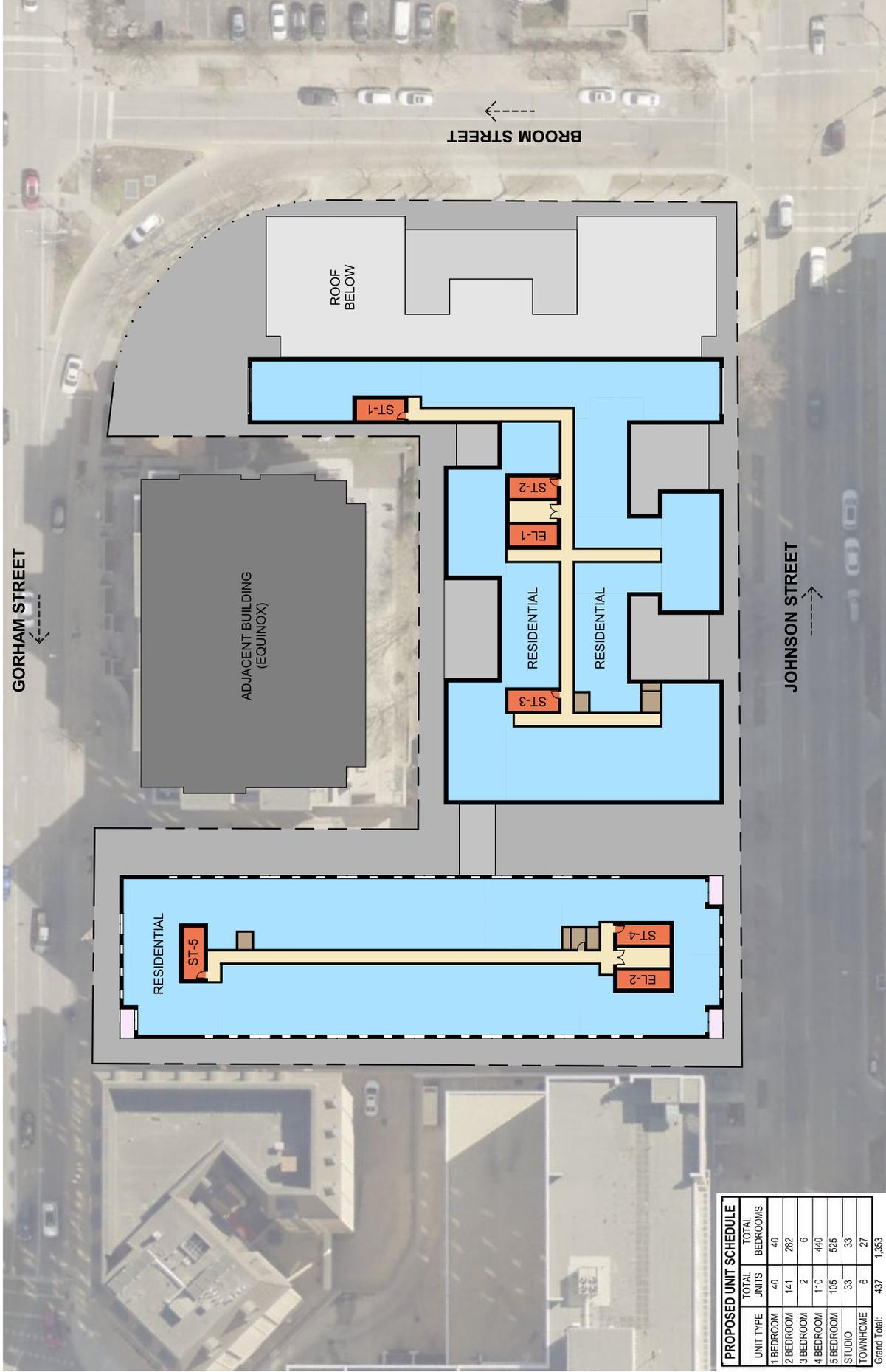
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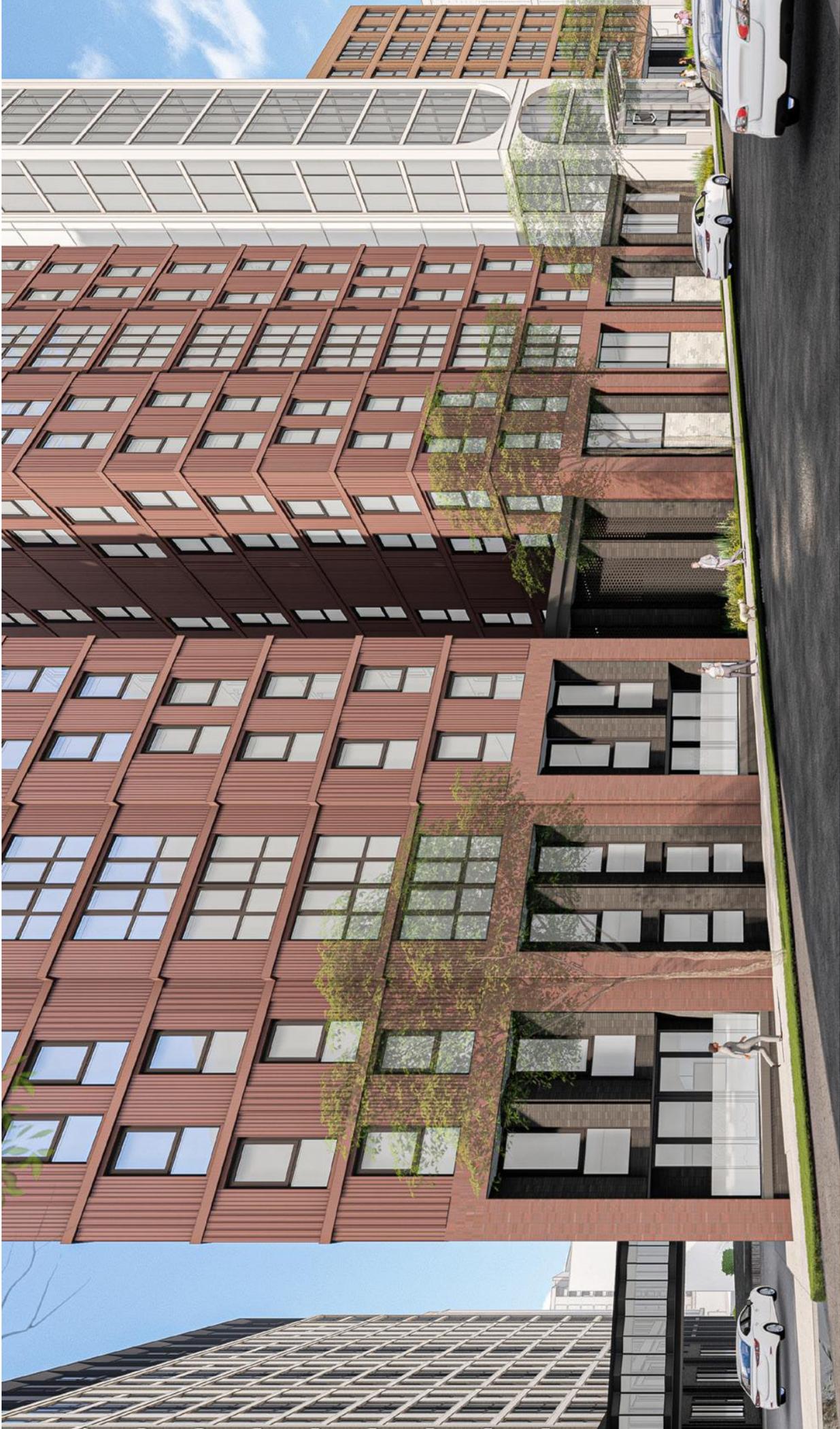










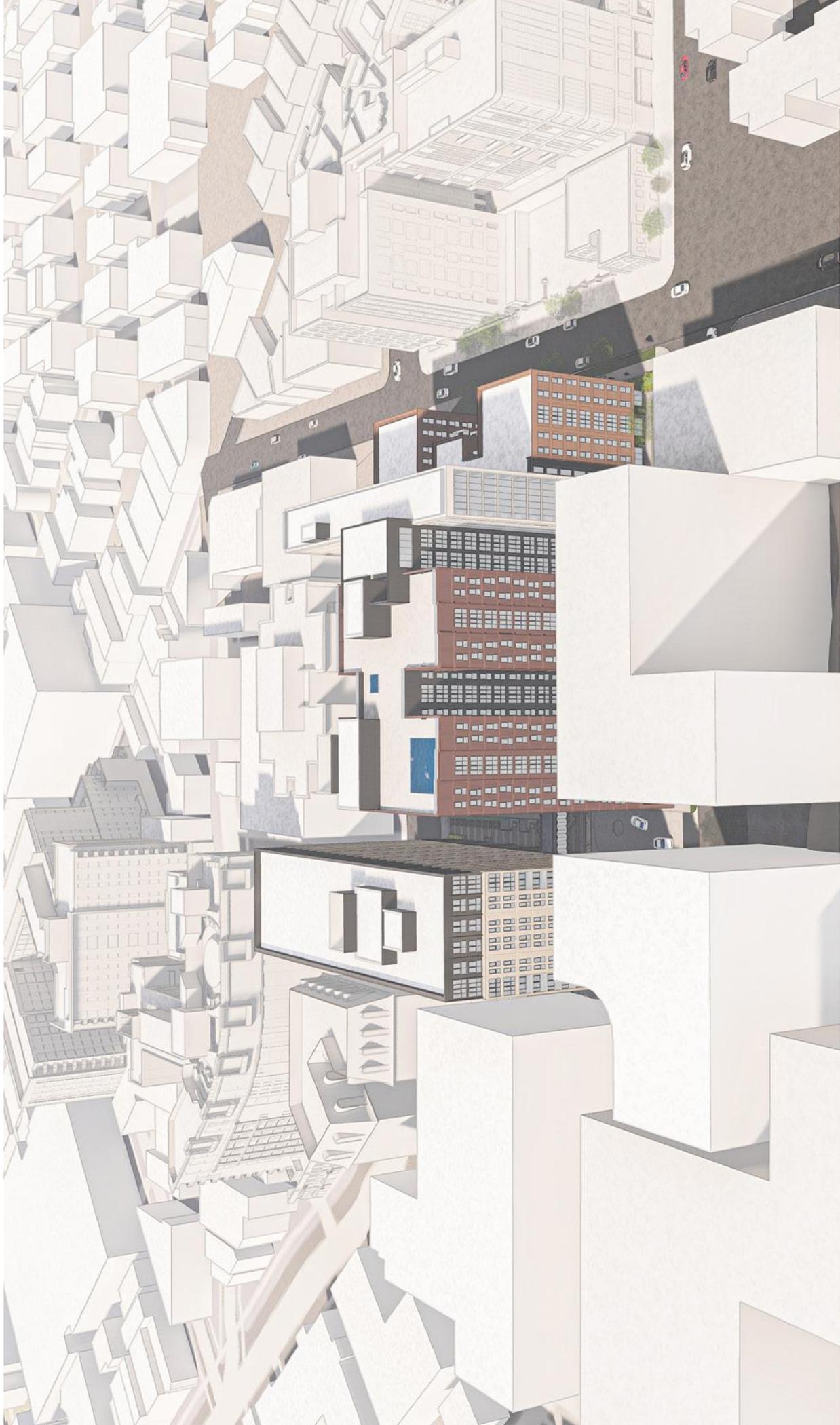




















PREVIOUS



CURRENT



PREVIOUS



CURRENT



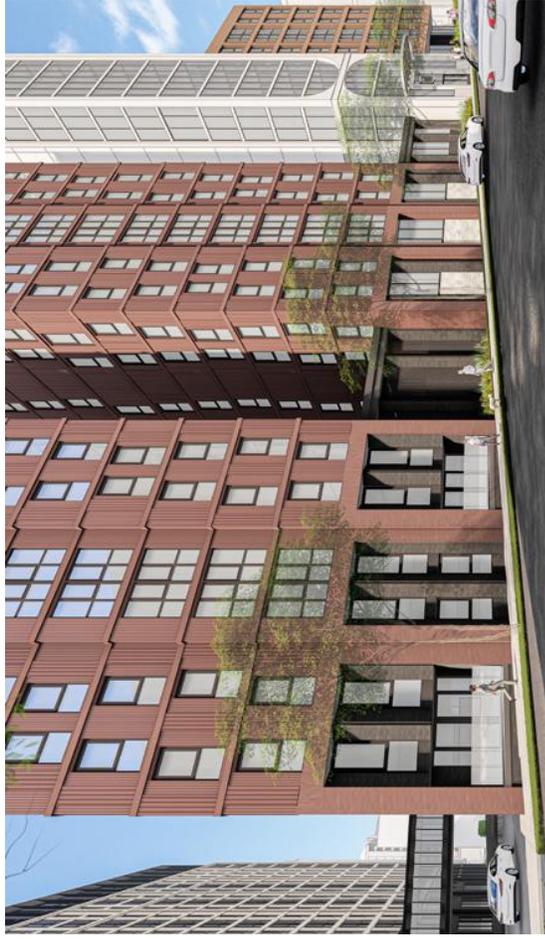
PREVIOUS



CURRENT



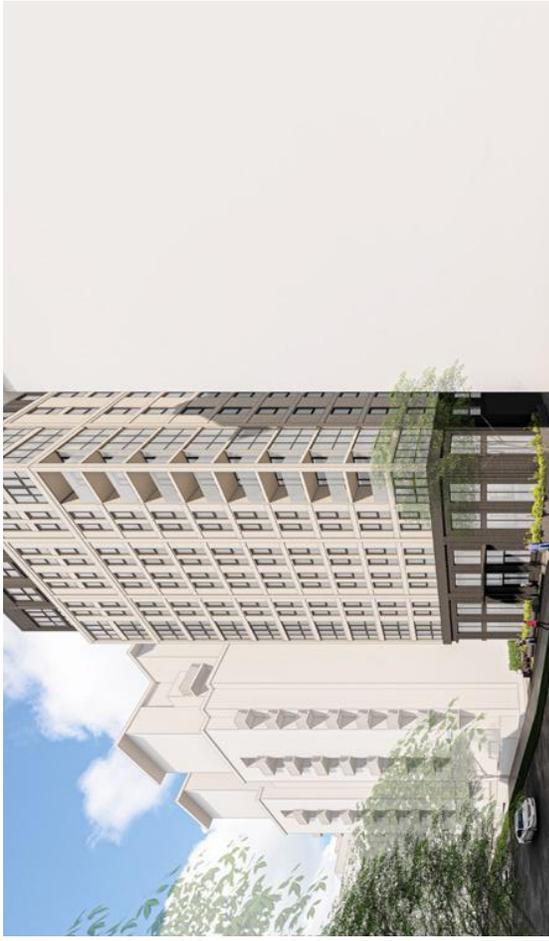
PREVIOUS



CURRENT



PREVIOUS



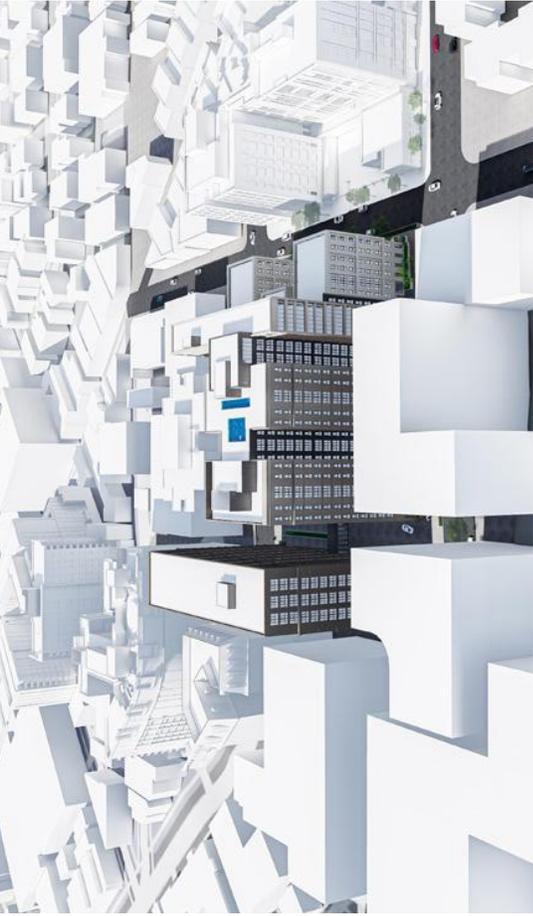
CURRENT



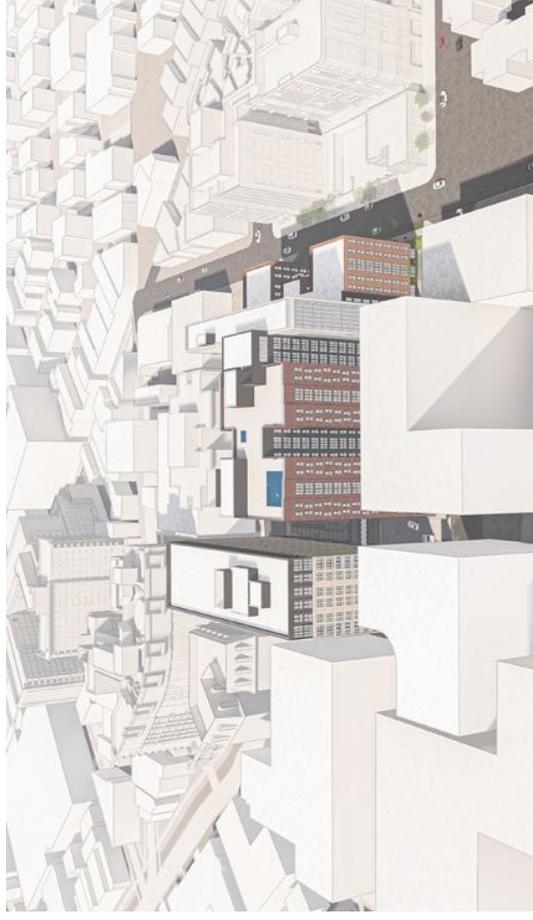
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CURRENT



PREVIOUS



CURRENT



PREVIOUS

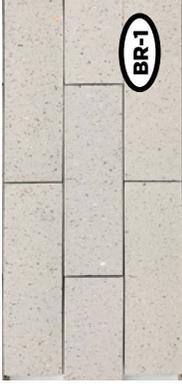


CURRENT



MP-1

METAL PANEL
COLOR, WARM WHITE



BR-1

BRICK
COLOR, CEDAR

MP-2

METAL PANEL
COLOR, RED



BR-2

BRICK
COLOR, COPPERSTONE

MP-3

METAL PANEL
COLOR, RED



BR-3

BRICK
COLOR, RED

MP-4

METAL PANEL
COLOR, MIDNIGHT BRONZE



BR-4

BRICK
COLOR, COAL BRINDLE

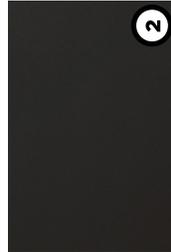


GLAZING UNITS
LOW IRON CLEAR



1

STOREFRONT SYSTEM
COLOR, BLACK

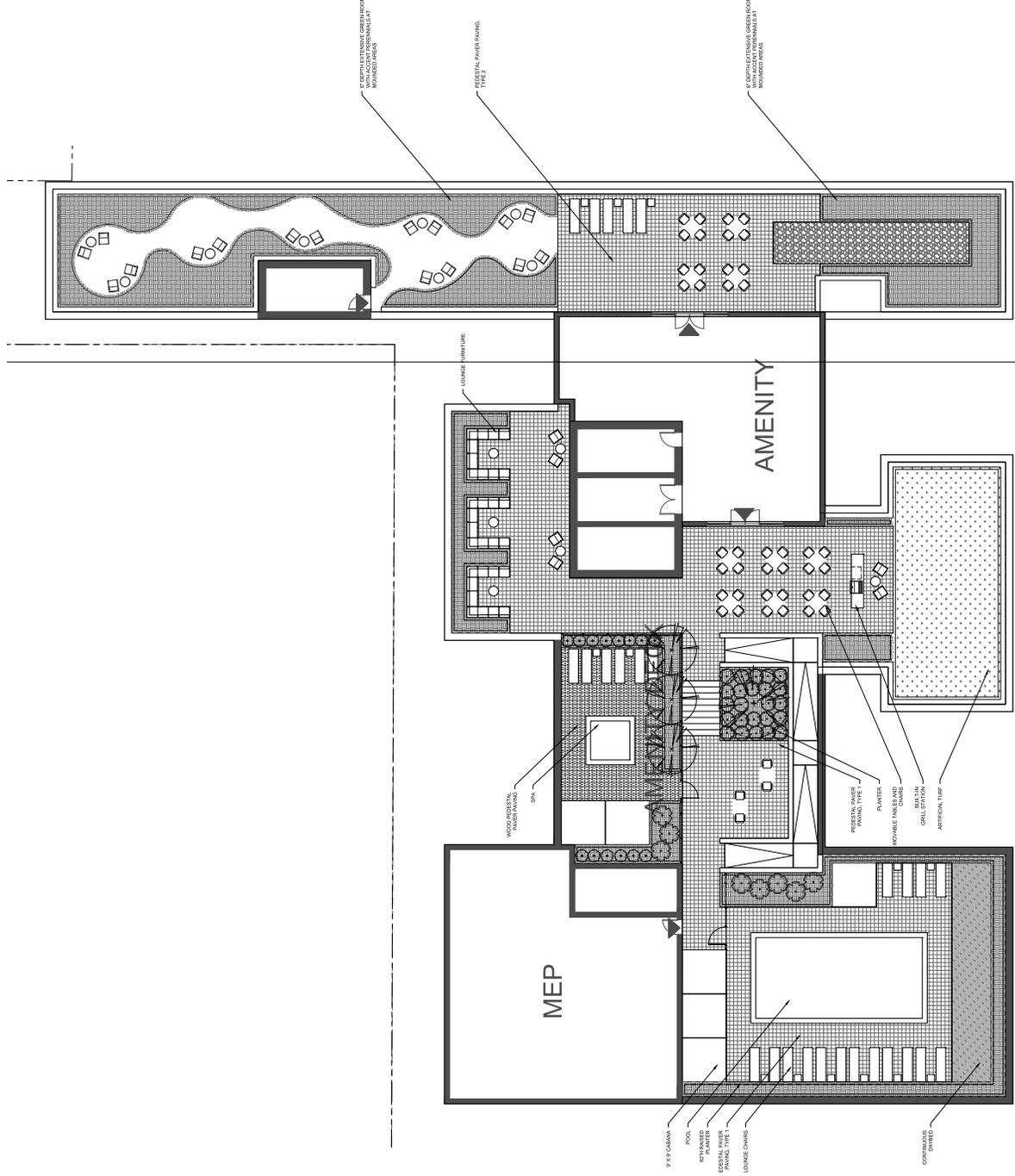


2

POLYMER WINDOW SYSTEM
COLOR, BLACK

LEGEND

	PROPERTY LINE
	PROJECT UNIT LINE (OFFSET BY PER QUARTY)
	PAVED AREA
	PERFORATED CONCRETE PAVING TYPE 1
	PERFORATED CONCRETE PAVING TYPE 2
	PERFORATED CONCRETE PAVING TYPE 3
	PERFORATED CONCRETE PAVING TYPE 4
	WOOD PAVING
	AGGREGATE PAVING (TYPE 1)
	AGGREGATE PAVING (TYPE 2)
	AGGREGATE PAVING (TYPE 3)
	AGGREGATE PAVING (TYPE 4)
	AGGREGATE PAVING (TYPE 5)
	AGGREGATE PAVING (TYPE 6)
	AGGREGATE PAVING (TYPE 7)
	AGGREGATE PAVING (TYPE 8)
	AGGREGATE PAVING (TYPE 9)
	AGGREGATE PAVING (TYPE 10)
	AGGREGATE PAVING (TYPE 11)
	AGGREGATE PAVING (TYPE 12)
	AGGREGATE PAVING (TYPE 13)
	AGGREGATE PAVING (TYPE 14)
	AGGREGATE PAVING (TYPE 15)
	AGGREGATE PAVING (TYPE 16)
	AGGREGATE PAVING (TYPE 17)
	AGGREGATE PAVING (TYPE 18)
	AGGREGATE PAVING (TYPE 19)
	AGGREGATE PAVING (TYPE 20)
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	AGGREGATE PAVING (TYPE 44)
	AGGREGATE PAVING (TYPE 45)
	AGGREGATE PAVING (TYPE 46)
	AGGREGATE PAVING (TYPE 47)
	AGGREGATE PAVING (TYPE 48)
	AGGREGATE PAVING (TYPE 49)
	AGGREGATE PAVING (TYPE 50)





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PLANT SCHEDULE - GROUND FLOOR

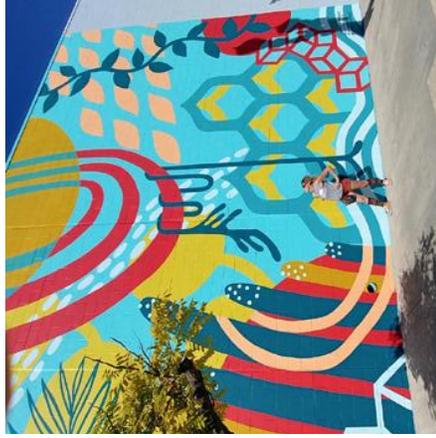
Table with columns: CODE, QTY, BOTANICAL NAME, COMMON NAME, ROOT, SIZE, REMARKS. Includes sections for DECIDUOUS TREES, QUERNAUTUMNALS TREES, EVERGREEN TREES, DECIDUOUS SHRUBS, PERENNIALS, ORNAMENTAL GRASSES & PERENNIALS, and PLANT SCHEDULE - LEVEL 9.

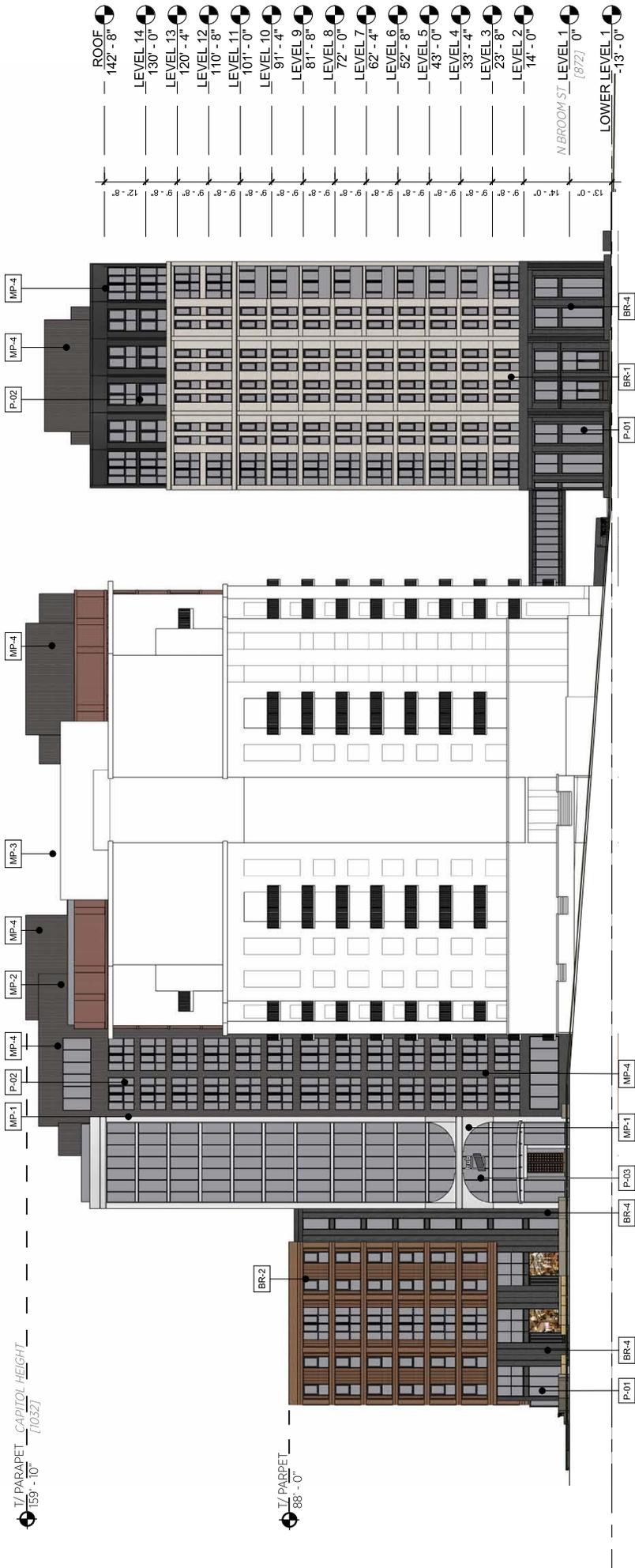
INCLUDE PHOTOS AND NOTE HEIGHTS AND WIDTHS OF ALL PLANT MATERIAL
PROVIDE PLANT LIST AND SUPPLYING NURSERIES / GROWERS FOR EACH ITEM
ALL PLANT LOCATION SHALL BE FINALIZED, FACED, AND APPROVED BY LA IN THE FIELD PRIOR TO INSTALLATION
ALL PLANT SUBSTITUTIONS MUST BE REVIEWED WITH & APPROVED BY LA

PLANT SCHEDULE - ROOF

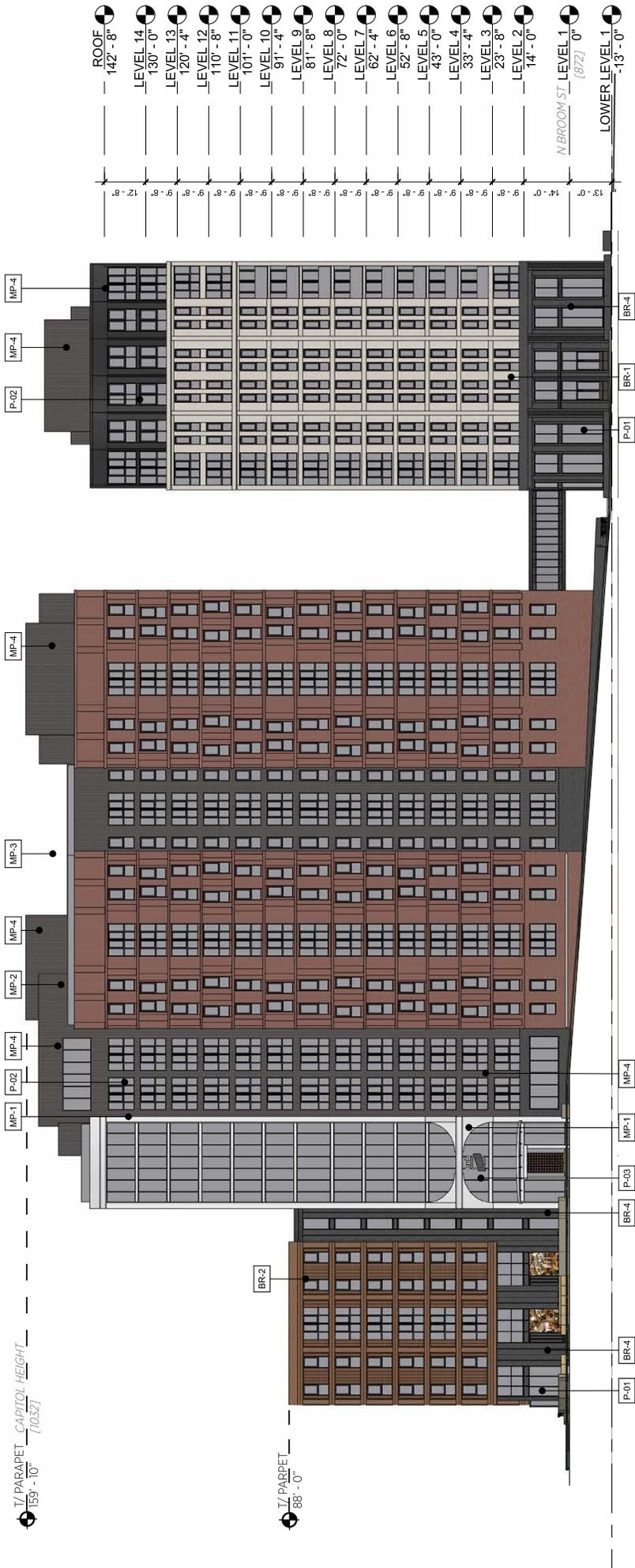
Table with columns: CODE, QTY, BOTANICAL NAME, COMMON NAME, ROOT, SIZE, SPACING, REMARKS. Includes sections for DECIDUOUS TREES, QUERNAUTUMNALS TREES, EVERGREEN TREES, DECIDUOUS SHRUBS, PERENNIALS, ORNAMENTAL GRASSES & PERENNIALS, and PLANT SCHEDULE - LEVEL 9.

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ALL PLANT SUBSTITUTIONS MUST BE REVIEWED WITH & APPROVED BY LA





- MP-1 METAL PANEL COLOR: WARM WHITE
- MP-2 METAL PANEL COLOR: RED
- MP-3 METAL PANEL COLOR: RED
- MP-4 METAL PANEL COLOR: DARK BRONZE
- BR-1 BRICK COLOR: CEDAR
- BR-2 BRICK COLOR: COPPERSTONE
- BR-3 BRICK COLOR: RED
- BR-4 BRICK COLOR: COAL BRINDLE
- P-01 STOREFRONT SYSTEM, COLOR: BLACK
- P-02 POLYMER WINDOW SYSTEM, COLOR: BLACK
- P-03 POLYMER WINDOW SYSTEM, COLOR: WARM STONE



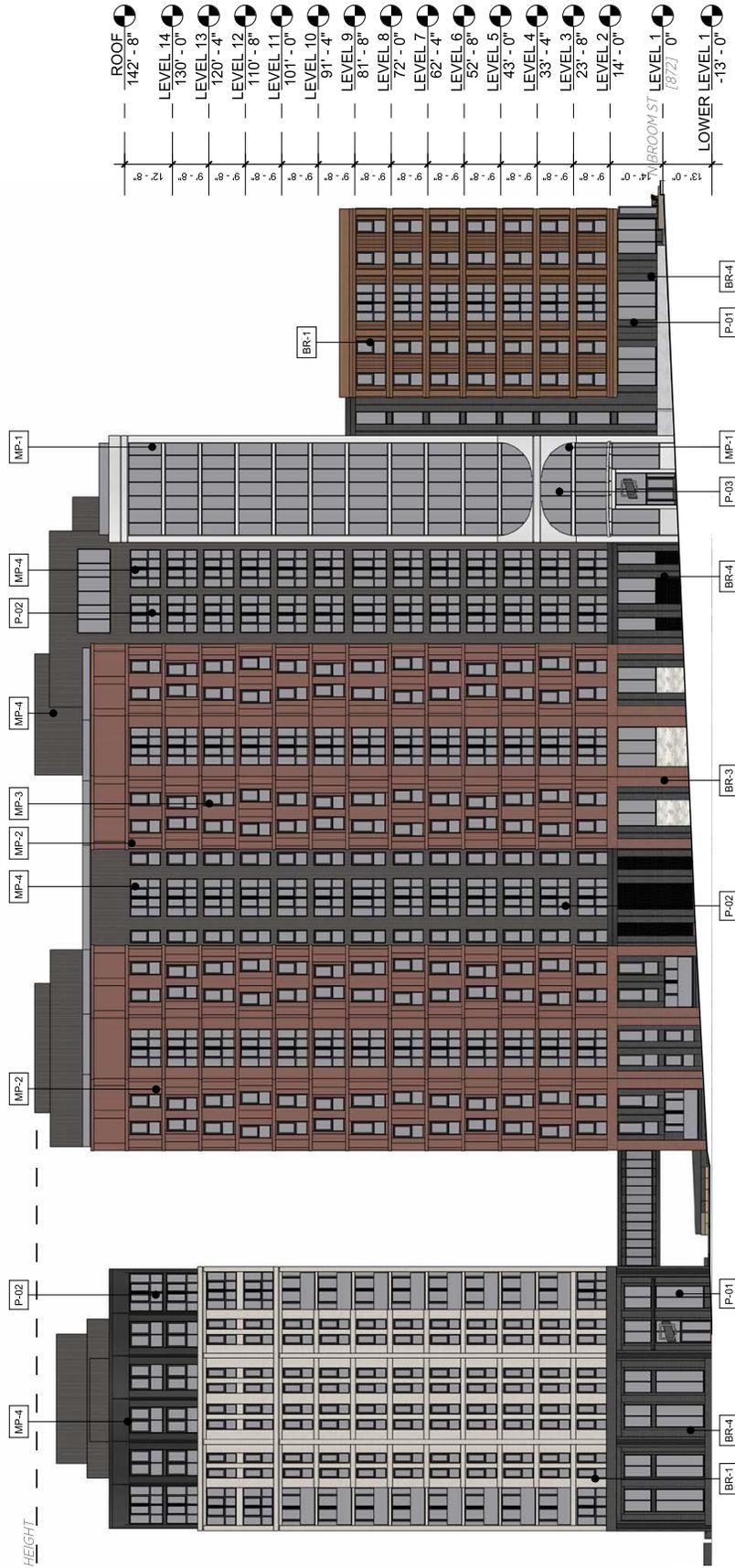
- BR-1 BRICK, COLOR: CEDAR
- BR-2 BRICK, COLOR: COPPERSTONE
- BR-3 BRICK, COLOR: RED
- BR-4 BRICK, COLOR: COAL BRINDLE
- MP-1 METAL PANEL, COLOR: WARM WHITE
- MP-2 METAL PANEL, COLOR: RED
- MP-3 METAL PANEL, COLOR: RED
- MP-4 METAL PANEL, COLOR: DARK BRONZE

- P-01 STOREFRONT SYSTEM, COLOR: BLACK
- P-02 POLYMER WINDOW SYSTEM, COLOR: BLACK
- P-03 POLYMER WINDOW SYSTEM, COLOR: WARM STONE



- P-01 STOREFRONT SYSTEM, COLOR: BLACK
- P-02 POLYMER WINDOW SYSTEM, COLOR: BLACK
- P-03 POLYMER WINDOW SYSTEM, COLOR: WARM STONE
- MP-1 METAL PANEL, COLOR: WARM WHITE
- MP-2 METAL PANEL, COLOR: RED
- MP-3 METAL PANEL, COLOR: RED
- MP-4 METAL PANEL, COLOR: DARK BRONZE
- BR-1 BRICK, COLOR: CEDAR
- BR-2 BRICK, COLOR: COPPERSTONE
- BR-3 BRICK, COLOR: RED
- BR-4 BRICK, COLOR: COAL BRINDLE

T/ PARAPET CAPITAL HEIGHT
159'-10" [10321]

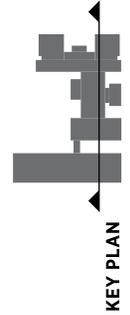
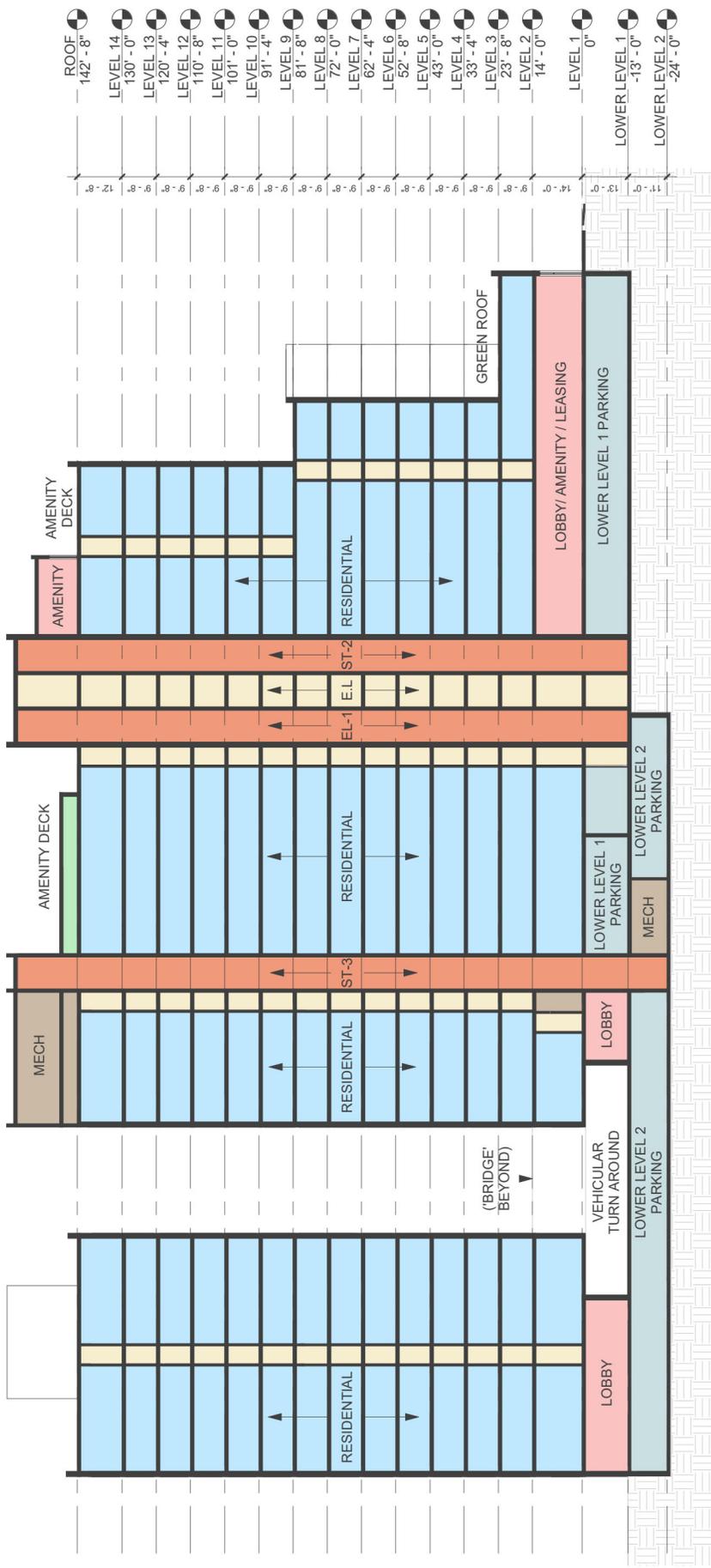


P-01 STOREFRONT SYSTEM, COLOR: BLACK
P-02 POLYMER WINDOW SYSTEM, COLOR: BLACK
P-03 POLYMER WINDOW SYSTEM, COLOR: WARM STONE

MP-1 METAL PANEL, COLOR: WARM WHITE
MP-2 METAL PANEL, COLOR: RED
MP-3 METAL PANEL, COLOR: RED
MP-4 METAL PANEL, COLOR: DARK BRONZE

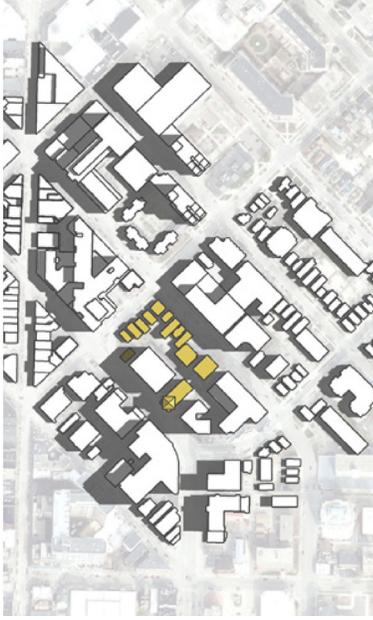
BR-1 BRICK, COLOR: WARM WHITE
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BR-1 BRICK, COLOR: CEDAR
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BR-3 BRICK, COLOR: RED
BR-4 BRICK, COLOR: COAL BRINDLE





SPRING 10 AM



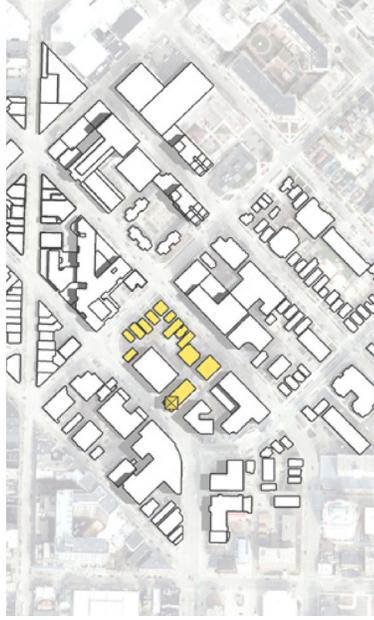
SPRING 12 PM



SPRING 4 PM



SUMMER 10 AM



SUMMER 12 PM



SUMMER 4 PM



WINTER 10 AM



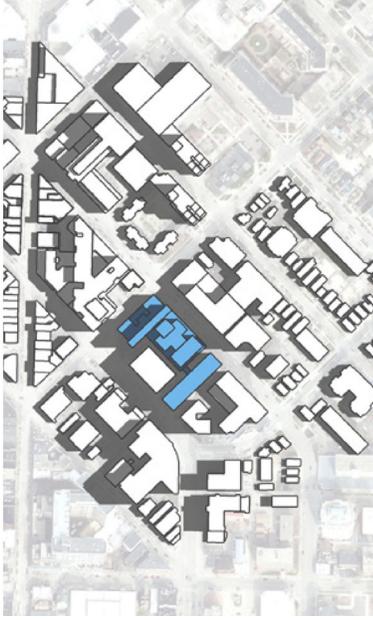
WINTER 12 PM



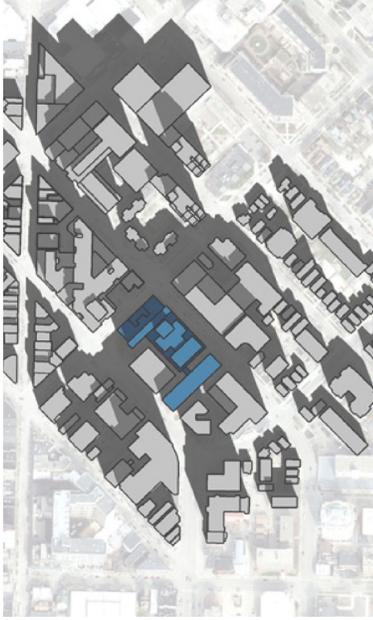
WINTER 4 PM



SPRING 10 AM



SPRING 12 PM



SPRING 4 PM



SUMMER 10 AM



SUMMER 12 PM



SUMMER 4 PM



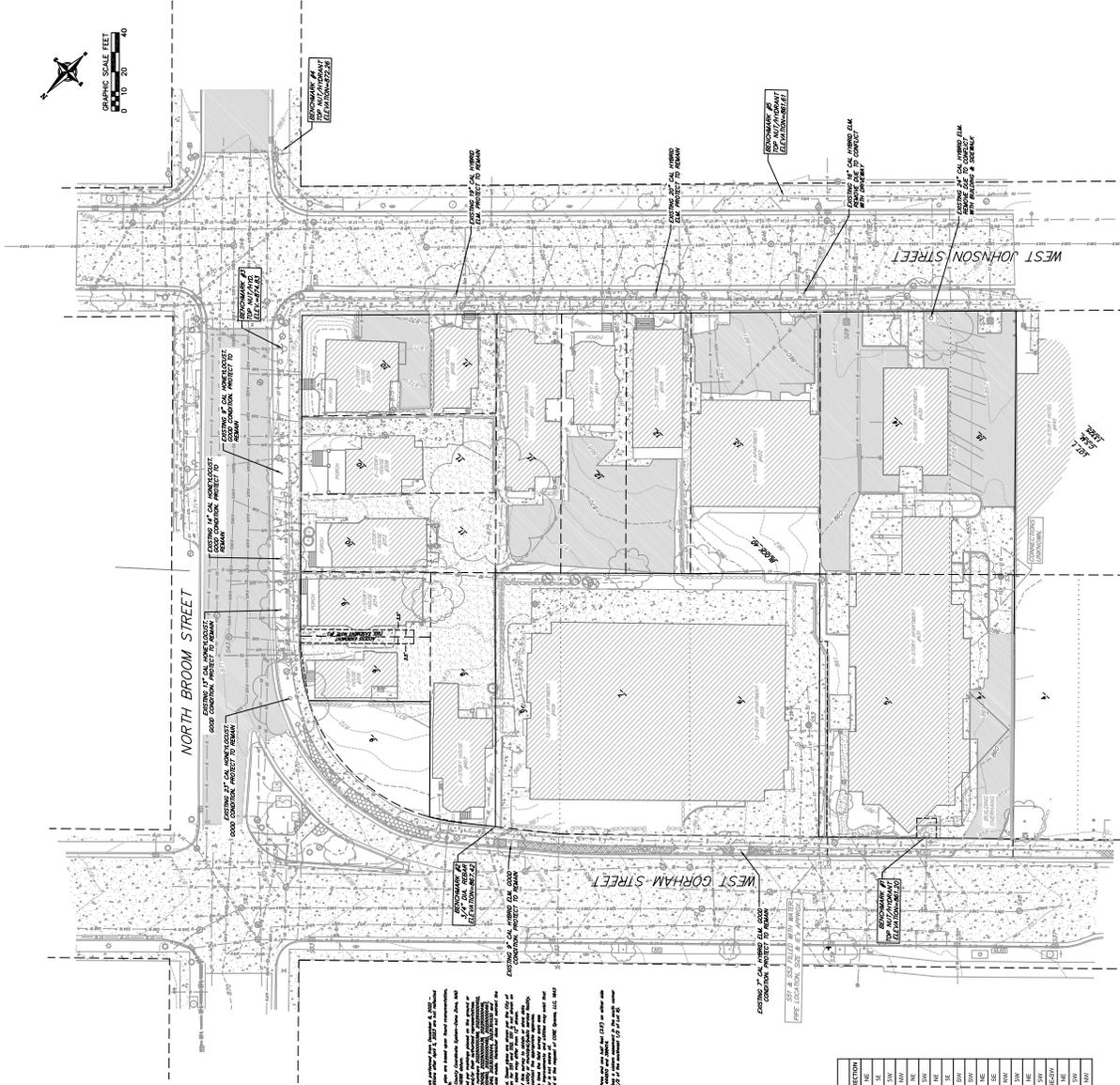
WINTER 10 AM



WINTER 12 PM



WINTER 4 PM



- IMPROVING SYMBOL LEGEND**
- EXISTING BALLARD
 - EXISTING SIGN
 - EXISTING SIGN (TYPE NOTED)
 - EXISTING PARKING METER
 - EXISTING FIELD INLET RECTANGULAR
 - EXISTING FIELD INLET
 - EXISTING STORM MANHOLE
 - EXISTING SANITARY CLEANOUT
 - EXISTING UTILITY POLE
 - EXISTING FIRE HYDRANT
 - EXISTING FIRE DEPARTMENT CONNECTION
 - EXISTING CURB STOP
 - EXISTING GAS VALVE
 - EXISTING AIR CONDITIONING REFRIG
 - EXISTING ELECTRIC MANHOLE
 - EXISTING ELECTRIC REFRIG
 - EXISTING ELECTRIC METER
 - EXISTING LAIRY POLE
 - EXISTING UTILITY POLE
 - EXISTING TELEPHONE MANHOLE
 - EXISTING TRAFFIC SIGNAL
 - EXISTING CONCRETE TREE
 - EXISTING DECIDUOUS TREE

- TOPOGRAPHIC LANDSCAPE LEGEND**
- EXISTING UNDERGROUND CABLE TV
 - EXISTING FIBER OPTIC LINE
 - EXISTING TELEPHONE
 - EXISTING RETAINING WALL
 - EXISTING GRASS LAWN FENCE
 - EXISTING GAS LINE
 - EXISTING OVERHEAD ELECTRIC LINE
 - EXISTING SANITARY SEWER LINE (SIZE NOTED)
 - EXISTING WATER MAIN (SIZE NOTED)
 - EXISTING MAJOR CONTAIN
 - EXISTING EDGE OF PARKWAY
 - EXISTING GRAVEL SURFACE
 - EXISTING CONCRETE SURFACE
 - EXISTING ASPHALT SURFACE
 - EXISTING PAVED BLOCK SURFACE

- NOTES**
1. ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY DATA. THE USER SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.
 2. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
 3. THE USER SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES DURING CONSTRUCTION.
 4. THE USER SHALL BE RESPONSIBLE FOR MAINTAINING ACCESS TO ALL ADJACENT PROPERTIES AND PUBLIC UTILITIES.
 5. THE USER SHALL BE RESPONSIBLE FOR RESTORING ALL EXISTING UTILITIES AND STRUCTURES TO ORIGINAL OR BETTER CONDITION AFTER CONSTRUCTION.
 6. THE USER SHALL BE RESPONSIBLE FOR PROVIDING ALL NECESSARY UTILITY CONNECTIONS AND SERVICE TO ALL ADJACENT PROPERTIES AND PUBLIC UTILITIES.
 7. THE USER SHALL BE RESPONSIBLE FOR PROVIDING ALL NECESSARY EROSION CONTROL MEASURES DURING CONSTRUCTION.
 8. THE USER SHALL BE RESPONSIBLE FOR PROVIDING ALL NECESSARY DRAINAGE AND FLOOD CONTROL MEASURES DURING CONSTRUCTION.
 9. THE USER SHALL BE RESPONSIBLE FOR PROVIDING ALL NECESSARY TRAFFIC CONTROL MEASURES DURING CONSTRUCTION.
 10. THE USER SHALL BE RESPONSIBLE FOR PROVIDING ALL NECESSARY SAFETY MEASURES DURING CONSTRUCTION.

EXISTING EASEMENTS UTILITIES TABLE

NAME	TYPE	BM	INVERT	DIRECTION
141	SEWER	862.62	864.06	NE
142	SEWER	862.62	864.06	SE
143	SEWER	862.62	864.06	SW
144	SEWER	862.62	864.06	SW
145	SEWER	862.62	864.06	SW
146	SEWER	862.62	864.06	SW
147	SEWER	862.62	864.06	SW
148	SEWER	862.62	864.06	SW
149	SEWER	862.62	864.06	SW
150	SEWER	862.62	864.06	SW
151	SEWER	862.62	864.06	SW
152	SEWER	862.62	864.06	SW
153	SEWER	862.62	864.06	SW
154	SEWER	862.62	864.06	SW
155	SEWER	862.62	864.06	SW
156	SEWER	862.62	864.06	SW
157	SEWER	862.62	864.06	SW
158	SEWER	862.62	864.06	SW
159	SEWER	862.62	864.06	SW
160	SEWER	862.62	864.06	SW
161	SEWER	862.62	864.06	SW
162	SEWER	862.62	864.06	SW
163	SEWER	862.62	864.06	SW
164	SEWER	862.62	864.06	SW
165	SEWER	862.62	864.06	SW
166	SEWER	862.62	864.06	SW
167	SEWER	862.62	864.06	SW
168	SEWER	862.62	864.06	SW
169	SEWER	862.62	864.06	SW
170	SEWER	862.62	864.06	SW

EXISTING EASEMENTS UTILITIES TABLE

NAME	TYPE	BM	INVERT	DIRECTION
171	SEWER	862.62	864.06	SW
172	SEWER	862.62	864.06	SW
173	SEWER	862.62	864.06	SW
174	SEWER	862.62	864.06	SW
175	SEWER	862.62	864.06	SW
176	SEWER	862.62	864.06	SW
177	SEWER	862.62	864.06	SW
178	SEWER	862.62	864.06	SW
179	SEWER	862.62	864.06	SW
180	SEWER	862.62	864.06	SW
181	SEWER	862.62	864.06	SW
182	SEWER	862.62	864.06	SW
183	SEWER	862.62	864.06	SW
184	SEWER	862.62	864.06	SW
185	SEWER	862.62	864.06	SW
186	SEWER	862.62	864.06	SW
187	SEWER	862.62	864.06	SW
188	SEWER	862.62	864.06	SW
189	SEWER	862.62	864.06	SW
190	SEWER	862.62	864.06	SW
191	SEWER	862.62	864.06	SW
192	SEWER	862.62	864.06	SW
193	SEWER	862.62	864.06	SW
194	SEWER	862.62	864.06	SW
195	SEWER	862.62	864.06	SW
196	SEWER	862.62	864.06	SW
197	SEWER	862.62	864.06	SW
198	SEWER	862.62	864.06	SW
199	SEWER	862.62	864.06	SW
200	SEWER	862.62	864.06	SW