

URBAN DESIGN COMMISSION APPLICATION

UDC

City of Madison
Planning Division
126 S. Hamilton St.
P.O. Box 2985
Madison, WI 53701-2985
(608) 266-4635



Complete all sections of this application, including the desired meeting date and the action requested.

If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call the phone number above immediately.

1. Project Information

Address: 2430 Frazier Ave, Madison, WI (formerly 2424 Broadway)

Title: Station Bank

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

UDC meeting date requested August 22, 2018

New development Alteration to an existing or previously-approved development

Informational Initial approval Final approval

3. Project Type

Project in an Urban Design District

Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MUC)

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)

Signage Variance (i.e. modification of signage height, area, and setback)

Other

Please specify

4. Applicant, Agent, and Property Owner Information

Applicant name Robert Feller Company Iconica

Street address 901 Deming Way City/State/Zip Madison, WI 53717

Telephone 608-664-3591 Email bob.feller@iconicacreates.com

Project contact person Robert Feller Company Iconica

Street address 901 Deming Way City/State/Zip Madison, WI 53717

Telephone 608-664-3591 Email bob.feller@iconicacreates.com

Property owner (if not applicant) Station Bank - Accepted Purchase Agreement with Dexter Holdings, LLC

Street address 333 North 4th Street City/State/Zip Bismarck, ND 58501

Telephone 701-250-1405 Email curtw@stationbank.com

FOR OFFICE USE ONLY:

Paid _____ Receipt # _____

Date received _____

Received by _____

Aldermanic District _____

Zoning District _____

Urban Design District _____

Submittal reviewed by _____

5. Required Submittal Materials

- Application Form
- 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 CDR or Signage Variance review criteria is required.
- Development plans (Refer to checklist provided below for plan details)
- Filing fee
- Electronic Submittal*

Each submittal must include fourteen (14) 11" x 17" collated paper copies. Landscape and Lighting plans (if required) must be full-sized. Please refrain from using plastic covers or spiral binding.

Both the paper copies and electronic copies must be submitted prior to the application deadline before an application will be scheduled for a UDC meeting. Late materials will not be accepted. 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. All plans must be legible when reduced.

**Electronic copies of all items submitted in hard copy are required. Individual PDF files of each item submitted should be compiled on a CD or flash drive, or submitted via email to udcapplications@cityofmadison.com. The email must include the project address, project name, and applicant name. Electronic submittals via file hosting services (such as Dropbox.com) are not allowed. Applicants who are unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.*

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 Janine Glaeser on March 1, 2018.
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.

Applicant name Robert Feller

Relationship to property Architect

Authorized signature of Property Owner

Andy Woltz EVP

Date 7/31/2018

7. Application Filing Fees

Fees are required to be paid with the first application for either initial or final approval of a project, unless the project is part of the combined application process involving the Urban Design Commission in conjunction with Plan Commission and/or Common Council consideration. Make checks payable to City Treasurer. Credit cards may be used for application fees of less than \$1,000.

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

- Urban Design Districts: \$350 (per §35.24(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 signage variances (i.e. modifications of signage 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



July 31, 2018

Via Email and Hand Delivery

Urban Design Commission
City of Madison
126 South Hamilton Street
Madison, WI 53703

**Re: Letter of Intent for Proposed Development
Rezoning and Conditional Use for Starion Bank– 2430 Frazier Street.
Formerly, 2424 Broadway**

Dear Commission Members:

On behalf of Starion Bank, I am pleased to submit the enclosed materials for Final Review and approval for a new Starion Bank Branch for the property located at 2430 Frazier Street., formerly 2424 Broadway (Parcel number 071019410069), located in Urban Design District #1. The proposal includes a request to construct a 1,880 sf, two-story bank with drive-thru service lanes, 933 square feet of second story space, 11 parking spaces and 4 bike stalls.

Existing Site Conditions

The existing site is home to a surface parking lot and was recently rezoned CC-T Commercial Corridor-Transitional District. The property is currently owned by DEXTER HOLDINGS LLC, subject to an offer to purchase by Starion Bank. The property is bounded by residential properties to the west, a park to the north and a Kwik Trip C-Store and gas station to the east.

As stated, the property has been rezoned to CC-T Commercial Corridor-Transitional District. This is the zoning of the adjacent Kwik Trip property. A Conditional Use has been granted for the use of a bank and for the Service Window.

Access to the site is currently provided by two driveways on Frazier Street. The intention is to close both drive access points in exchange for a new drive access located 60' from the adjacent residential property to the west.

The Applicant met with the Development Assistance Team on March 22, 2018 and has adjusted the plans in response to Staff feedback shared at that meeting.

Additionally, the project was presented to the UDC on April 25, 2018 for Informational Review and July 11, 2018 for Initial approval. Comments regarding the building and site have been incorporated into the attached design, including elevation refinement, relocation of the bike racks to pull closer to building entrance, impervious material reduction, and drive circulation simplification. Additionally, the landscape plan has been modified to keep 4 existing trees and added 3 more trees as requested by the Plan Commission. The existing trees are being kept as recommended in the attached tree survey report.

Project Layout

The proposal is to remove the existing parking pavement and scrub landscape. The site is laid out to separate drive through traffic from pedestrian and parking areas.

The architectural design will use high-quality, durable materials featuring face brick, Nichiha panels, aluminum storefront and glass. The maximum height for the structure is proposed to be 25'-0" tall. The style will be contemporary and include features such as sun shades, flat roof and expanses of glass. The main entrance is located on the West elevation of the building, but has been pulled forward to be proud of the elevation and roof elements have been incorporated along with site design, to provide a clear point of entry for pedestrian traffic while also addressing the street. The south façade provides a hansom face with a large expanse of brick and storefront which offers views of the interior grand stair and building conference rooms.

The proposal is consistent with the City of Madison Future Comprehensive Plan, which identifies the site for General Commercial use. The proposal will also convert an underutilized and unsightly site into a vibrant, and productive business serving the local and greater Madison community.

Project Objectives and Benefits

Consistent with the purpose and standards for the Commercial Corridor-Transitional District, the Project will benefit the City of Madison in the following ways:

- Improve the quality of landscaping, site design and urban design by replacing a vacant lot, with a high-quality commercial building with a reputable business.
- Maintaining the viability of existing residential uses adjacent to the corridor by providing additional full-time and part-time employment opportunities in the neighborhood.
- Encouraging appropriate transitions between commercial and residential areas by constructing a lower-density commercial use with daytime hours of operation that are compatible with residential uses.
- Improving vehicular, bicycle and pedestrian access to and circulation around the site by eliminating one existing access driveway near a School bus Flag Stop.

Project Data

Location: 2430 Frazier Street

Building Sq. Ft.: 1,880 sq. ft. (footprint)

Start Construction: Approximately November 2018

Complete Construction: Approximately April 2019

Type of Building: Commercial - Bank

Land Area: 0.42 acres (18,387sq. ft.)

<u>Vehicle Parking:</u>	Proposed 11 vehicle parking spaces
<u>Bicycle Parking:</u>	Proposed 4 bicycle spaces
<u>Site Access:</u>	Frazier Avenue
<u>Impervious Area:</u>	13,364 sq. ft. (74%)
<u>Pervious Area:</u>	4,623 sq. ft. (26%)
<u>Hours of Operation:</u>	Approximately 8:00 a.m.-6:00 p.m. Monday through Friday / 8:00 a.m.-4:00 p.m. Saturday

Project Financial Information

Public Subsidy Requested: None.

Urban Design District #1 Standards

The proposal complies with the requirements and guidelines of Urban Design District #1 through the following design elements:

1. **Off-Street Parking and Loading Areas.** The parking lot landscape plan has been developed in accordance with parking lot landscaping requirements. Parking areas are located at the rear of the building and landscaped areas are used to buffer and screen parking areas from sidewalks and adjacent properties. Parking and loading areas have been integrated into the overall site development.
2. **Signs.** The proposal includes two building signs located on the façade of the building and integrated with the architecture of the building. The signs identify the business, are appropriate for the type of activity and clientele served by the business, and are designed to be legible to the intended viewer. Additionally, a monument sign is being proposed near the drive entrance. Size and exact location are pending.
3. **Building Design.** Exterior materials are primarily durable, low-maintenance materials that provide a vibrant new look to the intersection. All building elevations have been designed to maintain a high-quality appearance on all four sides of the building.
4. **Lighting.** Exterior lighting is used only to illuminate building facades, pedestrian walks, and parking and service areas. Lighting is adequate but not excessive. Security lighting provides necessary levels of illumination without reflecting direct rays of light onto adjacent property.
5. **Landscaping.** Landscaping elements will be used throughout the site to soften building corners, screen parking and drive-thru areas, and complement the architecture of the building.
6. **Drive-thru Service Window.** Drive-thru Service Window has been located on the side opposite the residential lot and held away from the street to reduce visual impact.

Project Team

Owner:
Starion Bank
333 North 4th Street
Bismarck, ND 58501
Contact: Curt Walth
701-250-1405
CurtW@starionbank.com

Building Engineer:
Iconica
901 Deming Way
Madison, WI 53717
Contact: Patrick Eagan
608-664-3535
patrick.eagan@iconicacreates.com

Architect:
Iconica
901 Deming Way
Madison, WI 53717
Contact: Robert Feller
608-664-3591
Bob.feller@iconicacreates.com

Civil Engineer and Landscape Architect:
Vierbicher
Matt Schreiner, PE
608-821-3961
msch@vierbicher.com

We look forward to presenting these materials to you and seeking your approval of this proposal to revitalize and enhance this site.

Sincerely,

Robert Feller
Architectural Director
Iconica

WAUNONA PARK

PART OF LOT 10
BLOCK 6, HOBOKEN BEACH

LOT 5

LOT 6

LOT 7

SCHULZ SUBDIVISION

LOT 2
CSM NO. 4136PART OF
LOT 10
BLOCK 6
HOBOKEN BEACHPART OF LOT 9
BLOCK 6, HOBOKEN BEACHLOT 1
CSM NO. 4826

UNPLATTED LANDS

FRAZIER AVENUE

WEST BROADWAY
(C.T.H. BW)

GRASS

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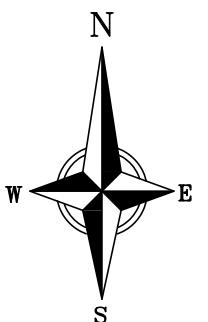
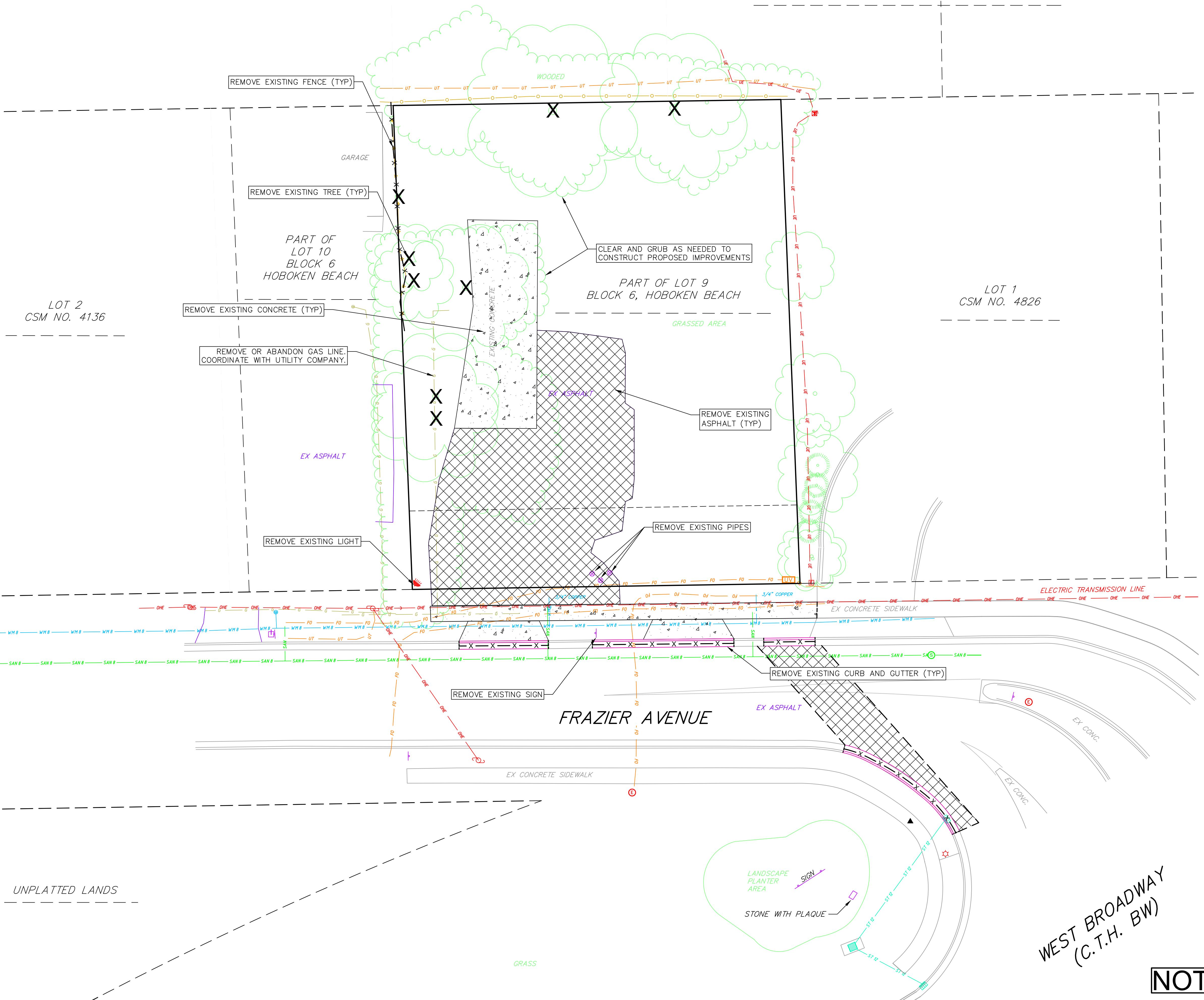
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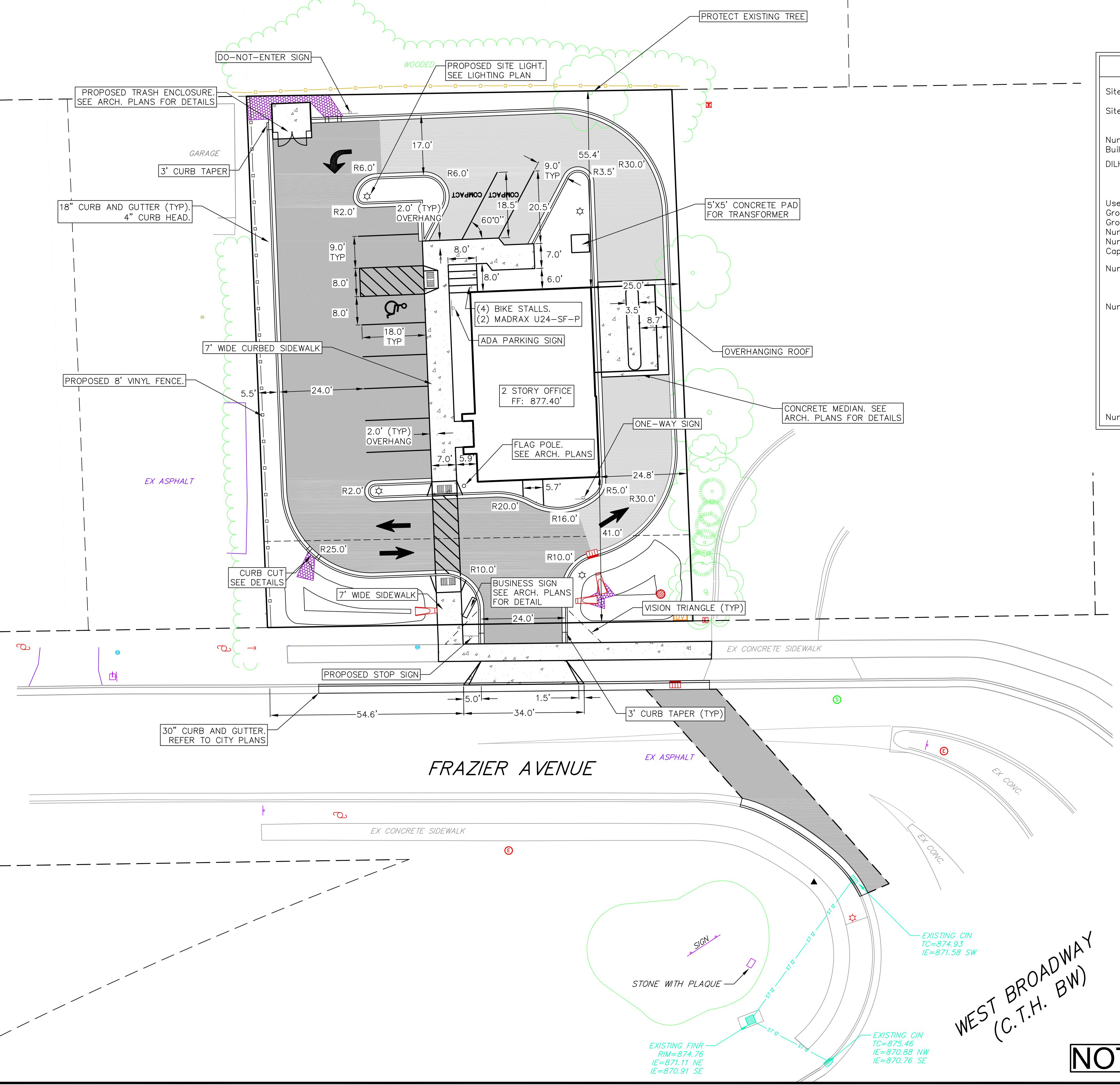
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BLOCK 6, HOBOKEN BEACH

LOT 5

LOT 6

LOT 7

GRAPHIC SCALE FEET
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 vierbicher
planners | engineers | advisors
Phone: (800) 261-3898




Parking Lot Plan Site Information Block

Site Address: 2430 Frazier Avenue

Site acreage (total) = 0.41 ACRES

Number of building stories (above grade): 2

Building height: Average Existing Grade to Top of Building = 25' - 0"

DILHR type of construction (new structures): TYPE 5B

Use of property: Commercial

Gross square feet of building: 1,880 (1ST) + 933 (2ND) = 2,813 GSF

Gross square feet of retail area: N/A

Number of employees in warehouse: N/A

Number of employees in production area: N/A

Capacity of restaurant/place of assembly: N/A

Number of bicycle stalls shown: 4 external stalls

Number of parking stalls:

Large Car	8 Large + 2 Compact = 10
Accessible	1
Total	11

Number of trees shown: See Landscape Plan

SITE PLAN LEGEND

- PROPERTY BOUNDARY
- CURB AND GUTTER (REVERSE CURB HATCHED)
- PROPOSED VINYL FENCE
- PROPOSED CONCRETE
- PROPOSED LIGHT-DUTY ASPHALT
- PROPOSED HEAVY-DUTY ASPHALT
- PROPOSED SIGN
- PROPOSED ADA DETECTABLE WARNING FIELD
- PROPOSED HANDICAP PARKING
- PROPOSED LIGHT POLE
- RIP RAP

ABBREVIATIONS

NOTES:

1. ALL DIMENSIONS GIVEN ARE TO FACE OF CURB WHEN APPLICABLE.
2. CONSTRUCTION SHALL CONFORM TO CITY OF MADISON STANDARD SPECIFICATIONS, DETAILS ON THE PLANS, AND THE LATEST EDITION OF THE DOT SPECIFICATIONS.
3. EXISTING CURB REMOVAL AND ASPHALT REPLACEMENT LIMITS ARE APPROXIMATE. ADDITIONAL REMOVAL AND REPLACEMENT MAY BE REQUIRED.
4. ALL WORK IN THE RIGHT-OF-WAY SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF MADISON PLANS.

NOT FOR CONSTRUCTION

FRAZIER AVENUE

WEST BIO-RETENTION BASIN
 BOTTOM ELEV.=873.75
 BOTTOM AREA=64 SF
 TOP ELEV.=875.50
 TOP AREA=445 SF
 SIDE SLOPES - 3:1

LIMIT OF DISTURBANCE

EX ASPHALT

RIP RAP (TYP)

GARAGE

875.71

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876.36 EP

876.49 EP

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875.57 EP

875.81 EP

875.82 EP

875.97 EP

875.91 EP

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876.08 EP

876.73 SW

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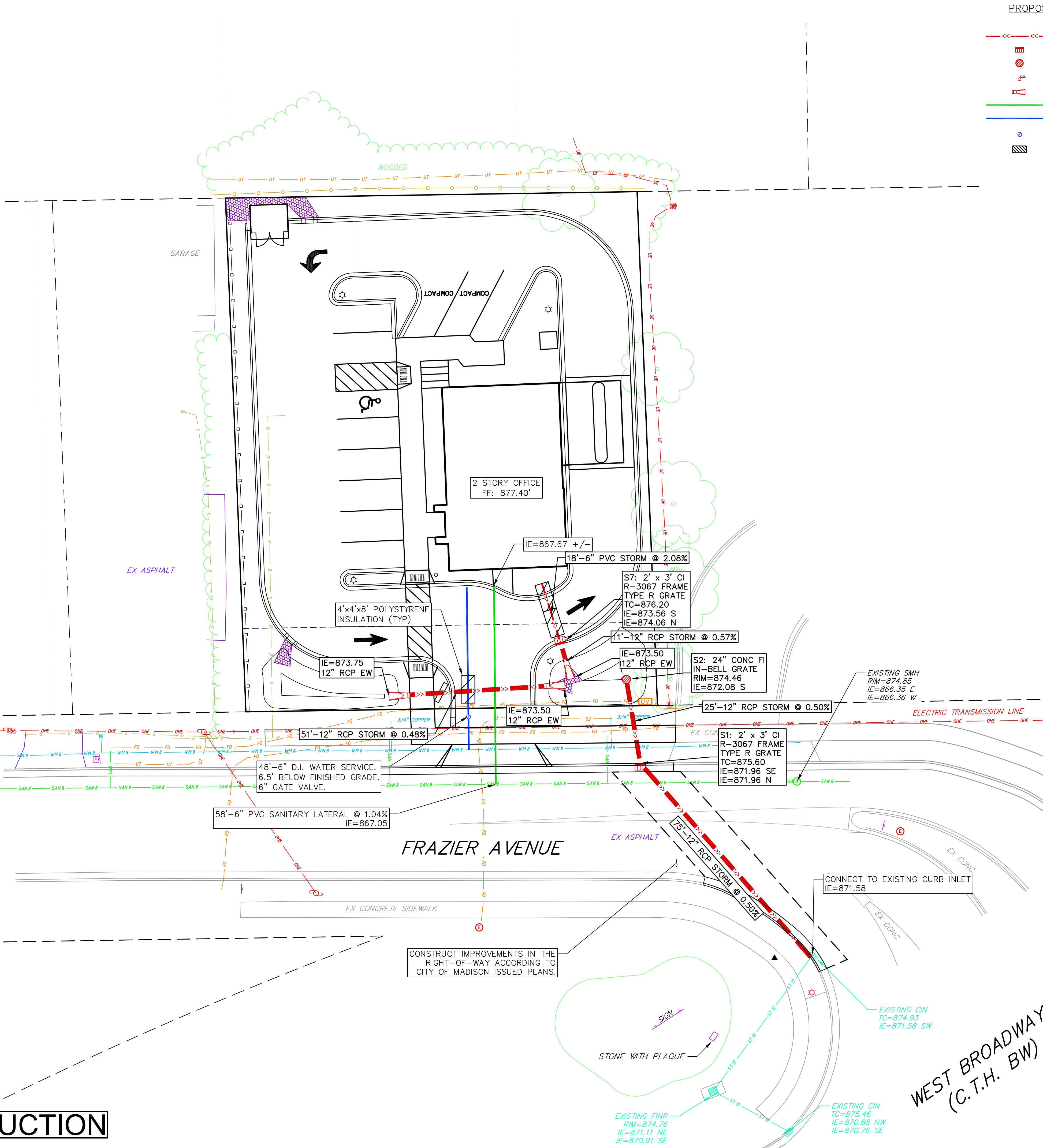
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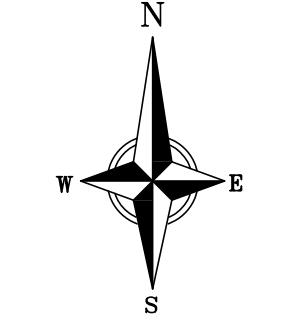
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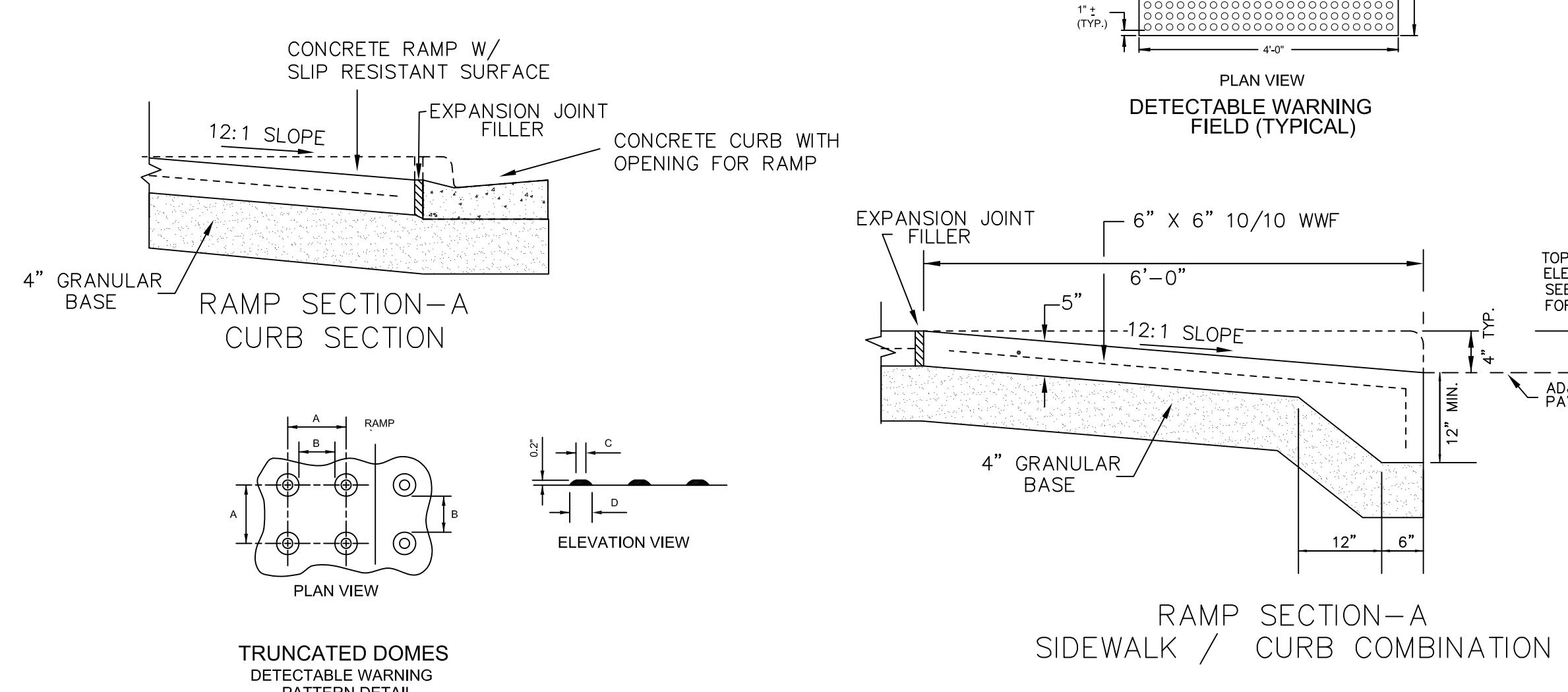
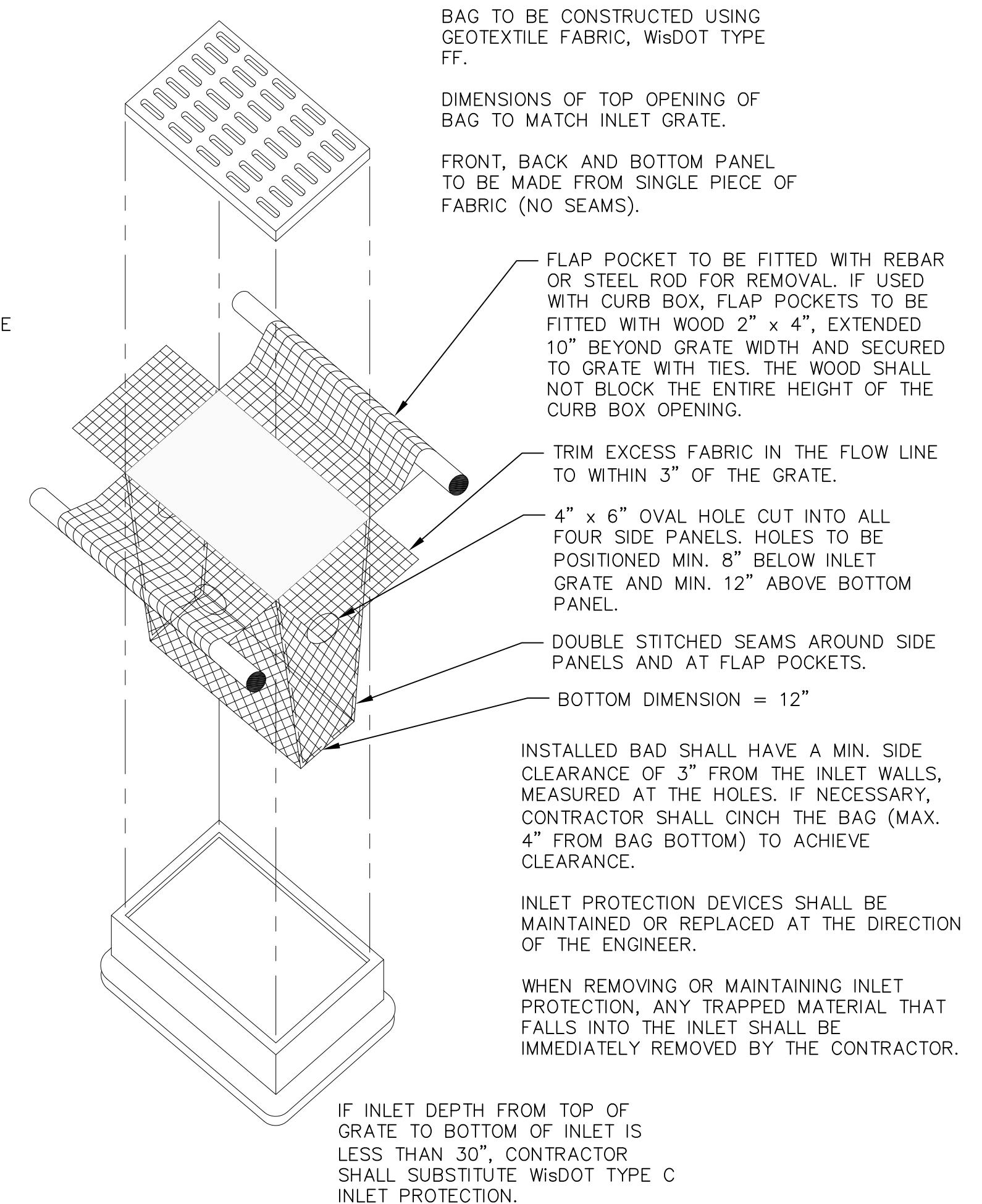
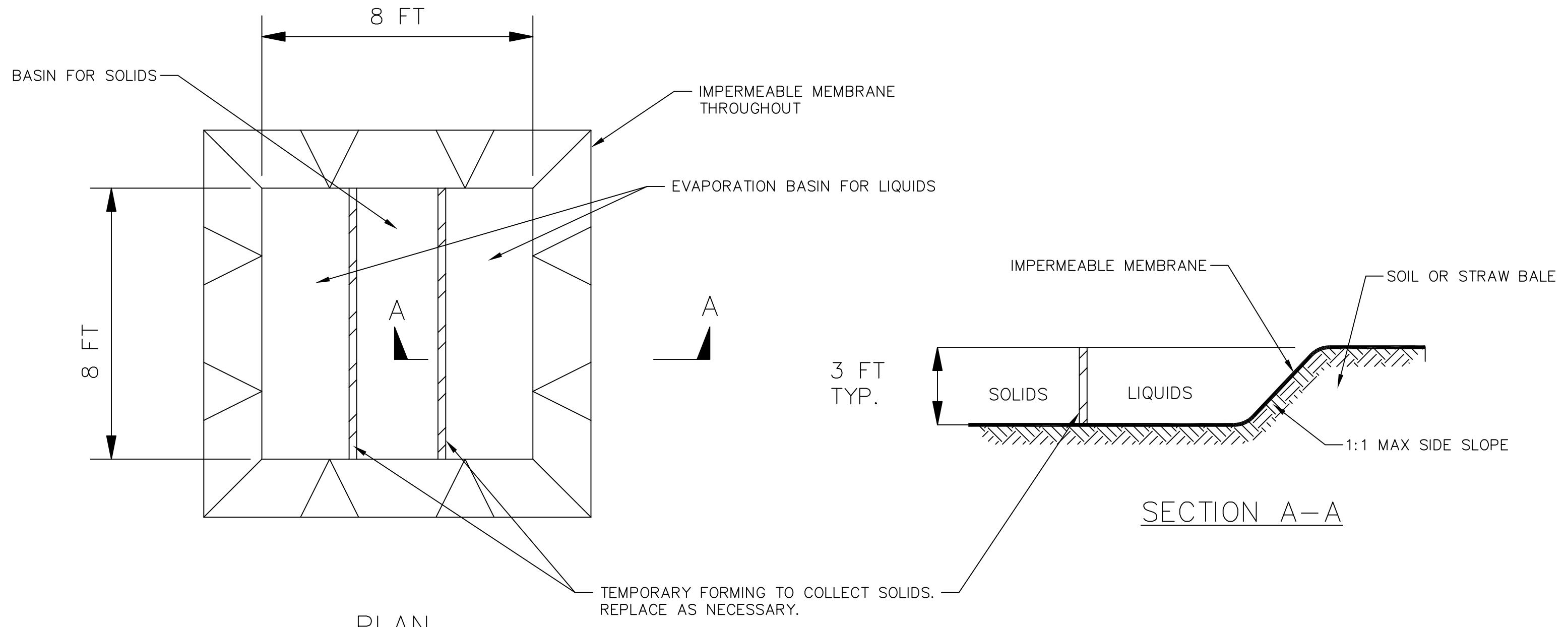
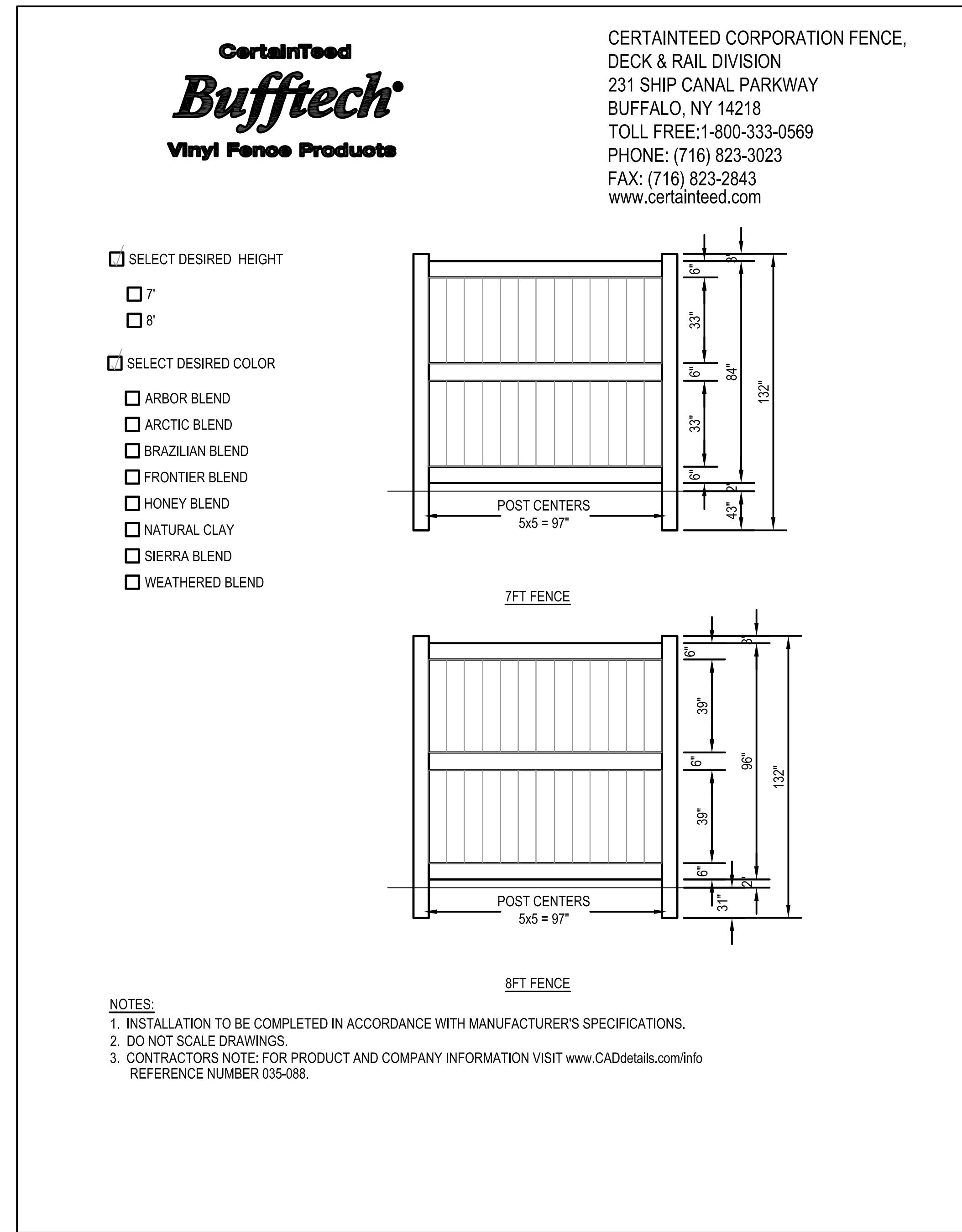


PROPOSED UTILITY LEGEND

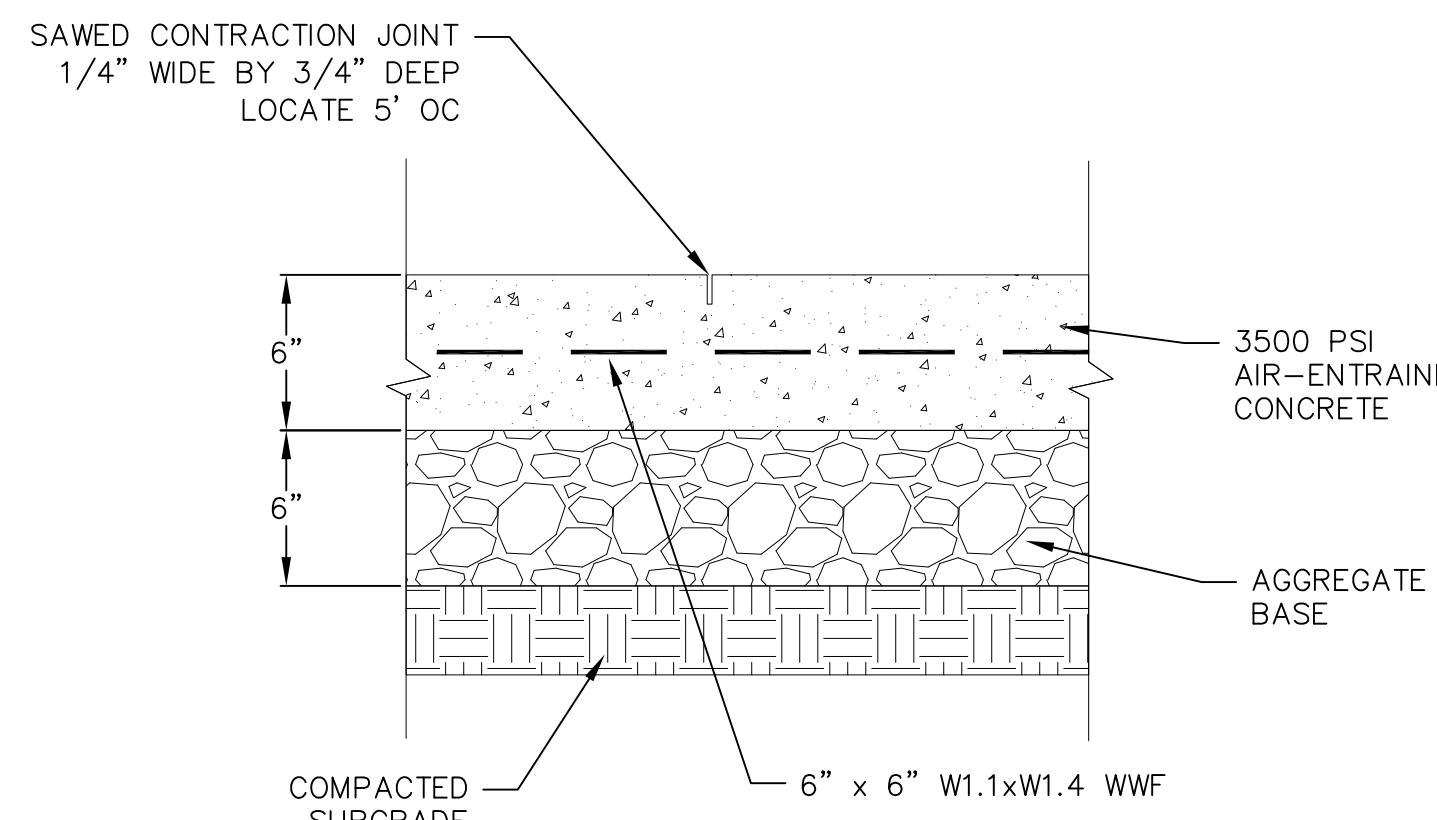
- STORM SEWER PIPE
- STORM SEWER CURB INLET
- STORM SEWER FIELD INLET
- STORM SEWER CLEANOUT
- STORM SEWER ENDWALL
- SANITARY SEWER LATERAL PIPE
- WATER SERVICE LATERAL PIPE
- WATER VALVE
- POLYSTYRENE INSULATION

GRAPHIC SCALE FEET
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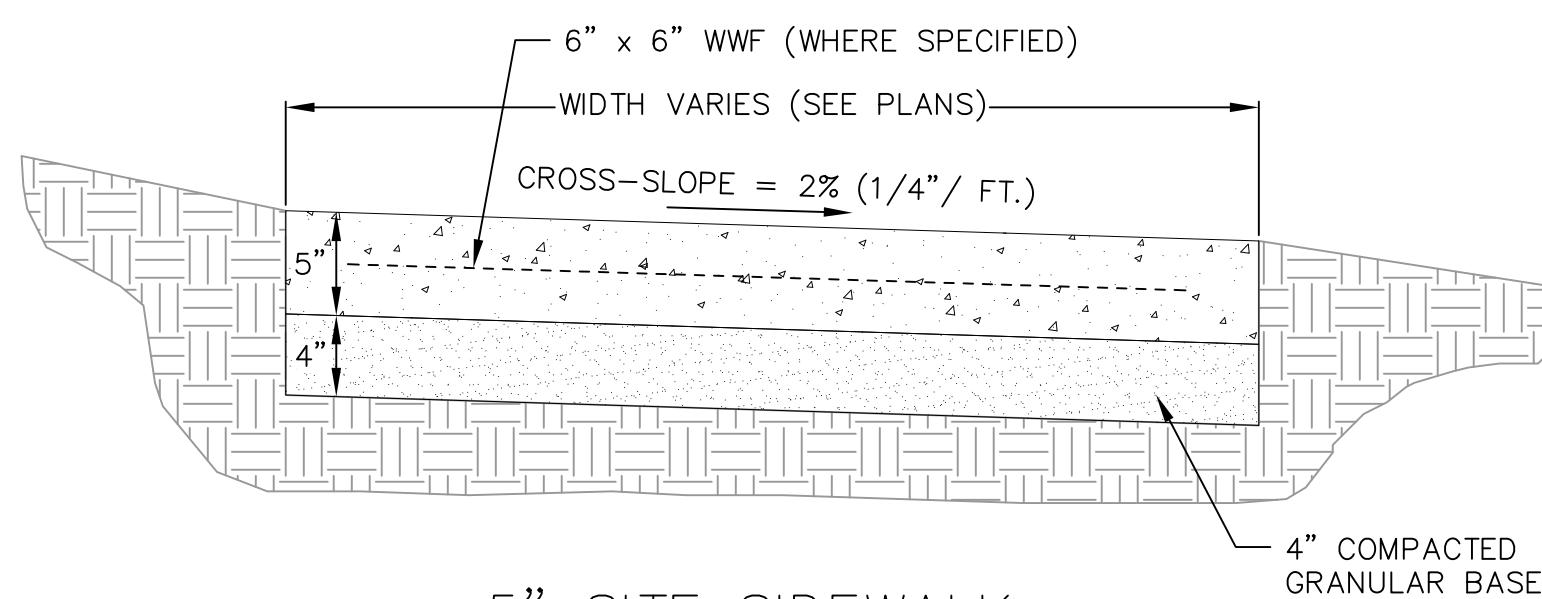
ABBREVIATIONS
 STMH = STORM MANHOLE
 FI = CURB INLET
 CI = CATCH BASIN
 EW = ENDWALL
 SMH = SANITARY MANHOLE



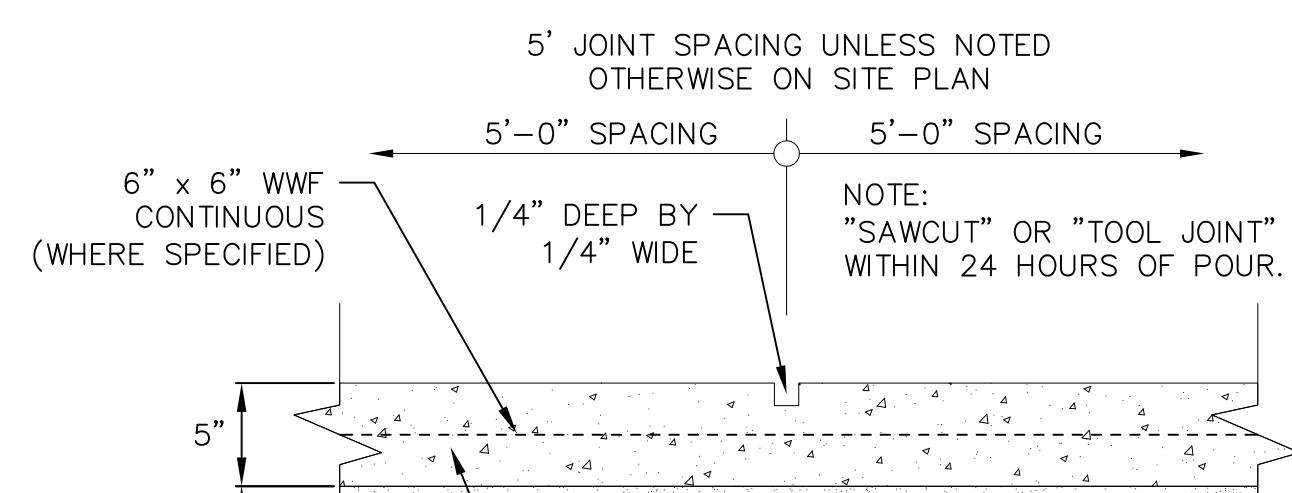
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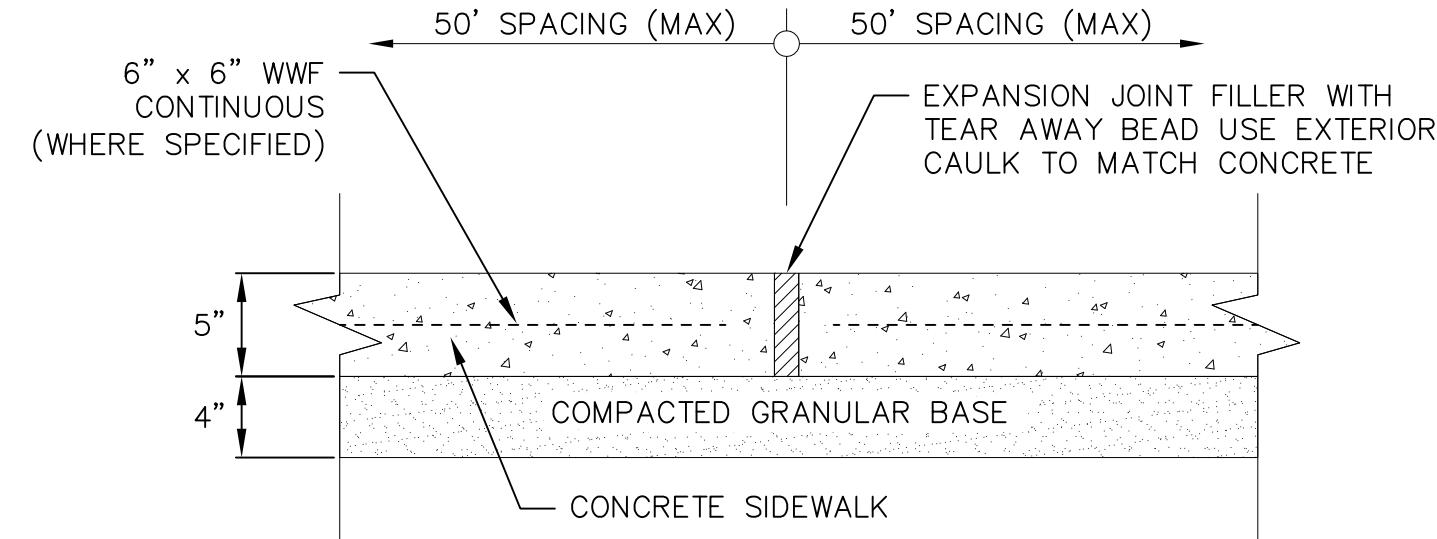
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CONCRETE PAD
NOT TO SCALE



5" SITE SIDEWALK

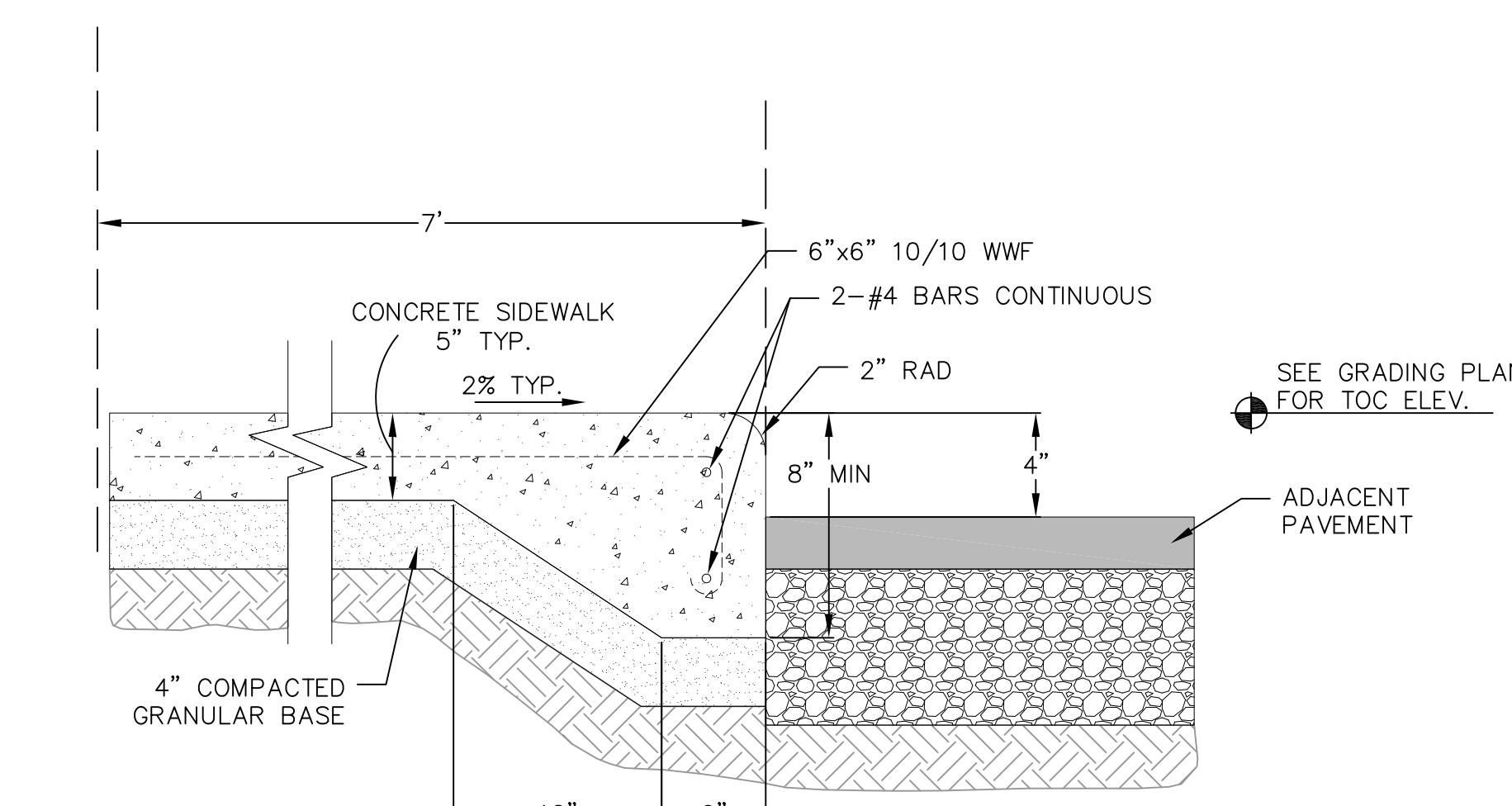


SIDEWALK CONTROL JOINT

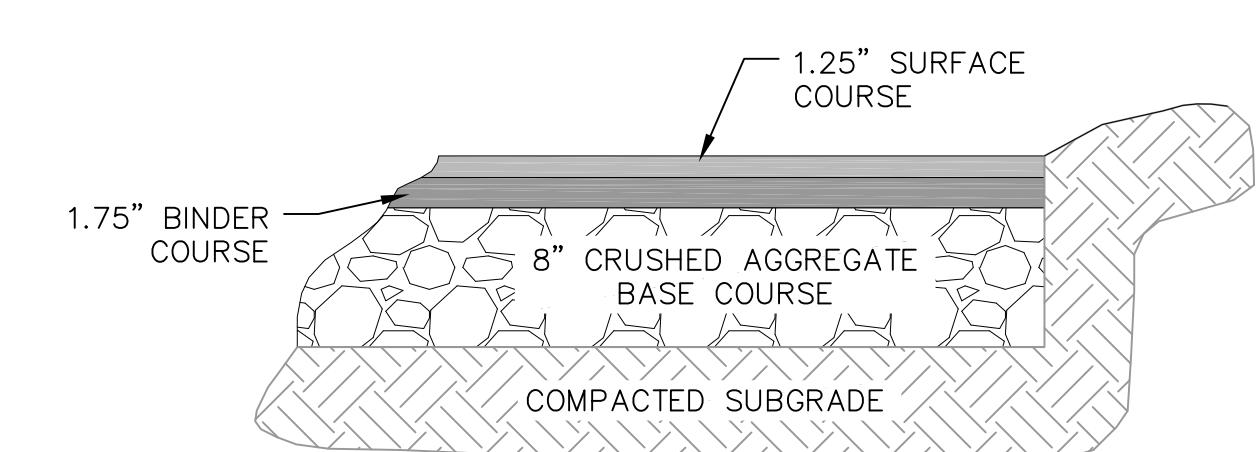


SIDEWALK EXPANSION JOINT

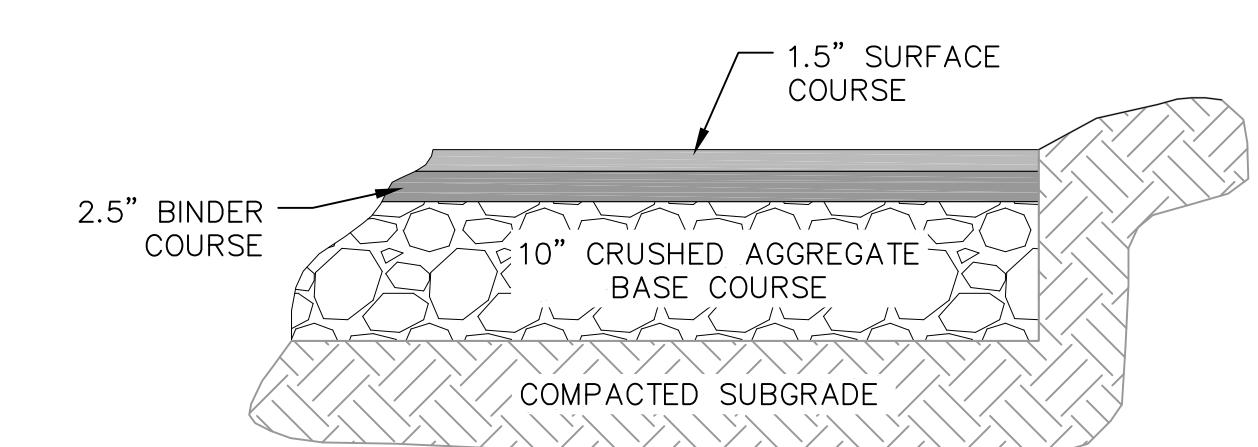
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5" SIDEWALK
NOT TO SCALE



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CURBED SIDEWALK DETAIL
NOT TO SCALE

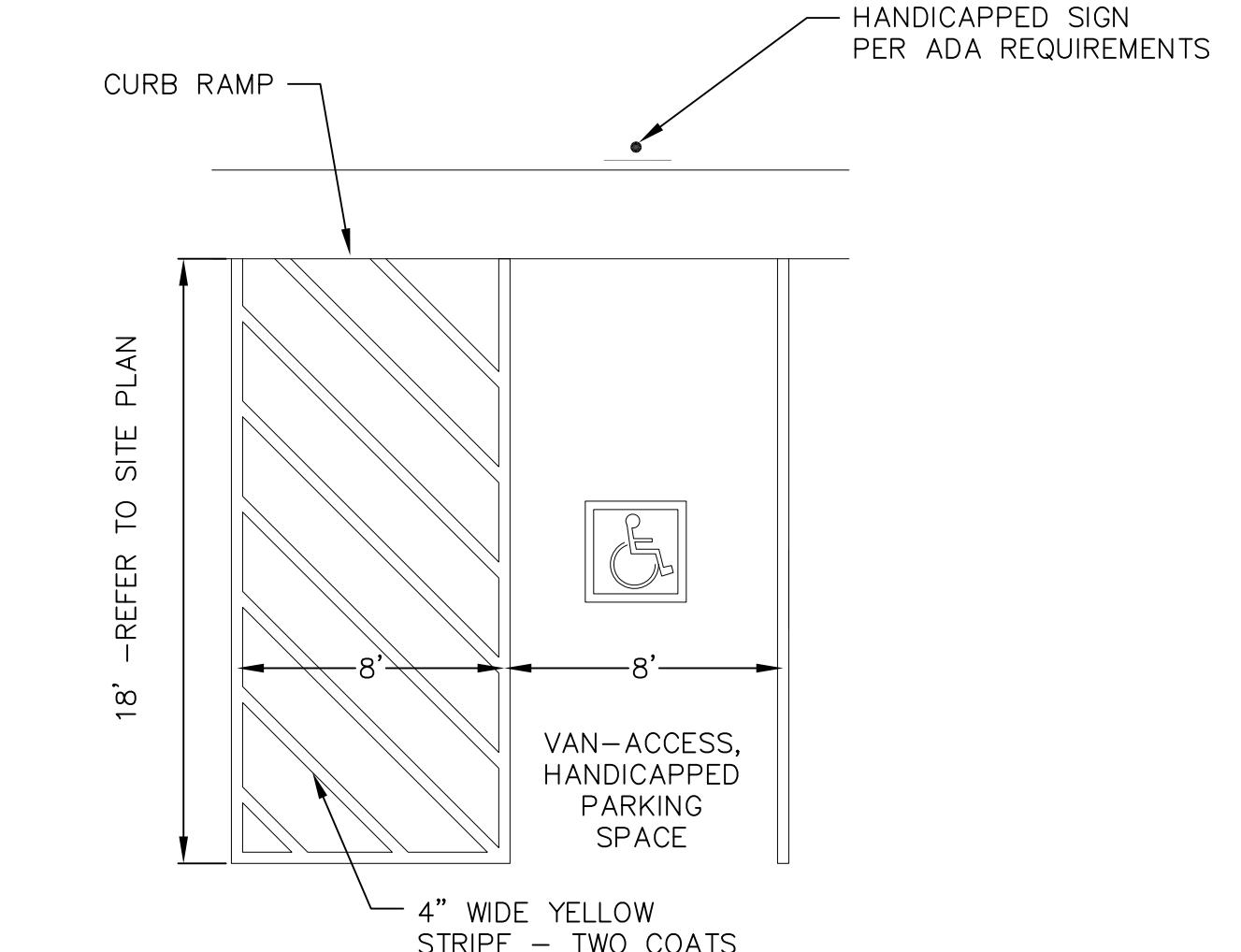


LIGHT-DUTY
BITUMINOUS PAVEMENT

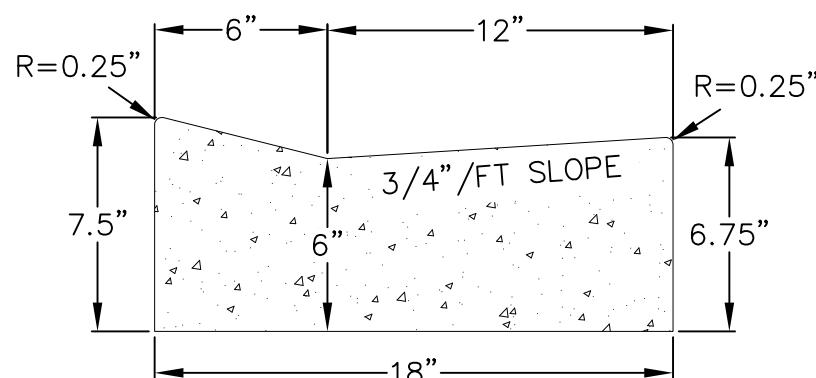


HEAVY-DUTY
BITUMINOUS PAVEMENT

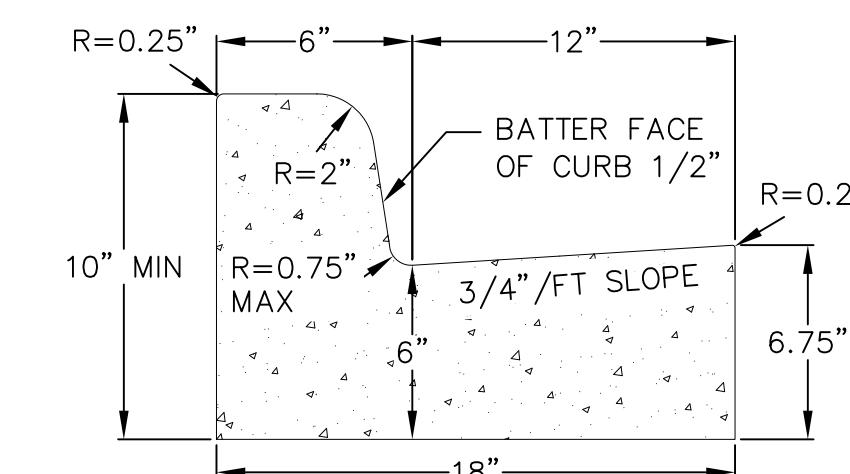
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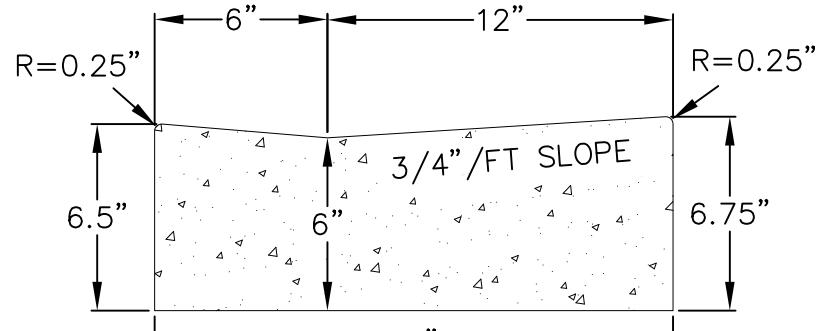
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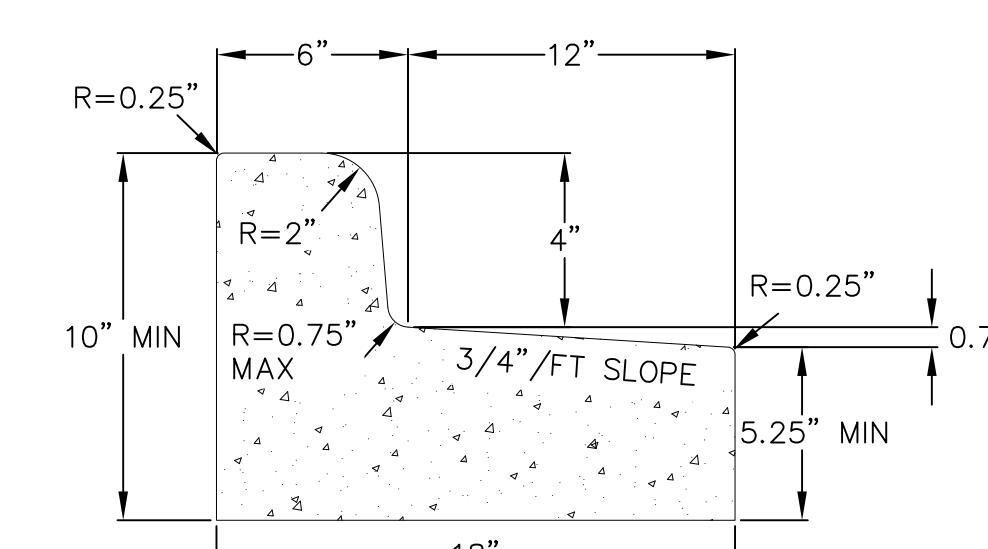
DRIVEWAY GUTTER
CROSS SECTION



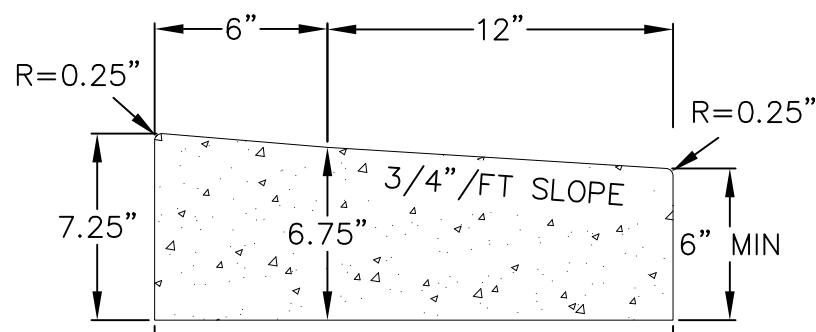
4" CURB AND GUTTER
CROSS SECTION



HANDICAP RAMP
GUTTER CROSS SECTION



4" CURB AND GUTTER
REJECT SECTION



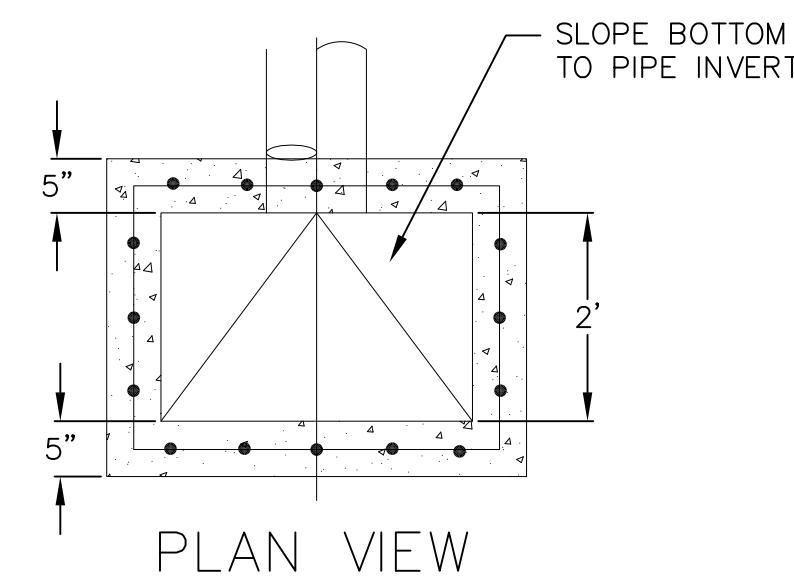
HANDICAP RAMP
GUTTER REJECT SECTION

1
1
18" CONCRETE CURB AND GUTTER
NOT TO SCALE

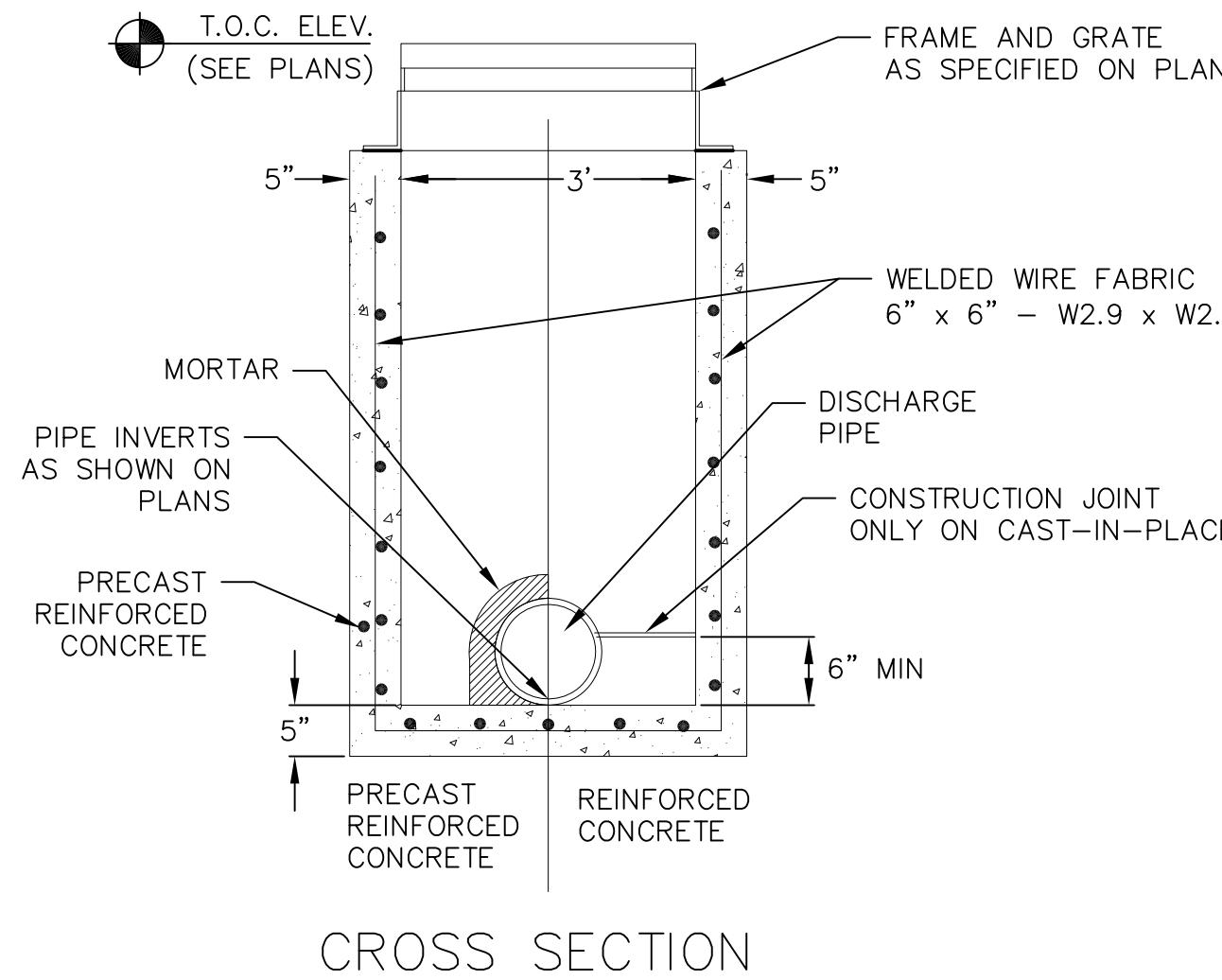
NOT FOR CONSTRUCTION

Construction Details - 3
Starion Bank - 2430 Frazier Avenue
City of Madison
Dane County, WI

REVISIONS
NO. DATE
REMARKS

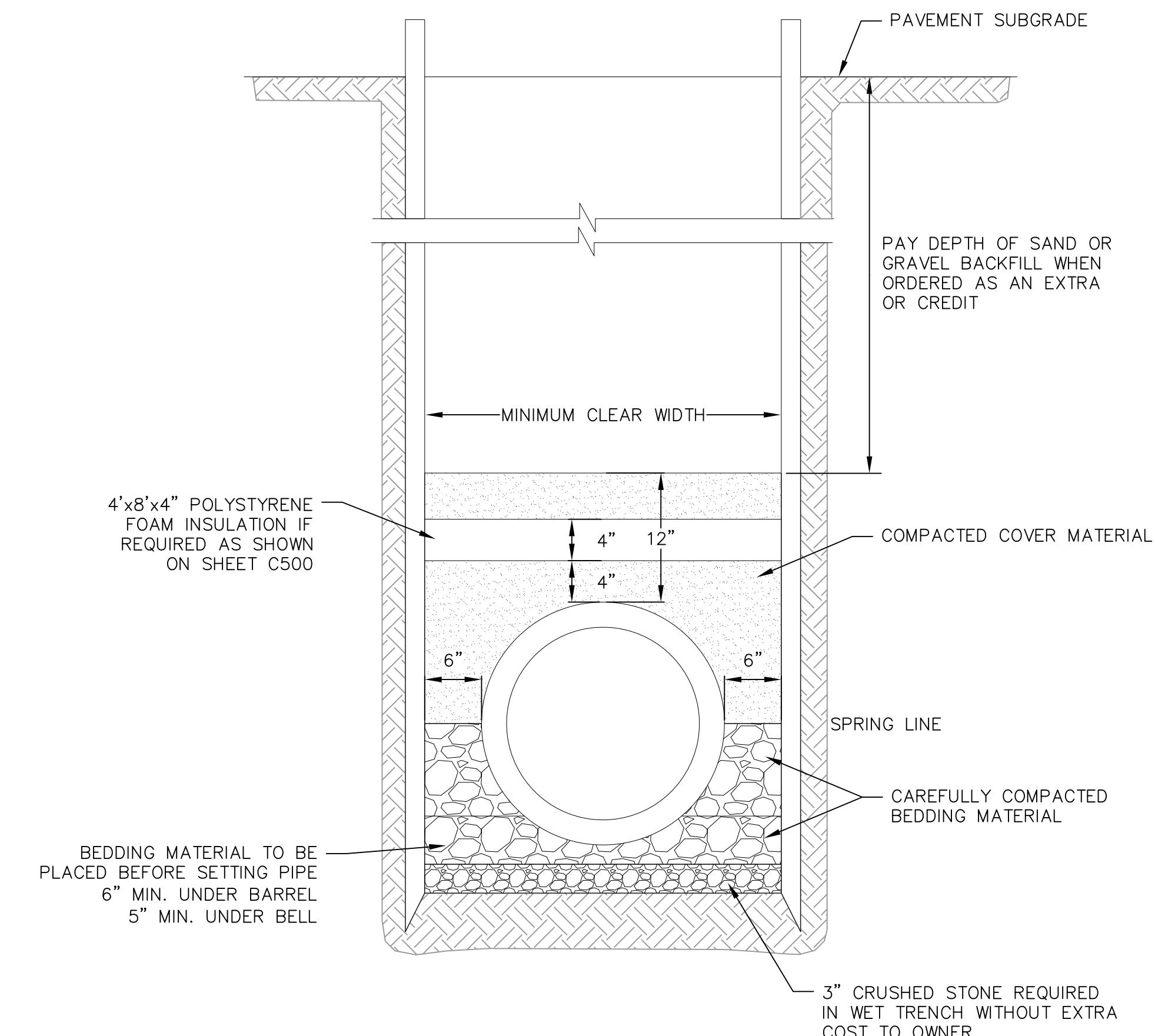


PLAN VIEW

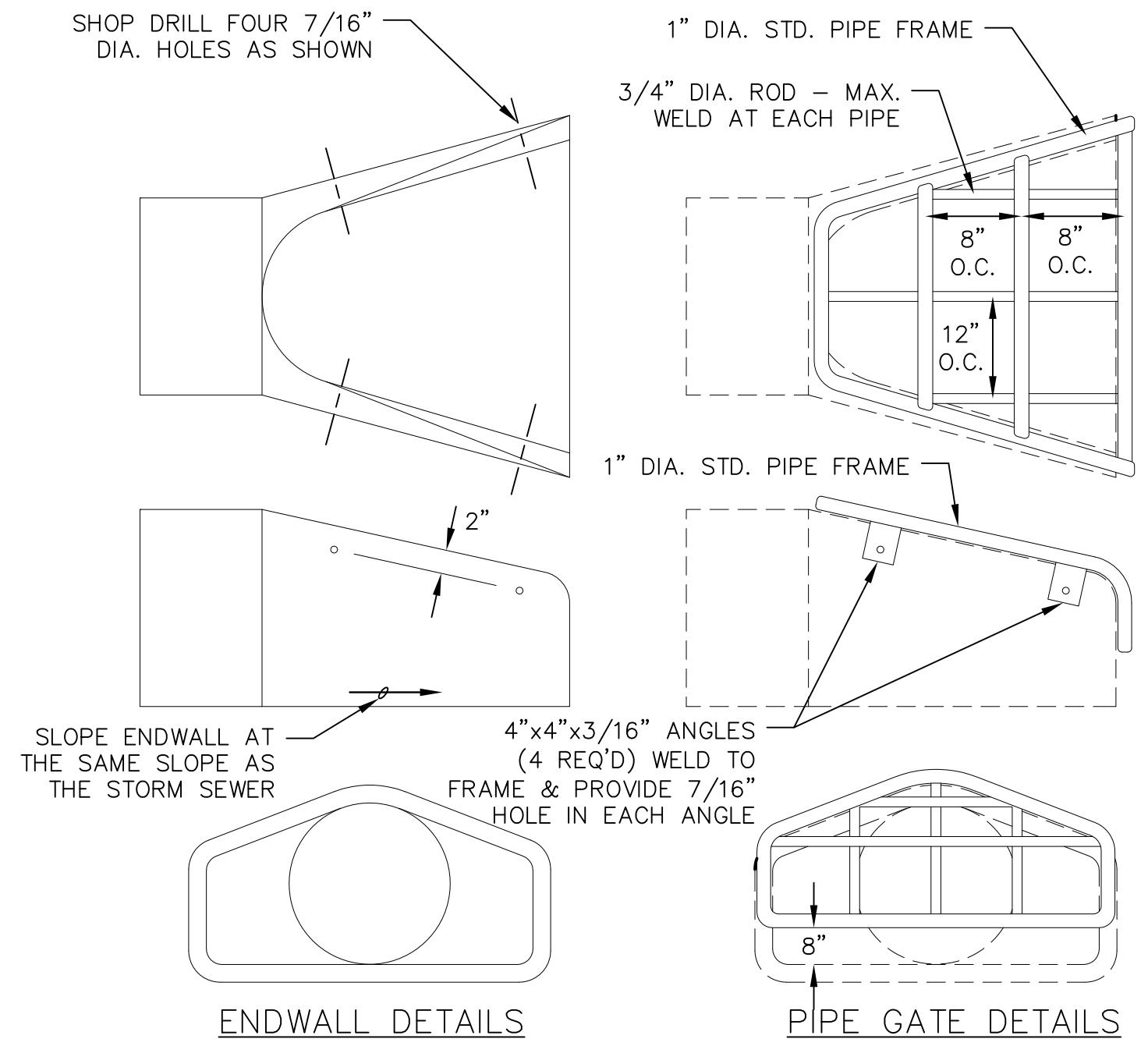


CROSS SECTION

1 1 CURB INLET - TYPE 3, 2' x 3' BASIN
NOT TO SCALE



1 1 CLASS B BEDDING COMPACTED SECTION
NOT TO SCALE

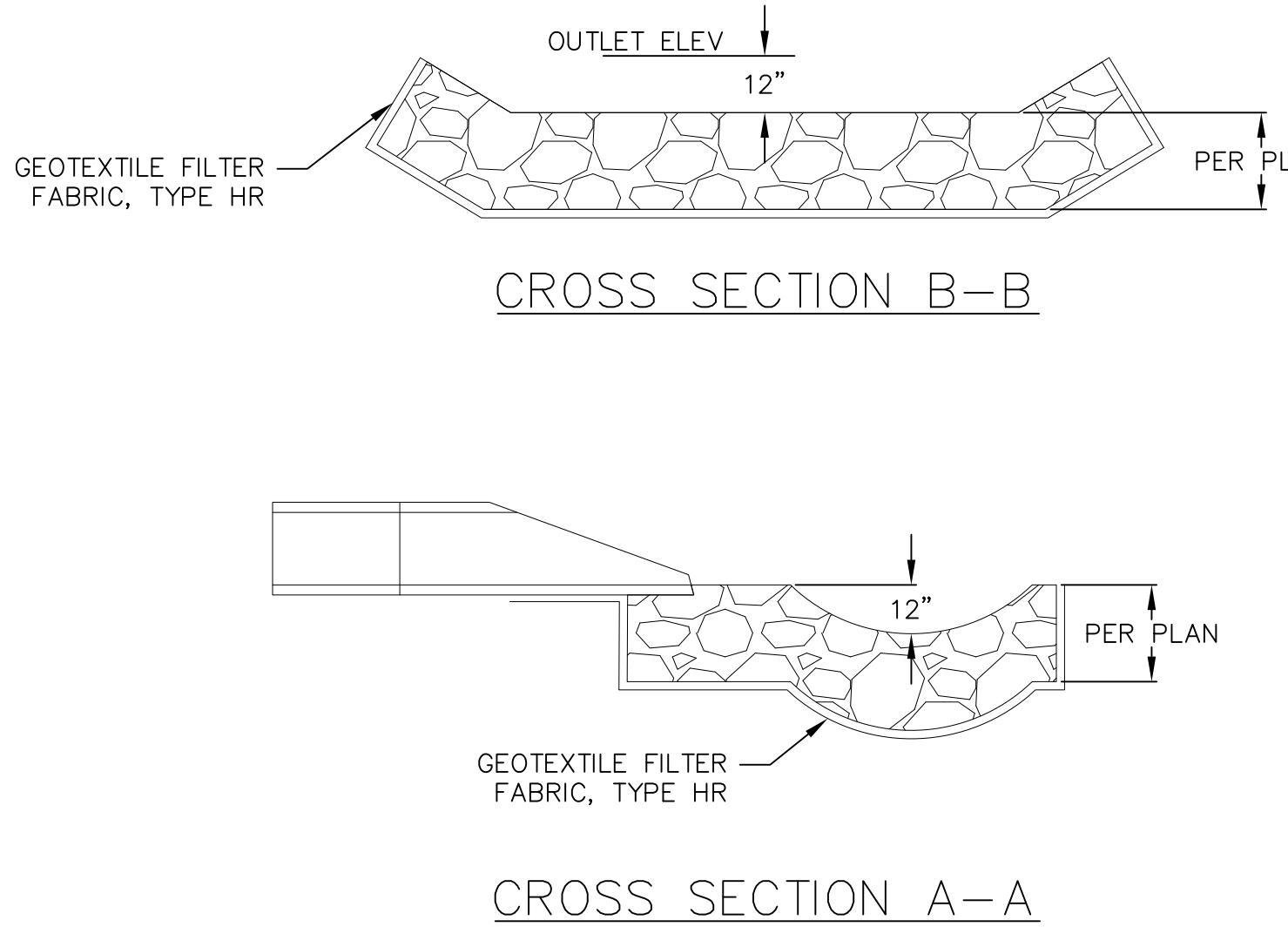


NOTES:
- THE CONTRACTOR SHALL BOLT THE PIPE GATE TO THE CONCRETE ENDWALL WITH FOUR 3/8"x6" MACHINE BOLTS WITH NUTS ON INSIDE WALL.

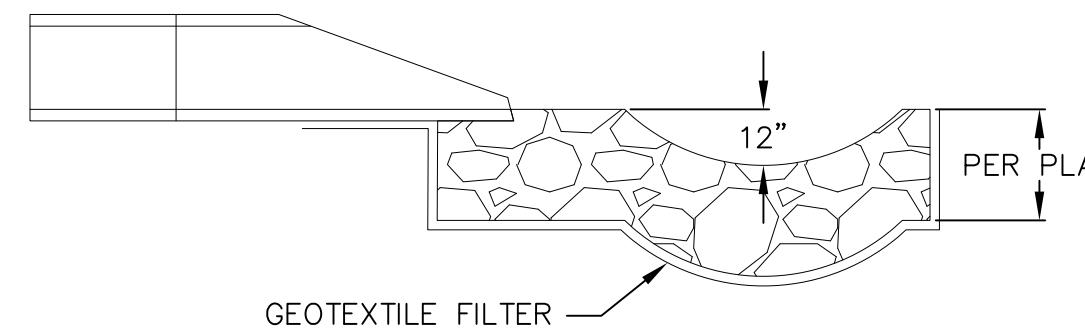
PAINTING SPECIFICATIONS:
- THE PIPE GATE SHALL RECEIVE THE FOLLOWING PREPARATION & PAINTING. THE FIRST COAT SHALL BE RUS-OLEUM X-60 RED BARE METAL PRIMER OR APPROVED EQUAL. THE SECOND COAT SHALL BE RUST-OLEUM 960 ZINC CHROMATE PRIMER OR APPROVED EQUAL. THE THIRD COAT SHALL BE RUS-OLEUM 1282 HIGH GLOSS METAL FINISH OR APPROVED EQUAL.

PREPARATION STEPS:
1. BARE METAL SURFACES - TREAT WITH THE THREE-COAT PAINTING SYSTEM LISTED AFTER A THOROUGH SCRAPING, WIRE BRUSHING & CLEANING.
2. EACH COAT OF PAINT SHALL BE APPLIED OVER THE ENTIRE GATE SURFACE.
3. ALLOW 24-48 HOURS DRYING TIME AT 60° OR ABOVE BETWEEN COATS.

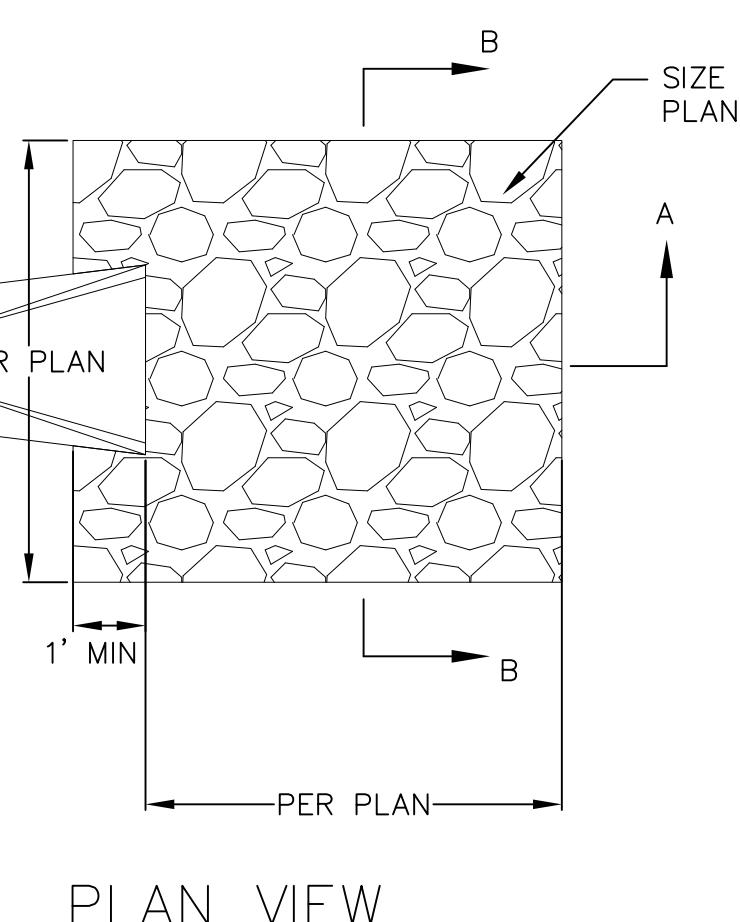
1 1 STANDARD ENDWALL
NOT TO SCALE



CROSS SECTION B-B



CROSS SECTION A-A



PLAN VIEW

APRON SIZING

1 1 RIP-RAP OUTLET
NOT TO SCALE

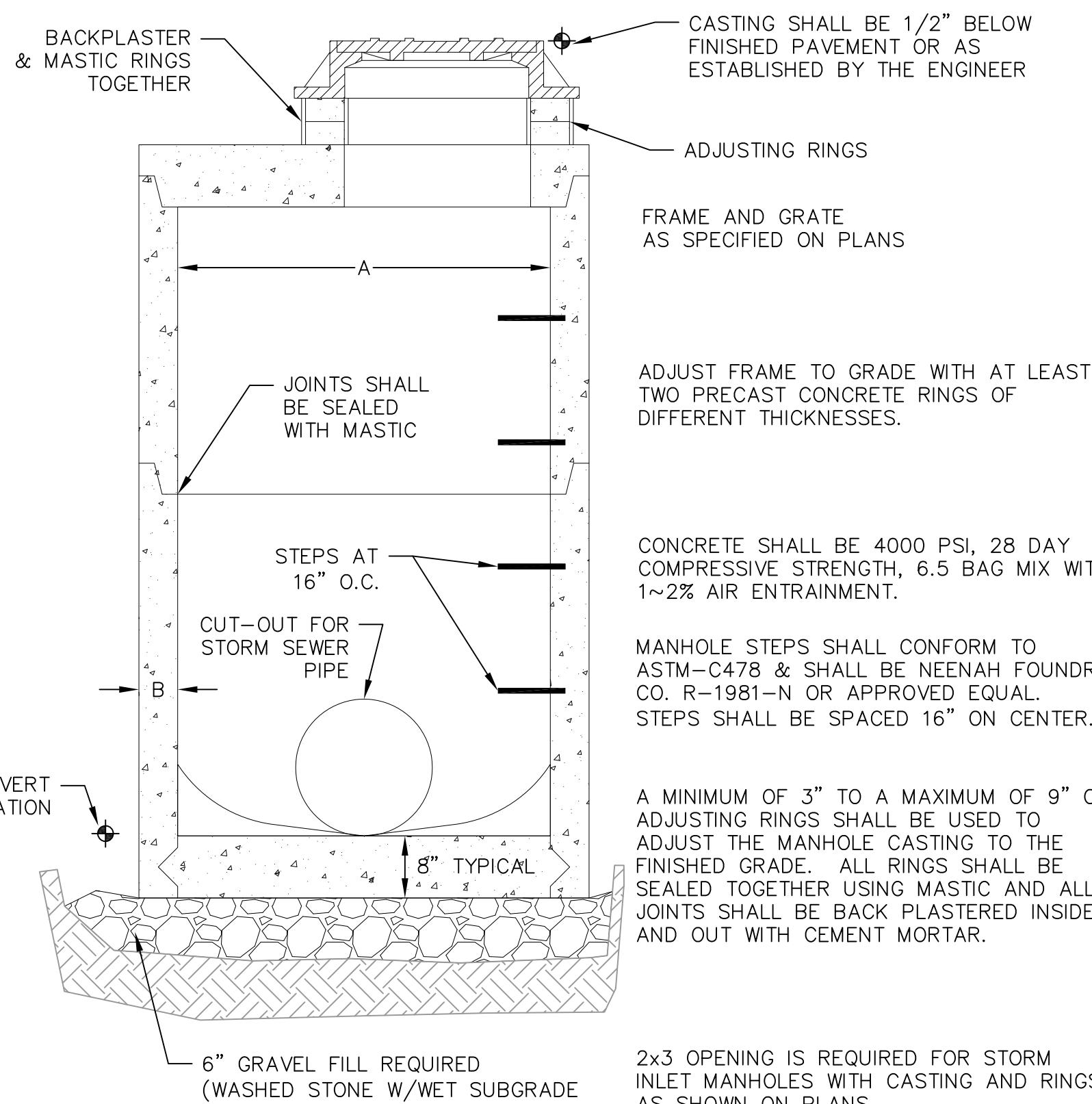
NOT FOR CONSTRUCTION

Construction Details - 4
Starion Bank - 2430 Frazier Avenue
City of Madison
Dane County, WI

SCALE AS SHOWN	REVISIONS	REMARKS	NO.	DATE	REMARKS
DATE 08-01-2018					
DRAFTER SCHR					
CHECKED ABAR/MSCH					
PROJECT NO. 180124					

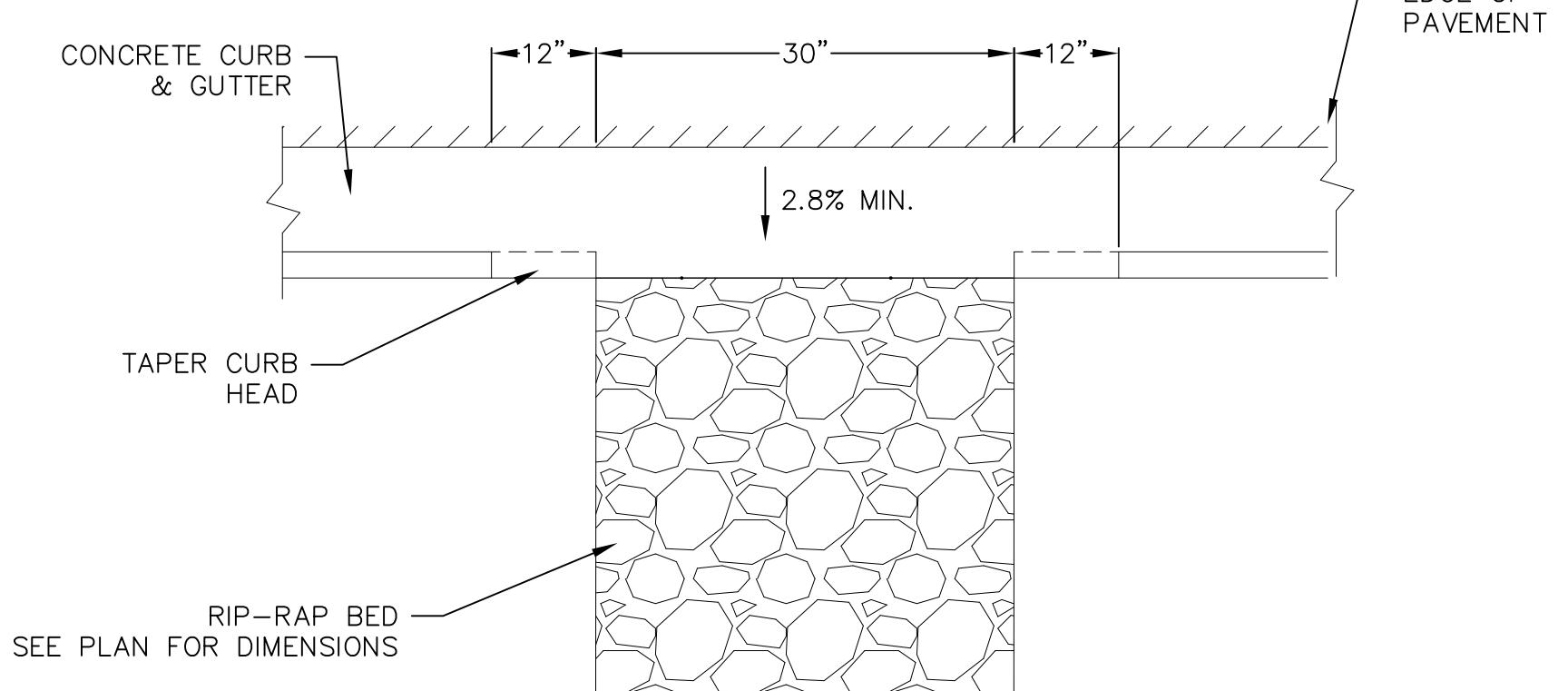
C
603

PROFILE VIEW



A technical diagram showing a curb head. A horizontal line labeled 'FLOW LINE' points to the top of a rectangular curb head. The curb head has a vertical face on the left and a tapered face on the right. A line labeled 'TOP OF CURB' points to the top edge of the curb head. A line labeled 'TAPER CURB HEAD FROM 3" TO 0" IN 1 FOOT' points to the right edge of the curb head, indicating its taper. The diagram is labeled with '4' at various points along the top and side edges of the curb head.

PLAN VIEW



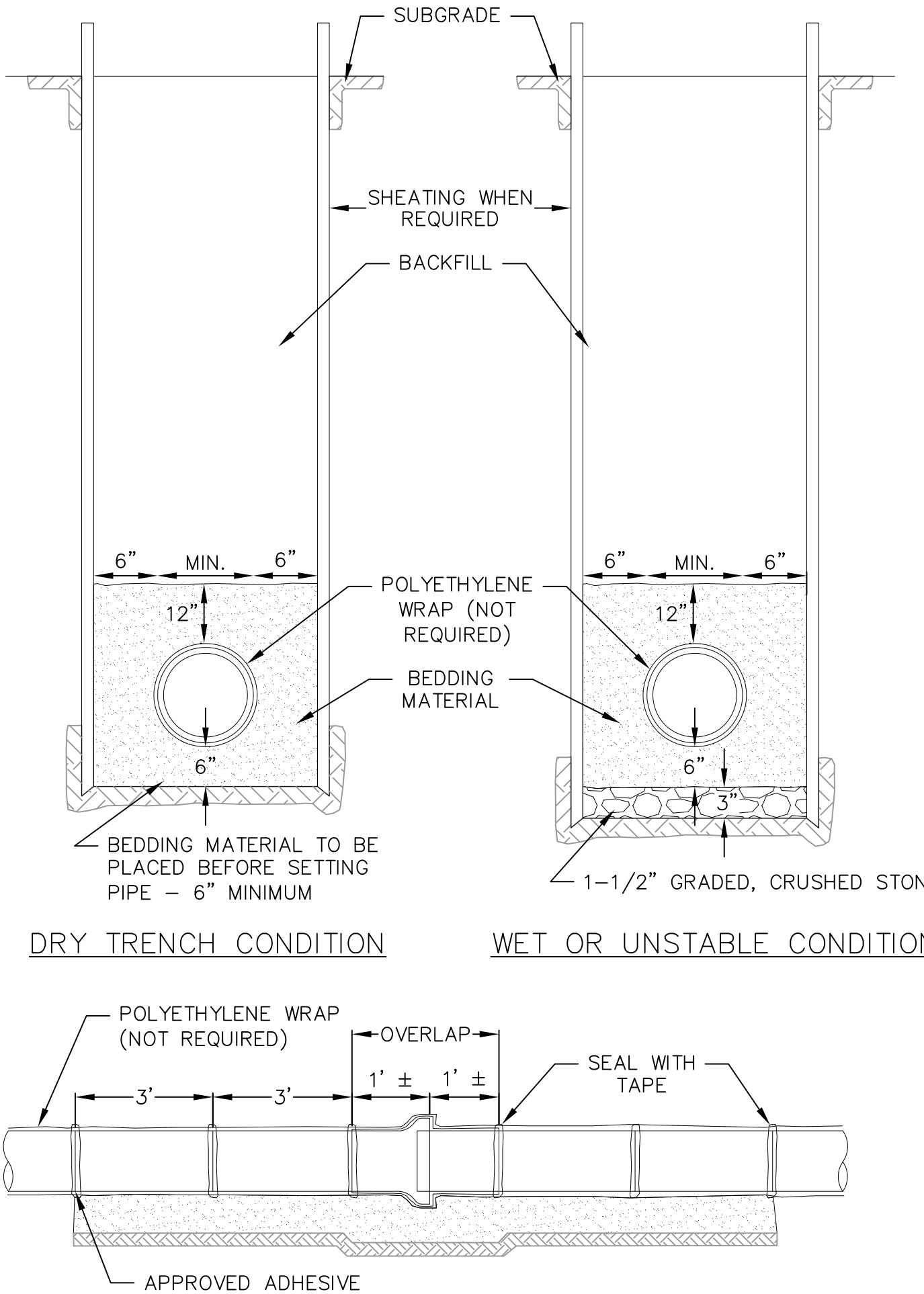
CURB CUT



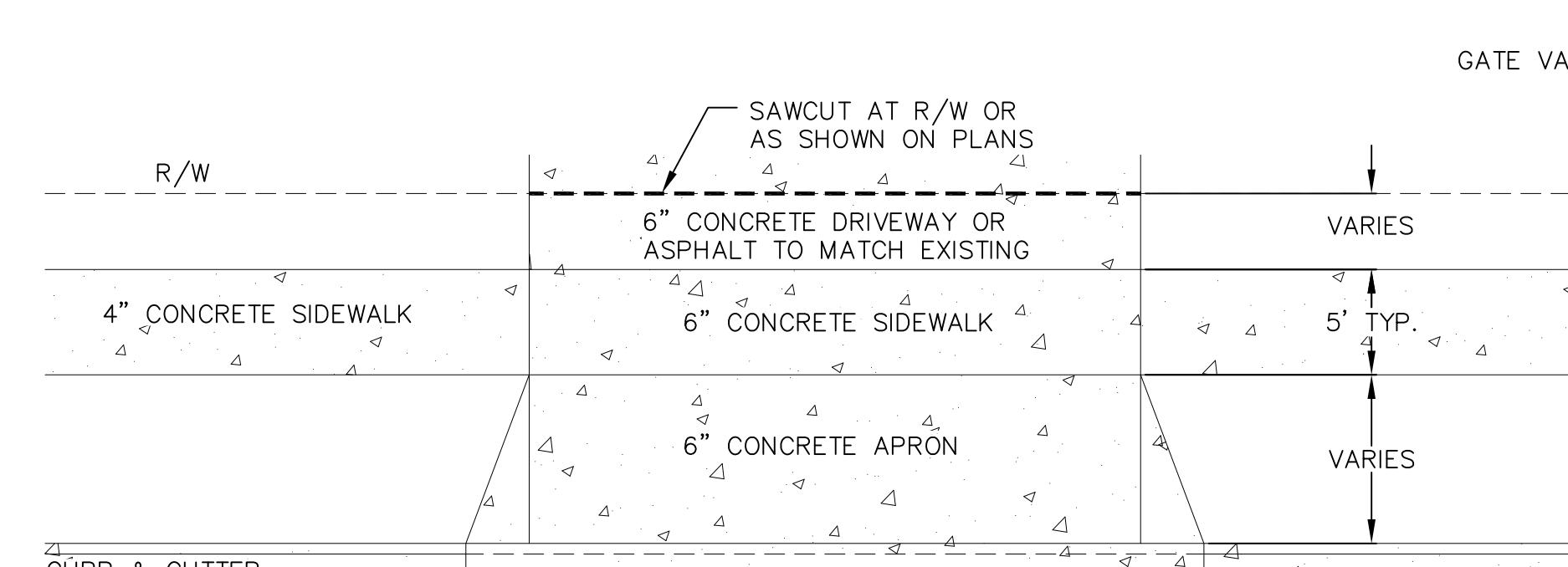
STORM MANHOLE DIMENSIONS

MANHOLE SIZE	DIMENSION	
	A	B (MIN.)
48"	48"	5"
60"	60"	6"
72"	72"	7"
84"	84"	7"
96"	96"	9"

1 STORM SEWER FIELD INLET
1 NOT TO SCALE



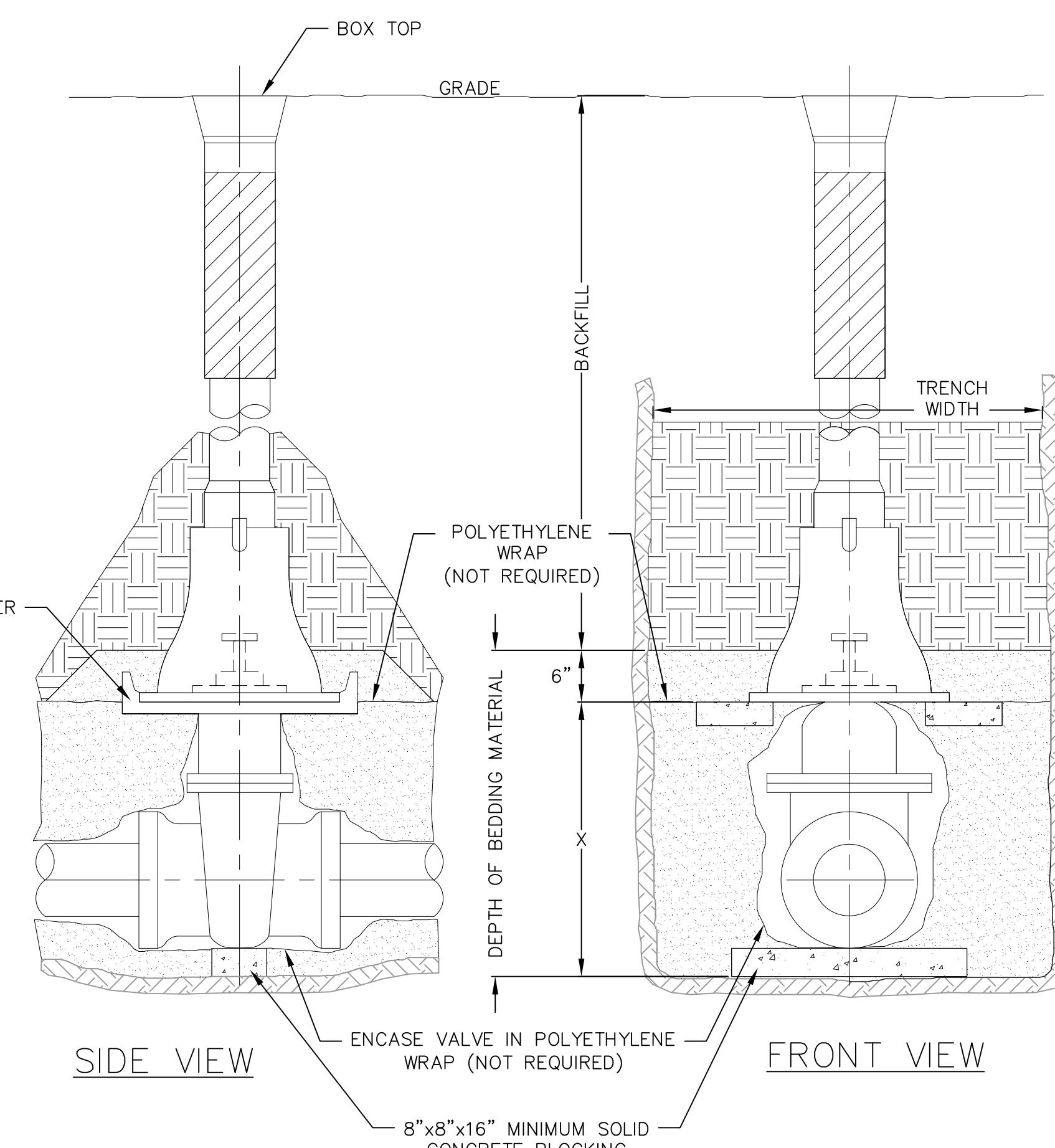
1 STANDARD WATER MAIN TRENCH SECTION
1 NOT TO SCALE





DRIVEWAY DETAIL

NOT TO SCALE

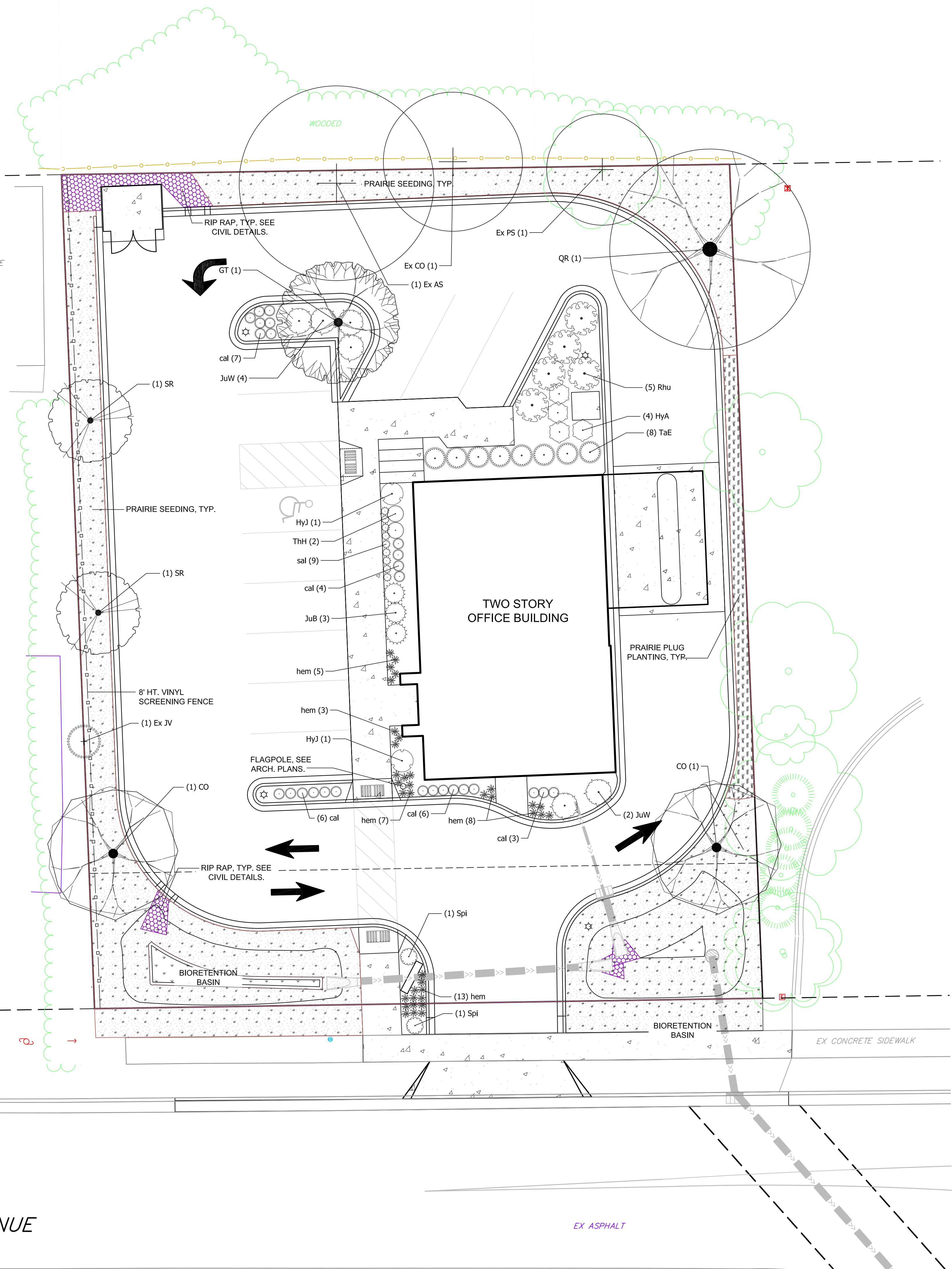


1 STANDARD GATE VALVE BOX SETTING
1 NOT TO SCALE

NOT FOR CONSTRUCTION

PIPE DIA. INCHES	X=SETTING INCHES
2	6
3	7
4	8
6	12
8	13
12	21
16	30

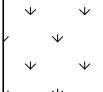
01 Aug 2018 - 7:50a M:\Iconica\180124_Starion Bank Madison\CADD\180124 - Details.dwg by: schr



PLANT SCHEDULE

<u>DECIDUOUS TREES</u>		<u>BOTANICAL NAME / COMMON NAME</u>	<u>CONT</u>	<u>CAL</u>	<u>QTY</u>
CO		Celtis occidentalis / Common Hackberry	B & B	2.5"Cal	2
GT		Gleditsia triacanthos 'Northern Acclaim' / Northern Acclaim Honeylocust 40-50` x 30-35`	B & B	2.5"Cal	1
QR		Quercus rubra / Red Oak	B & B	2.5"Cal	1
<u>EXISTING TREES TO REMAIN</u>		<u>BOTANICAL NAME / COMMON NAME</u>	<u>CONT</u>	<u>CAL</u>	<u>QTY</u>
Ex AS		Acer saccharinum / Silver Maple	Existing	16"	1
Ex CO		Celtis occidentalis / Common Hackberry	Existing	6"	1
Ex JV		Juniperus virginiana / Eastern Red Cedar	Existing	10"	1
Ex PS		Prunus serotina / Wild Black Cherry	Existing	12"	1
<u>FLOWERING TREES</u>		<u>BOTANICAL NAME / COMMON NAME</u>	<u>CONT</u>	<u>CAL</u>	<u>QTY</u>
SR		Syringa reticulata / Japanese Tree Lilac 25` x 20-30`	B & B	1.5"Cal	2
<u>ANNUALS/PERENNIALS</u>		<u>BOTANICAL NAME / COMMON NAME</u>	<u>SIZE</u>	<u>FIELD2</u>	<u>QTY</u>
cal		Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	1 gal	Cont	26
hem		Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily	4" pot	Cont	36
sal		Salvia nemorosa 'Caradonna' / Cardonna Perennial Salvia	4" pot	Cont	9
<u>DECIDUOUS SHRUBS</u>		<u>BOTANICAL NAME / COMMON NAME</u>	<u>SIZE</u>	<u>FIELD2</u>	<u>QTY</u>
HyA		Hydrangea arborescens 'Annabelle' / Annabelle Smooth Hydrangea	5 gal	Cont	4
HyJ		Hydrangea paniculata 'Jane' / Little Lime Hydrangea	5 gal	Cont	2
Rhu		Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	5 gal	Cont	5
Spi		Spiraea x bumalda 'Anthony Waterer' / Anthony Waterer Spiraea	3 gal	Cont	2
<u>EVERGREEN SHRUBS</u>		<u>BOTANICAL NAME / COMMON NAME</u>	<u>SIZE</u>	<u>FIELD2</u>	<u>QTY</u>
JuW		Juniperus horizontalis 'Wisconsin' / Wisconsin Juniper	5 gal	Cont	6
JuB		Juniperus sabina 'Blue Forest' / Blue Forest Juniper	5 gal	Cont	3
TaE		Taxus x media 'Everlow' / Yew	5 gal	Cont	8
ThH		Thuja occidentalis 'Holmstrup' / Holmstrup Cedar	10 gal	Cont	2

BIORETENTION PLUG/SEED SCHEDULE

	<u>BIORETENTION PLUG MIX</u>	127 sf
	Asclepias incarnata / Swamp Milkweed	12
	Carex cristatella / Crested Oval Sedge	11
	Carex liruza / Lurid Sedge	11
	Coreopsis tripteris / Tall Coreopsis	11
	Elymus virginicus / Virginia Wild Rye	11
	Iris virginica / Blue Flag Iris	12
	Liatris spicata / Spike Gayfeather	12
	Lobelia siphilitica / Great Lobelia	11
	Panicum virgatum / Switch Grass	11
	Rudbeckia triloba / Brown-eyed Susan	12
	Spartina pectinata / Prairie Cordgrass	11
	Sympphytum novae-angliae / New England Aster	11
	<u>ECONOMY PRAIRIE SEED MIX</u>	3,417 sf
	-	
	<u>PRAIRIE PLUGS</u>	212 sf
	Echinacea purpurea / Purple Coneflower	38
	Monarda fistulosa / Bergamot	38
	Panicum virgatum / Switch Grass	56
	Rudbeckia hirta / Black-eyed Susan	36
	Schizachyrium scoparium / Little Bluestem Grass	56

GENERAL NOTES

1. All plantings shall conform to quality requirements as per ANSI Z60.1.
2. All plant material shall be true to the species, variety and size specified, nursery grown in accordance with good horticultural practices, and under climactic conditions similar to those of the project site.
3. Contact Landscape Architect, in writing, to request and plant material substitutions due to availability issues.
4. All disturbed areas, unless otherwise noted, to be seeded with Economy Prairie Mix by Cardno Native Plant Nursery, or equal, per manufacturer's specified application rates. All seeded areas are to be watered daily to maintain adequate soil moisture for proper germination. After vigorous growth is established, apply $\frac{1}{2}$ " water twice weekly until final acceptance.
5. All plants shall be guaranteed to be in healthy and flourishing condition during the growing season following installation. All plant material shall be guaranteed for one year from the time of installation.
6. Contractor shall provide a suitable amended topsoil blend for all planting areas where soil conditions are unsuitable for plant growth. Topsoil shall conform to quality requirements as per Section 625.2(1) of the Standard Specifications for Highway Construction. Provide a minimum of 12" of topsoil in all planting areas and 6" of topsoil in areas to be seeded/sodded.
7. Landscape beds to be mulched with undyed shredded hardwood bark mulch to 3" depth min. and edged with commercial grade aluminum landscape edging.

Landscape Plan

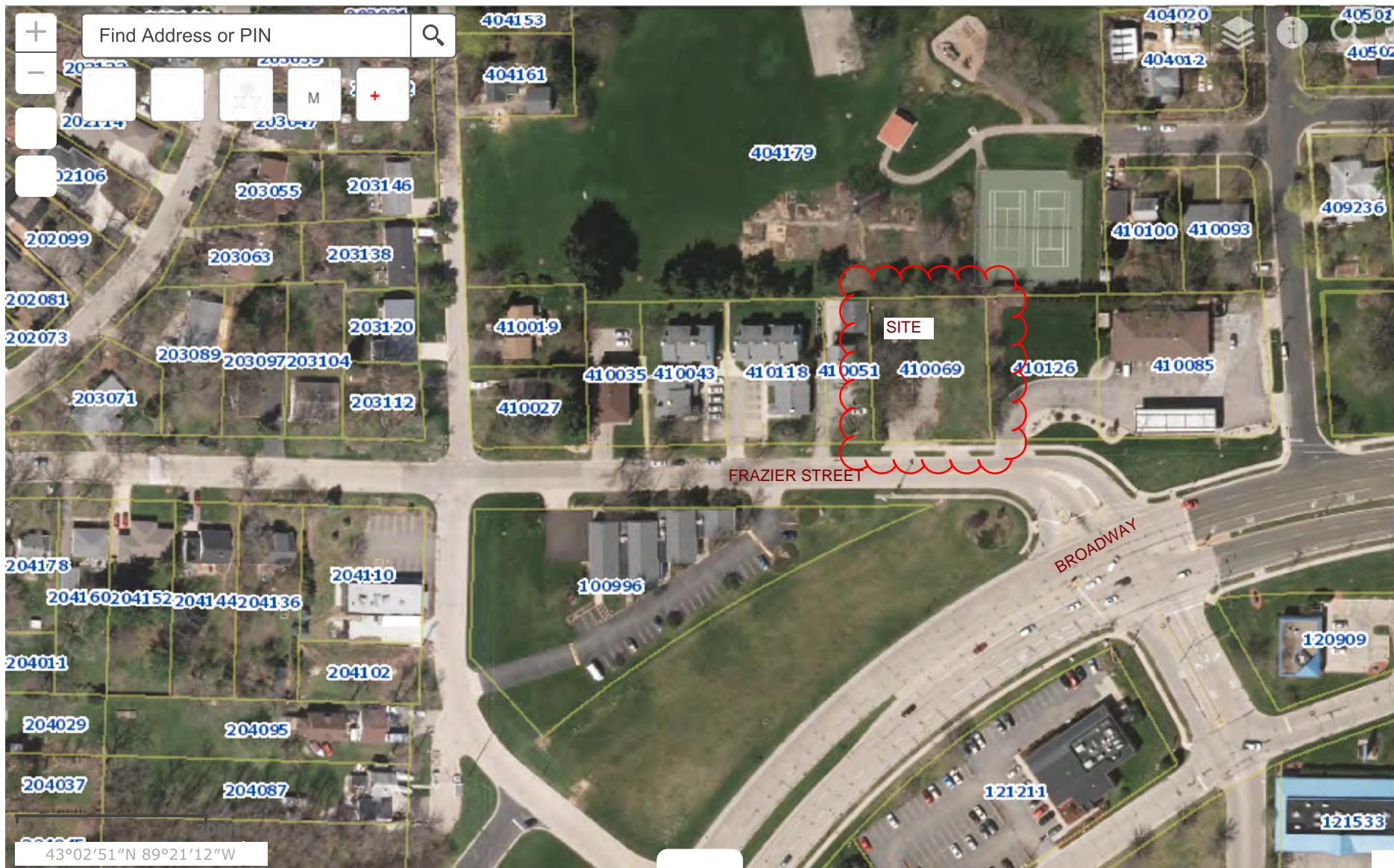
Starion Bank - 2430 Frazier Avenue
City of Madison

City of Madison Landscape Worksheet						
Total Square Footage of Developed Area:	16,108					
Total Landscape Points Required:	16,108	/ 300 =	54	x 5 =	268	
			Credits/ Existing Landscaping		New/ Proposed Landscaping	
Plant Type/ Element	Min. Size at Installation	Points	Quantity	Points Achieved	Quantity	Points Achieved
Overstory deciduous tree	2.5" cal	35	4	140	4	140
Tall Evergreen Tree	5-6 feet tall	35		0		0
Ornamental tree	1.5" cal	15		0		0
Upright evergreen shrub	3-4 feet tall	10	1	10	2	20
Shrub, deciduous	#3 gallon container size, Min. 12-24"	3		0	13	39
Shrub, evergreen	#3 gallon container size, Min. 12-24"	4		0	19	76
Ornamental grasses/perennials	#1 gallon container size, Min. 8-18"	2		0	26	52
Ornamental/decorative fencing or wall	n/a	4 per 10 LF		0		0
Existing significant specimen tree	Min. Size 2.5" cal. Trees must be within developed area and cannot comprise more than 30% of total required points.	14 per caliper inch. Max. points per tree: 200		0		0
Landscape Furniture for public seating and/or transit connections	Furniture must be within developed area, publicly accessible, and cannot comprise more than 5% of total required points	5 points per "seat"		0		0
Sub Totals				150		327
			Total Points Provided: 477			

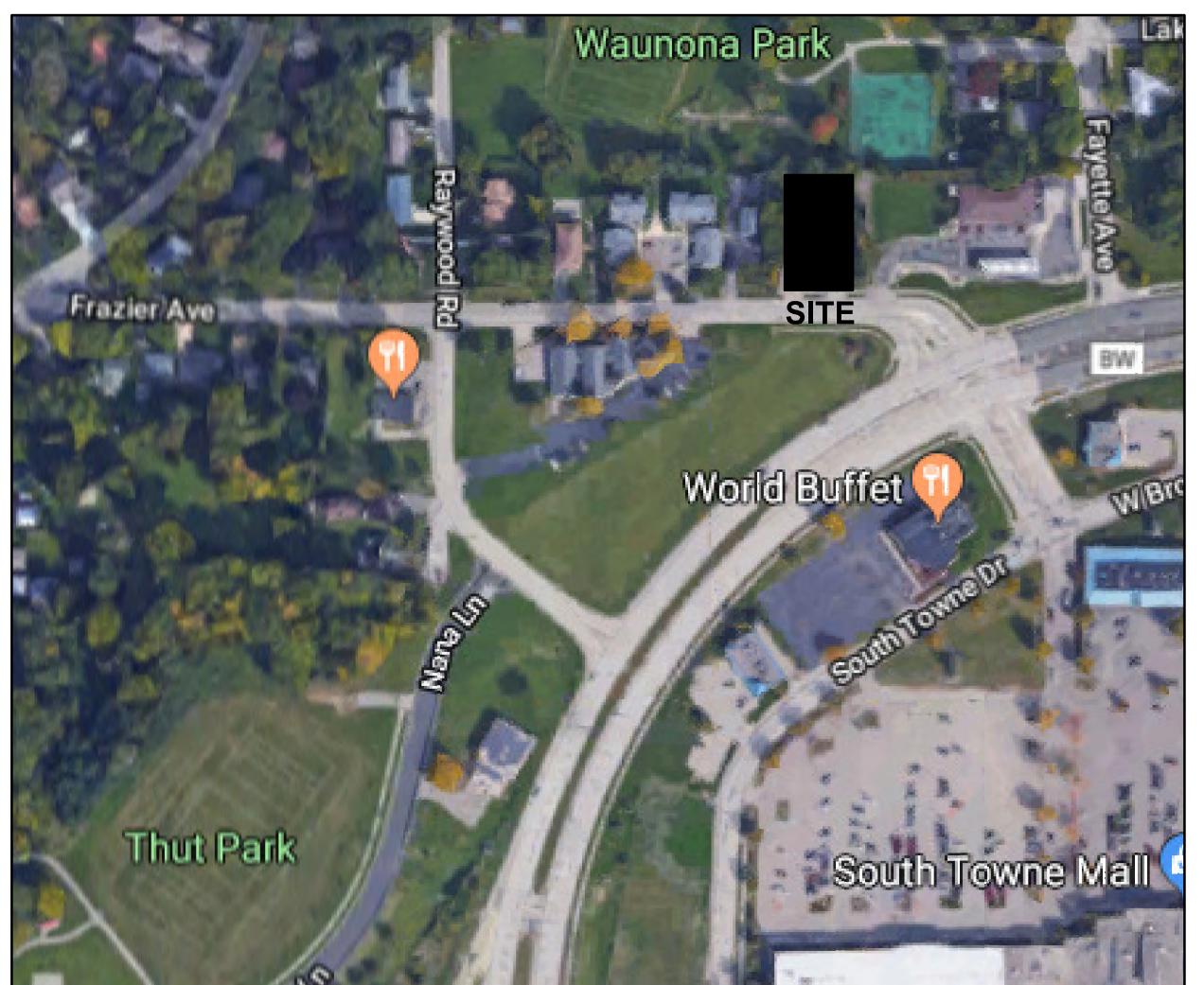


DCiMap 3.1

Dane County, Wisconsin



SITE LOCATION MAP



ADDRESS:
2430 FRAZIER AVE
MADISON, WI 53713



PROJECT DIRECTORY

DESIGN-BUILDER
ICONICA, INC.
901 DEMING WAY
MADISON, WISCONSIN 53717
PHONE: (608) 664-3500
FAX : (608) 664-3535

OWNER
STARION FINANCIAL
333 N 4TH STREET
BISMARCK, ND 58501

CONSULTANT
VIERBICHER
999 FOURIER DRIVE, SUITE 201
MADISON, WISCONSIN 53717
PHONE: (608) 826-0532
FAX: (608) 826-0530

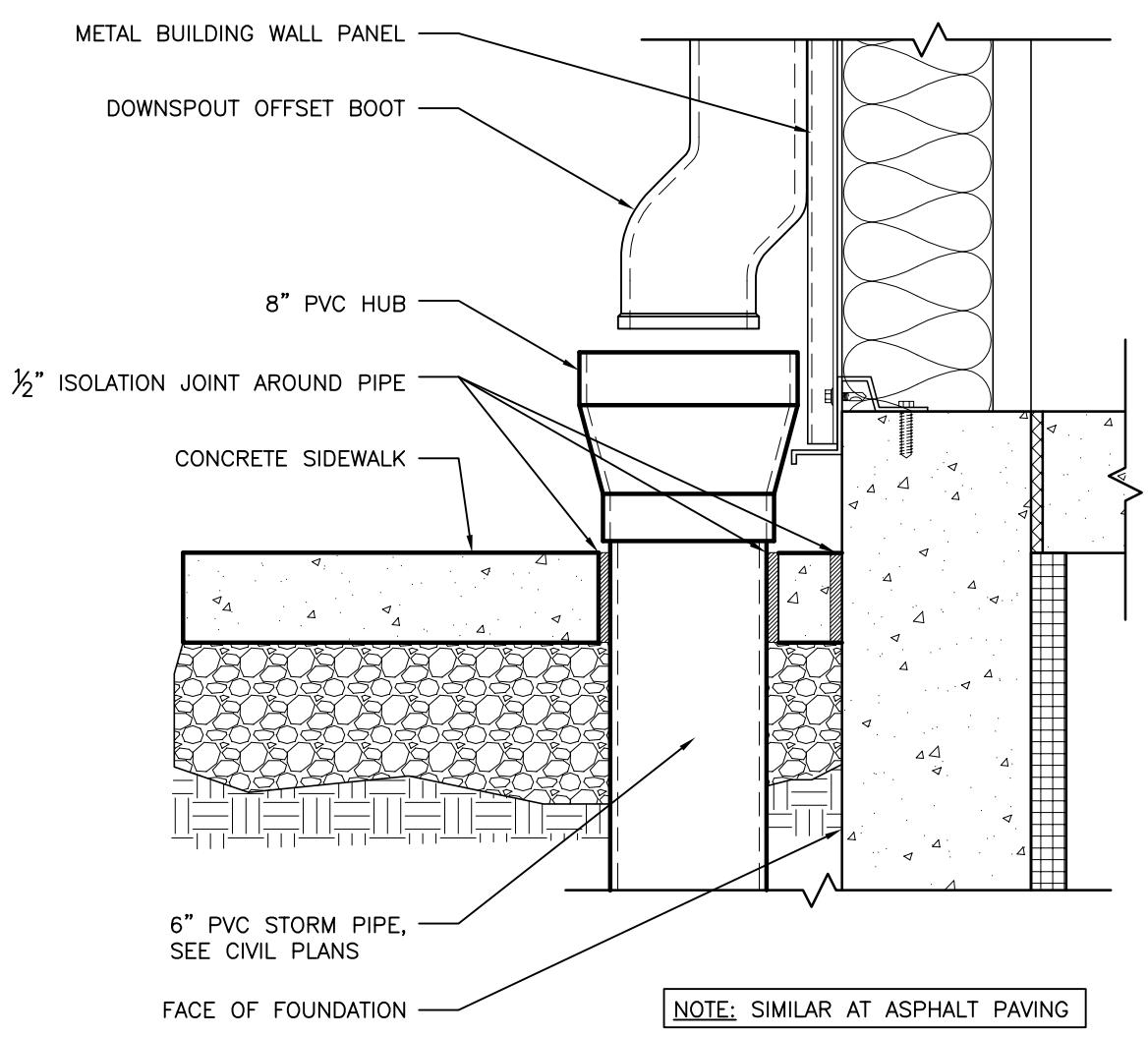
STARION - MADISON

FRAZIER AVENUE



BUILDING CODE

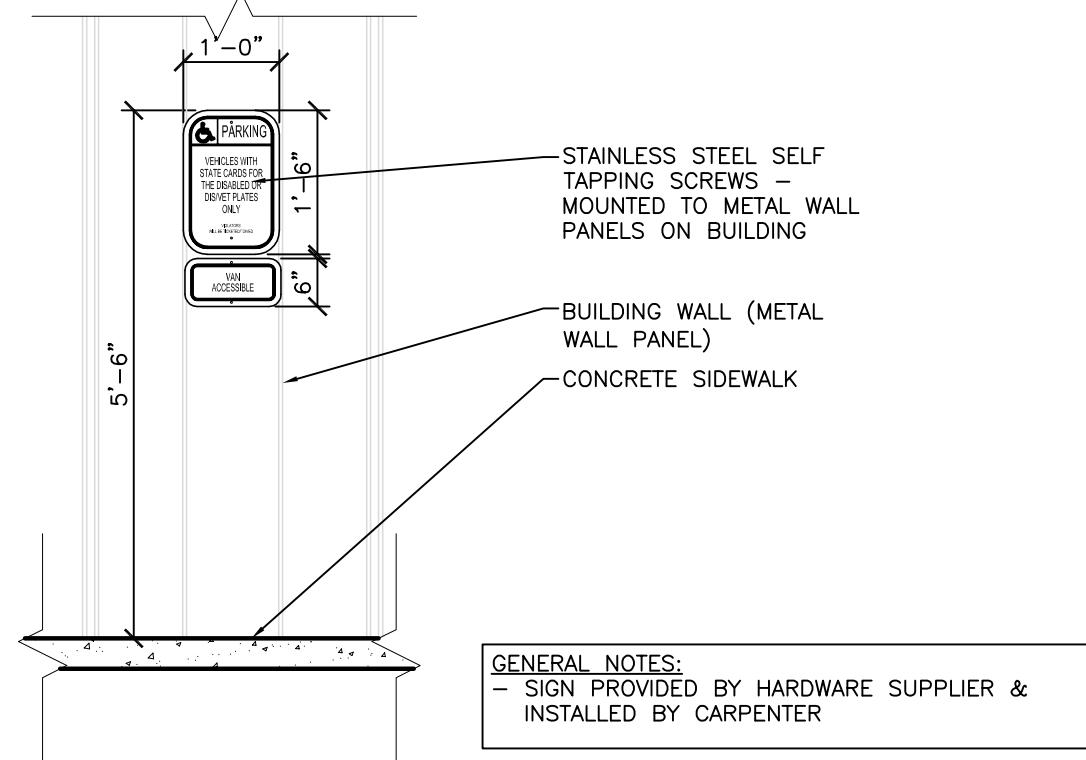
INDEX OF DRAWINGS											
SHEET	TITLE	SHEET	TITLE	SHEET	TITLE	SHEET	TITLE	SHEET	TITLE	SHEET	TITLE
A001	COVER SHEET										
	CIVIL AND LANDSCAPE SITE		ARCHITECTURAL		ELECTRICAL						
C100	EXISTING CONDITIONS PLAN	A201	FIRST FLOOR PLAN	E100	PHOTOMETRIC PLAN - BUSINESS						
C200	DEMOLITION PLAN	A202	SECOND FLOOR PLAN	E101	PHOTOMETRIC PLAN - NIGHT						
C300	SITE PLAN	A203	ROOF PLAN								
C400	GRADING & EROSION CONTROL PLAN	A300	ELEVATIONS - WEST AND NORTH								
C500	UTILITY PLAN	A301	ELEVATIONS - EAST AND SOUTH								
C600	CONSTRUCTION DETAILS - 1	A302	ELEVATIONS - BLACK & WHITE								
C601	CONSTRUCTION DETAILS - 2										
C602	CONSTRUCTION DETAILS - 3										
C603	CONSTRUCTION DETAILS - 4										
C604	CONSTRUCTION DETAILS - 5										
L100	LANDSCAPE PLAN										
	ARCHITECTURAL SITE										
A100	SITE PLAN										
A101	SITE DETAILS										
A102	SITE DETAILS										
A103	FIRE ACCESS PLAN										
	RFI/SI DATE:										
	Schematic Design Phase:										
	This drawing indicates the scale and relationship of the project components. This drawing is not for construction.										
	PROJECT #: 20180130										
	SHED NUMBER										
	A001										
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	©2018 Iconica, Inc.										



12 HUB DRAIN DETAIL @ SIDEWALK

A101 SCALE: 1 1/2" = 1'-0"

02751.00.00.101

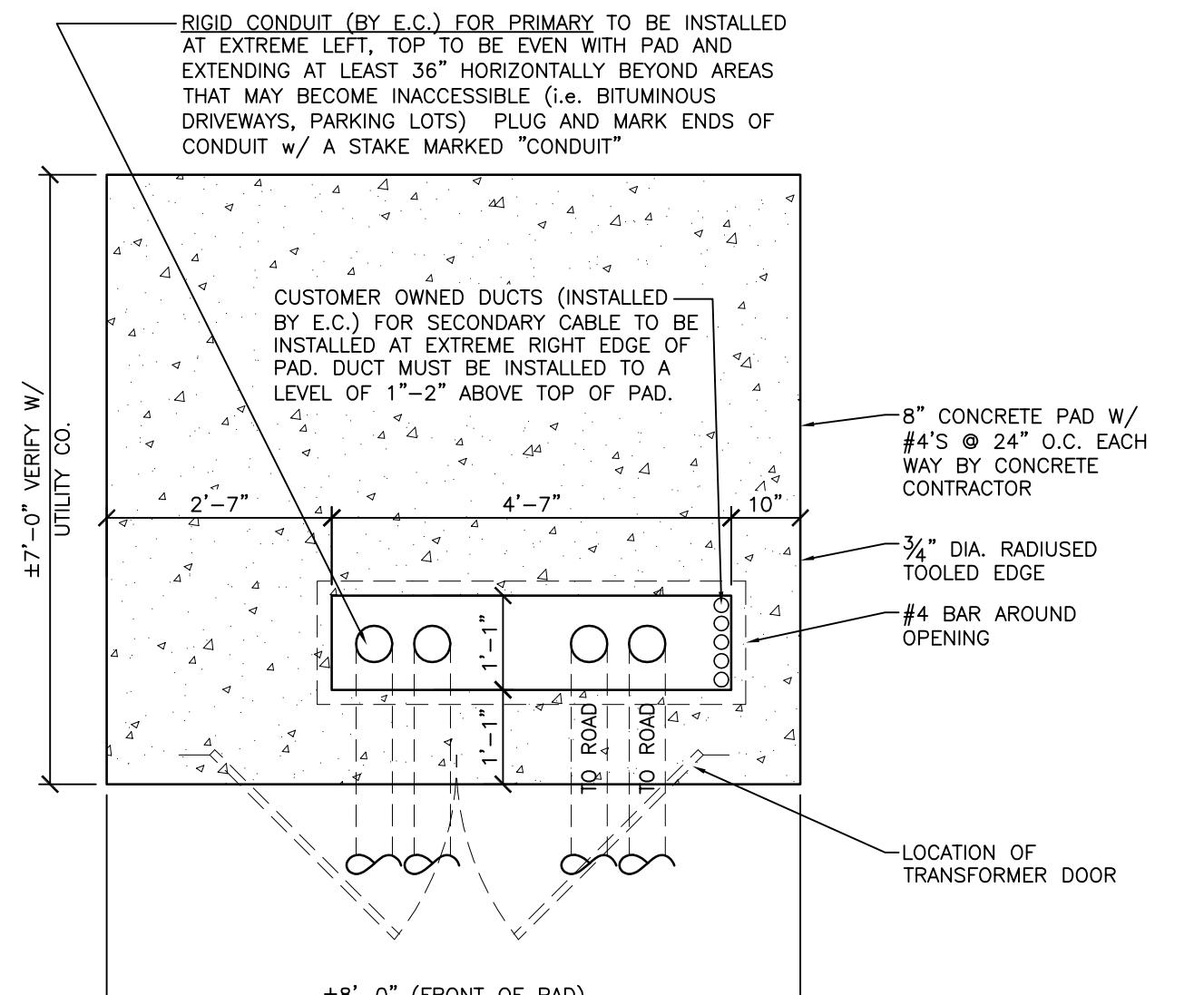


WISCONSIN VAN ACCESSIBLE PARKING SIGN

A101

SCALE: 1/2" = 1'-0"

02890.00.00.002

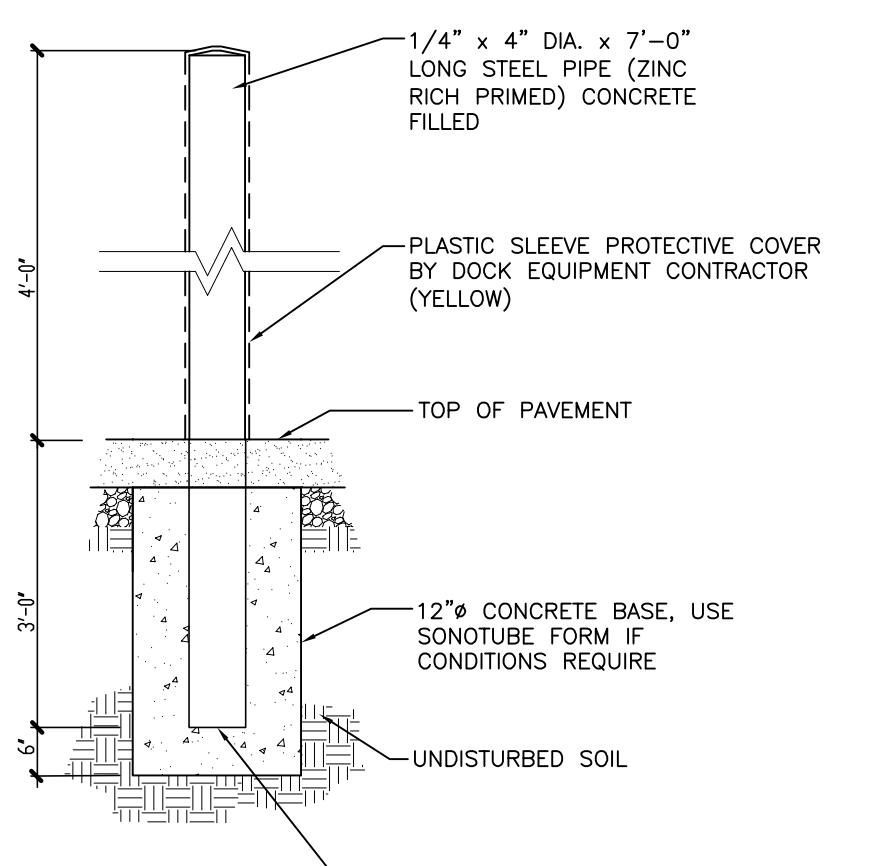


GENERAL NOTES:
 - ELECTRICAL CONTRACTOR TO CONFIRM EXACT DIMENSIONS & LOCATION WITH LOCAL UTILITY COMPANY
 - CONFIRM TRANSFORMER DOOR LOCATION WITH DESIGN-BUILDER'S ARCHITECT & ELECTRICAL ENGINEER PRIOR TO ROUGH-IN OF ELECTRICAL DUCTS
 - DESIGN-BUILDER'S SUPERINTENDENT TO VERIFY ELEVATIONS OF PAD WITH RESPECT TO SURROUNDING GRADES & NOTIFY ARCHITECT OF POTENTIAL GRADING CONFLICTS PRIOR TO POURING SET PAD LEVEL
 - DESIGN-BUILDER'S SUPERINTENDENT TO VERIFY REQUIRED CLEARANCES WITH UTILITY COMPANY PRIOR TO SETTING PAD
 - DESIGN-BUILDER & ELECTRICAL CONTRACTOR TO VERIFY REQUIRED CLEARANCES TO BUILDING, WINDOWS, DOORS ETC. WITH LOCAL UTILITY COMPANY PRIOR TO SETTING PAD

10 TRANSFORMER PAD CONCEPT

A101 SCALE: 1/2" = 1'-0"

02751.00.00.302

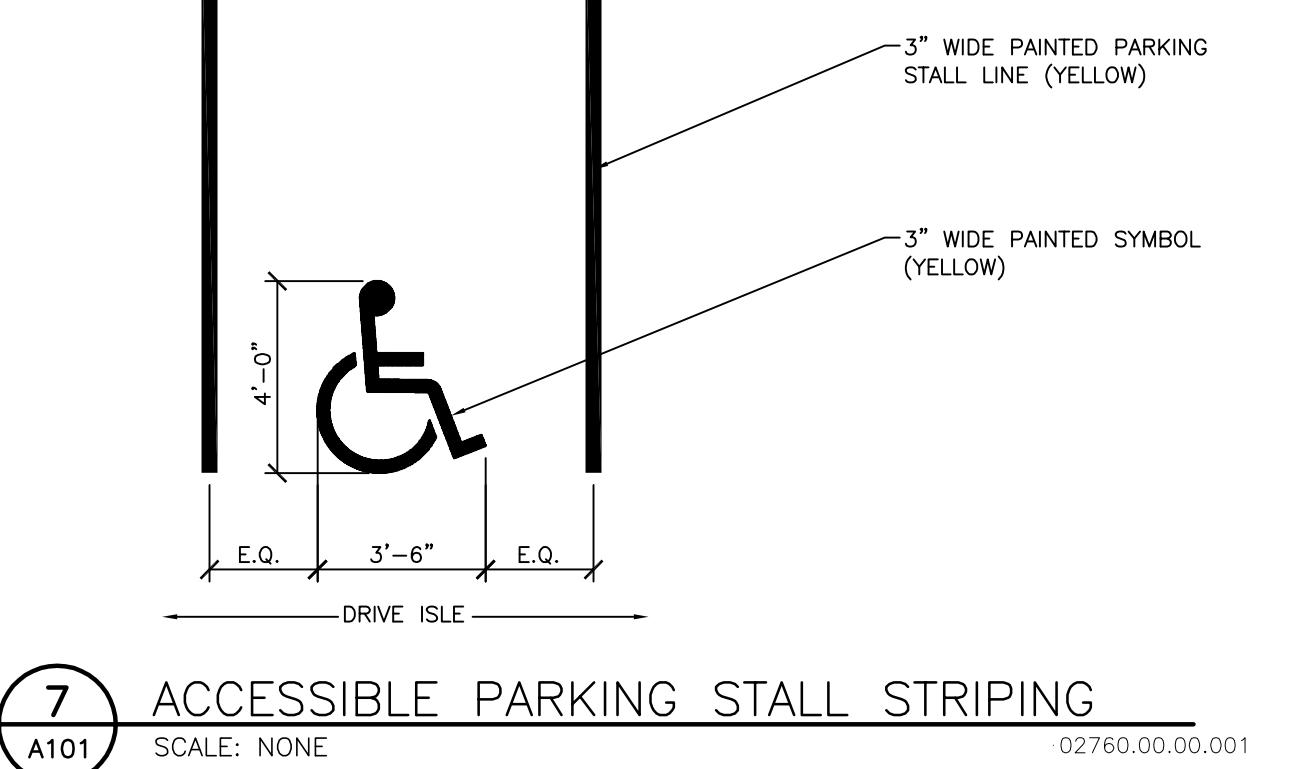


GENERAL NOTES:
 - STEEL BOLLARD (Z.R.P.) BY STEEL FABRICATOR
 - CONCRETE CONTRACTOR TO EXCAVATE AND POUR BASE, SET PIPE BOLLARD, AND FILL BOLLARD WITH CONCRETE
 - CONCRETE CONTRACTOR TO WIPE DOWN STEEL BOLLARD CLEAN OF ALL CONCRETE RESIDUE @ TIME OF POURING

9 BOLLARD DETAIL

A101 SCALE: 1/2" = 1'-0"

000000.000



7 ACCESSIBLE PARKING STALL STRIPING

A101

SCALE: NONE

02760.00.00.001

STARION - MADISON
 2430 FRAZIER AVE - PARCEL #071019410069
 MADISON, WISCONSIN 53713

STARION FINANCIAL
 333 NORTH 4TH STREET
 BISMARCK, NORTH DAKOTA 58501

ISSUE DATES:
 UDC INITIAL/FINAL: 05-16-18
 CONDITIONAL USE: 05-16-18
 REZONING: 05-16-18
 STAFF COMMENTS: 06-22-18
 STAFF COMMENTS: 08-01-18

RFI/SI DATE:

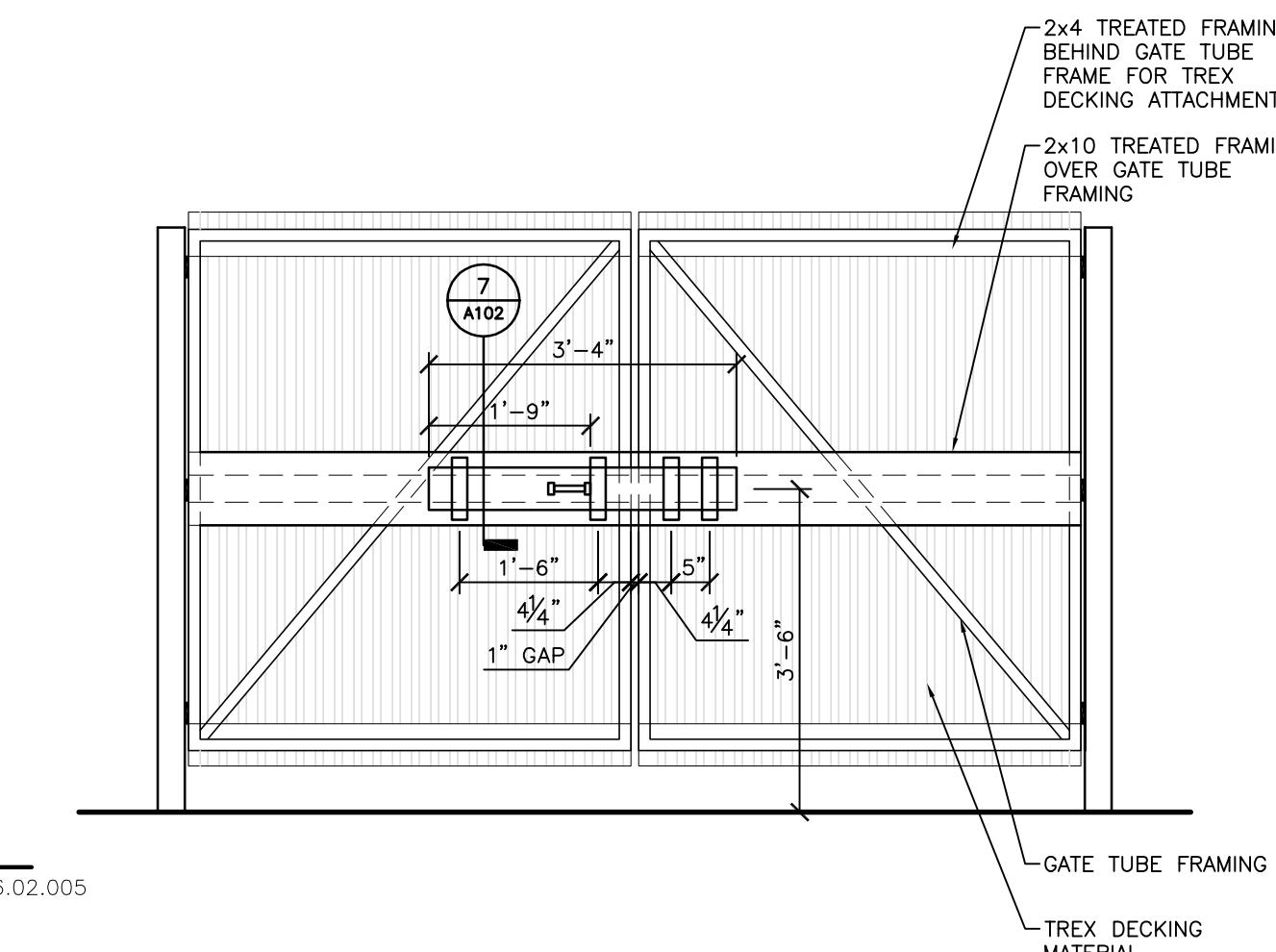
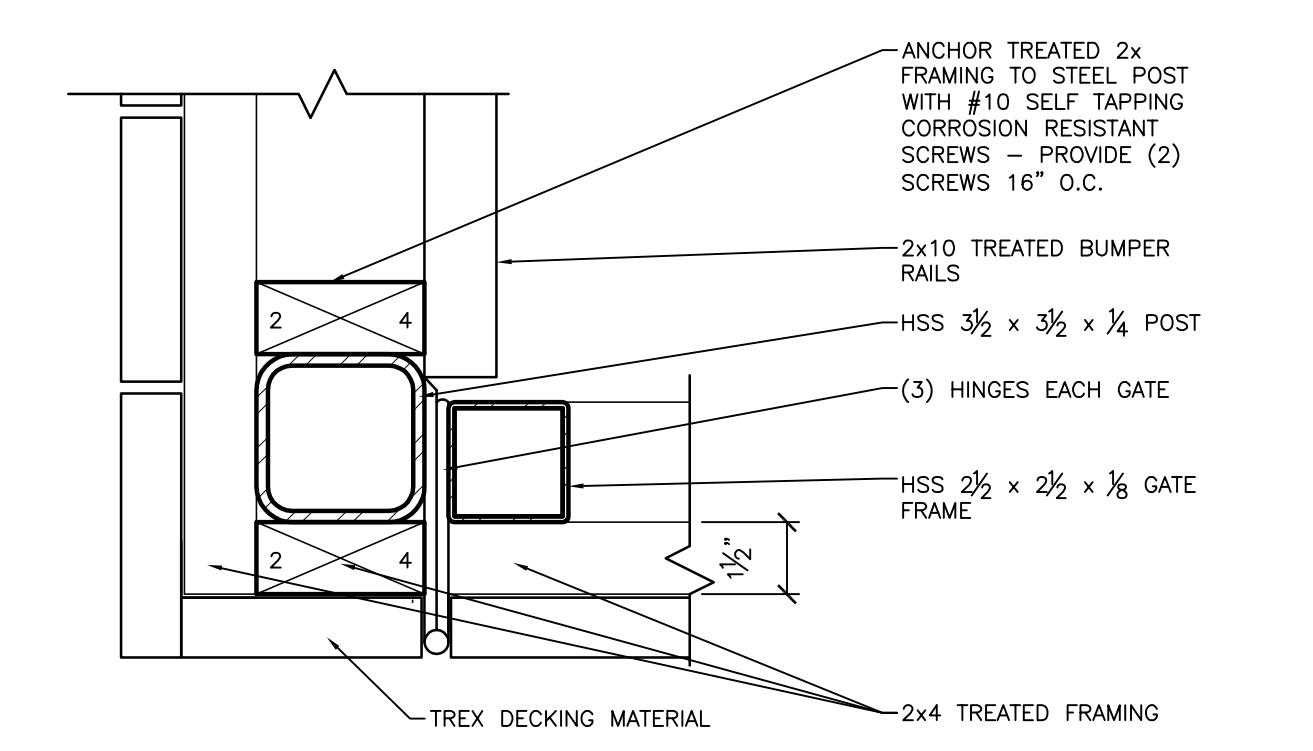
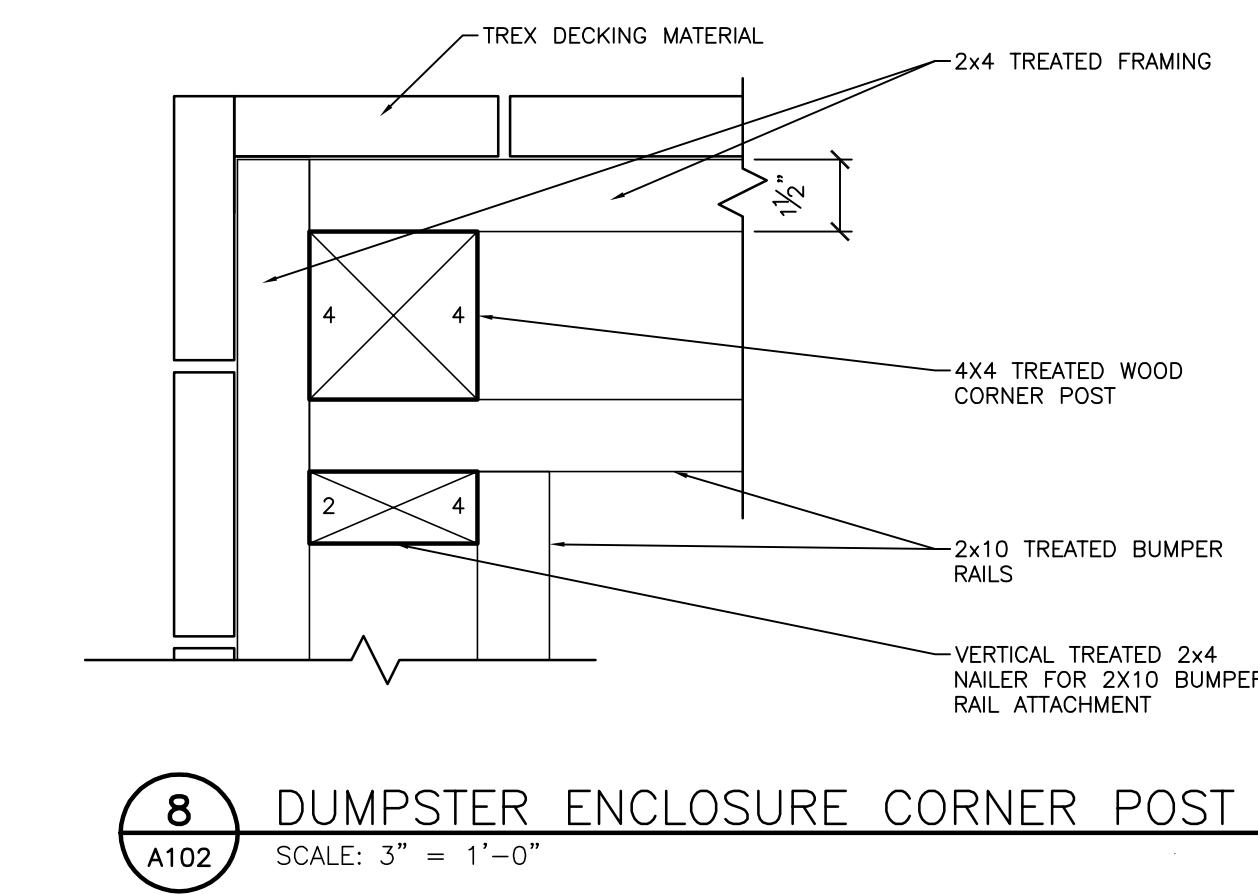
Schematic Design Phase:
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 This drawing is not for construction.

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PROJECT #: 20180130

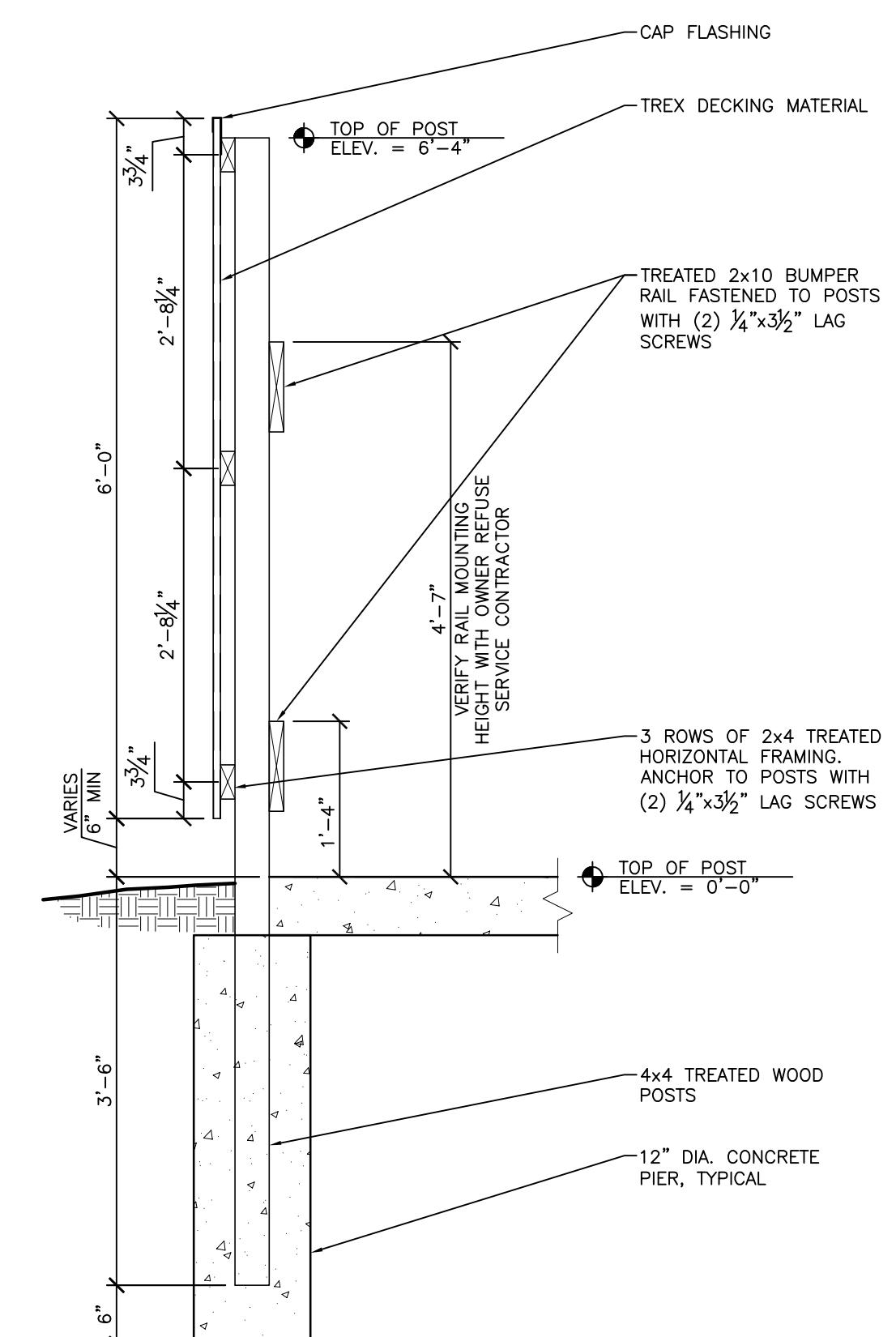
SHEET NUMBER

A101



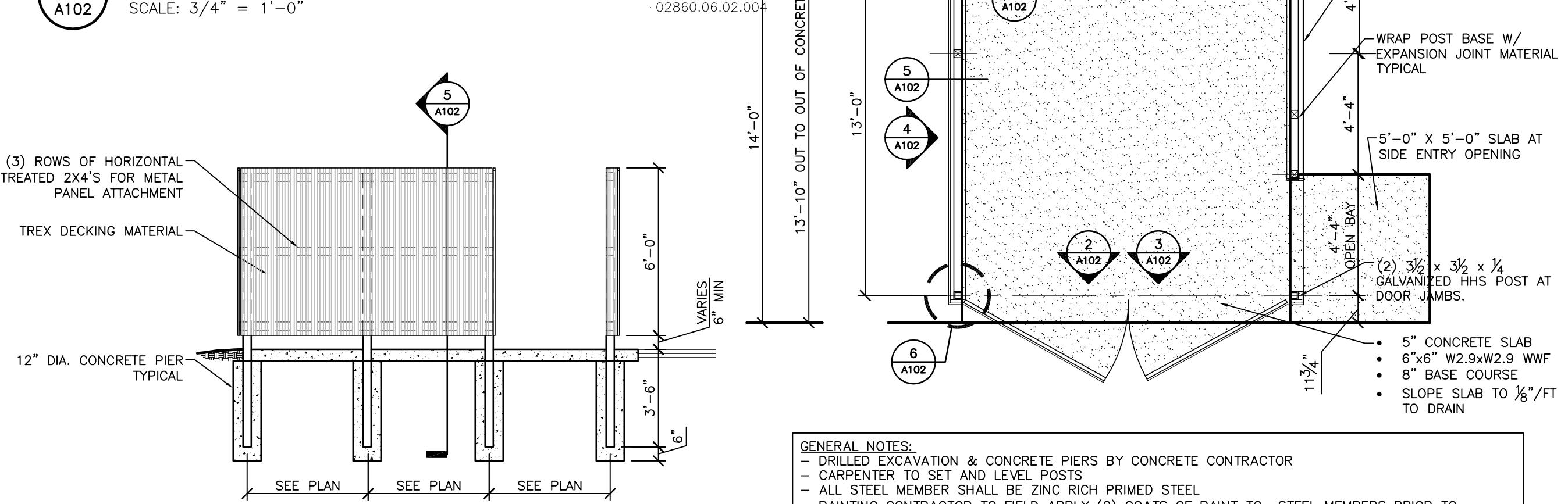
**DUMPSTER DOOR ELEVATION
INTERIOR MOUNTED LATCH**

3
A102
SCALE: 1/2" = 1'-0"
02860.06.02.008



2
A102
SCALE: 1/4" = 1'-0"
02860.06.02.002

DUMPSTER ENCLOSURE SECTION



4
A102
SCALE: 1/4" = 1'-0"
02860.06.02.003

DUMPSTER SIDE ELEVATION

1
A102
SCALE: 1/4" = 1'-0"
02860.06.02.001

DUMPSTER ENCLOSURE PLAN

STARION - MADISON
2430 FRAZIER AVE - PARCEL #071019410069
MADISON, WISCONSIN 53713

STARION FINANCIAL
333 NORTH 4TH STREET
BISMARCK, NORTH DAKOTA 58501

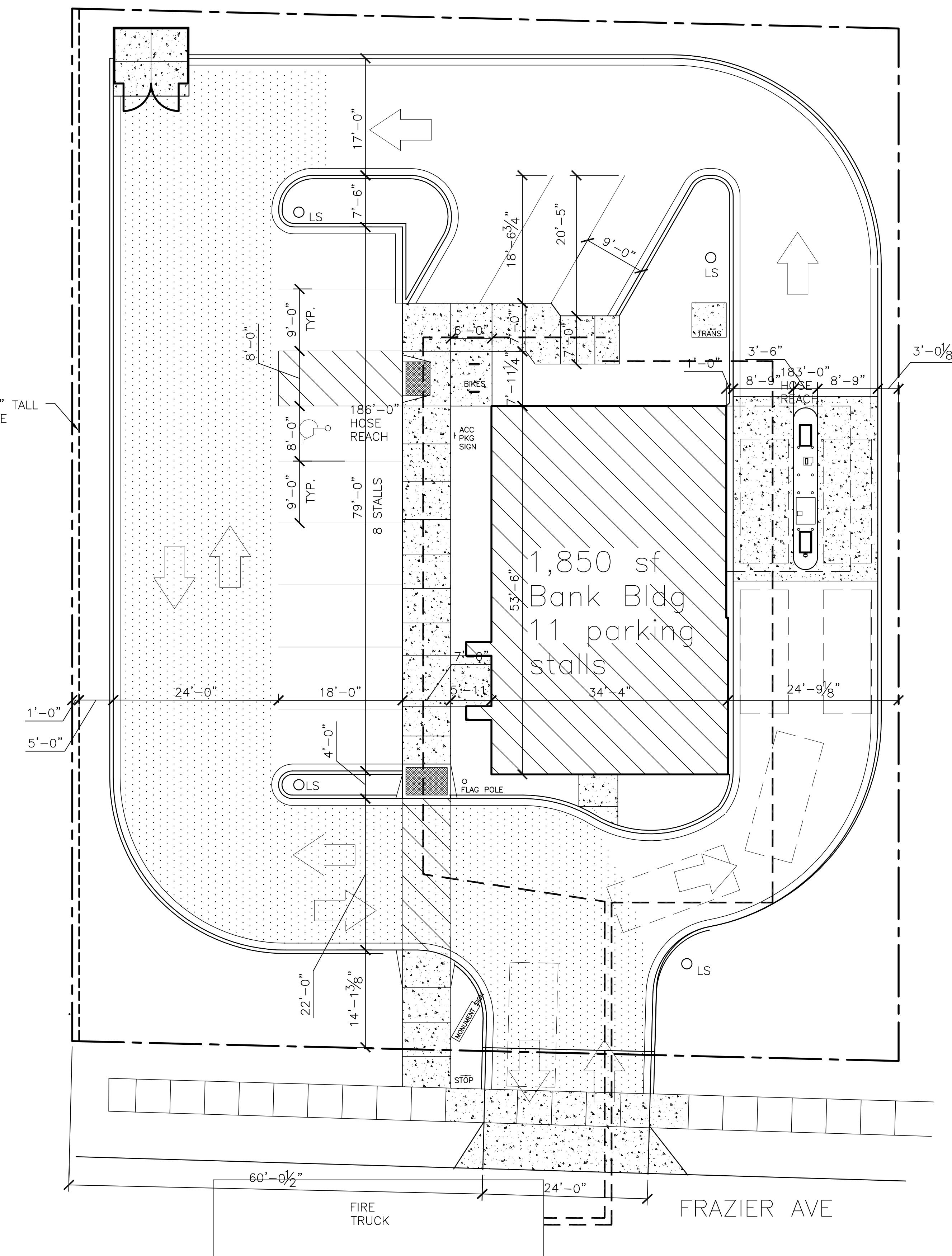
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 CONDITIONAL USE: 05-16-18
 REZONING: 05-16-18
 STAFF COMMENTS: 06-22-18
 STAFF COMMENTS: 08-01-18

RFI/SI DATE:
 Schematic Design Phase:
 This drawing indicates the scale and relationship of the project components.
 This drawing is not for construction.

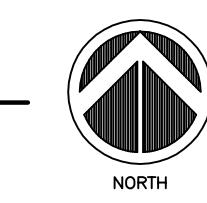
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PROJECT #: 20180130
SHEET NUMBER

A102



1 FIRE ACCESS PLAN
A103 SCALE: 1" = 40'-0"



A diagram of a protractor. The outer scale is marked from 0' to 20' in increments of 2'. The inner scale is marked from 0" to 60" in increments of 10". A central vertical line is labeled '0' at the top. A horizontal line extends to the right, labeled '10'' at the end. A second horizontal line extends further to the right, labeled '10' - 0" at the end. A dashed line extends from the 10' mark to the 10" mark, forming a right angle with the 10' line.

ISSUE DATES:
UDC INITIAL/FINAL: 05-16-18
CONDITIONAL USE: 05-16-18
REZONING: 05-16-18
STAFF COMMENTS: 06-22-18
STAFF COMMENTS: 06-21-18

REVOLUTUS

Schematic Design Phase:

This drawing indicates the scale and relationship of the project components.

*This drawing is **not for** construction.*

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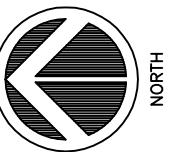
PROJECT #:	20180130
SHEET NUMBER	

A103



1 FIRST FLOOR PLAN
A201

SCALE: 1/4" = 1'-0"



ISSUE DATES:
UDC INITIAL/FINAL: 05-16-18
CONDITIONAL USE: 05-16-18
REZONING: 05-16-18
STAFF COMMENTS: 06-22-18
STAFF COMMENTS: 08-01-18

RFI/SI DATE:

Schematic Design Phase:
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This drawing is not for construction.

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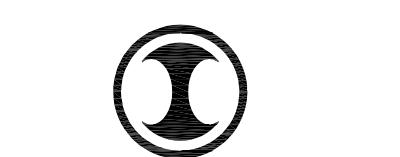
PROJECT #: 20180130
SHEET NUMBER

A201

901 Deming Way // Madison, WI 53717
Ph: 608.664.3500 // Fx: 608.664.3535
iconicacreates.com

STARION - MADISON
2430 FRAZIER AVE - PARCEL #071019410069
MADISON, WISCONSIN 53713

STARION FINANCIAL
333 NORTH 4TH STREET
BISMARCK, NORTH DAKOTA 58501



ICONICA
True Design-Build

901 Deming Way // Madison, WI 53717
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ISSUE DATES:
UDC INITIAL/FINAL: 05-16-18
CONDITIONAL USE: 05-16-18
REZONING: 05-16-18
STAFF COMMENTS: 06-22-18
STAFF COMMENTS: 08-01-18

RFI/SI DATE:

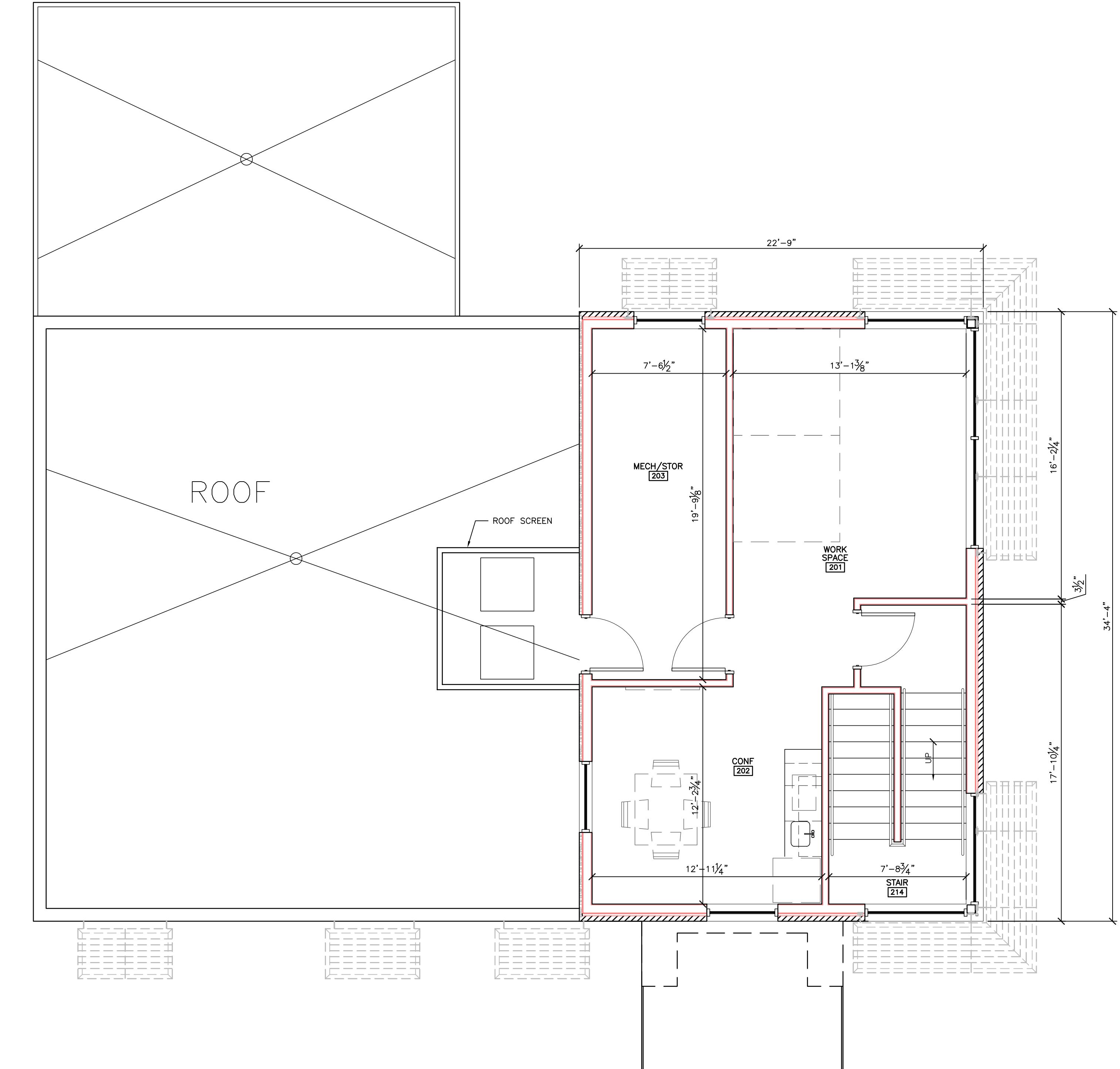
Schematic Design Phase:
*This drawing indicates the scale and relationship of the project components.
This drawing is not for construction.*

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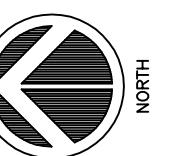
PROJECT #: 20180130
SHEET NUMBER

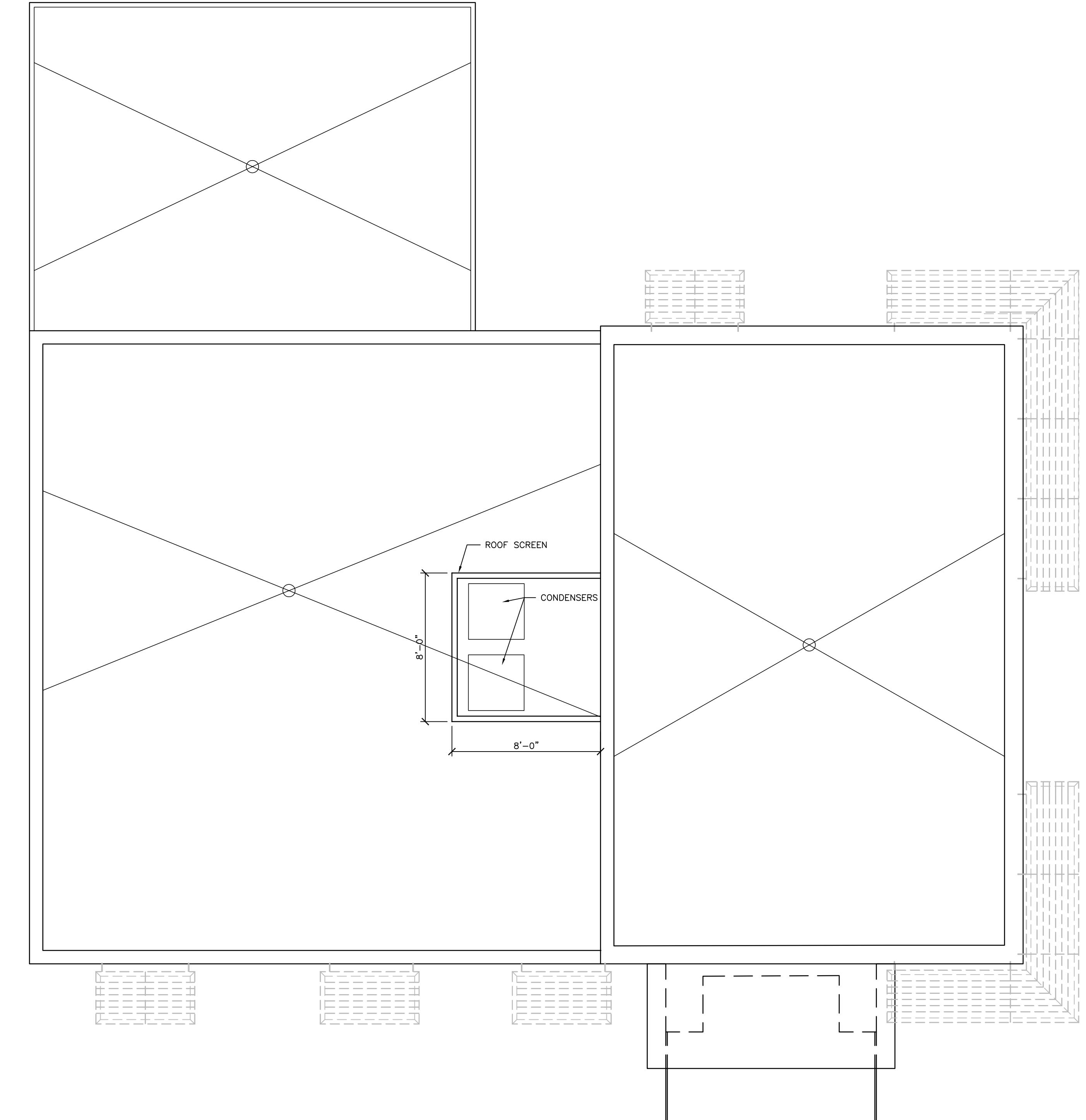
A202

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1
A202
SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"





1 ROOF PLAN
A203 SCALE: 1/4" = 1'-0"



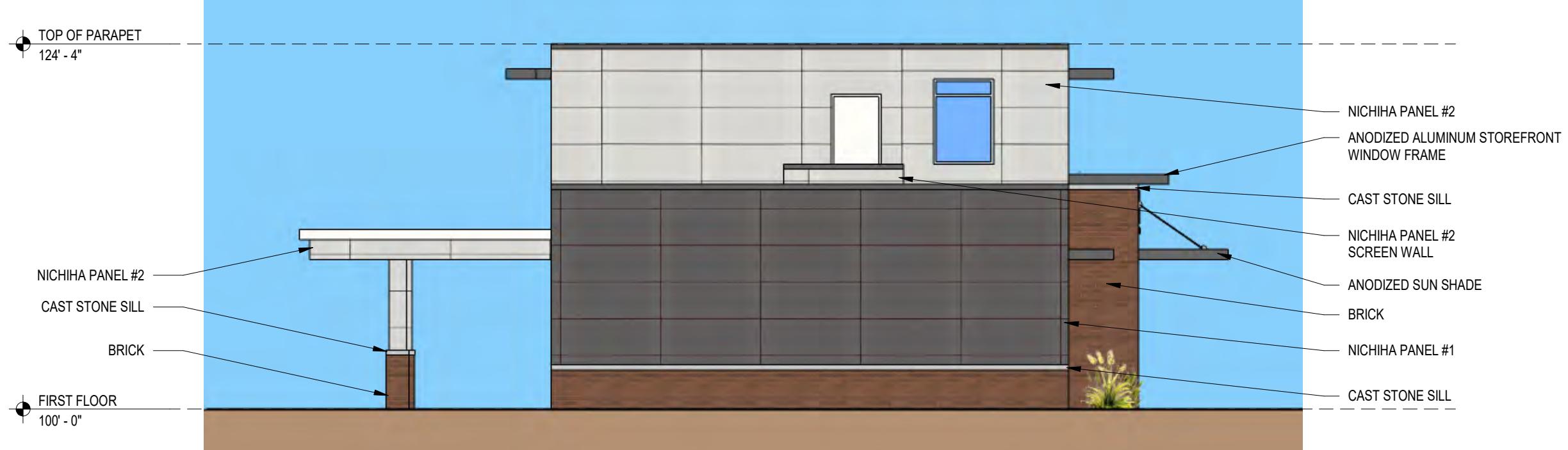
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PROJECT #: 20180130 SHEET NUMBER

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PROJECT #: 20180130
SHEET NUMBER



1
WEST ELEVATION
A300 1/8" = 1'-0"



2
NORTH ELEVATION
A300 1/8" = 1'-0"

STARION MADISON

08/01/18



1 EAST ELEVATION

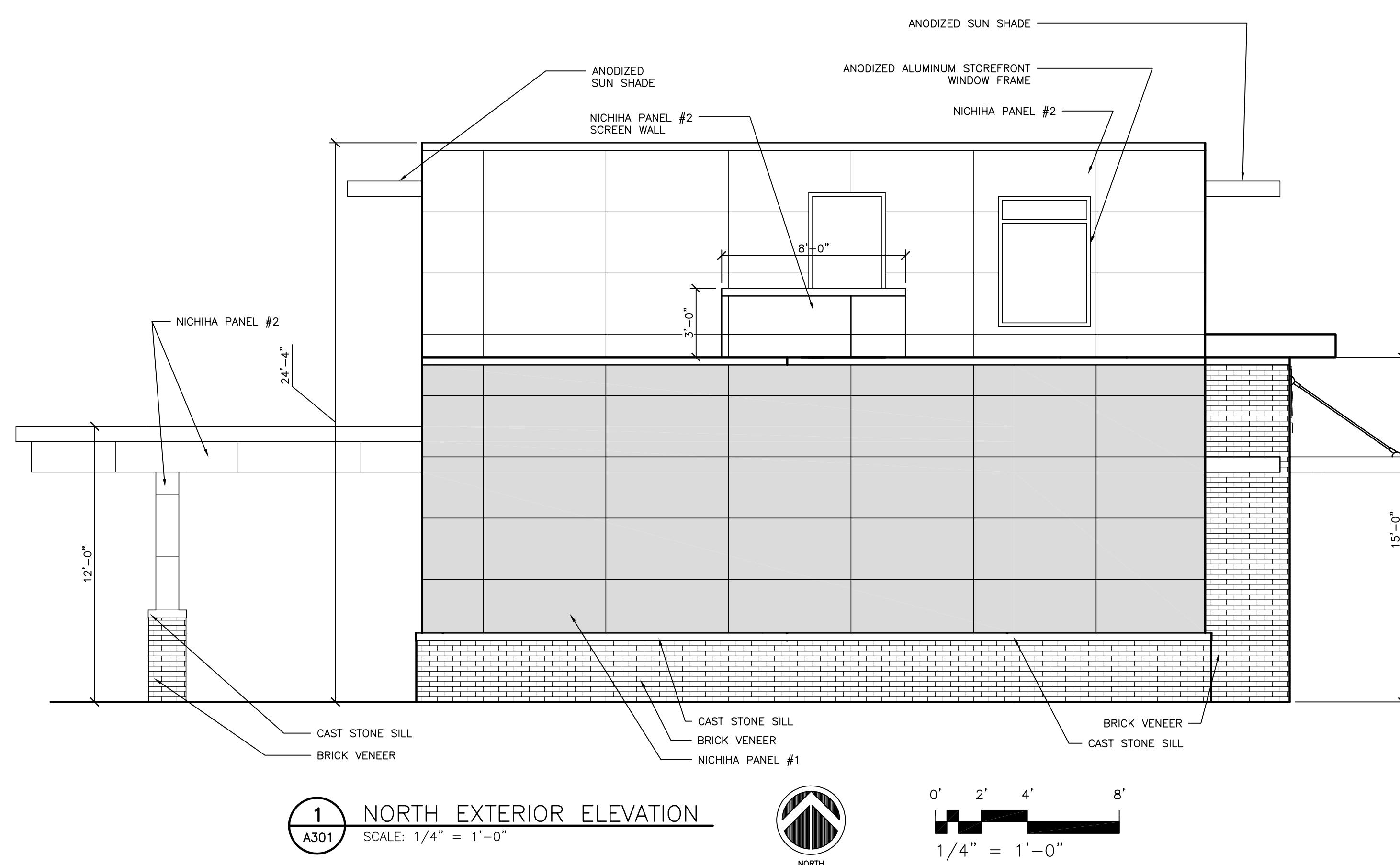
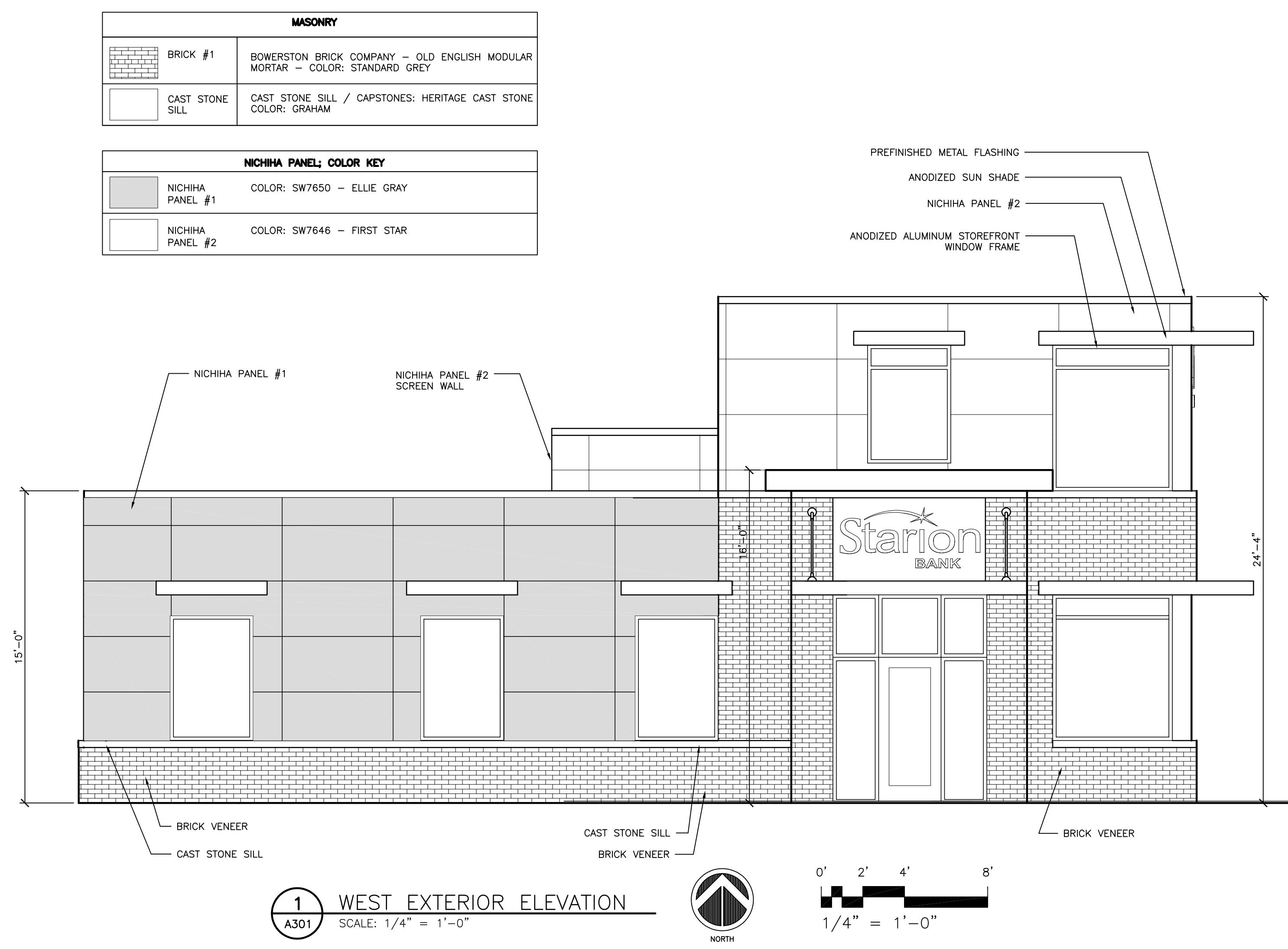
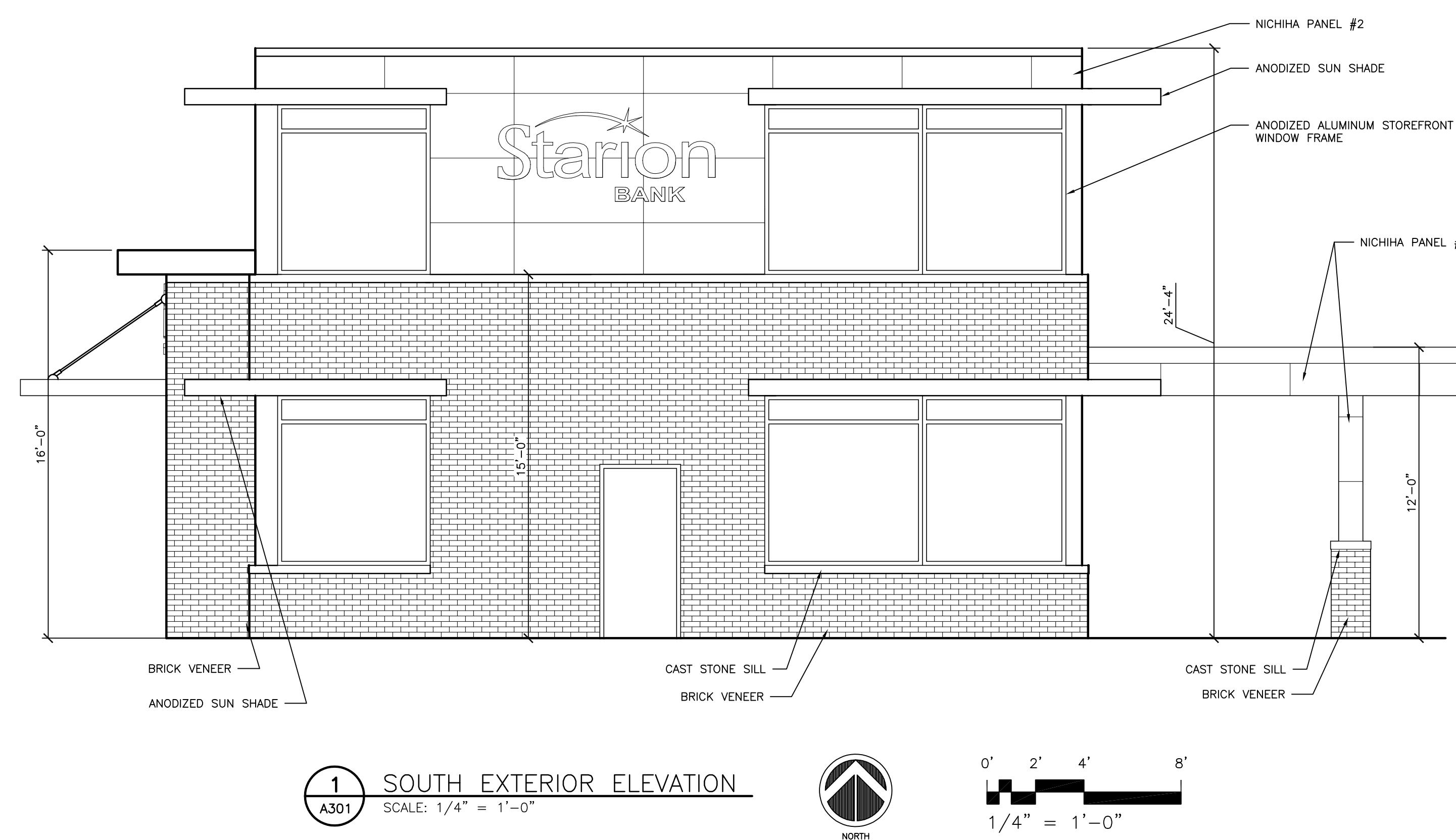
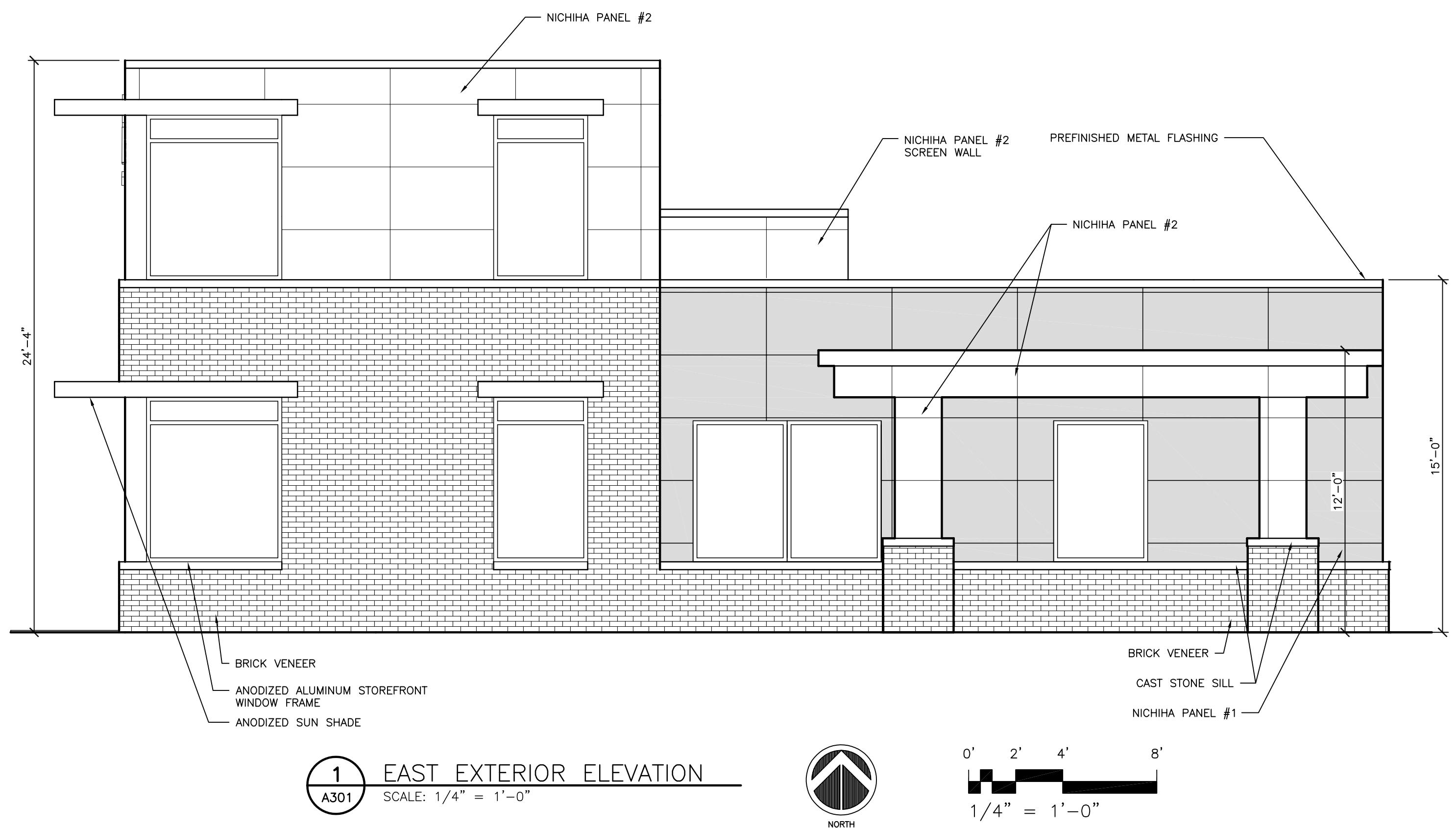
A301 1/8" = 1'-0"



2 SOUTH ELEVATION

A301 1/8" = 1'-0"

CONCEPT ELEVATIONS



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Sheet Number

A302

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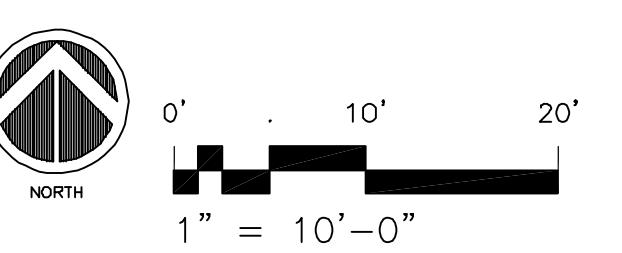
STATISTICS					
DESCRIPTION	AVG	MAX	MIN	MAX/MIN	AVG/MIN
DRIVE CANOPY	13.3 FC	20.3 FC	5.5 FC	3.7:1	2.4:1
PARKING LOT	4.8 FC	15.4 FC	1.6 FC	9.6:1	3.0:1
EAST LOT	0.9 FC	1.8 FC	0.1 FC	18.0:1	9.0:1
NORTH LOT	0.7 FC	2.0 FC	0.1 FC	20.0:1	7.0:1
WEST LOT	0.6 FC	1.2 FC	0.1 FC	12.0:1	6.0:1

LIGHT FIXTURE SCHEDULE							
ID	Description	Manufacturer	Model #	Voltage	Lamps	Mounting	Remarks
C	WALL MOUNTED EXTERIOR LIGHT	LITHONIA LIGHTING (ACUITY BRANDS)	DSXW1 LED 20C 700 40K T3S	MVOLT	LED (INCLUDED)	SURFACE	
D	RECESSED CAN LIGHT	GOTHAM LIGHTING (ACUITY BRANDS)	EVO 40/15 6AR MD LD	MVOLT	LED (INCLUDED)	RECESSED	
F	SITE POLE LIGHT 20'	LITHONIA LIGHTING (ACUITY BRANDS)	DSX2 LED P2 40K T3M	MVOLT	LED (INCLUDED)	RECESSED	
G	SITE POLE LIGHT 20'	LITHONIA LIGHTING (ACUITY BRANDS)	DSX2 LED P2 40K T5M	MVOLT	LED (INCLUDED)	RECESSED	

1
E100

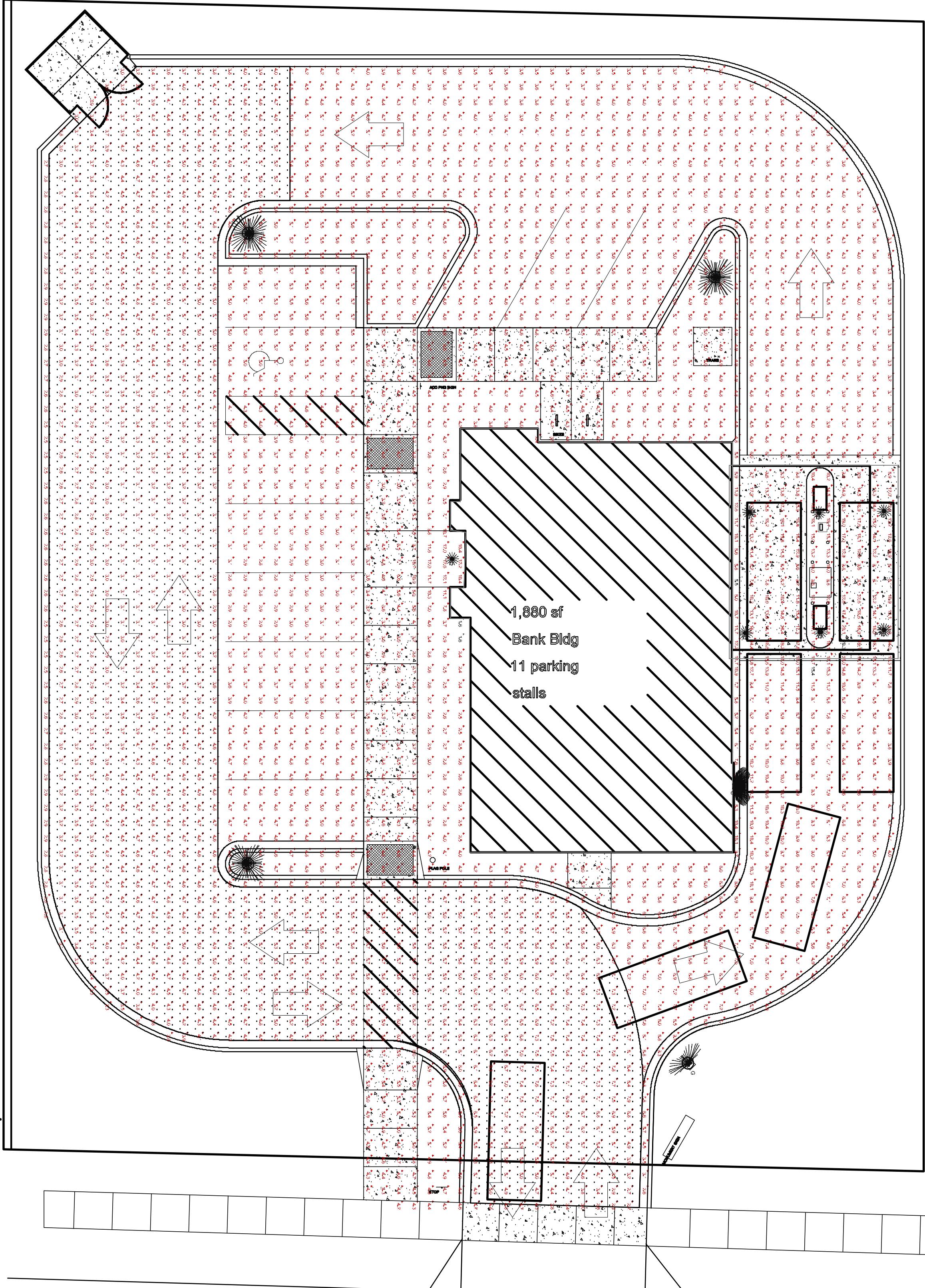
PHOTOMETRICS PLAN — BUSINESS

SCALE: 1" = 40'-0"



0' 10' 20'

1" = 10'-0"



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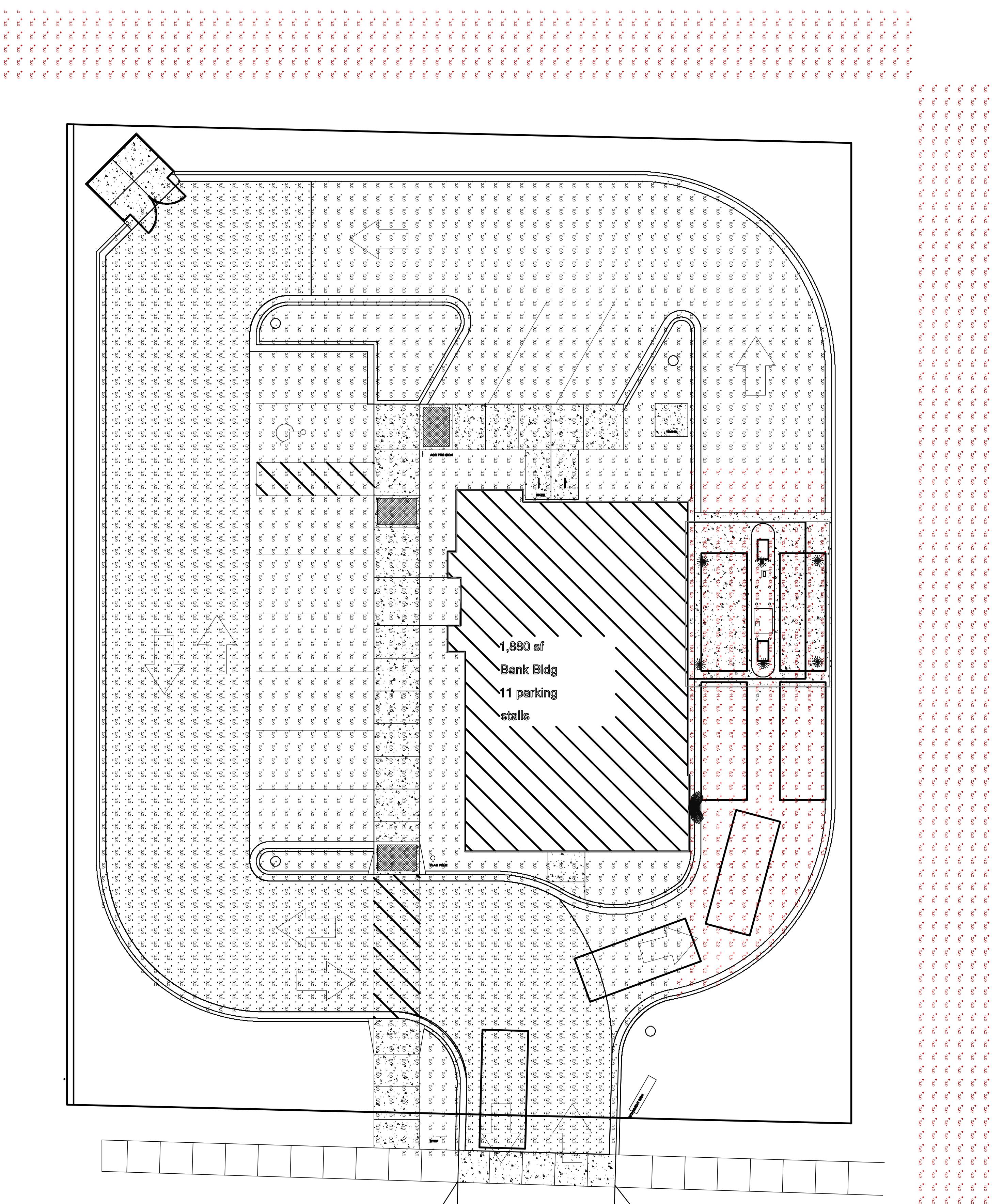
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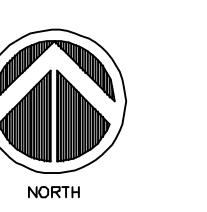
STATISTICS					
DESCRIPTION	AVG	MAX	MIN	MAX/MIN	AVG/MIN
DRIVE CANOPY	11.0 FC	17.7 FC	5.3 FC	3.3:1	2.1:1
PARKING LOT	0.4 FC	12.5 FC	0.0 FC	N/A	N/A
EAST LOT	0.0 FC	0.0 FC	0.0 FC	N/A	N/A
NORTH LOT	0.0 FC	0.0 FC	0.0 FC	N/A	N/A

LIGHT FIXTURE SCHEDULE							
ID	Description	Manufacturer	Model #	Voltage	Lamps	Mounting	Remarks
C	WALL MOUNTED EXTERIOR LIGHT	LITHONIA LIGHTING (ACUITY BRANDS)	DSXW1 LED 20C 700 40K T3S	MVOLT	LED (INCLUDED)	SURFACE	
D	RECESSED CAN LIGHT	GOTHAM LIGHTING (ACUITY BRANDS)	EVO 40/15 6AR MD LD	MVOLT	LED (INCLUDED)	RECESSED	

1
E101

PHOTOMETRICS PLAN - NIGHT

SCALE: 1" = 10'-0"



0'
10'
20'
1" = 10'-0"

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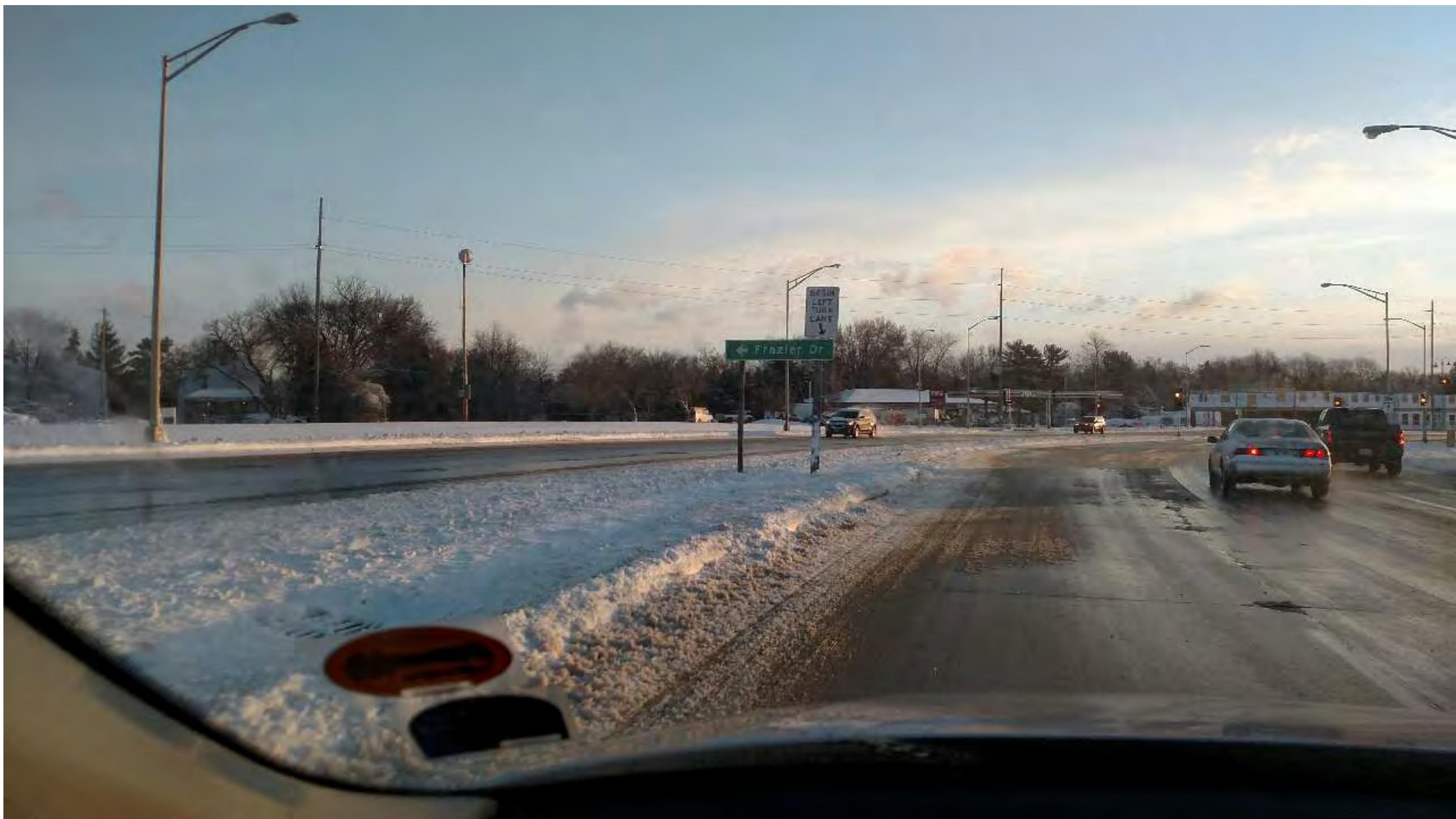
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View from Broadway as approaching from south

Starion Bank

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Kwik Trip (PDQ) to the east of site



House on western property line



Housing – further to the west



Site looking north from Frazier Street

Starion Bank

 **ICONICA**



House on the western property line



Park to the North

Starion Bank

 **ICONICA**



Kwik Trip on east side of Site

Starion Bank

 **ICONICA**



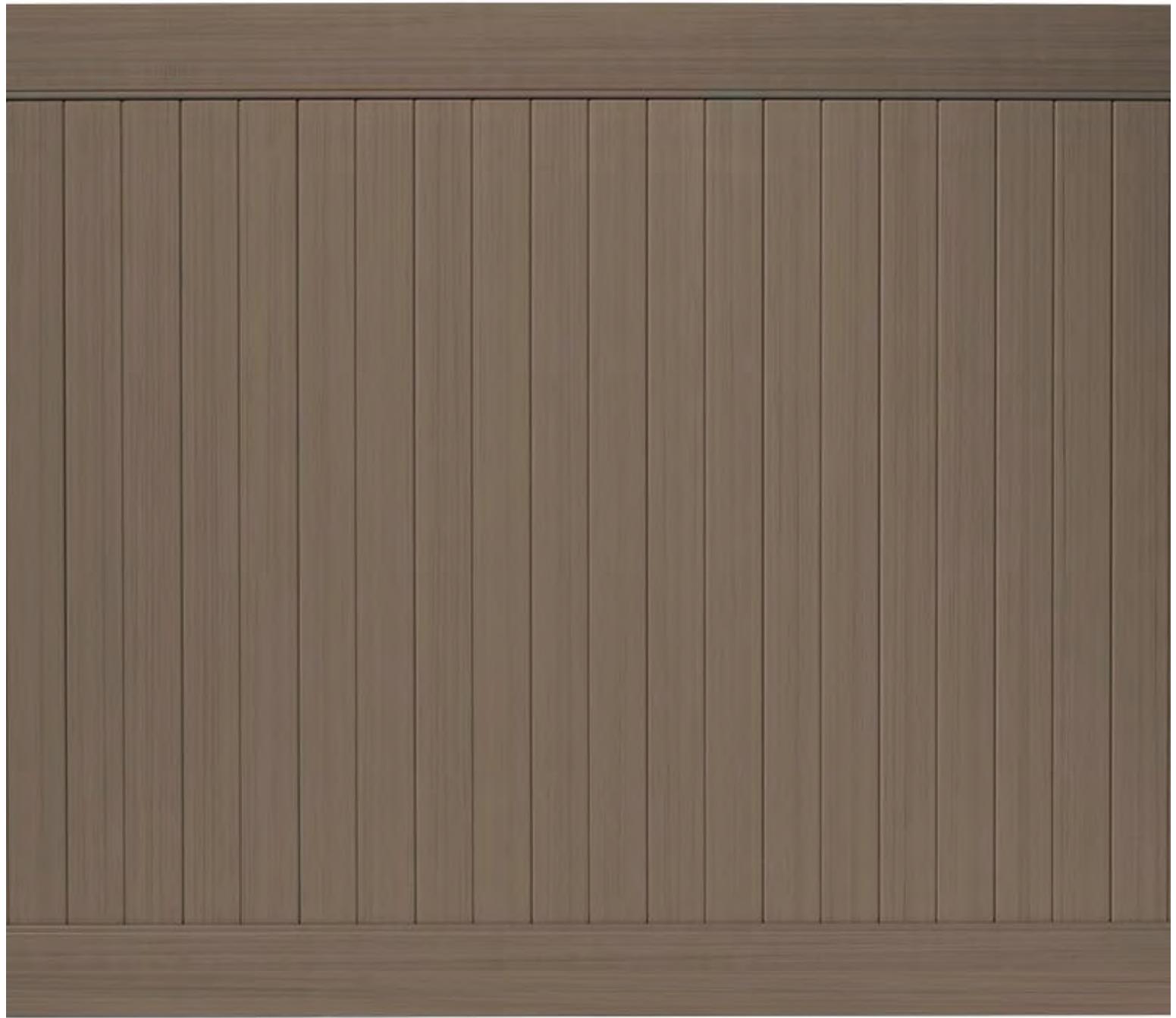
View from site looking south, standing at north side of site

Starion Bank

 **ICONICA**



View from site looking south



Starion Madison - Proposed vinyl fence - 8'-0" tall



July 18, 2018

Bob Feller
Architectural Director
Iconica
901 Deming Way
Madison, WI 53717

Dear Mr. Feller,

At your request I have today visited the proposed Starion Bank construction site at 2430 Frazier Avenue, Madison, WI to provide information on the trees and recommendations for preservation. You have provided a site plan document prepared by Vierbicher locating the tree lines of concern along the west and north lot lines. I have marked on that plan location of trees (A-K) discussed below:

A and B are both American elms (24" trunk diameter) with no current symptoms of Dutch elm disease. A, bending to the south and with limited crown, is suppressed by B. B is well formed with the classic vase-like elm shape and of the two would be the preferred for preservation if location permitted (the trunk is 12 ft. east of the lot line with the root zone extending much further). However, the species is highly vulnerable to the systemic fatal wilt fungus epidemic creating a high probability that this tree will become infected without regular and expensive prophylactic fungicide injections. A more logical approach is to remove these two elms prior to construction and plant a disease resistant elm in a location away from construction with adequate root growing space for survival.

C is an upright, healthy red cedar (10" trunk diameter) located on the lot line. Assuming the neighbors have no objection it could be saved during the removal of the buckthorn and other designated trees and incorporated into the landscape plan.

D is a black walnut (24" trunk diameter), well-formed with extensive crown spread and currently full of heavy green hull-encased nuts. Its location on this smaller commercial lot would make preservation of sufficient root zone among the concrete and asphalt almost impossible plus the drop of heavy annual nut crop would create problems for cars passing beneath.

E and F are, respectively, a boxelder (16" trunk diameter) leaning over the neighbor's house and a vine-covered ash (12" trunk diameter) subject to Emerald

Ash Borer. I recommend both be removed prior to construction and replaced by better species in the landscape plan.

G is a recently planted Moonglow pear sapling. It is dead.

H is an apple (12" trunk diameter) on the north lot line with extensive trunk decay and high probability of toppling over. I recommend removal.

I is a multi-stem silver maple (16" trunk diameter) located adjacent to the chain link fence. If one was intent upon preserving even marginal green space along this back lot line, one could remove for safety just the large stem reaching to the south. Be aware however that the remaining clustered stems on this maple will overtime as they grow larger and longer have an increasing probability to split apart. Any replacement trees in the landscape plan should not include this species and furthermore should be tolerant of road salt that inevitably will be used on the bank driveways and parking lot.

J is a hackberry (6" trunk diameter) growing along the fence. As currently designed the planting space preserved along this north lot line is sufficient for the tree to continue to grow and be incorporated into the landscape plan.

K is boxelder (10" trunk diameter) with a co-dominant stem structure highly subject to splitting. I strongly recommend removal.

L is a native cherry (12" trunk diameter) with straight single stem growing close to the existing fence. There is sufficient root space for survival. I recommend preservation with care during the removal of the understory plants to avoid soil and root disturbance. Please be sure the machine operators are well informed on which trees are designated for preservation, do not dig below existing grades or add additional soil. Tree protection fencing may be required to avoid unintended damage.

Photos attached to illustrate my comments.

1. view of the east tree line
2. view of the north tree line
3. cedar C
4. elms A and B
5. walnut D and ash F
6. boxelder E
7. pear G
8. apple H
9. maple I
10. hackberry J
11. boxelder K
12. cherry L

Respectfully submitted for Allison Tree, LLC,

Richard Bruce Allison, MS, PhD
ISA Board Certified Master Arborist



Re: Starion Bank proposed for 2430 Frazier Ave, Madison, WI

This letter is to document that a conversation occurred between Bob Feller, of Iconica, and Josh Lavik, Head of the Neighborhood Group, regarding the proposed new Starion Bank to be located at 2430 Frazier Ave. The initial conversation occurred after the March 22 DAT meeting and subsequent conversations have occurred since. Additionally, initial designs have been shared via email.

Sincerely,

Robert Feller
Architectural Director
Iconica



Photo 3

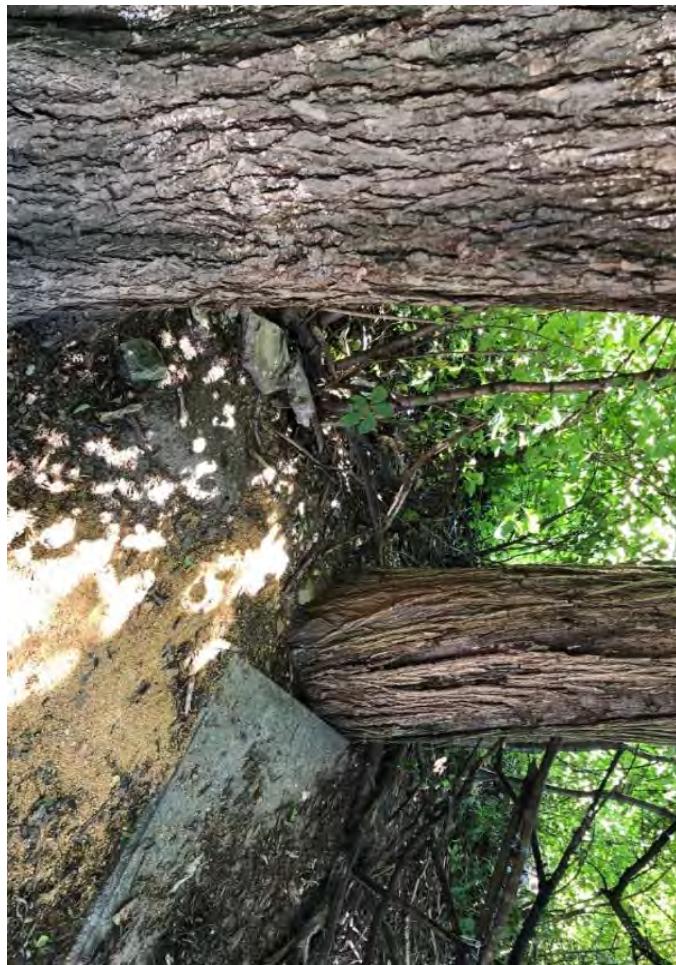


Photo 4

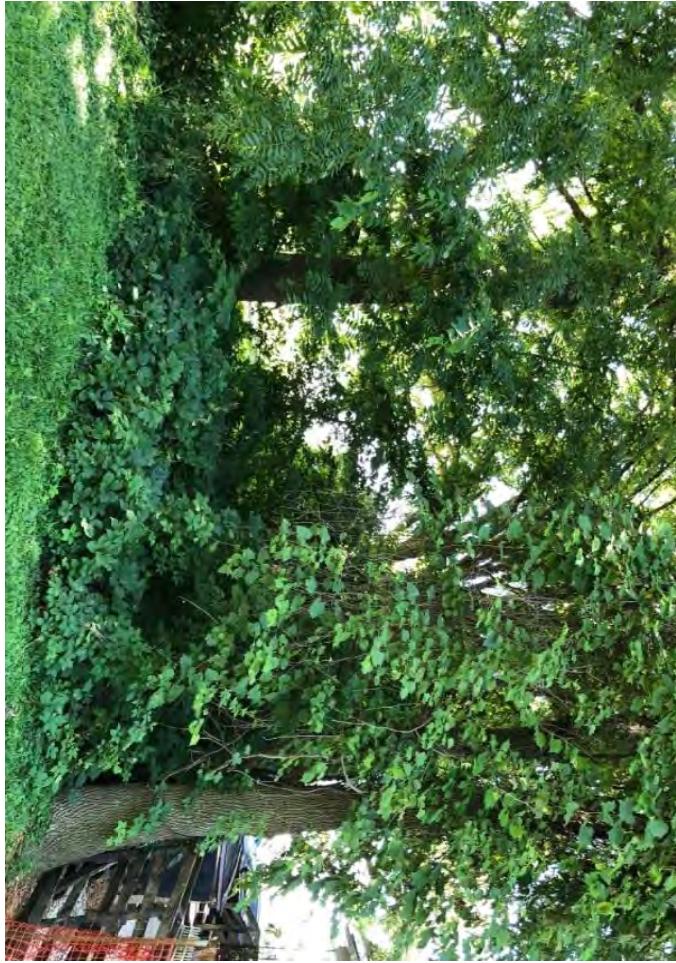


Photo 5

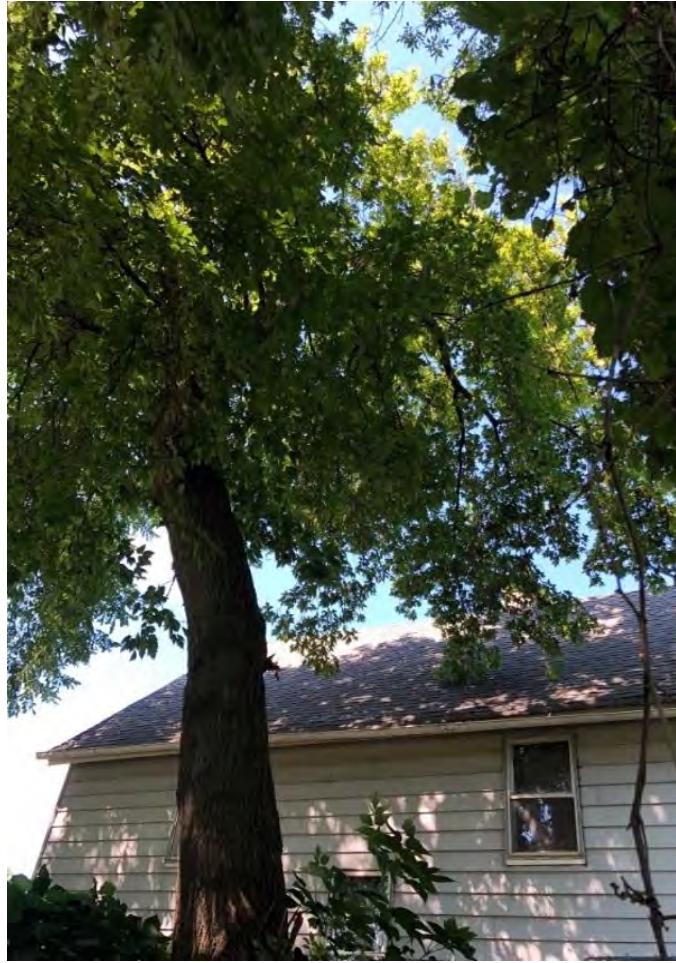


Photo 6



Photo 7



Photo 8



Photo 9

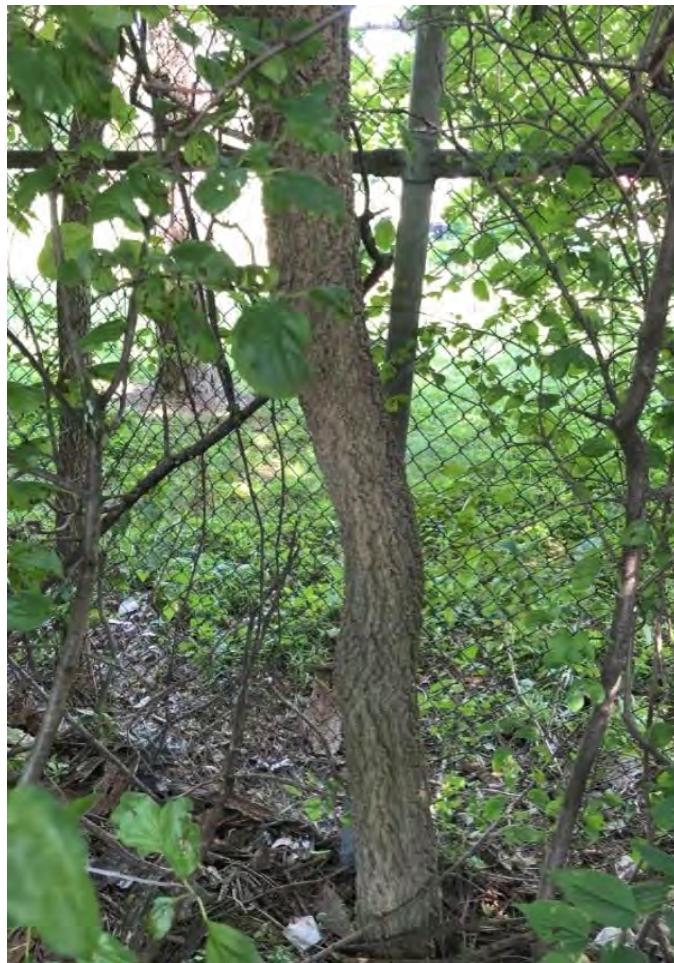


Photo 10



Photo 12



Photo 2



Photo 11



Photo 1