

PUD-SIP Zoning Text

Morningstar Dairy Redevelopment 1102 South Park Street

Legal Description: The lands subject to this planned unit development shall include Lot 1, Certified Survey Map No. _____, attached hereto.

Statement of Purpose: This zoning district is established to allow for the redevelopment of the former Morningstar Dairy in a manner compatible with the adopted South Madison Neighborhood Plan (Jan 2005), the Wingra Market Study and Conceptual Redevelopment Plan (March 2006) as determined by the City of Madison Plan Commission upon submittal and consideration of a proposed Land Use Application for PUD-SIP zoning.

Permitted Uses:

- Professional Offices,
- Medical and Dental Clinics,
- Educational facilities for professional or post secondary educational curricula, and
- Uses accessory to the permitted uses as listed above

Lot Area: As stated on the CSM, attached hereto:

Floor Area Ratio:

(Not applicable to the parking structure)

Maximum Floor Area Ratio (FAR) permitted shall be as shown on approved plans.

Maximum building height shall be as shown on approved plans.

Maximum height of the parking structure shall not exceed 35 feet (not counting roof and equipment penthouse structures for stair and elevator facilities)

Yard Requirements: Yard areas will be provided as shown on the approved plans.

Landscaping: Site landscaping will be provide as shown on the approved plans.

Accessory Off-Street Parking and Loading: Accessory off-street parking and loading will be provided as shown on approved plans.

Signage: signage will be allowed as provided on the approved plans.

Family Definition: No residential uses are permitted within this PUD district.

Alterations and Revisions: No alteration or revision of the planned unit development shall be permitted unless approved by the City Plan Commission, however, the Zoning Administrator may issue permits for minor alterations or additions which are approved by the Director of Planning and Development and the alderperson of the district and are compatible with the concept approved by the City Plan Commission.



STATION DATA

STATION	CHANGING STATION	CHANGING STATION	CHANGING STATION	CHANGING STATION	CHANGING STATION	CHANGING STATION	CHANGING STATION	CHANGING STATION	CHANGING STATION
0+00	0+00	0+00	0+00	0+00	0+00	0+00	0+00	0+00	0+00
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STATION DATA

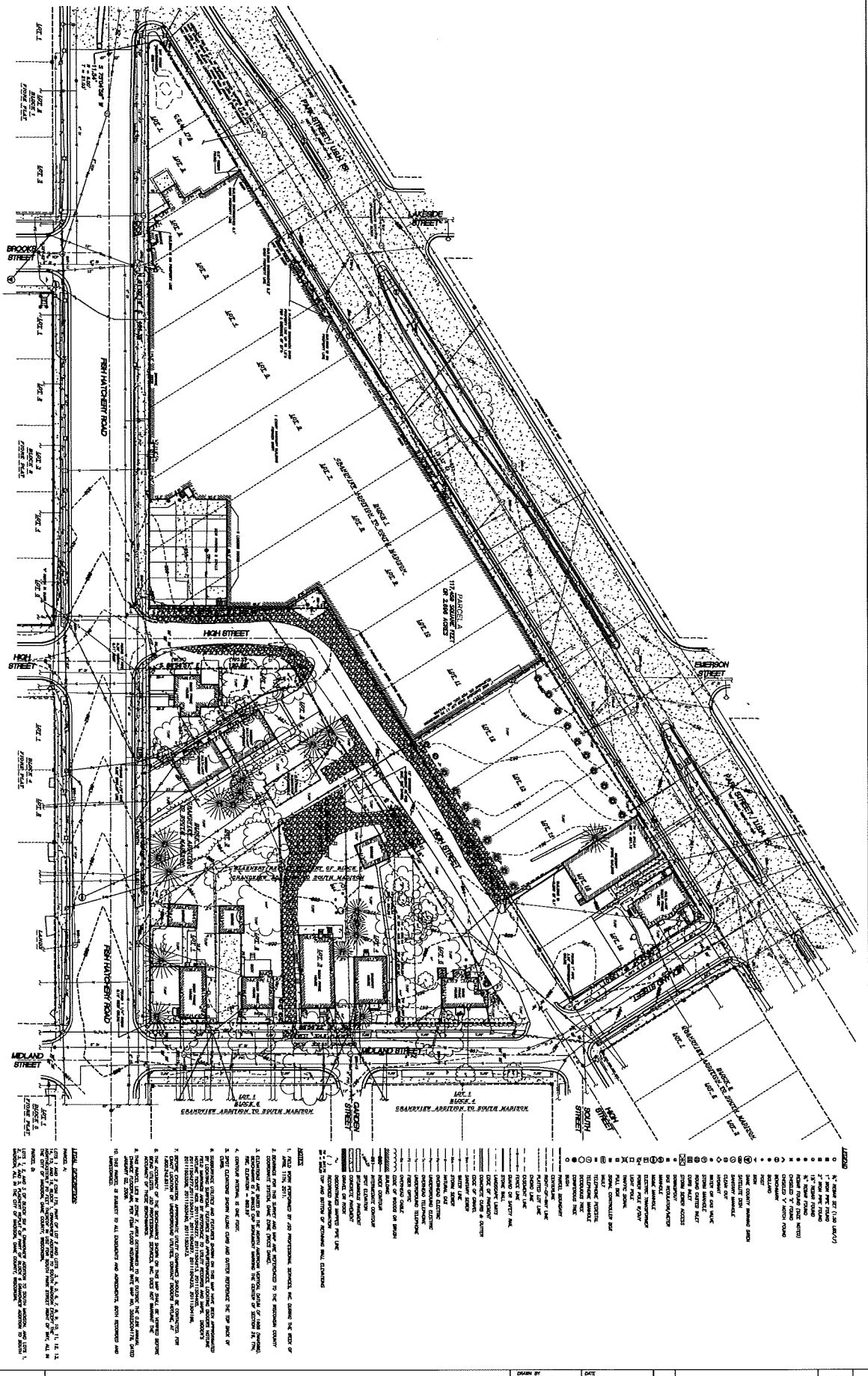
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REMARKS

REMARKS	REMARKS	REMARKS	REMARKS	REMARKS	REMARKS	REMARKS	REMARKS	REMARKS	REMARKS
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0+90	0+90	0+90	0+90	0+90	0+90	0+90	0+90	0+90	0+90
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LEGEND

- 1" CURVE OF 120' (1.20' RADIUS)
- 1" CURVE OF 150' (1.50' RADIUS)
- 1" CURVE OF 180' (1.80' RADIUS)
- 1" CURVE OF 210' (2.10' RADIUS)
- 1" CURVE OF 240' (2.40' RADIUS)
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EXISTING CONDITIONS SURVEY

LOTS 1 AND 2 CSM 175, PART OF LOT 2 AND LOTS 3 THROUGH 16, BLOCK 1 AND ALL OF LOTS 1 THROUGH 3, BLOCK 8, GRANDVIEW ADDITION TO SOUTH MADISON, LOTS 1 THROUGH 5, PLAENERT REPLAT OF PART OF BLOCK 8 GRANDVIEW ADDITION TO SOUTH MADISON. ALL LOCATED IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

DATE: 4-25-11
 DRAWN BY: JMS
 CHECKED BY: JK
 APPROVED BY: NPV
 DRAWING NO.: 2\2011\114427\Reg\11-4427-Excon.dwg

JSD Professional Services, Inc.
 Engineers • Surveyors • Planners
 161 KOPPING DRIVE, SUITE 101
 MADISON, WI 53704
 PHONE: (608) 263-3300
 FAX: (608) 263-3301
 WWW.JSDINC.COM

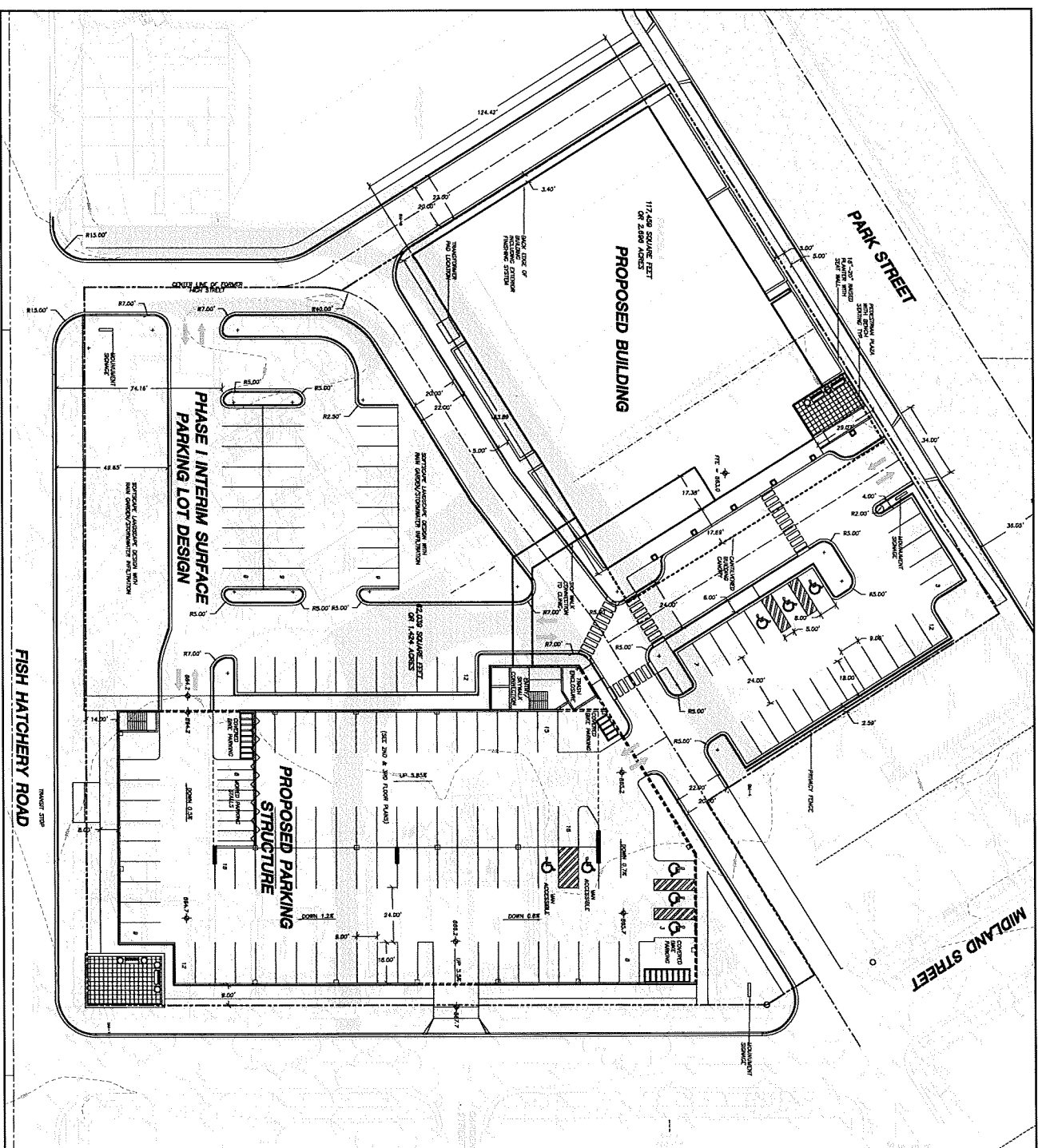
PARK STREET
MIDLAND STREET

PROPOSED BUILDING

PHASE I INTERIM SURFACE
PARKING LOT DESIGN

PROPOSED PARKING
STRUCTURE

FISH HATCHERY ROAD



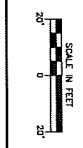
LEGEND (PROPOSED)

- GENERAL NOTES**
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON STANDARD SPECIFICATIONS FOR CONSTRUCTION.
 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON STANDARD SPECIFICATIONS FOR CONSTRUCTION.
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 10. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON STANDARD SPECIFICATIONS FOR CONSTRUCTION.

PARKING LOT PLAN SITE INFORMATION

SITE ADDRESS: 1102 SOUTH PARK STREET, MADISON, WI
 NUMBER OF BUILDING STORIES ABOVE GROUND: 4 STORIES
 TYPE OF CONSTRUCTION: N/A
 TOTAL SQUARE FEET OF BUILDING: 224,000
 TOTAL SQUARE FEET OF PARKING: N/A
 TYPE OF PARKING: N/A
 NUMBER OF PARKING SPACES: N/A
 TYPE OF PARKING: N/A
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- SITE PLAN NOTES**
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JSD Professional Services, Inc.
 1102 South Park Street, Suite 300
 Madison, WI 53704
 www.jdsinc.com

WINGRA CLINIC
 1102 SOUTH PARK ST.
 MADISON, WI 53704

PHOTOGRAPHY
 GIBROZZI COMPANIES

TOUR FIRM (OPTION)
 TOUR FIRM (OPTION) 254-41-001
 1102 South Park Street, Suite 300
 Madison, WI 53704

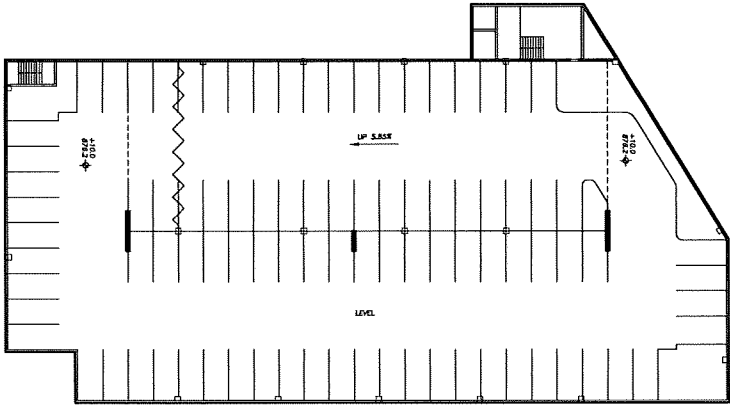
DATE
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SCALE
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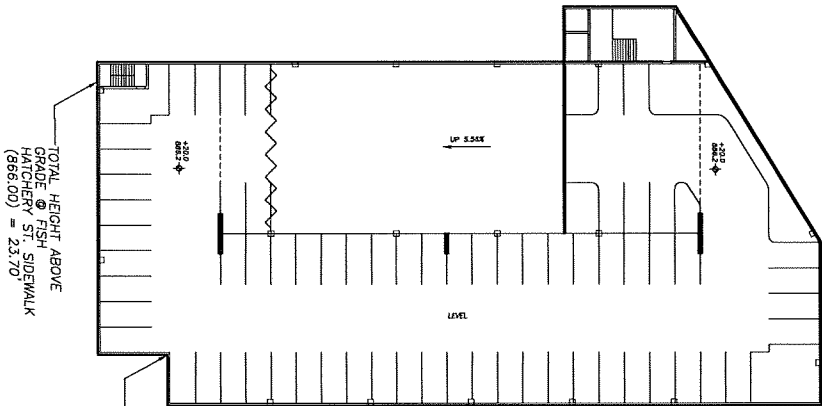
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11-14

2ND FLOOR - CITY OF MADISON CONCEPT - 92 STALLS
 FLOOR TO FLOOR HEIGHT = 10'-0"
 CLEAR HEIGHT = 7'-9"

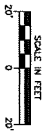


3RD FLOOR - CITY OF MADISON CONCEPT - 66 STALLS
 FLOOR TO FLOOR HEIGHT = 10'-0"
 CLEAR HEIGHT = 7'-9"



TOTAL HEIGHT ABOVE
 GRADE @ FISH
 HATCHERY ST. SIDEWALK
 (966.00) = 23.70'

TOTAL HEIGHT ABOVE
 GRADE @ HIGHLAND
 ST. SIDEWALK
 (967.12) = 22.58'



JSD Professional Services, Inc.
 Engineers • Architects • Planners
 1100 University Avenue
 Madison, WI 53706
 www.jsdinc.com

GHIDORZI COMPANIES
 1100 University Avenue
 Madison, WI 53706
 www.ghid.com

2150 STEWART AVE. SUITE 300
 MADISON, WI 53704

PROJECT:
 WINGRA CLINIC
 1102 SOUTH PARK ST.

DATE:
 11-14

SCALE:
 1/8" = 1'-0"

NO.	DATE	DESCRIPTION
1	11-14	ISSUED FOR PERMITTING
2	11-14	ISSUED FOR PERMITTING
3	11-14	ISSUED FOR PERMITTING
4	11-14	ISSUED FOR PERMITTING
5	11-14	ISSUED FOR PERMITTING
6	11-14	ISSUED FOR PERMITTING
7	11-14	ISSUED FOR PERMITTING
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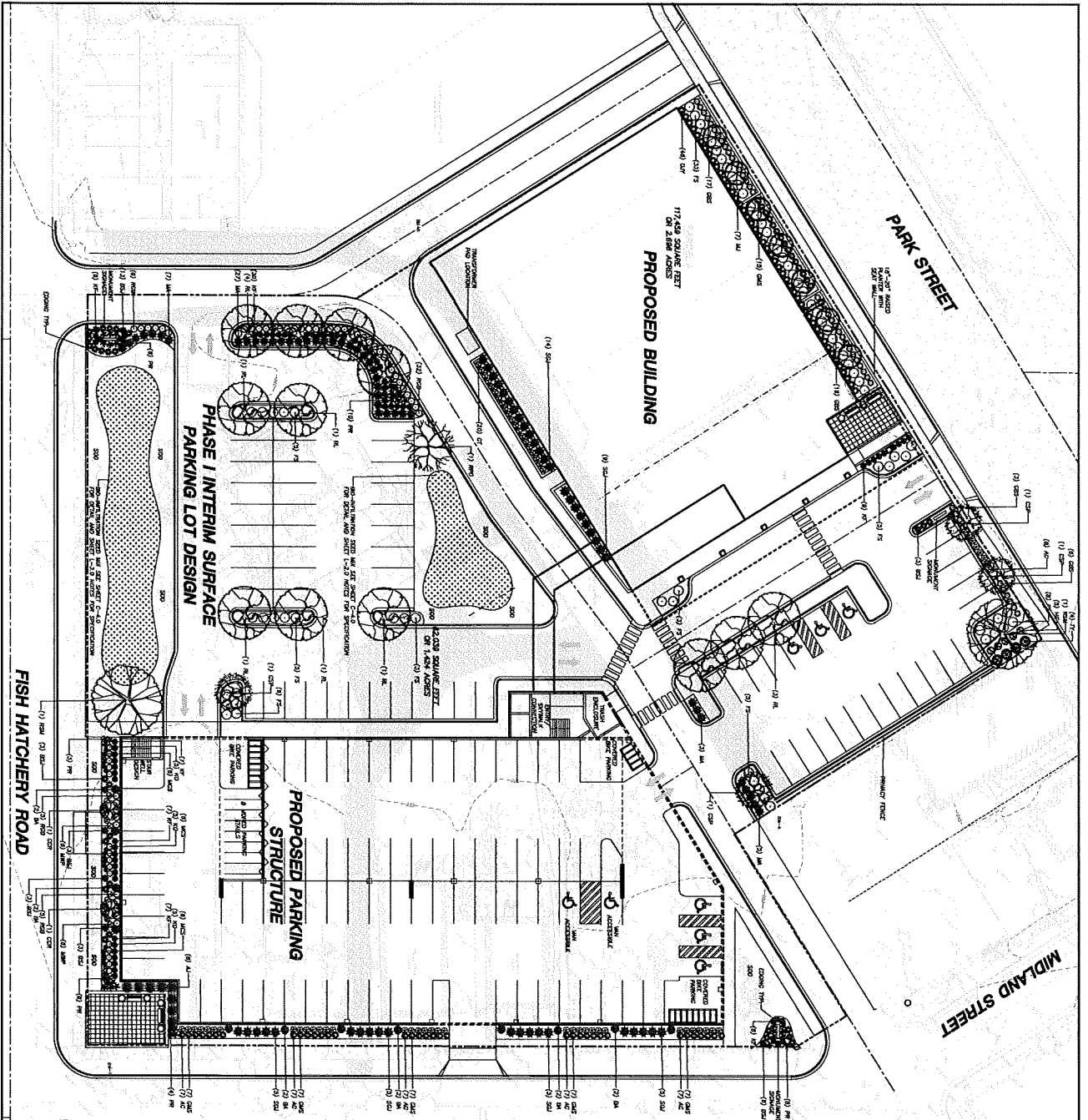
PROJECT TITLE:
 WINGRA CLINIC
 1102 SOUTH PARK ST.
 MADISON, WI 53704

CLIENT:
 WINGRA CLINIC
 1102 SOUTH PARK ST.
 MADISON, WI 53704

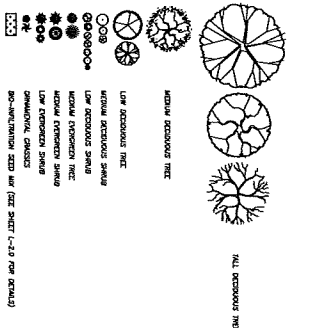
SCALE:
 1/8" = 1'-0"

DATE:
 11-14

PROJECT NO.:
 C-11.1



LEGEND (PROPOSED)
PROPERTY LINE



GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF JACKSON, MISSISSIPPI, ZONING ORDINANCES AND REGULATIONS.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF JACKSON, MISSISSIPPI, PLANNING AND ZONING DEPARTMENT'S STANDARDS FOR LANDSCAPE ARCHITECTURE.
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF JACKSON, MISSISSIPPI, PLANNING AND ZONING DEPARTMENT'S STANDARDS FOR LANDSCAPE ARCHITECTURE.
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6. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF JACKSON, MISSISSIPPI, PLANNING AND ZONING DEPARTMENT'S STANDARDS FOR LANDSCAPE ARCHITECTURE.

PARKING LOT PLAN SITE INFORMATION

PROJECT ADDRESS: 1102 SOUTH PARK STREET, JACKSON, MS	PROJECT NUMBER: 1102-01
CLIENT: WINGRA CLINIC	DATE: 11/13/14
DESIGNER: GHIDORZI COMPANIES	SCALE: 1/4" = 1'-0"
PROJECT DESCRIPTION: LANDSCAPE ARCHITECTURE	PROJECT LOCATION: 1102 SOUTH PARK STREET, JACKSON, MS
PROJECT AREA: 2,888 SQ. FT.	PROJECT PERMIT NUMBER: 1102-01
PROJECT AREA: 2,230 SQ. FT.	PROJECT PERMIT NUMBER: 1102-01
PROJECT AREA: 1,400 SQ. FT.	PROJECT PERMIT NUMBER: 1102-01

LANDSCAPE PLANT LIST

PLANT NAME	QUANTITY	PLANT SIZE	PLANT SPECIES
LOW DECIDUOUS TREE	10	12-18"	SPYDER SPIDER
MEDIUM DECIDUOUS TREE	5	18-24"	SPYDER SPIDER
TALL DECIDUOUS TREE	5	24-30"	SPYDER SPIDER
LOW DECIDUOUS SHRUB	20	12-18"	SPYDER SPIDER
MEDIUM DECIDUOUS SHRUB	10	18-24"	SPYDER SPIDER
TALL DECIDUOUS SHRUB	5	24-30"	SPYDER SPIDER

JSD Landscape Architecture, Inc.
 2100 STEWART AVE, SUITE 300
 WATKINS, MISSISSIPPI 39250
 WWW.JSDLANDSCAPE.COM
 PHONE: 601.938.8888
 FAX: 601.938.8888

GHIDORZI COMPANIES
 2100 STEWART AVE, SUITE 300
 WATKINS, MISSISSIPPI 39250
 WWW.GHIDORZI.COM
 PHONE: 601.938.8888
 FAX: 601.938.8888

WINGRA CLINIC
 1102 SOUTH PARK ST.
 JACKSON, MISSISSIPPI 39201
 PHONE: 601.938.8888
 FAX: 601.938.8888

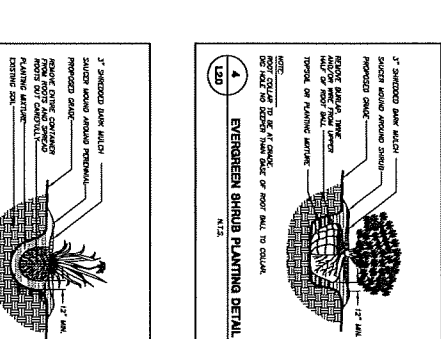
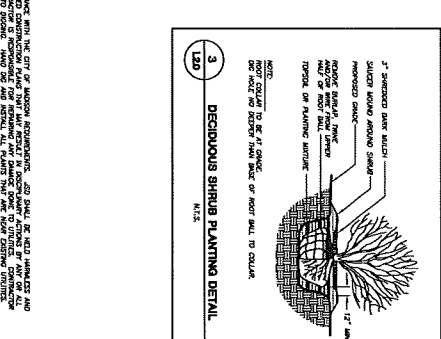
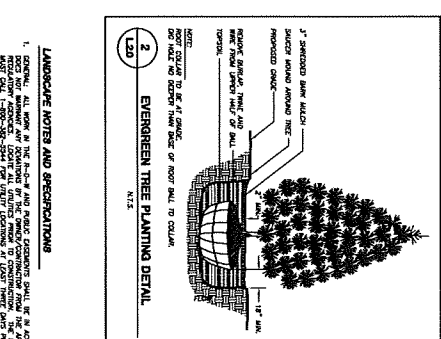
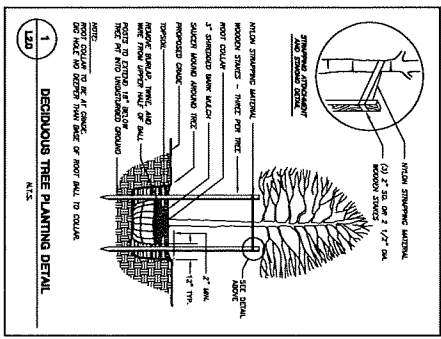
SCALE: 1/4" = 1'-0"

DATE: 11/13/14

DRAWN BY: JSD

CHECKED BY: JSD

APPROVED BY: JSD



- LANDSCAPE NOTES AND SPECIFICATIONS**
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF WASHINGTON AND THE DISTRICT OF COLUMBIA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF WASHINGTON AND THE DISTRICT OF COLUMBIA.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF WASHINGTON AND THE DISTRICT OF COLUMBIA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF WASHINGTON AND THE DISTRICT OF COLUMBIA.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF WASHINGTON AND THE DISTRICT OF COLUMBIA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF WASHINGTON AND THE DISTRICT OF COLUMBIA.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF WASHINGTON AND THE DISTRICT OF COLUMBIA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF WASHINGTON AND THE DISTRICT OF COLUMBIA.
 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF WASHINGTON AND THE DISTRICT OF COLUMBIA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF WASHINGTON AND THE DISTRICT OF COLUMBIA.

LANDSCAPE UNDERSHEET

PROJECT: WINGRA CLINIC
 ADDRESS: 1102 SOUTH PARK ST.
 WASHINGTON, DC 20004

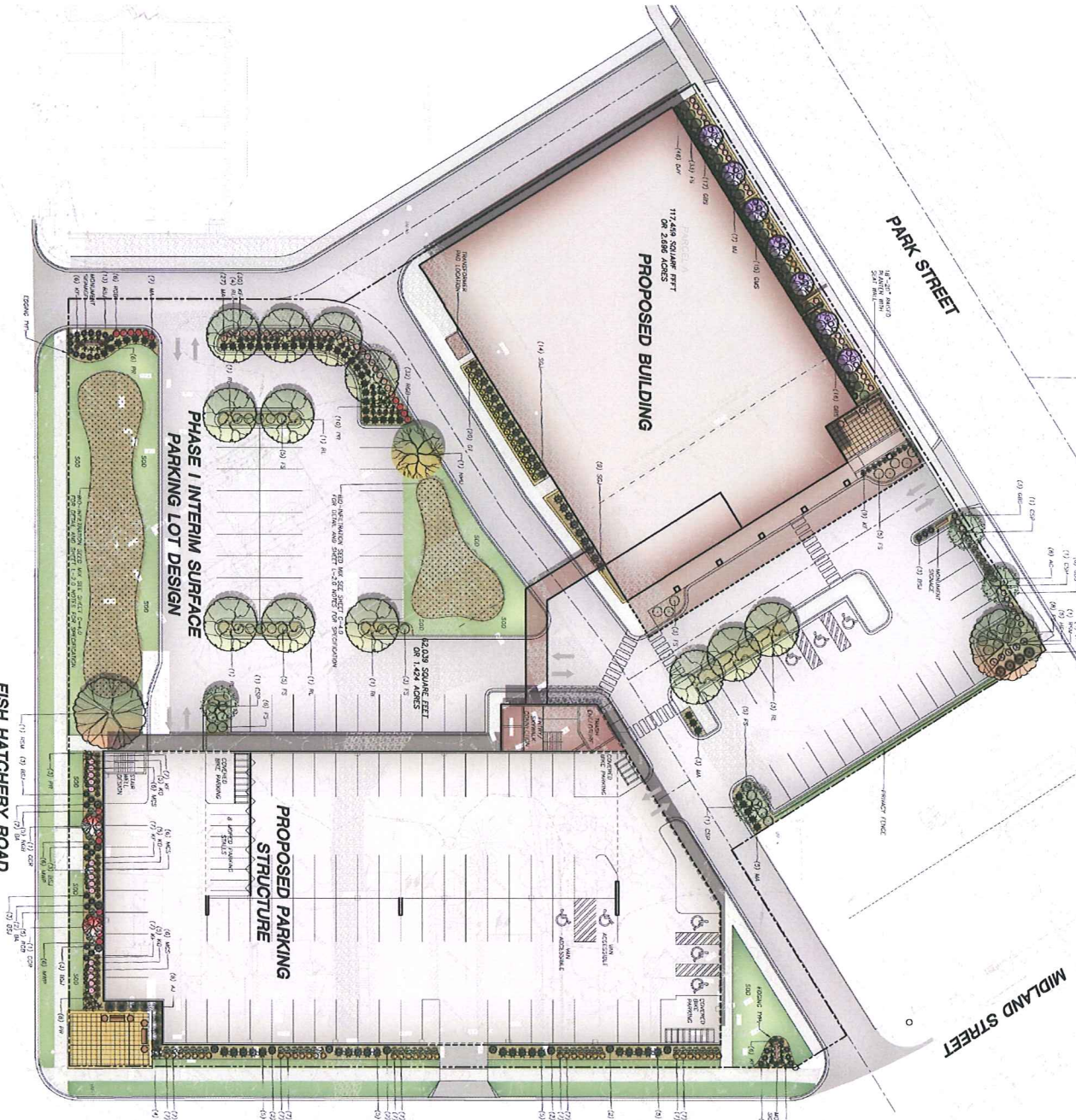
DATE: 10/15/10

SCALE: 1" = 1'-0"

APPROVED BY: _____ DATE: _____

NO.	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
1	12" DB DIA. DECIDUOUS TREE	1	EA	1000.00	1000.00
2	12" DB DIA. EVERGREEN TREE	1	EA	1000.00	1000.00
3	12" DB DIA. DECIDUOUS SHRUB	1	EA	1000.00	1000.00
4	12" DB DIA. EVERGREEN SHRUB	1	EA	1000.00	1000.00
5	12" DB DIA. DECIDUOUS TREE	1	EA	1000.00	1000.00
6	12" DB DIA. EVERGREEN TREE	1	EA	1000.00	1000.00
7	12" DB DIA. DECIDUOUS SHRUB	1	EA	1000.00	1000.00
8	12" DB DIA. EVERGREEN SHRUB	1	EA	1000.00	1000.00
9	12" DB DIA. DECIDUOUS TREE	1	EA	1000.00	1000.00
10	12" DB DIA. EVERGREEN TREE	1	EA	1000.00	1000.00
11	12" DB DIA. DECIDUOUS SHRUB	1	EA	1000.00	1000.00
12	12" DB DIA. EVERGREEN SHRUB	1	EA	1000.00	1000.00
13	12" DB DIA. DECIDUOUS TREE	1	EA	1000.00	1000.00
14	12" DB DIA. EVERGREEN TREE	1	EA	1000.00	1000.00
15	12" DB DIA. DECIDUOUS SHRUB	1	EA	1000.00	1000.00
16	12" DB DIA. EVERGREEN SHRUB	1	EA	1000.00	1000.00
17	12" DB DIA. DECIDUOUS TREE	1	EA	1000.00	1000.00
18	12" DB DIA. EVERGREEN TREE	1	EA	1000.00	1000.00
19	12" DB DIA. DECIDUOUS SHRUB	1	EA	1000.00	1000.00
20	12" DB DIA. EVERGREEN SHRUB	1	EA	1000.00	1000.00
21	12" DB DIA. DECIDUOUS TREE	1	EA	1000.00	1000.00
22	12" DB DIA. EVERGREEN TREE	1	EA	1000.00	1000.00
23	12" DB DIA. DECIDUOUS SHRUB	1	EA	1000.00	1000.00
24	12" DB DIA. EVERGREEN SHRUB	1	EA	1000.00	1000.00
25	12" DB DIA. DECIDUOUS TREE	1	EA	1000.00	1000.00
26	12" DB DIA. EVERGREEN TREE	1	EA	1000.00	1000.00
27	12" DB DIA. DECIDUOUS SHRUB	1	EA	1000.00	1000.00
28	12" DB DIA. EVERGREEN SHRUB	1	EA	1000.00	1000.00
29	12" DB DIA. DECIDUOUS TREE	1	EA	1000.00	1000.00
30	12" DB DIA. EVERGREEN TREE	1	EA	1000.00	1000.00
31	12" DB DIA. DECIDUOUS SHRUB	1	EA	1000.00	1000.00
32	12" DB DIA. EVERGREEN SHRUB	1	EA	1000.00	1000.00
33	12" DB DIA. DECIDUOUS TREE	1	EA	1000.00	1000.00
34	12" DB DIA. EVERGREEN TREE	1	EA	1000.00	1000.00
35	12" DB DIA. DECIDUOUS SHRUB	1	EA	1000.00	1000.00
36	12" DB DIA. EVERGREEN SHRUB	1	EA	1000.00	1000.00
37	12" DB DIA. DECIDUOUS TREE	1	EA	1000.00	1000.00
38	12" DB DIA. EVERGREEN TREE	1	EA	1000.00	1000.00
39	12" DB DIA. DECIDUOUS SHRUB	1	EA	1000.00	1000.00
40	12" DB DIA. EVERGREEN SHRUB	1	EA	1000.00	1000.00
41	12" DB DIA. DECIDUOUS TREE	1	EA	1000.00	1000.00
42	12" DB DIA. EVERGREEN TREE	1	EA	1000.00	1000.00
43	12" DB DIA. DECIDUOUS SHRUB	1	EA	1000.00	1000.00
44	12" DB DIA. EVERGREEN SHRUB	1	EA	1000.00	1000.00
45	12" DB DIA. DECIDUOUS TREE	1	EA	1000.00	1000.00
46	12" DB DIA. EVERGREEN TREE	1	EA	1000.00	1000.00
47	12" DB DIA. DECIDUOUS SHRUB	1	EA	1000.00	1000.00
48	12" DB DIA. EVERGREEN SHRUB	1	EA	1000.00	1000.00
49	12" DB DIA. DECIDUOUS TREE	1	EA	1000.00	1000.00
50	12" DB DIA. EVERGREEN TREE	1	EA	1000.00	1000.00
51	12" DB DIA. DECIDUOUS SHRUB	1	EA	1000.00	1000.00
52	12" DB DIA. EVERGREEN SHRUB	1	EA	1000.00	1000.00
53	12" DB DIA. DECIDUOUS TREE	1	EA	1000.00	1000.00
54	12" DB DIA. EVERGREEN TREE	1	EA	1000.00	1000.00
55	12" DB DIA. DECIDUOUS SHRUB	1	EA	1000.00	1000.00
56	12" DB DIA. EVERGREEN SHRUB	1	EA	1000.00	1000.00
57	12" DB DIA. DECIDUOUS TREE	1	EA	1000.00	1000.00
58	12" DB DIA. EVERGREEN TREE	1	EA	1000.00	1000.00
59	12" DB DIA. DECIDUOUS SHRUB	1	EA	1000.00	1000.00
60	12" DB DIA. EVERGREEN SHRUB	1	EA	1000.00	1000.00
61	12" DB DIA. DECIDUOUS TREE	1	EA	1000.00	1000.00
62	12" DB DIA. EVERGREEN TREE	1	EA	1000.00	1000.00
63	12" DB DIA. DECIDUOUS SHRUB	1	EA	1000.00	1000.00
64	12" DB DIA. EVERGREEN SHRUB	1	EA	1000.00	1000.00
65	12" DB DIA. DECIDUOUS TREE	1	EA	1000.00	1000.00
66	12" DB DIA. EVERGREEN TREE	1	EA	1000.00	1000.00
67	12" DB DIA. DECIDUOUS SHRUB	1	EA	1000.00	1000.00
68	12" DB DIA. EVERGREEN SHRUB	1	EA	1000.00	1000.00
69	12" DB DIA. DECIDUOUS TREE	1	EA	1000.00	1000.00
70	12" DB DIA. EVERGREEN TREE	1	EA	1000.00	1000.00
71	12" DB DIA. DECIDUOUS SHRUB	1	EA	1000.00	1000.00
72	12" DB DIA. EVERGREEN SHRUB	1	EA	1000.00	1000.00
73	12" DB DIA. DECIDUOUS TREE	1	EA	1000.00	1000.00
74	12" DB DIA. EVERGREEN TREE	1	EA	1000.00	1000.00
75	12" DB DIA. DECIDUOUS SHRUB	1	EA	1000.00	1000.00
76	12" DB DIA. EVERGREEN SHRUB	1	EA	1000.00	1000.00
77	12" DB DIA. DECIDUOUS TREE	1	EA	1000.00	1000.00
78	12" DB DIA. EVERGREEN TREE	1	EA	1000.00	1000.00
79	12" DB DIA. DECIDUOUS SHRUB	1	EA	1000.00	1000.00
80	12" DB DIA. EVERGREEN SHRUB	1	EA	1000.00	1000.00
81	12" DB DIA. DECIDUOUS TREE	1	EA	1000.00	1000.00
82	12" DB DIA. EVERGREEN TREE	1	EA	1000.00	1000.00
83	12" DB DIA. DECIDUOUS SHRUB	1	EA	1000.00	1000.00
84	12" DB DIA. EVERGREEN SHRUB	1	EA	1000.00	1000.00
85	12" DB DIA. DECIDUOUS TREE	1	EA	1000.00	1000.00
86	12" DB DIA. EVERGREEN TREE	1	EA	1000.00	1000.00
87	12" DB DIA. DECIDUOUS SHRUB	1	EA	1000.00	1000.00
88	12" DB DIA. EVERGREEN SHRUB	1	EA	1000.00	1000.00
89	12" DB DIA. DECIDUOUS TREE	1	EA	1000.00	1000.00
90	12" DB DIA. EVERGREEN TREE	1	EA	1000.00	1000.00
91	12" DB DIA. DECIDUOUS SHRUB	1	EA	1000.00	1000.00
92	12" DB DIA. EVERGREEN SHRUB	1	EA	1000.00	1000.00
93	12" DB DIA. DECIDUOUS TREE	1	EA	1000.00	1000.00
94	12" DB DIA. EVERGREEN TREE	1	EA	1000.00	1000.00
95	12" DB DIA. DECIDUOUS SHRUB	1	EA	1000.00	1000.00
96	12" DB DIA. EVERGREEN SHRUB	1	EA	1000.00	1000.00
97	12" DB DIA. DECIDUOUS TREE	1	EA	1000.00	1000.00
98	12" DB DIA. EVERGREEN TREE	1	EA	1000.00	1000.00
99	12" DB DIA. DECIDUOUS SHRUB	1	EA	1000.00	1000.00
100	12" DB DIA. EVERGREEN SHRUB	1	EA	1000.00	1000.00

11-14



LEGEND (PROPOSED)



- LOW DECIDUOUS TREE
- MEDIUM DECIDUOUS TREE
- SMALL DECIDUOUS TREE
- LOW EXPOSITION SHRUB
- MEDIUM EXPOSITION SHRUB
- LOW EXPOSITION GROUND COVER
- PERENNIAL GRASS
- NON-INVASIVE SPECIES (SEE SHEET L-2.0 AND L-2.1)

GENERAL NOTES

1. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE CITY OF MADISON STANDARD SPECIFICATIONS AND THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS.
2. EXISTING CONDITIONS SHOWN FOR INFORMATION. ALL UTILITIES TO BE LOCATED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
3. EXISTING COAST OF EXHIBITION SHOWN FOR INFORMATION. ALL UTILITIES TO BE LOCATED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
4. ALL WORK TO BE DONE IN ACCORDANCE WITH THE CITY OF MADISON STANDARD SPECIFICATIONS AND THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS.
5. ALL WORK TO BE DONE IN ACCORDANCE WITH THE CITY OF MADISON STANDARD SPECIFICATIONS AND THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS.
6. ALL WORK TO BE DONE IN ACCORDANCE WITH THE CITY OF MADISON STANDARD SPECIFICATIONS AND THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS.
7. ALL DIMENSIONS SHOWN ARE TO FACE UNLESS OTHERWISE NOTED.

PARKING LOT PLAN SITE INFORMATION

30' SETBACK FROM PARKING LOT PER CITY OF MADISON STANDARD SPECIFICATIONS SECTION 1115.02.10. ALL DIMENSIONS TO FACE UNLESS OTHERWISE NOTED.

1. ALL DIMENSIONS SHOWN ARE TO FACE UNLESS OTHERWISE NOTED.

2. ALL DIMENSIONS SHOWN ARE TO FACE UNLESS OTHERWISE NOTED.

3. ALL DIMENSIONS SHOWN ARE TO FACE UNLESS OTHERWISE NOTED.

4. ALL DIMENSIONS SHOWN ARE TO FACE UNLESS OTHERWISE NOTED.

5. ALL DIMENSIONS SHOWN ARE TO FACE UNLESS OTHERWISE NOTED.

LANDSCAPE PLANT LIST

PLANT NAME	QUANTITY	SIZE	INSTALLATION MONTH	PRICE
Low Deciduous Tree	1	12\"	APR	120.00
Medium Deciduous Tree	1	18\"	APR	180.00
Small Deciduous Tree	1	12\"	APR	120.00
Low Exposure Shrub	1	12\"	APR	40.00
Medium Exposure Shrub	1	18\"	APR	60.00
Low Exposure Groundcover	1	12\"	APR	20.00
Perennial Grass	1	12\"	APR	10.00



WINGRA CLINIC
1102 SOUTH PARK STREET
MADISON, WI
08/31/2011
FOR PLANNING PURPOSES ONLY

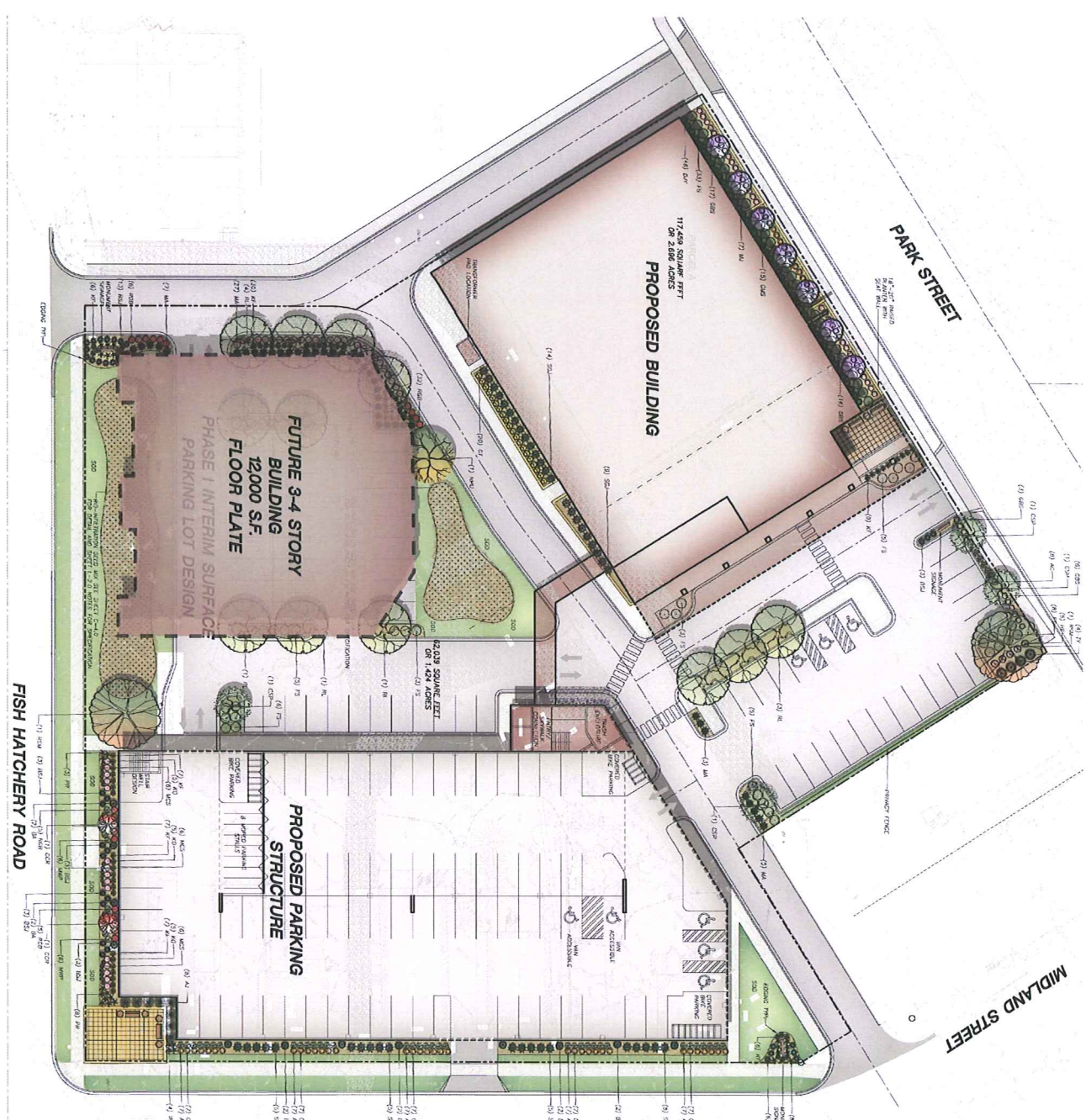
GHIDORZI

LANDSCAPE PLAN OPTION 1

JSD Professional Services, Inc.
Engineers • Surveyors • Planners

L-1.0

11-14



LEGEND (PROPOSED)

- MEDIUM DECIDUOUS TREE
 - LOW DECIDUOUS TREE
 - MEDIUM EVERGREEN TREE
 - LOW EVERGREEN TREE
 - MEDIUM SHRUB
 - LOW SHRUB
 - MEDIUM GROUND COVER
 - LOW GROUND COVER
- NOTE: SEE PLANT LIST FOR SPECIES AND CULTURAL PRACTICES.

GENERAL NOTES

1. ALL WORK IS TO BE ACCORDING TO THE CITY OF MADISON STANDARDS.
2. EXISTING CONDITIONS SHOWN UNLESS OTHERWISE NOTED.
3. EXISTING CONDITIONS SHOWN FOR INFORMATION PURPOSES. SHOWN FOR INFORMATION PURPOSES ONLY.
4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
5. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
6. EXISTING CONDITIONS SHOWN FOR INFORMATION PURPOSES. SHOWN FOR INFORMATION PURPOSES ONLY.
7. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

PARKING LOT PLAN SITE INFORMATION

DATE: 11/20/10
 PROJECT: 1102 SOUTH PARK STREET, MADISON, WI
 CLIENT: WINGRA CLINIC
 TOTAL SQUARE FOOTAGE OF BUILDING: 2,100 SQ. FT.
 TOTAL SQUARE FOOTAGE OF PARKING: 1,200 SQ. FT.
 TOTAL SQUARE FOOTAGE OF FUTURE BUILDING: 12,000 SQ. FT.
 TOTAL SQUARE FOOTAGE OF FUTURE PARKING: 1,200 SQ. FT.
 TOTAL SQUARE FOOTAGE OF FUTURE BUILDING AND PARKING: 13,200 SQ. FT.
 TOTAL SQUARE FOOTAGE OF EXISTING BUILDING AND PARKING: 3,300 SQ. FT.
 TOTAL SQUARE FOOTAGE OF FUTURE BUILDING AND PARKING MINUS EXISTING BUILDING AND PARKING: 9,900 SQ. FT.

LANDSCAPE PLANT LIST

PLANT NAME	QUANTITY	SIZE	PLANT CODE
Medium Deciduous Tree	10	12"	MD12
Low Deciduous Tree	20	6"	LD06
Medium Evergreen Tree	5	12"	ME12
Low Evergreen Tree	10	6"	LE06
Medium Shrub	15	6"	MS06
Low Shrub	30	3"	LS03
Medium Ground Cover	100	12"	MGC12
Low Ground Cover	200	6"	LGC06

WINGRA CLINIC
 1102 SOUTH PARK STREET
 MADISON, WI
 08/31/2011
 FOR PLANNING PURPOSES ONLY



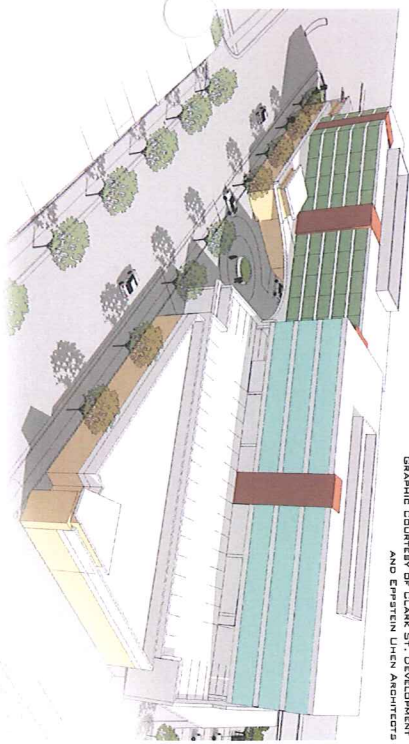
FUTURE BUILDING MASSING OPTION 1

JSD Professional Services, Inc.
 Engineers • Surveyors • Planners

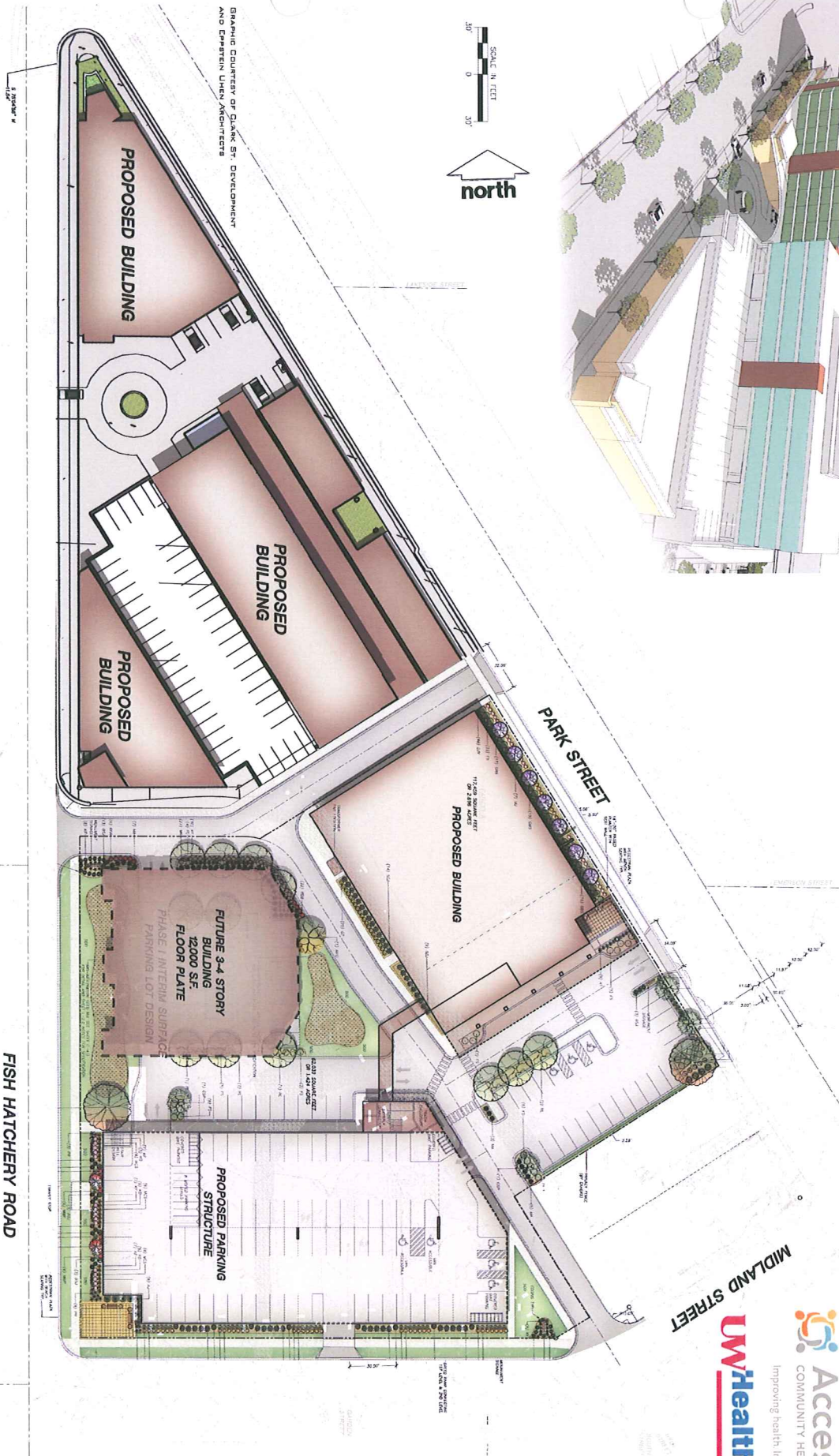
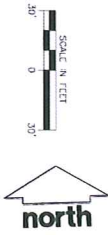
L-1.1

11-14

OPTION 1: CLARK ST. CONCEPTUAL MASSING PLAN



GRAPHIC COURTESY OF CLARK ST. DEVELOPMENT AND EPSTEIN LIEN ARCHITECTS



GRAPHIC COURTESY OF CLARK ST. DEVELOPMENT AND EPSTEIN LIEN ARCHITECTS

GHIDORZI

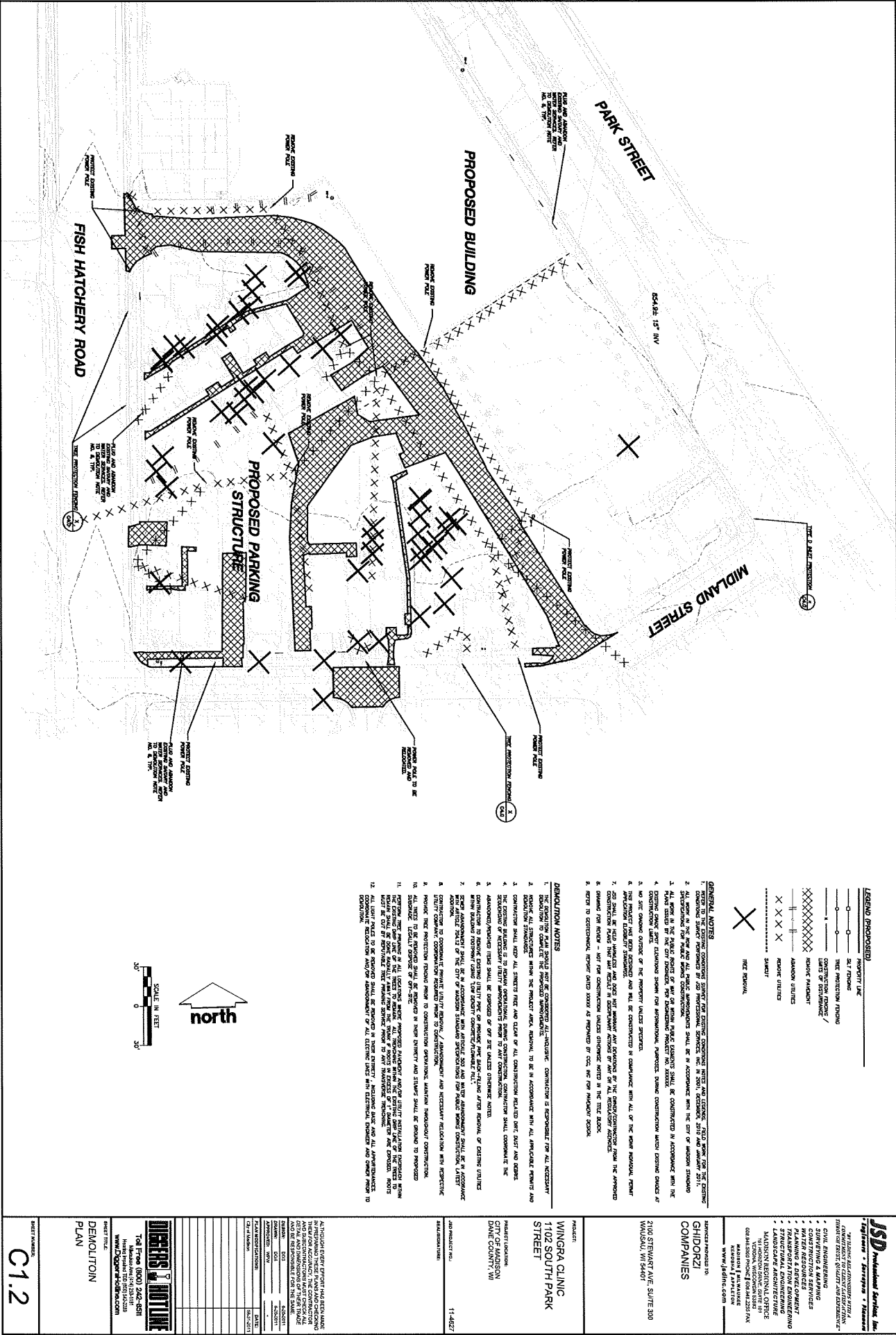
JSD Professional Services, Inc.
Engineers • Surveyors • Planners

Access COMMUNITY HEALTH CENTERS™
Improving health. Improving lives.

LW Health

MIDLAND STREET
PARK STREET
FISH HATCHERY ROAD

41-11



LEGEND (PROPOSED)

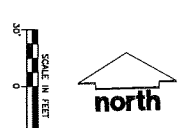
- - - - - PROPERTY LINE
- - - - - - EXISTING FOUNDATION
- - - - - - NEW FOUNDATION (PROPOSED)
- - - - - - EXISTING UTILITY
- - - - - - NEW UTILITY (PROPOSED)
- - - - - - EXISTING WATER MAIN
- - - - - - NEW WATER MAIN (PROPOSED)
- - - - - - EXISTING GAS
- - - - - - NEW GAS (PROPOSED)
- - - - - - EXISTING SEWER
- - - - - - NEW SEWER (PROPOSED)
- - - - - - EXISTING ELECTRICAL
- - - - - - NEW ELECTRICAL (PROPOSED)
- - - - - - EXISTING TELEPHONE
- - - - - - NEW TELEPHONE (PROPOSED)
- - - - - - EXISTING CABLE
- - - - - - NEW CABLE (PROPOSED)

GENERAL NOTES

1. THE EXISTING FOUNDATION SHALL BE DEMOLISHED IN ACCORDANCE WITH THE FOLLOWING NOTES:
2. FOUNDATIONS SHALL BE DEMOLISHED TO THE POINT OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF WASHINGTON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
3. ALL WORK TO BE DONE SHALL BE IN ACCORDANCE WITH THE CITY OF WASHINGTON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
4. EXISTING UNDERGROUND UTILITIES SHALL BE IDENTIFIED AND PROTECTED BY THE CONTRACTOR.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF WASHINGTON.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF WASHINGTON.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF WASHINGTON.
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10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF WASHINGTON.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF WASHINGTON.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF WASHINGTON.

DEMOLITION NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF WASHINGTON.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF WASHINGTON.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF WASHINGTON.
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6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF WASHINGTON.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF WASHINGTON.
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10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF WASHINGTON.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF WASHINGTON.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF WASHINGTON.



JSD Professional Services, Inc.
 Registered - Surveying - Planning
 • CIVIL ENGINEERING
 • SURVEYING & MAPPING
 • WATER RESOURCES
 • TRANSPORTATION ENGINEERING
 • STRUCTURAL ENGINEERING
 • ENVIRONMENTAL ENGINEERING
 11800 STEWART AVE. SUITE 300
 WASHINGTON, WA 98001
 TEL: 206.276.7000 FAX: 206.276.7001
 WWW.JSDINC.COM

PROJECT:
WINGRA CLINIC
1102 SOUTH PARK
STREET
 WASHINGTON COUNTY, WA

DATE:
11-4-2011

SCALE: AS SHOWN

NO.	REVISION	DATE
1	ISSUED FOR PERMITTING	08/21/2011
2	REVISED PER CITY COMMENTS	08/21/2011
3	REVISED PER CITY COMMENTS	08/21/2011
4	REVISED PER CITY COMMENTS	08/21/2011
5	REVISED PER CITY COMMENTS	08/21/2011

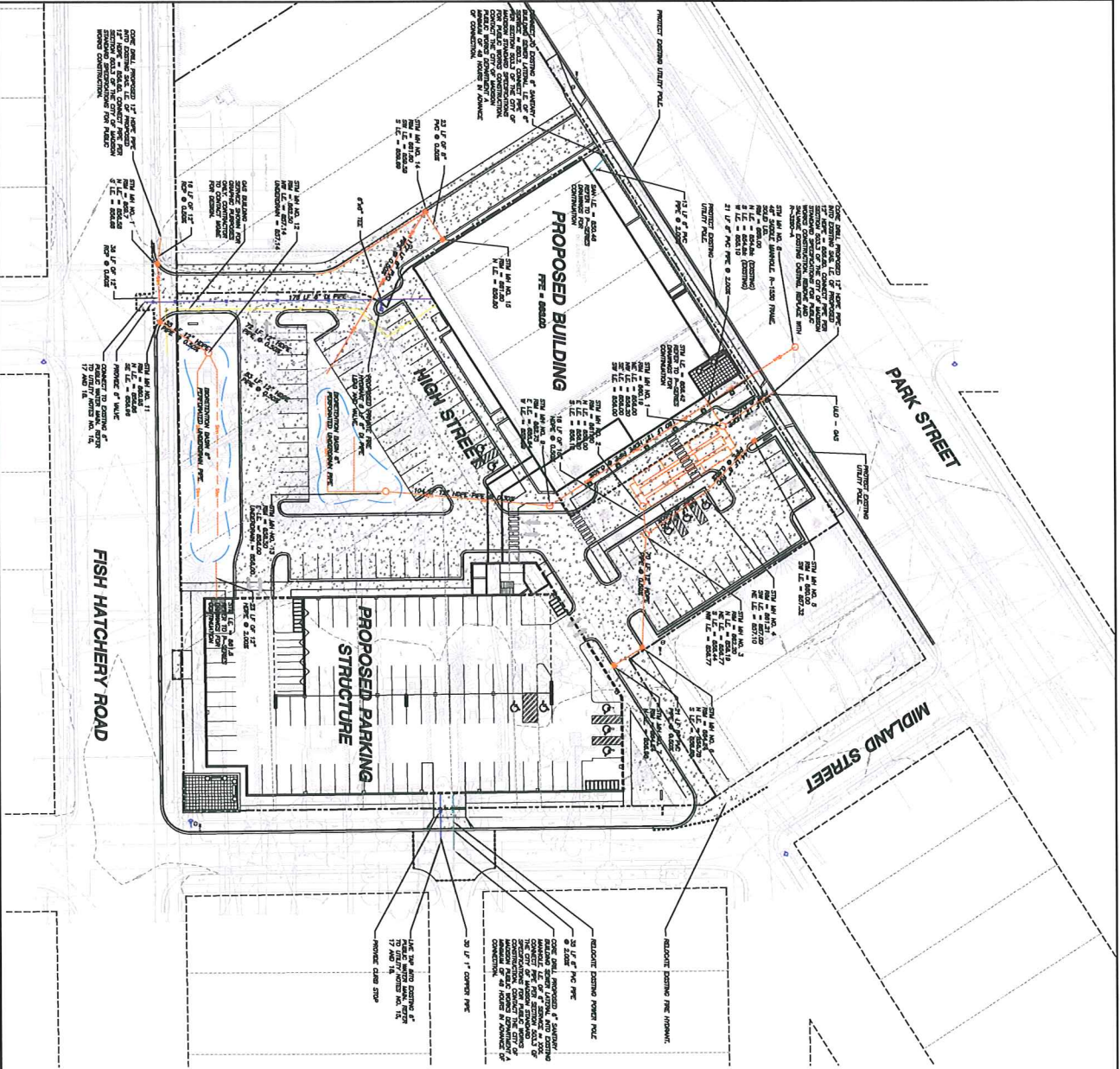
Ghidocchi Companies
 Ghidocchi Companies
 2100 STEWART AVE. SUITE 300
 WASHINGTON, WA 98001
 TEL: 206.276.7000 FAX: 206.276.7001
 WWW.GHIDOCCHICOMPANIES.COM

DEMOLITION PLAN

C1.2

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11-4



LEGEND (PROPOSED)

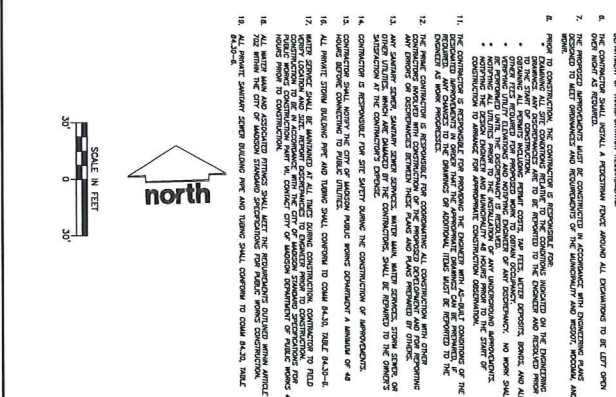
	PROPERTY LINE
	CONTRIBUTED AMMUNITION
	STORM SEWER
	SEWER
	UTILITY PROPOSED

EXPLANATION NOTES

1. THE EXISTING PLAN SHOULD NOT BE CONSIDERED AS A CONSTRUCTION PLAN. CONSTRUCTION IS RESPONSIBLE FOR VERIFYING THE EXISTING CONDITIONS AND FOR PROVIDING THE NECESSARY PERMITS AND APPROVALS.
2. ANY CHANGES TO THE EXISTING PLAN SHALL BE APPROVED BY THE CITY ENGINEER BEFORE CONSTRUCTION.
3. THE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON STANDARD SPECIFICATIONS FOR HIGHWAY AND STREET CONSTRUCTION.
4. THE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION.
5. THE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON STANDARD SPECIFICATIONS FOR UTILITIES.
6. THE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON STANDARD SPECIFICATIONS FOR EROSION CONTROL.
7. THE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON STANDARD SPECIFICATIONS FOR TREE PROTECTION.
8. THE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON STANDARD SPECIFICATIONS FOR LIGHTING.
9. THE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON STANDARD SPECIFICATIONS FOR SIGNAGE.
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13. THE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON STANDARD SPECIFICATIONS FOR ACCESSIBILITY.
14. THE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON STANDARD SPECIFICATIONS FOR SAFETY.

UTILITY NOTES

1. THE UTILITY NOTES ARE TO BE USED IN CONJUNCTION WITH THE CITY OF MADISON STANDARD SPECIFICATIONS FOR UTILITIES.
2. THE UTILITY NOTES ARE TO BE USED IN CONJUNCTION WITH THE CITY OF MADISON STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION.
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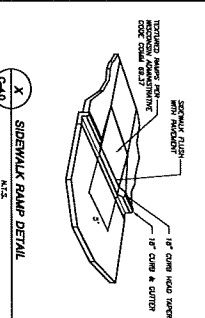
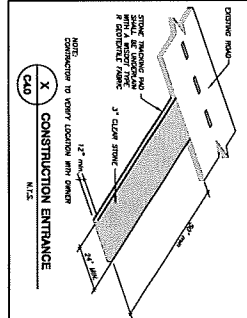
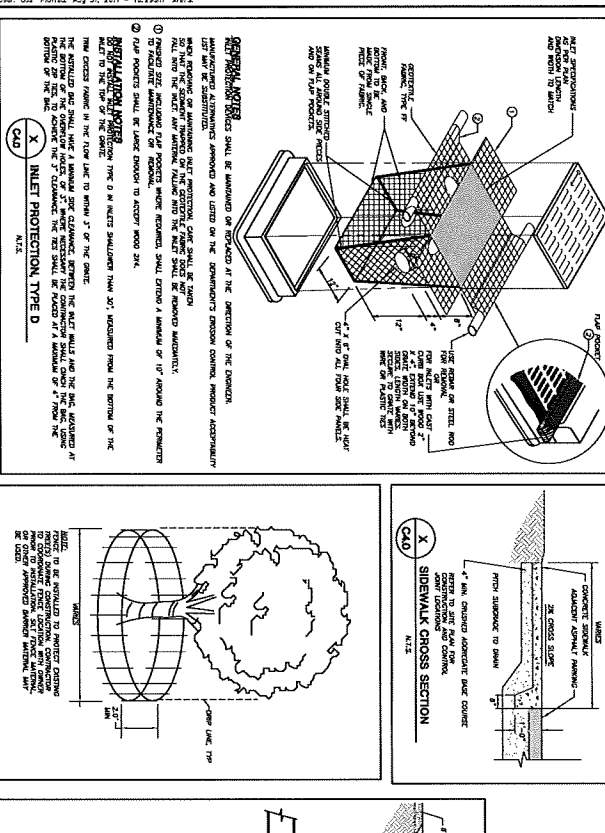
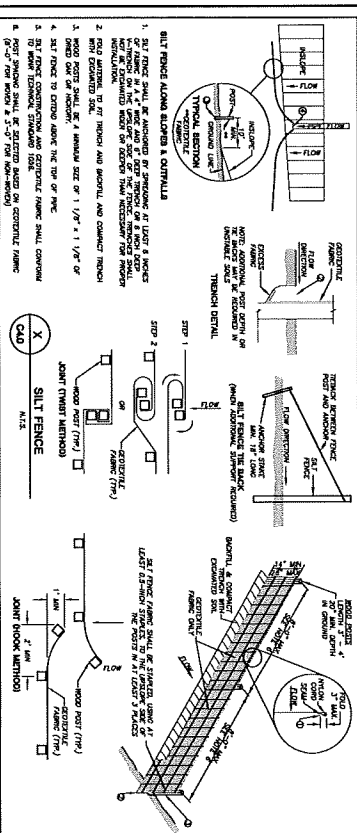
JSD Professional Services, Inc.
 Engineers • Surveyors • Estimators
 1700 SOUTH PARK STREET
 MADISON, WISCONSIN 53706
 TEL: 608.261.8800
 WWW.JSDINC.COM

PROJECT: WINGRA CLINIC
 1702 SOUTH PARK STREET
 MADISON, WI 53706

DESIGNED BY: JSD
 DRAWN BY: JSD
 CHECKED BY: JSD
 DATE: 11-14-2011

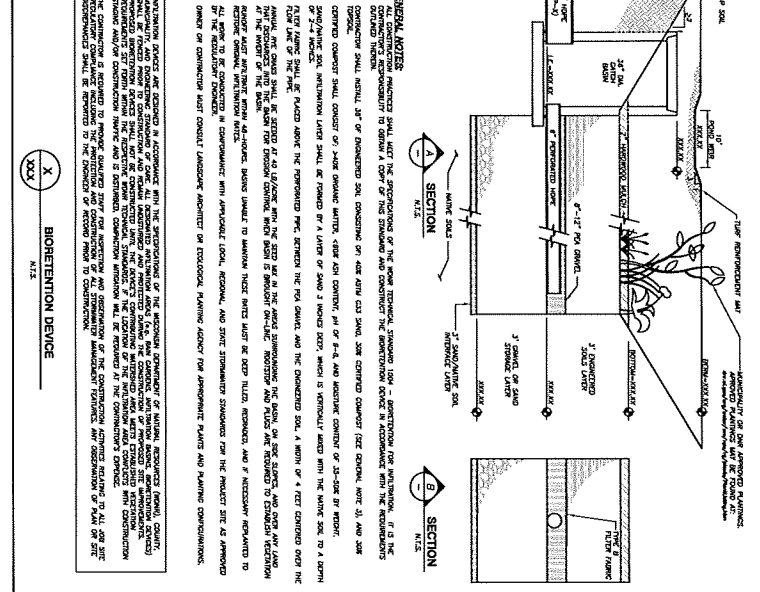
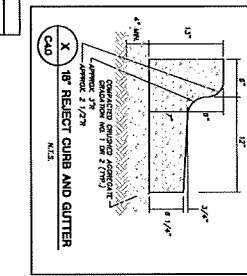
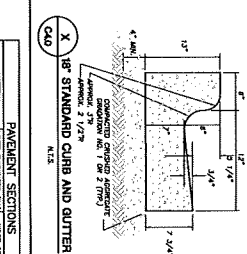
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 SHEET NUMBER: 11-14

11-14



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GENERAL NOTES:

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3" x 6" INLET PROTECTION TYPE D

3" x 6" INLET PROTECTION TYPE D

3" x 6" INLET PROTECTION TYPE D

JSD Professional Services, Inc.
 11211 W. Hennepin Avenue, Suite 100
 Minneapolis, MN 55426
 (763) 834-3434
 www.jsdps.com

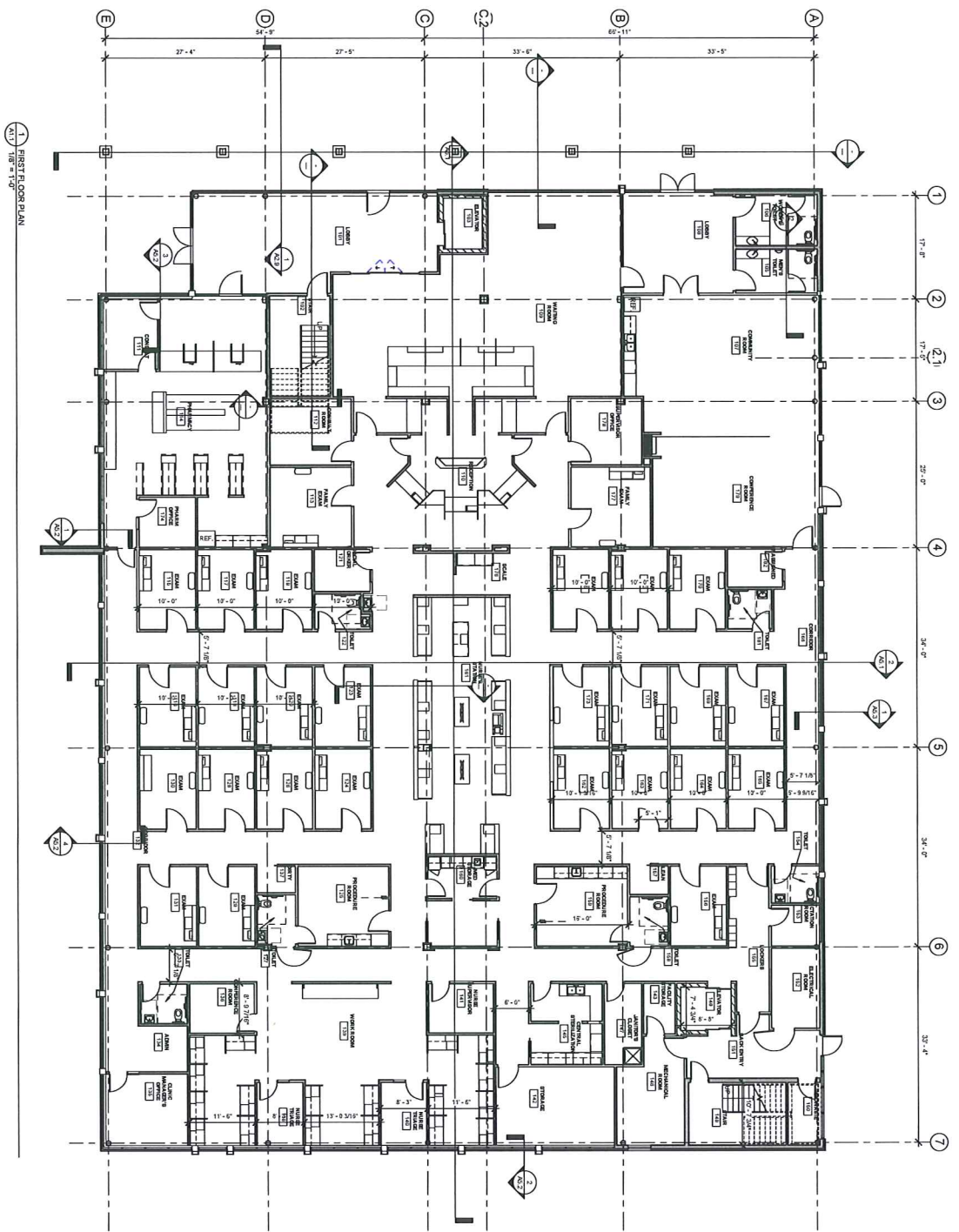
- CIVIL ENGINEERING
- SURVEYING & MAPPING
- WATER RESOURCES
- PLANNING & TRAFFIC CONSULTING
- STRUCTURAL ENGINEERING
- LANDSCAPE ARCHITECTURE
- ELECTRICAL ENGINEERING
- MECHANICAL ENGINEERING
- ENVIRONMENTAL ENGINEERING

UNIVERSITY MICROFILMS INTERNATIONAL
 300 North Zeeb Road
 Ann Arbor, MI 48106
 (734) 769-0900
 www.umi.com

THE CITY OF ANN ARBOR
 110 West Washington
 Ann Arbor, MI 48106
 (734) 769-0900
 www.a2i.org

PROJECT LOCATION:
 WINGRA CLINIC
 1102 SOUTH PARK STREET
 ANN ARBOR, MI 48106

PROJ. NO.: 11-4627
DATE: 11-21-11
BY: [Signature]
CHECKED BY: [Signature]
SCALE: AS SHOWN
APPROVED BY: [Signature]
TITLE: DETAILS
CLIENT: WINGRA CLINIC
PROJECT: 2100 STEWART AVE. SUITE 300, WINDYBROOK, MI 48106
CONTACT: [Phone Number]
WWW: [Website Address]



A1 FIRST FLOOR PLAN
1/8" = 1'-0"

GHDORZI
CONSTRUCTION
DESIGN / BUILD / DEVELOP
2100 STEWART AVENUE WAUWATONIA, WI 53090
PHONE: (715) 944-7232 FAX: (715) 944-4388

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ID	DATE	DESCRIPTION
1		REVISION SCHEDULE

WINGRA CLINIC

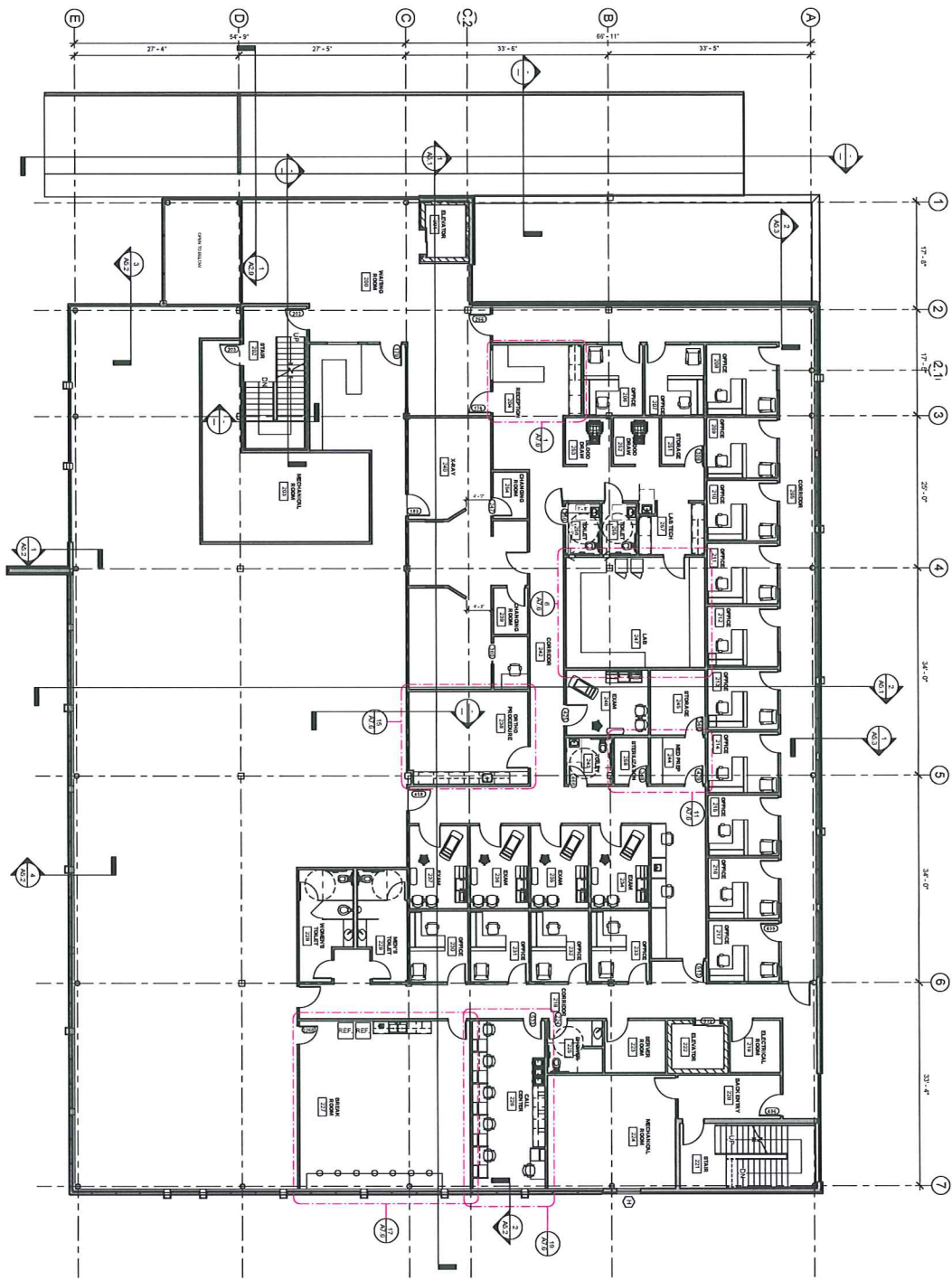
11200 MAIN STREET
WATSON, WI 53092
ARCHITECT OF RECORD: MICHAEL A. THIESSE
REGISTERED ARCHITECT - WISCONSIN
ADDRESS: 2100 STEWART AVE WAUWATONIA, WI 53090
PHONE: (715) 944-7232 FAX: (715) 944-4388
DRAWING SCALE: 1/8" = 1'-0"
ORIGNAL DATE: March 2004
PROJECT NUMBER: 1045111

**FIRST FLOOR
DIMENSION PLAN**

A1.1

11-11

1 SECOND FLOOR
1/2" = 1'-0"



GHIDORZI
CONSTRUCTION
DESIGN / BUILD / DEVELOP
2100 STEWART AVENUE, WAUSAU, WI 54401
PHONE: (715) 645-7282 FAX: (715) 645-8888

**PRELIMINARY
NOT FOR CONSTRUCTION**

ID	DATE	DESCRIPTION
REVISION SCHEDULE		

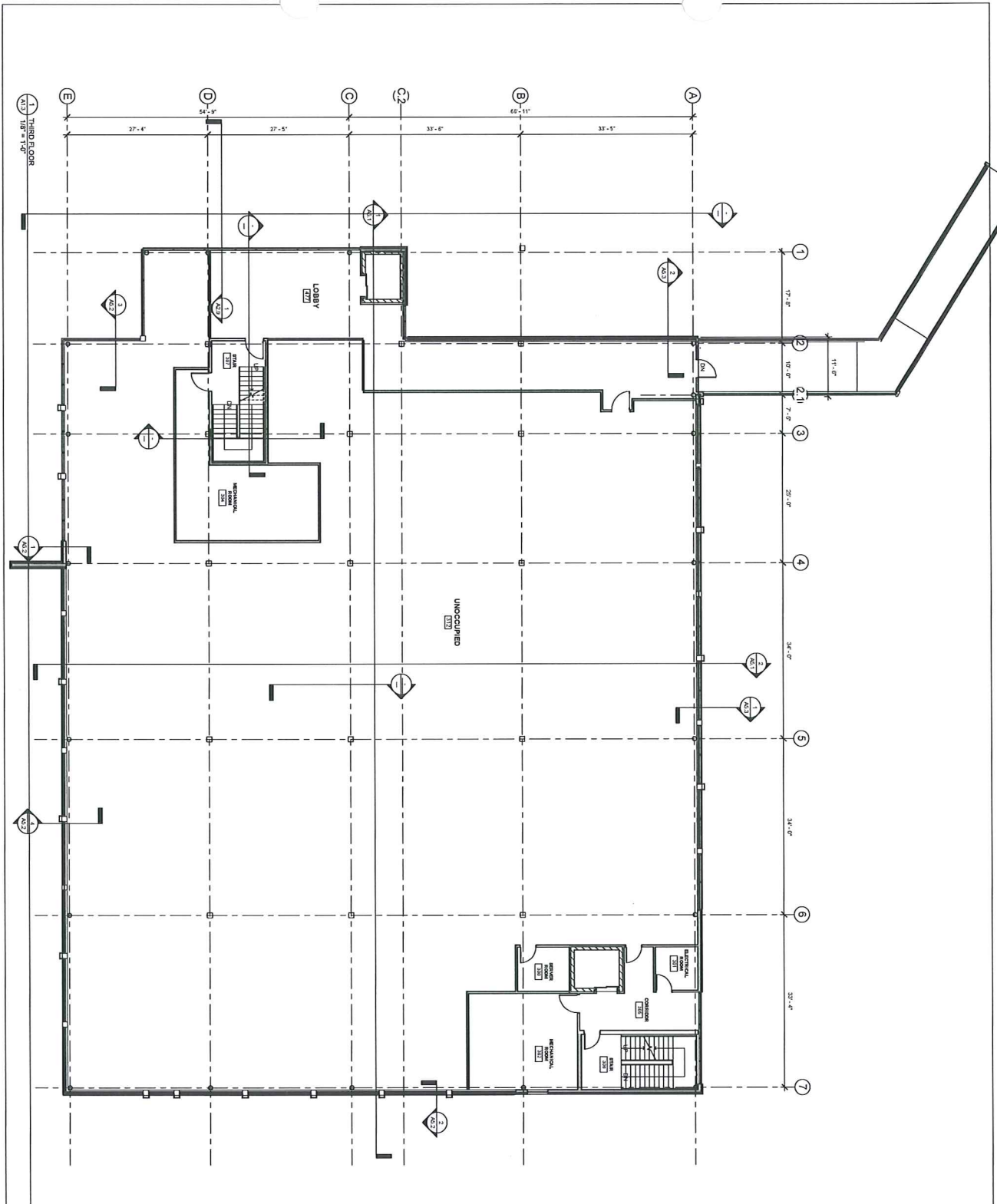
WINGRA CLINIC

11200 Main Street
Wausau, WI 54401
ARCHITECT OF RECORD: MICHAEL K. TREIS
REGISTRATION NO.: 0699005
WASU00111100401
PHONE: (715) 845-4444 FAX: (715) 845-4444
PROJECT NUMBER: 19-0111
DATE: 10/1/17
DRAWN BY: ABB
CHECKED BY: JTB

**SECOND FLOOR
DIMENSION FLOOR
PLAN**

A1.2

11-14



PRELIMINARY
NOT FOR CONSTRUCTION

GHIDORZI
CONSTRUCTION
DESIGN/BUILD/DEVELOP
2105 STEWART AVENUE WALSLEY, WY 80401
PHONE: 719-845-7222 FAX: 719-845-8888

ID	DATE	DESCRIPTION
1		REVISION SCHEDULE

WINGRA CLINIC

11000000 PLAN SHEET
REVISION: 04/21/19

ARCHITECT OF RECORD: MICHAEL K. TREES
REGISTERED ARCHITECT NO. 6693-000
ADDRESS: 2100 STOWART AVE WALSLEY, WY 80401
PHONE: 719-845-7222 FAX: 719-845-8888

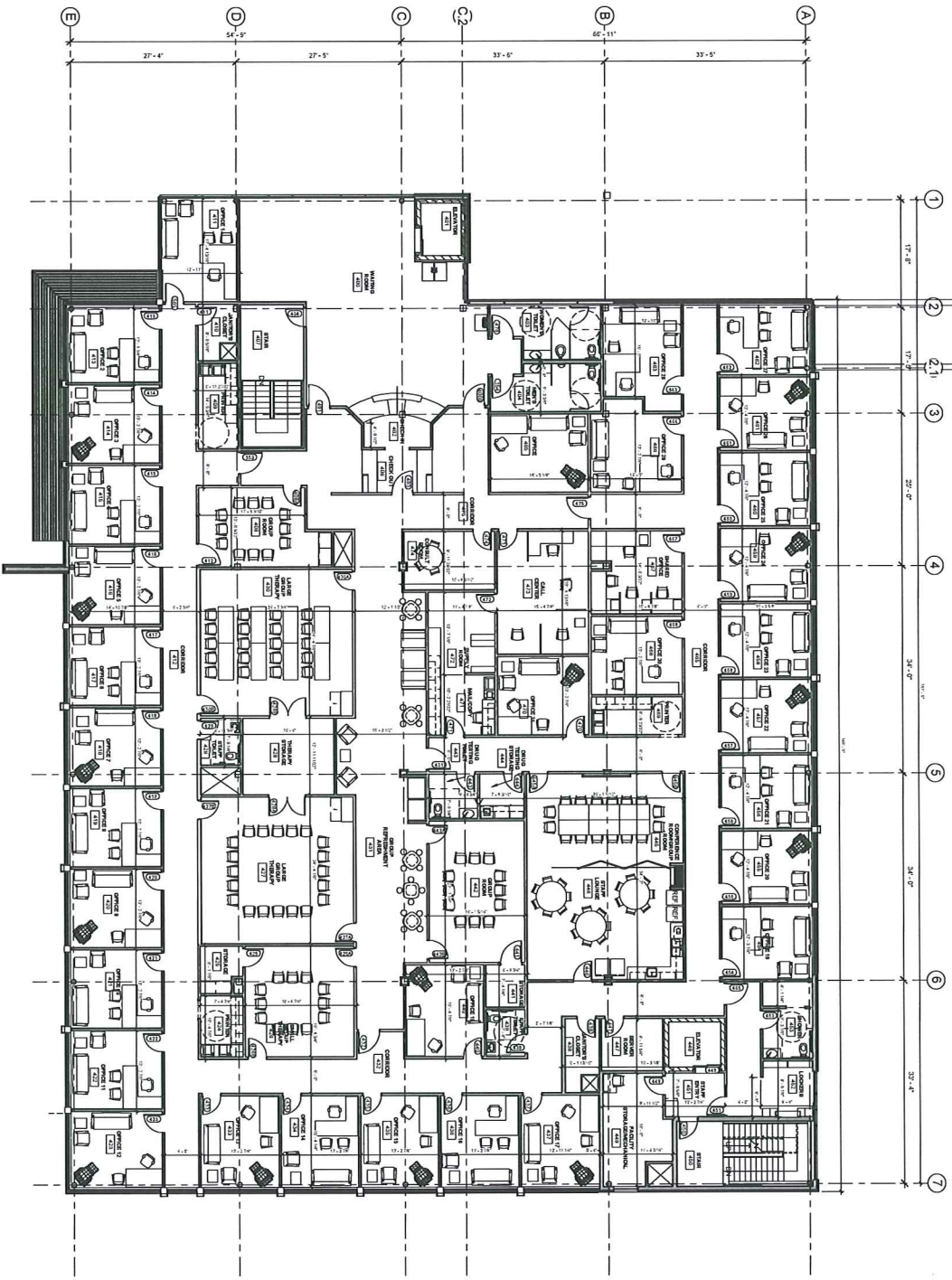
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DRAWN BY: J. HANSEN
CHECKED BY: J. HANSEN
PROJECT NUMBER: 150117

THIRD FLOOR
DIMENSION
PLAN

A1.3

11-14

FOURTH FLOOR
 1/8" = 1'-0"



PRELIMINARY
 NOT FOR CONSTRUCTION

GHIDORZI
 CONSTRUCTION
 DESIGN / BUILD / DEVELOP
 2105 STEWART AVENUE WALSLEY, WY 84091
 PHONE: (719) 445-7700 FAX: (719) 445-8888

ID	DATE	DESCRIPTION
REVISION SCHEDULE		

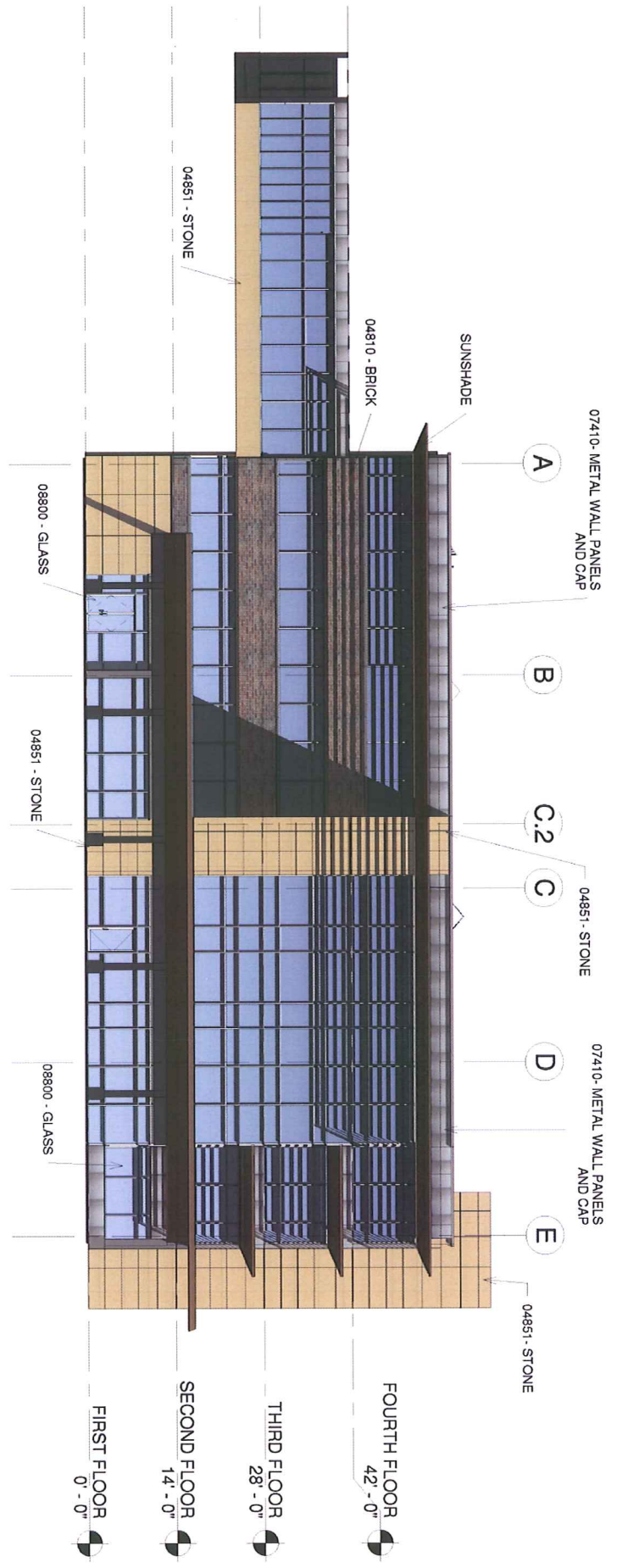
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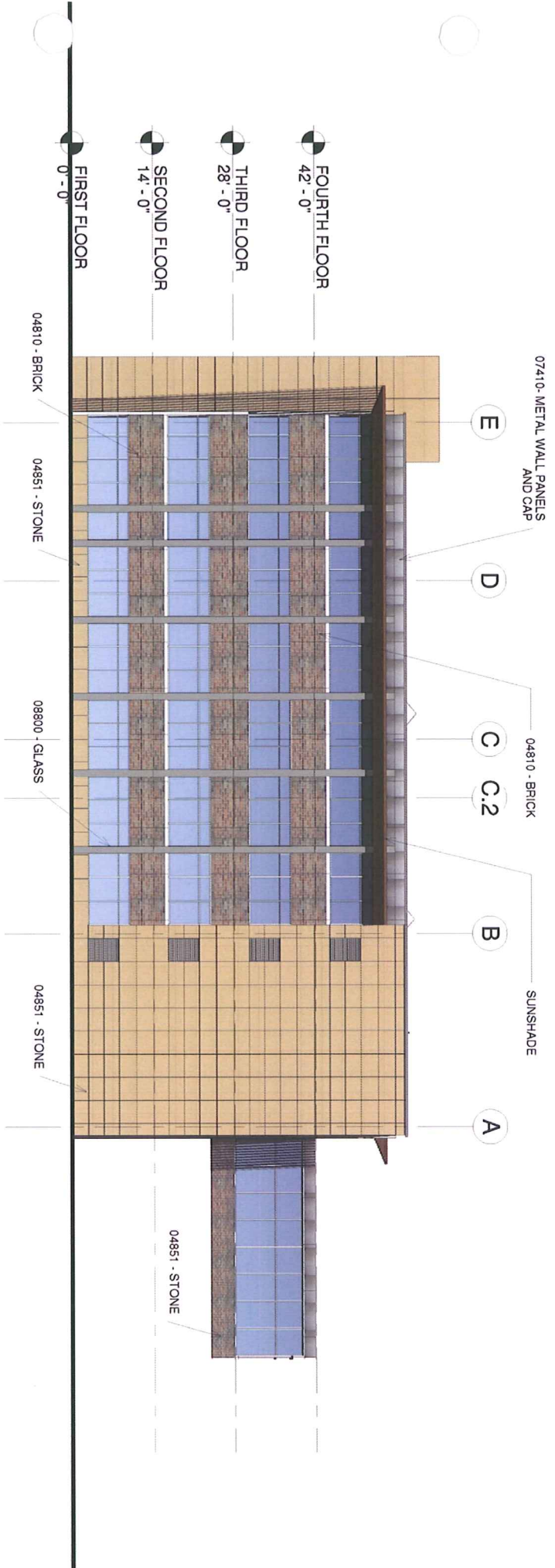
11022 MAIN PARKWAY
 WALSLEY, WY 84091
 ARCHITECT OF RECORD: MICHAEL K. THIBBS
 REGISTERED ARCHITECT: 6699-000 WALSLEY, WY 84091
 PROJECT NUMBER: 150111
 DIMENSIONAL: 1/8" = 1'-0"
 ORIGINAL DATE: 10/11/11
 PROJECT NUMBER: 150111

FOURTH FLOOR
 DIMENSION FLOOR
 PLAN
 A1.4

11-14

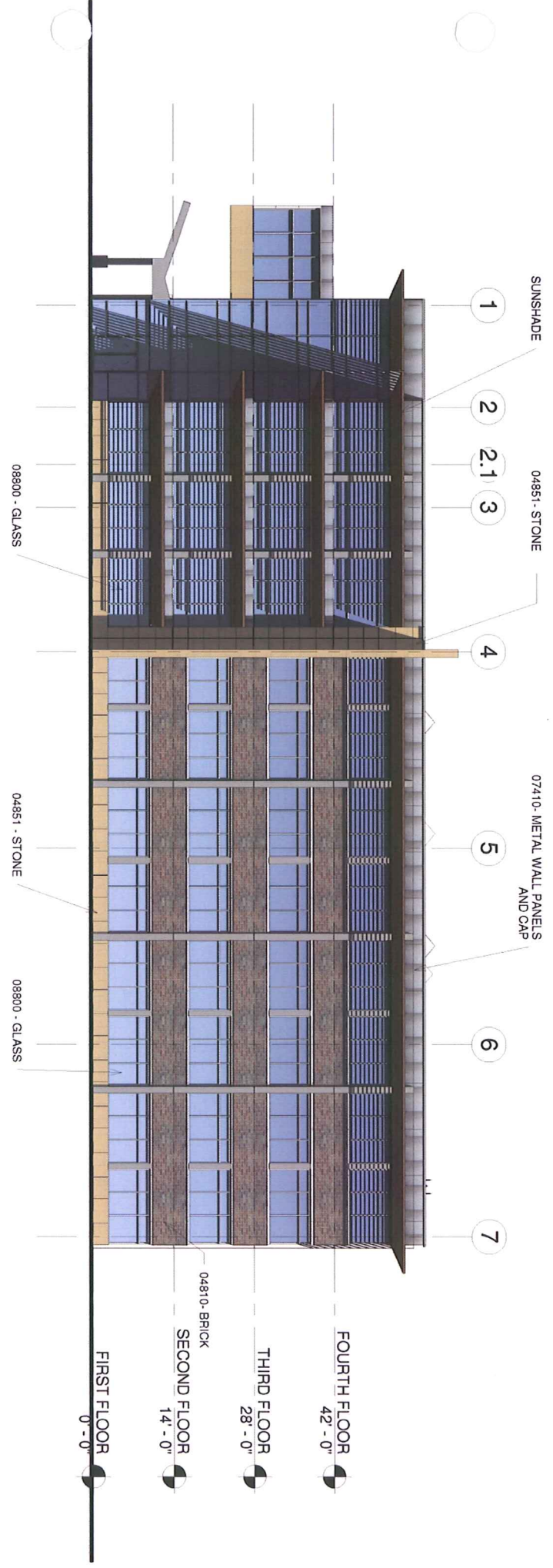
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A-P-1 1/16" = 1'-0"





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

1 EAST ELEVATION
 A-P-3 1/16" = 1'-0"



1 WEST ELEVATION
 A-P4 1/16" = 1'-0"



11-14

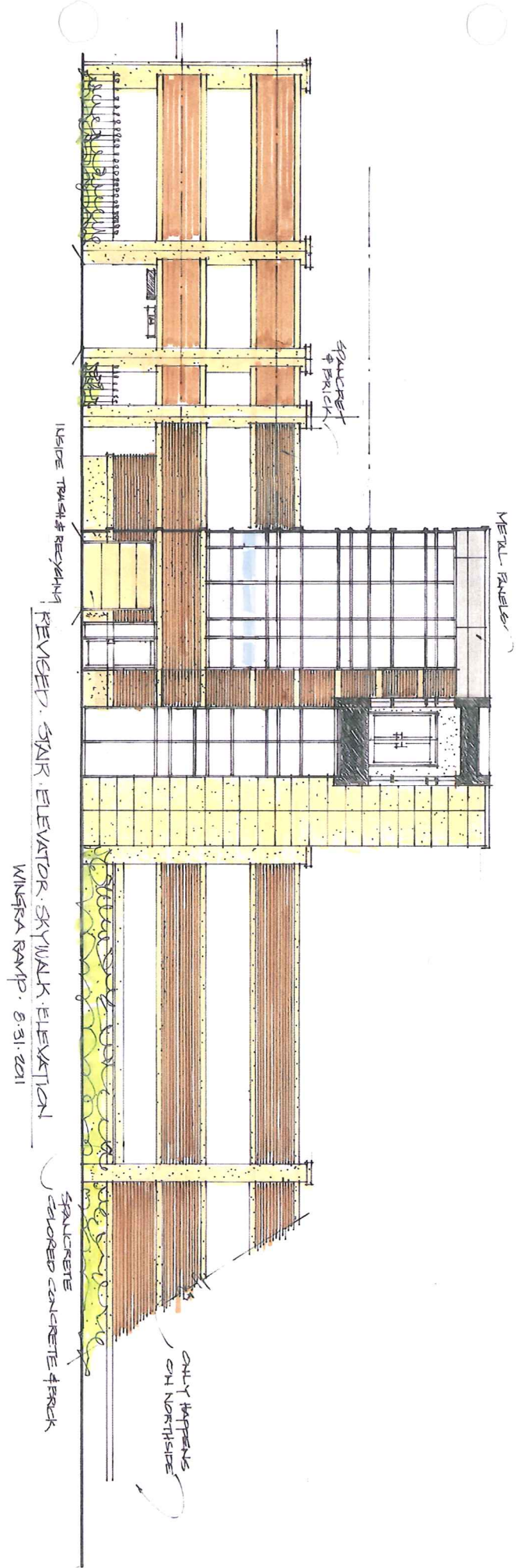


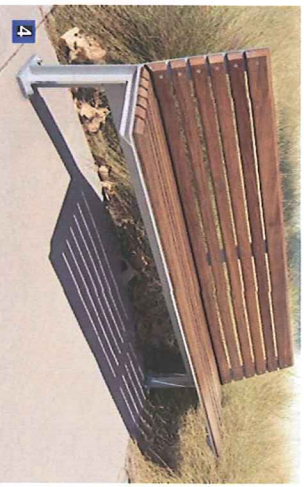
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11-14

PLEASE NOTE***: DRAFT GRAPHIC
TO BE UPDATED FOR UDC PRESENTATION
SEPTEMBER 07, 2011

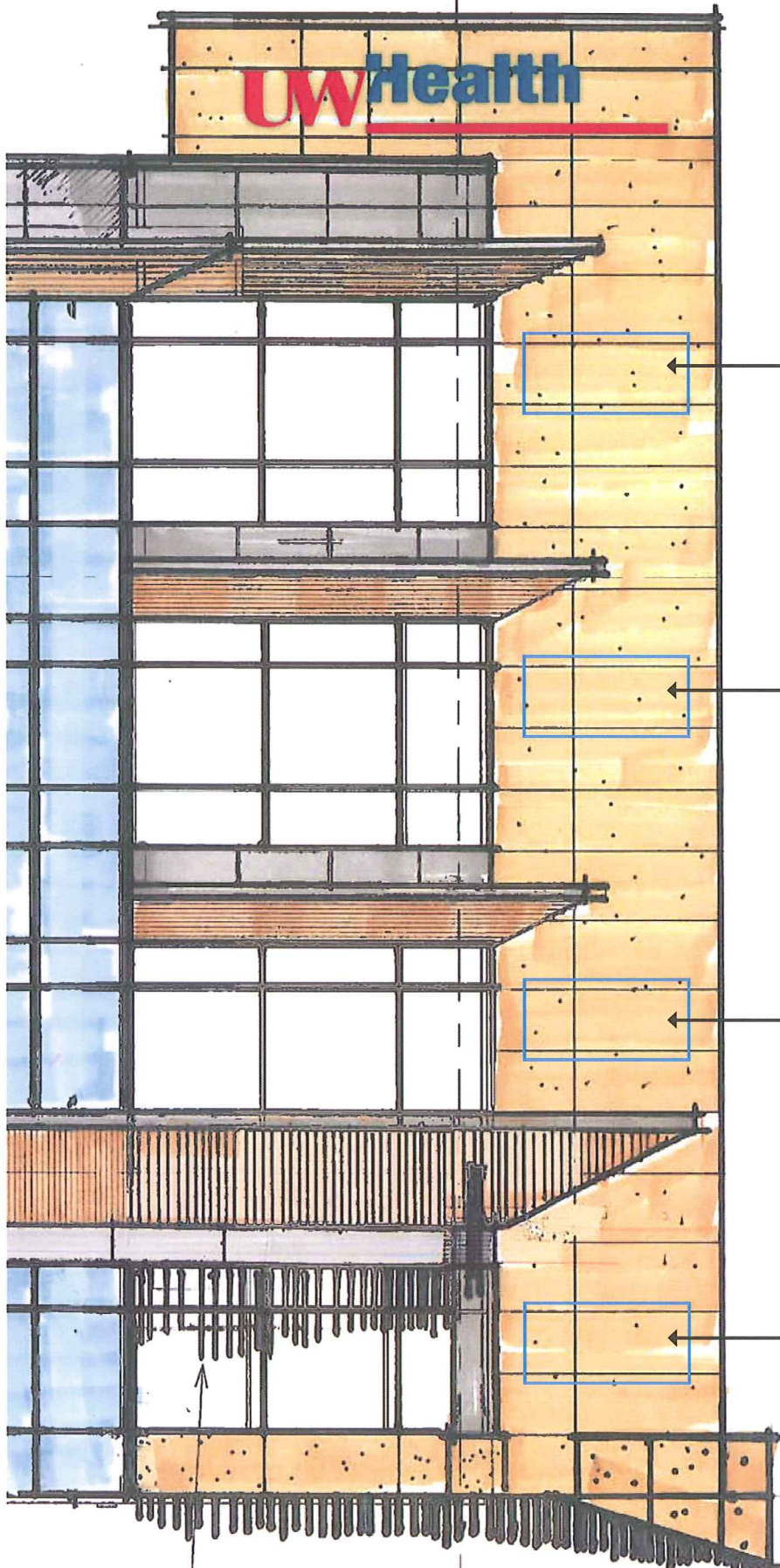




- 1 Camber Wood Bench Landscape Forms \$XXXX
- 2 Trio Metal Bench Landscape Forms \$XXXX
- 3 Trio Wood Bench Landscape Forms \$XXXX
- 4 Knight Wood Bench Landscape Forms \$XXXX
- 5 Privacy Fence \$XXXX
- 6 Bolland TF6046 Mausau Tile \$XXX
- 7 Bolland SL605 Mausau Tile \$XXX
- 8 Melville Wood Bench Landscape Forms \$XXXX
- 9 Transit Litter & Recycling Receptacle Landscape Forms \$XXXX
- 10 Urban Renaissance Litter Receptacle Landscape Forms \$XXXX
- 11 Concrete Bevel Planter Landscape Forms \$XXX
- 12 Metro Collection - Connect Bus Shelter Landscape Forms \$XXXXXX
- 13 'U' Bike Rack Series Sarts \$XXX

(E)

UWHealth



← Fourth floor tenant signage

← Third floor tenant signage

← Second floor tenant signage

← First floor tenant signage

FIRST FLOOR

0' - 0"

TOP OF FOOTING

-4' - 0"

18800 - GLASS

11-14

ALL MAJOR LETTERING INTERNALLY-LIT PUSH-THRU

5'

UWHealth

18"

Fourth Floor Tenant

15"

SILVER METALLIC

Third Floor Tenant

15"

Second Floor Tenant

15"

First Floor Tenant

15"

STONE
SAME AS
BUILDING
BY G.C.

9'

4"

30"

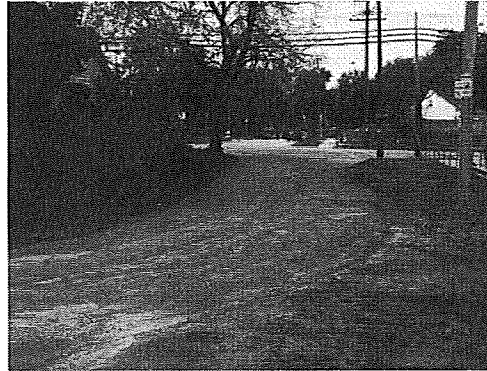
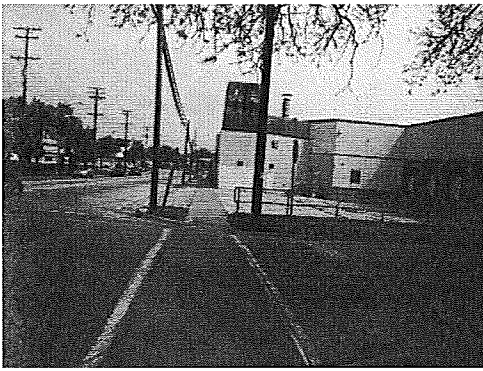
4'

WINGRA PYLON SIGN
08-30-2011 2 OF 2

11-14

Traffic Analysis Wingra Creek Development Madison, WI

www.JSDinc.com



Planning & Development
Civil Engineering
Transportation Engineering
Municipal Engineering
Structural Engineering
Water Resources
Landscape Architecture
Construction Services
Surveying & Mapping

Prepared for:
Ghidorzi Companies, LLC
2100 Stewart Ave, Suite 300
Wausau, WI 54401

July 13, 2011

JSD Project No: 11-4627

JSD Professional Services, Inc.
• Engineers • Surveyors • Planners

*Building relationships with a commitment to client
satisfaction through trust, quality and experience.*

11-14

EXECUTIVE SUMMARY

Purpose of Report and Study Objectives

Ghidorzi Companies is proposing development of the Wingra Creek Family Medical Center, south of the intersection of Fish Hatchery Road and Park Street in Madison, Wisconsin. The development of the new Wingra Clinic is Phase One of the redevelopment initiative for this block. The Phase Two area (located to the north of the proposed clinic site) is owned by Clark Street Development. Clark Street Development and the Ghidorzi Companies have been and are continuing to collaborate on the redevelopment plans for the entire site (both Phase One and Phase Two areas). A Traffic Analysis (TA) has been requested by the City of Madison to study the impacts to the adjacent roadway system generated by the proposed private development in conjunction with the existing Background Traffic.

The purpose of this TA is to analyze existing and proposed traffic patterns and movements and the respective impacts to public infrastructure due to the proposed Wingra Creek Development and future redevelopment of this block. This TA will also identify and recommend intersection improvements to ensure transportation functionality.

Location of the study site with respect to the area roadway network

The proposed site is located south of the intersection of Fish Hatchery Road and Park St and north of Midland Street in the City of Madison, WI. The study area of this TA includes the following intersections:

- Park Street – Fish Hatchery Road (Existing Intersection)
- Park Street – Midland Street (Existing Intersection)
- Fish Hatchery Road – Midland Street (Existing Intersection)
- Fish Hatchery Road – High Street (Existing Intersection)
- Park Street – Main Driveway Entrance (Proposed Private Drive)
- Park Street – Alternate Driveway Entrance (Proposed Private Drive)

Description of the proposed development including the types and sizes of all land uses, construction phasing, and proposed access scheme.

Construction of the Wingra Creek Family Medical Center (Phase One) is proposed to take place in the fall of 2011. Access to the medical center as proposed enables adequate separation between intersections while sustaining and supporting the proposed development. The analysis contained herein demonstrates adequate Level of Service (LOS) along Park Street and Fish Hatchery Road (Exhibits 1-3, 3-2) to support the development. Phase Two construction will occur at a later date. For the purposes of this report, conceptual data was used to develop the trip generation from the most recent Phase Two concept site plan.

Existing Traffic Conditions

The primary roadways in this study are existing Park Street and Fish Hatchery Road. The existing traffic pattern consists of large volumes of traffic going north and south on these primary roadways. There is very little traffic turning to or from High Street or Midland Street with the exception of left turns from Fish Hatchery Road onto High Street during the AM peak hour.

Programmed Roadway Improvements

There are no roadway improvements currently planned for any of the roadways in this analysis.

Site Generated Traffic

The *Institute of Transportation Engineers (ITE) Trip Generation Manual, 8th Edition* was utilized to project the volume of traffic generated by the proposed development. The medical clinic will be constructed to house 3 floors of medical/clinic use and one floor of institutional use. Please refer to Exhibits 2-1, 2-3, 2-4, and 2-5 for assumptions and additional information for specific lots and the associated ITE Manual data used for trip generation purposes. For the purposes of traffic generation the medical clinic was modeled as "Medical/Dental office building" (ITE Code 720). "Clinic" (ITE Code 630) had very little data available and was deemed unreliable as a trip generation model. The institutional area will be used by MATC and was modeled as "Junior/Community College" (ITE Code 540).

The following are the assumed *full-build-out on-site* land uses for this study. All are based on the land uses and areas proposed in the conceptual neighborhood plan.

Medical Clinic	57,400 s.f.
Institutional Use	19,100 s.f.

The following are assumed future land uses according to Clark Street Development's initial conceptual Phase Two site plan. Current redevelopment plans for this site include ~150,000 SF of professional office use, extended stay lodging, street level retail and supporting parking facilities. Refer to Exhibit 2-1 assumptions and additional information for specific lots and the associated ITE Manual data used for trip generation purposes. The Phase Two Construction land uses are only used to generate an approximate quantity of future traffic and are subject to change.

Hotel	80,000 s.f.
General Office	50,000 s.f.
Specialty Retail	17,000 s.f.

Traffic Distribution

Site Traffic distribution values to be generated/attracted can be seen in Exhibit 2-2. This report only takes into account traffic distribution due to Wingra Creek Family Medical Center (Phase One) construction. Distribution for trips from each cardinal direction was based on existing traffic patterns and the approximate service area of the clinic. Distribution for each entrance and exit to the facility was based on ease of use and accessibility. Projected traffic generated by the Wingra Creek Family Medical Center site for each turning movement can be seen in Exhibit 2-6. Total traffic numbers can be seen in Exhibit 3-1.

Background Traffic Volumes.

JSD collected existing traffic volumes for weekday morning and weekday evening movements May 30 to June 2, 2010. Based on the data collected, the weekday morning and weekday evening peak hours were identified as 7:15 – 8:15am and 4:30 – 5:30pm, respectively.

Exhibit 1-2 depicts the background base-year traffic for AM and PM peak hour traffic movements. Existing traffic count data can be found in Appendix A.

Conclusions

Background Analysis

The LOS analysis for the existing study intersections can be seen in exhibit 1-3. Synchro and HCS outputs for this analysis can be found in Appendix B. Existing conditions show a failing LOS for traffic exiting Midland Street at the intersection with Fish Hatchery Road. All other intersection are operating at a LOS D or better under existing conditions with the exception of PM traffic on Parr Street.

Development Analysis and Warrants

An analysis of the background traffic and projections of proposed development generated traffic shows that the increased traffic generated by the development will have little impact on the LOS of the surrounding roadway system. The LOS analysis for proposed traffic without any roadway improvements has been presented in exhibit 3-2. Traffic coming from Midland towards the Fish Hatchery Road intersection continues to fail. Additionally, traffic coming down High Street towards the Fish Hatchery Road intersection fails for the AM peak hour.

Proposed roadway improvements include the construction of a protected left turn lane from Park Street into the main driveway of the clinic. While not necessary from a traffic LOS point of view, this turn lane will create a more desirable situation for vehicles attempting to make this turning movement and allow for more continuous flow along Park Street.

The addition of left turn lanes to Fish Hatchery Road at Midland Street and High street will create more desirable ingress-egress of the development site. Please refer to Public Improvement Geometric Layout Exhibit.

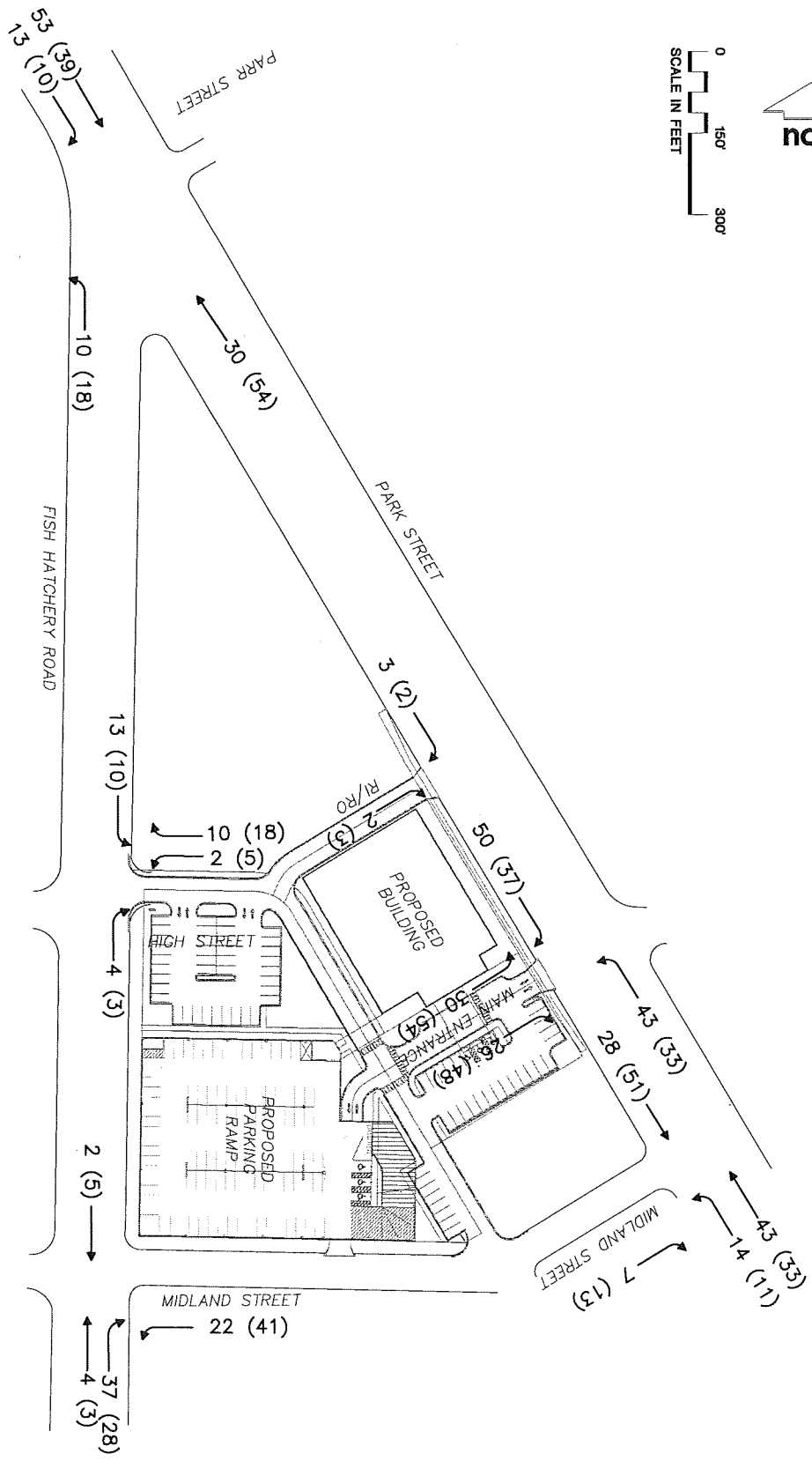
The modeling indicates the construction of a left turn lane for traffic turning from Midland Street onto Fish Hatchery Road would ease the congestion for right turn and through movements. The queue analysis indicates a left turn lane would require a capacity of 5 car lengths or 125 feet. However, at this time it is recommended that roadway improvements to Midland Street be postponed until further redevelopment of the lots south of Midland Street.

In summary, the proposed Wingra Creek Development does not warrant improvements to the surrounding public roadway network. Future development within the project vicinity may result in necessary public infrastructure improvements depending on land use and scale of the project.

Pedestrian Safety Improvements

Pedestrian movements observed during the data collection process resulted in a peak hour presence of eight pedestrians at the Midland-Fish Hatchery intersection. The *Wingra Market Study and Conceptual Development Plan Summary Report Transportation Supplement* dated 2/16/2006 recommends implementation of pedestrian safety improvements at the Midland-Fish Hatchery intersection.

Based on input gathered at neighborhood meetings and our discussions with representatives from the City of Madison, restriping of the said intersection for crosswalk designation in all quadrants and overhead pedestrian warning lights should be implemented as part of the Phase One improvements.



LEGEND
 XX Weekday Morning Peak Hour
 (XX) Weekday Evening Peak Hour

Exhibit 2-6
 Projected Traffic Generated
 Wingra Creek Development
 Madison, WI

Prepared by: Jesse Armstrong, D.L. Evans Company on behalf of Ghidorzi Companies, Developer

Part One -- Letter of Intent:

This Demolition Permit Application is a part of the proposed Wingra Family Clinic Development by the Ghidorzi Companies. The existing properties (structures) are being submitted as requiring demolition for the proposed project:

906 Midland	Single Family, Residential	Current Owner: Jerome and Bonnie Thiel
908 Midland	2-Unit, Residential	Current Owner: Jerome and Bonnie Thiel
* 910 Midland	2-Unit, Residential	Current Owner: Jerome and Bonnie Thiel
<i>*This property will be submitted separately at a later date. There is an excepted offer-to-purchase for this property, but the existing owner and Ghidorzi Companies have agreed to submit this property at a later date.</i>		
914 Midland	Single Family, Residential	Current Owner: Gabriel and Rachelle Westmont
918 Midland	Single Family, Residential	Current Owner: Thomas Ripple
1101 Fish Hatchery Rd	Single Family, Residential	Current Owner: Wingra Point LLC
1105 Fish Hatchery Rd	4-Unit Apartment, Residential	Current Owner: David Evert
1010 S. Park Street	Warehouse Cold Storage, Commercial	Current Owner: Wingra Point LLC

Other: An agreement is being finalized with Madison Gas & Electric (MG&E) for the sub-station adjacent to the 1105 Fish Hatchery Rd. property. As part of this agreement, MG&E will be responsible for demolition of the existing sub-station.

The proposed Wingra Family Clinic Development will consist of a four story, steel framed medical office building together with a 2-story structured parking ramp and additional surface parking (see attached for preliminary drawings)

Part Two -- Project Summary (to date):

This *demolition recycling and reuse plan* is being submitted as part of the proposed Wingra Family Clinic Development by the Ghidorzi Companies. The project team has been meeting with the City of Madison's development advisory team (DAT) as well as various departments within the city such as: traffic, engineering, planning and the TIF coordinator regarding aspects of the proposed project. Additionally, the project team has met with Alder Susan Ellingson and the area neighborhood associations as required by the City of Madison. The proposed Wingra Family Clinic has also been presented to the Urban Design Committee (UDC) for the 'first' informational presentation/meeting, on Wednesday, May 25, 2011 and will continue making revisions to the proposed project based on input and approvals from necessary entities.

Part Three -- Demolition Recycling and Reuse Plan:

Communications:

1. Jesse Armstrong, D. L. Evans Company has met with and continues to communicate with Alder Susan Ellingson, District 13. The attached email correspondence (dated Monday, May 16, 2011) between Alder Ellingson, Timothy Parks (City of Madison) and Chuck Ghidorzi (Developer) grants permission to waive the requirement for a 60-day waiting period.
2. Jesse Armstrong, D.L. Evans Company initiated communications with Frank Byrne, Habitat for Humanity notifying Mr. Byrne of the Proposed Project and planned demolition. It was communicated to Frank Byrne that there are several *accepted offers to purchase* for properties that are contingent on project approvals from the City of Madison. *See attached email.*
3. Jesse Armstrong has communicated with the City of Madison Recycling Coordinator, George Dreckman explaining the current process and status of offer to purchase on each of the submitted properties. There are several aspects of the total recycling plan that needs to be finalized and because of the current status of all plan approvals the Ghidorzi Companies are not able to provide all final aspects of the *demolitions recycling and reuse plan*. Jesse Armstrong has assured George Dreckman that the project team will continue to work with the City of Madison to confirm all state laws and local ordinances are followed. Mr. Dreckman concurred that this process is adequate for the demolition application.

Part Three -- Demolition Recycling and Reuse Plan (continued):

Communications:

4. Jesse Armstrong, D. L. Evans Company initiated communications with the Dane County Recycling Manager, John Reindle to see what, if any, additional requirements Dane County would require for recycling and reuse requirements above and beyond any state law or local ordinance. John Reindle advised of none as long as the project follows requirements of the City of Madison.

Reuse Plan:

1. Ghidorzi Companies are offering existing home owner's first option to reuse any existing appliances and/or materials when the *offer to purchase* is finalized prior to the commencement of any demolition.
2. Jesse Armstrong, D. L. Evans Company has contacted Frank Byrne, Habitat for Humanity ReStore. During communications Frank Byrne explained to Jesse Armstrong the typical process used by Habitat for Humanity, i.e., touring and tagging each facility and identifying what recycling products Habitat for Humanity would remove from each building. Jesse Armstrong explained to Frank Byrne where the current proposed project was in terms of scheduling and how the Ghidorzi Companies did not currently own the subject properties. Because of this, Frank Byrne and Jesse Armstrong agreed it was not in the best interests of the current owner's to unnecessarily notify current tenants until the land transactions were finalized. Frank Byrne, Habitat for Humanity will begin the review process when demolition permits are approved.

Appliance Recycling

1. Again, the Ghidorzi Companies will be offering existing owner's first option to reuse and/or recycle any of the existing appliances.
2. Habitat for Humanity will be offered any appliances they deem reusable as part of the reuse plan.
3. Any remaining appliances that cannot be immediately sold for reuse will be recycled according to state law and local ordinances including any requirements for CFC recovery.

Mercury Recovery/Recycling

1. Ghidorzi Companies will be working with the appropriate sub-contractors for handling any mercury thermostats and fluorescent light bulbs and/or tubes according to state law and local ordinances. Additionally, Ghidorzi Companies and its sub-contractors will work with a local waste management company to ensure the proper recycling measures are documented and used.

Concrete / Asphalt Recycling

1. Jesse Armstrong, D. L. Evans Company made preliminary contacted Wingra Stone to review proper recycling methods for concrete and asphalt. When demolition permits are approved and issued, the Ghidorzi Companies will continue to work with Wingra Stone or, like company to recycle concrete and asphalt according to state law and local ordinances.