

# URBAN DESIGN COMMISSION APPLICATION

# UDC

City of Madison  
Planning Division  
Madison Municipal Building, Suite 017  
215 Martin Luther King, Jr. Blvd.  
P.O. Box 2985  
Madison, WI 53701-2985  
(608) 266-4635



## FOR OFFICE USE ONLY:

Paid \_\_\_\_\_ Receipt # \_\_\_\_\_

Date received \_\_\_\_\_

Received by \_\_\_\_\_

Aldermanic District \_\_\_\_\_

Zoning District \_\_\_\_\_

Urban Design District \_\_\_\_\_

Submission reviewed by \_\_\_\_\_

Legistar # \_\_\_\_\_

RECEIVED

7/8/2020

12:11 p.m.

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: \_\_\_\_\_

Title: \_\_\_\_\_

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

UDC meeting date requested \_\_\_\_\_

- 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 (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)  
     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** \_\_\_\_\_ Company \_\_\_\_\_

Street address \_\_\_\_\_ City/State/Zip \_\_\_\_\_

Telephone \_\_\_\_\_ Email \_\_\_\_\_

**Project contact person** \_\_\_\_\_ Company \_\_\_\_\_

Street address \_\_\_\_\_ City/State/Zip \_\_\_\_\_

Telephone \_\_\_\_\_ Email \_\_\_\_\_

**Property owner (if not applicant)** \_\_\_\_\_

Street address \_\_\_\_\_ City/State/Zip \_\_\_\_\_

Telephone \_\_\_\_\_ Email \_\_\_\_\_

**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 on Page 4 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 and legible**. 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](mailto: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 \_\_\_\_\_ on \_\_\_\_\_.
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.

Name of applicant \_\_\_\_\_ Relationship to property \_\_\_\_\_

Authorizing signature of property owner \_\_\_\_\_ Please see attached Agent Authorization Form Date \_\_\_\_\_

**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

## Introduction

The City of Madison's Urban Design Commission (UDC) has been created to:

- Encourage and promote high quality in the design of new buildings, developments, remodeling, and additions so as to maintain and improve the established standards of property values within the City.
- Foster civic pride in the beauty and nobler assets of the City, and in all other ways possible assure a functionally efficient and visually attractive City in the future.

## Types of Approvals

There are three types of requests considered by the UDC:

- Informational Presentation. Applicants may, at their discretion, request to make an Informational Presentation to the UDC prior to seeking any approvals to obtain early feedback and direction before undertaking detailed design. Applicants should provide details on the context of the site, design concept, site and building plans, and other relevant information to help the UDC understand the proposal and provide feedback. (Does not apply to CDR's or Signage Variance requests)
- Initial Approval. Applicants may, at their discretion, request initial approval of a proposal by presenting preliminary design information. As part of their review, the Commission will provide feedback on the design information that should be addressed at Final Approval stage.
- Final Approval. Applicants may request Final Approval of a proposal by presenting all final project details. Recommendations or concerns expressed by the UDC in the initial approval must be addressed at this time.

## Presentations to the Commission

Primarily, the UDC is interested in the appearance and design quality of projects. Emphasis should be given to the site plan, landscape plan, lighting plan, building elevations, exterior building materials, color scheme, and graphics.

When presenting projects to the UDC, applicants must fill out a registration slip provided in the meeting room and present it to the Secretary. Presentations should generally be limited to 5 minutes or as extended by motion by consent of the Commission. The Commission will withhold questions until the end of the presentation.

Applicants are encouraged to consider the use of various graphic presentation material including a locator map, photographs, renderings/model, scale drawings of the proposal in context with adjacent buildings/uses/signs, etc., as may be deemed appropriate to describe the project and its surroundings. Graphics should be mounted on rigid boards so that they may be easily displayed. **Applicants/presenters are responsible for all presentation materials, AV equipment and easels.**

# URBAN DESIGN DEVELOPMENT PLANS CHECKLIST

The items listed below are minimal application requirements for the type of approval indicated. Please note that the UDC and/or staff may require additional information in order to have a complete understanding of the project.

## 1. Informational Presentation

- Locator Map
- 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)
- Contextual site information, including photographs and layout of adjacent buildings/structures
- Site Plan
- Two-dimensional (2D) images of proposed buildings or structures.

Providing additional information beyond these minimums may generate a greater level of feedback from the Commission.

### Requirements for All Plan Sheets

1. Title block
2. Sheet number
3. North arrow
4. Scale, both written and graphic
5. Date
6. Fully dimensioned plans, scaled at 1"= 40' or larger

*\*\* All plans must be legible, including the full-sized landscape and lighting plans (if required)*

## 2. Initial Approval

- Locator Map
- Letter of Intent (If the project is within a Urban Design District, a summary of how the development proposal addresses the district criteria is required)
- Contextual site information, including photographs and layout of adjacent buildings/structures
- Site Plan showing location of existing and proposed buildings, walks, drives, bike lanes, bike parking, and existing trees over 18" diameter
- Landscape Plan and Plant List (*must be legible*)
- Building Elevations in both black & white and color for all building sides (include material callouts)
- PD text and Letter of Intent (if applicable)

Providing additional information beyond these minimums may generate a greater level of feedback from the Commission.

## 3. Final Approval

All the requirements of the Initial Approval (see above), **plus:**

- Grading Plan
- Proposed Signage (if applicable)
- Lighting Plan, including fixture cut sheets and photometrics plan (*must be legible*)
- Utility/HVAC equipment location and screening details (with a rooftop plan if roof-mounted)
- PD text and Letter of Intent (if applicable)
- Samples of the exterior building materials (presented at the UDC meeting)

## 4. Comprehensive Design Review (CDR) and Variance Requests (Signage applications only)

- Locator Map
- Letter of Intent (a summary of how the proposed signage is consistent with the CDR or Signage Variance criteria is required)
- Contextual site information, including photographs of existing signage both on site and within proximity to the project site
- Site Plan showing the location of existing signage and proposed signage, dimensioned signage setbacks, sidewalks, driveways, and right-of-ways
- Proposed signage graphics (fully dimensioned, scaled drawings, including materials and colors, and night view)
- Perspective renderings (emphasis on pedestrian/automobile scale viewsheds)
- Illustration of the proposed signage that meets Ch. 31, MGO compared to what is being requested.
- Graphic of the proposed signage as it relates to what the Ch. 31, MGO would permit



AGENT AUTHORIZATION

Continental 479 Fund LLC, and any of its affiliates, as agent for the property owner listed below, has approval to submit applications to the Township of Middleton, Dane County, the State of Wisconsin, or any governmental or quasi-governmental department, division, subdivision, council, commission, bureau or other similar entity for rezoning, site plan, subdivision plat, and other necessary development related approvals and permits.

Randall A. Theis Trust and  
Theis Trust

Printed Name of Property Owner

3306 County Highway M

Address of Property

Parcel #: 0708-344-8502-0

Tax Identification #

**Randall A. Theis Trust dated May 16, 2016**

By: *Randall A. Theis*  
Randall A. Theis, Trustee

and

**Theis Trust dated March 15, 2011**

By: *LaVerne L. Theis*  
LaVerne L. Theis, Trustee

By: *Joanne C. Theis*  
Joanne C. Theis, Trustee

10/29/2019  
Date

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## Comprehensive Design Review (CDR) Request

### **Introduction:**

Continental 479 Fund LLC (“Continental”) is submitting the signage package described below to the Urban Design Commission for a Comprehensive Design Review. The subject site was attached to the City of Madison from the Town of Verona in late April, and is recognized by its City parcel identification number: 251/0708-344-0097-4 and is currently owned by the Randall A. Theis Trust and Theis Trust. Under a separate application, Continental 479 Fund LLC is proposing a zoning designation of TR-U2, with a special use as a Planned Residential Complex.

### **Locator Map:**



### **Letter of Intent:**

1. The proposed signage package will create a visual harmony between the signs, buildings and overall site plan through unique and exceptional materials, design, color and other design elements. The brick masonry base featured on the monument signs (M1 & M2) matches all masonry throughout the Springs community. The vinyl colors: Modern Grey, Tempe Star, Rainstorm and Black Fox were carefully curated to compliment the color and design of the various building types and materials to provide wayfinding without detracting from the Architectural detailing. All materials accents proposed compliment the various traditional architectural styles of the midtown commons neighborhood to the east and Hawks landing neighborhood to the west. The earth tones and blues and gray are meant to blend the current pallettes by

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avoiding stark contrast and any use of bright, more contemporary materials. The proposed signage is appropriate in scale and character for the proposed use as a multifamily community and well as the scale and character of the adjacent multifamily communities in Midtown Commons.

2. The subject site is a very challenging environment with a roughly 90 foot grade change from the Northern portion of the site to the South. As a result, Continental is attempting to maximize the available viewpoints from S. Pleasant View Road and surrounding roadways. Continental is requesting approval on the following items: a two-sided 64 net square foot resident identification sign along Pleasant View, a retaining wall sign that faces the same street frontage on Pleasant View as the previously mentioned residential identification sign and three non-residential identification signs attached to the clubhouse (two wall signs and one above canopy sign) that are each 20 net square feet in size. The wall signs are proposed to be above the 15' maximum zoning district allowable height and the above canopy is proposed to be above the 12' maximum zoning height.
  - a. Multiple frontages and access points to the community, in addition to access off a heavily trafficked highway, create the need for signage and wayfinding to and within the community. The carefully located signs provide a tiered organization creating a safe and efficient identification experience for the public to locate the community and quickly be directed to the leasing and management services provided within the clubhouse.
3. The proposal does not violate any of the stated purposes described in Secs. 31.02(1) and 33.24(2).
4. All signs will meet the minimum construction requirements of Sec. 31.04(5).
5. The proposal will not include Advertising beyond the restrictions in Sec. 31.11 or Off-Premise Directional Signs beyond the restrictions in Sec. 31.115.
6. The proposal does not:
  - a. Present a hazard to vehicular or pedestrian traffic on public or private property,
  - b. Obstruct views at points of ingress and egress of adjoining properties,
  - c. Obstruct or impede the visibility of existing lawful signs on adjacent properties, or
  - d. Negatively impact the visual quality of public or private open space.
7. The proposal is only considering signage on the private property of the Springs at Pleasant View proposal, and does not seek the approval of any signs in the right of way or on public property.



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**Proposed Signage:**

Signage Locations:

- M1: Monument Sign (Residential Identification Sign)
- M2: Curved Monument Sign (Residential Identification Sign)
- R1 & R2: Identical Retaining Wall Signs (Residential Identification Signs)
- Not labeled: Clubhouse (Non-Residential Identification Signs)



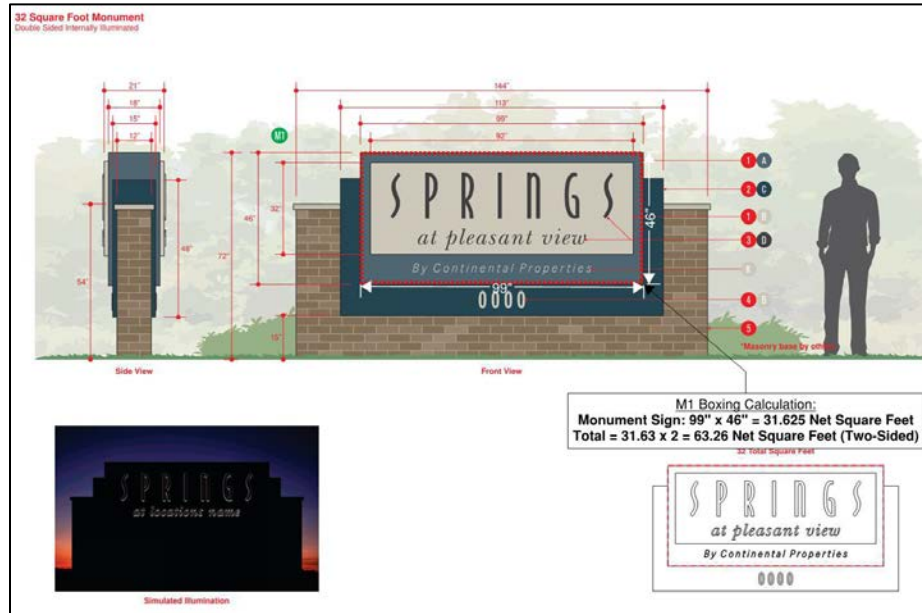
Material Details:

<p><b>Sign Specifications</b></p> <ol style="list-style-type: none"> <li>1 Internally illuminated cabinet with routed aluminum faces</li> <li>2 Non-illuminated aluminum cabinet</li> <li>3 .5" push thru acrylic copy with vinyl overlay</li> <li>4 .25" thick aluminum plate copy</li> <li>5 Masonry base (by others)</li> <li>6 Daktronics Monochrome LED Message Center</li> <li>7 Halo illuminated reverse channel letter</li> <li>8 .125" thick routed acrylic frame</li> <li>9 .125" thick acrylic insert with routed inset border</li> <li>10 .125" thick acrylic backer</li> <li>11 .125" thick acrylic panel with vinyl copy</li> <li>12 3mm thick ACM panel</li> <li>13 Sign-A-Cade portable sign system</li> <li>14 .040" thick polystyrene</li> <li>15 Laminate overlay</li> <li>16 Tactile copy and graphics</li> <li>17 Appropriate tactile braille</li> <li>18 Digitally printed vinyl overlay</li> </ol>	<p><b>Color Specifications</b></p> <ol style="list-style-type: none"> <li>A SW 6229 Tempe Star, semi-gloss finish</li> <li>B SW 7632 Modern Gray, semi-gloss finish</li> <li>C SW 6230 Rainstorm, semi-gloss finish</li> <li>D 3M 7725-69 Duranodic, opaque vinyl</li> <li>E 3M 3630-149 Light Beige, translucent vinyl</li> <li>F Mactac JT5796M B-Free Frosted vinyl</li> <li>G Black, semi-gloss finish</li> <li>H PPG 1023-4 Desert Dune</li> <li>I PPG 1023-1 Oatmeal</li> <li>J Laminart 5305 Fly Ash Concrete</li> <li>K 3M 7725-49 Beige, opaque vinyl</li> </ol>	
<p><b>The Lakeline Scheme</b></p> <div style="display: flex; justify-content: space-around; align-items: center;"> <div style="text-align: center;"> <p><b>Modern Gray</b> SW 7632</p> </div> <div style="text-align: center;"> <p><b>Tempe Star</b> SW 6229</p> </div> <div style="text-align: center;"> <p><b>Rainstorm</b> SW 6230</p> </div> <div style="text-align: center;"> <p><b>Black Fox</b> SW 7020</p> </div> </div>		<p><b>Monument Sign Masonry Base</b></p> <div style="text-align: center;"> <p>Chelsea Traditions Brown Extruded Queen Modular</p> </div>

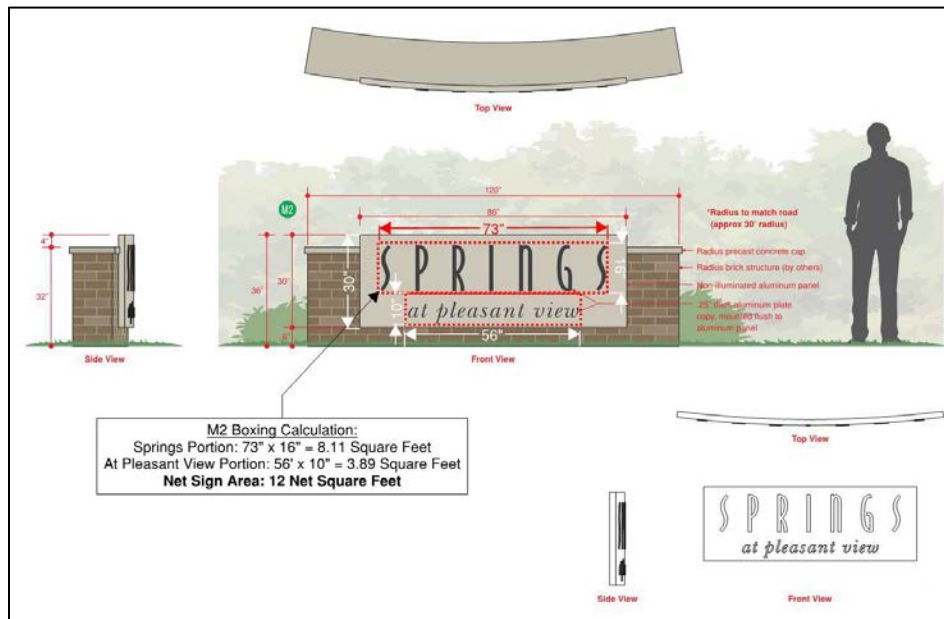
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## Monument Sign (M1):

- Request: A two-sided 32 square foot sign for a net sign area of 64 square feet (as opposed to the 32 net square feet allowed by code).



## Monument Sign (M2):



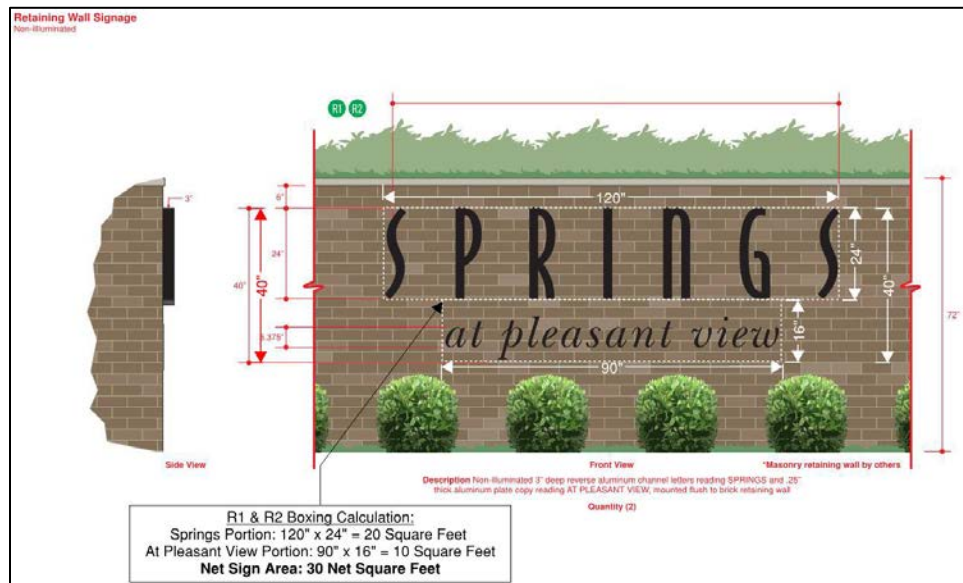
## Retaining Wall Sign – R1 (R2 sign is compliant via zoning code):

- Request: For retaining wall residential identification sign (R1) and monument residential identification sign (M1), to both abut the same street frontage of Pleasant View Road. As discussed elsewhere the wayfinding

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strategy is integral for both safety and commercial operation considerations. Due to the topography, rate of speed, and the volume of traffic along Pleasant View Road, the M1 and R2 signs provide initial recognition of the community itself for both Northbound and Southbound vehicular traffic. R1 then serves the purpose of directing all traffic onto Mansion Hill ensuring a timely and safe wayfinding experience. R1 would be compliant with signage and zoning code if located along Mansion Hill Road frontage, however the dual and efficient benefit of having R1 located directly adjacent the clubhouse and also facing Pleasant View Road ensures prospective residents safely and timely, find their way to and into our community. As discussed further in other part of this letter, the clubhouse wall signage along Mansion Hill Road and the above canopy sign provide the final termination of the wayfinding strategy. Each sign is integral in ensure the public efficiently and safely traverse the series of roadways without issue.

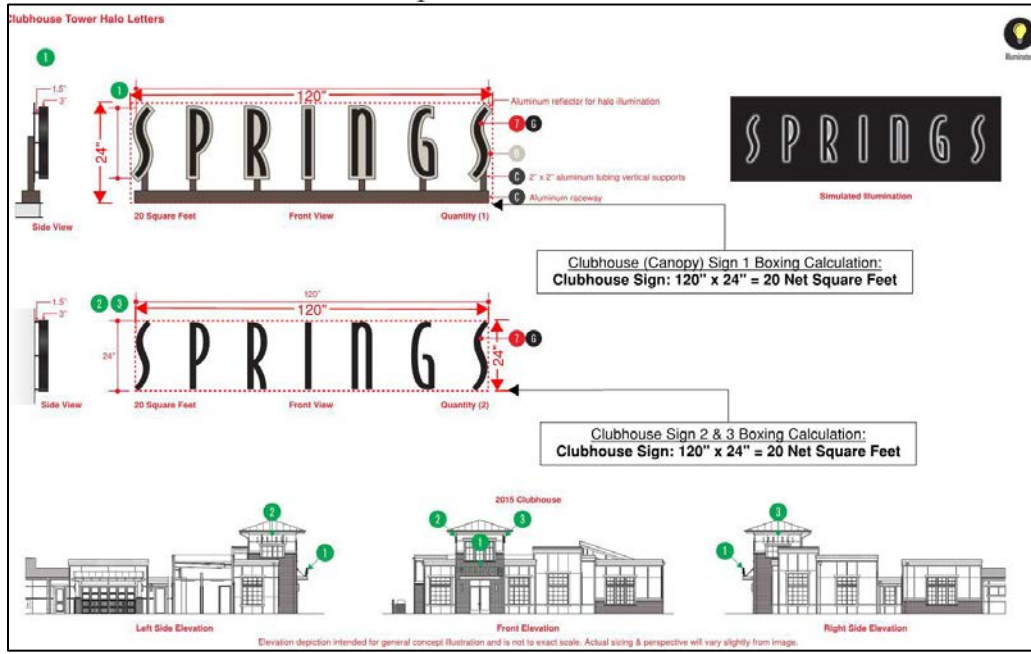


### Clubhouse Tower Sign:

- Request: Two wall signs and an above canopy sign located at the clubhouse as opposed to (1) wall sign currently allowed by right. All three clubhouse signs are proposed at a size of 20 square feet, which is a slight increase from 12 square foot maximum required by code.
- The above canopy sign base is located 10'-0" above the finish floor of the clubhouse; and with a height of 24" brings the maximum signage height to 12'-0"
  - This sign contributes significantly to the wayfinding ability of the general public as this door is the only planned for public daily access; as opposed to other doors being resident access or emergency access only.
- Each wall sign's maximum height is 22'-0" above the finish floor.
  - These walls are significant for the tiered wayfinding discussed previously to guide the general public to the main leasing and operations building. Due to the disjointed nature of the site with topography and public roadways as discussed, Continental feels this signage is integral to its overall wayfinding strategy.

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## Code Comparison:

Sign	Madison Code of Ordinance	Springs at Pleasant View
<b>Monument Sign (M1)</b>	Area: 32 net square feet Height: 12 feet Setback: 10 feet	Size: <b>64 net square feet</b> Height: 6 feet Setback: 41 feet
<b>Monument Sign (M2)</b>	Size: 32 SF net Height: 12 feet Setback: 10 feet	Size: 12 SF net Height: 3 feet Setback: 15 feet
<b>Retaining Wall (R1 &amp;R2)</b>	Size: 32 SF net Height: 12 feet Setback: 10 feet	Size: 30 SF net Height: 3.33 feet Setback: 167 feet (R1) & 125 feet (R2)
<b>Clubhouse</b>	Size: 12 net square feet (18 feet max) Height: 12 feet (15 feet max) Setback: N/A Number: 1 per building	Size: <b>20 net square feet per sign</b> Height: 12 feet (above canopy) 22 feet (wall signs) Setback: N/A Number: <b>3 on one building (clubhouse)</b>





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## Perspective Renderings:

Clubhouse:



Retaining Wall Signage (R1 displayed here):





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## **Signage in the Area:**

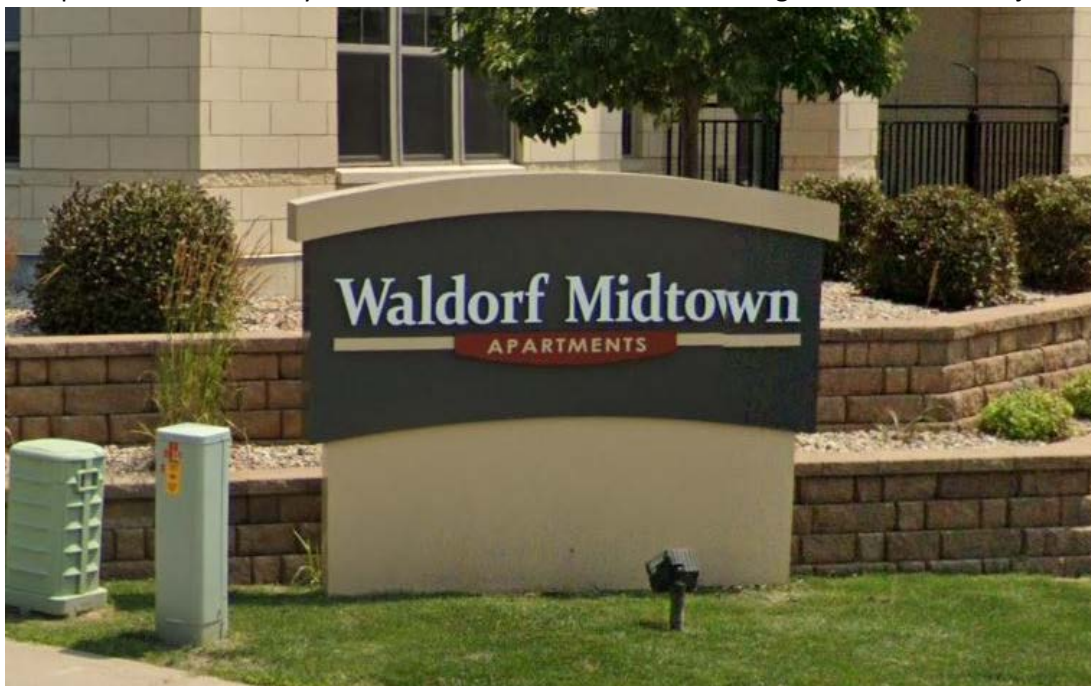
Hawks Landing Neighborhood:

- Subdivision entrance located off S. Pleasant View Road, directly across the street from the subject site.



Waldorf Midtown Apartments:

- Apartment community located in the Midtown Commons Neighborhood near subject site.



Sign Package  
**Springs at Pleasant View**  
Madison, WI

05.18.20

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APARTMENTS

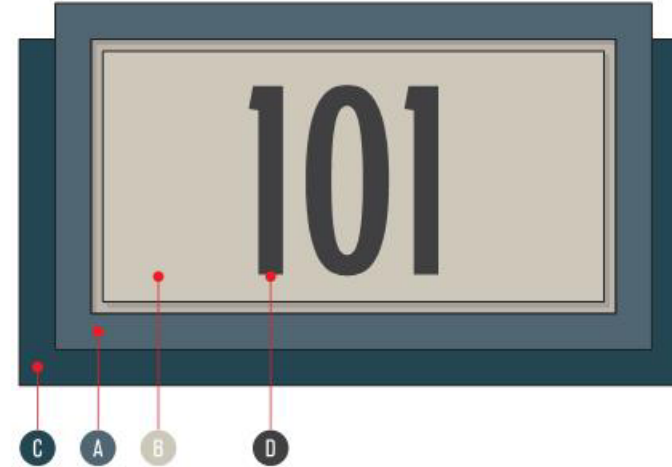
sj

**Sign Specifications**

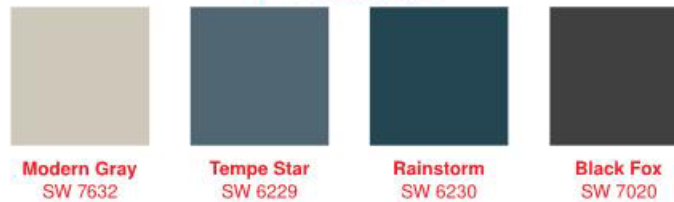
- 1 Internally illuminated cabinet with routed aluminum faces
- 2 Non-illuminated aluminum cabinet
- 3 .5" push thru acrylic copy with vinyl overlay
- 4 .25" thick aluminum plate copy
- 5 Masonry base (by others)
- 6 Daktronics Monochrome LED Message Center
- 7 Halo illuminated reverse channel letter
- 8 .125" thick routed acrylic frame
- 9 .125" thick acrylic insert with routed inset border
- 10 .125" thick acrylic backer
- 11 .125" thick acrylic panel with vinyl copy
- 12 3mm thick ACM panel
- 13 Sign-A-Cade portable sign system
- 14 .040" thick polystyrene
- 15 Laminate overlay
- 16 Tactile copy and graphics
- 17 Appropriate tactile braille
- 18 Digitally printed vinyl overlay

**Color Specifications**

- A SW 6229 Tempe Star, semi-gloss finish
- B SW 7632 Modern Gray, semi-gloss finish
- C SW 6230 Rainstorm, semi-gloss finish
- D 3M 7725-69 Duranodic, opaque vinyl
- E 3M 3630-149 Light Beige, translucent vinyl
- F Mactac JT5796M B-Free Frosted vinyl
- G Black, semi-gloss finish
- H PPG 1023-4 Desert Dune
- I PPG 1023-1 Oatmeal
- J Laminart 5305 Fly Ash Concrete
- K 3M 7725-49 Beige, opaque vinyl



**The Lakeline Scheme**



**Monument Sign Masonry Base**



Chelsea Traditions  
Brown Extruded  
Queen Modular



CLIENT CONTACT  
A

SITE  
Madison, WI

FILE  
Sales Rep  
C.J Hines  
File Name  
springs PLEASANT VIEW  
Design  
TDH  
Draft: 05.15.20  
Rev 1:  
Rev 2:  
Rev 3:  
Rev 4:  
Rev 5:  
Rev 6:

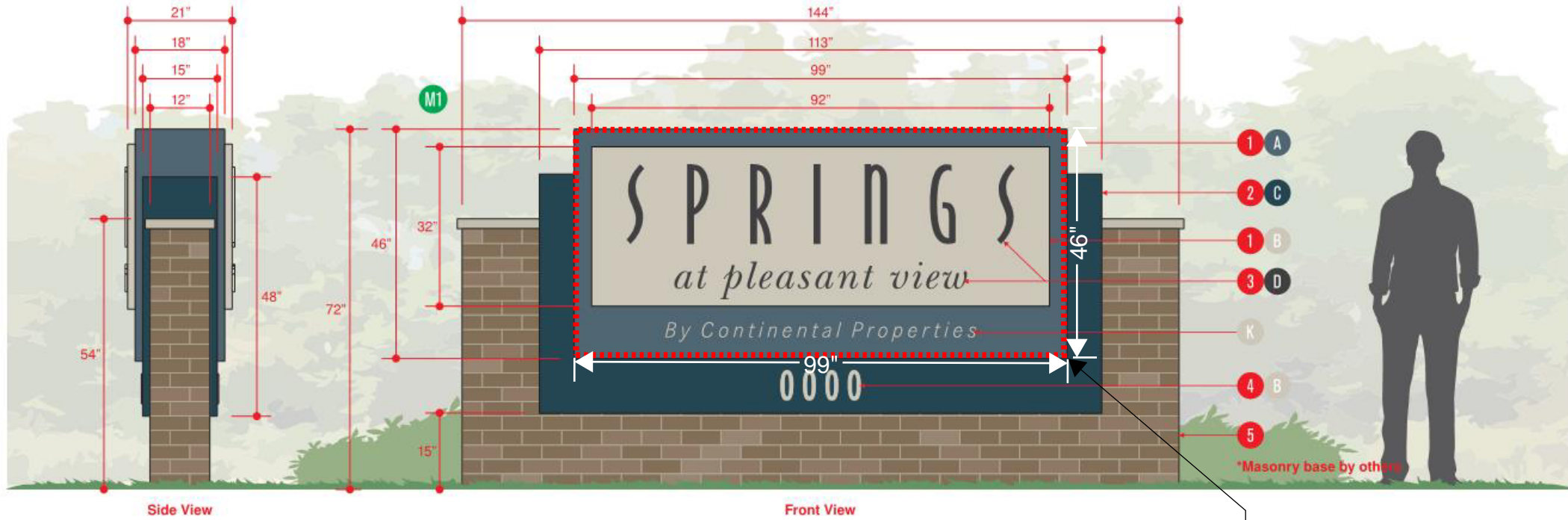
CLIENT REVIEW  
 Approved  
 Approved as Noted  
 Revise & Re-submit  
Name  
Title  
Date

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**32 Square Foot Monument**  
Double Sided Internally Illuminated



**M1 Boxing Calculation:**  
**Monument Sign: 99" x 46" = 31.625 Net Square Feet**  
**Total = 31.63 x 2 = 63.26 Net Square Feet (Two-Sided)**  
**32 Total Square Feet**



Simulated Illumination

CLIENT	SPRINGS APARTMENTS
CONTACT	A
SITE	Madison, WI
FILE	Sales Rep CJ Hines File Name springs PLEASANT VIEW Design TDH Draft: 05.15.20 Rev 1: Rev 2: Rev 3: Rev 4: Rev 5: Rev 6:
CLIENT REVIEW	<input type="checkbox"/> Approved <input type="checkbox"/> Approved as Noted <input type="checkbox"/> Revise & Re-submit  Name _____ Title _____ Date _____
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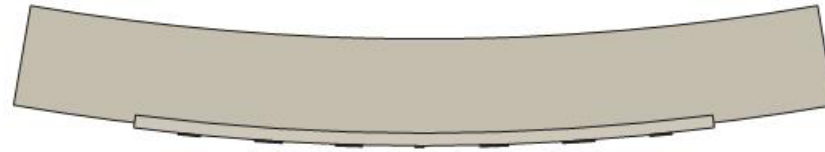
CLIENT CONTACT  
A

SITE  
Madison, WI

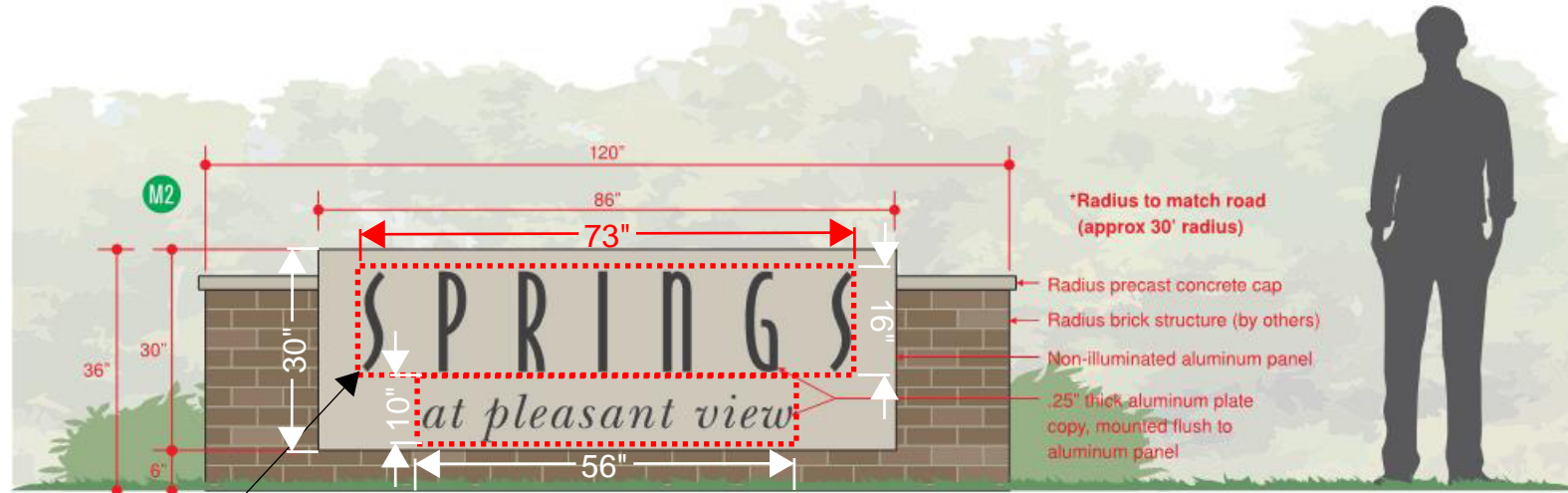
FILE  
Sales Rep  
C.J. Hines  
File Name  
springs PLEASANT VIEW  
Design  
TDH  
Draft: 05.15.20  
Rev 1: 05.18.20  
Rev 2:  
Rev 3:  
Rev 4:  
Rev 5:  
Rev 6:

CLIENT REVIEW  
 Approved  
 Approved as Noted  
 Revise & Re-submit  
Name  
Title  
Date

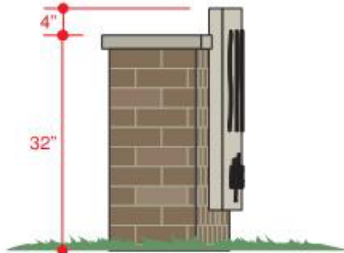
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Top View



Front View



Side View



Top View



Side View



Front View

**M2 Boxing Calculation:**  
Springs Portion: 73" x 16" = 8.11 Square Feet  
At Pleasant View Portion: 56" x 10" = 3.89 Square Feet  
**Net Sign Area: 12 Net Square Feet**



**Retaining Wall Signage**  
Non-Illuminated



Side View

Front View

\*Masonry retaining wall by others

**Description** Non-illuminated 3" deep reverse aluminum channel letters reading SPRINGS and .25" thick aluminum plate copy reading AT PLEASANT VIEW, mounted flush to brick retaining wall

**Quantity (2)**

**R1 & R2 Boxing Calculation:**  
 Springs Portion: 120" x 24" = 20 Square Feet  
 At Pleasant View Portion: 90" x 16" = 10 Square Feet  
**Net Sign Area: 30 Net Square Feet**



CLIENT	SPRINGS APARTMENTS	
	CONTACT	A
	SITE	Madison, WI
FILE	Sales Rep	C.J. Hines
	File Name	springs PLEASANT VIEW
	Design	TDH
	Draft	05.15.20
	Rev 1:	
	Rev 2:	
CLIENT REVIEW	<input type="checkbox"/> Approved	
	<input type="checkbox"/> Approved as Noted	
	<input type="checkbox"/> Revise & Re-submit	
	Name	
Title		
Date		
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**Monument and Retaining Wall Sign Placement**  
 Not to exact scale



<b>CLIENT</b>	SPRINGS APARTMENTS	
	<b>CONTACT</b>	A
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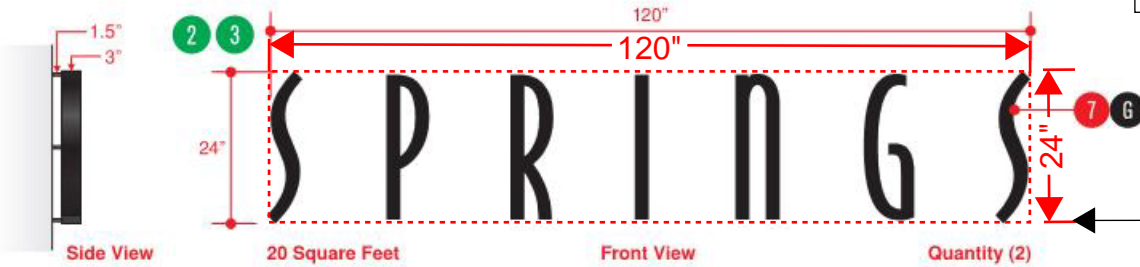


Clubhouse Tower Halo Letters

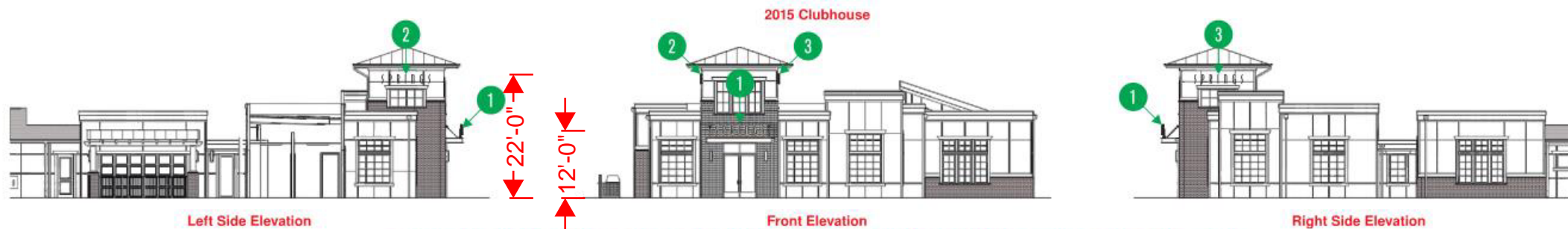


Simulated Illumination

Clubhouse (Canopy) Sign 1 Boxing Calculation:  
Clubhouse Sign: 120" x 24" = 20 Net Square Feet



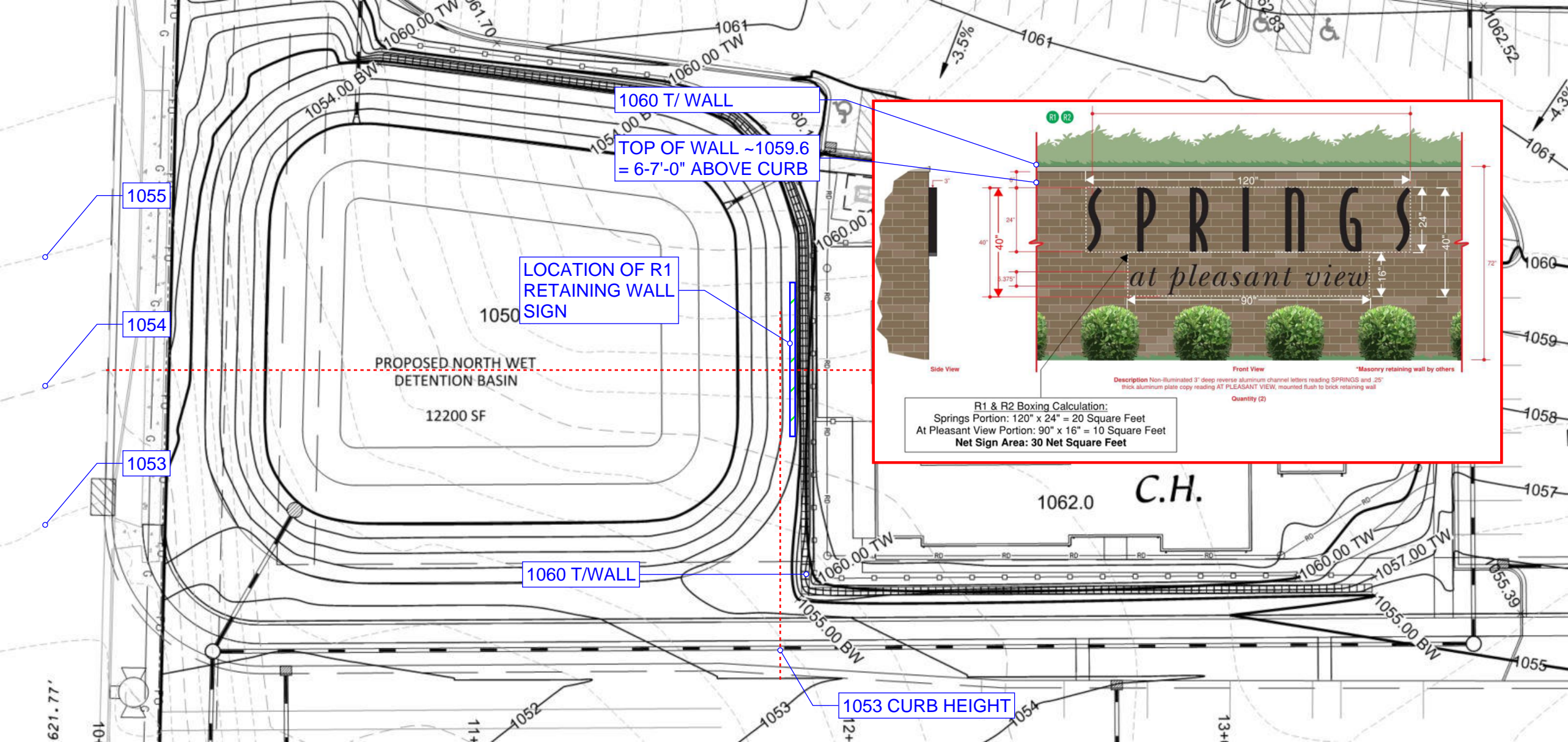
Clubhouse Sign 2 & 3 Boxing Calculation:  
Clubhouse Sign: 120" x 24" = 20 Net Square Feet



Elevation depiction intended for general concept illustration and is not to exact scale. Actual sizing & perspective will vary slightly from image.

CLIENT	SPRINGS APARTMENTS
CONTACT	A
SITE	Madison, WI
FILE	Sales Rep CJ Hines File Name springs PLEASANT VIEW Design TDH Draft: 05.15.20 Rev 1: Rev 2: Rev 3: Rev 4: Rev 5: Rev 6:
CLIENT REVIEW	<input type="checkbox"/> Approved <input type="checkbox"/> Approved as Noted <input type="checkbox"/> Revise & Re-submit  Name _____ Title _____ Date _____
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1060 T/ WALL

TOP OF WALL ~1059.6  
= 6-7'-0" ABOVE CURB

LOCATION OF R1  
RETAINING WALL  
SIGN

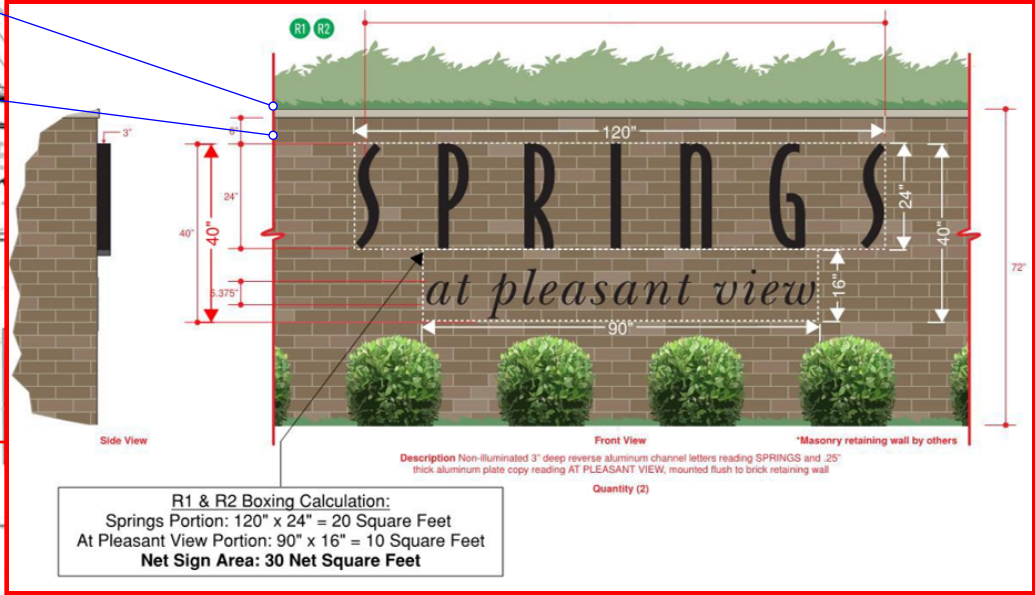
1055

1054

1053

1060 T/WALL

1053 CURB HEIGHT



PROPOSED NORTH WET  
DETENTION BASIN

12200 SF

1062.0 C.H.

1056.0

1056.0

1056.0

TOP OF SIGN IS APPROXIMATELY 12'-0" ABOVE APPROXIMATE CURB HEIGHT OF 1042.0 ALONG PLEASANT VIEW.

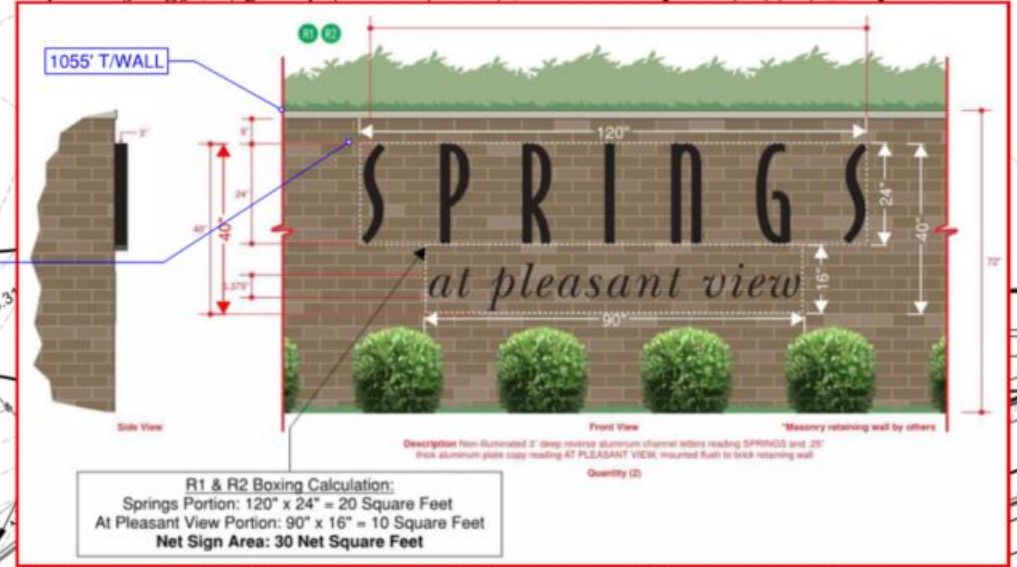
APPLICANT TO LOWER SIGN BY 1'-0"

LOCATION OF M2

1055' T/ WALL

PUBLIC PROPOSED SOUTH WET DETENTION BASIN  
15550 SF

NOTE: PUBLIC STORMWATER MANAGEMENT FACILITIES TO BE CONSTRUCTED BY CITY OF MADISON ISSUED PLANS



1043

1042

1046.00 TW  
1045.00 TW  
1044.00 TW  
1043.00 TW  
1042.00 TW  
1041.00 TW

1040.00 TW  
1039.00 TW  
1038.00 TW  
1037.00 TW  
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