



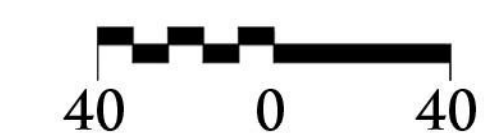
**Legend:**

 Project Boundary

 Viewshed

**Viewshed Legend:**

- 1 - View Looking West From Fish Hatchery Road
- 2 - Elevation Building Massing of Proposed Apartments at Fish Hatchery Looking West
- 3 - View Looking West From Fish Hatchery Road & S. Park St.
- 4 - View Looking North East from South Park Street
- 5 - View Looking East from South Park Street
- 6 - View Looking East from South Park Street
- 7 - View Looking South West from High Street
- 8 - View Looking South from Midland Street
- 9 - View Looking South West from Midland to Garden Street



EXISTING CONDITIONS AERIAL

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

**PROPOSED WINGRA CLINIC SITE**  
**FISH HATCHERY RD./SOUTH PARK ST.**

MADISON, WI

06/20/2011

FOR PLANNING PURPOSES ONLY



View Looking West From Fish Hatchery Rd.



View Looking East from South Park Street



Elevation Building Massing of Proposed Apartments at Fish Hatchery Looking West



View Looking East from South Park Street



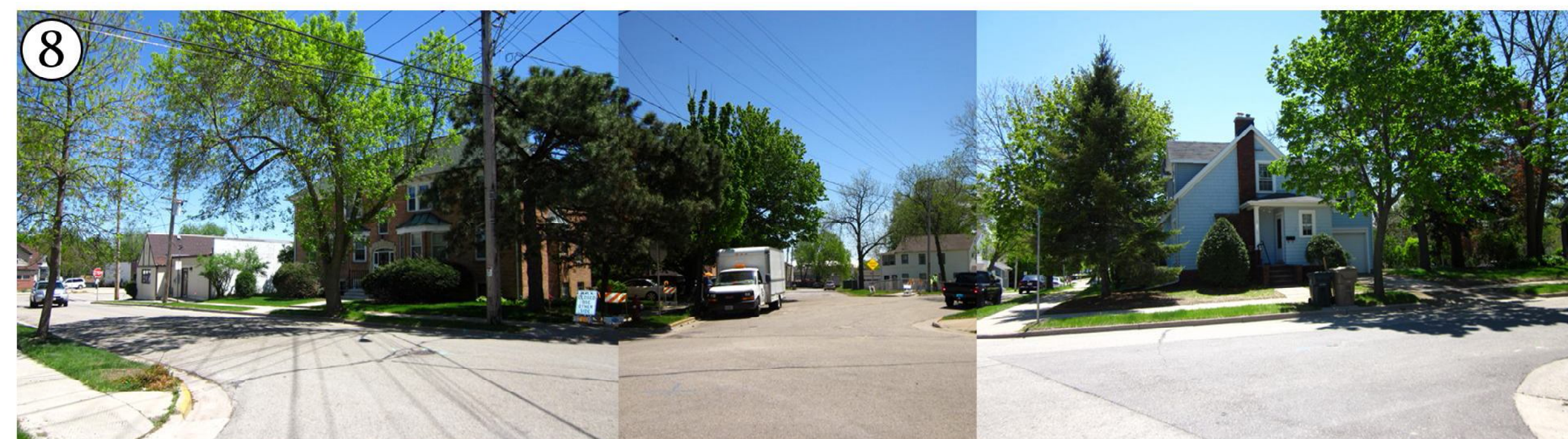
View Looking West From Fish Hatchery Rd. & S. Park St. Intersection



View Looking South West from High Street



View Looking North West from Intersection of Fish Hatchery Road and South Park Street



View Looking South From Midland Street

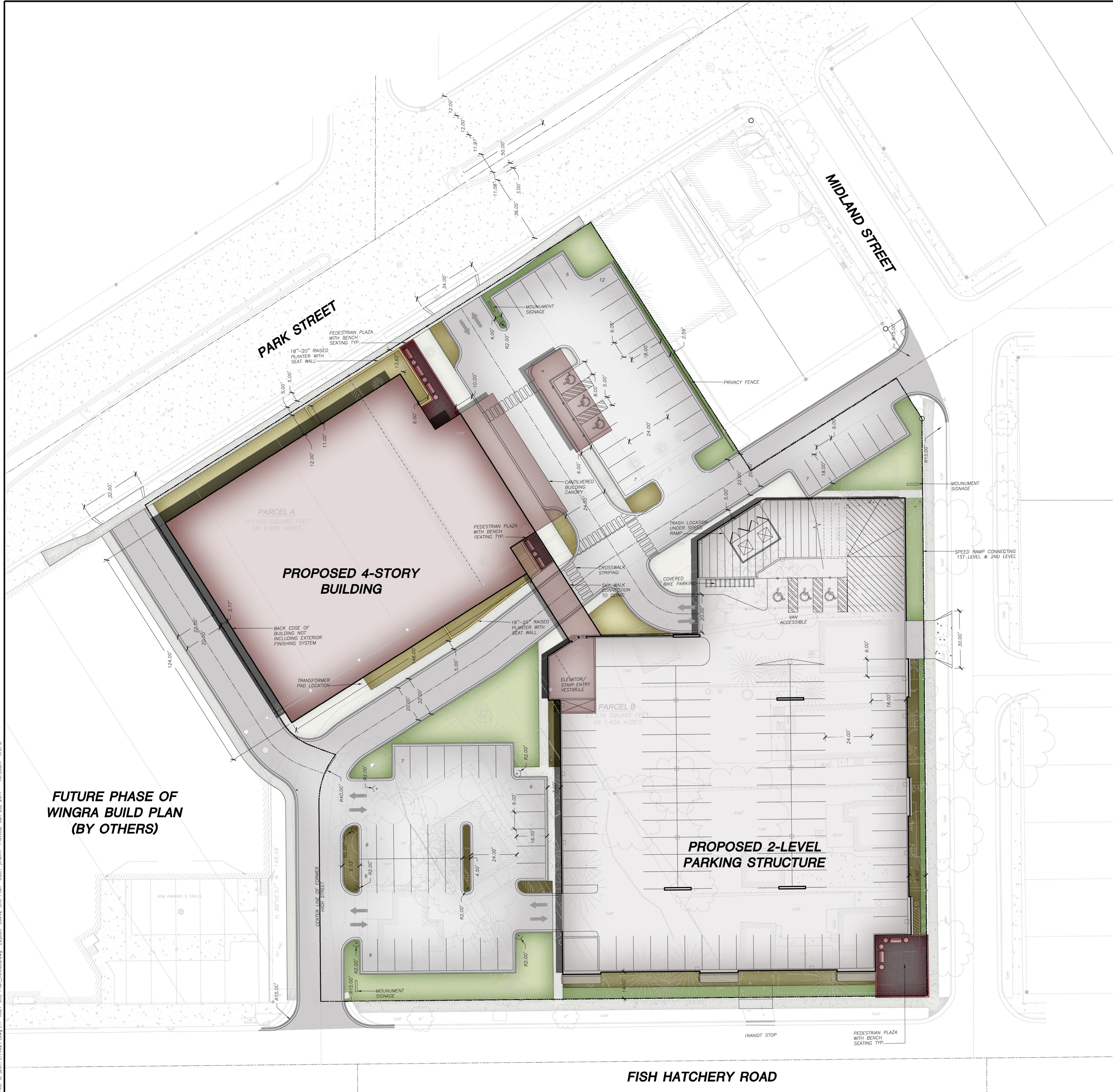


View Looking North East from South Park Street



View Looking South West From Midland to Garden Street

File: s:\2011\114627\11-4627\_Site Plan\_Review.dwg Layout: 30x42 Site Plan User: jhainm Plotted: Jun 28, 2011 10:55am Xref's:



- LEGEND (PROPOSED)**
- PROPERTY LINE
  - ASPHALT PAVEMENT
- GENERAL NOTES**
1. REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGENDS. EXISTING CONDITIONS SURVEY PERFORMED BY JSD IN MAY 2011.
  2. ALL WORK IN THE ROW SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
  3. EXISTING GRADE SPOT ELEVATIONS SHOWN FOR INFORMATIONAL PURPOSES. DURING CONSTRUCTION MATCH EXISTING GRADES AT PROPERTY BOUNDARIES.
  4. NO SITE GRADING OUTSIDE OR DOWNSLOPE OF PROPOSED SILT FENCE LOCATION. NO LAND DISTURBANCE BEYOND PROPERTY LINES.
  5. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.
  6. DRAWING FOR REVIEW - NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.

PARKING LOT PLAN SITE INFORMATION	
SITE ADDRESS:	1102 SOUTH PARK STREET, MADISON, WI
SITE ACREAGE:	N/A
NUMBER OF BUILDING STORIES (ABOVE GRADE):	4 STORY
BUILDING HEIGHT:	50'-0"
TYPE OF CONSTRUCTION:	N/A
TOTAL SQUARE FOOTAGE OF BUILDING:	~76,800
USE OF PROPERTY:	COMMERCIAL - WINGRA CLINIC
GROSS SQUARE FEET OF OFFICE:	N/A
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 OFFICE AREA:	N/A
NUMBER OF PARKING STALLS REMOVED:	N/A
NUMBER OF SURFACE PARKING STALLS:	65
NUMBER OF PARKING STRUCTURE STALLS:	201 (87 1ST LEVEL, 114 2ND LEVEL)
NUMBER OF ACCESSIBLE STALLS:	7
TOTAL NUMBER OF PARKING STALLS:	266
NUMBER OF BICYCLE STALLS SHOWN:	10
NUMBER OF TREES REQUIRED (285 STALLS):	19
NUMBER OF TREES SHOWN:	19
NUMBER OF LANDSCAPE POINTS REQUIRED:	1109

- SITE PLAN NOTES**
1. ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY WILL BE DESIGNED AND CONSTRUCTED BY THE CITY OF MADISON AND UNDER SEPARATE CONTRACT EXCEPT AS SHOWN.
  2. ALL DIMENSIONS TO FACE OF CURB UNLESS OTHERWISE NOTED.
  3. ALL RADI TO FACE OF CURB UNLESS OTHERWISE NOTED.
  4. ALL CURB AND GUTTER IS 18" CURB AND GUTTER UNLESS OTHERWISE NOTED.
  5. MARK AND STRIPE ADA PARKING SPACES APPROPRIATELY.
  6. ALL MARKINGS TO BE YELLOW OR WHITE PAINT PER CITY OF MADISON STANDARDS. HANDICAP SYMBOL TO BE BLUE PAINT.
  7. SIGNS TO MEET MANUAL ON UNIFORM TRAFFIC CONTROL AS TO COLOR, LETTERING AND DIMENSIONS AND SHALL BE INSTALLED AT A HEIGHT OF SEVEN FEET.

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

"BUILDING RELATIONSHIPS WITH A COMMITMENT TO CLIENT SATISFACTION THROUGH TRUST, QUALITY AND EXPERIENCE"

- CIVIL ENGINEERING
- SURVEYING & MAPPING
- CONSTRUCTION SERVICES
- WATER RESOURCES
- PLANNING & DEVELOPMENT
- TRANSPORTATION ENGINEERING
- STRUCTURAL ENGINEERING
- LANDSCAPE ARCHITECTURE

MADISON REGIONAL OFFICE  
 161 HORIZON DRIVE, SUITE 101  
 VERONA, WISCONSIN 53599  
 608.848.5060 PHONE | 608.848.2265 FAX  
 MADISON | MILWAUKEE  
 KENOSHA | APPLETON  
 www.jsdinc.com

SERVICES PROVIDED TO:  
**GHIDORZI COMPANIES**

2100 STEWART AVE, SUITE 300  
 WAUSAU, WI 54401

PROJECT:  
**WINGRA CLINIC**  
 1102 SOUTH PARK ST.

PROJECT LOCATION:  
 CITY OF MADISON  
 DANE COUNTY, WI

JSD PROJECT NO.: 11-4627

SEAL/SIGNATURE:

ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTOR AND SUBCONTRACTORS MUST CHECK ALL DETAIL AND DIMENSIONS OF THEIR TRADE AND BE RESPONSIBLE FOR THE SAME.

DESIGN: JRB 05-10-11  
 DRAWN: JLF 05-23-11  
 APPROVED: [Signature] 05-23-11

PLAN MODIFICATIONS:

CITY OF MADISON	05-25-11

**DIGGERS HOTLINE**

Toll Free (800) 242-8511  
 Milwaukee Area (414) 259-1161  
 Hearing Impaired TDD (800) 542-2289  
 www.DiggersHotline.com

SHEET TITLE:  
**SITE PLAN**

SHEET NUMBER:  
**C-1.0**

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF JSD PROFESSIONAL SERVICES, INC.

# PARK ST. FRONT ENTRY OVERVIEW

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# FISH HATCHERY RD. STREETScape OVERVIEW

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# MIDLAND ST. STREETScape OVERVIEW

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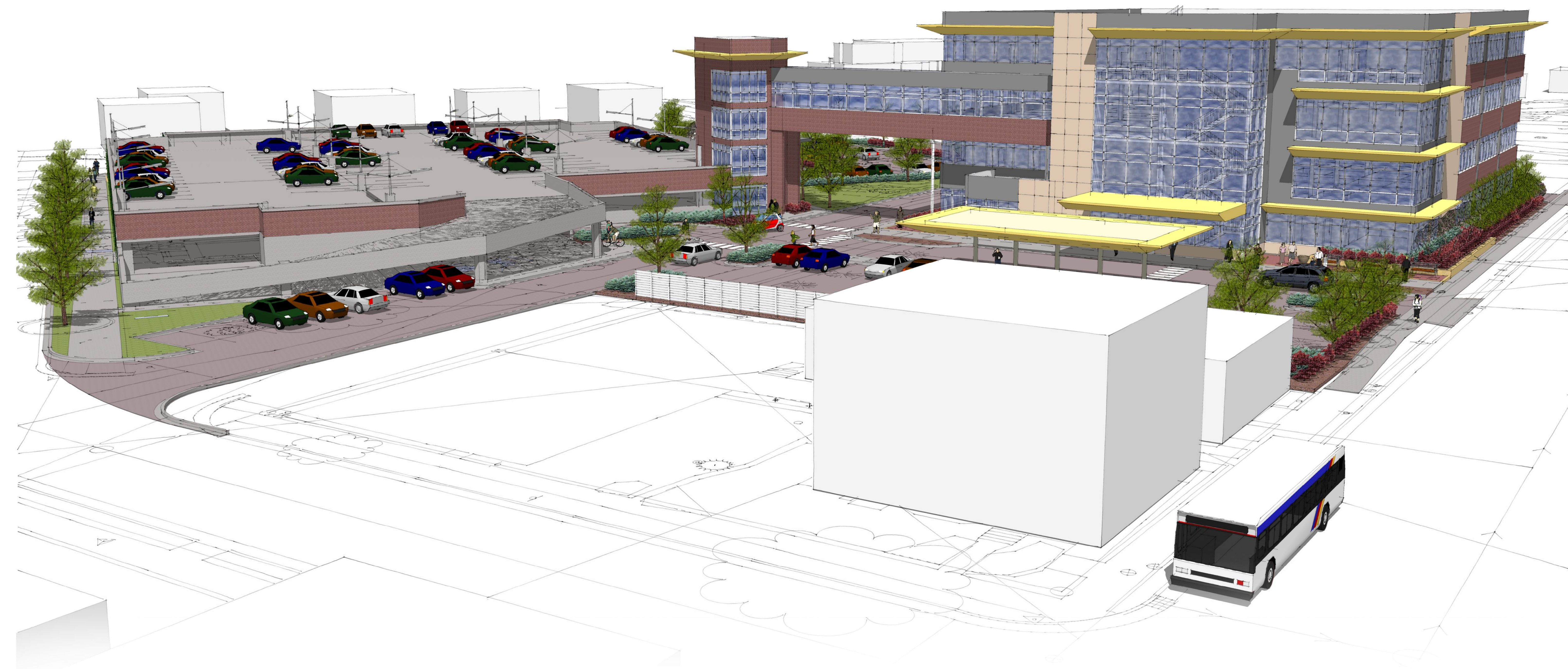
# S. PARK ST. MIDLAND ST. OVERVIEW

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# FISH HATCHERY RD. MIDLAND ST. OVERVIEW

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T. AGAZZI  
2010

# WINGRA CLINIC SITE PLAN/CLARK ST. DEVELOPMENT



76,800 SF BUILDING

BUS STOP

BUS STOP

HIGH STREET

FISH HATCHERY ROAD

BROOKS STREET

PARK STREET

LAKESIDE STREET

BUS STOP

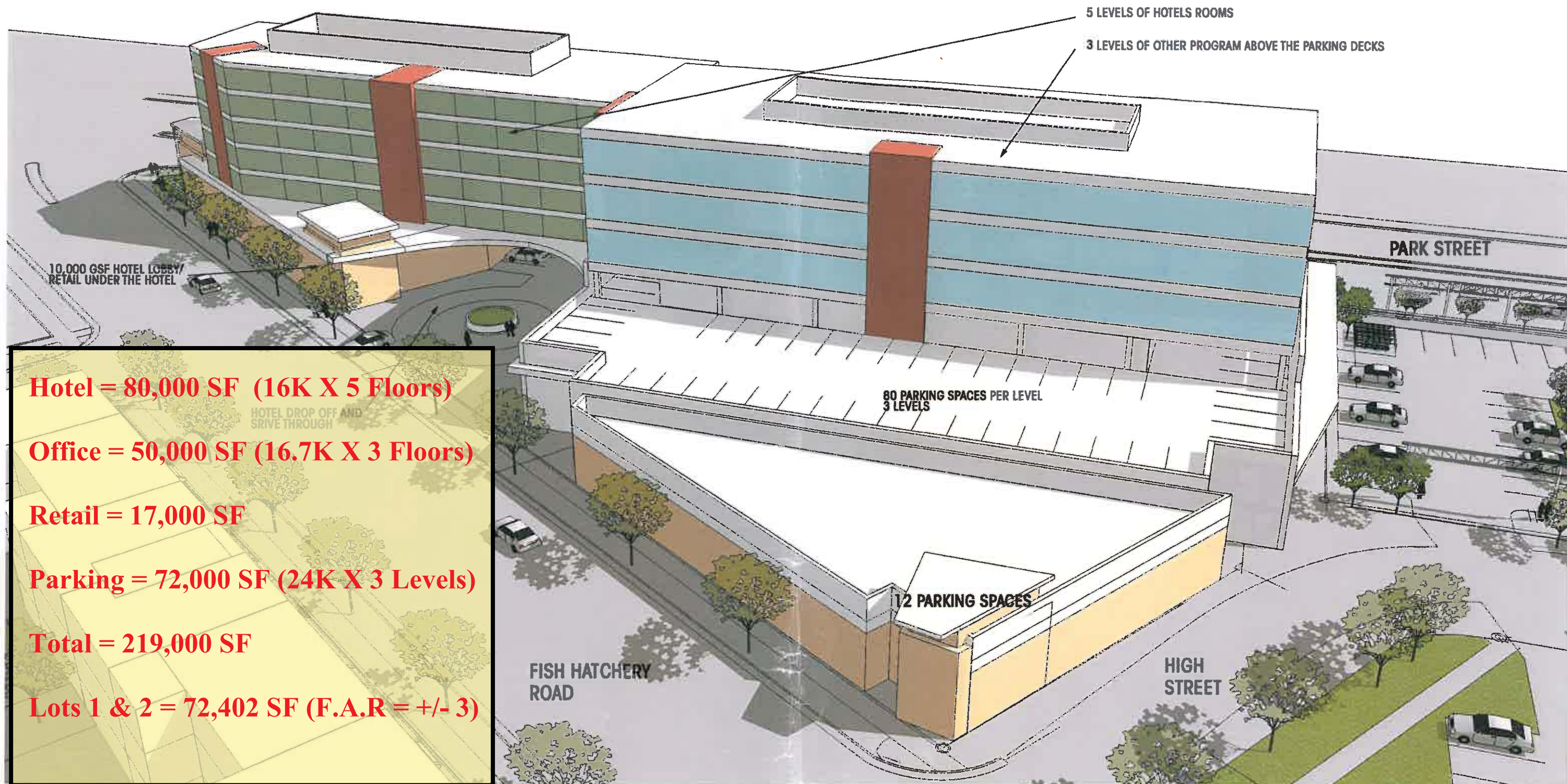
RENDERING OF CLARK ST. PROPERTY PROVIDED BY CLARK ST./EPPSTEIN UHEN ARCHITECTS

**PROPOSED WINGRA CLINIC**  
FISH HATCHERY RD./SOUTH PARK ST.  
MADISON, WI

06/27/2011  
FOR PLANNING PURPOSES ONLY

UW HEALTH WINGRA CLINIC CONCEPT

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



**Hotel = 80,000 SF (16K X 5 Floors)**

**Office = 50,000 SF (16.7K X 3 Floors)**

**Retail = 17,000 SF**

**Parking = 72,000 SF (24K X 3 Levels)**

**Total = 219,000 SF**

**Lots 1 & 2 = 72,402 SF (F.A.R = +/- 3)**

**TOTAL PARKING SPACES ON SITE = 247+12 ADDITIONAL SURFACE = 259 TOTAL**

**RETAIL SPACE UNDER HOTEL = 10,000 GSF**

**PARK STREET RETAIL = 5,900 GSF**

**FISH HATCHERY ROAD RETAIL = 7,000 GSF**

**HOTEL ROOMS = 105**

**BUILDING PROGRAM ABOVE PARKING DECKS = 16,700/FLR (50,100 GSF)**

Wingra Market Study and Conceptual  
Redevelopment Plan Summary Report

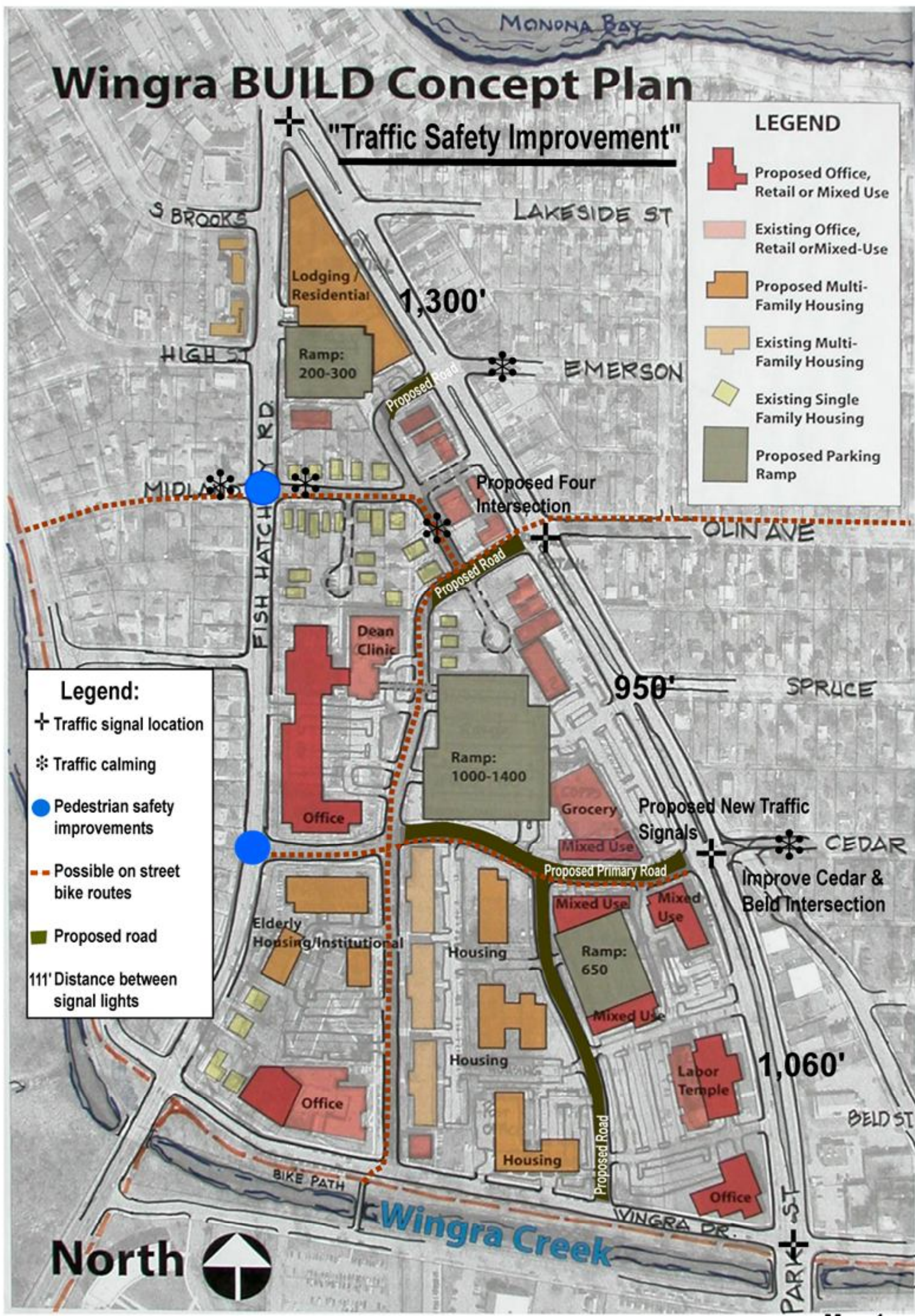


City of Madison, Department of Planning and Development, Planning Unit  
June, 2005

# VIEW LOOKING SOUTH

Corner of South Park St. and Fish Hatchery





Wingra Market Study and Conceptual Development Plan Summary Report  
 Transportation Supplement  
 02/16/2006

Map at Right: Illustrates Wingra Clinic Location in relationship to conceptual planning of Wingra Market Study. Uses incorporate a 4-story building approximately 76,000 square feet of 1st and 2nd floor clinic, 3rd floor academic classroom and office and 4th floor hospital expansion. A 213 stall parking deck as well as 72 stall surface stalls gain a total of 285 parking stalls for the defined uses. The plan closely aligns with development concepts produced for the remainder of the property located to the north between S. Park St. and Fish Hatchery Road. A Lodging/Residential use would compliment traffic and circulation design in the rear of the proposed Wingra Clinic building. The proposed parking deck would also accommodate vertical expansion for future parking needs

# Demolition Plan - Existing Conditions

## Legend

- Commercial Demolition
- Residential Demolition

## LEGEND

- 3/4" REBAR SET (1.50 LBS/LF)
- 1" IRON PIPE FOUND
- 2" IRON PIPE FOUND
- 1 1/2" REBAR FOUND
- 3/4" REBAR FOUND
- REBAR FOUND (SIZE NOTED)
- CHESELED 'X' FOUND
- CHESELED 'Y' NOTCH FOUND
- BENCHMARK
- BOLLARD
- POST
- SIGN
- DANE COUNTY WARNING SIREN
- SATELLITE DISH
- SANITARY MANHOLE
- CLEAN OUT
- HYDRANT
- WATER OR GAS VALVE
- STORM MANHOLE
- ROUND CASTED INLET
- STORM SEWER ACCESS
- CURB INLET
- DOWNSPOUT
- GAS REGULATOR/METER
- MANHOLE
- MG&E MANHOLE
- ELECTRIC TRANSFORMER
- POWER POLE W/GUY
- LIGHT POLE
- TRAFFIC SIGNAL
- PULL BOX
- SIGNAL CONTROLLER BOX
- VAULT
- TELEPHONE PEDESTAL
- TELEPHONE MANHOLE
- DECIDUOUS TREE
- CONIFEROUS TREE
- BUSH
- PARCEL BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- PLATTED LOT LINE
- CHORD LINE
- EASEMENT LINE
- FENCE LINE
- GUARD OR SAFETY RAIL
- STONE WALL
- LANDSCAPE LIMITS
- EDGE OF PAVEMENT
- CONCRETE CURB & GUTTER
- EDGE OF GRAVEL
- SANITARY SEWER
- WATER LINE
- STORM SEWER
- NATURAL GAS
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC
- OVERHEAD TELEPHONE
- UNDERGROUND TELEPHONE
- FIBER OPTIC
- OVERHEAD CABLE
- EDGE OF WOODS OR BRUSH
- BUILDING
- INDEX CONTOUR
- -861- INTERMEDIATE CONTOUR
- SPOT ELEVATION
- BITUMINOUS PAVEMENT
- CONCRETE PAVEMENT
- GRAVEL OR ROCK
- DISCONTINUED MAPPED PIPE LINE
- RECORDED INFORMATION
- TW = 862.79
- TW = 866.25 TOP AND BOTTOM OF RETAINING WALL ELEVATIONS

## NOTES

- FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. DURING THE WEEK OF APRIL 11TH, 2011.
- BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE ZONE (WCCS DANE).
- ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). BENCHMARK IS A BRASS CAP MONUMENT MARKING THE CENTER OF SECTION 26, T7N, R9E, ELEVATION = 865.99'
- CONTOUR INTERVAL IS ONE FOOT.
- SPOT ELEVATIONS SHOWN ALONG CURB AND GUTTER REFERENCE THE TOP BACK OF CURB.
- SUBSURFACE UTILITIES AND FEATURES SHOWN ON THIS MAP HAVE BEEN APPROXIMATED BY LOCATING SURFICIAL FEATURES AND APPURTENANCES, LOCATING DIGGERS HOTLINE FIELD MARKINGS AND BY REFERENCE TO UTILITY RECORDS AND MAPS. DIGGER'S HOTLINE TICKET NOS. 20111504227, 20111504213, 20111504405, 20111504272, 20111504311, 20111504257, 20111504235, 20111504199, 20111503508, 20111503490, 20111503473.
- BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED FOR EXACT LOCATION OF UNDERGROUND UTILITIES, CONTACT DIGGERS HOTLINE AT 1.800.242.8511.
- THE ACCURACY OF THE BENCHMARKS SHOWN ON THIS MAP SHALL BE VERIFIED BEFORE BEING UTILIZED. JSD PROFESSIONAL SERVICES, INC. DOES NOT WARRANT THE ACCURACY OF THESE BENCHMARKS.
- THIS PARCEL LIES IN ZONE X, AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FEMA FLOOD INSURANCE RATE MAP NO. 55025C04176, DATED JANUARY 02, 2009.
- THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.

## LEGAL DESCRIPTION:

PARCEL A:  
 LOTS 1 AND 2 CSM 175, PART OF LOT 2 AND LOTS 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, AND 16, BLOCK 1, GRANDVIEW ADDITION TO SOUTH MADISON EXCEPT THE NORTHWEST CORNER OF LOT 1, GRANDVIEW ADDITION TO SOUTH MADISON, ALL IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

PARCEL B:  
 LOTS 1, 2, AND 3 OF BLOCK SIX 6, GRANDVIEW ADDITION TO SOUTH MADISON, AND LOTS 1, 2, 3, 4, AND 5, PLANNED REPLAT OF PART OF BLOCK 6 GRANDVIEW ADDITION TO SOUTH MADISON, ALL IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

## SURVEYOR'S CERTIFICATE

I, DAVE M. JENKINS, WISCONSIN REGISTERED LAND SURVEYOR NO. S-2255, HEREBY CERTIFY THAT THIS EXISTING CONDITIONS SURVEY AND MAP IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF IN ACCORDANCE WITH THE INFORMATION PROVIDED.

DAVE M. JENKINS, S-2255  
 REGISTERED LAND SURVEYOR

DATE: \_\_\_\_\_

## PREPARED FOR:

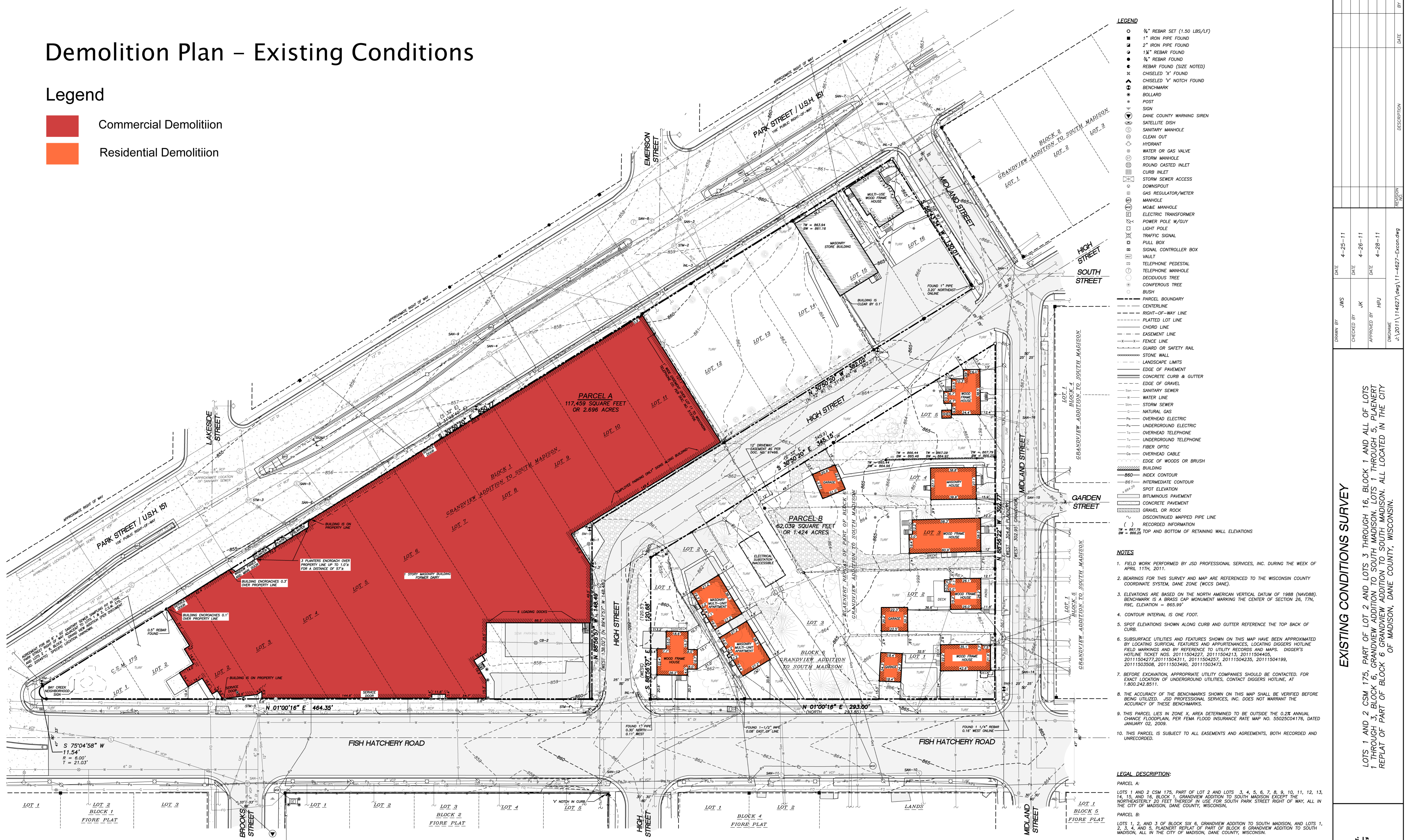
CHODORZI COMPANIES  
 2100 STEWART AVENUE, SUITE 300  
 WAUSAU, WI 54401

## PROJECT INFORMATION

PROJECT NO.: 11-4627  
 FILE NO.: E-65  
 SURVEYED BY: MAD/JDS  
 F.B. NO./PG.: 246/119  
 SHEET NO.: 1 OF 1

## 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 5, BLOCK 6, GRANDVIEW ADDITION TO SOUTH MADISON. LOTS 1 THROUGH 5, PLANNED REPLAT OF PART OF BLOCK 6 GRANDVIEW ADDITION TO SOUTH MADISON. ALL LOCATED IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.



SANITARY SEWER MANHOLES											
STRUCT. ID	RIM ELEVATION	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE	STRUCT. ID	RIM ELEVATION	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE
SAN-1	866.67	S	849.27	8"	VCP	SAN-10	864.84	W	857.82	8"	VCP
		NE	849.52	8"	VCP			S	855.56	8"	VCP
		SE	849.01	8"	VCP			W	855.69	6"	VCP
		SW	853.31	12"	VCP			E	855.64	6"	VCP
		NW	848.91	12"	VCP			N	855.46	8"	VCP
		SE	848.56	12"	VCP			S	852.88	8"	VCP
		SW	850.22	6"	CI			W	853.74	8"	VCP
		NW	845.52	12"	VCP			N	852.82	8"	VCP
		SE	848.18	12"	VCP			S	847.26	8"	VCP
		SW	849.38	6"	VCP			W	851.54	8"	VCP
		NW	848.18	12"	VCP			N	851.54	15"	VCP
		SE	846.72	12"	VCP			SW	856.75	10"	PVC
		SW	849.19	6"	PVC			S	856.98	12"	VCP
		NW	848.18	12"	VCP			SE	857.48	12"	VCP
		SE	847.96	8"	VCP			SW	856.48	15"	RCP
		NW	847.96	8"	VCP			S	854.54	8"	FLOOR
		SE	847.96	8"	VCP			SE	851.01	15"	RCP
		NW	847.96	8"	VCP			W	858.36	8"	PVC
		SE	852.38	6"	VCP			E	858.76	8"	PVC
		NE	852.43	8"	VCP			N	858.14	6"	PVC
		SE	849.19	8"	VCP			S	858.14	6"	PVC
		NW	849.19	8"	VCP			N	859.83	8"	PVC
		SE	847.96	8"	VCP			W	859.83	8"	PVC
		NW	847.96	8"	VCP						

STORM SEWER MANHOLES											
STRUCT. ID	RIM ELEVATION	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE	STRUCT. ID	RIM ELEVATION	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE
STM-1	862.36	SE	858.91	12"	VCP			SW	858.91	12"	RCP
		NW	858.91	12"	RCP			SE	858.91	12"	VCP
		SW	858.91	12"	VCP			NW	858.91	15"	VCP
		SE	854.90	15"	VCP			E	854.90	12"	RCP
		SW	855.40	12"	RCP			SE	855.40	12"	RCP
		NW	854.87	15"	RCP			SW	854.87	15"	RCP
		E	854.90	12"	RCP			SE	854.90	15"	RCP
		SW	855.40	12"	RCP			NW	854.87	15"	RCP
		SE	854.90	15"	VCP			E	854.90	12"	RCP
		SW	855.40	12"	RCP			SE	854.90	15"	RCP
		NW	854.87	15"	RCP			SW	854.87	15"	RCP
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		SE	854.90	15"	VCP			E	854.90	12"	RCP
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		SE	854.90	15"	VCP			E	854.90	12"	RCP
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		SE	854.90	15"	VCP			E	854.90	12"	RCP
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		NW	854.87	15"	RCP			SW	854.87	15"	RCP
		E	854.90	12"	RCP			SE	854.90	15"	RCP
		SW	855.40	12"	RCP			NW	854.87	15"	RCP
		SE	854.90	15"	VCP			E	854.90	12"	RCP
		SW	855.40	12"	RCP			SE	854.90	15"	RCP
		NW	854.87	15"	RCP			SW	854.87	15"	RCP
		E	854.90	12"	RCP			SE	854.90		

#### APPENDIX IV: SUMMARY OF LONG-TERM AND SHORT-TERM REVITALIZATION STRATEGIES BY SUBAREA

The information contained in this section summarizes the long-term and short-term revitalization strategies by subarea.

Subarea 1: Post Office and Madison Labor Temple Sites

Subarea 2: Cops Food Center and 1244 Plaza

Subarea 3: Dean Clinic Site

Subarea 4: St. Marys and Strand Associates Sites

Subarea 5: Dean/Morningstar Dairy Site

Subarea 6: Neighborhood Residential Infill

Subarea 7: Park Street Commercial



Map 8: Wingra Creek Target: Subareas