

JUDGE DOYLE SQUARE - BLOCKS 88 SUPPLEMENTAL DRAWING PACKAGE SUBMITTAL

City of Madison
Public Parking & Podium - Phase I SIP

REVISED AUGUST 29, 2018



| ## | DRAWING TITLE | | | | |
|---------|-------------------|--|---------|-------------------|--|
| REVISED | 1-00 | COVER SHEET - GENERAL INFORMATION | REVISED | 2-18 | NW ELEVATION - DOTY STREET |
| REVISED | 1-01 | TABLE OF CONTENTS | REVISED | 2-18-A | ENLARGED NW ELEVATION - DOTY STREET |
| REVISED | 1-02 | PROJECT INFORMATION SHEET | REVISED | 2-19 | SW ELEVATION - MMB |
| REVISED | 1-02-A | PROJECT INFORMATION SHEET | ADDED | 2-19-A | ENLARGED SW ELEVATION - MMB |
| | 1-03 | EXISTING CONDITIONS INFORMATION/ CONTEXT PHOTOS | REVISED | 2-20 | 3D MASSING - AERIAL VIEW |
| | 1-03-A | CONTEXT PHOTOS | REVISED | 2-21 | 3D MASSING - STREET LEVEL VIEW |
| | 1-03-B | CONTEXT PHOTOS | REVISED | 2-22 | 3D MASSING - STREET LEVEL VIEW |
| | 1-03-C | CONTEXT PHOTOS - DEMOLITION | REVISED | 2-22-A | 3D MASSING - STREET LEVEL VIEW |
| | 1-03-D | CONTEXT PHOTOS - DEMOLITION | | 2-23 | PUBLIC RIGHT OF WAY DIAGRAM |
| | 1-04 | CONDITIONAL USE REQUEST/ DOWNTOWN DESIGN GUIDELINES | | 3-00 | COVER SHEET - BLOCK 105 |
| | 1-04-A | DOWNTOWN DESIGN GUIDELINES | | 3-01 | UNDERGROUND PARKING - LOWER LEVEL 4 |
| | 1-04-B | DOWNTOWN DESIGN GUIDELINES | | 3-02 | UNDERGROUND PARKING - LOWER LEVEL 2,3 |
| | 1-04-C | DOWNTOWN DESIGN GUIDELINES | | 3-03 | UNDERGROUND PARKING - LOWER LEVEL 1 |
| | 1-05 | ALDER/NEIGHBORHOOD NOTIFICATION | | 3-04 | 1ST FLOOR PLAN |
| | 1-06 | SITE CONNECTIVITY DIAGRAM | | 3-05 | 2ND FLOOR PLAN |
| | 1-07 | SURVEY | | 3-06 | TYPICAL TOWER FLOORS 3-12 |
| REVISED | 1-08 | OVERALL SITE PLAN | | 3-06-A | TYPICAL APARTMENT LAYOUTS |
| | 1-09 | PINCKNEY STREET SITE PLAN | | 3-06-B | TYPICAL HOTEL LAYOUTS |
| | 1-10 | FIRE ACCESS PLAN | | 3-07 | ROOF PLAN |
| REVISED | 1-10-A | SITE LIGHTING SKETCH | | 3-08 | BUILDING SECTION AA |
| REVISED | 1-11 | GROUND FLOOR LANDSCAPE PLAN | | 3-09 | BUILDING SECTION BB |
| | 1-11-A | SECTIONS | | 3-10 | BUILDING SECTION CC |
| | 1-11-B | BLOCK 88 ROOF LANDSCAPE PLAN | | 3-11 | BUILDING SECTION DD |
| | 1-11-C | BLOCK 105 ROOF LANDSCAPE PLAN | | 3-12 | BUILDING SECTION EE |
| | 1-12-A | STREETSCAPE PLANTING PALETTE | | 3-13 | BUILDING SECTION FF |
| REVISED | 1-12-B | BLOCK 88 AND BLOCK 105 ROOF PLANT PALETTE | | 3-14 | SE ELEVATION - WILSON STREET |
| REVISED | 1-12-C | PLANT PALETTE | | 3-15 | NE ELEVATION - NEW ENTRY DRIVE |
| | 2-00 | COVER SHEET - BLOCK 88 | | 3-16 | NW ELEVATION - DOTY STREET |
| | 2-01 | PARKING LEVEL U4 | | 3-17 | SW ELEVATION - PINCKNEY STREET |
| | 2-02 | PARKING LEVEL U3 | | 3-18 | HOTEL CANOPY |
| | 2-03 | PARKING LEVEL U2 | | 3-18-A | CANOPY OPTION A |
| | 2-04 | PARKING LEVEL U1 | | 3-18-B | CANOPY OPTION B |
| | 2-05 | PARKING LEVEL U0 | | 3-18-C | CANOPY OPTION C |
| REVISED | 2-06 | LEVEL 1 - WILSON STREET ENTRY | | 3-18-D | CANOPY OPTION D |
| REVISED | 2-07 | LEVEL 2 - DOTY STREET ENTRY | | 3-19 | 3D MASSING - AERIAL VIEWS |
| REVISED | 2-08 | LEVEL 3 - APARTMENT PARKING | | 3-20 | 3D MASSING - AERIAL VIEWS |
| REVISED | 2-09 | LEVEL 4 - APARTMENT PARKING | | 3-21 | 3D MASSING - STREET LEVEL VIEWS |
| | 2-10 | LEVEL 5 - APARTMENT AMENITY | | 3-22 | 3D MASSING - STREET LEVEL VIEWS |
| REVISED | 2-10-A | LEVEL 5 - SIP 1 TEMPORARY ROOF | REVISED | 4-00 | COVER SHEET - OVERALL MATERIALS, SHADOW STUDIES, AND RENDERINGS |
| | 2-11 | LEVELS 6-13 - TYPICAL APARTMENT LEVELS | | 4-01 | MATERIALS BOARD - EXTERIOR |
| | 2-11-A | ENLARGED TYPICAL APARTMENT PLAN | REVISED | 4-01-A | EXTERIOR WALL DETAIL VIEWS |
| | 2-12 | ROOF PLAN | REVISED | 4-01-A.1 | TYPICAL MATERIAL RETURN DETAIL VIEWS |
| | 2-13 | BUILDING SECTION A-A | REVISED | 4-01-A.2 | TYPICAL MATERIAL RETURN DETAIL VIEWS |
| | 2-14 | BUILDING SECTIONS B-B, C-C | ADDED | 4-01-A.3 | TYPICAL MATERIAL RETURN DETAIL VIEWS |
| | 2-15 | BUILDING SECTION D-D | ADDED | 4-01-A.4 | TYPICAL MATERIAL RETURN DETAIL VIEWS |
| REVISED | 2-16 | SE ELEVATION - WILSON STREET | ADDED | 4-01-A.5 | TYPICAL MATERIAL RETURN DETAIL VIEWS |
| REVISED | 2-16-A | ENLARGED PARKING /LOADING ELEVATION | ADDED | 4-01-A.6 | TYPICAL MATERIAL RETURN DETAIL VIEWS |
| REVISED | 2-17 | NE ELEVATION - PINCKNEY STREET | ADDED | 4-01-A.7 | TYPICAL MATERIAL RETURN DETAIL VIEWS |
| REVISED | 2-17-A | ENLARGED RETAIL ENTRY ELEVATION | | | |
| ADDED | 2-17-B | TEMPORARY PARAPET AT PINCKNEY STREET | | | |
| | | | | 4-01-B | LOADING DOCK/PARKING ENTRY DOORS |
| | | | | 4-01-C | EXTERIOR VISITOR BICYCLE PARKING |
| | | | | 4-01-C.1 | PUBLIC/VISITOR BICYCLE PARKING |
| | | | | 4-01-D | MECHANICAL SCREEN WALL - CUT SHEET |
| | | | REVISED | 4-02 | GRAPHIC SIGNAGE - BLOCK 88 |
| | | | | 4-03 | GRAPHIC SIGNAGE - BLOCK 105 |
| | | | | 4-03-A | GRAPHIC SIGNAGE - BLOCK 105 |
| | | | REVISED | 4-04 | EXTERIOR LIGHTING - BLOCK 88 |
| | | | REVISED | 4-04-A | EXTERIOR LIGHTING - BLOCK 88 |
| | | | REVISED | 4-04-B | EXTERIOR LIGHTING - BLOCK 88 |
| | | | | 4-05 | EXTERIOR LIGHTING - BLOCK 105 |
| | | | | 4-05-A | EXTERIOR LIGHTING - BLOCK 105 |
| | | | | 4-05-B | EXTERIOR LIGHTING - BLOCK 105 |
| | | | | 4-05-C | EXTERIOR LIGHTING - BLOCK 105 |
| | | | | 4-06 | EXTERIOR LIGHTING - CUT SHEETS |
| | | | | 4-06-A | EXTERIOR LIGHTING - CUT SHEETS |
| | | | | 4-06-B | EXTERIOR LIGHTING - CUT SHEETS |
| | | | | 4-06-C | EXTERIOR LIGHTING - STREET LIGHTS BY CITY |
| | | | | 4-06-D | PHOTOMETRIC SITE PLAN |
| | | | | 4-06-E | SITE LIGHTING CALCULATIONS |
| | | | | 4-07 | SHADOW STUDIES |
| | | | | 4-07-A | SHADOW STUDIES |
| | | | | 4-08 | RENDER - OVERALL SITE PLAN |
| | | | | 4-09 | RENDER - PINCKNEY ST. SITE PLAN |
| | | | | 4-10 | RENDER - STREET WALLS |
| | | | | 4-11 | RENDER - PINCKNEY STREET PERSPECTIVE |
| | | | | 4-12 | RENDER - PINCKNEY STREET AERIAL |
| | | | | 4-13 | RENDER - 105 APARTMENT ENTRY DRIVE |
| | | | | 4-14 | RENDER - 88 APARTMENT ROOF DECK |

LETTER OF INTENT

On May 2, 2017, the City Council approved ORD-17-00048 (File Number 46547). The ordinance rezoned property generally addressed as 210 S. Pinckney Street from DC (Downtown Core) District to PD (Planned Development) District and approved the General Development Plan and Specific Implementation Plan to construct a mixed-use building with 8,000 square feet of retail, 148 apartments, 148 stalls of private parking, 4,000 square foot bike center and a 560 stall public parking structure. The 560 stall public parking, the 4,000 square foot bike center were to be built and owned by the City of Madison. The 148 apartments, 148 stalls of private parking, and 8,000 square feet of retail where to be built by a private developer.

Due to the construction cost estimates for the private, above grade construction on Block 88, the private developer concluded in April 2018 that it was not able to construct the private portion of the development as approved. The City of Madison considered alternatives and on May 15, 2018, the City Council approved the City’s construction of the parking and retail elements above grade on Floors 1-4, referred to as the Podium, subject to certain cost reductions.

The General Development Plan (GDP) for the Block 88 project remains unchanged. There are no changes proposed to the approved apartment project above the Podium or the site plan. This major alteration to the approved SIP proposes the following amendments.

1.

Alter the exterior design of the Podium from a fully enclosed building envelope to an open-air envelope.

2.

Amend the SIP to break the SIP into two phases; the first phase comprised of the below-grade municipal garage (under construction) and the Podium element; and a second, later phase for the apartment project above the Podium.

3.

Reduce the number of bicycle parking stalls in the municipal garage. The alteration would eliminate the hanging rack bike parking spaces. While incorporating hanging racks maximizes the total quantity of bike parking spaces that can be installed, for many commuter bikes with fenders, saddle bags, baskets, etc., the hanging racks are not functional. In addition, the, the aisle width of the current design will make it difficult for users to hang their bikes on the hanging racks. This proposed change will maximize the number of useable bike parking spaces that meet the needs of the people who will be using them. The amended plan calls for Saris ground racks and provides a total of 36 bike parking spaces.

Phase Plan
The amended plan includes two phases as described above.
The phase 1 SIP will be comprised of the below-grade municipal garage and the Podium. The below-grade municipal garage is under construction. The below-grade garage and the Podium will be complete in the second half of 2019.
The phase 2 SIP will be comprised of the 148 apartments units. There is no scheduled start or completion date for the phase 2 SIP

PROJECT TEAM INFORMATION

| | | |
|--|---|--|
| Project Name Judge Doyle Square - Block 88 | | |
| Applicant City of Madison Parking Utility 30 W. Mifflin St. Ste. 900 P.O. Box 2986 Madison WI 53701 Phone: (608) 267-8730 Natalie Erdman nerdman@cityofmadison.com | | |
| Hours of Operation (anticipated) Public Parking – (24) hours a day Bicycle Center – (an operator has yet to be defined) Commercial – (The commercial use has yet to be defined. A separate application will be submitted by a future commercial use tenant.) Residential - (24) hours a day | | |
| Design Team | | |
| <i>Architects</i> Lothan Van Hook DeStefano Architecture LLC 57 West Grand Avenue, Suite 300 Chicago, Illinois 60654 Phone: (312) 765-7319 Mary Ann Van Hook mavanhook@lvdarchitecture.com | <i>Civil Engineer/ Security Consultant</i> Mead & Hunt, Inc. 2440 Deming Way Middleton, Wisconsin 53562 Phone: (608) 443-0589 David Way david.way@meadhunt.com | <i>Landscape Architect</i> Wolff Landscape Architecture 307 North Michigan Avenue, Suite 601 Chicago, Illinois 60601 Phone: (312) 663-5494 Ted Wolff twolff@wolfflandscape.com |
| <i>Associate Architect</i> InSite Consulting Architects 115 East Main Street, Suite 200 Madison, Wisconsin 53703 Phone: (800) 453-8086 Stephen Mar-Pohl steve@icsarc.com | <i>Mechanical/ Electrical/ Plumbing/ Fire Protection Engineers</i> Affiliated Engineers, Inc. 5802 Research Park Boulevard Madison, Wisconsin 53719 Phone: (608) 209-6370 Scott Easton seaston@aeieng.com | <i>Cost Consultant</i> Tom Middleton Construction Consulting 330 East Kilbourn Ave. Ste. 565 Milwaukee WI, 53202 Phone: (262) 490-2744 |
| <i>Structural Engineer</i> WSP USA 600 West Chicago Avenue, Suite 650 Chicago, IL 60654 Phone: (312) 274-2402 Robert Halvorson rhalvorson@hpse.com | <i>Parking Consultant</i> Walker Parking Consultants 505 Davis Road Elgin, Illinois 60123 Phone: (847) 697-2640 Tom Hannula tom.hannula@walkerparking.com | <i>Elevator Consultant</i> HH Angus & Associates 405 North Wabash Avenue, Suite 806 Chicago, Illinois 60611 Phone: (312) 527-5552 Stuart Wright stuart.wright@hhangus.com |

PROJECT AREA AND VALUES SUMMARY

BLOCK 88

| | | | |
|--------------------------------|---------------------|-----------|-----------------------|
| Total Building Square Footage: | | (GSF) | 479,072 square feet |
| Proposed Uses: | | | |
| | Retail: | | 7,845 square feet |
| | Bicycle Center: | | 3,706 square feet |
| | Public Parking: | | 240,778 square feet |
| | Parking: | | 75,619 square feet |
| | Future Residential: | | 151,124 square feet |
| Public Parking: | | | |
| | Automobile: | Required: | 560 stalls |
| | | Supplied: | 561 stalls |
| | Bicycle: | Required: | 20 spaces |
| | | Supplied: | 36 spaces |
| | | | 36 City Rack |
| Podium Parking: | | | |
| | Automobile: | Required: | 0 stalls |
| | | Supplied: | 138 stalls |
| | Bicycle: | Required: | 0 stalls |
| | | Supplied: | 148 2x6 bike stalls |
| Loading: | | Required: | None |
| | | Supplied: | One space @ 10' x 50' |
| Useable Open Space: | | Required: | 0 |
| | | Supplied: | 8,024 square feet |

Block 88 – Public Parking and Podium Project (Phase 1, SIP 1):

- Value of Land
 - \$7 mil. (approx.)
- Estimated Project Cost
 - \$40 mil. (approx.)
- Number of Construction & Full-time Equivalent Jobs Created
 - Construction (200) approx.
 - Full-time Equiv. (5) approx.
- Public Subsidies Requested
 - None requested

Block 88 – Future Private Residential Project (Phase 2, SIP 2):

- Value of Land
 - \$7 mil. (approx.)
- Estimated Project Cost
 - \$33 mil. (approx.)
- Number of Construction & Full-time Equivalent Jobs Created
 - Construction (400) approx.
 - Full-time Equiv. (25) approx.
- Public Subsidies Requested
 - \$0 mil.

COMBINED SUBMITTAL

Capital Neighborhoods
Landmarks Commission
Urban Design Commission

BLOCK 88 - BUILDING DATA

| Land Use Area Chart | | | | | | | | | |
|----------------------------|-----------------|-------------------------|-------------------------|---------|------------------------------|---------|-----------------------------|-------------|-----------|
| TIER | RETAIL (GSF) | BICYCLE CENTER (GSF) | PUBLIC PARKING (GSF) | | RESIDENTIAL PARKING (GSF) | | FUTURE RESIDENTIAL (GSF) | | TOTAL GSF |
| | | | | #Spaces | | #Spaces | | #Units | |
| LEVEL U4 | - | - | 48,178 | 125 | - | - | - | - | 48,178 |
| LEVEL U3 | - | - | 48,559 | 130 | - | - | - | - | 48,559 |
| LEVEL U2 | - | - | 48,559 | 126 | - | - | - | - | 48,559 |
| LEVEL U1 | - | - | 48,559 | 124 | - | - | - | - | 48,559 |
| LEVEL U0 | - | - | 33,739 | 56 | - | - | - | - | 33,739 |
| LEVEL 01 | 7,845 | - | 9,929 | - | - | - | 3,970 | - | 21,744 |
| LEVEL 02 | - | 3,706 | 8,488 | 3 | - | - | - | - | 12,194 |
| LEVEL 03 | - | - | 35,193 | 78 | - | - | - | - | 35,193 |
| LEVEL 04 | - | - | 35,193 | 57 | - | - | - | - | 35,193 |
| LEVEL 05 | - | - | - | - | - | - | 16,208 | 12 | 16,208 |
| LEVEL 06 TO LEVEL 13 | - | - | - | - | - | - | 16,208 (x 8) | 17 (x 8) | 129,664 |
| ROOF | - | - | - | - | - | - | 1,282 | - | 1,282 |
| TOTAL | 7,845 | 3,706 | 316,407 | 699 | 0 | 0 | 151,124 | 148 | 479,072 |

Future Residential Unit Types - Level 02 thru 13

| <u>STUDIO</u> (SF) | # of Units | <u>1 BEDROOM</u> (SF) | # of Units | <u>2 BEDROOM</u> (SF) | # of Units |
|-----------------------|------------|--------------------------|------------|--------------------------|------------|
| 400 | 2 | 740 | 6 | 1,040 | 2 |
| 440 | 2 | 802 | 2 | 1065 | 1 |
| | | 770 | 2 | | |

Bicycle Parking Summary

| TIER | PUBLIC STALLS | LONG-TERM | SHORT-TERM (Guest) STALLS | TOTAL STALLS |
|----------|---------------|-----------|------------------------------|--------------|
| LEVEL 02 | 21 | - | 15 | 36 |
| LEVEL 03 | - | 72 | - | 72 |
| LEVEL 04 | - | 76 | - | 76 |
| TOTAL | 21 | 148 | 15 | 194 |

EXISTING CONDITIONS

Address/Existing Use
Block 88 Downtown Madison. Presently the east part of the block is under construction and the west half of the block is the Madison Municipal Building.

Parcel Identification Numbers:

TID District:25

Neighborhood Name:Capital Neighborhoods

Neighborhood Association Contact:Jeff Vercauteren
PO Box 2613
Madison, Wisconsin 53701
Phone: (608) 445-9384
president@capitalneighborhoods.org

Lot Area:

Block 88: 38,553 sf

Block 105: 52,448 sf

Existing Zoning:DC - Downtown Core District

Downtown Plan:Madison Downtown Plan

Project Schedule:

Phase 1 SIP Under Construcion

Phase 1 SIP Completion: October 2019

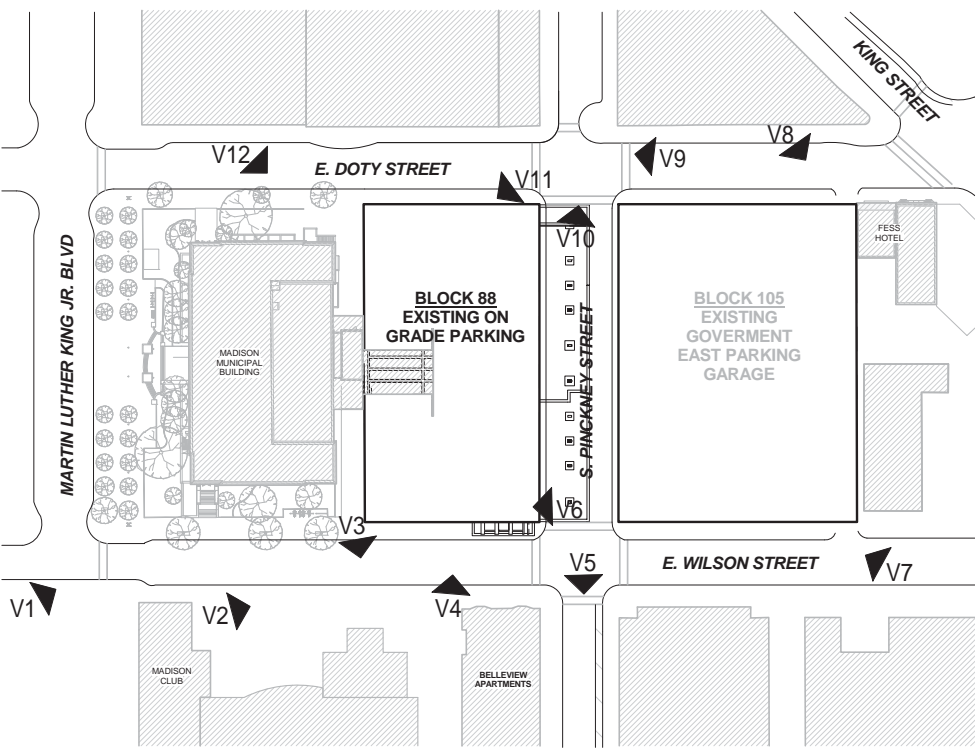
Land Use Approvals (Major Alteration)

| | |
|-------------------------------------|------------|
| Initial Meeting with Alder | 07/10/2018 |
| Meet with Neighborhood Stakeholders | 07/10/2018 |
| Application & Material Packet | 08/01/2018 |
| Urban Design Commission (UDC) | 09/26/2018 |
| Plan Commission | 10/01/2018 |
| Common Council | 10/16/2018 |

CERTIFIED SURVEY MAP

A new property line has been established on the Certified Survey Map twenty-five feet east of the main east façade of the Madison Municipal Building. The MMB proposed new addition will extend to this property line in the center of the site in the north-south direction.

CONTEXT PHOTOS



V1 - Madison Municipal Building from the Southwest

CONTEXT PHOTOS



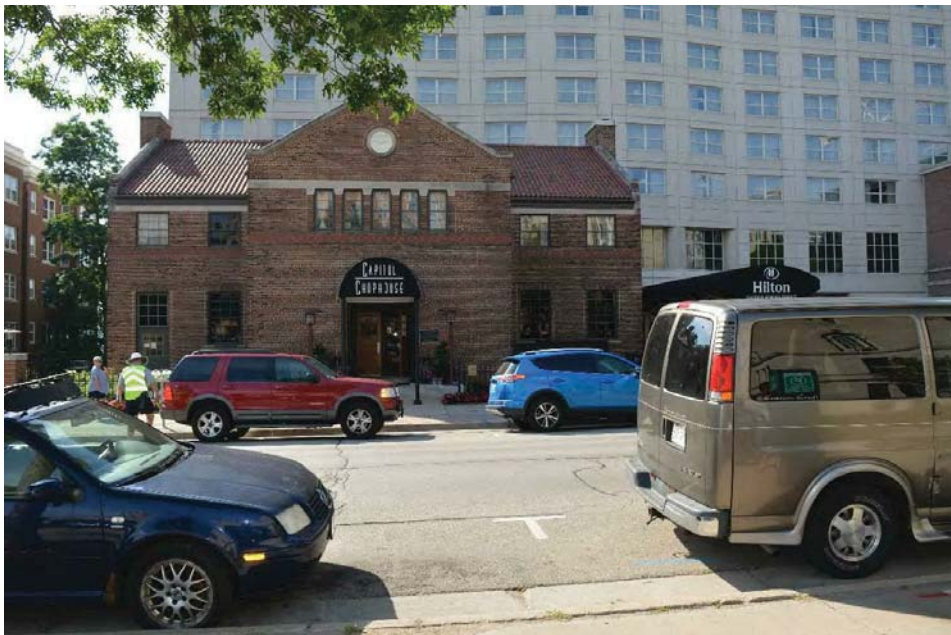
V2 - View North on E Wilson Street



V4 - Existing site from E Wilson Street



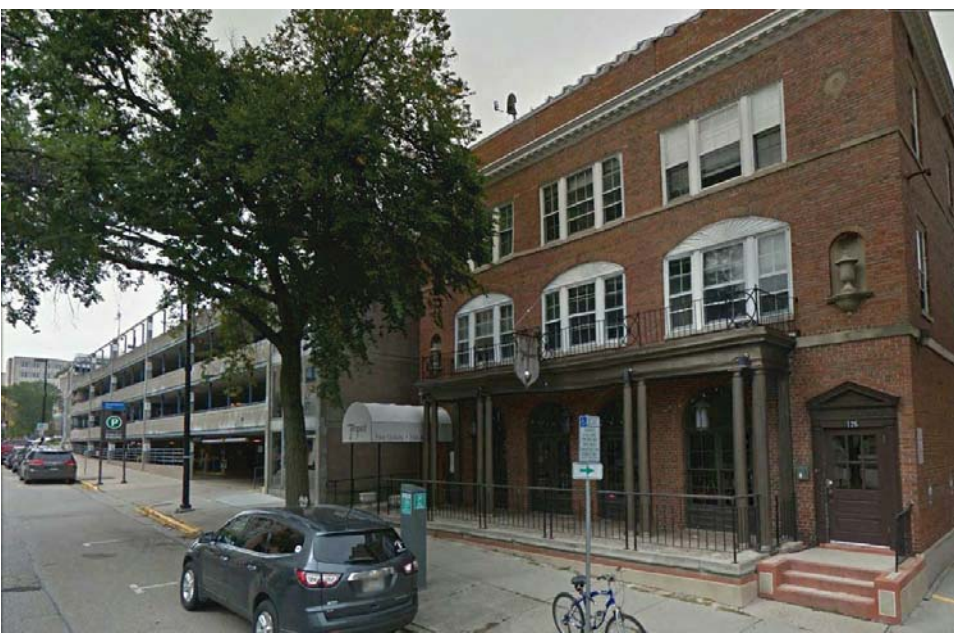
V6 - Existing site & MMB from Pinckney Street



V3 - Hilton & Capital Chophouse to the East of the site



V5 - Southeast from Pinckney Street - towards Monona Lake



V7 - Existing site from E Wilson Street

CONTEXT PHOTOS



V8 - Doty Street looking West from Pinckney Street



V9 - Fess Hotel (Great Dane Pub & Brewing), National Register Listing & Madison Landmark



V11 - Existing site & MMB from the Pinckney & Doty intersection



V10 - Existing site looking North from Pinckney Street



V12 - Existing site looking South from E Doty Street

Erdman, Natalie

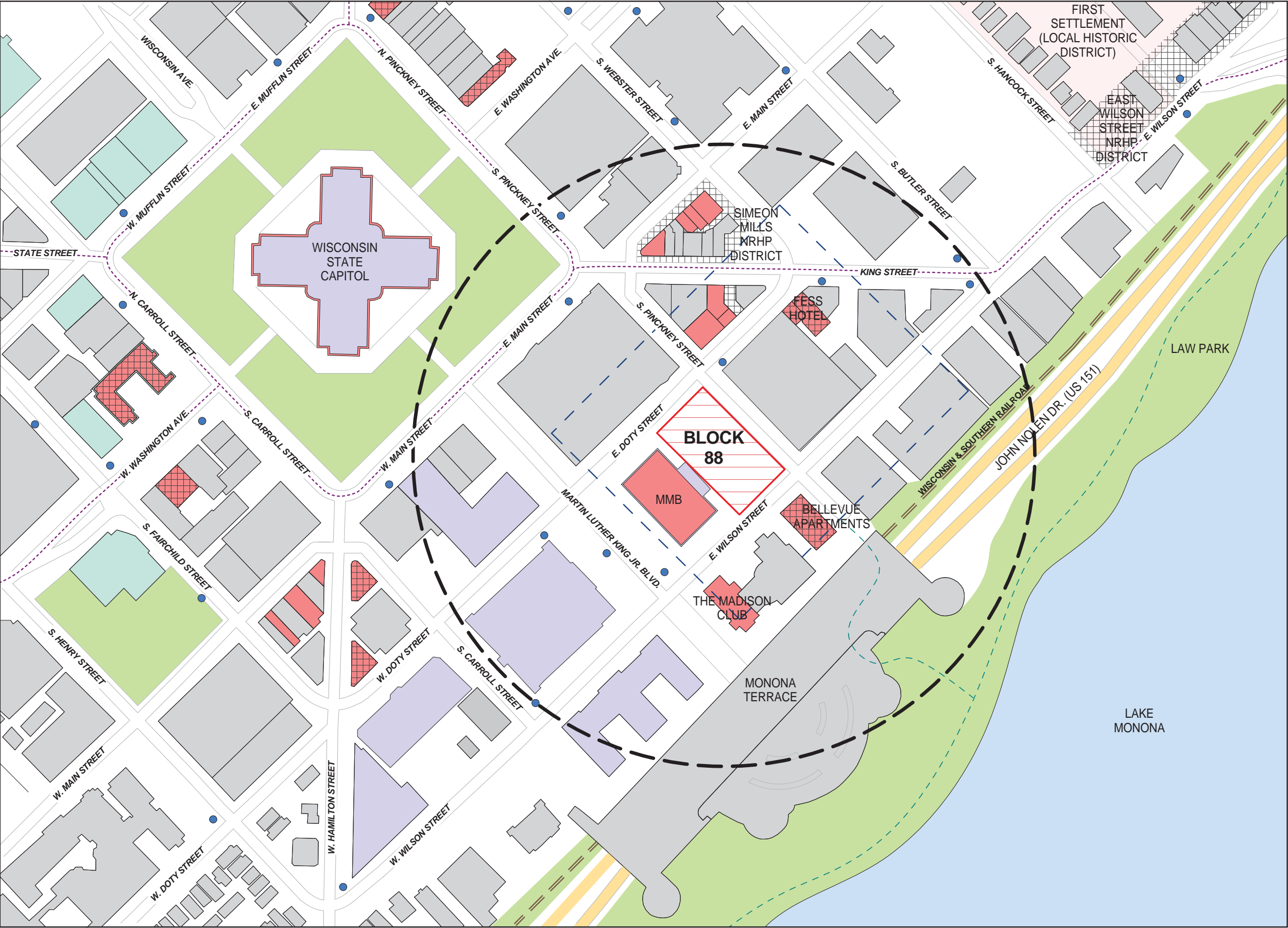
From: Erdman, Natalie
Sent: Monday, June 18, 2018 8:26 AM
To: 'president@capitolneighborhoods.org'; 'tkenney@visitdowntown.com'; Verveer, Michael
Cc: Firchow, Kevin; 'George Austin'
Subject: Judge Doyle Square Block 88

Good Morning,
Please accept this notice of the City of Madison's intent to file an application to amend the PD (Planned Development) zoning for the property located at 210 S. Pinckney Street in the 4th Aldermanic District. George Austin, Project Manager for the development, is coordinating a time to meet with Capital Neighborhoods, Inc. to discuss the changes being contemplated. Please feel free to contact me if you have questions or concerns.

Best Regards,
Natalie



Natalie Erdman
Director
Department of Planning & Community
& Economic Development
126 S Hamilton St
PO Box 2985
Madison, WI 53701-2985
(608) 267-8730
nerdman@cityofmadison.com



SITE

BLOCK 88 - JUDGE DOYLE SQUARE
- CITY OF MADISON PARKING FACILITY
- PRIVATE DEVELOPMENT

BLOCK 105 - JUDGE DOYLE SQUARE
- PRIVATE DEVELOPMENT

NATIONAL REGISTER OF HISTORIC PLACES

MADISON LANDMARK

GOVERNMENT BUILDINGS

LAKE MONONA

MAJOR INSTITUTIONS
(CULTURE - RELIGION - EDUCATION)

HIGHWAY

PARKS / GREEN SPACE

BUS STOP

BICYCLE ROUTE

CYCLEWAY
(PAVED, OFF-STREET)

RAILROAD

1/4 MILE RADIUS
(5 MIN. WALKING DISTANCE)

200' LANDMARKS
RADIUS OF IMPACT

L V D A

FOR CITY OF MADISON

lothan van hook destefano

ARCHITECTURE LLC

SITE CONNECTIVITY DIAGRAM

JUDGE DOYLE SQUARE - SECTION 1 - GENERAL INFORMATION

SCALE: 1" = 400'-0"

1-06

REVISED JULY 31, 2018

ALTA/ACSM LAND TITLE SURVEY

ALL OF BLOCK 88 AND LOTS 1, 2, 3, 11, 12 AND 13, BLOCK 105, ORIGINAL PLAT OF MADISON, BEING A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

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SERVICES PROVIDED TO:

CITY OF
MADISON

215 MARTIN LUTHER KING, JR. BLVD.
MADISON, WI 53701-2983

PROJECT:

JUDGE DOYLE
SQUARE

PROJECT LOCATION:
CITY OF MADISON
DANE COUNTY, WI

JSD PROJECT NO.: 15-6867-MAD

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: JK
DRAWN: JK
APPROVED: LJB
PLAN MODIFICATIONS:

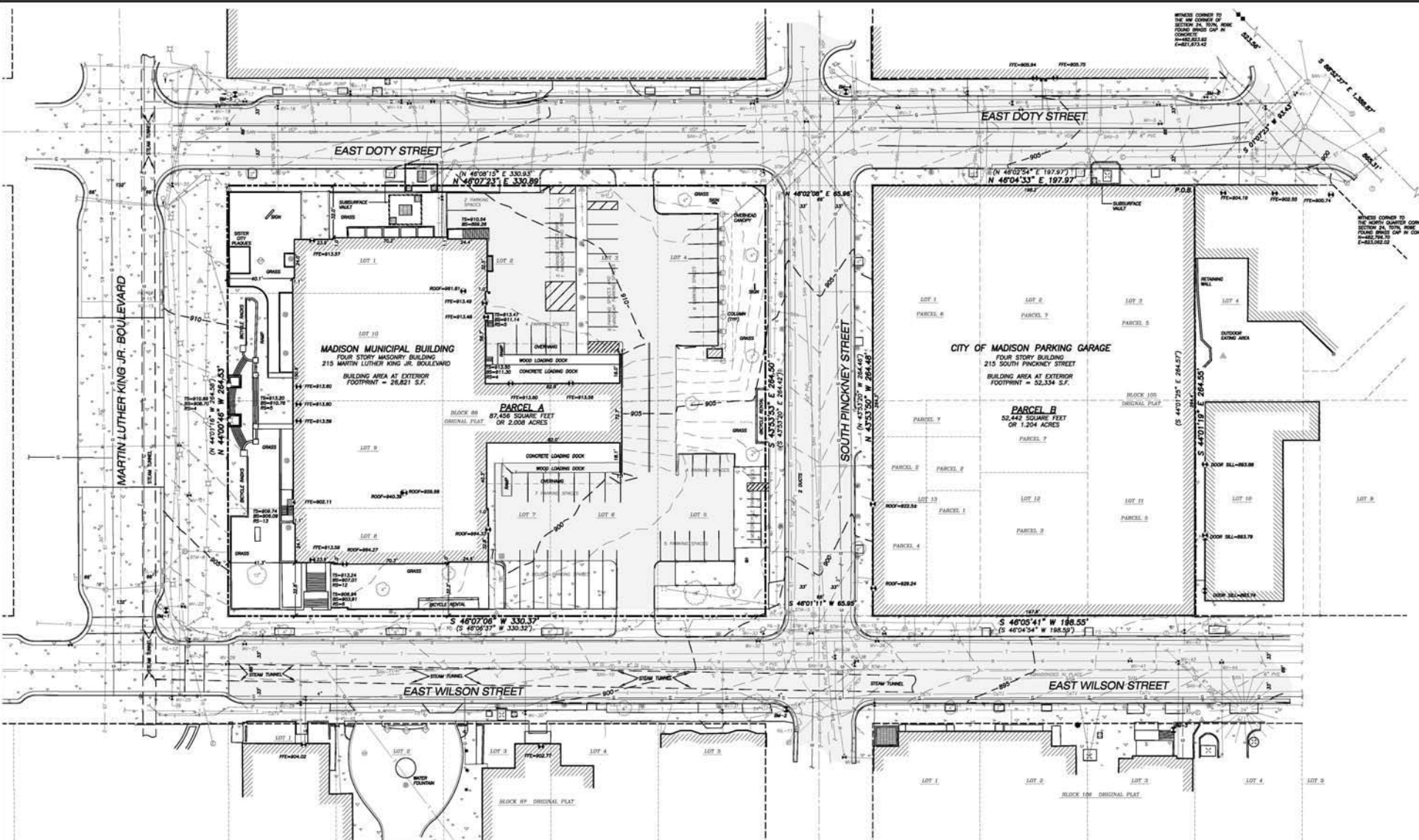
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SHEET TITLE:
ALTA/ACSM LAND
TITLE SURVEY

MAP NO.: E-245

SHEET NUMBER:

1



- LEGEND**
- GOVERNMENT CORNER
 - CHISELED "X" FOUND
 - CHISELED "X" SET
 - BENCHMARK
 - FINISHED FLOOR SHOT LOCATION
 - MONITORING WELL
 - BOLLARD
 - FLAG POLE
 - IRON
 - PARKING METER
 - SANITARY MANHOLE
 - CLEAN OUT
 - VENT PIPE
 - HYDRANT
 - WATER OR GAS VALVE
 - CURB STOP/SERVICE VALVE
 - MANHOLE
 - ROUND CASTED INLET
 - SQUARE CASTED INLET
 - CURB INLET
 - MANHOLE - UNVERIFIED TYPE
 - ELECTRIC MANHOLE
 - LIGHT POLE
 - TRAFFIC SIGNAL
 - VAULT
 - TELEPHONE MANHOLE
 - DECIDUOUS TREE
 - CONIFEROUS TREE
 - HANDICAP PARKING
 - SPOT ELEVATION
 - BITUMINOUS PAVEMENT
 - RETAINING WALL
 - CONCRETE PAVEMENT
 - DISCONTINUED MAPPED PIPE LINE
 - DENOTES RECORD DATA DEPENDING THE SAME LINE ON THE GROUND

- NOTES**
- FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. THE WEEK OF JUNE 22 & 27 AND JULY 06, 2015.
 - THIS SURVEY AND MAP ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM (WCCS), DANE COUNTY. THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 07 NORTH, RANGE 09 EAST, IS 46°02'33" E 330.89'.
 - ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAD83/1988). BENCHMARK IS FIRE HYDRANT AT THE CORNER OF WILSON STREET AND MARTIN LUTHER KING, JR. BOULEVARD. ELEVATION = 906.02.
 - CONTOUR INTERVAL IS 1 FOOT.
 - SPOT ELEVATIONS SHOWN ALONG CURB AND GUTTER REFERENCE THE TOP BACK OF CURB.
 - THE SUBSURFACE UTILITIES AND FEATURES SHOWN ON THIS MAP HAVE BEEN APPROXIMATED BY LOCATING SURFICIAL FEATURES AND APPURTEANCES, LOCATING DIGGER'S HOTLINE FIELD MARKINGS AND BY REFERENCE TO UTILITY RECORDS AND MAPS. DIGGER'S HOTLINE TICKET NO. 20150519730, 20150519740, 20150519741, 20150519750 AND 20150519754, WITH A CLEAR DATE OF JUNE 25, 2015.
 - THE ACCURACY OF THE BENCHMARKS SHOWN ON THIS MAP SHALL BE VERIFIED BEFORE BEING UTILIZED. JSD PROFESSIONAL SERVICES, INC. DOES NOT WARRANT THAT THESE BENCHMARKS HAVE NOT BEEN DISTURBED SINCE THE DATE OF THIS SURVEY.
 - BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED FOR EXACT LOCATION OF UNDERGROUND UTILITIES. CONTACT DIGGER'S HOTLINE, AT 1.800.242.8511.
 - UTILITY MAPPING PROVIDED BY: CITY OF MADISON, CENTURYLINK, AT&T, TDS TELECOM.
 - TS=TOP OF STAIRS; BS=BOTTOM OF STAIRS; RS= NUMBER OF RISERS.
- NOTES CORRESPONDING TO TABLE A REQUIREMENTS:**
- ITEM 9 THERE ARE 61 PARKING SPACES AND 2 HANDICAP SPACES FOR A TOTAL OF 63 PARKING SPACES AND THERE ARE 9 MOTORCYCLE PARKING SPACES ON PARCEL A. THERE ARE 300 PARKING SPACES ON PARCEL B. THERE ARE A TOTAL OF 363 PARKING SPACES.
- ITEM 10(a) THERE ARE NO DIVISION OR PARTY WALLS DESIGNATED BY THE CLIENT WITH RESPECT TO ADJOINING PROPERTIES.
- ITEM 11(b) NOTE - WITH REGARD TO TABLE A, ITEM 11(b), SOURCE INFORMATION FROM PLANS AND MARKINGS WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURE CANNOT BE ACCURATELY COMPLETED AND RELIABLE DERIVED WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.
- ITEM 20 THERE ARE NO OFFSITE EASEMENTS FOR THE SUBJECT PROPERTY.



- NOTES CORRESPONDING TO SCHEDULE B-SECTION TWO EXCEPTIONS (PARCEL A)**
(FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO.: NCS-733937-MAD, COMMITMENT DATE: JULY 02, 2015 AT 7:30 A.M.)
- (12) AFFIDAVIT RECORDED IN VOLUME 1027 OF RECORDS, PAGE 128, AS DOCUMENT NO. 1603842.
THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY AND IS NOT PLOTTED HEREON.
- (13) A RESOLUTION APPROVING THE SOUTH SQUARE REDEVELOPMENT PLAN RECORDED SEPTEMBER 21, 1994, AS DOCUMENT NO. 2533082.
THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY AND IS NOT PLOTTED HEREON.
- (14) GRANT OF RIGHT OF FIRST REFUSAL RECORDED APRIL 15, 1999, AS DOCUMENT NO. 3102647.
FIRST AMENDMENT TO GRANT OF RIGHT OF FIRST REFUSAL RECORDED SEPTEMBER 9, 2014, AS DOCUMENT NO. 5098973.
THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS NOT GRAPHIC IN NATURE, THEREFORE IT IS NOT PLOTTED HEREON.
- (15) LEASE BETWEEN CITY OF MADISON, WISCONSIN AND US POSTAL SERVICE RECORDED IN VOLUME 1038 OF RECORDS, PAGE 374, AS DOCUMENT NO. 1610872.
AMENDMENT TO LEASE RECORDED IN VOLUME 13135 OF RECORDS, PAGE 6, AS DOCUMENT NO. 2154052.
THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS NOT GRAPHIC IN NATURE, THEREFORE IT IS NOT PLOTTED HEREON.
- (16) LEASE BETWEEN CITY OF MADISON AND CITY EMPLOYEES CREDIT UNION RECORDED IN VOLUME 24819 OF RECORDS, PAGE 19, AS DOCUMENT NO. 2535524.
FIRST AMENDMENT TO LEASE RECORDED JULY 30, 1999, AS DOCUMENT NO. 3140120.
FIRST NOTICE OF LEASE RENEWAL RECORDED APRIL 3, 2002, AS DOCUMENT NO. 3470045.
SECOND NOTICE OF LEASE RENEWAL RECORDED APRIL 12, 2007, AS DOCUMENT NO. 4299900.
THIRD NOTICE OF LEASE RENEWAL RECORDED FEBRUARY 4, 2008, AS DOCUMENT NO. 4394368.
THIRD NOTICE OF LEASE RENEWAL RECORDED MARCH 7, 2013, AS DOCUMENT NO. 4967634.
THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS NOT GRAPHIC IN NATURE, THEREFORE IT IS NOT PLOTTED HEREON.
- (17) UNITED STATES POSTAL SERVICE LEASE RECORDED JANUARY 24, 1996, IN VOLUME 31861 OF RECORDS, PAGE 12, AS DOCUMENT NO. 2733649.
THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS NOT GRAPHIC IN NATURE, THEREFORE IT IS NOT PLOTTED HEREON.

LEGAL DESCRIPTION (AS FURNISHED) (PARCEL A)
(FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO.: NCS-733937-MAD, COMMITMENT DATE: JULY 02, 2015 AT 7:30 A.M.)

ALL OF BLOCK 88, ORIGINAL PLAT OF THE CITY OF MADISON, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.
TAX KEY NUMBER: 251/0709-242-0701-6

NOTES CORRESPONDING TO SCHEDULE B-SECTION TWO EXCEPTIONS (PARCEL B)
(FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO.: NCS-733941-MAD, COMMITMENT DATE: JULY 02, 2015 AT 7:30 A.M.)

(18) AGREEMENT RECORDED IN VOLUME 143 OF MISC., PAGE 423, AS DOCUMENT NO. 6258602.
THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY AND IS NOT PLOTTED HEREON.

LEGAL DESCRIPTION (AS FURNISHED) (PARCEL B)
(FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO.: NCS-733941-MAD, COMMITMENT DATE: JULY 02, 2015 AT 7:30 A.M.)

PARCEL 1:
THE SOUTHEAST ONE HUNDRED TEN FEET (110') OF THE NORTHEAST ONE-HALF (NE 1/4) OF LOT THIRTEEN (13), BLOCK ONE HUNDRED FIVE (105), CITY OF MADISON, DANE COUNTY, WISCONSIN.

PARCEL 2:
THE NORTHEAST 33 FEET OF THE SOUTHWEST 110 FEET AND THE NORTHWEST 40 FEET OF THE SOUTHWEST 33 FEET OF THE SOUTHWEST 110 FEET OF LOT 13, ORIGINAL PLAT OF THE CITY OF MADISON, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

PARCEL 3:
THE SOUTHWEST 88 FEET, LOT 12, BLOCK 105, CITY OF MADISON, ACCORDING TO THE DOTY TRUSTEE PLAT, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

PARCEL 4:
THE SOUTHWEST SEVENTY (70) FEET OF THE SOUTHWEST THIRTY-THREE (33) FEET OF LOT THIRTEEN (13), BLOCK ONE HUNDRED FIVE (105), ORIGINAL PLAT OF THE CITY OF MADISON, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

PARCEL 5:
LOTS THREE AND ELEVEN, BLOCK ONE HUNDRED FIVE, IN THE ORIGINAL PLAT OF THE CITY OF MADISON, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

PARCEL 6:
LOT ONE (1), BLOCK ONE HUNDRED FIVE (105), ORIGINAL PLAT OF THE CITY OF MADISON, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

PARCEL 7:
LOT NUMBER TWO (2), AND THE NORTHWEST FORTY-FOUR (44) FEET OF LOT NUMBER TWELVE (12), AND THE NORTHWEST TWENTY-TWO FEET OF LOT NUMBER THIRTEEN (13), IN BLOCK ONE HUNDRED FIVE (105), IN THE ORIGINAL PLAT OF THE CITY OF MADISON, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.
TAX KEY NUMBER: 251/0709-242-0209-0

SURVEYOR'S CERTIFICATE

TO:

(1) THE CITY OF MADISON,
(2) FIRST AMERICAN TITLE INSURANCE COMPANY,

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1, 4, 5, 7(a), 8, 9, 10(a), 11(b), 20(a) AND 22 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JULY 06, 2015.

JOHN KRESS, S-1878 DATE: _____
PROFESSIONAL LAND SURVEYOR

STORM SEWER MANHOLES

| STRUCT. ID | RM | ELEVATION | INVERT | ELEVATION/PIPE SIZE | PIPE TYPE |
|------------|--------|-----------|--------|---------------------|-----------|
| STM-1 | 906.58 | SW | 903.00 | 12" | RCP |
| STM-2 | 911.89 | VEHICLE | 903.48 | 6" | PVC |
| STM-3 | 897.41 | NW | 888.21 | 18" | DI |
| STM-4 | 897.89 | SW | 888.21 | 18" | RCP |
| | | NE | 884.78 | 12" | - |
| | | SW | 884.64 | 12" | RCP |
| | | SE | 884.34 | 12" | RCP |
| STM-5 | 899.23 | NW | 884.88 | 12" | DI |
| | | SW | 886.13 | 12" | RCP |
| | | SE | 884.88 | 12" | CLAY |
| STM-6 | 896.99 | NW | 885.14 | 12" | DI |
| | | NE | 885.07 | 12" | RCP |
| | | SW | 885.55 | 12" | PVC |
| STM-7 | 897.78 | N | 886.49 | 12" | RCP |
| | | W | 883.38 | 12" | RCP |
| | | S | 884.83 | 24" | RCP |
| STM-8 | 904.68 | NE | 884.56 | 10" | CLAY |
| | | S | 884.53 | 10" | CLAY |

STORM SEWER INLETS

| INLET ID | RM | ELEVATION | INVERT | ELEVATION/PIPE SIZE | PIPE TYPE |
|----------|--------|-----------|--------|---------------------|-----------|
| INL-1 | 907.60 | NW | 904.80 | 4" | PVC |
| | | NE | 904.40 | 10" | PVC |
| | | SW | 904.30 | 10" | PVC |
| INL-2 | 906.98 | N | 904.58 | 12" | RCP |
| | | NW | 904.58 | 8" | DI |
| | | S | 904.36 | 12" | RCP |
| INL-3 | 904.50 | NW | 899.35 | 4" | PVC |
| | | NE | 899.30 | 10" | PVC |
| | | SW | 899.58 | 6" | PVC |
| INL-4 | 902.84 | SW | 896.51 | 10" | PVC |
| | | SE | 896.49 | 12" | RCP |
| INL-5 | 906.29 | NW | 903.69 | 12" | RCP |
| INL-6 | 902.30 | NW | 898.40 | 12" | RCP |
| | | SE | 898.30 | 12" | RCP |
| INL-7 | - | - | - | - | - |
| INL-8 | 898.84 | NE | 895.99 | 12" | RCP |
| INL-9 | 898.83 | N | 895.83 | 12" | PVC |
| INL-10 | 897.29 | SW | 894.49 | 12" | RCP |
| INL-11 | 897.03 | NW | 893.43 | 4" | PVC |
| | | SE | 892.83 | 12" | PVC |
| INL-12 | 902.37 | NW | 899.02 | 12" | PVC |
| INL-13 | 902.90 | NW | 898.21 | 12" | PVC |
| | | E | 898.30 | 12" | PVC |
| INL-14 | 903.17 | SW | 898.21 | 15" | RCP |
| | | SE | 898.37 | 15" | PVC |
| INL-15 | 906.34 | SW | 905.24 | 12" | RCP |
| | | SE | 905.09 | 15" | RCP |
| INL-16 | 908.42 | SW | 905.67 | 12" | RCP |

SANITARY SEWER MANHOLES

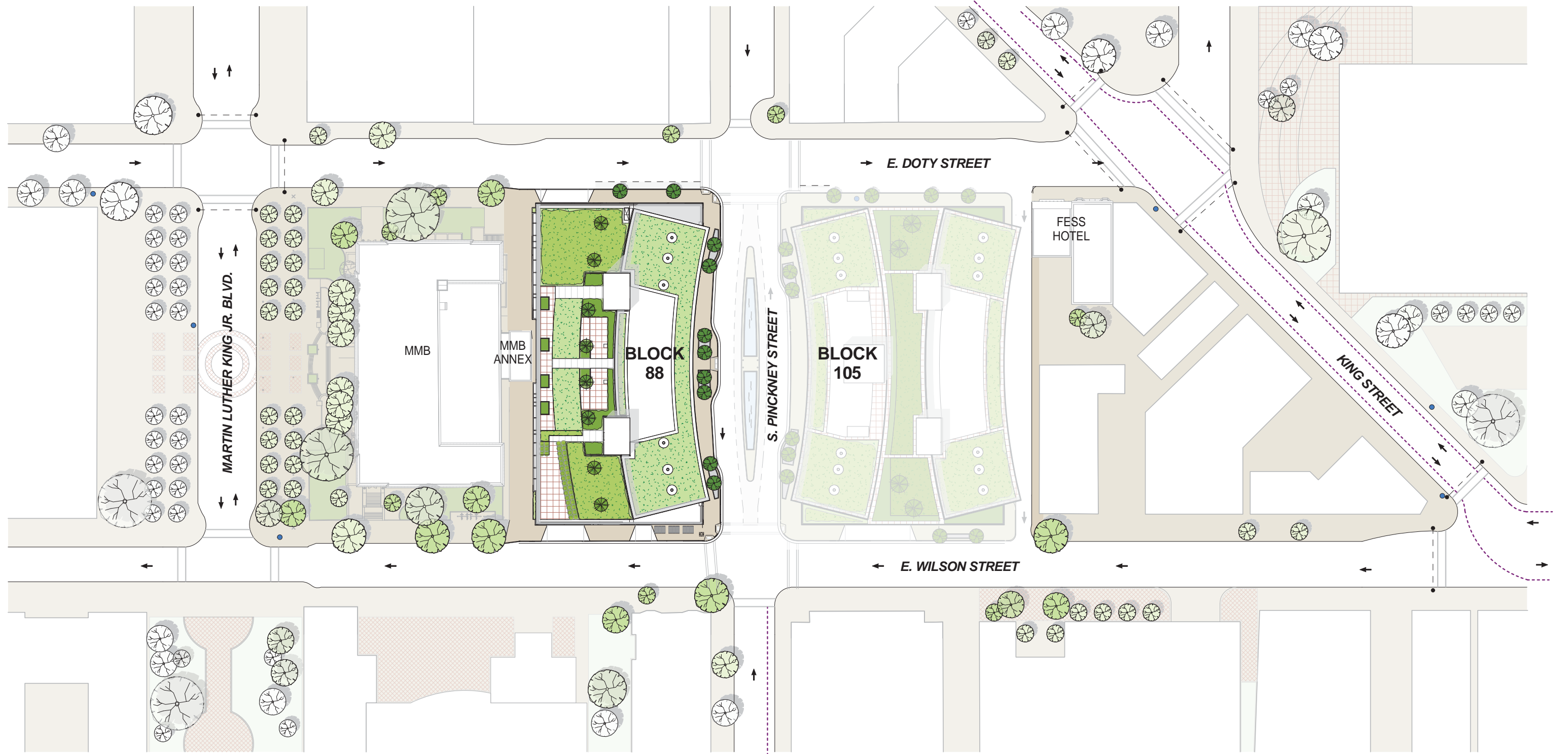
| STRUCT. ID | RM | ELEVATION | INVERT | ELEVATION/PIPE SIZE | PIPE TYPE |
|------------|--------|-----------|--------|---------------------|-----------|
| SAN-1 | 912.00 | VEHICLE | 902.28 | 6" | - |
| SAN-2 | 908.98 | NE | 899.69 | 6" | DI |
| | | SW | 899.69 | 6" | DI |
| SAN-3 | 908.38 | NW | 897.85 | 4" | DI |
| | | NE | 897.50 | 6" | DI |
| | | W | 897.82 | 6" | CLAY |
| | | SW | 897.74 | 6" | DI |
| SAN-4 | 907.63 | NW | 897.99 | 8" | PVC |
| | | NE | 896.80 | 6" | DI |
| | | W | 896.80 | 6" | - |
| | | SW | 896.66 | 6" | DI |
| SAN-5 | 904.75 | NE | 892.79 | 8" | PVC |
| | | SW | 892.82 | 8" | PVC |
| SAN-6 | 901.78 | N | 890.33 | 8" | PVC |
| | | SW | 890.40 | 8" | PVC |
| | | SE | 890.58 | 8" | PVC |
| SAN-7 | 901.42 | NW | 890.19 | 8" | PVC |
| | | SW | 890.08 | 8" | PVC |
| | | E | 890.00 | 8" | PVC |
| SAN-8 | 892.03 | NE | 881.72 | 6" | PVC |
| | | W | 882.37 | 4" | PVC |
| | | E | 882.84 | 6" | PVC |
| SAN-9 | 898.50 | NW | 892.52 | 10" | PVC |
| | | NW | 887.62 | 10" | PVC |
| | | SW | 891.95 | 10" | PVC |
| | | SE | 887.77 | 10" | PVC |
| | | SE | 887.55 | 10" | PVC |
| SAN-10 | 900.77 | NE | 892.67 | 8" | DI |
| SAN-11 | 908.42 | SW | 902.85 | 8" | DI |

WATER VALVES

| VALVE NO. | RM | ELEVATION | INVERT | VALVE NO. | RM | ELEVATION | INVERT |
|-----------|--------|-----------|--------|-----------|--------|-----------|--------|
| WV-1 | 901.51 | IN | 897.3 | WV-23 | 902.69 | IN | 899.4 |
| WV-2 | 901.82 | IN | 895.8 | WV-24 | 902.15 | IN | 899.0 |
| WV-3 | 903.13 | IN | 897.4 | WV-25 | 901.63 | IN | 898.5 |
| WV-4 | 903.54 | IN | 899.8 | WV-26 | 902.29 | IN | 898.9 |
| WV-5 | 903.51 | IN | 899.2 | WV-27 | 902.74 | IN | 897.1 |
| WV-6 | 905.58 | IN | 903.17 | WV-28 | 903.17 | IN | 897.8 |
| WV-7 | 906.87 | IN | 900.6 | WV-29 | 901.69 | IN | 898.1 |
| WV-8 | 907.32 | IN | 902.7 | WV-30 | 900.89 | IN | 892.6 |
| WV-9 | 907.62 | IN | 903.2 | WV-31 | 898.00 | IN | 893.4 |
| WV-10 | 908.01 | IN | 903.8 | WV-32 | 899.28 | IN | 893.6 |
| WV-11 | 908.07 | IN | 903.7 | WV-33 | 899.87 | IN | 895.3 |
| WV-12 | 907.22 | IN | 902.8 | WV-34 | 895.40 | IN | 888.9 |
| WV-13 | 910.83 | IN | 906.8 | WV-35 | 896.94 | IN | 893.9 |
| WV-14 | 910.76 | IN | 906.3 | WV-36 | 896.33 | IN | 893.0 |
| WV-15 | 911.71 | IN | 906.8 | WV-37 | 897.95 | IN | 893.4 |
| WV-16 | 911.87 | IN | 906.5 | WV-38 | 898.05 | IN | 893.3 |
| WV-17 | 912.36 | IN | 907.6 | WV-39 | 897.09 | IN | 892.4 |
| WV-18 | 911.97 | IN | 906.0 | WV-40 | 897.41 | IN | 892.8 |
| WV-19 | 911.85 | IN | 907.7 | WV-41 | 893.58 | IN | 889.2 |
| WV-20 | 911.69 | IN | 906.8 | WV-42 | 892.56 | IN | 888.3 |
| WV-21 | 905.96 | IN | 902.0 | WV-43 | 893.09 | IN | 886.7 |
| WV-22 | 903.60 | IN | 899.5 | WV-44 | 891.84 | IN | 887.2 |
| | | | | WV-45 | 901.49 | IN | 894.2 |

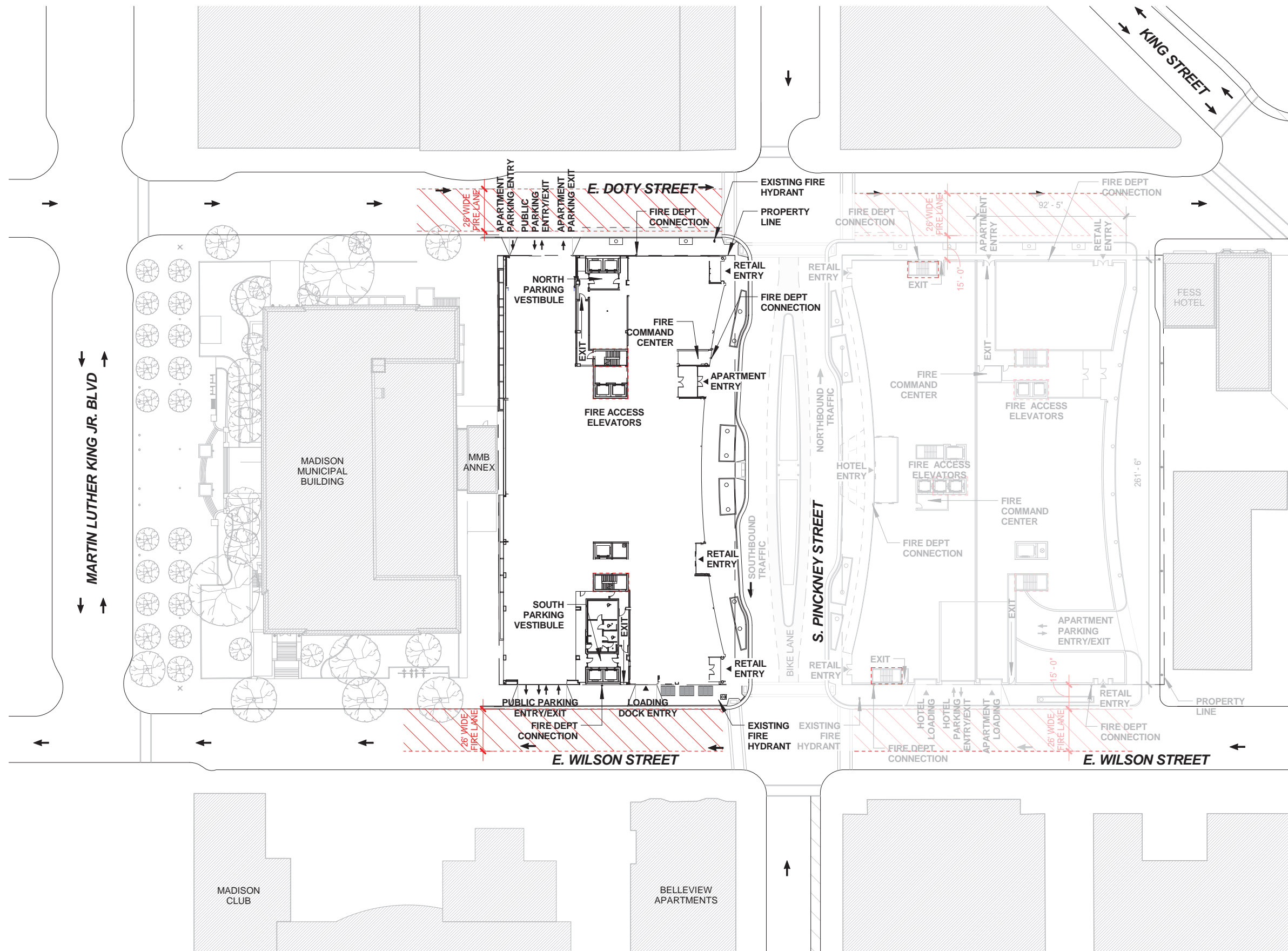
BENCHMARKS

| BENCH MARK | ELEVATION | DESCRIPTION |
|------------|-----------|---|
| BM-1 | 906.02 | TOP NUT ON HYDRANT, NORTH CORNER OF MLK BLVD. AND WILSON STREET |
| BM-2 | 896.18 | CLUT SQUARE ON CURB SOUTH CORNER OF WILSON ST. AND PINKNEY ST. |
| BM-3 | 892.96 | CLUT SQUARE IN FRONT OF STAIRS AT 115 EAST WILSON ST. |
| BM-4 | 910.42 | TOP NUT ON HYDRANT, NORTH CORNER OF PINKNEY ST. AND DOTY ST. |
| BM-5 | 916.09 | TOP NUT ON HYDRANT, NORTH CORNER OF MLK BLVD AND DOTY ST. |
| BM-6 | 905.79 | TOP NUT ON HYDRANT, SW CORNER OF DOTY ST. AND KING ST. |



NOTE: AVERAGE ELEVATION FOR BLOCK 88 BUILDING HEIGHT = 903.5'

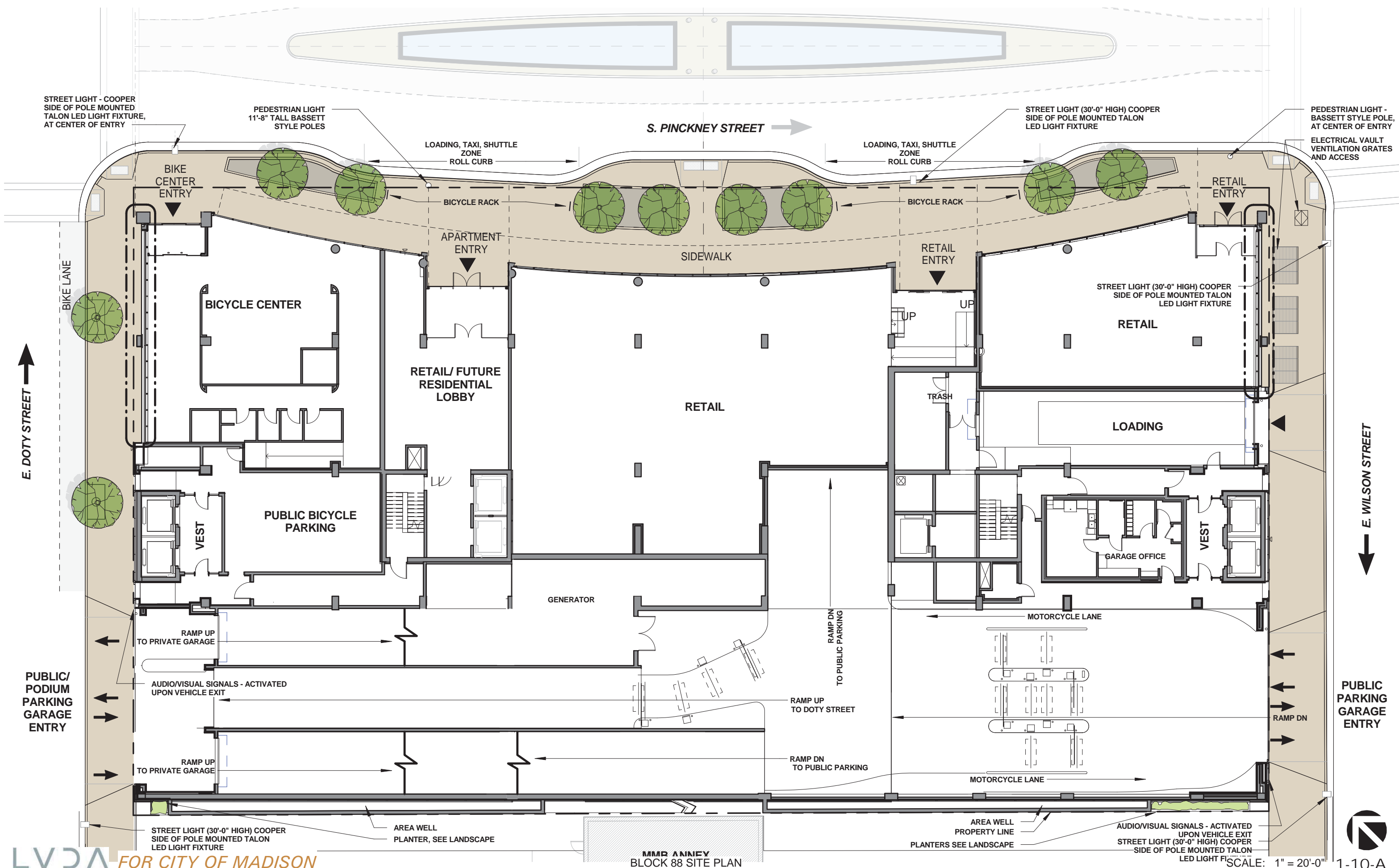




BLOCK 88 PERIMETER: 821'-4"
 BLOCK 88 WITH ACCESS TO 26' WIDE AERIAL FIRE LANE:
 DOTY STREET: 137'-4"
 WILSON STREET: 137'-4"
 PERCENTAGE OF BLOCK 88 WITH ACCESS TO 26' WIDE AERIAL FIRE LANE: **33.4%**
 REQUIRED PERCENTAGE: 25%

BLOCK 105 APARTMENT PERIMETER: 710'-3"
 BLOCK 105 APARTMENT WITH ACCESS TO 26' WIDE AERIAL FIRE LANE:
 DOTY STREET: 92'-6"
 WILSON STREET: 92'-6"
 PERCENTAGE OF BLOCK 105 APARTMENT WITH ACCESS TO 26' WIDE AERIAL FIRE LANE: **26%**
 REQUIRED PERCENTAGE: 25%







TREE



CHANTICLEER PEAR (4 SEASONS OF INTEREST)



PRINCETON SENTRY GINKGO (4 SEASONS OF INTEREST)

4 SEASON ANNUAL PLANTING ROTATION



SPRING

TULIPS IN 2-3 COLORS



SUMMER

MIX OF TROPICAL FOLIAGE – BOTH COARSE AND FINE TEXTURES, AND BRIGHT ACCENTS OF ANNUAL FLOWERS



FALL

FROST HARDY ANNUALS SUCH AS MUMS, KALE, AND GRASSES, RETAINING SPECIES FROM SUMMER ROTATION AS APPROPRIATE.



WINTER

EVERGREEN BOUGHS, BRIGHTLY COLORED BRANCHES, AND ACCENT EVERGREEN SHRUBS. HOLIDAY LIGHTING AS APPROPRIATE.

NOTE: DESCRIPTIONS PROVIDE GENERAL AESTHETIC INTENT ONLY. ANNUAL ROTATIONS TO BE CONTRACTED THROUGH A LOCAL DESIGN-BUILD LANDSCAPE SERVICE IN WHICH EXACT SPECIES, COLOR PALETTE, ETC WILL BE CHANGED ON A YEARLY BASIS.

| | BOTANICAL NAME | COMMON NAME | QTY | CAL | HT | SPRD | ROOT | REMARKS |
|------------------|--|---|-----|-----|----|------|-------|--|
| SHADE TREE | PYRUS CALLERYANA 'CHANTICLEER' | CHANTICLEER PEAR | - | 4" | - | - | B & B | SINGLE STRAIGHT TRUNK, SPECIMEN QUALITY, SPRING DIG ONLY |
| | GINKGO BILOBA 'PRINCETON SENTRY' | PRINCETON SENTRY GINKGO | - | 4" | - | - | B & B | SINGLE STRAIGHT TRUNK, SPECIMEN QUALITY, SPRING DIG ONLY |
| EVERGREEN TREE | PINUS STROBUS | WHITE PINE | - | - | 8' | - | B & B | SINGLE STRAIGHT TRUNK, SPECIMEN QUALITY |
| EVERGREEN SHRUBS | THUJA OCCIDENTALIS 'TECHNY' | MISSION ARBORVITAE | - | - | 5' | - | B & B | - |
| SHRUBS | JUNIPERUS 'ANDORRA COMPACTA' | COMPACT ANDORRA JUNIPER | - | - | - | 24" | #5 | 3'-0" ON CENTER |
| | RHUS AROMATICA 'GRO-LOW' | GRO-LOW SUMAC | - | - | - | 24" | #5 | 3'-0" ON CENTER |
| ORNAMENTAL GRASS | CALAMAGROSTIS 'KARL FOERSTER' | KARL FOERSTER FEATHER GRASS REED GRASS | - | - | - | - | #3 | 2'-0" ON CENTER |
| | PENNISETUM ALOPECUROIDES 'HAMELIN' | HAMELIN DWARF FOUNTAIN GRASS | - | - | - | - | #3 | 2'-0" ON CENTER |
| PERENNIAL | NEPETA FAASSENII | CATMINT | - | - | - | - | #2 | 1'-6" ON CENTER |
| | ASCLEPIAS TUBEROSE | BUTTERFLY MIKWEED | - | - | - | - | #1 | 1'-6" ON CENTER |
| | RUDBECKIA FULGIDA GOLDSTURM | BLACK-EYED SUSAN | - | - | - | - | #1 | 1'-6" ON CENTER |
| | ECHINACEA PURPUREA | PURPLE CONEFLOWER | - | - | - | - | #1 | 1'-6" ON CENTER |
| | ALLIUM 'SUMMER BEAUTY' | SUMMER BEAUTY ONION | - | - | - | - | #1 | 1'-6" ON CENTER |
| | HEMEROCALLIS 'GOING BANANAS' | DAYLILY | - | - | - | - | #1 | 1'-6" ON CENTER |
| | SEDUM 'AUTUMN JOY' | AUTUMN JOY SEDUM | - | - | - | - | #1 | 1'-6" ON CENTER |
| | | | | | | | | |
| GROUND COVER | EUONYMUS FORTUNEI 'COLORATUS' | PURPLELEAF WINTERCREEPER | - | - | - | - | - | 1'-0" ON CENTER |
| | | | | | | | | |
| ANNUALS | ANNUAL ROTATIONS TO BE CONTRACTED THROUGH A LOCAL DESIGN-BUILD LANDSCAPE SERVICE IN WHICH EXACT SPECIES, COLOR PALETTE, ETC WILL BE CHANGED ON A YEARLY BASIS. | | | | | | | |

| | |
|-----------|--|
| SEDUM MAT | SEDUM ALBUM 'CORAL CARPET' |
| | SEDUM FLORIFERUM 'WEINHENSTEPHANER GOLD' |
| | SEDUM KAMTSCHATICUM |
| | SEDUM REFLEXUM 'SPRING GREEN' |
| | SEDUM RUPESTRE 'ANGELINA' |
| | SEDUM SPURIUM 'BRONZE BEAUTY' |
| | SEDUM SPURIUM 'DRAGON'S BLOOD' |
| | SEDUM HYBRIDUM 'IMMERGRUNCHEN' |

NOTE: REPRESENTATIVE PLANE PALETTE ONLY. FINAL SPECIES AND QUANTITIES TO BE DETERMINED

SECTION 2 - JUDGE DOYLE SQUARE - BLOCK 88

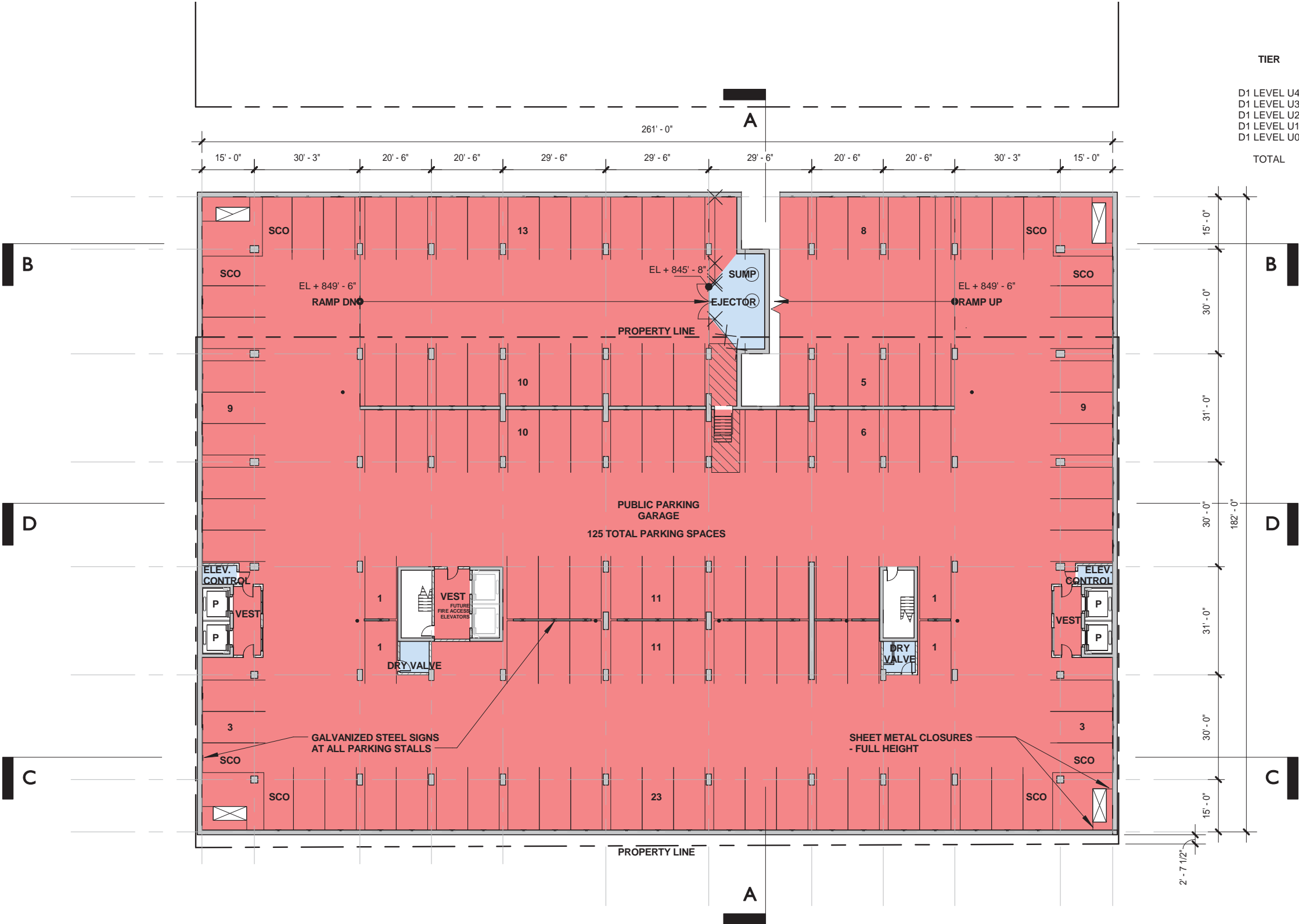
CITY OF MADISON PARKING FACILITY
PRIVATE APARTMENT DEVELOPMENT



- APARTMENTS
- RETAIL
- SERVICE
- PARKING
- PUBLIC PARKING
- GREEN ROOF

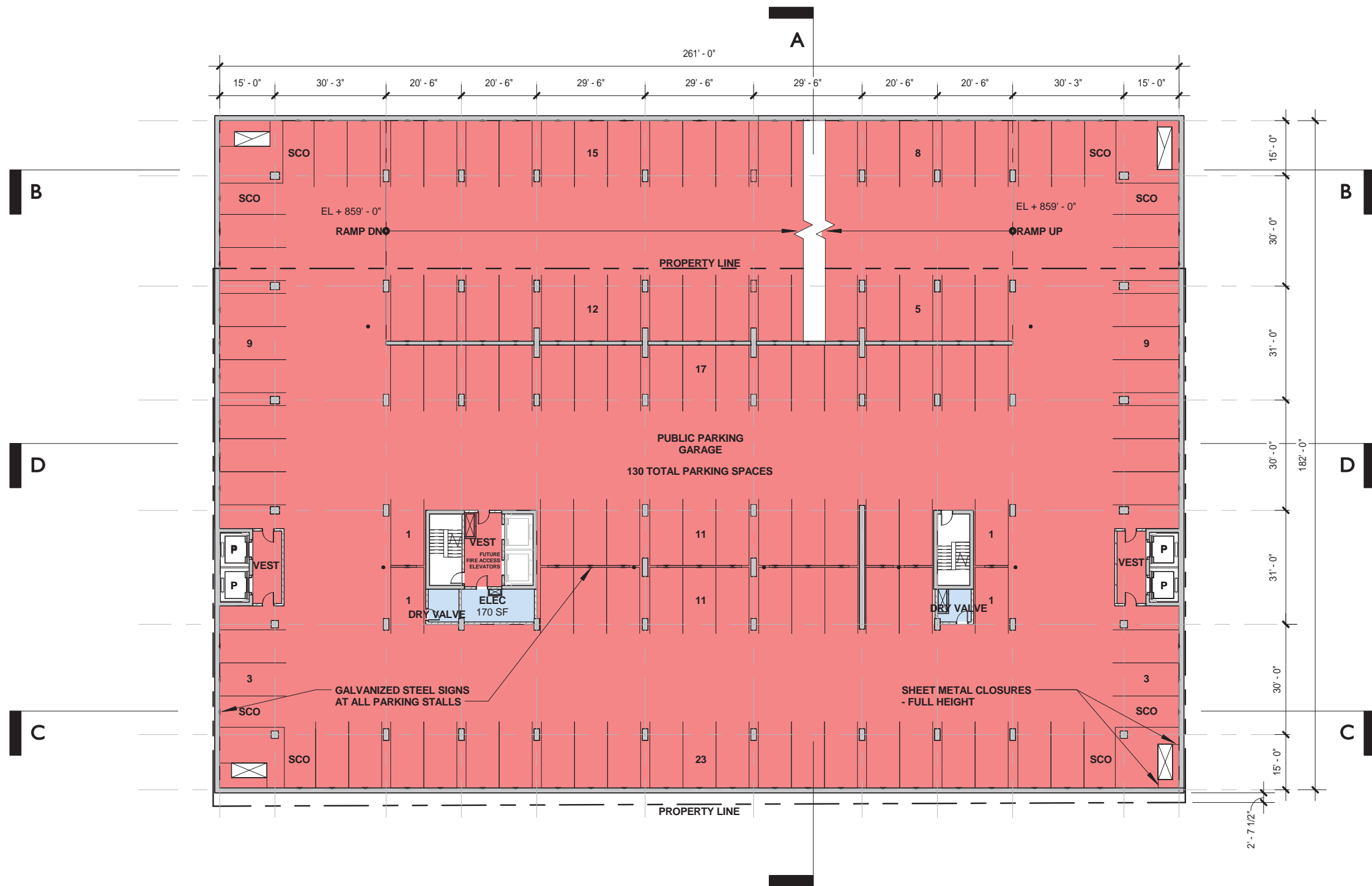
CAR COUNT PUBLIC
9'-0" 90 DEGREE STANDARD SPACE

| TIER | STANDARD | CAR ACCESSIBLE | VAN ACCESSIBLE | TOTAL |
|-------------|----------|-------------------|-------------------|-------|
| D1 LEVEL U4 | 125 | 0 | 0 | 125 |
| D1 LEVEL U3 | 130 | 0 | 0 | 130 |
| D1 LEVEL U2 | 123 | 3 | 0 | 126 |
| D1 LEVEL U1 | 117 | 6 | 2 | 125 |
| D1 LEVEL U0 | 57 | 1 | 1 | 59 |
| TOTAL | 552 | 10 | 3 | 565 |



TOTAL GROSS SF: 48,178 SF

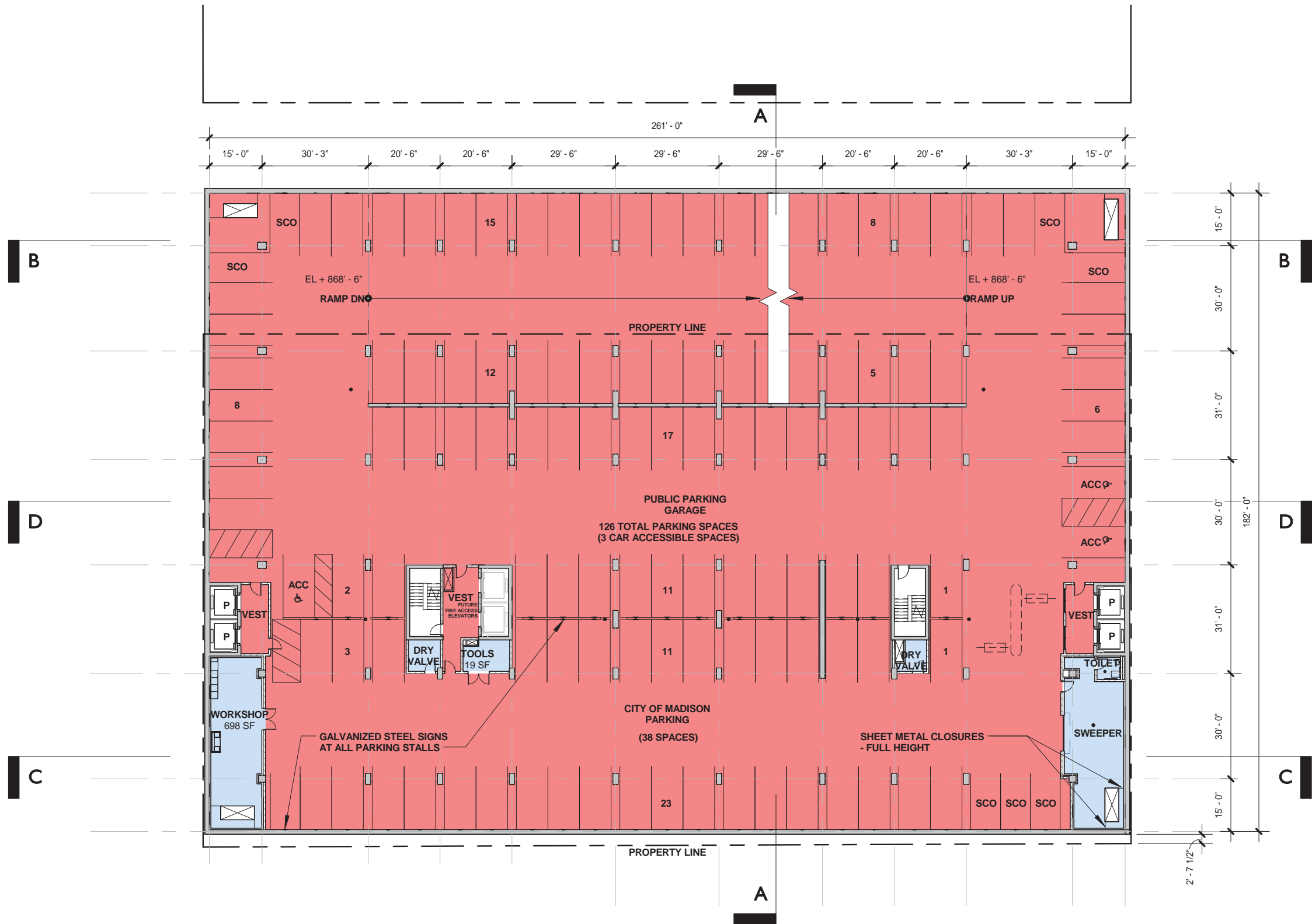
- APARTMENTS
- RETAIL
- SERVICE
- PARKING
- PUBLIC PARKING
- GREEN ROOF



TOTAL GROSS SF: 48,559 SF

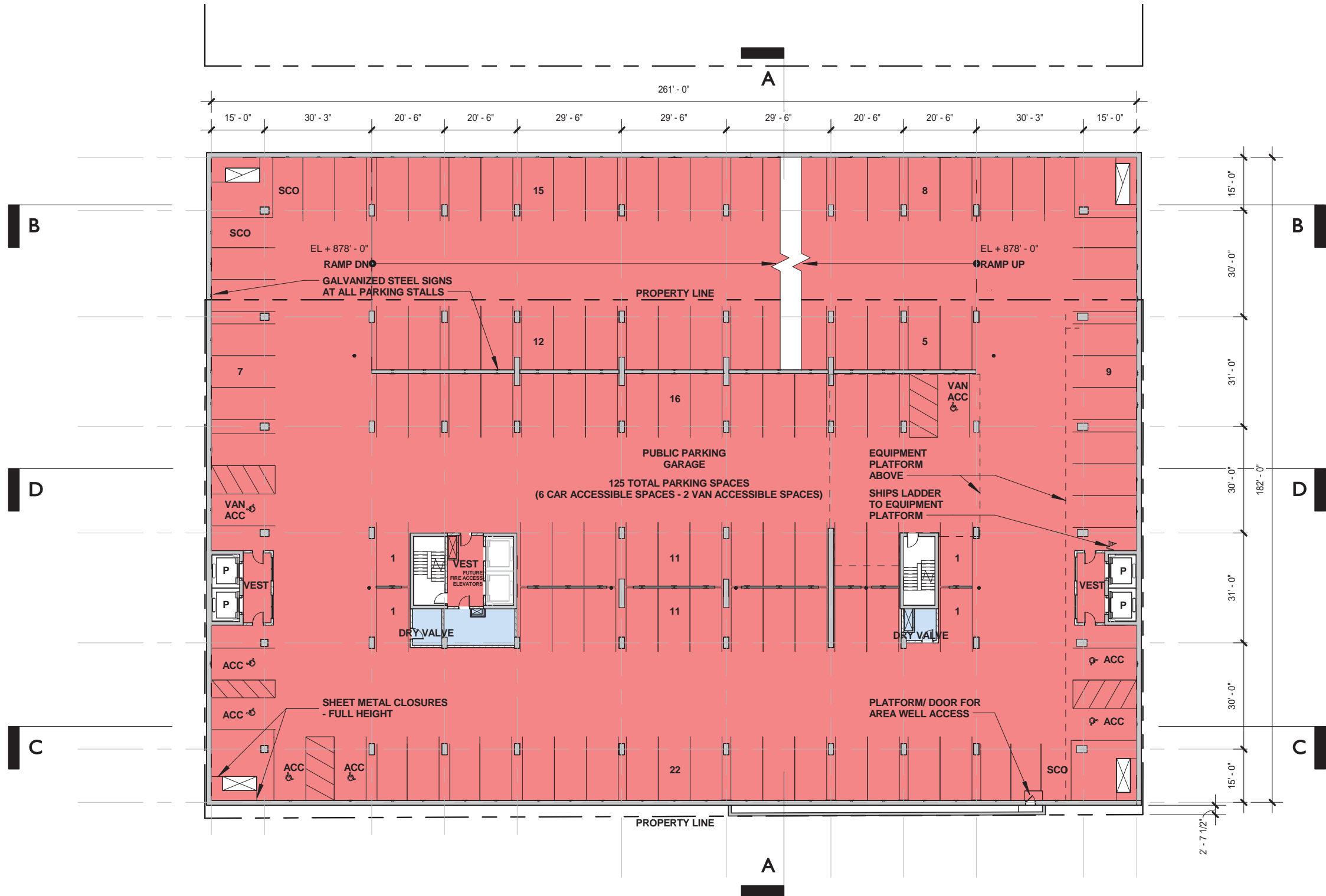


- APARTMENTS
- RETAIL
- SERVICE
- PARKING
- PUBLIC PARKING
- GREEN ROOF



TOTAL GROSS SF: 48,559 SF

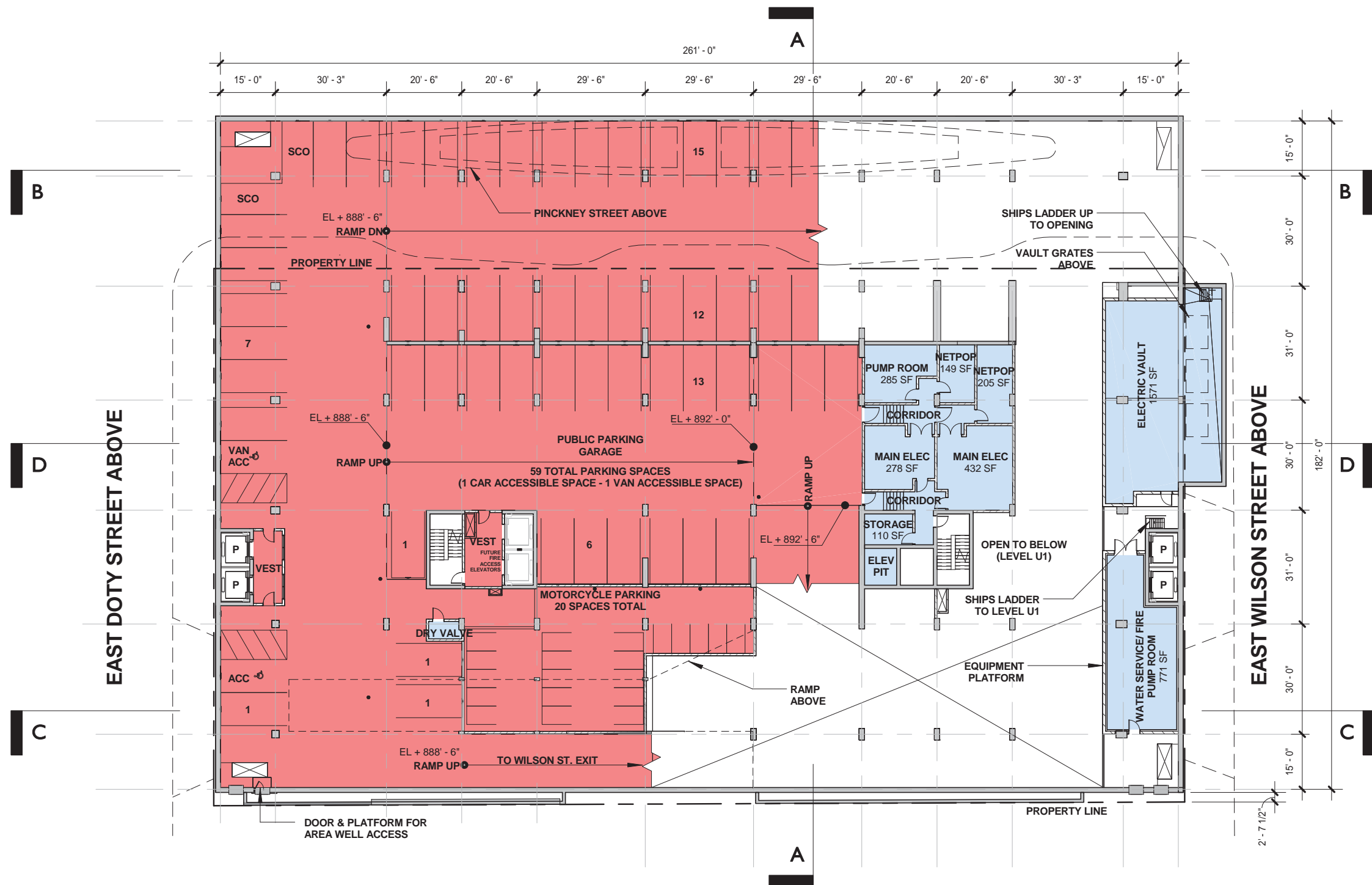
- APARTMENTS
- RETAIL
- SERVICE
- PARKING
- PUBLIC PARKING
- GREEN ROOF



TOTAL GROSS SF: 48,559 SF



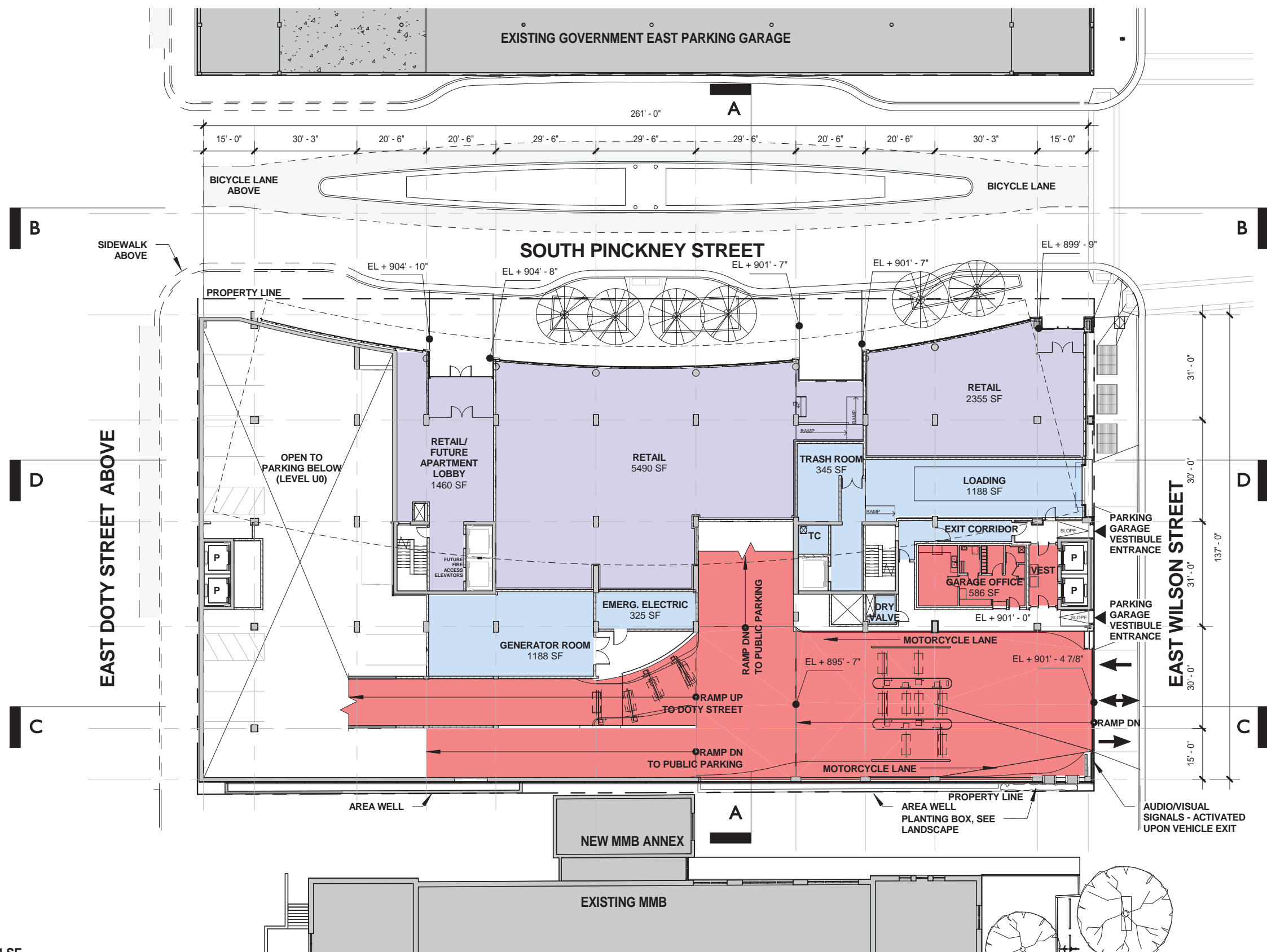
- APARTMENTS
- RETAIL
- SERVICE
- PARKING
- PUBLIC PARKING
- GREEN ROOF



TOTAL GROSS SF: 33,739 SF



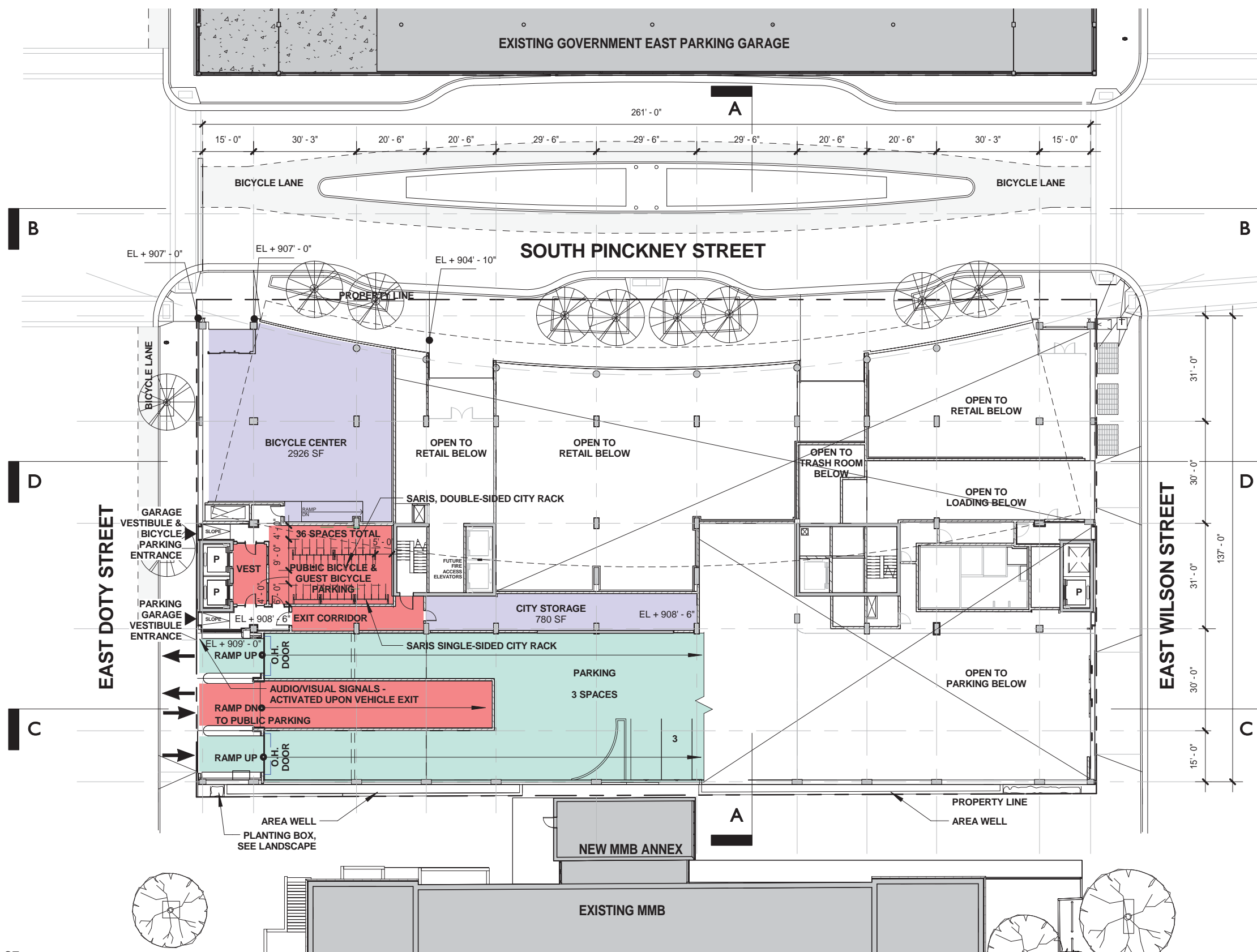
- APARTMENTS
- RETAIL
- SERVICE
- PARKING
- PUBLIC PARKING
- GREEN ROOF



TOTAL GROSS SF: 21,744 SF

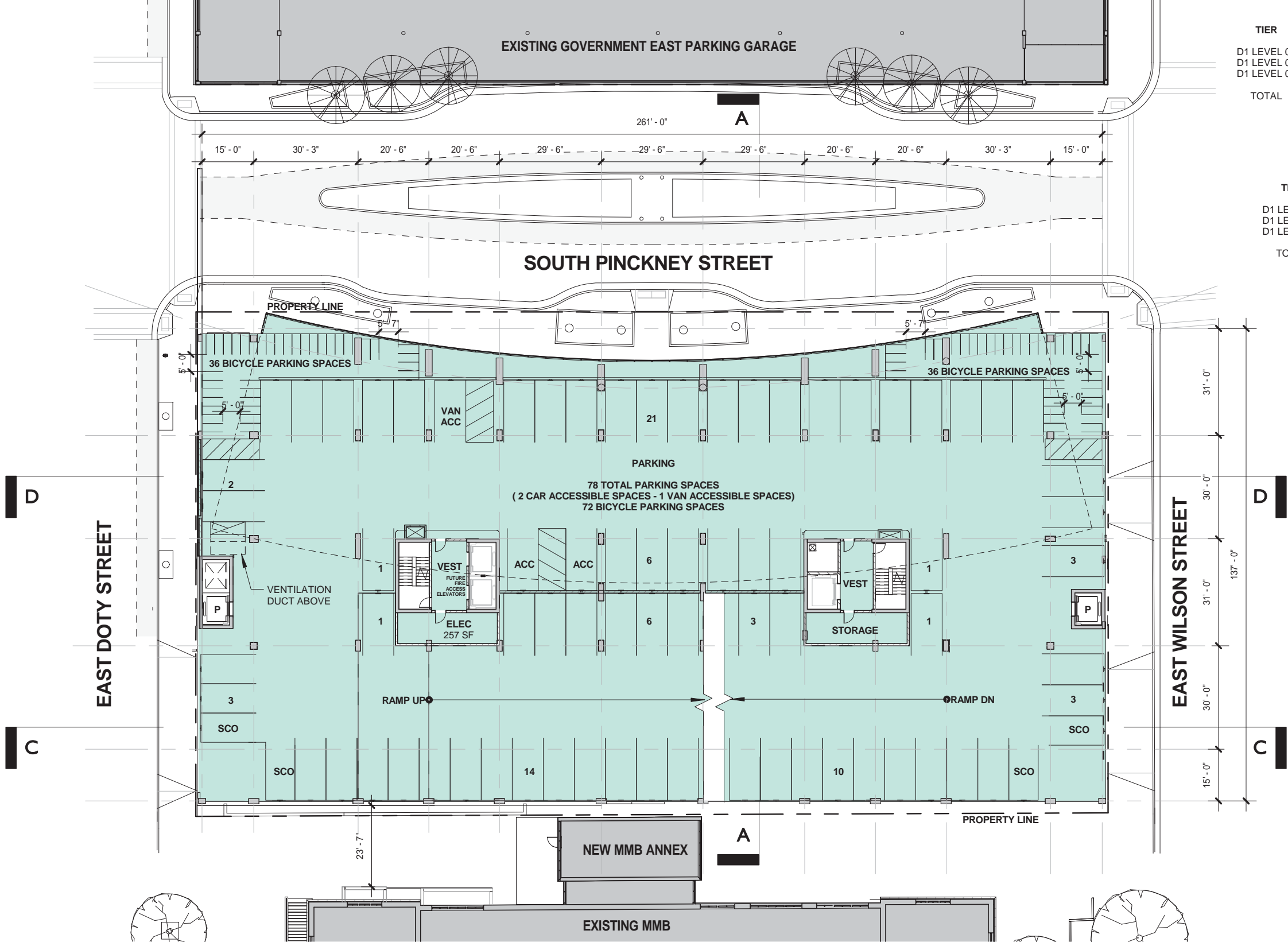
-  APARTMENTS
-  RETAIL
-  SERVICE
-  PARKING
-  PUBLIC PARKING
-  GREEN ROOF

| <u>BICYCLE PARKING COUNT</u> | | | |
|------------------------------|------------------|-----------------|-------|
| TIER | PUBLIC STALLS | GUEST STALLS | TOTAL |
| LEVEL 02 | 21 | 15 | 36 |



TOTAL GROSS SF: 12,194 SF

- APARTMENTS
- RETAIL
- SERVICE
- PARKING
- PUBLIC PARKING
- GREEN ROOF

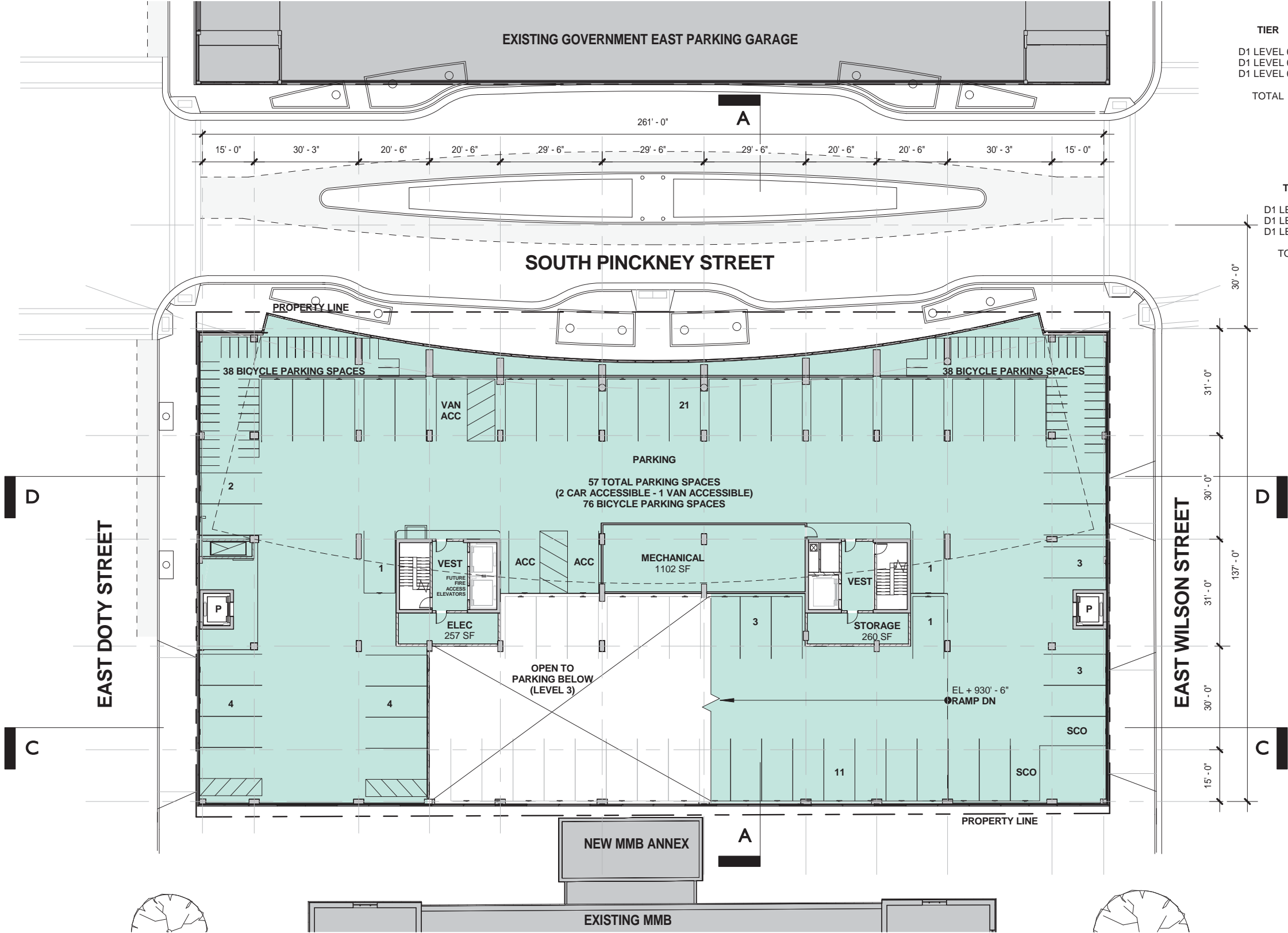


| CAR COUNT | | | | |
|--------------------------------|----------|----------------|----------------|-------|
| 9'-0" 90 DEGREE STANDARD SPACE | | | | |
| TIER | STANDARD | CAR ACCESSIBLE | VAN ACCESSIBLE | TOTAL |
| D1 LEVEL 02 | 3 | 0 | 0 | 3 |
| D1 LEVEL 03 | 75 | 2 | 1 | 78 |
| D1 LEVEL 04 | 54 | 2 | 1 | 57 |
| TOTAL | 138 | 4 | 2 | 144 |

| BICYCLE PARKING COUNT | | | |
|-----------------------|------------------|--------------|-------|
| TIER | PERMANENT STALLS | GUEST STALLS | TOTAL |
| D1 LEVEL 02 | 0 | 36 | 36 |
| D1 LEVEL 03 | 72 | 0 | 72 |
| D1 LEVEL 04 | 76 | 0 | 76 |
| TOTAL | 148 | 36 | 184 |

TOTAL GROSS SF: 35,193 SF

- APARTMENTS
- RETAIL
- SERVICE
- PARKING
- PUBLIC PARKING
- GREEN ROOF



CAR COUNT
9'-0" 90 DEGREE STANDARD SPACE

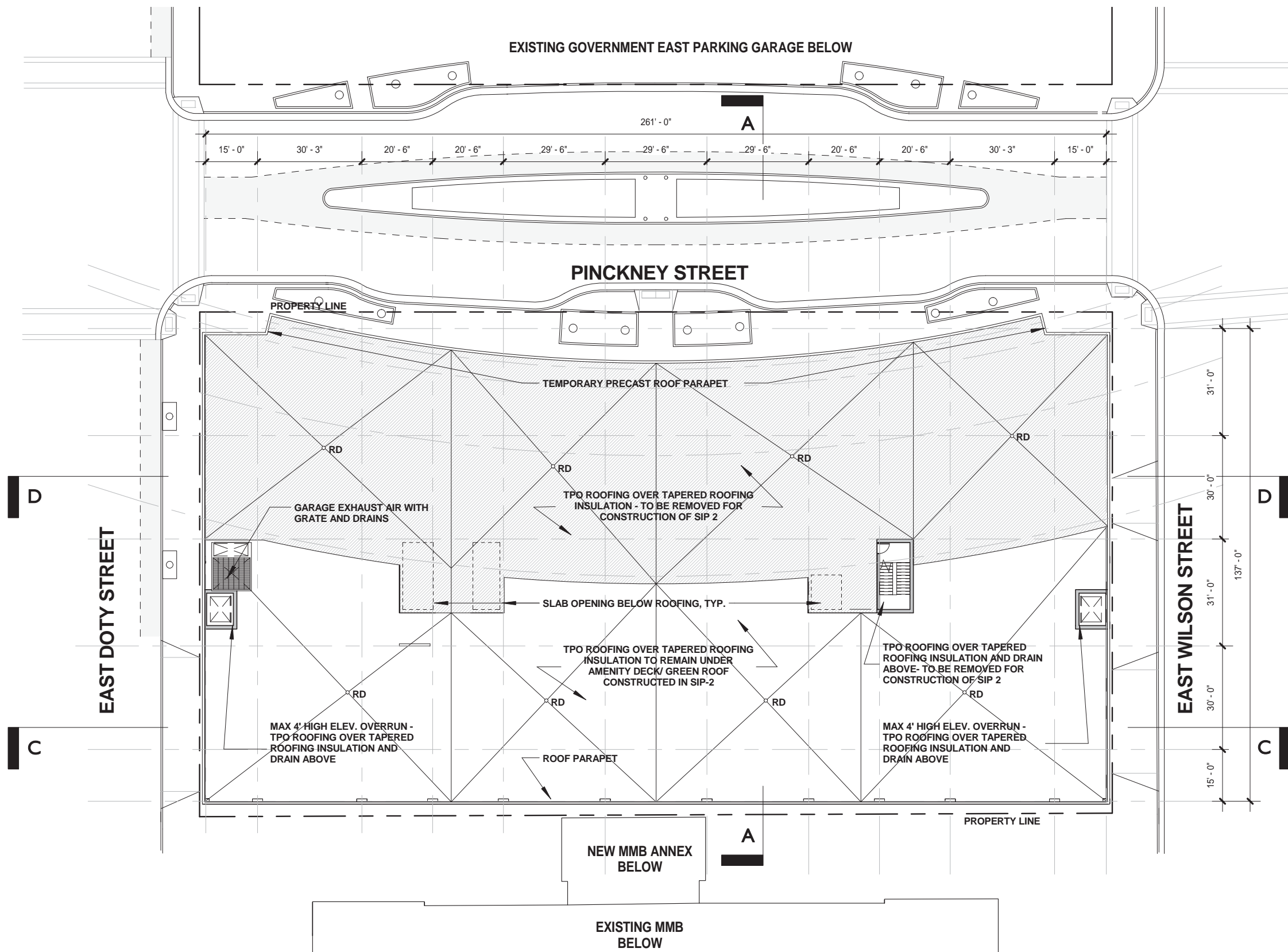
| TIER | STANDARD | CAR ACCESSIBLE | VAN ACCESSIBLE | TOTAL |
|-------------|----------|----------------|----------------|-------|
| D1 LEVEL 02 | 3 | 0 | 0 | 3 |
| D1 LEVEL 03 | 75 | 2 | 1 | 78 |
| D1 LEVEL 04 | 54 | 2 | 1 | 57 |
| TOTAL | 138 | 4 | 2 | 144 |

BICYCLE PARKING COUNT

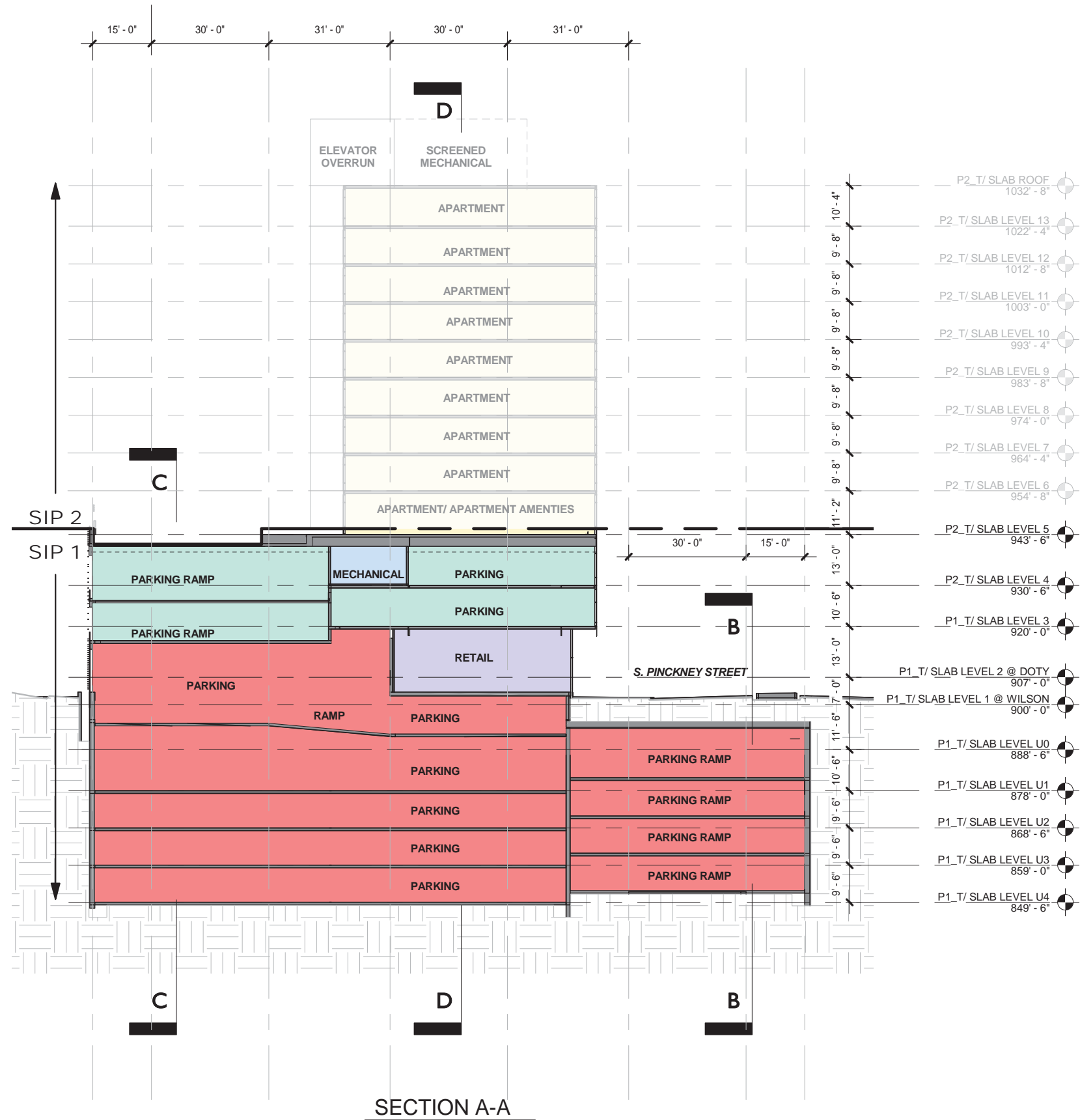
| TIER | PERMANENT STALLS | GUEST STALLS | TOTAL |
|-------------|------------------|--------------|-------|
| D1 LEVEL 02 | 0 | 36 | 36 |
| D1 LEVEL 03 | 72 | 0 | 72 |
| D1 LEVEL 04 | 76 | 0 | 76 |
| TOTAL | 148 | 36 | 184 |

TOTAL GROSS SF: 35,193 SF

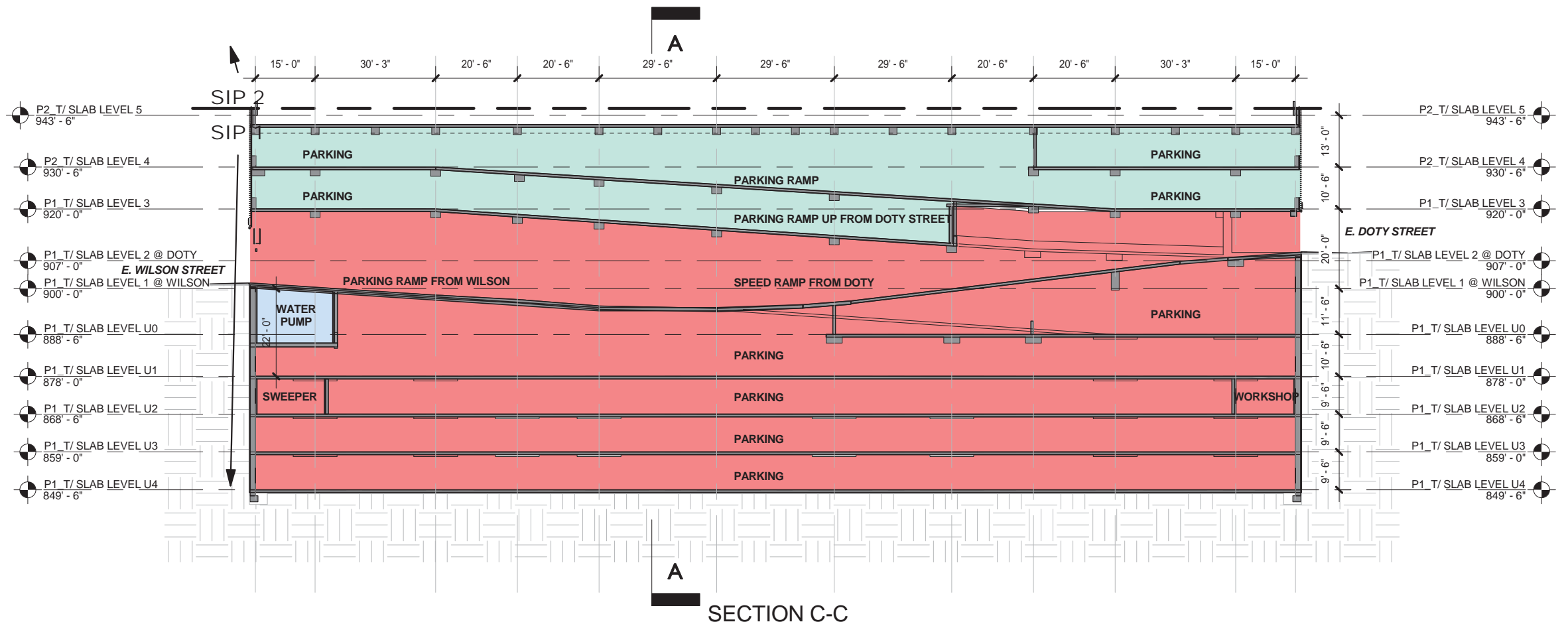
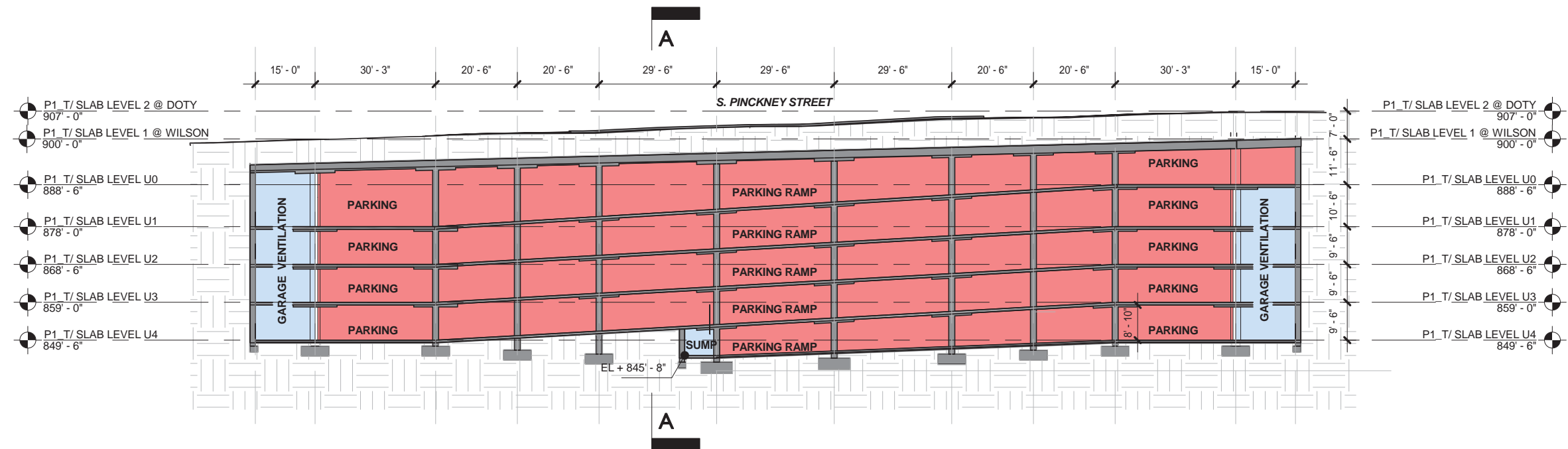
- APARTMENTS
- RETAIL
- SERVICE
- PARKING
- PUBLIC PARKING
- GREEN ROOF



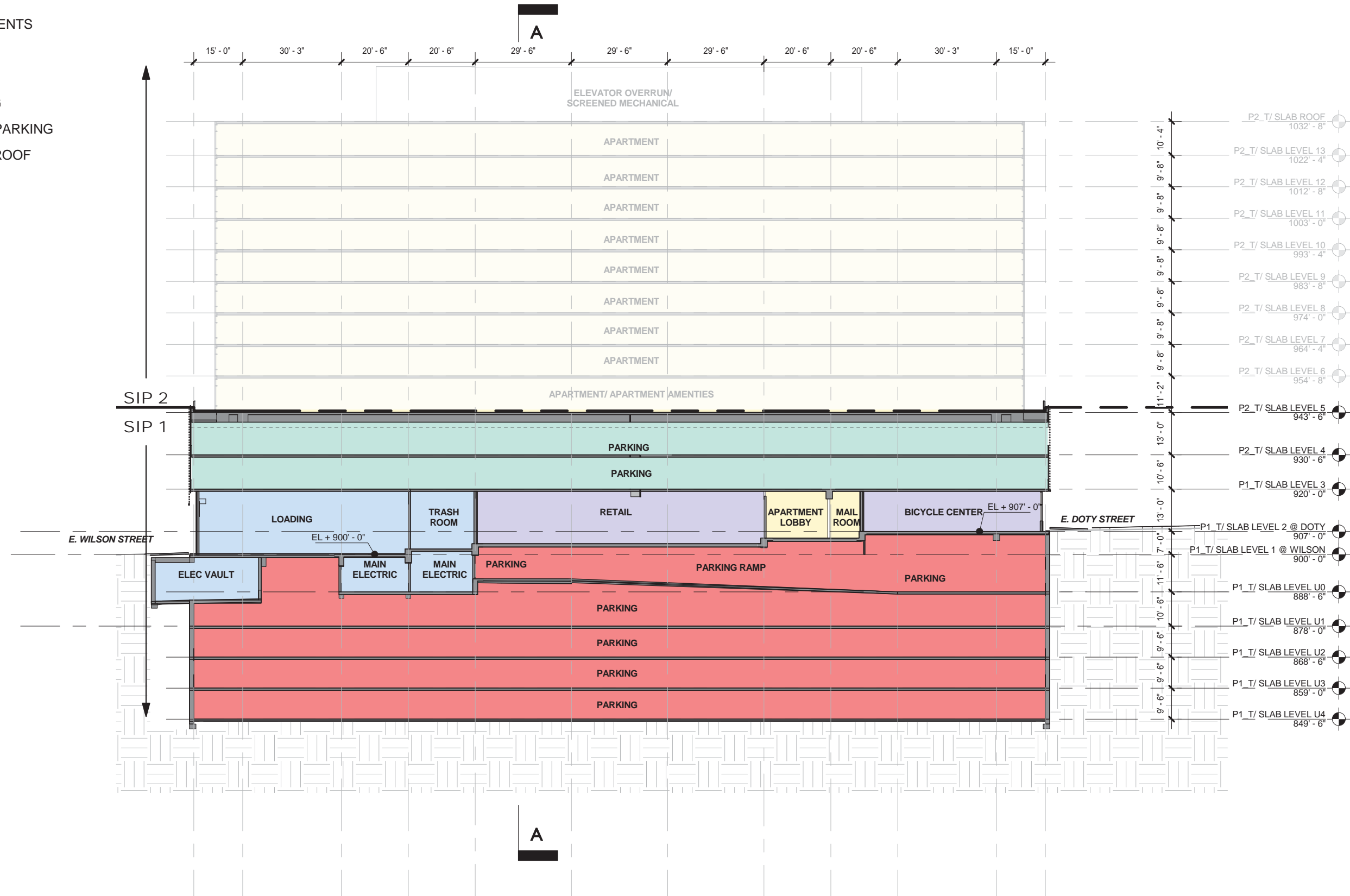
- APARTMENTS
- RETAIL
- SERVICE
- PARKING
- PUBLIC PARKING
- GREEN ROOF



- APARTMENTS
- RETAIL
- SERVICE
- PARKING
- PUBLIC PARKING
- GREEN ROOF

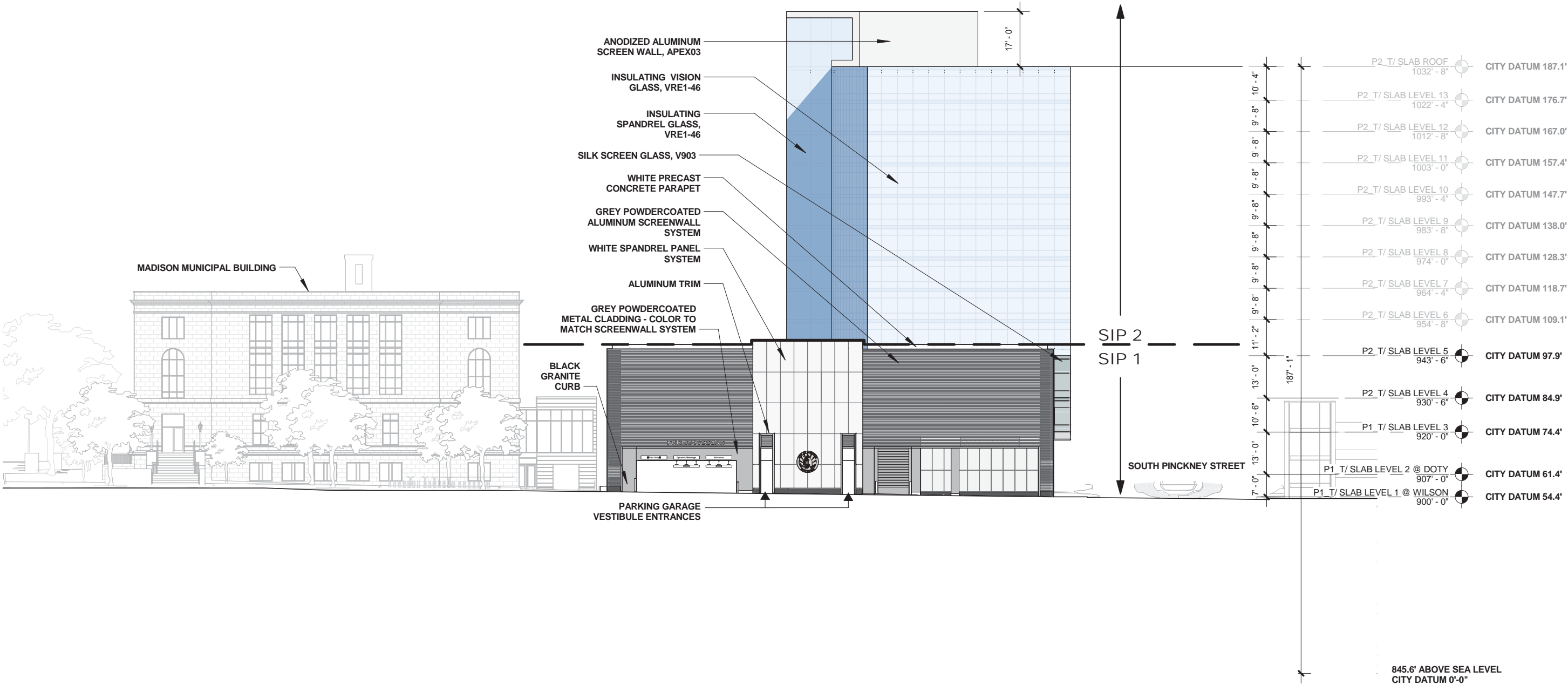


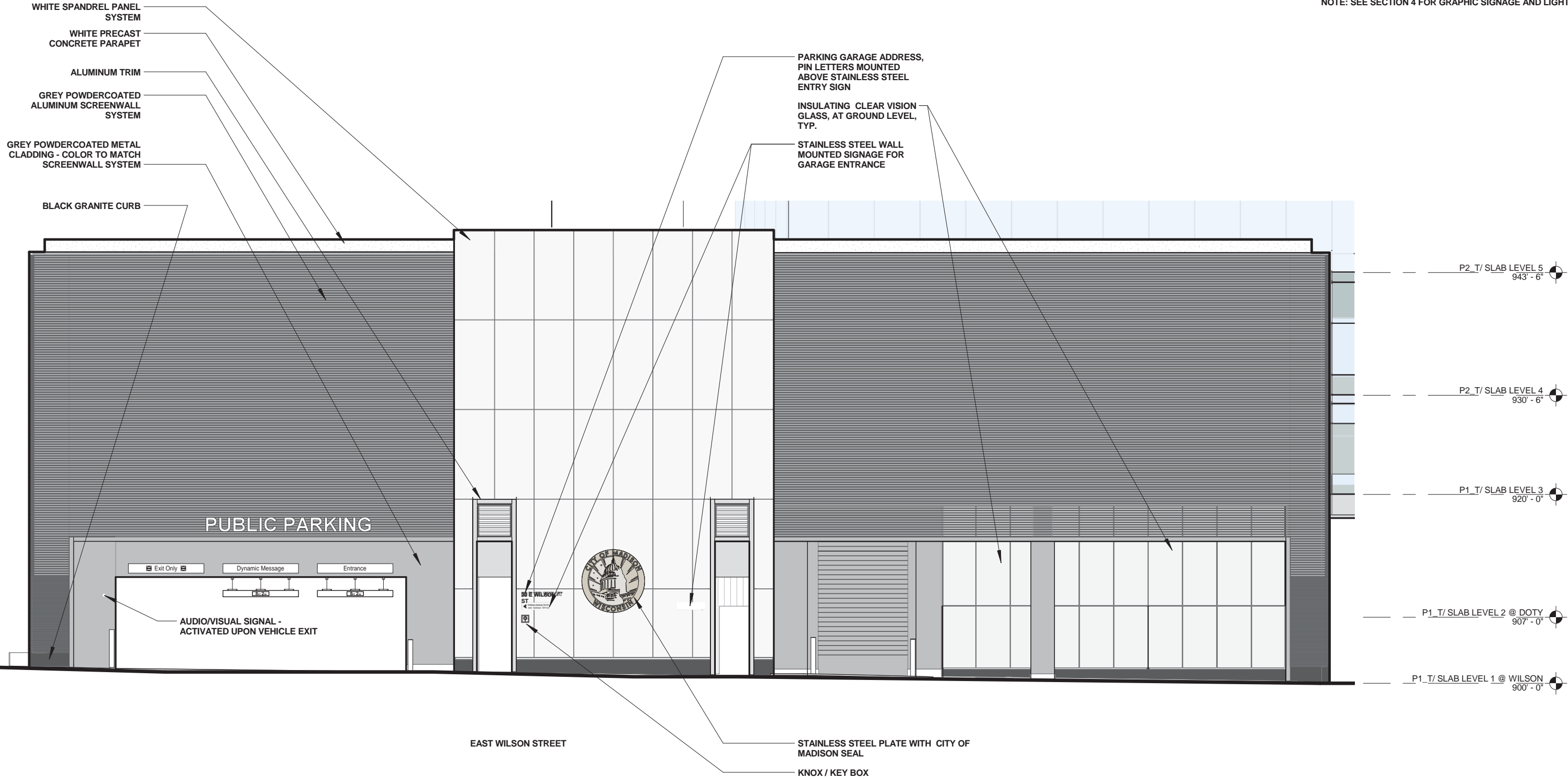
- APARTMENTS
- RETAIL
- SERVICE
- PARKING
- PUBLIC PARKING
- GREEN ROOF



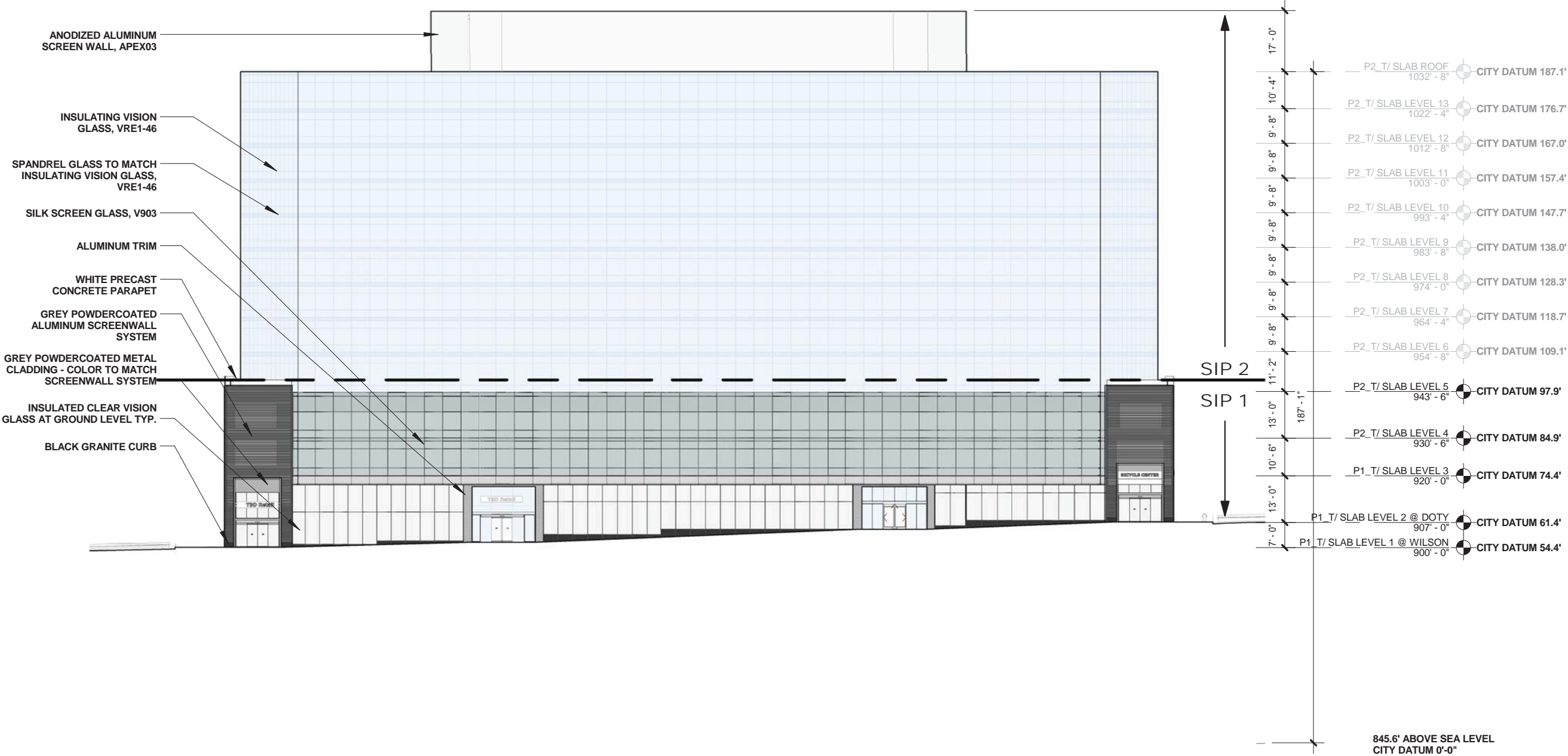
SECTION D-D

*** SEE SHEET 4-01 FOR EXTERIOR MATERIAL DETAILS





*** SEE SHEET 4-01 FOR EXTERIOR MATERIAL DETAILS



NOTE: SEE SECTION 4 FOR GRAPHIC SIGNAGE AND LIGHTING

