



# BUILDING DESIGNS | RENDERINGS

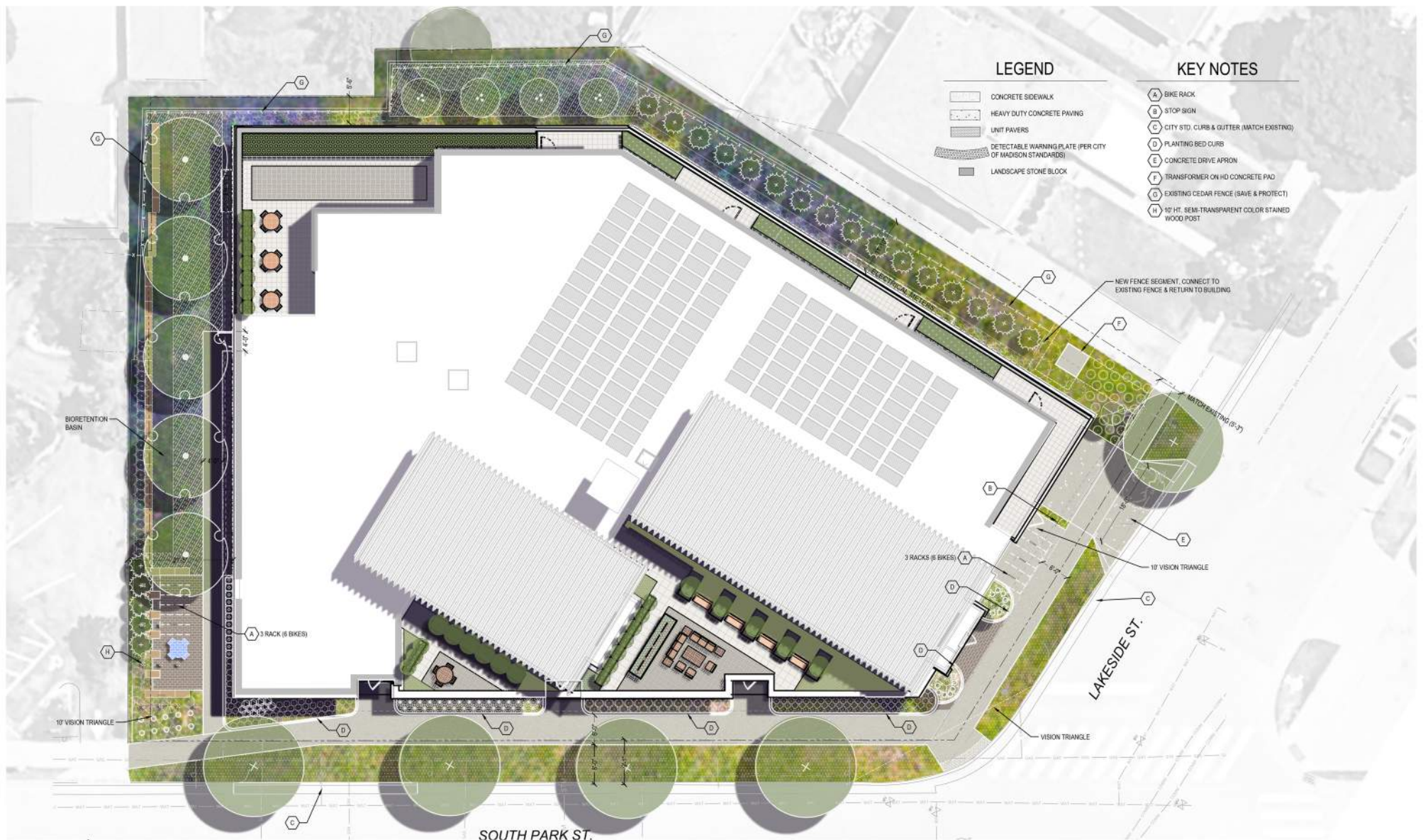
999 S. PARK STREET | UDC PRESENTATION | FEBRUARY 2026





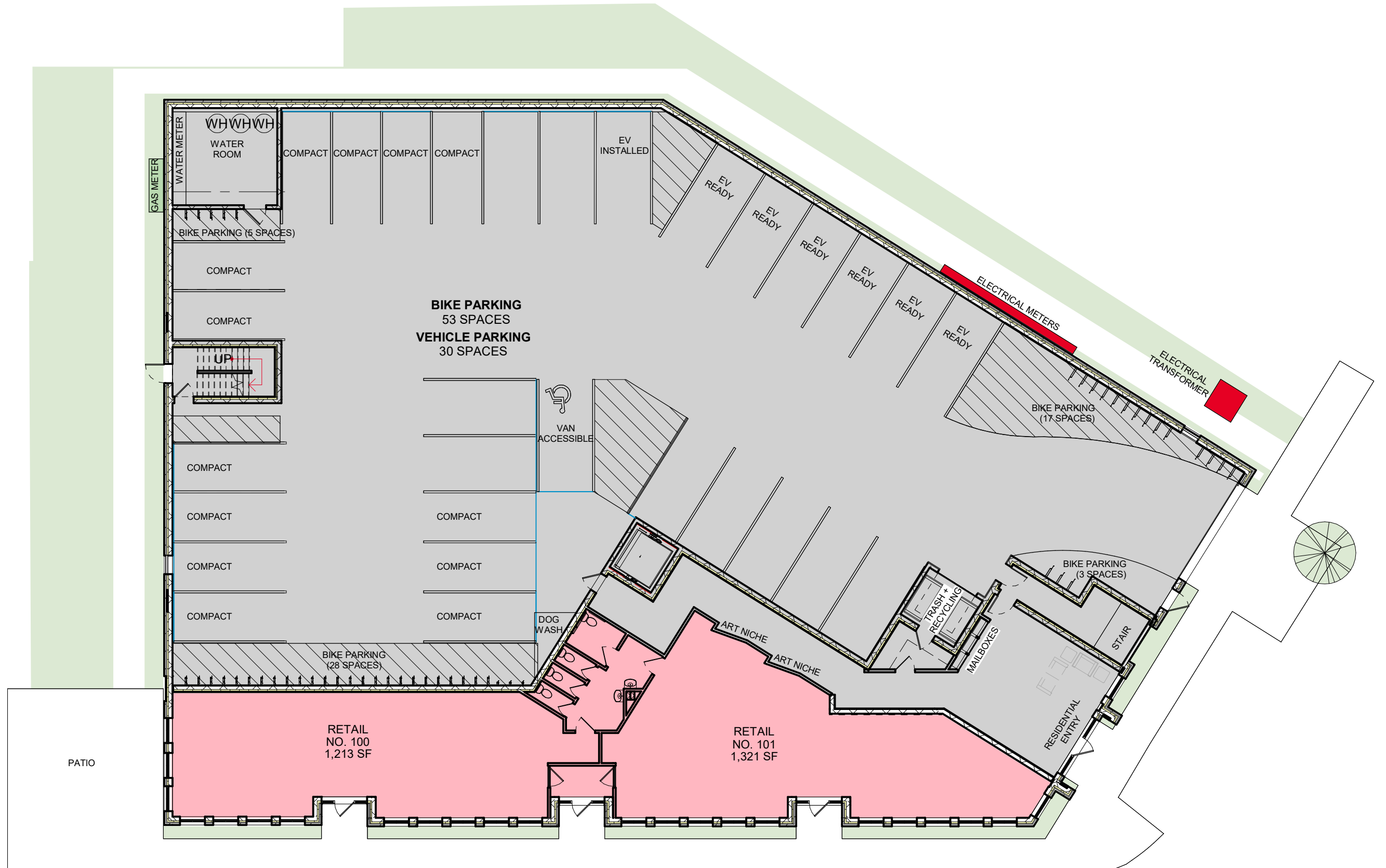
SITE | AERIAL + CONTEXT





# SITE | LANDSCAPE + ROOF

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1 LEVEL 01  
 1/16" = 1'-0"

0 8' 16' 32'  
 0 2"  
 1/16" = 1'-0"

N

# BUILDING DESIGNS | FLOOR PLANS

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1 LEVEL 02  
 1/16" = 1'-0"

0 8' 16' 32'  
 0 2"  
 1/16" = 1'-0"

N

# BUILDING DESIGNS | FLOOR PLANS

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1 LEVEL 03  
1/16" = 1'-0"

0 8' 16' 32'  
0 2"  
1/16" = 1'-0"

N

# BUILDING DESIGNS | FLOOR PLANS

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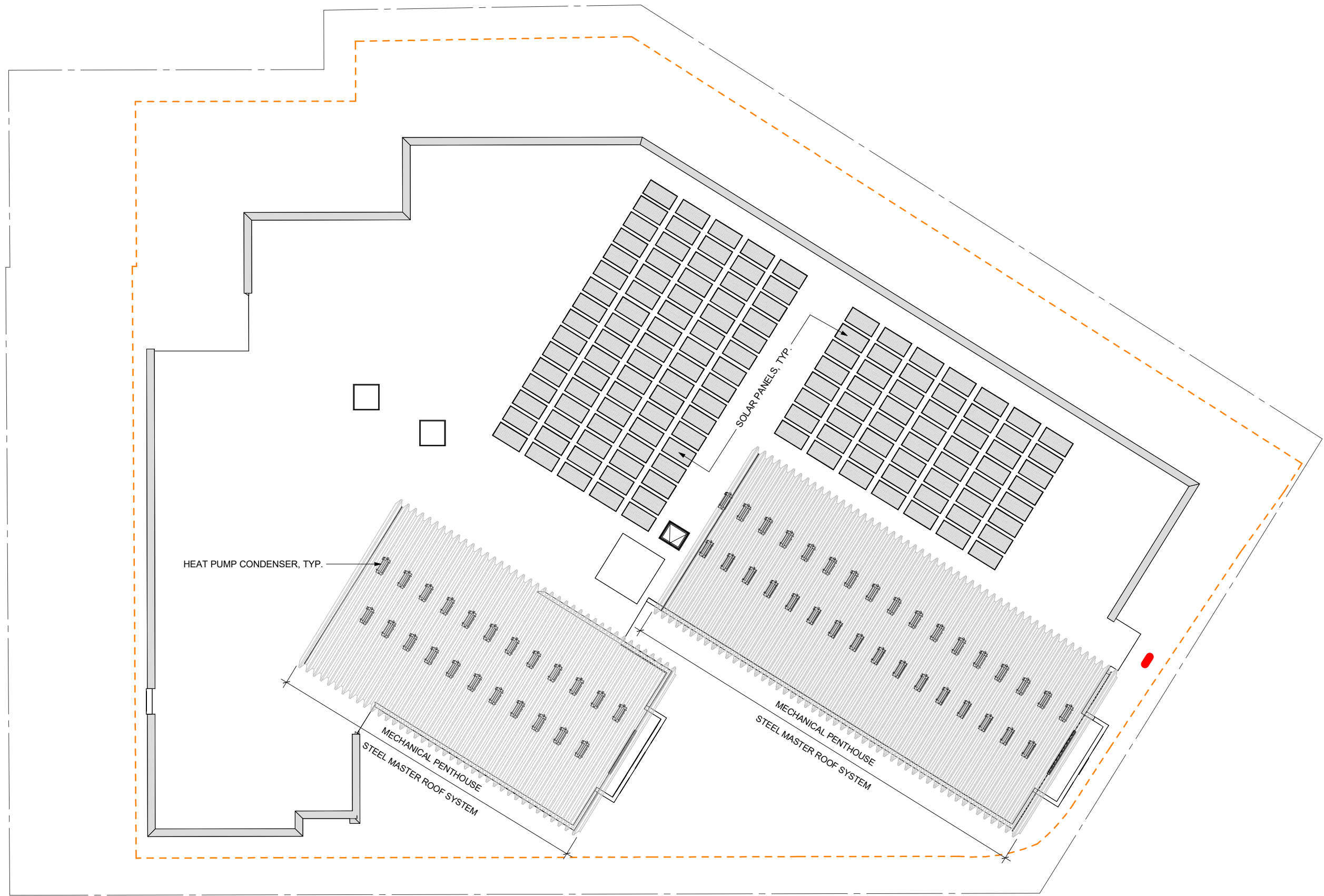


1 LEVEL 04  
 1/16" = 1'-0"  
 0 8' 16' 32'  
 0 2"  
 1/16" = 1'-0"

# BUILDING DESIGNS | FLOOR PLANS

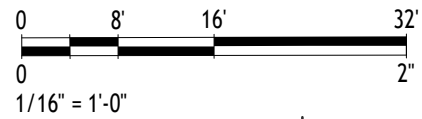
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1

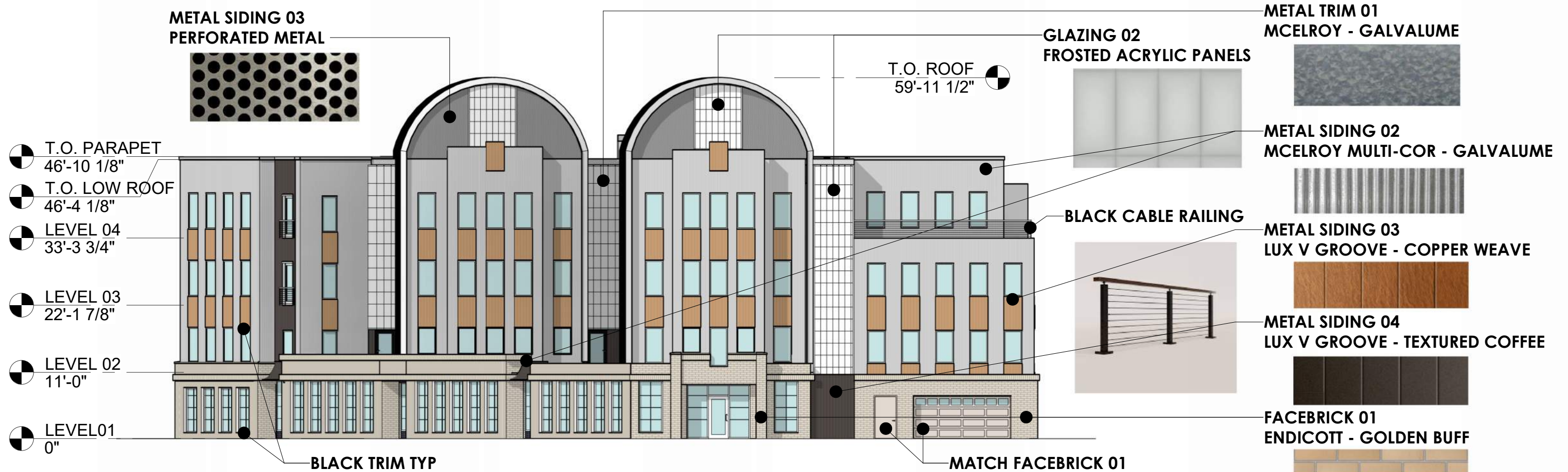
ROOF  
1/16" = 1'-0"



# BUILDING DESIGNS | FLOOR PLANS

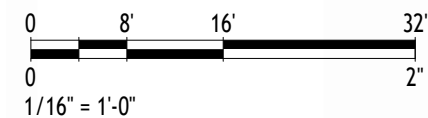
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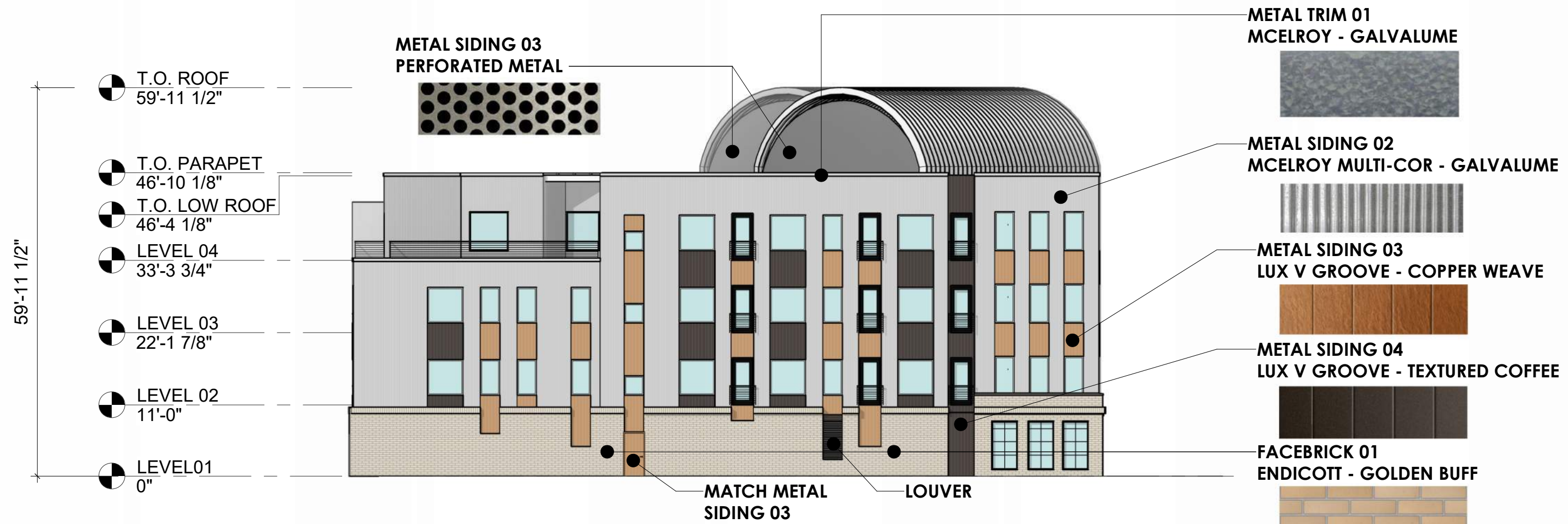


# BUILDING DESIGNS | ELEVATIONS

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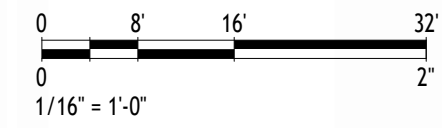






# BUILDING DESIGNS | ELEVATIONS

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EXISTING PRIVATE TREES REMOVALS					
<i>Thuja occidentalis</i>	Northern White Cedar	4-8" DBH		5	multi-steam

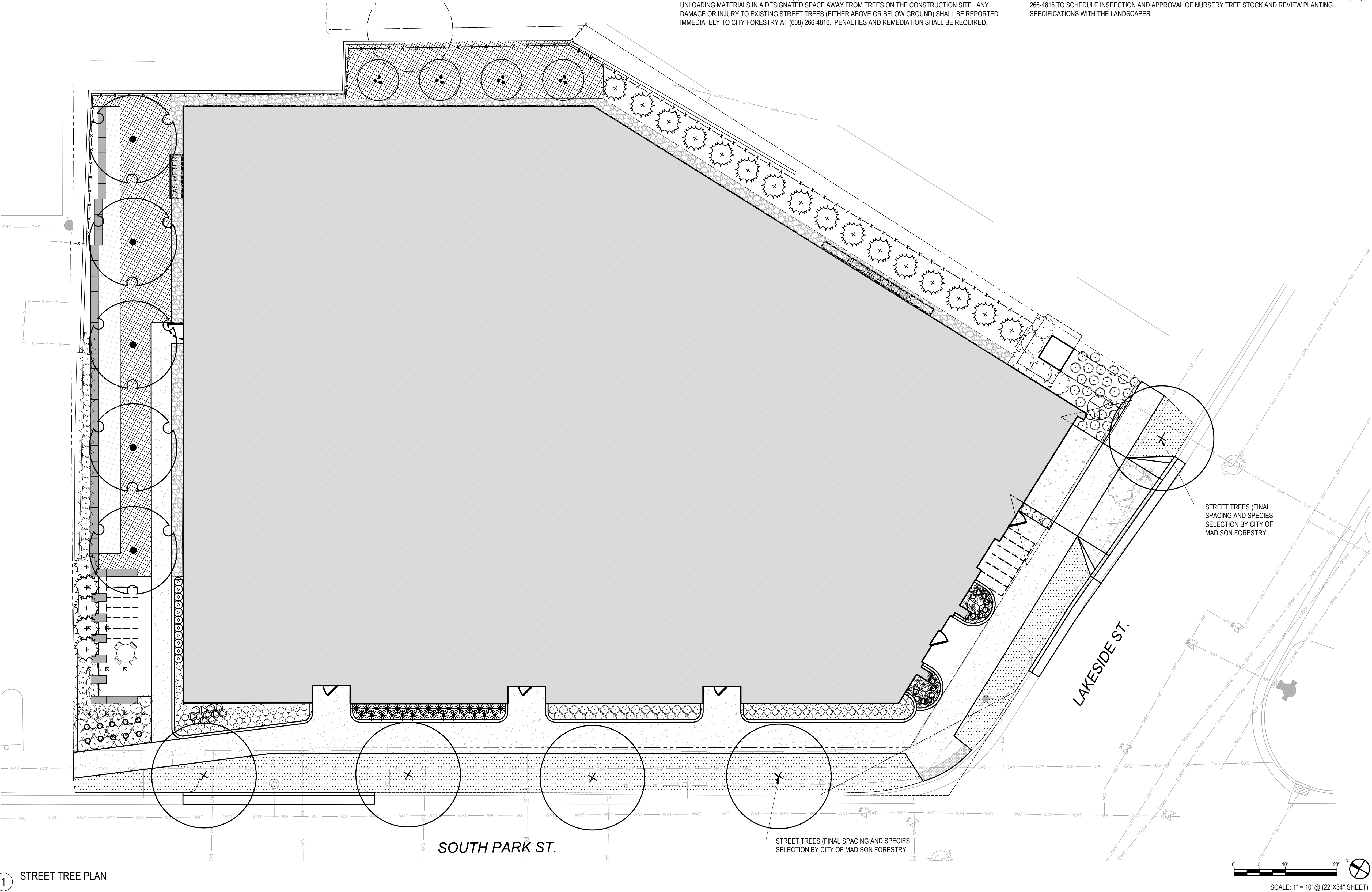
EXISTING STREET TREE TABLE (SEE STREET TREE REPORT)			
STREET TREE NUMBER	TREE SPECIES (COMMON NAME)	TRUNK DIAMETER (DBH)	REMOVAL (R) REQUESTED BY APPLICANT?
1	KENTUCKY COFFEETREE	4	YES

## FORESTRY NOTES

- ALL PROPOSED STREET TREE REMOVALS WITHIN THE RIGHT OF WAY SHALL BE REVIEWED BY CITY FORESTRY BEFORE THE PLAN COMMISSION MEETING. STREET TREE REMOVALS REQUIRE APPROVAL AND A TREE REMOVAL PERMIT ISSUED BY CITY FORESTRY. ANY STREET TREE REMOVALS REQUESTED AFTER THE DEVELOPMENT PLAN IS APPROVED BY THE PLAN COMMISSION OR THE BOARD OF PUBLIC WORKS AND CITY FORESTRY WILL REQUIRE A MINIMUM OF A 72-HOUR REVIEW PERIOD WHICH SHALL INCLUDE THE NOTIFICATION OF THE ALDERPERSON WITHIN WHO'S DISTRICT IS AFFECTED BY THE STREET TREE REMOVAL(S) PRIOR TO A TREE REMOVAL PERMIT BEING ISSUED.
- AS DEFINED BY THE SECTION 107.13 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION: NO EXCAVATION IS PERMITTED WITHIN 5 FEET OF THE TRUNK OF THE STREET TREE OR WHEN CUTTING ROOTS OVER 3 INCHES IN DIAMETER. IF EXCAVATION IS NECESSARY, THE CONTRACTOR SHALL CONTACT MADISON CITY FORESTRY AT (608) 266-4816 PRIOR TO EXCAVATION. CITY OF MADISON FORESTRY PERSONNEL SHALL ASSESS THE IMPACT TO THE TREE AND TO ITS ROOT SYSTEM PRIOR TO WORK COMMENCING. TREE PROTECTION SPECIFICATIONS CAN BE FOUND ON THE FOLLOWING WEBSITE: [HTTPS://WWW.CITYOFMADISON.COM/BUSINESS/PW/SPECS.CFM](https://www.cityofmadison.com/Business/PW/SPECS.CFM)
- CONTRACTOR SHALL TAKE PRECAUTIONS DURING CONSTRUCTION TO NOT DISFIGURE, SCAR, OR IMPAIR THE HEALTH OF ANY STREET TREE. CONTRACTOR SHALL OPERATE EQUIPMENT IN A MANNER AS TO NOT DAMAGE THE BRANCHES OF THE STREET TREE(S). THIS MAY REQUIRE USING SMALLER EQUIPMENT AND LOADING AND UNLOADING MATERIALS IN A DESIGNATED SPACE AWAY FROM TREES ON THE CONSTRUCTION SITE. ANY DAMAGE OR INJURY TO EXISTING STREET TREES (EITHER ABOVE OR BELOW GROUND) SHALL BE REPORTED IMMEDIATELY TO CITY FORESTRY AT (608) 266-4816. PENALTIES AND REMEDIATION SHALL BE REQUIRED.
- SECTION 107.13(G) OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (WEBSITE: [HTTPS://WWW.CITYOFMADISON.COM/BUSINESS/PW/SPECS.CFM](https://www.cityofmadison.com/Business/PW/SPECS.CFM)) ADDRESSES SOIL COMPACTION NEAR STREET TREES AND SHALL BE FOLLOWED BY CONTRACTOR. THE STORAGE OF PARKED VEHICLES, CONSTRUCTION EQUIPMENT, BUILDING MATERIALS, REFUSE, EXCAVATED SPOILS OR DUMPING OF POISONOUS MATERIALS ON OR AROUND TREES AND ROOTS WITHIN FIVE (5) FEET OF THE TREE OR WITHIN THE PROTECTION ZONE IS PROHIBITED.
- ON THIS PROJECT, STREET TREE PROTECTION ZONE FENCING IS REQUIRED. THE FENCING SHALL BE ERECTED BEFORE THE DEMOLITION, GRADING OR CONSTRUCTION BEGINS. THE FENCE SHALL INCLUDE THE ENTIRE WIDTH OF TERRACE AND, EXTEND AT LEAST 5 FEET ON BOTH SIDES OF THE OUTSIDE EDGE OF THE TREE TRUNK. DO NOT REMOVE THE FENCING TO ALLOW FOR DELIVERIES OR EQUIPMENT ACCESS THROUGH THE TREE PROTECTION ZONE.
- STREET TREE PRUNING SHALL BE COORDINATED WITH CITY FORESTRY AT A MINIMUM OF TWO WEEKS PRIOR TO THE START OF CONSTRUCTION FOR THIS PROJECT. CONTACT CITY FORESTRY AT (608)266-4816. ALL PRUNING SHALL FOLLOW THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A300 - PART 1 STANDARDS FOR PRUNING.
- AT LEAST ONE WEEK PRIOR TO STREET TREE PLANTING, CONTRACTOR SHALL CONTACT CITY FORESTRY AT (608) 266-4816 TO SCHEDULE INSPECTION AND APPROVAL OF NURSERY TREE STOCK AND REVIEW PLANTING SPECIFICATIONS WITH THE LANDSCAPER .

## GENERAL SHEET NOTES

- IMPROVEMENTS DEPICTED IN THE RIGHT-OF-WAY ARE FOR INFORMATION ONLY. THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATION / PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS.

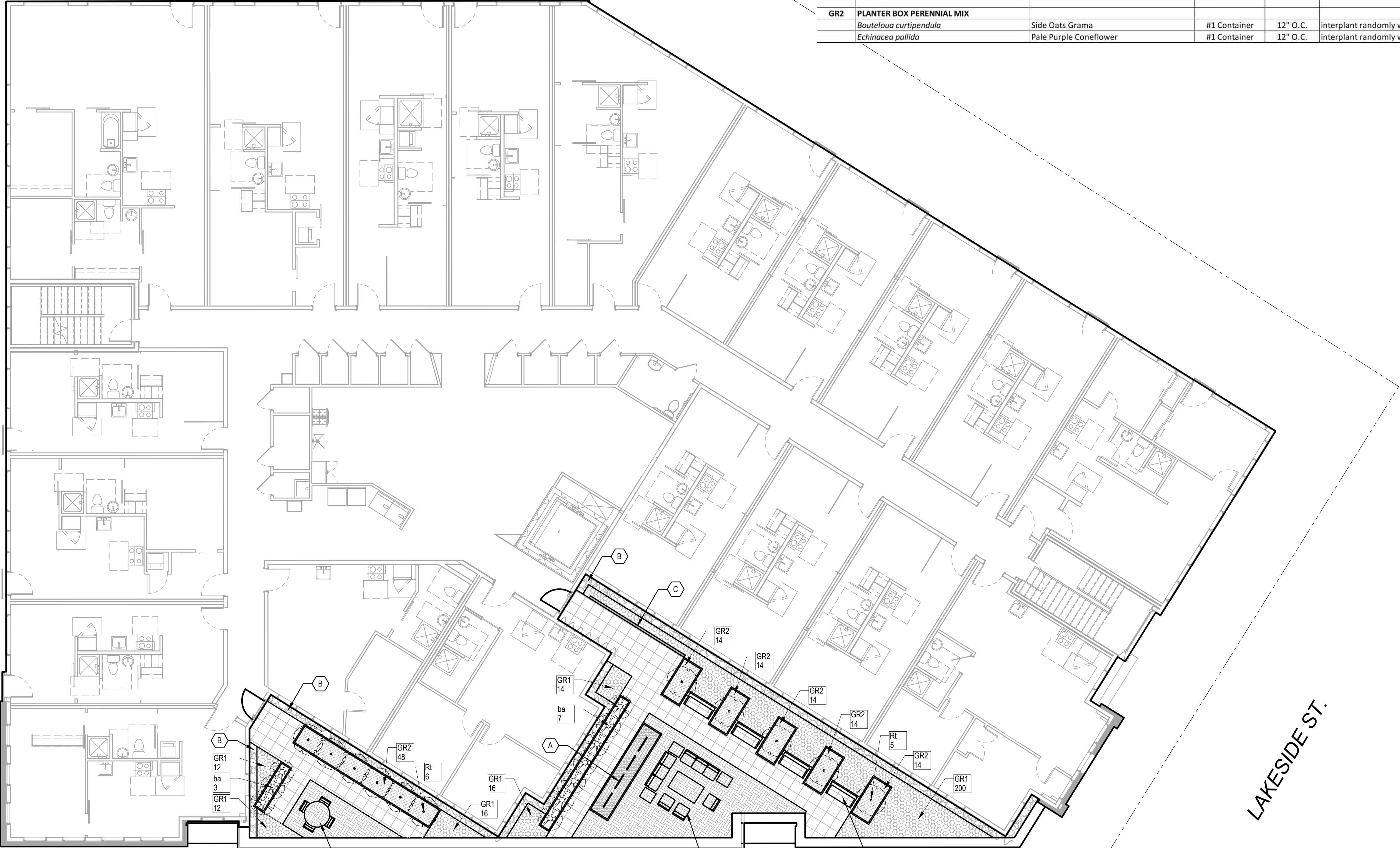


1 STREET TREE PLAN

Issued For	Revision	Date
<div>PROJECT TEAM</div> <div>THRESHOLD BUILDS</div> <div>WYSEER ENGINEERING</div> <div>BERNAU DESIGN</div> <div><div>BERNAU</div><div>design + landscape architecture</div><div>3901 SAINT CLAIR ST</div><div>MADISON, WI 53711</div><div>bernau-design.com</div></div>		<div>NOT FOR</div> <div>CONSTRUCTION</div>
<div>CLIENT</div> <div>THRESHOLD DEVELOPMENT</div>		
<div>PROJECT</div> <div>999 S. PARK ST</div>		
<div>Copyright © 2025 Threshold Builds, LLC</div>		
<div>STATUS</div> <div>UDC APPLICATION</div>		
<div>INFORMATION</div> <div>PROJECT NO</div> <div>DATE</div> <div>DRAWN BY</div> <div>CHECKED BY</div>		2026.01.22
<div>SHEET NAME</div> <div>STREET TREE PLAN</div>		
<div>THRESHOLD</div> <div>BUILDS</div>		
REVISION	SHEET NO	
	L101	



VEGETATED ROOF PLANT MATERIALS SCHEDULE					
CODE	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING	COMMENTS
DECIDUOUS SHRUBS					
Rt	<i>Rhus typhina</i> 'Bailtiger'	Tiger Eyes Staghorn Sumac	#5 Container	SEE PLAN	
PERENNIALS, VINES & GROUNDCOVERS					
ba	<i>Baptisia australis</i>	Blue False Indigo	#1 Container	36" O.C.	
GR1 12" INTENSIVE ROOF PLANT MIX					
	<i>Achillea millefolium</i> 'Oertel's Rose'	Oertel's Rose Yarrow	#1 Container	12" O.C.	interplant randomly within mix in min. groups of 5
	<i>Allium cernuum</i>	Nodding Pink Onion	#1 Container	12" O.C.	interplant randomly within mix in min. groups of 5
	<i>Calamintha nepeta</i> ssp. <i>nepeta</i>	Lesser Calamintha	#1 Container	12" O.C.	interplant randomly within mix in min. groups of 5
	<i>Coreopsis verticillata</i> 'Moonbeam'	Moonbeam Threadleaf Coreopsis	#1 Container	12" O.C.	interplant randomly within mix in min. groups of 5
	<i>Echinacea</i> 'Pixie Meadowbrite'	Pixie Meadowbrite Purple Coneflower	#1 Container	12" O.C.	interplant randomly within mix in min. groups of 5
	<i>Liatris aspera</i>	Rough Blazing Star	#1 Container	12" O.C.	interplant randomly within mix in min. groups of 5
	<i>Penstemon</i> 'Dark Towers'	Dark Towers Penstemon	#1 Container	12" O.C.	interplant randomly within mix in min. groups of 5
	<i>Sporobolus heterolepis</i>	Prairie Dropseed	#1 Container	12" O.C.	interplant randomly within mix in min. groups of 5
	<i>Schizachyrium scoparium</i>	Little Bluestem	#1 Container	12" O.C.	interplant randomly within mix in min. groups of 5
GR2 PLANTER BOX PERENNIAL MIX					
	<i>Bouteloua curtipendula</i>	Side Oats Grama	#1 Container	12" O.C.	interplant randomly within mix in min. groups of 5
	<i>Echinacea pallida</i>	Pale Purple Coneflower	#1 Container	12" O.C.	interplant randomly within mix in min. groups of 5



GENERAL SHEET NOTES

- 1. SEE L001 FOR PLANT SCHEDULE & QUANTITIES.

LEGEND

- PEDESTAL PAVERS
- WOOD TILE PAVERS
- 12" INTENSIVE VEGETATIVE ROOF - PERENNIAL MIX
- 2-1/2" WASHED STONE BALLAST
- 30" HEIGHT METAL PLANTER BOX WITH PERENNIAL PLANT MIX
- 30" IPE-CLAD METAL PLANTER BOX RESERVED FOR TENANT VEGETABLE PLANTINGS

KEY NOTES

- A 48" TRELLIS FOR CLIMBING VEGETABLE PLANTINGS
- B ALUMINUM EDGING, TYPICAL BETWEEN ALL 12" INTENSIVE PLANTING AND WASHED STONE BALLAST OR PEDESTAL PAVERS
- C WOOD-CLAD SCREEN PARTITIONS

Issued For	Revision	Date

PROJECT TEAM

THRESHOLD BUILDS

WYWER ENGINEERING

BERNAU DESIGN

**BERNAU**

design + landscape architecture

3901 SAINT CLAIR ST  
MADISON, WI 53711  
bernau-design.com

WISCONSIN

SHANE A. BERNAU

LA-651

MADISON

WIS.

LANDSCAPE ARCHITECT

Shane Bernau

2/15/2025

CLIENT

THRESHOLD DEVELOPMENT

PROJECT

999 S. PARK ST

STATUS

UDC APPLICATION

INFORMATION

PROJECT NO

DATE

2026.01.22

DRAWN BY

CHECKED BY

SHEET NAME

LEVEL 2 ROOF TERRACE

LANDSCAPE PLAN

THRESHOLD

BUILDS

REVISION

SHEET NO

L400

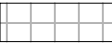



VEGETATED ROOF PLANT MATERIALS SCHEDULE					
CODE	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING	COMMENTS
PERENNIALS, VINES & GROUNDCOVERS					
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	<i>Schizachyrium scoparium</i>	Little Bluestem	#1 Container	12" O.C.	interplant randomly within mix in min. groups of 5
GREEN ROOF - 8" INTENSIVE SEDUM MAT					
	Columbia Green Pre-Grown Sedum Mat or approved equal				


GENERAL SHEET NOTES

1. SEE L001 FOR PLANT SCHEDULE & QUANTITIES.

LEGEND

-  PEDESTAL PAVERS
-  WOOD TILE PAVERS
- 

KEY NOTES

- 
- 
-  WOOD-CLAD SCREEN PARTITIONS

Issued For	Revision	Date

PROJECT TEAM

THRESHOLD BUILDS

WYWER ENGINEERING

BERNAU DESIGN

**BERNAU**

design + landscape architecture

3901 SAINT CLAIR ST  
MADISON, WI 53711  
bernau-design.com

WISCONSIN

SHANE A. BERNAU  
LA- 651  
MADISON  
WIS.

LANDSCAPE ARCHITECT

*Shane Bernau*  
2/15/2025

CLIENT

THRESHOLD DEVELOPMENT

PROJECT

999 S. PARK ST

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**THRESHOLD BUILDS**

STATUS

UDC APPLICATION

INFORMATION

PROJECT NO

DATE

DRAWN BY

CHECKED BY

SHEET NAME

LEVEL 4 ROOF TERRACE  
LANDSCAPE PLAN

REVISION

SHEET NO

**L401**





## SITE | LANDSCAPE

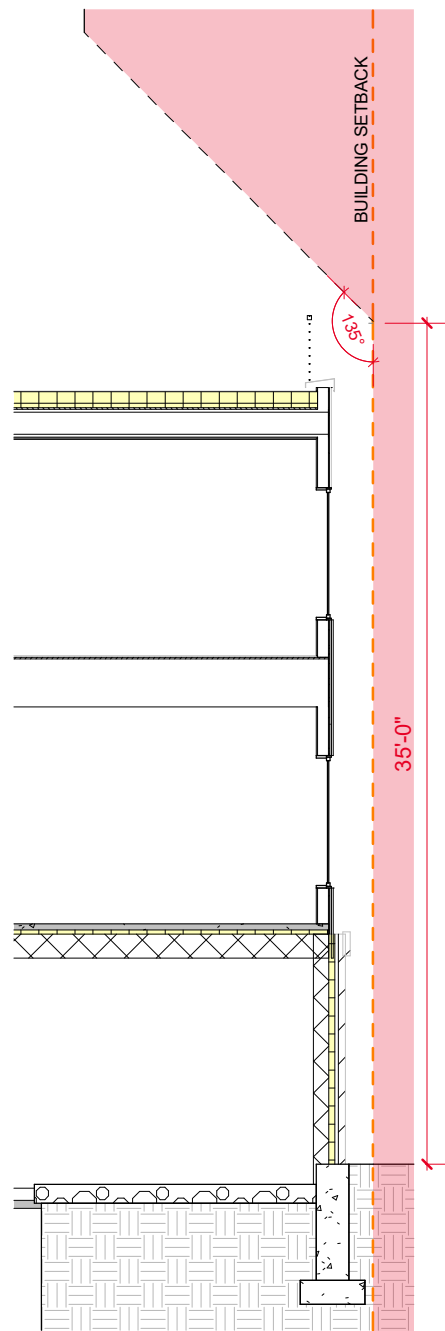
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design + landscape architecture

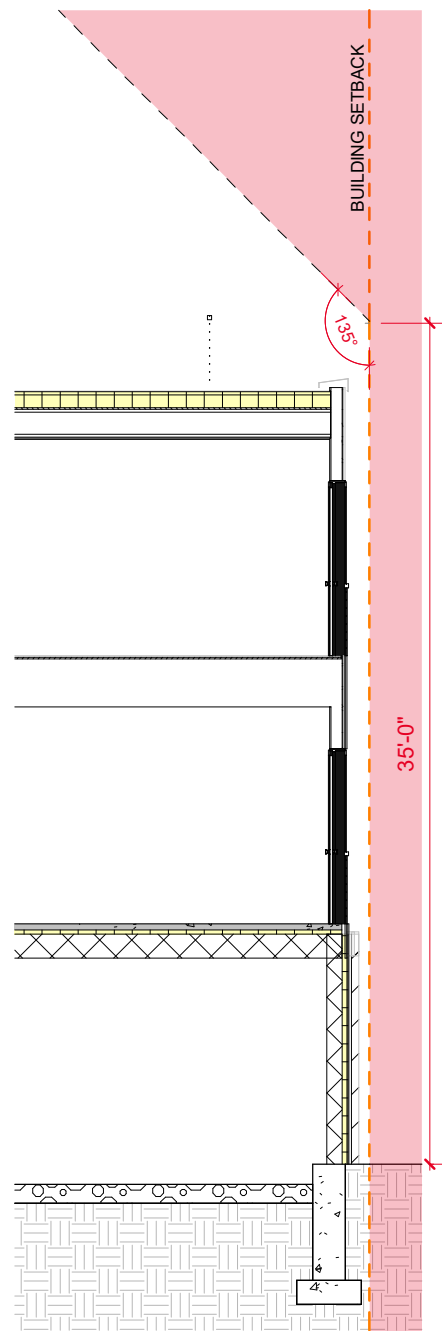


**THRESHOLDBUILDS**

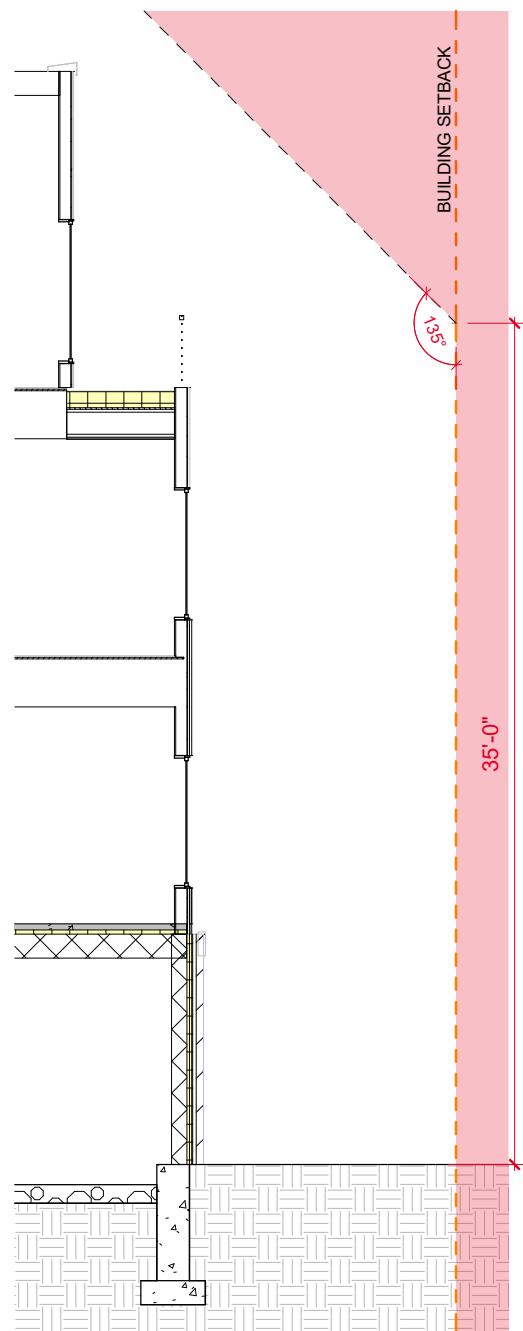




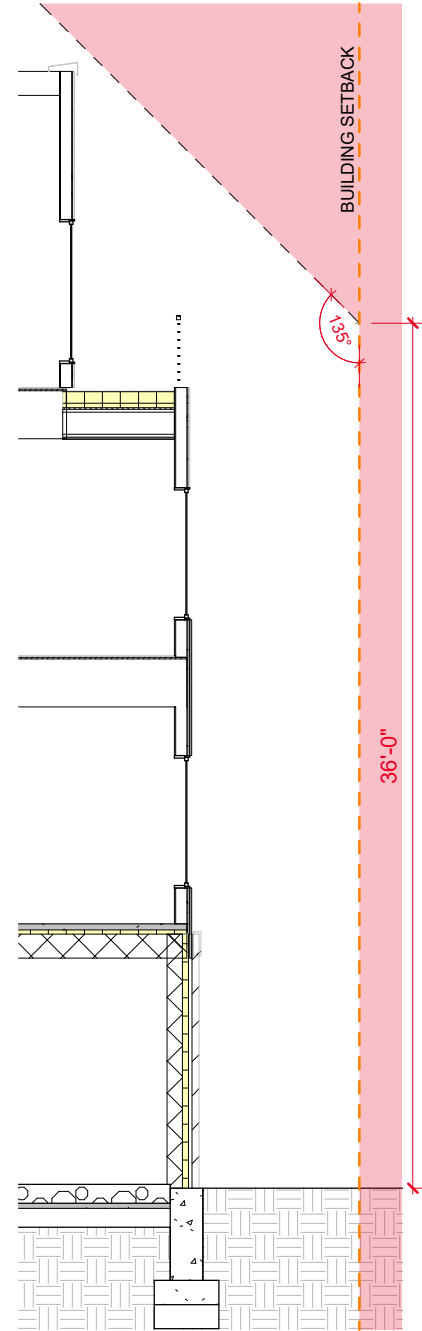
1 - NORTH



2 - EAST



3 - EAST



4 - EAST

