

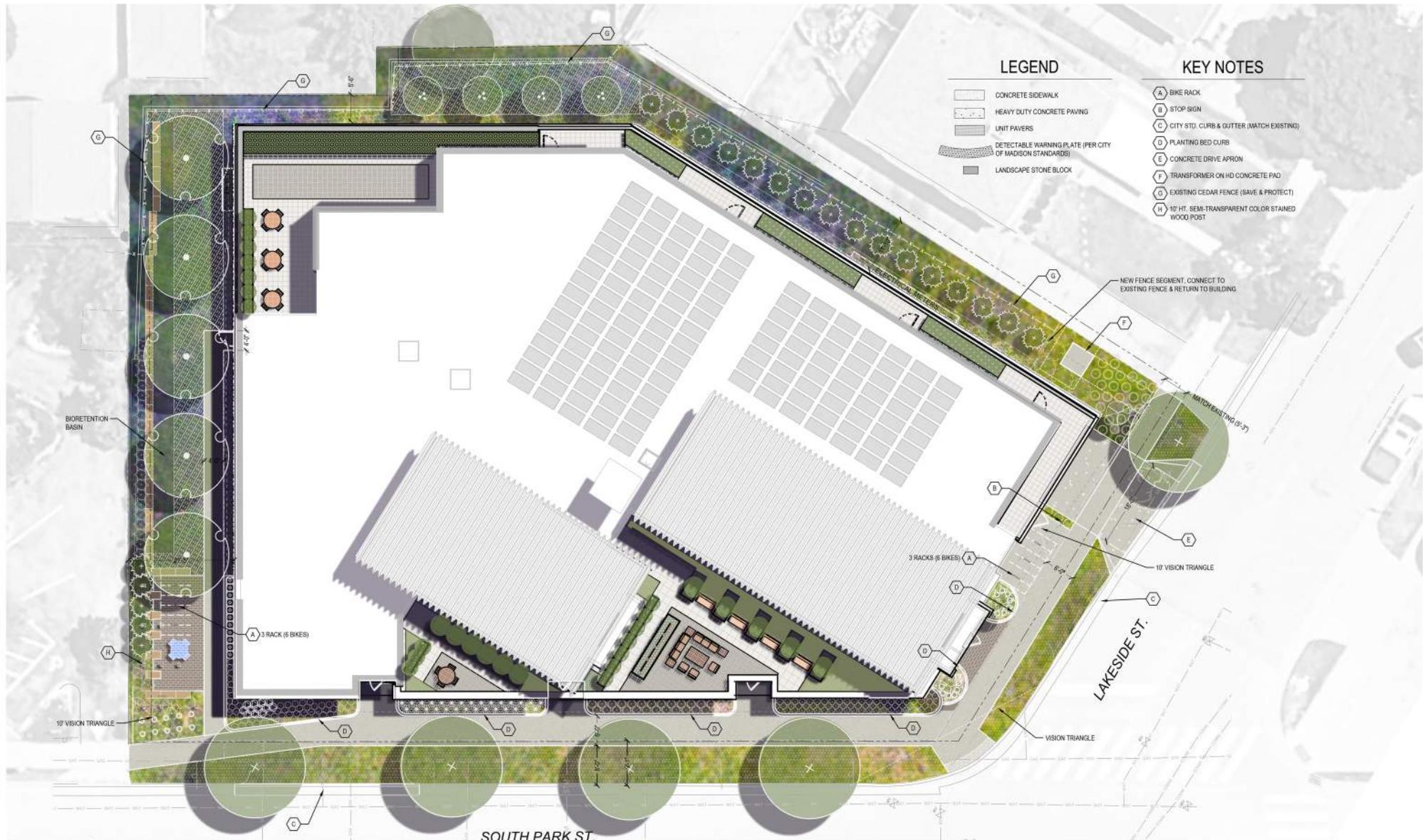


BUILDING DESIGNS | RENDERINGS
999 S. PARK STREET | UDC PRESENTATION | FEBRUARY 2026





SITE | AERIAL + CONTEXT

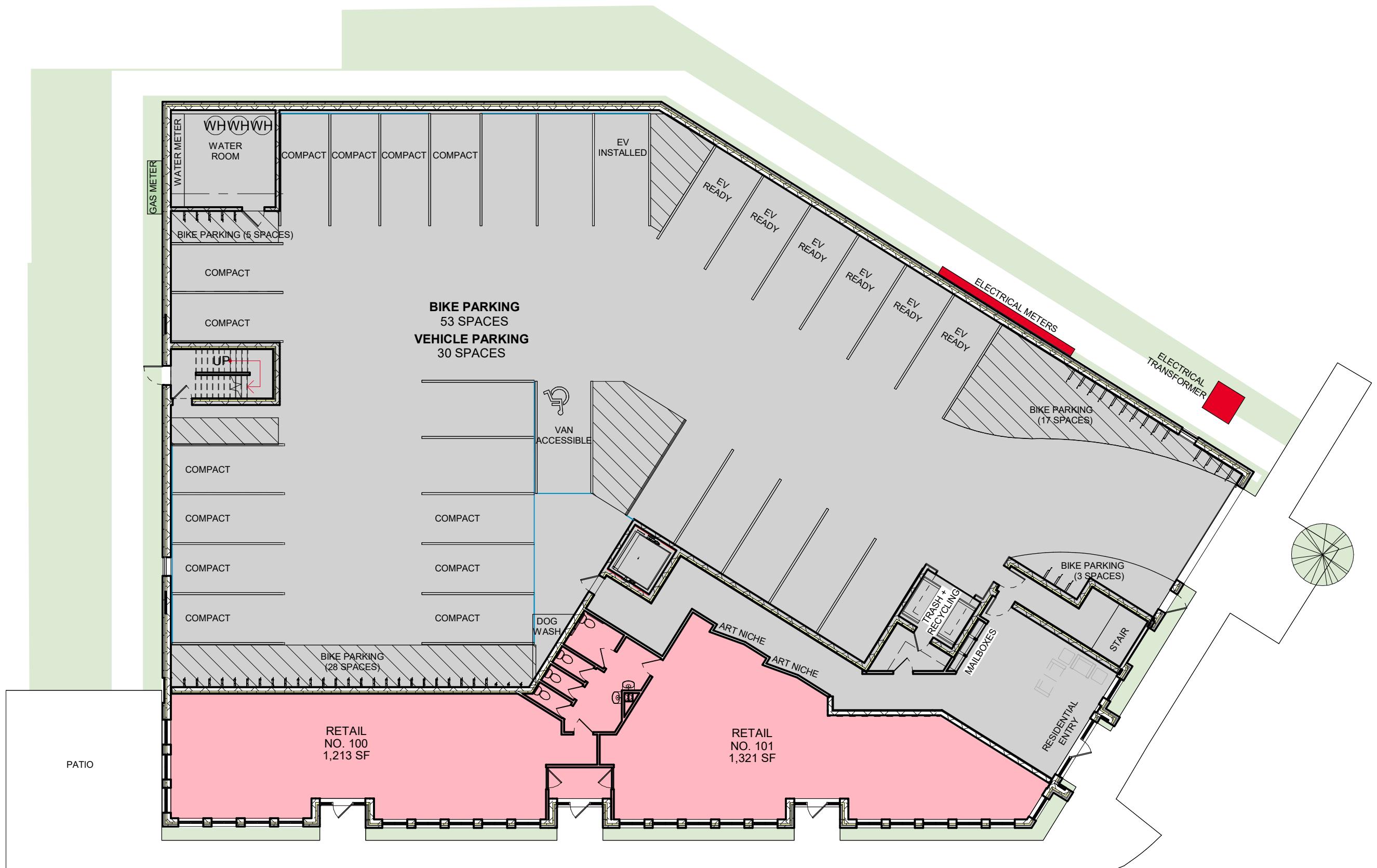


SITE | LANDSCAPE + ROOF

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BERNAU
design + landscape architecture

THRESHOLDBUILDS



LEVEL 01

1/16" = 1'-0"

A horizontal scale diagram showing a 16' span with a 1/16" scale bar. The span is divided into 16 equal segments, each labeled '1' above the line. A horizontal line extends to the right from the 16th segment, with a vertical tick mark at the end labeled '0' below the line. Below the line, the text '1/16" = 1'-0"' is written.



BUILDING DESIGNS FLOOR PLANS

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

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



BUILDING DESIGNS | FLOOR PLANS

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

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



BUILDING DESIGNS | FLOOR PLANS

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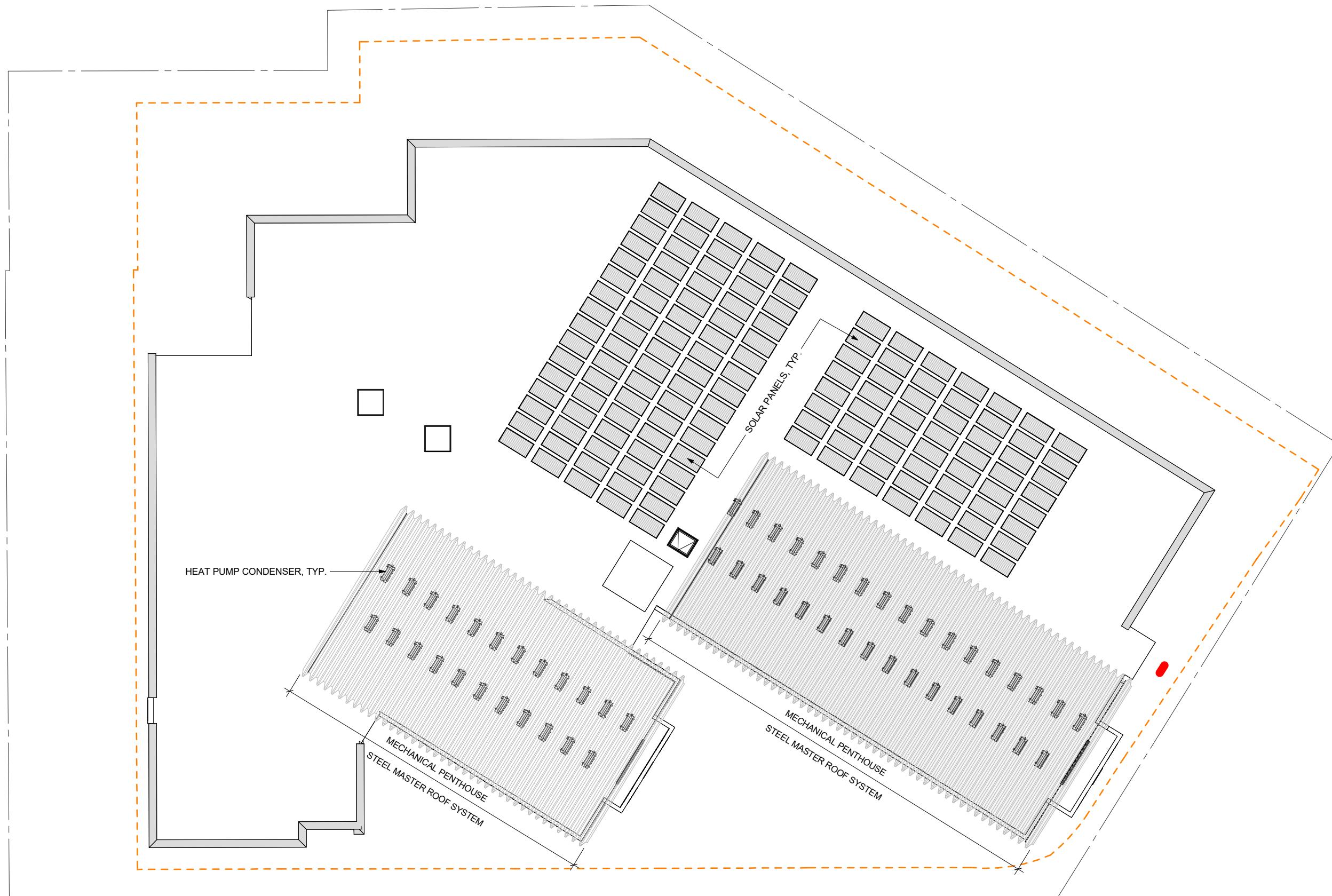
1 LEVEL 04
1/16" = 1'-0"

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



BUILDING DESIGNS | FLOOR PLANS

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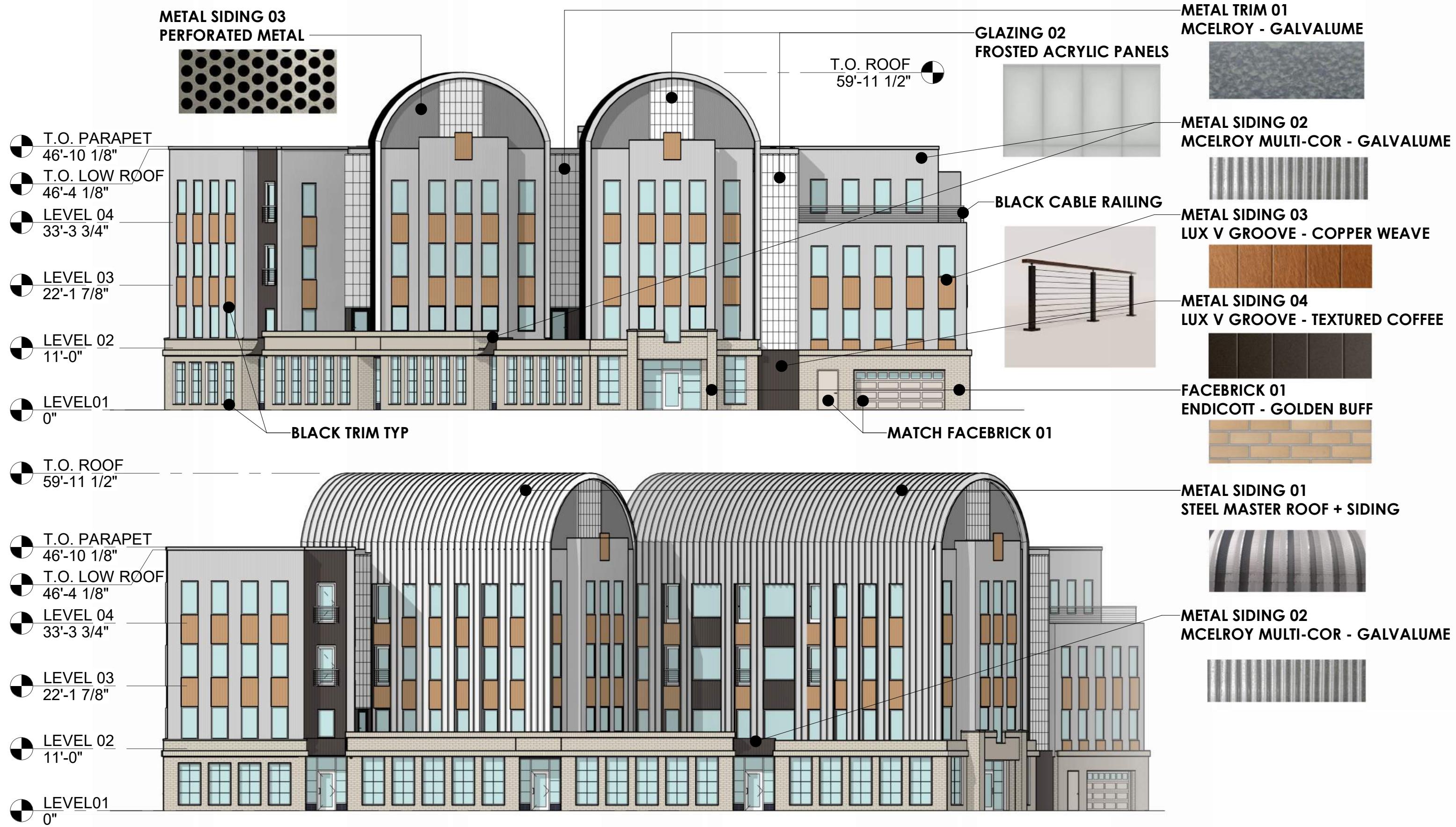
1 ROOF
1/16" = 1'-0"

0 8' 16' 32'
0 2"



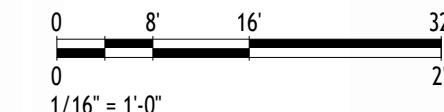
BUILDING DESIGNS | FLOOR PLANS

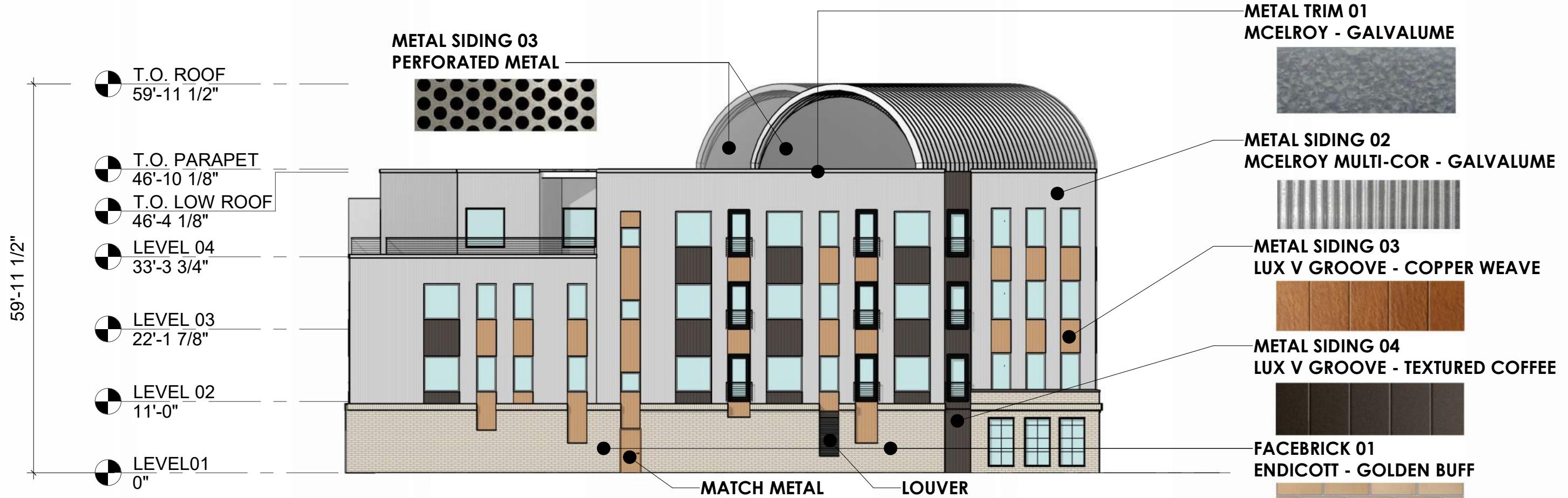
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BUILDING DESIGNS | ELEVATIONS

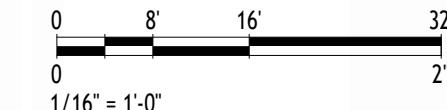
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BUILDING DESIGNS | ELEVATIONS

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GENERAL SHEET NOTES

1. 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.

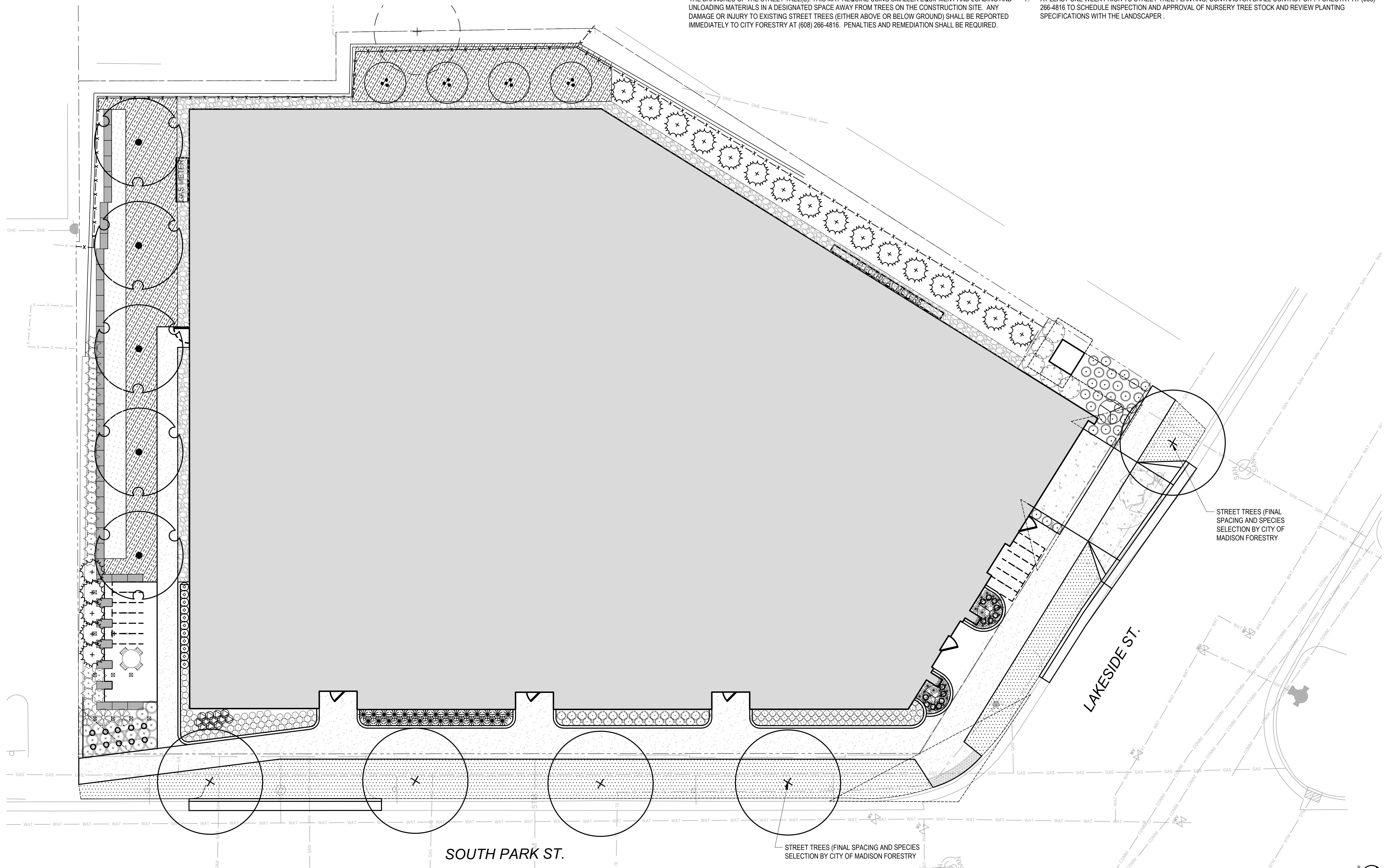
FORESTRY NOTES

1. ALL PROPOSED STREET TREE REMOALS WITHIN THE RIGHT OF WAY SHALL BE REVIEWED BY CITY FORESTRY BEFORE THE PLAN COMMISSION MEETING. STREET TREE REMOALS REQUIRE APPROVAL AND A TREE REMOAL PERMIT ISSUED BY CITY FORESTRY. ANY STREET TREE REMOALS 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 REMOAL(S) PRIOR TO A TREE REMOAL PERMIT BEING ISSUED.
2. 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)
3. 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.
4. 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.
5. 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.
6. 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.
7. 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.

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

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 COFFEE TREE	4	YES



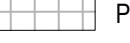
Issued For	Revision	Date
PROJECT TEAM		
THRESHOLD BUILDS	WYSER ENGINEERING	BERNAU DESIGN
BERNAU design + landscape architecture 390 S. SAINT CLAIR ST MADISON, WI 53711 bernaudesign.com		
NOT FOR CONSTRUCTION		
CLIENT		
THRESHOLD DEVELOPMENT	STATUS	UDC APPLICATION
PROJECT		
998 S. PARK ST	INFORMATION	PROJECT NO.
DRAWN BY		
CHECKED BY		
STREET NAME		
STREET TREE PLAN		
THRESHOLD BUILDS		
REVISION	SHEET NO	
	L101	

GENERAL SHEET NOTES

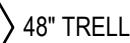
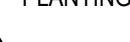
1. SEE L001 FOR PLANT SCHEDULE & QUANTITIES.

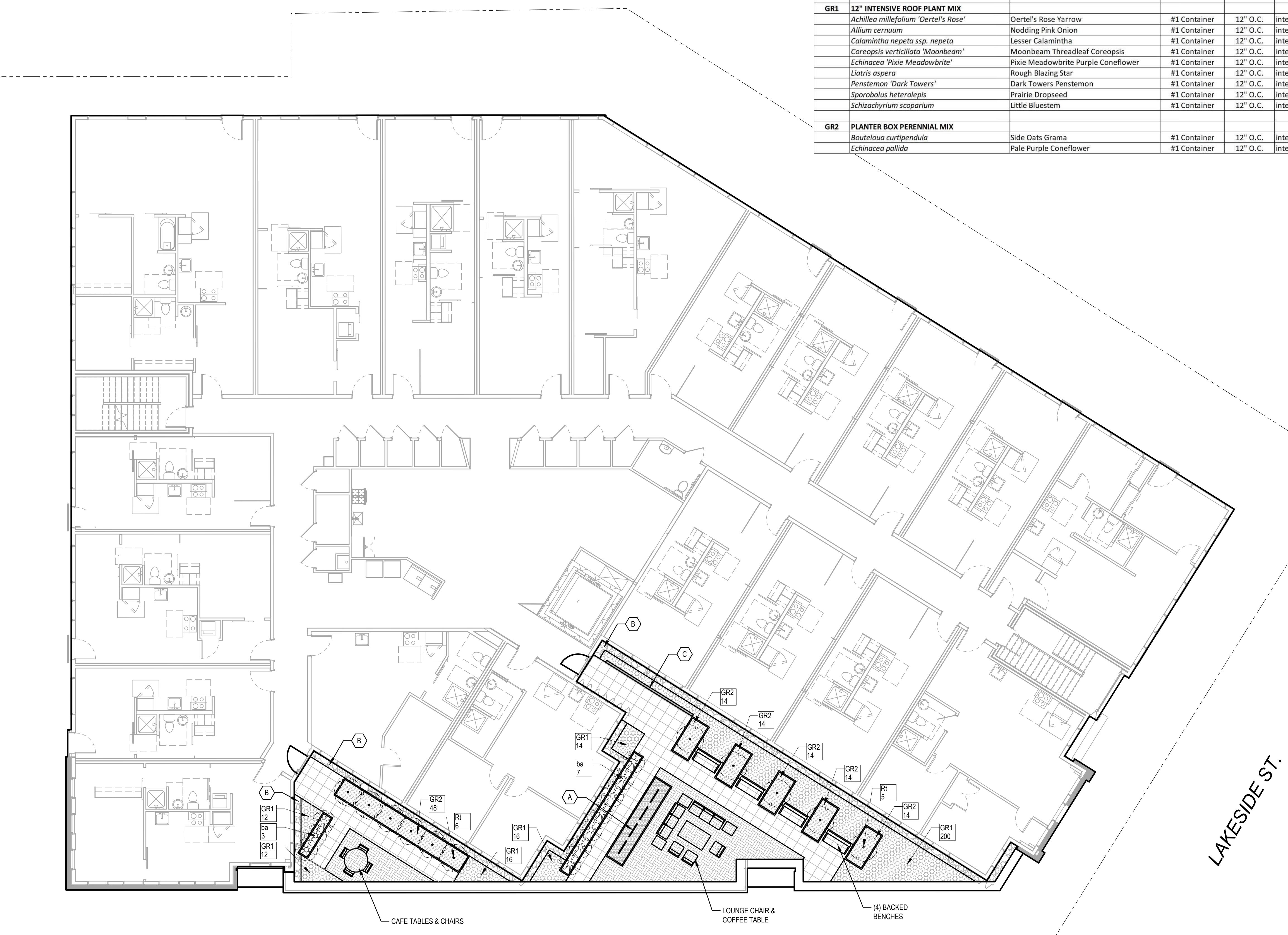
VEGETATED ROOF PLANT MATERIALS SCHEDULE					
CODE	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING	COMMENTS
DECIDUOUS SHRUBS					
Rt	<i>Rhus typhina 'Bailtiger'</i>	Tiger Eyes Staghorn Sumac	#5 Container	SEE PLAN	
PERENNIALS, VINES & GROUNDCOVERS					
ba	<i>Baptisia australis</i>	Blue False Indigo	#1 Container	36" O.C.	
GR1 12" INTENSIVE ROOF PLANT MIX					
	<i>Achillea millefolium 'Oertel's Rose'</i>	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 ssp. nepeta</i>	Lesser Calamintha	#1 Container	12" O.C.	interplant randomly within mix in min. groups of 5
	<i>Coreopsis verticillata 'Moonbeam'</i>	Moonbeam Threadleaf Coreopsis	#1 Container	12" O.C.	interplant randomly within mix in min. groups of 5
	<i>Echinacea 'Pixie Meadowbride'</i>	Pixie Meadowbride 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 'Dark Towers'</i>	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

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

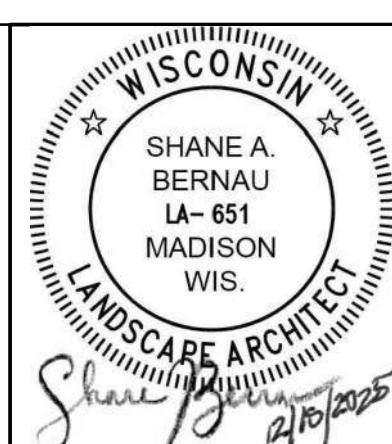
KEY NOTES

-  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



PROJECT TEAM	STATUS
THRESHOLD BUILDS	UDC APPLICATION
WYSER ENGINEERING	
BERNAU DESIGN	
BERNAU	
design + landscape architecture	
3901 SAINT CLAIR ST	
MADISON, WI 53711	
bernau-design.com	
CLIENT	STATUS
THRESHOLD DEVELOPMENT	UDC APPLICATION
PROJECT	INFORMATION
999 S. PARK ST	PROJECT NO.
	DATE
	DRAWN BY
	CHECKED BY
Copyright © 2025 Threshold Builds, LLC	STREET NAME
	LEVEL 2 ROOF TERRACE
	LANDSCAPE PLAN
THRESHOLD	
BUILDS	
REVISION	SHEET NO
1 LEVEL 2 ROOF TERRACE LANDSCAPE PLAN	

0 4' 8' 16' N
SCALE: 1/8" = 1' @ (22'X34" SHEET)



SHANE A.
BERNAU
LA-651
MADISON
WIS.
LANDSCAPE ARCHITECT
Signature: 2/15/2025

2026.01.22

2026.01.22

2026.01.22

2026.01.22

2026.01.22

2026.01.22

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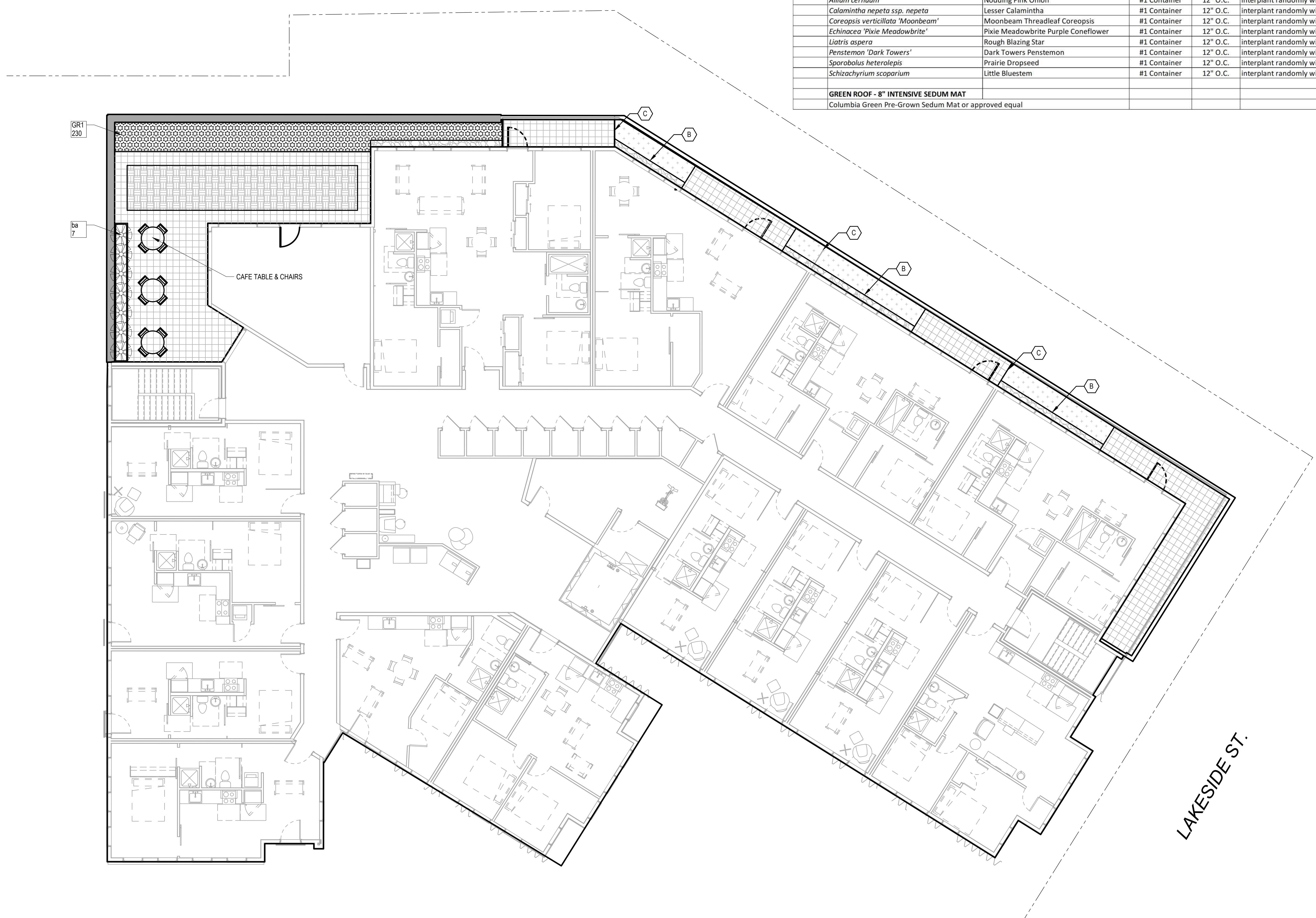
2026.01.22

2026.01.22

GENERAL SHEET NOTES

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VEGETATED ROOF PLANT MATERIALS SCHEDULE					
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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				



LEGEND

- PEDESTAL PAVERS
- WOOD TILE PAVERS
- 12" INTENSIVE VEGETATIVE ROOF
- 8" SEMI-INTENSIVE GREEN ROOF WITH PRE-VEGETATED MAT
- 2-1/2" WASHED STONE BALLAST
- 30" HEIGHT METAL PLANTER BOXES

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

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STREET NAME		
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LANDSCAPE PLAN		
THRESHOLD BUILDS		
REVISION		
SHEET NO. L401		



SITE | LANDSCAPE

999 S. PARK STREET | UDC PRESENTATION | FEBRUARY 2026

BERNAU
design + landscape architecture

 THRESHOLD BUILDS

