

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 _____

10/10/22

Submission reviewed by _____

11:08 a.m.

received

Legistar # _____

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: 6604 Odana Road

Title: Market Square Redevelopment

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

UDC meeting date requested November 30, 2022

- 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)
 Signage Exception

Other

- Please specify
Planned Multi-Use Site

4. Applicant, Agent, and Property Owner Information

Applicant name Randy Christianson
Street address 702 N. High Point Road, #200
Telephone 608-235-9020

Project contact person Marc Ott
Street address 800 W. Broadway, suite 200
Telephone 608-442-3867

Property owner (if not applicant) Market Square Associates, LLC
Street address 1741 Commercial Ave
Telephone 608-255-3753

Company Walter Wayne Development, LLC
City/State/Zip Madison, WI 53717
Email rc@starkcommercial.com

Company JLA Architects
City/State/Zip Monona, WI 53713
Email mott@jla-ap.com

City/State/Zip Madison WI 53704
Email bbosben@apexrents.com

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***
- Notification to the District Alder**
 - Please provide an email to the District Alder notifying them that you are filing this UDC application. Please send this as early in the process as possible and provide a copy of that email with the submitted application.

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.

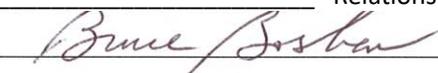
Both the paper copies and electronic copies must be submitted prior to the application deadline before an application will be scheduled for a UDC meeting. Late materials will not be accepted. A completed application form is required for each UDC appearance.

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. 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 Jessica Vaughn on 6-7-2022 pre-application, 8-18-2022 DAT meeting.
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 Randy Christianson Relationship to property Development Team Contact
 Authorizing signature of property owner  Date 10-10-2022

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



JLA
ARCHITECTS

October 10, 2022

City of Madison
Planning Division
Madison Municipal Building, Suite 017
215 Martin Luther King Jr Boulevard
P.O. Box 2985
Madison, WI 53701-2985

Attention: Colin Punt

Re: Market Square Redevelopment

Dear Plan Commission Members:

Please accept this letter of intent and land use application for the redevelopment of former Market Square Theater site at 6604 Odana Road into a new mixed-use building. We are requesting a conditional use approval.

Project Team

Developer: Walter Wayne Development, LLC
702 N. High Point Road, #200
Madison, WI 53717
Randy Christianson (rc@starkcommercial.com)

Architect: JLA Architects
800 W Broadway Suite 200
Monona, WI 53713
Marc Ott (mott@jla-ap.com)

Civil & Landscape: Vierbicher Engineers
999 Fourier Drive
Madison, Wi 53717
John Kastner (jkas@vierbicher.com)

Existing Conditions

The project site is located behind the existing Market Square mall on the location of the former Market Square Theater. The now vacant theater building will be razed to make way for the new mixed-use building.

Project Overview

The development is located in the Odana Area Plan which was adopted by the City of Madison on September 21, 2021. In the OAP the project site designated as Community Mixed Use (CMU). This proposed redevelopment will be the first in Market Square area to be implemented under the OAP and will set the stage for the future redevelopment of the area.

Operations

The building will be managed by Apex Property Management Company.

Staff and Neighborhood Input

During the design process, the development team worked closely with Alder Furman, city staff, the Development Assistance Team (DAT) and the neighbors at City staff moderated neighborhood meeting.

Lot Coverage

Total Lot Area = 54,913 s.f. / 1.26 acres
Dwelling Units = 87
Lot Area/Dwelling Units = 631 s.f. per unit
Density = 69 DU per acre

Zoning

Rezone from Commercial Center District (CC) to Commercial Corridor-Transitional District (CC-T).

Construction Timeline

April 1, 2023, to April 1, 2024.

Sincerely,



Marc Ott
Joseph Lee & Associates, LLC

MARKET SQUARE BUILDING A1

MADISON, WISCONSIN



LAND USE APPLICATION SUBMITTAL

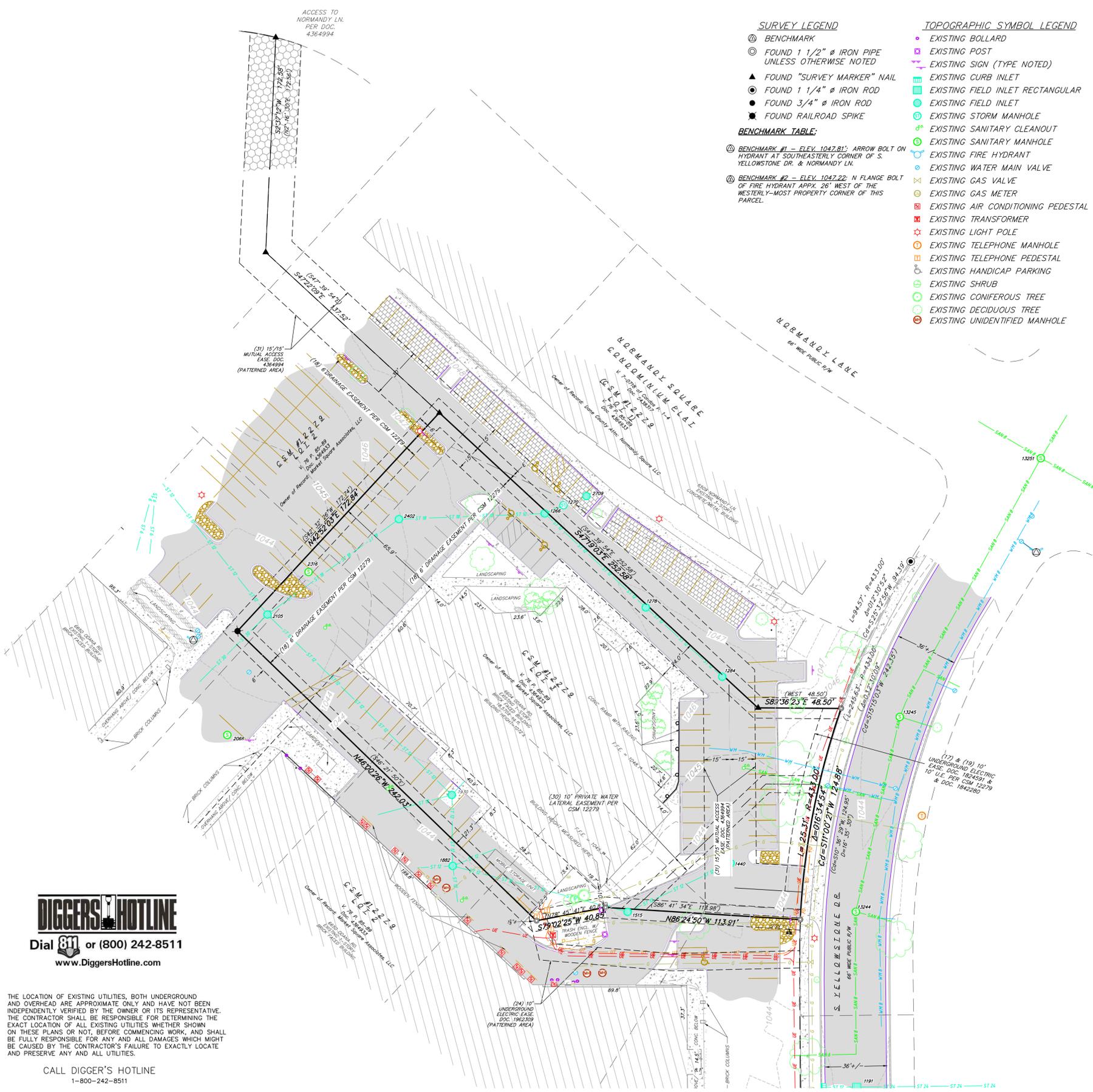
OCTOBER 10, 2022

SHEET INDEX - LAND USE SUBMITTAL	
G000	COVER
C1.0	EXISTING CONDITIONS
C2.0	DEMOLITION PLAN
C3.0	SITE PLAN
C4.0	GRADING AND EROSION CONTROL PLAN
C5.0	UTILITY PLAN
L-1	LANDSCAPE PLAN
ASP-100	USABLE OPEN SPACE
ASP-200	SITE LIGHTING PLAN
A100	LOWER LEVEL PLAN
A101	FIRST FLOOR PLAN
A102	SECOND FLOOR PLAN
A103	THIRD FLOOR PLAN
A104	FOURTH FLOOR PLAN
A105	FIFTH FLOOR PLAN
A106	SIXTH FLOOR PLAN
A110	ROOF PLAN
A200	EXTERIOR ELEVATIONS - COLOR
A201	EXTERIOR ELEVATIONS - COLOR
A202	EXTERIOR ELEVATIONS - COLOR
A203	EXTERIOR ELEVATIONS - COLOR
A204	EXTERIOR ELEVATIONS - B&W
A205	EXTERIOR ELEVATIONS - B&W
A206	EXTERIOR ELEVATIONS - B&W
A207	EXTERIOR ELEVATIONS - B&W
A210	EXTERIOR PERSPECTIVES
A211	EXTERIOR PERSPECTIVES
A212	EXTERIOR PERSPECTIVES
A213	EXTERIOR PERSPECTIVES
A219	MATERIALS BOARD
A220	BIRD GLASS MATRIX
A221	BIRD GLASS EXTERIOR ELEVATIONS



JLA
ARCHITECTS

JLA PROJECT NUMBER: W22-0122



SURVEY LEGEND

- Ⓢ BENCHMARK
- ⊙ FOUND 1 1/2" Ø IRON PIPE UNLESS OTHERWISE NOTED
- ▲ FOUND "SURVEY MARKER" NAIL
- ⊙ FOUND 1 1/4" Ø IRON ROD
- FOUND 3/4" Ø IRON ROD
- FOUND RAILROAD SPIKE

BENCHMARK TABLE:

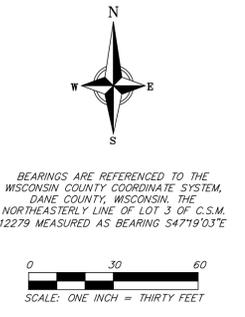
- Ⓢ BENCHMARK #1 - ELEV. 1047.81'; ARROW BOLT ON HYDRANT AT SOUTHEASTERLY CORNER OF S. YELLOWSTONE DR. & NORMANDY LN.
- Ⓢ BENCHMARK #2 - ELEV. 1047.22; N FLANGE BOLT OF FIRE HYDRANT APPX. 26' WEST OF THE WESTERLY-MOST PROPERTY CORNER OF THIS PARCEL.

TOPOGRAPHIC SYMBOL LEGEND

- EXISTING BOLLARD
- EXISTING POST
- ▲ EXISTING SIGN (TYPE NOTED)
- EXISTING CURB INLET
- EXISTING FIELD INLET RECTANGULAR
- EXISTING FIELD INLET
- EXISTING STORM MANHOLE
- EXISTING SANITARY CLEANOUT
- EXISTING SANITARY MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER MAIN VALVE
- EXISTING GAS VALVE
- EXISTING GAS METER
- EXISTING AIR CONDITIONING PEDESTAL
- EXISTING TRANSFORMER
- EXISTING LIGHT POLE
- EXISTING TELEPHONE MANHOLE
- EXISTING TELEPHONE PEDESTAL
- EXISTING HANDICAP PARKING
- EXISTING SHRUB
- EXISTING CONIFEROUS TREE
- EXISTING DECIDUOUS TREE
- EXISTING UNIDENTIFIED MANHOLE

LINWORK LEGEND

- FO — FO — EXISTING FIBER OPTIC LINE
- UT — UT — EXISTING UNDERGROUND TELEPHONE
- ○ — ○ — EXISTING RETAINING WALL
- ○ — ○ — EXISTING METAL RAILING
- □ — □ — EXISTING WOOD FENCE
- G — G — EXISTING GAS LINE
- UE — UE — EXISTING UNDERGROUND ELECTRIC LINE
- SAN — SAN — EXISTING SANITARY SEWER LINE (SIZE NOTED)
- ST — ST — EXISTING STORM SEWER LINE (SIZE NOTED)
- WM — WM — EXISTING WATER MAIN (SIZE NOTED)
- 820 — 820 — EXISTING MAJOR CONTOUR
- 818 — 818 — EXISTING MINOR CONTOUR
- — — EXISTING EDGE OF PAVEMENT
- ▨ EXISTING GRAVEL SURFACE
- ▨ EXISTING CONCRETE SURFACE
- ▨ EXISTING ASPHALT SURFACE
- ▨ EXISTING BRICK PAVER SURFACE



DESCRIPTION:

Lot 3 of Certified Survey Map No. 12279, recorded in the Office of the Register of Deeds for Dane County, Wisconsin, in Volume 76 of Certified Survey Maps, Pages 85-89, as Document No. 4364993, located in the Southeast 1/4 of the Northwest 1/4 of Section 25, Township 07 North, Range 08 East, in the City of Madison, Dane County, Wisconsin.

GENERAL SURVEY NOTES:

- 1) This survey was prepared based upon information provided in the Title Commitment NCS-965490-MAD, dated June 18, 2019 at 8:00 a.m. from First American Title Insurance Company National Commercial Services, 25 West Main Street, Suite 400, Madison, WI 53703, now located at 3330 University Ave., Suite 310, Madison, WI 53705.
- 2) This survey is based upon field work performed on July 25-26, 2022. Any changes in site conditions after July 26, 2022 are not reflected by this survey.
- 3) Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that the current title search may disclose.
- 4) No attempt has been made as a part of this survey to obtain or show data concerning size, depth, condition or capacity of any utility or municipal/public service facility. For information regarding these utilities or facilities contact the appropriate agencies.

Utility locations were field located based upon substantial, visible, above ground structures, upon maps provided to the surveyor, or upon markings on the ground placed by utility companies and/or their agents. No warranty is given to the utility markings by others or that all underground utilities affecting this property were marked and subsequently located for this survey. A locate request was sent to Digger's Hotline per Digger's Hotline One-Call ticket numbers 20223001429 and 20223001464. Location of buried private utilities are not within the scope of this survey.
- 5) Before excavation, appropriate utility companies should be contacted. For exact location of underground utilities, contact Digger's Hotline at 1-800-242-6311.
- 6) Vertical datum is NAVD88.
- 7) Parcel is subject to and benefits from cross access, parking, ingress & egress easements in Document Nos. 2144275, 4364994 that include parking areas, sidewalks, drives, curb-cuts, etc. Refer to documents.

STRUCTURE PT. #	STRUCTURE TYPE	RIM ELEVATION	INVERT
2066	SAN MH	1044.08	
2316	SAN MH	1044.13	
13244	SAN MH	1043.79	N 8° 1034.94
			E 8° 1035.07
13245	SAN MH	1044.57	N 8° 1034.80
			S 8° 1034.85
13251	SAN MH	1045.17	N 8° 1033.79
			E 8° 1035.61
			S 8° 1033.79
			W 8° 1035.31

STRUCTURE PT. #	STRUCTURE TYPE	RIM ELEVATION	INVERT
1191	SQUARE INLET	1043.26	E 24" RCP 1039.22
			S 24" RCP 1038.93
			W 12" RCP 1039.41
1199	CURB INLET	1043.24	E 12" RCP 1039.72
1266	ROUND INLET	1046.52	NE 12" PVC 1040.26
			E 12" PVC 1040.70
			SW 18" RCP 1040.24
1270	STMH STORMCEPTOR	1047.20	
1278	ROUND INLET	1046.64	E 12" PVC 1041.99
			W 12" PVC 1041.93
1284	ROUND INLET	1045.93	W 12" PVC 1042.41
1440	ROUND INLET	1043.14	SW 12" PVC 1040.04
1515	ROUND INLET	1044.10	E 12" PVC 1039.88
			NW 12" PVC 1039.90
1882	ROUND INLET	1044.24	NE 12" PVC 1038.88
			E 12" PVC 1038.96
			SW 12" PVC 1039.08
			NW 12" PVC 1038.74
			SE 12" PVC 1038.87
1930	ROUND INLET	1043.10	NE 12" PVC 1038.76
			SE 12" PVC 1038.69
			SW 12" PVC 1038.74
			W 12" PVC 1038.68
2105	ROUND INLET	1043.21	N 18" RCP 1037.71
			E 12" RCP 1038.99
			S 30" RCP 1036.80
			W 12" RCP 1036.94
2311	ROUND INLET	1043.89	E 12" RCP 1037.63
			SE 6" PVC 1038.37
			SE 6" PVC 1038.03
			WSW 12" RCP 1037.63
2402	ROUND INLET	1045.92	NE 18" RCP 1039.46
			SSW 18" RCP 1039.03
2709	ROUND INLET	1047.36	

SURVEYED FOR:
Walter Wayne Development
702 North High Point Road
Suite 200
Madison, WI 53717

SURVEYED BY:
Vierbicher Associates, Inc.
By: Baiba M. Rozite, PLS
600 W. Virginia St., Suite 601
Milwaukee, WI 53204
(262) 408-5564
broz@vierbicher.com



THE LOCATION OF EXISTING UTILITIES, BOTH UNDERGROUND AND OVERHEAD ARE APPROXIMATE ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT, BEFORE COMMENCING WORK, AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES.

CALL DIGGER'S HOTLINE
1-800-242-8511

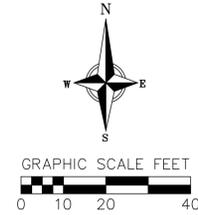
NOT FOR CONSTRUCTION

EXISTING CONDITIONS
MARKET SQUARE SHOPPING CENTER
MADISON
DANE COUNTY, WISCONSIN

REVISIONS		NO.	DATE	REMARKS

DATE: 10/07/2022
 DRAFTER: JORU
 CHECKED: KUEN
 PROJECT NO.: 220094

C1.0



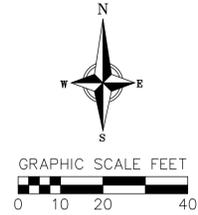
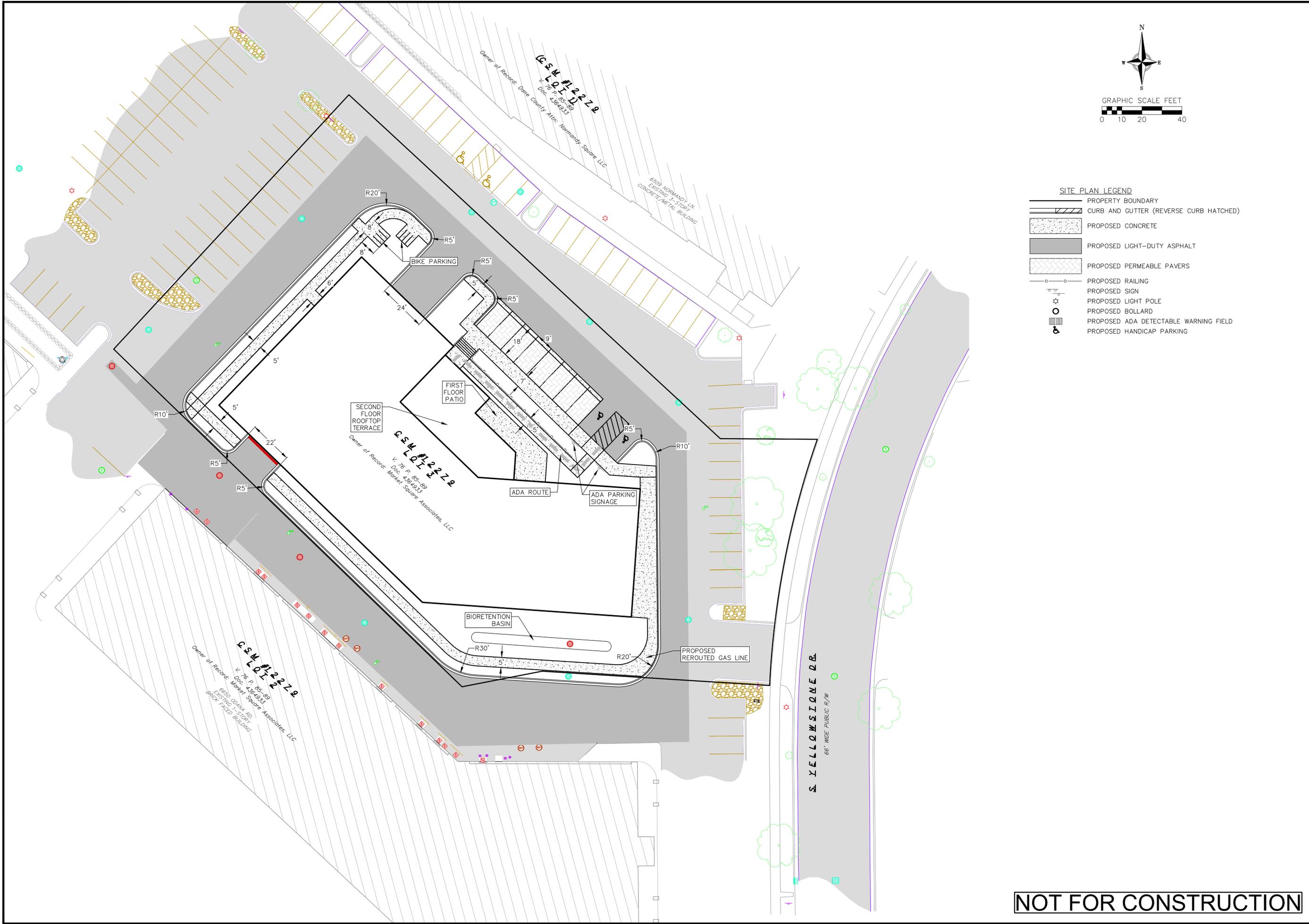
- DEMOLITION PLAN LEGEND**
- CURB AND GUTTER REMOVAL
 - ASPHALT REMOVAL
 - CONCRETE REMOVAL
 - BUILDING REMOVAL
 - TREE REMOVAL
 - UTILITY STRUCTURE REMOVAL
 - UTILITY LINE REMOVAL

DEMOLITION PLAN
MARKET SQUARE SHOPPING CENTER
MADISON
DANE COUNTY, WISCONSIN

REVISIONS	NO.	DATE	REMARKS

DATE: 10/07/2022
 DRAFTER: JGRU
 CHECKED: KJEN
 PROJECT NO.: 220094

NOT FOR CONSTRUCTION



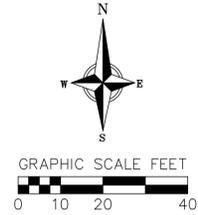
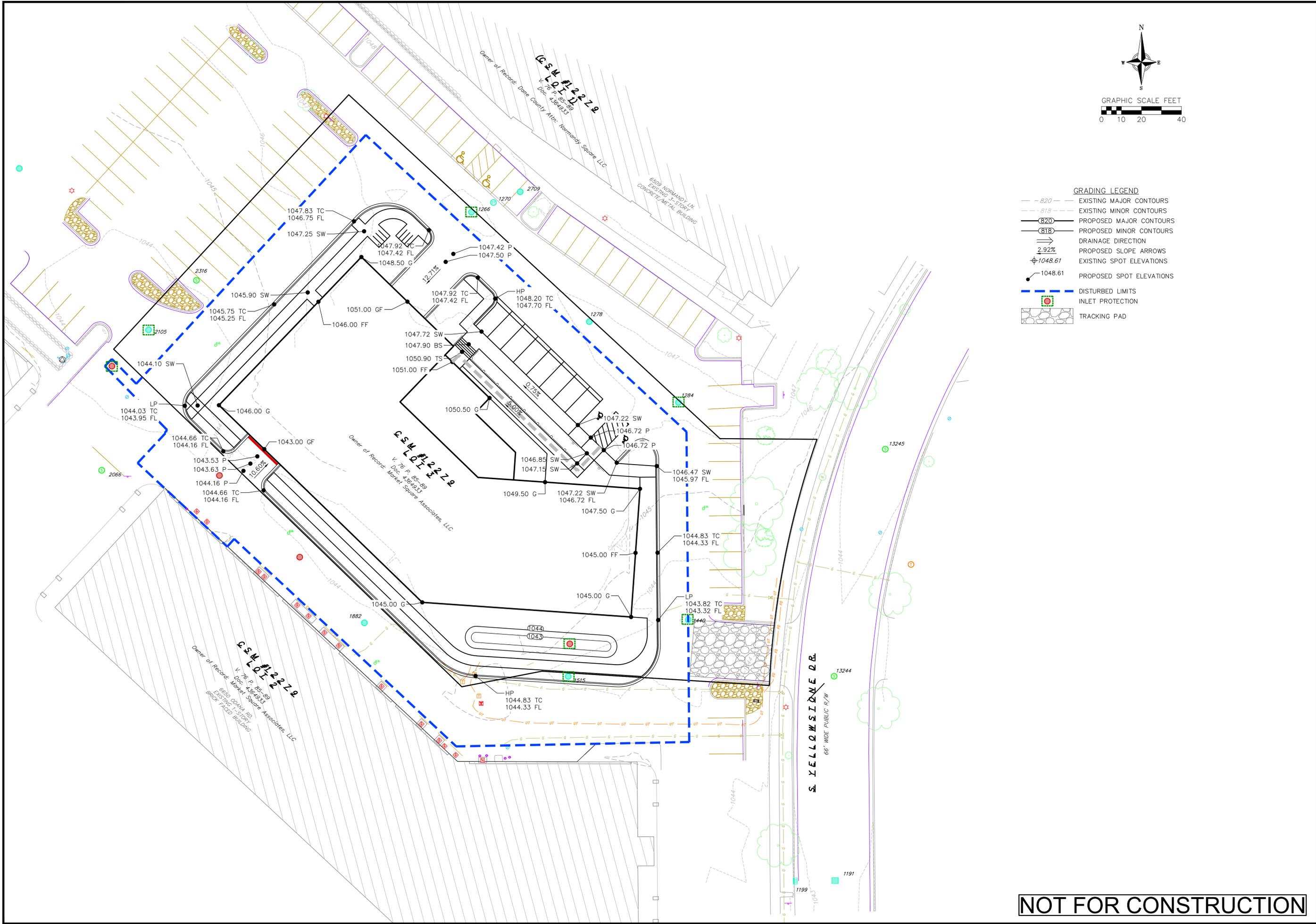
- SITE PLAN LEGEND**
- PROPERTY BOUNDARY
 - CURB AND GUTTER (REVERSE CURB HATCHED)
 - PROPOSED CONCRETE
 - PROPOSED LIGHT-DUTY ASPHALT
 - PROPOSED PERMEABLE PAVERS
 - PROPOSED RAILING
 - PROPOSED SIGN
 - PROPOSED LIGHT POLE
 - PROPOSED BOLLARD
 - PROPOSED ADA DETECTABLE WARNING FIELD
 - PROPOSED HANDICAP PARKING

SITE PLAN
MARKET SQUARE SHOPPING CENTER
MADISON
DANE COUNTY, WISCONSIN

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

DATE: 10/07/2022
 DRAFTER: JGRU
 CHECKED: KJEN
 PROJECT NO.: 220094

NOT FOR CONSTRUCTION



- GRADING LEGEND**
- 820 --- EXISTING MAJOR CONTOURS
 - 818 --- EXISTING MINOR CONTOURS
 - 820 --- PROPOSED MAJOR CONTOURS
 - 818 --- PROPOSED MINOR CONTOURS
 - ==> DRAINAGE DIRECTION
 - 2.92% PROPOSED SLOPE ARROWS
 - ⊕ 1048.61 EXISTING SPOT ELEVATIONS
 - 1048.61 PROPOSED SPOT ELEVATIONS
 - DISTURBED LIMITS
 - ⊕ INLET PROTECTION
 - TRACKING PAD

GRADING AND EROSION CONTROL PLAN
MARKET SQUARE SHOPPING CENTER
MADISON
DANE COUNTY, WISCONSIN

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

DATE: 10/07/2022
 DRAFTER: JGRU
 CHECKED: KUEN
 PROJECT NO.: 220094

NOT FOR CONSTRUCTION

PLANT INSTALLATION SCHEDULE:

QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	ROOT NOTES
Deciduous Trees					
Ame / Aut	2 Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	6' ht.	As shown	BB multi-stem
Bet / nig	2 Betula nigra	River Birch	7' ht.	As shown	BB multi-stem
Gle / Imp	3 Gleditsia triacanthos 'Impcole' PP 1605	Imperial Honeylocust	2 1/2'	As shown	BB
Evergreen Trees/Shrubs					
Jun / Man	21 Juniperus chinensis 'Maney'	Maney Juniper	5 gallon	As shown	Cont.
Jun / Sea	2 Juniperus chinensis 'Sea Green'	Sea Green Juniper	5 gallon	As shown	Cont.
Tax / Hic	1 Taxus x media 'Hicksii'	Hicks Yew	7 gallon	As shown	Cont.
Tax / Tau	5 Taxus x media 'Tauntonia'	Tauntonia Yew	5 gallon	As shown	Cont.
Deciduous Shrubs					
Hyd / Ann	12 Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	3 gallon	As shown	Cont.
Rhu / Gro	54 Rhus aromatica 'Gro-low'	Gro-low Sumac	3 gallon	4' o.c.	Cont.
Ros / Radk	4 Rosa 'Radropnik pp#18507'	Double Pink Knock Out Rose	3 gallon	4' o.c.	Cont.
Syr / mey	9 Syringa meyeri 'Palibari'	Dwarf Korean Lilac	3 gallon	As shown	Cont.
Vib / Bai	6 Viburnum trilobum 'Bailey Compact'	Bailey Compact Viburnum	3 gallon	As shown	Cont.

Perennials					
Ech / Mag	16 Echinacea purpurea 'Magnus'	Magnus Purple Coneflower	1 gallon	30" o.c.	Cont.
Eup / Gat	27 Eupatorium maculatum 'Gateway'	Gateway Joe-Pye Weed	1 gallon	28" o.c.	Cont.
Hem / Par	35 Hemerocallis x Pardon Me	Pardon Me Daylily	1 gallon	24" o.c.	Cont.
Hem / Ste	25 Hemerocallis 'Stella D'Oro'	Stella D'Oro Daylily	1 gallon	24" o.c.	Cont.
Iri / ver	16 Iris versicolor	Northern Blue Flag Iris	1 gallon	21" o.c.	Cont.
Iri / vir	9 Iris virginica var. shrevei	Southern Blue Flag Iris	1 gallon	21" o.c.	Cont.
Lia / Kob	43 Liatris spicata 'Kobold'	Kobold Spike Blazing Star	1 gallon	21" o.c.	Cont.
Nep / Wal	21 Nepeta faassenii 'Walker's Low'	Walker's Low Catmint	1 gallon	30" o.c.	Cont.
Rud / Gol	11 Rudbeckia fulgida 'Goldsturm'	Goldsturm Black-Eyed Susan	1 gallon	24" o.c.	Cont.
Ornamental Grasses					
Cal / Kar	7 Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	1 gallon	24" o.c.	Cont.
Mis / Pur	9 Miscanthus sinensis 'Purpurascens'	Flame Grass	1 gallon	36" o.c.	Cont.
Mol / Sky	62 Molinia caerulea arundinacea 'Skyracer'	Molinia Skyracer	1 gallon	30" o.c.	Cont.
Pan / Hae	29 Panicum virgatum 'Shenandoah'	Red Switch Grass	1 gallon	30" o.c.	Cont.
Spo / Tar	15 Sporobolus heterolepis 'Tara'	Dwarf Prairie Dropseed Tara	1 gallon	30" o.c.	Cont.

LEGEND

	EXISTING TREE		NEW PERENNIALS
	NEW SHADE TREE		NEW ORNAMENTAL GRASSES
	NEW ORNAMENTAL TREE		TURF SOD
	NEW CONIFEROUS TREE		
	NEW CONIFEROUS SHRUB		
	NEW DECIDUOUS SHRUB		

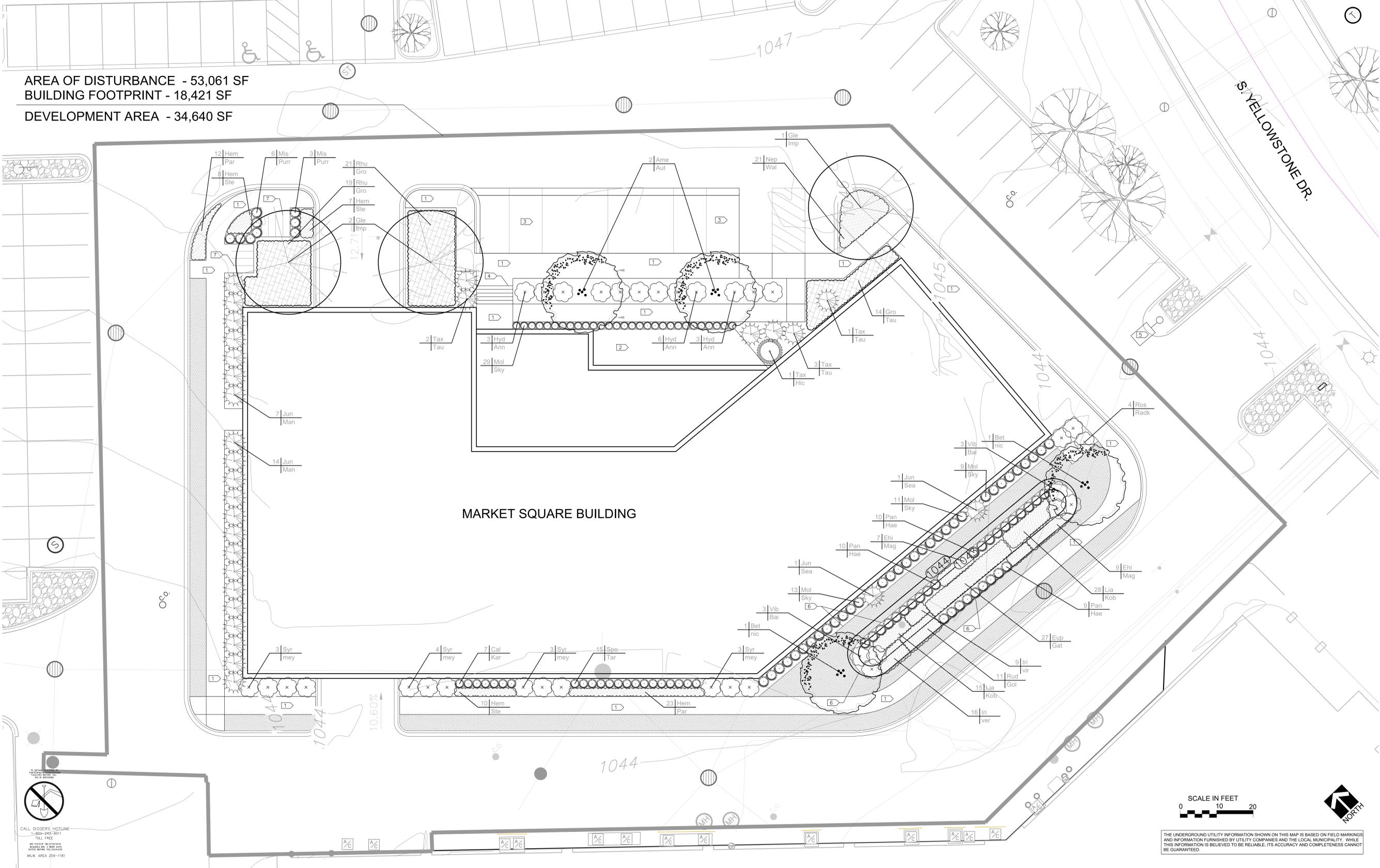
GENERAL NOTES:

- ALL PLANTS SHALL BE MULCHED WITH SHREDDED HARDWOOD MULCH, U.N.O.
- ALL PLANTS SHALL HAVE SPADED EDGE - 6" DEPTH U.N.O.
- ALL PLANTS SHOULD BE IRRIGATED.
- REFER TO LANDSCAPE WORKSHEET FOR LANDSCAPE POINTS CALCULATIONS.

KEYNOTES:

- CONCRETE WALK, REFER TO CIVIL DWGS
- CONCRETE PATIO, REFER TO CIVIL DWGS
- PERMEABLE PAVERS, REFER TO CIVIL DWGS
- CONCRETE STAIR, REFER TO CIVIL
- POLE LIGHT FIXTURE, REFER TO LIGHTING DWGS
- METAL EDGING
- BIKE RACKS, SEE CIVIL

AREA OF DISTURBANCE - 53,061 SF
 BUILDING FOOTPRINT - 18,421 SF
 DEVELOPMENT AREA - 34,640 SF



MARKET SQUARE
 6604 ODANA ROAD
 MADISON, 53719 WI

LANDSCAPE PLAN

NOT FOR CONSTRUCTION
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 New Eden Landscape Architecture, LLC

REVISIONS:

PROJECT NO.: 22015-VIE-MQ
 SCALE: 1"=10'-0"
 DATE: 10/10/2022
 DRWN BY: EDS CHKD BY: RS
 SHEET:

L-1

CALL DIGGERS HOTLINE
 1-800-442-8511
 TOLL FREE
 M.L.W. AREA 228-1181



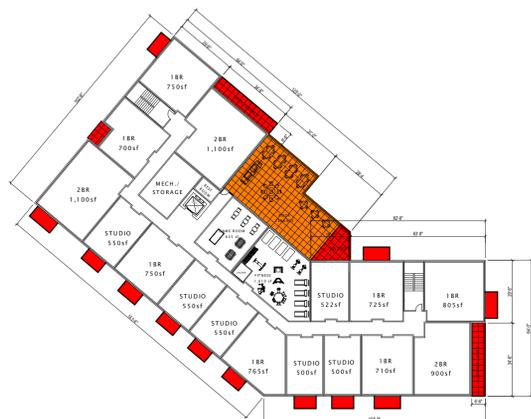
THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS MAP IS BASED ON FIELD MARKINGS AND INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED.



1 USABLE OPEN SPACE - 3RD FLOOR
1" = 40'-0"



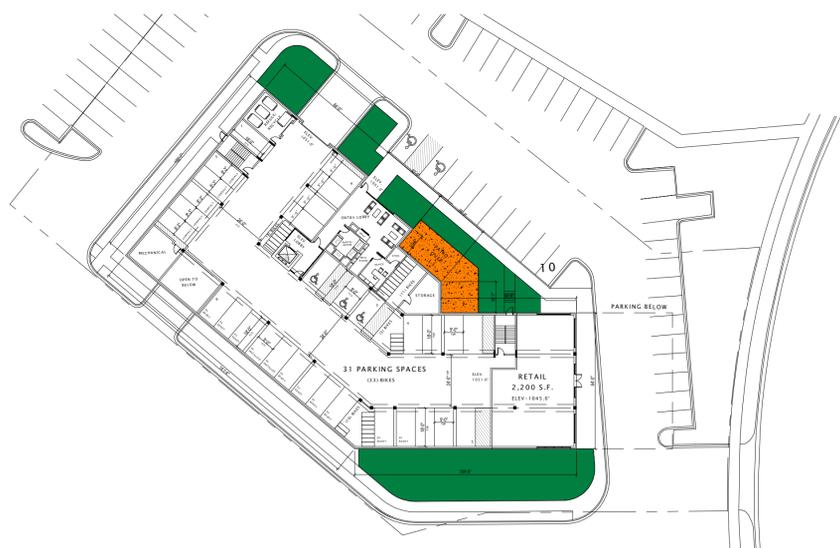
3 USABLE OPEN SPACE - 6TH FLOOR
1" = 40'-0"



6 USABLE OPEN SPACE - 2ND FLOOR
1" = 40'-0"



9 USABLE OPEN SPACE - 5TH FLOOR
1" = 40'-0"



11 USABLE OPEN SPACE - 1ST FLOOR
1" = 40'-0"



13 USABLE OPEN SPACE - 4TH FLOOR
1" = 40'-0"

USABLE OPEN AREA CHART

■ DENOTES USABLE OPEN AREA ON PLAN = 4,824 S.F.

■ DENOTES USABLE OPEN AREA PRIVATE BALCONIES = 7,742 S.F.

■ DENOTES USABLE OPEN AREA ROOF DECKS = 3,994 S.F.

REQUIRED USABLE OPEN AREA = (40 S.F. X 87 DWELLING UNITS) = 3,480 S.F.

TOTAL USABLE OPEN AREA = 16,560 S.F.



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JLA PROJECT NUMBER: W22-0122

MARKET SQUARE
BUILDING A1
LAND USE APPLICATION
SUBMITTAL

PROGRESS DOCUMENTS

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Mark	Description	Date
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SHEET TITLE

USABLE OPEN SPACE

SHEET NUMBER

ASP-100

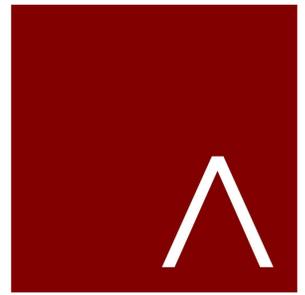


- STUDIO UNIT
- 1 BD UNIT
- 2 BD UNIT
- AMENITIES
- BLDG. SUPP / STOR.
- CIRCULATION
- PARKING



LEVEL	AUTOMOBILE PARKING			TOTAL	BIKE PARKING
	STANDARD	COMPACT	ADA		
1	23	5	3	31	32
L.L.	40	17	0	57	64
TOTAL	59	22	3	88	96

ELECTRIC VEHICLE PARKING DATA	
EV INSTALLED REQUIRED - 2%	
EV INSTALLED PROVIDED - 2% (2 STALLS)	
EV READY REQUIRED - 10%	
EV READY PROVIDED - 10% (9 STALLS)	



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SHEET TITLE
LOWER LEVEL PLAN

SHEET NUMBER
A100

① LOWER LEVEL PLAN
1/16" = 1'-0"



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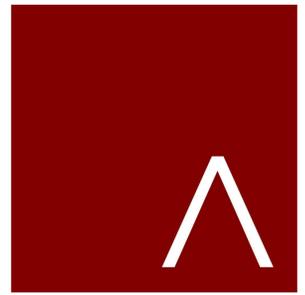
- STUDIO UNIT
- 1 BD UNIT
- 2 BD UNIT
- AMENITIES
- BLDG. SUPP / STOR.
- CIRCULATION
- PARKING



PARKING DATA					
LEVEL	AUTOMOBILE PARKING			TOTAL	BIKE PARKING
	STANDARD	COMPACT	ADA		
1	23	5	3	31	32
L.L.	40	17	0	57	64
TOTAL	59	22	3	88	96

ELECTRIC VEHICLE PARKING DATA	
EV INSTALLED REQUIRED - 2%	EV INSTALLED PROVIDED - 2% (2 STALLS)
EV READY REQUIRED - 10%	EV READY PROVIDED - 10% (9 STALLS)

1 FIRST FLOOR PLAN
1/16" = 1'-0"



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SHEET TITLE

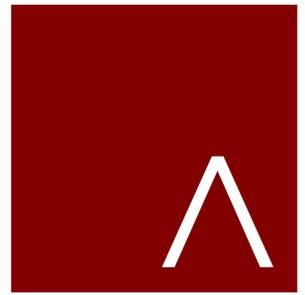
FIRST FLOOR PLAN

SHEET NUMBER

A101

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- STUDIO UNIT
- 1 BD UNIT
- 2 BD UNIT
- AMENITIES
- BLDG. SUPP / STOR.
- CIRCULATION
- PARKING



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SHEET TITLE

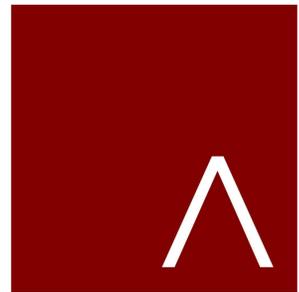
SECOND FLOOR PLAN

SHEET NUMBER

A102

1 SECOND FLOOR PLAN
1/16" = 1'-0"





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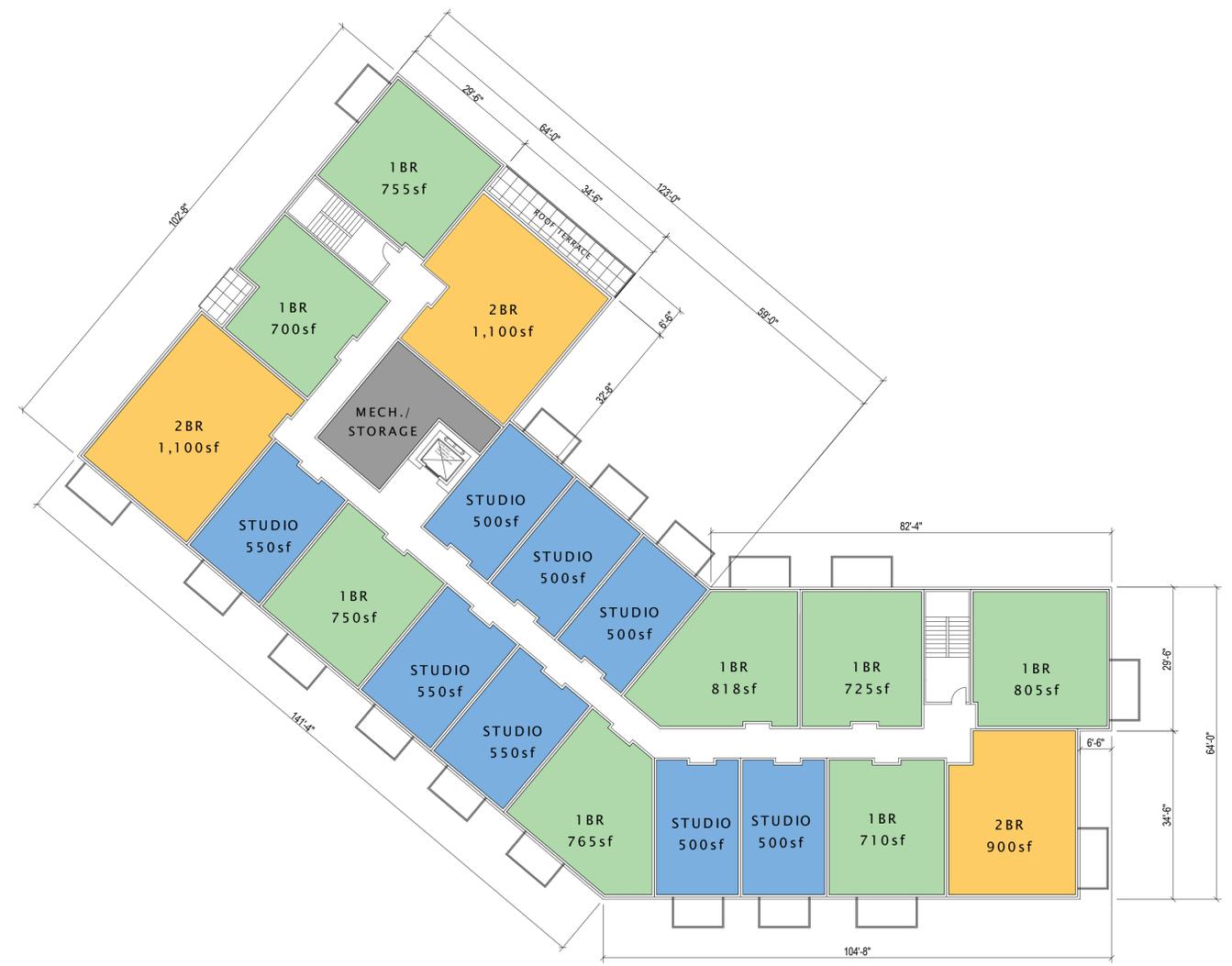
REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

THIRD FLOOR PLAN

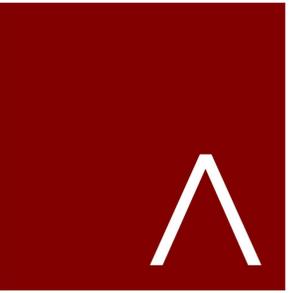
SHEET NUMBER

A103



① THIRD FLOOR PLAN
1/16" = 1'-0"





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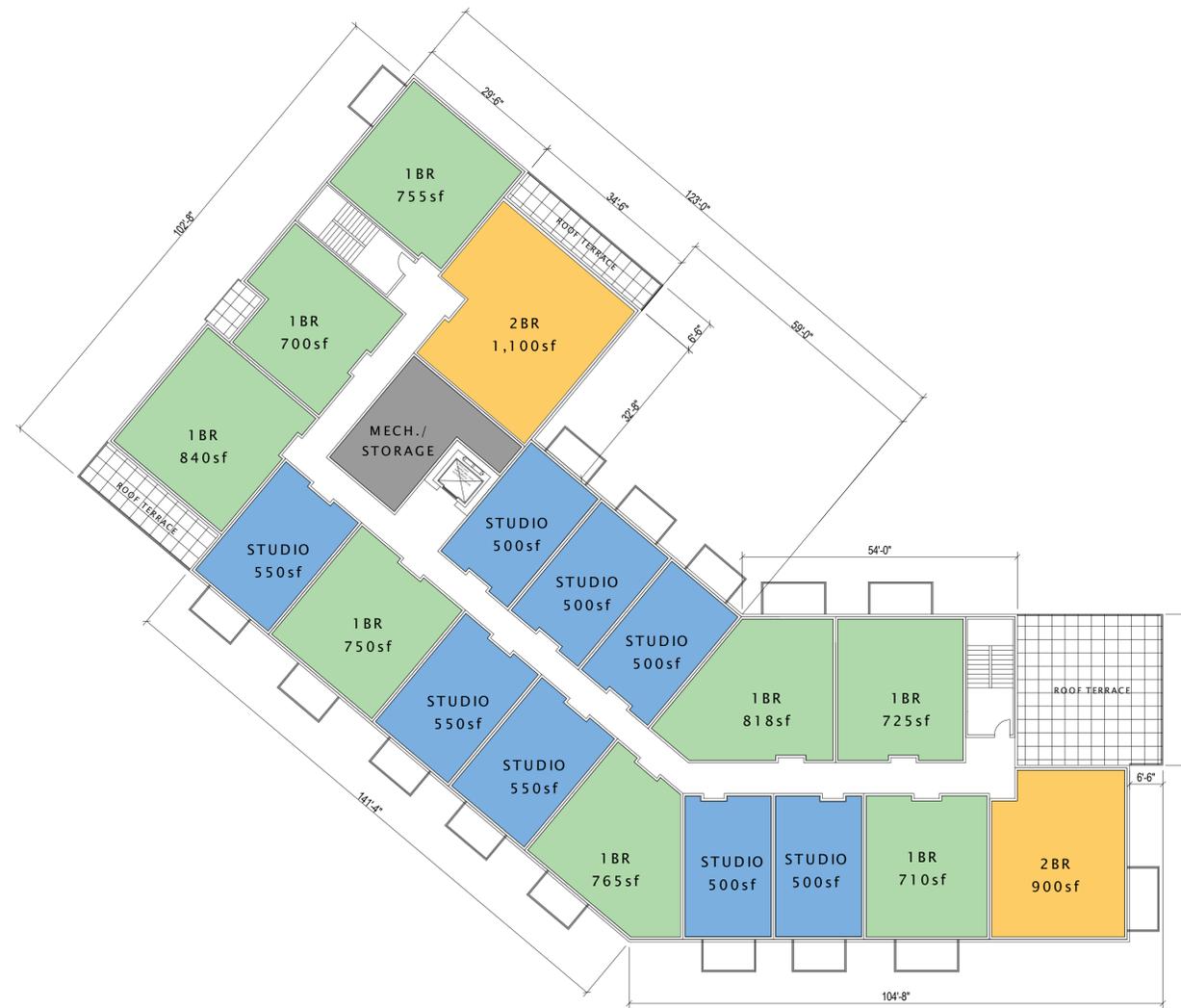
REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

FOURTH FLOOR PLAN

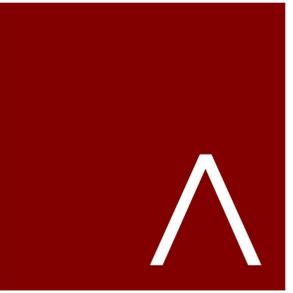
SHEET NUMBER

A104



① **FOURTH FLOOR PLAN**
1/16" = 1'-0"





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SHEET TITLE

FIFTH FLOOR PLAN

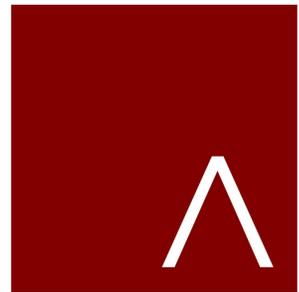
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A105



① FIFTH FLOOR PLAN
1/16" = 1'-0"





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SHEET TITLE
SIXTH FLOOR PLAN

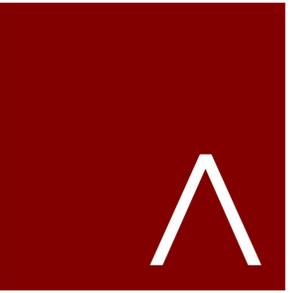
SHEET NUMBER
A106



① SIXTH FLOOR PLAN
1/16" = 1'-0"



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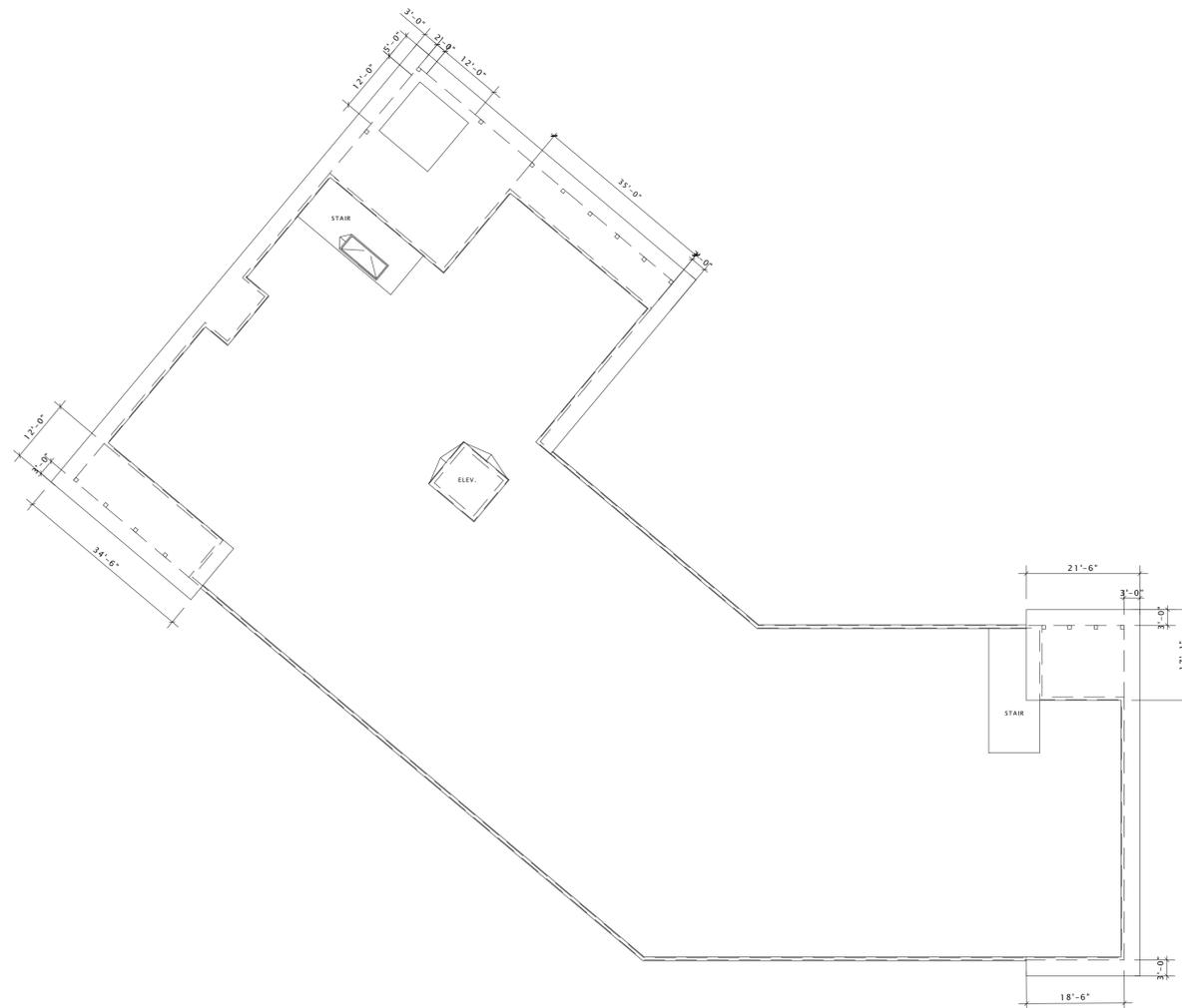
REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

ROOF PLAN

SHEET NUMBER

A110



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



COMPOSITE PANEL #2

COMPOSITE PANEL #1

COMPOSITE PANEL #3

MASONRY VENEER
UTILITY BRICK

STORE FRONT



68'-0"

6 NORTH ELEVATION
1/8" = 1'-0"



73'-5"

COMPOSITE PANEL #2

COMPOSITE PANEL #3

COMPOSITE PANEL #1

MASONRY VENEER
UTILITY BRICK

STORE FRONT

16 EAST ELEVATION
1/8" = 1'-0"



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SHEET TITLE

**EXTERIOR ELEVATIONS
- COLOR**

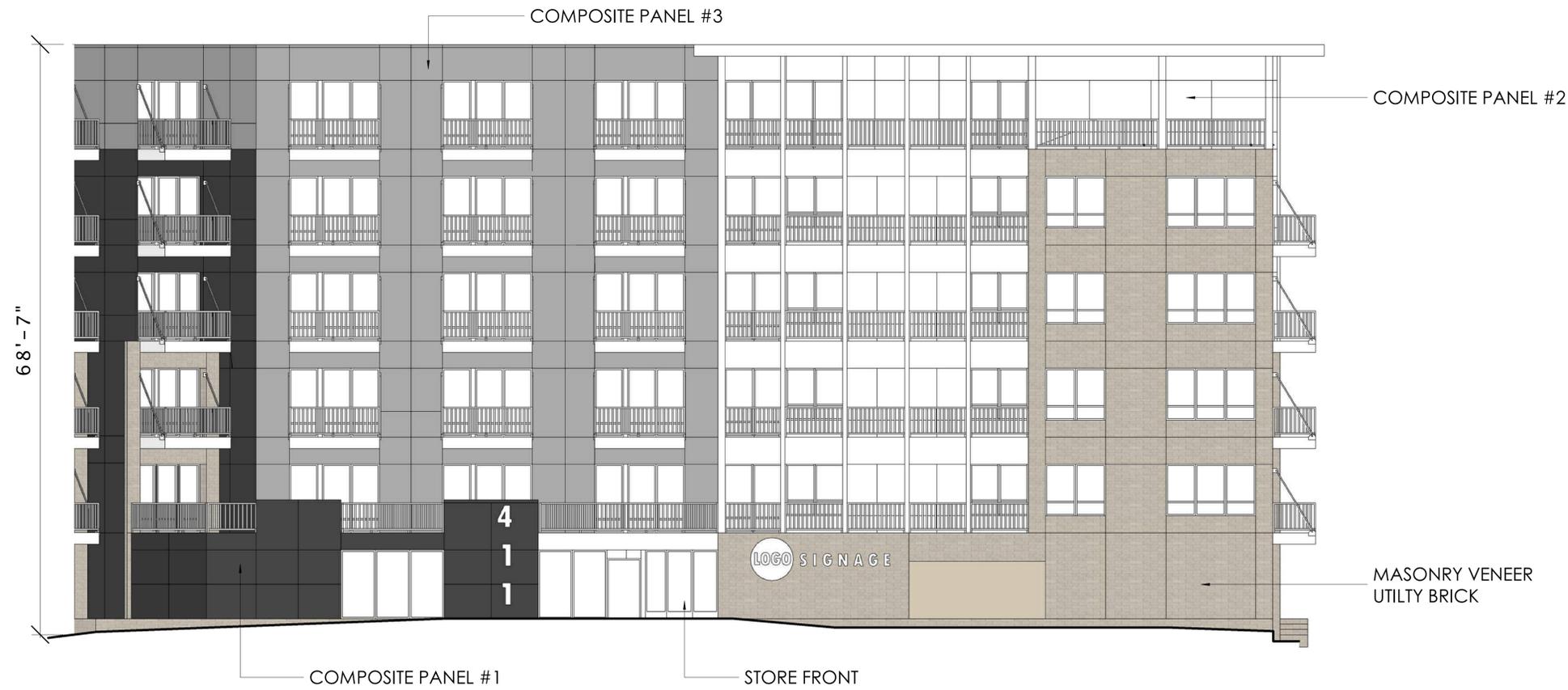
SHEET NUMBER

A200

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6 SOUTH ELEVATION
1/8" = 1'-0"



16 NORTHEAST ELEVATION
1/8" = 1'-0"



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PROGRESS DOCUMENTS

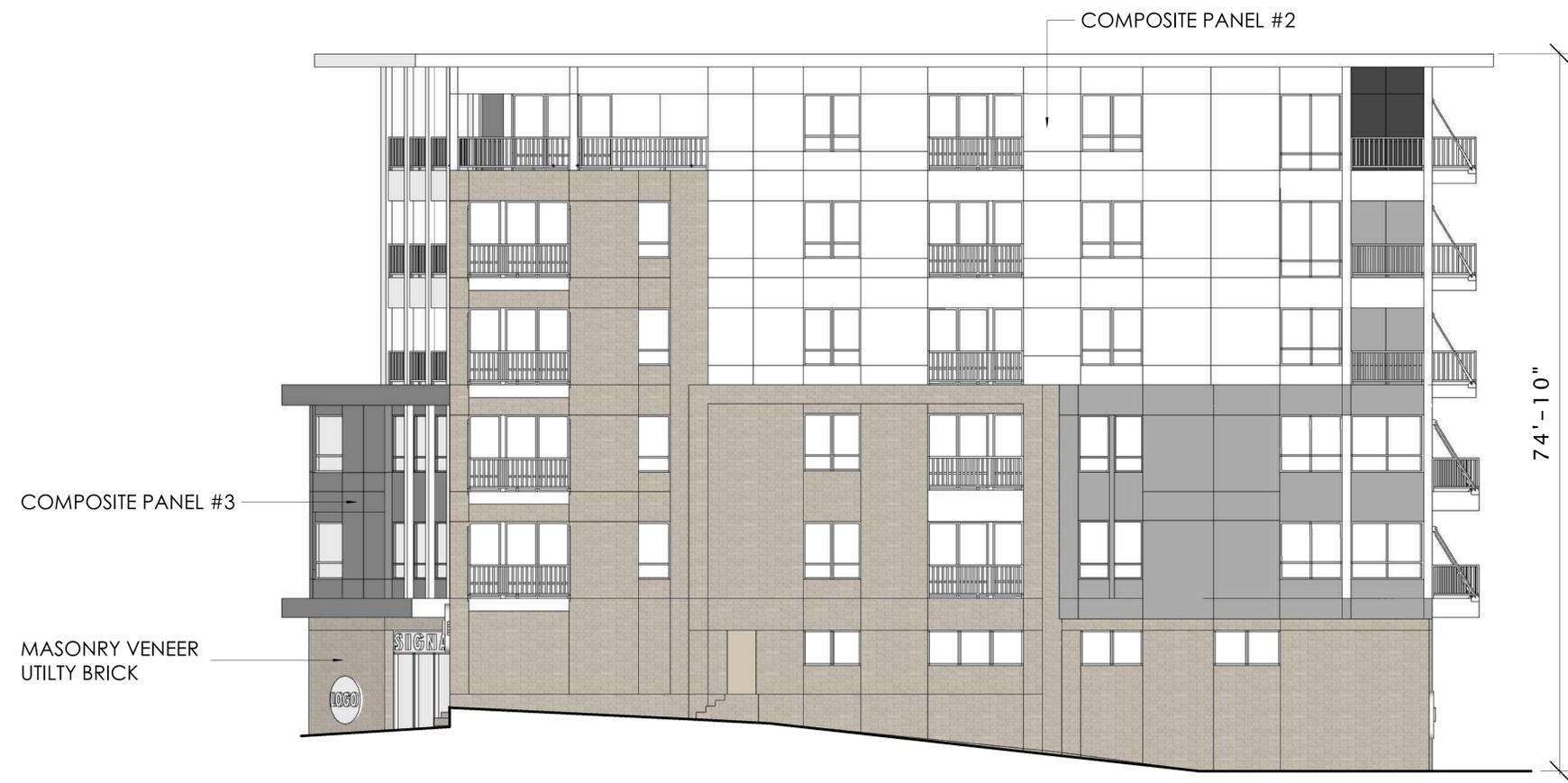
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REVISION SCHEDULE		
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SHEET TITLE
**EXTERIOR ELEVATIONS
- COLOR**

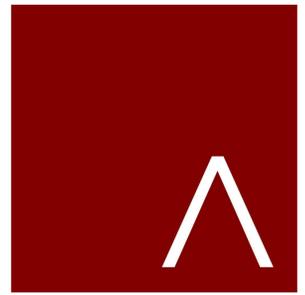
SHEET NUMBER
A201



② NORTHWEST ELEVATION
1/8" = 1'-0"



① SOUTHEAST ELEVATION
1/8" = 1'-0"



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PROGRESS DOCUMENTS

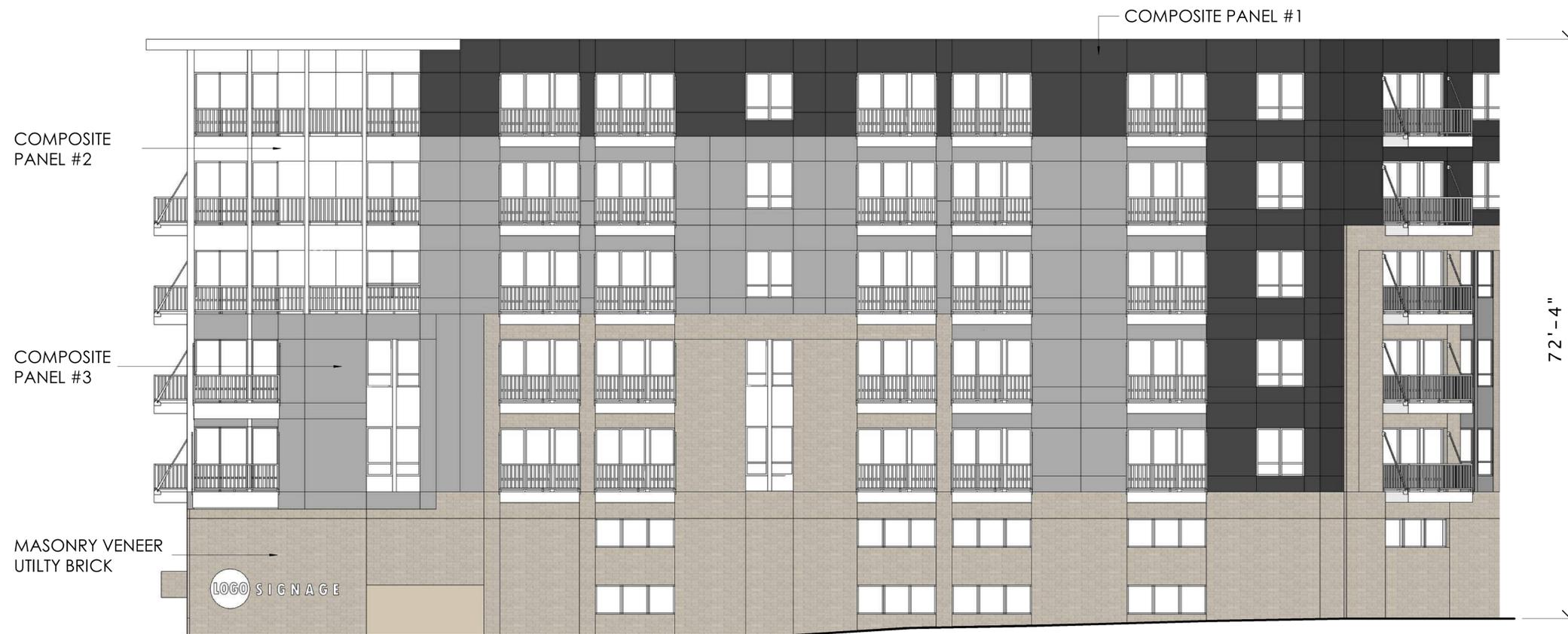
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SHEET TITLE
**EXTERIOR ELEVATIONS
- COLOR**

SHEET NUMBER
A202



② SOUTHWEST ELEVATION
1/8" = 1'-0"



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SHEET TITLE
**EXTERIOR ELEVATIONS
- COLOR**

SHEET NUMBER
A203

COMPOSITE PANEL #2

COMPOSITE PANEL #1

COMPOSITE PANEL #3

MASONRY VENEER
UTILITY BRICK

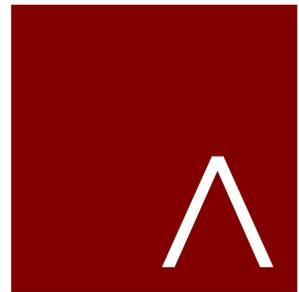
STORE FRONT



① NORTH ELEVATION B&W
1/8" = 1'-0"



② EAST ELEVATION B&W
1/8" = 1'-0"



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SHEET TITLE

**EXTERIOR ELEVATIONS
- B&W**

SHEET NUMBER

A204

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