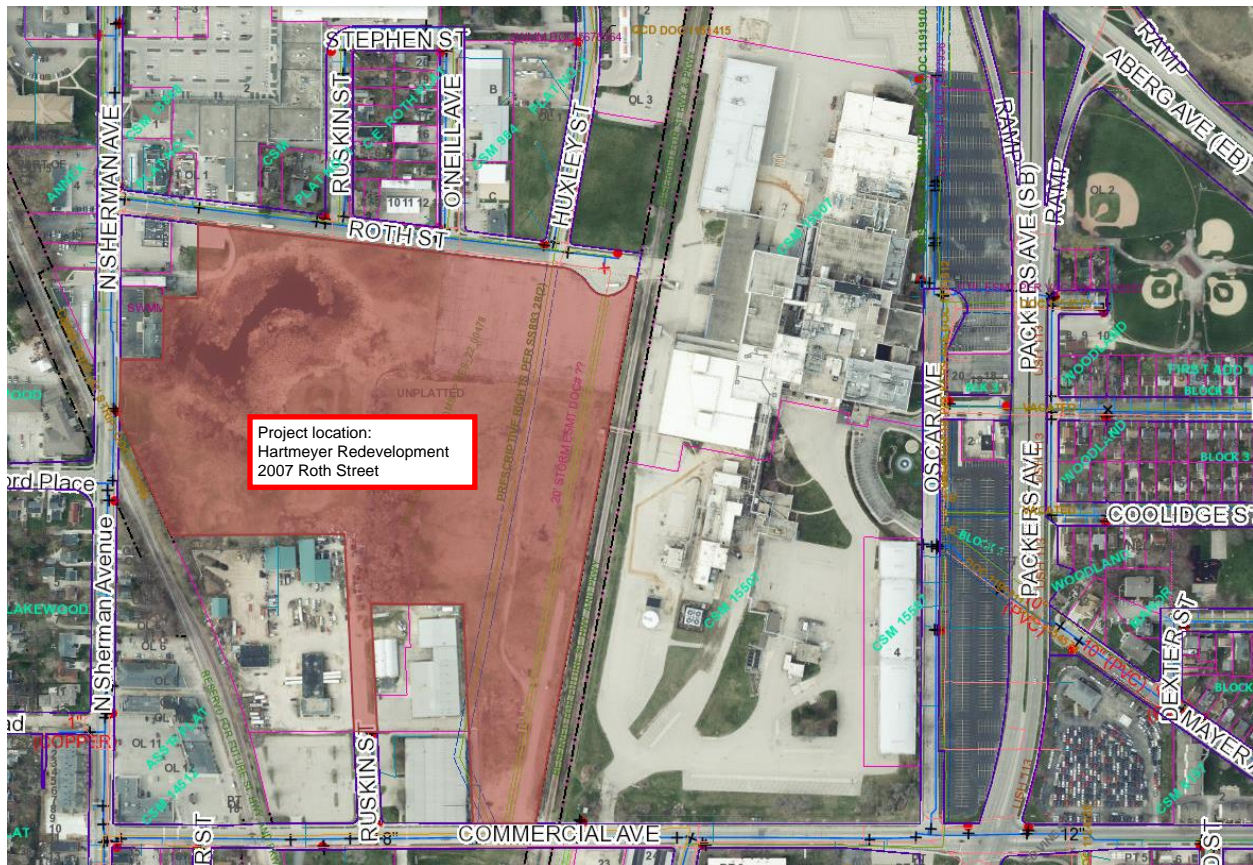


Hartmeyer Development

Contract No: 9284, Project No: 14534

Entity: Roth Street I Developer LLC & Roth Street II Developer LLC



The Developers, Roth Street I Developer, LLC and Roth Street II Developer, LLC, have received the City of Madison's conditional approval for a three-lot Certified Survey Map, construction of a six-story, 250-unit apartment building and a seven-story, 303-unit apartment building on two lots created via CSM at 2007 Roth Street.

Work with Developer Agreement:

- Certified Survey Map
- Easement in proposed Lot 3 for 10' path
- Madison Standard streets – New north/south street and new east/west street to project limits
- Sidewalk improvements for all streets
- Construct public water main, sanitary sewer, and storm sewer.
- Drainage improvements as necessary to serve the development.
- Bio swales for storm water management in terrace along Lot 3 and on Coolidge Street along Lot 2
- Signing, marking, lighting, and electrical as required by Traffic Engineering.
- New street trees as required by City Forestry.
- Remove the privately owned Gas House from the proposed Coolidge Street right of way.



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MADISON REGIONAL OFFICE
161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
P. 608.848.5060

CLIENT:
CITY OF MADISON

CLIENT ADDRESS:
MARTIN LUTHER KING JR. BLVD.
MADISON, WI 53703

PROJECT:
OFFICIAL MAP
STREET RESERVATION

PROJECT LOCATION:
CITY OF MADISON
DANE COUNTY, WISCONSIN



0 50' 100' 200'
SCALE: 1" = 200'

Prepared By: JK 05/03/22
Reviewed By: INIT 00/00/00
Approved By: INIT 00/00/00

SHEET TITLE:
OFFICIAL MAP-STREET
RESERVATION

SHEET NUMBER:

1 OF 2

PROJECT NO: 22-11381

File: R20222211381DWGSurvey_Sheets2211381 OM Street Reservation.dwg Layout Sheet 1 User: jk PlotDate: May 04, 2022 - 10:17am Xref: zc

EXHIBIT A
CITY OF MADISON
OFFICIAL MAP
STREET RESERVATION

ROTH STREET

8,684 S.F.
0.199 ACRE

HUXLEY-RUSKIN
CONNECTION

107,724 S.F.
2.473 ACRE

COOLIDGE STREET
EXTENSION WEST

102,280 S.F.
2.348 ACRE

CENTER OF
SECTION 31, T08N, R10E
N=497,222.55 (497,222.55)
E=828,906.58 (828,906.54)

SOUTH QUARTER CORNER
SECTION 31, T08N, R10E
N=494,549.35 (494,549.43)
E=828,891.32 (828,891.17)

EAST QUARTER CORNER
SECTION 01, T08N, R09E

SOUTHWEST CORNER
SECTION 31, T08N, R10E

P.O.B. ROTH
STREET WEST

P.O.B. HUXLEY-RUSKIN
CONNECTION

P.O.B. COOLIDGE STREET
EXTENSION WEST

COMMERCIAL AVENUE

OSCAR AVENUE

N0019°37'W 879.48'

270.89'

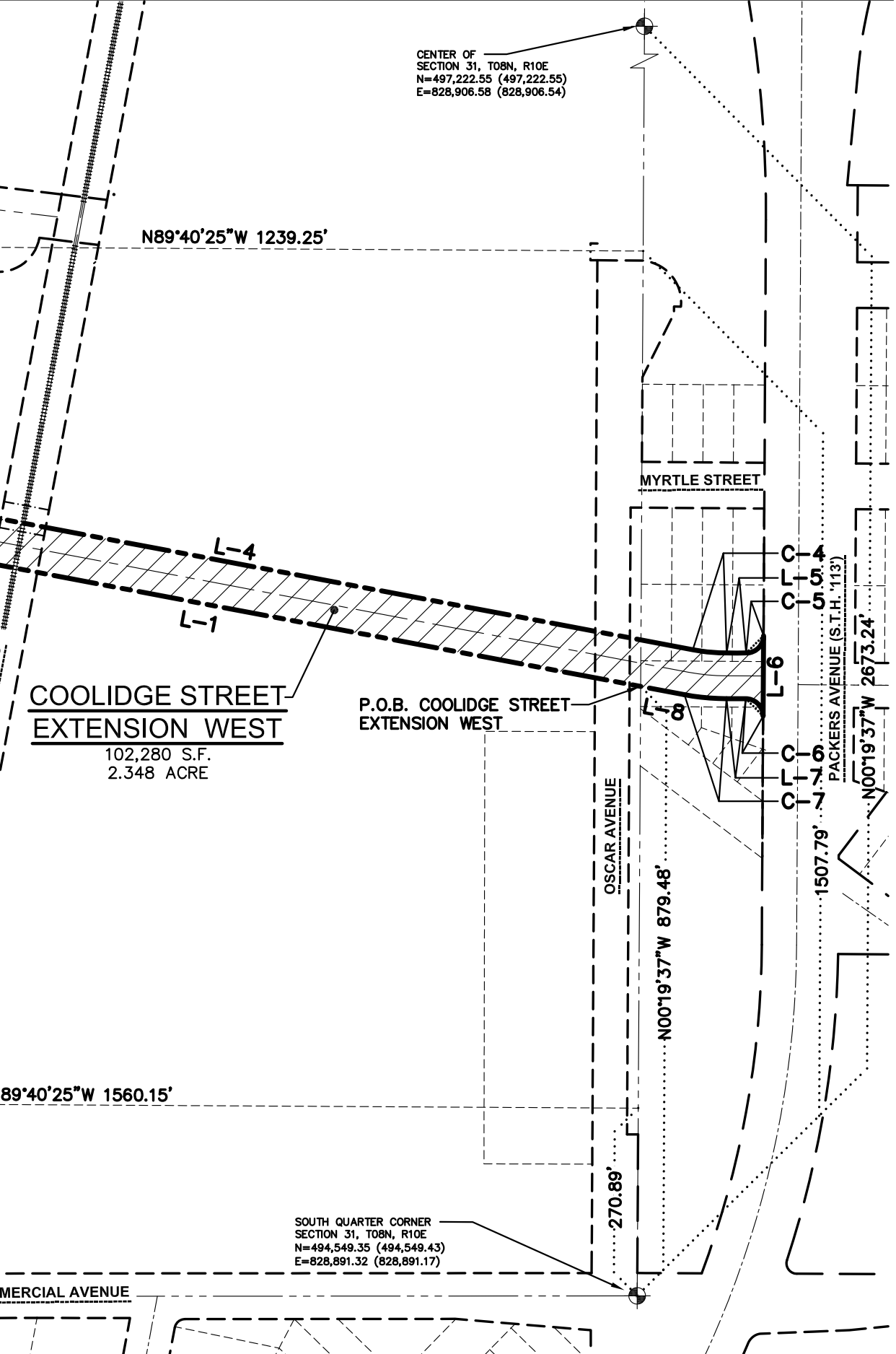
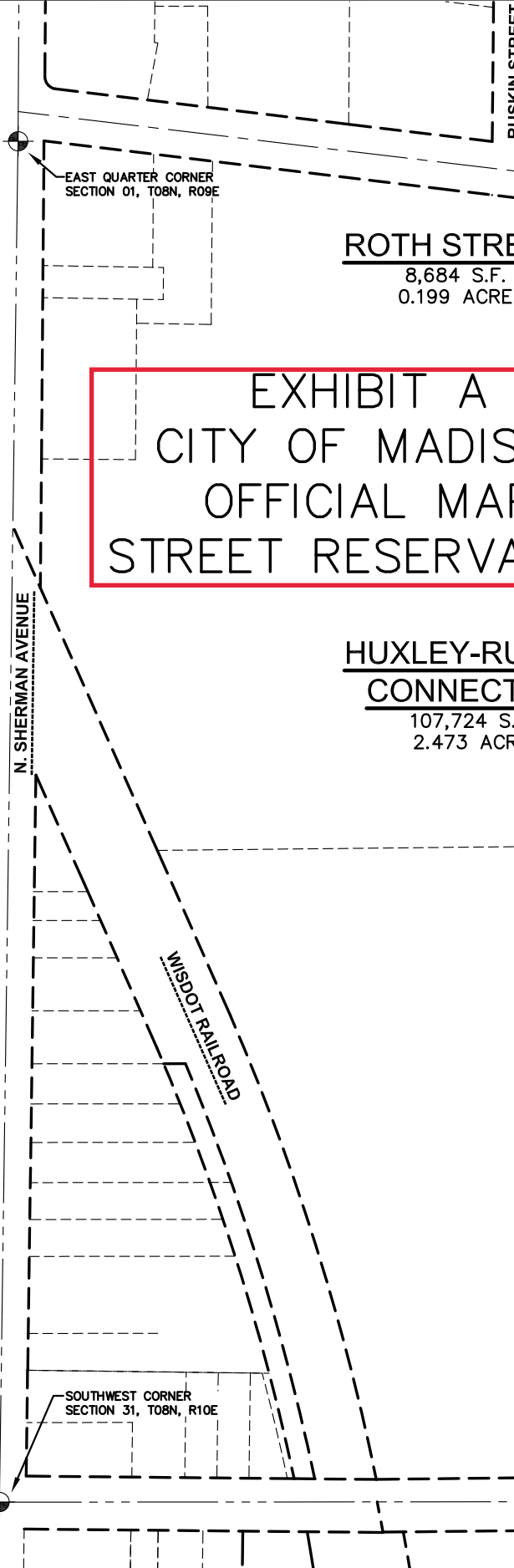
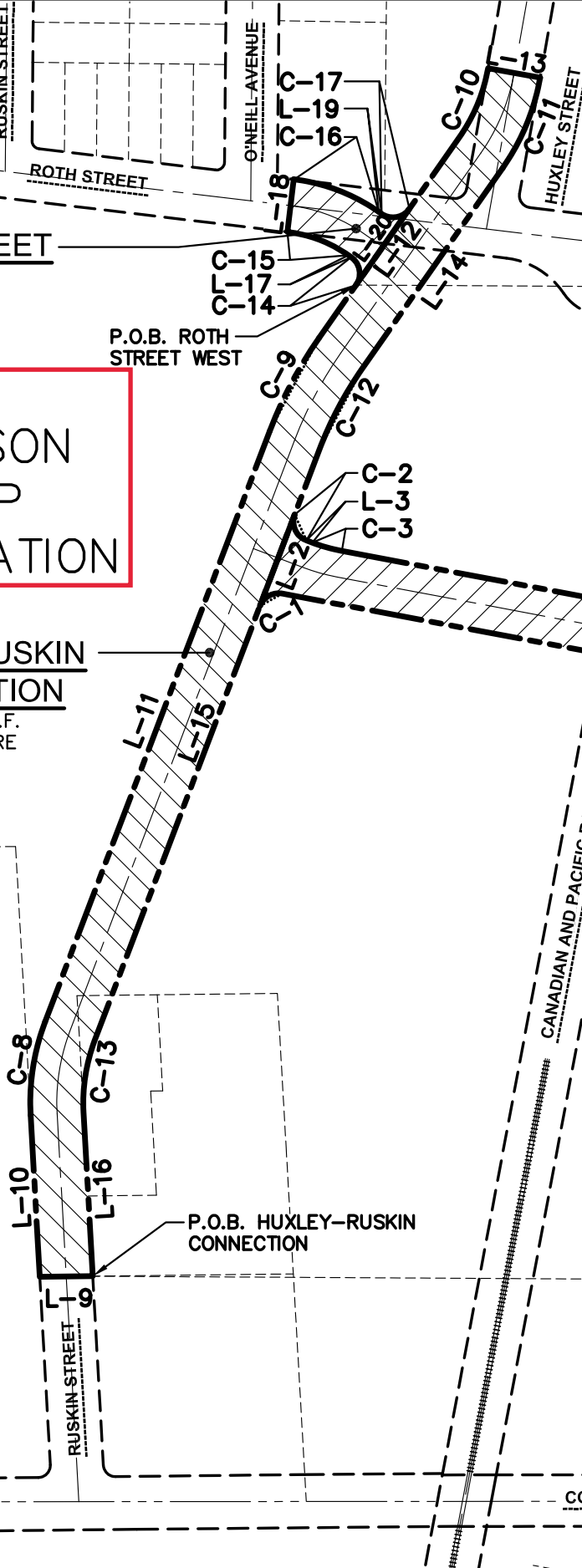
PACKERS AVENUE (S.T.H. 113)

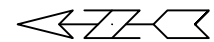
N0019°37'W 2673.24'

1507.79'

N89°40'25"W 1239.25'

N89°40'25"W 1560.15'

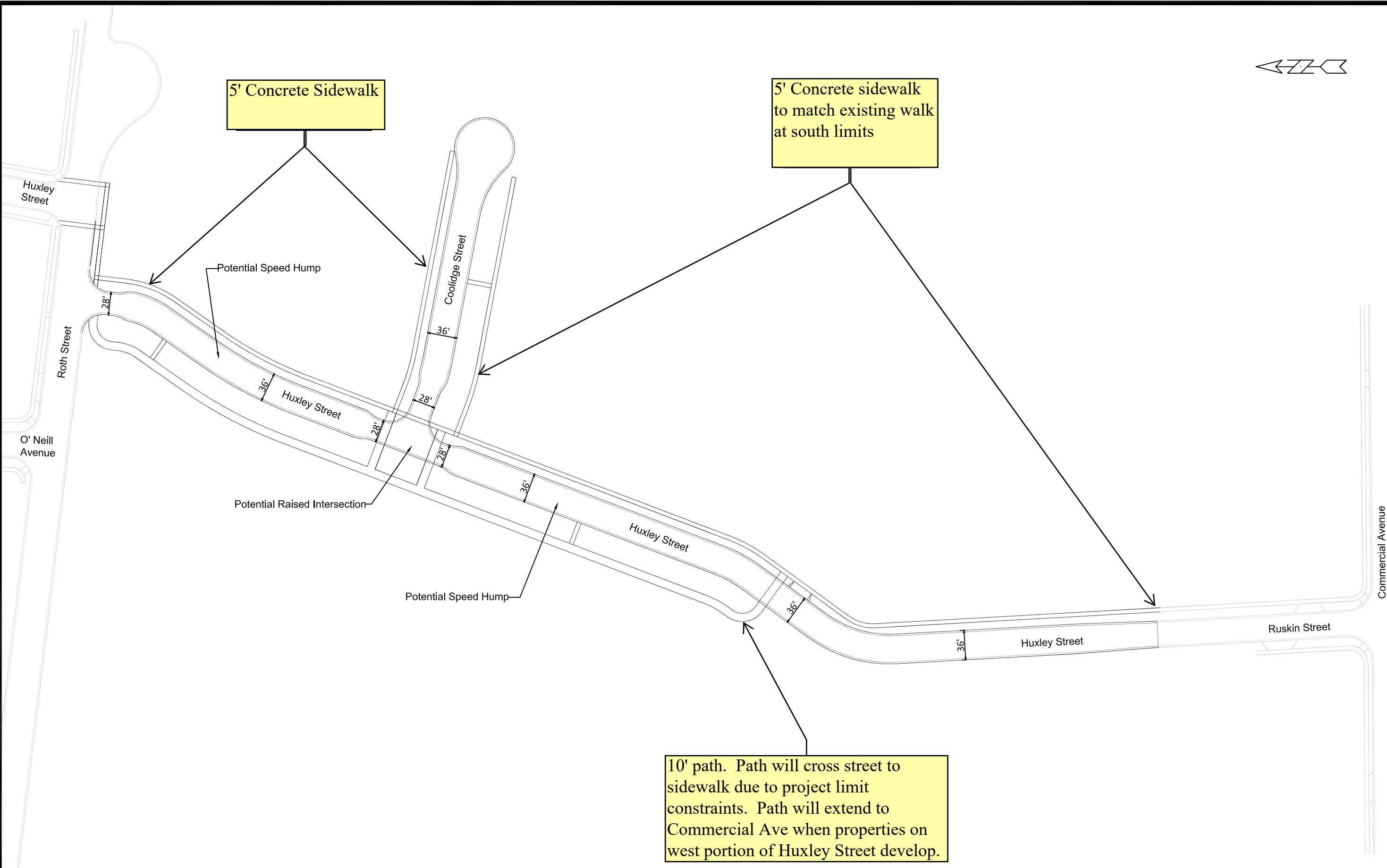




5' Concrete Sidewalk

5' Concrete sidewalk to match existing walk at south limits

10' path. Path will cross street to sidewalk due to project limit constraints. Path will extend to Commercial Ave when properties on west portion of Huxley Street develop.

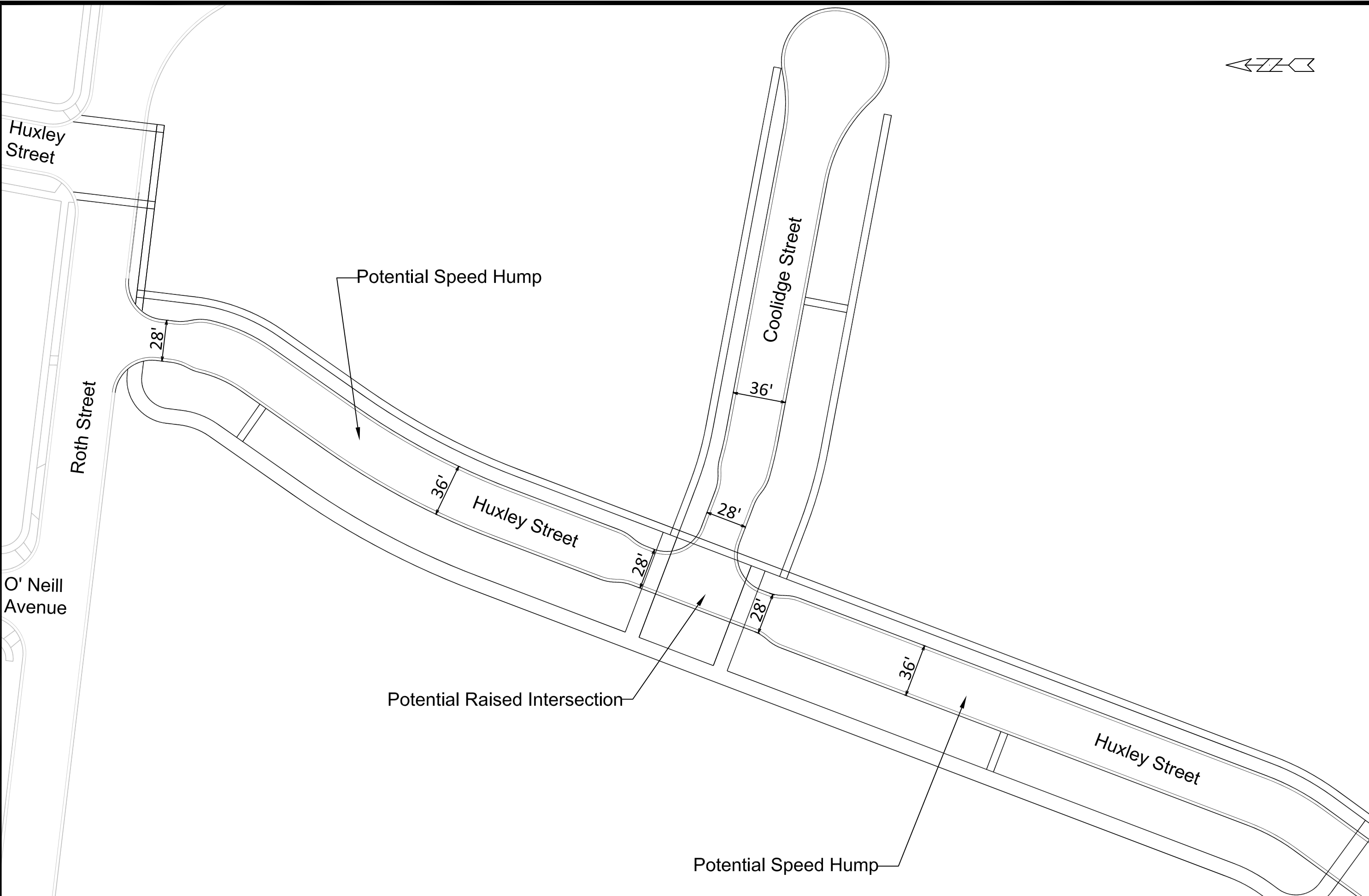
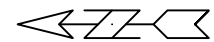


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Designed By: SDM			Scale: 1:110
14534			EX-3

14534
 MADISON, WI
 HARTMEYER REDEVELOPMENT
 CONTRACT NO: 9284
 TRANSPORTATION COMMISSION EXHIBIT
 M:\DESIGN\Projects\14534\CAD\Traffic\14534TE-Geometrics_042523.dwg



14534
 EX-3



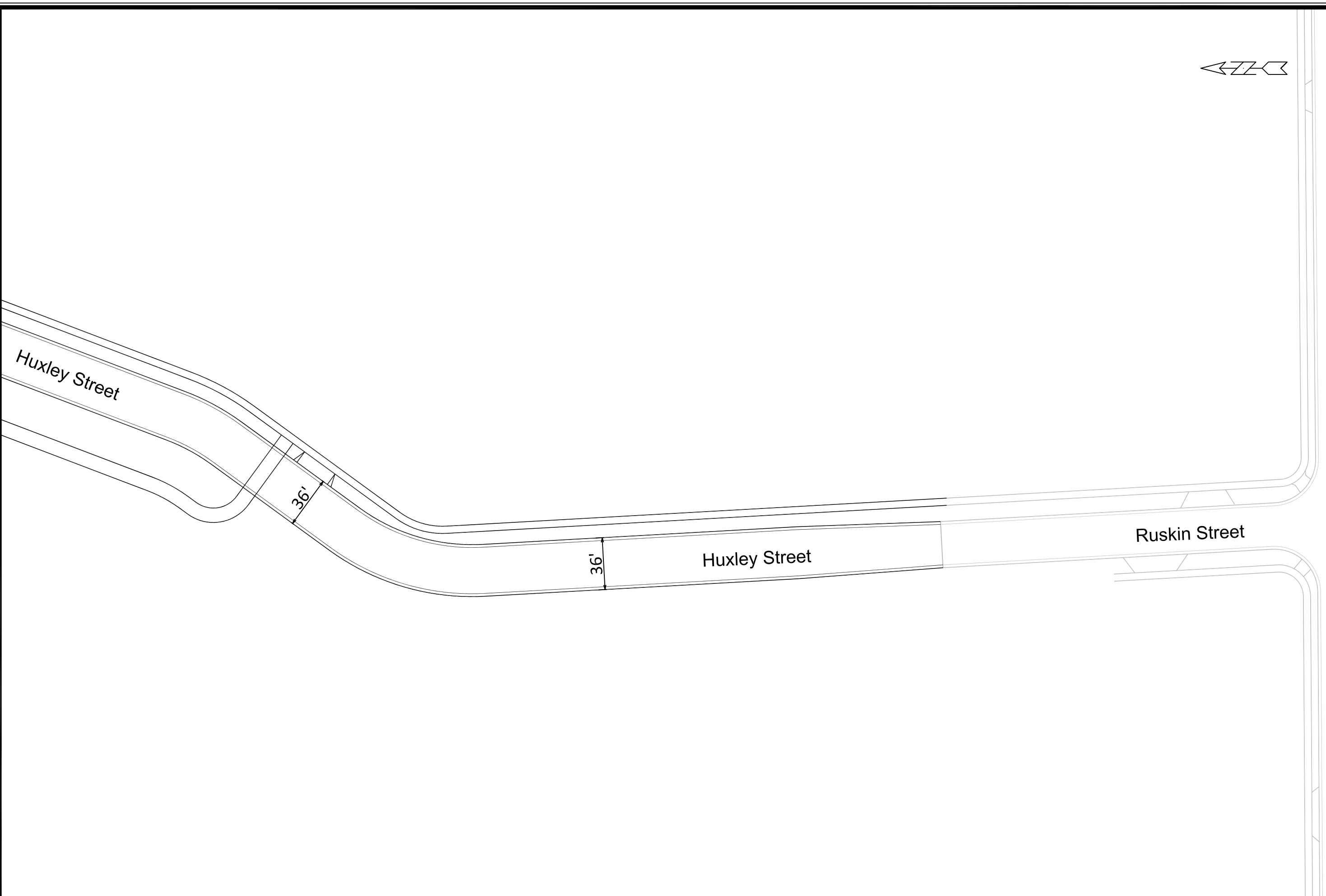
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 MADISON, WI
 CONTRACT NO: 9284
 TRANSPORTATION COMMISSION EXHIBIT
 HARTMEYER REDEVELOPMENT
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14534
 EX-1

Scale: 1:80
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 EX-1



14534
EX-2

TRANSPORTATION COMMISSION EXHIBIT
HARTMEYER REDEVELOPMENT
M:\DESIGN\Projects\14534\CAD\Traffic\14534TE-Geometrics_042523.dwg

Commercial Avenue

14534
MADISON, WI
9284

CONTRACT NO:

MARK	REVISION	DATE	BY
14534	Design By: SDM	Date: 5/2/2023 12:50 PM	Scale: 1:60
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EX-2



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MADISON REGIONAL OFFICE
161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
P. 608.848.5060

CLIENT:
**LINCOLN AVENUE
CAPITAL MANAGEMENT,
LLC**

CLIENT ADDRESS:
401 WILSHIRE BLVD, SUITE 1070
SANTA MONICA, CA 90401

PROJECT:
**HARTMEYER PUBLIC
IMPROVEMENTS**

PROJECT LOCATION:
2007 ROTH STREET
MADISON, DANE COUNTY
WI, 53704

PLAN MODIFICATIONS:

#	Date	Description
1	04.05.23	GEOMETRIC/SWM CONCEPTS
2	04.14.23	TRANSPORTATION COMMISSION
3	04.28.23	TRANSPORTATION COMMISSION
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

Designed By: CAC
Reviewed By: MRH
Approved By: MRH

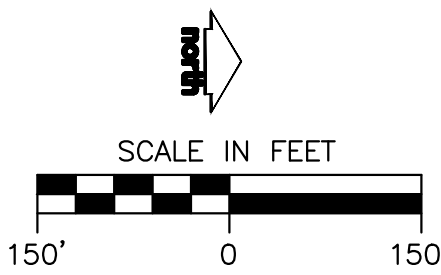
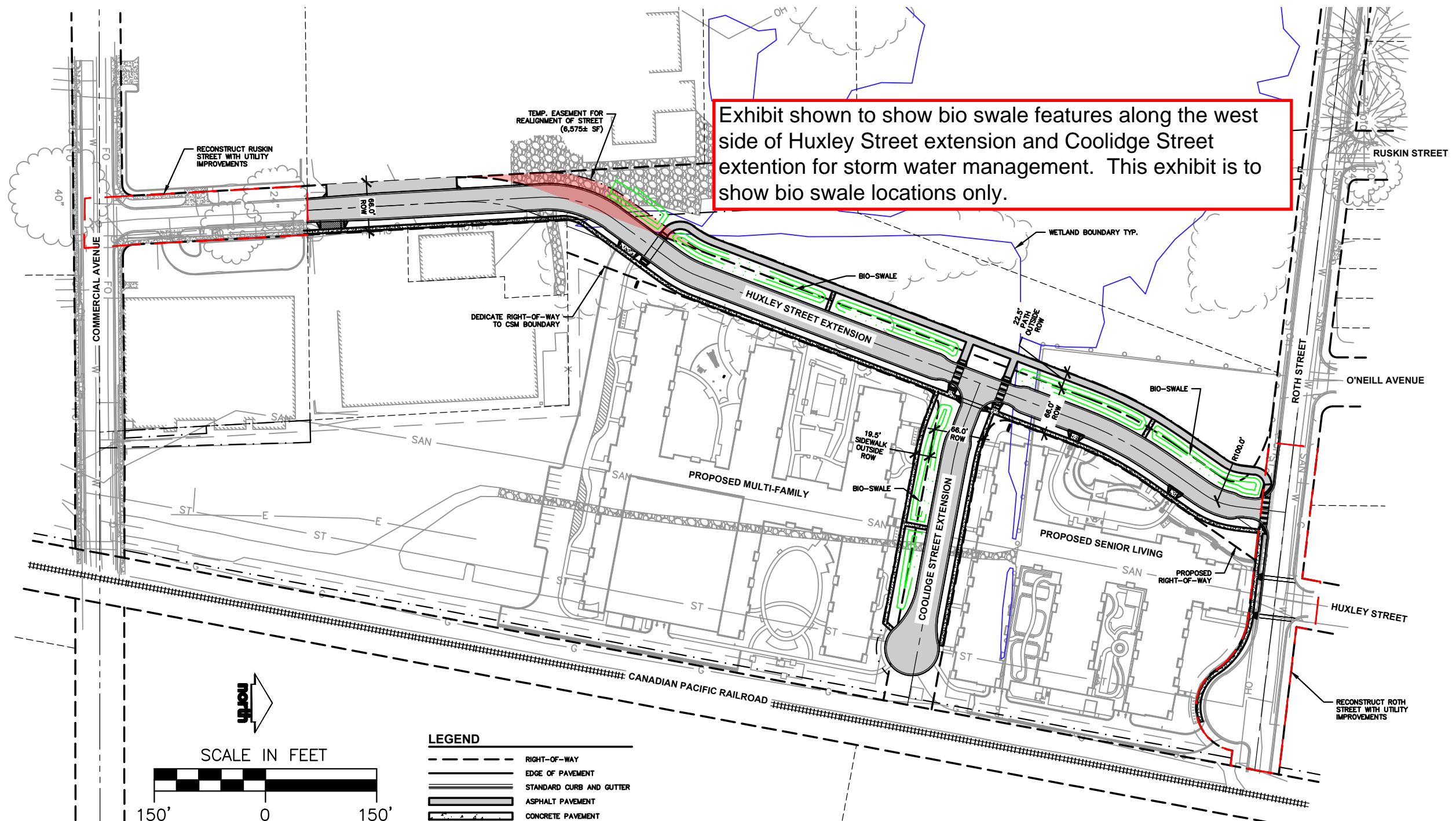
SHEET TITLE:
**OVERALL STREET
GEOMETRICS & TYPICAL
SECTIONS**

SHEET NUMBER:

EXHIBIT

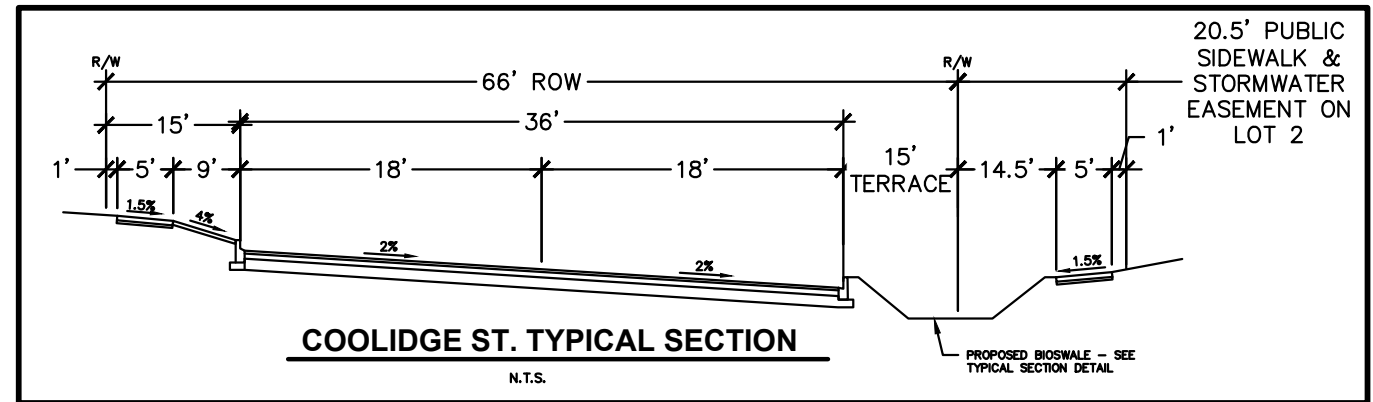
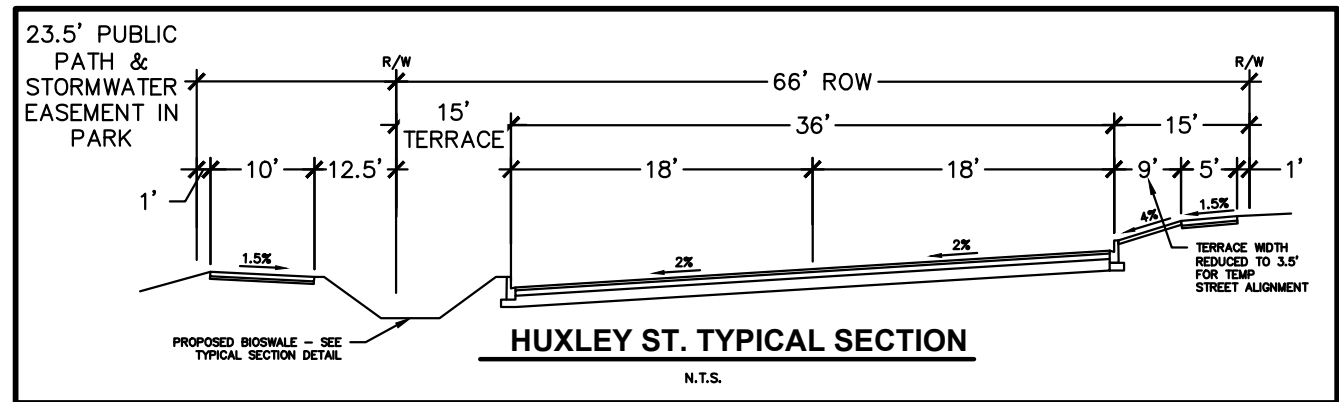
JSD PROJECT NO: 22-11381-PUB

Exhibit shown to show bio swale features along the west side of Huxley Street extension and Coolidge Street extension for storm water management. This exhibit is to show bio swale locations only.



LEGEND

---	RIGHT-OF-WAY
---	EDGE OF PAVEMENT
---	STANDARD CURB AND GUTTER
---	ASPHALT PAVEMENT
---	CONCRETE PAVEMENT



File: I:\30222211381_2211381-PUB\DWG\Civil Sheets\2211381 - Street Geometrics.dwg Layout: OVERALL User: cox Plotted: Apr 28, 2023 - 12:02pm Xrefs:

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