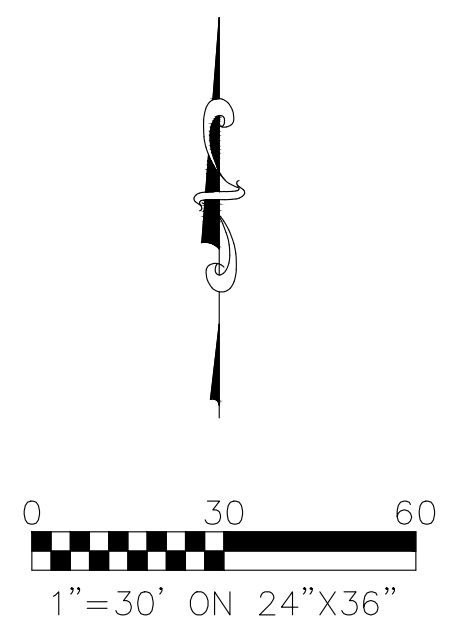
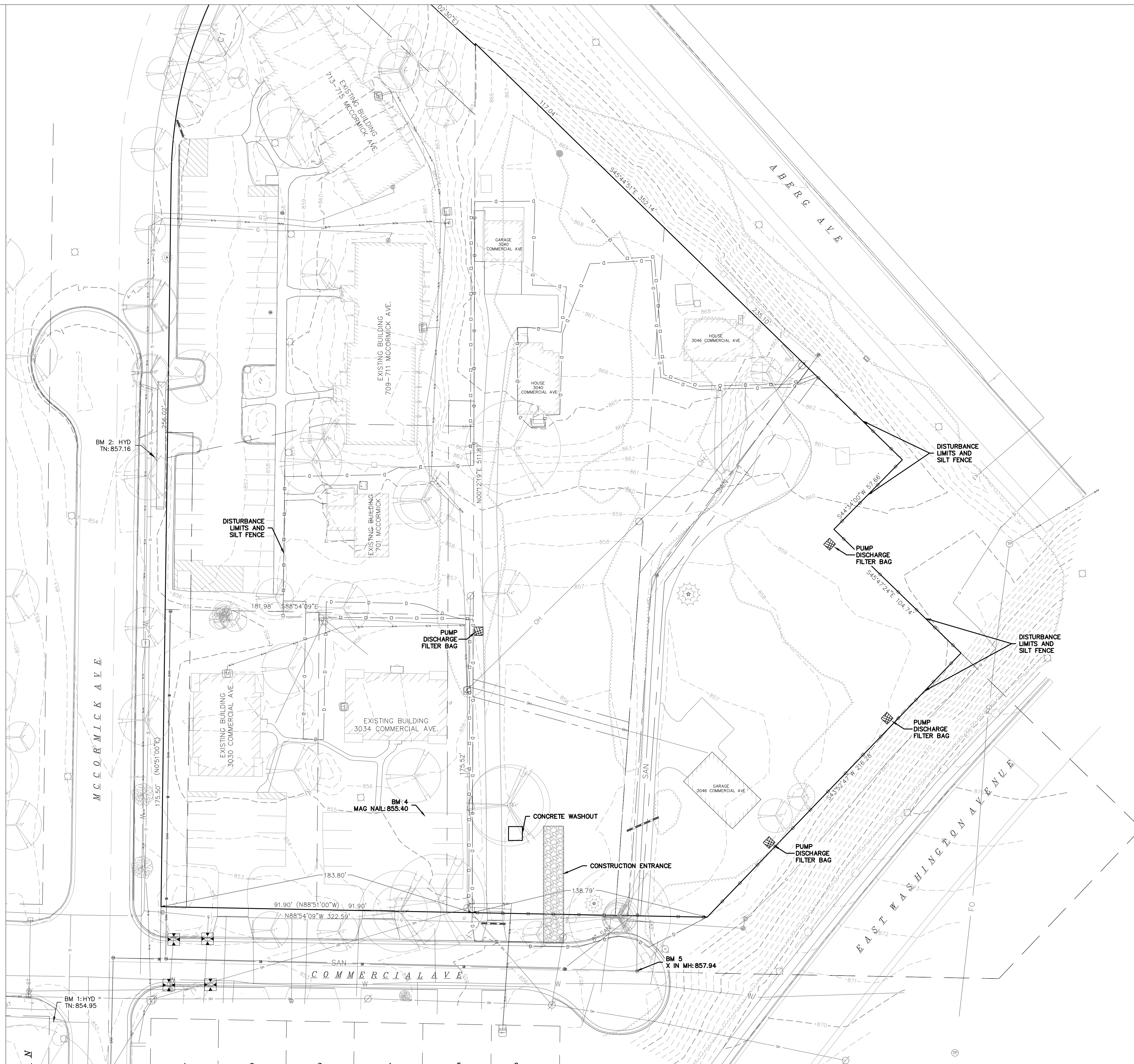
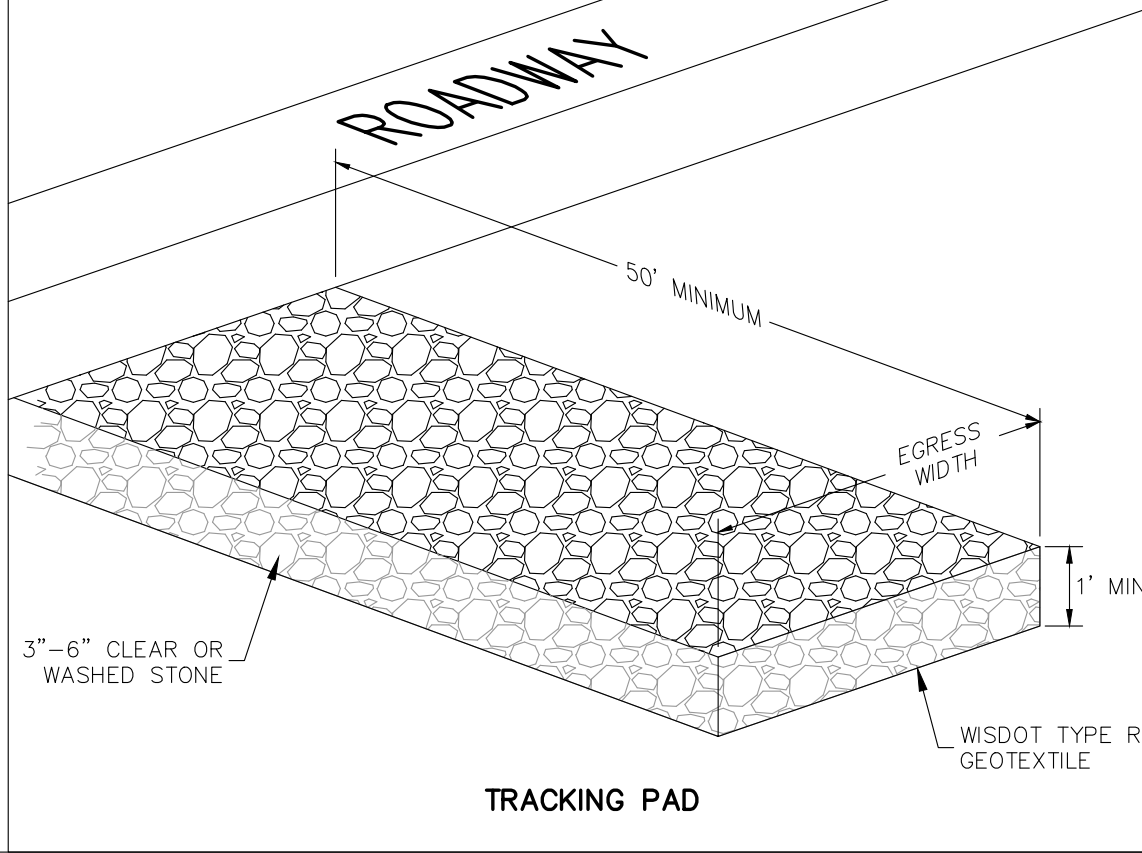
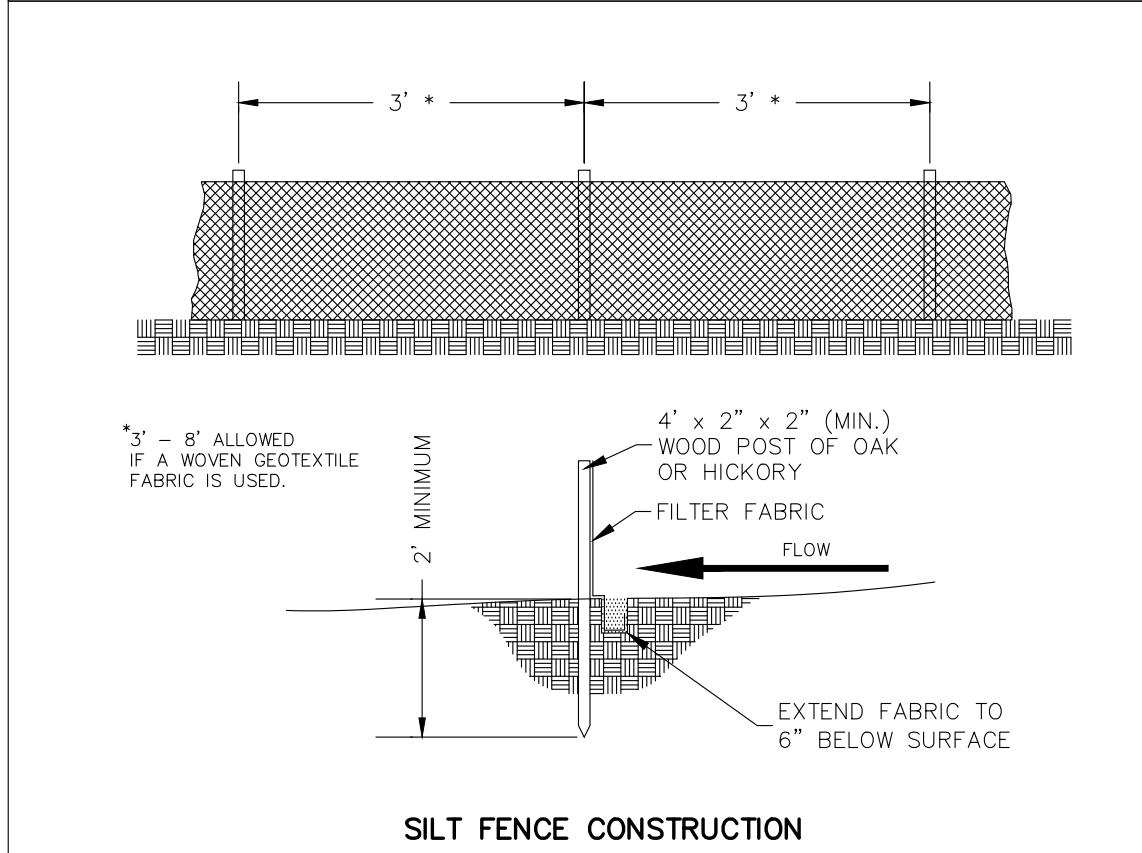
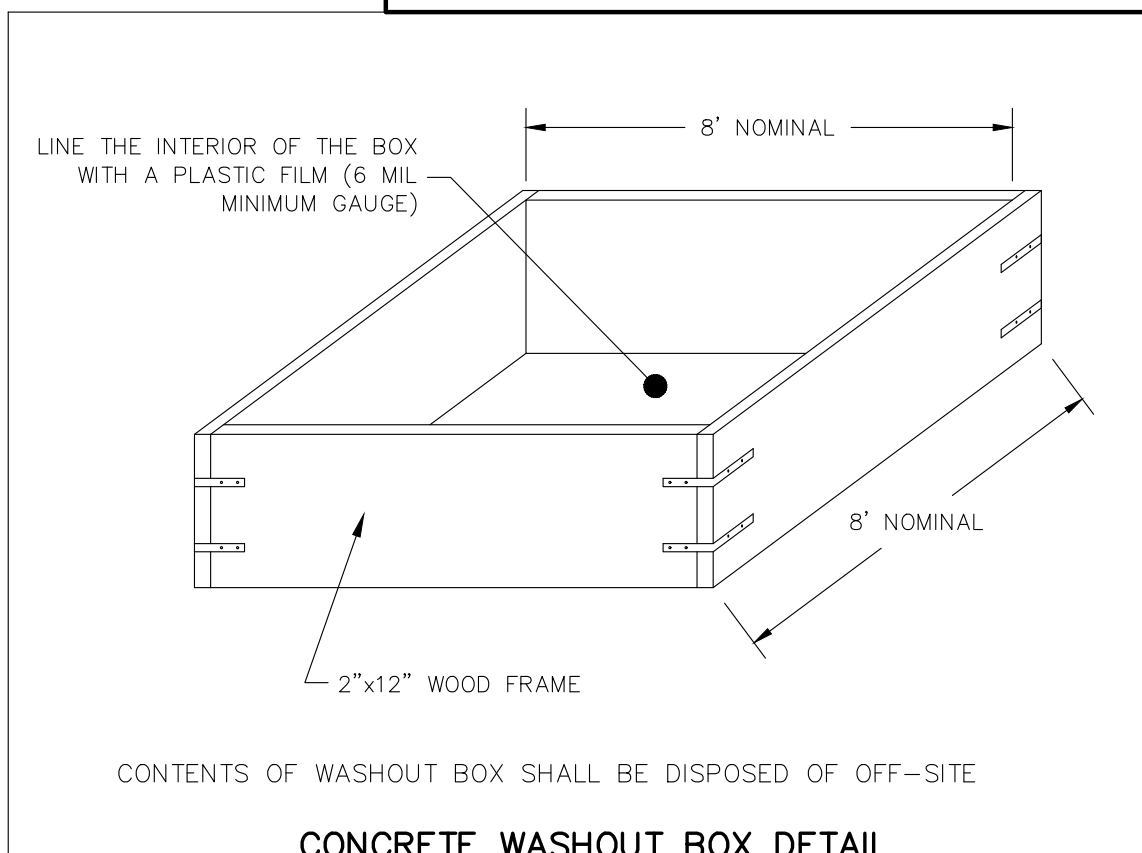


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 www.DiggersHotline.com



Burse
 Surveying and Engineering, Inc.
 2801 International Lane, Suite 101
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 Fax: 608-250-9266
 e-mail: Mburse@BSE, INC.net
 www.bursesurveyeng.com

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| APPROVALS | PROJECT ENG. | MLB |
| | DESIGNED BY | CPB |
| | DRAWN BY | CPB |
| | CHECKED BY | PDF |
| | APPROVED | MLB |

McCormick/Commercial Development
 701 McCormick Street & 3040/3046 Commercial Avenue
 Madison, WI 53704
Agusta Realty, Inc.
 1609 MONROE STREET
 MADISON WI 53711

PROJECT #: BSE428
 PLOT DATE: 2/19/2020
 REVISION DATES:

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ISSUE DATES:
 LU APPLICATION 2/19/2020

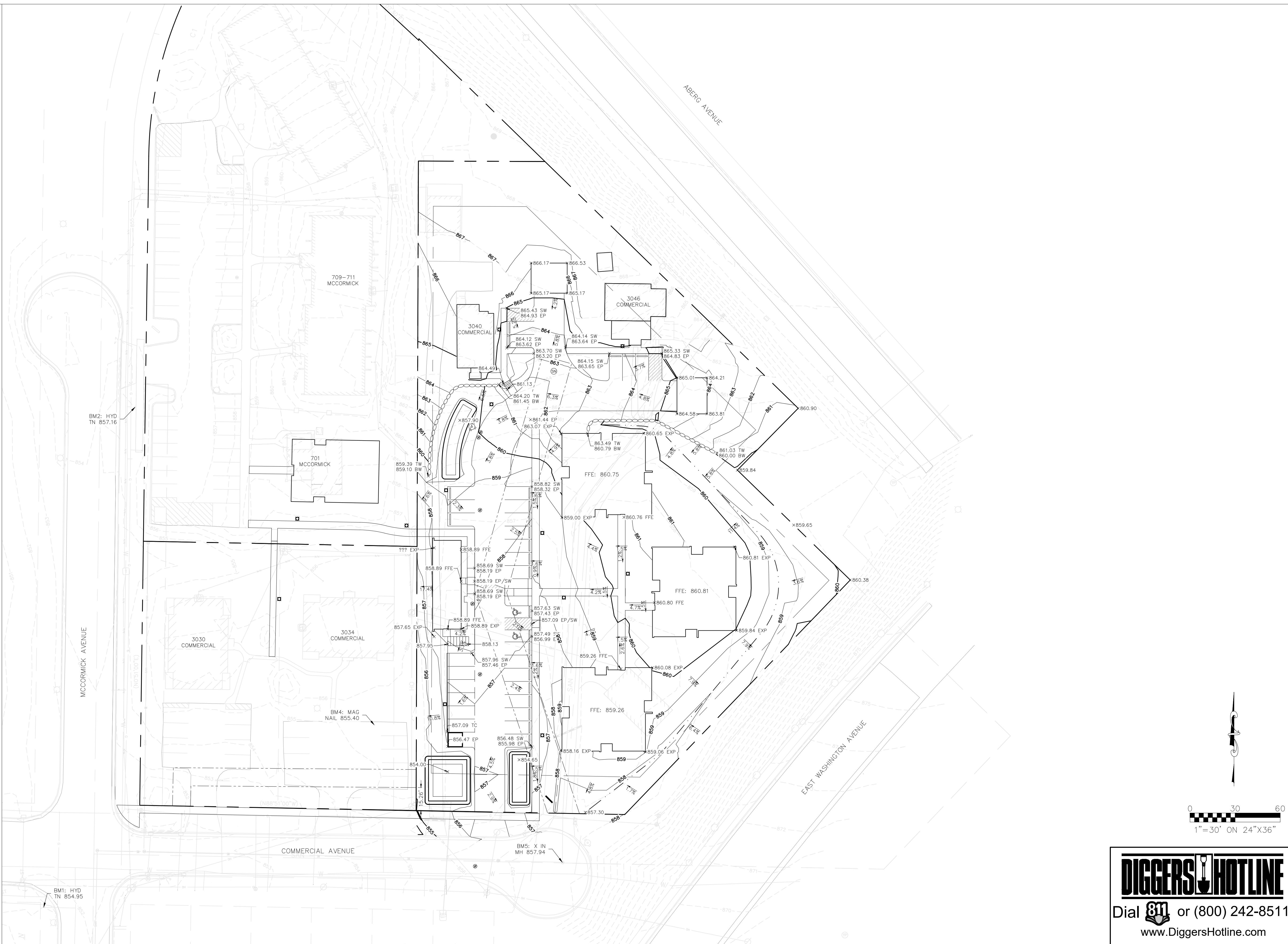
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EROSION CONTROL PLAN

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| APPROVALS | PROJECT ENG. | MLB | DESIGNED BY | CFB | DRAWN BY | CFB | CHECKED BY | PDF | APPROVED | MLB |
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McCormick/Commercial Development
701 McCormick Street & 3040/3046 Commercial Avenue
Madison, WI 53704
Agusta Realty, Inc.
1609 MONROE STREET
MADISON WI 53711

PROJECT #: BSE428
PLOT DATE: 2/19/2020

REVISION DATES:

| NO. | DATE | DESCRIPTION |
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ISSUE DATES:
LU APPLICATION 2/19/2020

GRADING PLAN

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LOT A WORKSHEETS

CITY OF MADISON LANDSCAPE WORKSHEET

Landscape Calculations and Distribution

- (a) One (1) landscape unit shall be provided for each three hundred (300) square feet of developed area, with the exception of th IL and IG districts as specified in (b) below.
 Total square footage of developed area = 88,643
 Developed area divided by 300 square feet = **295 Landscape Units**
- (b) Within the Industrial - Limited (IL) and Industrial - General (IG) districts, one landscape unit shall be provided for every 600 square feet of developed area.
 Total square footage of developed area =
 Developed area divided by 600 square feet = **0 Landscape Units**
- (c) One landscape unit consists of 5 landscape points. Landscape points are calculated as shown in the Tabulation of Points and Credits table.
 Landscape units multiplied by 5 landscape points = **1,477 Total Points Required**

Development Frontage Landscape: (1) Overstory Deciduous Tree and (5) Shrubs per (30) lineal feet of lot frontage or (2) ornamental trees or (2) evergreen trees may be substituted for (1) overstory deciduous tree.

| Plant Type/ Element | Minimum Size at Installation | Points | Credits/ Existing Landscaping | | New/ Proposed Landscaping | |
|--|------------------------------|---------------------|-------------------------------|-----------------|---------------------------|-----------------|
| | | | Quantity | Points Achieved | Quantity | Points Achieved |
| Overstory deciduous tree | 2 1/2 inch caliper | 35 | 4 | 140 | 15 | 525 |
| Tall Evergreen (pine, spruce) | 5-6' Tall | 35 | 7 | 245 | 11 | 385 |
| Ornamental Tree | 1 1/2 inch Caliper | 15 | 0 | 0 | 12 | 180 |
| Upright Evergreen Shrub (arborvitae) | 3-4' Tall | 10 | 1 | 10 | 0 | 0 |
| Shrub, deciduous | 12-24" or 3 gallon | 3 | 9 | 27 | 93 | 279 |
| Shrub, evergreen | 12-24" or 3 gallon | 4 | 0 | 0 | 49 | 196 |
| Ornamental Grasses/ perennials | 8-18" or 1 gallon | 2 | 0 | 0 | 179 | 358 |
| Ornamental/ decorative fencing or wall | n/a | 4 per 10 lineal ft. | 0 | 0 | 200 | 500 |
| Sub Totals | | | | 422 | | 2423 |
| Total Points Provided = | | 2845 | | | | |

PLANT LIST--LOT A

| Latin Name | Common Name | Quantity | Scheduled Size | Points Per Plant | Total Points |
|--|----------------------------------|----------|----------------|------------------|--------------|
| Proposed Plants | | | | | |
| "Hydrangea arborescens 'Abetwo' pp#20,571, c/Incrediball® Smooth Hydrangea | | 11 | #1 Grade | 3 | 33 |
| Acer x freemanii 'Celebration' | Celebration Maple | 5 | 2in BB | 35 | 175 |
| Amelanchier x grandiflora 'Autumn Brilliance' | Autumn Brilliance Juneberry | 3 | 2in BB | 15 | 45 |
| Aronia brilliantissima | Glossy Black Chokeberry | 3 | #3 | 3 | 9 |
| Buxus x sempervirens 'Green Velvet' | Green Velvet Boxwood | 25 | #2 | 4 | 100 |
| Calamintha nepeta 'Montrose White' | Calamint | 42 | 4.5in Pot | 2 | 84 |
| Carex pensylvanica | Pennsylvania Sedge | 17 | 4.5 in Pot | 2 | 32 |
| Deschampsia caespitosa 'Pixie Fountain' | Pixie Fountain Tufted Hair Grass | 18 | 1 Gal | 2 | 36 |
| Diervilla lonicera | Dwarf Bushhoneysuckle | 8 | 4.5in Pot | 3 | 24 |
| Gleditsia triacanthos inermis 'Skyline' | Skyline Honeylocust | 4 | 3in BB | 35 | 140 |
| Hydrangea macrophylla 'Grateful Red' | Grateful Red Hydrangea | 8 | | 3 | 24 |
| Hydrangea paniculata 'Pink Diamond' | Pink Diamond Hydrangea | 4 | 18in | 3 | 12 |
| Malus 'Prairiefire' | Prairiefire Crab | 1 | 2in BB | 15 | 15 |
| Malus 'Red Jewel' | Red Jewel Crabapple | 2 | 2in BB | 15 | 30 |
| Monarda 'Gardenview Scarlet' | Gardenview Scarlet Bee Balm | 15 | 4.5in Pot | 3 | 45 |
| Panicum virgatum 'Cheyenne Sky' | Cheyenne Sky Switch Grass | 4 | 1 Gal | 2 | 8 |
| Pinus strobus | Eastern White Pine | 11 | 6ft BB | 35 | 385 |
| Quercus bicolor | Swamp White Oak | 6 | 2in BB | 35 | 210 |
| Rudbeckia fulgida 'Goldsturm' | Goldsturm Black Eyed Susan | 17 | 4.5in Pot | 2 | 34 |
| Rudbeckia fulgida 'Viette's Little Suzy' | Viette's Little Suzy Coneflower | 24 | 4.5in Pot | 2 | 48 |
| Salvia nemorosa 'May Night' | May Nite Meadow Sage | 41 | 4.5in Pot | 2 | 82 |
| Spiraea betulifolia 'Tor' | Tor Birchleaf Spirea | 8 | 12-15in | 2 | 16 |
| Spiraea japonica 'Little Princess' | Little Princess Spirea | 28 | 15-18in | 3 | 84 |
| Spiraea japonica 'Shirobi' | Peppermint Stick Spirea | 12 | 12-15in | 3 | 36 |
| Syringa 'Miss Kim' | Miss Kim Lilac | 3 | 2-3ft | 3 | 9 |
| Syringa 'Royalty' | Royalty Lilac | 4 | 3-4ft | 3 | 12 |
| Syringa reticulata 'Ivory Silk' | Ivory Silk Japanese Tree Lilac | 6 | 2in BB | 15 | 90 |
| Taxus x media 'Everlow' | Everlow Yew | 7 | | 4 | 28 |
| Taxus x media 'Tautonii' | Tautonii Yew | 17 | #5 | 4 | 68 |
| Viburnum lentago | Nannyberry | 3 | 4-5ft | 3 | 9 |
| Existing Points: | | | | | 1923 |
| Existing Plants | | | | | |
| Existing Black Hills Spruce | Ex. Black Hills Spruce | 2 | Ex | 35 | 70 |
| Existing Tree | Ex Tree | 4 | Ex | 35 | 140 |
| Pinus | Ex White Pine | 5 | Ex | 35 | 175 |
| Shrub | Ex Shrub | 9 | Ex | 3 | 27 |
| Thuja | Ex. Arborvitae | 1 | Ex | 10 | 10 |
| Proposed Points: | | | | | 422 |
| Total Points: | | | | | 2345 |

LOT B WORKSHEETS

CITY OF MADISON LANDSCAPE WORKSHEET

Landscape Calculations and Distribution

- (a) One (1) landscape unit shall be provided for each three hundred (300) square feet of developed area, with the exception of th IL and IG districts as specified in (b) below.
 Total square footage of developed area = 71,790
 Developed area divided by 300 square feet = **239 Landscape Units**
- (b) Within the Industrial - Limited (IL) and Industrial - General (IG) districts, one landscape unit shall be provided for every 600 square feet of developed area.
 Total square footage of developed area =
 Developed area divided by 600 square feet = **0 Landscape Units**
- (c) One landscape unit consists of 5 landscape points. Landscape points are calculated as shown in the Tabulation of Points and Credits table.
 Landscape units multiplied by 5 landscape points = **1,197 Total Points Required**

Development Frontage Landscape: (1) Overstory Deciduous Tree and (5) Shrubs per (30) lineal feet of lot frontage or (2) ornamental trees or (2) evergreen trees may be substituted for (1) overstory deciduous tree.

| Plant Type/ Element | Minimum Size at Installation | Points | Credits/ Existing Landscaping | | New/ Proposed Landscaping | |
|--|------------------------------|---------------------|-------------------------------|-----------------|---------------------------|-----------------|
| | | | Quantity | Points Achieved | Quantity | Points Achieved |
| Overstory deciduous tree | 2 1/2 inch caliper | 35 | 18 | 630 | 0 | 0 |
| Tall Evergreen (pine, spruce) | 5-6' Tall | 35 | 5 | 175 | 7 | 245 |
| Ornamental Tree | 1 1/2 inch Caliper | 15 | 2 | 30 | 4 | 60 |
| Upright Evergreen Shrub (arborvitae) | 3-4' Tall | 10 | 11 | 110 | 0 | 0 |
| Shrub, deciduous | 12-24" or 3 gallon | 3 | 40 | 120 | 15 | 45 |
| Shrub, evergreen | 12-24" or 3 gallon | 4 | 18 | 72 | 8 | 32 |
| Ornamental Grasses/ perennials | 8-18" or 1 gallon | 2 | 0 | 0 | 140 | 280 |
| Ornamental/ decorative fencing or wall | n/a | 4 per 10 lineal ft. | 0 | 0 | 0 | 0 |
| Sub Totals | | | | 1137 | | 662 |
| Total Points Provided = | | 1799 | | | | |

PLANT LIST--LOT B

| Latin Name | Common Name | Quantity | Scheduled Size | Points Per Plant | Total Points |
|--|---------------------------------|----------|----------------|------------------|--------------|
| Proposed Plants | | | | | |
| "Hydrangea arborescens 'Abetwo' pp#20,571, c/Incrediball® Smooth Hydrangea | | 1 | #1 Grade | 3 | 3 |
| Amelanchier x grandiflora 'Autumn Brilliance' | Autumn Brilliance Juneberry | 1 | 2in BB | 15 | 15 |
| Carex morrowii 'Ice Dance' | Ice Dance Sedge | 7 | 4.5in Pot | 2 | 14 |
| Carex pensylvanica | Pennsylvania Sedge | 70 | 4.5 in Pot | 2 | 138 |
| Cercis canadensis | Eastern Redbud | 1 | 5' BB | 15 | 15 |
| Cornus sericea 'Isanti' | Isanti Dogwood | 6 | 2-3ft | 3 | 18 |
| Hydrangea macrophylla 'Grateful Red' | Grateful Red Hydrangea | 5 | | 3 | 15 |
| Malus 'Red Jewel' | Red Jewel Crabapple | 2 | 2in BB | 15 | 30 |
| Nepeta x faassenii 'Kit Cat' | Kit Cat Catmint | 20 | 4.5in Pot | 2 | 40 |
| Panicum virgatum 'Cheyenne Sky' | Cheyenne Sky Switch Grass | 8 | 1 Gal | 2 | 16 |
| Pinus strobus | Eastern White Pine | 7 | 6ft BB | 35 | 245 |
| Rudbeckia fulgida 'Goldsturm' | Goldsturm Black Eyed Susan | 9 | 4.5in Pot | 2 | 18 |
| Rudbeckia fulgida 'Viette's Little Suzy' | Viette's Little Suzy Coneflower | 18 | 4.5in Pot | 2 | 36 |
| Schizachyrium scoparium 'The Blues' | The Blues Little Bluestem | 6 | 1 Gal | 2 | 12 |
| Syringa 'Miss Kim' | Miss Kim Lilac | 1 | 2-3ft | 3 | 3 |
| Taxus x media 'Everlow' | Everlow Yew | 5 | | 4 | 20 |
| Taxus x media 'Tautonii' | Tautonii Yew | 3 | #5 | 4 | 12 |
| Weigela florida 'Fine Wine' | Fine Wine Weigela | 3 | 2ft | 4 | 12 |
| Existing Points: | | | | | 662 |
| Existing Plants | | | | | |
| Buxus | Ex Boxwood | 6 | Ex | 4 | 24 |
| Euonymus alata | Ex. Burning Bush | 2 | Ex | 3 | 6 |
| Existing Tree | Ex Tree | 11 | Ex | 35 | 385 |
| Fraxinus | Ex Ash | 1 | Ex | 35 | 35 |
| Gleditsia triacanthos | Ex Honeylocust | 6 | Ex | 35 | 210 |
| Picea | Ex Blue Spruce | 4 | Ex | 35 | 140 |
| Pinus | Ex White Pine | 1 | Ex | 35 | 35 |
| Shrub | Ex Shrub | 36 | Ex | 3 | 108 |
| Spiraea | Ex Spirea | 2 | Ex | 3 | 6 |
| Syringa 'Miss Kim' | Ex Miss Kim Lilac Tree Form | 2 | Ex | 15 | 30 |
| Taxus | Ex Yew | 12 | Ex | 4 | 48 |
| Thuja | Ex. Arborvitae | 11 | Ex | 10 | 110 |
| Proposed Points: | | | | | 1137 |
| Total Points: | | | | | 1799 |

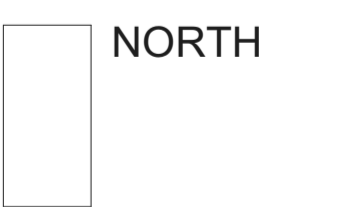
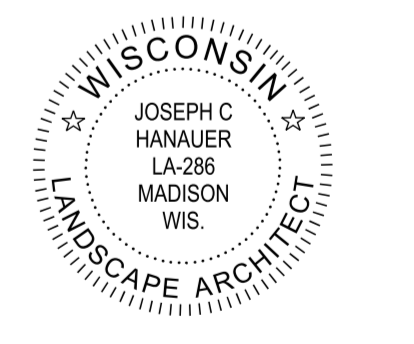


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LANDSCAPE PLAN

MCCORMICK/ COMMERCIAL DEVELOPMENT
 701 MCCORMICK STREET & 3040-3046 COMMERCIAL AVENUE
 MADISON, WISCONSIN 53704



SCALE: NA

DATE: FEBRUARY 19, 2020

DESIGN: jch

REVISION:

Fink Horejsh, LLC

N9494 State Road 69
New Glarus, WI 53574
ph 608-239-3754

McCormick/Commercial Development

701 McCormick Street &
3040 / 3046 Commercial Avenue
Madison, WI 53704

Project #: 19009.00

Land Use Application

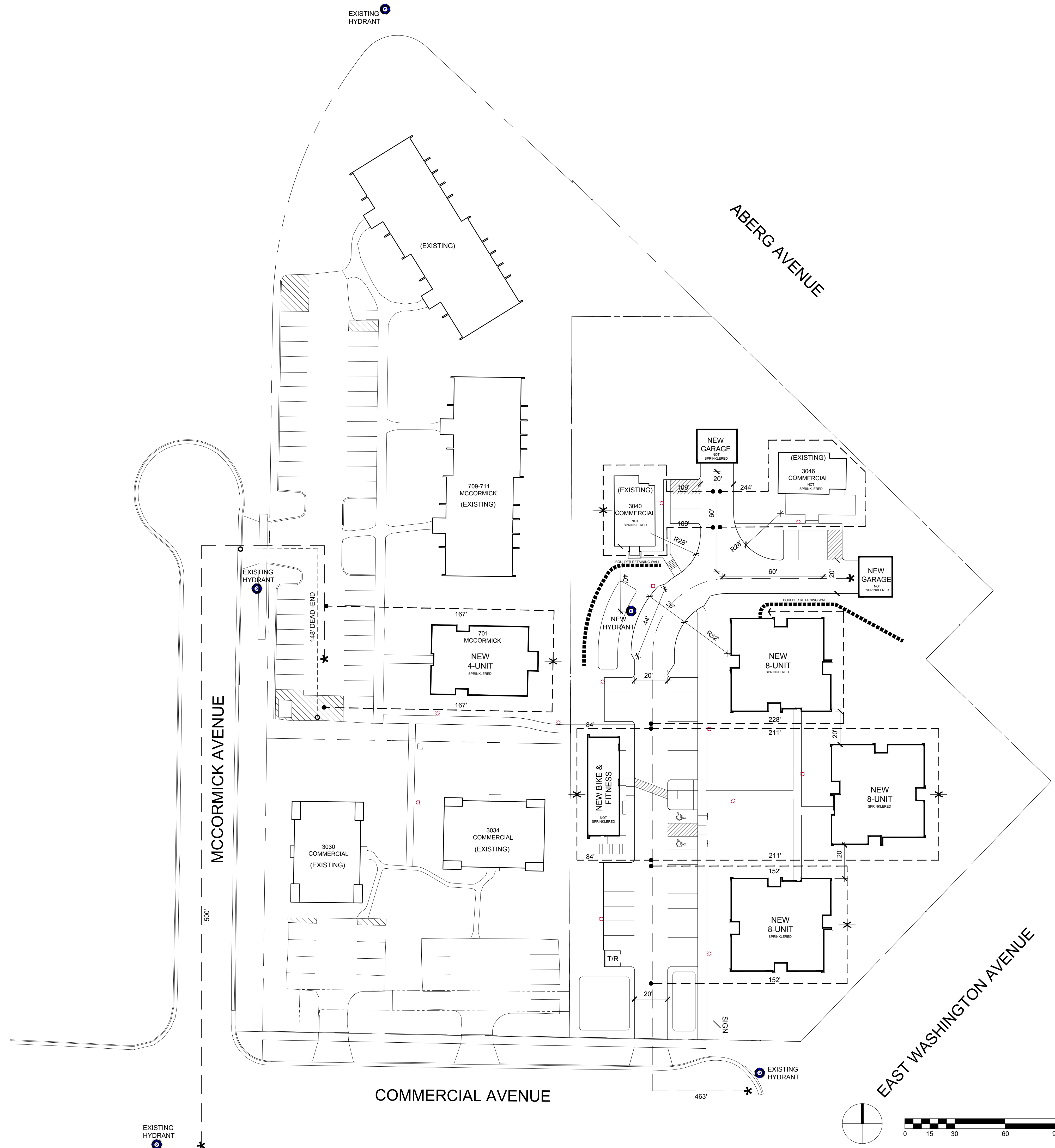
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| No. | Description | Date |
|-----|----------------------|---------|
| 1 | Land Use Application | 2/19/20 |

Drawn by: CaS4 Architecture
Checked by: CaS4 Architecture

Fire Department Access Plan

G100



Fink Horejsh, LLC

N9494 State Road 69
New Glarus, WI 53574
ph 608-239-3754

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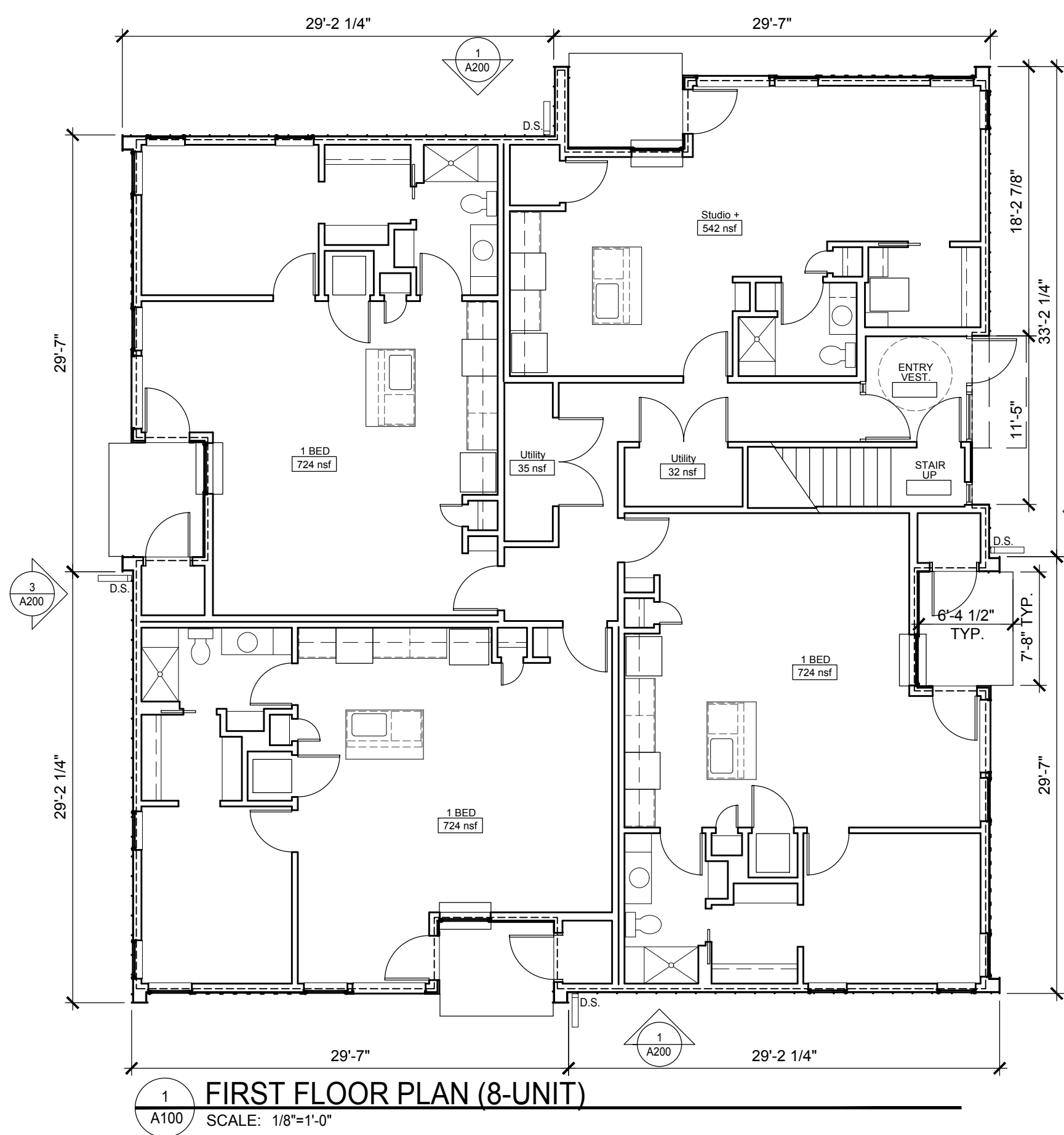
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| 1 | Land Use Application | 2/19/20 |

Drawn by: CaS4 Architecture
Checked by: CaS4 Architecture



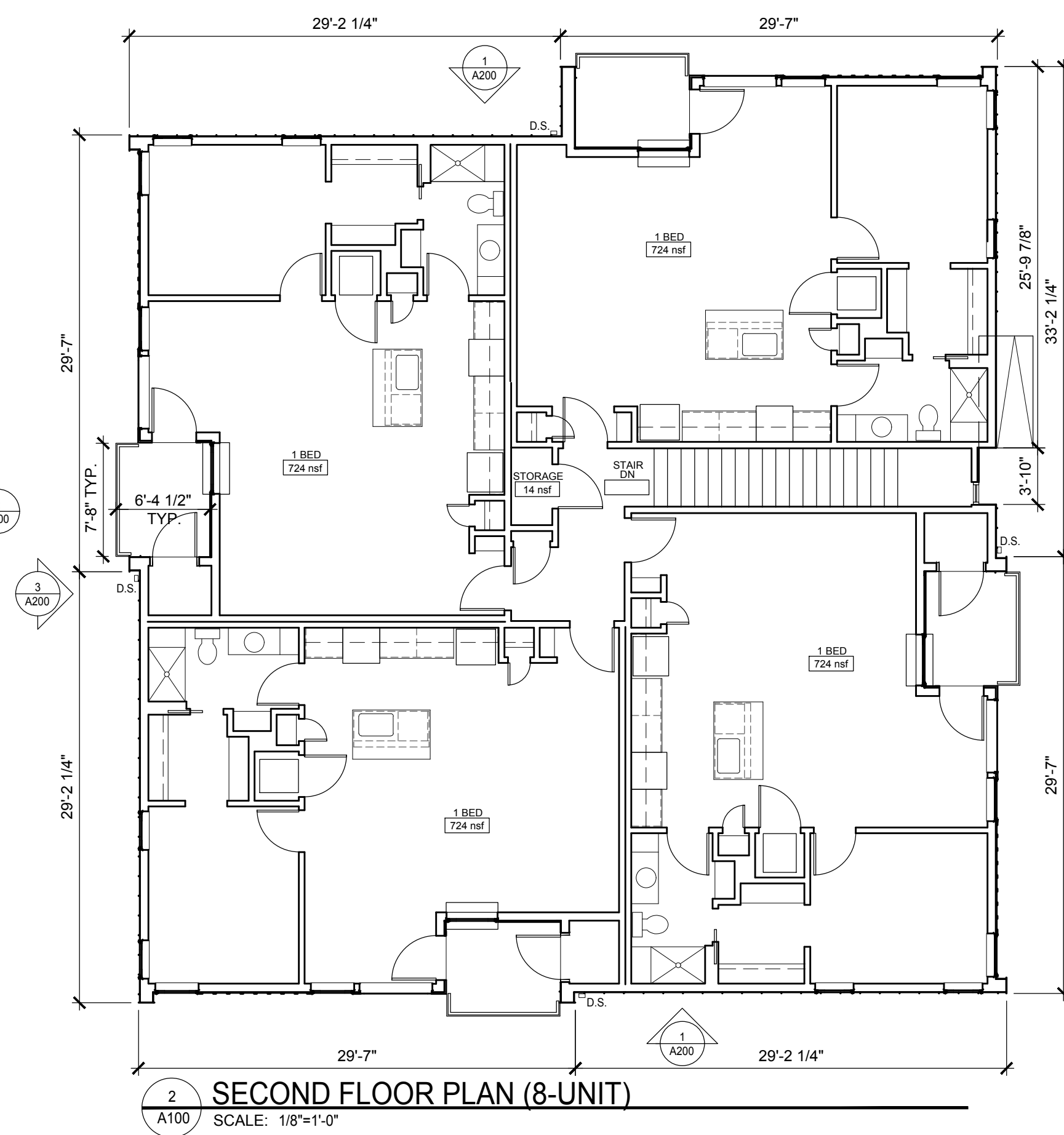
FLOOR & ROOF PLANS

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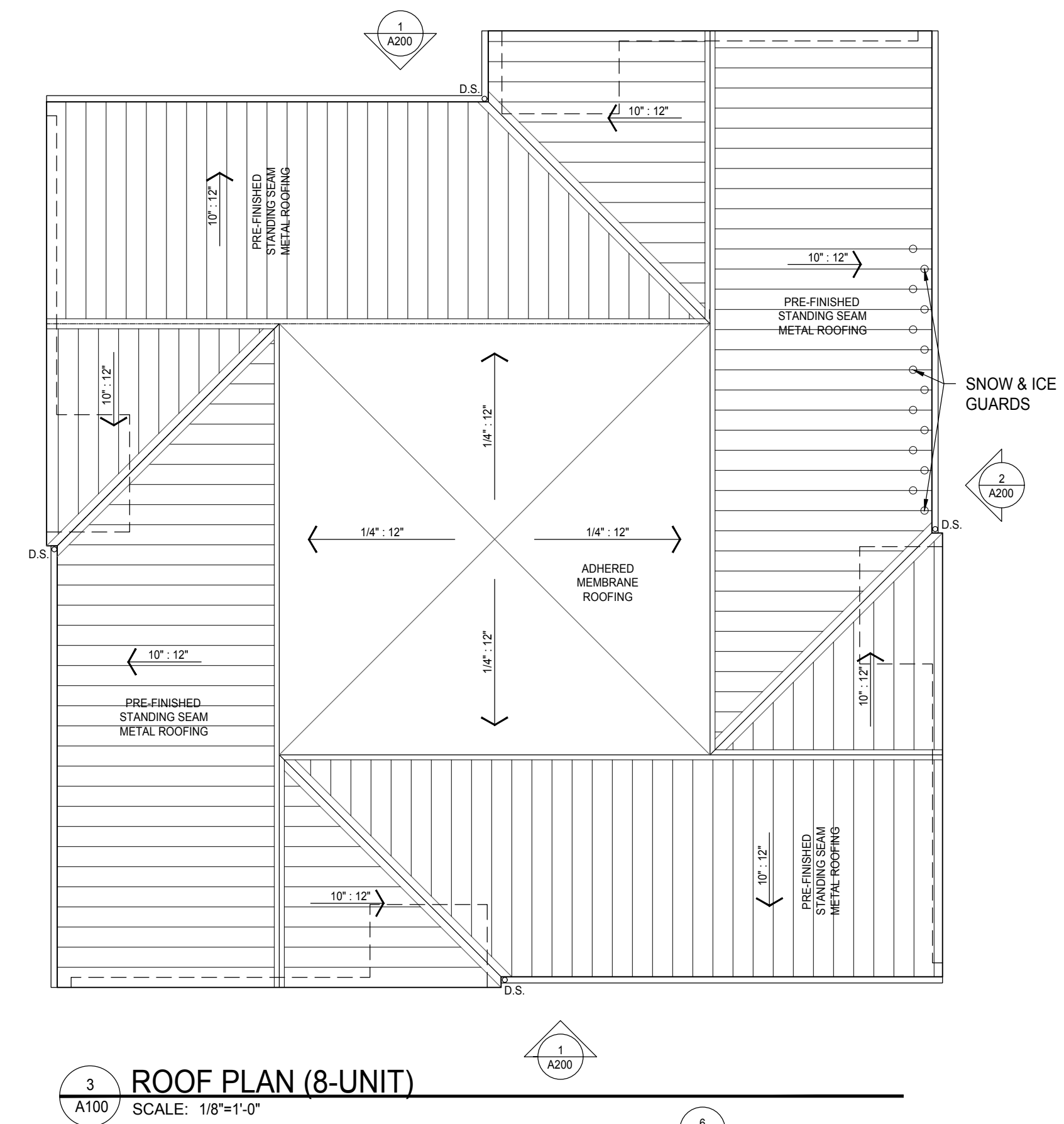
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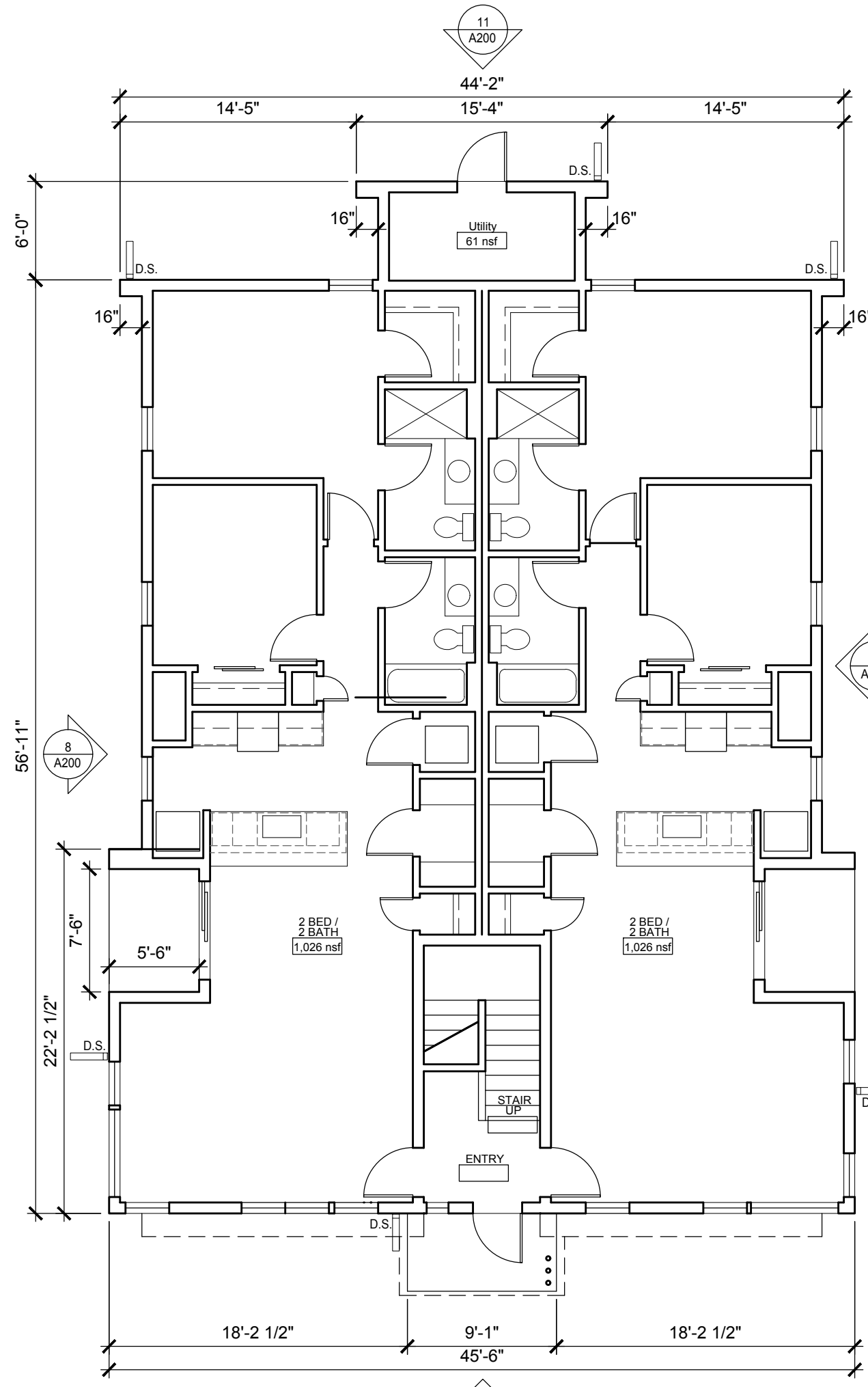
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A100 SCALE: 1/8"=1'-0"



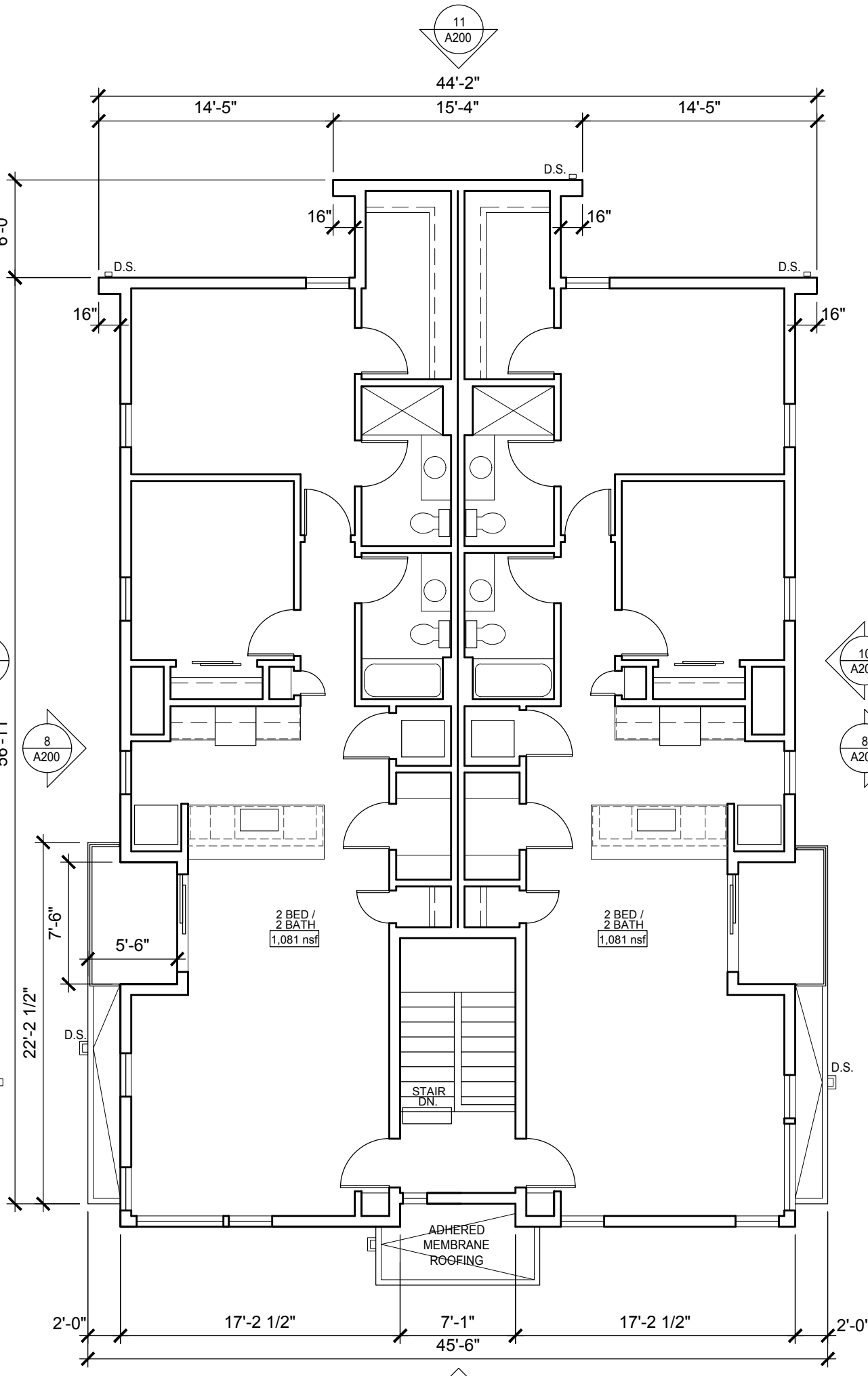
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A100 SCALE: 1/8"=1'-0"



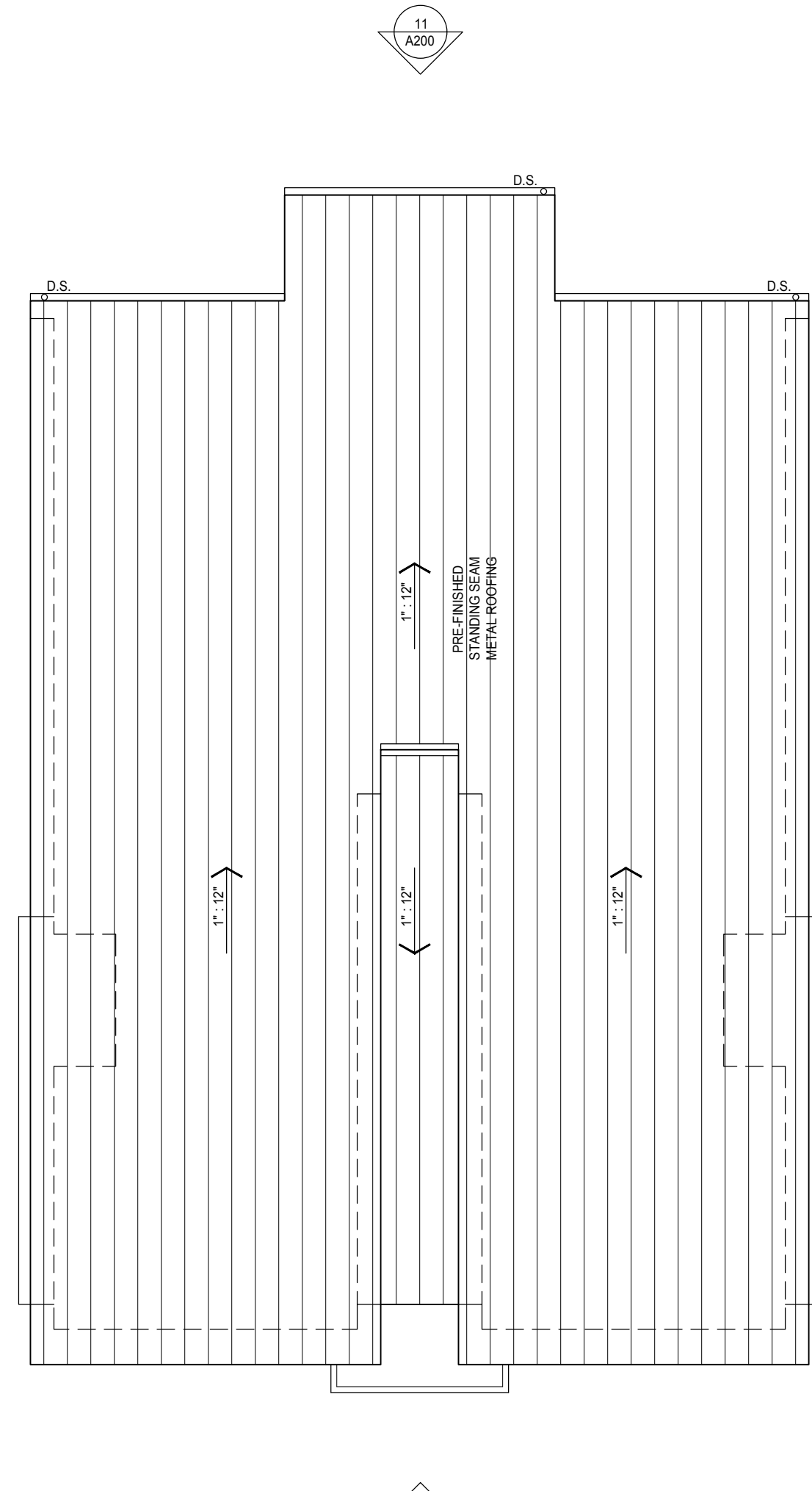
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A100 SCALE: 1/8"=1'-0"



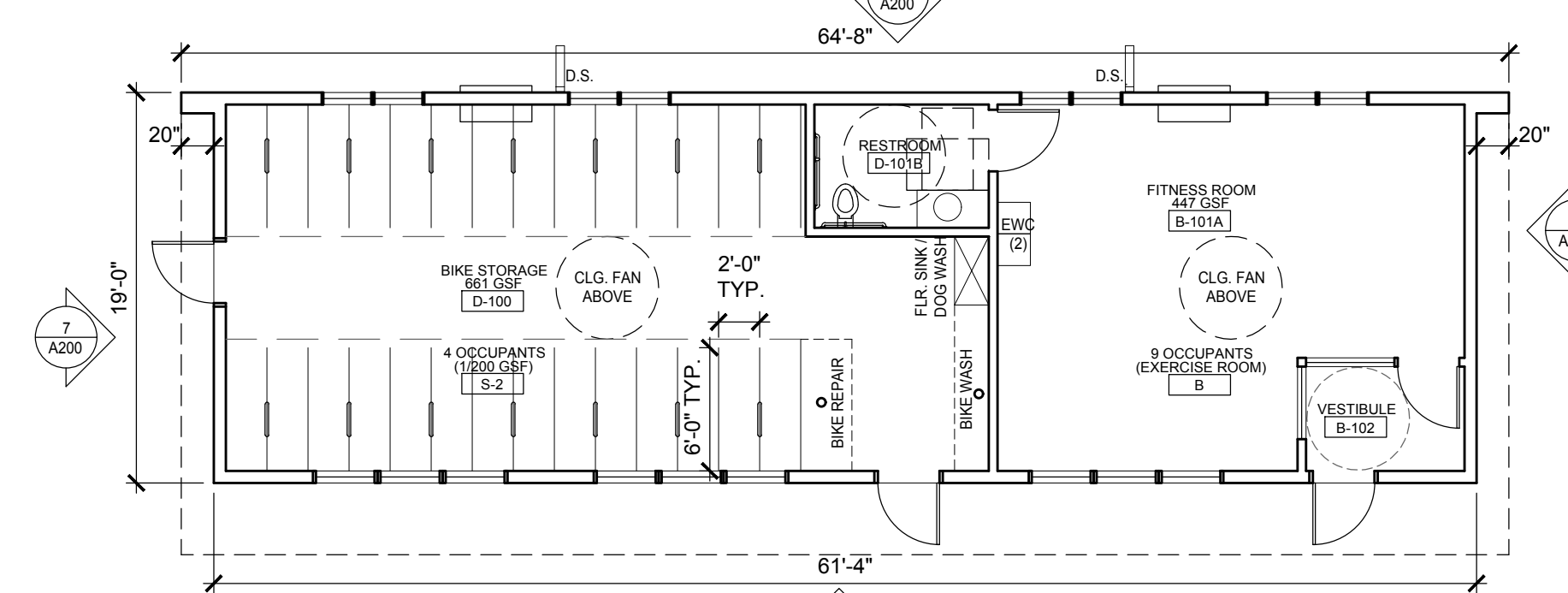
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A100 SCALE: 1/8"=1'-0"



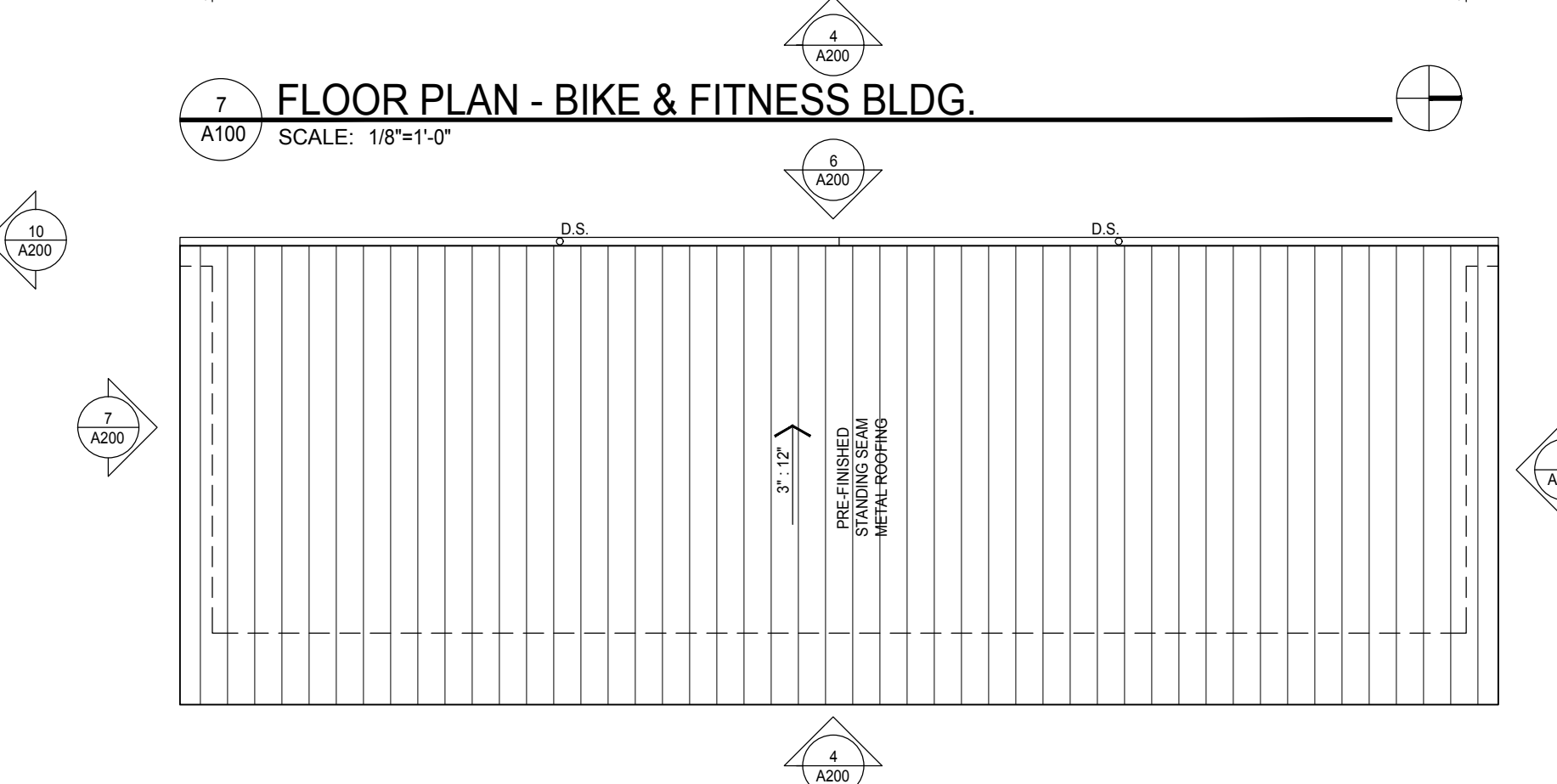
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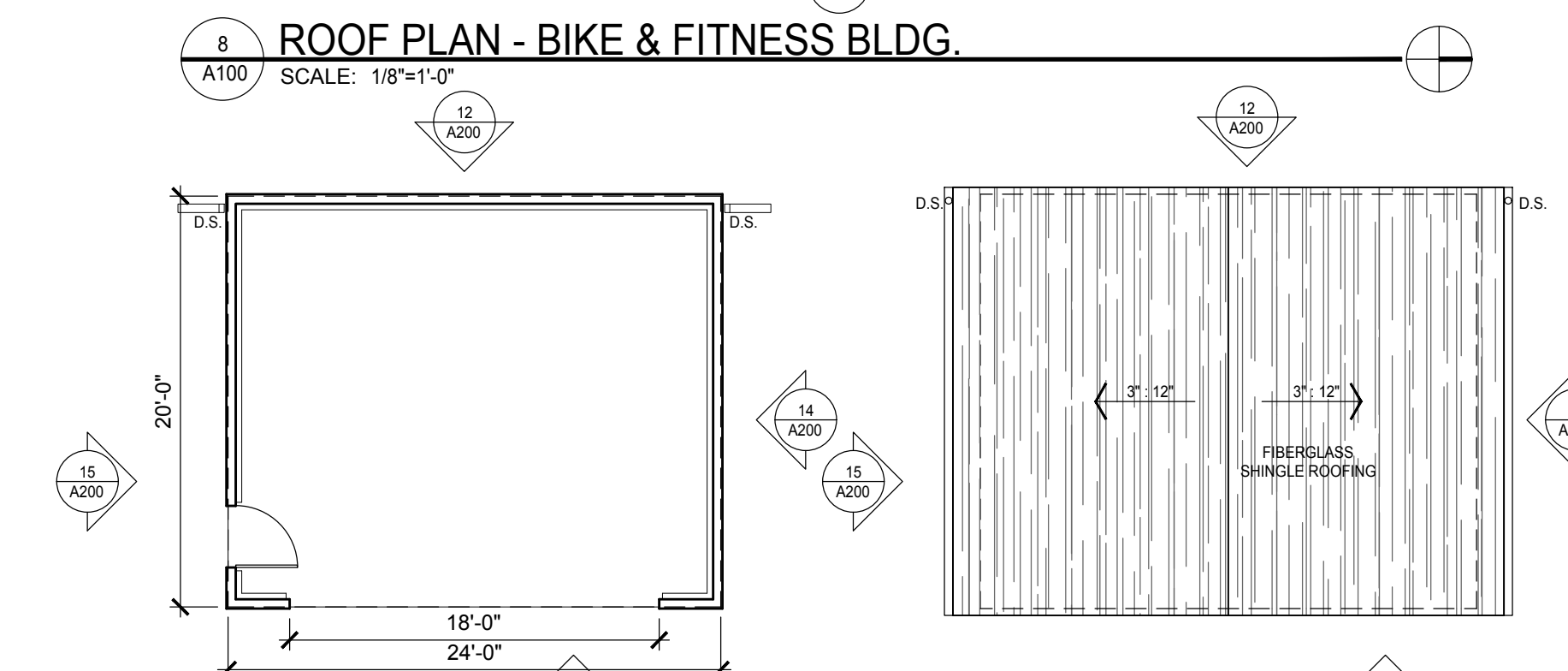
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A100 SCALE: 1/8"=1'-0"



8 ROOF PLAN - BIKE & FITNESS BLDG.

A100 SCALE: 1/8"=1'-0"



9 GARAGE PLAN

A100 SCALE: 1/8"=1'-0"

10 GARAGE ROOF PLAN

A100 SCALE: 1/8"=1'-0"

Fink Horejsh, LLC

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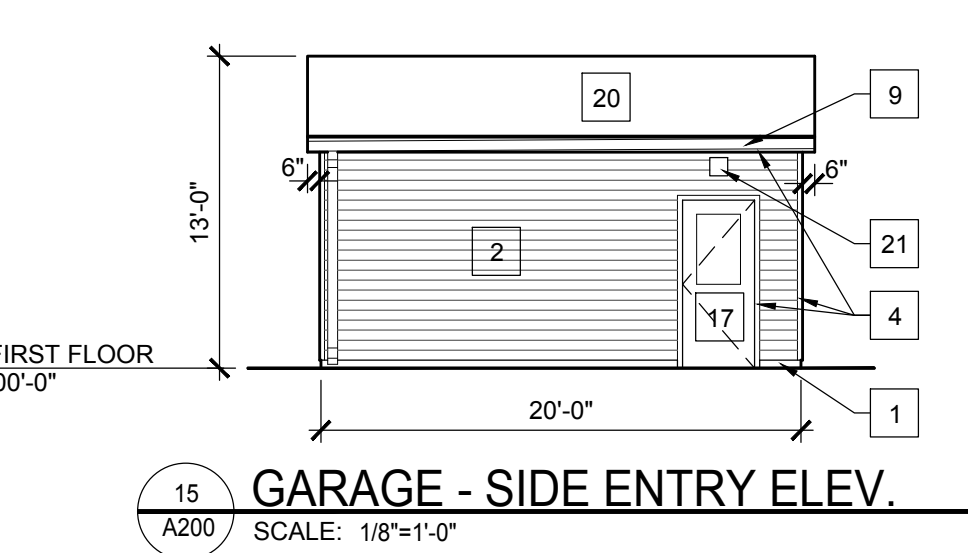
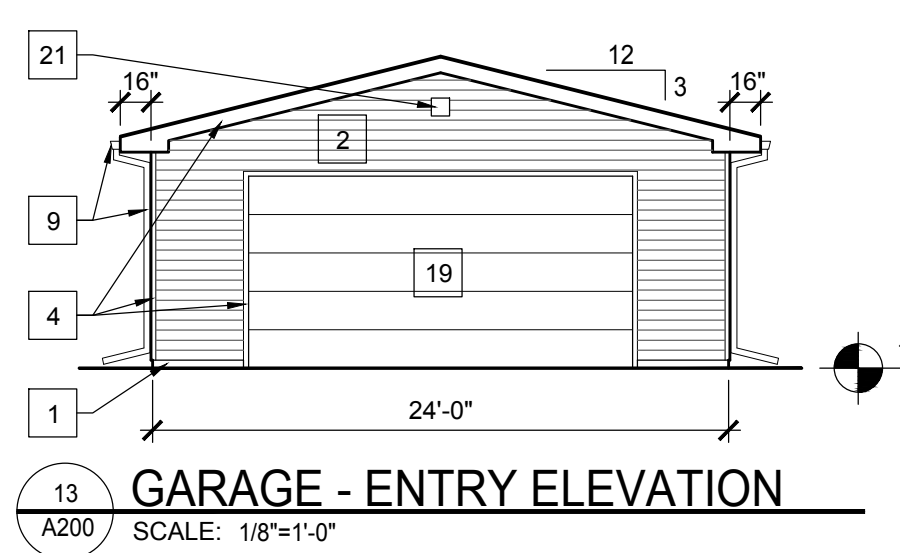
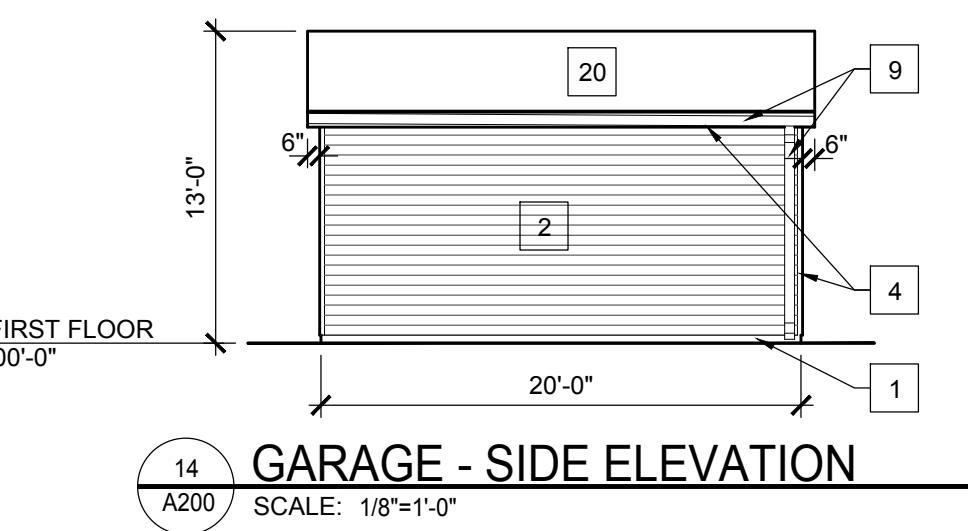
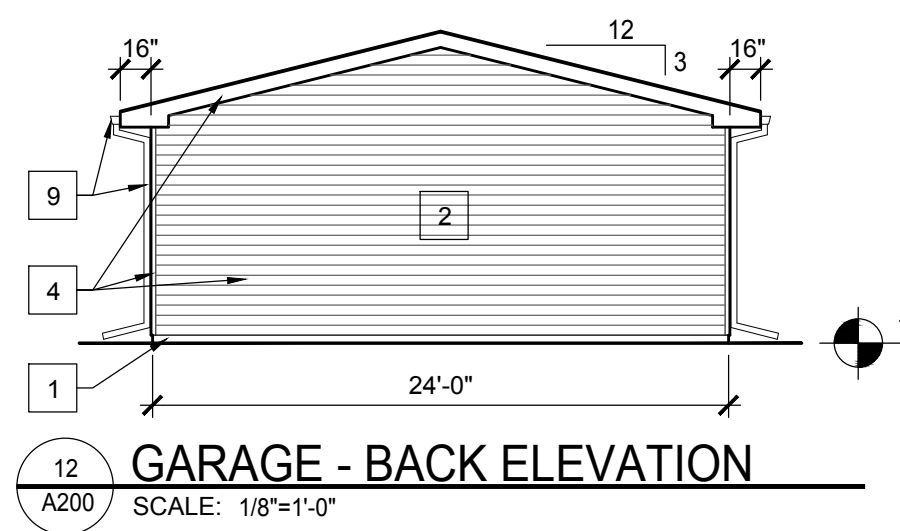
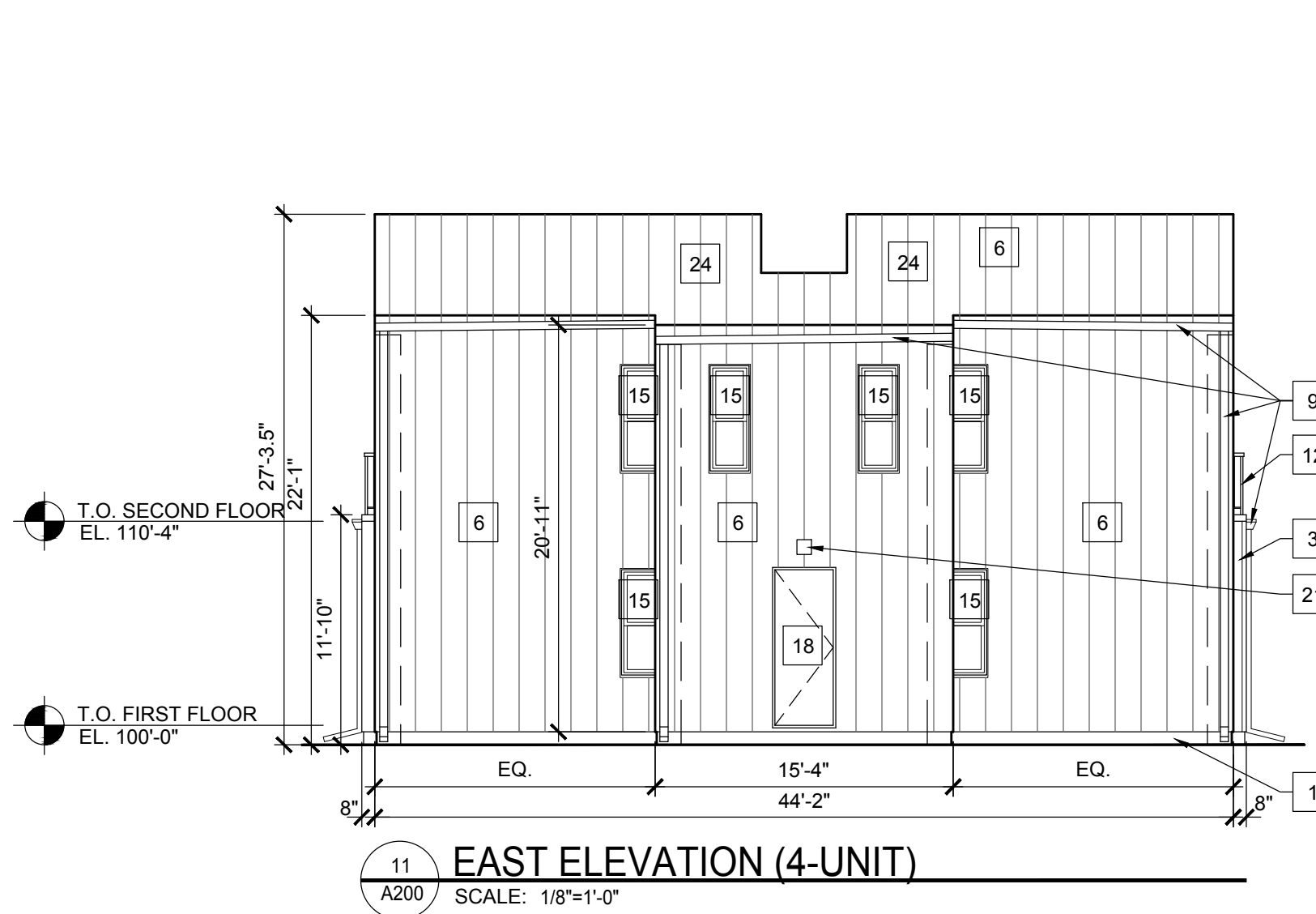
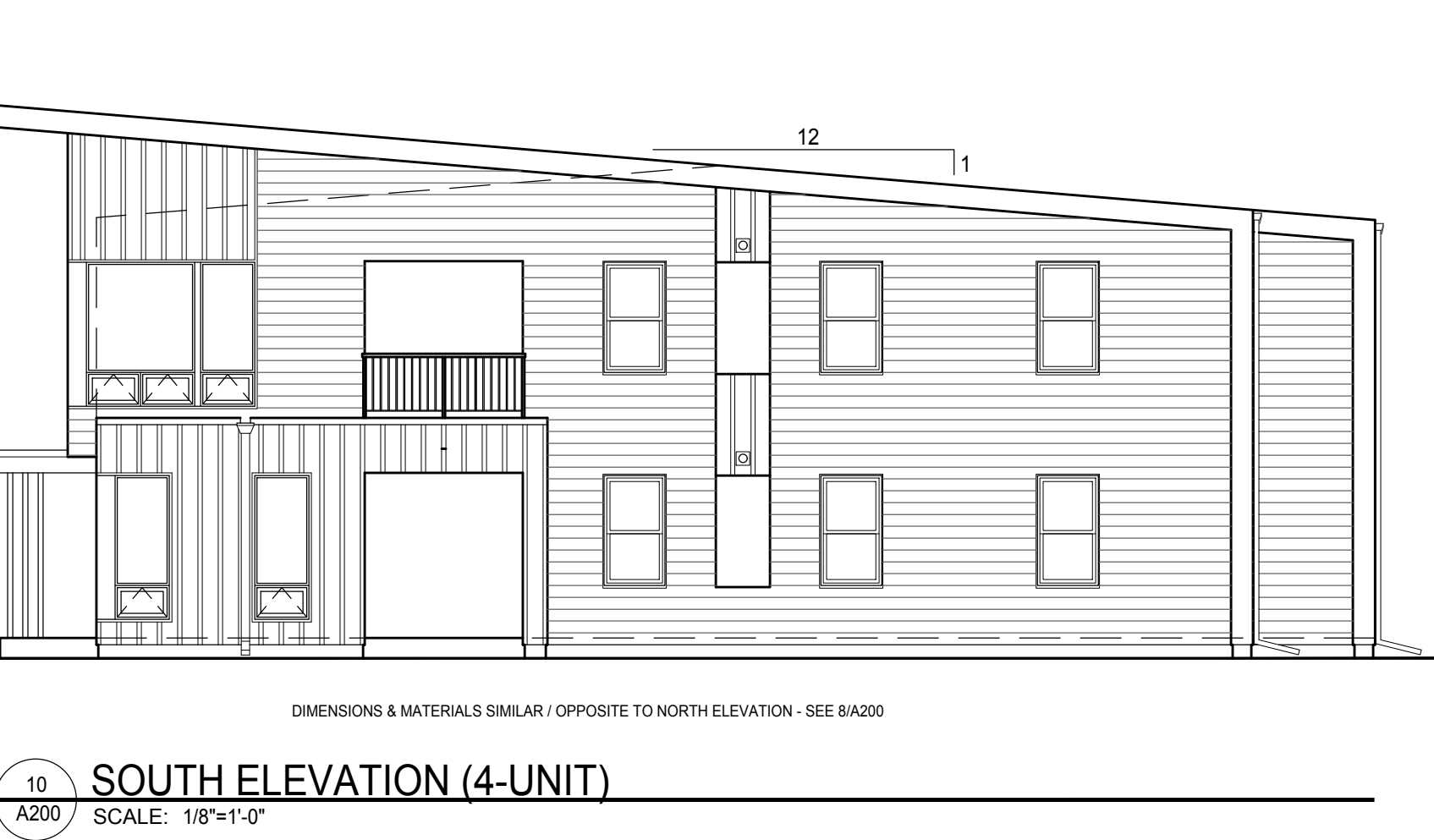
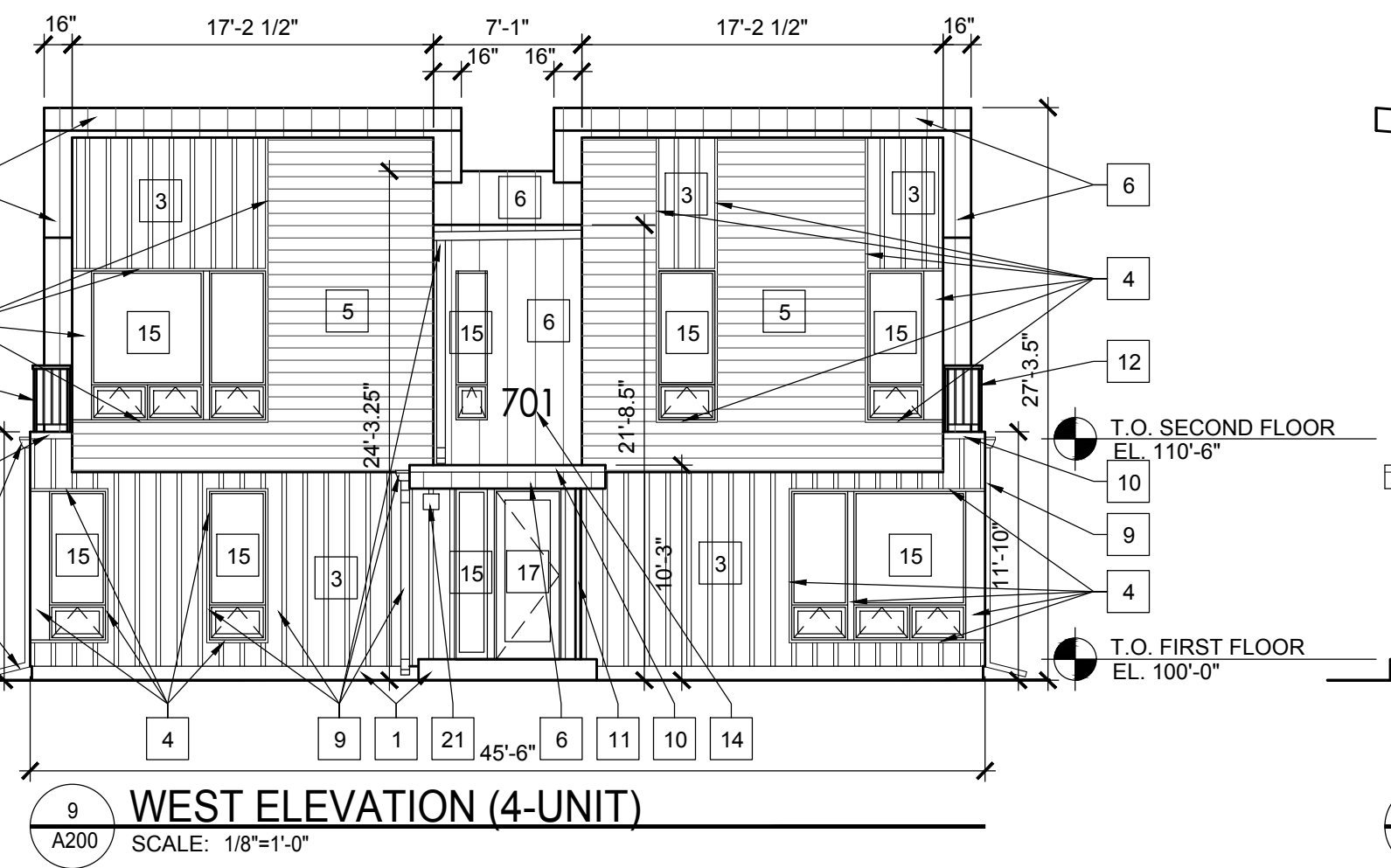
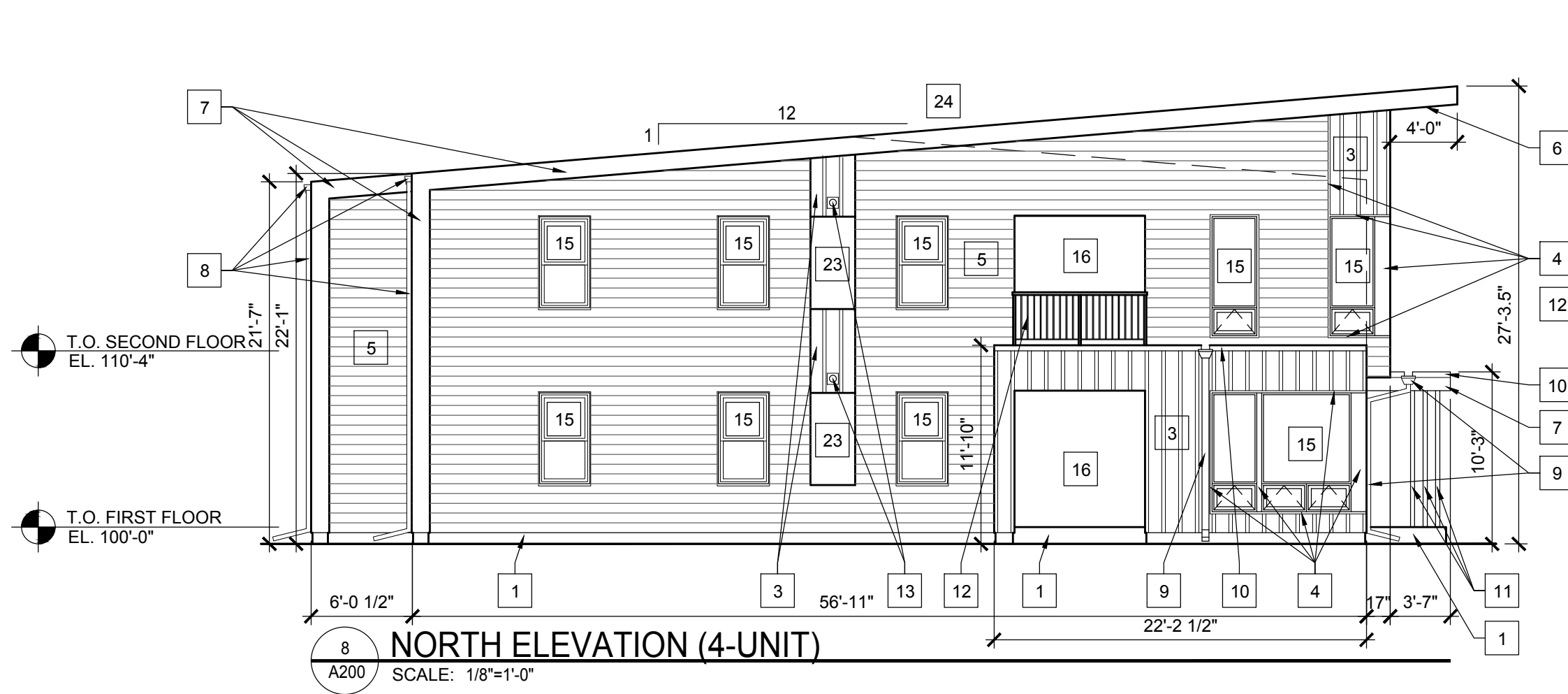
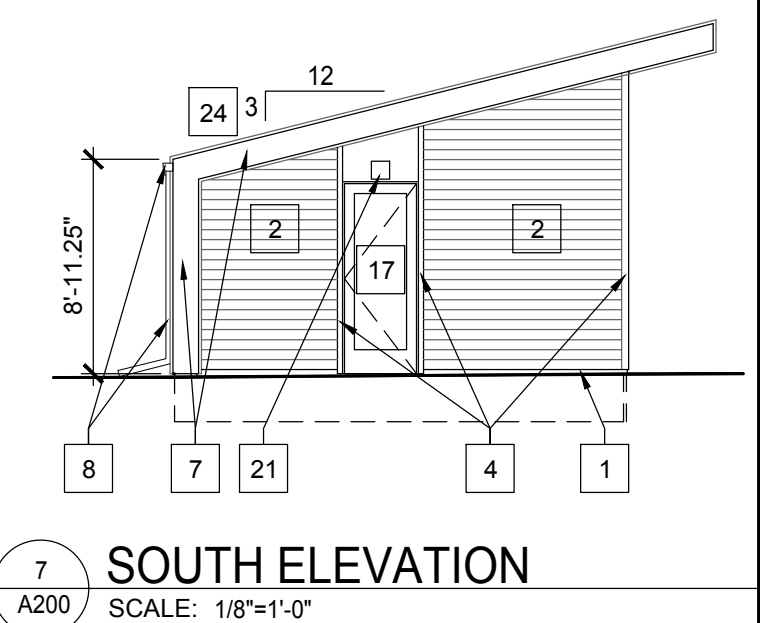
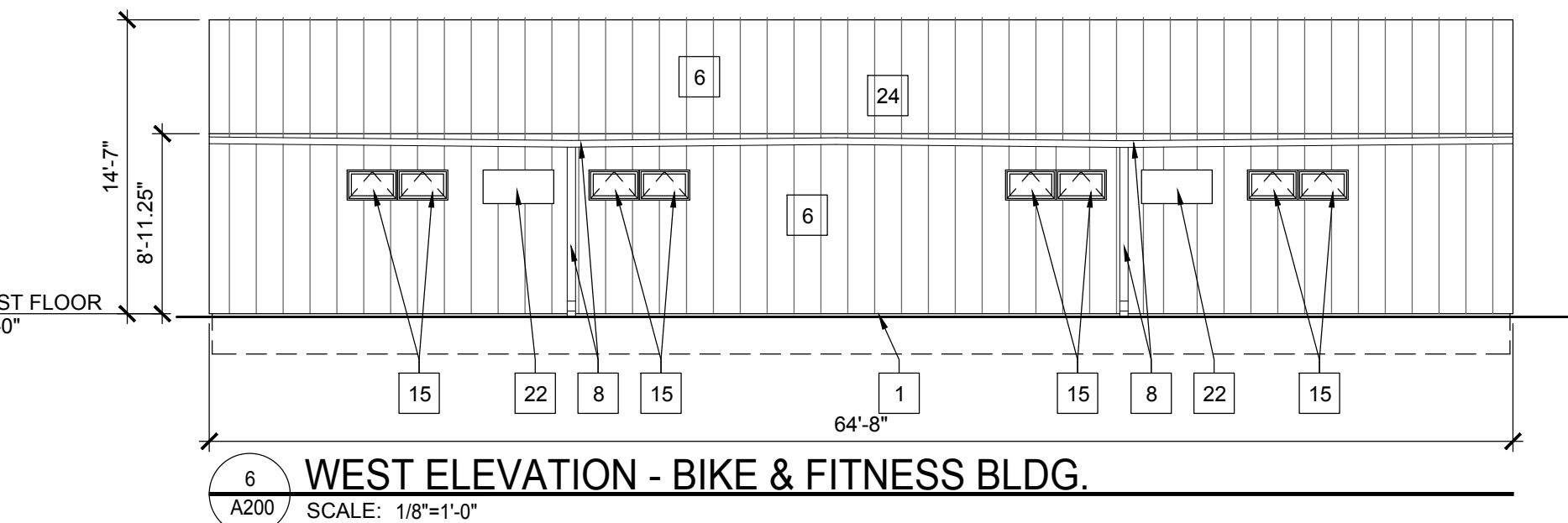
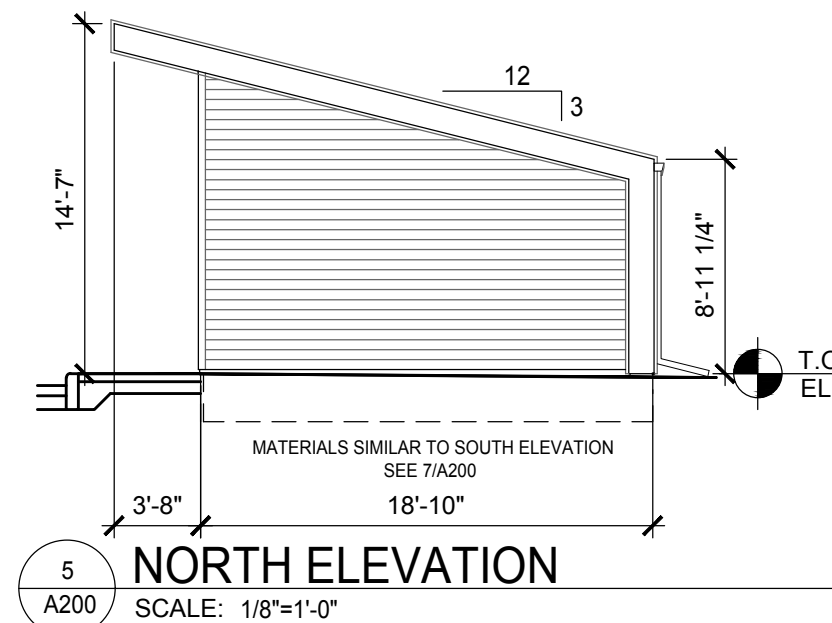
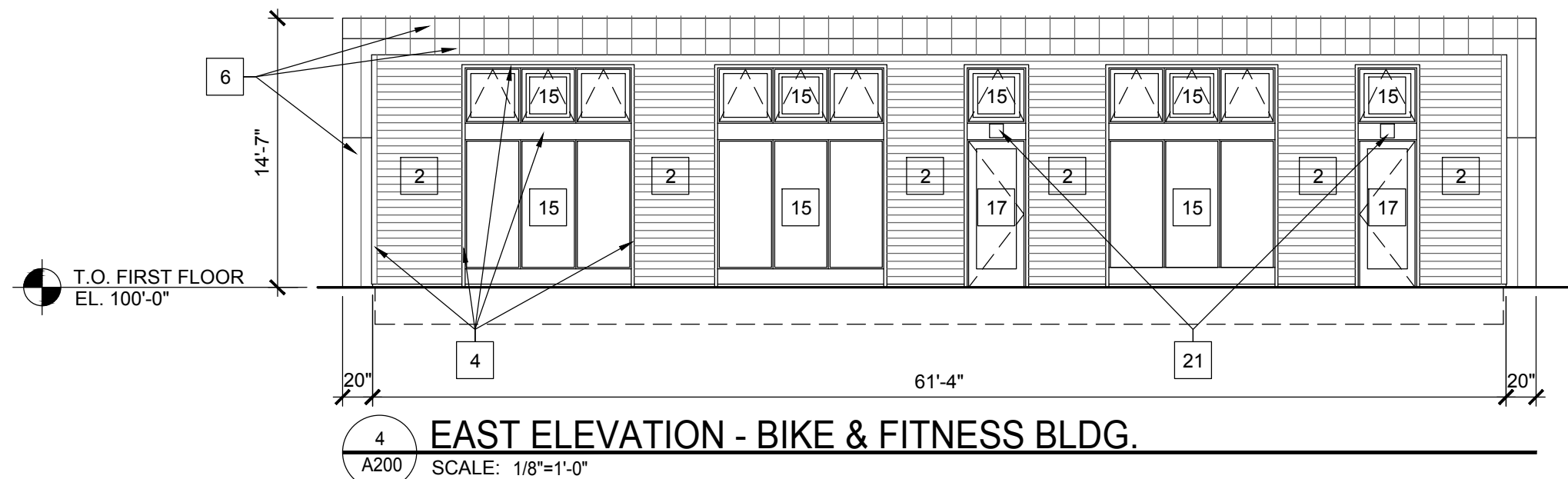
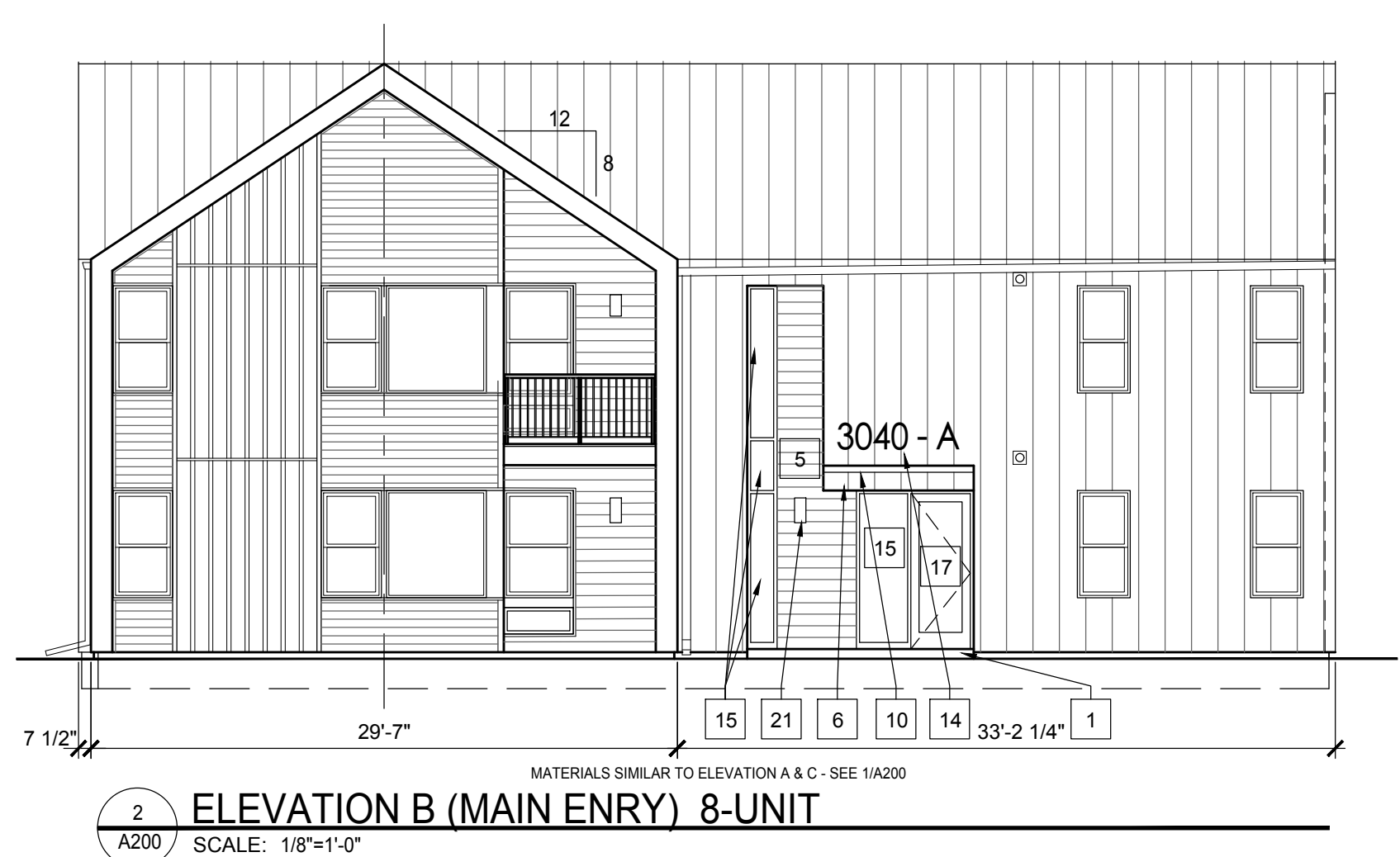
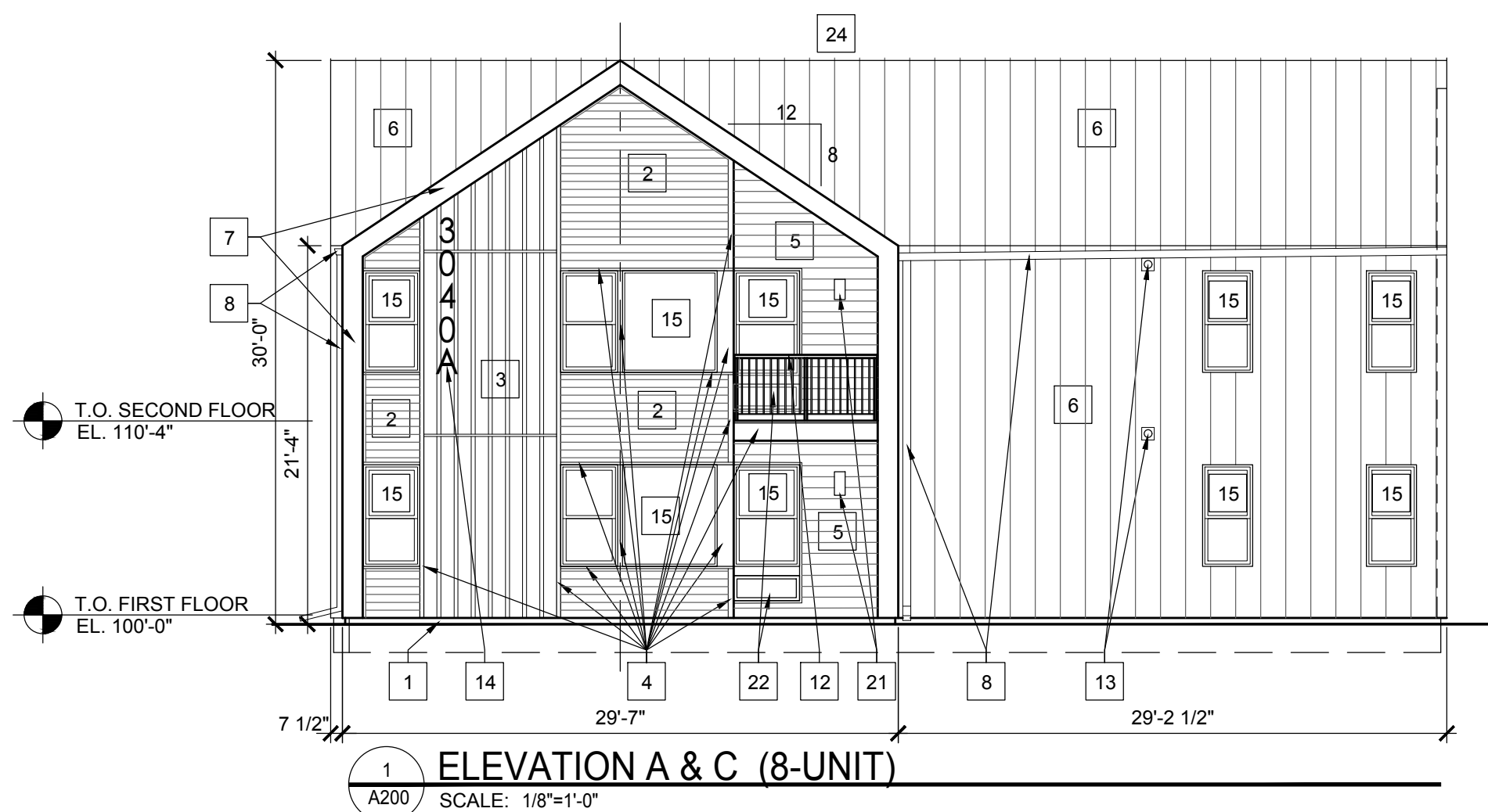
| No. | Description | Date |
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| 1 | Land Use Application | 2/19/20 |

Drawn by: CaS4 Architecture
Checked by: CaS4 Architecture



EXTERIOR ELEVATIONS

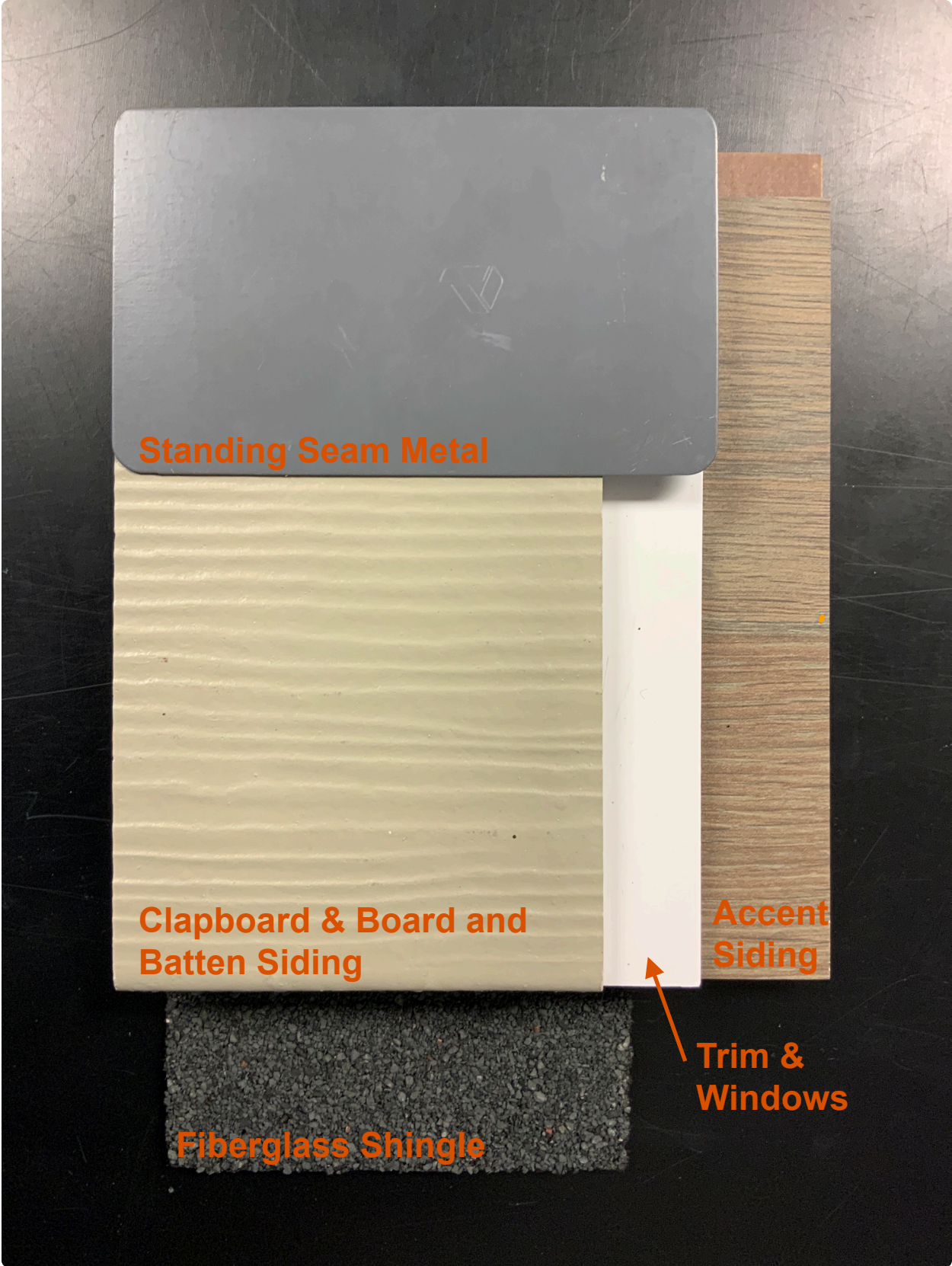
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MATERIAL KEY

| | |
|---|---|
| 1 CONCRETE | 13 PRE-FINISHED ALUMINUM DRYER VENT - MATCH SIDING |
| 2 PRE-FINISHED CLAPBOARD SIDING - TAUPE | 14 RAISED ALUMINUM NUMBERS - WHITE |
| 3 PRE-FINISHED BOARD & BATTEN SIDING - TAUPE | 15 VINYL WINDOW (WHITE) WITH INSULATED GLASS |
| 4 PAINTED TRIM - WHITE | 16 VINYL SLIDING DOORS (WHITE) WITH INSULATED GLASS |
| 5 TRESPA FLUSH SIDING | 17 INSULATED DOOR (WHITE) WITH INSULATED GLASS |
| 6 PRE-FINISHED STANDING SEAM METAL - GRAY | 18 INSULATED DOOR (GRAY) |
| 7 PRE-FINISHED METAL FACIA - GRAY | 19 INSULATED ALUMINUM OVERHEAD DOOR - WHITE |
| 8 PRE-FINISHED ALUM. GUTTER & DOWNSPOUT - GRAY | 20 FIBERGLASS SHINGLE ROOFING - CHARCOAL |
| 9 PRE-FINISHED ALUM. GUTTER & DOWNSPOUT - WHITE | 21 LIGHT FIXTURE (LED) |
| 10 PRE-FINISHED METAL COPING - MATCH CLADDING | 22 THRU-WALL HVAC UNIT. |
| 11 METAL PIPE COLUMN - PAINTED WHITE | 23 THRU-WALL MECHANICAL LOUVER - PAINTED TAUPE |
| 12 PRE-FINISHED ALUMINUM RAILING - WHITE | 24 THRU-ROOF PLUMBING VENTS - TBD |

McCormick / Commercial Development - Material Palette



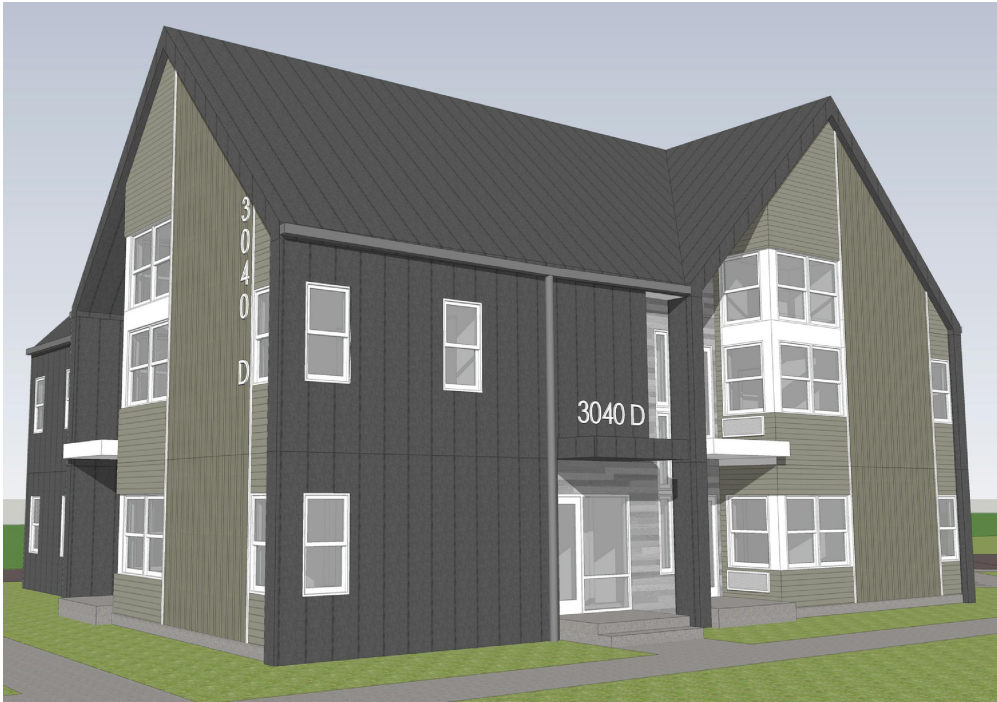


Image of Entry Approach

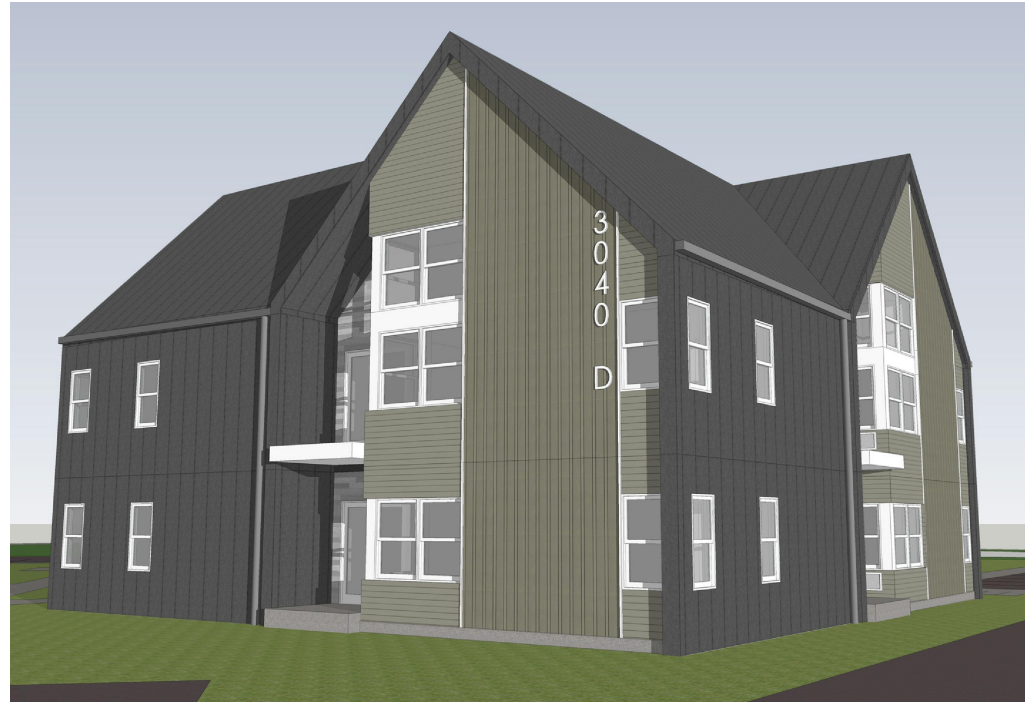


Image from Side Yard

19009.00 | 3D IMAGES (8-UNIT)

Scale: NTS



Image of Entry Approach

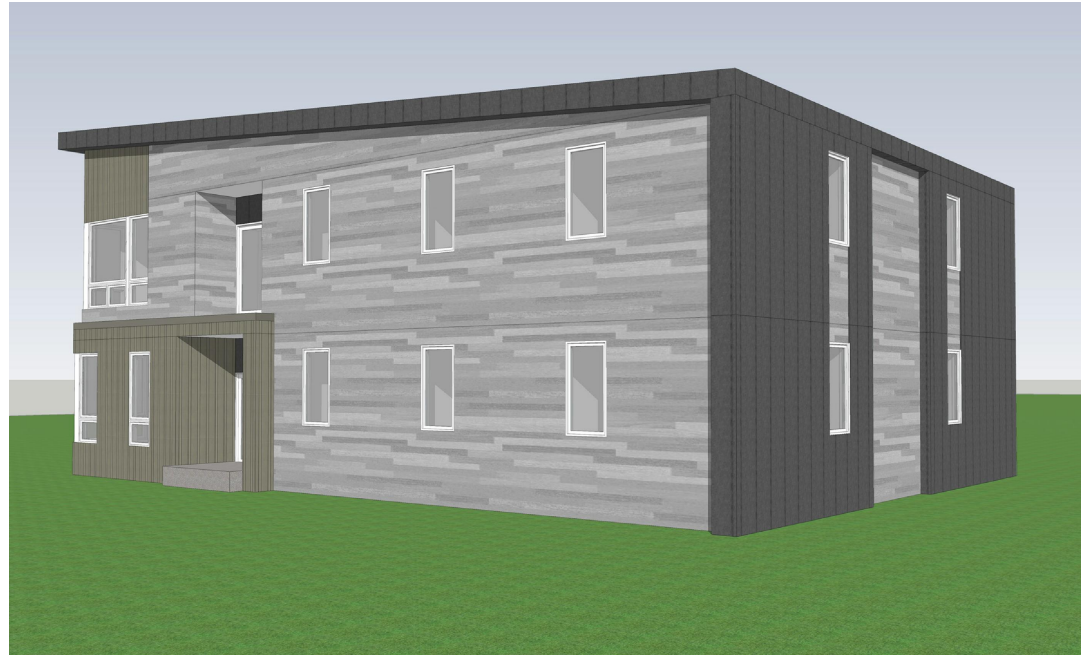


Image from Side Yard

19009.00 | 3D IMAGES (4-UNIT)

Scale: NTS





