

MADISON - JOHNSON & BROOM

UDC FORMAL PRESENTATION

NOVEMBER 1, 2023

CORE
MADISON BROOM, LLC

VANDEWALLE &
ASSOCIATES INC. 

site

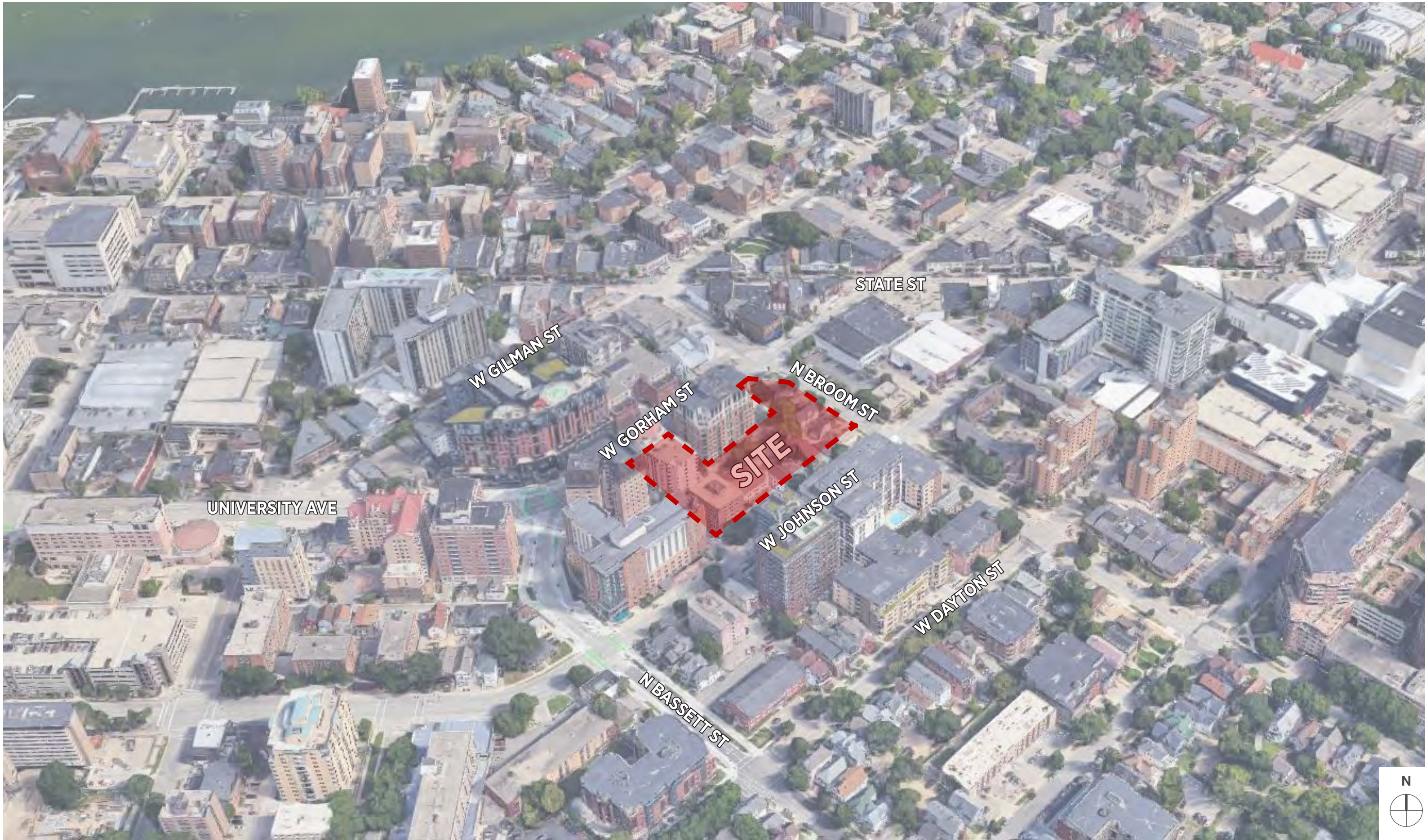
vierbicher
planners | engineers | advisors



 Hartranft Lighting Design

 **ANTUNOVICH
ASSOCIATES**
ARCHITECTURE · PLANNING · INTERIOR DESIGN

Chicago • Washington, D.C. • Los Angeles • antunovich.com



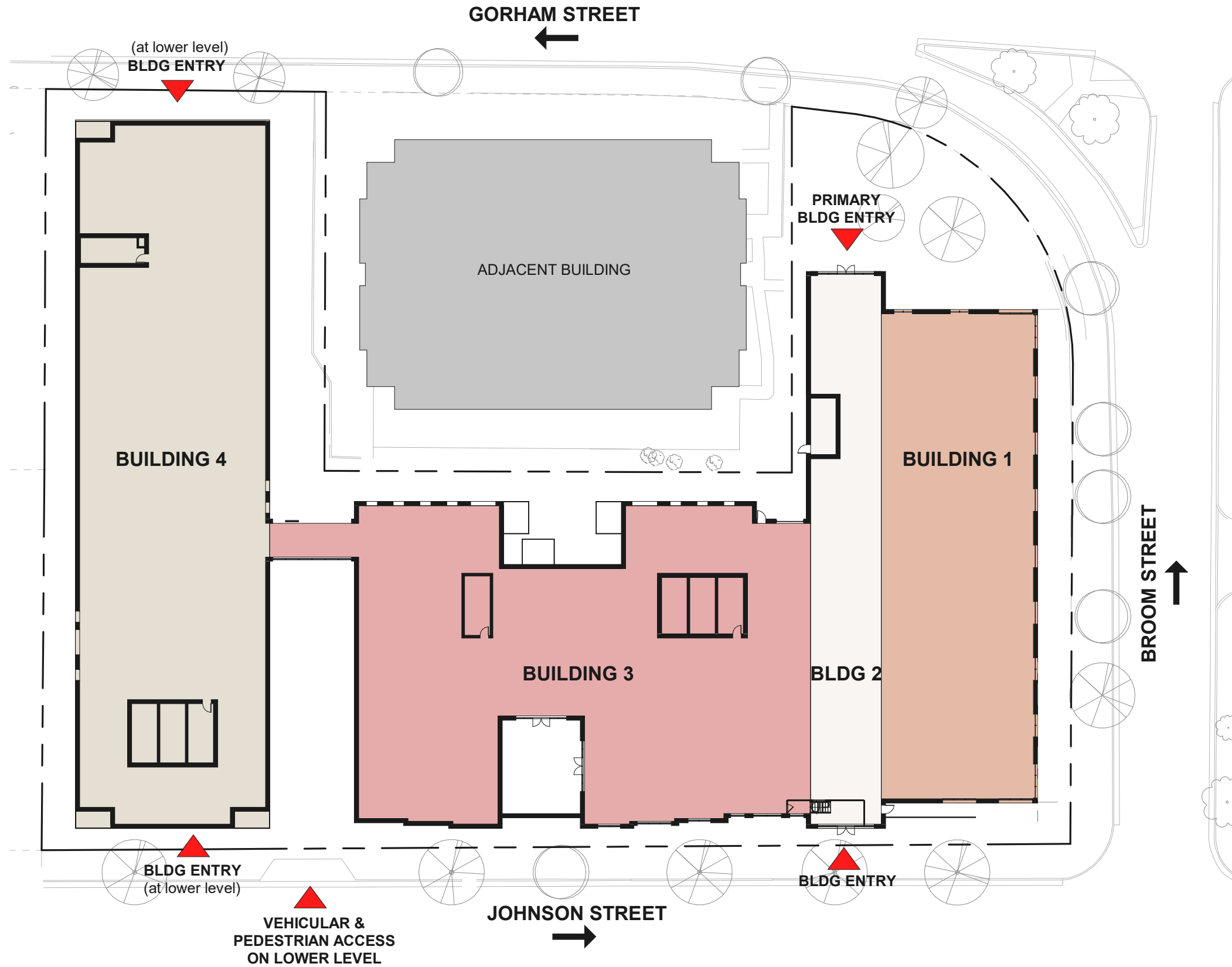
MADISON - JOHNSON & BROOM

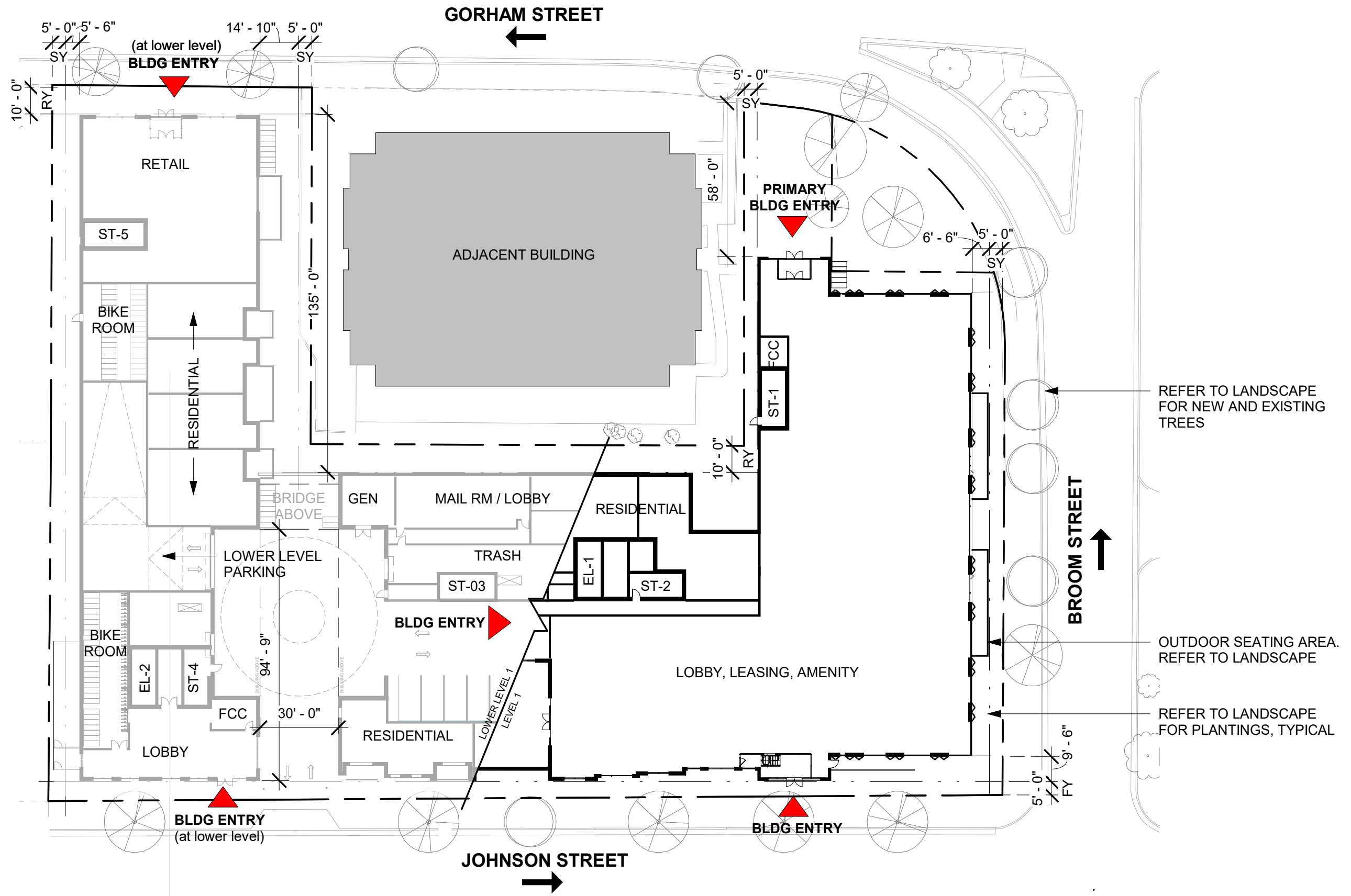
ANTUNOVICH ASSOCIATES • ARCHITECT • CORE MADISON BROOM, LLC • DEVELOPER

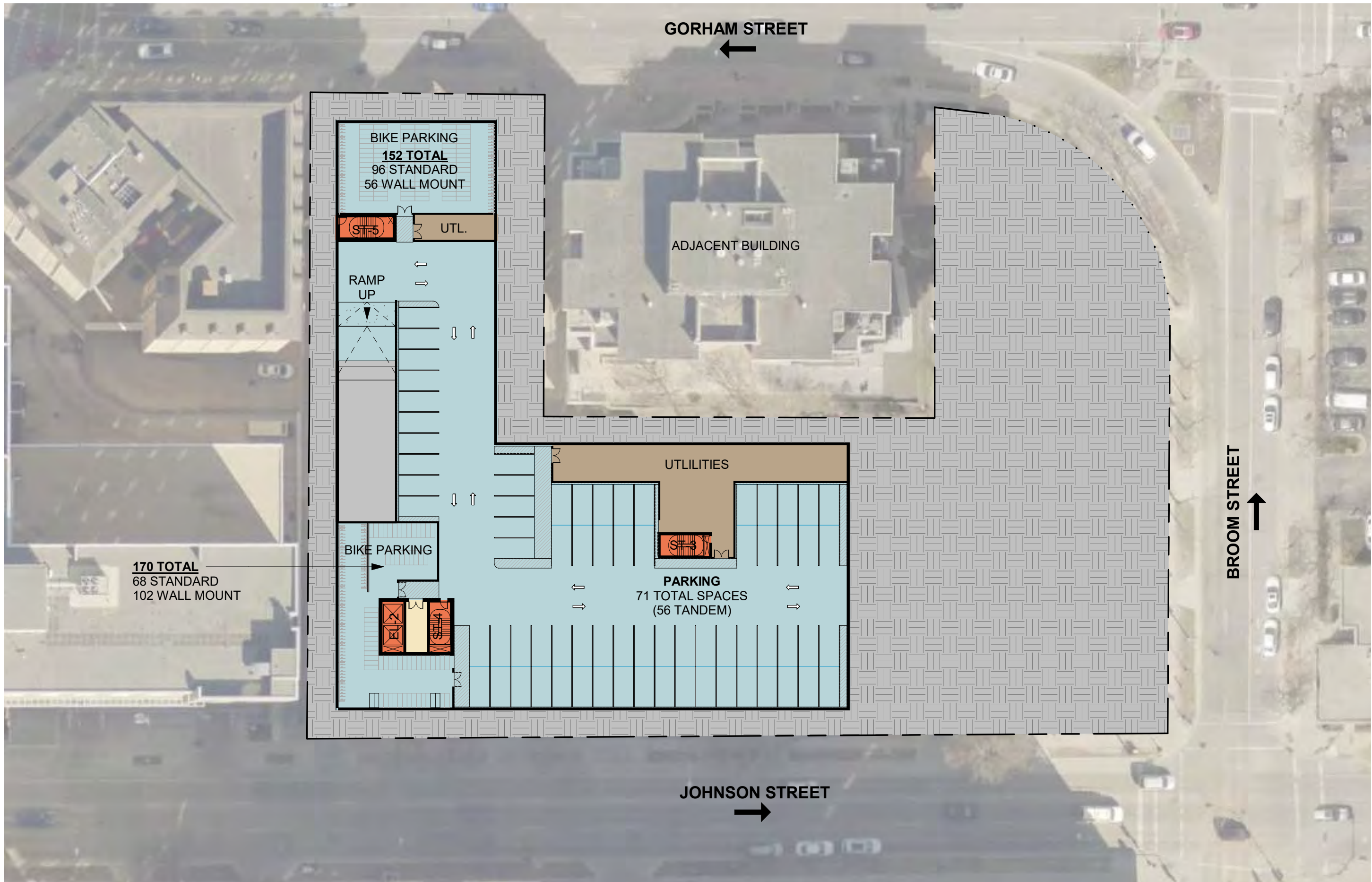
UDC FORMAL PRESENTATION

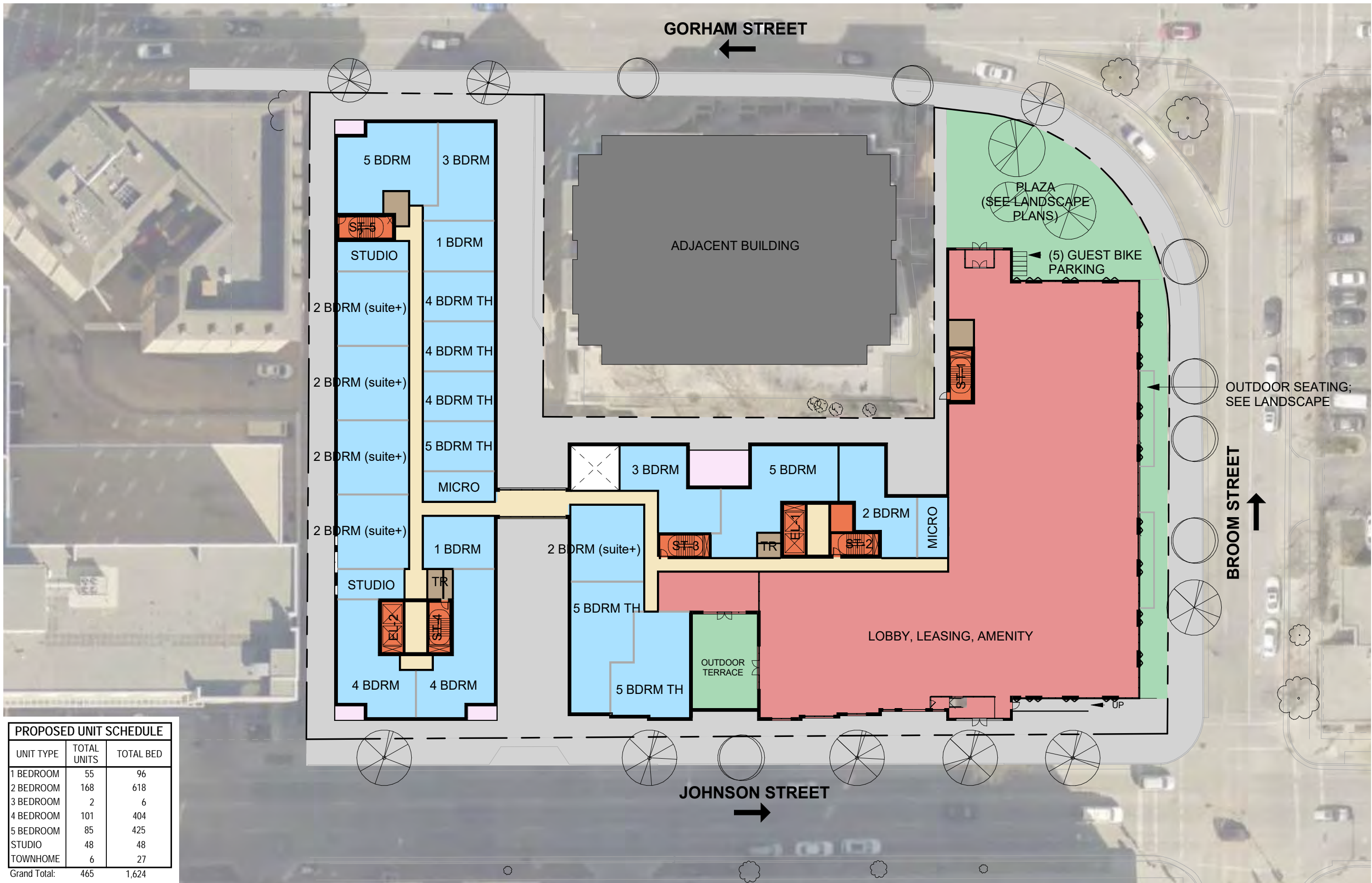
AERIAL PERSPECTIVE LOCATION MAP

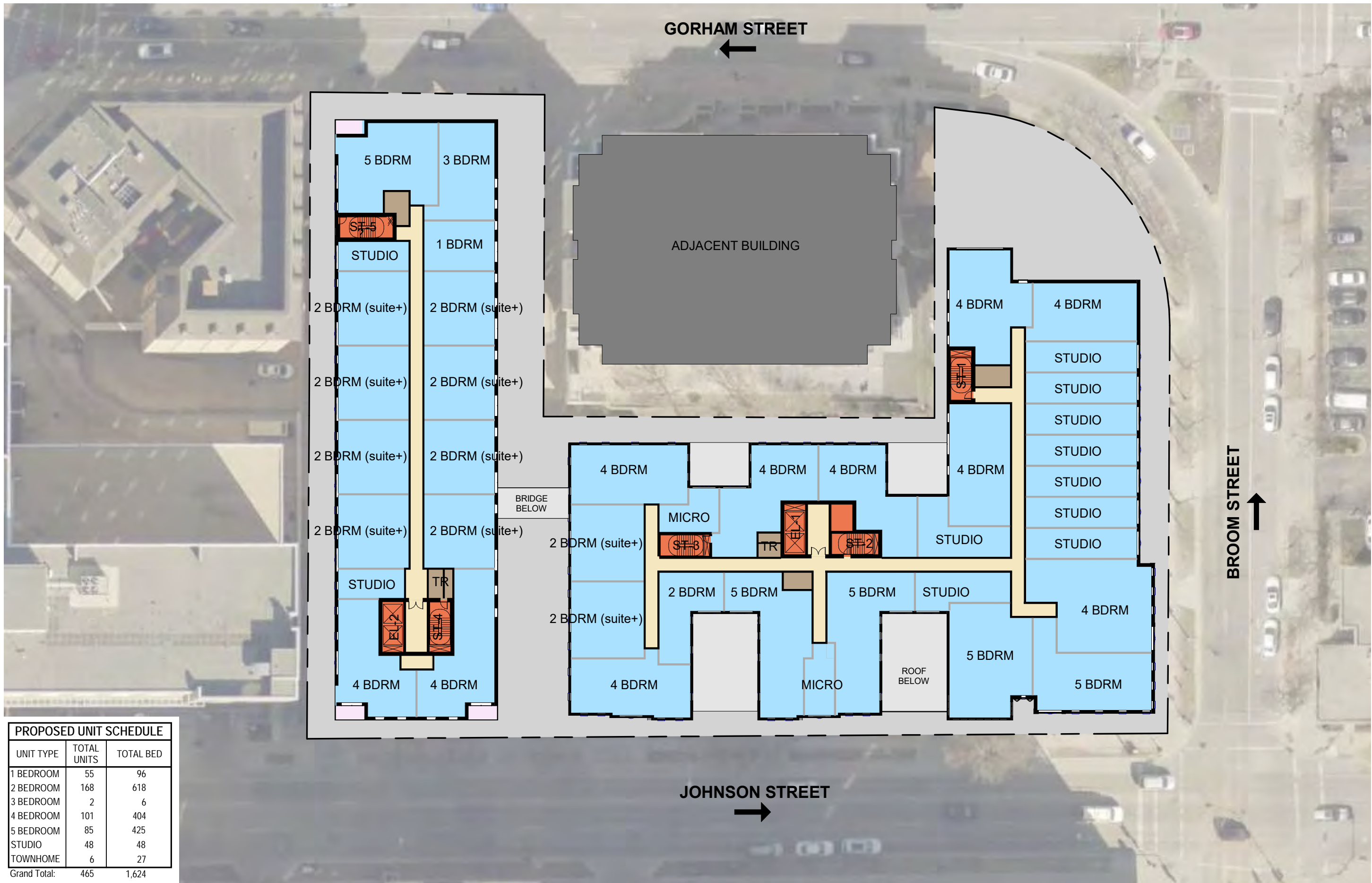
MADISON, WISCONSIN • NOVEMBER 01, 2023

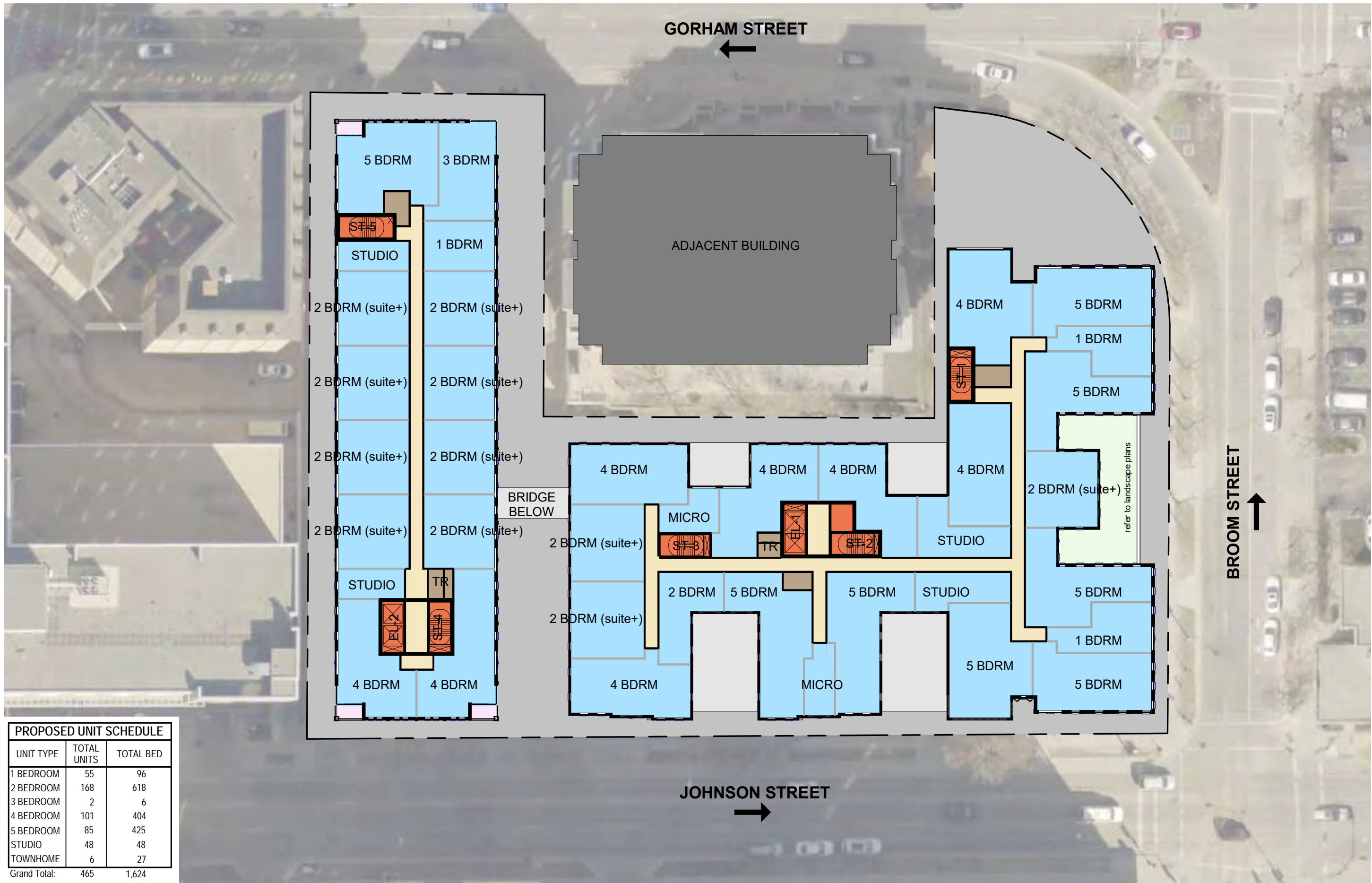


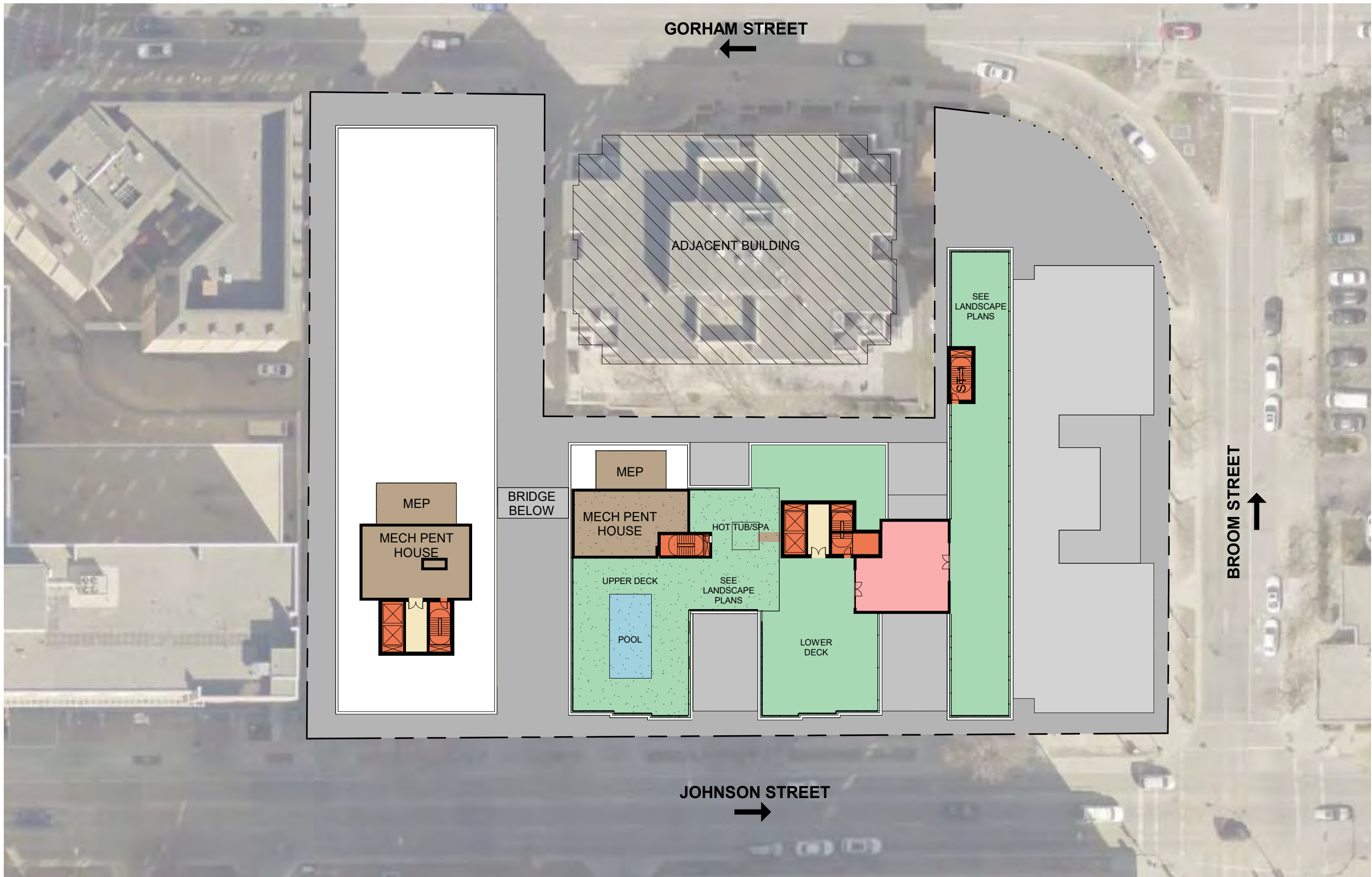














MADISON - JOHNSON & BROOM

ANTUNOVICH ASSOCIATES • ARCHITECT • CORE MADISON BROOM, LLC • DEVELOPER

UDC FORMAL PRESENTATION

CONCEPTUAL PERSPECTIVE RENDERING

MADISON, WISCONSIN • NOVEMBER 01, 2023



MADISON - JOHNSON & BROOM

ANTUNOVICH ASSOCIATES • ARCHITECT • CORE MADISON BROOM, LLC • DEVELOPER

UDC FORMAL PRESENTATION

CONCEPTUAL PERSPECTIVE RENDERING

MADISON, WISCONSIN • NOVEMBER 01, 2023



MADISON - JOHNSON & BROOM

ANTUNOVICH ASSOCIATES • ARCHITECT • CORE MADISON BROOM, LLC • DEVELOPER

UDC FORMAL PRESENTATION

CONCEPTUAL PERSPECTIVE RENDERING

MADISON, WISCONSIN • NOVEMBER 01, 2023



MADISON - JOHNSON & BROOM

ANTUNOVICH ASSOCIATES • ARCHITECT • CORE MADISON BROOM, LLC • DEVELOPER

UDC FORMAL PRESENTATION

CONCEPTUAL PERSPECTIVE RENDERING

MADISON, WISCONSIN • NOVEMBER 01, 2023



MADISON - JOHNSON & BROOM

ANTUNOVICH ASSOCIATES • ARCHITECT • CORE MADISON BROOM, LLC • DEVELOPER

UDC FORMAL PRESENTATION

CONCEPTUAL PERSPECTIVE RENDERING

MADISON, WISCONSIN • NOVEMBER 01, 2023



MADISON - JOHNSON & BROOM

ANTUNOVICH ASSOCIATES • ARCHITECT • CORE MADISON BROOM, LLC • DEVELOPER

UDC FORMAL PRESENTATION

CONCEPTUAL PERSPECTIVE RENDERING

MADISON, WISCONSIN • NOVEMBER 01, 2023



MADISON - JOHNSON & BROOM

ANTUNOVICH ASSOCIATES • ARCHITECT • CORE MADISON BROOM, LLC • DEVELOPER

UDC FORMAL PRESENTATION

CONCEPTUAL PERSPECTIVE RENDERING

MADISON, WISCONSIN • NOVEMBER 01, 2023



MADISON - JOHNSON & BROOM

ANTUNOVICH ASSOCIATES • ARCHITECT • CORE MADISON BROOM, LLC • DEVELOPER

UDC FORMAL PRESENTATION

CONCEPTUAL PERSPECTIVE RENDERING

MADISON, WISCONSIN • NOVEMBER 01, 2023



MADISON - JOHNSON & BROOM

ANTUNOVICH ASSOCIATES • ARCHITECT • CORE MADISON BROOM, LLC • DEVELOPER

UDC FORMAL PRESENTATION

CONCEPTUAL PERSPECTIVE RENDERING

MADISON, WISCONSIN • NOVEMBER 01, 2023



MADISON - JOHNSON & BROOM

ANTUNOVICH ASSOCIATES • ARCHITECT • CORE MADISON BROOM, LLC • DEVELOPER

UDC FORMAL PRESENTATION

3D MASSING VIEW W JOHNSON ST

MADISON, WISCONSIN • NOVEMBER 01, 2023



MADISON - JOHNSON & BROOM

ANTUNOVICH ASSOCIATES • ARCHITECT • CORE MADISON BROOM, LLC • DEVELOPER

3D MASSING VIEW CORNER OF W JOHNSON ST & N BROOM ST

UDC FORMAL PRESENTATION

MADISON, WISCONSIN • NOVEMBER 01, 2023



MADISON - JOHNSON & BROOM

ANTUNOVICH ASSOCIATES • ARCHITECT • CORE MADISON BROOM, LLC • DEVELOPER

3D MASSING VIEW CORNER OF W GORHAM ST & N BROOM ST

UDC FORMAL PRESENTATION

MADISON, WISCONSIN • NOVEMBER 01, 2023



MADISON - JOHNSON & BROOM

ANTUNOVICH ASSOCIATES • ARCHITECT • CORE MADISON BROOM, LLC • DEVELOPER

UDC FORMAL PRESENTATION

PERSPECTIVE RENDERING W GORHAM ST LOOKING SE

MADISON, WISCONSIN • NOVEMBER 01, 2023



PREVIOUS



CURRENT



PREVIOUS



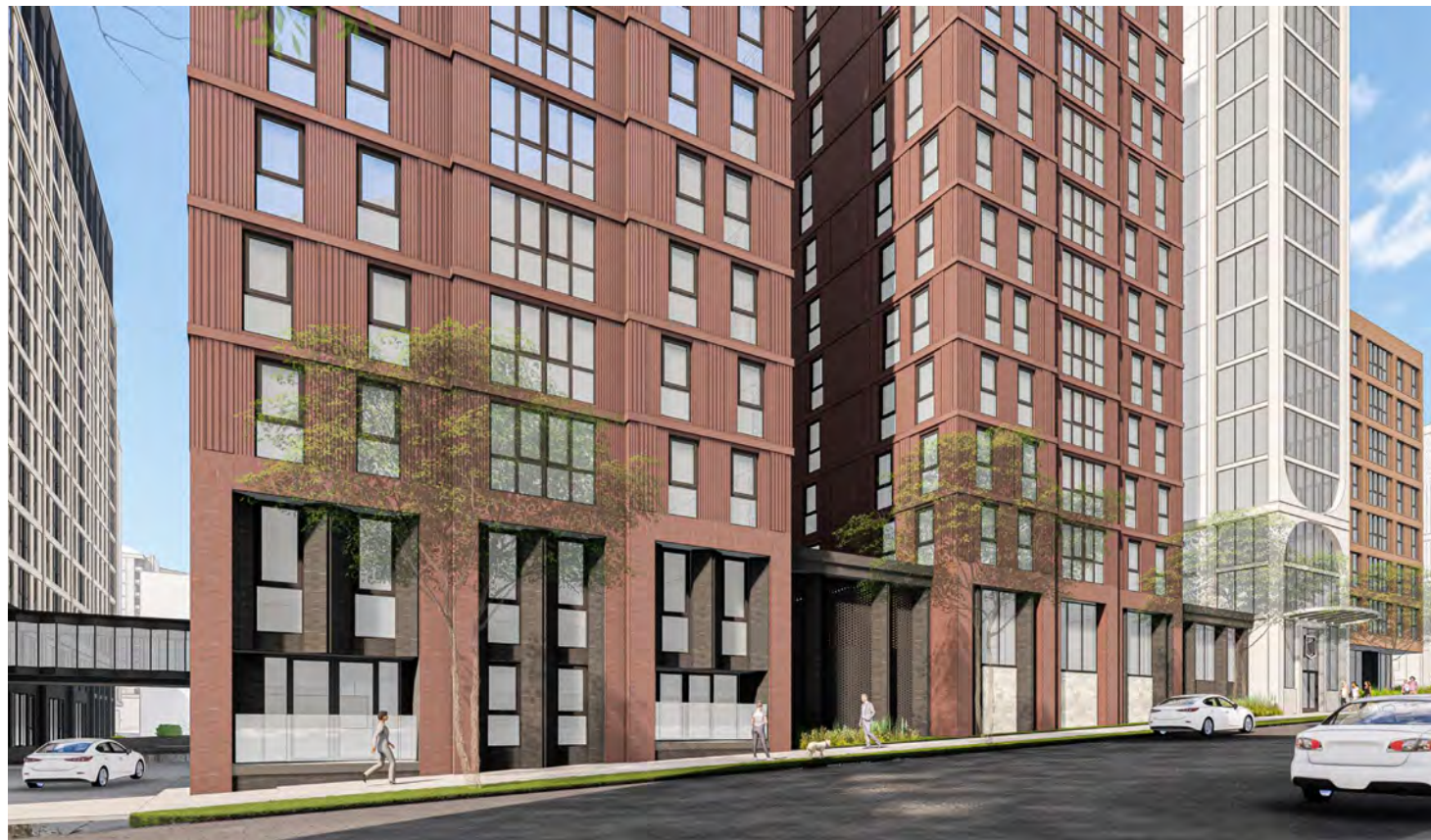
CURRENT



PREVIOUS



CURRENT



PREVIOUS



CURRENT



PREVIOUS



CURRENT



PREVIOUS



CURRENT



PREVIOUS



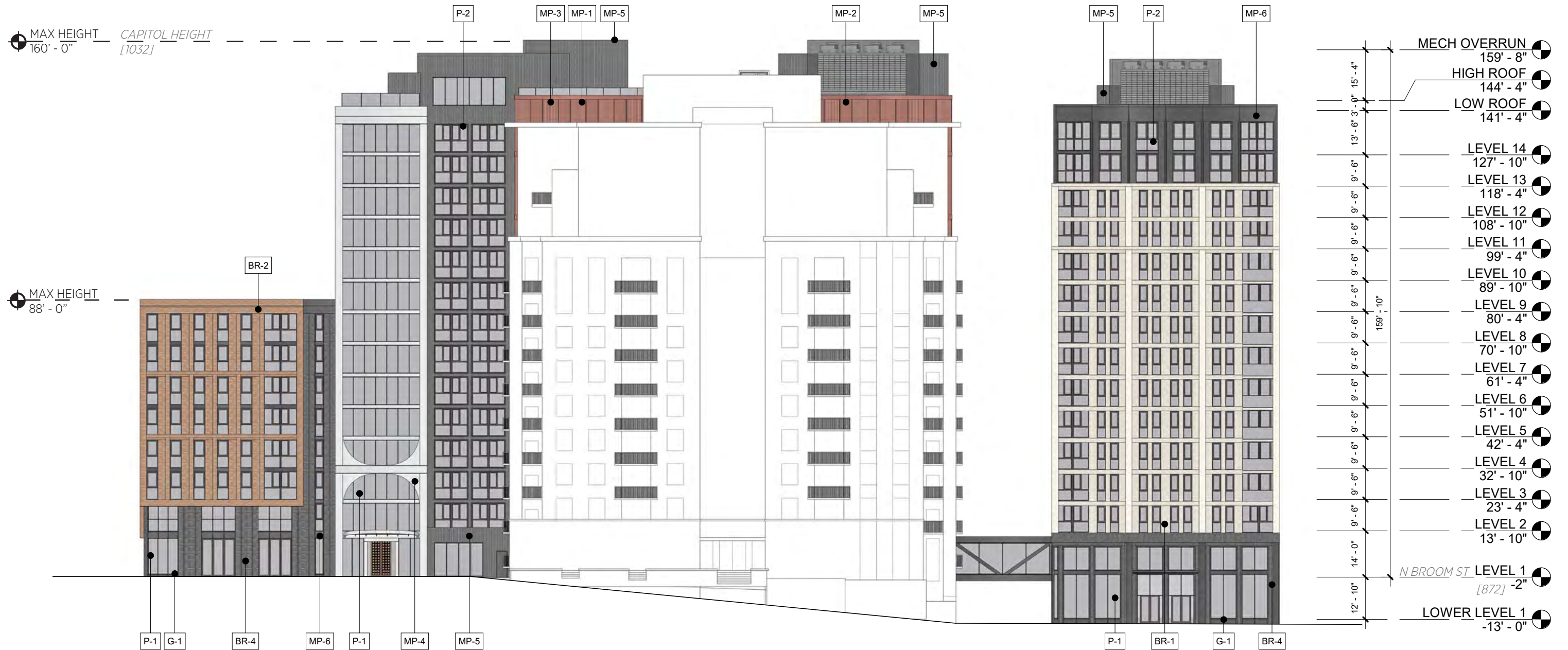
CURRENT



PREVIOUS



CURRENT



P-1 STOREFRONT SYSTEM, COLOR: BLACK
P-2 POLYMER WINDOW SYSTEM, COLOR: BLACK
G-1 GRANITE, COLOR: BLACK
CM-1 ARCHITECTURAL CMU, COLOR: MIDWEST SLATE

MP-1 METAL PANEL, BOXED RIBBED, COLOR: FIRED BRICK
MP-2 METAL PANEL, FLAT, COLOR: FIRED BRICK
MP-3 METAL PANEL, BOXED RIBBED, COLOR: FIRED BRICK
MP-4 METAL PANEL, FLAT, COLOR: ARCTIC WHITE
MP-5 METAL PANEL, BOXED RIBBED, COLOR: MIDNIGHT BRONZE
MP-6 METAL PANEL, FLAT, COLOR: MIDNIGHT BRONZE

BR-1 BRICK, COLOR: ASH, PLATINUM
BR-2 BRICK, COLOR: CEDAR, COPPERTONE
BR-3 BRICK, COLOR: MOUNTAIN RED
BR-4 BRICK, COLOR: BLACK OPAL



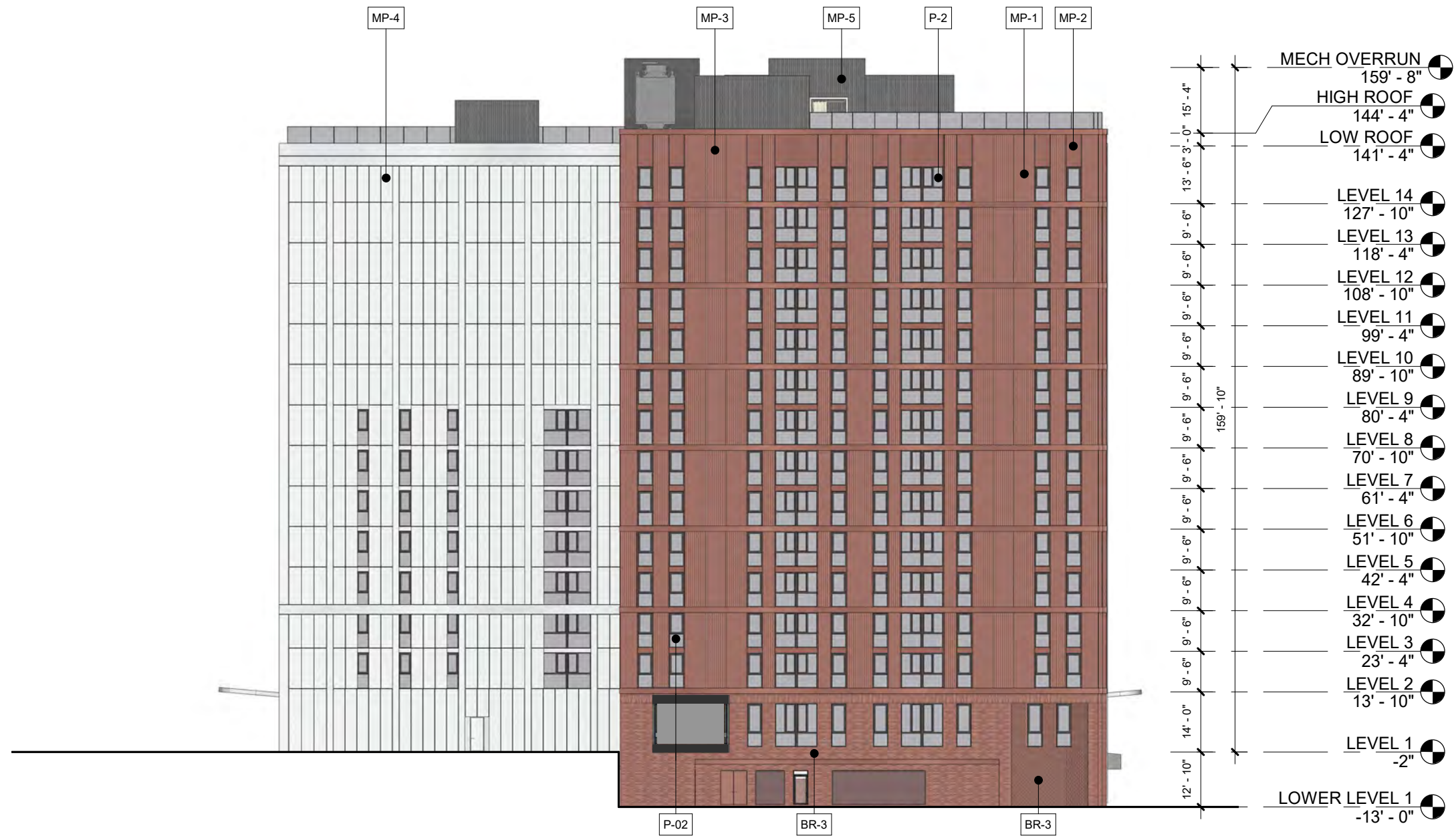
P-1 STOREFRONT SYSTEM, COLOR: BLACK
P-2 POLYMER WINDOW SYSTEM, COLOR: BLACK
G-1 GRANITE, COLOR: BLACK
CM-1 ARCHITECTURAL CMU, COLOR: MIDWEST SLATE

MP-1 METAL PANEL, BOXED RIBBED, COLOR: FIRED BRICK
MP-2 METAL PANEL, FLAT, COLOR: FIRED BRICK
MP-3 METAL PANEL, BOXED RIBBED, COLOR: FIRED BRICK
MP-4 METAL PANEL, FLAT, COLOR: ARCTIC WHITE
MP-5 METAL PANEL, BOXED RIBBED, COLOR: MIDNIGHT BRONZE
MP-6 METAL PANEL, FLAT, COLOR: MIDNIGHT BRONZE

BR-1 BRICK, COLOR: ASH, PLATINUM
BR-2 BRICK, COLOR: CEDAR, COPPERTONE
BR-3 BRICK, COLOR: MOUNTAIN RED
BR-4 BRICK, COLOR: BLACK OPAL



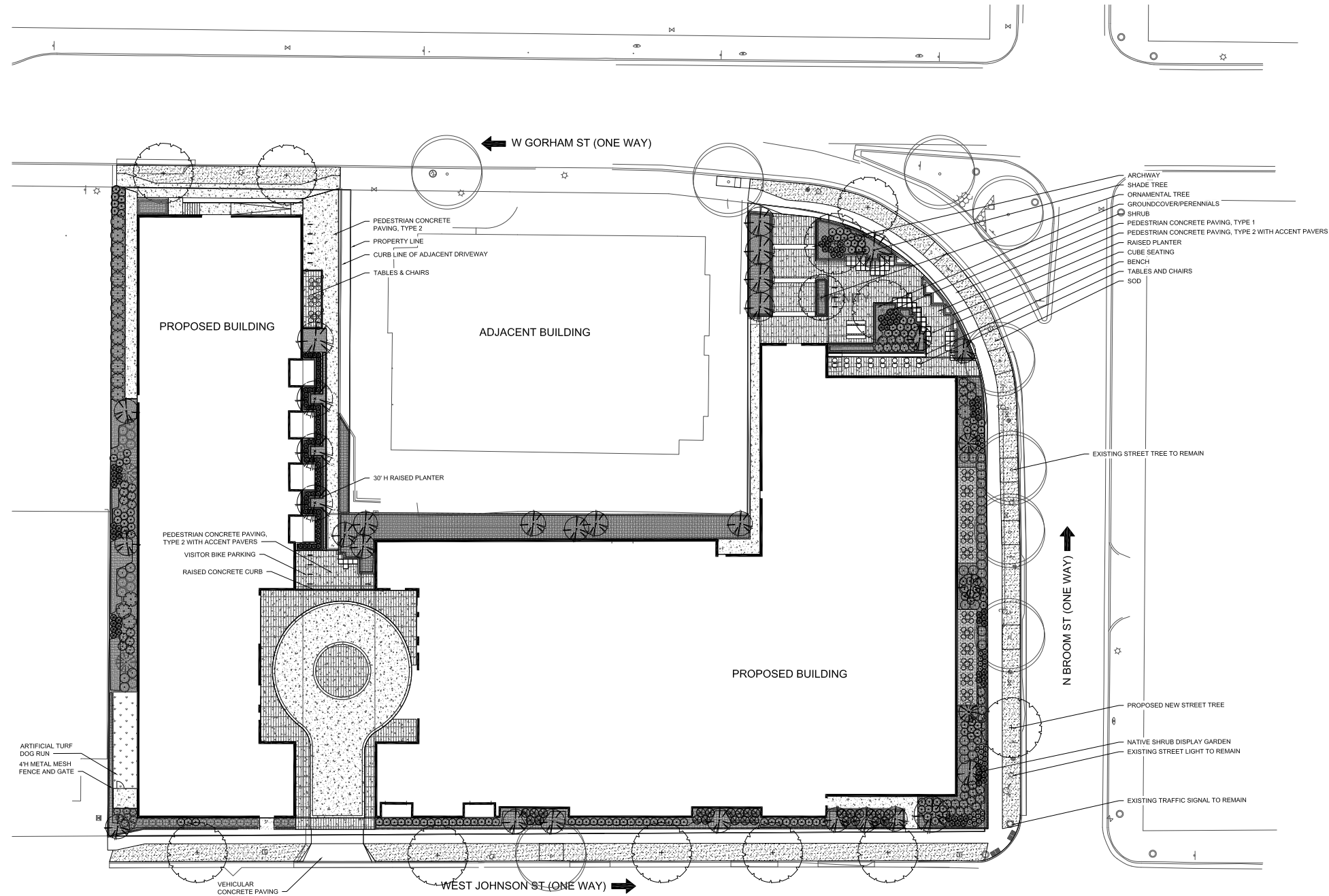




- P-1 STOREFRONT SYSTEM, COLOR: BLACK
- P-2 POLYMER WINDOW SYSTEM, COLOR: BLACK
- G-1 GRANITE, COLOR: BLACK
- CM-1 ARCHITECTURAL CMU, COLOR: MIDWEST SLATE

- MP-1 METAL PANEL, BOXED RIBBED, COLOR: FIRED BRICK
- MP-2 METAL PANEL, FLAT, COLOR: FIRED BRICK
- MP-3 METAL PANEL, BOXED RIBBED, COLOR: FIRED BRICK
- MP-4 METAL PANEL, FLAT, COLOR: ARCTIC WHITE
- MP-5 METAL PANEL, BOXED RIBBED, COLOR: MIDNIGHT BRONZE
- MP-6 METAL PANEL, FLAT, COLOR: MIDNIGHT BRONZE

- BR-1 BRICK, COLOR: ASH, PLATINUM
- BR-2 BRICK, COLOR: CEDAR, COPPERTONE
- BR-3 BRICK, COLOR: MOUNTAIN RED
- BR-4 BRICK, COLOR: BLACK OPAL



LEGEND

	PROPERTY LINE
	PROJECT LIMIT LINE (OFFSET 10' FOR CLARITY)
	PEDESTRIAN CONCRETE PAVING, TYPE 1
	PEDESTRIAN CONCRETE PAVING, TYPE 2, WITH ACCENT UNIT PAVERS
	VEHICULAR CONCRETE PAVING
	UNIT PAVER PAVING
	ARTIFICIAL TURF
	4\"/>
	RAISED PLANTER
	RAISED CONCRETE CURB
	ROLLOVER CURB
	BENCH
	EXISTING TREE
	SHADE TREE
	ORNAMENTAL TREE
	SHRUBS
	GROUNDCOVER/PERENNIALS
	SOD
	CUBE SEATING
	TABLES AND CHAIRS
	BUILT-IN SEATING
	5\"/>
	8\"/>

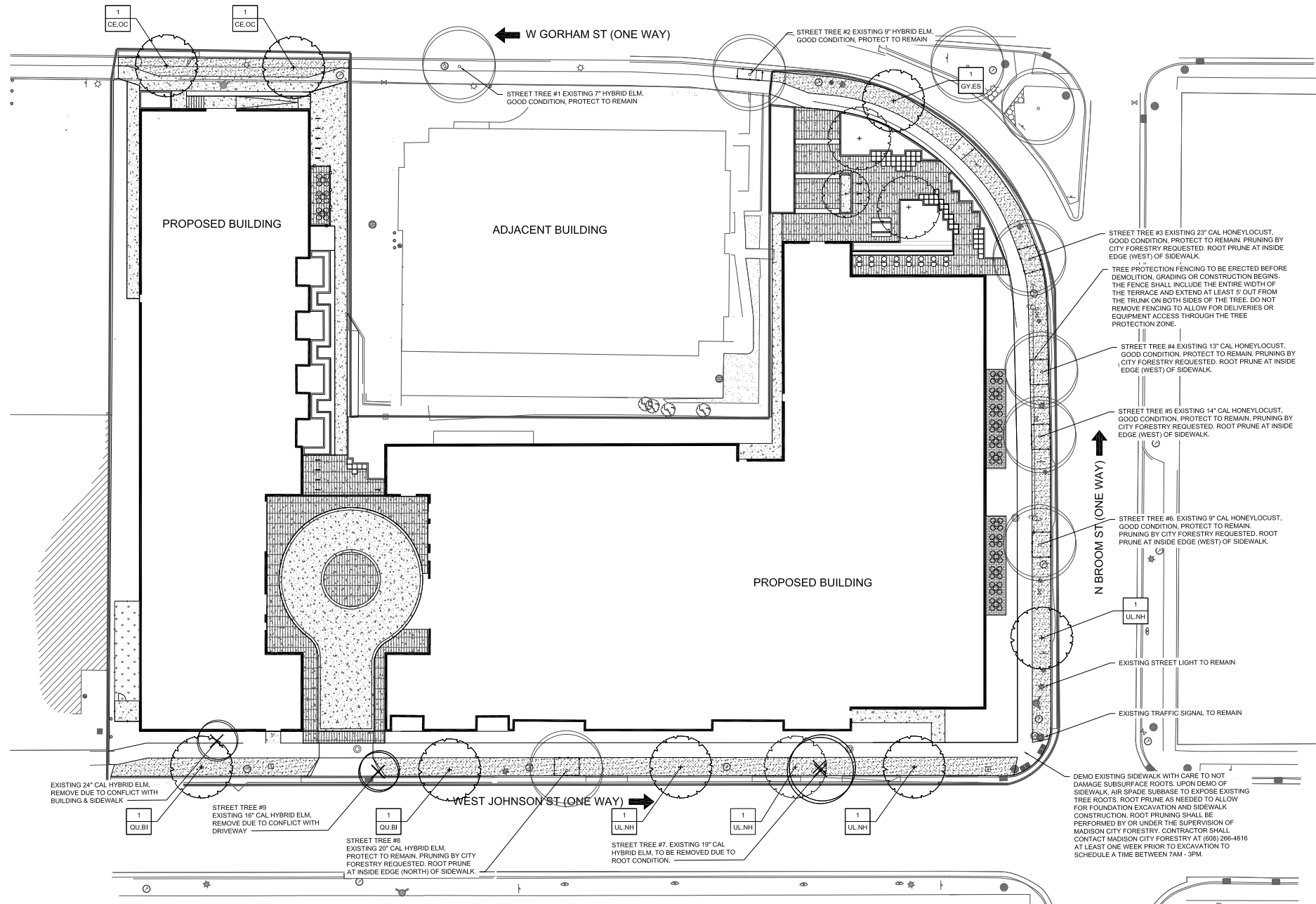
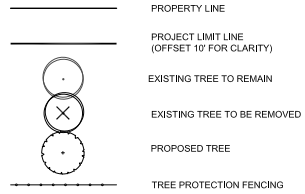


site design group, Inc.
880 South Michigan Avenue #1000, Chicago, IL 60605
P. 312.437.7240 • W. www.sitedesign.com

PLANT SCHEDULE - GROUND FLOOR						
CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	REMARKS
PARKWAY DECIDUOUS TREES						
CE.OC	2	<i>Celtis occidentalis</i>	Common Hackberry	B&B	2.5" cal	Matching heads
GY.ES	1	<i>Gymnocladus dioica</i> 'Espresso'	Espresso Kentucky Coffeetree	B&B	2.5" cal	Matching heads
QU.BI	2	<i>Quercus bicolor</i>	Swamp White Oak	B&B	2.5" cal	Matching heads
UL.NH	4	<i>Ulmus 'New Horizon'</i>	New Horizon Hybrid Elm	B&B	2.5" cal	Matching heads

NOTES:
1. FINAL STREET TREE QUANTITIES, LOCATIONS AND SPECIES TO BE APPROVED BY MADISON CITY FORESTRY.

LEGEND



- 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 WHOSE DISTRICT IS AFFECTED BY THE STREET TREE REMOVAL(S) PRIOR TO A TREE REMOVAL PERMIT BEING ISSUED.
 - 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.
 - 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)
 - SECTION 107.13(G) OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION ADDRESSES SOIL COMPACTION NEAR STREET TREES AND SHALL BE FOLLOWED BY CONTRACTOR. THE STORAGE OF PARKED VEHICLES, CONSTRUCTION EQUIPMENT, BUILDING MATERIALS, REFUSE, EXCAVATED SPILLS OR DUMPING OF POISONOUS MATERIALS ON OR AROUND TREES AND ROOTS WITHIN (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.
 - DEMO EXISTING SIDEWALK WITH CARE TO NOT DAMAGE SUBSURFACE ROOTS. UPON DEMO OF SIDEWALK, AIR SPADE SUBBASE TO EXPOSE EXISTING TREE ROOTS. ROOT PRUNE AS NEEDED TO ALLOW FOR FOUNDATION EXCAVATION AND SIDEWALK CONSTRUCTION. ROOT PRUNING SHALL BE PERFORMED BY OR UNDER THE SUPERVISION OF MADISON CITY FORESTRY. CONTRACTOR SHALL CONTACT MADISON CITY FORESTRY AT (608) 266-4816 AT LEAST ONE WEEK PRIOR TO EXCAVATION TO SCHEDULE A TIME BETWEEN 7AM - 3PM.
 - TREE PROTECTION FENCING TO BE ERECTED BEFORE DEMOLITION, GRADING OR CONSTRUCTION BEGINS. THE FENCE SHALL INCLUDE THE ENTIRE WIDTH OF THE TERRACE AND EXTEND AT LEAST 5' OUT FROM THE TRUNK ON BOTH SIDES OF THE TREE. DO NOT REMOVE FENCING TO ALLOW FOR DELIVERIES OR EQUIPMENT ACCESS THROUGH THE TREE PROTECTION ZONE.
 - GRIND STUMPS TO MIN 18" DEPTH BELOW GRADE FOR ALL TREE/STUMP REMOVALS.



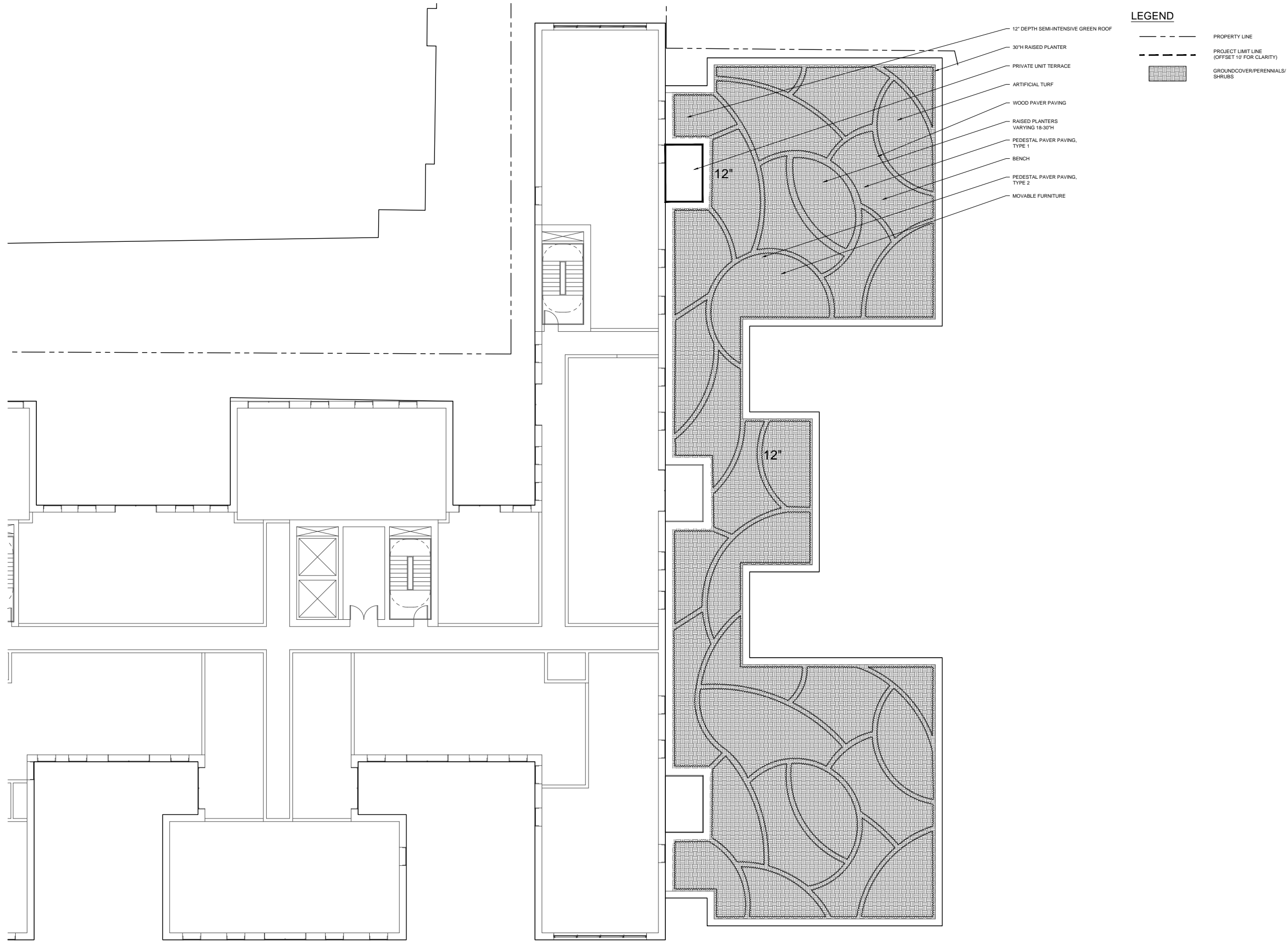
MADISON - JOHNSON & BROOM

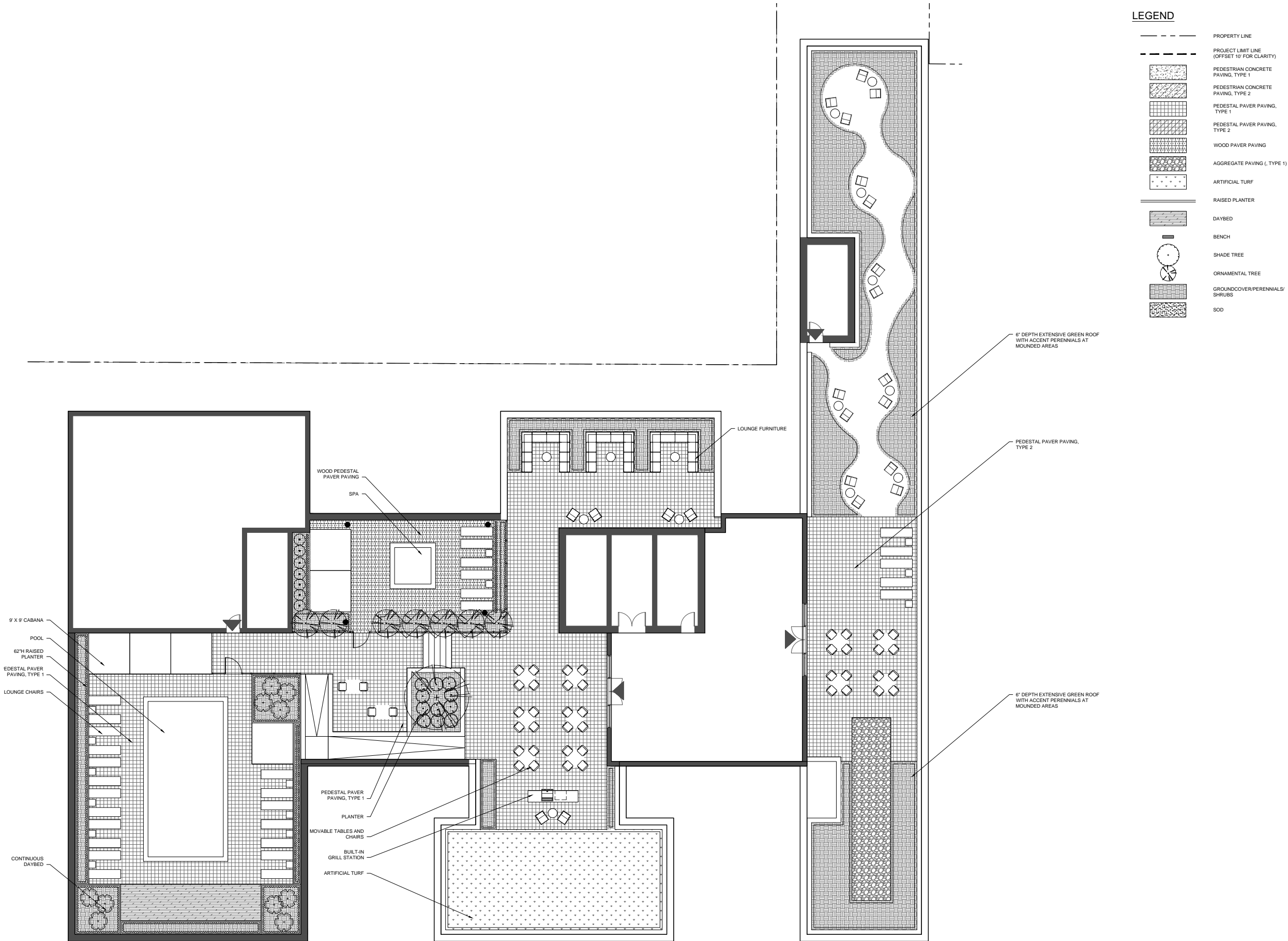
ANTUNOVICH ASSOCIATES • ARCHITECT • CORE MADISON BROOM, LLC • DEVELOPER

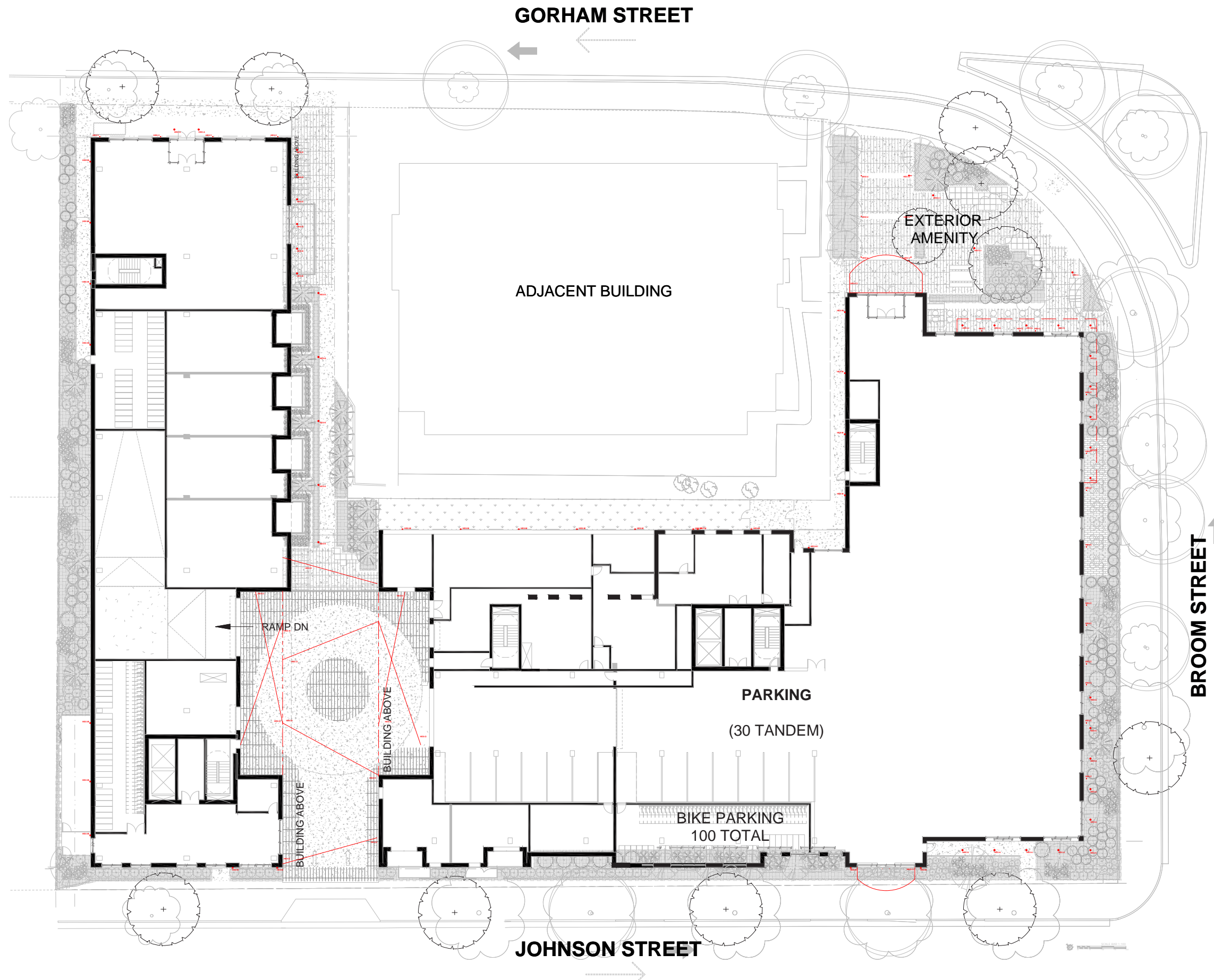
UDC FORMAL PRESENTATION

LANDSCAPE STREET TREE PLAN

MADISON, WISCONSIN • NOVEMBER 01, 2023









P-2
POLYMER WINDOW SYSTEM
COLOR, BLACK



GLAZING UNITS
LOW IRON CLEAR



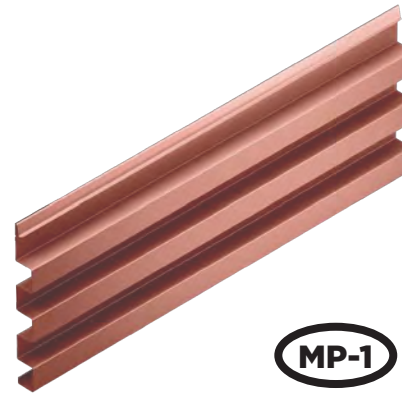
CM-1
CMU
COLOR, MIDWEST SLATE



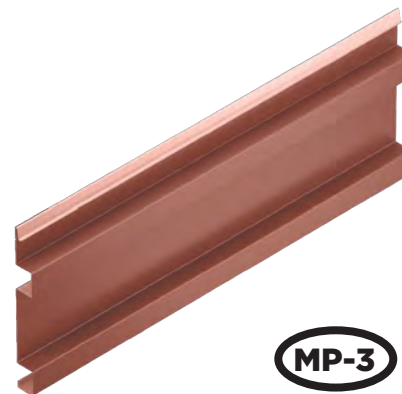
P-1
STOREFRONT SYSTEM
COLOR, BLACK



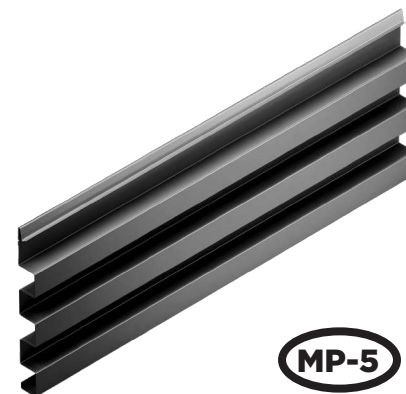
G-1
GRANITE
COLOR, BLACK



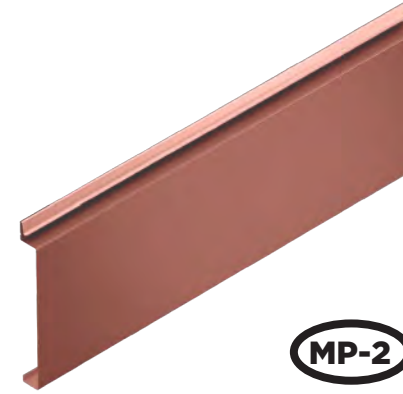
MP-1
METAL PANEL
BOXED RIBBED
COLOR, FIRED BRICK



MP-3
METAL PANEL
BOXED RIBBED
COLOR, FIRED BRICK



MP-5
METAL PANEL
BOXED RIBBED
COLOR, MIDNIGHT BRONZE



MP-2
METAL PANEL
FLAT
COLOR, FIRED BRICK



MP-4
METAL PANEL
FLAT
COLOR, ARCTIC WHITE



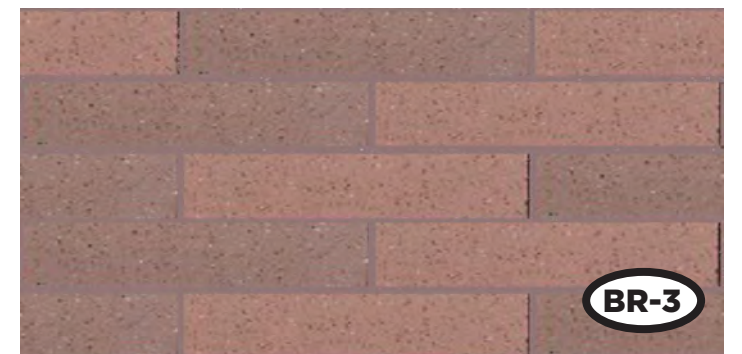
MP-6
METAL PANEL
FLAT
COLOR, MIDNIGHT BRONZE



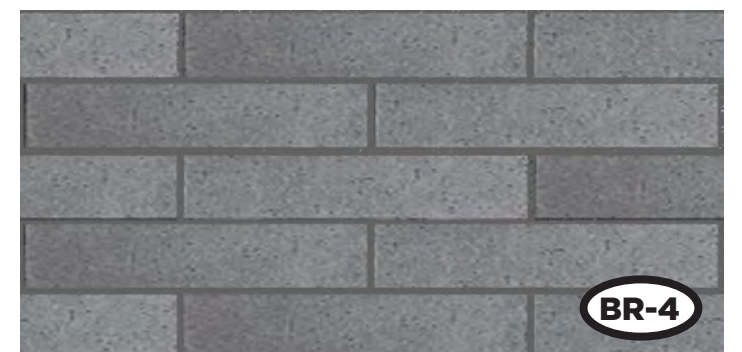
BR-1
BRICK
COLOR, ASH, PLATINUM



BR-2
BRICK
COLOR, CEDAR, COPPERTONE



BR-3
BRICK
COLOR, MOUNTAIN RED



BR-4
BRICK
COLOR, BLACK OPAL



MADISON - JOHNSON & BROOM

ANTUNOVICH ASSOCIATES • ARCHITECT • CORE MADISON BROOM, LLC • DEVELOPER

UDC FORMAL PRESENTATION

EXTERIOR MATERIAL BOARD

MADISON, WISCONSIN • NOVEMBER 01, 2023