

# MADISON - JOHNSON & BROOM

UDC FORMAL PRESENTATION

NOVEMBER 1, 2023

**CORE**  
MADISON BROOM, LLC

VANDEWALLE &  
ASSOCIATES INC. 

site

vierbicher  
planners | engineers | advisors

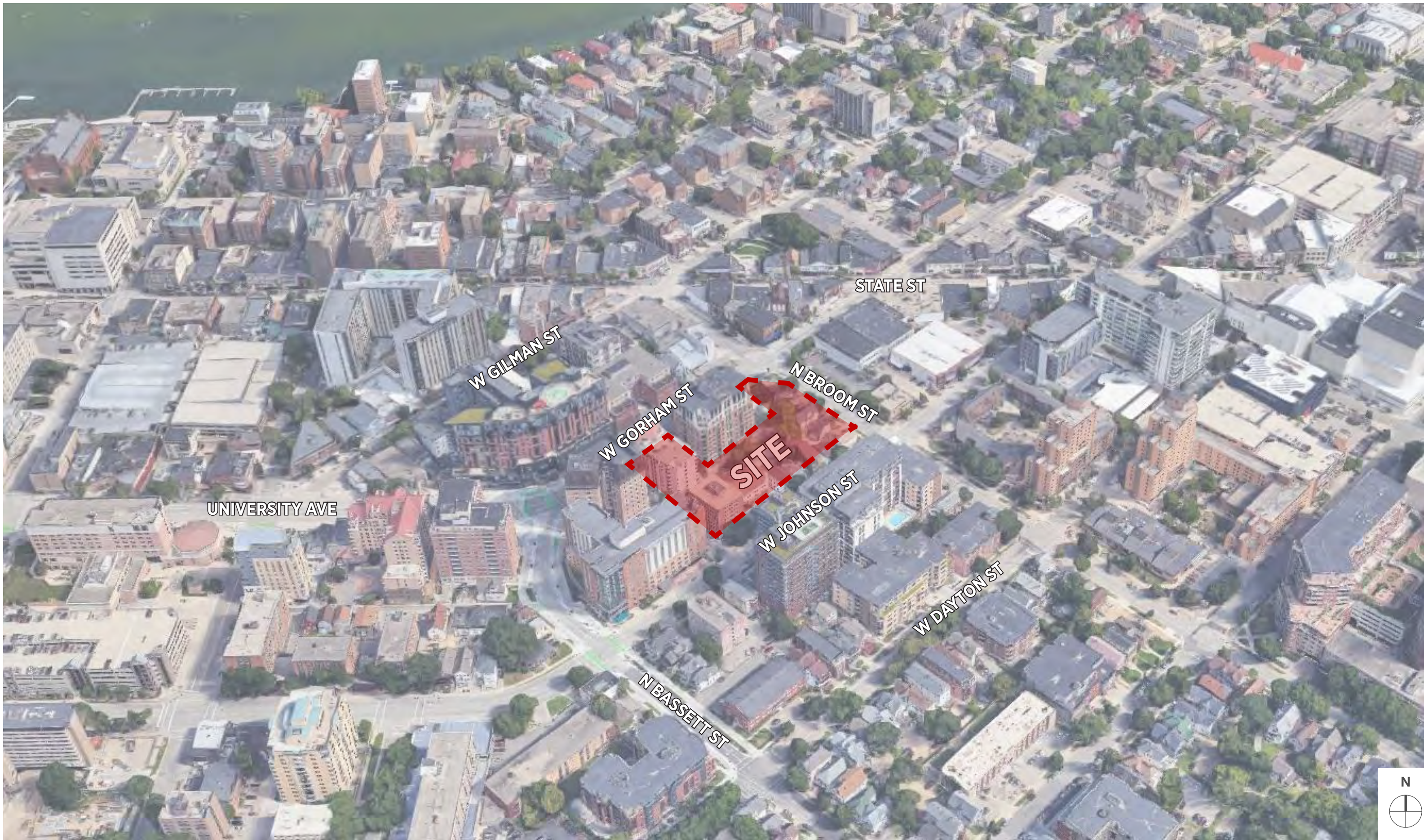


 Hartranft Lighting Design

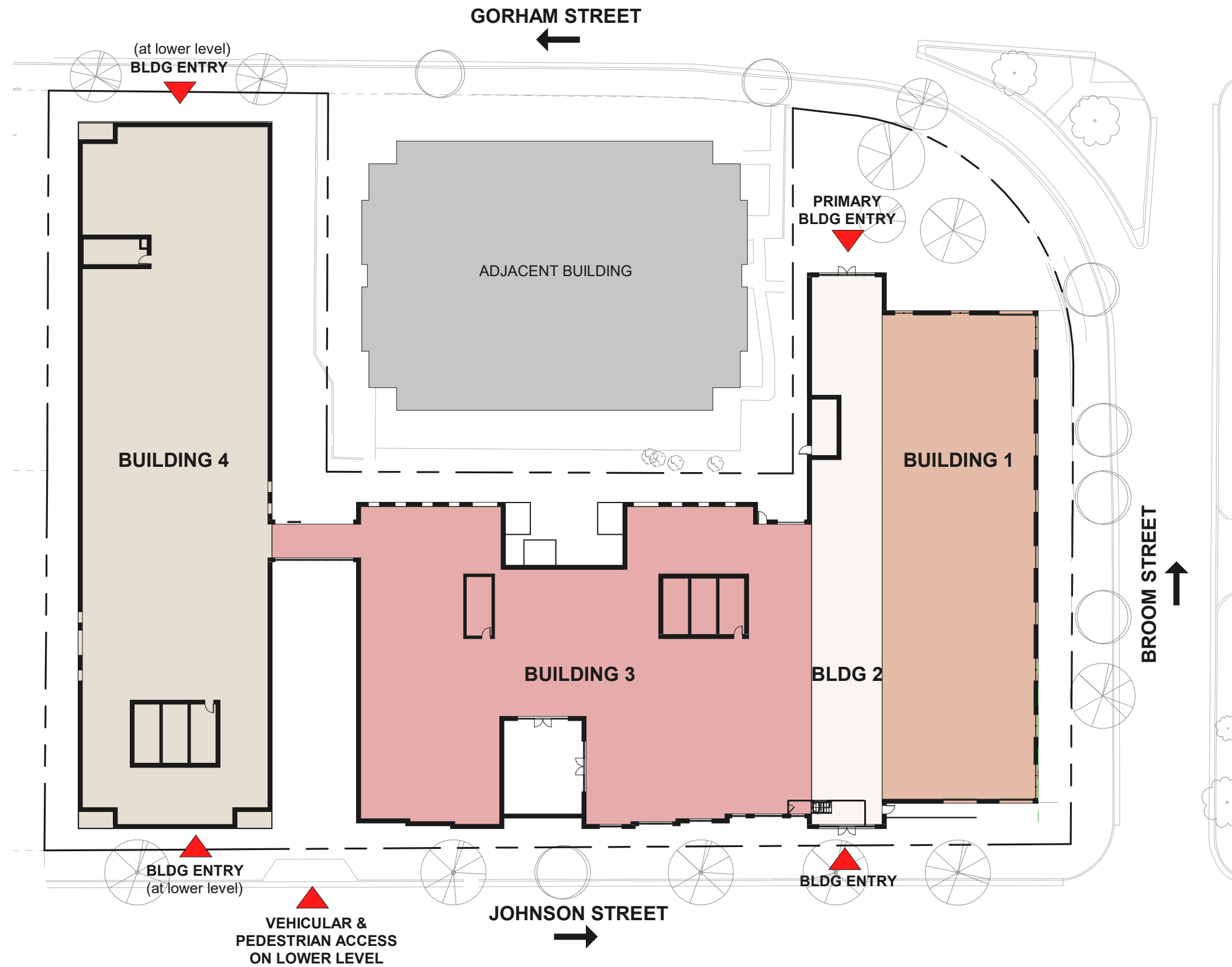
 **ANTUNOVICH  
ASSOCIATES**  
ARCHITECTURE · PLANNING · INTERIOR DESIGN

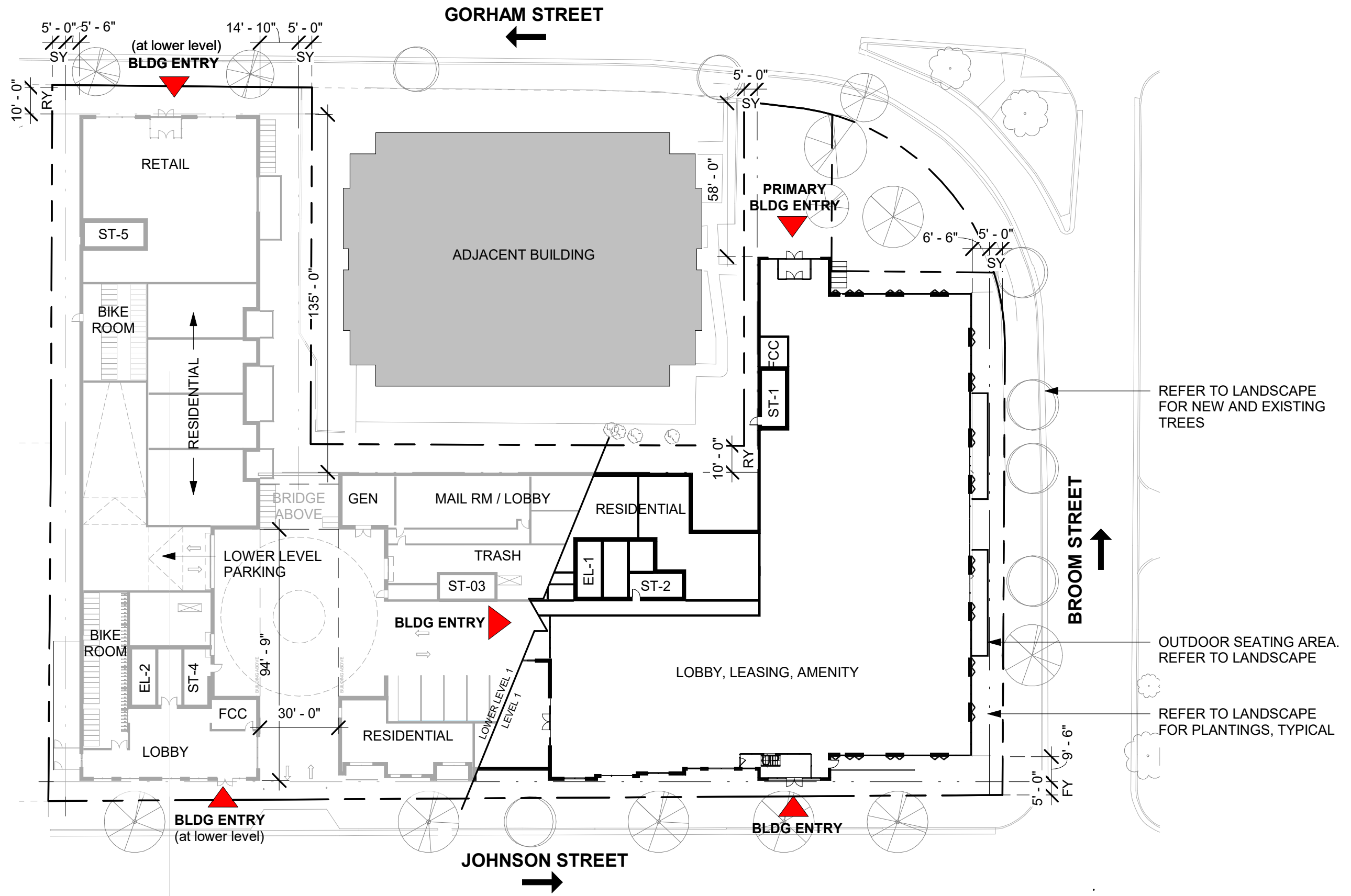
Chicago • Washington, D.C. • Los Angeles • [antunovich.com](http://antunovich.com)







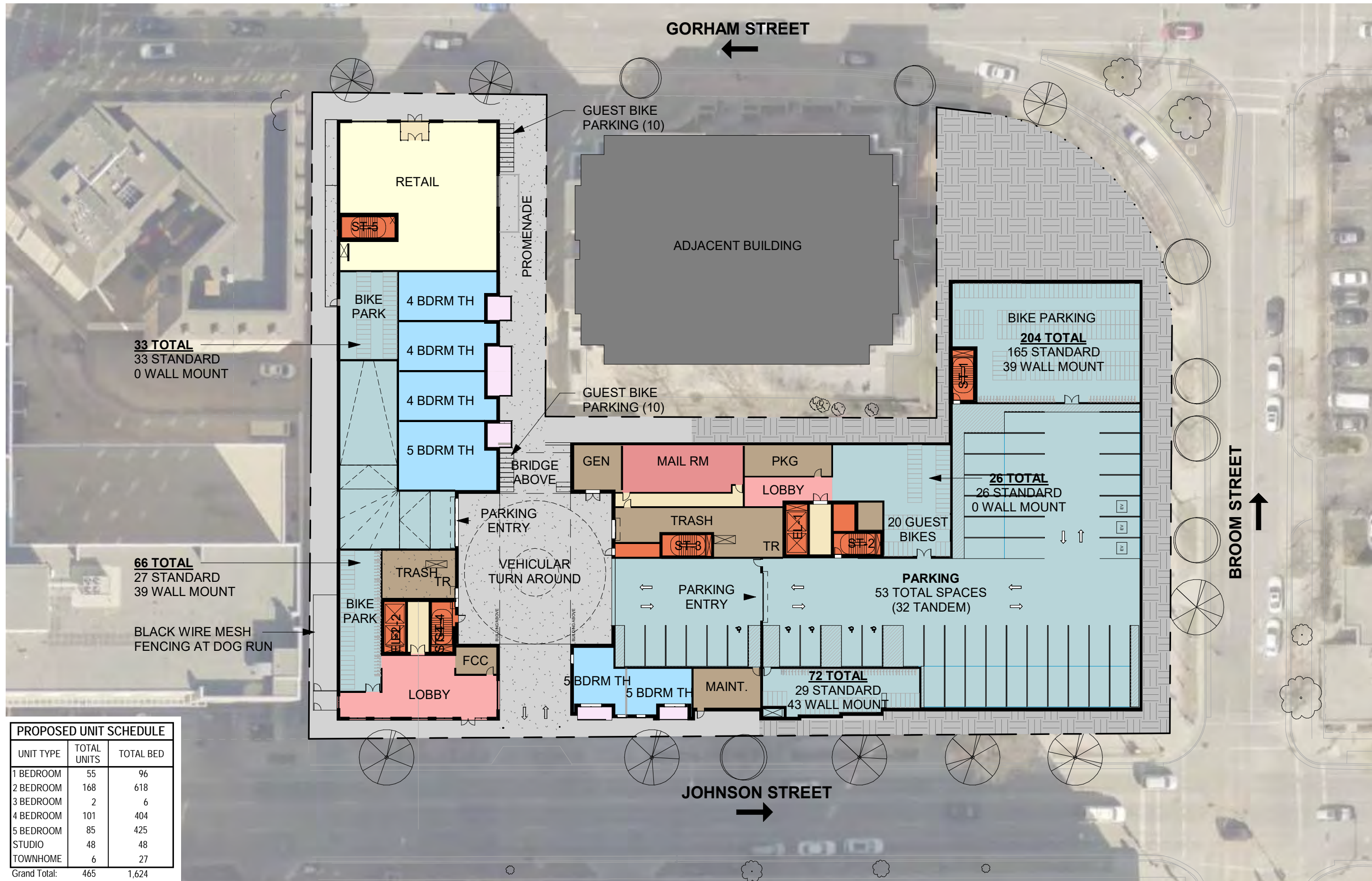












**33 TOTAL**  
33 STANDARD  
0 WALL MOUNT

**66 TOTAL**  
27 STANDARD  
39 WALL MOUNT

BLACK WIRE MESH  
FENCING AT DOG RUN

**BIKE PARKING**  
**204 TOTAL**  
165 STANDARD  
39 WALL MOUNT

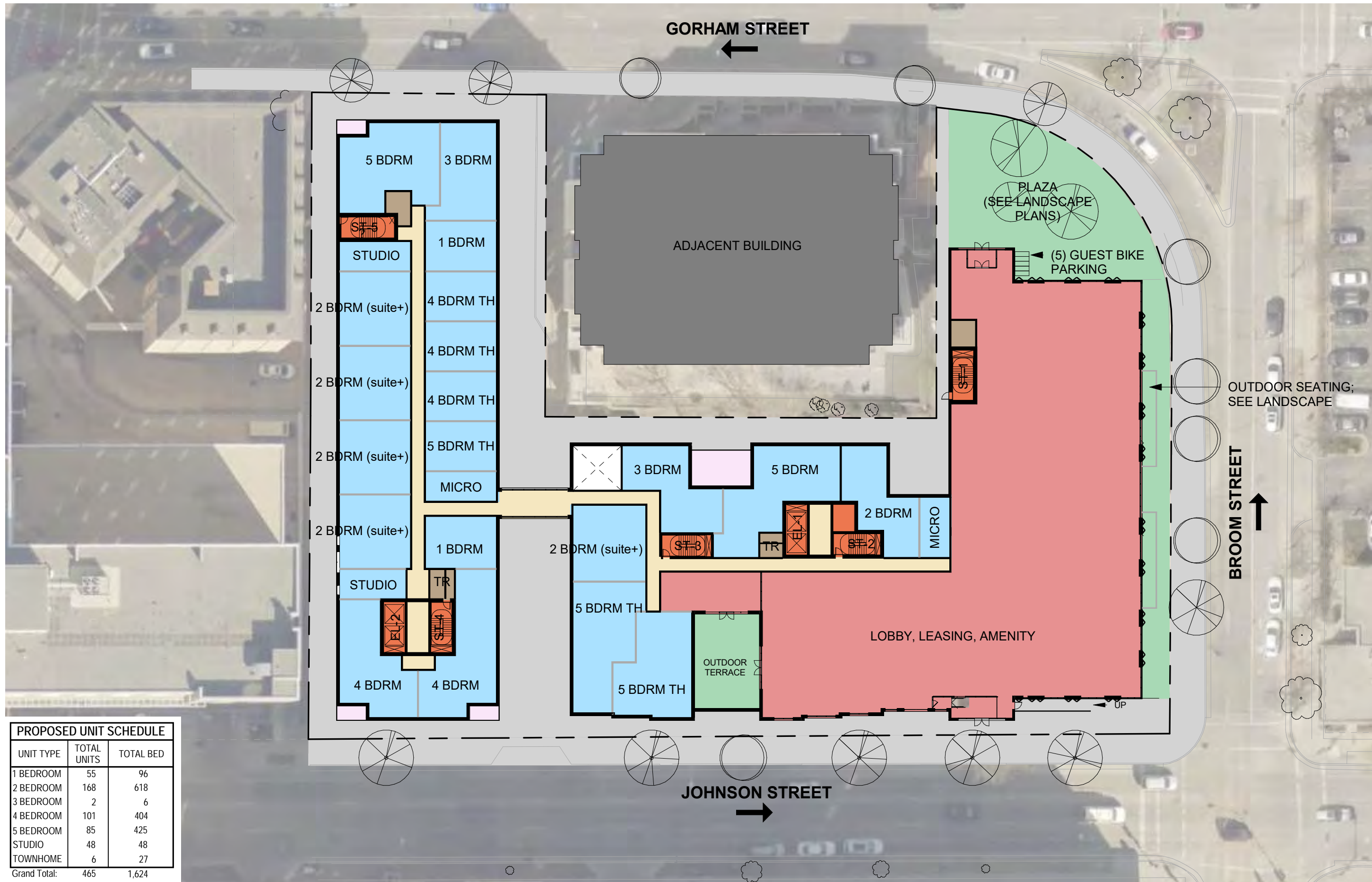
**26 TOTAL**  
26 STANDARD  
0 WALL MOUNT

**72 TOTAL**  
29 STANDARD  
43 WALL MOUNT

PROPOSED UNIT SCHEDULE		
UNIT TYPE	TOTAL UNITS	TOTAL BED
1 BEDROOM	55	96
2 BEDROOM	168	618
3 BEDROOM	2	6
4 BEDROOM	101	404
5 BEDROOM	85	425
STUDIO	48	48
TOWNHOME	6	27
<b>Grand Total:</b>	<b>465</b>	<b>1,624</b>







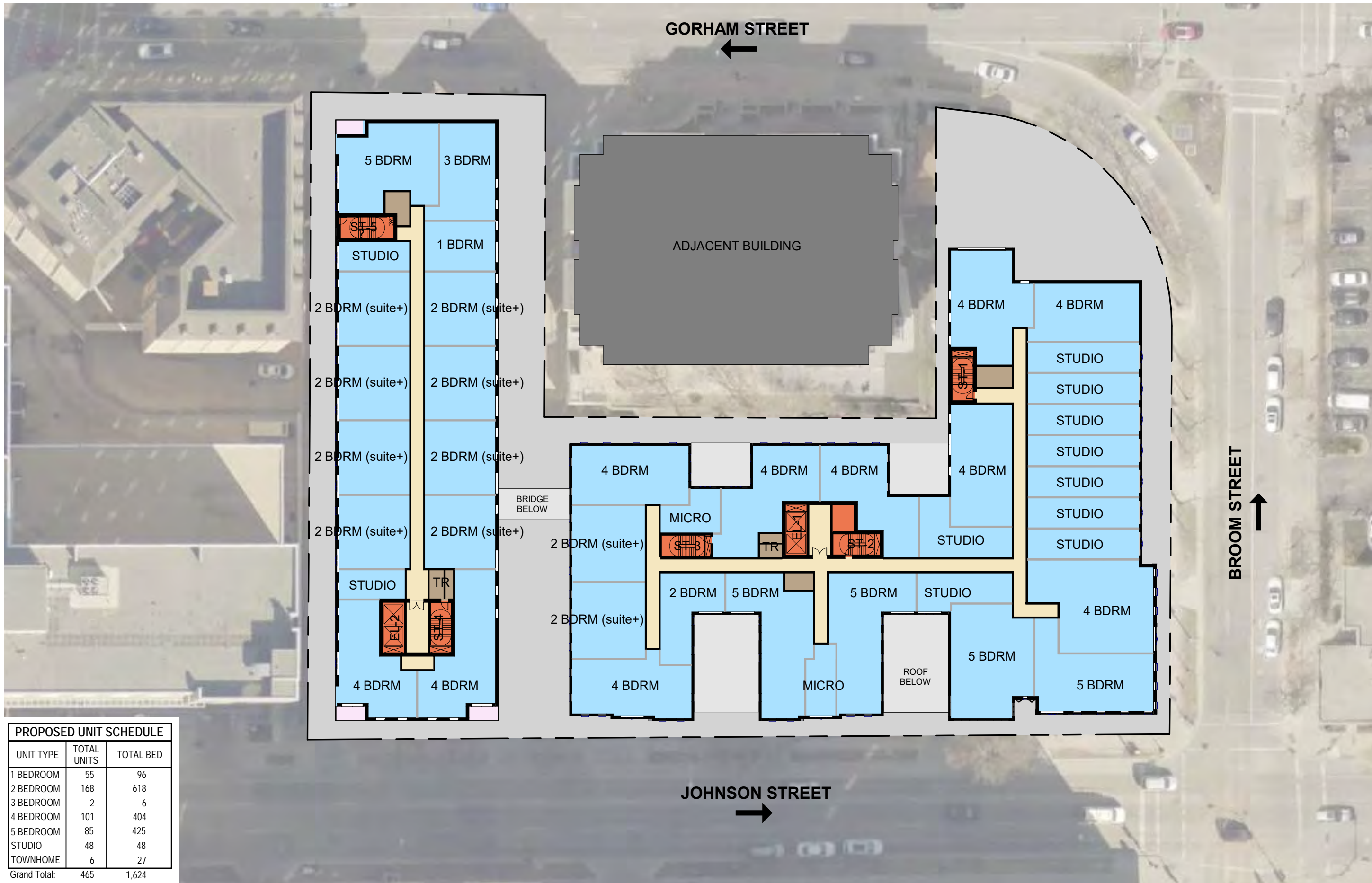
**PROPOSED UNIT SCHEDULE**

UNIT TYPE	TOTAL UNITS	TOTAL BED
1 BEDROOM	55	96
2 BEDROOM	168	618
3 BEDROOM	2	6
4 BEDROOM	101	404
5 BEDROOM	85	425
STUDIO	48	48
TOWNHOME	6	27

Grand Total: 465 1,624





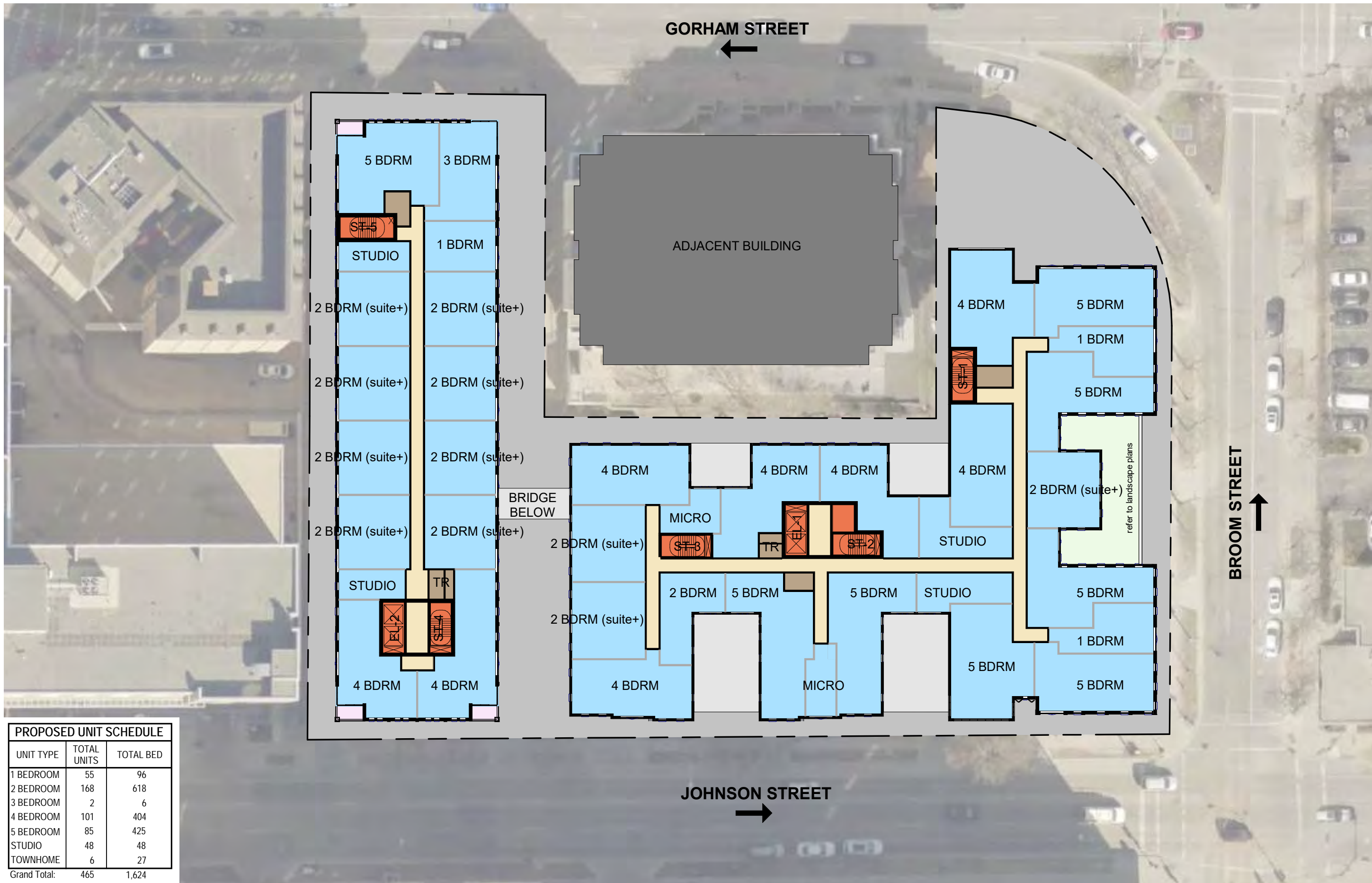


**PROPOSED UNIT SCHEDULE**

UNIT TYPE	TOTAL UNITS	TOTAL BED
1 BEDROOM	55	96
2 BEDROOM	168	618
3 BEDROOM	2	6
4 BEDROOM	101	404
5 BEDROOM	85	425
STUDIO	48	48
TOWNHOME	6	27

Grand Total: 465 1,624





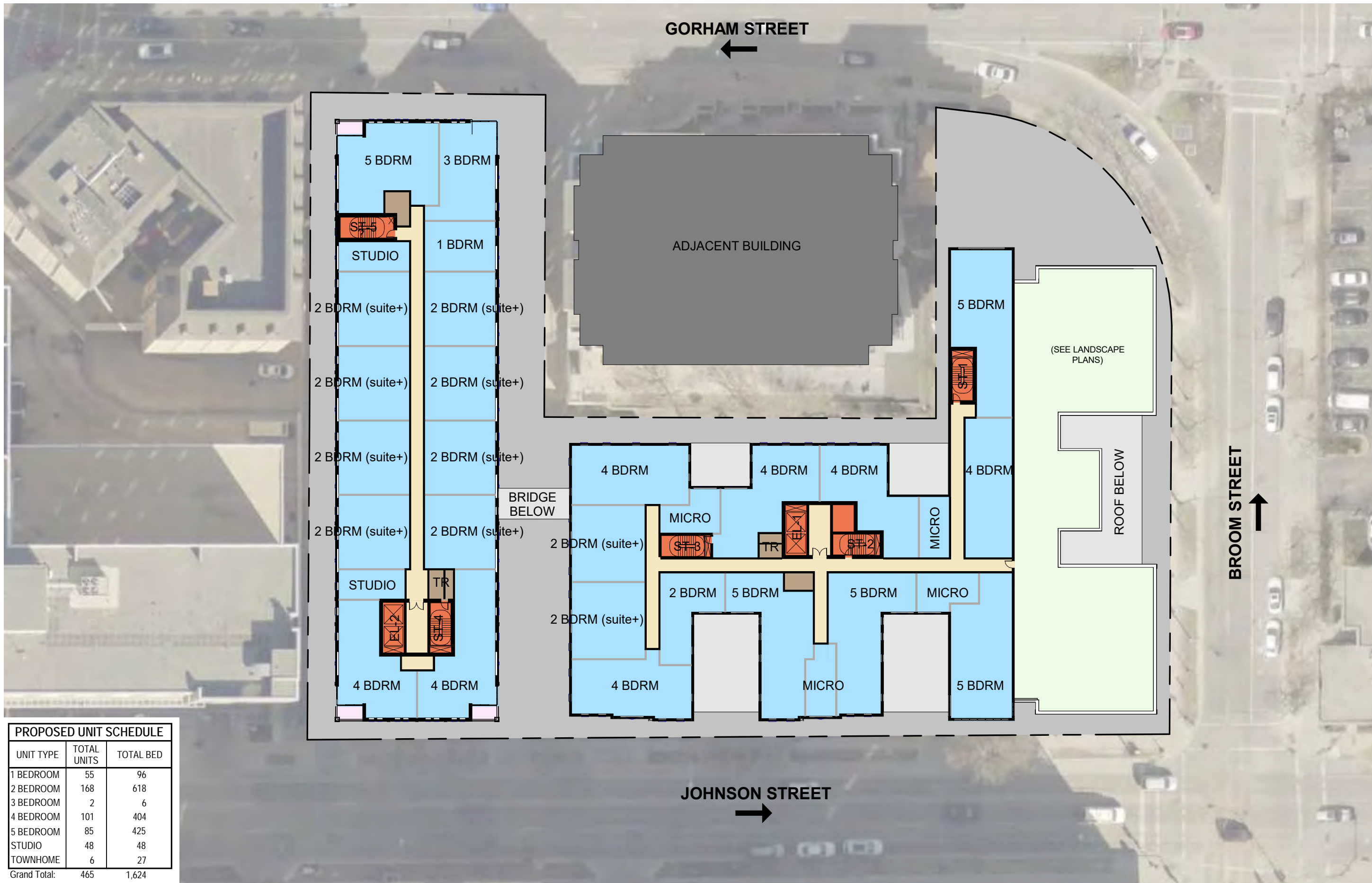
**PROPOSED UNIT SCHEDULE**

UNIT TYPE	TOTAL UNITS	TOTAL BED
1 BEDROOM	55	96
2 BEDROOM	168	618
3 BEDROOM	2	6
4 BEDROOM	101	404
5 BEDROOM	85	425
STUDIO	48	48
TOWNHOME	6	27

Grand Total: 465 1,624







**PROPOSED UNIT SCHEDULE**

UNIT TYPE	TOTAL UNITS	TOTAL BED
1 BEDROOM	55	96
2 BEDROOM	168	618
3 BEDROOM	2	6
4 BEDROOM	101	404
5 BEDROOM	85	425
STUDIO	48	48
TOWNHOME	6	27

Grand Total: 465 1,624















**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





















PREVIOUS



CURRENT



PREVIOUS



CURRENT

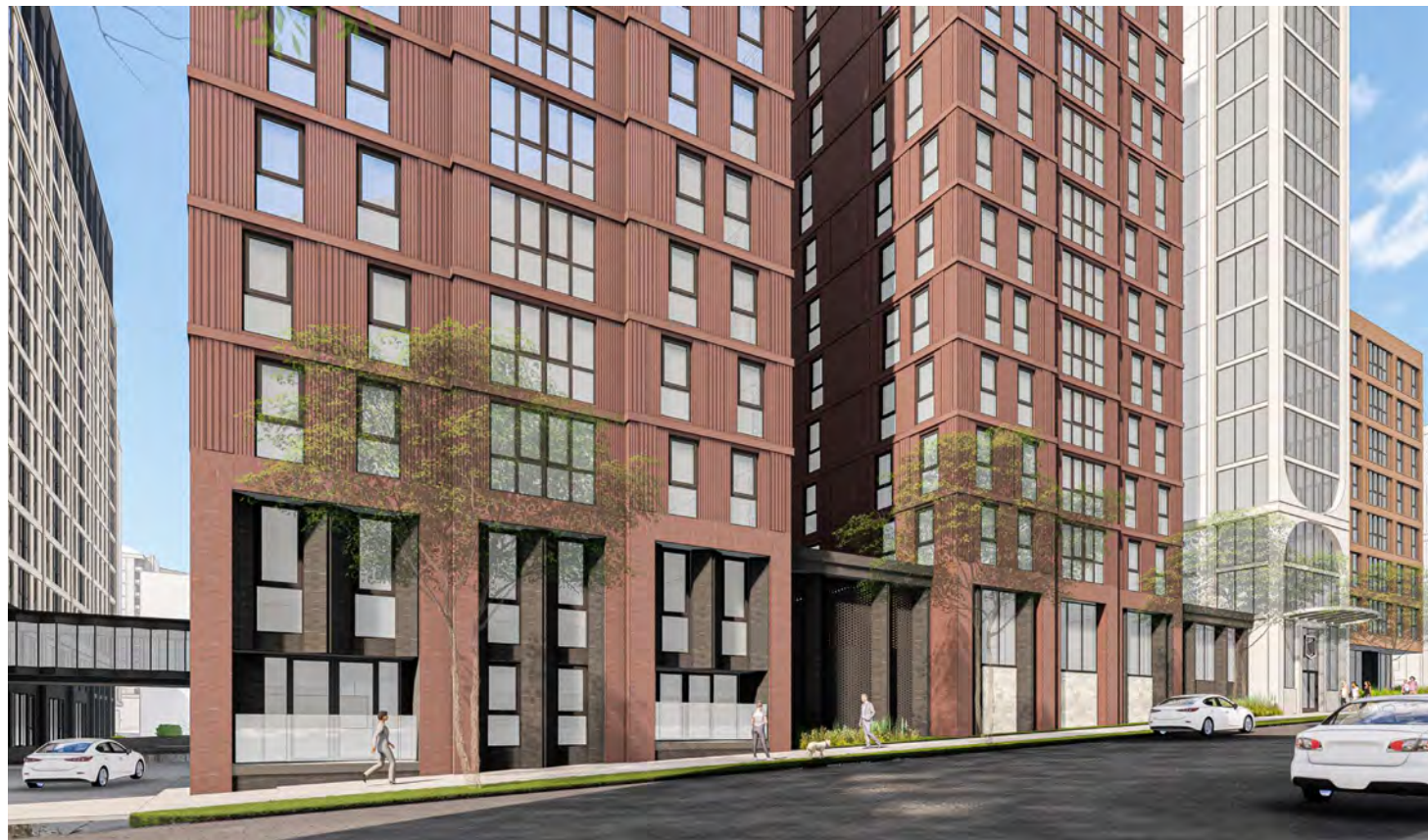




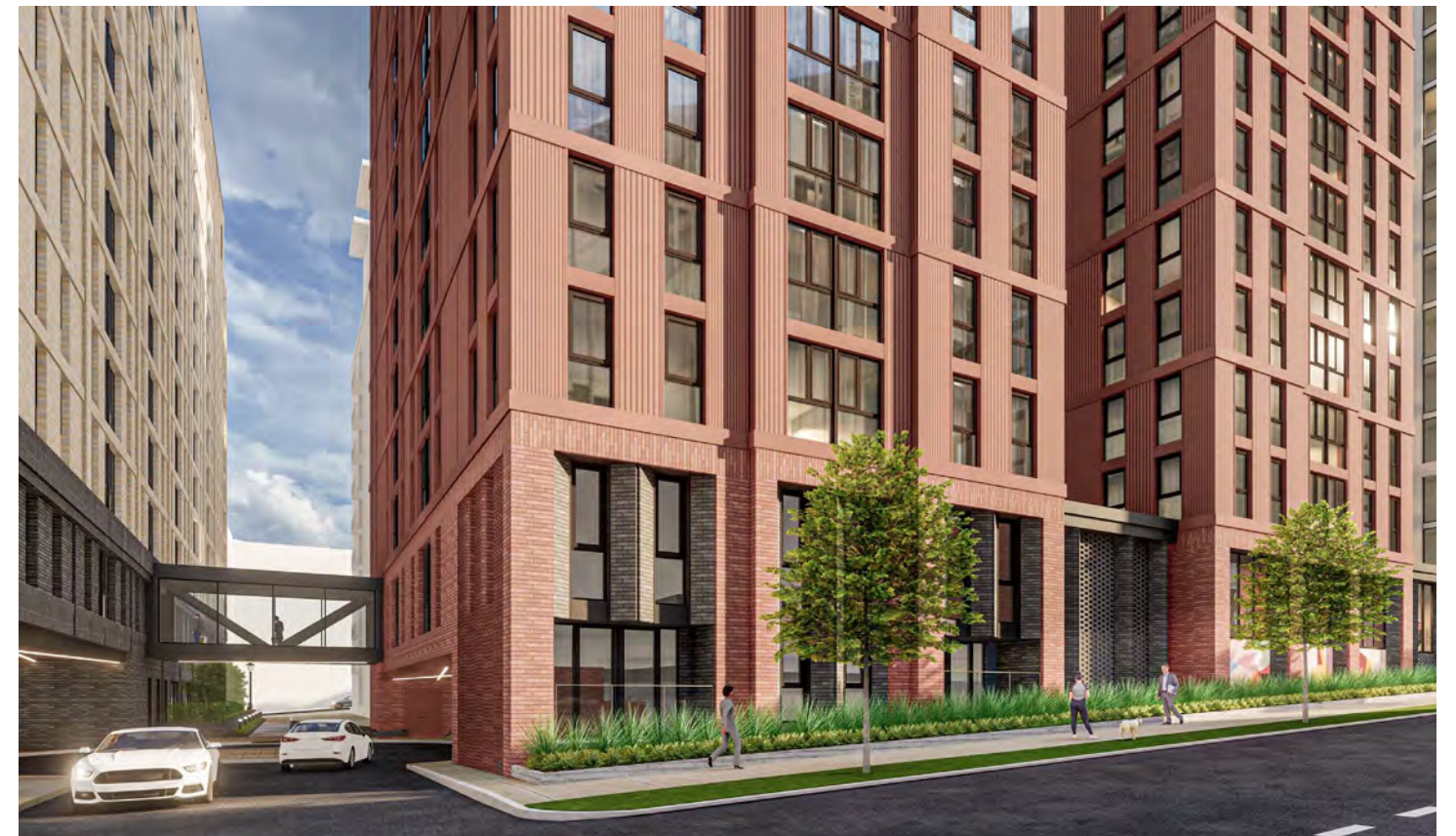
PREVIOUS



CURRENT



PREVIOUS



CURRENT





PREVIOUS



CURRENT



PREVIOUS



CURRENT





PREVIOUS



CURRENT



PREVIOUS



CURRENT





P-1 G-1 BR-4 MP-6 P-1 MP-4 MP-5

P-1 BR-1 G-1 BR-4

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

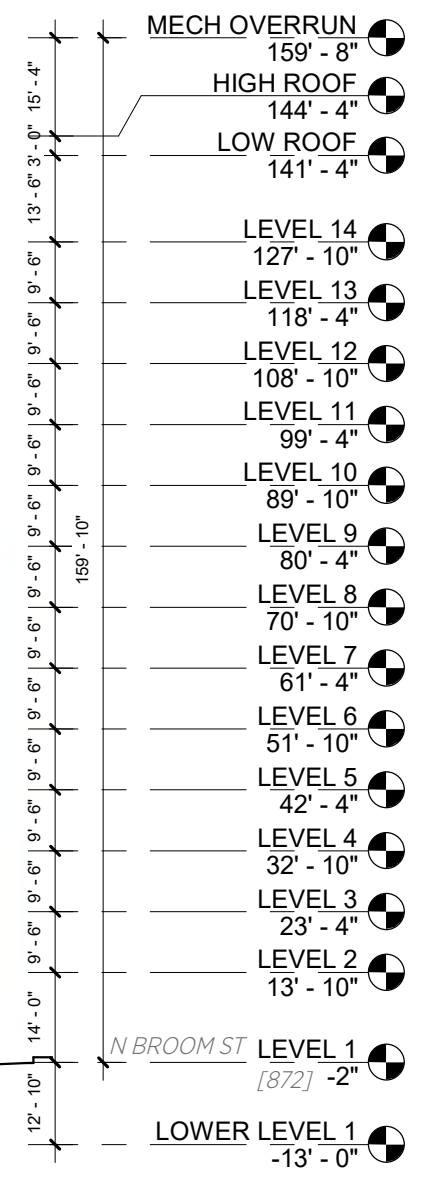




- |      |   |      |   |      |                                 |
|------|---|------|---|------|---------------------------------|
| P-1  | STOREFRONT SYSTEM, COLOR: BLACK         | MP-1 | METAL PANEL, BOXED RIBBED, COLOR: FIRED BRICK     | BR-1 | BRICK, COLOR: ASH, PLATINUM     |
| P-2  | POLYMER WINDOW SYSTEM, COLOR: BLACK     | MP-2 | METAL PANEL, FLAT, COLOR: FIRED BRICK             | BR-2 | BRICK, COLOR: CEDAR, COPPERTONE |
| G-1  | GRANITE, COLOR: BLACK                   | MP-3 | METAL PANEL, BOXED RIBBED, COLOR: FIRED BRICK     | BR-3 | BRICK, COLOR: MOUNTAIN RED      |
| CM-1 | ARCHITECTURAL CMU, COLOR: MIDWEST SLATE | MP-4 | METAL PANEL, FLAT, COLOR: ARCTIC WHITE            | BR-4 | BRICK, COLOR: BLACK OPAL        |
|      |   | MP-5 | METAL PANEL, BOXED RIBBED, COLOR: MIDNIGHT BRONZE |      |                                 |
|      |   | MP-6 | METAL PANEL, FLAT, COLOR: MIDNIGHT BRONZE         |      |                                 |



MAX HEIGHT 160' - 0"  
 CAPITOL HEIGHT [1032]



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




























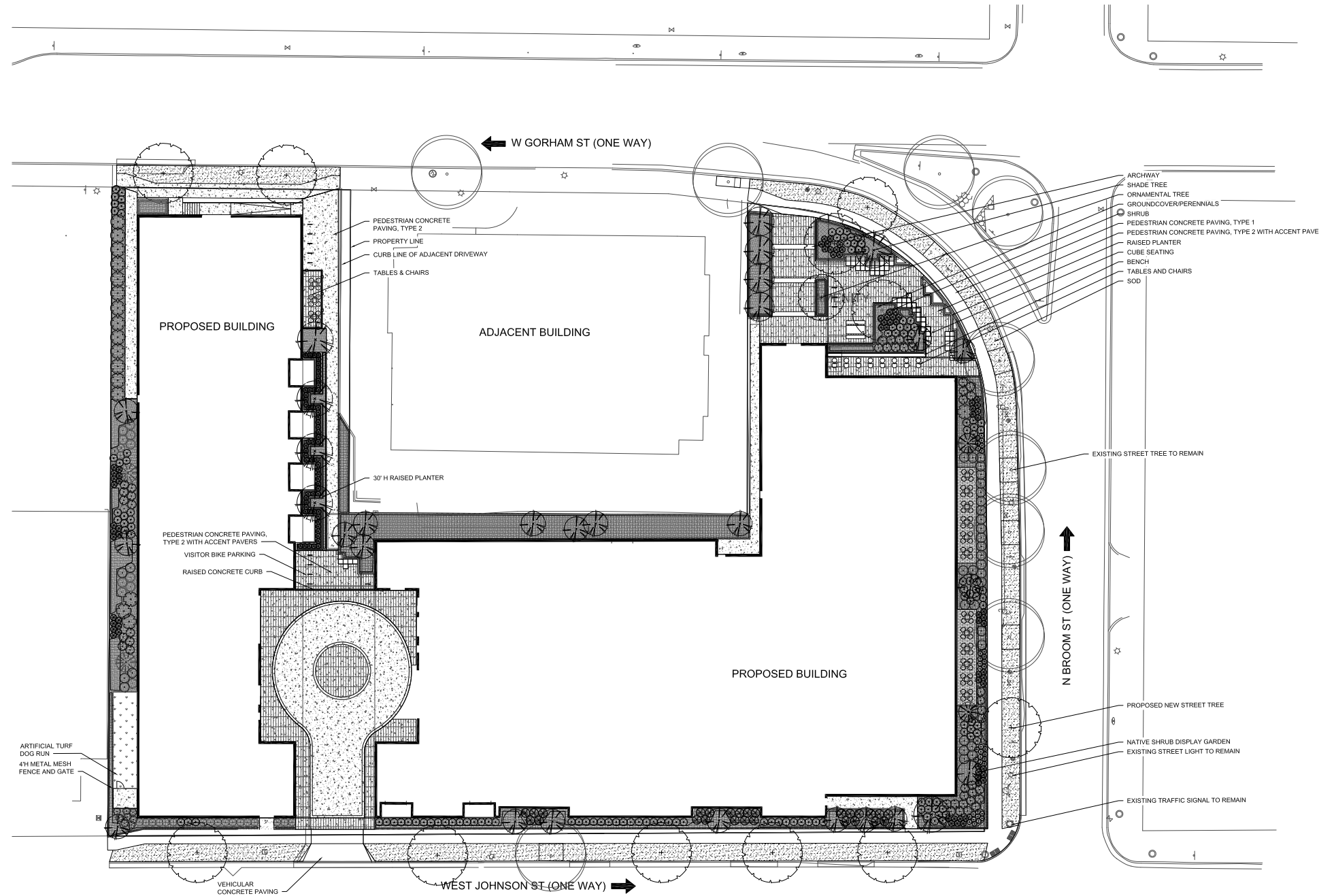






LEGEND

-  PROPERTY LINE
-  PROJECT LIMIT LINE (OFFSET 1' FOR CLARITY)
-  PEDESTRIAN CONCRETE PAVING, TYPE 1
-  PEDESTRIAN CONCRETE PAVING, TYPE 2 WITH ACCENT UNIT PAVERS
-  VEHICULAR CONCRETE PAVING
-  UNIT PAVER PAVING
-  ARTIFICIAL TURF
-  4H CHAIN LINK FENCE AND GATE
-  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
-  5H PRIVACY SCREEN
-  8H PRIVACY SCREEN

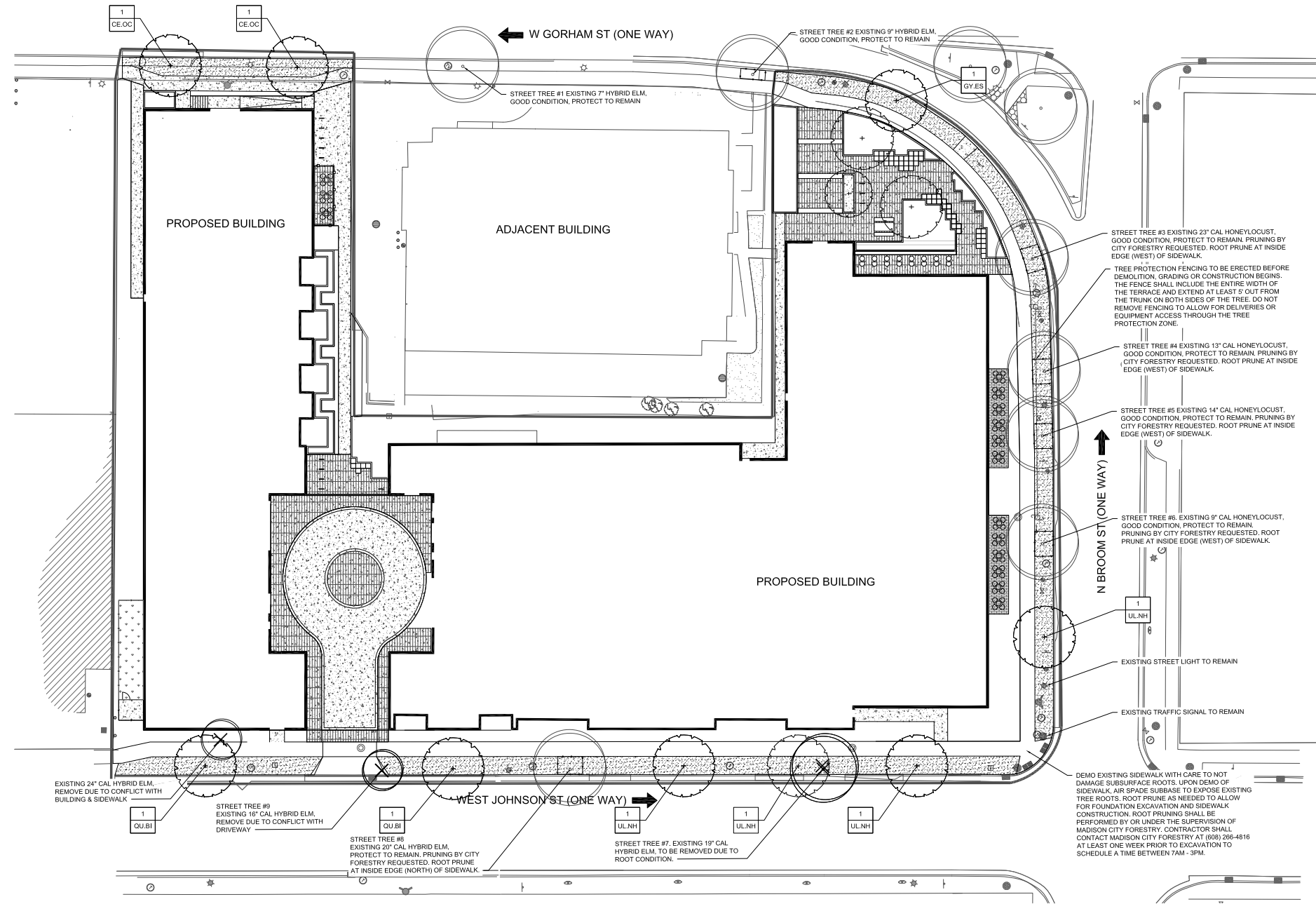
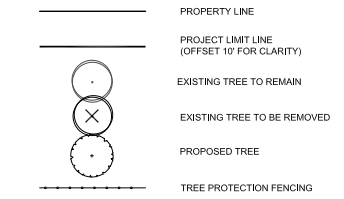




PLANT SCHEDULE - GROUND FLOOR						
CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	REMARKS
PARKWAY DECIDUOUS TREES						
CE.OC	2	<i>Celtis occidentalis</i>	Common Hackberry	B&B	2.5" cal	Matching heads
GY.ES	1	<i>Gymnocladus dioica</i> 'Espresso'	Espresso Kentucky Coffeetree	B&B	2.5" cal	Matching heads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

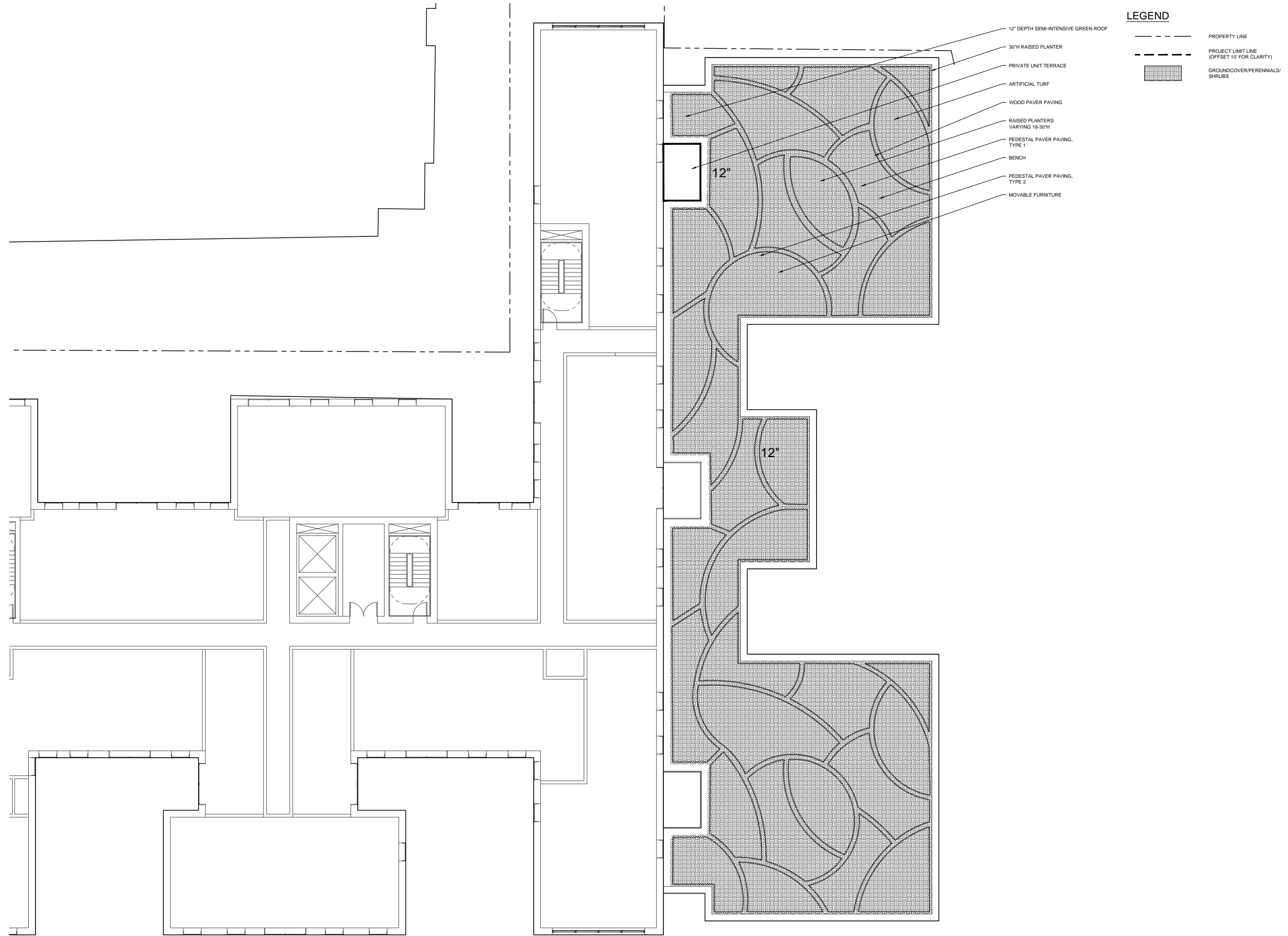
NOTES:  
1. FINAL STREET TREE QUANTITIES, LOCATIONS AND SPECIES TO BE APPROVED BY MADISON CITY FORESTRY.

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 TREES. 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/SPECS.CFM-SECTION 107-13\(G\)](https://www.cityofmadison.com/business/specs/cfm-section-107-13g) 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 ERRECTED 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 ERRECTED 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.

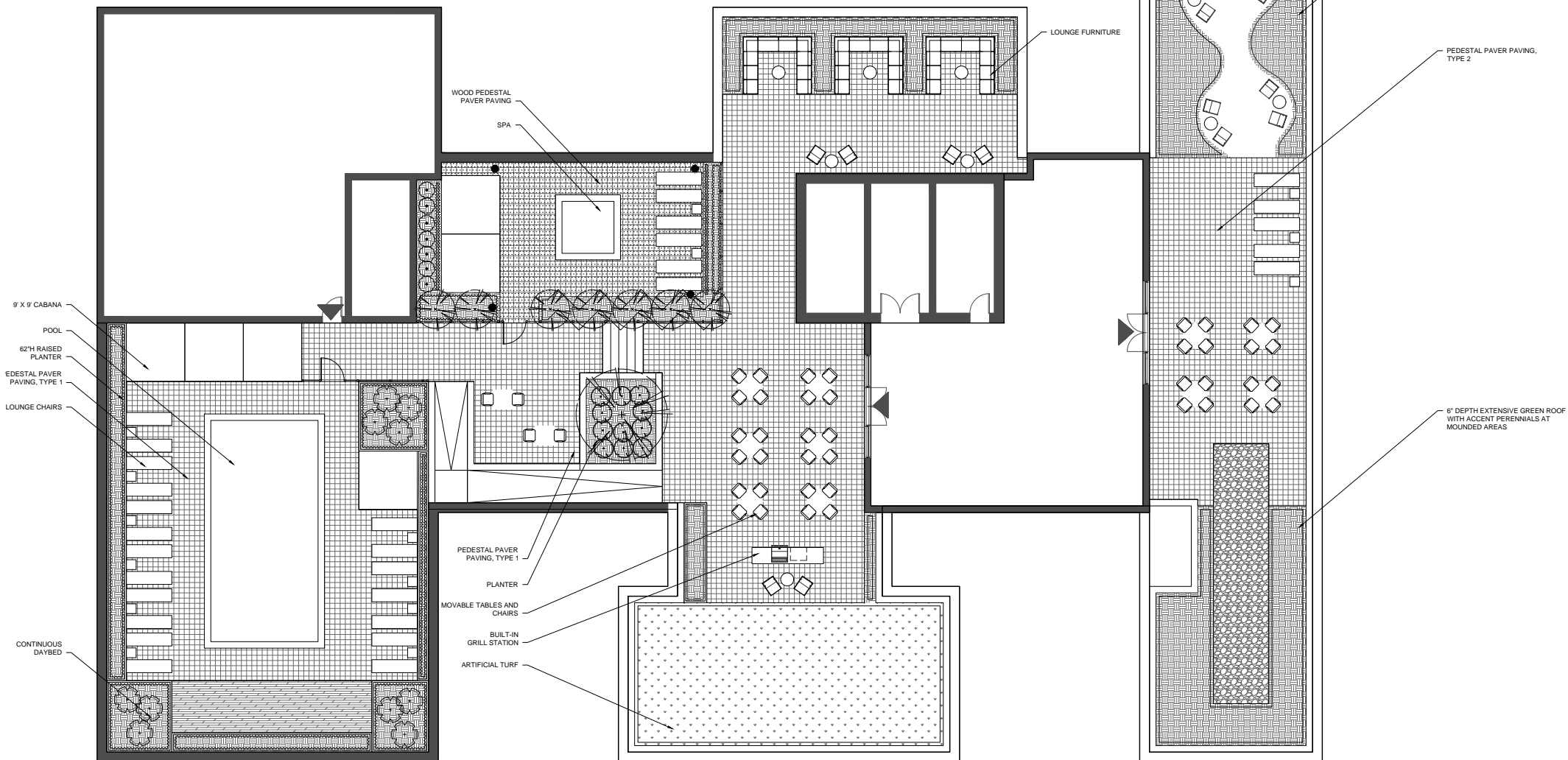




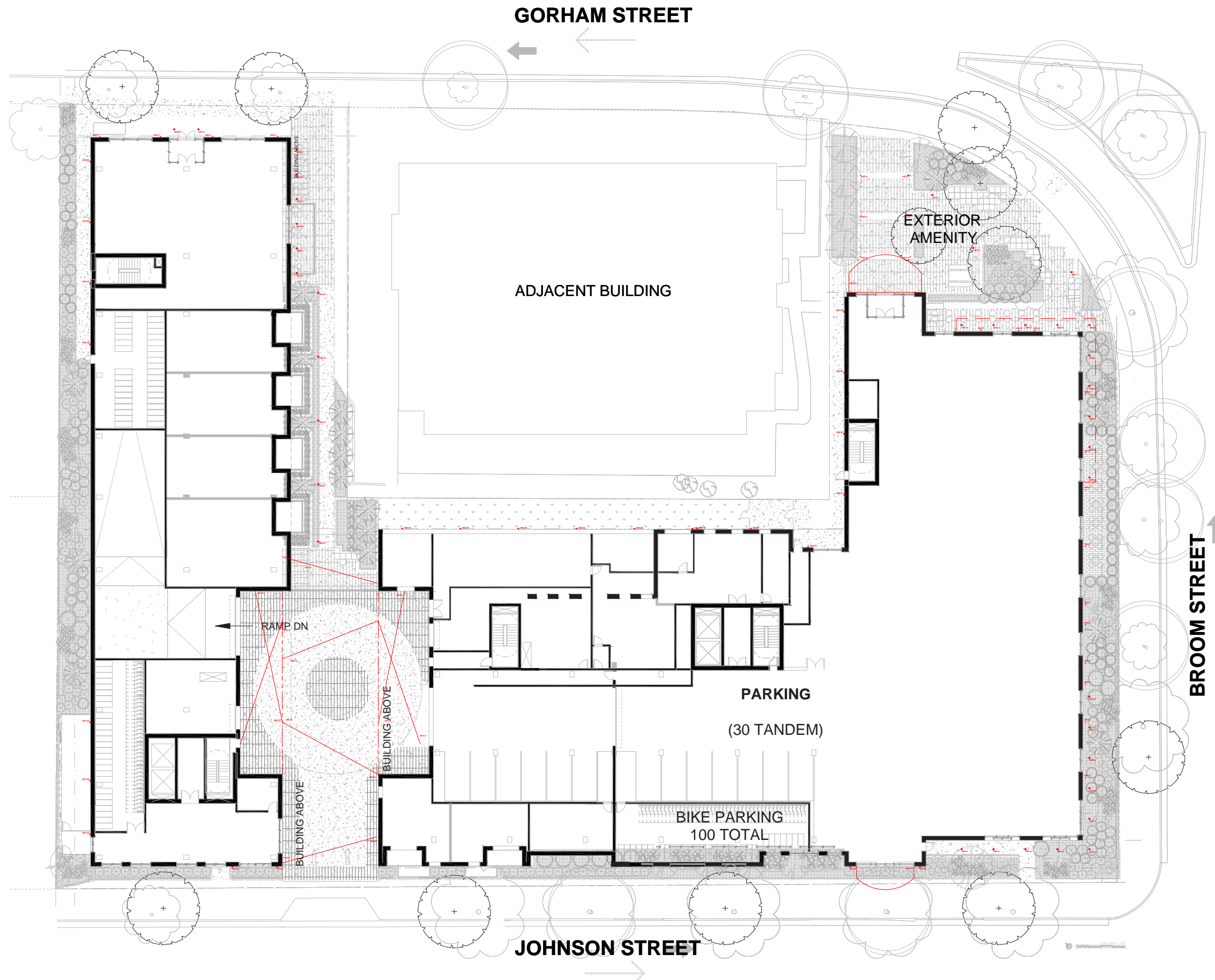


LEGEND

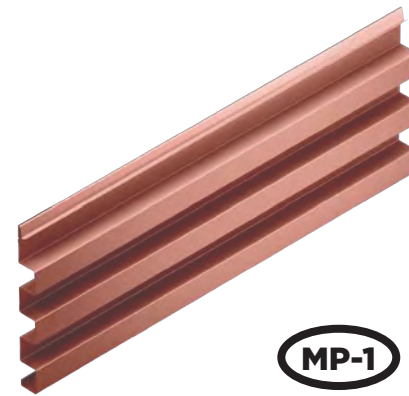
- PROPERTY LINE
- - - PROJECT LIMIT LINE (OFFSET 10' FOR CLARITY)
- [Pattern] PEDESTRIAN CONCRETE PAVING, TYPE 1
- [Pattern] PEDESTRIAN CONCRETE PAVING, TYPE 2
- [Pattern] PEDESTAL PAVER PAVING, TYPE 1
- [Pattern] PEDESTAL PAVER PAVING, TYPE 2
- [Pattern] WOOD PAVER PAVING
- [Pattern] AGGREGATE PAVING (, TYPE 1)
- [Pattern] ARTIFICIAL TURF
- ===== RAISED PLANTER
- [Pattern] DAYBED
- [Symbol] BENCH
- [Symbol] SHADE TREE
- [Symbol] ORNAMENTAL TREE
- [Pattern] GROUND COVER/PERENNIALS/SHRUBS
- [Pattern] SOD











**MP-1**

**METAL PANEL  
BOXED RIBBED  
COLOR, FIRED BRICK**



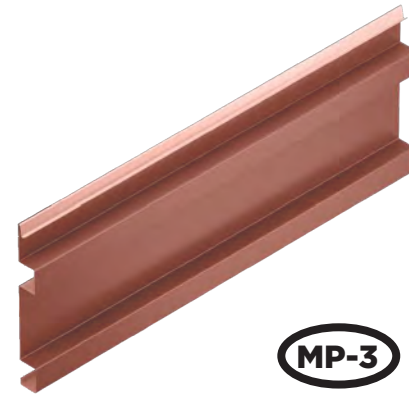
**MP-2**

**METAL PANEL  
FLAT  
COLOR, FIRED BRICK**



**BR-1**

**BRICK  
COLOR, ASH, PLATINUM**



**MP-3**

**METAL PANEL  
BOXED RIBBED  
COLOR, FIRED BRICK**



**MP-4**

**METAL PANEL  
FLAT  
COLOR, ARCTIC WHITE**



**BR-2**

**BRICK  
COLOR, CEDAR, COPPERTONE**



**BR-3**

**BRICK  
COLOR, MOUNTAIN RED**



**P-2**

**POLYMER WINDOW SYSTEM  
COLOR, BLACK**



**GLAZING UNITS  
LOW IRON CLEAR**



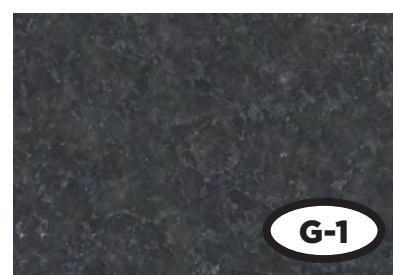
**CM-1**

**CMU  
COLOR, MIDWEST SLATE**



**P-1**

**STOREFRONT SYSTEM  
COLOR, BLACK**



**G-1**

**GRANITE  
COLOR, BLACK**



**MP-5**

**METAL PANEL  
BOXED RIBBED  
COLOR, MIDNIGHT BRONZE**



**MP-6**

**METAL PANEL  
FLAT  
COLOR, MIDNIGHT BRONZE**



**BR-4**

**BRICK  
COLOR, BLACK OPAL**