

MADISON - JOHNSON & BROOM

UDC FORMAL PRESENTATION
NOVEMBER 1, 2023

CORE
MADISON BROOM, LLC

VANDEWALLE &
ASSOCIATES INC. 

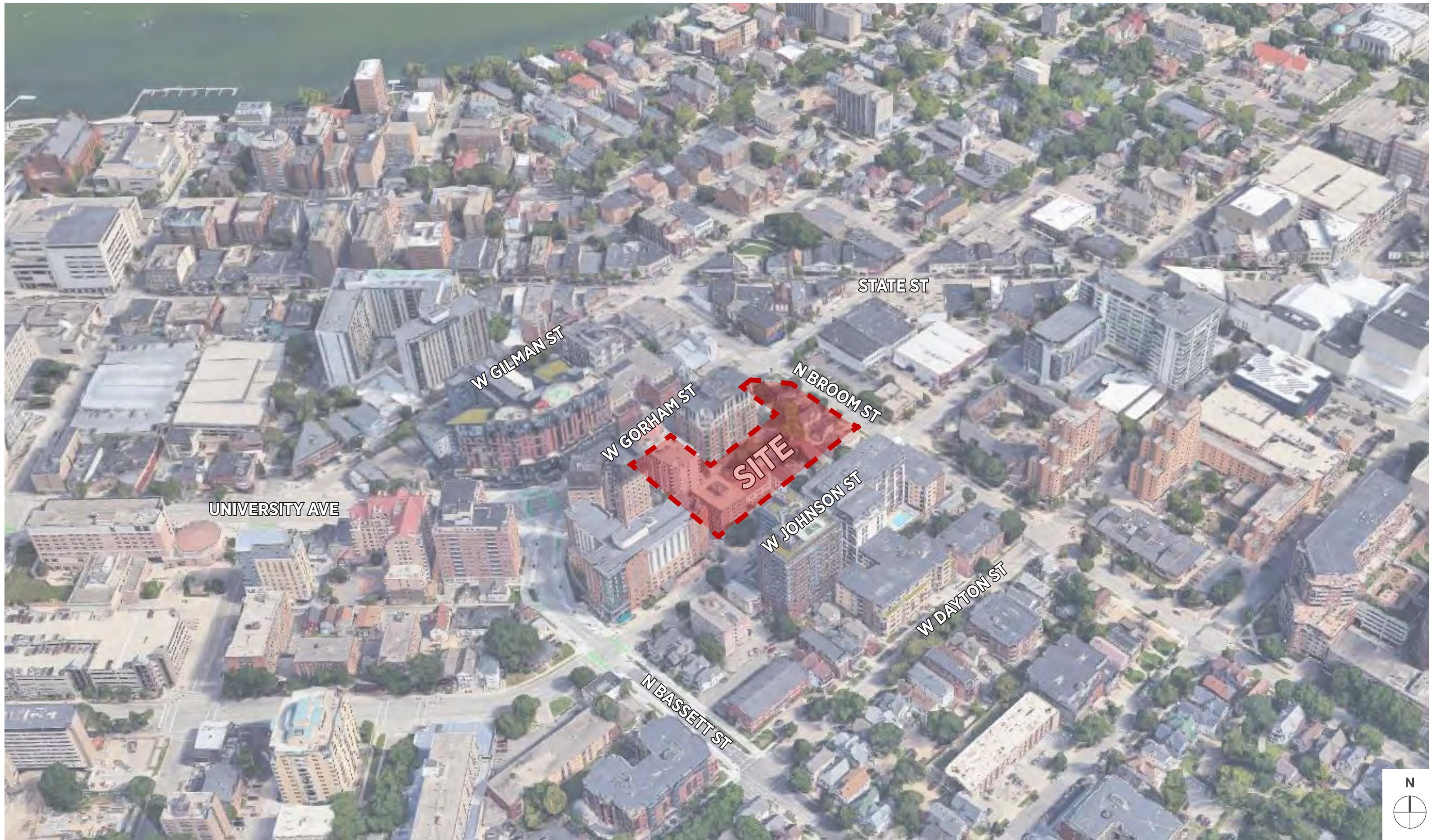



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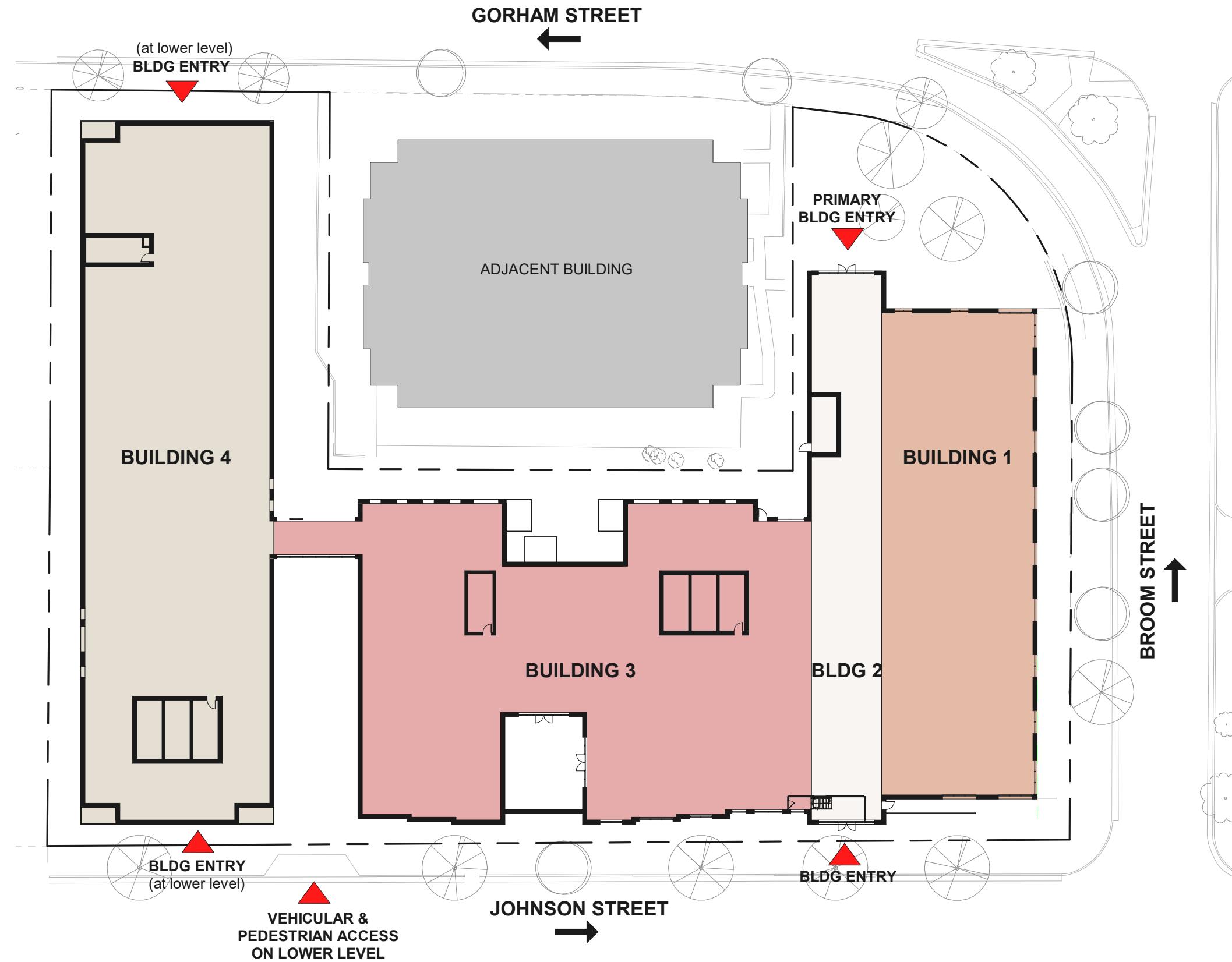
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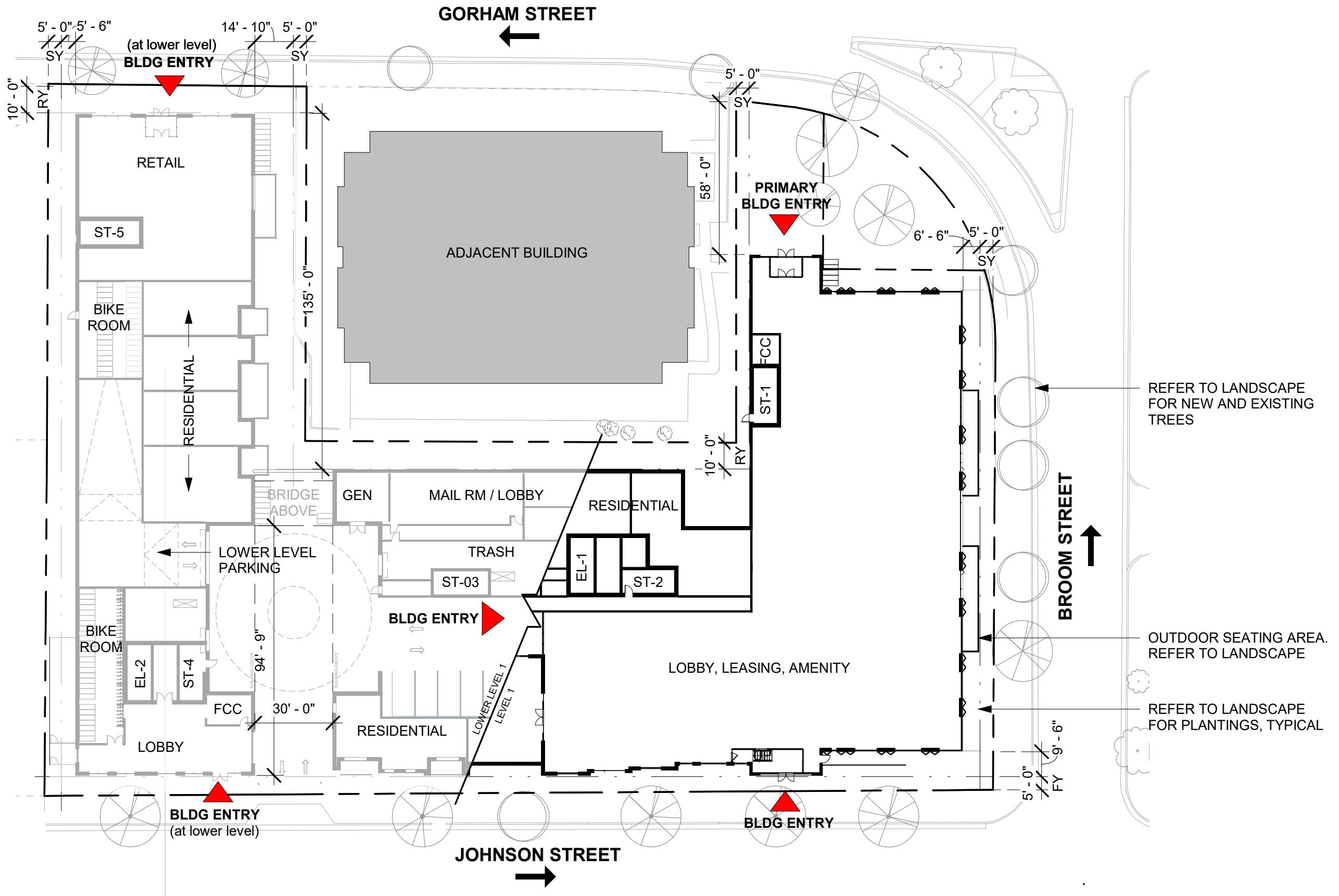
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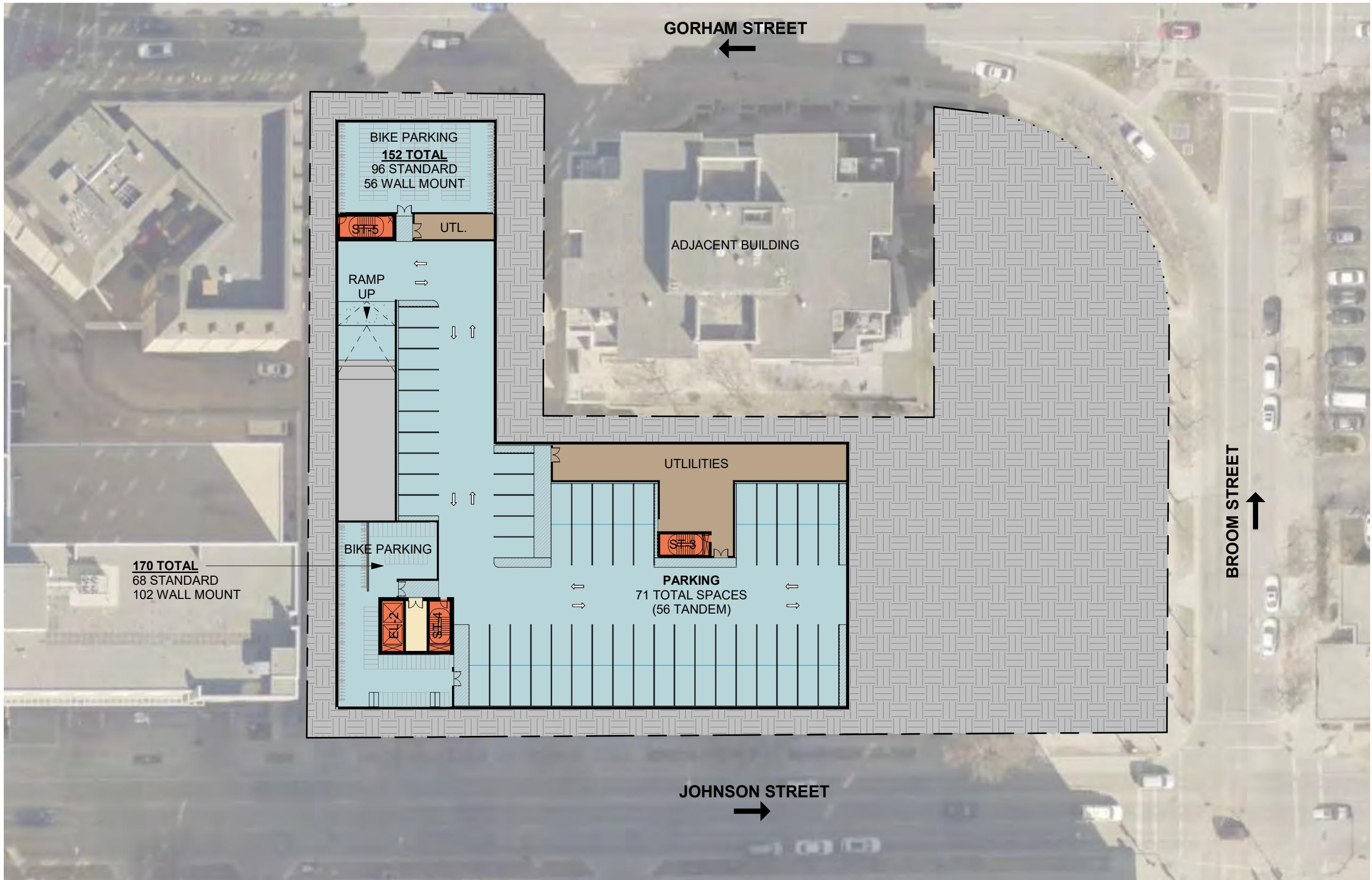
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AERIAL PERSPECTIVE LOCATION MAP

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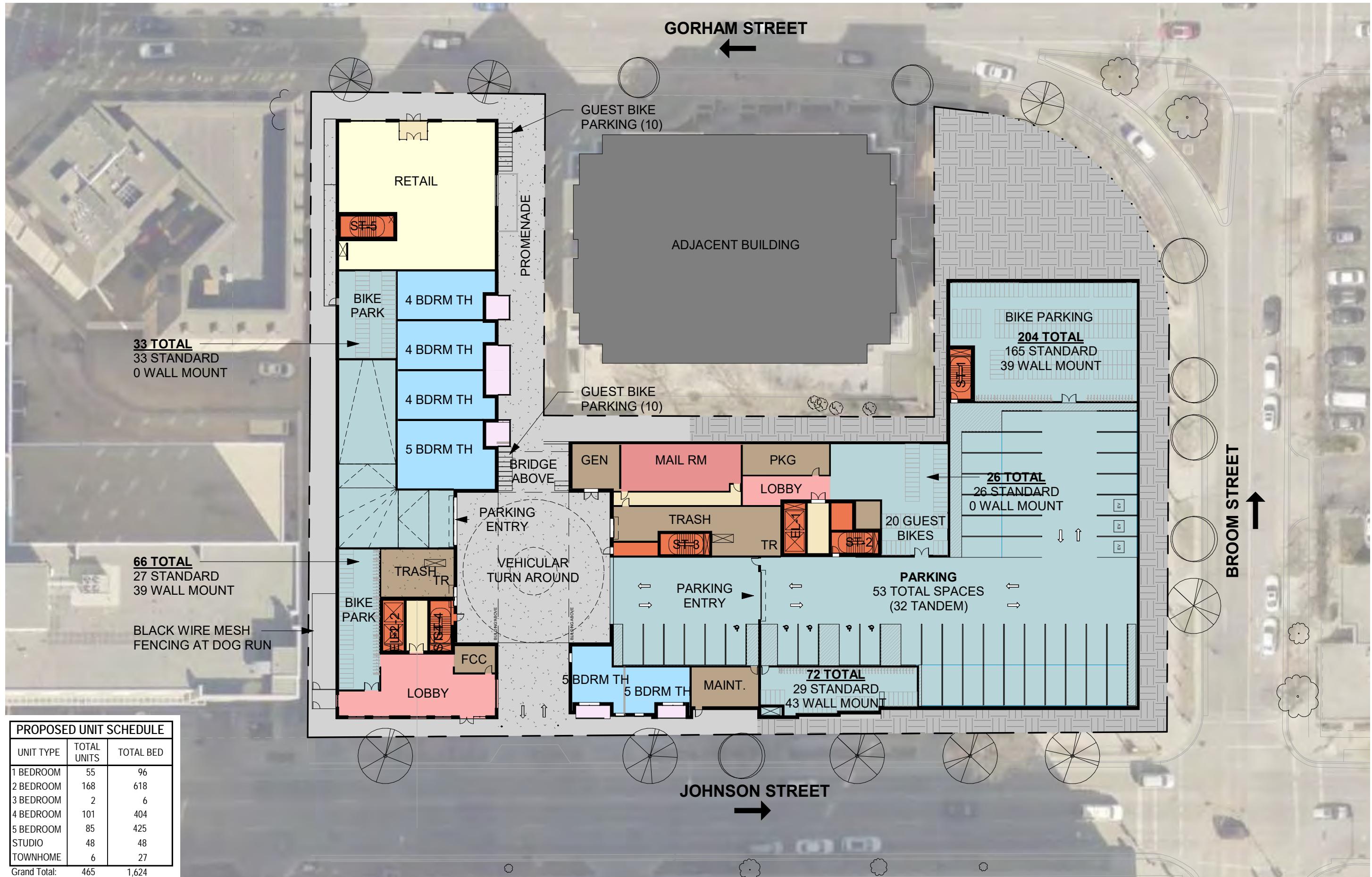
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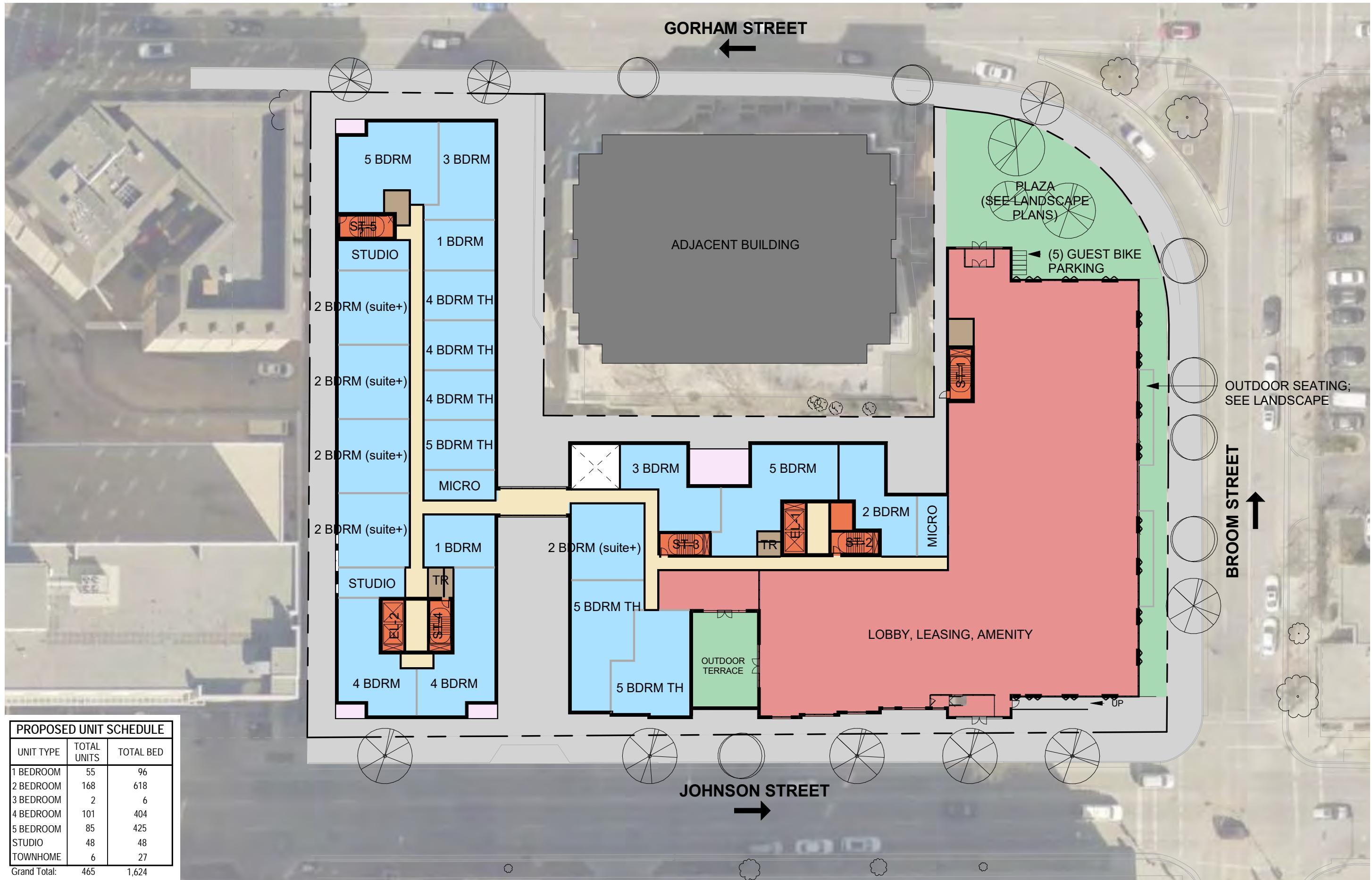
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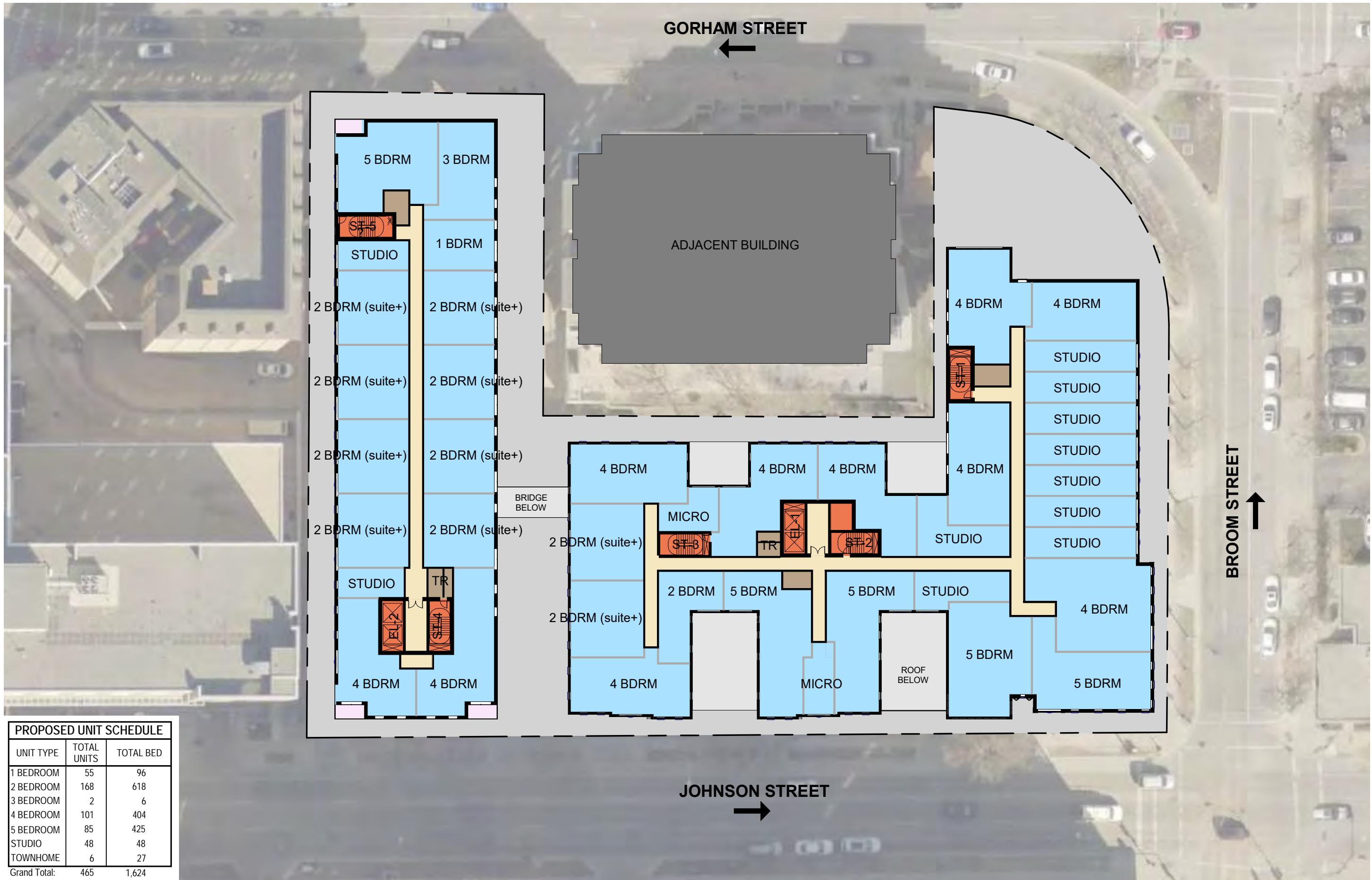
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LOWER LEVEL 2 FLOOR PLAN

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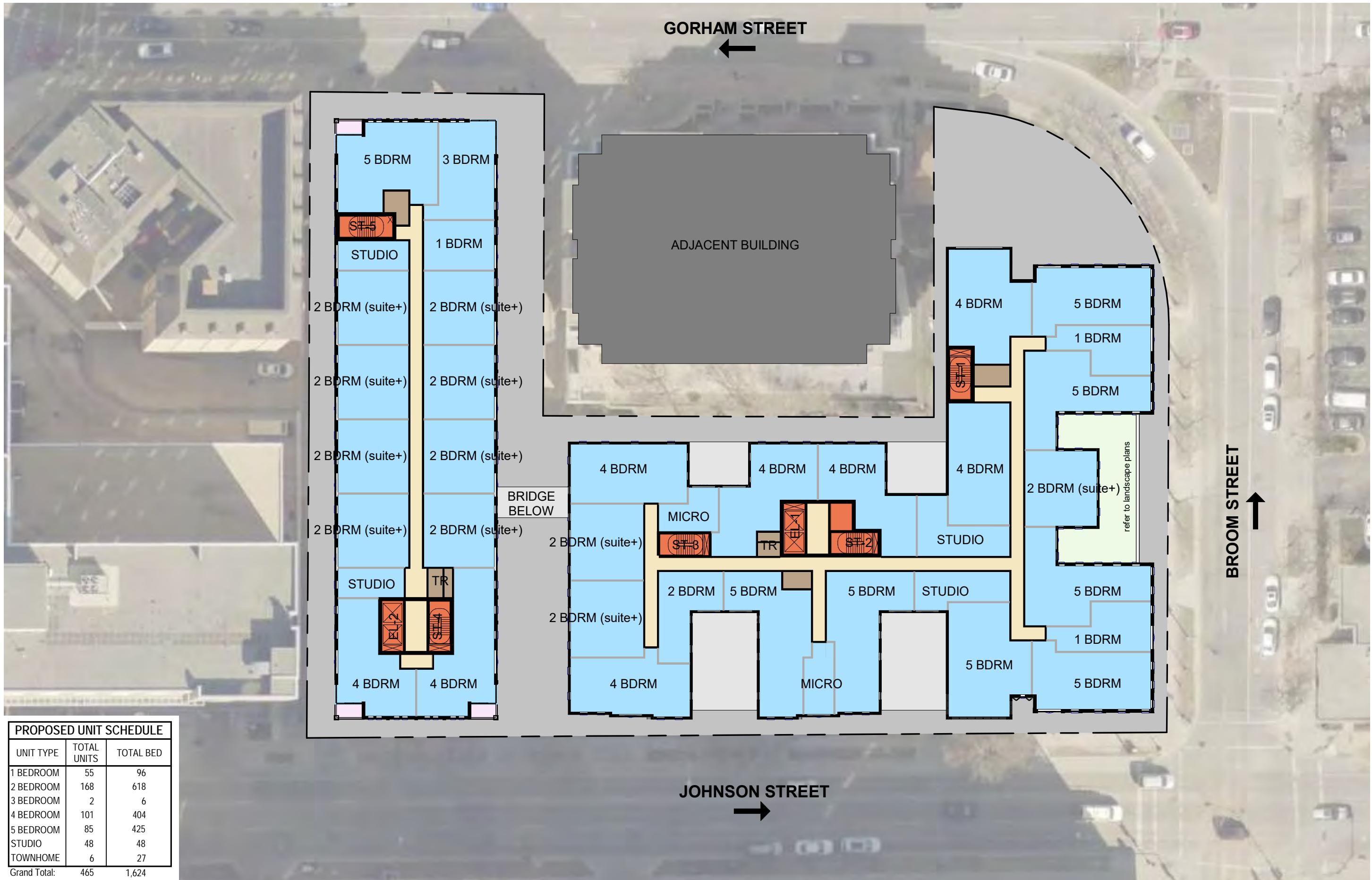
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TYPICAL RESIDENTIAL FLOOR PLAN: LEVELS 2

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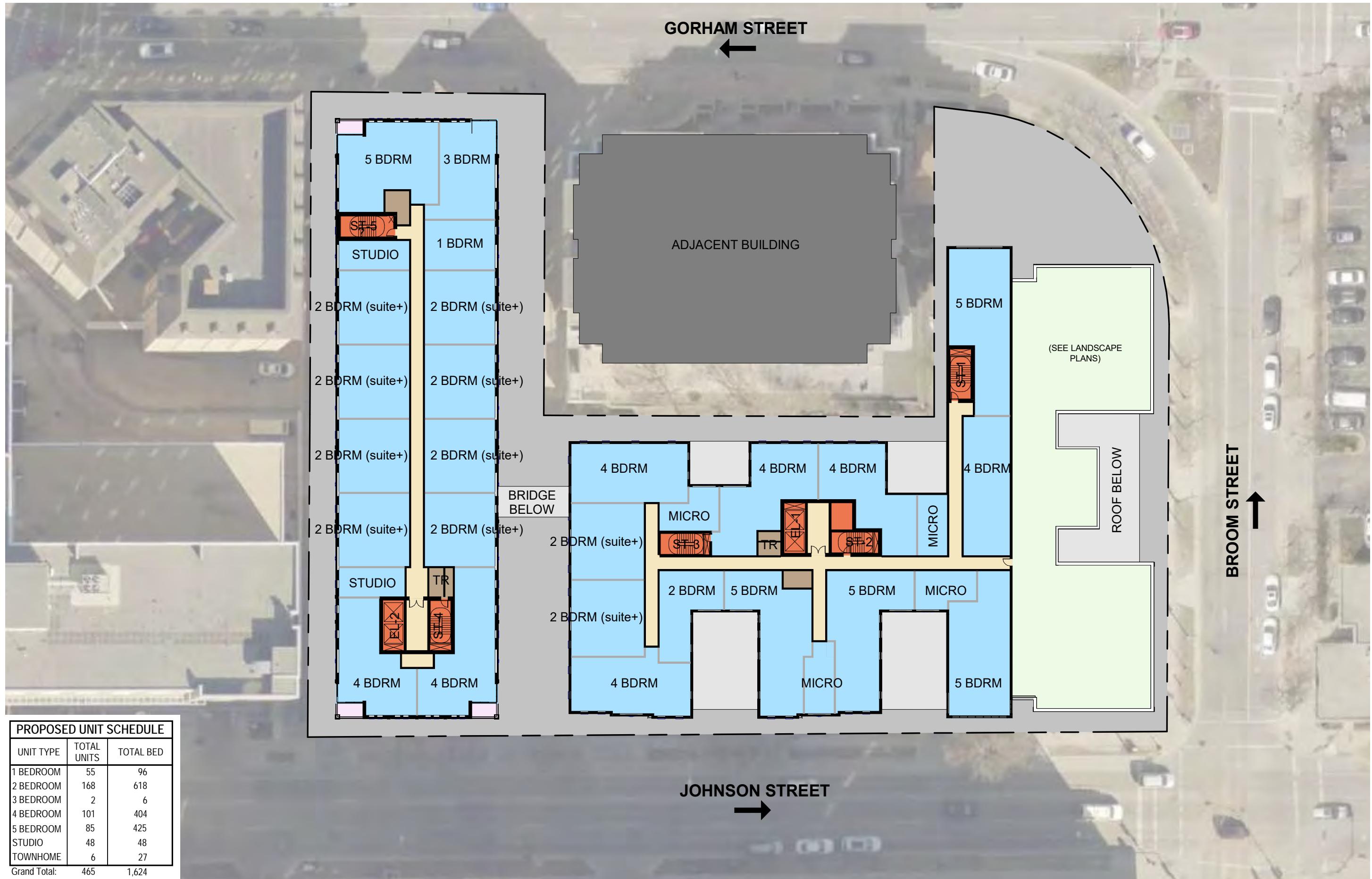
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TYPICAL RESIDENTIAL FLOOR PLAN: LEVELS 3-8

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RESIDENTIAL FLOOR PLAN: LEVEL 9-14

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ROOF PLAN & AMENITY DECK

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CONCEPTUAL PERSPECTIVE RENDERING

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CONCEPTUAL PERSPECTIVE RENDERING

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3D MASSING VIEW W JOHNSON ST

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

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

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PERSPECTIVE RENDERING W GORHAM ST LOOKING SE

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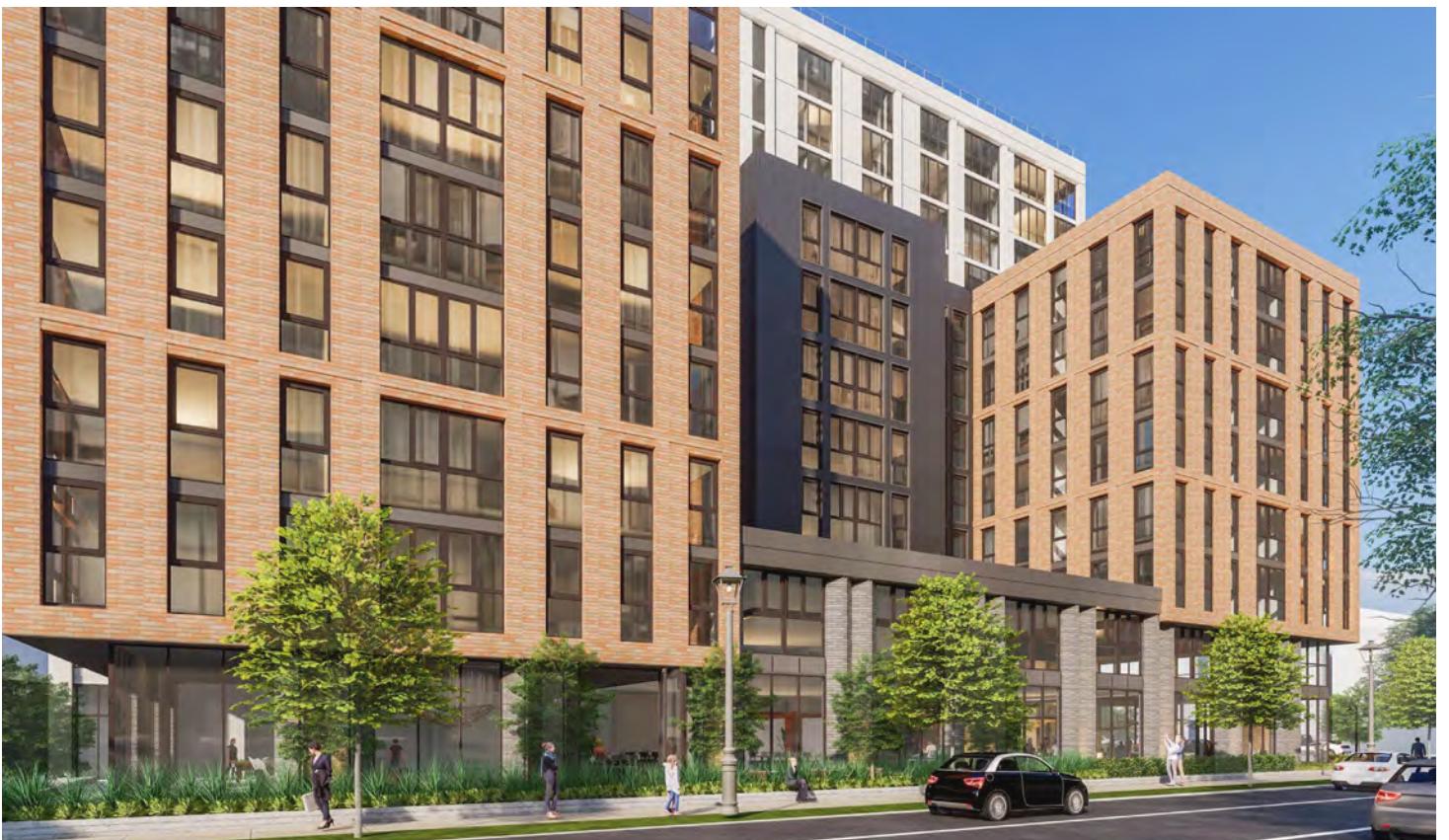
PREVIOUS



CURRENT



PREVIOUS



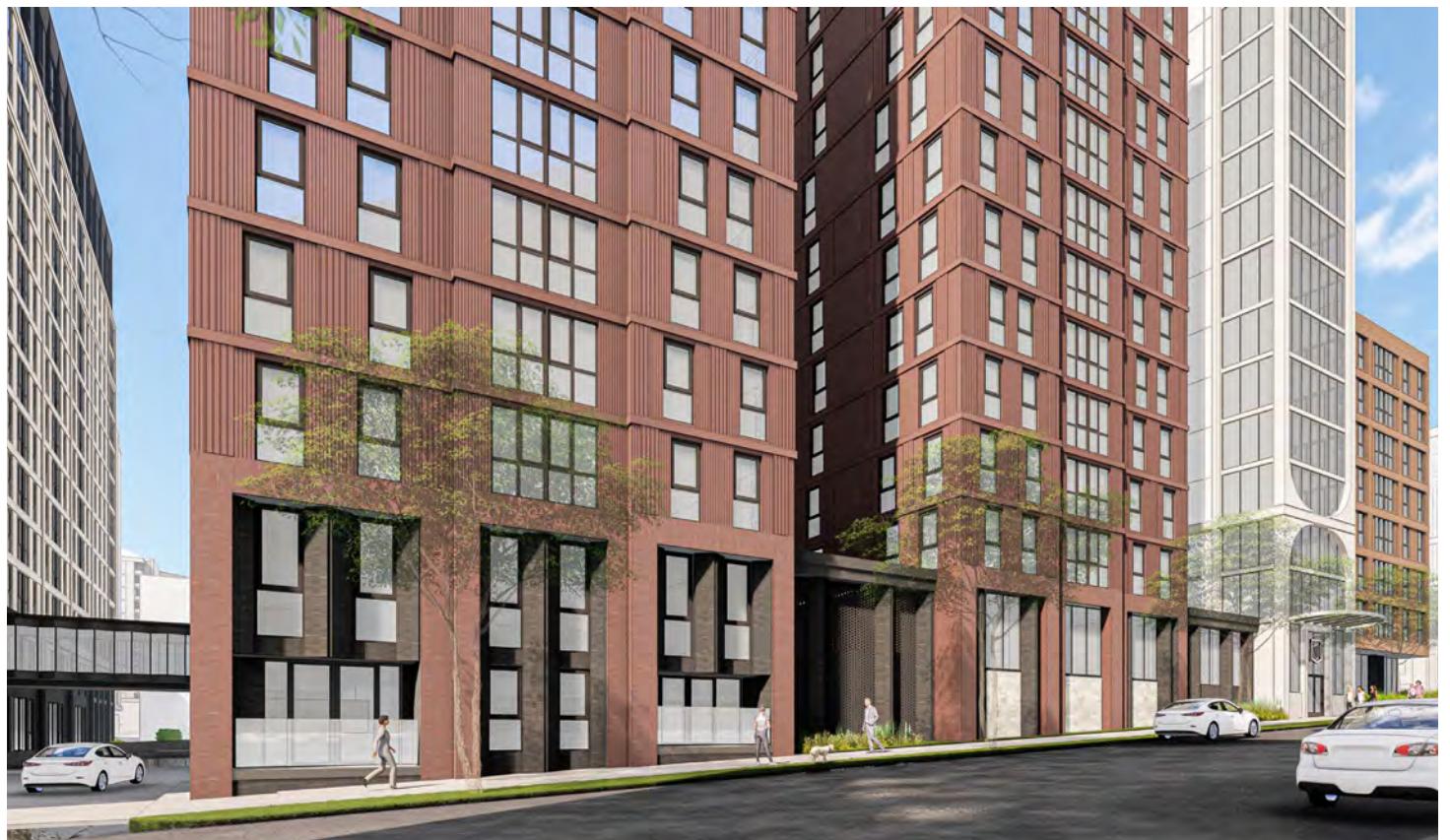
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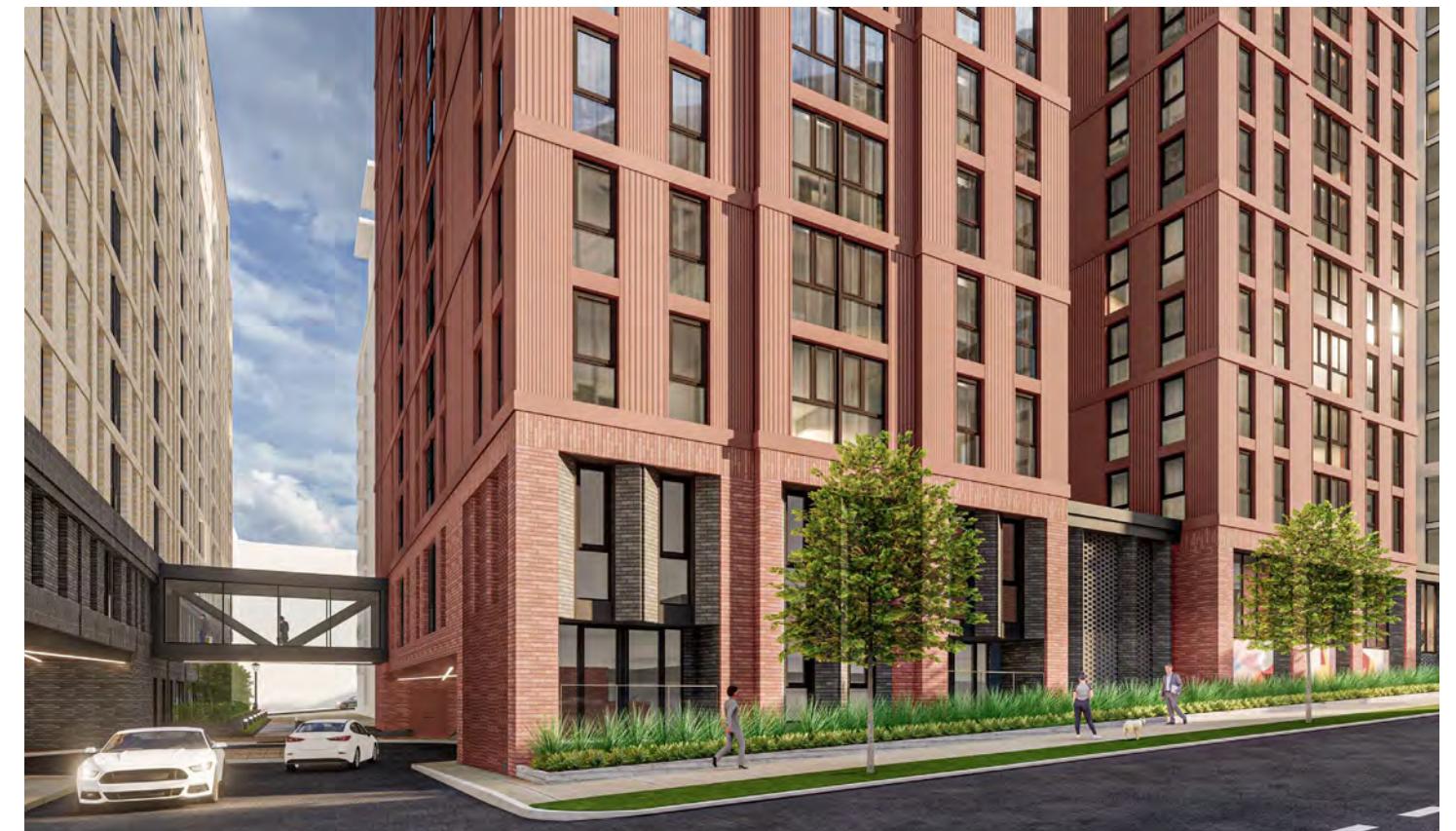
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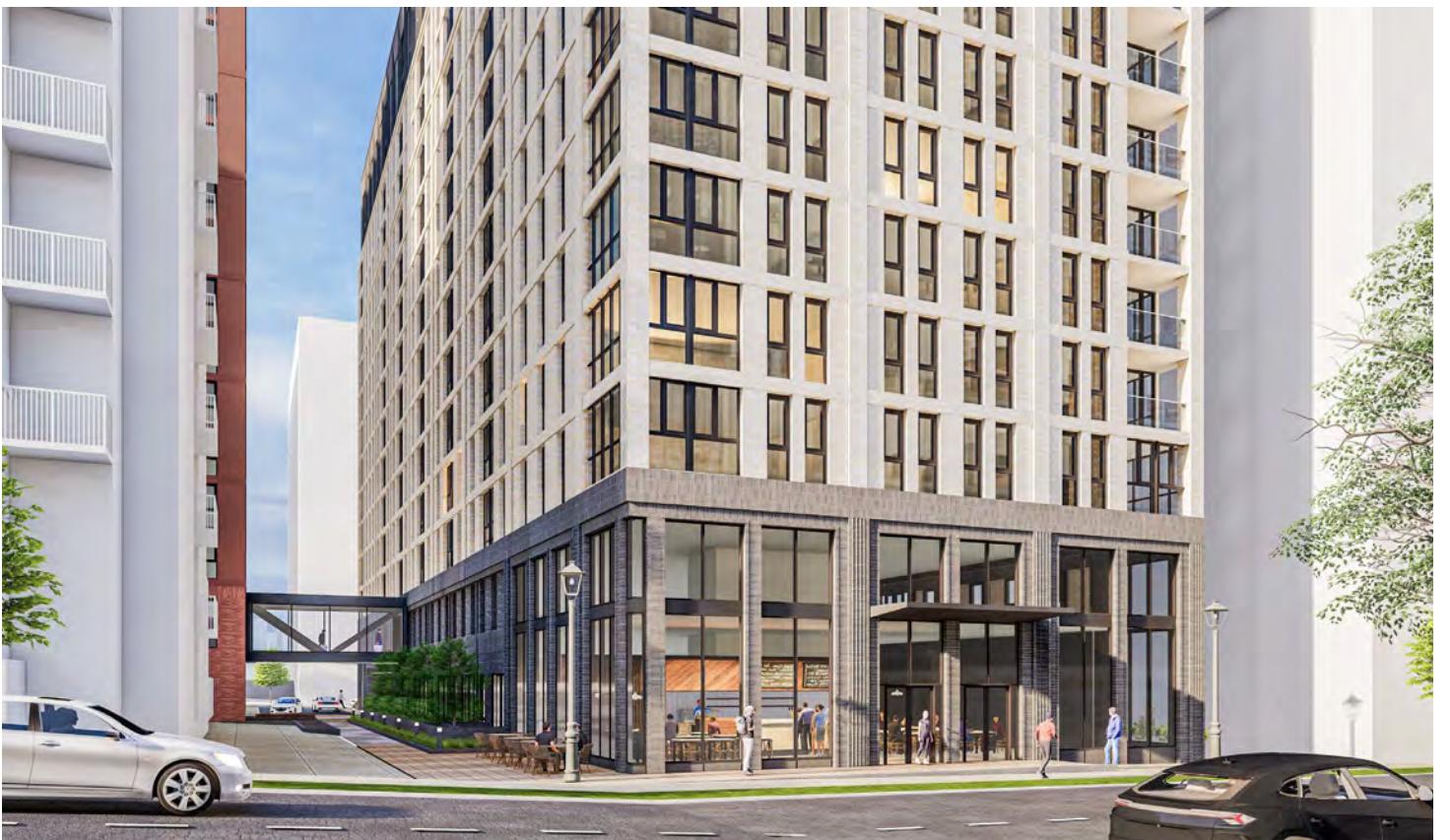
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P-1 STOREFRONT SYSTEM, COLOR: BLACK
P-2 POLYMER WINDOW SYSTEM, COLOR: BLACK

G-1 GRANITE, COLOR:

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

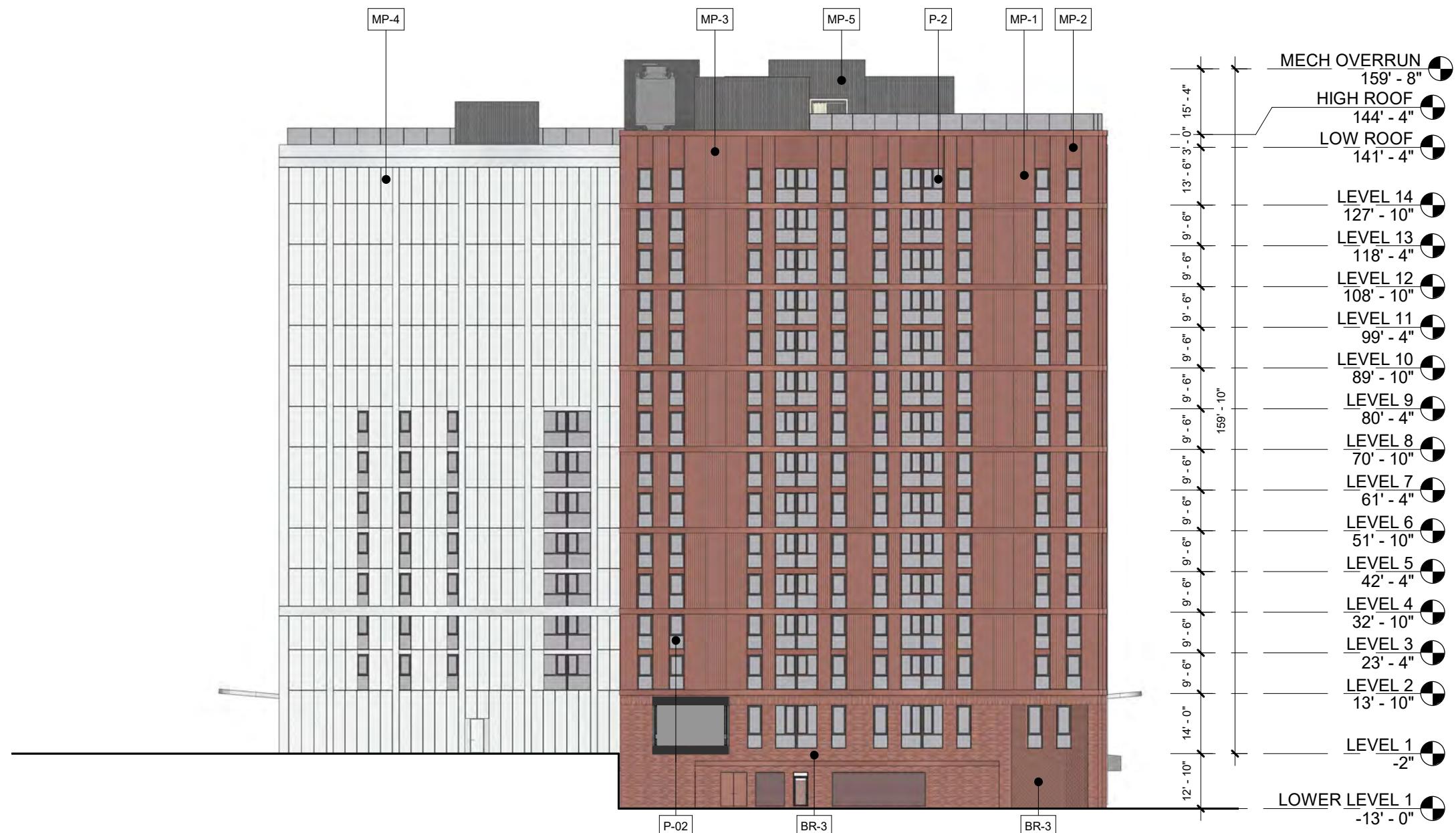
CM-1 ARCHITECTURAL CMU, COLOR: MIDWEST SLATE

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

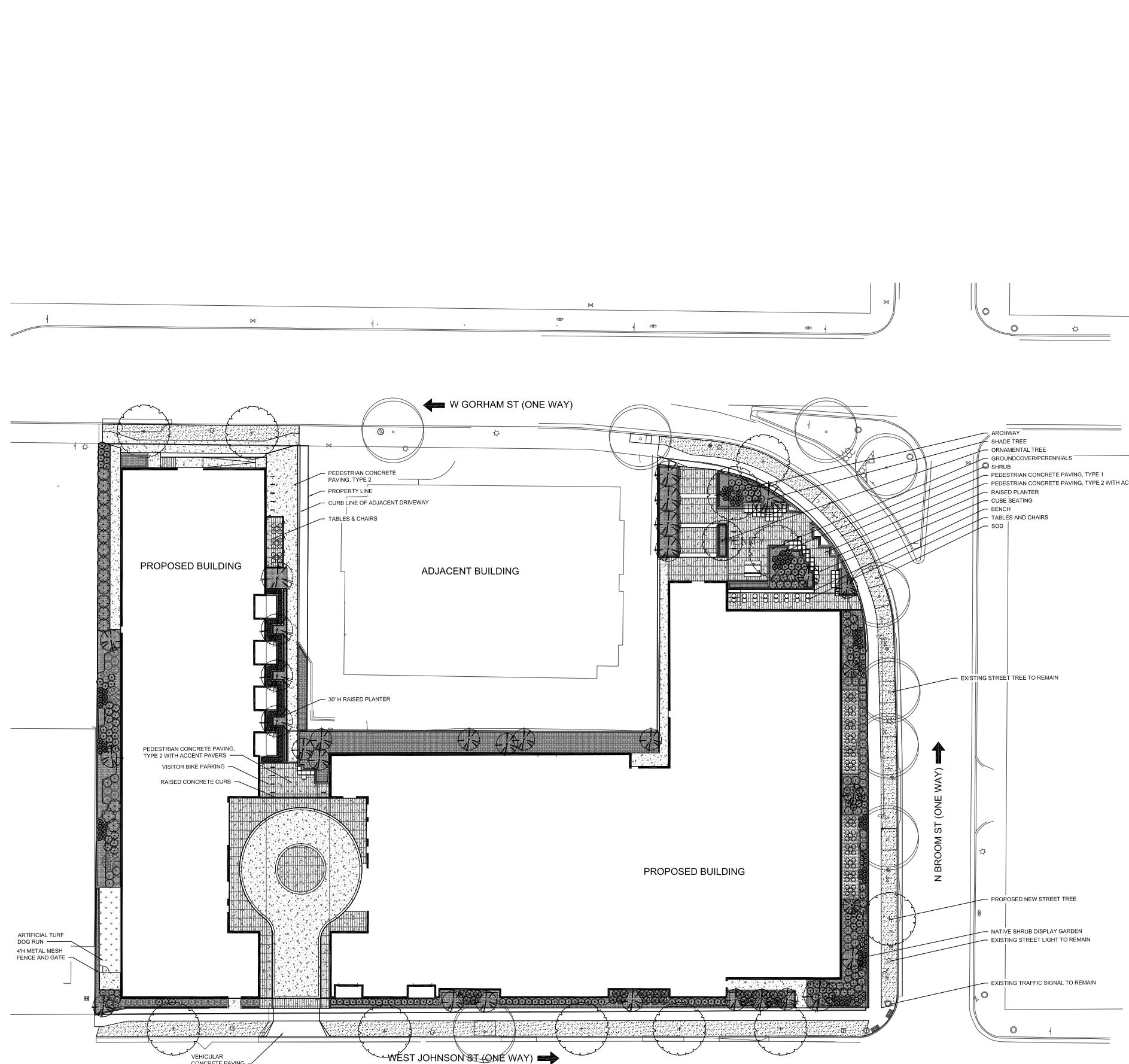
MP-1 METAL PANEL, BOXED RIBBED, COLOR: FIRED BRICK
 MP-2 METAL PANEL, FLAT, COLOR: FIRED BRICK
 MP-3 METAL PANEL, BOXED RIBBED, COLOR: FIRED BRICK
 MP-4 METAL PANEL, FLAT, COLOR: ARCTIC WHITE
 MP-5 METAL PANEL, BOXED RIBBED, COLOR: MIDNIGHT BRONZE
 MP-6 METAL PANEL, FLAT, COLOR: MIDNIGHT BRONZE

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





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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'H 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
5'H PRIVACY SCREEN
8'H PRIVACY SCREEN



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LANDSCAPE SITE PLAN

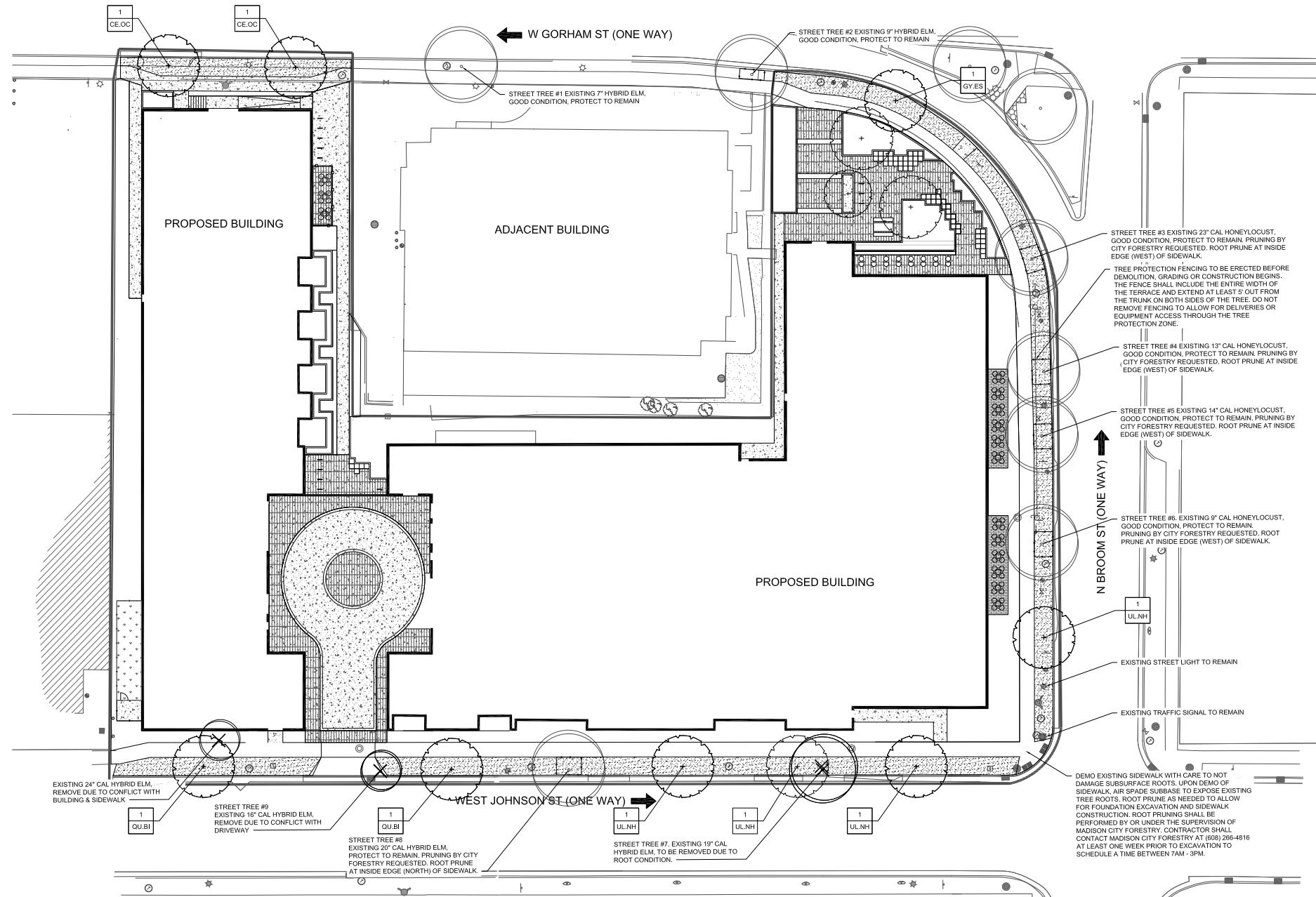
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PLANT SCHEDULE - GROUND FLOOR						
CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	REMARKS
PARKWAY DECIDUOUS TREES						
CE.OC	2	<i>Celtis occidentalis</i>	Common Hackberry	B&B	2.5" cal	Matching heads
GY.ES	1	<i>Gymnocladus dioicus 'Espresso'</i>	Espresso 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

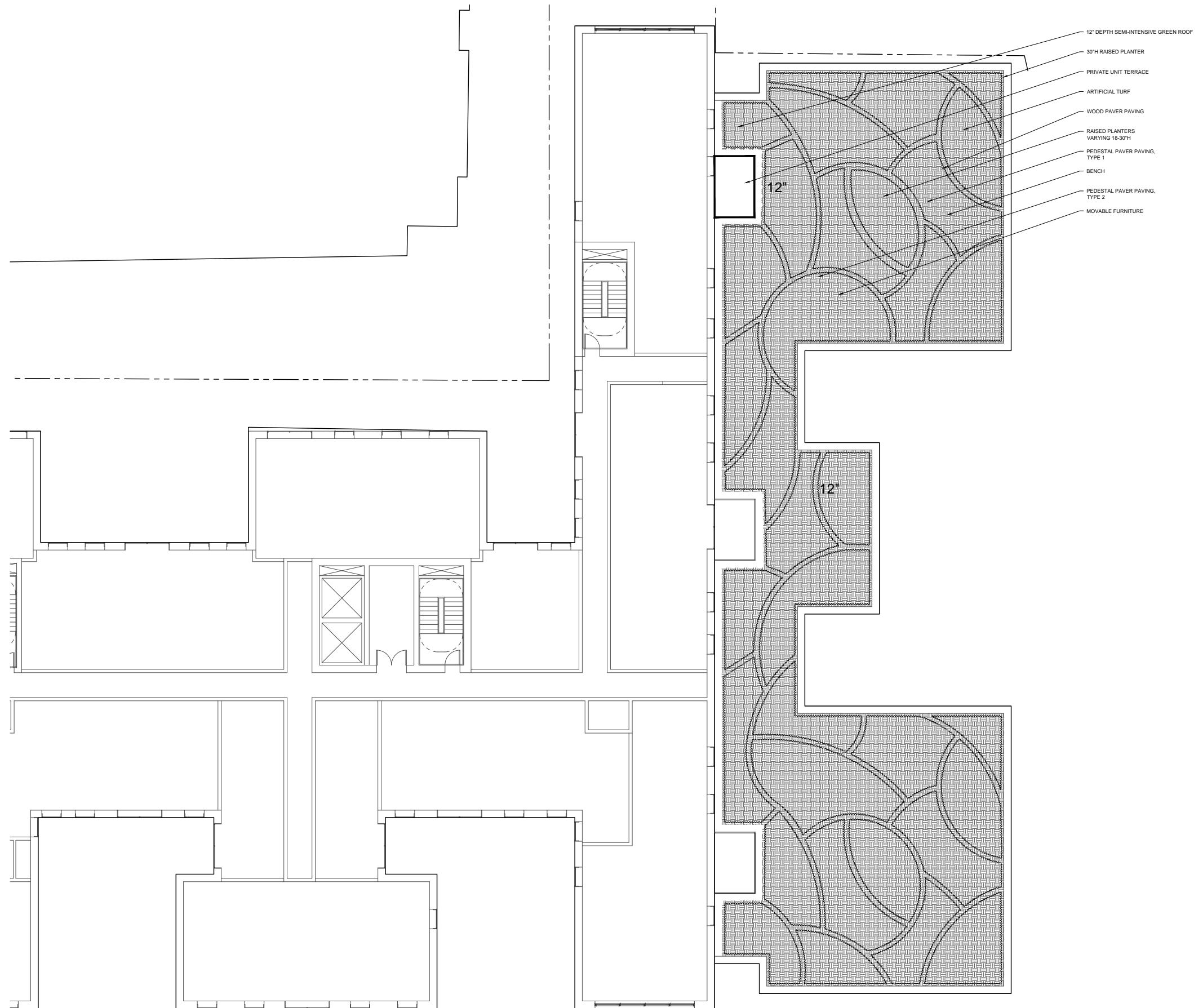
NOTES:
1. FINAL STREET TREE QUANTITIES, LOCATIONS AND SPECIES TO BE APPROVED BY MADISON CITY FORESTRY.

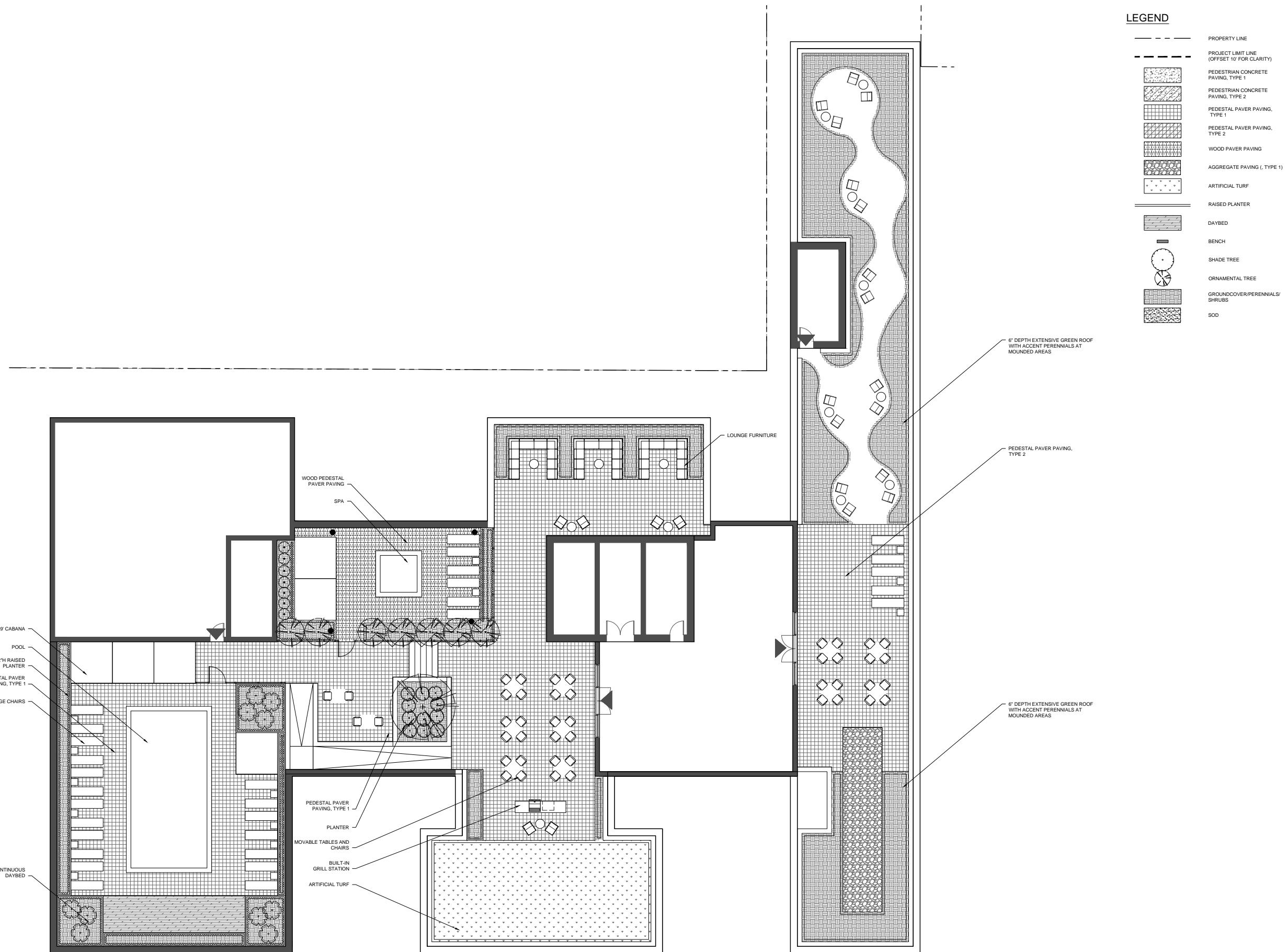
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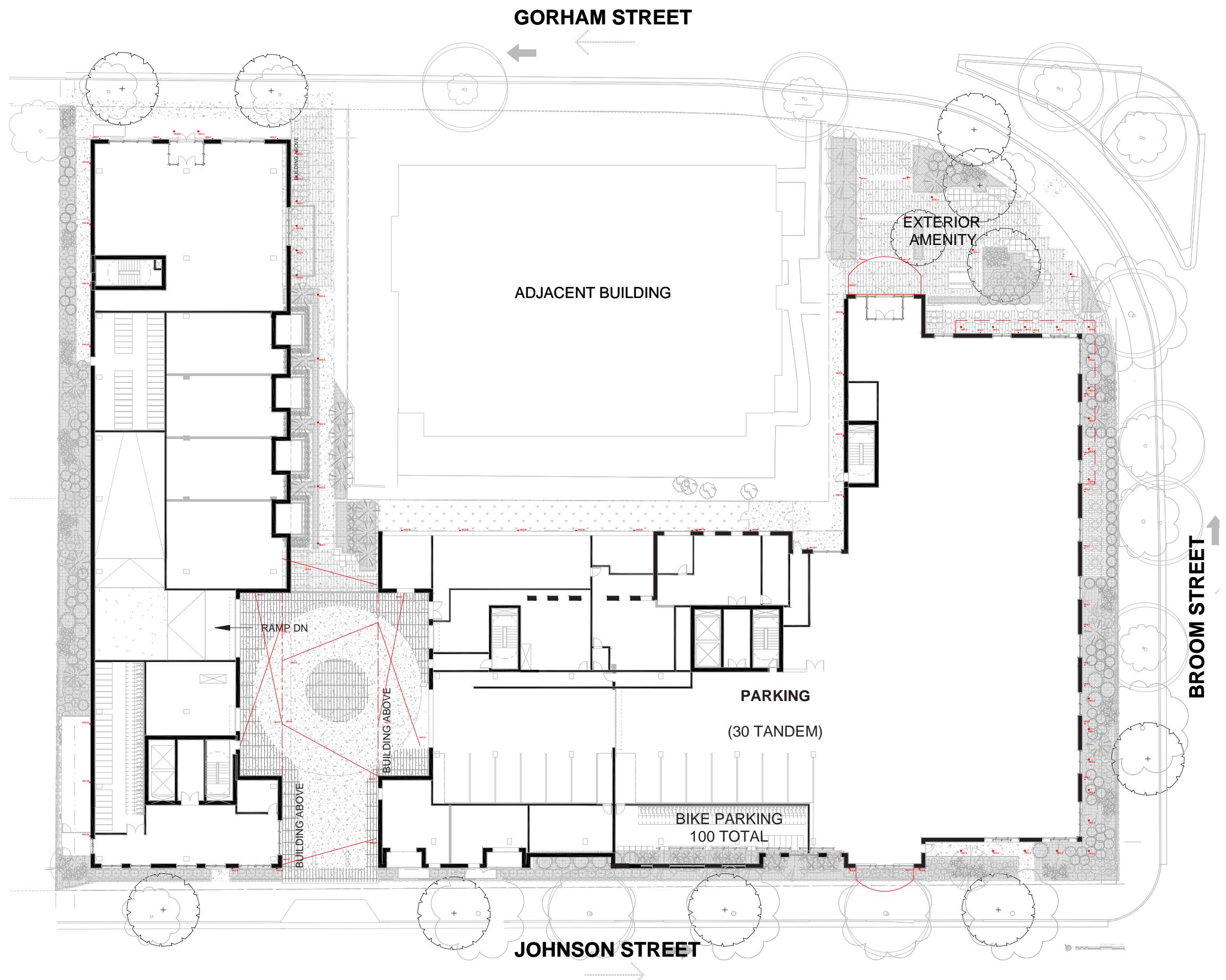
- PROPERTY LINE
- PROJECT LIMIT LINE
(OFFSET 10' FOR CLARITY)
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- PROPOSED TREE
- TREE PROTECTION FENCING

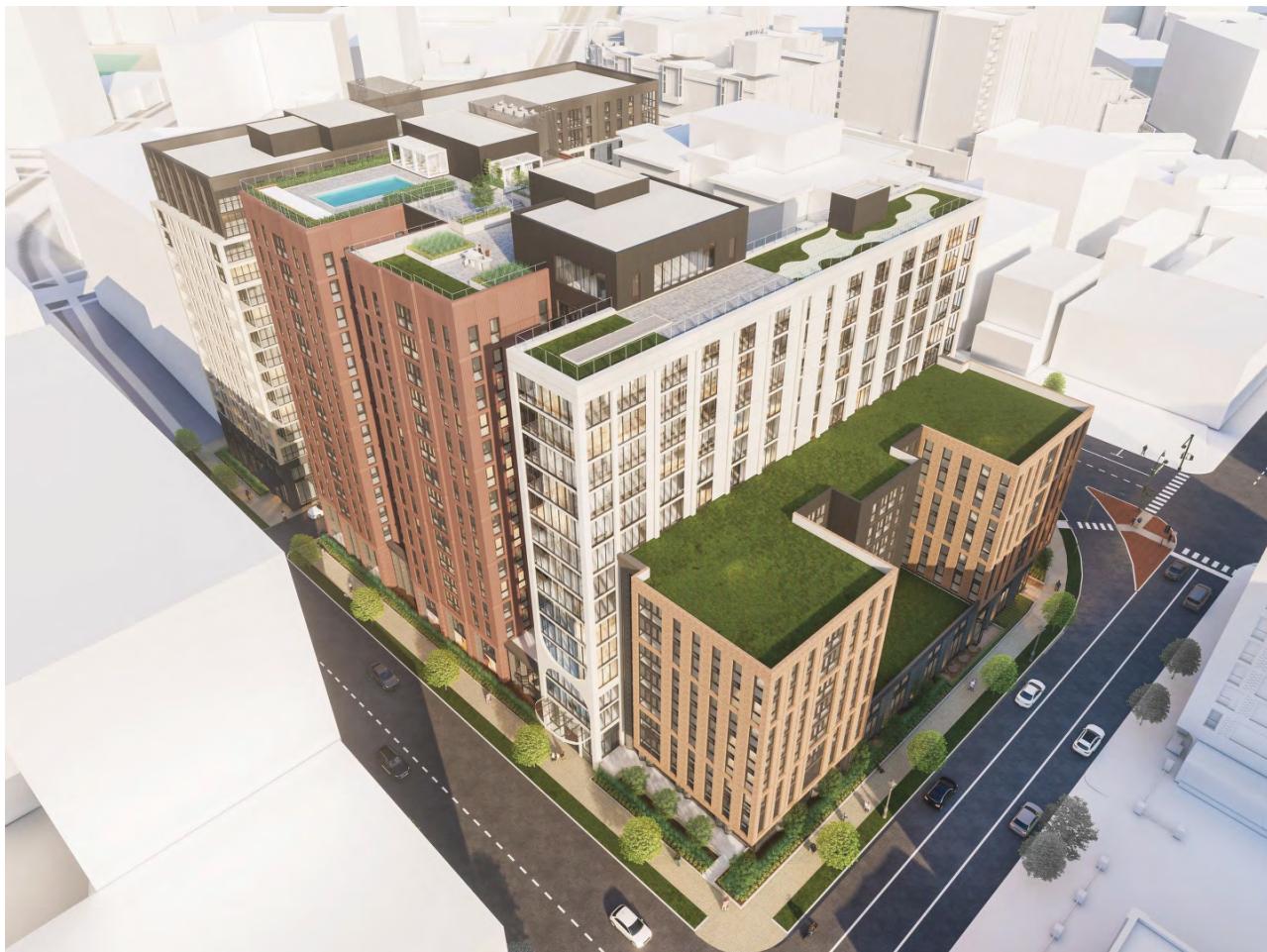


- NOTES:
1. ALL PROPOSED STREET TREE REMOVALS WITHIN THE RIGHT OF WAY SHALL BE REVIEWED BY CITY FORESTRY BEFORE THE PLAN COMMISSION MEETING. STREET TREE REMOVALS SHALL NOT OCCUR UNTIL THE REMOVAL PERMIT ISSUED BY CITY FORESTRY. ANY STREET TREE REMOVALS REQUESTED AFTER THE DEVELOPMENT PLAN IS APPROVED BY THE PLAN COMMISSION OR THE BOARD OF PUBLIC WORKS AND CITY FORESTRY WILL REQUIRE A MINIMUM OF ONE MONTH. THE ALDERPERSON 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.
 2. 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 THAT CAUSES DAMAGE TO THE BRANCHES OF THE STREET TREE(S). THIS MAY REQUIRE USING SMALLER EQUIPMENT AND LOADING AND UNLOADING MATERIALS IN A DESIGNATED SPACE AWAY FROM THE STREET TREE. CONTRACTOR SHALL NOT DAMAGE OR INJURE TO EXISTING STREET TREES (EITHER ABOVE OR BELOW GROUND) SHALL BE REPORTED IMMEDIATELY TO CITY FORESTRY AT (608) 266-4816. PENALTIES AND REMEDIAL ACTIONS MAY BE REQUIRED.
 3. 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 12 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 DAMAGE TO THE TREE AND TO ITS ROOT SYSTEM PRIOR TO WORK COMMENCING. TREE PROTECTION SPECIFICATIONS CAN BE FOUND ON THE FOLLOWING WEBSITE:









P-2
POLYMER WINDOW SYSTEM
COLOR, BLACK



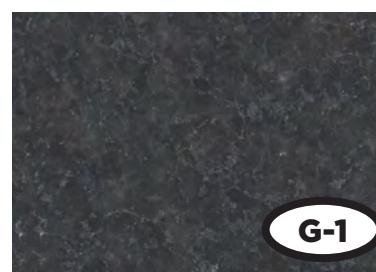
GLAZING UNITS
LOW IRON CLEAR



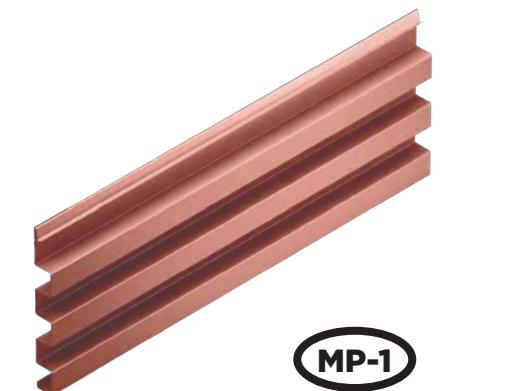
CM-1
CMU
COLOR, MIDWEST SLATE



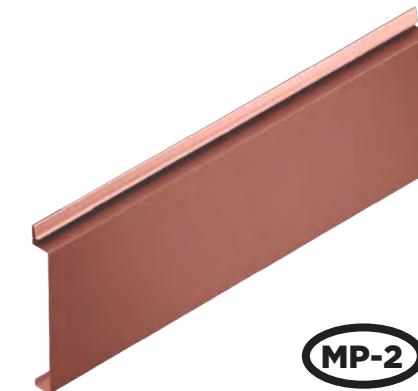
P-1
STOREFRONT SYSTEM
COLOR, BLACK



G-1
GRANITE
COLOR, BLACK



MP-1
METAL PANEL
BOXED RIBBED
COLOR, FIRED BRICK



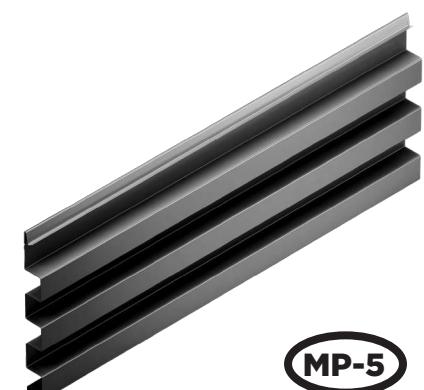
MP-2
METAL PANEL
FLAT
COLOR, FIRED BRICK



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



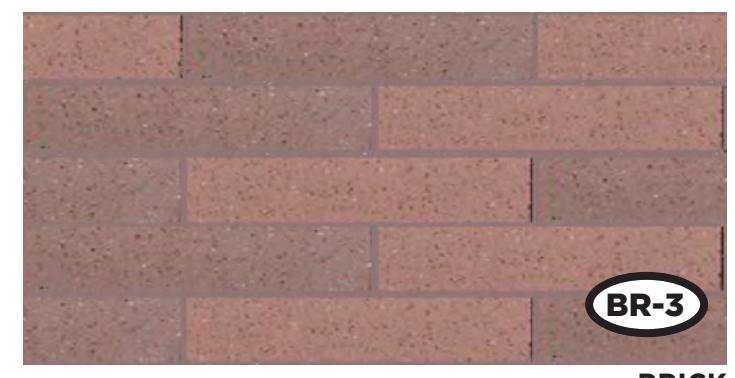
MP-6
METAL PANEL
FLAT
COLOR, MIDNIGHT BRONZE



BR-1
BRICK
COLOR, ASH, PLATINUM



BR-2
BRICK
COLOR, CEDAR, COPPERTONE



BR-3
BRICK
COLOR, MOUNTAIN RED



BR-4
BRICK
COLOR, BLACK OPAL



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EXTERIOR MATERIAL BOARD

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