

URBAN DESIGN COMMISSION APPLICATION

UDC

City of Madison
Planning Division
Madison Municipal Building, Suite 017
215 Martin Luther King, Jr. Blvd.
P.O. Box 2985
Madison, WI 53701-2985
(608) 266-4635



FOR OFFICE USE ONLY:

Date Received _____

Initial Submittal

Paid _____

Revised Submittal

Complete all sections of this application, including the desired meeting date and the action requested. If your project requires both UDC and Land Use application submittals, a completed [Land Use Application](#) and accompanying submittal materials are also required to be submitted.

If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call the Planning Division at (608) 266-4635.

Si necesita interprete, traductor, materiales en diferentes formatos, u otro tipo de ayuda para acceder a estos formularios, por favor llame al (608) 266-4635.

Yog tias koj xav tau ib tug neeg txhais lus, tus neeg txhais ntawv, los sis xav tau cov ntaub ntawv ua lwm hom ntawv los sis lwm cov kev pab kom paub txog cov lus qhia no, thov hu rau Koog Npaj (Planning Division) (608) 266-4635.

1. Project Information

Address (list all addresses on the project site): 999 S. Park Street, Madison, WITitle: 999 PARK

2. Application Type (check all that apply) and Requested Date

UDC meeting date requested December 3, 2025

☐ New development ☐ Alteration to an existing or previously-approved development
☒ Informational ☐ Initial Approval ☐ Final Approval

3. Project Type

- ☒ Project in an Urban Design District
- Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)
- Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)
- Planned Development (PD)
- General Development Plan (GDP)
- Specific Implementation Plan (SIP)
- Planned Multi-Use Site or Residential Building Complex

Signage

Comprehensive Design Review (CDR)

Modifications of Height, Area, and Setback

Sign Exceptions as noted in [Sec. 31.043\(3\)](#), MGO

Other

Please specify _____

4. Applicant, Agent, and Property Owner Information

Applicant name Michael Carlson

Street address 2020 Eastwood Ave

Telephone 608-405-9064

Company Threshold Development

City/State/Zip Madison, WI 53704

Email michaelcarlson@thresholdbuilds.com

Project contact person Michael Carlson

Street address 2020 Eastwood Ave

Telephone 608-405-9064

Company Threshold Development

City/State/Zip Madison, WI 53704

Email michaelcarlson@thresholdbuilds.com

Property owner (if not applicant) Joe Voell

Street address 8426 Arbor Trace Drive

Telephone 608-234-7208

City/State/Zip Verona, WI 53593

Email joe@remaxwisconsin.com

URBAN DESIGN COMMISSION APPROVAL PROCESS



Introduction

The City of Madison's Urban Design Commission (UDC) has been created to:

- Encourage and promote high quality in the design of new buildings, developments, remodeling, and additions so as to maintain and improve the established standards of property values within the City.
- Foster civic pride in the beauty and nobler assets of the City, and in all other ways possible assure a functionally efficient and visually attractive City in the future.

Types of Approvals

There are three types of requests considered by the UDC:

- Informational Presentation. A request for an Informational Presentation to the UDC may be requested prior to seeking any approvals to obtain early feedback and direction before undertaking detailed design efforts. Applicants should provide details on the context of the site, design concept, site and building plans, and other relevant information to help the UDC understand the proposal and provide feedback. (Does not apply to CDR's or Signage Modification requests)
- Initial Approval. Applicants may, at their discretion, request Initial Approval of a proposal by presenting preliminary design information. As part of their review, the Commission will provide feedback on the design information that should be addressed at Final Approval stage.
- Final Approval. Applicants may request Final Approval of a proposal by presenting all final project details. Recommendations or concerns expressed by the UDC in the Initial Approval must be addressed at this time.

Presentations to the Commission

The Urban Design Commission meets virtually via Zoom, typically on the second and fourth Wednesdays of each month at 4:30 p.m. Applicant presentations are strongly encouraged, although not required. Prior to the meeting, each individual speaker is required to complete an online registration form to speak at the meeting. A link to complete the online registration will be provided by staff prior to the meeting. Please note that individual presentations will be limited to a **maximum of three (3) minutes**. The pooling of time may be utilized to provide one speaker more time to present, however the additional time will be based on the number of registrants from the applicant team, i.e. two (2) applicant registrants = six (6) minutes for one (1) speaker.

Primarily, the UDC is interested in the appearance and design quality of projects. Emphasis should be given to the site plan, landscape plan, lighting plan, building elevations, exterior building materials, color scheme, and graphics. Please note that presentation slides, in a PDF file format, are required to be submitted **the Friday before** the UDC meeting.

URBAN DESIGN DEVELOPMENT PLANS CHECKLIST

UDC

The items listed below are minimum application requirements for the type of approval indicated. Please note that the UDC and/or staff may require additional information in order to have a complete understanding of the project.

1. Informational Presentation

- ☒ Locator Map
- ☒ Letter of Intent (If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required)
- ☒ Contextual site information, including photographs and layout of adjacent buildings/structures
- ☒ Site Plan
- ☒ Two-dimensional (2D) images of proposed buildings or structures.

Providing additional information beyond these minimums may generate a greater level of feedback from the Commission.

Requirements for All Plan Sheets

1. Title block
2. Sheet number
3. North arrow
4. Scale, both written and graphic
5. Date
6. Fully dimensioned plans, scaled at 1"= 40' or larger

**** All plans must be legible, including the full-sized landscape and lighting plans (if required)**

2. Initial Approval

- ☒ Locator Map
- ☒ Letter of Intent (If the project is within a Urban Design District, a summary of how the development proposal addresses the district criteria is required)
- ☒ Contextual site information, including photographs and layout of adjacent buildings/structures
- ☒ Site Plan showing location of existing and proposed buildings, walks, drives, bike lanes, bike parking, and existing trees over 18" diameter
- ☒ Landscape Plan and Plant List (*must be legible*)
- ☒ Building Elevations in **both** black & white and color for all building sides, including material and color callouts
- ☒ PD text and Letter of Intent (if applicable)

Providing additional information beyond these minimums may generate a greater level of feedback from the Commission.

3. Final Approval

All the requirements of the Initial Approval (see above), **plus**:

- ☐ Grading Plan
- ☐ Lighting Plan, including fixture cut sheets and photometrics plan (must be legible)
- ☐ Utility/HVAC equipment location and screening details (with a rooftop plan if roof-mounted)
- ☐ Site Plan showing site amenities, fencing, trash, bike parking, etc. (if applicable)
- ☐ PD text and Letter of Intent (if applicable)
- ☐ Samples of the exterior building materials
- ☐ Proposed sign areas and types (if applicable)

4. Signage Approval (*Comprehensive Design Review (CDR), Sign Modifications, and Sign Exceptions (per [Sec. 31.043\(3\)](#))*)

- ☐ Locator Map
- ☐ Letter of Intent (a summary of how the proposed signage is consistent with the CDR or Signage Modifications criteria is required)
- ☐ Contextual site information, including photographs of existing signage both on site and within proximity to the project site
- ☐ Site Plan showing the location of existing signage and proposed signage, dimensioned signage setbacks, sidewalks, driveways, and right-of-ways
- ☐ Proposed signage graphics (fully dimensioned, scaled drawings, including materials and colors, and night view)
- ☐ Perspective renderings (emphasis on pedestrian/automobile scale viewsheds)
- ☐ Illustration of the proposed signage that meets [Ch. 31, MGO](#) compared to what is being requested
- ☐ Graphic of the proposed signage as it relates to what the [Ch. 31, MGO](#) would permit

Urban Design Commission Application (continued)**5. Required Submittal Materials****X Application Form**

- A completed application form is required for each UDC appearance. For projects also requiring Plan Commission approval, applicants must also have submitted an accepted application for Plan Commission consideration prior to obtaining any formal action (Initial or Final Approval) from the UDC.

X Letter of Intent

- If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required.
- For signage applications, a summary of how the proposed signage is consistent with the applicable Comprehensive Design Review (CDR) or Signage Modification review criteria is required.

X Development Plans (Refer to checklist on Page 4 for plan details)**X Filing Fee** (Refer to Section 7 (below) for a list of application fees by request type)**X Electronic Submittal**

- Complete electronic submittals must be received prior to the application deadline before an application will be scheduled for a UDC meeting. Late materials will not be accepted. All plans must be legible and scalable when reduced. Individual PDF files of each item submitted should be submitted via email to UDCapplications@cityofmadison.com. The email must include the project address, project name, and applicant name.
- Email Size Limits. Note that an individual email cannot exceed 20MB and it is the responsibility of the applicant to present files in a manner that can be accepted. Applicants who are unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.

X Notification to the District Alder Michael sent on 11/10/2025

- Please provide an email to the District Alder notifying them that you are filing this UDC application. Please send this as early in the process as possible and provide a copy of that email with the submitted application.

6. Applicant Declarations

1. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with Jessica Vaughn on November 5, 2025.
2. The applicant attests that all required materials are included in this submittal and understands that if any required information is not provided by the application deadline, the application will not be placed on an Urban Design Commission agenda for consideration.

Name of applicant Threshold Development Relationship to property Development Partner

Authorizing signature of property owner Joseph Voell Date 11/13/2025

7. Application Filing Fees

Fee payments are due by the submittal date. Payments received after the submittal deadline may result in the submittal being scheduled for the next application review cycle. Fees may be paid in-person, via US Mail, or City drop box. If mailed, please mail to: *City of Madison Building Inspection, P.O. Box 2984, Madison, WI 53701-2984*. The City's drop box is located outside the Municipal Building at 215 Martin Luther King, Jr. Blvd. on the E Doty Street side of the building. Please make checks payable to *City Treasurer*, and include a completed application form or cover letter indicating the project location and applicant information with all checks mailed or submitted via the City's drop box.

Please consult the schedule below for the appropriate fee for your request:

X Urban Design Districts: \$350 (per [§33.24\(6\) MGO](#)).

Minor Alteration in the Downtown Core District (DC) or Urban Mixed-Use District (UMX) : \$150
(per [§33.24\(6\)\(b\) MGO](#))

Comprehensive Design Review: \$500
(per [§31.041\(3\)\(d\)\(1\)\(a\) MGO](#))

Minor Alteration to a Comprehensive Sign Plan: \$100
(per [§31.041\(3\)\(d\)\(1\)\(c\) MGO](#))

All other sign requests to the Urban Design Commission, including, but not limited to: appeals from the decisions of the Zoning Administrator, requests for Sign Modifications (of height, area, and setback), and additional sign code approvals: \$300 (per [§31.041\(3\)\(d\)\(2\) MGO](#))

A filing fee is not required for the following project applications if part of the combined application process involving both Urban Design Commission and Plan Commission:

- Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)
- Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)
- Planned Development (PD): General Development Plan (GDP) and/or Specific Implementation Plan (SIP)
- Planned Multi-Use Site or Residential Building Complex

LETTER OF INTENT
999 South Park Street Redevelopment
Urban Design Commission Informational Hearing
City of Madison, Wisconsin

Date: November 17, 2025

To: Urban Design Commission
City of Madison Planning Division

Re: Letter of Intent - 999 South Park Street
Urban Design District No. 7 Informational Hearing

Dear Members of the Urban Design Commission:

Threshold Development is pleased to submit this letter of intent for the proposed redevelopment of 999 S. Park Street, located at the corner of Park Street and Lakeside Street in Madison's Urban Design District No. 7. This mixed-use development will transform a former ambulance bay site into a vibrant, four-story building that combines approximately 50 residential units with approximately 4,000 square feet of street-facing commercial/retail space.

Our development responds directly to the purpose of UDD No. 7: To improve the appearance and function of Park Street as a major gateway corridor while preventing fragmented development and promoting long-term economic vitality. This project will activate a prominent corner site; incorporate it meaningfully into the urban fabric; and support the corridor's evolution as a distinctive place that builds on the strengths of its diverse businesses and neighborhoods.

PROJECT OVERVIEW

The proposed development will provide:

- Approximately 50 mixed-income residential units (studios, one-bedroom, and two-bedroom apartments) distributed across three residential floors
- Approximately 4,000 square feet of ground-floor commercial/retail space facing South Park Street
- Approximately 30 enclosed parking spaces within a ground-floor pedestal structure
- Dedicated community gathering spaces on each residential floor
- Shared outdoor amenity spaces including street-facing and lake-facing common balconies and common patios
- Primary residential entrance at the prominent Park Street/Lakeside Street intersection
- Direct pedestrian access to commercial spaces from the public sidewalk

This project advances three goals aligned with the Park Street corridor vision:

1. Transit-Oriented Development: The site is located adjacent to the imminent Bus Rapid Transit stop at Park Street and Fish Hatchery Road and supports higher-density residential development in proximity to planned high-quality transit service.

2. Site Activation and Urban Integration: The project transforms a former ambulance bay building into an active mixed-use building that contributes meaningfully to the street wall, to pedestrian activity, and to neighborhood vitality.

3. Housing Quality and Affordability: The development both provides high-quality residential housing with shared spaces and building amenities, and supports the neighborhood with additional retail space.

COMPLIANCE WITH UDD NO. 7 DESIGN REQUIREMENTS AND GUIDELINES

The following sections describe how this development addresses the requirements and guidelines of Madison Ordinance 33.24(14).

1. Building Setbacks and Orientation

Requirements Compliance:

The building will be set back approximately seven feet from the front property line along South Park Street, in compliance with the requirement for setbacks between one and ten feet. The setback preserves the building's contribution to the street wall while creating space for a wider terrace and sidewalk.

Guidelines Compliance:

The front yard setback area will be designed with durable landscaping and hardscaping appropriate to this high-traffic corridor, enhancing the visual and pedestrian character of the street. The shallow setback reflects the sidewalk/terrace condition in this location and ensures the building engages directly with the pedestrian realm.

Direct entrances will connect commercial spaces to the public sidewalk. The building's front facade and public residential entrance face the primary streets at the Park/Lakeside corner. The residential lobby is positioned at this intersection as a distinctive corner feature, providing maximum visibility and welcoming access from both streets.

2. Building Massing and Articulation

Requirements Compliance:

All visible sides of the building - including both the Park Street and Lakeside Street facades - have been designed with complementary architectural treatment and high-quality materials. The Lakeside facade, which houses the residential lobby and parking structure opening, receives the same level of design attention as the Park Street frontage, with brick treatment wrapping the corner to create a cohesive, unified presence.

Blank building walls have been deliberately avoided. The ground floor features extensive glazing and architectural detail to create comfortable pedestrian scale and character. Windows will comprise at least 60 percent of the ground floor street wall, with sills no higher than three feet above grade, ensuring visual connection between interior commercial activities and the street.

Architectural details at the ground floor include recessed commercial entries, deliberate window and door trim and detail, and material transitions that enhance pedestrian interest and comfort. Mechanical equipment will be fully screened from view using screen designs architecturally integrated with the building.

Guidelines Compliance:

The building facade incorporates variation using contrasting materials, building forms, and vertical articulation. The composition features two distinctive four-story arched towers clad in galvanized steel, flanked by two flat-roofed masses finished in high-quality brick and lapped siding. This articulation breaks up the building mass and creates visual interest at the street level while providing strong architectural identity.

The building design creates clear visual distinction between the ground floor commercial level and the upper residential floors through material changes, fenestration patterns, and the sawtooth patio configuration that marks the transition between the podium and the residential floors above.

The flat roof sections align with the UDD No. 7 preference for flat roofs on mixed-use buildings. The arched towers provide a positive visual termination at the top of the building, creating a distinctive silhouette that will serve as a landmark at this prominent corner.

As a new building on a previously developed site, the design is conceived as a creation of its own time, employing contemporary materials and forms rather than copying historic appearances.

The building design deliberately responds to its prominent corner location. The positioning of the two arched tower elements facing the Park/Lakeside intersection creates a distinctive architectural feature that defines the street corner and provides a strong visual terminus for both street views. This corner treatment serves as both a wayfinding element and a response to the site's unique geometry.

The building will likely include green roofs, low-maintenance landscaping, and energy efficient construction that meets or exceeds state building code requirements.

3. Building Height

Requirements Compliance:

The building exceeds the minimum two-story height requirement, with most of the building at four stories.

Guidelines Compliance:

The building height is appropriate to its prominent corner location and proximity to planned Bus Rapid Transit service. The four-story height supports increased residential density while remaining compatible with the scale of the Park Street corridor.

The building incorporates a sawtooth patio created where the two central tower sections meet the ground-floor pedestal. The patio functions as a front facade stepback from the building face, providing outdoor amenity space while buffering the building's relationship to the street.

The building uses balconies at the rear to accommodate stepback and building height requirements where the building abuts residential zoning districts.

4. Windows and Entrances

Requirements Compliance:

The ground floor commercial space will have at least 60 percent of the street wall area devoted to windows and window sills will be no higher than three feet above grade, maximizing visual connection between commercial interiors and the public sidewalk.

All ground floor windows will be transparent, without dark tinting, colored glass, or mirrored finishes, ensuring visual interest and clear views of the street.

Guidelines Compliance:

The primary residential entrance at the Park/Lakeside corner is designed as a focal point of the building and marked by distinctive corner massing and architectural treatment.

Commercial entrances along Park Street provide direct access from the public sidewalk.

The recessed commercial entries accommodate pedestrians and create protected entry zones.

5. Materials and Colors

Requirements Compliance:

All exterior materials will be durable, high-quality materials appropriate for external use. No faux materials or brick tile will be employed.

Guidelines Compliance:

The building employs brick as a primary material for the ground floor and portions of the upper floors, aligning with the District's preference for brick, stone, and terra cotta. The brick treatment is complemented by galvanized steel cladding on the arched tower sections and high-quality lapped siding on portions of the flat-roof sections.

This material palette distinguishes different building elements while maintaining unity across the overall facade. The combination of traditional brick with contemporary materials reflects the building's contemporary identity while respecting the material character of the Park Street corridor.

Color choices will complement the materials and provide a pleasing relationship with adjoining buildings in the corridor.

6. Signage

Guidelines Compliance:

Commercial signage will be designed to complement the building architecture and enhance the pedestrian character of the street. Signage will utilize building-mounted signs and/or window signs that are simple, readable, and appropriately scaled to the building facade. Sign colors will relate to and complement the primary colors of the building facade without obscuring architectural details.

Individual tenant signage programs will be developed in coordination with the Planning Division to ensure compliance with the Sign Control Ordinance and UDD No. 7 guidelines.

7. Parking and Service Areas

Requirements Compliance:

Off-street parking is enclosed within the ground-floor pedestal structure located behind the street-facing commercial space. The parking structure is accessed from Lakeside Street to minimize driveway and BRT conflicts on Park Street and to support traffic flow.

All trash areas will be screened from public view, with the trash room located inside the parking structure and accessed from the Lakeside Street garage opening.

Guidelines Compliance:

The enclosed parking configuration eliminates surface parking lots and their associated visual impacts. The pedestal design allows the residential floors to frame the street while accommodating parking.

Walkways provide safe pedestrian access from the parking structure to building entrances and to the public sidewalk. The single driveway access from Lakeside Street minimizes pedestrian conflicts and supports the walkability goals of the corridor.

The trash room location inside the parking structure ensures complete screening from public view while providing convenient service access for waste management vehicles.

8. Landscaping and Open Space

Requirements Compliance:

Landscaping and hardscaping will be provided in the front setback area pursuant to zoning ordinance requirements. Where the property adjoins residential properties, appropriate separation and buffers will be provided in compliance with zoning ordinance.

Guidelines Compliance:

The project incorporates multiple outdoor spaces for the use and enjoyment of residents. The sawtooth balconies facing Park Street provide shared outdoor amenity space directly overlooking the corridor. Additional common patios on the rear of the building offer views toward Lake Monona and provide outdoor gathering places for residents.

Landscaping in the shallow front setback area will feature resistant, low-maintenance plantings and ornamental shrubs selected for their ability to withstand the high-traffic conditions of this urban corridor. The landscaping will be designed to complement the character of the building and provide a pleasing relationship with the public sidewalk.

Stormwater management systems will be designed to incorporate sustainable practices where feasible, supporting the environmental goals of the Park Street corridor.

9. Site Lighting and Furnishings

Requirements Compliance:

All site lighting will utilize full cut-off light fixtures to eliminate light pollution and glare, in compliance with UDD No. 7 requirements.

Guidelines Compliance:

Pedestrian use areas, including commercial entrances, the residential lobby and walkways, will be adequately lit to ensure safety and comfort. Building and landscape accent lighting will be employed to highlight architectural features and enhance the nighttime character of the development.

Site furnishings, including bicycle racks, benches, and other amenities, will be designed to complement the character of the building and provide a unified, cohesive presentation.

Bicycle storage facilities will be provided along the side and rear of the building near building entrances to encourage sustainable transportation. Residential bicycle parking will be provided both outdoors along the rear of the building and within the enclosed parking structure for weather protection and security.

CONCLUSION

The proposed development at 999 South Park Street advances the vision established in Urban Design District No. 7. By transforming an underutilized warehouse site into a transit-oriented, mixed-use building with high-quality design and materials, this project can contribute meaningfully to the Park Street corridor's evolution as a distinctive, economically vital gateway to Downtown Madison and the University of Wisconsin-Madison.

The design responds thoughtfully to the site's prominent location and employs distinctive architectural massing and a material palette to create a building that is both a design of its own time and a respectful participant in the Park Street corridor. The extensive ground-floor glazing, minimal setback, and prominent corner entrance ensure strong engagement with the pedestrian realm and support the activation of Park Street as a walkable, vibrant urban corridor.

By providing approximately 50 residential units adjacent to the Bus Rapid Transit stop at Park and Fish Hatchery Road, this development supports the City's transit-oriented development goals. The inclusion of approximately 4,000 square feet of small-scale commercial/retail space provides opportunities for neighborhood-serving businesses and contributes to the diverse mix of uses that defines the Park Street corridor.

We respectfully request the Urban Design Commission's feedback on this proposal and look forward to refining the design to reflect the Commission's guidance. The Informational hearing provides a valuable opportunity to ensure this development achieves the highest possible quality and makes a positive, lasting contribution to the Park Street corridor and the surrounding neighborhoods.

Thank you for your consideration.

Respectfully submitted,

Michael Carlson
Threshold Development
Madison, WI
608-405-9064
michaelcarlson@thresholdbuilds.com



SITE | AERIAL + CONTEXT



999 S Park Street - North



999 S Park Street - East



999 S Park Street - South



999 S Park Street - West

SITE | EXISTING PHOTOS

• **RESIDENTIAL BUILDING:**

PELTON RESIDENCES (3)

805 S SHORE DR (8)

946-950-998 W SHORE DR (10)

WATERFRONT VIEW - MONONA BAY (9)

• **RELIGIOUS BUILDING:**

ST. MARK'S LUTHERAN CHURCH (6)

• **EDUCATIONAL BUILDING:**

FRANKLIN ELEMENTARY SCHOOL (7)



• **COMMERCIAL BUILDINGS:**

FAMOUS DAVE'S BAR-B-QUE (2)

RAMEN STATION - RESTAURANT (5)

PALEO MAMA BAKERY (11)

• **HEALTHCARE BUILDINGS:**

SSM Health St. Mary's Hospital (1)

UW Health, Internal Medicine Clinic (4)



SITE DESIGN | SITE PERSPECTIVE

GENERAL SHEET NOTES

- 1. IMPROVEMENTS DEPICTED IN THE RIGHT-OF-WAY ARE FOR INFORMATION ONLY. THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATION / PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS.
- 2. NO VISUAL OBSTRUCTIONS ARE ALLOWED BETWEEN THE HEIGHTS OF 30 INCHES AND 10 FEET WITHIN DRIVEWAY & INTERSECTION VISION TRIANGLES.
- 3. DISTURBED AREAS SHALL BE GRADED, SEEDED, AND PLANTED TO MINIMIZE EROSION.
- 4. ALL PLANTING AREAS TO RECEIVE 12" PLANTING SOIL. ALL SEED AREAS TO RECEIVE 6" PLANTING SOIL. FRACTURE & DEEP-TILL SUBGRADE IN PLANTING AREAS PRIOR TO FINAL GRADING AND PLANTING. PLANTING SOIL MIX SHALL INCLUDE 50% COMPOST-50% TOPSOIL.
- 5. ALL PLANTING BEDS TO RECEIVE DOUBLE SHREDDED HARDWOOD BARK MULCH (2-3" THICK) UNLESS NOTED OTHERWISE. VOIDS IN PLANTINGS AROUND BUILDING FOUNDATIONS SHALL RECEIVE 3" MIN. DEPTH MULCH.

ARTISTIC ECOLOGY: A QUIET PLACE FOR PLANTS, POLLINATORS, & PEOPLE



INTIMATE SEATING NODES



BIRCH GROVE + GRAVEL PATH



MADRAX U-RACK



DENSE NATIVE GROUNDCOVERS



ANGULAR PATH CREATES MYSTERY



ABSTRACT FOREST IN COLOR



1 LANDSCAPE PLAN

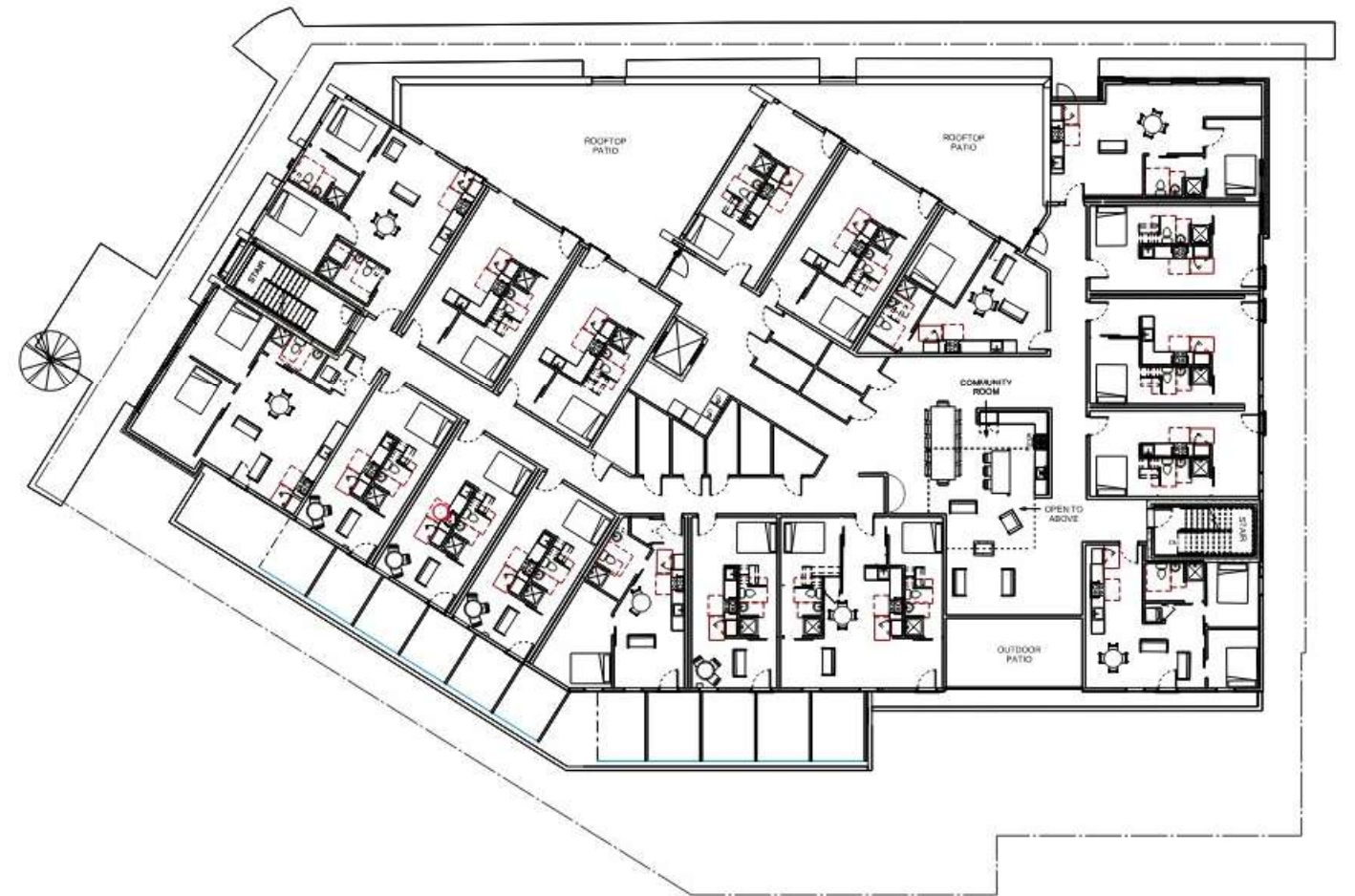
SCALE: 1" = 20' @ (22"x34" SHEET)

Issued For	Revision	Date

PROJECT TEAM THRESHOLD BUILDS WYSSER ENGINEERING BERNAU DESIGN BERNAU design + landscape architecture 3901 SAINT CLAIR ST MADISON, WI 53711 bernau+design.com	
CLIENT	STATUS
THRESHOLD DEVELOPMENT	UDC INFORMATIONAL
PROJECT	INFORMATION
999 S. PARK ST	PROJECT NO.
	DATE
	2025.11.17
	DRAWN BY
	CHECKED BY
	SHEET NAME
	LANDSCAPE PLAN
THRESHOLD BUILDS	
REVISION	SHEET NO.
	L100



LEVEL 01 FLOOR PLAN



LEVEL 02 FLOOR PLAN



LEVEL 03 FLOOR PLAN



LEVEL 04 FLOOR PLAN



THE PRODUCTIVE ROOF



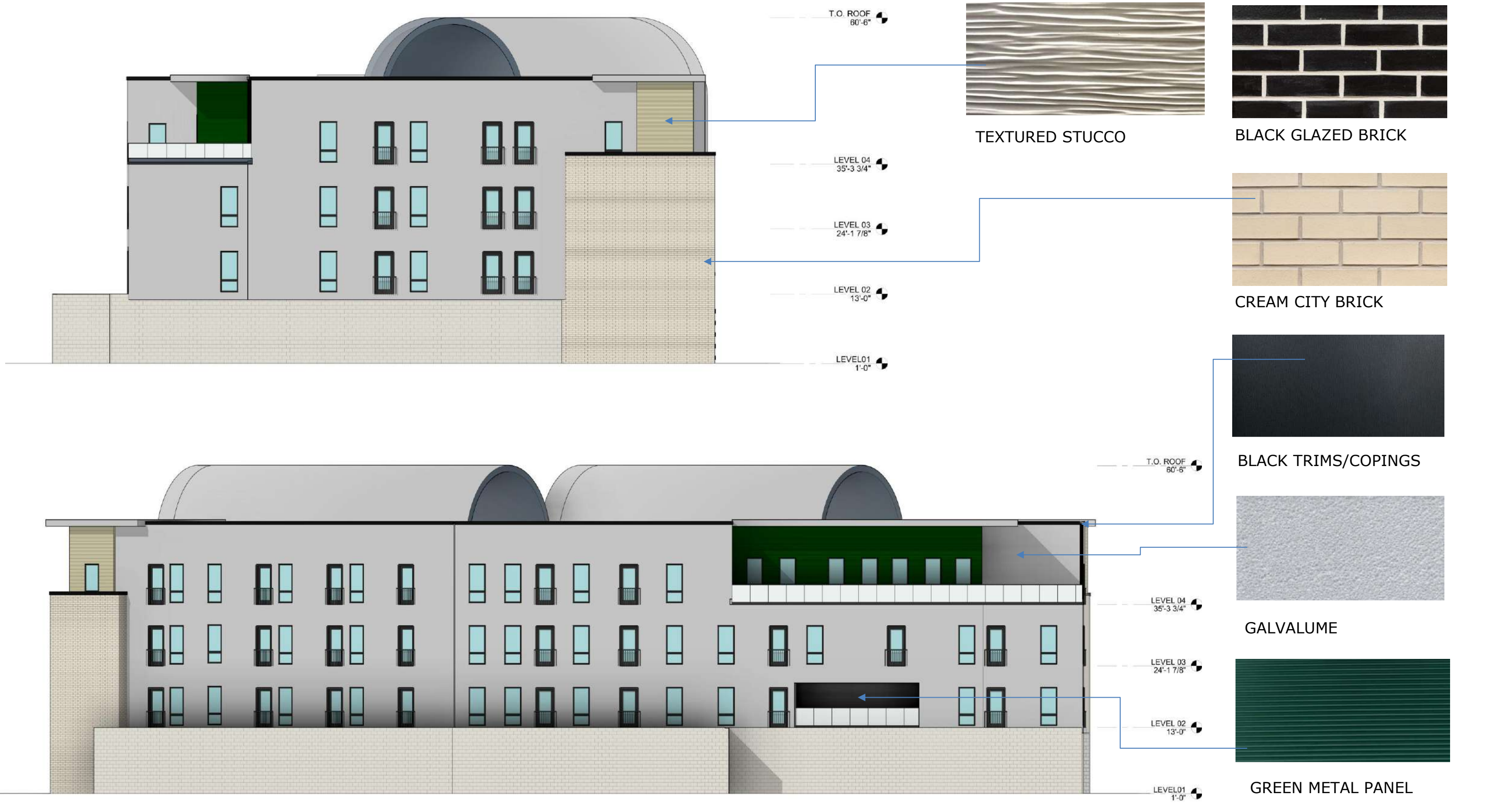
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CLIENT THRESHOLD DEVELOPMENT	STATUS UDC INFORMATIONAL
PROJECT 999 S. PARK ST	INFORMATION PROJECT NO. 2025.11.17 DATE DRAWN BY CHECKED BY SHEET NAME ROOF TERRACE LANDSCAPE PLAN
THRESHOLD BUILDS	
REVISION	SHEET NO. L101







BACK-LIT KALWALL PANELS

