### URBAN DESIGN COMMISSION APPLICATION



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 3/31/25 11:21 a.m.

Paid

Initial Submittal

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): 15-27 N Butler St & 302-308 E Washington Ave

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

UDC meeting date requested March 26, 2025

New development

Alteration to an existing or previously-approved development

Informational

Initial Approval

Final Approval

#### 3. Project Type

Telephone

Telephone

Telephone

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

Email eminton111@aol.com

Company Knothe & Bruce Architects

City/State/Zip Middleton, WI 53562

Email djohnson@knothebruce.com

#### 4. Applicant, Agent, and Property Owner Information

Company Butler Plaza LLC Erik Minton Applicant name City/State/Zip Madison, WI 53703 21 N Butler St Street address

Project contact person Duane Johnson

8401 Greenway Blvd., Ste 90

6098-256-1400

Street address 608-836-3690

Property owner (if not applicant) Street address

Email

City/State/Zip

M:\PLANNING DIVISION\COMMISSIONS & COMMITTEES\URBAN DESIGN COMMISSION\TEMPLATES & FORMS\APPLICATION — NOVEMBER 2022

# 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.
- <u>Final Approval</u>. 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



The items listed below are minimum application requirements for the type of

or staff n	nay require additional information in order to have	ve a complete understanding o	ndicated. Please note that the UDC and f the project.
1. Inform	national Presentation		
	Letter of Intent (If the project is within an Urban Design District, a summary of		Requirements for All Plan Sheets  1. Title block
	how the development proposal addresses the district criteria is required)	Providing additional information beyond these	<ol> <li>Sheet number</li> <li>North arrow</li> <li>Scale, both written and graphic</li> </ol>
	photographs and layout of adjacent buildings/structures	minimums may generate a greater level of feedback from the Commission.	<ul><li>5. Date</li><li>6. Fully dimensioned plans, scaled</li></ul>
	N. CERREN AND CO.		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		1
	development proposal addresses the district of	criteria is required)	additional
	and merchanis priotograph	oposed buildings, walks drive	gs/structures information
	A STATE OF THE STA		generate a
	Building Elevations in <u>both</u> black & white and c and color callouts		greater level of feedback from the Commission.
	PD text and Letter of Intent (if applicable)		J
. Final A	pproval		Victorial Control of the Control
	requirements of the Initial Approval (see above),	, <u>plus</u> :	
	Grading Plan		
	Lighting Plan, including fixture cut sheets and	photometrics plan (must be le	gible)
	Utility/HVAC equipment location and screening	g details (with a rooftop plan i	f roof-mounted)
	Site Plan showing site amenities, fencing, trash PD text and Letter of Intent (if applicable)	n, bike parking, etc. (if applicab	ole)
	Samples of the exterior building materials		
	Proposed sign areas and types (if applicable)		
Signage	Approval (Comprehensive Design Review (CDR	R), Sign Modifications, and Sign	n Exceptions (per Sec. 31 043/31)
	Locator Map		per <u>322.043[3]</u>
	Letter of Intent (a summary of <u>how</u> the proposed sig	nage is consistent with the CDR or	Signage Modifications criteria is required)
	Contextual site information, including photographics project site	raphs of existing signage both	n on site and within proximity to the
_	Site Plan showing the location of existing signal driveways, and right-of-ways		
	Proposed signage graphics (fully dimensioned,	scaled drawings, including ma	terials and colors, and night view)
	Perspective renderings (emphasis on pedestrial	n/automobile scale viewsheds	)
	Illustration of the proposed signage that meets	Ch. 31, MGO compared to wh	at is being requested
	Graphic of the proposed signage as it relates to	what the Ch. 31, MGO would	permit

### **Urban Design Commission Application** (continued)

### UDC

#### 5. Required Submittal Materials

#### **Application Form**

A completed application form is required for <u>each</u> 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.

#### 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.

Development Plans (Refer to checklist on Page 4 for plan details)

Filing Fee (Refer to Section 7 (below) for a list of application fees by request type)

### **Electronic Submittal**

- Complete electronic submittals <u>must</u> 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 <u>UDCapplications@cityofmadison.com</u>. 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.

#### Notification to the District Alder

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

- 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 10/1/24
   \_\_\_\_\_\_on 10/1/24
- 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 Erik Minton
  Polationship to prepare to Owner / Developer

Authorizing signature of property owner

Relationship to property Owner / Developer

Plaza LLC

### 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:

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

Jessica Vaughn; Urban Design Commission Secretary Madison Municipal Building, Suite 017 215 Martin Luther King Jr. Blvd P.O. Box 2985 Madison, Wisconsin 53701-2985



Re: Letter of Intent 15-27 N Butler St & 302-308 E Washington Ave – UDC Informational KBA Project #2406

Ms. Jessica Vaughn,

The following is submitted together with the plans and application for the Urban Design Commission's Informational Review and consideration:

#### **Project Description:**

We are pleased to present our proposal for the redevelopment of the properties located at 15-27 N Butler and 302-308 E Washington Ave.

Located at the intersection of E Washington Ave and N Butler St., the proposed development will feature an 11-story mixed-use building comprising 76 multifamily units and two levels of underground parking. Construction of this new development will require a partial demolition of the building at 302 E Washington Ave. & a complete demolition of 308 E. Washington. The existing tenant, Capitol Fitness, will be the beneficiary of enhanced gym spaces in a part of this proposal. The new residential units positively increase the housing density in Madison's central business district, fulfilling the City's mission to create a lively, well-populated urban core. This site is located within Urban Design District No. 4.

#### **Conformance with UDD No. 4 Requirements**

This preliminary design addresses the following Urban Design District 4 criteria:

#### Public Rights-of-Way.

The public right-of-way along Butler Street carries the same building proximity as its neighboring properties. The street terrace is able to host landscaping beds, and the building welcomes the pedestrian experience with its substantial glazing, thus allowing passersby a direct connection with the fitness center. A new entry canopy announces the apartment lobby which wraps the corner. The E. Washington elevation continues the same glazing design language and offers more space within the extents of the property for additional landscaping.

#### Off-Street Parking and Loading Areas

Due to the presence of the Bus Rapid Transit Line and limited surface lot space, off-street parking on grade is limited to site bike parking stalls accessed via a shared driveway easement accessed from East Washington Ave. The remainder of new parking spaces are included on underground parking levels accessed from the existing building. This includes a substantial new bike parking area.

#### • Building Design.

The massing of this building is scaled appropriately for the site and will enhance the contextual corridor of East Washington Ave. Contemporary in style and color, traditional brick veneer and masonry techniques are utilized to reinforce the fabric of the neighborhood and invoke a sense of permanence. Accenting metal composite paneling breaks up regimented masonry massing by forming a dynamic sloping roofline that turns vertically and engages the ground plane. The rustic patina adds a colorful flair to the building design using a material that will not degrade over time. This roof form is visible from multiple approaches to the building. Secondary elevations carryover a similar design language with varying amounts of masonry and metal paneling to add visual intrigue when viewing this project from different vantage points.

At the pedestrian level, the primary street facades host large segments of wall space devoted to glass storefronts. This not only increases the attractiveness of the building's exterior, but also promotes the overall concept of 'wellness' by flooding the interior of a renovated Capitol Fitness with natural light and visual connections to the streetscape. The large-scale window walls are continued on the residential levels to form a holistic composition.

The 11<sup>th</sup> floor contains a communal gathering space with large curtain walls to maximize light and views. An adjacent rooftop terrace ensures that all tenants in this building have inclusionary access to outdoor living space and rooftop views.

#### • <u>Lighting.</u>

Preliminary façade sconces have been included on the primary elevations to accent the building's materiality. The lighting fixtures will be contemporary in their styling to conform with the architectural concept. Additionally, required entry lighting for security purposes will be integrated into applicable architectural elements.

#### Landscaping.

We are actively engaging with a Landscape Architect to design the site plantings for this project.

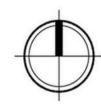
We look forward to collaborating with you on this project and welcome your feedback on these initial design concepts.

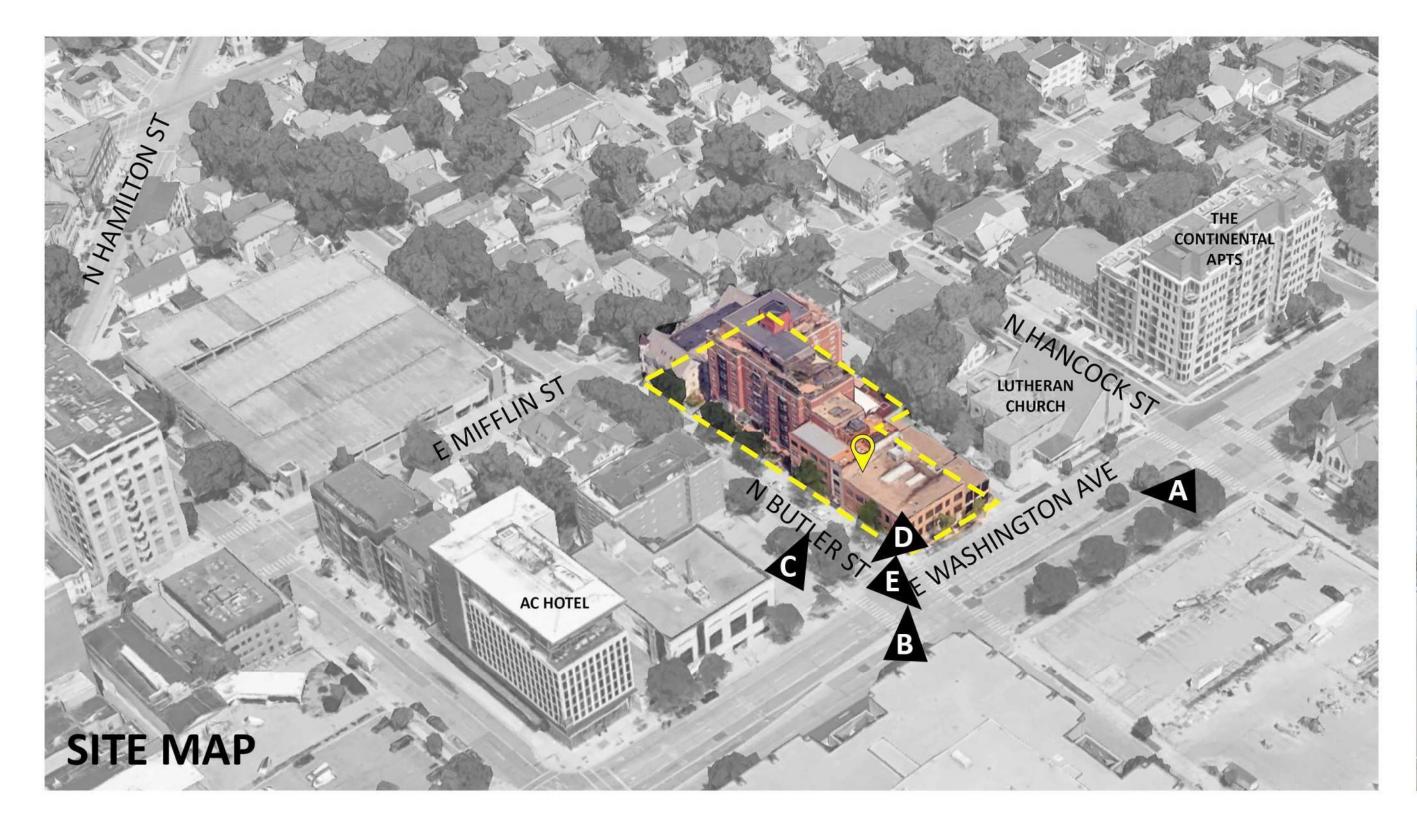
Thank you for considering our proposal.

Sincerely,

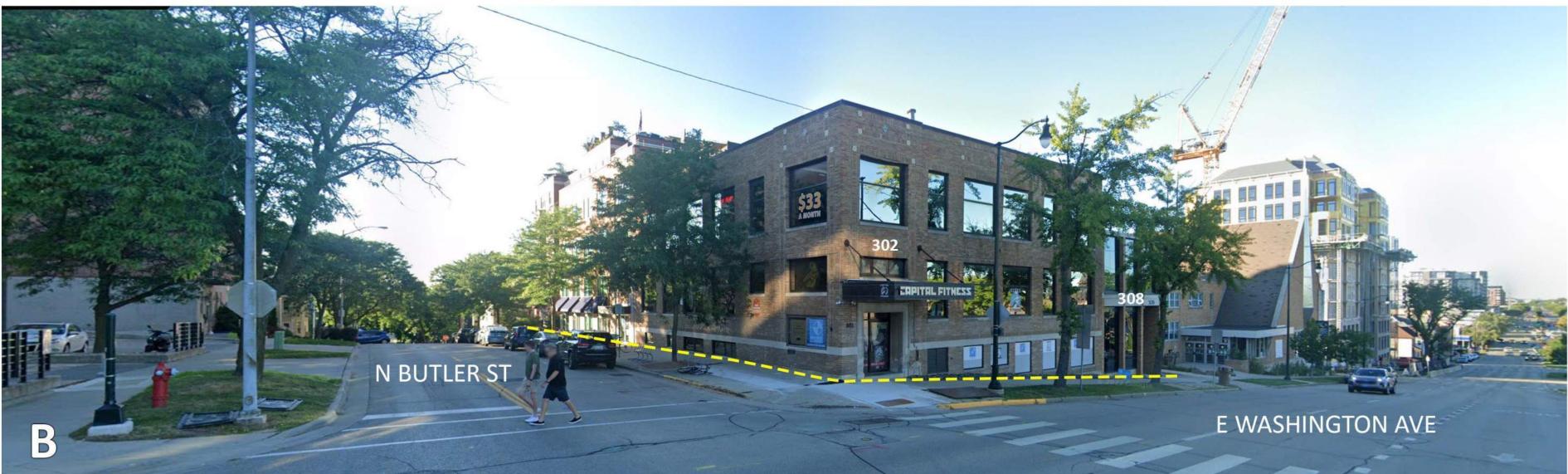
Duane Johnson, AIA, Partner

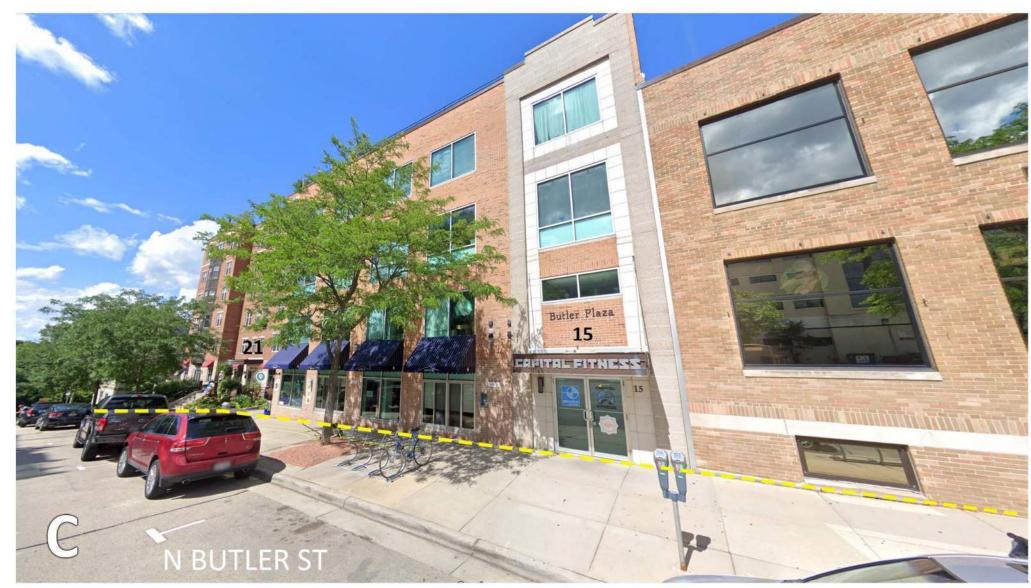


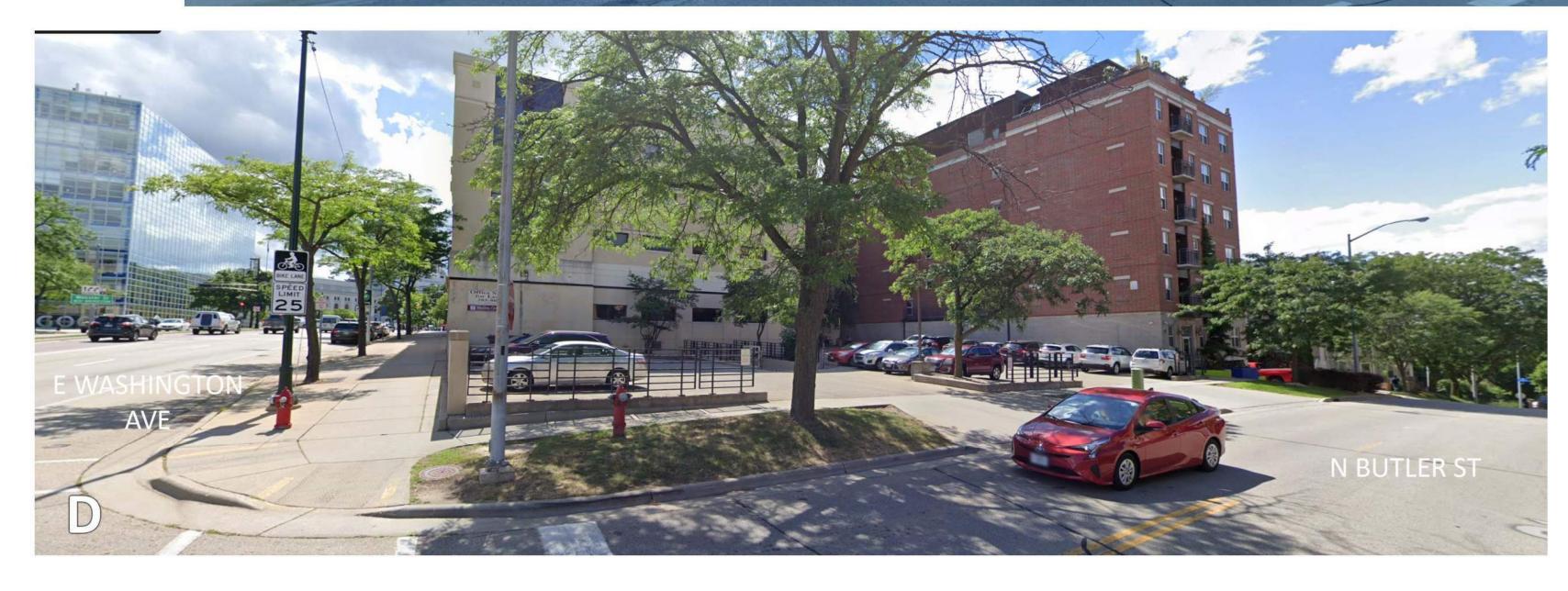






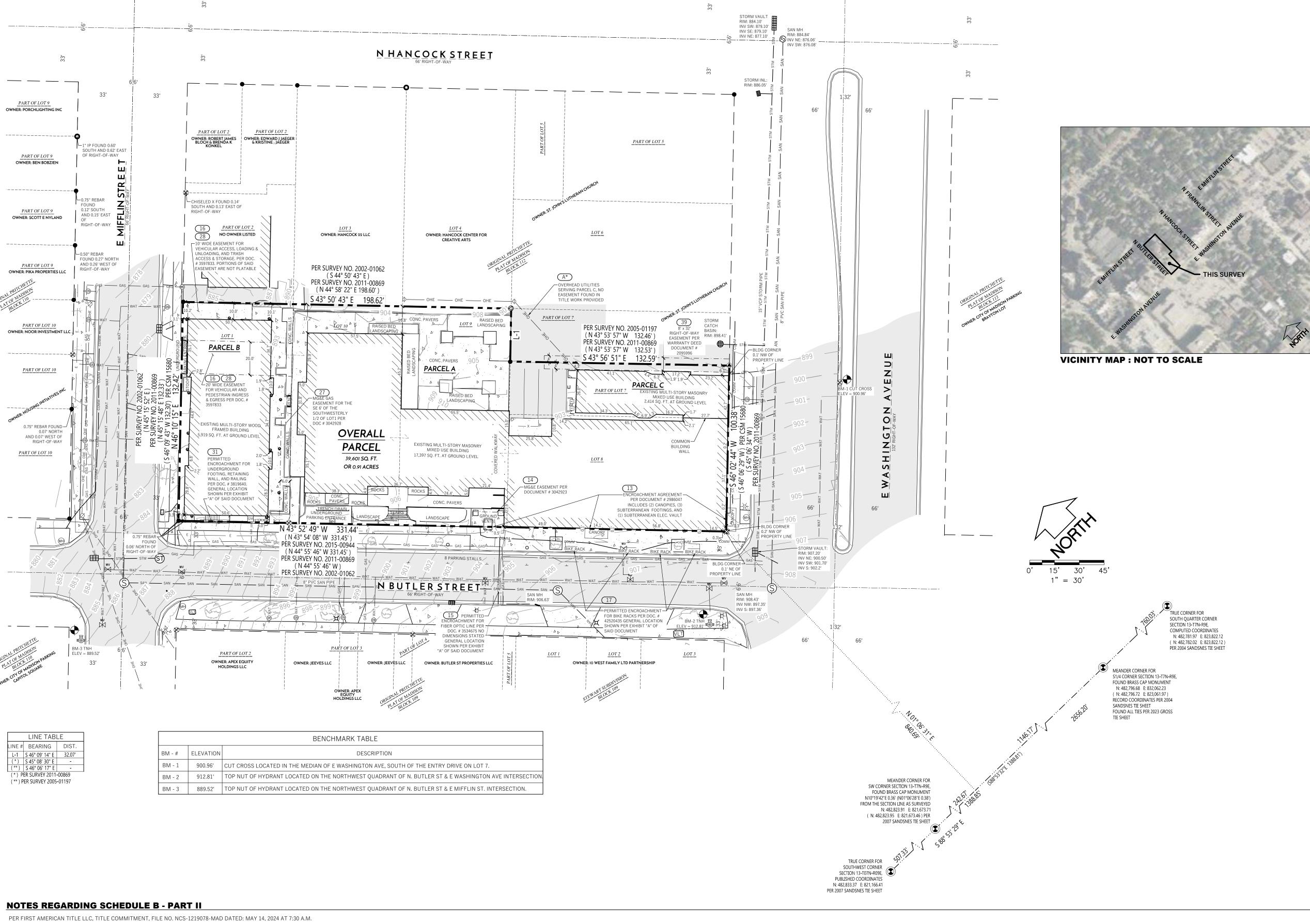












1 ANY FACTS, RIGHTS, INTERESTS, OR CLAIMS THAT ARE NOT SHOWN BY THE PUBLIC RECORDS BUT THAT COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR BY MAKING INQUIRE OF PERSONS IN POSSESSION OF THE LAND.

2 EASEMENTS, CLAIMS OF EASEMENTS OR ENCUMBRANCES THAT ARE NOT SHOWN BY THE PUBLIC RECORDS.

3) ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE INCLUDING DISCREPANCIES, ONFLICT IN BOUNDARY LINES, SHORTAGES IN AREA, OR ANY OTHER FACTS THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND, AND THAT ARE NOT SHOWN BY THE PUBLIC RECORDS. ONE OF THESE ITEMS 1-3 MAY AFFECT THE SUBJECT PROPERTY AND IS PLOTTED HEREON. AS TO WHICH ADVERSE TITLE ELEMENT, CLAIM OF EASEMENT, ENCROACHMENT OR ETC. CANNOT BE DETERMINED BY SURVEYOR. (A\*) OVERHEAD UTILITIES AS SHOWN FROM FIELD LOCATIONS, SERVING PARCEL C. NO EASEMENT FOUND IN TITLE WORK PROVIDED.

### **AFFECTS PARCEL A:** 12) PCD(SIP) RECORDED ON APRIL 07, 1998 AS DOCUMENT NO. 2953869.

ALTERATION TO AN APPROVED & RECORDED SPECIFIC IMPLEMENTATION PLAN RECORDED ON FEBRUARY 18, 2002 AS DOCUMENT NO. 3448106. ALTERATION TO AN APPROVED & RECORDED SPECIFIC IMPLEMENTATION PLAN RECORDED ON MAY 03, 2002 AS DOCUMENT NO. 3484233. ALTERATION TO AN APPROVED & RECORDED SPECIFIC IMPLEMENTATION PLAN RECORDED ON MAY 19, 2003 AS DOCUMENT NO. 3715044. ALTERATION TO AN APPROVED & RECORDED SPECIFIC IMPLEMENTATION PLAN RECORDED ON DECEMBER 15, 2006 AS DOCUMENT NO. 4262913. ALTERATION TO AN APPROVED & RECORDED SPECIFIC IMPLEMENTATION PLAN RECORDED ON MAY 09, 2007 AS DOCUMENT NO. 4307057. ALTERATION TO AN APPROVED & RECORDED SPECIFIC IMPLEMENTATION PLAN RECORDED ON JUNE 15, 2016 AS DOCUMENT NO. 5242312. ALTERATION TO AN APPROVED & RECORDED SPECIFIC IMPLEMENTATION PLAN RECORDED ON DECEMBER 19, 2018 AS DOCUMENT NO. 5460885. ALTERATION TO AN APPROVED & RECORDED SPECIFIC IMPLEMENTATION PLAN RECORDED ON APRIL 03, 2019 AS DOCUMENT NO. 5478723.

THIS ITEM DOES AFFECT SUBJECT PARCEL, BUT IS BLANKET IN NATURE, AND IS NOT SHOWN HEREON.

(13) ENCROACHMENT AGREEMENT (PRIVILEGE IN STREETS) BY AND BETWEEN CITY OF MADISON AND BUTLER PLAZA, L.L.C., A WISCONSIN LIMITED LIABILITY OMPANY RECORDED ON JUNE 25, 1998 AS DOCUMENT NO. 2986047.

THIS ITEM DOES AFFECT SUBJECT PARCEL AND IS PLOTTED HEREON

(14) RIGHT-OF-WAY GRANT FOR UNDERGROUND ELECTRIC TO MADISON GAS AND ELECTRIC COMPANY, A WISCONSIN.COMPANY RECORDED ON NOVEMBER 1. 1998 AS DOCUMENT NO. 3042923.

THIS ITEM DOES AFFECT SUBJECT PARCEL AND IS PLOTTED HEREON

(15) ENCROACHMENT AGREEMENT BY AND BETWEEN CITY OF MADISON, AND BUTLER STREET PROPERTIES LLC AND BUTLER PLAZA LLC. BOTH BEING A WISCONSIN LIMITED LIABILITY COMPANY RECORDED ON AUGUST 26, 2002 AS DOCUMENT NO. 3534675.

THIS ITEM DOES AFFECT SUBJECT PARCEL AND IS PLOTTED HEREON

SEPTEMBER 25, 2002 AS DOCUMENT NO. 3554134.

16 TERMS AND CONDITIONS OF THE RELEASE AND GRANT OF EASEMENT TO BUTLER PLAZA, L.L.C., A WISCONSIN LIMITED LIABILITY COMPANY, AND ITS SUCCESSORS AND ASSIGNS RECORDED ON NOVEMBER 25, 2002 AS DOCUMENT NO. 3597833. EASEMENTS GRANTED TO BUTLER PLAZA, L.L.C., A WISCONSIN LIMITED LIABILITY COMPANY, AND ITS SUCCESSORS AND ASSIGNS RECORDED ON

THIS ITEM DOES AFFECT SUBJECT PARCEL AND IS PLOTTED HEREON.

(17) ENCROACHMENT AGREEMENT BY AND BETWEEN CITY OF MADISON, A WISCONSIN MUNICIPAL CORPORATION AND BUTLER PLAZA, LLC, A WISCONSIN LIMITED LIABILITY COMPANY RECORDED ON NOVEMBER 02, 2006 AS DOCUMENT NO. 4250435. THIS ITEM DOES AFFECT SUBJECT PARCEL AND IS PLOTTED HEREON.

(18) NONEXCLUSIVE INSTALLATION AND SERVICE AGREEMENT

DATED: JANUARY 10, 2008 PARTIES: CC VIII OPERATING, LLC AND BUTLER PLAZA, LLC RECORDED: APRIL 23, 2008 INSTRUMENT NO.: 4422944

THIS ITEM DOES AFFECT SUBJECT PARCEL, BUT IS NOT GRAPHIC IN NATURE. THEREFORE IS NOT SHOWN HEREON.

19 NONEXCLUSIVE INSTALLATION AND SERVICE AGREEMENTS

DATED: JULY 15, 2015 PARTIES: CC VIII OPERATING, LLC AND BUTLER PLAZA, LLC RECORDED: AUGUST 04, 2015 INSTRUMENT NO.: 5173736

THIS ITEM DOES AFFECT SUBJECT PARCEL, BUT IS NOT GRAPHIC IN NATURE. THEREFORE IS NOT SHOWN HEREON.

UTILITY EASEMENT TO SPECTRUM MID-AMERICAN, LLC, DATED JULY 17, 2019, RECORDED/FILED FEBRUARY 05, 2020 AS DOCUMENT NO. 5560709. THIS ITEM DOES AFFECT SUBJECT PARCEL, BUT IS BLANKET IN NATURE, AND IS NOT SHOWN HEREON.

21 ALTERATION TO AN APPROVED & RECORDED SPECIFIC IMPLEMENTATION PLAN RECORDED ON MARCH 01, 2024 AS DOCUMENT NO. 5949327.

THIS ITEM DOES AFFECT SUBJECT PARCEL, BUT IS NOT GRAPHIC IN NATURE. THEREFORE IS NOT SHOWN HEREON.

# **AFFECTS PARCEL B:**

26 PCD(SIP) RECORDED ON APRIL 07, 1998 AS DOCUMENT NO. 2953869. ALTERATION TO AN APPROVED & RECORDED SPECIFIC IMPLEMENTATION PLAN RECORDED ON FEBRUARY 18, 2002 AS DOCUMENT NO. 3448106. ALTERATION TO AN APPROVED & RECORDED SPECIFIC IMPLEMENTATION PLAN RECORDED ON MAY 03, 2002 AS DOCUMENT NO. 3484233. ALTERATION TO AN APPROVED & RECORDED SPECIFIC IMPLEMENTATION PLAN RECORDED ON DECEMBER 15, 2006 AS DOCUMENT NO. 4262913. ALTERATION TO AN APPROVED & RECORDED SPECIFIC IMPLEMENTATION PLAN RECORDED ON APRIL 03, 2019 AS DOCUMENT NO. 5478723.

THIS ITEM DOES AFFECT SUBJECT PARCEL, BUT IS BLANKET IN NATURE, AND IS NOT SHOWN HEREON.

EASEMENT GRANTED TO MADISON GAS AND ELECTRIC COMPANY, A WISCONSIN CORPORATION RECORDED ON NOVEMBER 11, 1998 AS DOCUMENT NO.

THIS ITEM DOES AFFECT SUBJECT PARCEL AND IS PLOTTED HEREON.

ENCROACHMENT AGREEMENT BY AND BETWEEN CITY OF MADISON, AND BUTLER STREET PROPERTIES LLC AND BUTLER PLAZA LLC, BOTH BEING A WISCONSIN LIMITED LIABILITY COMPANY RECORDED ON AUGUST 26, 2002 AS DOCUMENT NO. 3534675.

THIS ITEM DOES AFFECT SUBJECT PARCEL, BUT IS NOT GRAPHIC IN NATURE. THEREFORE IS NOT SHOWN HEREON.

THIS ITEM DOES AFFECT SUBJECT PARCEL AND IS PLOTTED HEREON.

29 PCD(SIP) RECORDED ON OCTOBER 28, 2002 AS DOCUMENT NO. 3576595.

(30) TERMS AND CONDITIONS OF THE RELEASE AND GRANT OF EASEMENT TO BUTLER PLAZA, L.L.C., A WISCONSIN LIMITED LIABILITY COMPANY, AND ITS UCCESSORS AND ASSIGNS RECORDED ON NOVEMBER 25, 2002 AS DOCUMENT NO. 3597833. EASEMENTS GRANTED TO BUTLER PLAZA, L.L.C., A WISCONSIN LIMITED LIABILITY COMPANY, AND ITS SUCCESSORS AND ASSIGNS RECORDED ON SEPTEMBER 25, 2002 AS DOCUMENT NO. 3554134.

ENCROACHMENT AGREEMENT BY THE BETWEEN CITY OF MADISON, AND ARCADIA, LLC, A WISCONSIN LIMITED LIABILITY COMPANY RECORDED ON EPTEMBER 30, 2003 AS DOCUMENT NO. 3819640.

THIS ITEM DOES AFFECT SUBJECT PARCEL AND IS PLOTTED HEREON.

THIS ITEM DOES AFFECT SUBJECT PARCEL AND IS PLOTTED HEREON.

EASEMENT AND AGREEMENT GRANTED TO BUTLER PLAZA, L.L.C., A WISCONSIN LIMITED LIABILITY COMPANY RECORDED ON DECEMBER 09, 2003 AS

THIS ITEM DOES AFFECT SUBJECT PARCEL, BUT IS NOT GRAPHIC IN NATURE. THEREFORE IS NOT SHOWN HEREON.

NONEXCLUSIVE INSTALLATION AND SERVICE AGREEMENT:

DATED: JULY 15, 2015 PARTIES: CC VIII OPERATING, LLC AND BUTLER PLAZA, LLC RECORDED: AUGUST 04, 2015 INSTRUMENT NO.: 5173735

THIS ITEM DOES AFFECT SUBJECT PARCEL AND IS PLOTTED HEREON.

UTILITY EASEMENT TO SPECTRUM MID-AMERICA, LLC, DATED JULY 17, 2019, RECORDED/FILED FEBRUARY 04, 2020 AS DOCUMENT NO. 5560669. THIS ITEM DOES AFFECT SUBJECT PARCEL, BUT IS BLANKET IN NATURE, AND IS NOT SHOWN HEREON.

(39) RIGHT OF WAY AS SET FORTH IN DEED RECORDED AUGUST 21, 1925 IN VOLUME 315 OF DEEDS, PAGE 347 AS DOCUMENT NO. 451427 AND IN WARRANTY DEED RECORDED ON AUGUST 01, 1988 IN VOLUME 11762, PAGE 59 AS DOCUMENT NO. 2095996.

**LEGEND** 

FOUND PLSS MONUMENT TYPE NOTED DECIDUOUS TREE/BUSH FOUND IRON PIPE SIZE NOTED SECTION LINE PROPERTY LINE FOUND PK NAIL PLATTED LINE RIGHT-OF-WAY LINE \_ \_ \_ \_ \_ \_ PK NAIL SET CENTERLINE 3/4" REBAR SET 1.50 LB/FT LANDSCAPING LIMITS \_\_\_\_\_ EASEMENT LINE SET CUT CROSS **ENCROACHMENT LINE** FOUND CUT CROSS BUILDING FOOTPRINT SANITARY MANHOLE **EDGE OF CONCRETE CURB STOP** EDGE OF ASPHALT GAS METER BOULDER/ROCK WALL RAILING  $\hspace{0.1cm} -\hspace{-0.1cm} -\hspace{-0.1cm}$ GAS VALVE EDGE OF TREES/BRUSH FIRE HYDRANT SANITARY SEWER ----- SAN ------ SAN ------WATER VALVE WATER MAIN ----- WAT ----- WAT -----CURB STOP STORM SEWER ------ STM ------- STM ------NATURAL GAS LINE ——— GAS ——— GAS ——— UNKNOWN MANHOLE COMMUNICATION LINE ---- COMM ----- COMM -----COMMUNICATIONS PEDESTAL ELECTRIC LINE — E — E — OVERHEAD ELECTRIC LINE CATCH BASIN ----- OHE ------ OHE ------ASPHALT PAVEMENT STORM MANHOLE CONCRETE PAVEMENT DOWNSPOUT CONTOUR MAJOR UNDERGROUND UTILITY VAULT CONTOUR MINOR ELECTRICAL METER RECORDED INFORMATION VERTICAL BENCHMARK AIR CONDITIONING UNIT UTILITY POLE

## **GENERAL NOTES**

PARKING METER

COMMUNICATION PEDESTA

1. FIELD WORK PERFORMED BY WYSER ENGINEERING, LLC. ON APRIL 29TH, AND MAY 3RD, 2023.

2. NORTH REFERENCE FOR THIS ALTA/NSPS LAND TITLE SURVEY AND MAP ARE BASED ON THE WISCONSIN COORDINATE REFERENCE SYSTEM, WISCRS DANE, NAD 83 (2011), GRID NORTH. THE NORTHEASTERLY RIGHT-OF-WAY OF NORTH BUTLER STREET THAT BEARS N 43° 52' 49" W.

3. SUBSURFACE UTILITIES AND FIXTURES SHOWN ON THIS MAP HAVE BEEN APPROXIMATED BY LOCATING SURFACE FEATURES AND ACCESSORIES, DIGGERS HOTLINE FIELD MARKINGS AND EXISTING MAPS AND RECORDS.

4. THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED

5. BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED. FOR EXACT LOCATION OF UNDERGROUND UTILITIES, CONTACT DIGGERS HOTLINE, AT 1.800.242.8511 OR 811

6. FEATURES HAVE BEEN LOCATED BY SURVEYOR IN FIELD THAT MAY HAVE ADVERSE TITLE ELEMENTS. AS TO WHICH ELEMENT- ENCROACHMENT, CLAIM OF UNRECORDED EASEMENT, PRESCRIPTIVE EASEMENT, AND SO FORTH CAN NOT BE DETERMINED BY SURVEYOR.

7. BOUNDARY INFORMATION FROM PROPOSED CSM FOR ST. JOHN'S LUTHERAN CHURCH ADJACENT PARCEL. BLOCK 112 WAS SURVEYED IN ITS ENTIRETY PRIOR TO COMPUTATIONS.

# **LEGAL DESCRIPTION AS FURNISHED**

PER FIRST AMERICAN TITLE LLC, TITLE COMMITMENT, FILE NO. NCS-1219078-MAD DATED: MAY 14, 2024 AT 7:30 A.M.

LOTS EIGHT (8), NINE (9), AND TEN (10), BLOCK ONE HUNDRED TWELVE (112), ORIGINAL PLAT OF THE CITY OF MADISON, IN THE CITY OF MADISON, DANE COUNTY,

FOR INFORMATIONAL PURPOSES ONLY: PROPERTY ADDRESS: 302 EAST WASHINGTON AVENUE, 15 AND 21 NORTH BUTLER STREET, MADISON, WI 53703 TAX PARCEL NO. 251/0709-133-2408-7

FOR INFORMATIONAL PURPOSES ONLY: PROPERTY ADDRESS: 27 NORTH BUTLER STREET, MADISON, WI 53703

LOT ONE (1), BLOCK ONE HUNDRED TWELVE (112), ORIGINAL PLAT OF MADISON, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

TAX PARCEL NO. 251/0709-133-2404-5 PARCEL C:

LOT SEVEN (7), BLOCK ONE HUNDRED TWELVE (112), ORIGINAL PLAT OF MADISON, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN, EXCEPT THE NORTHEAST FOR INFORMATIONAL PURPOSES ONLY:

PROPERTY ADDRESS: 308 EAST WASHINGTON AVENUE, MADISON, WI 53703 TAX PARCEL NO. 251/0709-133-2409-5

# **LEGAL DESCRIPTION AS SURVEYED**

OVERALL PARCEL:

A PARCEL OF LAND, BEING ALL OF LOTS 1, 8, 9, 10 AND A PART OF LOT 7, BLOCK 112, ORIGINAL PRITCHETTE PLAT OF MADISON, RECORDED IN VOLUME A OF PLATS ON PAGE 3 AS DOCUMENT NO. 102, DANE COUNTY REGISTRY, LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 07 NORTH, RANGE 09 EAST, ALL IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE TRUE CORNER LOCATION OF THE SOUTHWEST CORNER OF AFORESAID SECTION 13; THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST OUARTER OF SAID SECTION 13. SOUTH 88 DEGREES 53 MINUTES 29 SECONDS EAST, 507.33 FEET TO THE MEANDER CORNER FOR AFORESAID SOUTHWEST CORNER OF SAID SECTION 13; THENCE CONTINUING ALONG SAID SOUTH LINE, SOUTH 88 DEGREES 53 MINUTES 29 SECONDS EAST, 242.67 FEET; THENCE NORTH 01 DEGREES 06 MINUTES 31 SECONDS EAST, 840.69 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF WAY OF NORTH BUTLER STREET, ALSO BEING THE SOUTHERNMOST POINT OF AFORESAID LOT 8 AND THE POINT OF BEGINNING

THENCE, ALONG THE NORTHEASTERLY RIGHT-OF-WAY OF NORTH BUTLER STREET, NORTH 43 DEGREES 52 MINUTES 49 SECONDS WEST, 331.44 FEET TO THE WESTERN MOST CORNER OF AFORESAID LOT 1. ALSO BEING A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY OF EAST MIFFLIN STREET: THENCE, ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY, ALSO THE BEING NORTHWESTERLY LINE OF AFORESAID LOT 1, NORTH 46 DEGREES 10 MINUTES 15 SECONDS EAST, 132.42 FEET TO THE NORTHERN MOST POINT OF SAID LOT 1; THENCE, ALONG THE NORTHEASTERLY LINE OF SAID LOTS 1, 9, & 10, SOUTH 43 DEGREES 50 MINUTES 43 SECONDS, 198.62 FEET TO THE EASTERN MOST CORNER OF AFORESAID LOT 9; THENCE, ALONG THE SOUTHEASTERLY LINE OF SAID LOT 9, SOUTH 46 DEGREES 09 MINUTES 14 SECONDS EAST, 32.07 FEET, TO THE NORTHERN MOST POINT OF AFORESAID LOT 8; THENCE, ALONG THE NORTHEASTERLY LINE OF SAID LOT 8, SOUTH 46 DEGREES 56 MINUTES 51 SECONDS EAST, 132.59 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY OF EAST WASHINGTON AVENUE, ALSO BEING THE EAST MOST CORNER OF AFORESAID LOT 8; THENCE, ALONG SAID NORTHWESTERLY RIGHT-OF-WAY, ALSO BEING THE SOUTHEASTERLY LINE OF SAID LOT 8, SOUTH 46 DEGREES 02 MINUTES 44 SECONDS WEST,

SAID PARCEL CONTAINS 39,601 SQUARE FEET OR 0.91 ACRES.

# NOTES REGARDING ALTA TABLE A REQUIREMENTS

ITEM 3: ALL OF THE SUBJECT PARCELS SURVEYED FALL WITHIN "ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE FLOODPLAIN" OF THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 409 OF 850, MAP NUMBER 55025C0409G, MAP REVISED DATE OF JANUARY 02, 2009.

ITEM 9: 117 REGULAR PARKING STALLS, 4 OVERFLOW PARKING STALLS, & 1 HANDICAP PARKING STALL. (122 TOTAL PARKING STALLS).

ITEM 16: NO EVIDENCE OF CURRENT EARTHWORK OR CONSTRUCTION WAS OBSERVED ONSITE AT THE TIME OF THIS SURVEY.

# **SURVEYORS CERTIFICATE**

BACK TO THE POINT OF BEGINNING.

TO: BUTLER PLAZA LLC ARCADIA LLC

BANK OF SUN PRAIRIE

MARK A. EISENBERG AND KATHLEEN L. EISENBERG LIVING TRUST, DATED SEPTEMBER 20, 2016, OR THEIR SUCCESSORS IN TRUST. STEPHEN J. EISENBERG AND PAMELA K. EISENBERG LIVING TRUST, DATED JANUARY 08, 2019, OR THEIR SUCCESSORS IN TRUST. FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(A), 7(B), 8, 9, 11(A), 13, 16, 20(A), 20(B), AND 20(C) OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON APRIL 29TH, AND MAY

DATE OF PLAT OR MAP: MAY \_\_\_\_\_, 2024.

IN ACCORDANCE WITH SECTION 3.B OF THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, ADDITIONAL CERTIFICATION BELOW TO FULFILL WISCONSIN ADMINISTRATIVE CODE, A-E 7 - MINIMUM STANDARDS FOR PROPERTY SURVEYS IN WISCONSIN. ITEM

I, ZACHARY M. REYNOLDS, WISCONSIN PROFESSIONAL LAND SURVEYOR S-3223, DO HEREBY CERTIFY THAT THIS SURVEY AND MAP IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF WITH THE INFORMATION PROVIDED, BY THE ORDER OF THOSE LISTED HEREON, AND THAT THIS SURVEY COMPLIES WITH A-E 7 OF THE WISCONSIN ADMINISTRATIVE CODE.

ZACHARY M. REYNOLDS, S-3223 WISCONSIN PROFESSIONAL LAND SURVEYOR





O, 0

Date: Description:

Number 24 - 1239ALTA SURVEY

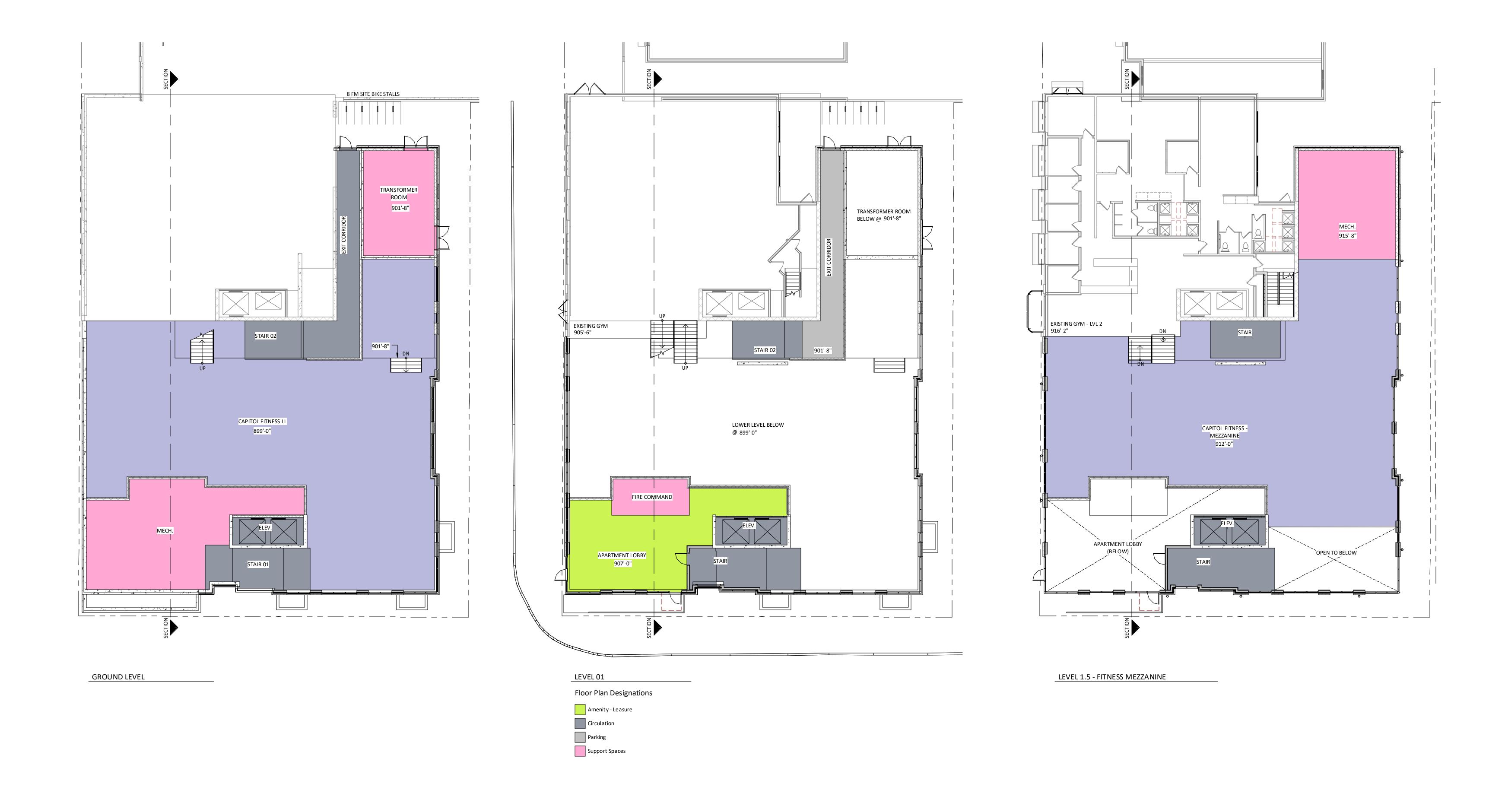
05/17/2024 Issued Number

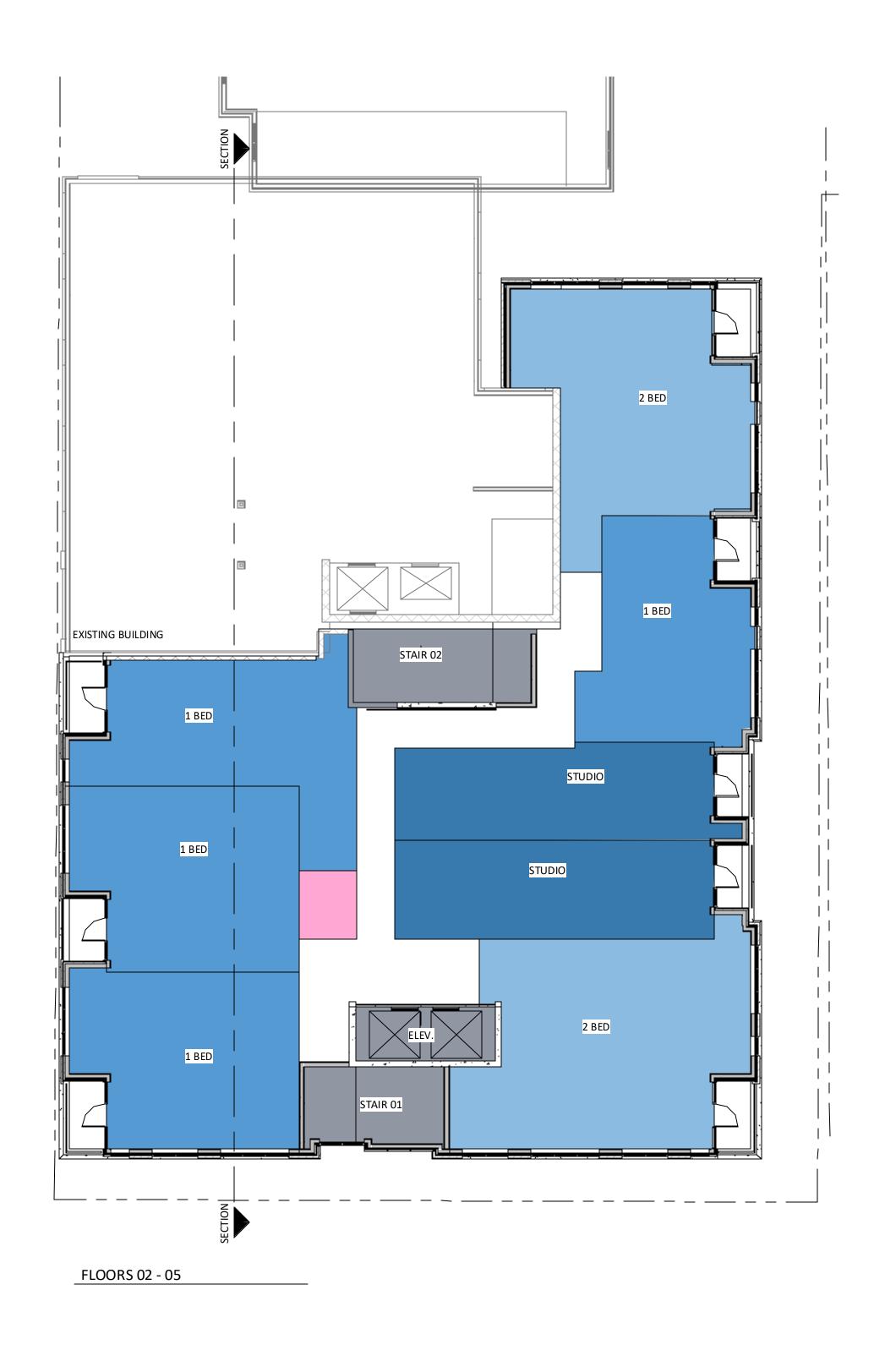
Revisions:















EXTERIOR MATERIAL SCHEDULE			
MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
	7/8" CORRUGATED MTL PANELS	PAC-CLAD	ZINC
1	BRICK VENEER	INTERSTATE BRICK	COAL
2	MASONRY BASE	ECHELON - CORDOVA	GRANITE - GROUND FACE
2.2	PRECAST BANDING	MATCH ECHELON - CORDOVA	MATCH GRANITE
3	MCM PANEL	ALPOLIC	BONE WHITE
4	MCM PANEL - ACCENT	REYNOBOND	RUST PATINA
5	MCM PANEL	ALPOLIC	BLACK
6	7/8" CORRUGATED MTL PANELS	PAC CLAD	GRAPHITE
7	MTL PARAPET EYEBROW	ALPOLIC	BLACK
8	ENTRY CANOPY	REYNOBOND	BLACK
9	ALUM. STOREFRONT & CURTAIN WALL	TBD	BLACK
10	COMPOSITE WINDOWS	TBD	BLACK
11	WELDED WIRE MESH RAILING SYSTEM	CUSTOM	BLACK



CARITOL VIEW			CADITOL VIEW	EXT	ERIOR MATERIAL SCHEDULE
CAPITOL VIEW PRESERVATION 1032'-9 1/2"		 <u> </u>	 CAPITOL VIEW PRESERVATION 1032'-9 1/2"	MARK BUILDING ELEMENT 7/8" CORRUGATED MTL PANELS	MANUFACTURER PAC-CLAD
		Y		1 BRICK VENEER 2 MASONRY BASE	INTERSTATE BRICK ECHELON - CORDOVA
PARAPET  1027-0"  1025'-0"			-	2.2 PRECAST BANDING 3 MCM PANEL	MATCH ECHELON - CORDOVA ALPOLIC
1025'-0"			-	4 MCM PANEL - ACCENT 5 MCM PANEL	REYNOBOND ALPOLIC
				6 7/8" CORRUGATED MTL PANELS	PAC CLAD
				7 MTL PARAPET EYEBROW  8 ENTRY CANOPY	ALPOLIC REYNOBOND
1014'-0"			-	9 ALUM. STOREFRONT & CURTAIN WALL  10 COMPOSITE WINDOWS	TBD TBD
	CCENT LIGHTING		L	11 WELDED WIRE MESH RAILING SYSTEM	CUSTOM
LVL 10 1004'-0"			-		
VL 09 994'-0"			-		
VL 08 984'-0"			-		
LVL 07 974'-0"					
LVL 06 964'-0"					
UVL 05 954'-0"					
LVL 04 944'-0"					
UVL 03 934'-0"					
	2.2				
LVL 02 924'-0"					
	9				
LVL 01.5					
	5				
LVL 01 907'-0"				EXISTING FL01 (100'-0") 905'-6"	
			a d	905'-6"	
EXISTING CP LL (93'-6") 899'-0"					
055-0					



COLOR

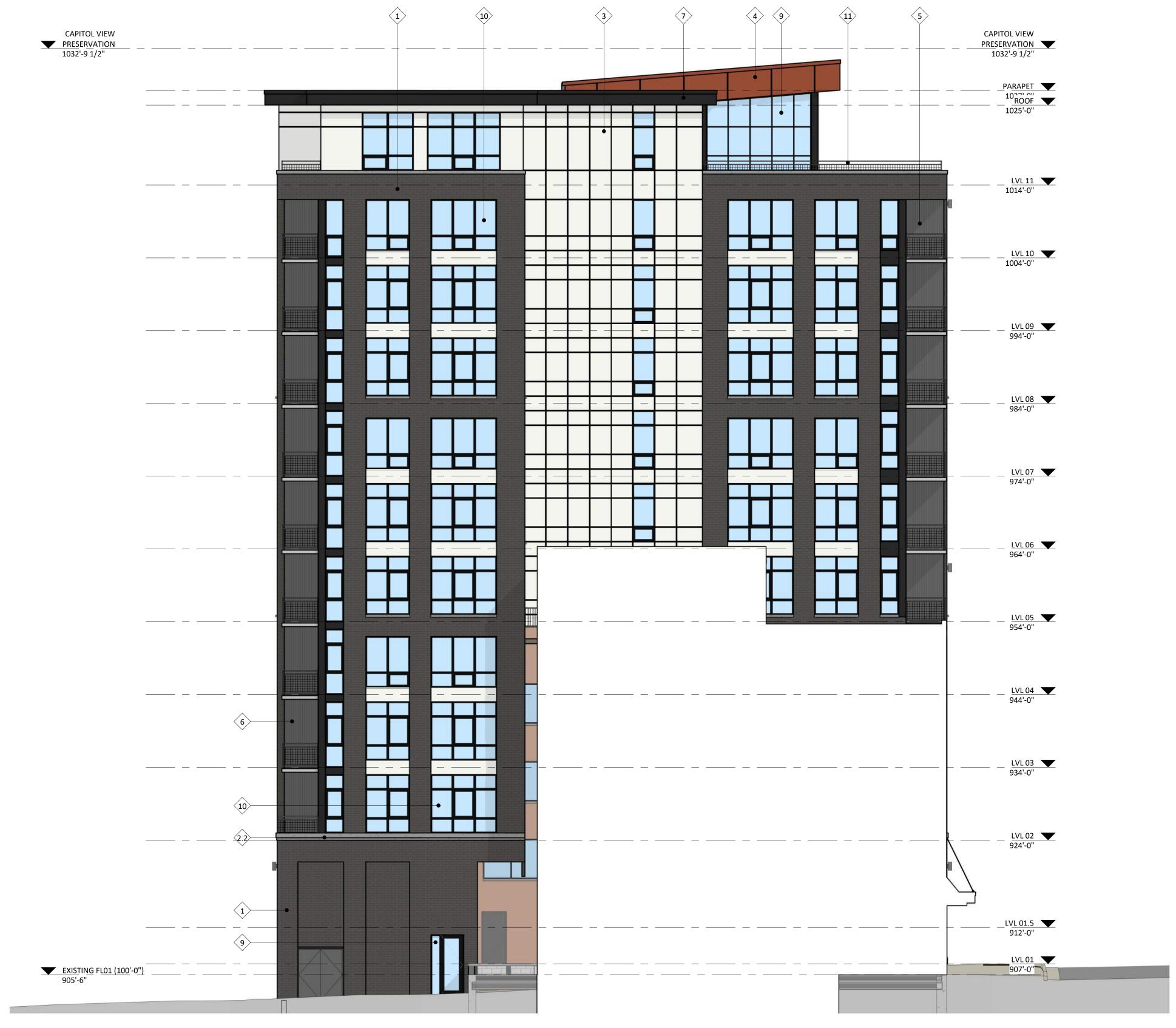
GRANITE - GROUND FACE

MATCH GRANITE
BONE WHITE
RUST PATINA

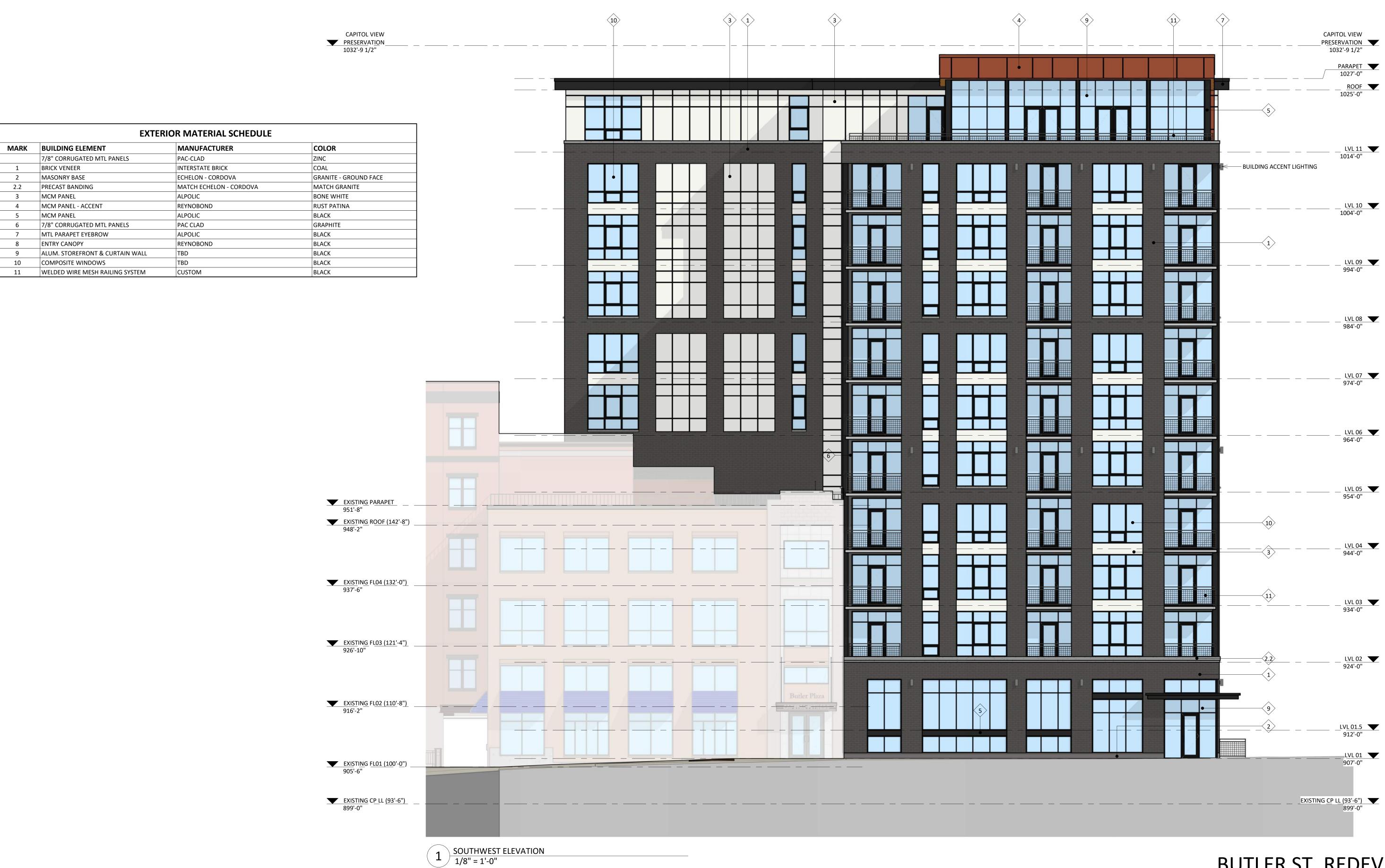
ZINC COAL

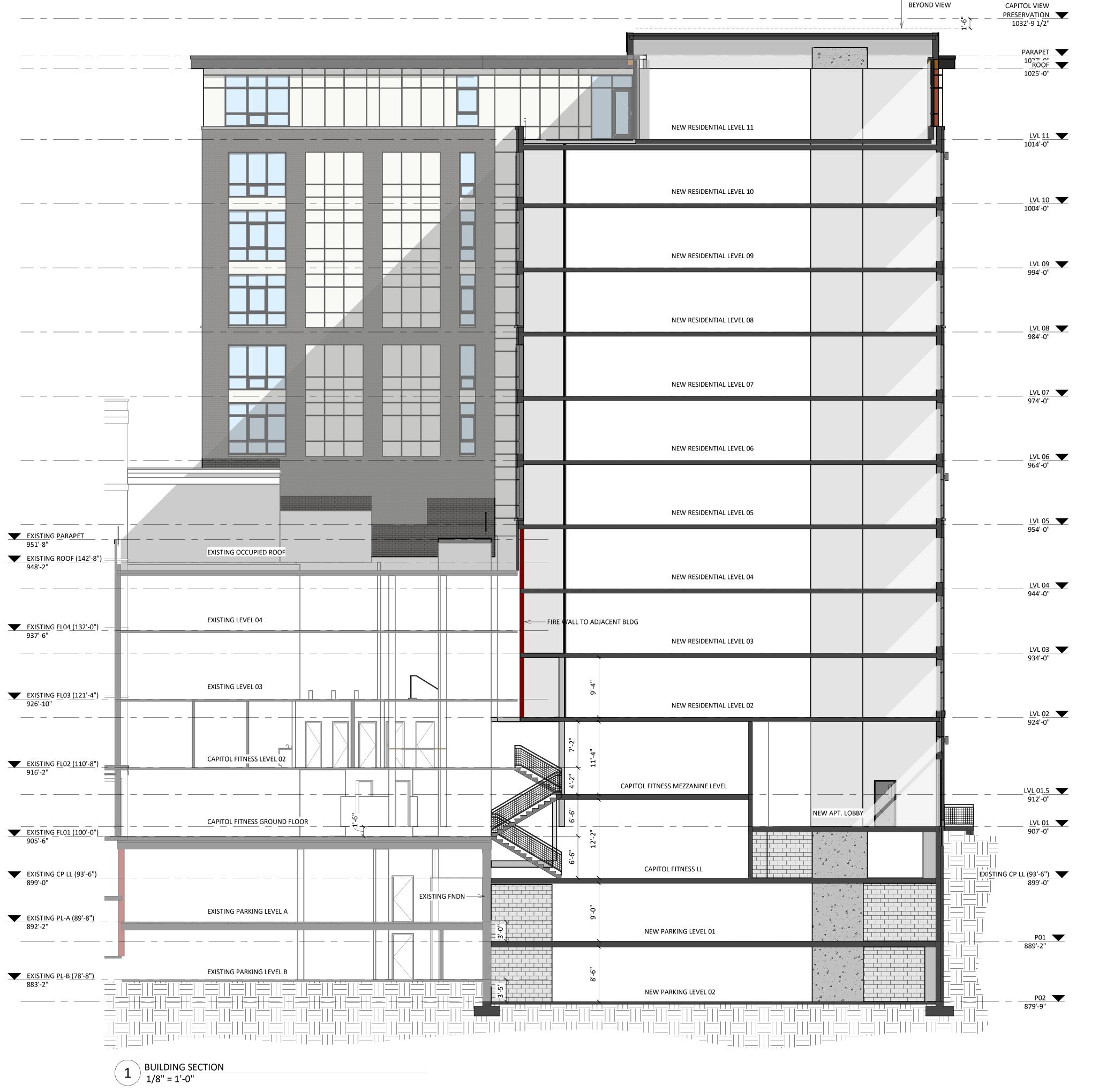
BLACK
GRAPHITE
BLACK
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	FXTFI	RIOR MATERIAL SCHEDULE	
MARK BUILDING ELEMENT MANUFACTURER COLOR			
	7/8" CORRUGATED MTL PANELS	PAC-CLAD	ZINC
1	BRICK VENEER	INTERSTATE BRICK	COAL
2	MASONRY BASE	ECHELON - CORDOVA	GRANITE - GROUND FACE
2.2	PRECAST BANDING	MATCH ECHELON - CORDOVA	MATCH GRANITE
3	MCM PANEL	ALPOLIC	BONE WHITE
4	MCM PANEL - ACCENT	REYNOBOND	RUST PATINA
5	MCM PANEL	ALPOLIC	BLACK
6	7/8" CORRUGATED MTL PANELS	PAC CLAD	GRAPHITE
7	MTL PARAPET EYEBROW	ALPOLIC	BLACK
8	ENTRY CANOPY	REYNOBOND	BLACK
9	ALUM. STOREFRONT & CURTAIN WALL	TBD	BLACK
10	COMPOSITE WINDOWS	TBD	BLACK
11	WELDED WIRE MESH RAILING SYSTEM	CUSTOM	BLACK



NORTHWEST ELEVATION
1/8" = 1'-0"





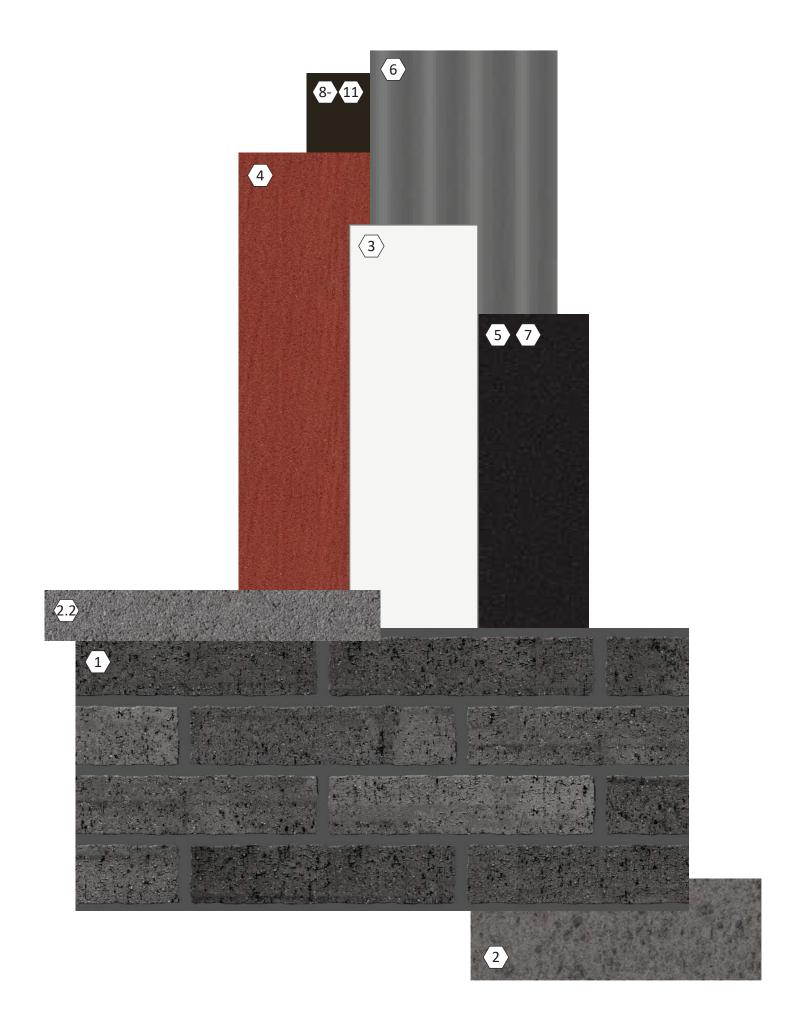
— MAX ROOF HEIGHT













SOUTHEAST ELEVATION ALONG E. WASHINGTON AVE.

EXTERIOR MATERIAL SCHEDULE			
MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
	7/8" CORRUGATED MTL PANELS	PAC-CLAD	ZINC
1	BRICK VENEER	INTERSTATE BRICK	COAL
2	MASONRY BASE	ECHELON - CORDOVA	GRANITE - GROUND FACE
2.2	PRECAST BANDING	MATCH ECHELON - CORDOVA	MATCH GRANITE
3	MCM PANEL	ALPOLIC	BONE WHITE
4	MCM PANEL - ACCENT	REYNOBOND	RUST PATINA
5	MCM PANEL	ALPOLIC	BLACK
6	7/8" CORRUGATED MTL PANELS	PAC CLAD	GRAPHITE
7	MTL PARAPET EYEBROW	ALPOLIC	BLACK
8	ENTRY CANOPY	REYNOBOND	BLACK
9	ALUM. STOREFRONT & CURTAIN WALL	TBD	BLACK
10	COMPOSITE WINDOWS	TBD	BLACK
11	WELDED WIRE MESH RAILING SYSTEM	сиѕтом	BLACK

MATERIAL BOARD

N. BUTLER ST. REDEVELOPMENT 15 N. BUTLER ST. & 302 E. WASHINGTON AVE., MADISON, WI

