



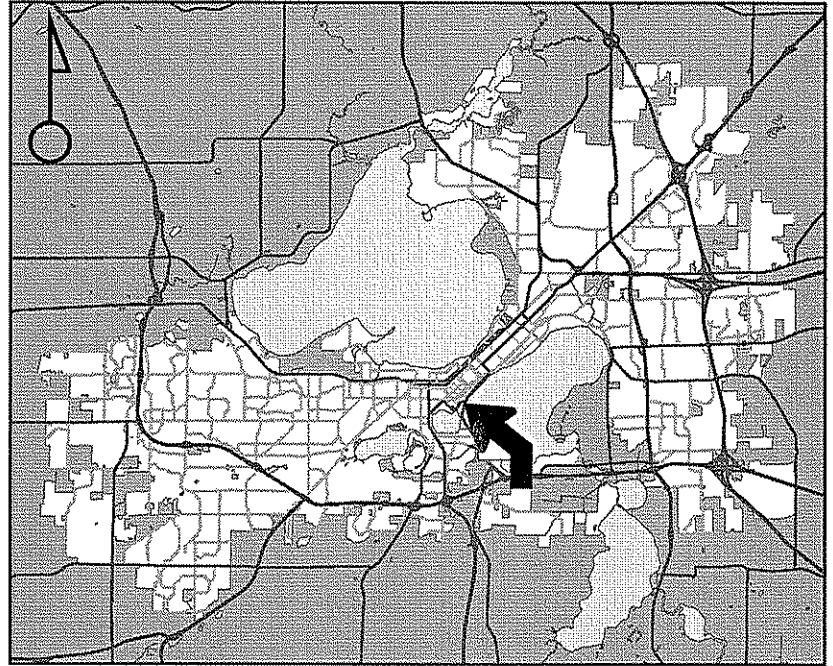
Location  
 159-171 Proudfit Street &  
 701-737 Lorillard Court  
 Applicant  
 Urban Land Development, LLC/  
 Chris Schramm - Urban Land Interests

From: PUD(SIP)      To: Amended  
 PUD(SIP)

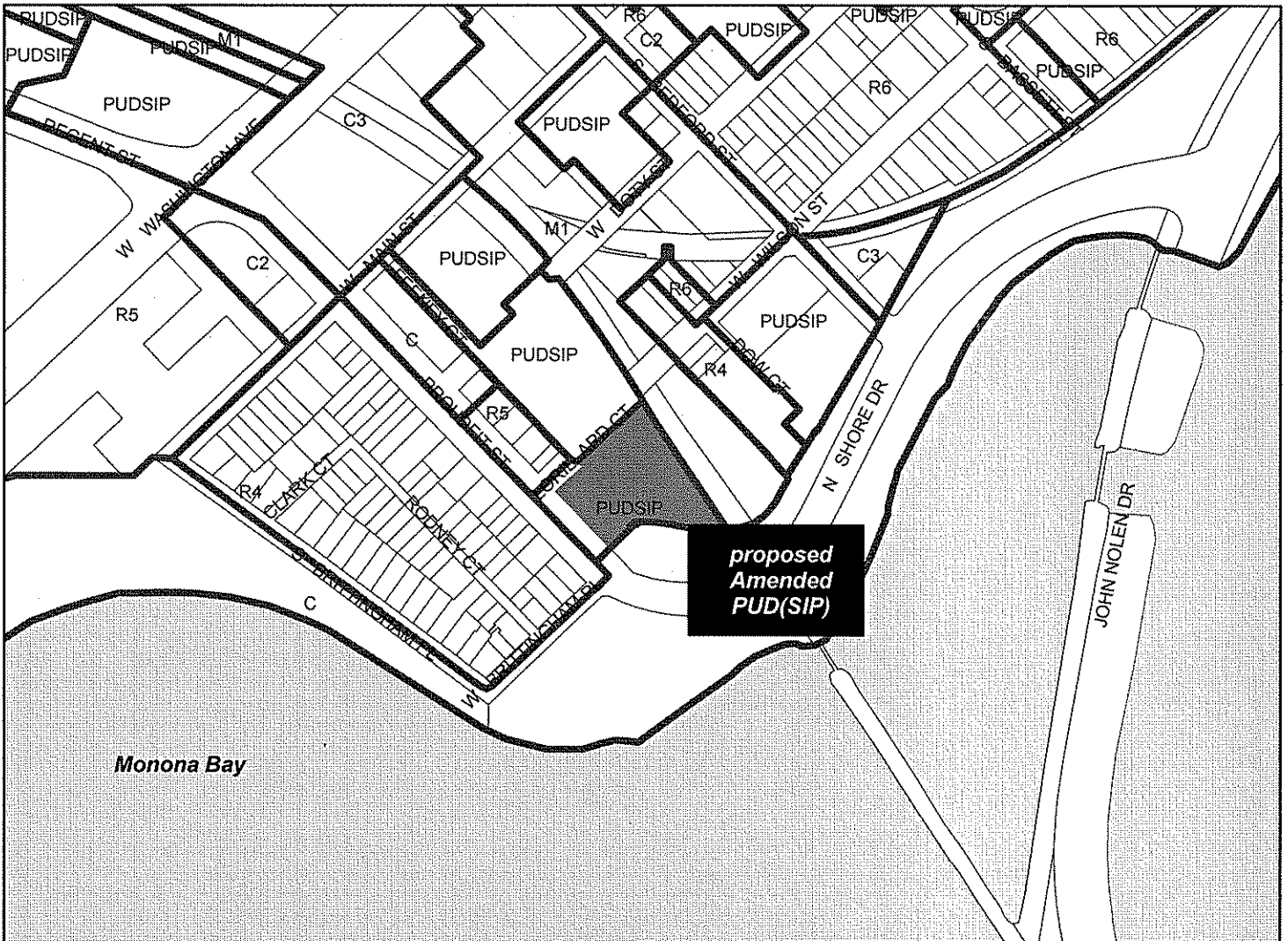
Existing Use  
 Vacant Land

Proposed Use  
 Final Plans to Allow Construction of  
 14,000 Square Foot Office Building

Public Hearing Date  
 Plan Commission  
 06 July 2009  
 Common Council  
 21 July 2009



For Questions Contact: Tim Parks at: 261-9632 or [tparks@cityofmadison.com](mailto:tparks@cityofmadison.com) or City Planning at 266-4635



Scale : 1" = 400'



# LAND USE APPLICATION

## Madison Plan Commission

215 Martin Luther King Jr. Blvd; Room LL-100  
 PO Box 2985; Madison, Wisconsin 53701-2985  
 Phone: 608.266.4635 | Facsimile: 608.267.8739

- The following information is required for all applications for Plan Commission review.
- Please read all pages of the application completely and fill in all required fields.
- This application form may also be completed online at [www.cityofmadison.com/planning/plan.html](http://www.cityofmadison.com/planning/plan.html)
- All zoning application packages should be filed directly with the Zoning Administrator's desk.
- All applications will be reviewed against the applicable standards found in the City Ordinances to determine if the project can be approved.

### FOR OFFICE USE ONLY:

Amt. Paid 1650 Receipt No. 99771  
 Date Received 4/24/09  
 Received By NPE  
 Parcel No. 070923410157 + many acres  
 Aldermanic District 4-Verveer  
 GQ Adj. to landmark  
 Zoning District PUD-SIP / PCD-GDP  
**For Complete Submittal**  
 Application  Letter of Intent   
 IDUP  Legal Descript.   
 Plan Sets  Zoning Text   
 Alder Notification  Waiver   
 Ngrbrhd. Assn Not.  Waiver   
 Date Sign Issued 4/24/09

**1. Project Address:** 701/737 Lorillard Court, 159-171 Proudfit St. **Project Area in Acres:** 1.68

**Project Title (if any):** Findorff Yards Office Lofts - Building A

**2. This is an application for:** (check at least one)

**Zoning Map Amendment** (check only ONE box below for rezoning and fill in the blanks accordingly)

<input type="checkbox"/> Rezoning from _____ to _____	<input type="checkbox"/> Rezoning from _____ to PUD/PCD-SIP
<input type="checkbox"/> Rezoning from _____ to PUD/PCD-GDP	<input checked="" type="checkbox"/> Rezoning from PUD/PCD-GDP to PUD/PCD-SIP

**Conditional Use**     **Demolition Permit**     **Other Requests** (Specify): \_\_\_\_\_

**3. Applicant, Agent & Property Owner Information:**

Applicant's Name: Thomas M. Neujahr Company: Urban Land Interests  
 Street Address: Ten East Doty Street, Suite 300 City/State: Madison, WI Zip: 53703  
 Telephone: (608) 251-0706 Fax: (608) 251-5572 Email: tneujahr@uli.com

Project Contact Person: Chris Schramm Company: Urban Land Interests  
 Street Address: Ten East Doty Street, Suite 300 City/State: Madison, WI Zip: 53703  
 Telephone: (608) 251-0706 Fax: (608) 251-5572 Email: cschramm@uli.com

Property Owner (if not applicant): Urban Land Development, LLC  
 Street Address: Ten East Doty Street, Suite 300 City/State: Madison, WI Zip: 53703

**4. Project Information:**

Provide a general description of the project and all proposed uses of the site: The proposed project is a two-building office development including underground and surface parking. The current approval request is for the SIP for Building A. The GDP for the overall development and the SIP for Building B and the site improvements were approved in Oct. 2008.

Development Schedule: Commencement Summer 2009 Completion Summer 2010

CONTINUE →

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**5. Required Submittals:**

**Site Plans** submitted as follows below and depicts all lot lines; existing, altered, demolished or proposed buildings; parking areas and driveways; sidewalks; location of any new signs; existing and proposed utility locations; building elevations and floor plans; landscaping, and a development schedule describing pertinent project details:

- **Seven (7) copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
- **Seven (7) copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
- **One (1) copy** of the plan set reduced to fit onto 8 ½ inch by 11 inch paper

**Letter of Intent: Twelve (12) copies** describing this application in detail but not limited to, including: existing conditions and uses of the property; development schedule for the project; names of persons involved (contractor, architect, landscaper, business manager, etc.); types of businesses; number of employees; hours of operation; square footage or acreage of the site; number of dwelling units; sale or rental price range for dwelling units; gross square footage of building(s); number of parking stalls, etc.

**Legal Description of Property:** Lot(s) of record or metes and bounds description prepared by a land surveyor.

**Filing Fee:** \$ 1650.00 See the fee schedule on the application cover page. Make checks payable to: *City Treasurer.*

**IN ADDITION, THE FOLLOWING ITEMS MAY ALSO BE REQUIRED WITH YOUR APPLICATION; SEE BELOW:**

For any applications proposing demolition of existing (principal) buildings, photos of the structure(s) to be demolished shall be submitted with your application. Be advised that a *Reuse and Recycling Plan* approved by the City's Recycling Coordinator is required to be approved by the City prior to issuance of wrecking permits.

A project proposing **ten (10) or more dwelling units** may be required to comply with the City's Inclusionary Zoning requirements outlined in Section 28.04 (25) of the Zoning Ordinance. A separate **INCLUSIONARY DWELLING UNIT PLAN** application detailing the project's conformance with these ordinance requirements shall be submitted concurrently with this application form. Note that some IDUP materials will coincide with the above submittal materials.

A *Zoning Text* must accompany **all** Planned Community or Planned Unit Development (PCD/PUD) submittals.

**FOR ALL APPLICATIONS:** All applicants are required to submit copies of all items submitted in hard copy with their application (including this application form, the letter of intent, complete plan sets and elevations, etc.) as **INDIVIDUAL** Adobe Acrobat PDF files compiled either on a non-returnable CD to be included with their application materials, or in an e-mail sent to [pcapplications@cityofmadison.com](mailto:pcapplications@cityofmadison.com). The e-mail shall include the name of the project and applicant. Applicants who are unable to provide the materials electronically should contact the Planning Unit at (608) 266-4635 for assistance.

**6. Applicant Declarations:**

**Conformance with adopted City plans:** Applications shall be in accordance with all adopted City of Madison plans:

→ *The site is located within the limits of* City of Madison Comp Plan, Bassett Master Plan *Plan, which recommends:*

Please see discussion in Letter of Intent *for this property.*

**Pre-application Notification:** Section 28.12 of the Zoning Ordinance requires that the applicant notify the district alder and any nearby neighborhood or business associations by mail no later than **30** days prior to filing this request:

→ *List below the Alderperson, Neighborhood Association(s), Business Association(s) AND dates you sent the notices:*

Mike Verveer, Julia Kerr, Capitol Neighborhoods (Bassett District), Monona Bay Neighborhood - March 27, 2009

*If the alder has granted a waiver to this requirement, please attach any such correspondence to this form.*


**Pre-application Meeting with staff:** Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning Counter and Planning Unit staff; note staff persons and date.

*Planner* Tim Parks *Date* 3/10/09 | *Zoning Staff* Matt Tucker *Date* 3/10/09

**The signer attests that this form has been completed accurately and all required materials have been submitted:**

**Printed Name** Chris Schramm, Urban Land Interests **Date** 4/27/2009

**Signature**  **Relation to Property Owner** Affiliate

**Authorizing Signature of Property Owner**  **Date** 4/27/2009



Urban Land Interests

**LETTER OF INTENT  
FINDORFF YARDS OFFICE LOFTS – BUILDING A SIP**

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**April 27, 2009**

**To: Plan Commission  
City of Madison**

**From: Christopher J. Schramm  
Urban Land Interests**

**Re: Letter of Intent  
Findorff Yards Office Lofts – Building A SIP  
Madison, Wisconsin**

**PROJECT NAME**

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Findorff Yards Office Lofts

**PROJECT ADDRESS**

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The current addresses of the properties within the development site are:

- 701 Lorillard Court
- 737 Lorillard Court
- 159 Proudfit Street
- 163 Proudfit Street
- 167 Proudfit Street
- 171 Proudfit Street

Final building addresses to be determined.

**PROJECT DESCRIPTION**

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Urban Land Interests is planning to develop two office buildings on a primarily vacant site south of the existing Tobacco Lofts apartments in the Bassett Neighborhood. The buildings will be two and three stories tall and will be served by underground and surface parking. Access to the site will be from Lorillard Court, served by a new break in the Proudfit median at Lorillard Court.

This application relates only to the SIP for the smaller of the two buildings (Building A) and the landscaping and other site improvements immediately surrounding it. Building A is a two-story multi-tenant office building containing approximately 14,000 square feet.

The larger of the two buildings (Building B), along with the parking and the majority of the site improvements, have already received the necessary City approvals, as described below.

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**CURRENT APPROVAL STATUS**

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On October 28, 2008, Urban Land Interests received City of Madison Common Council conditional approval for the following items:

- Amendment of the Tobacco Row PUD boundaries to include the four residential lots at 159-171 Proudfit Street.
- Amendment of the GDP zoning text to allow up to 70,000 square feet of commercial office space, along with underground and surface parking, as a permitted use for the undeveloped land within the PUD.
- Approval of the SIP for a two- and three-story office building of approximately 43,000 square feet (Building B), along with underground and surface parking and related site improvements, on a portion of the site.
- Approval of the demolition of the three vacant houses at 159, 167 and 171 Proudfit.
- Approval of a left-in only break in the Proudfit Street median to allow left turns into the site at Lorillard Court, along with pedestrian-crossing and traffic-calming improvements in the Proudfit right-of-way.
- Approval of a revised Certified Survey Map that redescribes the entire office development site as two CSM lots.

Staff comments and conditions of approval contained in the October 31, 2008 approval letter from the City are currently being addressed and finalized. The final version of the approved GDP, SIP and CSM are anticipated to be submitted for final staff review and recording in May, 2009.

The median break and other Proudfit Street improvements were subsequently designed by the City of Madison and approved by the Board of Public Works. These improvements will be constructed by the City, and 50% of the cost of these improvements (up to \$57,500) will be assessed to the property within the Findorff Yards Office Lofts GDP.

**APPROVALS REQUESTED**

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The approved GDP and SIP identified the location of the smaller office building along Proudfit Street (Building A), and anticipated the future submittal of an amended SIP to document the details of this building once it was designed. Per the approved GDP, Building A was anticipated to be up to 24,000 square feet and up to 3 stories tall.

As part of this application the following approval is requested:

- Amendment of the approved SIP to include the final design of Building A, a two-story office building of approximately 14,000 square feet, along with the site improvements immediately surrounding the building.

A description of the architectural design and materials of Building A, along with the landscaping and other site improvements immediately surrounding the building, are included in the attached Project Design Narrative and drawing set. Portions of the development that were previously reviewed and approved are not included in this submittal, except where needed for reference.

**DEVELOPMENT TEAM**

Owner	Urban Land Development, LLC	Brad Binkowski/Tom Neujahr
Developer	Urban Land Interests, LLC	Chris Schramm
Architect	Engberg Anderson Design Partnership	Paul Cuta/Marc Schellpfeffer
Structural Engineer	Pierce Engineers, Inc.	Dick Pierce/Derek Horejsh
Civil Engineer	Ken Saiki Design, Inc.	Steve Whayland
Landscape Architect	Ken Saiki Design, Inc.	Rebecca Flood
Traffic Engineer	HNTB Corp.	Rob Beuthling
Surveyor	D'Onofrio, Kottke & Assoc., Inc.	Wayne Barsness
General Contractor	To Be Determined	

**CONSTRUCTION SCHEDULE**

Construction of the project is anticipated to begin in summer of 2009. The projected construction duration is approximately 12 months, with completion of the building core and shell and occupancy of the first tenant spaces in summer of 2010. Construction and occupancy of individual tenant spaces will occur as leases are signed.

**EXISTING CONDITIONS AND USES**

The site has been held for future development since it was purchased in 2004. The majority of the site area is vacant land. It is covered by a combination open grassy areas, trees and heavy scrub brush, gravel, concrete, and stored construction materials.

The four residential lots along Proudfit Street (containing three houses) were purchased from J.H. Findorff & Son as additional development land under the same purchase agreement as the former tobacco warehouses and the other land within the existing GDP. The houses were vacant at the time of purchase by the current owner and have remained vacant since that time.

**DEMOLITION**

The demolition and recycling of the three vacant houses located at 159, 167 and 171 Proudfit Street was approved as part of the previously approved GDP and SIP for the site.

A reuse and recycling plan will be submitted for approval prior to the issuance of the demolition permit, as required.

**PROPOSED USES**

Proposed uses of the site are commercial office space (with uses consistent with the permitted uses in the O-2 zoning classification of the current City of Madison zoning code) and accessory uses, as outlined in the proposed SIP Zoning Text included with this submittal.

**COMPATIBILITY WITH APPROVED MASTER PLANS**

The proposed office development, including the scale and form of the proposed buildings, was found to be compatible with the intent of the 2006 City of Madison Comprehensive Plan and the 1997 Bassett Neighborhood Master Plan at the time the GDP was approved.

The SIP for Building A is consistent with the approved GDP. The final design of Building A is one story lower and approximately 10,000 square feet smaller than the maximums allowed under the approved GDP.

The scale and character of the building has been carefully developed to act as an appropriate transition from the taller and larger Building B and the historic Tobacco Lofts warehouses to the Proudfit streetscape and

the adjacent residential neighborhood. The Proudfit side of the building addresses the street frontage with an active elevation that includes a main building entry accessed directly from the public sidewalk.

**NEIGHBORHOOD AND CITY PROCESS**

The Building A conceptual design was presented at the monthly Bassett Neighborhood meeting on March 9, 2009. Since that time, the development team has discussed the proposed Building A SIP with Alders Verveer and Kerr (Proudfit Street is the dividing line between Districts 4 and 13), and the neighborhood steering committee that previously reviewed the project was re-formed (again including representatives from both the Bassett and Monona Bay neighborhoods). It has met twice to review the Building A design, and a presentation by the development team to the neighborhood is being coordinated through the steering committee.

The development team has also reviewed the proposed SIP amendment with various members of City staff from a number of departments, including a meeting with the Development Assistance Team. A preliminary Landmarks Commission presentation was made on March 23, 2009 (due to the project's location adjacent to the historic Tobacco Lofts warehouse buildings), and an informational Urban Design Commission presentation was made on April 1, 2009.

A 30-day notice letter, a copy of which is attached to this submittal, was sent to the required parties on March 27, 2009. Feedback on the scale and design of the building has been positive throughout the initial neighborhood and City review process.

**SITE AREA**

The site area for Building A includes a part of the undeveloped portion of the Tobacco Row PUD (Lots 2 and 3 of CSM 11210) along with the four residential lots at 159-171 Proudfit Street (which now include the adjacent previously-vacated portion of Feeney Court).

The overall site contains approximately 73,130 square feet (1.679 Acres). The boundaries of the site are identified on the survey and legal description included with this application.

The site area under consideration as part of the requested Building A SIP approval is approximately 17,100 square feet. This square footage includes the site improvements immediately surrounding Building A, as well as the first bay of parking east of Building A due to a relocated accessible parking stall (as described in the Parking and Loading section below).

**BUILDING AREA**

West Building (Building A)

First Floor	7,172 Gross SF	7,172 Rentable SF
Second Floor	7,125 Gross SF	7,125 Rentable SF
Total Area	14,297 Gross SF	14,297 Rentable SF

A portion of the total area will be dedicated to building service and mechanical areas. Lobbies, corridors and other building common areas may be constructed as needed to serve multiple tenants.

**PARKING AND LOADING**

The below grade and surface parking that serves this development has been approved as part the SIP for the East Building (Building B) and will be constructed along with that building.

As anticipated in the previously approved GDP and SIP, one of the three accessible surface stalls will be relocated to the west side of the surface parking lot to serve Building A now that the entry configuration of

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the building is known. Four additional bike stalls are being added immediately adjacent to Building A, bringing the total for the project to 25 (more than double the number required). These changes are shown on the attached Building A SIP drawings.

With these modifications, the overall parking and loading serving the two buildings is as follows:

Surface Parking	58 Stalls	(3 accessible stalls, including 1 van accessible stall)
<u>Below Grade Parking</u>	<u>45 Stalls</u>	<u>(2 accessible stalls, including 1 van accessible stall)</u>
Total Parking	103 Stalls	(5 accessible stalls, including 2 van accessible stalls)
Moped Parking	0 Required	2 Provided (Below Grade)
Bike Parking	11 Required	25 Provided (16 Exterior/9 Below Grade)
Loading	A 10' x 36' loading space is centrally located in the surface parking lot to serve both buildings.	

Due to the narrow width of Building A allowed by the site configuration, this building cannot accommodate below grade parking. However, underground parking spaces below Building B may be made available to tenants of either building.

The adjacent Tobacco Lofts apartments, developed by Urban Land Interests and owned by a related entity, include 49 surface and 45 covered parking spaces serving the 61 apartment units. Many of the parking spaces at this property are unused during weekday hours when residents of the apartments are at work. In order to take advantage of the complementary weekday parking demands of the adjacent office and residential uses, a shared parking agreement between the two ownership entities will be put in place at the time Building A is constructed to allow the daytime parking demand of the fully developed office site to be met. The exact number and location of spaces to be shared will be determined when the final tenant requirements are determined. However, only 13 shared spaces (116 total spaces) would be needed to maintain a parking ratio of 2.0 spaces per 1,000 GSF for the two office buildings.

**HOURS OF OPERATION**

Typical office building hours of operation are 7:00 am to 6:00 pm Monday-Friday. Hours of operation for individual tenants may vary. After-hours tenant access to the office buildings will be provided by a card-access building security system.

**TRASH REMOVAL AND STORAGE / SNOW REMOVAL**

Trash and recycling storage is located in a dedicated room in the underground parking area of the East Building (Building B). This trash room is also intended to serve the West Building (Building A).

The owner will contract with outside vendors for trash removal, recycling and snow removal.

**PROVISIONS FOR SEPARATE FUTURE OWNERSHIP**

It is possible that at some point in the future, the East Building (Building B) and the West Building (future Building A) may have separate ownership. The revised Certified Survey Map creates CSM lots that are compatible with the ownership of the buildings by separate entities. At the time any such transfer takes place, reciprocal agreements and/or easements will be executed and recorded, providing for the continued use and maintenance of shared surface and underground parking, access and circulation routes, site drainage and stormwater management facilities and site utilities.

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**REQUIRED EASEMENT MODIFICATIONS**

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In 2004, a 15' wide storm sewer easement was imposed on the perimeter of the development site inside of the Proudfit Street sidewalk. Based on concerns raised by ULI about the impact of this easement on the buildable area of the site, the storm sewer pipe was offset from the centerline of the easement toward the sidewalk during construction, and the possibility of modifying or encroaching into this easement was left open by the City.

As part of the previously approved GDP and SIP submittal a number of potential encroachments were requested to allow for flexibility in the design and construction of the West Building (Building A). Now that the design of Building A has been fully developed, the actual type and location of the encroachments have been identified.

In addition to landscaping as shown on the attached SIP plans, it is requested that a roof overhang, a pedestrian access stair and ADA required access ramp, a building egress sidewalk and a project identification sign be allowed to encroach within the easement, subject to specific provisions acceptable to the City. Final design of drainage improvements in this area will be coordinated with the City. The footprint of the building remains outside of the easement area.

Previous correspondence with the City of Madison Engineering Division regarding the proposed encroachments to be allowed within this 15' easement area, along with drawings highlighting the actual encroachments being requested, are attached to this application.

These encroachments are necessary in order to construct Building A per the SIP submitted for approval in this application. It is believed that these encroachments will not preclude the City from accessing and maintaining the storm sewer line in the future. Appropriate precautions will be taken to protect the storm sewer during any construction within the easement area. The owner acknowledges the possibility of damage to any private improvements constructed within the easement area as a result of the City's maintenance of the storm sewer, and that the repair of any such damage will be the owner's responsibility. An amendment to the existing easement, allowing for encroachments consistent with the exhibits attached to this application, will be submitted to the City for review, approval and recording.

The project identification monument sign that was previously approved as part of the GDP and SIP has been relocated slightly south of the original location at the corner of Lorillard Court and Proudfit Street. This change is due to the request by the City (as one of the requirements in the October 31, 2008 approval letter) that the owner dedicate a 14' strip of land along the southern edge of the current Lorillard Court right-of-way to the City. Compliance with this dedication request will result in the sign being located on City-owned right-of-way, so the sign has been moved to remain on private property. Both the previously approved location and the new location are within the boundaries of the 15' storm sewer easement. The height of this sign has been reduced to 5'6" per the request of the original steering committee and the conditions of approval by the Common Council.

**Attachments:**

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Project Design Narrative  
Proposed SIP Zoning Text  
March 27, 2009 Notice of Intent Letter  
Legal Description  
15' Storm Sewer Easement Encroachment Information

*Note: Copies of all recorded documents related to this property, including easements, covenants and restrictions, were provided as part of the application for the approved GDP and are not duplicated in this submittal. The GDP, SIP and CSM that were approved in October, 2008 have not been recorded at the time of this application.*

## Memorandum

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April 27, 2009

To: Al Martin  
Rebecca Cnare  
Plan Commission  
City of Madison  
City of Madison  
City of Madison

From: Marc Schellpfeffer  
Chris Schramm  
Engberg Anderson  
Urban Land Interests

### PROJECT DESIGN NARRATIVE

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In October of 2008, Urban Land Interests received City of Madison Common Council approval of an amendment to the existing Tobacco Row PUD to incorporate the four residential lots at 159-171 Proudfit (including the demolition of the three vacant houses located on those lots). A new GDP was approved for the portion of the PUD south of Lorillard Court and the Tobacco Lofts apartments, allowing up to 70,000 square feet of commercial office space, along with surface and underground parking. An SIP was also approved at that time for the larger of the two proposed office buildings (Building B), along with the surface parking and other site improvements, with the understanding that an SIP for the smaller office building along Proudfit Street (Building A) would be submitted for approval at a later date. Per the GDP, Building A was anticipated to be up to 24,000 square feet and up to 3 stories tall. ULI is now seeking an amendment of the previously approved SIP to include the final design of Building A, consistent with the attached drawings.

Building A is envisioned as the "main house" for the overall mixed-use office and residential development, consisting of both the two new Findorff Yards Office Lofts buildings and the two existing Tobacco Lofts apartment buildings. Appearing as a two-story elevation along Proudfit Street, Building A consists of two levels, each comprising approximately 7,150 sf. The building is designed to allow access from both the street side and the parking lot side. A simple spanning truss for the roof condition is held by two masonry planes to create a large "loft" space at the building's upper level. The masonry planes are accentuated by the north and south ends being rendered as glass walls. Located along Proudfit Street, the scale of the building acts as a transition to the adjacent residential neighborhood. The setback of the building from the sidewalk and the simplicity of the large punches within the masonry wall reduces the scale to a pedestrian condition even further along the sidewalk. The materials of brick, glass, and metal, and the detailing of these materials, continue to hold the language of the development as a whole.

The intersection of Lorillard Court and Proudfit Street is the main entry for the overall development. This corner is articulated in the architecture of Building A by eroding the simplicity of the brick plane to allow the glass corner to open up and become a lantern or entry beckon for the site and the building. The composition of the glass bays at the northwest corner and the adjacent landscape creates a large gesture

MADISON MILWAUKEE TUCSON  
Engberg Anderson, Inc.  
1 North Pinckney Street  
Madison, Wisconsin 53703  
Ph 608.250.0100 Fx 608.250.0200  
[www.engberganderson.com](http://www.engberganderson.com)

April 27, 2009

of entry at the corner. Playing off of the theme and palette from the existing development, the planting bed at the corner appears as a mass of grass-like textures punctuated by a mixed palette of perennials. The nature of the plantings signifies an entry point to the development but also begins to transition to the park-like character of the City land south of the site along Proudfit Street. Once in the development, the east façade of Building A is articulated with a large "dock" condition that ties back to the existing historic Tobacco Lofts warehouse buildings and the shed roof located along the east face of the west warehouse building. The large "in-filled bays" of the dock allow for multiple points of entry to the upper level of the building.

Please find the attached supporting information that further describes the architecture and site improvements of the project. If there are any questions or issues with this submittal, please contact Chris Schramm at Urban Land Interests or Marc Schellpfeffer at Engberg Anderson.

**CONTACTS**

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**Owner:**

Urban Land Interests  
Chris Schramm, Project Manager (Contact)  
608-251-0706

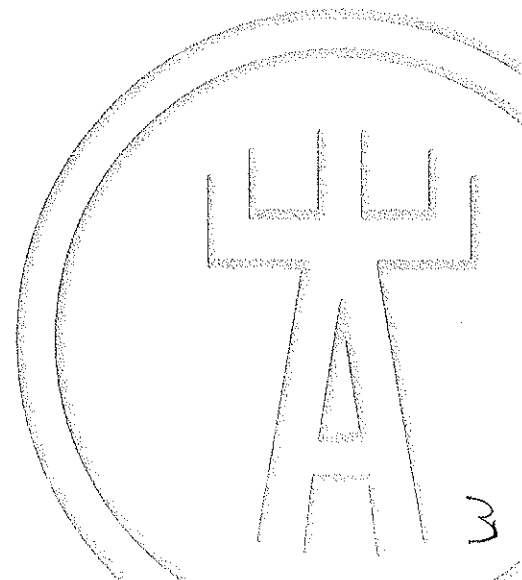
**Architect:**

Engberg Anderson, Inc.  
Paul Cuta AIA, Partner  
Marc Schellpfeffer AIA, Project Architect (Contact)  
608-250-0100

Sincerely,

Marc Schellpfeffer, AIA  
Senior Associate, Engberg Anderson

Chris Schramm  
Urban Land Interests



SIP ZONING TEXT  
TOBACCO ROW PLANNED UNIT DEVELOPMENT  
WEST OFFICE BUILDING (BUILDING A)  
737 LORILLARD COURT  
MADISON, WISCONSIN

Legal Description

The land subject to this Planned Unit Development Specific Implementation Plan shall include that described in Exhibit A, attached hereto.

A. Statement of Purpose

This SIP zoning district is established to allow for the construction of the West building (Building A) of Findorff Yards Office Lofts, a commercial office development.

B. Permitted Uses

Commercial office space with permitted uses including those that are stated as permitted uses in the O-2 zoning district.

1. Accessory uses, including but not limited to the following:

- a. Surface parking spaces for employees of building tenants, the visitors and customers of building tenants, service vehicles, and leasing, management and maintenance staff, and for other residents, employees or employers in the surrounding neighborhood.
- b. Signage as hereinafter limited.
- c. Trash storage area.
- d. Outdoor seating or eating areas.
- e. Geothermal well fields.
- f. Production, processing, cleaning, servicing, testing, repair or storage of merchandise, equipment and products normally incidental to a permitted business use.
- g. Bicycle racks.
- h. Shower and locker room facilities for employees of building tenants.

C. Lot Area

As stated in Exhibit A, attached hereto.

D. Floor Area Ratio and Building Height

The maximum floor area ratio and the maximum building height will be as shown on the approved plans.

E. Yard Requirements

Yard areas will be provided as shown on the approved plans.

F. Landscaping

Site landscaping will be provided as shown on the approved plans.

G. Accessory Off-Street Parking & Loading

Accessory off-street parking and loading will be provided as shown on the approved plans.

H. Lighting

Site lighting will be provided as shown on the approved plans.

I. Signage

Permanent signage will be allowed as shown on the approved plans.

Permanent signs may also include such signs as may be necessary to regulate onsite parking. Such signs may include warnings to prospective parking violators adequate to meet City of Madison standards for issuing parking tickets, signs reserving spaces accessible to physically handicapped persons, signs reserving spaces for visitors and signs reserving spaces for paid monthly parkers.

Temporary signs may include a project construction sign and signs associated with the marketing of office space within the project.

J. Alterations and Revisions

No alteration or revision of this Planned Unit Development shall be permitted unless approved by the City Plan Commission, provided, however, the Zoning Administrator may issue permits for minor alterations or additions which are approved by the Director

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of Planning and Development and the alderperson of the district and are compatible with the concept approved by the City Plan Commission.

Any change or addition to the plan or use which is not deemed "minor" by the Director of Planning and Development shall first be submitted for approval to the City Plan Commission and if, in the opinion of such Commission, the change or addition constitutes a substantial alteration of the original plan, the procedure provided in 28.07(6) of the Zoning Code of the City of Madison shall be required.



Department of Public Works  
**City Engineering Division**

608 266 4751

Larry D. Nelson, P.E.  
City Engineer

City-County Building, Room 115  
210 Martin Luther King, Jr. Boulevard  
Madison, Wisconsin 53703  
608 264 9275 FAX  
1 866 704 2315 Textnet

**Deputy City Engineer**  
Robert F. Phillips, P.E.

**Principal Engineers**  
Michael R. Dailey, P.E.  
Christina M. Bachmann, P.E.  
John S. Fahrney, P.E.  
Gregory T. Fries, P.E.

**Facilities & Sustainability**  
Jeanne E. Hoffman, Manager  
James C. Whitney, A.I.A.

**Operations Manager**  
Kathleen M. Cryan

**Hydrogeologist**  
Joseph L. DeMorett, P.G.

**GIS Manager**  
David A. Davis, R.L.S.

**Financial Officer**  
Steven B. Danner-Rivers

July 16, 2008

Mr. Paul D. Muench  
Urban Land Interests, Inc.  
10 E. Doty St., Ste 300  
Madison, WI 53703

*clm*

RE: Your letter of July 2, 2008

Dear Mr. Muench:

City Engineering is in receipt of your letter discussing and requesting an encroachment into the public storm sewer easement along Proudfit. Mike Dailey of my staff has reviewed the request and spoke to Chris Schramm as directed. Below is a recap of your four specific requests, followed by our response.

**1. Roof overhang/horizontal sunshades. We request that an overhang of not more than four (4) feet into the easement line be allowed provided that the lowest point of the roof overhang exceeds fifteen (15) feet.**

Response: This is acceptable subject to language that protects our ability to dig within the easement.

**2. Building entry pedestrian path. We request that a pedestrian access sidewalk and/or ADA required ramp be allowed to encroach on the easement line by not more than four (4) feet and for a distance parallel to the easement line of not more than fifty (50) feet.**

Response: This request concerns us the most and we will need more detail for further review.

Our concerns are: this will cause you to build a short retaining wall within the easement; the proposed ramp would be below sidewalk elevation and cannot be easily drained except perhaps by pumping; the lower level of the building is very close horizontally and vertically to the storm sewer – this leaves a significant risk of water migration into the building. Both the storm pipe and the lower level are in the close proximity to levels of Lake Monona.



**3. Crossing Paths.** We request that up to two (2) pedestrian access sidewalks of not more than five (5) feet wide each be allowed to cross perpendicularly over the entire fifteen (15) foot easement provided that the path(s) are used for either access to the adjacent park or as part of the path of travel to a public right-of-way as required for means of egress in an event of a fire within the building.

Response: This request is acceptable.

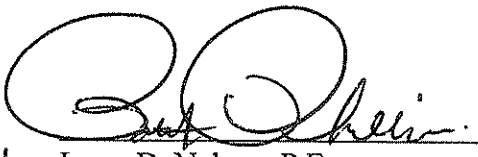
**4. Project identification sign.**

Response: This can be accommodated provided we have specific language regarding post placement and installation and provision to remove the sign at owners expense, if ever needed to work on the storm pipe. Additionally, approval of having a sign would be thru the City of Madison Zoning and/or Planning Division.

Additionally, there will likely be the need to create a Real Estate document along with some staff costs billable to Urban Land Interests for that.

Feel free to contact Mike Dailey at 266-4058 to further review your request and our concerns.

Sincerely,



Larry D. Nelson, P.E.  
City Engineer

LDN:MD:jap

cc: Eric Pederson  
Janet Dailey



## Urban Land Interests

July 2, 2008

JUL 3 2008

Larry Nelson  
City Engineer  
City of Madison, Engineering Division  
210 Martin Luther King Jr. Blvd.  
Madison, WI 53703

Dear Mr. Nelson;

Urban Land Interests is pursuing the second phase of development at the Tobacco Lofts at Findorff Yards. We have been working actively with the neighborhood groups, Alders Verveer and Kerr, and the City Planning Department. We have attended two meetings of the Development Assistance Team and we are scheduled to submit our proposal to the Plan Commission on July 16, 2008 in the goal of achieving Common Council approval on October 7, 2008.

The second phase development is proposed to be two low-rise office buildings. The larger "east building" will include underground parking and be located along the railroad right of way. The smaller "west building" is proposed to be constructed at the corner of Proudfit Street and Lorillard Court. This building will be constructed on four residential parcels facing Proudfit. (There are three non-historic single family homes occupying four of the residential lots.) This building, as designed, would have a minor encroachment into the existing 15' storm sewer easement running through our property along Proudfit St.

In 2004-2005, when ULI and City Engineering were collaborating on the site improvement and public infrastructures for the Tobacco Warehouses, we discussed the imposition of the 15' storm sewer easement on the buildable area of our second phase site. At that time, we offered to pay the cost of reconstructing the concrete sidewalk if the City located the storm sewer under the sidewalk and reduce the width of easement. That was not City Engineering's preference, however we were comforted at the time by your indication that the 15' easement line would be open for discussion when ULI's second phase plans took shape. We have attempted to design our building outside of the easement, but some minor encroachments are necessary. We ask for an accommodation.

We would like the approval of the City of Madison to construct the west building with defined encroachments into the established 15' storm sewer easement. City Engineering and Hammersley-Stone did endeavor to locate the storm line in the field to the southwest and close to the existing sidewalk. This was helpful as it created ample room to service the storm sewer long term even with a minor encroachment. Attached are the as-built

## Urban Land Interests

conditions provided by Hammersley-Stone as well as an illustrative graphic from our architects based upon the as-built drawings and our proposed west building.

We request that three encroachments be approved.

1. **Roof overhang/Horizontal Sunshades.** We request that an overhang of not more than four feet into the easement line be allowed provided that the lowest point of the roof overhang exceeds fifteen feet.
2. **Building entry pedestrian path.** We request that a pedestrian access sidewalk and/or ADA required ramp be allowed to encroach on the easement line by not more than four feet and for a distance parallel to the easement line of not more than fifty feet.
3. **Crossing Paths.** We request that up to two (2) pedestrian access sidewalks of not more than 5' wide each be allowed to cross perpendicularly over the entire 15' easement provided that the path(s) are used for either access to the adjacent park or as part of the path of travel to a public right of way as required for means of egress in an event of a fire within the building.
4. **Project identification sign.**

We believe that the encroachments would not preclude the City from accessing and maintaining the storm sewer line in the future. So that we can advance our architectural design and city approvals, please confirm that the west building and the easement encroachments indicated above are acceptable to the City.

If you have any questions, please call me or Chris Schramm at 251-0706.

Sincerely,



Paul D. Muench  
Urban Land Interests, Inc.

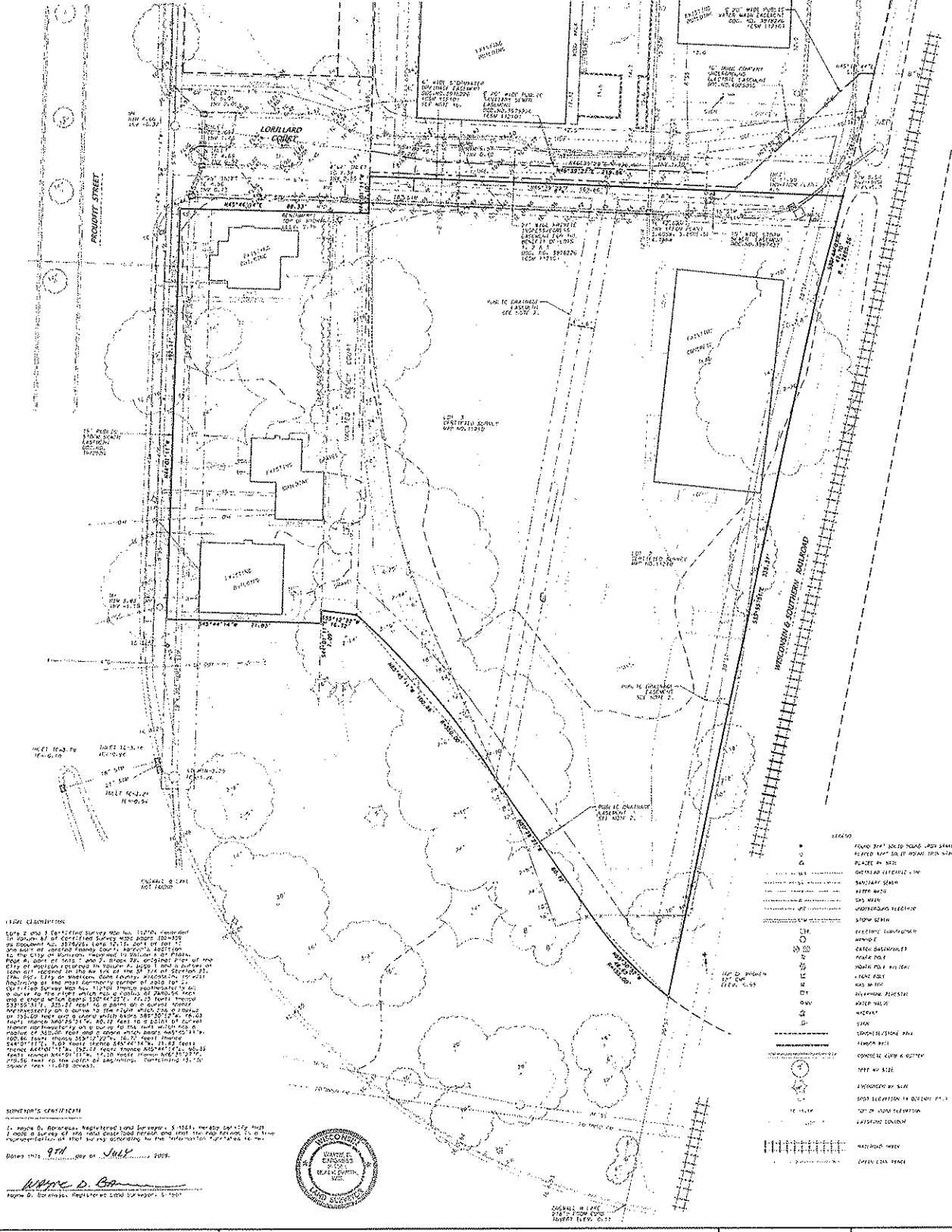
PDM:rlf  
Enclosures



NOTES: FROM DSM 11/1/10

- 1. Areas marked the location of surface water table at individual property lines.
2. The date within this certified survey are...
3. The date within this certified survey are...
4. The date within this certified survey are...

Surveyed for:
7630 WESTWARD WAY
FINDORFF YARDS OFFICE LOFTS



Legend table listing symbols for various features: FOUND POINT, SETBACK, CENTERLINE, etc.

LEGAL DESCRIPTION
LOTS 2 AND 3 CERTIFIED SURVEY MAP NO. 11228, recorded in Volume 41 of Certified Survey Maps...

Surveyor Information:
W.D. GORHAM
Wisconsin D. Gorham
Professional Land Surveyor - No. 11531



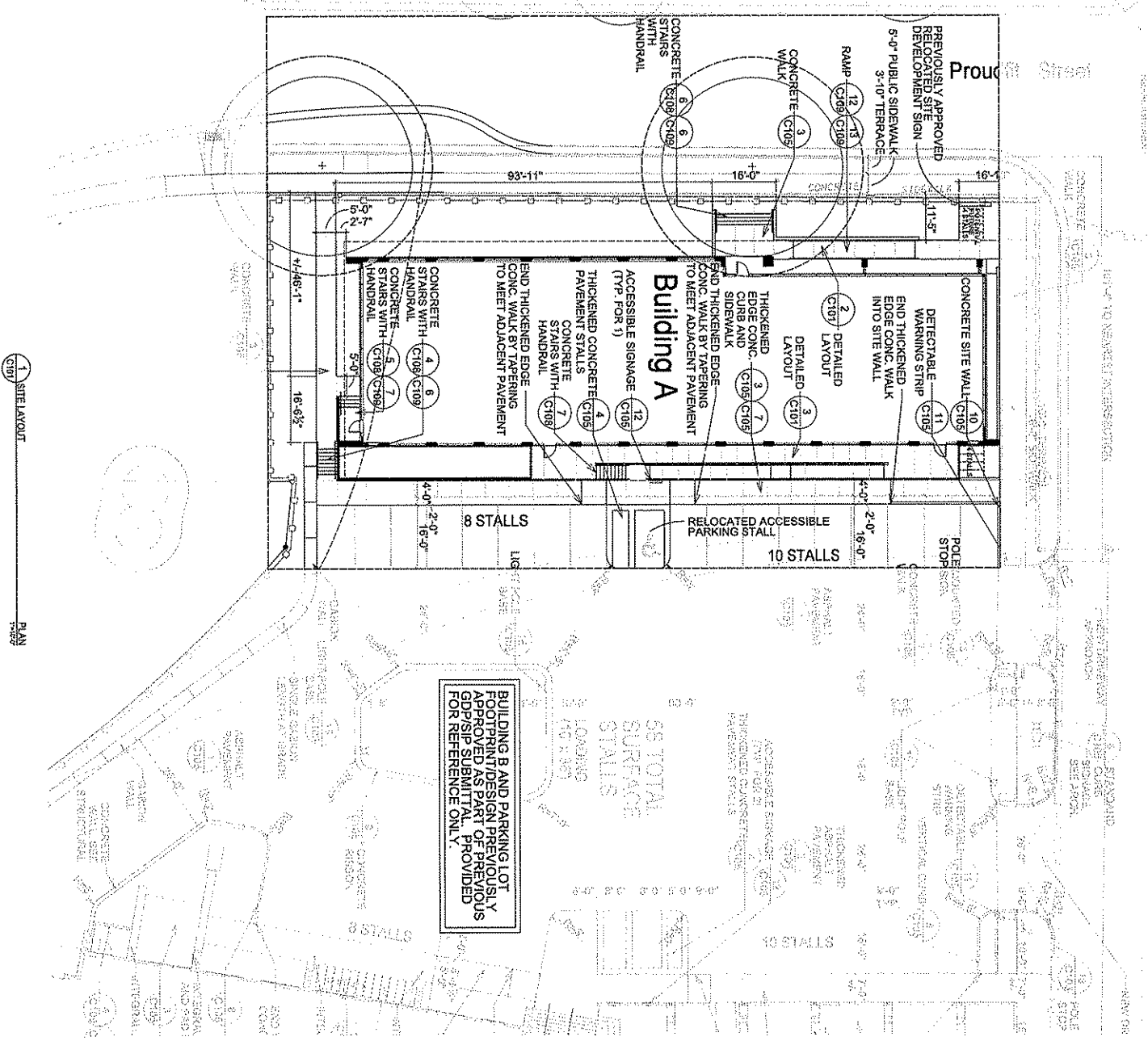
G'DONFRIO ROTKE AND ASSOCIATES, INC.
7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089

TOPOGRAPHIC AND BOUNDARY SURVEY
FINDORFF YARDS OFFICE LOFTS
LOCATED IN THE NW1/4 OF THE SE1/4 OF SECTION 23, T7N, R9E,
CITY OF MADISON, DANE COUNTY, WISCONSIN

DATE: 7-9-08
Scale: 1"=20'
FILE: 08-02-128

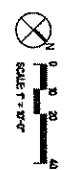






1 SITE LAYOUT PLAN SCALE 1" = 3'-0"

BUILDING B AND PARKING LOT NOT PREVIOUSLY APPROVED AS PART OF PREVIOUS GPP/SIP SUBMITTAL PROVIDED FOR REFERENCE ONLY.



C101

**ACCESSIBLE PARKING**

CITY OF MADISON REQUIRES MIN 3 STALLS FOR AT-GRADE PER 6 TOTAL PARKING SPACES (1 STALL MUST BE VAN ACCESSIBLE)

TOTAL STALLS	AT-GRADE ACCESSIBLE STALLS ACC.	TOTAL ACC.
58 AT-GRADE	2 TYPICAL	11 TYPICAL
45 UNDERGROUND	1 VAN ACC.	1 VAN ACC.
		2 TYPICAL

**BICYCLE PARKING**

CITY OF MADISON REQUIRES 1 BIKE PARKING STALL PER 60 AUTOMOBILE PARKING SPACES

TOTAL BIKE STALLS REQUIRED	BIKE STALLS PROVIDED	TOTAL BIKE STALLS PROVIDED
103 STALLS	11 STALLS	16 STALLS
		9 STALLS
		25 STALLS

**NOTES**

- Exterior Bicycle Racks will be from Madmax, Madison, WI. See Detail 14, Sheet C105
- All right-of-way improvements require separate approval by the Board of Public Works and Common Council for the public right-of-way changes requested by the developer.
- All "Stop" signs shall be installed at a 7' height.
- Per developer agreement all improvements within the right-of-way shall be per City design. City will issue plans at a later date.
- Protect all existing pavements, curbs, utilities, and other features that remain within right-of-way, during construction and construction.
- Any undesired demolition or construction activities outside of the right-of-way shall be per City design. City will issue plans at a later date.
- All asphalt, concrete sidewalk, and concrete curb and gutter shall be per City design. City will issue plans at a later date. Right-of-way is to be done in accordance with City of Madison Standard Specifications.
- Contractor shall verify dimensions between buildings before beginning site pavement work and notify Landscape Architect immediately of any discrepancies.

**LEGEND**

[Symbol]	KERFED CURB
[Symbol]	ASPHALT MULTIFUNCTION PAVEMENT
[Symbol]	ASPHALT DRIVE
[Symbol]	INTERLOCKED CONCRETE
[Symbol]	THICKENED CONCRETE
[Symbol]	THICKENED CONCRETE WITH REINFORCING BARS AND HANDRAIL

**Engberg Anderson**  
 MILWAUKEE • MADISON • TOLSON



**PINDORFF YARDS OFFICE**  
 LOFTS  
 Urban Land Interest  
 10 E. Bay Street  
 Madison, WI 53703  
 608.258.0000

Issued For:	Description:	Date:
No.		
01		

URBAN DESIGN COMMISSION/ LANDMARK COMMISSION/ PLAN COMMISSION SUBMITTAL  
 SUBMITTED: APRIL 27, 2009 FOR:  
 MAY 18, 2009 LANDMARK COMMISSION MEETING  
 MAY 20, 2009 URBAN DESIGN COMMISSION INITIAL/FINAL APPROVAL MEETING  
 JULY 6, 2009 PLAN COMMISSION MEETING  
 NOT FOR CONSTRUCTION

Site Layout  
 File: 081730.00  
 Drawn By: JH  
 Checked By: KS/JSW



**FINDORFF YARDS OFFICE  
LOFTS**  
Urban Land Interest  
302 Dow Street  
Madison, WI 53703  
04/15/10.00

Issued For	Description	Date
As Called	as per	

URBAN DESIGN COMMISSION/ LANDMARK COMMISSION/ PLAN COMMISSION SUBMITTAL  
SUBMITTED: APRIL 27, 2009 FOR:  
MAY 18, 2009 LANDMARK COMMISSION MEETING  
MAY 20, 2009 URBAN DESIGN COMMISSION INITIAL/FINAL APPROVAL MEETING  
JULY 6, 2009 PLAN COMMISSION MEETING  
NOT FOR CONSTRUCTION

Site Grading

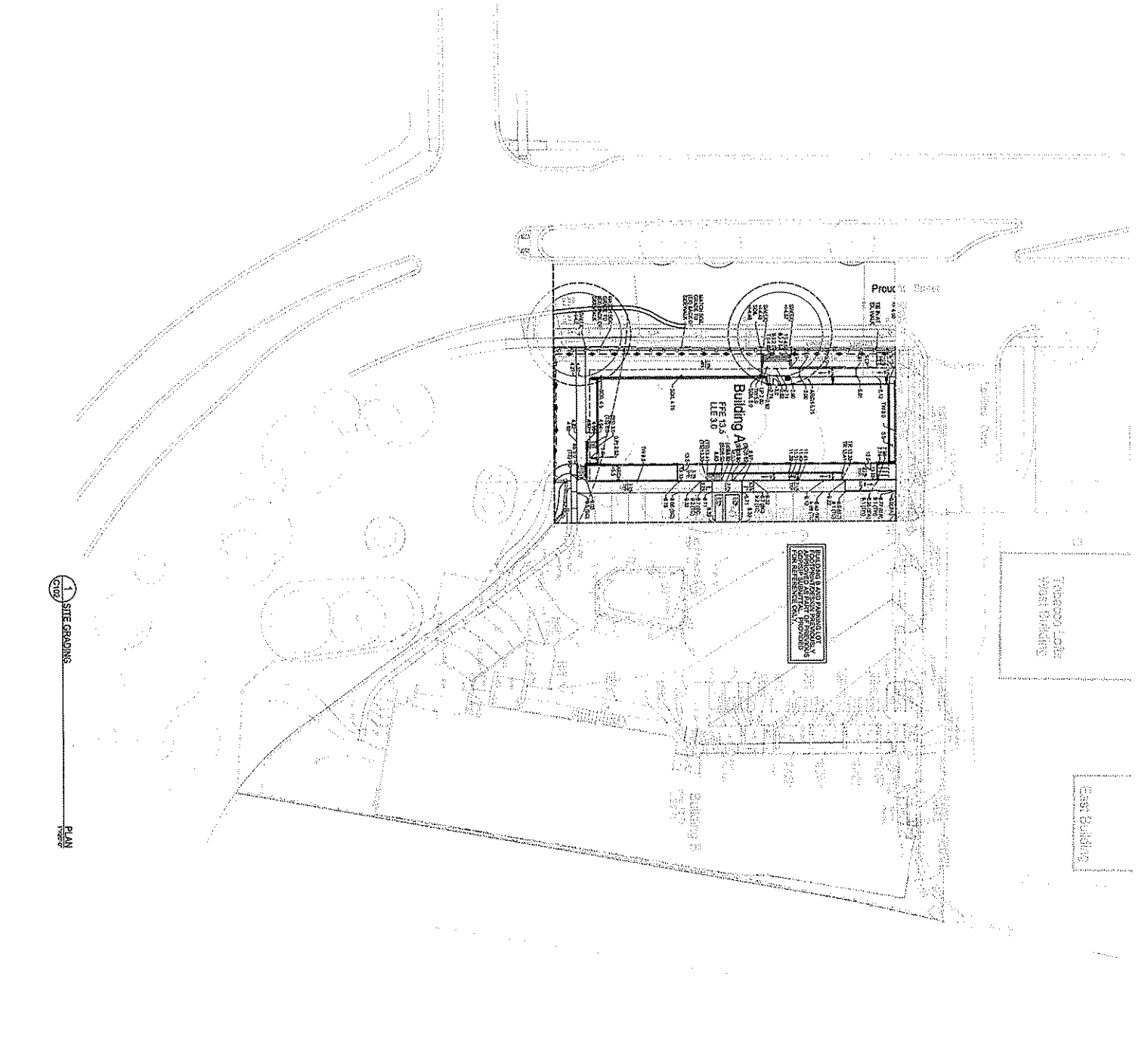
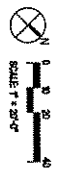
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Drawn By: HJ  
Checked By: KRSW

**C102**

**1 SITE GRADING PLAN**

**LEGEND**

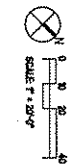
---	EXISTING CONTOUR
---	PROPOSED MAJOR CONTOUR
---	PROPOSED MINOR CONTOUR
---	EXISTING SPOT ELEVATION
---	PROPOSED SPOT ELEVATION
---	TREE PROTECTION
---	ASLT FENCE
---	EXISTING UTILITY/SEWER/PIPE
---	PROPOSED UTILITY/SEWER/PIPE
---	TOP OF CURB
---	TOP OF CASI
---	TOP OF WALL
---	TOP OF SLOPE
---	TOP OF STEP (STAIRS)
---	TOP OF RAMP
---	TOP OF RAMP
---	TOP OF RAMP
---	LOW POINT
---	EXISTING
---	PROPOSED OR EXISTING
---	LOWER LEVEL ELEVATION
---	PROPOSED OR EXISTING
---	PROPOSED OR EXISTING



- NOTES**
- Existing site survey and benchmark information was provided by D'Onofrio Kotliko & Associates. The survey is dated 7-9-08. It is the contractor's responsibility to field verify survey information prior to start of construction and report any discrepancies.
  - All right-of-way improvements require separate approval by the Board of Public Works and Common Council for the public right-of-way changes requested by the developer.
  - Per developer's agreement, all improvements within the right-of-way shall be per City design. City will issue plans at a later date.
  - All proposed spot elevations and proposed contours are final grades.
  - The benchmark basin shall be occupied after parking lot 77 C104. The benchmark area is to be protected with site fence until parking lot is paved.
  - Protect all existing manure pits, curbs, utilities, and other improvements during construction.
  - Any unforeseen demolition or construction activities outside of the demolition limit line require coordination with the City of Madison and/or Wisconsin's Section 109.04.



1 SITE UTILITIES PLAN



**C103**

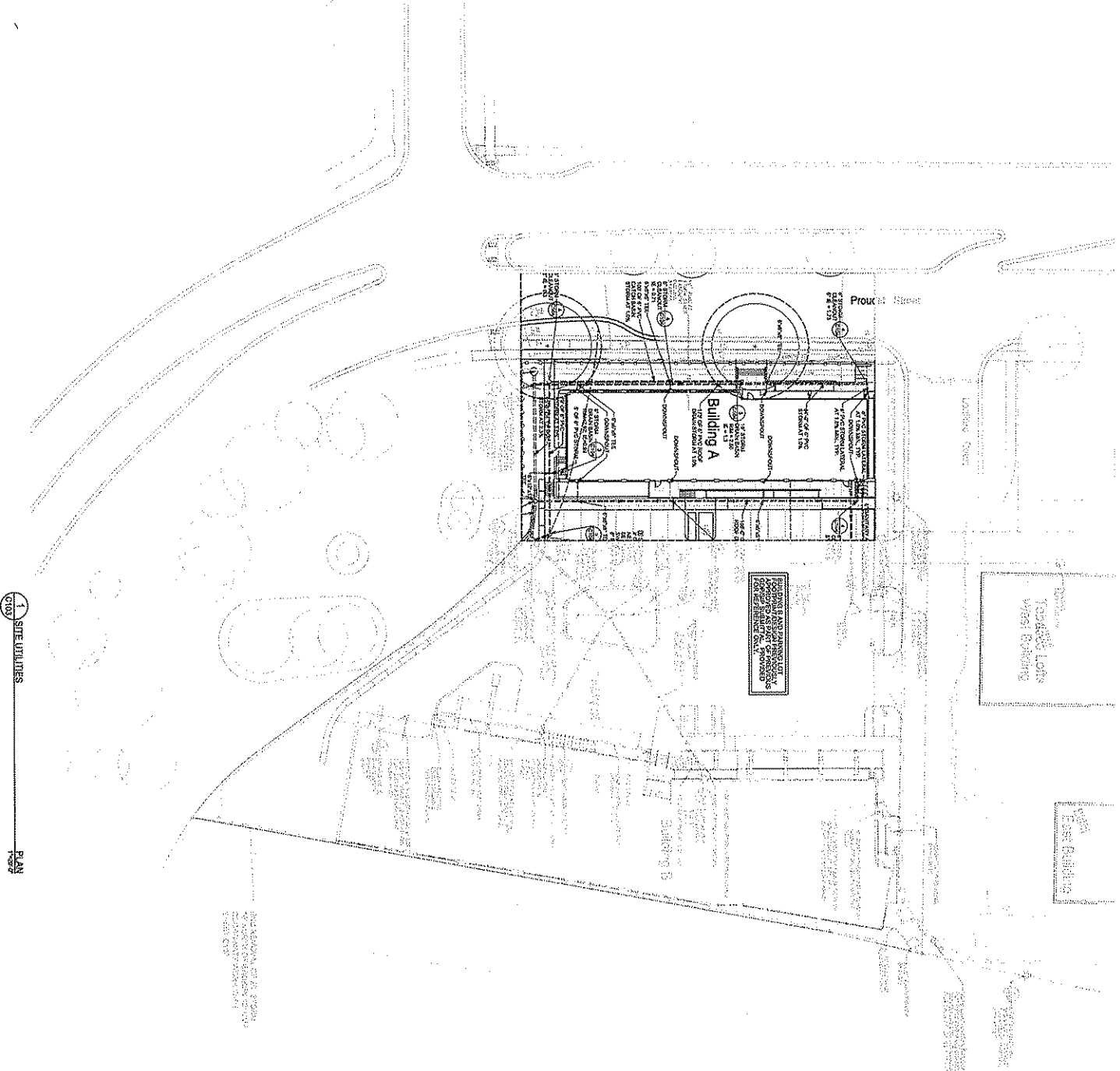
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 Drawn by: JH  
 Checked by: KLSW

Site Utilities

URBAN DESIGN COMMISSION/ LANDMARK COMMISSION/ PLAN COMMISSION SUBMITTAL  
 SUBMITTED: APRIL 27, 2009 FOR:  
 MAY 18, 2009 LANDMARK COMMISSION MEETING  
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- NOTES**
- Existing utility information was provided by Donohoe Kotke & Associates, Inc. The survey is dated 7/24/08. It is the contractor's responsibility to verify the location of all utilities prior to start of construction and report any discrepancies.
  - All water laterals shall be placed with 6'-0" minimum cover before finished grade.
  - See E801 for entire extent of building and site lighting with photometric calculations.
  - Electrical contractor shall verify all site utilities and coordinate with all site utilities when installing site lighting and wiring.
  - All highway improvements require separate approval by the City of Madison. The contractor shall coordinate with the City of Madison for any right-of-way changes requested by the developer.
  - Per developer's agreement, all improvements within the right-of-way shall be per City design. City will issue plans at a later date.
  - The stormwater basin shall be excavated after parking lot has been graded and backfilled with material as shown in detail until parking lot is paved.
  - Protect all existing pavements, curbs, utilities, and other improvements during construction.
  - Any unforeseen demolition or construction activities outside of the demolition limit line requires coordination with City of Madison and/or Wisconsin & Southern Railroad.
  - See Architectural (A110) for downspout location. Coordinates with plumbing contractor.
  - MEP is design build. Contractor shall confirm downspout sizing and adjust pipe(s) going to storm sewer, if necessary.



**Engberg**  
**Anderson**  
 LANDSCAPE ARCHITECTS  
 DESIGN INC.  
 90 E. Dog Street  
 Madison, WI 53702  
 608.255.0100

**FINDORFF YARDS OFFICE LOFTS**  
 Urban Land Interest  
 60 E. Dog Street  
 Madison, WI 53702

Issued For:	No.	Description	Date
City of Madison	04-2709		04/27/09

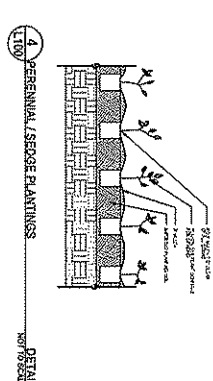
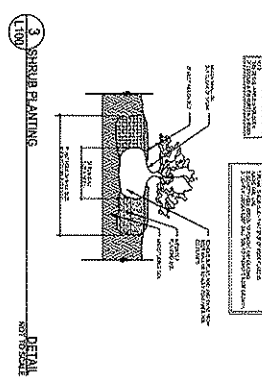
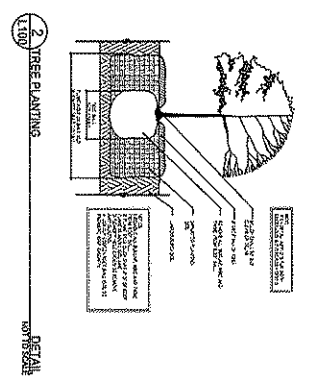
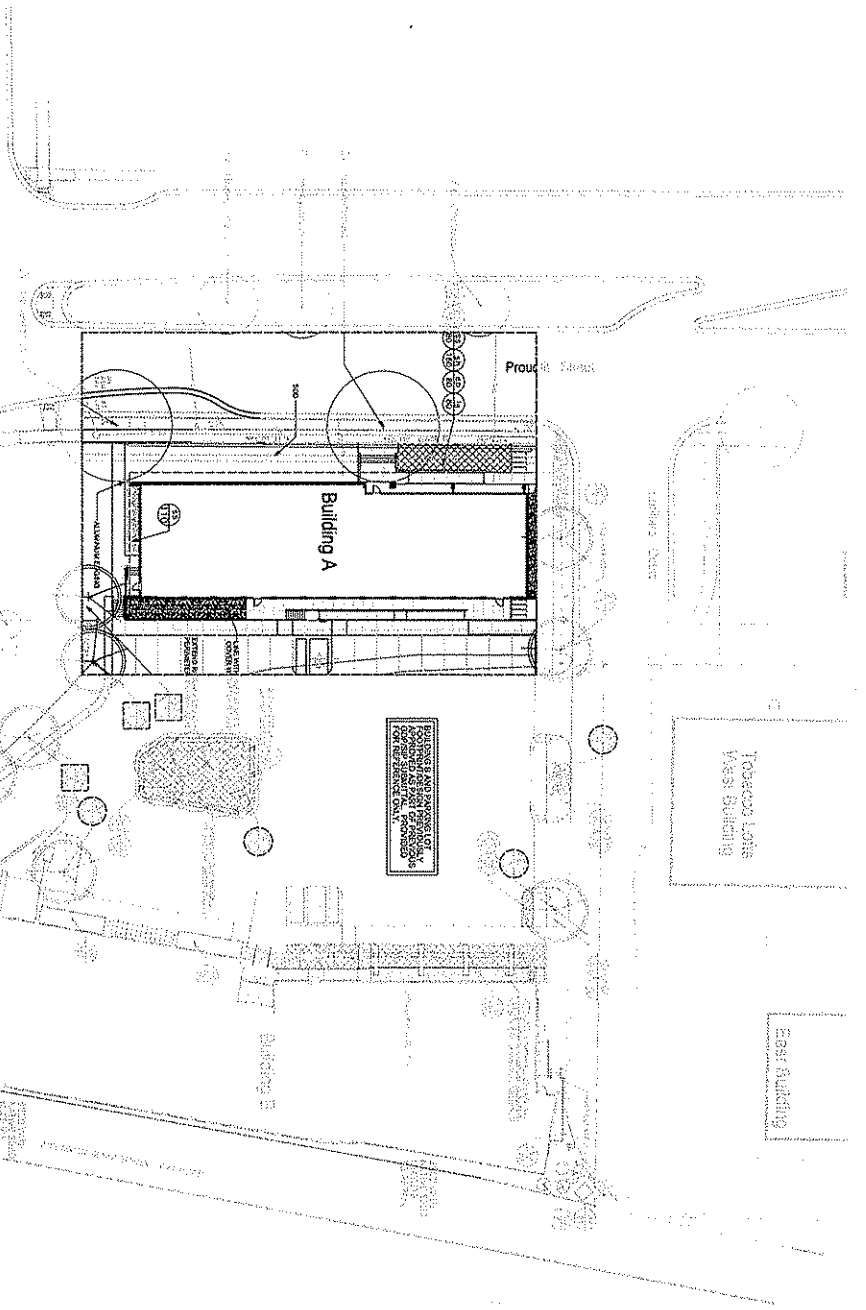


**FINDORFF YARDS OFFICE  
LOFTS**  
Urban Land Interest  
1050 Bay Street  
Suite 200  
Madison, WI 53703  
04/17/2009

Issued For: No. Description Date  
0. Callaway 4/20/09

URBAN DESIGN COMMISSION/ LANDMARK COMMISSION/ PLAN COMMISSION SUBMITTAL  
SUBMITTED: APRIL 27, 2009 FOR:  
MAY 18, 2009 LANDMARK COMMISSION MEETING  
MAY 20, 2009 URBAN DESIGN COMMISSION INITIAL/FINAL APPROVAL MEETING  
JULY 6, 2009 PLAN COMMISSION MEETING  
NOT FOR CONSTRUCTION

File: 031720.00  
Drawn by: jff  
Checked by: jeflow



**NOTES:**  
REQUIRED TREES PER CITY OF MADISON LANDSCAPE POINT SYSTEM HAVE LABELS IN SQUARES ON THE PLAN. PLANTS USED TOWARD POINTS IN LANDSCAPE WORKSHEET HAVE CIRCLED LABELS ON THE PLAN.

**LANDSCAPE POINTS**

STANDARD TREES REQUIRED FOR PARKING SPACES	STANDARD TREES REQUIRED FOR PARKING SPACES	STANDARD TREES REQUIRED FOR PARKING SPACES
QUANTITY	POINT VALUE	POINTS ACQUIRED
1	1	1
2	2	2
3	3	3
4	4	4
5	5	5
6	6	6
7	7	7
8	8	8
9	9	9
10	10	10
11	11	11
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92	92	92
93	93	93
94	94	94
95	95	95
96	96	96
97	97	97
98	98	98
99	99	99
100	100	100

**1 SITE PLANTING AND RESTORATION**  
PLAN

**NOTES:**  
1. Unless otherwise noted as native seeding or planting bed, the site shall be restored using Madison Park Seed Mix. Site restoration seeding should encompass all disturbed areas, including the disturbance created by tree removal and grading operations outside of the project property line.  
2. All right-of-way improvements require separate approval by the Board of Public Works and Common Council for the public right-of-way changes requested by the developer.  
3. Per developer's agreement, all improvements within the right-of-way shall be per City design. City will issue plans at a later date.  
4. Protect all existing pavements, curbs, utilities, and other improvements during planting.  
5. See Detail 'C'105 for grass and plantings in wet.



**L100**



Freeman Maple (AF)



Side Oats Gramma (bc)



Korean Feather Reed Grass (cb)



Variegated Palm Sedge



Pennsylvania Sedge



Fox Sedge



Winter King Hawthorn (CV)



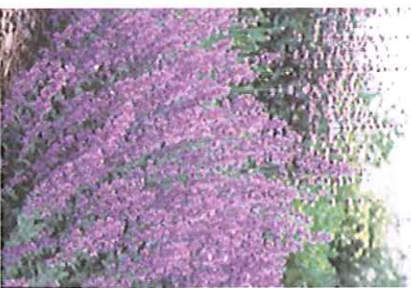
Pale Purple Coneflower (ep)



Kobold Blazing Star (is)



Little Bluestem Mass (ss)



Walker's Low Catmint (nw)



Hornbeam (OV)



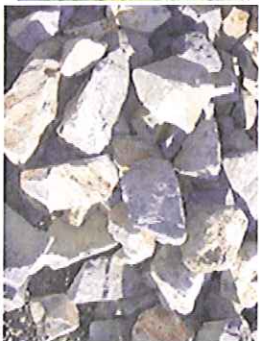
Heavy Metal Switchgrass (pv)



Quaking Aspen (PT)



Fragrant Sumac (Ra & Rg)



Riprap Stone Mulch



Little Bluestem (ss)



Prairie Dropseed (sh) with  
Pale Purple Coneflower (ep)

MA

M



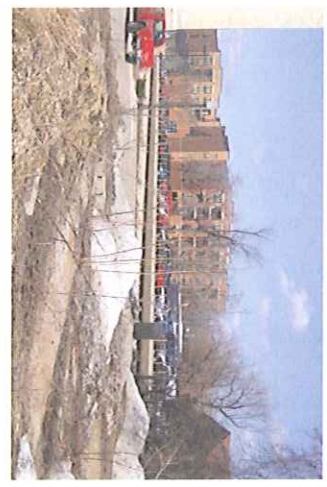
**FINDORFF YARDS OFFICE**  
LOFTS

Madison, WI 53703  
101 East Doty Street  
Madison, WI 53703  
Project No. 081710

Sheet No.	Description	Date



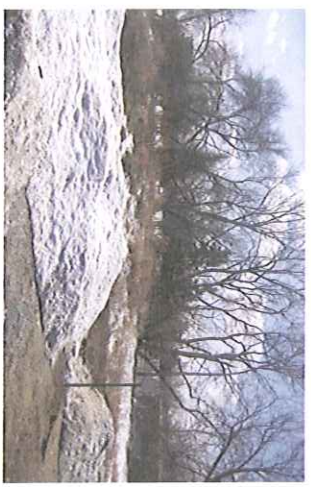
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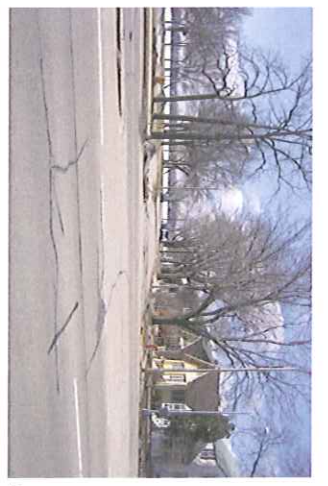
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6.



7.



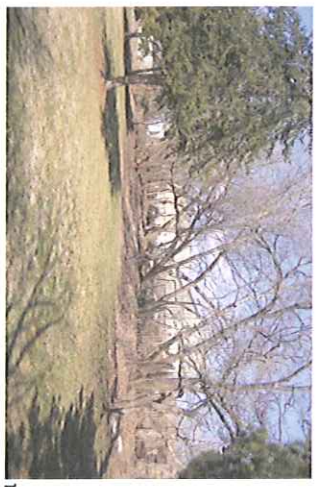
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9.



10.



11.



URBAN DESIGN COMMISSION/ LANDMARK COMMISSION/ PLAN COMMISSION SUBMITAL  
SUBMITTED: APRIL 27, 2009 FOR:  
MAY 18, 2009 LANDMARK COMMISSION MEETING  
MAY 20, 2009 URBAN DESIGN COMMISSION INITIAL/FINAL APPROVAL MEETING  
JULY 6, 2009 PLAN COMMISSION MEETING  
NOT FOR CONSTRUCTION

Sheet No.	Description	Date

City Review Set  
Site Photos

**T101**

3



**INDOOR YARDS OFFICE**  
**LOFTS**

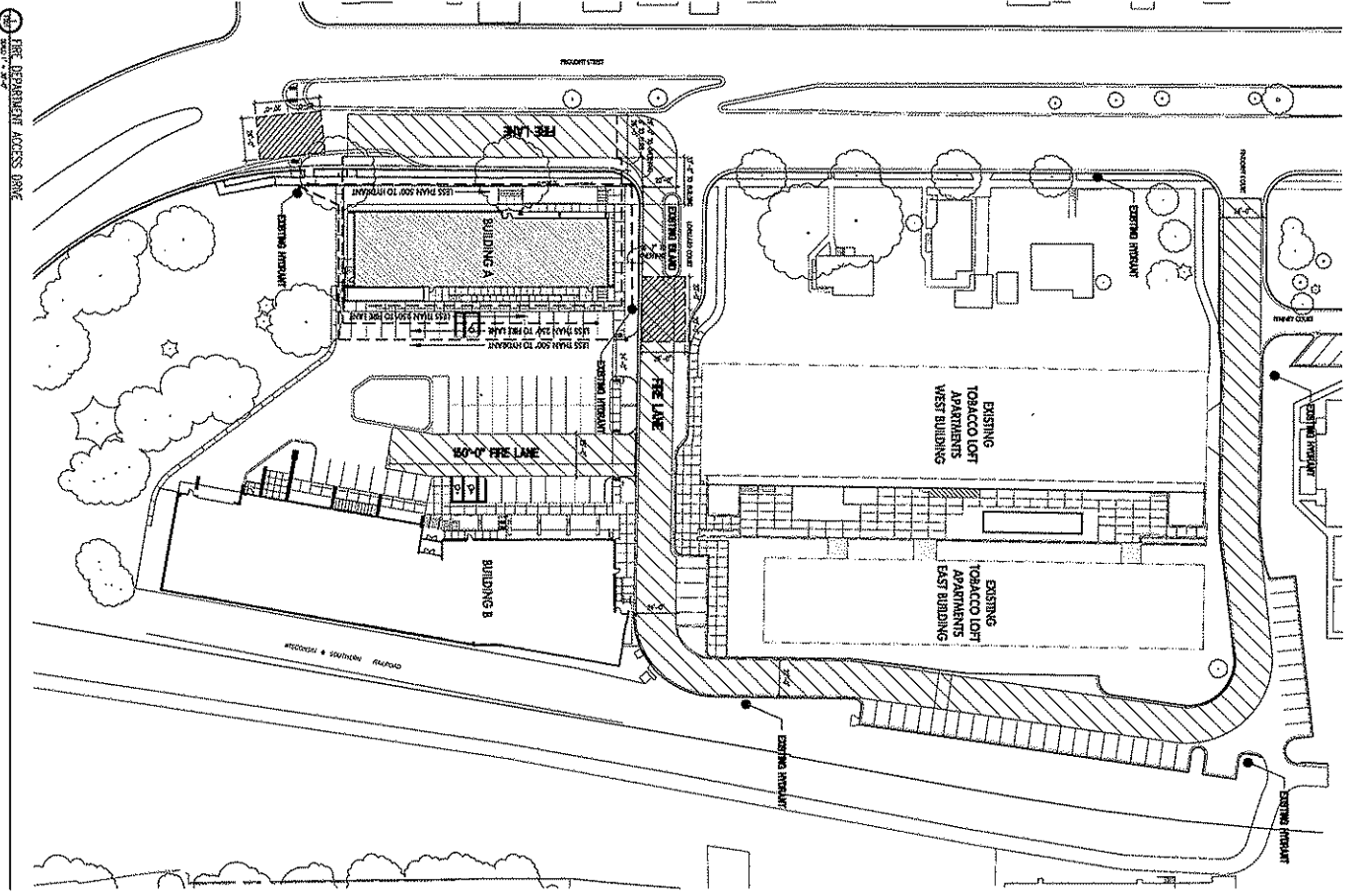
Madison, WI 53703  
1000 East Main Street  
5th Floor  
Madison, WI 53703  
Telephone: 608.278.9178

Number: DA  
Date: 08/18/09

URBAN DESIGN COMMISSION/ LANDMARK COMMISSION/ PLAN COMMISSION SUBMITTAL  
SUBMITTED: APRIL 27, 2009 FOR:  
MAY 18, 2009 LANDMARK COMMISSION MEETING  
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JULY 6, 2009 PLAN COMMISSION MEETING  
NOT FOR CONSTRUCTION

Scale	Sheet	of
AS SHOWN	02	02

Fire Department Access Plan



**FD01**

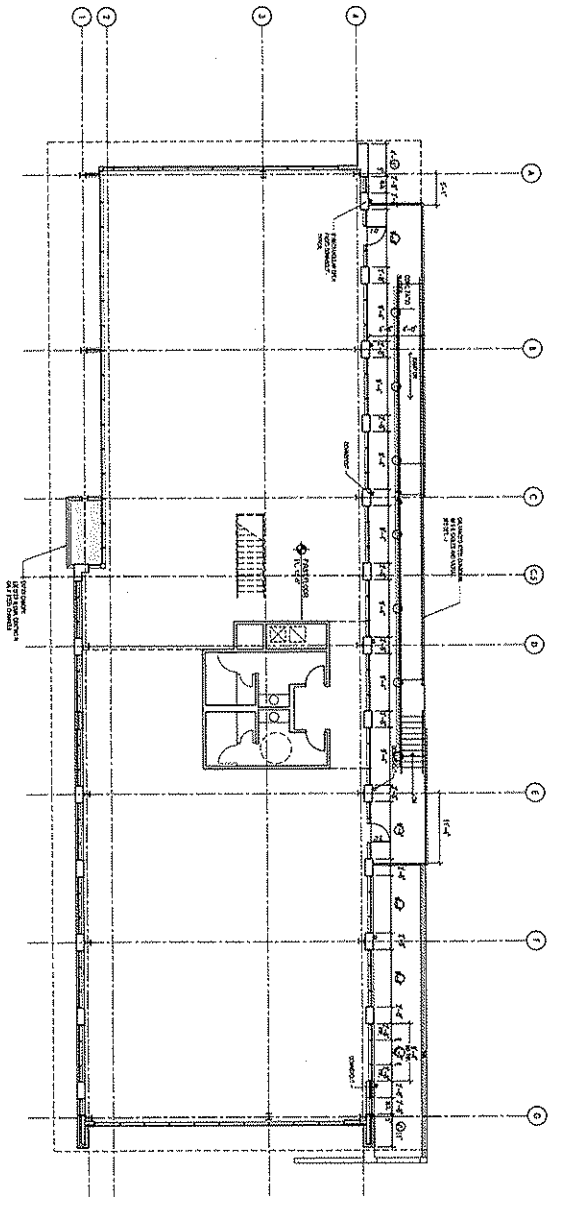
FIRE DEPARTMENT ACCESS DRIVE

**FINDORF YARDS OFFICE  
LOFTS**

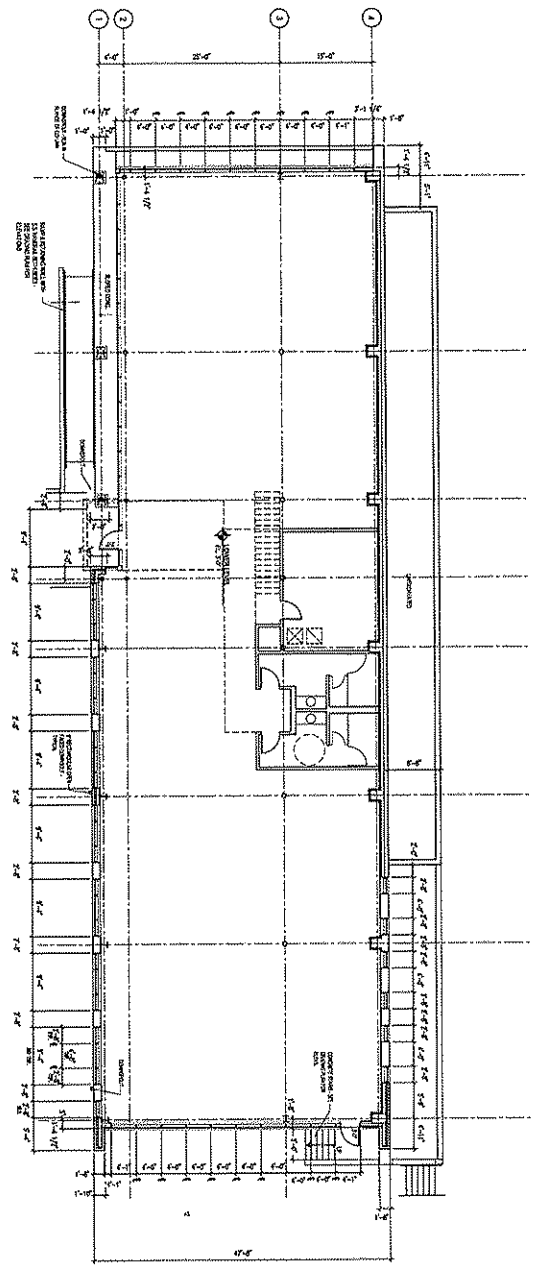
Wilson, N 1303  
10th and 11th  
St. NW  
Seattle, WA 98107  
Phone: 206.462.1100

Scale: As Shown  
Date: 04/09

27



70 FIRST FLOOR PLAN



71 LOWER LEVEL PLAN

URBAN DESIGN COMMISSION/ LANDMARK COMMISSION/ PLAN COMMISSION SUBMITTAL  
SUBMITTED: APRIL 27, 2009 FOR:  
MAY 18, 2009 LANDMARK COMMISSION MEETING  
MAY 20, 2009 URBAN DESIGN COMMISSION INITIAL/FINAL APPROVAL MEETING  
JULY 6, 2009 PLAN COMMISSION MEETING  
NOT FOR CONSTRUCTION

Drawn by:  
Checked by:  
Scale:

FLOOR PLANS

Building A  
Lower Level &  
First Floor Plans



A101

LA



Engberg  
Anderson

ALBUQUERQUE • ALBUQUERQUE • TUCSON

**LOFTS**

Building A  
1010 1st Street  
Albuquerque, NM 87102  
Project No. 09-1125

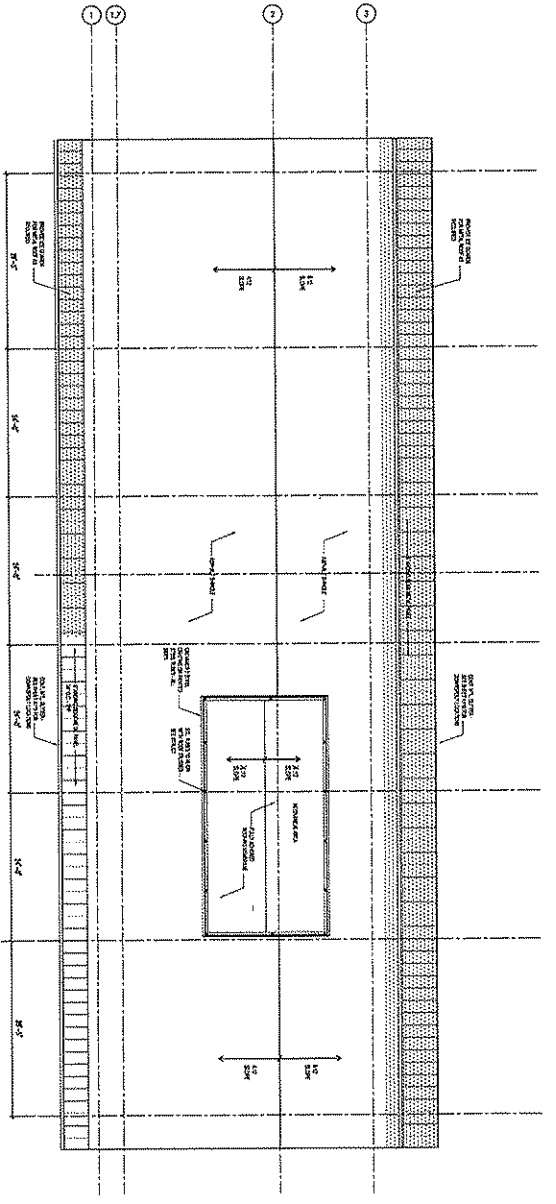
Number of Lofts: 24

URBAN DESIGN COMMISSION/ LANDMARK COMMISSION/ PLAN COMMISSION SUBMITTAL  
SUBMITTED: APRIL 27, 2009 FOR:  
MAY 18, 2009 LANDMARK COMMISSION MEETING  
MAY 20, 2009 URBAN DESIGN COMMISSION INITIAL/FINAL APPROVAL MEETING  
JULY 6, 2009 PLAN COMMISSION MEETING  
NOT FOR CONSTRUCTION

Drawn by:  
Checked by:  
Date:

FLOOR PLANS

**Building A  
Roof Plan**



**ROOF PLAN**

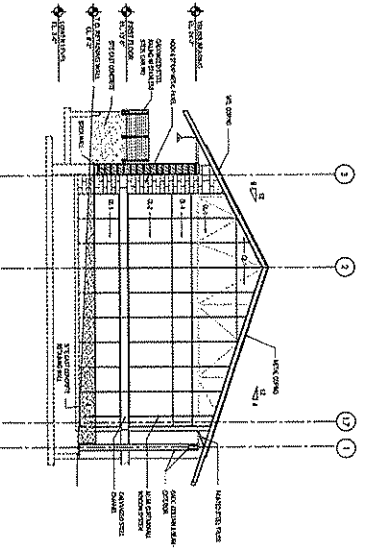
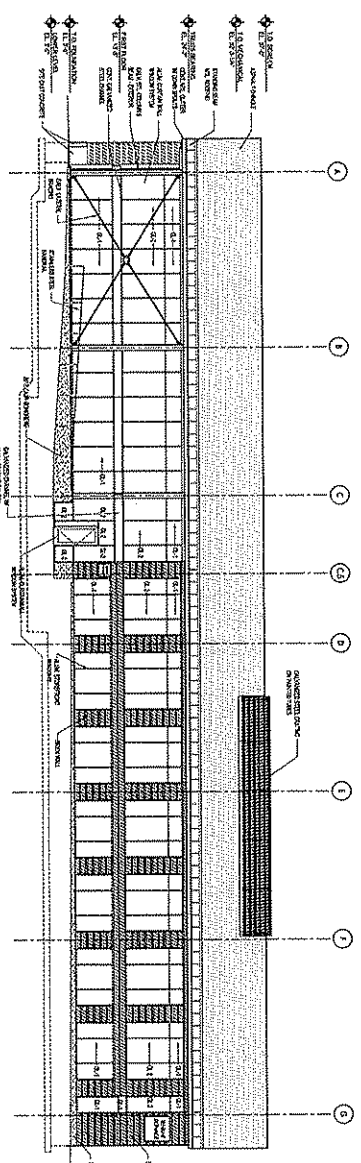
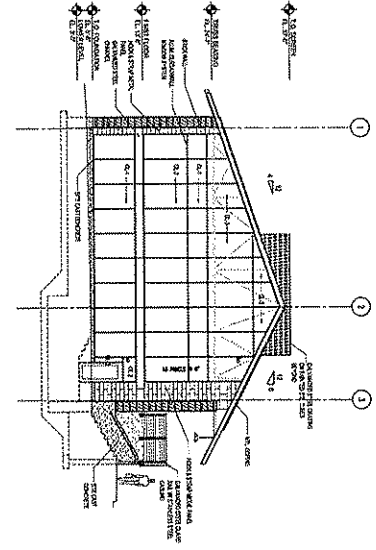
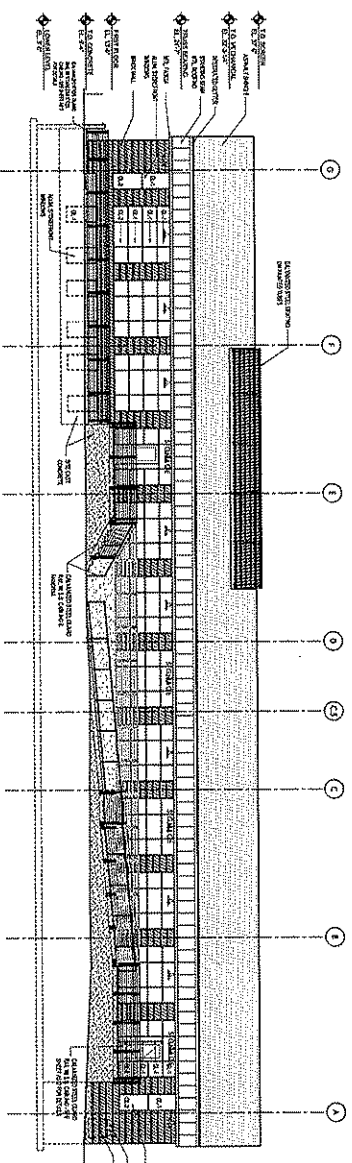


**A102**

**FINDDORF YARDS OFFICE  
LOFTS**

Location: N 5300  
Urban Landmark  
151 East Jay Street  
Madison, WI 53703  
Project No: 091792

Architect:  
No. Engberg Anderson  
Date:



URBAN DESIGN COMMISSION/ LANDMARK COMMISSION/ PLAN COMMISSION SUBMITTAL  
SUBMITTED: APRIL 27, 2009 FOR:  
MAY 18, 2009 LANDMARK COMMISSION MEETING  
MAY 20, 2009 URBAN DESIGN COMMISSION INITIAL/FINAL APPROVAL MEETING  
JULY 6, 2009 PLAN COMMISSION MEETING  
NOT FOR CONSTRUCTION

Drawn by: [Name]  
Checked by: [Name]  
Date: 1/30, 2010

Building A  
Exterior Elevations

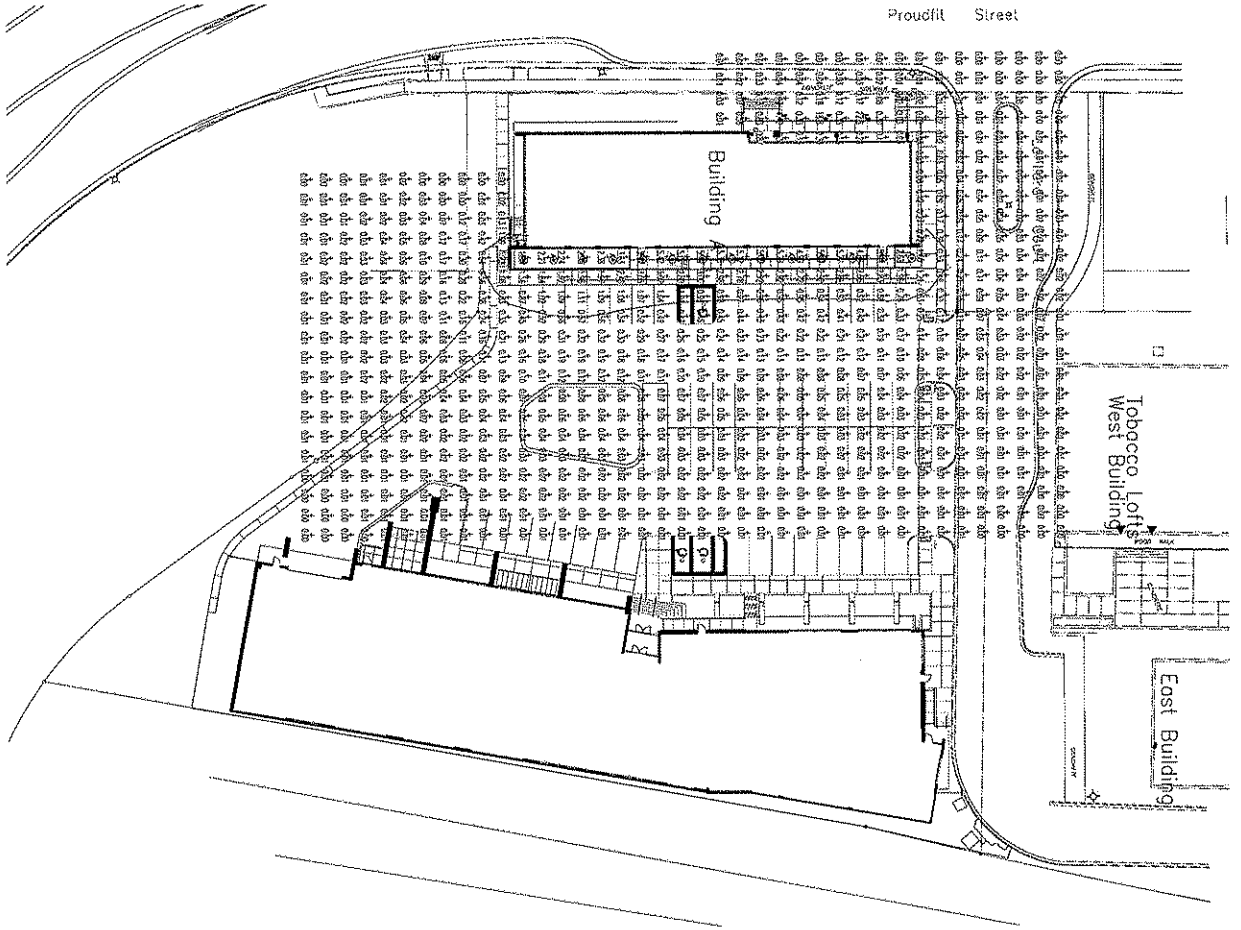
A401



OWNER: 500 R.F.R. INC.

NO.	DESCRIPTION	DATE	BY	CHKD.
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3	REVISION	01/11/09	MS	MS
4	REVISION	01/11/09	MS	MS
5	REVISION	01/11/09	MS	MS
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25 Exterior Light Fixture Schedule



26 Site Pedestrianatics

**Eastport Lofting Ltd**  
 1000 Highway 101, Suite 100  
 Toronto, Ontario M5S 1A5  
 Phone: 416-593-1100

**FINDORFF YARDS OFFICE**  
**LOFTS**

Maple N 2001  
 1000 Highway 101  
 Suite 100  
 Toronto, Ontario M5S 1A5  
 Phone: 416-593-1100

URBAN DESIGN COMMISSION/ LANDMARK COMMISSION/ PLAN COMMISSION SUBMITTAL  
 SUBMITTED: APRIL 27, 2009 FOR:  
 MAY 18, 2009 LANDMARK COMMISSION MEETING  
 MAY 20, 2009 URBAN DESIGN COMMISSION INITIAL/FINAL APPROVAL MEETING  
 JULY 6, 2009 PLAN COMMISSION MEETING  
 NOT FOR CONSTRUCTION

County	City	Parcel No.	Lot No.
York	Scarborough	0011702	1

Site Pedestrianatics

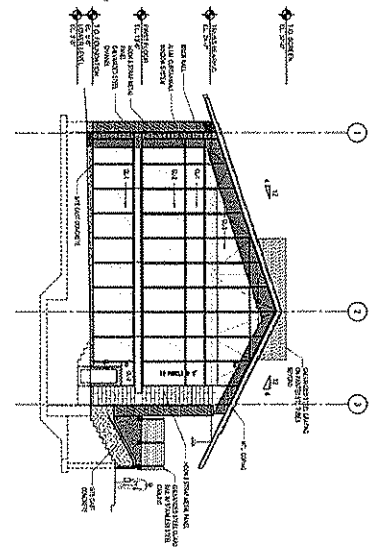
E001

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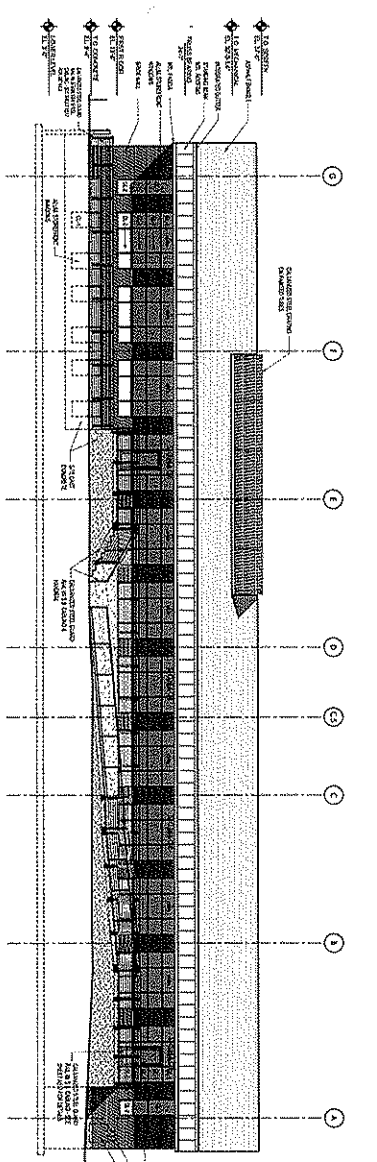
**FINDORF YARDS OFFICE LOFTS**

Project No. 09-0375  
 1150 North Park Street  
 Madison, WI 53703  
 Project No. 09-0375

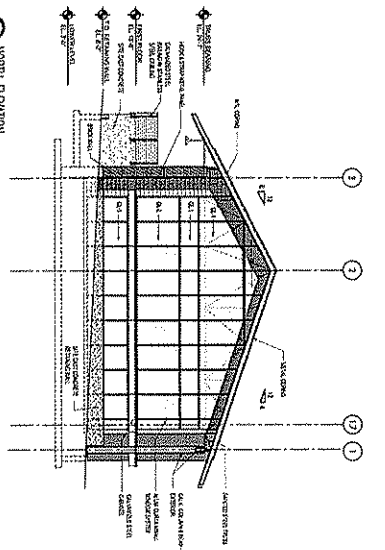
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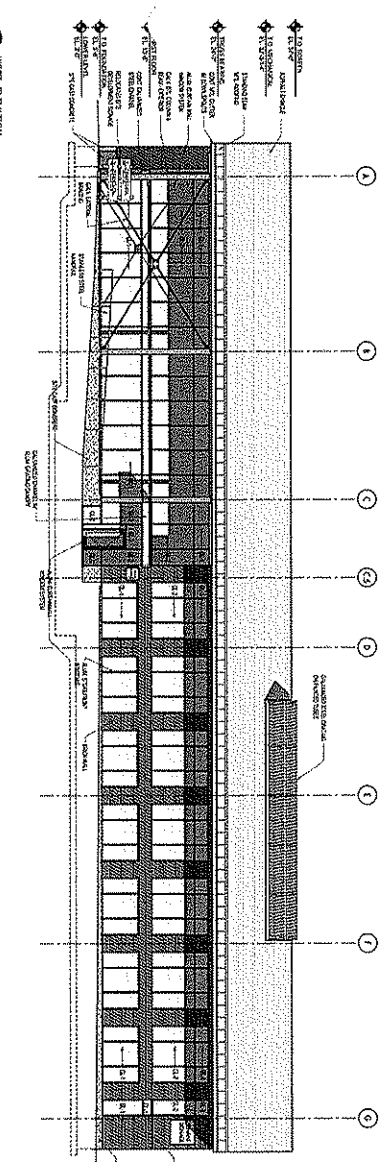
**34 SOUTH ELEVATION**



**33 EAST ELEVATION**



**35 NORTH ELEVATION**

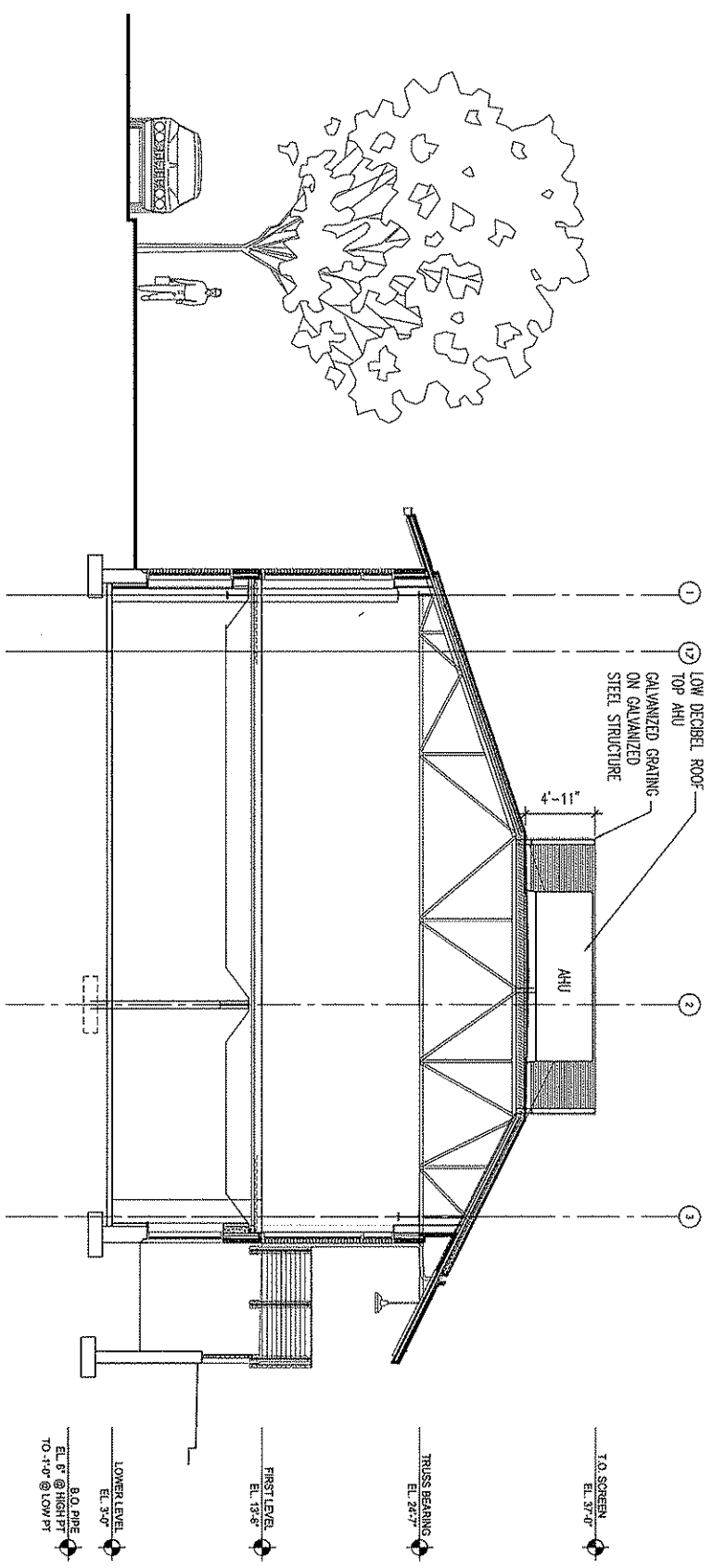


**32 WEST ELEVATION**

URBAN DESIGN COMMISSION/ LANDMARK COMMISSION/ PLAN COMMISSION SUBMITTAL  
 SUBMITTED: APRIL 27, 2009 FOR:  
 MAY 18, 2009 LANDMARK COMMISSION MEETING  
 MAY 20, 2009 URBAN DESIGN COMMISSION INITIAL/FINAL APPROVAL MEETING  
 JULY 6, 2009 PLAN COMMISSION MEETING  
 NOT FOR CONSTRUCTION

Project No. 09-0375  
 1150 North Park Street  
 Madison, WI 53703

W



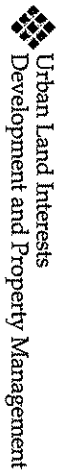
TYPICAL BUILDING HVAC SCREENING

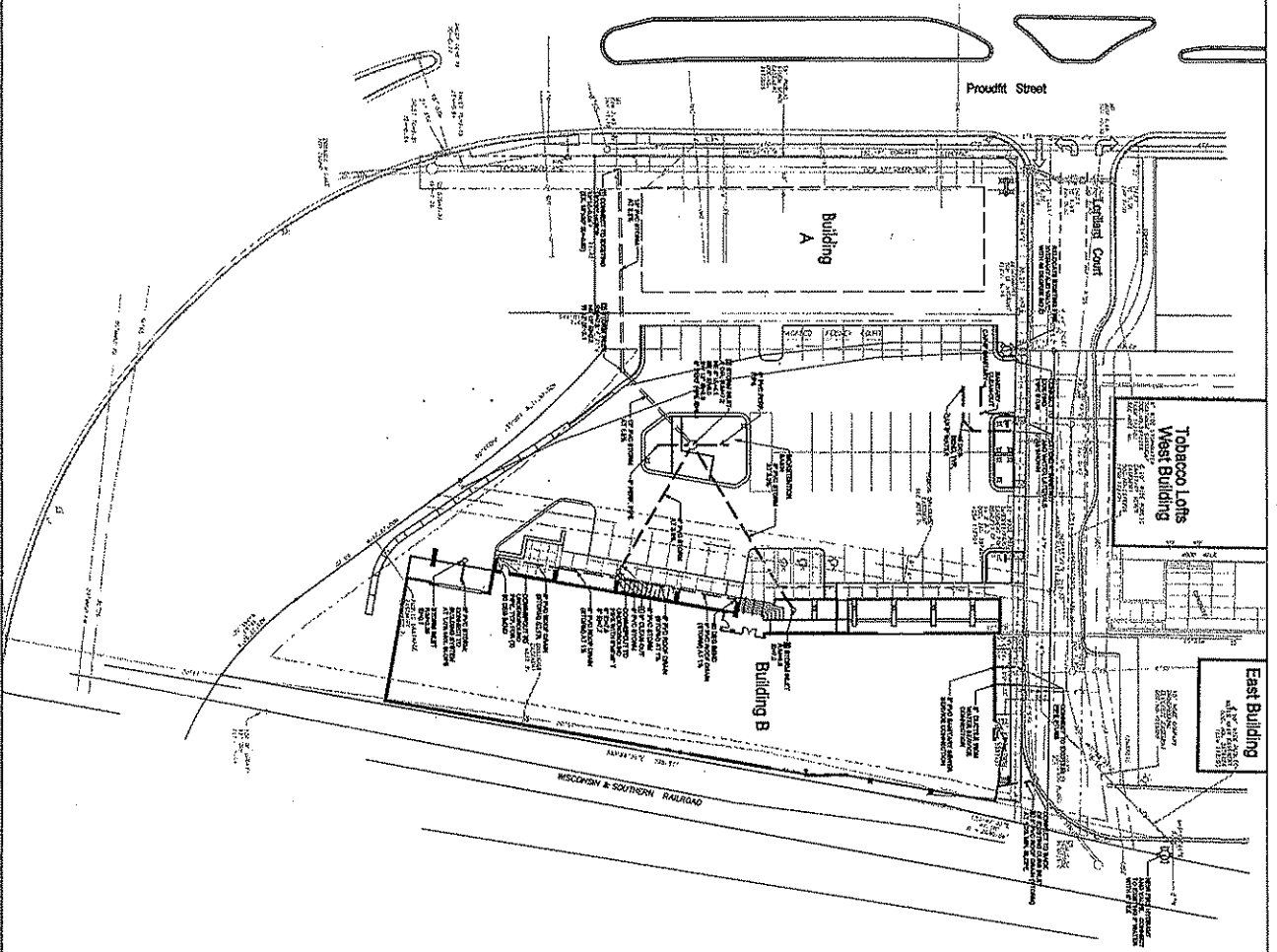
FINDORFF YARDS OFFICE LOFTS - BUILDING A

HVAC Screening Detail

Scale: 1/8" = 1'-0"

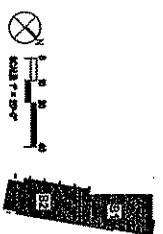
ENG 3/24/2011 - Submittal April 27, 2011  
Engberg Anderson Project No. 081780





**NOTES:**  
 1. See EBM for entire extent of building and site lighting with photometric calculations.

**KEY PLAN**



PREVIOUSLY APPROVED  
 BUILDING B PLANS



**Findorff Yards  
 Office Lofts**

Missouri, St. Louis  
 1000 Locust Street  
 Suite 1000  
 St. Louis, MO 63102  
 Phone: 314.436.8700

Scale: 1/8" = 1'-0"  
 Date: 08/20/08

URBAN DESIGN COMMISSION/ LANDMARK COMMISSION/ PLAN COMMISSION SUBMITTAL  
 SUBMITTED: JULY 29, 2008 FOR:  
 AUGUST 18, 2008 LANDMARK COMMISSION MEETING  
 AUGUST 20, 2008 URBAN DESIGN COMMISSION INITIAL/FINAL APPROVAL MEETING  
 SEPTEMBER 6, 2008 PLAN COMMISSION MEETING  
 NOT FOR CONSTRUCTION

**C103**

SEE URBAN

107



