

URBAN DESIGN COMMISSION APPLICATION

UDC

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



FOR OFFICE USE ONLY:

Paid _____ Receipt # _____

Date received _____

Received by _____

Aldermanic District _____

Zoning District _____

Urban Design District _____

Submission reviewed by _____

Legistar # _____

5/6/21
9:40 a.m. RECEIVED

Complete all sections of this application, including the desired meeting date and the action requested.

If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call the phone number above immediately.

1. Project Information

Address: _____

Title: _____

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

UDC meeting date requested _____

New development

Alteration to an existing or previously-approved development

Informational

Initial approval

Final approval

3. Project Type

Project in an Urban Design District

Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)

Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)

Planned Development (PD)

General Development Plan (GDP)

Specific Implementation Plan (SIP)

Planned Multi-Use Site or Residential Building Complex

Signage

Comprehensive Design Review (CDR)

Signage Variance (i.e. modification of signage height, area, and setback)

Signage Exception

Other

Please specify _____

4. Applicant, Agent, and Property Owner Information

Applicant name _____ Company _____

Street address _____ City/State/Zip _____

Telephone _____ Email _____

Project contact person _____ Company _____

Street address _____ City/State/Zip _____

Telephone _____ Email _____

Property owner (if not applicant) _____

Street address _____ City/State/Zip _____

Telephone _____ Email _____

5. Required Submittal Materials

Application Form

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 CDR or Signage Variance review criteria is required.

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

Filing fee

Electronic Submittal*

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.

Each submittal must include fourteen (14) 11" x 17" **collated** paper copies. Landscape and Lighting plans (if required) must be **full-sized and legible**. Please refrain from using plastic covers or spiral binding.

Both the paper copies and electronic copies must be submitted prior to the application deadline before an application will be scheduled for a UDC meeting. Late materials will not be accepted. A completed application form is required for each UDC appearance.

For projects also requiring Plan Commission approval, applicants must also have submitted an accepted application for Plan Commission consideration prior to obtaining any formal action (initial or final approval) from the UDC. All plans must be legible when reduced.

**Electronic copies of all items submitted in hard copy are required. Individual PDF files of each item submitted should be compiled on a CD or flash drive, or submitted via email to udcapplications@cityofmadison.com. The email must include the project address, project name, and applicant name. Electronic submittals via file hosting services (such as Dropbox.com) are not allowed. Applicants who are unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.*

6. Applicant Declarations

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

Name of applicant _____ Relationship to property _____

Authorizing signature of property owner Brandon Halverson _____ Date 4/29/2021

7. Application Filing Fees

Fees are required to be paid with the first application for either initial or final approval of a project, unless the project is part of the combined application process involving the Urban Design Commission in conjunction with Plan Commission and/or Common Council consideration. Make checks payable to City Treasurer. Credit cards may be used for application fees of less than \$1,000.

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

Urban Design Districts: \$350 (per §35.24(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 signage variances (i.e. modifications of signage 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



milwaukee : 333 E Chicago St | 414.271.5350
madison : 309 W Johnson St, Ste 202 | 608.442.5350
denver : 1899 Wynkoop St, Ste 300 | 303.595.4500
eua.com

April 29, 2021

Urban Design Commission + Plan Commission
City of Madison, Planning Division
215 Martin Luther King Blvd. #017
Madison, WI 53701-2985

**Re: Capital High School Additions and Renovations
Letter of Intent – Project Description
EUA Project No.: 320538-01**

Contacts:

Owner: Madison Metropolitan School District
address
Contact: Brandon Halverson
blhalverson@madison.k12.wi.us
(608) 204-7912

Civil Engineer: Wyser Engineering
312 Main Street
Mount Horeb, WI 53572
Contact: Wade P. Wyse, P.E.
wade.wyse@wyserengineering.com
(608) 437-1980

Landscape

Design: Saiki Design
1110 S. Park Street
Madison, WI 53715
Contact: Jared Vincent
JVincent@ksd-la.com
(608) 405-8148

Architect: EUA
309 W. Johnson Street #202
Madison, WI 53703
Contact: Colleen O'Meara
colleeno@eua.com
(608) 442-5350

LETTER OF INTENT

On behalf of the Madison Metropolitan School District (MMSD), we are seeking approval from the Urban Design Commission and Plan Commission for the Capital High School (currently Hoyt Community Center, 3902 Regent Street) project. Capital High School is an existing building that will receive a small 3 story elevator, vestibule, and toilet room addition totally approximately 1,000 SF as well as new fenestrations, and repairs and improvements to the site and playground area. No Photometric Plan is included in the set because only 1 small wall pack light fixture is being replaced at the addition area and lighting impacts are negligible

Since the 3-story elevator/vestibule/toilet addition is small and at the back of the building (out of sight from most of the park and site visitors), the impact to Hoyt Park is very minimal. The addition and building upgrades are minimal and only serve to aid in the circulation and accessibility of the building.

The primary intent of the school district is to meet the standards and guidelines of the UDC and Plan Commission while beautifying and enhancing the site and thus contributing to the overall look and feel of the surroundings.

Respectfully,

The logo for Kirk Lewis, featuring the name 'KIRK LEWIS' in a bold, black, sans-serif font. The letters are arranged in two rows: 'KIRK' on top and 'LEWIS' on the bottom. The letters are slightly offset to the right, creating a sense of movement or a signature style.

Kirk Lewis, LEED AP BD+C

Senior Project Architect : Associate



EUA | 333 East Chicago Street | Milwaukee, WI 53202

main : 414.271.5350 | direct : 414.298.2265

milwaukee : madison : denver

ABBREVIATIONS

A AC air condition AE Architect/Engineer ACT acoustical ceiling tile ADDL addendum ADJM adjustable AFU above finished AFF above finished floor AFG above finished grade AFS above finished slab ALT alternate ALUM aluminum APFD approved APT apartment AP acoustical panel ASC above suspended ceiling	C CLR clear CM construction manager CMU concrete masonry unit COM common clearout COL column CONC concrete CORR corridor CPT carpet CSWK casework CT ceramic tile CW cold water CIB ceramic tile base	F F female FA fire alarm FLYWD fluid-applied wall FAB fabric FC file cabinet FD floor drain FE fire extinguisher FEC fire extinguisher cabinet FHC fire hose cabinet FLR floor FM factory mutual FM floor mat FO finished opening FP fire protection FRP fireproof FRS fiberglass FRP reinforced plastic FT fire treated FTG footing	I ID inside diameter INSUL insulation INT interior J JS janitor sink L LAM laminate LAV lavatory LL live load M MAX maximum OTB modular carpet tile QTZ quartz Q QT quarry tile QTY quarry tile base quartz	P PJ panel joint PLAM glass laminate PLYWD plywood PHL panel PREFAB prefabricated PREFIN prefinished PSI pounds per square inch PT partition PTN panel PTM time & materials TEMP temperature TER temporary TERR terrazzo TFF top of finished floor TODD lockboard TOB top of beam TOC top of concrete TOI top of joist TOP topography TOS top of slab TYP typical U UNO unless noted otherwise V VERT vertical VFCI vendor furnished, contractor installed VFI vendor furnished, owner installed VFI vendor furnished, owner installed VNR verify in field W W west W with W/O without W/C wall closet W/C wall covering W/D wood base WDB wood veneer WH water heater WP wall protection WJ work joint WTD wood treatment X XPS extruded polystyrene board (insulated)
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PROJECT TEAM

ARCHITECTURAL APPSTEIN UHEN ARCHITECTS, INC. 333 East Chicago Street Milwaukee, WI 53202 PHONE: (414) 271-5350 www.eua.com	PROJECT CONTACT: First and Last Name , Role or Title DIRECT PHONE: (000) 000-0000 EMAIL ADDRESS: xxx@xxx.com
DISTRICT MADISON METROPOLITAN SCHOOL DISTRICT 4711 PFLAUM ROAD MADISON, WISCONSIN 53718 PHONE: (608) 204-7912	PROJECT CONTACT: BRANDON HALVERSON DIRECT PHONE: (608) 204-7912 EMAIL ADDRESS: bhalverson@madison.k12.wi.us
CONSTRUCTION MANAGER J.H. FINDORFF & SON INC. 300 SOUTH BEDFORD STREET MADISON, WISCONSIN 53703 PHONE: (608) 441-6891	PROJECT CONTACT: AARON ZUTZ DIRECT PHONE: (608) 441-6891 EMAIL ADDRESS: azutz@findorff.com
CIVIL ENGINEERING WYSER ENGINEERING 312 Main Street Mount Horeb, WI 53572 PHONE: (608) 437-1980	PROJECT CONTACT: Wade Wyse DIRECT PHONE: (608) 843-3388 EMAIL ADDRESS: wade.wyse@wyserengineering.com
LANDSCAPE DESIGN SAIKI LANDSCAPE DESIGN 1110 S. Park Street Madison, WI 53715 PHONE: (608) 405-8148	PROJECT CONTACT: Jared Vincent DIRECT PHONE: (000) 000-0000 EMAIL ADDRESS: Vincent@ksd-la.com
STRUCTURAL ENGINEERING OTIE 1033 N. Mayfair Road, Suite 200 Milwaukee, WI 53226 PHONE: (608) 241-6717	PROJECT CONTACT: James Hall DIRECT PHONE: (608) 215-4939 EMAIL ADDRESS: jhall@otie.com
PLUMBING AND FIRE PROTECTION ENGINEERING MEP SALAS OBRIEN 1111 Deming Way, Suite 202 Madison, WI 53717 PHONE: (608) 218-3790	PROJECT CONTACT: Josh Hinson DIRECT PHONE: (608) 239-3996 EMAIL ADDRESS: josh.hinson@salasobrien.com
MECHANICAL ENGINEERING MEP SALAS OBRIEN 1111 Deming Way, Suite 202 Madison, WI 53717 PHONE: (608) 218-3790	PROJECT CONTACT: Josh Hinson DIRECT PHONE: (608) 239-3996 EMAIL ADDRESS: josh.hinson@salasobrien.com
ELECTRICAL ENGINEERING MEP SALAS OBRIEN 1111 Deming Way, Suite 202 Madison, WI 53717 PHONE: (608) 218-3790	PROJECT CONTACT: Josh Hinson DIRECT PHONE: (608) 239-3996 EMAIL ADDRESS: josh.hinson@salasobrien.com
FOODSERVICE CAPITAL FOODSERVICE DESIGN 1522 Lake View Ave Madison, WI 53704 PHONE: (608) 514-4373	PROJECT CONTACT: Brian Nelson DIRECT PHONE: (608) 514-4373 EMAIL ADDRESS: brian@capitalsdesign.com

SHEET INDEX

	CURRENT	ISSUANCE
T-1	PROJECT INFORMATION AND INDEX	
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SYMBOL LEGEND

CALLOUTS

19 TITLE
VIEW NUMBER
VIEW NAME
VIEW SCALE
1/2" = 1'-0"

ELEVATION DATUM
Level
0'-0"

BUILDING SECTIONS
SIM
A000

OTHER SECTIONS
SIM
A000

ELEVATIONS
A2
A4
A000-0000
A000

DETAILS
A000

TAGS

PARTITION TYPE
XXX
XX
X

DOOR
000

KEYNOTE
000-000

FURNITURE
000

EQUIPMENT
000

WINDOW
XX
000

CASEWORK
000
W' x H' x D'

FINISH PLAN
FLOOR
BASE
WALL
REMARKS

CEILING
TYPE
HEIGHT

ROOM
0000

GRAPHICS

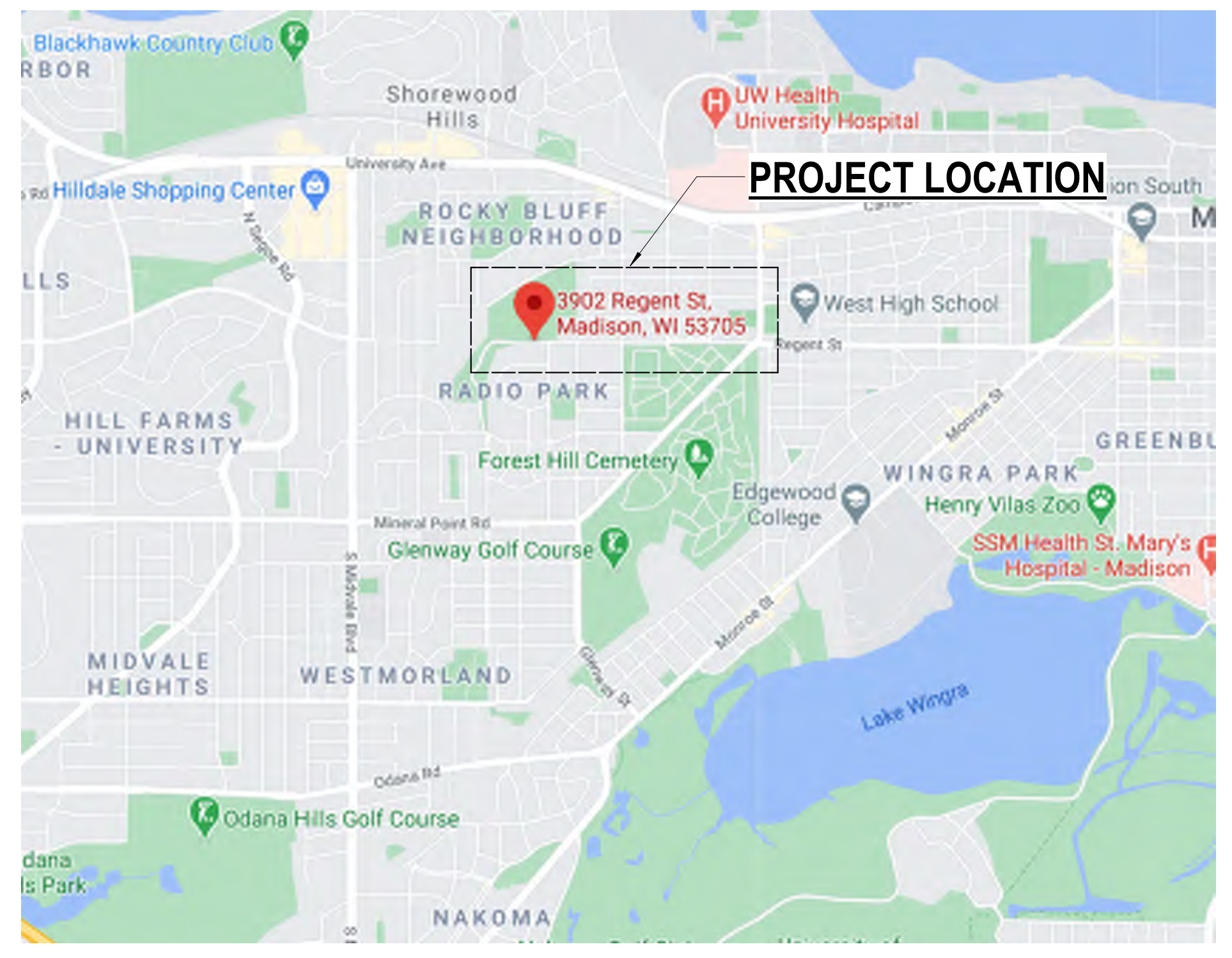
NORTH ARROW
PLAN TRUE

DIMENSION REFERENCES
EQ EQ EQ
TO OBJECT CENTER
TO OBJECT FACE OR OTHER GEOMETRY

CONSTRUCTION PHASES
EXISTING
DEMOLITION
NEW

GRID AND GRID IDENTIFICATION
NEW EXISTING
B B
A A
1 2 1 2

VICINITY MAP



PROJECT INFORMATION

CAPITAL HIGHSCHOOL RENOVATION & ADDITION

3902 Regent St.
Madison, WI 53705

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
04/05/2021	SCHEMATIC DESIGN
05/05/2021	UDBC + PLAN COMM

KEY PLAN

SHEET INFORMATION

**PROGRESS DOCUMENTS
NOT FOR CONSTRUCTION**

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and shall not be used for final bidding or construction-related purposes.

PROJECT MANAGER PM
PROJECT NUMBER 320538-00

PROJECT INFORMATION AND INDEX

T-1



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Milwaukee, Wisconsin 53202
414.271.5350

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Madison, Wisconsin 53703
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denver 1899 Wynkoop Street, Suite 300
Denver, Colorado 80202
303.556.4500

PROJECT INFORMATION

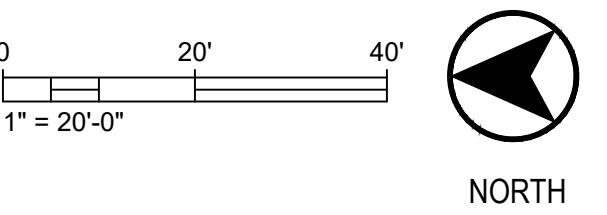
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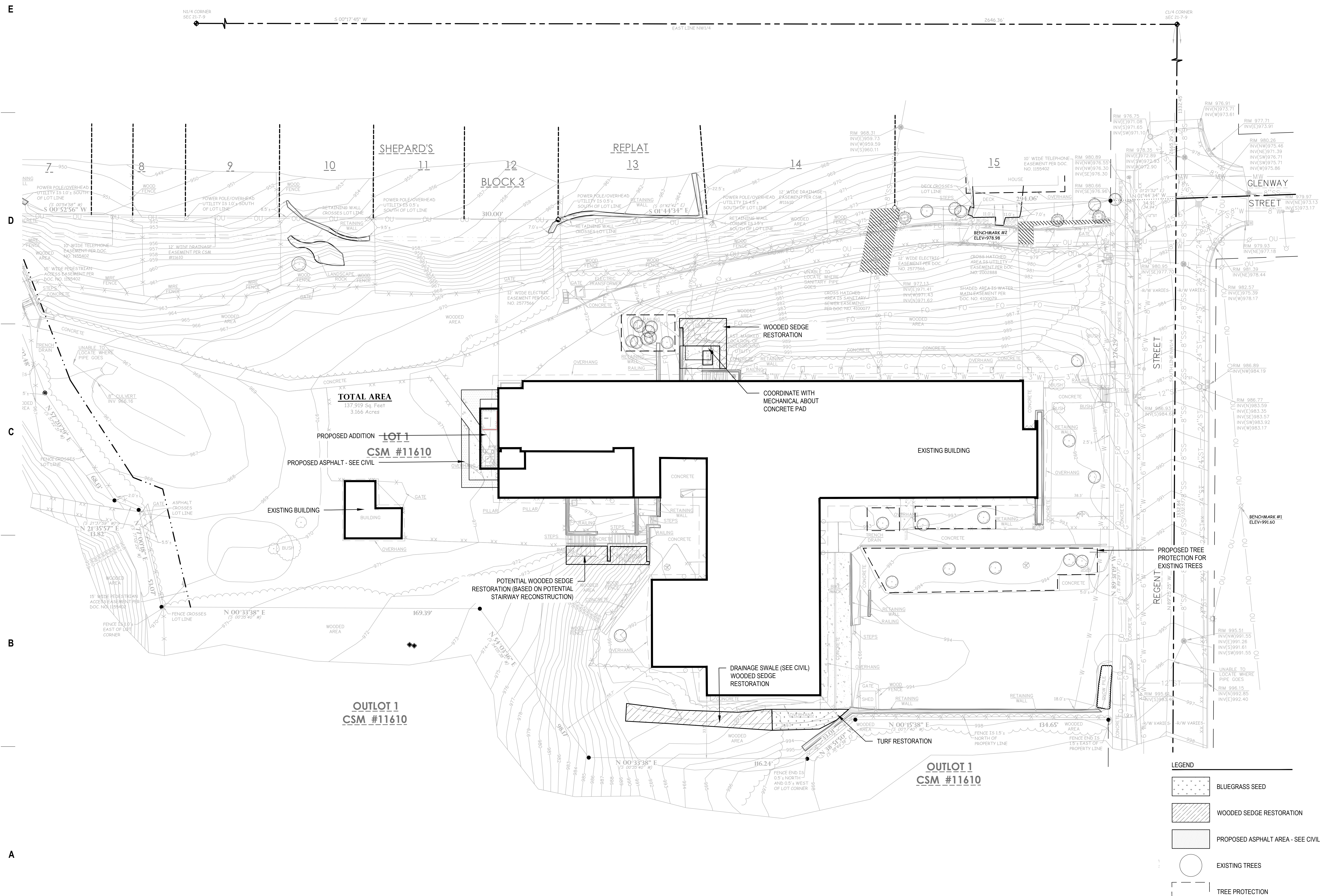
PROJECT MANAGER PM

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LANDSCAPE PLAN

L-1

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- LEGEND**
- BLUEGRASS SEED
 - WOODED SEDGE RESTORATION
 - PROPOSED ASPHALT AREA - SEE CIVIL
 - EXISTING TREES
 - TREE PROTECTION

NOTES SPECIFICATION:
1. SEED ALL LAWN AREAS DISTURBED BY CONSTRUCTION ACTIVITIES. REPLACED PLANTINGS IN KIND FOR ALL PLANTING BEDS, SHRUBS OR TREES DISTURBED BY CONSTRUCTION.

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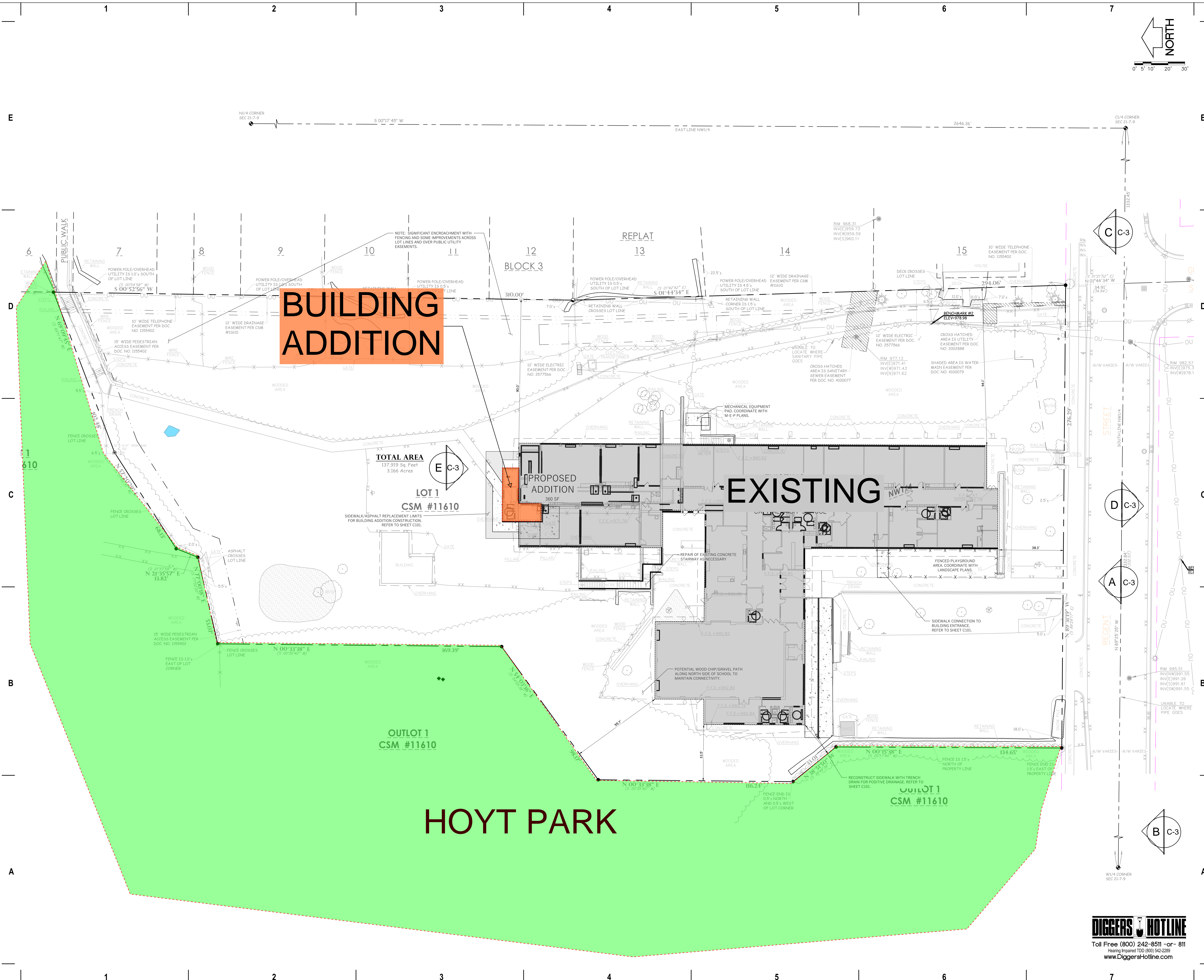
PROJECT NUMBER 320538-00

SITE PLAN

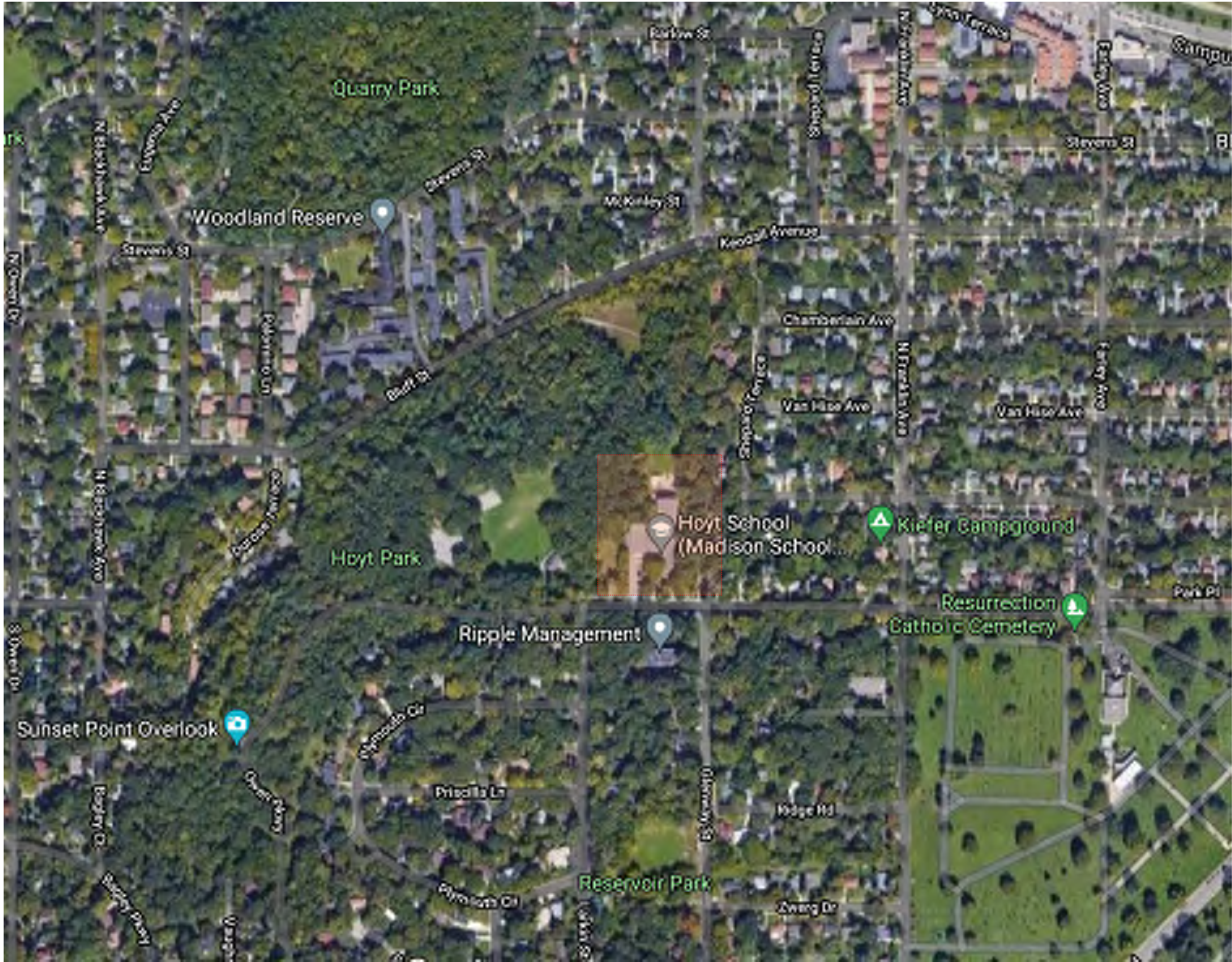
C-1

DIGGERS HOTLINE

Toll Free (800) 242-8511 -or- 811
Hearing Impaired TDD (800) 942-2289
www.DiggersHotline.com



File: W:\2020\200696_MWSP - Planned Referendum Projects\Way\Way-Capitol\200696_Capitol HS Civil Designing Layout_Site Plan User: adamw Plotted: Mar 31, 2021 - 11:20am



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AREA PLAN

C-2



A/C-3



B/C-3



C/C-3



D/C-3



E/C-3



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D 3902 Regent St.
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SITE PHOTOS

C-3

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E

D

C

B

A

KEYNOTES PER SHEET	
0443-02	CAST STONE SILL
0620-02	REPLACE/REPAIR WOOD FASCIA AS NEEDED
0762-01	PREFINISHED METAL GRAVEL STOP AND FASCIA
0842-01	FRP DOORS WITH ALUMINUM FRAME
0843-01	ALUMINUM-FRAMED STOREFRONT
0843-02	INFILL PANEL
B2010-01	CONCRETE MASONRY UNIT, WEATHER BARRIER, 5" MINERAL-WOOL INSULATION, 2" AIR SPACE, STONE VENEER
B2010-02	CONCRETE MASONRY UNIT, WEATHER BARRIER, 5" MINERAL-WOOL INSULATION, GYTY FRAMING SYSTEM, WOOD PANELING
B2010-03	CONCRETE MASONRY UNIT, WEATHER BARRIER, 5" BOARD INSULATION, LATH AND STUCCO SYSTEM
B3010-01	MODIFIED ASPHALT ROOFING SYSTEM WITH 6" POLYISOCYANURATE INSULATION OVER METAL DECK



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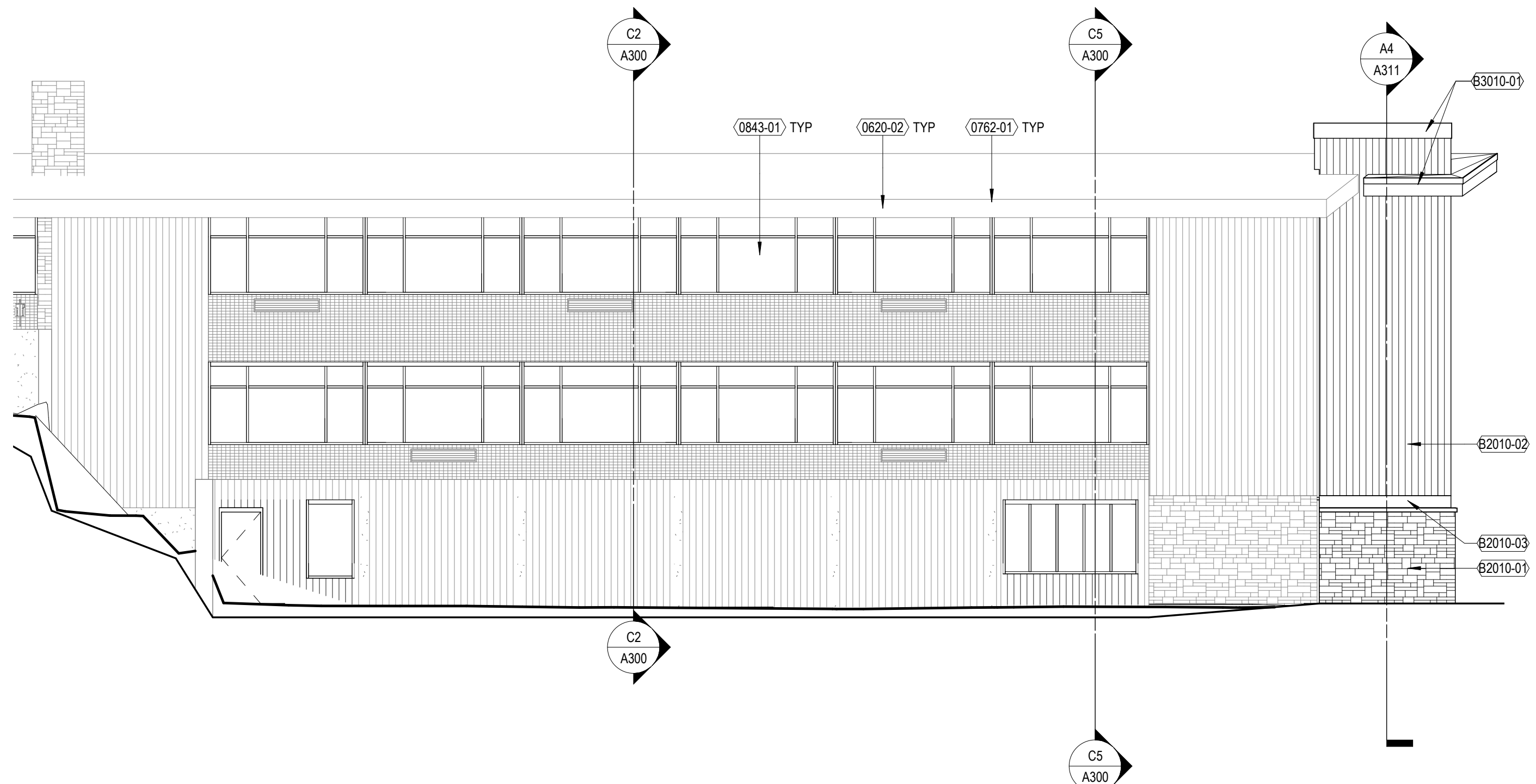
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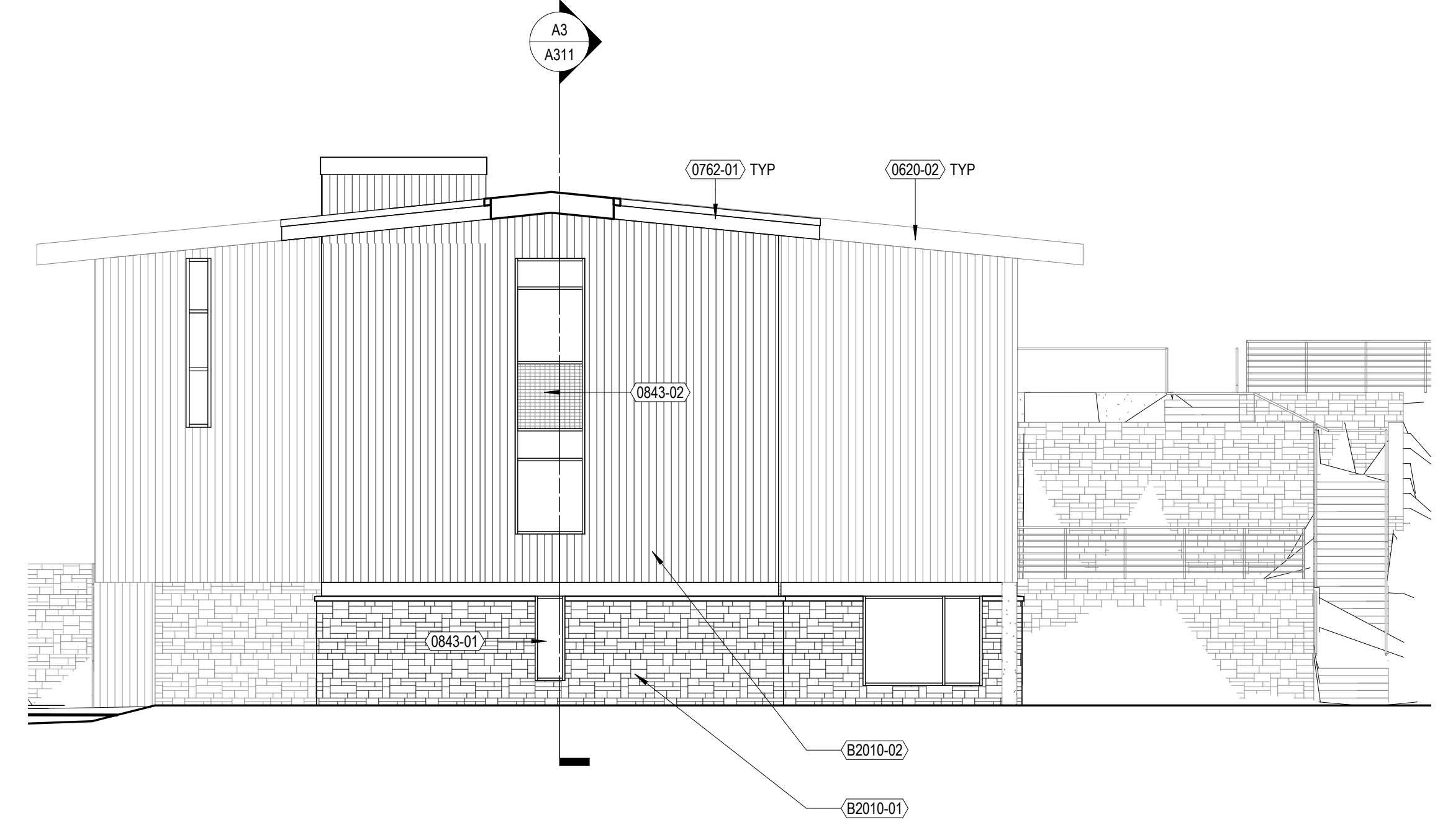
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Madison, WI 53705**

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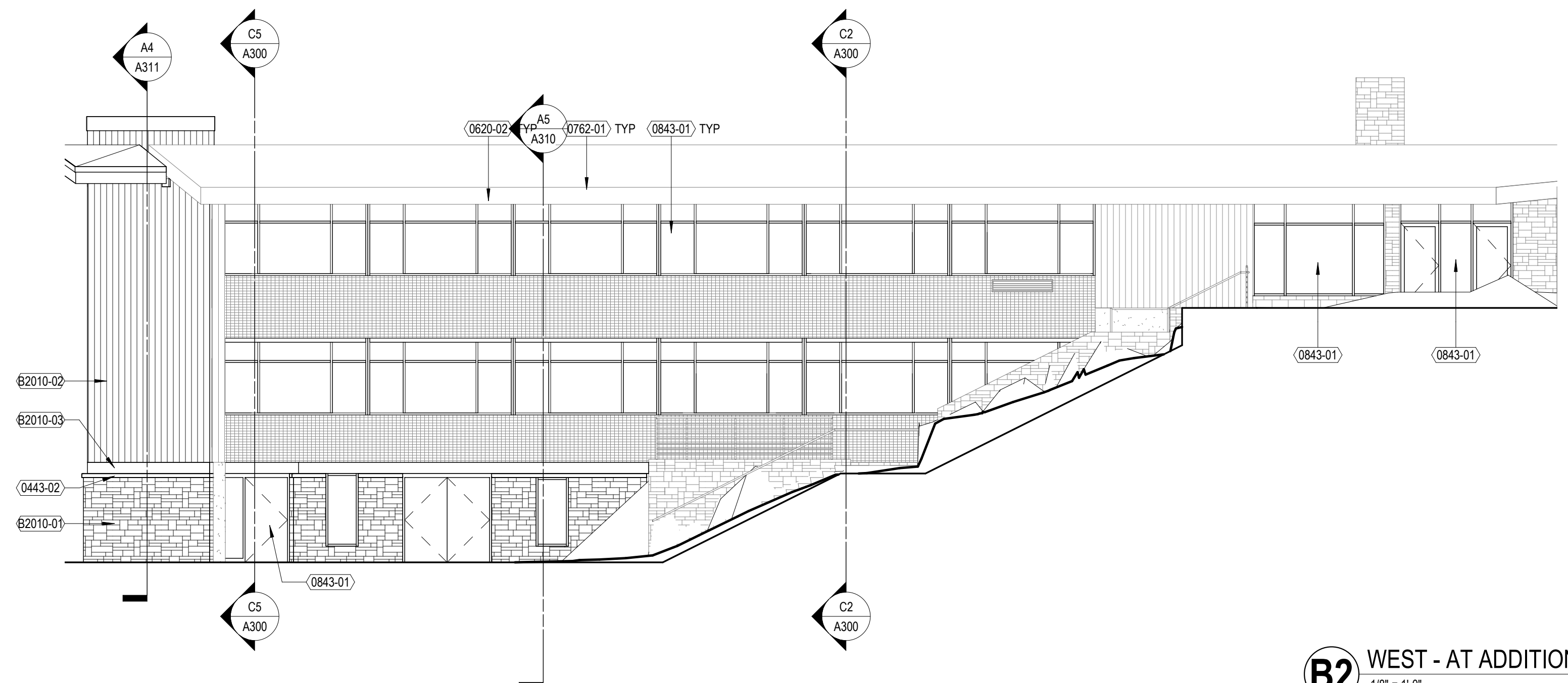
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04/05/2021	SCHEMATIC DESIGN



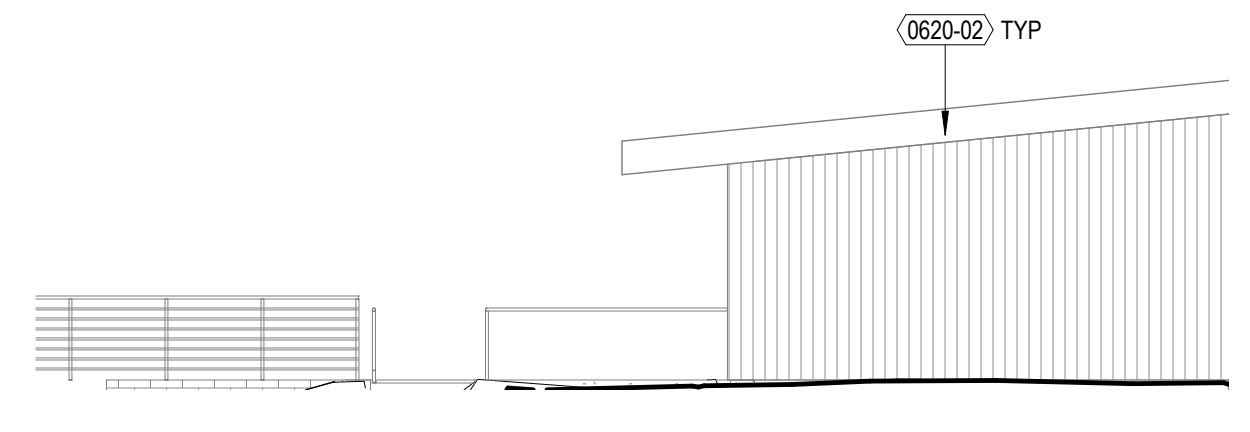
C1 EAST - AT ADDITION
1/8" = 1'-0"



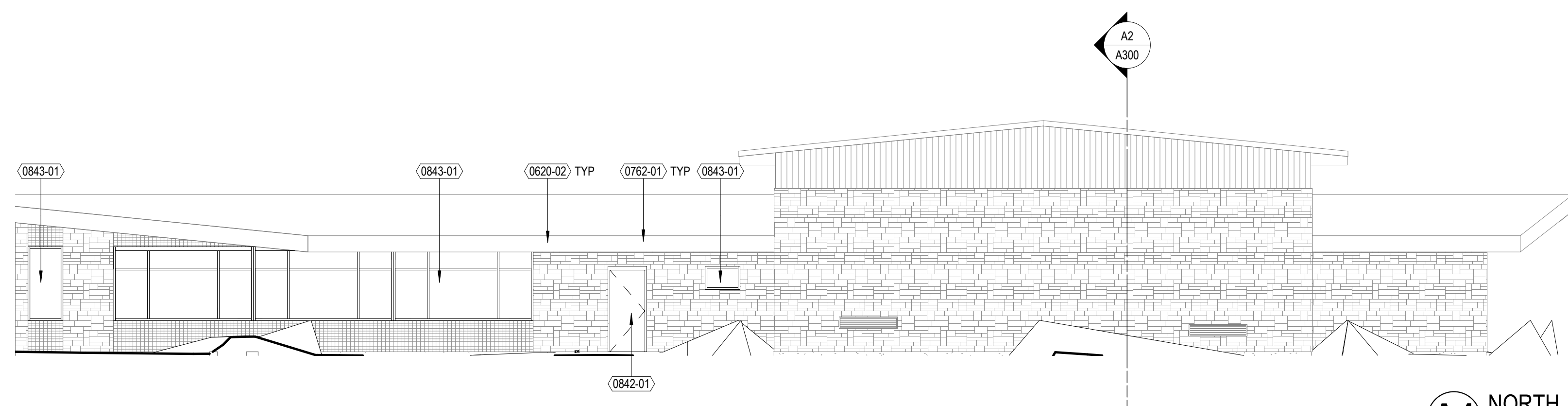
C6 NORTH AT ADDITION
1/8" = 1'-0"



B2 WEST - AT ADDITION
1/8" = 1'-0"



B6 SOUTH EXTERIOR STAIR
1/8" = 1'-0"



A4 NORTH
1/8" = 1'-0"

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EXTERIOR
ELEVATIONS

A-1

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2

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4

5

6

7

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0843-01	ALUMINUM-FRAMED STOREFRONT
B3010-02	MODIFIED ASPHALT ROOFING SYSTEM WITH 6" POLYISOCYANURATE INSULATION OVER EXISTING SUBSTRATE



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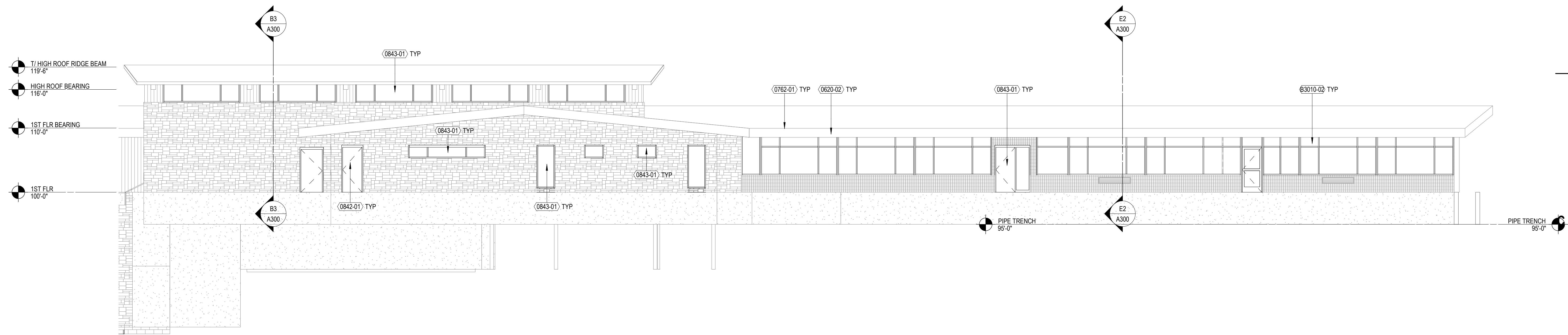
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05/05/2021	UDD - PLAN COMM

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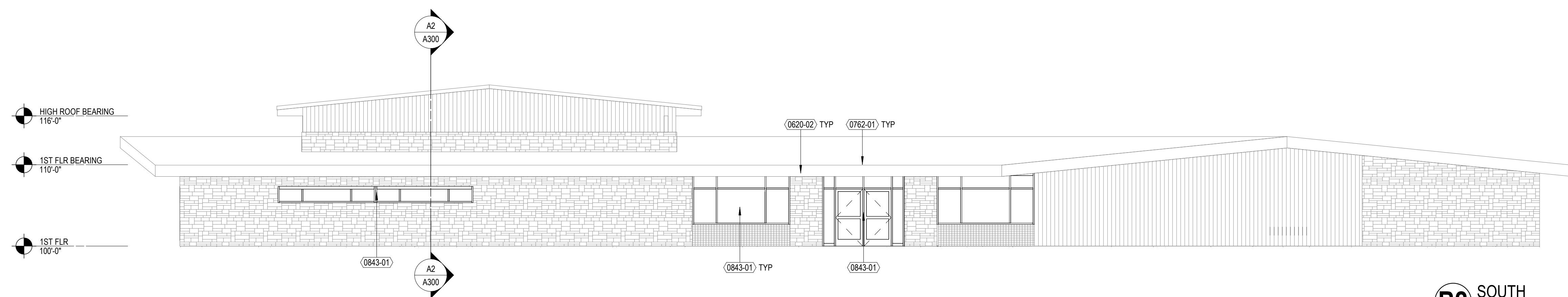
D

C



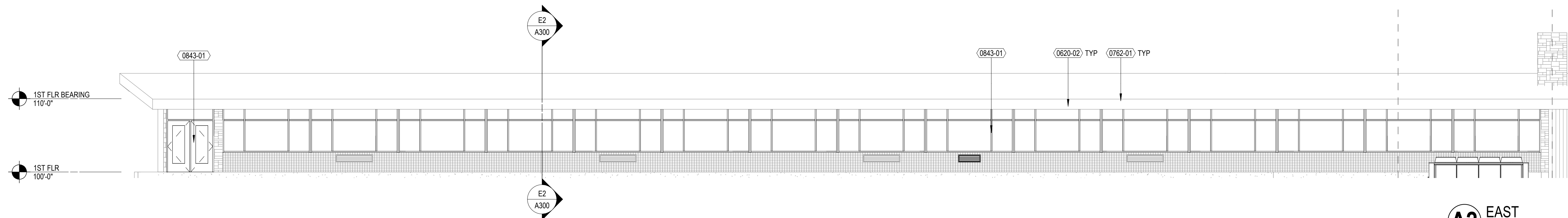
C2 WEST
1/8" = 1'-0"

B



B2 SOUTH
1/8" = 1'-0"

A



A2 EAST
1/8" = 1'-0"

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EXTERIOR
ELEVATIONS - B+ W

A-2



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B2010-03	CONCRETE MASONRY UNIT, WEATHER BARRIER, 5" BOARD INSULATION, LATH AND STUCCO SYSTEM
B3010-01	MODIFIED ASPHALT ROOFING SYSTEM WITH 6" POLYISOCYANURATE INSULATION OVER METAL DECK

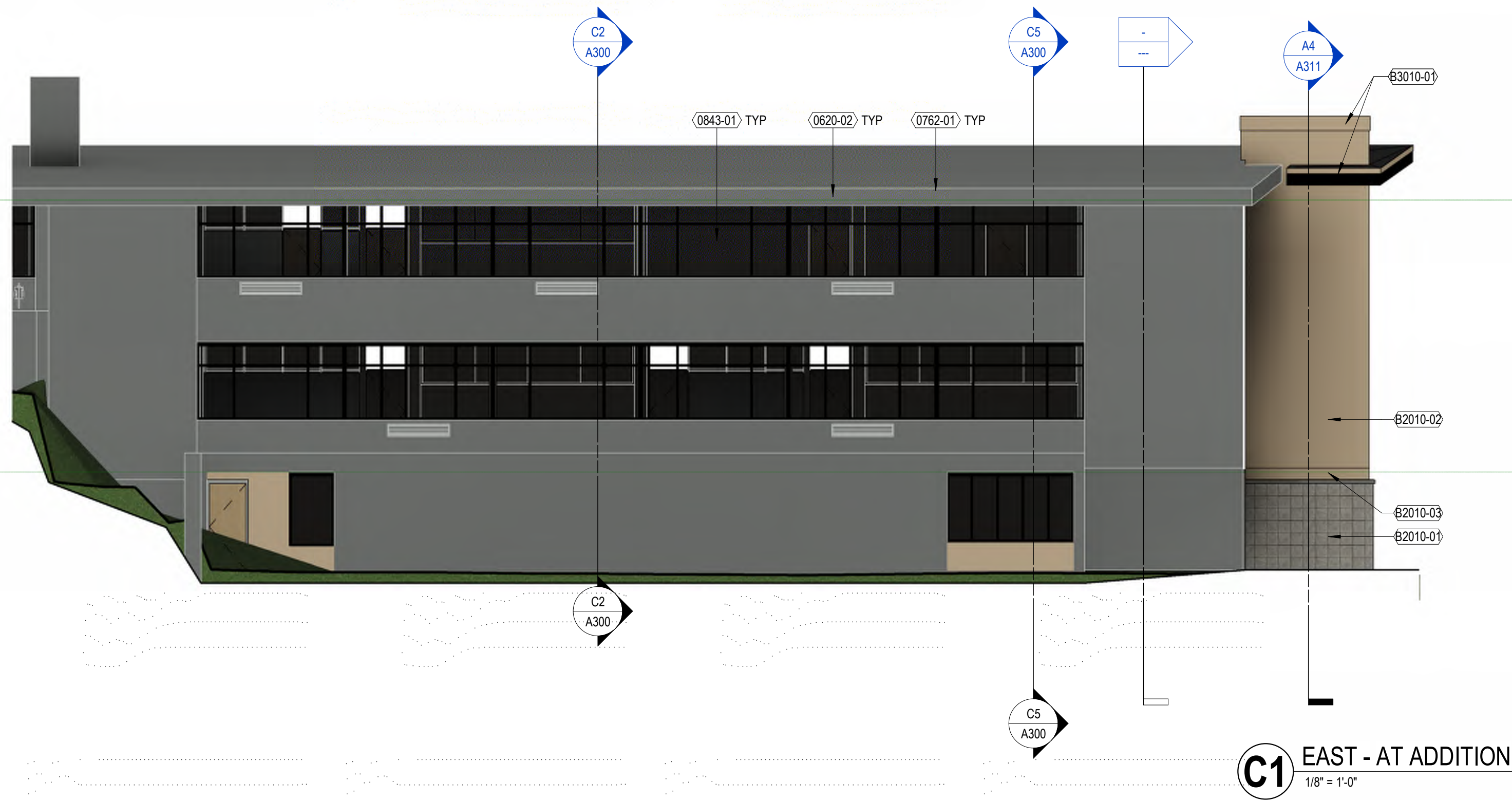
PROJECT INFORMATION

CAPITAL
HIGH SCHOOL
RENOVATION &
ADDITION

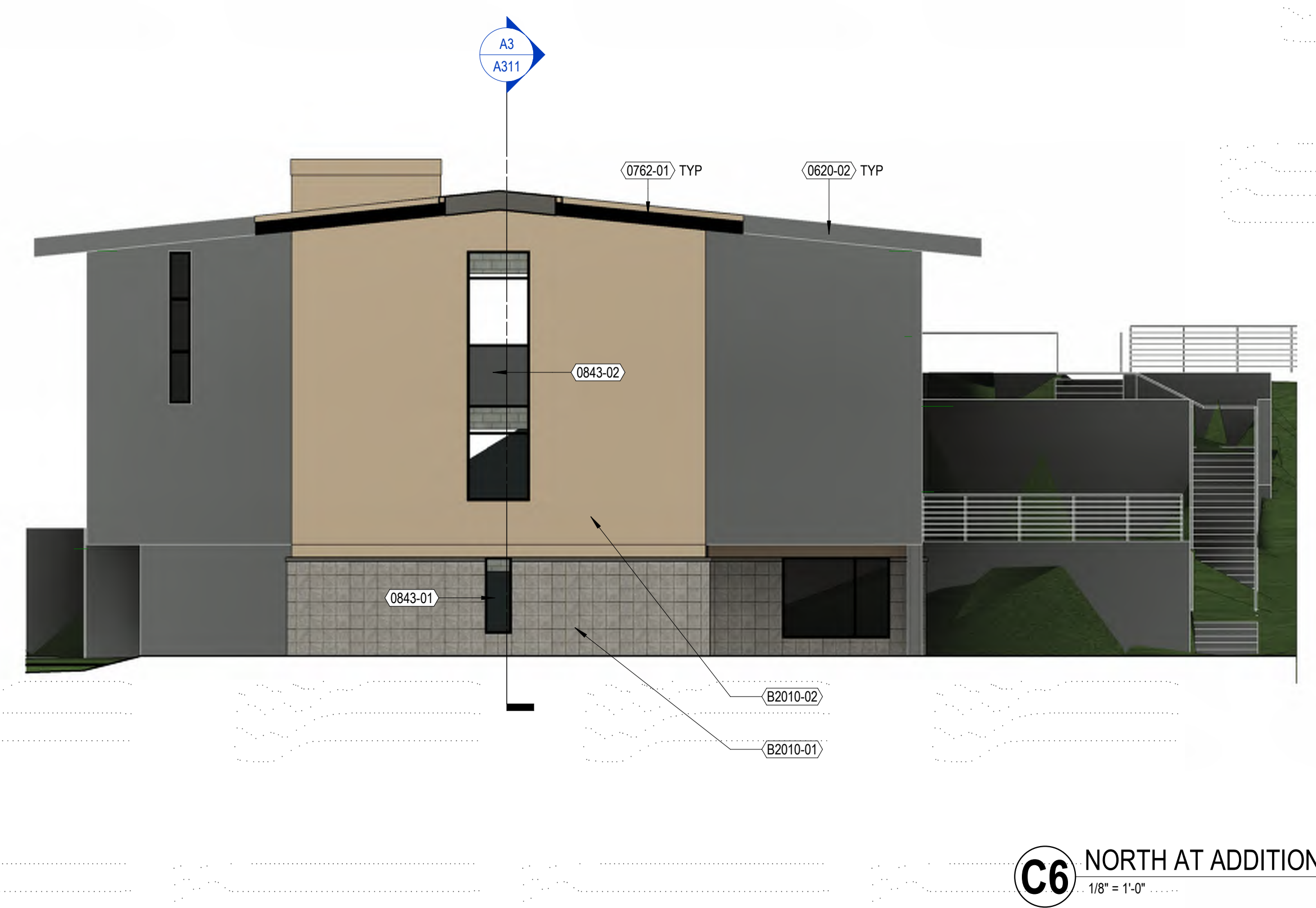
D 3902 Regent St.
Madison, WI 53705

ISSUANCE AND REVISIONS

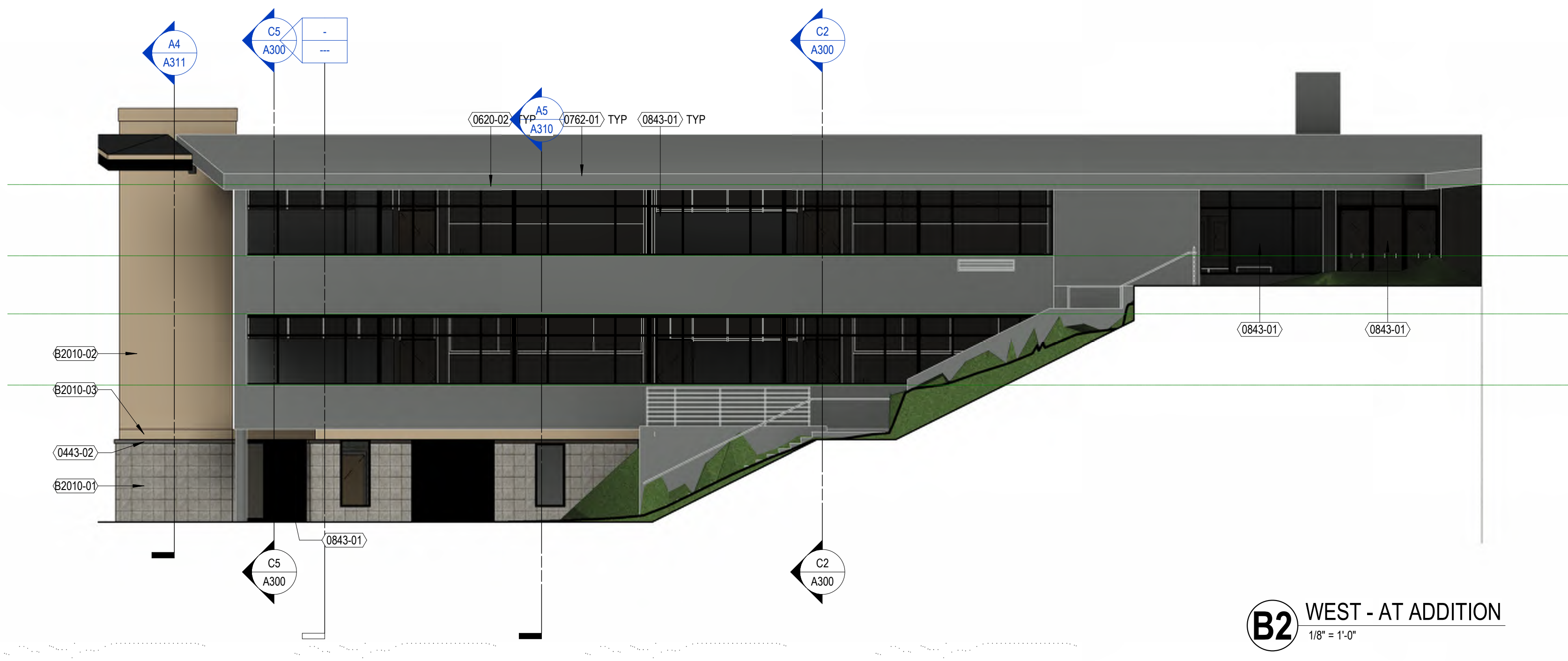
DATE	DESCRIPTION
04/05/2021	SCHEMATIC DESIGN



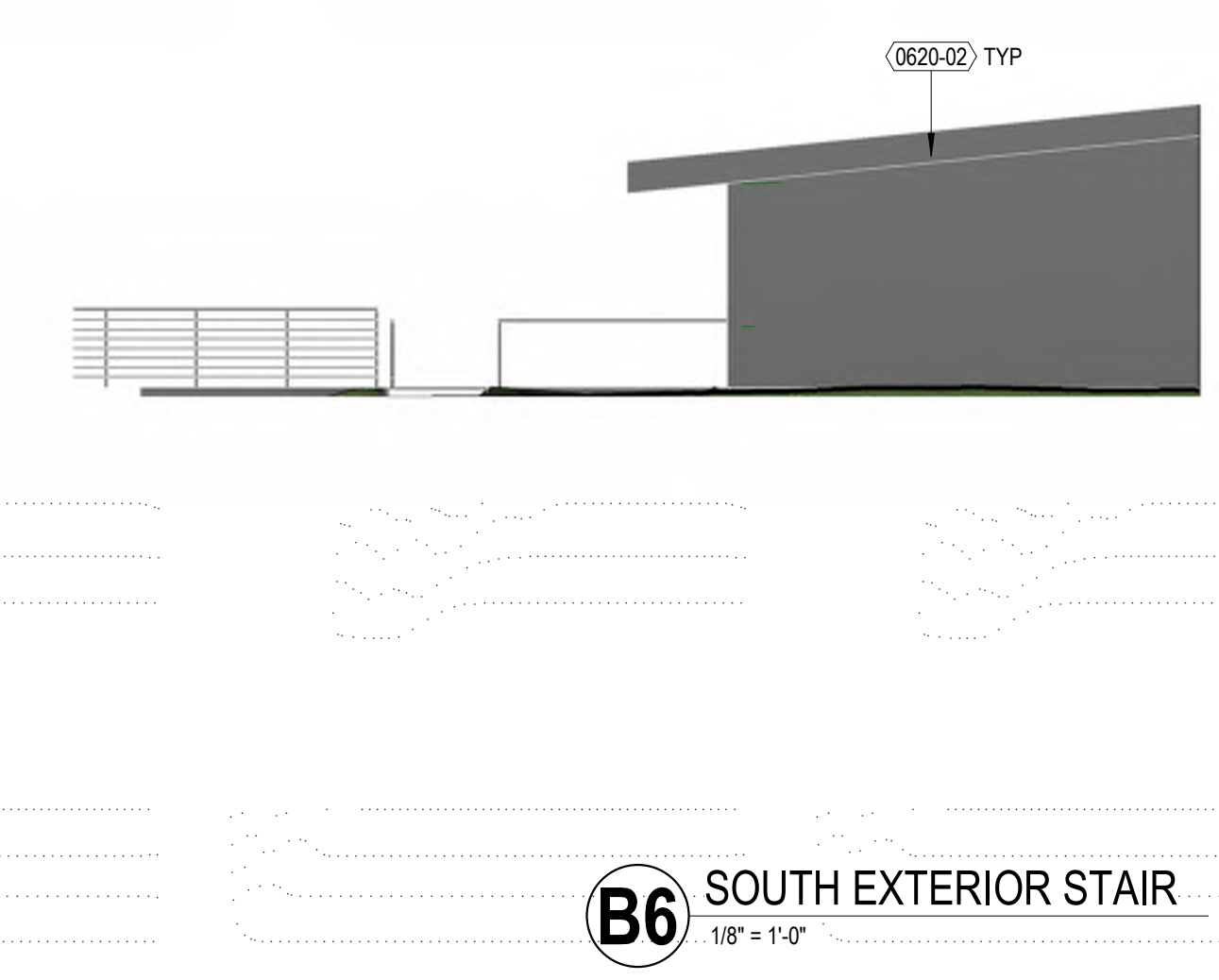
C1 EAST - AT ADDITION
1/8" = 1'-0"



C6 NORTH AT ADDITION
1/8" = 1'-0"



B2 WEST - AT ADDITION
1/8" = 1'-0"



B6 SOUTH EXTERIOR STAIR
1/8" = 1'-0"



A4 NORTH
1/8" = 1'-0"

KEY PLAN

SHEET INFORMATION

**PROGRESS DOCUMENTS
NOT FOR CONSTRUCTION**

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and shall not be used for final bidding or construction-related purposes.

PROJECT MANAGER PM
PROJECT NUMBER 320538-00

EXTERIOR
ELEVATIONS

A-3

KEYNOTES PER SHEET	
0620-02	REPLACE/REPAIR WOOD FASCIA AS NEEDED
0762-01	PREFINISHED METAL GRAVEL STOP AND FASCIA
0842-01	FRP DOORS WITH ALUMINUM FRAME
0843-01	ALUMINUM-FRAMED STOREFRONT
B310-02	MODIFIED ASPHALT ROOFING SYSTEM WITH 6" POLYISOCYANURATE INSULATION OVER EXISTING SUBSTRATE



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denver 1809 Wynkoop Street, Suite 300
Denver, Colorado 80202
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PROJECT INFORMATION

**CAPITAL
HIGHSCHOOL
RENOVATION &
ADDITION**

3902 Regent St.
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ISSUANCE AND REVISIONS

DATE	DESCRIPTION
04/05/2021	SCHEMATIC DESIGN
05/09/2021	UDC - PLAN COMM

KEY PLAN

SHEET INFORMATION

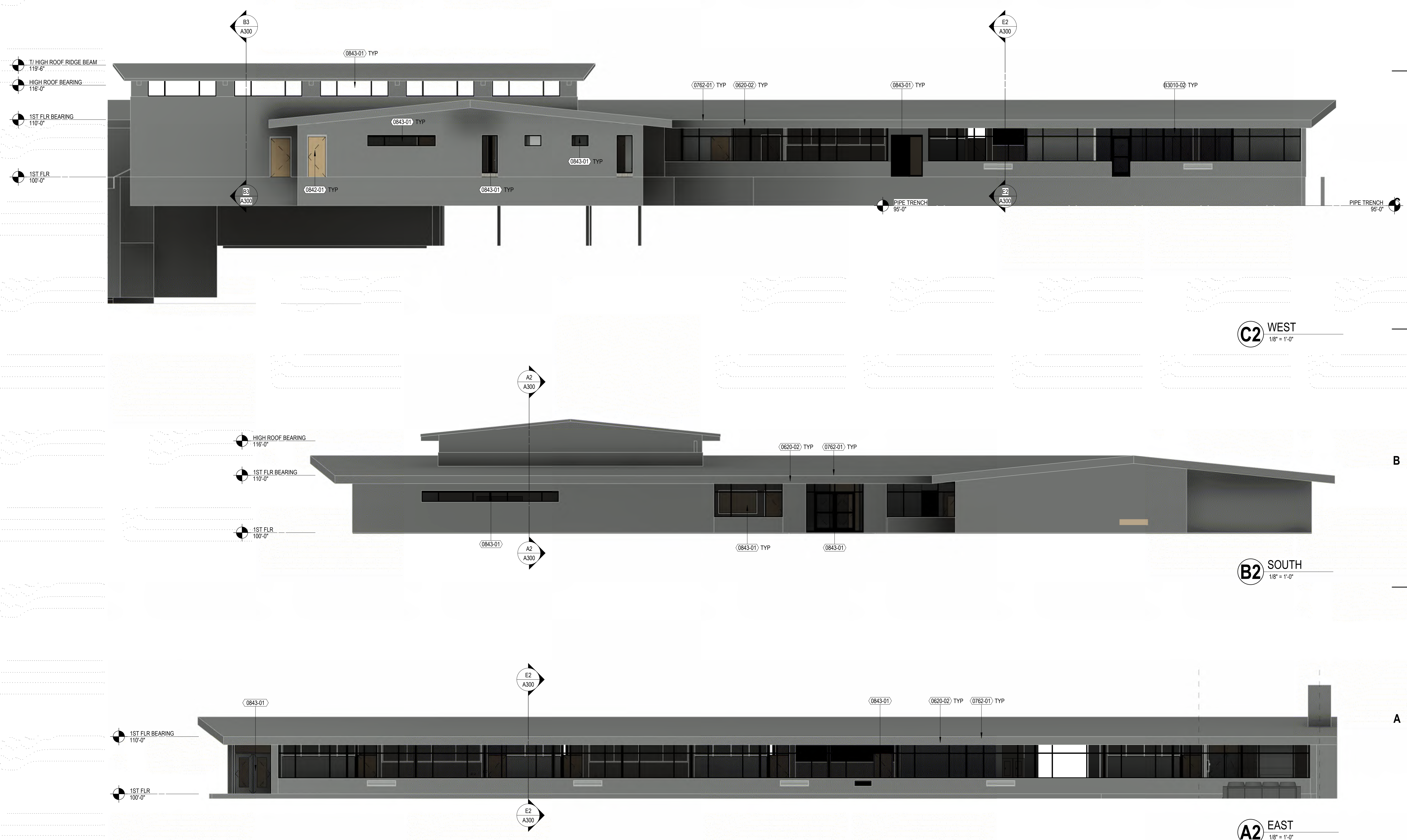
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PROJECT MANAGER PM
PROJECT NUMBER 320538-00

EXTERIOR
ELEVATIONS - COLOR

A-4



T/ HIGH ROOF RIDGE BEAM
119'-6"

HIGH ROOF BEARING
116'-0"

1ST FLR BEARING
110'-0"

1ST FLR
100'-0"

C2 WEST
1/8" = 1'-0"

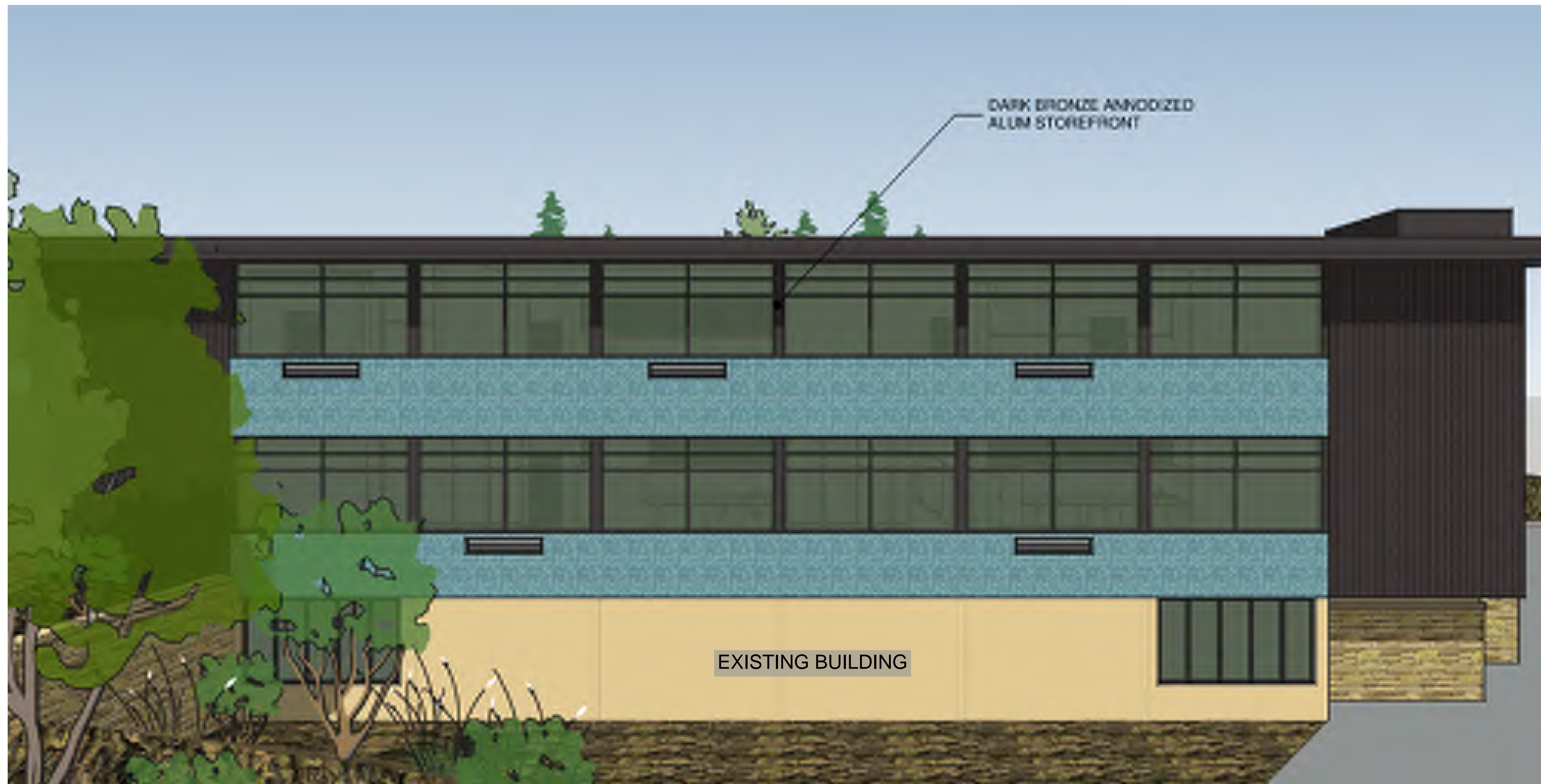
B2 SOUTH
1/8" = 1'-0"

A2 EAST
1/8" = 1'-0"

NORTH ELEVATION



EAST ELEVATION



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PROJECT INFORMATION
**CAPITAL
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 RENOVATION &
 ADDITIO**

3902 Regent St.
 Madison, WI 53705

ISSUANCE AND REVISIONS

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KEY PLAN

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PROJECT MANAGER PM
 PROJECT NUMBER 320538 -00

EXTERIOR
 ELEVATIONS -
 RENDERINGS

A-5