



City of Madison

Conditional Use

Location
53 West Towne Mall

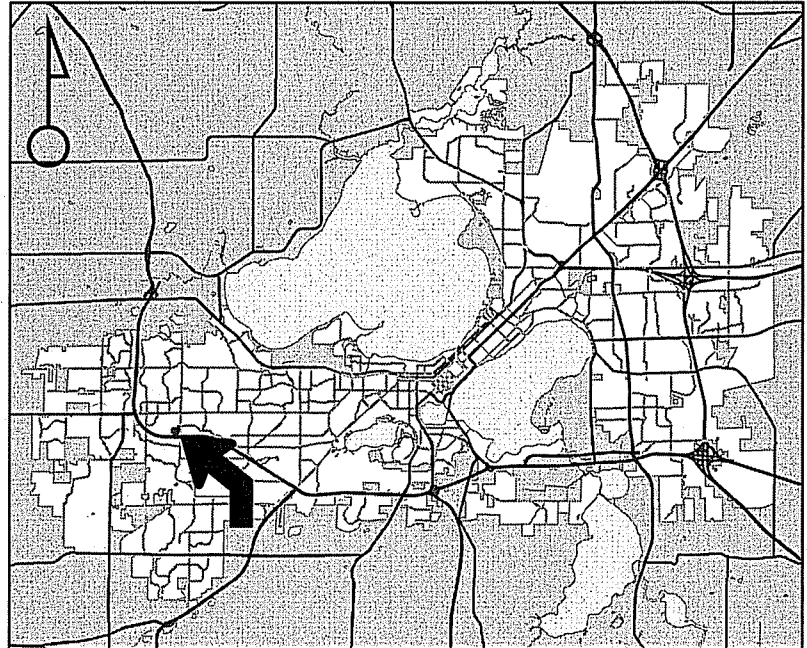
Project Name
Sears Parcel Repurposing

Applicant
James Bry – Seritage SRC Finance LLC/
Jeff Vercauteren – Husch Blackwell LLP

Existing Use
Retail/Auto Repair/Automobile Parking

Proposed Use
Convert existing Sears into multi-tenant commercial building, convert auto repair into 2 restaurants and create 3 commercial pad sites in reconfigured parking lot

Public Hearing Date
Plan Commission
12 December 2016

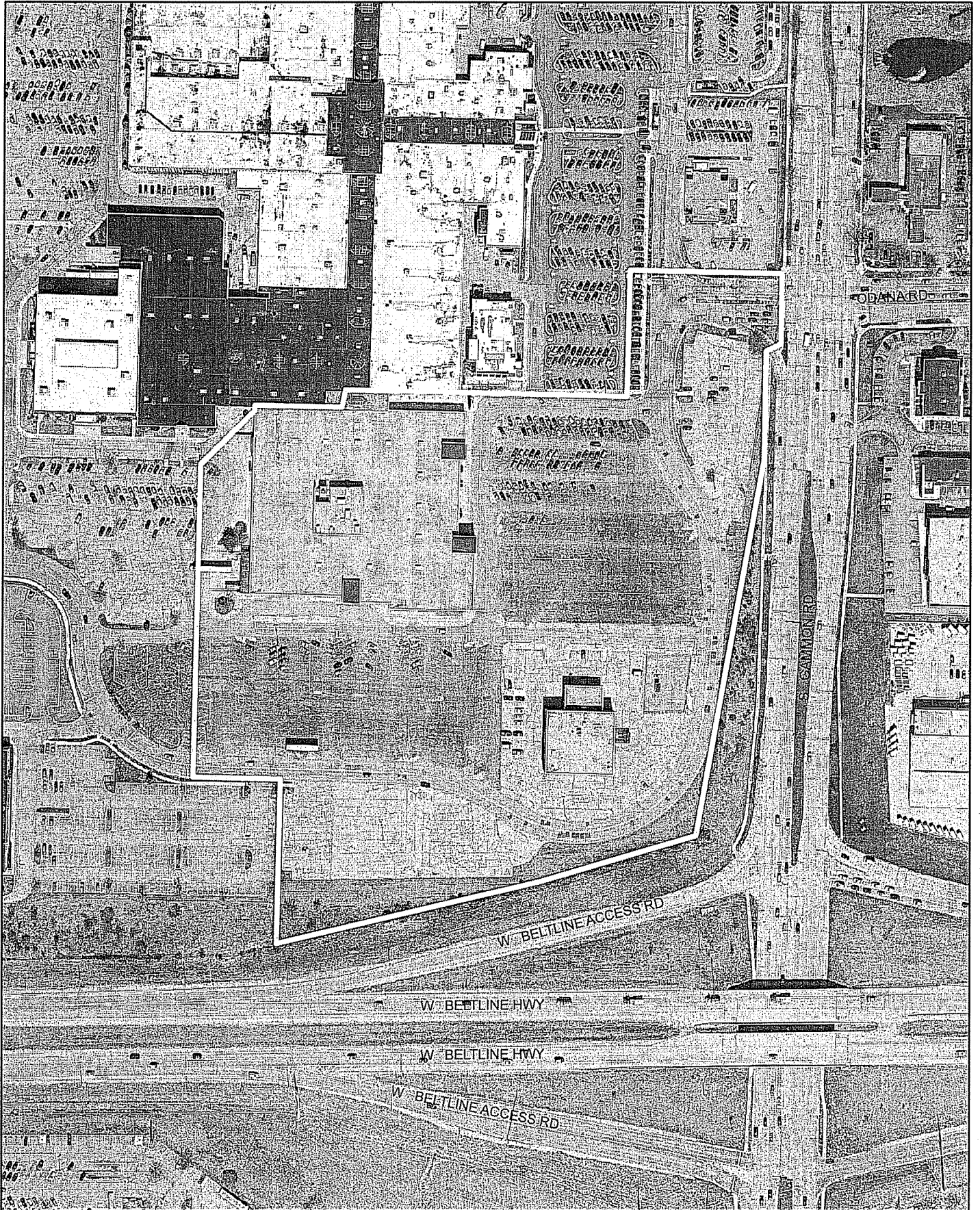


For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : PPE : Date : 6 December 2016





LAND USE APPLICATION

CITY OF MADISON

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

- All Land Use Applications should be filed with the Zoning Administrator at the above address.
- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application.
- This form may also be completed online at:
www.cityofmadison.com/developmentcenter/landdevelopment

FOR OFFICE USE ONLY:	
Amt. Paid <u>2750-</u>	Receipt No. <u>021065-0010</u>
Date Received <u>9/21/16</u>	
Received By <u>MGP</u>	
Parcel No. <u>0708-261-0095-6</u>	
Aldermanic District <u>9 - SKIOMORE</u>	
Zoning District <u>CC</u>	
Special Requirements <u>ch</u>	
Review Required By:	
<input checked="" type="checkbox"/> Urban Design Commission	<input checked="" type="checkbox"/> Plan Commission
<input type="checkbox"/> Common Council	<input type="checkbox"/> Other: _____

Form Effective: February 21, 2013

1. **Project Address:** 53 West Towne Mall
Project Title (if any): Sears West Towne Redevelopment

2. **This is an application for (Check all that apply to your Land Use Application):**

- Zoning Map Amendment from _____ to _____
- Major Amendment to Approved PD-GDP Zoning Major Amendment to Approved PD-SIP Zoning
- Review of Alteration to Planned Development (By Plan Commission)
- Conditional Use, or Major Alteration to an Approved Conditional Use
- Demolition Permit
- Other Requests: _____

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

Applicant Name: James Bry **Company:** Seritage SRC Finance LLC
Street Address: 489 Fifth Avenue, 18th Floor **City/State:** New York, NY **Zip:** 10017
Telephone: (212) 355-7800 **Fax:** () **Email:** jbry@seritage.com

Project Contact Person: Jeff Vercauteren **Company:** Husch Blackwell LLP
Street Address: 33 East Main Street, Suite 300 **City/State:** Madison, WI **Zip:** 53703
Telephone: (608) 234-6052 **Fax:** () **Email:** jeff.vercauteren@huschblackwell.com

Property Owner (if not applicant): _____
Street Address: _____ **City/State:** _____ **Zip:** _____

4. **Project Information:**

Provide a brief description of the project and all proposed uses of the site: Recapture ~55,000 sf of Sears Department Store and redevelop to ~31,000 sf Dave & Busters, ~24,000 sf for another tenant; Recapture Auto Center for restaurant/retail tenants.

Development Schedule: Commencement January 2017 Completion September, 2017

5. Required Submittal Information

All Land Use applications are required to include the following:

Project Plans including:*

- Site Plans (fully dimensioned plans depicting project details including all lot lines and property setbacks to buildings; demolished/proposed/altered buildings; parking stalls, driveways, sidewalks, location of existing/proposed signage; HVAC/Utility location and screening details; useable open space; and other physical improvements on a property)
- Grading and Utility Plans (existing and proposed)
- Landscape Plan (including planting schedule depicting species name and planting size)
- Building Elevation Drawings (fully dimensioned drawings for all building sides, labeling primary exterior materials)
- Floor Plans (fully dimensioned plans including interior wall and room location)

Provide collated project plan sets as follows:

- **Seven (7) copies** of a full-sized plan set drawn to a scale of 1 inch = 20 feet (folded or rolled and stapled)
- **Twenty Five (25) copies** of the plan set reduced to fit onto 11 X 17-inch paper (folded and stapled)
- **One (1) copy** of the plan set reduced to fit onto 8 1/2 X 11-inch paper

* For projects requiring review by the **Urban Design Commission**, provide **Fourteen (14) additional 11x17 copies** of the plan set. In addition to the above information, all plan sets should also include: 1) Colored elevation drawings with shadow lines and a list of exterior building materials/colors; 2) Existing/proposed lighting with photometric plan & fixture cutsheet; and 3) Contextual site plan information including photographs and layout of adjacent buildings and structures. The applicant shall bring samples of exterior building materials and color scheme to the Urban Design Commission meeting.

Letter of Intent: Provide one (1) Copy per Plan Set describing this application in detail including, but not limited to:

- | | | |
|---|---|--|
| • Project Team | • Building Square Footage | • Value of Land |
| • Existing Conditions | • Number of Dwelling Units | • Estimated Project Cost |
| • Project Schedule | • Auto and Bike Parking Stalls | • Number of Construction & Full-Time Equivalent Jobs Created |
| • Proposed Uses (and ft ² of each) | • Lot Coverage & Usable Open Space Calculations | • Public Subsidy Requested |
| • Hours of Operation | | |

Filing Fee: Refer to the Land Use Application Instructions & Fee Schedule. Make checks payable to: *City Treasurer*.

Electronic Submittal: All applicants are required to submit copies of all items submitted in hard copy with their application as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or by e-mail to pcapplications@cityofmadison.com.

Additional Information may be required, depending on application. Refer to the Supplemental Submittal Requirements.

6. Applicant Declarations

Pre-application Notification: The Zoning Code requires that the applicant notify the district alder and any nearby neighborhood and business associations in writing no later than 30 days prior to FILING this request. List the alderperson, neighborhood association(s), and business association(s) AND the dates you sent the notices:
Alder Paul Skidmore on June 10, 2016

→ If a waiver has been granted to this requirement, please attach any correspondence to this effect 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 and Planning Division staff; note staff persons and date.

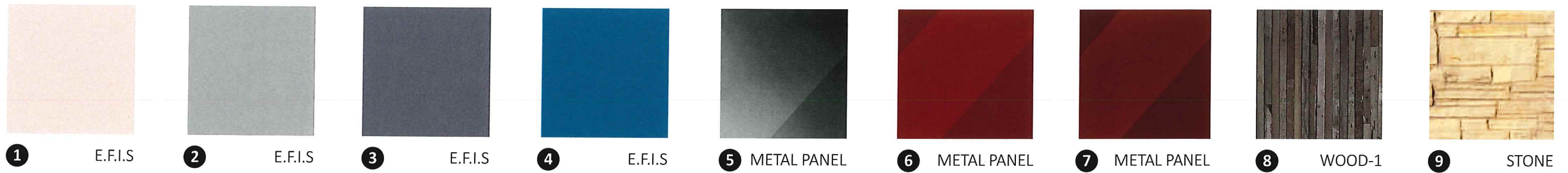
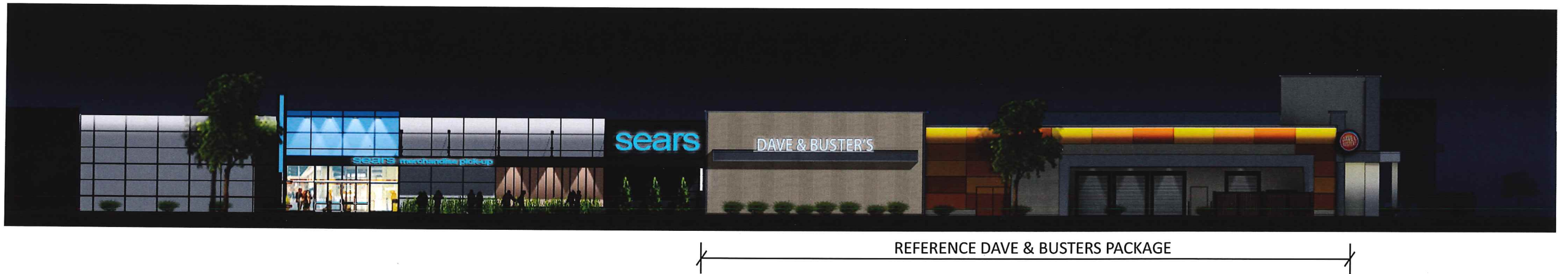
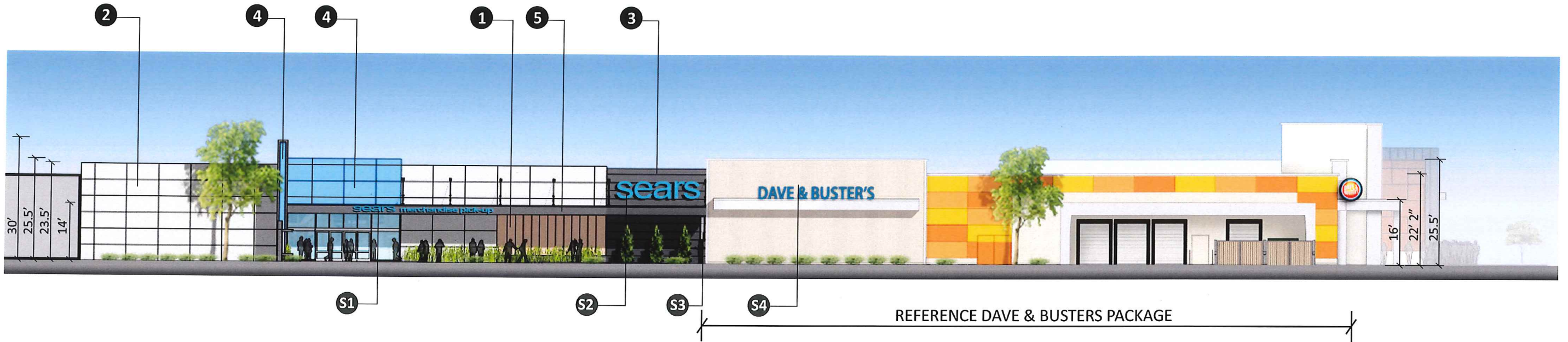
Planning Staff: Tim Parks Date: May 5, 2016 Zoning Staff: Matt Tucker Date: May 5, 2016

The applicant attests that this form is accurately completed and all required materials are submitted:

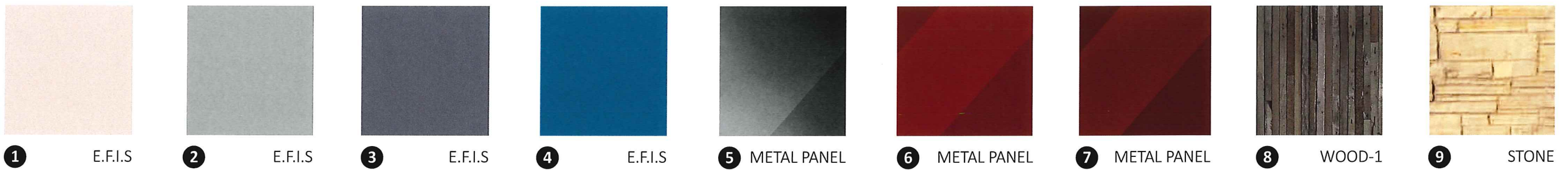
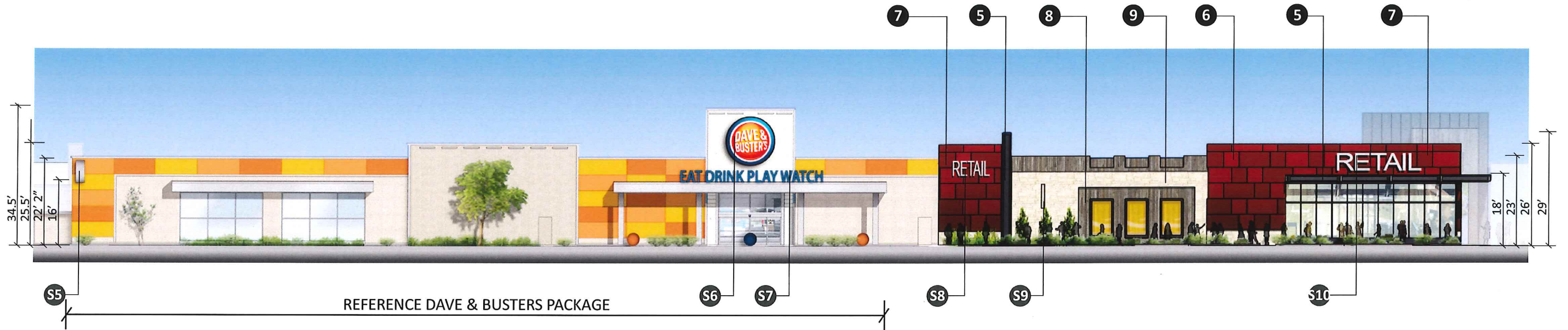
Name of Applicant Seritage SRC Finance LLC Relationship to Property: Owner

Authorizing Signature of Property Owner [Signature] Date 9.19.16

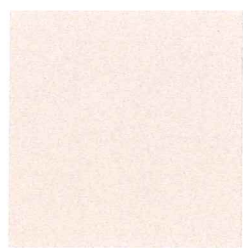
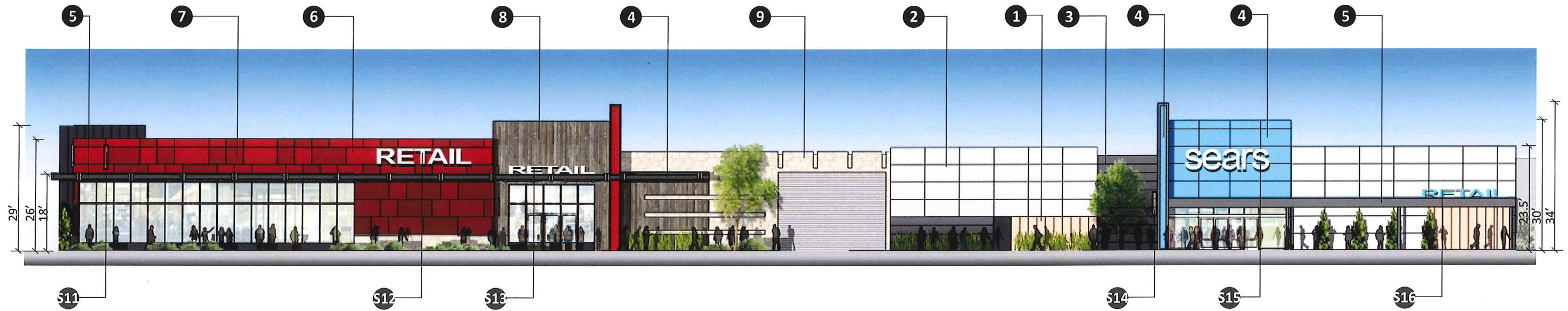
ELEVATION - WEST



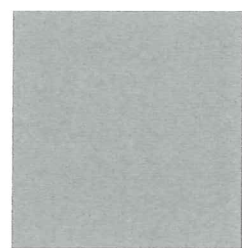
ELEVATION - SOUTH



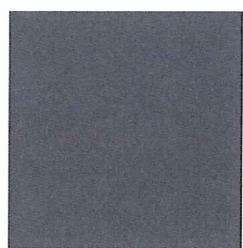
ELEVATION - EAST



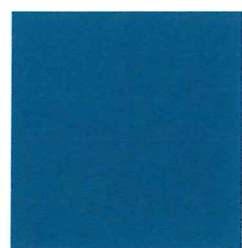
1 E.F.I.S



2 E.F.I.S



3 E.F.I.S



4 E.F.I.S



5 METAL PANEL



6 METAL PANEL



7 METAL PANEL



8 WOOD-1



9 STONE

DEPARTMENT STORE BUILDING
EXISTING SIGNAGE:

WEST ELEVATION



TOTAL AREA = 144 SF
TO BE RELOCATED/REPLACED

SOUTH ELEVATION



TOTAL AREA = 144 SF
TO BE REMOVED

EAST ELEVATION



TOTAL AREA = 144 SF
TO BE RELOCATED/REPLACED

W Towne Mall

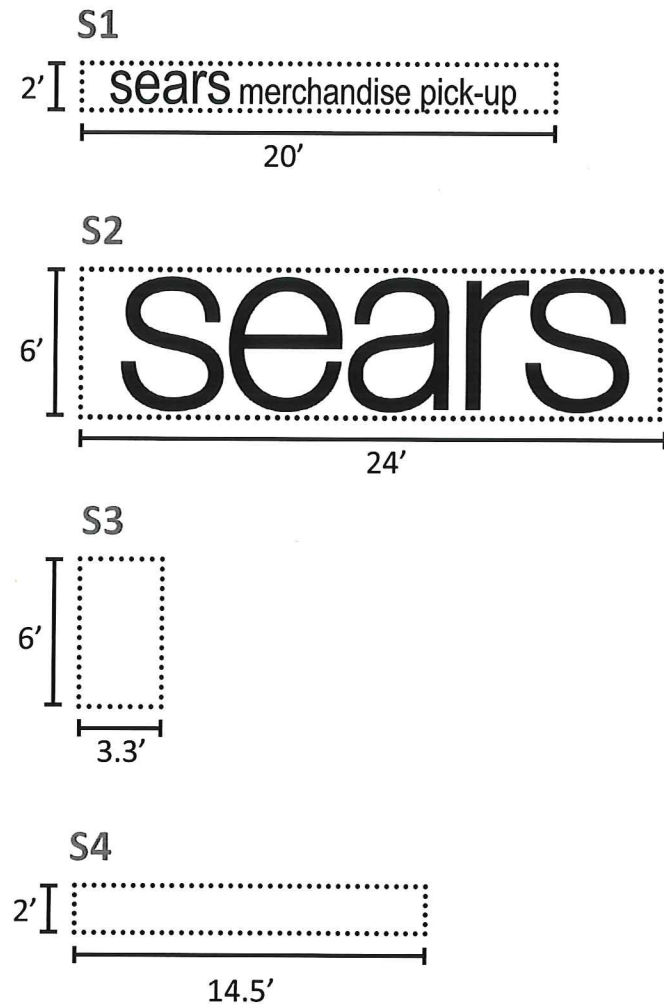
53 W Towne Mall, Madison, WI 53719

Madison Signage Zoning Ordinance

Sec.31.021(1)(c)	Group3: CC Commercial Center District
31.07	Wall, Roof and Above-Roof Signs
31.07(2)	Wall Signable Area
31.07(2)(a)(1)	Number of Signable Areas for buildings with more than one occupant
31.07(2)(b)(1)	Measuring Signable area for walls
31.07(4)(b)	Size (30%) of the signable area, and a Max of (120) sf per signage
31.07(5)(c)	Standalone logo outside the signable wall area: 6 sf Max.
31.07(6)(a)	Four accessory signs for buildings exceeding 125 ft. in Length.
31.071	Canopy signs
31.071(1)	Canopy Fascia
31.071(2)(c)(1)	Criteria
31.071(2)(c)(2)	Size
31.071(2)(c)(3)(b)	Logo size
31.09	Projecting signs
31.09(1)	Size, Projection, location, and number of signs.
31.10.	Window signs
31.10.(1)	Max size allowed, criteria and percentage

DEPARTMENT STORE BUILDING: PROPOSED SIGNAGE:

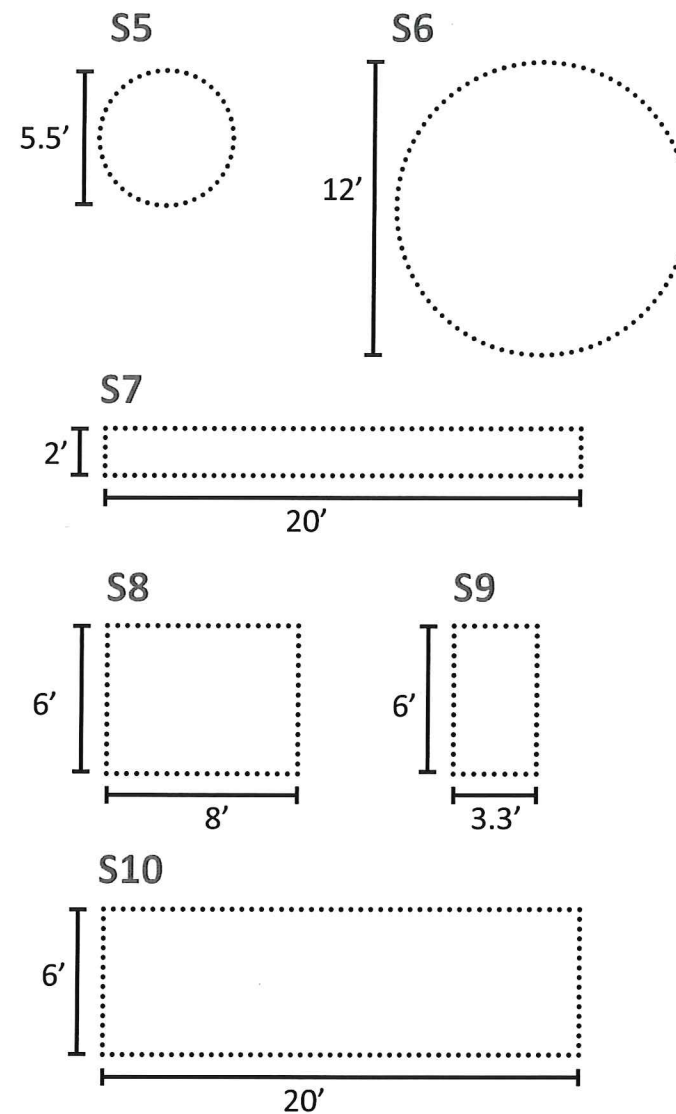
WEST ELEVATION



PROPOSED SIGNAGE

SEARS:	S1: 2' x 20'	= 40 sq. ft.
	S2: 6' x 24'	= 144 sq. ft.
	S3: 6' x 3.3'	= 20 sq. ft.
D&B	S4: 2' x 14.5'	= 29 sq. ft.
TOTAL		= 233 sq. ft.

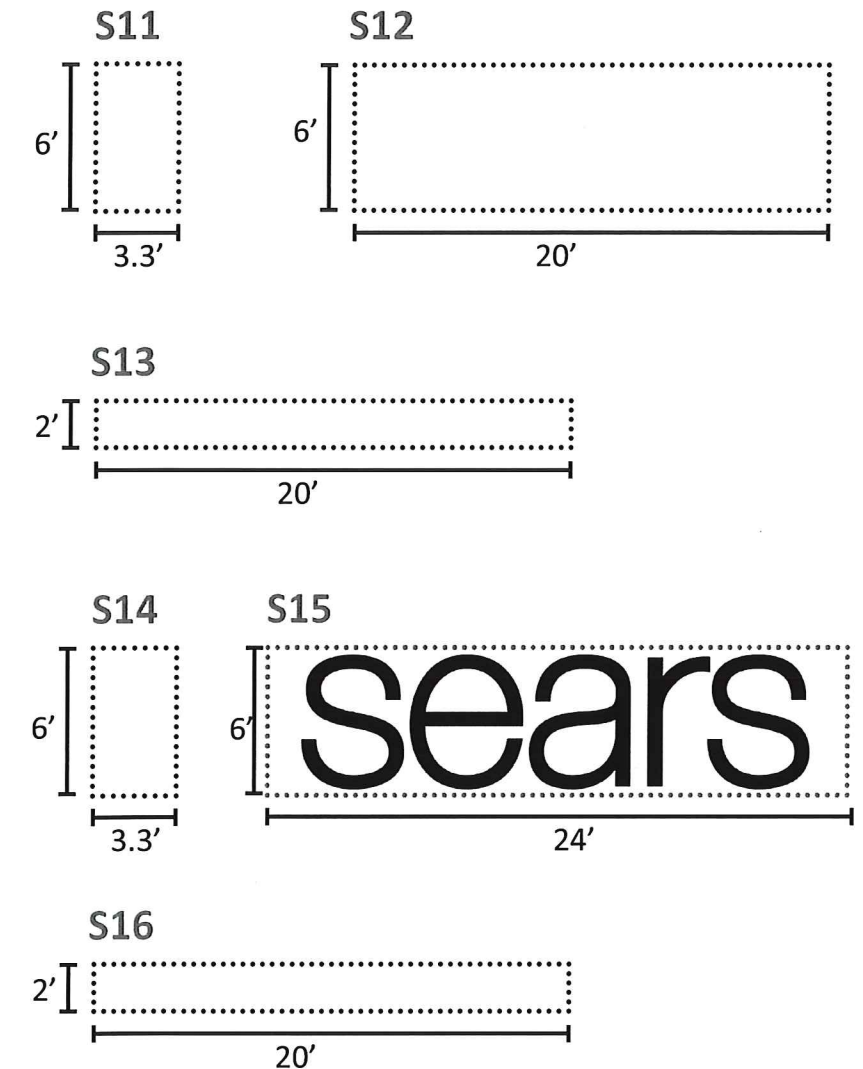
SOUTH ELEVATION



PROPOSED SIGNAGE

D&B:	S5: D=5.5'	= 28 sq. ft.
	S6: D=12'	= 138 sq. ft.
	S7: 2' x 20'	= 40 sq. ft.
RETAIL-1:	S8: 6' x 8'	= 48 sq. ft.
	S9: 6' x 3.3'	= 20 sq. ft.
	S10: 6' x 20'	= 120 sq. ft.
TOTAL:		= 394 sf

EAST ELEVATION



PROPOSED SIGNAGE

RETAIL-1:	S11: 6' x 3.3'	= 20 sq. ft.
	S12: 6' x 20'	= 120 sq. ft.
	S13: 2' x 20'	= 40 sq. ft.
SEARS:	S14: 6' x 3.3'	= 20 sq. ft.
	S15: 6' x 24'	= 144 sq. ft.
	S16: 2' x 20'	= 40 sq. ft.
TOTAL		= 384 sq. ft.

3D VIEW - EAST



3D VIEW - SOUTH



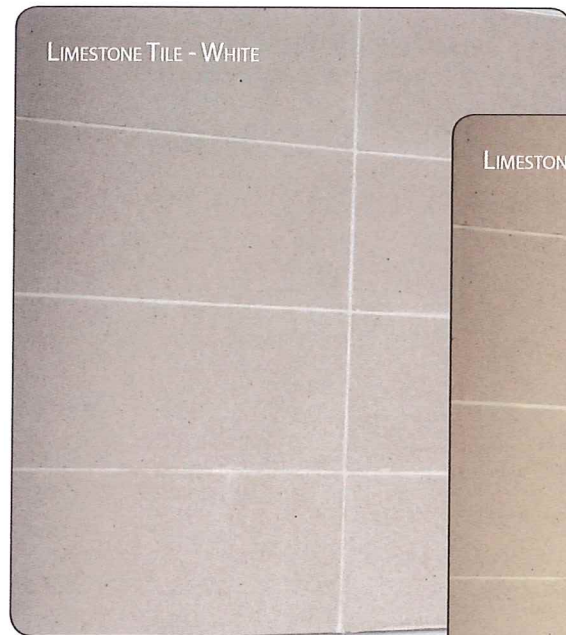
October 24, 2016



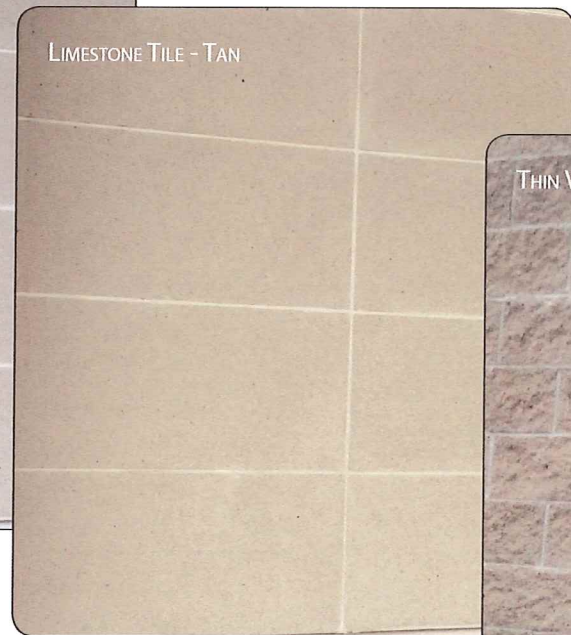
Dave & Busters - Madison, WI

A Dave and Busters environment provides a visually pleasing façade focusing on articulation of surface through geometric form, hierarchy of building mass, color, light, and shadow. This well established brand integrates seamlessly into entertainment villages while providing a gathering destination within the West Towne Mall and the community. Dave and Busters at West Towne Mall will provide a customer focused experience to all those that gather.

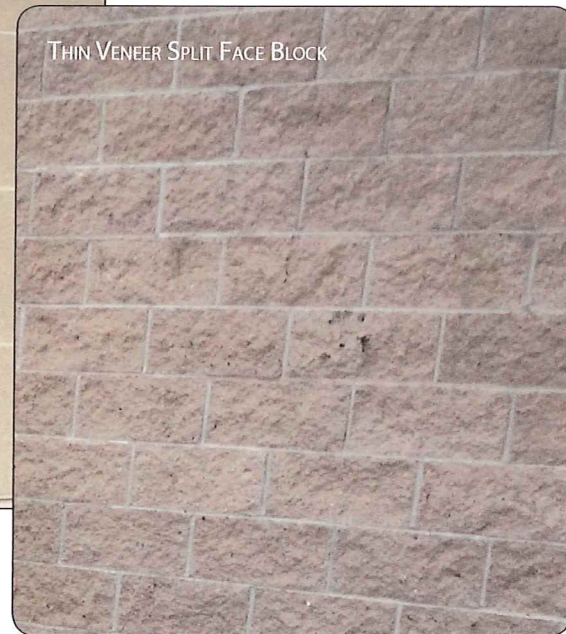
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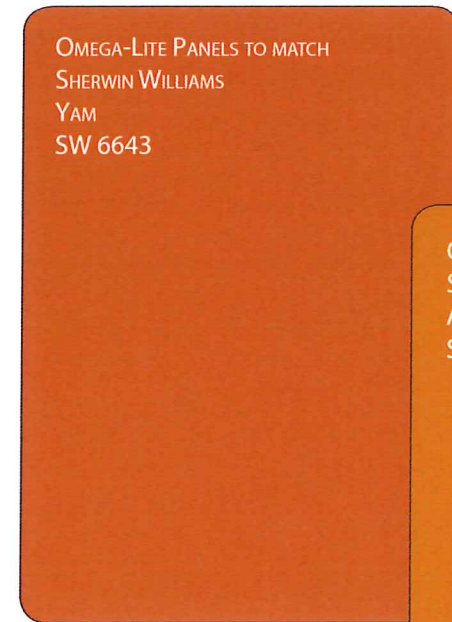
LIMESTONE TILE - WHITE



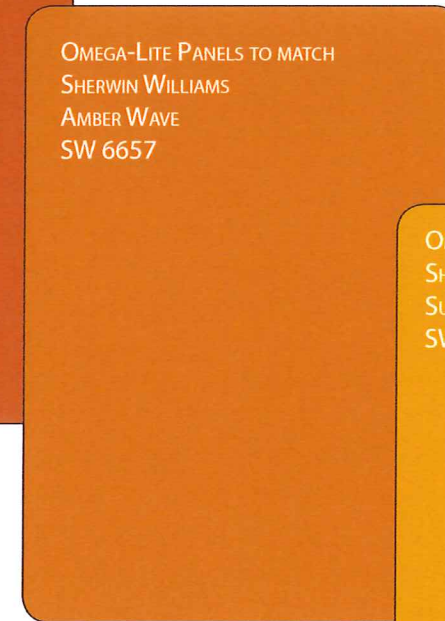
LIMESTONE TILE - TAN



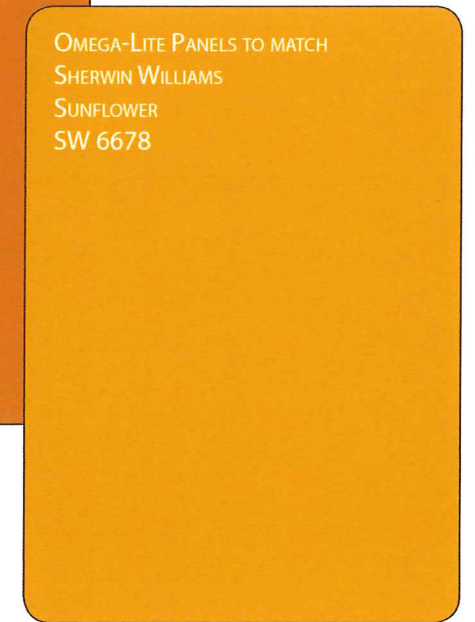
THIN VENEER SPLIT FACE BLOCK



OMEGA-LITE PANELS TO MATCH
SHERWIN WILLIAMS
YAM
SW 6643



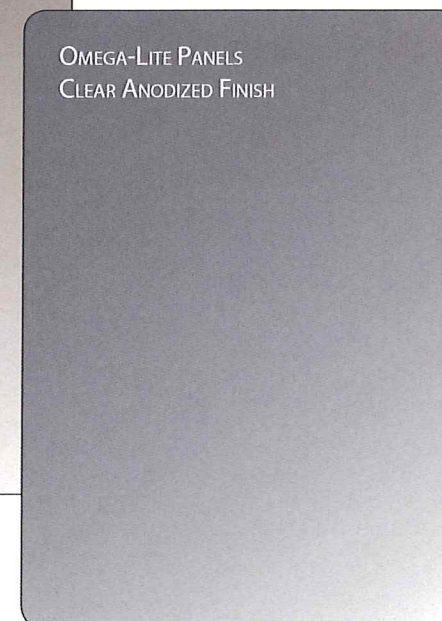
OMEGA-LITE PANELS TO MATCH
SHERWIN WILLIAMS
AMBER WAVE
SW 6657



OMEGA-LITE PANELS TO MATCH
SHERWIN WILLIAMS
SUNFLOWER
SW 6678



METAL COPING
PAC CLAD
METALLIC SILVER



OMEGA-LITE PANELS
CLEAR ANODIZED FINISH



BOLLARD
PAINTED SW 6643 YAM



BOLLARD
PAINTED SW 6811 HONORABLE BLUE



SCREEN GATE
TREX ROPE SWING

BUILDING MATERIALS

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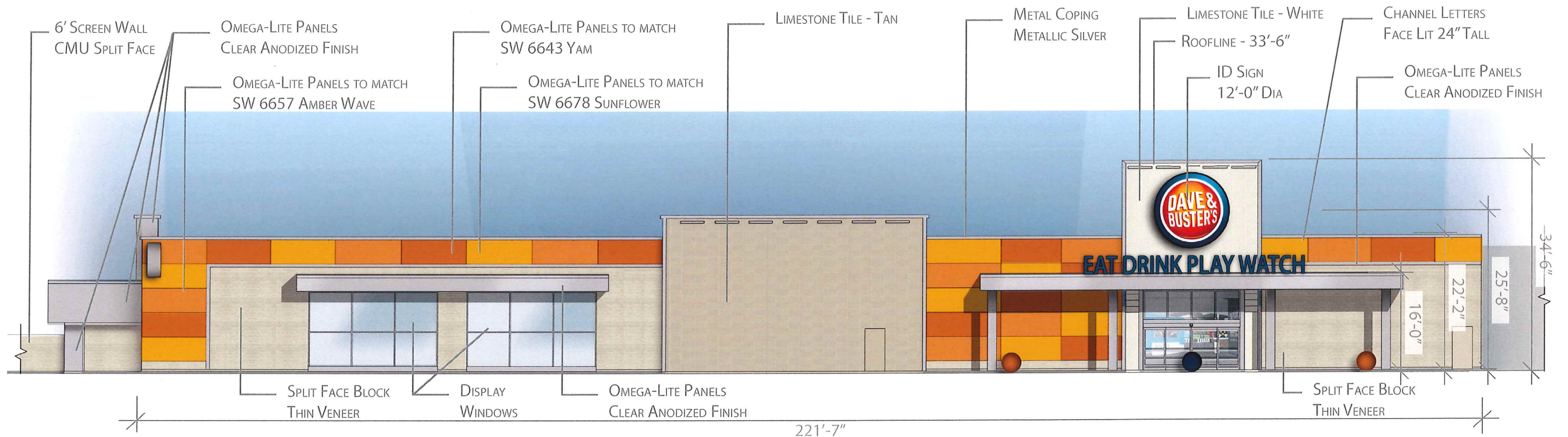


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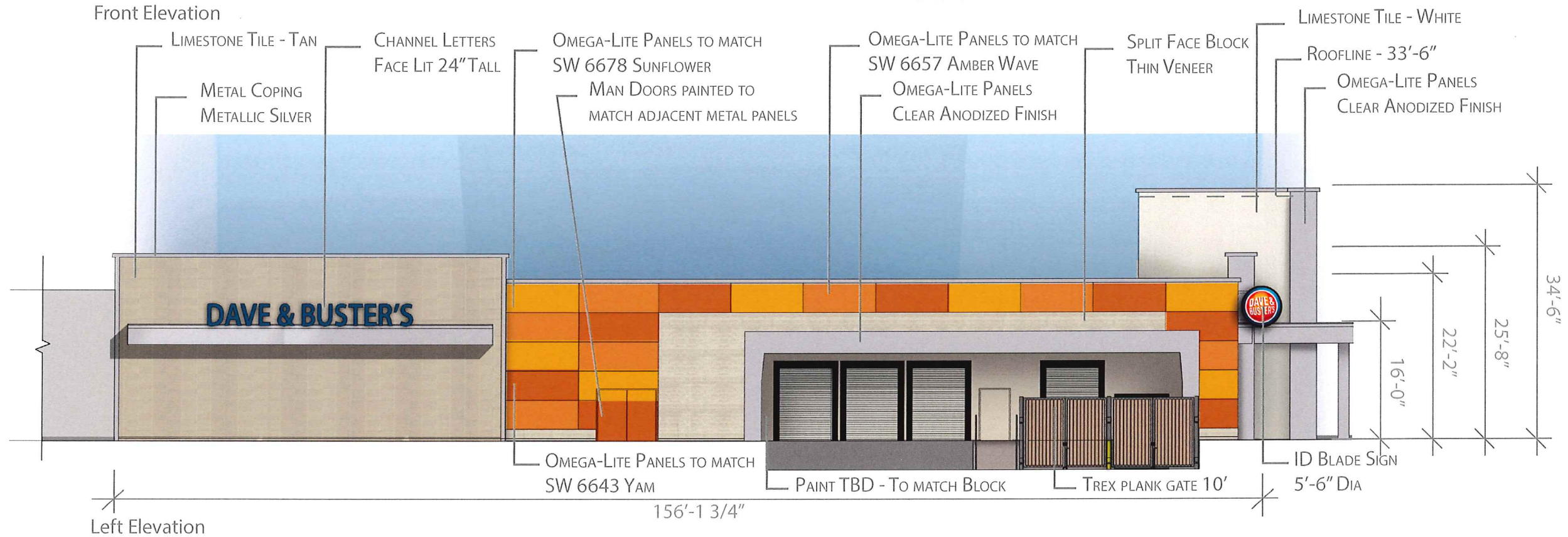
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Front Elevation



Left Elevation

ELEVATIONS - DAY

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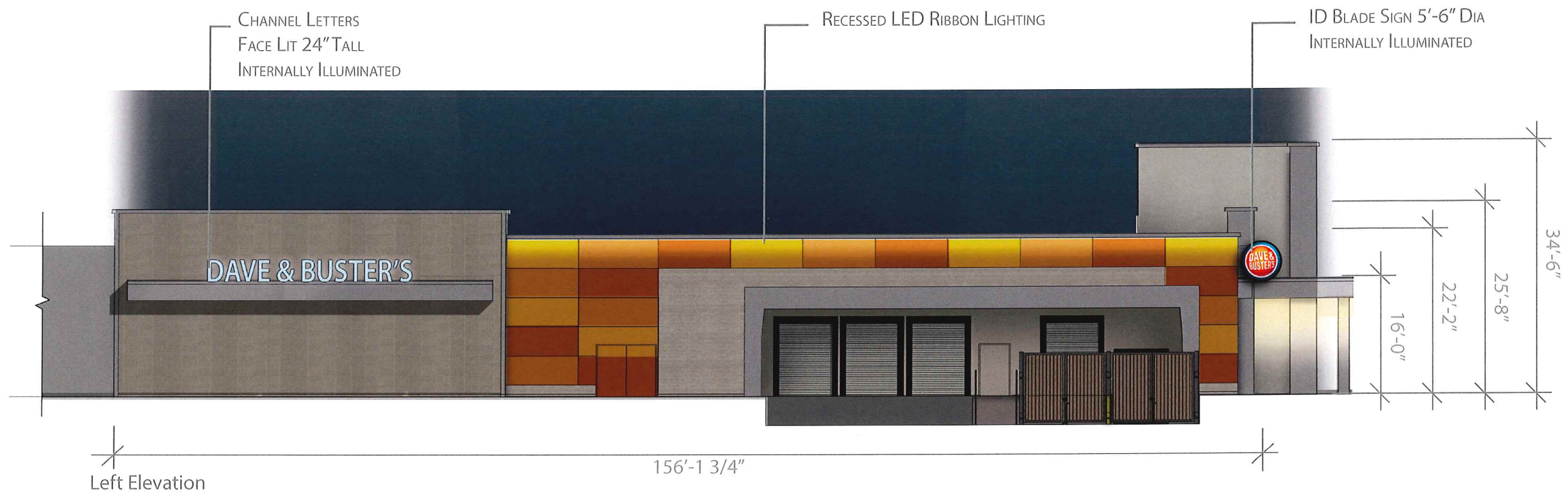
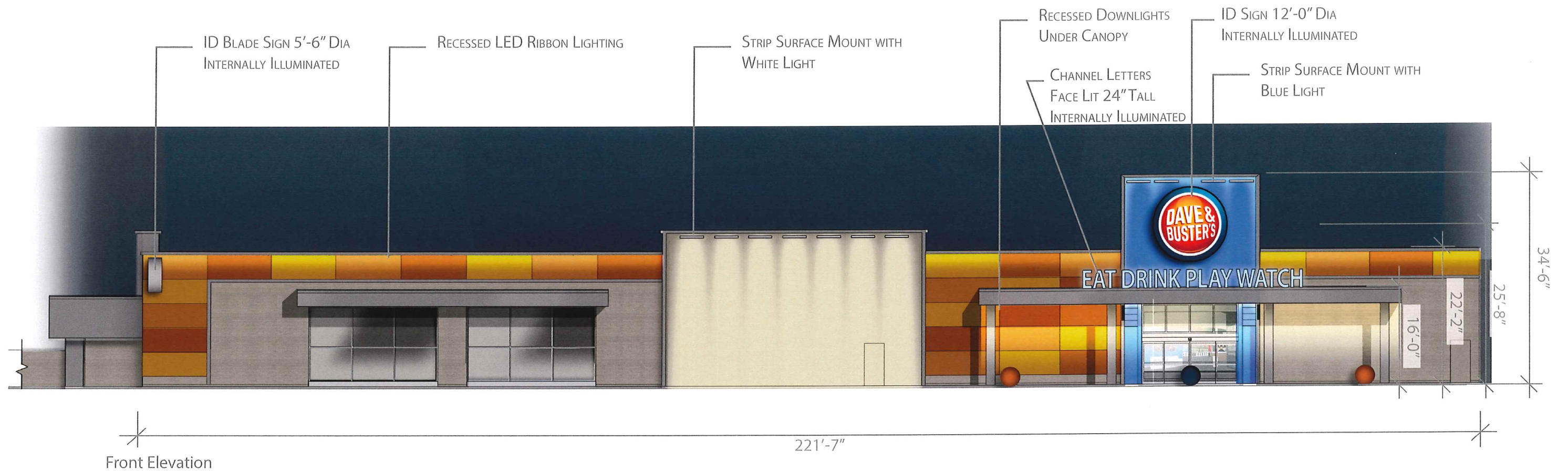
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ELEVATIONS - EVENING

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Front Elevation



Left Elevation

LANDSCAPE ELEVATIONS - DAY

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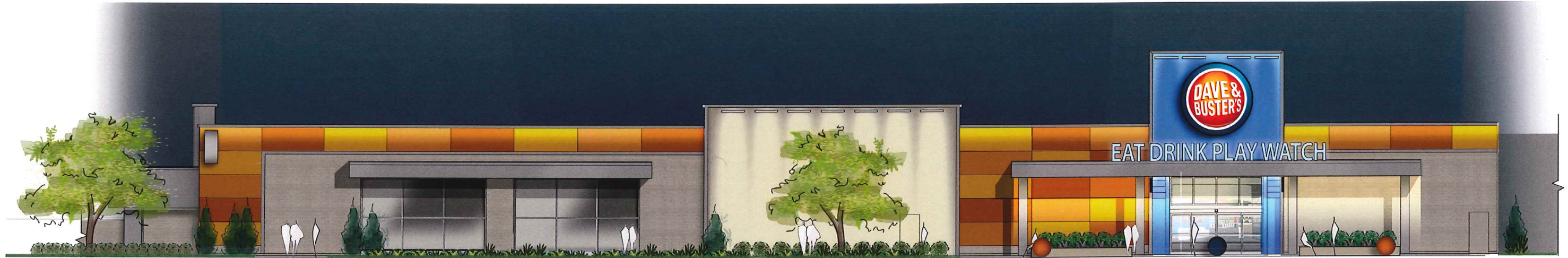


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Front Elevation



Left Elevation

LANDSCAPE ELEVATIONS - EVENING

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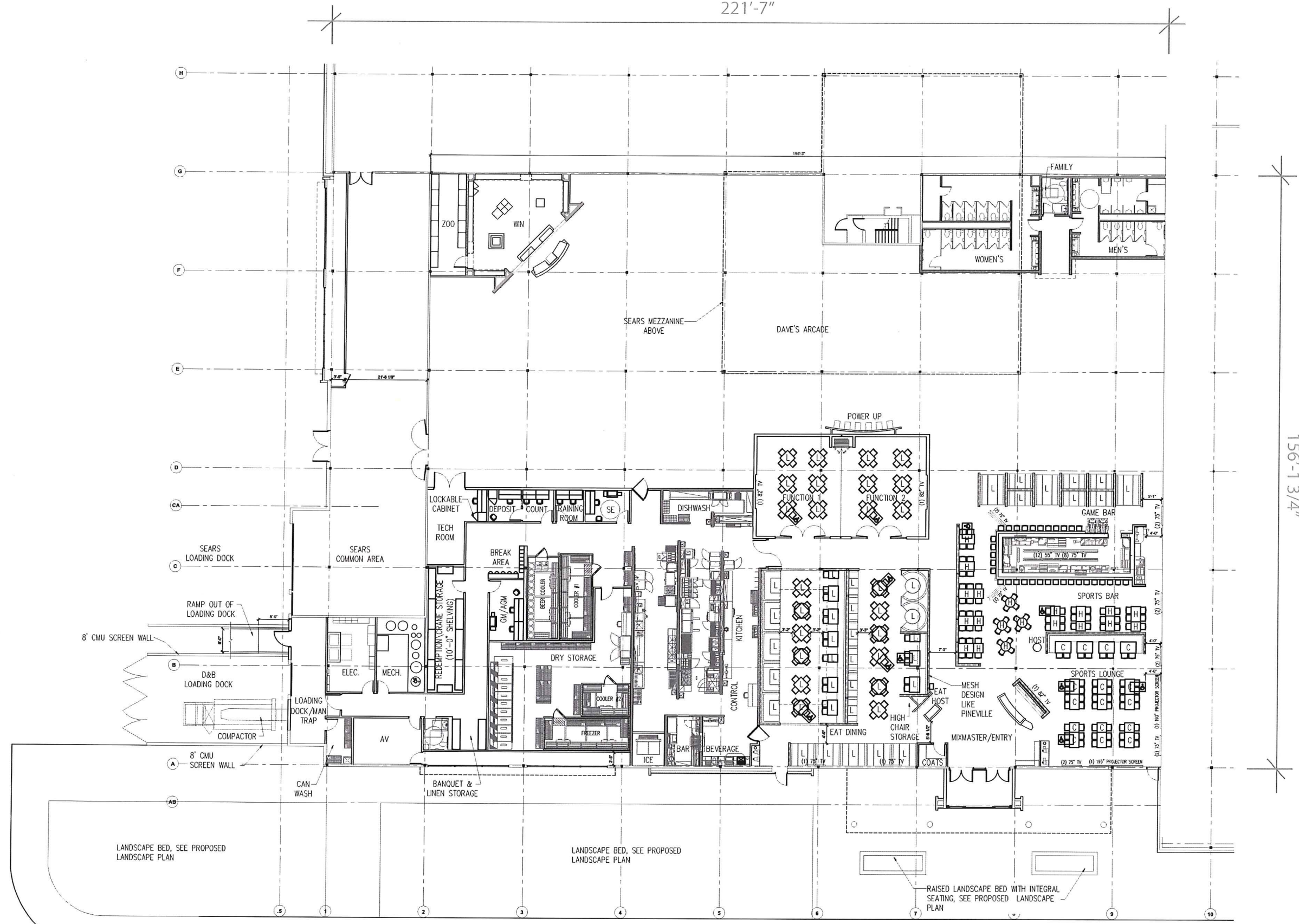
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221'-7"



156'-1 3/4"

FLOOR PLAN

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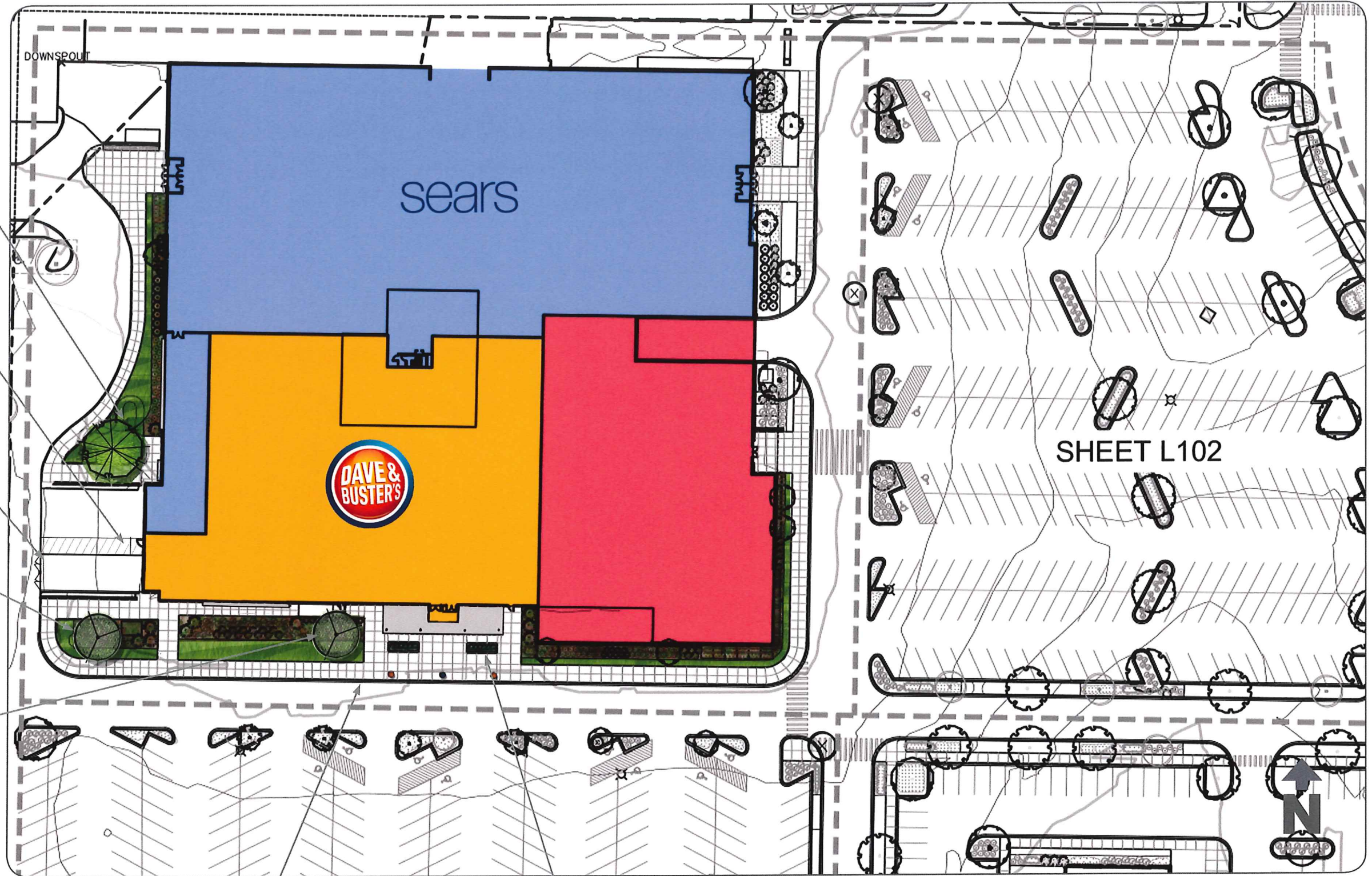


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EXISTING TREE AND PLANTING BED
TO REMAIN

PROPOSED RAMP IN EXISTING
LOADING DOCK

PROPOSED ENCLOSURE IN
EXISTING LOADING DOCK

EXISTING TREE AND PLANTING BED
TO REMAIN

PROPOSED NEW LARGE PLANTING
BED WITH TREE

EXISTING DROP OFF/PICKUP DRIVE
TO BE REMOVED TO ALLOW FOR
LANDSCAPING

PROPOSED NEW RAISED PLANTING
BED WITH INTEGRAL SEATING

SHEET L102

SITE PLAN

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12'-0" Exterior Identity Sign - 138 Sq. Ft.



Signage Area = 426 Sq. Ft.

Proposed Sign = 138 Sq. Ft. or 32% of signage area

	QTY.	Overall Height	Square Footage
DAVE & BUSTERS ID SIGN	1	12'-0"	138 Sq. Ft.
DAVE & BUSTERS BLADE SIGN	1	5'-6"	28 Sq. Ft.
EAT DRINK PLAY WATCH CHANNEL LETTERS	1	2'-0"	40.90 Sq. Ft.
DAVE & BUSTER'S CHANNEL LETTERS	1	2'-0"	29.13 Sq. Ft.

EXTERIOR SIGNAGE



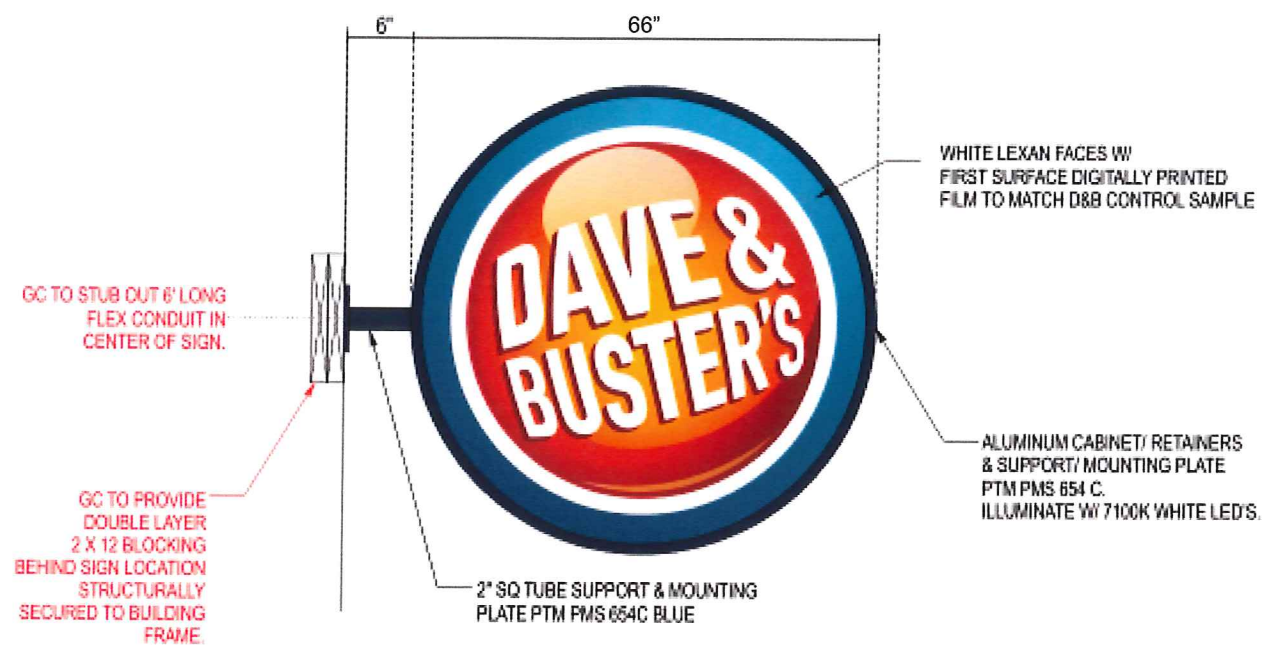
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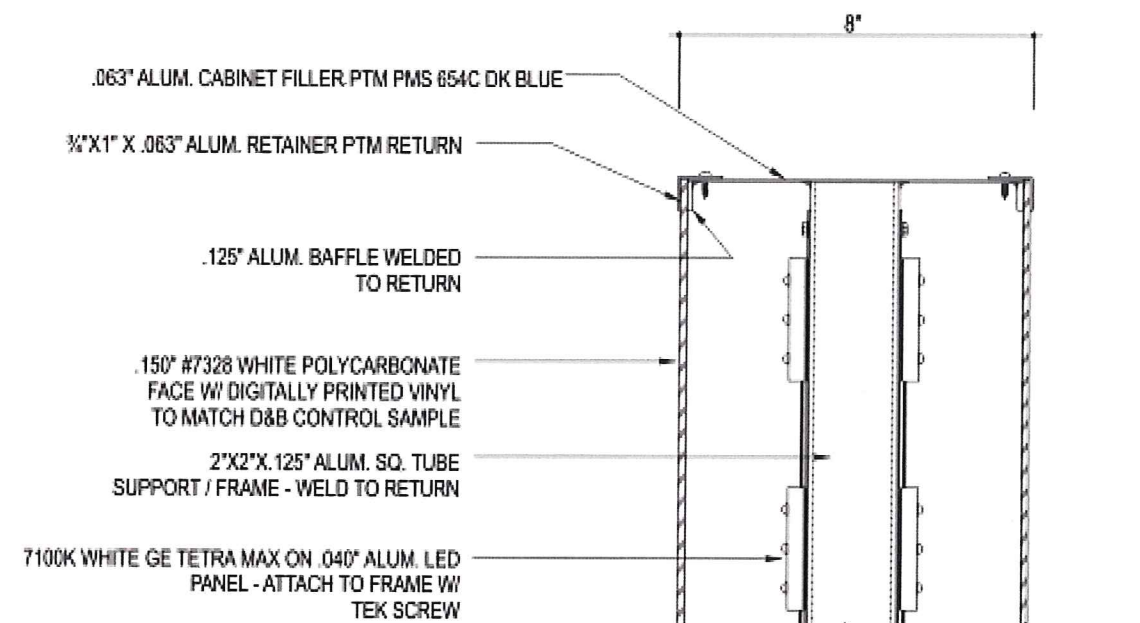
5'-6" Exterior Identity Blade Sign - 28 Sq. Ft.



Side



Blade sign does not extend more than 6'-0" from the building



Sign Detail

EXTERIOR SIGNAGE



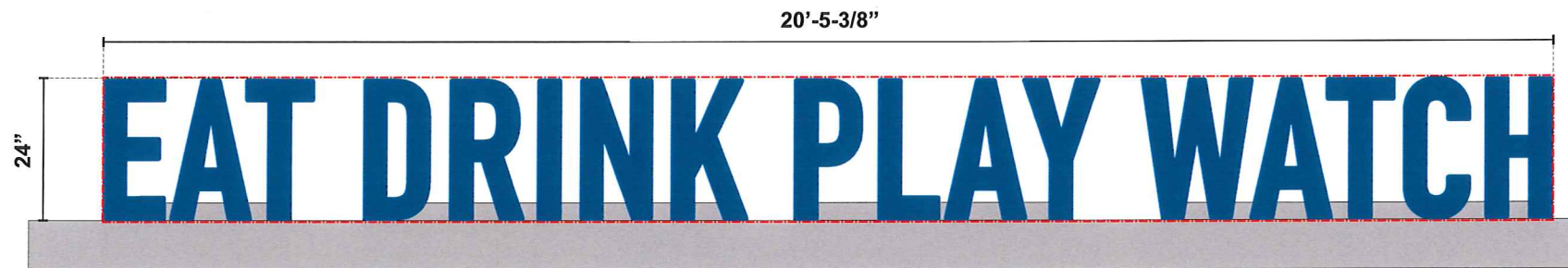
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Face-Lit Channel Letters (for canopy applications) - 40.90 Sq. Ft.

3" DEEP FACELIT CHANNEL LETTERS. ALUMINUM RETURNS PTM BRUSHED ALUMINUM.

2447 WHITE ACRYLIC FACES W/ 1ST SURFACE PERFORATED VINYL TO MATCH 3630-167 BRIGHT BLUE (BLUE DAY/WHITE NIGHT)
RETAIN WITH 3/4" SILVER TRIMCAP.

ILLUMINATE W/ COOL WHITE LEDS.

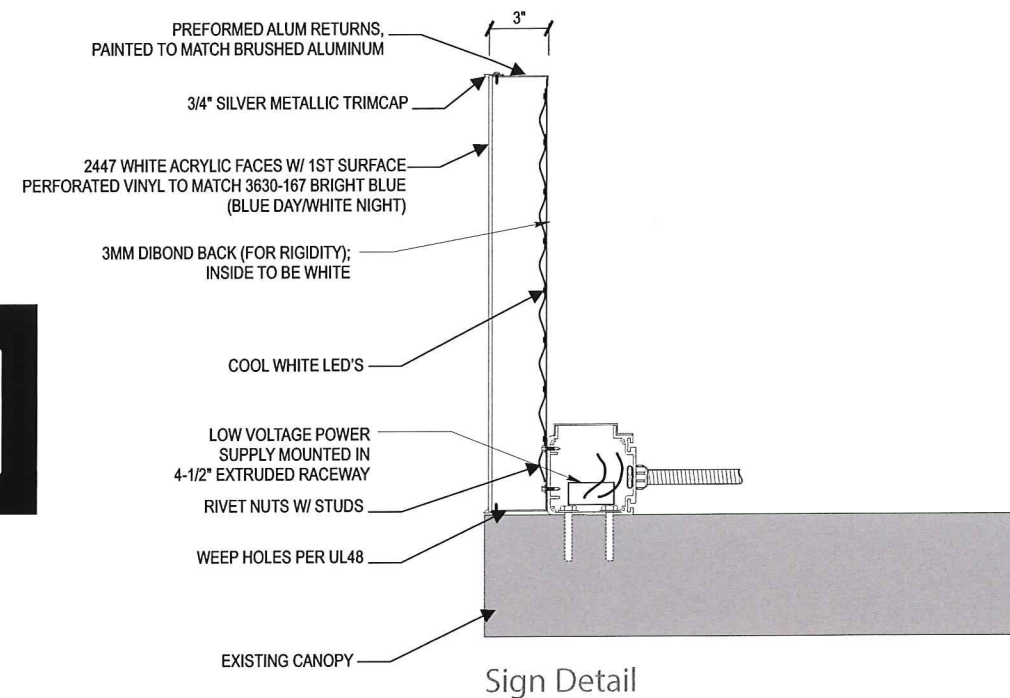
2" X 4" ALUMINUM RACEWAY PAINTED TO MATCH BRUSHED ALUMINUM. RACEWAY TO HOUSE POWER SUPPLIES AND PROVIDE FOR MOUNTING LETTERS TO EXISTING CANOPY.



Face-Lit Channel Letters - Night View



24" High Canopy Mounted Sign



EXTERIOR SIGNAGE

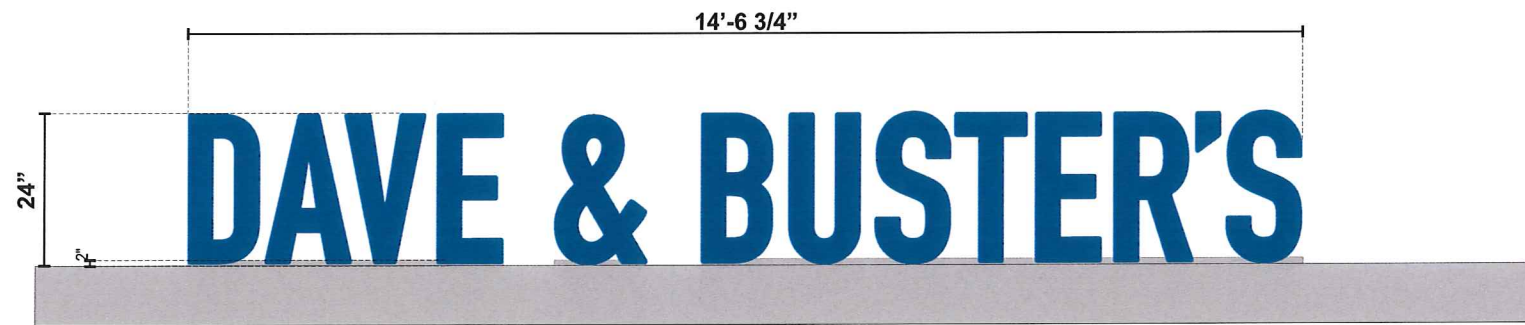


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Face-Lit Channel Letters (for canopy applications) - 29.13 Sq. Ft.

3" DEEP FACELIT CHANNEL LETTERS. ALUMINUM RETURNS PTM BRUSHED ALUMINUM.

2447 WHITE ACRYLIC FACES W/ 1ST SURFACE PERFORATED VINYL TO MATCH 3630-167 BRIGHT BLUE (BLUE DAY/WHITE NIGHT)
RETAIN WITH 3/4" SILVER TRIMCAP.

ILLUMINATE W/ COOL WHITE LEDS.

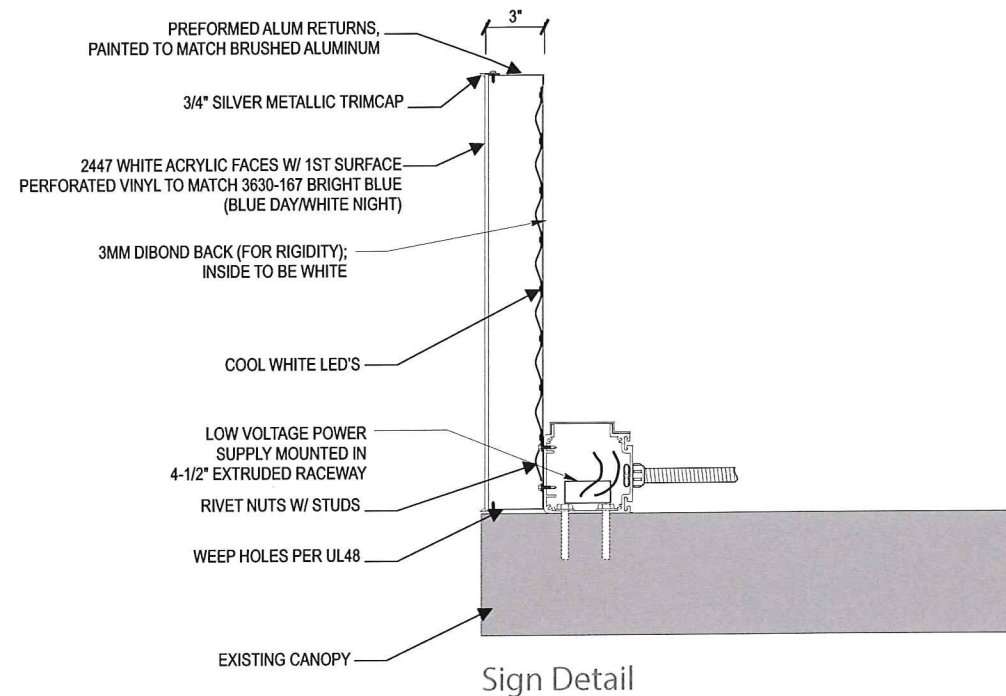
2" X 4" ALUMINUM RACEWAY PAINTED TO MATCH BRUSHED ALUMINUM. RACEWAY TO HOUSE POWER SUPPLIES AND PROVIDE FOR MOUNTING LETTERS TO EXISTING CANOPY.



24" High Canopy Mounted Sign



Face-Lit Channel Letters - Night View



EXTERIOR SIGNAGE

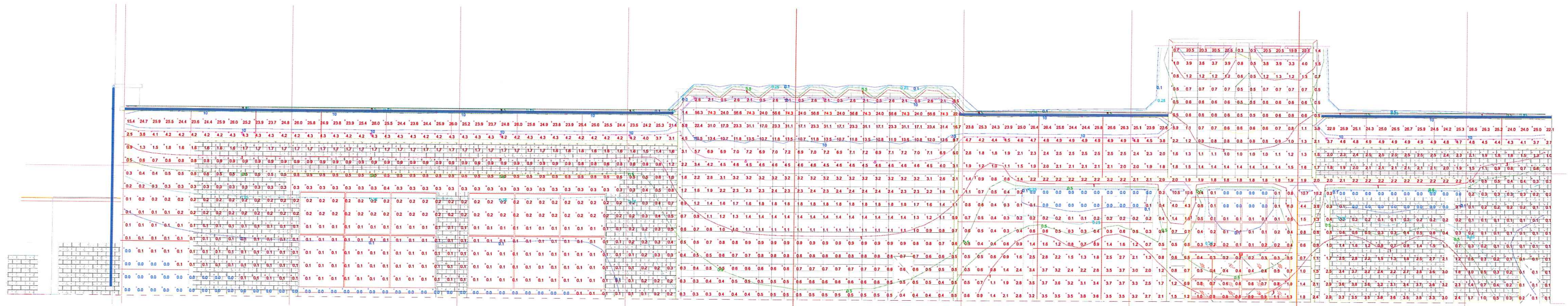


October 24, 2016 - Madison, WI

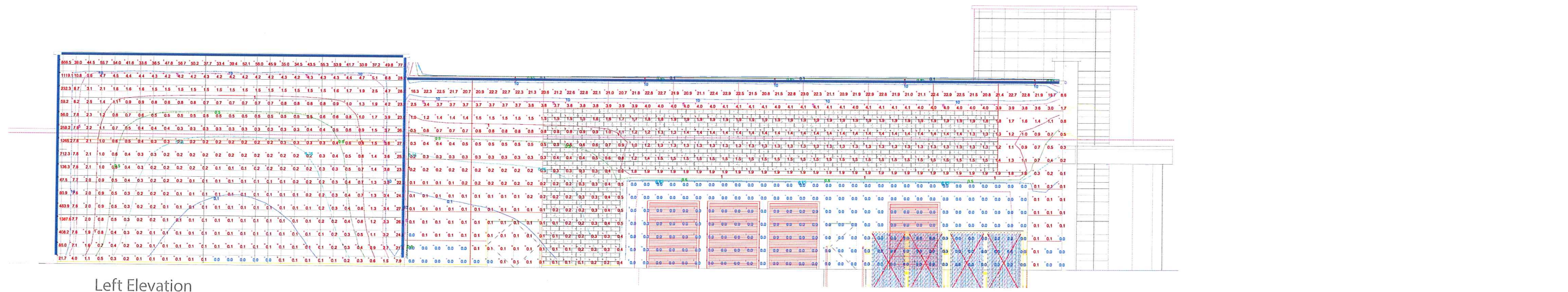
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Front Elevation



Left Elevation

PHOTOMETRIC ELEVATIONS



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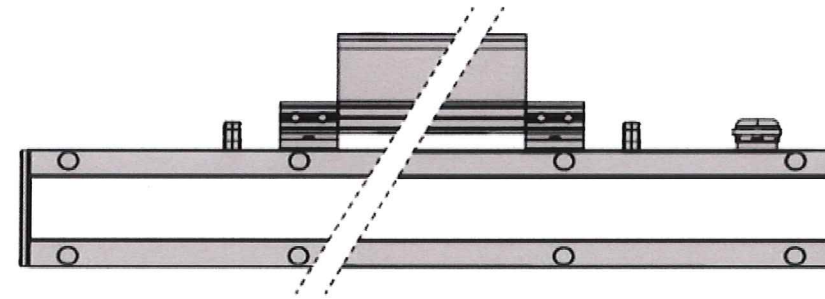
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NOVA FLEX
24-VOLT 240 SERIES
FLEXIBLE LED RIBBON LIGHTING
3225K



PRISMA ARCHITECTURAL
X8 - STRIP SQUARE SURFACE MOUNT
30 LED 35W 4000K AND 30 LED 35W BLUE LED



PORTFOLIO
LD6A20 - DOWNLIGHT
3500K

LIGHTING FIXTURES



October 24, 2016 - Madison, WI

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**LEGEND
(PROPOSED FEATURES)**

- TREE REMOVAL
- EXISTING CONCRETE PAVEMENT TO BE REMOVED
- EXISTING ASPHALT PAVEMENT TO BE REMOVED
- EXISTING BUILDING/STRUCTURE TO BE REMOVED
- SAWCUT LINE
- PROPOSED PROPERTY LINE
- PROPOSED SITE LIGHTING (DESIGNED BY OTHERS, FOR REFERENCE ONLY)
- MONUMENT SIGNS (CONSTRUCTION DETAILS BY OTHERS)
- SIGN
- HEAVY-DUTY CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- HEATED CONCRETE SIDEWALK
- HEAVY-DUTY ASPHALT PAVEMENT
- STANDARD-DUTY ASPHALT PAVEMENT
- COLORED AND STAMPED CONCRETE
- PROPOSED 18" REJECT CURB & GUTTER (AS SHOWN ON SITE PLAN)
- PROPOSED 18" STANDARD CURB & GUTTER (AS SHOWN ON SITE PLAN)
- PROPOSED ACCESSIBLE PAVEMENT MARKING
- VAH ACCESSIBLE STALL
- PROPOSED TYPE 3 CURB RAMP (SEE DETAIL SHEET, NOTE LINEWORK ON PLAN IS SYMBOLIC ONLY.)
- PROPOSED TYPE 3A CURB RAMP (SEE DETAIL SHEET, NOTE LINEWORK ON PLAN IS SYMBOLIC ONLY.)
- PROPOSED TYPE 4 CURB RAMP (SEE DETAIL SHEET, NOTE LINEWORK ON PLAN IS SYMBOLIC ONLY.)
- PROPOSED TYPE 4A CURB RAMP (SEE DETAIL SHEET, NOTE LINEWORK ON PLAN IS SYMBOLIC ONLY.)
- PROPOSED TYPE 7 CURB RAMP (SEE DETAIL SHEET, NOTE LINEWORK ON PLAN IS SYMBOLIC ONLY.)
- DOOR
- STRUCTURAL RETAINING WALL - (DESIGNED BY OTHERS)
- PROPOSED 0.5-FOOT GRADE CONTOUR (ONLY USED WHEN CRITICAL)
- PROPOSED 1-FOOT GRADE CONTOUR
- PROPOSED 5-FOOT GRADE CONTOUR
- PROPOSED SPOT GRADE
- PROPOSED TOP OF CURB
- PROPOSED EROSION CONTROL BALE
- PROPOSED TEMPORARY DITCH CHECK
- PROPOSED INLET PROTECTION
- PROPOSED SILT FENCE
- PROPOSED TEMPORARY DIVERSION SWALE & BERM
- PROPOSED LEVEL SPREADER
- PROPOSED STONE TRACKING MAT
- PROPOSED PERMANENT TURF REINFORCEMENT MAT
- EROSION CONTROL BLANKET
- PROPOSED RIPRAP
- PROPOSED GAS LINE
- PROPOSED ELECTRIC LINE
- PROPOSED TELEPHONE LINE
- PROPOSED WATER MAIN
- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED FIRE DEPARTMENT CONNECTION
- PROPOSED WATER VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED INLET
- PROPOSED STORM MANHOLE
- PROPOSED AREA DRAIN
- PROPOSED SANITARY MANHOLE

LEGEND

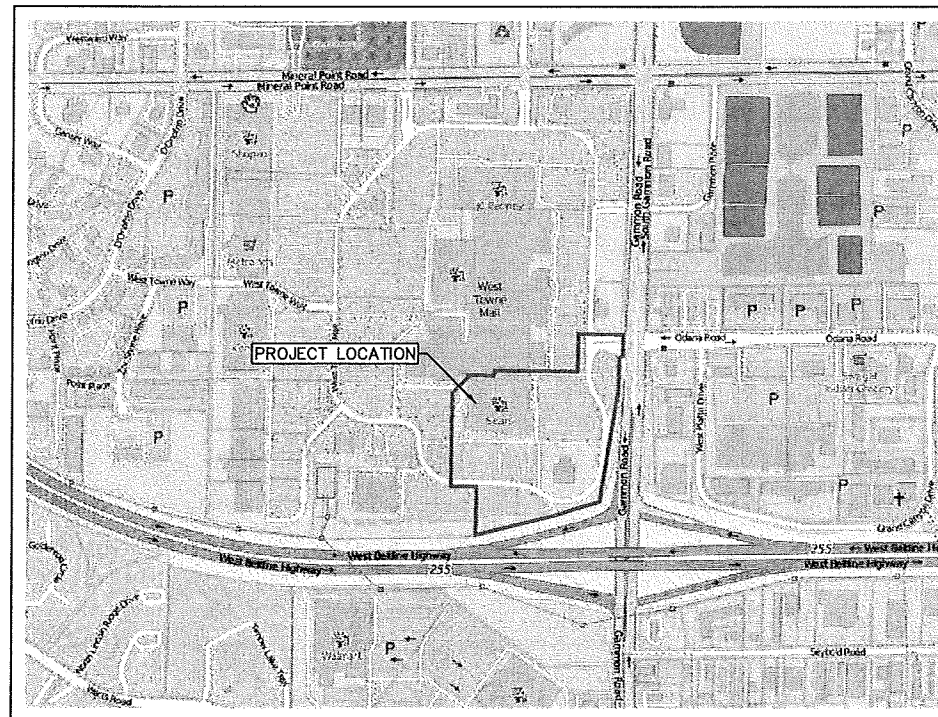
- () INDICATES RECORDED DIMENSION WHERE DIFFERENT FROM ACTUAL MEASUREMENT
- OR 1/4 SECTION CORNER AS DESCRIBED
- 1" DIA. IRON PIPE FOUND (UNLESS OTHERWISE NOTED)
- 1" DIA. IRON PIPE, 18" LONG-SET (UNLESS OTHERWISE NOTED)
- BOLLARD
- SOIL BORING/MONITORING WELL
- FLAGPOLE
- MAILBOX
- SIGN
- BILLBOARD
- AIR CONDITIONER
- CONTROL BOX
- TRAFFIC SIGNAL
- RAILROAD CROSSING SIGNAL
- CABLE PEDESTAL
- POWER POLE
- GUY POLE
- GUY WIRE
- LIGHT POLE
- SPOT/YARD/PEDESTAL LIGHT
- HANDICAPPED PARKING
- ELECTRIC MANHOLE
- ELECTRIC PEDESTAL
- ELECTRIC METER
- ELECTRIC TRANSFORMER
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- MARKED FIBER OPTIC
- GAS VALVE
- GAS METER
- GAS WARNING SIGN
- STORM MANHOLE
- ROUND INLET
- SQUARE INLET
- STORM SEWER END SECTION
- SANITARY MANHOLE
- SANITARY CLEANOUT OR SEPTIC VENT
- SANITARY INTERCEPTOR MANHOLE
- MISCELLANEOUS MANHOLE
- WATER VALVE
- HYDRANT
- WATER SERVICE CURB STOP
- WATER MANHOLE
- WELL
- WATER SURFACE
- WETLANDS FLAG
- MARSH
- CONIFEROUS TREE
- DECIDUOUS TREE
- SHRUB
- EDGE OF TREES
- SANITARY SEWER
- STORM SEWER
- WATERMAIN
- MARKED GAS MAIN
- MARKED ELECTRIC
- OVERHEAD WIRES
- BUREAU ELEC. SERV.
- MARKED TELEPHONE
- MARKED CABLE TV LINE
- MARKED FIBER OPTIC
- INDICATES EXISTING CONTOUR ELEVATION
- INDICATES EXISTING SPOT ELEVATION
- EXISTING PROPERTY LINE
- EXISTING EASEMENT LINE

WEST TOWNE MALL SEARS RECAPTURE PLAN

CITY OF MADISON DANE COUNTY, WISCONSIN

SITE DEVELOPMENT PLANS

VICINITY MAP



PLAN INDEX

SHEET NO.	DESCRIPTION
C000	TITLE SHEET
C001-C002	EXISTING CONDITIONS
C100	PRELIMINARY SITE DEMOLITION PLAN
C200	PRELIMINARY SITE PLAN
C300	PRELIMINARY GRADING PLAN
C400	PRELIMINARY UTILITY PLAN
L100	LANDSCAPE PLAN - OVERALL
L101	LANDSCAPE PLAN - NORTH WEST
L102	LANDSCAPE PLAN - NORTH EAST
L103	LANDSCAPE PLAN - SOUTH EAST
L104	LANDSCAPE PLAN - SOUTH WEST

CIVIL ENGINEER:

R.A. Smith National
Beyond Surveying and Engineering

JAIMI N. LAPP, PE
16745 W. BLUEMOUND ROAD
BROOKFIELD, WI 536005-5938
(262)317-3223

OWNER/DEVELOPER:

SERITAGE GROWTH PROPERTIES
PAUL D'ARELLI
7901 SW 6TH CT, SUITE 120
PLANTATION, FL 33324
(954)880-1080

ARCHITECT:

CALLISON RTKL INC.
200 S. MICHIGAN AVE. SUITE 1800
CHICAGO, IL 60604
(312)542-5900



PLAN DATE: SEPT 21, 2016

REVISION	ISSUE DATE	ISSUED SHEETS	ISSUED FOR
A	10/26/2016	COMPLETE SET	UDC & PC RESUBMITTAL

DATE	DESCRIPTION
10/26/2016	UDC & PC RESUBMITTAL

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SEARS RECAPTURE PLAN
CITY OF MADISON, WI

MUNICIPAL REVIEW DOCUMENTS

NOT FOR CONSTRUCTION

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R.A. Smith National, Inc.

DATE: 09/21/2016

SCALE: N.T.S.

JOB NO. 3160123

PROJECT MANAGER:
TODD J. MOSHER

DESIGNED BY: JNL

CHECKED BY: TJM

SHEET NUMBER

C000

Known as 53 West Toane Mall C, in the City of Madison, Dane County, Wisconsin.

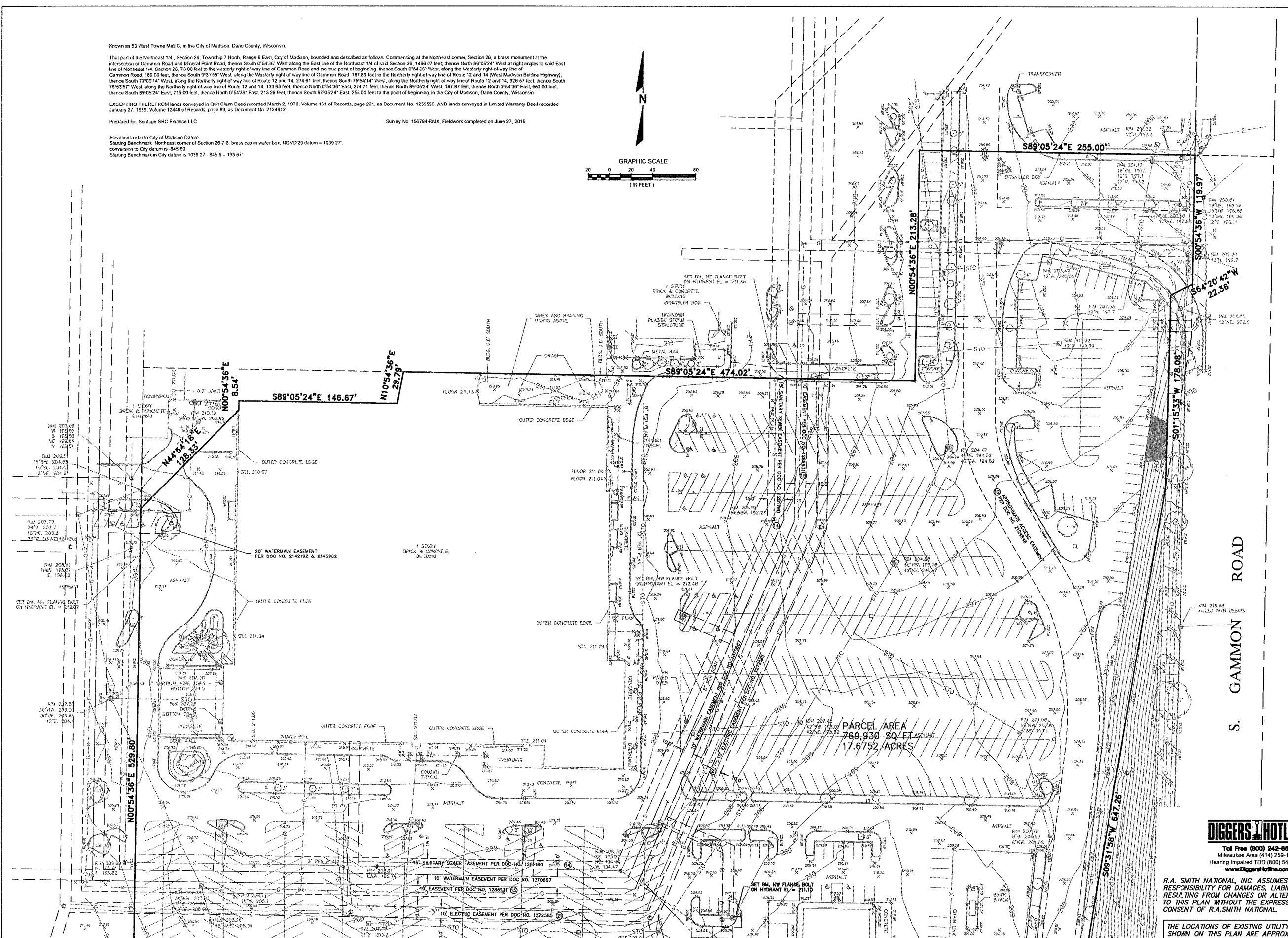
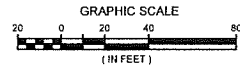
That part of the Northeast 1/4, Section 26, Township 7 North, Range 8 East, City of Madison, bounded and described as follows: Commencing at the Northeast corner, Section 26, a brass monument at the intersection of Gammon Road and Mineral Point Road; thence South 0°54'36" West along the East line of the Northeast 1/4 of said Section 26, 1469.07 feet; thence North 89°05'24" West at right angles to said East line of Northeast 1/4, Section 26, 73.00 feet to the westerly right-of-way line of Gammon Road and the true point of beginning; thence South 0°54'36" West, along the westerly right-of-way line of Gammon Road, 169.00 feet; thence South 0°31'59" West, along the westerly right-of-way line of Gammon Road, 787.89 feet to the northerly right-of-way line of Route 12 and 14 (West Madison Beltline Highway); thence South 73°09'14" West, along the northerly right-of-way line of Route 12 and 14, 274.61 feet; thence South 75°54'14" West, along the northerly right-of-way line of Route 12 and 14, 326.57 feet; thence South 76°53'57" West, along the northerly right-of-way line of Route 12 and 14, 139.93 feet; thence North 0°54'36" East, 274.71 feet; thence North 89°05'24" West, 147.87 feet; thence North 0°54'36" East, 660.00 feet; thence South 89°05'24" East, 715.00 feet; thence North 0°54'36" East, 213.28 feet; thence South 89°05'24" East, 255.00 feet to the point of beginning, in the City of Madison, Dane County, Wisconsin.

EXCEPTING THEREFROM lands conveyed in Quit Claim Deed recorded March 2, 1970, Volume 161 of Records, page 221, as Document No. 1255566, AND lands conveyed in Limited Warranty Deed recorded January 27, 1989, Volume 12446 of Records, page 89, as Document No. 2124842.

Prepared for: Seritage SRC Finance LLC

Survey No. 166794-RMK, Fieldwork completed on June 27, 2016

Elevations refer to City of Madison Datum
Starting Benchmark: Northeast corner of Section 26-7-8, brass cap in water box, NGVD29 datum = 1039.27'
conversion to City datum = 845.60
Starting Benchmark in City datum is 1039.27 - 845.6 = 193.67



PARCEL AREA
769,930 SQ. FT.
17.6752 ACRES

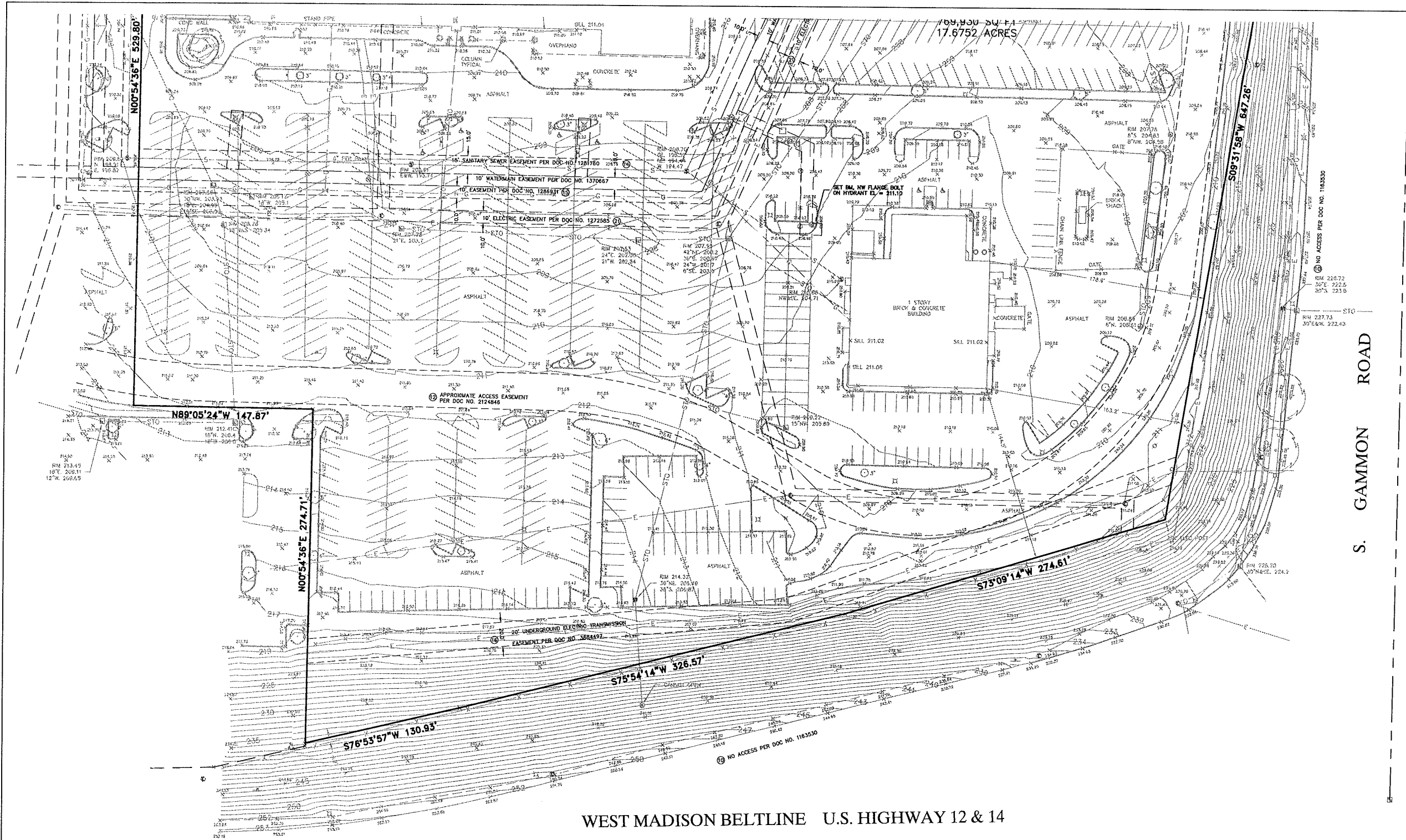
S. GAMMON ROAD

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DESCRIPTION	UDC & PC RESUBMITAL
DATE	10/26/2016
R.A. Smith National <i>Beyond Surveying and Engineering</i> www.ra-smithnational.com	
SEARS RECAPTURE PLAN CITY OF MADISON, WI	EXISTING CONDITIONS-NORTH
MUNICIPAL REVIEW DOCUMENTS	
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DATE: 09/21/2016	
SCALE: 1" = 40'	
JOB NO. 3160123	
PROJECT MANAGER: TODD J. MOSHER	
DESIGNED BY: JNL	
CHECKED BY: TJM	
SHEET NUMBER	
C001	



DATE	DESCRIPTION
10/26/2016	UDC & PC RESUBMITTAL

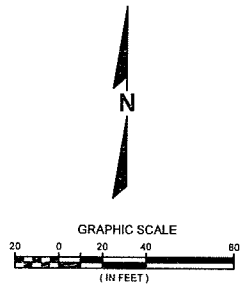
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SEARS RECAPTURE PLAN
 CITY OF MADISON, WI
 EXISTING CONDITIONS-SOUTH

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DATE: 09/21/2016
SCALE: 1" = 40'
JOB NO. 3160123
PROJECT MANAGER: TODD J. MOSHER
DESIGNED BY: JNL
CHECKED BY: TJM
SHEET NUMBER C002

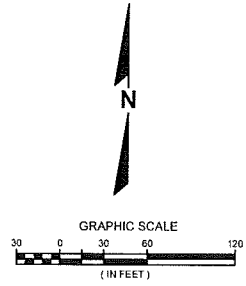
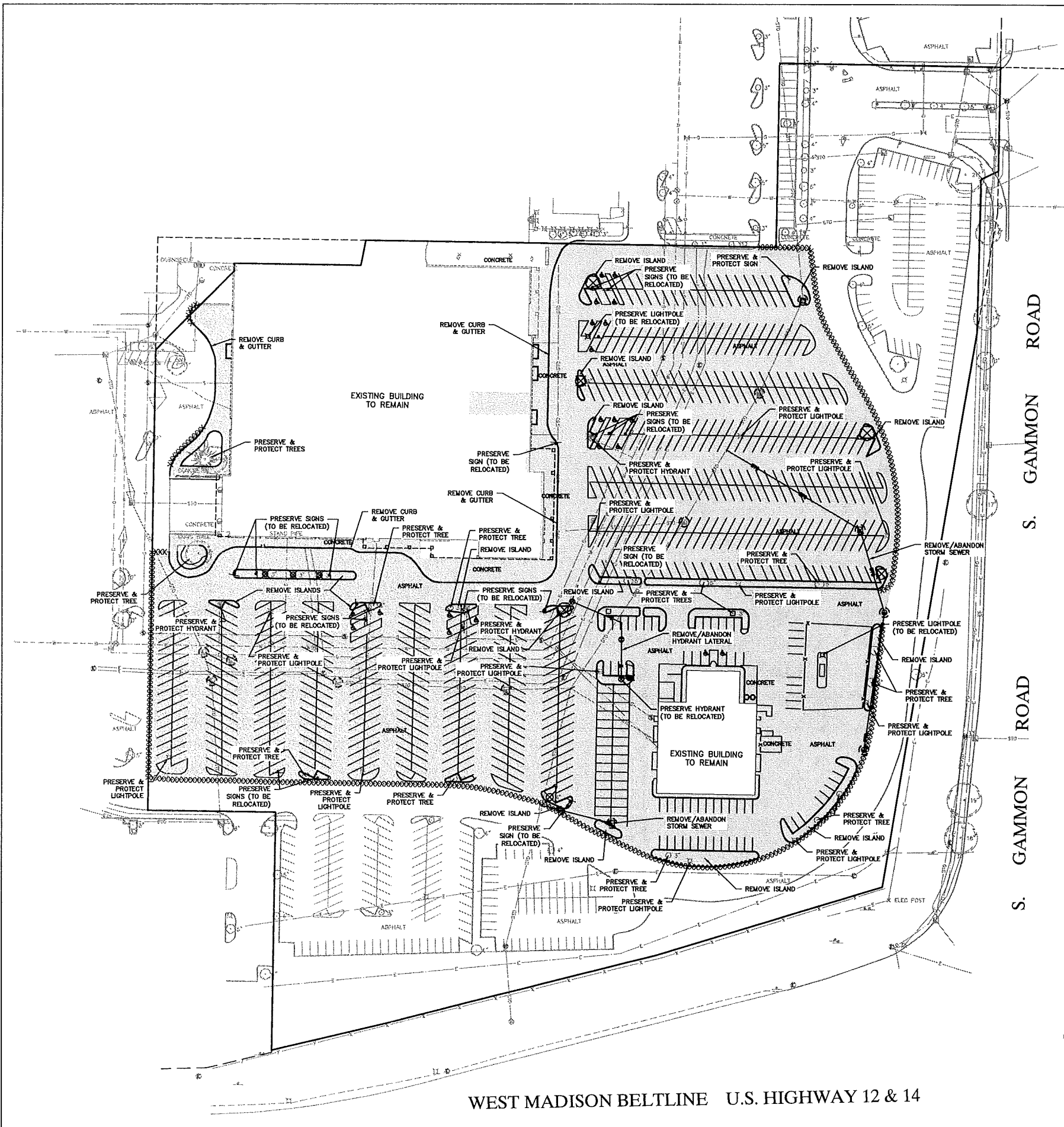
WEST MADISON BELTLINE U.S. HIGHWAY 12 & 14



Known as 53 West Towne Mall C, in the City of Madison, Dane County, Wisconsin
 That part of the Northeast 1/4, Section 26, Township 7 North, Range 8 East, City of Madison, bounded and described as follows: Commencing at the Northeast corner, Section 26, a brass monument at the intersection of Gammon Road and Mineral Point Road, thence South 0°54'36" West along the East line of the Northeast 1/4 of said Section 26, 1466.07 feet, thence North 89°05'24" West at right angles to said East line of Northeast 1/4, Section 26, 73.00 feet to the westerly right-of-way line of Gammon Road and the true point of beginning, thence South 0°54'36" West, along the Westerly right-of-way line of Gammon Road, 169.00 feet, thence South 9°31'58" West, along the Westerly right-of-way line of Gammon Road, 787.83 feet to the Northerly right-of-way line of Route 12 and 14 (West Madison Beltline Highway), thence South 73°09'14" West, along the Northerly right-of-way line of Route 12 and 14, 274.81 feet, thence South 78°54'14" West, along the Northerly right-of-way line of Route 12 and 14, 326.57 feet, thence South 76°53'57" West, along the Northerly right-of-way line of Route 12 and 14, 130.93 feet, thence North 0°54'36" East, 274.71 feet, thence North 89°05'24" West, 147.87 feet, thence North 0°54'36" East, 660.00 feet, thence South 89°05'24" East, 715.00 feet, thence North 0°54'36" East, 213.28 feet, thence South 89°05'24" East, 295.00 feet to the point of beginning, in the City of Madison, Dane County, Wisconsin.
 EXCEPTING THEREFROM lands conveyed in Quit Claim Deed recorded March 2, 1970, Volume 161 of Records, page 221, as Document No. 1259596, AND lands conveyed in Limited Warranty Deed recorded January 27, 1989, Volume 12446 of Records, page 65, as Document No. 2124842.
 Prepared for: Seritage SRC Finance LLC
 SURVEY NO. 168794-RMK, Fieldwork completed on June 27, 2016
 Elevations refer to City of Madison Datum
 Starting Benchmark: Northeast corner of Section 26-7-8, brass cap in water box, NGVD29 datum = 1039.27, conversion to City datum is -845.60
 Starting Benchmark in City datum is 1039.27 - 845.60 = 193.67

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THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.



LEGEND

- LIMITS OF DISTURBANCE = 0.0 AC.
- XXXXXXXXXXXX SAWCUT LINE PAVEMENT
- UTILITY TO BE REMOVED
- EXISTING SURFACE TO BE REMOVED
- X TREE TO BE REMOVED

DATE	DESCRIPTION
10/26/2016	UDC & PC RESUBMITTAL

R.A. Smith National
*Beyond Surveying
 and Engineering*
 www.rasmithnational.com

SEARS RECAPTURE PLAN
 CITY OF MADISON, WI
 PRELIMINARY
 SITE DEMOLITION PLAN

MUNICIPAL REVIEW
 DOCUMENTS
**NOT FOR
 CONSTRUCTION**

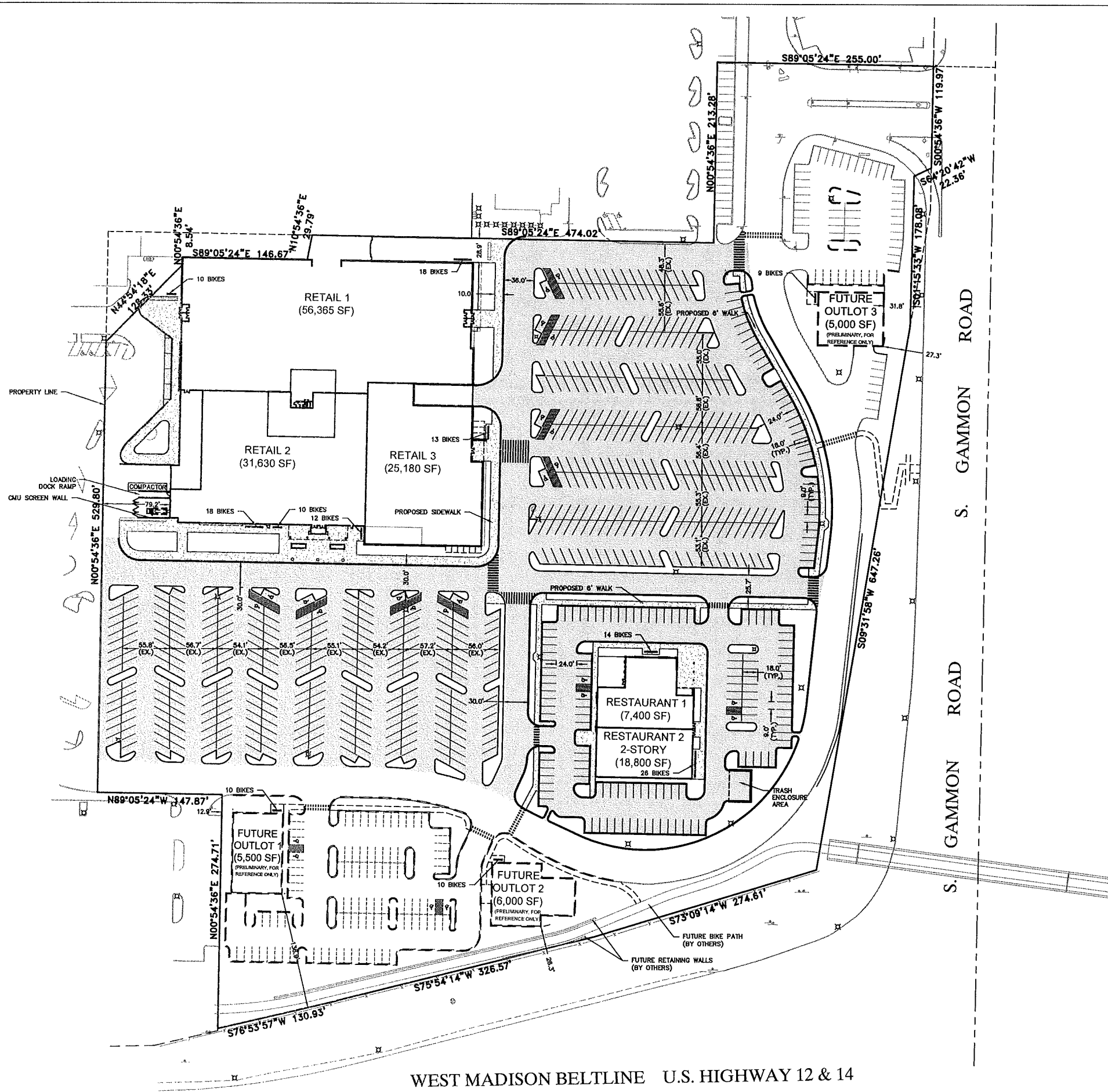
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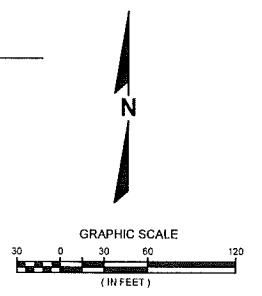
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DATE: 09/21/2016
SCALE: 1" = 60'
JOB NO. 3160123
PROJECT MANAGER: TODD J. MOSHER
DESIGNED BY: JNL
CHECKED BY: TJM
SHEET NUMBER C100

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LEGEND

- ASPHALT PAVEMENT
- CONCRETE SIDEWALK



SITE DATA	
EXISTING PARKING STALLS	1,064 (1,044 & 20 ADA)
PROPOSED PARKING (MAIN LOTS & EXISTING OUTLOTS)	581 (561 & 20 ADA)
PROPOSED PARKING (MAIN LOTS & PROPOSED OUTLOTS)	897 (871 & 26 ADA)
SEARS RECAPTURE (RATIO = 5.4 PER 1000 SF)	
PROPOSED PARKING STALLS	597
PROPOSED ACCESSIBLE STALLS	16
RESTAURANT 1 (RATIO = 4.7 PER 1000 SF)	
PROPOSED PARKING STALLS	33
PROPOSED ACCESSIBLE STALLS	2
RESTAURANT 2 (RATIO = 4.7 PER 1000 SF)	
PROPOSED PARKING STALLS	86
PROPOSED ACCESSIBLE STALLS	2
TOTAL PARKING STALLS	
736	
OUTLOT 1 (RATIO = 9.1 PER 1000 SF)	
PROPOSED PARKING STALLS	48
PROPOSED ACCESSIBLE STALLS	2
OUTLOT 2 (RATIO = 8.2 PER 1000 SF)	
PROPOSED PARKING STALLS	47
PROPOSED ACCESSIBLE STALLS	2
OUTLOT 3 (RATIO = 12.0 PER 1000 SF)	
PROPOSED PARKING STALLS	60
PROPOSED ACCESSIBLE STALLS	2
TOTAL PARKING STALLS	
161	

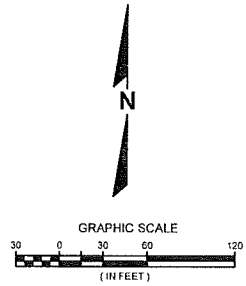
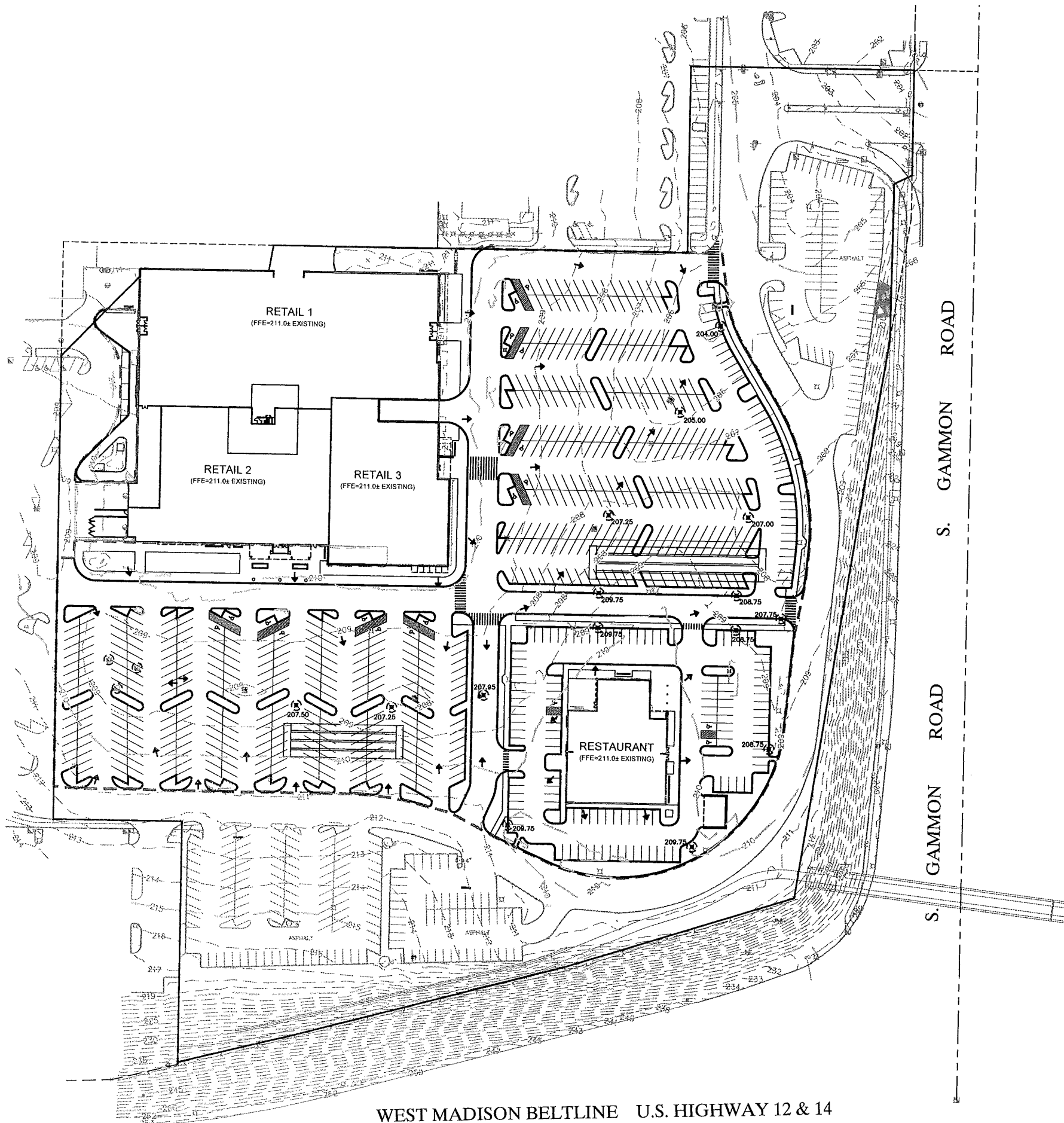
SITE CALCULATIONS			
	AC	SF	% OF PARCEL
TOTAL PARCEL AREA:	17.67	769,930	-
TOTAL DISTURBED AREA:	9.0		50.93%
EXISTING IMPERVIOUS AREA:	15.62	680,454	88.40%
PROPOSED IMPERVIOUS AREA:	14.79	644,343	83.69%
OVERALL SITE GREENSPACE:	2.88	125,587	16.31%

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DATE	DESCRIPTION
10/26/2016	UDC & PC RESUBMITTAL
R.A. Smith National <i>Beyond Surveying and Engineering</i> www.rasmithnational.com	
SEARS RECAPTURE PLAN CITY OF MADISON, WI	PRELIMINARY SITE PLAN
MUNICIPAL REVIEW DOCUMENTS NOT FOR CONSTRUCTION	
© COPYRIGHT 2016 R.A. Smith National, Inc. DATE: 09/21/2016 SCALE: 1" = 60' JOB NO. 3160123 PROJECT MANAGER: TODD J. MOSHER DESIGNED BY: JNL CHECKED BY: TJM	
SHEET NUMBER C200	



- LEGEND**
- EXISTING 5-FT CONTOUR
 - EXISTING 1-FT CONTOUR
 - PROPOSED SPOT GRADE AT GUTTER OR SPOT GRADE ON PAVEMENT
 - LIMITS OF DISTURBANCE = 9.0 AC
 - DRAINAGE FLOW DIRECTION
 - STORM SEWER INLET PROTECTION

WEST MADISON BELTLINE U.S. HIGHWAY 12 & 14

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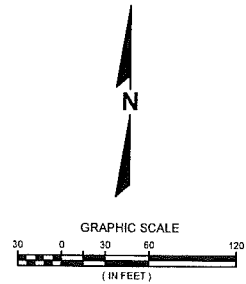
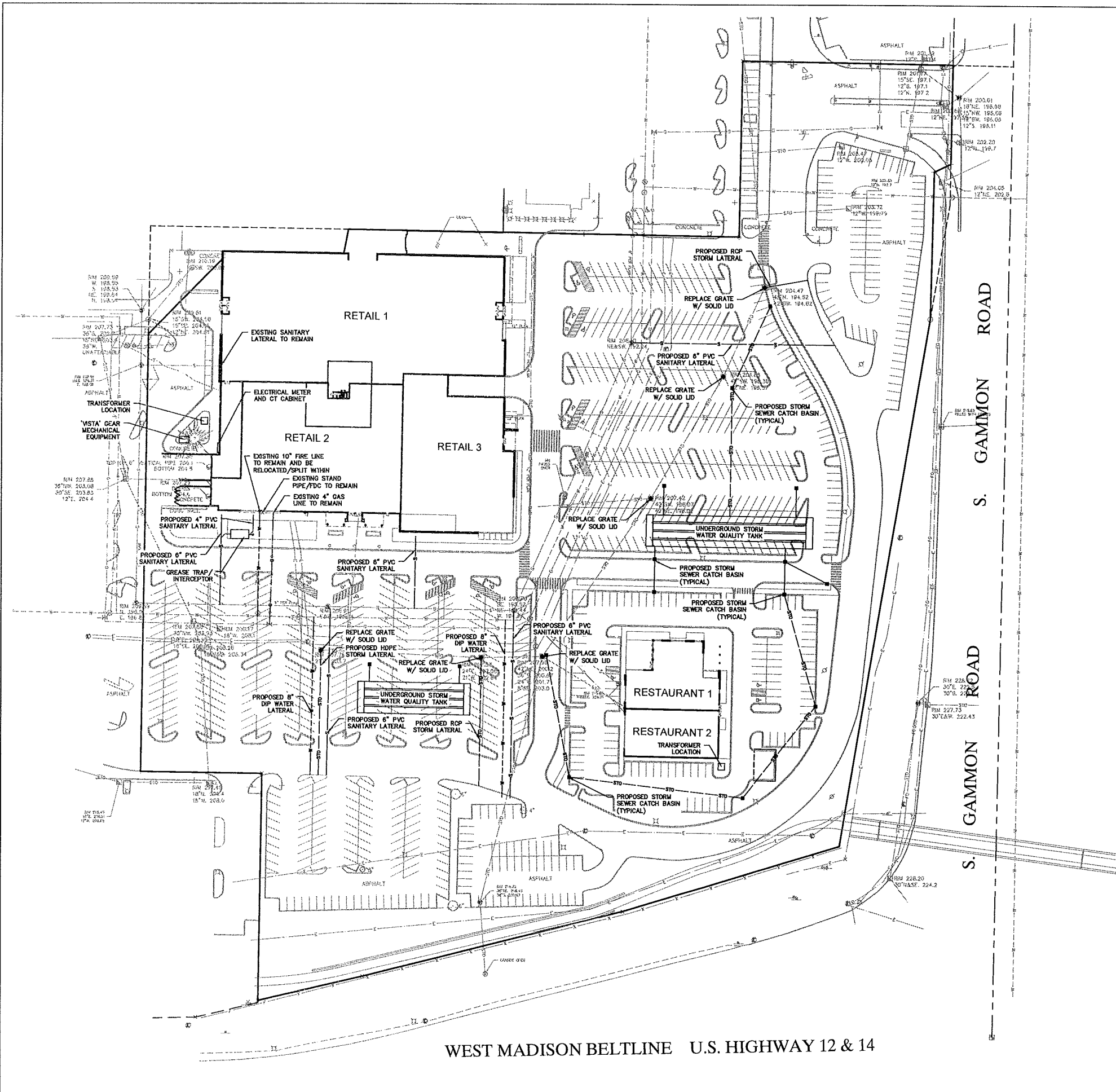
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SEARS RECAPTURE PLAN
 CITY OF MADISON, WI
 PRELIMINARY GRADING PLAN

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DATE: 09/21/2016
SCALE: 1" = 60'
JOB NO. 3160123
PROJECT MANAGER: TODD J. MOSHER
DESIGNED BY: JNL
CHECKED BY: TJM
SHEET NUMBER C300

031316a33.dwg 10/25/2016 11:43:35 PM JNL



LEGEND

- ⊕ EXISTING SANITARY MANHOLE
- ⊕ EXISTING POWER POLES
- ⊕ EXISTING WATER VALVE
- ⊕ EXISTING FIRE HYDRANT
- S— EXISTING SANITARY SEWER
- W— EXISTING WATER MAIN
- G— EXISTING GAS LINE
- TEL— EXISTING TELEPHONE LINE
- E— EXISTING UNDERGROUND ELECTRIC
- OHW— EXISTING OVERHEAD ELECTRIC
- SS— EXISTING STORM SEWER
- STO— PROPOSED STORM SEWER
- S— PROPOSED SANITARY SEWER
- W— PROPOSED WATER MAIN

DATE	DESCRIPTION
10/26/2016	UDC & PC RESUBMITAL

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SEARS RECAPTURE PLAN
 CITY OF MADISON, WI
 PRELIMINARY UTILITY PLAN

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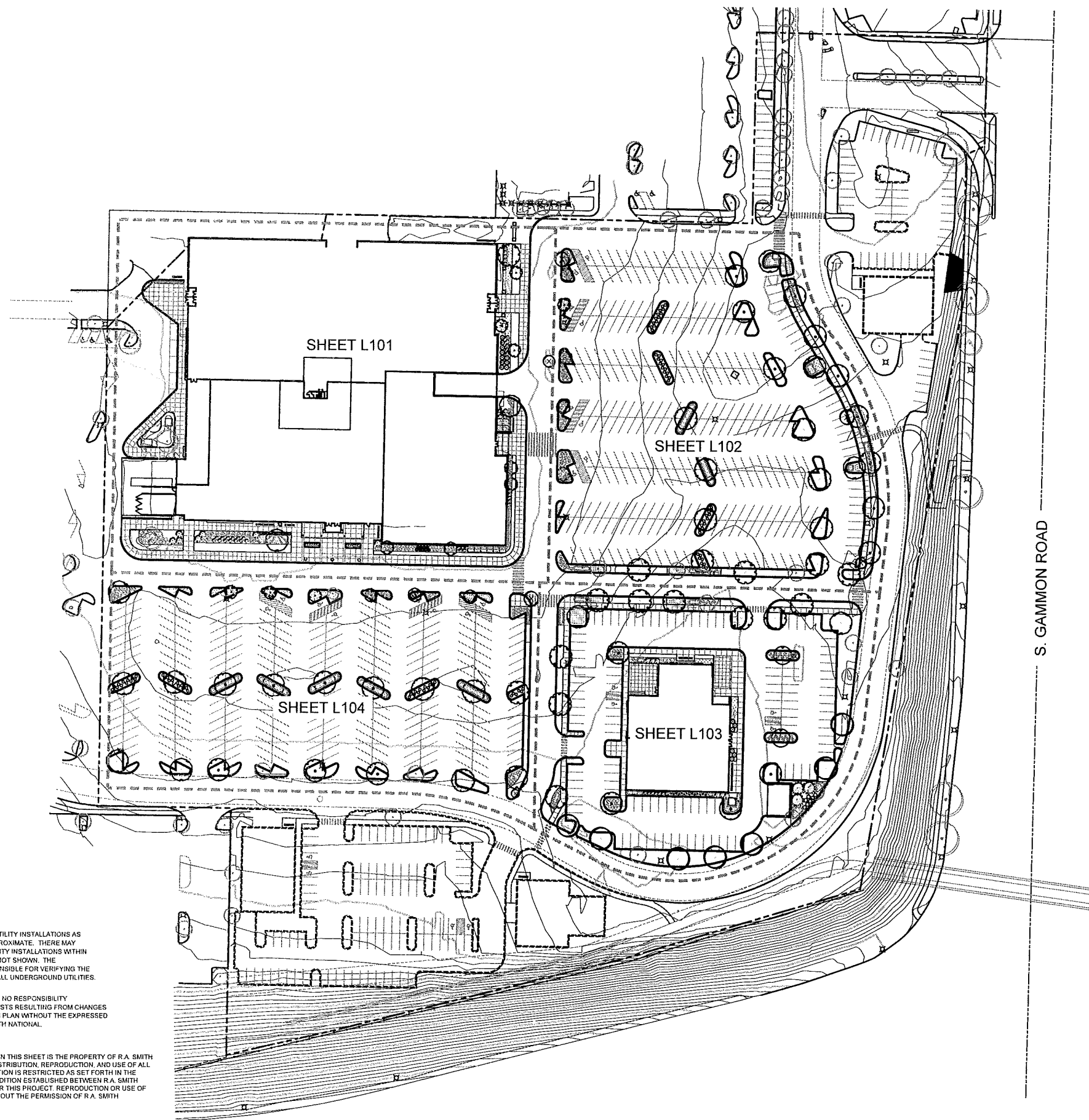
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DATE: 09/21/2016
SCALE: 1" = 60'
JOB NO. 3160123
PROJECT MANAGER: TODD J. MOSHER
DESIGNED BY: JNL
CHECKED BY: TJM
SHEET NUMBER C400

WEST MADISON BELTLINE U.S. HIGHWAY 12 & 14

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PLANT SYMBOL KEY

	EXISTING TREES TO REMAIN		
	EXISTING TREES TO BE REMOVED		
	DECIDUOUS TREES	3" CAL	B&B
	ORNAMENTAL TREES	2 1/2" CAL	B&B
	EVERGREEN TREES	6-8' HT	B&B
	EVERGREEN SHRUBS	15-36" HT	B&B / CONT.
	DECIDUOUS SHRUBS	15-36" HT	B&B / CONT.
	ORNAMENTAL GRASSES	1 GAL.	POT
	PERENNIALS	4.5"	POT

GENERAL LANDSCAPE NOTES

- ALL DETAILS AND SPECIFICATIONS TO BE DETERMINED ON FINAL LANDSCAPE PLANS.
- SITE AMENITIES INCLUDING BENCHES, TABLES/CHAIRS AND TRASH RECEPTACLES TO BE DETERMINED ON FINAL LANDSCAPE PLANS.
- BIKE RACKS: MADRAX 'U' BIKE RACK, 1.90" OD TUBING, SURFACE MOUNT, POWDER COATED BLACK.
- ALL TRANSFORMERS SHALL BE SCREENED TO THE GREATEST EXTENT POSSIBLE. SCREENING WILL BE DETERMINED ON FINAL LANDSCAPE PLANS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TREE REMOVALS, LISTED ON THE PLAN.
- ALL PLANTINGS SHALL COMPLY WITH STANDARDS AS DESCRIBED IN AMERICAN STANDARD OF NURSERY STOCK - ANSI Z60.1 (LATEST VERSION)
- MULCH: ALL PLANTING BEDS TO RECEIVE 3" DEEP LAYER OF SHREDDED HARDWOOD BARK MULCH.
- TURF SEED: DURABLE, PREMIUM COMMERCIAL BLEND.
- THE OWNER OF THE PREMISES IS RESPONSIBLE FOR THE WATERING, MAINTENANCE, REPAIR AND REPLACEMENT OF ALL LANDSCAPING, FENCES, AND OTHER LANDSCAPE ARCHITECTURAL FEATURES ON THE SITE. ALL PLANTING BEDS SHALL BE KEPT WEED FREE. PLANT MATERIAL THAT HAS DIED SHALL BE REPLACED NO LATER THAN THE UPCOMING JUNE 1.

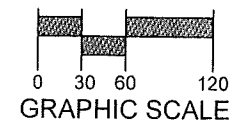
THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES.

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 16745 WEST BLUEMOUND ROAD, SUITE 200
 BROOKFIELD, WI 53005

S. GAMMON ROAD

WEST MADISON BELTLINE U.S. HWY 12 & 14



DATE	DESCRIPTION
10/26/2016	UDC & PC RESUBMITAL

R.A. Smith National
*Beyond Surveying
 and Engineering*
 www.rasmithnational.com

SEARS RECAPTURE PLAN
 CITY OF MADISON, WI
 LANDSCAPE PLAN
 OVERALL

MUNICIPAL REVIEW DOCUMENTS
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 R.A. Smith National, Inc.
 DATE: 09/21/2016
 SCALE: 1" = 60'
 JOB NO. 3160123
 PROJECT MANAGER:
 TODD J. MOSHER
 DESIGNED BY: LJH
 CHECKED BY: LJH
 SHEET NUMBER
 L100

