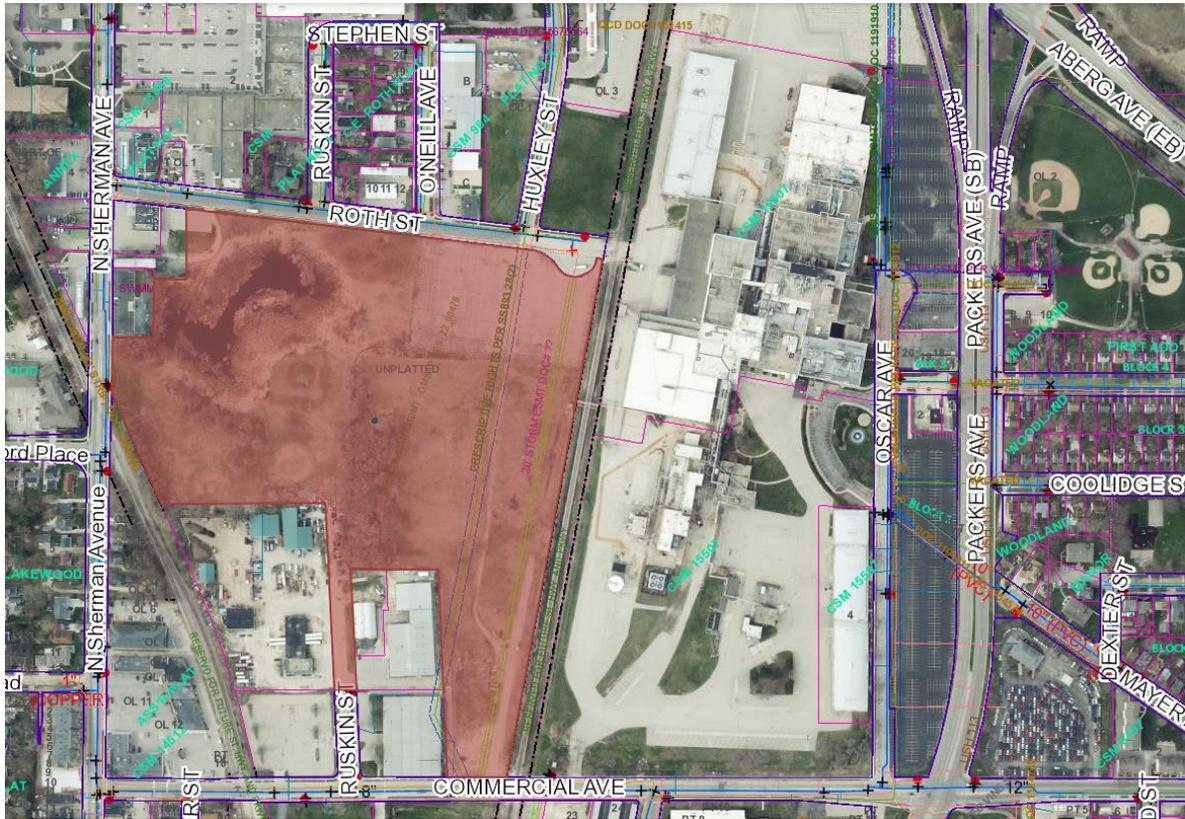


## Hartmeyer Development

Contract No: 9284, Project No: 14534

Entity: ~~Roth Street I Developer LLC & Roth Street II Developer LLC~~  
Roth Street I Limited Partnership, a Wisconsin limited partnership  
& Roth Street II Limited Partnership, a Wisconsin limited partnership



The Developers, ~~Roth Street I Developer, LLC and Roth Street II Developer, LLC~~ Roth Street I Limited Partnership, a Wisconsin limited partnership and Roth Street II Limited Partnership, a Wisconsin limited partnership, have received the City of Madison's conditional approval for a three-lot Certified Survey Map, construction of a six-story, 250-unit apartment building and a seven-story, 303-unit apartment building on two lots created via CSM at 2007 Roth Street.

### Work with Developer Agreement:

- Certified Survey Map
- Easement in proposed Lot 3 for 10' path
- Madison Standard streets – New north/south street and new east/west street to project limits
- Sidewalk improvements for all streets
- Construct public water main, sanitary sewer, and storm sewer.
- Drainage improvements as necessary to serve the development.
- Bio swales for storm water management in terrace along Lot 3 and on Coolidge Street along Lot 2
- Signing, marking, lighting, and electrical as required by Traffic Engineering.
- New street trees as required by City Forestry.
- Remove the privately owned Gas House from the proposed Coolidge Street right of way.
- **Developer received approval of the project on June 12, 2023, by RES-23-00403, File 77792**
- **Developer requested that the contracting entity name with the City for the agreements required for the construction of the necessary public improvements be changed to Roth Street I Limited Partnership, a Wisconsin limited partnership and Roth Street II Limited Partnership, a Wisconsin limited partnership.**
- **All other originally approved work remains the same.**



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MADISON REGIONAL OFFICE  
161 HORIZON DRIVE, SUITE 101  
VERONA, WISCONSIN 53593  
P. 608.848.5060

CLIENT:  
CITY OF MADISON

CLIENT ADDRESS:  
MARTIN LUTHER KING JR. BLVD.  
MADISON, WI 53703

PROJECT:  
OFFICIAL MAP  
STREET RESERVATION

PROJECT LOCATION:  
CITY OF MADISON  
DANE COUNTY, WISCONSIN



0 50' 100' 200'  
SCALE: 1" = 200'

Prepared By: JK 05/03/22  
Reviewed By: INIT 00/00/00  
Approved By: INIT 00/00/00

SHEET TITLE:  
OFFICIAL MAP-STREET  
RESERVATION

SHEET NUMBER:

1 OF 2

PROJECT NO: 22-11381

File: R20222211381DWGSurvey\_Sheets2211381 OM Street Reservation.dwg Layout Sheet 1 User: jk PlotDate: May 04, 2022 - 10:17am Xref: zc

# EXHIBIT A CITY OF MADISON OFFICIAL MAP STREET RESERVATION

**ROTH STREET**  
8,684 S.F.  
0.199 ACRE

**HUXLEY-RUSKIN  
CONNECTION**  
107,724 S.F.  
2.473 ACRE

**COOLIDGE STREET  
EXTENSION WEST**  
102,280 S.F.  
2.348 ACRE

CENTER OF  
SECTION 31, T08N, R10E  
N=497,222.55 (497,222.55)  
E=828,906.58 (828,906.54)

SOUTH QUARTER CORNER  
SECTION 31, T08N, R10E  
N=494,549.35 (494,549.43)  
E=828,891.32 (828,891.17)

SOUTHWEST CORNER  
SECTION 31, T08N, R10E

EAST QUARTER CORNER  
SECTION 01, T08N, R09E

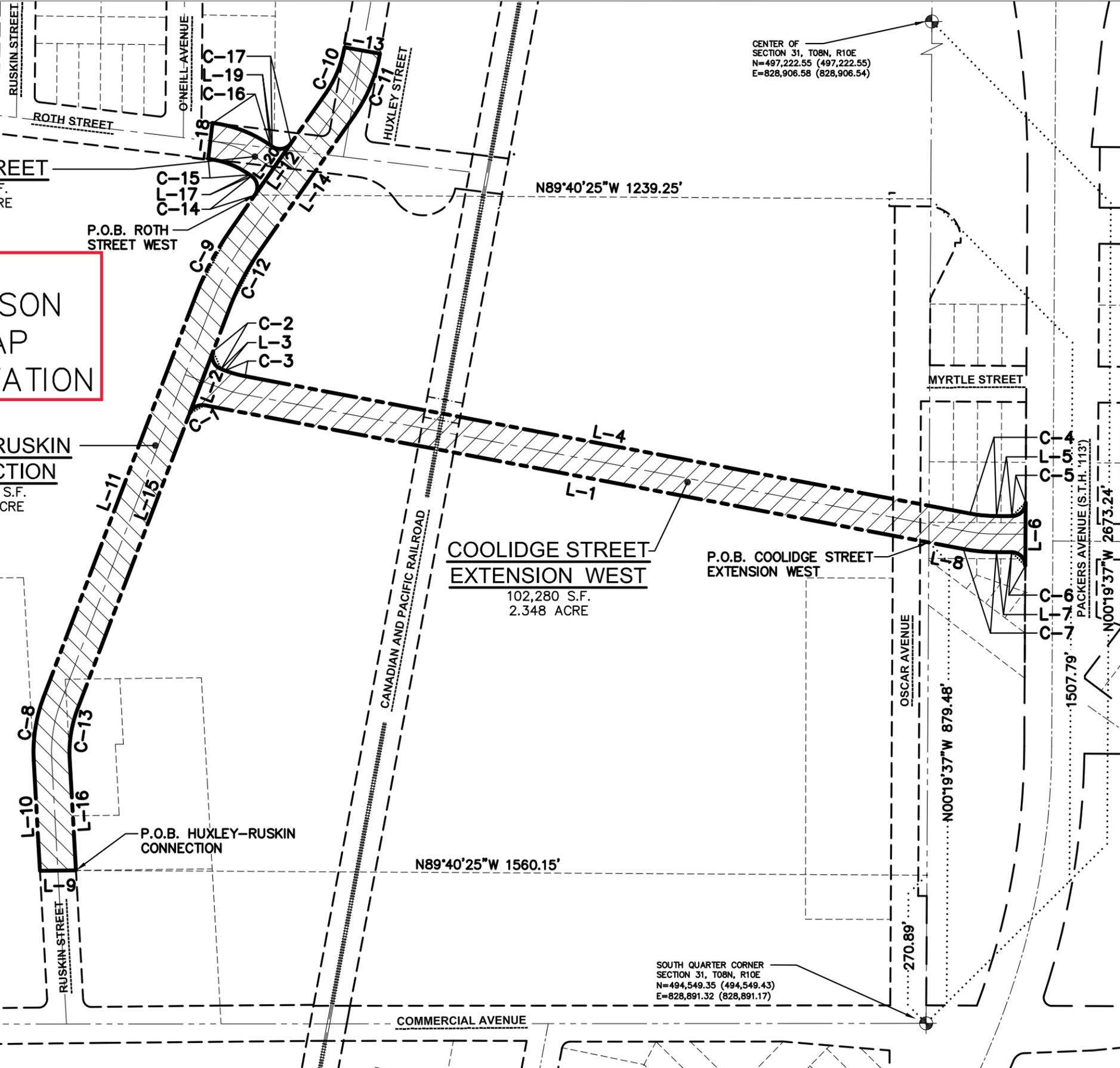
P.O.B. ROTH  
STREET WEST

P.O.B. HUXLEY-RUSKIN  
CONNECTION

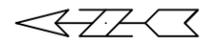
P.O.B. COOLIDGE STREET  
EXTENSION WEST

CANADIAN AND PACIFIC RAILROAD

WISDOT RAILROAD



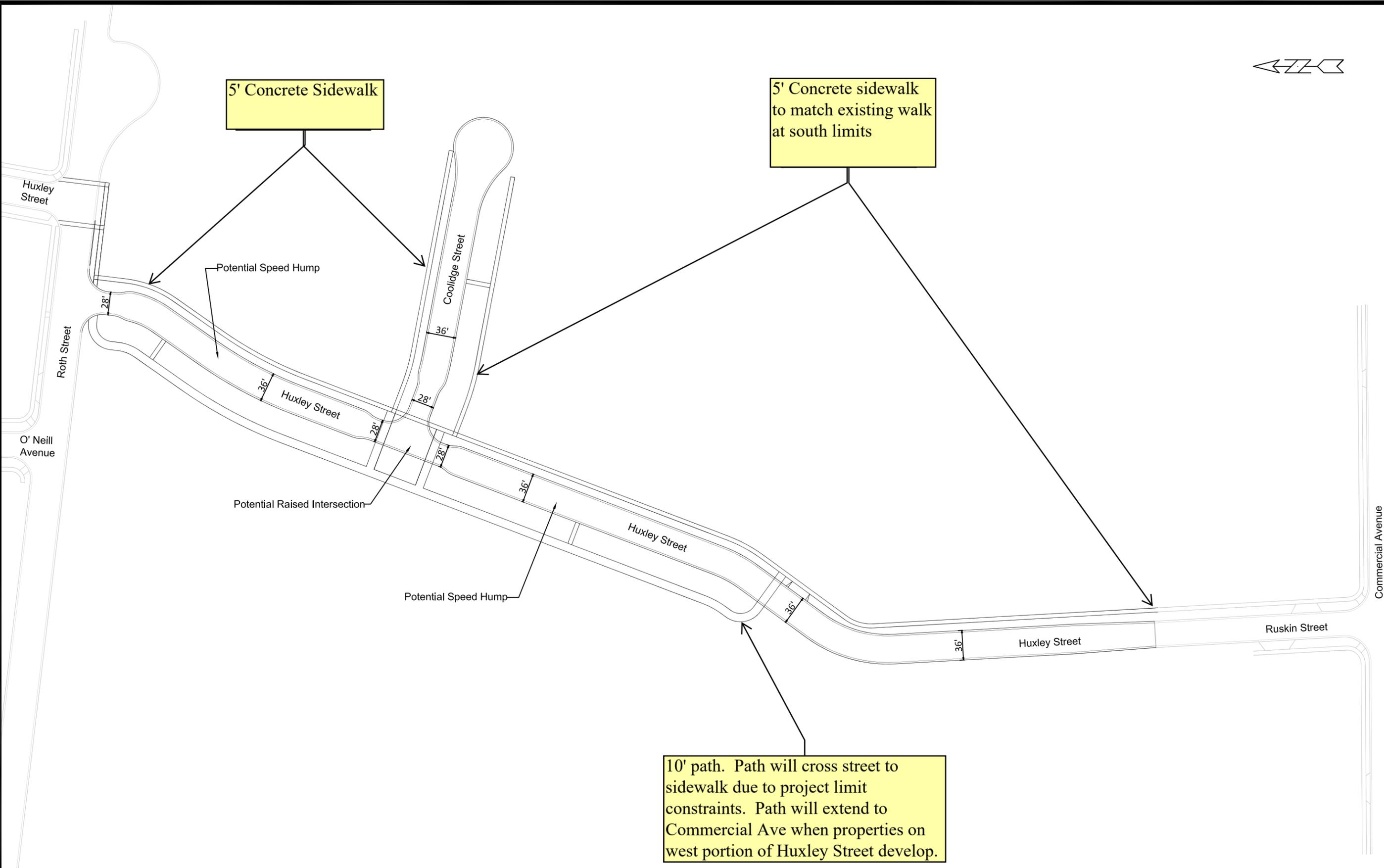
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5' Concrete Sidewalk

5' Concrete sidewalk to match existing walk at south limits

10' path. Path will cross street to sidewalk due to project limit constraints. Path will extend to Commercial Ave when properties on west portion of Huxley Street develop.

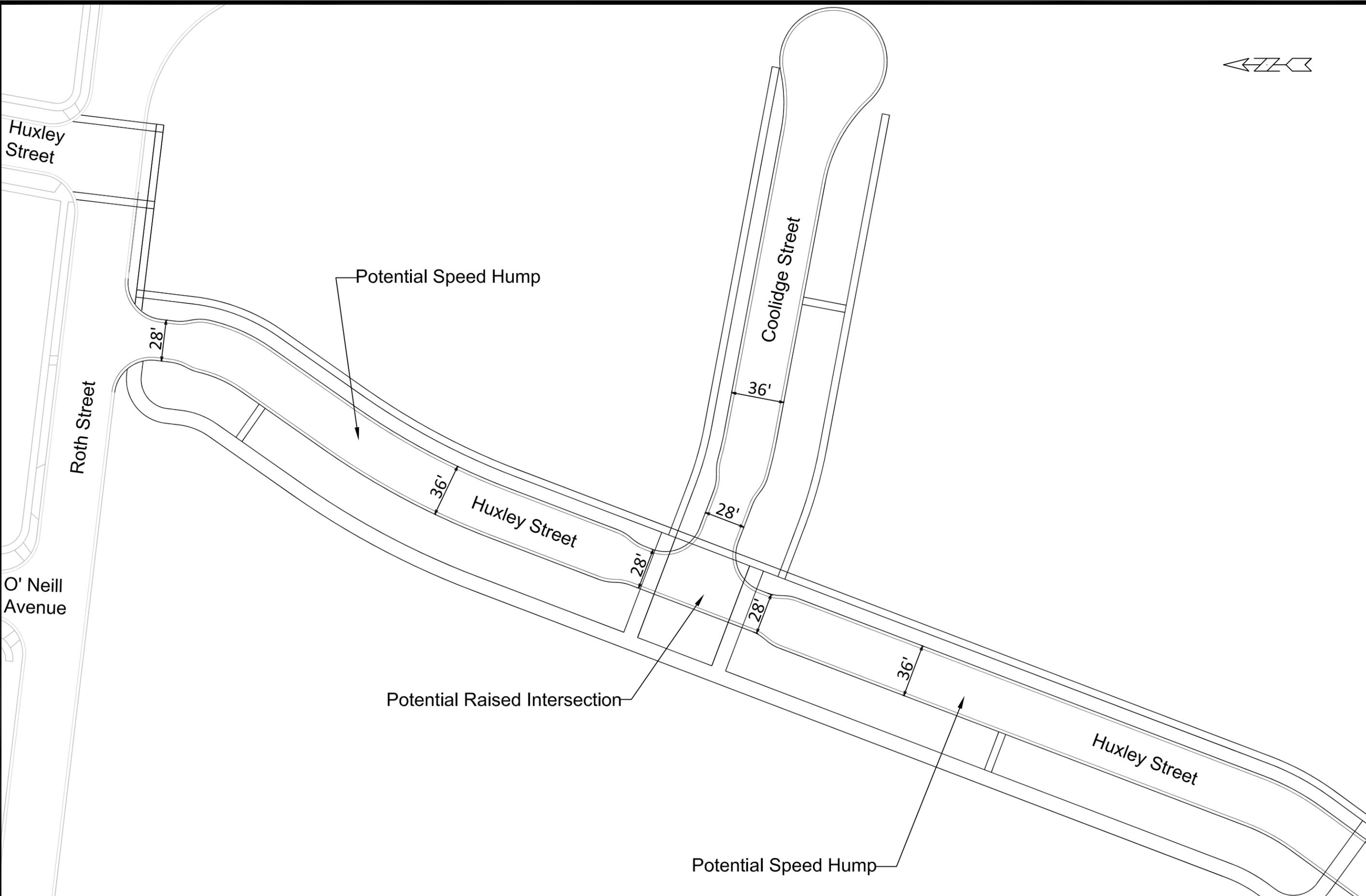


|                  |                         |      |              |
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| 14534            | Date: 5/2/2023 12:51 PM |      |              |
| Designed By: SDM |                         |      | Scale: 1:110 |
| 14534            |                         |      | EX-3         |

14534  
 MADISON, WI  
 HARTMEYER REDEVELOPMENT  
 CONTRACT NO: 9284  
 M:\DESIGN\Projects\14534\CAD\Traffic\14534TE-Geometrics\_042523.dwg



14534  
 EX-3



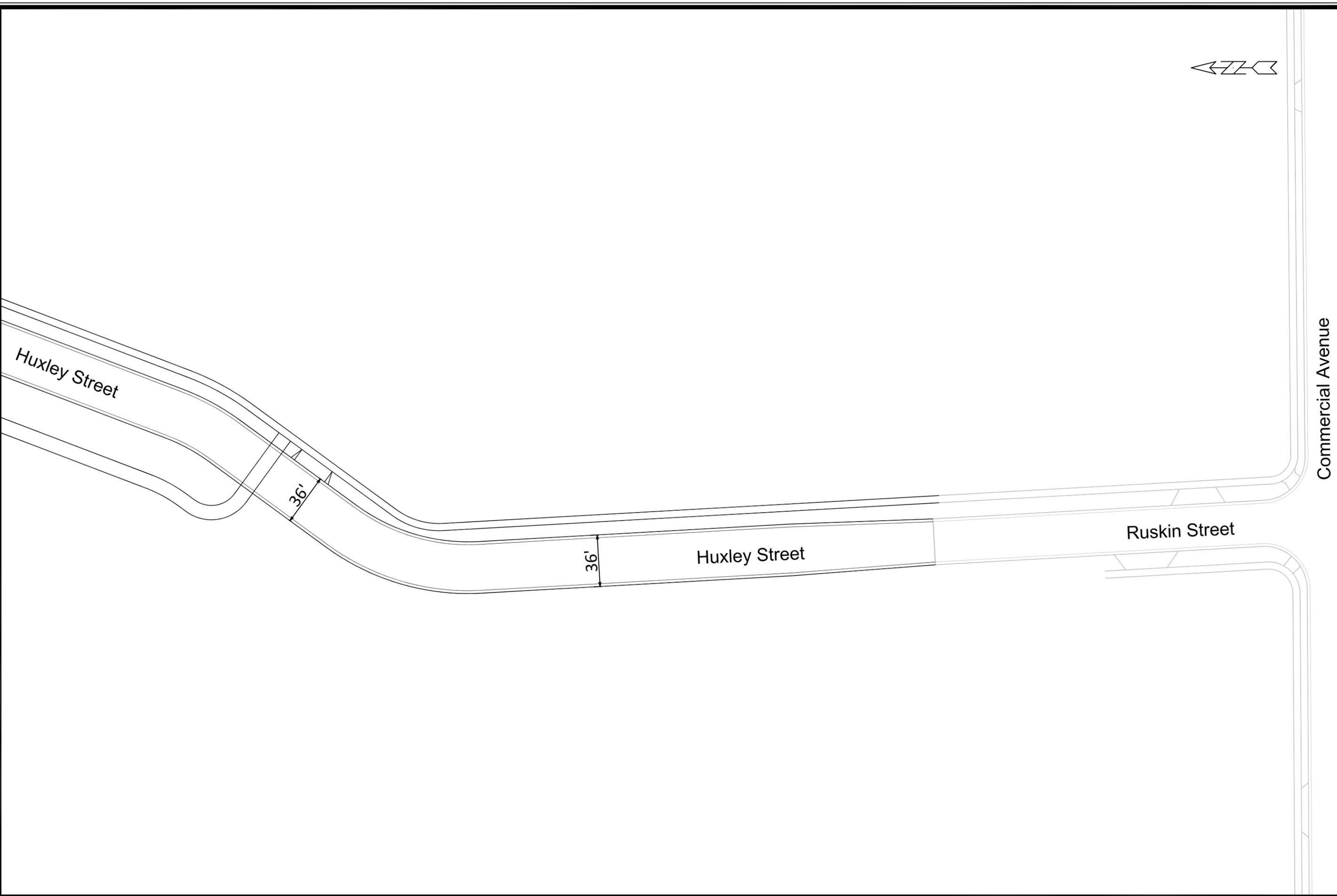
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|------|----------|------|----|
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|      |          |      |    |
|      |          |      |    |

14534  
 MADISON, WI  
 CONTRACT NO: 9284

TRANSPORTATION COMMISSION EXHIBIT  
 HARTMEYER REDEVELOPMENT  
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14534  
 EX-1



| MARK | REVISION | DATE | BY  |
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14534  
 MADISON, WI  
 CONTRACT NO: 9284

TRANSPORTATION COMMISSION EXHIBIT  
 HARTMEYER REDEVELOPMENT  
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14534  
 EX-2

Scale: 1:60  
 Date: 5/2/2023 12:50 PM  
 EX-2

Commercial Avenue

Huxley Street

Huxley Street

Ruskin Street

36'

36'



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MADISON REGIONAL OFFICE  
161 HORIZON DRIVE, SUITE 101  
VERONA, WISCONSIN 53593  
P. 608.848.5060

CLIENT:  
**LINCOLN AVENUE  
CAPITAL MANAGEMENT,  
LLC**

CLIENT ADDRESS:  
401 WILSHIRE BLVD, SUITE 1070  
SANTA MONICA, CA 90401

PROJECT:  
**HARTMEYER PUBLIC  
IMPROVEMENTS**

PROJECT LOCATION:  
2007 ROTH STREET  
MADISON, DANE COUNTY  
WI, 53704

PLAN MODIFICATIONS:

| #  | Date     | Description               |
|----|----------|---------------------------|
| 1  | 04.05.23 | GEOMETRIC/SWM CONCEPTS    |
| 2  | 04.14.23 | TRANSPORTATION COMMISSION |
| 3  | 04.28.23 | TRANSPORTATION COMMISSION |
| 4  |          |                           |
| 5  |          |                           |
| 6  |          |                           |
| 7  |          |                           |
| 8  |          |                           |
| 9  |          |                           |
| 10 |          |                           |
| 11 |          |                           |
| 12 |          |                           |
| 13 |          |                           |
| 14 |          |                           |
| 15 |          |                           |

Designed By: CAC  
Reviewed By: MRH  
Approved By: MRH

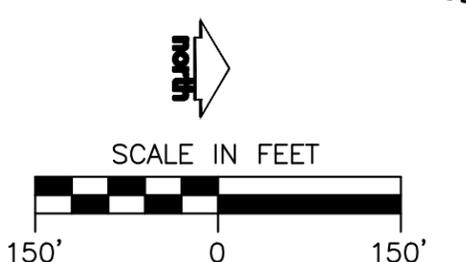
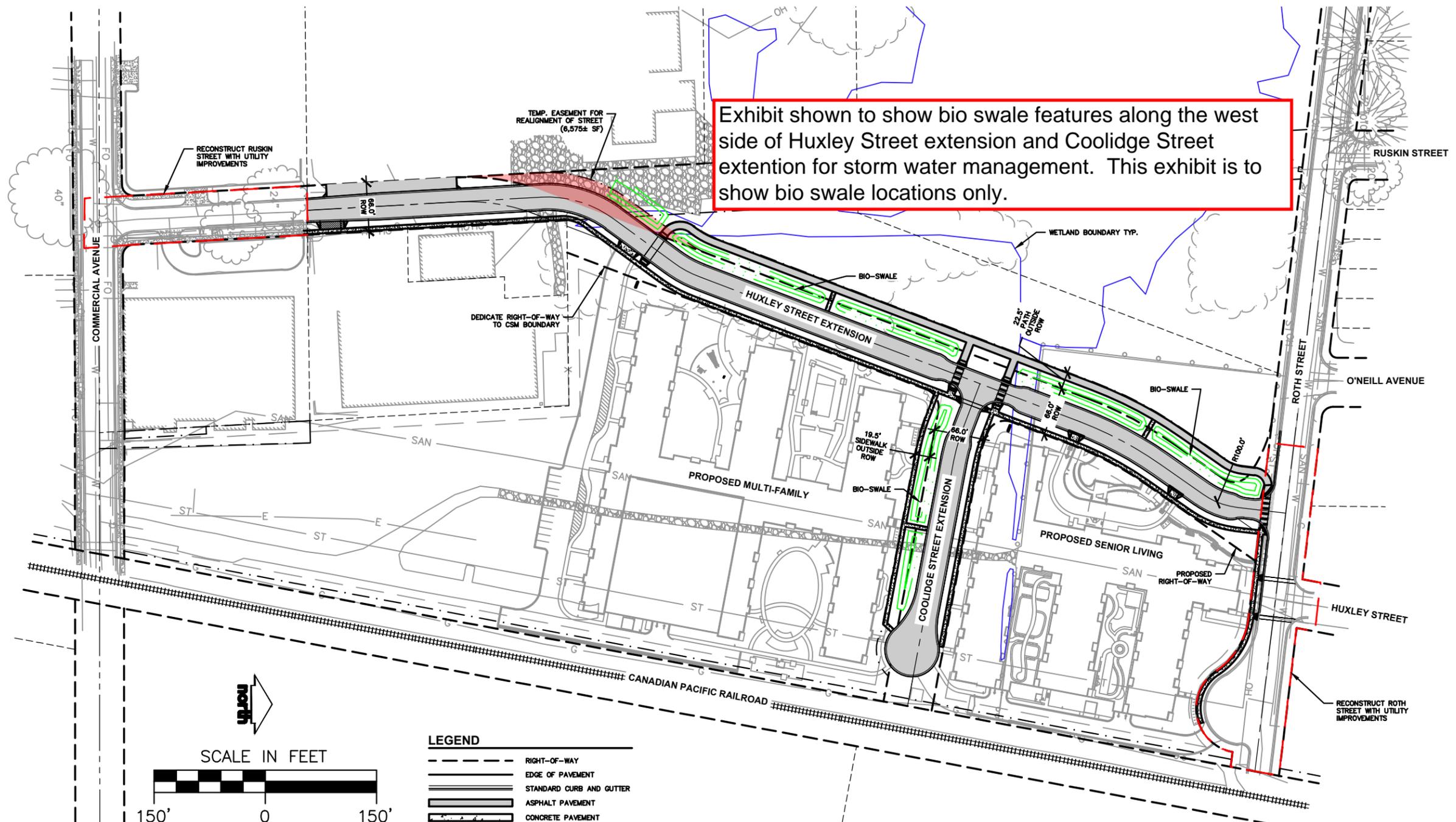
SHEET TITLE:  
**OVERALL STREET  
GEOMETRICS & TYPICAL  
SECTIONS**

SHEET NUMBER:

**EXHIBIT**

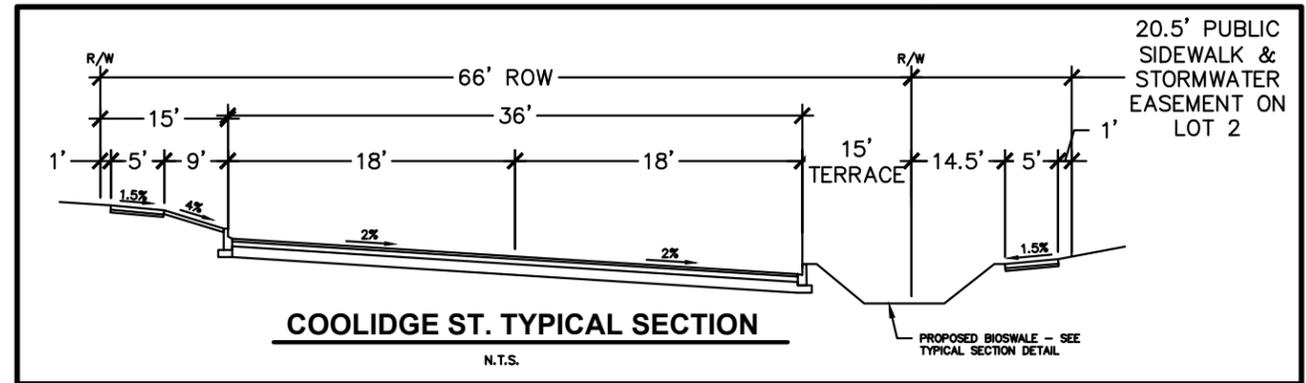
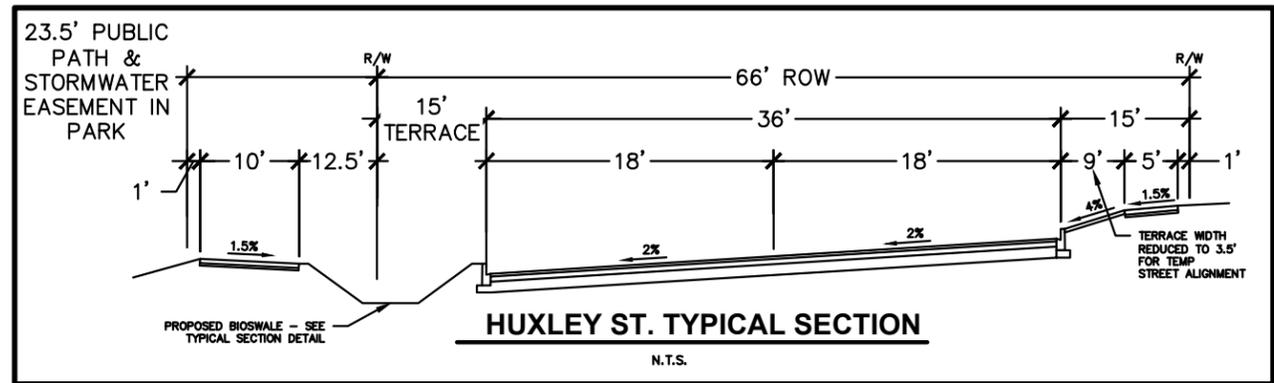
JSD PROJECT NO: 22-11381-PUB

Exhibit shown to show bio swale features along the west side of Huxley Street extension and Coolidge Street extension for storm water management. This exhibit is to show bio swale locations only.



**LEGEND**

|     |                          |
|-----|--------------------------|
| --- | RIGHT-OF-WAY             |
| --- | EDGE OF PAVEMENT         |
| --- | STANDARD CURB AND GUTTER |
| --- | ASPHALT PAVEMENT         |
| --- | CONCRETE PAVEMENT        |



File: I:\30222211381\_2211381-PUB\DWG\Civil Sheets\2211381 - Street Geometrics.dwg Layout: OVERALL User: cox Plotted: Apr 28, 2023 - 12:02pm Xrefs:

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