



City of Madison Planning Division
215 Martin Luther King Jr. Blvd. | Room LL.100 | P.O. Box 2985 | Madison, WI 53701-2985

Madison Landmarks Commission APPLICATION

1. LOCATION

Project Address: 202 PINCKNEY STREET. Aldermanic District: 4

2. PROJECT

Date Submitted: 09/08/2015

Project Title / Description: JUDGE DOYLE SQUARE / EXACT SCIENCES HEADQUARTERS

This is an application for: (check all that apply)

- ☐ Alteration / Addition to a Designated Madison Landmark
- ☒ Alteration / Addition to a building adjacent to a Designated Madison Landmark
- ☐ Alteration / Addition to a building in a Local Historic District (specify):
 - ☐ Mansion Hill
 - ☐ Third Lake Ridge
 - ☐ First Settlement
 - ☐ University Heights
 - ☐ Marquette Bungalows
- ☐ New Construction in a Local Historic District (specify):
 - ☐ Mansion Hill
 - ☐ Third Lake Ridge
 - ☐ First Settlement
 - ☐ University Heights
 - ☐ Marquette Bungalows
- ☐ Demolition
- ☐ Variance from the Landmarks Ordinance
- ☐ Referral from Common Council, Plan Commission, or other referral
- ☐ Other (specify): _____

3. APPLICANT

Applicant's Name: STUART ZADRA Company: JDS DEVELOPMENT, LLC
Address: 33 EAST MAIN STREET SUITE 500 City/State: MADISON WI Zip: 53703
Telephone: (608) 274-7442 E-mail: ZADRAS@HAMMESCOSPORTS.COM
Property Owner (if not applicant): CITY OF MADISON
Address: 202 PINCKNEY STREET City/State: MADISON, WI Zip: 53703

Property Owner's Signature: By: Stuart Zadra Date: 09/08/2015

GENERAL SUBMITTAL REQUIREMENTS

Twelve (12) collated paper copies and electronic (.pdf) files of the following: (Note the filing deadline is 4:30 PM on the filing day)

- Application
- Brief narrative description of the project
- Scaled plan set reduced to 11" x 17" or smaller pages. Please include:
 - Site plan showing all property lines and structures
 - Building elevations, plans and other drawings as needed to illustrate the project
 - Photos of existing house/building
 - Contextual information (such as photos) of surrounding properties
- Any other information that may be helpful in communicating the details of the project and how it complies with the Landmarks Ordinance, including the impacts on existing structures on the site or on nearby properties.

Questions? Please contact the
Historic Preservation Planner:
Amy Scanlon
Phone: 608.266.6552
Email: ascanlon@cityofmadison.com

NOTICE REGARDING LOBBYING ORDINANCE: If you are seeking approval of a development that has over 40,000 square feet of non-residential space, or a residential development of over 10 dwelling units, or if you are seeking assistance from the City with a value of \$10,000 (including grants, loans, TIF or similar assistance), then you likely are subject to Madison's lobbying ordinance (Sec. 2.40, MGO). You are required to register and report your lobbying. Please consult the City Clerk's Office for more information. Failure to comply with the lobbying ordinance may result in fines.

Landmark Narrative**Judge Doyle Square Proposed Development**

September 8th, 2015

To: Madison Landmarks Commission
215 Martin Luther King Jr. Blvd. LL110
Madison, WI 53703

Re: Addition adjacent to a Designated Landmark

Developer – JDS Development, LLC
Project Manager – Hammes Company Sports Development, Inc.
Architect – KMD Architects
Potter Lawson, Inc.

Project Address

Block 88, 202 Pinckney Street

Development Team

Owner/Developer	JDS Development, LLC.	Stuart Zadra
Project Manager	Hammes Company Sports Development, Inc.	Matt Morris
Architect	KMD Architects	Sean Huang, Dan Lam
Architect	Potter Lawson, Inc.	Eric Lawson, Jody Shaw
Structural Engineer	Pierce Engineers	Richard Pierce, Ryan Reader
Landscape Architect	Ken Saiki Design	Ken Saiki, Joe Porter
Civil Engineer	JSD Engineers	Bill Dunlop, Dave Jenkins
MEP	KJWW	Dave Smith, Steve Mumm

Narrative

This submittal represents one of two submittals for the Judge Doyle Square proposal for downtown Madison. This package is a submittal for the development of Block 88 that is directly adjacent to the designated Madison Municipal Building. Attached is the letter of Intent submitted in the Land Use application and has a full description of the project, followed by the documentation of the development of block 88 for the first phase of the Judge Doyle Square Project.

Respectfully submitted,

JDS Development, LLC

LETTER OF INTENT

Judge Doyle Square Proposed Development

August 19th, 2015

To: City of Madison Planning Department and Plan Commission
215 Martin Luther King Jr. Blvd. LL110
Madison, WI 53703

Re: PD/SIP Application for Judge Doyle Square Proposed Development

Developer – JDS Development, LLC
Project Manager – Hammes Company Sports Development, Inc.
Architect – KMD Architects
Potter Lawson, Inc.

Project Address

107 E. Doty Street, Block 105 (street address of existing Government East Parking Ramp on Block 105, to be removed)
215 Martin Luther King Jr BLVD, Block 88 (This block will be divided into two separate lots per the attached site layout drawing)

Development Team

Owner/Developer	JDS Development, LLC.	Stuart Zadra
Project Manager	Hammes Company Sports Development, Inc.	Matt Morris
Architect	KMD Architects	Sean Huang, Dan Lam
Architect	Potter Lawson, Inc.	Eric Lawson, Jody Shaw
Structural Engineer	Pierce Engineers	Richard Pierce, Ryan Reader
Landscape Architect	Ken Saiki Design	Ken Saiki, Joe Porter
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Proposed Development

This development proposes to create a PD within the Downtown Core district that includes the existing parking structure on Block 105, spans Pinckney Street and includes the east half of Block 88, separated by a proposed lot line as noted on the attached draft CSM. While the PD spans Pinckney Street, the City would still own the surface on Pinckney, the subgrade portions will be incorporated into the development. The PD will allow a new subgrade parking structure to span between Blocks 88 and 105 to provide the potential to create enough parking to support the density desired in the Downtown Core district. The project proposes a shared parking structure between the City and the private developer, creating approximately 650 stalls for private use, and 600 stalls for public use.

The PD on Block 88 is being designed for the Exact Sciences Corporate Headquarters and a single tray of subgrade parking below. The new headquarters will include some research facilities, office function and light manufacturing. The PD for Block 105 includes both below grade and above grade structured parking, retail space, a City maintained Bike Center, an Urban Hotel, and space for a future program expansion.

The project is pursuing a very aggressive project schedule and is proposing an SIP to begin construction on the Office building on Block 88, all of the parking spanning both Block 88 and Block 105, and the shelled retail space integrated in the structured parking located on Block 105, starting in December 2015.

Proposed Uses

This SIP contains proposed uses for Block 88 as office space, research and development laboratories, light manufacturing (product kit assembly) and storage for the Exact Sciences headquarters with associated parking on both Block 88 and Block 105. Block 105 also contains shelled, leasable space for retail development and space required for the development of the Hotel as described in the Planned Development. Block 105 also contains space for a City maintained Bicycle Center.

The Planned Development of Block 105 proposes a Hotel and additional space for future expansion of Exact Sciences offices, or other leasable program area.

Hours of Operation

The site would be available to employees 24 hours per day. Two shifts are expected in select office departments and the manufacturing areas. Therefore, start times could begin as early as 6:00 am and second shift might end around 12:00 am on weekdays. Weekends are likely to see activity as determined by individuals' needs or as manufacturing schedules dictate.

Construction Schedule

December 2015 - Start Demolition / Excavation for Construction of Exact Sciences Headquarters on Block 88,

March 2016 - Demolition of Government East Ramp,

July 2017 - Completion of Exact Sciences Office Building and All Parking

Existing Conditions

The existing site is spread out over Blocks 88 and 105 in the Downtown Core District of Madison, Wisconsin. Bounded by Doty Street to the northwest and Wilson Street to the southeast, the site is bisected by Pinckney Street, separating the existing, City owned Government East Parking Ramp on Block 105, and the parking lot behind the Madison Municipal Building on Block 88. Currently the proposed lot line on Block 88 includes the existing loading area of the Madison Municipal Building and a surface parking lot directly adjacent to Pinckney Street.

There is a significant grade change over the length of Pinckney Street, approximately 10' in total grade change between Doty Street and Wilson Street.

Certified Survey Map

A new legal description for Blocks 88 and 105 will be recorded with this proposed development. A draft CSM and legal description are included with this submittal.

Demolition

The proposed development will require the demolition and recycling of the existing parking garage on Block 105, and the demolition and recycling of the loading portion of the Madison Municipal Building on Block 88. Additional demolition of utilities and hardscape are noted on the attached drawings.

Site Area

The new CSM for this proposed development lot is approximately 2.56 acres. A legal description is attached.

Building Area

Approximate total building areas by use are as listed below:

Block 88	PD-SIP GSF	Future PD-GDP GSF
Exact Sciences Office Building	284,640	-
Block 105		
Shelled Retail/Bike Center	33,940	-
Hotel	-	145,800
Future Program	-	139,900
Parking	542,225	

Open Space Areas

The PD-SIP proposed development is in line with the intensive use promoted by the Downtown Core District and provides no open space adjacent to the street. Both blocks incorporated a 3'-8' setback from the property line along Pinckney Street to enhance the pedestrian experience at grade. Development on Block 88 does provide approximately 1,900 sf of open patio space at different levels.

Site Access

Vehicular access to the development parcel is provided at three locations. Entry and exit to the below grade parking is provided at two locations on Doty street, one on Block 88 and one on Block 105. A third entry and exit is provided from Wilson Street on Block 105. The below grade parking garages are connected at Basement Level 1, providing access to all entry/exits and the above grade parking on Block 105.

All entrances into the enclosed parking level areas will have overhead doors with controlled access.

Parking, Bike Parking and Loading Zones

Proposed passenger vehicle parking is provided by a combination of below grade enclosed parking and an above grade parking structure, and is summarized as follows:

Level	Standard	SCO	Accessible	Van Accessible	Total
BL4	158	35	0	0	193
BL3	172	35	0	0	207
BL2	176	35	0	0	211
BL1	171	35	4	3	213
Level 1	51	0	2	0	53
Level 2	35	0	2	1	38
Level 3	111	0	4	0	115
Level 4	116	0	4	0	120
Level 5	95	0	4	0	99
Totals	1,085	140	20	4	1,249

Parking spaces will be split with 600 going to the city for public parking and 650 going to the hotel and office programs.

Accessible parking spaces, both standard and van accessible, are distributed appropriately throughout the proposed development as indicated in the PD-SIP plans to provide the accessible parking required by ICC/ANSI, and are included in the above total number of spaces.

Bike stall requirements have been broken down by the anticipated program for Exact Sciences.

Block 88:

Requirement:

Light Manufacturing:	1 stall per 10 employees. Operations has 121 employees projected:	13 stalls
Laboratory:	1 stall per 5 employees. R&D has 100 employees projected	20 stalls
Offices:	1 per 2,000 sf of floor area 280,000(building) - 78,000(operations) -40,000(R&D) = 170,000 SF	85 stalls

Block 105:

Hotel:	1 per 10 beds (assuming 250 beds)	25 stalls
Restaurant:	5% of capacity (assuming 100 people)	5 stalls

Proposed total required= 148 stalls

A total of 158 bike parking stalls are provided as listed below. If demand exceeds the quantity of spaces provided, additional bike parking will be provided.

- Block 88 - 40 stalls provided between the proposed building and the existing MMB.
 - 8 stalls are provided along Wilson Street.
 - 6 stalls are provided along Pinckney Street.
- Block 105
 - 78 stalls are provided adjacent to the at grade entry on Wilson Street in the parking structure.
 - 6 Stalls are provided along Pinckney Street
 - 20 stalls are provided near the Bike Center in the parking structure off Doty Street.

Block 88 has a loading area containing a sunken dock for two loading zones for semi's and one grade level loading zone for a box truck. For waste collection there are currently two spaces for large compactors, one for recycling and one for trash. Block 105 has a single loading zone with a raised dock for a semi and one box truck loading zone. For trash, there is space for a single large compactor that will house both trash and recycling. All loading vehicles will be backing in off Wilson Street.

Value of Land

\$15 Million

Estimated Project Cost

\$86 Million for Phase 1, Not Including Parking Ramp to be Constructed by CDA, \$167 Million for All Phases, Not Including Parking Ramp to be Constructed by CDA.

Number of Construction and Fulltime Equivalent Jobs Created

280 On-Site FTE Construction Jobs During Construction, 400 for Exact Sciences by 2019 and 650 total for Exact Sciences in Phase 1 (by 2023)

Public Subsidy Requested

Public investment in the project has been outlined as part of the Development Agreement for the project and includes \$13.9 Million to offset the \$15 million price that will be paid by the Developer for the site and \$12.0 Million Jobs TIF for Exact Sciences Build-Out. The Parking Ramp will be constructed and funded by the City / CDA.

Downtown Design Guidelines

The Design team has reviewed the Downtown Design Guidelines and believes this development reinforces the purpose of the guidelines by creating a thoughtful pedestrian experience through the integration of the landscape/hardscape design with the building form and materials to create a pedestrian oriented space that includes the road between the buildings. The elegant form of the Office building on Block 88 is unique to Downtown Madison, and brings a level of detailing that reflects the qualities required by the Downtown Design Guidelines.

The proposed buildings clearly define the street edge while bringing activity to all street corners with large expanses of glass and programs that create activity and interest. Working with the 10' grade difference between Doty and Wilson Street along Pinckney, the Design is challenged to maintain a 3'-0" maximum difference between the street grade and the finish floor of the building. This is addressed through stepping the finish floors and creating a more open entry feature that allows the incorporation of the required steps and ramping to become a positive part of the entry experience. Patios and seating areas designed to reinforce interaction at the building entrance will also be included.

Due to program requirements and space constraints, the loading areas are directly off Wilson Street. These loading areas are internal to the buildings and have integrated roll down metal doors that work with the architectural facades at those locations. Landscaping is used to soften these areas but maintain a safe, highly visible, pedestrian atmosphere. The loading areas are pulled away from the street corners.

Respectfully submitted,

JDS Development, LLC

Attachments:

Proposed SIP Zoning Text
Legal Description
Draft CSM
Location Map
Existing Context images

Supporting documents in the form of a drawing set dated August 19th, 2015 showing the proposed development plans for the PD/SIP are bound separately and are a part of this letter of intent by reference.

Light fixture cut sheets for the light fixtures indicated on the Site Lighting plan are submitted separately from the drawing set.

PRELIMINARY

CERTIFIED SURVEY MAP NO. _____

LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, AND 10, BLOCK 88, LOTS 1, 2, 3, 11, 12 AND 13, BLOCK 105, ORIGINAL PLAT OF MADISON AND A SUBTERRANEAN PORTION OF SOUTH PINCKNEY STREET, LOCATED IN PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

WITNESS CORNER TO THE NW CORNER OF SECTION 24, T07N, R09E
FOUND BRASS CAP IN CONCRETE
N=482,823.92
E=821,673.42

WITNESS CORNER TO THE NORTH QUARTER CORNER OF SECTION 24, T07N, R09E
FOUND BRASS CAP IN CONCRETE
N=482,796.70
E=823,062.02

LEGEND

- GOVERNMENT CORNER
CHISELED 'X' FOUND
CHISELED 'X' SET
PLAT BOUNDARY
SECTION LINE
RIGHT-OF-WAY LINE
CENTERLINE
PLATTED LOT LINE
CONCRETE CURB & GUTTER
BUILDING
() DENOTES RECORD DATA DEPICTING THE SAME LINE ON THE GROUND AS RETRACED BY THIS SURVEY

NOTES

- FIELD WORK COMPLETED BY JSD PROFESSIONAL SERVICES, INC. ON JULY 09, 2015.
- BEARINGS FOR THIS SURVEY AND MAP ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, (WCCS), DANE COUNTY. THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 24, T07N, R09E BEARS S 88°52'37" E.
- THE OWNER CERTIFIES THAT THIS CERTIFIED SURVEY MAP WILL NOT HAVE AN ADVERSE AFFECT ON ANY OF THE LEASEHOLD OR POSSESSORY INTERESTS LOCATED WITHIN THE LIMITS OF THIS CERTIFIED SURVEY MAP.
- THE PORTION OF LOT 2 OF THIS CERTIFIED SURVEY MAP THAT CROSSES UNDER SOUTH PINCKNEY STREET REMAINS SUBJECT TO THE RIGHTS OF EXISTING UTILITY PROVIDERS.

LINE TABLE

LINE	BEARING	DISTANCE
L-1	S46°01'11"W	65.95'
L-2	N46°02'08"E	65.96'

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



EAST DOTY STREET

EAST WILSON STREET

MARTIN LUTHER KING JR. BOULEVARD

PREPARED BY:

JSD Professional Services, Inc.
• Engineers • Surveyors • Planners

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VERONA, WISCONSIN 53593
PHONE: (608)848-5060

PREPARED FOR:

CITY OF MADISON
215 MARTIN LUTHER KING,
JR. BOULEVARD
MADISON, WI 53701-2983

PROJECT NO: 15-6867

FILE NO: B-286

FIELDBOOK/PG: -

SHEET NO: 1 OF 5

SURVEYED BY: AWW

DRAWN BY: JK

CHECKED BY: TJB

APPROVED BY: TJB

VOL. _____ PAGE _____

DOC. NO. _____

C.S.M. NO. _____






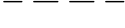


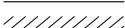
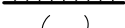

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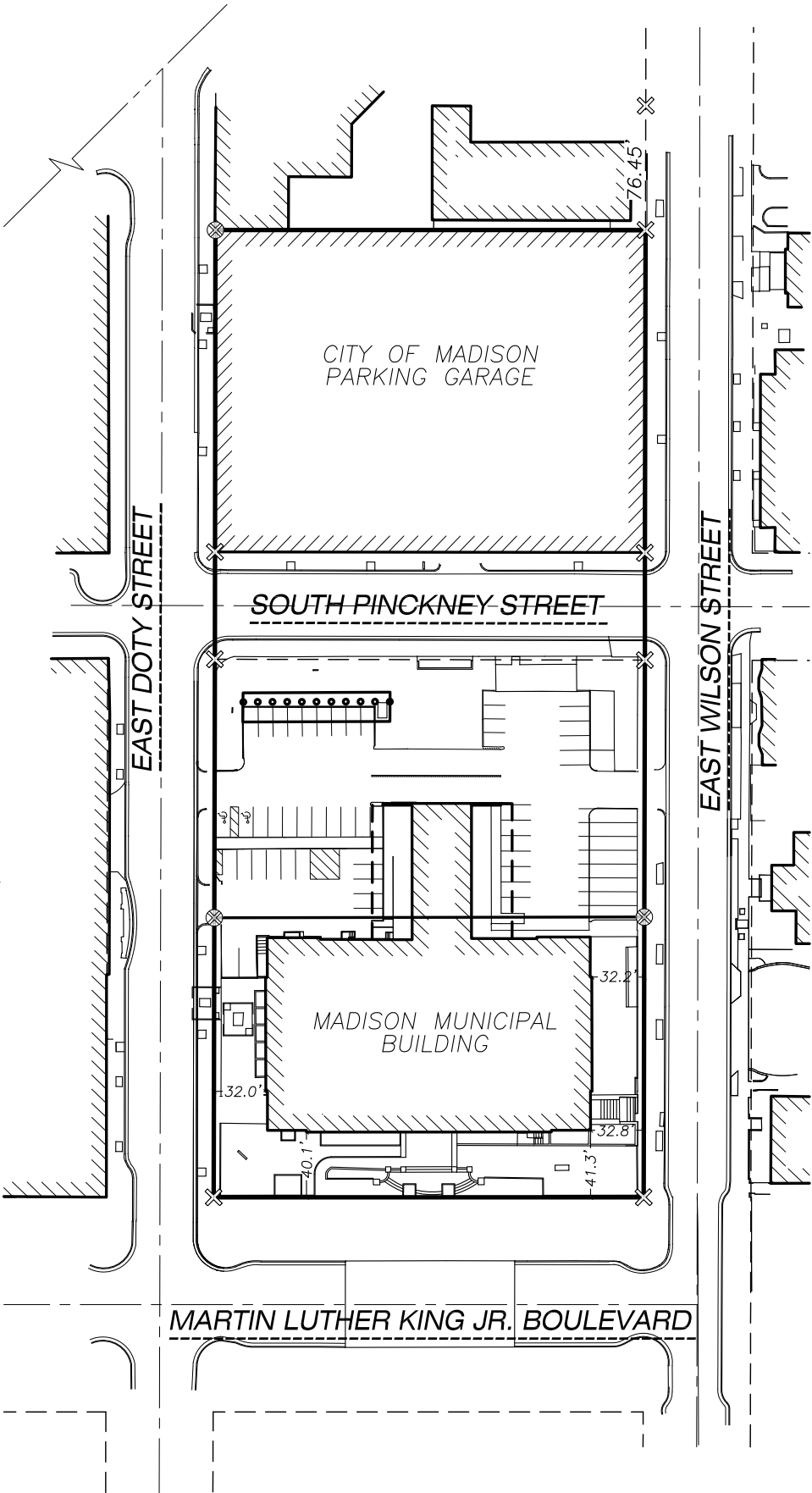
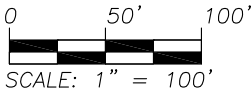
EXISTING BUILDINGS

LEGEND

-  GOVERNMENT CORNER
-  CHISELED 'X' FOUND
-  CHISELED 'X' SET
-  PLAT BOUNDARY
-  SECTION LINE
-  RIGHT-OF-WAY LINE
-  CENTERLINE
-  PLATTED LOT LINE
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-  () DENOTES RECORD DATA DEPICTING THE SAME LINE ON THE GROUND AS RETRACED BY THIS SURVEY

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3. THE OWNER CERTIFIES THAT THIS CERTIFIED SURVEY MAP WILL NOT HAVE AN ADVERSE AFFECT ON ANY OF THE LEASEHOLD OR POSSESSORY INTERESTS LOCATED WITHIN THE LIMITS OF THIS CERTIFIED SURVEY MAP.



PREPARED BY:

JSD Professional Services, Inc.
• Engineers • Surveyors • Planners

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CITY OF MADISON
215 MARTIN LUTHER KING,
JR. BOULEVARD
MADISON, WI 53701-2983

PROJECT NO: 15-6867

FILE NO: B-286

FIELDBOOK/PG: -

SHEET NO: 2 OF 5

SURVEYED BY: AWW

DRAWN BY: JK

CHECKED BY: TJB

APPROVED BY: TJB

VOL. _____ PAGE _____

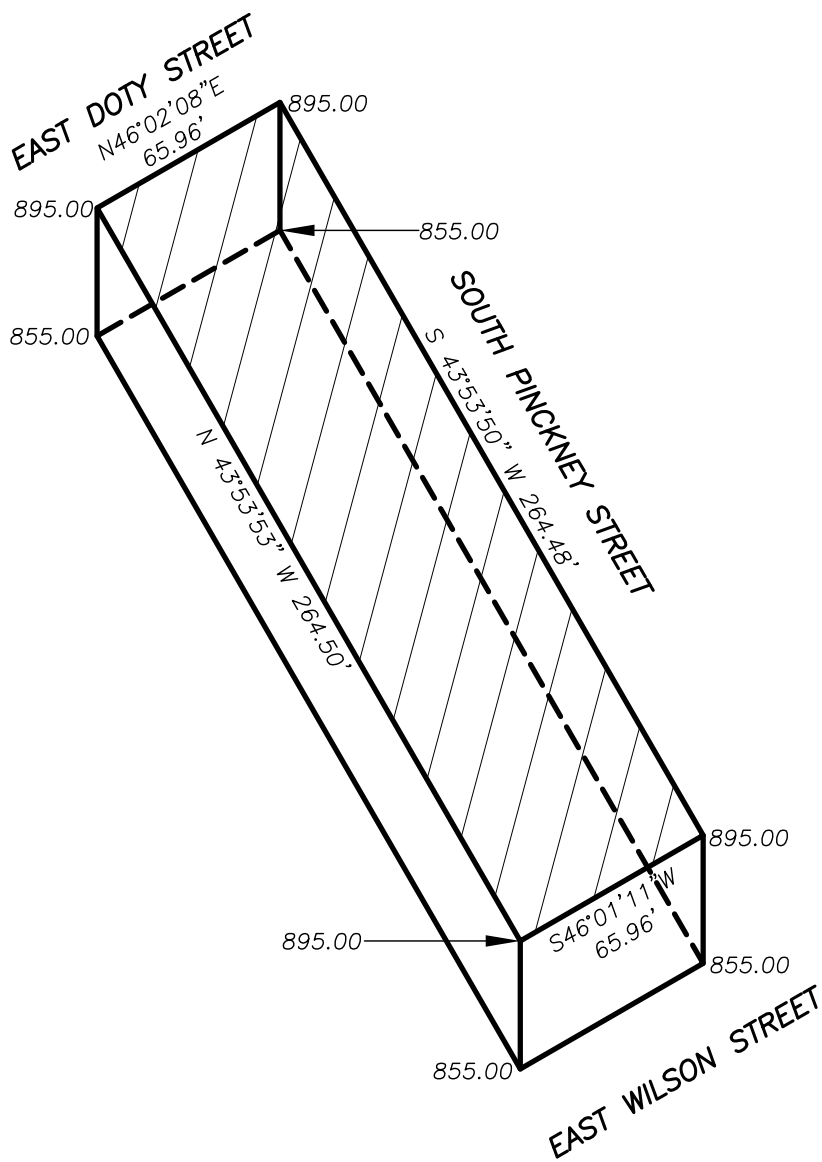
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LOT 2 – SUBTERRANEAN PORTION DETAIL

NOTES

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3. THE OWNER CERTIFIES THAT THIS CERTIFIED SURVEY MAP WILL NOT HAVE AN ADVERSE AFFECT ON ANY OF THE LEASEHOLD OR POSSESSORY INTERESTS LOCATED WITHIN THE LIMITS OF THIS CERTIFIED SURVEY MAP.
4. THE ELEVATIONS FOR THIS MAP ARE BASED ON THE NATIONAL VERTICAL DATUM OF 1988, (NAVD88). BENCHMARK IS A BRASS CAP AT THE WITNESS CORNER TO THE NORTHWEST CORNER OF SECTION 24, T07N, R09E = 918.38.

PREPARED BY:



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PREPARED FOR:

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MADISON, WI 53701-2983

PROJECT NO: 15-6867

FILE NO: B-286

FIELDBOOK/PG: -

SHEET NO: 3 OF 5

SURVEYED BY: AWW

DRAWN BY: JK

CHECKED BY: TJB

APPROVED BY: TJB

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LEGAL DESCRIPTION

LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, AND 10, BLOCK 88, LOTS 1, 2, 3, 11, 12 AND 13, BLOCK 105, ORIGINAL PLAT OF MADISON AND A SUBTERRANEAN PORTION OF SOUTH PINCKNEY STREET, LOCATED IN PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN, DESCRIBED MORE PARTICULARLY AS FOLLOWS:

COMMENCING AT THE WITNESS CORNER TO THE NORTHWEST CORNER OF SECTION 24, AFORESAID; THENCE SOUTH 88 DEGREES 52 MINUTES 37 SECONDS EAST, ALONG THE NORTH LINE OF SAID SECTION A DISTANCE OF 523.56 FEET; THENCE SOUTH 01 DEGREES 07 MINUTES 23 SECONDS WEST, 93.43 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF EAST DOTY STREET, ALSO BEING THE NORTHERLY CORNER OF LOT 3, BLOCK 105, ORIGINAL PLAT OF MADISON, BEING THE POINT OF BEGINNING; THENCE SOUTH 44 DEGREES 01 MINUTES 19 SECONDS EAST ALONG THE NORTHEASTERLY LINES OF LOT 3 AND LOT 11, BLOCK 105, ORIGINAL PLAT OF MADISON, 264.55 FEET TO THE EASTERLY CORNER OF LOT 11, AFORESAID; THENCE SOUTH 46 DEGREES 05 MINUTES 41 SECONDS WEST ALONG THE SOUTHEASTERLY LINE OF BLOCK 105, ORIGINAL PLAT OF MADISON, 198.55 FEET TO THE SOUTHERLY CORNER OF SAID BLOCK; THENCE SOUTH 46 DEGREES 01 MINUTES 11 SECONDS WEST, 65.95 FEET TO THE EASTERLY CORNER OF BLOCK 88, ORIGINAL PLAT OF MADISON; THENCE SOUTH 46 DEGREES 07 MINUTES 06 SECONDS WEST ALONG THE SOUTHEASTERLY LINE OF BLOCK 88, ORIGINAL PLAT OF MADISON, 330.37 FEET TO THE SOUTHERLY CORNER OF SAID BLOCK; THENCE NORTH 44 DEGREES 00 MINUTES 46 SECONDS WEST ALONG THE SOUTHWESTERLY LINE OF BLOCK 88, ORIGINAL PLAT OF MADISON, 264.53 FEET TO THE WESTERLY CORNER OF SAID BLOCK; THENCE NORTH 46 DEGREES 07 MINUTES 23 SECONDS EAST ALONG THE NORTHWESTERLY LINE OF BLOCK 88, ORIGINAL PLAT OF MADISON, 330.89 FEET TO THE NORTHERLY CORNER OF SAID BLOCK; THENCE NORTH 46 DEGREES 02 MINUTES 08 SECONDS EAST, 65.96 FEET TO THE WESTERLY CORNER OF BLOCK 105, ORIGINAL PLAT OF MADISON; THENCE NORTH 46 DEGREES 04 MINUTES 32 SECONDS EAST ALONG THE NORTHWESTERLY LINE OF BLOCK 105, ORIGINAL PLAT OF MADISON, 197.97 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 157,343 SQUARE FEET OR 3.612 ACRES.

SURVEYOR’S CERTIFICATE

I, JOHN KREBS, PROFESSIONAL LAND SURVEYOR S-1878, DO HEREBY CERTIFY THAT BY DIRECTION OF THE CITY OF MADISON, I HAVE SURVEYED, DIVIDED, AND MAPPED THE LANDS DESCRIBED HEREON AND THAT THE MAP IS A CORRECT REPRESENTATION IN ACCORDANCE WITH THE INFORMATION PROVIDED. I FURTHER CERTIFY THAT THIS CERTIFIED SURVEY MAP IS IN FULL COMPLIANCE WITH CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

JOHN KREBS, S-1878
PROFESSIONAL LAND SURVEYOR

DATE

CORPORATE OWNER’S CERTIFICATE

THE CITY OF MADISON, A WISCONSIN MUNICIPAL CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, DOES HEREBY CERTIFY THAT SAID MUNICIPAL CORPORATION CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED ON THIS CERTIFIED SURVEY MAP. SAID MUNICIPAL CORPORATION FURTHER CERTIFIES THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY WIS. STATS. S.236.34 TO BE SUBMITTED TO THE CITY OF MADISON FOR APPROVAL.

IN WITNESS WHEREOF, THE SAID CITY OF MADISON HAS CAUSED THESE PRESENTS TO BE SIGNED BELOW BY ITS MAYOR AND CITY CLERK AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED ON THIS _____DAY OF _____, 2015.

CITY OF MADISON

BY: PAUL R. SOGLIN, MAYOR


BY: MARIBETH WITZEL-BEHL, CITY CLERK

STATE OF WISCONSIN) SS
DANE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____DAY OF _____, 2015, THE ABOVE NAMED PAUL R. SOGLIN, MAYOR OF THE CITY OF MADISON, ACTING IN SAID CAPACITY AND KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, DANE COUNTY, WISCONSIN

MY COMMISSION EXPIRES

PREPARED BY:  161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 PHONE: (608)848-5060	PREPARED FOR: CITY OF MADISON 215 MARTIN LUTHER KING, JR. BOULEVARD MADISON, WI 53701-2983	PROJECT NO: 15-6867 FILE NO: B-286 FIELDBOOK/PG: - SHEET NO: 4 OF 5	SURVEYED BY: AWW DRAWN BY: JK CHECKED BY: TJB APPROVED BY: TJB	VOL. _____ PAGE _____ DOC. NO. _____ C.S.M. NO. _____
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PRELIMINARY

CERTIFIED SURVEY MAP NO. _____

LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, AND 10, BLOCK 88, LOTS 1, 2, 3, 11, 12 AND 13, BLOCK 105,
ORIGINAL PLAT OF MADISON AND A SUBTERRANEAN PORTION OF SOUTH PINCKNEY STREET, LOCATED IN
PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 07 NORTH,
RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

CITY OF MADISON COMMON COUNCIL CERTIFICATE

RESOLVED THAT THIS CERTIFIED SURVEY MAP LOCATED IN THE CITY OF MADISON WAS HEREBY APPROVED BY
ENACTMENT NUMBER RES-**-****, FILE ID NUMBER *****, ADOPTED ON THE _____TH DAY OF AUGUST, 2015,
AND THAT SAID ENACTMENT FURTHER PROVIDED FOR THE ACCEPTANCE OF THOSE LANDS DEDICATED AND RIGHTS
CONVEYED BY SAID CERTIFIED SURVEY MAP TO THE CITY OF MADISON FOR PUBLIC USE.

DATED THIS _____DAY OF _____, 2015.

MARIBETH WITZEL-BEHL, CITY CLERK
CITY OF MADISON, DANE COUNTY, WISCONSIN

CITY OF MADISON PLAN COMMISSION CERTIFICATE

APPROVED FOR RECORDING PER THE SECRETARY OF THE CITY OF MADISON PLAN COMMISSION.

BY: _____, _____
*****,
SECRETARY PLAN COMMISSION DATE

OFFICE OF THE REGISTER OF DEEDS

_____ COUNTY, WISCONSIN

RECEIVED FOR RECORD _____,


20 ____ AT _____ O'CLOCK ____ M AS

DOCUMENT # _____

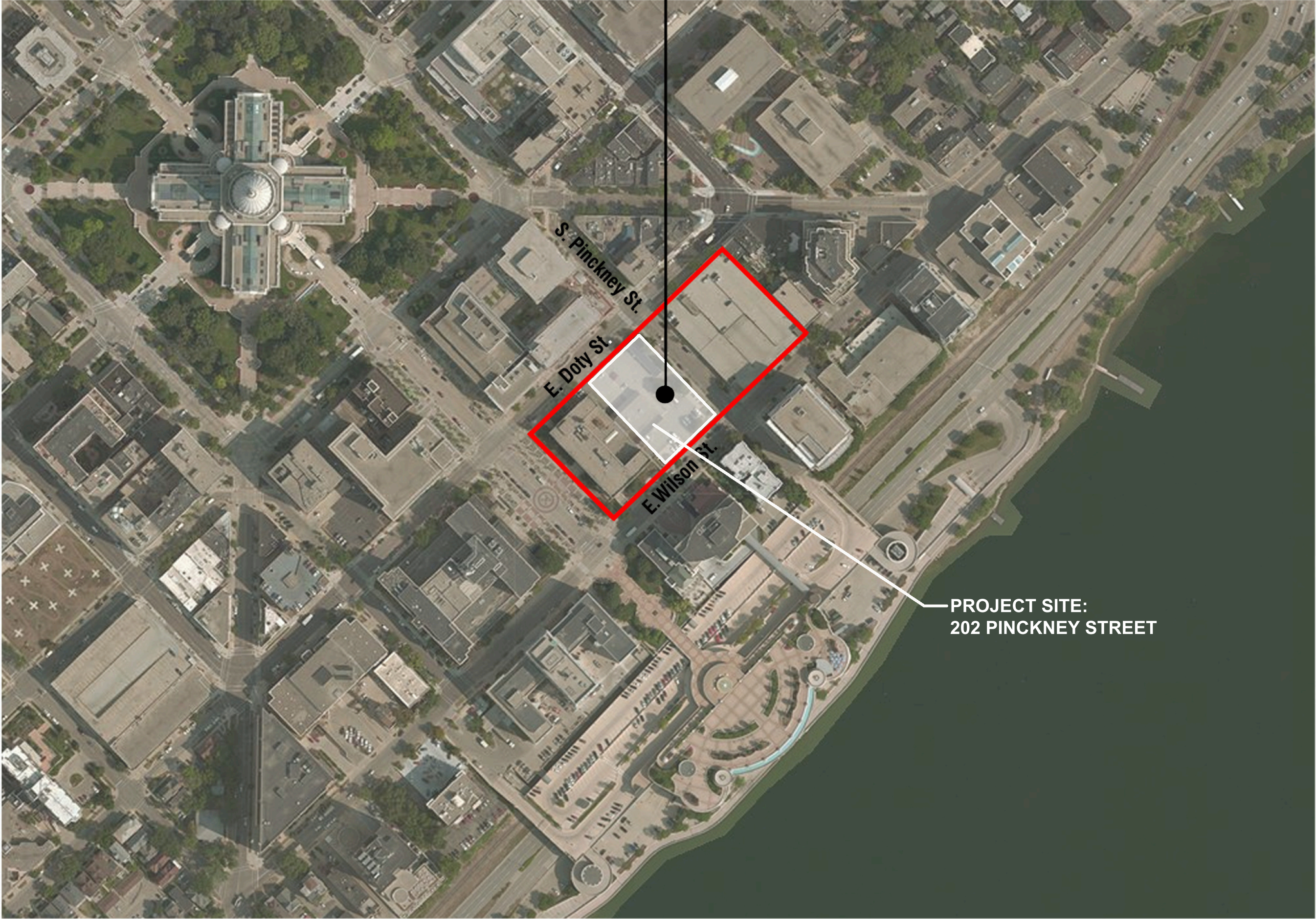
IN VOL. _____ OF CERTIFIED SURVEY

MAPS ON PAGE(S) _____ .

REGISTER OF DEEDS

PREPARED BY:	PREPARED FOR:	PROJECT NO: 15-6867	SURVEYED BY: AWW
	CITY OF MADISON	FILE NO: B-286	DRAWN BY: JK
161 HORIZON DRIVE, SUITE 101	215 MARTIN LUTHER	FB/PG: -	CHECKED BY: TJB
VERONA, WISCONSIN 53593	KING, JR. BOULEVARD	SHEET NO: 5 OF 5	APPROVED BY: TJB
PHONE: (608)848-5060	MADISON, WI		
	53701-2983		

PLANNED DEVELOPMENT



PROJECT SITE:
202 PINCKNEY STREET

Judge Doyle Square: Madison Municipal Building and Existing Aerials



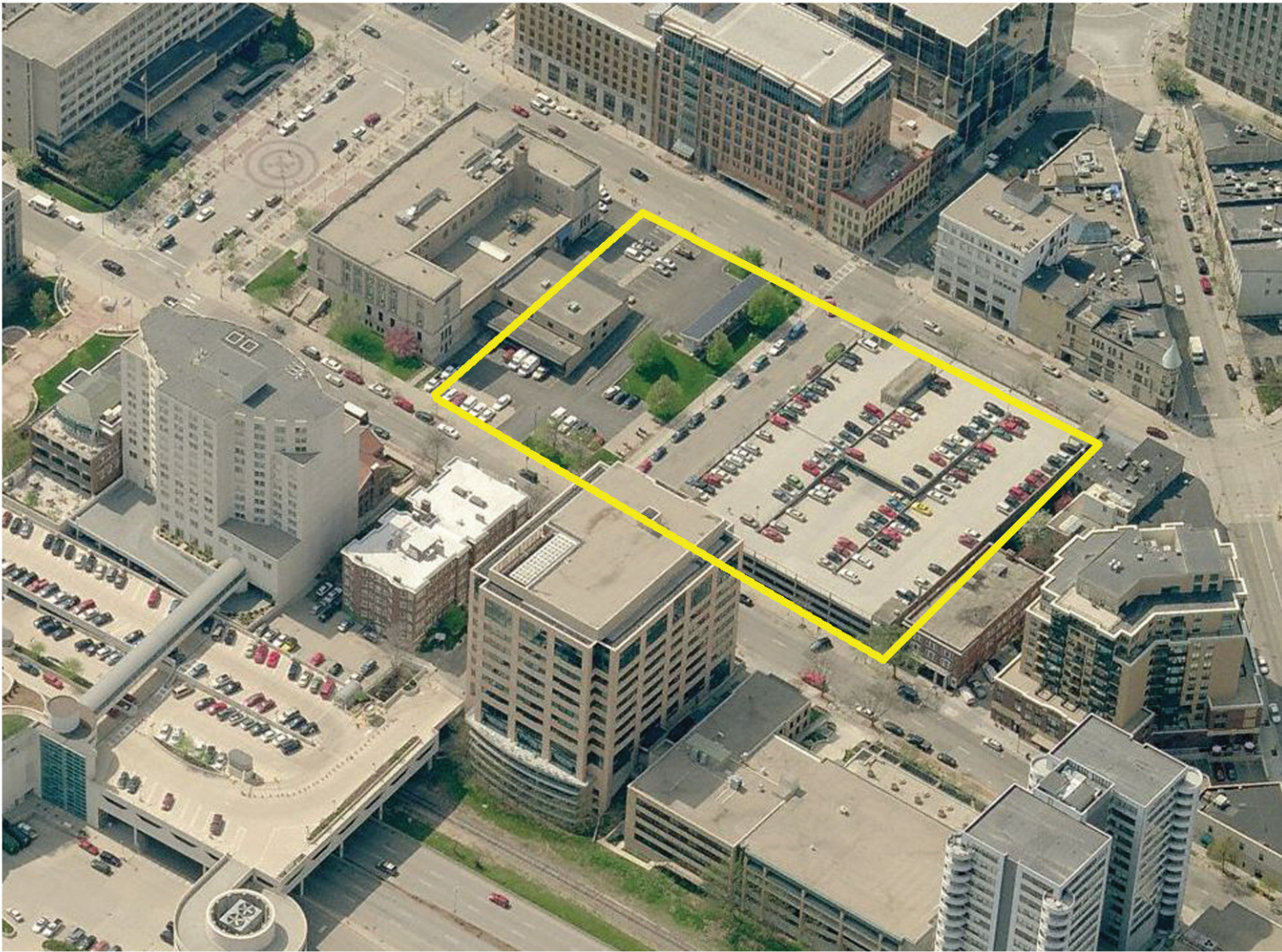
Northeast view of Madison Municipal Building



Southeast view of Madison Municipal Building



Aerial view from Northeast



Aerial view from Southwest

Judge Doyle Square: Context Buildings



View Down Pinckney Street Toward Lake



View up Pinckney Street



Northeast Corner of Pinckney and Doty



Northwest side of Pinckney Street



Southeast side of Pinckney Street



Northeast side of Doty Street



Southeast side of Doty Street



Northeast side of Doty Street



Northwest side of Doty Street



Northeast side of Wilson Street



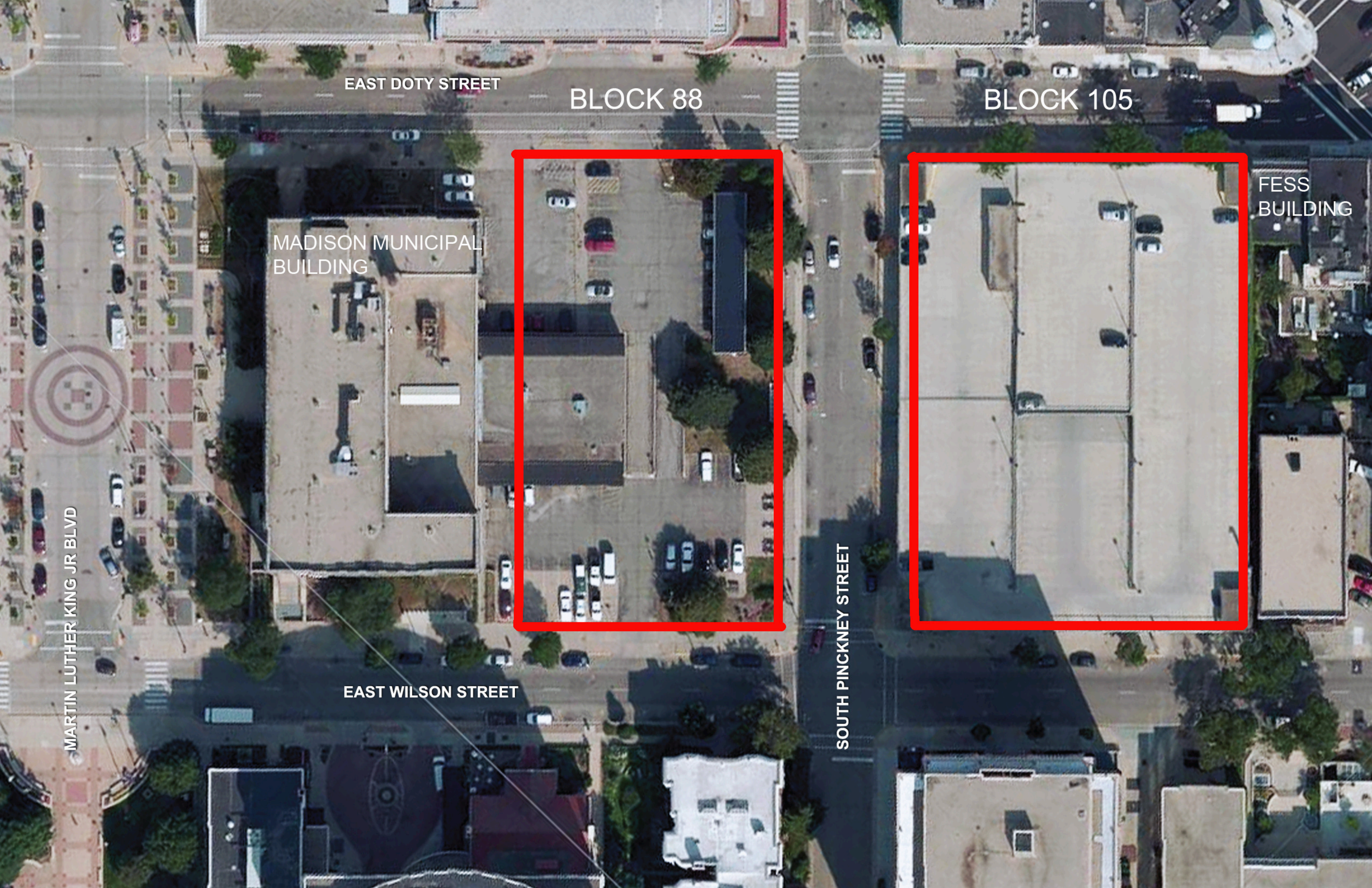
Southeast side of Wilson Street



Southwest side of Wilson Street



Northeast side of Wilson Street



EAST DOTY STREET

BLOCK 88

BLOCK 105

MADISON MUNICIPAL
BUILDING

FESS
BUILDING

EAST WILSON STREET

SOUTH PINCKNEY STREET

MARTIN LUTHER KING JR BLVD