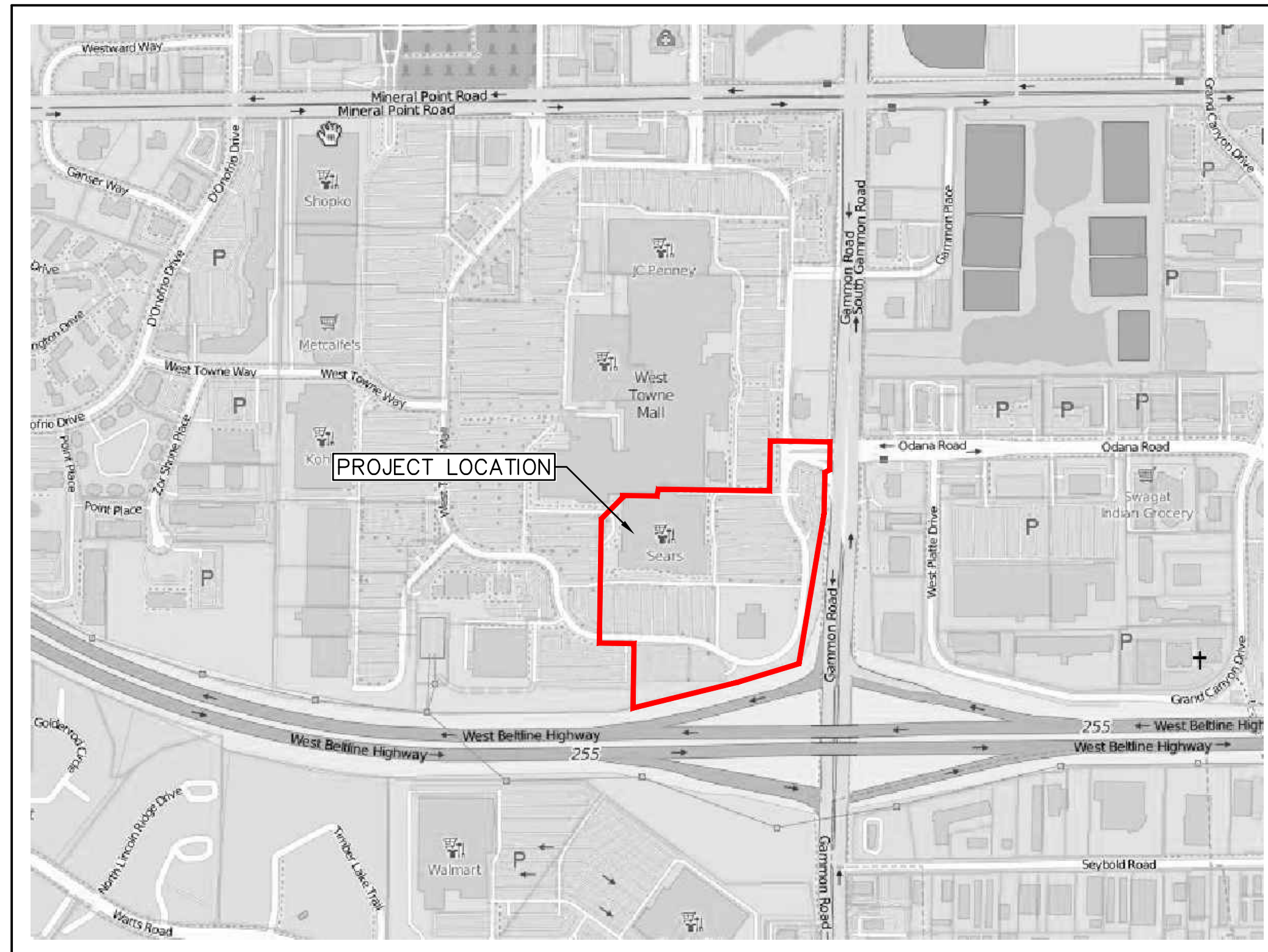


Name of Applicant Seritage SRC Finance LLC Relationship to Property Owner
Authorized Signature [Signature] Date May 5, 2016

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 |

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 |
| | COLORLED 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 |
| | VAN 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 |
| | SECTION 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 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 |

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

CIVIL ENGINEER:

R.A. Smith National

*Beyond Surveying
and Engineering*

www.rasmithnational.com

JAIMI N. LAPP, PE

16745 W. BLUEMOUND ROAD

BROOKFIELD, WI 536005-5938

(262)317-3223

| DATE | DESCRIPTION |
|------------|----------------------|
| 10/26/2016 | UDC & PC RESUBMITTAL |
| | |
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| | |
| | |
| | |

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SEARS RECAPTURE PLAN
CITY OF MADISON, WI

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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

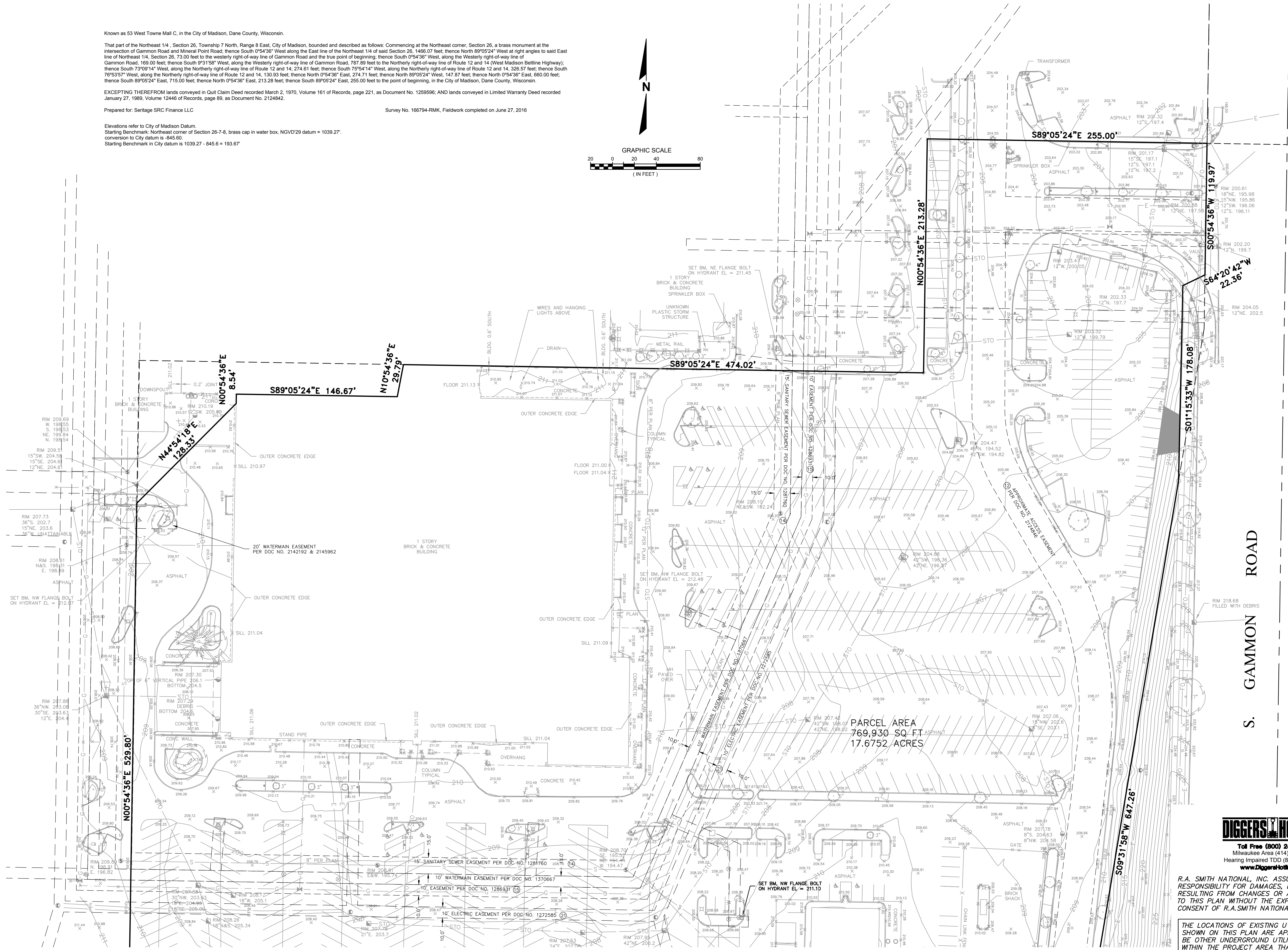
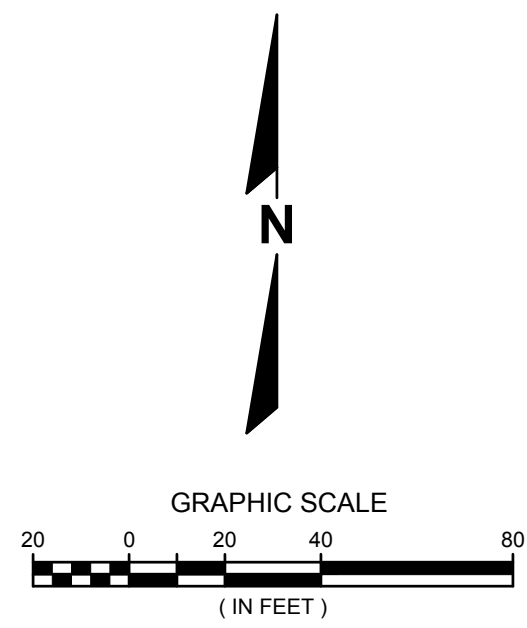
PLAN DATE: SEPT 21, 2016

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

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Milwaukee Area (414) 259-1181
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That part of the Northeast 1/4, Section 26, Township 9 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 05°36'38" West, along the line of the Northeast 1/4 of said Section 26, 1466.07 feet; thence North 89°05'24" East 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 05°43'36" East, along the Westerly right-of-way line of Gammon Road, 169.00 feet; thence South 93°15'58" East, 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 76°55'57" West, along the Northerly right-of-way line of Route 12 and 14, 130.93 feet; thence North 05°43'36" East, 254.71 feet; thence North 89°05'24" East, 147.87 feet; thence North 05°43'36" East, 660.00 feet; thence South 89°05'24" East, 715.00 feet; thence North 05°43'36" East, 213.28 feet; thence South 89°05'24" East, 276.00 feet to the point of beginning, in the City of Madison, Dane County, Wisconsin.

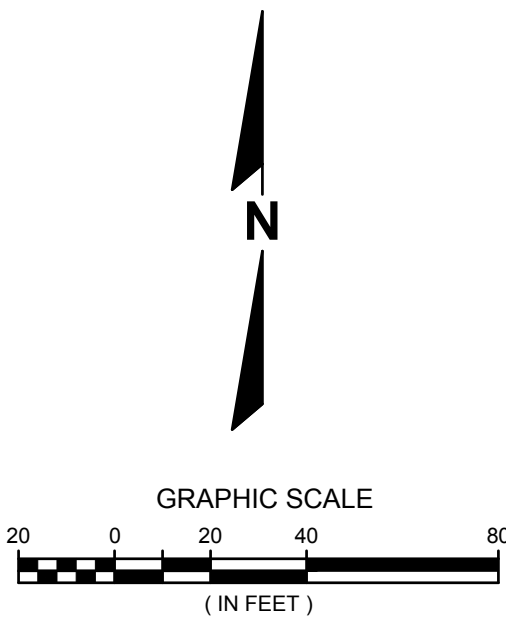
Prepared for: Seritage SRC Finance LLC



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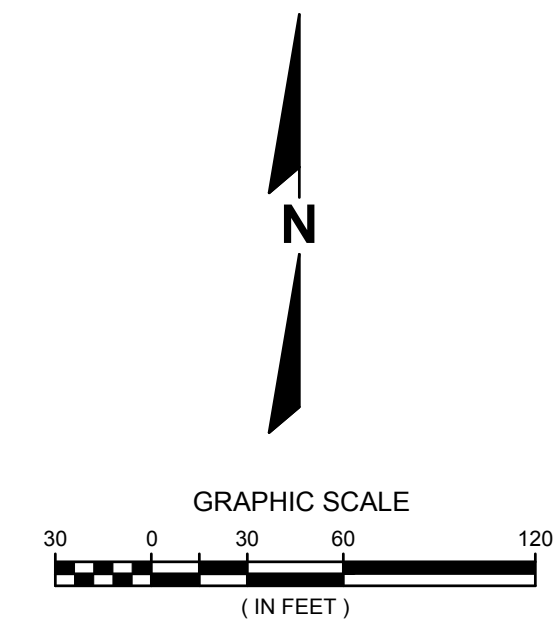
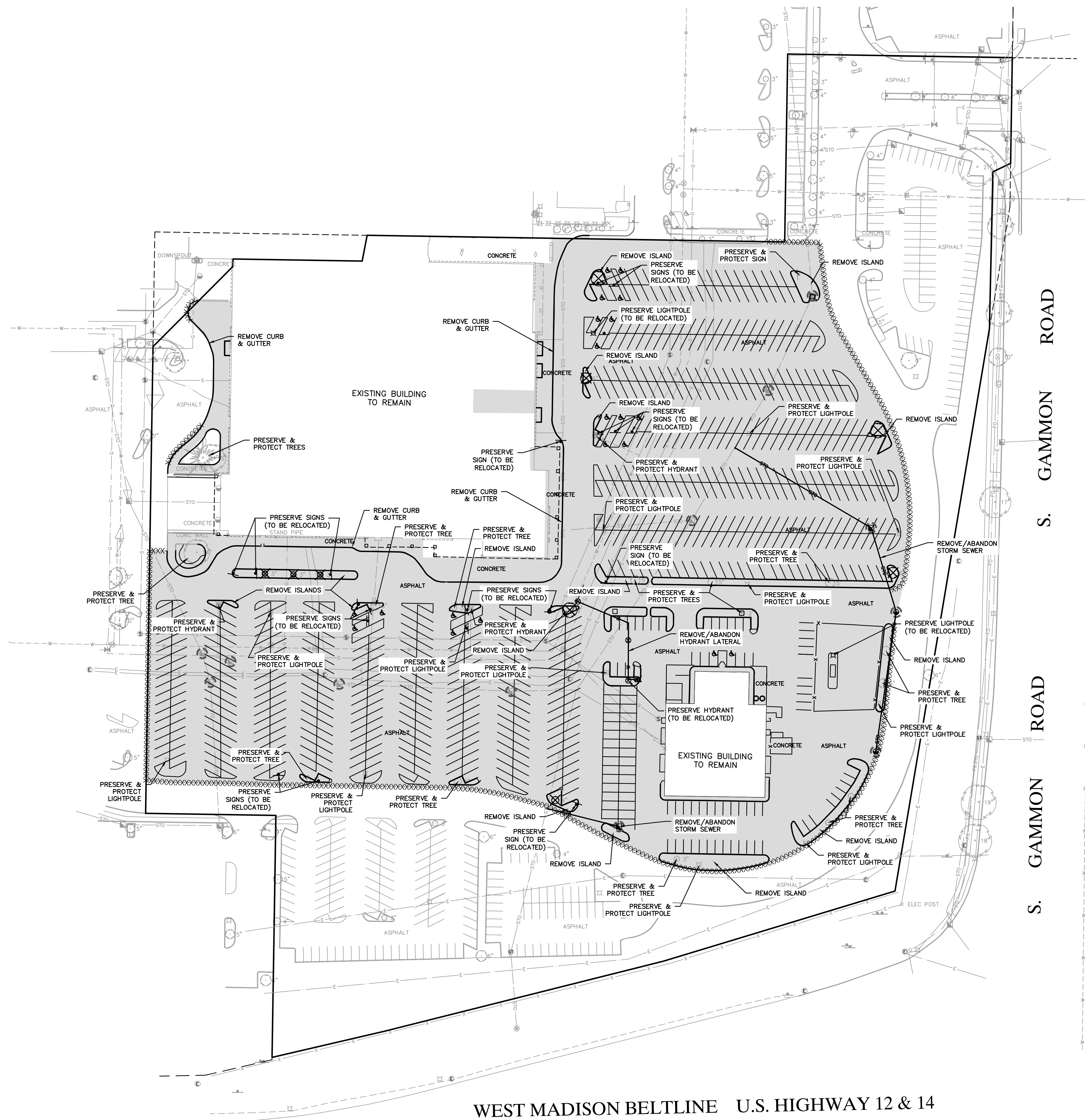
THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.

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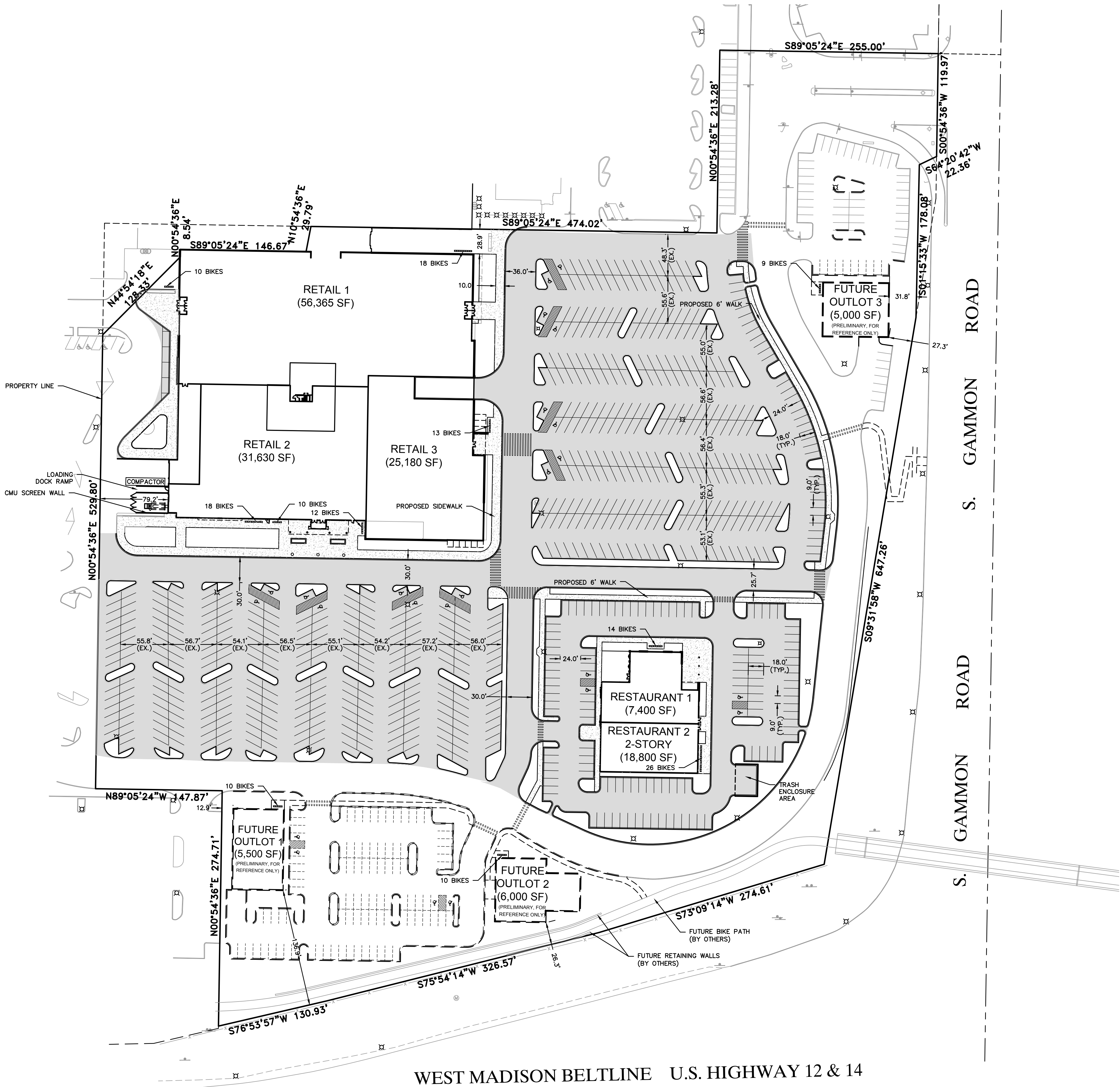


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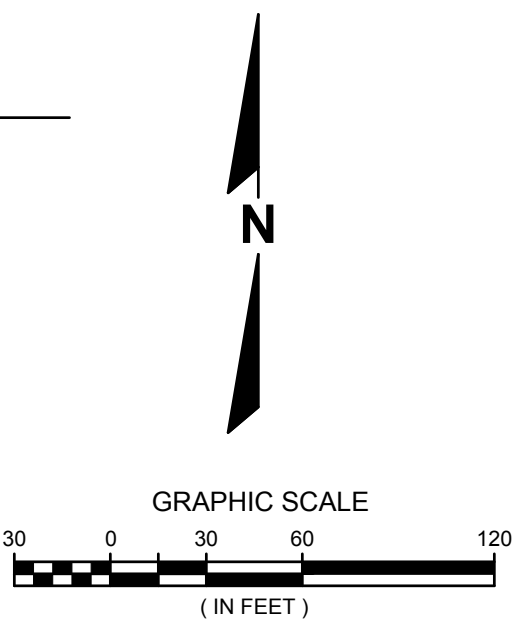


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LEGEND

- ASPHALT PAVEMENT
- CONCRETE SIDEWALK



SITE DATA

| | |
|---|------------------------|
| EXISTING PARKING STALLS | 1,064 (1,044 & 20 ADA) |
| PROPOSED PARKING (MAIN LOTS & EXISTING OUTLOTS) | 981 (961 & 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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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.

DESCRIPTION

UDC & PC RESUBMITTAL

DATE

10/26/2016

R.A. Smith National

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SEARS RECAPTURE PLAN
CITY OF MADISON, WI

PRELIMINARY SITE PLAN

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DATE: 09/21/2016

SCALE: 1" = 60'

JOB NO. 3160123

PROJECT MANAGER:
TODD J. MOSHER

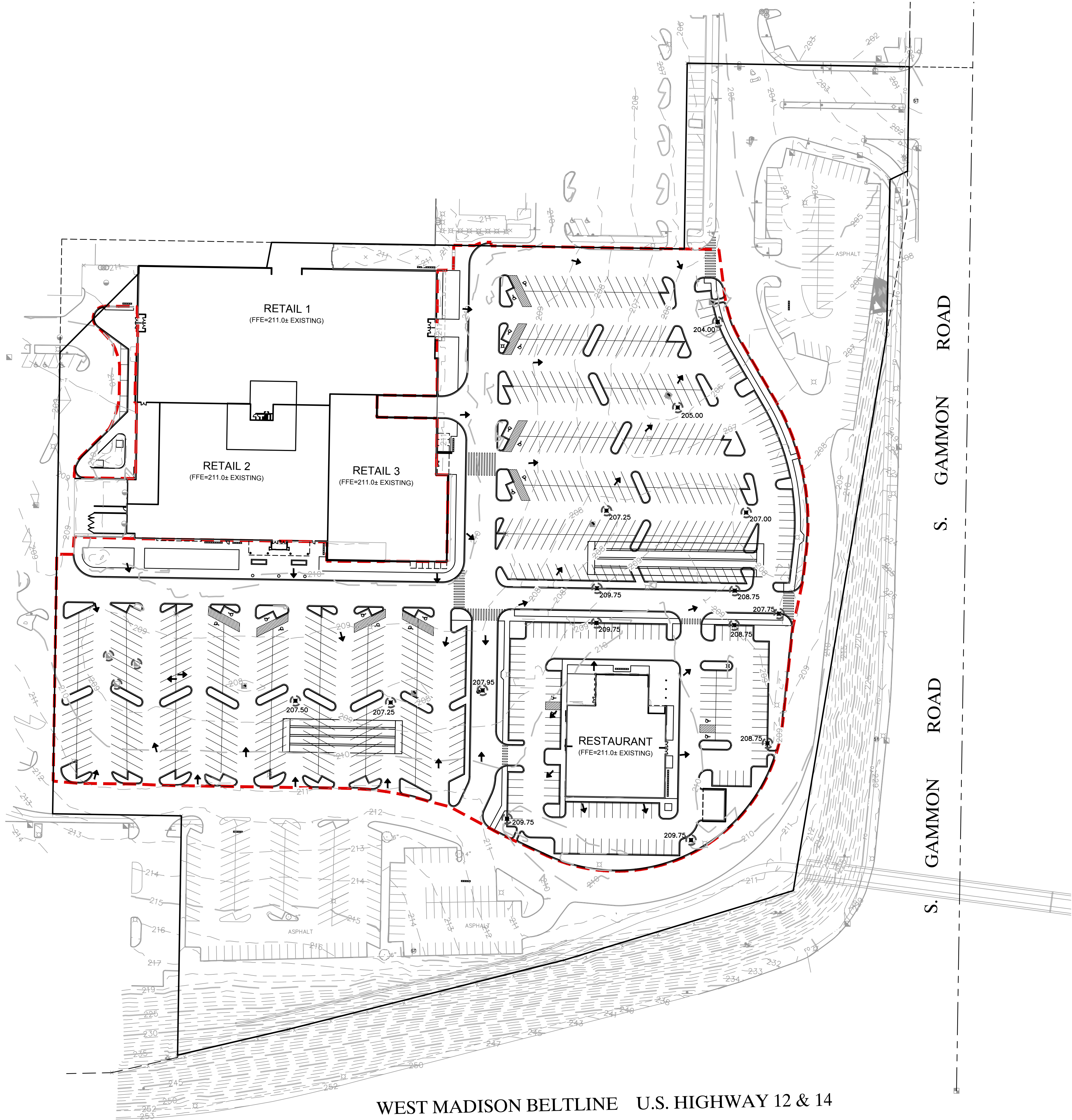
DESIGNED BY: JNL

CHECKED BY: TJM

SHEET NUMBER

C200

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LEGEND

- 200 — EXISTING 5-FT CONTOUR
- 201 — EXISTING 1-FT CONTOUR
- 200.00 PROPOSED SPOT GRADE AT GUTTER OR SPOT GRADE ON PAVEMENT
- - - - - LIMITS OF DISTURBANCE = 9.0 AC
- DRAINAGE FLOW DIRECTION
- ⊙ STORM SEWER INLET PROTECTION

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DESCRIPTION

UDC & PC RESUBMITAL

DATE

10/26/2016

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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

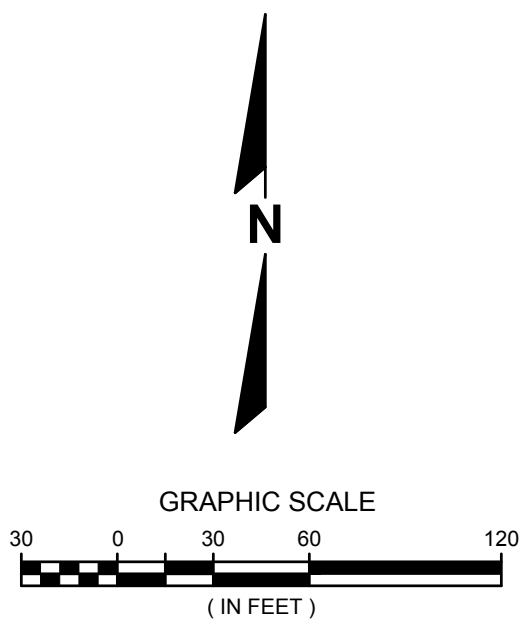
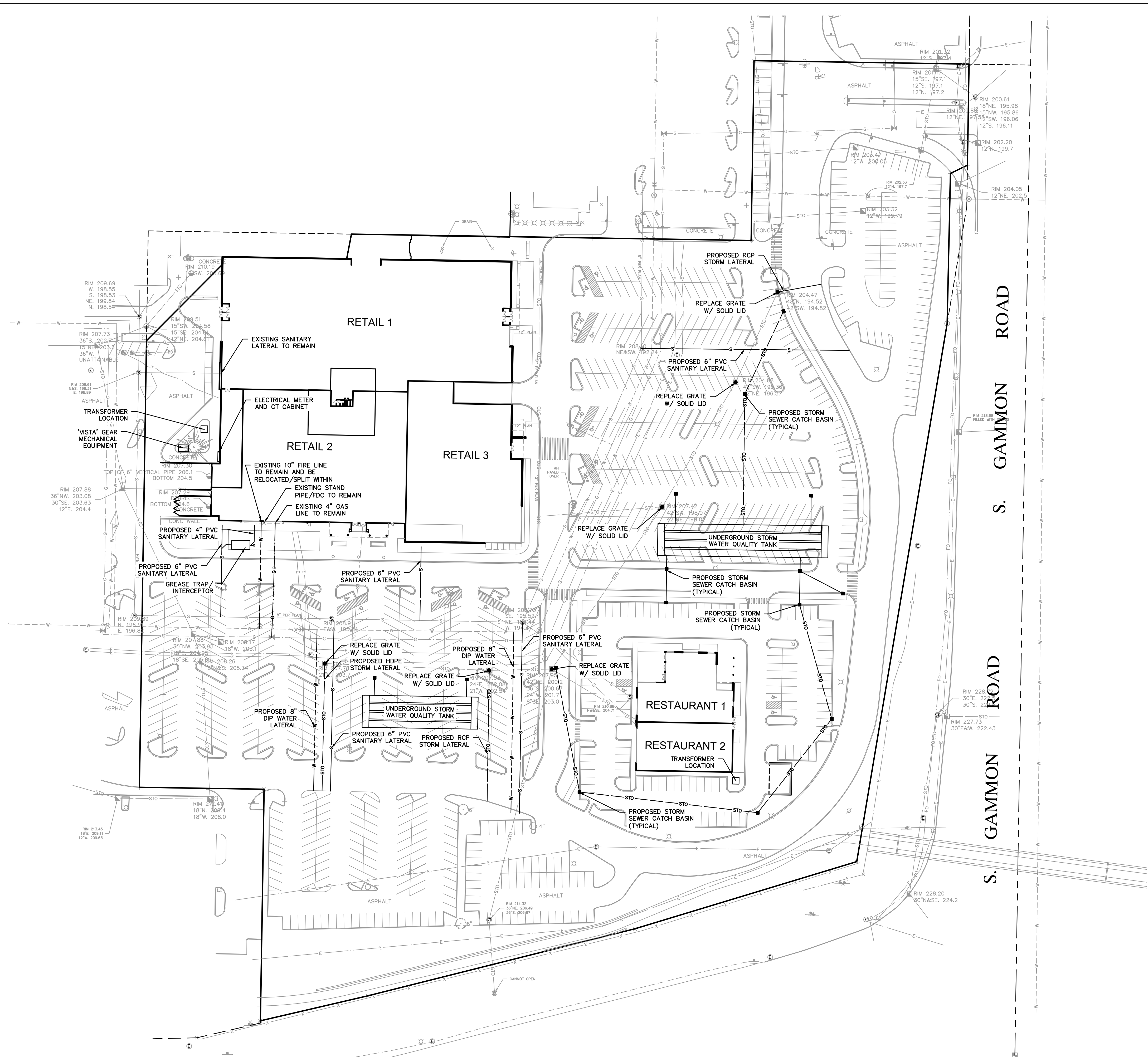
PROJECT MANAGER:
TODD J. MOSHER

DESIGNED BY: JNL

CHECKED BY: TJM

SHEET NUMBER

C300



LEGEND

- EXISTING SANITARY MANHOLE
- EXISTING POWER POLES
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING SANITARY SEWER
- EXISTING WATER MAIN
- EXISTING GAS LINE
- EXISTING TELEPHONE LINE
- EXISTING UNDERGROUND ELECTRIC
- EXISTING OVERHEAD ELECTRIC
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED WATER MAIN

| | | | |
|---|--|---|--|
| DESCRIPTION | | DATE | |
| UDC & PC RESUBMITAL | | 10/26/2016 | |
| R.A. Smith National Beyond Surveying and Engineering www.rasmithnational.com | | SEARS RECAPTURE PLAN CITY OF MADISON, WI | |
| | | PRELIMINARY UTILITY PLAN | |
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| JOB NO. 3160123 | | SCALE: 1" = 60' | |
| PROJECT MANAGER: TODD J. MOSHER | | DESIGNED BY: JNL | |
| CHECKED BY: TJM | | SHEET NUMBER | |
| | | C400 | |



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WEST MADISON BELTLINE U.S. HIGHWAY 12 & 14

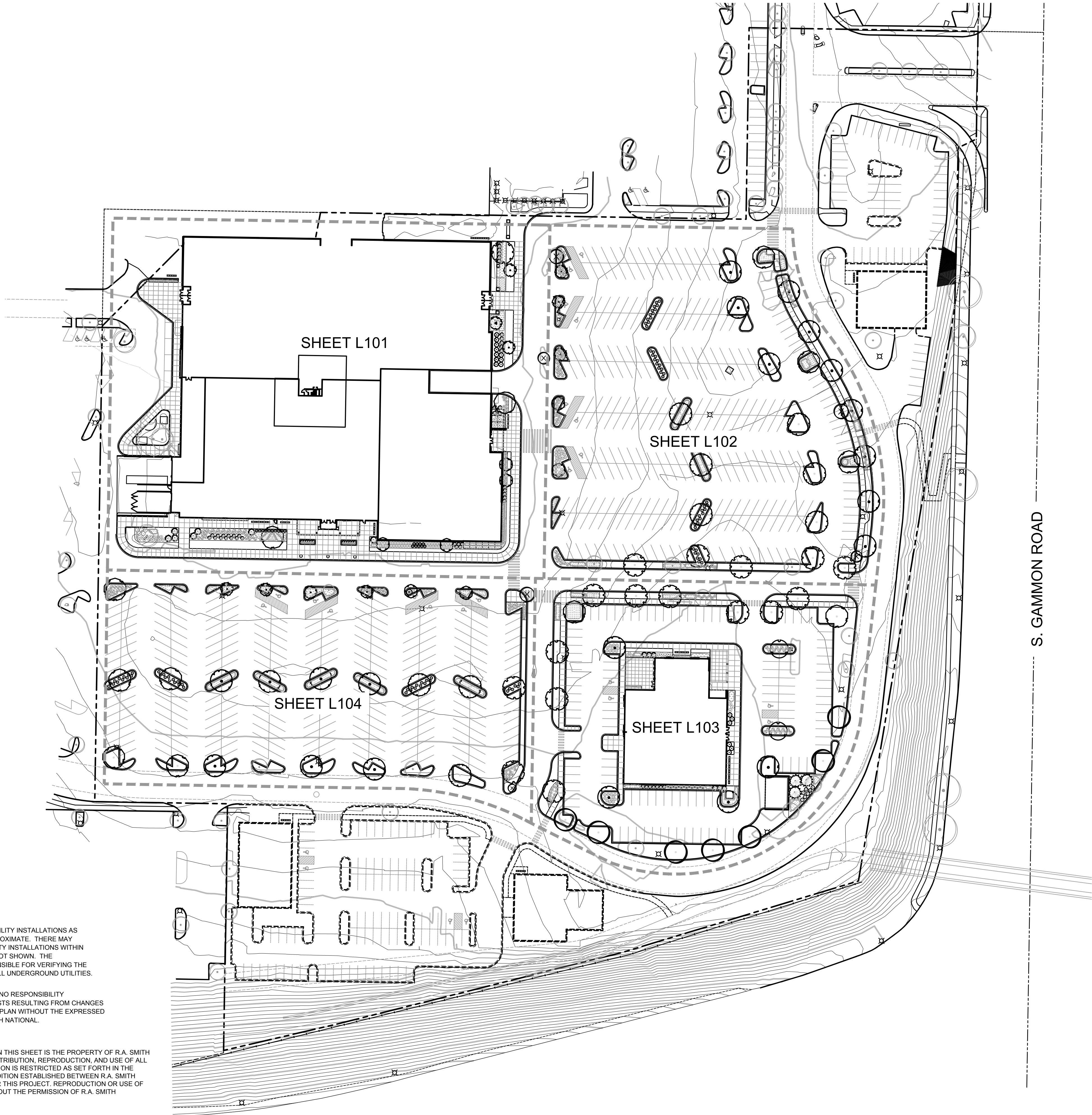
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THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTENCE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

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BROOKFIELD, WI 53005

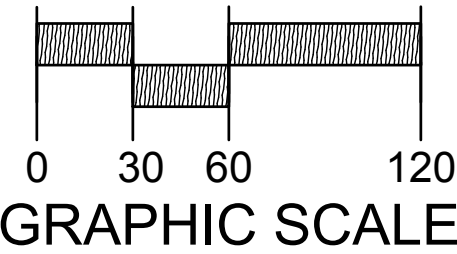
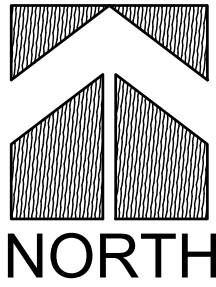


PLANT SYMBOL KEY

| | | | |
|--|------------------------------|------------|-------------|
| | 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.



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| | |
|---|---------------------------|
| DESCRIPTION | |
| UDC & PC RESUBMITAL | |
| DATE | |
| 10/26/2016 | |
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| SEARS RECAPTURE PLAN CITY OF MADISON, WI | LANDSCAPE PLAN OVERALL |
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| DATE: 09/21/2016 | |
| SCALE: 1" = 60' | |
| JOB NO. 3160123 | |
| PROJECT MANAGER: TODD J. MOSHER | |
| DESIGNED BY: LJH | |
| CHECKED BY: LJH | |
| SHEET NUMBER | |
| L100 | |



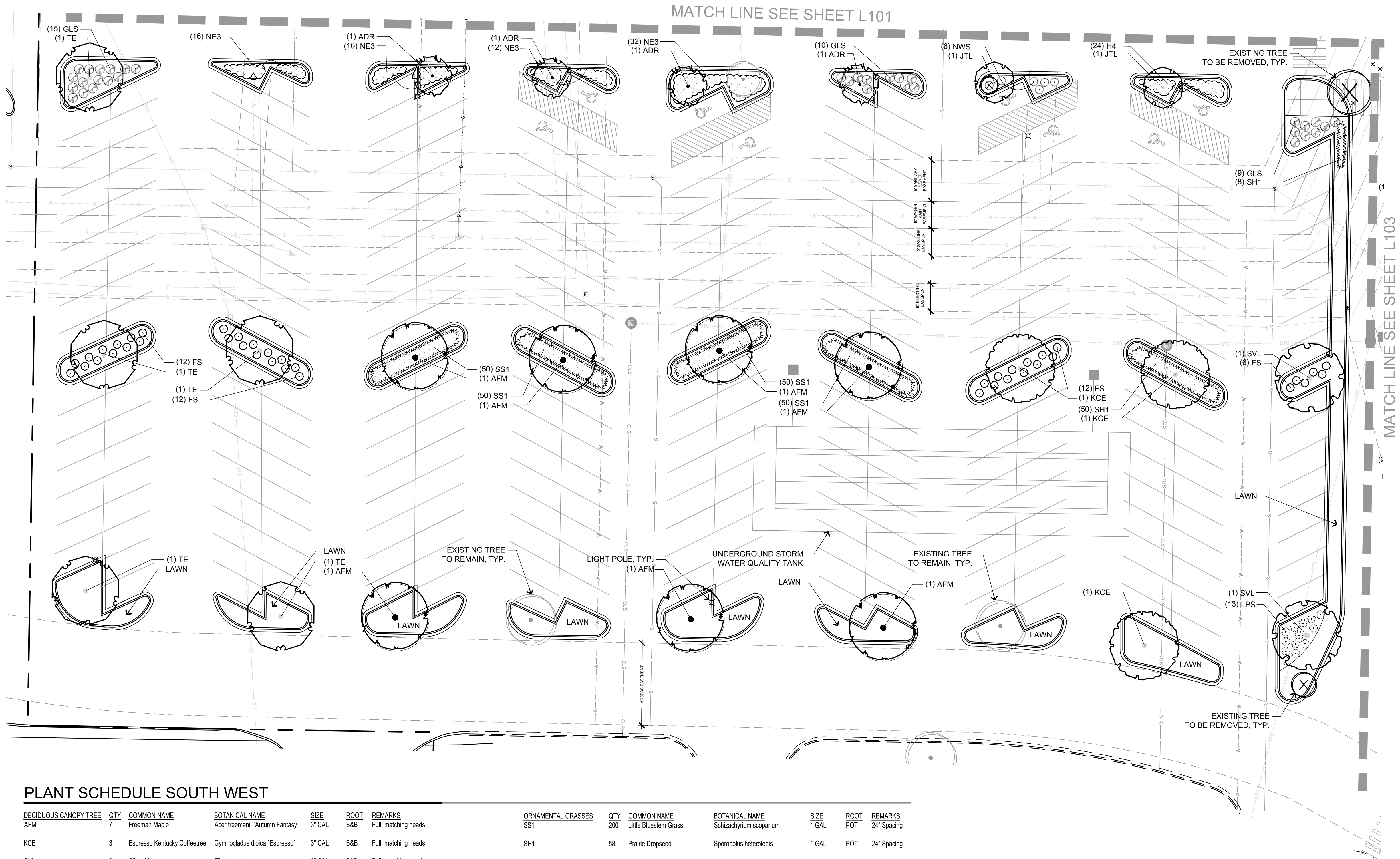
| <u>DECIDUOUS CANOPY TREE</u> | | <u>QTY</u> | <u>COMMON NAME</u> | <u>BOTANICAL NAME</u> | <u>SIZE</u> | <u>ROOT</u> | <u>REMARKS</u> |
|------------------------------|-----|-----------------------------------|--|-----------------------|-------------|--|----------------|
| AFH | 4 | Freeman Maple | Acer freemanii 'Autumn Fantasy' | 3" CAL | B&B | Full, matching heads | |
| PSG | 2 | Princeton Sentry Ginkgo | Ginkgo biloba 'Princeton Sentry' | 3" CAL | B&B | Full, matching heads | |
| SL | 7 | Skyline Honey Locust | Gleditsia triacanthos 'Skyline' | 3" CAL | B&B | Full, matching heads | |
| SVL | 9 | Silver Linden | Tilia tomentosa | 3" CAL | B&B | Full, matching heads | |
| TE | 2 | Triumph Elm | Ulmus x 'Morton Glossy' TM | 3" CAL | B&B | Full, matching heads | |
| <u>EVERGREEN TREES</u> | | <u>QTY</u> | <u>COMMON NAME</u> | <u>BOTANICAL NAME</u> | <u>SIZE</u> | <u>ROOT</u> | <u>REMARKS</u> |
| BHS | 3 | Black Hills Spruce | Picea glauca 'Densata' | 7 HT | B&B | Semi-sheared, fully branched to ground | |
| EA | 6 | Emerald Arborvitae | Thuja occidentalis 'Emerald' | 6' HT | B&B | Semi-sheared, fully branched to ground | |
| <u>SHRUBS</u> | | <u>QTY</u> | <u>COMMON NAME</u> | <u>BOTANICAL NAME</u> | <u>SIZE</u> | <u>ROOT</u> | <u>REMARKS</u> |
| CBB | 6 | Compact Burning Bush | Euonymus alatus 'Compactus' | 36" HT | CONT. | | |
| AH | 8 | Annabelle Smooth Hydrangea | Hydrangea arborescens 'Annabelle' | 24" HT | CONT. | | |
| PJC | 7 | Kallay Compact Pfizer Juniper | Juniperus chinensis 'Kallays Compact' | 24" HT | CONT. | | |
| GLS | 22 | Go-Low Fragrant Sumac | Rhus aromatica 'Gro-Low' | 15" HT | CONT. | | |
| DKS | 14 | Double Knock Out Shrub Rose | Rosa shrub 'Double Knock Out' | 18" HT | CONT. | | |
| NWS | 24 | Nearly Wild Shrub Rose | Rosa shrub 'Nearly Wild' | 18" HT | CONT. | | |
| LPS | 19 | Little Princess Spirea | Spiraea x japonica 'Little Princess' | 15" HT | CONT. | | |
| DKL | 7 | Dwarf Korean Lilac | Syringa meyeri 'Palibin' | 18" HT | CONT. | | |
| <u>ORNAMENTAL GRASSES</u> | | <u>QTY</u> | <u>COMMON NAME</u> | <u>BOTANICAL NAME</u> | <u>SIZE</u> | <u>ROOT</u> | <u>REMARKS</u> |
| CA4 | 24 | Karl Foerster Feather Reed Grass | Calamagrostis x acutiflora 'Karl Foerster' | 1 GAL. | POT | 24" Spacing | |
| MS6 | 10 | Morning Light Silver Grass | Miscanthus sinensis 'Morning Light' | 1 GAL. | POT | 36" Spacing | |
| SH1 | 124 | Prairie Dropseed | Sporobolus heterolepis | 1 GAL. | POT | 24" Spacing | |
| <u>PERENNIALS</u> | | <u>QTY</u> | <u>COMMON NAME</u> | <u>BOTANICAL NAME</u> | <u>SIZE</u> | <u>ROOT</u> | <u>REMARKS</u> |
| EC5 | 54 | Kim's Knee High Purple Coneflower | Echinacea purpurea 'Kim's Knee High' TM | 4 1/2" | POT | 24" Spacing | |
| HO21 | 19 | Blue Umbrellas Hosta | Hosta x 'Blue Umbrellas' | 4 1/2" | POT | 30" Spacing | |
| PL1 | 38 | Little Spire Russian Sage | Perovskia x 'Little Spire' | 4 1/2" | POT | 24" Spacing | |



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16745 WEST BLUEMOUND ROAD, SUITE 200
BROOKFIELD, WI 53005

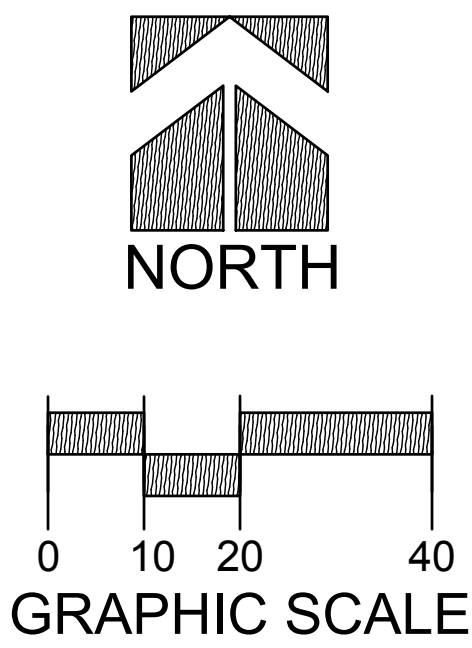
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| <p>MUNICIPAL REVIEW DOCUMENTS</p> <p>NOT FOR CONSTRUCTION</p> | | |
| <p>© COPYRIGHT 2016 R.A. Smith National, Inc.</p> <p>DATE: 09/21/2016</p> <p>SCALE: 1" = 20'</p> <p>JOB NO. 3160123</p> <p>PROJECT MANAGER: TODD J. MOSHER</p> <p>DESIGNED BY: LJH</p> <p>CHECKED BY: LJH</p> | | |
| <p>SHEET NUMBER</p> <p>L103</p> | | |



PLANT SCHEDULE SOUTH WEST

| DECIDUOUS CANOPY TREE | QTY | COMMON NAME | BOTANICAL NAME | SIZE | ROOT | REMARKS |
|-----------------------|-----|--------------------------------|--------------------------------------|------------|-------|----------------------|
| AFM | 7 | Freeman Maple | Acer freemanii 'Autumn Fantasy' | 3" CAL | B&B | Full, matching heads |
| KCE | 3 | Espresso Kentucky Coffeetree | Gymnocladus dioica 'Espresso' | 3" CAL | B&B | Full, matching heads |
| SVL | 2 | Silver Linden | Tilia tomentosa | 3" CAL | B&B | Full, matching heads |
| TE | 5 | Triumph Elm | Ulmus x 'Morton Glossy' TM | 3" CAL | B&B | Full, matching heads |
| ORNAMENTAL TREES | QTY | COMMON NAME | BOTANICAL NAME | SIZE | ROOT | REMARKS |
| ADR | 4 | Adirondack Crab Apple | Malus x 'Adirondack' | 2 1/2" CAL | B&B | Full, matching heads |
| JTL | 2 | Ivory Silk Japanese Tree Lilac | Syringa reticulata 'Ivory Silk' | 2 1/2" CAL | B&B | Full, matching heads |
| SHRUBS | QTY | COMMON NAME | BOTANICAL NAME | SIZE | ROOT | REMARKS |
| GLS | 34 | Gro-Low Fragrant Sumac | Rhus aromatica 'Gro-Low' | 15" HT | CONT. | |
| NWS | 6 | Nearly Wild Shrub Rose | Rosa shrub 'Nearly Wild' | 18" HT | CONT. | |
| FS | 42 | Frobel Spirea | Spiraea x bumalda 'Froebeli' | 15" HT | CONT. | |
| LPS | 13 | Little Princess Spirea | Spiraea x japonica 'Little Princess' | 15" HT | CONT. | |

| ORNAMENTAL GRASSES | QTY | COMMON NAME | BOTANICAL NAME | SIZE | ROOT | REMARKS |
|--------------------|-----|-----------------------|----------------------------------|--------|------|-------------|
| SS1 | 200 | Little Bluestem Grass | Schizachyrium scoparium | 1 GAL | POT | 24" Spacing |
| SH1 | 58 | Prairie Dropseed | Sporobolus heterolepis | 1 GAL | POT | 24" Spacing |
| PERENNIALS | QTY | COMMON NAME | BOTANICAL NAME | SIZE | ROOT | REMARKS |
| H4 | 24 | Happy Returns Daylily | Heemerocallis x 'Happy Returns' | 4 1/2" | POT | 24" Spacing |
| NE3 | 76 | Walkers Low Catmint | Nepeta x faassenii 'Walkers Low' | 4 1/2" | POT | 24" Spacing |



DIGGERS HOTLINE
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| | |
|---|------------------------------|
| DESCRIPTION | UDC & PC RESUBMITAL |
| DATE | 10/26/2016 |
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| SEARS RECAPTURE PLAN CITY OF MADISON, WI | LANDSCAPE PLAN SOUTH WEST |
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| DATE: 09/21/2016 | |
| SCALE: 1" = 20' | |
| JOB NO. 3160123 | |
| PROJECT MANAGER: TODD J. MOSHER | |
| DESIGNED BY: LJH | |
| CHECKED BY: LJH | |
| SHEET NUMBER | |
| L104 | |



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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BOLLARD
PAINTED SW 6643 YAM



BOLLARD
PAINTED SW 6811 HONORABLE BLUE



SCREEN GATE
TREX ROPE SWING



METAL COPING
PAC CLAD
METALLIC SILVER



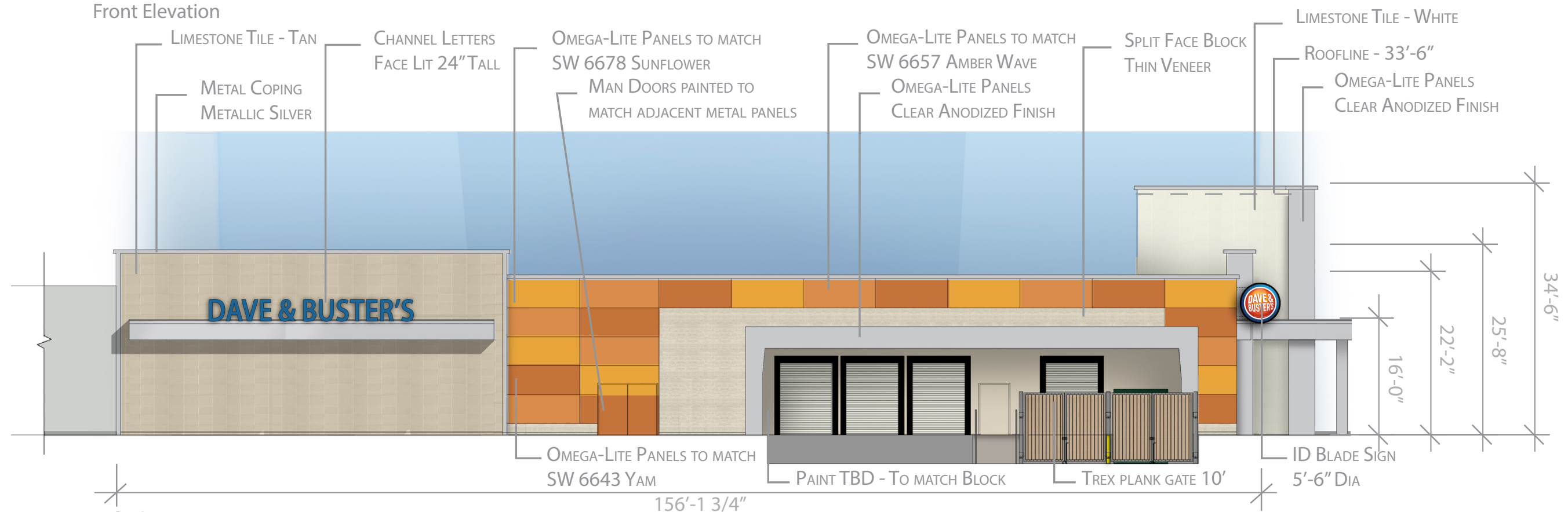
OMEGA-LITE PANELS
CLEAR ANODIZED FINISH

BUILDING MATERIALS





Front Elevation



Left Elevation

ELEVATIONS - DAY



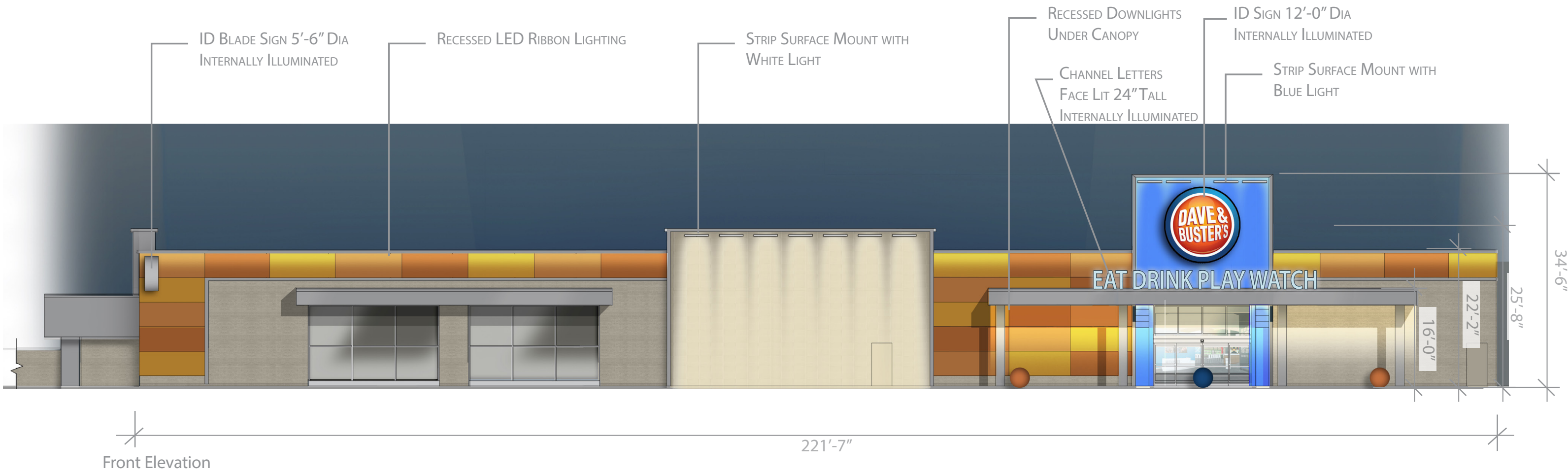
October 24, 2016 - Madison, WI

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ELEVATIONS - EVENING

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Front Elevation



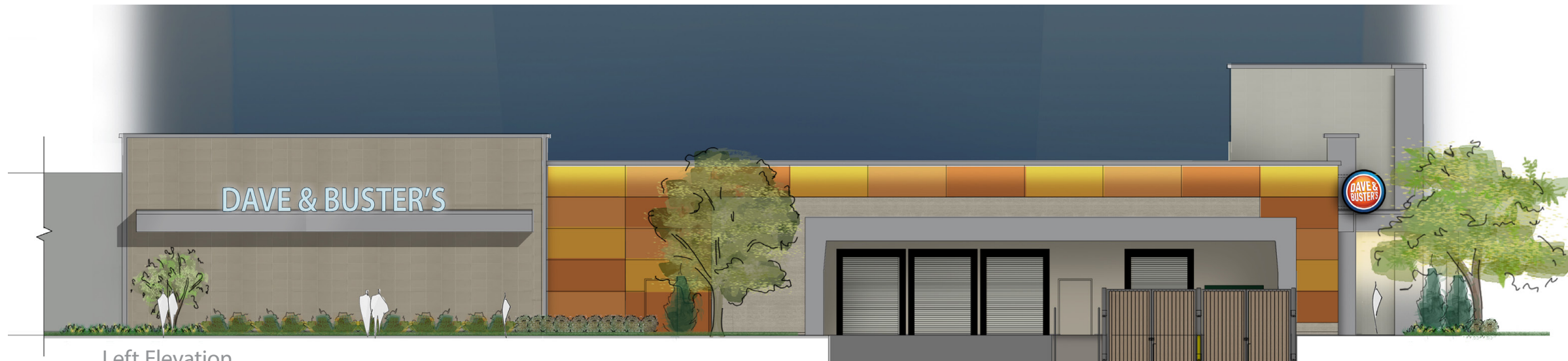
Left Elevation

LANDSCAPE ELEVATIONS - DAY

DESIGN PRESENTATION ONLY - NOT FOR CONSTRUCTION



Front Elevation



Left Elevation

LANDSCAPE ELEVATIONS - EVENING

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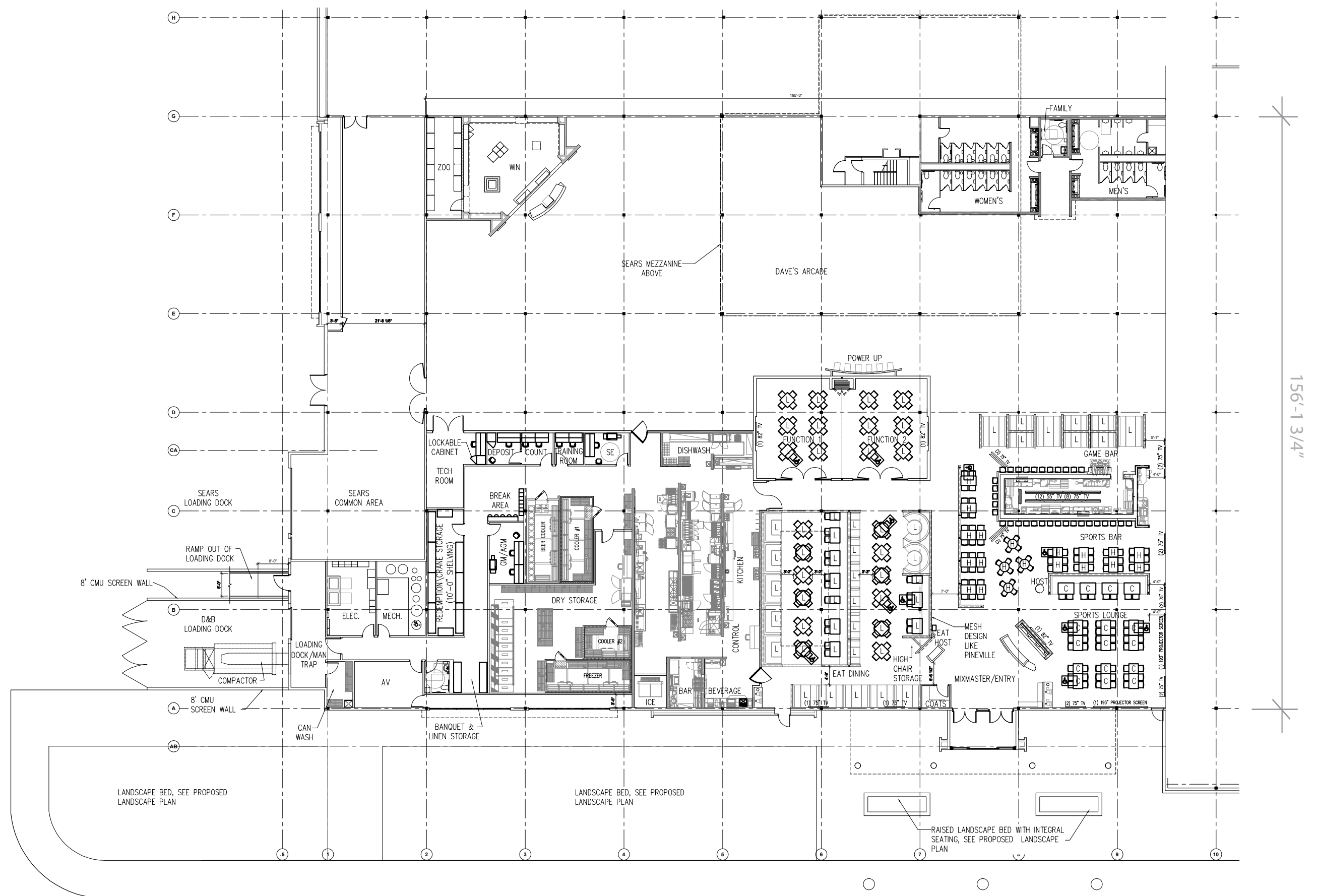
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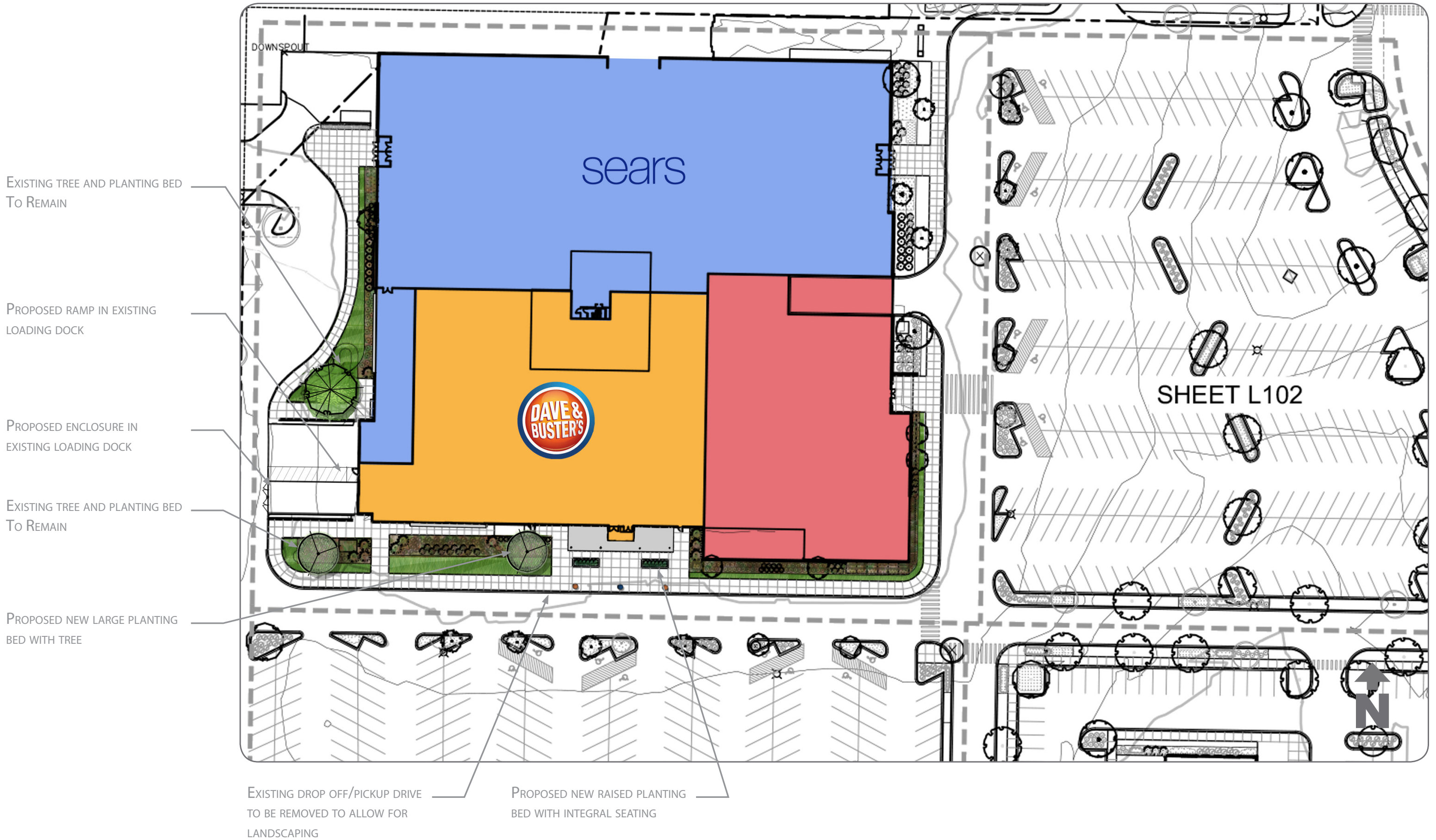
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221'-7"



FLOOR PLAN





SITE PLAN



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

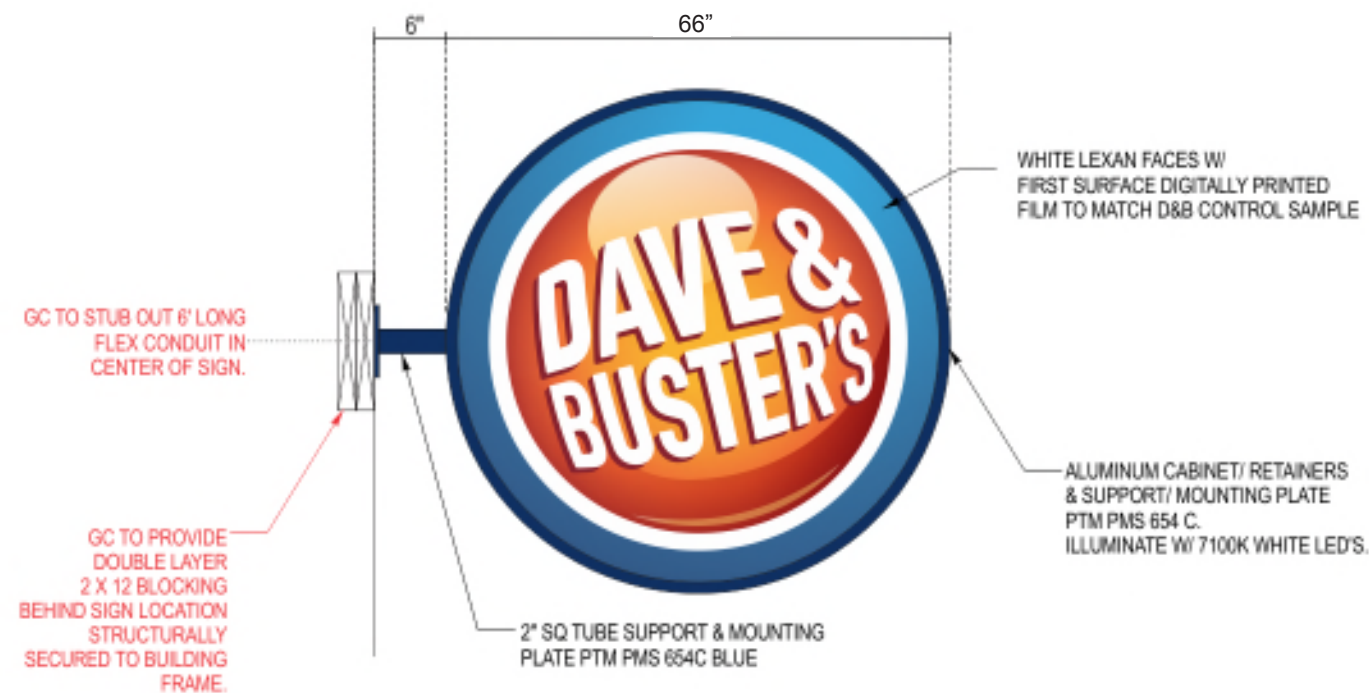


Signage Area = 426 Sq. Ft.

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



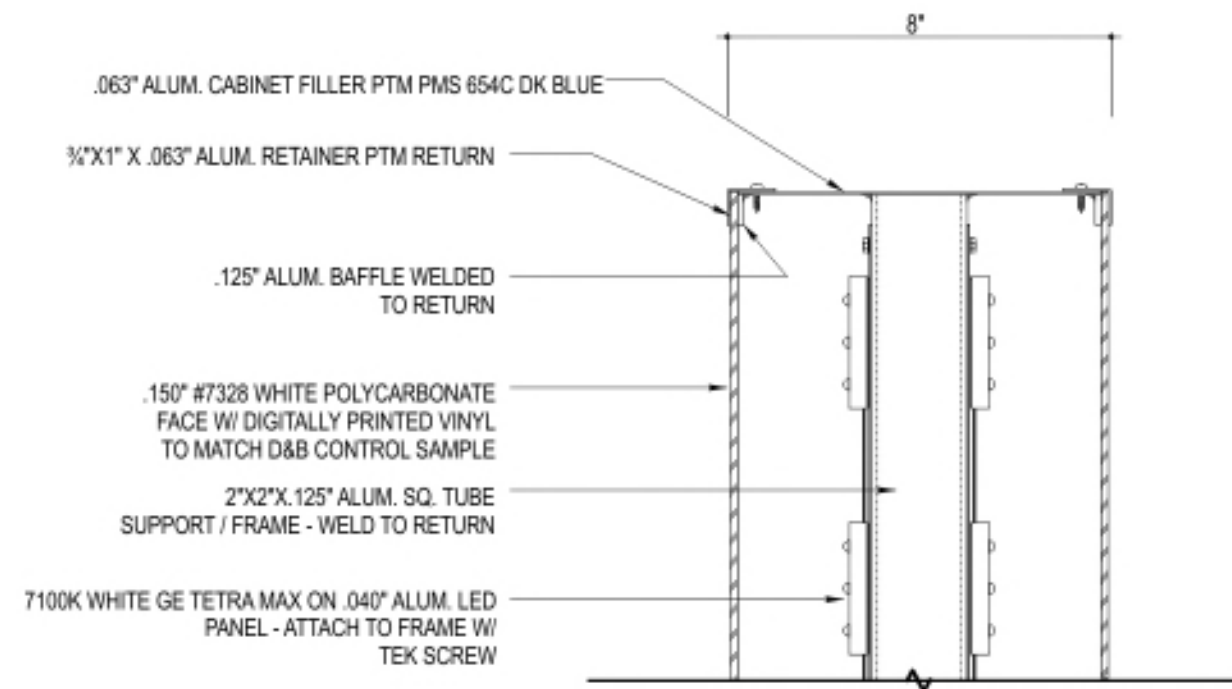
5'-6" Exterior Identity Blade Sign - 28 Sq. Ft.



Side



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



Sign Detail

EXTERIOR SIGNAGE



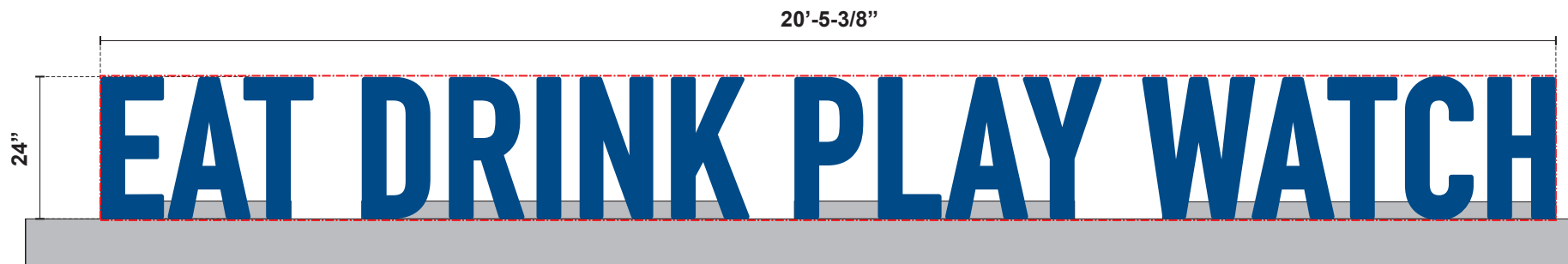
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Face-Lit Channel Letters (for canopy applications) - 40.90 Sq. Ft.

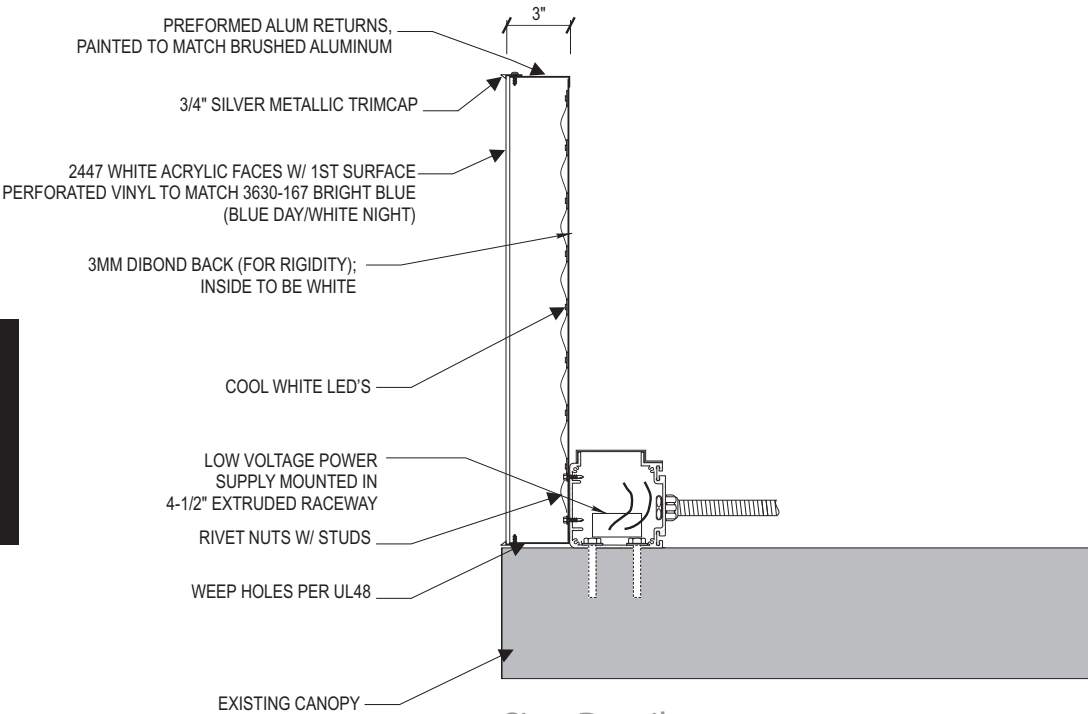
- 3" DEEP FACELIT CHANNEL LETTERS. ALUMINUM RETURNS PTM BRUSHED ALUMINUM.
- 2447 WHITE ACRYLIC FACES W/ 1ST SURFACE PERFORATED VINYL TO MATCH 3630-167 BRIGHT BLUE (BLUE DAY/WHITE NIGHT)
RETAIN WITH 3/4" SILVER TRIMCAP.
- ILLUMINATE W/ COOL WHITE LEDS.
- 2" X 4" ALUMINUM RACEWAY PAINTED TO MATCH BRUSHED 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



Sign Detail

EXTERIOR SIGNAGE



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.

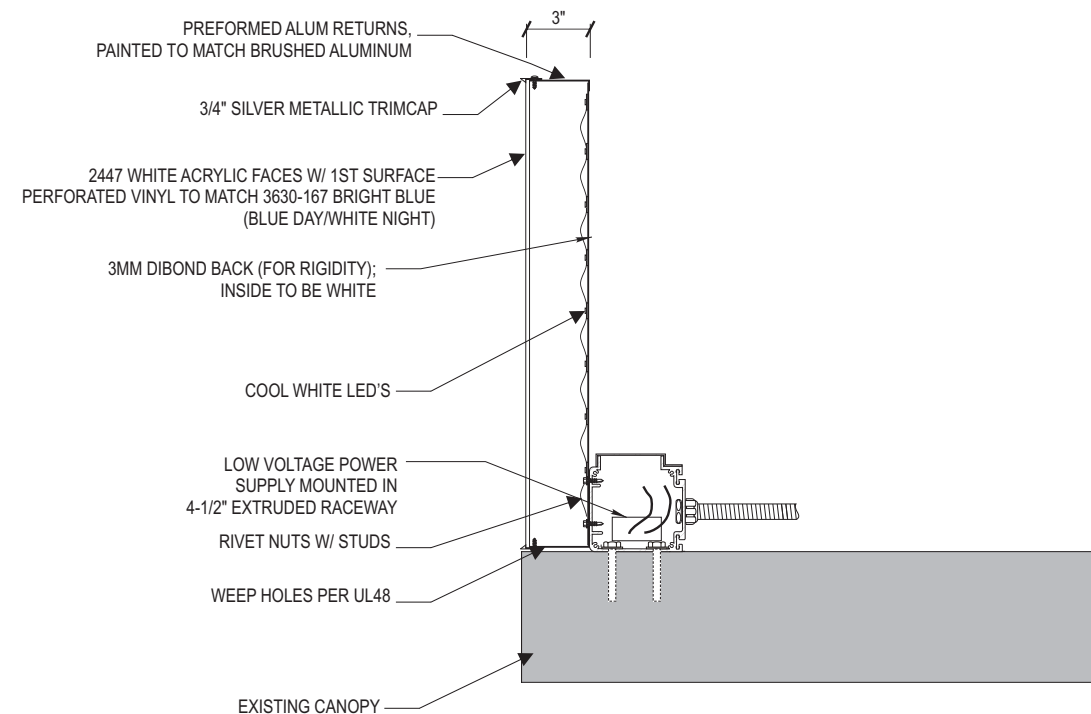
2" X 4" ALUMINUM RACEWAY PAINTED TO MATCH BRUSHED ALUMINUM. RACEWAY TO HOUSE POWER SUPPLIES AND PROVIDE FOR MOUNTING LETTERS TO EXISTING CANOPY.



Face-Lit Channel Letters - Night View



24" High Canopy Mounted Sign



Sign Detail

EXTERIOR SIGNAGE



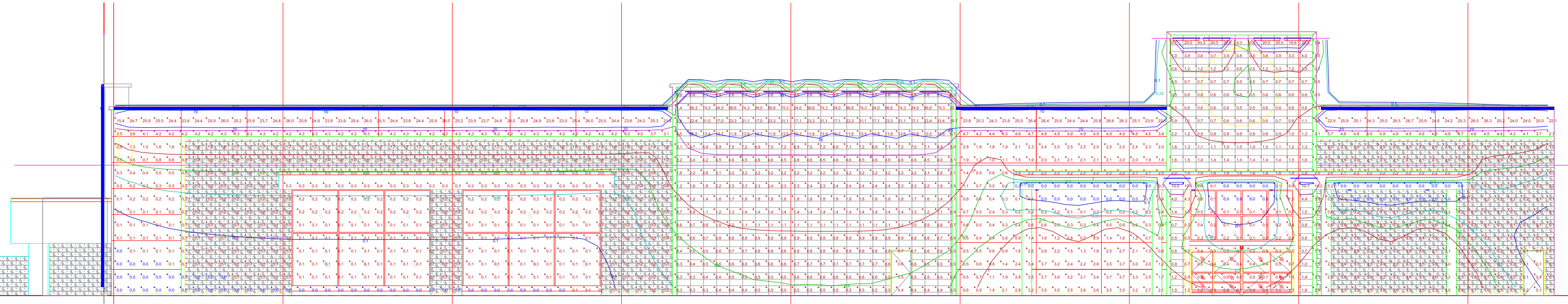
October 24, 2016 - Madison, WI

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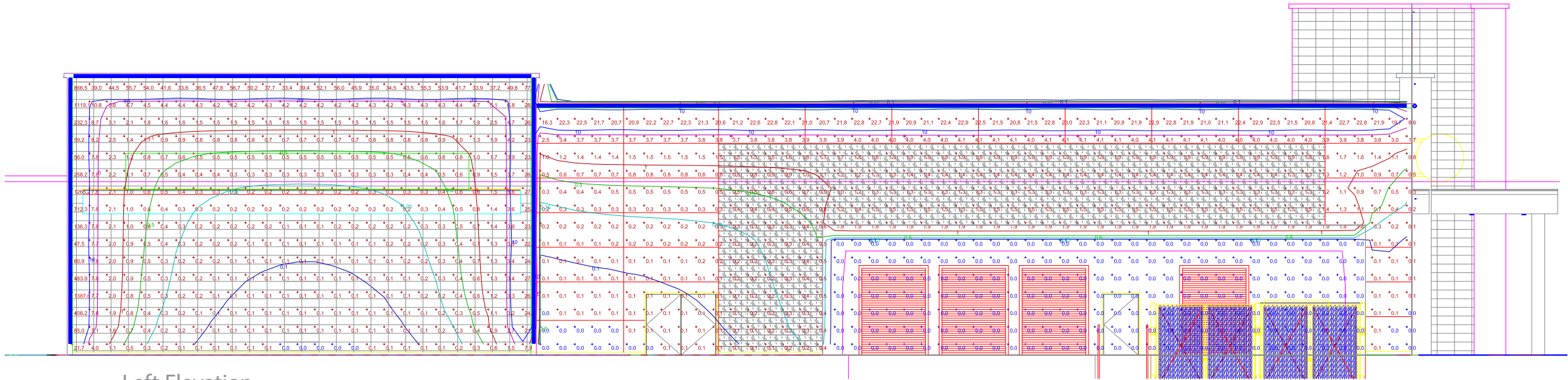
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Front Elevation



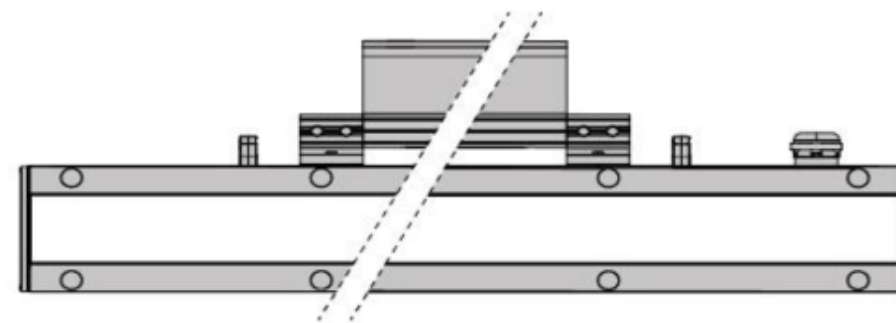
Left Elevation

PHOTOMETRIC ELEVATIONS

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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

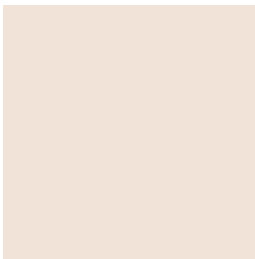
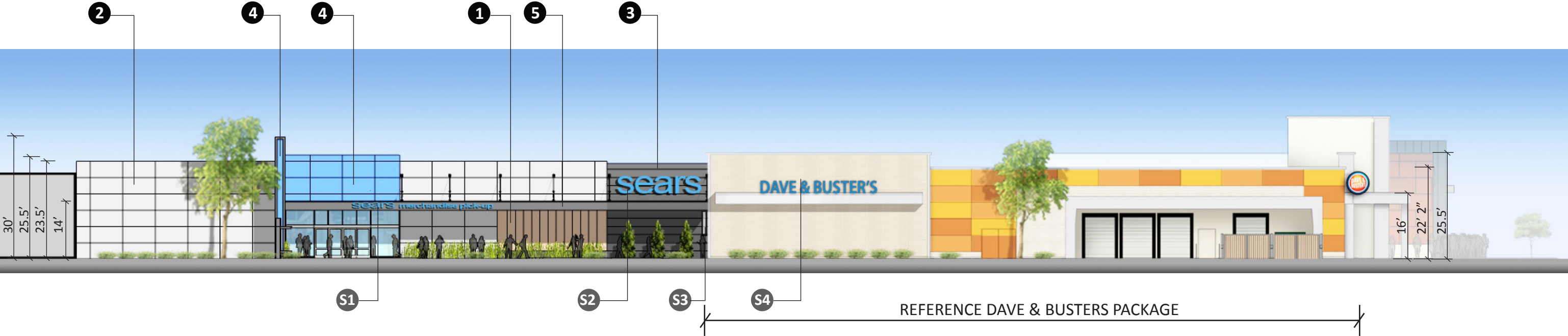
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ELEVATION - WEST



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

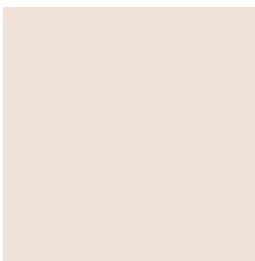
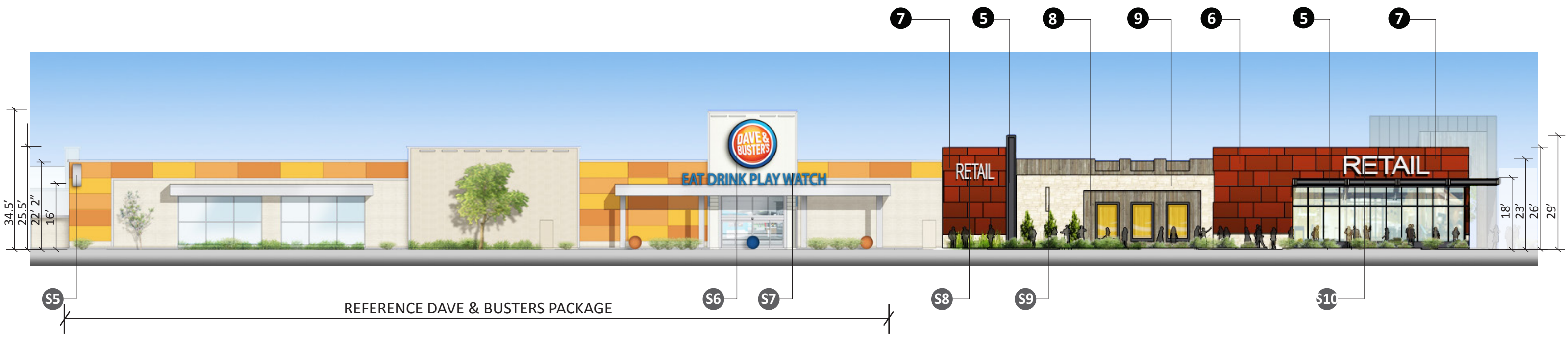


8 WOOD-1



9 STONE

ELEVATION - SOUTH



1 E.F.I.S



2 E.F.I.S



3 E.F.I.S



4 E.F.I.S



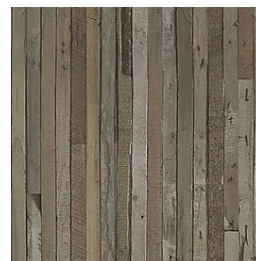
5 METAL PANEL



6 METAL PANEL



7 METAL PANEL

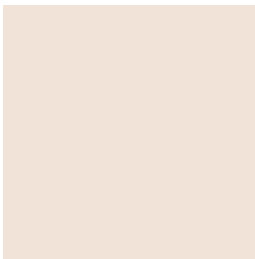
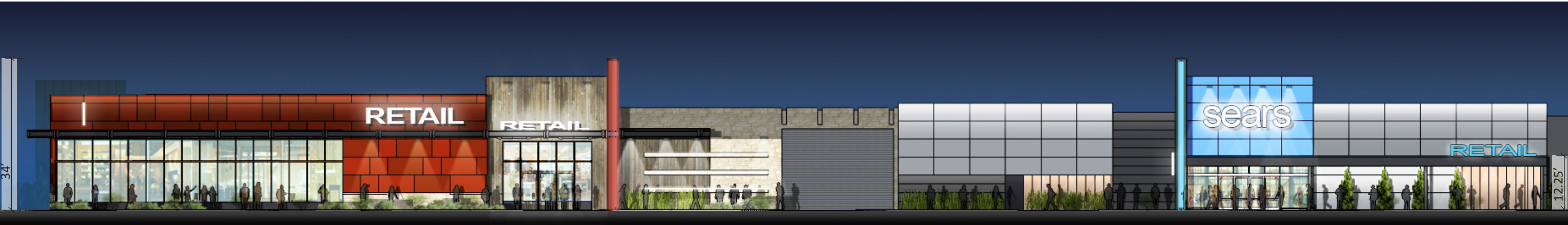
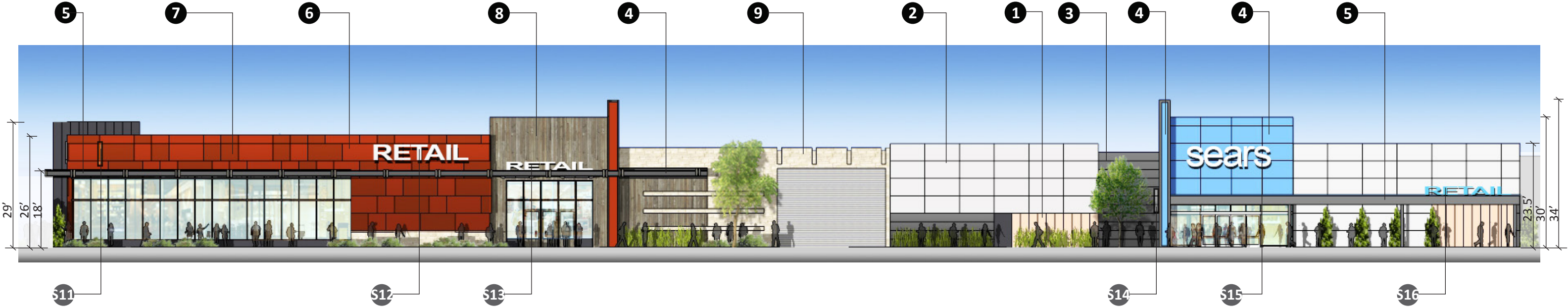


8 WOOD-1



9 STONE

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



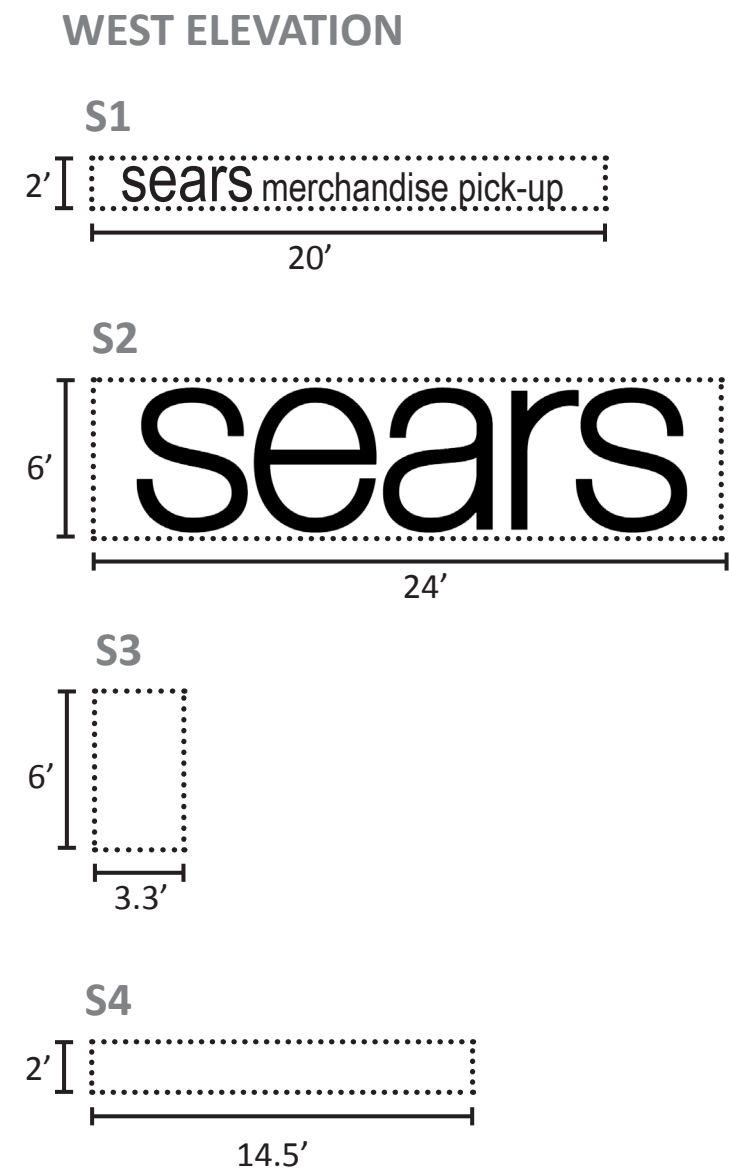
TOTAL AREA = 144 SF
TO BE REMOVED

EAST ELEVATION



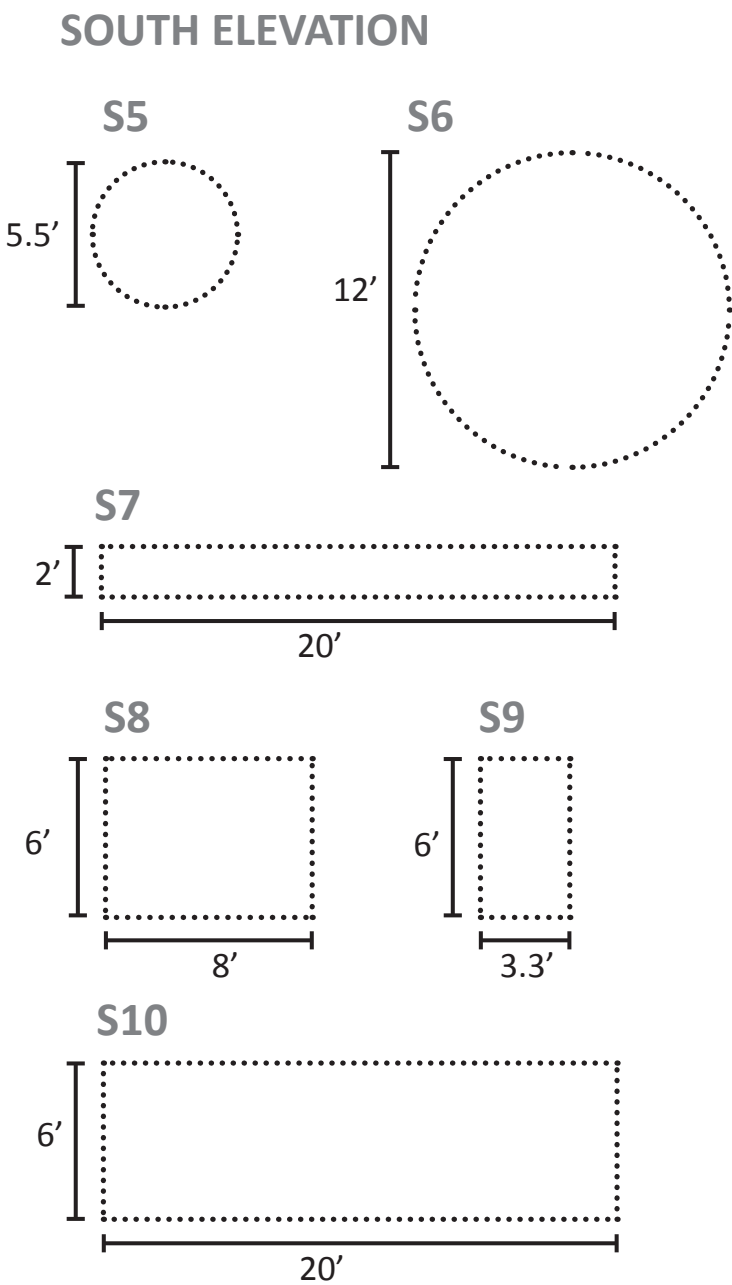
TOTAL AREA = 144 SF
TO BE RELOCATED/REPLACED

DEPARTMENT STORE BUILDING:
PROPOSED SIGNAGE:



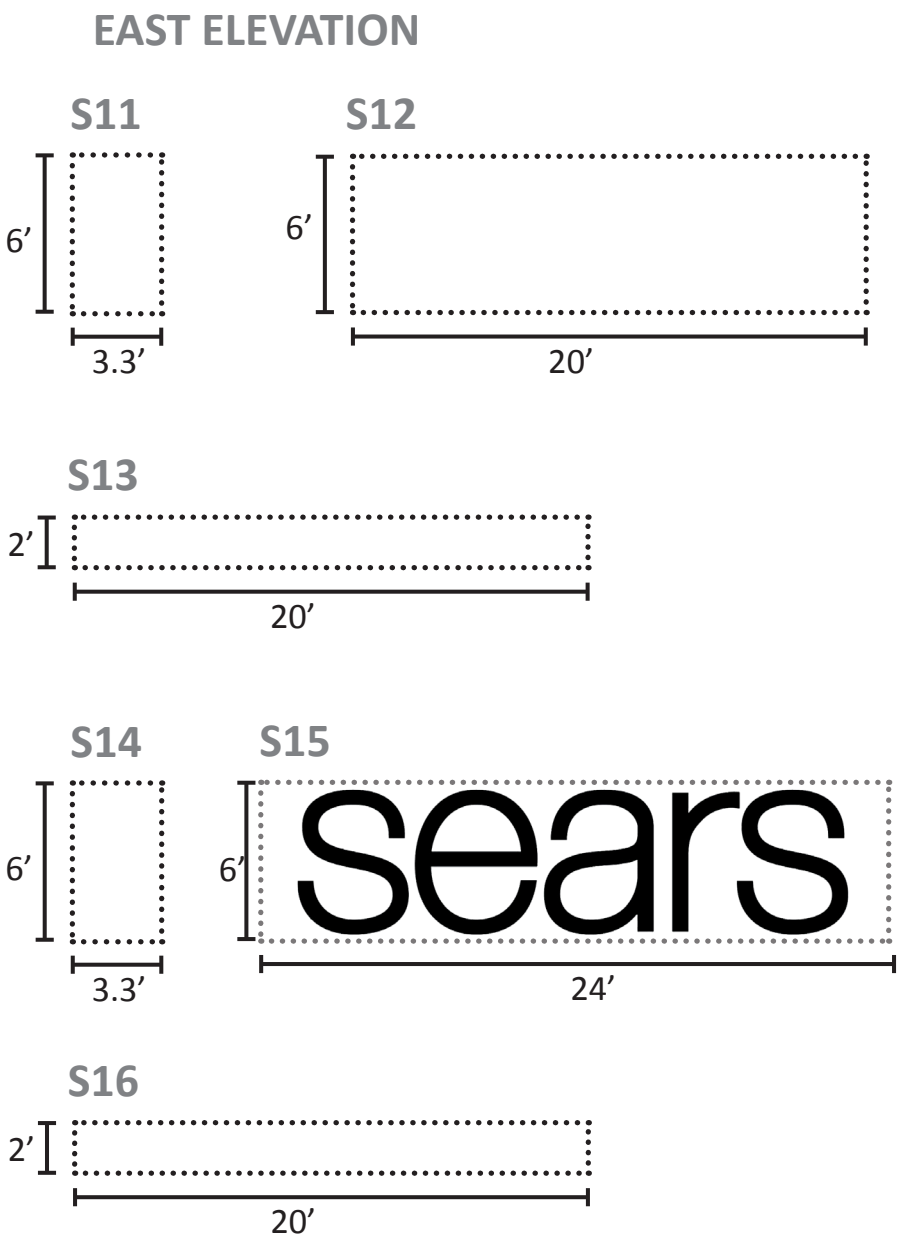
PROPOSED SIGNAGE

| | | | |
|--------|-----|------------|---------------|
| 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. |



PROPOSED SIGNAGE

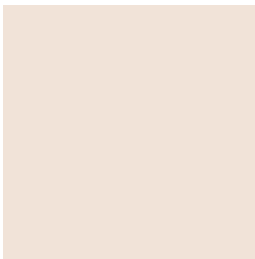
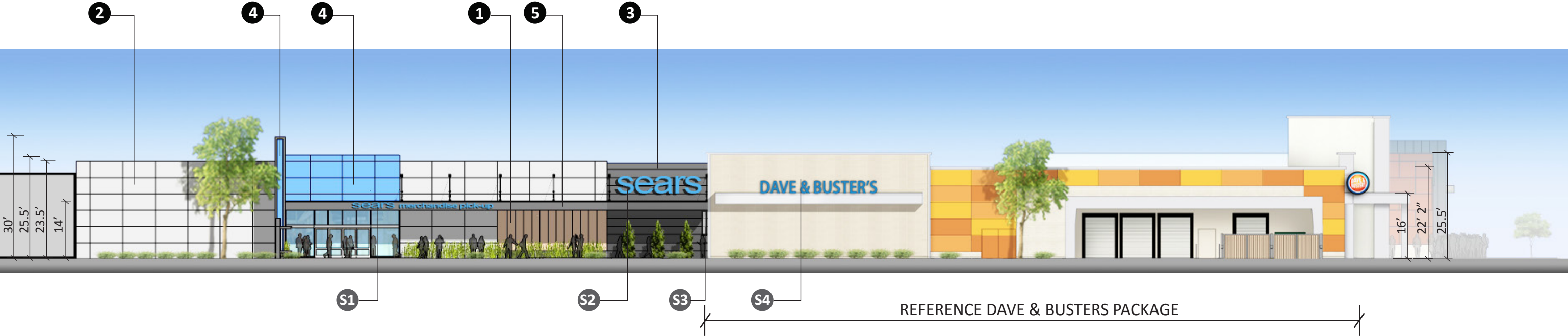
| | | | |
|-----------|------|-----------|---------------|
| D&B: | S5: | D=5.5' | = 28 sq. ft. |
| | S6: | D=12' | = 138 sq. ft. |
| RETAIL-1: | S7: | 2' x 20' | = 40 sq. ft. |
| | S8: | 6' x 8' | = 48 sq. ft. |
| | S9: | 6' x 3.3' | = 20 sq. ft. |
| | S10: | 6' x 20' | = 120 sq. ft. |
| TOTAL: | |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



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. |

ELEVATION - WEST



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

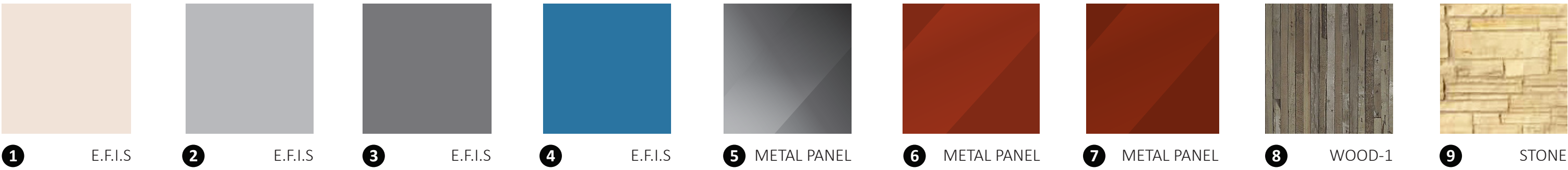
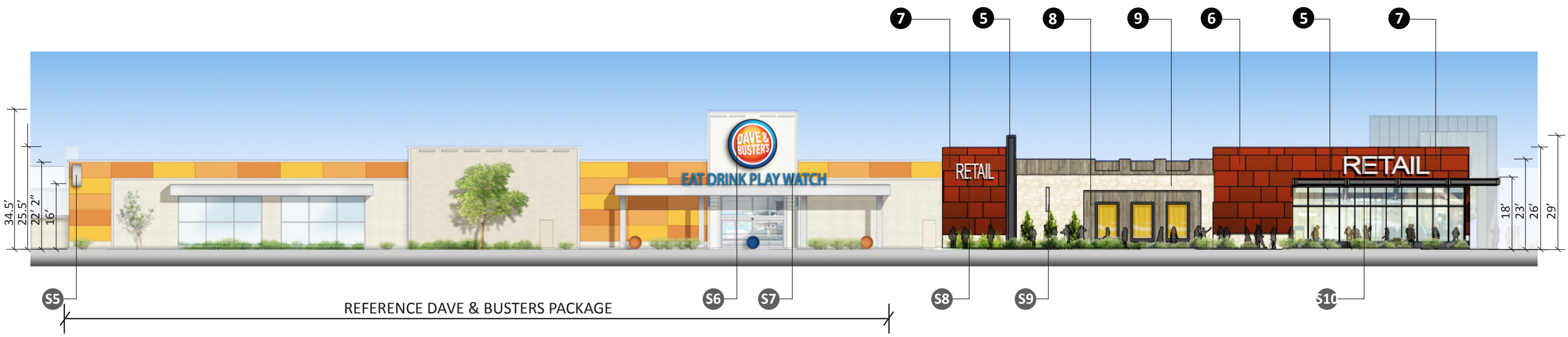


8 WOOD-1

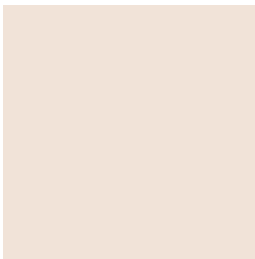
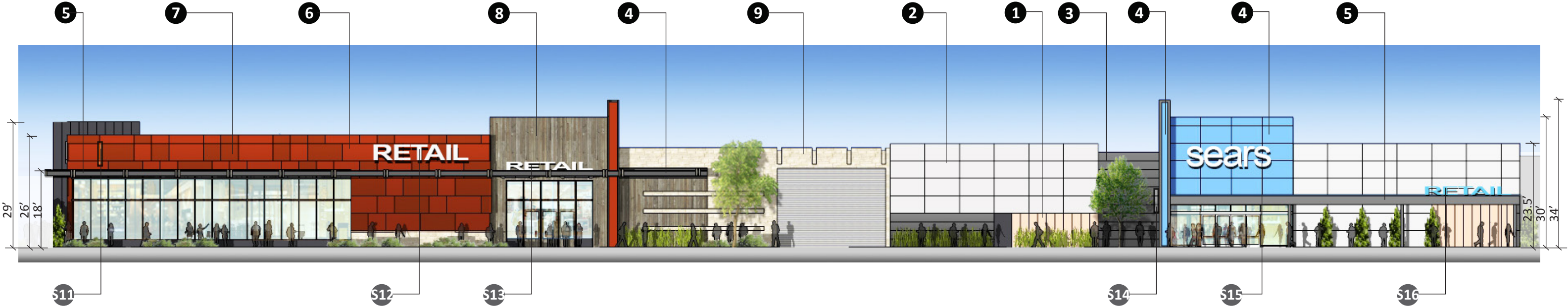


9 STONE

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

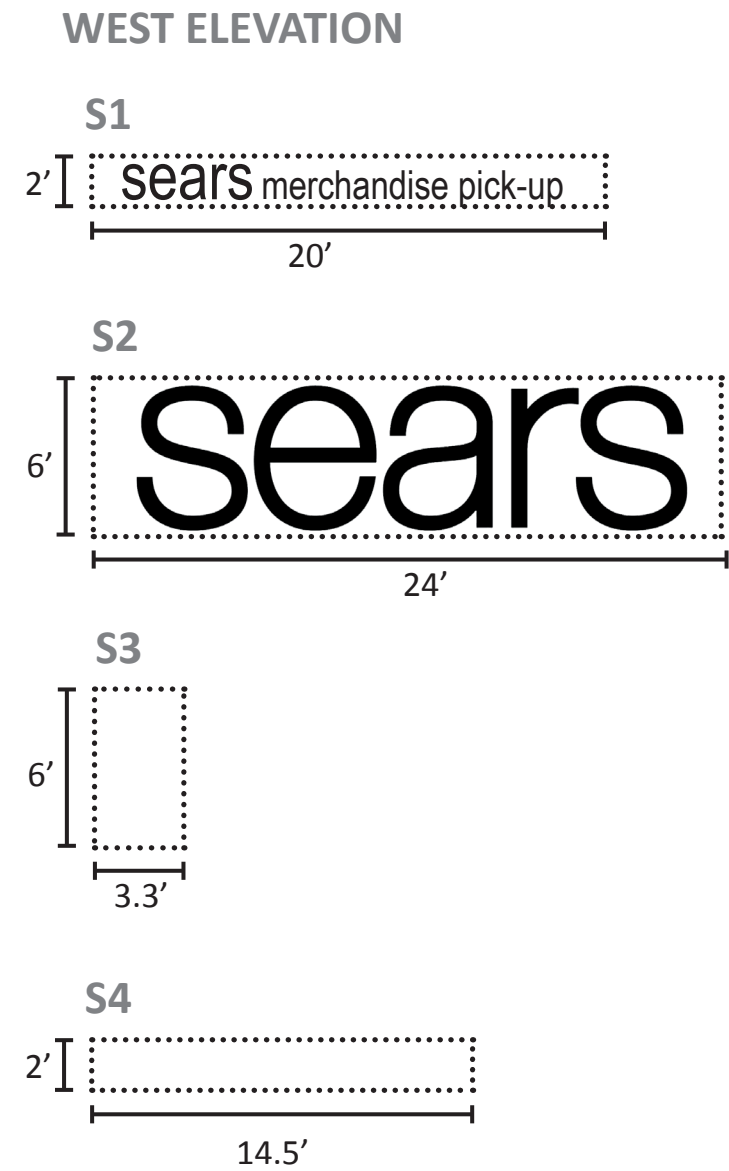
W Towne Mall

53 W Towne Mall, Madison, WI 53719

Madison Signage Zoning Ordinance

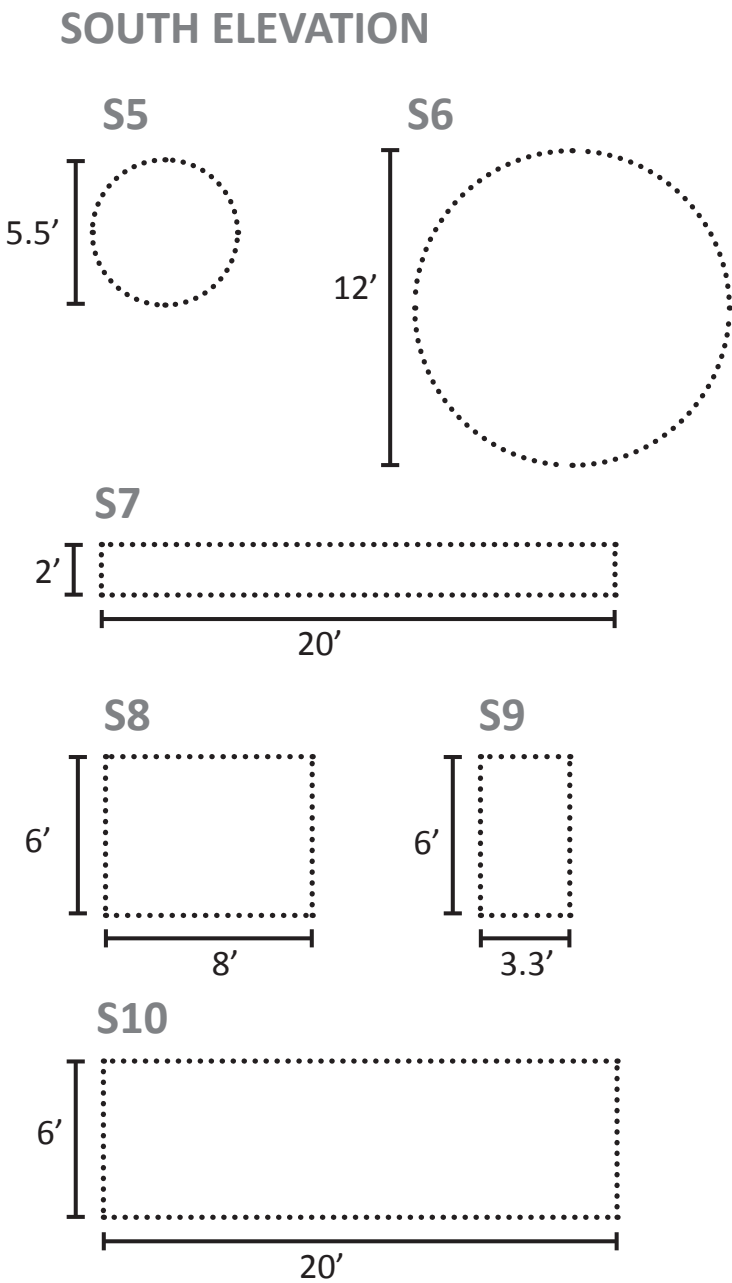
| | |
|---------------------|---|
| Sec.31.021(1)(c) | Group3: CC Commercial Center District |
| 31.07 | Wall, Roof and Above-Roof Signs |
| 31.07(2) | Wall Signable Area |
| 31.07(2)(a)(1) | Number of Signable Areas for buildings with more than one occupant |
| 31.07(2)(b)(1) | Measuring Signable area 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:



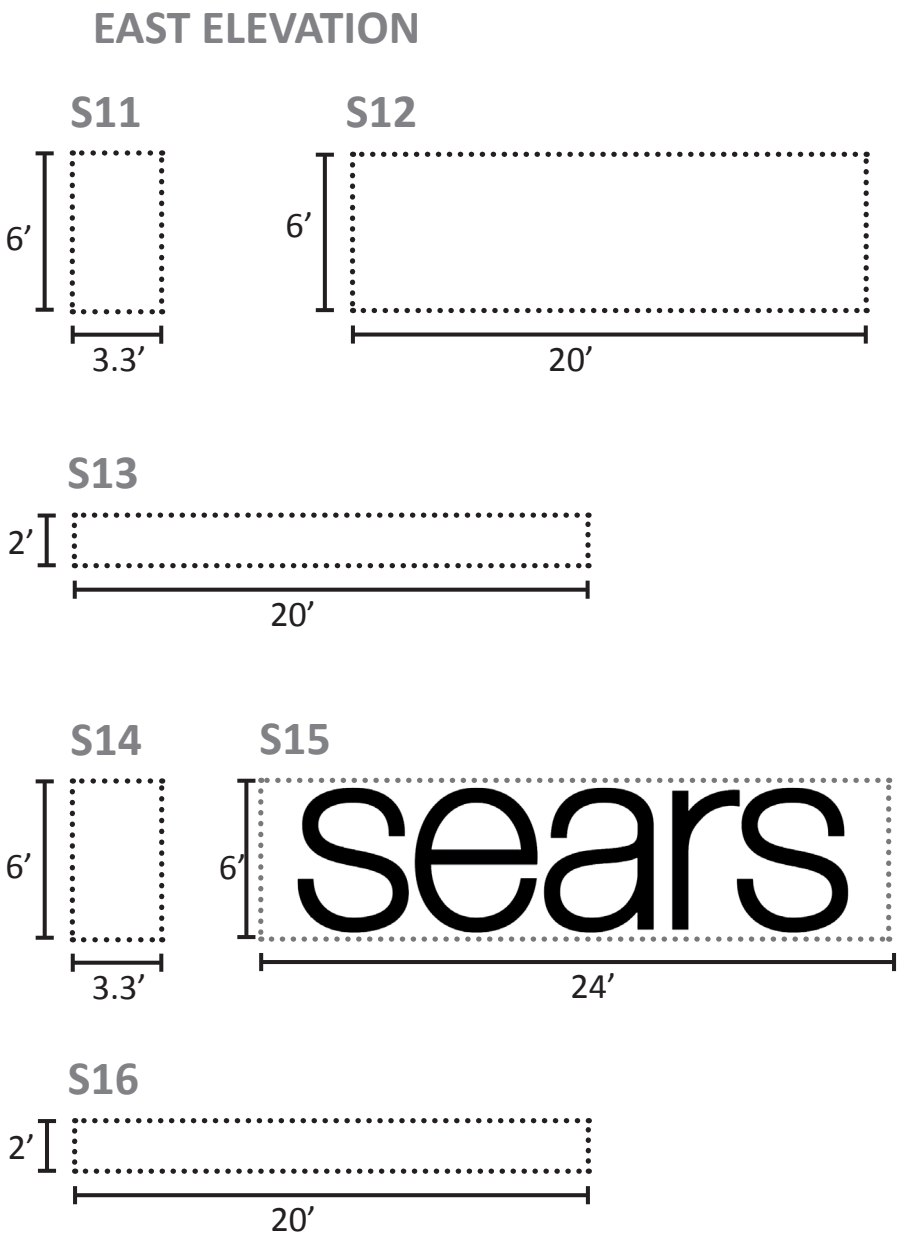
PROPOSED SIGNAGE

| | | | |
|--------|-----|------------|---------------|
| 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. |



PROPOSED SIGNAGE

| | | | |
|-----------|------|-----------|---------------|
| D&B: | S5: | D=5.5' | = 28 sq. ft. |
| | S6: | D=12' | = 138 sq. ft. |
| RETAIL-1: | S7: | 2' x 20' | = 40 sq. ft. |
| | 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 |



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

