



URBAN DESIGN COMMISSION APPLICATION CITY OF MADISON

This form may also be completed online at:

<http://www.cityofmadison.com/planning/documents/UDCApplication.pdf>

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

Please complete all sections of the application, including the desired meeting date and the type of action requested.

Date Submitted: <u>February 22, 2017</u>	<input checked="" type="checkbox"/> Informational Presentation
UDC Meeting Date: <u>April 5, 2017</u>	<input checked="" type="checkbox"/> Initial Approval
Combined Schedule Plan Commission Date (if applicable): _____	<input checked="" type="checkbox"/> Final Approval

1. Project Address: 200 South Pinckney Street (Block 88 & 105)
Project Title (if any): Judge Doyle Square

2. This is an application for (Check all that apply to this UDC application):

☒ New Development ☐ Alteration to an Existing or Previously-Approved Development

A. Project Type:

☐ Project in an Urban Design District* (public hearing-\$300 fee)

☒ Project in the Downtown Core District (DC) or Urban Mixed-Use District (UMX) (\$150 fee, Minor Exterior Alterations)

☐ Suburban Employment Center (SEC) or Campus Institutional District (CI) or Employment Campus District (EC)

☐ Planned Development (PD)

☐ General Development Plan (GDP)

☐ Specific Implementation Plan (SIP)

☐ Planned Multi-Use Site or Planned Residential Complex

B. Signage:

☐ Comprehensive Design Review* (public hearing-\$300 fee)

☐ Street Graphics Variance* (public hearing-\$300 fee)

☐ Signage Exception(s) in an Urban Design District (public hearing-\$300 fee)

C. Other: Block 88: public development - parking garage with private development above - apartments

☒ Please specify: Block 105: private development - parking, hotel and apartments

3. Applicant, Agent & Property Owner Information:

Applicant Name: James R. DeStefano

Street Address: 57 West Grand Avenue, Suite 300

Telephone: (312) 527-1500 Fax: (312) 527-1511

Company: Lothan Van Hook DeStefano Architecture LLC

City/State: Chicago, Illinois Zip: 60611

Email: jdestefano@lvdarchitecture.com

Project Contact Person: Chris Oddo

Street Address: 115 E. Main Street, Suite 200

Telephone: (608) 204-0825 Fax: (866) 297-1762

Company: InSite Consulting Architects, LLC

City/State: Madison, Wisconsin Zip: 53703

Email: chris@icsarc.com

Project Owner (if not applicant): Beitler Real Estate Services LLC

Street Address: 980 North Michigan Avenue, Suite 1225

Telephone: (312) 768-7001 Fax: (312) 768-7001

City/State: Chicago, Illinois Zip: 60611

Email: pbeitler@beitlerre.com

4. Applicant Declarations:

A. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with Al Martin on July 12, 2016 (on going series of meetings)

(name of staff person)

(date of meeting)

B. The applicant attests that all required materials are included in this submittal and understands that if any required information is not provided by the application deadline, the application will not be placed on an Urban Design Commission agenda for consideration.

Name of Applicant: James R. DeStefano

Relationship to Property: Project Designer

Authorized Signature: [Signature]

Date: 4/4/2017

February 22, 2017



City of Madison – Zoning Administrator
126 South Hamilton
Madison, WI 53701

RE: **Judge Doyle Square – Proposed Public and Private Developments – Block 88 & 105**

This packet of material is submitted to the City of Madison Zoning Administrator to support the Land Use Application for the above mentioned projects.

It is our intent to submit a comprehensive packet of information for review and approval by the City of Madison for one (1) GDP and four (4) SIP. One (1) SIP for each of the following projects: Block 88 - Public Parking Garage, Block 88 - Private Apartment Tower, Block 105 – Private Hotel Tower and Block 105 – Private Apartment Tower.

Attachments included in the packets:

Thirty Two (32) copies @ 11x17

One (1) copy @ 22x34

Fourteen (14) additional @ 11x17 for UDC

One (1) copy @ 8 ½ x 11

- Land Use Application
- Zone Text
- Letter of Intent
- Required Drawings with proposed project information
 - Site, Grading and Utility Plans
 - Landscape Plan
 - Building Elevation Drawings
 - Floor Plans
 - Supplemental Material
- Filing Fee (if any, by the City of Madison)
- Electronic Submittal on CD

CONDITIONS

As part of our application, we are requesting for approval the following condition for the private developments on Block 88 and 105:

- 1) 28.134 (3) Rooftop mechanical penthouse to exceed Capitol height limit.

ADDITIONAL PROJECT INFORMATION:

- The projects have been presented to:
 - The Capitol Neighborhood Association on January 11, 2017
 - To a number of key people associated with the adjacent businesses or properties
 - To the Urban Design Commission (informational) on January 25, 2017
 - The Board of Public Works (informational) on February 8, 2017
 - To the Landmarks Commission (informational) on February 20, 2017

Please contact me at (608) 445-9594, if you have any questions or need further information.

Thank You,

Chris A. Oddo, AIA

Principal

LAND USE APPLICATION

LND-B

City of Madison
Planning Division
126 S. Hamilton St.
P.O. Box 2985
Madison, WI 53701-2985
(608) 266-4635



All Land Use Applications must be filed with the Zoning Office at the above address.

This completed form is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application found on the City's web site.

FOR OFFICE USE ONLY:

Paid _____ Receipt # _____

Date received _____

Received by _____

Parcel # _____

Aldermanic district _____

Zoning district _____

Special requirements _____

Review required by _____

☐ UDC ☐ PC

☐ Common Council ☐ Other _____

Reviewed By _____

1. Project Information

Address: 215 Martin Luther King Boulevard (Block 88) & 215 South Pinckney Street (Block 105)

Title: Judge Doyle Square - Madison Public Parking Facility & Bicycle Center and Private Development (Block 88 and 105)

2. This is an application for (check all that apply)

- ☒ Zoning Map Amendment (rezoning) from DC (Downtown Core District) to PD (Planned Development)
- ☐ Major Amendment to an Approved Planned Development-General Development Plan (PD-GDP) Zoning
- ☐ Major Amendment to an Approved Planned Development-Specific Implementation Plan (PD-SIP)
- ☐ Review of Alteration to Planned Development (PD) (by Plan Commission)
- ☒ Conditional Use or Major Alteration to an Approved Conditional Use
- ☒ Demolition Permit
- ☐ Other requests

3. Applicant, Agent and Property Owner Information

Applicant name James R. DeStefano **Company** Lothan Van Hook DeStefano Architecture LLC

Street address 57 West Grand Avenue, Suite 300 **City/State/Zip** Chicago, Illinois 60611

Telephone (312) 527-1500 **Email** jdestefano@lvdarchitecture.com

Project contact person Chris Oddo **Company** InSite Consulting Architects, LLC

Street address 115 E. Main Street, Suite 200 **City/State/Zip** Madison, Wisconsin 53703

Telephone (608) 445-9594 **Email** chris@icsarc.com

Property owner (if not applicant) Beitler Real Estate Services LLC (as Tenant); City of Madison (as Landlord/Property Owner)

Street address 980 North Avenue, Suite 1225 **City/State/Zip** Chicago, Illinois 60611

Telephone (312) 768-7000 **Email** pbeitler@beitlerre.com

4. Project Description

Provide a brief description of the project and all proposed uses of the site:

Block 88 Private Development is a residential apartment building with private parking and ground floor retail.

Block 105 Private Development consists of a residential apartment building with private parking and ground floor retail and a hotel building with hotel parking. (note: conditional use - 28.134 (3) rooftop mech.)

Scheduled start date Block 88: Spring 2018 Planned completion date Block 88: November 2019

Block 105: November 2019

Block 105: January 2022

5. Required Submittal Materials

Refer to the Land Use Application Checklist for detailed submittal requirements.

- | | | |
|--|---|--|
| <input type="checkbox"/> Filing fee | <input checked="" type="checkbox"/> Pre-application notification | <input checked="" type="checkbox"/> Land Use Application Checklist (LND-C) |
| <input checked="" type="checkbox"/> Land Use Application | <input checked="" type="checkbox"/> Vicinity map | <input checked="" type="checkbox"/> Supplemental Requirements |
| <input checked="" type="checkbox"/> Letter of intent | <input checked="" type="checkbox"/> Survey or existing conditions site plan | <input checked="" type="checkbox"/> Electronic Submittal* |
| <input checked="" type="checkbox"/> Legal description | <input checked="" type="checkbox"/> Development plans | |

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

For concurrent UDC applications a separate pre-application meeting with the UDC Secretary is required prior to submittal. Following the pre-application meeting, a complete UDC Application form and all other submittal requirements must be submitted to the UDC Secretary. An electronic submittal, as noted above, is required. Electronic submittals should be compiled on a CD or flash drive, or sent via email to udcapplications@cityofmadison.com.

6. Applicant Declarations

- ☒ **Pre-application meeting with staff.** Prior to preparation of this application, the applicant is strongly encouraged to discuss the proposed development and review process with Zoning and Planning Division staff. Note staff persons and date.

Planning staff Natalie Erdman and Kevin Firchow Date July 2016

Zoning staff Matt Tucker Date July 2016

- ☒ Demolition Listserv

- ☐ Public subsidy is being requested (indicate in letter of intent)

- ☒ **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), business association(s), AND the dates you sent the notices:

Alder Verveer, Capitol Neighborhood Assoc. Pres. Jeff Vercauteren, Madison's Central Business Improvement District Director Tiffany Kenney

The alderperson and the Director of Planning & Community & Economic Development may reduce the 30-day requirement or waive the pre-application notification requirement altogether. Evidence of the pre-application notification is required as part of the application materials. A copy of the notification letters or any correspondence granting a waiver is required as part of the application materials.

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

Name of applicant James R. DeStefano Relationship to property Designer

Authorizing signature of property owner _____ Date _____

Matthew Mikolajewski, Director

LAND USE APPLICATION — SUPPLEMENTAL REQUIREMENTS

LND-D

Based on the Land Use Application request, additional materials may be required as indicated below. The materials identified in this form are in addition to the materials required for all Land Use Applications.

City of Madison
Planning Division
126 S. Hamilton St.
P.O. Box 2985
Madison, WI 53701-2985
(608) 266-4635



☒ Demolition Permit

In addition to items required for all Land Use Applications, the following items are required for all proposed demolitions, as per Section 28.185, MGO, including:

1. Prior to the filing of an application, the applicant or their agent is required to provide notification to the Demolition Listserv at least **30 days** prior to filing their application.
2. Photos of the exterior and interior of the building.
3. Written report of a licensed architect or engineer describing the condition of the building. *City provided information.*
4. Approval of a **Reuse and Recycling Plan** by the City's Recycling Coordinator is required prior to issuance of permits, pursuant to Section 28.185(7)(a)(5), MGO. Recycling Coordinator Bryan Johnson can be reached at 608-267-2626 or by Bjohnson2@cityofmadison.com. Within 60 days of the completion of demolition activity, the applicant shall submit documentation showing compliance with the approved Reuse and Recycling Plan, pursuant to Section 28.185(10), MGO.

☐ Lakefront Development (Conditional Use Application)

In addition to items required for all Land Use Applications, the following items are required for proposed lakefront development as per Section 28.138, MGO, including:

1. Complete inventory of shoreline vegetation in any area proposed for building, filling, grading, or excavating
2. Any trees and shrubs to be removed as a result of the proposed development (not more than 30% of the frontage shall be cleared of trees and shrubs within 35 feet of the Ordinary High Water Mark (OHWM))
3. Measurement of the lot coverage within 35 feet of the OHWM, which cannot exceed 20%, with the exception of public paths within this area
4. Detailed plans for site grading, filling, and any retaining walls
5. Contextual information related to the five buildings on either side or within 300 feet on either side of the subject property (whichever is less). If utilizing as-built data from nearby properties to determine the lakefront yard, a survey completed by a Registered Land Surveyor in the State of Wisconsin showing the pertinent principal building setbacks of nearby properties must be included. The required minimum lakefront yard may be either:

The average distance between the OHWM and the principal buildings on the two adjoining lots, provided these distances are within 20' of one another.

OR

The median setback of the principal building on the five (5) developed lots or 300 feet on either side (whichever is less). If this method is utilized, the established setback must be no less than 30% of the lot depth of the subject property, and could be more, based on the placement of buildings as measured to establish the median.

For the purposes of determining the OHWM, use the following base elevations: Lake Mendota 850.7 National Geodetic Vertical Datum (NGVD) and Lake Monona 845.82 NGVD.

☐ Outdoor Eating Areas (Conditional Use Application)

In addition to items required for all Land Use Applications, the following items are required for outdoor eating area requests per Section 28.151, MGO including:

1. Seating plan
2. Entrance and exit locations
3. Operational details, including hours of operation, total occupancy (seated and standing, inside and outside), and a description of how the area will be separated from parking areas or sidewalks

☐ Modifications to Parking Requirements (Parking Reduction or Exceeding the Maximum)

In addition to the items required for all Land Use Applications, the following items are required for requests to modify the parking requirements, either reducing or exceeding the requirements as per Sections 28.141(5) and (6), MGO, including:

1. Documentation regarding the actual parking demand for the proposed use
2. The impact of the proposed use on the parking and roadway facilities in the surrounding area
3. Whether the proposed use is located near a parking area that is available to the customers, occupants, employees, and guests of the proposed use
4. The availability of alternative forms of transportation and actions being taken by the applicant to enhance or promote those alternatives
5. Whether the proposed use is new or is an alteration, addition, or expansion of an existing use

☐ Development within Downtown Core (DC) and Urban Mixed-Use (UMX) Zoning Districts

Qualified development within the Downtown Core District and Urban Mixed-Use District are required to address how the proposal relates to the adopted Downtown Urban Design Guidelines. This information should be provided along with all copies of the other application materials.

☐ Development Adjacent to Public Parks (Conditional Use Application)

In addition to items required for all Land Use Applications, the following items are required for requests for non-residential development immediately adjacent to a City-owned public park, as per Section 28.139, MGO, including:

1. Complete inventory of vegetation in any area proposed for development within 100 feet of a park boundary
2. Any proposed removal of trees and other vegetation within 100 feet of the park boundary (Removal of vegetation within 35 feet of the park boundary may be limited.)
3. Detailed grading and drainage plan for the area within 35 feet of the park boundary

☒ Zoning Map Amendments (Rezoning)

In addition to items required for all Land Use Applications, the following items are required for rezoning requests, including:

Legal description of the property, complete with the proposed zoning districts and project site area in square feet and acres, in MS Word format. When multiple zoning districts are requested, a map showing those districts on the site is required. Unless comprised of whole platted lots, a metes and bounds description prepared by a Registered Land Surveyor in the State of Wisconsin must be included.

☒ Planned Development General Development Plan (GDP) / Planned Development Specific Implementation Plan (SIP)

In addition to the items required for all Land Use Applications, the following items are required for Planned Development GDP and SIP requests, as per Section 05-098, MGO, including:

Planned Development GDP

1. Proposed zoning text, including a description of the proposed land uses, their dimensions, bulk, height, scale and massing, and other relevant standards
2. An accurate vicinity map, including the project site and its relationship to surrounding properties, existing topography and key features, buildings and structures
3. Analysis of potential economic impacts to the community, including the cost of municipal services and any additional infrastructure
4. When requested, a general outline of intended organizational structure related to property owners' association, deed restrictions, and private provision of common services

Planned Development SIP

1. An accurate map of the area covered by the SIP, including the relationship to the overall GDP
2. Circulation, including public and private roads, driveways, walkways and parking facilities, traffic projections, and mitigation measures
3. Detailed lot layout and subdivision plat, including the location and description of any areas to be dedicated to the public (if applicable)
4. Complete architectural character of the building or buildings included on the SIP
5. Proof of financing capability and anticipated construction schedule
6. A specific zoning text for the portion of the PD District to be developed under the SIP, including a description of the proposed land uses, their dimensions, bulk, height, scale and massing, and other relevant standards, which shall be consistent with the zoning text approved with the GDP (if applicable)
7. Agreements, bylaws, provisions, or covenants which govern the organizational structure, use, maintenance, and continued protection of the development and any of its common services, common open areas, or other facilities

Dated: **February 22, 2017**
RE: **Zoning Text for GDP/SIPs**
Project: **Judge Doyle Square**
Address: **215 Martin Luther King Boulevard (Block 88) & 215 South Pinckney Street (Block 105)**

Legal Description: The lands subject to this Planned Development shall include those described as follows (provided by City of Madison on February 21, 2017)

Lots 1, 2, 3, 11, 12, and 13, Block 105, Original Plat of Madison, 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.

AND ALSO INCLUDING Lots 3, 4, 5 and 6 and parts of Lots 2 and 7, all of Block 88, Original Plat of Madison, 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 as follows:

Beginning at the northernmost corner of said Block 88; thence S 43°53;50" E, 264.50 feet along the northeast side of said Block 88; thence S 46°07'06" W, 145.25 feet along the southeast side of said Block 88; thence N 44°07'00" W, 264.51 feet; thence N 46°07'23" E, 146.26 feet along the northwest side of said Block 88 to the point of beginning.

- A. **Statement of Purpose:** This zoning district is established to allow for the construction of the projects as identified in submitted material (two (2) residential tower projects; one (1) hotel tower project with associated parking; a public parking facility; a bike center and other commercial spaces.
- B. **Allowable Uses:**
 - 1. Uses as permitted in the Downtown Core district:
 - a. Those that are stated as permitted uses in the Downtown Core zoning district.
 - b. Uses accessory to permitted uses as listed above.
 - 2. Uses as conditions in the Downtown Core district:
 - a. Those that are stated as conditional uses in the Downtown Core zoning district.
 - b. Uses accessory to conditional uses as listed above.
- C. **Lot Area:** As stated in submitted material, attached hereto.
- D. **Floor Area Ratio:**
 - 1. Maximum floor area ratio permitted as shown on approved plans.
 - 2. Maximum building height shall be as shown on approved plans.
- E. **Yard Requirements:** Yard areas will be provided as shown on approved plans.
- F. **Landscaping:** Site landscaping will be provided as shown on the approved plans
- G. **Accessory Off-Street Parking & Loading:** Accessory (parking for apartments and hotel) off-street parking and loading will be provided as shown on approved plans.
- H. **Lighting:** Site lighting will be provided as shown on approved plans.

- I. **Signage:** Signage will be allowed as per Chapter 31 of the Madison General Ordinances, as compared to the Downtown Core district, or signage will be provided as approved on the recorded plans.
- J. **Family Definition:** The family definition of this PUD-SIP shall coincide with the definition given in Chapter 28.211 of the Madison General Ordinances for the DC zoning district.
- K. **Alterations and Revisions:** Reference code section 28.098 (6) (a-e) Alterations to a Planned Development District. Requests to alter (Minor or Major Alterations) a Planned Development District shall be made to the Director of Planning and Community and Economic Development.

March 22, 2017

Dear Mr. Austin:

Attached with this letter please find revisions to our UDC Drawing Package Submittal. A summary of the revisions are outlined below.

We understand the Urban Design Commission will hold a formal review of the updated Drawing Package for our Planned Development on April 5, 2017 using the Downtown Urban Design Guidelines adopted by the City of Madison Common Council. Written responses to those guidelines can be found in our Drawing Package on Page 1-04. We look forward to answering any questions to our responses on April 5th.

Below is a brief summary of the revisions included in the March 22nd, 2017 Revised UDC Supplemental Drawing Package Submittal.

Section 1 – General Information

- The Cover Sheet and Sheet Index have been updated to reflect the updated submittal date and to indicate which sheets have been revised.
- The Fire Access Plan on Sheet 1-10 has been updated to accurately show the updated hotel parking entry/ exit indicated in Section 3.

Section 2 – Block 88

- Minor plan changes have been shown as requested by the City Staff and the City of Madison Parking Utility in the coordination meeting on 03/06.
- Minor elevation changes have been indicated due to comments received during the Meeting with the City of Madison Landmarks Commission on 03/06. These changes include the relocation of vents to directly above the punched openings at grade to give the building a more pedestrian feel, the removal of spandrel windows by pedestrian elevators and slight change in proportions of the retail entry doors to give the retail entries a more pedestrian feel.
- 3D Views have been updated to accurately show all revised Building Elevations.

Section 3 – Block 105

- The Floor Plans for the Hotel were updated due to feedback received from the Structural Engineer and Beitler Development Team.
- The Hotel parking entry has been relocated to Wilson Street from Doty Street due to the updates to the Floor Plans and feedback from City that they are planning to stage busses on Doty Street to the north of Block 105.
- Building Sections have been updated to more accurately reflect the proposed Building Structure.
- The Doty Street and Wilson Street Building Elevations have been updated to reflect the relocated parking entry.
- 3D Views have been updated to accurately show all revised Building Elevations.

Section 4 – Overall detailed supplemental information

- Renderings have been updated to reflect the changes in the Elevation Drawings.
- Photometric Drawings have been added to the Drawing Set.
- Minor changes have been made to the exterior lighting sheets to reflect elevation changes and feedback received while coordinating photometric sheets

Please contact me at (608) 445-9594, if you have any questions or need further information.

Thank You.

Chin A. Chido

Chris A. Oddo, AIA
Principal



JUDGE DOYLE SQUARE - BLOCKS 88 AND 105 SUPPLEMENTAL DRAWING PACKAGE SUBMITTAL

CITY OF MADISON - UNDERGROUND PARKING FACILITY BLOCK 88
BEITLER REAL ESTATE SERVICES LLC - PRIVATE DEVELOPMENT BLOCKS 88 AND 105

REVISED MARCH 22, 2017



	##	DRAWING TITLE
REVISED	1-00	COVER SHEET - GENERAL INFORMATION
REVISED	1-01	TABLE OF CONTENTS
	1-02	PROJECT INFORMATION SHEET
	1-03	EXISTING CONDITIONS INFORMATION/CONTEXT PHOTOS
	1-03-A	CONTEXT PHOTOS
	1-03-B	CONTEXT PHOTOS
	1-03-C	CONTEXT PHOTOS - DEMOLITION
	1-03-D	CONTEXT PHOTOS - DEMOLITION
	1-04	CONDITIONAL USE REQUEST/ DOWNTOWN DESIGN GUIDELINES
	1-04-A	DOWNTOWN DESIGN GUIDELINES
	1-04-B	DOWNTOWN DESIGN GUIDELINES
	1-04-C	DOWNTOWN DESIGN GUIDELINES
	1-05	ALDER/NEIGHBORHOOD NOTIFICATION
	1-06	SITE CONNECTIVITY DIAGRAM
	1-07	SURVEY
	1-08	OVERALL SITE PLAN
	1-09	PINCKNEY STREET SITE PLAN
REVISED	1-10	FIRE ACCESS PLAN
	1-11-A	GROUND FLOOR LANDSCAPE PLAN
	1-11-B	SECTIONS
	1-11-C	BLOCK 88 ROOF LANDSCAPE PLAN
	1-11-D	BLOCK 105 ROOF LANDSCAPE PLAN
REVISED	1-12-A	GROUND FLOOR PLANTING PALETTE
	1-12-B	ROOF/ AMENITY DECK PLANTING PALETTE
REVISED	2-00	COVER SHEET - BLOCK 88
REVISED	2-01	PARKING LEVEL U4
REVISED	2-02	PARKING LEVEL U3
REVISED	2-03	PARKING LEVEL U2
REVISED	2-04	PARKING LEVEL U1
REVISED	2-05	PARKING LEVEL U0
REVISED	2-06	LEVEL 1 - WILSON STREET ENTRY
REVISED	2-07	LEVEL 2 - DOTY STREET ENTRY
	2-08	LEVEL 3 - APARTMENT PARKING
	2-09	LEVEL 4 - APARTMENT PARKING
	2-10	LEVEL 5 - APARTMENT AMENITY
	2-11	LEVELS 6-13 - TYPICAL APARTMENT LEVELS
	2-11-A	ENLARGED TYPICAL APARTMENT PLAN
	2-12	ROOF PLAN
REVISED	2-13	BUILDING SECTION A-A
REVISED	2-14	BUILDING SECTIONS B-B, C-C
REVISED	2-15	BUILDING SECTION D-D
REVISED	2-16	SE ELEVATION - WILSON STREET
REVISED	2-16-A	ENLARGED PARKING /LOADING ELEVATION
REVISED	2-17	NE ELEVATION - PINCKNEY STREET
REVISED	2-17-A	ENLARGED RETAIL ENTRY ELEVATION
REVISED	2-18	NW ELEVATION - DOTY STREET
REVISED	2-18-A	ENLARGED NW ELEVATION - DOTY STREET
REVISED	2-19	SW ELEVATION - MMB
REVISED	2-20	3D MASSING - AERIAL VIEW
REVISED	2-21	3D MASSING - STREET LEVEL VIEW
REVISED	2-22	3D MASSING - STREET LEVEL VIEW
	2-23	PUBLIC RIGHT OF WAY DIAGRAM

REVISED	3-00	COVER SHEET - BLOCK 105
REVISED	3-01	UNDERGROUND PARKING - LOWER LEVEL 4
REVISED	3-02	UNDERGROUND PARKING - LOWER LEVEL 2,3
REVISED	3-03	UNDERGROUND PARKING - LOWER LEVEL 1
REVISED	3-04	1ST FLOOR PLAN
REVISED	3-05	2ND FLOOR PLAN
REVISED	3-06	TYPICAL TOWER FLOORS 3-12
REVISED	3-06-A	TYPICAL APARTMENT LAYOUTS
REVISED	3-06-B	TYPICAL HOTEL LAYOUTS
REVISED	3-07	ROOF PLAN
REVISED	3-08	BUILDING SECTION AA
REVISED	3-09	BUILDING SECTION BB
REVISED	3-10	BUILDING SECTION CC
REVISED	3-11	BUILDING SECTION DD
REVISED	3-12	BUILDING SECTION EE
ADDED	3-13	BUILDING SECTION FF
REVISED	3-14	SE ELEVATION - WILSON STREET
REVISED	3-15	NE ELEVATION - NEW ENTRY DRIVE
REVISED	3-16	NW ELEVATION - DOTY STREET
REVISED	3-17	SW ELEVATION - PINCKNEY STREET
REVISED	3-18-A	CANOPY OPTION A
REVISED	3-18-B	CANOPY OPTION B
REVISED	3-18-C	CANOPY OPTION C
REVISED	3-18-D	CANOPY OPTION D
REVISED	3-19	3D MASSING - AERIAL VIEWS
REVISED	3-20	3D MASSING - AERIAL VIEWS
REVISED	3-21	3D MASSING - STREET LEVEL VIEWS
REVISED	3-22	3D MASSING - STREET LEVEL VIEWS
	4-00	COVER SHEET - OVERALL MATERIALS, SHADOW STUDIES, AND RENDERINGS
	4-01	MATERIALS BOARD - EXTERIOR
REVISED	4-02	GRAPHIC SIGNAGE - BLOCK 88
REVISED	4-03	GRAPHIC SIGNAGE - BLOCK 105
ADDED	4-03-A	GRAPHIC SIGNAGE - BLOCK 105
REVISED	4-04	EXTERIOR LIGHTING - BLOCK 88
REVISED	4-04-A	EXTERIOR LIGHTING - BLOCK 88
REVISED	4-04-B	EXTERIOR LIGHTING - BLOCK 88
REVISED	4-05	EXTERIOR LIGHTING - BLOCK 105
REVISED	4-05-A	EXTERIOR LIGHTING - BLOCK 105
REVISED	4-05-B	EXTERIOR LIGHTING - BLOCK 105
ADDED	4-05-C	EXTERIOR LIGHTING - BLOCK 105
	4-06	EXTERIOR LIGHTING - CUT SHEETS
	4-06-A	EXTERIOR LIGHTING - CUT SHEETS
REVISED	4-06-B	EXTERIOR LIGHTING - CUT SHEETS
	4-06-C	EXTERIOR LIGHTING - STREET LIGHTS BY CITY
ADDED	4-06-D	BLOCK 88 - PHOTOMETRIC DRAWINGS
ADDED	4-06-E	BLOCK 105 - PHOTOMETRIC DRAWINGS
	4-07	SHADOW STUDIES
	4-07-A	SHADOW STUDIES
	4-08	RENDER - OVERALL SITE PLAN
REVISED	4-09	RENDER - PINCKNEY ST. SITE PLAN
REVISED	4-10	RENDER - STREET WALLS
REVISED	4-11	RENDER - PINCKNEY STREET PERSPECTIVE
REVISED	4-12	RENDER - PINCKNEY STREET AERIAL
	4-13	RENDER - 105 APARTMENT ENTRY DRIVE
	4-14	RENDER - 88 APARTMENT ROOF DECK

LETTER OF INTENT

The following document outlines the Submittal of the Judge Doyle Square Block 88 - City of Madison Parking Facility, and Judge Doyle Square Block 105 - Private Hotel Development - Private Apartment Development.

For the development of Block 88, the City of Madison is working with Lothan Van Hook DeStefano Architecture to design a new approximately 560 car public parking facility, four levels below grade. The development of Block 88, above the parking facility, is programmed for an apartment building of approximately 148 units on ten floors with a minimum of 144 associated resident parking spaces above grade. The above grade residential development will be privately constructed.

Block 105 will be divided into two parcels. The West parcel will be a hotel of 253 keys with 100 parking spaces below grade. The East parcel will be a second apartment building of 204 units and 209 below grade parking spaces.

It is our intent to issue 100% completed construction documents for the **public** portion of the projects for bidding in July of this year, 2017. Construction would start by or before October of this year and completed by November of 2018. It is our intent to start construction of the private develops in the fall of 2018 and complete them late 2019 and 2022.

See section 1-03 for existing conditions information and photographs

PROJECT TEAM INFORMATION

Project Name Judge Doyle Square - Block 88 & Block 105	Hours of Operation (anticipated) Public Parking – (24) hours a day Bicycle Center – (an operator has yet to be defined) Commercial – (The commercial use has yet to be defined. A separate application will be submitted by a future commercial use tenant.) Residential - (24) hours a day	
Applicant Beitler Real Estate Services LLC 980 North Michigan Avenue, Suite 1225 Chicago, Illinois 60611 Phone: (312) 768-7000 Paul Beitler pbeitler@beitlerre.com		
Design Team		
<i>Architects</i> Lothan Van Hook DeStefano Architecture LLC 57 West Grand Avenue, Suite 300 Chicago, Illinois 60654 Phone: (312) 765-7319 Mary Ann Van Hook mavanhook@lvdarchitecture.com	<i>Civil Engineer/ Security Consultant</i> Mead & Hunt, Inc. 2440 Deming Way Middleton, Wisconsin 53562 Phone: (608) 443-0589 David Way david.way@meadhunt.com	<i>Landscape Architect</i> Wolff Landscape Architecture 307 North Michigan Avenue, Suite 601 Chicago, Illinois 60601 Phone: (312) 663-5494 Ted Wolff twolff@wolfflandscape.com
<i>Associate Architect</i> InSite Consulting Architects 115 East Main Street, Suite 200 Madison, Wisconsin 53703 Phone: (800) 453-8086 Stephen Mar-Pohl steve@icsarc.com	<i>Mechanical/ Electrical/ Plumbing/ Fire Protection Engineers</i> Affiliated Engineers 5802 Research Park Boulevard Madison, Wisconsin 53719 Phone: (608) 209-6370 Scott Easton seaston@aeieng.com	<i>Cost Consultant</i> Evans Construction/Consulting, LLC. 200 East Ohio Street, Suite 301 Chicago, Illinois 60611 Phone: (312) 464-7099
<i>Structural Engineer</i> Halvorson and Partners 600 West Chicago Avenue, Suite 650 Chicago, IL 60654 Phone: (312) 274-2402 Robert Halvorson rhalvorson@hpse.com	<i>Parking Consultant</i> Walker Parking Consultants 505 Davis Road Elgin, Illinois 60123 Phone: (847) 697-2640 Tom Hannula tom.hannula@walkerparking.com	<i>Elevator Consultant</i> HH Angus & Associates 405 North Wabash Avenue, Suite 806 Chicago, Illinois 60611 Phone: (312) 527-5552 Stuart Wright stuart.wright@hhangus.com

PROJECT AREA AND VALUES SUMMARY

BLOCK 88				BLOCK 105			
Total Building Square Footage:		(GSF)	478,853 square feet	Total Building Square Footage:		(GSF)	593,860 square feet
Proposed Uses:				Proposed Uses:			
Retail:			8,070 square feet	Retail:			1,130 square feet
Bicycle Center:			3,994 square feet	Hotel:			224,335 square feet
Public Parking:			240,270 square feet	Hotel Parking:			41,570 square feet
Residential Parking:			75,619 square feet	Residential Parking:			95,300 square feet
Residential:			150,900 square feet	Residential:			231,525 square feet
Public Parking:				Hotel Parking:			
Automobile:	Required:		560 stalls	Automobile:	Required:		0 stalls
	Supplied:		561 stalls		Supplied:		100 stalls
Bicycle:	Required:		20 spaces	Bicycle:	Required:		25 spaces
	Supplied:		30 spaces		Supplied:		25 spaces
Residential Parking:				Residential Parking:			
Automobile:	Required:		0 stalls	Automobile:	Required:		0 stalls
	Supplied:		144 stalls		Supplied:		209 stalls
Bicycle:	Required:		148 residential stalls	Bicycle:	Required:		204 residential stalls
			15 guest stalls				20 guest stalls
	Supplied:		148 residential stalls		Supplied:		204 residential stalls
			15 guest stalls				20 guest stalls
Loading:				Loading:			
	Required:		None		Required:		2 off-street loading docks (Hotel)
	Supplied:		One space @ 10' x 50'				
Useable Open Space:							
	Required:		0		Supplied:		Two spaces @ 10' x 50'
	5th Floor Outdoor Area:			Useable Open Space:			
	Supplied:		8,024 square feet		Required:		0 SF
					Supplied:		0 SF

Block 88 – Public Parking Project:

- Value of Land
 - o \$7 mil. (approx.)
- Estimated Project Cost
 - o \$40 mil. (approx.)
- Number of Construction & Full-time Equivalent Jobs Created
 - o Construction (200) approx.
 - o Full-time Equiv. (5) approx.
- Public Subsidies Requested
 - o None requested

Block 88 – Private Residential Project:

- Value of Land
 - o \$7 mil. (approx.)
- Estimated Project Cost
 - o \$33 mil. (approx.)
- Number of Construction & Full-time Equivalent Jobs Created
 - o Construction (400) approx.
 - o Full-time Equiv. (25) approx.
- Public Subsidies Requested
 - o \$0 mil.

Block 105 – Private Hotel and Residential Project:

- Value of Land
 - o \$7 mil. (approx.)
- Estimated Project Cost
 - o \$47 mil. (approx.)
- RESIDENTIAL
 - o \$60 mil. (approx.)
- HOSPITALITY
 - o \$60 mil. (approx.)
- Number of Construction & Full-time Equivalent Jobs Created
 - o Construction (600) approx.
 - o Full-time Equiv. (175) approx.
- Public Subsidies Requested
 - o \$0 mil.

COMBINED SUBMITTAL

Capital Neighborhoods
Landmarks Commission
Urban Design Commission

EXISTING CONDITIONS

Address/Existing Use
Blocks 88 and 105 of Downtown Madison. Presently, Block 88 is a paved surface parking lot and a portion of the existing Madison Municipal Building. This portion of the building will be razed prior to start of construction of the proposed public parking structure. Block 105 is an existing municipal parking garage. This building will be razed prior to start of construction of the proposed private development.

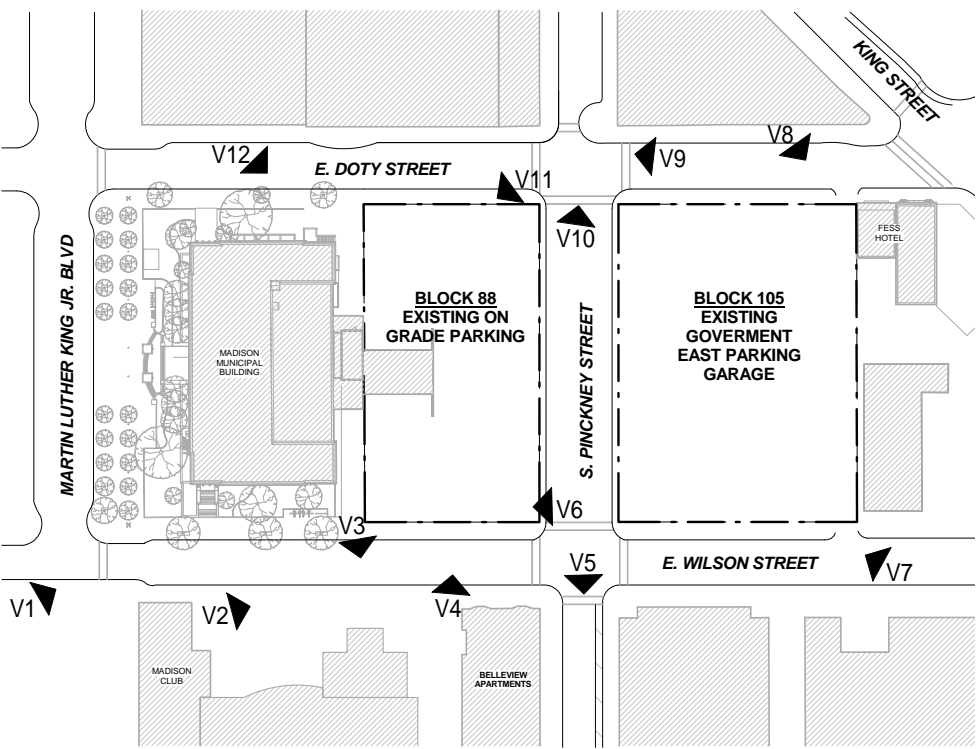
Parcel Identification Numbers:

TID District:	25
Neighborhood Name:	Capital Neighborhoods
Neighborhood Association Contact:	Jeff Vercauteren PO Box 2613 Madison, WIsconsin 53701 Phone: (608) 445-9384 president@capitalneighborhoods.org
Lot Area:	Block 88: 38,553 sf Block 105: 52,448 sf
Existing Zoning:	DC - Downtown Core District
Downtown Plan:	Madison Downtown Plan
Project Schedule:	Parking Facility - Anticipated completion December 2018
Land Use Approvals (Start-Finish)	
Miscellaneous	(12/09/16 - 2/22/17)
Initial Meeting with Alder	(01/09/2017)
Meet with Neighborhood Stakeholders	(01/12/2017)
Conditional Use Application & Material Packet	(01/25/2017)
Urban Design Commission (UDC)	(01/04/17 - 04/26/17)
Development Assistance Team	(12/28/16 - 01/05/17)
Capitol Neighborhood Association	(01/11/17 - 04/02/17)
Certified Survey Map	(01/13/17 - 03/21/17)
Board of Public Works	(02/01/17 - 06/09/17)
Landmarks	(02/06/17 - 05/01/17)
Plan Commission	(05/08/17)

CERTIFIED SURVEY MAP

A new property line has been established on the Certified Survey Map twenty-five feet east of the main east façade of the Madison Municipal Building. The MMB proposed new addition will extend to this property line in the center of the site in the north-south direction.

CONTEXT PHOTOS



V1 - Madison Municipal Building from the Southwest

CONTEXT PHOTOS



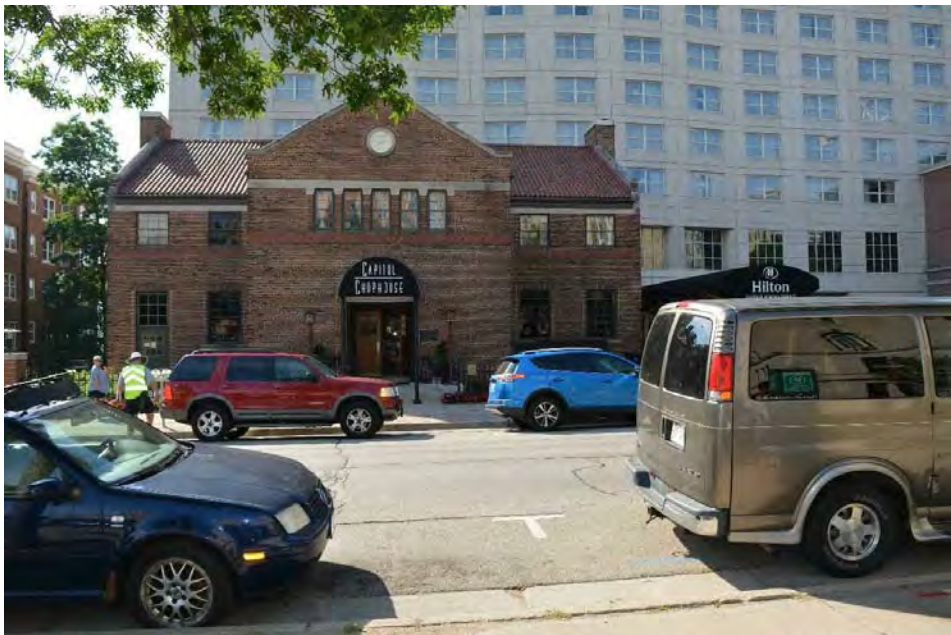
V2 - View North on E Wilson Street



V4 - Existing site from E Wilson Street



V6 - Existing site & MMB from Pinckney Street



V3 - Hilton & Capital Chophouse to the East of the site



V5 - Southeast from Pinckney Street - towards Monona Lake



V7 - Existing site from E Wilson Street

CONTEXT PHOTOS



V8 - Doty Street looking West from Pinckney Street



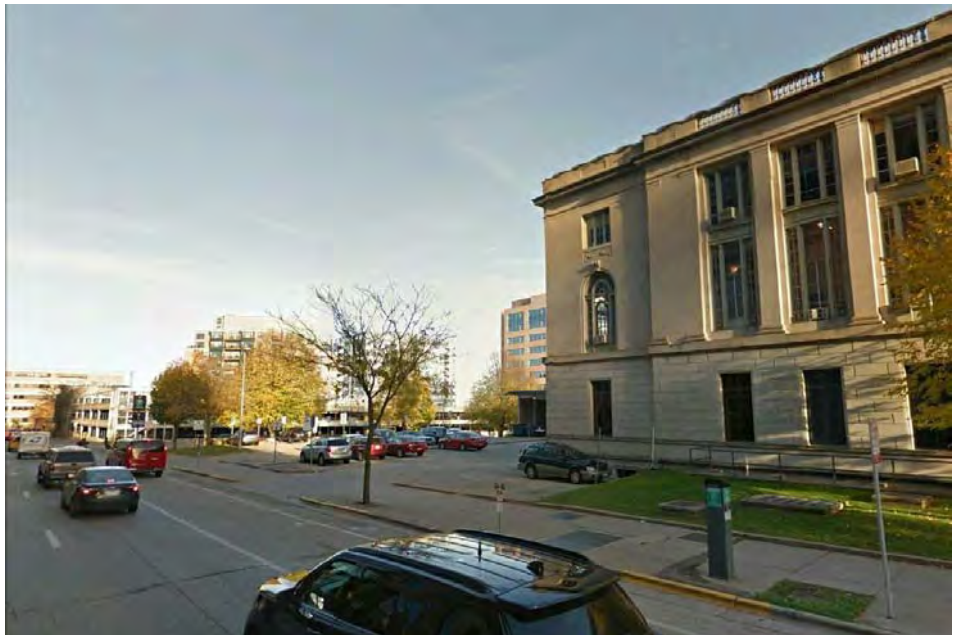
V9 - Fess Hotel (Great Dane Pub & Brewing), National Register Listing & Madison Landmark



V11 - Existing site & MMB from the Pinckney & Doty intersection



V10 - Existing site looking North from Pinckney Street



V12 - Existing site looking South from E Doty Street

CONTEXT PHOTOS FOR DEMOLITION OF GOVERNMENT EAST PARKING GARAGE



Existing Exterior at East End of Doty Street



Existing Exterior Along Doty Street



Existing Exterior Along Pinckney Street



Existing Exterior from Wilson Along Pinckney Street

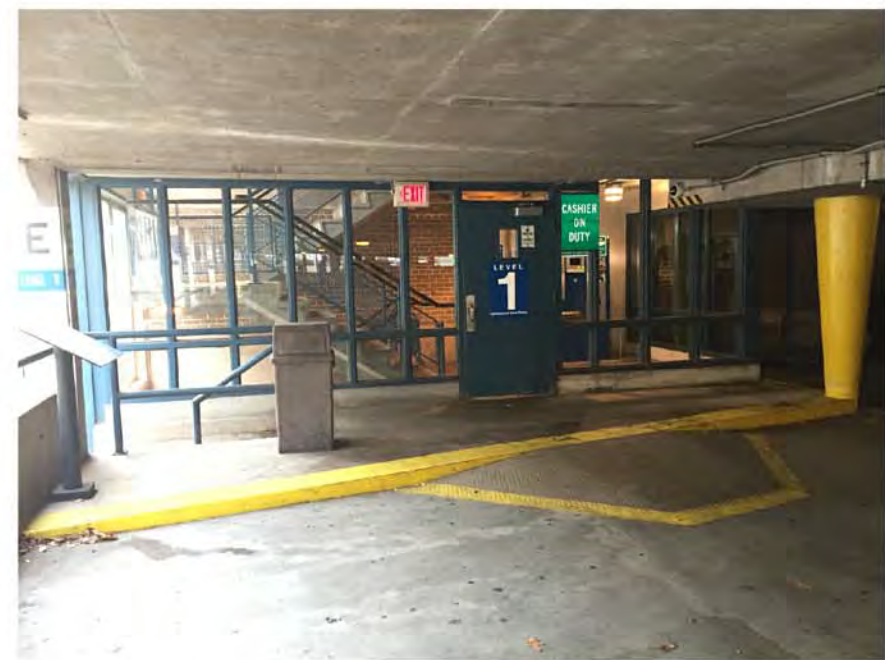


Existing Exterior from Pinckney & Wilson Intersection

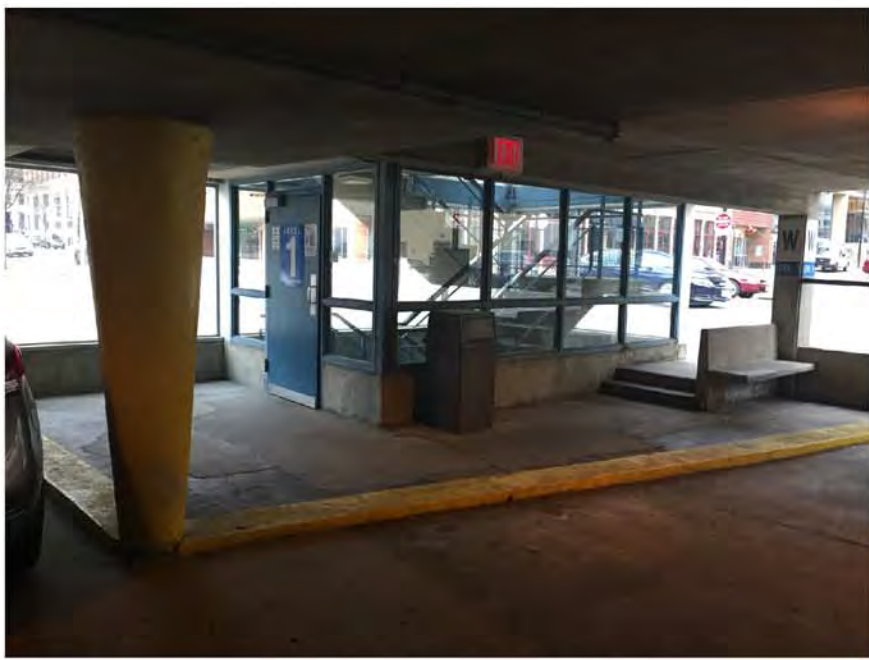


Existing Exterior at East End of Wilson Street

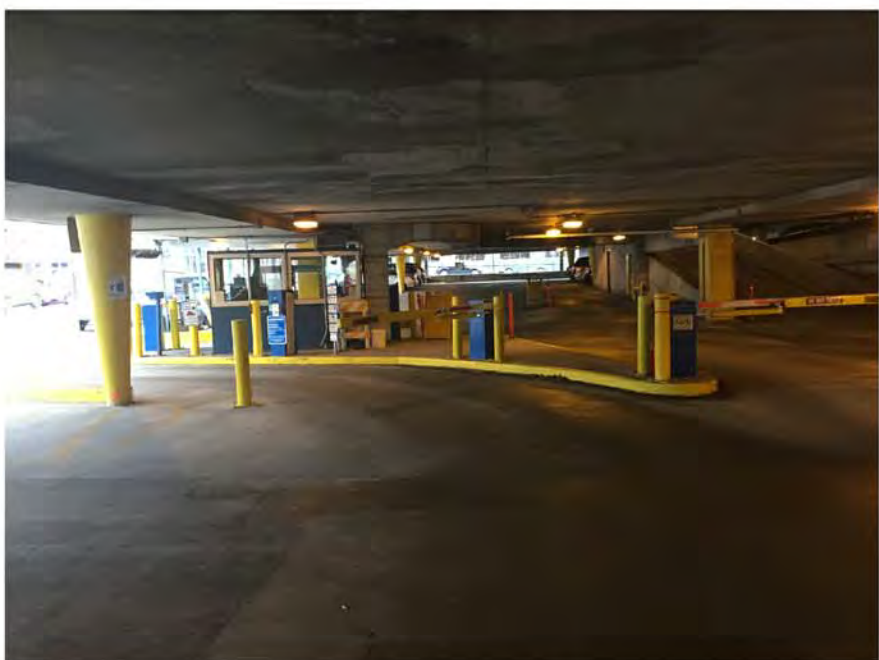
CONTEXT PHOTOS FOR DEMOLITION OF GOVERNMENT EAST PARKING GARAGE



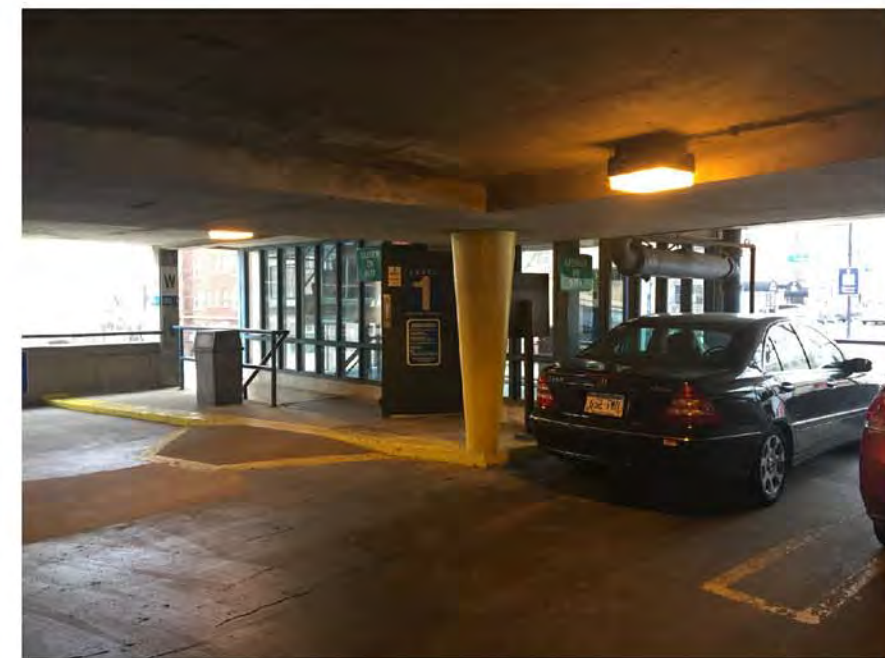
Existing Interior at North Corner of Garage



Existing Interior at West Corner of Garage



Existing Interior at Pinckney Entrance



Existing Interior at South Corner of Garage



Existing Interior at Wilson Street Entrance



Existing Interior at Rooftop Looking East

CONDITIONAL USE REQUEST

The following document outlines the Submittal of the Judge Doyle Square Blocks 88 and 105 - City of Madison Parking Facility and Private Development. The City of Madison is working the Lothan Van Hook DeStefano Architecture Team to design a new 561 car, below grade, public parking facility and is working with Beitler Real Estate Services LLC to design new Apartment and Hotel buildings.

DOWNTOWN GUIDELINES

A. Site Design + Building Placement

1. **Orientation**

Buildings create and spatially define the public space (streets and sidewalks), and how a building faces this public way is a primary factor in what it contributes to the urban character of an area by reinforcing a consistent street wall and enhancing the pedestrian realm.

- a. Any building facade adjacent to a street should address the street and reinforce the density of the urban block form created by the boundaries of the property line and adjacent built forms built to the property line of the street.
The facade curvatures of Block 88 and Block 105 mirror each other across Pinckney Street. This creates a consistent street wall along Pinckney Street which allows the pedestrian activity and water feature between the buildings to become the focal point. The facades along Doty and Wilson Street continue the existing street walls.
- b. Buildings should be sited so that portions of the building designed for service uses, such as loading docks and dumpster enclosures, are not part of the street facade. When a lot configuration requires such activities from a street, these components should be architecturally integrated into the design of the facade.
The loading docks are off Wilson Street and are architecturally integrated with the fenestration at the ground level as a continuation of the similar materials used at the street facade of adjacent buildings. The doors to the loading docks are set back 10 ft from the sidewalk.
- c. The street level of a building should be designed with active uses and architecture that engages the street/sidewalk in a contextually appropriate manner, and integrates the building architecture and the landscape architecture.
The facade curvatures, pedestrian-focused sidewalk, bike lanes along Pinckney Street, and central water feature provide an engaging street/sidewalk. Active uses of Retail and Bike Center are provided along the ground floor facade. The landscape architecture will complement this pedestrian activity.
- d. Buildings should be oriented to preserve and enhance the views identified on the Views and Vistas Map in the Downtown Plan.
The building orientation and streetscape connections between Block 88 and Block 105 enhance the views seen on Pinckney Street, and reinforce its role as an extension of the Capitol Loop.
- e. Buildings at the intersection of streets should have a strong corner presence.
A strong corner presence is achieved entrances to Retail and Bike Center at the corners of the site along Pinckney Street.

2. **Access + Site Circulation**

How people, bicycles, and motor vehicles access a site and circulate within it and around it can be a critical determinant in how it relates to its context. A primary goal is to maximize uninterrupted pedestrian access within a given block to enhance and maintain all areas of the Downtown as pedestrian friendly. Another goal is to minimize the visual presence of motor vehicle circulation, parking, and service functions, including minimizing the visual impact of parking structures and parking lots on the streetscape.

- a. Parking facilities beneath a building should not be considered a valid reason to establish an occupiable first floor more than three (3) feet above the grade of the sidewalk along any adjacent street, nor to include long segments of blank wall on anyside of a building.
An occupied first floor is at grade. No long segments of blank wall are provided.
- b. Driveways should be oriented 90 degrees to the street, and shared driveways are encouraged. Designs should provide clear vision of pedestrians on sidewalks crossing any driveway.
Met
- c. Porte-cochere type entries, drop offs, or circular drives should not be parallel to the street or within the right-of-way, nor should they be oriented to require more than one curb cut. Queuing space for motor vehicles should not impede pedestrian movement along any public sidewalk nor be designed in such a manner that it unnecessarily widens the driveway.
Met

3. **Usable Open Space - Residential Development**

Residents living in this densely developed portion of the city enjoy a variety of conveniently located urban amenities and may not require the amount of on-site usable open space as other parts of the community. However, the provision of quality on-site useable open space is necessary to create a quality living environment.

- a. Project designs should provide attractive, safe and creatively designed yards, courtyards, plazas, sitting areas or other similar open spaces for building residents.
Pickney Street serves as a street connecting Doty and Wilson Streets, as well as a paved and landscaped public plaza with a central water feature.
- b. All residents should have access to some form of open space, whether it is private (such as patios or balconies) or common open space (such as yards or roof decks). A suggested minimum size for a balcony is 4.5 feet by 8 feet.
Large open space is provided at the fifth floor terrace of Block 88.
- c. At some locations, side and rear yards sufficient to provide usable open space may be limited, and outdoor open space may not represent the most beneficial use of a limited site when the overall density of development is relatively high. Common recreational facilities and social activity spaces in the development may be considered toward meeting some of the need for usable open space. "Permeable" first floor spaces that provide an opportunity for indoor activities to extend to outdoor spaces are encouraged.
Apartment amenities such as fitness centers, meeting rooms, and social gathering spaces are provided in both apartment buildings.

4. Landscaping

How a site is landscaped-- particularly in a dense urban environment-- can “soften” hard edges, make a site more inviting, and bring color and interest to a development. Well landscaped sites also create informal gathering spaces and enhance the adjoining public improvements.

- a. The design emphasis should be on creating an “urban” landscape, incorporating site amenities such as linear planting beds or seat walls, street furniture, public art, lighting, and landscape materials. These features should be architecturally compatible with the styles, materials and colors of the principal building on the lot and those in the immediate area.

The Pickney Street renovation provides a vehicular connection between Doty and Wilson Street. The project provides a central water feature with public art in the center of Pickney Street. This creates a paved and landscaped public plaza using architecturally compatible materials and references the new buildings.

- b. Context appropriate landscaping should be provided along the front façade. Appropriate landscaping will depend on factors such as the setbacks, shape, size, and orientation of the building.
Landscape is provided in accordance with the City of Madison Landscape Design Standards.
- c. Plant species should be selected based on their compatibility with an urban environment. Planting environments should be designed to provide plants the greatest potential to grow to maturity in a healthy state, such as use of planting beds, structural soils to promote root growth, and considering salt tolerance. Ease of maintenance should also be considered.
Landscape is provided in accordance with the City of Madison Landscape Design Standards.
- d. Public art should be encouraged where it is an integral part of the design approach to these spaces.
The central water feature located on Pinckney Street displays a bike sculpture which is the focal point of the plaza design.
- e. Outdoor seating areas and cafes on private property are encouraged provided they do not interfere with pedestrian flow and circulation along the sidewalk and from public ways to building entries or amenities, such as bicycle racks and benches.
Outdoor seating is provided at Level 5.
- f. Canopy trees should be encouraged and planted to imply human-scale spaces and mitigate the urban heat island effect. Where canopy trees are used, site design should provide sufficiently sized tree pits or planting beds and appropriate planting medium to provide for healthy tree growth.
Landscape is provided in accordance with the City of Madison Landscape Design Standards.

5. Lighting

Appropriate site and building lighting can create interest and a safe and welcoming environment. Lighting can also reinforce architectural elements such as entries, structural bays, or shop windows. Excessively lighting a site or building can create glare and greatly detract from the ambiance of a street, while insufficiently lighting a site can result in dark spots and raise safety issues.

- a. Exterior lighting to accentuate the building architecture and landscaping should not be excessive in either amount or intensity.
Exterior lighting is incorporated into the design in accordance with the City of Madison standards.

- b. Building entrances and entryways and other walkways should be lit sufficiently to create inviting and safe building access.
Exterior lighting will sufficiently light entrances, entryways, and other walkways.
- c. Building-mounted fixtures should be compatible with the building facades.
Exterior lighting will be compatible with building facades.
- d. Full cut-off fixtures should be used. Lighting should not spill into the sky, encroach on neighboring properties, nor cause excessive glare.
Exterior lighting will not spill into the sky, encroach on neighboring properties, nor cause excessive glare.
- e. The lighting on the top of a building should not compete with the view of the Capitol dome in views of the skyline.
Exterior lighting will not compete with the view of the Capitol dome.

B. Architecture

1. Massing

Building massing is an important determinant in the quality of the urban environment and in how “welcoming” a street is perceived. Important aspects to this specifically related to massing include the preservation of natural light, sunlight and ventilation to the street, as well as preventing the feeling that large buildings are looming over the street and creating a canyon effect. The mass of a building can also enhance the pedestrian experience by creating more human-scaled development.

- a. The proportions and relationships of the various architectural components of the building should consider the scale of other buildings in the vicinity. In areas where the Downtown Plan recommends significantly taller or larger buildings than currently exist, this guideline should consider the evolving context.
Massing and building height adhere to the Capitol View Preservation Limit required by Zoning Code and recommended by the Downtown Plan.
- b. Larger buildings should solve any problems that their scale may create to ensure a pedestrian-friendly quality. Articulation of buildings in both plan and profile may help break up the mass of large buildings. Stepping back the upper floors from lower floors may be appropriate to minimize overall scale and minimize shadow effects.
Upper floors are stepped back from lower level podium. Articulation along the facade at podium levels, and a building overhang creates an appropriate sense of scale at street level.
- c. The mass of a building should not negatively impact views identified on the Views and Vistas Map in the Downtown Plan. Applicants may need to prepare viewshed studies for others to fully understand potential impacts.
Building heights maintain the overall height regulations for this site. No prominent views and vistas are impacted by the project.
- d. Shadow studies may need to be prepared by the applicant for buildings that adjoin public open spaces, or streets and sidewalks with particularly heavy pedestrian volumes, to demonstrate that these important public spaces are not negatively impacted by excessive amounts and/or durations of shadows.
Shadow studies have been included in the packet. See Sheets 4-02 and 4-02-A

2. Building Components

Most buildings are experienced from a variety of perspectives, which change as a person moves about the city. Correspondingly, how the top, middle, and base of a building are designed also influences these interactions, and all must work within a complete architectural form. The Downtown Plan places an emphasis on creating an interesting skyline that reflects the underlying topography, and the design of the top of a building influences the skyline. Likewise, the Plan places an emphasis on making great public spaces, streets, and engaging pedestrian environments, and the design of a building's lowest four floors define the public realm and are the primary contributor to a pedestrian's perception of a street.

- a. The lower levels of street facing facades should generally incorporate a higher level of visual interest and richer architectural detailing. One way to achieve this is to locate active use areas on lower level street side spaces within a building, which could be reflected in the exterior architecture of the corresponding facades.
Met
- b. A positive visual termination at the top of the building should be an integral part of the design from both the distant view and the pedestrian perspective. A positive visual termination could include projections or relief from the building façade or visual interest in the building form as it meets the sky.
Met
- c. Roof forms should be used to integrate rooftop equipment, telecommunications equipment, and other devices so as to express/conceal them as architectural elements. Large mechanical penthouses and elevator overrides should be fully integrated into the building architecture and be appropriately-scaled to serve as architectural features and avoid the appearance of being "plopped" on top.
Screening for rooftop mechanical will be attractive and incorporated into building architecture.

3. Visual Interest

As emphasized in the Downtown Plan, it is especially important to create a comfortably-scaled and thoughtfully detailed urban environment through the use of well-designed architectural forms and details. Well-designed buildings add visual interest and variety to the massing of a building, help define the public space, engage the street, create an interesting pedestrian environment, and help break up long, monotonous facades. Articulation also is a primary means of providing a human scale through change in plane, contrast and intricacy in form, color, and materials.

- a. Buildings should have an overall design composition with a secondary and tertiary composition within it. All sides should have a similar design composition and quality of materials that make a positive contribution to the built urban environment.
Met
- b. Franchise corporate/trademark building designs should be altered to fit the desired character of the district.
Not applicable.
- c. The design of buildings fronting on State Street should reflect the historic pattern and rhythm of storefront bays on the lower level. If the interior space is wider, each bay should be articulated and have the ability to create its own entrance. A combination of good physical features and varied activities should result in a livelier street.
Not applicable (buildings do not front on State Street)
- d. Balconies should not extend over the public right-of-way
Met

4. Door and Window Openings

As emphasized in the Downtown Plan, it is especially important to create a comfortably-scaled and thoughtfully detailed streetscape and how the openings in building walls (windows, doors, etc.) are incorporated have an influence on the perception of a building's mass and how it is experienced by pedestrians.

- a. The size and rhythm of windows and doors in a building should respect those established by existing buildings in the area where a clear pattern exists, and the residential and/or mixed-use nature of the building.
Met
- b. Existing traditional buildings should not have window openings with different sash configurations, smaller windows, or materials inappropriate to the original design. Transom windows should remain transparent/translucent.
Not applicable
- c. Entrances, including doors, should be sized and articulated in proportion to the scale of the building and should be architecturally compatible with the style, materials, and details of the building as a whole. Entrance definition and articulation may be achieved through use of architectural elements such as: lintels, pediments, pilasters, columns, porticoes, porches, overhangs, railings, balustrades, and others, where appropriate.
Met

5. Building Materials

The Downtown Core and Urban Mixed Use Districts are generally the most dense and heavily used areas of the City, and buildings in these districts are exposed to a high level of use. An integrated palette of high quality, durable building materials can enrich the pedestrian environment through the use of scale, color, texture, and architectural details.

- a. A variety of complementary exterior building materials may be incorporated to provide visual interest to the building. The palette of materials should not be overly complex.
Met. See Sheet 4-01 for material palette.
- b. All sides of a structure should exhibit design continuity and be finished with high quality materials. Materials should be those typically found in urban settings.
Met
- c. If material changes are proposed, they should generally occur at inside corners or be delineated by a specific transitional detail such as a pronounced belt course or substantial reveal.
Met

6. Terminal Views and Highly-Visible Corners

The design of buildings occupying sites located at the end of a street, on a highly-visible corner, or in other prominent view sheds can serve as a focal point and the design of such structures should reflect the prominence of the site. Particular attention should be paid to views from these perspectives.

- a. Corner buildings should define the street intersection with distinctive architectural features such as tower elements, rounded walls, recessed entries or other design features.
Building defines street intersections. Recessed entries at corners provided.
- b. Buildings located at visual focal points should demonstrate a higher degree of architectural strength to emphasize their location.
Met
- c. New buildings on flatiron corners, as identified in the Downtown Plan, should include a design approach that reflects the acute angles of the site.
Not applicable.

7. Awnings and Canopies

Awnings can add color and texture to a streetscape, provide shelter for pedestrians and protect storefront displays from sun exposure.

- a. Awnings should not be internally illuminated so that they glow and become beacons that attract attention to the establishment.
Not applicable.
- b. Awnings and canopies should be compatible with building design in terms of the rhythm and design of the storefront bays, material, details, massing, and form.
Not applicable. Building cantilever provides canopy over sidewalk.
- c. Awnings and canopies should not cover up architectural details.
Canopy does not cover up architectural details.

8. Signage

Signage is for the purpose of identifying a business in an attractive and functional manner rather than to serve as general advertising for a business. Well conceived signage can contribute positively to the character of a street or district. Too many signs and too much information on one sign can overwhelm a viewer and make a sign less effective, and too much signage on a building, block, or street can easily result in visual clutter. The guidelines below are in addition to the requirements of the Madison Sign Code.

- a. Signage should be integrated with and be compatible with the architectural scheme of a building.
To be met at time of signage packet review. Signage will be integrated with and be compatible with architecture of building.
- b. Messages should be simple-- only including the name, address, function (i.e. restaurant), and logo of the establishment.
To be met at time of signage packet review. Signage will include simple messages or logos.

BEITLER

VIA EMAIL

district4@cityofmadison.com
president@capitalneighborhoods.org
tkenney@visitdowntownmadison.com

January 20, 2017

Michael E. Verveer
District 4 Alderperson
City of Madison Common Council
210 Martin Luther King Jr. Blvd.
Madison, WI 53703

Jeff Vercauteren
President
Capitol Neighborhood Association
222 S. Carroll St. #106
Madison, WI 53703

Tiffany Kenney
BID Executive Director
Madison's Central Business Improvement District (BID)
122 W. Washington Ave. Suite 250
Madison, WI 53703

Re: Notification of Intent to Submit Land Use Applications:

Block 88: 215 Martin Luther King Boulevard (Pending applications cover the portion of the lot behind the Madison Municipal Building) and **Block 105: 215 South Pinckney Street**.

Dear Ald. Verveer and Mr. Vercauteren and Ms. Kenney:

On behalf of Beitler Real Estate Services LLC ("Beitler") and the City of Madison ("City") collectively referred to as the "Parties", I am pleased to submit this letter of notification of the Parties intent to file land use and demolition permit applications with the City of Madison related to the properties located at 200 South Pinckney Street, Block 88 and Block 105.

The applications will include:

- Request to demolish the existing parking structure (known as Government East) on Block 105
- Proposal to construct a public development consisting of a public parking ramp of approximately 600 parking stalls and a private development consisting of approximately 140 apartment units, private parking and retail; on Block 88
- Proposal to construct a hotel building containing approximately 250 hotel rooms with hotel parking and an apartment building consisting of approximately 210 apartment units with apartment parking and retail on Block 105

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Page 2
January 20, 2017

- The Parties intend to submit a demolition permit and conditional use OR a demolition permit, conditional use and zoning map amendment applications to rezone Block 88 and / or Block 105 from Downtown Core District to a PD (Planned Development District)

The Parties look forward to working with each of you throughout the development process. Please contact me with any questions you may have.

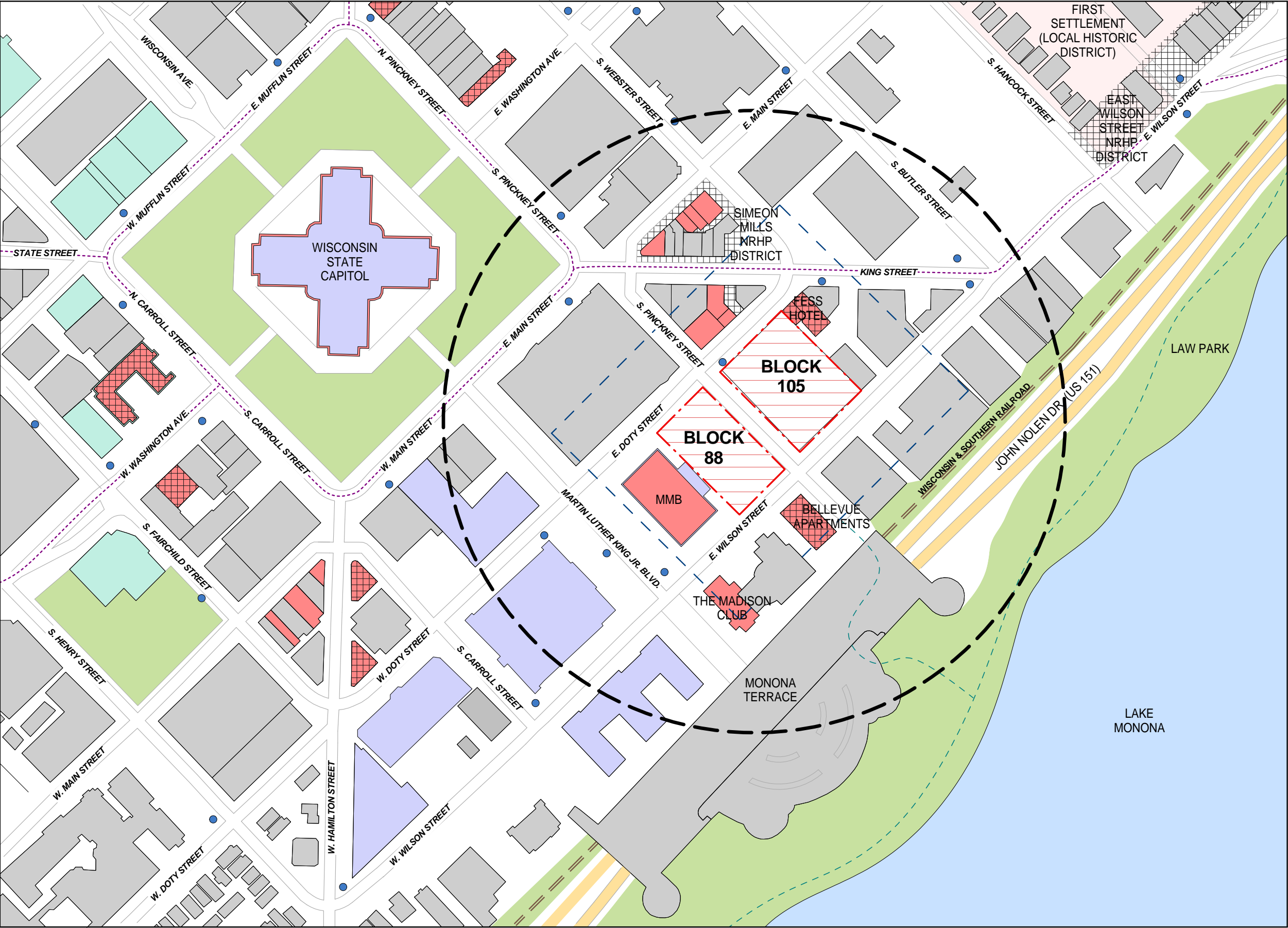
Yours truly,

BEITLER REAL ESTATE SERVICES LLC



John Paul Beitler III
Vice President

cc: (all via email)
Natalie Erdman, Director of Planning, Community and Economic Development
Heather Stouder, Director, Planning Division
Kevin Firchow, Planning Division
Al Martin, Planning Division
Matt Tucker, Zoning Administrator



SITE

BLOCK 88 - JUDGE DOYLE SQUARE
- CITY OF MADISON PARKING FACILITY
- PRIVATE DEVELOPMENT

BLOCK 105 - JUDGE DOYLE SQUARE
- PRIVATE DEVELOPMENT

NATIONAL REGISTER OF HISTORIC PLACES

MADISON LANDMARK

GOVERNMENT BUILDINGS

LAKE MONONA

MAJOR INSTITUTIONS
(CULTURE - RELIGION - EDUCATION)

HIGHWAY

PARKS / GREEN SPACE

BUS STOP

BICYCLE ROUTE

CYCLEWAY
(PAVED, OFF-STREET)

RAILROAD

1/4 MILE RADIUS
(5 MIN. WALKING DISTANCE)

200' LANDMARKS
RADIUS OF IMPACT

L

V

D

A

FOR CITY OF MADISON AND BEITLER REAL ESTATE

lothan van hook destefano

ARCHITECTURE LLC

SITE CONNECTIVITY DIAGRAM

JUDGE DOYLE SQUARE - SECTION 1 - GENERAL INFORMATION

SCALE: 1" = 400'-0"

1-06

FEBRUARY 22, 2017

ALTA/ACSM LAND TITLE SURVEY

ALL OF BLOCK 88 AND LOTS 1, 2, 3, 11, 12 AND 13, BLOCK 105, ORIGINAL PLAT OF MADISON, BEING A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

JSD Professional Services, Inc.

Engineers • Surveyors • Planners

• CIVIL ENGINEERING
• SURVEYING & MAPPING
• CONSTRUCTION SERVICES
• WATER RESOURCES
• PLANNING & DEVELOPMENT
• TRANSPORTATION ENGINEERING
• STRUCTURAL ENGINEERING
• LANDSCAPE ARCHITECTURE
MADISON REGIONAL OFFICE
191 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
608.580.5000 PHONE | 608.580.2255 FAX
MADISON | MILWAUKEE
KENOSHA | APPLETON
www.jsdinc.com

SERVICES PROVIDED TO:

CITY OF
MADISON

215 MARTIN LUTHER KING JR. BOULEVARD
MADISON, WI 53703-1000

PROJECT:

JUDGE DOYLE
SQUARE

PROJECT LOCATION:

CITY OF MADISON
DANE COUNTY, WI

JSD PROJECT NO.: 15010071-1000

SEAL/STAMP:

ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEREFOR ACCURACY, THE CONTRACTOR AND SUBCONTRACTORS MUST CHECK ALL DETAIL AND DIMENSIONS OF THEIR TRADE AND BE RESPONSIBLE FOR THE SAME.

DESIGN:

DRAWN: JR

APPROVED: TJS

PLAN INDICATORS:

DIGGERS HOTLINE

Call 811 or (800) 242-8511
Milwaukee Area (202) 432-7910
Hearing Impaired TDD (800) 542-2288
www.DiggersHotline.com

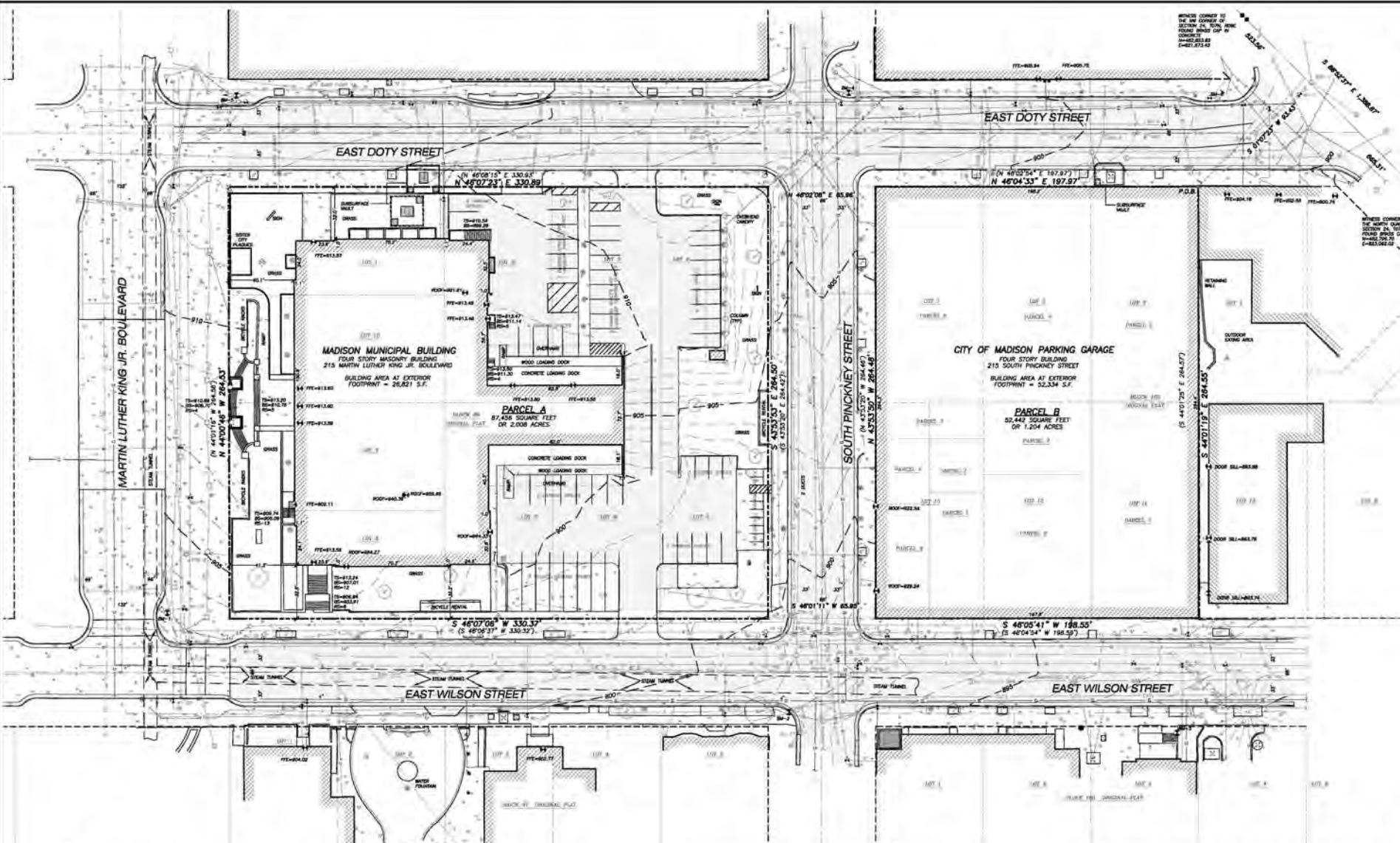
SHEET TITLE:

ALTA/ACSM LAND
TITLE SURVEY

MAP/FILE: E-245

SHEET NUMBER:

1



LEGEND

- GOVERNMENT CORNER
- CHISELED "X" FOUND
- CHISELED "X" SET
- REINFORCED
- FINISHED FLOOR SHOT LOCATION
- MONITORING WELL
- BOLLARD
- FLAG POLE
- SON
- PARKING METER
- SANITARY MANHOLE
- CLEAN OUT
- VENT PIPE
- HYDRANT
- WATER OR GAS VALVE
- CURB STOP/SPACE VALVE
- STORM MANHOLE
- ROUND CASTED INLET
- SQUARE CASTED INLET
- CURB INLET
- MANHOLE - UNVERIFIED TYPE
- ELECTRIC MANHOLE
- LIGHT POLE
- TRAFFIC SIGNAL
- WHALE
- TELEPHONE MANHOLE
- DECIDUOUS TREE
- CONIFEROUS TREE
- HANDICAP PARKING
- PARCELS BOUNDARY
- SECTION LINE
- RIGHT-OF-WAY LINE
- CONTINGENT
- PLATTED LOT LINE
- EDGE OF PAVEMENT
- CONCRETE CURB & GUTTER
- SANITARY SEWER
- WATER LINE
- STORM SEWER
- NATURAL GAS
- UNDERGROUND ELECTRIC
- FIBER OPTIC
- UNDERGROUND TELEPHONE
- UNDERGROUND CABLE
- BUILDING
- INDEX CONTOUR
- INTERMEDIATE CONTOUR
- SPOT ELEVATION
- BITUMINOUS PAVEMENT
- RETAINING WALL
- CONCRETE PAVEMENT
- DISCONTINUED MARKED PIPE LINE
- REMOVES RECORD DATA REPORTING THE SAME LINE ON THE GROUND

NOTES

- FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. THE WEEK OF JUNE 22 & 27 AND JULY 06, 2015.
- 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, TOWNSHIP 07 NORTH, RANGE 09 EAST, IS BEING SURVEYED.
- ELEVATIONS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD83) (1983). BENCHMARK IS FIRE HYDRANT AT THE CORNER OF WILSON STREET AND MARTIN LUTHER KING JR. BOULEVARD. ELEVATION = 906.02.
- CONTOUR INTERVAL IS 1 FOOT.
- SPOT ELEVATIONS SHOWN ALONG CURB AND GUTTER REFERENCE THE TOP BACK OF CURB.
- THE SURFACE UTILITIES AND FEATURES SHOWN ON THIS MAP HAVE BEEN APPROXIMATED BY LOCATING SURFICIAL FEATURES AND APPURTENANCES, LOCATING DIGGERS HOTLINE FIELD MARKINGS AND BY REFERENCE TO UTILITY RECORDS AND MAPS. DIGGERS HOTLINE TICKET NO. 20152919730, 20152919740, 20152919741, 20152919742, 20152919743 AND 20152919754, WITH A CLEAR DATE OF JUNE 25, 2015.
- THE ACCURACY OF THE BENCHMARKS SHOWN ON THIS MAP SHALL BE VERIFIED BEFORE BEING UTILIZED. JSD PROFESSIONAL SERVICES, INC. DOES NOT WARRANT THAT THESE BENCHMARKS HAVE NOT BEEN DISTURBED SINCE THE DATE OF THIS SURVEY.
- BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED FOR EXACT LOCATION OF UNDERGROUND UTILITIES, CONTACT DIGGERS HOTLINE, AT 1.800.242.8511.
- UTILITY MARKING PROVIDED BY: CITY OF MADISON, CENTURKUNG, AT&T, TDS TELECOM.
- TS=TOP OF STAIRS; BS=BOTTOM OF STAIRS; RS=NUMBER OF RISERS.

NOTES CORRESPONDING TO TABLE A REQUIREMENTS:

- ITEM 3 THERE ARE 61 PARKING SPACES AND 2 HANDICAP SPACES FOR A TOTAL OF 63 PARKING SPACES AND THERE ARE 8 MOTORCYCLE PARKING SPACES ON PARCEL A. THERE ARE 500 PARKING SPACES ON PARCEL B. THERE ARE A TOTAL OF 563 PARKING SPACES.
- ITEM 10(a) THERE ARE NO DIVISION OR PARTY WALLS DESIGNATED BY THE CLIENT WITH RESPECT TO ADJOINING PROPERTIES.
- ITEM 11(b) NOTE - WITH REGARD TO TABLE A, ITEM 11(b), SOURCE INFORMATION FROM PLANS AND MARKINGS WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURE CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DETERMINED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.
- ITEM 20 THERE ARE NO OFFSITE EASEMENTS FOR THE SUBJECT PROPERTY.



NOTES CORRESPONDING TO SCHEDULE B-SECTION TWO EXCEPTIONS (PARCEL A)

- (FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO.: MCS-733837-MAD, COMMITMENT DATE: JULY 02, 2015 AT 7:30 A.M.)
- (12) AFFRANT RECORDED IN VOLUME 1027 OF RECORDS, PAGE 128, AS DOCUMENT NO. 1603842.
- (13) A RESOLUTION APPROVING THE SOUTH SQUARE REDEVELOPMENT PLAN RECORDED SEPTEMBER 21, 1994, AS DOCUMENT NO. 2933082.
- (14) GRANT OF RIGHT OF FIRST REFUSAL RECORDED APRIL 15, 1999, AS DOCUMENT NO. 3102647.
- (15) FIRST AMENDMENT TO GRANT OF RIGHT OF FIRST REFUSAL RECORDED SEPTEMBER 8, 2014, AS DOCUMENT NO. 5098923.
- (16) LEASE BETWEEN CITY OF MADISON, WISCONSIN AND US POSTAL SERVICE RECORDED IN VOLUME 1038 OF RECORDS, PAGE 374, AS DOCUMENT NO. 1810872.
- (17) LEASE BETWEEN CITY OF MADISON AND CITY EMPLOYEES CREDIT UNION RECORDED IN VOLUME 24818 OF RECORDS, PAGE 19, AS DOCUMENT NO. 2525524.
- (18) FIRST AMENDMENT TO LEASE RECORDED JULY 30, 1999, AS DOCUMENT NO. 3140120.
- (19) FIRST NOTICE OF LEASE RENEWAL RECORDED APRIL 3, 2002, AS DOCUMENT NO. 3470045.
- (20) SECOND NOTICE OF LEASE RENEWAL RECORDED APRIL 17, 2007, AS DOCUMENT NO. 4299900.
- (21) SECOND AMENDMENT TO LEASE RECORDED FEBRUARY 4, 2008, AS DOCUMENT NO. 434368.
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LEGAL DESCRIPTION (AS FURNISHED) (PARCEL A)

(FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO.: MCS-733837-MAD, COMMITMENT DATE: JULY 02, 2015 AT 7:30 A.M.)

ALL OF BLOCK 88, ORIGINAL PLAT OF THE CITY OF MADISON, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

TAX KEY NUMBER: 251/0709-242-0701-6

LEGAL DESCRIPTION (AS FURNISHED) (PARCEL B)

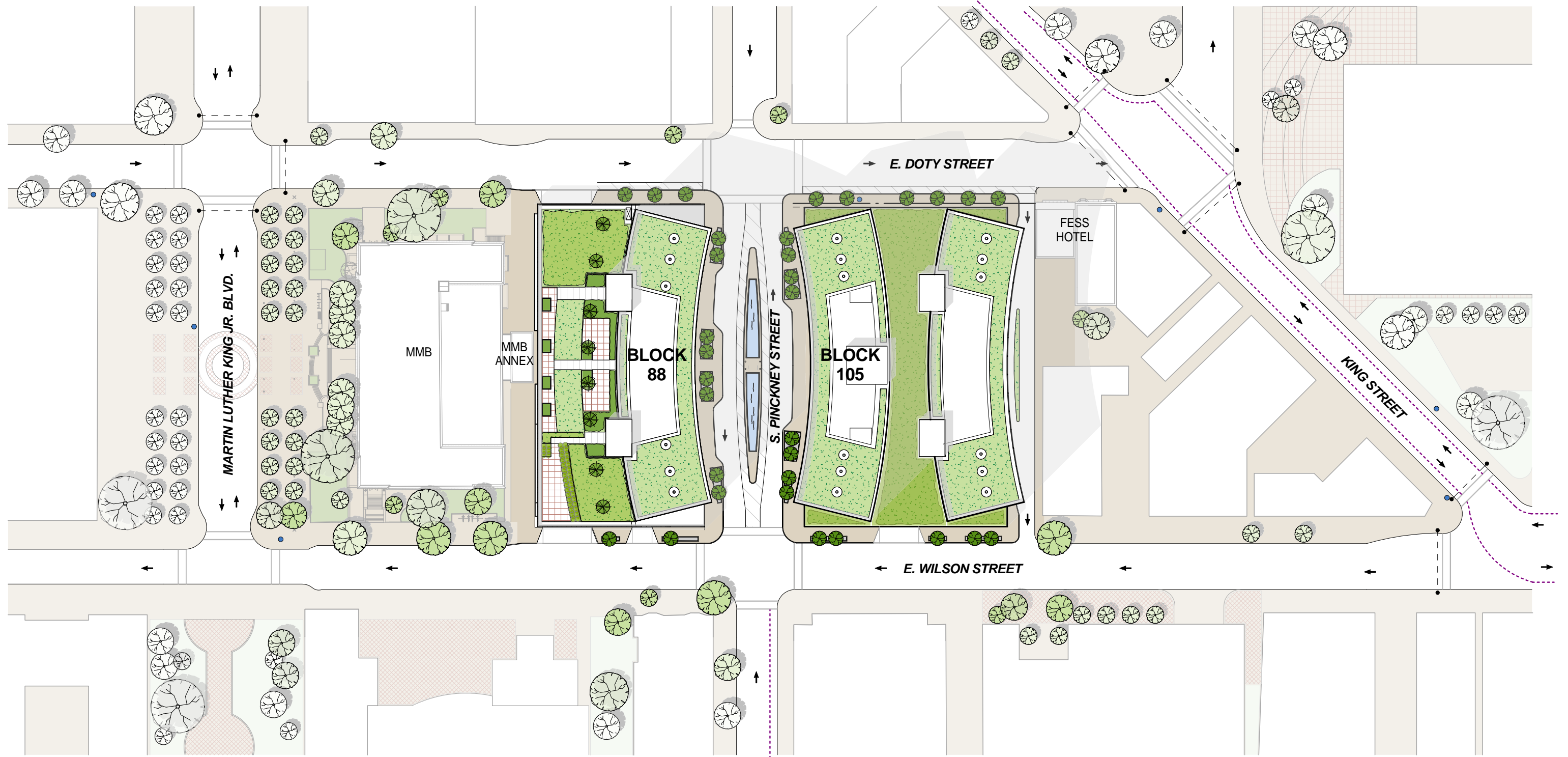
(FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO.: MCS-733837-MAD, COMMITMENT DATE: JULY 02, 2015 AT 7:30 A.M.)

ALL OF BLOCK 105, ORIGINAL PLAT OF THE CITY OF MADISON, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

TAX KEY NUMBER: 251/0709-242-0209-0

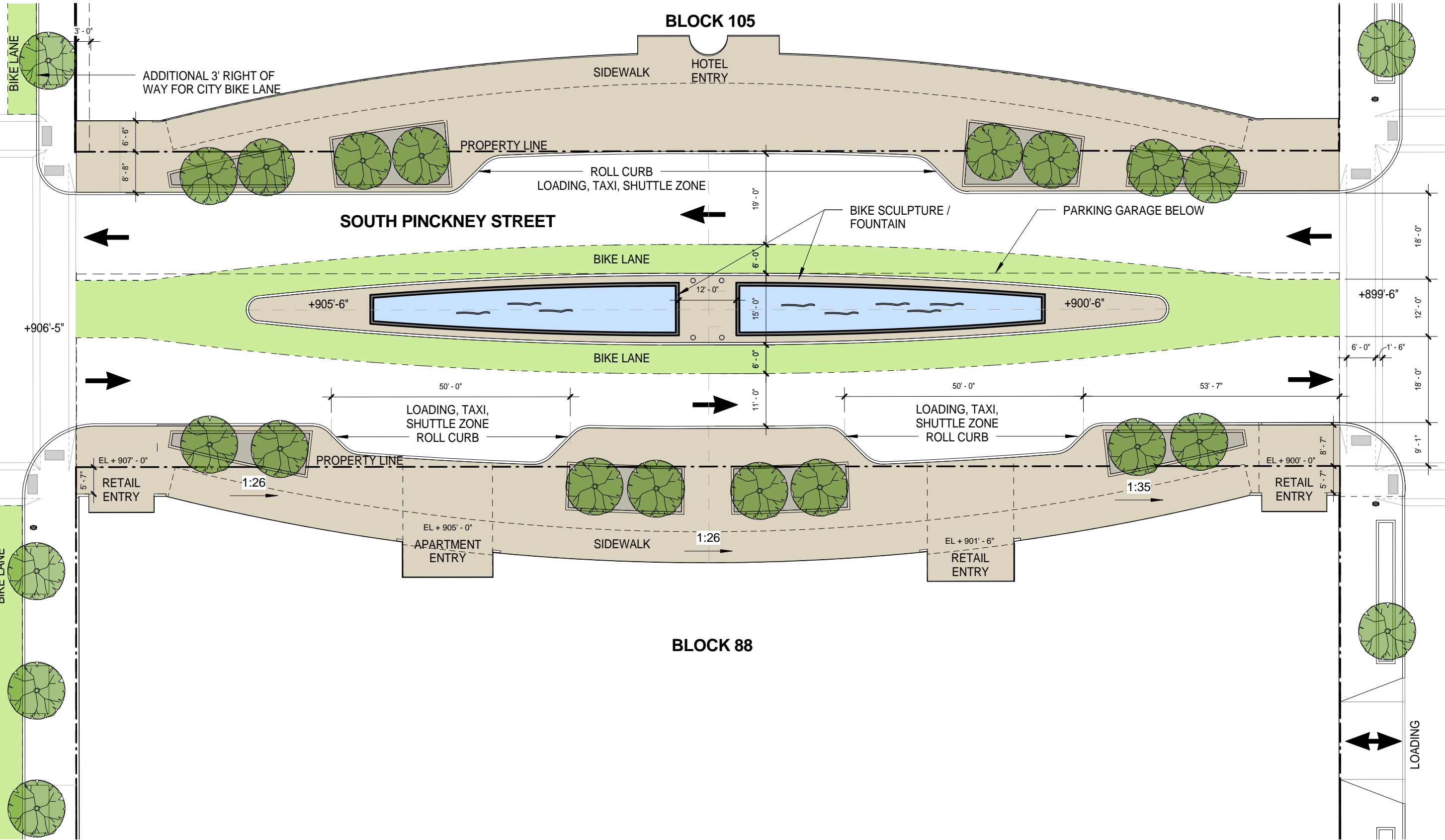
NOTES CORRESPONDING TO SCHEDULE B-SECTION TWO EXCEPTIONS (PARCEL B)

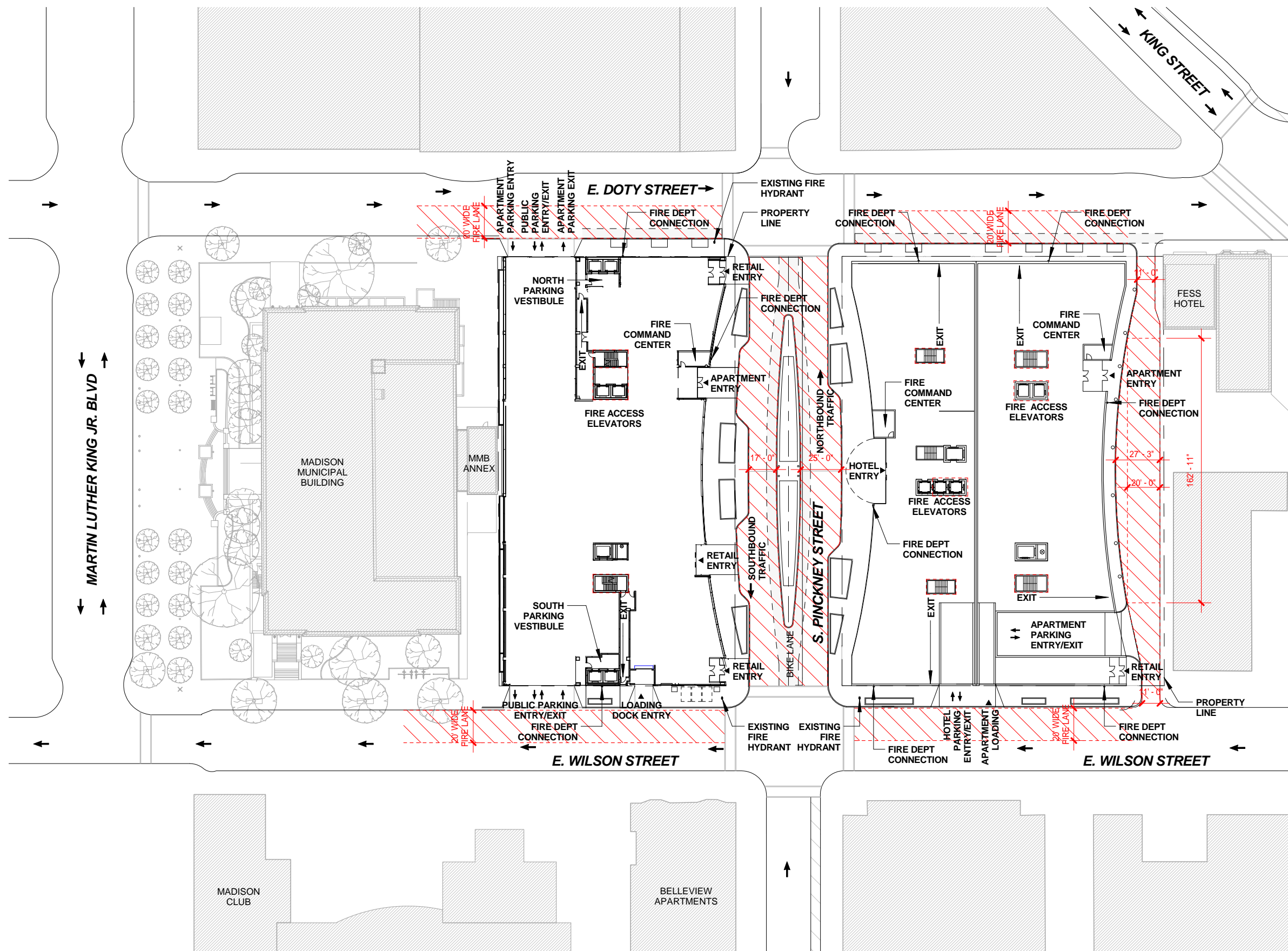
- (12) AGREEMENT RECORDED IN VOLUME 143 OF MISCL. PAGE 423, AS DOCUMENT NO. 625862.
- (13) LEASE BETWEEN CITY OF MADISON, WISCONSIN AND US POSTAL SERVICE RECORDED IN VOLUME 1038 OF RECORDS, PAGE 374, AS DOCUMENT NO. 1810872.
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- (58) THIRD NOTICE OF LEASE RENEWAL RECORDED MARCH 2, 2013, AS DOCUMENT NO. 4987634.
- (59) LEASE BETWEEN CITY OF MADISON AND CITY EMPLOYEES CREDIT UNION RECORDED IN VOLUME 24818 OF RECORDS, PAGE 19, AS DOCUMENT NO. 2525524.
- (60) FIRST AMENDMENT TO LEASE RECORDED JULY 30, 1999, AS DOCUMENT NO. 3140120.
- (61) FIRST NOTICE OF LEASE RENEWAL RECORDED APRIL 3, 2002, AS DOCUMENT NO. 3470045.
- (62) SECOND NOTICE OF LEASE RENEWAL RECORDED APRIL 17, 2007, AS DOCUMENT NO. 4299900.
- (63) SECOND AMENDMENT TO LEASE RECORDED FEBRUARY 4, 2008, AS DOCUMENT NO. 434368.
- (64) THIRD NOTICE OF LEASE RENEWAL RECORDED MARCH 2, 2013, AS DOCUMENT NO. 4987634.
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- (66) FIRST AMENDMENT TO LEASE RECORDED JULY 30, 1999, AS DOCUMENT NO. 3140120.
- (67) FIRST NOTICE OF LEASE RENEWAL RECORDED APRIL 3, 2002, AS DOCUMENT NO. 3470045.
- (68) SECOND NOTICE OF LEASE RENEWAL RECORDED APRIL 17, 2007, AS DOCUMENT NO. 4299900.
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- (81) SECOND AMENDMENT TO LEASE RECORDED FEBRUARY 4, 2008, AS DOCUMENT NO. 434368.
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- (94) THIRD NOTICE OF LEASE RENEWAL RECORDED MARCH 2, 2013, AS DOCUMENT NO. 4987634.
- (95) LEASE BETWEEN CITY OF MADISON AND CITY EMPLOYEES CREDIT UNION RECORDED IN VOLUME 24818 OF RECORDS, PAGE 19, AS DOCUMENT NO. 2525524.
- (96) FIRST AMENDMENT TO LEASE RECORDED JULY 30, 1999, AS DOCUMENT NO. 3140120.
- (97) FIRST NOTICE OF LEASE RENEWAL RECORDED APRIL 3, 2002, AS DOCUMENT NO. 34

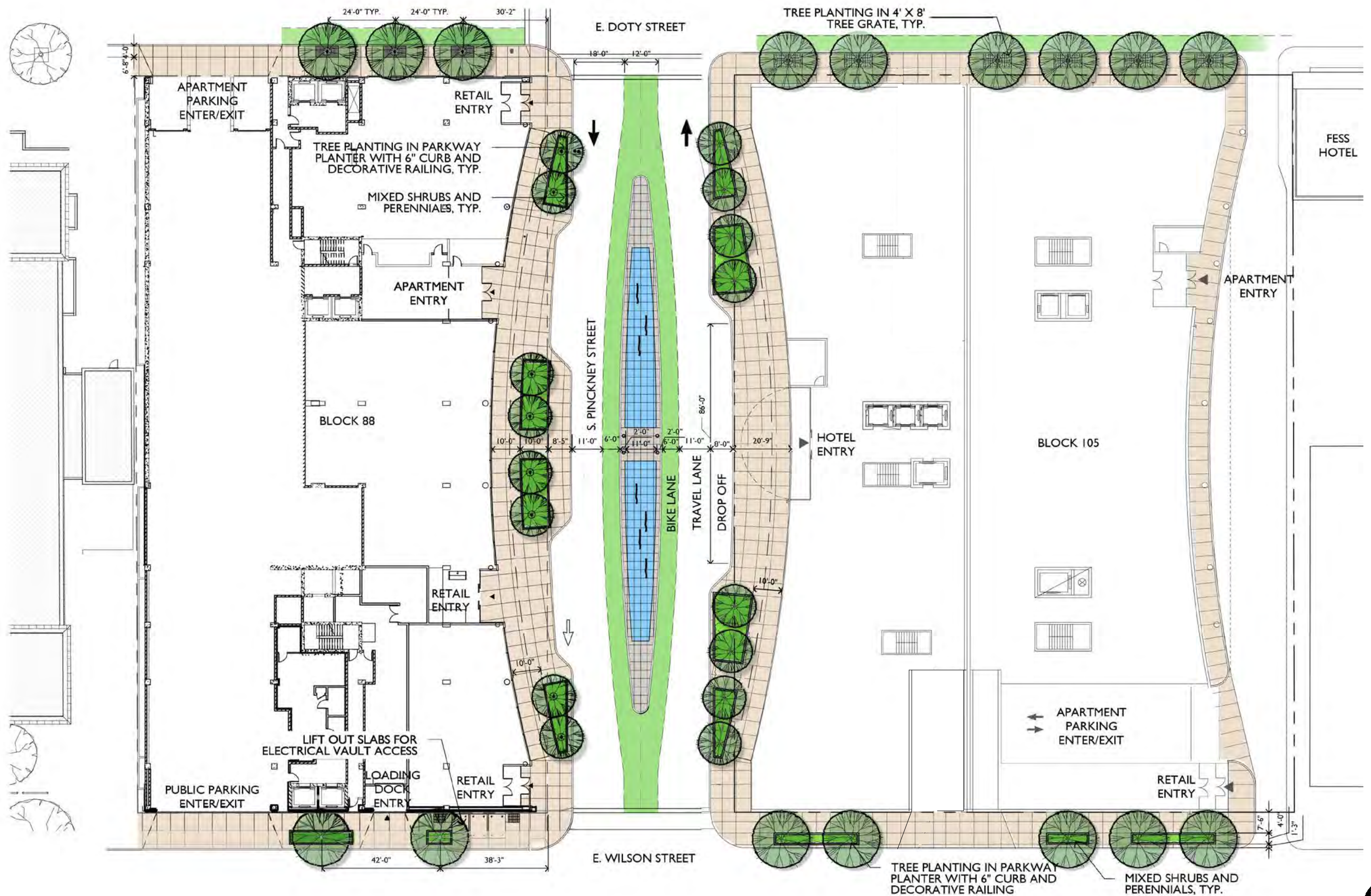


NOTE: AVERAGE ELEVATION FOR BLOCK 88 BUILDING HEIGHT = 903.5'



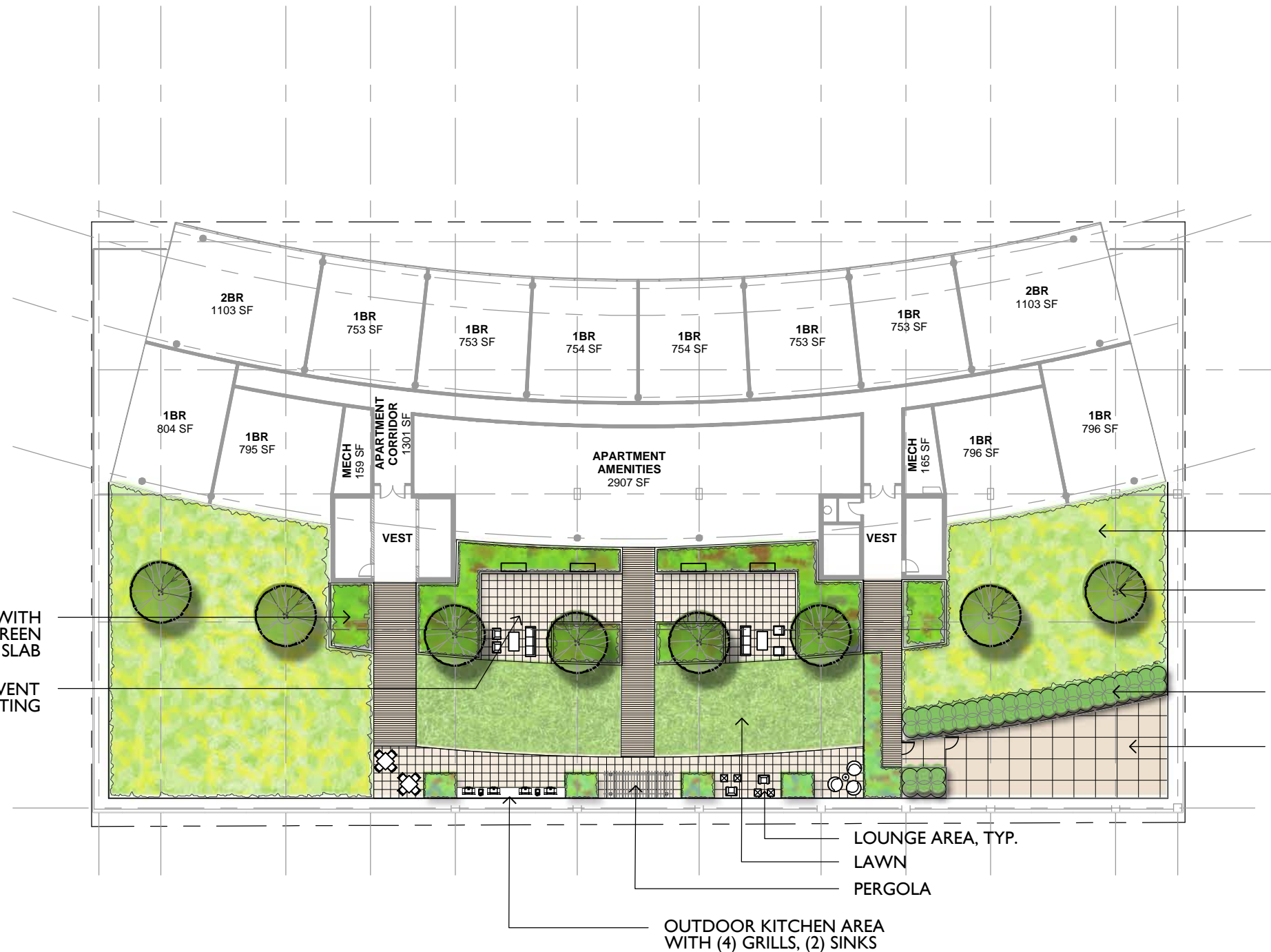






CURBED PLANTER WITH
SEDUM MAT/ GREEN
ROOF OVER MAT SLAB

PAVED AREA WITH OPEN EVENT
SPACE AND LOUNGE SEATING



MIXED PLANTINGS

ORNAMENTAL TREE
CHANTICLEER FLOWERING PEAR TREE

ARBORVITAE SCREENING HEDGE

DOG RUN WITH 6' HT FENCE
AND DOUBLE GATE ENTRY

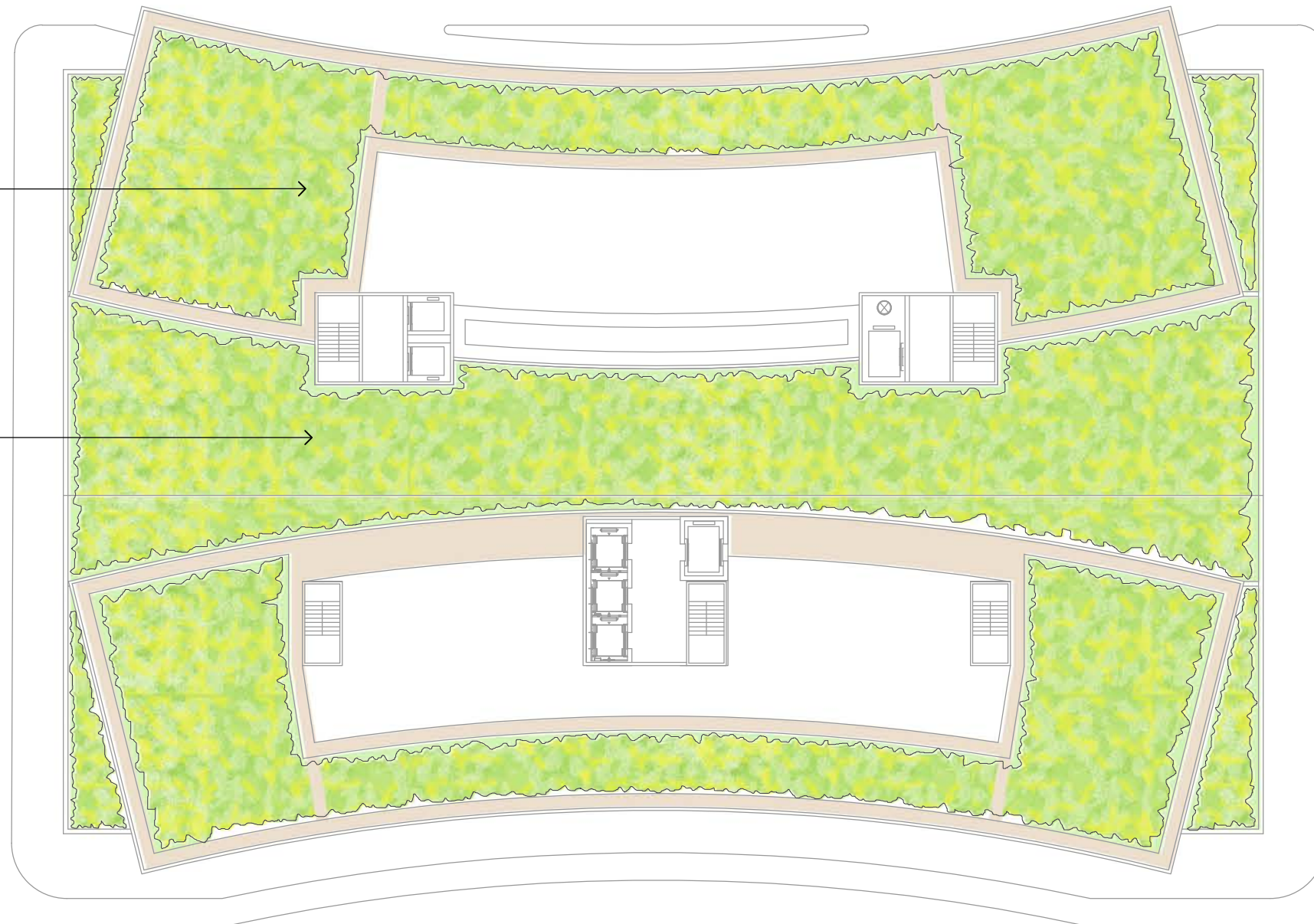
LOUNGE AREA, TYP.
LAWN
PERGOLA

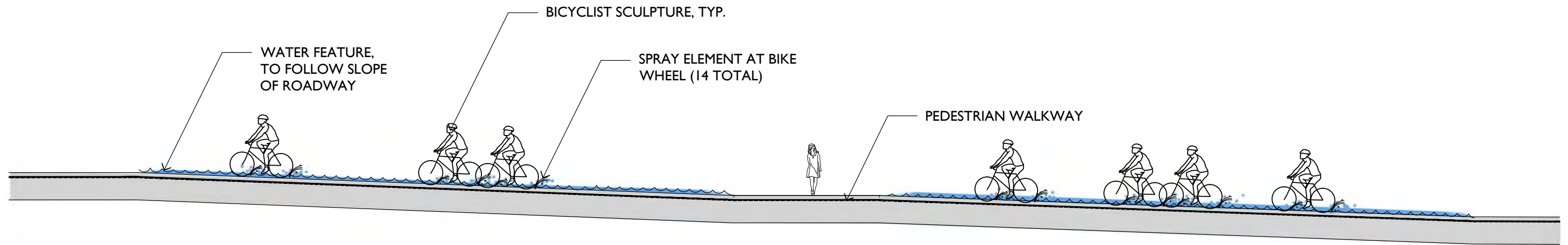
OUTDOOR KITCHEN AREA
WITH (4) GRILLS, (2) SINKS



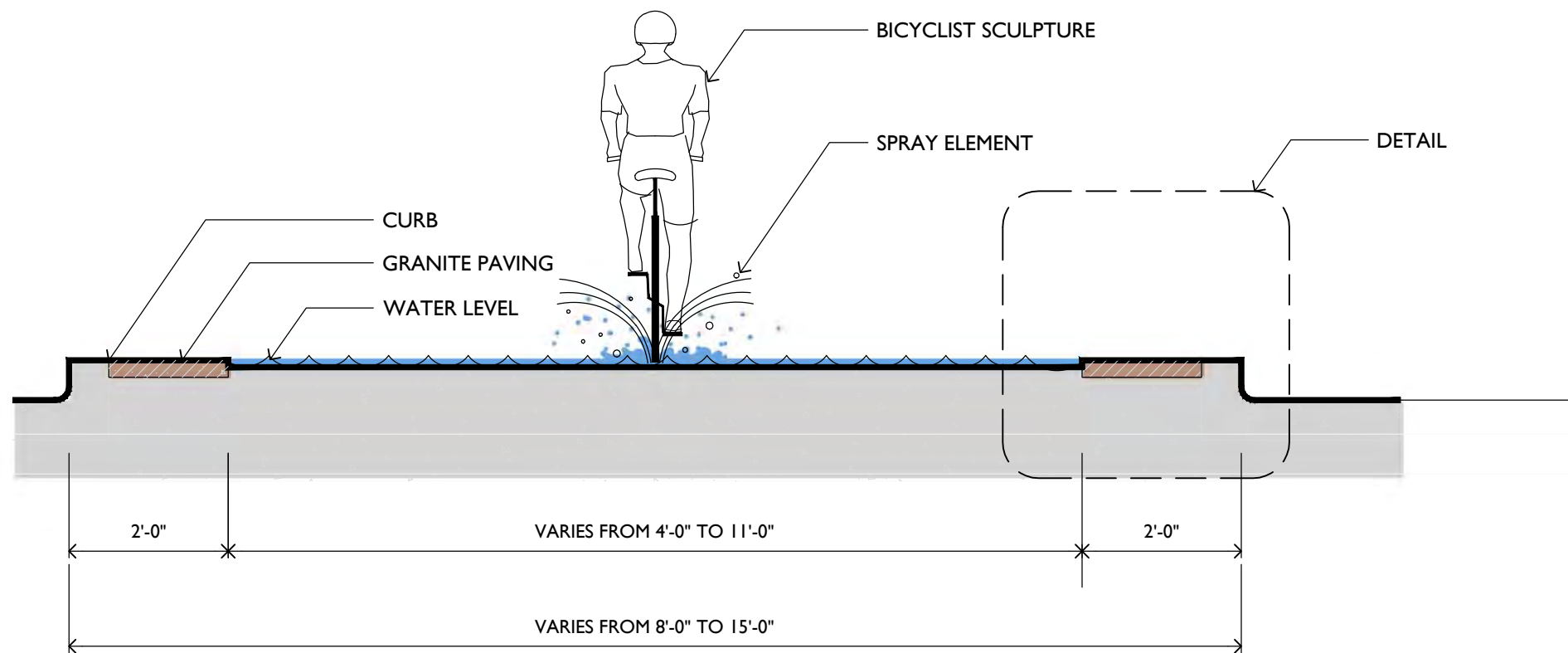
GREEN ROOF AT ROOF

GREEN ROOF AT
SECOND FLOOR

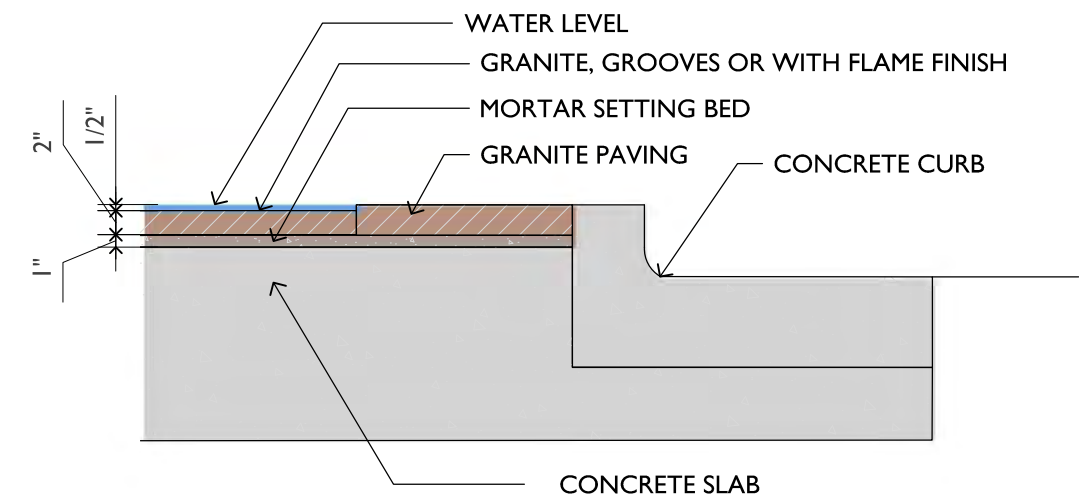




1 SECTION THROUGH WATER FEATURE ON LONG AXIS
SCALE: 1/32" = 1'-0"



2 SECTION THROUGH WATER FEATURE ON SHORT AXIS
SCALE: 1/2" = 1'-0"



3 CONCEPT DETAIL
SCALE: 3/4" = 1'-0"

TREES



MAGYAR GINKGO



CHANTICLEER PEAR



REGAL PRINCE OAK



TECHNY ARBORVITAE

SHRUBS



BOXWOOD



DWARF FOTHERGILLA



MAGIC CARPET SPIREA



YOUNGSTOWN JUNIPER



TAUNTON YEWE



BUTTERFLY DWARF HONEY-SUCKLE

PERENNIALS



STELLA DE ORO DAYLILLY



BAJA DAYLILY



FIRST FROST HOSTA



SUMMER BEAUTY ALLIUM



CATMINT



PERENNIAL GERANIUM



MOONBEAM THREADLEAF
COREOPSIS



HAMELN DWARF FOUNTAIN
GRASS



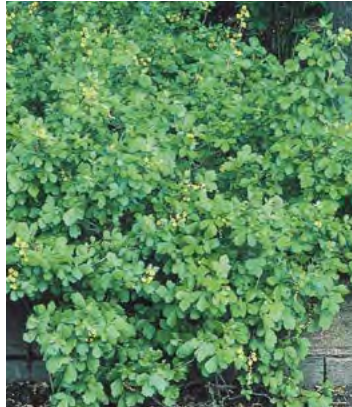
JUNE FEVER HOSTA



RUSSIAN SAGE



FIRE STAR CARNATION



GRO LOW FRAGRANT SUMAC



NEW JERSEY TEA



LEMONJADE SEDUM

ORNAMENTAL GRASSES



VARIEGATED FEATHER REED
GRASS



PENNSYLVANIA SEDGE



JAZZ LITTLE BLUESTEM



LITTLE ARROW LITTLE BLUE-
STEM

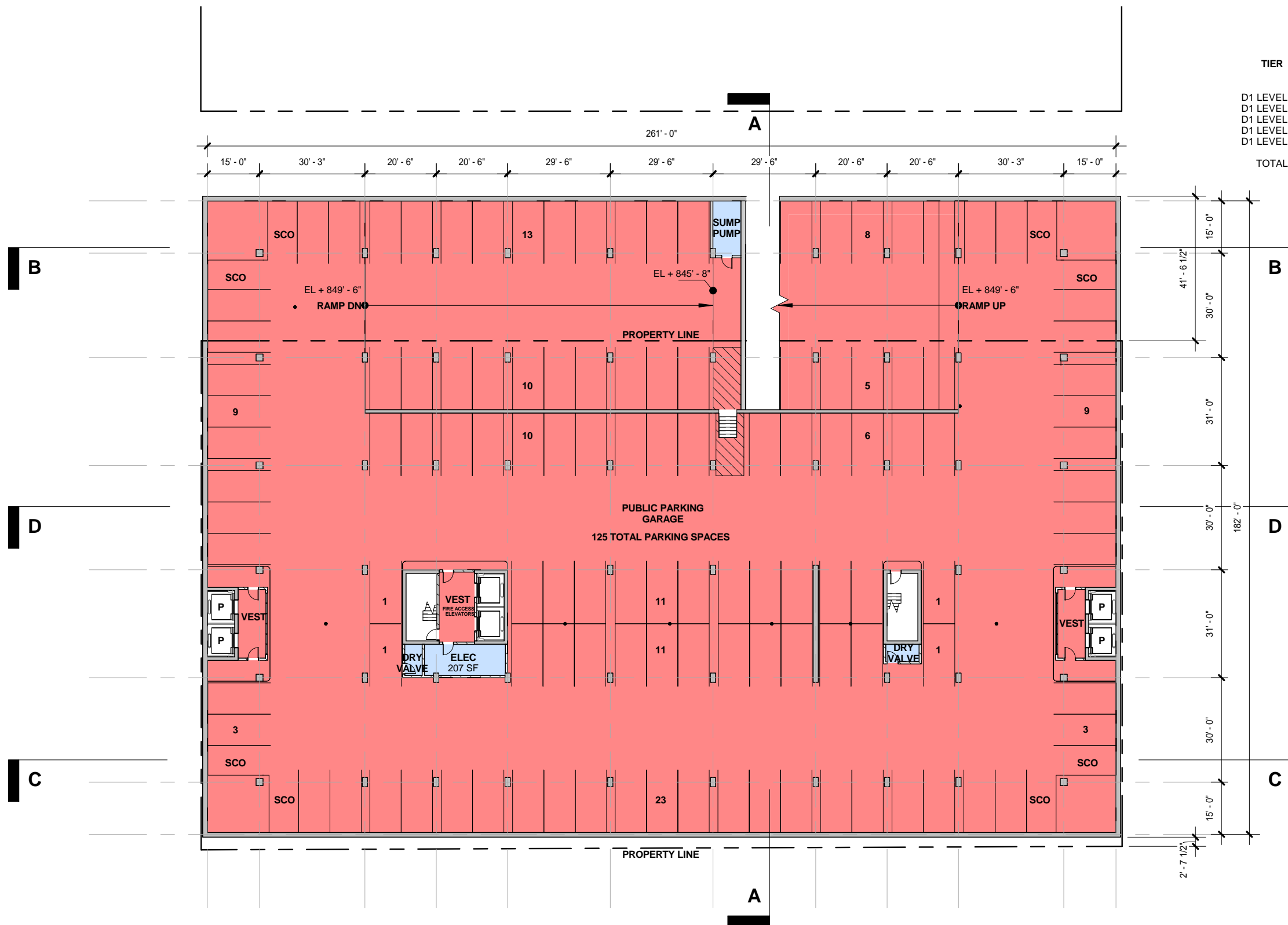
SECTION 2 - JUDGE DOYLE SQUARE - BLOCK 88

CITY OF MADISON PARKING FACILITY
PRIVATE APARTMENT DEVELOPMENT



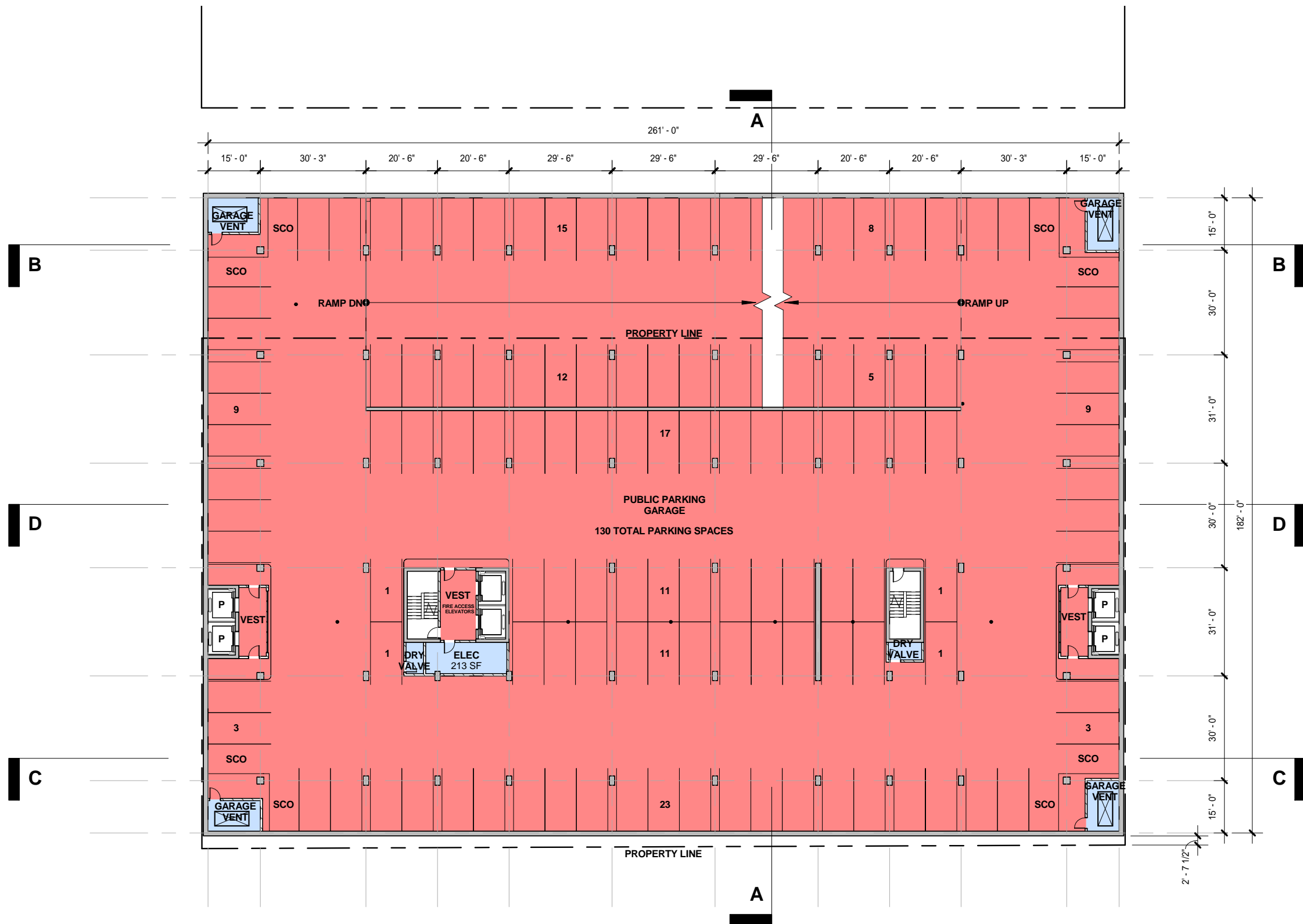
- APARTMENTS
- RETAIL
- SERVICE
- APARTMENT PARKING
- PUBLIC PARKING
- GREEN ROOF

CAR COUNT PUBLIC 9'-0" 90 DEGREE STANDARD SPACE				
TIER	STANDARD	CAR ACCESSIBLE	VAN ACCESSIBLE	TOTAL
D1 LEVEL U4	125	0	0	125
D1 LEVEL U3	130	0	0	130
D1 LEVEL U2	123	3	0	126
D1 LEVEL U1	117	6	2	125
D1 LEVEL U0	57	1	1	59
TOTAL	552	10	3	565



TOTAL GROSS SF: 47,959 SF

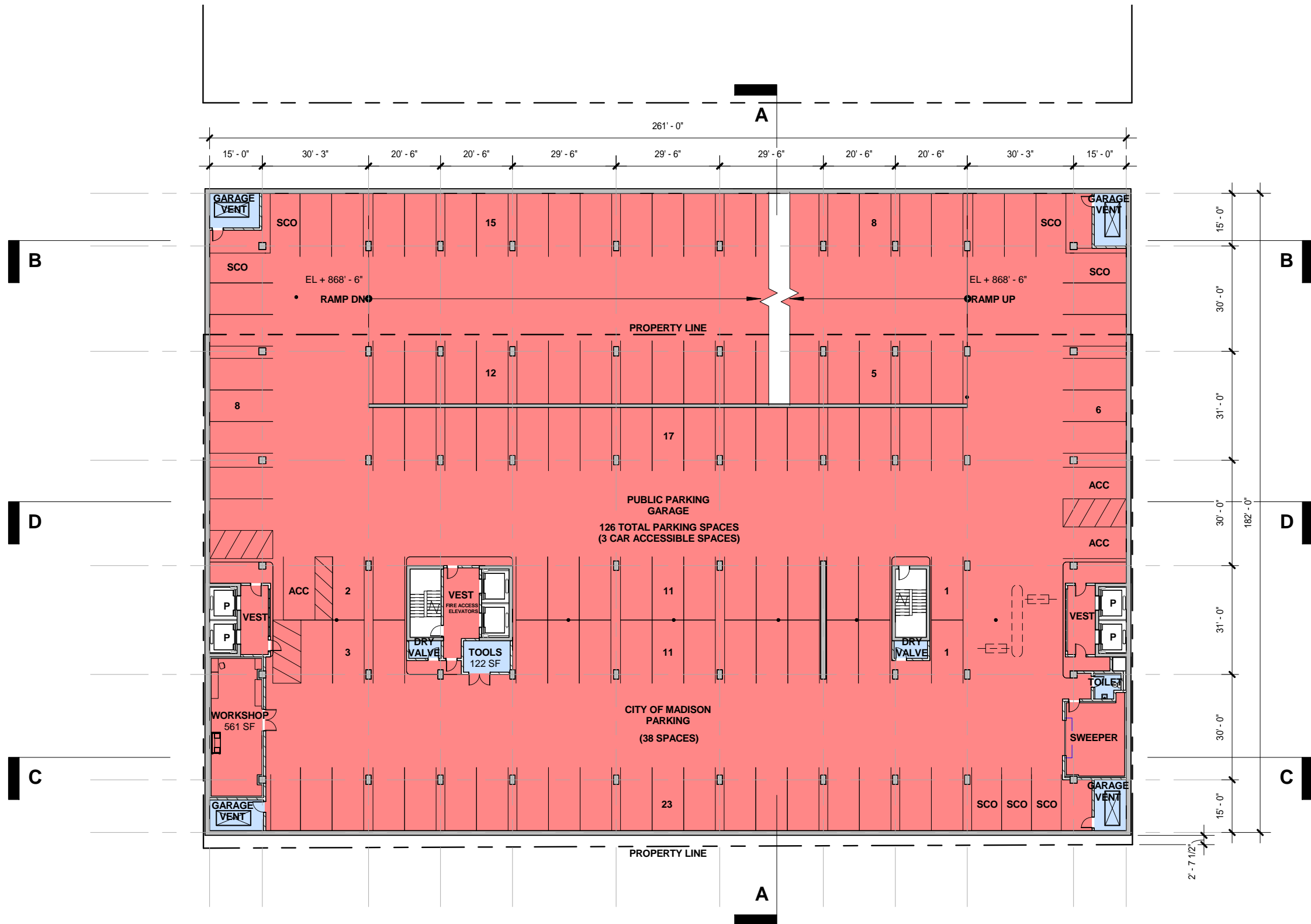
- APARTMENTS
- RETAIL
- SERVICE
- APARTMENT PARKING
- PUBLIC PARKING
- GREEN ROOF



TOTAL GROSS SF: 48,559 SF

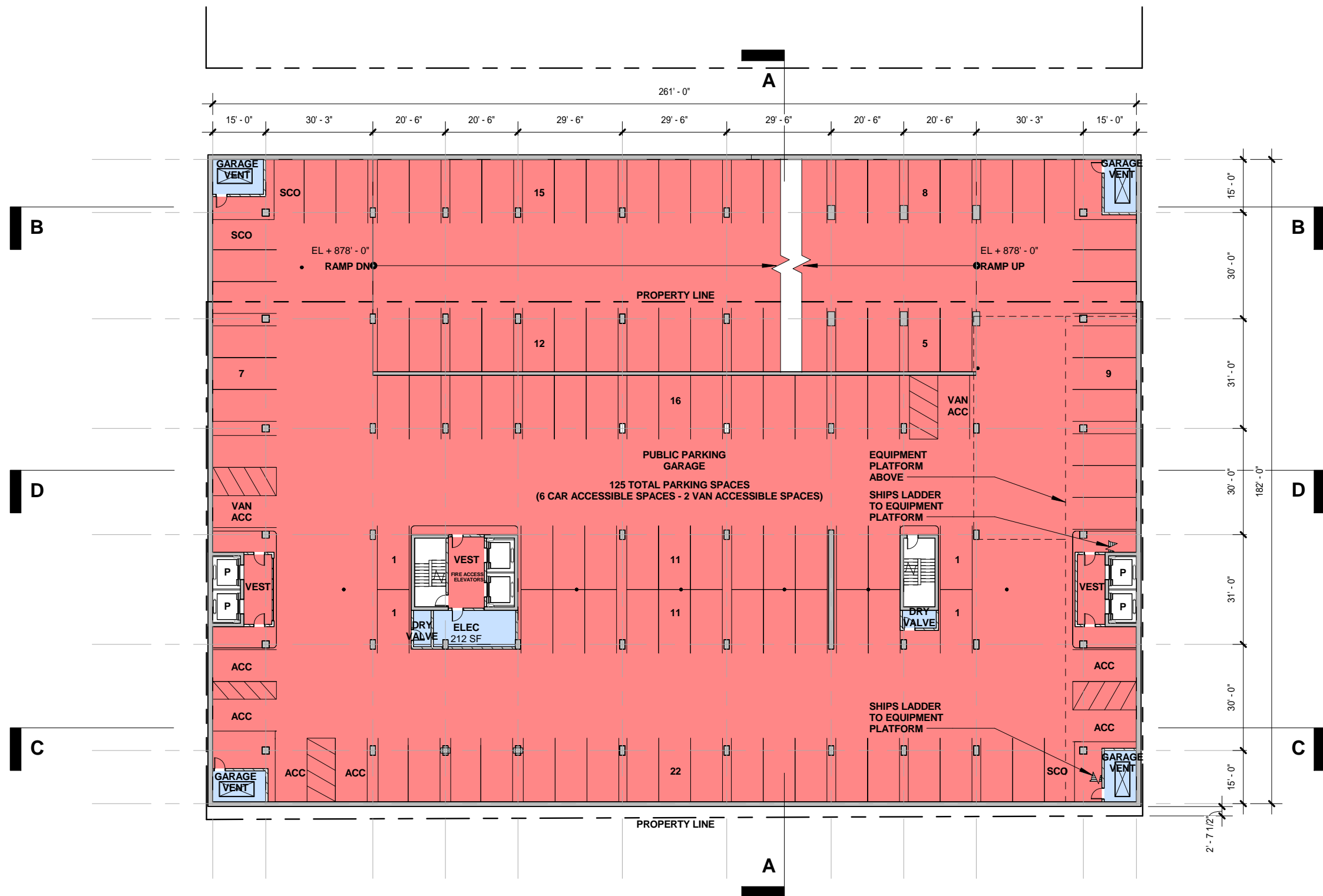


- APARTMENTS
- RETAIL
- SERVICE
- APARTMENT PARKING
- PUBLIC PARKING
- GREEN ROOF



TOTAL GROSS SF: 48,559 SF

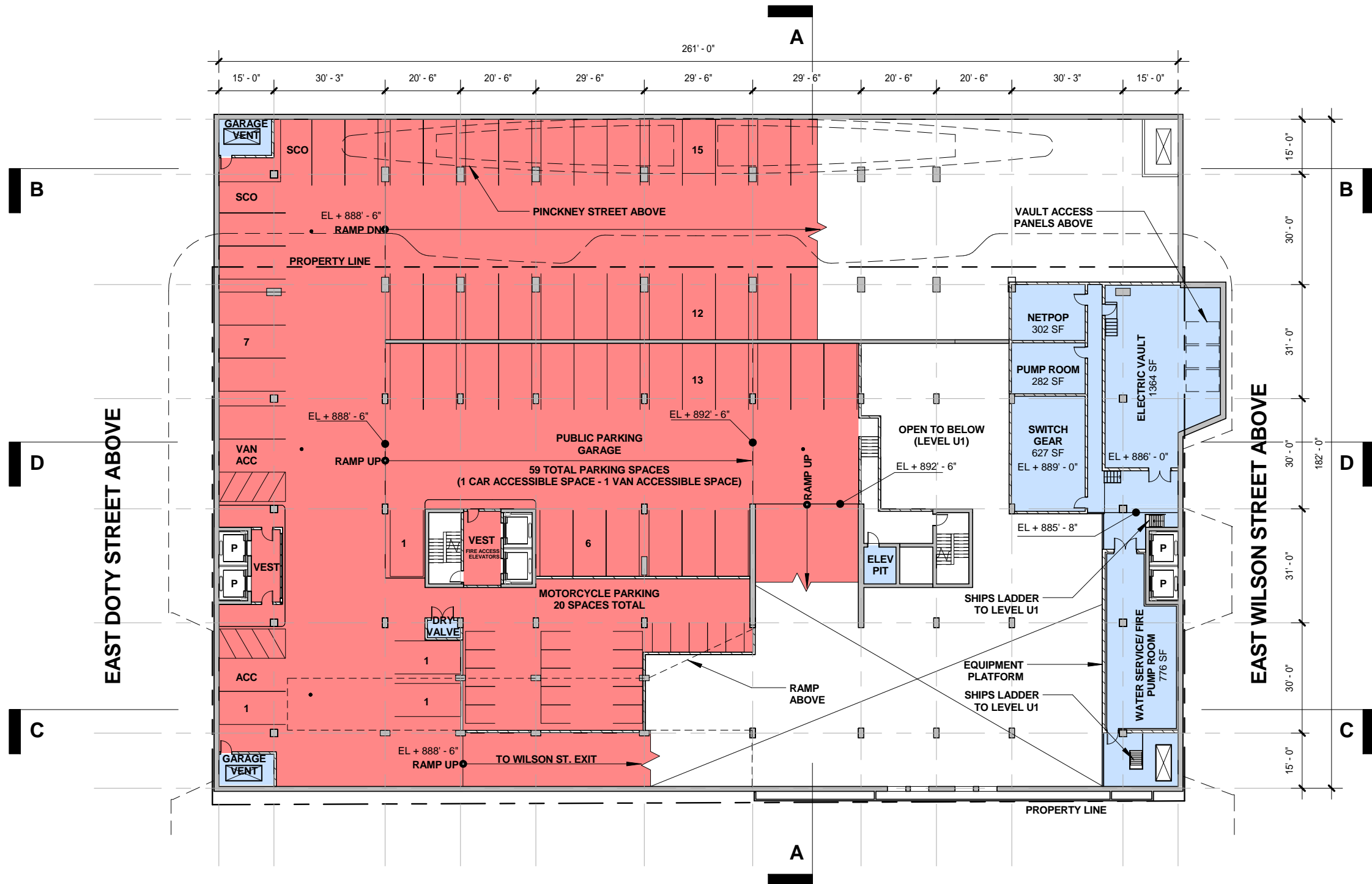
- APARTMENTS
- RETAIL
- SERVICE
- APARTMENT PARKING
- PUBLIC PARKING
- GREEN ROOF



TOTAL GROSS SF: 48,559 SF

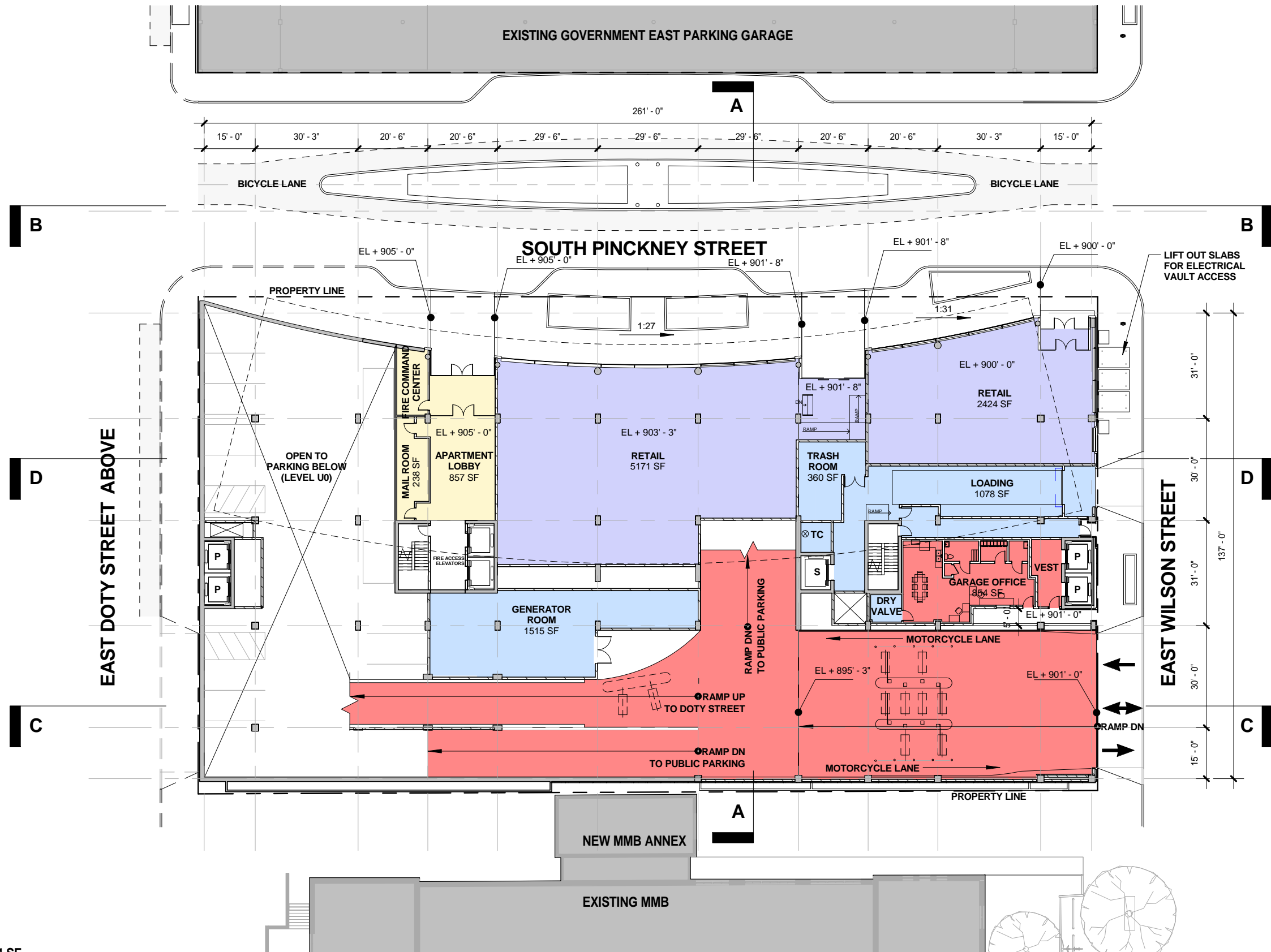


- APARTMENTS
- RETAIL
- SERVICE
- APARTMENT PARKING
- PUBLIC PARKING
- GREEN ROOF



TOTAL GROSS SF: 33,739 SF

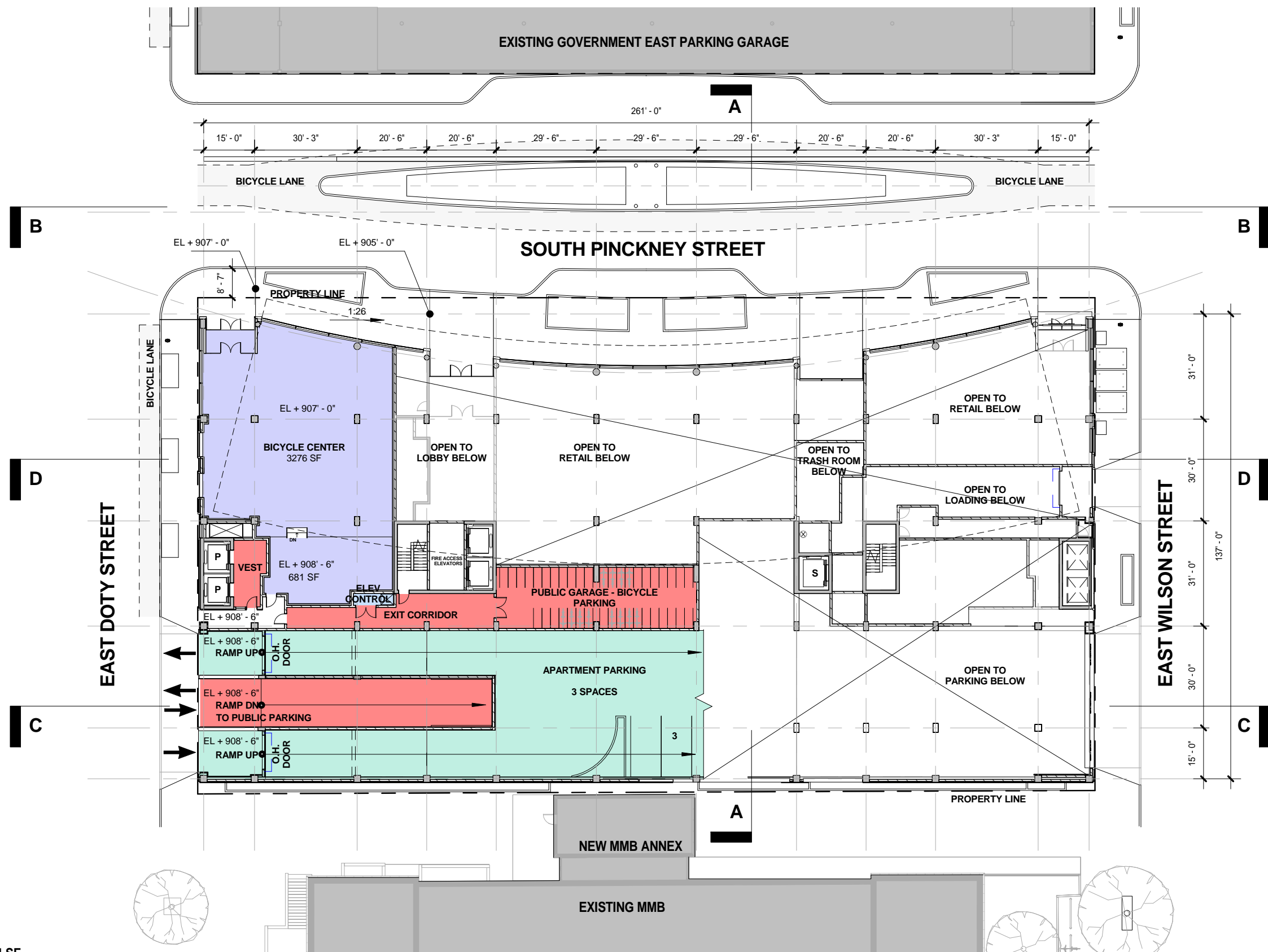
- APARTMENTS
- RETAIL
- SERVICE
- APARTMENT PARKING
- PUBLIC PARKING
- GREEN ROOF



TOTAL GROSS SF: 21,744 SF



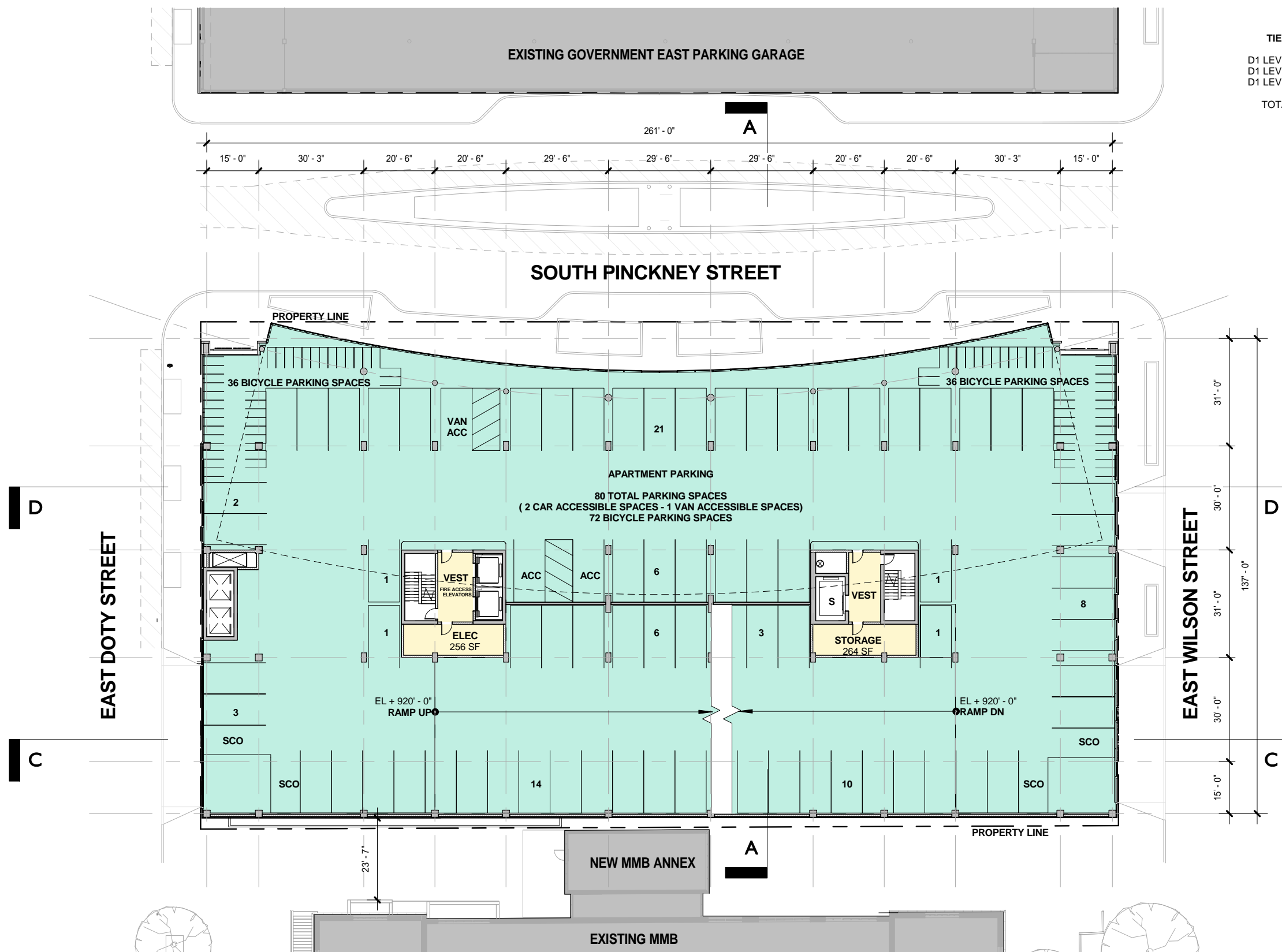
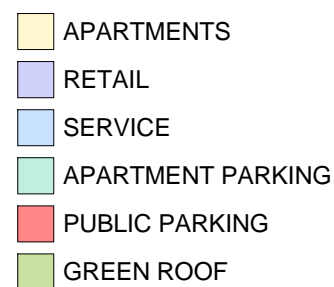
- APARTMENTS
- RETAIL
- SERVICE
- APARTMENT PARKING
- PUBLIC PARKING
- GREEN ROOF



TOTAL GROSS SF: 12,194 SF

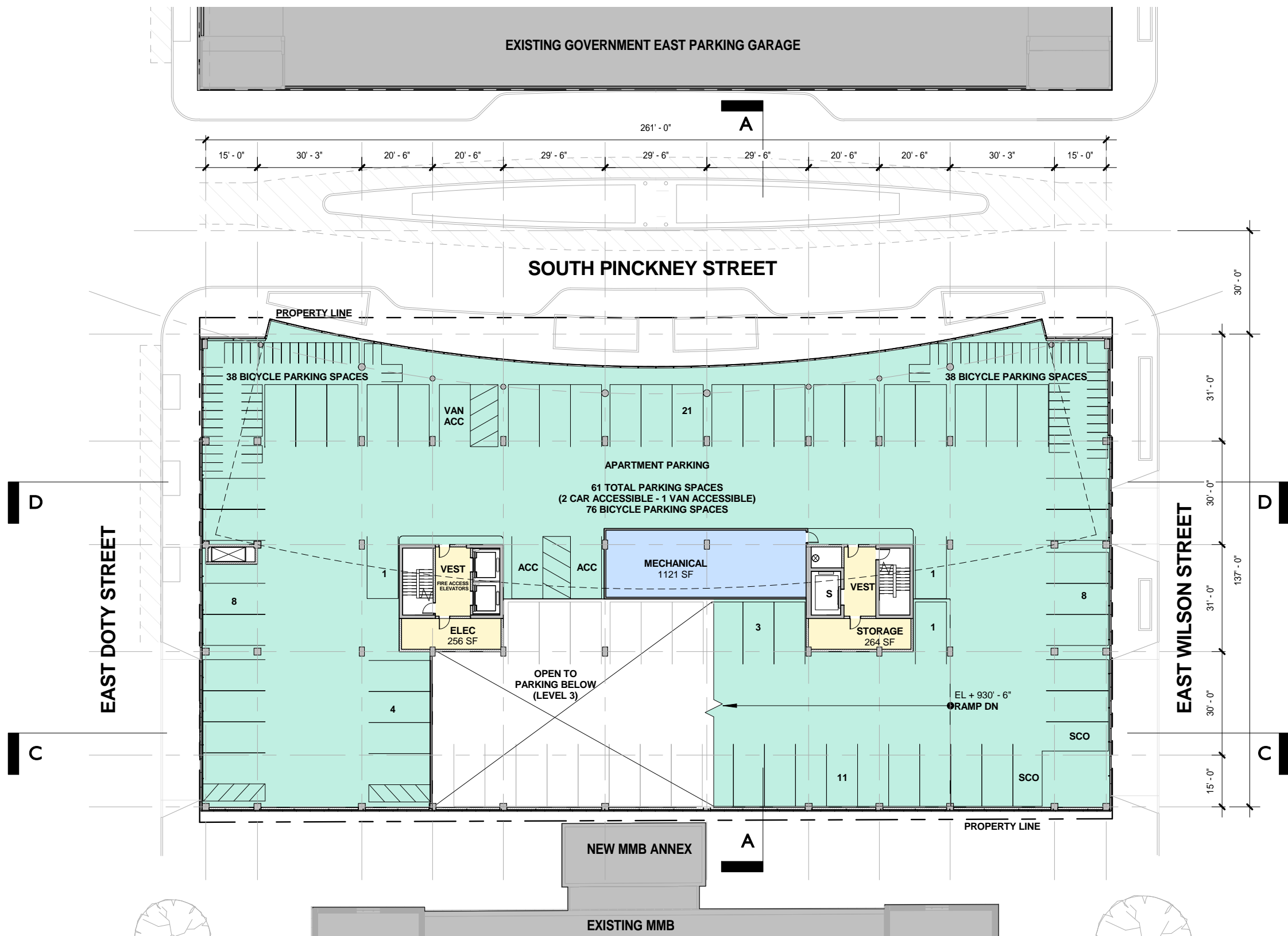
CAR COUNT RESIDENTIAL
9'-0" 90 DEGREE STANDARD SPACE

TIER	STANDARD	CAR ACCESSIBLE	VAN ACCESSIBLE	TOTAL
D1 LEVEL 02	3	0	0	3
D1 LEVEL 03	77	2	1	80
D1 LEVEL 04	58	2	1	61
TOTAL	138	4	2	144



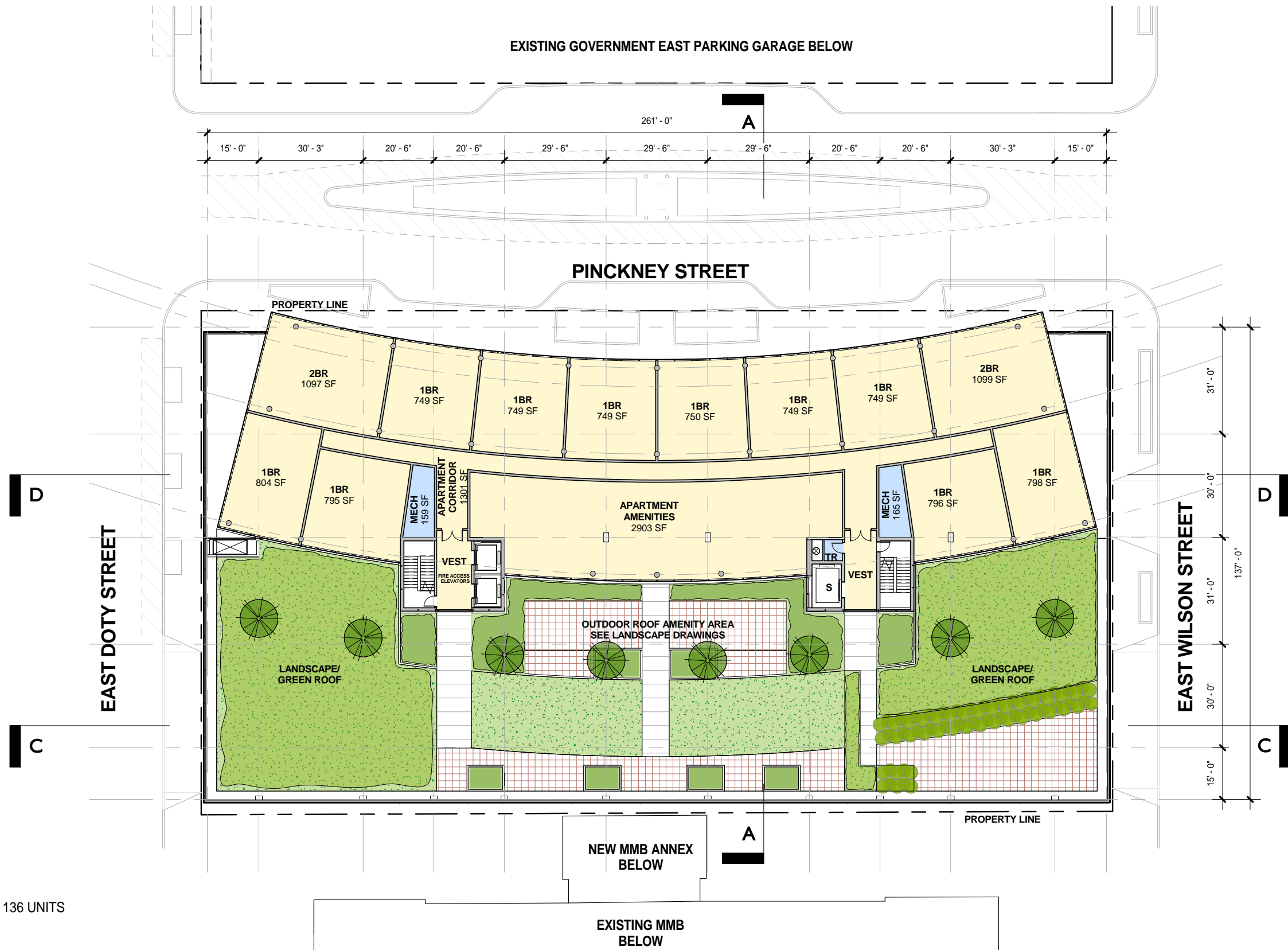
TOTAL GROSS SF: 35,193 SF

- APARTMENTS
- RETAIL
- SERVICE
- APARTMENT PARKING
- PUBLIC PARKING
- GREEN ROOF



TOTAL GROSS SF: 35,193 SF

- APARTMENTS
- RETAIL
- SERVICE
- APARTMENT PARKING
- PUBLIC PARKING
- GREEN ROOF

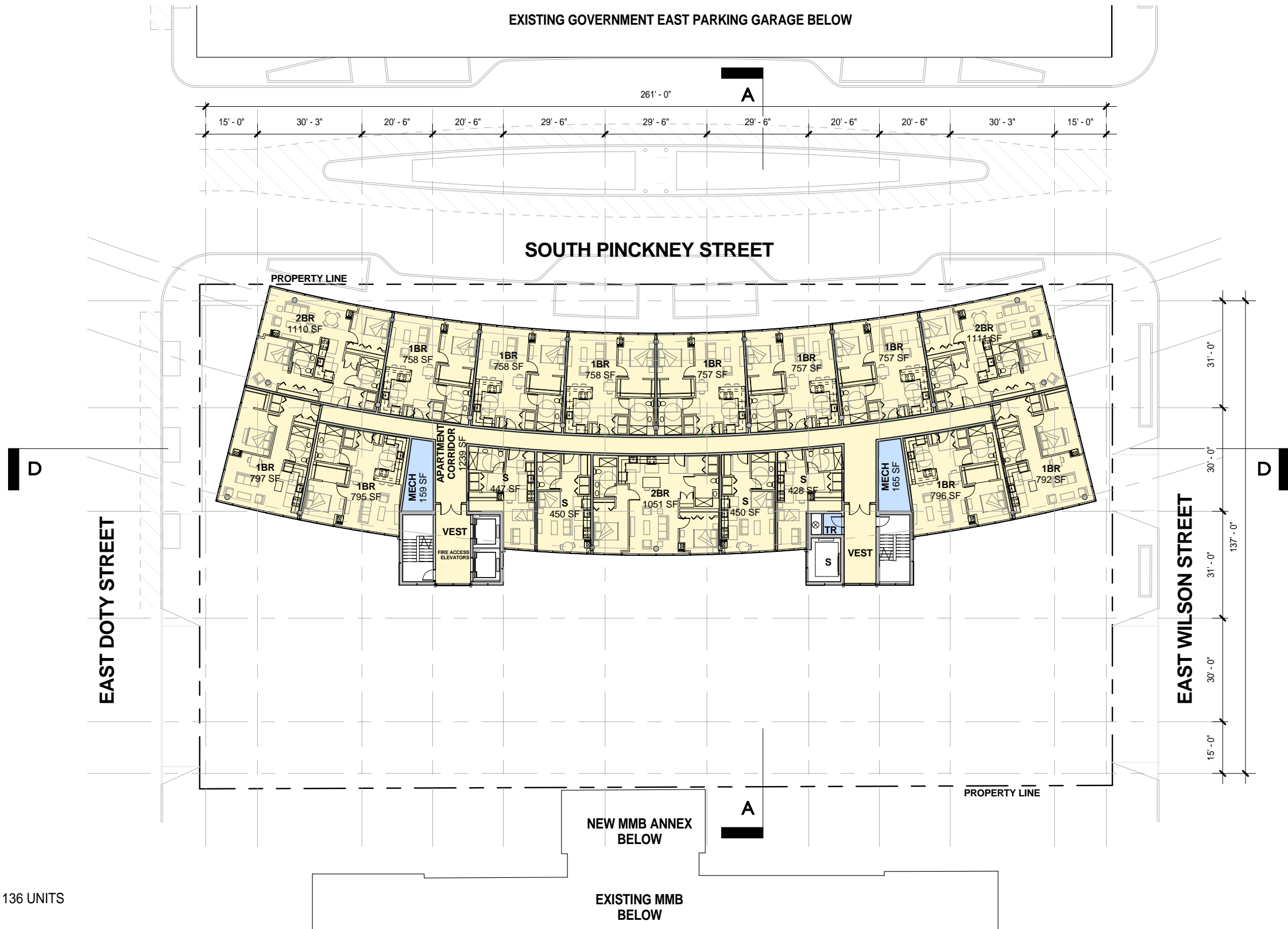


2 BR: 2 @ 1,100 SF = 2,200 SF
 1 BR: 10 @ 770.5 SF = 7,705 SF
 STUDIO: 0 SF = 0 SF
 OUTDOOR AMENITY SF = 8,024 SF
 AVG. UNIT SIZE: 825 SF

TOTAL UNITS:
 12 UNITS AMENITY FLOOR
 17 UNITS PER FLOOR X 8 FLOORS = 136 UNITS
148 UNITS TOTAL

TOTAL NET SF: 9,917 SF
TOTAL GROSS SF: 16,208 SF

- APARTMENTS
- RETAIL
- SERVICE
- APARTMENT PARKING
- PUBLIC PARKING
- GREEN ROOF



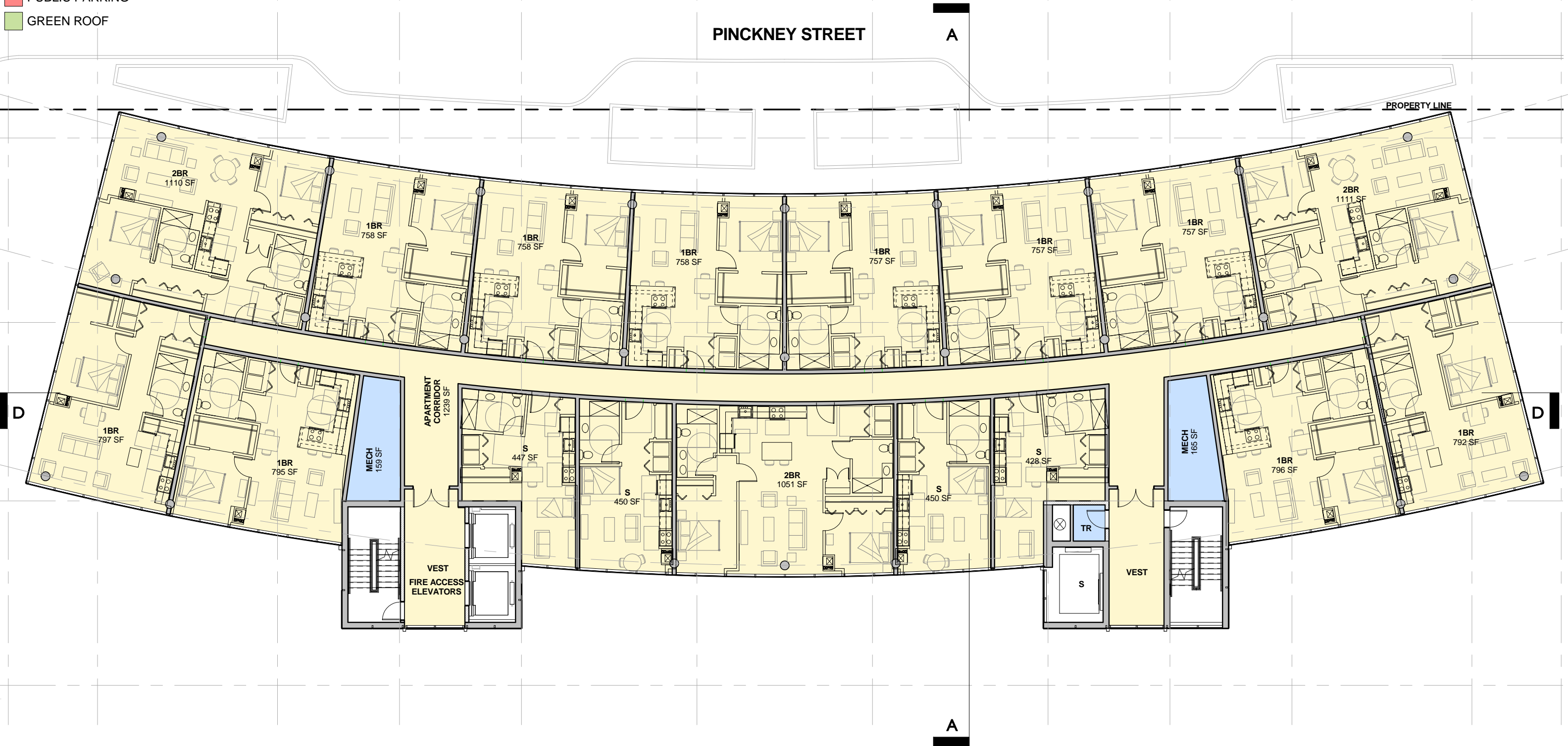
2 BR: 3 @ 1,085 SF = 3,255 SF
 1 BR: 10 @ 770.5 SF = 7,705 SF
 STUDIO: 4 @ 450 SF = 1,800 SF
 AVG. UNIT SIZE: 751 SF

TOTAL UNITS:
 12 UNITS AMENITY FLOOR
 17 UNITS PER FLOOR X 8 FLOORS = 136 UNITS
148 UNITS TOTAL

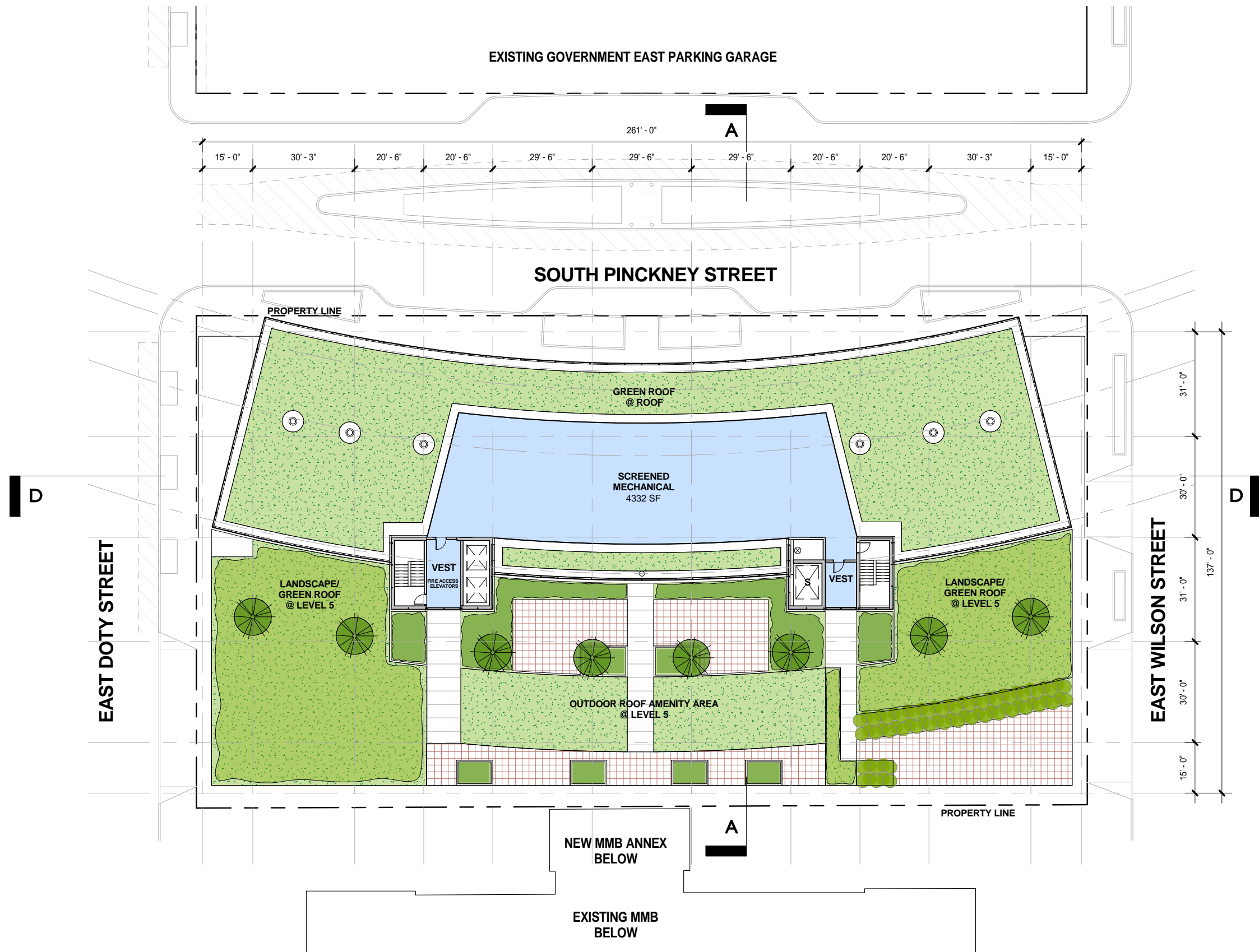
TOTAL NET SF: 12,748 SF
 TOTAL GROSS SF: 16,208 SF



- APARTMENTS
- RETAIL
- SERVICE
- APARTMENT PARKING
- PUBLIC PARKING
- GREEN ROOF



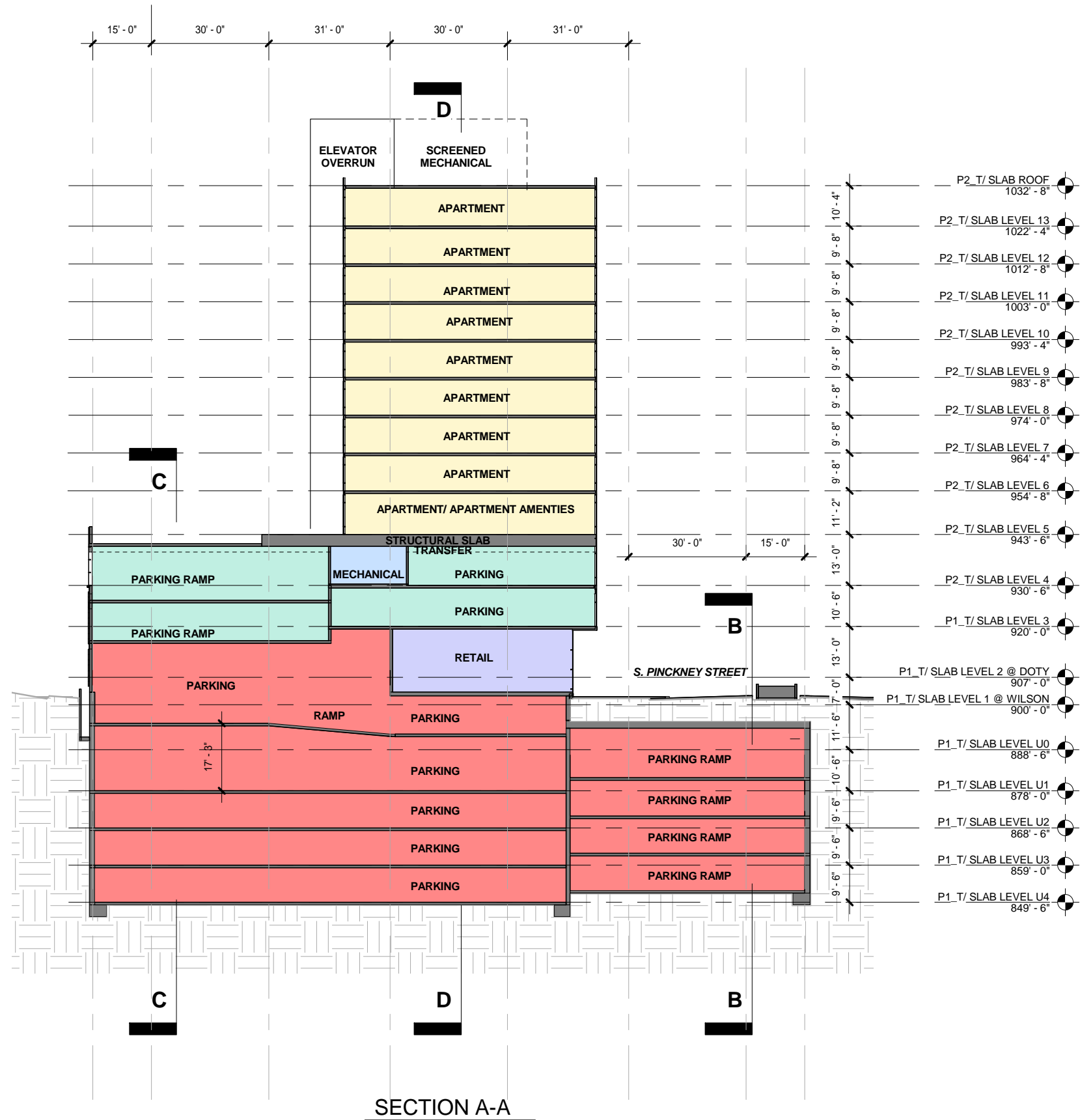
- APARTMENTS
- RETAIL
- SERVICE
- APARTMENT PARKING
- PUBLIC PARKING
- GREEN ROOF



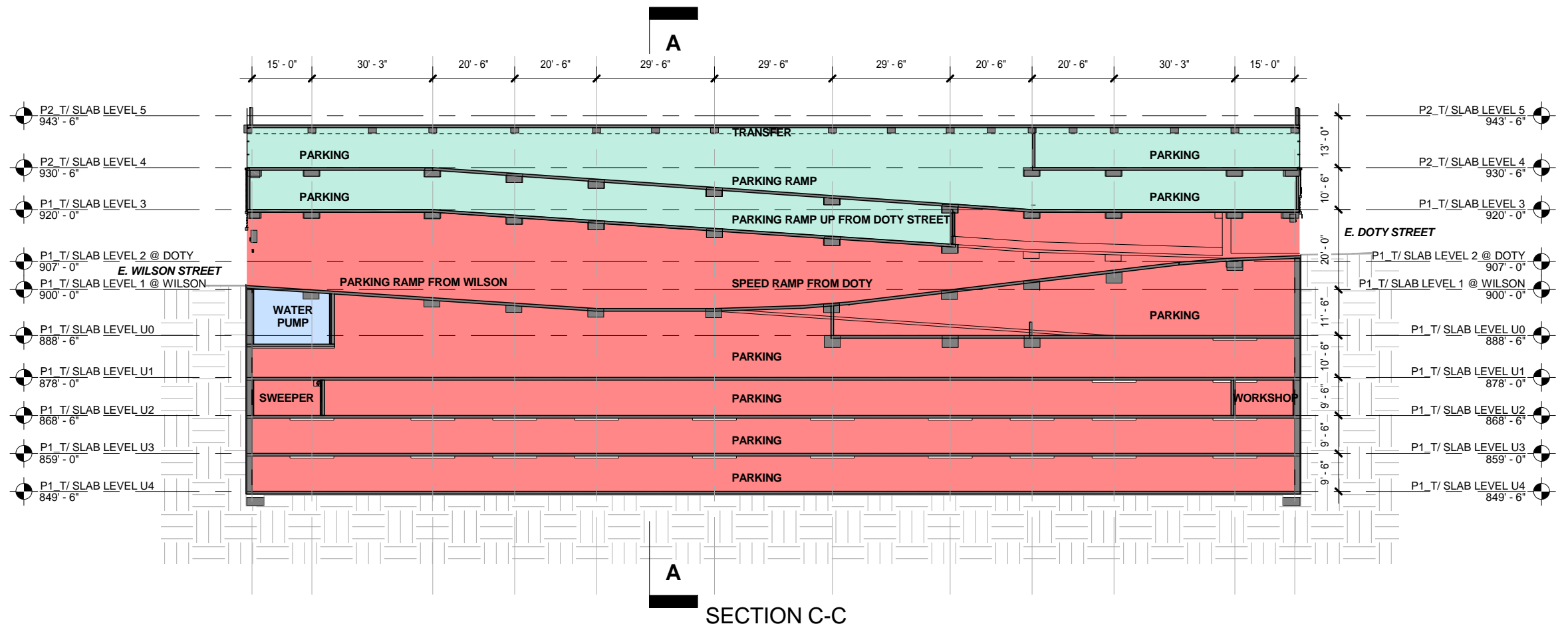
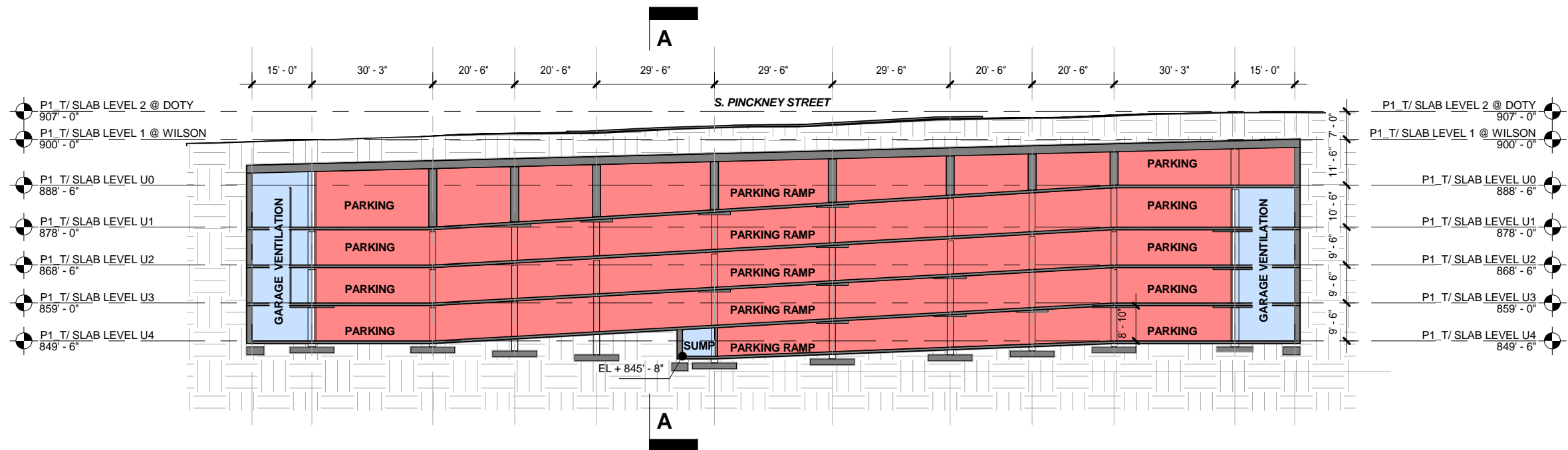
TOTAL GROSS SF: 1,223 SF



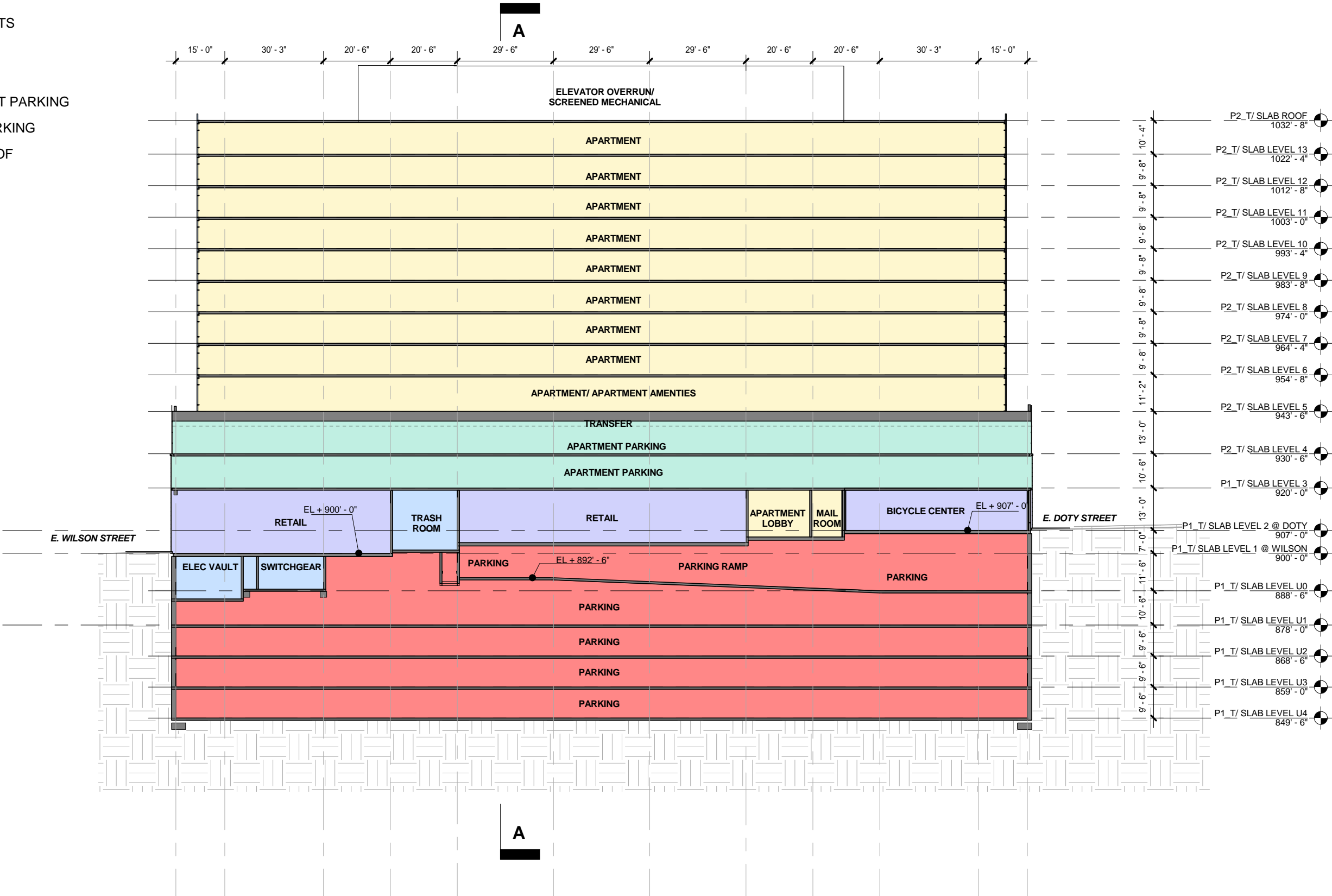
- APARTMENTS
- RETAIL
- SERVICE
- APARTMENT PARKING
- PUBLIC PARKING
- GREEN ROOF

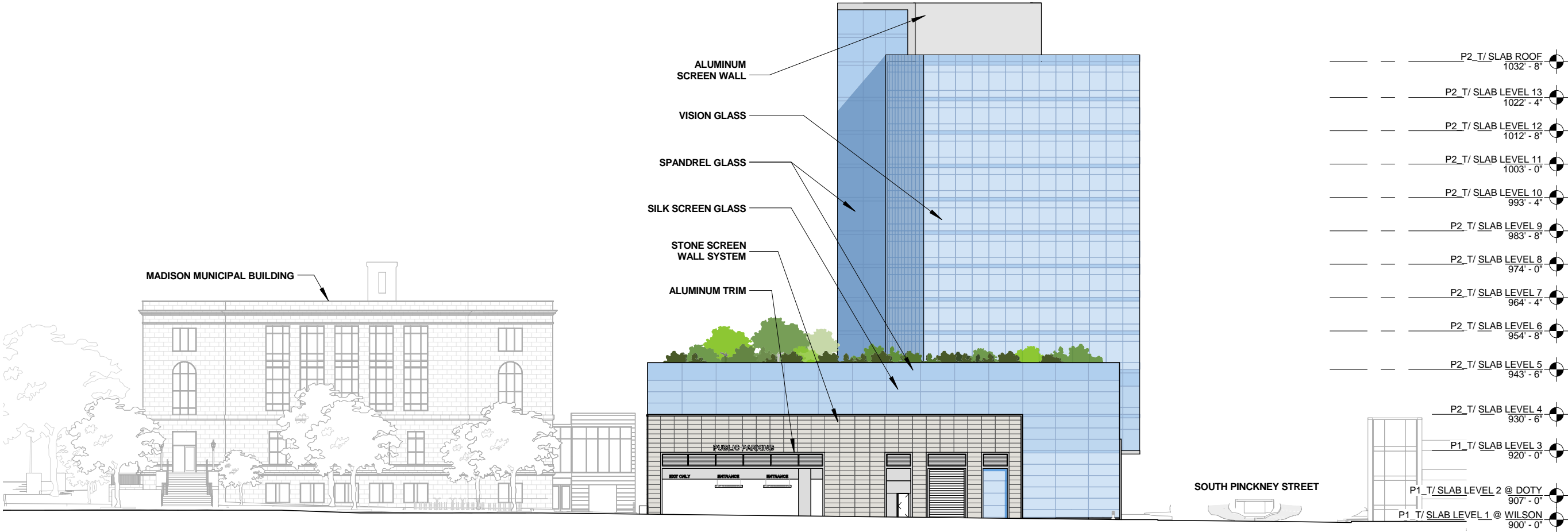


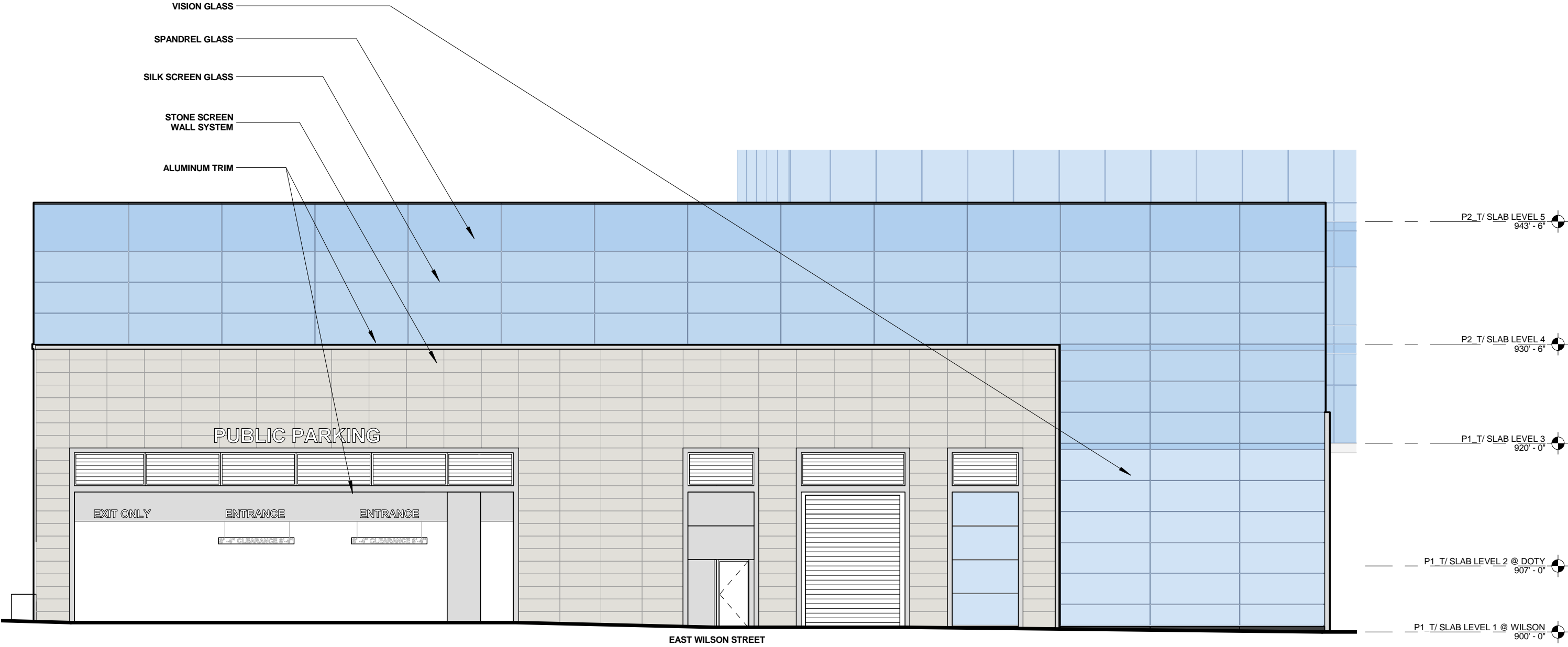
- APARTMENTS
- RETAIL
- SERVICE
- APARTMENT PARKING
- PUBLIC PARKING
- GREEN ROOF

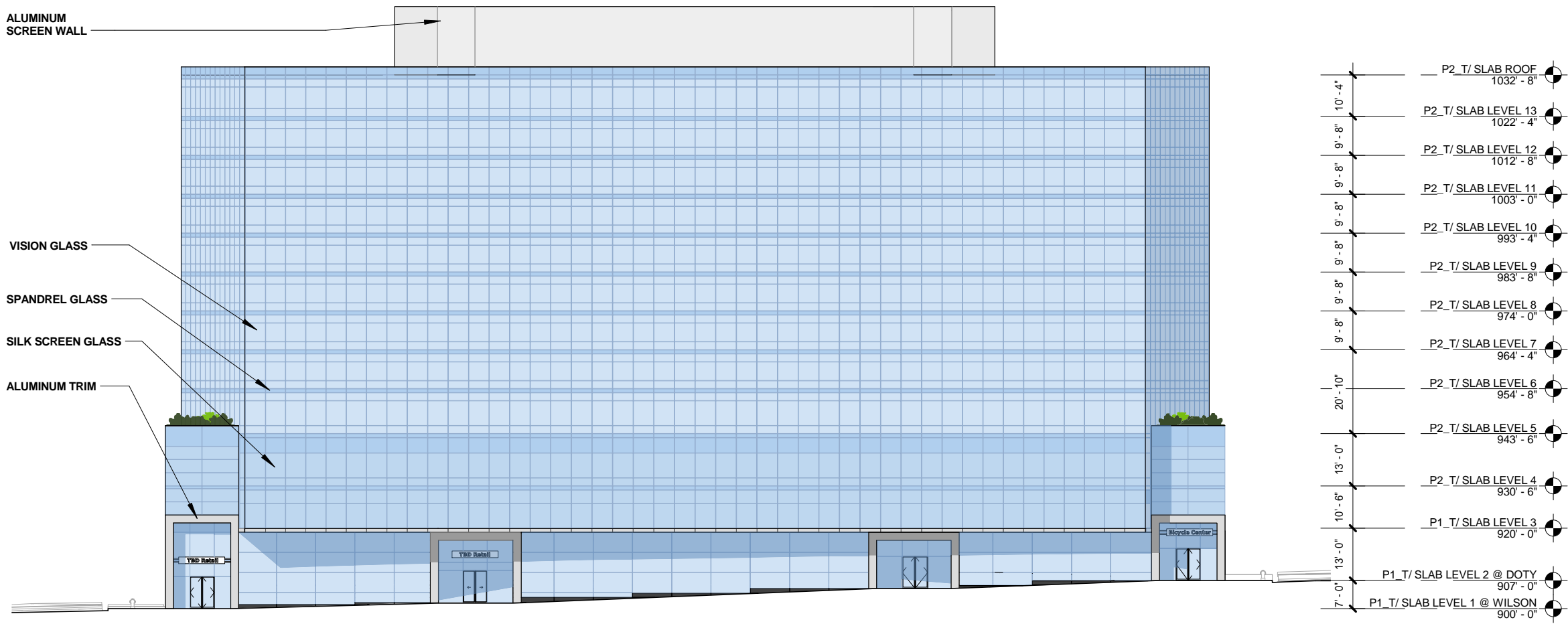


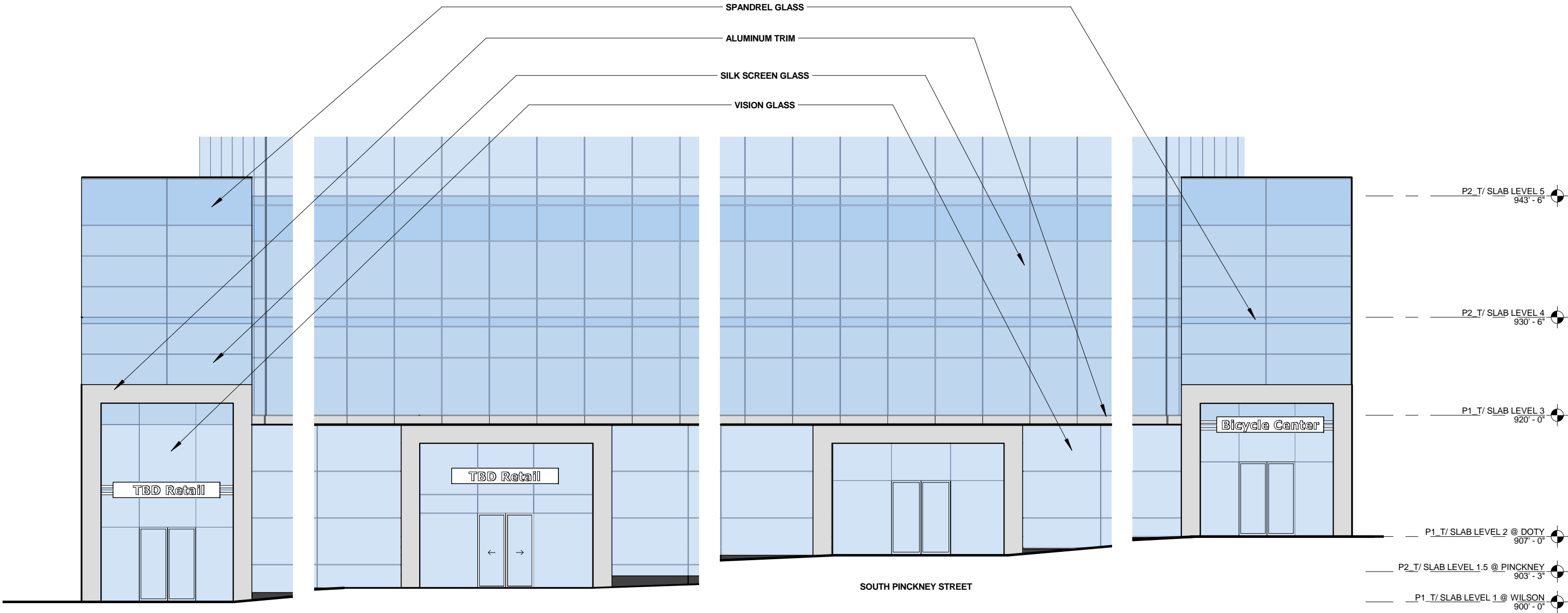
- APARTMENTS
- RETAIL
- SERVICE
- APARTMENT PARKING
- PUBLIC PARKING
- GREEN ROOF

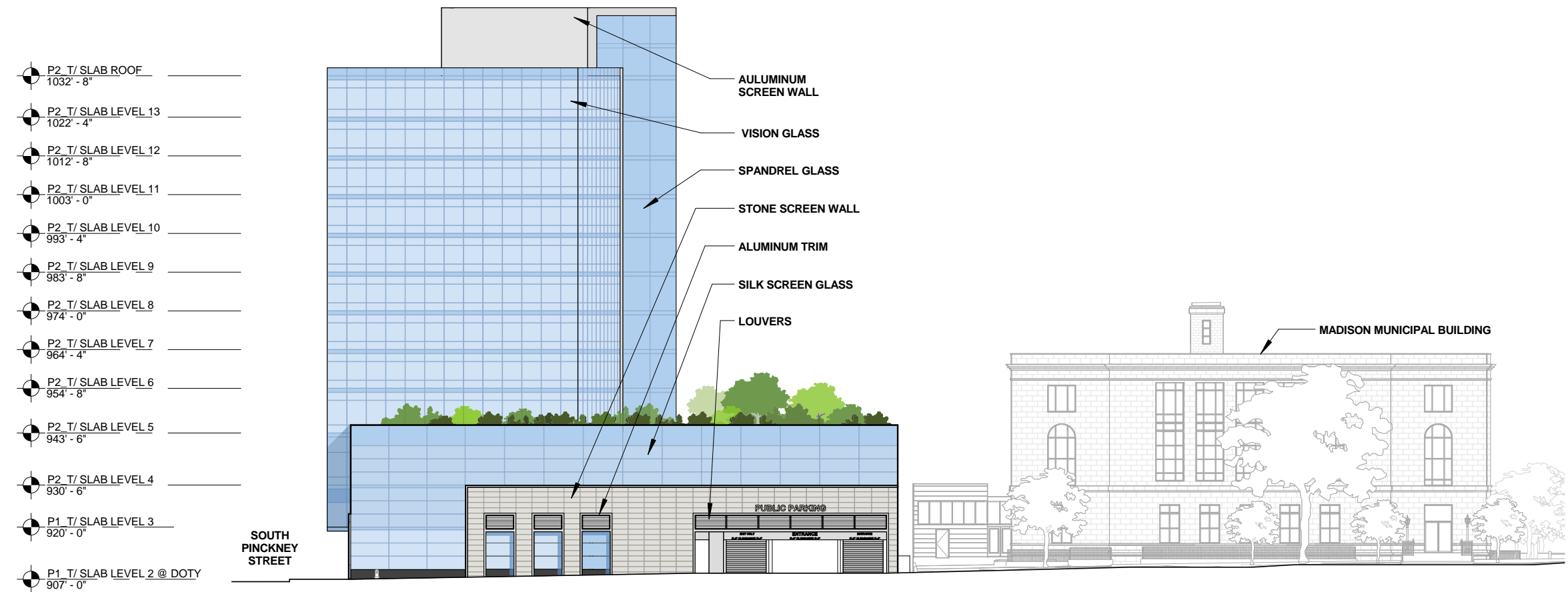


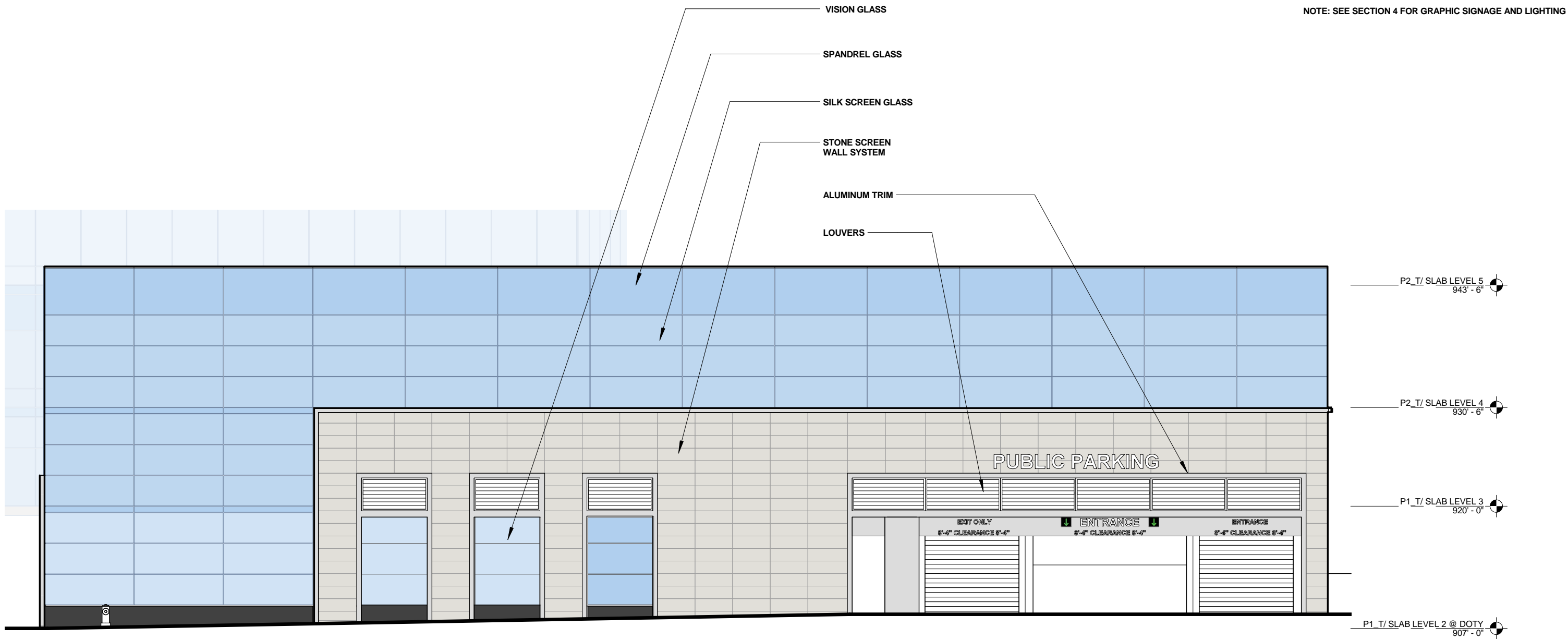


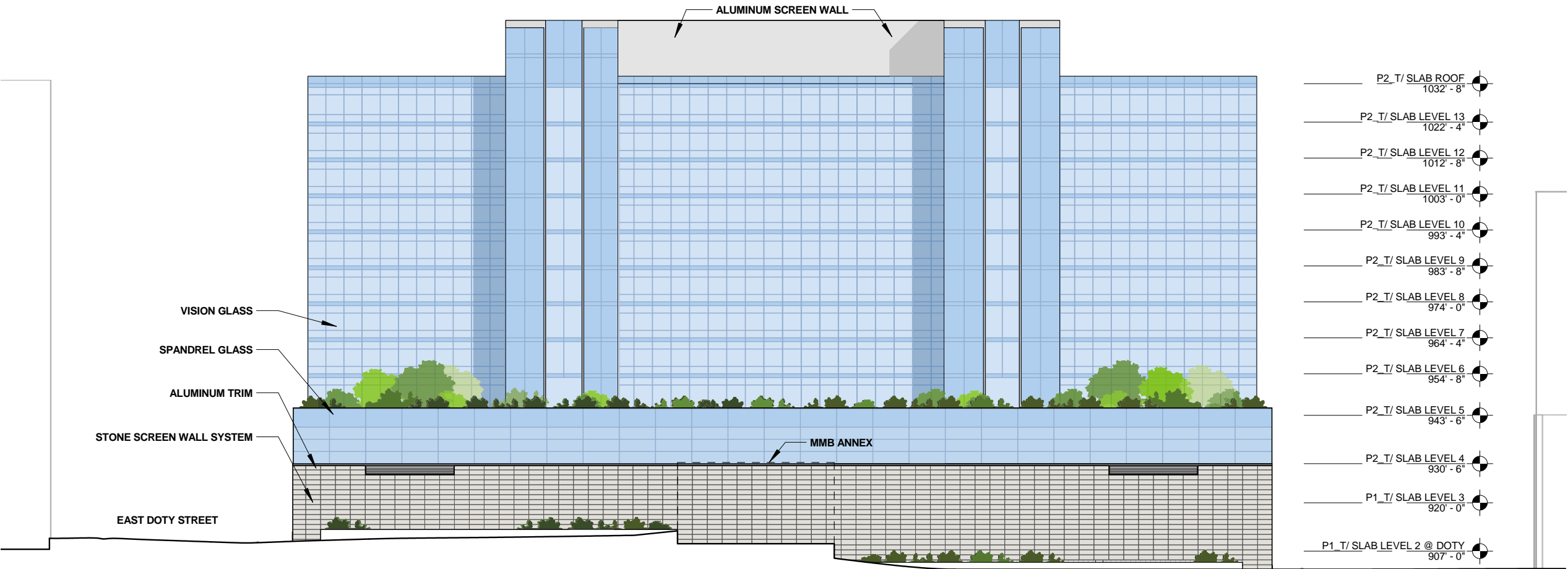


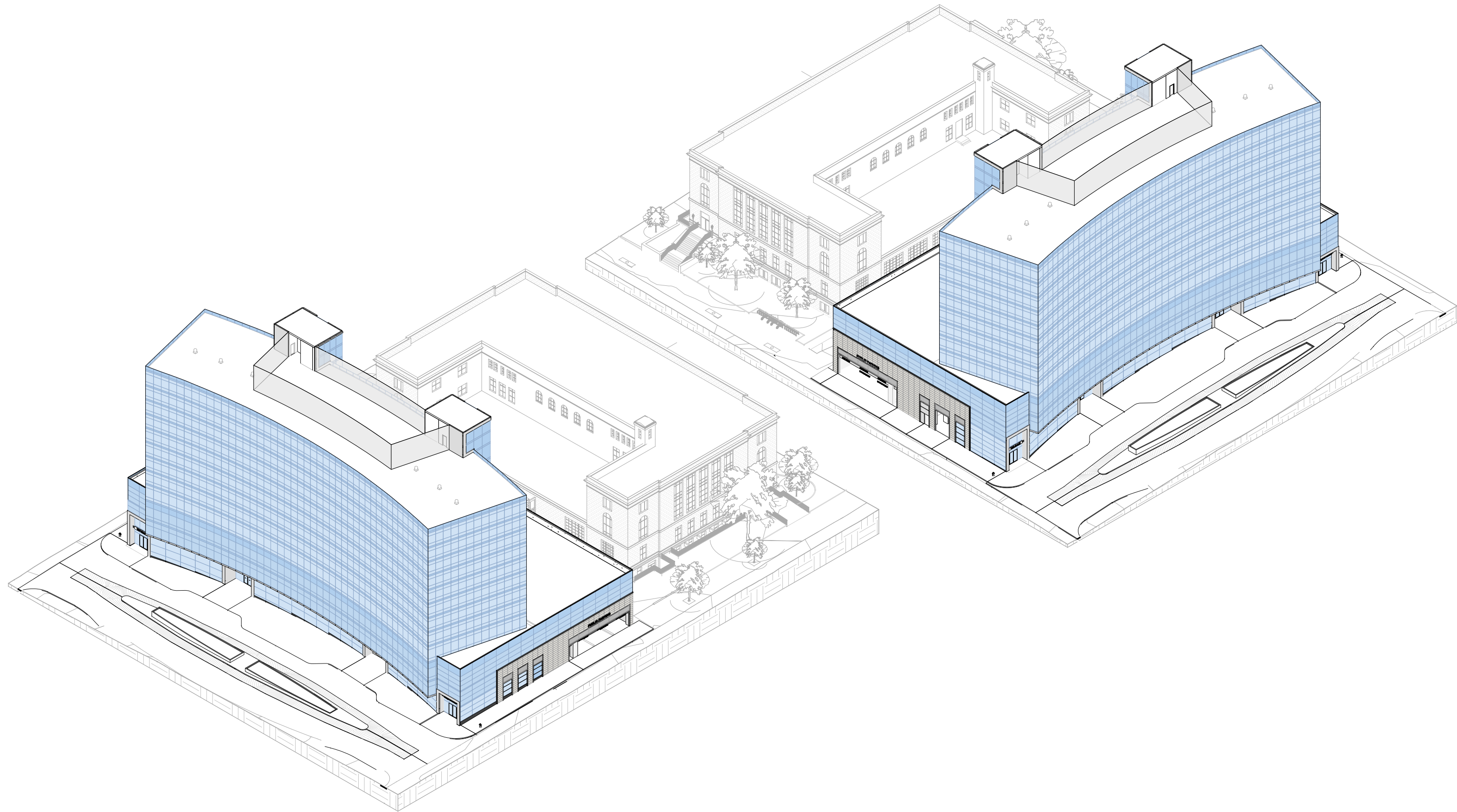




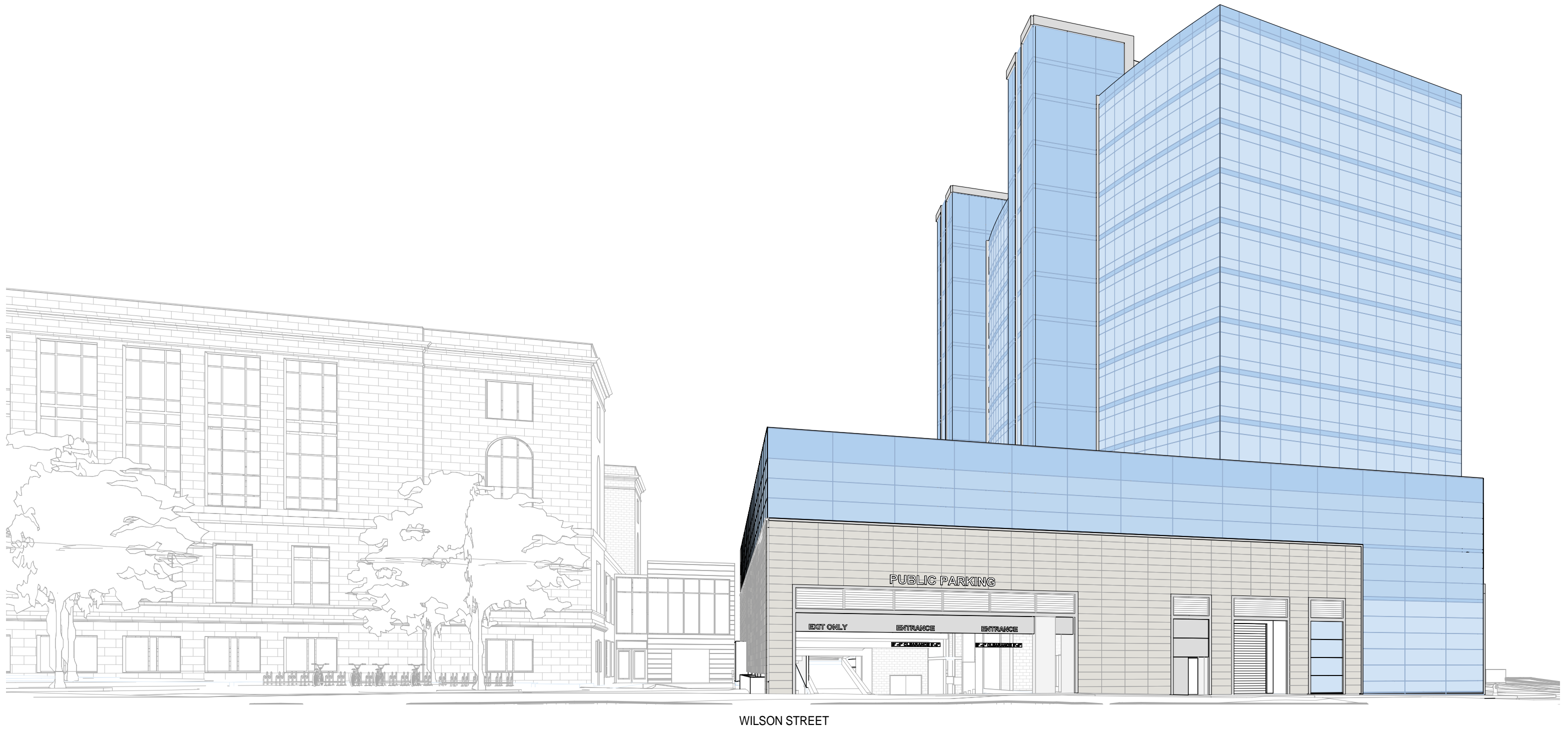


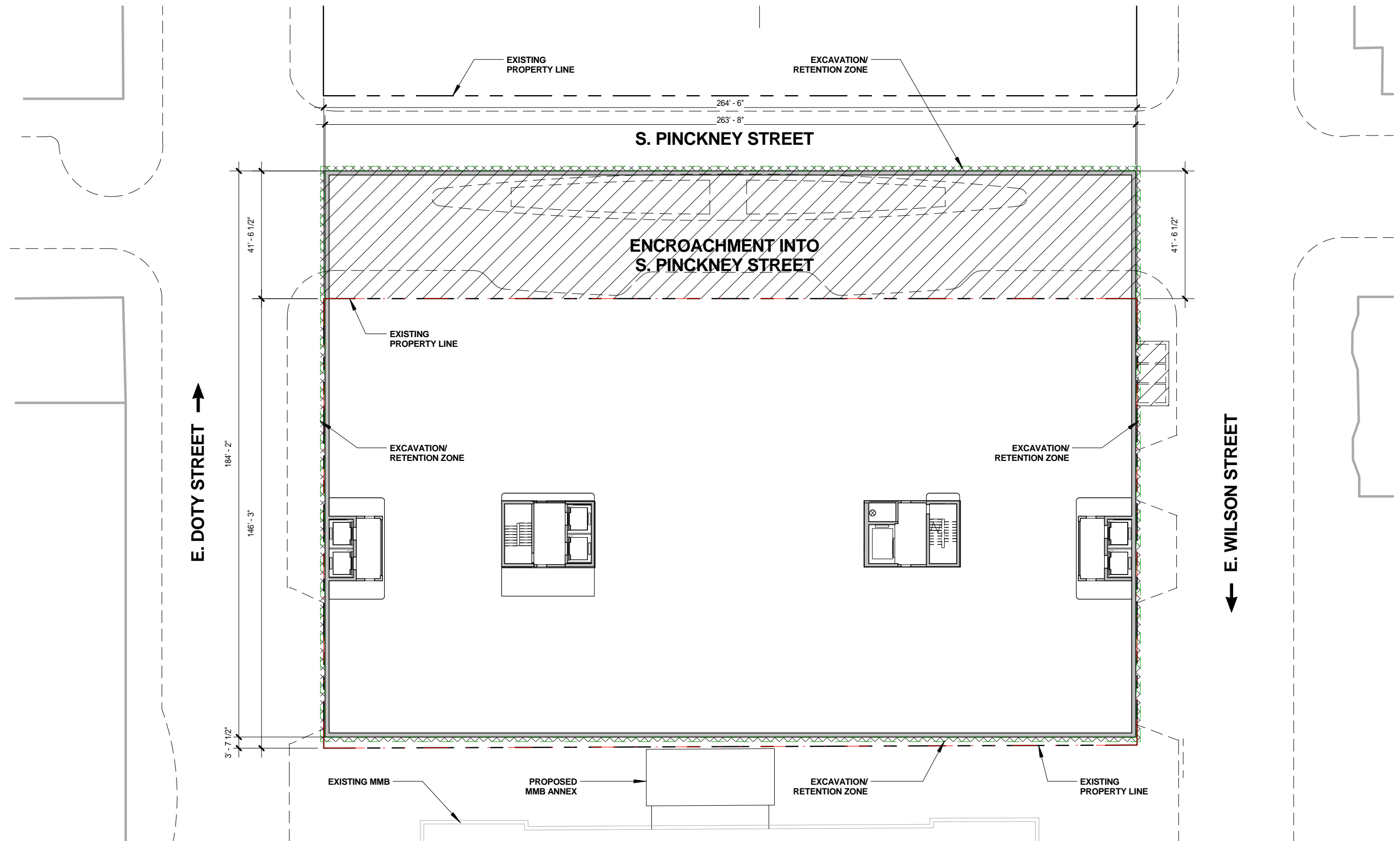








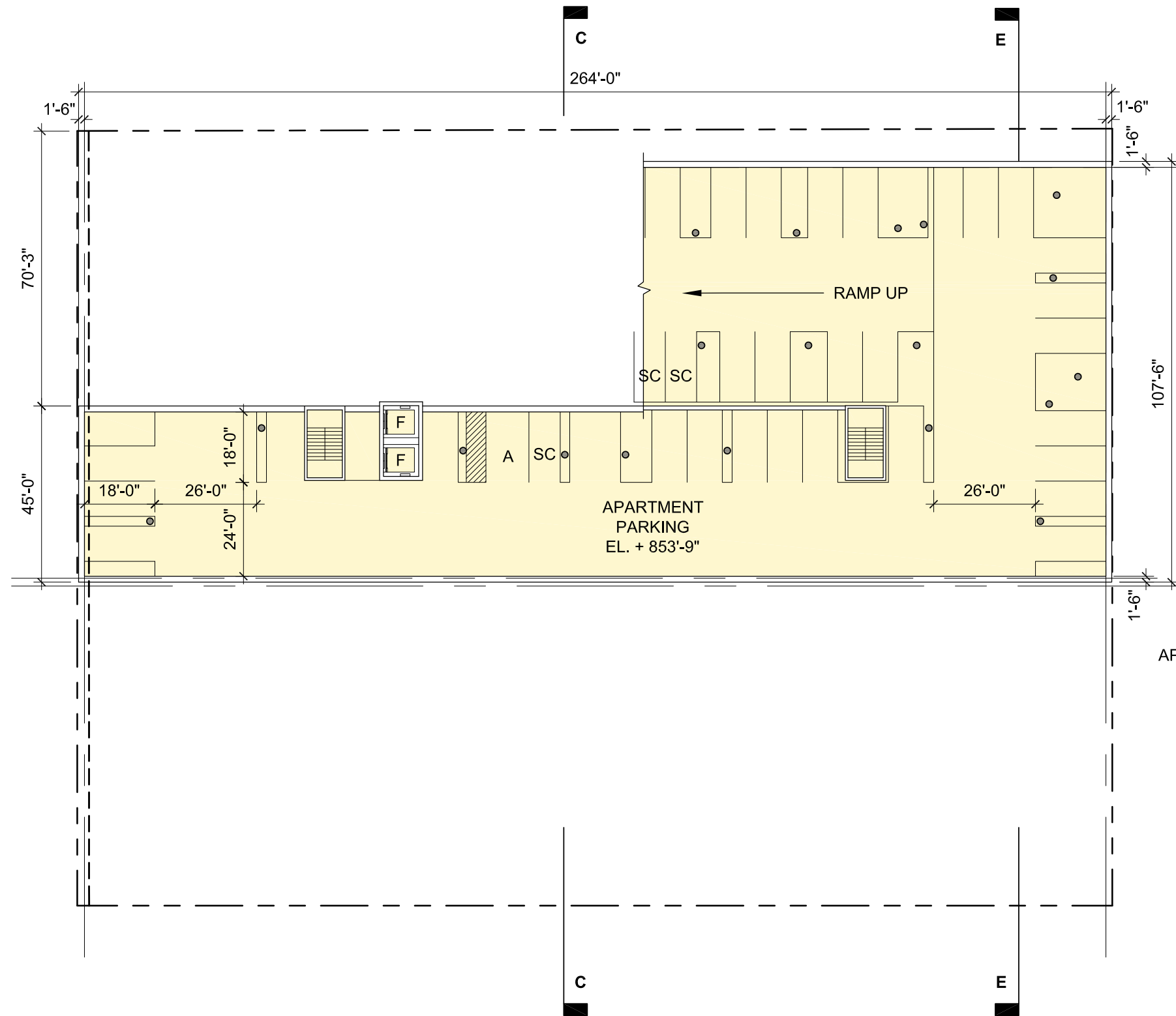




SECTION 3 - JUDGE DOYLE SQUARE - BLOCK 105

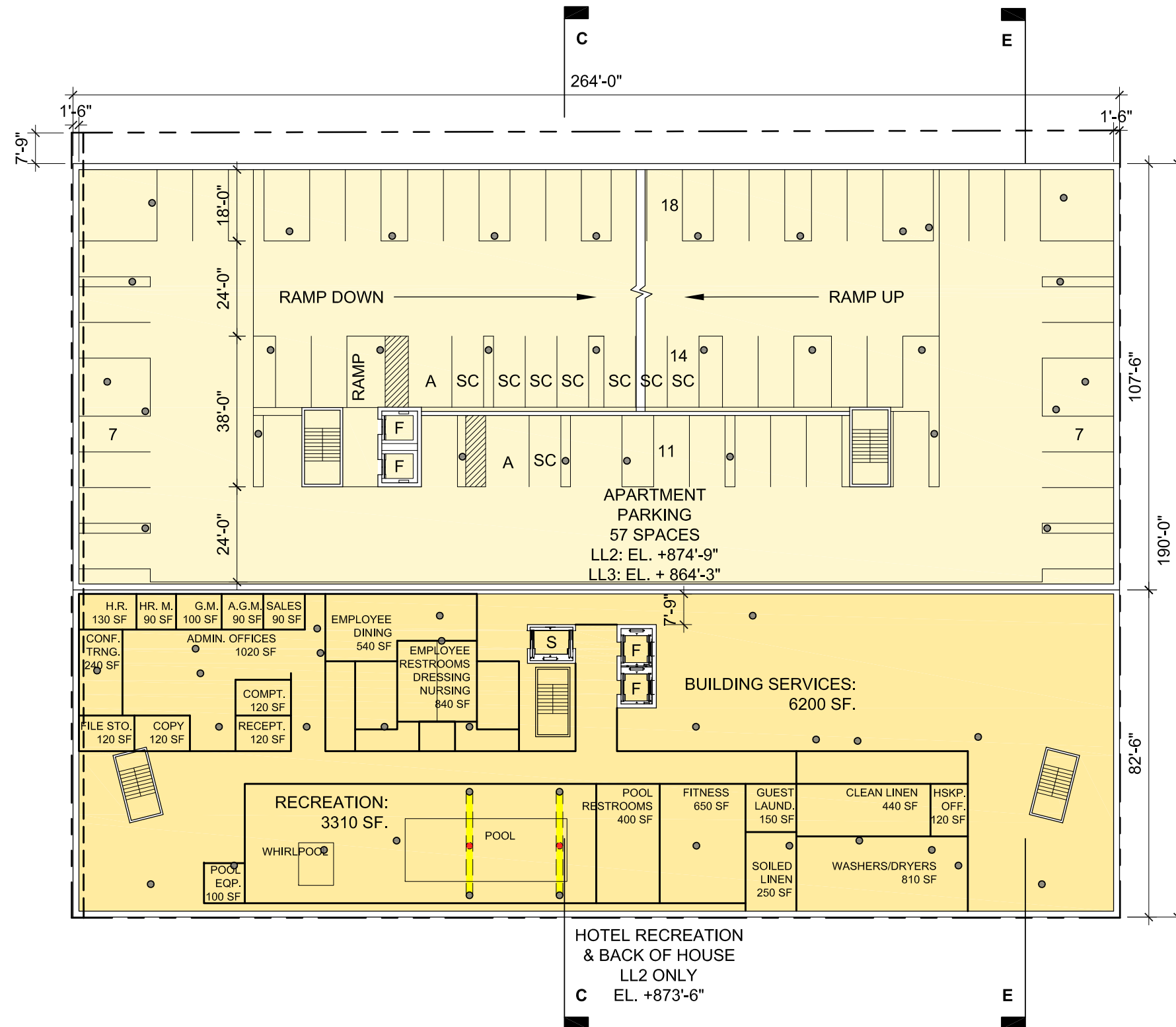
PRIVATE HOTEL DEVELOPMENT
PRIVATE APARTMENT DEVELOPMENT





APARTMENT AREA: 19,360 SF
TOTAL AREA: 19,360 SF

APARTMENT PARKING
TOTAL: 204 SPACES



APARTMENT AREA: 28,380 SF
HOTEL AREA: 21,780 SF
TOTAL AREA: 50,160 SF

APARTMENT PARKING
TOTAL: 204 SPACES



STREET

E. DOTY STREET

E. WILSON STREET

S. PINCKNEY STREET

LVDA FOR CITY OF MADISON AND BEITLER REAL ESTATE

lothan vanhook destefano
ARCHITECTURE LLC

1ST FLOOR PLAN

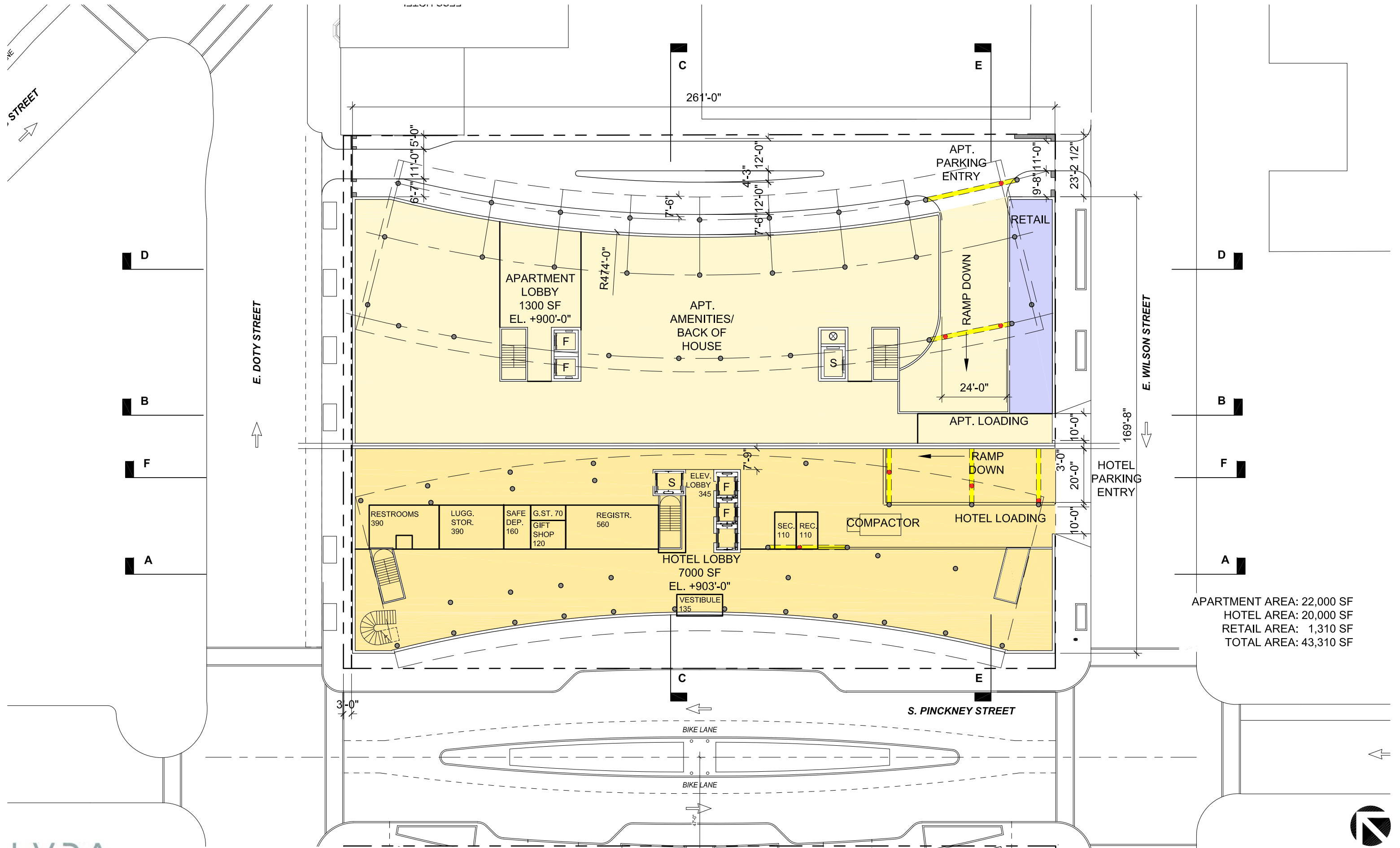
JUDGE DOYLE SQUARE - SECTION 3 - BLOCK 105

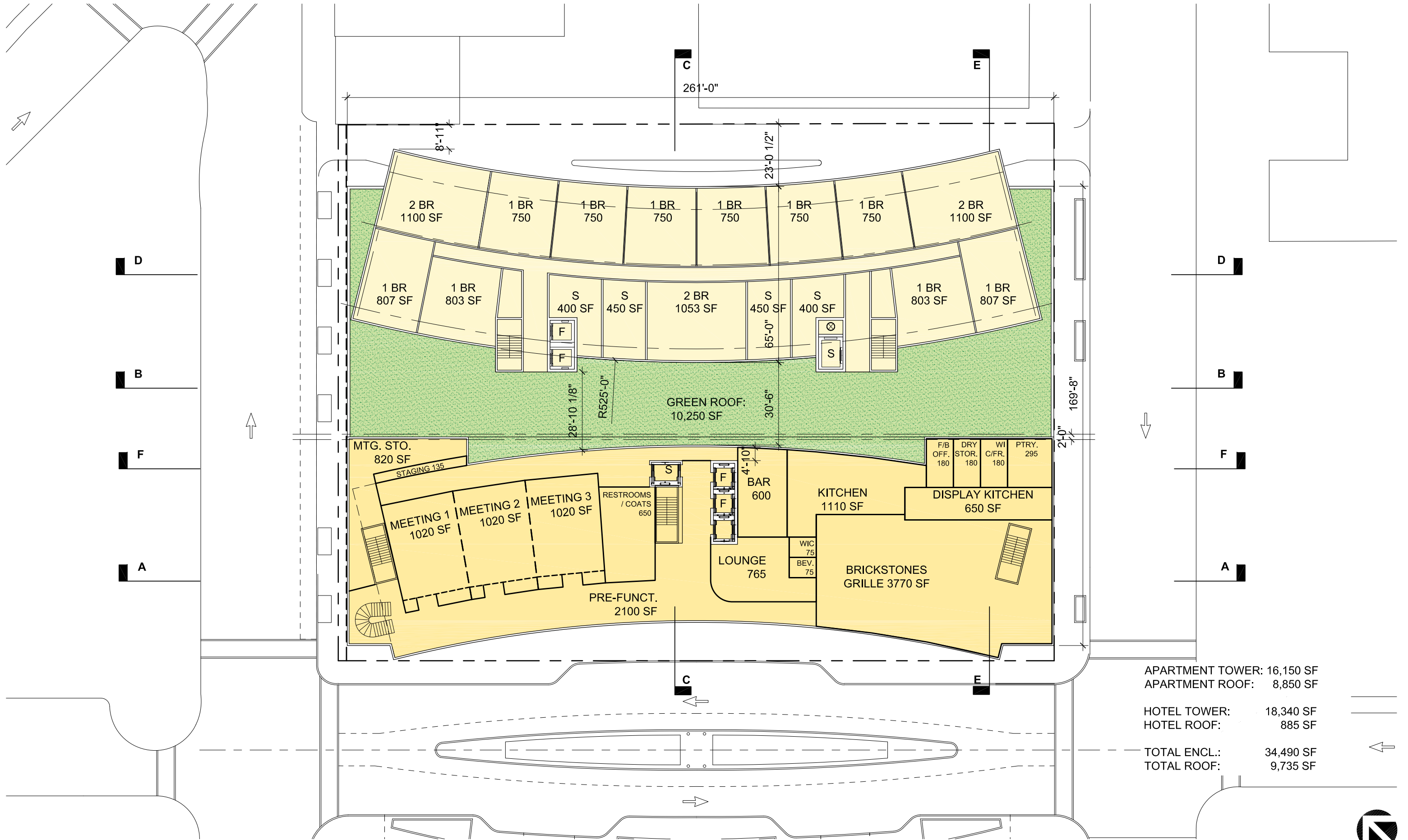
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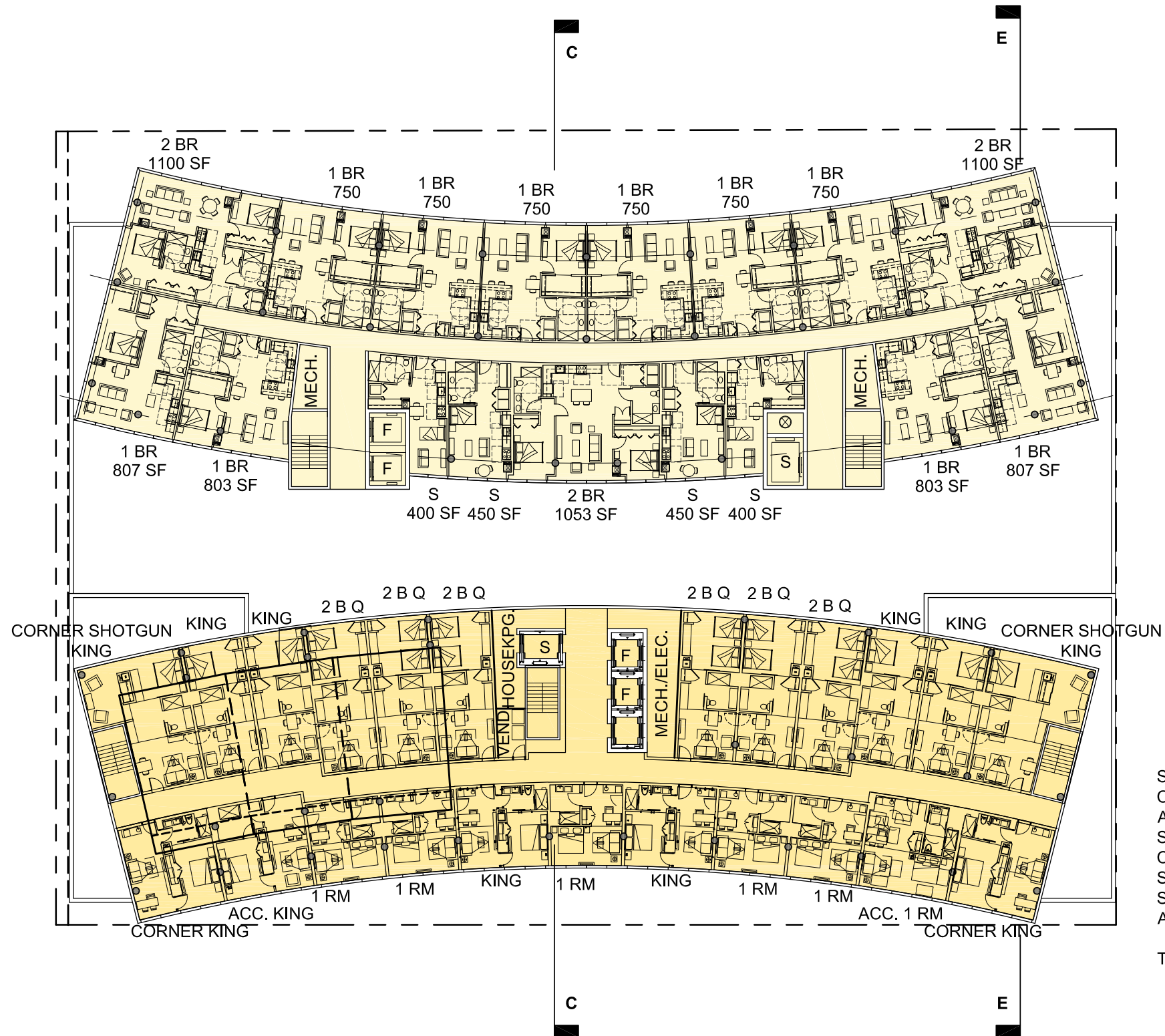


3-04

REVISED MARCH 22, 2017







2 BR: 1 @1053 SF = 1,053 SF
 2 BR: 2 @1100 SF = 2,200 SF
 1 BR: 6 @750 SF = 4,500 SF
 1 BR: 2 @807 SF = 1,614 SF
 1 BR: 2 @803 SF = 1,606 SF
 STUDIO: 2 @450 SF = 900 SF
 STUDIO: 2 @400 SF = 850 SF

TOTAL NET SF: 12,673
 TOTAL GROSS SF: 16,030

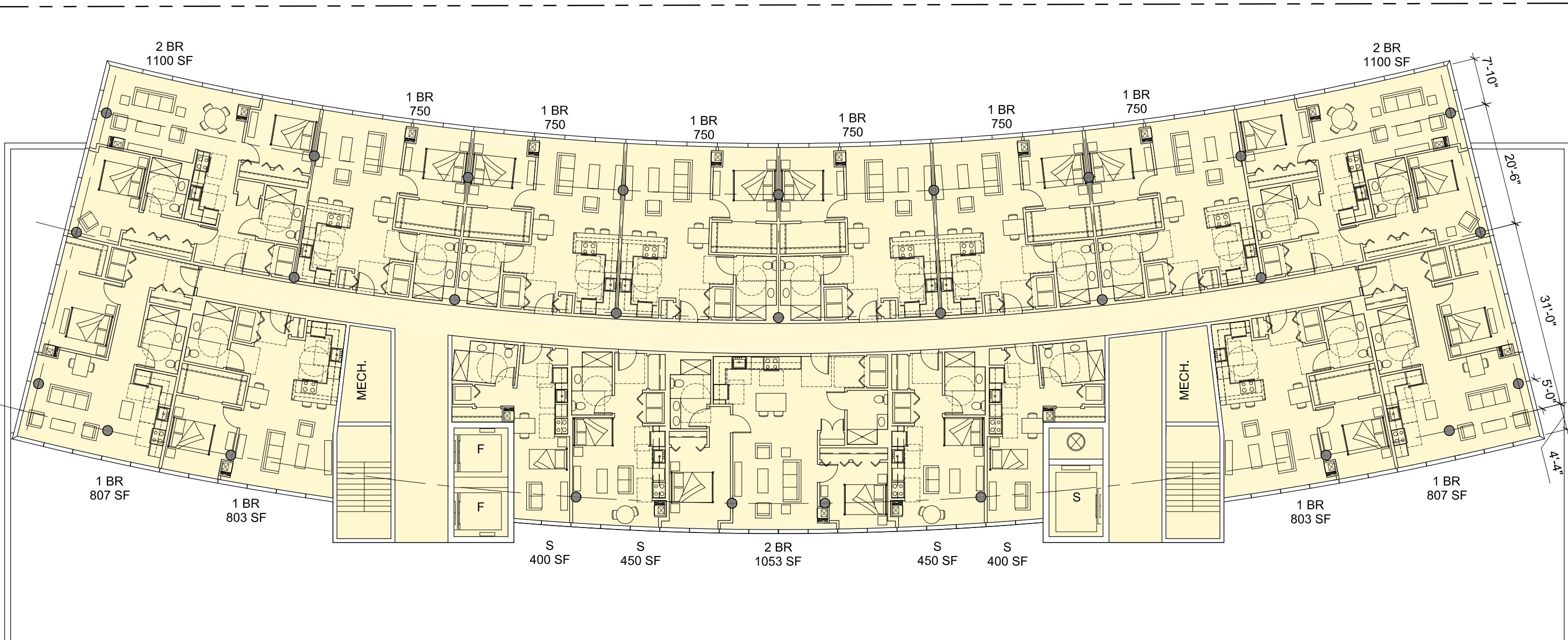
TOTAL UNITS:
 17 UNITS PER FLOOR X 12 FLOORS = 204
 204 UNITS TOTAL

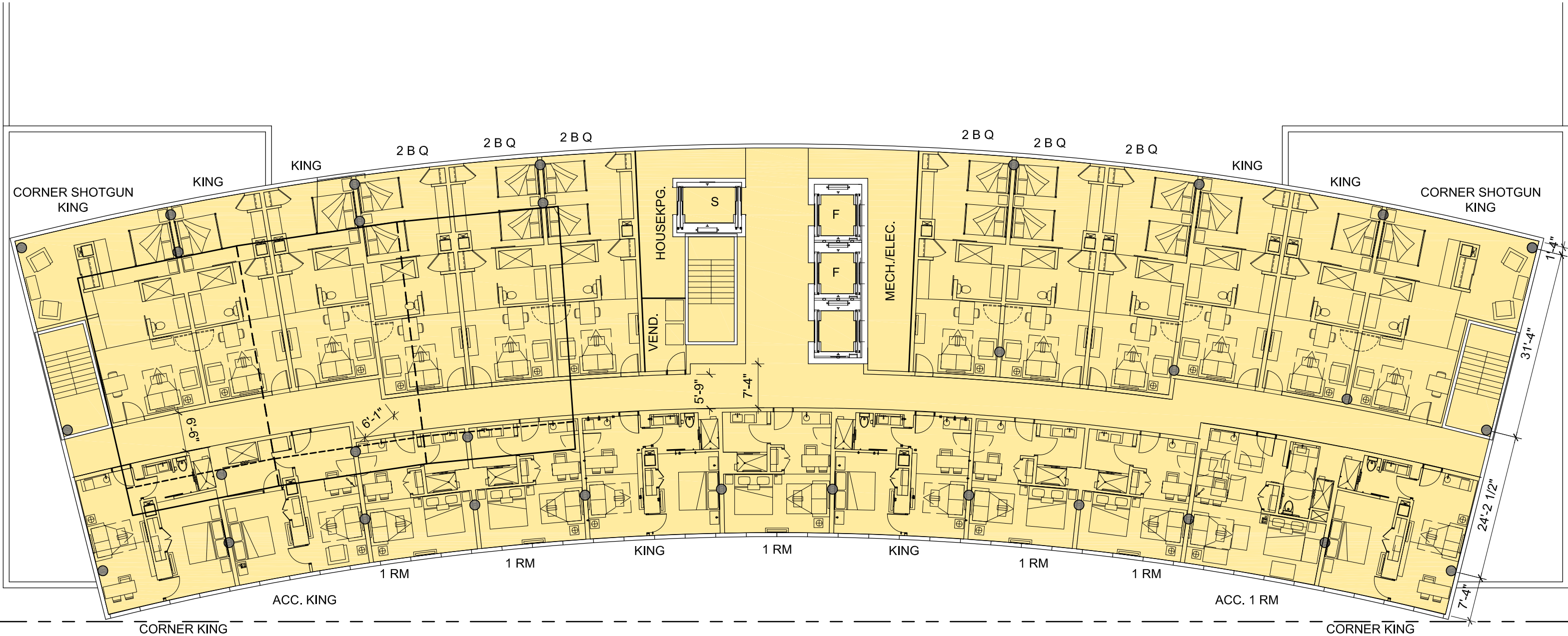
STD. KING 2 @443 = 886 SF
 CORNER KING 2 @500 = 1,000 SF
 ACC. KING 1 @507 = 507 SF
 SHOTGUN KING 4@471 = 1,884 SF
 CORNER SHOTGUN KING 2@670 = 1,340 SF
 SHOTGUN 2 B. QUEEN 6@520 = 3,120 SF
 STD 1 ROOM 5 @351 = 1,755 SF
 ACC 1 ROOM 1 @ 500 = 500 SF

TOTAL KEYS/ FLOOR: 23 X 11 FLRS = 253

APARTMENT TOWER: 16,150 SF
 HOTEL TOWER: 15,865 SF
 TOTAL AREA: 32,015 SF

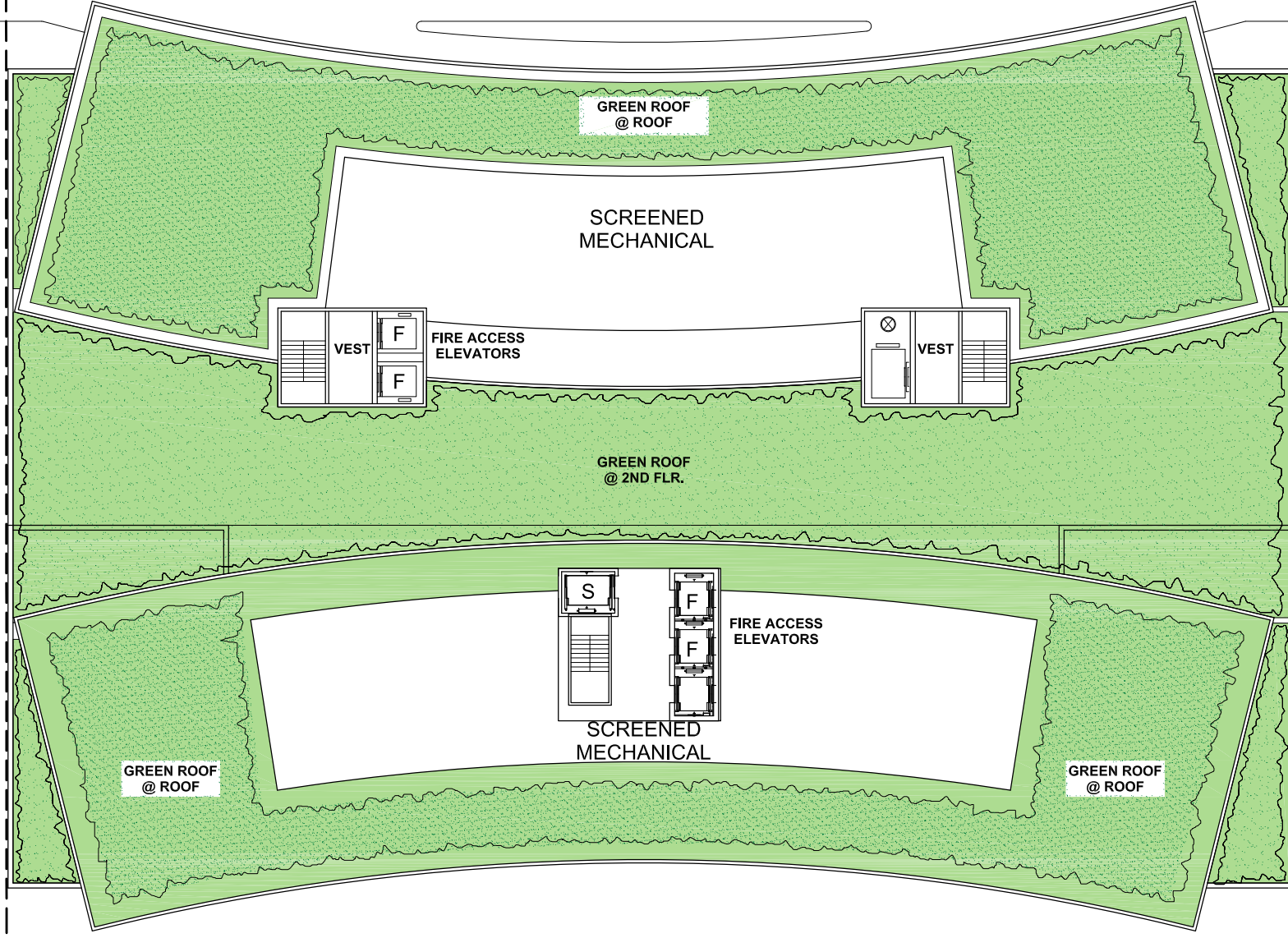






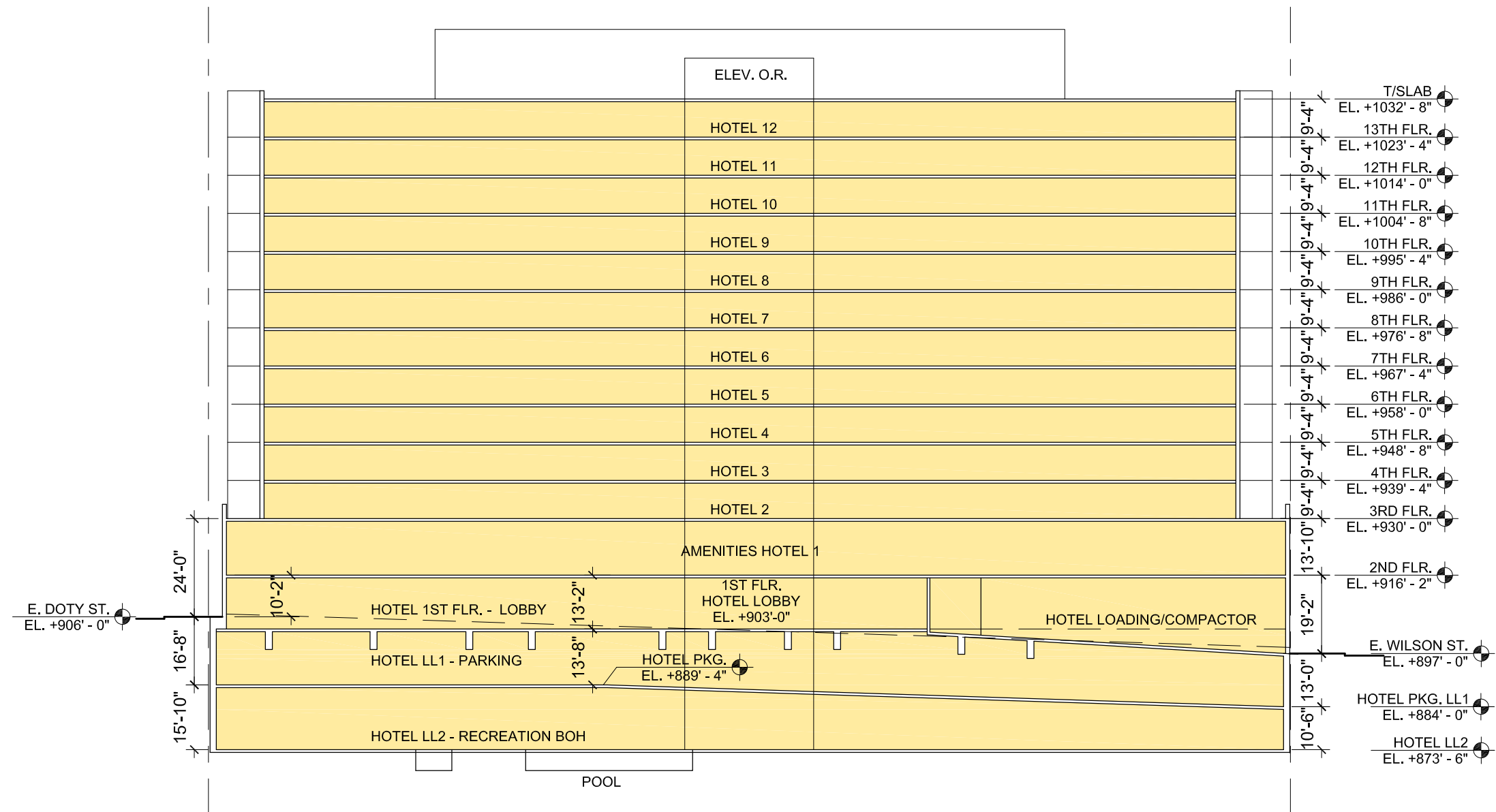
EAST DOTY STREET

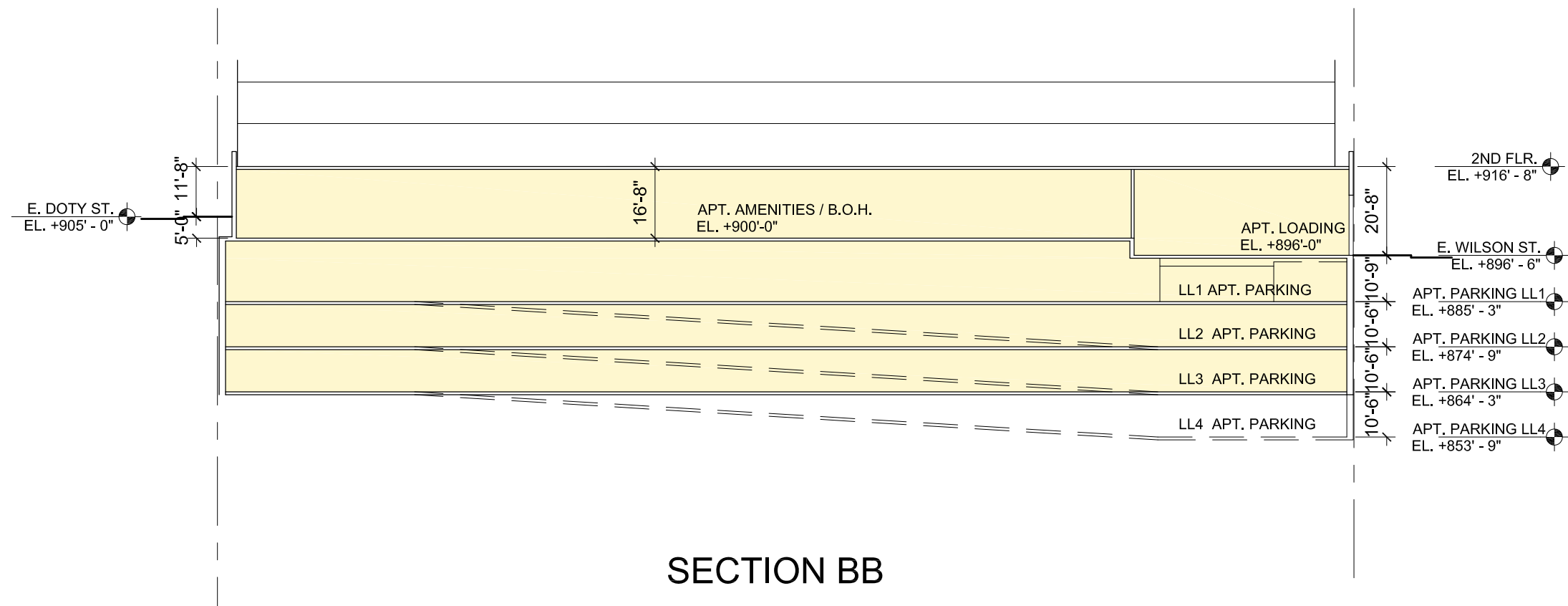
EAST WILSON STREET

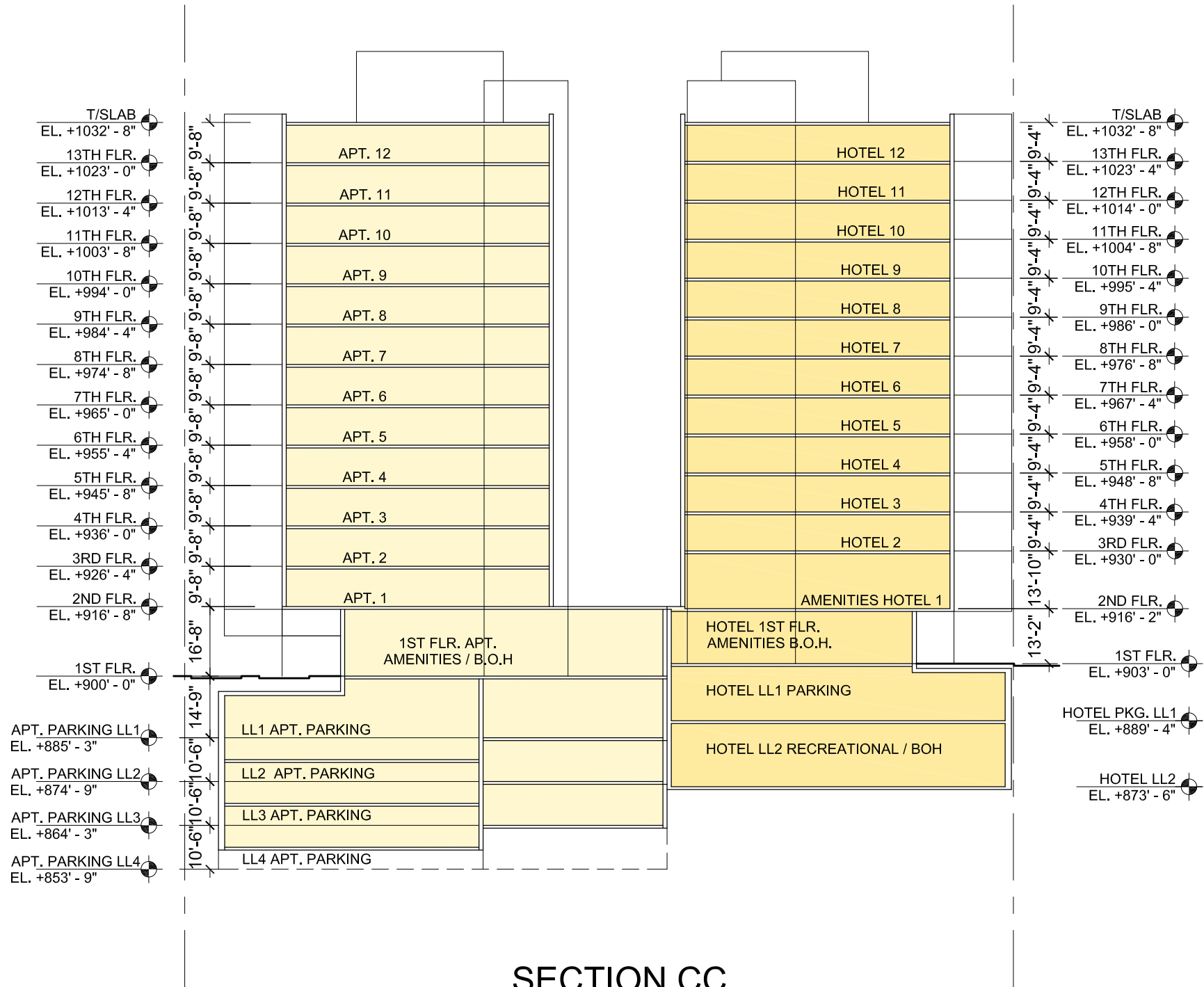


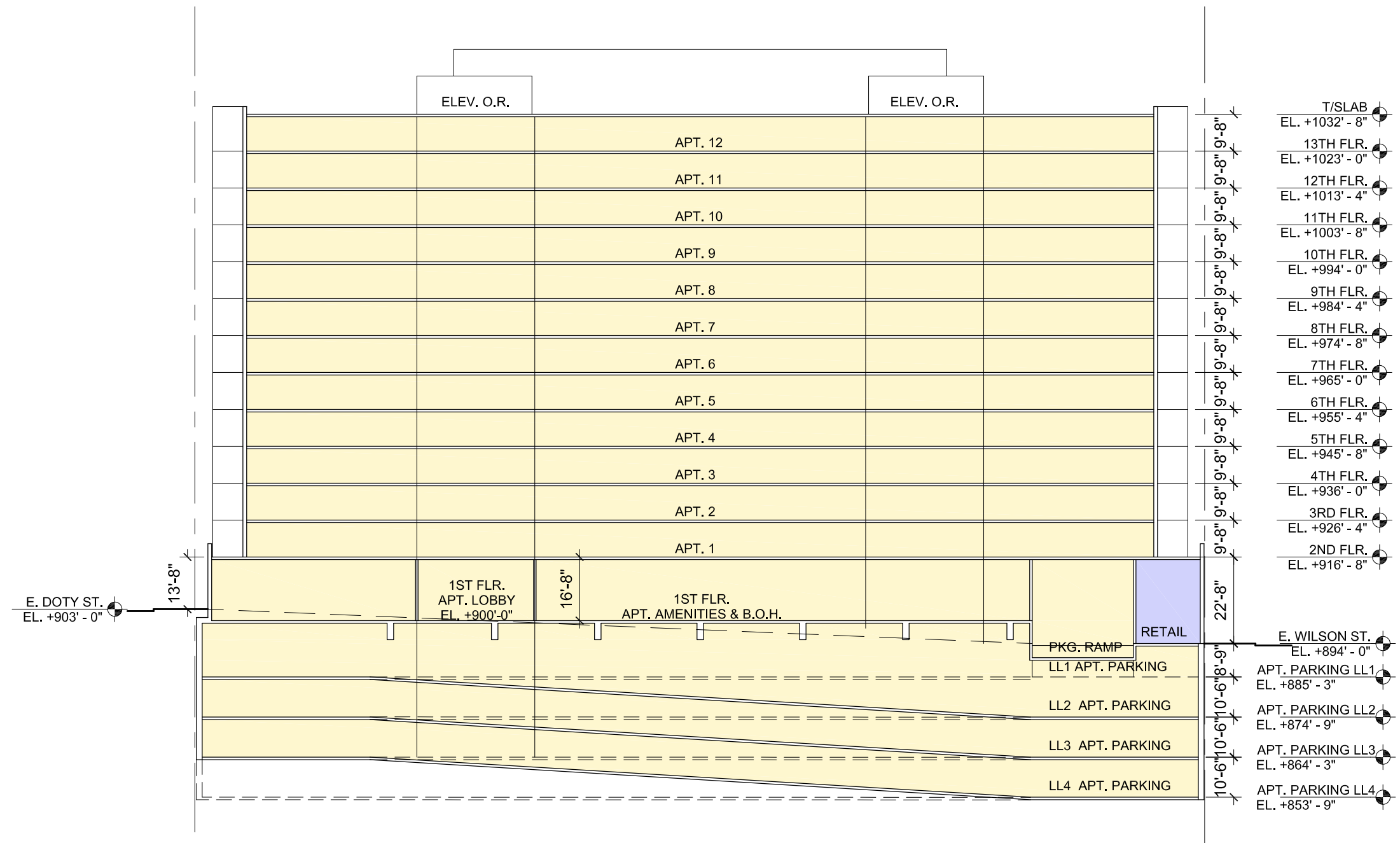
SOUTH PINCKNEY STREET



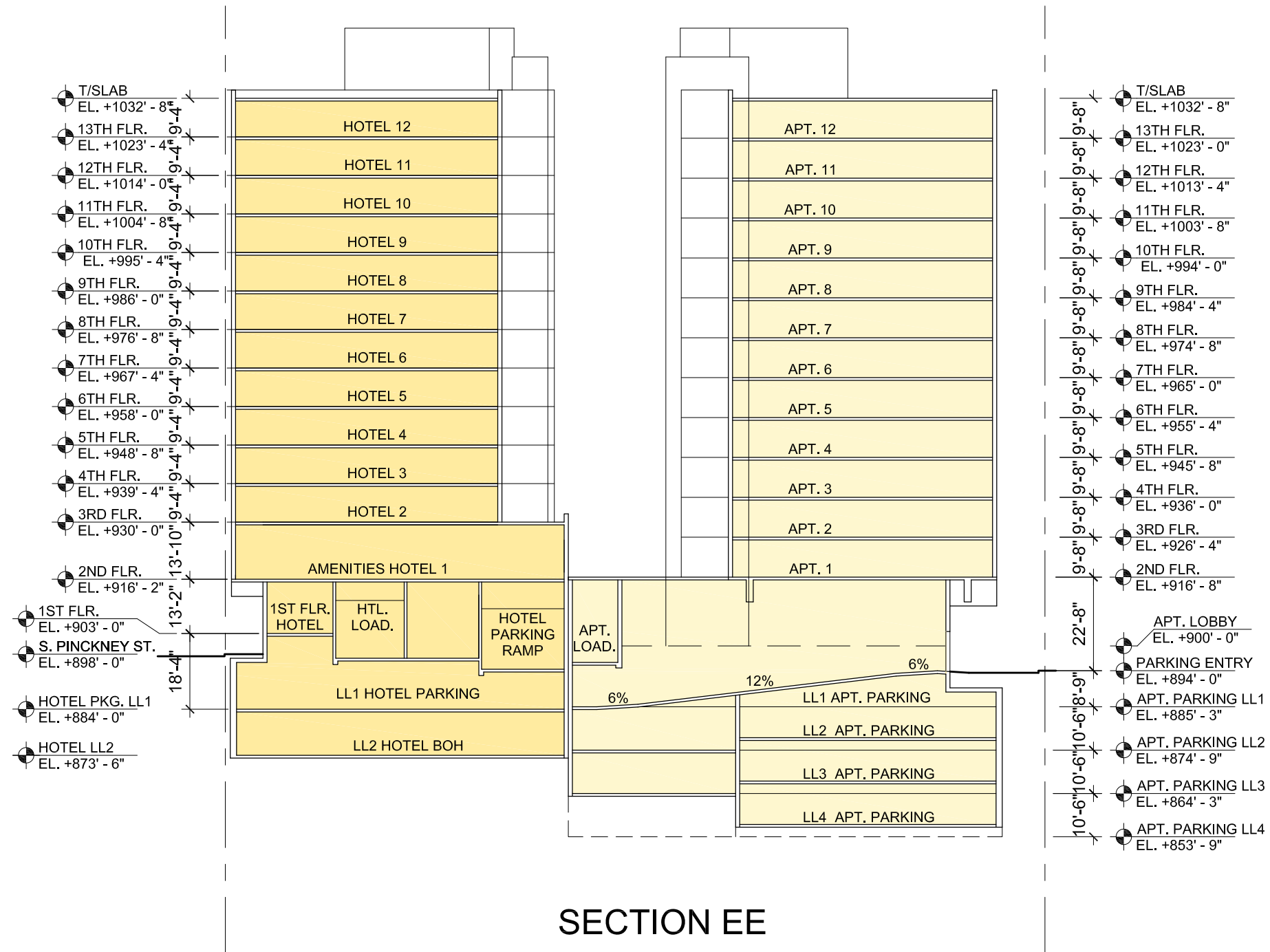


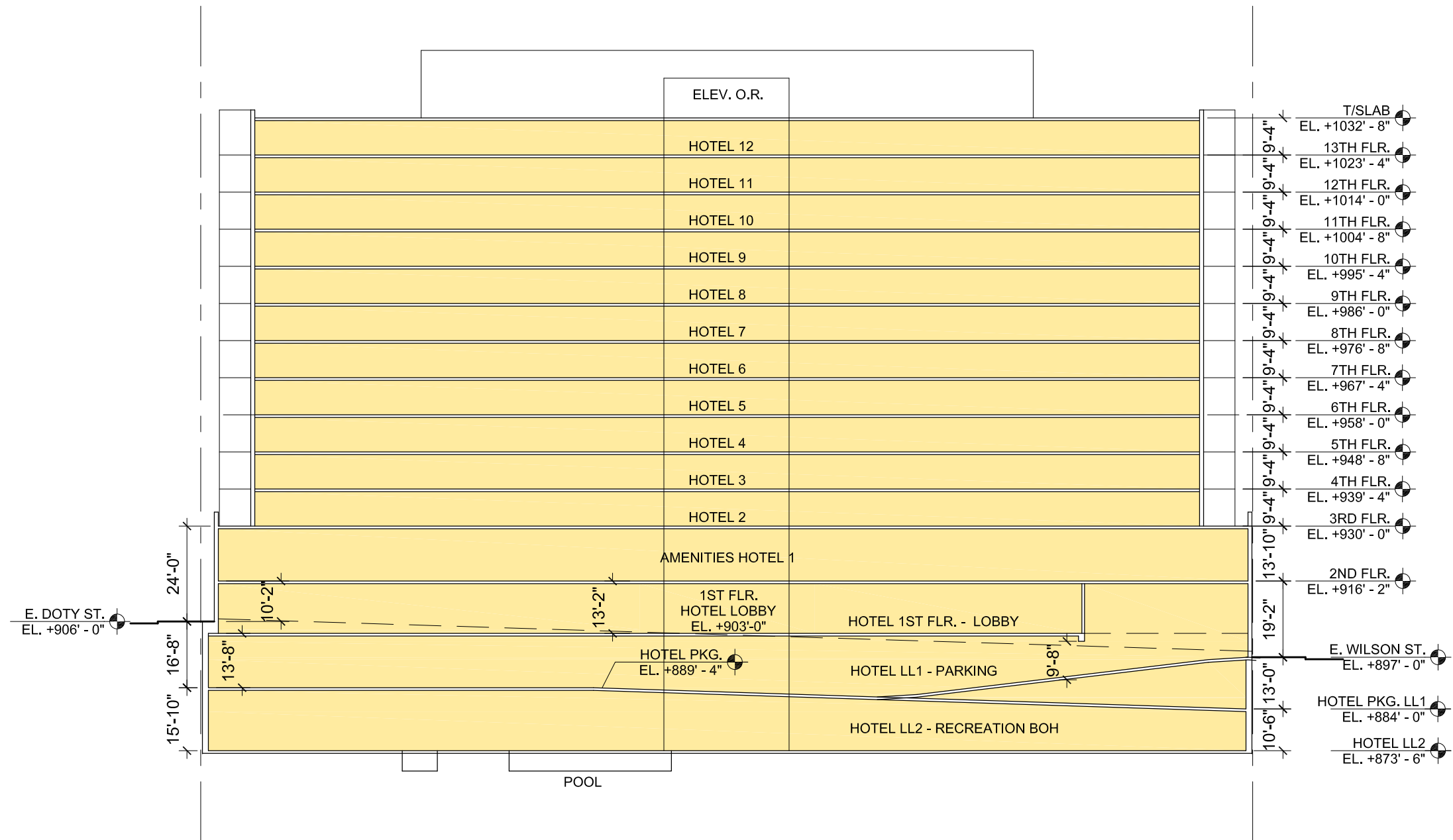




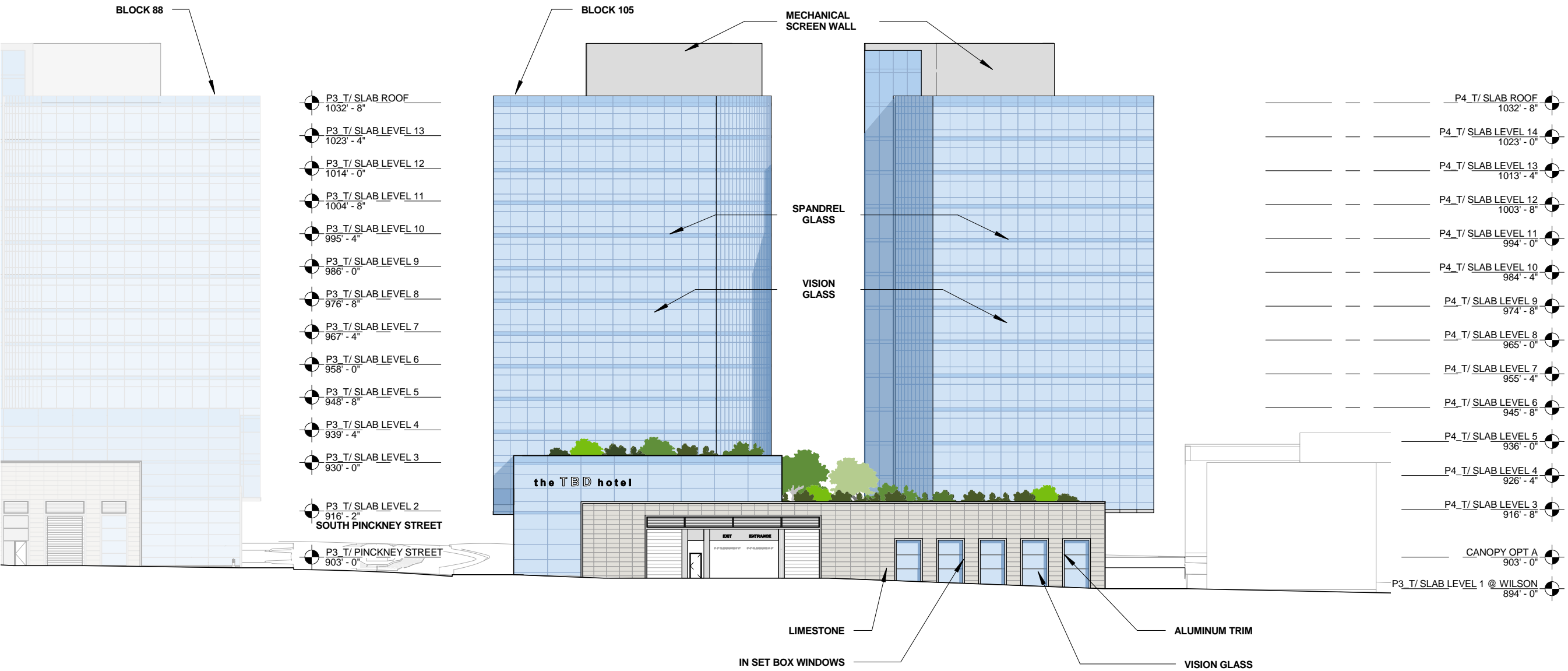


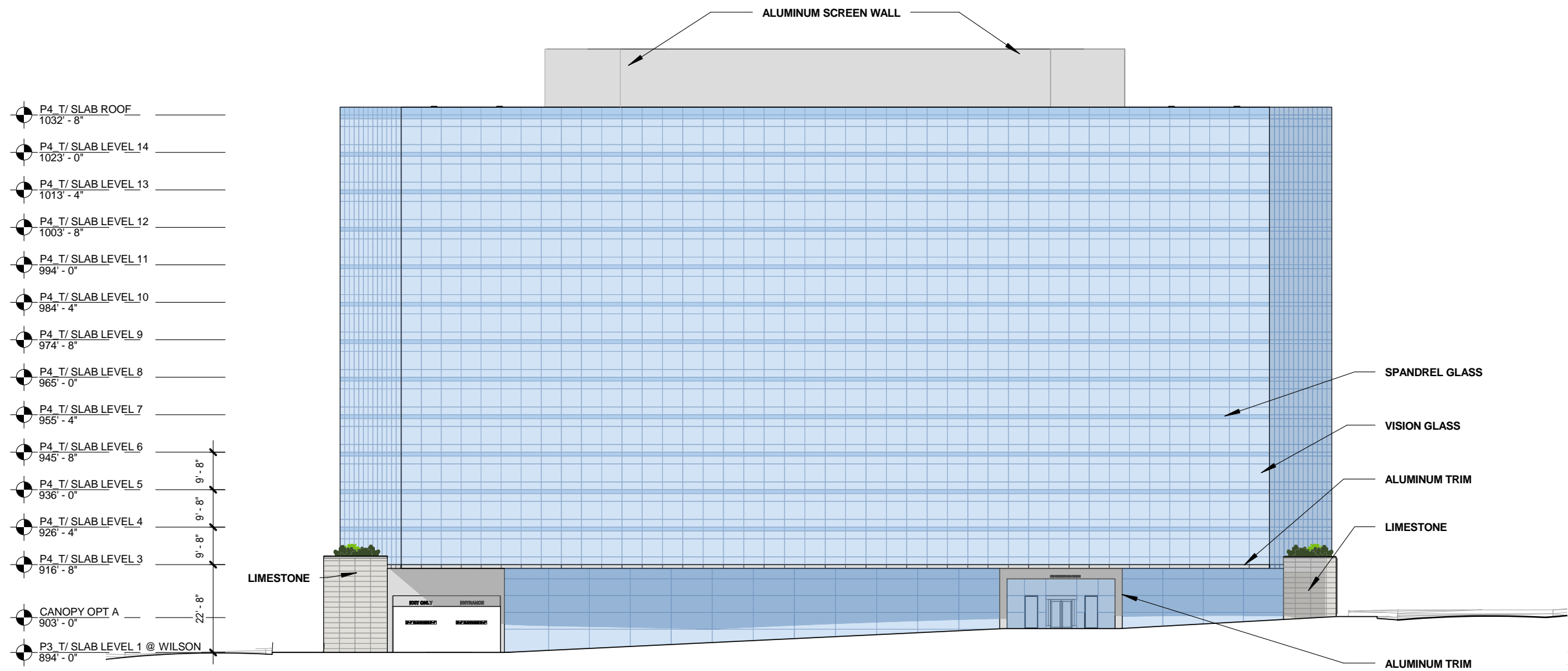
SECTION DD

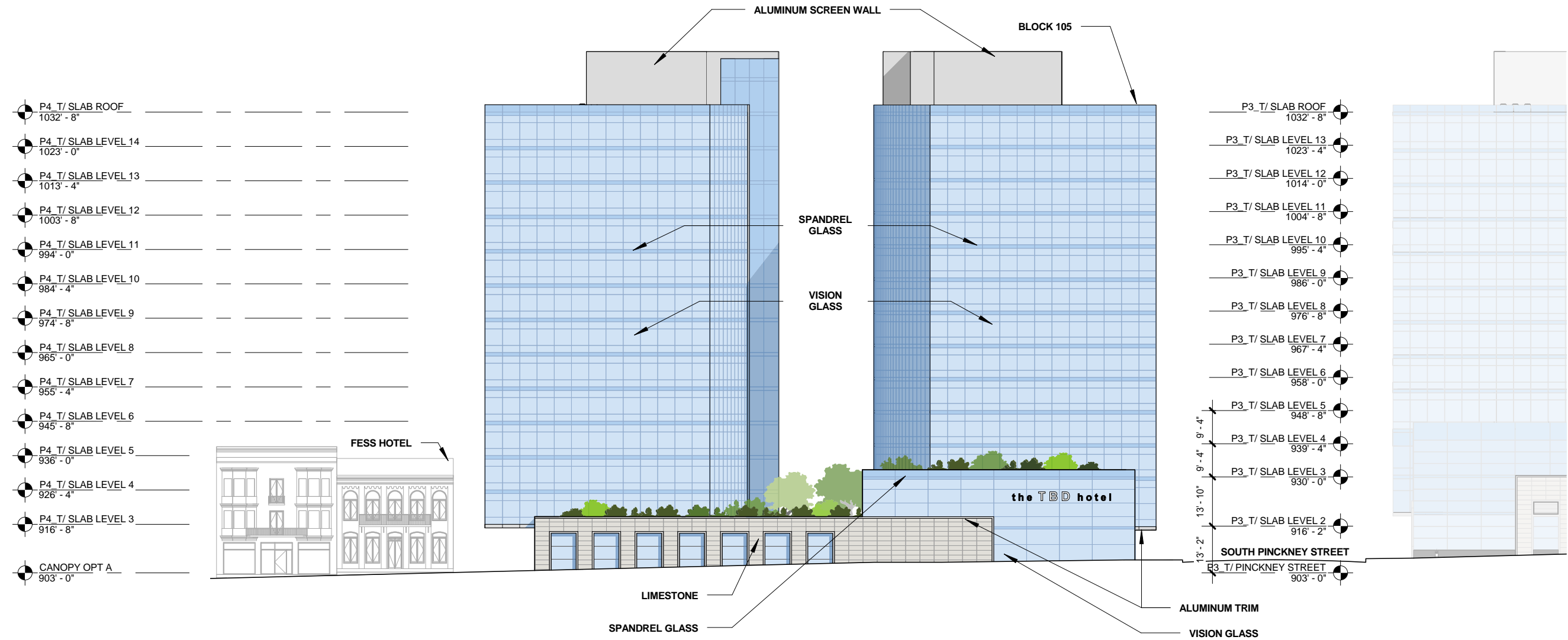


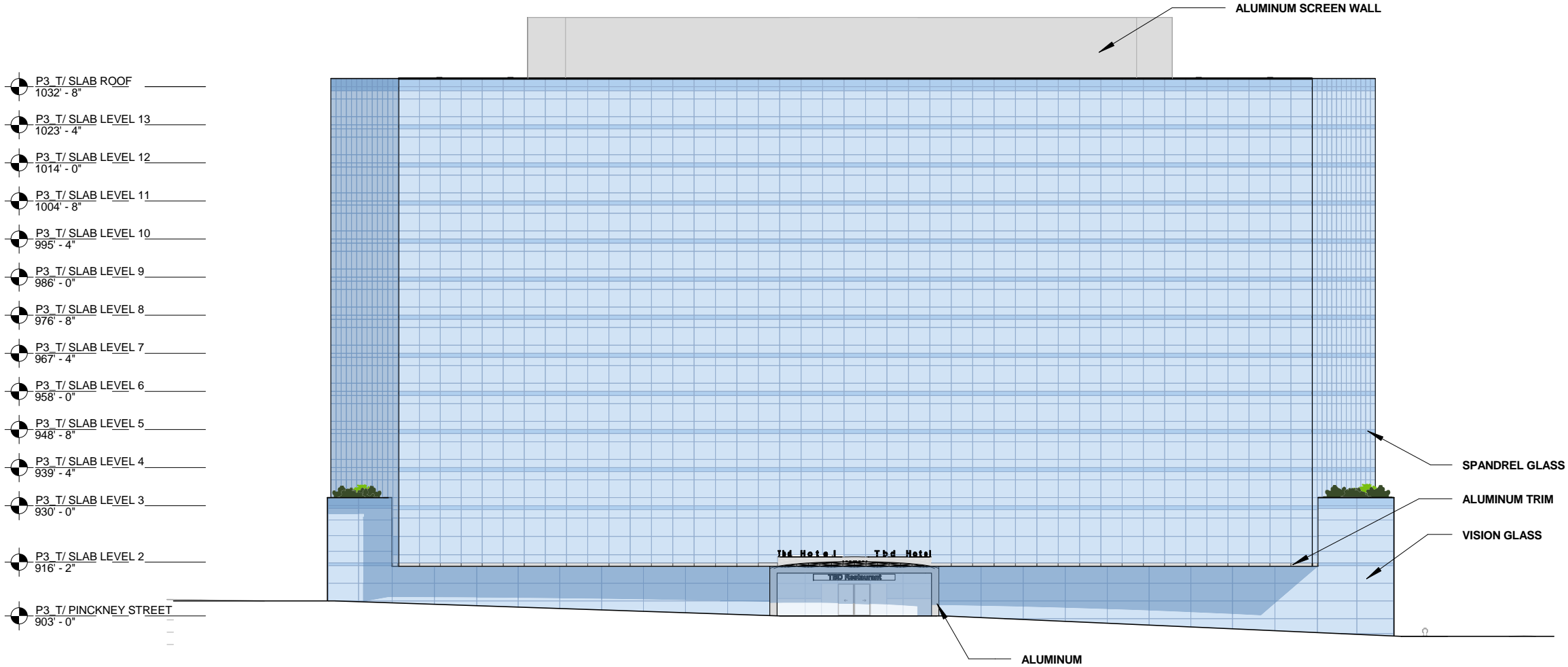


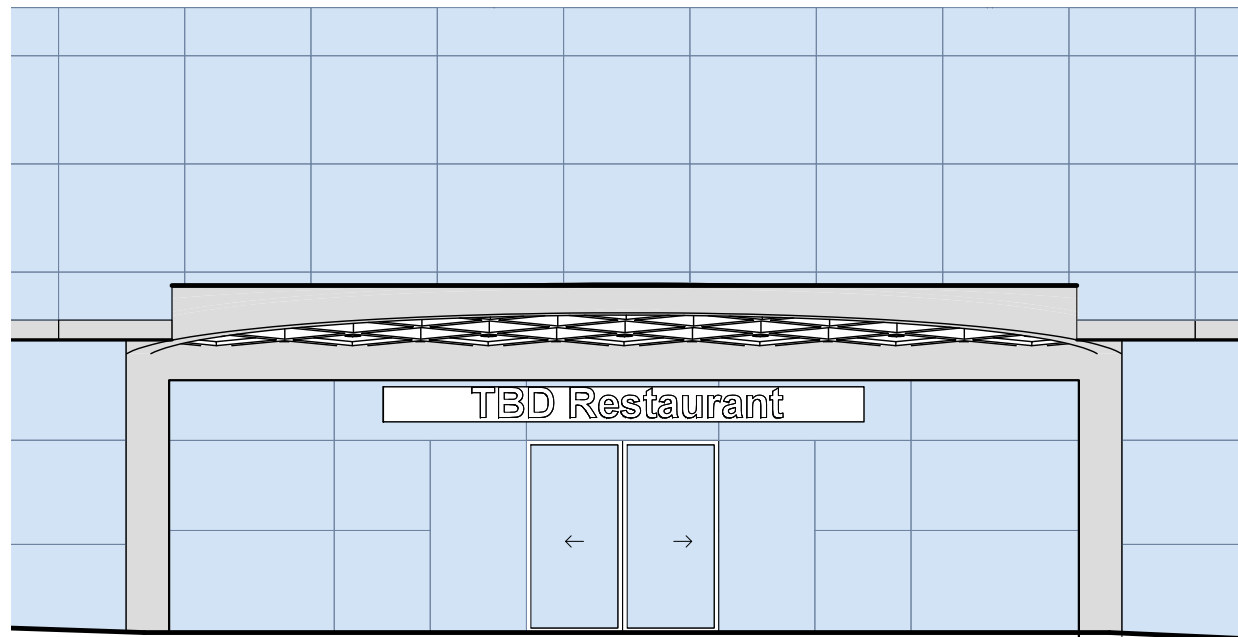
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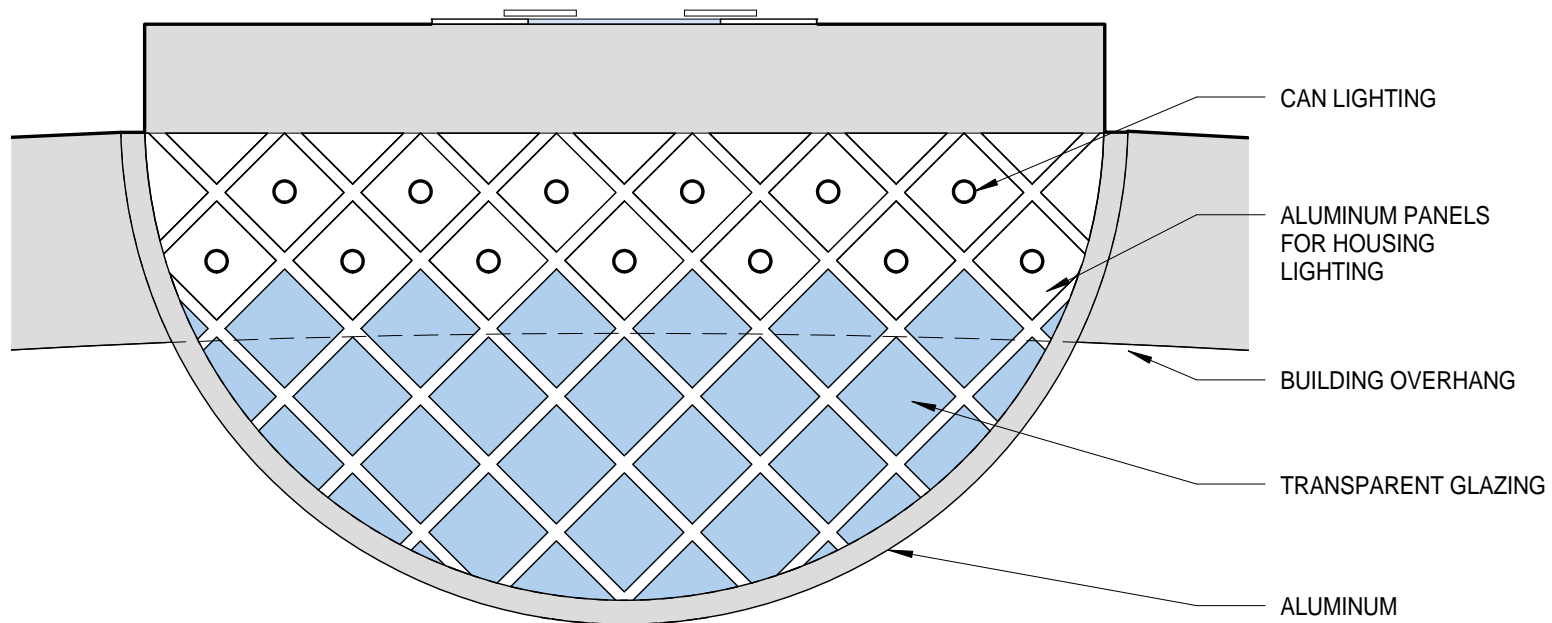








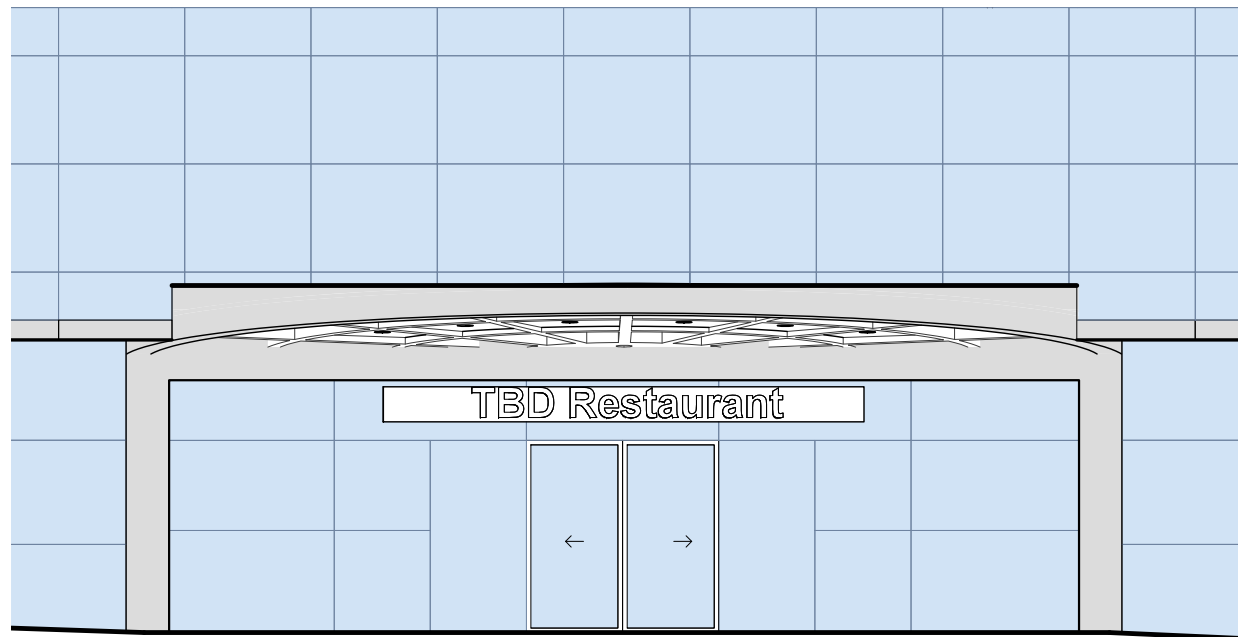
CANOPY ELEVATION-
OPTION A



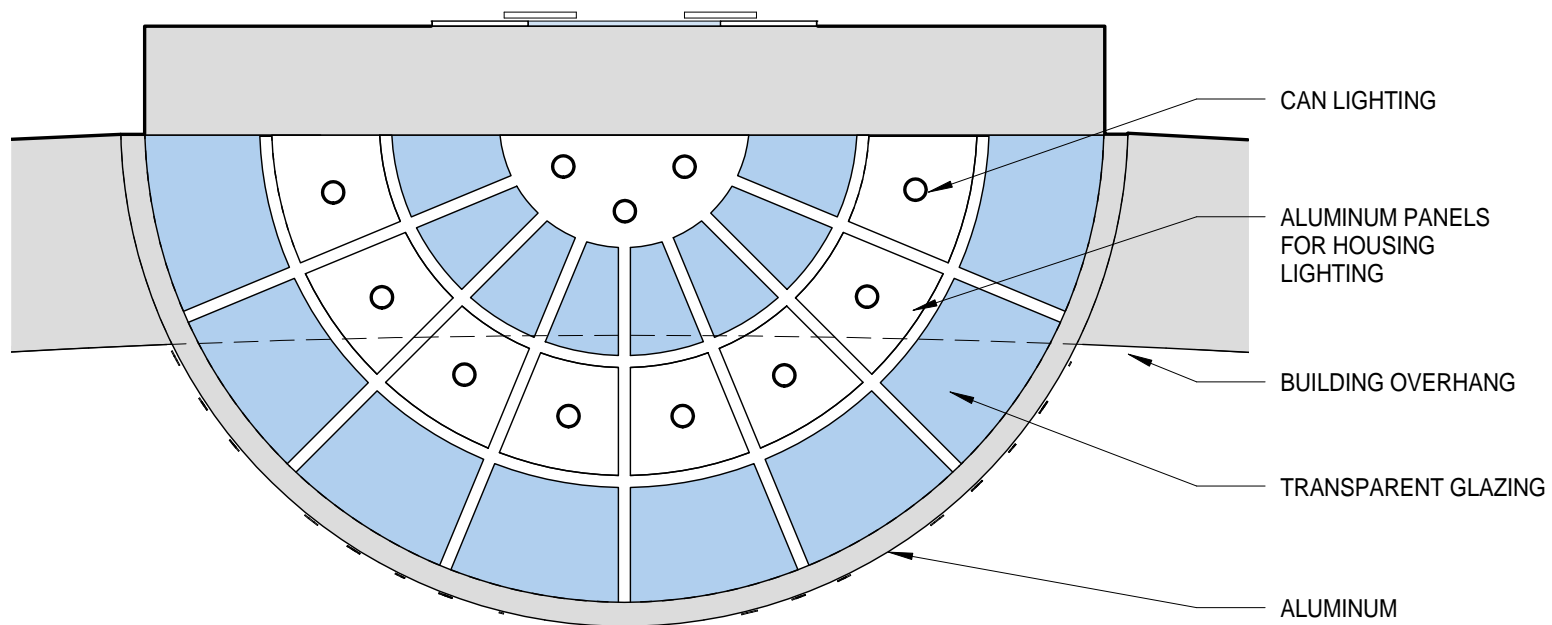
CANOPY RCP - OPTION A



CANOPY PERSPECTIVE -
OPTION A



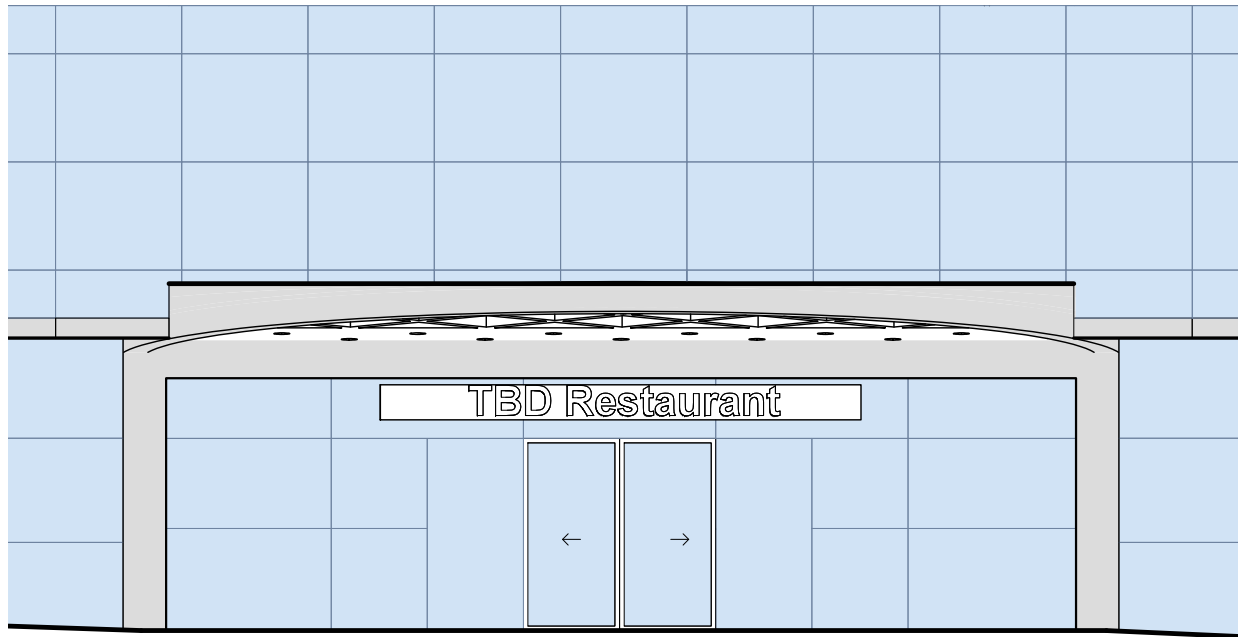
CANOPY ELEVATION-
OPTION B



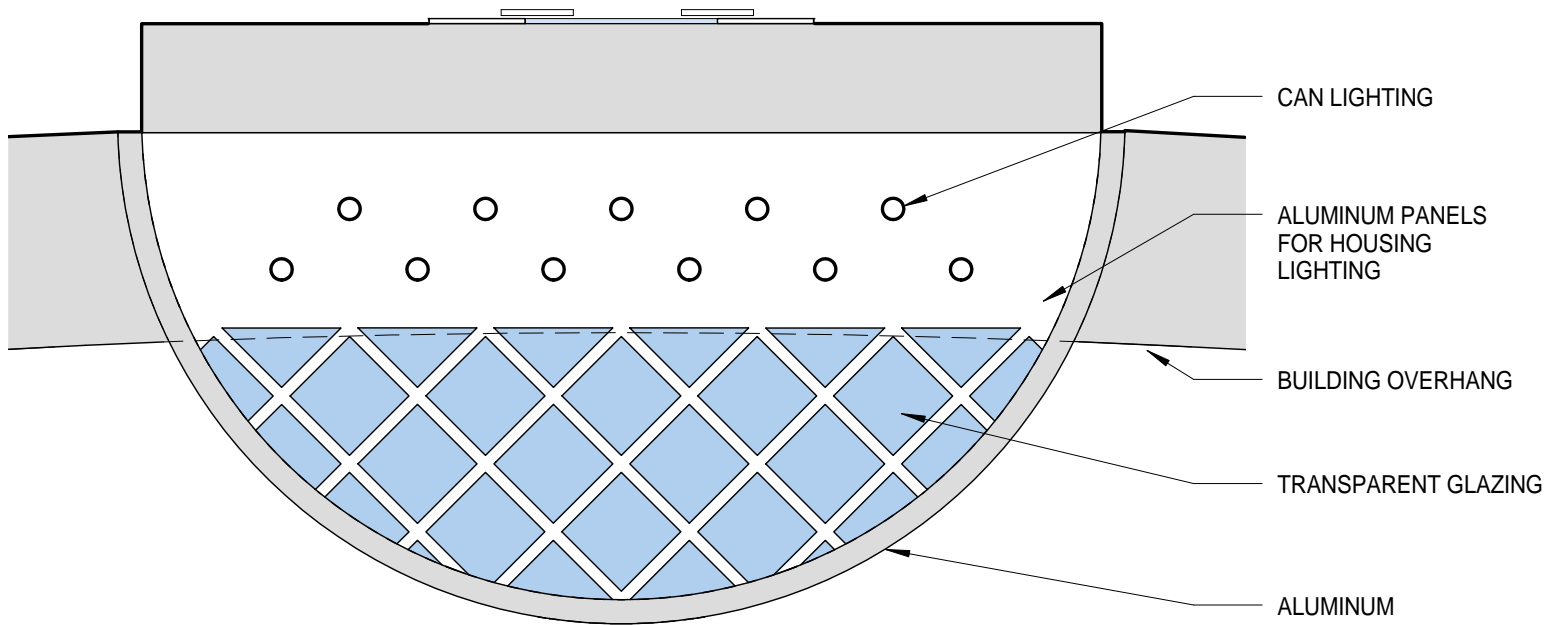
CANOPY RCP - OPTION B



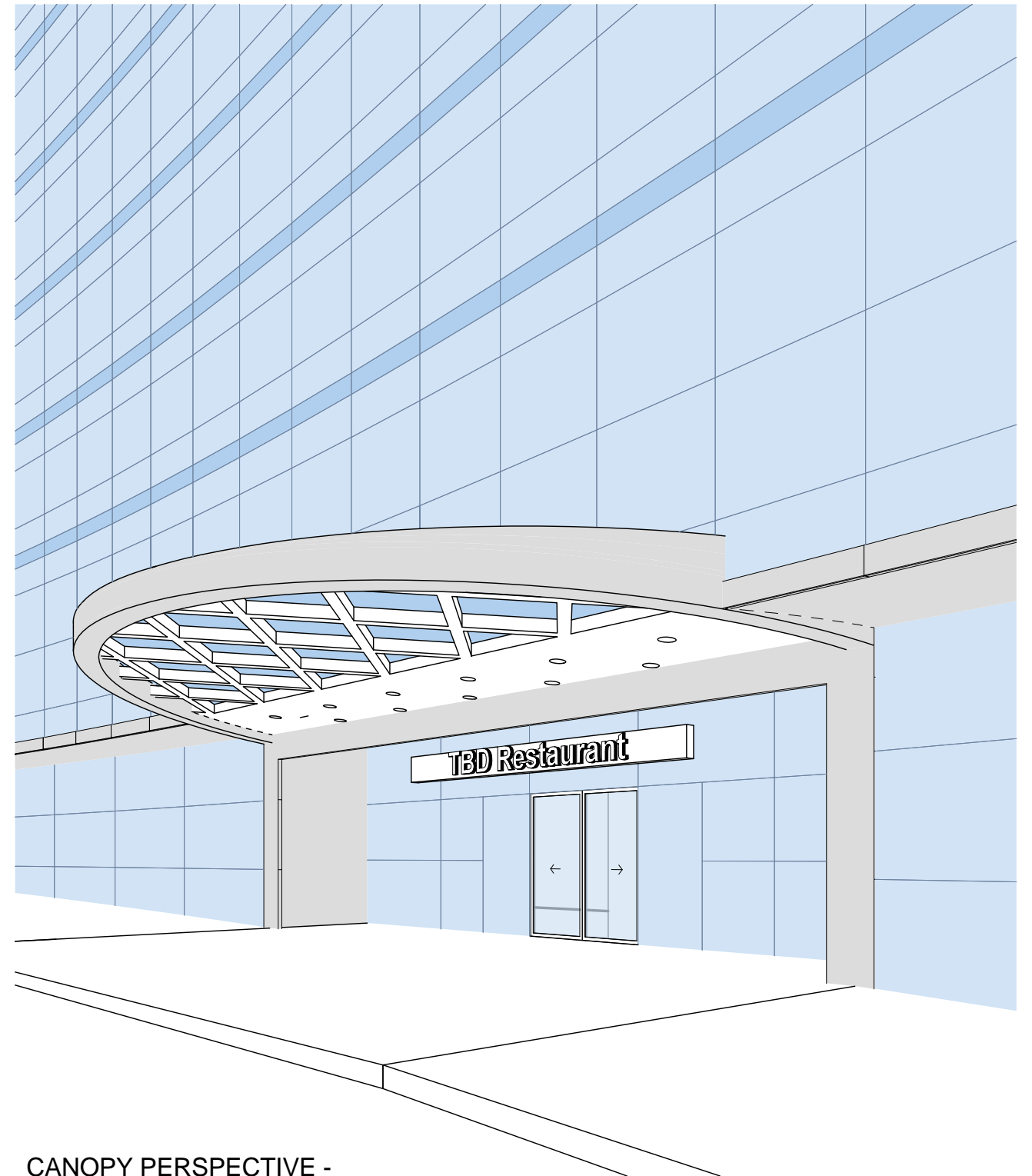
CANOPY PERSPECTIVE -
OPTION B



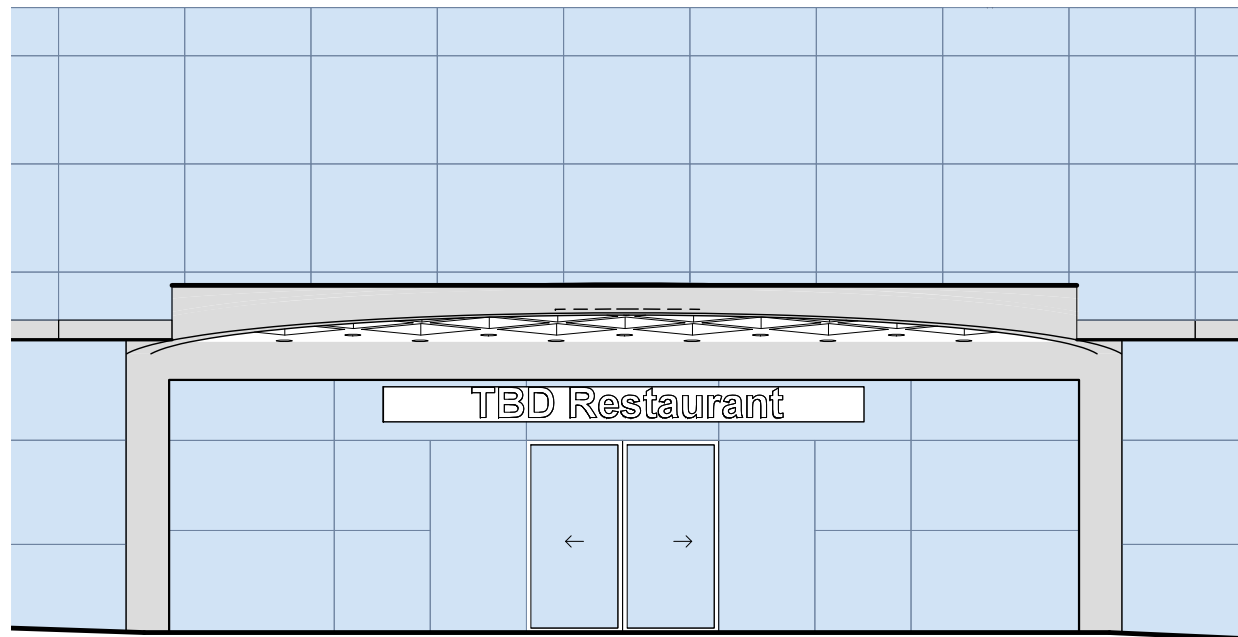
CANOPY ELEVATION-
OPTION C



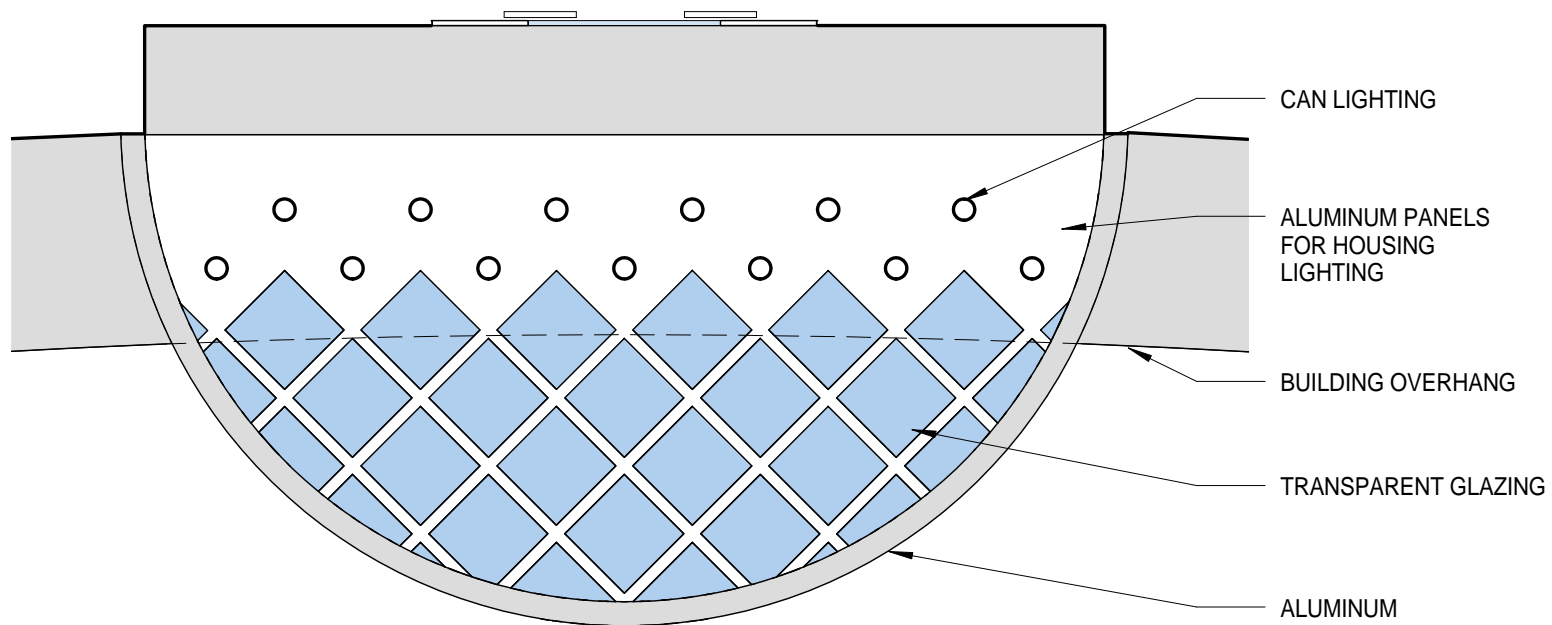
CANOPY RCP - OPTION C



CANOPY PERSPECTIVE -
OPTION C



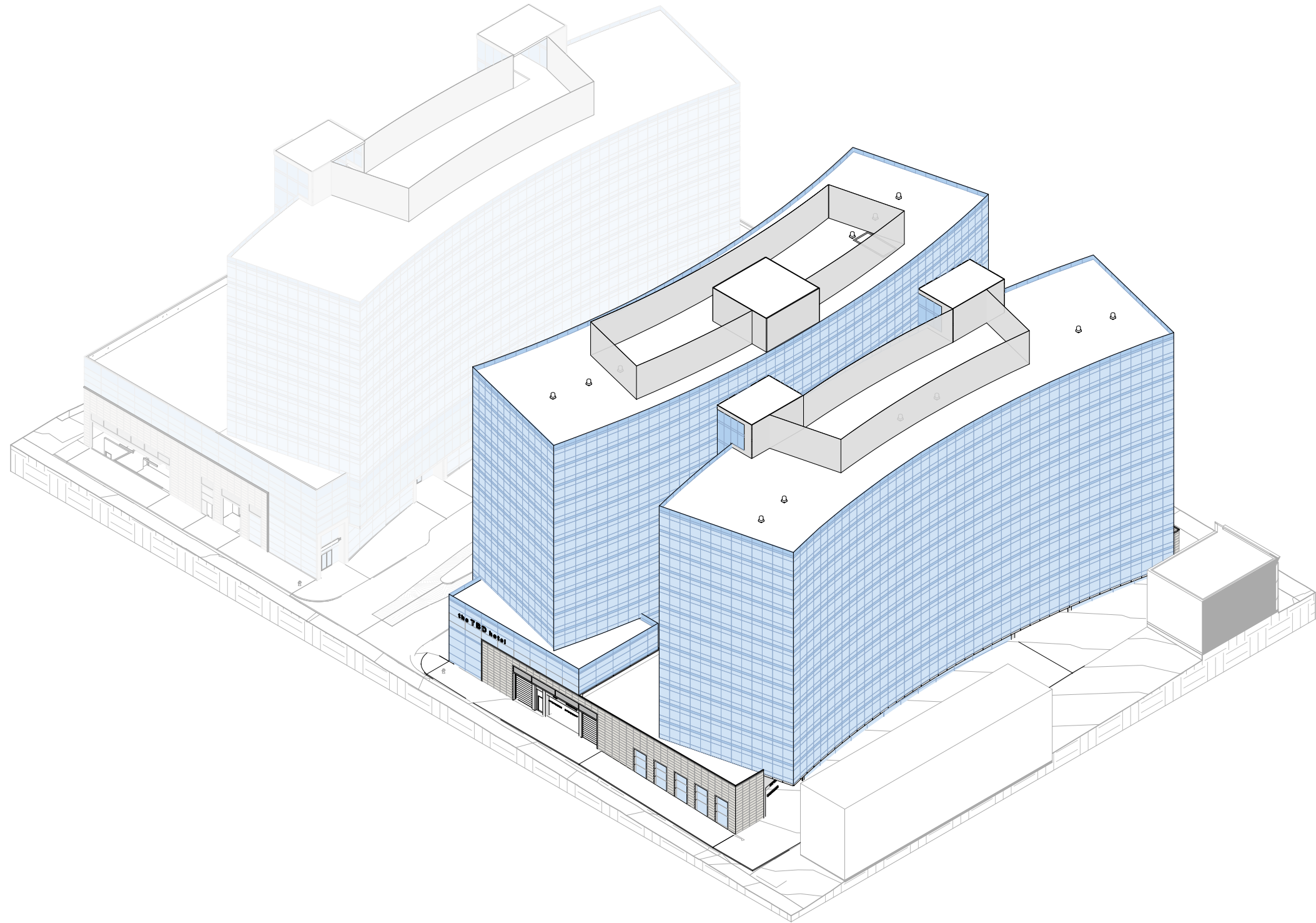
CANOPY ELEVATION-
OPTION D

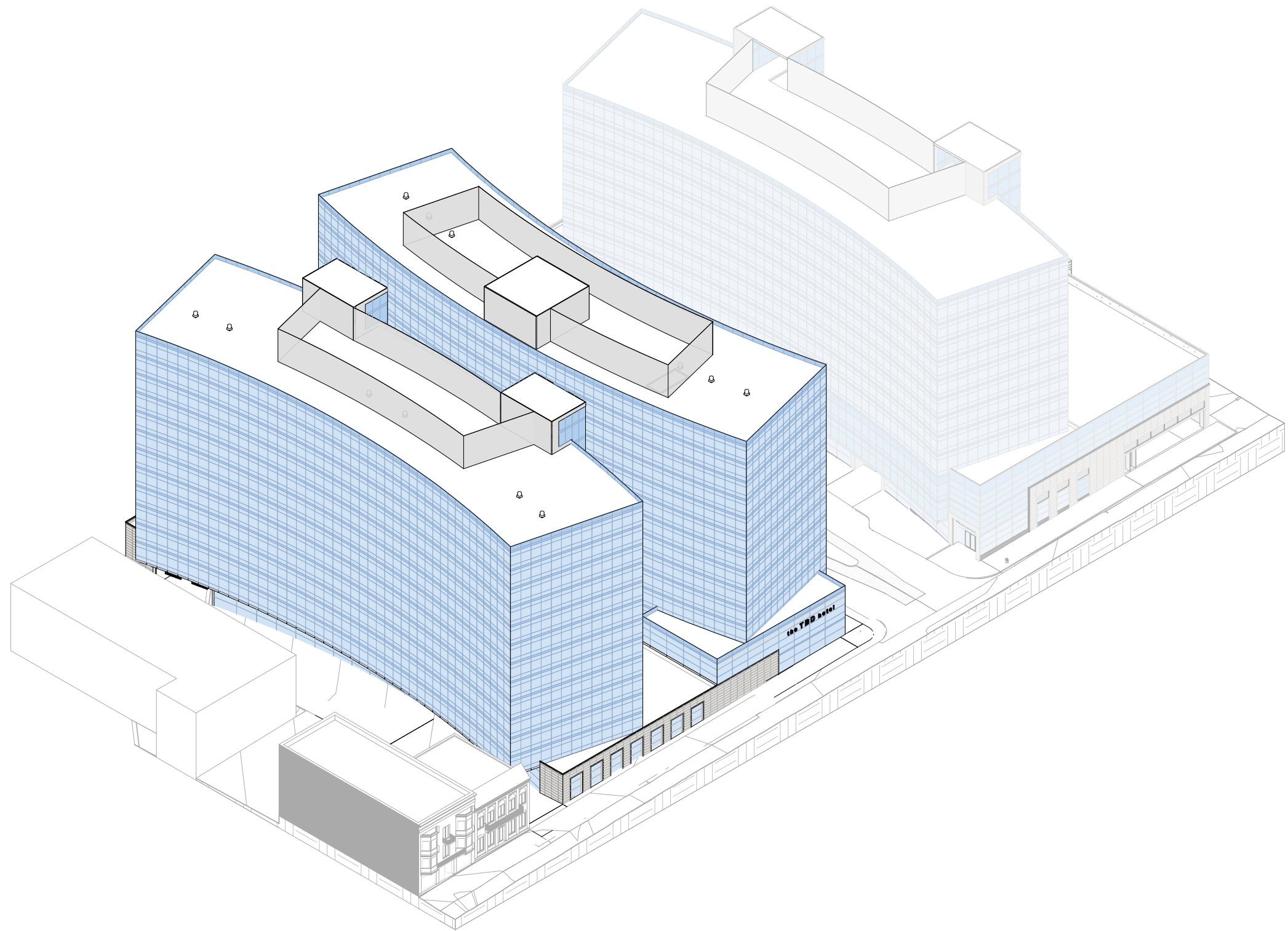


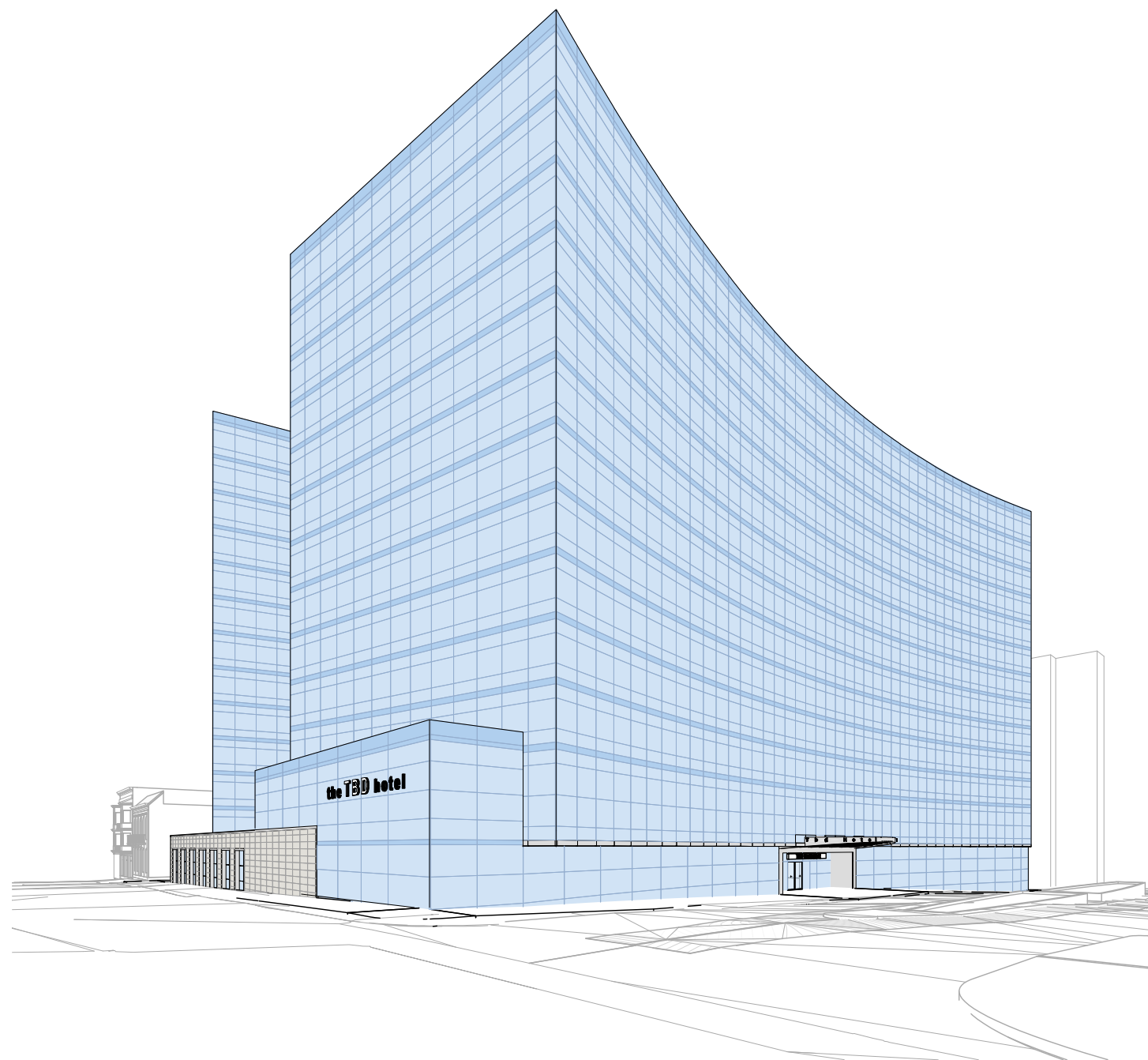
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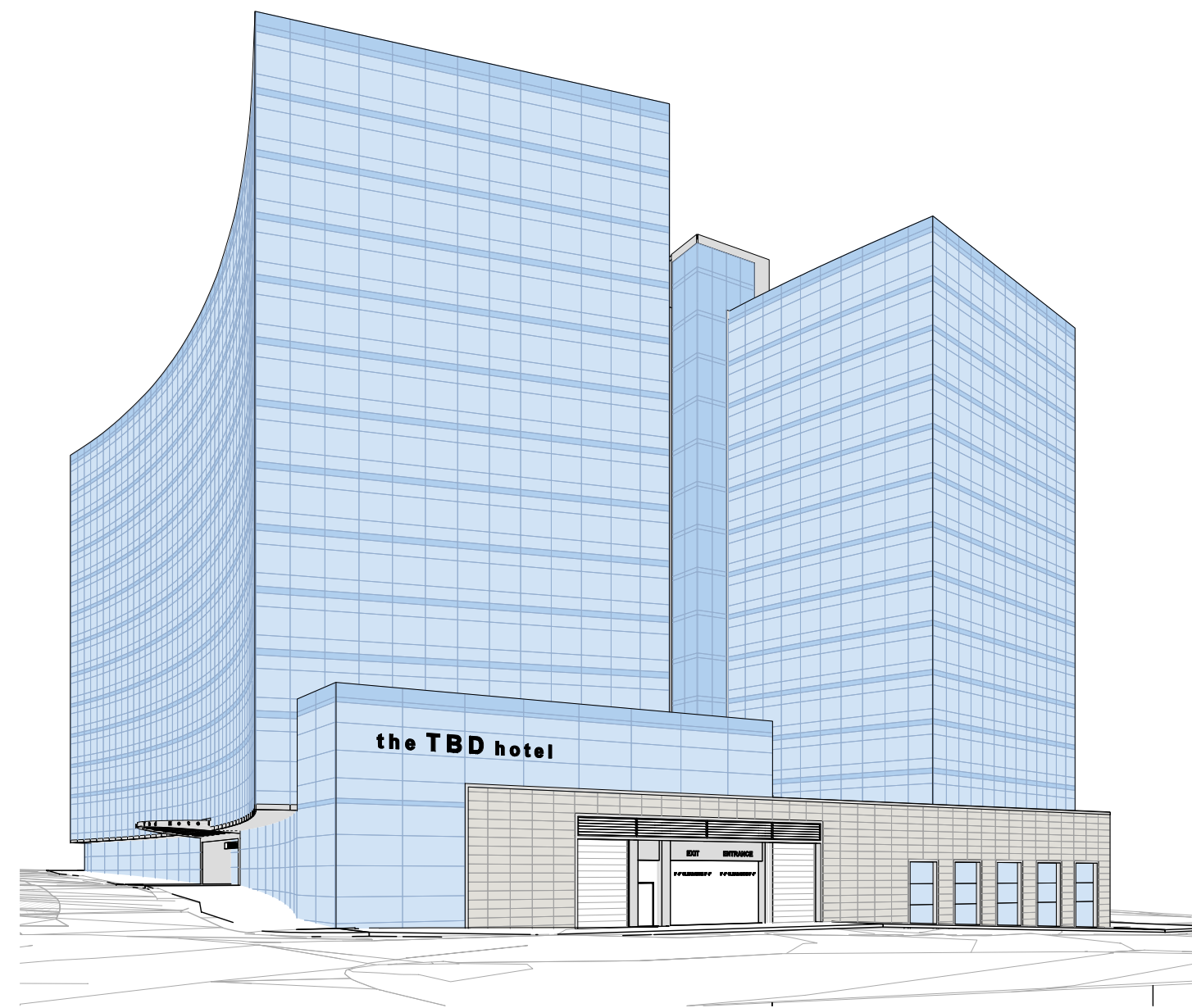
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OPTION D



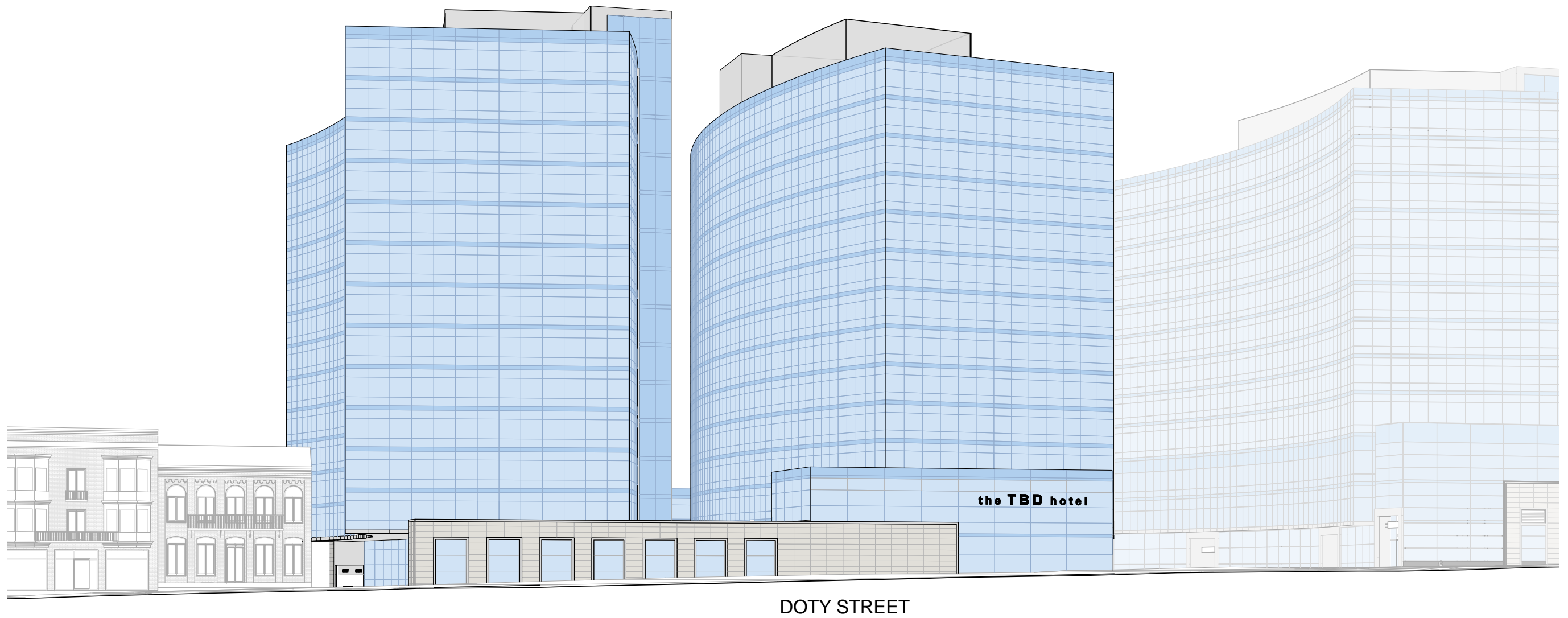




DOTY STREET



WILSON STREET



SECTION 4 - JUDGE DOYLE SQUARE - BLOCKS 88 & 105
OVERALL MATERIALS, SHADOW STUDIES, AND RENDERINGS



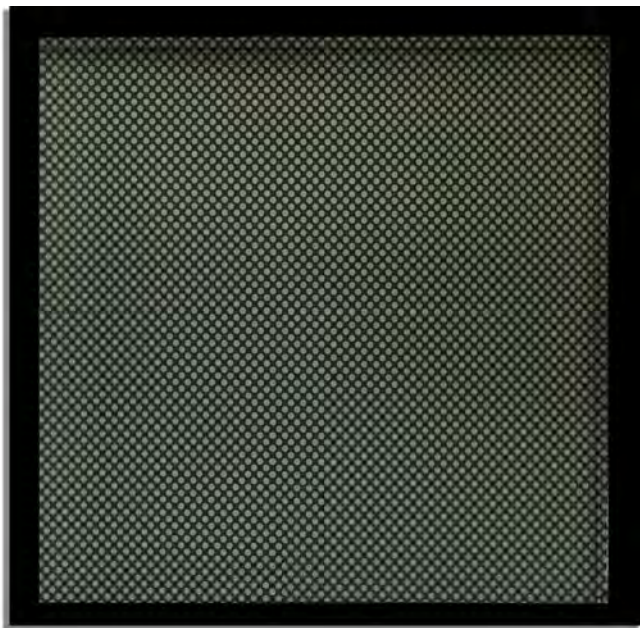
- EXTERIOR GLAZING



INSULATING VISION GLASS (VRE1-46)
SPANDREL GLASS TO MATCH



FROSTED GLASS - FOG GRAY (V1087)



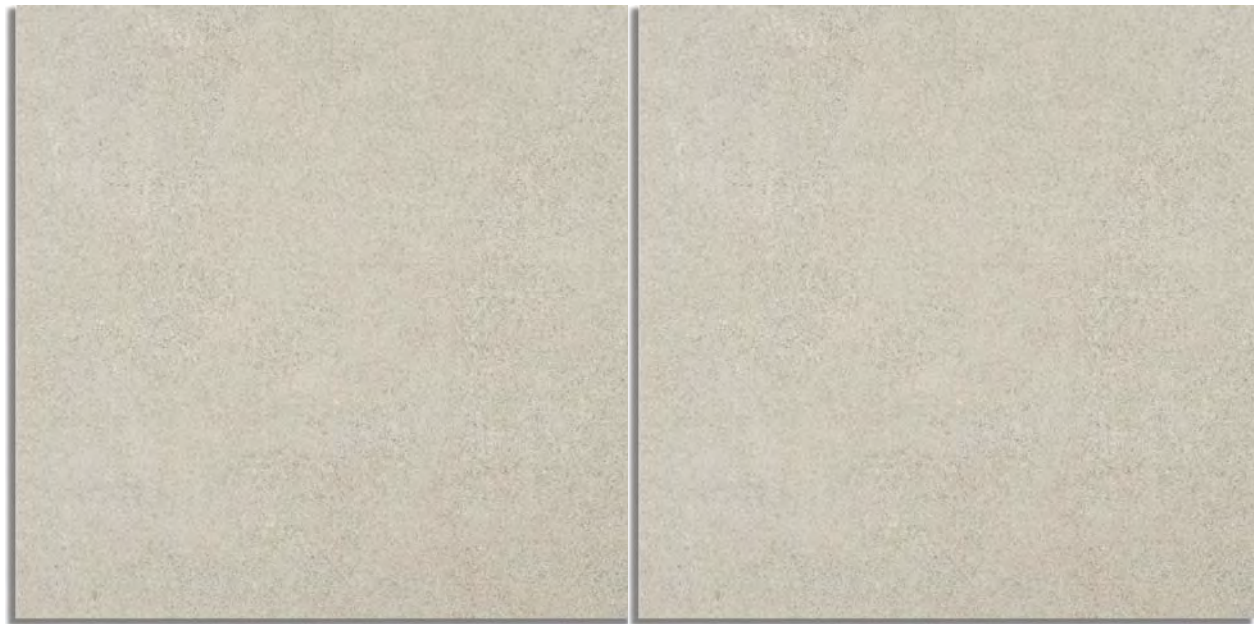
SILKSCREEN GLASS - SUBDUED GRAY
60% COVERAGE (V903)

- ALUMINUM TRIM



BRUSHED ALUMINUM

- STONE SCREEN WALL SYSTEM



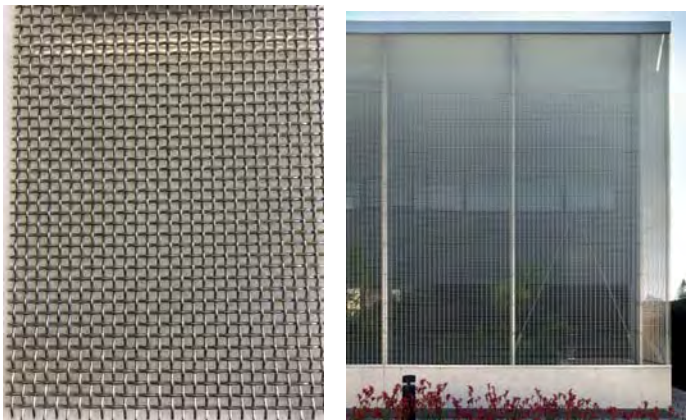
INDIANA LIMESTONE - STANDARD BUFF

- WINDOW CURB / SILL

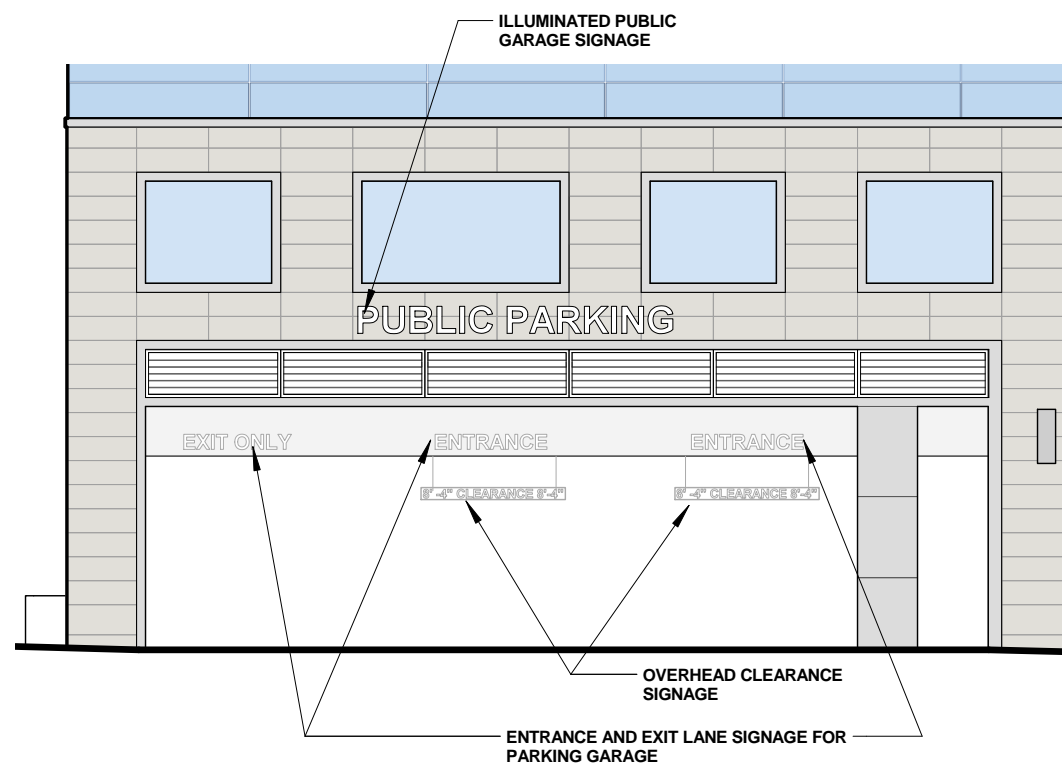


BLACK GRANITE

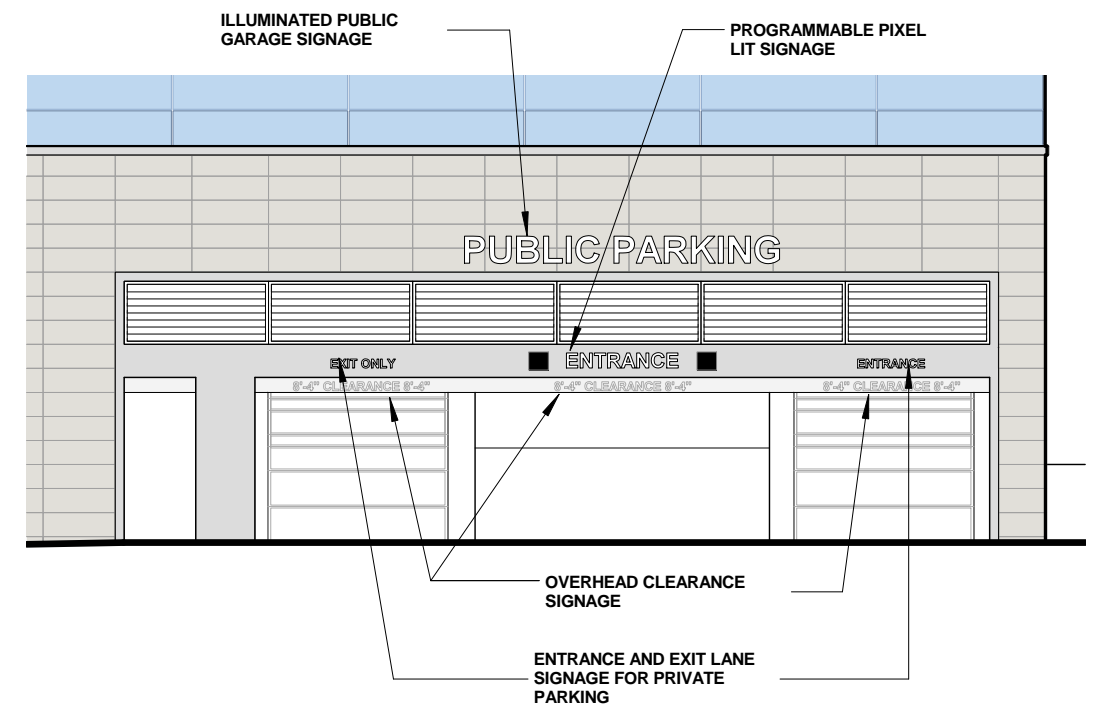
- ALUMINUM SCREEN WALL



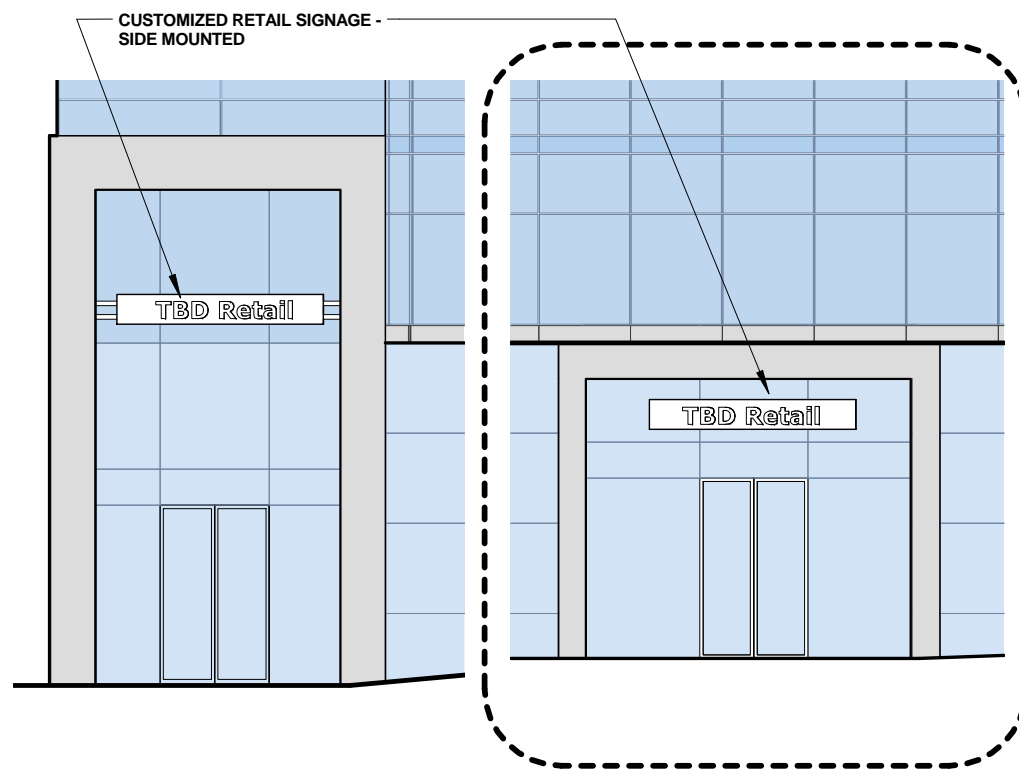
MECHANICAL SCREEN WALL @ ROOF



WILSON STREET GRAPHIC SIGNAGE

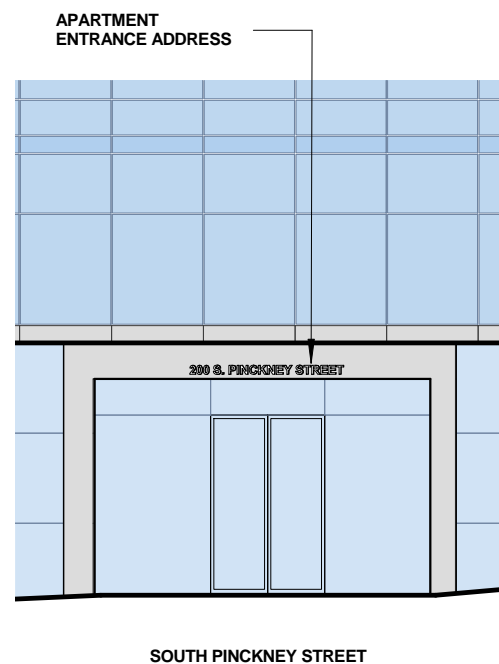


DOTY STREET GRAPHIC SIGNAGE

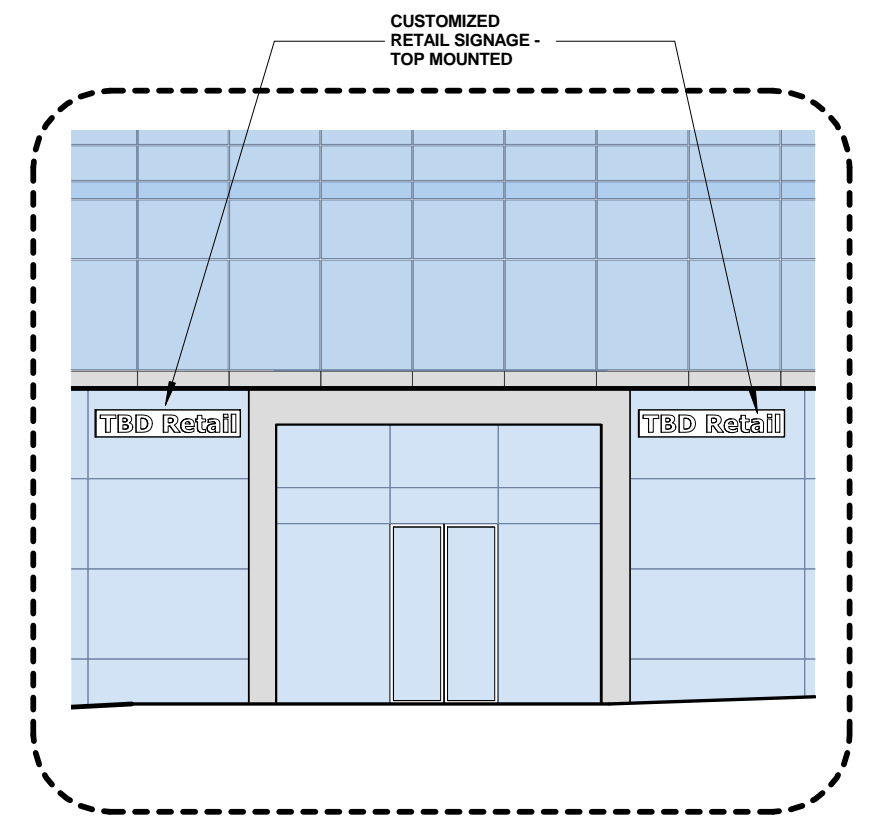
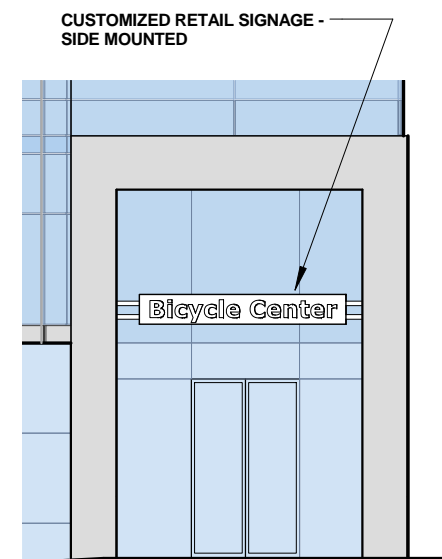


PINCKNEY STREET GRAPHIC SIGNAGE

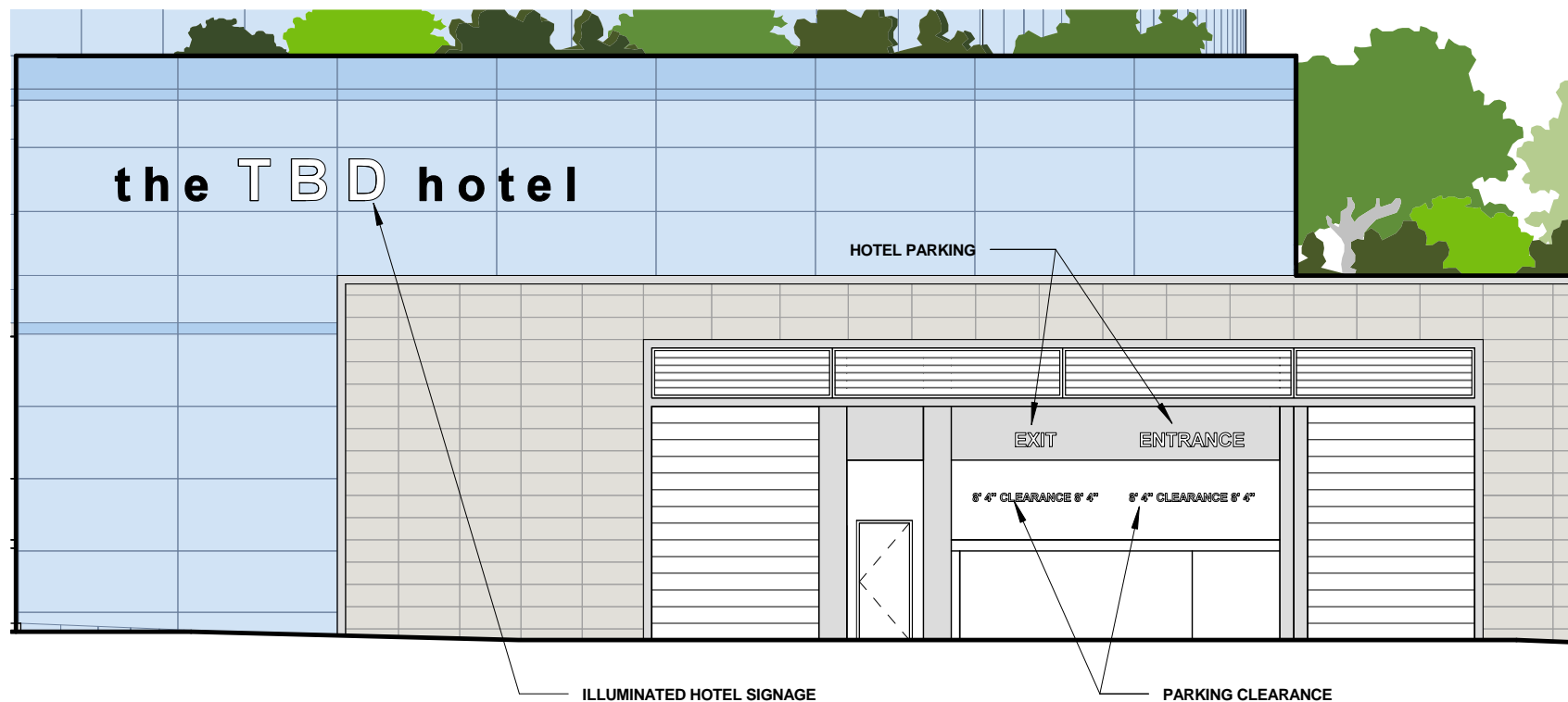
OPTION A



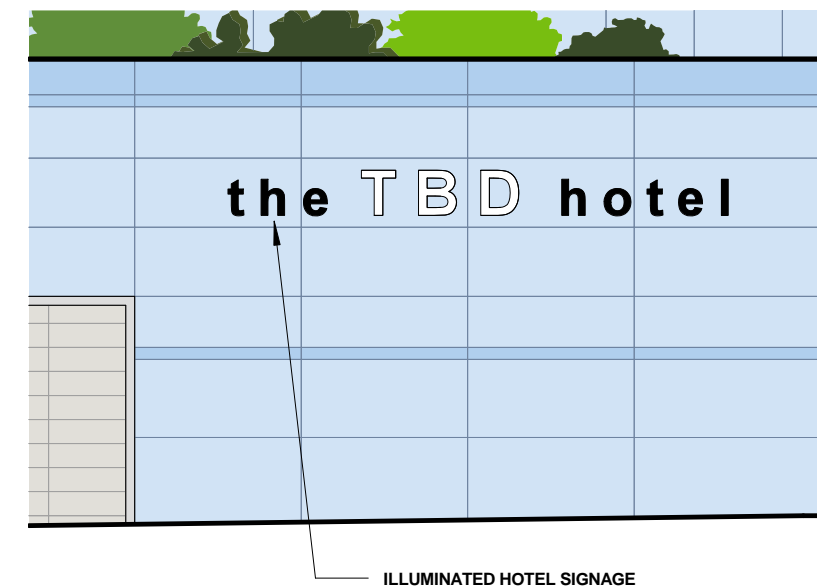
SOUTH PINCKNEY STREET



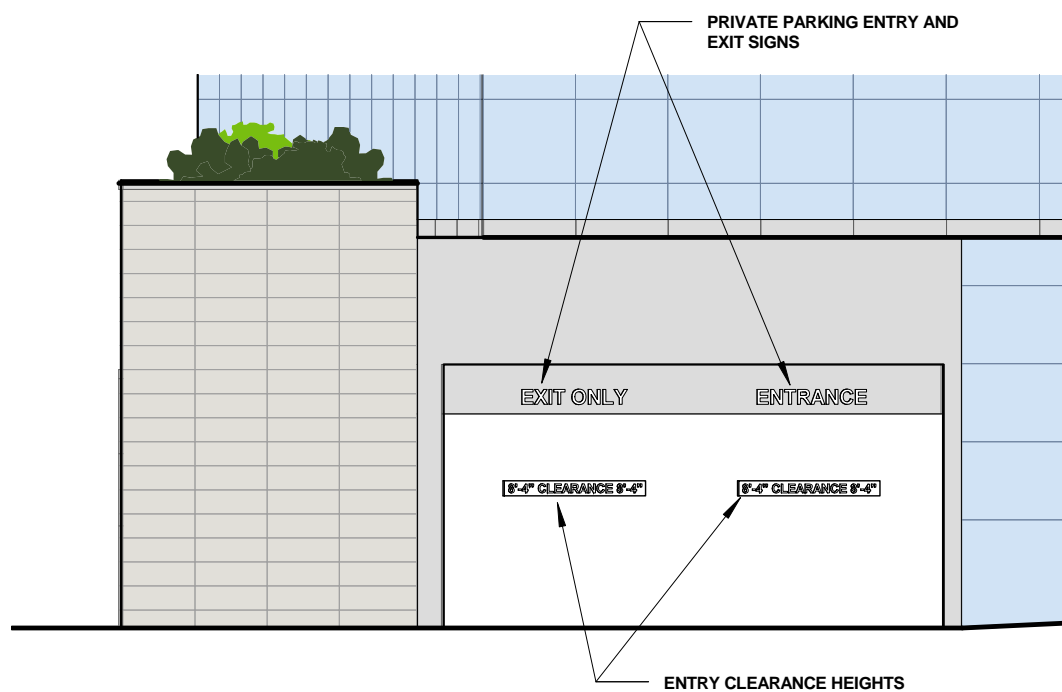
OPTION B



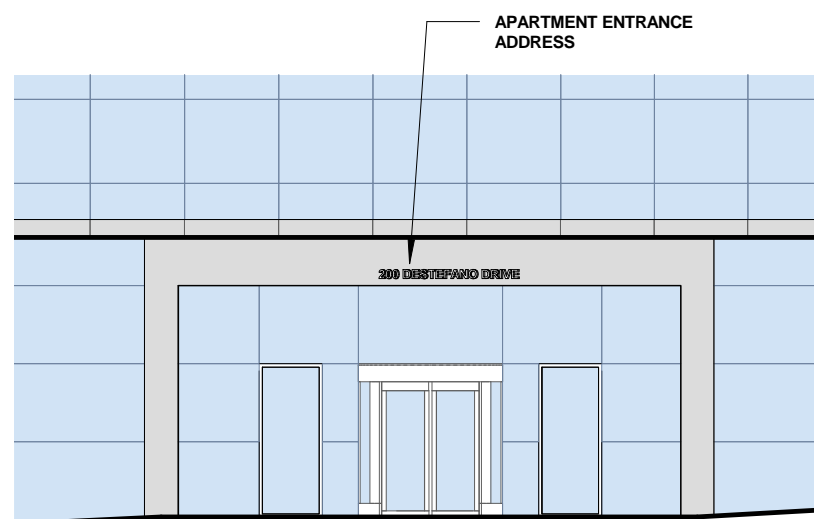
WILSON STREET GRAPHIC
SIGNAGE

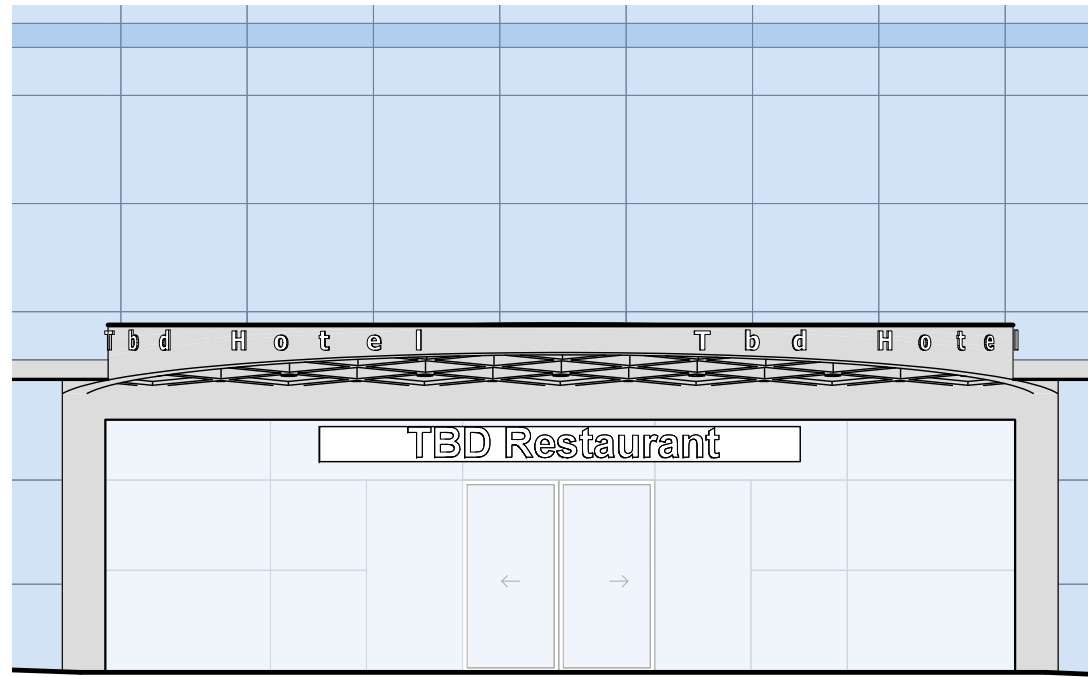


DOTY STREET GRAPHIC
SIGNAGE

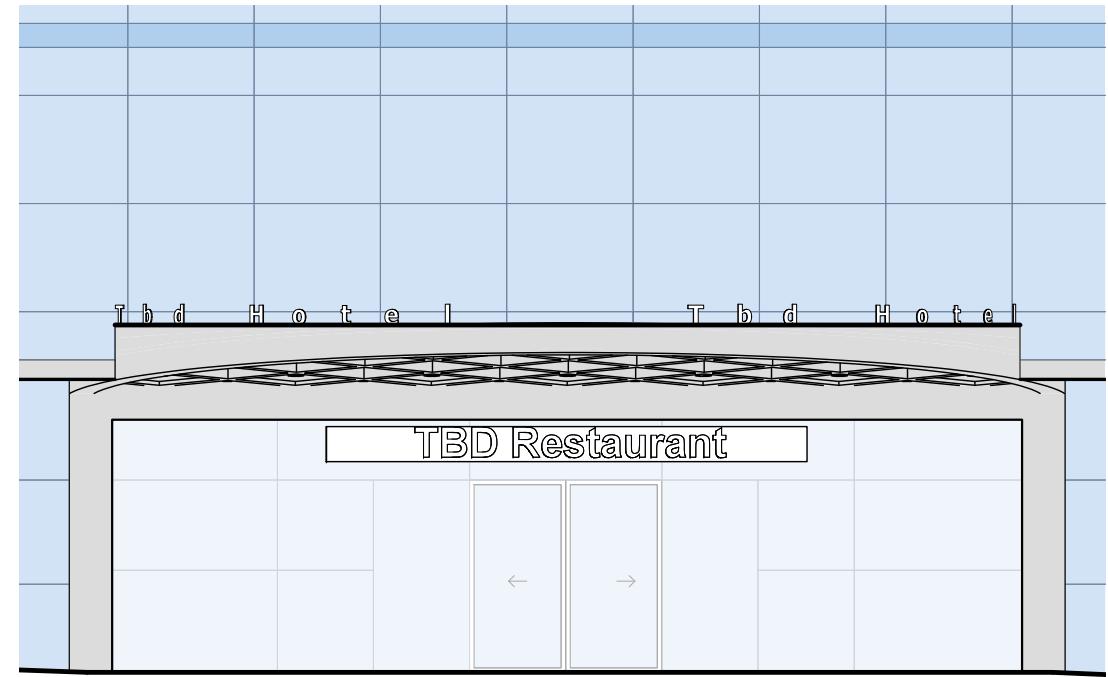


NEW ENTRY GRAPHIC
SIGNAGE

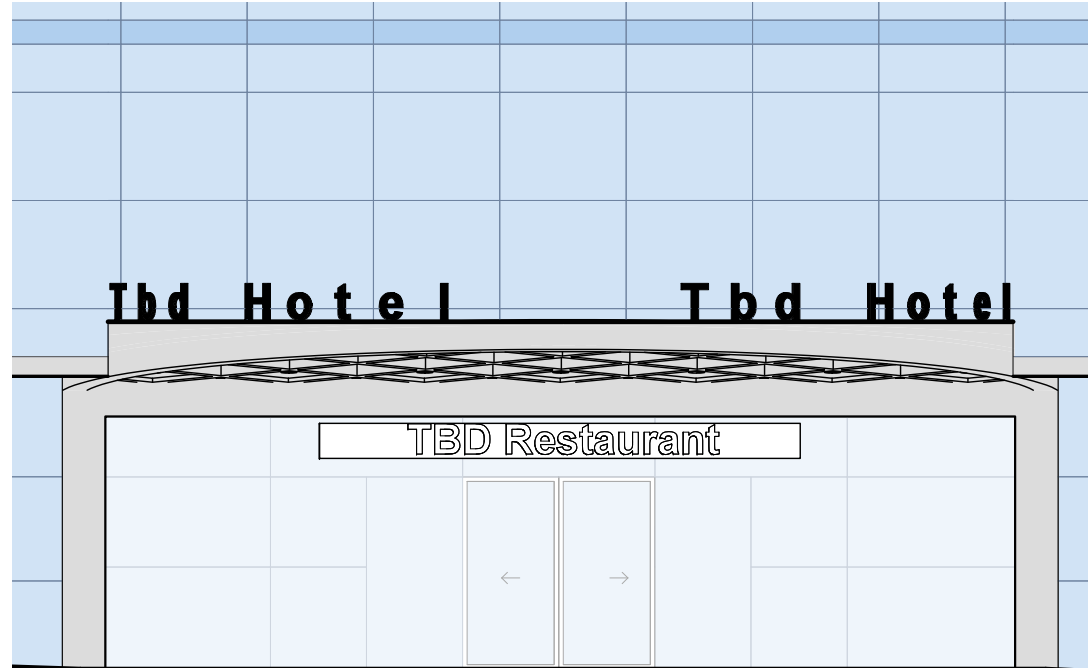




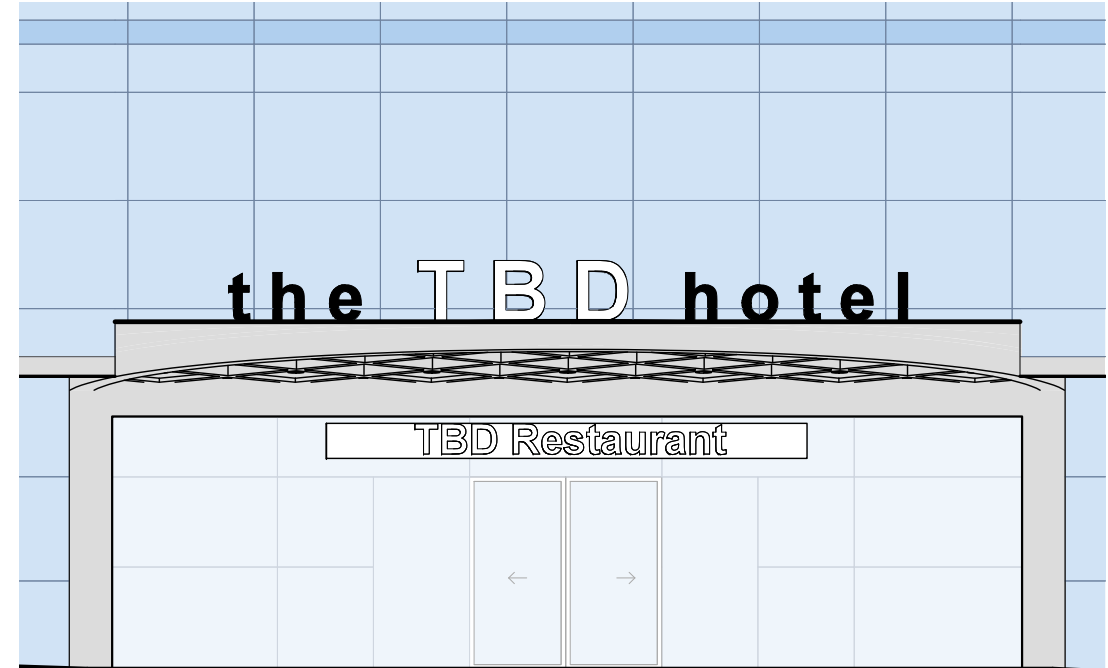
PINCKNEY STREET CANOPY
SIGNAGE OPT A



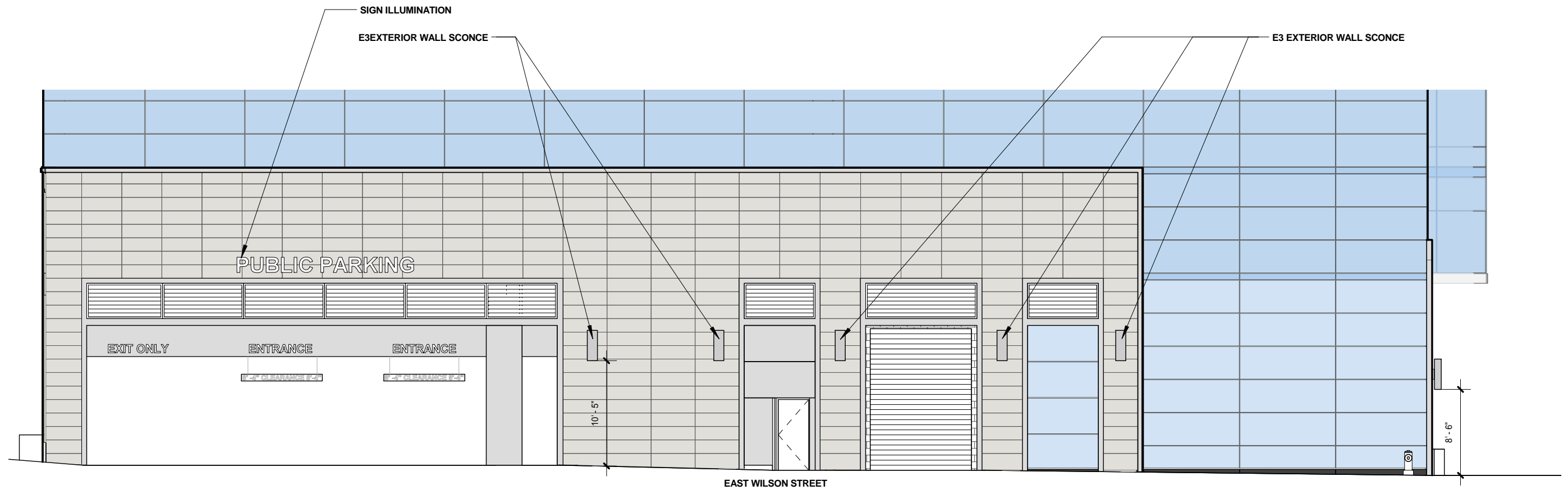
PINCKNEY STREET CANOPY
SIGNAGE OPT B



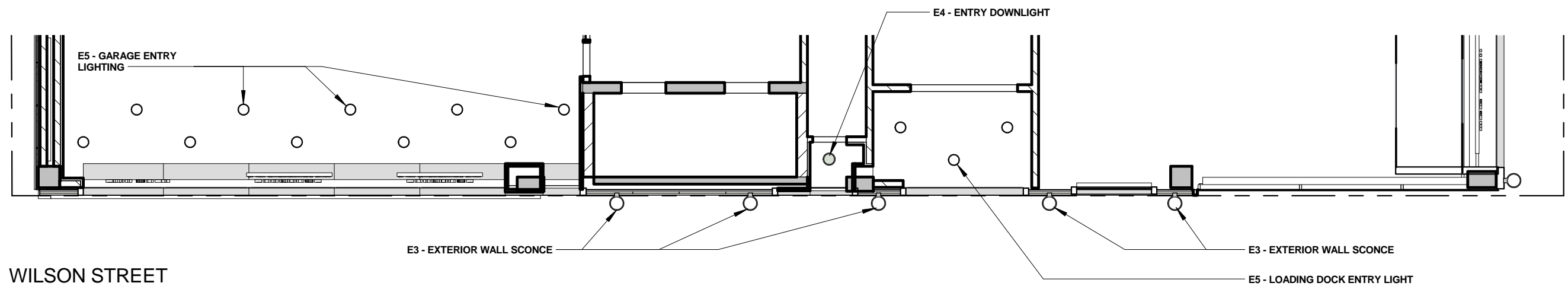
PINCKNEY STREET CANOPY
SIGNAGE OPT C



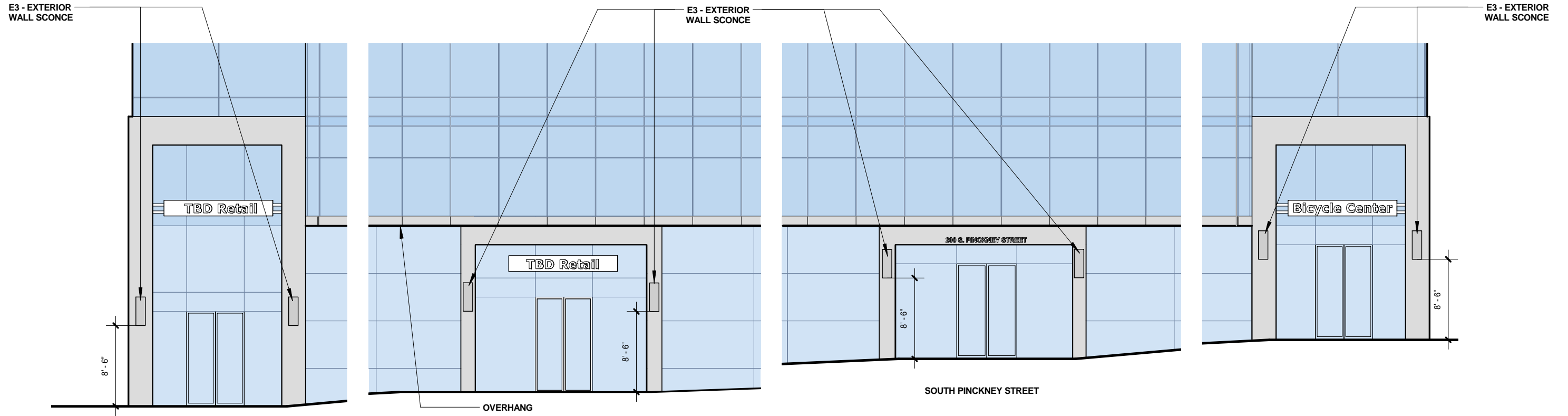
PINCKNEY STREET CANOPY
SIGNAGE OPT D



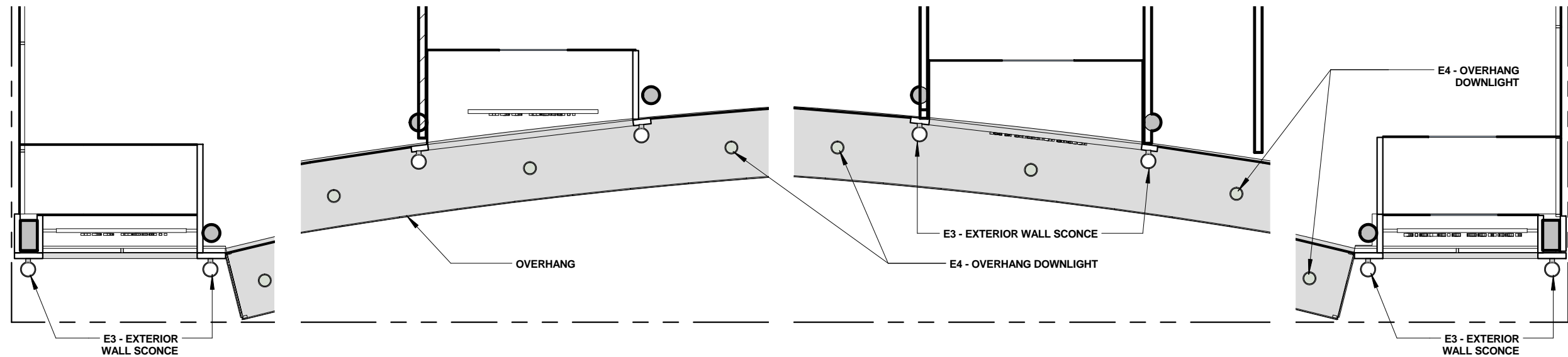
WILSON STREET LIGHTING
ELEVATION



WILSON STREET
REFLECTED CEILING PLAN

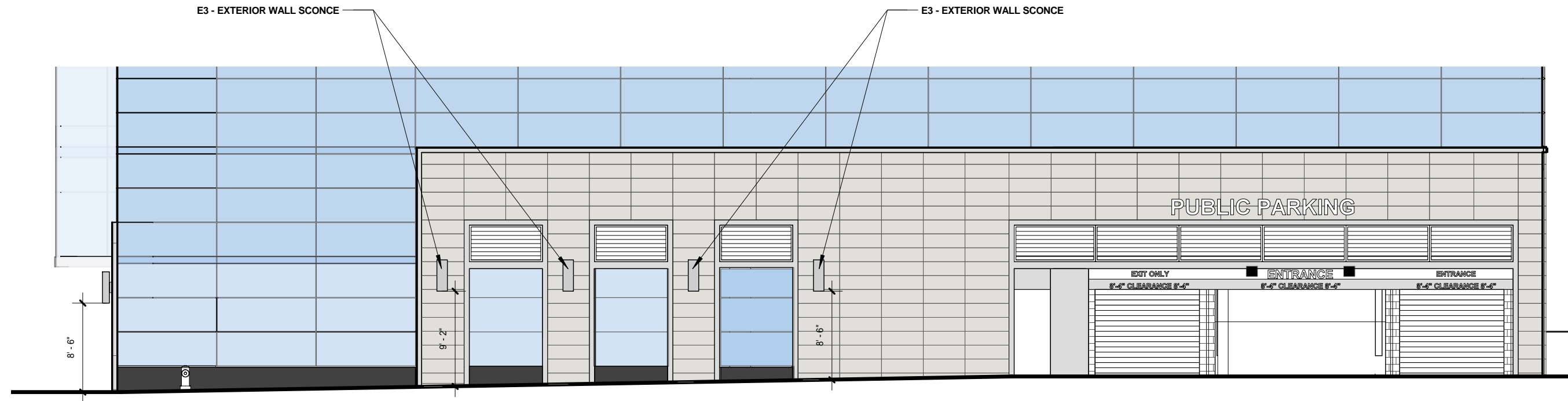


PINCKNEY STREET
LIGHTING ELEVATION

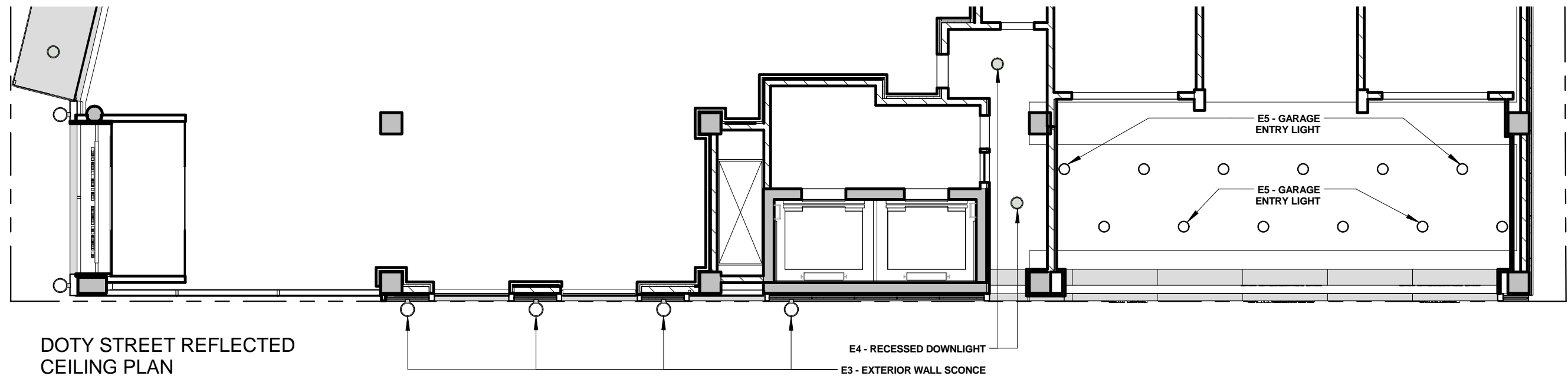


PINCKNEY STREET
REFLECTED CEILING PLAN



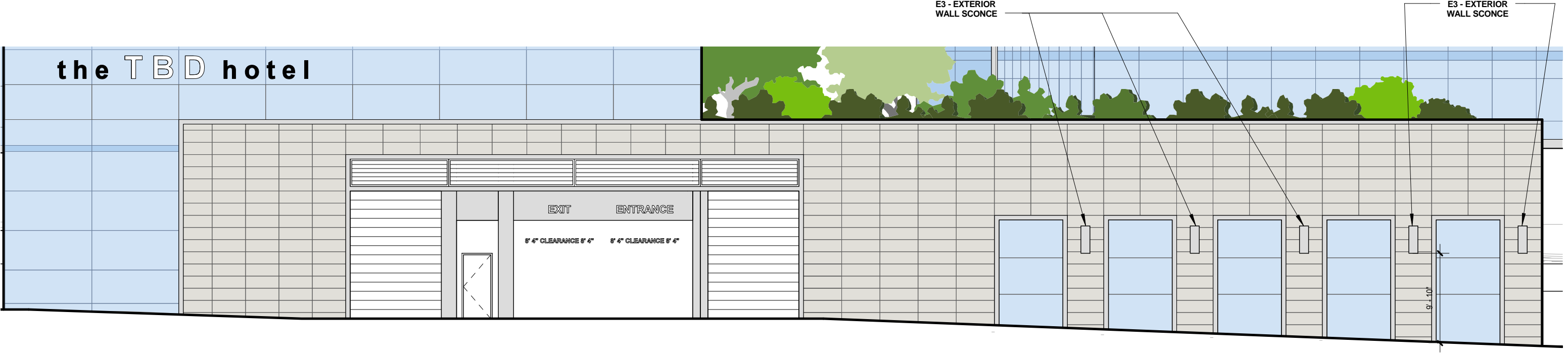


DOTY STREET LIGHTING
ELEVATION

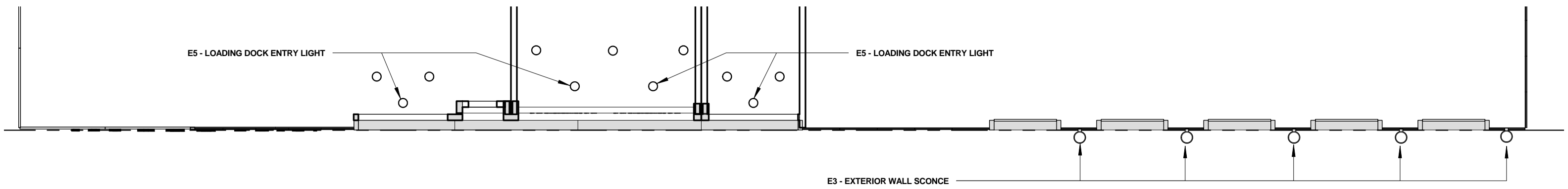


DOTY STREET REFLECTED
CEILING PLAN

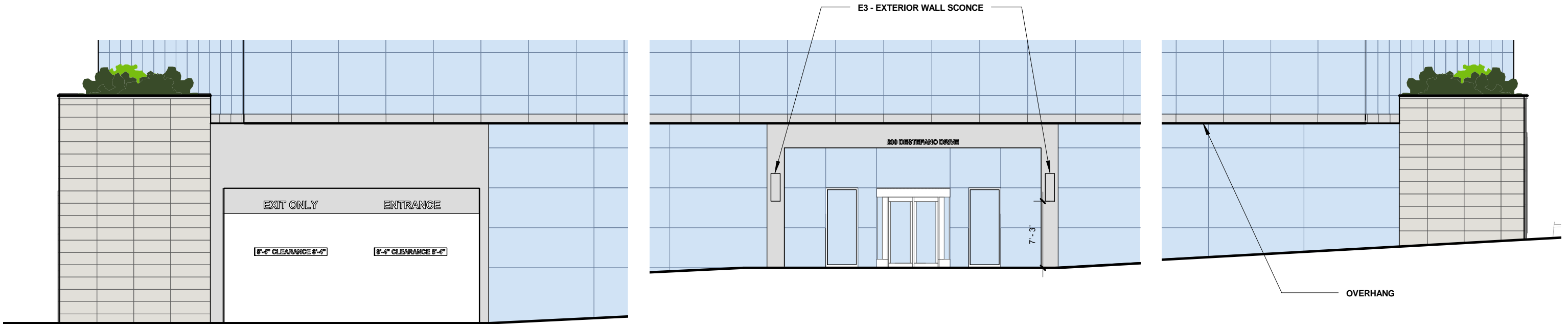




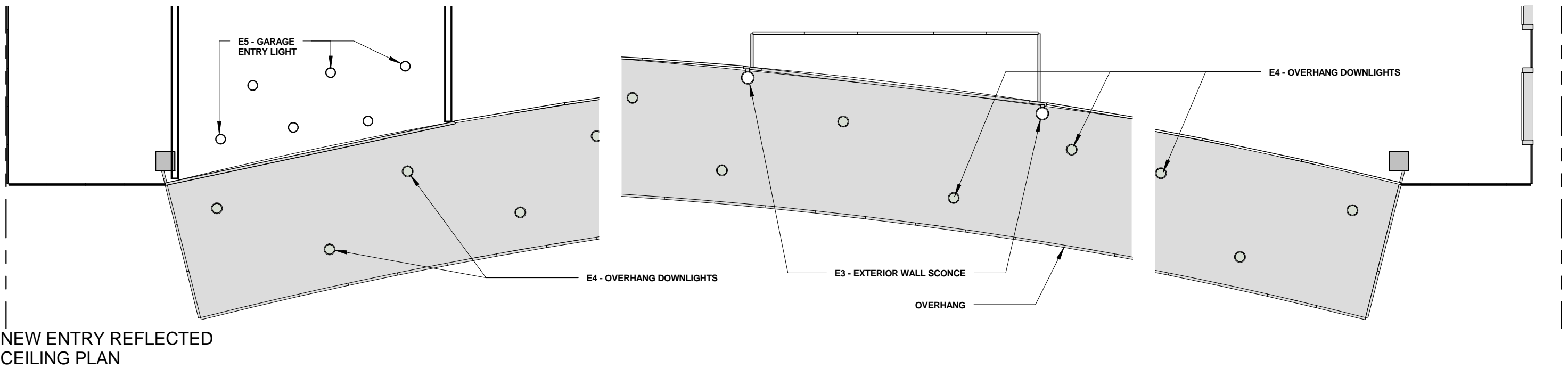
WILSON STREET LIGHTING
ELEVATION



WILSON STREET
REFLECTED CEILING PLAN

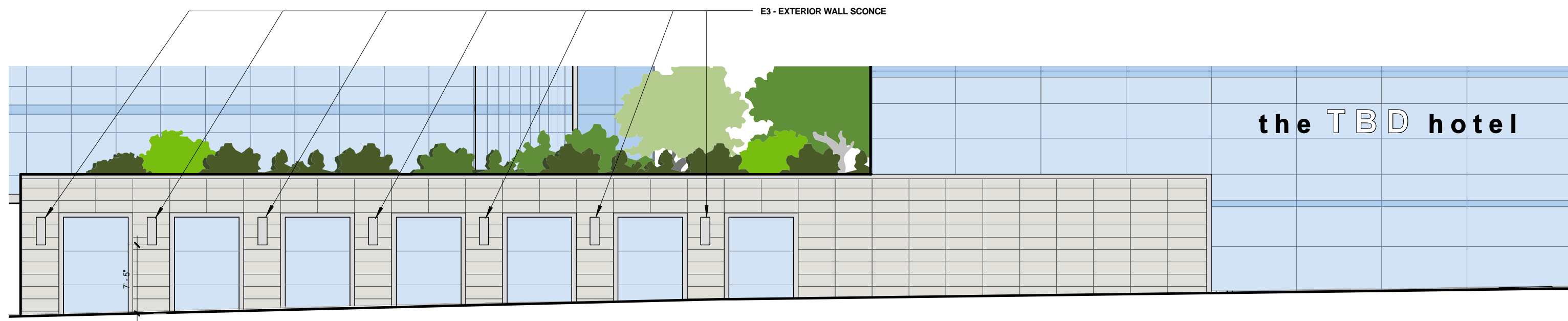


NEW ENTRY LIGHTING
ELEVATION

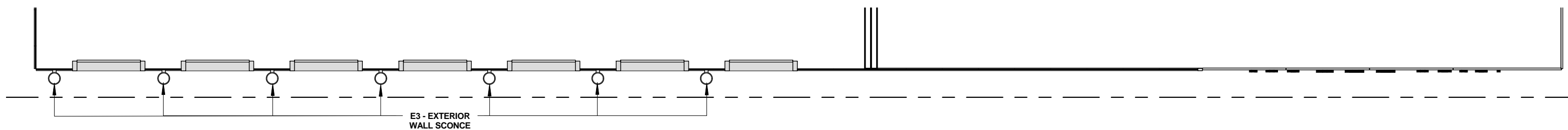


NEW ENTRY REFLECTED
CEILING PLAN

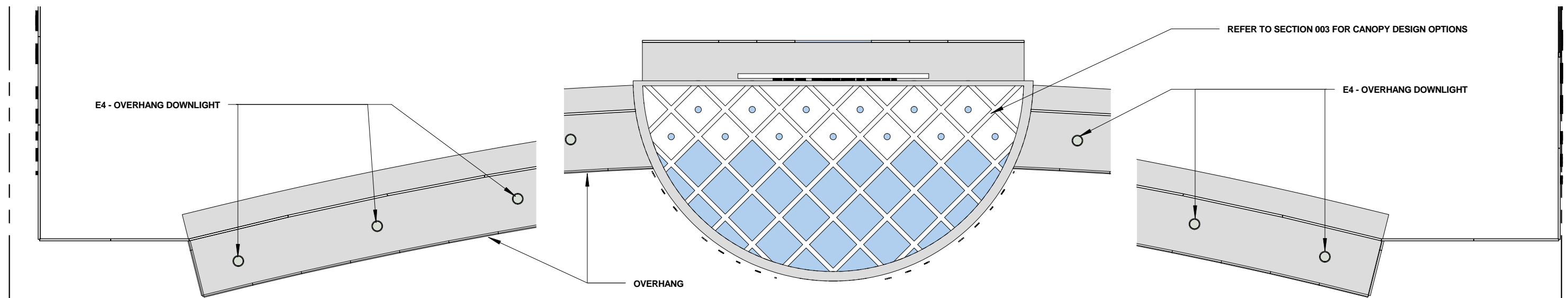
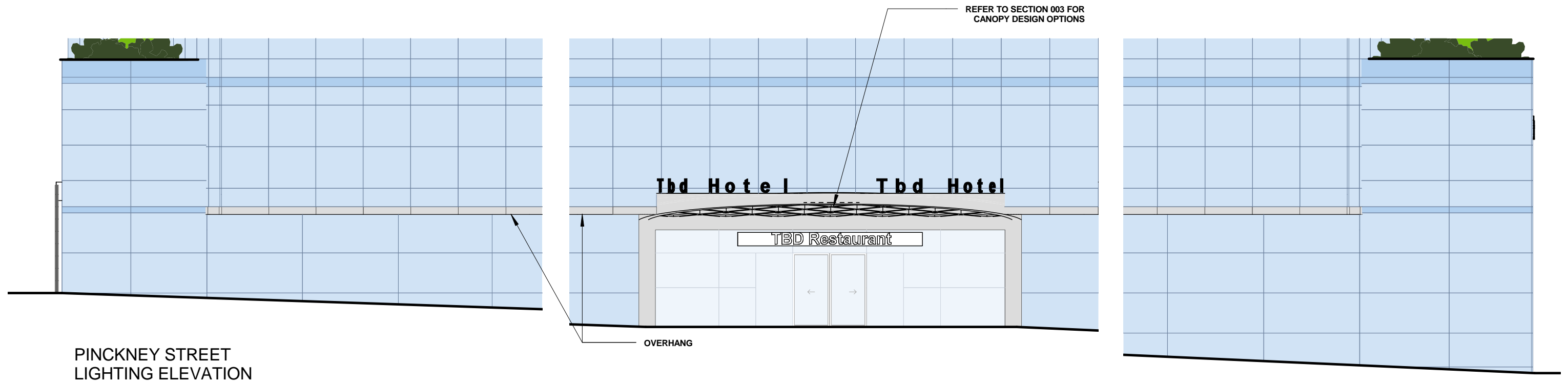




DOTY STREET LIGHTING
ELEVATION



DOTY STREET REFLECTED
CEILING PLAN



PINCKNEY STREET
REFLECTED CEILING PLAN



E1 - FOUNTAIN LIGHTING

LTV8SS

Lightvault® 8 Stainless Steel

kl_ltv8ss_spec.pdf

JOB

TYPE

NOTES

APPROVALS

FEATURES

Sealed IP68 LED light engine

Bluetooth connectivity for remote control aiming and dimming

Free Mobile App for Android and iOS

Easy to install and pair devices

Advanced thermal management provides long life in excess of 100,000+ hours

Runs cool to the touch – less than 40°C

Certifications

IK09

For LTV82/83

SPECIFICATIONS

LTV81SS

13" DIA (332 mm)

4" (102 mm)

2" (51 mm)

10" (254 mm)

3 NPT Pipe Plugs

TOP

SIDE

BOTTOM

LTV82SS

10 3/8" DIA (263 mm)

4" (102 mm)

2" (51 mm)

9 7/8" (250 mm)

3 NPT Pipe Plugs

TOP

SIDE

BOTTOM

LTV83SS

7 5/8" DIA (202 mm)

4" (102 mm)

2" (51 mm)

8 1/4" (210 mm)

2 NPT Pipe Plugs

TOP

SIDE

BOTTOM

DEBRIS SHIELDS

LTV81

LTV82

LTV83

LIGHT DISTRIBUTIONS:

LTV81SS, LTV82SS, LTV83SS

Spot (SP)

Narrow Flood (NF)

Wall Wash (WW)

ORDERING CODE

LTV8xSS

Fixture Size

Distribution*

Source

LTV81SS

13" Dia.

SP, NF, WW

36L 36 LEDs

LTV82SS

10-3/8" Dia.

SP, NF

18L 18 LEDs

LTV82SS

10-3/8" Dia.

WW

16L 16 LEDs

LTV83SS

7-1/2/16" Dia.

SP, NF, WW

12L 12 LEDs

Electrical Module

Color Temperature

Voltages

3K 3000K

4K 4000K

5K 5000K

UV 120-277V

Lens Options¹

SR Slip-Resistant Lens

PL Prismatic Lens

¹ All lens options are integral parts of component module and must be installed at factory.

Rebar Cage Anchor

RCA81 for LTV81

RCA82 for LTV82

RCA83 for LTV83

Kim Lighting reserves the right to change specifications without notice

© 2016 KIM LIGHTING | 16555 East Gale Ave | City of Industry | CA 91745

P 626.968.5666 | F 626.369.2695 | www.kimlighting.com | Rev. Aug. 6, 2016

↑

↓

E2 - BOLLARDS

Date:

Approved:

Type:

Fixture:

Project:

FCB460

Exterior 316 stainless steel bollard.

ORDERING

EXAMPLE: FCB460-120V-4k-2000-SS-D

SERIES	VOLTAGE	SOURCE/TEMPERATURE/LAMP	FINISH	ACCESSORIES
FCB460	120V	PL 26T 32T	SS Stainless Steel	D Dimming 0-10V
	277V	HID 50W MH 70W MH		LD LED Dim 0-10V
	347V Δ	100W MH		PE Photo Eye
	LED 3K 500 Lumens (35W)			
	35K			
		4K		

Δ contact factory

SPECIFICATION

MOUNTING

A thick die-cast base plate is provided and anchored through with a set of three 12" length x 3/8" diameter hot dipped anchor bolts. Heavy gauge base bracketing for bollard installation.

Installation: <http://tinyurl.com/jthbwvx>

CONSTRUCTION

Marine grade 316 stainless steel housing.

Impact resistant, UV stabilized, clear, polycarbonate diffuser.

Neoprene continuous closed cell gasket to seal out contaminants. Captive and recessed stainless steel, tamper resistant hex socket screws.

LED

Lumens stated are the minimum delivered out of the luminaire. LED lifetime is greater than or equal to 70,000 hours with the lumen depreciation greater than L70. All of our luminaires are LM-80 tested and are ≥ CRI80, with a 4-step MacAdam Ellipse color consistency. Integral power supply standard. Input voltage 120V or 277V standard.

FINISH

Brushed stainless steel finish.

ELECTRICAL

Socket PL: Four pin plug-in type compact fluorescent lamp holder. HID: Medium base pulse rated 4KV porcelain socket.

Ballast PL: Fluorescent high power factor electronic, UL listed ballast standard. HID: Electronic ballast standard. Ballast has a manufacturer issued 5 year warranty. Electronic voltage 120V or 277V is standard. Please consult factory for other voltage options.

LISTING

UL & cUL/ETL, U.S. and CA listed for wet locations. IP65 rating.

FC Lighting, Inc. reserves the right to change details or specifications without notice. Product use certifies agreement to FC Lighting's terms and conditions.

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AK Rev. 716

LVD A

FOR CITY OF MADISON AND BEITLER REAL ESTATE

lothan van hook destefano

ARCHITECTURE LLC


JUDGE DOYLE SQUARE - SECTION 4 - OVERALL STUDIES, MATERIALS AND RENDERINGS

EXTERIOR LIGHTING - CUT SHEETS

4-06

FEBRUARY 22, 2017

E3 - EXTERIOR WALL SCONCE



Date:

Type:


Fixture:

Project:

Approved:

FCC820

8" Round Wall Mounted Die-Cast Aluminum Cylinder, Up / Down Light



ORDERING

GO GREEN SPEED

25 pcs or Less / ships in 2 weeks*

EXAMPLE: FCC820-120V-3K-1200-BK-D

SERIES	VOLTAGE	SOURCE/TEMPERATURE/LAMP	FINISH	LED OPTIC DIRECTION	ACCESSORIES
FCC820	120V	PL	2/26T 2/32T 2/42T	BK Black	UP DOWN D Dimming (0-10V)
	277V	INC	2/150W PAR38	BZ Bronze	LD LED Dimming (0-10V)
	347VΔ	HID	2/70W MH G12	SL Silver	EMR Emergency Backup, Remote
			2/70W MH PAR30L	WH White	
	LED	3K	1200 Lumens (15W)*	CC Custom Color	
			4K 2000 Lumens (24W)*		

Δ contact factory

* Each Direction

SPECIFICATION

MOUNTING

- Mounts directly to standard recessed junction box. Additional mounting holes allow unit to be attached directly to mounting surface.

CONSTRUCTION

- Marine grade, corrosion resistant, heavy walled, high pressure die-cast aluminum with die-cast back mounting plate.
- Lens is 3/8" thick clear tempered glass. Precision formed semi-specular aluminum for maximum reflectance.
- Silicone gasket to provide maximum protection against contaminants. Hidden fasteners allow for cover removal to facilitate installation and services.

LED

- Lumens stated are the minimum delivered out of the luminaire. LED lifetime is greater than or equal to 70,000 hours with the lumen depreciation greater than L70. All of our luminaires are LM-80 tested and are > CRI80, with a 4-step MacAdam Ellipse color consistency. Integral power supply standard. Input voltage 120V or 277V standard. Consult factory for non-white static LED colors; Red, Green, Blue or Amber.

FINISH

- Six stage chemical pre-treatment process that includes iron phosphate, to prepare the substrate for a UV stable, super durable standard polyester powder coat.
- Optional e-coat process is added to the standard finish including zinc phosphate for a 5 year limited warranty.

ELECTRICAL

- Socket** PL: Four pin plug-in type compact fluorescent lamp holder (*lamp by others*). INC (120V only): Medium base porcelain socket. HID: Medium base pulse rated 4KV porcelain socket or G12 base porcelain socket.
- Ballast** PL: Fluorescent electronic, UL listed ballast standard. HID: Electronic ballast standard. Ballast has a manufacturer issued 5 year warranty. Please consult factory for other voltage options.

LISTING

- UL & cUL listed for wet location, IP65 Rating.

* Terms & Conditions for our Go Green Speed, quick ship program are located on our website: fclighting.com

FCC Lighting, Inc. reserves the right to change, without notice, details or specifications in product design. Product use certifies agreement to FCC Lighting's terms and conditions.


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MT Rev. 615

E4 - OVERHANG DOWNLIGHTS

SS6G2 / IC632

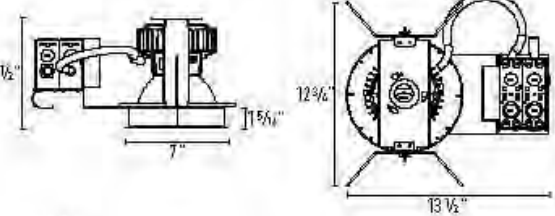
6" LED General Illumination / Regressed Lensed Reflector



10-10V

ETL

WET LOCATION



Cut-out: 4 1/2"

Order Matrix | Example: SS6G22000308-27-EM

A	B	C	D	E
A Series	D Dimming			
SS6G2 6" LED Regressed Round	blank 0-10V Dimming 10% -D10V1 0-10V Dimming 1% -ED10V1 d/d LED 0-10V 1% ¹ -ED10V01 d/d LED 0-10V 0.1% ¹ -L0 T1 Lutron Hi-Lume 1% -L0 T Lutron EcoSystem 1% -L0 T5 Lutron EcoSystem 5% -EDALI1 d/d LED DALI 1% ¹ -EDALI01 d/d LED DALI 0.1% ¹			
B Module Lumen Output	E Voltage			
1100 1100 Lumen 1500 1500 Lumen 2000 2000 Lumen 3000 3000 Lumen	blank 120V -27 277V			
C Color Temperature / CRI	E Options			
2700K / 80 CRI 3000K / 80 CRI 3500K / 80 CRI 4000K / 80 CRI	-EM Emergency Backup -100 C-Channel Bar Hanger -120 Rat Bar Hanger -140 Wood Joist Bar Hanger			

Notes:

1. d/d LED dimming not available for 3000lm module

Reflector Matrix | Example: IC632N2-SF-SB

A	B	C	D
A Series	C Trim		
IC632 6" Regressed Lensed Reflector	-SF Self Flanged -SF-W Self Flanged White		
B Reflector Finish	D Lens Type		
E Clear EZ Haze W White	-CR Clear Tempered -SB Sand Blasted		

SLOWWINKS

Intense Lighting
3340 E La Palma Ave., Anaheim, CA 92806 | Tel 714 630-9877 | Fax 714 630-9883
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JOB NAME

CATALOG NUMBER

NOTES

TYPE

* System wattage include driver and LED module consumption.
** Delivered lumen output will vary depending on CCT and lens type (0.7 multiplier for <8 lens).

LED MODULE

- Powered by OSRAM PharaLED® Cube LED Module
- 50,000 hours at 70% lumen maintenance
- No heat, mercury or UV
- Available in 1100, 1500, 2000 and 3000lm
- CRI = 80 & CCT 2700K, 3000K, 3500K, 4000K

ELECTRICAL SYSTEM

- Osram OptoElectronic® standard with 0-10V dimming to 10%
- Power factor > .9, 50/60Hz
- Multiple dimming options available

OPTICAL SYSTEM

Specification Grade Reflector, 1.2mm thickness, 1 1/2" regressed lens. Reflector available in clear, specular, haze or white. Architectural, discrete polished self flange standard. Optional painted white flange is available.

FRAME CONSTRUCTION

Heavy duty galvanized steel frame with a large access junction box. ETL listed for through wiring. LED light engine and driver are accessible from above or below ceiling.

INSTALLATION

The luminaire's type Non-IC. Insulation must be kept at a minimum of 3" away from fixture. Universal mounting brackets included. Compatible with C-channel, flat bar, wood joist bar hanger and EMT. Bar hangers must be ordered separately. C-channel are recommended for T-bar ceilings. Maximum ceiling thickness is 1 1/2".

EMERGENCY BACKUP

Remote test switch included. Emergency driver operates LED load of up to 7.0 Watts at a nominal 450 lumens for a minimum of 90 minutes.

LISTING / WARRANTY

- ETL listed to US and Canadian standards for wet locations.
- 10-Year Intense LED Limited Warranty

intense

LEVITON

LIGHTING COMPANY

L V D A

FOR CITY OF MADISON AND BEITLER REAL ESTATE

lothan van hook destefano
ARCHITECTURE LLC

EXTERIOR LIGHTING - CUT SHEETS

JUDGE DOYLE SQUARE - SECTION 4 - OVERALL STUDIES, MATERIALS AND RENDERINGS

4-06-A

FEBRUARY 22, 2017

E5 - GARAGE ENTRY LIGHTS

THE MERCURY
PARKING GARAGE
LED

50W

REPLACES UP TO A 120-WATT
METAL HALIDE FIXTURE

FOR MORE FWC APPROVED LED
LIGHTING SEE SPECGRADELED.COM



FWC APPROVED
(LBF-FWC)



SPECIFICATIONS

Expected life: Over 100,000 hrs.
Rating: IP 65
Color Rendering Index (CRI): >80
Power factor: >0.98%
Input line voltage: 90-305 VAC
347-480V (optional)
Operating temp: -40°F-122°F
(Also available: -40°F-140°F)
Input line frequency: 50/60 Hz
LED efficiency:
- warm white, 131 lm/w
- natural white, 141 lm/w
- cool white, 143 lm/w

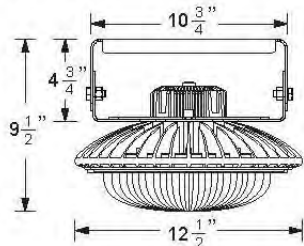
MISC SPECS

LED chips: Lumileds Luxeon-T
Driver: UL approved Meanwell
Dimmable: 0-10V (optional)
Occupancy sensor: (optional)
Hanging weight: 10 lbs.

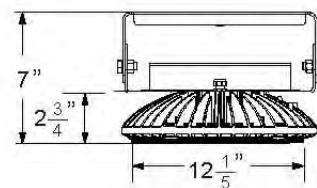
MATERIALS

Heat sink housing:
Anodized aluminum
Finish: Powder coated
Dropped lens: Acrylic

50W DIMENSIONS (SURFACE MOUNT)



50W 480V CONFIGURATION
(SURFACE MOUNT)



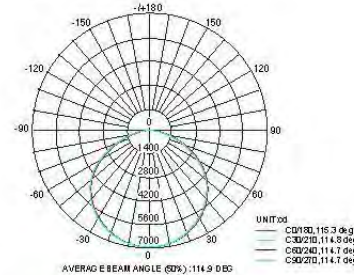
OCCUPANCY SENSOR (OS)
(OPTIONAL)



OS: Occupancy sensor
for wet location (IP65)



PHOTOMETRICS



E6 - TREE LIGHTING



LTV81-RGBW
Lightvault® 8
kl_lt81_rgbw_spec.pdf

JOB _____ TYPE _____
NOTES _____ APPROVALS _____

FEATURES

- Bluetooth connectivity for remote control aiming, dimming, color changing
- Free mobile App for Android and iOS
- Hardwired DMX connectivity for advanced control (controller supplied by others)
- IP68 sealed light engine

Certifications

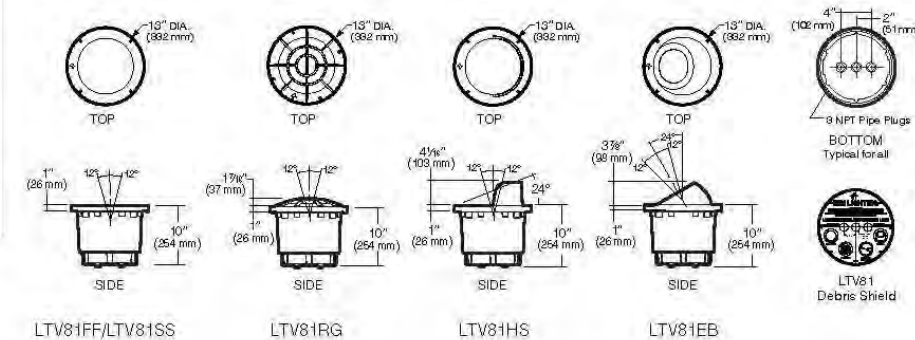


SPECIFICATIONS



Approx. Weight = 31.5 lbs.

Pour Box rough-in housing ships separately and as a quick-ship if requested.



ORDERING CODE

Fixture Size	Style	Distribution	Electrical Module	Lens Options ¹	Rebar Cage Anchor
LTV81 13" Dia.	FF Flat Frame SS Stainless Steel HS Half Shield RG Rock Guard	SP Spot NF Narrow Flood	Source 24L 24 LEDs (for LTV81FF) 12L 12 LEDs (for LTV81SS)	SR Slip-Resistant Lens ²	RCA81 for LTV81
			Color Temperature RGBW		
			Voltages UV 120-277V		

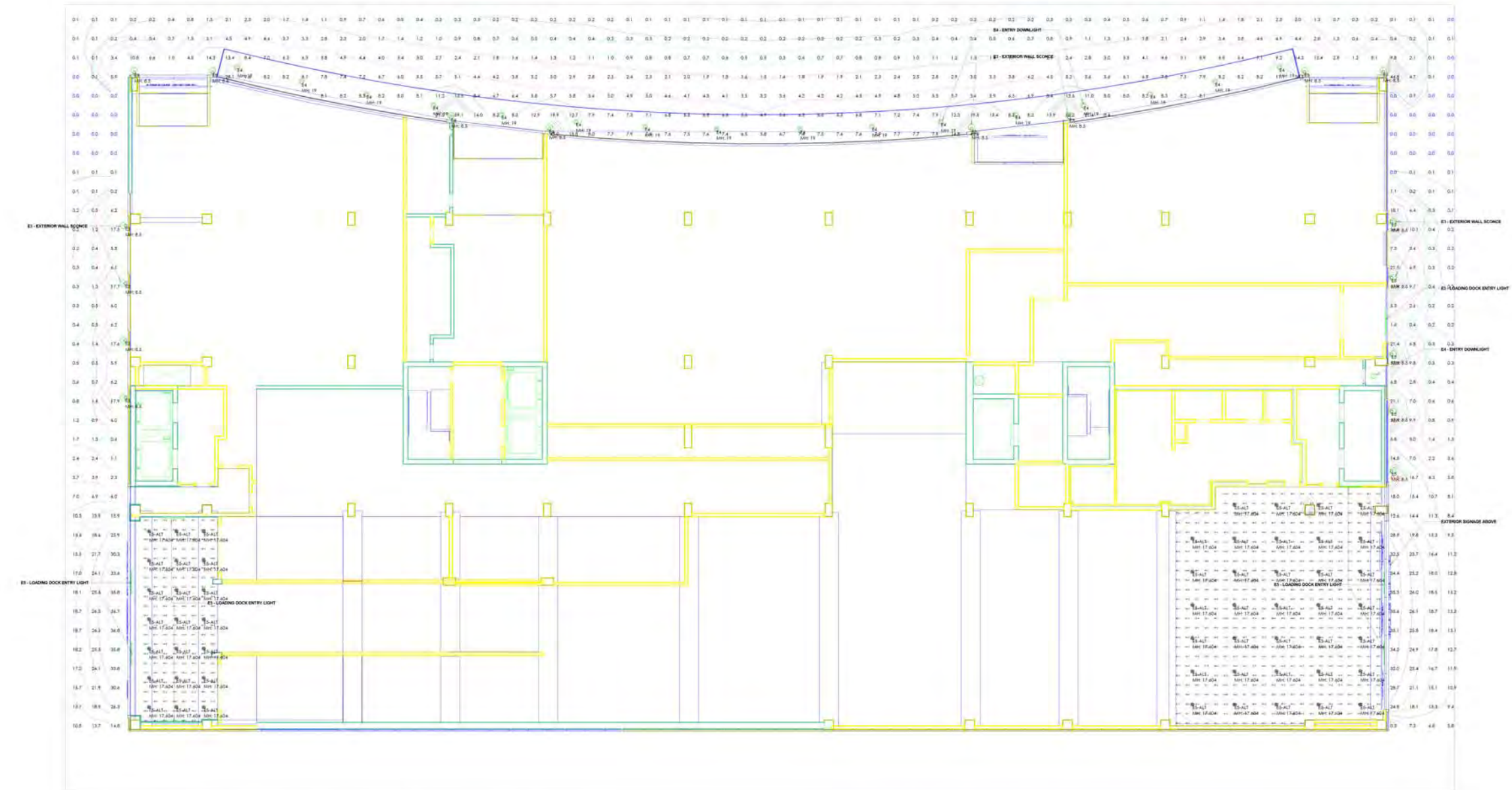
¹ All lens options are integral parts of component module and must be installed at factory.
² Slip Resistant Lens only available with the Flat Frame and Stainless Steel

Kim Lighting reserves the right to change specifications without notice.



ORNAMENTAL STREET
LIGHTS BY CITY OF MADISON



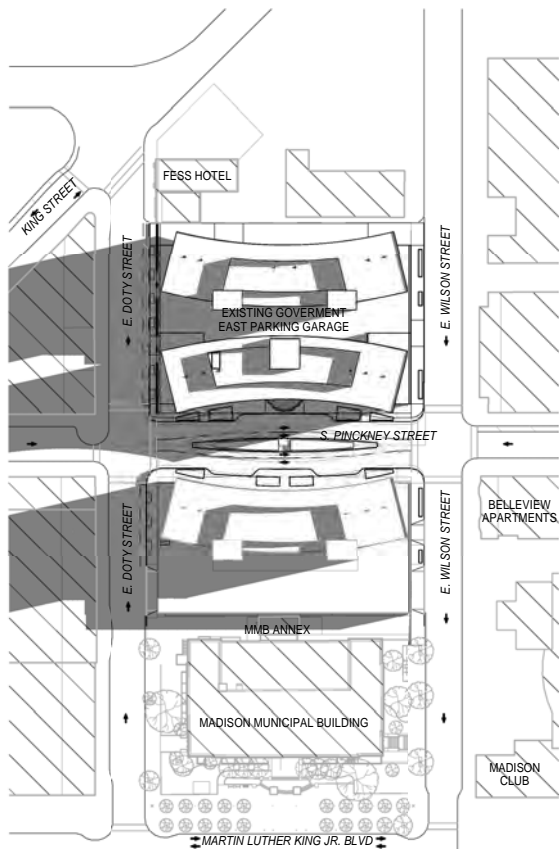


Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Arr. Lum. Lumens	LLF	Mfr	Description
⊙	17	E3	GROUP	6304	0.571	N.A.	FCC820-XXXV-3K-2000-XX-UNFL-DNFL-X
⊙	16	E4	SINGLE	2225	0.900	INTENSE LIGHTING	SS6G23000358_IC632C-CR
⊙	55	E5-ALT	SINGLE	7120	0.900	SPECGRADELED	LBF-50-XXXXK-120-DL

Room Summary		
Label	Wall Ht.	Description

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Max/Min	Description
Area_Planar	Illuminance	Fc	6.79	61.9	0.0	N.A.	Readings at ground
Doyle Street Parking_Floor	Illuminance	Fc	53.78	66.3	34.2	1.94	Readings taken at floor
Wilson Street Parking_Floor	Illuminance	Fc	51.15	69.3	0.0	N.A.	Readings at gorund

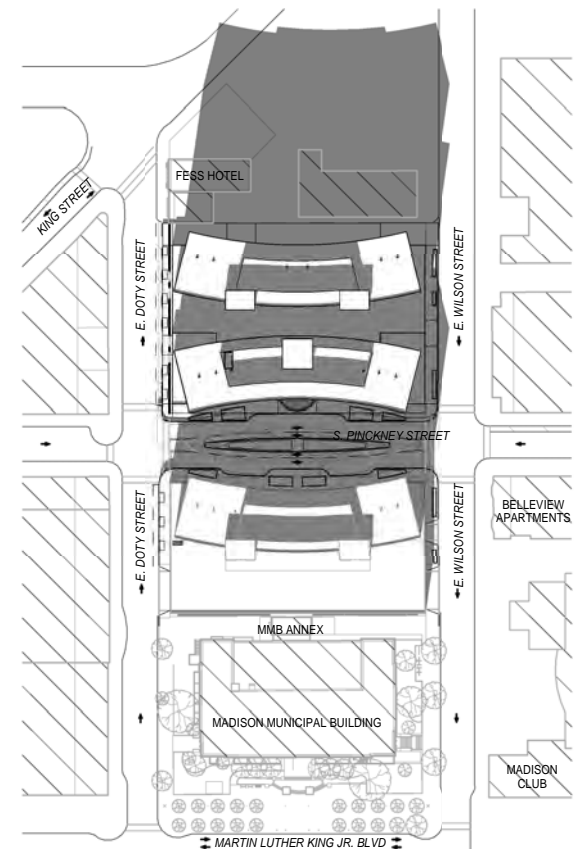
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9 AM, MARCH 21



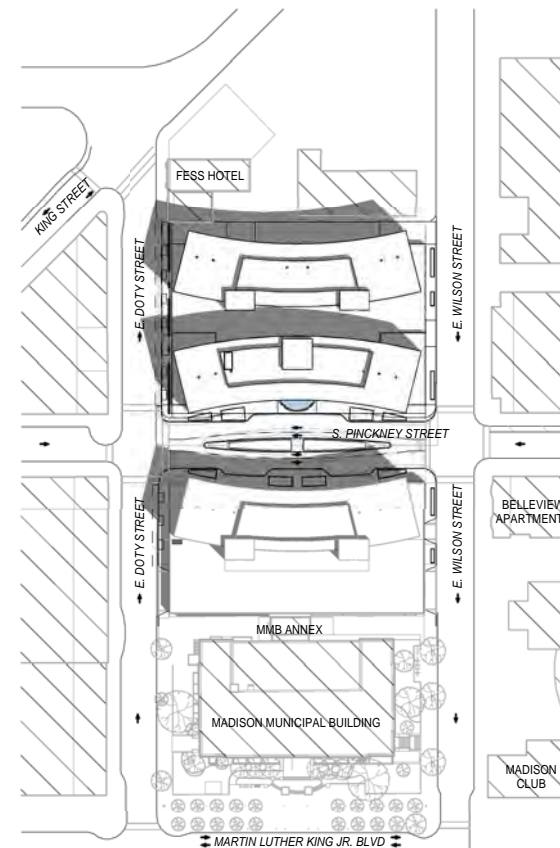
NOON, MARCH 21



3 PM, MARCH 21



9 AM, JUNE 21



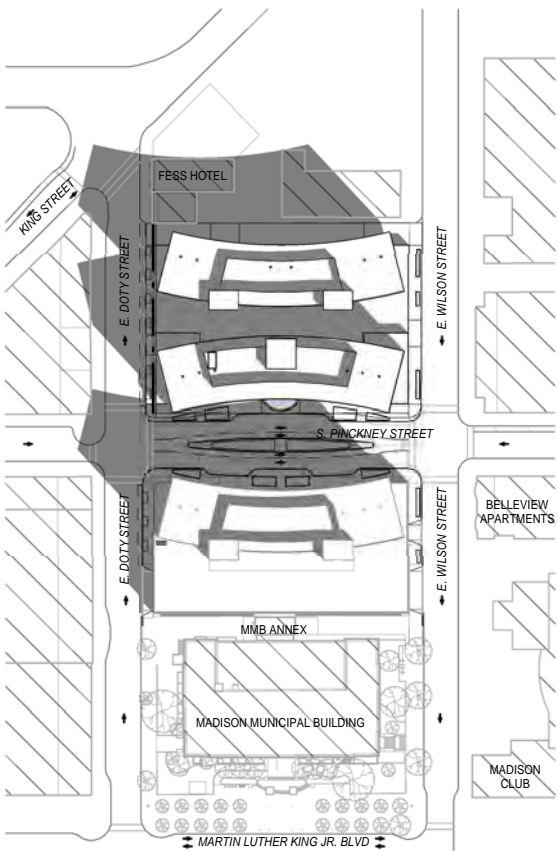
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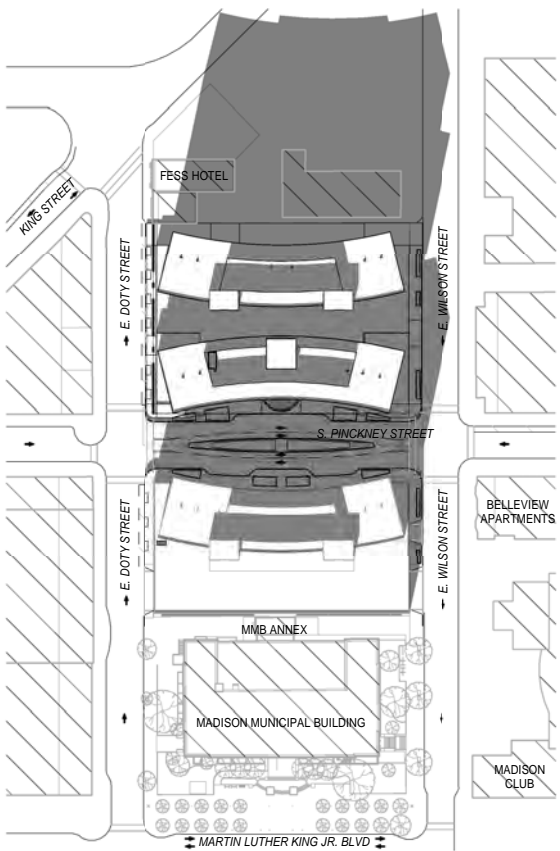
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9 AM, SEPTEMBER 21



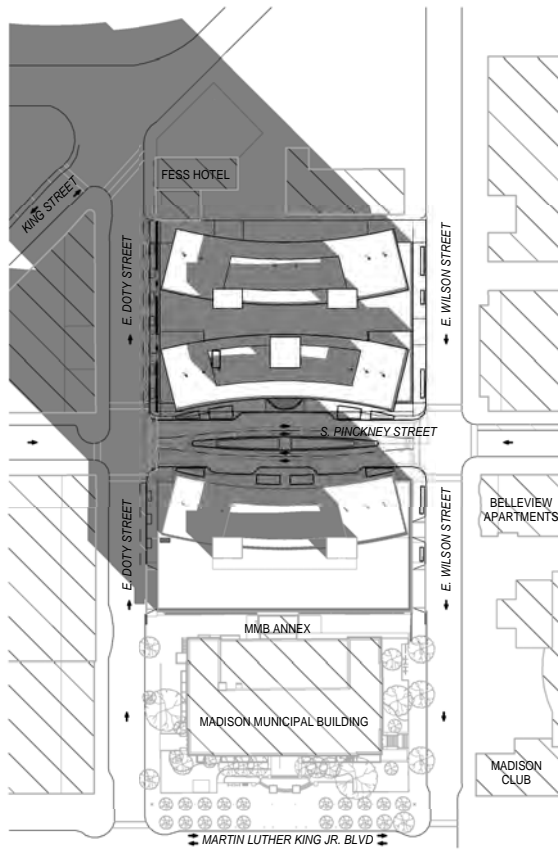
NOON, SEPTEMBER 21



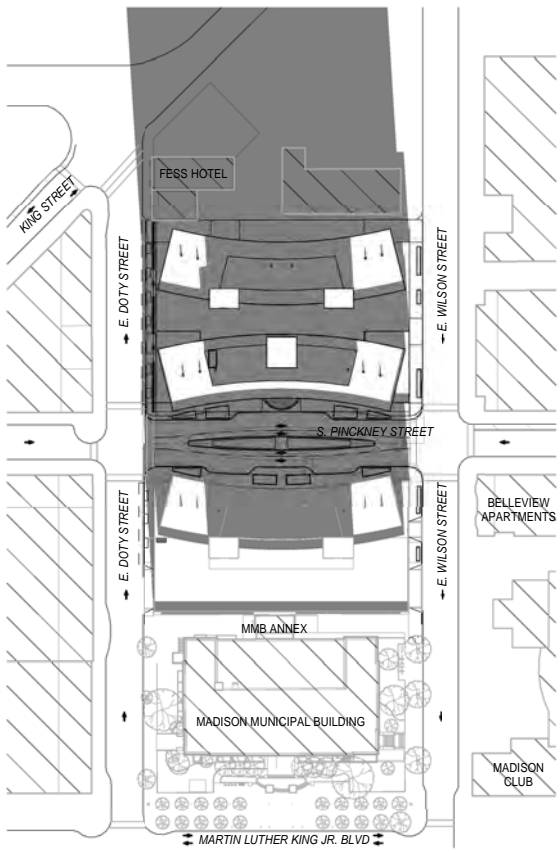
3 PM, SEPTEMBER 21



9 AM, DECEMBER 21

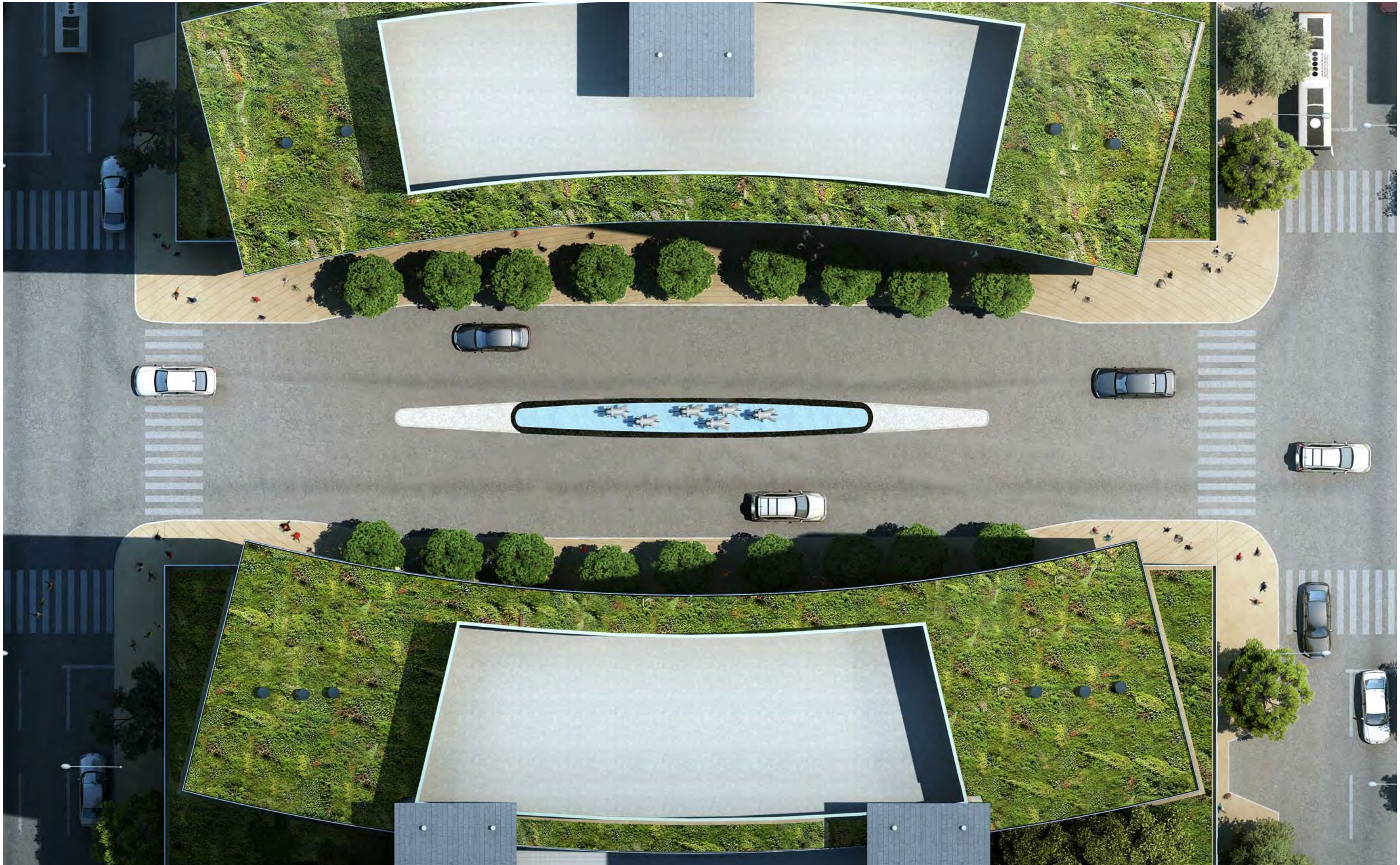


NOON, DECEMBER 21



3 PM, DECEMBER 21







DOTY STREET



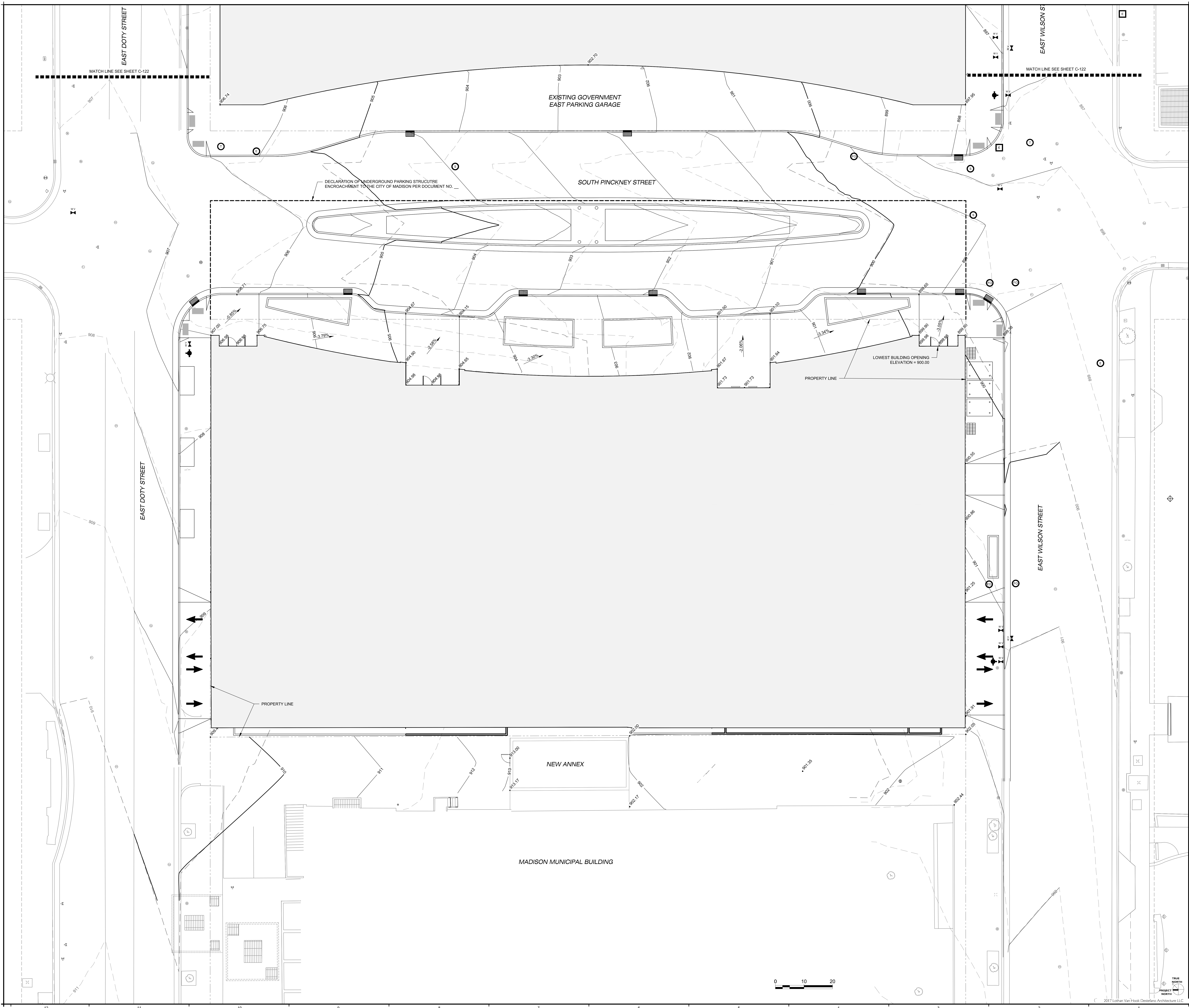
WILSON STREET











General Notes

LEGEND:

--- XXX.X --- XXX.X ---

EXISTING CONTOUR LINES

--- XXX.XX --- XXX.XX ---

PROPOSED CONTOUR LINES

GRADING LIMITS

▲ 1.00/2.00

FINISHED / PROPOSED SPOT ELEVATION

▲ 3:1

FINISHED / PROPOSED SLOPE

▲ 2%

FINISHED / PROPOSED SLOPE

ISSUED FOR SCHEMATIC DESIGN

03/22/2017

No.

Description

Date

JUDGE DOYLE SQUARE - BLOCK 88

JUDGE DOYLE SQUARE

CITY OF MADISON, 53703

ARCHITECT:
lothan van hook destefano
ARCHITECTURE LLC

ASSOCIATE ARCHITECT:
INSITE CONSULTING ARCHITECTS
ARCHITECTS

PARKING CONSULTANT:
WALKER
ARCHITECTS

STRUCTURAL ENGINEERS:
HALVORSON
AND PARTNERS
A WSP / PARSONS BRINCKERHOFF COMPANY

ME/PE/PP ENGINEERS:
AEI **Affiliated**
Engineers

CIVIL ENGINEERS:
Mead
& Hunt

LANDSCAPE ARCHITECT:
WOLFF **LANDSCAPE ARCHITECTURE**
PLANNING
LANDSCAPE ARCHITECTURE
URBAN DESIGN

Drawing Title

BLOCK 88 SITE GRADING PLAN

Drawn

Date

LGK

3/29/2017

Checked By

Drawing Number

Checker

Approved

Approver

Job Number

215-1051

C-121.0

0

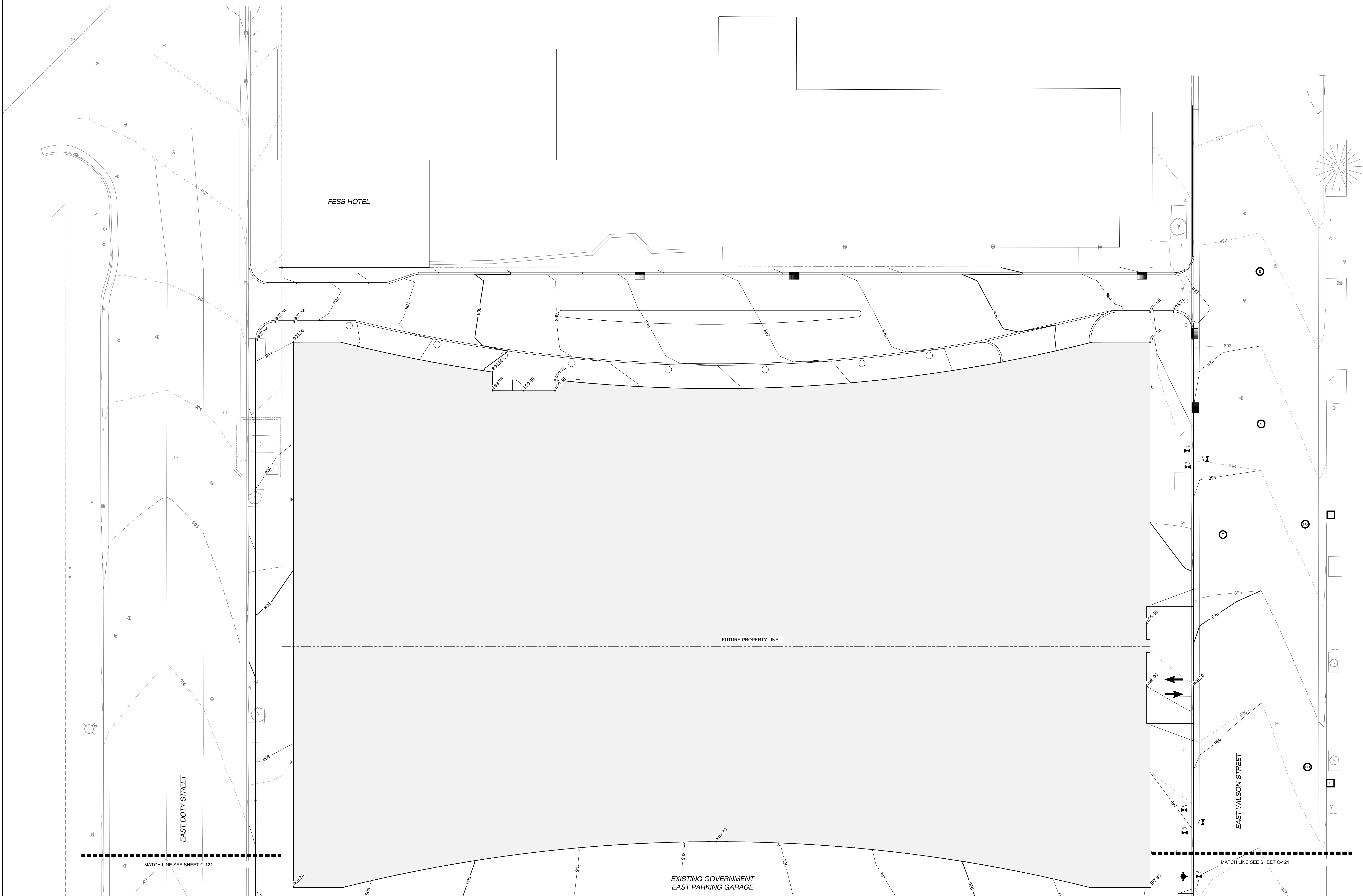
10

20






TRUE NORTH

PROJECT NORTH

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LEGEND:

- | | |
|---|------------------------------------|
|  | EXISTING CONTOUR LINES |
|  | PROPOSED CONTOUR LINES |
|  | GRADING LIMITS |
|  | FINISHED / PROPOSED SPOT ELEVATION |
|  | FINISHED / PROPOSED SLOPE |

[illegible]

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ARCHITECT:
lothan van hook destefano
ARCHITECTURE LLC

ASSOCIATE ARCHITECT:
INSITE CONSULTING ARCHITECTS
MADISON | CHICAGO | ST. LOUIS

PARKING CONSULTANT:

 **WALKER**
PARKING CONSULTANTS

STRUCTURAL ENGINEERS:
 **HALVORSON**
AND PARTNERS

MEP/FP ENGINEERS:
AEI Affiliated
Engineers®

CIVIL ENGINEERS:
Mead
& Hunt

LANDSCAPE ARCHITECT:
WOLFF LANDSCAPE ARCHITECTURE
PLANNING
LANDSCAPE ARCHITECTURE
URBAN DESIGN

Drawing Title

BLOCK 105 SITE GRADING PLAN

Drawn	Date
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LGK	3/29/2017
Checked By	Drawing Number

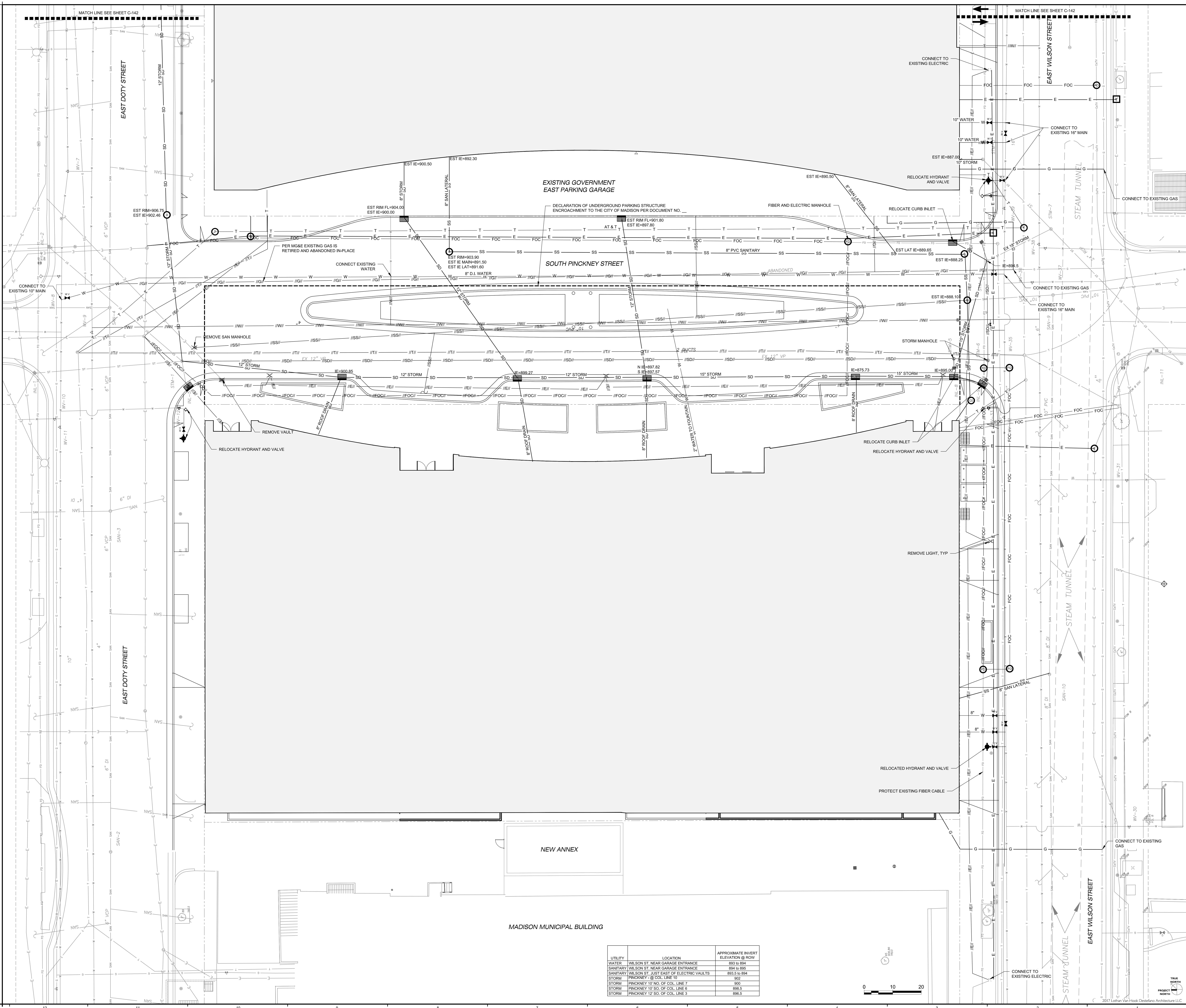
Checker

Approved

Approver **C-122.0**

215-1051

C-122.0



General Notes

LEGEND:

- IE/IJ REMOVE ELECTRIC, UNDERGROUND
- IF/OF REMOVE FIBER OPTIC CABLE
- IG/IG REMOVE GAS LINE
- IS/IS REMOVE SANITARY SEWER
- IS/SD REMOVE STORM SEWER
- IT/IT REMOVE TELEPHONE
- IN/IN REMOVE WATER LINE
- EM ELECTRIC MANHOLE
- CL CLEANOUT, SANITARY
- EH ELECTRIC HANDHOLE
- FM FIBER OPTIC MANHOLE
- FH FIRE HYDRANT
- SM SANITARY SEWER MANHOLE
- SI STORM INLET, CURB
- SM STORM SEWER MANHOLE
- TC TELECOMMUNICATIONS MANHOLE
- WV WATER VALVE
- G GAS
- E ELECTRIC, UNDERGROUND
- FOC FIBER OPTIC CABLE
- SS SANITARY SEWER
- SD STORM SEWER
- T TELEPHONE, UNDERGROUND
- W WATER

No.	Description	Date
1	ISSUED FOR SCHEMATIC DESIGN	03/22/2017

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AEI Affiliated Engineers

CIVIL ENGINEERS:
Mead & Hunt

LANDSCAPE ARCHITECT:
WOLFF LANDSCAPE ARCHITECTURE
PLANNING
LANDSCAPE ARCHITECTURE
WEAVER DESIGN

Drawing Title

BLOCK 88 SITE UTILITY PLAN

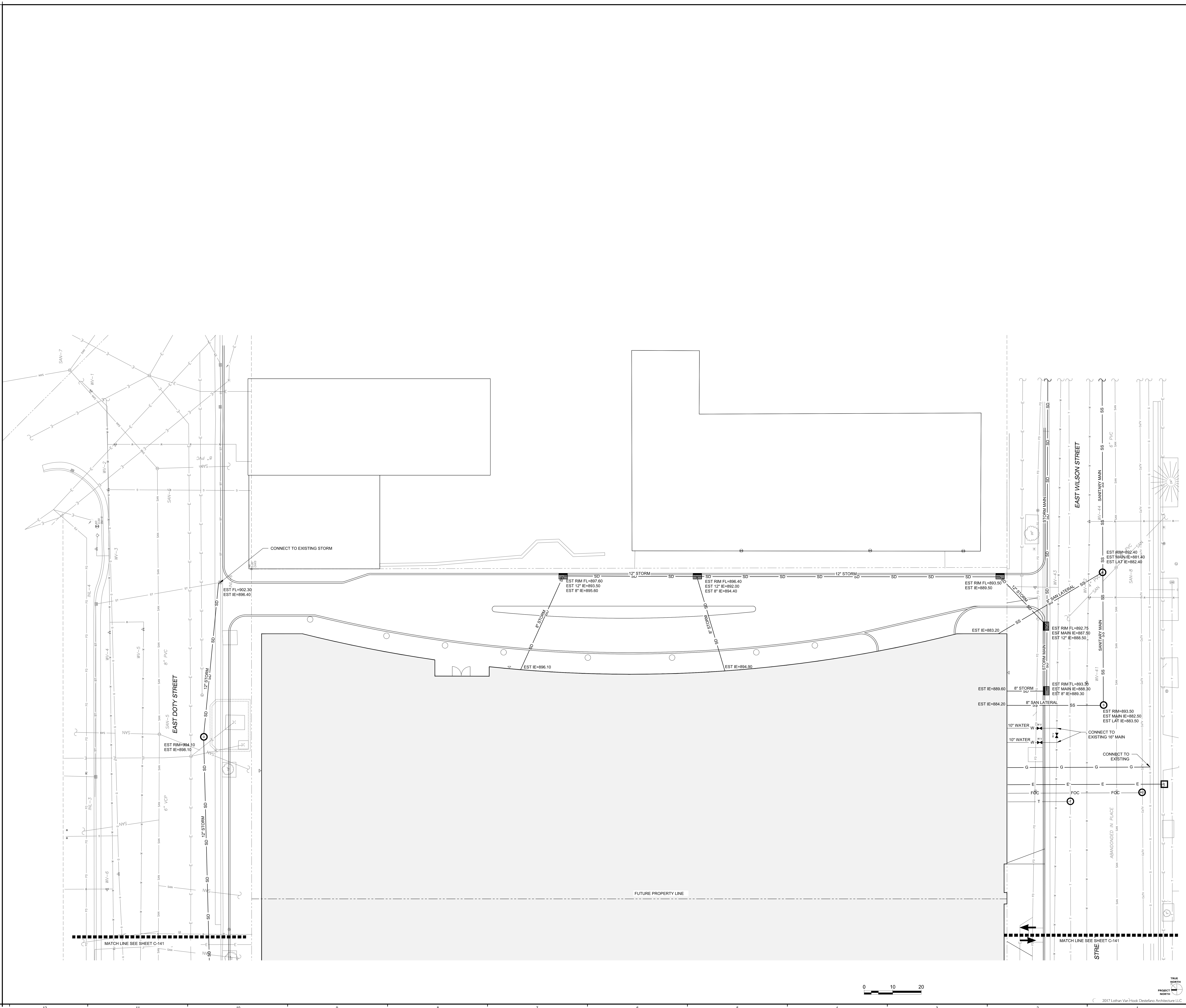
Design	Date
LOK	3/29/2017

Checked By	Drawing Number

Approved	Approver

Job Number	
215-1051	

C-141.0



General Notes

LEGEND:

- //E//— REMOVE ELECTRIC, UNDERGROUND
- //FOC//— REMOVE FIBER OPTIC CABLE
- //G//— REMOVE GAS LINE
- //SS//— REMOVE SANITARY SEWER
- //SD//— REMOVE STORM SEWER
- //T//— REMOVE TELEPHONE
- //W//— REMOVE WATER LINE
- ELECTRIC MANHOLE
- CLEANOUT, SANITARY
- ELECTRIC HANDHOLE
- FIBER OPTIC MANHOLE
- FIRE HYDRANT
- SANITARY SEWER MANHOLE
- STORM INLET, CURB
- STORM SEWER MANHOLE
- TELECOMMUNICATIONS MANHOLE
- WATER VALVE
- G GAS
- E ELECTRIC, UNDERGROUND
- FOC FIBER OPTIC CABLE
- SS SANITARY SEWER
- SD STORM SEWER
- T TELEPHONE, UNDERGROUND
- W WATER

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1	ISSUED FOR SCHEMATIC DESIGN	03/22/2017

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PLANNING
LANDSCAPE ARCHITECTURE
URBAN DESIGN

Drawing Title

BLOCK 105 SITE UTILITY PLAN

Drawn	Date
LSK	3/29/2017

Checked By	Drawing Number
Checker	

Approved	Job Number
Approver	215-1051

C-142.0

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