



Urban Design Commission The Washington Market 640 W Washington, Madison, WI June 26, 2017







Context The Washington Market 640 W Washington, Madison, WI June 26, 2017

View of Proposed Location for the Club Car

View towards West Mifflin

View from West Washington









View from North Francies

McFadden & Company 380 West Washington Ave Madison, Wisconsin 53703 608.251.1350 mcfadden@mailbag.com



Existing Context The Washington Market 640 W Washington, Madison, WI June 26, 2017



Locomotive with Enclosed Canopy Behind



View from the Platform Showing the 1903 & Mid-Century Canopies



One of Three Typical Train Cars

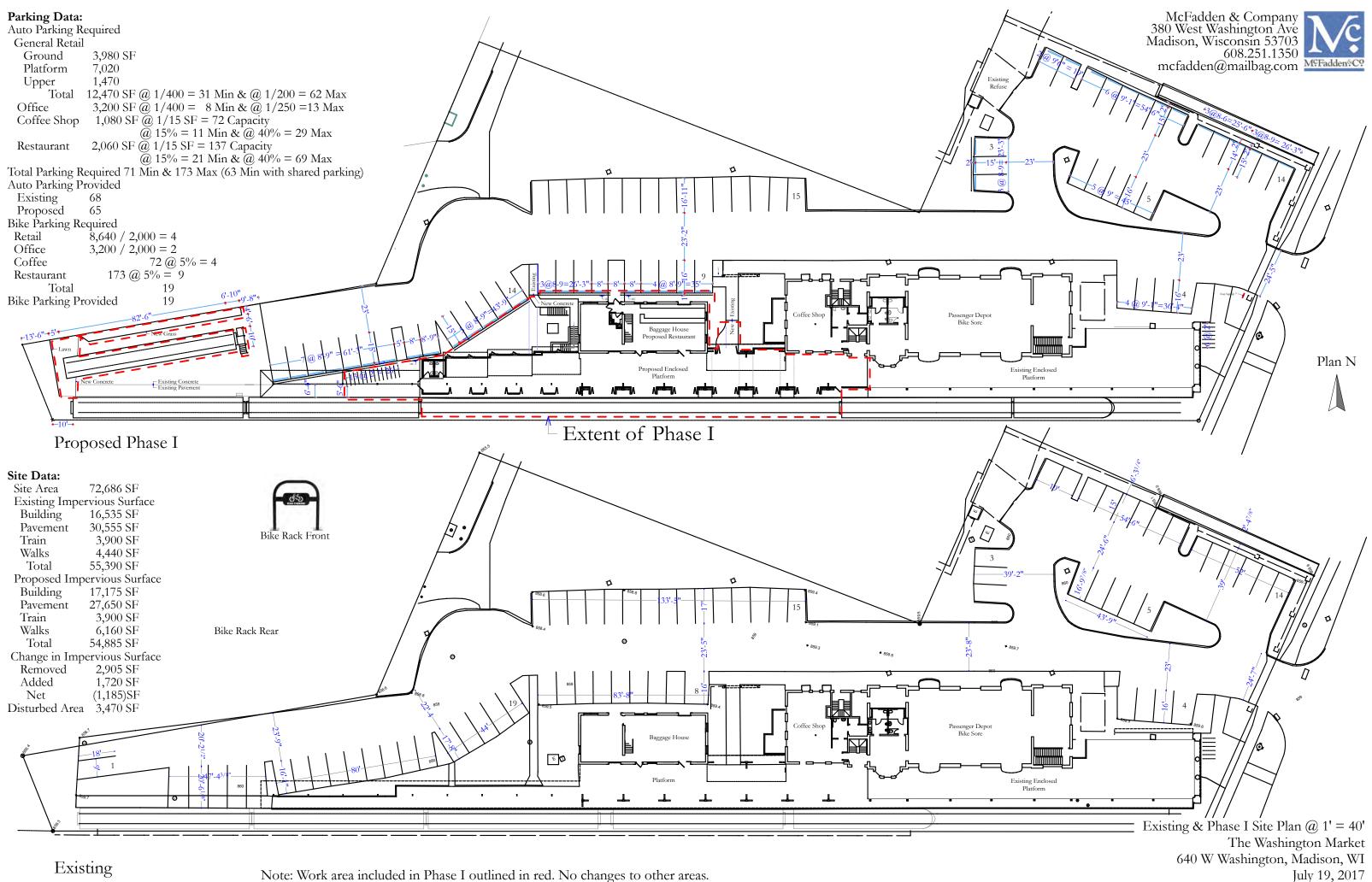


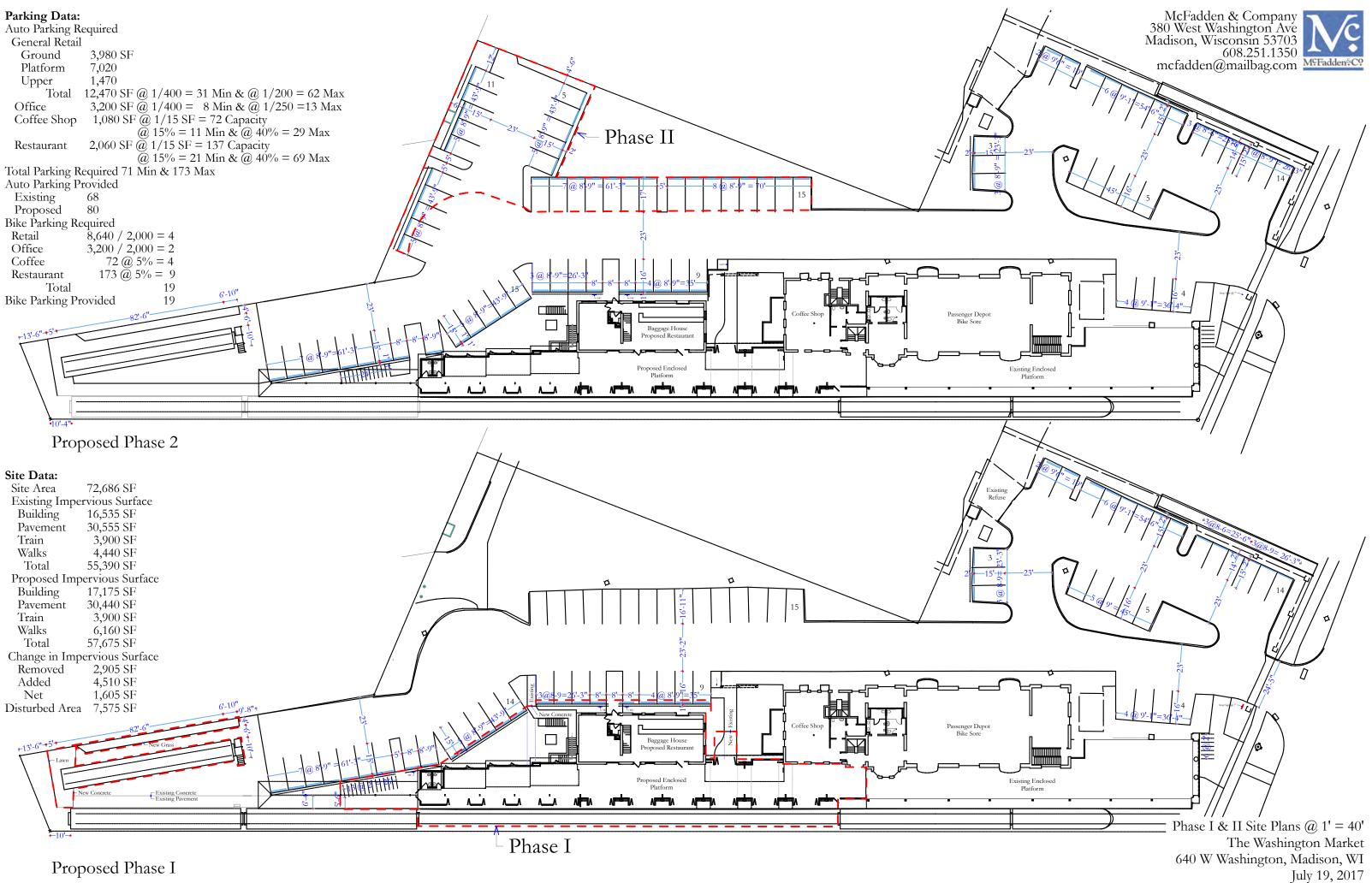
The Club Car to be Relocated

McFadden & Company 380 West Washington Ave Madison, Wisconsin 53703 608.251.1350 mcfadden@mailbag.com



Existing Train Cars The Washington Market 640 W Washington, Madison, WI June 26, 2017





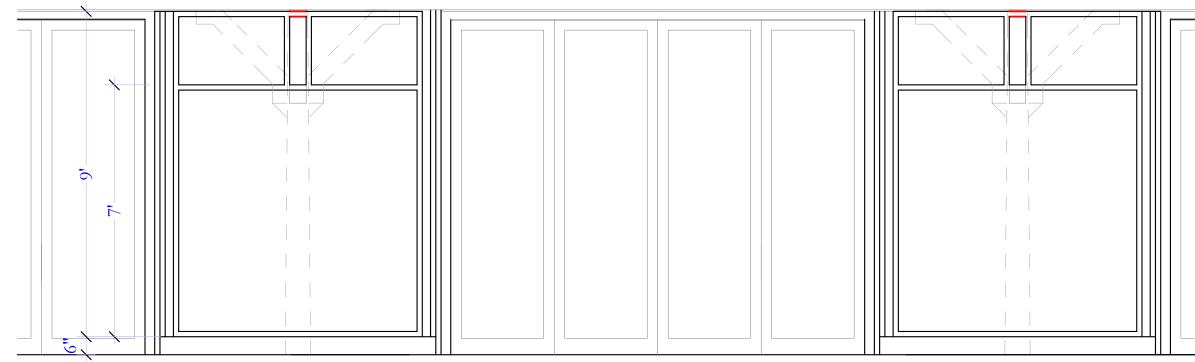


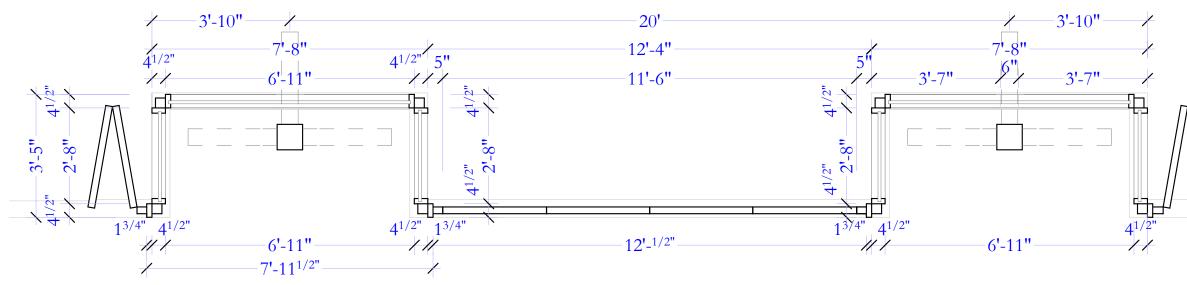
Note: All new and altered items shown in blue. The existing buildings, the canopy and other elements remain unchanged.

July 19, 2017



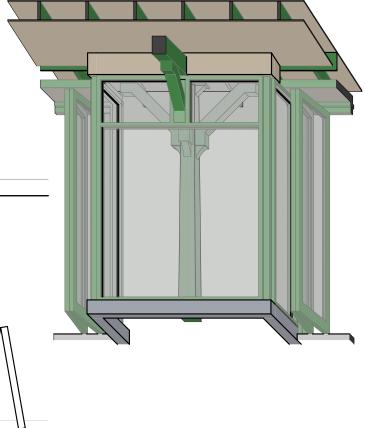












Enclosure Details @ 3/8'' = 1'-0''The Washington Market 640 W Washington, Madison, WI April 20, 2017









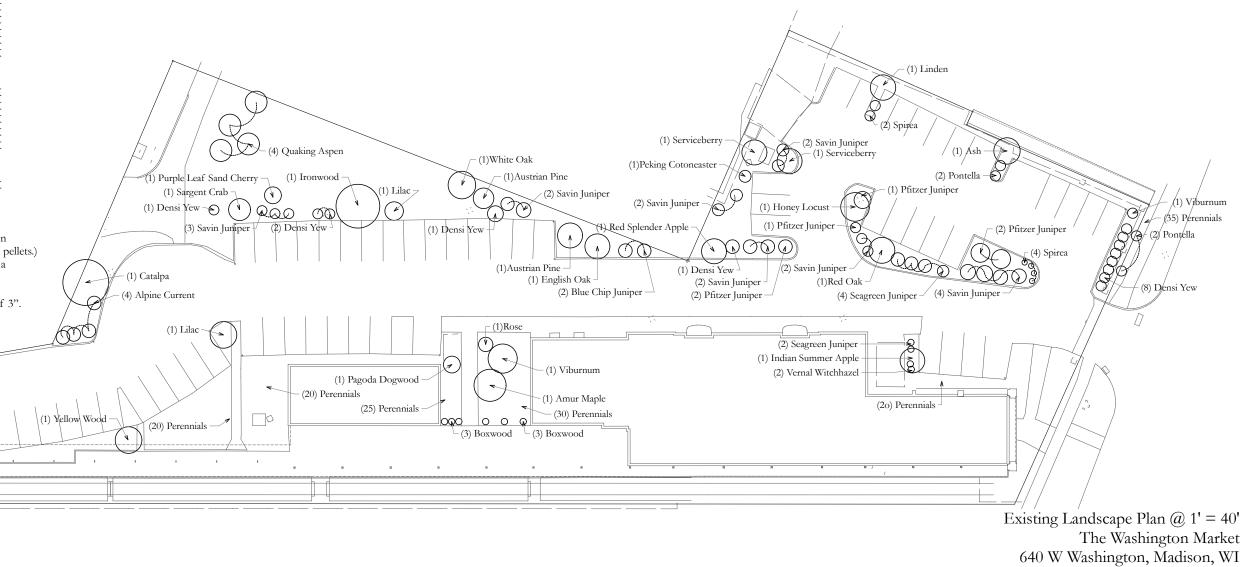
Proposed Site Plan with South Elevation & Axonometric The Washington Market 640 W Washington, Madison, WI June 26, 2017





Axonometrics The Washington Market 640 W Washington, Madison, WI June 26, 2017

			PLANT LIST		LANDSCAPE WORKSH	EET
KEY	QUAN	SIZE	COMMON NAME	ROOT		
	<u>(12)</u>		Canopy Trees		Zoning Classification:	UMX
	1	12"+	Ash	EX	Landscape Points Required	
	1	12"+	Catalpa	EX	<u></u>	
	1	12"+	English Oak	EX	Developed Area =	55,390 SF
	1	12"+	Honeylocust	EX	1	
	1	12"+	Linden	EX	Landscape Points Required: 55,390/300 =	185 units
	1	12"+	Honeylocust	EX	185 units x 5 points/unit =	1,185 points
	4	12"+	Quaking Aspen	EX	1	
	1	12"+	Red Oak	EX	Total Landscape Points Required	925 points
	1	12"+	White Oak	EX		
					Landscape Points Supplied	
		(8)	Ornamental Trees			
	1	6"+	Amur Maple	EX	Existing canopy trees - $12@35 =$	420 points
	1	6"+	Indian Summer Crab	EX	Proposed canopy trees - $0 @ 35 =$	0 points
	1	6"+	Ironwood	EX	Existing every even trees $-2(a)$ 35 =	70 points
	1	10'+	Pagoda Dogwood	EX	Proposed evergreen trees -0 @ 35 =	0 points
	1	6"+	Red Splendor Crab	EX	Existing ornamental trees $-8 (a) 15 =$	120 points
	1	6"+	Sargent Crab	EX	Proposed ornamental trees $-0@15 =$	0 points
	2	6"+	Serviceberry	EX	Existing upright evergreen shrubs -0 @ $10 =$	0 points
			,		Proposed upright evergreen shrubs -0 @ 10 =	0 points
	(2)		Evergreen Trees		Existing deciduous shrubs $-21 @ 3 =$	63 points
	2	25'+	Austrian Pine	EX	Proposed deciduous shrubs $-0 @ 3 =$	0 points
					Existing evergreen shrubs $-42 @ 4 =$	168 points
	(21)		Deciduous Shrubs		Proposed evergreen shrubs -0 @ 4 =	0 points
	4	3'+	Alpine Current	EX	Existing perennials & grasses $110 @ 2 =$	220 points
	2	6'+	Lilac	EX	Proposed perennials & grasses $0 @ 2 =$	0 points
	1	3'+	Peking Cotoneaster	EX		1
	4	3'+	Potentilla	EX	Total landscape points supplied =	1,061 points
	1	6'+	Purple Leaf Sand Cherry	EX		<u>-,</u>
	1	3'+	Rose	EX		
	4	3'+	Spirea	EX		
	2	5'+	Viburnum	EX		
	2	3'+	Witchhazel	EX		
	-	5.	Witermazer	1.221	\sim /	
	(42)		Evergreen Shrubs			
	2	24"+	Blue Chip Juniper	EX		
	13	36"+	Densiform Yew	EX		
	6	36"+	Pfitzer Juniper	EX	/ / / /	
	4	36"+	Sea Green Juniper	EX		
	17	24"+	Savin Juniper	EX		
			5		(4) Qua	king Aspen
	(110)		Perennials			
	110	18"+	Existing Perennials and Grasses	EX		Ironwood
					(1) Sargent Crab	(1) Lilac –
OTES	:				$(1) \text{ Densi Yew} \bigcirc \bigcirc$	
					(3) Savin Juniper + (2) De	nsi Yew (1) Densi Yew
1)	Repair di	isturbed la	wn areas in with shredded topsoil, seed	l (Madison	(3) Savin Jumper (2) Dec	(1) Densi few
/			fertilizer, and mulch (straw mat or star			
2)			eceive shredded hardwood bark mulch			(1
/	depth of			-	(1) Catalpa	(1
3) Individual trees and shrubs in lawn to areas receive shredded		(4) Alpine Current				
,			llch plant rings (4' diameter) spread to :		(4) rupine Current	
				•		
					(1) Lilac	









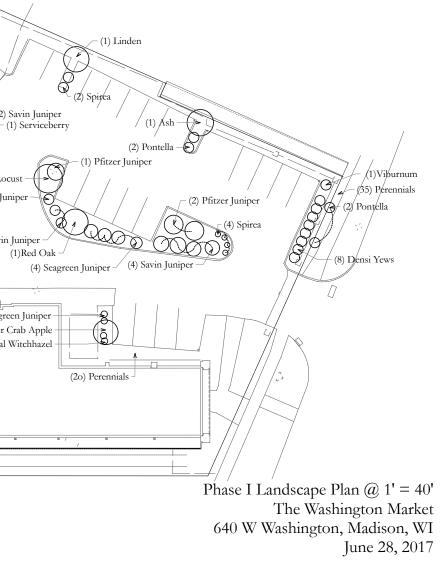
June 26, 2017

			<u>PLANT LIST</u>		LANDSCAPE WOR	<u>KSHEET</u>		
KEY	QUAN	SIZE	COMMON NAME	ROOT				
	Quint	01111		1001	Zoning Classification:	UMX		
	<u>(12)</u>		Canopy Trees					
	1	12"+	Ash	EX	Landscape Points Required			
	1	12"+ 12"+	Catalpa English Oak	EX EX	Developed Area =	55,390 SF		
	1	12 + 12"+	Honeylocust	EX	Developed Area –	55,590 SF		
	1	12"+	Linden	EX	Landscape Points Required: 55,390/300 =	185 units		
	1	12"+	Honeylocust	EX	185 units x 5 points/unit =	1,185 points		
	4	12"+	Quaking Aspen	EX	1			
	1	12"+	Red Oak	EX	Total Landscape Points Required	925 points		
	1	12"+	White Oak	EX				
	6	2 1/2"+	Titanium Maple	BB	Landscape Points Supplied			
		(8)	Ornamental Trees		Existing canopy trees - 12 @ 35 =	420 points		
	1	6"+	Amur Maple	EX	Proposed canopy trees - $0 @ 35 =$	210 points		
	1	6"+	Indian Summer Crab	EX	Existing every even trees $-2(a) 35 =$	70 points		
	1	6"+	Ironwood	EX	Proposed evergreen trees $-0 @ 35 =$	0 points		
	1	10'+	Pagoda Dogwood	EX	Existing ornamental trees $-8 @ 15 =$	120 points		
	1	6"+	Red Splendor Crab	EX	Proposed ornamental trees $-0 @ 15 =$	0 points		
	1	6"+	Sargent Crab	EX	Existing upright evergreen shrubs $-0 @ 10 =$	0 points		
	2	6"+	Serviceberry	EX	Proposed upright evergreen shrubs -0 @ $10 =$ Existing deciduous shrubs -21 @ $3 =$	0 points 63 points		
	(2)		Evergreen Trees		Proposed deciduous shrubs $-0 @ 3 =$	0 points		
	(2) 2	25'+	Austrian Pine	EX	Existing every even shrubs $-42 @ 4 =$	168 points		
					Proposed evergreen shrubs -0 @ 4 =	0 points		
	(21)		Deciduous Shrubs		Existing perennials & grasses $110 @ 2 =$	220 points		
	4	3'+	Alpine Current	EX	Proposed perennials & grasses $0 @ 2 =$	0 points		
	2	6'+	Lilac	EX		1.071		
	1	3'+	Peking Cotoneaster	EX	Total landscape points supplied =	<u>1,271 points</u>		
	4	3'+ 6'+	Potentilla Purple Leaf Sand Cherry	EX EX				,
	1	3'+	Rose	EX				
	4	3'+	Spirea	EX				
	2	5'+	Viburnum	EX				
	2	3'+	Witchhazel	EX				d d
	(10)							
	(42)	0.422 +	Evergreen Shrubs					
	2 13	24"+ 36"+	Blue Chip Juniper Densiform Yew	EX EX	/ / / / / / / / / / / / / / / / / / /			
	6	36"+	Pfitzer Juniper	EX				
	4	36"+	Sea Green Juniper	EX				(1) Serviceberry (2) Sa
	17	24"+	Savin Juniper	EX		4) Quaking Aspen	-(1)White Oak (1)Pol	king Cotoneaster (1)
					(1) Purple Leaf Sand Cherry	(1) Ironwood \neg	(1)Austrian Pine	
	(110)	4022	Perennials		(1) Sargent Crab Apple	(1) Lilac –	(2) Savin Juniper	
	110	18"+	Existing Perennials and Grasses	EX			(2) S	avin Juniper (1) Honey Locu
NOTES:								
1101110					. (3) Savin Juniper (2	Densi Yews - (1)]	Densi Yews	
1)			vn areas in with shredded topsoil, seed (M					
			ertilizer, and mulch (straw mat or starter				(1)Austrian Pine	(1) Densi Yew (2) Savin Ji
2)			eive shredded hardwood bark mulch spre	ead to a	(/ (1) Catalpa		(1) English Oak	(1) Densi Tew (2) Savin Juniper
2)	depth of		-lander in large to some marking along data		(4) Alpine Current		(2) Blue Chip Juniper —	(2) Pfitzer Juniper —
3)			shrubs in lawn to areas receive shredded ch plant rings (4' diameter) spread to a de	opth of 3"				
	marciwood		en plant lings (1 chanteter) spicae to a de	.puror 5 .	(1) Lilac		(1)Rose	,-
								(2) Seagrees
			/- (6) Tatariam Maple		/ / 2			(1) Indian Summer Cr
			New Grass		$\langle \rangle \rangle \rangle \rangle \sim 10^{-100}$	(1) Provide Days and	(1) Viburnum	(2) Vernal W
	and the second se	\sim	A A I		40 Perennials	(1) Pagoda Dogwood —		
- / -	X	Ð	New Concrete	Walk		(25) Perennials	(1) Amur Maple	
TOT	L U						OQO O Q (30) Perennials	
						1	(3) Boxwood (3) Boxwood	
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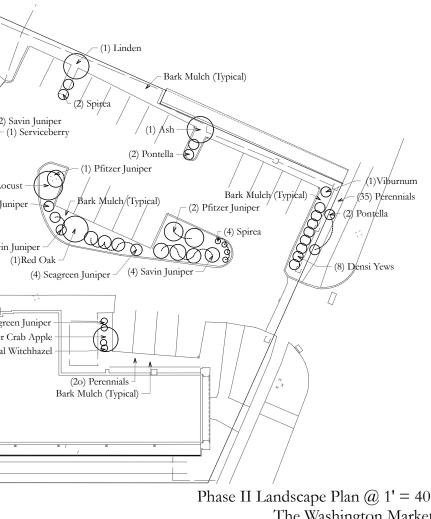




			<u>PLANT LIST</u>		LANDSCAPE WORK	SHEET		
KEY	QUAN	SIZE	COMMON NAME	ROOT	Zoning Classification:	UMX		
	<u>(12)</u>		Canopy Trees			0.1.11		
	1	12"+	Ash	EX	Landscape Points Required			
	1	12"+	Catalpa Eastish Osh	EX	Developed Area =	55 200 SE		
	1	12"+ 12"+	English Oak Honeylocust	EX EX	Developed Area =	55,390 SF		
	1	12"+	Linden	EX	Landscape Points Required: 55,390/300 =	185 units		
	1	12"+	Honeylocust	EX	185 units x 5 points/unit =	1,185 points		
	4	12"+	Quaking Aspen	EX				
	1	12"+	Red Oak	EX	Total Landscape Points Required	925 points		
	1	12"+	White Oak	EX				
	6	2 1/2"+	Titanium Maple	BB	Landscape Points Supplied			
		(8)	Ornamental Trees		Existing canopy trees - $12 @ 35 =$	420 points		
	1	6"+ 6"+	Amur Maple Indian Summer Crab	EX EX	Proposed canopy trees - $0 @ 35 =$ Existing evergreen trees - $2 @ 35 =$	210 points 70 points		
	1	6 + 6"+	Ironwood	EX	Proposed evergreen trees -0 @ 35 =	0 points		
	1	10'+	Pagoda Dogwood	EX	Existing ornamental trees $- 8 @ 15 =$	120 points		
	1	6"+	Red Splendor Crab	EX	Proposed ornamental trees $-0 @ 15 =$	0 points		
	1	6"+	Sargent Crab	EX	Existing upright evergreen shrubs -0 @ $10 =$	0 points		
	2	6"+	Serviceberry	EX	Proposed upright evergreen shrubs $-0 @ 10 =$	0 points		
					Existing deciduous shrubs $-21 @ 3 =$	63 points		
	(2) 2	25'+	<u>Evergreen Trees</u> Austrian Pine	EV	Proposed deciduous shrubs $-0 @ 3 =$	0 points		
	Z	25 +	Austrian Pine	EX	Existing evergreen shrubs $-42 @ 4 =$ Proposed evergreen shrubs $-0 @ 4 =$	168 points 0 points		
	(21)		Deciduous Shrubs		Existing perennials & grasses $110 @ 2 =$	220 points		
	4	3'+	Alpine Current	EX	Proposed perennials & grasses $0 @ 2 =$	0 points		
	2	6'+	Lilac	EX		1		
	1	3'+	Peking Cotoneaster	EX	Total landscape points supplied =	<u>1,271 points</u>		
	4	3'+	Potentilla	EX				
	1	6'+ 3'+	Purple Leaf Sand Cherry Rose	EX EX				
	4	3'+ 3'+	Spirea	EX				
	2	5'+	Viburnum	EX				
	2	3'+	Witchhazel	EX	\sim			
	(42)	o (13) i	Evergreen Shrubs					
	2 13	24"+ 36"+	Blue Chip Juniper Densiform Yew	EX EX				
	6	36"+	Pfitzer Juniper	EX	/2 ~	7		
	4	36"+	Sea Green Juniper	EX				(1) Serviceberry (2) Sa
	17	24"+	Savin Juniper	EX			(1)White Oak	(1)Peking Cotoneaster (1)
					(1) Purple Leaf Sand Cherry –	(1) Ironwood –	(1)Austrian Pine	Bark Mulch (Typical)
	(110)	4.033	Perennials			(1) Lilac –	(2) Savin Juniper	Bark Mulen (Typical)
	110	18"+	Existing Perennials and Grasses	EX	(3) Savin Juniper			(2) Savin Juniper (1) Honey Locus
NOTES:								
1101110						Densi Yews ⊥ (1) I	Densi Yews –	
1)			wn areas in with shredded topsoil, seed (N		Bark M	ulch (Typical) –		QO (1000)
			fertilizer, and mulch (straw mat or starter				(1)Austrian Pine	(1) Densi Yew /(2) Savin Ju
2)			ceive shredded hardwood bark mulch spr	ead to a			(1) English Oak	(2) Savin Juniper (1
3)	depth of		l shrubs in lawn to areas receive shredded	1			(2) Blue Chip J	uniper — (2) Pfitzer Juniper —
3)			lch plant rings (4' diameter) spread to a d		(/ (1) Catalpa			
	11111111000	u buin mu	ten prant migs († annieter) sprend to a a	epui or o i	(1) Lilac Bark M		(1)Rose Bark Mulch (Typical)	
					(1) Lina (1) Bark Mr	ılch (Typical)		(2) Seagreer
								(1) Indian Summer Cra
			Bark Mulch	(Typical)		(1) Pagoda Dogwood	(1) Viburnum	(2) Vernal W
	*	$\sim \epsilon$	(6) Tatarian		40) Perennials	Bark Mulch (Typical)		
\sim	TAT	- (Ý				(25) Perennials	(1) Amur Maple	
(0)	4						000 0 0 0 (30) Perennials	
	272224722722722722727272727					1	(3) Boxwood (3) Boxwood	
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Phase II Landscape Plan @ 1' = 40' The Washington Market 640 W Washington, Madison, WI July 21, 2017

								VISIC	N 8		Vandal Res	istant DESCRIPTION		Mo
											VPF 8 Series	Optics [™] system provides walkways, parking lots, ros	ire delivers exceptional performance in a e design. Patented, high-efficiency AccuLED uniform and energy conscious illumination to adways, building areas and security lighting d UL/cUL Listed for wet locations.	Catalog # Project
									WALL / CEILING/ PENDANT MOUNT LED Job Name Catalog Number	AP	le proved By	SPECIFICATION FEATURE	s	Comments Prepared by
									CIFICATIONS The Vision 8 series features an all alum which allows it to be used in nearly any an opthalmologist, the polycarborate in while maintaining the high efficiency of row mounted to any length and can be Natatorium finish is standard for all ver	y environmental condition. Design ens provides complete control of clear optical material. The Visio equipped with energy efficient o	glare and lamp image 8 series can be	Construction Extruded aluminum driver enclosure thermally isolat Light Squares for optimal performance. Heavy wall, casti aluminum esd capter that sinks. A unique, pater pending interfocking house beat sinks for vinge, pater pending interfocking house but sinks and the scalability superior structural rigidity	Electrical LED drives are mounted to removable tray assembly for ease diftermal of maintenance. 120-2777 SGB0H dis- 3477 60Hz or 480V 60Hz operation 3470 60Hz or 480V 60Hz operation that and the second second second that and the second second second maint 480V We systems only. Standar with 0-10V dimming. Shipped in and standard with Eaton proprietary circuit module designed to colonel server. The Galleon Ele Juminaire	 ARM: Adapter is bolted directly to the pole. Quick mount arm slide into place on the adapter and is secured via two screws, facilitating quick and easy installation. The versatile, patent pending, quick mount arm accommodates multiple drill patterns ranging
								Housing Grill Lens	Marine grade heat treated extruded alu finished with robotically applied polyes Marine grade die cast aluminum finishe secured to housing with tamper resista Extruded UV stabilized opal polycarbox	ter powder coat. ed with polyester powder coat an int stainless steel machine screw nate with integral prisms.	d s.	brease of entry into elect chamber. Housing is 1P66 i Optics Patented, high-efficiency injection-molded AccuLED Optics technology. Optics precisely designed to shap the distribution maximizing	rical to 40°C ambient environments. rated. For applications with ambient temperatures exceeding 40°C, specify the HA (High Ambient) option. Light Squares are IP66 rated. Greater than 90% lumen are maintenance expected at 60,000 hours. Available in standard 1A g drive current and optional 600mA	from 1-1/2" to 4-78". Removal of the door on the quick mount arm enables wring of the fixture without having to access the drive compartment. A knock-out enable round pole mounting. Finish Housing finished in super durable TGIC polyester powder cost paint, 2.5 mil nominal thickness for
								End Caps Drivers LED	Maximum wall thickness 0.160°. Secur aluminum clamps and stainless steel T Die-cast marine grade aluminum with c Constant current driver at 700mA, 120- Samsung LM561B+ series @ 3000K, 33	ORX® head screws. conduit knockouts that are visible -277V, 347V optional. 500K, 4000K, or 5000K and 82 C		efficiency and application AccuLED Optics create cor distributions with the scala to meet customized applic requirements. Offered star in 4000K (H= ZSTK) CCT 70 Optional 3000K, 5000K and CCT.	spacing, 800mA and 1200mA drive current sistent (nominal), ability ation Mounting adard STANDARD ARM MOUNT: CRI. Extruded aluminum arm includes	superior protection against fade and wear. Heat sink is powder coated black. Standard housing colors include black bronze grey
								UL Listing	L 70 projected life of over 130,000 hours Ten year warranty on LED boards again U.L., C.UL., Damp Standard, Wet optio	nst operational defects. Tested in	accordance with LM-80.	DIMENSIONS	120° apart, the EA extended arm may be required. Refer to the	Five-year warranty.
		aire Sche						Lifetime Warranty	Luminaire LED Incorporated will repair vandalism for the lifetime of the installa	or replace any fixture damaged o ation.	lue to		3.15/16	
	Qty 2	Label OA	LLF 0.950	Description McGraw-Edison:	GLEON-AF-02-I		7					4		
	2	OA-4	0.950	McGraw-Edison:	GLEON-AF-02-1 GLEON-AF-04-1			DIM	ENSIONAL DATA		_			
	1	OB-4	0.950	McGraw-Edison:	GLEON-AF-04-I			VPF8				DIMENSION DATA	21.3/4" [553mm]	DRILLING PATTERN
	1	OC	0.950	McGraw-Edison:	GLEON-AF-02-I			VPF8				Number of "A" Light Squares Width	"B" Standard Arm Length "B" Optional Arm Length ¹ Weight with Arn (Ibs.) EPA with Arn (Ibs.) 7" 10" 33 0.96 (178mm) (155.4) 0.96 0.96	1.) TYPE "N" 3/4" [19mm] Diameter 151mm]
	3	OC-4 OD	0.950	McGraw-Edison: Luminaire: VPF	GLEON-AF-04-I 84-100W-4000K-						к в →	(394mm) 5-6 (549mm)	7" 10" 44 (178mm) (254mm) (20.0 kgs.) 1.00	1.3/4" 7/8" [22mm]
	21		10.000	Luminaire. Ver	04-100w-4000I(-	-120/2//-01-0	COTOK				_	7-8 (702mm) 9-10 (857mm) 9-10 (857mm)	7° 13° 54 1.07 (178mm) (330mm) (24.5 kgs.) 1.07 7° 16° 63 1.12 (178mm) (406mm) (28.6 kgs.) 1.12	(2) Si'16' [14mm] Diameter Holes
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).00 ზ.00 ზ.00	b.01 b.01	ზ.01 ზ.01 ზ.	01 5.01 5.01	t.01 t.01 t.01 t.02 t.02	t.o2 t.o3 t.o3 t.o5	0.10 0.22 0 .46 0.88	1.40 1.60 1.64 ¥.74	1 1.97 1.61	2.34 1.47 0.56 0.45	0.51 0.41 0.24 D.	15 0.12 0.09 0.08	t 5.07 5.06 5.06 5.	.07 5.08 5.12 5.07 1	0.30 0.53 2.00 3.
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).02 0.03 0.04	b.06 b.13	0.20 t.24 t.	26 D.26 D.24	t.23 t.23 t.24 t.26 t.30	0.38 0.50 0.64 0.78	1/11 /1.61 1.84 1.93	3 2.24 2.51 2.56 2.64	2.55 2.26	1.75 1.35 0.99 0.91	1.19 1.69 2.35 2.	95 *3.28 *2.96 *2.81	2.84 2.65 2.23 1	.80 1.61 1.35 1.14	1.02 1.27 1.63 1.
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<u>*</u> .51 *3.28 *2.89 *2.53 *2.39	2.69 3.34 5.20 1.41 1.55 5.59 4.98 3.36 9.75 0.87 D.41 0.18
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