

URBAN DESIGN COMMISSION APPLICATION

UDC

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



FOR OFFICE USE ONLY:

Paid _____ Receipt # _____
Date received _____
Received by _____
Aldermanic District _____
Zoning District _____
Urban Design District _____
Submittal reviewed by _____

Complete all sections of this application, including the desired meeting date and the action requested.

If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call the phone number above immediately.

1. Project Information

Address: 4800 Voges Road
Title: _____

2. Application Type (check all that apply) and Requested Date

UDC meeting date requested TBD by Laurie Glaeser
☒ New development ☐ Alteration to an existing or previously-approved development
☐ Informational ☒ Initial approval ☐ Final approval

3. Project Type

☒ Project in an Urban Design District
☐ Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)
☐ Project in the Suburban Employment Center District (SEC), 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 Residential Building Complex

Signage
☐ Comprehensive Design Review (CDR)
☐ Signage Variance (i.e. modification of signage height, area, and setback)

Other
☐ Please specify _____

4. Applicant, Agent, and Property Owner Information

Applicant name Eric Ogden **Company** HSA Commercial Real Estate
Street address 100 S. Wacker Dr., #950 **City/State/Zip** Chicago IL 60606
Telephone 312 683 7242 **Email** eo@hsccommercial.com

Project contact person Werner Busske **Company** Partners In Design
Street address 2610 Lake Cook Rd., #280 **City/State/Zip** Riverwoods IL 60015
Telephone 847-940-0300 **Email** werner@pidarchitects.com

Property owner (if not applicant) T-Bird Holdings, LLC
Street address 3663 T Bird Way **City/State/Zip** Cottage Grove WI 53527
Telephone _____ **Email** desk@tbs.net

Urban Design Commission Application (continued)

UDC

5. Required Submittal Materials

- ☒ **Application Form**
- ☒ **Letter of Intent**
 - If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required
 - For signage applications, a summary of how the proposed signage is consistent with the applicable CDR or Signage Variance review criteria is required.
- ☒ **Development plans** (Refer to checklist provided below for plan details)
- ☒ **Filing fee**
- ☒ **Electronic Submittal***

Each submittal must include fourteen (14) 11" x 17" collated paper copies. Landscape and Lighting plans (if required) must be full-sized. Please refrain from using plastic covers or spiral binding.

Both the paper copies and electronic copies must be submitted prior to the application deadline before an application will be scheduled for a UDC meeting. Late materials will not be accepted. A completed application form is required for each UDC appearance.

For projects also requiring Plan Commission approval, applicants must also have submitted an accepted application for Plan Commission consideration prior to obtaining any formal action (initial or final approval) from the UDC. All plans must be legible when reduced.

**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 udcapplications@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.*

6. Applicant Declarations

1. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with Janine Gleaser on March 1, 2018 (CDR meeting)
2. 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.

Applicant name Eric Ogden Relationship to property Purchaser
 Authorized signature of Property Owner John O'Dahl, Jr. dotloop verified 03/21/18 7:49PM EDT XAP0-011P-H27Z-VZDR Date _____

7. Application Filing Fees

Fees are required to be paid with the first application for either initial or final approval of a project, unless the project is part of the combined application process involving the Urban Design Commission in conjunction with Plan Commission and/or Common Council consideration. Make checks payable to City Treasurer. Credit cards may be used for application fees of less than \$1,000.

Please consult the schedule below for the appropriate fee for your request:

- ☐ Urban Design Districts: \$350 (per §35.24(6) MGO).
- ☐ Minor Alteration in the Downtown Core District (DC) or Urban Mixed-Use District (UMX) : \$150 (per §33.24(6)(b) MGO)
- ☐ Comprehensive Design Review: \$500 (per §31.041(3)(d)(1)(a) MGO)
- ☐ Minor Alteration to a Comprehensive Sign Plan: \$100 (per §31.041(3)(d)(1)(c) MGO)
- ☐ All other sign requests to the Urban Design Commission, including, but not limited to: appeals from the decisions of the Zoning Administrator, requests for signage variances (i.e. modifications of signage height, area, and setback), and additional sign code approvals: \$300 (per §31.041(3)(d)(2) MGO)

A filing fee is not required for the following project applications if part of the combined application process involving both Urban Design Commission and Plan Commission:

- Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)
- Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)
- Planned Development (PD): General Development Plan (GDP) and/or Specific Implementation Plan (SIP)
- Planned Multi-Use Site or Residential Building Complex

URBAN DESIGN COMMISSION APPROVAL PROCESS



Introduction

The City of Madison's Urban Design Commission (UDC) has been created to:

- Encourage and promote high quality in the design of new buildings, developments, remodeling, and additions so as to maintain and improve the established standards of property values within the City.
- Foster civic pride in the beauty and nobler assets of the City, and in all other ways possible assure a functionally efficient and visually attractive City in the future.

Types of Approvals

There are three types of requests considered by the UDC:

- Informational Presentation. Applicants may, at their discretion, request to make an Informational Presentation to the UDC prior to seeking any approvals to obtain early feedback and direction before undertaking detailed design. Applicants should provide details on the context of the site, design concept, site and building plans, and other relevant information to help the UDC understand the proposal and provide feedback. (Does not apply to CDR's or Signage Variance requests)
- Initial Approval. Applicants may, at their discretion, request initial approval of a proposal by presenting preliminary design information. As part of their review, the Commission will provide feedback on the design information what should be addressed at Final Approval stage.
- Final Approval. Applicants may request Final Approval of a proposal by presenting all final project details. Recommendations or concerns expressed by the UDC in the initial approval must be addressed at this time.

Presentations to the Commission

Primarily, the UDC is interested in the appearance and design quality of projects. Emphasis should be given to the site plan, landscape plan, lighting plan, building elevations, exterior building materials, color scheme, and graphics.

When presenting projects to the UDC, applicants must fill out a registration slip provided in the meeting room and present it to the Secretary. Presentations should generally be limited to 5 minutes or as extended by motion by consent of the Commission. The Commission will withhold questions until the end of the presentation.

Applicants are encouraged to consider the use of various graphic presentation material including a locator map, photographs, renderings/model, scale drawings of the proposal in context with adjacent buildings/uses/signs, etc., as may be deemed appropriate to describe the project and its surroundings. Graphics should be mounted on rigid boards so that they may be easily displayed. **Applicants/presenters are responsible for all presentation materials, AV equipment and easels.**

URBAN DESIGN DEVELOPMENT PLANS CHECKLIST

UDC

The items listed below are minimal application requirements for the type of approval indicated. Please note that the UDC and/or staff may require additional information in order to have a complete understanding of the project.

1. Informational Presentation

- ☐ Locator Map
- ☐ Letter of Intent (If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required)
- ☐ Contextual site information, including photographs and layout of adjacent buildings/structures
- ☐ Site Plan
- ☐ Two-dimensional (2D) images of proposed buildings or structures.

Providing additional information beyond these minimums may generate a greater level of feedback from the Commission.

Requirements for All Plan Sheets

1. Title block
2. Sheet number
3. North arrow
4. Scale, both written and graphic
5. Date
6. Fully dimensioned plans, scaled at 1"= 40' or larger

**** All plans must be legible, including the full-sized landscape and lighting plans (if required)**

2. Initial Approval

- ☒ Locator Map
- ☒ Letter of Intent (If the project is within a Urban Design District, a summary of how the development proposal addresses the district criteria is required)
- ☒ Contextual site information, including photographs and layout of adjacent buildings/structures
- ☒ Site Plan showing location of existing and proposed buildings, walks, drives, bike lanes, bike parking, and existing trees over 18" diameter
- ☒ Landscape Plan and Plant List (*must be legible*)
- ☒ Building Elevations in both black & white and color for all building sides (include material callouts)
- ☒ PD text and Letter of Intent (if applicable)

Providing additional information beyond these minimums may generate a greater level of feedback from the Commission.

3. Final Approval

All the requirements of the Initial Approval (see above), **plus**:

- ☐ Grading Plan
- ☐ Proposed Signage (if applicable)
- ☐ Lighting Plan, including fixture cut sheets and photometrics plan (*must be legible*)
- ☐ Utility/HVAC equipment location and screening details (with a rooftop plan if roof-mounted)
- ☐ PD text and Letter of Intent (if applicable)
- ☐ Samples of the exterior building materials (presented at the UDC meeting)

4. Comprehensive Design Review (CDR) and Variance Requests (*Signage applications only*)

- ☐ Locator Map
- ☐ Letter of Intent (a summary of how the proposed signage is consistent with the CDR or Signage Variance criteria is required)
- ☐ Contextual site information, including photographs of existing signage both on site and within proximity to the project site
- ☐ Site Plan showing the location of existing signage and proposed signage, dimensioned signage setbacks, sidewalks, driveways, and right-of-ways
- ☐ Proposed signage graphics (fully dimensioned, scaled drawings, including materials and colors, and night view)
- ☐ Perspective renderings (emphasis on pedestrian/automobile scale viewsheds)
- ☐ Graphic of the proposed signage as it relates to what the Ch. 31, MGO would permit



March 21, 2018

City of Madison
Planning Division
126 S. Hamilton St.
P.O. Box 2985
Madison, WI 53701-2985
(608) 266.4635

To whom it may concern:

RE: Letter of Intent for Urban Design Commission Application for 4800 Voges Road.

HSA intends to develop the property at 4800 Voges Road for use as an industrial/distribution location. The site is highly appropriate and suitable for this use because of its convenient proximity to both the south Beltline as well as I-90.

We see the development of 4800 Voges Road as highly beneficial to the City of Madison. We will develop state-of-the-art industrial/distribution buildings, with contextual aesthetic and landscaping to preserve the cohesive visual of the Urban Design District. Typical specifications of such buildings are 32' clear height, constructed of precast concrete panels, attractive office appointments with large aluminum framed windows, within a tastefully landscaped setting. A tactfully developed site with well-designed buildings such as we have planned for 4800 Voges Road will provide an attractive approach to the City of Madison via Beltline Highway and I-90. Targeted tenants for this development are typically distributors, light manufacturers, or assemblers. These types of tenants employ well-paid blue collar workers of varying skill levels. In addition to job creation, this development will also create a significant tax increment for the city.

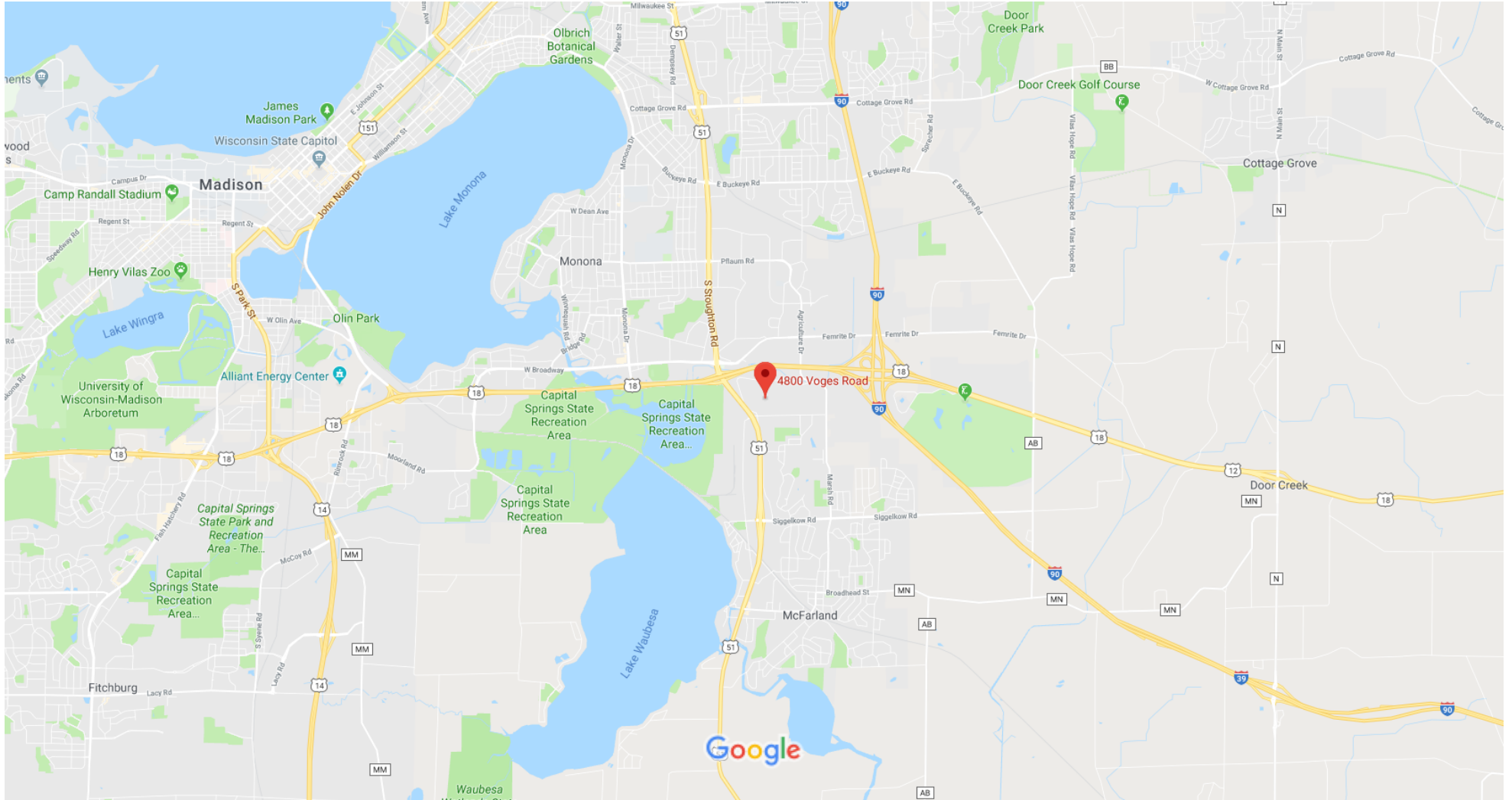
We hope that you agree in the potential of this development as being both well-suited for the intended use and as advantageous to the City of Madison.

Very truly yours,
HSA Commercial Real Estate

A handwritten signature in blue ink, appearing to read "Eric Ogden", written over a horizontal line.

Eric Ogden
Senior Vice President, Acquisitions

Google Maps 4800 Voges Rd



Map data ©2018 Google 1 mi

LANDSCAPE WORKSHEET

Zoning Classification:

IL

Landscape Points Required

Developed Area = 486,575 SF
Landscape Points: $486,575 / 100 =$ **4,857 points**

Total Landscape Points Required **4,857 points**

Landscape Points Supplied

Existing canopy trees – 0 @ 35 =	0 points
Proposed canopy trees - 122 @ 35 =	4,270 points
Existing evergreen trees – 0 @ 35 =	0 points
Proposed evergreen trees – 34 @ 35 =	1,190 points
Existing ornamental trees - 0 @ 15 =	0 points
Proposed ornamental trees - 47 @ 15 =	705 points
Proposed upright evergreen shrubs – 6 @ 10 =	60 points
Existing deciduous shrubs – 0 @ 3 =	0 points
Proposed deciduous shrubs – 380 @ 3 =	1,140 points
Existing evergreen shrubs – 0 @ 4 =	0 points
Proposed evergreen shrubs – 118 @ 4 =	472 points
Existing perennials & grasses 0 @ 2 =	0 points
Proposed perennials & grasses 140 @ 2 =	280 points

Total landscape points supplied = **8,117 points**

Lot Frontage Landscape Required

(Section 28.142(5) Development Frontage Landscaping)

“One (1) over-story deciduous tree and five (5) shrubs shall be planted for each thirty (30) lineal feet of lot frontage. Two (2) ornamental trees or two (2) evergreen trees may be used in place of one (1) over-story deciduous tree.”

Robertson Road = 680 LF

Over story trees required $680' / 30' = 22.6$	<u>23 trees</u>
Shrubs required $(680' / 30') \times 5 = 46.5$	<u>113 shrubs</u>

Over story trees supplied	<u>23 trees</u>
Ornamental/Evergreen trees supplied	<u>0 trees</u>
Shrubs supplied	<u>113 shrubs</u>

Lot Frontage Points Supplied = **1,144 points**

Parking Lot Island Landscape required
(Section 28.142)

“One (1) over-story deciduous tree shall be planted in each parking lot island. One over-story tree shall be provided for every additional 160 SF of parking lot island area. Additionally, parking lot islands shall have at least 75% vegetative cover”

Over-story trees required for 32 parking lot islands =	32 trees
Vegetative (plantings) Cover required =	71 shrubs

Over story trees supplied =	32 trees
Vegetative (plantings) Cover supplied =	171 shrubs

Parking Lot Island Points Supplied =	1,804 points
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<u>Net Landscape Points Supplied:</u>	<u>5,169 points</u>
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PLANT LIST

KEY	QUAN	SIZE	COMMON NAME	ROOT
<hr/>				
	(122)		<u>Canopy Trees</u>	
ABM	21	2 ½"	Autumn Blaze Maple	BB
AM	8	2"	Amur Maple	BB
AL	8	2 ½"	American Linden	BB
BO	5	2"	Bur Oak	BB
CH	6	2 ½"	Hackberry	BB
EP	4	2 ½"	Exclamation Planetree	BB
KCT	3	2 ½"	Kentucky Coffee Tree	BB
LLL	13	2 ½"	Little Leaf Linden	BB
QA	24	2"	Quaking Aspen	BB
RM	15	2 ½"	Red Maple	BB
RO	3	2"	Red Oak	BB
SHL	5	2"	Skyline Honey Locust	BB
SWO	4	2 ½"	Swamp White Oak	BB
TM	3	2"	Tatarian Maple	BB
	(47)		<u>Low Ornamental Trees</u>	
ABS	11	6'	Autumn Brilliance Serviceberry	BB
CP	6	2"	Callery Pear	BB
PFC	8	2"	Prairie Fire Crab	BB
RBC	8	10'	River Birch Clump	BB
TCH	10	6'	Thornless Cockspur Hawthorn	BB
WBC	4	10'	Whitespire Birch Clump	BB
	(34)		<u>Evergreen Trees</u>	
BHS	26	6'	Black Hills Spruce	BB
CBS	8	5';	Colorado Blue Spruce	BB
	(380)		<u>Deciduous Shrubs</u>	
AC	62	15"	Alpine Currant	Pot
AVB	18	24"	Arrowwood Viburnum	Pot
BC	60	24"	Black Chokeberry	Pot
DCV	41	24"	Dwarf Cranberrybush Viburnum	Pot
DN	16	24"	Diablo Ninebark	Pot
GLS	67	15"	Gro Low Sumac	Pot
LLV	12	24"	Leatherleaf Viburnum	Pot
RTD	27	24"	Red Twig Dogwood	Pot
WS	50	24"	White Snowberry	Pot
YTD	27	24"	Yellow Twig Dogwood	Pot
	(124)		<u>Evergreen Shrubs</u>	
KCJ	118	2 G	Kalley Compact Juniper	BB
WBJ	6	5'	Wichita Blue Juniper	BB
	(140)		<u>Perennials</u>	
P	140	1 QT	Perennials (see note #9)	Con

NOTES:

- 1) Designated sod lawn areas to receive a minimum of 4" of topsoil, starter fertilizer, and locally grown bluegrass sod.
- 2) Designated seeded lawn areas in a minimum of 4" of topsoil, seed (Madison Parks mix), starter fertilizer, and mulch (straw or straw mat). Prairie turf to be installed per manufacturers specifications.
- 3) Turf areas in detention basin and drainage swales to receive a minimum of 4" of topsoil, seed (no mow seed mix), starter fertilizer, and mulch (straw or straw mat).
- 4) Turf areas in drainage swales and slopes greater than 3:1 shall be mulched with erosion control fabric (installed per manufacturer's specifications).
- 5) Foundation planting beds to be mulched with 2" - 2 1/2" washed stone mulch spread to a depth of 3" over weed barrier fabric.
- 6) Planting beds labeled as 'bark mulch' to be mulched with shredded hardwood bark mulch spread to a depth of 3".
- 7) Individual trees and shrub groupings in lawn areas to receive shredded hardwood bark mulch plant rings (4' diameter) spread to a depth of 3"
- 8) Designated planting beds to be separated from lawn areas with 5" black vinyl edging.
- 9) Furnish and install (105) assorted perennials (from perennials listed in plant list) in groupings at building entrances, and the monument sign and in foundation beds (owner will approve plant selection).

AJ Sedum
Aster
Black Eyed Susan
Butterfly Weed
Dianthus
Little Blue Stem Grass
Maynight Salvia
Midnight Wine Daylily
Pink Double Delight Coneflower
Purple Coneflower
Purple Palace Coral Bells
Spring Bulbs (crocus, tulips, daffodils, hyacinths)
Stela de Oro Daylily

- 10) Contractor will be responsible for all landscape maintenance for 60 days after completion and acceptance of the project.
- 11) Owner will be responsible for landscape maintenance after completion and acceptance of the project.



LEGAL DESCRIPTION:

PARCEL A:
THE WEST 20 RODS OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 7 NORTH, RANGE 10 EAST, FORMERLY IN THE TOWN OF BLOOMING GROVE, NOW IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN, EXCEPT THE SOUTH 330 FEET OF THE EAST 132 FEET THEREOF, EXCEPT THEREFROM LANDS DESCRIBED IN AWARD OF DAMAGES DATED SEPTEMBER 4, 1991 AND RECORDED IN THE OFFICE OF THE DANE COUNTY REGISTER OF DEEDS ON SEPTEMBER 12, 1991 IN VOL. 16705, PAGE 42, AS DOCUMENT NO. 2288889, ALSO EXCEPTING THEREFROM LANDS CONVEYED TO THE CITY OF MADISON IN WARRANTY DEED DATED JULY 22, 2003, AND RECORDED IN THE OFFICE OF THE DANE COUNTY REGISTER OF DEEDS ON JULY 30, 2003, AS DOCUMENT NO. 3772433.

TAX PARCEL NO.: 251/0710-271-0098-3

PARCEL B:

OUTLOT SIXTY-TWO (62), ASSESSOR'S PLAT NO. 2, TOWNSHIP OF BLOOMING GROVE, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN, FORMERLY DESCRIBED AS THE EAST 30 ACRES OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 7 NORTH, RANGE 10 EAST (TOWN OF BLOOMING GROVE), EXCEPT FOR LANDS CONVEYED TO DANE COUNTY IN CONVEYANCE OF LANDS TO COUNTY FOR HIGHWAY PURPOSES, RECORDED JANUARY 11, 1956 IN VOLUME 289, PAGE 554, AS DOCUMENT NO. 915209, ALSO EXCEPTING THEREFROM LANDS DESCRIBED IN AWARD OF DAMAGES DATED SEPTEMBER 4, 1991 AND RECORDED IN THE OFFICE OF THE DANE COUNTY REGISTER OF DEEDS ON SEPTEMBER 12, 1991 IN VOL. 16705, PAGE 42, AS DOCUMENT NO. 2288889, ALSO EXCEPTING THEREFROM LANDS CONVEYED TO THE CITY OF MADISON IN WARRANTY DEED DATED JULY 22, 2003, AND RECORDED IN THE OFFICE OF THE DANE COUNTY REGISTER OF DEEDS ON JULY 30, 2003, AS DOCUMENT NO. 3772433.

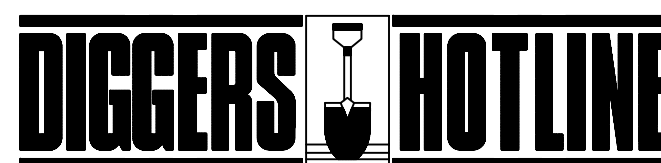
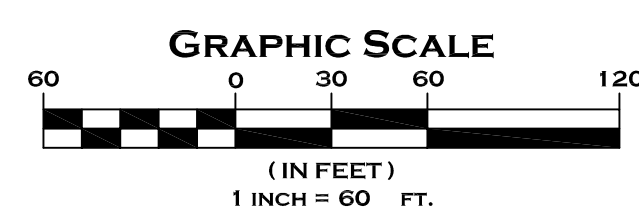
TAX PARCEL NO.: 251/0710-272-0089-0

NOTES

1. LEGAL DESCRIPTION PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY IN COMMITMENT FOR TITLE INSURANCE NO.: NCS-544213-MAD.
2. THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, ON INFORMATION FURNISHED BY THE UTILITY COMPANIES, DIGGERS HOTLINE AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.
3. PROJECT BENCHMARK - FOUND CONCRETE MONUMENT WITH ALUMINUM CAP AT CENTER OF SECTION 27, EL. = 857.84
4. ELEVATIONS BASED ON INFORMATION FROM THE CITY OF MADISON AND ARE AT N.A.V.D. 1988.

EXISTING TREE INVENTORY

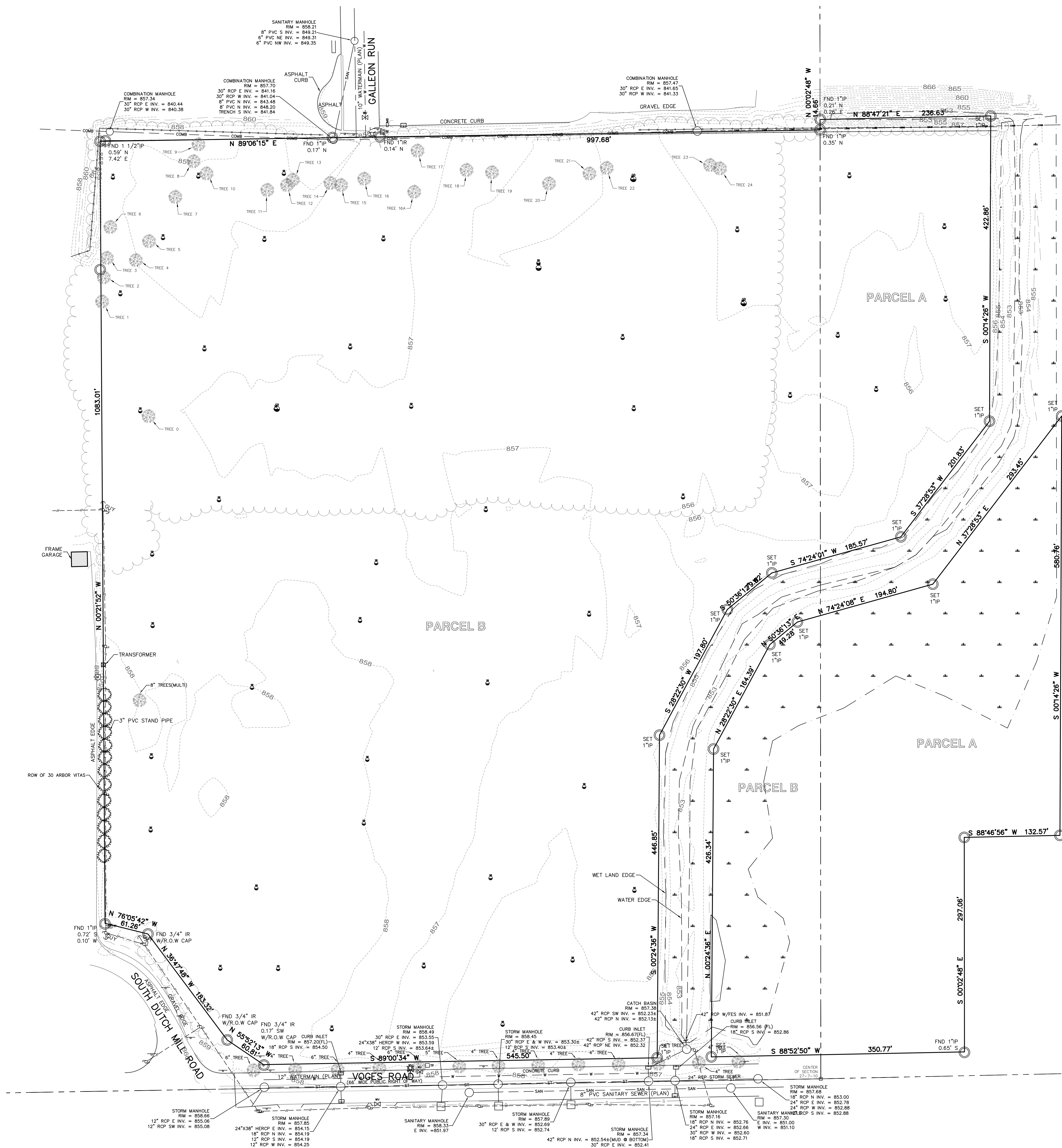
KEY	SIZE	COMMON NAME	NOTES
0	30"	WHITE OAK	GOOD/EXCELLENT CONDITION
1	18"	WHITE OAK	GOOD/EXCELLENT CONDITION
2	30"	WHITE OAK	GOOD/EXCELLENT CONDITION
3	24"	WHITE OAK	GOOD/EXCELLENT CONDITION
4	18"	RED OAK	GOOD/EXCELLENT CONDITION
5	18"	WHITE OAK	GOOD/EXCELLENT CONDITION
6	24"	WHITE OAK	GOOD/EXCELLENT CONDITION
7	30"	WHITE OAK	GOOD/EXCELLENT CONDITION
8	30"	WHITE OAK	GOOD/EXCELLENT CONDITION
9	(2)18"	WHITE OAK (DOUBLE)	GOOD/EXCELLENT CONDITION
10	24"	WHITE OAK	GOOD/EXCELLENT CONDITION
11	30"	WHITE OAK	GOOD/EXCELLENT CONDITION
12	24"	WHITE OAK	GOOD/EXCELLENT CONDITION
13	24"	WHITE OAK	GOOD/EXCELLENT CONDITION
14	24"	WHITE OAK	GOOD/EXCELLENT CONDITION
15	30"	WHITE OAK	GOOD/EXCELLENT CONDITION
16	30"	WHITE OAK	GOOD/EXCELLENT CONDITION
17	30"	WHITE OAK	GOOD/EXCELLENT CONDITION
18	30"	WHITE OAK	GOOD/EXCELLENT CONDITION
19	30"	WHITE OAK	GOOD/EXCELLENT CONDITION
20	24"	WHITE OAK	GOOD/EXCELLENT CONDITION
21	18"	RED OAK	GOOD/EXCELLENT CONDITION
22	24"	WHITE OAK	GOOD/EXCELLENT CONDITION
23	36"	WHITE OAK	SPECIMEN QUALITY
24	36"	WHITE OAK	SPECIMEN QUALITY



Toll Free (800) 242-8511
Milwaukee Area (414) 259-1181
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

I CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY, AND THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION AND DIMENSIONS OF ALL VISIBLE STRUCTURES THEREON, BOUNDARY FENCES, APPARENT EASEMENTS AND ROADWAYS AND VISIBLE ENCROACHMENTS, IF ANY.
THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO, WITHIN ONE (1) YEAR FROM DATE THEREOF.

JUNE 8, 2012
DATE
MICHAEL J. BERRY, R.L.S.
REGISTERED LAND SURVEYOR S-2545
REVISED OCTOBER 8, 2012 (ADDED TREE INVENTORY)

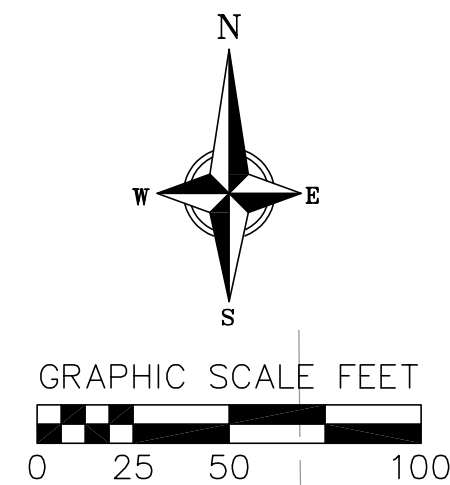


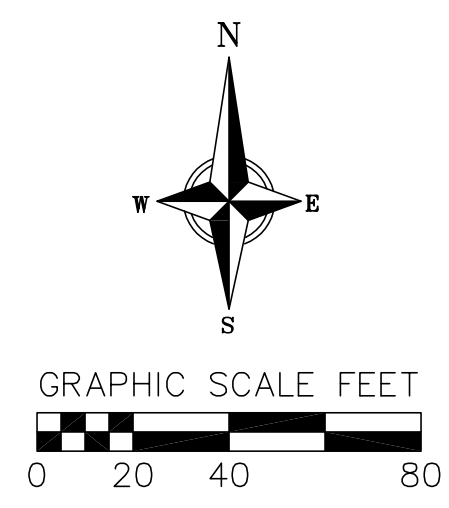
PLAT OF SURVEY

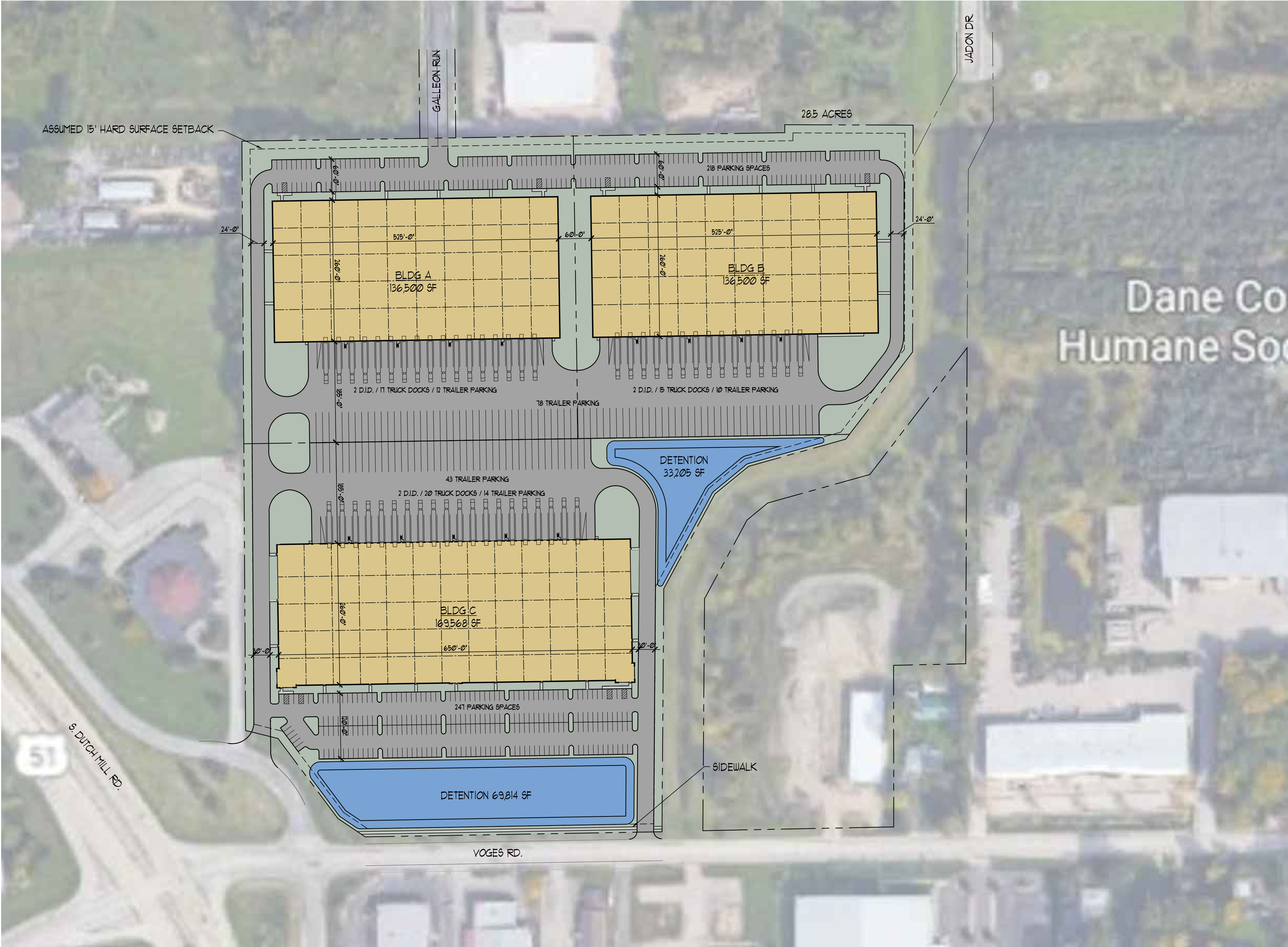
FOR

DAHL PROPERTY
4800, 4950 VOGES RD
MADISON, WI

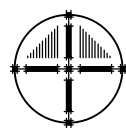
DRAWN BY:	RAP	DATE:	6-8-2012
CHECKED BY:	MJB	DRAWING NO.	P-0
CSE JOB NO.:	12-046	SHEET	1 OF 1







1
A1.0
PROPOSED SITE PLAN
1"=100'-0"



PROJECT DATA:	
TOTAL SITE AREA:	285 ACRES (1241262 SF)
SITE A:	18 ACRES
SITE B:	18 ACRES
SITE C:	12.9 ACRES
TOTAL BUILDING AREA:	442568 SF
BUILDING A:	136500 SF
BUILDING B:	136500 SF
BUILDING C:	163568 SF
PERVIOUS:	25.2%
GREENSPACE:	15.9%
DETENTION:	8.3%

REVISIONS

HSA

COMMERCIAL REAL ESTATE

4800 Voges Road, Madison, WI

PROPOSED SITE PLAN

2610 Lake Cook Road
Suite 280
Riverview, IL 60015
Ph: (847)940-0300
Fax: (847)940-1045

Partners in Design

ARCHITECTS

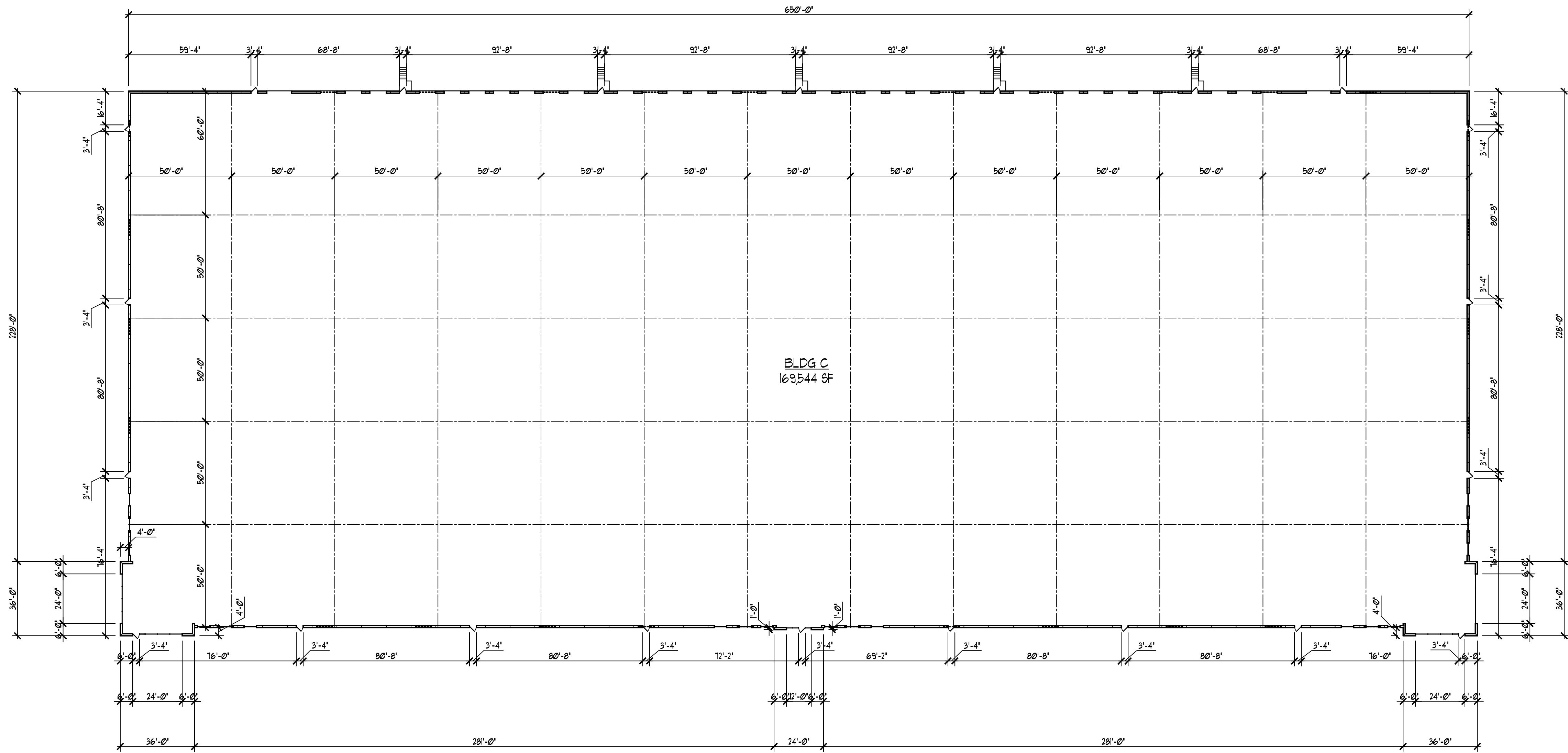
PROJECT NO:
715.15.126

DRAWN BY: TSD
CHECKED BY: MDS

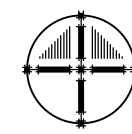
DATE:
05.01.18

SHEET NO:

A1.0



1
A3.0
PROPOSED FLOOR PLAN
1/32" = 1'-0"



REVISIONS:



4800 Voges Road, Madison, WI

PROPOSED FLOOR PLAN

2610 Lake Cook Road
Suite 280
Riverview, IL 60015
Ph: (847)940-0300
Fax: (847)940-1045

PartnersinDesign
ARCHITECTS



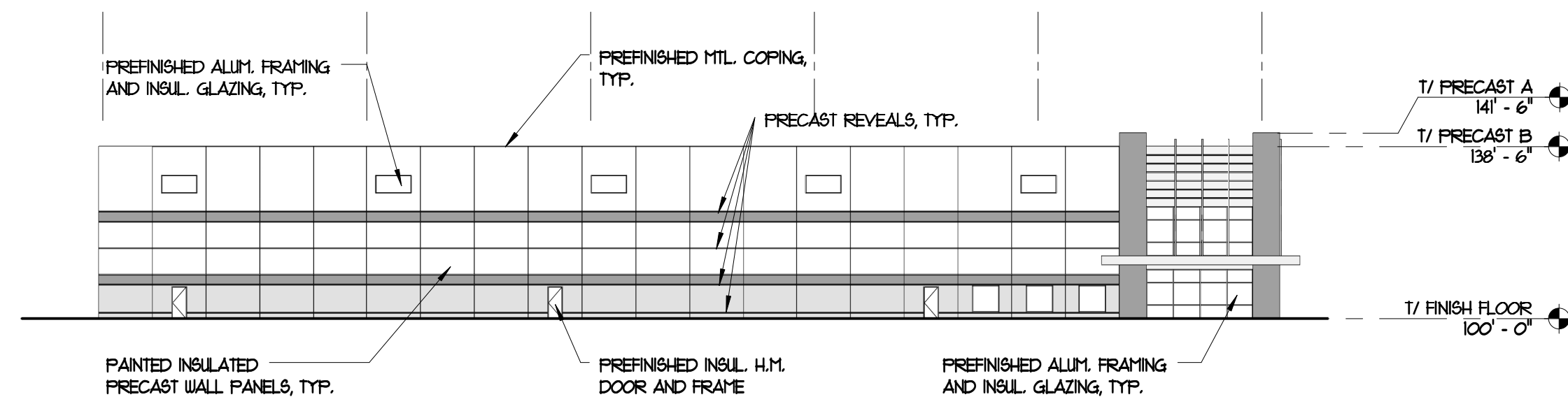
PROJECT NO.:
715.15.126

DRAWN BY: TSD
CHECKED BY: MDS

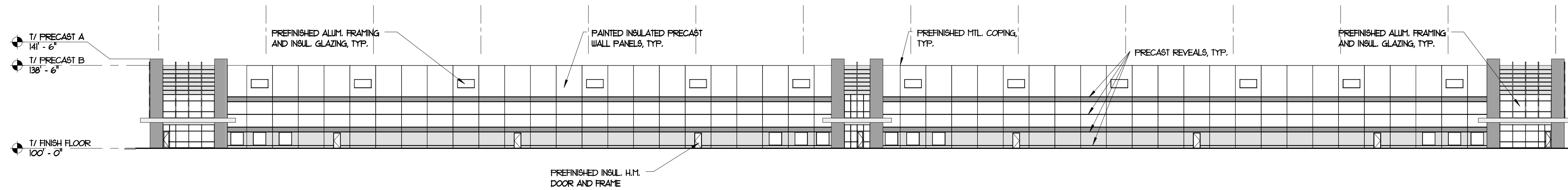
DATE:
05.01.18

SHEET NO.:

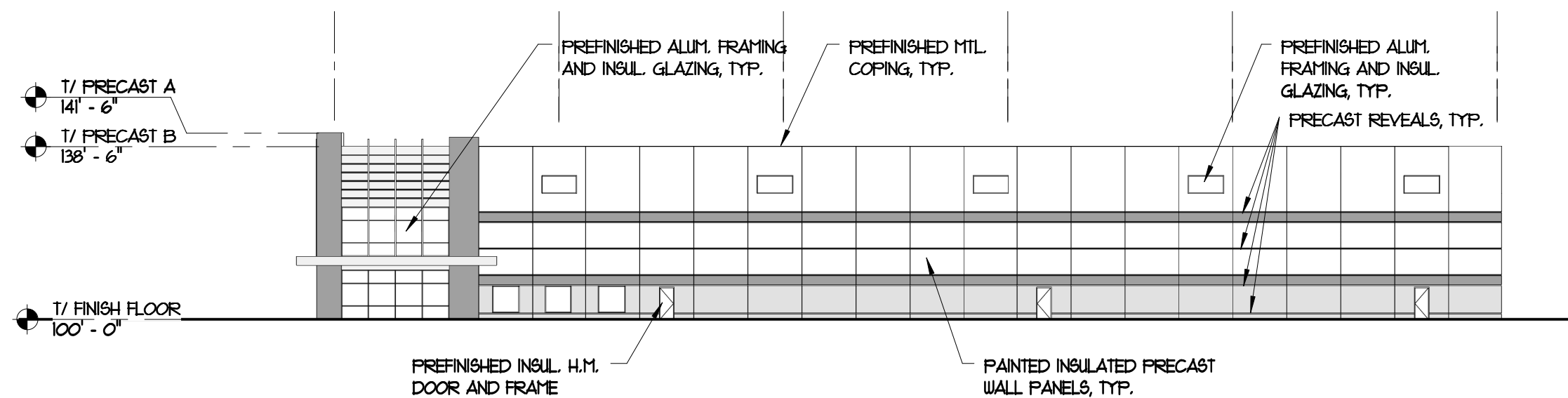
A3.0



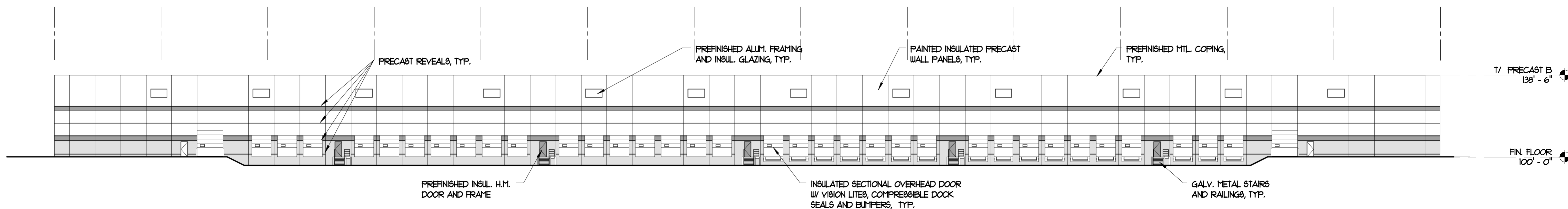
1 WEST ELEVATION
A4.0
1" = 30'-0"



2 SOUTH ELEVATION
A4.0
1" = 30'-0"



3 EAST ELEVATION
A4.0
1" = 30'-0"



4 NORTH ELEVATION
A4.0
1" = 30'-0"

EXTERIOR FINISHES

BUILDING PAINT COLORS:

COLOR 1 (FIELD COLOR)
SHERWIN-WILLIAMS
COLOR SW 7035 AESTHETIC WHITE

COLOR 12 (LIGHT ACCENT COLOR)
SHERWIN WILLIAMS
COLOR SW 7037 BALANCED BEIGE

COLOR 13 (DARK ACCENT COLOR)
SHERWIN-WILLIAMS
COLOR SW 7039 VIRTUAL TAUPE

WINDOW FRAMES: CLEAR ANODIZED ALUMINUM

OVERHEAD DOORS: PREFINISHED ALUMINUM, WHITE

EXTERIOR STAIRS: GALVANIZED STAIRS & RAILINGS

REVISIONS

HSA
COMMERCIAL REAL ESTATE

4800 Voges Road, Madison, WI

PROPOSED ELEVATIONS

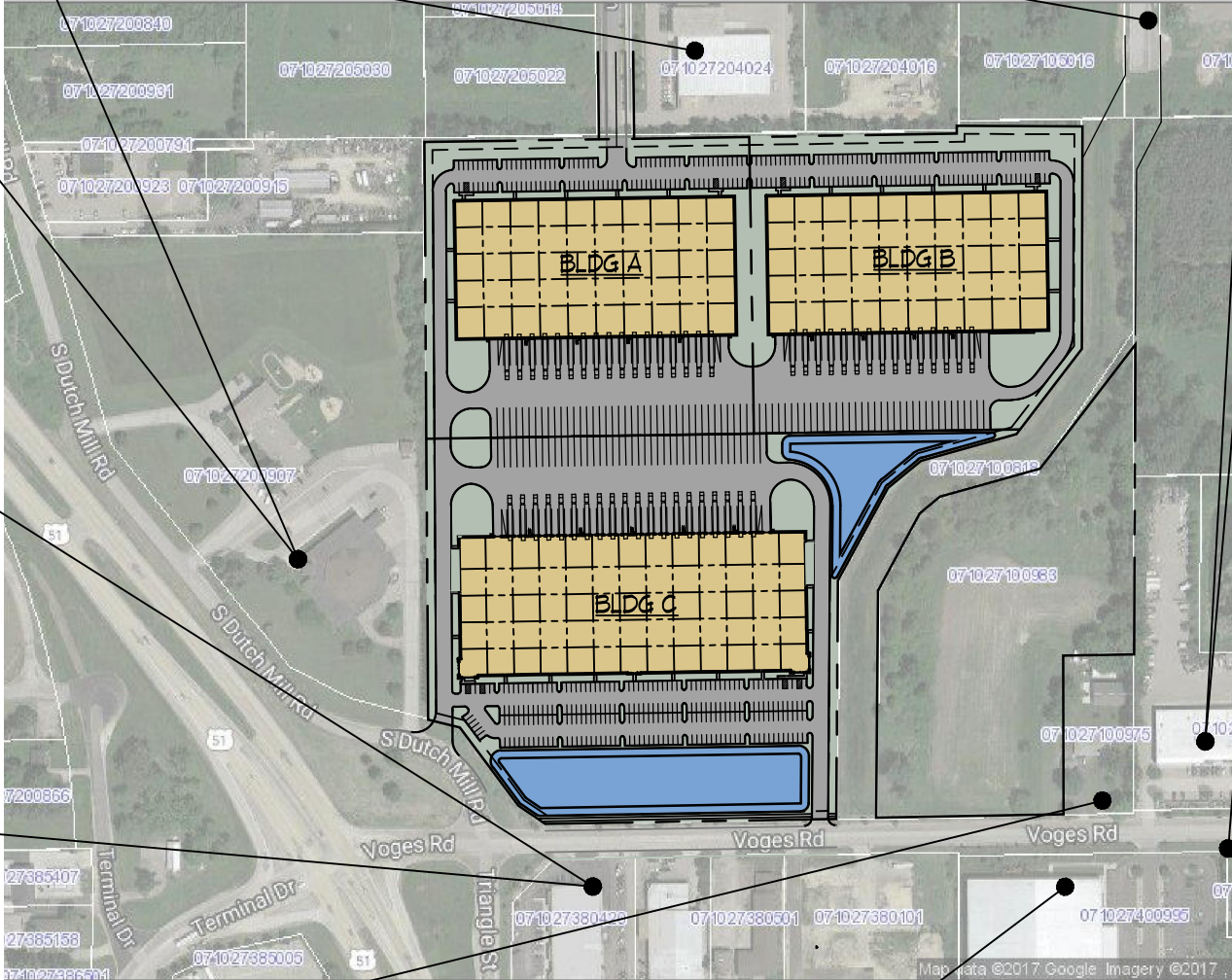
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A4.0



CONTEXTUAL PLAN

4800 VOGES ROAD, MADISON, WI



05.01.18

HSA
COMMERCIAL REAL ESTATE



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262.652.2800
Kenosha, WI

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Riverwoods, IL



PROPOSED RENDERING

4800 VOGES ROAD, MADISON, WI

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