

URBAN DESIGN COMMISSION APPLICATION

UDC

City of Madison
Planning Division
Madison Municipal Building, Suite 017
215 Martin Luther King, Jr. Blvd.
P.O. Box 2985
Madison, WI 53701-2985
(608) 266-4635



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.

FOR OFFICE USE ONLY:

Paid _____ Receipt # _____

Date received _____

Received by _____

Aldermanic District _____

Zoning District _____

Urban Design District _____

Submittal reviewed by _____

Legistar # _____

RECEIVED

8/6/2020

2:45 p.m.

1. Project Information

Address: 216 Price Place

Title: Signs for newly constructed BMO branch

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

UDC meeting date requested 09/02/2020

- ☐ 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)
☒ Signage Exception

Other

- ☐ Please specify _____

4. Applicant, Agent, and Property Owner Information

Applicant name George Boddy
Street address 111 W. Monroe3rd Floor
Telephone 312.919.3530

Project contact person Chuck Zimmerman
Street address 2714 Industrial Dr
Telephone 608.222.1881

Property owner (if not applicant) Annika Lambert (WS Development)

Street address 33 Boylston St
Telephone 508.713.5985

Company JLL for BMO
City/State/Zip Chicago, IL 60603
Email george.boddy@bmo.com

Company Capital City Neon Sign Co Inc
City/State/Zip Madison WI 53713
Email chuck.ccsigns@sbcglobal.net

City/State/Zip Chestnut Hill, MA 02467
Email Annika.Lambert@wsdevelopment.com

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 on Page 4 for plan details)
- ☐ **Filing fee**
- ☐ **Electronic Submittal***
- ☐ **Notification to the District Alder**
 - Please provide an email to the District Alder notifying them that you are filing this UDC application. Please send this as early in the process as possible and provide a copy of that email with the submitted application.

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

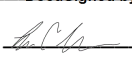
Both the paper copies and electronic copies must be submitted prior to the application deadline before an application will be scheduled for a UDC meeting. Late materials will not be accepted. A completed application form is required for each UDC appearance.

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 Glaeser on July 6, 2020.
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.

Name of applicant George Boddy Relationship to property Project Manager
 Authorizing signature of property owner  Date 8/3/2020
 DocuSigned by: 8755330CAD8A43B...

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 that 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)
- ☐ Illustration of the proposed signage that meets Ch. 31, MGO compared to what is being requested.
- ☐ Graphic of the proposed signage as it relates to what the Ch. 31, MGO would permit

Capital City Neon Sign Co Inc

A FULL SERVICE SIGN SHOP

6/26/2020

Attn: Members of the City of Madison UDC

RE: 216 Price Place – BMO

On behalf of BMO, and Capital City Neon Sign Co. I am seeking UDC approval for a sign package for the property listed above. This property was the site of a building housing a BMO satellite branch. The building has since been razed and construction is well underway for a new building in its place. This new building will continue to be home for this BMO branch.

This sign package has been drawn up to adequately brand the location while maintaining continuity with the building structure itself. However, some of the elements will require UDC approval.

If you look at the materials provided, you will see branding signs have been proposed for all four elevations. This can be deemed acceptable under the current sign code as the property faces 2 public thoroughfares and adequate parking exists adjacent to the other 2 elevations. In this sign package there are 2 signs proposed on a decorative wall feature which extends approximately 10' (sign would be 9') above the roof. These 2 signs are where UDC consideration will be needed. The remainder of the regulated signs in this packet are conforming and permits have been issued.

Our intent is to appeal to the UDC for approval of the proposed sign on both sides of the decorative vertical wall feature which extends above the roof. Per the current sign code **signs above the roof *are* allowed in this district with UDC approval.** *MGO 31.043-3 states "After a public hearing as provided in Sec. 33.24(4)(e)3., the UDC may: Permit the use of an above-roof sign on a given zoning lot in a Group 2 and where not otherwise allowed in Group 3 districts provided that if the signs on adjacent properties reduce the effectiveness of other types of conforming signs or where topographic relationships between structures and right-of-ways would deem their use appropriate; As depicted in the renderings, the proposed sign(s) (sign 1) would extend above the roof by slightly over 6'. We feel the wall feature is a superior location for a sign as it offers a greater impact while keeping the integrity of the building intact. The sign(s) would have great visibility from Regent St. to the south and along Price Pl. to the north. In the winter months it would be seen as far away as Hilldale & The Great Dane.*

Further statements:

- All proposed wall signs will fit within the guideline of the current sign code in regards to sign size in relationship to the sign-able areas.

- This does not violate any purposes described in the current sign code.

- All signs will meet or exceed minimum construction standards per the current sign code.

- All proposed signs will not present a hazard to vehicle or pedestrian traffic, obstruct views to at

points of ingress or egress of adjoining properties, obstruct or impeded visibility of existing lawful signs on adjacent properties, or negatively impact the visual quality of private or public "open space".

- All proposed signs are located within the zoning lot and do not extend into public property or right of way.

Thank you for your consideration,

Chuck Zimmerman

Capital City Neon Sign Co Inc

2714 Industrial Dr. Madison WI 53713 P: 608-222-1881 F: 608-222-1889

BMO



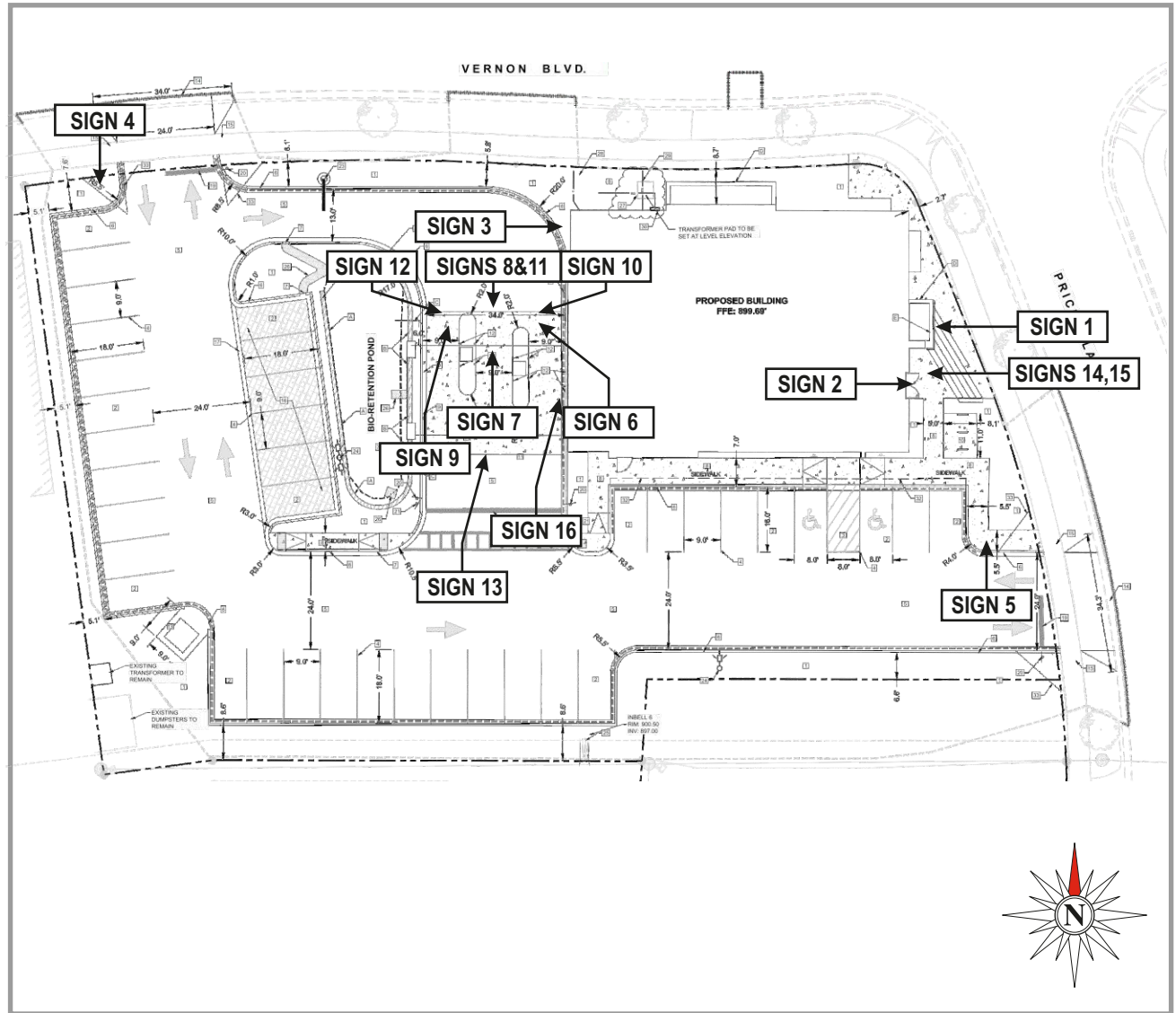
Loc#: 234

216 Price Place
Madison, WI. 53705



Sign #	Qty.	Description	Sq. Ft.
1	2	IL-24-B-PERF	61.4
2-3	4	HL-12-W Face-Lit/Halo-Lit Channel Letters w/ Backer	15.3
4-5	2	D3 Non-Illuminated Freestanding Directional	N/A
6	1	RW-5 - CL S/F Lane Designator - Commercial Lane	3.5
7	1	RW-5 - DUT S/F Lane Designator - Drive-Up Teller	3.5
8	1	RW-5 - ATM S/F Lane Designator - ATM	3.5
9	1	RW-5 - CLEARANCE S/F Lane Designator - Clearance	6.0
10-12	3	CUSTOM S/F Illuminated Lane Indicator Sign	0.9
13	1	RW-5 - DNE S/F Lane Designator - Clearance	6.0
14	1	ADDRESS VINYL 1st Surface Door Vinyl	-
15	1	DV-1 DOOR VINYL 1st Surface Door Vinyl	-
16	1	DV-1 DRIVE-UP VINYL 1st Surface Drive-up Vinyl	-
17	28	CUSTOM Interior Distraction Vinyl	-
18	1	PBA/RRB Desk Glazing Vinyl	-

Site Plan



Drawing prepared by: Location:
 216 Price Place
 Madison, WI. 53705

MC **ICON**

Proj #: 881 Loc #: 234 Order #: 1143348

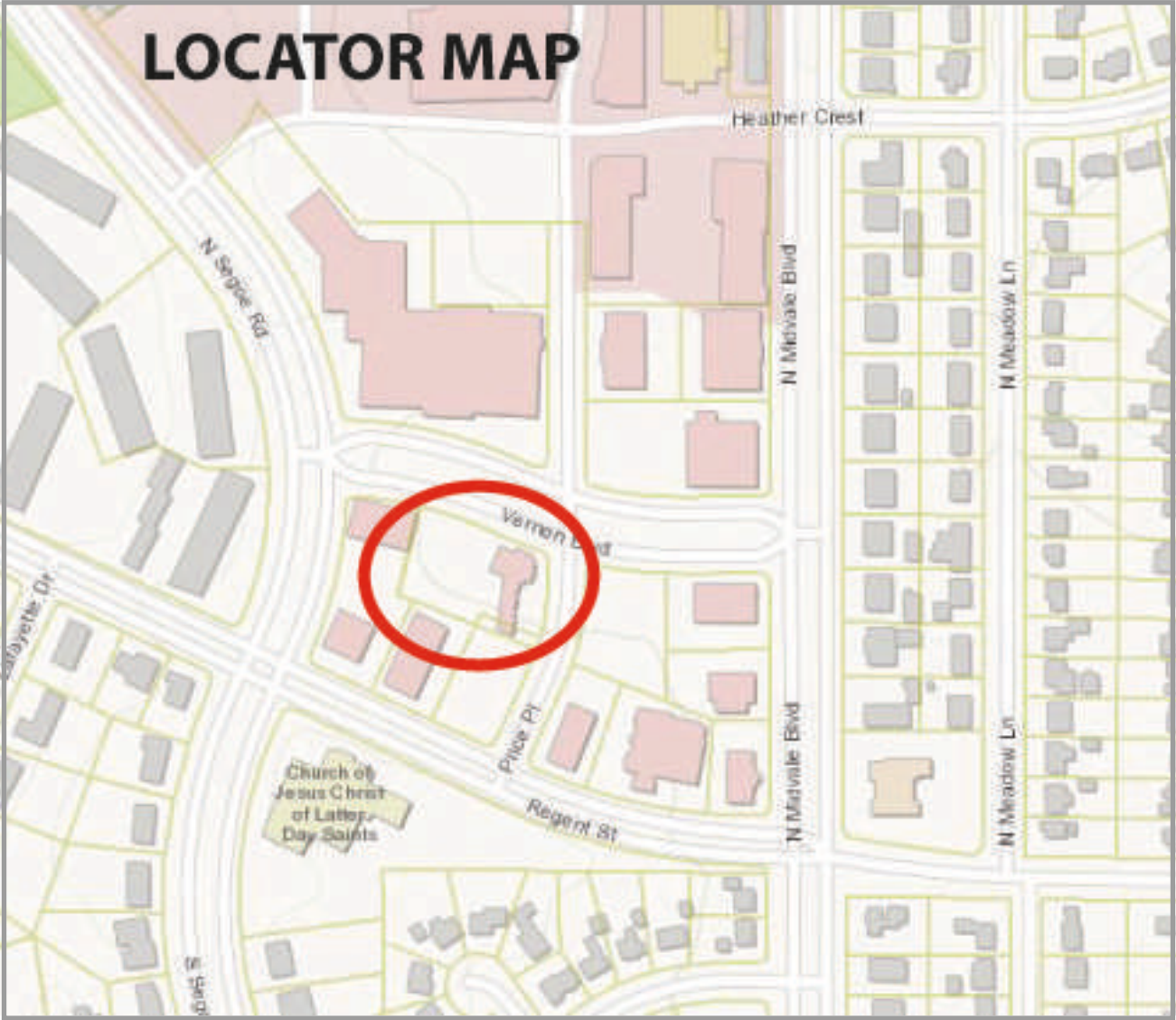
Drawing prepared for:

BMO 

Revision #	Req. #	Date	Artist	Revision #	Req. #	Date	Artist	Revision #	Req. #	Date	Artist
Original	325600	04/17/20	JF	Rev 6	327505	06/17/20	JF	Rev 12	000000	00/00/00	XXX
Rev 1	325797	04/23/20	JF	Rev 7	327766	06/24/20	JF	Rev 13	000000	00/00/00	XXX
Rev 2	326349	05/07/20	JF	Rev 8	328583	07/28/20	JF	Rev 14	000000	00/00/00	XXX
Rev 3	326607	05/15/20	JF	Rev 9	000000	00/00/00	XXX	Rev 15	000000	00/00/00	XXX
Rev 4	326696	05/18/20	JF	Rev 10	000000	00/00/00	XXX	Rev 16	000000	00/00/00	XXX
Rev 5	326791	05/20/20	JF	Rev 11	000000	00/00/00	XXX	Rev 17	000000	00/00/00	XXX

File Path: ART\ACCOUNTS\H\HARRIS BANK\Harris Bank_Project 881\881_234_Madison_WI_R8

Drawings are the exclusive property of ICON,. Any unauthorized use or duplication is not permitted. Pg. 2

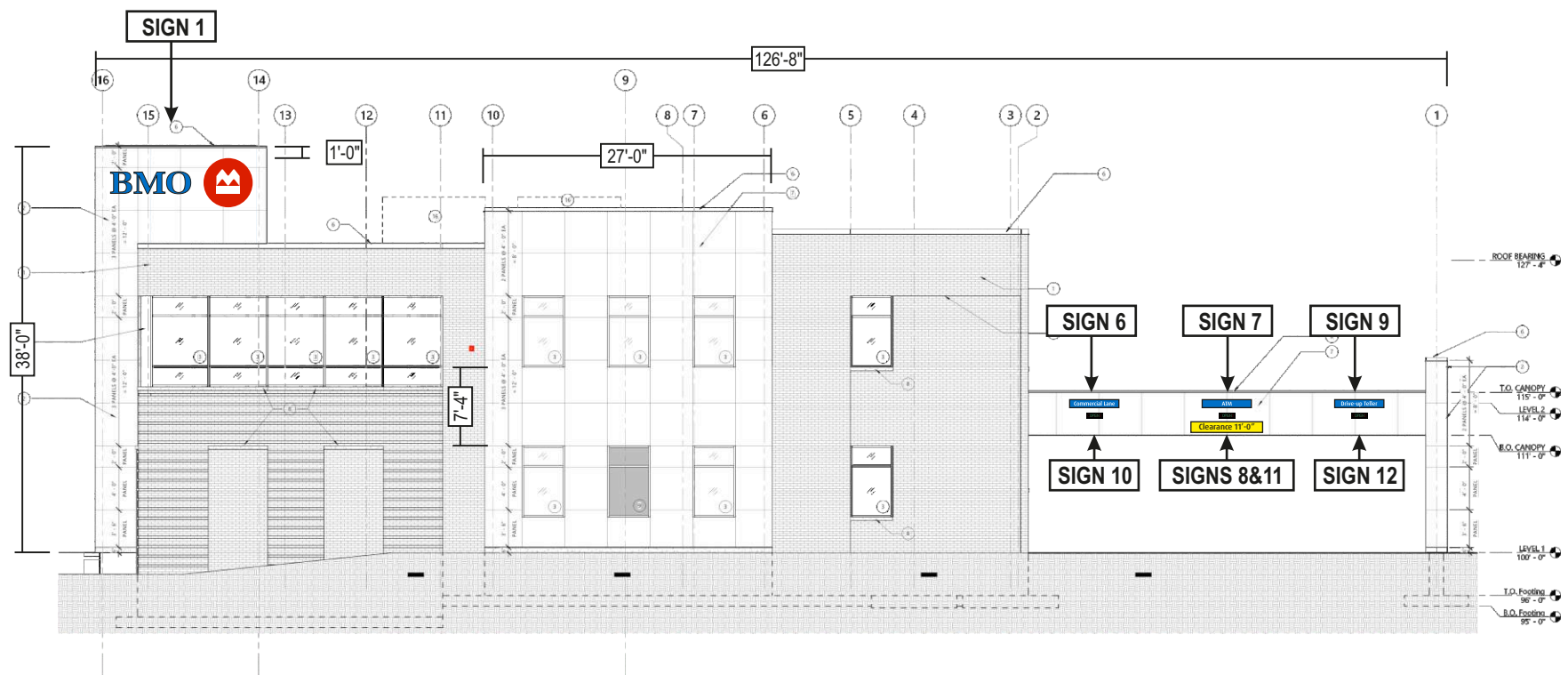


Drawing prepared by:		Location:	
		216 Price Place	
		Madison, WI. 53705	
Proj #:	Loc #:	Order #:	
881	234	1143348	



Revision #:	Req. #:	Date:	Artist:	Revision #:	Req. #:	Date:	Artist:	Revision #:	Req. #:	Date:	Artist:
Original	325600	04/17/20	JF	Rev 6	327505	06/17/20	JF	Rev 12	000000	00/00/00	XXX
Rev 1	325797	04/23/20	JF	Rev 7	327766	06/24/20	JF	Rev 13	000000	00/00/00	XXX
Rev 2	326349	05/07/20	JF	Rev 8	328583	07/28/20	JF	Rev 14	000000	00/00/00	XXX
Rev 3	326607	05/15/20	JF	Rev 9	000000	00/00/00	XXX	Rev 15	000000	00/00/00	XXX
Rev 4	326696	05/18/20	JF	Rev 10	000000	00/00/00	XXX	Rev 16	000000	00/00/00	XXX
Rev 5	326791	05/20/20	JF	Rev 11	000000	00/00/00	XXX	Rev 17	000000	00/00/00	XXX

North Elevation



SCALE: 1/16"=1'-0"

Drawing prepared by: Location: 216 Price Place
Madison, WI. 53705
Proj #: 881 Loc #: 234 Order #: 1143348



Revision #:	Req. #:	Date:	Artist:	Revision #:	Req. #:	Date:	Artist:	Revision #:	Req. #:	Date:	Artist:
Original	325600	04/17/20	JF	Rev 6	327505	06/17/20	JF	Rev 12	000000	00/00/00	XXX
Rev 1	325797	04/23/20	JF	Rev 7	327766	06/24/20	JF	Rev 13	000000	00/00/00	XXX
Rev 2	326349	05/07/20	JF	Rev 8	328583	07/28/20	JF	Rev 14	000000	00/00/00	XXX
Rev 3	326607	05/15/20	JF	Rev 9	000000	00/00/00	XXX	Rev 15	000000	00/00/00	XXX
Rev 4	326696	05/18/20	JF	Rev 10	000000	00/00/00	XXX	Rev 16	000000	00/00/00	XXX
Rev 5	326791	05/20/20	JF	Rev 11	000000	00/00/00	XXX	Rev 17	000000	00/00/00	XXX

File Path: ART\ACCOUNTS\H\HARRIS BANK\Harris Bank_Project 881\881_234_Madison_WI_R8

Drawings are the exclusive property of ICON,. Any unauthorized use or duplication is not permitted. Pg. 4

North Elevation

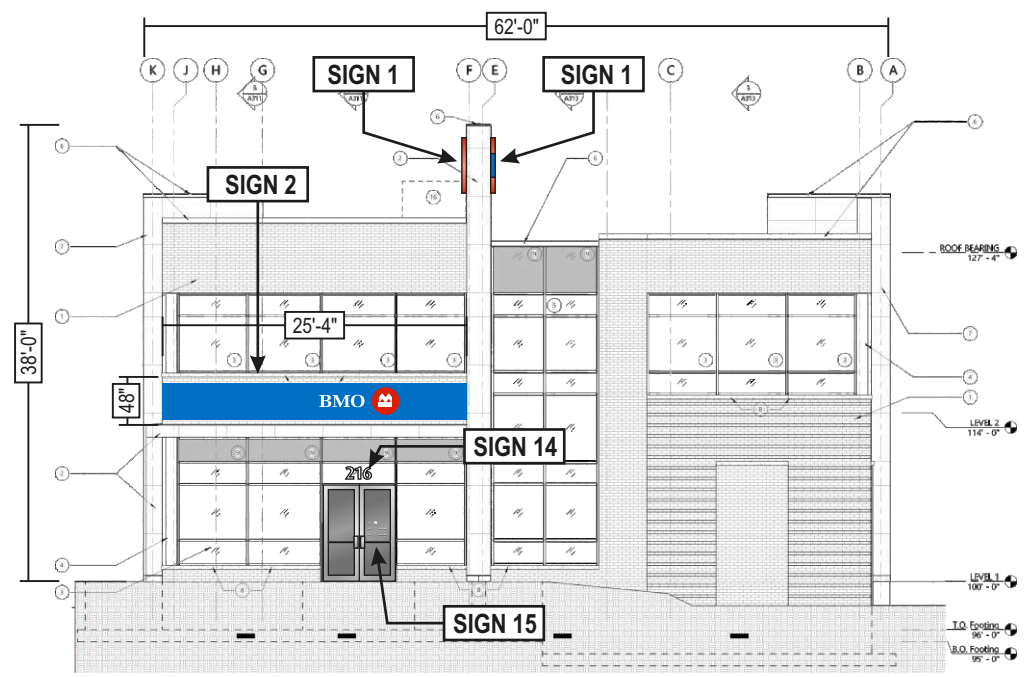


N.T.S.

Drawing prepared by:		Location:	
		216 Price Place	
		Madison, WI. 53705	
Proj #:	Loc #:	Order #:	
881	234	1143348	



Revision #:	Req. #:	Date:	Artist:	Revision #:	Req. #:	Date:	Artist:	Revision #:	Req. #:	Date:	Artist:
Original	325600	04/17/20	JF	Rev 6	327505	06/17/20	JF	Rev 12	000000	00/00/00	XXX
Rev 1	325797	04/23/20	JF	Rev 7	327766	06/24/20	JF	Rev 13	000000	00/00/00	XXX
Rev 2	326349	05/07/20	JF	Rev 8	328583	07/28/20	JF	Rev 14	000000	00/00/00	XXX
Rev 3	326607	05/15/20	JF	Rev 9	000000	00/00/00	XXX	Rev 15	000000	00/00/00	XXX
Rev 4	326696	05/18/20	JF	Rev 10	000000	00/00/00	XXX	Rev 16	000000	00/00/00	XXX
Rev 5	326791	05/20/20	JF	Rev 11	000000	00/00/00	XXX	Rev 17	000000	00/00/00	XXX



SCALE: 1/16"=1'-0"

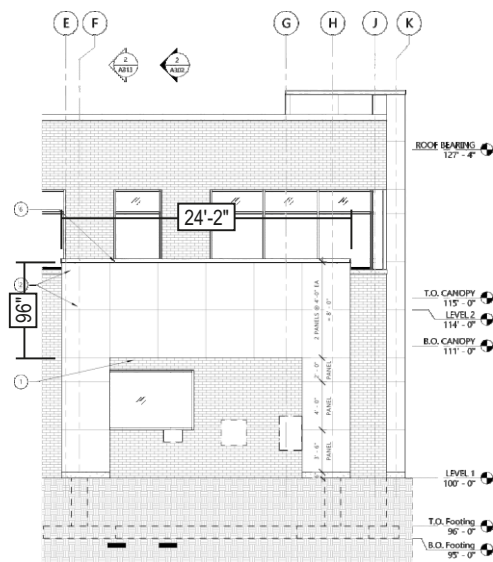
Drawing prepared by: Location: 216 Price Place
Madison, WI. 53705

Proj #: 881 Loc #: 234 Order #: 1143348

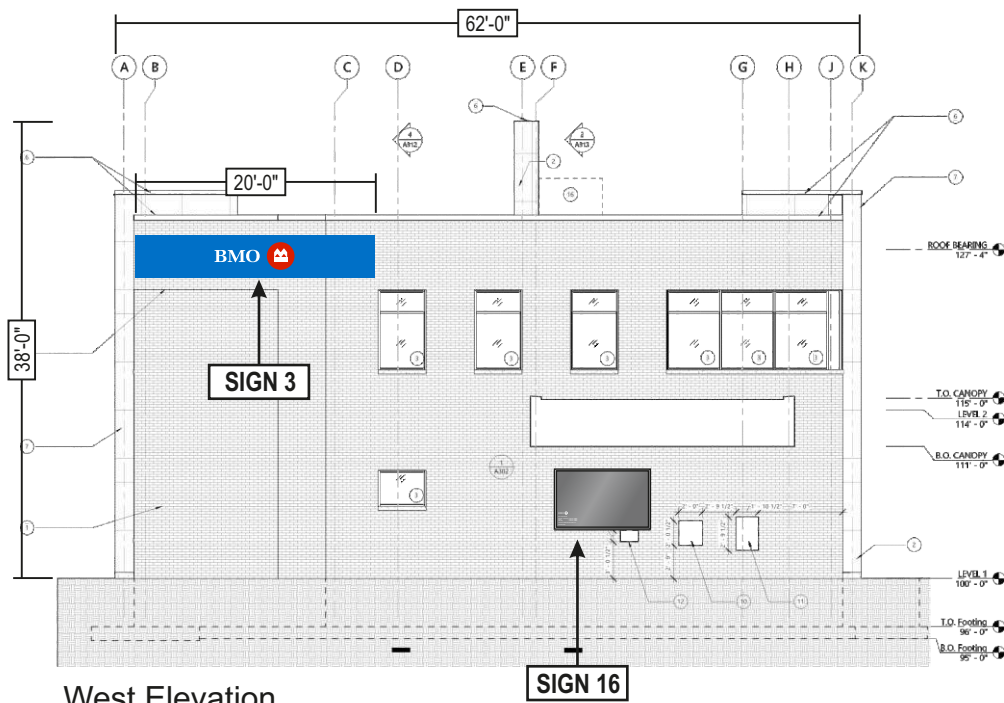


Revision #:	Req. #:	Date:	Artist:	Revision #:	Req. #:	Date:	Artist:	Revision #:	Req. #:	Date:	Artist:
Original	325600	04/17/20	JF	Rev 6	327505	06/17/20	JF	Rev 12	000000	00/00/00	XXX
Rev 1	325797	04/23/20	JF	Rev 7	327766	06/24/20	JF	Rev 13	000000	00/00/00	XXX
Rev 2	326349	05/07/20	JF	Rev 8	328583	07/28/20	JF	Rev 14	000000	00/00/00	XXX
Rev 3	326607	05/15/20	JF	Rev 9	000000	00/00/00	XXX	Rev 15	000000	00/00/00	XXX
Rev 4	326696	05/18/20	JF	Rev 10	000000	00/00/00	XXX	Rev 16	000000	00/00/00	XXX
Rev 5	326791	05/20/20	JF	Rev 11	000000	00/00/00	XXX	Rev 17	000000	00/00/00	XXX

Canopy & West Elevation



Canopy Elevation



West Elevation

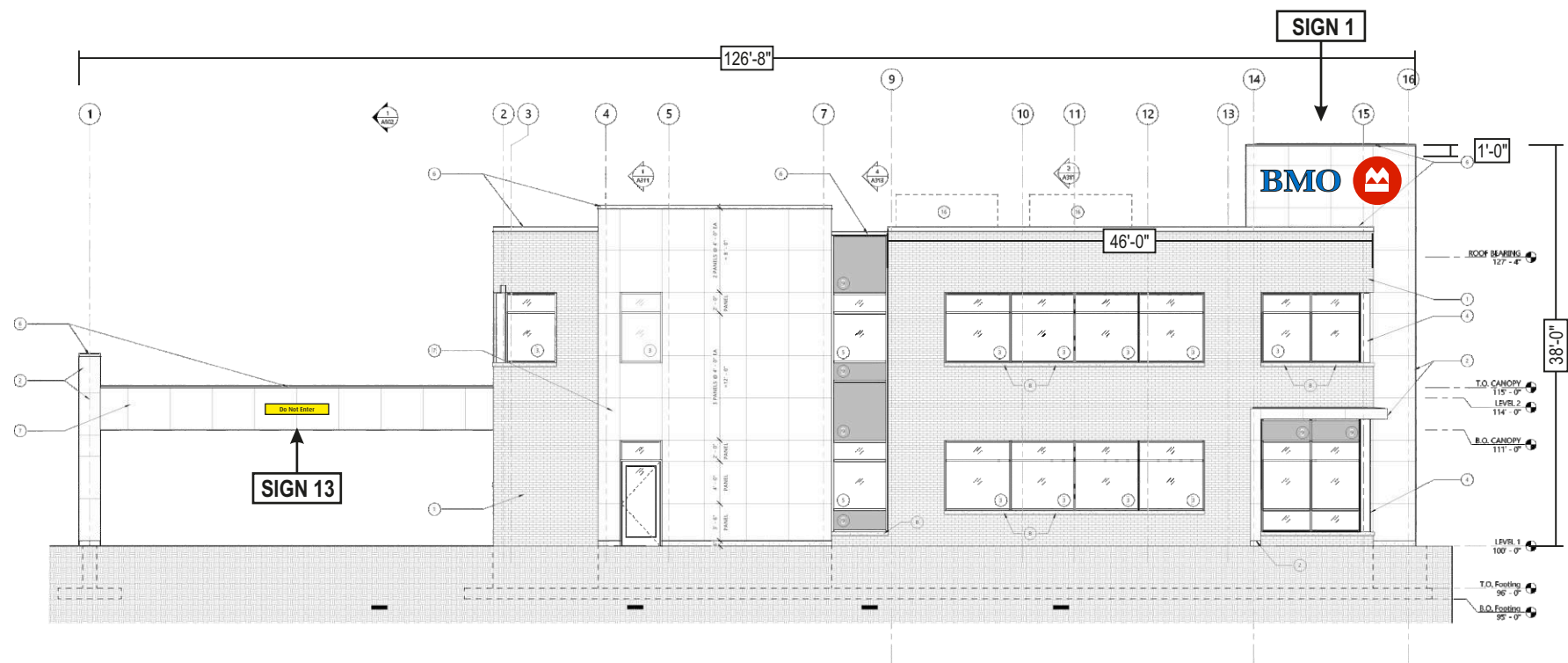
SCALE: 1/16"=1'-0"

Drawing prepared by:	Location:		
	216 Price Place Madison, WI. 53705		
Proj #:	Loc #:	Order #:	
881	234	1143348	



Revision #:	Req. #:	Date:	Artist:	Revision #:	Req. #:	Date:	Artist:	Revision #:	Req. #:	Date:	Artist:
Original	325600	04/17/20	JF	Rev 6	327505	06/17/20	JF	Rev 12	000000	00/00/00	XXX
Rev 1	325797	04/23/20	JF	Rev 7	327766	06/24/20	JF	Rev 13	000000	00/00/00	XXX
Rev 2	326349	05/07/20	JF	Rev 8	328583	07/28/20	JF	Rev 14	000000	00/00/00	XXX
Rev 3	326607	05/15/20	JF	Rev 9	000000	00/00/00	XXX	Rev 15	000000	00/00/00	XXX
Rev 4	326696	05/18/20	JF	Rev 10	000000	00/00/00	XXX	Rev 16	000000	00/00/00	XXX
Rev 5	326791	05/20/20	JF	Rev 11	000000	00/00/00	XXX	Rev 17	000000	00/00/00	XXX

South Elevation



SCALE: 1/16"=1'-0"

Drawing prepared by:	Location:		
	216 Price Place Madison, WI. 53705		
Proj #:	Loc #:		Order #:
	881		1143348



Revision #:	Req. #:	Date:	Artist:	Revision #:	Req. #:	Date:	Artist:	Revision #:	Req. #:	Date:	Artist:
Original	325600	04/17/20	JF	Rev 6	327505	06/17/20	JF	Rev 12	000000	00/00/00	XXX
Rev 1	325797	04/23/20	JF	Rev 7	327766	06/24/20	JF	Rev 13	000000	00/00/00	XXX
Rev 2	326349	05/07/20	JF	Rev 8	328583	07/28/20	JF	Rev 14	000000	00/00/00	XXX
Rev 3	326607	05/15/20	JF	Rev 9	000000	00/00/00	XXX	Rev 15	000000	00/00/00	XXX
Rev 4	326696	05/18/20	JF	Rev 10	000000	00/00/00	XXX	Rev 16	000000	00/00/00	XXX
Rev 5	326791	05/20/20	JF	Rev 11	000000	00/00/00	XXX	Rev 17	000000	00/00/00	XXX

File Path: ART\ACCOUNTS\H\HARRIS BANK\Harris Bank_Project 881\881_234_Madison_WI_R8

Drawings are the exclusive property of ICON,. Any unauthorized use or duplication is not permitted. Pg. 8



N.T.S.

Drawing prepared by:		Location:	
		216 Price Place	
		Madison, WI. 53705	
Proj #:	Loc #:	Order #:	
881	234	1143348	



Drawing prepared for:

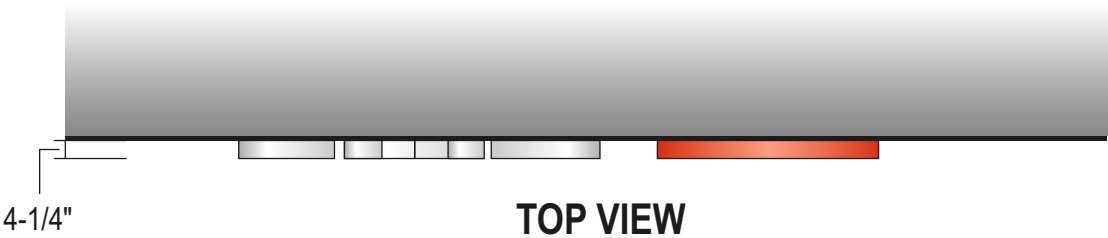
BMO

Revision #:	Req. #:	Date:	Artist:	Revision #:	Req. #:	Date:	Artist:	Revision #:	Req. #:	Date:	Artist:
Original	325600	04/17/20	JF	Rev 6	327505	06/17/20	JF	Rev 12	000000	00/00/00	XXX
Rev 1	325797	04/23/20	JF	Rev 7	327766	06/24/20	JF	Rev 13	000000	00/00/00	XXX
Rev 2	326349	05/07/20	JF	Rev 8	328583	07/28/20	JF	Rev 14	000000	00/00/00	XXX
Rev 3	326607	05/15/20	JF	Rev 9	000000	00/00/00	XXX	Rev 15	000000	00/00/00	XXX
Rev 4	326696	05/18/20	JF	Rev 10	000000	00/00/00	XXX	Rev 16	000000	00/00/00	XXX
Rev 5	326791	05/20/20	JF	Rev 11	000000	00/00/00	XXX	Rev 17	000000	00/00/00	XXX

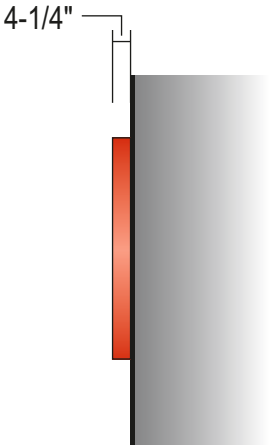
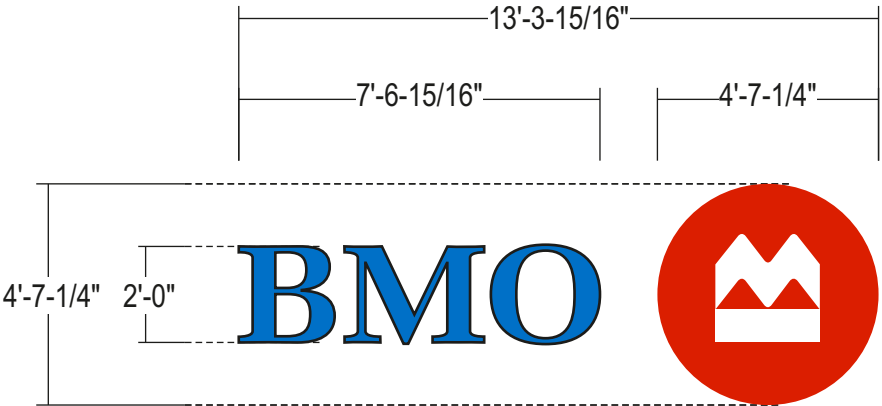
Proposed Signage

Sign #	Qty.	Description	Sq. Ft.
1	2	IL-24-B-PERF Face-Lit Channel Letters	61.4

NOTES:
- Blue perforated vinyl (Day/Night)
- BMO red trans. vinyl - VTL17893 = 3M 3630-143 Poppy Red (PMS 485 C)
- Silver Returns



TOP VIEW



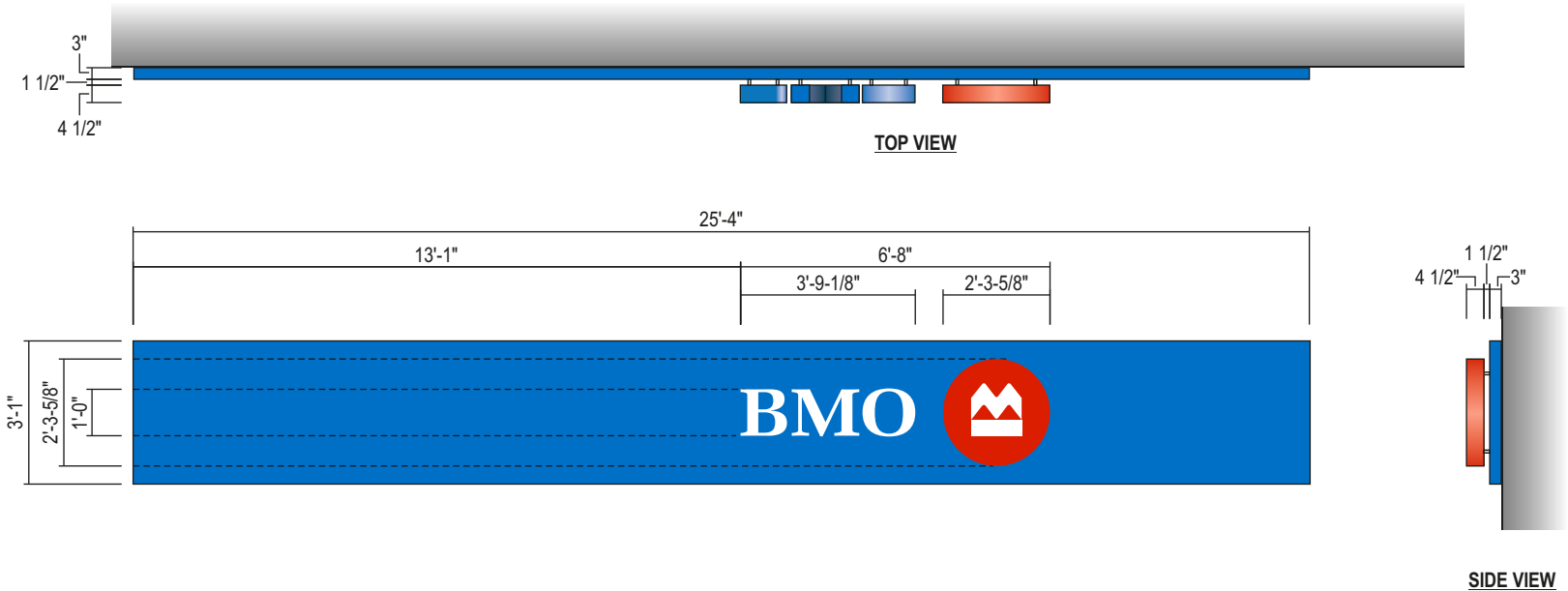
SIDE VIEW

Scale: 1/4"=1'-0"

Proposed Signage

Sign #	Qty.	Description	Sq. Ft.
2	1	HL-12-W Face-Lit/Halo-Lit Channel Letters w/ Backer	15.3

NOTES:
- White face-lit/halo-lit channel letteraset and logo mounted to 3" blue ACM backer panel w/ 1 1/2" stand-off.
- BMO red trans. vinyl - VTL17893 = 3M 3630-143 Poppy Red (PMS 485 C)
- BMO blue painted ACM panel - (PMS 300 C)
- Blue Hanley LEDs for Halo Back-Lit

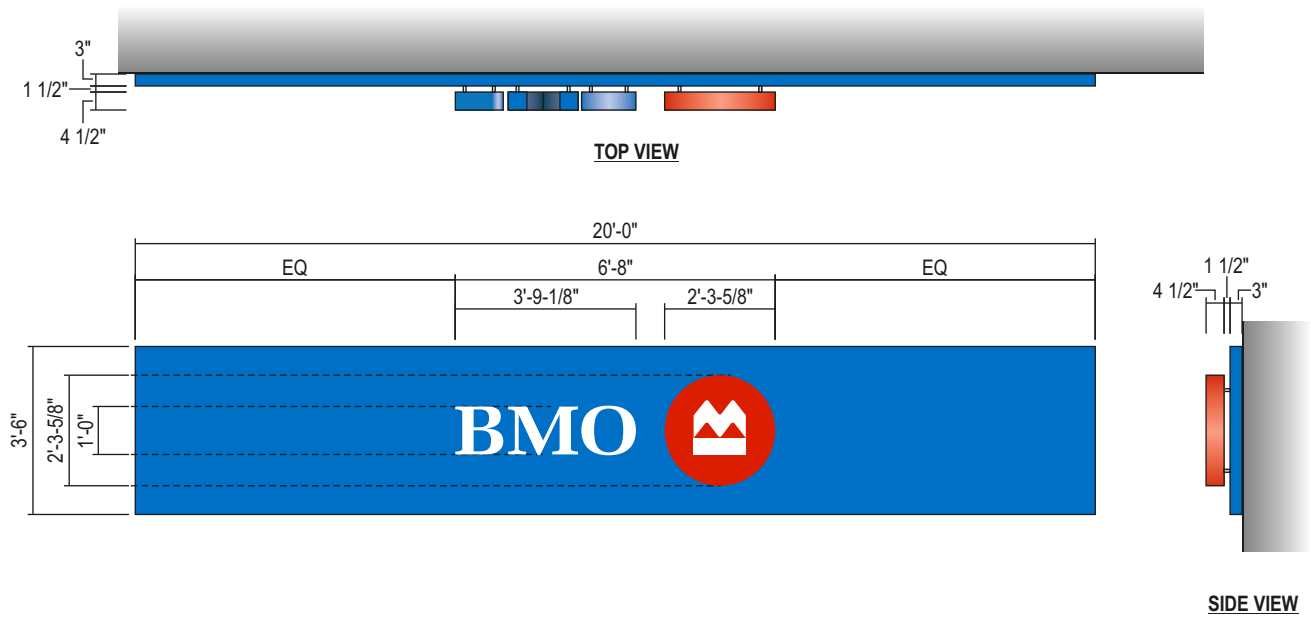


Scale: 1/4"=1'-0"

Proposed Signage

Sign #	Qty.	Description	Sq. Ft.
3	2	HL-12-W Face-Lit/Halo-Lit Channel Letters w/ Backer	15.3

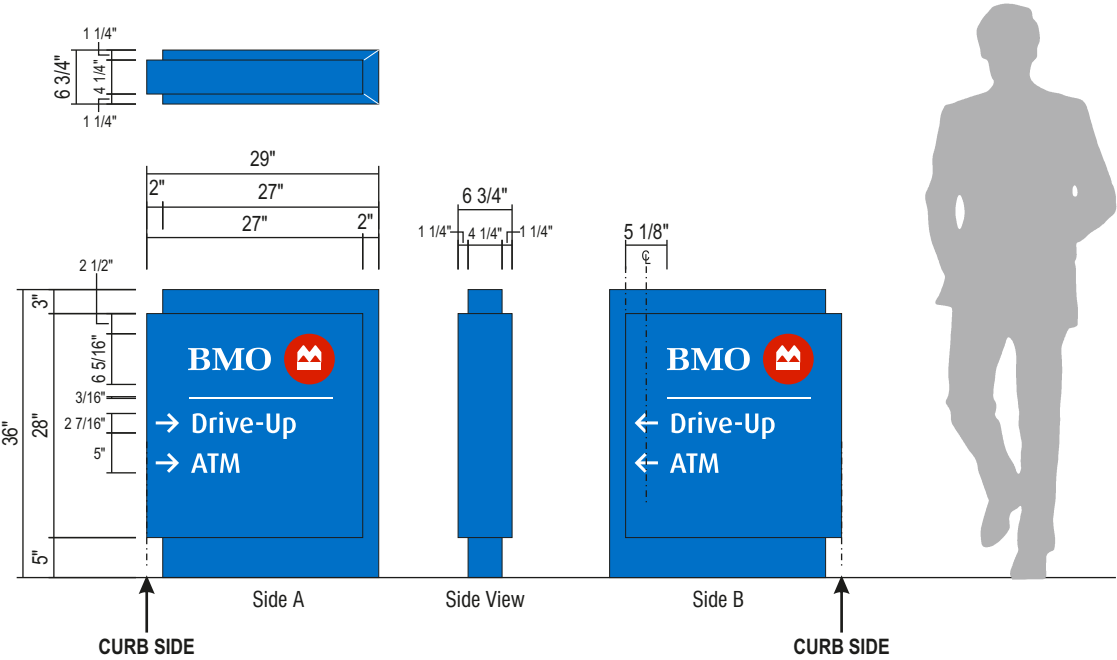
NOTES:
- White face-lit/halo-lit channel letteraset and logo mounted to 3" blue ACM backer panel w/ 1 1/2" stand-off.
- BMO red trans. vinyl - VTL17893 = 3M 3630-143 Poppy Red (PMS 485 C)
- BMO blue painted ACM panel - (PMS 300 C)
- Blue Hanley LEDs for Halo Back-Lit



Scale: 1/4"=1'-0"

Proposed Signage

Sign #	Qty.	Description	Sq. Ft.
4-5	2	D3 Non-Illuminated Freestanding Directional	N/A
NOTES: **Directional is used on "End cap branch" (Multi-tenant facility)			



Scale: 1/2"=1'-0"

Drawing prepared by:	Location:	
	216 Price Place	
	Madison, WI. 53705	
Proj #:	Loc #:	Order #:
881	234	1143348

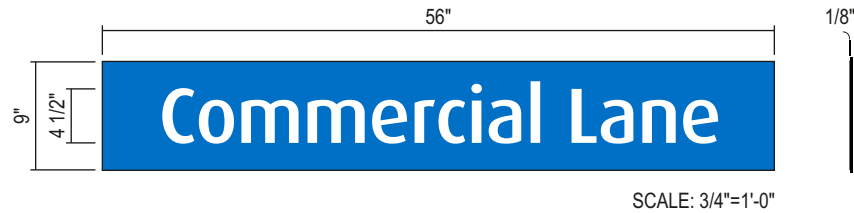


Revision #:	Req. #:	Date:	Artist:	Revision #:	Req. #:	Date:	Artist:	Revision #:	Req. #:	Date:	Artist:
Original	325600	04/17/20	JF	Rev 6	327505	06/17/20	JF	Rev 12	000000	00/00/00	XXX
Rev 1	325797	04/23/20	JF	Rev 7	327766	06/24/20	JF	Rev 13	000000	00/00/00	XXX
Rev 2	326349	05/07/20	JF	Rev 8	328583	07/28/20	JF	Rev 14	000000	00/00/00	XXX
Rev 3	326607	05/15/20	JF	Rev 9	000000	00/00/00	XXX	Rev 15	000000	00/00/00	XXX
Rev 4	326696	05/18/20	JF	Rev 10	000000	00/00/00	XXX	Rev 16	000000	00/00/00	XXX
Rev 5	326791	05/20/20	JF	Rev 11	000000	00/00/00	XXX	Rev 17	000000	00/00/00	XXX

Proposed Signage

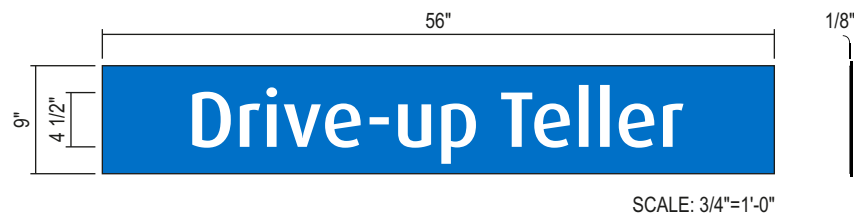
Sign #	Qty.	Description	Sq. Ft.
6	1	RW-5 - CL S/F Lane Designator - Commercial Lane	3.5

NOTES:
- Painted aluminum panel (PMS-300C -Blue), decorated with 1st surface white reflective vinyl copy



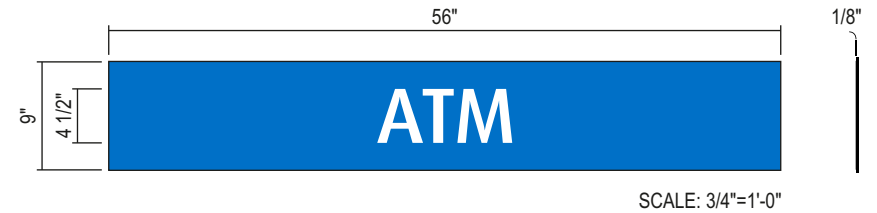
Sign #	Qty.	Description	Sq. Ft.
7	1	RW-5 - DUT S/F Lane Designator - Drive-Up Teller	3.5

NOTES:
- Painted aluminum panel (PMS-300C -Blue), decorated with 1st surface white reflective vinyl copy



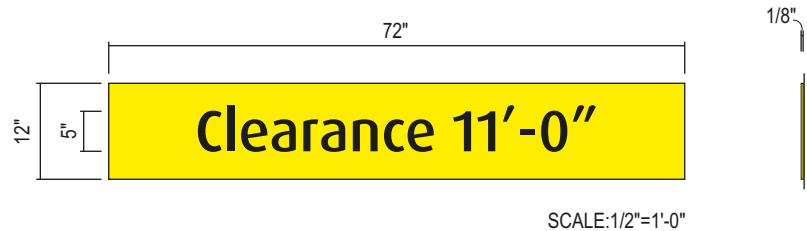
Sign #	Qty.	Description	Sq. Ft.
8	1	RW-5 - ATM S/F Lane Designator - ATM	3.5

NOTES:
- Painted aluminum panel (PMS-300C -Blue), decorated with 1st surface white reflective vinyl copy



Sign #	Qty.	Description	Sq. Ft.
9	1	RW-5 - CLEARANCE S/F Lane Designator - Clearance	6.0

NOTES:
- Painted aluminum panel (Yellow), decorated with 1st surface black vinyl copy
**Panel is used on "Pad branch" (Stand alone facility)



Drawing prepared by: Location:
216 Price Place
Madison, WI. 53705

MC **ICON**

Proj #: 881 Loc #: 234 Order #: 1143348

Drawing prepared for:

BMO 

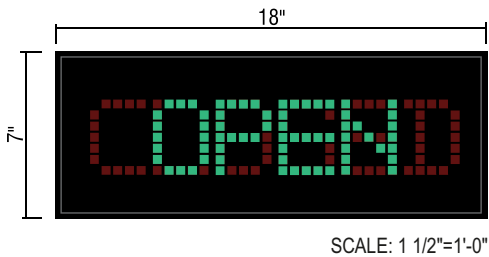
Revision #	Req. #	Date	Artist	Revision #	Req. #	Date	Artist	Revision #	Req. #	Date	Artist
Original	325600	04/17/20	JF	Rev 6	327505	06/17/20	JF	Rev 12	000000	00/00/00	XXX
Rev 1	325797	04/23/20	JF	Rev 7	327766	06/24/20	JF	Rev 13	000000	00/00/00	XXX
Rev 2	326349	05/07/20	JF	Rev 8	328583	07/28/20	JF	Rev 14	000000	00/00/00	XXX
Rev 3	326607	05/15/20	JF	Rev 9	000000	00/00/00	XXX	Rev 15	000000	00/00/00	XXX
Rev 4	326696	05/18/20	JF	Rev 10	000000	00/00/00	XXX	Rev 16	000000	00/00/00	XXX
Rev 5	326791	05/20/20	JF	Rev 11	000000	00/00/00	XXX	Rev 17	000000	00/00/00	XXX

File Path: ART\ACCOUNTS\H\HARRIS BANK\Harris Bank_Project 881\881_234_Madison_WI_R8

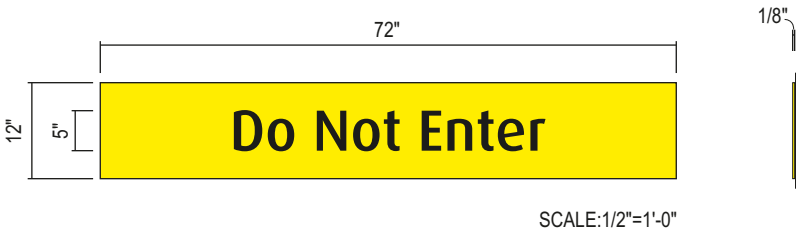
Drawings are the exclusive property of ICON,. Any unauthorized use or duplication is not permitted. Pg. 15

Proposed Signage

Sign #	Qty.	Description	Sq. Ft.
10-12	3	CUSTOM S/F Illuminated Lane Indicator Sign	0.9
NOTES:			



Sign #	Qty.	Description	Sq. Ft.
13	1	RW-5 - DNE S/F Lane Designator - Clearance	6.0
NOTES: - Painted aluminum panel (Yellow), decorated with 1st surface black vinyl copy **Panel is used on "Pad branch" (Stand alone facility)			



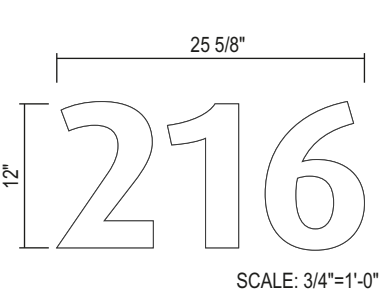
Drawing prepared by:	Location:		
	216 Price Place Madison, WI. 53705		
	Proj #:	Loc #:	Order #:
	881	234	1143348



Revision #:	Req. #:	Date:	Artist:	Revision #:	Req. #:	Date:	Artist:	Revision #:	Req. #:	Date:	Artist:
Original	325600	04/17/20	JF	Rev 6	327505	06/17/20	JF	Rev 12	000000	00/00/00	XXX
Rev 1	325797	04/23/20	JF	Rev 7	327766	06/24/20	JF	Rev 13	000000	00/00/00	XXX
Rev 2	326349	05/07/20	JF	Rev 8	328583	07/28/20	JF	Rev 14	000000	00/00/00	XXX
Rev 3	326607	05/15/20	JF	Rev 9	000000	00/00/00	XXX	Rev 15	000000	00/00/00	XXX
Rev 4	326696	05/18/20	JF	Rev 10	000000	00/00/00	XXX	Rev 16	000000	00/00/00	XXX
Rev 5	326791	05/20/20	JF	Rev 11	000000	00/00/00	XXX	Rev 17	000000	00/00/00	XXX

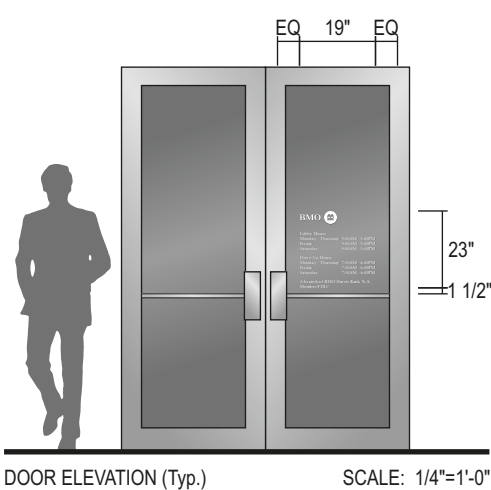
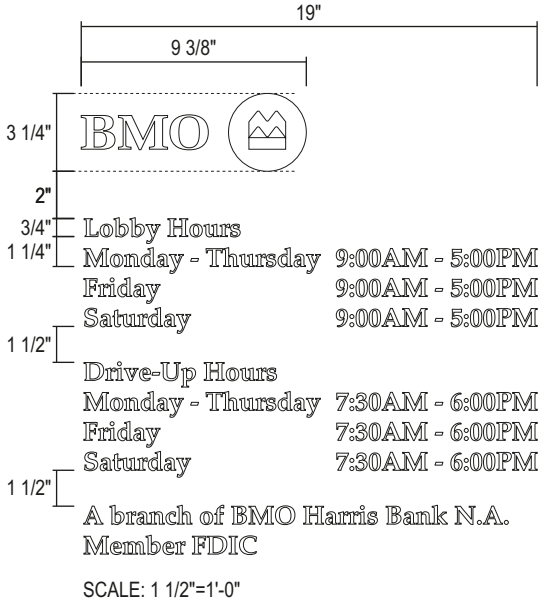
Proposed Signage

Sign #	Qty.	Description	Sq. Ft.
14	1	ADDRESS VINYL 1st Surface Door Vinyl	-
NOTES: - 1st surface vinyl copy - White			



Sign #	Qty.	Description	Sq. Ft.
15	1	DV-1 DOOR VINYL 1st Surface Door Vinyl	-
NOTES: - 1st surface vinyl copy - White **FIELD VERIFY HOURS PRIOR TO FABRICATION			

Hours to be confirmed prior to production



Drawing prepared by:	Location:	
	216 Price Place	
	Madison, WI. 53705	
Proj #:	Loc #:	Order #:
881	234	1143348

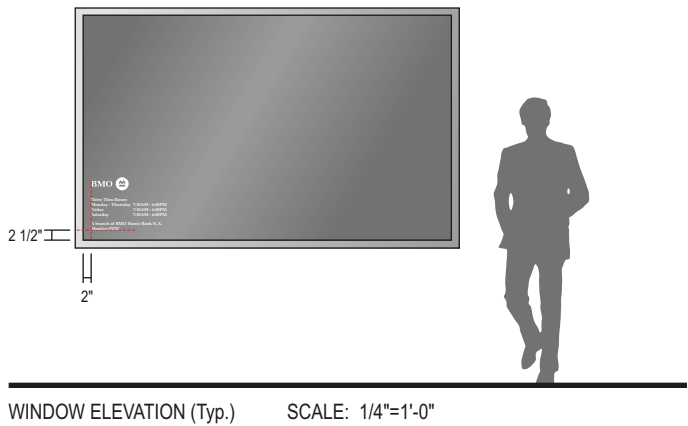
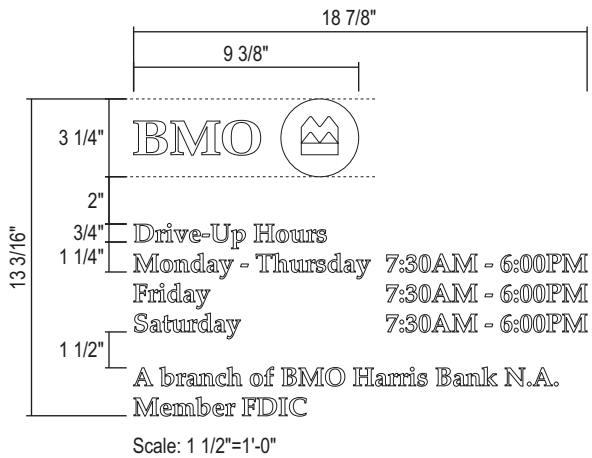


Revision #:	Req. #:	Date:	Artist:	Revision #:	Req. #:	Date:	Artist:	Revision #:	Req. #:	Date:	Artist:
Original	325600	04/17/20	JF	Rev 6	327505	06/17/20	JF	Rev 12	000000	00/00/00	XXX
Rev 1	325797	04/23/20	JF	Rev 7	327766	06/24/20	JF	Rev 13	000000	00/00/00	XXX
Rev 2	326349	05/07/20	JF	Rev 8	328583	07/28/20	JF	Rev 14	000000	00/00/00	XXX
Rev 3	326607	05/15/20	JF	Rev 9	000000	00/00/00	XXX	Rev 15	000000	00/00/00	XXX
Rev 4	326696	05/18/20	JF	Rev 10	000000	00/00/00	XXX	Rev 16	000000	00/00/00	XXX
Rev 5	326791	05/20/20	JF	Rev 11	000000	00/00/00	XXX	Rev 17	000000	00/00/00	XXX

Proposed Signage

Sign #	Qty.	Description	Sq. Ft.
16	1	DV-1 DRIVE-UP VINYL 1st Surface Drive-up Vinyl	-
NOTES: - 1st surface vinyl copy - White **FIELD VERIFY HOURS PRIOR TO FABRICATION			

Hours to be confirmed prior to production



Drawing prepared by:	Location:		
	216 Price Place Madison, WI. 53705		
	Proj #:	Loc #:	Order #:
	881	234	1143348



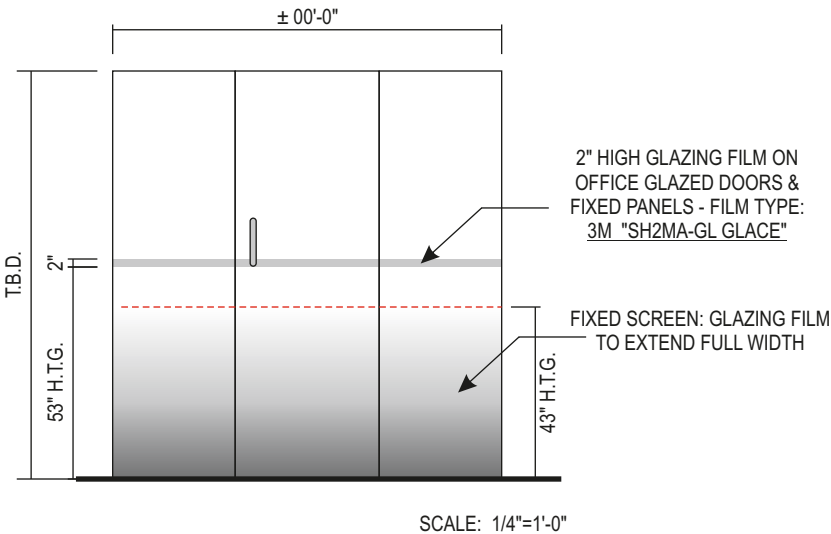
Revision #:	Req. #:	Date:	Artist:	Revision #:	Req. #:	Date:	Artist:	Revision #:	Req. #:	Date:	Artist:
Original	325600	04/17/20	JF	Rev 6	327505	06/17/20	JF	Rev 12	000000	00/00/00	XXX
Rev 1	325797	04/23/20	JF	Rev 7	327766	06/24/20	JF	Rev 13	000000	00/00/00	XXX
Rev 2	326349	05/07/20	JF	Rev 8	328583	07/28/20	JF	Rev 14	000000	00/00/00	XXX
Rev 3	326607	05/15/20	JF	Rev 9	000000	00/00/00	XXX	Rev 15	000000	00/00/00	XXX
Rev 4	326696	05/18/20	JF	Rev 10	000000	00/00/00	XXX	Rev 16	000000	00/00/00	XXX
Rev 5	326791	05/20/20	JF	Rev 11	000000	00/00/00	XXX	Rev 17	000000	00/00/00	XXX

Proposed Signage

Sign #	Qty.	Description	Sq. Ft.
17	28	CUSTOM Interior Distraction Vinyl	-

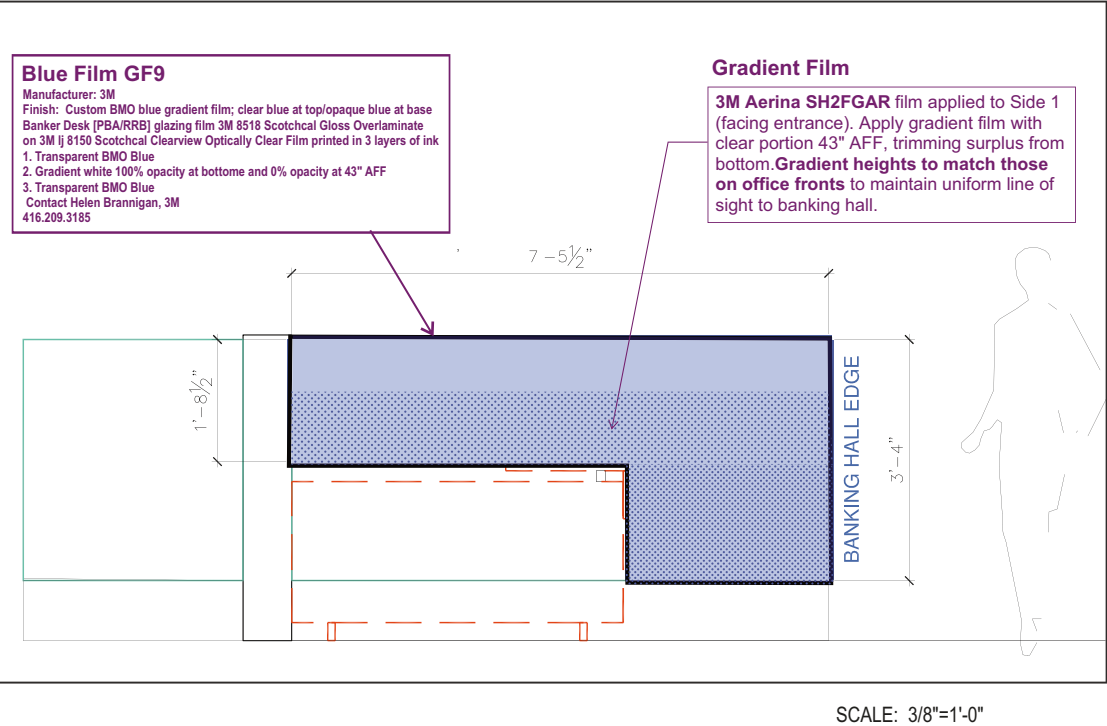
NOTES:
- 3M Glaze vinyl
- ± 00'-0" total window space including office window & door
FIELD VERIFY PRIOR TO FABRICATION

Field verify all dimensions prior to production



Sign #	Qty.	Description	Sq. Ft.
18	1	PBA/RRB Desk Glazing Vinyl	-

NOTES:
- Existing graphic film is custom printed and covers entire glass
- Proposed graphic film is selected from 3M's standard line and can be applied after the furniture is installed



Drawing prepared by:	Location:	
	216 Price Place	
	Madison, WI. 53705	
Proj #:	Loc #:	Order #:
881	234	1143348



Revision #:	Req. #:	Date:	Artist:	Revision #:	Req. #:	Date:	Artist:	Revision #:	Req. #:	Date:	Artist:
Original	325600	04/17/20	JF	Rev 6	327505	06/17/20	JF	Rev 12	000000	00/00/00	XXX
Rev 1	325797	04/23/20	JF	Rev 7	327766	06/24/20	JF	Rev 13	000000	00/00/00	XXX
Rev 2	326349	05/07/20	JF	Rev 8	328583	07/28/20	JF	Rev 14	000000	00/00/00	XXX
Rev 3	326607	05/15/20	JF	Rev 9	000000	00/00/00	XXX	Rev 15	000000	00/00/00	XXX
Rev 4	326696	05/18/20	JF	Rev 10	000000	00/00/00	XXX	Rev 16	000000	00/00/00	XXX
Rev 5	326791	05/20/20	JF	Rev 11	000000	00/00/00	XXX	Rev 17	000000	00/00/00	XXX

Overview Photos



PHOTO 1



PHOTO 2



PHOTO 3



PHOTO 4

Drawing prepared by:		Location:	
		216 Price Place	
		Madison, WI. 53705	
Proj #:	Loc #:	Order #:	
881	234	1143348	



File Path: ART\ACCOUNTS\H\HARRIS BANK\Harris Bank_Project 881\881_234_Madison_WI_R8

Revision #:	Req. #:	Date:	Artist:	Revision #:	Req. #:	Date:	Artist:	Revision #:	Req. #:	Date:	Artist:
Original	325600	04/17/20	JF	Rev 6	327505	06/17/20	JF	Rev 12	000000	00/00/00	XXX
Rev 1	325797	04/23/20	JF	Rev 7	327766	06/24/20	JF	Rev 13	000000	00/00/00	XXX
Rev 2	326349	05/07/20	JF	Rev 8	328583	07/28/20	JF	Rev 14	000000	00/00/00	XXX
Rev 3	326607	05/15/20	JF	Rev 9	000000	00/00/00	XXX	Rev 15	000000	00/00/00	XXX
Rev 4	326696	05/18/20	JF	Rev 10	000000	00/00/00	XXX	Rev 16	000000	00/00/00	XXX
Rev 5	326791	05/20/20	JF	Rev 11	000000	00/00/00	XXX	Rev 17	000000	00/00/00	XXX

Drawings are the exclusive property of ICON,. Any unauthorized use or duplication is not permitted. Pg. 20

Overview Photos



PHOTO 5



PHOTO 6



PHOTO 7



PHOTO 8

Drawing prepared by:	Location:		
	216 Price Place		
	Madison, WI. 53705		
	Proj #:	Loc #:	Order #:
	881	234	1143348



File Path: ART\ACCOUNTS\H\HARRIS BANK\Harris Bank_Project 881\881_234_Madison_WI_R8

Revision #:	Req. #:	Date:	Artist:	Revision #:	Req. #:	Date:	Artist:	Revision #:	Req. #:	Date:	Artist:
Original	325600	04/17/20	JF	Rev 6	327505	06/17/20	JF	Rev 12	000000	00/00/00	XXX
Rev 1	325797	04/23/20	JF	Rev 7	327766	06/24/20	JF	Rev 13	000000	00/00/00	XXX
Rev 2	326349	05/07/20	JF	Rev 8	328583	07/28/20	JF	Rev 14	000000	00/00/00	XXX
Rev 3	326607	05/15/20	JF	Rev 9	000000	00/00/00	XXX	Rev 15	000000	00/00/00	XXX
Rev 4	326696	05/18/20	JF	Rev 10	000000	00/00/00	XXX	Rev 16	000000	00/00/00	XXX
Rev 5	326791	05/20/20	JF	Rev 11	000000	00/00/00	XXX	Rev 17	000000	00/00/00	XXX

Drawings are the exclusive property of ICON,. Any unauthorized use or duplication is not permitted. Pg. 21


Overview Photos



PHOTO 9



PHOTO 10

Drawing prepared by:		Location:	
		216 Price Place	
		Madison, WI. 53705	
Proj #:	Loc #:	Order #:	
881	234	1143348	

Drawing prepared for:



Revision #:	Req. #:	Date:	Artist:	Revision #:	Req. #:	Date:	Artist:	Revision #:	Req. #:	Date:	Artist:
Original	325600	04/17/20	JF	Rev 6	327505	06/17/20	JF	Rev 12	000000	00/00/00	XXX
Rev 1	325797	04/23/20	JF	Rev 7	327766	06/24/20	JF	Rev 13	000000	00/00/00	XXX
Rev 2	326349	05/07/20	JF	Rev 8	328583	07/28/20	JF	Rev 14	000000	00/00/00	XXX
Rev 3	326607	05/15/20	JF	Rev 9	000000	00/00/00	XXX	Rev 15	000000	00/00/00	XXX
Rev 4	326696	05/18/20	JF	Rev 10	000000	00/00/00	XXX	Rev 16	000000	00/00/00	XXX
Rev 5	326791	05/20/20	JF	Rev 11	000000	00/00/00	XXX	Rev 17	000000	00/00/00	XXX