

RESOLUTION NO. R-2018-8

VILLAGE OF SHOREWOOD HILLS

A RESOLUTION APPROVING A SPECIFIC DEVELOPMENT PLAN  
FOR PROPERTY LOCATED AT 2801 MARSHALL COURT

**RECITALS**

1. The Village of Shorewood Hills ("Village") approved Ordinance No. L-2018-3, changing the zoning classification of certain property located at 2801 Marshall Court (the "Property") to a Planned Unit Development District, and approving a General Development Plan ("GDP") for the Property.

2. Marshall Court Investors, LLC (the "Applicant") has requested that the Village approve a Specific Development Plan (the "SDP") for the Property. The proposed SDP consists of the following:

- A. Specific Proposed Development Plan – 2801 Marshall Court, letter dated September 14, 2018 from Duane M. Johnson to Karl Frantz.
- B. Demolition Plan, sheet numbered C-1.0, prepared by Vierbicher, Project No. 150190, revised July 31, 2018.
- C. Site Plan, sheet numbered C-1.1, prepared by Knothe & Bruce Architects, Project No. 1815, issued for SDP July 30, 2018.
- D. Site Lighting Plan, sheet numbered C-1.2, prepared by Knothe & Bruce Architects, Project No. 1815, issued for SDP July 30, 2018.
- E. Site Plan, sheet numbered C-1.3, prepared by Knothe & Bruce Architects, Project No. 1815, issued for SDP July 30, 2018.
- F. Erosion Control Plan, sheet numbered C-2.0, prepared by Vierbicher, Project No. 150190, revised July 31, 2018.
- G. Grading Plan, sheet numbered C-3.0, prepared by Vierbicher, Project No. 150190, revised July 31, 2018.
- H. Utility Plan, sheet numbered C-4.0, prepared by Vierbicher, Project No. 150190, revised July 31, 2018.

- I. Site Construction Details, sheet numbered C-5.0, prepared by Vierbicher, Project No. 150190, revised July 31, 2018.
- J. Site Construction Details, sheet numbered C-5.1, prepared by Vierbicher, Project No. 150190, revised July 31, 2018.
- K. Plant Material List, sheet numbered L-1.1, prepared by The Bruce Company, Project titled Lodgic, revised July 26, 2018.
- L. Parking Level One, sheet numbered A-1.P1, prepared by Knothe & Bruce Architects, Project No. 1815, issued for SDP July 30, 2018.
- M. Parking Level Two, sheet numbered A-1.P2, prepared by Knothe & Bruce Architects, Project No. 1815, issued for SDP July 30, 2018.
- N. First Floor Plan, sheet numbered A-1.1A, prepared by Knothe & Bruce Architects, Project No. 1815, issued for SDP July 30, 2018.
- O. First Floor Example Tenant Plan, sheet numbered A-1.1B, prepared by Knothe & Bruce Architects, Project No. 1815, issued for SDP July 30, 2018.
- P. Second Floor Plan, sheet numbered A-1.2A, prepared by Knothe & Bruce Architects, Project No. 1815, issued for SDP July 30, 2018.
- Q. Second Floor Example Tenant Plan, sheet numbered A-1.2B, prepared by Knothe & Bruce Architects, Project No. 1815, issued for SDP July 30, 2018.
- R. Roof Plan, sheet numbered A-1.3, prepared by Knothe & Bruce Architects, Project No. 1815, issued for SDP July 30, 2018.
- S. Exterior Elevations (North and West), sheet numbered A-2.1, prepared by Knothe & Bruce Architects, Project No. 1815, issued for SDP July 30, 2018.
- T. Exterior Elevations (West and East), sheet numbered A-2.2, prepared by Knothe & Bruce Architects, Project No. 1815, issued for SDP July 30, 2018.
- U. North East – Render, sheet numbered A-2.3, prepared by Knothe & Bruce Architects, Project titled Lodgic, undated.
- V. North West – Render, sheet numbered A-2.4, prepared by Knothe & Bruce Architects, Project titled Lodgic, undated.

- W. South East – Render, sheet numbered A-2.5, prepared by Knothe & Bruce Architects, Project titled Lodgic, undated.
- X. South West – Render, sheet numbered A-2.6, prepared by Knothe & Bruce Architects, Project titled Lodgic, undated.
- Y. Sun Study (March and December), prepared by Knothe & Bruce Architects, Project titled Lodgic, undated.
- Z. Conceptual Renderings (Signage–North and South elevations), sheet numbered S-1.0, prepared by Grant Signs/DP Industries LLC, Project titled Lodgic, dated September 13, 2018.
- AA. Conceptual Rendering (Signage–Simulated Night View–North elevation), sheet numbered S-1.1, prepared by Grant Signs/DP Industries LLC, Project titled Lodgic, dated August 1, 2018.
- BB. Conceptual Rendering (Tenant Signage–Simulated Night View–North elevation), sheet numbered S-1.2, prepared by Grant Signs/DP Industries LLC, Project titled Lodgic, dated August 1, 2018.
- CC. Conceptual Rendering (Signage–Simulated Night View–South elevation), sheet numbered S-1.3, prepared by Grant Signs/DP Industries LLC, Project titled Lodgic, dated August 1, 2018.
- DD. Conceptual Rendering (Tenant Signage–Simulated Night View–South elevation), sheet numbered S-1.4, prepared by Grant Signs/DP Industries LLC, Project titled Lodgic, dated August 1, 2018.
- EE. Conceptual Rendering (Tenant Signage–Simulated Night View–South elevation), sheet numbered S-1.5, prepared by Grant Signs/DP Industries LLC, Project titled Lodgic, dated August 1, 2018.
- FF. Customer-Provided Rendering (Projecting Parking Signage–Simulated Night View), sheet numbered S-1.6, prepared by Grant Signs/DP Industries LLC, Project titled Lodgic, dated September 4, 2018.
- GG. Customer-Provided Rendering (Lodgic Parking Signage–Simulated Night View), sheet numbered S-1.7, prepared by Grant Signs/DP Industries LLC, Project titled Lodgic, dated September 4, 2018

3. The Plan Commission considered the SDP, and recommended that it be approved.

NOW THEREFORE the Village Board of the Village of Shorewood Hills, Dane County, Wisconsin adopts the following resolution:

*Section 1.* The recitals set forth above are material to and are incorporated in this resolution as if set forth in full.

*Section 2.* Subject to the conditions in Section 3, below, the SDP is approved, pursuant to section 10-1-33 of the Village Code.

*Section 3.* The approval of the SDP Amendment shall not be effective until the conditions in Section 3 of Ordinance No. L 2018-3, or any amendment to the conditions in Section 3 of Ordinance No. L 2018-3, have been satisfied.

The above and foregoing resolution was duly adopted by the Village Board of the Village of Shorewood Hills at its meeting held on \_\_\_\_\_, by a vote of \_\_\_\_\_ in favor, \_\_\_\_\_ opposed, and \_\_\_\_\_ not voting.

APPROVED:

By \_\_\_\_\_  
David J. Benforado, Village President

ATTEST:

\_\_\_\_\_  
Karla Endres, Village Clerk



September 14, 2018

Karl Frantz  
Village Administrator  
Shorewood Hills Village Hall  
810 Shorewood Boulevard  
Madison, WI 53705

Re: Specific Development Plan  
2801 Marshall Court

Dear Mr. Frantz:

This is the proposed Specific Development Plan submitted in support of the proposed Planned Unit Development zoning of the property shown as Lot 1 on the attached certified survey map, part of which has a current street address of 2801 Marshall Court.

The developer received Plan Commission approval of the rezoning from C-1(P) to PUD-GDP at the July 10, 2018 meeting. The information required for the Specific Development Plan is provided below and in the plan sets attached. The Specific Development Plan has been developed along with the General Development Plan and as such is consistent with the General Development Plan.

A. Project Description:

The building will be two stories on Marshall Court with two levels of structured parking below grade containing approximately 64 stalls. The exterior architecture expresses the modern, energizing uses inside the building with a coordinated palette of high-quality materials. The attached plans describe the building architecture, materials and colors.

Two pedestrian entries are located along Marshall Court. The main entry for the building is provided toward the northeast corner of the building with an additional entry for the restaurant and bar located further west. Along the west side of the building, above the entry to the underground parking, an attractive raised roof terrace is provided for outdoors seating and dining. On the south side of the building an outdoor play area is incorporated between the building and future bike path.

B. Specific Development Plan Summary:

Lot Area (approx., after dedications for ROW):	20,652 SF (0.47 acres)
Floor Areas (maximum)	
Total Gross Floor Area:	
(excluding basement; outside of exterior materials)	24,800 S.F.
Floor Areas (maximum per each designated use):	
Lodgic Kids Camp – Flextime Learning	4,500 S.F.

Everyday Kitchen Restaurant and Bar (inc. kitchen and restrooms)	4,500 S.F.
– 130 patron capacity for the indoor restaurant and bar area	
Outdoor restaurant/event seating	1,500 S.F.
Lodgic Event (including storage)	1,400 S.F.
Lodgic Workplace	11,000 S.F.
Family Co-work space	400 S.F.
Outdoor Workplace plaza (on second floor)	500 S.F.

Floor Area Ratio (excluding basement) 1.20

Building Height: Two Stories, approx. 36 feet

Vehicle Parking (approx.):

Structured parking	64 stalls
Street parking	10 stalls
Leased employee parking at Arbor Crossing	<u>15 stalls</u>
Total parking	89 stalls

Bicycle Parking: 20 stalls

C. Hours of Operation:

Lodgic Kids Camp – Flextime Learning	Monday – Thursday: 6:30 AM – 9:00 PM Friday: 6:30 AM – 11:00 PM Saturday: 9:00 AM – 11:00 PM Sunday: Closed
Everyday Cafe	Monday – Friday: 7:00 AM -7:00 PM Saturday: 9:00 AM – 7:00PM Sunday: Closed
Everyday Restaurant/Bar	Monday – Thursday: 11:00 AM – 9:00 PM Friday & Saturday: 11:00 AM – 11:00 PM Sunday: Closed
Lodgic Events	Monday – Thursday: 7:00 AM – 9:00 PM Friday & Saturday: 9:00 AM – 11:00 PM Sunday: Closed
Lodgic Workplace	24/7 for members with unlimited access
Family Co-work space	24/7 for members with unlimited access

D. Specific Development Plans:

C-1.0	Site Demolition Plan	A-1.3	Roof Plan
C-1.1	Site Plan	A-2.1	Exterior Elevations
C-1.2	Site Lighting Plan	A-2.2	Exterior Elevations
C-1.3	Site Dedication Plan	A-2.3	NE Exterior Rendering
C-2.0	Erosion Control Plan	A-2.4	NW Exterior Rendering
C-3.0	Grading Plan	A-2.5	SE Exterior Rendering
C-4.0	Utility Plan	A-2.6	SW Exterior Rendering
C-5.0	Site Construction Details	A-2.7	Sun Study
C-5.1	Site Construction Details	S-1.0	Overall sign elevations
L-1.1	Landscape Plan	S-1.1	North sign elevation Marshall Ct
A-1.P1	Parking Level 1	S-1.2	North sign elevation Marshall Ct
A-1.P2	Parking Level 2	S-1.3	South sign elevation University Ave
A-1.1A	First Floor Plan	S-1.4	South sign elevation University Ave
A-1.1B	Example First Floor Tenant Plan	S-1.5	South sign elevation University Ave
A-1.2A	Second Floor Plan	S-1.6	Parking signs
A-1.2B	Example Second Floor Tenant Plan	S-1.7	Parking Signs

E. Project Signage:

Signage is shown on sheets S-1.0 through S-1.7 of the attached sign package. This package supersedes the signage shown on the building rendering sheets A-2.3 through A-2.6.

Lit signs along Marshall Ct, shown on sheets S-1.1 & S-1.2, will be programmed to turn off each day at the close of the restaurant.

Window signs will not be allowed unless approved as part of the SDP.

F. Deliveries:

There shall be no deliveries of food and beverages to the property using a tractor trailer.

G. Project Schedule:

Construction is planned to start in fall 2018 with completion scheduled for fall 2019.

Thank you for your time reviewing our application and proposed PUD documents.

Very truly yours,



Duane M. Johnson, AIA  
Knothe & Bruce Architects, LLC



**SOUTH ELEVATION - UNIVERSITY AVE.**



**NORTH ELEVATION - MARSHALL CT.**

**CONCEPTUAL RENDERINGS (\*MAY NOT BE TO EXACT SCALE)**

FILE NAME: 57345-00-4 DATE: 09.13.18 SCALE: \_\_\_\_\_  
 FILE TYPE:  OUT  PROD  OTHER RENDERING  
 JOB NAME: LODGIC  
 LOCATION: 2810 MARSHALL CT. SHOREWOOD HILLS, WI  
 DRAWN BY: CS SALESMAN: DAN PIETRZYKOWSKI

**S-1.0**

UNLESS OTHERWISE SPECIFIED  
 • ALL FLUORESCENT LAMPS WILL BE T12-CW-HO LAMPS. • ALL BALLASTS WILL BE COLD START ALL-WEATHER BALLASTS. • ALL NEON TRANSFORMERS WILL BE 30 MILLIAMPS. • 120V PRIMARY POWER TO SIGNS WILL BE BY OTHERS. • ALL DATA LINES TO ELECTRONIC SIGNAGE WILL BE BY OTHERS. • ALL PAINT COLORS WILL BE SEMI-GLOSS FINISH.  
 THIS IS AN ORIGINAL COMPUTER GENERATED COLOR PRINT. COLORS REPRESENTED ON THIS PRINT MAY NOT MATCH THE PMS CHIP, VINYL OR PAINT COLORS EXACTLY. IT IS TO BE VIEWED AS A REPRESENTATION ONLY. ALL SIZES AND SHAPES DEPICTED ARE REPRESENTATIONAL AND MAY VARY FROM FINAL PRODUCT. THEY ARE ONLY FOR THE CUSTOMERS USE IN CONNECTION WITH A PROPOSED PROJECT. ARTWORK AND PRINTED MATERIAL ARE NOT TO BE USED BY ANYONE OUTSIDE OF YOUR ORGANIZATION, NOR IS IT TO BE REPRODUCED, COPIED OR EXHIBITED IN ANY FORM



DESIGN APPROVED BY: \_\_\_\_\_  
 AUTHORIZED SIGNATURE \_\_\_\_\_  
 DATE \_\_\_\_\_



SIMULATED NIGHT VIEW

PMS 2335 C (PERFORATED DIG. PRINTED VINYL)   
 PMS 130 C (DIG. PRINTED VINYL) 

**JOB DESCRIPTION**

LED-ILLUMINATED, INDIVIDUALLY-MOUNTED CHANNEL LETTERS  
 "LODGCIC EVERYDAY COMMUNITY" CHANNEL LETTERS  
 - WHITE POLYCARBONATE FACE W/ DIG. PRINTED VINYL APPLIED (VINYL ON "EVERYDAY COMMUNITY" TO BE PERFORATED)  
 - BLACK TRIM CAP & RETURN  
 - 3" DEEP  
 - MOUNTED FLUSH TO BUILDING  
 INSTALL ON BUILDING AS SHOWN



CONCEPTUAL RENDERING (\*MAY NOT BE TO EXACT SCALE) NORTH ELEVATION - MARSHALL CT.

TOTAL SQ. FT. OF SIGNAGE: 26.51 ft<sup>2</sup>

- R1: 08.02.18 • CS • CHANGED "EVERYDAY COMMUNITY" TO ILLUMINATED CHANNEL LETTERS
- R2: 08.30.18 • CS • CHANGED TO WALL-MOUNTED CHANNEL LETTERS & UPDATED LOGO LAYOUT
- R3: 09.04.18 • CS • REDUCED OVERALL SIGN SIZE & CHANGED VINYL COLOR OF "EVERYDAY COMMUNITY"
- R4: 09.13.18 • CS • UPDATED ADDRESS IN TITLE BLOCK

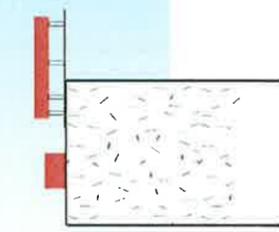
FILE NAME: 57345-01a-4 DATE: 08.01.18 SCALE: 1/2" = 1'-0"  
 FILE TYPE:  OUT  PROD  OTHER  
 JOB NAME: LODGCIC  
 LOCATION: 2801 MARSHALL CT. SHOREWOOD HILLS, WI  
 DRAWN BY: CS SALESMAN: DAN PIETRZYKOWSKI

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DESIGN APPROVED BY: \_\_\_\_\_  
 AUTHORIZED SIGNATURE \_\_\_\_\_  
 DATE \_\_\_\_\_





SIDE VIEW



SIMULATED NIGHT VIEW



CONCEPTUAL RENDERING (\*MAY NOT BE TO EXACT SCALE) NORTH ELEVATION - MARSHALL CT.

**TOTAL SQ. FT. OF SIGNAGE: 24.81 ft<sup>2</sup>**

**JOB DESCRIPTION**

**HALO-LIT CHANNEL LETTERS & HALO OR SIDE-GLOW EFFECT LETTERS**

- "EVERYDAY KITCHEN"
  - 2" DEEP ALUMINUM CONSTRUCTION
  - PAINTED AS SHOWN
  - CLEAR ACRYLIC BACKS
  - STOOD OFF FROM INDIVIDUAL BACKER PANELS
  - BACKER PANELS SECURED TO AWNING AS SHOWN

- "MARKET CAFE & RESTAURANT"
  - HALO OR SIDE GLOW EFFECT LETTERS
  - LED-ILLUMINATED
  - PAINTED AS SHOWN
  - MOUNTED TO AWNING

**INSTALL**

- R1: 08.02.18 • CS • CHANGED TO OPEN-FACED CHANNEL LETTERS AND SIDE GLOW EFFECT LETTERS & INCREASED SIGN SIZE
- R2: 08.30.18 • CS • CHANGED TAGLINE TO "MARKET CAFE & RESTAURANT"
- R3: 09.04.18 • CS • DECREASED SIZE OF SIGN, REMOVED RACEWAY
- R4: 09.06.18 • CS • CHANGED TO HALO-LIT; ADDED BACKERS
- R5: 09.13.18 • CS • UPDATED ADDRESS IN TITLE BLOCK

FILE NAME: 57345-03a-5 DATE: 08.01.18 SCALE: 1/2" = 1'-0"

FILE TYPE:  OUT  PROD  OTHER

JOB NAME: LODGIC

LOCATION: 2801 MARSHALL CT. SHOREWOOD HILLS, WI

DRAWN BY: CS SALESMAN: DAN PIETRZYKOWSKI

DESIGN APPROVED BY: \_\_\_\_\_  
 AUTHORIZED SIGNATURE \_\_\_\_\_  
 DATE \_\_\_\_\_

UNLESS OTHERWISE SPECIFIED  
 • ALL FLUORESCENT LAMPS WILL BE T12-CW-HO LAMPS. • ALL BALLASTS WILL BE COLD START ALL-WEATHER BALLASTS. • ALL NEON TRANSFORMERS WILL BE 30 MILLIAMPS. • 120V PRIMARY POWER TO SIGNS WILL BE BY OTHERS. • ALL DATA LINES TO ELECTRONIC SIGNAGE WILL BE BY OTHERS. • ALL PAINT COLORS WILL BE SEMI-GLOSS FINISH.  
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SIMULATED NIGHT VIEW

PMS 130 C (DIG. PRINTED VINYL)



CONCEPTUAL RENDERING (\*MAY NOT BE TO EXACT SCALE) SOUTH ELEVATION - UNIVERSITY AVE.

**TOTAL SQ. FT. OF SIGNAGE: 48.44 ft<sup>2</sup>**

**JOB DESCRIPTION**

**LED-ILLUMINATED, INDIVIDUALLY-MOUNTED CHANNEL LETTERS**

- "LODGC" CHANNEL LETTERS**
- WHITE POLYCARBONATE FACE W/ DIG. PRINTED VINYL APPLIED
  - BLACK TRIM CAP & RETURNS
  - 5" DEEP
  - MOUNTED FLUSH TO BUILDING

- "EVERYDAY COMMUNITY"**
- WHITE POLYCARBONATE FACE W/ DIG. PRINTED VINYL APPLIED
  - BLACK TRIM CAP & RETURNS
  - 3" DEEP
  - MOUNTED FLUSH TO BUILDING

**INSTALL FLUSH TO BUILDING**

- R1: 08.02.18 • CS • CHANGED "EVERYDAY COMMUNITY" TO ILLUMINATED CHANNEL LETTERS & INCREASED SIGN SIZE TO 11'
- R2: 09.04.18 • CS • SLIGHTLY REDUCED SIZE OF SIGN
- R3: 09.13.18 • CS • UPDATED ADDRESS IN TITLE BLOCK

FILE NAME: 57345-02a-3 DATE: 08.01.18 SCALE: 1/2" = 1'-0"

FILE TYPE:  OUT  PROD  OTHER

JOB NAME: **LODGC**

LOCATION: **2801 MARSHALL CT. SHOREWOOD HILLS, WI**

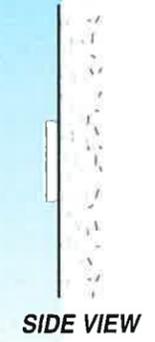
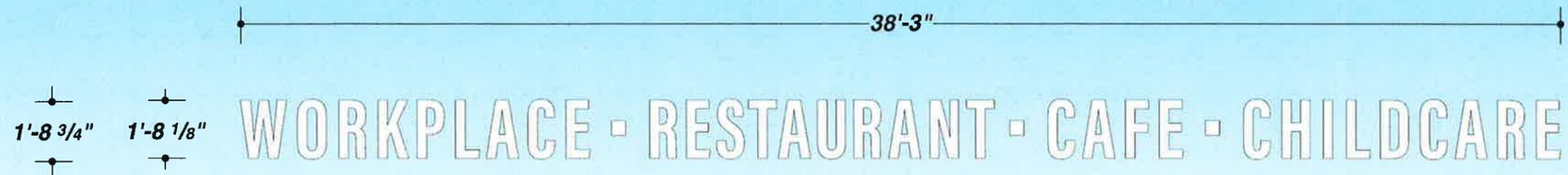
DRAWN BY: **CS** SALESMAN: **DAN PIETRZYKOWSKI**

DESIGN APPROVED BY: \_\_\_\_\_  
 AUTHORIZED SIGNATURE \_\_\_\_\_

DATE \_\_\_\_\_

UNLESS OTHERWISE SPECIFIED: ALL FLUORESCENT LAMPS WILL BE T12-CW-HO LAMPS. ALL BALLASTS WILL BE COLD START ALL-WEATHER BALLASTS. ALL NEON TRANSFORMERS WILL BE 30 MILLIAMPS. 120V PRIMARY POWER TO SIGNS WILL BE BY OTHERS. ALL DATA LINES TO ELECTRONIC SIGNAGE WILL BE BY OTHERS. ALL PAINT COLORS WILL BE SEMI-GLOSS FINISH. THIS IS AN ORIGINAL COMPUTER GENERATED COLOR PRINT. COLORS REPRESENTED ON THIS PRINT MAY NOT MATCH THE PMS CHIP, VINYL OR PAINT COLORS EXACTLY. IT IS TO BE VIEWED AS A REPRESENTATION ONLY. ALL SIZES AND SHAPES DEPICTED ARE REPRESENTATIONAL AND MAY VARY FROM FINAL PRODUCT. THEY ARE ONLY FOR THE CUSTOMERS USE IN CONNECTION WITH A PROPOSED PROJECT. ARTWORK AND PRINTED MATERIAL ARE NOT TO BE USED BY ANYONE OUTSIDE OF YOUR ORGANIZATION, NOR IS IT TO BE REPRODUCED, COPIED OR EXHIBITED IN ANY FORM





SIMULATED NIGHT VIEW

**JOB DESCRIPTION**

LED-ILLUMINATED, INDIVIDUALLY-MOUNTED CHANNEL LETTERS

- CHANNEL LETTERS**
- 3" DEEP
  - WHITE POLYCARBONATE FACE
  - WHITE RETURNS & TRIM CAPS
  - MOUNTED FLUSH TO BUILDING

**INSTALL**



CONCEPTUAL RENDERING (\*MAY NOT BE TO EXACT SCALE) SOUTH ELEVATION - UNIVERSITY AVE.

**TOTAL SQ. FT. OF SIGNAGE: 66.14 ft<sup>2</sup>**

- R1: 08.02.18 • CS • REMOVED "FITNESS", ADDED "RESTAURANT"
- R2: 08.03.18 • CS • INCREASED SPACE BETWEEN WORDS
- R3: 09.06.18 • CS • DECREASED OVERALL SIZE OF SIGN
- R4: 09.13.18 • CS • UPDATED ADDRESS IN TITLE BLOCK

FILE NAME: 57345-05a-4 DATE: 08.01.18 SCALE: 1/4" = 1'-0"

FILE TYPE:  OUT  PROD  OTHER

JOB NAME: LODGC

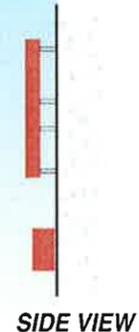
LOCATION: 2801 MARSHALL CT. SHOREWOOD HILLS, WI

DRAWN BY: CS SALESMAN: DAN PIETRZYKOWSKI

DESIGN APPROVED BY: \_\_\_\_\_  
 AUTHORIZED SIGNATURE: \_\_\_\_\_  
 DATE: \_\_\_\_\_

UNLESS OTHERWISE SPECIFIED:  
 • ALL FLUORESCENT LAMPS WILL BE T12-CW-HO LAMPS. • ALL BALLASTS WILL BE COLD START ALL-WEATHER BALLASTS. • ALL NEON TRANSFORMERS WILL BE 30 MILLIAMPS. • 120V PRIMARY POWER TO SIGNS WILL BE BY OTHERS. • ALL DATA LINES TO ELECTRONIC SIGNAGE WILL BE BY OTHERS. • ALL PAINT COLORS WILL BE SEMI-GLOSS FINISH.  
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SIMULATED NIGHT VIEW

TBD (COPPER) (PAINT)

**JOB DESCRIPTION**

**HALO-LIT CHANNEL LETTERS & HALO OR SIDE-GLOW EFFECT LETTERS**

- "EVERYDAY KITCHEN"
  - 2" DEEP ALUMINUM CONSTRUCTION
  - PAINTED AS SHOWN
  - CLEAR ACRYLIC BACKS
  - STOOD OFF FROM BUILDING

- "MARKET CAFE & RESTAURANT"
  - HALO OR SIDE GLOW EFFECT LETTERS
  - LED-ILLUMINATED
  - PAINTED AS SHOWN
  - MOUNTED TO AWNING

**INSTALL**



CONCEPTUAL RENDERING (\*MAY NOT BE TO EXACT SCALE) SOUTH ELEVATION - UNIVERSITY AVE. ELEVATION

TOTAL SQ. FT. OF SIGNAGE: 38.17 ft<sup>2</sup>

- R1: 08.02.18 • CS • CHANGED TO OPEN-FACED CHANNEL LETTERS AND SIDE GLOW EFFECT LETTERS & INCREASED SIGN SIZE
- R2: 08.30.18 • CS • CHANGED TAGLINE TO "MARKET CAFE & RESTAURANT"
- R3: 09.04.18 • CS • SLIGHTLY REDUCED SIZE OF SIGN
- R4: 09.05.18 • CS • CHANGED TO HALO-LIT CHANNEL LETTERS
- R5: 09.13.18 • CS • UPDATED ADDRESS IN TITLE BLOCK

FILE NAME: 57345-04a-5 DATE: 08.01.18 SCALE: 1/2" = 1'-0"

FILE TYPE:  OUT  PROD  OTHER

JOB NAME: LODGIC

LOCATION: 2801 MARSHALL CT. SHOREWOOD HILLS, WI

DRAWN BY: CS SALESMAN: DAN PIETRZYKOWSKI

DESIGN APPROVED BY: \_\_\_\_\_  
AUTHORIZED SIGNATURE: \_\_\_\_\_  
DATE: \_\_\_\_\_

UNLESS OTHERWISE SPECIFIED:  
• ALL FLUORESCENT LAMPS WILL BE T12-CW-HO LAMPS. • ALL BALLASTS WILL BE COLD START ALL-WEATHER BALLASTS. • ALL NEON TRANSFORMERS WILL BE 30 MILLIAMPS. • 120V PRIMARY POWER TO SIGNS WILL BE BY OTHERS. • ALL DATA LINES TO ELECTRONIC SIGNAGE WILL BE BY OTHERS. • ALL PAINT COLORS WILL BE SEMI-GLOSS FINISH.

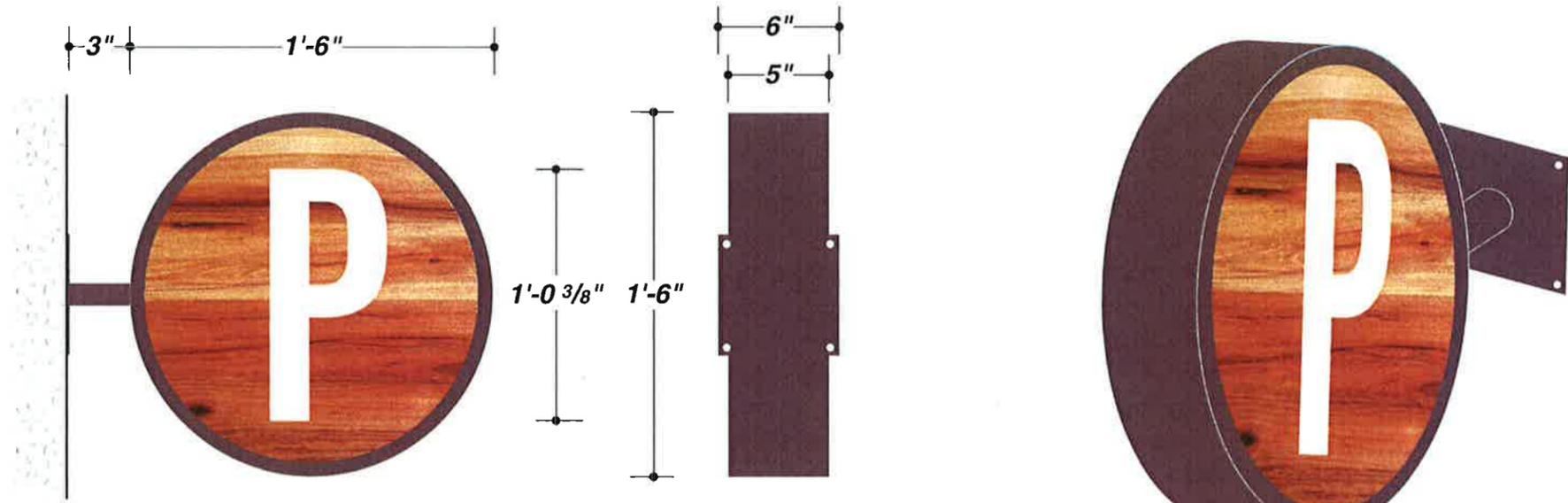
THIS IS AN ORIGINAL COMPUTER GENERATED COLOR PRINT. COLORS REPRESENTED ON THIS PRINT MAY NOT MATCH THE PMS CHIP, VINYL OR PAINT COLORS EXACTLY. IT IS TO BE VIEWED AS A REPRESENTATION ONLY. ALL SIZES AND SHAPES DEPICTED ARE REPRESENTATIONAL AND MAY VARY FROM FINAL PRODUCT. THEY ARE ONLY FOR THE CUSTOMERS USE IN CONNECTION WITH A PROPOSED PROJECT. ARTWORK AND PRINTED MATERIAL ARE NOT TO BE USED BY ANYONE OUTSIDE OF YOUR ORGANIZATION, NOR IS IT TO BE REPRODUCED, COPIED OR EXHIBITED IN ANY FORM





CUSTOMER-PROVIDED RENDERING

TOTAL SQ. FT. OF SIGNAGE: 2.25 ft<sup>2</sup>



SIDE VIEW

ISOMETRIC VIEW  
(NOT TO SCALE)



SIMULATED NIGHT VIEW

**JOB DESCRIPTION**

- PROJECTING SIGN
- INTERNALLY-ILLUMINATED W/ LEDS
- DOUBLE-SIDED
- WHITE ACRYLIC FACE W/ DIGITALLY PRINTED GRAPHICS APPLIED
- PAINTED AS SHOWN

INSTALLED PROJECTED OFF OF WALL

R1: 09.13.18 • CS • UPDATED ADDRESS IN TITLE BLOCK

FILE NAME: 57345-06-1 DATE: 09.04.18 SCALE: 1-1/2" = 1'-0"

FILE TYPE:  OUT  PROD  OTHER

JOB NAME: LODGIC

LOCATION: 2801 MARSHALL CT. SHOREWOOD HILLS, WI

DRAWN BY: CS SALESMAN: DAN PIETRZYKOWSKI

DESIGN APPROVED BY:

AUTHORIZED SIGNATURE \_\_\_\_\_

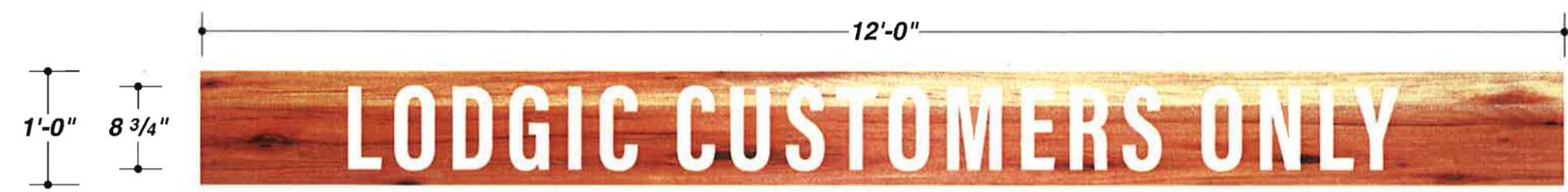
DATE \_\_\_\_\_

PMS 2335 C (PAINT) 

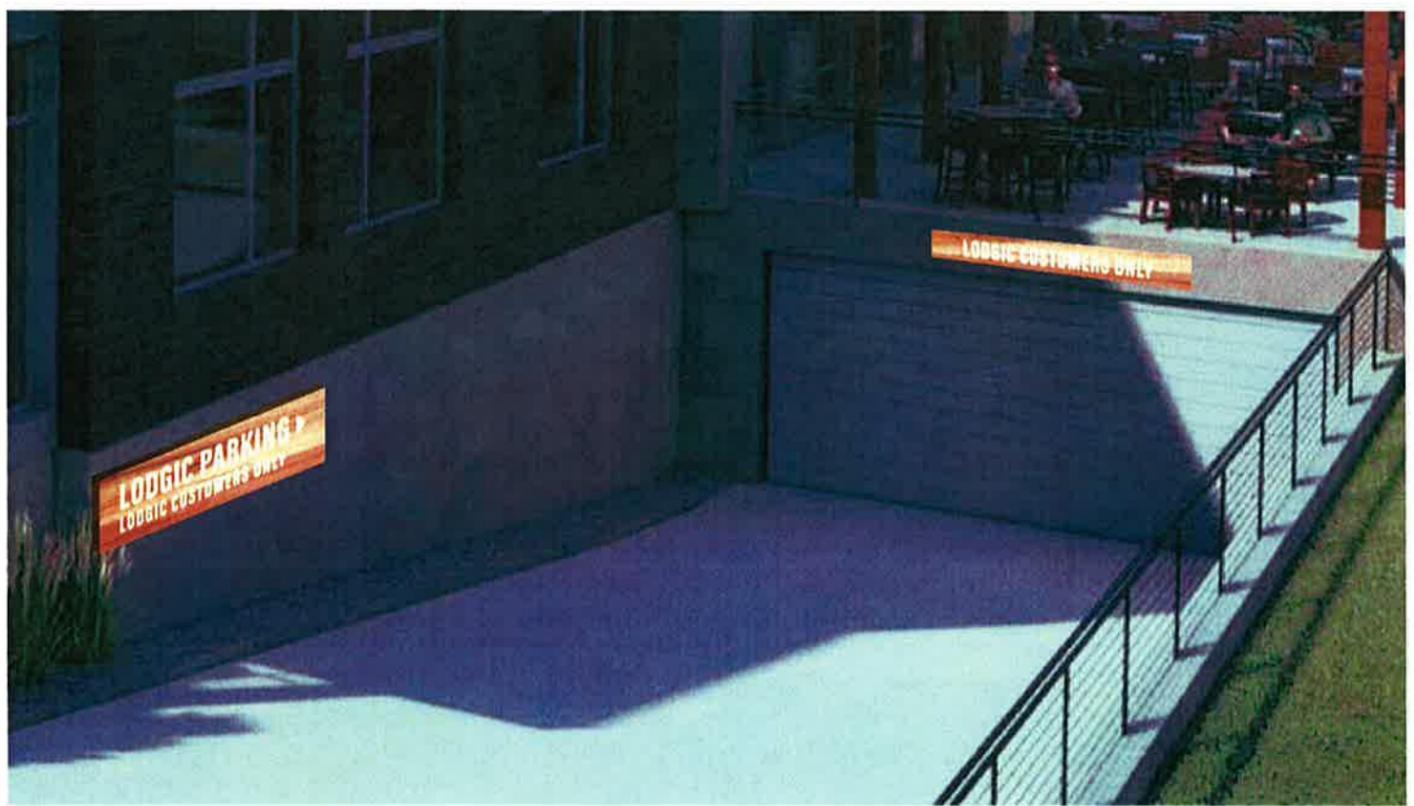
UNLESS OTHERWISE SPECIFIED  
 • ALL FLUORESCENT LAMPS WILL BE T12-CW-HO LAMPS. • ALL BALLASTS WILL BE COLD START ALL-WEATHER BALLASTS. • ALL NEON TRANSFORMERS WILL BE 30 MILLIAMPS. • 120V PRIMARY POWER TO SIGNS WILL BE BY OTHERS. • ALL DATA LINES TO ELECTRONIC SIGNAGE WILL BE BY OTHERS. • ALL PAINT COLORS WILL BE SEMI-GLOSS FINISH.

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SIDE VIEW



CUSTOMER-PROVIDED RENDERING



SIMULATED NIGHT VIEW



SIMULATED NIGHT VIEW

**JOB DESCRIPTION**

- LED-ILLUMINATED CHANNEL LETTERS
- CHANNEL LETTERS
  - WHITE ACRYLIC FACES W/ DIG. PRINT APPLIED
  - 3" DEEP
  - BLACK RETURNS & TRIM CAPS
  - MOUNTED FLUSH TO BUILDING AS SHOWN

**INSTALL**

- R1: 09.06.18 • CS • REMOVED THE WORD "FOR" FROM EACH SIGN
- R2: 09.07.18 • CS • REMOVED PERIOD FROM EACH SIGN
- R3: 09.13.18 • CS • UPDATED ADDRESS IN TITLE BLOCK

FILE NAME: 57345-07-3 DATE: 09.04.18 SCALE: 3/4" = 1'-0"  
 FILE TYPE:  OUT  PROD  OTHER  
 JOB NAME: LODGIC  
 LOCATION: 2801 MARSHALL CT. SHOREWOOD HILLS, WI  
 DRAWN BY: CS SALESMAN: DAN PIETRZYKOWSKI

DESIGN APPROVED BY: \_\_\_\_\_  
 AUTHORIZED SIGNATURE \_\_\_\_\_  
 DATE \_\_\_\_\_

S-1.7

UNLESS OTHERWISE SPECIFIED  
 • ALL FLUORESCENT LAMPS WILL BE T12-CW-HO LAMPS. • ALL BALLASTS WILL BE COLD START ALL-WEATHER BALLASTS. • ALL NEON TRANSFORMERS WILL BE 30 MILLIAMPS. • 120V PRIMARY POWER TO SIGNS WILL BE BY OTHERS. • ALL DATA LINES TO ELECTRONIC SIGNAGE WILL BE BY OTHERS. • ALL PAINT COLORS WILL BE SEMI-GLOSS FINISH.  
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# VANDEWALLE & ASSOCIATES INC.

August 3, 2018

Village of Shorewood Hills Plan Commission  
c/o Karl Frantz, Village Administrator  
810 Shorewood Blvd.  
Madison, WI 53705

Re: Review of the proposed Planned Unit Development (PUD): Specific Development Plan (SDP)

*The Plan Commission recommended approval of the General Development Plan for the Lodgic project, including recommended modifications, at its July 10, 2018 meeting.*

*This report reviews the Applicant's updated Specific Development Plan, dated July 30, 2018, with modifications responding to the GDP recommendation.*

My report, based on the July 30th SDP submittal, continues on the following pages.

## Introduction

The Village of Shorewood Hills has retained Vandewalle & Associates to assist with the review of a proposed Planned Unit Development (PUD) -- comprised of a General Development Plan (GDP) and Specific Development Plan (SDP) -- to enable the redevelopment of the 20,652 square foot parcel (0.47 acres) located on the south side of Marshall Court and immediately east of the University Station shopping center. This parcel is currently zoned Medical Office-Commercial (C-3) and contains a two-story wood-sided office building of about 8,350 square feet with 36 on-site surface parking spaces on the south side of the building.

Marshall Court Investors, LLC proposes to replace this building with a two-story mixed-use building containing a total of 24,800 gross square feet. The proposed building has a maximum height of 36 feet as measured along Marshall Court. The project is being prepared for Lodgic, a project of the Moose organization which is designed to serve modern working families, entrepreneurs, and mobile professionals in a mixed-use community facility.

The Village Plan Commission recommended approval of the GDP at its meeting on July 10, 2018. The Plan Commission recommendation included several required modifications.

The Applicant's revised SDP submittal dated July 30, 2018 responds to the Plan Commission's recommendations.

## Project Overview

The commercial space within the two floors is proposed to be divided into several use areas:

1. A top floor containing:
  - a. Lodgic Workspace. A membership-based co-working office area of 11,000 square feet;
  - b. Outdoor Workspace Area. Two outdoor plazas workspaces, one of 250 square feet located at the east end of the south façade, and one of 250 square feet located at the west end of the north façade.
  
2. A ground floor divided into:
  - a. Lodgic Kids Camp. An open-to-the-public flextime licensed daycare center of 4,500 square feet; plus, an outdoor play area on the south side of the building of 1,200 square feet;
  - b. Everyday Kitchen Café, Restaurant & Bar. An open-to-the-public daytime-oriented restaurant containing 4,500 square feet and a maximum capacity of 130 patrons; plus, an outdoor seating and event area of 1,500 square feet; and,
  - c. Lodgic Events. An open-to-the-public multi-purpose event space of 1,400 square feet. When this event space is in use, the restaurant will be closed; and,
  - d. Family Co-Working Area. An area where members can meet and eat with family members of 400 square feet.

The total Gross Floor Area for the two active floors is 24,800 square feet. This results in a Floor Area Ratio on the subject property of 1.20. This FAR is well under the FAR of other recent redevelopment projects in the vicinity.

Parking for the proposed project includes 64 stalls under the building. Five parallel stalls, available to the public, are provided along the east side of the building on the proposed extension of Catafalque Drive. Five parallel stalls, available to the public, are proposed along the north side of the building on Marshall Court – where there are currently five stalls. The project now commits to leasing 15 additional stalls (was ten in the previous SDP submittal) within the Arbor Crossing project to the east, which is also owned by the applicant.

### Traffic and Parking Study

A Traffic and Parking Study for the project has been submitted by Mike Scarmon, P.E. of KL Engineering. The Study assumes a reduction of motorized vehicle traffic and parking for the facility, based on shared use (complementary peak hours based on land uses) and based on trips arriving at and departing from the site using alternative modes of travel that do not rely on passenger vehicles such as walking, biking, buses, and taxis and similar services such as Uber. Jeff Held, of Strand Associates, has reviewed the study on behalf of the Village and has confirmed the content and conclusions of the Traffic and Parking Study.

### **Design Review Process and Planned Unit Developments**

The Specific Development Plan procedure is oriented to ensuring conformity with the General Development Plan and performing detailed design review focused on the proposed exterior of the building and other exterior improvements including lighting, landscaping, and signage. Site operations may also be reviewed and considered for modification. The SDP requires a public meeting at the Plan Commission, followed by the Commission's recommendation to the Village Board to approve as submitted, to approve with modifications, or to deny. After consideration of the Plan Commission's recommendation, the Village Board may approve as submitted, may approve with modifications, or may deny.

### **VILLAGE PLANNERS' SDP PROJECT REVIEW**

I have provided the following review of the requested SDP proposed by Marshall Court Investors, LLC:

#### **Review of the Specific Development Plan (SDP) Submittal**

Subsection 10-1-33(d)3 of the Planned Development regulations requires a complete submittal for the SDP, which cross-references the requirements in Section 10-1-108 for Development Plans. The following text describes the Development Plan submittal, and my review comments.

I believe the SDP / Development Plan submittal to be complete, with the Applicant noting that concepts for exterior signage are provided, with detailed exterior sign submittal and review to be accomplished at a later date.

The SDP submittal provides 23 large format sheets, dated July 30, 2018. Together, these submittals respond thoroughly to submittal requirements of the Development Plan in Section 10-1-108. These submittals also include design modifications that respond to the requirements identified by the Plan Commission for the General Development Plan.

- Sheet C-1.0: Demolition Plan depicting the demolition of the existing building, pavement areas, and utilities on the site.
- Sheet C-1.1: Site Plan for the subject property depicting its proposed relationship to neighboring roads, the public pedestrian/bike path, parking spaces, and buildings. Note the proposed driveway from Marshall Court to the underground parking area is located along the west side of the building and is partially-covered by a roof terrace over the south half of the driveway. The proposed 1,275 square foot outdoor play area for the childcare center is located along the south edge of the building. The main building entrance for the restaurant and event space is located along the Marshall Court sidewalk near the west corner of the building, while the main building entrance for the daycare and elevator lobby is located along the Marshall Court sidewalk near the east corner of the building.

- Sheet C-1.2: The Site Lighting Plan was provided in the GDP submittal. It depicts the use of full cutoff fixtures with LED bulbs throughout the site. All wall-mounted fixtures, and pole-mounted fixtures used in the outdoor play area, are set at eight feet. The result of the full cutoff fixtures and low mounting height is to limit spillover lighting to less than 0.5 footcandles around the site. In most areas, the level is below 0.2 footcandles. These levels are within the acceptable range.
- Sheet C-1.3: An elaboration of the Site Plan depicting areas to be dedicated to the public. This sheet depicts the proposed land trade with the shopping center property to the west, that enables the continuation of the public bike trail; as well as the dedications for the rights-of-way for both Marshall Court, Catafalque Drive, and the public bike trail on the subject property, and in locations offsite on other property owned by the applicant to the east.
- Sheet C-2.0: Erosion Control Plan depicting techniques proposed during demolition and construction.
- Sheet C-3.0: Grading Plan for the subject property depicting its proposed relationship to neighboring roads, the public pedestrian/bike path, parking spaces, and buildings. Note that the ground surface area at the pedestrian/bike path is at about 877 feet above sea level, compared to Marshall Court at about 881 feet. The resulting proposed grade of Catafalque Drive is a relatively gentle 2.0%.
- Sheet C-4.0: Utility Plan for the subject property depicting its proposed relationship to neighboring roads, the public pedestrian/bike path, parking spaces, and buildings. Note the proposed use of an underground stormwater treatment facility at the southeast corner of the building.
- Sheets C-5.0 and 5.1: Site Construction Details. Please note the design of the underground stormwater treatment facility on Sheet 5.1
- Sheet L-1.1: Landscaping Plan depicting the removal of all existing trees and shrubs on the subject property, and the preservation of the existing evergreen hedge just south of the site. The proposed landscaping provides building foundation shrubs around all four sides of the building – except along the west side of the site at the driveway to the underground parking area.
- Sheets A-1P1 and A-1P2: Architectural Floor Plans for the two levels of underground parking. Please note the interior room for trash containment on the upper level of parking, and on both levels the location of the elevator and stair core at the northeast corner of the building, under the main entry lobby.
- Sheet A-1.1A: Architectural Floor Plan for the First (Ground) Floor. Please note the division of this floor between the Childcare Center to the east and the Restaurant/Bar/Multi-Purpose Area to the west, including the Outdoor Plaza over the parking ramp.
- Sheet A-1.1B: Example Floor Tenant Plan for the First (Ground) Floor. Please note the central Kitchen area which connects easterly to the Meal Staging Area to set-up meals for the Daycare Center. This is the only connection between the Restaurant/Bar/Multipurpose Area and the Childcare Center.
- Sheet A-1.2A: Architectural Floor Plan for the Second (Upper) Floor. Please note the open floor plan nature of the Co-Working Area. Two outdoor plazas are provided at the building corners.
- Sheet A-1.2B. Example Floor Tenant Plan for the Second (Upper) Floor. This sheet depicts a potential layout of the Co-Working Area, providing a mix of individual work stations, tables and perimeter meeting rooms of various sizes. A lounge area is provided on the north side of the building. Please note the Applicant has provided notations committing to use automatic shades and automatic dimming to reduce lighting impacts from interior lights on the second floor from the north façade beginning at 10 pm.
- Sheet A-1.3: Roof Plan depicting the location of rooftop mechanicals centered on the roof and surrounded by screening and sound baffles. A photovoltaic panel array is also proposed, centered on the south side of the roof where the screening panels will not create shade.

- Sheet A-2.1: Elevations for the North and West Sides. These depict almost equal areas devoted to windows, masonry, and metal panels on the exterior of the building. Metal canopies are provided for shelter and shade in several areas. Rooftop mechanicals are screened by panels. Aluminum railings are proposed for balconies and pedestrian ramps. Note that the material for the lowest portion of the west wall (adjacent to the ramp to under-building parking) is now specified to be modular block – matching the same material used on the other elevations.
- Sheet A-2.2: Elevations for the South and East Sides. These depict the same mix of exterior materials. However, the northern portions of the building, which contain the public lobbies and meeting spaces, are highlighted by the use of lighter building materials.
- Sheets A-2.3 through A-2.6: Depicting Color Elevation with Typical Materials and Conceptual Signage which generally complement other new buildings located on the south side of Marshall Court to the east. The Applicant proposes to submit detailed exterior signage, consistent with these concepts, for Village approval at a later date.
- Sun Shading Studies for March and December. These studies indicate no building shading at the equinox(es). The December Sun Study indicates shading on small portions of buildings on the north side of Marshall Court during the early morning and late afternoon around the winter solstice.

#### **Plan Commission Recommendation**

Per the requirements of Section 10-1-33(d)(4)a, following its consideration of the SDP, the Plan Commission shall recommend to the Village Board that the SDP be approved as submitted, be approved with modifications, or be denied.

#### **Planner's Review and Recommendation**

I believe the Specific Development Plan submittal dated July 30, 2018 fully complies with the submittal requirements of the Zoning Ordinance. I further believe this submittal is fully consistent with the submitted General Development Plan and with the required modifications approved by the Plan Commission.

As such, I recommend approval of the Specific Development Plan as modified per the following requirements:

1. The Exterior Lighting Plan dated June 2, 2018 and included in the General Development Plan submittal, shall be considered as part of the SDP submittal.
2. The project shall not be served on a regular basis with deliveries or pick-ups by semi- tractor/trailer trucks.
3. Exterior Signage shall be subject to subsequent detailed submittals and Design Review by the Plan Commission.

I will be attending the Village Plan Commission meeting on August 7th to participate in the review of this project, and to answer any questions regarding this letter. If you have any questions or comments prior to the Plan Commission meeting, please contact me at 255-3988, or by email at [m Slavney@vandewalle.com](mailto:m Slavney@vandewalle.com).

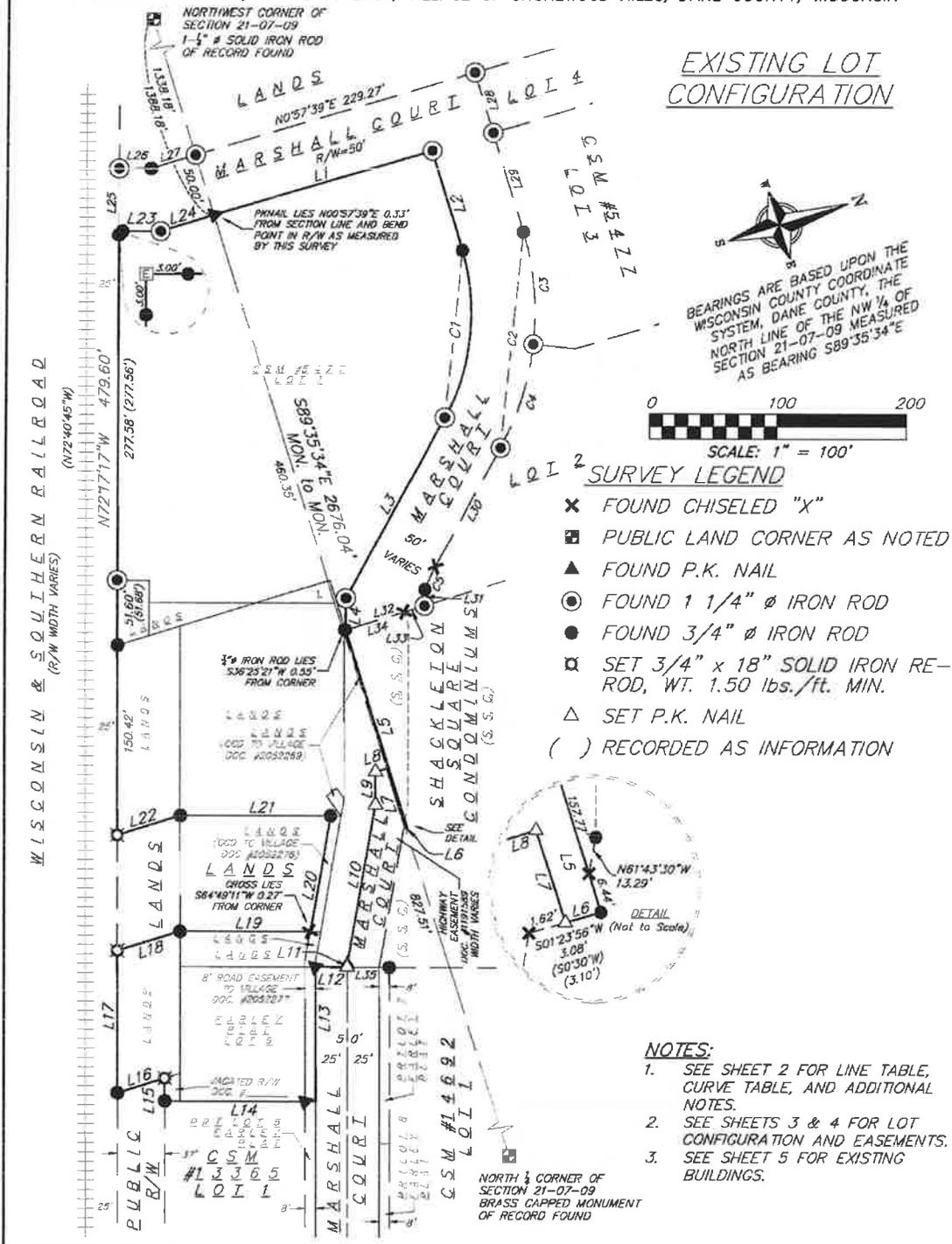
Sincerely,



Michael A. Slavney, FAICP

# CERTIFIED SURVEY MAP No.

LOT 1, CERTIFIED SURVEY MAP NUMBER 5477, AS RECORDED IN VOLUME 25 OF CERTIFIED SURVEY MAPS, ON PAGES 43-44, AS DOCUMENT NUMBER 2067153, DANE COUNTY REGISTRY, ALSO LOT 6 FARLEY PLAT, AS RECORDED IN VOLUME 17 OF PLATS, ON PAGE 28, AS DOCUMENT NUMBER 894244, DANE COUNTY REGISTRY, ALSO PART OF THE SE $\frac{1}{4}$ -SW $\frac{1}{4}$  OF SECTION 16, ALSO PART OF THE NE $\frac{1}{4}$ -NW $\frac{1}{4}$  OF SECTION 21, ALL IN TOWNSHIP 07 NORTH, RANGE 09 EAST, VILLAGE OF SHOREWOOD HILLS, DANE COUNTY, WISCONSIN



10 Jul 2018 - 4:10p M:\Stone House Development\150190\_Arbor Crossing Phase 2\CADD\150190\_CSM.dwg by: mmr

<b>vierbicher</b> planners   engineers   advisors Phone: (800) 261-3996	FN: 150191 DATE: 07/10/2018	SURVEYED FOR: Marshall Court Investors, LLC 825 N. Segoe Road, Suite 107 Madison, WI 53705	C.S.M. No. _____ Doc. No. _____ Vol. _____ Page _____
	REV: Drafted By: MMAR Checked By: PKNJ	<b>SHEET</b> <b>1 OF 9</b>	

# CERTIFIED SURVEY MAP No.

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LINE TABLE			LINE TABLE		
LINE NUMBER	DIRECTION	LENGTH	LINE NUMBER	DIRECTION	LENGTH
L1	N00°57'39"E (N00°32'11"E)	178.99' (178.91')	L19	N17°52'44"E (N17°47'E)	102.41'
L2	S89°05'53"E (S89°27'49"E)	82.93' (83.00')	L20	N62°18'11"W (N62°16"W)	93.37'
L3	S44°00'38"E (S44°27'49"E)	162.98'	L21	S17°52'44"W (S17°47"W)	118.60'
L4	S71°45'03"E (S72°12'14"E)	25.31' (25.22')	L22	S00°08'27"W (S00°07'01"W)	51.68' (51.88')
L5	S89°29'07"E (S89°30'E)	164.21' (164.60')	L23	N17°42'43"E (N17°19'15"E)	32.81' (32.73')
L6	S01°23'56"W (S00°30"W)	1.46'	L24	N00°11'41"E (N00°15'48"W)	43.97' (44.20')
L7	N89°35'34"W (N89°30"W)	49.98'	L25	N72°17'17"W (N72°40'45"W)	50.00'
L8	S00°27'49"W (S00°30"W)	9.06'	L26	N17°42'43"E (N17°19'15"E)	25.11' (25.00')
L9	S72°14'41"E (S72°13'E)	26.17' (26.18')	L27	N00°11'41"E (N00°15'48"W)	36.60' (36.82')
L10	S62°18'11"E (S62°16'E)	129.08'	L28	S89°05'53"E (S89°27'79"E)	50.05' (50.00')
L11	S72°15'40"E (S72°13"W)	2.12' (2.18')	L29	S89°05'53"E (S89°27'79"E)	82.82' (83.00')
L12	S17°52'44"W (S17°47"W)	25.00'	L30	S44°00'38"E (S44°27'49"E)	107.55' (107.42')
L13	S72°15'40"E (S72°13'E)	107.33' (107.1')	L31	S70°26'54"E (S71°17'39"E)	12.87' (12.83')
L14	S17°49'58"W (S17°47"W)	118.56'	L32	S00°16'50"W (S00°09'38"E)	64.64' (64.73')
L15	N72°17'17"W	18.16'	L33	S00°16'50"W (S00°09'38"E)	16.25'
L16	S00°08'27"W	38.81'	L34	S00°16'50"W (S00°09'38"E)	48.39'
L17	N72°17'17"W (N72°41'10"W)	113.34'	L35	N17°52'44"E (S17°47"W)	33.00'
L18	N00°08'27"E (N00°07'01"W)	51.68' (51.88')			

**NOTES:**

1. Subject to Storm Sewer Easement recorded as Document #1191590.
2. Subject to Sanitary Sewer Easement Recorded as Document #1191591.
3. Subject to Reservations, Covenants, and Restrictions contained in Quit Claim Deed recorded as Document #2055762.
4. Subject to Easements and Agreements contained in Warranty Deed recorded as Document #2069281.
5. Subject to Reservations in Instrument recorded as Document #2068269.
6. Subject to Right-of-Way Grant Underground Electric-Electric Pole Line Easement to Madison Gas and Electric Company recorded as Document #2098779.
7. Subject to Notice Affecting Real Estate recorded as Document #2109270.
8. Subject to Agreement for License with Madison Metropolitan Sewerage District recorded as Document #984043 and Supplemental Agreement recorded as Document #984044.

CURVE TABLE					
CURVE NUMBER	ARC LENGTH	RADIUS	CENTRAL ANGLE	CHORD DIRECTION	CHORD LENGTH
C1	137.48' (137.45')	175.00'	45°00'39" (45°00'00")	S66°35'53"E (S66°57'49"E)	133.97' (133.94')
C2	176.80' (176.72')	225.00'	45°01'14" (45°00'00")	S66°35'36"E (S66°57'49"E)	172.28' (172.21')
C3	90.20' (90.04')	225.00'	22°58'12" (22°55'42")	S77°37'07"E (S77°59'58"E)	89.60' (89.44')
C4	86.59' (86.68')	225.00'	22°03'02" (22°04'18")	S55°06'29"E (S55°29'58"E)	86.06' (86.14')
C5	20.14' (20.15')	175.00'	6°35'39" (06°35'46")	S47°28'10"E (S7°45'42"E)	20.13' (20.14')

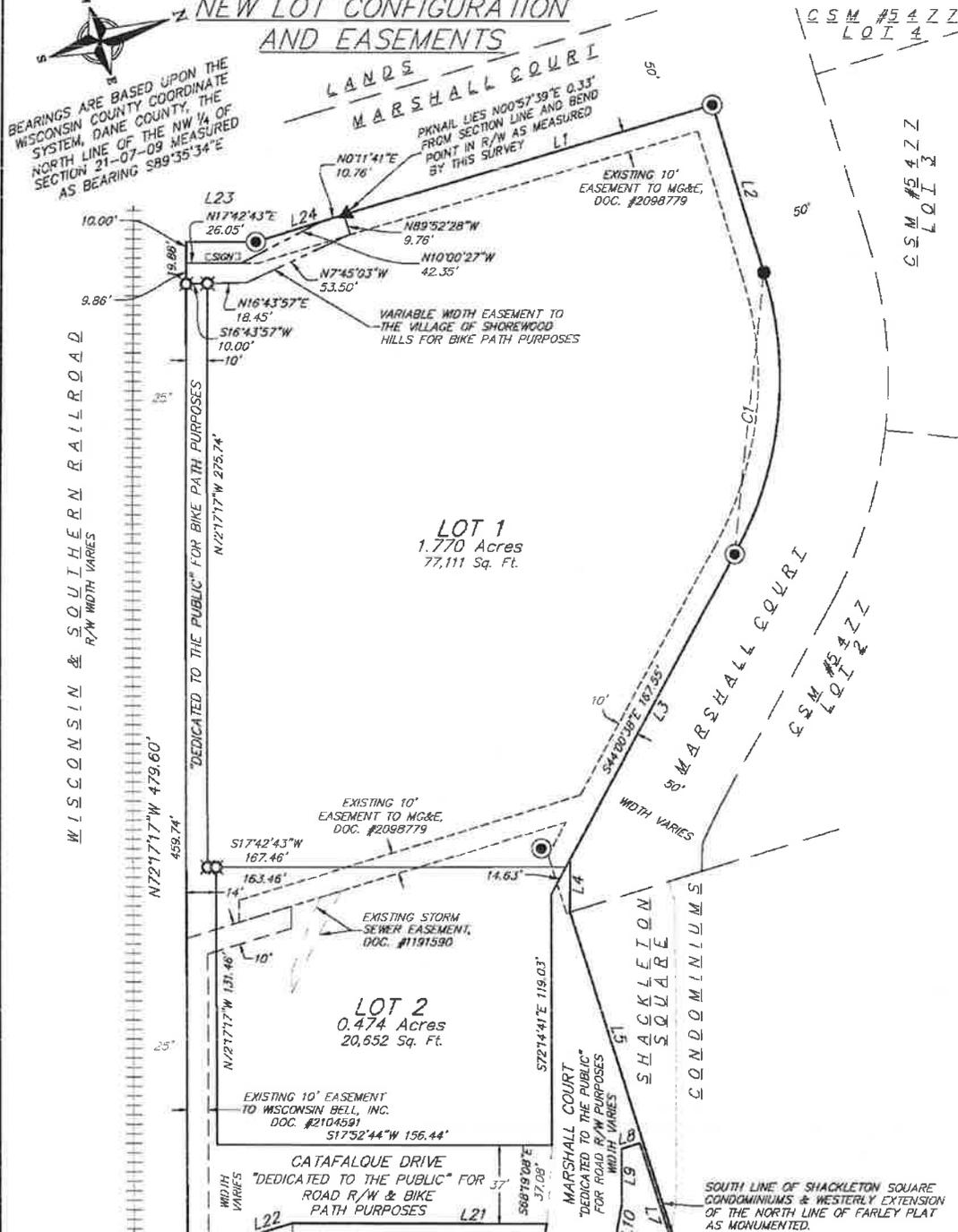
10 Jul 2018 - 4:11p M:\Stone House Development\150190\_Arbor Crossing Phase 2\CADD\150190\_CSM.dwg by:mmar

<p style="font-size: small;">planners   engineers   advisors</p> <p style="font-size: x-small;">Phone: (800) 261-3898</p>		FN: 150191 DATE: 07/10/2018 REV: Drafted By: MMAR Checked By: PKNL	SURVEYED FOR: Marshall Court Investors, LLC 625 N. Segoe Road, Suite 107 Madison, WI 53705	C.S.M. No. _____ Doc. No. _____ Vol. _____ Page _____	SHEET 2 OF 9
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## NEW LOT CONFIGURATION AND EASEMENTS

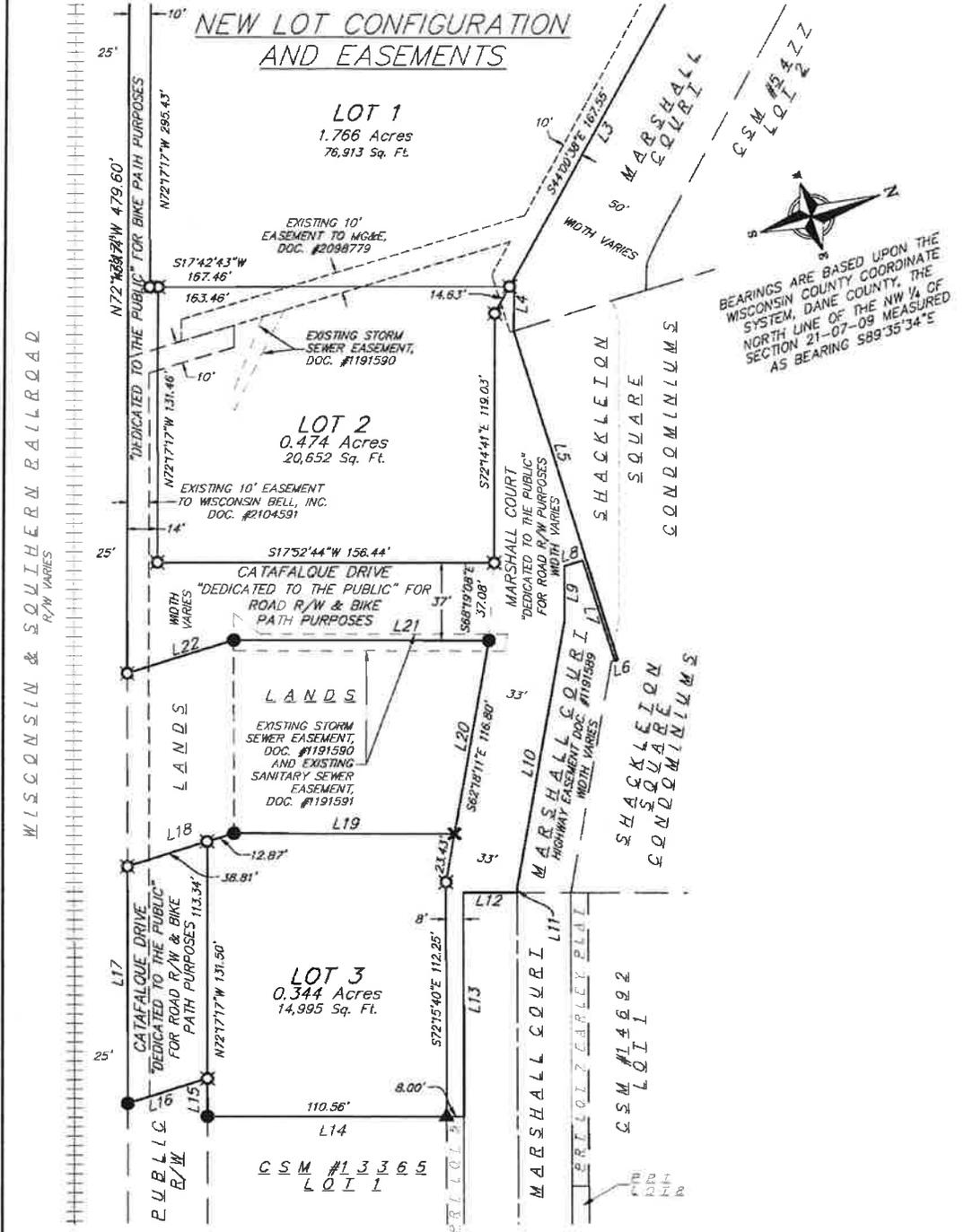


10 Jul 2018 - 4:11p M:\Stone House Development\150190\_Arbor Crossing Phase 2\CADD\150190\_CSN.dwg by: mmar

<b>vierbicher</b> planners   engineers   advisors Phone: (800) 261-3898		FN: 150191 DATE: 07/10/2018 REV:	SURVEYED FOR: Marshall Court Investors, LLC 625 N. Segoe Road, Suite 107 Madison, WI 53705	C.S.M. No. _____ Doc. No. _____ Vol. _____ Page _____
		Drafted By: MMAR Checked By: PKNU	SHEET <b>3 OF 9</b>	

# CERTIFIED SURVEY MAP No.

LOT 1, CERTIFIED SURVEY MAP NUMBER 5477, AS RECORDED IN VOLUME 25 OF CERTIFIED SURVEY MAPS, ON PAGES 43-44, AS DOCUMENT NUMBER 2067153, DANE COUNTY REGISTRY, ALSO LOT 6 FARLEY PLAT, AS RECORDED IN VOLUME 17 OF PLATS, ON PAGE 28, AS DOCUMENT NUMBER 894244, DANE COUNTY REGISTRY, ALSO PART OF THE SE 1/4-SW 1/4 OF SECTION 16, ALSO PART OF THE NE 1/4-NW 1/4 OF SECTION 21, ALL IN TOWNSHIP 07 NORTH, RANGE 09 EAST, VILLAGE OF SHOREWOOD HILLS, DANE COUNTY, WISCONSIN

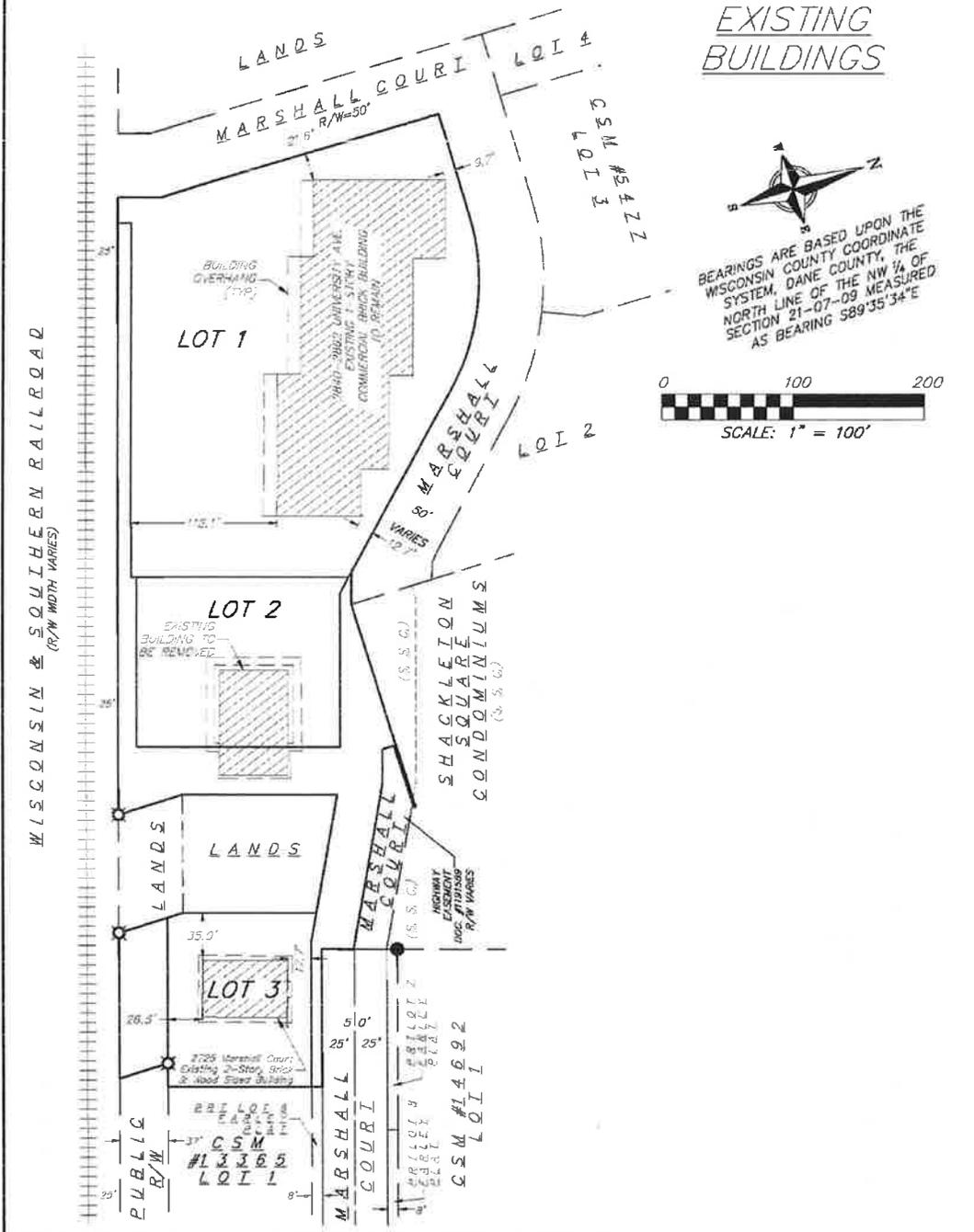


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<b>vierbicher</b> planners   engineers   advisors Phone: (800) 261-3898		FN: 150191 DATE: 07/10/2018 REV:	SURVEYED FOR: Marshall Court Investors, LLC 825 N. Sagoe Road, Suite 107 Madison, WI 53705	C.S.M. No. _____ Doc. No. _____ Vol. _____ Page _____	<b>SHEET</b> <b>4 OF 9</b>
		Drafted By: MMAR Checked By: PKNU			

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<b>vierbicher</b> planners   engineers   advisors Phone: (800) 261-3898	FN: 150191 DATE: 07/10/2018	SURVEYED FOR: Marshall Court Investors, LLC 825 N. Segoe Road, Suite 107 Madison, WI 53705	C.S.M. No. _____ Doc. No. _____ Vol. _____ Page _____
	REV: Drafted By: MMAR Checked By: PKNU	<b>SHEET</b> <b>5 OF 9</b>	

# CERTIFIED SURVEY MAP No.

LOT 1, CERTIFIED SURVEY MAP NUMBER 5477, AS RECORDED IN VOLUME 25 OF CERTIFIED SURVEY MAPS, ON PAGES 43-44, AS DOCUMENT NUMBER 2067153, DANE COUNTY REGISTRY, ALSO LOT 6 FARLEY PLAT, AS RECORDED IN VOLUME 17 OF PLATS, ON PAGE 28, AS DOCUMENT NUMBER 894244, DANE COUNTY REGISTRY, ALSO PART OF THE SE $\frac{1}{4}$ -SW $\frac{1}{4}$  OF SECTION 16, ALSO PART OF THE NE $\frac{1}{4}$ -NW $\frac{1}{4}$  OF SECTION 21, ALL IN TOWNSHIP 07 NORTH, RANGE 09 EAST, VILLAGE OF SHOREWOOD HILLS, DANE COUNTY, WISCONSIN

## LEGAL DESCRIPTION

Lot 1 Certified Survey Map Number 5477, as recorded in Volume 25 of Certified Survey Maps, on Pages 43-44, as Document Number 2067153, Dane County Registry, also Lot 6 Farley Plat, as recorded in Volume 17 of Plats, on Page 28, as Document Number 894244, Dane County Registry, also part of the SE $\frac{1}{4}$ -SW $\frac{1}{4}$  of Section 16, also part of the NE $\frac{1}{4}$  - NW $\frac{1}{4}$  of Section 21, all in Township 07 North, Range 09 East, Village of Shorewood Hills, Dane County, Wisconsin, more fully described as follows:  
Commencing at the Northwest corner of said Section 21; thence S89°35'34"E along the North line of the NW $\frac{1}{4}$  of said Section 21, 1388.18 feet to a westerly line of said Lot 1 and the point of beginning; thence along the boundary of said Lot 1 for the next five (5) courses; 1-thence N00°57'39"E, 178.99 feet; 2-thence S89°05'53"E, 82.93 feet to a point of curvature; 3-thence 137.48 feet along the arc of a curve to the right, having a radius of 175.00 feet, a central angle of 45°00'39", and a chord bearing S66°35'53"E, 133.97 feet; 4-thence S44°00'38"E, 162.98 feet; 5-thence S71°45'03"E, 25.31 feet to the Southwest corner of the Amended Plat of "Shackleton Square", a Condominium, as recorded in Volume 4-33A of Condominium Plats, on Pages 406-412, as Document Number 1828246, Dane County Registry; thence S89°29'07"E along the southerly line of said Shackleton Square, 164.21 feet to a southerly corner thereof; thence S01°23'56"W along the southerly line of said Shackleton Square, 1.46 feet to a southerly line of lands Quit Claimed to the Village of Shorewood Hills by Document Number 2052269; thence N89°35'34"W along said southerly line, 49.98 feet; thence S00°27'49"W, 9.06 feet; thence S72°14'41"E, 26.17 feet; thence S62°18'11"E, 129.08 feet; thence S72°15'40"E, 2.12 feet to the West line of said Farley Plat; thence S17°52'44"W along said West line, 25.00 feet to the Northwest corner of said Lot 6, Farley Plat; thence S72°15'40"E along the North line of said Lot 6, 107.33 feet to the Northeast corner thereof; thence S17°49'58"W along the East line of said Lot 6 and its southerly extension thereof, 118.56 feet to a southwesterly corner of Certified Survey Map Number 13365, as recorded in Volume 86 of Certified Survey Maps, on Pages 269-274, as Document Number 4914123, Dane County Registry; thence N72°17'17"W, 18.16 feet to a southwesterly corner of said Certified Survey Map Number 13365; thence S00°08'27"W along a westerly line of said Certified Survey Map Number 13365, 38.81 feet to a southwesterly corner thereof and the northerly right-of-way line of the Wisconsin & Southern Railroad; thence N72°17'17"W along said northerly right-of-way line, 113.34 feet; thence N00°08'27"E, 51.68 feet; thence N17°52'44"E, 102.41 feet; thence N62°18'11"W, 93.37 feet; thence S17°52'44"W, 118.60 feet; thence S00°08'27"W, 51.68 feet to the said northerly right-of-way line of the Wisconsin & Southern Railroad; thence N72°17'17"W along said northerly right-of-way line, 479.60 feet to the Southwest corner of said Lot 1; thence N17°42'43"E along the West line of said Lot 1, 32.81 feet; thence N00°11'41"E along the West line of said Lot 1, 43.97 feet to the point of beginning.

Said description contains 137,423 square feet or 3.155 acres more or less.

## SURVEYOR'S CERTIFICATE

I, Michael S. Marty, Professional Land Surveyor, S-2452, do hereby certify to the best of my knowledge and belief, that I have surveyed, divided and mapped the lands described herein under the direction of Marshall Court Investors, LLC, University Station, LLP, and the Village of Shorewood Hills, and that the map on sheet one (1) is a correct representation of the exterior boundaries of the land surveyed and the division of that land in accordance with the information provided. I further certify that this Certified Survey Map is in full compliance with the provisions of Section 236.34 of the Wisconsin State Statutes, Chapter A-E7 of the Wisconsin Administrative Code and the Subdivision Ordinance of the Village of Shorewood Hills in surveying, dividing and mapping the same.

Vierbicher Associates, Inc.  
By: Michael S. Marty

Date: \_\_\_\_\_

Signed: \_\_\_\_\_  
Michael S. Marty, P.L.S. S-2452

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 <p style="font-size: small;">planners   engineers   advisors</p> <p style="font-size: x-small;">Phone: (800) 261-3898</p>		FN: 150191 DATE: 07/10/2018 REV: _____ Drafted By: MMAR Checked By: PKNU	SURVEYED FOR: Marshall Court Investors, LLC 625 N. Segoe Road, Suite 107 Madison, WI 53705	C.S.M. No. _____ Doc. No. _____ Vol. _____ Page _____	SHEET 6 OF 9
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# CERTIFIED SURVEY MAP No. \_\_\_\_\_

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## OWNER'S CERTIFICATE

University Station, LLP, (n/k/a University Station Limited Partnership), as owner(s), we hereby certify that we caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on the map hereon. We further certify that this Certified Survey map is required by S236.34 to be submitted to the Village of Shorewood Hills for approval. Witness the hand and seal of said owner

this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

University Station, LLP

By: \_\_\_\_\_

State of Wisconsin )  
                                  )ss.  
County of Dane        )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2018, the above named \_\_\_\_\_, to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

My Commission expires: \_\_\_\_\_

\_\_\_\_\_  
Notary Public, State of Wisconsin

## CONSENT OF MORTGAGEE

The Park Bank, a banking association duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping, and dedicating of the land described on this Certified Survey Map and does hereby consent to the Owner's Certificate.

IN WITNESS WHEREOF, the said The Park Bank, has caused these presents to be signed by \_\_\_\_\_ its \_\_\_\_\_, at \_\_\_\_\_, Wisconsin, on this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

The Park Bank

By: \_\_\_\_\_

State of Wisconsin )  
                                  )ss.  
County of Dane        )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2018, \_\_\_\_\_, of the above named banking association, to me known to be the person(s) who executed the foregoing instrument, and to me known to be such \_\_\_\_\_ of said banking association, and acknowledged that they executed the foregoing instrument as such officer as the deed of said banking association, by its authority.

My Commission expires: \_\_\_\_\_

\_\_\_\_\_  
Notary Public, State of Wisconsin

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 <p>planners   engineers   advisors</p> <p>Phone: (800) 261-3898</p>	 <p>FN: 150191 DATE: 07/10/2018 REV: Drafted By: MMAR Checked By: PKNU</p>	<p><u>SURVEYED FOR:</u> Marshall Court Investors, LLC 625 N. Segoe Road, Suite 107 Madison, WI 53705</p>	<p>C.S.M. No. _____ Doc. No. _____ Vol. _____ Page _____</p>	<p><b>SHEET 8 OF 9</b></p>
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