

# Tribeca Village

A T. Wall Properties Urban Village in Middleton, Wisconsin

## General Implementation Plan

*Re-submitted for consideration at the  
February 12, 2008  
Plan Commission Meeting*

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## Developer



8401 Greenway Boulevard #800  
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## Planners & Engineers



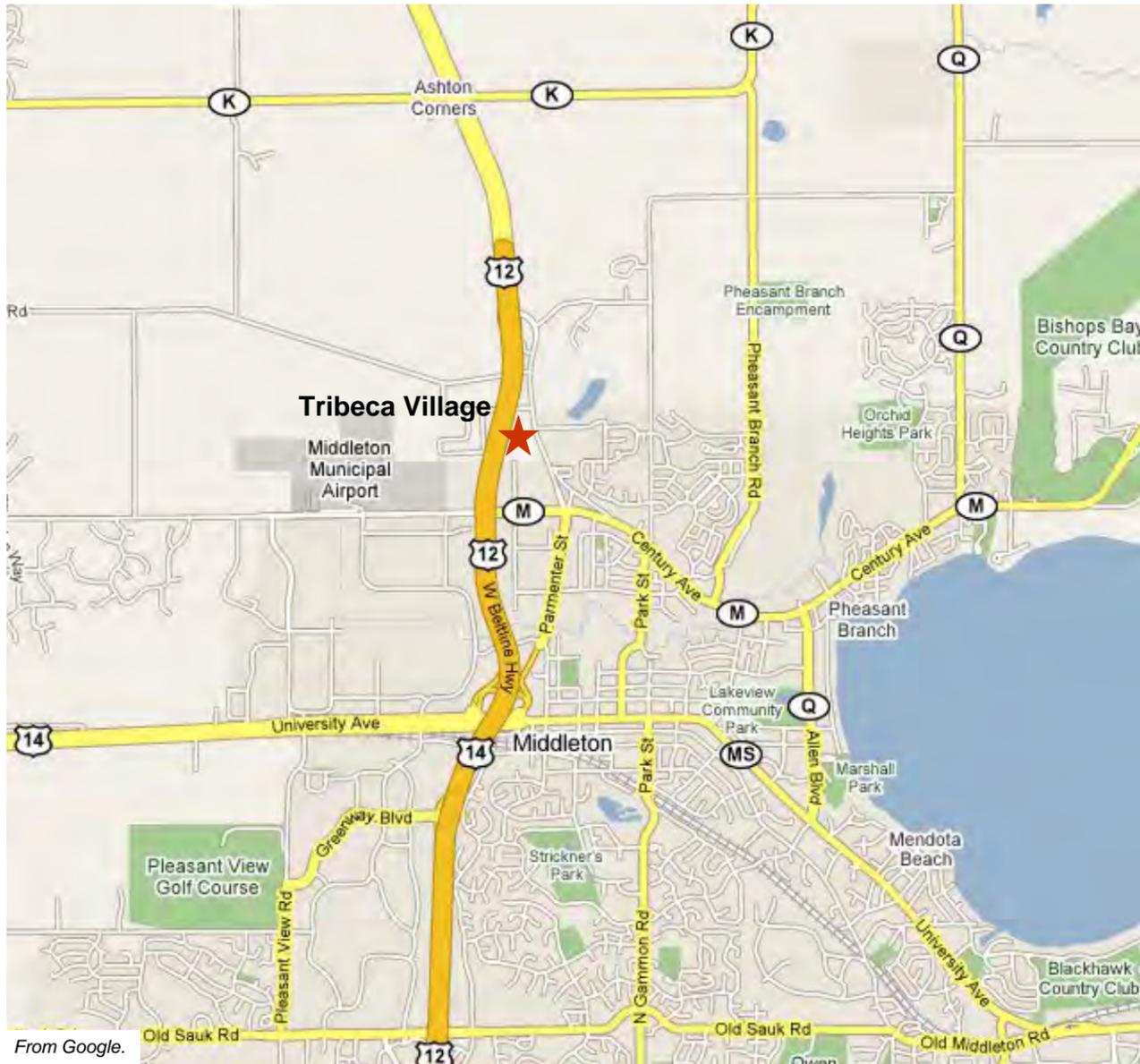
999 Fourier Drive #201  
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# Regional Map



The Tribeca Village site is located on a piece of land between the new section of Highway 12 and Parmenter Street (old Highway 12), along the northern border of the City of Middleton about 1.3 miles north of Downtown Middleton.

# Site Map



Tribeca Village is bounded by Highway 12 to the west, Parmenter Street to the east, Springton Drive to the north, and Ballweg Chevrolet to the south. Vacant land in the Town of Springfield lies beyond Springton Drive to the north; beyond Parmenter to the east is Springs Window Fashions, and to the west of USH 12 is Highwood Circle Estates, the developing Harvard Square offices, and Middleton Municipal Airport. The main Tribeca Village development area consists of approximately 27.6 acres of land. Approximately 4 acres of land to the south of Ballweg Chevrolet will be used for off-site stormwater management for Tribeca Village. The 4-acre parcel is not included as part of this GIP.

# Site Photos



# Site Photos



# Statement of Rationale, Analysis of Impacts, Ownership

## Statement of Rationale

Tribeca Village will comprehensively integrate hotel, office, retail, entertainment, and residential uses in one compact area. It will include plazas, green spaces and structured parking. While the City's zoning ordinance allows some flexibility for placing residential uses in business districts, it does not allow mixed-use development on the scale of Tribeca Village. Tribeca Village will not only have a range of uses in close proximity — some uses will take place in the same buildings.

There are also no viable provisions, aside from PDD zoning, in the City's zoning ordinance to develop at Tribeca's planned density. Tribeca Village anticipates some office and residential structures at six stories in height. No existing zoning districts in the City of Middleton allow for such heights as a permitted use. Many buildings will also have smaller setbacks than are allowed by the City's zoning ordinance, and residential condominium units may not meet the required lot square footage per unit.

Tribeca Village has been planned comprehensively, unlike traditional office parks, which are designed and platted with little regard for how buildings are placed with respect to each other or the public right-of-way. Tribeca Village will not be a plat; a CSM will be drawn up, and the development will be governed by a property owner's association, which will manage the extensive common areas found throughout Tribeca Village. A conceptual land division exhibit is included as part of the GIP.

In short, traditional zoning is ill-suited to handle a unique project like Tribeca Village. The density, mix of uses, and layout can only be implemented as part of a Planned Development District.

## Analysis of Impacts

Tribeca Village will result in a number of positive economic impacts on the City of Middleton. It will:

- Increase property values. Tribeca Village's estimated value at full build-out is \$280 million, which would generate approximately \$5 million in property taxes per year.
- Stimulate demand for Parmenter Street and Downtown Middleton locations. Traffic on the Old Highway 12 corridor has dropped from 42,900 VPD to 6,200 VPD between the

Parmenter Street roundabout and Donna Drive. Tribeca Village will act as a northern anchor to Parmenter Street, stimulating businesses all along the corridor by drawing people to the area.

- Increase employment. An estimated 2,650 jobs will be created and approximately \$80,000,000 in annual wages will be supported at Tribeca Village.
- Provide integrated housing. Tribeca Village will have approximately 186-272 multifamily residential units integrated with the development, providing housing within easy walking distance of nearby jobs. This will create a neighborhood that will be active throughout the day and into the evening, unlike traditional office parks, which are only active during the workday. Integrating housing will also reduce traffic by providing a place for people to live near their jobs, thereby reducing car usage.
- Provide increased retail and hospitality options. The synergistic mix of uses in Tribeca Village will create a destination for multiple activities within one small area. Hotel guests can walk to a restaurant or to an office for a meeting; restaurant patrons can go shopping before or after dinner; shoppers have multiple destinations within walking distance in an environment that encourages pedestrian activity; daytime office patrons won't have to use their cars for lunch; residents won't have to leave the area to purchase basic necessities or go out to eat.
- Make efficient use of land. The level of density planned for Tribeca Village will result in conservation of land and lower City costs when compared to what would be needed for a traditional suburban development. Tribeca Village fits much more development on 28 acres than a traditional suburban office park or retail development would, resulting in lower public infrastructure costs, lower costs to provide City services, and fewer impacts on water quality.
- Encourage multimodal transportation. Tribeca Drive will include bicycle lanes and connect to existing bike lanes; it is hoped that at some point bus service will be extended through the development. Tribeca Village's dense, mixed-use development will make it easy to walk throughout the area. Such a development style encourages bike and bus usage, because of the pedestrian-friendly layout upon disembarking, and because they will have stores and restaurants easily accessible throughout their visit.

## Relationship to Comprehensive Plan

Tribeca Village will be a major step forward in implementing goals and policies discussed in the City's Comprehensive Plan, which was adopted on November 21, 2006. Specifically, Tribeca Village will:

- Promote the development of well-designed, compact, mixed-use neighborhoods.
- Encourage the use of structured or underground parking in commercial areas and neighborhood centers to reduce the use of large, surface parking lots.
- Extend Middleton's Downtown District northward along Parmenter Street, to aid in the redevelopment of the old Highway 12 corridor.
- Ensure the design of residential neighborhoods with mixed land use at a scale appropriate to residential development and with convenient access to a neighborhood shopping area or to larger commercial areas.
- Incorporate traditional neighborhood design.
- Integrate professional offices, commercial recreation and other services in the neighborhood and community shopping centers.

Tribeca Village also fulfills goals discussed in the City's Northwest Quadrant Plan (NWQP), adopted as an appendix to the Comprehensive Plan. The NWQP:

- Calls for "Planned Neighborhoods" with "Neighborhood Live/Work Centers."
- Discusses how the "Graber Pond Neighborhood Center" is "recommended to include office development and higher-density residential development."

## General Outline of Organizational Structure of Property Owners' Association

The developer intends to file a four-lot certified survey map covering all of the property; a fifth lot created as part of a previous CSM is also included in the development. The five lots will be primarily served by Tribeca Drive, which will be a public road. Each of the lots may be subject to the condominium form of ownership in the future, in which case separate building pads may be established within each lot. All lots will be served by common amenities including common driveway access,

# Statement of Rationale, Analysis of Impacts, Ownership

sidewalks, plazas, a central recreational area, and stormwater ponds. An owners' association (in which all lot owners will be required to be members) will have sole responsibility for all costs of maintenance, repair and replacement of the common amenities. The City of Middleton will have no responsibility whatsoever for such costs.

There will be public sewer and water improvements to serve the development. These will likely be located beneath the public street, curbs, sidewalks and the other common amenities. The City will have the right to dig through the common amenities to maintain, repair and replace public sewer and water improvements, but will be responsible for restoring any damaged surface to its pre-existing condition.

Each amenity will be located on one or more of the five lots and will be available to all of the lots by virtue of a recorded easement document. The easement document will require that each owner of a lot shall automatically be a member of The Tribeca Village Owners Association, Inc., a nonprofit corporation (the "Owners Association"). The Owners Association will be legally responsible for the maintenance, repair and replacement of all common amenities, will have the power to assess all costs of such responsibilities to the lot owners, and will have the power to place a lien against any lot that does not promptly pay any assessment.

If any of the lots is further subjected to the condominium form of ownership, the condominium association for such lot will be a member of the Owners Association and will have the power and duty to pass through all assessments levied by the Owners Association onto the owners of the individual condominium units.

# General Development Plan

## Permitted Uses

The following are permitted uses:

1. General retail sales, including, but not limited to: building supplies, home improvement, lawn & garden supplies, general merchandise, department stores, discount retail, hardware, grocery/food/liquor, flowers/florists, auto accessories, furniture, home furnishings, apparel, sporting goods, shoes, toys, office supplies, pet supplies, pharmacy, health & personal care, printing/publishing, photographic studio, electronics, appliances, books and other media, and jewelry.
2. General office activities, including, but not limited to: professional offices (medical/health services, clinics, doctor's offices, dentists, etc.), finance, real estate, insurance, government offices, business offices, business services, research and development, and educational services.
3. Personal services, including, but not limited to: day care, social services, dry cleaning, recreational facilities, and health clubs.
4. Restaurants (Class I, II, III, IV, and V, as described in Sec. 10.150(47) of the City of Middleton Ordinances). Bars/drinking places, billiard establishments, amusement parlors/arcades, clubs. It is likely that some restaurants will have outdoor seating areas. If outdoor seating areas are proposed for public right-of-way, the City's permitting procedure for sidewalk cafes will be followed. Any other outdoor seating areas, including seating areas in interior plaza(s), are permitted as part of this development.
5. Lodging facilities, such as hotels, suites, and extended stay businesses.
6. Multifamily residential dwellings, to be located in stand-alone structures or above first-floor retail, restaurant, or office activities. Senior housing/care facilities (including nursing homes and rest homes).

Drive-through facilities are permitted within this development.

The intent for this section is to generally to follow Permitted Uses found in B-2 General Business District, Sec. 10.48. However, the above list does include some uses as permitted uses that are either normally conditional uses in a B-2 district or not listed in a B-2 district. Any conditional uses under the B-2 district not listed as permitted uses above shall be conditional uses in this GDP.

## Setbacks & Right-of-Way

Because lots will often contain more than 1 building, setback numbers from lot lines are not included. Due to the urban nature of the development, it is expected that setbacks, especially along Tribeca Drive, will be minimal. The development will likely include many buildings that abut the lot line (0' setbacks). Some sidewalks may be constructed on private property – if such construction takes place, the sidewalks will have easements for public use. The developer may, with approval from the City, dedicate further right-of-way to the City when the street, street parking, and sidewalk design is finalized.

The Tribeca Drive right-of-way may include specialty sidewalk paving materials, additional landscaping (beyond terrace trees), and specialty streetscaping amenities. A maintenance agreement for the above items will be included in the Developer's Agreement. The Developer's Agreement will also include a snow removal agreement for angled parking in the Tribeca Drive ROW and for areas along Tribeca drive that have terrace widths that are narrower than City standard.

## Parking & Traffic

The primary parking areas will be under Building #1, surface parking adjacent to Building #20, and in 2 parking structures (Buildings #4 and #9 on the site plan). Selected other structures (primarily those with residential uses) will have under-building parking, there will be some ancillary surface parking lots, and there will be on-street parking along portions of Tribeca Drive (see chart for breakdown).

The general concept for Tribeca Village parking is the implementation of shared parking between retail, restaurant, and office uses for the 2 parking garages. Offices will primarily

use the parking facilities during the weekday, whereas retailers and restaurants will primarily use parking facilities during the evenings and weekends. Most residential structures will have dedicated spaces, primarily under buildings.

This parking diversity allows Tribeca to adequately park all of its anticipated uses with an aggregate parking ratio of approximately 2.1 parking spaces per one thousand square feet, (at the high end of the square footage range given). Because both the height of the parking structures and the height of the primary office buildings can be adjusted through the SIP process, parking ratios can be adjusted if necessary to accommodate usage patterns and users that may not be anticipated today. The result is long-term flexibility, while reducing the amount of land and money used for vehicle storage.

A Traffic Impact Analysis has been submitted as a separate document.

Type of Parking	Estimated Number of Stalls
Under Building #1	758
Building #4 (North Garage)	500
Building #9 (South Garage)	560
Building #20 Surface Lot	133
Under Building #20	110
Under Buildings 17 & 18	75
Under Buildings 16 & 19	60
Under Building 15	40
Tribeca Drive Angled	114
Misc. Small Surface Lots	106
<b>Total</b>	<b>2,456</b>

*Note: a minimum of 2% of the parking stalls will be dedicated for handicap use, per ADA requirements. Exact location of handicap parking stalls will be determined as part of SIP submittal(s).*

# General Development Plan

## Anticipated Phasing

Each phase of Tribeca Village will be submitted as a separate SIP as market conditions warrant. Some phases may include multiple buildings. Construction of building(s) in the first phase is anticipated to commence in mid- to late-2008. If an SIP includes residential units, the developer of the residential units will comply with any fees in lieu of parkland in place at the time of the SIP submittal. If no parkland fees in lieu of dedication are in place at the time of the SIP submittal, the developer of the residential units will negotiate with the City to determine a fair and equitable amount for parkland fees.

## Overall Description

Tribeca Village is to be a mixed-use neighborhood, with office, retail, dining, and housing within the area shown on the site map on page 2. Though plans for off-site stormwater on a 4-acre parcel to the south of the Tribeca project are shown in this document to illustrate a component of the overall development, that parcel is not part of this rezoning request to PDD-GIP, and shall remain part of the current GIP for that area.

Discussion of the character, layout, and densities of the plan has been split into separate districts, with a summary chart at the end of the section. Each district has numbers for the currently anticipated square footage and building heights, with a maximum height listed. Square footages are approximations only (rounded to the nearest 100 S.F.), and may be adjusted as part of future SIPs. Some districts have square footage ranges that depend upon the height of a given building. Square footages do not include any associated underground parking and the number of floors does not include underground parking levels. Refer to the map on page 13 for an illustration of the different districts. District boundaries shown on the map are meant to be "envelopes" where the uses and densities described below will take place, and should not be taken as detailed, surveyed boundaries.

Note that the photographs on the following pages are intended to illustrate general character, and are not intended to represent actual buildings to be constructed or brand names of businesses/stores/offices to be included. The overall intent is to use the original Tribeca neighborhood in New York City as a

guide for Tribeca Village's architecture and streetscaping. More example images and pictures of streetscaping themes are included in a separate image book as an appendix to this document. A design guidelines document that gives further details on architectural and landscaping themes has been produced as a separate appendix to this document.

# General Development Plan

## District A: Retail Anchor

This site will be the retail anchor for Tribeca Village, generating the traffic necessary to support other planned retail uses throughout the rest of the development. There will be two levels of parking below the building. Deliveries will be made along Springton Drive, and the main entrance to the parking will be off of Tribeca Drive. The retail anchor will be designed with 4-sided architecture to present an attractive façade to adjoining land.

Anticipated building square footage: 188,000  
Anticipated Building Height: 1 floor  
Maximum Building Height: 1 floor



## District B: Lodging

This site will provide a lodging facility for Tribeca Village and the City of Middleton. Parking for the facility will be contained in the north parking garage.

Anticipated building square footage: 130,800  
Anticipated Building Height: 6 floors  
Maximum Building Height: 7 floors



## District C: Retail & High-Density Office

This District contains high-density office towers with ground-floor retail, and shorter retail/restaurant buildings separating the office towers and the parking. There are 2 parking garages to serve this District and Districts B and C. The east façade of the northernmost parking garage is planned to have 2 floors of retail/office uses facing the plaza, and the southernmost parking garage will have a lobby entrance for the parking garage that connects it to the building to the east. Both garages are well-shielded from Tribeca Drive and the plaza areas.

Anticipated building square footage: 346,200–353,200  
Anticipated Building Heights: 1-6 floors  
Maximum Building Height: 6 floors



# General Development Plan

## District D: Tribeca Drive “Liner” Buildings

This District will consist of up to 7 buildings that will help define Tribeca Drive as an urban space. To the extent possible, all buildings in this District will be constructed with “four-sided architecture,” to present attractive facades to both Tribeca Drive and the plaza between Districts C and D (see Image Book appendix for more plaza details). The first floors of buildings in this district are intended primarily for retail, restaurant, and some office uses, with floors above containing mainly office and residential activities. Sidewalk and plaza café seating will be encouraged for restaurants to create street activity.

Anticipated building square footage: 124,000–212,000

Anticipated Building Height: 1-3 stories on west side of Tribeca Drive, 2-5 stories on east side

Maximum Building Height: 3 stories on west side of Tribeca Drive, 5 stories on east side



# General Development Plan

## District E

This district will contain medium-scale retail on the ground floor of Building #20, with residential units (surrounding a courtyard) above. Like District D, four-sided architecture will be important in this District, as Building #20 will face Tribeca Drive, Parmenter Street, and the surrounding surface parking. The District is also expected to have a small coffee establishment.

Anticipated building square footage: 78,300–110,800  
Anticipated Building Height: 1-3 floors  
Maximum Building Height: 3 floors

## District F

District F will contain 3 mid-rise residential towers overlooking the greenspace described in District G. A pedestrian plaza will run through this District, connecting Parmenter Street through to Tribeca Drive and the retail/office uses west of Tribeca Drive (see Image Book appendix for more details). Buildings in this District may be converted to offices if market conditions warrant at a later date. Adequate parking to support any change of use will be shown as part of the SIP for the structure.

Anticipated building square footage: 212,500  
Anticipated Building Height: 5-6 floors  
Maximum Building Height: 6 floors



# General Development Plan

## District G

Central to this District is a wetland and large oak tree, both of which will be retained. No office, retail, or residential structures will occur in this District, which will be focused on active and passive recreation, with potential amenities like a jogging/walking path, gazebo/band stand, exercise stations, children's playground, and general open space. The existing wetlands on site will be retained and enhanced, and the oak tree adjacent to the wetlands will be preserved.

Anticipated building square footage: 0  
 Anticipated Building Height: 0 floors  
 Maximum Building Height: 0 floors



## Summary of Estimated Square Footages by Use

Tribeca Village is estimated to contain approximately 186-272 residential units at build-out, potentially mixing apartments and condominiums. The exact number of units and type of units (rental versus owner-occupied) will be determined by market conditions when the SIPs for residential components are submitted.

Use	Estimated Square Feet
Large-Format Retail	188,000
Retail/Restaurant	165,400
Office	324,600 to 341,600
Residential	271,000 to 381,500
Hotel	130,800
<b>Total</b>	<b>1,079,800 to 1,207,300</b>

*Notes: assumes ground floors of Buildings 6 and 8 are retail/restaurant. Buildings 17, 18, 19 residential; Buildings 15, 16, 20 ground floor retail with residential above. All square footages rounded to the nearest 100 S.F.*

# General Development Plan

## Summary of Estimated Square Feet by Building

Building Number	Building Use(s)	Estimated Building S.F.	# of Floors
1*	Retail	188,000	1
2	Hotel	130,800	6
3	Retail/Restaurant	6,000	1
4	Parking Structure	n/a	5
5	Retail/Restaurant/Office	25,200	2
6	Retail/Restaurant/Office	120,000	6
7	Retail/Restaurant/Office	7,000 to 14,000	1 - 2
8	Retail/Restaurant/Office	96,000	6
9	Parking Structure	n/a	4
10	Office	98,000	4
11	Retail/Restaurant/Office	20,000 to 30,000	2 - 3
12	Retail/Restaurant	5,000	1
13	Retail/Restaurant	5,000	1
14	Retail/Restaurant/Office	36,000	3
15*	Retail/Residential	28,000 to 70,000	2 - 5
16*	Retail/Residential	24,000 to 60,000	2 - 5
17*	Residential or Office	75,000	6
18*	Residential or Office	75,000	6
19*	Residential or Office	62,500	5
20*	Retail/Residential	77,500 to 110,000	2 - 3
21	Restaurant	800	1
<b>Total (not including parking)</b>		1,079,800 to 1,207,300	—

\* Denotes a building with parking below.  
 Notes: Estimated S.F. does not include structured/under-building parking; square footage rounded to the nearest 100 S.F. and may change depending upon tenant or timing of SIP submittal. Number of floors does not include any under-building parking and may change depending upon tenant (for example, hotel may decide upon 5 floors instead of 6). In the case of mixed-use buildings with retail/restaurant/residential/office, the retail/restaurant uses will primarily be on the ground floor, with other uses above.





Tribeca Site Data	
<b>AREA</b>	
Site Limits	~1,203,495 S.F. ~27.6 Acres
<b>BUILDING TYPES &amp; SQUARE FOOTAGE</b>	
Hotel	~ 130,800 GSF
Office	~ 324,600- 341,600 GSF
Large Format Retail	~ 188,000 GSF
Retail/ Restaurant	~ 165,400 GSF
Residential	~ 271,000- 381,500 GSF
Total	~ 1,079,800- 1,207,300 GSF
<b>PARKING</b>	
Total Surface Parking	~ 353 Stalls
Total Structured Parking	~2,103 Stalls
Total Site Parking	~2,456 Stalls

BOUNDARIES ARE REFERENCED TO THE MOST RECENT COUNTY CORRECTIONAL SYSTEM



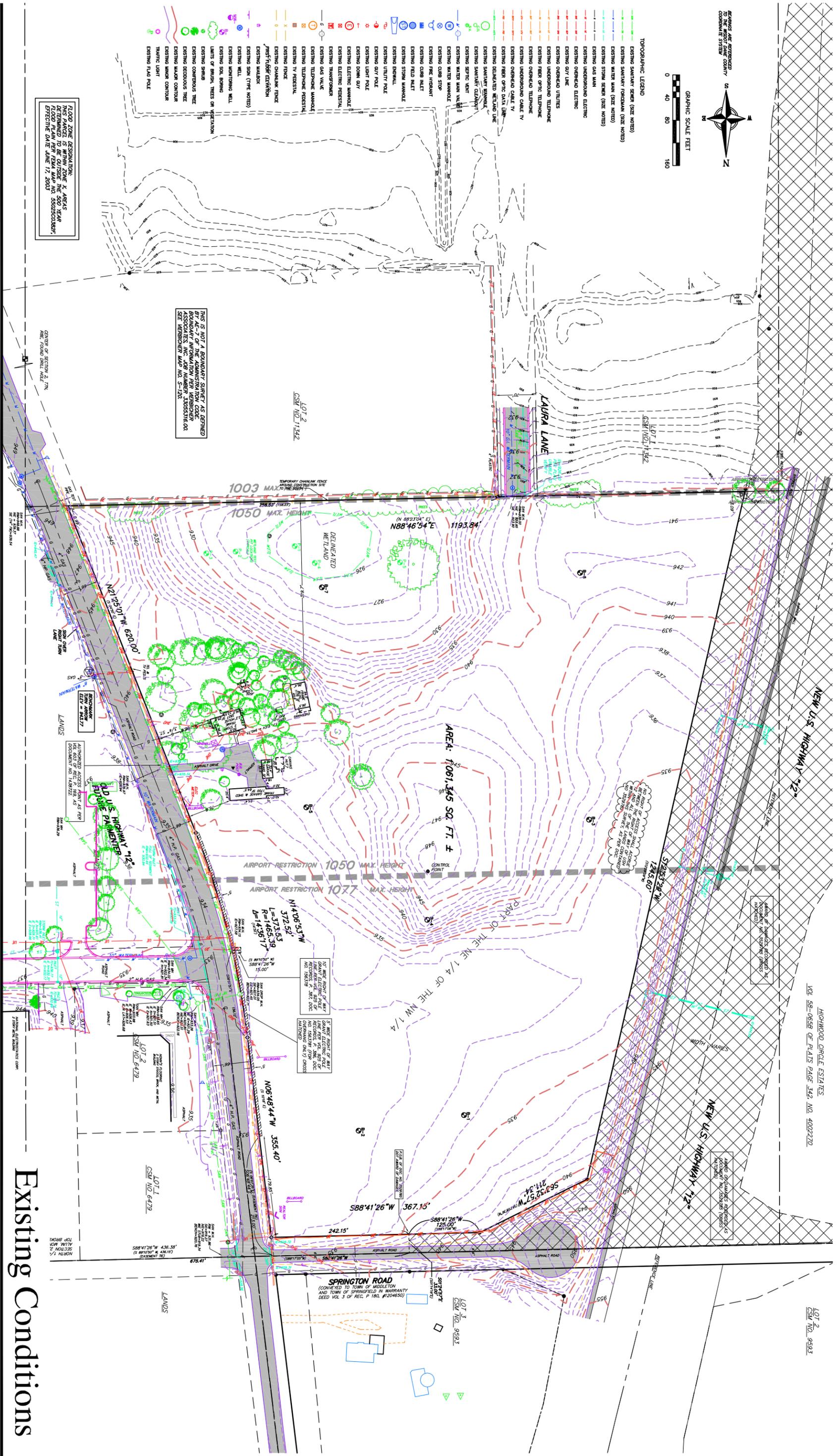
TOPOGRAPHIC LEGEND

- EXISTING SANITARY SEWER (SIZE NOTED)
- EXISTING SANITARY FORCEMAIN (SIZE NOTED)
- EXISTING WATER MAIN (SIZE NOTED)
- EXISTING STORM SEWER (SIZE NOTED)
- EXISTING GAS MAIN
- EXISTING UNDERGROUND ELECTRIC
- EXISTING OVERHEAD ELECTRIC
- EXISTING CITY LINE
- EXISTING OVERHEAD UTILITIES
- EXISTING UNDERGROUND TELEPHONE
- EXISTING FIBER OPTIC TELEPHONE
- EXISTING OVERHEAD TELEPHONE
- EXISTING UNDERGROUND CABLE TV
- EXISTING OVERHEAD CABLE TV
- EXISTING FIBER OPTIC DATA LINE
- EXISTING DELINEATED WETLAND LINE
- EXISTING SANITARY SEWER/VENT
- EXISTING SEPTIC VENT
- EXISTING WATER MAIN VALVE
- EXISTING WATER MANHOLE
- EXISTING CURB STOP
- EXISTING FIRE HYDRANT
- EXISTING CURB INLET
- EXISTING FIELD INLET
- EXISTING STORM MANHOLE
- EXISTING SIGNAL
- EXISTING UTILITY POLE
- EXISTING CITY POLE
- EXISTING LIGHT POLE
- EXISTING DOWN GUY
- EXISTING ELECTRIC MANHOLE
- EXISTING ELECTRIC MASTHEAD
- EXISTING TRANSFORMER
- EXISTING GAS VALVE
- EXISTING TELEPHONE MANHOLE
- EXISTING TELEPHONE PESTHOLE
- EXISTING TV PESTHOLE
- EXISTING FENCE
- EXISTING CHAINLINK FENCE
- EXISTING FLOOR CERAMIC
- EXISTING MAINTENANCE
- EXISTING SIGN (TYPE NOTED)
- EXISTING WELL
- EXISTING MONITORING WELL
- EXISTING SOIL BORING
- LIMIT OF BURN, TREES ON VEGETATION
- EXISTING CONIFEROUS TREE
- EXISTING DECIDUOUS TREE
- EXISTING MAJOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING LIGHT
- EXISTING FLAG POLE

FLOOD ZONE DESIGNATION: THIS PARCEL IS WITHIN ZONE X AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD ZONE. EFFECTIVE DATE: JUNE 17, 2003.

THIS IS NOT A BOUNDARY SURVEY AS DEFINED BY SECTION 17.02(1) OF THE WISCONSIN STATUTES. BOUNDARY INFORMATION PER VERBICHER ASSOCIATES, INC. JOB NUMBER 23055316.00. SEE VERBICHER MAP NO. S-126.

LOT 2  
CSM NO. 11342



HIGHWOOD GABLE ESTATES  
LOT 58-0858 OF PLATS PAGE 342 NO. 4002270

LOT 2  
CSM NO. 9593

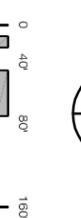
# Tribeca Village

## a T. Wall Urban Village



T Wall Properties

Creating Places Where People Interact



REVISIONS	PROJECT NO.
1	0898
DATE	DATE
12/6/07	SEPTEMBER, 2007
	C
	1

### Existing Conditions

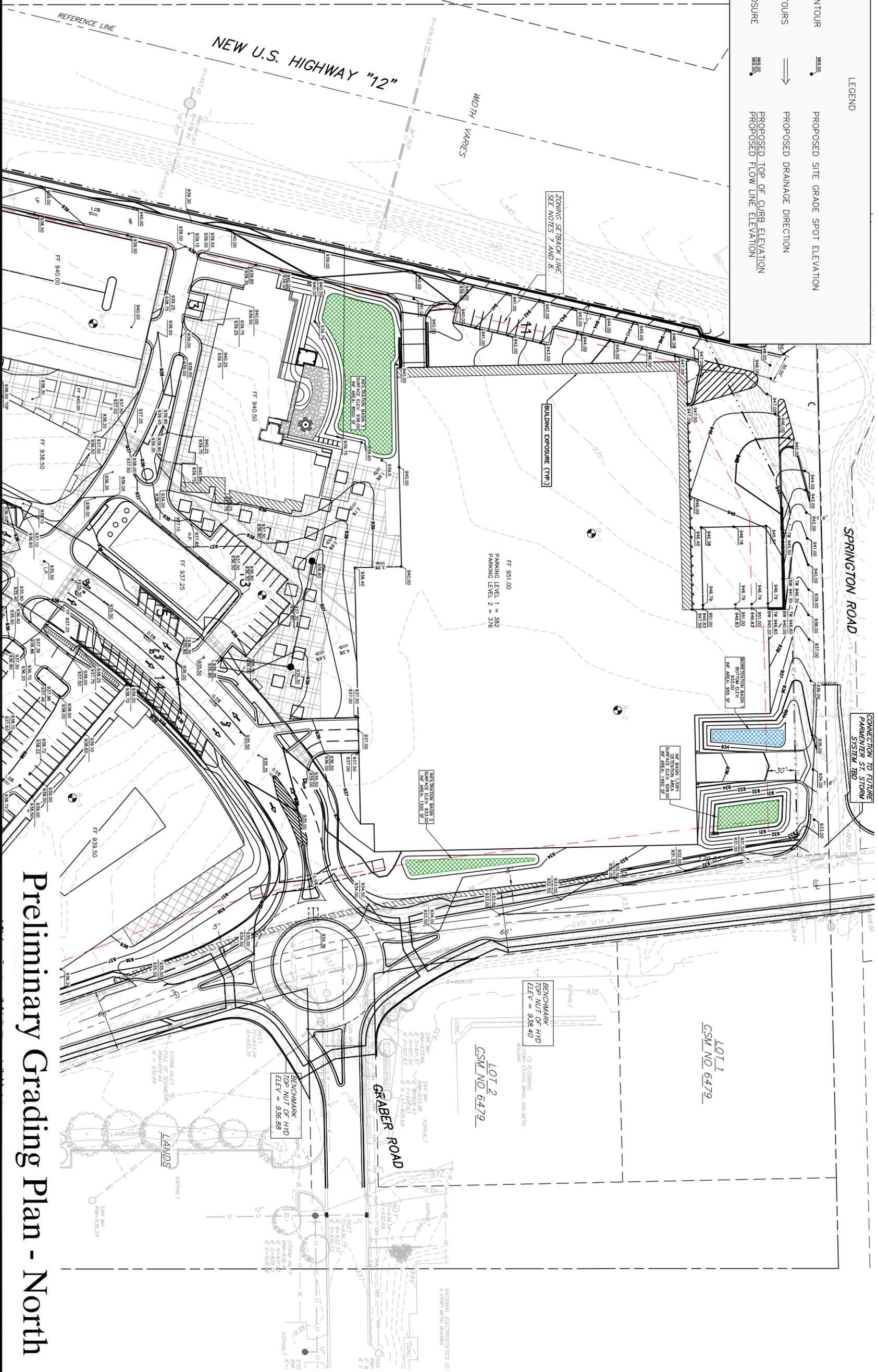
# VERBICHER

ASSOCIATES

Committed to Quality Service Since 1976  
 REEDSBURG - MADISON - PRAIRIE DU CHIEN  
 999 Fournier Dr. Suite 201 Madison, Wisconsin 53717  
 Phone: (608) 826-0532 Fax: (608) 826-0530

LEGEND	
	PROPOSED CONTOUR
	EXISTING CONTOURS
	PROPOSED DRAINAGE DIRECTION
	BUILDING EXPOSURE
	PROPOSED SITE GRADE SPOT ELEVATION
	PROPOSED TOP OF CURB ELEVATION
	PROPOSED FLOW LINE ELEVATION

ABBREVIATIONS	
TC	TOP OF CURB
FC	FINISHED FLOOR
FL	FLOW LINE
SW	TOP OF WALK
TW	TOP OF WALK
BW	BOTTOM OF WALK

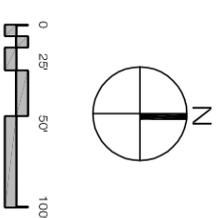


# Preliminary Grading Plan - North

**MERRICHER ASSOCIATES**  
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 Phone: (608) 826-0532 Fax: (608) 826-0530

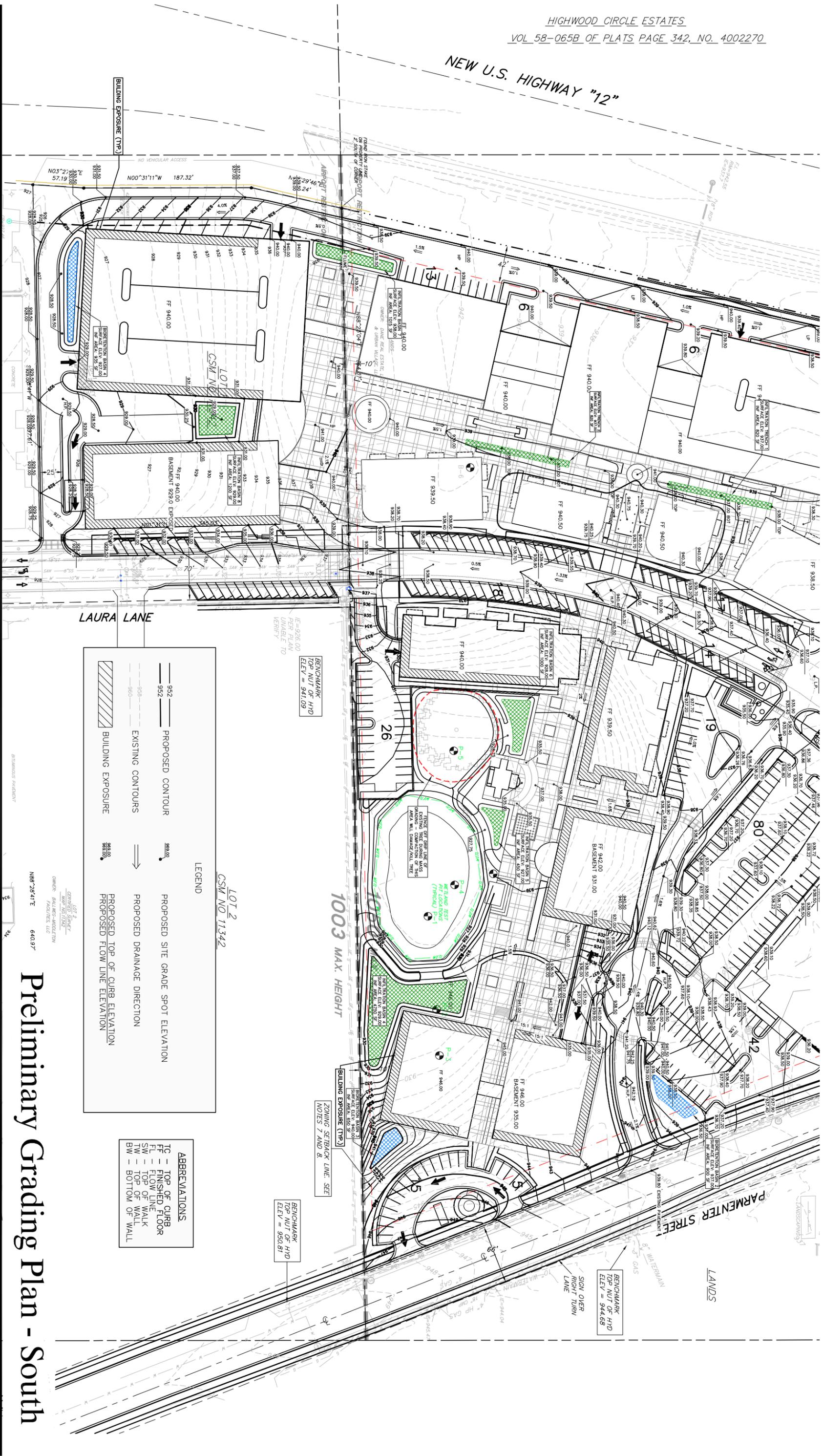
**Tribeca Village**  
 a T. Wall Urban Village

**T Wall Properties**  
 Creating Places Where People Interact



REVISIONS	PROJECT NO.
1 DATE 1/26/07 ISSUE SEPTEMBER 11, 2007	<b>C</b>
2	<b>2</b>

NEW U.S. HIGHWAY "12"



**LOT 2**  
CSM NO. 11342

**LOT 3**  
CSM NO. 11343

**LEGEND**

- 952 — PROPOSED CONTOUR
- 952 — PROPOSED SITE GRADE SPOT ELEVATION
- 952 — EXISTING CONTOURS
- 952 — PROPOSED DRAINAGE DIRECTION
- 952 — BUILDING EXPOSURE
- 952 — PROPOSED TOP OF CURB ELEVATION
- 952 — PROPOSED FLOW LINE ELEVATION

**ABBREVIATIONS**

- TC — TOP OF CURB
- FL — FINISHED FLOOR
- FL — FLOW LINE
- SW — TOP OF WALK
- BW — BOTTOM OF WALL

**BENCHMARK TOP NUT OF HYD ELEV = 941.09**

**BENCHMARK TOP NUT OF HYD ELEV = 950.81**

**BENCHMARK TOP NUT OF HYD ELEV = 944.68**

**OWNER: BALBINO-ARDELTON FACILITIES, LLC**

**DESIGNED BY: TWP CONSULTING**

**DATE: 11/20/07**

**PROJECT NO. C**

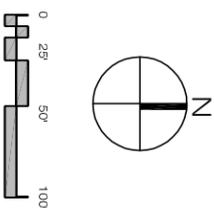
# Preliminary Grading Plan - South

## Tribeca Village

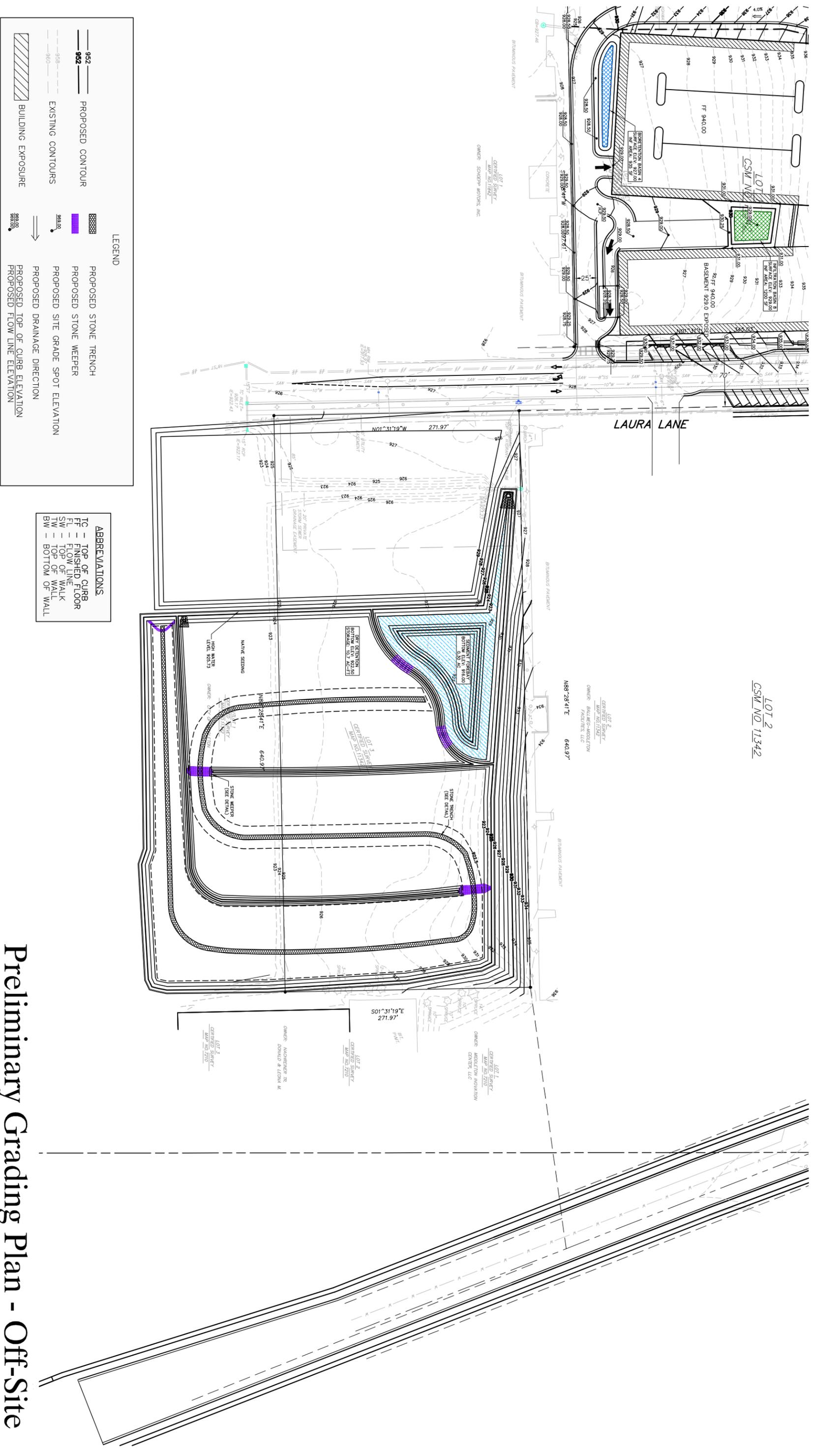
## a T. Wall Urban Village

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# Preliminary Grading Plan - Off-Site

LEGEND

	PROPOSED STONE TRENCH
	PROPOSED STONE WEEPER
	PROPOSED SITE GRADE SPOT ELEVATION
	PROPOSED DRAINAGE DIRECTION
	PROPOSED TOP OF CURB ELEVATION
	PROPOSED FLOW LINE ELEVATION
	BUILDING EXPOSURE

ABBREVIATIONS

TC	TOP OF CURB
FF	FINISHED FLOOR
FL	FLOW LINE
SW	TOP OF WALK
TW	TOP OF WALL
BW	BOTTOM OF WALL



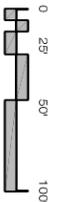
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## Tribeca Village

## a T. Wall Urban Village



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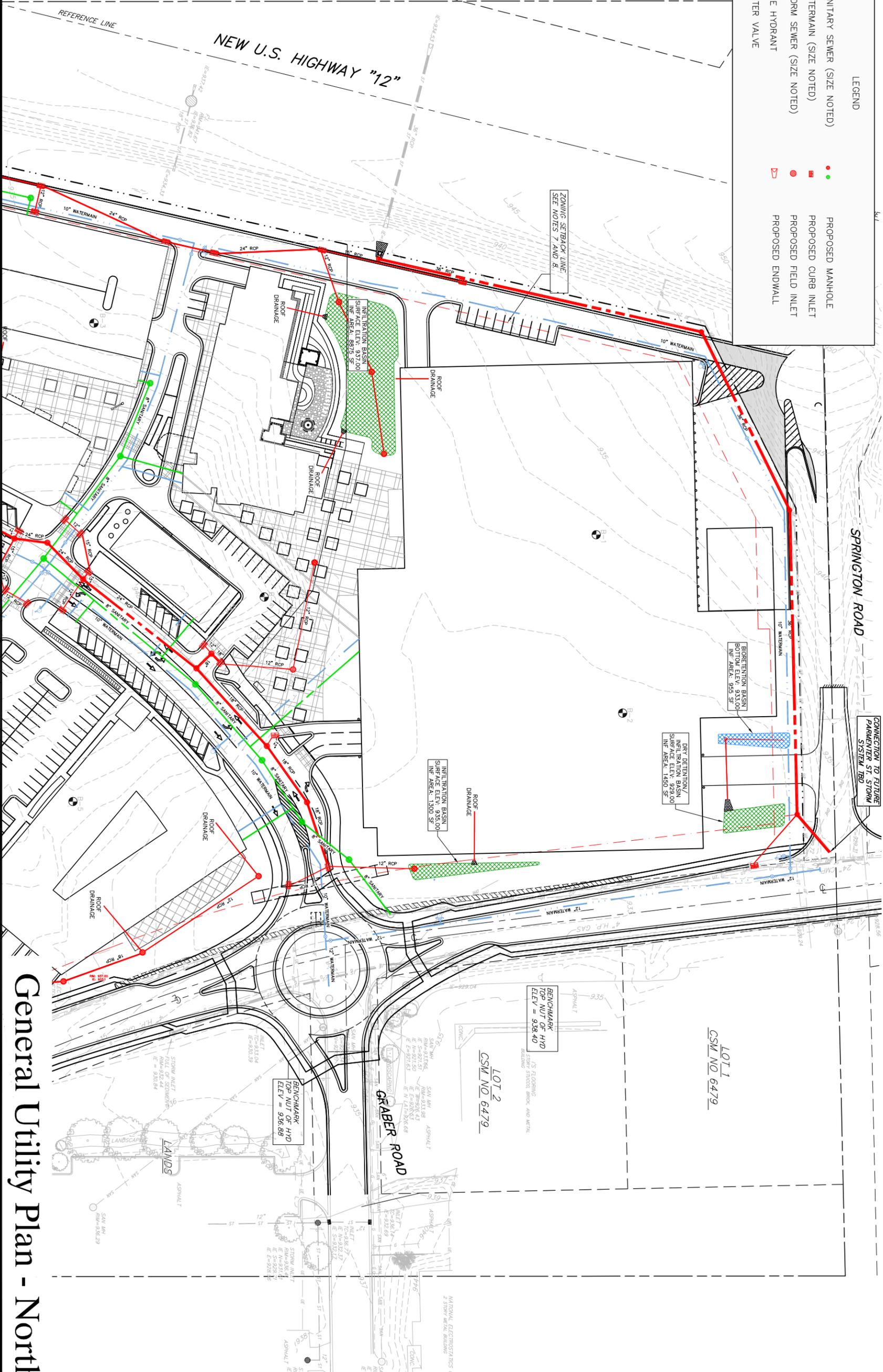


REVISIONS		PROJECT NO.	
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**C**

**4**

LEGEND	
	PROPOSED SANITARY SEWER (SIZE NOTED)
	PROPOSED WATERMAIN (SIZE NOTED)
	PROPOSED STORM SEWER (SIZE NOTED)
	PROPOSED FIRE HYDRANT
	PROPOSED WATER VALVE
	PROPOSED MANHOLE
	PROPOSED CURB INLET
	PROPOSED FIELD INLET
	PROPOSED ENDWALL

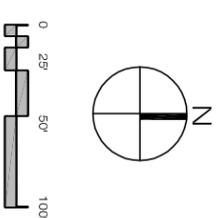


# General Utility Plan - North

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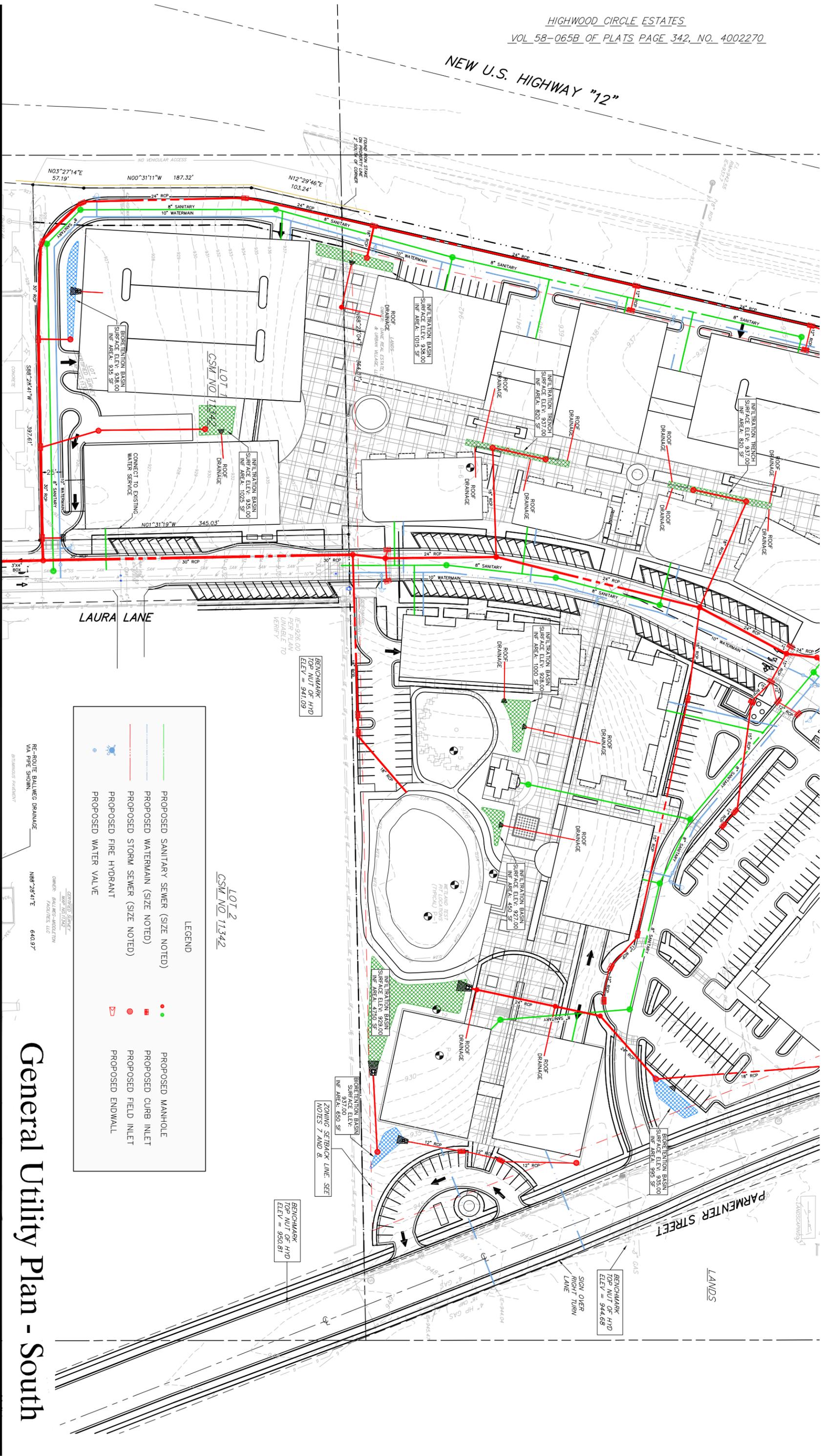
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 a T. Wall Urban Village

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1	12/6/07	DATE
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NEW U.S. HIGHWAY "12"



**LEGEND**

- PROPOSED SANITARY SEWER (SIZE NOTED)
- PROPOSED WATERMAIN (SIZE NOTED)
- PROPOSED STORM SEWER (SIZE NOTED)
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- PROPOSED MANHOLE
- PROPOSED CURB INLET
- PROPOSED FIELD INLET
- PROPOSED ENDWALL

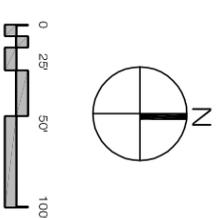
# General Utility Plan - South

## Tribeca Village

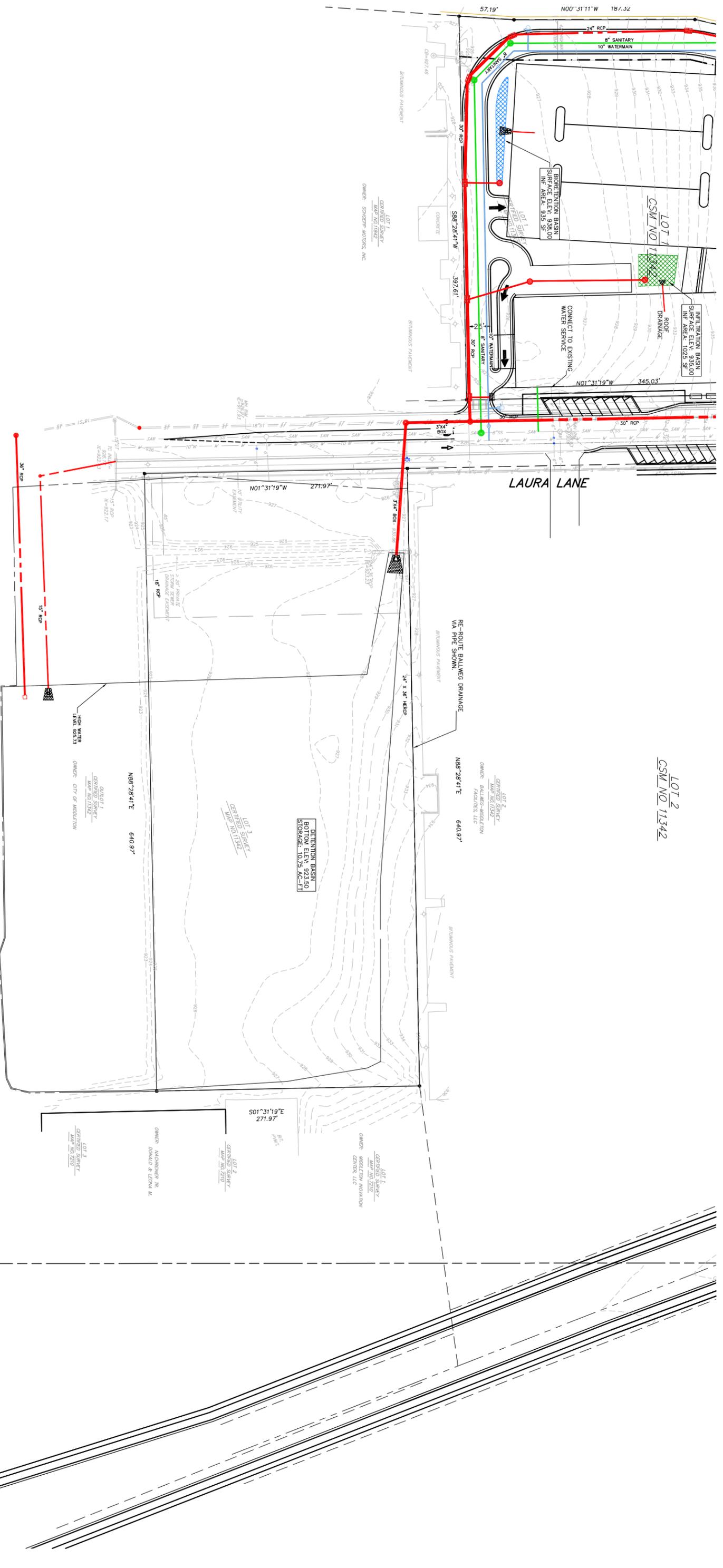
## a T. Wall Urban Village

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1 DATE ISSUED 1/26/07	0698
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	<b>C</b>
	<b>6</b>



LEGEND

	PROPOSED SANITARY SEWER (SIZE NOTED)		PROPOSED MANHOLE
	PROPOSED WATERMAIN (SIZE NOTED)		PROPOSED CURB INLET
	PROPOSED STORM SEWER (SIZE NOTED)		PROPOSED FIELD INLET
	PROPOSED FIRE HYDRANT		PROPOSED ENDWALL
	PROPOSED WATER VALVE		

# General Utility Plan -Off-Site



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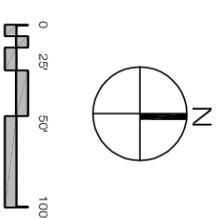
Tribeca Village

a T. Wall Urban Village



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**Suggested Plant Selections**

**botanical name** **common name**

**canopy shade trees**

<i>Acer x freemanii</i> 'Celzam'	Celebration Maple
<i>Acer platanoides</i> 'Desbarat'	Desbarat Schwedler Maple
<i>Ginkgo biloba</i> 'Autumn Gold' (male only)	Autumn Gold Ginkgo
<i>Cedrela trichenthus</i> var. <i>inermis</i>	Thornless Honeylocust
<i>Platanus x acerifolia</i>	Landon Planetree
<i>Tilia x 'New Horizon'</i>	New Horizon Elm

**ornamental trees**

<i>Aureolanthus x grandiflorus</i> 'Autumn Brilliance'	Autumn Brilliance Serviceberry
<i>Aureolanthus laevis</i>	Allegheny Serviceberry
<i>Crataegus crataegus</i> var. <i>inermis</i>	Thornless Hawthorn
<i>Malus</i> sp.	Crabapple
<i>Pyrus calleryana</i> 'Autumn Blaze'	Autumn Blaze Pear
<i>Syringa reticulata</i>	Japanese Tree Lilac

**evergreen trees**

<i>Abies concolor</i>	White Fir
<i>Pinus glauca densata</i>	Black Hills Spruce
<i>Pinus nigra</i>	Austrian Pine
<i>Pinus strobus</i>	Eastern White Pine

**botanical name**

**deciduous shrubs**

**common name**

<i>Amorpha medicago</i> 'Autumn Magic'	Black Chokeberry
<i>Cornus alba</i> 'Asgente-Margherita'	Variiegated Dogwood
<i>Cornus racemosa</i>	Grey Dogwood
<i>Dierckella lankesteri</i>	Dwarf Bush Honey-suckle
<i>Hemionelis virginiana</i>	Witch Hazel
<i>Hydrangea paniculata</i> 'Grandiflora'	Peegee Hydrangea
<i>Physocarpus opulifolius</i> 'Monlo'	Diablo Ninebark
<i>Rhus typhina</i> 'Cris-Loss'	Cré-Loss Fragrant Sumac
<i>Spiraea x bimaculata</i> 'Anthony Waterer'	Anthony Waterer Spiraea
<i>Viburnum carlesii</i>	Koreanspice Viburnum
<i>Viburnum coccineoides</i>	Wildered Viburnum

**evergreen shrubs**

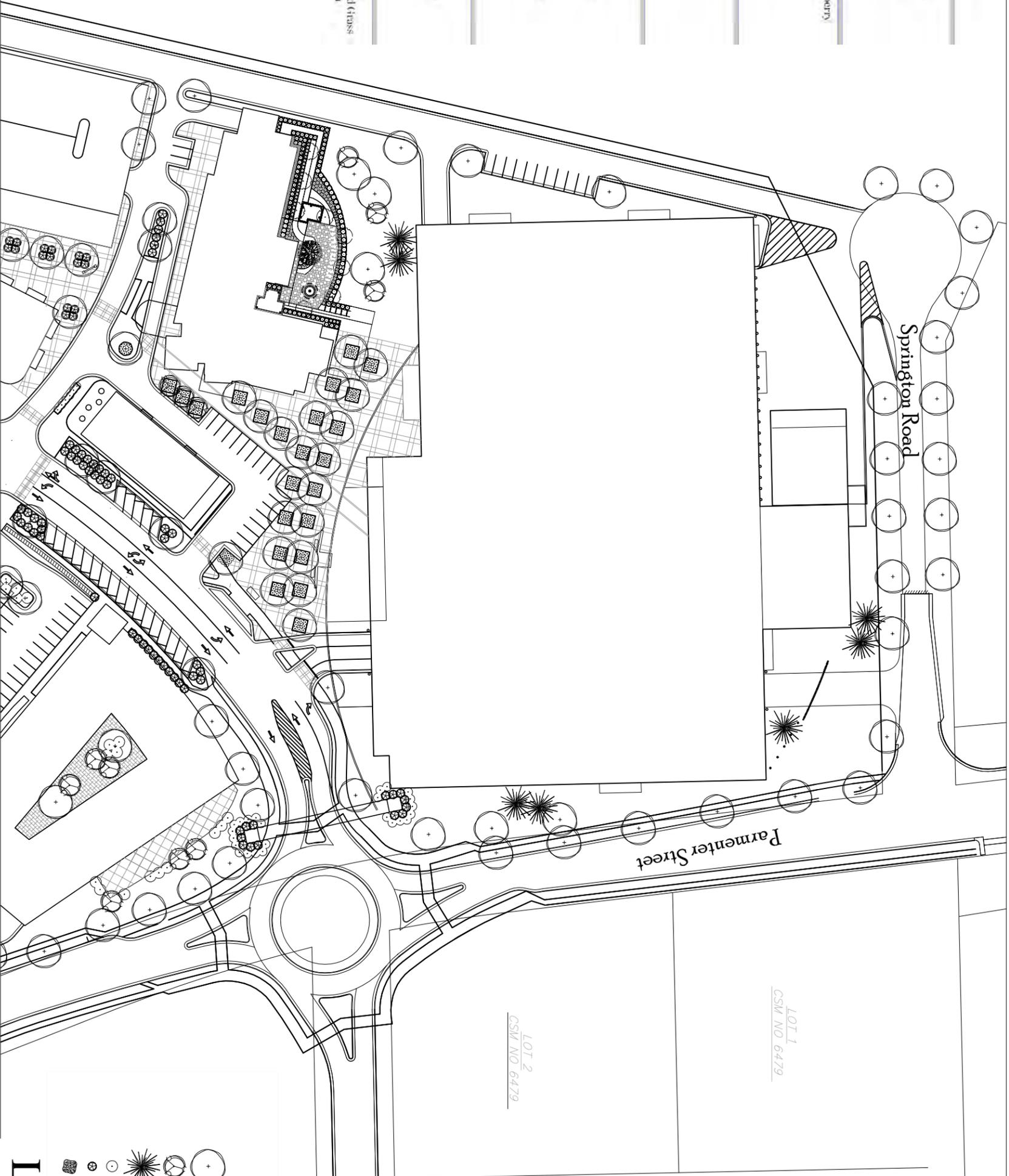
<i>Juniperus chinensis</i> 'Mamey'	Mamey Juniper
<i>Juniperus horizontalis</i> 'Blue Chip'	Blue Chip Juniper
<i>Buxus x 'Green Mountain'</i>	Green Mountain Boxwood
<i>Taxus x media</i> 'Tantoni'	Tantoni Spreading Yew
<i>Thuja occidentalis</i> 'T-celny'	T-celny Arborvitae

**groundcovers/perennials**

<i>Euonymus fortunei</i> 'Cokora'	Wintercreeper Euonymus
<i>Calamagrostis x acutiflora</i> 'Karl Foerster'	Karl Foerster Feather Reed Grass
<i>Pachystachya terminalis</i> 'Green Carpet'	Green Carpet Patch sandra

**NOTE:**

Plant selection and placement indicated on this plan are general and for conceptual planning purposes only. Plant selection and placement are subject to change as site plans evolve. This is not a construction document.



**KEY**

- Canopy Shade Tree
- Ornamental Tree
- Evergreen Tree
- Deciduous Shrub
- Evergreen Shrub
- Groundcover/ Perennial

**Landscape Plan**

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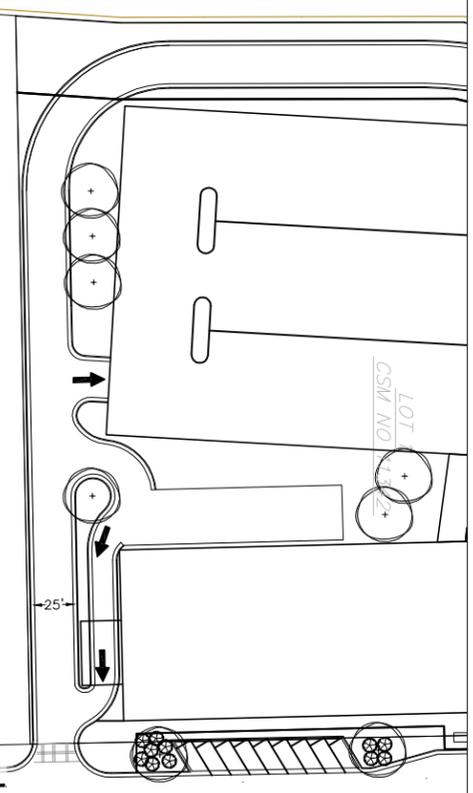
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**a T. Wall Urban Village**

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0 25' 50' 100'

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LOT 2  
CSM NO. 11542

Ballweg Chevrolet

Existing Driveway

Parmenter Street

**Suggested Plant Selections**

botanical name                      common name

*Acer x freemanii* 'Celano'  
*Acer platanoides* 'Debonair'  
*Ginkgo biloba* 'Autumn Gold' (male only)  
*Chelidonia tricuspidata* var. *huerfania*  
*Picea canadensis* 'New Horizon'  
*Linnaea* x 'New Horizon'

Celebration Maple  
 Debonair Sellowder Maple  
 Autumn Gold Ginkgo  
 Thornless Honeylocust  
 London Planetree  
 New Horizon Elm

**ornamental trees**

*Amelanchier x grandiflora* 'Autumn Brilliance'  
*Amelanchier laevis*  
*Viburnum acerifolium* var. *huerfania*  
*Malus* sp.  
*Pyrus calleryana* 'Autumn Blaze'  
*Syringa reticulata*

Autumn Brilliance Serviceberry  
 Allegheny Serviceberry  
 Thornless Hawthorn  
 Crabapple  
 Autumn Blaze Pear  
 Japanese Tree Lilac

**evergreen trees**

*Abies concolor*  
*Picea glauca densata*  
*Thuja occidentalis*  
*Pinus strobus*

White Fir  
 Black Hills Spruce  
 Austrian Pine  
 Eastern White Pine

**botanical name                      common name**

*Arctostaphylos uva-ursi* 'Autumn Magic'  
*Cornus alba* 'Argentea-Marginalia'  
*Cornus racemosa*  
*Dierilla hirtella*  
*Hammamelis virginiana*  
*Hydrangea paniculata* 'Grandiflora'  
*Physocarpus opulifolius* 'Molloy'  
*Rhus aromatica* 'Gro-Low'  
*Syringa x hanceana* 'Anthony Waterer'  
*Viburnum cuneifolium*  
*Viburnum cassinoides*

Black Chokeberry  
 Variegated Dogwood  
 Gray Dogwood  
 Dwarf Bush Honey suckle  
 Witch Hazel  
 Red-Gee Hydrangea  
 Balbo's Ninebark  
 Gro-Low Fragrant Sumac  
 Anthony Waterer Spirea  
 Korean Spice Viburnum  
 Wintered Viburnum

**evergreen shrubs**

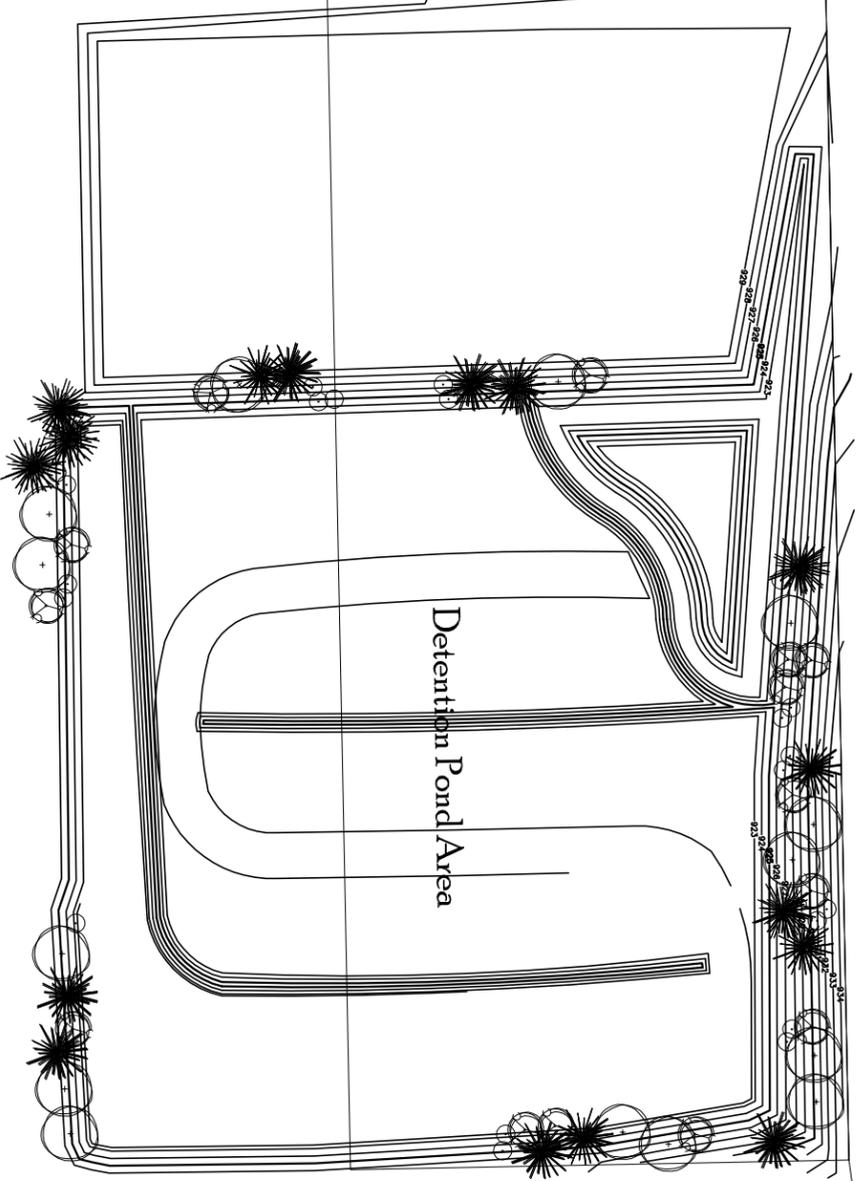
*Juniperus chinensis* 'Maney'  
*Juniperus horizontalis* 'Blue Chip'  
*Buxus x Green Mountain'*  
*Taxus x media* 'Tantoni'  
*Thuja occidentalis* 'Tectum'

Maney Juniper  
 Blue Chip Juniper  
 Green Mountain Boxwood  
 Tanton Spreading Yew  
 Tectum Arborvitae

**groundcovers/perennials**

*Eranthis fortunei* 'Colorata'  
*Chamaenerion x decliviflorum* 'Karl Foerster'  
*Trichostema tenuiflorum* 'Green Carpet'

Winterreaper Eranthis  
 Karl Foerster Feather Reed Grass  
 Green Carpet Pearly sandpet



**KEY**

- +    Canopy Shade Tree
- Ornamental Tree
- ⊙      Evergreen Tree
- ⊗      Deciduous Shrub
- ⊕      Evergreen Shrub
- ⊖      Groundcover/ Perennial

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# Landscape Plan

Tribeca Village

a T. Wall Urban Village

T Wall Properties

Creating Places Where People Interact

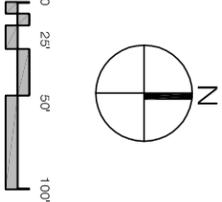
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A S S O C I A T E S

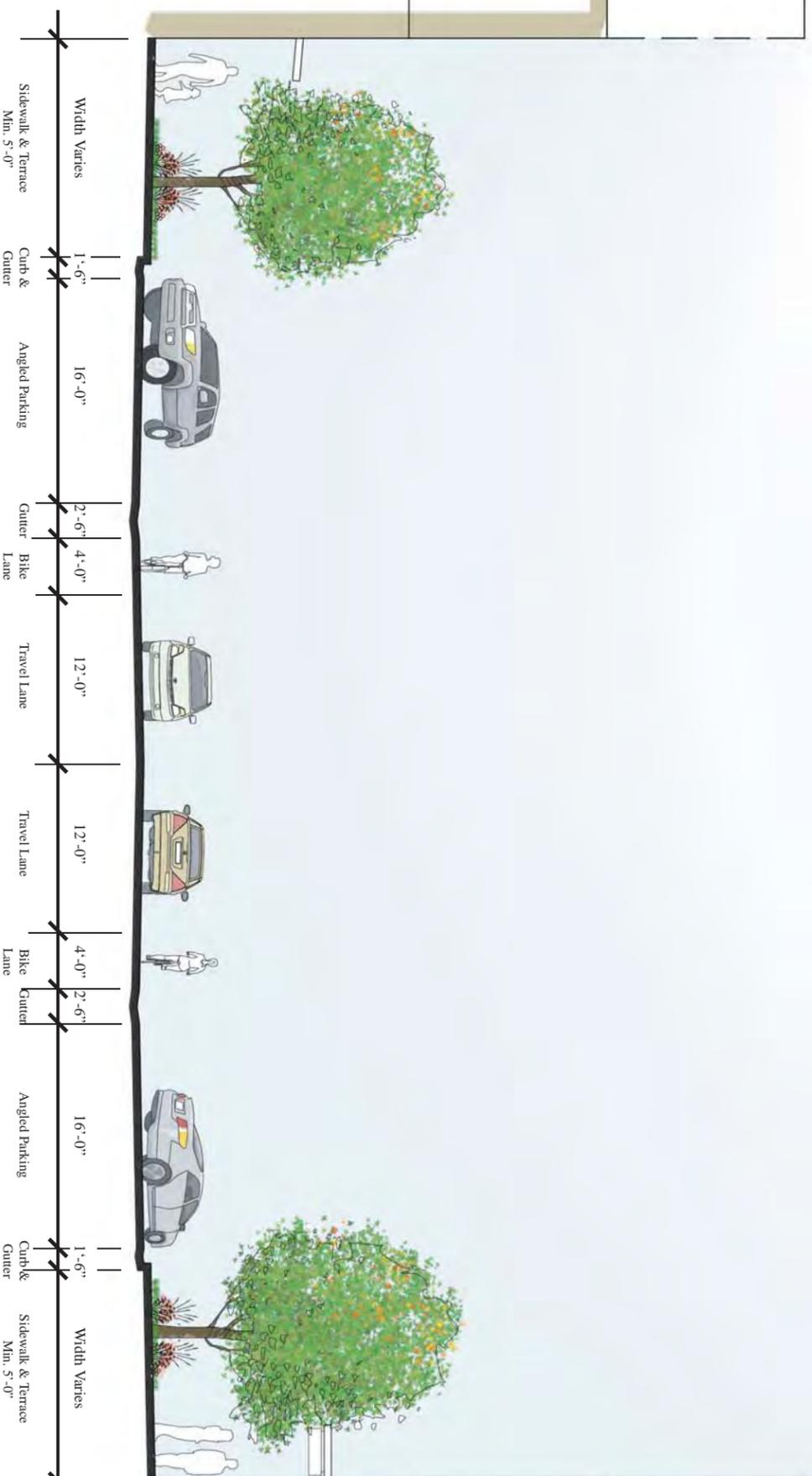
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Office with First Floor Retail  
2-3 Stories



Retail with Residential Units Above  
5 Stories



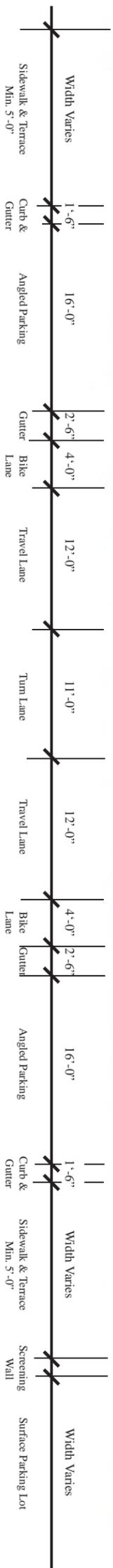
# Tribeca Drive

## West-East Section - Elevation A-A'

### Tribeca - a T. Wall Urban Village

Middleton, Wisconsin 12.06.2007

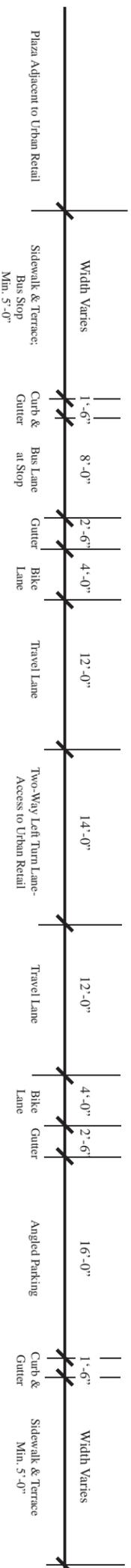
Office with First Floor Retail  
3 Stories



# Tribeca Drive

West~East Section~Elevation B~B'





# Tribeca Drive

## West-East Section ~ Elevation C-C'



- NOTES:
- 1) PRIVATE COMMON RECORDAL ACCESS, RECORDAL STORM SEWER, RECORDAL SANITARY SEWER, RECORDAL WATER MAIN, RECORDAL GAS AND RECORDAL CABLE TELEVISION AND MAINTENANCE REQUIREMENTS SHALL BE SET OUT BY A SEPARATE INSTRUMENT AND APPROVED BY THE CITY OF MADISON.
  - 2) PUBLIC STORM SEWER EASEMENT TO BE GRANTED TO AND APPROVED BY THE CITY OF MADISON.
  - 3) THE PRIVATE STORM SEWER AND STORM WATER MANAGEMENT FACILITIES SERVING THIS DEVELOPMENT SHALL BE SUBJECT TO A RECORDAL INSTALLATION, MODIFICATION AND MAINTENANCE ISSUES.
  - 4) BUILDING SITES ON PROPOSED LOT 2, PROPOSED LOT 3 AND LOT 1 OF CSM NO. 11342 SHALL BE CREATED BY CONDOMINIUM PLATS AS PROVIDED FOR BY STATE STATUTE.
  - 5) EASEMENTS REQUIRED FOR COMMUNICATION, GAS AND ELECTRIC SERVICES SHALL BE CREATED TO ACCOMMODATE REQUIRED FACILITIES DURING FINAL CONSTRUCTION OF IMPROVEMENTS WITHIN THIS DEVELOPMENT.
  - 6) DISTANCES SHOWN ON CURVES ARE CHORD DISTANCES.
- PROPOSED WATER MAIN
  - PROPOSED SANITARY SEWER
  - PROPOSED STORM SEWER



PROPOSED LAND DIVISION EXHIBIT

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2	1/7/08	SEPTEMBER, 2007
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