

Marcus Crossing Madison, Wisconsin

Urban Design Commission | 24 September 2008

Plan Commission | 17 November 2008

SAA - TK Architects - Foley & Lardner

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Site Statistics

Lot Area	1,163,537sf (26.7 Acres)
Total Parking Stalls	
Phase I	720 Stalls
Phase II	453 Stalls
Phase III	250 Stalls
TOTAL	1,423 Stalls
Existing ISR	
Total Site	1,163,537 sf
Impervious Surface	14,955 sf
Existing ISR	0.01
Proposed ISR	
Total Site	1,163,537 sf
Impervious Surface	799,785 sf
Final Build-Out ISR	0.69

Location Map



Legal Description

Lot 3, Morgan Plat, in the City of Madison, Dane County, Wisconsin, EXCEPT that part described as follows: A part of Lot 3, Morgan Plat, in the City of Madison, Dane County, Wisconsin, to-wit: Commencing at the southwest corner of said Lot 3; thence N75°08'31"E, 25.00 feet to the point of beginning; thence N20°16'38"W, 233.97 feet; thence N07°47'23"W, 412.26 feet; thence N66°48'46"E, 237.35 feet; thence N89°18'45"E, 467.40 feet; thence S01°14'38"W, 456.61 feet; thence S00°23'46"W, 295.19 feet to a point on a curve; thence northwesterly on a curve to the left which has a radius of 341.00 feet and a chord which bears N73°25'22"W, 136.94 feet; thence N85°00'23"W, 154.41 feet to a point of curve; thence southwesterly on a curve to the left which has a radius of 633.00 feet and a chord which bears S85°04'04"W, 218.24 feet;

Existing Conditions

Exhibit 2



Existing Site Photos

Exhibit 2A



① View from Grand Crossing Looking North



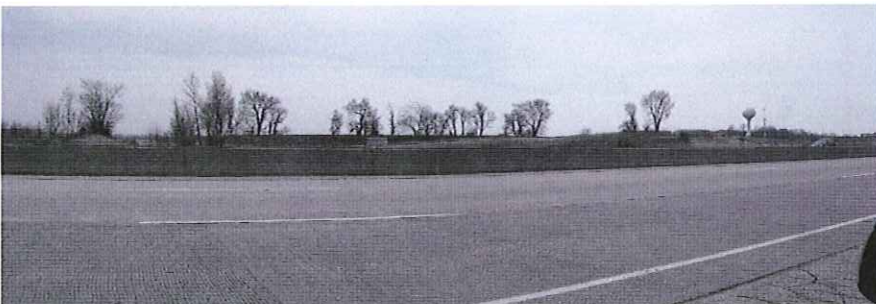
② Panorama



③ View from 151 Looking South



⑤ View from 151 Looking Southeast



④ View from 151 Looking Southeast



⑥ View from 151 Looking Southeast

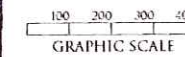
The Crossing

A Bartell Limited Partnership Development

- Retail
- Large Retail
- Professional Office
- Hotel
- Parking Field (400 spaces)
- Solid Surface Parking (725 spaces)
- Parkway / Drainage
- Residential

Parking Ratio: 4.76 spaces/1000 g.s.f. retail

THE KUBALA WASHATKO ARCHITECTS, INC.
SCHREIBER ANDERSON ASSOCIATES
NORMAN D. FLYNN ASSOCIATES
ATTORNEY MICHAEL CHRISTOPHER, DEWITT ROSS STEVENS



June 14, 2001

The Crossing

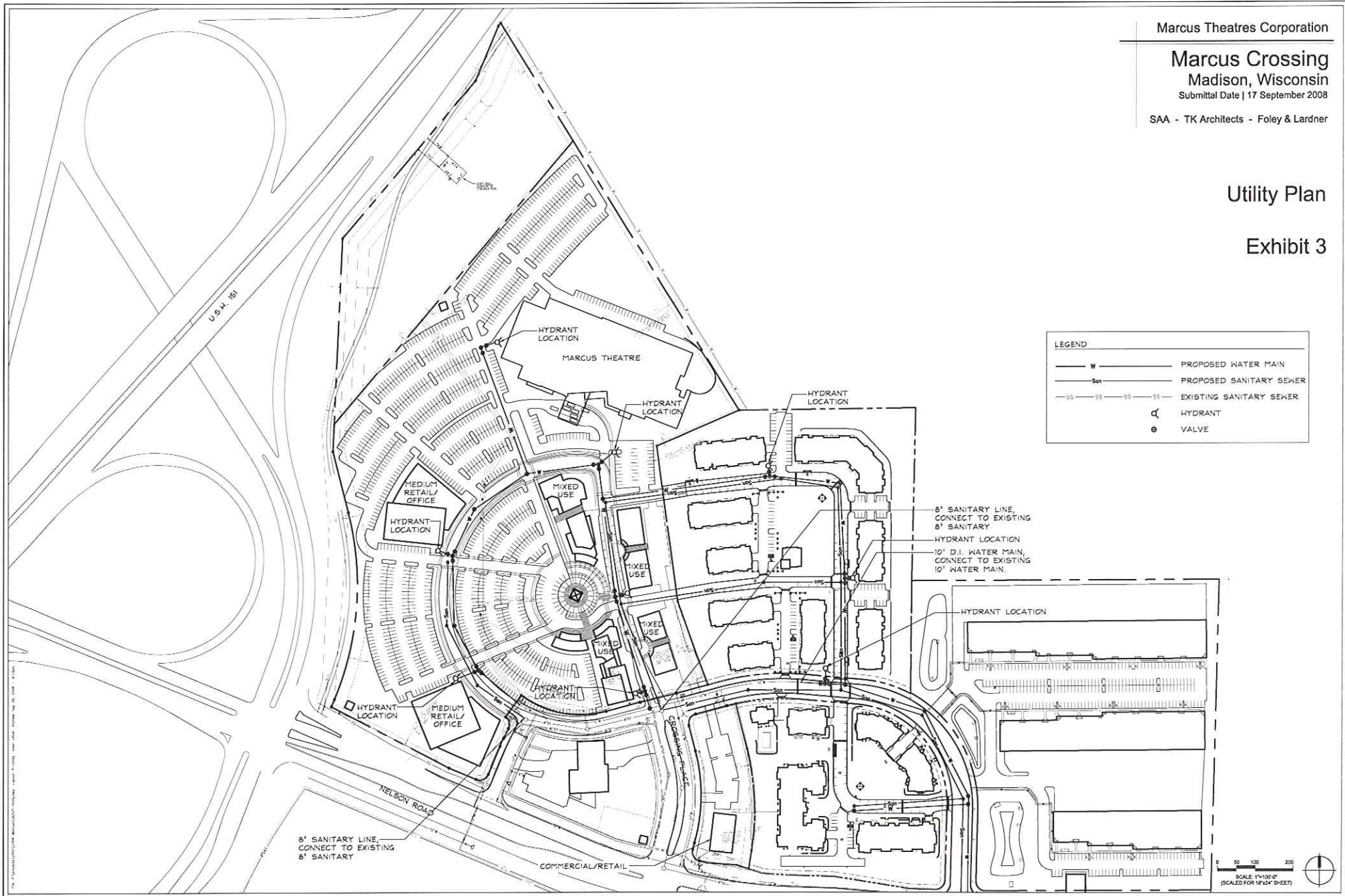
A Bartell Limited Partnership Development

June 18, 2001

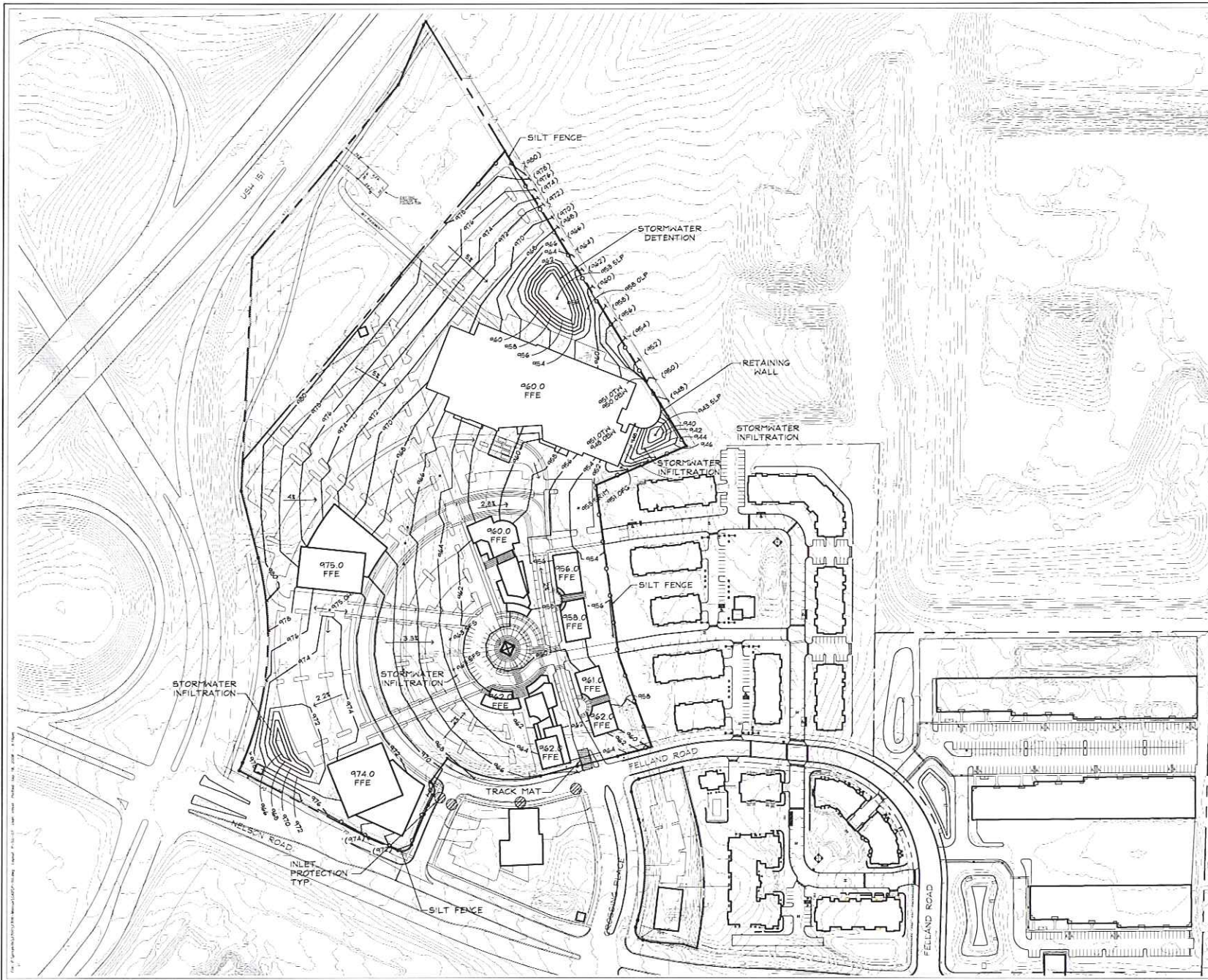
THE KUBALA WASHATKO ARCHITECTS SCHREIBER/ANDERSON ASSOCIATES NORMAN D. FLYNN ASSOCIATES ATTORNEY MICHAEL R. CHRISTOPHER

Utility Plan

Exhibit 3



Grading/Erosion
Control Plan
Exhibit 4



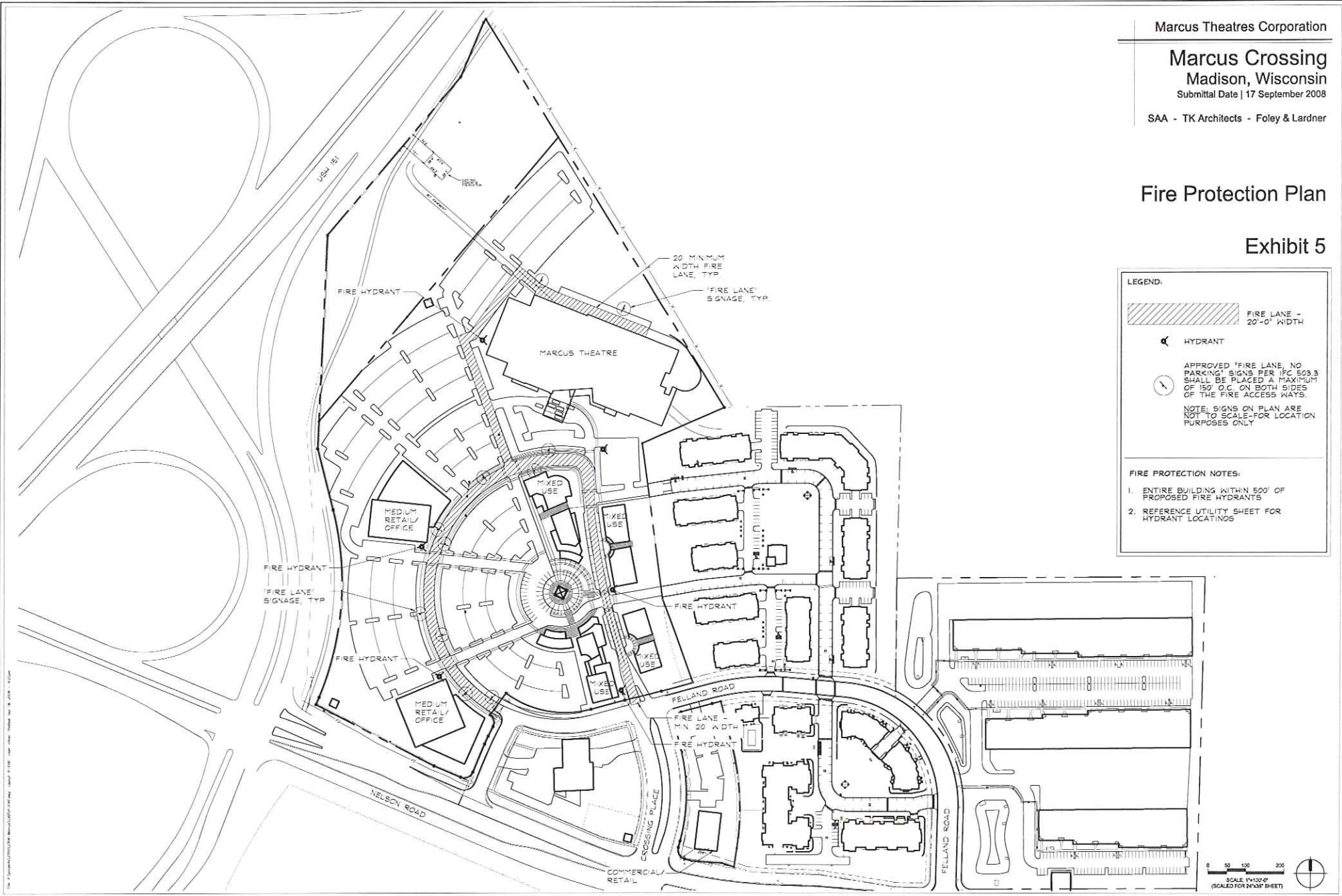
LEGEND:

FFE	FINISH FLOOR ELEVATION
TC	TOP OF CURB
EP	EDGE OF PAVEMENT
TW	TOP OF WALL
BW	BOTTOM OF WALL (FINISH GRADE EL.)
HP	HIGH POINT
LP	LOW POINT
FS	FINISH SURFACE (HARDSCAPE)
FG	FINISH GRADE (SOFTSCAPE)
(927.0)	EXISTING ELEVATION
972.0	PROPOSED ELEVATION
--->	SWALE
→	SLOPE DIRECTION
---	PROJECT LIMIT LINE
○	SILT FENCE
⊗	WISDOT TYPE D INLET PROTECTION
▨	TRACK MAT 25'x50' SIZE



Fire Protection Plan

Exhibit 5



LEGEND:

- FIRE LANE - 20'-0" WIDTH
- HYDRANT
- APPROVED 'FIRE LANE, NO PARKING' SIGNS PER IFC 503.3 SHALL BE PLACED A MAXIMUM OF 150' O.C. ON BOTH SIDES OF THE FIRE ACCESS WAYS.

NOTE: SIGNS ON PLAN ARE NOT TO SCALE-FOR LOCATION PURPOSES ONLY

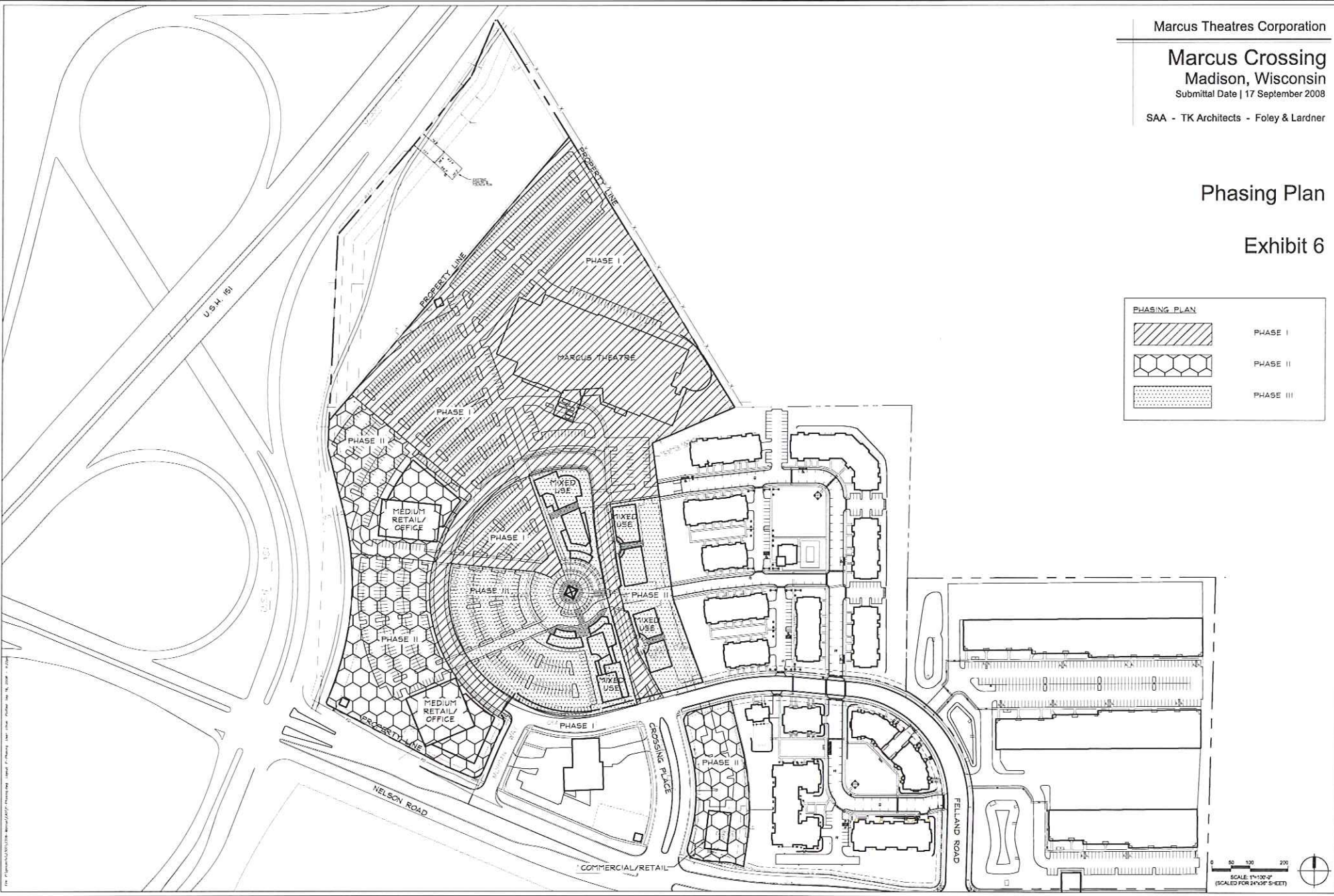
FIRE PROTECTION NOTES:




- ENTIRE BUILDING WITHIN 500' OF PROPOSED FIRE HYDRANTS
- REFERENCE UTILITY SHEET FOR HYDRANT LOCATIONS

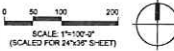
TK Architects - Foley & Lardner, Inc. 1000 East Main Street, Madison, WI 53703-1000

Phasing Plan

Exhibit 6



PHASING PLAN	
	PHASE I
	PHASE II
	PHASE III



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Landscape Plan

Exhibit 7

LANDSCAPE ZONES - CONCEPTUAL PLANT PALETTE

ZONE 1 - URBAN LANDSCAPE
(STREETSCAPE, PARKING LOTS, RESIDENTIAL)

TREES:

Autumn Blaze Maple
Redmond Linden
Japanese Tree Lilac
Silver Linden
Gallery Pear
Serviceberry
Red Jewel Crab

SHRUBS:

Kalm's St. Johns Wort
Anthony Waterer Spirea
Gro-low Fragrant Sumac
Carefree Beauty Rose
Nearly Wild Rose

GRASSES:

Feather Reed Grass
Prairie Dropseed

Acer x freemanii 'Autumn Blaze'
Tilia x 'Redmond'
Syringa reticulata 'Ivory Silk'
Tilia tomentosa
Pyrus calleryana
Amelanchier x grandiflora
Malus 'Red Jewel'

Hypericum kalmianum
Spiraea x bumalda 'Anthony Waterer'
Rhus aromatica 'Gro-Low'
Rosa 'Carefree Beauty'
Rosa 'Nearly Wild'

Calamagrostis x acutiflora 'Karl Foerster'
Sporobolus heterolepis

ZONE 1A - URBAN INFILTRATION AREAS
(STREETSCAPE, PARKING LOTS, RESIDENTIAL)

GRASSES:

Little Bluestem
Prairie Dropseed
Indian Grass

GRASSES:

Prairie Dock
Prairie Blazingstar
Purple Coneflower
Black Eyed Susan

Schizachyrium scoparium
Sporobolus heterolepis
Sorghastrum nutans

Silphium terebinthaefolium
Liatris scariosa
Echinacea purpurea
Rudbeckia hirta

ZONE 2 - DRAINAGE SWALES AND GREENWAY

TREES:

Autumn Blaze Maple
River Birch
Swamp White Oak
Eastern Arborvitae
Eastern Redbud

SHRUBS:

Redstart Dogwood
Arrowwood Viburnum
Common Winterberry

GRASSES:

Prairie Cord Grass
Indian Grass

Acer x freemanii 'Autumn Blaze'
Betula nigra
Quercus bicolor
Thuja occidentalis
Cercis canadensis

Cornus stolonifera
Viburnum dentatum
Ilex verticillata

Spartina pectinata
Sorghastrum nutans

ZONE 3 - NATIVE LANDSCAPE
(match openspace to north)

TREES:

Red Maple
River Birch
Swamp White Oak
Shagbark Hickory
Eastern Arborvitae

SHRUBS:

Arrowwood Viburnum
Common Winterberry

GRASSES:

Big Bluestem
Little Bluestem
Prairie Dropseed

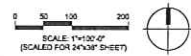
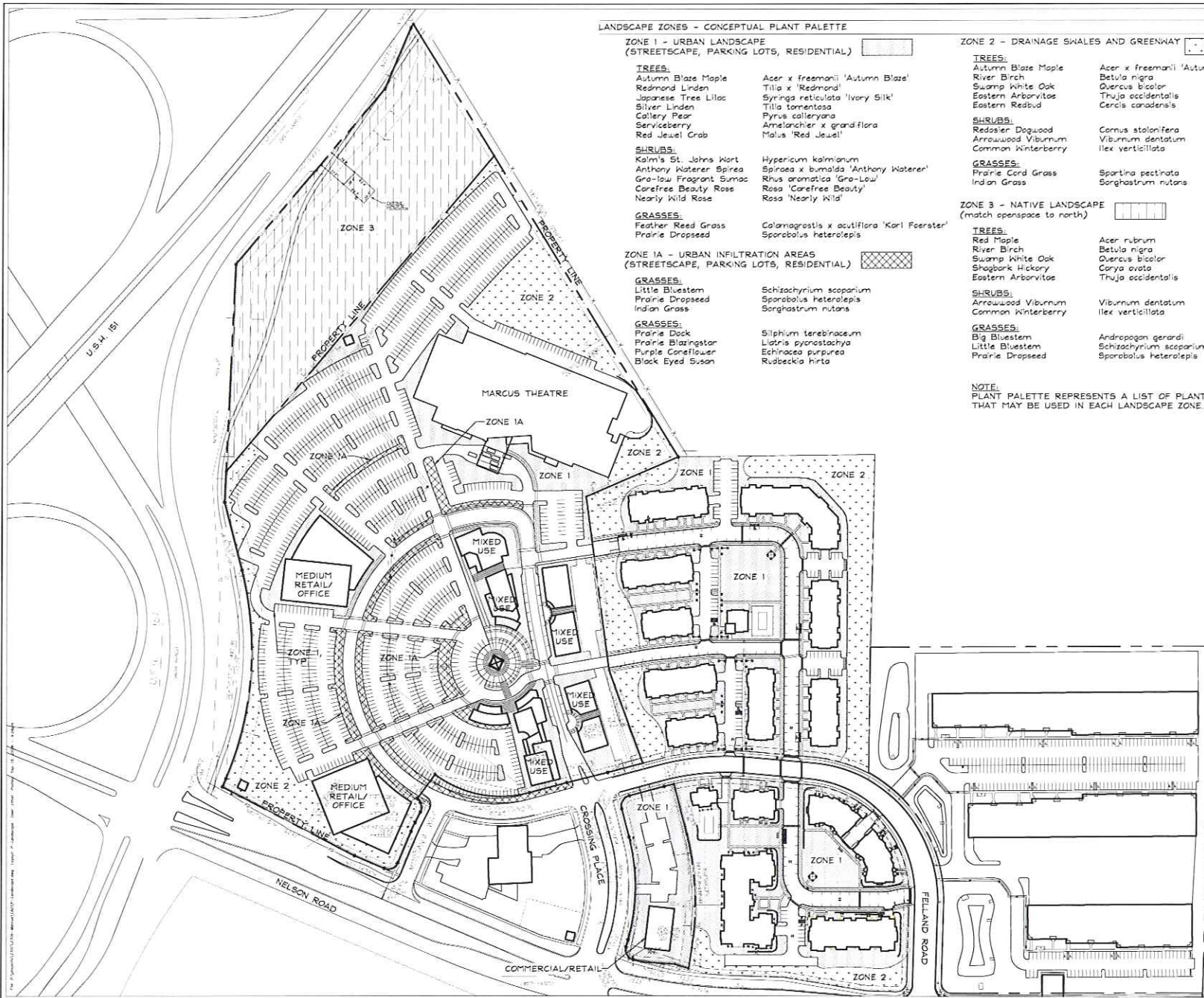
Acer rubrum
Betula nigra
Quercus bicolor
Corya ovata
Thuja occidentalis

Viburnum dentatum
Ilex verticillata

Andropogon gerardi
Schizachyrium scoparium
Sporobolus heterolepis

NOTE:

PLANT PALETTE REPRESENTS A LIST OF PLANTS THAT MAY BE USED IN EACH LANDSCAPE ZONE.



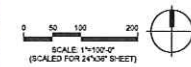
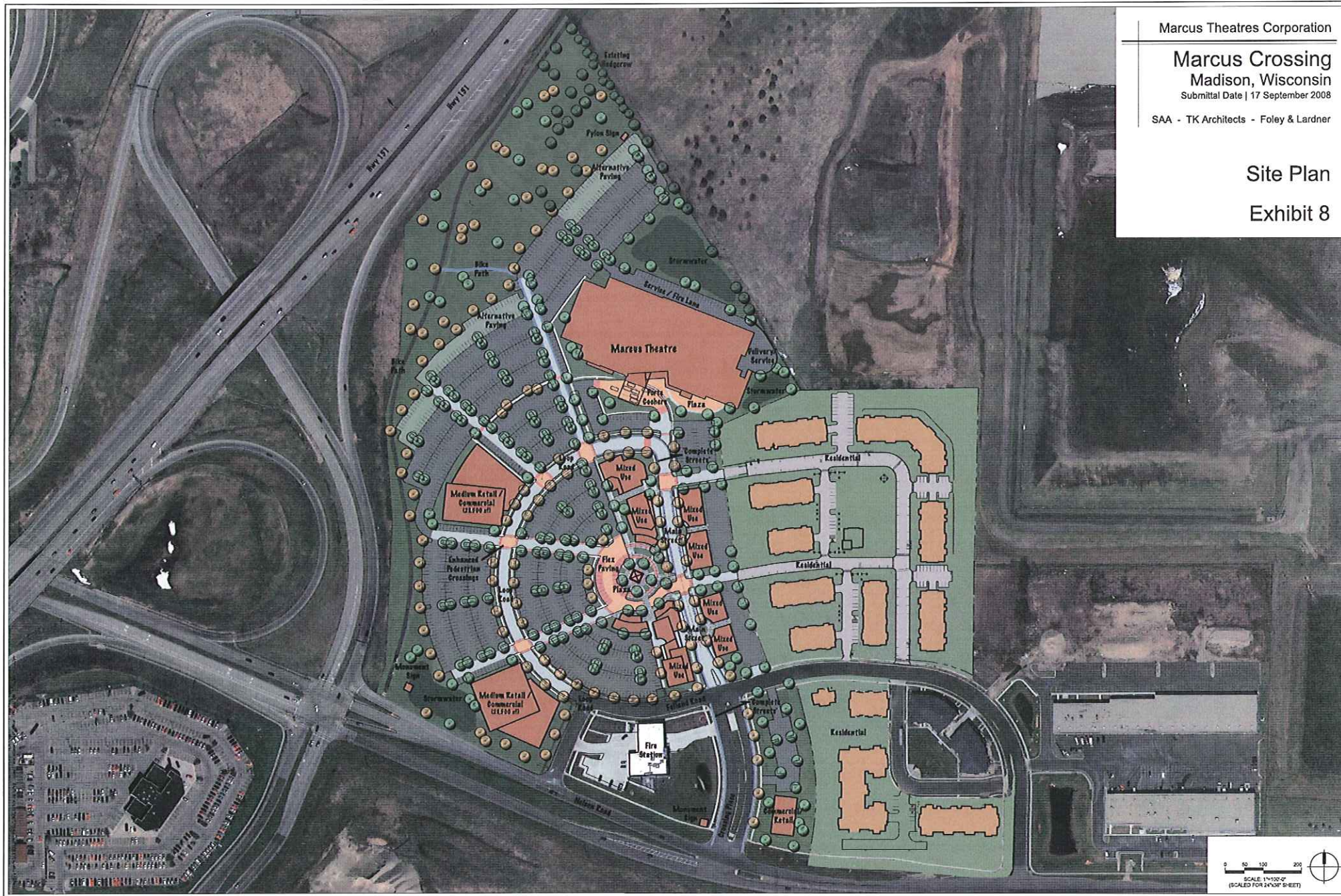
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Submittal Date | 17 September 2008

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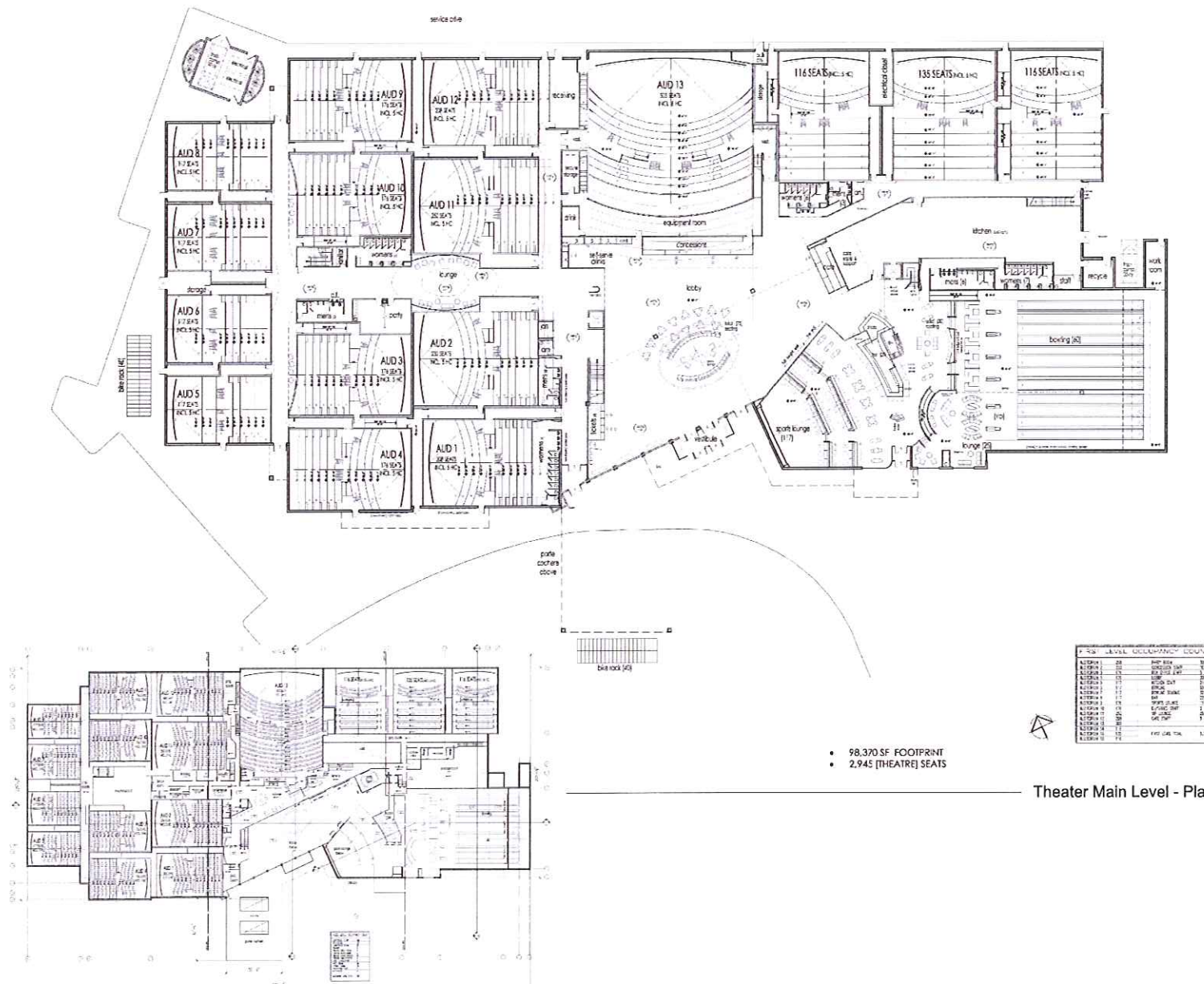
Site Plan

Exhibit 8



**Architectural
 Floor Plans-
 Theater**

Exhibit 9



Marcus Crossing

Madison, Wisconsin

Submission Date | 17 September 2008

SAA - TK Architects - Foley & Lardner

Architectural Elevations- Theater

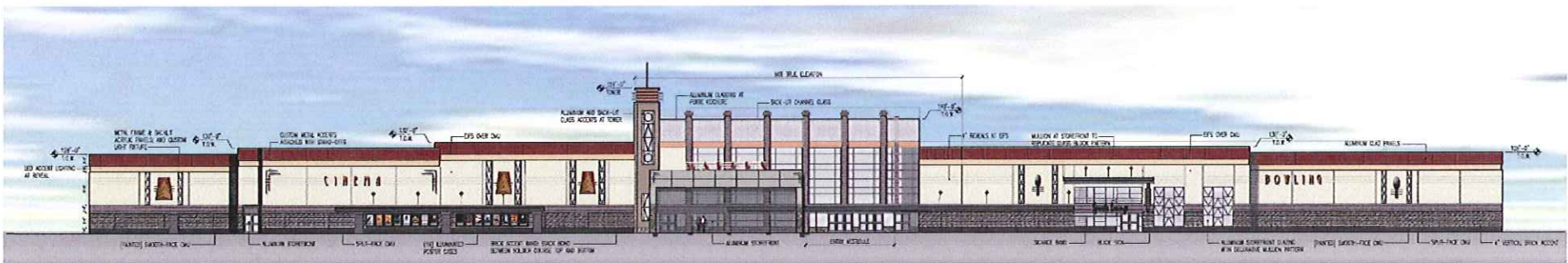
Exhibit 10



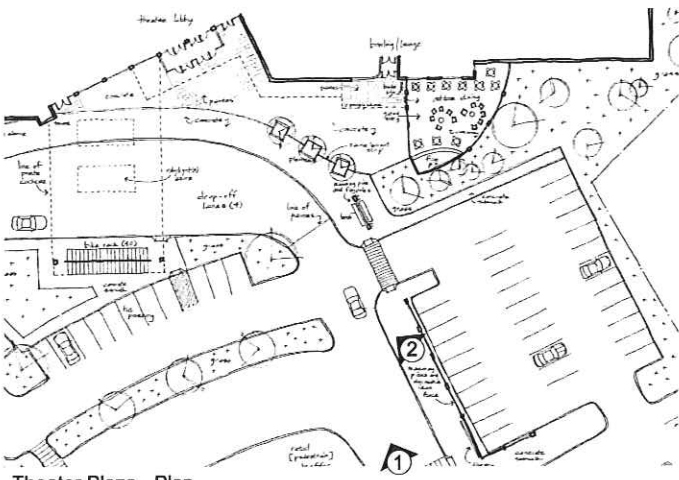
① View from Main Street Looking North



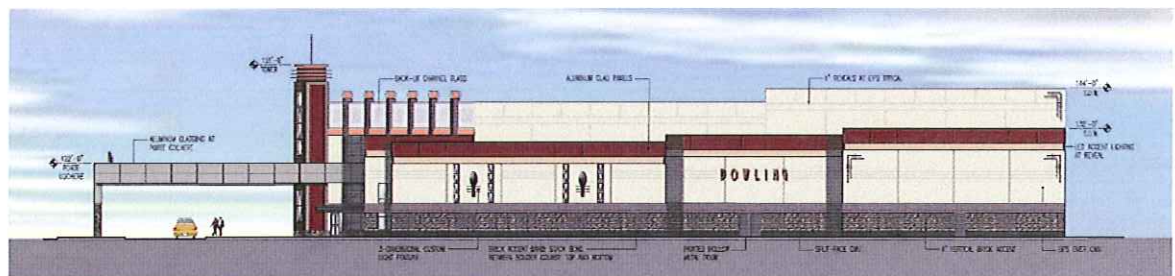
② View from Main Street Looking North



Elevation View Looking North



Theater Plaza - Plan



Elevation View Looking Northwest

Main Street Character Images



Marcus Theatres Corporation

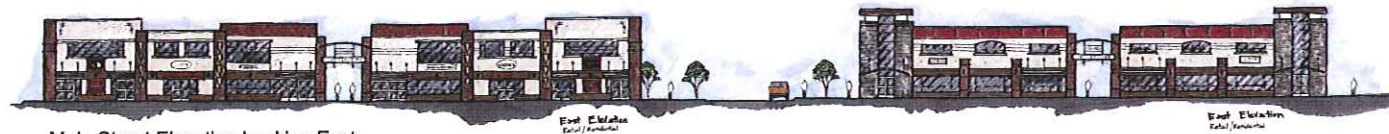
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Madison, Wisconsin
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Architectural
Elevations-
Main Street
Exhibit 11



Main Street Elevation Looking West



Main Street Elevation Looking East



View of the Central Plaza Looking Northeast



View over Main Street Looking Northwest



View over Central Plaza

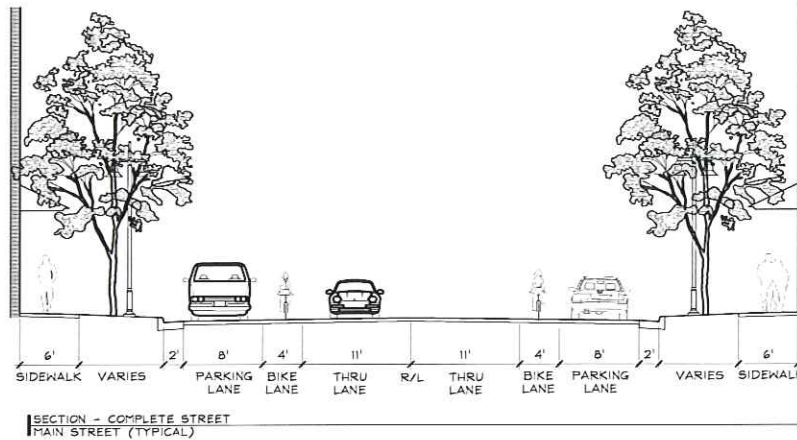
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Character Images

Exhibit 12



SECTION - COMPLETE STREET
MAIN STREET (TYPICAL)



MAIN STREET AMENITIES



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Character Images

Exhibit 13



CENTRAL PLAZA



LANDSCAPE CHARACTER



STORMWATER MANAGEMENT

