

WESTERN ADDITION TO 1000 OAKS

MADISON, WISCONSIN

Revised : 11.27.18

EXHIBIT D:
LOCATION
MAP



LOT TYPE	UNITS	%
Proposed SF Units		
COTTAGE - 37	15	17.4%
VILLAGE - 45	6	7.0%
VILLAGE - 51	31	36.0%
TERRACE - 59	32	37.2%
ESTATE - 65	2	2.3%
SF TOTAL	86	100%
TWINS		
TWINS	8	100%
MF		
MF	110	100%

TOTAL UNITS	204
TOTAL UNITS IN AREA PREVIOUSLY	
Existing Malmquist SF Units to be Replatted	
EXISTING SF	23
Existing 1000 Oaks SF Units to be Replatted	
EXISTING SF	1
TOTAL UNITS	24
REQUIRED PARK	
94 Single Family	~2.13 Acres
110 Multi-Family	~1.99 Acres
TOTAL PARK	4.12 Acres



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EXHIBIT G:
MASTER
PLAN





SITE - LOOKING NORTHWEST ALONG VALLEY VIEW RD.



SITE - LOOKING SOUTHWEST FROM EAST PROPERTY LINE



SITE - LOOKING NORTHEAST FROM WEST PROPERTY LINE



SITE - LOOKING SOUTHEAST FROM WEST PROPERTY LINE





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ARCHITECTS

knothebruce.com 608.836.3890
7601 University Ave. • Suite 201 • Middleton, WI 53562

KEY PLAN

ISSUED
Issued for Land Use - August 29, 2020

PROJECT TITLE
CASCADE
1000 OAKS

LOT 412 WESTERN
ADDITION
TO 1000 OAKS

SWEET WILLOW
PASS
MADISON, WI

SHEET TITLE
BLDG 1
EXTERIOR
ELEVATIONS
COLOR

SHEET NUMBER

A-2.3

PROJECT NUMBER 1964

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1 NORTH ELEVATION COLOR
1/8" = 1'-0"



2 EAST ELEVATION COLOR
1/8" = 1'-0"



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1
A-2.4
WEST ELEVATION - APARTMENT COLOR
1/8" = 1'-0"



2
A-2.4
SOUTH ELEVATION COLOR
1/8" = 1'-0"



3
A-2.4
WEST ELEVATION - CLUBHOUSE COLOR
1/8" = 1'-0"



1 NORTH ELEVATION - APARTMENT COLOR

1
A-2.3 1/8" = 1'-0"



2 EAST ELEVATION COLOR

2
A-2.3 1/8" = 1'-0"



3 NORTH ELEVATION - CLUBHOUSE COLOR

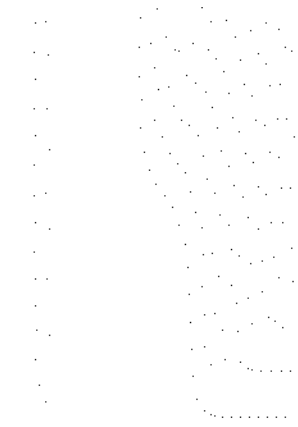
3
A-2.3 1/8" = 1'-0"



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PASS
MADISON, WI

SHEET TITLE
BLDG 2
EXTERIOR
ELEVATIONS
COLOR

SHEET NUMBER

A-2.4

PROJECT NUMBER 1964

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1
A-2.4
SOUTH ELEVATION - APARTMENT COLOR
1/8" = 1'-0"



2
A-2.4
SOUTH ELEVATION - CLUBHOUSE COLOR
1/8" = 1'-0"



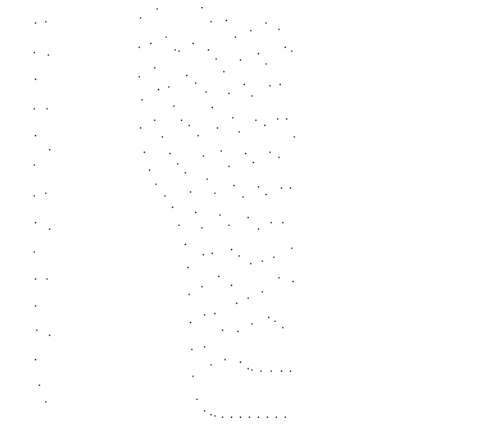
3
A-2.4
WEST ELEVATION COLOR
1/8" = 1'-0"



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PASS
MADISON, WI

SHEET TITLE

BLDG 3
EXTERIOR
ELEVATIONS
COLOR

SHEET NUMBER

A-2.3

PROJECT NUMBER 1964

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1 NORTH ELEVATION COLOR
A-2.3 N.T.S.



2 EAST ELEVATION COLOR
A-2.3 N.T.S.



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1 SOUTH ELEVATION COLOR
A-2.4 N.T.S.



2 WEST ELEVATION COLOR
A-2.4 N.T.S.



CASCADE 1000 OAKS

LOT 412

WESTERN ADDITION TO 1000 OAKS

RENDERED PERSPECTIVE





CASCADE 1000 OAKS

LOT 412

WESTERN ADDITION TO 1000 OAKS

RENDERED PERSPECTIVE





CASCADE 1000 OAKS

LOT 412
WESTERN ADDITION TO 1000 OAKS

RENDERED PERSPECTIVE





CASCADE 1000 OAKS

LOT 412

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RENDERED PERSPECTIVE





CASCADE 1000 OAKS

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RENDERED PERSPECTIVE





CASCADE 1000 OAKS

LOT 412

WESTERN ADDITION TO 1000 OAKS

RENDERED PERSPECTIVE





COMPOSITE SIDING
& TRIM

COMPOSITE PANEL SIDING
& WINDOWS



STONE SILLS
& BANDS

VERTICAL
STEEL

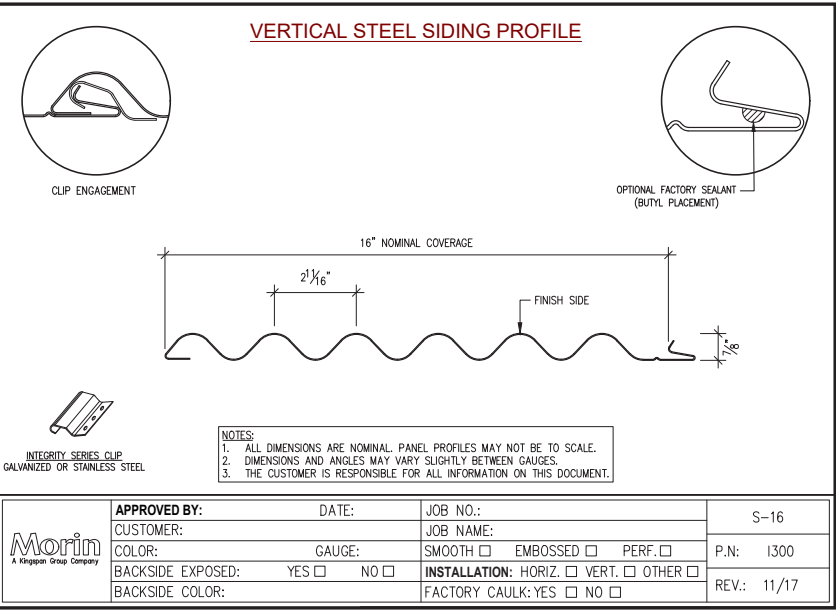
ALUM. RAILINGS
& DECK



SWEET WILLOW PASS



BRICK VENEER



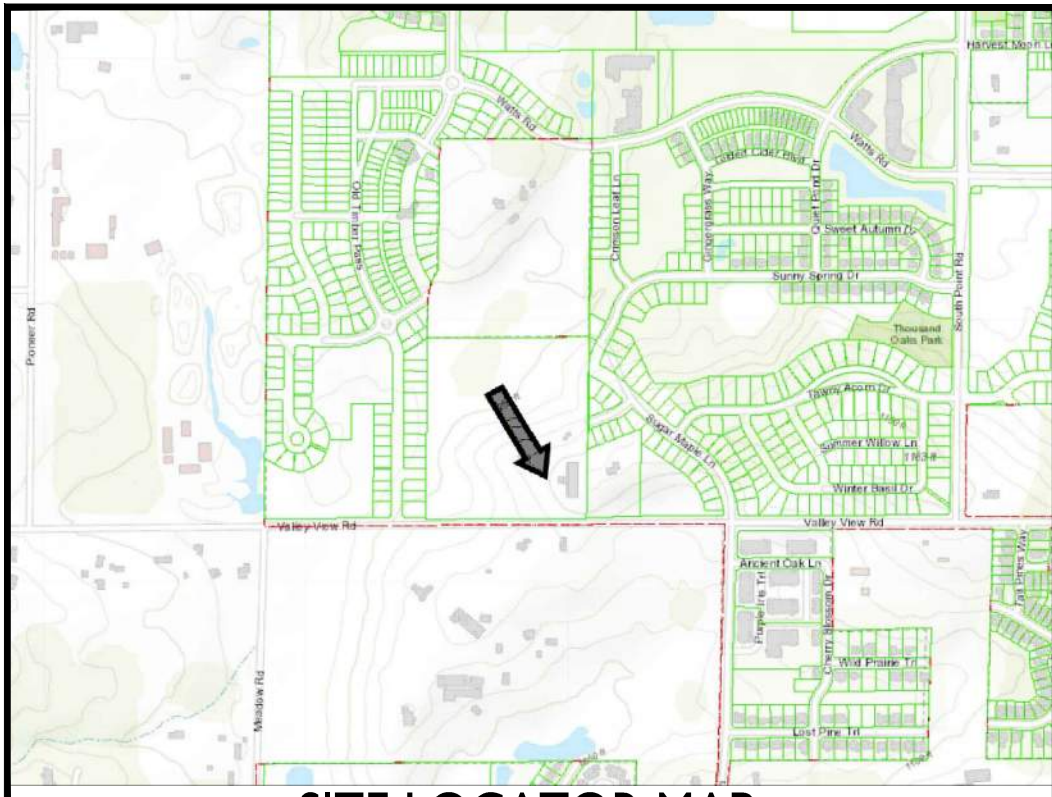
MATERIALS - ALL BUILDINGS

Lot 412 WESTERN ADDITION TO 1000 OAKS

SWEET WILLOW PASS, MADISON, WI

AUGUST 19, 2020





SITE LOCATOR MAP

SITE DEVELOPMENT DATA:				
ZONING: TR-P/TRADITIONAL RESIDENTIAL - PLANNED DISTRICT				
CONDITIONAL USE - RESIDENTIAL BUILDING COMPLEX				
DENSITIES				
LOT AREA	182,416 S.F./4.18 ACRES			
DWELLING UNITS	110 UNITS			
LOT AREA / D.U.	1,658 S.F./UNIT			
DENSITY	26.3 UNITS/ACRE			
PROVIDED				
LOT COVERAGE	87,263 S.F. (48%)			
USABLE OPEN SPACE	32,062 S.F. (291 S.F./UNIT)			
ZONING REQUIREMENTS				
	136,812 S.F. (75% MAX.)			
	15,400 S.F. (140 S.F./UNIT)			
BUILDING HEIGHT	3-4 STORIES/38'-48'			
	4 STORIES/52'			
DWELLING UNIT MIX:				
STUDIO	BLDG #1	#2	#3	TOTAL
	6	4	3	12
ONE BED	15	20	21	57
ONE BED + DEN	3	-	-	3
TWO BED	14	12	12	38
TOTAL	38	36	36	110 UNITS
	110 UNITS MAX.			
FLOOR AREA				
	57,434	50,207	51,614	159,255 S.F. (INCL. BASEMENT)
COMMONS FLOOR AREA	6,738 S.F.			
TOTAL GROSS FLOOR AREA	165,993 S.F.			
FLOOR AREA RATIO				
	.91			
VEHICLE PARKING :				
BASEMENT GARAGE	35	33	33	101
SURFACE				79
TOTAL	180 VEHICLE STALLS			
PARKING RATIO	1.64 STALLS/UNIT			
BICYCLE PARKING:				
GARAGE - WALL	9	9	9	18
GARAGE - FLOOR	29	27	27	83
TOTAL COVERED/SECURE	38	36	36	110
	110 COVERED/SECURED			
SURFACE-GUEST	4	4	4	12
	11 (10% OF UNITS)			
TOTAL	42	40	40	122 BIKE STALLS 121 MIN. REQUIRED

GENERAL NOTES:

1. THE APPLICANT SHALL REPLACE ALL SIDEWALK AND CURB AND GUTTER THAT ABUTS THE PROPERTY THAT IS DAMAGED BY THE CONSTRUCTION, OR ANY SIDEWALK AND CURB AND GUTTER WHICH THE CITY ENGINEER DETERMINES NEEDS TO BE REPLACED BECAUSE IT IS NOT AT A DESIRABLE GRADE, REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.

2. ALL WORK IN THE PUBLIC RIGHT OF WAY SHALL BE PERFORMED BY A CITY-LICENSED CONTRACTOR.

3. ALL DAMAGE TO THE PAVEMENT ON CITY STREETS, AND ADJACENT TO THIS DEVELOPMENT SHALL BE RESTORED IN ACCORDANCE WITH THE CITY OF MADISON'S PAVEMENT PATCHING CRITERIA.

4. ALL PROPOSED STREET TREE REMOVALS WITHIN THE RIGHT OF WAY SHALL BE REVIEWED BY CITY FORESTRY BEFORE THE PLAN COMMISSION MEETING. STREET TREE REMOVALS REQUIRE APPROVAL AND A TREE REMOVAL PERMIT ISSUED BY CITY FORESTRY. ANY STREET TREE REMOVALS REQUESTED AFTER THE DEVELOPMENT PLAN IS APPROVED BY THE PLAN COMMISSION OR THE BOARD OF PUBLIC WORKS AND CITY FORESTRY WILL REQUIRE A MINIMUM OF A 72-HOUR REVIEW PERIOD WHICH SHALL INCLUDE THE NOTIFICATION OF THE ALDERPERSON WITHIN WHO'S DISTRICT IS AFFECTED BY THE STREET TREE REMOVAL(S) PRIOR TO A TREE REMOVAL PERMIT BEING ISSUED.

5. AS DEFINED BY THE SECTION 107.13 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION: NO EXCAVATION IS PERMITTED WITHIN 5 FEET OF THE TRUNK OF THE STREET TREE OR WHEN CUTTING ROOTS OVER 3 INCHES IN DIAMETER. IF EXCAVATION IS NECESSARY, THE CONTRACTOR SHALL CONTACT MADISON CITY FORESTRY (266-4816) PRIOR TO EXCAVATION. CITY OF MADISON FORESTRY PERSONNEL SHALL ASSESS THE IMPACT TO THE TREE AND TO ITS ROOT SYSTEM PRIOR TO WORK COMMENCING. TREE PROTECTION SPECIFICATIONS CAN BE FOUND ON THE FOLLOWING WEBSITE: [HTTPS://WWW.CITYOFMADISON.COM/BUSINESS/PW/SPECS.CFM](https://www.cityofmadison.com/business/pw/specs.cfm)

6. CONTRACTOR SHALL TAKE PRECAUTIONS DURING CONSTRUCTION TO NOT DISFIGURE, SCAR, OR IMPAIR THE HEALTH OF ANY STREET TREE. CONTRACTOR SHALL OPERATE EQUIPMENT IN A MANNER AS TO NOT DAMAGE THE BRANCHES OF THE STREET TREE(S). THIS MAY REQUIRE USING SMALLER EQUIPMENT AND LOADING AND UNLOADING MATERIALS IN A DESIGNATED SPACE AWAY FROM TREES ON THE CONSTRUCTION SITE. ANY DAMAGE OR INJURY TO EXISTING STREET TREES (EITHER ABOVE OR BELOW GROUND) SHALL BE REPORTED IMMEDIATELY TO CITY FORESTRY AT 266-4816. PENALTIES AND REMEDIATION SHALL BE REQUIRED.

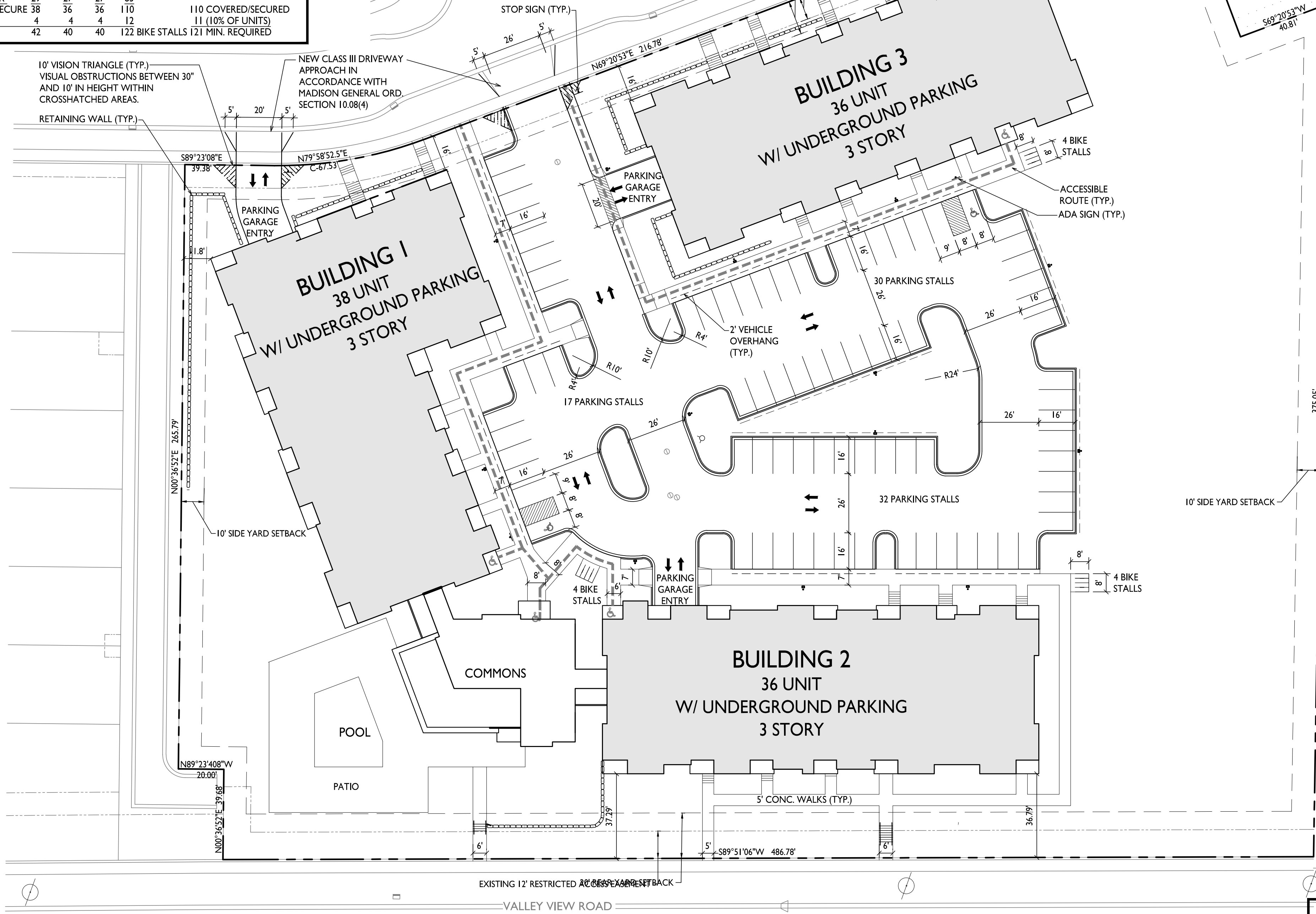
7. SECTION 107.13(G) OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION ADDRESSES SOIL COMPACTION NEAR STREET TREES AND SHALL BE FOLLOWED BY CONTRACTOR. THE STORAGE OF PARKED VEHICLES, CONSTRUCTION EQUIPMENT, BUILDING MATERIALS, REFUSE, EXCAVATED SPOILS OR DUMPING OF POISONOUS MATERIALS ON OR AROUND TREES AND ROOTS WITHIN FIVE (5) FEET OF THE TREE OR WITHIN THE PROTECTION ZONE IS PROHIBITED.

8. ON THIS PROJECT, STREET TREE PROTECTION ZONE FENCING IS REQUIRED. THE FENCING SHALL BE ERECTED BEFORE THE DEMOLITION, GRADING OR CONSTRUCTION BEGINS. THE FENCE SHALL INCLUDE THE ENTIRE WIDTH OF TERRACE AND, EXTEND AT LEAST 5 FEET ON BOTH SIDES OF THE OUTSIDE EDGE OF THE TREE TRUNK. DO NOT REMOVE THE FENCING TO ALLOW FOR DELIVERIES OR EQUIPMENT ACCESS THROUGH THE TREE PROTECTION ZONE.

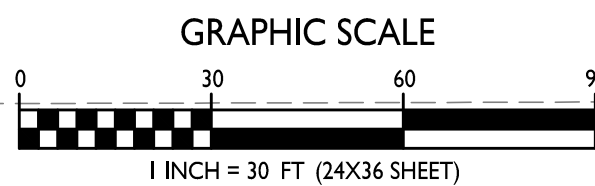
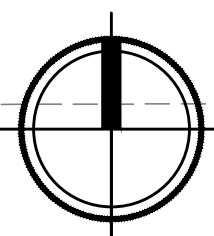
9. STREET TREE PRUNING SHALL BE COORDINATED WITH MADISON FORESTRY AT A MINIMUM OF TWO WEEKS PRIOR TO THE START OF CONSTRUCTION FOR THIS PROJECT. ALL PRUNING SHALL FOLLOW THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A300 - PART 1 STANDARDS FOR PRUNING.

10. APPROVAL OF PLANS FOR THIS PROJECT DOES NOT INCLUDE ANY APPROVAL TO PRUNE, REMOVE, OR PLANT TREES IN THE PUBLIC RIGHT-OF-WAY. PERMISSION FOR SUCH ACTIVITIES MUST BE OBTAINED FROM THE CITY FORESTER (266-4816).

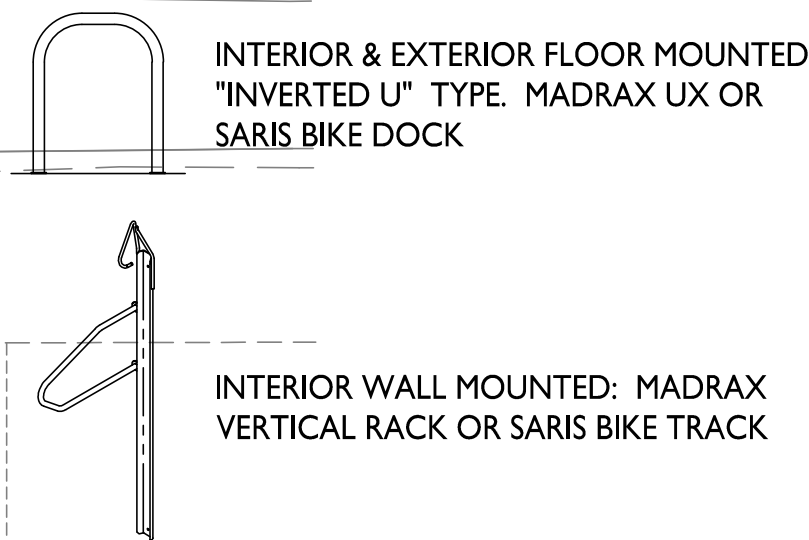
11. THE PUBLIC RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME. NO ITEMS SHOWN ON THIS SITE PLAN IN THE RIGHT-OF-WAY ARE PERMANENT AND MAY NEED TO BE REMOVED AT THE APPLICANTS EXPENSE UPON NOTIFICATION BY THE CITY.



SITE PLAN
C-1.1
1" = 30'-0"



BIKE RACKS:



SHEET INDEX

SITE	
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C-1.3	FIRE DEPARTMENT ACCESS
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A-1.2	SECOND FLOOR PLAN
A-1.3	THIRD FLOOR PLAN
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A-1.3	THIRD FLOOR PLAN
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A-2.2	ELEVATIONS (B&W)
A-2.3	ELEVATIONS (COLOR)
A-2.3	ELEVATIONS (COLOR)
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A-2.2	ELEVATIONS (B&W)
A-2.3	ELEVATIONS (COLOR)
A-2.3	ELEVATIONS (COLOR)
EXTERIOR RENDERINGS	

ISSUED

Issued For Land Use Submittal - July 29, 2020

PROJECT TITLE

Cascade
1000 Oaks

Lot 412 Western Addition
To 1000 Oaks

Sweet Willow Pass
Madison, WI

SHEET TITLE
Site Plan

SHEET NUMBER

C-1.1

PROJECT NO.

1964

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CASCADE-1000 OAKS
LOT 412 WESTER ADDITION TO 1000 OAKS
MADISON, WISCONSIN

Date: July 27, 2020
Scale: 1" = 30'-0"
Designer: kms
Job #

Seal:
To protect against legal liability,
the plans presented herein are
"schematic," and should not be
outsourced as "biddable" or
"construction documents" unless
approved by the Landscape
Designer. This is not an original
document unless stamped in
red, as ORIGINAL.

Revisions:
8.20.2020

Reference Name:
Cascade Development

City of Madison, WI Landscape Worksheet
Planned Development District
8/20/2020

DEVELOPED LOTS	SQUARE FEET	LANDSCAPE POINTS REQ.
Total Developed Area		
182,419 (lot) - 47,110 (building footprint)	145,434	2424

PLANT TYPE / ELEMENT	POINT VALUE	QUANTITY	TOTAL POINTS
Overstory Deciduous	35	23	805
Tall Evergreen Tree	35	17	595
Ornamental Tree	15	28	420
Upright Evergreen Shrub (i.e. arborvitae)	10	2	20
Shrub, deciduous	3	249	747
Shrub, evergreen	4	60	240
Ornamental Grasses/Perennials	2	140	280
Ornamental/Decorative Fencing or Wall (4pts / 10LF)	4		0
Existing Significant Specimen Tree	14		0
Landscape Furniture for public seating and/or transit connections	5		0
POINTS PROVIDED			3107

PLANT LIST

KEY	SCIENTIFIC NAME	COMMON NAME	QTY	SIZE	ROOT	STEM
DECIDUOUS TREES						
AF	<i>Acer x freemanii</i> 'Jefferson'	Autumn Blaze Maple	7	2"	B&B	
GT	<i>Gleditsia triacanthos</i> var. <i>inermis</i> 'Skyline'	Skyline Honeylocust	6	2"	B&B	
OB	<i>Quercus bicolor</i>	Swamp White Oak	3	2"	B&B	
UN	<i>Ulmus</i> 'New Horizon'	New Horizon Elm	3	2"	B&B	
TA	<i>Tilia americana</i> 'American Sentry'	American Sentry Linden	4	2"	B&B	




ORNAMENTAL TREES						
AG	<i>Amelanchier x grandiflora</i> 'Autumn Brilliance'	Autumn Brilliance Serviceberry	8	2"	B&B	tree form
MJ	<i>Malus</i> 'Jewelcole'	Red Jewel Crabapple	6	2"	B&B	
MR	<i>Malus</i> 'JFS-KW5'	Royal Raindrops Crabapple	4	2"	B&B	
SR	<i>Syringa reticulata</i> 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	10	6"	B&B	

EVERGREEN TREES						
PG	<i>Picea glauca</i> var. <i>densata</i>	Black Hills Spruce	6	6"	B&B	
PS	<i>Pinus strobus</i>	White Pine	11	6"	B&B	
TS	<i>Thuja occidentalis</i> 'Smarago'	Emerald Arborvitae	2	6"	B&B	

EVERGREEN SHRUBS						
Bg	<i>Buxus x</i> 'Green Velvet'	Green Velvet Boxwood	7	#5	Cont.	
Cp	<i>Chamaecyparis platensis</i> 'Golden Mop'	Golden Mop Japanese False Cypress	10	#5	Cont.	
Jc	<i>Juniperus chinensis</i> 'Dau's Frosted'	Dau's Frosted Juniper	5	#5	Cont.	
Pp	<i>Picea pungens</i> 'Glaucus Globosa'	Glaucus Blue Spruce	5	#5	Cont.	
Tm	<i>Taxus x media</i> 'Tauntontii'	Tauntontii Yew	33	#5	Cont.	

DECIDUOUS SHRUBS						
Dk	<i>Diervilla</i> 'G2X885411'	Kodiak Red Bush Honeysuckle	21	#3	Cont.	
Et	<i>Euonymus fortunei</i> 'Blondy'	Blondy Euonymus	12	#3	Cont.	
Ha	<i>Hydrangea arborescens</i> 'Alabaster'	Incrediball Hydrangea	24	#3	Cont.	
Hp	<i>Hydrangea paniculata</i> 'SMHPLQF'	Little Quick Fire Hydrangea	24	#3	Cont.	
Hv	<i>Hamamelis vernalis</i>	Vernal Witchhazel	5	#5	Cont.	
Iv	<i>Itea virginica</i> 'Sprich'	Little Henry Sweetspire	32	#3	Cont.	
Po	<i>Physocarpus opulifolius</i> 'Jefani'	Amber Jubilee Ninebark	9	#5	Cont.	
Pl	<i>Physocarpus opulifolius</i> 'SMPOTW'	Tiny Wine Ninebark	16	#5	Cont.	
Rp	<i>Rhododendron</i> 'FJM'	FJM Rhododendron	9	#5	Cont.	
Rk	<i>Rosa rugosa</i> 'Frau Dagmar Hartup'	Frau Dagmar Hardup Rose	33	#5	Cont.	
Sb	<i>Spiraea betulifolia</i> 'Tor Gold'	Glow Girl Spirea	55	#3	Cont.	
Vc	<i>Viburnum carlesii</i>	Korean Spice Viburnum	2	#5	Cont.	
Wf	<i>Weigela florida</i> 'Alexandra'	Wine & Roses Weigela	7	#5	Cont.	

ORNAMENTAL GRASSES & PERENNIALS						
ac	<i>Asiatic chinenensis</i> 'Viscose'	Viscose Asilibe	14	#1	Cont.	
ca	<i>Calamagrostis x acutiflora</i> 'Karl Foerster'	Karl Foerster Feather Reed Grass	18	#1	Cont.	
hg	<i>Hemerocallis</i> 'Rainbow Rhythm Going Bananas'	Going Bananas Daylily	42	#1	Cont.	
hr	<i>Hemerocallis</i> 'Rosy Returns'	Rosy Returns Daylily	29	#1	Cont.	
hv	<i>Hosta</i> 'Victory'	Victory Hosta	11	#1	Cont.	
sn	<i>Salvia nemorosa</i> 'Caradonna'	Caradonna Salvia	26	#1	Cont.	

-  Limestone Retaining Wall
-  Capitol Washed Stone / Vinyl edge
-  Brown Dyed Wood Mulch / Shovel cut edge
-  Premium Kentucky Bluegrass sod
-  Premium sunny seed blend with straw mat.
(Class 1 Type B single net)

LANDSCAPE NOTES:

- Please refer to Grading & Erosion Control Plan for final contour information.
- Individual tree and shrub groupings in lawn areas to receive wood mulch rings with shovel cut edge.
- Add street trees per the direction of the City Forester.
- Vinyl edge is Dimex EdgePro polyvinyl edging or equivalent

