

URBAN DESIGN COMMISSION APPLICATION

UDC

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



FOR OFFICE USE ONLY:

Paid _____ Receipt # _____

Date received _____

Received by _____

Aldermanic District _____

Zoning District _____

Urban Design District _____

Submittal reviewed by _____

Legistar # _____

Complete all sections of this application, including the desired meeting date and the action requested.

If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call the phone number above immediately.

1. Project Information

Address: 4728 Sheboygan Ave.

Title: Madison Yards at Hill Farms Block 6

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

UDC meeting date requested 1/29/20

- New development Alteration to an existing or previously-approved development
 Informational Initial approval Final approval

3. Project Type

- Project in an Urban Design District
 Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)
 Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)
 Planned Development (PD)
 General Development Plan (GDP)
 Specific Implementation Plan (SIP)
 Planned Multi-Use Site or Residential Building Complex

Signage

- Comprehensive Design Review (CDR)
 Signage Variance (i.e. modification of signage height, area, and setback)

Other

- Please specify _____

4. Applicant, Agent, and Property Owner Information

Applicant name Mark Theder
Street address 241 N. Broadway, Suite 400
Telephone (414) 453-0110

Company Madison Yards Block 6, LLC
City/State/Zip Milwaukee, WI 53202
Email mtheder@summitsmith.com

Project contact person Sean Roberts
Street address 241 N. Broadway, Suite 400
Telephone (414) 453-0110

Company Summit Smith Development
City/State/Zip Milwaukee, WI 53202
Email sroberts@summitsmith.com

Property owner (if not applicant) Same as Applicant
Street address _____ **City/State/Zip** _____
Telephone _____ **Email** _____

5. Required Submittal Materials

- Application Form**
- Letter of Intent**
 - If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required
 - For signage applications, a summary of how the proposed signage is consistent with the applicable CDR or Signage Variance review criteria is required.
- Development plans** (Refer to checklist on Page 4 for plan details)
- Filing fee**
- Electronic Submittal***

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

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

For projects also requiring Plan Commission approval, applicants must also have submitted an accepted application for Plan Commission consideration prior to obtaining any formal action (initial or final approval) from the UDC. All plans must be legible when reduced.

**Electronic copies of all items submitted in hard copy are required. Individual PDF files of each item submitted should be compiled on a CD or flash drive, or submitted via email to udcapplications@cityofmadison.com. The email must include the project address, project name, and applicant name. Electronic submittals via file hosting services (such as Dropbox.com) are not allowed. Applicants who are unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.*

6. Applicant Declarations

1. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with Janine Glaeser on 12/19/19
2. The applicant attests that all required materials are included in this submittal and understands that if any required information is not provided by the application deadline, the application will not be placed on an Urban Design Commission agenda for consideration.

Name of applicant Madison Yards Block 6 LLC Relationship to property Owner

Authorizing signature of property owner  Date 1/8/20

7. Application Filing Fees

Fees are required to be paid with the first application for either initial or final approval of a project, unless the project is part of the combined application process involving the Urban Design Commission in conjunction with Plan Commission and/or Common Council consideration. Make checks payable to City Treasurer. Credit cards may be used for application fees of less than \$1,000.

Please consult the schedule below for the appropriate fee for your request:

- Urban Design Districts: \$350 (per §35.24(6) MGO).
- Minor Alteration in the Downtown Core District (DC) or Urban Mixed-Use District (UMX) : \$150 (per §33.24(6)(b) MGO)
- Comprehensive Design Review: \$500 (per §31.041(3)(d)(1)(a) MGO)
- Minor Alteration to a Comprehensive Sign Plan: \$100 (per §31.041(3)(d)(1)(c) MGO)
- All other sign requests to the Urban Design Commission, including, but not limited to: appeals from the decisions of the Zoning Administrator, requests for signage variances (i.e. modifications of signage height, area, and setback), and additional sign code approvals: \$300 (per §31.041(3)(d)(2) MGO)

A filing fee is not required for the following project applications if part of the combined application process involving both Urban Design Commission and Plan Commission:

- Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)
- Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)
- Planned Development (PD): General Development Plan (GDP) and/or Specific Implementation Plan (SIP)
- Planned Multi-Use Site or Residential Building Complex

Introduction

The City of Madison's Urban Design Commission (UDC) has been created to:

- Encourage and promote high quality in the design of new buildings, developments, remodeling, and additions so as to maintain and improve the established standards of property values within the City.
- Foster civic pride in the beauty and nobler assets of the City, and in all other ways possible assure a functionally efficient and visually attractive City in the future.

Types of Approvals

There are three types of requests considered by the UDC:

- **Informational Presentation.** Applicants may, at their discretion, request to make an Informational Presentation to the UDC prior to seeking any approvals to obtain early feedback and direction before undertaking detailed design. Applicants should provide details on the context of the site, design concept, site and building plans, and other relevant information to help the UDC understand the proposal and provide feedback. (Does not apply to CDR's or Signage Variance requests)
- **Initial Approval.** Applicants may, at their discretion, request initial approval of a proposal by presenting preliminary design information. As part of their review, the Commission will provide feedback on the design information that should be addressed at Final Approval stage.
- **Final Approval.** Applicants may request Final Approval of a proposal by presenting all final project details. Recommendations or concerns expressed by the UDC in the initial approval must be addressed at this time.

Presentations to the Commission

Primarily, the UDC is interested in the appearance and design quality of projects. Emphasis should be given to the site plan, landscape plan, lighting plan, building elevations, exterior building materials, color scheme, and graphics.

When presenting projects to the UDC, applicants must fill out a registration slip provided in the meeting room and present it to the Secretary. Presentations should generally be limited to 5 minutes or as extended by motion by consent of the Commission. The Commission will withhold questions until the end of the presentation.

Applicants are encouraged to consider the use of various graphic presentation material including a locator map, photographs, renderings/model, scale drawings of the proposal in context with adjacent buildings/uses/signs, etc., as may be deemed appropriate to describe the project and its surroundings. Graphics should be mounted on rigid boards so that they may be easily displayed. **Applicants/presenters are responsible for all presentation materials, AV equipment and easels.**

URBAN DESIGN DEVELOPMENT PLANS CHECKLIST

The items listed below are minimal application requirements for the type of approval indicated. Please note that the UDC and/or staff may require additional information in order to have a complete understanding of the project.

1. Informational Presentation

- Locator Map
- Letter of Intent (If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required)
- Contextual site information, including photographs and layout of adjacent buildings/structures
- Site Plan
- Two-dimensional (2D) images of proposed buildings or structures.

Providing additional information beyond these minimums may generate a greater level of feedback from the Commission.

Requirements for All Plan Sheets

1. Title block
2. Sheet number
3. North arrow
4. Scale, both written and graphic
5. Date
6. Fully dimensioned plans, scaled at 1" = 40' or larger

**** All plans must be legible, including the full-sized landscape and lighting plans (if required)**

2. Initial Approval

- Locator Map
- Letter of Intent (If the project is within a Urban Design District, a summary of how the development proposal addresses the district criteria is required)
- Contextual site information, including photographs and layout of adjacent buildings/structures
- Site Plan showing location of existing and proposed buildings, walks, drives, bike lanes, bike parking, and existing trees over 18" diameter
- Landscape Plan and Plant List (*must be legible*)
- Building Elevations in both black & white and color for all building sides (include material callouts)
- PD text and Letter of Intent (if applicable)

Providing additional information beyond these minimums may generate a greater level of feedback from the Commission.

3. Final Approval

All the requirements of the Initial Approval (see above), **plus:**

- Grading Plan
- Proposed Signage (if applicable)
- Lighting Plan, including fixture cut sheets and photometrics plan (*must be legible*)
- Utility/HVAC equipment location and screening details (with a rooftop plan if roof-mounted)
- PD text and Letter of Intent (if applicable)
- Samples of the exterior building materials (presented at the UDC meeting)

4. Comprehensive Design Review (CDR) and Variance Requests (*Signage applications only*)

- Locator Map
- Letter of Intent (a summary of how the proposed signage is consistent with the CDR or Signage Variance criteria is required)
- Contextual site information, including photographs of existing signage both on site and within proximity to the project site
- Site Plan showing the location of existing signage and proposed signage, dimensioned signage setbacks, sidewalks, driveways, and right-of-ways
- Proposed signage graphics (fully dimensioned, scaled drawings, including materials and colors, and night view)
- Perspective renderings (emphasis on pedestrian/automobile scale viewsheds)
- Illustration of the proposed signage that meets Ch. 31, MGO compared to what is being requested.
- Graphic of the proposed signage as it relates to what the Ch. 31, MGO would permit

January 8, 2020

Revised January 23, 2020

Urban Design Commission
215 Martin Luther King Jr. Blvd.
PO Box 2985
Madison, WI 53701

Subject: **Project Narrative – UDC Informational
Madison Yards – Block 6
Madison, WI**

The following is submitted together with the plans, and application for staff review.

Civil Engineer / Planning / Landscape Architecture Consultant:

JSD Professional Services, Inc.
161 Horizon Drive, Suite 101
Verona, WI 53593
Contact: Kevin Yeska
608-848-5060
Email: kevin.yeska@jsdinc.com

Introduction:

The Block 6 development at Madison Yards is a 3.707-acre platted lot at the southeast corner of University Avenue and Segoe Road. Block 6 will consist of a private street network including a primary north-south access drive (Gardener Road) and an east-west drive (Madison Yards Way). Internal Streets C and D will frame the west and south sides of the Central Green, a large open space for community gatherings and events. Completion of Block 6 utilities, streets and pedestrian terraces will provide the necessary infrastructure for future buildings to be constructed throughout Madison Yards.

Block 6 contains existing utility and roadway improvements along a portion of Madison Yards Way and Gardener Road, a primary vehicular thoroughfare currently providing access to the Hill Farms State Office Building. (Refer to Context Map, Existing Site Photos, and Topographic Survey) Public easements for access, sanitary sewer and watermain improvements have been recorded over a portion of Block 6 (Refer to Final Plat), but future easements will need to be finalized/recorded upon design completion of proposed roadways and utilities (Refer to Overall Utility Plan). The proposed streets will provide one connection east to Segoe Road via Madison Yards Way and two connections south to Sheboygan Avenue via Gardener Road and Street C (Refer to Overall Site Plan). The proposed roadway sections, bike lanes, amenity zones, bike/pedestrian terraces and building setbacks will be designed consistent with the approved GDP. Each roadway section varies based on proposed use, turning movements, and fire access needs. Loading and on-street parking stalls will be provided in areas consistent with the GDP while two (2) proposed B-Cycle stations, one (1) bicycle repair station and three (3) bus shelters will encourage multimodal forms of transportation for residents and visitors alike. The street terraces, or amenity areas, will provide pedestrian seating, bike parking, street trees, and additional plantings to establish a pedestrian friendly environment.

The Central Green will be constructed simultaneously with the utility and street networks of Madison Yards to serve as a gathering place for residents, neighbors and visitors. It will host various activities such as Farmers Markets, small concerts, art fairs, outdoor movies, and more. A proposed restaurant building will frame the west boundary of the Central Green while a portion of Gardener Road and Street D will serve as the festival street, an extension of the Central Green when blocked from vehicular traffic for events. These streets will function as normal streets for day to day use, but have the ability to be closed during events. The lawn area will remain fairly open with limited plantings and/or subsurface structures due to the existing underground detention chamber beneath the lawn area. Additional program elements throughout the Central Green shall consist of a stage, passive hammock area, staircase and seat wall resting opportunities, tables and chairs, artistic monuments, corten steel accents, site furnishings and creative vehicular barriers. (Refer to Central Green Concept Plan)

Schedule:

Block 6 is scheduled to be permitted and break ground in summer of 2020 with completion in late 2021 (with the exception of the central green restaurant building which will follow once a tenant is secured).

Plans:

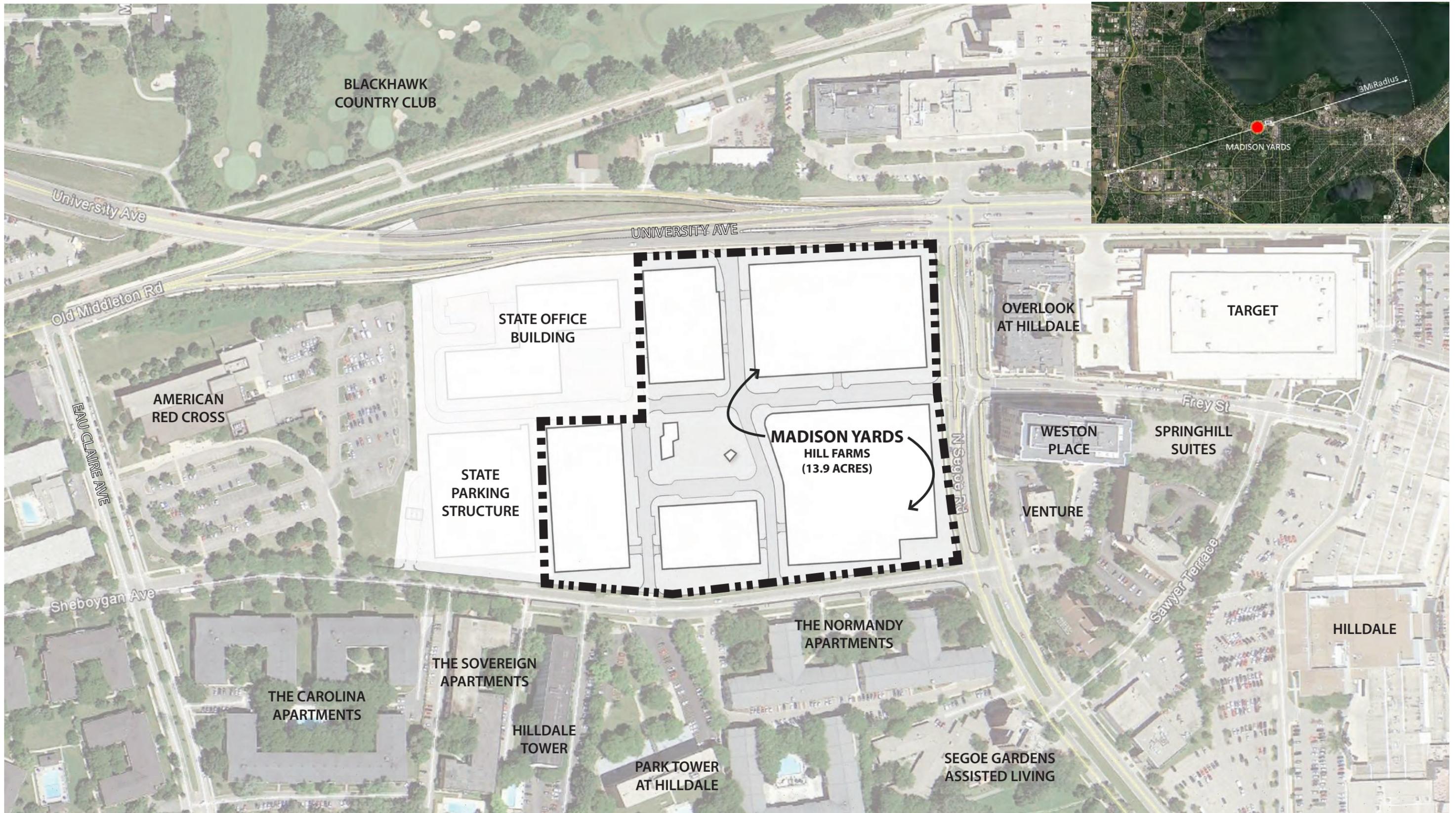
The following plans are submitted in support of this application:

- Site Location Map
- Contextual Site Information
- Existing Site Photos
- Topographic Survey with Phase 1 Highlights
- Madison Yards at Hill Farms Final Plat
- C2.0 - Overall Site Plan
- C4.0 - Overall Utility Plan
- Street Tree Exhibit
- Planting Opportunities Exhibit
- Planting Concepts Exhibit
- Central Green Concept Plan
- Concept Plant List and Images

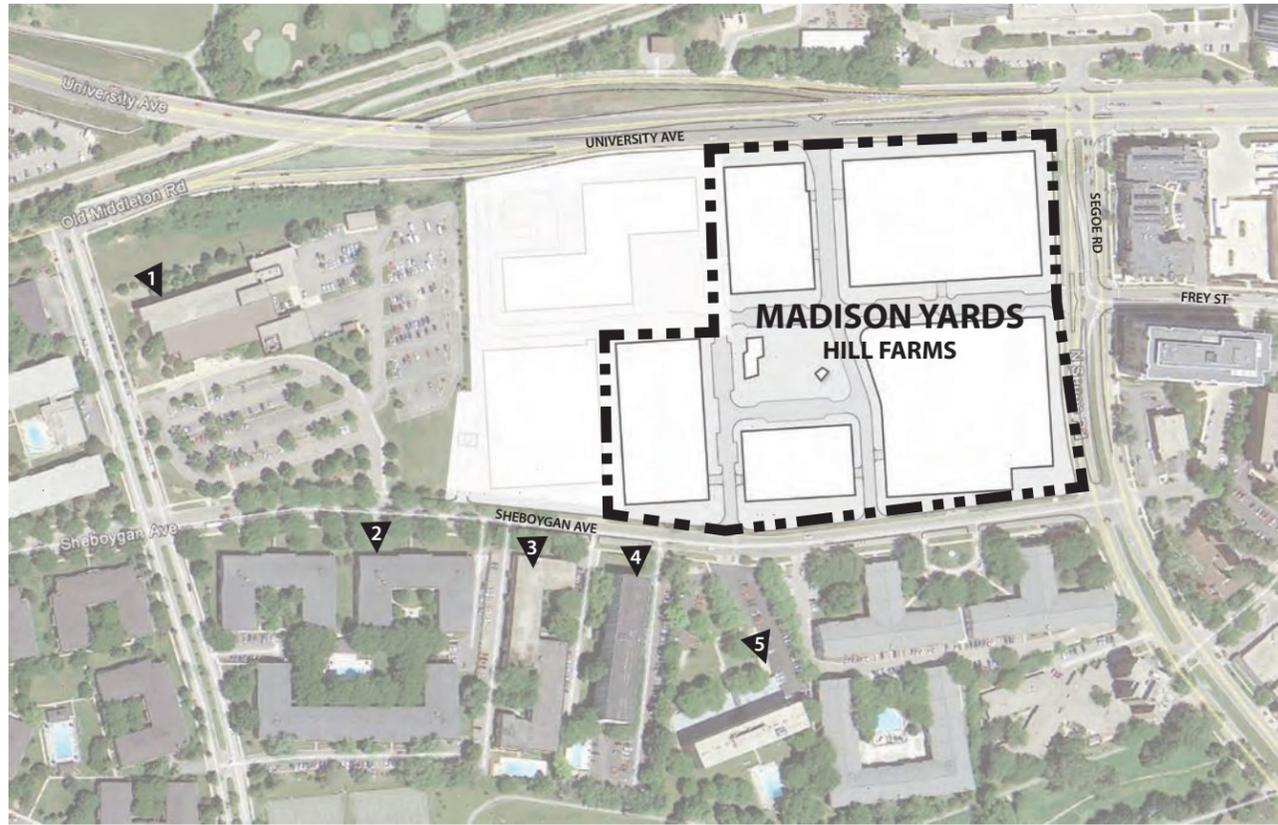
Thank you for your consideration of this project.

Sincerely,

Kevin Yeska
JSD Professional Services, Inc.



LOCATION MAP



1. AMERICAN RED CROSS



2. THE CAROLINA APARTMENTS



3. THE SOVEREIGN APARTMENTS

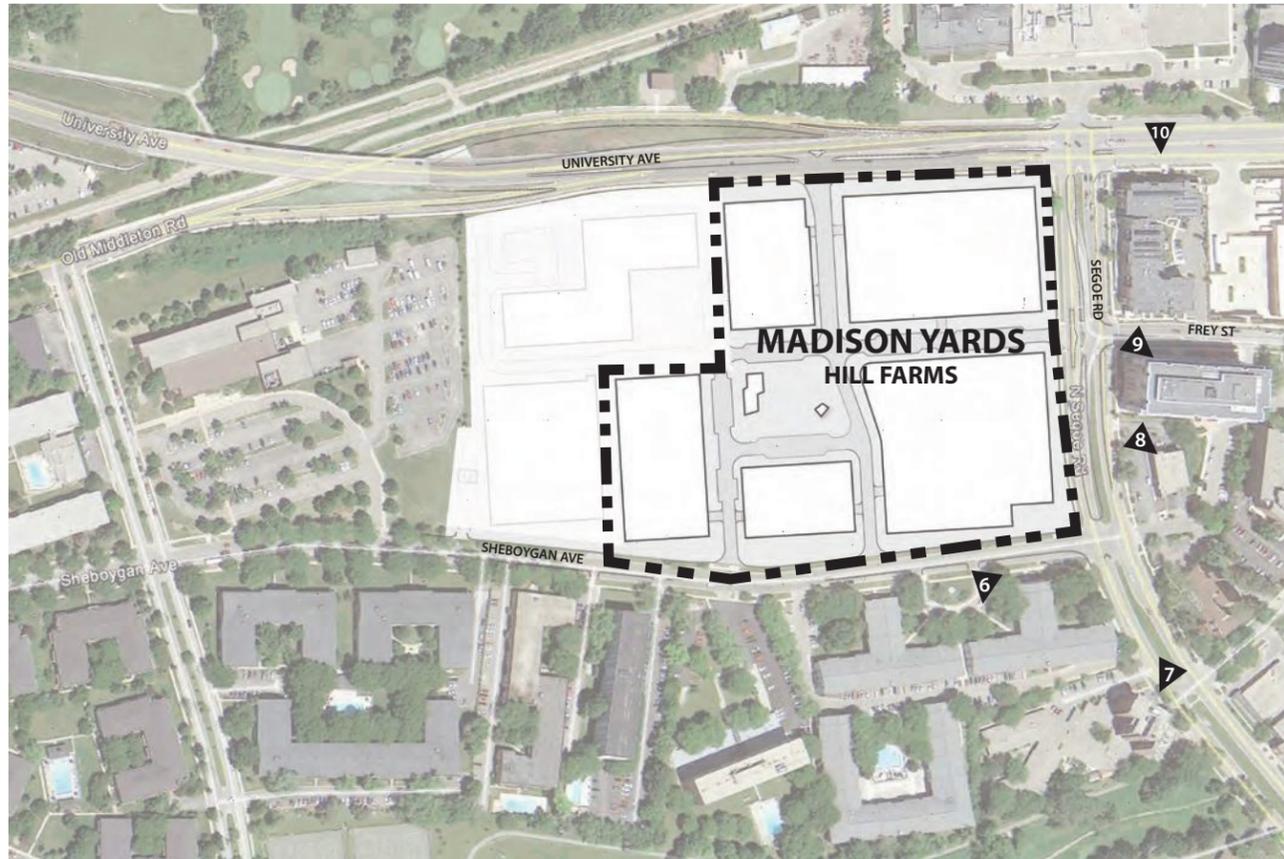


4. HILLDALE TOWER



5. PARK TOWER AT HILLDALE

CONTEXTUAL SITE INFORMATION



6. THE NORMANDY APARTMENTS



7. SEGOE GARDENS ASSISTED LIVING



8. VENTURE



9. WESTON PLACE



10. OVERLOOK AT HILLDALE

CONTEXTUAL SITE INFORMATION



MADISON YARDS

MADISON, WI

EXISTING SITE PHOTOS

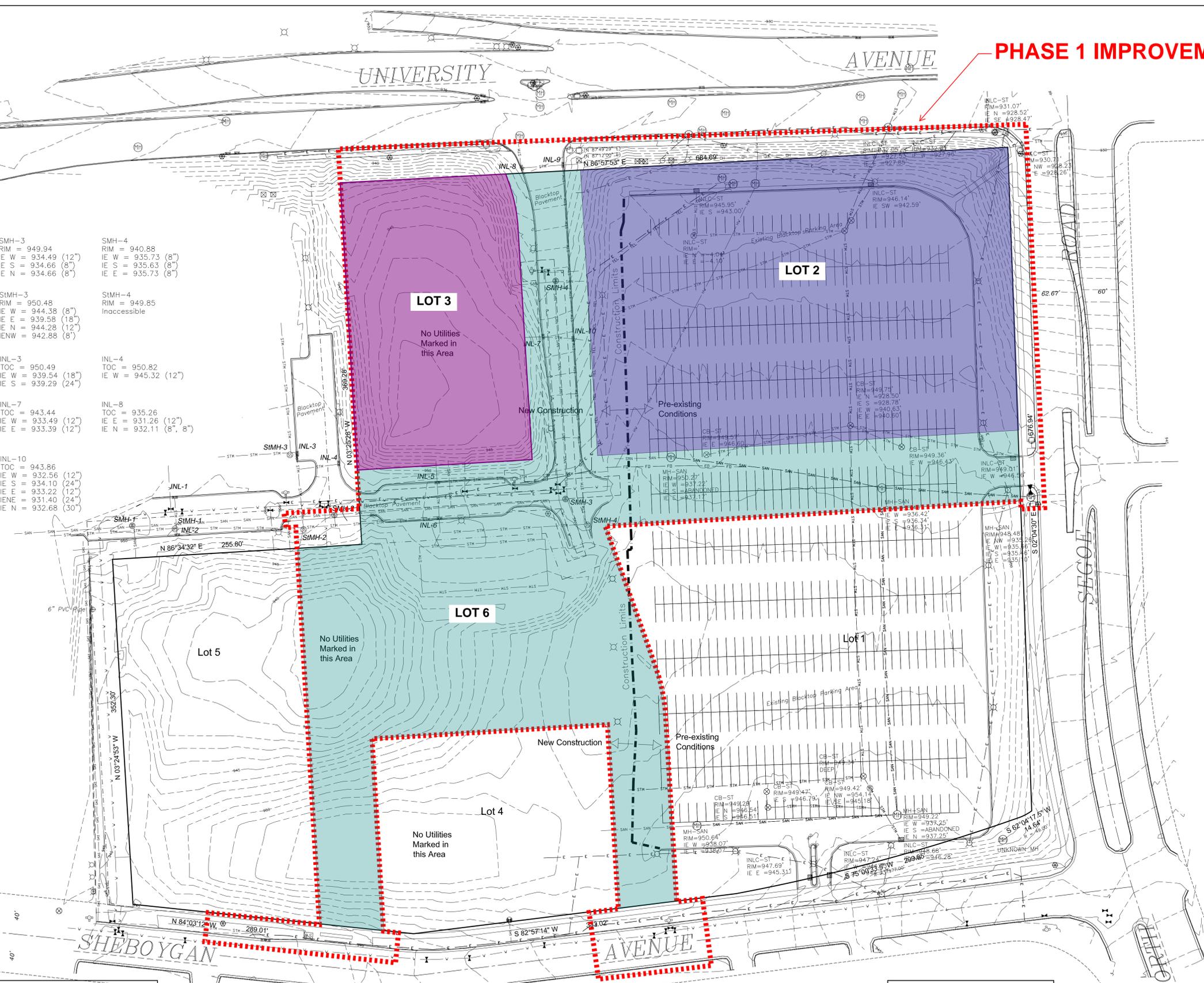


PHASE 1 IMPROVEMENT BOUNDARY

SMH-1 RIM = 948.33 IE W = 929.91 (12") IE S = 936.23 (6") IE E = 929.95 (12")	SMH-2 RIM = 949.92 IE W = 933.00 (12") IE S = 933.27 (12") IE E = 933.14 (12")	SMH-3 RIM = 949.94 IE W = 934.49 (12") IE S = 934.66 (8") IE E = 934.66 (8")	SMH-4 RIM = 940.88 IE W = 935.73 (8") IE S = 935.63 (8") IE E = 935.73 (8")
SIMH-1 RIM = 948.98 IE W = 939.28 (30") IE S = 944.43 (12") IE E = 938.88 (24") IE N = 944.48 (12")	SIMH-2 RIM = 950.54 IE W = 938.49 (24") IE S = 945.64 (12") IE E = 938.84 (30") IE N = 938.89 (18")	SIMH-3 RIM = 950.48 IE W = 944.38 (8") IE S = 939.58 (18") IE E = 944.28 (30") IENW = 942.88 (8")	SIMH-4 RIM = 950.85 Inaccessible
INL-1 TOC = 950.48 IE S = 945.98 (12")	INL-2 TOC = 949.38 IE N = 944.66 (12")	INL-3 TOC = 950.49 IE W = 939.54 (18") IE S = 939.29 (24")	INL-4 TOC = 950.82 IE W = 945.32 (12")
INL-5 TOC = 949.34 IE S = 937.84 (24") IE E = 940.19 (24") IE N = 939.69 (12")	INL-6 TOC = 949.28 IE W = 937.48 (24") IE S = 936.78 (36") IE N = 936.98 (24")	INL-7 TOC = 943.44 IE W = 933.49 (12") IE E = 933.39 (12")	INL-8 TOC = 935.26 IE E = 931.26 (12") IE N = 932.11 (8", 8")
INL-9 TOC = 935.73 IE W = 931.03 (12") IE S = 929.27 (30") IE E = 929.17 (30")	INL-9 TOC = 943.86 IE S = 929.27 (30") IE E = 929.17 (30")	INL-10 TOC = 943.86 IE W = 932.56 (12") IE S = 934.10 (24") IE E = 933.22 (12") IENE = 931.40 (24") IE N = 932.68 (30")	

Legend

This survey is subject to any and all easements and agreements both recorded and unrecorded.
 The disturbance of a survey stake by anyone is in violation of Section 236.32 of Wisconsin Statutes.
 Wetlands, if present, have not been delineated.
 This survey shows visible, above-ground improvements only. No guarantee is made for below-ground structures.
 Contour interval = 1 foot



BIRRENKOTT SURVEYING INC.

LAND SURVEYING & PERC TESTING
 P.O. BOX 237
 1677 N. BRISTOL ST. SUN PRAIRIE, WIS. 53590
 (608) 837-7463
 FAX (608) 837-1081

TOPOGRAPHIC SURVEY

Rev: JANUARY 6, 2020 NOVEMBER 21, 2019

SURVEYED BY	T.A.S.
DRAWN BY	M.A.P.
CHECKED BY	M.A.P./D.V.B.
APPR'D BY	D.V.B.

PREPARED FOR:
 SG HILL FARMS LLC
 889 E. JOHNSON STREET
 FOND DU LAC, WI 54935
 414-453-0110

JOB NO.	171132
SHEET	1 OF 1
FB	375/42

REVIEW DRAWING
NOT TO BE USED
FOR CONSTRUCTION

PLAN MODIFICATIONS:

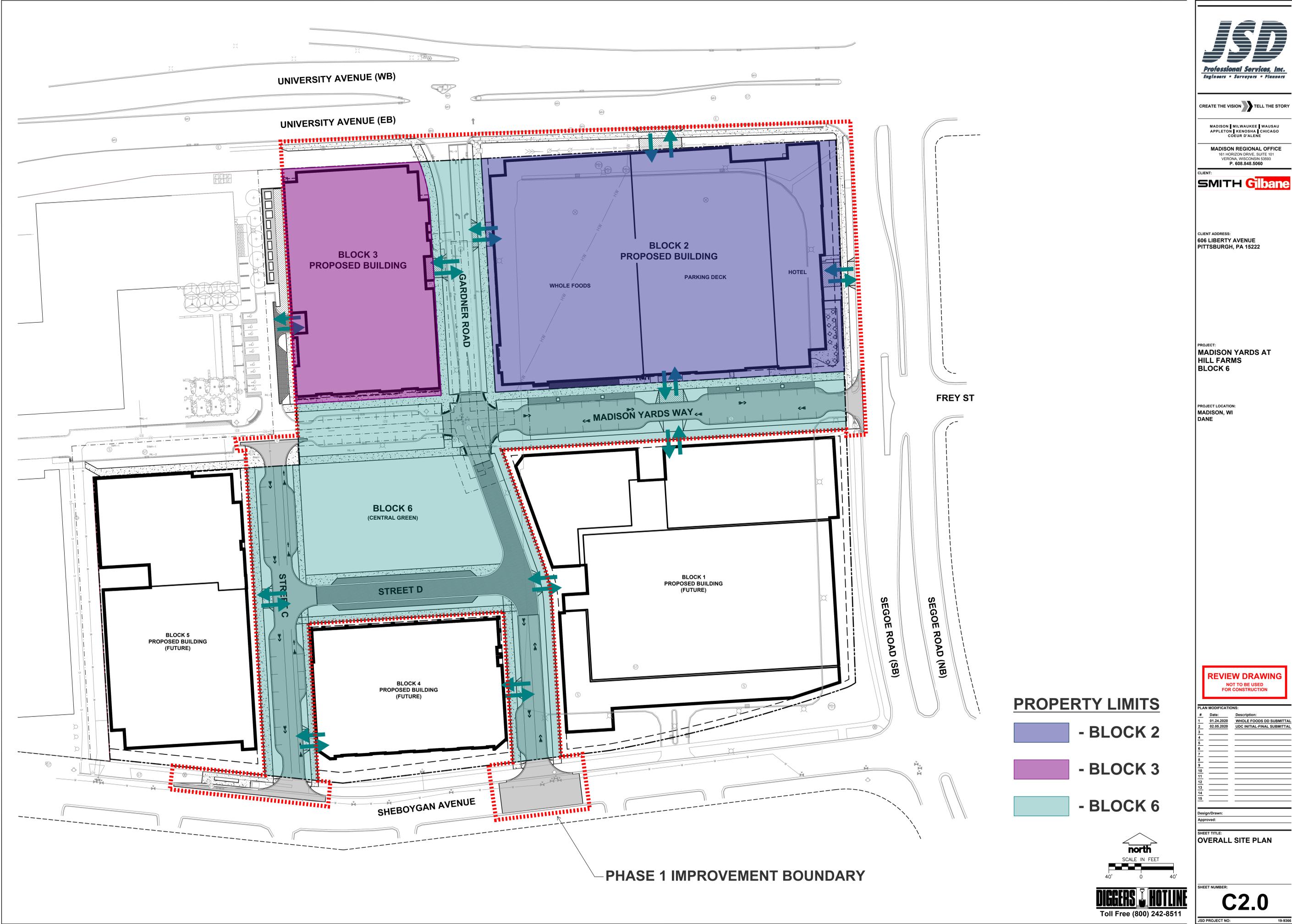
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2	02.05.2020	UDC INITIAL-FINAL SUBMITTAL
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Design/Drawn:
Approved:

SHEET TITLE:
OVERALL SITE PLAN

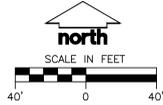
SHEET NUMBER:
C2.0

JSD PROJECT NO: 19-0366



PROPERTY LIMITS

- BLOCK 2
- BLOCK 3
- BLOCK 6



DIGGERS HOTLINE
Toll Free (800) 242-8511

PHASE 1 IMPROVEMENT BOUNDARY

File: I:\2019\190366\DWG\Sheet190366_Bulk_C2.0_Site_Plan.dwg Layout: C2.0_Site_Plan.dwg Plot: Jan 22, 2020 7:17am Xref:

REVIEW DRAWING
NOT TO BE USED
FOR CONSTRUCTION

PLAN MODIFICATIONS:

#	Date	Description
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2	02.05.2020	UDC INITIAL-FINAL SUBMITTAL
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Design/Drawn:
Approved:

SHEET TITLE:
OVERALL UTILITY PLAN

SHEET NUMBER:
EXHIBIT



File: I:\2019\190366\DWG\190366-Block 6 - UTILITY PLAN.dwg Layout: EXHIBIT User: amyrae Printed: Jan 22, 2020 3:56pm Xref:

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF JSD PROFESSIONAL SERVICES, INC.

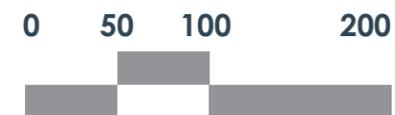


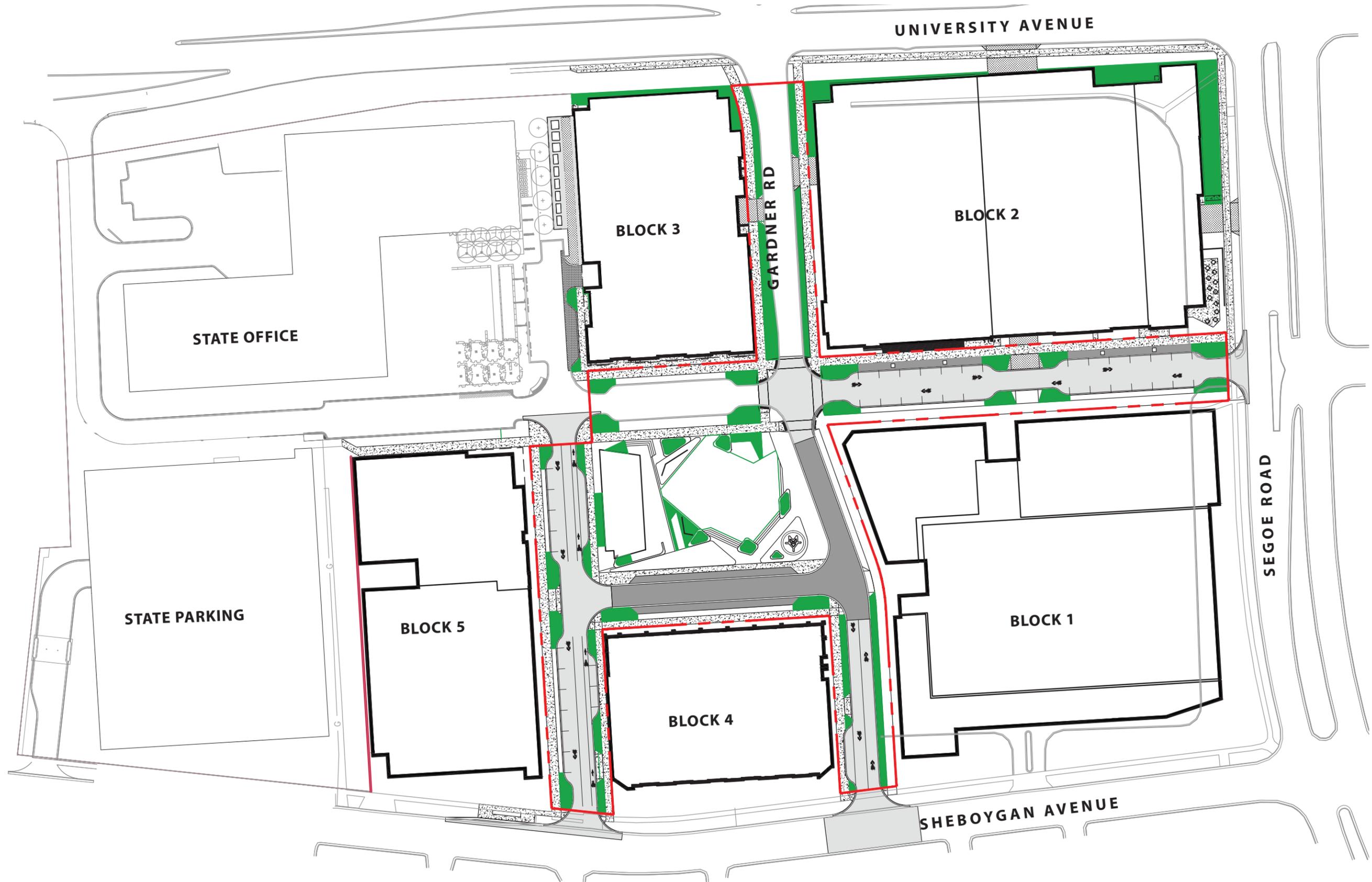
MADISON YARDS - BLOCK 6

STREET TREES

MADISON, WI

DATE: 01.23.2020



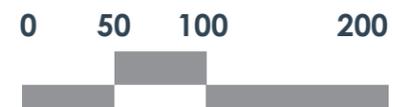


MADISON YARDS - BLOCK 6

PLANTING OPPORTUNITIES

MADISON, WI

DATE: 01.23.2020



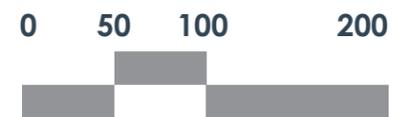


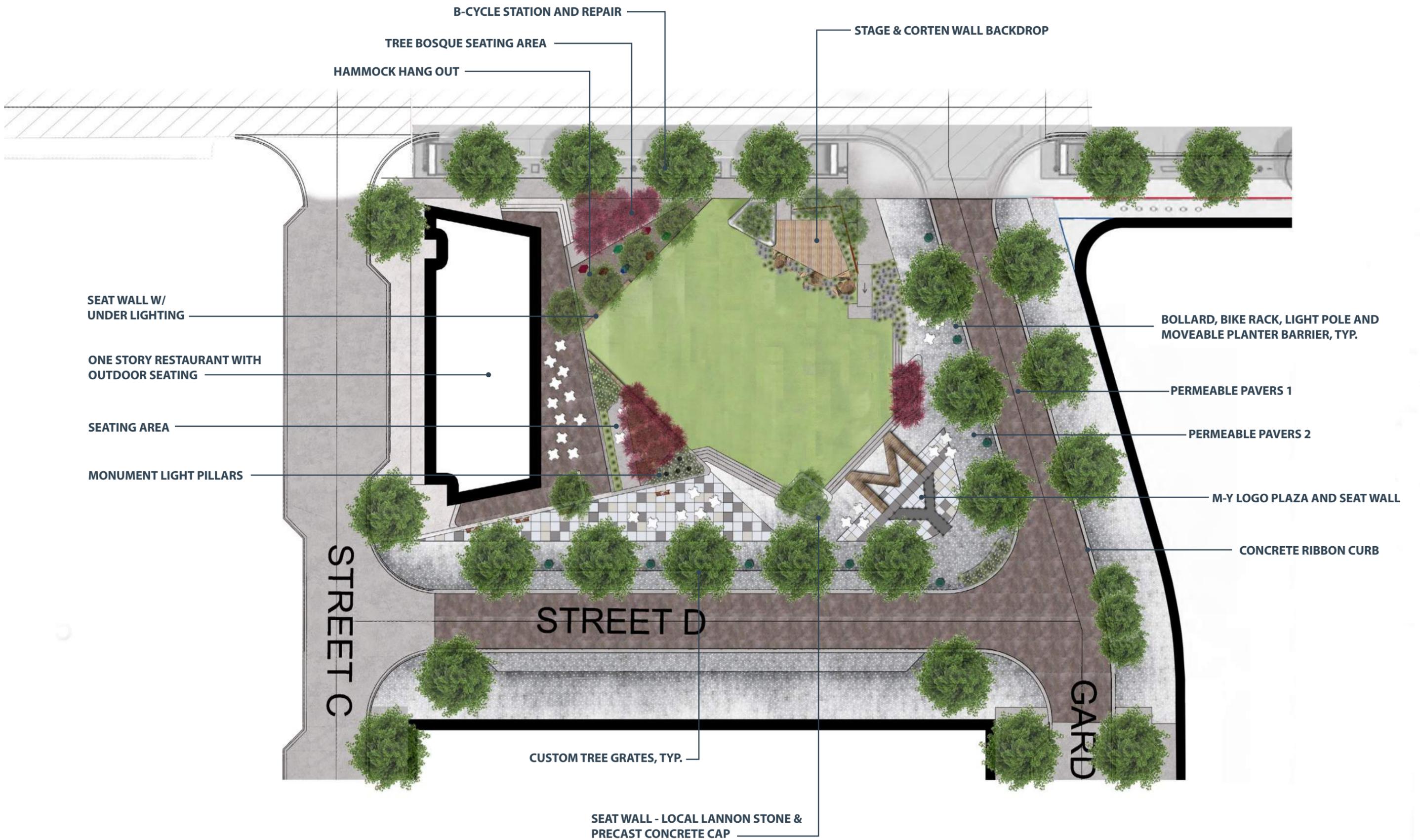
MADISON YARDS - BLOCK 6

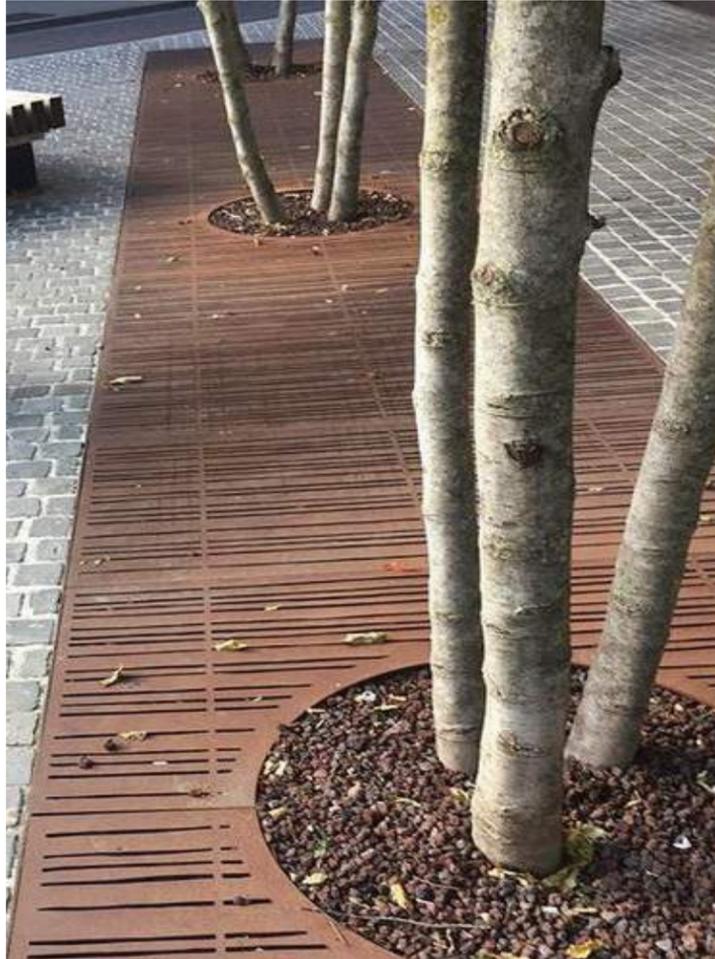
PLANTING CONCEPTS

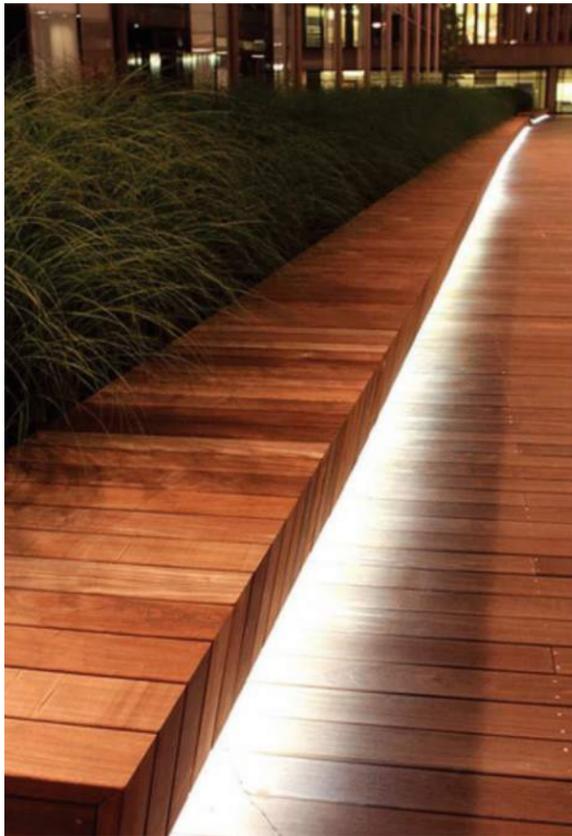
MADISON, WI

DATE: 01.23.2020









MADISON YARDS

MADISON, WI

DATE: 01.23.2020

MATERIAL CONCEPTS

SMITH Gilbane

JSD Professional Services, Inc.
• Engineers • Surveyors • Planners


MADISON YARDS
HILL FARMS

CANOPY TREES

Fall Fiesta Sugar Maple
Marmo Freeman Maple
Swamp White OAK
Exclamation London Planetree
Chicagoland Hackberry
Dura Heat River Birch
Princeton Sentry Ginko
Espresso Kentucky Coffeetree

ORNAMENTAL TREES

Apollo Sugar Maple
Spring Flurry Serviceberry
Shadblow Serviceberry
Musclewood
Regal Prince Columnar Oak
Royal Raindrops Crabapple
Adams Crabapple

CONIFEROUS TREES

Chalet Swiss Stone Pine
Pyramidal Arborvitae

SHRUBS - DECIDUOUS

Standing Ovation Serviceberry
Low Scape "Hedger" Chokeberry
Low Scape "Mound" Chokeberry
Iroquois Black Beauty Chokeberry
Arctic Fire Dogwood
Cool Splash Honeysuckle
Little Quickfire Hydrangea
Jim Dandy Winterberry
Red Sprite Winterberry
Donna May Ninebark
Center Glow Ninebark

SHRUBS - CONIFEROUS

Everlow Yew
Buffalo Juniper
Sea of Gold Juniper
Kallsys Compact Juniper
Pumilio Mugo Pine

Acer saccharum 'Bailsta'
Acer freemanii 'Marmo'
Quercus bicolor
Platanus x acerifolia 'Morton Circle'
Celtis occidentalis 'Chicagoland'
Betula nigra 'BNMTF'
Ginkgo biloba 'Princeton Sentry'
Gymnocladus dioicus 'Espresso'

Acer saccharum 'Barrett Cole'
Amelanchier laevis 'JFS-Arb'
Amelanchier canadensis
Carpinus caroliniana
Quercus robur x bicolor
Malus 'JFS-KW5'
Malus x Adams

Pinus cembra 'Chalet'
Thuja occidentalis 'Pyramidalis'

Amelanchier alnifolia 'Obelisk'
Aronia melanocarpa UCONNAM 166
Aronia melanocarpa 'UCONNAM165'
Aronia melanocarpa 'Morton'
Cornus stolonifera 'Farrow'
Diervilla sessilifolia
Hydrangea paniculata SMHPLQF
Ilex verticillata
Ilex verticillata
Physocarpus
Physocarpus

Taxus x media "everlow"
Juniperus savbina 'Buffalo'
Juniperus chinensis Sea of Gold
Juniperus chinensis "Pfitzeriana Kallay"
Pinus mugo var. *pumilio*

PERENNIALS & GRASSES

Summer Beauty Allium
Montrose White Calamintha
Stiff Coreopsis
Coneflower - Tiki Torch
Coneflower - PowWow White
Coneflower - Firebird
Joe Pye Weed - Baby Joe
Prairie Smoke
Tiny Monster Geranium
Wild Geranium
Lesser Catmint
Variegated Iris
Blazing Star Kobold
Showy Black Eyed Susan
Phlox Prairie
Obedient Plant Miss Manners
Salvia Caradonna

GRASSES

Prairie Dropseed 'Tara'
Shenandoah Switch Grass
Heavy Metal Switch Grass
Northwind Switch Grass
Little Bluestem 'Blue Heaven'
Overdam Feather Reed Grass

Allium 'tanguticum'
Calamintha nepeta 'Montrose White'
Coreopsis palmata
Echinacea 'Tiki Torch'
Echinacea purpurea 'PowWow White'
Echinacea x firebird
Eupatorium dubium 'Baby Joe' PP20,320
Geum triflorum
Geranium x 'Tiny Monster'
Geranium maculatum
Calamintha nepeta ssp. nepeta
Iris pallida 'Variegata'
Liatris spicata
Rudbeckia fulgida va. *Speciosa*
Phlox pilosa
Physotegia irginiana
Salvia nermerosa 'Caradonna'

Sporobolus heterolepis 'Tara'
Panicum virgatum 'Shenandoah'
Panicum virgatum 'Heavy Metal'
Panicum virgatum "Northwind"
Schizachyrium scoparium 'Blue Heaven'
Calamagrostis acutiflora 'Overdam'



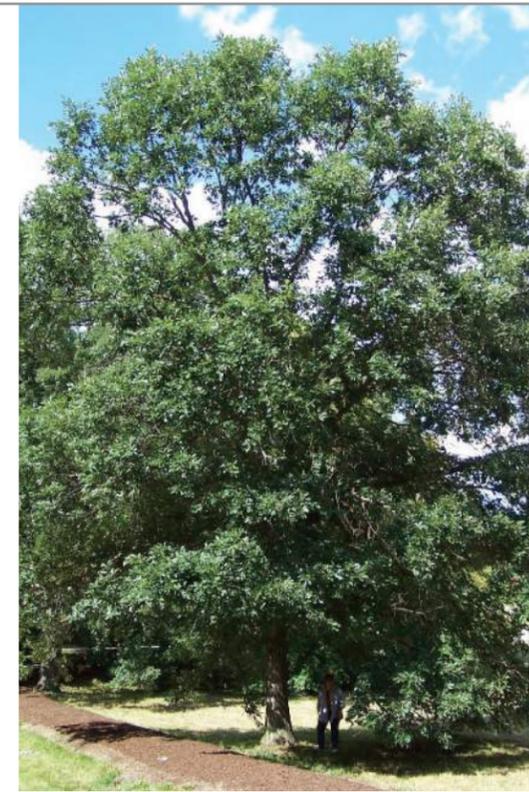
MARMO MAPLE



AUTUMN BRILLIANCE SERVICEBERRY



REGAL PRINCE OAK



SWAMP WHITE OAK



PRINCETON SENTRY GINKGO



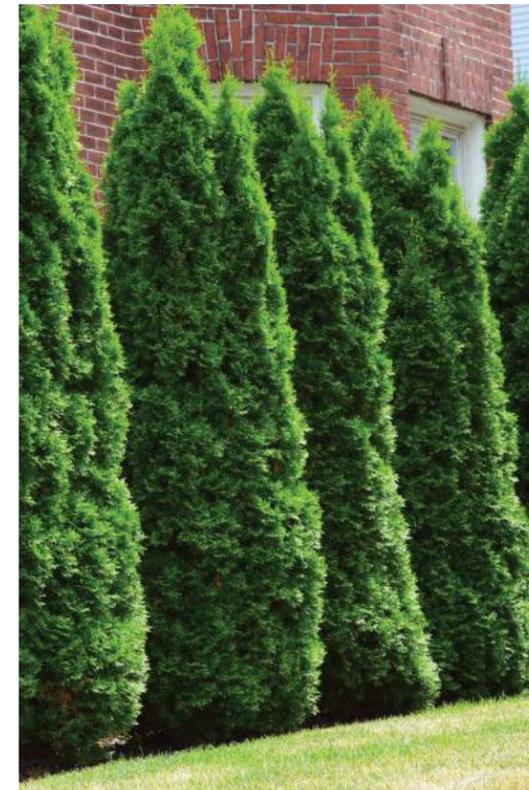
STANDING OVATION SERVICEBERRY



CHALET SWISS STONE PINE



APOLLO MAPLE



PYRAMIDAL ARBORVITAE



DURA HEAT RIVER BIRCH



CENTER GLOW NINEBARK



LOWSCAPE CHOKEBERRY



ARCTIC FIRE DOGWOOD



LITTLE QUICKFIRE HYDRANGEA



COMPACT KALLAY JUNIPER



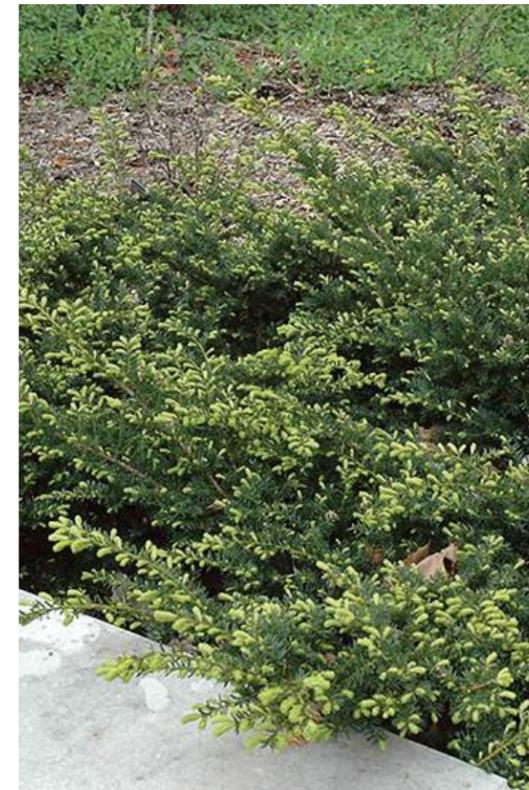
WINTERBERRY



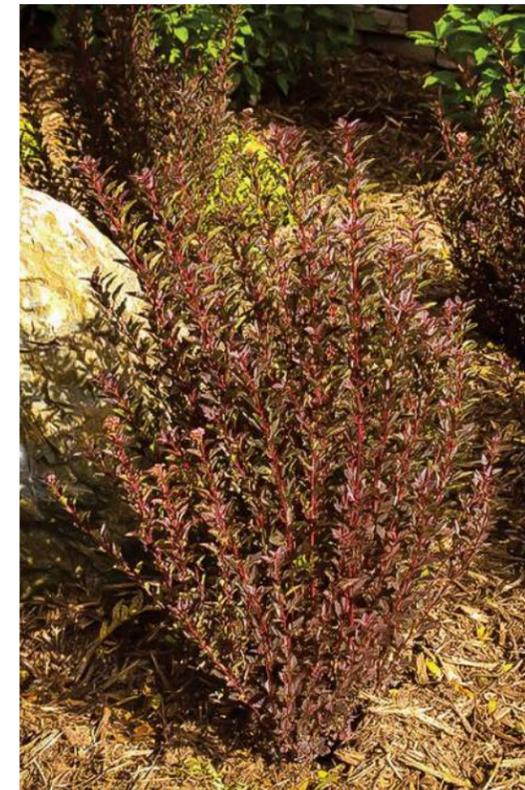
COOL SPLASH HONEYSUCKLE



PUMILIO MUGO PINE



EVERLOW YEW



DONNA MAY NINEBARK



MONTROSE WHITE CALAMINTHA



TIKI TORCH CONEFLOWER



POW WOW CONEFLOWER



CARADONNA SALVIA



SHOWY BLACK EYED SUSAN



GERANIUM



LITTLE BLUESTEM GRASS



OVERDAM FEATHER REED GRASS



PRAIRIE DROPSEED



SHENANDOAH SWITCH GRASS