



# City of Madison

## Proposed Rezoning

Location  
36 S Brooks Street

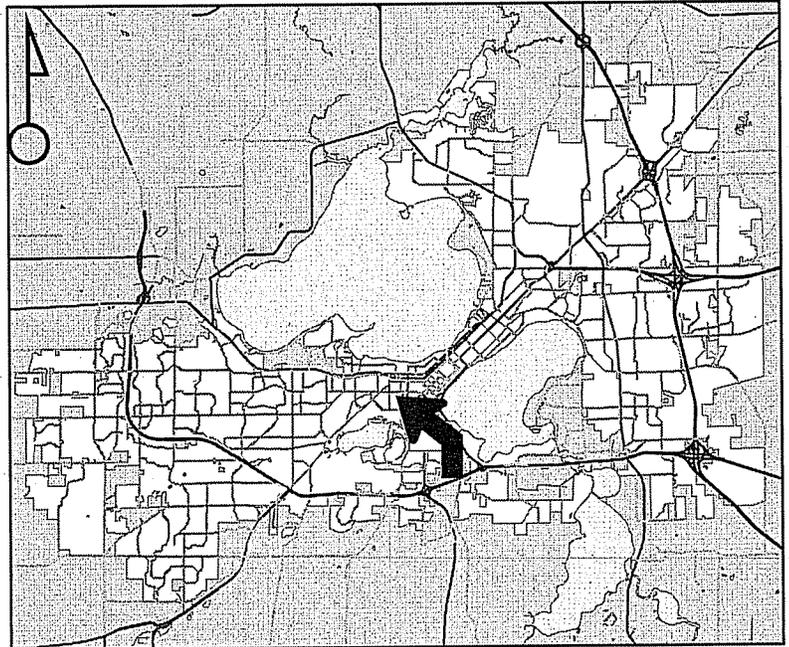
Applicant  
Kevin Shitchler / James Moravec,  
Potter Lawson

From: PD To: Amended PD(GDP-SIP)

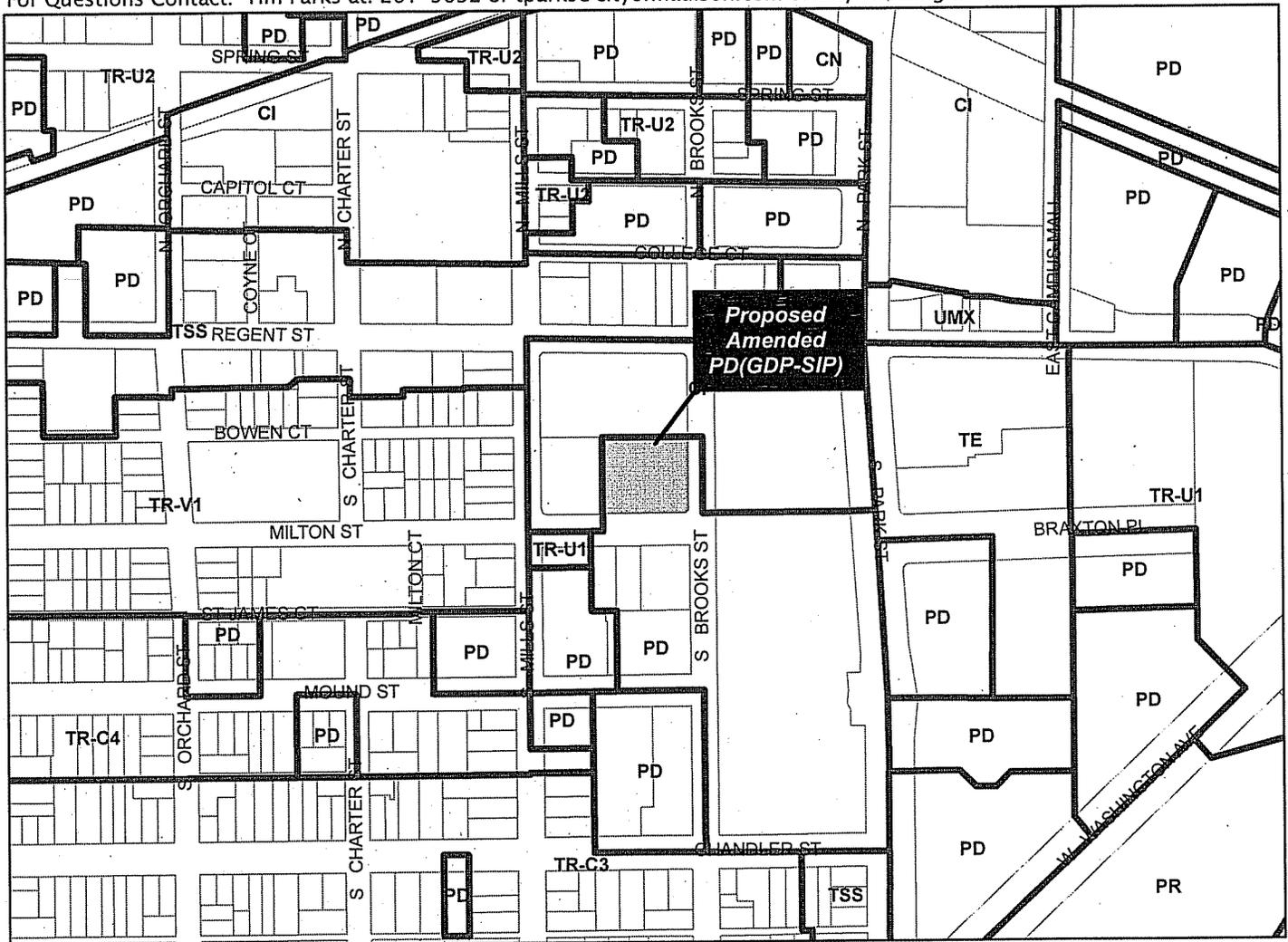
Existing Use  
Medical Office

Proposed Use  
Amend Meriter Hospital General Development  
Plan and approve Specific Implementation  
Plan to construct an emergency generator  
facility for hospital campus

Public Hearing Date  
Plan Commission  
20 November 2017  
Common Council  
5 December 2017

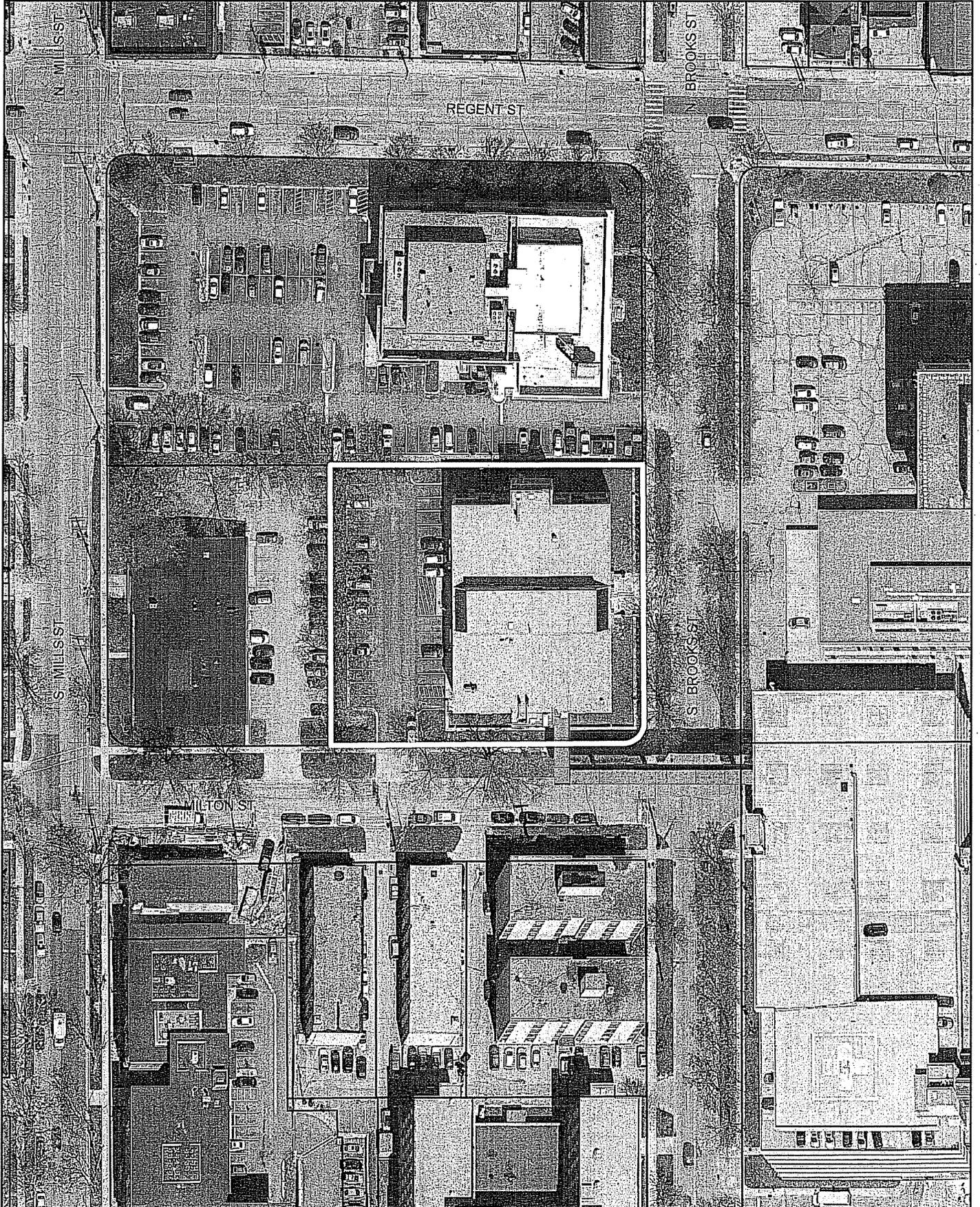


For Questions Contact: Tim Parks at: 261-9632 or [tparks@cityofmadison.com](mailto:tparks@cityofmadison.com) or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : PPE : Date : 13 November 2017



# LAND USE APPLICATION

# LND-B

City of Madison  
 Planning Division  
 126 S. Hamilton St.  
 P.O. Box 2985  
 Madison, WI 53701-2985  
 (608) 266-4635



### FOR OFFICE USE ONLY:

Paid \_\_\_\_\_ Receipt # \_\_\_\_\_  
 Date received \_\_\_\_\_  
 Received by \_\_\_\_\_  
 Parcel # \_\_\_\_\_  
 Aldermanic district \_\_\_\_\_  
 Zoning district \_\_\_\_\_  
 Special requirements \_\_\_\_\_  
 Review required by \_\_\_\_\_  
 UDC  PC  
 Common Council  Other \_\_\_\_\_  
 Reviewed By \_\_\_\_\_

CITY OF MADISON

SEP 11 2017

Planning & Community & Economic Development

All Land Use Applications must be filed with the Zoning Office at the above address.

This completed form is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application found on the City's web site.

### 1. Project Information

Address: 36 SOUTH BROOKS STREET  
 Title: UNITY POINT MERITER ELECTRICAL SERVICES FACILITY

### 2. This is an application for (check all that apply)

- Zoning Map Amendment (rezoning) from \_\_\_\_\_ to \_\_\_\_\_
- Major Amendment to an Approved Planned Development-General Development Plan (PD-GDP) Zoning
- Major Amendment to an Approved Planned Development-Specific Implementation Plan (PD-SIP)
- Review of Alteration to Planned Development (PD) (by Plan Commission)
- Conditional Use or Major Alteration to an Approved Conditional Use
- Demolition Permit
- Other requests

### 3. Applicant, Agent and Property Owner Information

Applicant name KEVIN SNITZLER Company UNITY POINT HEALTH - MERITER  
 Street address 202 S. PARK STREET City/State/Zip MADISON, WI 53715  
 Telephone (608) 417-6591 Email KEVIN.SNITZLER@UNITYPOINT.ORG  
 Project contact person JAMES MORAVEC Company POTTER LAWSON INC.  
 Street address 749 UNIVERSITY ROW STE 300 City/State/Zip MADISON WI 53705  
 Telephone (608) 274-2741 Email JIMM@POTTERLAWSON.COM  
 Property owner (if not applicant) \_\_\_\_\_  
 Street address \_\_\_\_\_ City/State/Zip \_\_\_\_\_  
 Telephone \_\_\_\_\_ Email \_\_\_\_\_

4. Project Description

Provide a brief description of the project and all proposed uses of the site:

CONSTRUCT A TWO STORY BUILDING TO HOUSE 3 EMERGENCY GENERATORS PLUS ASSOCIATED SWITCH GEAR

Scheduled start date JANUARY 2018 Planned completion date DECEMBER 2018

5. Required Submittal Materials

Refer to the Land Use Application Checklist for detailed submittal requirements.

- Checklist of required materials including Filing fee, Land Use Application, Letter of intent, Legal description, Pre-application notification, Vicinity map, Survey or existing conditions site plan, Development plans, Land Use Application Checklist (LND-C), Supplemental Requirements, and Electronic Submittal\*.

\*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 pcapplications@cityofmadison.com.

For concurrent UDC applications a separate pre-application meeting with the UDC Secretary is required prior to submittal. Following the pre-application meeting, a complete UDC Application form and all other submittal requirements must be submitted to the UDC Secretary.

6. Applicant Declarations

Pre-application meeting with staff. Prior to preparation of this application, the applicant is strongly encouraged to discuss the proposed development and review process with Zoning and Planning Division staff.

Planning staff KEVIN FIRTHOW Date 6/27/17
Zoning staff MATT TUCKERT Date 6/27/17

- Demolition Listserv
Public subsidy is being requested (indicate in letter of intent)

Pre-application notification: The zoning code requires that the applicant notify the district alder and any nearby neighborhood and business associations in writing no later than 30 days prior to FILING this request.

List the alderperson, neighborhood association(s), business association(s), AND the dates you sent the notices:
SARA ESKRICH (DISTRICT 13 ALDERPERSON) - 8/16/17
JOHN PERKINS/AMY ROUNTREE (GREENBUSH NEIGHBORHOOD) - 8/16/17

The alderperson and the Director of Planning & Community & Economic Development may reduce the 30-day requirement or waive the pre-application notification requirement altogether. Evidence of the pre-application notification is required as part of the application materials.

The applicant attests that this form is accurately completed and all required materials are submitted:

Name of applicant KEVIN SHITCHLET Relationship to property OWNER
Authorizing signature of property owner [Signature] Date 9-6-17



September 20, 2017  
Via email and hand delivery

City of Madison Planning Division  
Department of Planning & Community & Economic Development  
126 South Hamilton Street  
Madison, WI 53701

Attention: Kevin Firchow

Re: Unity Point Meriter Electrical Services Facility – 36 South Brooks Street

Dear Members of the Plan Commission:

Please accept this Letter of Intent, Application and attachments as our formal request for approval to modify the current GDP plan to permit construction of a new Unity Point Meriter Electrical Services Facility.

**Project Team:**

|                                   |   |                 |
|-----------------------------------|---|-----------------|
| Owner:                            | Unity Point Health - Meriter<br>202 South Park Street<br>Madison WI 53715 | Kevin Snitchler |
| Architect:                        | Potter Lawson, Inc.   | James Moravec   |
| Mechanical/ Electrical/ Plumbing: | Ring & DuChateau  | Tim O'Rorke     |
| Civil Engineer:                   | JSD Professional Services   | Bill Dunlop     |
| Landscape Architect:              | JSD Professional Services   | Mike Grzesiak   |
| Building Air Quality Assessment   | RWDI  | Ruth McMath     |
| Acoustical Services               | Wise Associates   | Steve Wise      |

**Existing Conditions:**

The site is located at the corner of Milton and South Brooks Streets and is currently developed with a two story lab building and an adjacent surface parking lot. The proposed Electrical Services facility is to be located in the northwest corner of the site within a portion of the current parking area.

Surrounding buildings include office and medical buildings to the north and apartment facilities across the street to the south. The Neighborhood House Community Center is directly adjacent to the site to the west.

Construction of the Electrical Services Facility will not affect future operations of the existing lab building. The existing lab building loading dock will remain operational after completion.

#### **Site Studies:**

The owner has contracted acoustical consultant Steve Wise of Wise Associates to perform a study of current noise levels within the surrounding neighborhood and to advise the Design Team on acoustical issues during preparation of construction documents. Steve will also be performing a similar neighborhood noise study after the facility is in operation to verify any predicted noise impact to the surrounding neighborhood.

RWDI out of Canada has performed a wind tunnel test of the building and surrounding site to evaluate exhaust emissions from the facility and their potential impact on air intakes of surrounding buildings. The results of that study are being used to establish an exhaust stack height and to help the owner minimize any potential exhaust issues during testing of the generators.

#### **Staff and Neighborhood Input:**

The design team met with City of Madison planning staff to review the proposed project on June 27, 2017. The team also met with the Madison Fire Department on July 17, 2017 and Madison Development Assistance Team on July 20, 2017 to discuss the project and hear their concerns.

The Design Team has also reached out to neighborhood representatives and alderperson Sara Eskrich to notify them of the project and share proposed development plans.

The project was also presented at an Informational Urban Design Commission meeting on September 6, 2017.

#### **Project Overview:**

During 2016 and early 2017, Unity Point Health - Meriter completed an in-depth analysis of their electrical systems. This study utilized the collective expertise of MG&E, Meriter engineering and operations staff, local electrical contractors and the professional engineering services of Ring & DuChateau Engineers. The result of this comprehensive systems analysis resulted in recommendations for necessary upgrades to the system, as well as creating a long-term path forward for the facility.

One of the core areas of concern is the capacity and operational condition of the emergency electrical generation systems. Hospitals must follow a set of very strict emergency power system guidelines as developed by local, state and federal governmental agencies. These regulations demand that Meriter maintain sufficient on-site emergency generation capacity to allow the hospital to maintain essential services indefinitely in the event of a major area-wide electrical services failure.

Currently that source of emergency power is provided by two generators located on the Meriter campus. These generators are nearing the end of their dependable useful life and their generation capacity is nearly at its maximum safe limit. Compounding this capacity and aging issue, is an ever increasing need for more emergency power requirements as medical technology continues to evolve in its complexity and scope.

The proposed project involves the construction of a new two story Electrical Services Facility on the far north end of the Meriter campus. The building is planned to have a total area of 8,200 GSF and will support up to three emergency diesel generators and associated electrical switch gear. No employees are anticipated to be permanently assigned to the new building.

Air intakes and exhausts for the generators will be fully enclosed within areaways at either end of the building to visually screen them and to help reduce associated generator noise. All rooftop mechanical equipment serving the facility will be screened from view.

The building is designed to meet the emergency generation requirements for the next decade and will have adequate expansion capacity to meet expected needs for the foreseeable future. The initial phase of work will include new generator capacity of 5 MW of power, and also provide the necessary electrical switch gear to safely manage the complex task of switching from normal utility power to emergency power.

**Hours of Operation:**

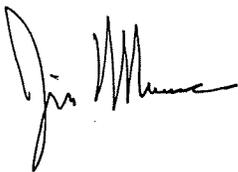
It is important to note that the only time these generators run is for a short monthly test mandated by governing agencies and for whatever period of time required providing backup power to the hospital. The monthly tests are performed early in the day around 6:00 AM. It's anticipated that noise produced by the generator units during operation will not exceed the 65db Madison limit at the property boundary.

**Project Schedule:**

Construction is anticipated to begin early in 2018 with initial generator installation complete and operational by December 2018. Building is sized to handle an additional generator that will be added at a future date if required to meet increasing emergency power requirements of the hospital campus.

Thank you and please contact me if you have any questions regarding this submittal.

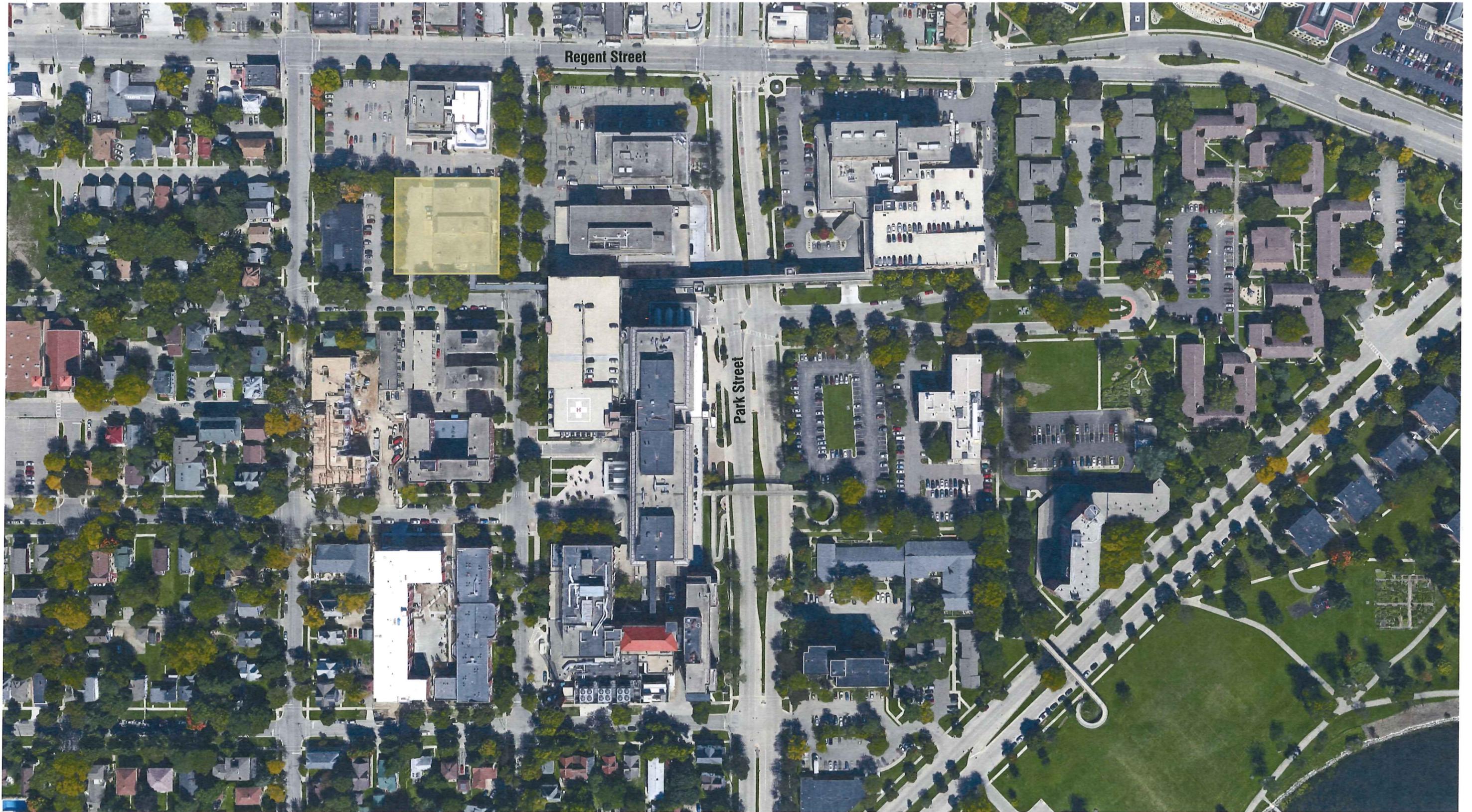
Sincerely,



James Moravec, AIA  
Architect

Cc: (All via email)  
Sara Eskrich, District 13 Alderperson  
Heather Stouder, Planning Division Director  
Tim Parks, Planning Division  
Matt Tucker, Zoning Administrator





Meriter Park Street Campus  
Unity Point Meriter Electrical Services Facility - 2017.14.00  
September 6, 2017



Existing Lab Building and Adjacent Parking Lot



Neighborhood House Community Center (West of Existing Lab Building)



Vicinato Apartments at 115 S. Mills (Southwest of Existing Lab Building)

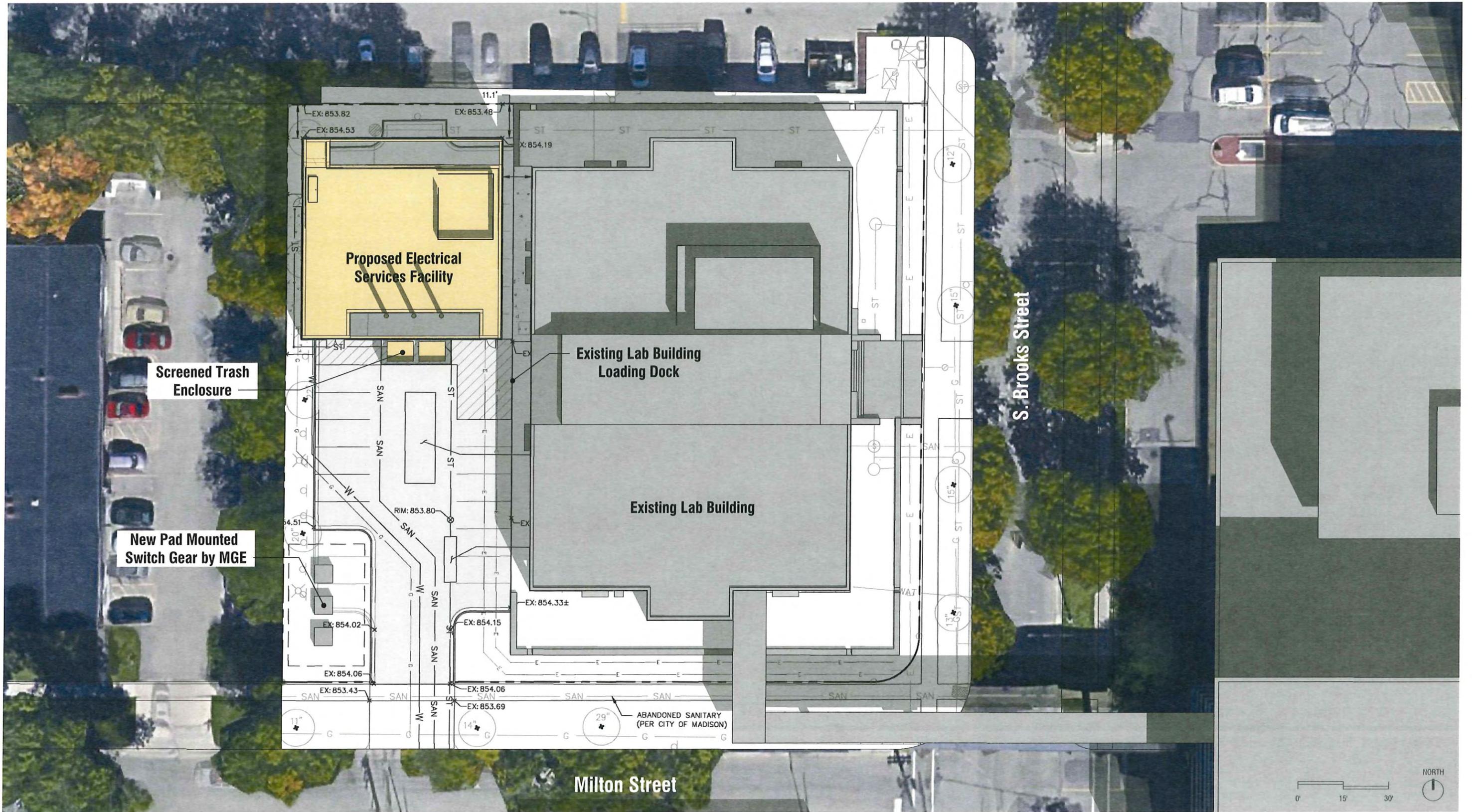


Apartment Building at 1019 Milton St. (South of Existing Lab Building)

## Contextual Site Photos

Unity Point Meriter Electrical Services Facility - 2017.14.00

September 6, 2017



Site Plan  
 Unity Point Meriter Electrical Services Facility - 2017.14.00  
 September 6, 2017



**LEGEND (SITE PLAN)**

|  |   |  |                         |
|--|---|--|-------------------------|
|  | PROPERTY LINE                           |  | EXISTING SANITARY SEWER |
|  | BUILDING SETBACK                        |  | EXISTING GAS MAIN       |
|  | EASEMENT LINE                           |  | EXISTING STORM SEWER    |
|  | PROPOSED BUILDING FOOTPRINT             |  | EXISTING WATER MAIN     |
|  | EDGE OF PAVEMENT                        |  | EXISTING ELECTRIC       |
|  | STANDARD CURB AND GUTTER                |  |                         |
|  | RELECT CURB AND GUTTER                  |  |                         |
|  | PROPOSED CONCRETE                       |  |                         |
|  | PROPOSED ASPHALT PAVEMENT-STANDARD DUTY |  |                         |
|  | PROPOSED ASPHALT PAVEMENT-HEAVY DUTY    |  |                         |

- GENERAL NOTES:**
- REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGENDS. EXISTING CONDITIONS SURVEY PROVIDED BY POTTER LAWSON & ASSOCIATES, P.C.
  - ALL WORK IN THE ROW AND/OR PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER & WATER CONSTRUCTION IN WISCONSIN AND THE CITY OF MADISON REQUIREMENTS.
  - EXISTING GRADE SPOT ELEVATIONS SHOWN FOR INFORMATIONAL PURPOSES. DURING CONSTRUCTION MATCH EXISTING GRADES AT CONSTRUCTION LIMITS.
  - NO SITE GRADING OUTSIDE OR DOWNSLOPE OF PROPOSED 5/12 FENCE LOCATION. NO LAND DISTURBANCE BEYOND PROPERTY LINES.
  - JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTION BY ANY OR ALL REGULATORY AGENCIES.

- SITE PLAN NOTES:**
- ALL DIMENSIONS TO FACE OF CURB AND/OR EDGING OF CONCRETE UNLESS OTHERWISE NOTED.
  - ALL RADIUS TO FACE OF CURB AND/OR EDGING OF CONCRETE UNLESS OTHERWISE NOTED.
  - ANY REQUIRED REPLACEMENT OF PUBLIC CURB AND GUTTER SHALL MATCH EXISTING AND MEET THE REQUIREMENTS OF THE CITY OF MADISON.
  - CONTRACTOR SHALL PROVIDE CONTROL JOINTS AND CONSTRUCTION JOINTS OF ONE-QUARTER CONCRETE THICKNESS AT AN EQUAL RATIO OF LENGTH TO WIDTH WHEREVER POSSIBLE WITH A MAXIMUM LENGTH BETWEEN JOINTS OF 8' ON CENTER.
  - CONTRACTOR SHALL PROVIDE EXPANSION JOINTS IN SIDEWALKS AT A MAXIMUM 24' ON CENTER.
  - EXTERIOR CONCRETE SURFACES SHALL BE BROOM FINISHED.
  - ALL CONCRETE SURFACES TO BE SEALED WITH TYPE III-260V CONCRETE SEALANT.
  - USE 4" WIDE, HIGH VISIBILITY YELLOW LATEX PAINT FOR STALL LINES.
  - MARK AND STRIPE ADA PARKING SPACES APPROPRIATELY.
  - 2' x 4' TRUNCATED DOME WARNING DETECTION FIELD SHALL BE PLACED AT ALL ADA RAMPS.
  - ALL PAVEMENT MARKINGS INCLUDING: STOP BARS, CROSSWALKS, DIRECTIONAL ARROWS, PARKING STALL LINES, ADA STALL MARKINGS, NO PARKING ZONES, DROP-OFF/PICK-UP ZONES SHALL BE PAINTED WITH LATEX PAINT PER SPECIFICATIONS.

**SITE INFORMATION BLOCK**

|  |                        |
|--|------------------------|
| Site Address                             | 36 SOUTH BROOKS STREET |
| Site Acreage (total)                     | 0.915                  |
| Number of Building Stories (above grade) | 2                      |
| Total Building Square Footage            | 4,356 SF               |
| Existing Parking Stalls                  |                        |
| Standard Stall                           | 38                     |
| Accessible                               | 2                      |
| Total Surface                            | 30                     |
| Proposed Parking Stalls                  |                        |
| Standard Stall                           | 14                     |
| Accessible                               | 2                      |
| Total Surface                            | 13                     |
| Existing vs. Proposed Site Coverage      |                        |
| Existing Impervious Surface Area         | 29,392 S.F.            |
| Existing Permeous Surface Area           | 10,475 S.F.            |
| Proposed Impervious Surface Area         | 29,275 S.F.            |
| Proposed Permeous Surface Area           | 10,637 S.F.            |
| Proposed Impervious Surface Area Ratio   | 0.73                   |

Notes: \_\_\_\_\_

**PRELIMINARY**  
NOT FOR CONSTRUCTION

EMERGENCY POWER FACILITY  
UNITY POINT HEALTH - MERITER

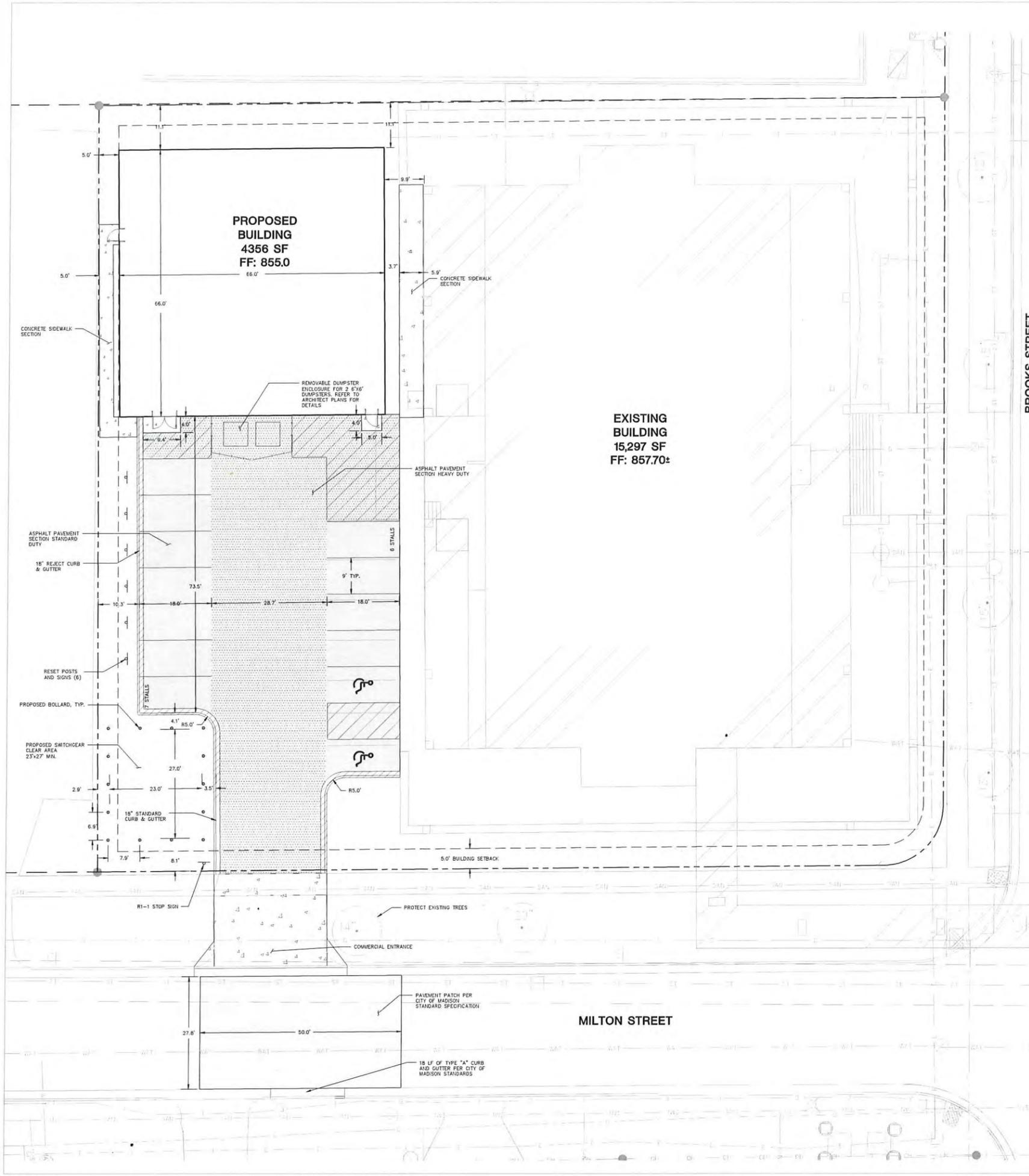
36 SOUTH BROOKS STREET  
MADISON, WISCONSIN

2017.14.00

| Date     | Issuance/Revisions | Symbol |
|----------|--------------------|--------|
| 09/20/17 | Land Use Submittal |        |
|          |                    |        |
|          |                    |        |
|          |                    |        |
|          |                    |        |
|          |                    |        |
|          |                    |        |
|          |                    |        |
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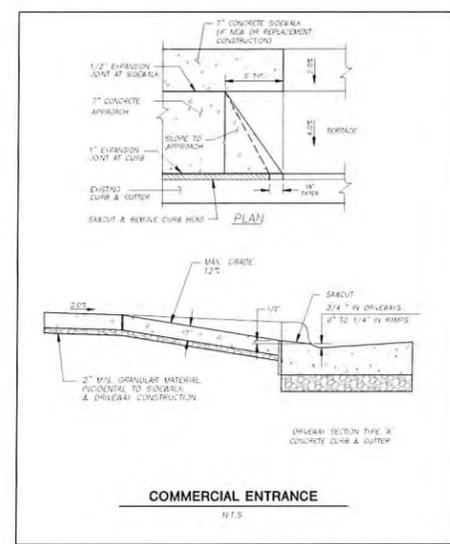
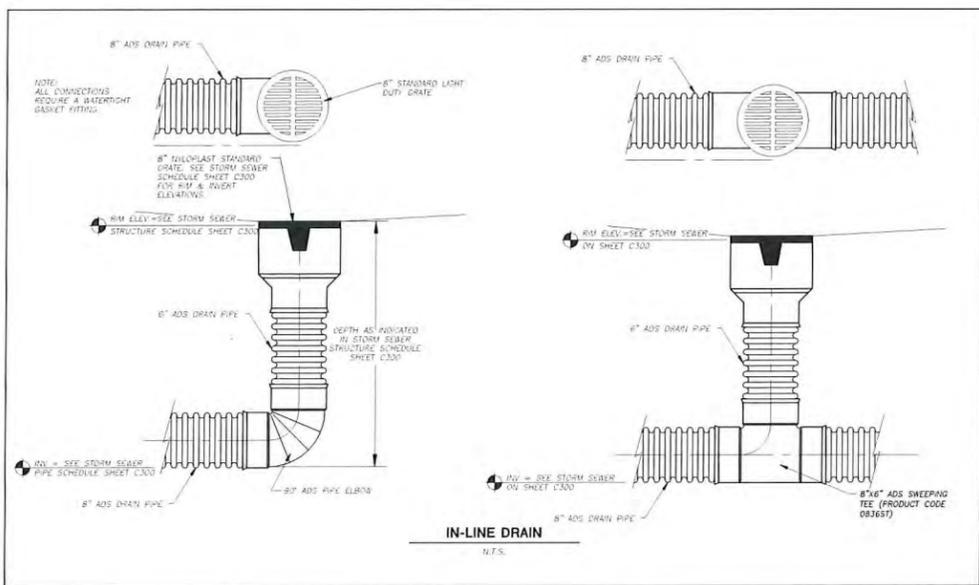
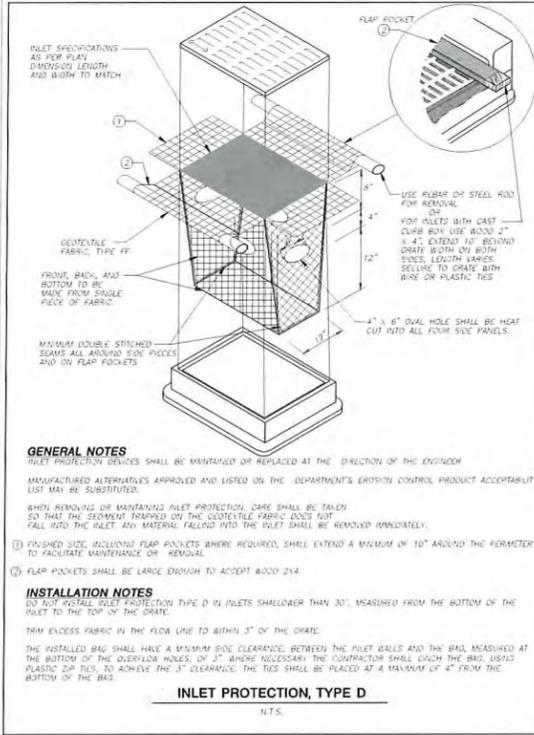
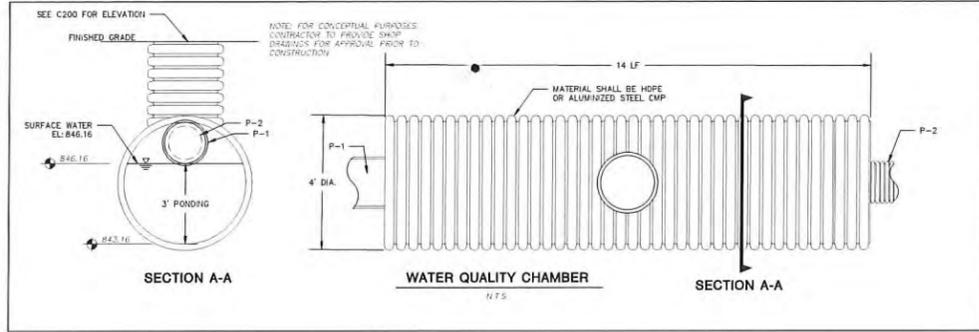
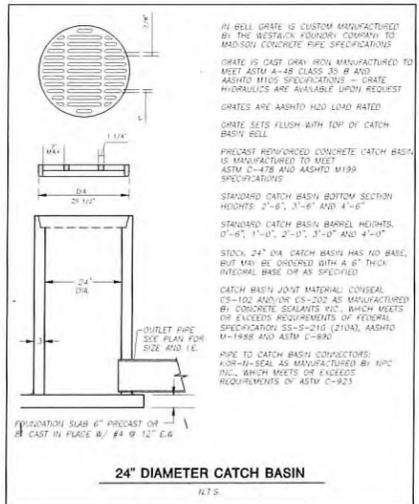
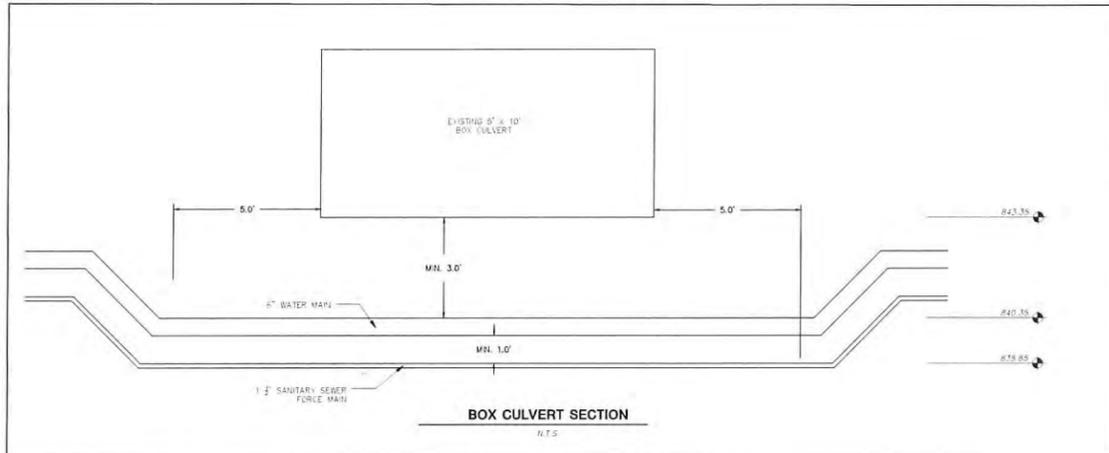
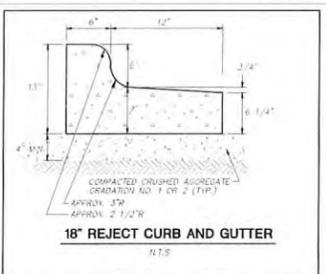
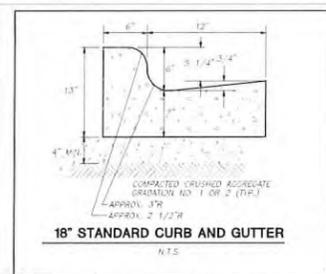
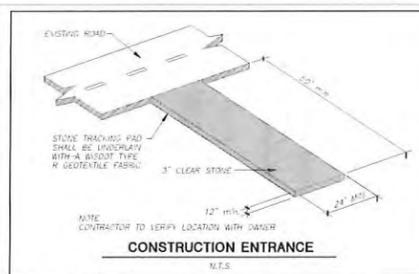
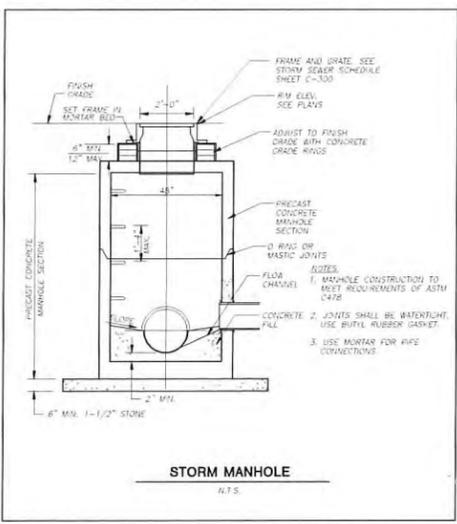
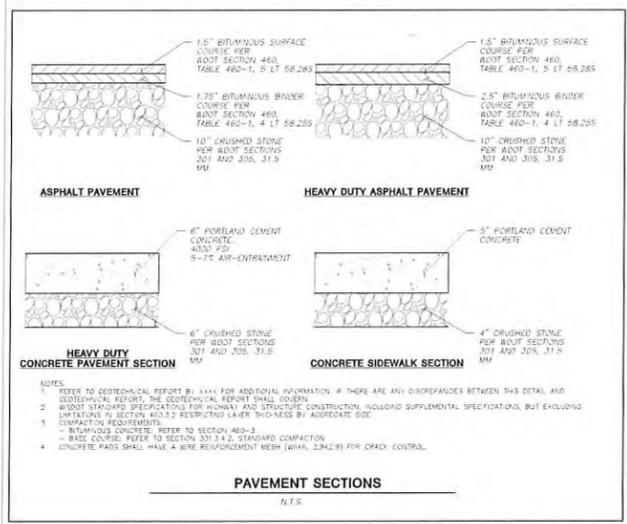
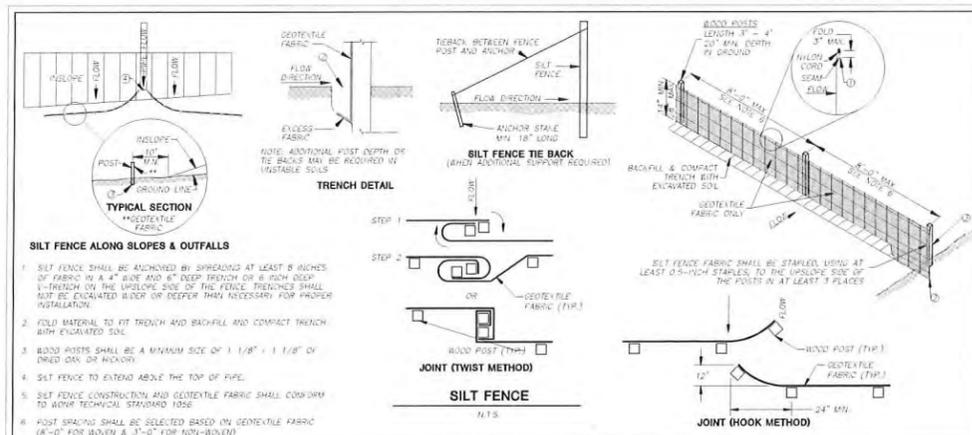
**SITE PLAN**

**C100**









Notes: \_\_\_\_\_

**PRELIMINARY**  
NOT FOR CONSTRUCTION

EMERGENCY POWER FACILITY  
UNITY POINT HEALTH - MERITER

36 SOUTH BROOKS STREET  
MADISON, WISCONSIN

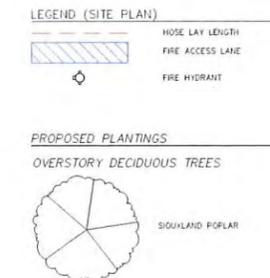
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09/20/17 Land Use Submittal

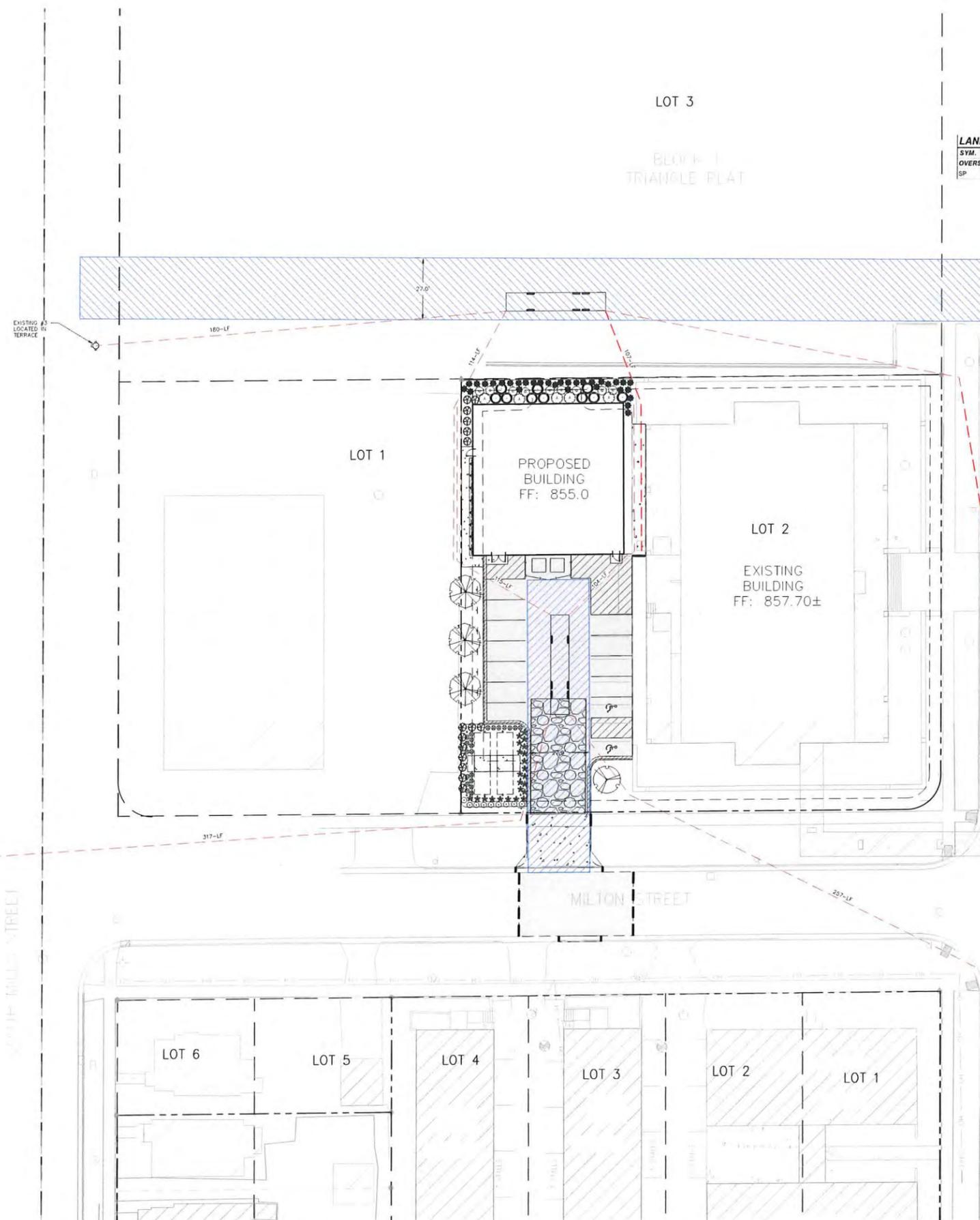
**DETAILS**

**C400**



**LANDSCAPE PLANT LIST**

| SYM. | QTY. | COMMON NAME      | BOTANICAL NAME        | SIZE        | ROOT | POINTS | TOTAL POINTS |
|------|------|------------------|-----------------------|-------------|------|--------|--------------|
| OP   | 3    | Siouxland Poplar | POPULUS x 'Siouxland' | 2-1/2" Cal. | B&B  | 35     | 105          |



**CITY OF MADISON FIRE DEPARTMENT**  
Fire Prevention Division, 325 W. Johnson St., Madison, WI 53703 • Phone: 608-266-4184 • FAX: 608-267-1153

Project Address: 36 S Brooks St.  
Contact Name & Phone #:

**FIRE APPARATUS ACCESS AND FIRE HYDRANT WORKSHEET**

|   |                              |                             |                              |
|---|------------------------------|-----------------------------|------------------------------|
| 1. Is the building completely protected by an NFPA 13 or 13R automatic fire sprinkler system?<br>If non-sprinklered, fire lanes extend to within 150-feet of all portions of the exterior wall?<br>If sprinklered, fire lanes are within 250-feet of all portions of the exterior wall?   | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> N/A |
| 2. Is the fire lane constructed of concrete or asphalt, designed to support a minimum load of 85,000 lbs?<br>a) Is the fire lane a minimum unobstructed width of at least 20-feet?<br>b) Is the fire lane unobstructed with a vertical clearance of at least 13½-feet?<br>c) Is the minimum inside turning radius of the fire lane at least 28-feet?<br>d) Is the grade of the fire lane not more than a slope of 8%?<br>e) Is the fire lane posted as fire lane?<br>f) Is a rollable curb used as part of the fire lane?<br>g) Is a detail of the signage included on the site plan?<br>a) Is part of a sidewalk used as part of the required fire lane?<br>b) Is the sidewalk constructed to withstand 85,000-lbs?  | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> N/A |
| 3. Is the fire lane obstructed by security gates or barricades? If yes:<br>a) Is the gate a minimum of 20-foot clear opening?<br>b) Is an approved means of emergency operations installed, key vault, padlock or key switch?   | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> N/A |
| 4. Is the fire lane dead-ended with a length greater than 150-feet?<br>If yes, is the area for turning around fire apparatus provided by:<br>a) A cul-de-sac with a minimum inside diameter of 70-feet?<br>b) A 45-degree wye with a minimum length of 60-feet per side?<br>c) A 90-degree tee with a minimum length of 60-feet per side?   | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> N/A |
| 5. Is any portion of the building to be used for high-piled storage in accordance with IFC Chapter 23?<br>If yes, see IFC 2305.6 for further requirements.  | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> N/A |
| 6. Is any part of the building greater than 30-feet above the lowest level of fire apparatus access?<br>If yes, answer the following questions:<br>a) Is the aerial apparatus fire lane parallel to one entire side of the building?<br>b) Is the near edge of the aerial apparatus fire lane between 15' and 30' from the building?<br>c) Are there any overhead power or utility lines located across the aerial apparatus fire lane?<br>d) Does the aerial apparatus fire lane have a minimum unobstructed width of 26-feet?   | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> N/A |
| 7. Are all portions of the required fire lanes within 500-feet of at least (2) hydrants?<br>Note: Distances shall be measured along the path of the hose lay as it comes off the fire apparatus.<br>a) Is the fire lane at least 26' wide for at least 20-feet on each side of the hydrant?<br>b) Is there at least 40' between a hydrant and the building?<br>c) Are the hydrant(s) setback no less than 5-feet nor more than 10-feet from the curb or edge of the street or fire lane?<br>d) Are hydrants located in parking lot inside a minimum of 3½-feet from the hydrant to the curb?<br>e) Are there no obstructions, including but not limited to power poles, trees, bushes, fences, posts located, or grade changes exceeding 1½-feet, within 5-feet of a fire hydrant?<br>Note: Hydrants shall be installed and in-service prior to combustible construction on the project site. | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> N/A |

Attach an additional sheet if further explanation is required for any answers.  
This worksheet is based on MGO 34.20 and IFC 2006 Edition Chapter 5 and Appendix D; please see the codes for further information.

Form 60211

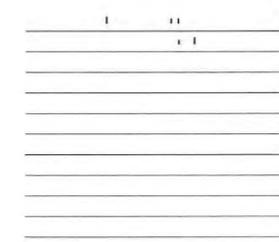
Notes: \_\_\_\_\_

**PRELIMINARY**  
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EMERGENCY POWER FACILITY  
UNITY POINT HEALTH - MERITER

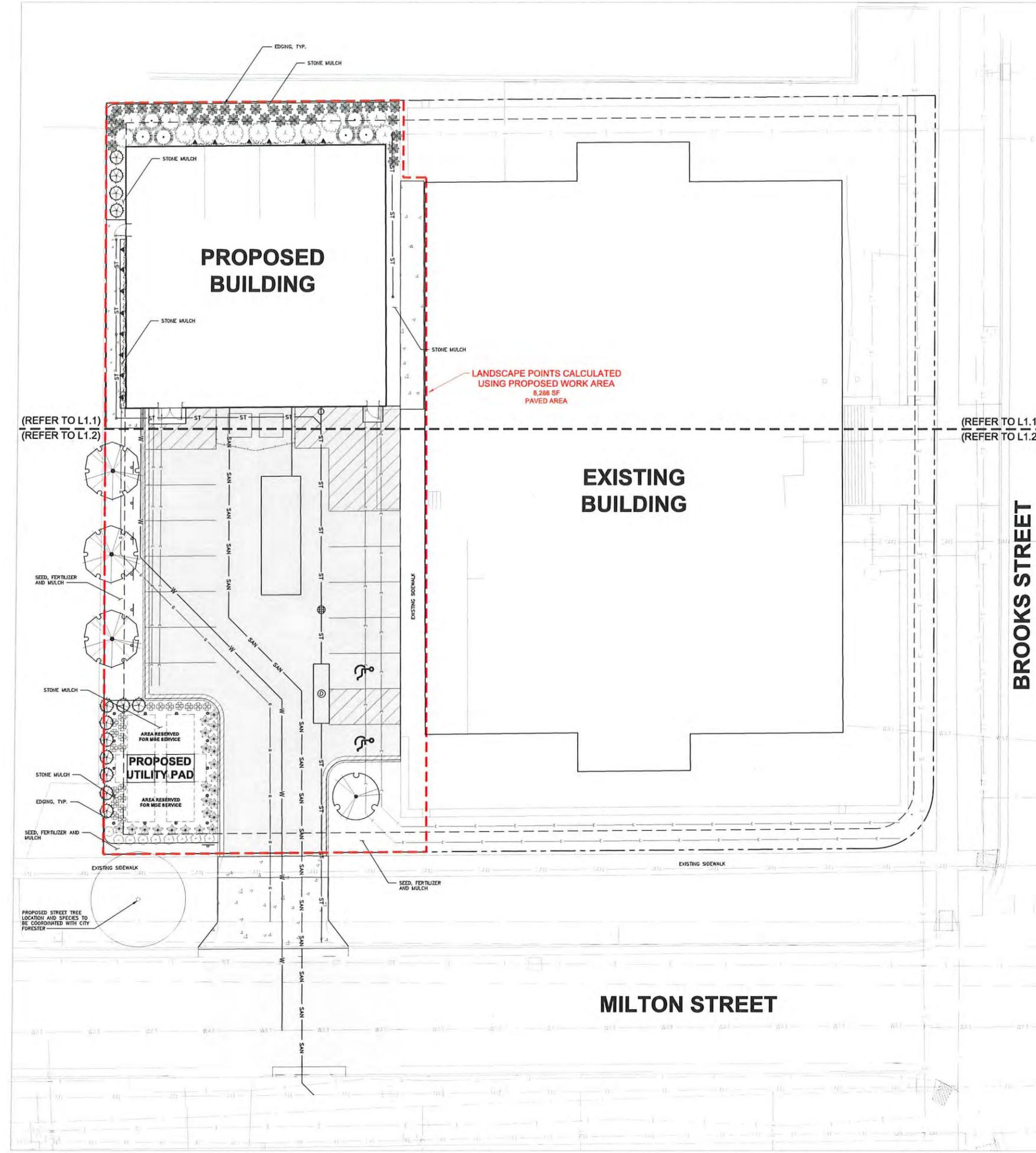
36 SOUTH BROOKS STREET  
MADISON, WISCONSIN

2017.14.00



FIRE ACCESS PLAN

**EXHIBIT A**



**LEGEND**

|     |   |     |                         |
|-----|---|-----|-------------------------|
| --- | PROPERTY LINE                           | --- | EXISTING SANITARY SEWER |
| --- | RIGHT-OF-WAY                            | --- | EXISTING GAS MAIN       |
| --- | EASEMENT LINE                           | --- | EXISTING STORM SEWER    |
| --- | PROPOSED BUILDING FOOTPRINT             | --- | EXISTING WATER MAIN     |
| --- | EDGE OF PAVEMENT                        | --- | EXISTING ELECTRIC       |
| --- | STANDARD CURB AND GUTTER                | --- | SANITARY SEWER          |
| --- | REJECT CURB AND GUTTER                  | --- | STORM SEWER             |
| --- | PROPOSED CONCRETE                       | --- | WATER                   |
| --- | PROPOSED ASPHALT PAVEMENT-STANDARD DUTY | --- | ELECTRIC                |
| --- | PROPOSED ASPHALT PAVEMENT-HEAVY DUTY    | --- | GAS                     |

- GENERAL NOTES:**
1. REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGEND.
  2. ALL WORK IN THE ROW SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
  3. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.
  4. DRAWING FOR REVIEW - NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.
  5. THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL FINE GRADING AND TOPSOILING WITH GENERAL CONTRACTOR.
  6. REFER TO SHEET L200 FOR ADDITIONAL DETAILS, NOTES AND SPECIFICATION INFORMATION INCLUDING MATERIALS, GUARANTEE AND EXECUTION RELATED TO LANDSCAPE PLAN.

**PLANT SCHEDULE**

| QTY | COMMON NAME                     | BOTANICAL NAME          | CONT.  | SIZE        | LS POINTS |
|-----|---------------------------------|-------------------------|--------|-------------|-----------|
| 1   | Older Apple                     | Malus x Adamii          | 8" & # | 15" Cal     | 10        |
| 3   | Eastern White Birch             | Betula papyrifera       | 8" & # | 2.5" Cal    | 30        |
| 8   | Spiree Tree                     | Spiraea alba            | 8" & # | 3-4" Ht     | 10        |
| 13  | Amelanchier                     | Amelanchier canadensis  | 8" & # | 3-4" Ht     | 10        |
| 14  | Spirea                          | Spirea alba             | 3" gal | Min 12"-24" | 3         |
| 12  | Red-Twig Dogwood                | Cornus alternifolia     | 3" gal | Min 12"-24" | 4         |
| 23  | Autumn Red Flowering Dogwood    | Cornus florida          | 1" gal | Min 8"-18"  | 2         |
| 21  | Summer Yellow Flowering Dogwood | Cornus florida          | 1" gal | Min 8"-18"  | 2         |
| 2   | Black Gum                       | Liquidambar styraciflua | 1" gal | Min 8"-18"  | 2         |

**Potter Lawson**  
Success by Design

JSD Professional Services, Inc.  
Engineers • Surveyors • Planners

Notes: \_\_\_\_\_

**PRELIMINARY**  
NOT FOR CONSTRUCTION

EMERGENCY POWER FACILITY  
UNITY POINT HEALTH - MERITER

36 SOUTH BROOKS STREET  
MADISON, WISCONSIN

2017.14.00

| Date     | Issuance/Revisions | Symbol |
|----------|--------------------|--------|
| 09/20/17 | Land Use Submittal |        |
|          |                    |        |
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|          |                    |        |
|          |                    |        |

LANDSCAPE PLAN



L100

**LEGEND**

|           |   |     |                         |
|-----------|---|-----|-------------------------|
| ---       | PROPERTY LINE                           | --- | EXISTING SANITARY SEWER |
| - - -     | RIGHT-OF-WAY                            | --- | EXISTING GAS MAIN       |
| - · - · - | EASEMENT LINE                           | --- | EXISTING STORM SEWER    |
| ▬▬▬▬▬     | PROPOSED BUILDING FOOTPRINT             | --- | EXISTING WATER MAIN     |
| ▬▬▬▬▬     | EDGE OF PAVEMENT                        | --- | EXISTING ELECTRIC       |
| ▬▬▬▬▬     | STANDARD CURB AND GUTTER                | --- | SANITARY SEWER          |
| ▬▬▬▬▬     | REJECT CURB AND GUTTER                  | --- | STORM SEWER             |
| ▬▬▬▬▬     | PROPOSED CONCRETE                       | --- | WATER                   |
| ▬▬▬▬▬     | PROPOSED ASPHALT PAVEMENT-STANDARD DUTY | --- | ELECTRIC                |
| ▬▬▬▬▬     | PROPOSED ASPHALT PAVEMENT-HEAVY DUTY    | --- | GAS                     |

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**PLANT SCHEDULE**

| ORNAIMENTAL TREES         | QTY | COMMON NAME            | BOTANICAL NAME                            | CONT  | SIZE         | LS POINTS |
|---------------------------|-----|------------------------|---|-------|--------------|-----------|
|                           | 1   | Crab Apple             | Malus x 'Adams'                           | B & B | 1.5" Cal     | 15        |
| OVERSTORY DECIDUOUS TREES | QTY | COMMON NAME            | BOTANICAL NAME                            | CONT  | SIZE         | LS POINTS |
|                           | 3   | Eastern Cottonwood     | Populus deltoides 'Siouxland'             | B & B | 2.5" Cal     | 35        |
| UPRIGHT EVERGREEN TREES   | QTY | COMMON NAME            | BOTANICAL NAME                            | CONT  | SIZE         | LS POINTS |
|                           | 6   | Upright Yew            | Taxus cuspidata 'Capitata'                | B & B | 3-4' Hr.     | 10        |
|                           | 13  | Holmstrup Cedar        | Thuja occidentalis 'Holmstrup'            | B & B | 3-4' Hr.     | 10        |
| DECIDUOUS SHRUBS          | QTY | COMMON NAME            | BOTANICAL NAME                            | CONT  | SIZE         | LS POINTS |
|                           | 14  | Engelmann Ivy          | Parthenocissus quinquefolia 'Engelmannii' | 3 gal | Min. 12"-24" | 3         |
|                           | 38  | Gra-Low Sumac          | Rhus aromatica 'Gra-Low'                  | 3 gal | Min. 12"-24" | 3         |
| EVERGREEN SHRUBS          | QTY | COMMON NAME            | BOTANICAL NAME                            | CONT  | SIZE         | LS POINTS |
|                           | 12  | Tauton Yew             | Taxus x media 'Tautonii'                  | 3 gal | Min. 12"-24" | 4         |
| ORNAIMENTAL GRASSES       | QTY | COMMON NAME            | BOTANICAL NAME                            | CONT  | SIZE         | LS POINTS |
|                           | 23  | Autumn Red Flame Grass | Miscanthus purpurascens 'Autumn Red'      | 1 gal | Min. 6"-18"  | 2         |
|                           | 21  | Northwind Switch Grass | Panicum virgatum 'North Wind'             | 1 gal | Min. 6"-18"  | 2         |
| PERENNIALS                | QTY | COMMON NAME            | BOTANICAL NAME                            | CONT  | SIZE         | LS POINTS |
|                           | 8   | Russian Sage           | Perovskia atriplicifolia                  | 1 gal | Min. 6"-18"  | 2         |

Notes: \_\_\_\_\_

**PRELIMINARY**  
NOT FOR CONSTRUCTION

EMERGENCY POWER FACILITY  
UNITY POINT HEALTH - MERITER

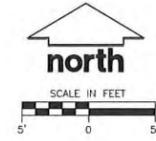
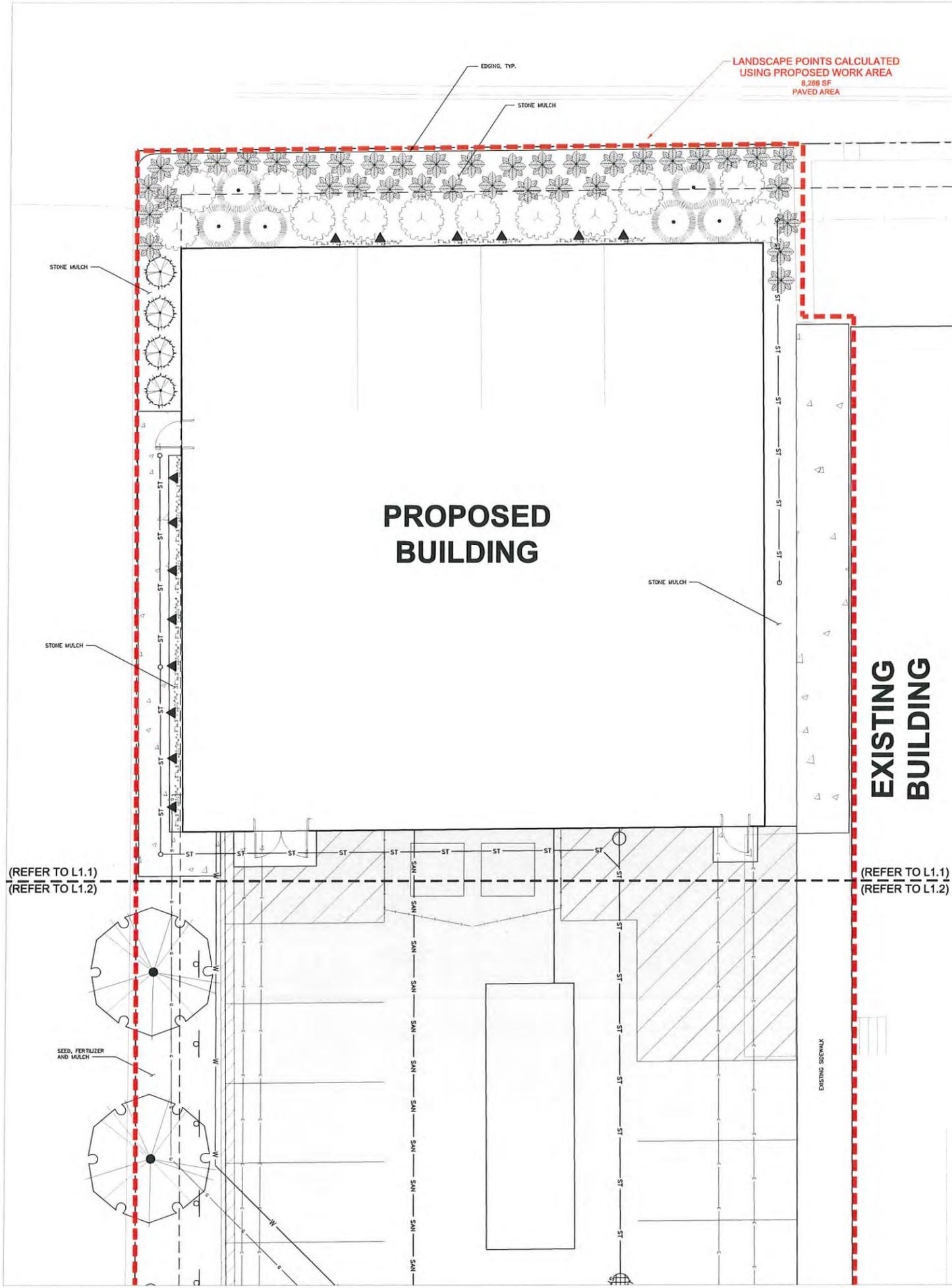
36 SOUTH BROOKS STREET  
MADISON, WISCONSIN

2017.14.00

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LANDSCAPE PLAN

L101



# PROPOSED BUILDING

(REFER TO L1.1)  
(REFER TO L1.2)

(REFER TO L1.1)  
(REFER TO L1.2)

**LEGEND**

|     |   |     |                         |
|-----|---|-----|-------------------------|
| --- | PROPERTY LINE                           | --- | EXISTING SANITARY SEWER |
| --- | RIGHT-OF-WAY                            | --- | EXISTING GAS MAIN       |
| --- | EASEMENT LINE                           | --- | EXISTING STORM SEWER    |
| --- | PROPOSED BUILDING FOOTPRINT             | --- | EXISTING WATER MAIN     |
| --- | EDGE OF PAVEMENT                        | --- | EXISTING ELECTRIC       |
| --- | STANDARD CURB AND GUTTER                | --- | SANITARY SEWER          |
| --- | REJECT CURB AND GUTTER                  | --- | STORM SEWER             |
| --- | PROPOSED CONCRETE                       | --- | WATER                   |
| --- | PROPOSED ASPHALT PAVEMENT-STANDARD DUTY | --- | ELECTRIC                |
| --- | PROPOSED ASPHALT PAVEMENT-HEAVY DUTY    | --- | GAS                     |

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  - REFER TO SHEET L200 FOR ADDITIONAL DETAILS, NOTES AND SPECIFICATION INFORMATION INCLUDING MATERIALS, GUARANTEE AND EXECUTION RELATED TO LANDSCAPE PLAN.

**PLANT SCHEDULE**

| ORNA       | QTY | COMMON NAME                 | BOTANICAL NAME                                   | CONT  | SIZE         | LS POINTS |
|------------|-----|-----------------------------|--|-------|--------------|-----------|
| ORNA       | 1   | Crab Apple                  | <i>Malus x 'Adams'</i>                           | B & B | 1.5" Cal     | 15        |
| OVERSTORY  | 3   | Eastern Cottonwood Siouland | <i>Populus deltoides 'Siouland'</i>              | B & B | 2.5" Cal     | 35        |
| UPRIGHT    | 6   | Upright Yew                 | <i>Taxus cuspidata 'Capitata'</i>                | B & B | 3-4' Ht.     | 10        |
|            | 13  | Holmstrup Cedar             | <i>Thuja occidentalis 'Holmstrup'</i>            | B & B | 3-4' Ht.     | 10        |
| DECIDUOUS  | 14  | Engelman Ivy                | <i>Parthenocissus quinquefolia 'Engelmannii'</i> | 3 gal | Min. 12"-24" | 3         |
|            | 38  | Orn-Low Sumac               | <i>Rhus aromatica 'Orn-Low'</i>                  | 3 gal | Min. 12"-24" | 3         |
| EVERGREEN  | 12  | Tauton Yew                  | <i>Taxus x media 'Tautonii'</i>                  | 3 gal | Min. 12"-24" | 4         |
| ORNA       | 23  | Autumn Red Flame Grass      | <i>Miscanthus purpurascens 'Autumn Red'</i>      | 1 gal | Min. 6"-18"  | 2         |
|            | 21  | Northwind Switch Grass      | <i>Panicum virgatum 'North Wind'</i>             | 1 gal | Min. 6"-18"  | 2         |
| PERENNIALS | 8   | Russian Sage                | <i>Perovskia atriplicifolia</i>                  | 1 gal | Min. 6"-18"  | 2         |

Notes: \_\_\_\_\_

**PRELIMINARY**  
NOT FOR CONSTRUCTION

EMERGENCY POWER FACILITY  
UNITY POINT HEALTH - MERITER

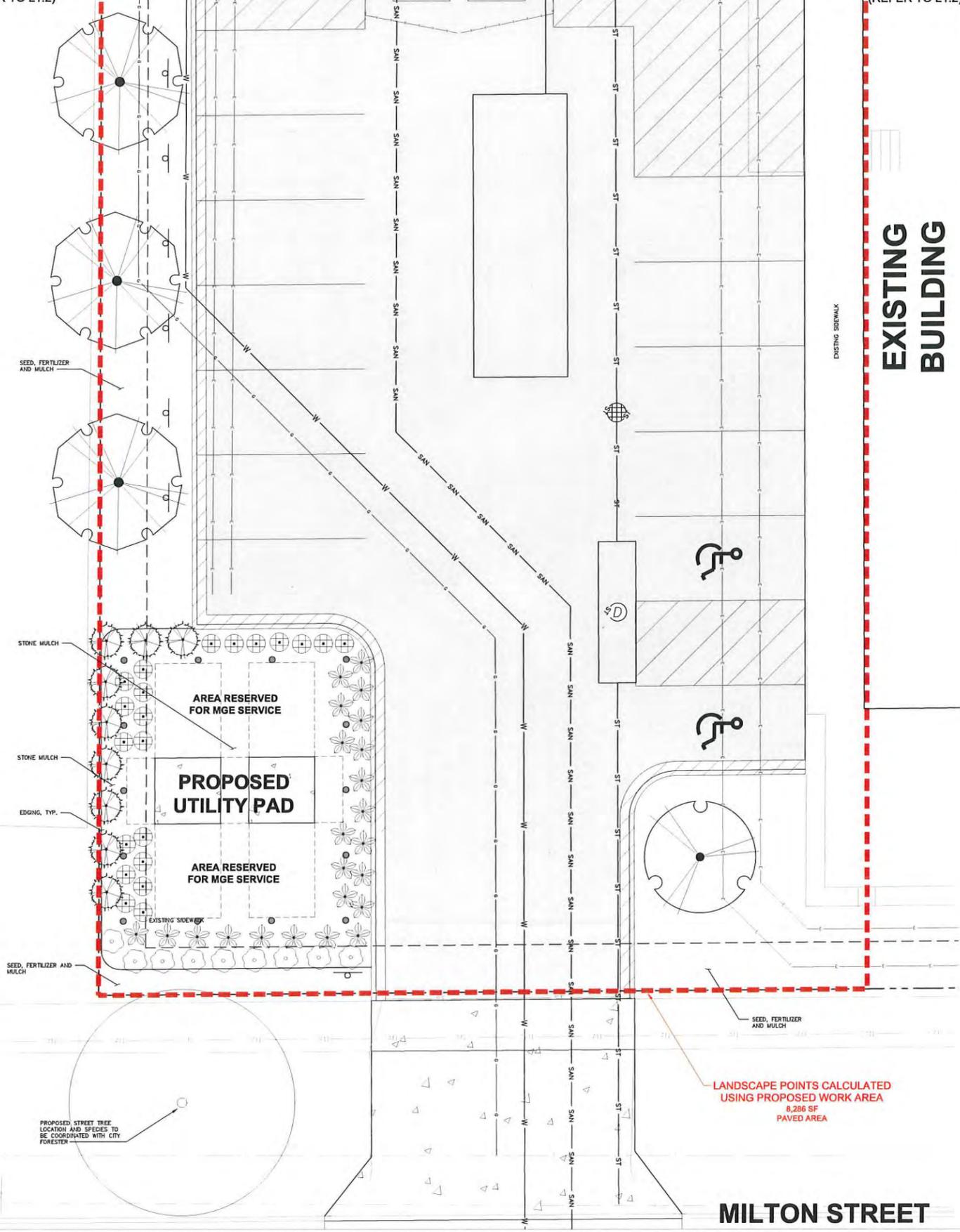
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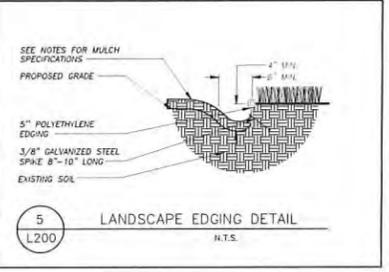
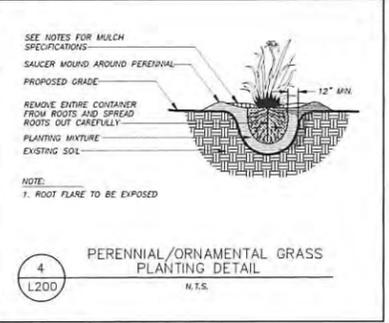
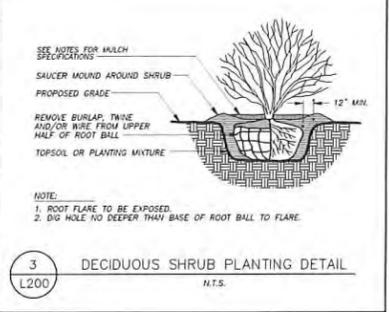
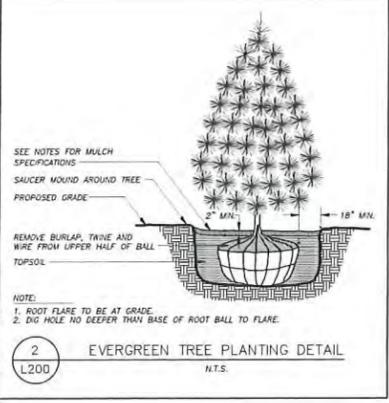
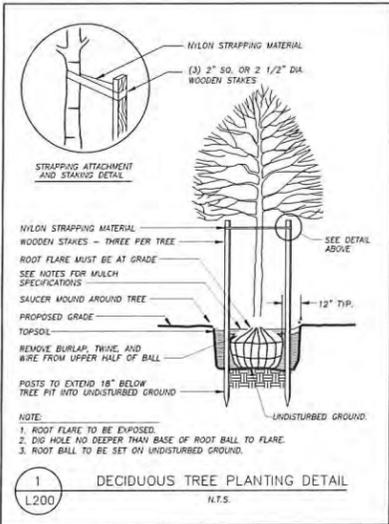
LANDSCAPE PLAN

L102



LANDSCAPE POINTS CALCULATED  
USING PROPOSED WORK AREA  
8,286 SF  
PAVED AREA





**GENERAL NOTES**

- GENERAL: ALL WORK IN THE R-O-W AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH LOCAL MUNICIPAL REQUIREMENTS. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES. LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO UTILITIES. CONTRACTOR MUST CALL 1-800-362-5544 FOR UTILITY LOCATIONS AT LEAST THREE DAYS PRIOR TO DIGGING. HAND DIG AND INSTALL ALL PLANTS THAT ARE NEAR EXISTING UTILITIES. PROTECT PREVIOUSLY INSTALLED WORK OF OTHER TRADES. CONTRACTOR IS RESPONSIBLE FOR STAKING THE PLANT MATERIALS FOR REVIEW BY OWNER PRIOR TO DIGGING AND PLACEMENT AND SHALL COORDINATE ALL FINE GRADING AND RESTORATION WITH THE GRADING CONTRACTOR.
- DELIVERY AND HANDLING: DO NOT DELIVER MORE PLANT MATERIALS THAN CAN BE PLANTED IN ONE DAY, UNLESS ADEQUATE, APPROPRIATE AND SECURE STORAGE IS PROVIDED AND APPROVED BY OWNER'S REPRESENTATIVE. AT ALL TIMES, PROTECT ALL PLANT MATERIALS FROM WIND AND DIRECT SUN. DELIVER PLANTS WITH LEGIBLE IDENTIFICATION LABELS. PROTECT PLANTS DURING DELIVERY AND DO NOT PRUNE PRIOR TO DELIVERY. ALL TREES AND SHRUBS SHALL BE SHAKED ON THE DAY OF DELIVERY; IF THIS IS NOT POSSIBLE, PROTECT THE PLANT MATERIALS NOT PLANTED BY STORING THEM IN A SHADED, SECURE AREA, PROTECTING THE ROOT MASS WITH WET SOIL, MULCH, HAY OR OTHER SUITABLE MEDIUM. CONTRACTOR TO KEEP ALL PLANT MATERIALS ADEQUATELY WATERED TO PREVENT ROOT DESICCATION. DO NOT REMOVE CONTAINER GROWN STOCK FROM CONTAINERS BEFORE TIME OF PLANTING. DO NOT PICK UP CONTAINER OR BALLED PLANTS BY STEM OR ROOTS. ALL PLANTS SHALL BE LIFTED AND HANDLED FROM THE BOTTOM OF THE CONTAINER OR BALL. PERFORM ACTUAL PLANTING ONLY WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE IN ACCORDANCE WITH LOCALLY ACCEPTED BEST HORTICULTURAL PRACTICES.
- MATERIALS - PLANTS: ALL PLANTS SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1-2004. PLANTS SHALL BE TRUE TO SPECIES AND VARIETY SPECIFIED AND NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT FOR AT LEAST 2 YEARS. PLANTS SHALL BE FRESHLY DUG (DURING THE MOST RECENT FAVORABLE HARVEST SEASON). PLANTS SHALL BE SO TRAINED IN DEVELOPMENT AND APPEARANCE AS TO BE UNQUESTIONABLY SUPERIOR IN FORM, COMPACTNESS, AND SYMMETRY. PLANTS SHALL BE SOUND, HEALTHY, VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED WHEN IN LEAF, AND FREE OF DISEASE AND INSECTS (ADULT EGGS, PUPAE OR LARVAE). THEY SHALL HAVE HEALTHY, WELL-DEVELOPED ROOT SYSTEMS AND SHALL BE FREE FROM PHYSICAL DAMAGE OR OTHER CONDITIONS THAT WOULD PREVENT THRIVING GROWTH. PLANTS SHALL BE OF THE HIGHEST QUALITY, POSSESS TYPICAL GROWTH HABITS AND FORM FOR THEIR SPECIES AND BE FREE OF INJURY. PARKWAY TREES AND PARKING LOT TREES SHALL HAVE A MINIMUM BRANCHING HEIGHT OF SIX (6) FEET ABOVE THE GROUND TO ALLOW ADEQUATE VISUAL AND PHYSICAL CLEARANCE.
- PRUNING: THE CONTRACTOR SHALL PRUNE ALL TREES AND REPAIR ANY INJURIES THAT OCCURRED DURING THE PLANTING PROCESS. DOUBLE LEADERS, DEAD BRANCHES, AND LIMBS DAMAGED OR BROKEN DURING THE PLANTING PROCESS SHALL BE PRUNED. THIS SHALL BE THE ONLY PRUNING ALLOWED AT PLANTING. PRUNING SHALL CONFORM TO AMERICAN STANDARD FOR TREE CARE OPERATIONS, AND ALSO PRUNE TREES IN ACCORDANCE WITH NAA GUIDELINES. DO NOT TOP TREES. PRUNE SHRUBS ACCORDING TO STANDARD HORTICULTURAL PRACTICES: OH CUTS OVER 3/4" IN DIAMETER AND BRUSES OR SCUPS ON BARK, TRACE THE INJURED CAMBIUM LAYER BACK TO LIVING TISSUE AND REMOVE. SMOOTH AND SHAPE WOUNDS SO AS NOT TO RETAIN WATER. TREAT THE AREA WITH AN APPROVED, INCONSPICUOUS LATEX BASED ANTISEPTIC TREE PAINT, IF PRUNING OCCURS "IN SEASON". DO NOT PRUNE ANY OAK TREES DURING THE MONTHS FROM APRIL TO OCTOBER.
- CLEANUP: DISPOSED OF EXCESS SOIL. REMOVE ALL CUTTINGS AND WASTE MATERIALS. SOIL, BRANCHES, BINDING AND WRAPPING MATERIALS, REJECTED PLANTS, OR OTHER DEBRIS RESULTING FROM ANY PLANTING SHALL BE PROPERLY CLEARED UP AND REMOVED. THE WORK AREA SHALL BE KEPT SAFE AND HEAT AT ALL TIMES. UNDER NO CONDITION SHALL THE ACCUMULATION OF SOIL, BRANCHES OR OTHER DEBRIS BE ALLOWED UPON A PUBLIC PROPERTY IN SUCH A MANNER AS TO RESULT IN A PUBLIC SAFETY HAZARD. LIKEWISE, UNDER NO CIRCUMSTANCES SHALL ANY DEBRIS OR INCIDENTAL MATERIALS BE ALLOWED UPON ADJACENT PRIVATE PROPERTY.

**LANDSCAPE MATERIAL NOTES**

- MATERIALS - SOIL: PLANTING SOIL SHALL MEET THESE REQUIREMENTS:  
A. PLANTING AREAS = 24"  
B. TREE PITS = SEE DETAILS
- PLANTING SOIL TO BE A MINIMUM 24" DEPTH, UNLESS OTHERWISE SPECIFIED AS ABOVE OR ON DETAILS. TOPSOIL TO BE CLEAN, FRIMBLE LOAM FROM A LOCAL SOURCE, FREE FROM STONES OR DEBRIS OVER 3/4" IN DIAMETER, AND FREE FROM TOWNS. TOPSOIL SHALL HAVE A pH VALUE BETWEEN 6 AND 7. TOPSOIL AND PLANTING SOIL SHALL BE TESTED TO CONFORM TO THESE SPECIFICATIONS AND SHALL BE AMENDED TO MEET THESE SPECIFICATIONS. PROVIDE TEST RESULTS TO OWNER'S REPRESENTATIVE PRIOR TO PLACEMENT. NOT PLACE FROZEN OR MUDDY TOPSOIL. APPLY SOIL AMENDMENTS TO ALL LANDSCAPE AREAS PER SOIL TEST.
- MATERIALS - NUTRI-PAK: ALL TREES AND SHRUBS SHALL RECEIVE "NUTRI-PAK, 3-YEAR TIME RELEASE FERTILIZER PACKETS" FOR "TREES, SHRUBS AND EVERGREENS" WITH A NUTRIENT FORMULATION OF 16-8-8. INSTALL PACKETS PER PRODUCT MANUFACTURER'S RECOMMENDATIONS AND IN THE QUANTITIES RECOMMENDED.
- MATERIALS - STONE MULCH: ALL PLANTING AREAS LABELED ON PLAN SHALL RECEIVE DECORATIVE STONE MULCH SPREAD TO A CONSISTENT DEPTH OF THREE INCHES OVER ENTIRE PLANTING AREA. DECORATIVE STONE MULCH TYPE, SIZE & COLOR TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. FERTILIZER SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, COUNTY AND STATE OF WISCONSIN REQUIREMENTS. STONE MULCH AREAS SHALL RECEIVE WOVEN WEED BARRIER FABRIC.
- MATERIALS - TREE & SHRUB RINGS: ALL TREES AND/OR SHRUBS PLANTED IN SEEDED LAWN AREAS TO BE INSTALLED WITH A MINIMUM 5" DIAMETER SHREDDED HARDWOOD BARK MULCH TREE RING SPREAD TO A CONSISTENT DEPTH OF 4 INCHES. ALL TREE RINGS SHOULD BE INSTALLED WITH A 4" DEPTH SHOVEL CUT EDGE, ANGLED 45 DEGREES INTO SOIL. AT A 5" DIAMETER ABOUT THE CENTER OF THE TREE. PLANTING A PRE-EMERGENT GRANULAR HERBICIDE WEED-PREVENTER SHOULD BE MIXED WITH MULCH USED TO INSTALL TREE RING AS WELL AS TOPICALLY APPLIED TO FINISHED INSTALLATION OF TREE RING.
- MATERIALS - EDGING: EDGING SHALL BE 6" DEEP, POLYETHYLENE EDGING. OWNER'S REPRESENTATIVE SHALL APPROVE PRODUCT SPECIFICATION PROVIDED BY LANDSCAPE CONTRACTOR.
- MATERIALS - SEED: DISTURBED LAWN AREAS LABELED ON PLAN AS SUCH, SHALL BE SPREAD BY HAND BROADCAST METHOD OR APPROPRIATE SPREADER EQUIPMENT WITH EARTH CARPETS "MADISON PARKS" OR EQUIVALENT AS APPROVED BY THE OWNER'S REPRESENTATIVE. INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. IN ADDITION TO LAWN SEED, ANNUAL RYE SHALL BE APPLIED TO ALL DISTURBED AREAS AT A RATE OF 1 1/2 LBS PER 1000 SQUARE FEET. FERTILIZE AND MULCH PER MANUFACTURER'S RECOMMENDATIONS.

**CONTRACTOR AND OWNER RESPONSIBILITY NOTES**

- GUARANTEE: THE CONTRACTOR SHALL GUARANTEE ALL PLANTS THROUGH ONE (1) YEAR AFTER ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PLANTS SHALL BE ALIVE AND IN HEALTHY AND FLOURISHING CONDITION AT THE END OF THE GUARANTEE PERIOD. THE CONTRACTOR SHALL REPLACE (AT NO COST TO OWNER) ANY PLANTS THAT ARE DEAD OR NOT IN A VIGOROUS THRIVING CONDITION. REPLACEMENT PLANTS SHALL BE OF THE SAME KIND AND SIZE AS ORIGINALLY SPECIFIED UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE. RESTORE BEDS AS NECESSARY FOLLOWING PLANT REPLACEMENT, INCLUDING BUT NOT LIMITED TO BEDDING, EDGING, MULCH, ETC. REPLACE PLANTS DAMAGED AT TIME OF PLANTING. REPAIR AREAS DISTURBED IN ANY WAY DURING PLANT REPLACEMENT AT NO COST TO OWNER. CONTRACTOR SHALL PROVIDE A TWO (2)-YEAR STRAIGHTENING GUARANTEE FOR ALL TREES.
- CONTRACTOR IS RESPONSIBLE FOR STAKING THE PLANT MATERIALS FOR REVIEW BY OWNER'S REPRESENTATIVE PRIOR TO DIGGING AND PLACEMENT AND SHALL COORDINATE ALL FINE GRADING AND RESTORATION WITH THE GRADING CONTRACTOR.
- MAINTENANCE: (CONTRACTOR) FOR ALL PLANTINGS, SEEDED AREAS AND SODDED LAWN AREAS: THE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS AND LAWN AREAS FOR A MINIMUM TIME PERIOD OF 60 DAYS, UNTIL FINAL ACCEPTANCE BY OWNER'S REPRESENTATIVE. THE CONTRACTOR IS RESPONSIBLE FOR ADEQUATELY WATERING PLANTS AND LAWN/TURFGRASS DURING THIS 60 DAY ESTABLISHMENT PERIOD. CONTRACTOR IS RESPONSIBLE FOR THE ESTABLISHMENT OF HEALTHY VIGOROUS PLANT MATERIALS AND LAWN/TURFGRASS GROWTH. CONTRACTOR IS ALSO RESPONSIBLE FOR ANY PRUNING OF PLANT MATERIALS, AND SHAPING AND/OR REPLACEMENT OR SUPPLEMENT OF DEFICIENT SHREDDED HARDWOOD BARK MULCH DURING THIS PERIOD. LONG TERM PLANT MATERIALS AND LAWN/TURFGRASS MAINTENANCE AND ANY PROGRAM FOR SUCH IS THE RESPONSIBILITY OF THE OWNER. ALL PLANTINGS AND LAWN/TURFGRASS AREAS SHALL BE MAINTAINED IN A MANICURED CONDITION UNTIL THE TIME WHEN THE OWNER'S ACCEPTANCE IS GIVEN.
- MAINTENANCE: (OWNER) THE OWNER IS RESPONSIBLE FOR THE CONTINUED MAINTENANCE, REPAIR AND REPLACEMENT OF ALL LANDSCAPING MATERIALS AND WEED BARRIER FABRIC AS NECESSARY FOLLOWING THE ONE (1) YEAR CONTRACTOR GUARANTEE PERIOD.



**CITY OF MADISON**  
**LANDSCAPE WORKSHEET**  
Section 28.142 Madison General Ordinance

Project Location / Address: MILTON STREET, MADISON, WI  
Name of Project: EMERGENCY POWER FACILITY - UNITY POINT MERITER  
Owner / Contact: KEVIN YESKA - LANDSCAPE DESIGNER  
Contact Phone: 608.848.5060 Contact Email: KEVIN.YESKA@JSDINC.COM

**\*\* Landscape plans for zoning lots greater than ten thousand (10,000) square feet in size MUST be prepared by a registered landscape architect. \*\***

**Applicability**  
The following standards apply to all exterior construction and development activity, including the expansion of existing buildings, structures and parking lots, except the construction of detached single-family and two-family dwellings and their accessory structures. The entire development site must be brought up to compliance with this section unless all of the following conditions apply, in which case only the affected areas need to be brought up to compliance:

- The area of site disturbance is less than ten percent (10%) of the entire development site during any ten-(10) year period.
- Gross floor area is only increased by ten percent (10%) during any ten-(10) year period.
- No demolition of a principal building is involved.
- Any displaced landscaping elements must be replaced on the site and shown on a revised landscaping plan.

**Landscape Calculations and Distribution**  
Required landscaped areas shall be calculated based upon the total developed area of the property. Developed area is defined as that area within a single contiguous boundary which is made up of structures, parking, driveways and docking/loading facilities, but excluding the area of any building footprint at grade, land designated for open space uses such as athletic fields, and undeveloped land area on the same zoning lot. There are three methods for calculating landscape points depending on the size of the lot and Zoning District.

- For all lots except those described in (b) and (c) below, five (5) landscape points shall be provided for each three hundred (300) square feet of developed area.  
Total square footage of developed area: 8,286  
Total landscape points required: 138
- For lots larger than five (5) acres, points shall be provided at five (5) points per three hundred (300) square feet for the first five (5) developed acres, and one (1) point per one hundred (100) square feet for all additional acres.  
Total square footage of developed area: \_\_\_\_\_  
Five (5) acres = 217,800 square feet  
First five (5) developed acres = 3,630 points  
Remainder of developed area: \_\_\_\_\_  
Total landscape points required: \_\_\_\_\_
- For the Industrial - Limited (IL) and Industrial - General (IG) districts, one (1) point shall be provided per one hundred (100) square feet of developed area.  
Total square footage of developed area: \_\_\_\_\_  
Total landscape points required: \_\_\_\_\_

10/2013

**Tabulation of Points and Credits**  
Use the table to indicate the quantity and points for all existing and proposed landscape elements.

| Plant Type/ Element   | Minimum Size at Installation  | Points  | Credits/ Existing Landscaping |                 | New/ Proposed Landscaping |                 |
|---|---|---|-------------------------------|-----------------|---------------------------|-----------------|
|   |   |   | Quantity                      | Points Achieved | Quantity                  | Points Achieved |
| Overstory deciduous tree  | 2 1/2 inch caliper measured diameter at breast height (dbh)   | 35  |                               |                 | 3                         | 105             |
| Tall evergreen tree (i.e. pine, spruce)                           | 5-6 feet tall   | 35  |                               |                 |                           |                 |
| Ornamental tree   | 1 1/2 inch caliper  | 15  |                               |                 | 1                         | 15              |
| Upright evergreen shrub (i.e. arbovitae)                          | 3-4 feet tall   | 10  |                               |                 | 19                        | 190             |
| Shrub, deciduous  | #3 gallon container size, Min. 12"-24"  | 3   |                               |                 | 52                        | 156             |
| Shrub, evergreen  | #3 gallon container size, Min. 12"-24"  | 4   |                               |                 | 12                        | 48              |
| Ornamental grasses/ perennials                                    | #1 gallon container size, Min. 8"-18"   | 2   |                               |                 | 53                        | 106             |
| Ornamental/ decorative fencing or wall                            | n/a   | 4 per 10 lineal ft.                                   |                               |                 |                           |                 |
| Existing significant specimen tree                                | Minimum size: 2 1/2 inch caliper dbh. * Trees must be within developed area and cannot comprise more than 30% of total required points. | 14 per caliper inch dbh. Maximum points per tree: 200 |                               |                 |                           |                 |
| Landscape furniture for public seating and/or transit connections | * Furniture must be within developed area, publicly accessible, and cannot comprise more than 5% of total required points.              | 5 points per "seat"                                   |                               |                 |                           |                 |
| <b>Sub Totals</b>   |   |   |                               |                 |                           | <b>620</b>      |

**Total Number of Points Provided: 620**

\* As determined by ANSI, ANLA - American standards for nursery stock. For each size, minimum plant sizes shall conform to the specifications as stated in the current American Standard for Nursery Stock.

**Potter Lawson**  
Success by Design

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

Notes: \_\_\_\_\_

**PRELIMINARY**  
NOT FOR CONSTRUCTION

EMERGENCY POWER FACILITY  
UNITY POINT HEALTH - MERITER

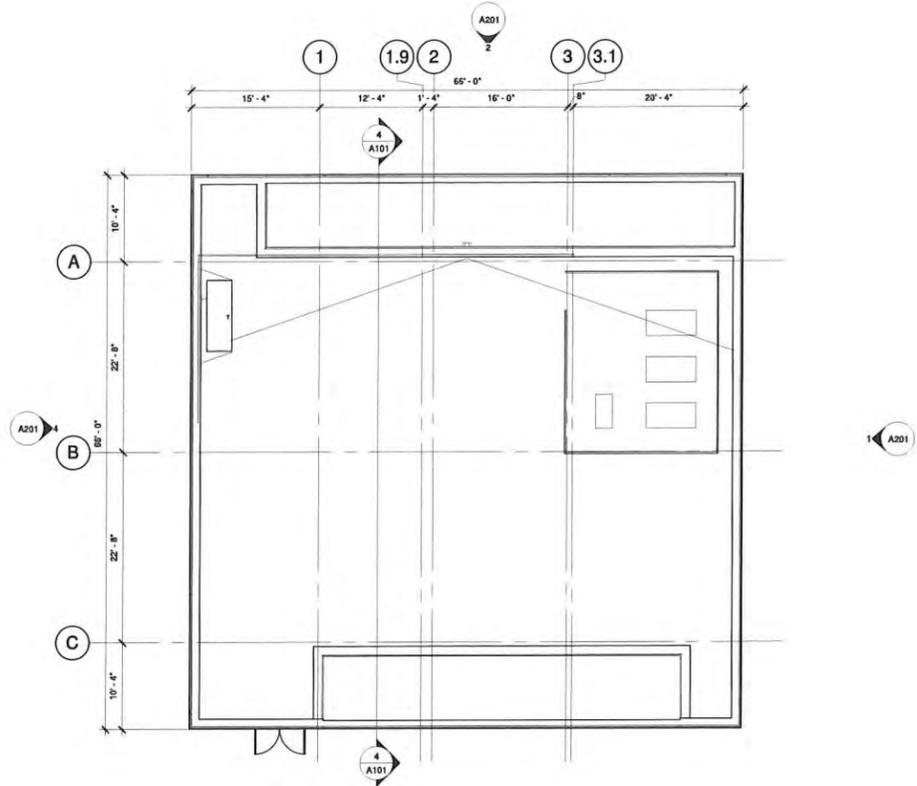
36 SOUTH BROOKS STREET  
MADISON, WISCONSIN

2017.14.00

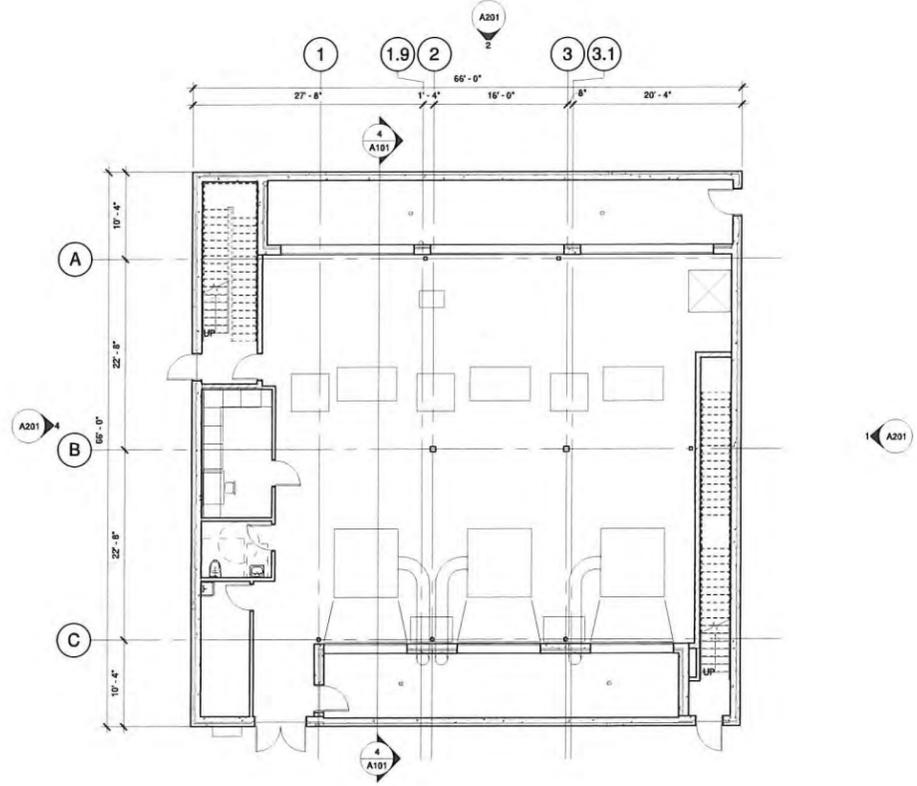
Date: \_\_\_\_\_ Issuance/Revisions: \_\_\_\_\_ Symbol: \_\_\_\_\_  
09/20/17 Land Use Submittal

**LANDSCAPE DETAILS AND NOTES**

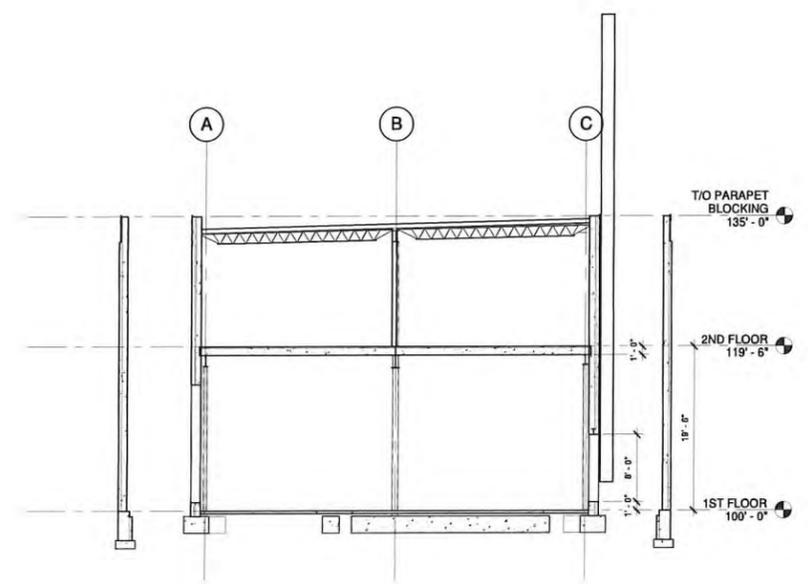
**L200**



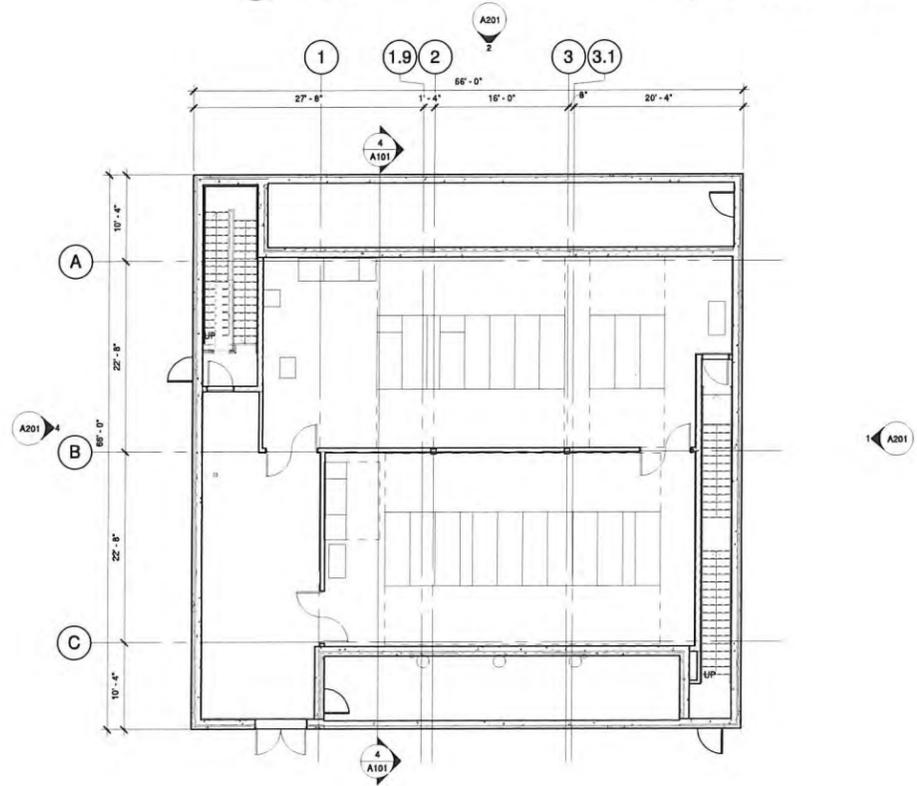
**3 ROOF PLAN**  
1/8" = 1'-0"  
NORTH



**1 FIRST FLOOR PLAN**  
1/8" = 1'-0"  
NORTH



**4 BUILDING SECTION**  
1/8" = 1'-0"  
NORTH



**2 SECOND FLOOR PLAN**  
1/8" = 1'-0"  
NORTH

Notes:

**PRELIMINARY**  
NOT FOR CONSTRUCTION

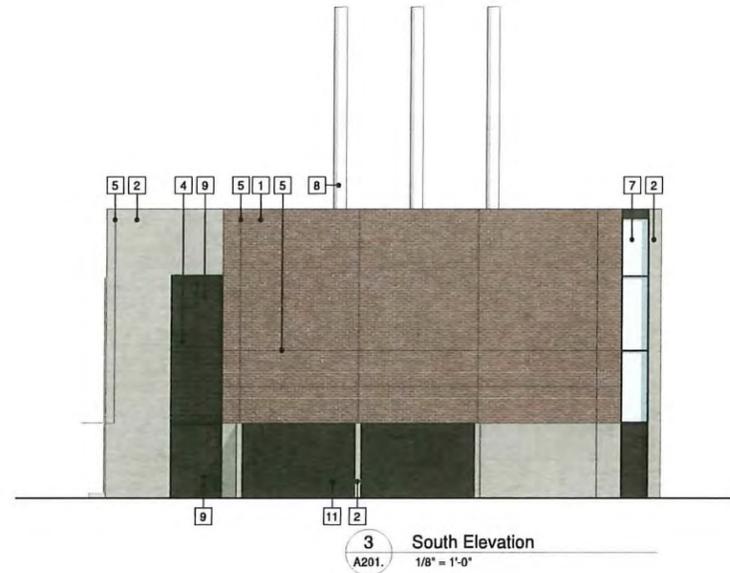
EMERGENCY POWER FACILITY  
UNITY POINT HEALTH - MERITER  
36 SOUTH BROOKS STREET  
MADISON, WI

2017.14.00

| Date     | Issuance/Revisions | Symbol |
|----------|--------------------|--------|
| 06/22/17 | Program Set        |        |
| 09/20/17 | Land Use Submittal |        |

**Floor Plans &  
Building Section**

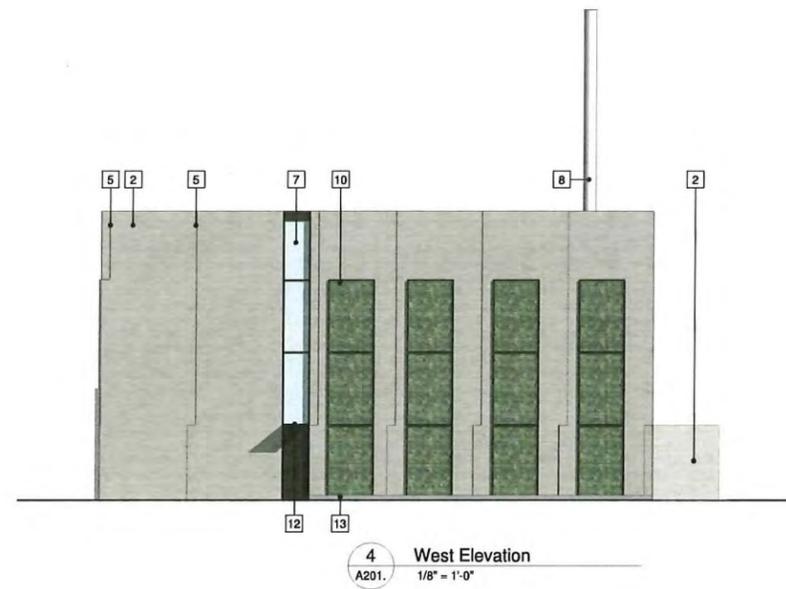
**A101**



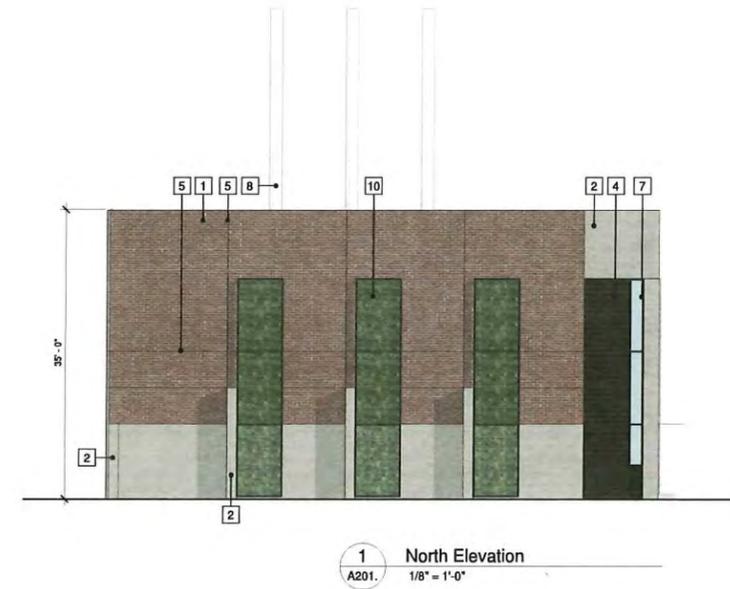
**3 South Elevation**  
A201. 1/8" = 1'-0"



**2 East Elevation**  
A201. 1/8" = 1'-0"



**4 West Elevation**  
A201. 1/8" = 1'-0"



**1 North Elevation**  
A201. 1/8" = 1'-0"

Notes:

ELEVATION KEYNOTES:

- 1 THIN BRICK CAST INTO PRECAST CONCRETE PANEL - OLD COLONIAL MODULAR
- 2 PRECAST CONCRETE PANEL - BOARD-FORMED CONCRETE PATTERN
- 3 PRECAST CONCRETE PANEL - SANDBLASTED
- 4 ANODIZED FLAT-LOCK METAL PANEL - MEDIUM BRONZE
- 5 PANEL JOINT
- 6 -
- 7 ANODIZED ALUMINUM WINDOW-WALL GLAZING/ ENTRY SYSTEM - MEDIUM BRONZE
- 8 GENERATOR STACK
- 9 HOLLOW METAL DOOR FRAME - MEDIUM BRONZE
- 10 GALVANIZED, PRIMED AND PAINTED STEEL WIRE MESH FRAME/ GREEN WALL
- 11 COMPOSITE WOOD SLAT GATE
- 12 STEEL AWNING - GALVANIZED, PRIMED AND PAINTED - MEDIUM BRONZE
- 13 PLANTING BED W/ RAISED CONCRETE BOARDER

**PRELIMINARY**  
NOT FOR CONSTRUCTION

EMERGENCY POWER FACILITY  
UNITY POINT HEALTH - MERITER  
36 SOUTH BROOKS STREET  
MADISON, WI

2017.14.00

| Date     | Issuance/Revisions | Symbol |
|----------|--------------------|--------|
| 01/25/17 | Land Use Submittal |        |
|          |                    |        |
|          |                    |        |
|          |                    |        |
|          |                    |        |
|          |                    |        |
|          |                    |        |
|          |                    |        |
|          |                    |        |
|          |                    |        |

Building Elevations

A201.





Notes: \_\_\_\_\_

**PRELIMINARY**  
 NOT FOR CONSTRUCTION

**EMERGENCY POWER FACILITY  
 UNITY POINT MERITER**

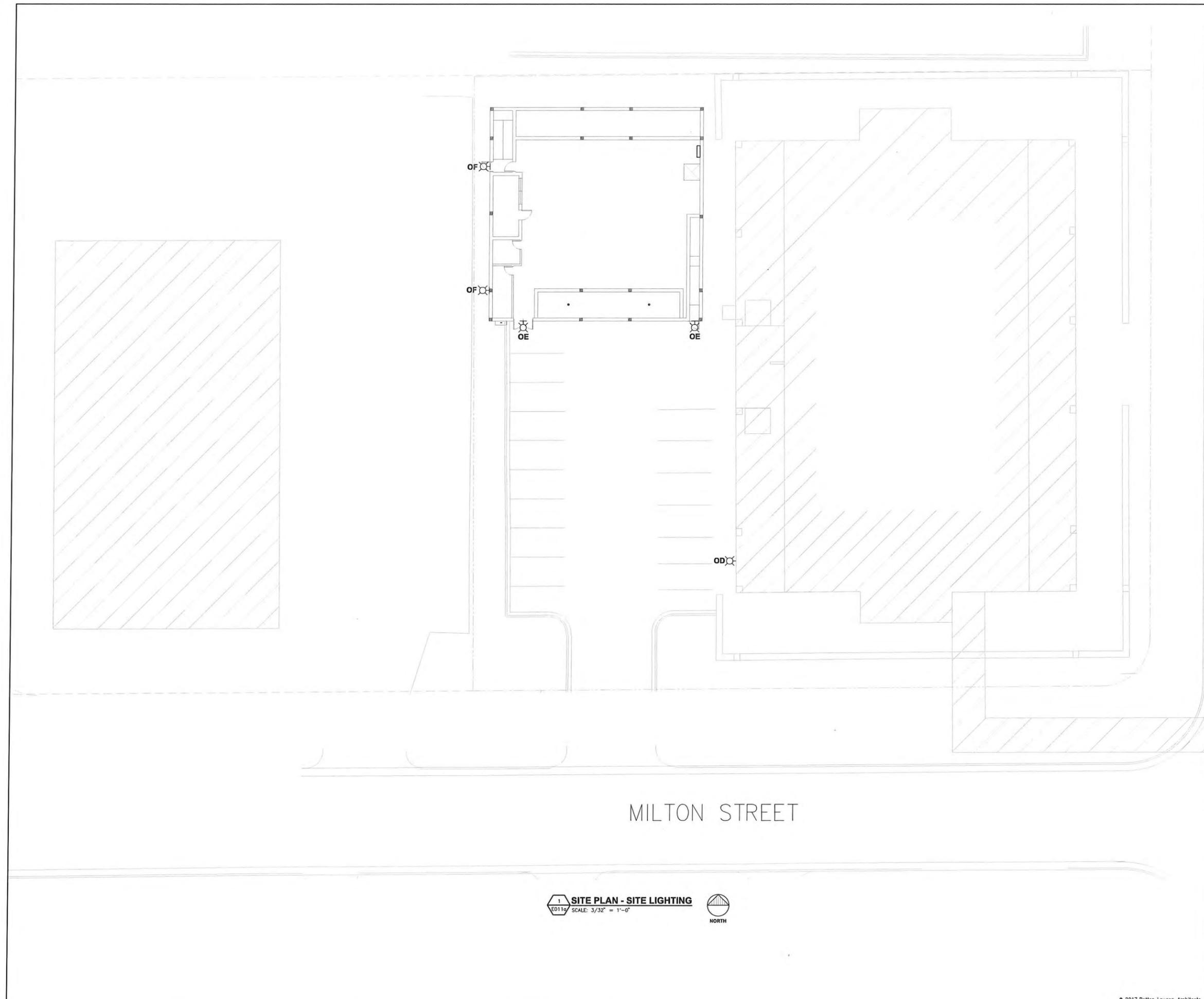
**MILTON STREET  
 MADISON, WISCONSIN**

2017.14.00

| Date     | Issuance/Revisions | Symbol |
|----------|--------------------|--------|
| 10/11/17 | City Submittal     |        |
|          |                    |        |
|          |                    |        |
|          |                    |        |
|          |                    |        |
|          |                    |        |
|          |                    |        |
|          |                    |        |
|          |                    |        |

**SITE PLAN -  
 SITE LIGHTING**

**E011a**



**1 SITE PLAN - SITE LIGHTING**  
 E011a SCALE: 3/32" = 1'-0"



Notes: \_\_\_\_\_

**PRELIMINARY**  
NOT FOR CONSTRUCTION

**EMERGENCY POWER FACILITY  
UNITY POINT MERITER**

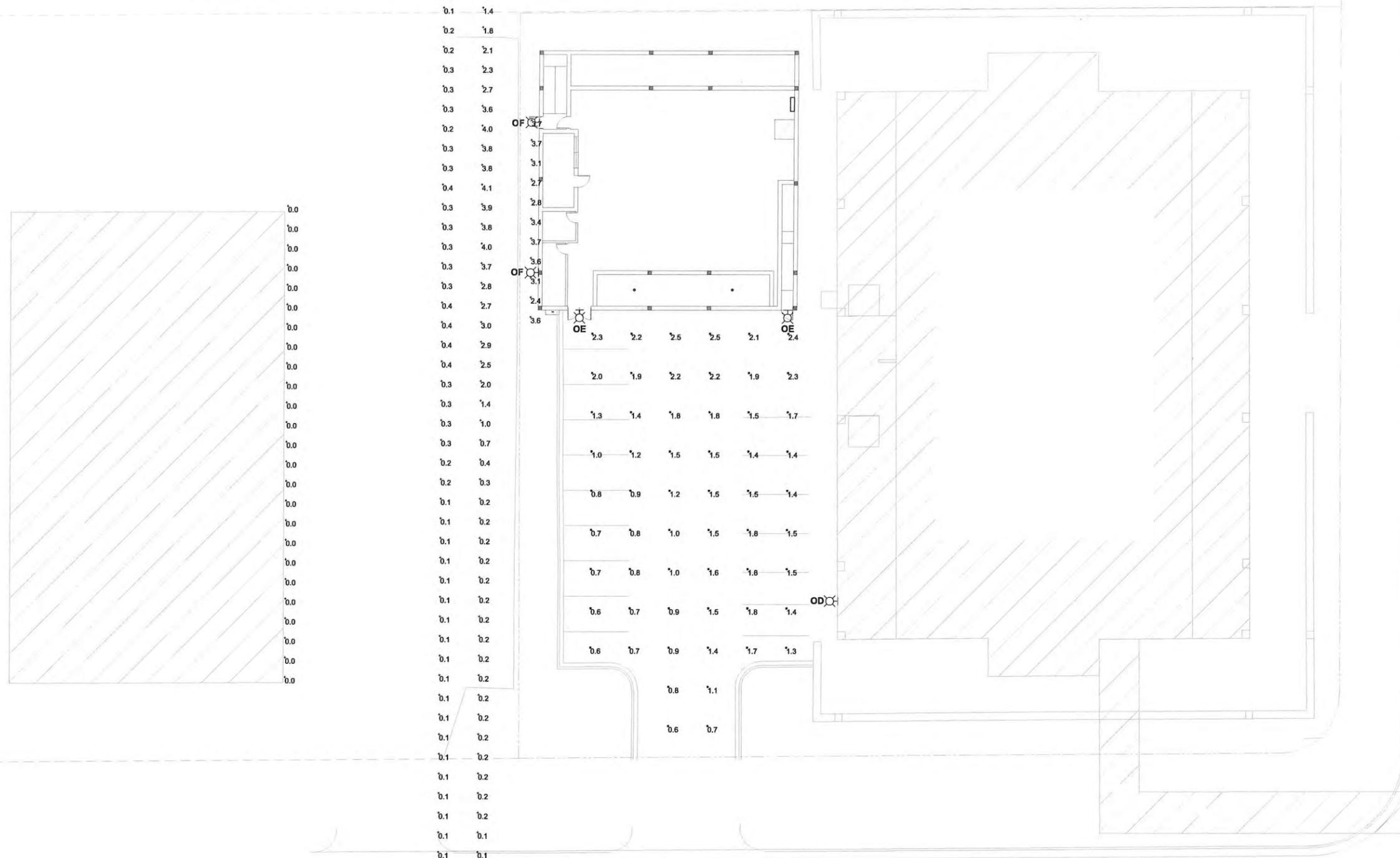
**MILTON STREET  
MADISON, WISCONSIN**

2017.14.00

| Date     | Issuance/Revisions | Symbol |
|----------|--------------------|--------|
| 10/11/17 | City Submittal     |        |

**SITE PLAN -  
PHOTOMETRICS**

**E011b**



MILTON STREET

**1 SITE PLAN - PHOTOMETRICS**  
E011b SCALE: 3/32" = 1'-0"



**Statistics**

| Description                | Symbol | Avg    | Max    | Min    | Max/Min | Avg/Min |
|----------------------------|--------|--------|--------|--------|---------|---------|
| 4' AFG 10' From Prop Line  |        | 1.6 fc | 4.1 fc | 0.1 fc | 41.0:1  | 16.0:1  |
| 4' AFG 20' From Prop Line  |        | 0.2 fc | 0.4 fc | 0.1 fc | 4.0:1   | 2.0:1   |
| 4' AFG - Adjacent Building |        | 0.0 fc | 0.0 fc | 0.0 fc | N/A     | N/A     |
| Drive                      | *      | 1.4 fc | 2.5 fc | 0.6 fc | 4.2:1   | 2.3:1   |
| Gen Building Egress Path   |        | 3.3 fc | 3.7 fc | 2.4 fc | 1.5:1   | 1.4:1   |
| Parking - East             | *      | 1.7 fc | 2.4 fc | 1.3 fc | 1.8:1   | 1.3:1   |
| Parking - West             | *      | 1.1 fc | 2.3 fc | 0.8 fc | 3.8:1   | 1.8:1   |

**Power Statistics**

| Description   | # Luminaires | Total Watts | Area        | Density    |
|---------------|--------------|-------------|-------------|------------|
| Power Density | 5            | 249.00 W    | 6529.44 ft² | 0.04 W/ft² |