



Republik

Plato's Madison

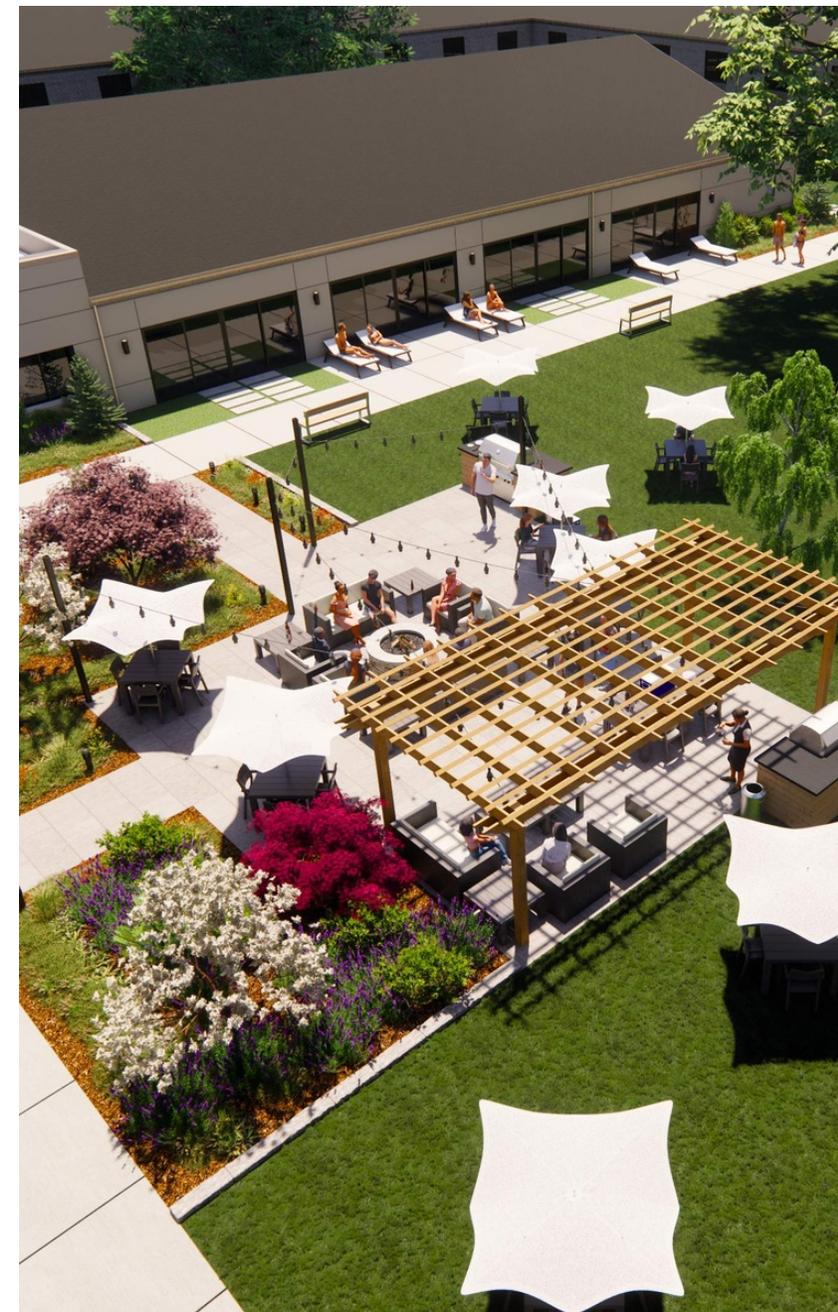
Adaptive Reuse Apartment Project

3841 E Washington Avenue, Madison, WI 53714

Landscape

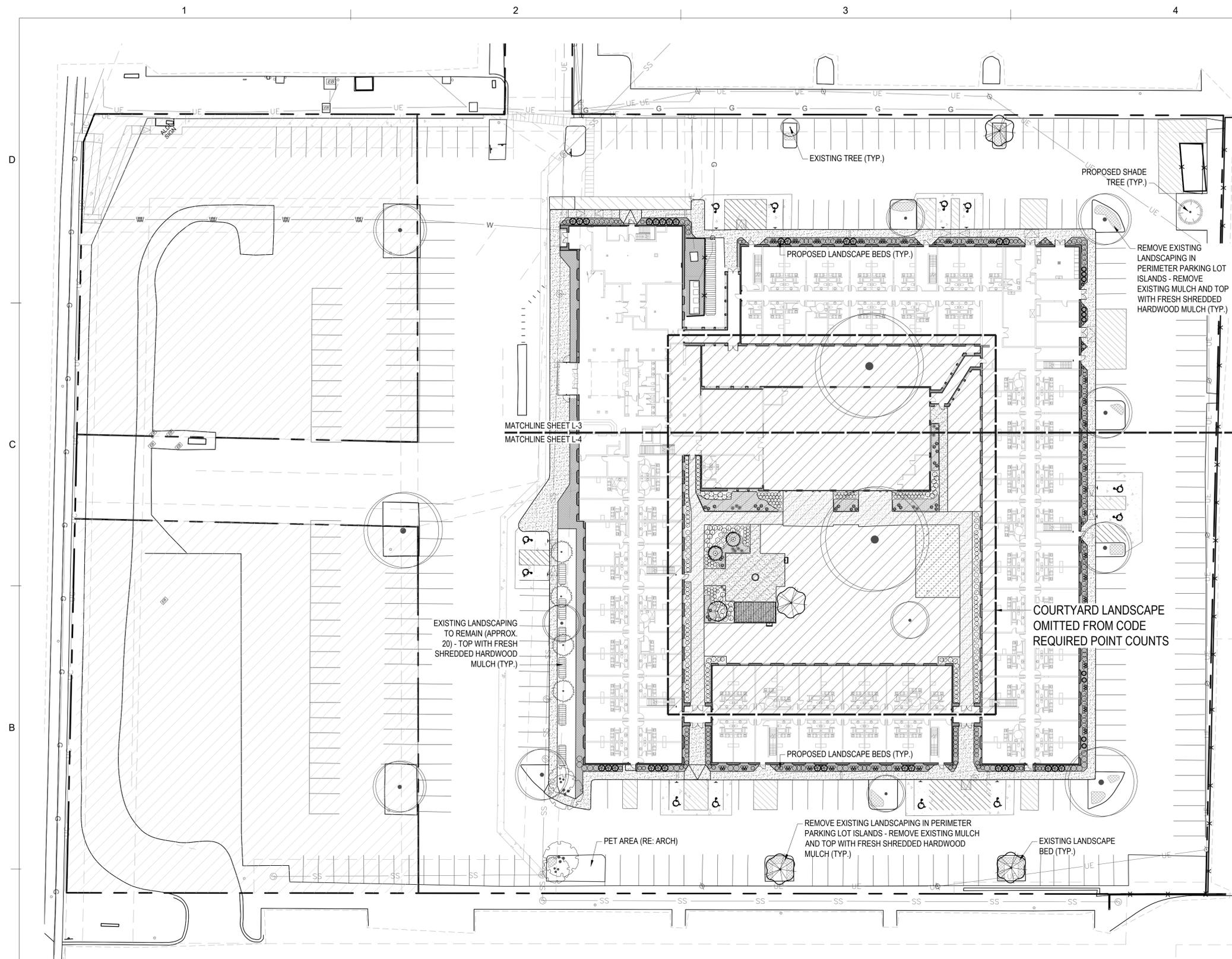
- The applicant shall provide a landscape plan as part of the Final Approval application, including plantings in the courtyard space and the use of bark mulch.

We have updated the courtyard landscaping significantly. Where there is exposed earth or mulch beds in the landscape islands around the building, we will enhance the planting in those areas and add fresh bark mulch. This also includes bark mulch in the courtyard space.









LANDSCAPE CODE REQUIREMENTS		
CITY OF MADISON LANDSCAPE WORKSHEET		
PROPOSED LANDSCAPING	QUANTITY	POINTS ACHIEVED
LANDSCAPE POINTS REMAINING: 1,945		
OVERSTORY DECIDUOUS TREE (35 POINTS / TREE)	3	105 POINTS
TALL EVERGREEN TREE (35 POINTS / TREE)	43	1505 POINTS
EVERGREEN SHRUBS (4 POINTS / SHRUB)	146	584 POINTS
DECIDUOUS SHRUBS (3 POINTS / SHRUB)	27	81 POINTS
PERENNIAL SHRUBS (2 POINTS / SHRUB)	188	376 POINTS
TOTAL PROPOSED LANDSCAPE POINTS:		2,651 POINTS
LANDSCAPE CALCULATIONS AND DISTRIBUTIONS		
REQUIRED: FIVE (5) POINTS PER THREE HUNDRED (300) SQUARE FEET FOR THE FIRST FIVE (5) DEVELOPED ACRES. ONE (1) POINT REQUIRED PER ONE HUNDRED (100) SQUARE FEET FOR ALL ADDITIONAL ACRES.		
TOTAL LANDSCAPE POINTS REQUIRED:	3,869 POINTS	
LANDSCAPE POINTS EXISTING:	1,794 POINTS	
LANDSCAPE POINTS PROVIDED:	2,651 POINTS	
TOTAL POINTS PROVIDED:	4,575 POINTS	

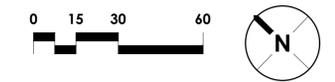
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PROGRESS PRINT

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DATE: 11/08/2022

PLANT SCHEDULE CODE (PLANT QUANTITIES SHOWN DO NOT INCLUDE COURTYARD QUANTITIES)							
TREES	QTY	COMMON NAME	BOTANICAL NAME	CONT	CAL	SIZE	COMMENTS
RMAP	3	RED SUNSET® MAPLE	ACER RUBRUM 'FRANKSRED'	B&B	3" CAL	12'-14' HT., 3'-4' SPD.	STRONG CENTRAL LEADER
TJUN	12	TAYLOR JUNIPER	JUNIPERUS VIRGINIANA 'TAYLOR'	B&B		7'-8' HT., 3'-4' SPD.	FULL TO GROUND
CBS	1	COLORADO BLUE SPRUCE	PICEA PUNGENS GLAUCA	B&B		8'-9' HT., 3'-4' SPD.	FULL TO GROUND
NPA	30	NORTH POLE® ARBORVITAE	THUJA OCCIDENTALIS 'ART BOE'	B&B		7'-8' HT.	FULL TO GROUND
SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	CONT	SPACING	COMMENTS	
GMB	48	GREEN MOUNTAIN BOXWOOD	BUXUS X 'GREEN MOUNTAIN'	3 GAL	36" O.C.		
GVB	28	GREEN VELVET BOXWOOD	BUXUS X 'GREEN VELVET'	3 GAL	30" O.C.		
JHOS	22	JUNE HOSTA	HOSTA X TARDIANA 'JUNE'	1 GAL	AS SHOWN		
SSH	27	STRAWBERRY SUNDAE® HYDRANGEA	HYDRANGEA PANICULATA 'RENSUN'	3 GAL	36" O.C.		
GGJ	21	GREY GUARDIAN JUNIPER	JUNIPERUS VIRGINIANA 'GREGUARD'	3 GAL	42" O.C.		
BES	77	BLACK-EYED SUSAN	RUDBECKIA HIRTA FULGIDA	1 GAL	AS SHOWN		
MNS	89	MAY NIGHT SALVIA	SALVIA NEMOROSA 'MAY NIGHT'	1 GAL	AS SHOWN		
YEW	49	DENSIFORMIS YEW	TAXUS CUSPIDATA 'DENSIFORMIS'	3 GAL	36" O.C.		



ALABACK DESIGN
 LANDSCAPE ARCHITECTS
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RENOVATION
PLATO'S OF MADISON, WI
 3841 E WASHINGTON AVE, MADISON, WI 53714

SUBMISSION DATES
 PROGRESS PRINT ONLY

SHEET TITLE
 CITY LANDSCAPE PLAN

PROJECT NUMBER

SHEET NUMBER
L-2

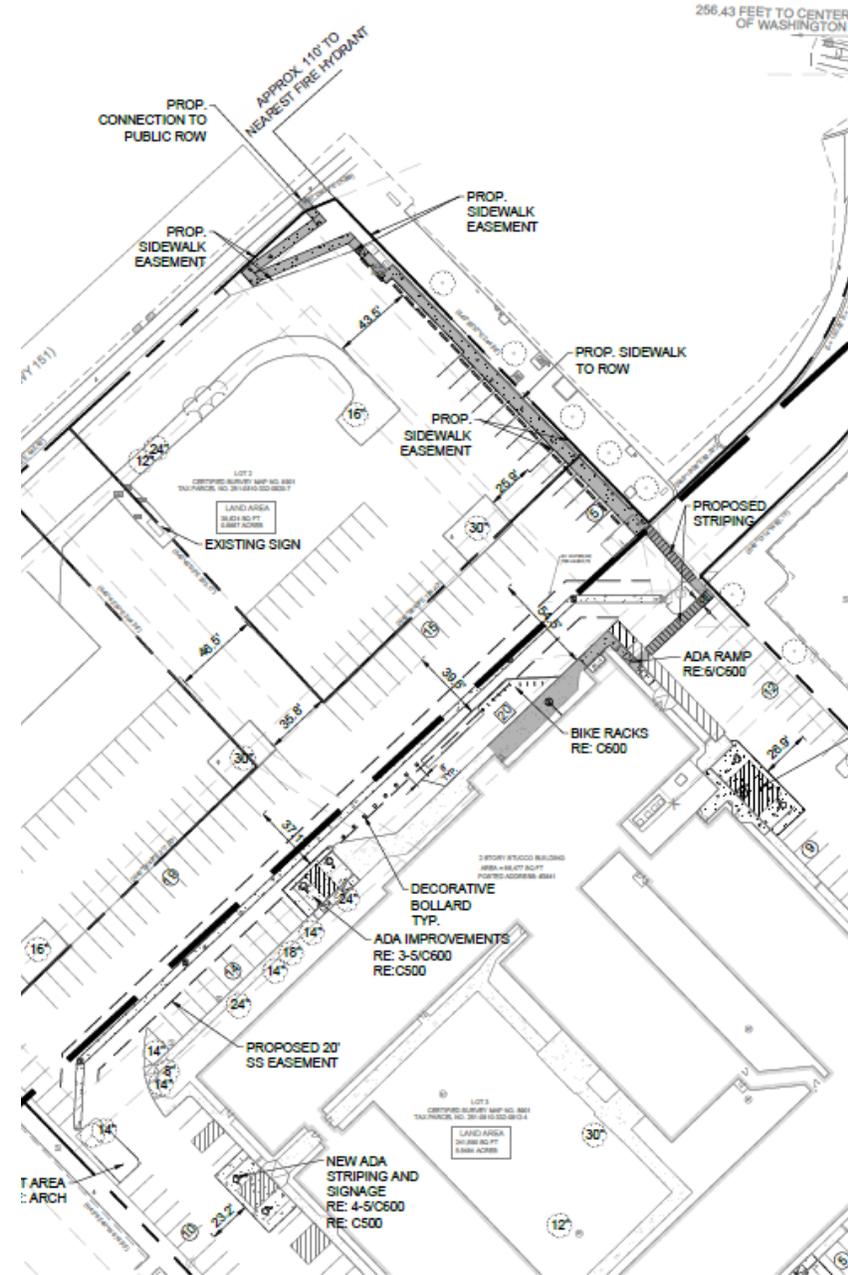
Site & Photometric Plan

- The applicant shall update the photometric plan that responds to the concerns in the staff report, including lighting in the courtyard and along pedestrian pathways.

An updated photometric plan is attached herein.

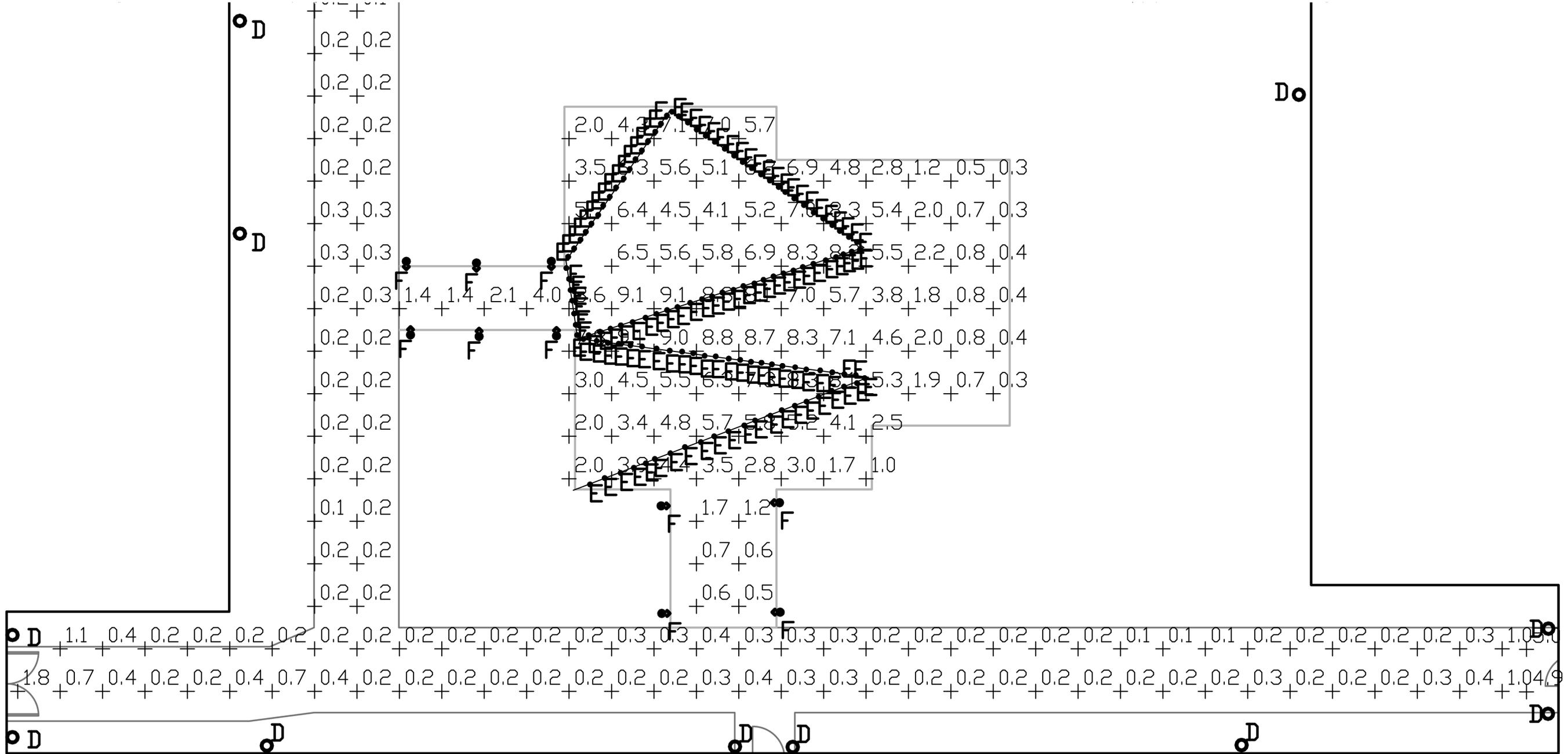
- The advisory motion reflects that conditional use standard #9 has been fulfilled; standard #5 requires additional enhancement or rework, including consideration being given to the location and treatment of the pedestrian crosswalk connection and consider a true connection that is raised and protected.

We have reworked the pedestrian connection to E. Washington to offer a permanent concrete sidewalk, protected from traffic with parking bumpers along the adjacent parking lot. We have also moved the outdoor bike parking to the front of the building – blocking off that area to cars where the port cochere drive thru was previously.



1 2 3 4 5

D
C
B
A



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**RENOVATION
 PLATO'S OF MADISON, WI
 3841 E WASHINGTON AVE, MADISON, WI 53704**

SUBMISSION DATES
August 26, 2022
September 2, 2022
ADDENDUM #2 9-16-22

SHEET TITLE
 PHOTOMETRICS

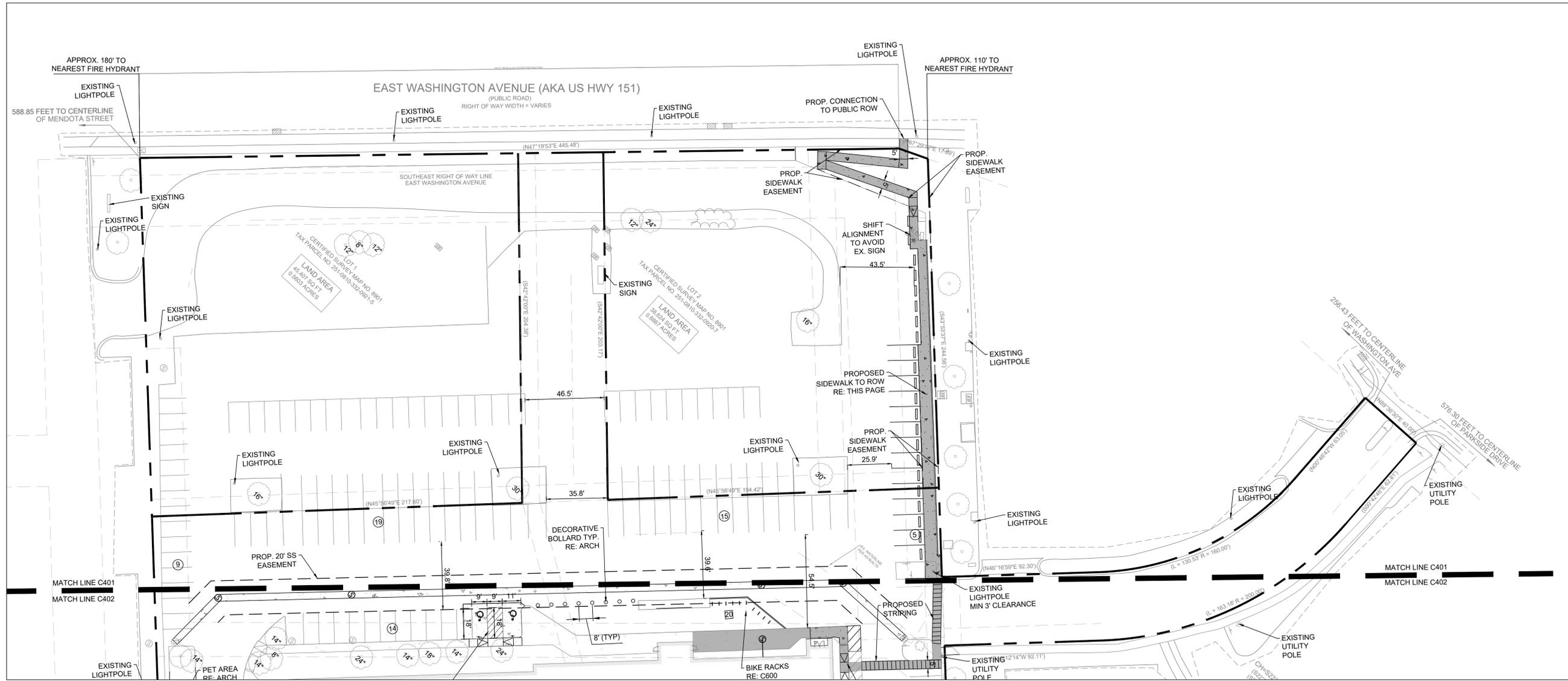
PROJECT NUMBER
2280028

SHEET NUMBER



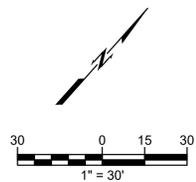
FILE PATH:
 DRAWN BY:

1 2 3 4 5



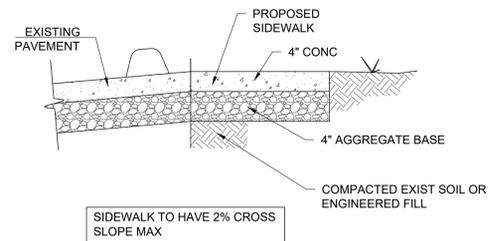
GENERAL NOTES

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL MUNICIPAL REGULATIONS AND CODES, WHICHEVER IS MORE STRINGENT.
2. ALL WORK AND MATERIALS SHALL COMPLY WITH O.S.H.A. STANDARDS.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
4. REFER TO LANDSCAPE PLANS FOR GRASS, TREES AND PLANTED MATERIALS.
5. ALL DIMENSIONS AND COORDINATES ARE FROM BACK OF CURB UNLESS SHOWN OTHERWISE.
6. RADII = 3'-00" U.N.O.



LEGEND

	PROPERTY LINE
	PROP. CONCRETE PAVEMENT
	PROP. ACCESSIBLE PATH
	PARKING COUNT
	NUMBER OF BICYCLE RACKS
	TREE DIAMETER IN INCHES



1 SIDEWALK
SCALE: NTS

NOT FOR CONSTRUCTION

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RENOVATION PLATO'S MADISON
3841 E WASHINGTON AVE, MADISON, WI 53714

SUBMISSION DATES UDC AND LUA
SHEET TITLE ENLARGED SITE PLAN 1
PROJECT NUMBER 2280028
SHEET NUMBER C401

The applicant shall update the elevations to address architectural comments, including:

- **Updating the color of the downspouts and gutters to match the exterior wall color**

Downspout and gutter colors have been revised to match the surrounding façade.

- **Consideration should be given to downplaying the arches in the building gable ends**

We have removed the dark accent colors from the arches to ensure cohesiveness with the rest of the façade.

- **Updating the color of the wall packs to be a lighter color to match the window frame**

Wall packs and the surrounding wall will both be painted Requisite Gray.

- **Consideration should be given to utilizing the same window type throughout, i.e. update sliding windows to match the new windows above the front entry**

The existing windows throughout the property are in good working condition – the windows above the front entrance are being reconfigured as a direct result of removing the port cochere and reworking the roof to the entry vestibule below. We do not have the construction budget to replace the sliding unit windows but could explore adding window muntin bars to the existing storefront windows to remain above the front entry if that's preferable. We have included a rendering of that option

Accent, fascia, fence,
PTAC louvers,
gutters, copings,
doors

REQUISITE GRAY
R:185 G:178 B:169

Main walls, doors,
downspouts,
mechanical/louvers

AGREEABLE GRAY
R:209 G:203 B:193



