

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:

Date Received _____ Initial Submittal
Paid _____ Revised Submittal

Complete all sections of this application, including the desired meeting date and the action requested. If your project requires both UDC and Land Use application submittals, a completed Land Use Application and accompanying submittal materials are also required to be submitted.

If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call the Planning Division at (608) 266-4635.

Si necesita interprete, traductor, materiales en diferentes formatos, u otro tipo de ayuda para acceder a estos formularios, por favor llame al (608) 266-4635.

Yog tias koj xav tau ib tug neeg txhais lus, tus neeg txhais ntawv, los sis xav tau cov ntaub ntawv ua lwm hom ntawv los sis lwm cov kev pab kom paub txog cov lus qhia no, thov hu rau Koog Npaj (Planning Division) (608) 266-4635.

1. Project Information

Address (list all addresses on the project site): 6303 Portage Road and 4821 Hoepker Road

Title: LEO Pumpkin Hollow

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

UDC meeting date requested 1/22/2025

- 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)
 Modifications of Height, Area, and Setback
 Sign Exceptions as noted in Sec. 31.043(3), MGO

Other

- Please specify _____

4. Applicant, Agent, and Property Owner Information

Applicant name Advenir Azora Development, LLC, c/o Joann R **Company** Advenir Azora Development, LLC
Street address 17501 Biscayne Boulevard #300 **City/State/Zip** Aventura, FL 33160
Telephone (702) 499-0150 **Email** joann@advenirdevelopment.com

Project contact person Same as Above **Company** _____
Street address _____ **City/State/Zip** _____
Telephone _____ **Email** _____

Property owner (if not applicant) MH Madison, LLC c/o Carlson Black O'Callaghan & Battenberg LLP
Street address 222 W Washington Ave #360 **City/State/Zip** Madison, WI 53703
Telephone _____ **Email** angie.black@carlsonblack.com

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.** A request for an Informational Presentation to the UDC may be requested prior to seeking any approvals to obtain early feedback and direction before undertaking detailed design efforts. 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 Modification 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

The Urban Design Commission meets virtually via Zoom, typically on the second and fourth Wednesdays of each month at 4:30 p.m. Applicant presentations are strongly encouraged, although not required. Prior to the meeting, each individual speaker is required to complete an online registration form to speak at the meeting. A link to complete the online registration will be provided by staff prior to the meeting. Please note that individual presentations will be limited to a **maximum of three (3) minutes**. The pooling of time may be utilized to provide one speaker more time to present, however the additional time will be based on the number of registrants from the applicant team, i.e. two (2) applicant registrants = six (6) minutes for one (1) speaker.

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. Please note that presentation slides, in a PDF file format, are required to be submitted **the Friday before the UDC meeting**.

URBAN DESIGN DEVELOPMENT PLANS CHECKLIST

The items listed below are minimum 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, including material and color 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
- 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)
- Site Plan showing site amenities, fencing, trash, bike parking, etc. (if applicable)
- PD text and Letter of Intent (if applicable)
- Samples of the exterior building materials
- Proposed sign areas and types (if applicable)

4. Signage Approval (*Comprehensive Design Review (CDR), Sign Modifications, and Sign Exceptions (per [Sec. 31.043\(3\)](#))*)

- Locator Map
- Letter of Intent (a summary of how the proposed signage is consistent with the CDR or Signage Modifications 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

5. Required Submittal Materials

Application Form

- 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.

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 Comprehensive Design Review (CDR) or Signage Modification review criteria is required.

Development Plans (Refer to checklist on Page 4 for plan details)

Filing Fee (Refer to Section 7 (below) for a list of application fees by request type)

Electronic Submittal

- Complete electronic submittals must be received prior to the application deadline before an application will be scheduled for a UDC meeting. Late materials will not be accepted. All plans must be legible and scalable when reduced. Individual PDF files of each item submitted should be submitted via email to UDCapplications@cityofmadison.com. The email must include the project address, project name, and applicant name.
- Email Size Limits. Note that an individual email cannot exceed 20MB and it is the responsibility of the applicant to present files in a manner that can be accepted. Applicants who are unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.

Notification to the District Alder

- Please provide an email to the District Alder notifying them that you are filing this UDC application. Please send this as early in the process as possible and provide a copy of that email with the submitted application.

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 Jessica Vaughn on 12/10/2024.
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 Advenir Azora Development, LLC, c/o Joann Rubio Relationship to property Contract Purchaser

Authorizing signature of property owner  Date 1/21/25

7. Application Filing Fees

Fee payments are due by the submittal date. Payments received after the submittal deadline may result in the submittal being scheduled for the next application review cycle. Fees may be paid in-person, via US Mail, or City drop box. If mailed, please mail to: *City of Madison Building Inspection, P.O. Box 2984, Madison, WI 53701-2984*. The City's drop box is located outside the Municipal Building at 215 Martin Luther King, Jr. Blvd. on the E Doty Street side of the building. Please make checks payable to *City Treasurer*, and include a completed application form or cover letter indicating the project location and applicant information with all checks mailed or submitted via the City's drop box.

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

- Urban Design Districts: \$350 (per §33.24(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 Sign Modifications (of 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



SUBJECT PARCELS



I-90 (WV VETERANS MEMORIAL HWY)

HOEPKER ROAD

PRAIRIE LAKES MALL

PORTAGE ROAD

NORTHEAST PARK

I-90 ALT

HANSON ROAD

UW HEALTH EAST MADISON HOSPITAL

AMERICAN FAMILY INSURANCE

AMERICAN PKWY

US HIGHWAY 151 (WASHINGTON AVENUE)

REINER RD

UW HEALTH EASTPARK MEDICAL

UW HEALTH MEDICAL CENTER

DANE COUNTY REGIONAL AIRPORT

CITY OF MADISON FS 11

NELSON ROAD

EAST TOWN MALL

EAST TOWN PLAZA

REINDAHL PARK



5

6

7



8

9



1

2



3



4

2

1

3

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7

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HOEPKER ROAD

PUMPKIN HOLLOW DRIVING RANGE

BURKE LUTHERAN CHURCH

UW HEALTH EAST MADISON HOSPITAL

AMERICAN FAMILY INSURANCE

HANSON ROAD



Advenir Development, LLC

17501 Biscayne Blvd
Suite 300
Aventura, FL 33160

305.948.3535
LEOLiving.com

January 6, 2025

VIA ELECTRONIC MAIL ONLY

City of Madison Planning Division
Madison Municipal Building, Suite 017
215 Martin Luther King, Jr. Blvd.
Madison, WI 53701-2985
PCapplications@cityofmadison.com

RE: New Submission of Urban Design Commission Application for 6303 Portage Road and 4821 Hoepker Road (Parcel ID numbers 0810-152-0098-4 & 0810-152-0097-6)
New 200-unit Residential Building Complex to be known as LEO@Pumpkin Hollow – Letter of Intent

Dear Staff:

Advenir Azora Capital, LLC (“AAC”) intends to purchase from MH Madison, LL (“MH”) approximately 26.9 acres of land located at 6303 Portage Road and portions of 4821 Hoepker Road in Madison, Wisconsin (the “**Development Tract**”). MH will retain the remaining portion of the real property located 4821 Hoepker Road for future development.

As described in detail below and depicted in our submission materials, AAC will create its LEO Living residential community (the “**LEO residential development**”) at the Development Tract bringing to the City of Madison new market-rate rental housing options in a variety of unit types, sizes and formats. The total estimated value of the completed development, including structures, site improvement costs, landscaping, and dedicated public infrastructure (*i.e.*, water transmission mains, sewer transmission mains, roadways) will be approximately \$56,105,903.

Advenir Azora Development, LLC (“AAD”), on behalf of AAC, is intending to file the following petitions/applications pertaining to the Development Tract:

- Zoning Map Amendment/Rezoning Application
- Urban Design Review Application (Informal Presentation)
- Subdivision Application

All applications will be submitted electronically, via email prior to the January 6, 2025 deadline.

AAD will file the following applications pertaining to the Development Tract at a later date:

- Conditional Use Application (for a new residential building complex)
- Urban Design Review Application (Initial/Final Approval)

Project Narrative:

The Development Tract is located within the City of Madison and is currently Agricultural (AG). With City Staff’s guidance, AAD requests a zoning designation of Traditional Residential – Planned (TR-P), which permits the use of single-family dwelling units and two-family dwelling units, two-family dwelling – twin units, and multifamily units. This zoning designation permits 15-72 dwelling units/acre. Accordingly, the LEO residential development proposed by AAD comprising of 200-market rate Class A Built for Rent units with a net density of 7.7 dwelling units/acre will comply with this zoning standard.

The Built for Rent units will consist of 200 cottage and duplex-like units with on-grade parking, attached garages for certain of the cottage units, standalone 3-car garage buildings, open space and Class A resident amenities offering active and passive spaces and uses consistent with and exceeding market competitive properties. A pair of clubhouses (1,456 square feet each) flank a resort-style pool and pool deck in the northeast corner of the Development Tract. One of the clubhouses will include a club level fitness center. Upon completion, the total estimated value of the Development Tract will be approximately \$56,105,903 (\$280,530/unit).



All the units and buildings at the LEO residential development are intended to be designed with a highly attractive architectural style that respects the surrounding environment. Keeping with the City's Pumpkin Hollow Neighborhood Development Plan, AAD recognizes the character the City intends to create. As such, the LEO residential development layout is thoughtfully designed to promote a sustainable and walkable community. AAD intends to advance the City's community goals and compliance with the Land Use Plan with key design aspects including walking and vehicle connections to current and future surrounding developments. This is accomplished by located the north/south public connector roadway in a central location, which will facilitate future a future connection to American Family Drive, while still taking into consideration to existing topography.

The LEO Development consists of a heterogenous collection of cottage style rental homes, in a location within the City that is primarily dominated by single family homes. According to the Missing Middle Housing concept, this product will address the need for housing choices at different price points for a variety of housing demographics. The design theme of the units within the LEO Development will include detached cottage style, stacked two-unit buildings, two-family twin buildings, and multifamily buildings. The applicant will propose a variety of architectural façades for each unit to differentiate each unit from the next and provide a sense of character to the internal neighborhood that is not typically seen in traditional single-family development.

Additionally, the development provides an alternative type of housing for the City's residents who choose to rent rather than buying a home. Missing Middle Housing, such as the buildings proposed within the LEO Development, provide a range of attainability, but also respond to the higher demand for housing. While no part of this Project is subsidized or "affordable" housing, the proposed Class A, market-rate development does support the extensive employment growth in the immediate vicinity such as the various warehouse/distribution and medical employers in the area by offering various unit types and sizes.

The project has been sized, site planned and designed to be compatible with the Pumpkin Hollow Neighborhood Plan and to provide a transition to the Suburban Employment Center uses to the south and east. The project is compatible in scale with the surrounding existing single-family homes and helps meet the growing need for walkable neighborhoods. In addition, this "Missing Middle" design provides varying housing choices for shifting household demographics. The project's thoughtful design not only helps create an internal sense of community, but also sets the tone for thoughtful integration into the surrounding neighborhoods by fostering easy access to supporting arterial streets.

The LEO Development proposes an extensive network of sidewalks, not only providing internal connections between units and amenities, but also providing external connections to future sidewalks on public roadways. Along with an extensive network of sidewalks, the applicant will propose bike racks and fix-it stations, internal to the LEO Development, to promote the use of bicycles. Additionally, the applicant intends to propose sufficient parking spaces to meet the needs of residents and guests. The proposed surface parking is designed in such a way that it does not appear to encompass the entire property.

AAD will install attractive landscaping throughout the LEO residential development in the form of foundation plantings, canopy trees, green open spaces and pocket parks. Curbed landscape beds and islands will be included in order to protect the landscaped areas from damage by pedestrians and/or motor vehicles. Furthermore, parking areas will be screened from public roadways with a combination of residential buildings, hedges and dense plantings. Finally, the required landscape buffer yards will also be included as part of the final plans.

Public roadway access to the LEO residential development will be immediately established via Portage Road and Hoepker Road with the dedication of an east/west roadway along the south property boundary, and a north/south roadway central to the overall development, thereby creating various routes to I-90 (Wisconsin Veterans Memorial Highway), Highway 151, and Highway 51, as the major thoroughfares through the area. Access to the Development Tract will be convenient and open throughout the street layout.

AAD will undertake development in consecutive phases. The current plan is to commence site grading to construct the base course roadways, stormwater management, with public roadways and utilities being turned over into operation first. Vertical construction will start with construction of 15-20 units and the amenity buildings, consisting of leasing office, fitness center,



Advenir Development, LLC

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LEOLiving.com

and pool. Remaining units will follow in rolling turnover phases with up to 30 units being turned over to operations every 6 weeks until completion.

Overall Compatibility with Market Expectations, the Land Use Plan & the Neighboring Lands:

AAD is excited to use its experience developing and operating similar “missing middle” rental housing communities to address the City’s need for housing choices at different price points for a variety of housing demographics. The market rate housing types and walkability in this new neighborhood provide a sense of character that is not typically seen in development as unique as this project and the LEO residential development will be attractive to a wide variety of residents considering the City as their home.

The LEO residential development is comprised of units that have exterior and interior visuals of a modern single-family and multi-unit neighborhood with a variety of styles such as detached cottage style, duplexes, and townhouses, and provides the amenities of a multi-family community. This project will improve the quality of housing by providing residents with the benefit of onsite amenities and additional privacy that is often lacking in traditional multi-family communities. The LEO residential development units will have front facing yards and walkable sidewalks. The unit interiors will consist of modern cabinetry, fixture finishes and kitchen layouts. The onsite amenities will include a pool, fitness center, clubhouse, and valet trash.

To address perceived adverse impacts to the surrounding lower density and intensity uses, AAD will plant intense vegetative buffers along the east boundary. Further, the final landscaping plan will comply with the landscape buffer yard requirement for areas adjacent to properties with the lower density and intensity designation. Additionally, the maintenance shop and solid waste services will be located internally within the LEO residential development.

In sum, the LEO residential development endeavors to establish a more cohesive and synergistic land use pattern consistent with the intent of the City’s Pumpkin Hollow Neighborhood Development Plan. The LEO residential development will provide a highly desirable and complementary use to the up-and-coming neighborhood but will do so in a manner that is sensitive to the existing uses. This overall compatibility supports the departures from the City’s Land Development ordinances.

Conclusion:

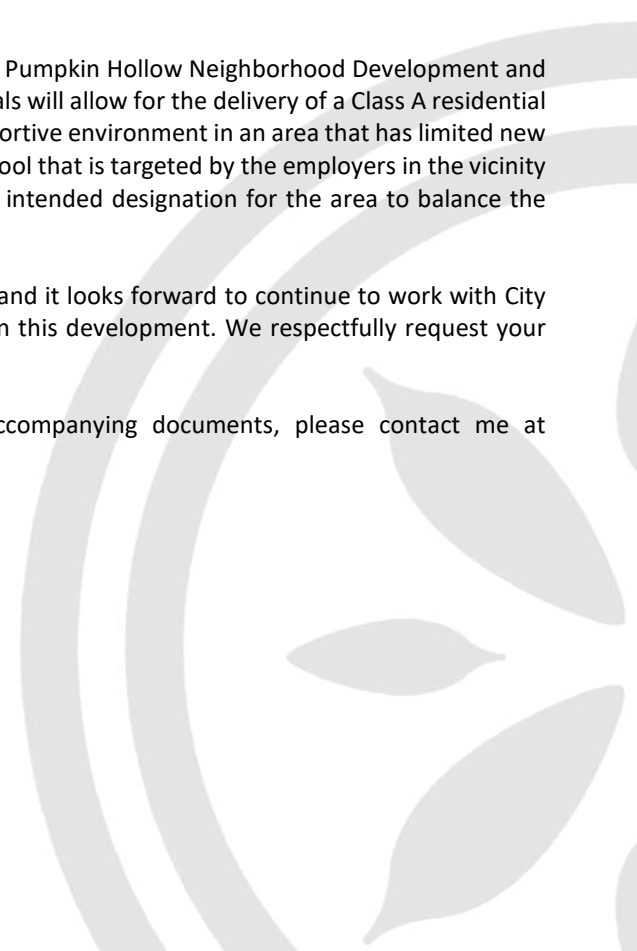
The application filed by AAD for Urban Design Review is consistent with the Pumpkin Hollow Neighborhood Development and the Land Development Code of the City of Madison. Granting future approvals will allow for the delivery of a Class A residential community that will generate the density threshold needed to create a supportive environment in an area that has limited new market-rate rental housing options with rents attainable for the employee pool that is targeted by the employers in the vicinity of the Suburban Employment Center. This design directly meets the City’s intended designation for the area to balance the need for new housing with the surrounding uses.

Through this development, AAD is excited to invest in the City of Madison and it looks forward to continue to work with City staff, Plan Commission, Urban Design Commission and Common Council on this development. We respectfully request your support for these applications and their accompanying materials.

If there are any questions regarding the submittal application and accompanying documents, please contact me at joann@advenirdevelopment.com.

Sincerely,

Joann Rubio
Development Manager
Advenir Azora Development, LLC





NEQUETTE
ARCHITECTURE & DESIGN

LEO AT PUMPKIN HOLLOW
MADISON, WI

NARRATIVE – EXTERIOR FINISHES BY DIVISION - DRAFT

01/07/2025

Division 6 – Wood

Amenities and Cottages:

- Timber Brackets, Beams, Columns, Outriggers, handrails rails, cap-rails, newel posts, pickets, typical: Kiln Dried After Treatment Pine or Pressure Treated Pine wrapped with fiber cement trim 5/4 x _.

Cottages:

- Upper balconies and exterior stairs to be wood framing with 2x6 Pressure Treated decking (All sides and ends solid-stained prior to fastening; verify color(s) w/ architect).
- Reverse Tongue & Groove at porch ceilings

Amenities:

- Exposed rafter tails
- Reverse Tongue & Groove at roof overhangs

Division 7 – Thermal and Moisture Protection

Amenities and Cottages:

- Fiber Cement siding, trim and accents typical – James Hardie (or equal)
- HardiePlank 6" exposure Lap Siding and/or HardiePanel Vertical Board and Batten Siding, per elevations.
- HardieTrim Board, 5/4 x _ per elevations.

Cottages:

- Architectural Dimensional Shingles – GAF Timberline (or equal)
- K-Style gutters with round downspouts.

Amenities:

- Standing-seam metal roof.
- Half round gutters with round downspouts

Division 8 – Openings

Cottages:

- Window - Vinyl / Simulated Divided Lites on exterior side only / Grilles Between Glass / single-hung and fixed, per elevations. MGM Series 5610 preferred. Approved alternate, PlyGem 1500 Series. Possible alternates to be submitted for approval by Architect and Owner.
- Garage Door – Steel Amarr Cortona closed square. Provide key quick release and keypad.
- Ext Door - JeldWen Fiberglass, Craftsman style at entry.
- Ext Door - JeldWen Steel, Full Light Modern style at rear yard (depending on location).

Amenities:

Nequette Architecture & Design
2227 2nd Ave N, 4th Floor
Birmingham, AL 35203

- Window - Aluminum clad wood / Simulated Divided Lites on each side / Grilles Between Glass / fixed windows, per elevations. PlyGem Mira-clad Series. Possible alternatives to be submitted for approval by Architect and Owner.
- Exterior Door – match adjacent window assemblies (aluminum clad wood)
- Fitness Overhead Door – OHD DR Co. – Series 521 Glazed – 10'x10' - Prefinished Aluminum/Glass

Division 9 – Finishes

Amenities and Cottages:

- Sherwin Williams paint for interior and exterior application, sheen varies depending on application. Design includes 15 standard exterior color palettes to be distributed across site. Location of each palette TBD. See attached color palettes.

Division 10 – Specialties


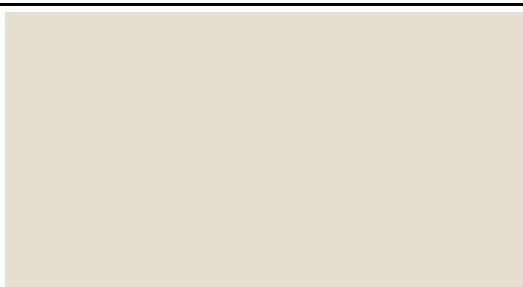


- USPS approved, prefabricated vertical mailbox units built in at the amenity space.

Draft

CLUBHOUSE, FITNESS & POOLHOUSE

PROJECT

X/XX/20XX

ROOF (A)		MCELROY METAL ROOF - DARK BRONZE
WINDOW & DOOR TRIM (B)		TRIM PAINT COLOR: SW7042 SHOJI WHITE
BODY COLOR (C)		PAINTED SIDING- SW7042 SHOJI WHITE
COLUMNS/PORCH (D)	SHERWIN WILLIAMS SW7047 PORPOISE 	
EAVES/FASCIA (E)	SHERWIN WILLIAMS SW7047 PORPOISE 	
DOORS (F)	STAINED TO MATCH PLYGEM MIRA SERIES WINDOW COLOR: IVORY. *NOTE: FRONT ENTRY DOOR @ CLUBHOUSE TO BE PAINTED AN ACCENT COLOR	
WINDOWS (G)	PLYGEM MIRA SERIES, WINDOW COLOR: IVORY	

NOTE: CORNER BOARDS TO MATCH BODY COLORS

EXTERIOR PAINT SCHEDULE	
A	ROOF
B	WINDOW & DOOR TRIM
C	BODY COLOR
D	COLUMNS/PORCH
E	EAVES/FASCIA
F	ENTRY DOORS
G	WINDOWS

*SEE PAINT PLAN

GENERAL PAINT NOTES:

1. WHERE APPLICABLE, DORMERS ARE TO BE PAINTED TO MATCH BODY COLOR (C). DORMER IS REFERED TO AS BODY, TRIM, & EAVE OF DORMER
2. WHEN PAINTING TRIM THE TRIM PAINT COLOR IS TO BE RETURNED BACK TO THE SIDING. DO NOT ONLY PAINT THE FACE OF THE TRIM
3. CORNER BOARDS TO MATCH BODY COLOR
4. WHERE APPLICABLE, WATER TABLE IS TO BE PAINTED THE BODY COLOR

SW 7008 Trim
Alabaster

SW 7640 Body
Fawn Brindle #1

SW 7008 Trim
Alabaster

SW 7008 Body
Alabaster #2

SW 7008 Trim
Alabaster

SW 1015 Body
Skyline Steel #3

SW 7008 Trim
Alabaster

SW 7543 Body
Avenue Tan #4

SW 7008 Trim
Alabaster

SW 7542 Body
Naturel #5

SW 7008 Trim
Alabaster

SW 6164 Body
Svelte Sage #6

SW 7008 Trim
Alabaster

SW 6198 Body
Sensible Hue #7

SW 7008 Trim
Alabaster

SW 2821 Body
Downing Stone #8

SW 7008 Trim
Alabaster

SW 9121 Body
Sawgrass Basket #9

SW 7008 Trim
Alabaster

SW 7658 Body
Gray Clouds #10

SW 7008 Trim
Alabaster

SW 9163 Body
Tin Lizzie #11

SW 7008 Trim
Alabaster

SW 2837 Body
Aurora Brown #12

SW 7008 Trim
Alabaster

SW 6235 Body
Foggy Day #13

SW 7008 Trim
Alabaster

SW 7743 Body
Mountain Road #14

SW 7008 Trim
Alabaster

SW 7068 Body
Grizzle Gray #15



NEQUETTE
ARCHITECTURE & DESIGN

LEO AT PUMPKIN HOLLOW
MADISON, WI

NARRATIVE – EXTERIOR FINISHES BY DIVISION - DRAFT
01/07/2025



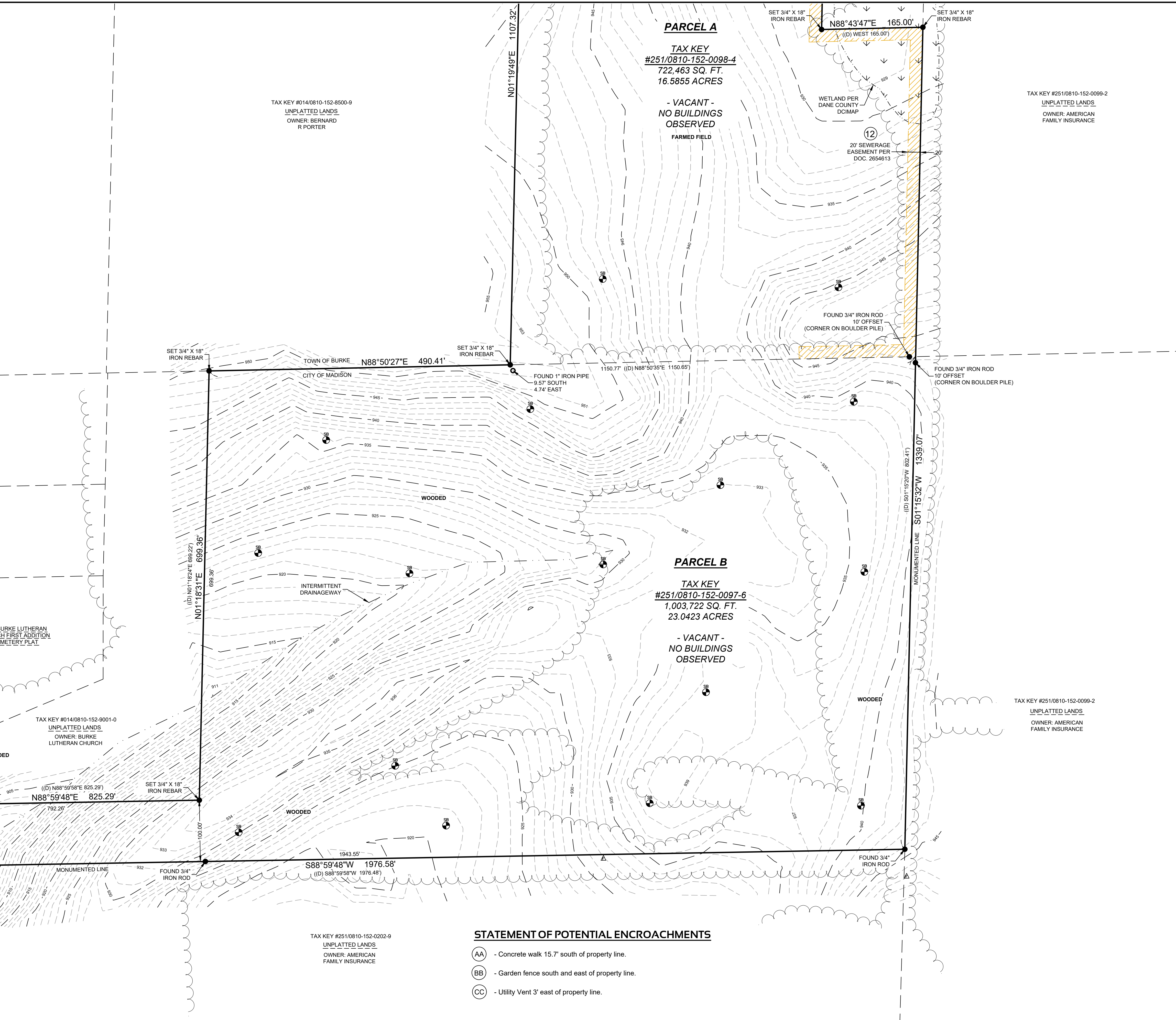
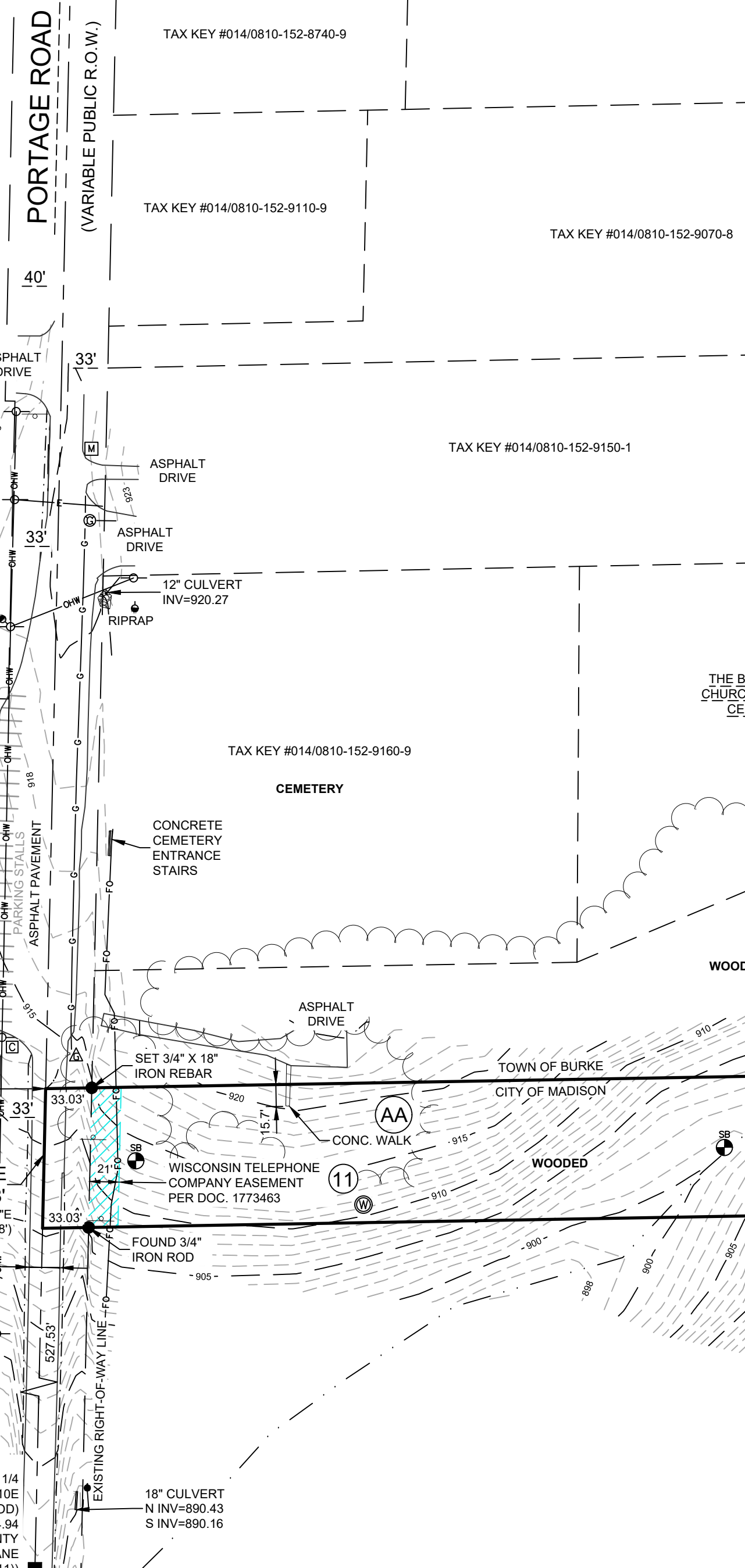
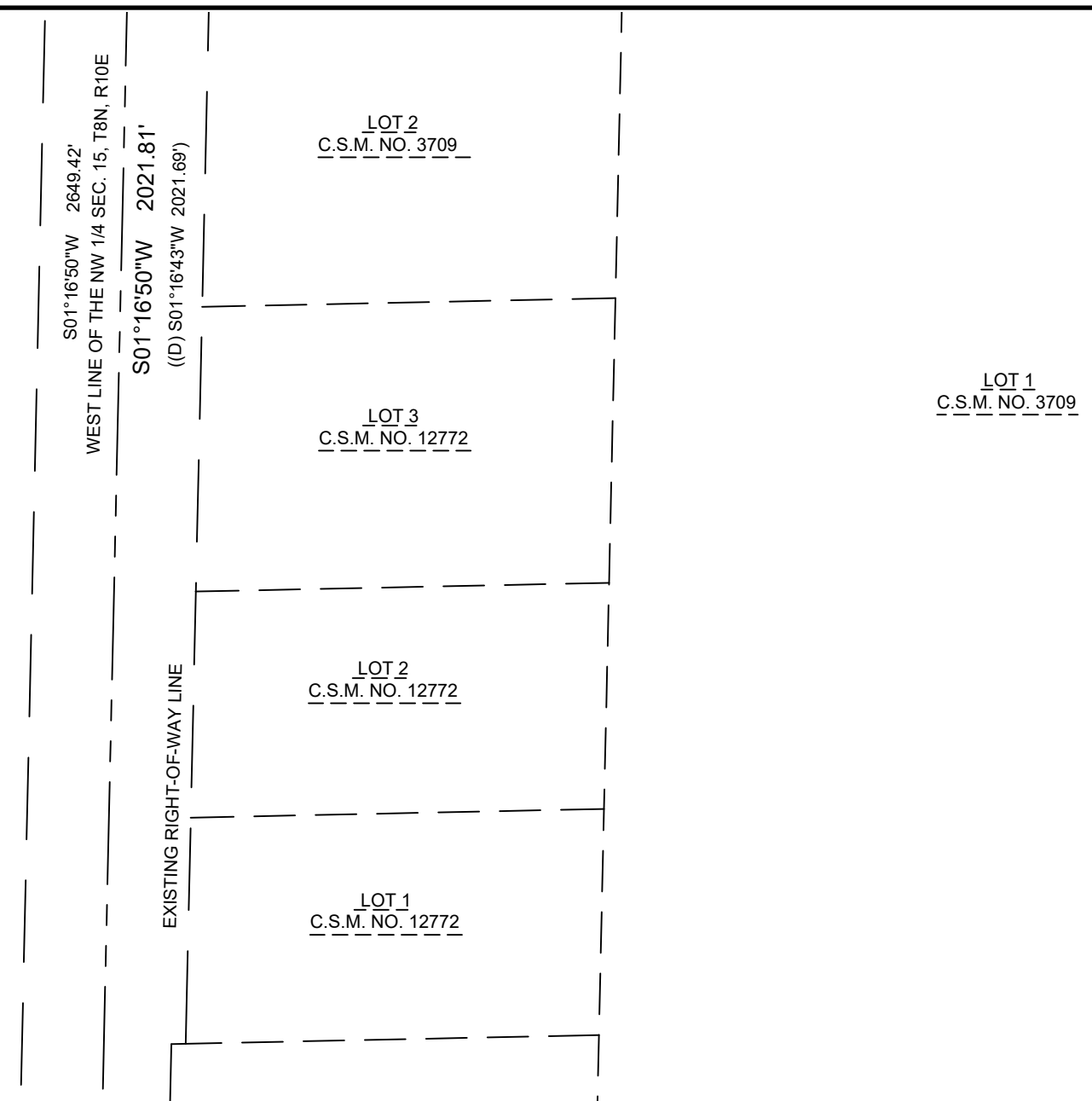
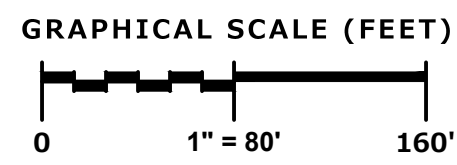
Nequette Architecture & Design
2227 2nd Ave N, 4th Floor
Birmingham, AL 35203



Nequette Architecture & Design
2227 2nd Ave N, 4th Floor
Birmingham, AL 35203



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STATEMENT OF POTENTIAL ENCROACHMENTS

- (AA) - Concrete walk 15.7' south of property line.
- (BB) - Garden fence south and east of property line.
- (CC) - Utility Vent 3' east of property line.

PINNACLE ENGINEERING GROUP
 ENGINEERING | NATURAL RESOURCES | SURVEYING
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 WISCONSIN OFFICE:
 20725 WATERTOWN ROAD SUITE 100
 BROOKFIELD, WI 53186
 (262) 754-8888
 CHICAGO | MILWAUKEE | NATIONWIDE

4821 HOEPKER ROAD & 6303 PORTAGE ROAD
 PART OF THE NE 1/4, SE 1/4 AND SW 1/4 OF THE NW 1/4 OF SEC. 15,
 T8N, R10E, CITY OF MADISON, DANE COUNTY, WISCONSIN

**ALTA/NSPS LAND
 TITLE SURVEY**

REVISIONS	

REG. JOB NO.	55511.00
REG. PM.	
DATE	07/31/2024
SCALE	1"=80'
DRAWN BY	ST
SHEET	1
	2

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LEGAL DESCRIPTION:

AS DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NUMBER NCS-1223424-MAD DATED JUNE 18, 2024 - REVISION NO. 01 (22 JULY 2024).

PARCEL A: The West 1/2 of the Northeast 1/4 of the Northwest 1/4 of Section 15, Township 8 North, Range 10 East, in the City of Madison, Dane County, Wisconsin. Except that part conveyed by Warranty Deed as set forth in Volume 774 of Deeds, Page 532, as Document No. 1097480, And except that part of the N.E. 1/4 of 1/4 of Section 15, Township 8 North, Range 10 East, City of Madison and more particularly described as follows:

Commencing at the N.W. corner of said N.E. 1/4 of N.W. 1/4 of said Section 15; thence East along the North line of said quarter quarter 493.75 feet to the point of beginning of this description; thence East 165.00 feet; thence S. 2°18' W. 792.00 feet; thence N. 2°18' E. 792.00 feet to the point of beginning.

The North 33 feet of the above-described parcel dedicated for highway purposes.

PROPERTY ADDRESS: 4821 Hoepker Road, Madison, WI
TAX PARCEL NO. 251/0810-152-0098-4

PARCEL B: Part of the Southwest Quarter and the Southeast Quarter of the Northwest Quarter of Section 15, Township 8 North, Range 10 East, City of Madison, Dane County, Wisconsin, more fully described as follows:

Commencing at the Northwest corner of said Section 15; thence South 01° 16' 43" West, along the west line of said Northwest Quarter, 2021.69 feet to the point of beginning; thence North 88° 59' 58" East, 825.29 feet; thence North 01° 18' 24" East, 699.22 feet to the North line of the Southwest Quarter of the Northwest Quarter of said Section 15; thence along said North line, North 88° 50' 35" East, 1150.65 feet; thence South 01° 15' 20" West, 802.41 feet; thence South 88° 59' 58" West, 1976.48 feet to the west line of the Northwest Quarter of said Section 15; thence along said west line, North 01° 16' 43" East, 100.08 feet to the point of beginning.

This description is subject to a right of way along the west 33 feet thereof.

PROPERTY ADDRESS: 6303 Portage Road, Madison, WI
TAX PARCEL NO. 251/0810-152-0097-6

CERTIFICATION

To: First American Title Insurance Company; Advenir Capital, LLC, a Delaware limited liability company; MH Madison, LLC, a Wisconsin limited liability company;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS LAND TITLE SURVEYS, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 6(a), 7(a), 7(c), 8, 9, 11(a), 13, 14, 16, 17 & 18 of Table A thereof. The fieldwork was completed on JULY 23, 2024.

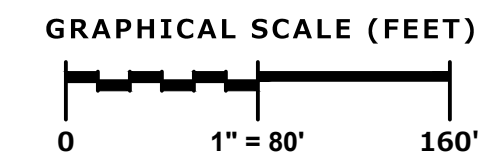
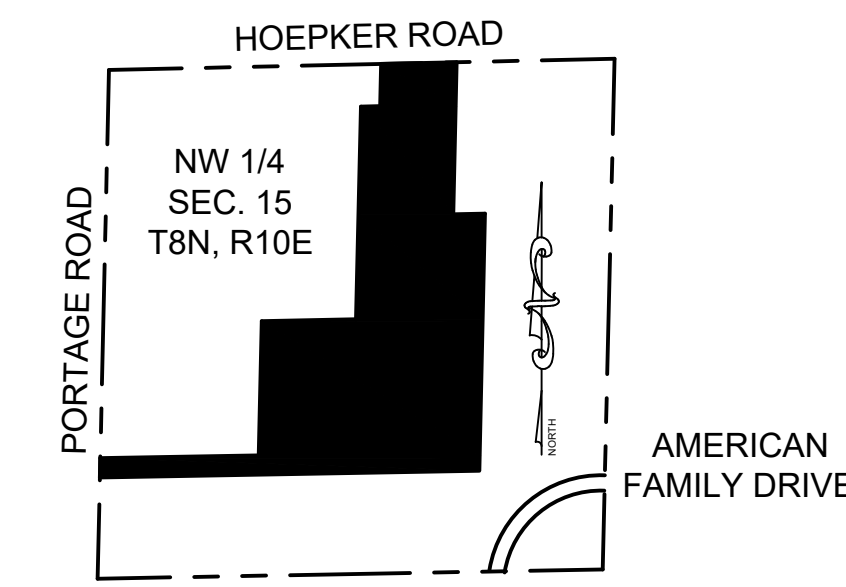
John P. Konopacki, PLS
License No. S-2461



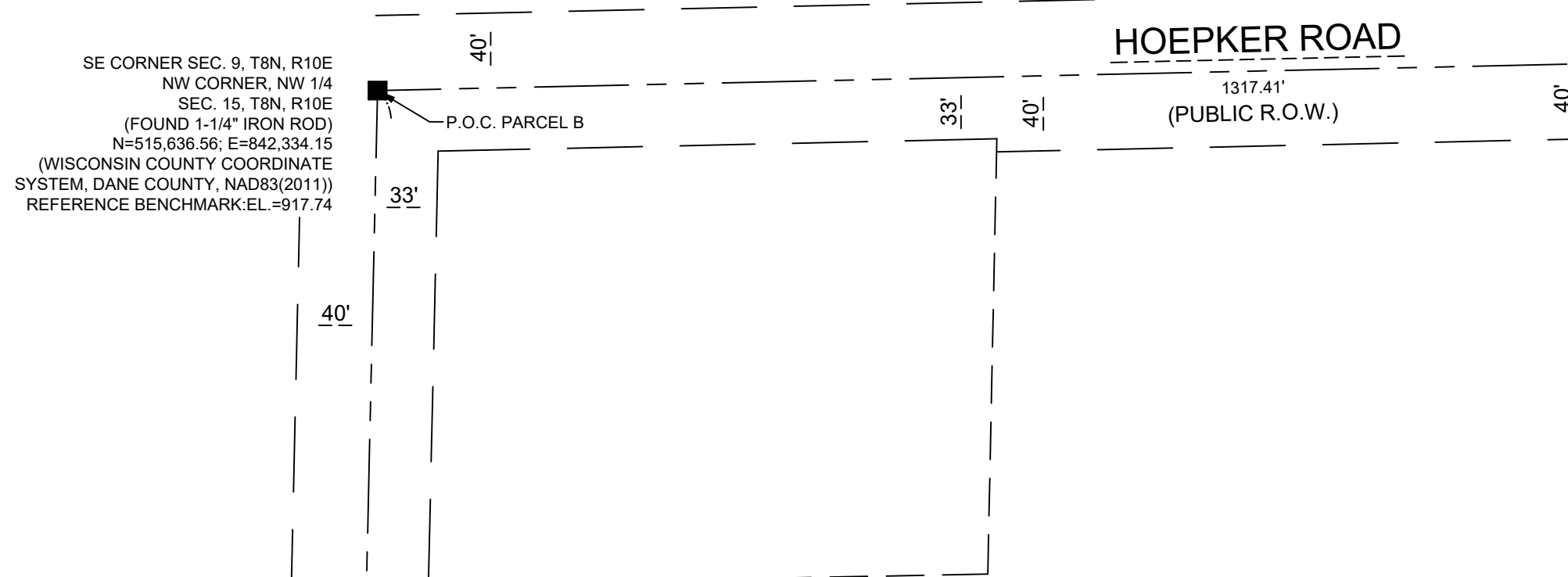
Date of Plat or Map: JULY 31, 2024

PINNACLE ENGINEERING GROUP, LLC.
20725 WATERTOWN ROAD SUITE 100
BROOKFIELD, WI 53186
Phone: 262-754-8888
Fax: 262-754-8850

VICINITY MAP
SCALE 1"=1000'



Coordinates referenced to the Wisconsin County Coordinate System, Dane County. Bearings referenced to the west line of the Northwest 1/4 of Section 15, Township 8 North, Range 10 East which has a bearing of S01°16'50"W.



LEGEND OF SYMBOLS & ABBREVIATIONS

Table with 4 columns listing symbols and abbreviations for various features: Sanitary Manhole, Storm Manhole, Storm Inlet, Cleanout, Catch Basin, Lateral, Unknown Manhole, Monitoring Well, Hydrant, Water Valve, Down Spout, Sprinkler Valve, Water Shut Off, Standpipe, Water Manhole, Flood Light, Light Pole, Traffic Signal Pole, Utility Pole, Guy Wire, Fiber Optic Marker, Fiber Optic Manhole/Vault, Telephone Pedestal, Telephone Manhole/Vault, Telephone Marker, Transformer, Electric Meter/Pedestal, Electric Manhole/Vault, Cable TV Riser/Box Cable, TV Manhole/Vault, Gas Valve, Gas Meter, Gas Marker, Air Conditioning Unit, Vent, Directional Arrow, Dumpster, Handicap Stall, Spot Elevation, Soil Boring, Sanitary Sewer, Storm Sewer, Water Main, Fiber Optic Line, Telephone Line, Electric Line, Overhead Wires, Cable Television, Gas Main, Wetlands, Tree Line, No Access, Sign, Mail Box, Flag Pole, Basketball Hoop, Cross Cut, Iron Pipe, Iron Rebar/Rod, Mag Nail, Section Monument, Bench Mark, Conifer Tree, Deciduous Tree, Bush, Wetland Symbol, Centerline, Concrete, Elevation, Existing, Invert, Monument, Point of Beginning, Point of Commencement, Right of Way, Section, Square Feet, With, Recorded As, Deeded As.

TABLE A

- 1. Monuments found/placed at all corners of the surveyed property boundary.
2. Address (as disclosed in title commitment): 4821 Hoepker Road, 6303 Portage Road, Madison, WI
3. Flood Zone Classification: The property lies within Zone "X" of the Flood Insurance Rate Map Community Panel No. 55025C0266H with an effective date of SEPTEMBER 17, 2024. Zone "X" areas are determined to be outside the 0.2% annual chance floodplain.
4. Gross Land Area: 1,726,185 Square Feet (39.6278 Acres).
5. Vertical Datum: North American Vertical Datum of 1988(12), (NAVD88). Contours are shown at a 1' interval based on actual ground survey of the current ground terrain. Reference Benchmark: 1-1/4" Iron Rod at the northwest corner of the Northwest 1/4 Section 15, Town 8 North, Range 10 East, Elevation = 917.74.
6. Letter / Zoning Report not supplied by client at time of survey.
7. The subject property is vacant - No Buildings Observed.
8. Substantial features observed in the process of conducting the survey graphically shown on survey.
9. There are no designated parking spaces on the subject property.
11. Evidence of underground utilities existing or serving the property as determined by plans and/or reports not provided by the client at the time of the survey.
13. Names of adjoining owners according to current public records: Shown on Survey.
14. The surveyed property is located 1,430 feet east of the intersection of Hoepker Road and Portage Road.
16. No evidence of recent earth moving work, building construction or building additions observed in the process of conducting the fieldwork.
17. No evidence of changes in street right of way lines and street or sidewalk construction or repairs observed in the process of conducting the fieldwork.
18. Offsite easements, if any, shown on Survey.

NOTES CORRESPONDING TO SCHEDULE B - II

- 1 - 3, 10, 20 VISIBLE EVIDENCE SHOWN IF ANY
4 - 9, 14 - 19, 21 NOT SURVEY RELATED
11. Utility Easement to Wisconsin Telephone Company, dated March 30, 1983, recorded/filed March 31, 1983 in Volume 4339, Page 96 as Document No. 1773463. (Affects Parcel B) Easement for underground cables and wires - location is shown.
12. Sewer Easement to Town of Burke, a municipal corporation, dated December 09, 1994, recorded/filed January 09, 1995 in Volume 29165, Page 47 as Document No. 2654613. (Affects Parcel A) Assignment of Easement Rights by and between The Token Creek Sanitary District, a body corporate created pursuant to Chapter 60 of the Wisconsin Statutes and The Village of DeForest, a Wisconsin municipal corporation recorded on August 24, 2006 as Document No. 4228441. 20' Easement for sanitary forced main and intercepting sewer - location is shown.
13. Agreement for Maintenance of Stormwater Management Measures: Dated: June 05, 2018 Parties: Burke Lutheran Church and Dane County Land & Water Resources Department, Water Resource Engineering Division. Recorded: June 07, 2018 Instrument No.: 5415009 (Affects Parcel B) Agreement cannot be plotted.

GENERAL NOTES

- 1. Right of Way widths and locations are based on surveys on record.
2. The property depicted on the survey has direct physical ingress and egress via Hoepker Road, a publicly dedicated right of way and via Portage Road, a publicly dedicated right of way.
3. Utilities on or above the surface of the surveyed property observed in the process of conducting the fieldwork graphically shown on the survey. Underground utility locations shown are based on field location markings by Digger's Hotline ticket #2024104102, #20242104052, #20242104054, #20242104050 & #20242104047 with a clear date of May 30, 2024. The location and size of underground structures and utilities shown hereon have been located based on a reasonable visual observation and are shown for informational purposes only. PINNACLE ENGINEERING GROUP, LLC. does not guarantee the location of utilities shown. Contact Digger's Hotline prior to the start of any activity.
4. Navigability Determination by Heartland Ecological Group Inc. on June 9, 2022, states the waterway was determined to be Non-Navigable within the southwest portion of the survey property due to the absence of a clear stream definitions, an absence of an Ordinary High Water Mark, upland vegetation and lack of surface water. The waterway is an Intermittent Drainageway for Portage Road.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

METES AND BOUNDS DESCRIPTION OF COMBINED PARCELS:

Being a part of the Northeast 1/4, Southeast 1/4 and Southwest 1/4 of the Northwest 1/4 of Section 15, Township 8 North, Range 10 East, City of Madison, Dane County, Wisconsin, described as follows:

Commencing at the northwest corner of said Northwest 1/4 of Section 15; thence South 01°16'50" West along the west line of said Northwest 1/4, 2021.61 feet to the Point of Beginning;

Thence North 88°59'48" East, 825.29 feet; thence North 01°18'31" East, 699.36 feet; thence North 88°50'27" East, 490.41 feet; thence North 01°19'49" East, 1107.32 feet to the north line of said Northwest 1/4, 2021.61 feet; thence North 01°19'49" East, 220.00 feet to the north line of said Northwest 1/4; thence North 88°43'47" East along said north line, 393.75 feet; thence South 01°15'32" West, 792.00 feet; thence North 88°43'47" East, 165.00 feet; thence South 01°15'32" West, 1339.07 feet; thence South 88°59'48" West, 1976.58 feet to the aforesaid west line of the Northwest 1/4; thence North 01°16'50" East along said west line, 100.08 feet to the Point of Beginning.

PARCEL A

TAX KEY #251/0810-152-0098-4
722,463 SQ. FT.
16.5855 ACRES

- VACANT -
NO BUILDINGS
OBSERVED
FARMED FIELD

STATEMENT OF POTENTIAL ENCROACHMENTS

- AA - Concrete walk 15.7' south of property line.
BB - Garden fence south and east of property line.
CC - Utility Vent 3' east of property line.

PINNACLE ENGINEERING GROUP logo and contact information: PLAN | DESIGN | DELIVER, www.pinnacle-engr.com, 20725 WATERTOWN ROAD SUITE 100, BROOKFIELD, WI 53186, (262) 754-8888, CHICAGO | MILWAUKEE | NATIONWIDE

4821 HOEPKER ROAD & 6303 PORTAGE ROAD
PART OF THE NE 1/4, SE 1/4 AND SW 1/4 OF THE NW 1/4 OF SEC. 15,
T8N, R10E, CITY OF MADISON, DANE COUNTY, WISCONSIN

ALTA/NSPS LAND
TITLE SURVEY

Table with 2 columns: REVISIONS and SHEET. SHEET 2 of 2.

REG JOB No. 55511.00
REG PN. 07/31/2024
SCALE 1"=80'
DRAFTED BY: ST
SHEET 2 of 2

www.pinnacle-engr.com

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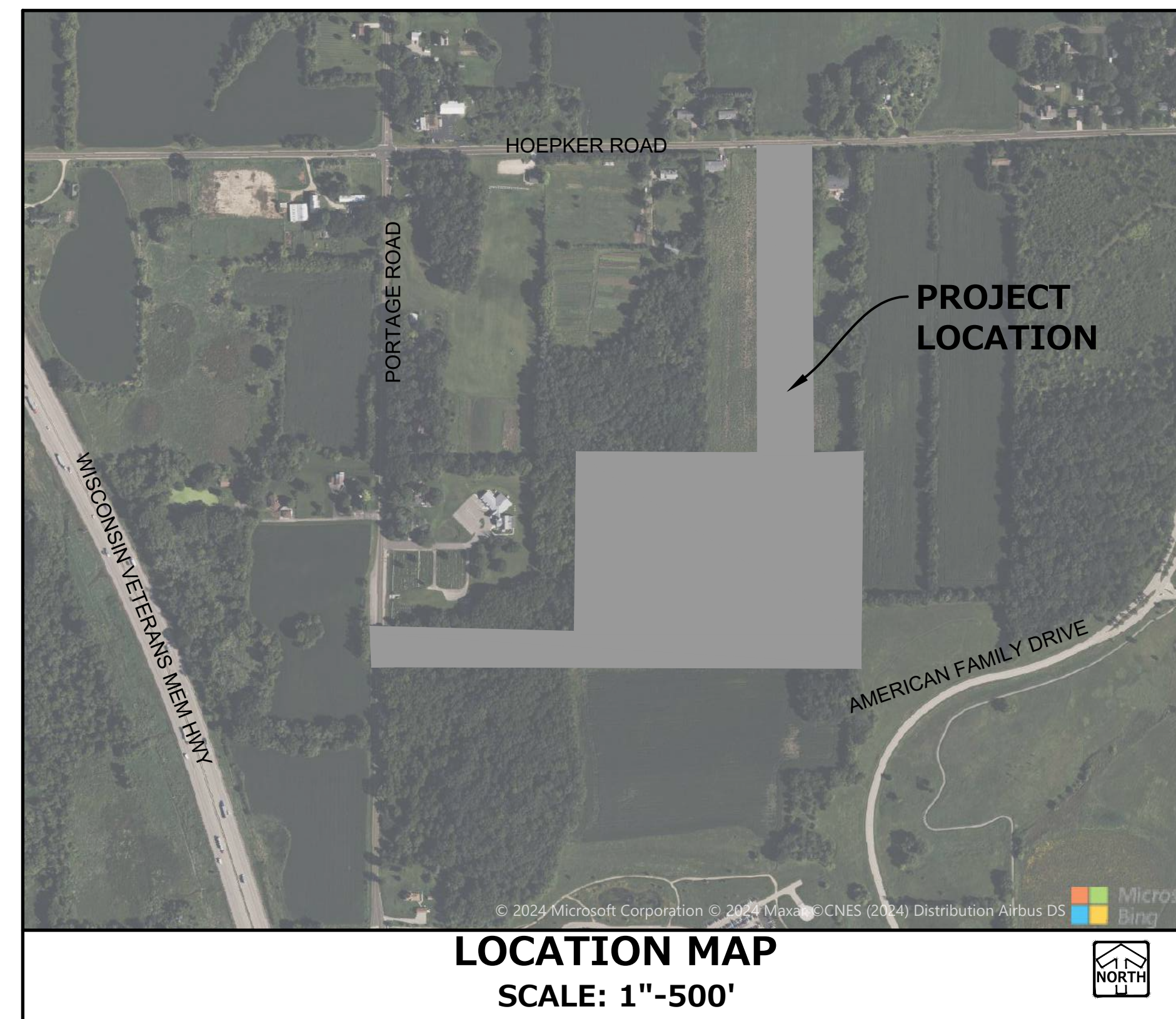
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DESIGNED: AAK
DRAWN: AAK
REVIEWED: ###

CONCEPTUAL DEVELOPMENT PLANS FOR LEO LIVING CITY OF MADISON, WISCONSIN PLANS PREPARED FOR ADVENIR AZORA DEVELOPMENT, LLC


www.pinnacle-engr.com

LEGEND	
EXISTING	PROPOSED
SANITARY SEWER MANHOLE	⊙
STORM SEWER MANHOLE	⊕
STORM SEWER CATCH BASIN (ROUND CASTING)	○
STORM SEWER CATCH BASIN (RECTANGULAR CASTING)	□
PRECAST FLARED END SECTION	△
VALVE BOX	⊗
FIRE HYDRANT	⊕
CLEANOUT	⊕
SANITARY SEWER	—
STORM SEWER	—
WATER MAIN	—
ELECTRICAL CABLE	—
GAS MAIN	—
TELEPHONE LINE	—
UTILITY CROSSING	—
LIGHT POLE	⊙
ELECTRICAL TRANSFORMER OR PEDESTAL	⊕
POWER POLE	⊕
POWER POLE WITH LIGHT	⊕
GUY WIRE	—
STREET SIGN	—
CONTOUR	749
SPOT ELEVATION	×(750.00)
WETLANDS	—
FLOODWAY	—
FLOODPLAIN	—
HIGH WATER LEVEL (HWL)	—
NORMAL WATER LEVEL (NWL)	—
DIRECTION OF SURFACE FLOW	—
DITCH OR SWALE	—
DIVERSION SWALE	—
OVERFLOW RELIEF ROUTING	—
TREE WITH TRUNK SIZE	—
SOIL BORING	—
TOPSOIL PROBE	—
FENCE LINE, TEMPORARY SILT	—
FENCE LINE, WIRE	—
FENCE LINE, CHAIN LINK OR IRON	—
FENCE LINE, WOOD OR PLASTIC	—
CONCRETE SIDEWALK	—
CURB AND GUTTER	—
DEPRESSED CURB	—
REVERSE PITCH CURB & GUTTER	—
EASEMENT LINE	—



INDEX OF SHEETS	
T-1	COVER SHEET
C-1	OVERALL SITE PLAN
C-2	DEVELOPMENT SITE PLAN
C-3	GRADING - OVERALL
C-4 - C-5	GRADING PLAN
C-6 - C-7	ROADWAY PLAN & PROFILE
C-8	UTILITY PLAN - OVERALL
C-9-C-10	UTILITY PLAN
C-11	UTILITY CONNECTION PLAN
C-12	FIRE DEPARTMENT ACCESS PLAN
L-1	CODE COMPLIANT LANDSCAPE

PROJECT TEAM CONTACTS	
CIVIL ENGINEER: AARON KOCH, P.E. PINNACLE ENGINEERING GROUP 20725 WATERTOWN ROAD, SUITE 100 BROOKFIELD, WI 53186 (262) 754-8888	DEVELOPER: ADVENIR AZORA DEVELOPMENT, LLC 17501 BISCAYNE BOULEVARD SUITE 300 AVENTURA, FL 33160
SURVEYOR: JOHN KONOPACKI, P.L.S. PINNACLE ENGINEERING GROUP 20725 WATERTOWN ROAD, SUITE 100 BROOKFIELD, WI 53186 (262) 754-8888	ARCHITECT:



Toll Free (800) 242-8511
 Milwaukee Area (414) 259-1181
 Hearing Impaired TDD (800) 545-2289
www.DiggersHotline.com


PINNACLE ENGINEERING GROUP, LLC
ENGINEER'S LIMITATION

PINNACLE ENGINEERING GROUP, LLC AND THEIR CONSULTANTS DO NOT WARRANT OR GUARANTEE THE ACCURACY AND COMPLETENESS OF THE DELIVERABLES HEREIN BEYOND A REASONABLE DILIGENCE. IF ANY MISTAKES, OMISSIONS, OR DISCREPANCIES ARE FOUND TO EXIST WITHIN THE DELIVERABLES, THE ENGINEER SHALL BE PROMPTLY NOTIFIED PRIOR TO BID SO THAT HE MAY HAVE THE OPPORTUNITY TO TAKE WHATEVER STEPS NECESSARY TO RESOLVE THEM. FAILURE TO PROMPTLY NOTIFY THE ENGINEER OF SUCH CONDITIONS SHALL ABSOLVE THE ENGINEER FROM ANY RESPONSIBILITY FOR THE CONSEQUENCES OF SUCH FAILURE. ACTIONS TAKEN WITHOUT THE KNOWLEDGE AND CONSENT TO THE ENGINEER, OR IN CONTRADICTION TO THE ENGINEER'S DELIVERABLES OR RECOMMENDATIONS, SHALL BECOME THE RESPONSIBILITY NOT OF THE ENGINEER BUT OF THE PARTIES RESPONSIBLE FOR TAKING SUCH ACTION.

FURTHERMORE, PINNACLE ENGINEERING GROUP, LLC IS NOT RESPONSIBLE FOR CONSTRUCTION SAFETY OR THE MEANS AND METHODS OF CONSTRUCTION.

GENERAL NOTES	
1. THE INTENTION OF THE PLANS AND SPECIFICATIONS IS TO SET FORTH PERFORMANCE AND CONSTRUCTION MATERIAL STANDARDS FOR THE PROPER EXECUTION OF WORK. ALL WORKS CONTAINED WITHIN THE PLANS AND SPECIFICATIONS SHALL BE COMPLETED IN ACCORDANCE WITH ALL REQUIREMENTS FROM LOCAL, STATE, FEDERAL OR OTHER GOVERNING AGENCY'S LAWS, REGULATIONS, JURISDICTIONAL ORDINANCES/CODES/RULES/ETC., AND THE OWNER'S DIRECTION.	
2. A GEOTECHNICAL REPORT SHALL BE PREPARED FOR THE PROJECT SITE. THE DATA ON SUB-SURFACE SOIL CONDITIONS IS NOT INTENDED AS A REPRESENTATION OR WARRANTY OF THE CONTINUITY OF SUCH CONDITIONS BETWEEN BORINGS OR INDICATED SAMPLING LOCATIONS. IT SHALL BE EXPRESSLY UNDERSTOOD THAT OWNER WILL NOT BE RESPONSIBLE FOR ANY INTERPRETATIONS OR CONCLUSIONS DRAWN THERE FROM BY THE CONTRACTOR. DATA IS MADE AVAILABLE FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING ANY ADDITIONAL SOILS INVESTIGATIONS THEY FEEL IS NECESSARY FOR THE PROPER EVALUATION OF THE SITE FOR PURPOSES OF PLANNING, BIDDING, OR CONSTRUCTING THE PROJECT AT NO ADDITIONAL COST TO THE OWNER.	
3. THE CONTRACTOR IS RESPONSIBLE TO REVIEW AND UNDERSTAND ALL COMPONENTS OF THE PLANS AND SPECIFICATIONS, INCLUDING FIELD VERIFYING SOIL CONDITIONS, PRIOR TO SUBMISSION OF A BID PROPOSAL.	
4. THE CONTRACTOR SHALL PROMPTLY REPORT ANY ERRORS OR AMBIGUITIES LEARNED AS PART OF THEIR REVIEW OF PLANS, SPECIFICATIONS, REPORTS AND FIELD INVESTIGATIONS.	
5. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE COMPUTATION OF QUANTITIES AND WORK REQUIRED TO COMPLETE THIS PROJECT. THE CONTRACTOR'S BID SHALL BE BASED ON ITS OWN COMPUTATIONS AND IN NO SUCH INSTANCE RELY ON THE ENGINEER'S ESTIMATE.	
6. QUESTIONS/CLARIFICATIONS WILL BE INTERPRETED BY ENGINEER/OWNER PRIOR TO THE AWARD OF CONTRACT. ENGINEER/OWNER WILL SUBMIT OFFICIAL RESPONSES IN WRITING. INTERPRETATIONS PRESENTED IN OFFICIAL RESPONSES SHALL BE BINDING ON ALL PARTIES ASSOCIATED WITH THE CONTRACT. IN NO WAY SHALL WORD-OF-MOUTH DIALOG CONSTITUTE AN OFFICIAL RESPONSE.	
7. PRIOR TO START OF WORK, CONTRACTOR SHALL BE COMPLETELY FAMILIAR WITH ALL CONDITIONS OF THE SITE, AND SHALL ACCOUNT FOR CONDITIONS THAT AFFECT, OR MAY AFFECT CONSTRUCTION INCLUDING, BUT NOT LIMITED TO, LIMITATIONS OF WORK ACCESS, SPACE LIMITATIONS, OVERHEAD OBSTRUCTIONS, TRAFFIC PATTERNS, LOCAL REQUIREMENTS, ADJACENT ACTIVITIES, ETC. FAILURE TO CONSIDER SITE CONDITIONS SHALL NOT BE CAUSE FOR CLAIM OF JOB EXTRAS.	
8. COMMENCEMENT OF CONSTRUCTION SHALL EXPLICITLY CONFIRM THAT THE CONTRACTOR HAS REVIEWED THE PLANS AND SPECIFICATIONS IN ENTIRETY AND CERTIFIES THAT THEIR SUBMITTED BID PROPOSAL CONTAINS PROVISIONS TO COMPLETE THE PROJECT, WITH THE EXCEPTION OF UNFORESEEN FIELD CONDITIONS; ALL APPLICABLE PERMITS HAVE BEEN OBTAINED, AND CONTRACTOR UNDERSTANDS ALL OF THE REQUIREMENTS OF THE PROJECT.	
9. SHOULD ANY DISCREPANCIES OR CONFLICTS IN THE PLANS OR SPECIFICATIONS BE DISCOVERED AFTER THE AWARD OF CONTRACT, ENGINEER SHALL BE NOTIFIED IN WRITING IMMEDIATELY AND CONSTRUCTION OF ITEMS AFFECTED BY THE DISCREPANCIES/CONFLICTS SHALL NOT COMMENCE, OR CONTINUE, UNTIL A WRITTEN RESPONSE FROM ENGINEER/OWNER IS DISTRIBUTED. IN THE EVENT OF A CONFLICT BETWEEN REFERENCED CODES, STANDARDS, SPECIFICATIONS AND PLANS, THE ONE ESTABLISHING THE MOST STRINGENT REQUIREMENTS SHALL BE FOLLOWED.	
10. THE CONTRACTOR SHALL, AT ITS OWN EXPENSE, OBTAIN ALL NECESSARY PERMITS AND LICENSES TO COMPLETE THE PROJECT. OBTAINING PERMITS, OR DELAYS, IS NOT CAUSE FOR DELAY OF THE CONTRACT OR SCHEDULE. CONTRACTOR SHALL COMPLY WITH ALL PERMIT REQUIREMENTS.	
11. THE CONTRACTOR SHALL NOTIFY ALL INTERESTED GOVERNING AGENCIES, UTILITY COMPANIES AFFECTED BY THIS CONSTRUCTION PROJECT, AND DIGGER'S HOTLINE 3 DAYS IN ADVANCE OF CONSTRUCTION TO COMPLY WITH ALL JURISDICTIONAL ORDINANCES/CODES/RULES/ETC., PERMIT STIPULATIONS, AND OTHER APPLICABLE STANDARDS.	
12. SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE TO INITIATE, INSTITUTE, ENFORCE, MAINTAIN, AND SUPERVISE ALL SAFETY PRECAUTIONS AND JOB SITE SAFETY PROGRAMS IN CONNECTION WITH THE WORK.	
13. CONTRACTOR SHALL KEEP THE JOBSITE CLEAN AND ORDERLY AT ALL TIMES. ALL LOCATIONS OF THE SITE SHALL BE KEPT IN A WORKING MANNER SUCH THAT DEBRIS IS REMOVED CONTINUOUSLY AND ALL RESPECTIVE CONTRACTORS OPERATE UNDER GENERAL "GOOD HOUSEKEEPING."	
14. THE CONTRACTOR SHALL INDEMNIFY THE OWNER, CIVIL ENGINEER, AND THEIR AGENTS FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT.	
15. CONTRACTOR SHALL PROVIDE 3 DAYS' NOTICE FOR ANY WORK REQUIRING OBSERVATION BY THE CITY. FAILURE TO PROVIDE THIS NOTICE MAY DELAY THE ABILITY OF THE CONTRACTOR TO COMPLETE THE WORK. HOWEVER, ANY DELAY SHALL NOT BE THE RESPONSIBILITY OF THE CITY OR ITS REPRESENTATIVES.	

ABBREVIATIONS			
BL	BASE LINE	MH	MANHOLE
BP	BOTTOM OF PIPE	NWL	NORMAL WATER LEVEL
C	LONG CHORD OF CURVE	PC	POINT OF CURVATURE
C & G	CURB AND GUTTER	PT	POINT OF TANGENCY
CB	CATCH BASIN	PVI	POINT OF VERTICAL INTERSECTION
CL	CENTERLINE	R	RADIUS
D	DEGREE OF CURVE	ROW	RIGHT-OF-WAY
EP	EDGE OF PAVEMENT	SAN	SANITARY SEWER
FES	FLARED END SECTION	ST	STORM SEWER
FF	FINISHED FLOOR	ST	TANGENCY OF CURVE
FG	FINISHED GRADE	TB	TOP OF BANK
FL	FLOW LINE	TC	TOP OF CURB
FP	FLOODPLAIN	TF	TOP OF FOUNDATION
FR	FRAME	TP	TOP OF PIPE
FW	FLOODWAY	TS	TOP OF SIDEWALK
FVG	FINISHED YARD GRADE	TW	TOP OF FOUNDATION WALL
HWL	HIGH WATER LEVEL	WM	WATER MAIN
INV	INVERT	Δ	INTERSECTION ANGLE
L	LENGTH OF CURVE		



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CHICAGO | MILWAUKEE | NATIONWIDE

LEO LIVING

CITY OF MADISON, WISCONSIN

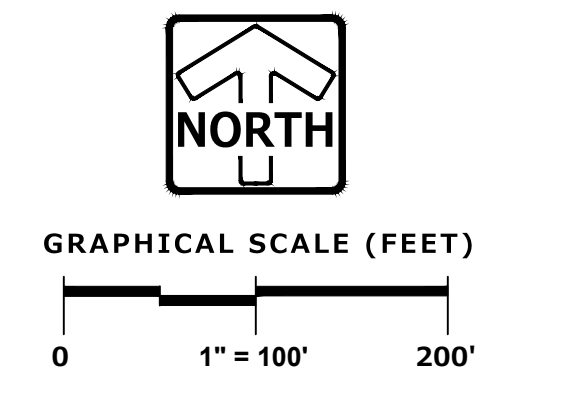
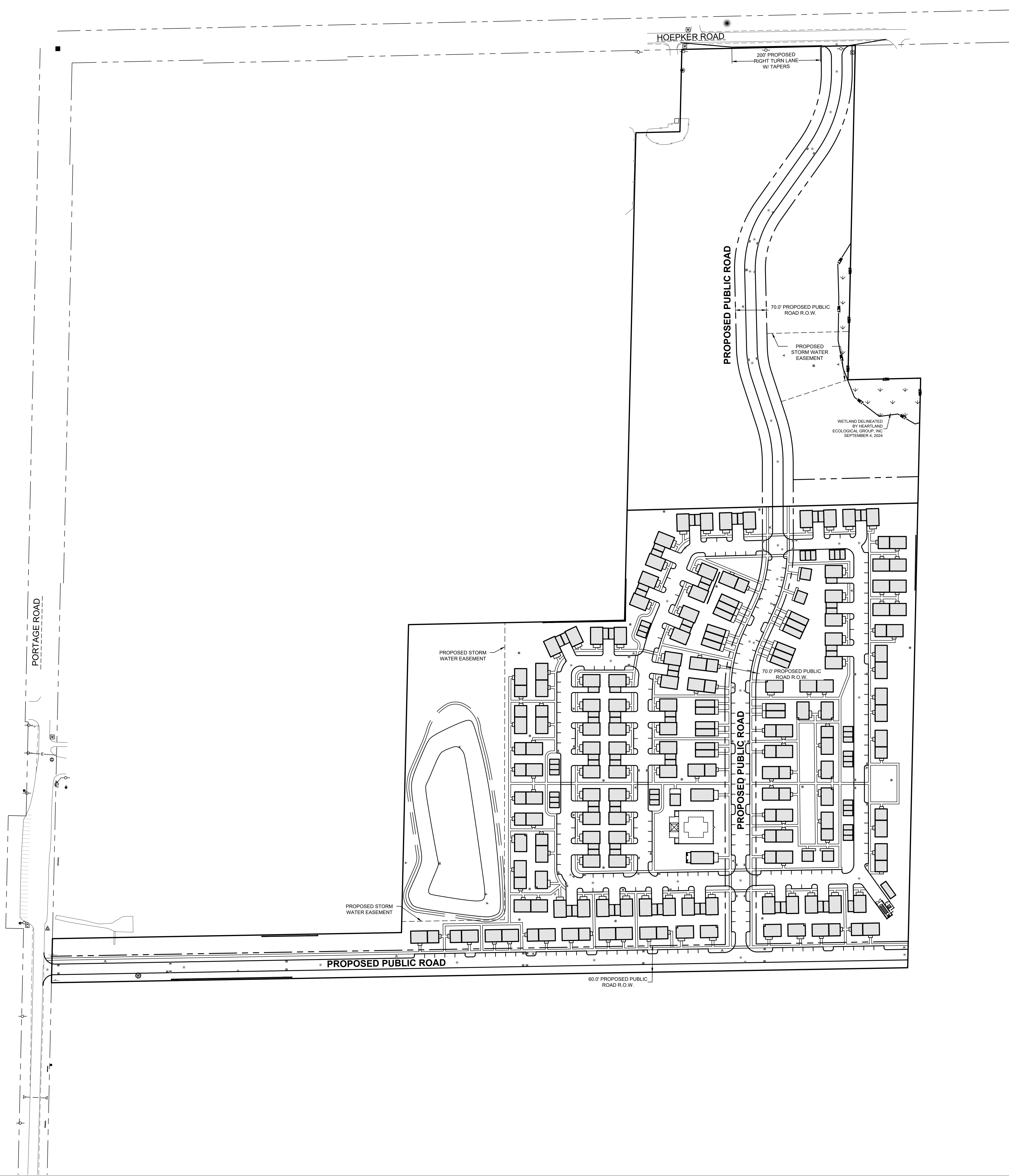
COVER SHEET

REVISIONS	

REG. JOB NO.: 5511.00 REG. NO.: ABEK START DATE: 1-6-25 SCALE: #####	SHEET T-1 of 8 <small>© COPYRIGHT 2025</small>
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COVER SHEET

DESIGNED: AJK
DRAWN: AJK
REVIEWED: AJK
DATE: 1-6-25
PROJECT: 2024/5511.00-W/CAD/SHEETS/SITE PLAN.DWG



PLAN | DESIGN | DELIVER
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WISCONSIN OFFICE:
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BROOKFIELD, WI 53196
(262) 754-8888
CHICAGO | MILWAUKEE | NATIONWIDE

LEO LIVING
CITY OF MADISON, WISCONSIN

OVERALL SITE PLAN

REVISIONS	

REG. JOB No. 5511.00
REG. PM. AJK
START DATE 1-6-25
SCALE 1" = 100'

SHEET
C-1
8

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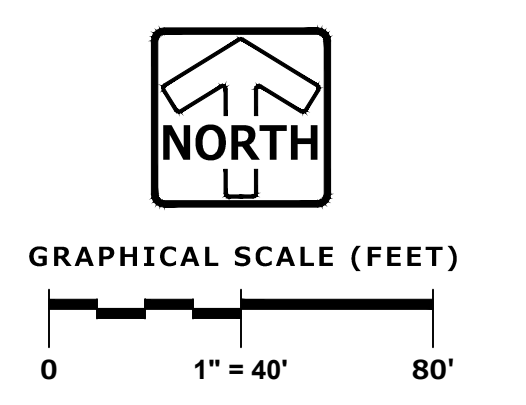
USE	AUTOMOBILE				BICYCLE			
	UNITS	MINIMUM	REQUIRED	MAXIMUM	REQUIRED	MINIMUM	REQUIRED	
TWO-FAMILY DWELLING	30	1 /DWELLING UNIT	30	4 /DWELLING UNIT	120	0 /DWELLING UNIT	0	
TWO-FAMILY DWELLING -TWIN	96	1 /DWELLING UNIT	96	4 /DWELLING UNIT	384	0 /DWELLING UNIT	0	
MULTIFAMILY DWELLING*	12	1 /DWELLING UNIT	12	2.5 /DWELLING UNIT	30	2 /DWELLING UNIT	24	
SINGLE FAMILY ATTACHED	2	1 /DWELLING UNIT	2	2 /DWELLING UNIT	4	1 /DWELLING UNIT	2	
SINGLE-FAMILY ATTACHED-TWIN	60	1 /DWELLING UNIT	60	2 /DWELLING UNIT	120	1 /DWELLING UNIT	60	
TOTAL	200		200		658		96	

*MULTIFAMILY DWELLINGS REQUIRE AN ADDITIONAL 10 BICYCLE PARKING SPACES FOR VISITORS (INCLUDED IN TOTAL)

YEARS	EV READY SPACES		EV INSTALLED SPACES	
	MINIMUM	REQUIRED	MINIMUM	REQUIRED
2026-2030	20%	40	4%	8
2031-2035	30%	60	6%	12
2036-2040	40%	80	8%	16
2040+	50%	100	10%	20

NUMBER OF EV INSTALLED SPACES REQUIRED	MIN. ACCESSIBLE EV INSTALLED SPACES
0-2	0
3-50	1
51-100	2
101+	3 PLUS 1 FOR EVERY 50 SPACES

SITE DATE	
TOTAL NUMBER OF UNITS:	200 UNITS
PROPOSED PARKING COUNT:	
ATTACHED GARAGE PARKING SPACES:	62
STALLS IN FRONT OF ATTACHED GARAGES:	62
DETACHED GARAGE PARKING SPACES:	30
SURFACE PARKING SPACES (IN PUBLIC R.O.W.):	88
SURFACE PARKING SPACES (PRIVATE):	108
TOTAL PARKING SPACES:	350 (1.75:1 RATIO)
DEVELOPMENT ACREAGE:	22.48 ACRES



PLAN | DESIGN | DELIVER
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LEO LIVING
CITY OF MADISON, WISCONSIN

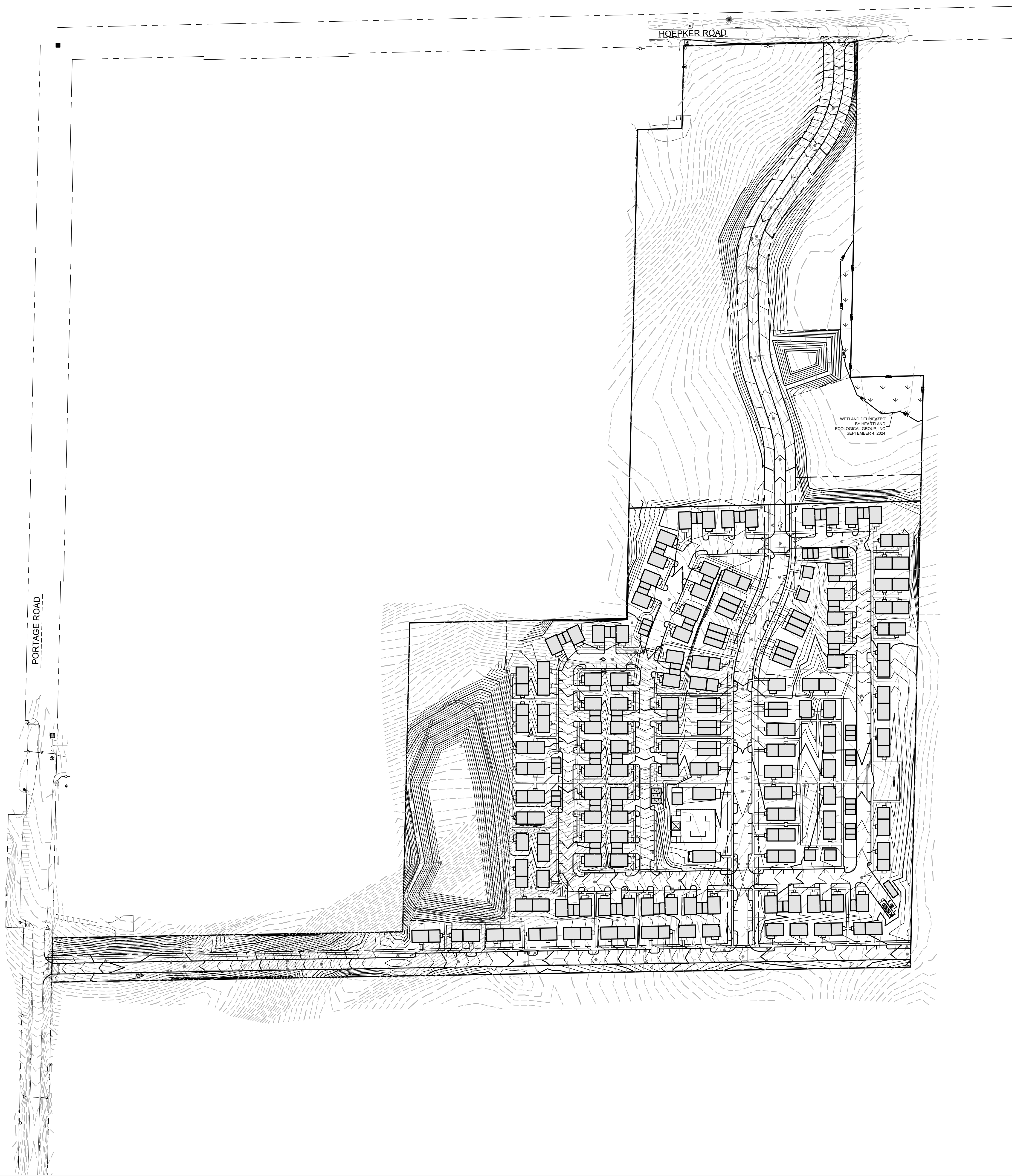
DEVELOPMENT SITE PLAN

NO.	REVISIONS

REG. JOB NO.: 5511.00
 REG. PM: AEK
 START DATE: 1-6-23
 SCALE: 1" = 40'
SHEET C-2
 8

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 DEVELOPMENT SITE PLAN

DESIGNED: AAK
DRAWN: AAK
CHECKED: AAK
REVIEWED: AAK
DATE: 11/15/24
PROJECT: 2024/5511.00-W/CAD/SHEETS/GRADING - NORTH & WEST.DWG



WETLAND DELINEATED
BY HEARTLAND
ECOLOGICAL GROUP, INC.
SEPTEMBER 4, 2024



GRAPHICAL SCALE (FEET)
0 1" = 100' 200'

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GRADING - OVERALL

REVISIONS

REG. JOB No. 5511.00
REG. P.M. AAK
START DATE 1-6-23
SCALE 1" = 100'

SHEET
C-3
8

DESIGNED: AAK
CHECKED: AAK
REVIEWED: AAK
DATE: 1-6-25
PROJECT: 2024/5511.00-W/CAD/SHEETS/GRADING - NORTH & WEST.DWG



GRAPHICAL SCALE (FEET)
0 1" = 40' 80'

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GRADING - CENTRAL

REVISIONS	

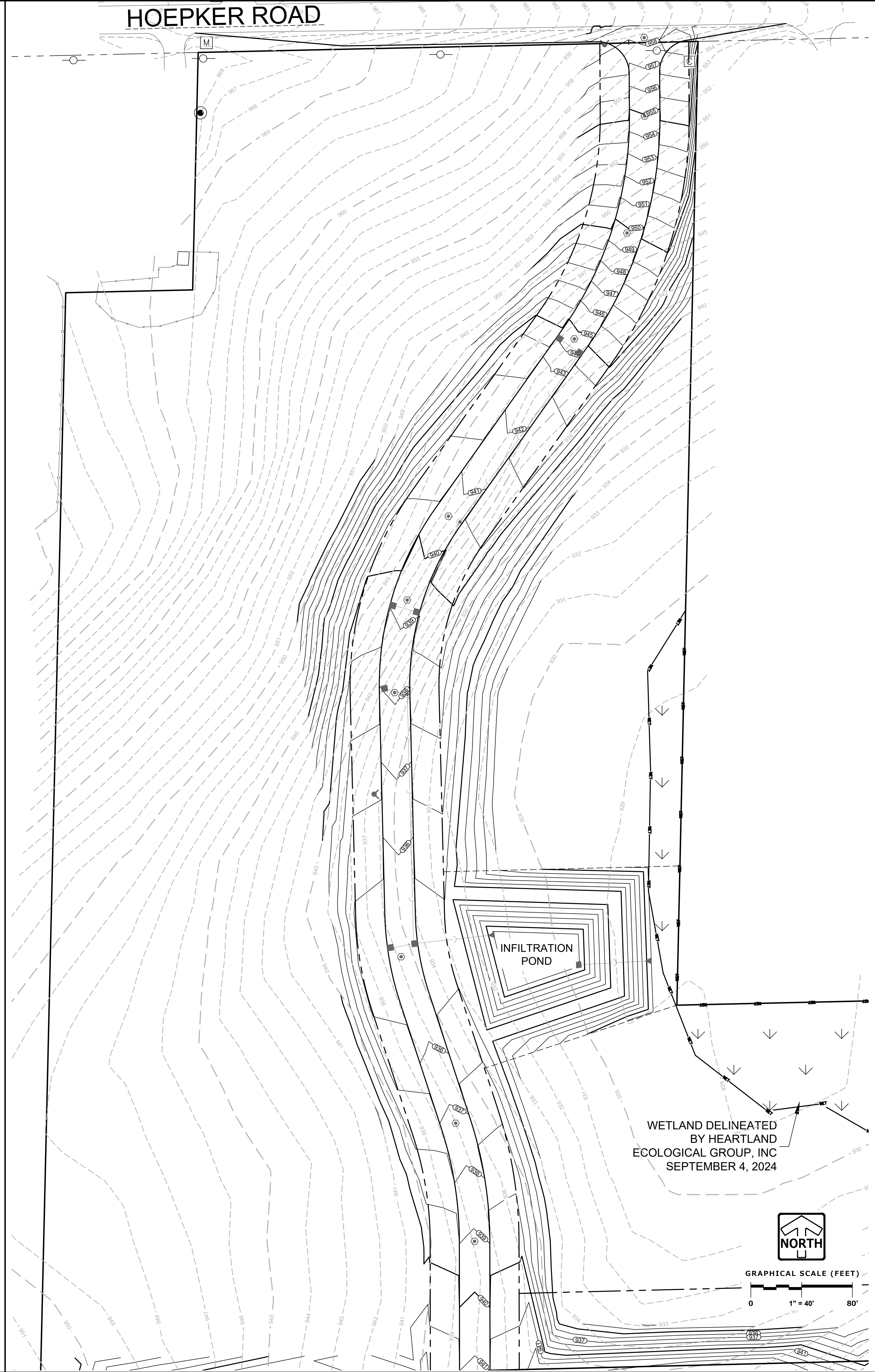
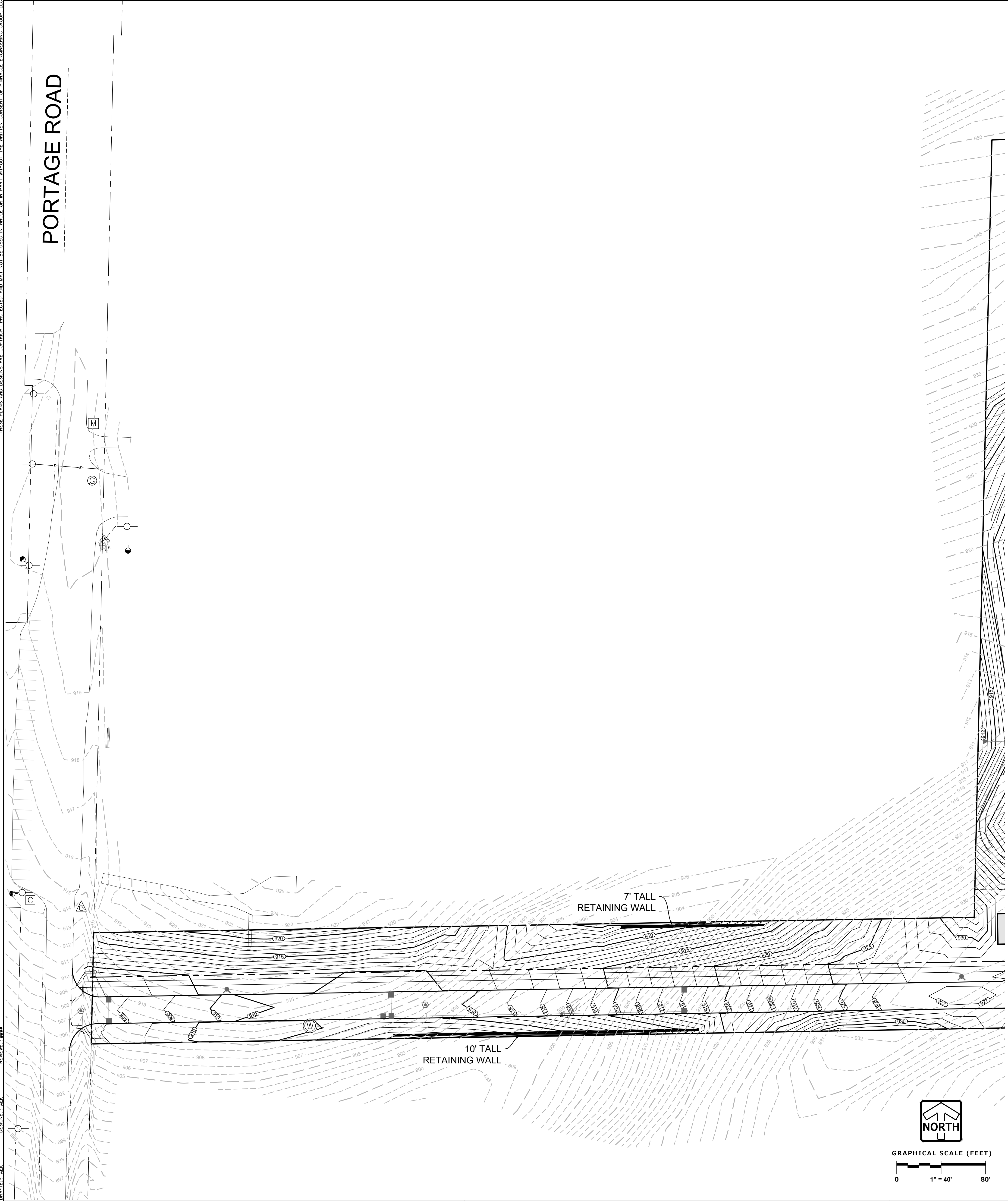
REG. JOB NO. 5511.00
A/E/K
START DATE 1-6-25
SCALE 1" = 40'

SHEET
C-4
8

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PORTAGE ROAD

HOEPKER ROAD



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CHECKED: AAK
REVIEWED: AAK

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CITY OF MADISON, WISCONSIN

GRADING - NORTH & WEST

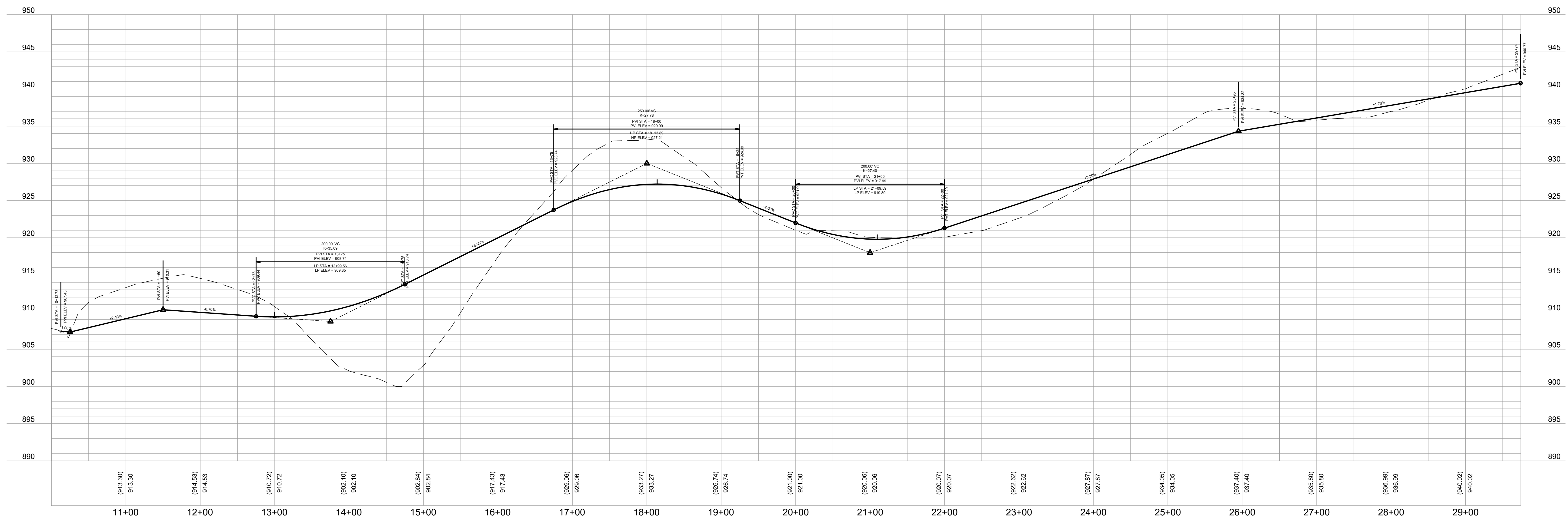
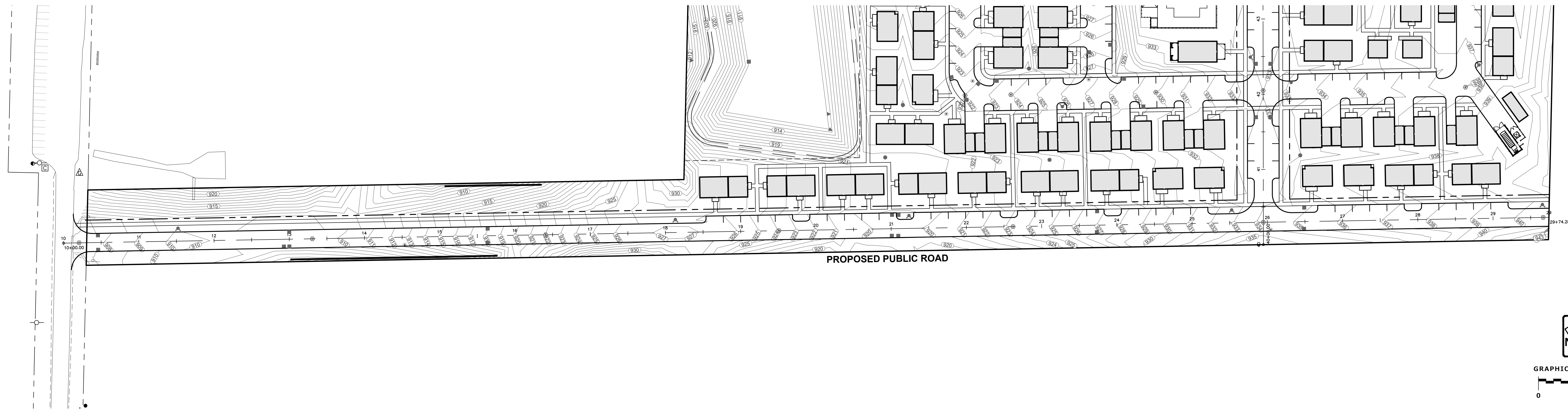
REVISIONS	

REG. JOB No. 5511.00
REG. PM. AEK
START DATE 1-6-23
SCALE 1" = 40'

SHEET
C-5
8

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DESIGNED: AJK
DRAWN: AJK
REVIEWED: ###



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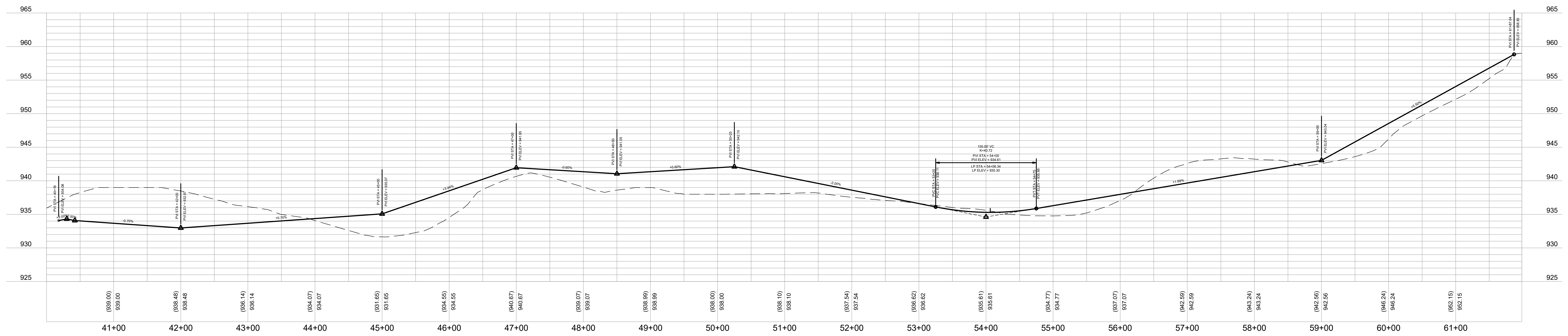
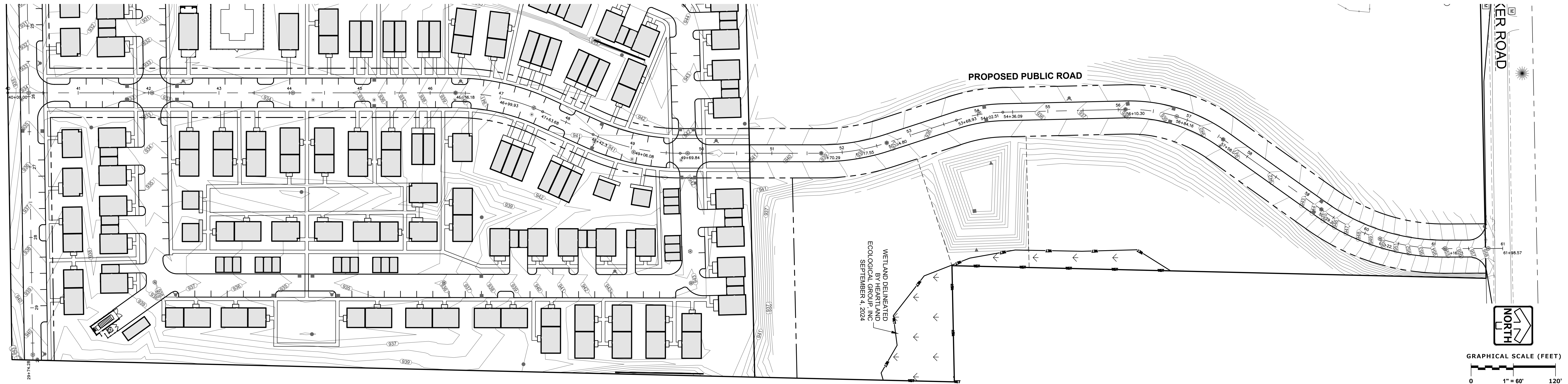
LEO LIVING
 CITY OF MADISON, WISCONSIN

ROADWAY PLAN & PROFILE - WEST TO EAST ROAD

REVISIONS	

REG. JOB NO.: 5511.00
 REG. NO.: AEK
 START DATE: 1-6-23
 SCALE: 1" = 60'
 SHEET C-6
 8

REVIEWED: ### DESIGNED: AAK DRAFTED: AAK
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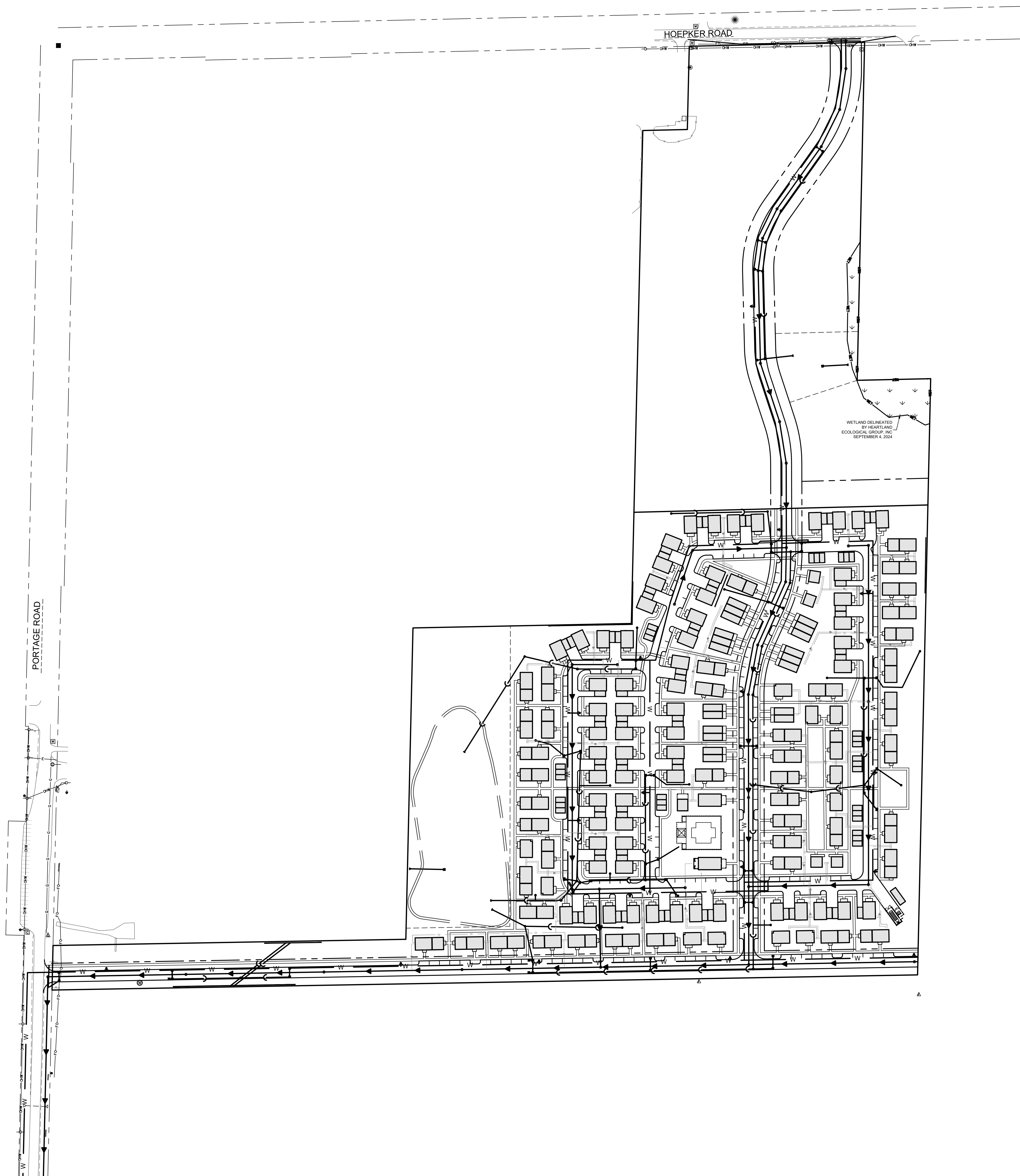
ROADWAY PLAN & PROFILE - SOUTH TO NORTH ROAD

REVISIONS	

REG. JOB NO. 5511.00 REG. PM. AAK START DATE 1-6-25 SCALE 1" = 60'	SHEET C-7 of 8	© COPYRIGHT 2025 www.pinnacle-engr.com
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GRAPHICAL SCALE (FEET)

0 1" = 100' 200'

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CITY OF MADISON, WISCONSIN

UTILITY PLAN - OVERALL

REVISIONS

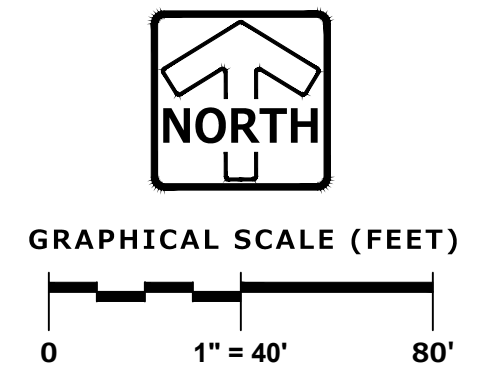
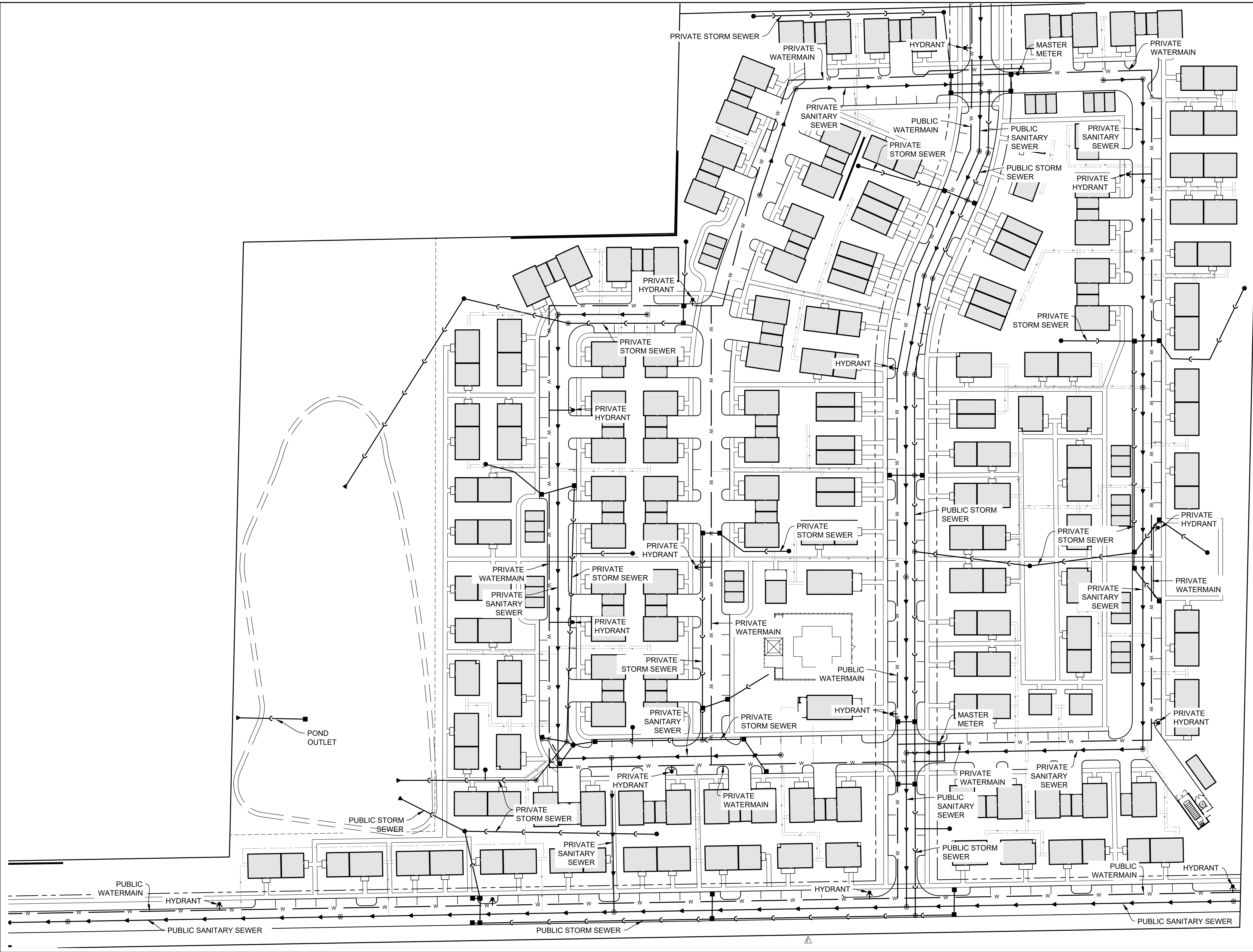
NO.	DATE	DESCRIPTION

REG. JOB No. 5511.00
REG. PM. AAK
START DATE 1-6-25
SCALE 1" = 100'

SHEET
C-8
8

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UTILITY PLAN - CENTRAL

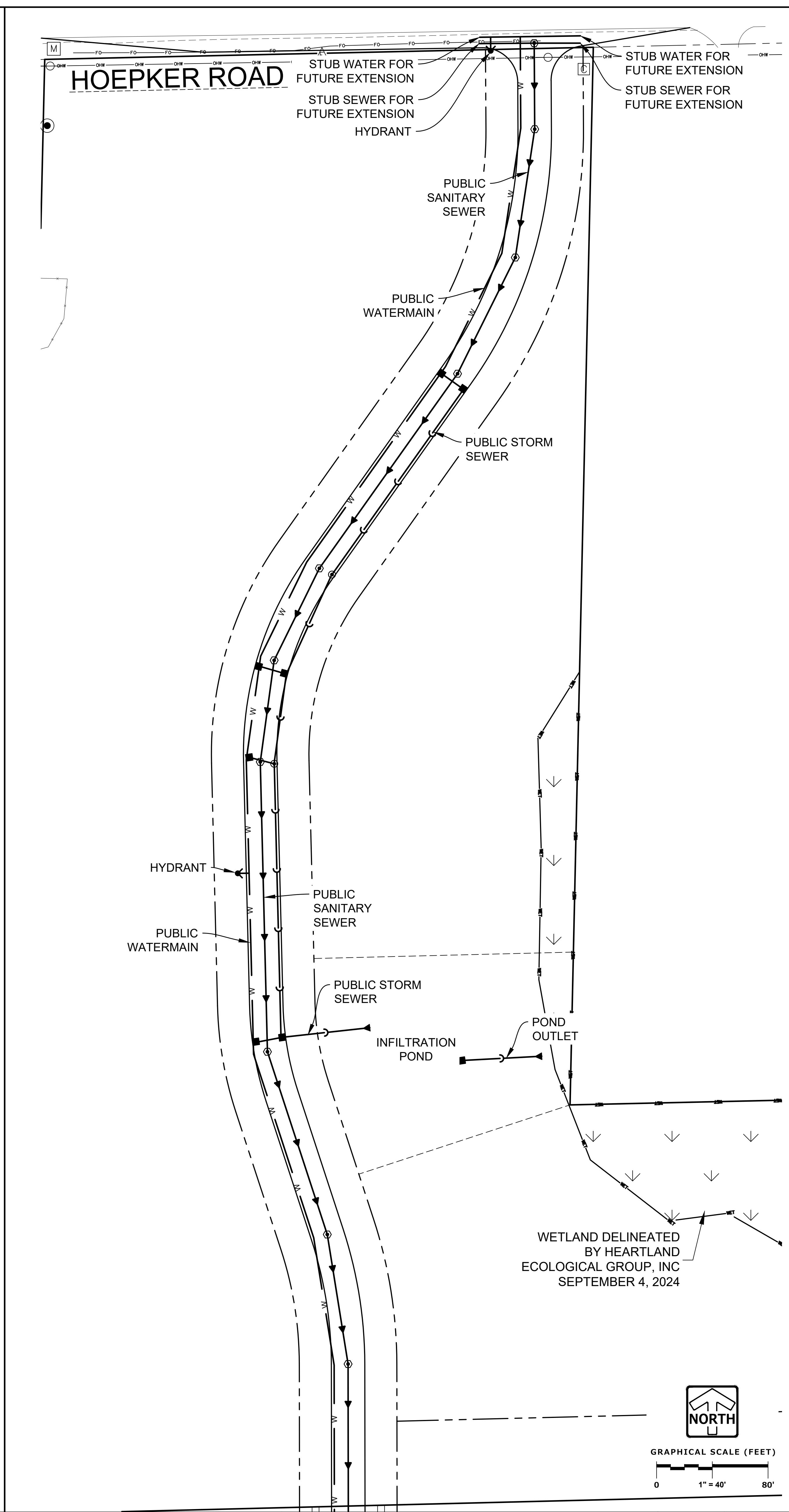
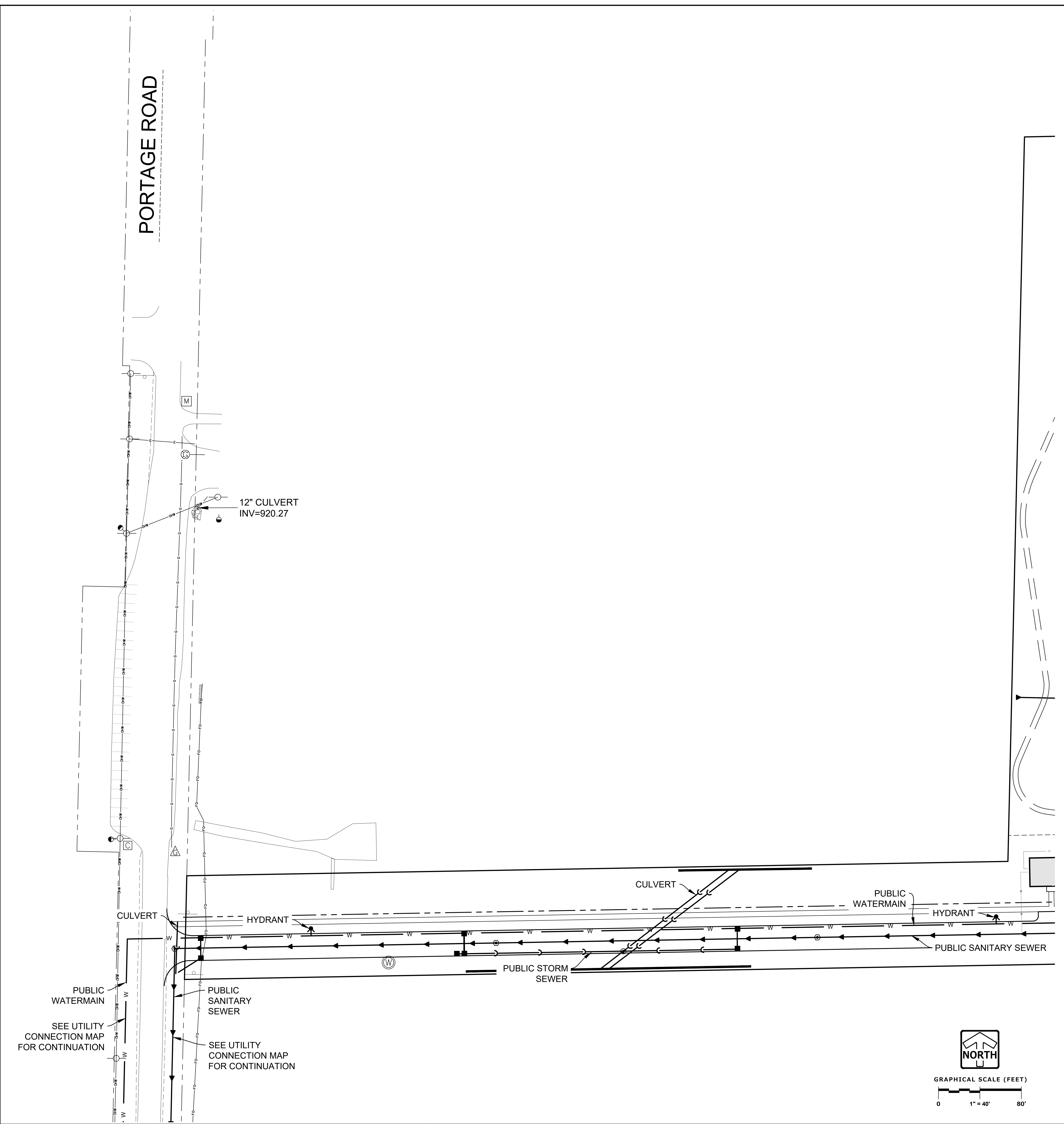
REVISIONS	

REG. JOB No. 5511.00
REG. PM. AAK
START DATE 1-6-25
SCALE 1" = 40'

SHEET
C-9
8

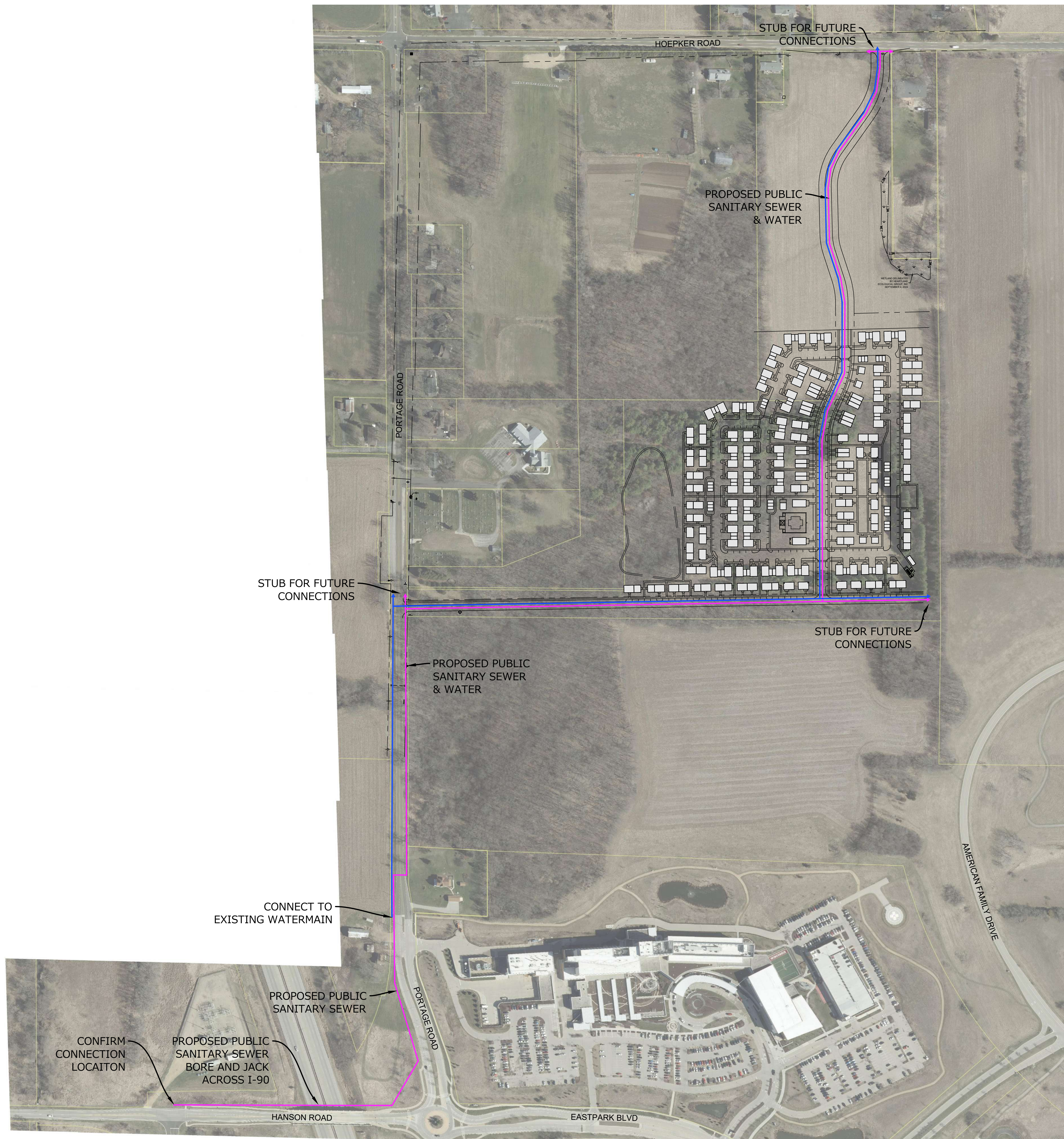
www.pinnacle-engr.com
UTILITY PLAN - CENTRAL

DESIGNED: AJK
DRAWN: AJK
CHECKED: AJK
REVIEWED: AJK
DATE: 1-6-25
PROJECT: 2024/5511.00-W/CAD/SHEETS/UTILITY PLAN - NORTH & WEST.DWG



REVISIONS	

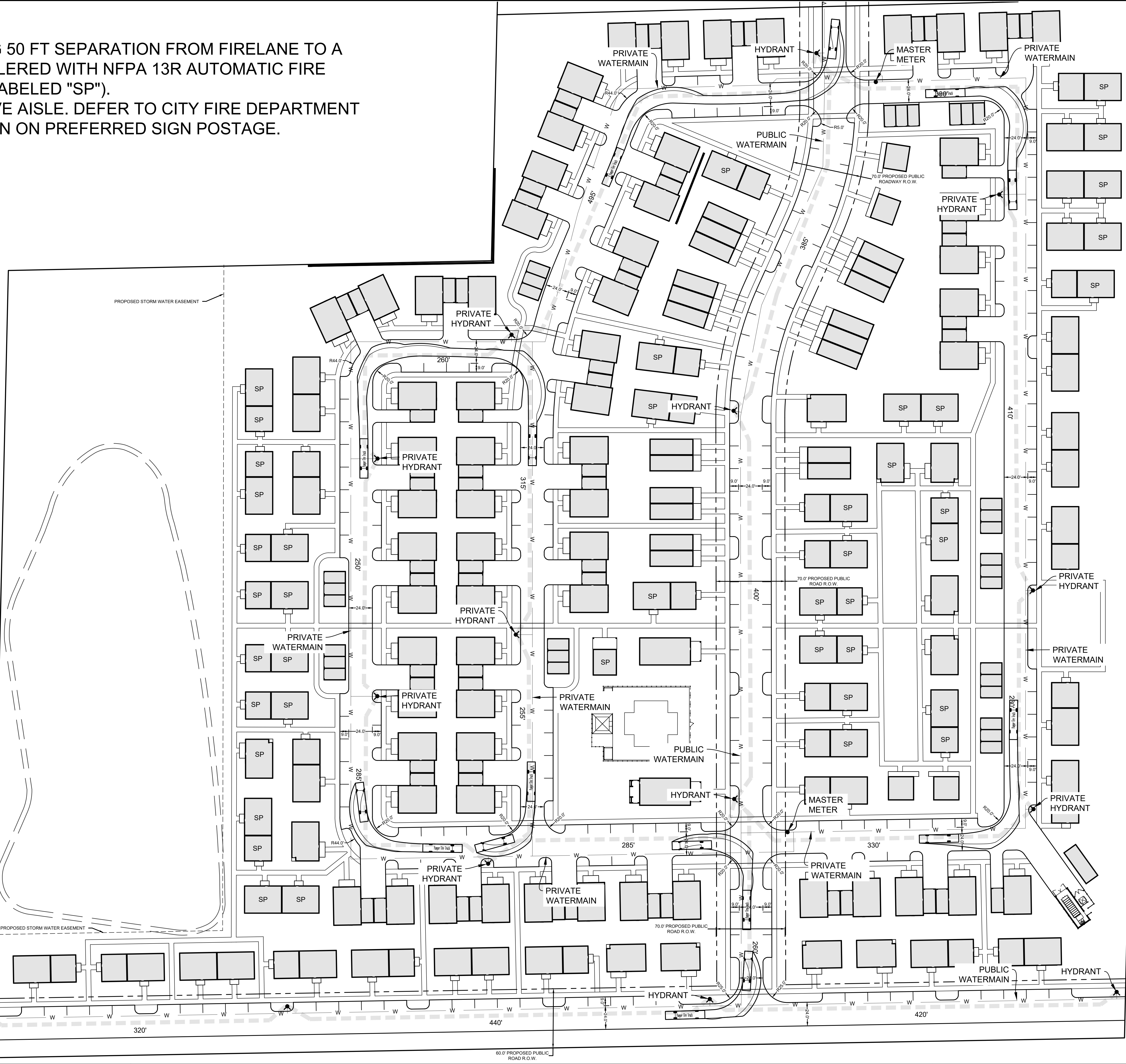
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DATE: 1/6/25
PROJECT: 2024/5511.00-W/CAD/SHEETS/UTILITY CONNECTION PLAN.DWG



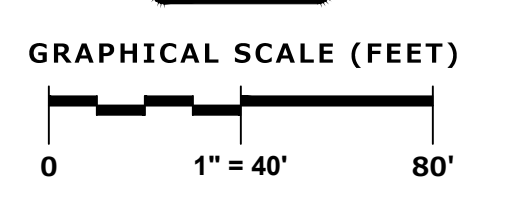
REVISIONS	

NOTES:

- BUILDINGS EXCEEDING 50 FT SEPARATION FROM FIRELANE TO A DOOR WILL BE SPRINKLERED WITH NFPA 13R AUTOMATIC FIRE SPRINKLER SYSTEM (LABELED "SP").
- FIRELANE IS MAIN DRIVE AISLE. DEFER TO CITY FIRE DEPARTMENT FOR RECOMMENDATION ON PREFERRED SIGN POSTAGE.



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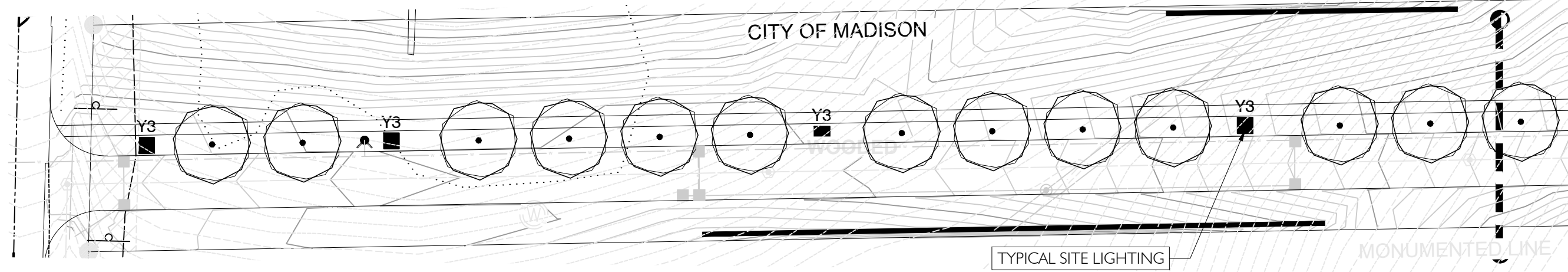
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FIRE DEPARTMENT ACCESS PLAN

REVISIONS	

REG. JOB No. 5511.00
 REG. PM. AEK
 START DATE 1-6-25
 SCALE 1" = 40'

SHEET
C-12
 8



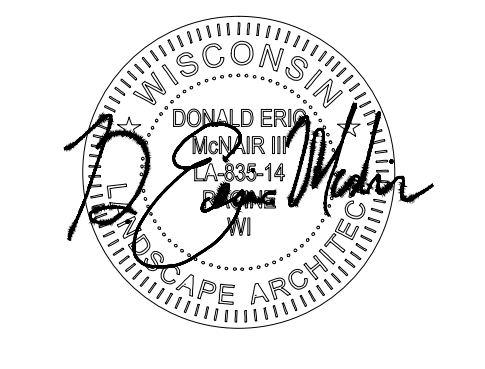
LANDSCAPE CALCULATIONS AND DISTRIBUTIONS				
Total Square Footage of Developed Area		1,132,560 sq.ft. (26 Acres)		
First (5) Developed Acres		3,630 points		
Remainder of Developed Area		914,760 sq.ft. (21 Acres)		
Remaining Acres in Points		9,142 points		
Total Landscape Points Required		12,778 points		
		New/Proposed Landscaping		
Plant Type/Element	Minimum Size at Installation	Points	Quantity	Points Achieved
Overstory Deciduous Tree	2 1/2" inch Caliper measured diameter at breast height (dbh)	35	184	6,440
Tall Evergreen Tree	5-6 feet tall	35	7	245
Ornamental Tree	1 1/2 inch caliper	15	4	60
Upright Evergreen Shrub	3-4 feet tall	10	169	1,690
Shrub, deciduous	#3 gallon container size, Min. 12"-24"	3	1714	5,142
Shrub, evergreen	#3 gallon container size, Min. 12"-24"	4	1046	4,184
Ornamental grasses/perennials	#1 gallon container size, Min. 8"-18"	2	773	1,546
Ornamental decorative fencing or wall	n/a	4 per 10 linear ft.	120	48
Existing significant specimen tree	Minimum size: 2 1/2 inch caliper dbh.	14 per caliper inch dbh.		
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"	8	40
Sub Totals		4,025		19,395
Total Number of Points Provided:		19,395 points		

VEHICULAR USE AREA REQUIREMENTS	
Total Parking Square Footage	128,870 sq.ft.
Total Landscape Square Footage Required (8%)	10,310 sq.ft.
Total Landscape Square Footage Provided	13,669 sq.ft.
Required Trees for Parking (1 Tree per 160 sq.ft.)	65
Provided Trees for Parking (1 Tree per 160 sq.ft.)	155

PLANT SCHEDULE L1.01					
SYMBOL	QTY	COMMON / BOTANICAL NAME	SIZE	DETAIL	REMARKS
TREES					
	14	BLUE COLORADO SPRUCE / PICEA PUNGENS 'GLAUCA'	7.8' HT.		
	53	CHINKAPIN OAK / QUERCUS ACUMINATA	2.5' CAL.		
	14	DOUGLAS FIR / PSEUDOTSUGA MENZESII	30 GAL.		
	15	EASTERN REDCEDAR / JUNIPERUS VIRGINIANA	30 GAL.		
	61	EMERALD GREEN ARBORVITAE / THUJA OCCIDENTALIS 'SMARAGD'	30 GAL.		
	8	GLADIATOR™ CRABAPPLE / MALUS X ADSTRINGENS 'DURLEO'	2.5' CAL.	STANDARD TRUNK/FULL HEAD MATCHING	
	28	GREENSPRUE LITTLELEAF LINDEN / TILIA CORDATA 'GREENSPRUE'	2.5' CAL.		
	177	ICHA JUNIPER / JUNIPERUS CHINENSIS 'ICHA'	30 GAL.		
	21	QUAMING ASPEN / POPULUS TREMULOIDES	2.5' CAL.		
	23	REDPOINTED MAPLE / ACER RUBRUM 'FRANKLIN'	2.5' CAL.		
	50	SKYLINE HONEY LOCUST / GLEDITSIA TRACANTHOS 'SKYLINE'	2.5' CAL.		
	30	WHITE OAK / QUERCUS ALBA	2.5' CAL.		
SHRUBS					
	310	'NIPPY'S WINTER ORANGE' DOGWOOD / CORNUS SANGUINEA 'NIPPY'S WINTER ORANGE'	3 GAL.		
	147	APRIL ROSE RHODODENDRON / RHODODENDRON X APRIL ROSE'	3 GAL.		
	399	AUTUMN FIRE SEDUM / SEDUM X AUTUMN FIRE	1 GAL.		
	250	BLUE PRINCE AND PRINCESS HOLLY / ILEX X MESERVAE BLUE PRINCE & BLUE PRINCESS	3 GAL.		
	255	CHEYENNE SKY SWITCH GRASS / PANICUM VIRGATUM CHEYENNE SKY	3 GAL.		
	36	COMPACT ANDORRA JUNIPER / JUNIPERUS HORIZONTALIS 'PLUMOSA'	3 GAL.		
	41	DENSE ANGIO-JAPANESE YEW / TAXUS X MEDIA 'DENSIFORSIS'	3 GAL.		
	400	EMERALD GAETY WINTERCREEPER / EUONYMUS FORTUNEI EMERALD GAETY	3 GAL.		
	200	FEATHER REED GRASS / CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	3 GAL.		
	66	KELSEY'S DWARF RED TWIG DOGWOOD / CORNUS SERICEA 'KELSEY'	3 GAL.		
	467	LITTLE GOBUNIB RED WINTERBERRY / ILEX VERTICILLATA 'NCV1'	3 GAL.		
	71	LITTLE LIME HYDRANGEA / HYDRANGEA PANICULATA 'LITTLE LIME'	3 GAL.		
	495	LITTLE PRINCESS SPIREA / SPIREA X BURPALEDA 'LITTLE PRINCESS'	3 GAL.		
	133	MISS KIM KOREAN LILAC / SYRINGA PUBESCENS 'PATULA MISS KIM'	15 GAL.		
	184	RHEINGOLD ARBORVITAE / THUJA OCCIDENTALIS RHEINGOLD	3 GAL.		
	210	WALKERS LOW CATHART / AUREA X WALKERS LOW	1 GAL.		

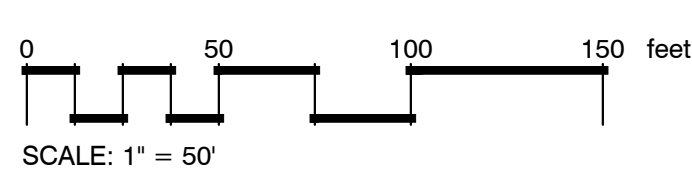


A LANDSCAPE DEVELOPMENT PLAN FOR
LEO - Pumpkin Hollow
 Portage Road
 Madison, Wisconsin



PROJ. CODE	24-044
DRAWN BY	DEM
REVIEWED BY	DML
ISSUED	
DATE	DESCRIPTION

REVISIONS	



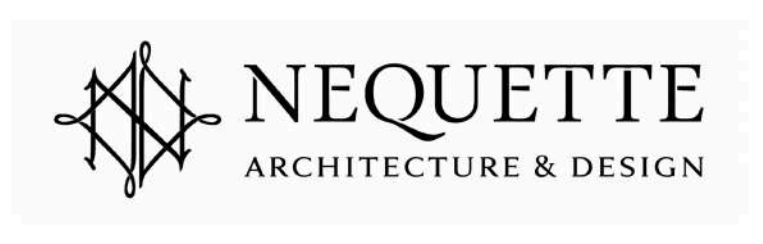
CODE COMPLIANT LANDSCAPE PLAN

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LEO AT PUMPKIN HOLLOW, WI

SITE PLAN 12/04/24
SCALE 1" = 100'





CITY OF MADISON LANDSCAPE WORKSHEET

Section 28.142 Madison General Ordinance

Project Location / Address 6303 Portage Road and 4821 Hoepker Road
 Name of Project LEO Pumpkin Hollow
 Owner / Contact Joann Rubio Landscape Architect - Eric McNair
 Contact Phone 205.834.4711 Contact Email dlorberbaum@lorberbaummcnair.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:

- (a) The area of site disturbance is less than ten percent (10%) of the entire development site during any ten-(10) year period.
- (b) Gross floor area is only increased by ten percent (10%) during any ten-(10) year period.
- (c) No demolition of a principal building is involved.
- (d) 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.

- (a) 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 _____

Total landscape points required _____

- (b) **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 1,132,560 sq.ft.

Five (5) acres = 217,800 square feet

First five (5) developed acres = 3,630 points

Remainder of developed area 914,760 sq.ft.

Total landscape points required 12,778 points

- (c) **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 _____

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	2½ inch caliper measured diameter at breast height (dbh)	35			184	6,440
Tall evergreen tree (i.e. pine, spruce)	5-6 feet tall	35			7	245
Ornamental tree	1 1/2 inch caliper	15			4	60
Upright evergreen shrub (i.e. arborvitae)	3-4 feet tall	10			169	1,690
Shrub, deciduous	#3 gallon container size, Min. 12”-24”	3			1,714	5,142
Shrub, evergreen	#3 gallon container size, Min. 12”-24”	4			1,046	4,184
Ornamental grasses/ perennials	#1 gallon container size, Min. 8”-18”	2			773	1,546
Ornamental/ decorative fencing or wall	n/a	4 per 10 lineal ft.			120	48
Existing significant specimen tree	Minimum size: 2 ½ 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, publically accessible, and cannot comprise more than 5% of total required points.	5 points per “seat”			8	40
Sub Totals						19,395

Total Number of Points Provided 19,395

* 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.

Landscaping shall be distributed throughout the property along street frontages, within parking lot interiors, as foundation plantings, or as general site landscaping. The total number of landscape points provided shall be distributed on the property as follows.

Total Developed Area

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.

Development Frontage Landscaping

Landscaping and/or ornamental fencing shall be provided between buildings or parking areas and the adjacent street(s), except where buildings are placed at the sidewalk. Landscape material shall include a mix of plant materials.

Interior Parking Lot Landscaping

The purpose of interior parking lot landscaping is to improve the appearance of parking lots, provide shade, and improve stormwater infiltration. **All parking lots with twenty (20) or more parking spaces** shall be landscaped in accordance with the interior parking lot standards.

Foundation Plantings

Foundation plantings shall be installed along building facades, except where building facades directly abut the sidewalk, plaza, or other hardscape features. Foundation plantings shall consist primarily of shrubs, perennials, and native grasses.

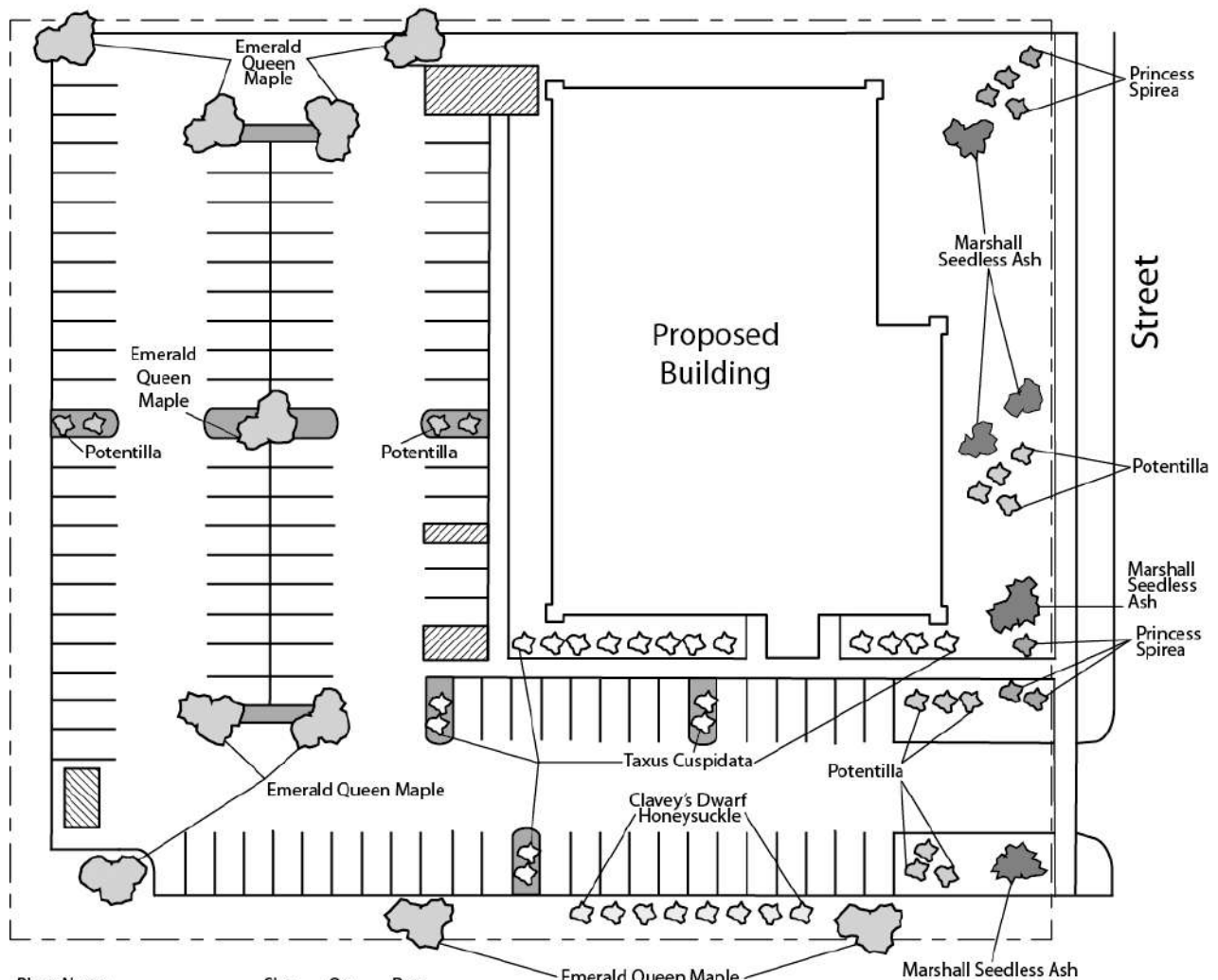
Screening Along District Boundaries

Screening shall be provided along side and rear property boundaries between commercial, mixed use or industrial districts and residential districts.

Screening of Other Site Elements

The following site elements shall be screened in compatibility with the design elements, materials and colors used elsewhere on the site: refuse disposal areas, outdoor storage areas, loading areas, and mechanical equipment.

Example Landscape Plan



Plant Name	Size	Qty.	Pnts.
Emerald Queen Maple	2-2.5"	9	-
Marshall Seedless Ash	2-2.5"	4	450
Clavey's Dwarf Honeysuckle	1 Gal	8	24
Princess Spirea	1 Gal	7	21
Potentilla	1 Gal	10	30
Taxus Cuspidata	2 Gal	12	60
			TOTAL 585

Call City Zoning, 266-4551, with your questions about this type of plan

LANDSCAPE PLAN AND LANDSCAPE WORKSHEET INSTRUCTIONS

Refer to Zoning Code Section 28.142 LANDSCAPING AND SCREENING REQUIREMENTS for the complete requirements for preparing and submitting a Landscape Plan and Landscape Worksheet.

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:

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

Landscape Plan and Design Standards.

Landscape plans shall be submitted as a component of a site plan, where required, or as a component of applications for other actions, including zoning permits, where applicable. Landscape plans for zoning lots greater than ten thousand (10,000) square feet in size must be prepared by a registered landscape architect.

- (a) Elements of the landscape plan shall include the following:
 1. Plant list including common and Latin names, size and root condition (i.e. container or ball & burlap).
 2. Site amenities, including bike racks, benches, trash receptacles, etc.
 3. Storage areas including trash and loading.
 4. Lighting (landscape, pedestrian or parking area).
 5. Irrigation.
 6. Hard surface materials.
 7. Labeling of mulching, edging and curbing.
 8. Areas of seeding or sodding.
 9. Areas to remain undisturbed and limits of land disturbance.
 10. Plants shall be depicted at their size at sixty percent (60%) of growth.
 11. Existing trees eight (8) inches or more in diameter.
 12. Site grading plan, including stormwater management, if applicable.
- (b) Plant Selection. Plant materials provided in conformance with the provisions of this section shall be nursery quality and tolerant of individual site microclimates.
- (c) Mulch shall consist of shredded bark, chipped wood or other organic material installed at a minimum depth of two (2) inches.

Landscape Calculations and Distribution.

Required landscaped areas shall be calculated based upon the total developed area of the property. Developed area, for the purpose of this requirement, 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.

- (a) Landscaping shall be distributed throughout the property along street frontages, within parking lot interiors, and as foundation plantings, or as general site landscaping.
- (b) Planting beds or planted areas must have at least seventy-five percent (75%) vegetative cover.
- (c) Canopy tree diversity requirements for new trees:
 1. If the development site has fewer than 5 canopy trees, no tree diversity is required.
 2. If the development site has between 5 and 50 canopy trees, no single species may comprise more than 33% of trees.
 3. If the development site has more than 50 canopy trees, no single species may comprise more than 20% of trees.

Development Frontage Landscaping.

Landscaping and/or ornamental fencing shall be provided between buildings or parking areas and the adjacent street(s), except where buildings are placed at the sidewalk. Landscape material shall include a mix of plant material meeting the following minimum requirements:

- (a) One (1) overstory deciduous tree and five (5) shrubs shall be planted for each thirty (30) lineal feet of lot frontage. Two (2) ornamental trees or two (2) evergreen trees may be used in place of one (1) overstory deciduous tree.
- (b) In cases where building facades directly abut the sidewalk, required frontage landscaping shall be deducted from the required point total.
- (c) In cases where development frontage landscaping cannot be provided due to site constraints, the zoning administrator may waive the requirement or substitute alternative screening methods for the required landscaping.
- (d) Fencing shall be a minimum of three (3) feet in height, and shall be constructed of metal, masonry, stone or equivalent material. Chain link or temporary fencing is prohibited.

Interior Parking Lot Landscaping.

The purpose of interior parking lot landscaping is to improve the appearance of parking lots, provide shade, and improve stormwater infiltration. **All parking lots with twenty (20) or more parking spaces** shall be landscaped in accordance with the following interior parking lot standards.

- (a) For new development on sites previously undeveloped or where all improvements have been removed, a minimum of eight percent (8%) of the asphalt or concrete area of the parking lot shall be devoted to interior planting islands, peninsulas, or landscaped strips. For changes to a developed site, a minimum of five percent (5%) of the asphalt or concrete area shall be interior planting islands, peninsulas, or landscaped strips. A planting island shall be located at least every twelve (12) contiguous stalls with no break or alternatively, landscaped strips at least seven (7) feet wide between parking bays.
- (b) The primary plant materials shall be shade trees with at least one (1) deciduous canopy tree for every one hundred sixty (160) square feet of required landscaped area. Two (2) ornamental deciduous trees may be substituted for one (1) canopy tree, but ornamental trees shall constitute no more than twenty-five percent (25%) of the required trees. No light poles shall be located within the area of sixty percent (60%) of mature growth from the center of any tree.
- (c) Islands may be curbed or may be designed as uncurbed bio-retention areas as part of an approved low impact stormwater management design approved by the Director of Public Works. The ability to maintain these areas over time must be demonstrated. (See Chapter 37, Madison General Ordinances, Erosion and Stormwater Runoff Control.)

Foundation Plantings.

Foundation plantings shall be installed along building facades, except where building facades directly abut the sidewalk, plaza, or other hardscape features. Foundation plantings shall consist primarily of shrubs, perennials, and native grasses. The Zoning Administrator may modify this requirement for development existing prior to the effective date of this ordinance, as long as improvements achieve an equivalent or greater level of landscaping for the site.

Screening Along District Boundaries.

Screening shall be provided along side and rear property boundaries between commercial, mixed use or industrial districts and residential districts. Screening shall consist of a solid wall, solid fence, or hedge with year-round foliage, between six (6) and eight (8) feet in height, except that within the front yard setback area, screening shall not exceed four (4) feet in height. Height of screening shall be measured from natural or approved grade. Berms and retaining walls shall not be used to increase grade relative to screening height.

Screening of Other Site Elements.

The following site elements shall be screened in compatibility with the design elements, materials and colors used elsewhere on the site, as follows:

- (a) Refuse Disposal Areas. All developments, except single family and two family developments, shall provide a refuse disposal area. Such area shall be screened on four (4) sides (including a gate for access) by a solid, commercial-grade wood fence, wall, or equivalent material with a minimum height of six (6) feet and not greater than seven (7) feet.
- (b) Outdoor Storage Areas. Outdoor storage areas shall be screened from abutting residential uses with a by a building wall or solid, commercial-grade wood fence, wall, year-round hedge, or equivalent material, with a minimum height of six (6) feet and not greater than seven (7) feet. Screening along district boundaries, where present, may provide all or part of the required screening.
- (c) Loading Areas. Loading areas shall be screened from abutting residential uses and from street view to the extent feasible by a building wall or solid, commercial-grade wood fence, or equivalent material, with a minimum height of six (6) feet and not greater than seven (7) feet. Screening along district boundaries, where present, may provide all or part of the required screening.
- (d) Mechanical Equipment. All rooftop and ground level mechanical equipment and utilities shall be fully screened from view from any street or residential district, as viewed from six (6) feet above ground level. Screening may consist of a building wall or fence and/or landscaping as approved by the Zoning Administrator.

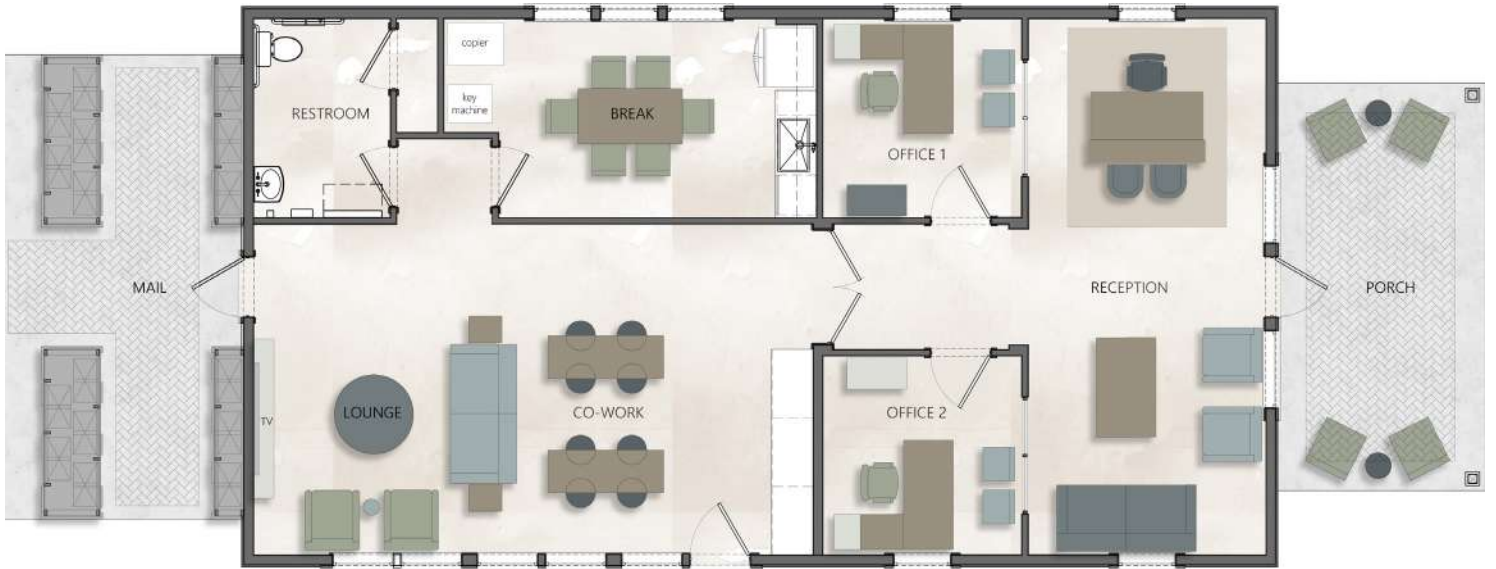
Maintenance.

The owner of the premises is responsible for the watering, maintenance, repair and replacement of all landscaping, fences, and other landscape architectural features on the site. All planting beds shall be kept weed free. Plant material that has died shall be replaced no later than the upcoming June 1.

CLUBHOUSE LEASING



Elevation



Floor Plan

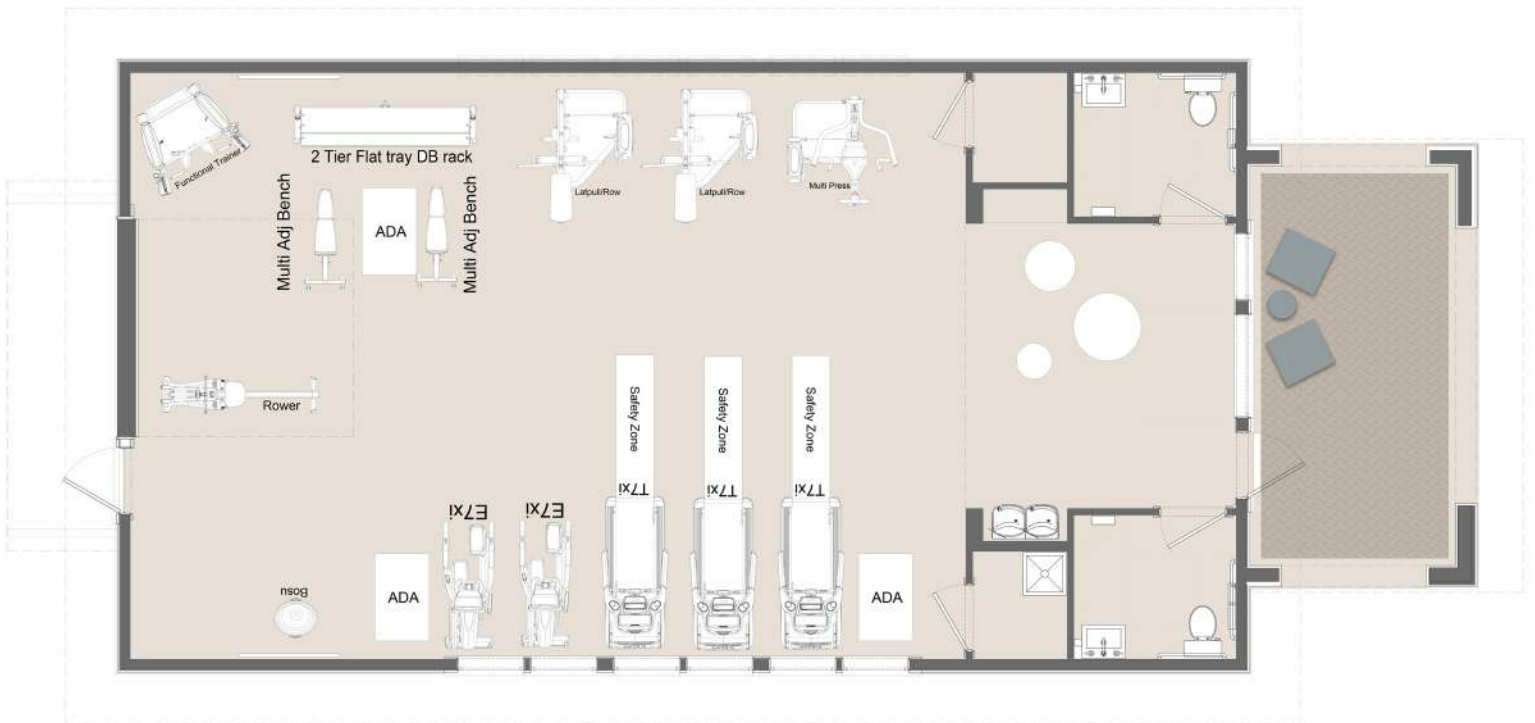
LEO

1,456 SQ FT

NEED NOT BE BUILT



Elevation



Floor Plan

LEO

1,456 SQ FT

NEED NOT BE BUILT

COTTAGE STACK - 1 BEDROOM



ELEVATION



LOWER FLOOR PLAN



UPPER FLOOR PLAN

624 SF LOWER UNIT /
624 SF UPPER UNIT

NEED NOT BE BUILT

COTTAGE TWIN - 1 / 2 BEDROOM



ELEVATION



FLOOR PLAN

728 SF 1BR / 1,064 SF 2BR

NEED NOT BE BUILT

COTTAGE STACK- 2 BEDROOM



ELEVATION



LOWER FLOOR PLAN



UPPER FLOOR PLAN

1,053 SF LOWER UNIT /
1,107 SF UPPER UNIT

NEED NOT BE BUILT

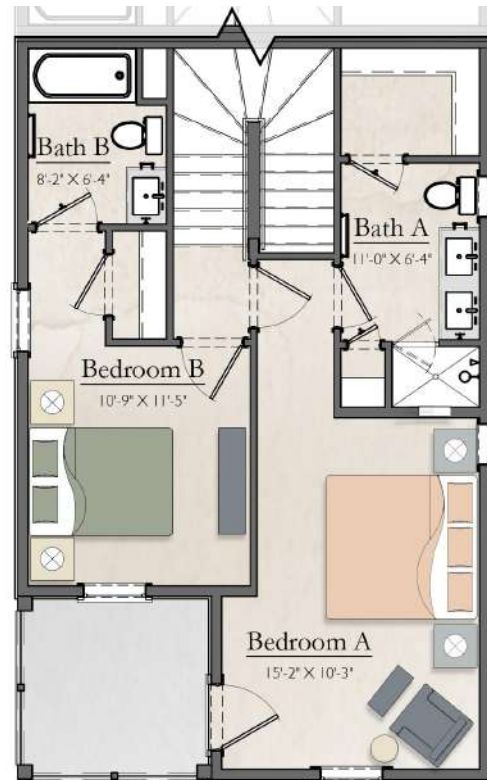
ROWHOUSE - 2 BEDROOM



ELEVATION



LOWER FLOOR PLAN



UPPER FLOOR PLAN

1,365 SQ FT

NEED NOT BE BUILT

COTTAGE W/GARAGE - 2 BEDROOM



ELEVATION



FLOOR PLAN

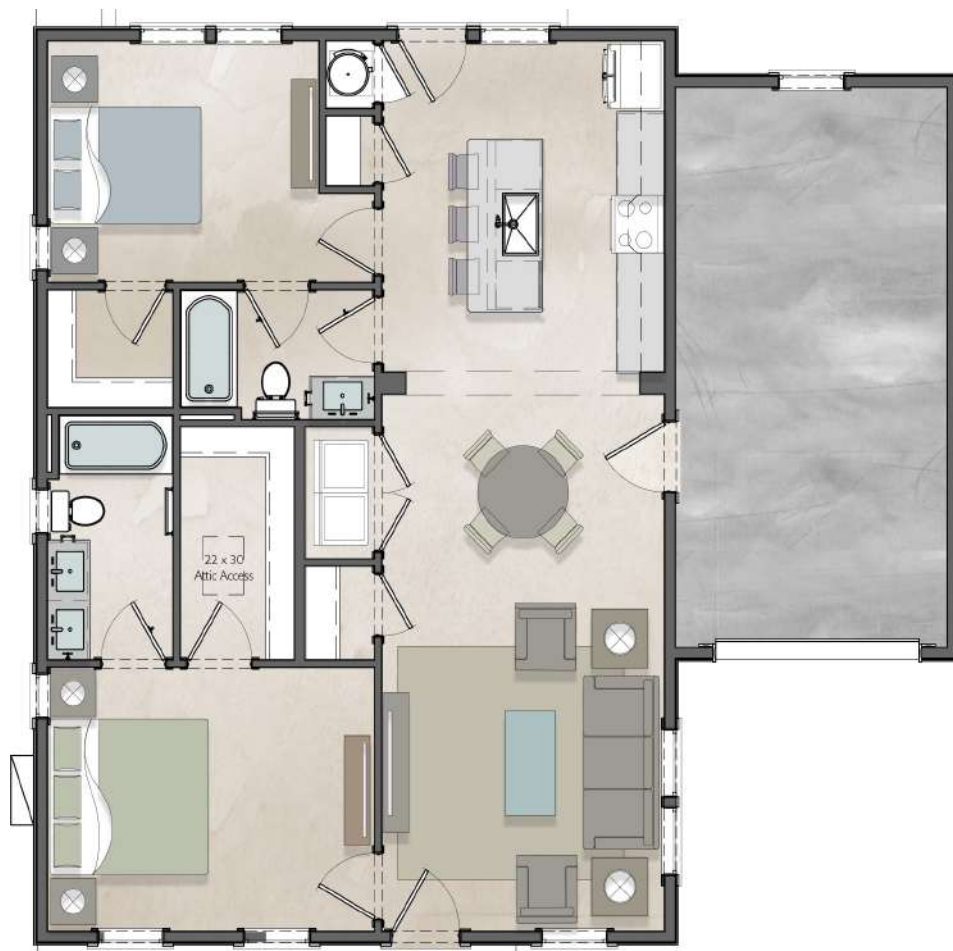
1,109 SQ FT

NEED NOT BE BUILT

COTTAGE W/GARAGE (ALT) - 2 BEDROOM



ELEVATION



FLOOR PLAN

1,109 SQ FT

NEED NOT BE BUILT

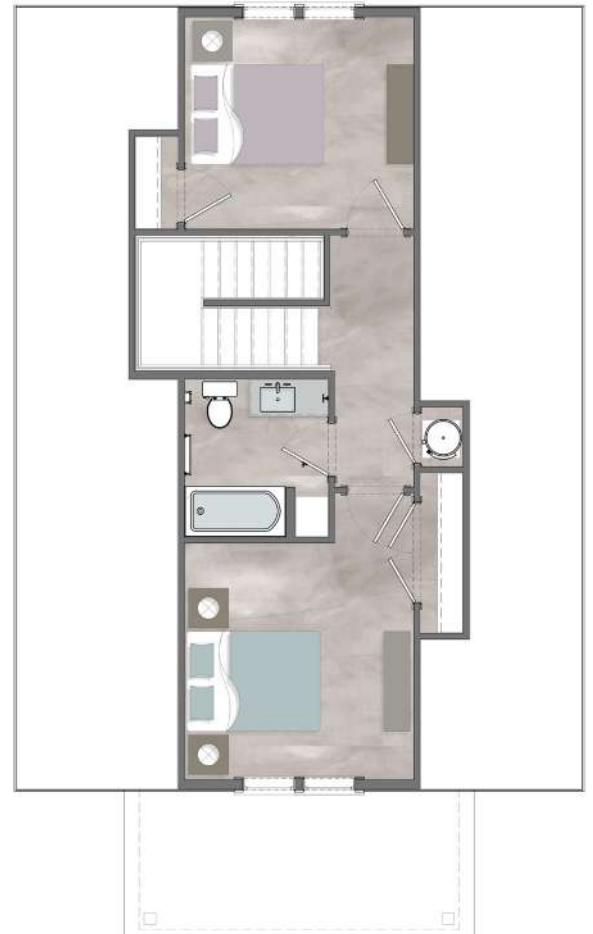
COTTAGE W/GARAGE - 3 BEDROOM



ELEVATION



LOWER FLOOR PLAN

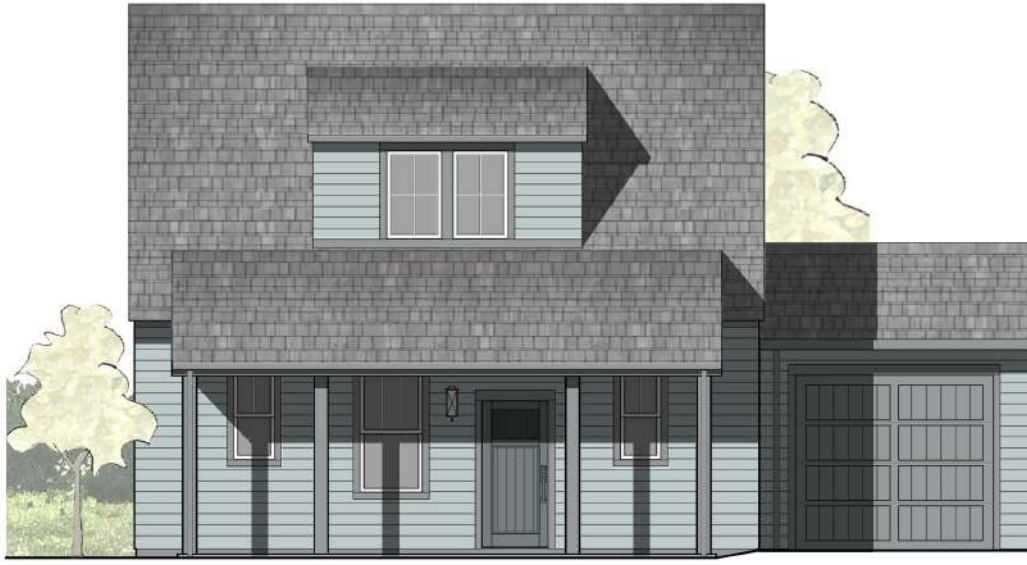


UPPER FLOOR PLAN

1,647 SQ FT

NEED NOT BE BUILT

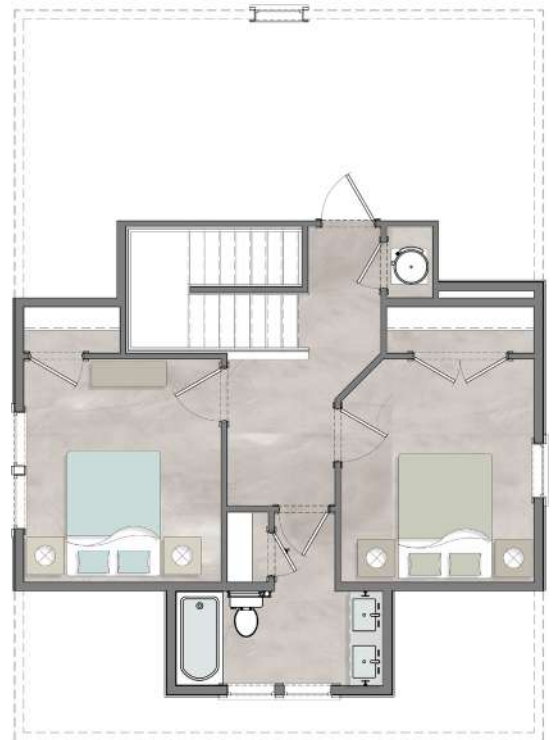
COTTAGE W/GARAGE (ALT) - 3 BEDROOM



ELEVATION



LOWER FLOOR PLAN



UPPER FLOOR PLAN

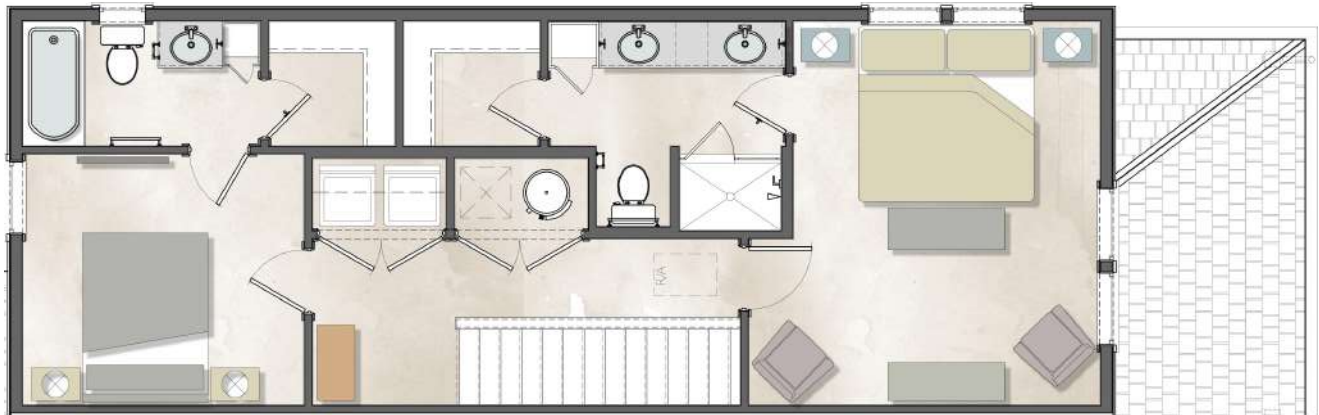
1,697 SQ FT

NEED NOT BE BUILT

ROWHOUSE - 3 BEDROOM



ELEVATION



UPPER FLOOR PLAN



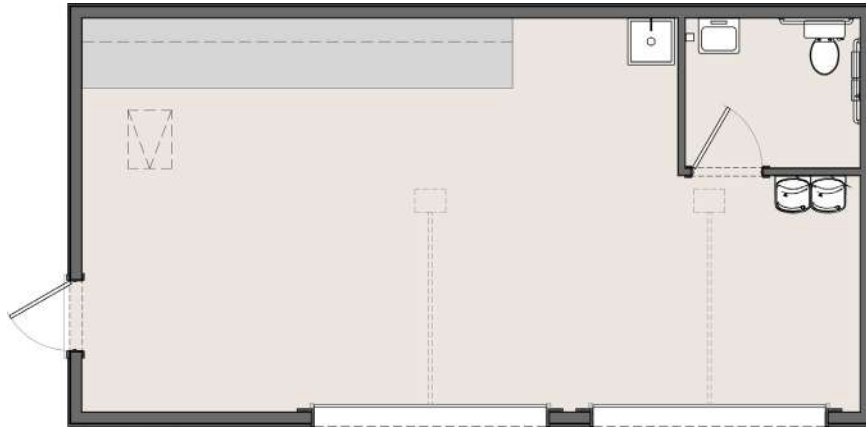
LOWER FLOOR PLAN

1,430 SQ FT

NEED NOT BE BUILT



Elevation



Floor Plan

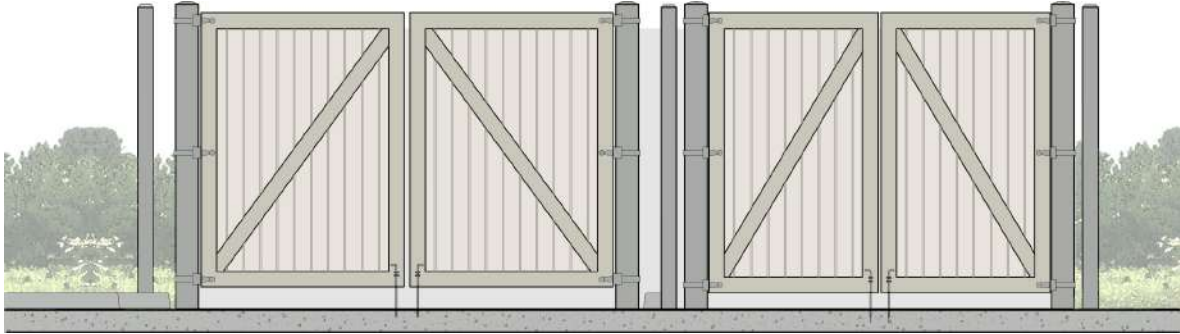
LEO

621 SQ FT

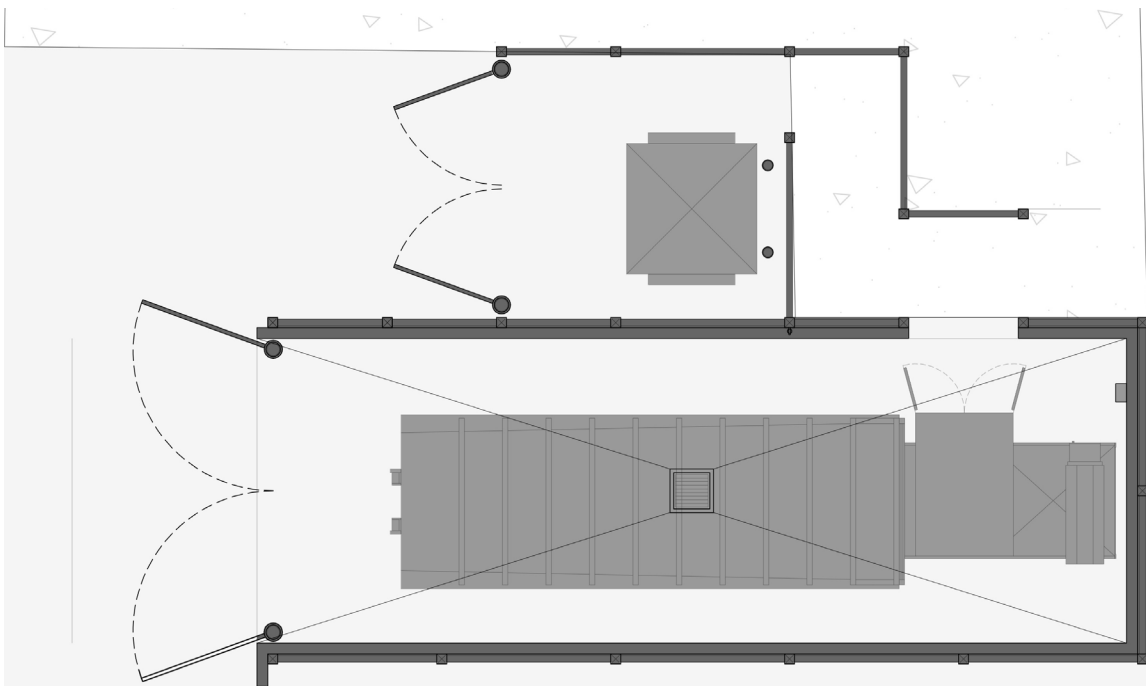
NEED NOT BE BUILT



TRASH ENCLOSURE



Elevation



Floor Plan

LEO

NEED NOT BE BUILT



LEO

LEO @ FLINT CROSSING
DESIGN INTENT SAMPLE



Advenir Azora Development

LEO @ Flint Crossing



Advenir Azora Development



Clubhouse – Exterior



Advenir Azora Development





Clubhouse – Exterior

Advenir Azora Development





Clubhouse – Exterior

Advenir Azora Development



Amenity Center



Advenir Azora Development



Amenity Center



Advenir Azora Development



Pool



Advenir Azora Development





Unit Exterior

Advenir Azora Development



Unit Exterior



Advenir Azora Development



Unit Exterior



Advenir Azora Development





Unit Exterior

Advenir Azora Development



Unit Exterior



Advenir Azora Development



Unit Exterior



Advenir Azora Development



Unit Exterior



Advenir Azora Development



Unit Exterior



Advenir Azora Development





Unit Exterior (Under Construction)

Advenir Azora Development





Unit Exterior (Under Construction)

Advenir Azora Development

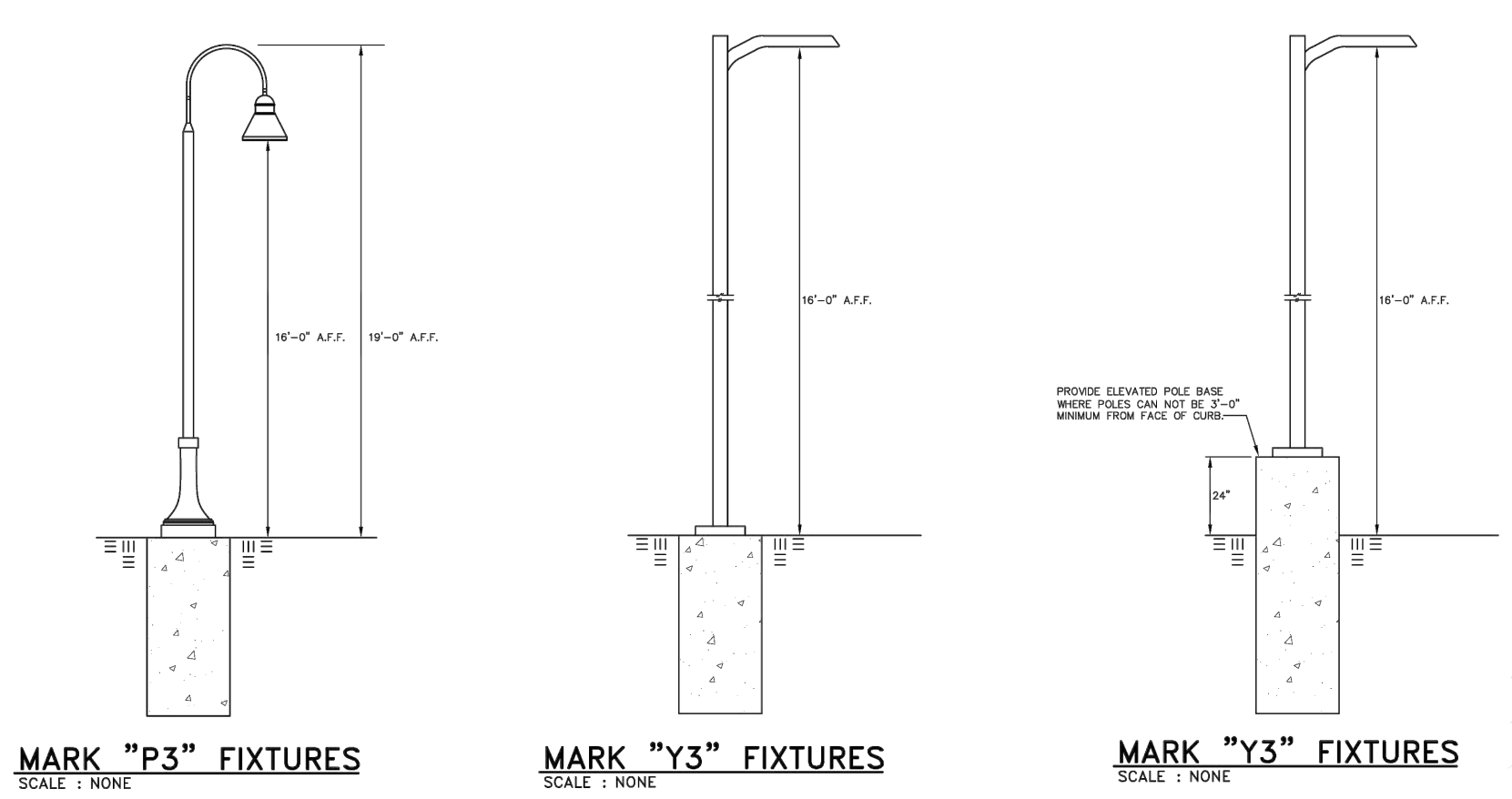
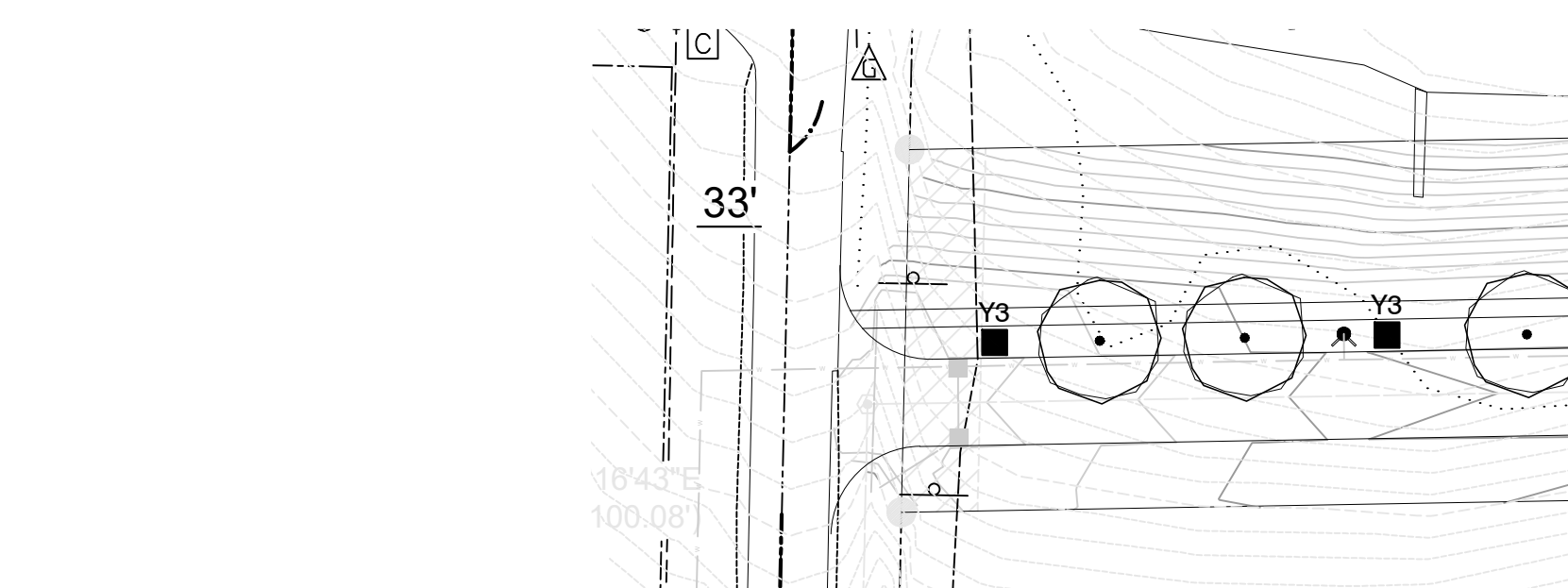
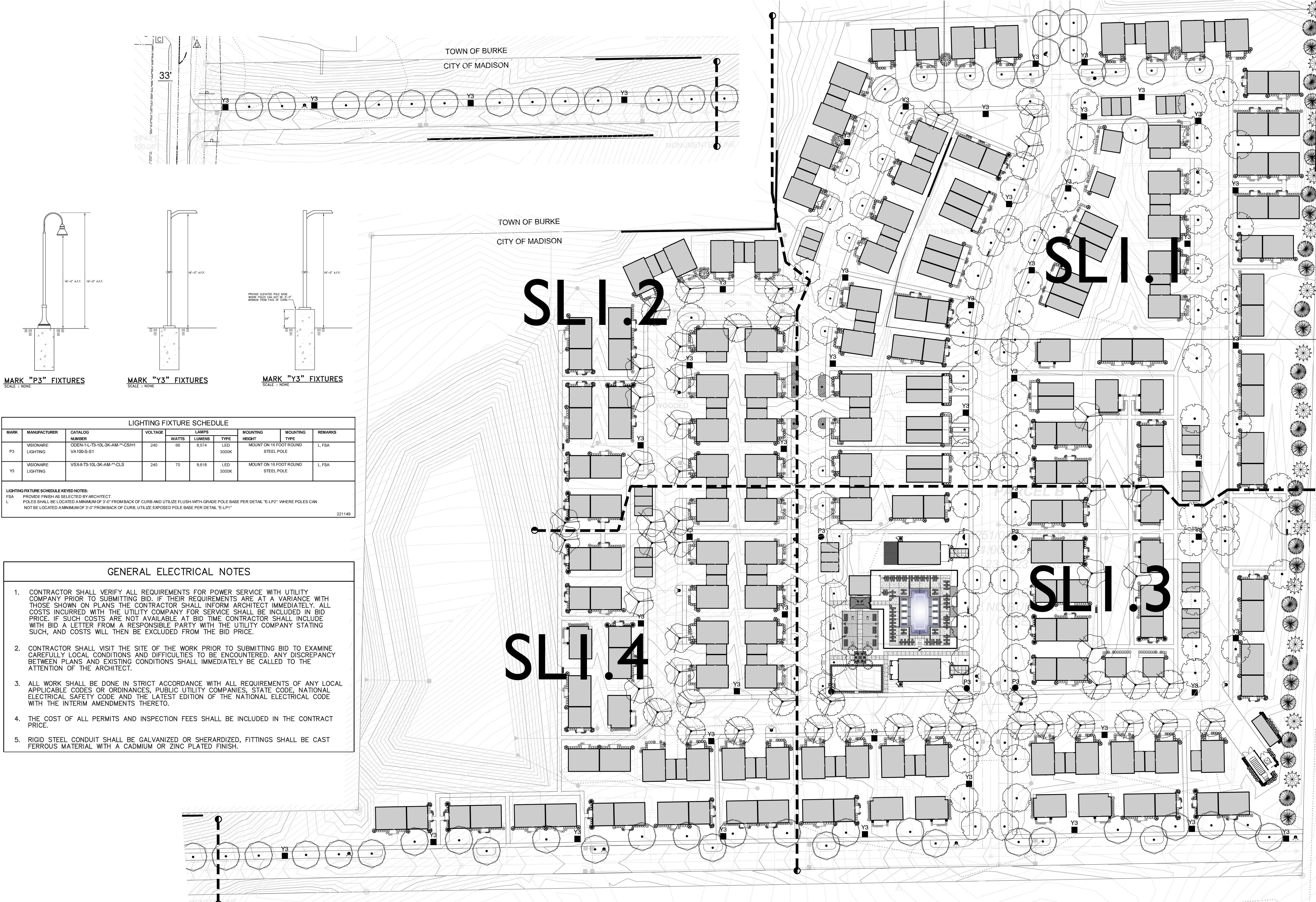




Unit Rafter Tail Design

Advenir Azora Development



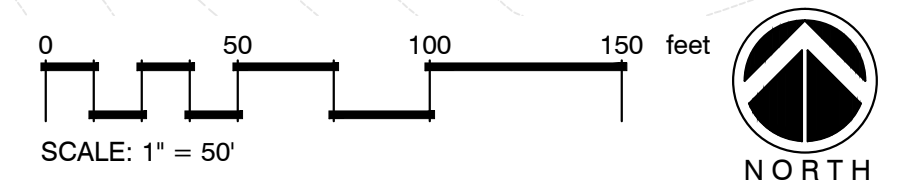


LIGHTING FIXTURE SCHEDULE							
MARK	MANUFACTURER	CATALOG NUMBER	VOLTAGE	WATTS	LUMENS	LAMPS TYPE	REMARKS
P3	VISIONARE LIGHTING	ODEN-1L-T3-10L-3K-AM-OS6H1 VA100-S-1	240	66	8,574	LED 3000K	L FSA
Y3	VISIONARE LIGHTING	VSXII-T3-10L-3K-AM-CLS	240	70	8,618	LED 3000K	L FSA

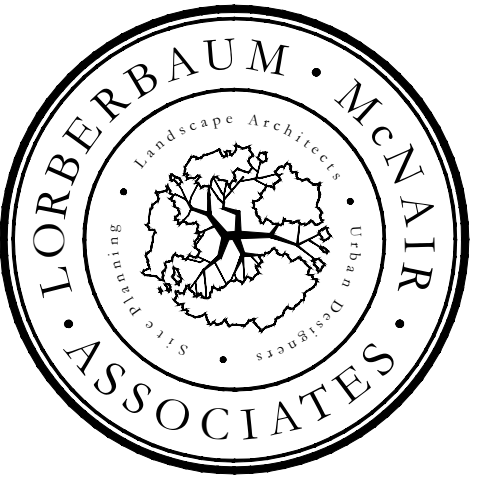
LIGHTING FIXTURE SCHEDULE KEYED NOTES:
 FSA PROVIDE FINISH AS SELECTED BY ARCHITECT
 L POLES SHALL BE LOCATED A MINIMUM OF 3'-0" FROM BACK OF CURB AND UTILIZE FLUSH WITH GRADE POLE BASE PER DETAIL "E-LP2" WHERE POLES CAN NOT BE LOCATED A MINIMUM OF 3'-0" FROM BACK OF CURB, UTILIZE EXPOSED POLE BASE PER DETAIL "E-LP1"

221149

- GENERAL ELECTRICAL NOTES**
- CONTRACTOR SHALL VERIFY ALL REQUIREMENTS FOR POWER SERVICE WITH UTILITY COMPANY PRIOR TO SUBMITTING BID. IF THEIR REQUIREMENTS ARE AT A VARIANCE WITH THOSE SHOWN ON PLANS THE CONTRACTOR SHALL INFORM ARCHITECT IMMEDIATELY. ALL COSTS INCURRED WITH THE UTILITY COMPANY FOR SERVICE SHALL BE INCLUDED IN BID PRICE. IF SUCH COSTS ARE NOT AVAILABLE AT BID TIME CONTRACTOR SHALL INCLUDE WITH BID A LETTER FROM A RESPONSIBLE PARTY WITH THE UTILITY COMPANY STATING SUCH, AND COSTS WILL THEN BE EXCLUDED FROM THE BID PRICE.
 - CONTRACTOR SHALL VISIT THE SITE OF THE WORK PRIOR TO SUBMITTING BID TO EXAMINE CAREFULLY LOCAL CONDITIONS AND DIFFICULTIES TO BE ENCOUNTERED. ANY DISCREPANCY BETWEEN PLANS AND EXISTING CONDITIONS SHALL IMMEDIATELY BE CALLED TO THE ATTENTION OF THE ARCHITECT.
 - ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH ALL REQUIREMENTS OF ANY LOCAL APPLICABLE CODES OR ORDINANCES, PUBLIC UTILITY COMPANIES, STATE CODE, NATIONAL ELECTRICAL SAFETY CODE AND THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE WITH THE INTERIM AMENDMENTS THERETO.
 - THE COST OF ALL PERMITS AND INSPECTION FEES SHALL BE INCLUDED IN THE CONTRACT PRICE.
 - RIGID STEEL CONDUIT SHALL BE GALVANIZED OR SHERARDIZED, FITTINGS SHALL BE CAST FERROUS MATERIAL WITH A CADMIUM OR ZINC PLATED FINISH.

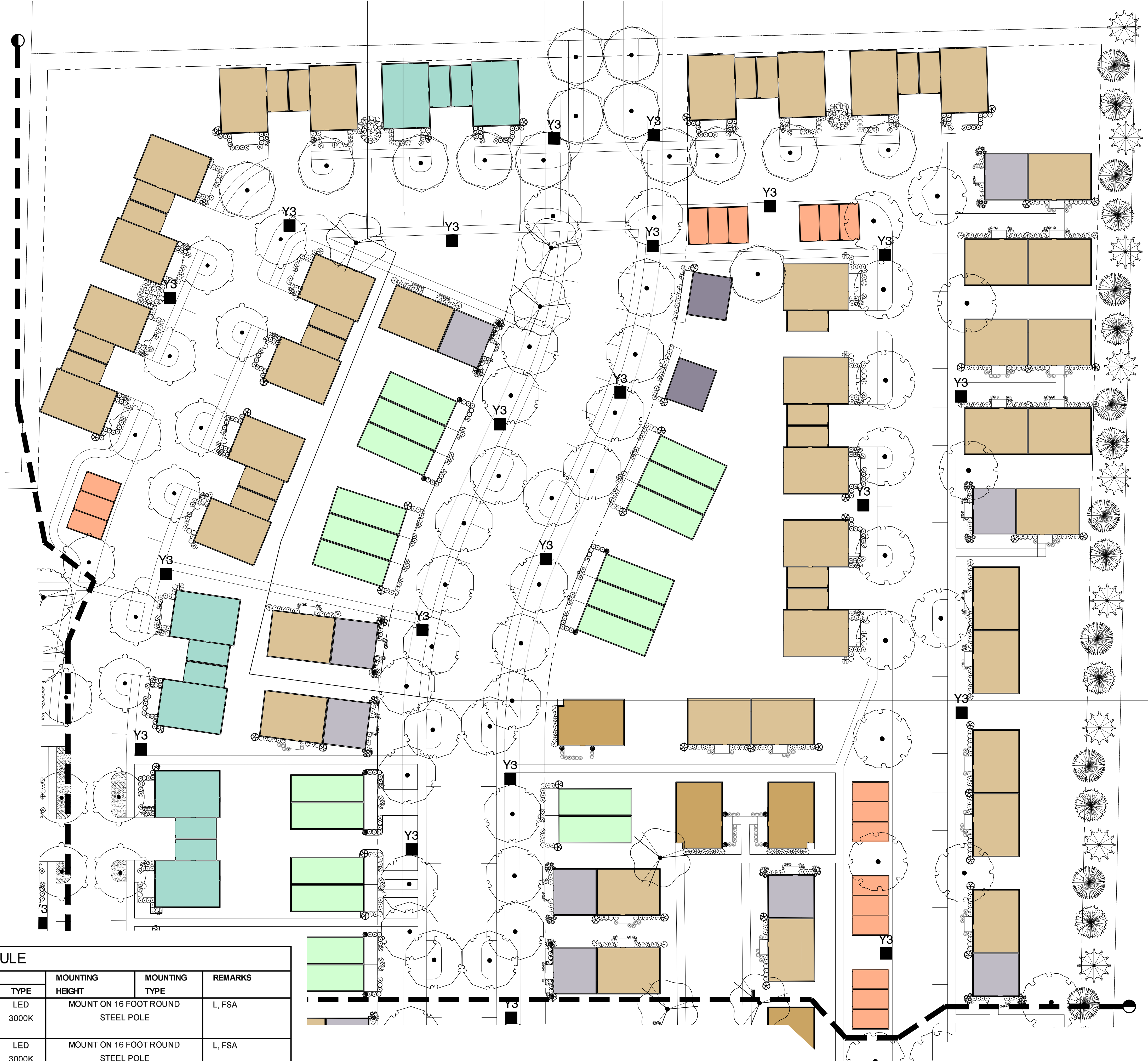


SITE LIGHTING PLAN



www.lorberbaumcnair.com

A LANDSCAPE DEVELOPMENT PLAN FOR
LEO - Pumpkin Hollow
 Portage Road
 Madison, Wisconsin



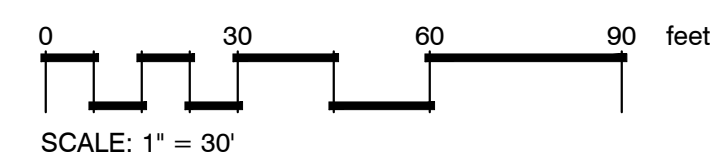
LIGHTING FIXTURE SCHEDULE

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				WATTS	LUMENS	TYPE			
P3	VISIONAIRE LIGHTING	ODEN-1-L-T3-10L-3K-AM-**-C5/H1 VA100-S-S1	240	66	8,574	LED 3000K	MOUNT ON 16 FOOT ROUND STEEL POLE	L, FSA	
Y3	VISIONAIRE LIGHTING	VSX-II-T3-10L-3K-AM-**-CLS	240	70	8,618	LED 3000K	MOUNT ON 16 FOOT ROUND STEEL POLE	L, FSA	

LIGHTING FIXTURE SCHEDULE KEYED NOTES:

- FSA PROVIDE FINISH AS SELECTED BY ARCHITECT.
- L POLES SHALL BE LOCATED A MINIMUM OF 3'-0" FROM BACK OF CURB AND UTILIZE FLUSH-WITH-GRADE POLE BASE PER DETAIL "E-LP2". WHERE POLES CAN NOT BE LOCATED A MINIMUM OF 3'-0" FROM BACK OF CURB, UTILIZE EXPOSED POLE BASE PER DETAIL "E-LP1"

221149

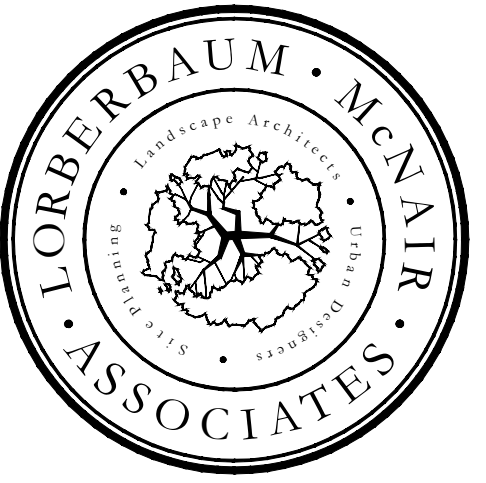


SITE LIGHTING PLAN

PROJ. CODE	24-044
DRAWN BY	DEM
REVIEWED BY	DML
ISSUED	
DATE	DESCRIPTION

REVISIONS

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SL-2



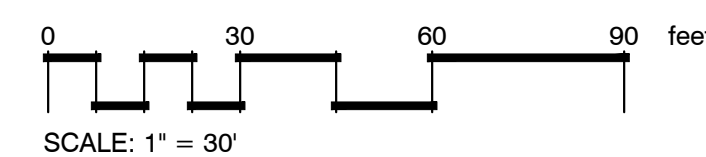
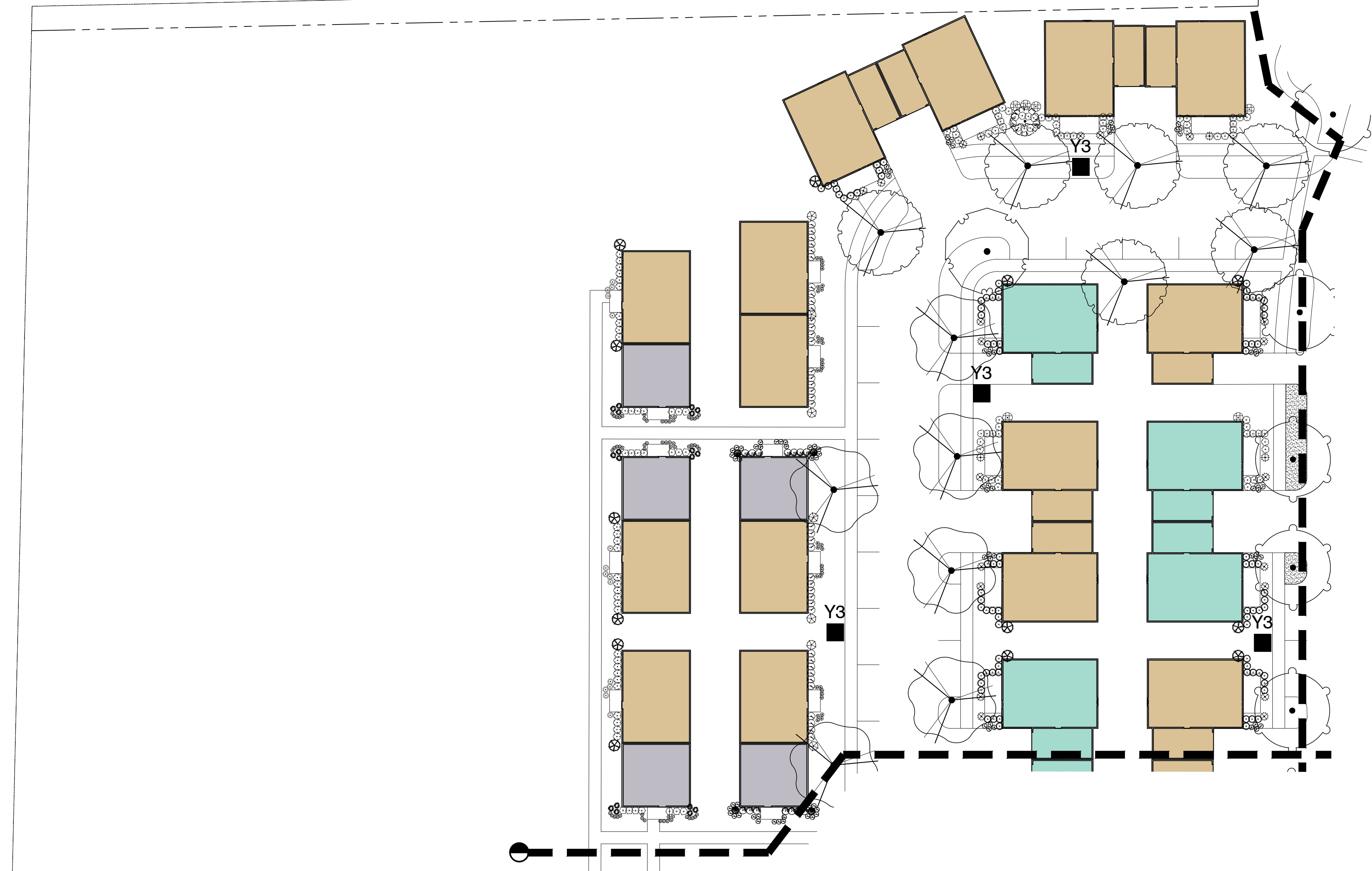
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A LANDSCAPE DEVELOPMENT PLAN FOR
LEO - Pumpkin Hollow
 Portage Road
 Madison, Wisconsin

LIGHTING FIXTURE SCHEDULE									
MARK	MANUFACTURER	CATALOG NUMBER	VOLTAGE	LAMPS			MOUNTING HEIGHT	MOUNTING TYPE	REMARKS
				WATTS	LUMENS	TYPE			
P3	VISIONAIRE LIGHTING	ODEN-1-L-T3-10L-3K-AM-**-C5/H1 VA100-S-S1	240	66	8,574	LED 3000K	MOUNT ON 16 FOOT ROUND STEEL POLE	L, FSA	
Y3	VISIONAIRE LIGHTING	VSX-II-T3-10L-3K-AM-**-CLS	240	70	8,618	LED 3000K	MOUNT ON 16 FOOT ROUND STEEL POLE	L, FSA	

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 L POLES SHALL BE LOCATED A MINIMUM OF 3'-0" FROM BACK OF CURB AND UTILIZE FLUSH-WITH-GRADE POLE BASE PER DETAIL "E-LP2". WHERE POLES CAN NOT BE LOCATED A MINIMUM OF 3'-0" FROM BACK OF CURB, UTILIZE EXPOSED POLE BASE PER DETAIL "E-LP1"

221149



SITE LIGHTING PLAN

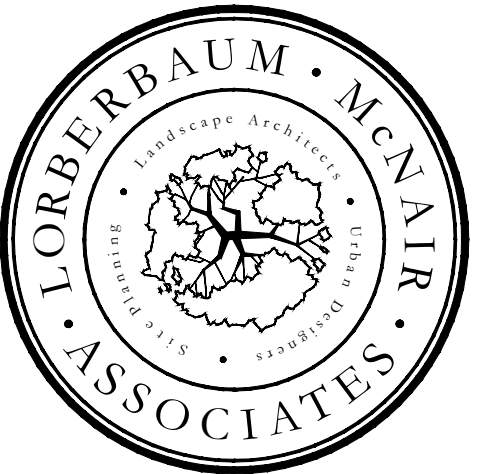
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ISSUED	
DATE	DESCRIPTION

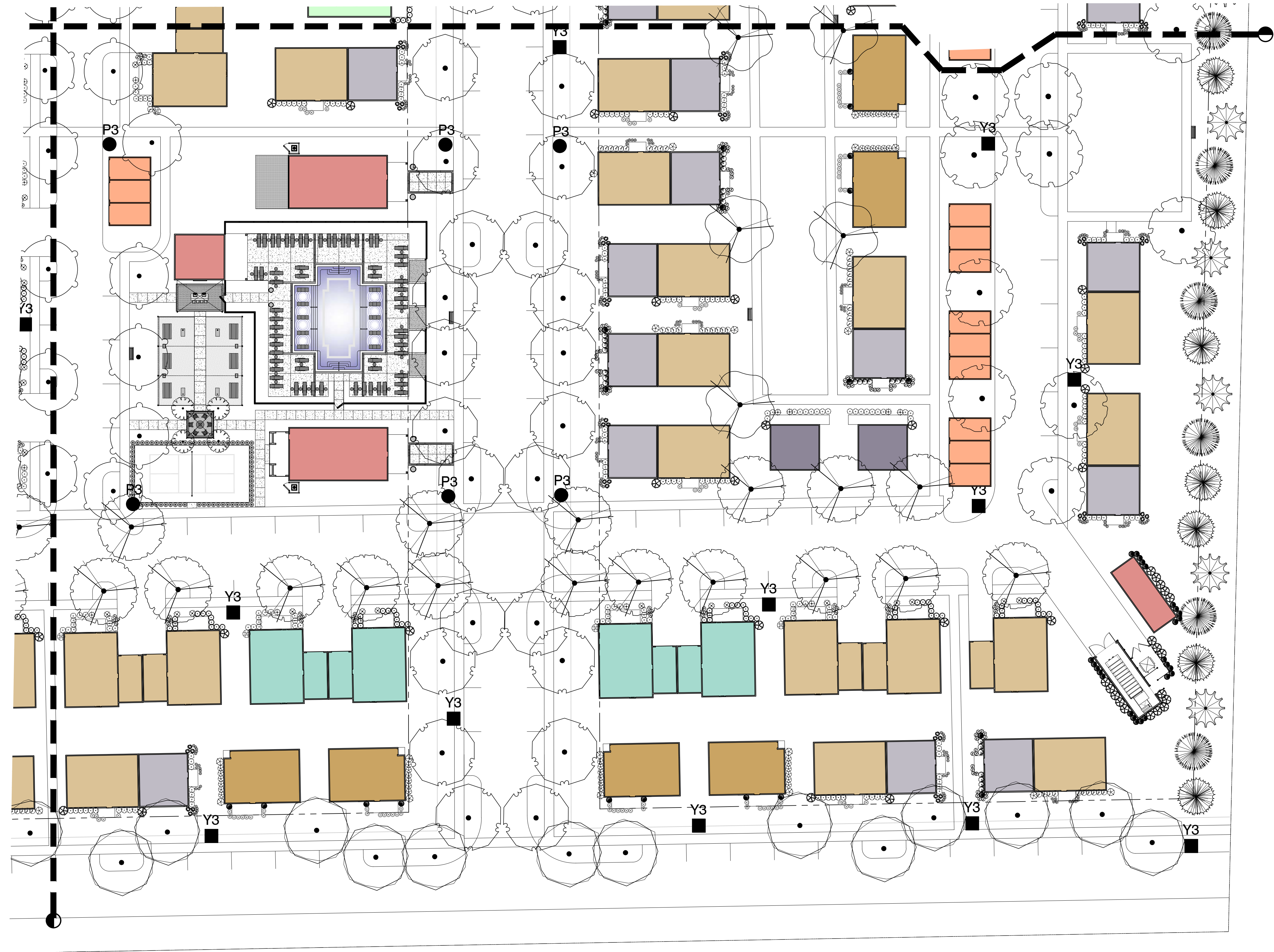
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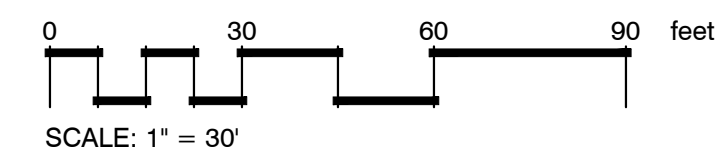
A LANDSCAPE DEVELOPMENT PLAN FOR
LEO - Pumpkin Hollow
 Portage Road
 Madison, Wisconsin



LIGHTING FIXTURE SCHEDULE									
MARK	MANUFACTURER	CATALOG NUMBER	VOLTAGE	LAMPS			MOUNTING HEIGHT	MOUNTING TYPE	REMARKS
				WATTS	LUMENS	TYPE			
P3	VISIONAIRE LIGHTING	ODEN-1-L-T3-10L-3K-AM-**-C5/H1 VA100-S-S1	240	66	8,574	LED 3000K	MOUNT ON 16 FOOT ROUND STEEL POLE	L, FSA	
Y3	VISIONAIRE LIGHTING	VSX-II-T3-10L-3K-AM-**-CLS	240	70	8,618	LED 3000K	MOUNT ON 16 FOOT ROUND STEEL POLE	L, FSA	

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SITE LIGHTING PLAN

PROJ. CODE	24-044
DRAWN BY	DEM
REVIEWED BY	DML

ISSUED	
DATE	DESCRIPTION

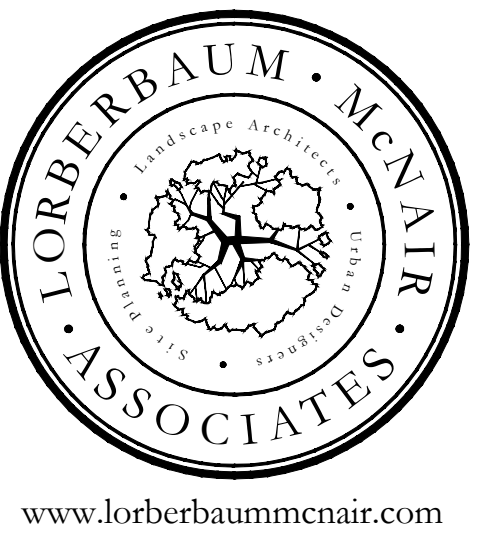
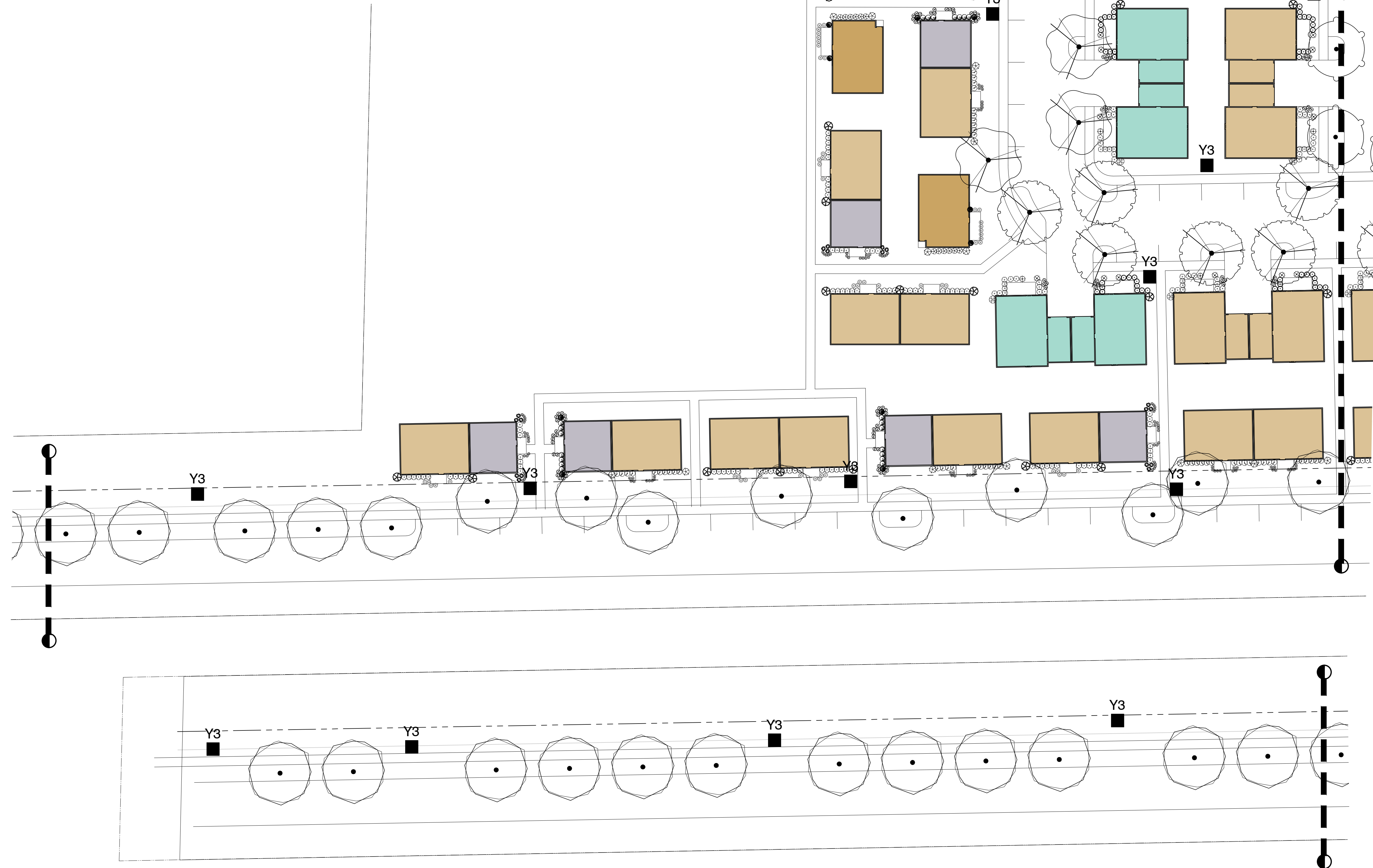
REVISIONS	

SHEET
SL-4

LIGHTING FIXTURE SCHEDULE									
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				WATTS	LUMENS	TYPE			
P3	VISIONAIRE LIGHTING	ODEN-1-L-T3-10L-3K-AM-**-C5/H1 VA100-S-S1	240	66	8,574	LED 3000K	MOUNT ON 16 FOOT ROUND STEEL POLE	L, FSA	
Y3	VISIONAIRE LIGHTING	VSX-II-T3-10L-3K-AM-**-CLS	240	70	8,618	LED 3000K	MOUNT ON 16 FOOT ROUND STEEL POLE	L, FSA	

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A LANDSCAPE DEVELOPMENT PLAN FOR
LEO - Pumpkin Hollow
 Portage Road
 Madison, Wisconsin

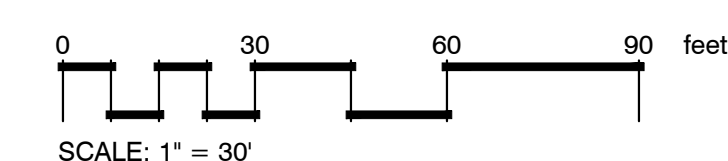
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DRAWN BY	DEM
REVIEWED BY	DML

ISSUED	
DATE	DESCRIPTION

REVISIONS	

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SITE LIGHTING PLAN

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