



City of Madison

Conditional Use

Location
6509 Normandy Lane

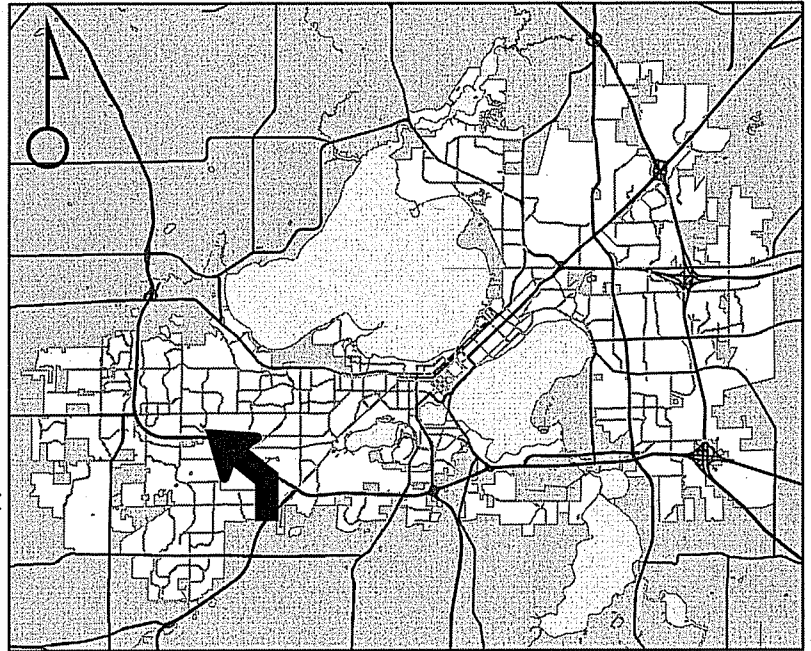
Project Name
Normandy Square

Applicant
Steven J Dohm, Trustee - Gerard
F. Dohm Revocable Living Trust/
Milo Pinkerton - MSP Real Estate

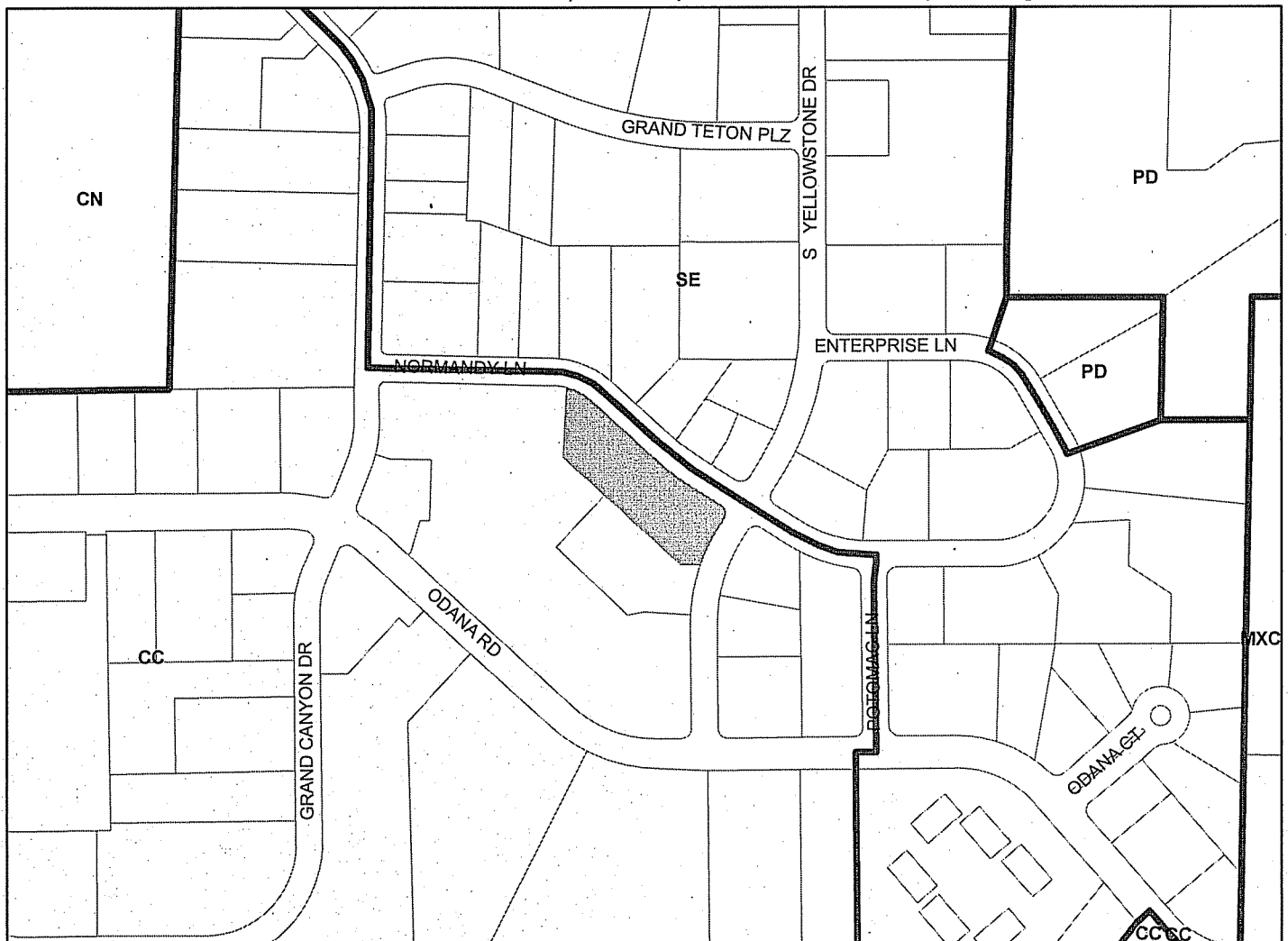
Existing Use
Automobile Parking

Proposed Use
Construct mixed-use building in a planned
multi-use site containing 2,300 square feet
of commercial space and 57 apartments

Public Hearing Date
Plan Commission
12 December 2016

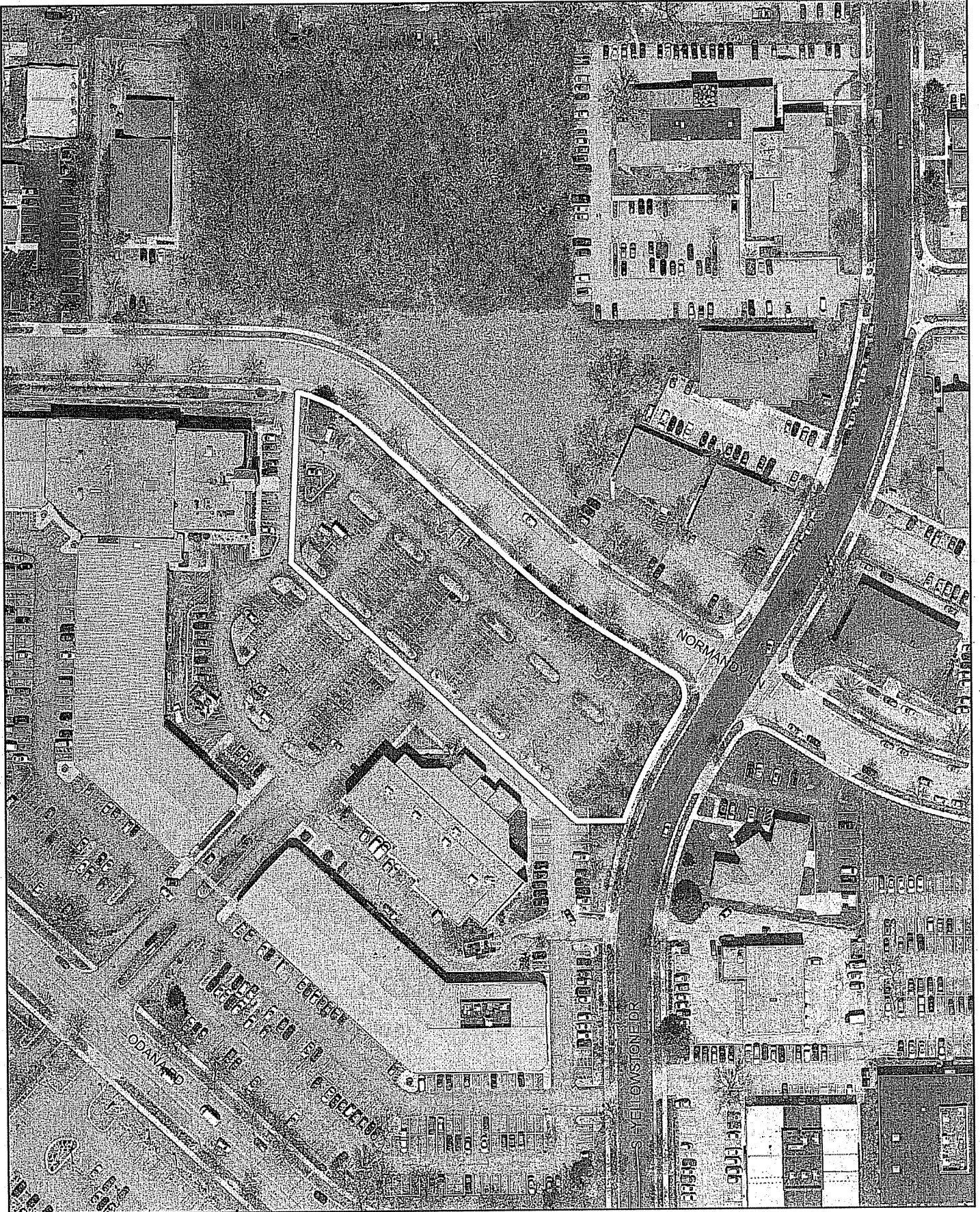


For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : PPE : Date : 6 December 2016





LAND USE APPLICATION

CITY OF MADISON

RESUBMITAL

215 Martin Luther King Jr. Blvd; Room LL-100
PO Box 2985; Madison, Wisconsin 53701-2985
Phone: 608.266.4635 | Facsimile: 608.267.8739

FOR OFFICE USE ONLY:

Amt. Paid _____ Receipt No. _____
 Date Received 11/7/16
 Received By CP
 Parcel No. B708-252-0615-9
 Aldermanic District 19 - Clear
 Zoning District CC
 Special Requirements OK
 Review Required By:
 Urban Design Commission Plan Commission
 Common Council Other: _____

Form Effective: February 21, 2013

- All Land Use Applications should be filed with the Zoning Administrator at the above address.
- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application.
- This form may also be completed online at:
www.cityofmadison.com/developmentcenter/landdevelopment

1. **Project Address:** 6509 Normandy Lane, Madison, Wisconsin
Project Title (if any): Normandy Square

2. **This is an application for** (Check all that apply to your Land Use Application):

- Zoning Map Amendment from _____ to _____
- Major Amendment to Approved PD-GDP Zoning Major Amendment to Approved PD-SIP Zoning
- Review of Alteration to Planned Development (By Plan Commission)
- Conditional Use, or Major Alteration to an Approved Conditional Use
- Demolition Permit
- Other Requests: _____

3. **Applicant, Agent & Property Owner Information:**

Applicant Name: Milo Pinkerton *MARIC HAMMOND* Company: MSP Real Estate
 Street Address: 7901 W. National Avenue City/State: West Allis, WI Zip: 53214
 Telephone: (414) 259-2108 Fax: () Email: mpinkerton@msphousing.com

Project Contact Person: Same as applicant Company: _____
 Street Address: _____ City/State: _____ Zip: _____
 Telephone: () Fax: () Email: _____

Property Owner (if not applicant): Gerard F. Dohm Revocable Living Trust / Steven J. Dohm, Trustee
 Street Address: 2890 Henshue Road City/State: Madison, WI Zip: 53711

4. **Project Information:**

Provide a brief description of the project and all proposed uses of the site: Mixed-use facility with 57 units of housing, 2,287 square feet of commercial space, and 58 stalls of underground parking

Development Schedule: Commencement Fall/Winter 2017 Completion Spring 2019

5. Required Submittal Information

All Land Use applications are required to include the following:

Project Plans including:*

- Site Plans (fully dimensioned plans depicting project details including all lot lines and property setbacks to buildings; demolished/proposed/alterd buildings; parking stalls, driveways, sidewalks, location of existing/proposed signage; HVAC/Utility location and screening details; useable open space; and other physical improvements on a property)
- Grading and Utility Plans (existing and proposed)
- Landscape Plan (including planting schedule depicting species name and planting size)
- Building Elevation Drawings (fully dimensioned drawings for all building sides, labeling primary exterior materials)
- Floor Plans (fully dimensioned plans including interior wall and room location)

Provide collated project plan sets as follows:

- **Seven (7) copies** of a full-sized plan set drawn to a scale of 1 inch = 20 feet (folded or rolled and stapled)
- **Twenty Five (25) copies** of the plan set reduced to fit onto 11 X 17-inch paper (folded and stapled)
- **One (1) copy** of the plan set reduced to fit onto 8 ½ X 11-inch paper

* For projects requiring review by the **Urban Design Commission**, provide **Fourteen (14) additional 11x17 copies** of the plan set. In addition to the above information, all plan sets should also include: 1) Colored elevation drawings with shadow lines and a list of exterior building materials/colors; 2) Existing/proposed lighting with photometric plan & fixture cutsheet; and 3) Contextual site plan information including photographs and layout of adjacent buildings and structures. The applicant shall bring samples of exterior building materials and color scheme to the Urban Design Commission meeting.

Letter of Intent: Provide one (1) Copy per Plan Set describing this application in detail including, but not limited to:

- | | | |
|---|---|--|
| • Project Team | • Building Square Footage | • Value of Land |
| • Existing Conditions | • Number of Dwelling Units | • Estimated Project Cost |
| • Project Schedule | • Auto and Bike Parking Stalls | • Number of Construction & Full-Time Equivalent Jobs Created |
| • Proposed Uses (and ft ² of each) | • Lot Coverage & Usable Open Space Calculations | • Public Subsidy Requested |
| • Hours of Operation | | |

Filing Fee: Refer to the Land Use Application Instructions & Fee Schedule. Make checks payable to: *City Treasurer*.

Electronic Submittal: All applicants are required to submit copies of all items submitted in hard copy with their application as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or by e-mail to pcapplications@cityofmadison.com.

Additional Information may be required, depending on application. Refer to the Supplemental Submittal Requirements.

6. Applicant Declarations

Pre-application Notification: The Zoning Code requires that the applicant notify the district alder and any nearby neighborhood and business associations in writing no later than **30 days prior to FILING this request**. List the alderperson, neighborhood association(s), and business association(s) AND the dates you sent the notices:

MARK CLEAR JULY 25, 2016

→ If a waiver has been granted to this requirement, please attach any correspondence to this effect to this form.

Pre-application Meeting with Staff: Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning and Planning Division staff; note staff persons and date.

Planning Staff: HEATHER S. Date: 8/10/16 Zoning Staff: JIM PARKS Date: 8/10/16
DAT MEETING: 9/1/16 AL MARTIN

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

Name of Applicant Milo Pinkerton

Relationship to Property: Option to Buy

Authorizing Signature of Property Owner [Signature]

Date 10/11/16

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NORMANDY SQUARE
6500 Normandy Lane
Dimension IV Project No. 16084
Urban Design Commission
City of Madison
Informational Presentation

Narrative Description

Normandy Square is a mixed-use redevelopment site located at the rear of Market Square on Madison's west side. The site is presently a surface parking lot.

Normandy Square will be a 3-story rental apartment building. It will have 57 units. There will be a mix of two bedroom and one bedroom units. There will be a 2,287 square foot first floor commercial space at the corner of S. Yellowstone Drive and Normandy Lane. There are 58 underground parking spaces and 50 surface stalls for a total of 108; bicycle parking includes 18 covered and 18 surface spaces for a total of 36.

The site was originally approved (as a PUD) four-story, 91 unit residential condominium project in 2007.

Normandy Square will provide affordable housing. It is located near existing shopping and bus lines.

6515 Grand Teton Plaza, Suite 120
Madison, Wisconsin 53719
p 608.829.4444
f 608.829.4445

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Letter of Intent
NORMANDY SQUARE
6500 Normandy Lane
Dimension IV Project No. 16084
November 7, 2016

1. Project Team

Applicant: MSP Real Estate, Inc.
Attention: Mark Hammond
7901 W. National Avenue
West Allis, Wisconsin 53214
Phone: 414.259.2108
Email: mhammond@msphousing.com

Land Owner: Gerard F. Dohm Revocable Living Trust / Steven J. Dohm, Trustee
2890 Henshue Road
Madison, Wisconsin 53711
Phone: 608.204.0680
Email: sjdohm@gmail.com

Architect: Dimension IV Madison Design Group
Jerry Bourquin
6515 Grand Teton Plaza, Suite 120
Madison, Wisconsin 53719
Phone: 608.829.4452
Email: jbouquin@dimensionivmadison.com

Civil Engineer/Site Design: CJ Engineering
Attention: Chris Jackson
9205 W. Center Street, Suite 214
Milwaukee, Wisconsin 53222
Phone: 414.443.1312 ext 222
Email: chris@cj-engineering.com

Landscape Architect: R. A. Smith National, Inc.
Attention: Luke Haas
16745 W. Bluemound Road, #200
Brookfield, Wisconsin 53005
Phone: 262.317.3372
Email: luke.haas@rasmithnational.com

6515 Grand Teton Plaza, Suite 120
Madison, Wisconsin 53719
p 608.829.4444
f 608.829.4445

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2. Existing Conditions

The site is an existing surface parking lot at the rear of Market Square shopping center.

3. Project Schedule

Upon securing agency and financing approvals, the project is scheduled to start construction in fall/winter of 2017 with occupancy in the spring of 2019.

4. Proposed Uses

The project is mixed-use with 57 units/67,523 square feet of housing, 2,287 square feet of commercial space, and 58 stalls/23,270 square feet of underground parking.

5. Hours of Operation

The housing is rental apartments that will have access 24 hours a day, 7 days a week to the tenants.

The commercial tenant space hours will vary depending on the tenant use. Tenants have not been selected at this time.

6. Building Square Footage

Lower Level:	23,270	square feet
First Level:	23,270	square feet
Second Level:	23,270	square feet
Third Level:	23,270	square feet
TOTAL	93,080	

7. Number of Dwelling Units

1 Bedroom:	28
2 Bedroom:	29
Total	57

8. Auto and Bike Parking Stalls

	Covered	Surface	Total
Bicycle	18	18	36
Auto	58	50	108

9. Lot Data

Zoning: CC Commercial Center District

Lot Size: 72,669 square feet 1.668 acres

Lot Coverage

Building	23,160 square feet	32%
Impervious Area	23,930 square feet	33%
Pervious Area	<u>25,579 square feet</u>	<u>35%</u>
Total	72,669 square feet	100%

10. Usable Open Space

Required Open Area:

Required Open Area			
# Bedrooms	Number of Units	Required Area/Unit	Square Footage
2 Bedrooms	29	320 SF	9,280
1 Bedroom	28	160/SF	4,480
TOTAL			13,760

Provided Open Area: 25,579 square feet / 35%

11. Land Value: \$850,000

12. Estimated Project Cost: \$11,000,000

13. Number of Construction or Full Time Equivalent Jobs Created:

Two (2) part time employees to run the property. Construction workforce between 100-150 throughout the project. Maximum of 40-60 at any one time.

14. Public Subsidy Requested:

Requested \$1,240,000 through the Community Development Authority's AHF program.

NORMANDY SQUARE APARTMENTS

6500 NORMANDY LANE
MADISON, WI

PROJECT/BUILDING DATA

NEW 3 STORY MIXED-USE BUILDING WITH UNDERGROUND PARKING

ZONING
CC - COMMERCIAL CENTER DISTRICT

BUILDING AREAS
TOTAL BUILDING AREA = 93,080 SQFT
LOWER LEVEL: 23,270
FIRST LEVEL: 23,270 (2,287 COMMERCIAL)
SECOND LEVEL: 23,270
THIRD LEVEL: 23,270

UNIT COUNT
TOTAL UNITS = 57
ONE BEDROOM UNITS: 28
TWO BEDROOM UNITS: 29

PARKING COUNTS
TOTAL SPACES = 108
GARAGE PARKING SPACES = 58
SURFACE PARKING SPACES = 50

BIKE PARKING COUNTS
TOTAL SPACE = 36
GARAGE SPACES = 18
SURFACE SPACES = 18

LIST OF DRAWINGS UDC

- G0.1 COVER SHEET
- G0.2 CONTEXT AND LOCATION MAP
- P-0 SURVEY
- C1.0 SITE PLAN
- C2.0 SITE GRADING AND UTILITY PLAN
- L100 LANDSCAPE PLAN
- LT1 SITE LIGHTING PLAN
- A1.0 1ST LEVEL PLAN & PARKING LEVEL
- A1.1 2ND & 3RD LEVEL PLAN
- A1.2 UNIT PLANS
- A1.3 UNIT PLANS
- A2.1 EXTERIOR ELEVATION

CONDITIONAL USE URBAN DESIGN APPLICATION



LOCATION MAP - NTS

NORMANDY SQUARE

DIMENSION 
Madison Design Group

architecture · interior design · planning
6515 Grand Teton Plaza, Suite 120, Madison, Wisconsin 53719
p608.829.4444 f608.829.4445 dimensionvmadison.com

G0.1

6500 NORMANDY LANE MADISON, WI

COVER SHEET
11/7/16
16084



VIEW TO NORTH ON YELLOWSTONE FROM GAMMON



VIEW TO WEST FROM YELLOWSTONE



VIEW TO EAST FROM YELLOWSTONE



VIEW TO EAST FROM AT NORMANDY LN



VIEW TO WEST AT NORMANDY LN & YELLOWSTONE



VIEW TO WEST AT NORMANDY LN



VIEW TO WEST AT NORMANDY LN

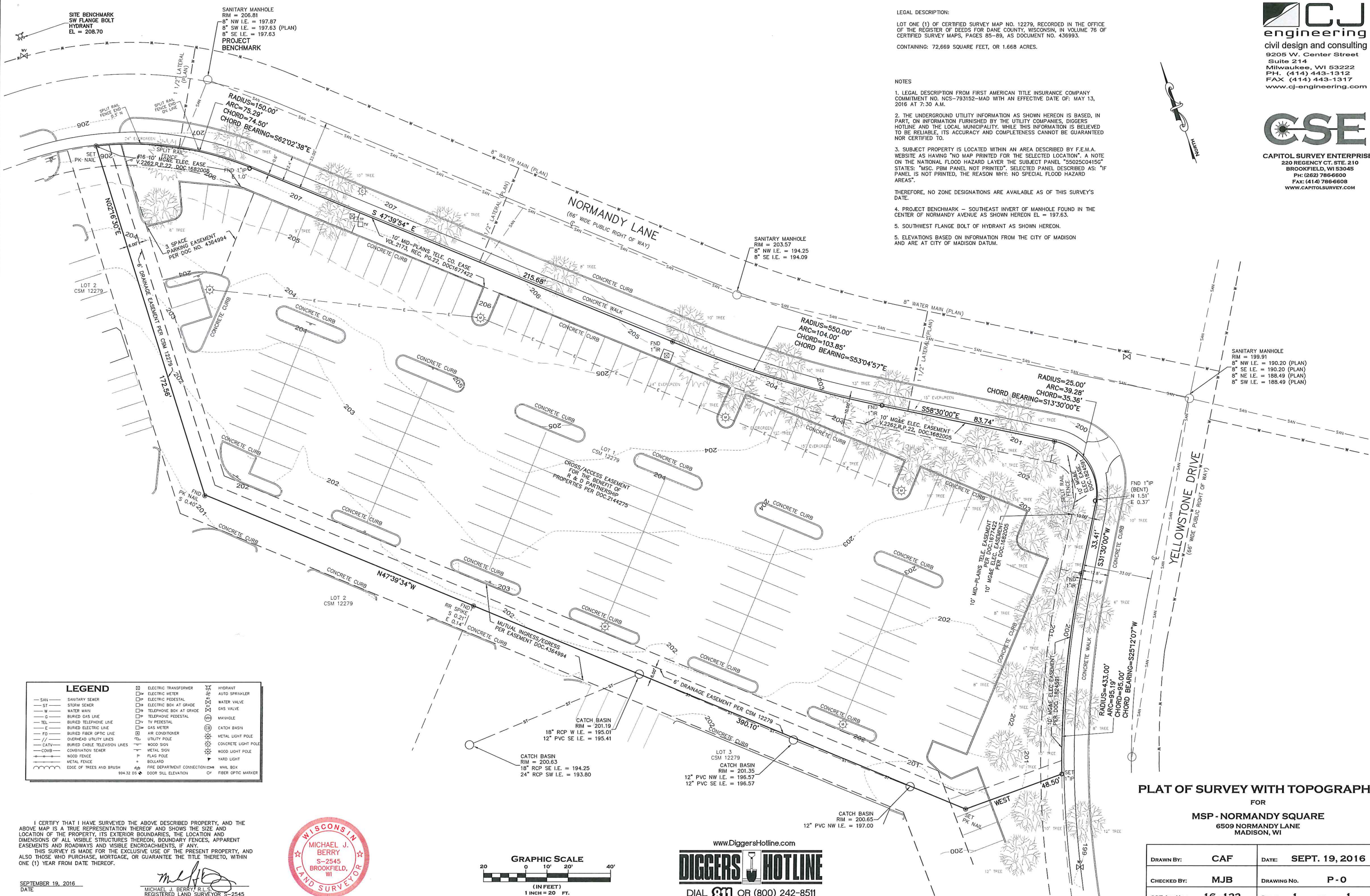


LOCATOR MAP - NTS

NORMANDY SQUARE

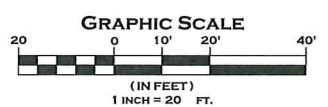
LEGAL DESCRIPTION:
 LOT ONE (1) OF CERTIFIED SURVEY MAP NO. 12279, RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR DANE COUNTY, WISCONSIN, IN VOLUME 76 OF CERTIFIED SURVEY MAPS, PAGES 85-89, AS DOCUMENT NO. 436993.
 CONTAINING: 72,669 SQUARE FEET, OR 1.668 ACRES.

- NOTES
- LEGAL DESCRIPTION FROM FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. NCS-793152-MAD WITH AN EFFECTIVE DATE OF: MAY 13, 2016 AT 7:30 A.M.
 - THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, ON INFORMATION FURNISHED BY THE UTILITY COMPANIES, DIGGERS HOTLINE AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.
 - SUBJECT PROPERTY IS LOCATED WITHIN AN AREA DESCRIBED BY F.E.M.A. WEBSITE AS HAVING "NO MAP PRINTED FOR THE SELECTED LOCATION". A NOTE ON THE NATIONAL FLOOD HAZARD LAYER THE SUBJECT PANEL "55025C0415G" STATES: "MSC. PBM PANEL NOT PRINTED". SELECTED PANEL DESCRIBED AS: "F PANEL IS NOT PRINTED, THE REASON WHY: NO SPECIAL FLOOD HAZARD AREAS".
 - THEREFORE, NO ZONE DESIGNATIONS ARE AVAILABLE AS OF THIS SURVEY'S DATE.
 - PROJECT BENCHMARK - SOUTHEAST INVERT OF MANHOLE FOUND IN THE CENTER OF NORMANDY AVENUE AS SHOWN HEREON EL = 197.63.
 - SOUTHWEST FLANGE BOLT OF HYDRANT AS SHOWN HEREON.
 - ELEVATIONS BASED ON INFORMATION FROM THE CITY OF MADISON AND ARE AT CITY OF MADISON DATUM.



LEGEND

— SAN	SANITARY SEWER	⊠	ELECTRIC TRANSFORMER	⊗	HYDRANT
— ST	STORM SEWER	⊠	ELECTRIC METER	⊗	AUTO SPRINKLER
— W	WATER MAIN	⊠	ELECTRIC PEDESTAL	⊗	WATER VALVE
— G	BURIED GAS LINE	⊠	ELECTRIC BOX AT GRADE	⊗	GAS VALVE
— TEL	BURIED TELEPHONE LINE	⊠	TELEPHONE PEDESTAL	⊗	MANHOLE
— E	BURIED ELECTRIC LINE	⊠	TV PEDESTAL	⊗	CATCH BASIN
— FO	BURIED FIBER OPTIC LINE	⊠	GAS METER	⊗	AIR CONDITIONER
—	OVERHEAD UTILITY LINES	⊠	UTILITY POLE	⊗	METAL LIGHT POLE
—	BURIED CABLE TELEVISION LINES	⊠	WOOD SIGN	⊗	CONCRETE LIGHT POLE
— COMB	COMBINATION SEWER	⊠	METAL SIGN	⊗	WOOD LIGHT POLE
—	WOOD FENCE	⊠	FLAG POLE	⊗	YARD LIGHT
—	METAL FENCE	⊠	BOLLARD	⊗	FIRE DEPARTMENT CONNECTION
—	EDGE OF TREES AND BRUSH	⊠	994.32 00	⊗	MAIL BOX
		⊠	994.32 00	⊗	FIBER OPTIC MARKER



www.DiggersHotline.com

DIGGERS HOTLINE

DIAL 811 OR (800) 242-8511

PLAT OF SURVEY WITH TOPOGRAPHY
 FOR
MSP - NORMANDY SQUARE
 6509 NORMANDY LANE
 MADISON, WI

DRAWN BY:	CAF	DATE:	SEPT. 19, 2016
CHECKED BY:	MJB	DRAWING No.	P-0
CSE Job No.:	16-122	SHEET	1 OF 1

I CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY, AND THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION AND DIMENSIONS OF ALL VISIBLE STRUCTURES THEREON, BOUNDARY FENCES, APPARENT EASEMENTS AND ROADWAYS AND VISIBLE ENCROACHMENTS, IF ANY.
 THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO, WITHIN ONE (1) YEAR FROM DATE THEREOF.

SEPTEMBER 19, 2016
 DATE

MICHAEL J. BERRY, R.L.S.
 REGISTERED LAND SURVEYOR S-2545

SITE BENCHMARK
SW FLANGE BOLT
HYDRANT
EL. = 208.70

SITE AREAS

TOTAL PROPERTY AREA = 72,669 S.F. (1.668 ACRES)
EXISTING IMPERVIOUS AREA (ASPHALT) TO BE REMOVED = 57,815 S.F. (1.33 ACRES)
DISTURBED AREA = 67,450 S.F. (1.54 ACRES)

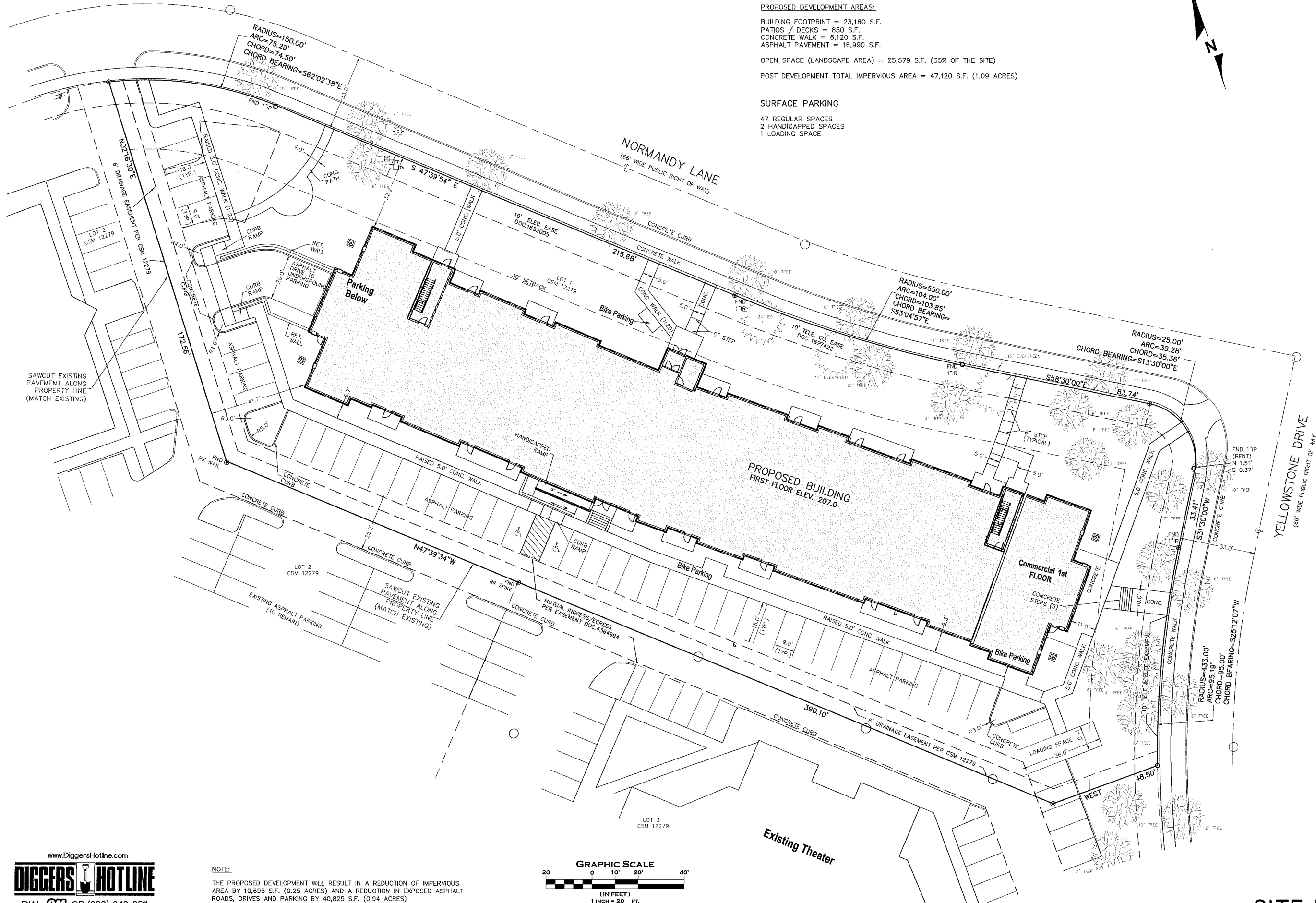
PROPOSED DEVELOPMENT AREAS:

BUILDING FOOTPRINT = 23,160 S.F.
PATIOS / DECKS = 850 S.F.
CONCRETE WALK = 6,120 S.F.
ASPHALT PAVEMENT = 16,990 S.F.

OPEN SPACE (LANDSCAPE AREA) = 25,579 S.F. (35% OF THE SITE)
POST DEVELOPMENT TOTAL IMPERVIOUS AREA = 47,120 S.F. (1.09 ACRES)

SURFACE PARKING

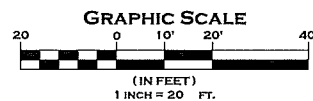
47 REGULAR SPACES
2 HANDICAPPED SPACES
1 LOADING SPACE



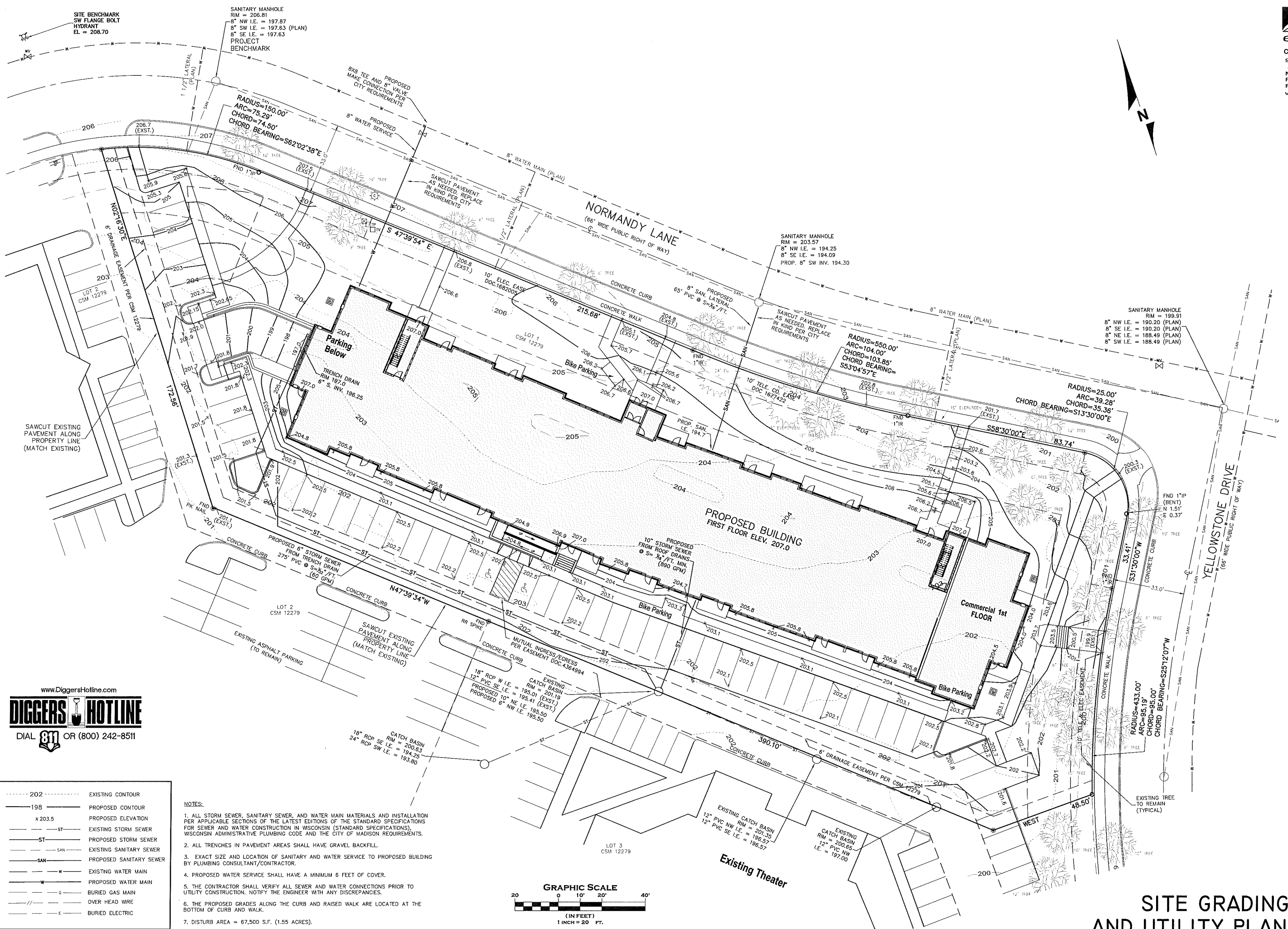
MSP - NORMANDY SQUARE
MADISON, WISCONSIN

CJE NO.: 1632R4
NOVEMBER 07, 2016

NOTE:
THE PROPOSED DEVELOPMENT WILL RESULT IN A REDUCTION OF IMPERVIOUS AREA BY 10,695 S.F. (0.25 ACRES) AND A REDUCTION IN EXPOSED ASPHALT ROADS, DRIVES AND PARKING BY 40,825 S.F. (0.94 ACRES)



MSP - NORMANDY SQUARE
 MADISON, WISCONSIN



SITE BENCHMARK
 SW FLANGE BOLT
 HYDRANT
 EL. = 208.70

SANITARY MANHOLE
 RIM = 206.81
 8" NW I.E. = 197.87
 8" SW I.E. = 197.63 (PLAN)
 8" SE I.E. = 197.63
 PROJECT
 BENCHMARK

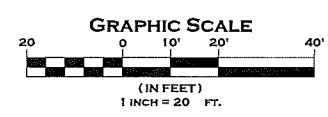
SANITARY MANHOLE
 RIM = 203.57
 8" NW I.E. = 194.25
 8" SE I.E. = 194.09
 PROP. 8" SW INV. 194.30

SANITARY MANHOLE
 RIM = 199.91
 8" NW I.E. = 190.20 (PLAN)
 8" SE I.E. = 190.20 (PLAN)
 8" NE I.E. = 188.49 (PLAN)
 8" SW I.E. = 188.49 (PLAN)

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 DIAL 811 OR (800) 242-8511

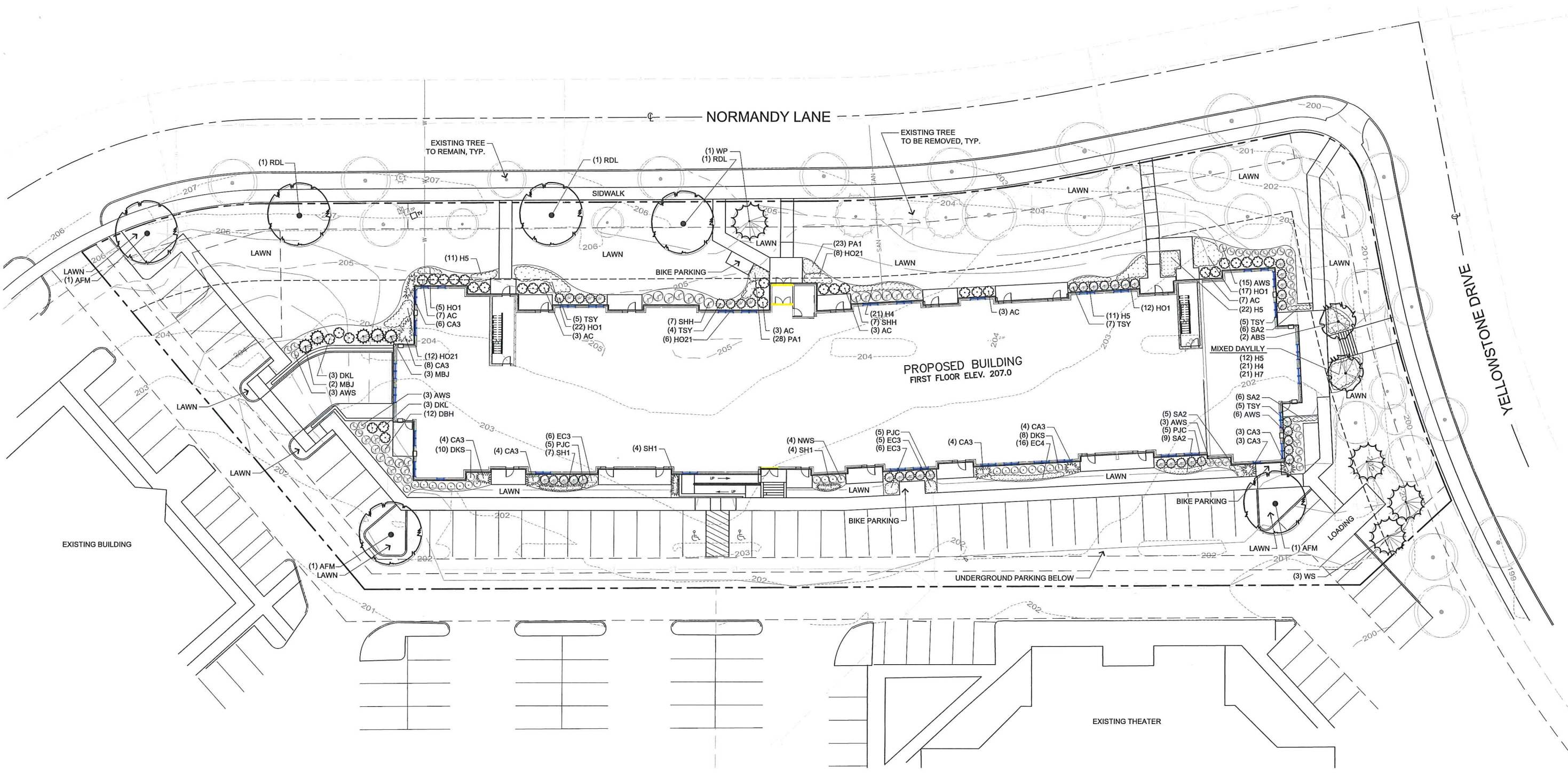
--- 202 ---	EXISTING CONTOUR
--- 198 ---	PROPOSED CONTOUR
x 203.5	PROPOSED ELEVATION
--- ST ---	EXISTING STORM SEWER
--- ST ---	PROPOSED STORM SEWER
--- SAN ---	EXISTING SANITARY SEWER
--- SAN ---	PROPOSED SANITARY SEWER
--- W ---	EXISTING WATER MAIN
--- W ---	PROPOSED WATER MAIN
--- G ---	BURIED GAS MAIN
--- // ---	OVER HEAD WIRE
--- E ---	BURIED ELECTRIC

- NOTES:
1. ALL STORM SEWER, SANITARY SEWER, AND WATER MAIN MATERIALS AND INSTALLATION PER APPLICABLE SECTIONS OF THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN (STANDARD SPECIFICATIONS), WISCONSIN ADMINISTRATIVE PLUMBING CODE AND THE CITY OF MADISON REQUIREMENTS.
 2. ALL TRENCHES IN PAVEMENT AREAS SHALL HAVE GRAVEL BACKFILL.
 3. EXACT SIZE AND LOCATION OF SANITARY AND WATER SERVICE TO PROPOSED BUILDING BY PLUMBING CONSULTANT/CONTRACTOR.
 4. PROPOSED WATER SERVICE SHALL HAVE A MINIMUM 6 FEET OF COVER.
 5. THE CONTRACTOR SHALL VERIFY ALL SEWER AND WATER CONNECTIONS PRIOR TO UTILITY CONSTRUCTION. NOTIFY THE ENGINEER WITH ANY DISCREPANCIES.
 6. THE PROPOSED GRADES ALONG THE CURB AND RAISED WALK ARE LOCATED AT THE BOTTOM OF CURB AND WALK.
 7. DISTURB AREA = 67,500 S.F. (1.55 ACRES).



CJE NO.: 1632R4
 NOVEMBER 07, 2016

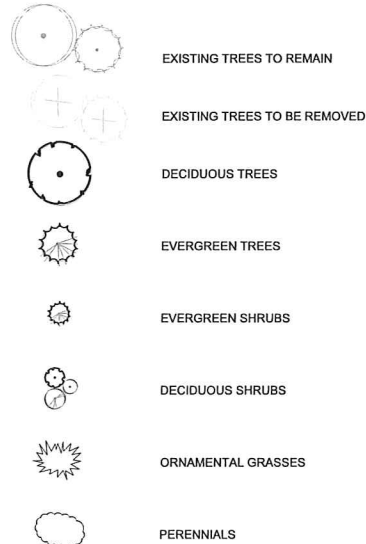
**SITE GRADING
 AND UTILITY PLAN C2.0**



PLANT SCHEDULE

TREES	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
AFM	3	Freeman Maple	Acer freemanii 'Autumn Fantasy'	3' CAL	B&B	Full, matching heads
ABS	2	'Autumn Brilliance' Serviceberry	Amelanchier x grandiflora 'Autumn Brilliance'	2' CAL	B&B	Full, matching heads
MSJ	5	'Mountain Juniper	Juniperus chinensis 'Mountain Juniper'	6' HT	B&B	Semi-sheared, fully branched to ground
WS	3	White Spruce	Picea glauca	7' HT	B&B	Semi-sheared, fully branched to ground
WP	1	White Pine	Pinus strobus	7' HT	B&B	Semi-sheared, fully branched to ground
RDL	3	Redmond American Linden	Tilia americana 'Redmond'	3' CAL	B&B	Full, matching heads
SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
DBH	12	Dwarf Bush Honeysuckle	Diervilla lonicera	18" HT	CONT.	
SHH	14	Snow Hill Hydrangea	Hydrangea arborescens 'Grandiflora'	24" HT	CONT.	
PJC	15	Kalley Compact Pfitzer Juniper	Juniperus chinensis 'Kalley Compact'	24" SPD	CONT.	
AC	26	Alpine Currant	Ribes alpinum	24" HT	CONT.	
DKS	18	Double Knock Out Shrub Rose	Rosa shrub 'Double Knock Out'	18" HT	CONT.	
NWS	4	Nearly Wild Shrub Rose	Rosa shrub 'Nearly Wild'	18" HT	CONT.	
AWS	30	Anthony Waterer Spiraea	Spiraea x bumalda 'Anthony Waterer'	18" HT	CONT.	
DKL	6	Dwarf Korean Lilac	Syringa meyeri 'Palibin'	36" HT	CONT.	
TSY	26	Tauton Yew	Taxus x media 'Tautoni'	24" SPD	CONT.	
ORNAMENTAL GRASSES	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
CA3	36	Overdam Feather Reed Grass	Calamagrostis x acutiflora 'Overdam'	1 GAL.	POT	24" Spacing
SH1	15	Prairie Dropseed	Sporobolus heterolepis	1 GAL.	POT	24" Spacing
PERENNIALS	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
EC4	16	PowWow White Coneflower	Echinacea purpurea 'PowWow White'	4 1/2"	POT	18" Spacing
EC3	17	Wild Berry Coneflower	Echinacea purpurea 'PowWow Wild Berry'	4 1/2"	POT	18" Spacing
H5	56	Halls Pink Daylily	Hemerocallis x 'Halls Pink'	4 1/2"	POT	18" Spacing
H4	42	Happy Returns Daylily	Hemerocallis x 'Happy Returns'	4 1/2"	POT	18" Spacing
H7	21	Just Plum Happy Daylily	Hemerocallis x 'Just Plum Happy'	4 1/2"	POT	18" Spacing
HO1	56	Frances Hosta	Hosta fortunei 'Frances'	4 1/2"	POT	24" Spacing
HO21	26	Blue Umbrellas Hosta	Hosta x 'Blue Umbrellas'	4 1/2"	POT	30" Spacing
PA1	51	Japanese Spurge	Pachysandra terminalis 'Green Carpet'	3 1/2"	POT	12" Spacing
SA2	26	May Night Salvia	Salvia nemorosa 'May Night'	4 1/2"	POT	18" Spacing

PLANT SYMBOL KEY



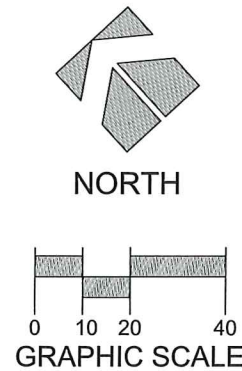
GENERAL LANDSCAPE NOTES

- ALL DETAILS AND SPECIFICATIONS TO BE DETERMINED ON FINAL LANDSCAPE PLANS.
- SITE AMENITIES INCLUDING BENCHES, TABLES/CHAIRS AND TRASH RECEPTACLES TO BE DETERMINED ON FINAL LANDSCAPE PLANS.
- ALL TRANSFORMERS SHALL BE SCREENED TO THE GREATEST EXTENT POSSIBLE. SCREENING WILL BE DETERMINED ON FINAL LANDSCAPE PLANS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TREE REMOVALS, LISTED ON THE PLAN.
- ALL PLANTINGS SHALL COMPLY WITH STANDARDS AS DESCRIBED IN AMERICAN STANDARD OF NURSERY STOCK - ANSI Z60.1 (LATEST VERSION)
- MULCH: ALL PLANTING BEDS TO RECEIVE 3" DEEP LAYER OF SHREDDED HARDWOOD BARK MULCH.
- TURF SEED: DURABLE, PREMIUM COMMERCIAL BLEND.
- 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.

THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES.

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DATE	DESCRIPTION

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and Engineering
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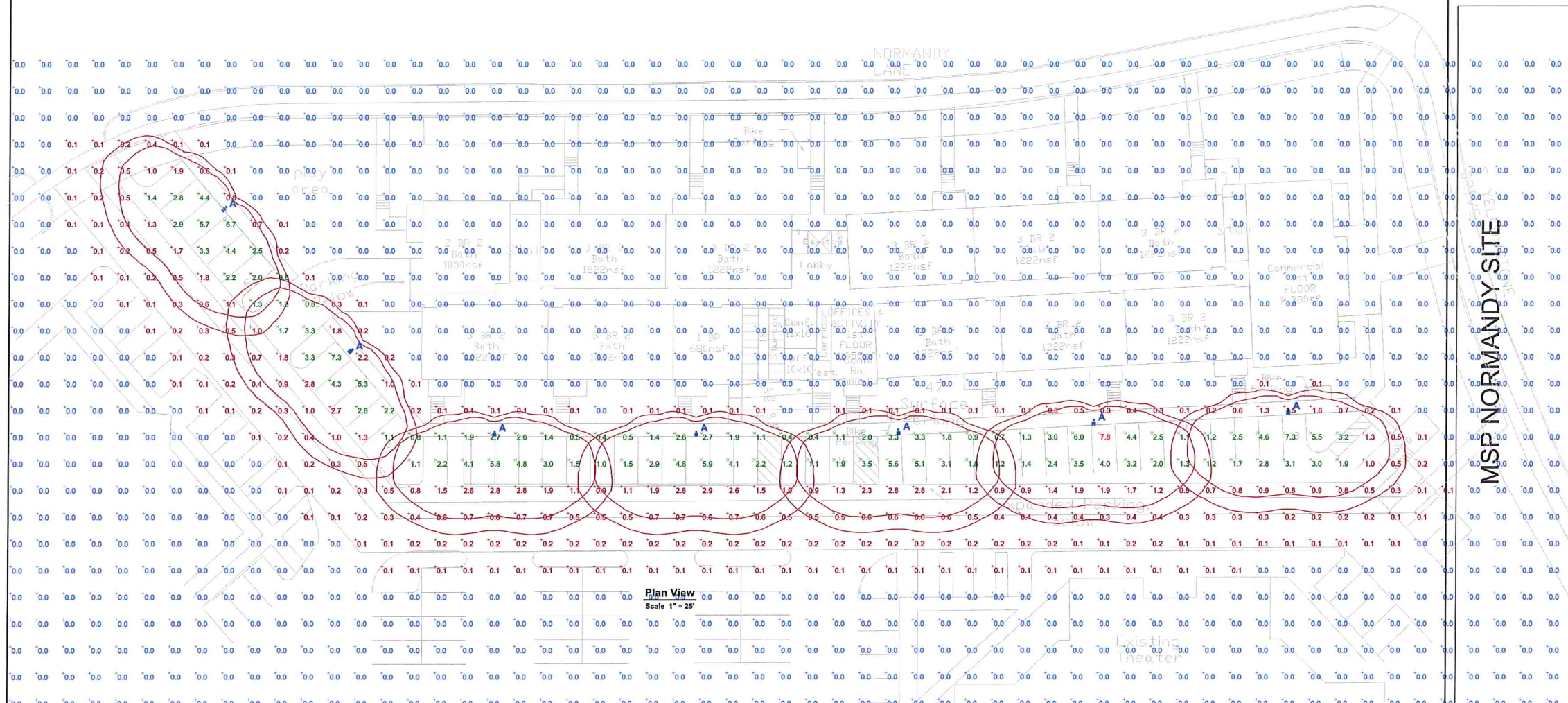
MSP - NORMANDY SQUARE
MADISON, WI
PRELIMINARY
LANDSCAPE PLAN



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R.A. Smith National, Inc
DATE: 11/04/2016
SCALE: 1" = 20'
JOB NO. 3160368
PROJECT MANAGER:
TOM MORTENSEN RLA,
DESIGNED BY: LJH
CHECKED BY: TM
SHEET NUMBER
1100

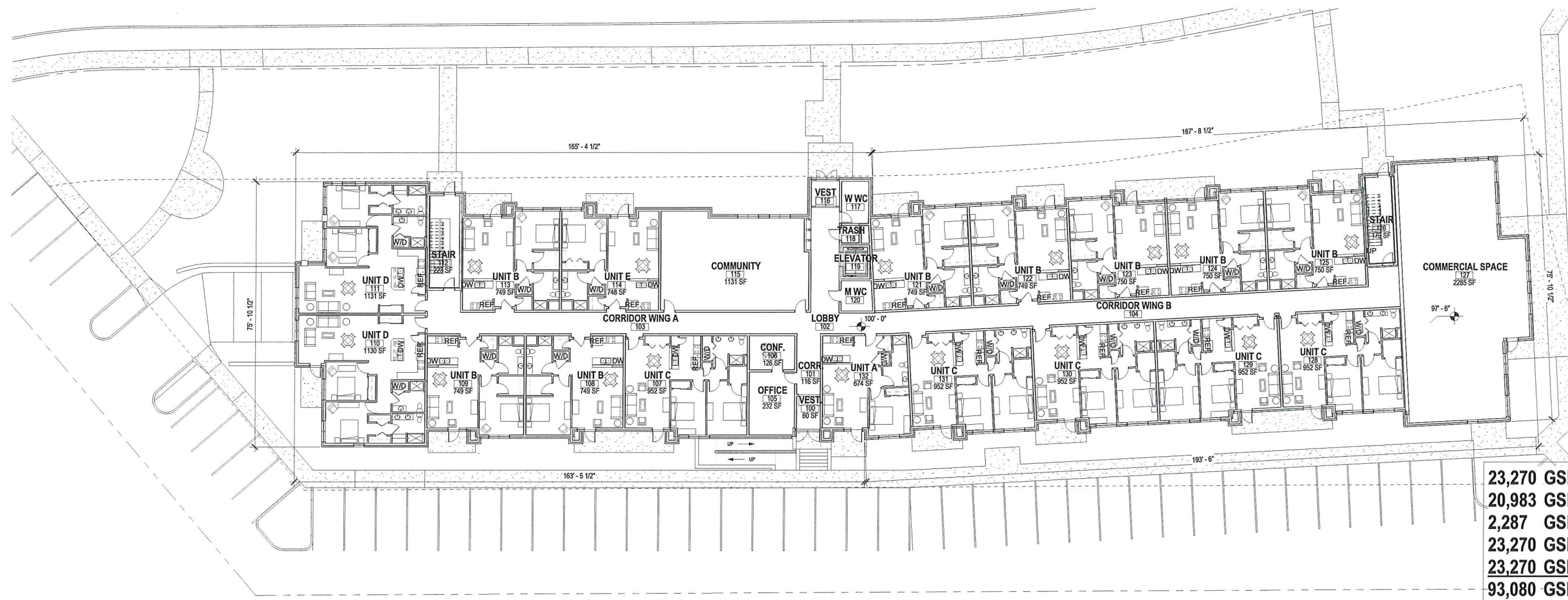
LUMINAIRE SCHEDULE				
Symbol	Label	Qty	Catalog Number	Watts
■	A	7	ALED3T78N - MOUNTED @ 13'AFG (10FT POLE W/ 3FT BASE)	79

STATISTICS					
Description	Symbol	Avg	Max	Min	Max/Min
Stat Zone #3	■	2.7 fc	7.8 fc	0.4 fc	19.5:1



MSP NORMANDY SITE

Designer: JAB
 Date: Oct 14, 2016
 Scale:
 Drawing No.:

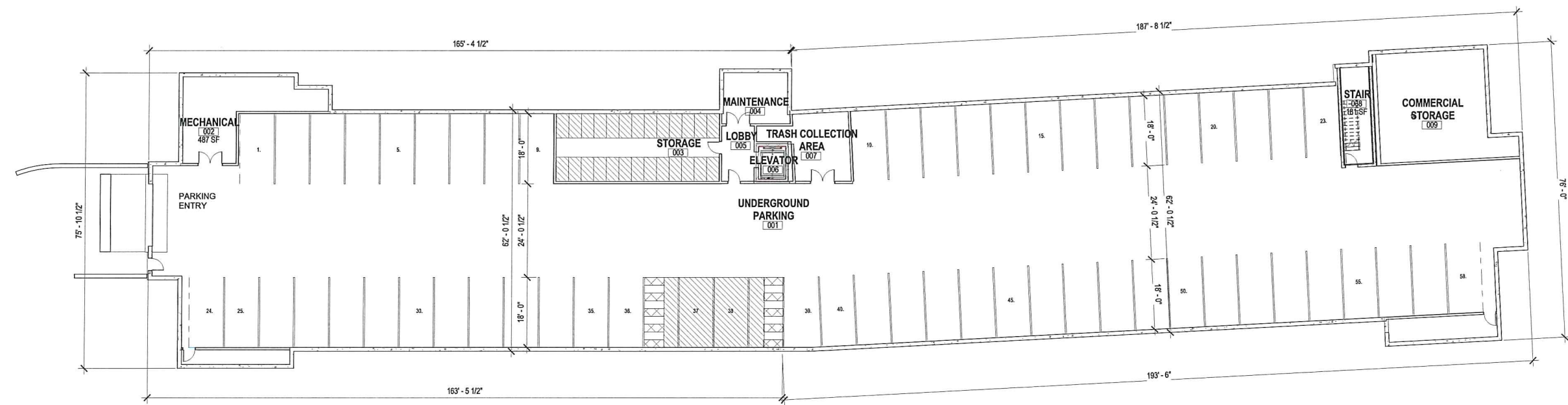


TOTAL UNIT MIX
 1BDRM UNIT - 28
 2BDRM UNIT - 29
TOTAL 57 UNITS

1ST FLOOR UNIT MIX
 1BDRM UNIT - 10
 2BDRM UNIT - 7

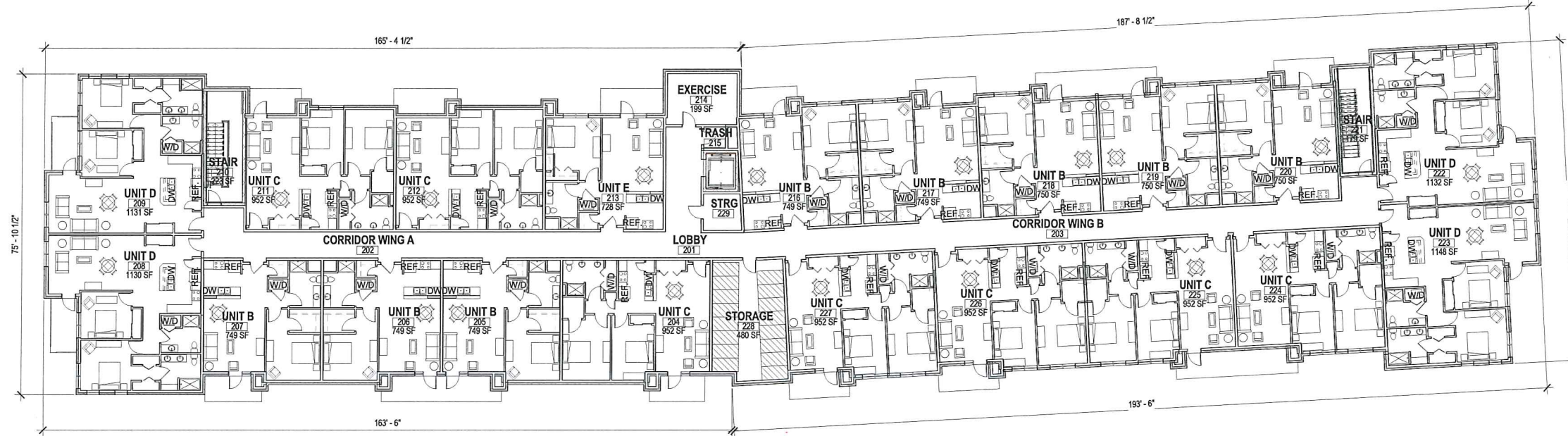
23,270 GSF BASEMENT / PARKING
20,983 GSF RESIDENTIAL 1ST FLOOR
2,287 GSF COMMERCIAL 1ST FLOOR
23,270 GSF RESIDENTIAL 2ND FLOOR
23,270 GSF RESIDENTIAL 3RD FLOOR
93,080 GSF TOTAL

1 FIRST FLOOR
 1/16" = 1'-0"



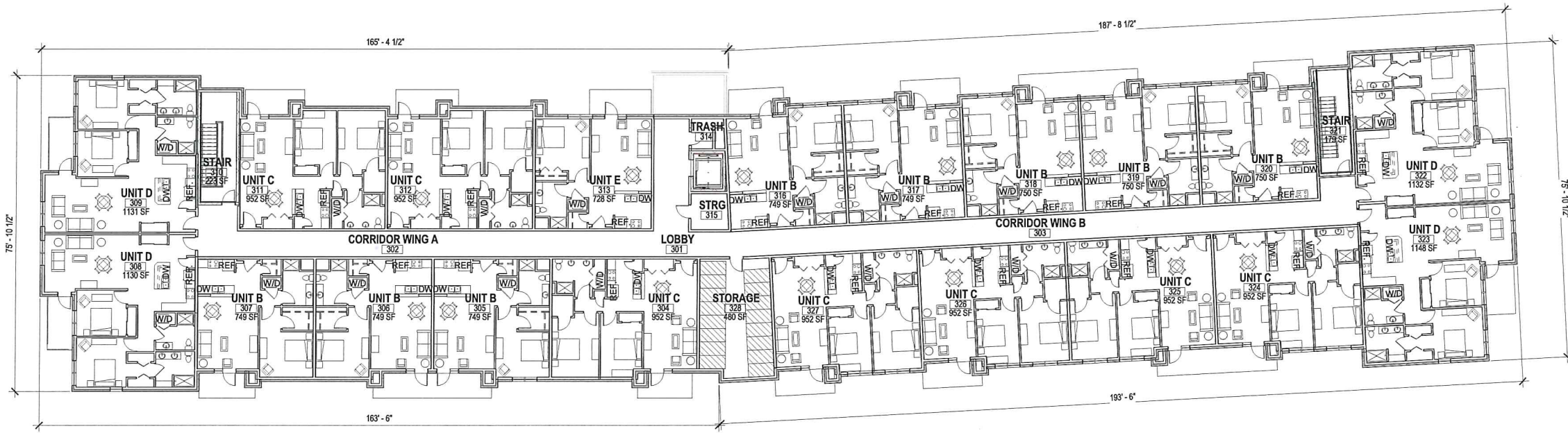
58 PARKING SPACES
18 BICYCLE PARKING
26 BASEMENT STORAGE
16 2ND & 3RD FLOOR STRG

2 BASEMENT
 1/16" = 1'-0"



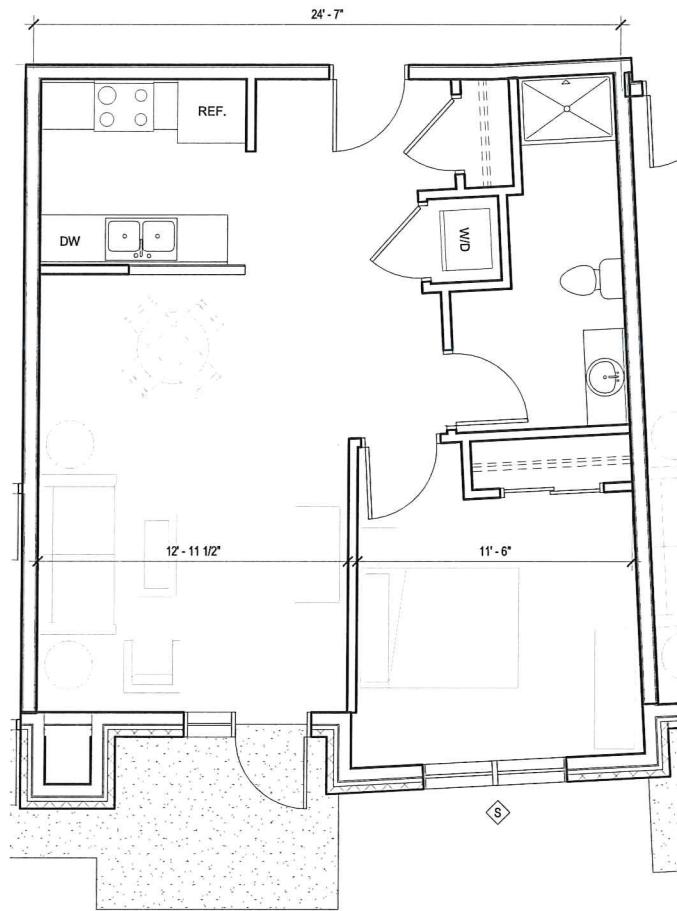
2ND FLOOR UNIT MIX
 1BDRM - 9
 2BDRM - 11

1 SECOND FLOOR
 1/16" = 1'-0"



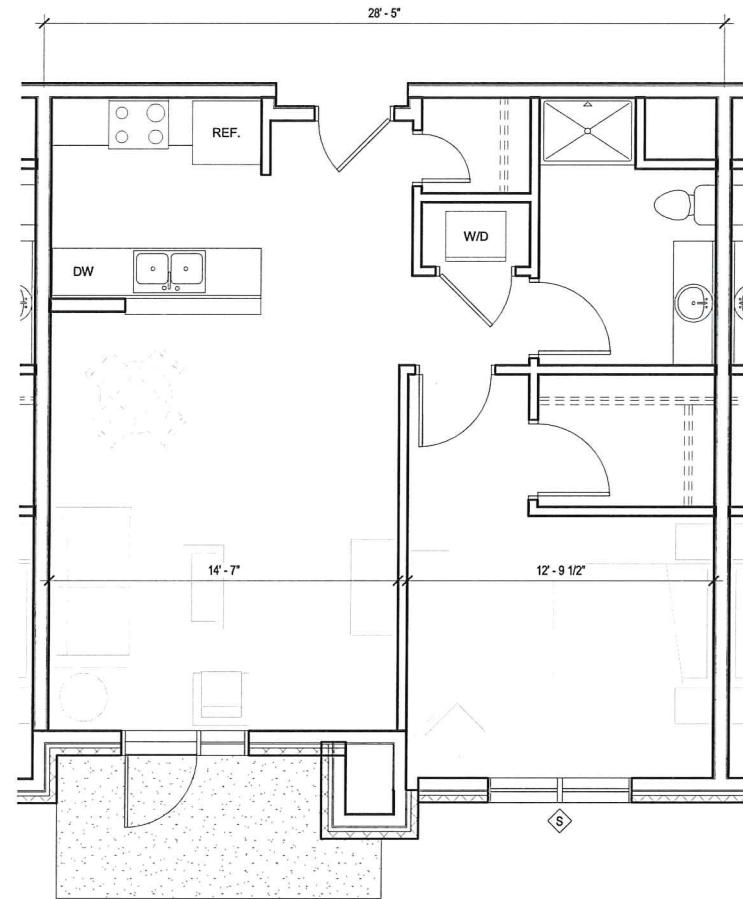
3RD FLOOR UNIT MIX
 1BDRM - 9
 2BDRM - 11

2 THIRD FLOOR
 1/16" = 1'-0"



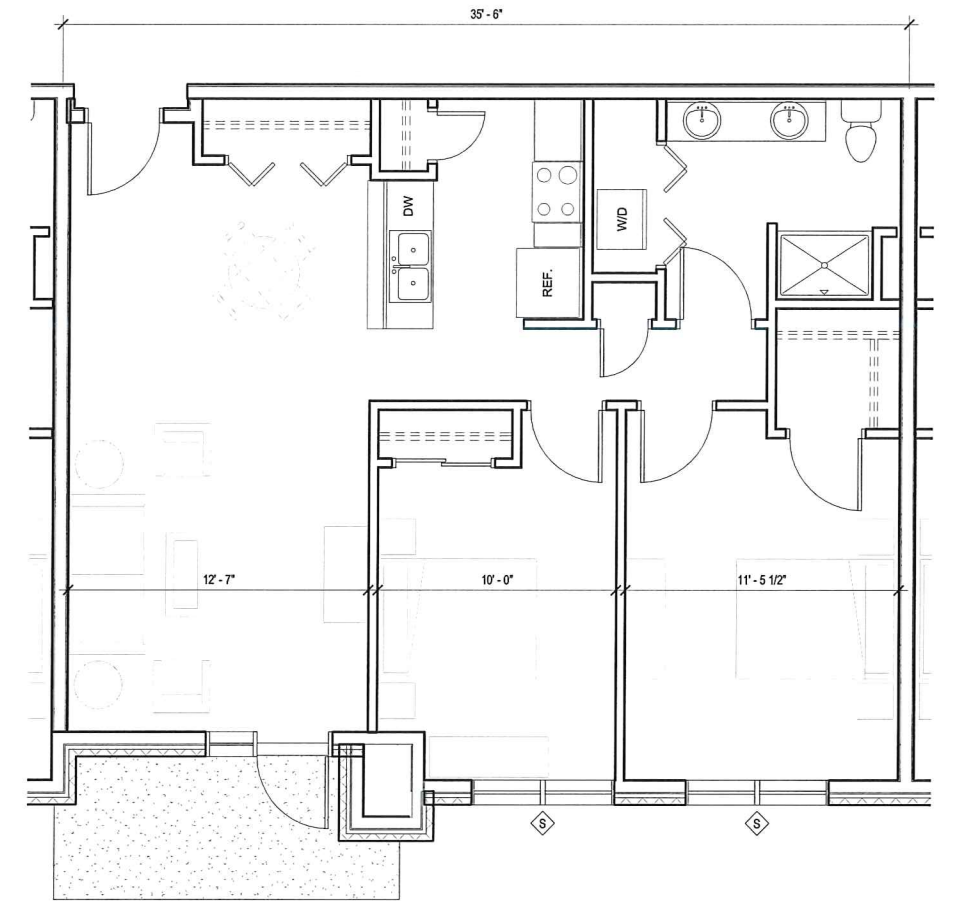
1 UNIT A ENLARGED PLAN
1/4" = 1'-0"

1 BED / 1 BATH
674 SF



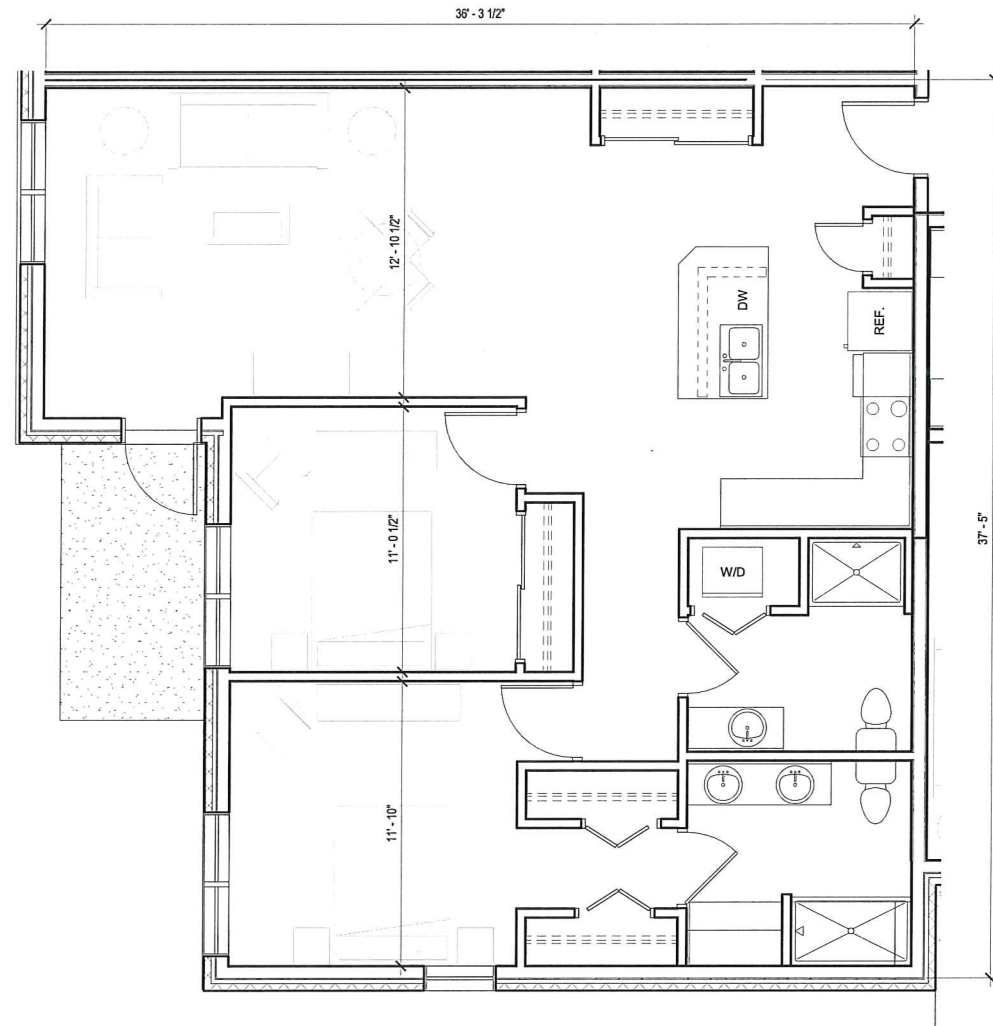
2 UNIT B ENLARGED PLAN
1/4" = 1'-0"

1 BED / 1 BATH
749 SF



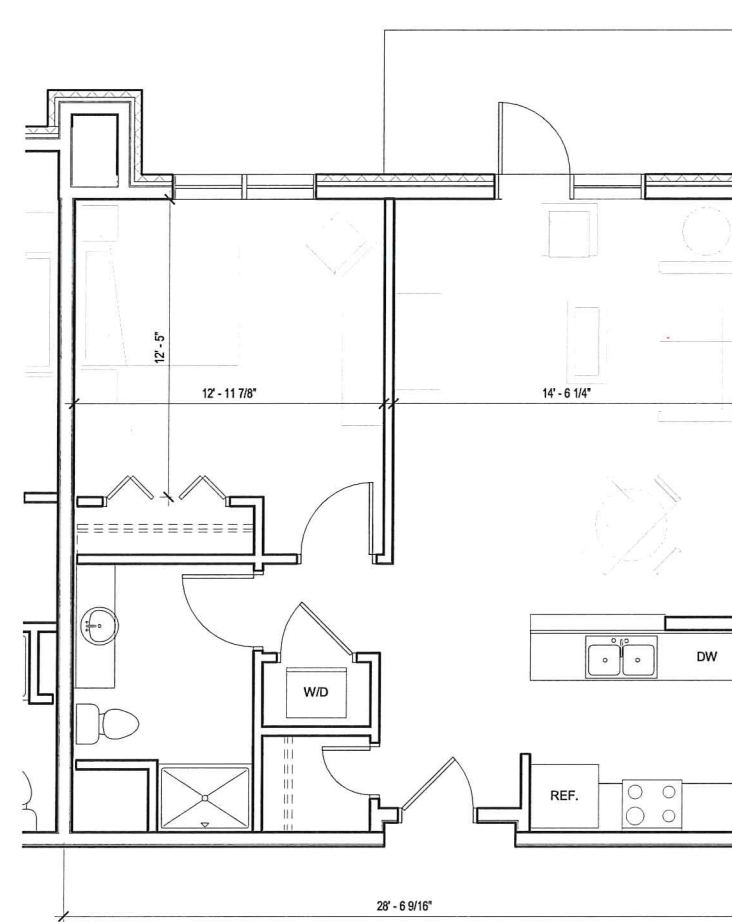
3 UNIT C ENLARGED PLAN
1/4" = 1'-0"

2 BED / 1 BATH
952 SF



1 UNIT D ENLARGED PLAN
1/4" = 1'-0"

2 BED / 2 BATH
1130 SF



2 UNIT E ENLARGED PLAN
1/4" = 1'-0"

1 BED / 1 BATH
728 SF



① SOUTH ELEVATION II
1/16" = 1'-0"



1 SOUTH ELEVATIONS
1/16" = 1'-0"



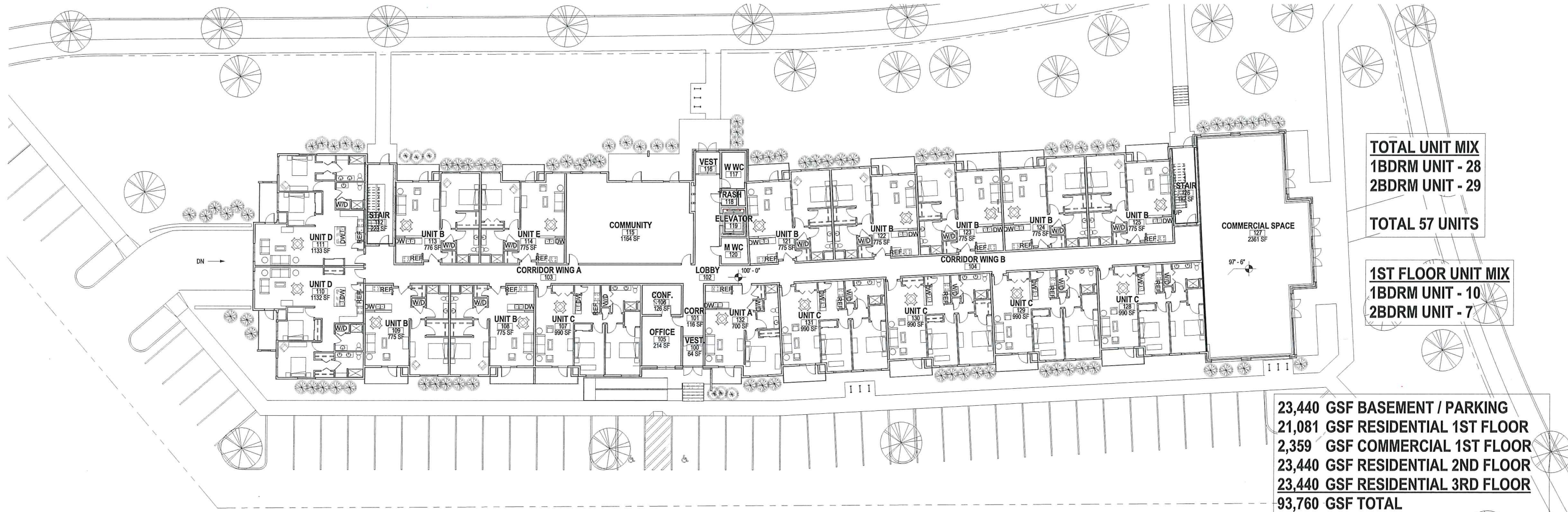
2 EAST ELEVATIONS
1/16" = 1'-0"



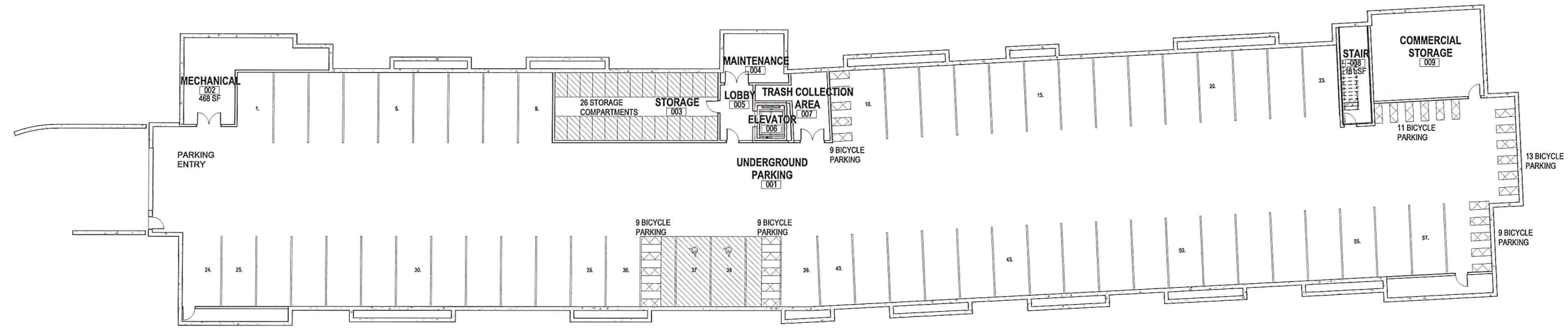
3 WEST ELEVATIONS
1/16" = 1'-0"



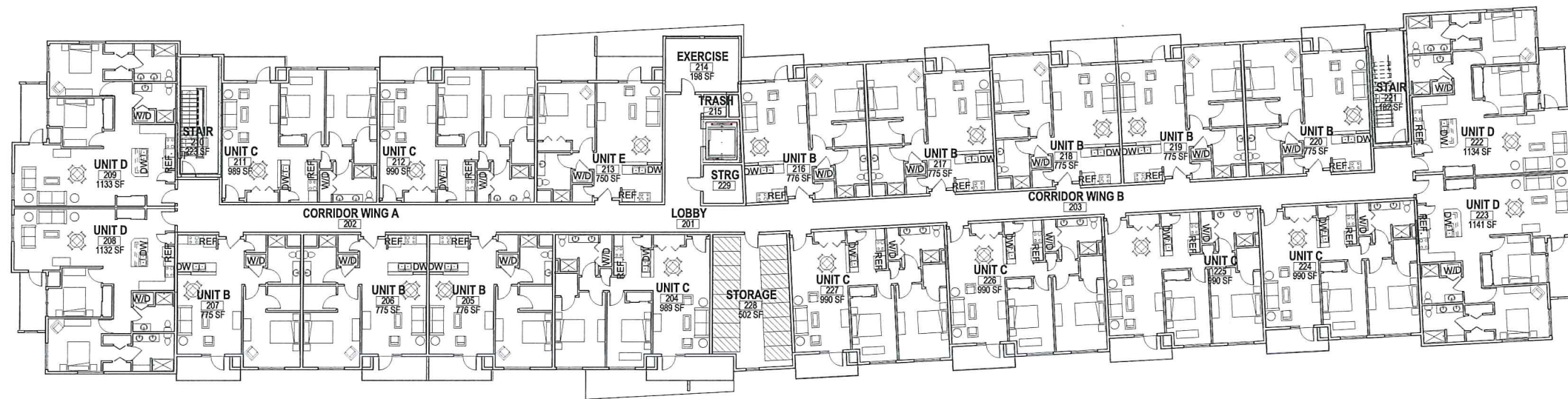
4 NORTH ELEVATIONS
1/16" = 1'-0"



1 FIRST FLOOR
 1/16" = 1'-0"

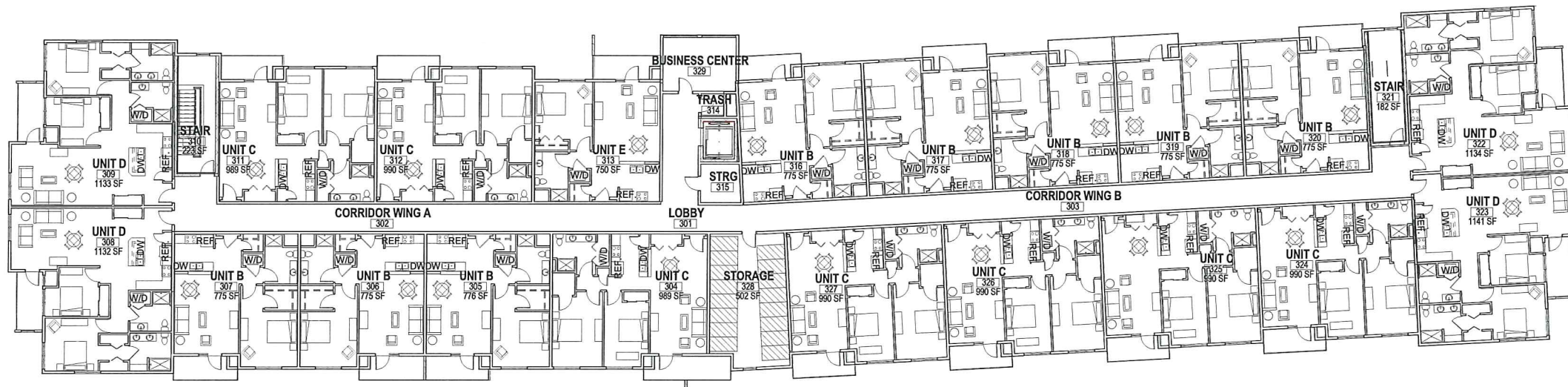


2 BASEMENT
 1/16" = 1'-0"



2ND FLOOR UNIT MIX
 1BDRM - 9
 2BDRM - 11

1 SECOND FLOOR
 1/16" = 1'-0"



3RD FLOOR UNIT MIX
 1BDRM - 9
 2BDRM - 11

2 THIRD FLOOR
 1/16" = 1'-0"



1 SOUTH ELEVATIONS
1/16" = 1'-0"



2 EAST ELEVATIONS
1/16" = 1'-0"



3 WEST ELEVATIONS
1/16" = 1'-0"



4 NORTH ELEVATIONS
1/16" = 1'-0"



① NORTH ELEVATION



② SOUTH ELEVATION



③ WEST ELEVATION



④ EAST ELEVATION



⑥ STREET CORNER VIEW



① SOUTH ENTRY



② NORTH ENTRY



1 SITE PLAN - COLOR
1/16" = 1'-0"