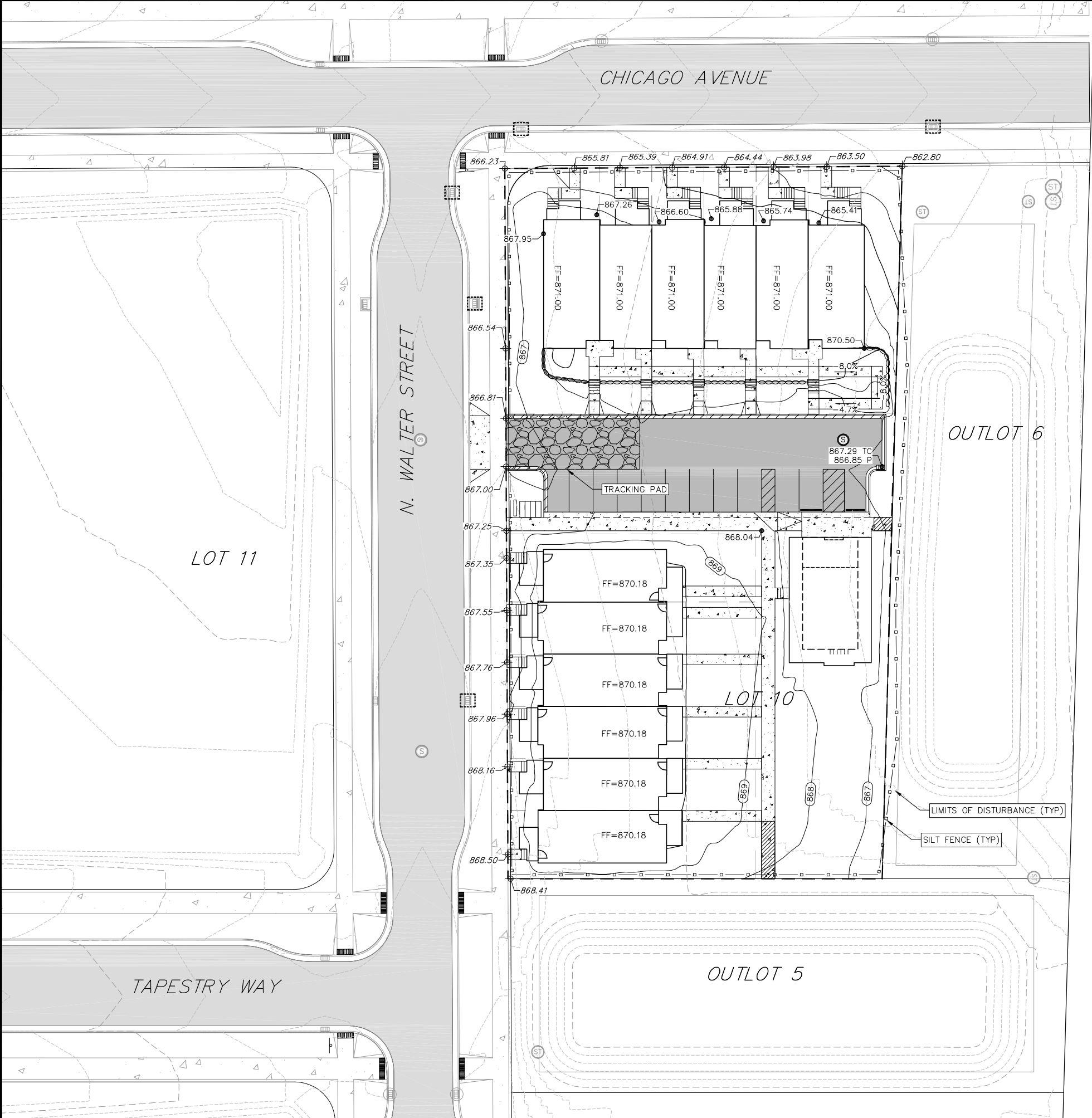






27 Feb 2026 - 3:56p M:\Madison Area Community Land Trust\250040 - Volf Form Lot 10\CADD\250040\_Grading and EC.dwg by: jlel



**GRADING LEGEND**

- 820 --- EXISTING MAJOR CONTOURS
- 818 --- EXISTING MINOR CONTOURS
- 820 --- PROPOSED MAJOR CONTOURS
- 818 --- PROPOSED MINOR CONTOURS
- - - - - DITCH CENTERLINE
- □ □ SILT FENCE
- - - - - DISTURBED LIMITS
- ⇒ DRAINAGE DIRECTION
- 2.92% PROPOSED SLOPE ARROWS
- ⊕ 1048.61 EXISTING SPOT ELEVATIONS
- ⊕ 1048.61 PROPOSED SPOT ELEVATIONS
- ⊙ INLET PROTECTION
- TRACKING PAD

N  
W  
E  
S

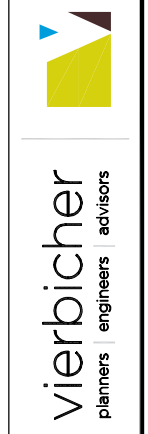
GRAPHIC SCALE, FEET

0 10 20 40

**ABBREVIATIONS**

TC	- TOP OF CURB
FF	- FINISHED FLOOR
FL	- FLOW LINE
SW	- TOP OF WALK
TW	- TOP OF WALL
BW	- BOTTOM OF WALL

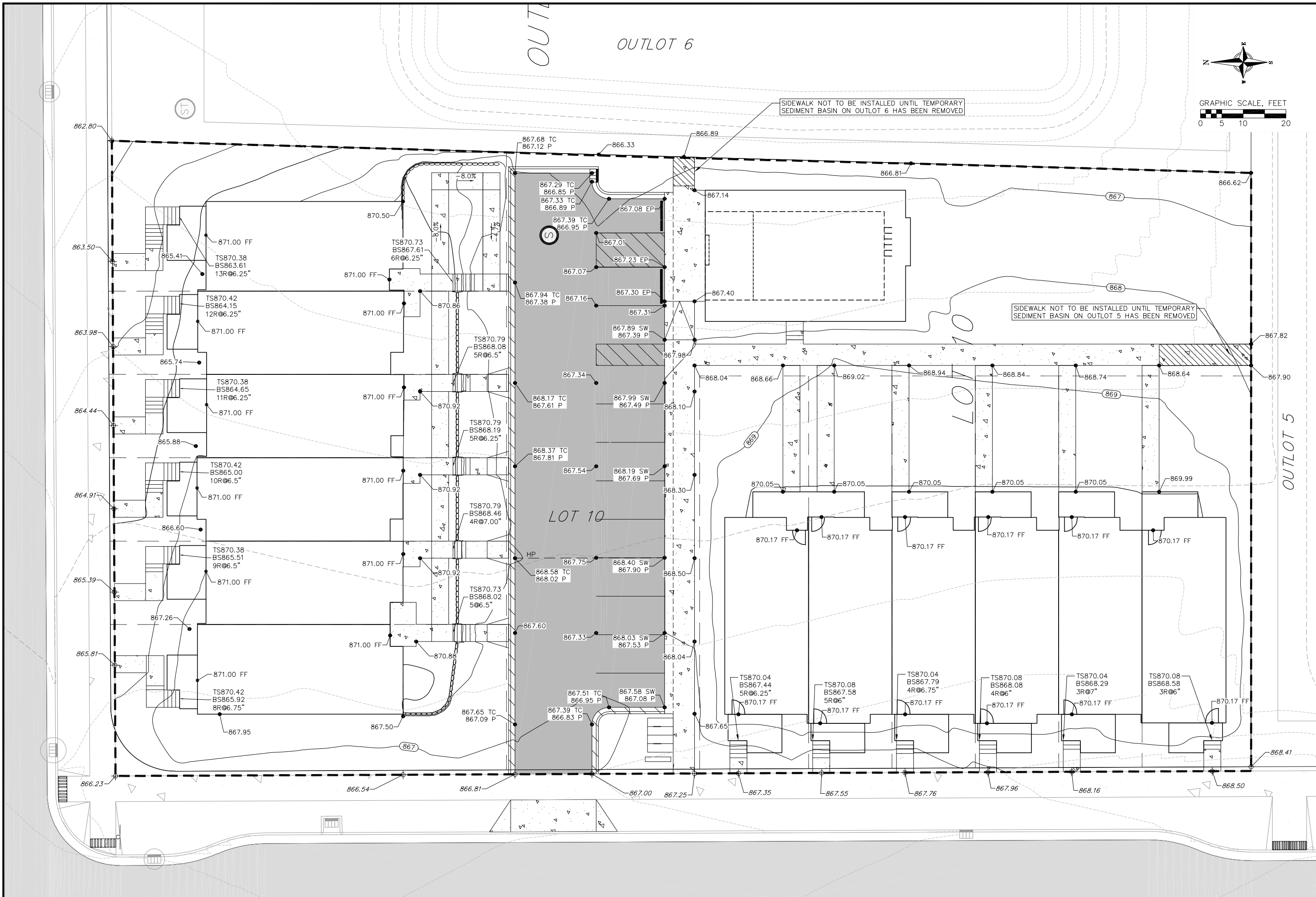
- GRADING NOTES:**
- CONTOURS ARE SHOWN FOR PURPOSES OF INDICATING ROUGH GRADING. FINAL GRADE SHALL BE ESTABLISHED ON PAVED SURFACES BY USING SPOT GRADES ONLY.
  - ALL GRADES SHOWN REFERENCE FINISHED ELEVATIONS.
  - CROSS SLOPE OF SIDEWALKS SHALL BE 1.5% UNLESS OTHERWISE NOTED.
  - LONGITUDINAL GRADE OF SIDEWALK RAMPS SHALL NOT EXCEED 8.33% (1:12) AND SHALL BE IN ACCORDANCE WITH ADA REQUIREMENTS.
  - LONGITUDINAL GRADE OF SIDEWALK SHALL NOT EXCEED 5.0% OR THE ADJACENT STREET GRADE WHICHEVER IS GREATER.
  - ACCESSIBLE ROUTES SHALL BE 5.0% MAX LONGITUDINAL SLOPE AND 1.5% MAX CROSS SLOPE. ACCESSIBLE LOADING AREAS OR LANDINGS SHALL BE 2.0% MAX SLOPE IN ANY DIRECTION. RAMPS SHALL BE 8.33% MAX SLOPE.
  - NO LAND DISTURBANCE ACTIVITIES SHALL BEGIN UNTIL ALL EROSION CONTROL BMP'S ARE INSTALLED.
  - SEE DETAIL SHEETS FOR EROSION CONTROL NOTES AND CONSTRUCTION SEQUENCE
  - EXISTING CONTOURS DEPICTED ON THIS PLAN REPRESENT PROPOSED CONTOURS FROM THE "OVERALL INTERIM GRADING PLAN" AND IMPROVEMENTS THAT ARE PLANNED FOR THE UNDERLYING STARKWEATHER PLAT PROJECT.



**Grading Plan**  
 Lot 10, Starkweather Plat  
 City of Madison  
 Dane County, Wisconsin

NO.	DATE	REVISIONS	REMARKS

DATE: 03/02/2026  
 DRAFTER: ZDRE  
 CHECKED: RKOL  
 PROJECT NO.: 250040



Detailed Grading Plan

Lot 10, Starkweather Plat  
City of Madison  
Dane County, Wisconsin

NO.	DATE	REVISIONS	REMARKS

DATE: 03/02/2026  
 DRAFTER: ZDRE  
 CHECKED: RKOL  
 PROJECT NO.: 250040



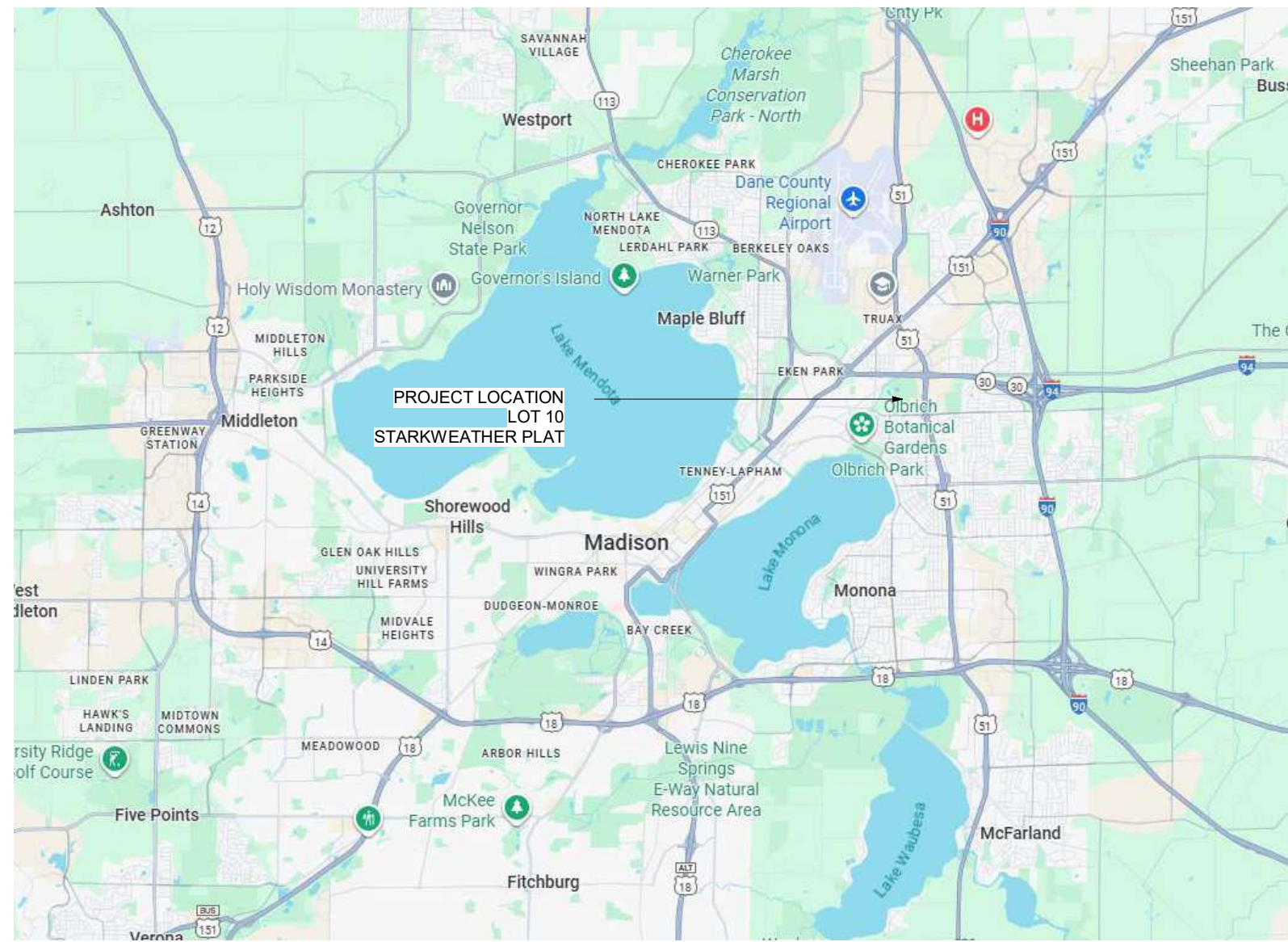




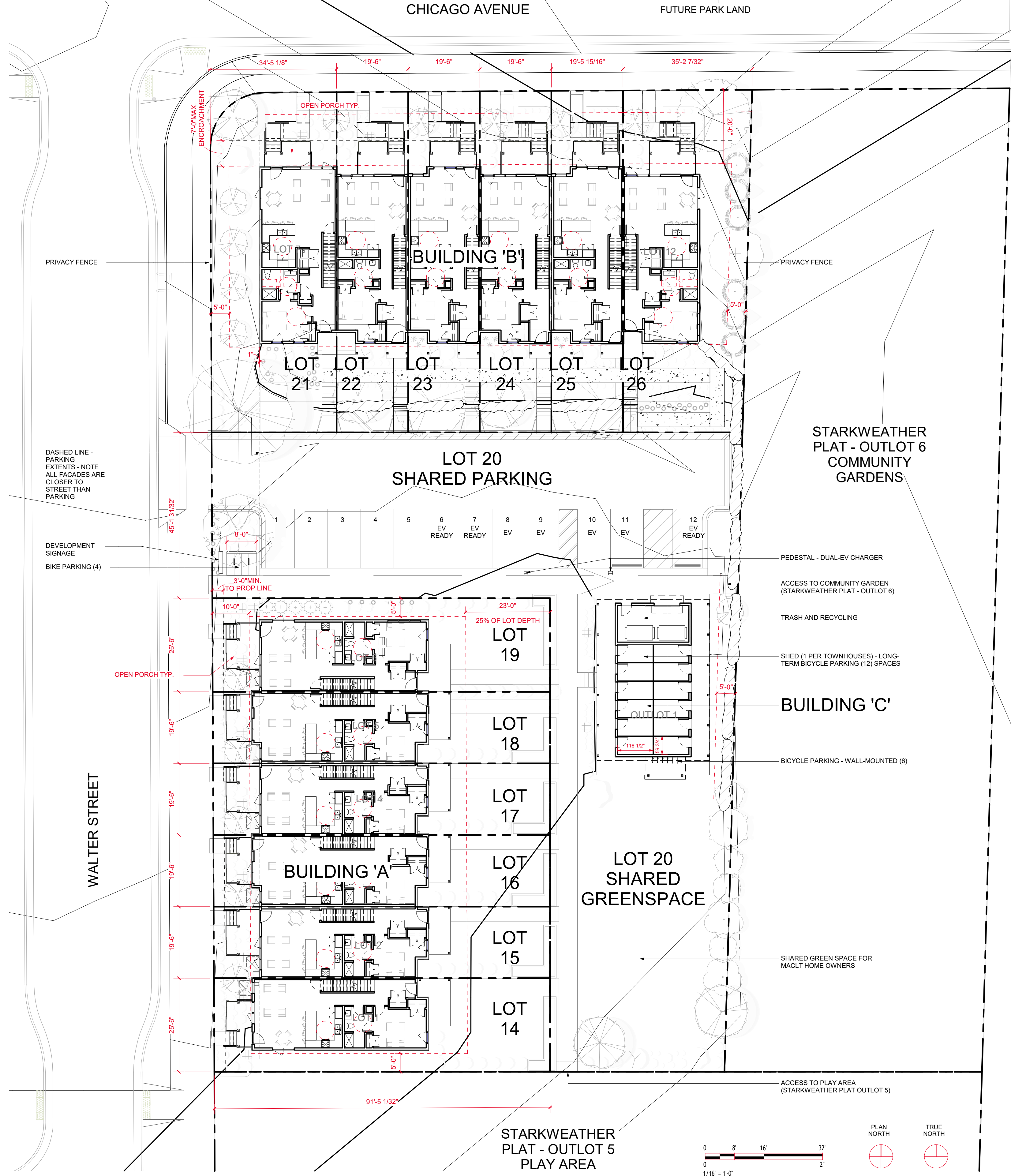


# PRELIMINARY

1A LOCATOR MAP  
12" = 1'-0"



3D SITE PLAN - ARCHITECTURAL  
1/16" = 1'-0"



### SITE INFORMATION

ADDRESS: LOT 10 OF THE STARKWEATHER PLAT  
 PARCEL NO: TBD  
 ZONING DISTRICT: TR-V2  
 ALDERMANIC DISTRICT: 15 (MARTINEZ-RUTHERFORD)  
 NEIGHBORHOOD ASSOC: EASTMORLAND COMMUNITY ASSOCIATION

SITE CALCULATIONS  
 SITE AREA: 38,221 SF  
 PROPOSED IMPROVEMENTS: 38,221 SF

TBD SF TOTAL LOT COVERAGE (X%)  
 TBD SF REMAINDER GREEN SPACE (X%)

DWELLING UNITS: 12 DWELLINGS (2-STORIES PLUS BASEMENT)  
 (10) 3-BEDROOM PLUS DEN  
 (2) 4-BEDROOM PLUS DEN  
 AVERAGE GROSS BUILDING AREA 2,739 SF (WITH BASEMENT)

BUILDING FOOTPRINTS: BUILDING A FOOTPRINT: 5,417 GSF  
 BUILDING B FOOTPRINT: 5,542 GSF  
 BUILDING C FOOTPRINT: 1,438 GSF  
 TOTAL: 12,397 GSF

PERVIOUS AREA: BUILDING A FOOTPRINT: 5,417 GSF  
 BUILDING B FOOTPRINT: 5,542 GSF  
 BUILDING C FOOTPRINT: 1,438 GSF  
 SITE PARKING: 5,899 GSF  
 TOTAL: 18,296 GSF

SITE AREA: 38,211 SF (0.877 ACRES)  
 48% PERVIOUS

### ZONING INFORMATION

SINGLE-FAMILY ATTACHED REQUIREMENTS (MGO 28.043)

	PERMITTED	PROPOSED / PROVIDED
PRINCIPAL DWELLING(S):	8 DU MAX/LOT	1 DU/LOT (<8)
LOT AREA (MIN):	1,500 SF	SEE TABLE
LOT WIDTH (MIN):	15'	SEE PLAN
SETBACK - FRONT YARD:	20' (30' MAX OR 20%)	20' & 10'
SETBACK - SIDE YARD:	5' OR 6'	> 5'
SETBACK - REV' CORNER:	12'	NA
SETBACK - REAR YARD:	LESSER OF 25' OR 25% LOT DEPTH	BLDG A: 22'-10 1/2" BLDG B: 23'-6"
HEIGHT:	3-STORIES & 40'	2-STORIES / 25' +/-
MAX LOT COVERAGE:	50%	<50%
USABLE OPEN SPACE:	100 SF/DU	>100 SF/DU
MAX BUILDING COVER:	NA	NA
AUTOMOBILE PARKING:	1/DU	1/DU - STORAGE
BICYCLE PARKING:	1/DU	1/DU - STORAGE BUILDING + SITE

### SCHEDULE - LOTS

LOT NUMBER	AREA
LOT 14	2,333 SF
LOT 15	1,786 SF
LOT 16	1,787 SF
LOT 17	1,789 SF
LOT 18	1,791 SF
LOT 19	2,344 SF
LOT 20 - MACLT SHARED	12,861 SF
LOT 21	3,120 SF
LOT 22	1,808 SF
LOT 23	1,810 SF
LOT 24	1,812 SF
LOT 25	1,814 SF
LOT 26	3,157 SF
STARKWEATHER OUTLOT 5	16,621 SF
STARKWEATHER OUTLOT 6	18,771 SF

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Issued For	Revision	Date

PROJECT TEAM  
 MADISON AREA COMMUNITY LAND TRUST  
 THRESHOLD BUILDS  
 VERSICHER ASSOCIATES

**PRELIMINARY**  
**NOT FOR PERMITTING**  
**NOT FOR CONSTRUCTION**

CLIENT	STATUS
MACLT	UDC - INITIAL & FINAL
PROJECT	INFORMATION
LOT 10 - TOWNHOMES	PROJECT NO: 24-0010
	DATE: 2026.01.23
	DRAWN BY: SM
	CHECKED BY: SM

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 SHEET NAME: SITE PLAN - ARCHITECTURAL

**THRESHOLD BUILDS**

REVISION	SHEET NO
01	<b>A010</b>

2 INCHES  
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1 PERSPECTIVE VIEW



2 PERSPECTIVE VIEW

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CLIENT MACLT	STATUS UDC - INITIAL & FINAL
PROJECT LOT 10 - TOWNHOMES	INFORMATION PROJECT NO 24-0010 DATE 2025.01.23 DRAWN BY SM CHECKED BY SM SHEET NAME

<b>THRESHOLD BUILDS</b>	EXTERIOR VISUALS
	REVISION SHEET NO 01 A020

# PRELIMINARY



1 PERSPECTIVE VIEW



2 PERSPECTIVE VIEW

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THRESHOLD BUILDS  
VERSICHER ASSOCIATES

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CLIENT MACLT	STATUS UDC - INITIAL & FINAL
PROJECT LOT 10 - TOWNHOMES	INFORMATION PROJECT NO 24-0010 DATE 2025.01.23 DRAWN BY SM CHECKED BY SM
SHEET NAME EXTERIOR VISUALS	

<b>THRESHOLD BUILDS</b>	REVISION	SHEET NO
	01	<b>A021</b>

# PRELIMINARY



1 PERSPECTIVE VIEW



2 PERSPECTIVE VIEW

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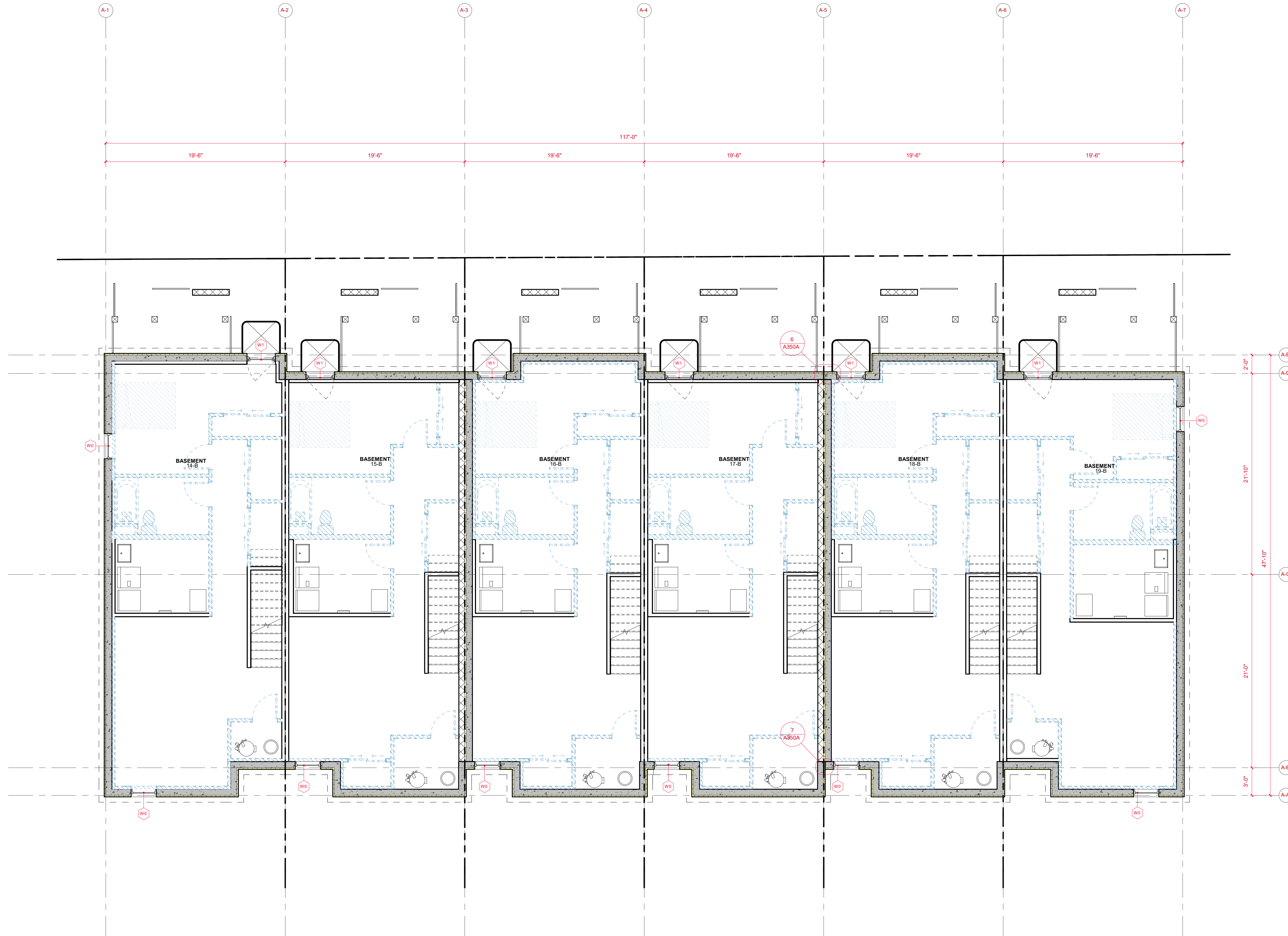
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**NOT FOR CONSTRUCTION**

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PROJECT LOT 10 - TOWNHOMES	INFORMATION PROJECT NO 24-0010 DATE 2025.01.23 DRAWN BY SM CHECKED BY SM SHEET NAME

**THRESHOLD BUILDS**

REVISION	SHEET NO
01	<b>A022</b>

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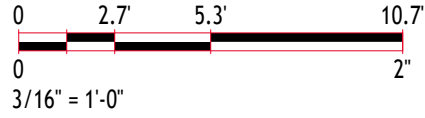
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PROJECT LOT 10 - TOWNHOMES	INFORMATION PROJECT NO 24-0010 DATE 2026.01.23 DRAWN BY SM CHECKED BY SM SHEET NAME

**BUILDING A - FLOOR PLAN - BASEMENT**

**THRESHOLD BUILDS**

REVISION	SHEET NO
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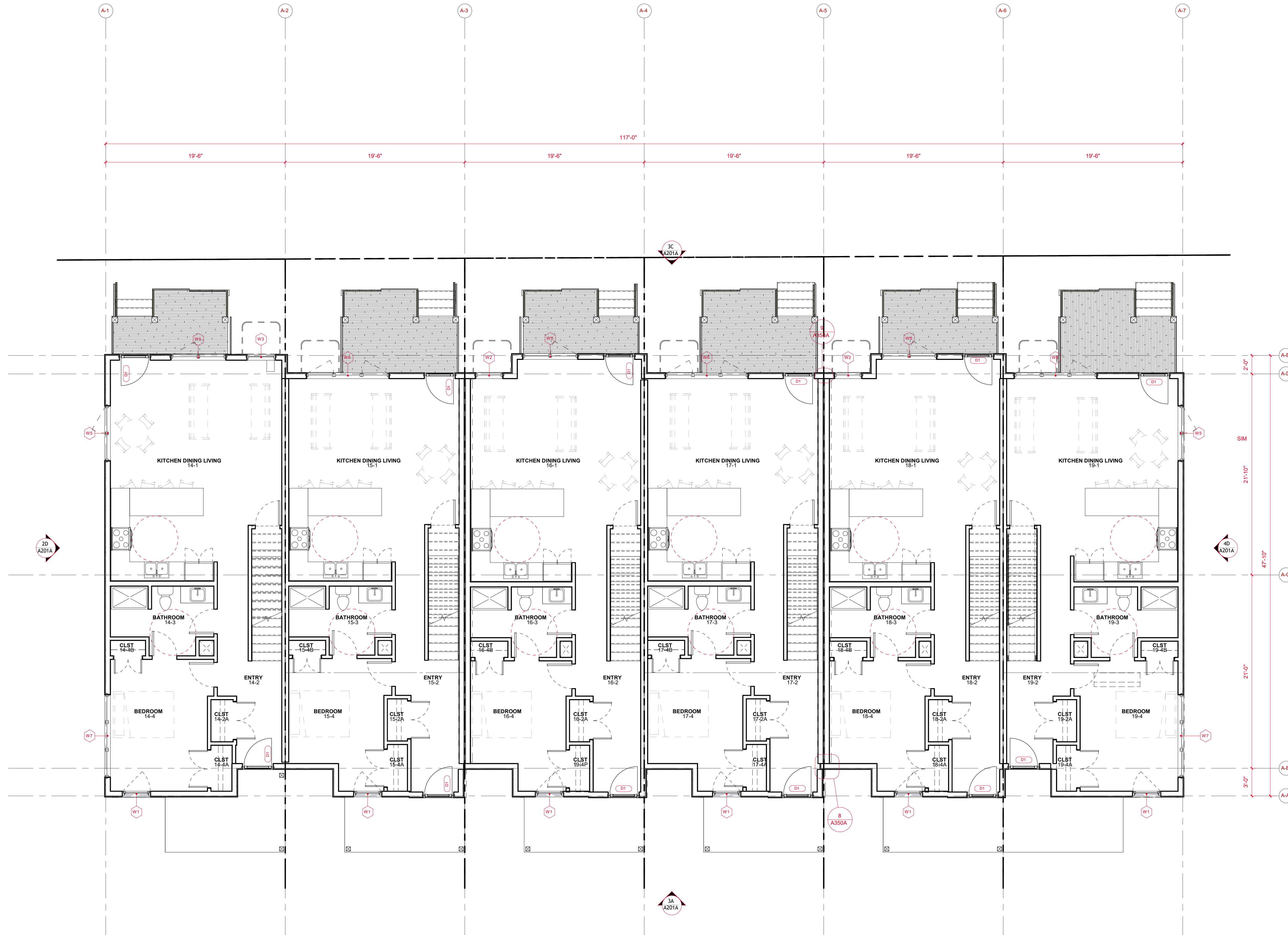
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 3/16" = 1'-0"



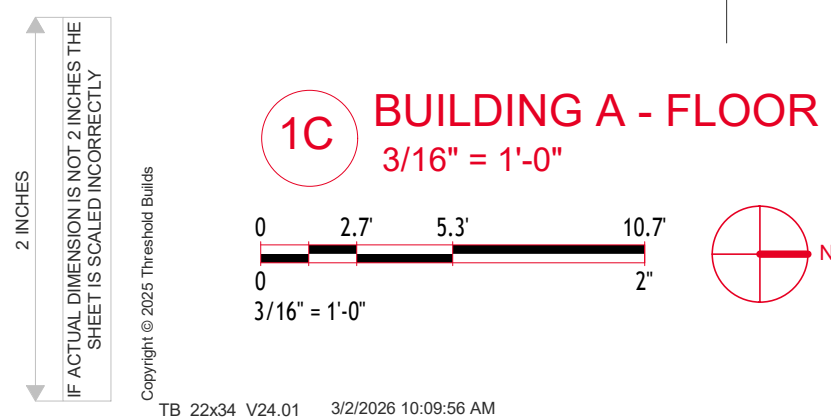
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 IF ACTUAL DIMENSIONS DO NOT FIT THE SHEET, DIMENSIONS ARE NOT TO SCALE. THE SHEET IS SCALED INCORRECTLY.

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PRELIMINARY



**1C BUILDING A - FLOOR PLAN - LEVEL 01**  
 3/16" = 1'-0"



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PROJECT TEAM  
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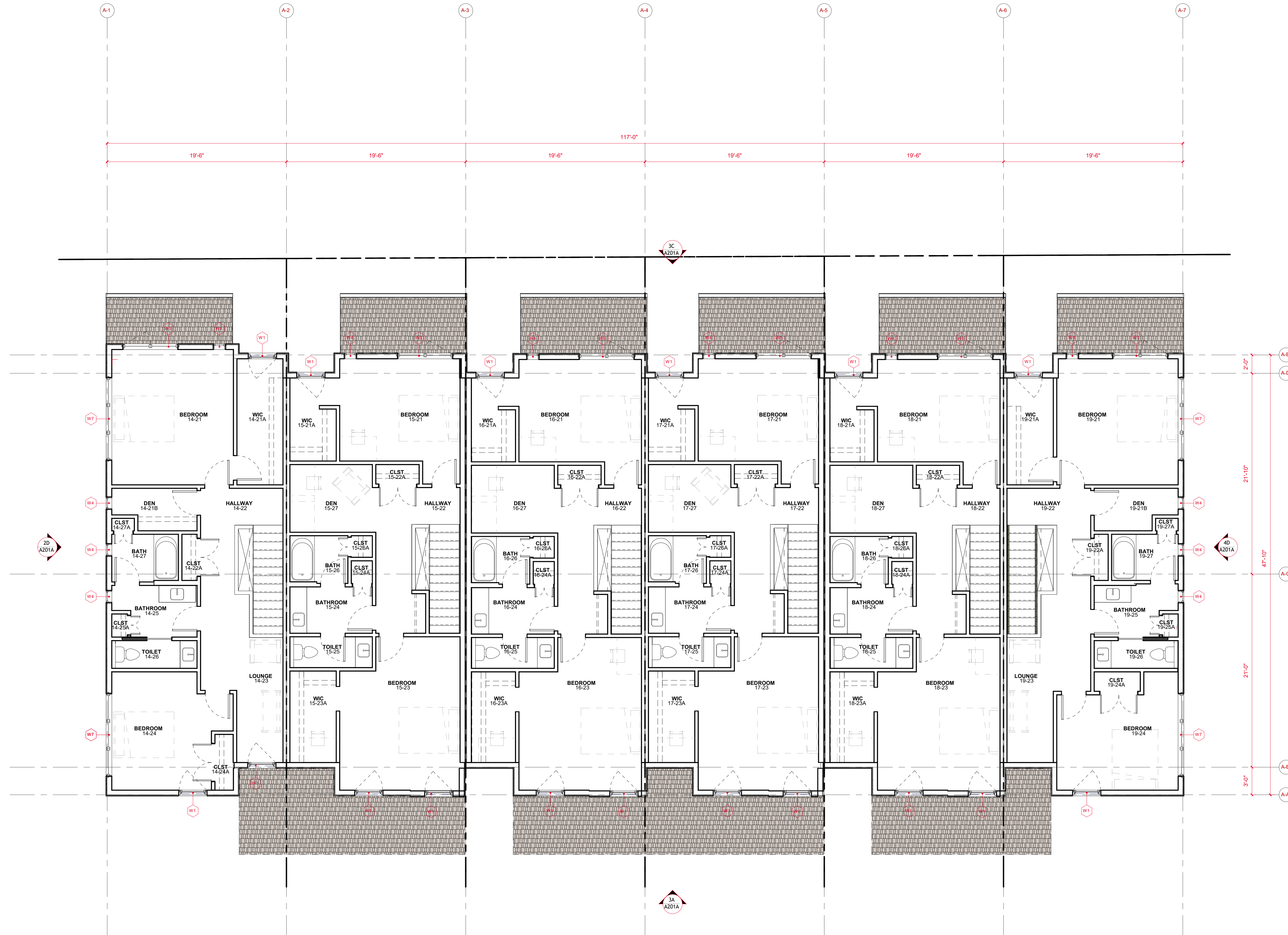
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PROJECT LOT 10 - TOWNHOMES	INFORMATION PROJECT NO 24-0010 DATE 2026.01.23 DRAWN BY SM CHECKED BY SM
Copyright © 2025 Threshold Builds, LLC	SHEET NAME

**THRESHOLD BUILDS**

**BUILDING A - FLOOR PLAN - LEVEL 01**

REVISION	SHEET NO
01	<b>A101A</b>

PRELIMINARY



**1C BUILDING A - FLOOR PLAN - LEVEL 02**  
 3/16" = 1'-0"

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 NOT FOR CONSTRUCTION

CLIENT MACLT	STATUS UDC - INITIAL & FINAL
PROJECT LOT 10 - TOWNHOMES	INFORMATION PROJECT NO 24-0010 DATE 2025.01.23 DRAWN BY SM CHECKED BY SM SHEET NAME

**BUILDING A - FLOOR PLAN - LEVEL 02**

**THRESHOLD BUILDS**

REVISION	SHEET NO
01	<b>A102A</b>

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 VERSICHER ASSOCIATES

PRELIMINARY  
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 NOT FOR CONSTRUCTION

CLIENT MACLT	STATUS UDC - INITIAL & FINAL
PROJECT LOT 10 - TOWNHOMES	INFORMATION PROJECT NO 24-0010 DATE 2026.01.23 DRAWN BY SM CHECKED BY SM
SHEET NAME BUILDING A - ROOF PLAN	

**THRESHOLD BUILDS**

REVISION	SHEET NO
01	<b>A103A</b>

**1C BUILDING A - ROOF PLAN**  
 3/16" = 1'-0"



2 INCHES  
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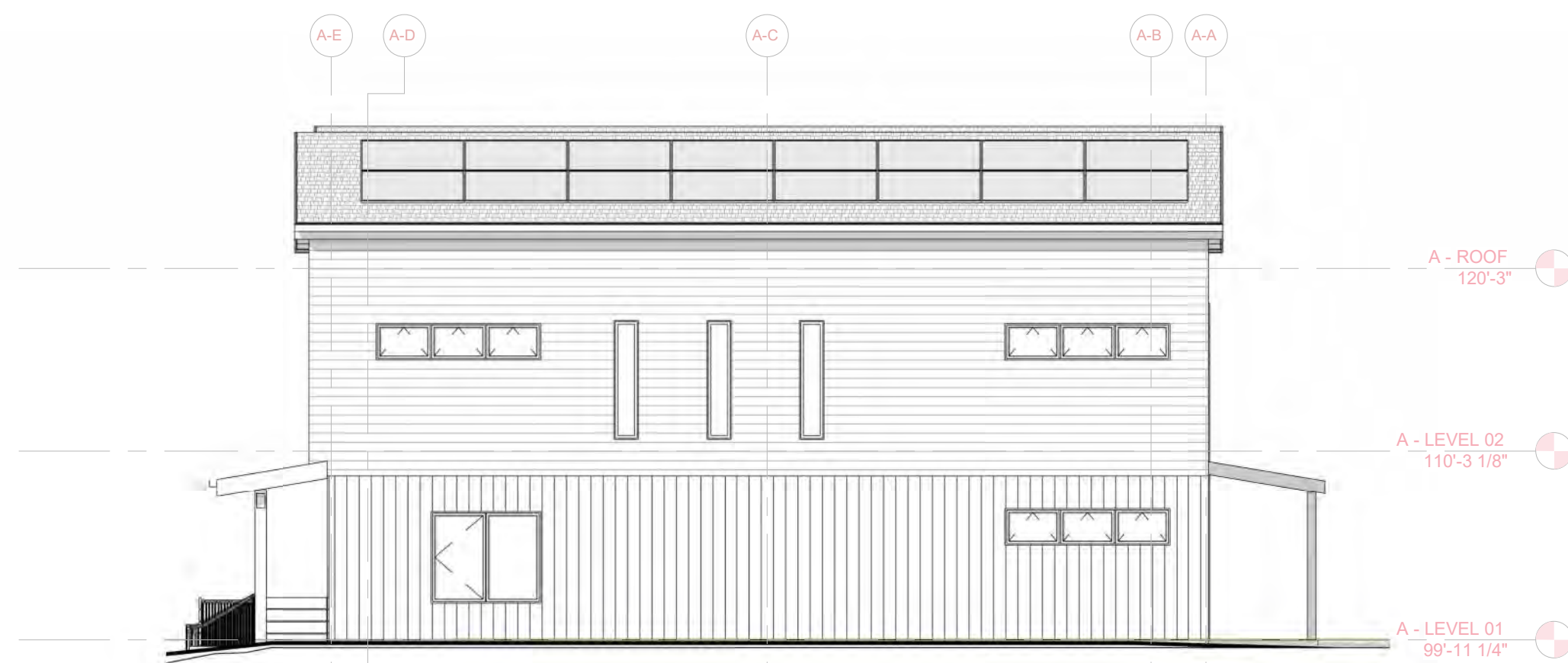
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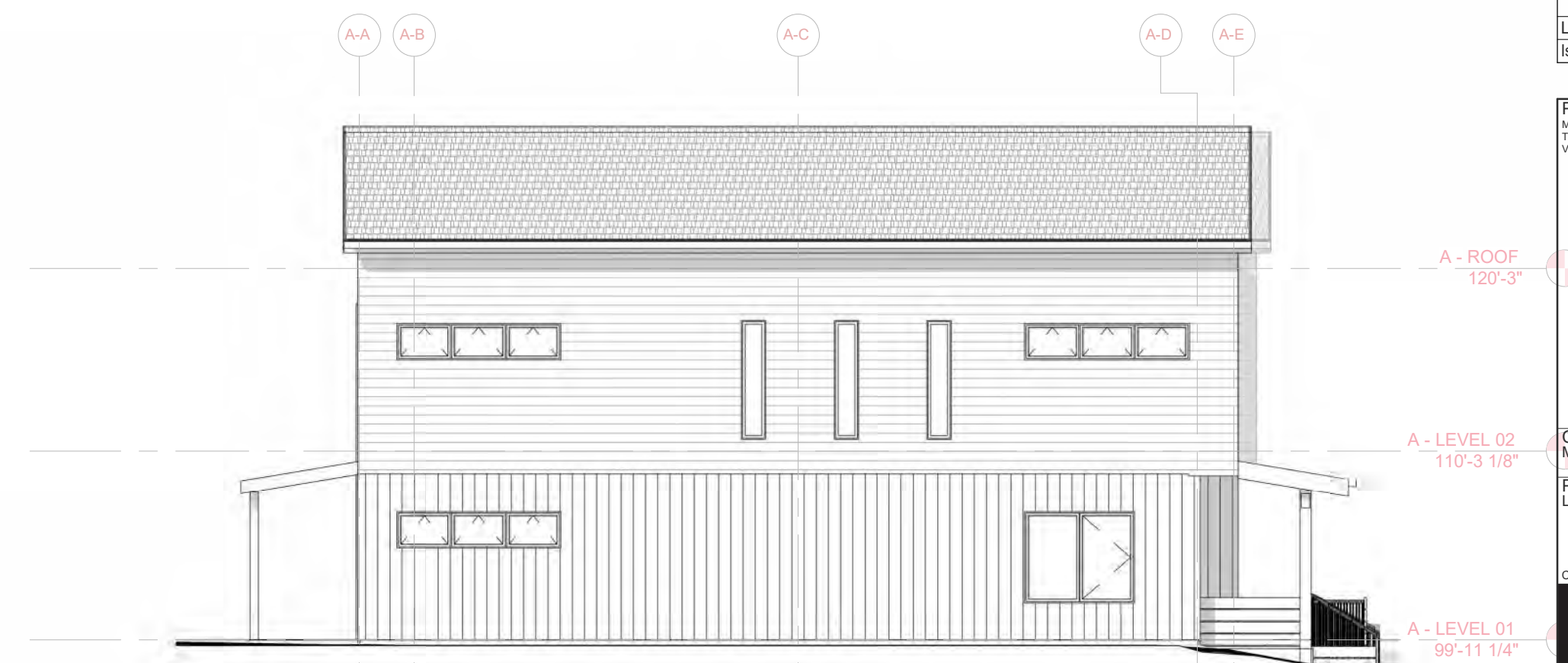
**3A EXTERIOR ELEVATION - EAST**  
1/8" = 1'-0"



**3C EXTERIOR ELEVATION - WEST**  
1/8" = 1'-0"



**2D EXTERIOR ELEVATION - SOUTH**  
1/8" = 1'-0"



**4D EXTERIOR ELEVATION - NORTH**  
1/8" = 1'-0"

**Material ID Schedule**

ID	Spec	Description
EPDM	07 53 23	EPDM ROOFING
FAP-01	07 25 00	TYVEK FAF, OR SIM
INSUL-01	07 21 00	GPS
INSUL-02	07 21 00	EPS
INSUL-03	07 21 00	BIBS
INSUL-04	07 21 00	CC-SPF
INSUL-05	07 21 00	LOOSE-FILL CELLULOSE
INSUL-06	07 21 00	MINERAL WOOL
MET-01	07 41 13	STANDING-SEAM METAL
MET-02	07 42 13	CORRUGATED METAL
SAM-01	07 25 00	DUPONT FLEXWRAP
SAM-02	07 25 00	HENRY BLUESKIN SA
SDNG-01	07 48 42	LAP SIDING - ENGINEERED
SEALANT	07 92 00	OSI SC175 - GREENGUARD
TAPE-01	07 25 00	TYVEK WINDOW TAPE
TAPE-02	07 25 00	3M 8067
VB-01	07 27 00	STEGO WRAP VB (15-MIL)
VB-02	07 27 00	CERTAINTED MEMBRAN
WRB-01	07 25 00	TYVEK COMMERCIALWRAP
WRB-02	07 41 13	SA ROOF UNDERLAYMENT

NOTE: REFER TO PROJECT SPECIFICATIONS FOR MORE INFORMATION

LUJA/UDC	01	2025.12.15
Issued For	Revision	Date

**PROJECT TEAM**  
MAISON AREA COMMUNITY LAND TRUST  
THRESHOLD BUILDS  
VERSICHER ASSOCIATES

**PRELIMINARY**  
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**NOT FOR CONSTRUCTION**

**CLIENT**  
MACLT

**PROJECT**  
LOT 10 - TOWNHOMES

**STATUS**  
UDC - INITIAL & FINAL

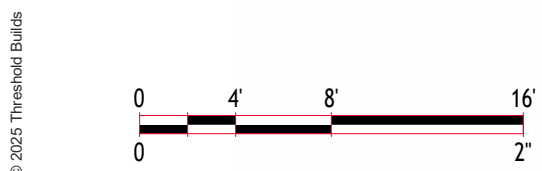
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PROJECT NO 24-0010  
DATE 2026.01.23  
DRAWN BY SM  
CHECKED BY SM  
SHEET NAME

**BUILDING A - ELEVATIONS - EXTERIOR**

**THRESHOLD BUILDS**

REVISION SHEET NO  
01 **A201A**

2 INCHES  
IF ACTUAL DIMENSION IS NOT 2 INCHES THE SHEET IS SCALED INCORRECTLY



PRELIMINARY

**ASPHALT SHINGLE ROOF**  
**WEATHERED WOOD**



**METAL FASCIA, SOFFIT + GUTTER**  
**PATINA GREEN**



**LP LAP SIDING**  
**SAND DUNE**



**LP BOARD + BATTEN SIDING**  
**WOODTONE - OLD CHERRY**



**DECK RAILING**  
**1x8 CEDAR**



**LP BOARD + BATTEN SIDING**  
**GARDEN SAGE**



**3A EXTERIOR ELEVATION - EAST**  
1/8" = 1'-0"



**3C EXTERIOR ELEVATION - WEST**  
1/8" = 1'-0"



**2D EXTERIOR ELEVATION - SOUTH**  
1/8" = 1'-0"



**4D EXTERIOR ELEVATION - NORTH**  
1/8" = 1'-0"

**Material ID Schedule**

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EPDM	07 53 23	EPDM ROOFING
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INSUL-01	07 21 00	GPS
INSUL-02	07 21 00	EPS
INSUL-03	07 21 00	BIBS
INSUL-04	07 21 00	CC-SPF
INSUL-05	07 21 00	LOOSE-FILL CELLULOSE
INSUL-06	07 21 00	MINERAL WOOL
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MET-02	07 42 13	CORRUGATED METAL
SAM-01	07 25 00	DUPONT FLEXWRAP
SAM-02	07 25 00	HENRY BLUESKIN SA
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VB-01	07 27 00	STEGO WRAP VB (15-MIL)
VB-02	07 27 00	CERTAINTED MEMBRAN
WRB-01	07 25 00	TYVEK COMMERCIALWRAP
WRB-02	07 41 13	SA ROOF UNDERLAYMENT

NOTE: REFER TO PROJECT SPECIFICATIONS FOR MORE INFORMATION

LLUA/UDC	Revision	Date
	01	2025.12.15

**PROJECT TEAM**  
THRESHOLD BUILDS  
VERBOSCHER ASSOCIATES

**PRELIMINARY**  
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**NOT FOR CONSTRUCTION**

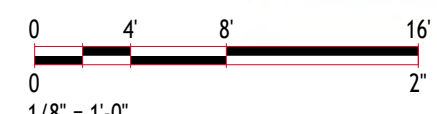
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MAISON AREA COMMUNITY LAND TRUST	UDC - INITIAL & FINAL
PROJECT LOT 10 - TOWNHOMES	INFORMATION PROJECT NO 24-0010
	DATE 2026.01.23
	DRAWN BY SM
	CHECKED BY SM
	SHEET NAME

**BUILDING A - ELEVATIONS**  
**- EXTERIOR - COLOR**

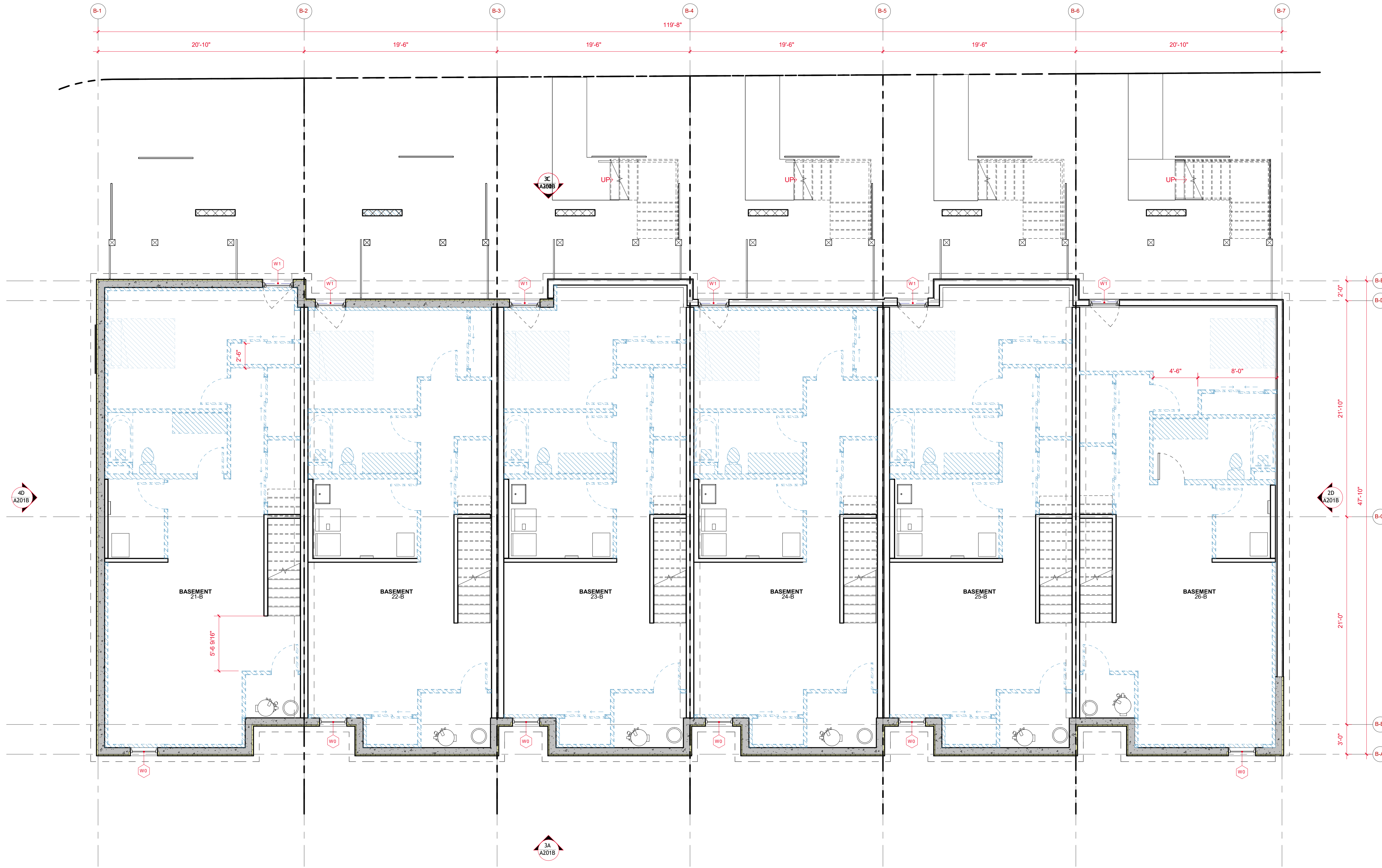
**THRESHOLD BUILDS**

REVISION	SHEET NO
01	A202A

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	Revision	Date

PROJECT TEAM  
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 THRESHOLD BUILDS  
 VERSICHER ASSOCIATES

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**NOT FOR CONSTRUCTION**

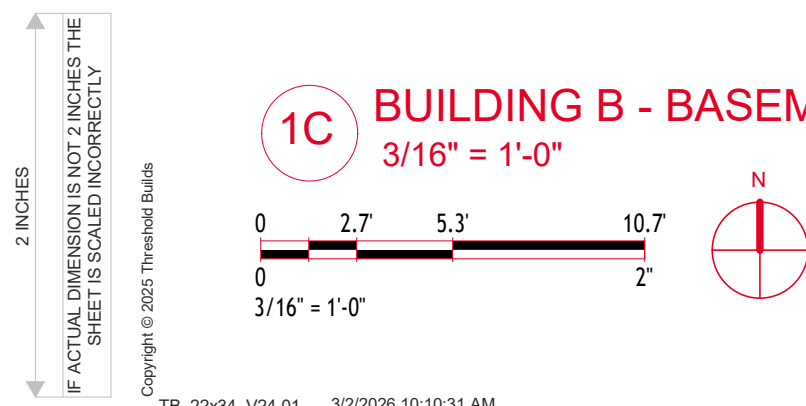
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PROJECT LOT 10 - TOWNHOMES	INFORMATION PROJECT NO 24-0010 DATE 2026.01.23 DRAWN BY SM CHECKED BY SM SHEET NAME

**BUILDING B - FLOOR PLAN - BASEMENT**

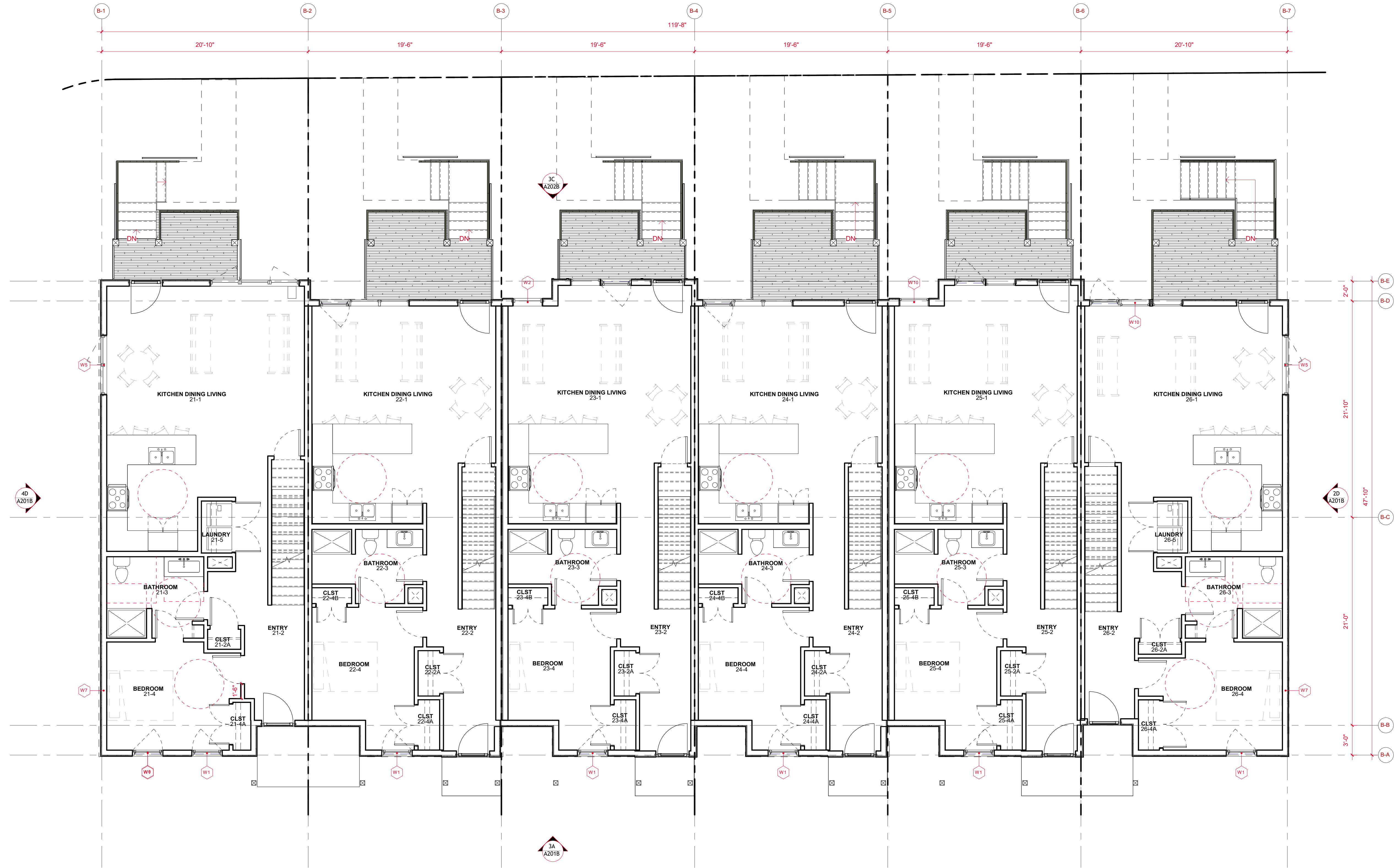
**THRESHOLD BUILDS**

REVISION	SHEET NO
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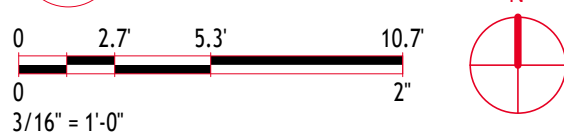
**1C BUILDING B - BASEMENT PLAN**  
 3/16" = 1'-0"



PRELIMINARY



**1C** BUILDING B - FLOOR PLAN - LEVEL 01  
 3/16" = 1'-0"

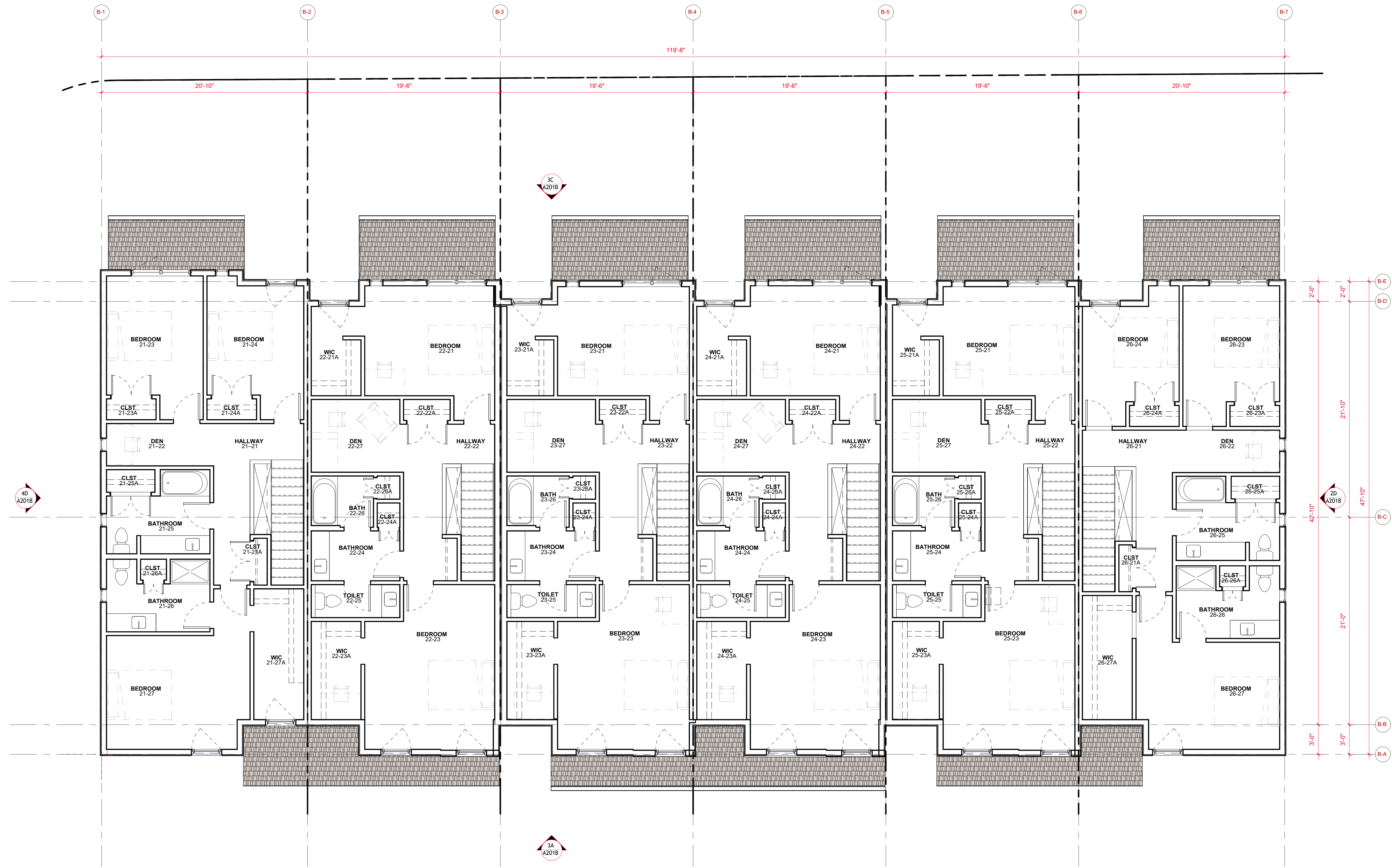


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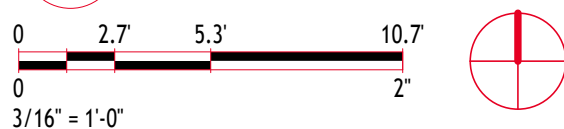
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	Revision	Date

PROJECT TEAM CIVIL ENGINEER VIERBICHER	<b>PRELIMINARY NOT FOR PERMITTING NOT FOR CONSTRUCTION</b>
CLIENT MACLT	
PROJECT LOT 10 - TOWNHOMES	STATUS UDC - INITIAL & FINAL
Copyright © 2025 Threshold Builds, LLC	INFORMATION PROJECT NO 24-0010 DATE 2025.01.23 DRAWN BY SM CHECKED BY SM SHEET NAME BUILDING B - FLOOR PLAN - LEVEL 01
	REVISION SHEET NO 01 A101B

PRELIMINARY



**1C** BUILDING B - FLOOR PLAN - LEVEL 02  
 3/16" = 1'-0"



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PROJECT TEAM  
 MADISON AREA COMMUNITY LAND TRUST  
 THRESHOLD BUILDS  
 VERSICHER ASSOCIATES

**PRELIMINARY**  
 NOT FOR PERMITTING  
 NOT FOR CONSTRUCTION

CLIENT MACLT	STATUS UDC - INITIAL & FINAL
PROJECT LOT 10 - TOWNHOMES	INFORMATION PROJECT NO 24-0010 DATE 2026.01.23 DRAWN BY SM CHECKED BY SM SHEET NAME

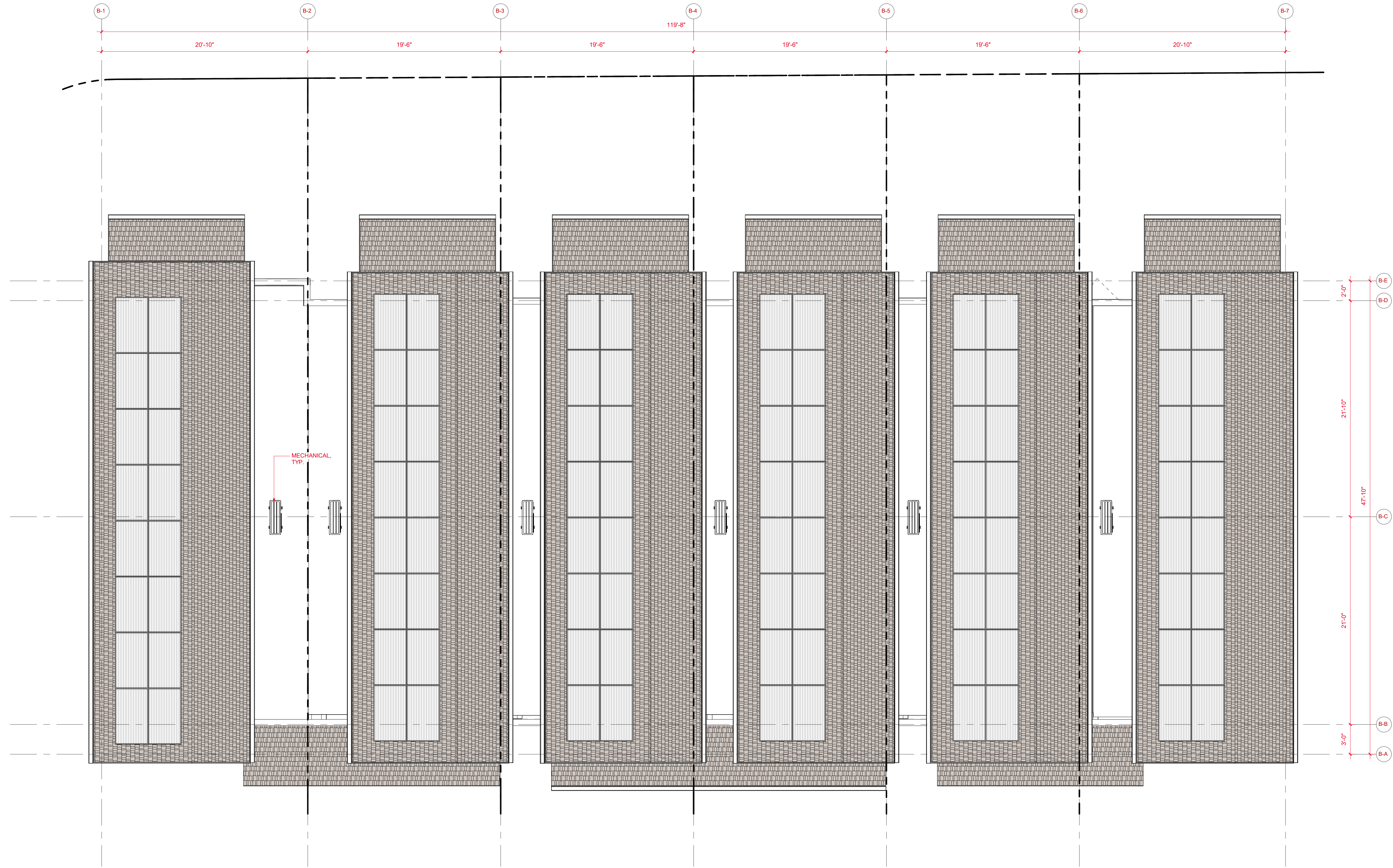
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**BUILDING B - FLOOR PLAN - LEVEL 02**

**THRESHOLD BUILDS**

REVISION	SHEET NO
01	<b>A102B</b>

2 INCHES  
 IF ACTUAL DIMENSION IS NOT 2 INCHES THE SHEET IS SCALED INCORRECTLY  
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PRELIMINARY



LUA/UDC	01	2025.12.15
Issued For	Revision	Date

PROJECT TEAM  
 MADISON AREA COMMUNITY LAND TRUST  
 THRESHOLD BUILDS  
 VERSICHER ASSOCIATES

**PRELIMINARY**  
 NOT FOR PERMITTING  
 NOT FOR CONSTRUCTION

CLIENT MACLT	STATUS UDC - INITIAL & FINAL
PROJECT LOT 10 - TOWNHOMES	INFORMATION PROJECT NO 24-0010 DATE 2026.01.23 DRAWN BY SM CHECKED BY SM
SHEET NAME	

BUILDING B - ROOF PLAN

**THRESHOLD BUILDS**

REVISION	SHEET NO
01	<b>A103B</b>

2 INCHES  
 IF ACTUAL DIMENSION IS NOT 2 INCHES THE SHEET IS SCALED INCORRECTLY  
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**1C BUILDING B - ROOF PLAN**  
 3/16" = 1'-0"

0 2.7 5.3 10.7  
 0 2

N

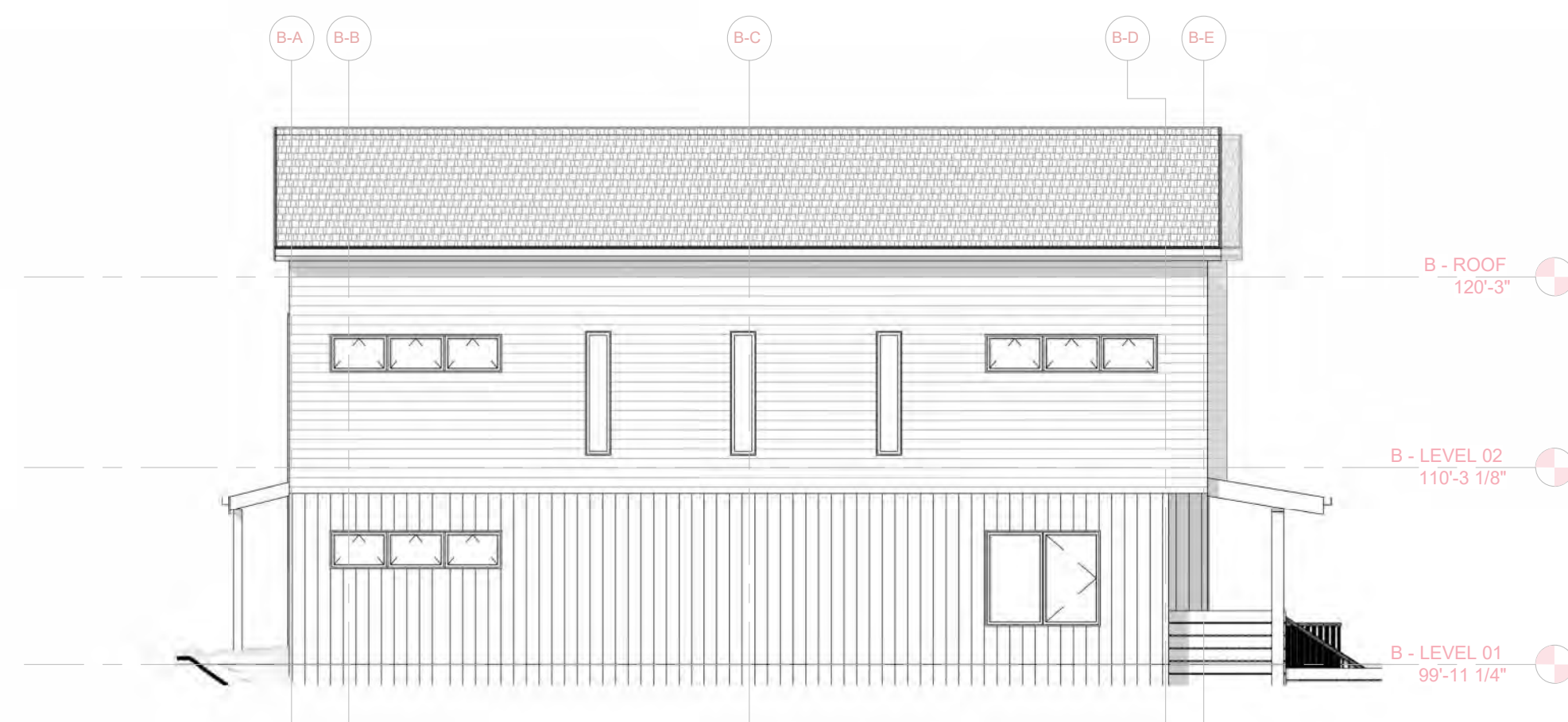
PRELIMINARY



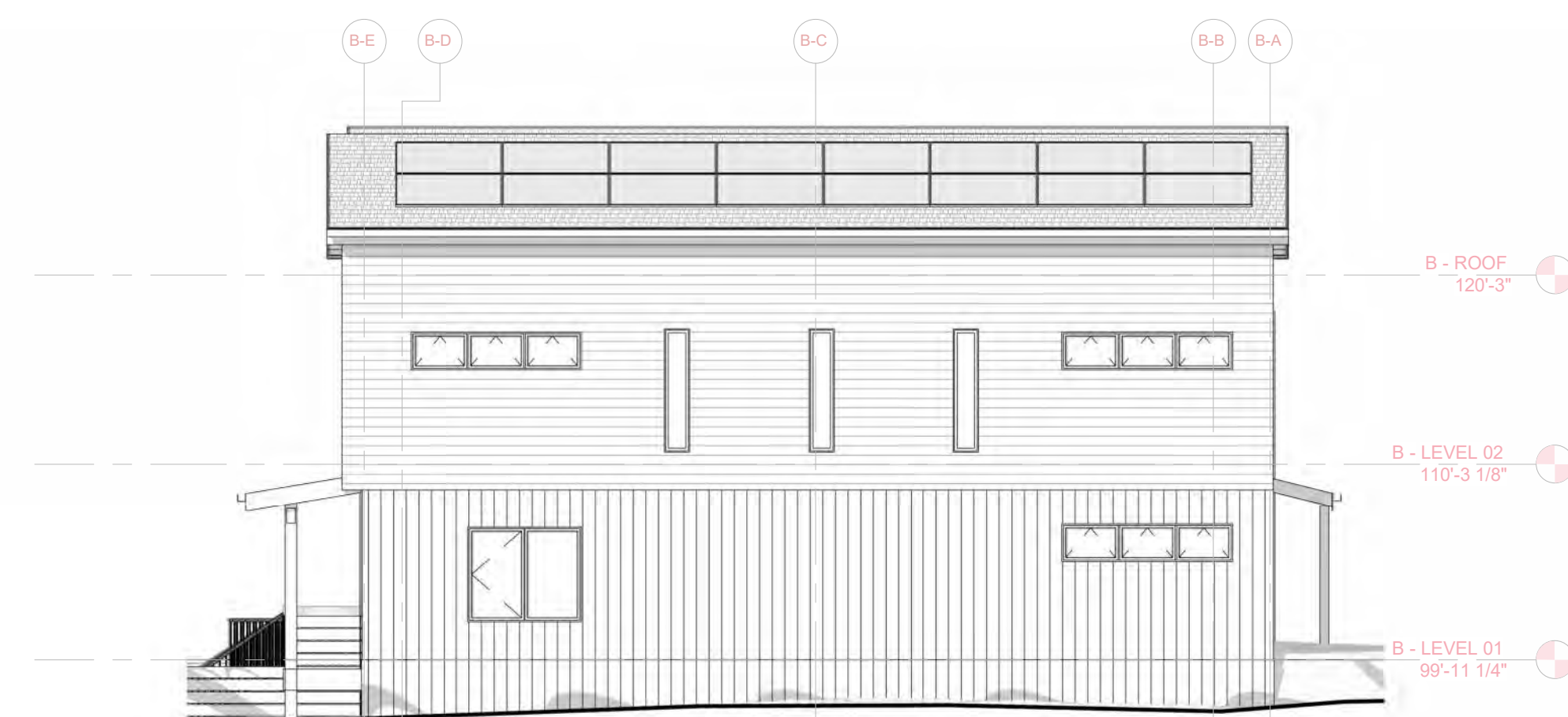
**3A** EXTERIOR ELEVATION - SOUTH  
1/8" = 1'-0"



**3C** EXTERIOR ELEVATION - NORTH  
1/8" = 1'-0"



**2D** EXTERIOR ELEVATION - EAST  
1/8" = 1'-0"



**4D** EXTERIOR ELEVATION - WEST  
1/8" = 1'-0"

**Material ID Schedule**

ID	Spec	Description
EPDM	07 53 23	EPDM ROOFING
FAP-01	07 25 00	TYVEK FAF, OR SIM
INSUL-01	07 21 00	GPS
INSUL-02	07 21 00	EPS
INSUL-03	07 21 00	BIBS
INSUL-04	07 21 00	CC-SPF
INSUL-05	07 21 00	LOOSE-FILL CELLULOSE
INSUL-06	07 21 00	MINERAL WOOL
MET-01	07 41 13	STANDING-SEAM METAL
MET-02	07 42 13	CORRUGATED METAL
SAM-01	07 25 00	DUPONT FLEXWRAP
SAM-02	07 25 00	HENRY BLUESKIN SA
SDNG-01	07 48 42	LAP SIDING - ENGINEERED
SEALANT	07 92 00	OSI SC175 - GREENGUARD
TAPE-01	07 25 00	TYVEK WINDOW TAPE
TAPE-02	07 25 00	3M 8067
VB-01	07 27 00	STEGO WRAP VB (15-MIL)
VB-02	07 27 00	CERTAINTEED MEMBRAN
WRB-01	07 25 00	TYVEK COMMERCIALWRAP
WRB-02	07 41 13	SA ROOF UNDERLAYMENT

NOTE: REFER TO PROJECT SPECIFICATIONS FOR MORE INFORMATION

LUA/UDC	01	2025.12.15
Issued For	Revision	Date

PROJECT TEAM  
THRESHOLD BUILDS  
VERSICHER ASSOCIATES

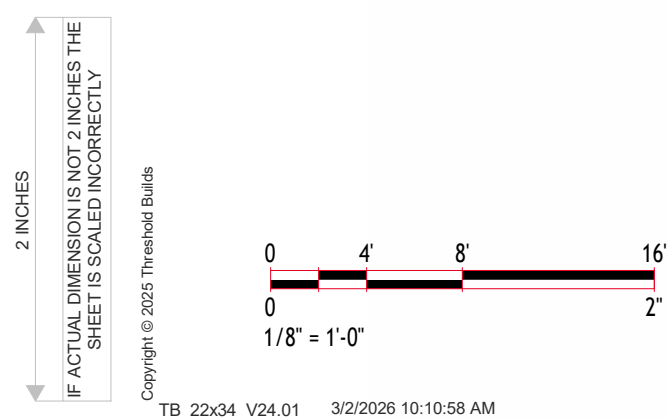
**PRELIMINARY**  
**NOT FOR PERMITTING**  
**NOT FOR CONSTRUCTION**

CLIENT MACT	STATUS UDC - INITIAL & FINAL
PROJECT LOT 10 - TOWNHOMES	INFORMATION PROJECT NO 24-0010 DATE 2026.01.23 DRAWN BY SM CHECKED BY SM SHEET NAME

**BUILDING B - ELEVATIONS - EXTERIOR**

**THRESHOLD BUILDS**

REVISION	SHEET NO
01	<b>A201B</b>



PRELIMINARY

**ASPHALT SHINGLE ROOF  
WEATHERED WOOD**



**METAL FASCIA, SOFFIT + GUTTER  
PATINA GREEN**



**LP LAP SIDING  
SAND DUNE**



**LP BOARD + BATTEN SIDING  
WOODTONE - OLD CHERRY**



**DECK RAILING  
1x8 CEDAR**



**LP BOARD + BATTEN SIDING  
GARDEN SAGE**



**3A EXTERIOR ELEVATION - SOUTH**  
1/8" = 1'-0"

B - ROOF 120'-3"  
B - LEVEL 02 110'-3 1/8"  
B - LEVEL 01 99'-11 1/4"



**3C EXTERIOR ELEVATION - NORTH**  
1/8" = 1'-0"

B - ROOF 120'-3"  
B - LEVEL 02 110'-3 1/8"  
B - LEVEL 01 98'-7"  
B - TO FDTN



**2D EXTERIOR ELEVATION - EAST**  
1/8" = 1'-0"

B - ROOF 120'-3"  
B - LEVEL 02 110'-3 1/8"  
B - LEVEL 01 99'-11 1/4"



**4D EXTERIOR ELEVATION - WEST**  
1/8" = 1'-0"

B - ROOF 120'-3"  
B - LEVEL 02 110'-3 1/8"  
B - LEVEL 01 99'-11 1/4"

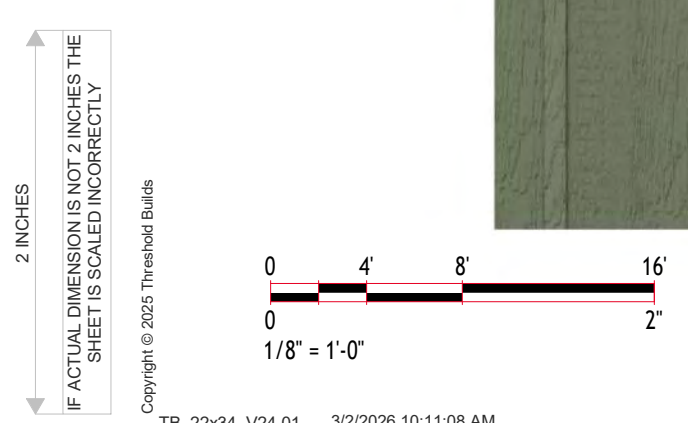
**Material ID Schedule**

ID	Spec	Description
EPDM	07 53 23	EPDM ROOFING
FAP-01	07 25 00	TYVEK FAF, OR SIM
INSUL-01	07 21 00	GPS
INSUL-02	07 21 00	EPS
INSUL-03	07 21 00	BIBS
INSUL-04	07 21 00	CC-SPF
INSUL-05	07 21 00	LOOSE-FILL CELLULOSE
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WRB-01	07 25 00	TYVEK COMMERCIALWRAP
WRB-02	07 41 13	SA ROOF UNDERLAYMENT

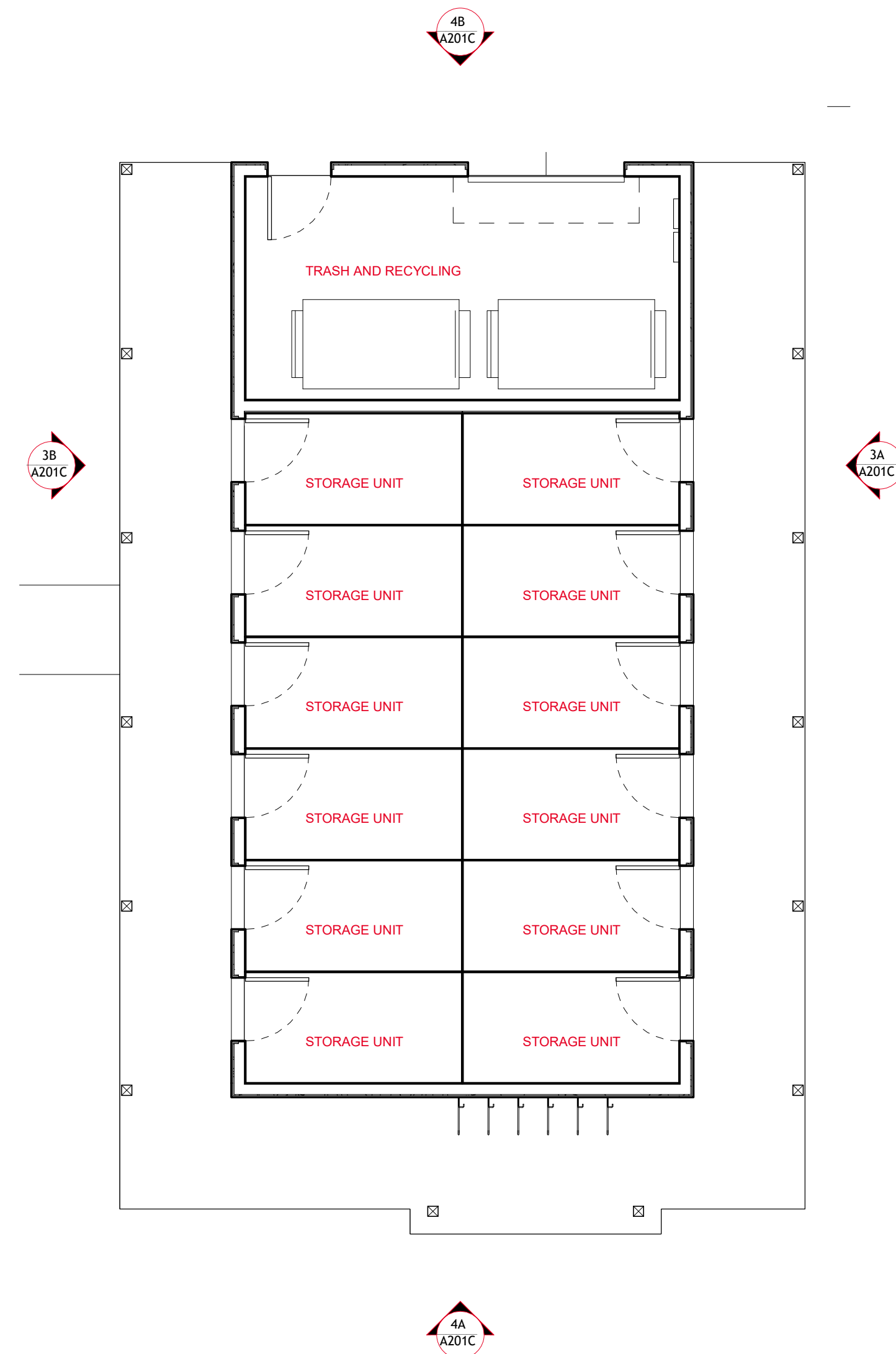
NOTE: REFER TO PROJECT SPECIFICATIONS FOR MORE INFORMATION

LLIA/UDC	01	2025.12.15
Issued For	Revision	Date

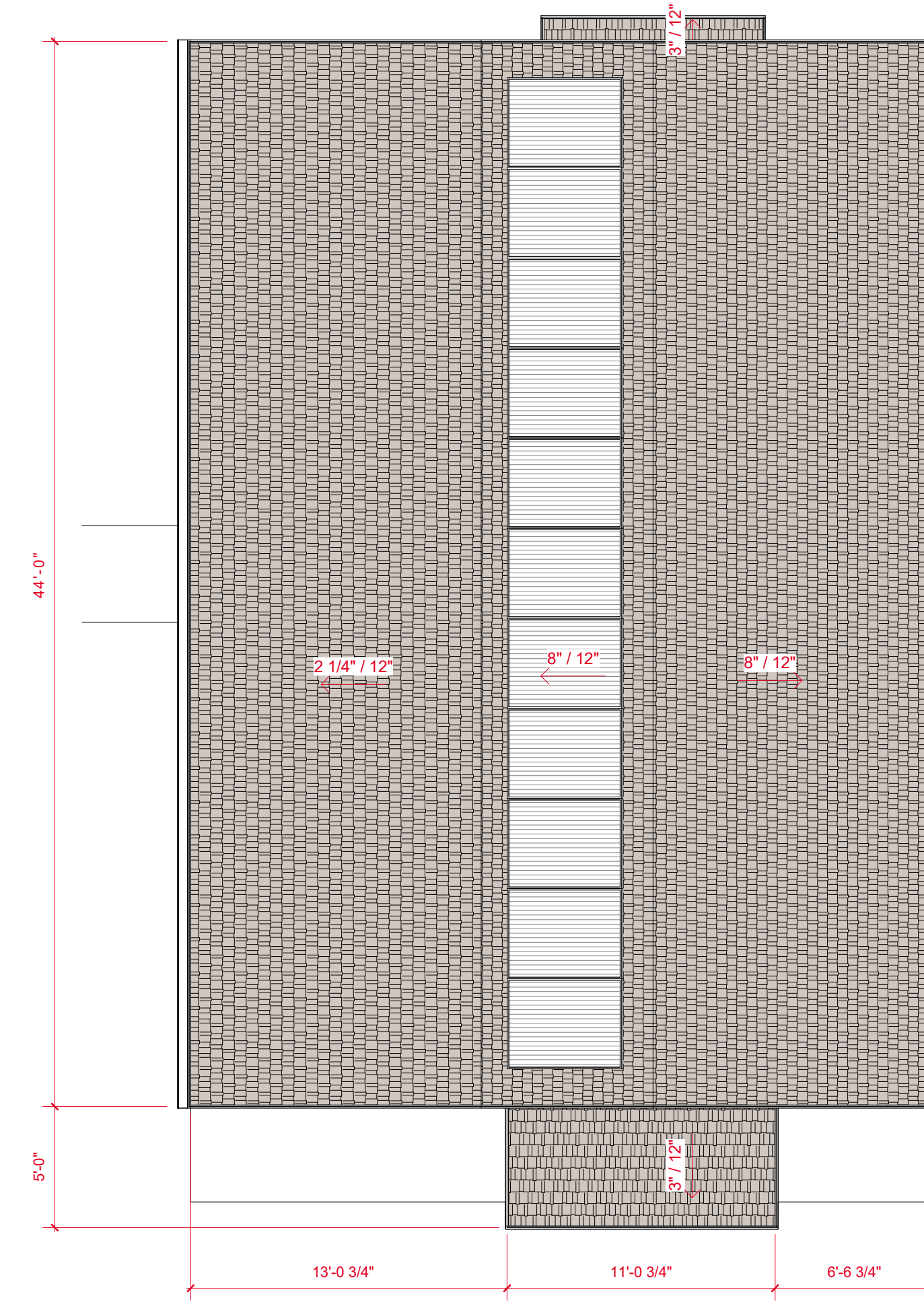
<p><b>PROJECT TEAM</b> THRESHOLD BUILDS VERSCHER ASSOCIATES</p>		<p><b>PRELIMINARY</b> <b>NOT FOR PERMITTING</b> <b>NOT FOR CONSTRUCTION</b></p>
<p><b>CLIENT</b> MACT</p>		
<p><b>PROJECT</b> LOT 10 - TOWNHOMES</p>		<p><b>STATUS</b> UDC - INITIAL &amp; FINAL</p>
<p><b>INFORMATION</b> PROJECT NO 24-0010 DATE 2026.01.23 DRAWN BY SM CHECKED BY SM SHEET NAME</p>		<p><b>BUILDING B - ELEVATIONS</b> <b>- EXTERIOR - COLOR</b></p>
<p><b>THRESHOLD BUILDS</b></p>		<p>REVISION SHEET NO 01 <b>A202B</b></p>



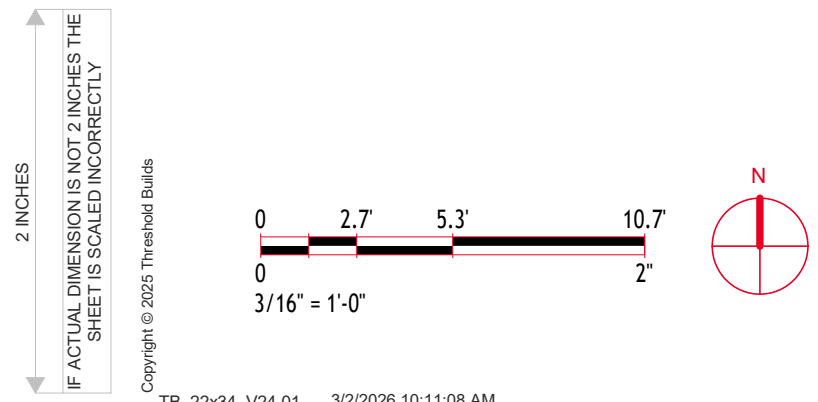
# PRELIMINARY



3D FLOOR PLAN  
3/16" = 1'-0"



4D ROOF PLAN  
3/16" = 1'-0"



LUA/UDC Issued For	01 Revision	2025.12.15 Date
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PROJECT TEAM  
MADISON AREA COMMUNITY LAND TRUST  
THRESHOLD BUILDS  
VERSICHER ASSOCIATES

**PRELIMINARY**  
**NOT FOR PERMITTING**  
**NOT FOR CONSTRUCTION**

CLIENT MACLT	STATUS UDC - INITIAL & FINAL
PROJECT LOT 10 - TOWNHOMES	INFORMATION PROJECT NO 24-0010 DATE 2025.01.23 DRAWN BY SM CHECKED BY SM

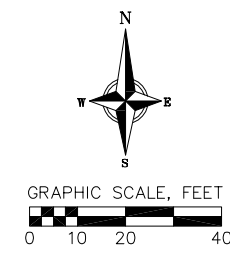
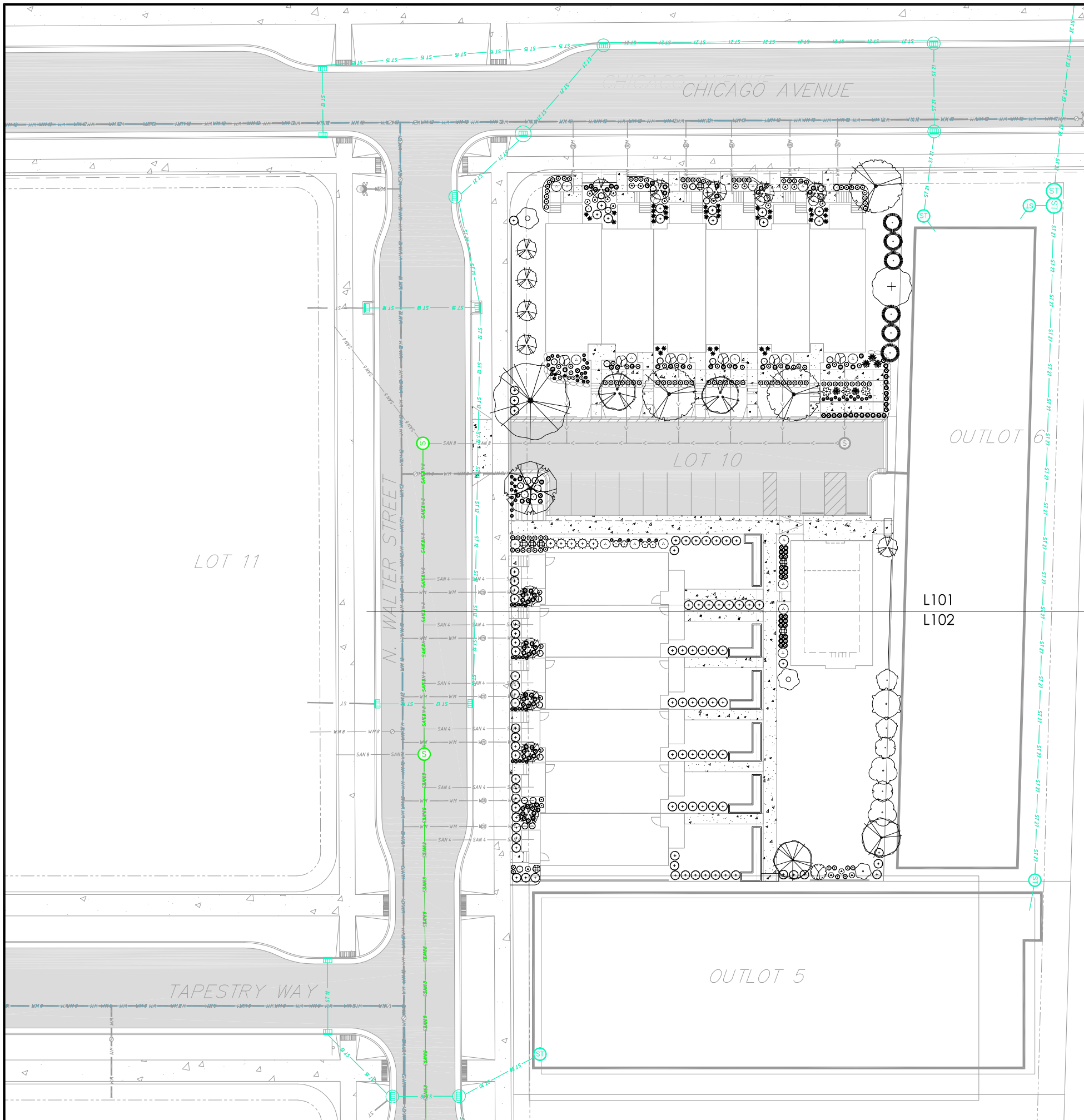
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**THRESHOLD BUILDS**

BUILDING C - PLANS

REVISION	SHEET NO
01	<b>A101C</b>






**PLANT SCHEDULE**

CODE	BOTANICAL / COMMON NAME	ROOT COND.	SIZE	NOTES	QTY
<b>DECIDUOUS TREES</b>					
OV	Ostrya virginiana / American Hophornbeam	B & B	2.5' Cal		1
QB	Quercus bicolor / Swamp White Oak	B & B	2.5' Cal		1
<b>EVERGREEN TREES</b>					
JV-3	Juniperus virginiana 'Taylor' / Taylor Eastern Redcedar	B & B	6' ht.		5
TO-2	Thuja occidentalis 'Nigra' / Black Arborvitae	B & B	5' ht.		6
<b>UNDERSTORY TREES</b>					
AL	Amelanchier laevis / Allegheny Serviceberry	B & B	4' ht.	Multi-Stem	15
CP	Carpinus caroliniana / American Hornbeam	B & B	7' ht.		3
CE	Cercis canadensis / Eastern Redbud Multi-Trunk	B & B	1.5' Cal		1
CI	Crataegus crus-galli inermis / Thornless Cockspur Hawthorn	B & B	1.5' Cal		2
HV	Hamamelis virginiana / Common Witch Hazel	B & B	5' ht.		1
MH	Malus x domestica 'Honeycrisp' / Honeycrisp Apple	10 gal			1
ME	Malus x domestica 'Liberty' / Liberty Apple	10 gal			2
PA	Prunus americana / American Plum	B & B	6' ht.		1
PA2	Prunus x 'Alderman' / Alderman Plum	10 gal			2
PX2	Prunus x 'Toka' / Toka Plum	10 gal			2
<b>DECIDUOUS SHRUBS</b>					
Am	Aronia melanocarpa / Black Chokeberry	Cont.	5 Gal.		22
Cm	Ceanothus americanus / New Jersey Tea	Cont.	3 Gal.		28
Co-3	Cephalanthus occidentalis 'SMCOSS' / Sugar Shack® Buttonbush	Cont.	3 Gal.		3
Co-2	Cornus sericea 'Alleman's Compact' / Dwarf Red Twig Dogwood	Cont.	5 Gal.		7
Cy	Corylus americana / American Hazelnut	Cont.	5 Gal.		2
Ld	Diervilla lonicera / Honeysuckle	Cont.	3 Gal.		3
HI	Hamamelis virginiana 'Little Suzie' / Little Suzie Witch Hazel	Cont.	3 Gal.		6
Pa-2	Physocarpus opulifolius 'Nanus' / Dwarf Ninebark	Cont.	3 Gal.		4
Pa-4	Physocarpus opulifolius 'ZLEMICHAEL' / Lucky Devil® Ninebark	Cont.	3 Gal.		5
Sc	Sambucus canadensis / American Elderberry	Cont.	5 Gal.		1
Vc	Viburnum cassinoides / Withered Viburnum	Cont.	5 Gal.		1
<b>EVERGREEN SHRUBS</b>					
Bx	Buxus x 'Green Mountain' / Green Mountain Boxwood	Cont.	5 Gal.		98
Ix-3	Ilex glabra 'SMNIGAB17' / Gem Box® Inkberry Holly	Cont.	3 Gal.		21
<b>PERENNIALS</b>					
Af	Athyrium filix-femina / Common Lady Fern	Cont.	1 Gal.		36
Vr	Callirhoe involucrata / Purple Poppymallow	Cont.	1 Gal.		6
Xa	Carex albicans / White-tinged Sedge	Cont.	1 Gal.		62
Es	Eragrostis spectabilis / Purple Lovegrass	Cont.	1 Gal.		2
Pg	Panicum virgatum / Switch Grass	Cont.	1 Gal.		14
Pr	Polemonium reptans / Greek Valerian	Cont.	1 Gal.		4
Ss	Schizachyrium scoparium / Little Bluestem	Cont.	1 Gal.		112
Sh	Sporobolus heterolepis / Prairie Dropseed	Cont.	1 Gal.		127

City of Madison Landscape Worksheet						
Address:	Voit Lot 10		Date:	3/2/2026		
Total Square Footage of Developed Area:	(Site Area)	38210.5	Building Footprint at Grade		=	28191.5 sf
Total Landscape Points Required (<5 ac):	28,192	/ 300 =	94	x 5 =	470	470
Landscape Points Required >5 ac:		/ 100 =	0	x 1 =		
			Credits/ Existing Landscaping		New/ Proposed Landscaping	
Plant Type/ Element	Min. Size at Installation	Points	Quantity	Points Achieved	Quantity	Points Achieved
Overstory deciduous tree	2.5" cal	35		0	2	70
Tall Evergreen Tree	5-6 feet tall	35		0		0
Ornamental tree	1.5" cal	15		0	3	45
Upright evergreen shrub	3-4 feet tall	10		0		0
Shrub, deciduous	#3 gallon	3		0	82	246
Shrub, evergreen	#3 gallon	4		0	119	476
Ornamental grasses/perennials	#1 gallon	2		0		0
Ornamental/decorative fencing or wall	n/a	4 per 10 LF		0		0
Existing significant specimen tree	Min. Size 2.5" cal.	14 per caliper inch.		0		0
Landscape Furniture for public seating and/or transit connections		5 points per "seat"		0		0
<b>Sub Totals</b>				<b>0</b>		<b>837</b>
<b>Total Points Provided:</b>					<b>837</b>	



**vierbicher**  
planners | engineers | advisors

**Landscape Plan**  
Lot 10, Starkweather Plat  
City of Madison  
Dane County, Wisconsin

REVISIONS	NO.	DATE	REMARKS

DATE: 03/02/2026  
 DRAFTER: EGOR  
 CHECKED: RKOL  
 PROJECT NO.: 250040

L100





02 Mar 2026 - 9:26a M:\Madison Area Community Land Trust\250040 - Wolf Farm Lot 10\CADD\250040\_Landscape.dwg by: egor

**PLANT MATERIAL NOTES:**

1. ALL PLANTINGS SHALL CONFORM TO QUALITY REQUIREMENTS AS PER ANSI Z60.1.
2. ALL PLANT MATERIAL SHALL BE TRUE TO SPECIES, VARIETY AND SIZE SPECIFIED, NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES, AND UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE OF THE PROJECT SITE.
3. CONTACT LANDSCAPE ARCHITECT, IN WRITING, TO REQUEST ANY PLANT MATERIAL SUBSTITUTIONS DUE TO AVAILABILITY ISSUES.
4. ALL PLANTS SHALL BE GUARANTEED TO BE IN HEALTHY AND FLOURISHING CONDITION DURING THE GROWING SEASON FOLLOWING INSTALLATION. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR ONE YEAR FROM THE TIME OF INSTALLATION.
5. EXACT LOCATIONS OF EACH PLANT ARE GIVEN IN PLAN. WHILE SLIGHT DEVIATIONS ARE ACCEPTABLE, OVERALL SCHEMATIC/ORIENTATION TO BE ADHERED TO AS ACCURATELY AS POSSIBLE. NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS.

**SEEDING AND PLUG PLANTING NOTES:**

1. ALL UNLABELED DISTURBED AREAS AND AREAS SHOWN AS TURF GRASS TO BE SEEDED WITH 'MADISON PARKS' SEED MIX BY LA CROSSE SEED OR EQUIVALENT. ALL SEEDED AREAS ARE TO BE WATERED DAILY TO MAINTAIN ADEQUATE SOIL MOISTURE FOR PROPER GERMINATION. AFTER VIGOROUS GROWTH IS ESTABLISHED, APPLY 1/2" WATER TWICE WEEKLY UNTIL FINAL ACCEPTANCE. (PRIOR TO ROUTINE MAINTENANCE SCHEDULE ESTABLISHMENT, MOWING SHOULD OCCUR TO MAINTAIN A TURF HEIGHT OF 3"-6".) PRIOR TO SEEDED AREAS APPLY A MINIMUM OF 4" TOPSOIL TO ENTIRE AREA. FOLLOWING SEEDED AREAS APPLY A MULCH LAYER OF STRAW OR STRAW MAT.

**LANDSCAPE MATERIAL NOTES:**

1. CONTRACTOR SHALL PROVIDE A SUITABLE AMENDED TOPSOIL BLEND FOR ALL PLANTING AREAS WHERE SOIL CONDITIONS ARE UNSUITABLE FOR PLANT GROWTH. TOPSOIL SHALL CONFORM TO QUALITY REQUIREMENTS AS PER SECTION 625.2(1) OF THE "STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION." PROVIDE A MINIMUM OF 18" OF TOPSOIL IN ALL PLANTING AREAS AND 6" OF TOPSOIL IN AREAS TO BE SEEDED/SODDED.
2. SUBSOIL UNDER TURF AND PLANTING BEDS MUST BE FREE DRAINING AND LOOSE TO ALLOW ROOT PENETRATION AND DRAINAGE. LANDSCAPE CONTRACTOR SHOULD NOTIFY GENERAL CONTRACTOR IF SUBSURFACE COMPACTION IS UNFIT FOR PLANTING. LANDSCAPE CONTRACTOR IS NOT RESPONSIBLE FOR SUBSURFACE SOIL PREPARATION.
3. LANDSCAPE BEDS TO BE MULCHED WITH UNDYED SHREDDED HARDWOOD BARK MULCH TO 3" DEPTH MIN. DO NOT ALLOW MULCH TO COVER LEAVES, STEMS, OR TRUNKS OF INSTALLED PLANTS. NO LANDSCAPE FABRIC TO BE INSTALLED WITHIN PLANTED AREAS.
4. LANDSCAPE BEDS, AND SEEDED AREAS ARE SEPARATED WITH COMMERCIAL GRADE ALUMINUM LANDSCAPE EDGING, PERMALOC CLEANLINE 3/8"x4" OR EQUAL, COLOR BLACK ANODIZED.
4. ALL TREES AND/OR SHRUBS PLANTED IN SEEDED AREAS TO BE INSTALLED WITH A 6' DIAMETER UNDYED SHREDDED HARDWOOD BARK MULCH RING AT A DEPTH OF 3" AND SHOVEL CUT EDGE. A SLOW RELEASE FERTILIZER AND MYCORRHIZAL INOCULATE SHOULD BE APPLIED TOPICALLY AT TIME OF PLANTING PRIOR TO MULCH APPLICATION ACCORDING TO MANUFACTURER SPECIFICATIONS.

**GENERAL LANDSCAPE NOTES:**

1. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR ANY RIGHT OF WAY WORK.
2. CONTRACTOR SHALL VERIFY ALL UTILITIES WITHIN SCOPE OF CONTRACT.
3. CONTRACTOR SHALL COORDINATE ALL WORK WITH OTHER CONTRACTORS AT SITE AND COMPLETE WORK PER SCHEDULE.
4. CONTRACTOR SHALL CLEAN ALL PAVEMENT AREAS WITHIN SITE AFTER COMPLETION. CONTRACTOR SHALL CLEAN ANY AFFECTED PAVED AREAS OUTSIDE OF DISTURBANCE DELINEATION DAILY.
5. ALL MATERIAL QUANTITIES AND AREA MEASUREMENTS SHOWN ON LANDSCAPE PLAN ARE TO BE CONFIRMED BY LANDSCAPE CONTRACTOR. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND ADJUSTING FOR ANY QUANTITATIVE DISCREPANCIES BETWEEN PLAN, SCHEDULES, AND PREPARED CONDITIONS PRIOR TO INSTALLATION.
6. PLANTS SHALL BE INSTALLED WHEN ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED WITHIN THE IMMEDIATE VICINITY.
7. ANY PREPARED SITE CONDITIONS THAT CONTRADICT THE LANDSCAPE PLAN AND NEGATIVELY AFFECT THE SUCCESS OF PLANTINGS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
8. LANDSCAPE CONTRACTOR TO PROVIDE 60 DAYS OF INITIAL MAINTENANCE PERIOD FOLLOWING LANDSCAPE INSTALLATION. CONTRACTOR IS RESPONSIBLE FOR WATERING ALL SEEDINGS AND PLANTINGS, AS WELL AS MOWING, WEEDING AND MATERIAL CLEAN UP.

**FENCE PRECEDENT**

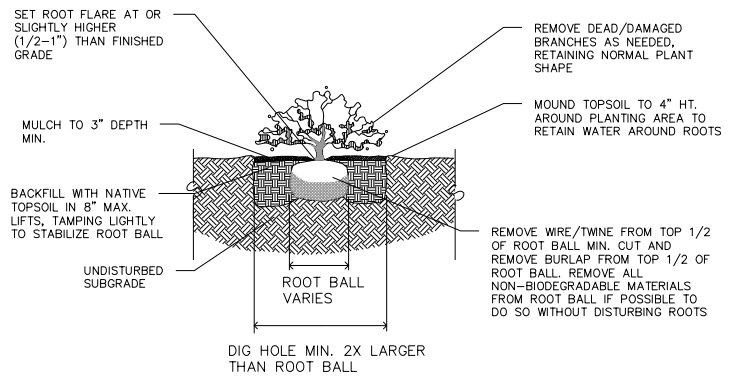


**ARBOR PRECEDENT**



**NOTES:**

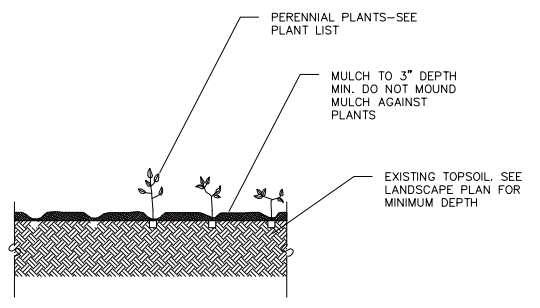
1. KEEP CONTAINERS ON PLANTS UNTIL READY TO INSTALL TO MINIMIZE ROOT DAMAGE FROM EXPOSURE TO AIR. GENTLY LOOSEN ROOTS ON ROOTBOUND PLANTS. SEVERELY ROOTBOUND PLANTS WILL BE REJECTED.
2. APPLY MYCORRHIZAL INNOCULANT TO SOIL PRIOR TO MULCHING, PER SPECIFIED APPLICATION RATES.
3. WATER PLANTS THOROUGHLY AFTER PLANTING TO SETTLE SOIL.



**1 SHRUB PLANTING DETAIL**  
1 NOT TO SCALE

**NOTES:**

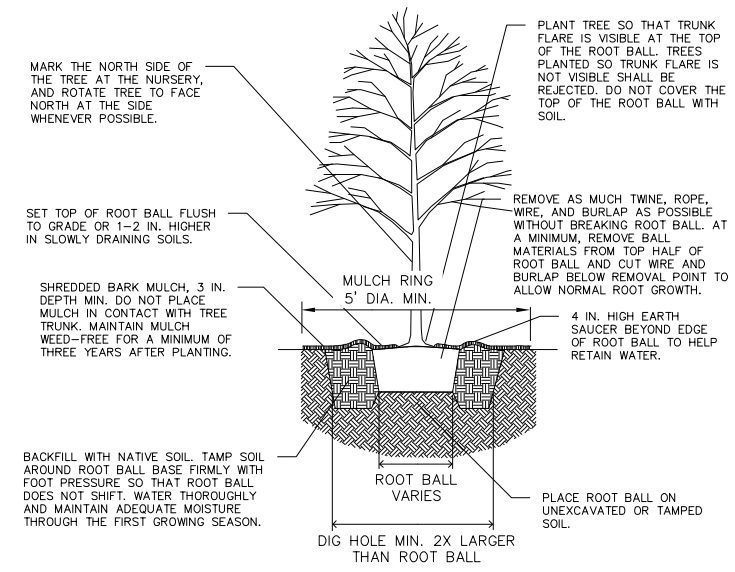
1. KEEP CONTAINERS ON PLANTS UNTIL READY TO INSTALL TO MINIMIZE ROOT DAMAGE FROM EXPOSURE TO AIR. GENTLY LOOSEN ROOTS ON ROOTBOUND PLANTS. SEVERELY ROOTBOUND PLANTS WILL BE REJECTED.
2. WATER PLANTS THOROUGHLY AFTER PLANTING TO SETTLE SOIL.



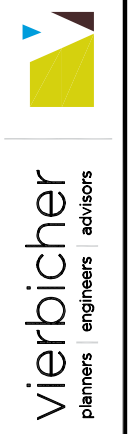
**1 PERENNIAL PLANTING DETAIL**  
1 NOT TO SCALE

**NOTES:**

1. DO NOT HEAVILY PRUNE TREE AT PLANTING. PRUNE ONLY CROSSING LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
2. STAKE TREES ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT.
3. WRAP TREES ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT.



**1 B&B TREE PLANTING DETAIL**  
1 NOT TO SCALE



**Landscapes Notes**  
Lot 10, Starkweather Plat  
City of Madison  
Dane County, Wisconsin

REVISIONS	NO.	DATE	REMARKS

DATE: 03/02/2026  
DRAFTER: EGOR  
CHECKED: RKOL  
PROJECT NO.: 250040