

# 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): 4702 Verona Road, Madison, WI 53711

Title: Amendment to PD 312 for Coffee Shop Use

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

UDC meeting date requested May 8, 2024

- 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** 2018DT South Beloit, L.L.C.  
**Street address** 6801 Spring Creek Road  
**Telephone** (815) 229-3000

**Company** First Midwest Group  
**City/State/Zip** Rockford, IL 61114  
**Email** bbrodzinski@firstmidwestgroup.com

**Project contact person** Bill Brodzinski  
**Street address** 6801 Spring Creek Road  
**Telephone** (815) 229-3000

**Company** First Midwest Group  
**City/State/Zip** Rockford, IL 61114  
**Email** bbrodzinski@firstmidwestgroup.com marvin@firstmidwestgroup.com

**Property owner (if not applicant)** \_\_\_\_\_  
**Street address** \_\_\_\_\_  
**Telephone** \_\_\_\_\_

**City/State/Zip** \_\_\_\_\_  
**Email** \_\_\_\_\_

# URBAN DESIGN COMMISSION APPROVAL PROCESS

## 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

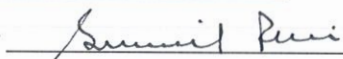
**5. Required Submittal Materials**

- 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](mailto: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 December 18, 2023 and February 21, 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 2018DT South Beloit, L.L.C. Relationship to property Owner

Authorizing signature of property owner  Date 3/20/2024

**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



March 24, 2024

Via E-mail to [planning@cityofmadison.com](mailto:planning@cityofmadison.com)

City of Madison  
Planning Division  
215 Martin Luther King, Jr. Blvd.  
P.O. Box 53701  
Madison, WI 53701-2985

Re: Letter of Intent to Modify Existing Planned Development (PD 312) for the former bank property at 4702 Verona Road, Madison, WI

To: Planning Division:

Please be advised that I am writing on behalf of 2018DT South Beloit, L.L.C., the owner of the commercial property commonly known as 4702 Verona Road, Madison, Wisconsin. The property was formerly operated as a BMO Harris Bank Branch and was developed as an approved Planned Development limiting the use of the property to bank use only.

The owner seeks to amend the existing Planned Development applicable to the property, to expand the permitted use to include the operation of a coffee shop by a national coffee chain, using the existing 3,920 square foot building and existing site with limited modification, and for other corresponding commercial and retail uses. The coffee shop location will have indoor seating and a drive through, using the existing building on site, along with preserving the existing landscaping. Based on the recommendations of staff engineering, the access to the property on Verona Road will be relocated, to allow for increased queuing for the drive-through as indicated on the site plan being submitted as part of the application.

The intent is to preserve as much of the existing trees and landscape as possible and to enhance the exterior of the building. The interior of the building will be modified to convert the bank teller line and office for a service counter, indoor seating for patrons and meeting rooms for training. The number of employees and store hours will be consistent with other similar locations in the area. The traditional bank drive-through canopy will be removed in favor of a customary drive-up window. The current site plan accounts for 18 on-site parking spaces and a bike rack.

During the informational meeting the UDC raised two questions regarding the submittals that I would like to address. The first question related to the use of paint versus stain on the exterior brick. The building will be used for a Starbucks and the Starbucks construction and design team has reviewed the option of utilizing a stain, but there were no products that their team investigated that would achieve the design that they are looking for with this location. One of the concerns that was raised regarding the painting was its ability to hold up to the weather and general passing of time. On this building, the brick that would be painted is a couple feet above the ground level and will not be exposed to the salt and snow buildup at the building perimeter as might be the case in other locations, which will limit the deterioration from those effects. Additionally, the Starbucks team is confident that the paint will stand up to the other general weather and passing of time as they have utilized the paint in other areas and have not had the issues that the UDC board members were concerned about. We will have a representative from Starbucks at the UDC meeting to address any specific questions relating to this.

The second item that was raised in the informational meeting was the presence of the "knee wall" to the left of the main entry door. Some members of the UDC expressed that they would prefer to see floor to ceiling "storefront" windows at that location. Starbucks design team reviewed this and if you refer to the floorplan that has been provided, you will see the seating that is located immediately adjacent to this area of the building. The operations team has indicated that the customers do not prefer to have the floor to ceiling glass adjacent to seating areas and in many areas where it exists, Starbucks has needed to cover up the lower portions of the glass to ensure that women sitting in those areas with skirts are able to retain their modesty due to the visibility below the table tops. As such Petitioner requests that this requested modification be reconsidered by the UDC.

If you have any questions, you can contact the undersigned at this e-mail address or at the phone number listed below.

Very Truly Yours  
First Midwest Group for 2018DT South  
Beloit, L.L.C.

By: Marvin L. Keys  
Its General Counsel

TITLE COMMITMENT

This survey was prepared based on Chicago Title Insurance Company Commitment No. CO-12194 effective date of December 23, 2021 which lists the following easements and/or restrictions from schedule B-II:

- 1, 6, 7 & 8 visible evidence shown, if any.
2, 3, 4, 5 & 9 not surveyed related.
10. Public or private rights, if any, in such portion of the subject premises as may be presently used, laid out or dedicated in any manner whatsoever, for street, highway and/or alley purposes.
11. Terms and Conditions in the Warranty Deed recorded February 1, 1957 as Document No. 932846.
12. Recitals as shown on that certain map/plat recorded on October 26, 2001, as Document No. 3391257.
13. Finding, Determination and Declaration by the State Highway Commission of Wisconsin recorded June 23, 1958 as Document No. 960048 establishing controlled access highway in Dane County Wisconsin.
14. Affidavit recorded May 3, 1977 as Document No. 1515717 disclosing a Perpetual Electrical and Gas Line Easement.
15. Reciprocal Easement Agreement recorded December 23, 1999 as Document No. 3180831.
16. Declaration of Conditions and Covenants dated September 24, 1977, recorded January 19, 2000 as Document No. 3186463.
17. Covenants, conditions, restrictions and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the Declaration of Easements, Covenants and Restrictions recorded on April 4, 2000, as Document No. 3202604.
18. Provisions for assessments as provided for in the Declaration of Easements, Covenants and Restrictions recorded on April 4, 2000, as Document No. 3202604.
19. Zoning Text PUD/SIP Application recorded May 18, 2000 as Document No. 3214153.
20. Revocable Occupancy Permit recorded June 22, 2000 as Document No. 3223373.
21. Plans Modification recorded August 25, 2003 as Document No. 3793991.
22. Declaration of Conditions, Covenants and Restrictions for Maintenance of Stormwater Management Measures recorded September 8, 2004 as Document No. 3964974.
23. Transportation Project Plat No 1206-07-26-4.02 recorded as Document No. 4877308.
24. Easement(s) for the purpose(s) and rights incidental thereto as reserved in a document recorded on July 24, 2014, as Document No. 5086598.

TABLE "A" ITEMS

- 3. According to the flood insurance rate map of the County of Dane, Community Panel No.55025C0415G, effective date of January 2, 2009, this site falls in Zone X (Areas determined to be outside the 0.2% annual chance floodplain).
4. The Land Area of the subject property is 130,134 square feet or 2.9875 acres.
9. There are 16 regular parking spaces and 2 handicap space marked on this site.
11(a). No plans or reports provided by client.
11(b). Evidence of underground utilities existing on or serving the surveyed property as determined by markings requested by the surveyor pursuant to a Diggers Hotline One-call center utility locate. Ticket Number 20220305138. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. Client understands only utility lines with imbedded electric tracer wires or utilities made of materials capable of electric connectivity can be marked at the surface and located. Depth of utilities may prohibit their location even with electric connectivity.
20(a). The zoning information noted below is taken from the municipal code ordinance. It does not reflect all zoning restrictions that may apply. It is not intended to be used in lieu of a comprehensive zoning report as stated in ALTA Table A item 6(a) nor to be relied on for site development purposes.

Property is Zoned PD Planned Development District.

PD zoning regulations supersede the underlying zoning code requirements. Building setbacks and other restrictions are approved by the municipal plan commission at the time of development. As such they cannot be depicted hereon.

BASIS OF BEARINGS

Bearings are referenced to the Dane County Coordinate System.

NOTE:

Site was snow covered at time of survey.

Vertical datum is based on National American Vertical Datum of 1988.

STARTING BENCHMARK: 1042.68

CONC. MON. WITH BRASS CAP
SE COR. OF SEC. 31, 17N, R9E.

ALTA/NSPS LAND TITLE SURVEY

CLIENT

First Midwest Group

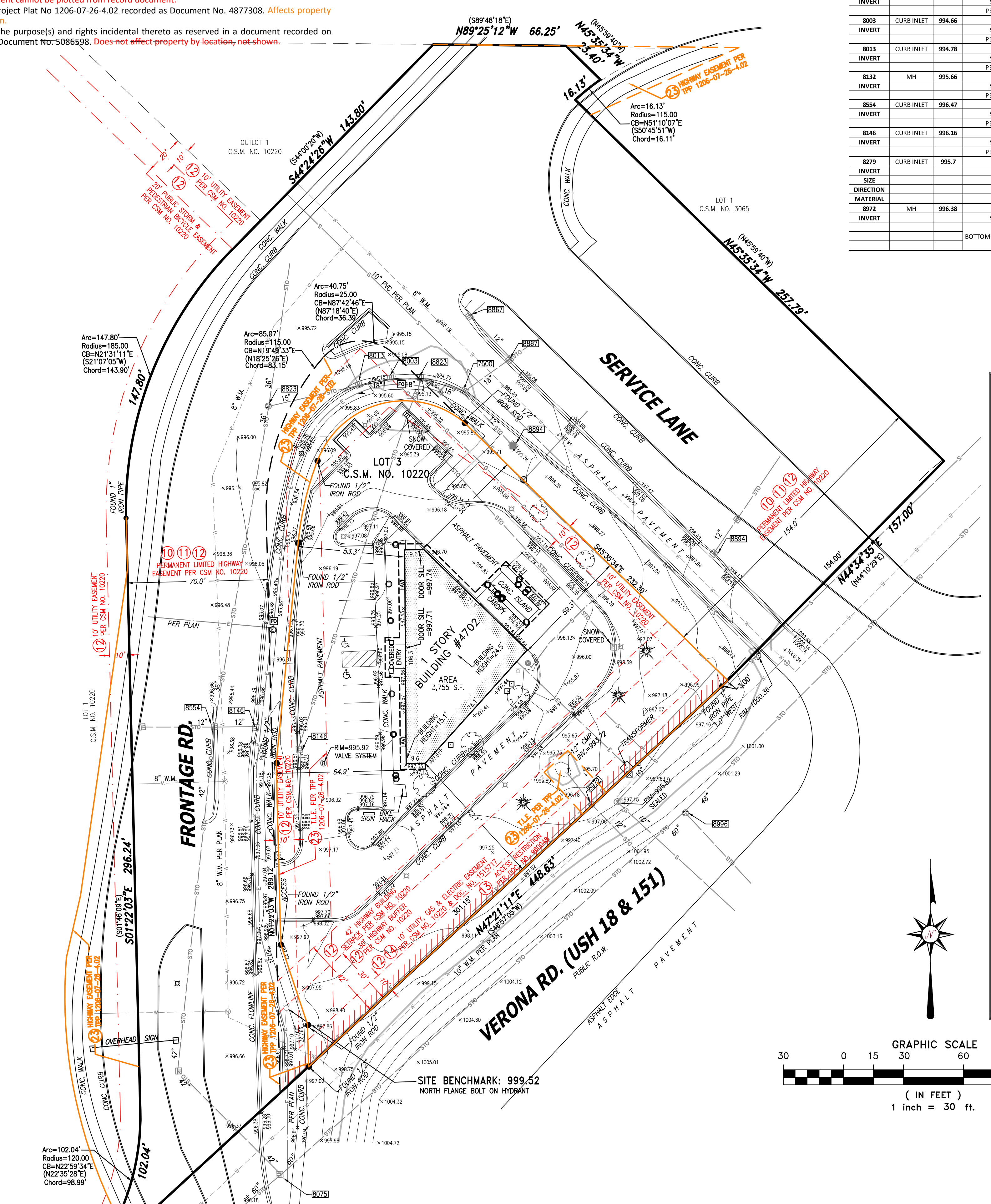
SITE ADDRESS

4702 Verona Road, City of Madison, Dane County, Wisconsin

LEGAL DESCRIPTION

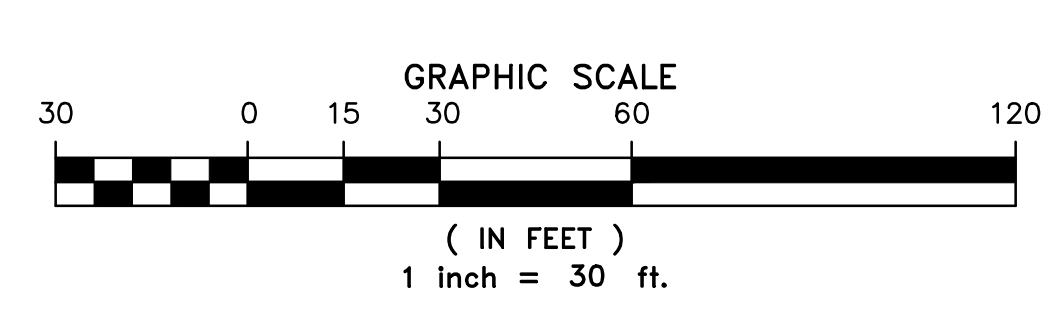
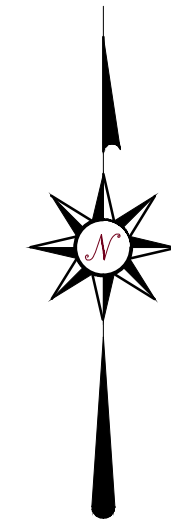
Lot 3 of Certified Survey Map No. 10220 recorded in the Dane County Register of Deeds Office in Volume 60 of Certified Survey Maps, Pages 31 through 37, inclusive, as Document No. 3391257, in the City of Madison, Dane County, Wisconsin.

Table with 5 columns: PT NO., TYPE, RIM, STRUCTURE BOTTOM, DEPTH. Lists various manholes and inlets with their respective elevations and depths.



LEGEND

- INDICATES FOUND 1" IRON PIPE
INDICATES SET 1" IRON PIPE
INDICATES FOUND CHISELED CROSS
SANITARY MANHOLE
SANITARY CLEANOUT OR VENT
SEPTIC TANK ACCESS COVER
M.I.S. MANHOLE
UNKNOWN MANHOLE
STORM MANHOLE
INLET (ROUND)
INLET (SQUARE)
CURB INLET
STORM SEWER END SECTION
GAS VALVE
GAS METER
WATER VALVE
HYDRANT
WATER MANHOLE
WATER SERVICE CURB STOP
WELL HEAD
STAND PIPE
WALL INDICATOR VALVE
POST INDICATOR VALVE
LIGHT POLE
SPOT/YARD LIGHT
UTILITY POLE
GUY POLE
GUY WIRE
ELECTRIC MANHOLE
ELECTRIC PEDESTAL
ELECTRIC METER
TELEPHONE MANHOLE
TELEPHONE PEDESTAL
CABLE PEDESTAL
CONTROL BOX
FIBER OPTIC PEDESTAL/SIGN
TRAFFIC LIGHT
COMMUNICATION MANHOLE
BOLLARD
SOIL BORING/MONITORING WELL
WATER SURFACE
WETLANDS FLAG
MARSH
FLAGPOLE
PARKING METER
SIGN
MAILBOX
RAILROAD CROSSING SIGNAL
HANDICAP SPACE
CONIFEROUS TREE
DECIDUOUS TREE



TO: First Midwest Group
Chicago Title Insurance 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, 7(a), 7(b)(1), 7(c), 8, 9, 11(a)(b), 19, 20(a), of Table A thereof. The field work was completed on January 25, 2022.

Date of Map: January 28, 2022
Donald C. Chaput
Professional Land Surveyor
Registration Number S-1316



Table with 3 columns: Date, Revision description, and other details. Shows a revision on February 24, 2022.

- INDICATES FOUND 1" IRON PIPE
INDICATES SET 1" IRON PIPE
INDICATES FOUND CHISELED CROSS
SANITARY MANHOLE
SANITARY CLEANOUT OR VENT
SEPTIC TANK ACCESS COVER
M.I.S. MANHOLE
UNKNOWN MANHOLE
STORM MANHOLE
INLET (ROUND)
INLET (SQUARE)
CURB INLET
STORM SEWER END SECTION
GAS VALVE
GAS METER
WATER VALVE
HYDRANT
WATER MANHOLE
WATER SERVICE CURB STOP
WELL HEAD
STAND PIPE

- WALL INDICATOR VALVE
POST INDICATOR VALVE
LIGHT POLE
SPOT/YARD LIGHT
UTILITY POLE
GUY POLE
GUY WIRE
ELECTRIC MANHOLE
ELECTRIC PEDESTAL
ELECTRIC METER
TELEPHONE MANHOLE
TELEPHONE PEDESTAL
CABLE PEDESTAL
CONTROL BOX
FIBER OPTIC PEDESTAL/SIGN
TRAFFIC LIGHT
COMMUNICATION MANHOLE
BOLLARD
SOIL BORING/MONITORING WELL
WATER SURFACE
WETLANDS FLAG

# KEY NOTES

① CANOPY TO BE REMOVED

MAP << CLICK FOR GOOGLE MAP





K:\TWC\_LDEV\Starbucks\_FY22 Reno Program\80412 Madison, WI - Hwy 18 & Summit\3 Design\CAD\PlanSheets\C4-SITE PLAN.dwg November 22, 2023 - 9:58am

This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

PROPERTY SUMMARY	
TOTAL PROPERTY AREA	2.99 AC / 130,134 SF
DISTURBED AREA	0.24 AC / 10,405 SF
EXISTING IMPERVIOUS AREA	0.17 AC / 7,494 SF / 72.02%
EXISTING PERVIOUS AREA	0.07 AC / 2,911 SF / 27.98%
PROPOSED IMPERVIOUS AREA	0.18 AC / 7,817 SF / 75.13%
PROPOSED PERVIOUS AREA	0.06 AC / 2,588 SF / 24.87%
NET INCREASE IN IMPERVIOUS AREA	0.007 AC / 323 SF

SITE DATA	
EXISTING ZONING	PD: PLANNED DEVELOPMENT
PARKING SETBACKS	SIDE/REAR = 0' HIGHWAY = 30'
BUILDING SETBACKS	FRONT = -- SIDE = -- REAR = -- HIGHWAY 18 = 42'

BUILDING DATA	
TOTAL BUILDING AREA	1,635 SF
PERCENT OF TOTAL PROPERTY AREA	1.26%

PARKING SUMMARY	
REQUIRED PARKING	16 SPACES @ 15% CAPACITY
TOTAL PROPOSED PARKING	20 SPACES
REQUIRED ACCESSIBLE PARKING	1 VAN ACCESSIBLE
PROPOSED ACCESSIBLE PARKING	2 STANDARD SPACES 1 VAN ACCESSIBLE

- ### SITE PLAN NOTES
- REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF STOOPS, TRUCK DOCKS, TRASH ENCLOSURES & PRECISE BUILDING DIMENSIONS. REFER TO THE SITE ELECTRICAL PLAN FOR LOCATIONS OF PROPOSED LIGHT POLES, CONDUITS, AND ELECTRICAL EQUIPMENT.
  - REFER TO CERTIFIED SITE SURVEY OR PLAT FOR EXACT LOCATION OF EXISTING EASEMENTS, PROPERTY BOUNDARY DIMENSIONS, AND ADJACENT RIGHT-OF-WAY & PARCEL INFORMATION.
  - DIMENSIONS AND RADII ARE DRAWN TO THE FACE OF CURB, UNLESS OTHERWISE NOTED. DIMENSIONS ARE ROUNDED TO THE NEAREST TENTH FOOT, AND AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
  - UNLESS OTHERWISE NOTED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR RELOCATING EXISTING SITE IMPROVEMENTS THAT CONFLICT WITH THE PROPOSED WORK, INCLUDING BUT NOT LIMITED TO TRAFFIC SIGNS, LIGHT POLES, ABOVEGROUND UTILITIES, ETC. PERFORM WORK IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS. COST SHALL BE INCLUDED IN BASE BID.
  - TYPICAL PARKING STALL DIMENSIONS SHALL BE 9.0-FEET IN WIDTH AND 20-FEET IN LENGTH UNLESS OTHERWISE INDICATED.
  - MONUMENT SIGN(S) ARE DETAILED ON THE ARCHITECTURAL PLANS AND ARE SHOWN FOR GRAPHICAL & INFORMATIONAL PURPOSES ONLY. CONTRACTOR TO VERIFY SIGN DIMENSIONS, LOCATION AND REQUIRED PERMITS WITH THE OWNER.

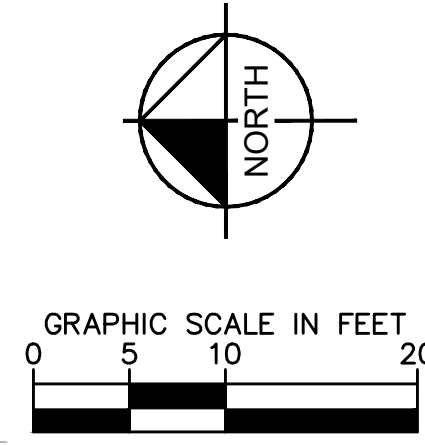
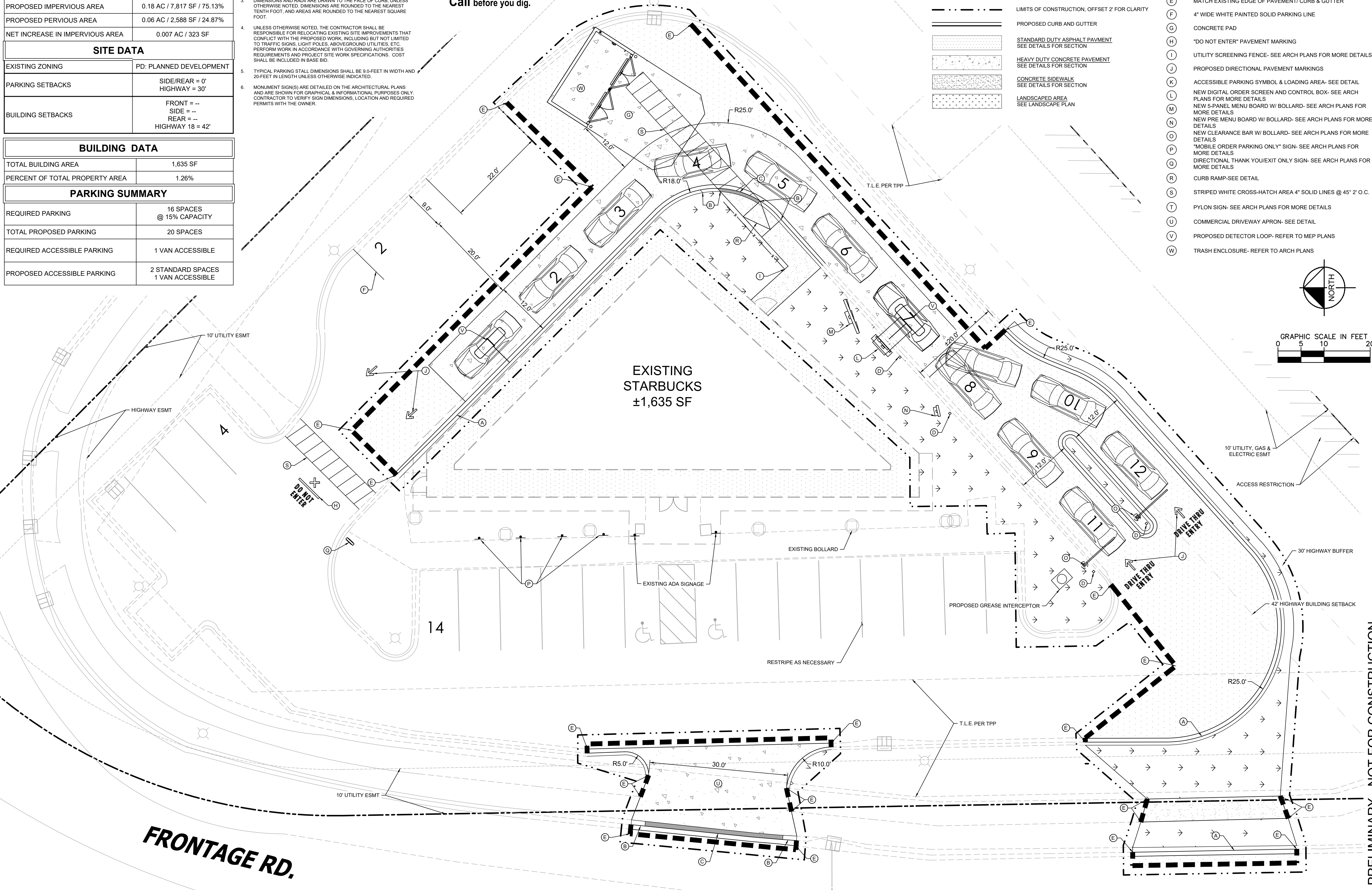


### LEGEND

	PROPERTY LINE
	SETBACK LINE
	EASEMENT
	PROPOSED FENCE
	SAWCUT, MATCH EXISTING
	LIMITS OF CONSTRUCTION, OFFSET 2' FOR CLARITY
	PROPOSED CURB AND GUTTER
	STANDARD DUTY ASPHALT PAVMENT SEE DETAILS FOR SECTION
	HEAVY DUTY CONCRETE PAVEMENT SEE DETAILS FOR SECTION
	CONCRETE SIDEWALK SEE DETAILS FOR SECTION
	LANDSCAPED AREA SEE LANDSCAPE PLAN

### KEYNOTE LEGEND

(A)	TYPE 'D' CONCRETE CURB & GUTTER, SEE DETAIL
(B)	CURB TAPER, SEE DETAIL
(C)	FLAT CURB, SEE DETAIL
(D)	6" BOLLARD, SEE ARCH PLANS FOR MORE DETAILS
(E)	MATCH EXISTING EDGE OF PAVEMENT CURB & GUTTER
(F)	4" WIDE WHITE PAINTED SOLID PARKING LINE
(G)	CONCRETE PAD
(H)	"DO NOT ENTER" PAVEMENT MARKING
(I)	UTILITY SCREENING FENCE- SEE ARCH PLANS FOR MORE DETAILS
(J)	PROPOSED DIRECTIONAL PAVEMENT MARKINGS
(K)	ACCESSIBLE PARKING SYMBOL & LOADING AREA- SEE DETAIL
(L)	NEW DIGITAL ORDER SCREEN AND CONTROL BOX- SEE ARCH PLANS FOR MORE DETAILS
(M)	NEW 5-PANEL MENU BOARD W/ BOLLARD- SEE ARCH PLANS FOR MORE DETAILS
(N)	NEW PRE MENU BOARD W/ BOLLARD- SEE ARCH PLANS FOR MORE DETAILS
(O)	NEW CLEARANCE BAR W/ BOLLARD- SEE ARCH PLANS FOR MORE DETAILS
(P)	"MOBILE ORDER PARKING ONLY" SIGN- SEE ARCH PLANS FOR MORE DETAILS
(Q)	DIRECTIONAL THANK YOU/EXIT ONLY SIGN- SEE ARCH PLANS FOR MORE DETAILS
(R)	CURB RAMP-SEE DETAIL
(S)	STRIPED WHITE CROSS-HATCH AREA 4" SOLID LINES @ 45' 2" O.C.
(T)	PYLON SIGN- SEE ARCH PLANS FOR MORE DETAILS
(U)	COMMERCIAL DRIVEWAY APRON- SEE DETAIL
(V)	PROPOSED DETECTOR LOOP- REFER TO MEP PLANS
(W)	TRASH ENCLOSURE- REFER TO ARCH PLANS



PRELIMINARY - NOT FOR CONSTRUCTION

STARBUCKS #80412- HWY 18 & SUMMIT

PREPARED FOR STARBUCKS

MADISON WI

SHEET NUMBER C300

SITE PLAN

BY: \_\_\_\_\_

DATE: \_\_\_\_\_

REVISIONS: \_\_\_\_\_

No. \_\_\_\_\_

KHA PROJECT 160421012

DATE XX/XX/XXXX

SCALE AS SHOWN

DESIGNED BY BSK

DRAWN BY BSK

CHECKED BY MTL

**Kimley»Horn**

© 2023 KIMLEY-HORN AND ASSOCIATES, INC.  
787 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114  
PHONE: 651-454-1197  
WWW.KIMLEY-HORN.COM

## KEY NOTES

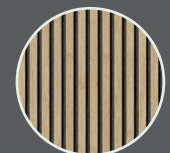
- 1 NEW CANOPY AT DRIVE THRU
- 2 NEW TRASH ENCLOSURE/ LOCATION
- 3 PAINT EXISTING BRICK SW7637
- 4 PAINT EXISTING FASCIA SW7637
- 5 DEMO EXISTING WINDOWS/ WALL FOR NEW FULL HEIGHT WINDOWS/ STOREFRONT
- 6 NEW DRIVE THRU WINDOW LOCATION, SHELF, AIR CURTAIN, ADJ. WINDOWS, SCONCE
- 7 NEW SIGNAGE - TO BE CONFIRMED WITH OVERALL EXTERIOR DESIGN
- 8 DEMO WALL FOR FULL HEIGHT WINDOW/ STOREFRONT
- 9 MEP SCREEN W/ LANDSCAPING
- 10 NEW BOH DOOR
- 11 LANDSCAPING
- 12 NEW EXTERIOR WOOD CLADDING



BRICK AND FASCIA PAINTED  
SW7030 ANEW GRAY



STONE VENEER - EXISTING TO REMAIN



NEW TECH - JAPANESE CEDAR -  
BELGIAN BOARD

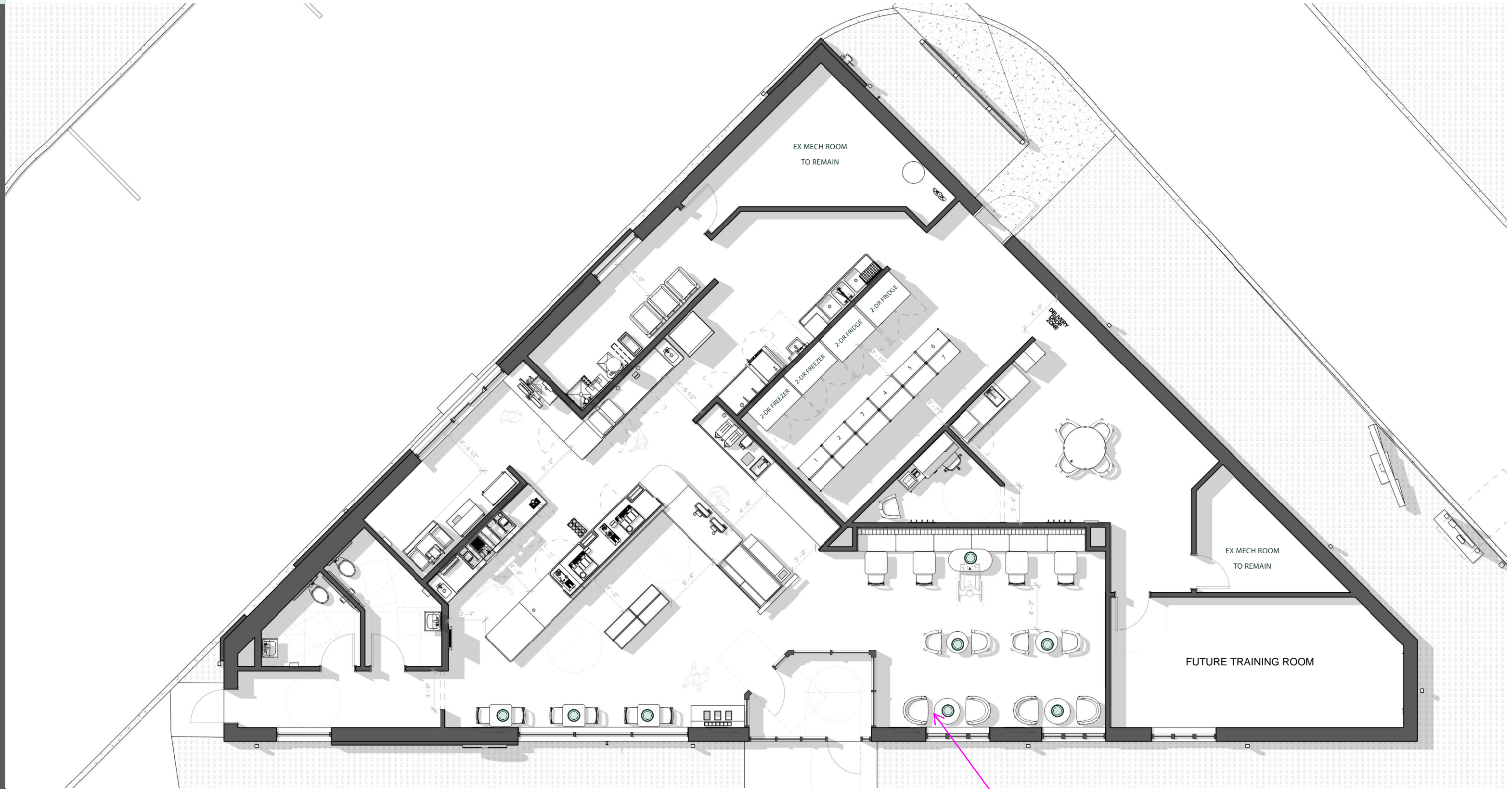
PERSPECTIVE  
HWY 18 & SUMMIT

STORE #80412  
CPN# 97077-001  
DATE: 2023-11-10

12" WORDMARK

SEATING

INTERIOR 17  
CUSTOMER OCCASIONS - 8



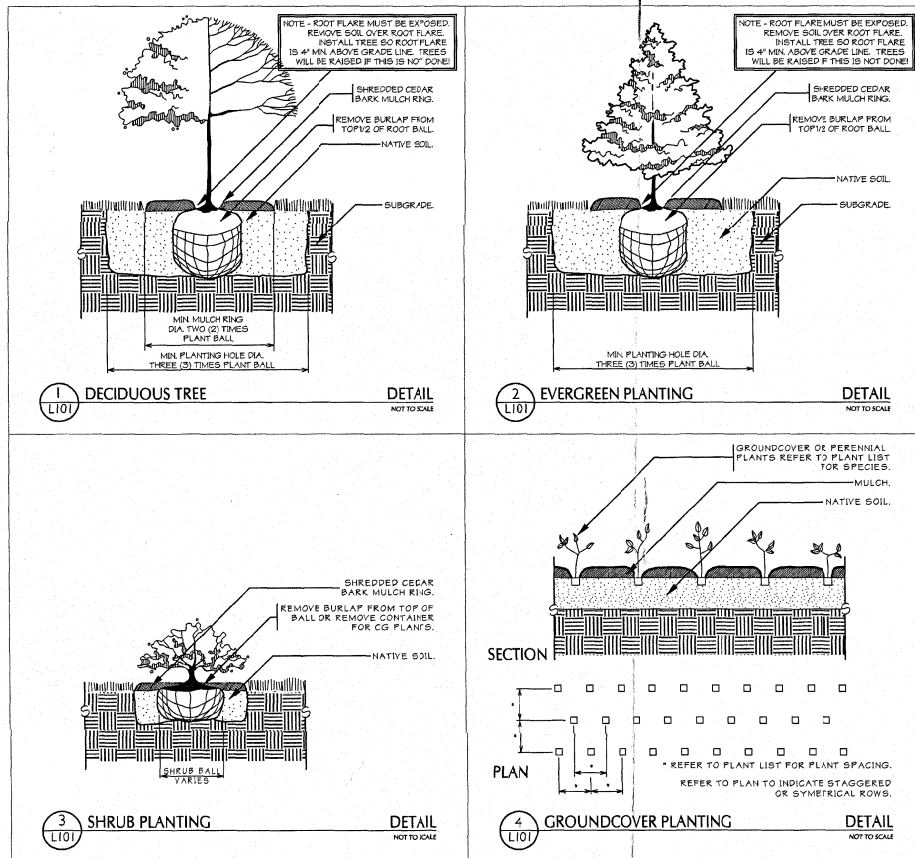
PROPOSED FLOOR PLAN

TWO TOPS W/ HARD SEATING.

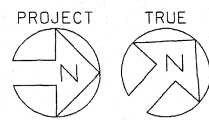
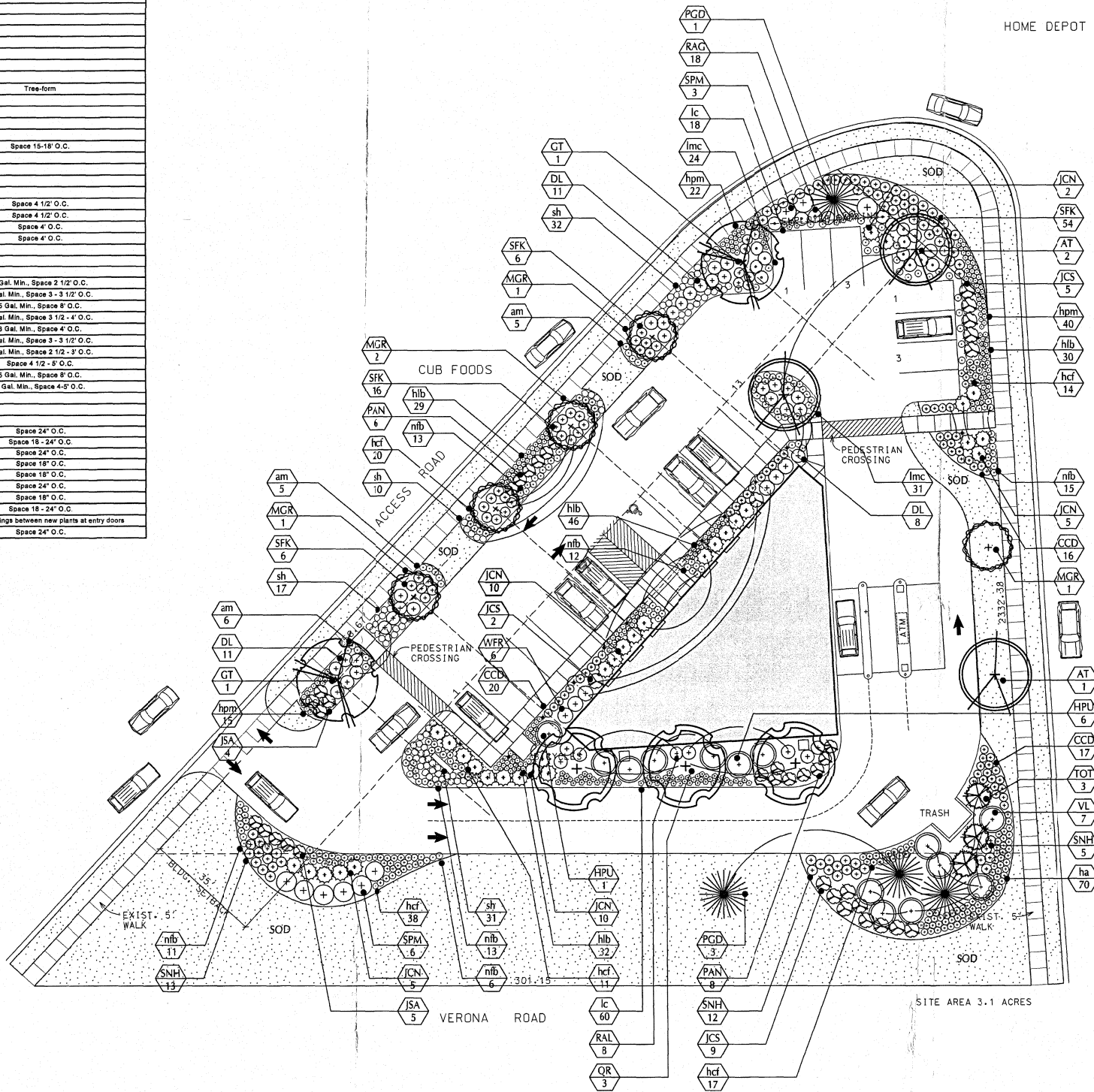


PLANT LIST

KEY	SCIENTIFIC NAME	COMMON NAME	PLANTING	ROOT COND.	QUANTITY	SIZE AT MATURITY	COMMENTS
<b>TALL</b>							
<b>GROWING DECIDUOUS TREES</b>							
GT	<i>Quercus macrocarpa</i> 'Imperial'	Imperial Honeycreek	2 1/2" Cal.	BB	2	30-35' ht. x 30-35" s.	
GR	<i>Quercus robur</i> 'Shademaster'	Shademaster English Oak	1 3/4" Cal.	BB	3	50' ht. x 25" s.	
<b>ORNAMENTAL TREES</b>							
AT	<i>Acer tataricum</i>	Tatarian Maple	2" Cal.	BB	3	20-25' ht. x 15-20" s.	Tree-form
MGR	<i>Malus transcorsa</i> 'Schmidtcutler'	Golden Raindrops Crabapple	1 1/4" Cal.	BB	5	25' ht. x 25-30" s.	
<b>CONIFER AND EVERGREEN TREES</b>							
PGD	<i>Picea glauca</i> 'Daneata'	Black Hills Spruce	6"	BB	4	20-40' ht. x 15-25" s.	Space 15-18' O.C.
TOT	<i>Taxus occidentalis</i> 'Trautman'	Trautman Arborvitae	6"	BB	3	18-20' ht. x 8-10" s.	
<b>EVERGREEN SHRUBS</b>							
JCN	<i>Juniperus chinensis</i> 'Nicks Compact'	Nicks Compact Juniper	5 Gal.	Cont.	32	3' ht. x 6" s.	Space 4 1/2' O.C.
JCS	<i>Juniperus chinensis</i> 'Sea Green'	Sea Green Juniper	5 Gal.	Cont.	18	4-6' ht. x 6" s.	Space 4 1/2' O.C.
JSA	<i>Juniperus sabinus</i> 'Arcadia'	Arcadia Savin Juniper	3 Gal.	Cont.	9	1-1 1/2' ht. x 6" s.	Space 4' O.C.
PAN	<i>Picea abies</i> 'Nidiformis'	Bird's Nest Spruce	3 Gal.	Cont.	14	3' ht. x 3-4" s.	Space 4' O.C.
<b>DECIDUOUS SHRUBS</b>							
CCD	<i>Caryophyllus x glauca</i> 'First Choice'	First Choice Shrubrose	15" HL	CG	53	2' ht. x 2-3" s.	2 Gal. Min. Space 3 1/2' O.C.
DL	<i>Dwarf Bush-honey-suckle</i>	Dwarf Bush-honey-suckle	15" HL	CG	30	3-4" ht. x 3-4" s.	2 Gal. Min. Space 3-3 1/2' O.C.
HPU	<i>Hydrangea paniculata</i> 'Uniqua'	Uniqua Hydrangea	4" HL	CG/BB	7	8-10" ht. x 8-10" s.	5 Gal. Min. Space 8" O.C.
RAQ	<i>Rhus aromatica</i> 'Gro-low'	Gro-low Sumac	15" HL	CG	18	2 1/2-3' ht. x 8" s.	2 Gal. Min. Space 3 1/2-4' O.C.
RAL	<i>Ribes alpinum</i> 'Green Mound'	Green Mound Alpine Currant	15" HL	CG	8	3-5' ht. x 3-5" s.	3 Gal. Min. Space 4' O.C.
SFK	<i>Spiraea fritchiana</i>	Korean Spiraea	15" HL	CG	82	2-3' ht. x 3-4" s.	2 Gal. Min. Space 3-3 1/2' O.C.
SNH	<i>Spiraea nipponica</i> 'Halward's Silver'	Halward's Silver Spiraea	15" HL	CG	30	2-3' ht. x 2-4" s.	2 Gal. Min. Space 2 1/2-3' O.C.
SPM	<i>Syringa patula</i> 'Miss Kim'	Miss Kim Lilac	3" HL	BB	9	5-8' ht. x 4-5" s.	Space 4 1/2-5' O.C.
VL	<i>Viburnum lentago</i> 'Mohican'	Mohican Viburnum	3" HL	CG/BB	7	6-8' ht. x 8-8" s.	5 Gal. Min. Space 8" O.C.
WFR	<i>Weigela florida</i> 'Rumba'	Rumba Weigela	24" HL	CG/BB	6	3-4' ht. x 4-6" s.	1 Gal. Min. Space 4-5' O.C.
<b>GROUNDCOVERS, GRASSES</b>							
<b>BULBS AND PERENNIALS</b>							
am	<i>Alchemilla mollis</i>	Lady's Mantle	4 1/2"	CONT.	18	12-18" ht. Yellow Jn-Ag	Space 24" O.C.
pa	<i>Anemone 'Anzac'</i>	Anzac Daylily	4 1/2"	CONT.	70	28" ht. Red Jy-Ag	Space 18-24" O.C.
prof	<i>Hemerocallis 'Chicago Fire'</i>	Chicago Fire Daylily	4 1/2"	CONT.	100	34" ht. Red Jy-Ag	Space 24" O.C.
nb	<i>Hemerocallis 'Little Business'</i>	Little Business Daylily	4 1/2"	CONT.	137	22" ht. Rasp. Red Jy-Ag	Space 18" O.C.
rpm	<i>Hemerocallis 'Pardon Me'</i>	Pardon Me Daylily	4 1/2"	CONT.	77	20" ht. Red Jy-Ag	Space 18" O.C.
inc	<i>Lamium maculatum</i> 'Chequera'	Chequera Lamium	4 1/2"	CONT.	85	8" ht. Pink Ag-My	Space 24" O.C.
lc	<i>Lysimachia clethroides</i>	Goose-neck Loosestrife	4 1/2"	CONT.	78	30" ht. White Ag-Sp	Space 18" O.C.
rb	<i>Napaea fasciata</i> 'Blue Wonder'	Blue Wonder Camellidaisy	4 1/2"	CONT.	73	12" ht. Lavender My-Ag	Space 18-24" O.C.
mb	<i>Salvia leucostachya</i> 'Victoria Blue'	Annual Salvia	CELL PACK	By Owner		12" ht. Blue all summer	Mix into openings between new plants at entry doors
sh	<i>Sporobolus heterolepis</i>	Prairie Dropseed	4 1/2"	CONT.	90	24-30" ht. Ag-Oct Seedheads	Space 24" O.C.



PLANTING DETAILS



PLANTING PLAN

Potter Lawson

Consultants:



303 S PATTERSON  
 SUITE 100  
 MADISON, WI 53702  
 PHONE: 608-251-2200  
 FAX: 608-251-2200  
 WWW: WWW.POTTERLAWSON.COM

Notes:

Note:

THE LOCATION OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THE PLAN ARE APPROXIMATE. THERE MAY BE OTHER UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.



- 1) INSTALL SHREDDED BARK MULCH IN ALL PLANTING BEDS.
- 2) REFER TO THE SPECIFICATIONS, SECTION 02933 FOR SODDING WORK AND INSTALLATION PROCEDURES.
- 3) REFER TO THE SPECIFICATIONS, SECTION 02950 FOR LANDSCAPE WORK FOR TYPES OF PLANTING MATERIALS AND INSTALLATION PROCEDURES.

06/12/03	BID DOCUMENTS	
Date	Issuance/Revisions	Symbol

AMCORE BANK

VERONA ROAD BRANCH

CITY OF MADISON, WISCONSIN

Drawing Title:

PLANTING PLAN

PL1 Project Number:

2003.06.00

Drawn By:

PAS

L101



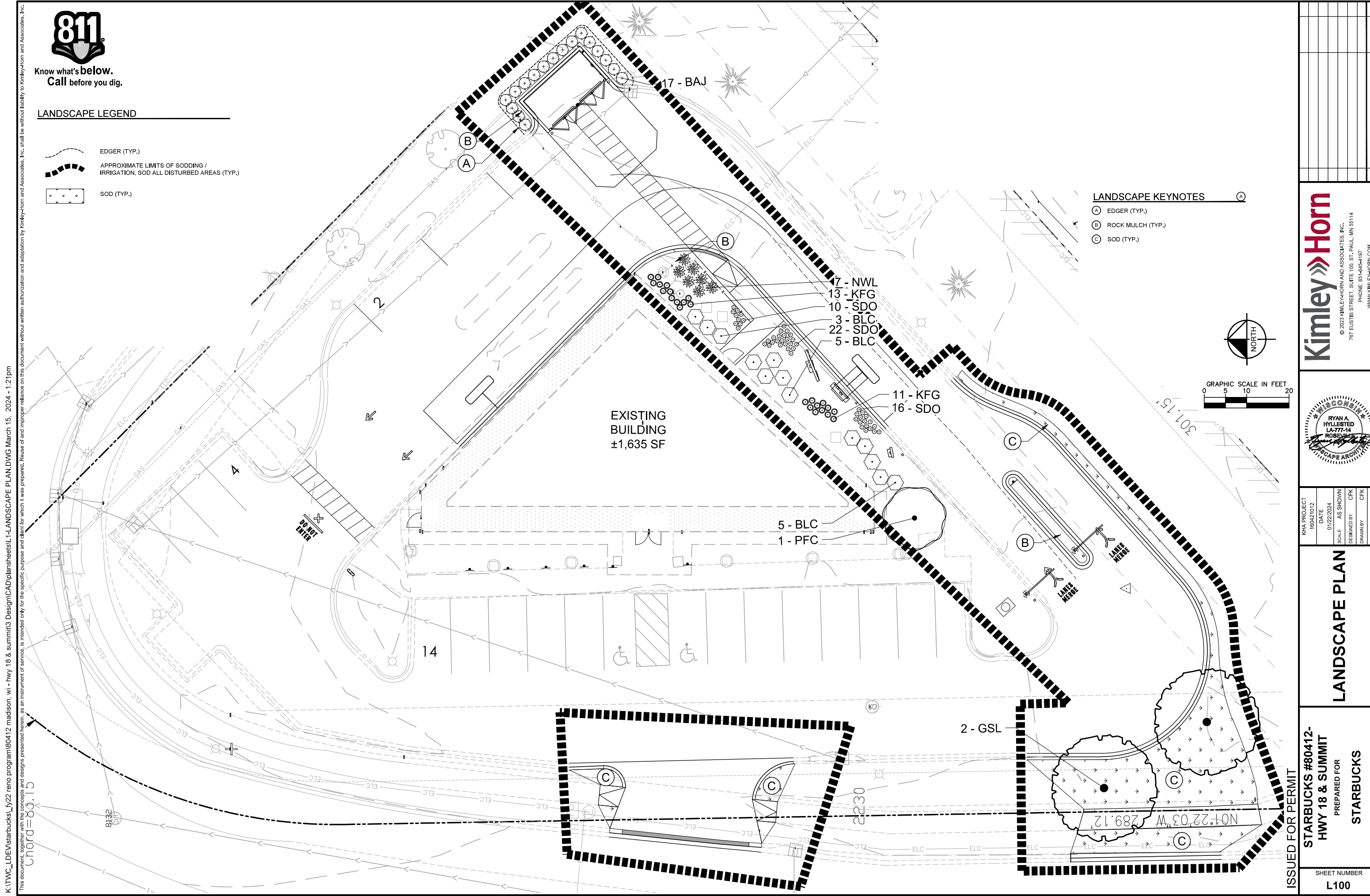
Know what's below.  
Call before you dig.

LANDSCAPE LEGEND

- EDGER (TYP.)
- APPROXIMATE LIMITS OF SODDING / IRRIGATION, SOD ALL DISTURBED AREAS (TYP.)
- SOD (TYP.)

LANDSCAPE KEYNOTES

- (A) EDGER (TYP.)
- (B) ROCK MULCH (TYP.)
- (C) SOD (TYP.)



K:\TWC\_LDEV\starbucks\_fy22\_reno\_program\80412\_madison\_wi\_hwy\_18\_summit3\_Design\CAD\plansheets\1-LANDSCAPE PLAN.DWG March 15, 2024 - 1:21pm

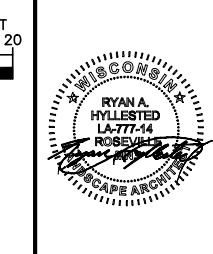
This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Chord=83.15

No.	REVISIONS	DATE	BY

**Kimley»Horn**

© 2023 KIMLEY-HORN AND ASSOCIATES, INC.  
787 EUBANK STREET, SUITE 100, ST. PAUL, MN 55114  
PHONE: 651-452-4187  
WWW.KIMLEY-HORN.COM



KHA PROJECT	160421012
DATE	01/22/2024
SCALE	AS SHOWN
DESIGNED BY	CFK
DRAWN BY	CFK
CHECKED BY	RAH

**LANDSCAPE PLAN**

ISSUED FOR PERMIT

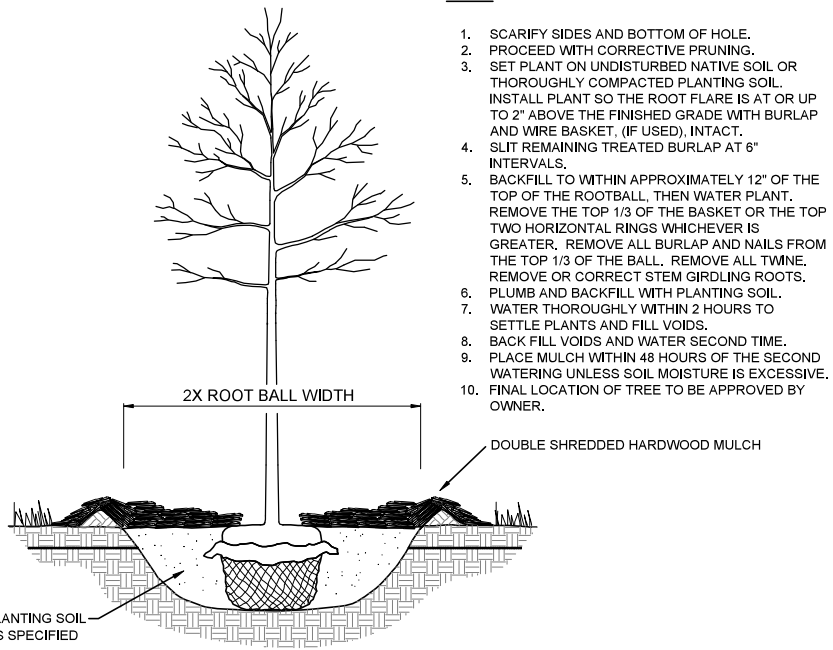
**STARBUCKS #80412-  
HWY 18 & SUMMIT**

PREPARED FOR  
**STARBUCKS**

MADISON WI

SHEET NUMBER  
**L100**

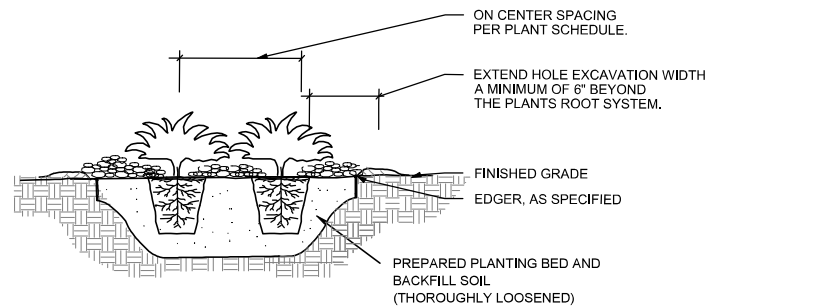
K:\TWC\_LDEV\starbucks\_fy22\_reno\_program\80412\_madison\_wi\_hwy\_18 & summit\3\_Design\CAD\plansheets\L-LANDSCAPE DETAILS.DWG March 15, 2024 - 1:21pm  
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



**NOTES:**

1. SCARIFY SIDES AND BOTTOM OF HOLE.
2. PROCEED WITH CORRECTIVE PRUNING.
3. SET PLANT ON UNDISTURBED NATIVE SOIL OR THOROUGHLY COMPACTED PLANTING SOIL. INSTALL PLANT SO THE ROOT FLARE IS AT OR UP TO 2" ABOVE THE FINISHED GRADE WITH BURLAP AND WIRE BASKET, (IF USED), INTACT.
4. SLIT REMAINING TREATED BURLAP AT 6" INTERVALS.
5. BACKFILL TO WITHIN APPROXIMATELY 12" OF THE TOP OF THE ROOTBALL, THEN WATER PLANT. REMOVE THE TOP 1/3 OF THE BASKET OR THE TOP TWO HORIZONTAL RINGS WHICHEVER IS GREATER. REMOVE ALL BURLAP AND NAILS FROM THE TOP 1/3 OF THE BALL. REMOVE ALL TWINE. REMOVE OR CORRECT STEM GIRDLING ROOTS.
6. PLUMB AND BACKFILL WITH PLANTING SOIL.
7. WATER THOROUGHLY WITHIN 2 HOURS TO SETTLE PLANTS AND FILL VOIDS.
8. BACK FILL VOIDS AND WATER SECOND TIME.
9. PLACE MULCH WITHIN 48 HOURS OF THE SECOND WATERING UNLESS SOIL MOISTURE IS EXCESSIVE.
10. FINAL LOCATION OF TREE TO BE APPROVED BY OWNER.

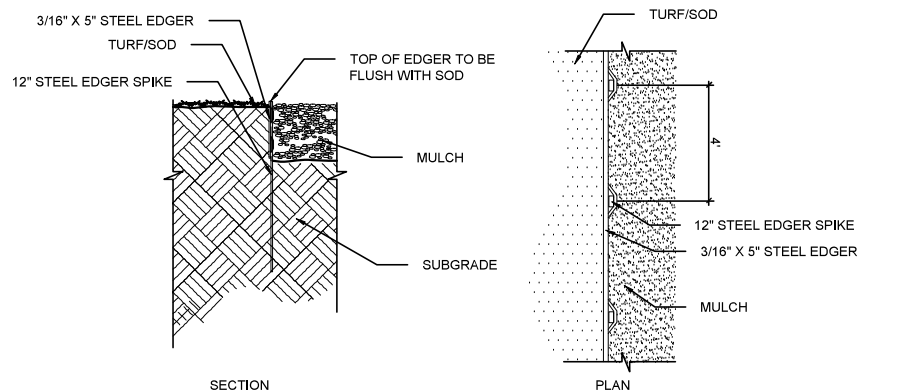
**1 TREE PLANTING DETAIL**  
 SCALE: N.T.S. L101



**NOTES:**

1. SCARIFY SIDES AND BOTTOM OF HOLE.
2. PROCEED WITH CORRECTIVE PRUNING OF TOP AND ROOT.
3. REMOVE CONTAINER AND SCORE OUTSIDE OF SOIL MASS TO REDIRECT AND PREVENT CIRCLING FIBROUS ROOTS. REMOVE OR CORRECT STEM GIRDLING ROOTS.
4. PLUMB AND BACKFILL WITH PLANTING SOIL.
5. WATER THOROUGHLY WITHIN 2 HOURS TO SETTLE PLANTS AND FILL VOIDS.
6. BACK FILL VOIDS AND WATER SECOND TIME.
7. PLACE MULCH WITHIN 48 HOURS OF THE SECOND WATERING UNLESS SOIL MOISTURE IS EXCESSIVE.
8. MIX IN 3-4" OF ORGANIC COMPOST.

**2 SHRUB / PERENNIAL PLANTING DETAIL**  
 SCALE: N.T.S. L101



**3 STEEL EDGER DETAIL**  
 SCALE: N.T.S. L101

**PLANT SCHEDULE**

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	CAL/SIZE
<b>ORNAMENTAL TREE</b>						
(Symbol)	PFC	1	MALUS X 'PRAIRIFIRE'	PRAIRIFIRE CRAB APPLE	B & B	1.5" CAL.
<b>OVERSTORY TREE</b>						
(Symbol)	GSL	2	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LITTLELEAF LINDEN	B & B	2.5" CAL.
<b>CONIFEROUS SHRUBS</b>						
(Symbol)	BAJ	17	JUNIPERUS VIRGINIANA 'BLUE ARROW'	BLUE ARROW JUNIPER	#5 CONT.	3' OC
<b>DECIDUOUS SHRUBS</b>						
(Symbol)	BLC	13	ARONIA MELANOCARPA 'IROQUOIS BEAUTY' TM	IROQUOIS BEAUTY BLACK CHOKEBERRY	#5 CONT.	4' O.C.
<b>ORNAMENTAL GRASSES</b>						
(Symbol)	KFG	24	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	#1 CONT	18" O.C.
<b>PERENNIALS</b>						
(Symbol)	NWL	7	NEPETA X 'WALKER'S LOW'	WALKER'S LOW CATMINT	#1 CONT.	18" O.C.
(Symbol)	SDO	48	HEMEROCALLIS X 'STELLA DE ORO'	STELLA DE ORO DAYLILY	#1 CONT	1' OC

**LANDSCAPE NOTES**

**PLANTING**

1. CONTACT COMMON GROUND ALLIANCE AT 811 OR CALL 811.COM TO VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY PLANTS OR LANDSCAPE MATERIAL.
2. ACTUAL LOCATION OF PLANT MATERIAL IS SUBJECT TO FIELD AND SITE CONDITIONS.
3. NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
4. ALL SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO SUBMISSION OF ANY BID AND/OR QUOTE BY THE LANDSCAPE CONTRACTOR.
5. PROVIDE TWO YEAR GUARANTEE OF ALL PLANT MATERIALS. THE GUARANTEE BEGINS ON THE DATE OF THE LANDSCAPE ARCHITECT'S OR OWNER'S WRITTEN ACCEPTANCE OF THE INITIAL PLANTING. REPLACEMENT PLANT MATERIAL SHALL HAVE A ONE YEAR GUARANTEE COMMENCING UPON PLANTING.
6. ALL PLANTS TO BE SPECIMEN GRADE, WISCONSIN-GROWN AND/OR HARDY. SPECIMEN GRADE SHALL ADHERE TO, BUT IS NOT LIMITED BY, THE FOLLOWING STANDARDS:  
 ALL PLANTS SHALL BE FREE FROM DISEASE, PESTS, WOUNDS, SCARS, ETC.  
 ALL PLANTS SHALL BE FREE FROM NOTICEABLE GAPS, HOLES, OR DEFORMITIES.  
 ALL PLANTS SHALL BE FREE FROM BROKEN OR DEAD BRANCHES.  
 ALL PLANTS SHALL HAVE HEAVY, HEALTHY BRANCHING AND LEAFING.  
 CONIFEROUS TREES SHALL HAVE AN ESTABLISHED MAIN LEADER AND A HEIGHT TO WIDTH RATIO OF NO LESS THAN 5:3.
7. PLANTS TO MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014 OR MOST CURRENT VERSION) REQUIREMENTS FOR SIZE AND TYPE SPECIFIED.
8. PLANTS TO BE INSTALLED AS PER ANSI STANDARD PLANTING PRACTICES.
9. PLANTS SHALL BE IMMEDIATELY PLANTED UPON ARRIVAL AT SITE. PROPERLY HEEL-IN MATERIALS IF NECESSARY; TEMPORARY ONLY.
10. PRIOR TO PLANTING, FIELD VERIFY THAT THE ROOT COLLAR/ROOT FLARE IS LOCATED AT THE TOP OF THE BALLED & BURLAP TREE. IF THIS IS NOT THE CASE, SOIL SHALL BE REMOVED DOWN TO THE ROOT COLLAR/ROOT FLARE. WHEN THE BALLED & BURLAP TREE IS PLANTED, THE ROOT COLLAR/ROOT FLARE SHALL BE EVEN OR SLIGHTLY ABOVE FINISHED GRADE.
11. OPEN TOP OF BURLAP ON BB MATERIALS; REMOVE POT ON POTTED PLANTS; SPLIT AND BREAK APART PEAT POTS.
12. PRUNE PLANTS AS NECESSARY - PER STANDARD NURSERY PRACTICE AND TO CORRECT POOR BRANCHING OF EXISTING AND PROPOSED TREES.
13. WRAP ALL SMOOTH-BARKED TREES - FASTEN TOP AND BOTTOM. REMOVE BY APRIL 1ST.
14. STAKING OF TREES AS REQUIRED; REPOSITION, PLUMB AND STAKE IF NOT PLUMB AFTER ONE YEAR.

**SOIL**

15. THE NEED FOR SOIL AMENDMENTS SHALL BE DETERMINED UPON SITE SOIL CONDITIONS PRIOR TO PLANTING. LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT FOR THE NEED OF ANY SOIL AMENDMENTS.
16. BACKFILL SOIL AND TOPSOIL TO ADHERE TO WISDOT STANDARD SPECIFICATION 625 (TOPSOIL AND SALVAGED TOP SOIL AND TO EXISTING TOP SOIL). SITE FREE OF ROOTS, ROCKS LARGER THAN ONE INCH, SUBSOIL DEBRIS, AND LARGE WEEDS UNLESS SPECIFIED OTHERWISE. MINIMUM 4" DEPTH TOPSOIL FOR ALL LAWN GRASS AREAS AND 12" DEPTH TOPSOIL FOR TREE, SHRUBS, AND PERENNIALS.

**MULCH**

17. MULCH TO BE AT ALL TREE, SHRUB, PERENNIAL, AND MAINTENANCE AREAS. ROCK MULCH TO MATCH EXISTING SIZE AND COLOR, AT MINIMUM 3" DEPTH, OR APPROVED EQUAL. APPLY PREMIXED HERBICIDE PRIOR TO MULCH PLACEMENT PER MANUFACTURER RECOMMENDATIONS. USE GREEN OR PRE-APPROVED EQUAL, ROCK MULCH TO BE ON COMMERCIAL GRADE FILTER FABRIC, BY TYPAR, OR APPROVED EQUAL WITH NO EXPOSURE. MULCH AND FABRIC TO BE APPROVED BY OWNER PRIOR TO INSTALLATION. MULCH TO MATCH EXISTING CONDITIONS (WHERE APPLICABLE).

**EDGER**

18. EDGING TO BE COMMERCIAL GRADE COL-MET (OR EQUAL) STEEL EDGING: 3/16" THICK x 5" TALL. COLOR BLACK, OR SPADED EDGE. AS INDICATED, STEEL EDGING SHALL BE PLACED WITH SMOOTH CURVES AND STAKED WITH METAL SPIKES NO GREATER THAN 4 FOOT ON CENTER WITH TOP OF EDGER AT GRADE. FOR MOWERS TO CUT ABOVE WITHOUT DAMAGE. UTILIZE CURBS AND SIDEWALKS FOR EDGING WHERE POSSIBLE. WHERE EDGING TERMINATES AT A SIDEWALK, BEVEL OR RECESS ENDS TO PREVENT TRIP HAZARD. SPADED EDGE TO PROVIDE V-SHAPED DEPTH AND WIDTH TO CREATE SEPARATION BETWEEN MULCH AND GRASS. INDIVIDUAL TREE, SHRUB, OR RAIN-GARDEN BEDS TO BE SPADED EDGE, UNLESS NOTED OTHERWISE. EDGING TO MATCH EXISTING CONDITIONS (WHERE APPLICABLE).

**SEED/SOD**

19. ALL DISTURBED AREAS TO BE SODDED, UNLESS OTHERWISE NOTED. SOD TO BE STANDARD MINNESOTA GROWN AND HARDY BLUEGRASS MIX, FREE OF LAWN WEEDS. ALL TOPSOIL AREAS TO BE RAKED TO REMOVE DEBRIS AND ENSURE DRAINAGE. SLOPES OF 3:1 OR GREATER SHALL BE STAKED. SEED AS SPECIFIED PER SUPPLIER/MANUFACTURER RECOMMENDATIONS. IF NOT INDICATED ON LANDSCAPE PLAN, SEE EROSION CONTROL PLAN.

**IRRIGATION**

20. PROVIDE IRRIGATION / OR MODIFY EXISTING IRRIGATION PER OWNERS DIRECTION TO ALL PLANTED AREAS ON SITE. IRRIGATION SYSTEM TO BE DESIGN/BUILD BY LANDSCAPE CONTRACTOR. LANDSCAPE CONTRACTOR TO PROVIDE SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION OF IRRIGATION SYSTEM. CONTRACTOR TO PROVIDE OPERATION MANUALS, AS-BUILT PLANS, AND NORMAL PROGRAMMING. SYSTEM SHALL BE WINTERIZED AND HAVE SPRING STARTUP DURING FIRST YEAR OF OPERATION. SYSTEM SHALL HAVE ONE-YEAR WARRANTY ON ALL PARTS AND LABOR. ALL INFORMATION ABOUT INSTALLATION AND SCHEDULING CAN BE OBTAINED FROM THE GENERAL CONTRACTOR. SYSTEM SHALL INCLUDE A RAIN SENSOR AND APPROPRIATE TECHNOLOGY.

**ESTABLISHMENT**

21. PROVIDE NECESSARY WATERING OF PLANT MATERIALS UNTIL THE PLANT IS FULLY ESTABLISHED OR IRRIGATION SYSTEM IS OPERATIONAL. OWNER WILL NOT PROVIDE WATER FOR CONTRACTOR.
22. REPAIR, REPLACE, OR PROVIDE SOD/SEED AS REQUIRED FOR ANY ROADWAY BOULEVARD AREAS ADJACENT TO THE SITE DISTURBED DURING CONSTRUCTION.

**WARRANTY**

23. REPAIR ALL DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO OWNER.
24. MAINTAIN TREES, SHRUBS, SEED AND OTHER PLANTS UNTIL PROJECT COMPLETION, BUT IN NO CASE, LESS THAN FOLLOWING PERIOD; 1 YEAR AFTER PROJECT COMPLETION, MAINTAIN TREES, SHRUBS, SEED AND OTHER PLANTS BY PRUNING, CULTIVATING, AND WEEDING AS REQUIRED FOR HEALTHY GROWTH. RESTORE PLANTING SAUCERS, TIGHTEN AND REPAIR STAKE AND GUY SUPPORTS AND RESET TREES AND SHRUBS TO PROPER GRADES OR VERTICAL POSITION AS REQUIRED. RESTORE OR REPLACE DAMAGED WRAPPINGS. SPRAY AS REQUIRED TO KEEP TREES AND SHRUBS FREE OF INSECTS AND DISEASE. REPLENISH MULCH TO THE REQUIRED DEPTH, MAINTAIN LAWN FOR 60 DAYS AFTER INSTALLING SOD INCLUDING MOWING WHEN SOD RECIPIES 4" IN HEIGHT. WEED PLANTING BEDS AND MULCH SAUCERS AT MINIMUM ONCE A MONTH DURING THE GROWING SEASON. PROVIDE A MONTHLY REPORT TO THE OWNER ON WEEDING AND OTHER MAINTENANCE RESPONSIBILITIES.

NO.	REVISIONS	DATE

**Kimley >>> Horn**  
 2023 KIMLEY-HORN AND ASSOCIATES, INC.  
 787 ELSTER STREET, SUITE 100, ST. PAUL, MN 55114  
 PHONE: 651-454-1877  
 WWW.KIMLEY-HORN.COM



KHA PROJECT	160421012
DATE	01/22/2024
SCALE	AS SHOWN
DESIGNED BY	CFK
DRAWN BY	CFK
CHECKED BY	RAH

**LANDSCAPE DETAILS**

**ISSUED FOR PERMIT**  
**STARBUCKS #80412- HWY 18 & SUMMIT**  
 PREPARED FOR  
**STARBUCKS**  
 MADISON  
 SHEET NUMBER  
**L101**



**FEATURES**

- Formed-aluminum house with stamped reveal available in three sizes
- Fully rotatable optics available in 14 distributions
- Segmented optics made of premium, 95% reflective, anodized aluminum
- Horizontal or vertical lamp orientations
- Convex tempered-glass or flat-glass lens
- Hard-mounted ballast tray for cooler operation
- Arm, spider or wall-mount configurations

**EPA:** GSS: 1.74, GSM: 3.07, GSL: 4.86 (Arm Mount) / GSS: 2.24, GSM: 3.6, GSL: 5.39 (Spider Mount)

Compliances may not apply to all product configurations. Please consult the product spec sheet for compliance details.

**COMPLIANCES:** UL Listed - Wet Location, CSA Listed - Wet Location, EISA Compliant, ARRA Compliant, Dark Sky Compliant

**GSS, GSM, GSL  
GALLERIA  
SQUARE**



**ORDERING INFORMATION**

**SAMPLE NUMBER:** GSM-AM-400-MP-MT-3V-SG-BK-L

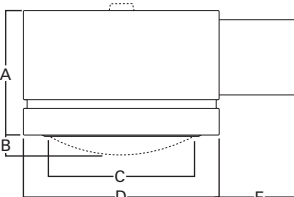
Product Family	Mounting Method	Lamp Wattage	Lamp Type	Voltage	Distribution	Lens Type	Color	Options (Add as Suffix) <sup>1</sup>
<b>GSL</b> =Galleria Square Large	<b>AIR</b> =Arm Included for Round Pole	<b>HPS</b> 150=150W 250=250W	<b>HPS</b> =High Pressure Sodium	120=120V 208=208V 240=240V	<b>Horizontal Lamp</b> 1F=Type I Formed 2F=Type II Formed	<b>FG</b> =Flat Glass <b>SG</b> =Sag Glass	<b>AP</b> =Grey <b>BK</b> =Black	<b>EM</b> =Quartz Restrike with Delay <b>F</b> =Single Fuse (120, 277 or 347V)
<b>GSM</b> =Galleria Square Medium	<b>AIS</b> =Arm Included for Square Pole	400=400W 750=750W 1000=1000W	<b>MH</b> =Metal Halide <b>MP</b> =Pulse Start Metal Halide	277=277V 347=347V 480=480V	2S=Type II Segmented 3F=Type III Formed 3S=Type III Segmented 4S=Type IV Segmented 5S=Type V Segmented <b>CA</b> =Cutoff Asymmetric with EHS <b>FT</b> =Forward Throw <b>SL</b> =Spill Light Eliminator		<b>BZ</b> =Bronze <b>DP</b> =Dark Platinum <b>GM</b> =Graphite Metallic <b>WH</b> =White	<b>FF</b> =Double Fuse (208, 240 or 480V) <b>HS</b> =House Side Shield <b>L</b> =Lamp Included <b>Q</b> =Quartz Restrike <b>R</b> =NEMA Twistlock Photocontrol Receptacle <b>VS</b> =Vandal Shield
<b>GSS</b> =Galleria Square Small	<b>AM</b> =Arm Mount <b>SM1</b> =Spider Mount for 2-3/8" O.D. Tenon <b>SM2</b> =Spider Mount for 3" O.D. Tenon <b>SM3</b> =Spider Mount for 3-1/2" O.D. Tenon	<b>MH</b> 175=175W 250=250W 400=400W 1000=1000W <b>MP</b> 150=150W 175=175W 200=200W 250=250W 320=320W 350=350W 400=400W 750=750W 875=875W 1000=1000W		MT=Multi-Tap TT=Triple-Tap 5T=5-Tap	<b>Vertical Lamp</b> 3V=Type III Vertical <b>AR</b> =Area Round <b>AS</b> =Area Square <b>RW</b> =Rectangular Wide			

**Accessories (Order Separately)**

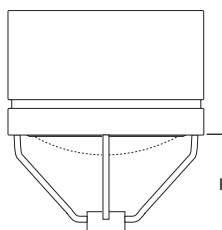
- GSL-EXTHS**=External House Side Shield (EPA 2.46)
- GSM-EXTHS**=External House Side Shield (EPA 2.24)
- MA1004XX**=14" Arm for Square Pole (EPA 1.0)
- MA1005XX**=6" Arm for Square Pole (EPA 0.5)
- MA1006XX**=Direct Mount Kit for Square Pole
- MA1007XX**=14" Arm for Round Pole (EPA 1.0)
- MA1008XX**=6" Arm for Round Pole (EPA 0.5)
- MA1009XX**=Direct Mount Kit for Round Pole
- MA1010XX**=Single Tenon Adapter for 3-1/2" O.D. Tenon
- MA1011XX**=2 at 180° Tenon Adapter for 3-1/2" O.D. Tenon
- MA1012XX**=3 at 120° Tenon Adapter for 3-1/2" O.D. Tenon
- MA1013XX**=4 at 90° Tenon Adapter for 3-1/2" O.D. Tenon
- MA1014XX**=2 at 90° Tenon Adapter for 3-1/2" O.D. Tenon
- MA1015XX**=2 at 120° Tenon Adapter for 3-1/2" O.D. Tenon
- MA1016XX**=3 at 90° Tenon Adapter for 3-1/2" O.D. Tenon
- MA1017XX**=Single Tenon Adapter for 2-3/8" O.D. Tenon
- MA1018XX**=2 at 180° Tenon Adapter for 2-3/8" O.D. Tenon
- MA1019XX**=3 at 120° Tenon Adapter for 2-3/8" O.D. Tenon
- MA1021XX**=6" Arm for Square Pole (EPA 0.5)
- MA1022XX**=6" Arm for Round Pole (EPA 0.5)
- MA1023XX**=9" Arm for Square Pole (EPA 0.5)
- MA1024XX**=9" Arm for Round Pole (EPA 0.5)
- MA1025XX**=14" Arm for Square Pole (EPA 1.0)
- MA1026XX**=6" Arm for Square Pole (EPA 0.5)
- MA1027XX**=14" Arm for Round Pole (EPA 1.0)
- MA1028XX**=6" Arm for Round Pole (EPA 0.5)
- MA1029XX**=Wall Mount Bracket with 10" Arm
- MA1045XX**=4 at 90° Tenon Adapter for 2-3/8" O.D. Tenon
- MA1048XX**=2 at 90° Tenon Adapter for 2-3/8" O.D. Tenon
- MA1049XX**=3 at 90° Tenon Adapter for 2-3/8" O.D. Tenon
- MA1060**=House Side Shield for GSS (Field installed)
- MA1061**=House Side Shield - Medium Housing (Field installed)
- MA1062**=House Side Shield - Large Housing (Field installed)
- MA1208XX**=11-1/2" Arm and Round Pole Adapter (EPA 0.8)
- OA/RA1016**=NEMA Twistlock Photocontrol - Multi-Tap
- OA/RA1027**=NEMA Twistlock Photocontrol - 480V
- OA/RA1201**=NEMA Twistlock Photocontrol - 347V
- OA1066XX**=Mast Arm Adapter

**NOTES:** 1. Not all options and configurations are compatible and restrictions may apply. Reference specification sheet for additional details.

**ARM MOUNT**



**SPIDER MOUNT**



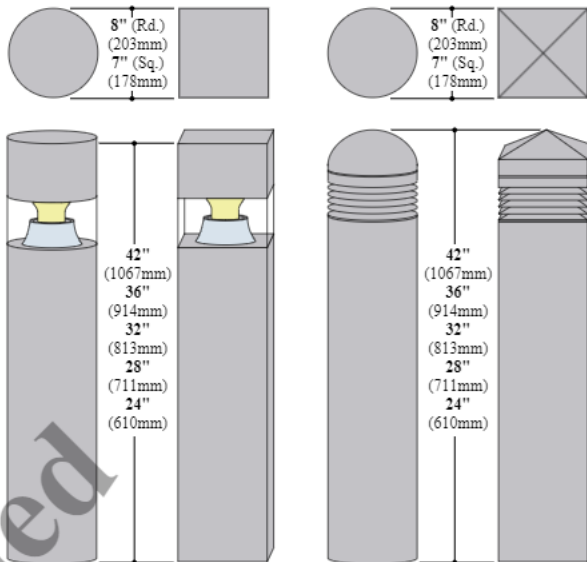
**DIMENSIONAL DATA**

Product Family	A	B	C	D	E	F
<b>GSS</b>	9-1/4" [235mm]	1-1/2" [38mm]	12-7/8" [327mm]	15-5/8" [397mm]	6" [152mm], 9" [229mm]	3-1/4" [337mm]
<b>GSM</b>	11" [279mm]	3-1/2" [89mm]	19-1/4" [480mm]	21-3/4" [552mm]	6" [152mm], 14" [356mm]	15" [381mm], 16" [406mm]
<b>GSL</b>	14-1/2" [368mm]	4-1/4" [108mm]	25-7/8" [657mm]	27" [686mm]	6" [152mm], 14" [356mm]	18-3/4" [476mm], 19-3/4" [502mm]

**NOTE:** Top cap used on GSM with 1000W flat glass vertically lamped optics only.

Specifications and dimensions subject to change without notice. Consult your Cooper Lighting Representative or visit [www.cooperlighting.com](http://www.cooperlighting.com) for available options, accessories and ordering information.

## DIMENSIONS



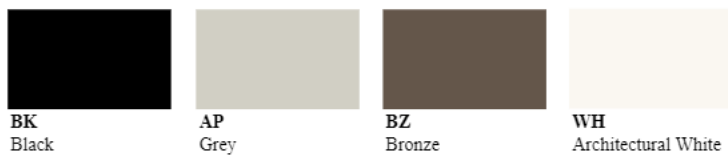
## ORDERING INFORMATION

SAMPLE NUMBER: BSL-36-100-MH-MT-BK

<b>Product Family</b> BSC=Square Bollard with Clear Lens, & Square Top BSL=Square Bollard with Stacked Louvers, & Pyramidal Top BRC=Round Bollard with Clear Lens, & Cylindrical Top BRL=Round Bollard with Stacked Louvers, & Dome Top	<b>Fixture Height</b> 24=24" 28=28" 32=32" 36=36" 42=42"	<b>Lamp Wattage</b> <sup>1</sup> 26=26W 32=32W 35=35W 42=42W 50=50W 57=57W 70=70W 100=100W	<b>Lamp Type</b> MH=Metal Halide HPS=High Pressure Sodium CF=Compact Fluorescent IC=Incandescent	<b>Voltage</b> <sup>5</sup> 120=120V 208=208V 240=240V 277=277V MT=Multi-Tap wired 277V TT=Triple-Tap wired 347V <sup>6</sup>	<b>Color</b> (add as suffix/must specify) <sup>7</sup> BK=Black AP=Grey BZ=Bronze WH=Architectural White	<b>Options</b> (add as suffix) F=Single Fuse (120, 277, or 347V) FF=Double Fused (208 or 240V) PC=Button Photocontrol PL=Polycarbonate Lens <sup>8</sup> L=Lamp Included <sup>9</sup> RB=Royal Blue Glass Jar <sup>10</sup> AB=Aqua Marine Blue Glass Jar <sup>10</sup> HG=Hunter Green Glass Jar <sup>10</sup> RE=Red Glass Jar <sup>10</sup> OR=Orange Glass Jar <sup>10</sup> R1=Provisional cut for GFI Receptacle <sup>11</sup> R2=Installed GFI Receptacle <sup>11</sup>

- NOTES: <sup>(1)</sup> All HID lamps are medium-base.  
<sup>(2)</sup> Compact fluorescent only.  
<sup>(3)</sup> 35W HPS available in 120V only.  
<sup>(4)</sup> BSC/BRC only. MOL length of lamp cannot exceed 7".  
<sup>(5)</sup> Product also available in non-US voltages and 50Hz for international markets. Consult factory for availability and ordering information.  
<sup>(6)</sup> Multi-Tap ballast is 120/208/240/277V wired 277V; Triple-Tap ballast is 120/277/347V wired 347V.  
<sup>(7)</sup> Other finish colors available. Consult Architectural Colors brochure.  
<sup>(8)</sup> Polycarbonate lens available on BSC and BRC only.  
<sup>(9)</sup> Coated lamp standard. Must specify clear lamp if desired.  
<sup>(10)</sup> Available on BSL and BRL only.  
<sup>(11)</sup> Location of R1 and R2 option on housing subject to height of luminaire.

## STANDARD COLORS



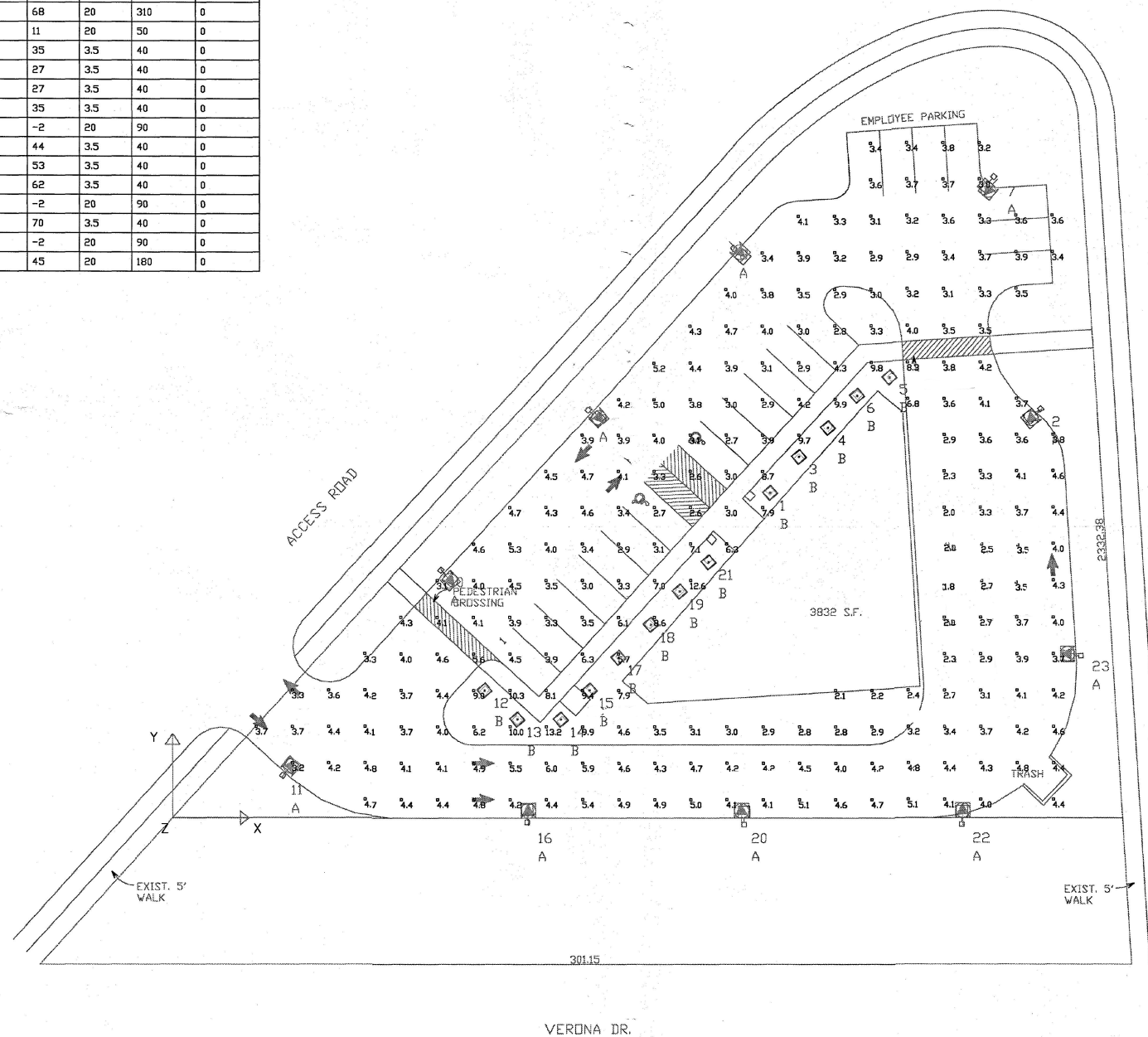
**BK** Black  
**AP** Grey  
**BZ** Bronze  
**WH** Architectural White



Luminaire Location Summary						
Project: All Projects						
SeqNo	Label	X	Y	Z	Orient	Tilt
1	B	165	89	3.5	40	0
2	A	240	112	20	220	0
3	B	173	99	3.5	40	0
4	B	181	107	3.5	40	0
5	B	198	121	3.5	40	0
6	B	189	116	3.5	40	0
7	A	228	175	20	230	0
8	A	154	158	20	315	0
9	A	115	113	20	310	0
10	A	74	68	20	310	0
11	A	30	11	20	50	0
12	B	86	35	3.5	40	0
13	B	95	27	3.5	40	0
14	B	107	27	3.5	40	0
15	B	115	35	3.5	40	0
16	A	98	-2	20	90	0
17	B	123	44	3.5	40	0
18	B	132	53	3.5	40	0
19	B	140	62	3.5	40	0
20	A	157	-2	20	90	0
21	B	148	70	3.5	40	0
22	A	218	-2	20	90	0
23	A	251	45	20	180	0

Luminaire Schedule							
Project: All Projects							
Symbol	Qty	Label	Arrangement	Lumens	LLF	Watts	Description
⬇	10	A	SINGLE	36000	0.750	400	GSM-AM-400-MH-XX-3V-SG
□	13	B	SINGLE	8800	0.750	100	BSL-XX-100-MH

Numeric Summary - Basic								
Project: All Projects								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	# Pts
Parking Area	Illuminance	Fc	4.26	13.2	1.8	2.36	7.33	227



VERONA DR.