

# 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 9/25/23 4:01 p.m.  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): 4205 Portage Road

Title: Vive

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

UDC meeting date requested November 8, 2023

- 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  
Alteration to Landscape Plan

## 4. Applicant, Agent, and Property Owner Information

**Applicant name** Nick Patterson  
**Street address** 1818 Parmenter Street  
**Telephone** 608-220-8940

**Company** Vive Holdings, LLC  
**City/State/Zip** Middleton, WI 53562  
**Email** nick@twallenterprises.com

**Project contact person** Nick Patterson  
**Street address** 1818 Parmenter Street  
**Telephone** 608-220-8940

**Company** Vive Holdings, LLC  
**City/State/Zip** Middleton, WI 53562  
**Email** nick@twallenterprises.com

**Property owner (if not applicant)** Vive Holdings, LLC  
**Street address** 1818 Parmenter Street  
**Telephone** 608-826-4000

**City/State/Zip** Middleton, WI 53562  
**Email** nick@twallenterprises.com

## Introduction

The City of Madison's Urban Design Commission (UDC) has been created to:

- Encourage and promote high quality in the design of new buildings, developments, remodeling, and additions so as to maintain and improve the established standards of property values within the City.
- Foster civic pride in the beauty and nobler assets of the City, and in all other ways possible assure a functionally efficient and visually attractive City in the future.

## Types of Approvals

There are three types of requests considered by the UDC:

- Informational Presentation. A request for an Informational Presentation to the UDC may be requested prior to seeking any approvals to obtain early feedback and direction before undertaking detailed design efforts. Applicants should provide details on the context of the site, design concept, site and building plans, and other relevant information to help the UDC understand the proposal and provide feedback. (Does not apply to CDR's or Signage Modification requests)
- Initial Approval. Applicants may, at their discretion, request Initial Approval of a proposal by presenting preliminary design information. As part of their review, the Commission will provide feedback on the design information that should be addressed at Final Approval stage.
- Final Approval. Applicants may request Final Approval of a proposal by presenting all final project details. Recommendations or concerns expressed by the UDC in the Initial Approval must be addressed at this time.

## Presentations to the Commission

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

Primarily, the UDC is interested in the appearance and design quality of projects. Emphasis should be given to the site plan, landscape plan, lighting plan, building elevations, exterior building materials, color scheme, and graphics. Please note that presentation slides, in a PDF file format, are required to be submitted **the Friday before** the UDC meeting.

# URBAN DESIGN DEVELOPMENT PLANS CHECKLIST

The items listed below are minimum application requirements for the type of approval indicated. Please note that the UDC and/or staff may require additional information in order to have a complete understanding of the project.

## 1. Informational Presentation

- Locator Map
- Letter of Intent (If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required)
- Contextual site information, including photographs and layout of adjacent buildings/structures
- Site Plan
- Two-dimensional (2D) images of proposed buildings or structures.

Providing additional information beyond these minimums may generate a greater level of feedback from the Commission.

### Requirements for All Plan Sheets

1. Title block
2. Sheet number
3. North arrow
4. Scale, both written and graphic
5. Date
6. Fully dimensioned plans, scaled at 1" = 40' or larger

*\*\* All plans must be legible, including the full-sized landscape and lighting plans (if required)*

## 2. Initial Approval

- Locator Map
- Letter of Intent (If the project is within a Urban Design District, a summary of how the development proposal addresses the district criteria is required)
- Contextual site information, including photographs and layout of adjacent buildings/structures
- Site Plan showing location of existing and proposed buildings, walks, drives, bike lanes, bike parking, and existing trees over 18" diameter
- Landscape Plan and Plant List (*must be legible*)
- Building Elevations in both black & white and color for all building sides, including material and color callouts
- PD text and Letter of Intent (if applicable)

Providing additional information beyond these minimums may generate a greater level of feedback from the Commission.

## 3. Final Approval

All the requirements of the Initial Approval (see above), **plus**:

- Grading Plan
- Lighting Plan, including fixture cut sheets and photometrics plan (must be legible)
- Utility/HVAC equipment location and screening details (with a rooftop plan if roof-mounted)
- Site Plan showing site amenities, fencing, trash, bike parking, etc. (if applicable)
- PD text and Letter of Intent (if applicable)
- Samples of the exterior building materials
- Proposed sign areas and types (if applicable)

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

- Locator Map
- Letter of Intent (a summary of how the proposed signage is consistent with the CDR or Signage Modifications criteria is required)
- Contextual site information, including photographs of existing signage both on site and within proximity to the project site
- Site Plan showing the location of existing signage and proposed signage, dimensioned signage setbacks, sidewalks, driveways, and right-of-ways
- Proposed signage graphics (fully dimensioned, scaled drawings, including materials and colors, and night view)
- Perspective renderings (emphasis on pedestrian/automobile scale viewsheds)
- Illustration of the proposed signage that meets [Ch. 31, MGO](#) compared to what is being requested
- Graphic of the proposed signage as it relates to what the [Ch. 31, MGO](#) would permit

**5. Required Submittal Materials**

- Application Form**
  - A completed application form is required for each UDC appearance. For projects also requiring Plan Commission approval, applicants must also have submitted an accepted application for Plan Commission consideration prior to obtaining any formal action (Initial or Final Approval) from the UDC.
- Letter of Intent**
  - If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required.
  - For signage applications, a summary of how the proposed signage is consistent with the applicable Comprehensive Design Review (CDR) or Signage Modification review criteria is required.
- Development Plans** (Refer to checklist on Page 4 for plan details)
- Filing Fee** (Refer to Section 7 (below) for a list of application fees by request type)
- Electronic Submittal**
  - Complete electronic submittals must be received prior to the application deadline before an application will be scheduled for a UDC meeting. Late materials will not be accepted. All plans must be legible and scalable when reduced. Individual PDF files of each item submitted should be submitted via email to [UDCApplications@cityofmadison.com](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 7/5/2023.
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 Nick Patterson Relationship to property Representative  
 Authorizing signature of property owner  Date 9/25/23

**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:

- |  |   |
|--|---|
| <ul style="list-style-type: none"> <li><input type="checkbox"/> Urban Design Districts: \$350 (per <a href="#">§33.24(6) MGO</a>).</li> <li><input type="checkbox"/> Minor Alteration in the Downtown Core District (DC) or Urban Mixed-Use District (UMX) : \$150 (per <a href="#">§33.24(6)(b) MGO</a>)</li> <li><input type="checkbox"/> Comprehensive Design Review: \$500 (per <a href="#">§31.041(3)(d)(1)(a) MGO</a>)</li> <li><input type="checkbox"/> Minor Alteration to a Comprehensive Sign Plan: \$100 (per <a href="#">§31.041(3)(d)(1)(c) MGO</a>)</li> <li><input type="checkbox"/> 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 <a href="#">§31.041(3)(d)(2) MGO</a>)</li> </ul> | <p>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:</p> <ul style="list-style-type: none"> <li>— Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)</li> <li>— Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)</li> <li>— Planned Development (PD): General Development Plan (GDP) and/or Specific Implementation Plan (SIP)</li> <li>— Planned Multi-Use Site or Residential Building Complex</li> </ul> |
|--|---|



City of Madison  
Madison Municipal Building  
215 Martin Luther King, Jr. Blvd.  
Madison, WI 53703

RE: 4205 Portage Road – Landscaping Mulch

Dear Commission Members,

I am writing to request an alteration to the landscaping plan for property located at 4205 Portage Road. The approved plan suggested the use of wood mulch for the landscaping beds; however, we would like to install stone landscaping mulch as allowed by Madison General Ordinances Section 28.142(3)(c).

The original plan was approved after careful consideration of the property's design and environmental impact, and we assure you that our proposed alteration will not compromise these important factors. In fact, the proposed landscape plan exceeds Madison's landscape requirements by more than 500%. The use of stone mulch has many advantages that wood mulch cannot overcome.

Stone mulch is an attractive and durable alternative to wood mulch and will enhance the overall aesthetic of the landscaping beds. Stone mulch also has a longer lifespan than wood

mulch, reducing the need for regular replacement and therefore minimizing the environmental impact of transportation and waste disposal. (See preference image of existing landscaping at our comparable property.)





Stone mulch helps prevent erosion control during rainfall while wood mulch washes away as it does at some of our properties. Stone mulch is also less flammable than wood mulch, reducing the risk of fire hazard to our property and neighboring properties. Here is an image of a wood mulch plant bed at one of our properties after rainfall.



Wood mulch is often treated and contains harmful toxins that can harm pets. Vive Residences is a pet-friendly property and our top priority is keeping our residents and their pets safe. Not to mention wood mulch attracts pest such as termites, carpenter ants, and encourages fungi and mold growth. Stone mulch is pest resistant, mold resistant, allergy friendly, and eco-friendly as it does not deplete natural resources like wood mulch does.

Thank you for your time and consideration of our request. The installation of stone mulch will enhance the curb appeal of the property and provide a safer and more sustainable outdoor space for the residents and their pets. Your approval of this landscaping alteration will not only benefit our property but also contribute positively to the sustainability of our community.

Sincerely,

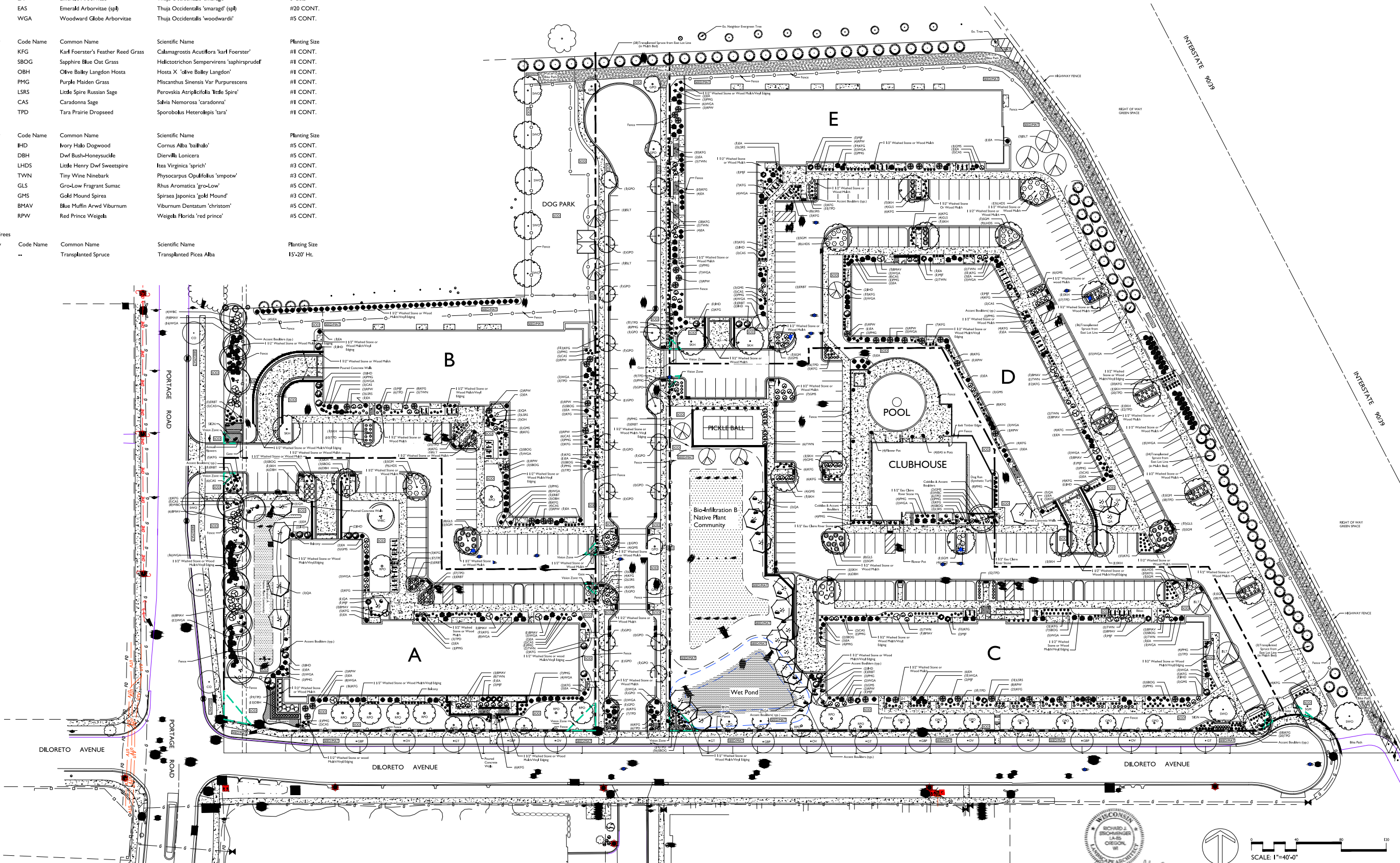
Nick Patterson  
Project Manager  
Vive Residences

**Plant Material List**  
 (Refer to Separate Lists for Bio Retention and City Street Trees)

Broadleaf Deciduous				
Quantity	Code Name	Common Name	Scientific Name	Planting Size
12	SGM	Sierra Glen Maple	Acer X Freemanii 'sienna'	3" B&B
15	WBC	Whitespire Gray Birch (cb)	Betula Populifolia 'whitespire' (cb)	10" B&B
11	EBT	Eastern Redbud (rf)	Cercis Canadensis (rf)	2" B&B
18	SKH	Street Keeper Honeylocust	Gleditsia Triacan 'draves'	3" B&B
25	QA	Quaking Aspen	Populus Tremuloides	8" B&B
7	SWO	Swamp White Oak	Quercus Bicolor	3" B&B
38	GPO	Green Pillar Pin Oak	Quercus Palustris 'pringreen'	2" B&B
11	RPO	Regal Prince English Oak	Quercus Robur 'long'	2" B&B
8	ISLT	Ivory Silk Japanese Lilac (rf)	Syringa Reticulata 'Ivory Silk' (rf)	2" B&B
Conifer Evergreen				
Quantity	Code Name	Common Name	Scientific Name	Planting Size
16	MJF	Golden Mop TMF Japanese Fatsia	Chamaecyparis Pisi 'golden Mop'	#3 CONT.
118	EA	Emerald Arborvitae	Thuja Occidentalis 'smaragd'	5" B&B
4	EAS	Emerald Arborvitae (sp)	Thuja Occidentalis 'smaragd' (sp)	#20 CONT.
199	WGA	Woodward Globe Arborvitae	Thuja Occidentalis 'woodwardii'	#5 CONT.
Perennial				
Quantity	Code Name	Common Name	Scientific Name	Planting Size
454	KFG	Karl Foerster's Feather Reed Grass	Calamagrostis Acutiflora 'karl Foerster'	#1 CONT.
56	SBOG	Sapphire Blue Oat Grass	Helictotrichon Sempervirens 'saphirsprudel'	#1 CONT.
6	OBH	Olive Bailey Langdon Hosta	Hosta X 'olive Bailey Langdon'	#1 CONT.
101	PMG	Purple Maiden Grass	Miscanthus Sinensis Var Purpurescens	#1 CONT.
52	LSRS	Little Spire Russian Sage	Perovskia Atriplicifolia 'little Spire'	#1 CONT.
84	CAS	Caradonna Sage	Salvia Nemorosa 'caradonna'	#1 CONT.
304	TPD	Tara Prairie Dropseed	Sporobolus Heterolepis 'tara'	#1 CONT.
Shrub				
Quantity	Code Name	Common Name	Scientific Name	Planting Size
24	IHD	Ivory Halo Dogwood	Cornus Alba 'halo'	#5 CONT.
26	DBH	Dwf Bush-Honeysuckle	Diervilla Lonicera	#5 CONT.
48	LHDS	Little Henry Dwf Sweetspire	Ita Virginia 'sprich'	#3 CONT.
46	TWN	Tiny Wine Ninebark	Physocarpus Opulifolius 'impow'	#3 CONT.
35	GLS	Gr-Low Fragrant Sumac	Rhus Aromatica 'gr-Low'	#5 CONT.
57	GMS	Gold Mound Spirea	Spiraea Japonica 'gold Mound'	#3 CONT.
35	BMAV	Blue Muffin Arwd Viburnum	Viburnum Dentatum 'christom'	#5 CONT.
43	RPW	Red Prince Weigela	Weigela Florida 'red prince'	#5 CONT.
Existing Trees				
Quantity	Code Name	Common Name	Scientific Name	Planting Size
71	--	Transplanted Spruce	Transplanted Picea Alba	15'-20' Ht.

**City Street Tree Planting List**

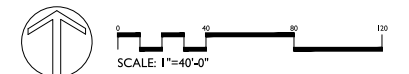
Broadleaf Deciduous				
Quantity	Code Name	Common Name	Scientific Name	Planting Size
2	CO	Common Hackberry	Celtis Occidentalis	2" B&B
5	GBP	Princeton Sentry Ginkgo	Ginkgo Biloba 'princeton Sentry'	2" B&B
6	SKH	Street Keeper Honeylocust	Gleditsia Triacana 'draves'	2" B&B
5	OV	Amer Hophornbeam	Ostrya Virginiana	2" B&B
1	UNH	Exclamation! London Planetree	Platanus X Acerifolia 'morton Circle'	2" B&B
1	SWO	Swamp White Oak	Quercus Bicolor	2" B&B



**THE WINSTON**  
 CREKESIDE DRIVE  
 MADISON, WISCONSIN

Checked By: SS  
 Drawn By: 8/18/22 RS  
 Revised: 11/23/22 RS  
 Revised: 5/10/23 RS  
 Revised:  
 Revised:  
 Revised:  
 Revised:  
 Revised:

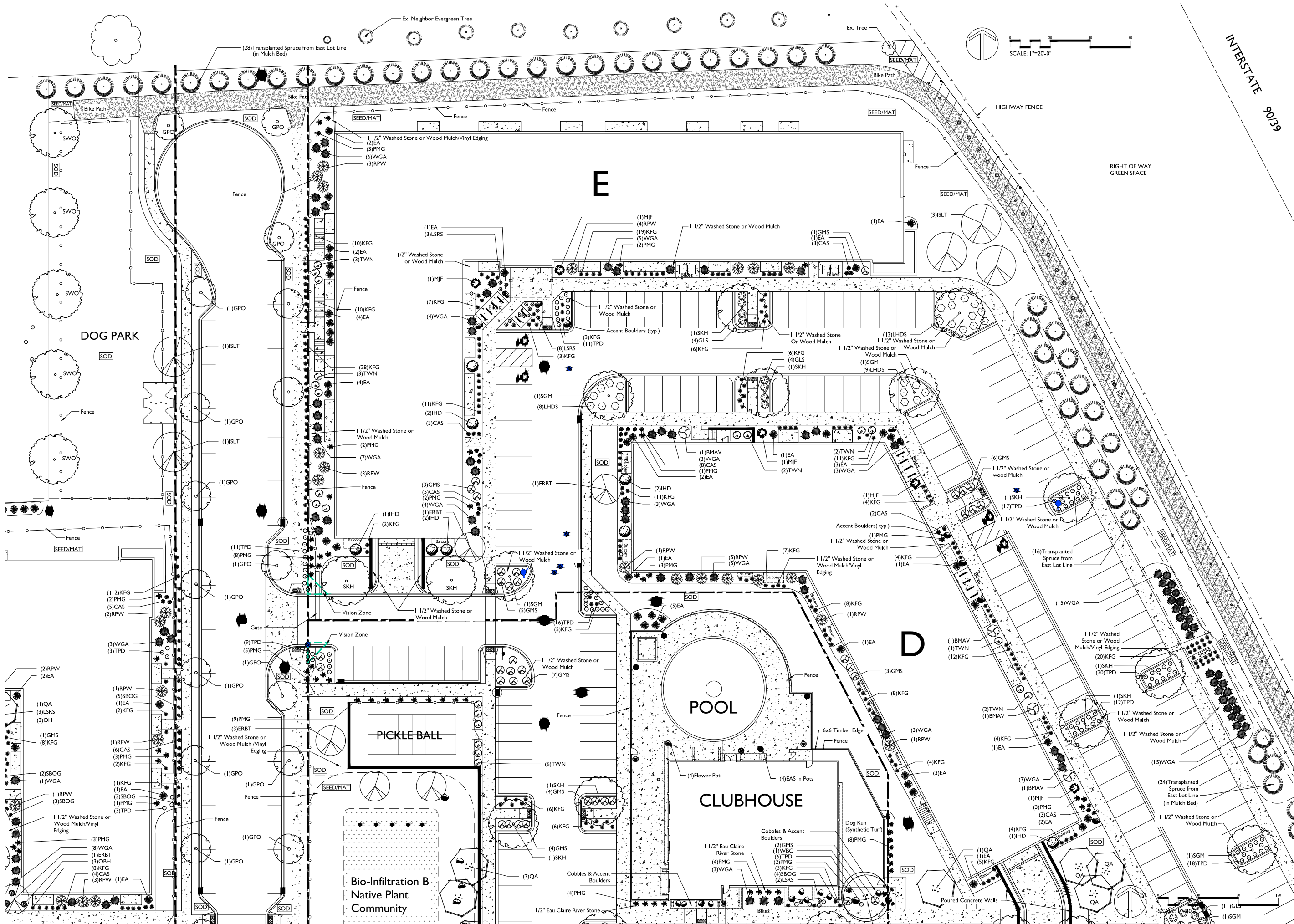
**L1**  
 OVERALL LANDSCAPE



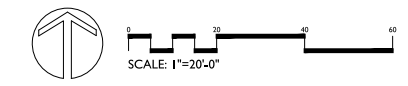
1/2022 CADASTRE SHORTWINSTON AT CHURCHILLWINSTON 23CLDWG Created: 5/5/2023, Saved: 5/9/2023, Printed: 5/9/2023







INTERSTATE 9039



**THE WINSTON**  
 CREEKSIDE DRIVE  
 MADISON, WISCONSIN

Checked By: SS  
 Drawn By: 8/18/22 RS  
 Revised: 11/23/22 RS  
 Revised: 5/10/23 RS  
 Revised:  
 Revised:  
 Revised:  
 Revised:  
 Revised:  
 Revised:

**L3**  
 NORTH

This plan made exclusively for the  
 property named in the title block. It  
 remains the property of The Bruce  
 Company of Wisconsin, Inc. and  
 may not be reproduced or  
 implemented in whole or part by any  
 method without prior written consent  
 of The Bruce Company of  
 Wisconsin, Inc.



# MADISON LANDSCAPE WORKSHEET

Zoning district is SR-V2  
Total square footage of developed area ..... 129,890 SF  
Total square footage of first 5 acres of developed area ÷ 300 square feet = .....433 Landscape Units  
Total square footage of 0 additional acres of developed area ÷ 100 square feet = .....0 Landscape Units

NUMBER OF LANDSCAPE POINT REQUIRED  
433 Landscape Units x 5 landscape points for first 5 acres.....2,165 points  
0 Landscape Units x 1 landscape point for additional 0 acres..... 0 points  
TOTAL LANDSCAPE POINTS REQUIRED.....2,165 points

Plant Material List  
(Refer to Separate Lists for Bio Retention and City Street Trees)

Quantity	Code Name	Common Name	Scientific Name	Planting Size
12	SGM	Sienna Glen Maple	Acer X Freemanii 'sienna'	3" B&B
15	WBC	Whitespire Gray Birch (dtp)	Betula Populifolia 'whitespire' (dtp)	10' B&B
11	ERBT	Eastern Redbud (tf)	Cercis Canadensis (tf)	2" B&B
18	SKH	Street Keeper Honeylocust	Gleditsia Triacan 'draves'	3" B&B
25	QA	Quaking Aspen	Populus Tremuloides	8' B&B
7	SWO	Swamp White Oak	Quercus Bicolor	3" B&B
38	GPO	Green Pillar Pin Oak	Quercus Palustris 'pringreen'	2" B&B
11	RPO	Regal Prince English Oak	Quercus Robur 'long'	2" B&B
8	ISLT	Ivory Silk Japanese Lilac (tf)	Syringa Reticulata 'Ivory Silk' (tf)	2" B&B

Conifer Evergreen

Quantity	Code Name	Common Name	Scientific Name	Planting Size
16	MJF	Golden Mop Thlf Japanese False	Chamaecyparis Pisi 'golden Mop'	#3 CONT.
118	EA	Emerald Arborvitae	Thuja Occidentalis 'smaragd'	5' B&B
4	EAS	Emerald Arborvitae (spl)	Thuja Occidentalis 'smaragd' (spl)	#20 CONT.
199	WGA	Woodward Globe Arborvitae	Thuja Occidentalis 'woodwardii'	#5 CONT.

Perennial

Quantity	Code Name	Common Name	Scientific Name	Planting Size
454	KFG	Karl Foerster's Feather Reed Grass	Calamagrostis Acutiflora 'karl Foerster'	#1 CONT.
56	SBOG	Sapphire Blue Oat Grass	Helictotrichon Sempervirens 'saphirsprudel'	#1 CONT.
6	OBH	Olive Bailey Langdon Hosta	Hosta X 'olive Bailey Langdon'	#1 CONT.
101	PMG	Purple Maiden Grass	Miscanthus Sinensis Var Purpurescens	#1 CONT.
52	LSRS	Little Spire Russian Sage	Perovskia Atriplicifolia 'little Spire'	#1 CONT.
84	CAS	Caradonna Sage	Salvia Nemorosa 'caradonna'	#1 CONT.
304	TPD	Tara Prairie Dropseed	Sporobolus Heterolepis 'tara'	#1 CONT.

Shrub

Quantity	Code Name	Common Name	Scientific Name	Planting Size
24	IHD	Ivory Halo Dogwood	Cornus Alba 'bailhalo'	#5 CONT.
26	DBH	Dwf Bush-Honeysuckle	Diervilla Lonicera	#5 CONT.
48	LHDS	Little Henry Dwf Sweetspire	Itea Virginica 'sprich'	#3 CONT.
46	TWVN	Tiny Wine Ninebark	Physocarpus Opulifolius 'smpotw'	#3 CONT.
35	GLS	Gro-Low Fragrant Sumac	Rhus Aromatica 'gro-Low'	#5 CONT.
57	GMS	Gold Mound Spirea	Spiraea Japonica 'gold Mound'	#3 CONT.
35	BMAV	Blue Muffin Arwd Viburnum	Viburnum Dentatum 'christom'	#5 CONT.
43	RPW	Red Prince Weigela	Weigela Florida 'red prince'	#5 CONT.

Existing Trees

Quantity	Code Name	Common Name	Scientific Name	Planting Size
71	--	Transplanted Spruce	Transplanted Picea Alba	15'-20' Ht.

PLANT TYPE or ELEMENT	Point Value	NEW		EXISTING		TOTAL POINTS PROVIDED
		Qty.	Points Achieved	Qty.	Points Achieved	
Overstory Deciduous Tree : 2-1/2" (dbh)	35	126	4,410			
Tall Evergreen Tree : 5-6 feet tall	35			71	2,485	
Ornamental Tree : 1-1/2" Caliper (dbh)	15	19	285			
Upright Evergreen Shrub : 3-4 feet tall	10	118	1,180			
Shrub, deciduous : 3 gallon / 12"-24"	3	314	942			
Shrub, evergreen : 3 gallon / 12"-24"	4	219	876			
Ornamental grass/perennial : 1gallon / 8"-18"	2	1,057	2,114			
Ornamental / Decorative Fencing	4 per 10 l.f.	4,294	1,718			
Existing significant specimen tree	14 per Cal. In.					
Landscape furniture for public seating and /or transit connections	5 per 'seat'					
Sub Totals			11,428	+	2,485	= 13,913

### Street Frontage Landscape Required

Street Frontage = 1,443 LF  
Canopy Trees Required: 1 per 30 LF Frontage = ..... 48  
Shrubs Required : 5 per 30 LF Frontage = ..... 240

### Street Frontage Landscape Supplied

Proposed Canopy Trees = 61.5 ( 58 Shade Trees plus 7 Ornamental/Conifer Count as 3.5)  
Proposed Shrubs = 175 Shrubs and 1,226 LF of Ornamental Fence



### GENERAL NOTES

A) Individual trees (and shrub groupings) found along perimeter of property as well as those found within lawn areas to receive processed wood mulch rings, spread to a minimum 3" depth (3' wide beds for shrub groupings).

B) "Vinyl Edging" to be Valley View Black Diamond Vinyl Edging or equivalent.

C) Areas labeled "washed stone OR wood mulch" to receive 1-1/2" washed stone spread to a 3" depth over fabric weed barrier OR processed wood mulch spread to 3" depth with pre-emergent herbicide granules.

D) "Seed" areas shall be finish-graded and seeded at a rate of 4 lbs. per 1,000 sq. ft.

E) Seed shall consist of the following mixture:  
10% Palmer IV Perennial Ryegrass  
20% Dragon Kentucky Bluegrass  
20% Diva Kentucky Bluegrass  
20% Foxy II Creeping Red Fescue  
15% Vail II Perennial Ryegrass  
15% Ginney Kentucky Bluegrass

F) Areas labeled "Seed/Mat" shall be seeded with the above-noted premium lawn seed mixture and overlaid with DS75 straw erosion control netting pegged into the soil with biodegradable staples.

G) Areas labeled "Sod" shall receive only No. 1 grade nursery-grown bluegrass sod.

H) Plant beds adjacent to building foundation and parking islands to be mulched with 1-1/2" diameter washed stone mulch spread to a 3" depth over fabric weed barrier OR Processed wood mulch spread to 3" depth with pre-emergent herbicide granules.

I) Existing street trees shall be protected. Contractor shall install tree protection fencing in the area between the curb and sidewalk and extend it at least 5 feet from both sides of the tree along the length of the terrace. No excavation is permitted within 5 feet of the outside edge of the tree trunk. If excavation within 5 feet of any tree is necessary, contractor shall contact City Forestry (608)266-4816 prior to excavation to assess the impact to the tree and root system. Tree pruning shall be coordinated with City Forestry. Tree protection specifications can be found in section 107.13 of City of Madison Standard Specifications for Public Works Construction: <http://www.cityofmadison.com/business/pw/documents/StdSpecs/2013/PartI.pdf>.

J) Contractor shall contact City Forestry (608)266-4816 at least one week prior to installing street trees to schedule inspecting the nursery stock and reviewing landscaping specifications with the landscaper.

The Common Council of the City of Madison do hereby ordain as follows:  
Subdivision (c) of Subsection (3) entitled "Landscape Plan and Design Standards" of Section 28.142 entitled "Landscaping and Screening Requirements" of the Madison General Ordinances is amended to read as follows: "(c) Mulch shall consist of shredded bark, chipped wood or stone installed at a minimum depth of two (2) inches. If stone is used, it shall be spread over weed barrier."

BIO-RETENTION / INFILTRATION DEVICE A PLANT LIST

Quantity	Common Name	Scientific Name	Planting Size	Plant Spacing
<b>GRASSES AND SEDGES</b>				
288	VIRGINIA WILD RYE	ELYMUS VIRGINICUS	2.5" POT	12" O.C. Rect. Spacing
288	SWITCH GRASS	PANICUM VIRGATUM	2.5" POT	12" O.C. Rect. Spacing
288	LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARILUM	2.5" POT	12" O.C. Rect. Spacing
288	INDIAN GRASS	SORBASTRUM NUTANS	2.5" POT	12" O.C. Rect. Spacing
<b>FORBS</b>				
128	NEW ENGLAND ASTER	ASTER NOVAE-ANGLIAE	2.5" POT	12" O.C. Rect. Spacing
160	PURPLE CONEFLOWER	ECHINACEA PURPUREA	2.5" POT	12" O.C. Rect. Spacing
128	FALSE SUNFLOWER	HELIOPSIS HELIANTHOIDES	2.5" POT	12" O.C. Rect. Spacing
128	WILD IRIS	IRIS VIRGINIANA SHREVEI	2.5" POT	12" O.C. Rect. Spacing
128	CARDINAL FLOWER	LOBELIA CARDINALIS	2.5" POT	12" O.C. Rect. Spacing
128	BERGAMOT	MONARDA FISTULOSA	2.5" POT	12" O.C. Rect. Spacing
160	SWEET BLACK-EYED SUSAN	RUDBECKIA SUBTOMENTOSA	2.5" POT	12" O.C. Rect. Spacing
128	STIFF GOLDENROD	SOLIDAGO RIGIDA	2.5" POT	12" O.C. Rect. Spacing

BIO-RETENTION / INFILTRATION DEVICE B PLANT LIST

Quantity	Common Name	Scientific Name	Planting Size	Plant Spacing
<b>GRASSES AND SEDGES</b>				
928	VIRGINIA WILD RYE	ELYMUS VIRGINICUS	2.5" POT	12" O.C. Rect. Spacing
928	SWITCH GRASS	PANICUM VIRGATUM	2.5" POT	12" O.C. Rect. Spacing
928	LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARILUM	2.5" POT	12" O.C. Rect. Spacing
928	INDIAN GRASS	SORBASTRUM NUTANS	2.5" POT	12" O.C. Rect. Spacing
<b>FORBS</b>				
448	NEW ENGLAND ASTER	ASTER NOVAE-ANGLIAE	2.5" POT	12" O.C. Rect. Spacing
480	PURPLE CONEFLOWER	ECHINACEA PURPUREA	2.5" POT	12" O.C. Rect. Spacing
448	FALSE SUNFLOWER	HELIOPSIS HELIANTHOIDES	2.5" POT	12" O.C. Rect. Spacing
448	WILD IRIS	IRIS VIRGINIANA SHREVEI	2.5" POT	12" O.C. Rect. Spacing
448	CARDINAL FLOWER	LOBELIA CARDINALIS	2.5" POT	12" O.C. Rect. Spacing
480	BERGAMOT	MONARDA FISTULOSA	2.5" POT	12" O.C. Rect. Spacing
480	SWEET BLACK-EYED SUSAN	RUDBECKIA SUBTOMENTOSA	2.5" POT	12" O.C. Rect. Spacing
448	STIFF GOLDENROD	SOLIDAGO RIGIDA	2.5" POT	12" O.C. Rect. Spacing

### City Street Tree Planting List

Quantity	Code Name	Common Name	Scientific Name	Planting Size
2	CO	Common Hackberry	Celtis Occidentalis	2" B&B
5	GBP	Princeton Sentry Ginkgo	Ginkgo Biloba 'princeton Sentry'	2" B&B
6	SKH	Street Keeper Honeylocust	Gleditsia Triacan 'draves'	2" B&B
5	OV	Amer Hophornbeam	Ostrya Virginiana	2" B&B
1	UNH	Exclamation! London Planetree	Platanus X Acerifolia 'morton Circle'	2" B&B
1	SWO	Swamp White Oak	Quercus Bicolor	2" B&B

THE WINSTON  
CREEKSIDE DRIVE  
MADISON, WISCONSIN

Checked By: SS  
Drawn By: 8/18/22 RS

Revised: 11/23/22 RS  
Revised: 5/10/23 RS  
Revised:  
Revised:  
Revised:  
Revised:  
Revised:

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NOTES & SCHEDULES  
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SGM-Sienna Glen Maple (Fall)      WBC-Whitespire Birch  
ERBT-Eastern Redbud      QA-Quaking Aspen (Fall)



SKH-Street Keeper Honeylocust      GPO-Green Pillar Pin Oak  
RPO-Regal Prince English Oak      SWO-Swamp White Oak



ISLT-Ivory Silk Tree (Lilac Tree Form)      EA-Emerald Arborvitae  
EAS-Emerald Arborvitae-spiral      MJF-Golden Mop Thd Japanese False Cypress



WGA-Woodward Globe Arborvitae      GMS-Gold Mound Spirea  
LHDS-Little Henry Dwarf Sweetspire      BMAV-Blue Muffin Arrowwood Viburnum



RPW-Red Prince Weigela      DBH-Dwarf Bush-Honeysuckle  
TWN-Tiny Wine Ninebark      GLS-gro-low sumac



IHD-Ivory Halo Dogwood      PMG-Purple Maiden Grass  
SBOG-Sapphire Blue Oat Grass      LSRS-Little Spire Russian Sage



TPD-Tara Prairie Dropseed      KFG-Karl Foerster's Feather Reed Grass  
OBH-Olive Bailey Langdon Hosta      CAS-Caradonna Sage

**Plant Material List**  
(Refer to Separate Lists for Bio Retention and City Street Trees)

Quantity	Code Name	Common Name	Scientific Name	Planting Size
<b>Broadleaf Deciduous</b>				
12	SGM	Sienna Glen Maple	Acer X Freemanii 'sienna'	3" B&B
15	WBC	Whitespire Gray Birch (clp)	Betula Populifolia 'whitespire' (clp)	10" B&B
11	ERBT	Eastern Redbud (tf)	Cercis Canadensis (tf)	2" B&B
18	SKH	Street Keeper Honeylocust	Gleditsia Triacan 'draves'	3" B&B
25	QA	Quaking Aspen	Populus Tremuloides	8" B&B
7	SWO	Swamp White Oak	Quercus Bicolor	3" B&B
38	GPO	Green Pillar Pin Oak	Quercus Palustris 'pringreen'	2" B&B
11	RPO	Regal Prince English Oak	Quercus Robur 'long'	2" B&B
8	ISLT	Ivory Silk Japanese Lilac (tf)	Syringa Reticulata 'Ivory Silk' (tf)	2" B&B
<b>Conifer Evergreen</b>				
16	MJF	Golden Mop Thd Japanese False	Chamaecyparis Pisi 'golden Mop'	#3 CONT.
118	EA	Emerald Arborvitae	Thuja Occidentalis 'smaragd'	5' B&B
4	EAS	Emerald Arborvitae (spl)	Thuja Occidentalis 'smaragd' (spl)	#20 CONT.
199	WGA	Woodward Globe Arborvitae	Thuja Occidentalis 'woodwardii'	#5 CONT.
<b>Perennial</b>				
454	KFG	Karl Foerster's Feather Reed Grass	Calamagrostis Acutiflora 'karl Foerster'	#1 CONT.
56	SBOG	Sapphire Blue Oat Grass	Helictotrichon Sempervirens 'saphirsprudel'	#1 CONT.
6	OBH	Olive Bailey Langdon Hosta	Hosta X 'olive Bailey Langdon'	#1 CONT.
101	PMG	Purple Maiden Grass	Miscanthus Sinensis Var Purpurescens	#1 CONT.
52	LSRS	Little Spire Russian Sage	Perovskia Atriplicifolia 'Little Spire'	#1 CONT.
84	CAS	Caradonna Sage	Salvia Nemorosa 'caradonna'	#1 CONT.
304	TPD	Tara Prairie Dropseed	Sporobolus Heterolepis 'tara'	#1 CONT.
<b>Shrub</b>				
24	IHD	Ivory Halo Dogwood	Cornus Alba 'bailhalo'	#5 CONT.
26	DBH	Dwf Bush-Honeysuckle	DierVilla Lonicera	#5 CONT.
48	LHDS	Little Henry Dwf Sweetspire	Itea Virginica 'sprich'	#3 CONT.
46	TWN	Tiny Wine Ninebark	Physocarpus Opulifolius 'smptow'	#3 CONT.
35	GLS	Gro-Low Fragrant Sumac	Rhus Aromatica 'gro-Low'	#5 CONT.
57	GMS	Gold Mound Spirea	Spiraea Japonica 'gold Mound'	#3 CONT.
35	BMAV	Blue Muffin Arwd Viburnum	Viburnum Dentatum 'christom'	#5 CONT.
43	RPW	Red Prince Weigela	Weigela Florida 'red prince'	#5 CONT.
<b>Existing Trees</b>				
Quantity	Code Name	Common Name	Scientific Name	Planting Size
71	--	Transplanted Spruce	Transplanted Picea Alba	15'-20' Ht.

**THE WINSTON**  
CREEKSIDE DRIVE  
MADISON, WISCONSIN

Checked By: SS  
Drawn By: 8/18/22 RS

Revised: 11/23/22 RS  
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PLANT PICTURES

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