

# 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:

Paid \_\_\_\_\_ Receipt # \_\_\_\_\_  
Date received \_\_\_\_\_  
Received by \_\_\_\_\_  
Aldermanic District \_\_\_\_\_  
Zoning District \_\_\_\_\_  
Urban Design District 12/17/22  
12:26 p.m. **received**  
Submittal reviewed by \_\_\_\_\_  
Legistar # \_\_\_\_\_

Complete all sections of this application, including the desired meeting date and the action requested.

*If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call the phone number above immediately.*

## 1. Project Information

Address: 1801 Northport Drive, Madison, WI 53704

Title: Drive-up Coffee Shop

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

UDC meeting date requested January 11, 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)  
 Signage Variance (i.e. modification of signage height, area, and setback)  
 Signage Exception

### Other

- Please specify \_\_\_\_\_

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

**Applicant name** Pat Schmitt  
**Street address** 6621 Boulder Lane  
**Telephone** (608) 770-5848

**Company** PS Architecture  
**City/State/Zip** Middleton/WI/53562  
**Email** psarch@tds.net

**Project contact person** Pat Schmitt  
**Street address** 6621 Boulder Lane  
**Telephone** (608) 770-5848

**Company** PS Architecture  
**City/State/Zip** Middleton/WI/53562  
**Email** psarch@tds.net

**Property owner (if not applicant)** Sherman Plaza Inc.  
**Street address** 1865 Northport Drive  
**Telephone** (608) 255-0620

**City/State/Zip** Madison/WI/53704  
**Email** coachbruns@gmail.com



**5. Required Submittal Materials**

- Application Form**
- 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 CDR or Signage Variance review criteria is required.
- Development Plans** (Refer to checklist on Page 4 for plan details)
- Filing fee**
- Electronic Submittal\***
- 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.

Each submittal must include fourteen (14) 11" x 17" **collated** paper copies. Landscape and Lighting plans (if required) must be **full-sized and legible**. Please refrain from using plastic covers or spiral binding.

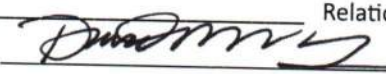
Both the paper copies and electronic copies must be submitted prior to the application deadline before an application will be scheduled for a UDC meeting. Late materials will not be accepted. A completed application form is required for each UDC appearance.

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. All plans must be legible when reduced.

*\*Electronic copies of all items submitted in hard copy are required. Individual PDF files of each item submitted should be compiled on a CD or flash drive, or submitted via email to [udcapplications@cityofmadison.com](mailto:udcapplications@cityofmadison.com). The email must include the project address, project name, and applicant name. Electronic submittals via file hosting services (such as Dropbox.com) are not allowed. Applicants who are unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.*

**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 06/07/2022.
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 Pat Schmitt Relationship to property Architect  
 Authorizing signature of property owner  Date 12/09/22

**7. Application Filing Fees**

Fees are required to be paid with the first application for either initial or final approval of a project, unless the project is part of the combined application process involving the Urban Design Commission in conjunction with Plan Commission and/or Common Council consideration. Make checks payable to City Treasurer. Credit cards may be used for application fees of less than \$1,000.

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

- Urban Design Districts: \$350 (per §35.24(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 signage variances (i.e. modifications of signage 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



## 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. Applicants may, at their discretion, request to make an Informational Presentation to the UDC prior to seeking any approvals to obtain early feedback and direction before undertaking detailed design. 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 Variance 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

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.

When presenting projects to the UDC, applicants must fill out a registration slip provided in the meeting room and present it to the Secretary. Presentations should generally be limited to 5 minutes or as extended by motion by consent of the Commission. The Commission will withhold questions until the end of the presentation.

Applicants are encouraged to consider the use of various graphic presentation material including a locator map, photographs, renderings/model, scale drawings of the proposal in context with adjacent buildings/uses/signs, etc., as may be deemed appropriate to describe the project and its surroundings. Graphics should be mounted on rigid boards so that they may be easily displayed. **Applicants/presenters are responsible for all presentation materials, AV equipment and easels.**

# URBAN DESIGN DEVELOPMENT PLANS CHECKLIST

The items listed below are minimal 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 (include material 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
- Proposed Signage (if applicable)
- 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)
- PD text and Letter of Intent (if applicable)
- Samples of the exterior building materials (presented at the UDC meeting)

## 4. Comprehensive Design Review (CDR) and Variance Requests (Signage applications only)

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



project

Drive-up Coffee Shop  
1801 Northport Drive  
Madison, WI 53704

client

Sherman Plaza Inc.  
1865 Northport Drive  
Madison, WI 53704

client agent

Dave Bruns

phone: (608) 575-1582

email: coachbruns@gmail.com

issue date:

2022-12-16

Application for Land Use Activity &  
Urban Design Commission Review

## **SHEET INDEX:**

### TITLE

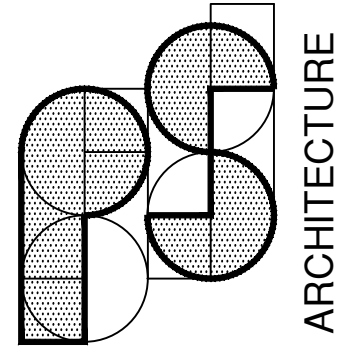
T-1 TITLE SHEET

### ARCHITECTURAL

C-1 PROJECT LOCATION & PARKING COUNT  
C-2 SITE DEMOLITION PLAN  
C-3 SITE PLAN; TRAFFIC CIRCULATION  
C-4 SITE DRAINAGE  
L-1 LANDSCAPE PLAN  
E-1 LIGHTING  
A-1 BUILDING FOOTPRINT  
A-2 ROOF PLAN  
A-3 ELEVATIONS  
A-4 ELEVATIONS  
P-1 PHOTOS: NORTH ELEVATION (SIMILAR)  
P-2 PHOTOS: WEST ELEVATION (SIMILAR)  
P-3 PHOTOS: SOUTH ELEVATION (SIMILAR)  
P-4 PHOTOS: EAST ELEVATION (SIMILAR)  
P-5 PHOTOS: EXISTING VEGETATION  
P-6 PHOTOS: EXISTING VEGETATION  
P-7 PHOTOS: EXISTING ATM & MAILBOX  
P-8 PHOTOS: EXISTING ATM

### MISCELLANEOUS

LETTER OF INTENT AMENDED  
SITE PHOTOMETRICS  
LIGHT FIXTURE CUT SHEETS  
LANDSCAPE PLANS  
LANDSCAPE WORKSHEET  
PLANT IMAGES



6621 BOULDER LANE  
MIDDLETON, WI. 53562  
608-770-5848  
psarch@tds.net

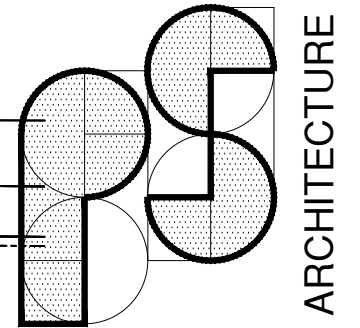
drawing no.

**T-1**









ARCHITECTURE

6621 BOULDER LANE  
MIDDLETON, WI. 53562  
608-770-5848  
psarch@tds.net

project  
Drive-up Coffee Shop  
1803 Northport Drive.  
Madison, WI 53704

client  
Sherman Plaza Inc.  
1865 Northport Drive  
Madison WI 53704

project # 2201

content

Site Plan  
Demolition

submittals

DESCRIPTION	DATE

revisions

REV	REVISION	DATE

drawn by; PLS  
checked by; PLS  
date; 12/16/2022  
drawing no.

**C-2**

NORTHPORT DRIVE

PROPERTY LINE

EXISTING SIDEWALK

REMOVE & RELOCATE MAILBOX

DEMO EXISTING "ATM" BUILDING

DEMO ASPHALT PAVING

DEMO CURB & GUTTER

50' SETBACK

DEMO CURB & GUTTER

DEMO SECTION OF CURB & GUTTER

DEMO SECTION OF CURB & GUTTER

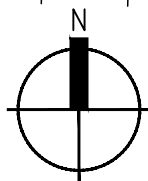
REMOVE STRIPING

1

Site Plan - Demolition

C-2

1" = 20'





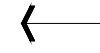
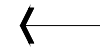


NORTHPORT DRIVE

PROPERTY LINE

NEW LANDSCAPED AREA;

EXISTING  
SIDEWALK



EXISTING DRAINAGE PATTERN BE MAINTAINED;  
ADJUST GRADE ONLY AT POINTS w/ NEW  
CURB & GUTTER IS REQ'D TO FLOW  
SOUTH & WEST

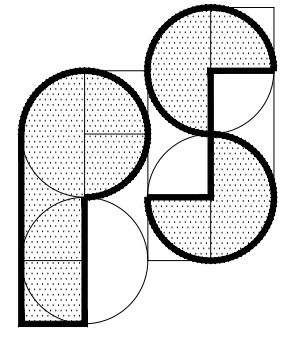
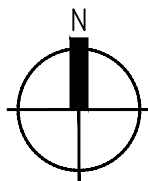
COFFEE SHOP

CURB CUT

1  
C-4

Site Plan - Site Drainage

1" = 20'



ARCHITECTURE

6621 BOULDER LANE  
MIDDLETON, WI. 53562  
608-770-5848  
psarch@tds.net

project  
Drive-up Coffee Shop  
1803 Northport Drive.  
Madison, WI 53704

client  
Sherman Plaza Inc.  
1865 Northport Drive  
Madison WI 53704

project # 2201

content

Site Plan  
Site Drainage

submittals

DESCRIPTION	DATE

revisions

REV	REVISION	DATE

drawn by; PLS  
checked by; PLS  
date; 12/16/2022  
drawing no.

C-4



NORTHPORT DRIVE

EXISTING BUSHES  
(8 THUS); SEE PHOTO SHT P-5

EXISTING SHADE  
TREE;  
SEE PHOTO  
SHT P-6

NEW  
LANDSCAPE  
AREA

BIKE RACK

CONCRETE PATIO

COFFEE SHOP

NEW  
LANDSCAPE  
AREA

NEW CURB  
& GUTTER

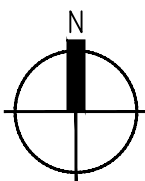
NEW  
LANDSCAPE  
AREA

1

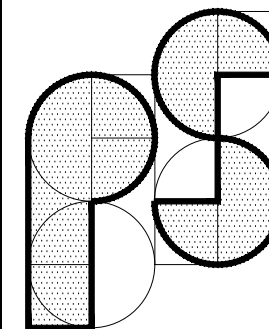
Landscaping Plan

I-1

1" = 20'



REFER TO ATTACHED LANDSCAPE  
PLANS & LANDSCAPE WORKSHEET



ARCHITECTURE

6621 BOULDER LANE  
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project # 2201

content

Landscaping Plan

submittals

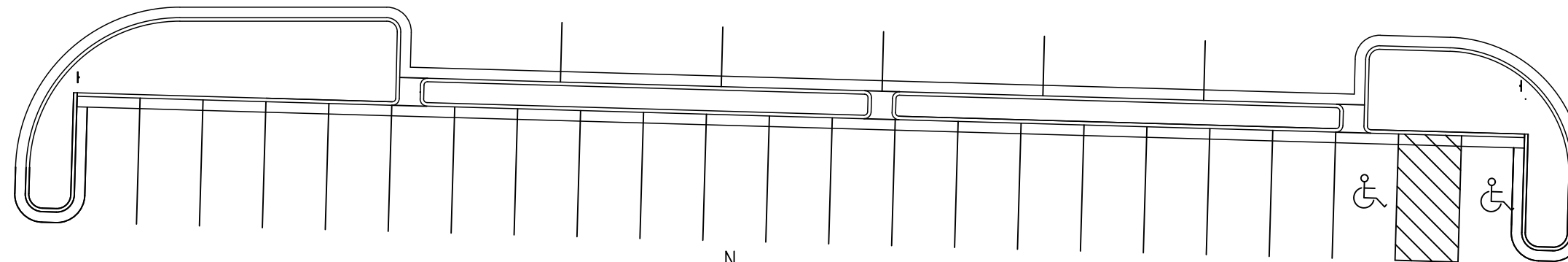
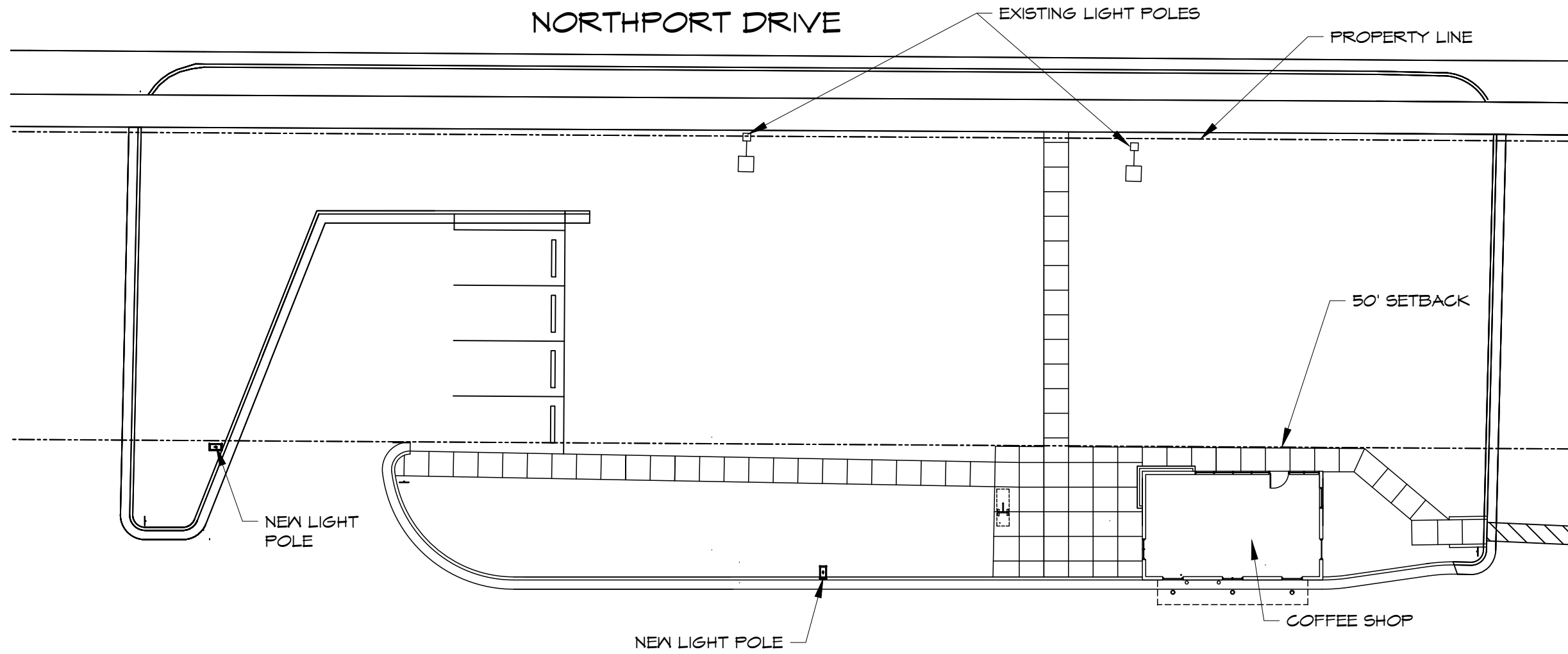
DESCRIPTION	DATE

revisions

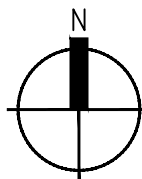
REV	REVISION	DATE

drawn by; PLS  
checked by; PLS  
date; 05/27/2022  
drawing no.

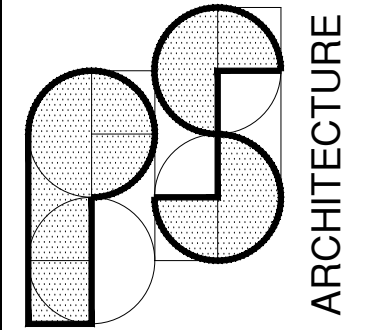
L-1



**1** Lighting Plan  
E-1 1" = 20'



SEE SHEET A-1 FOR PERIMETER SOFFIT LIGHTING AROUND BUILDING  
REFER TO ATTACHED PHOTOMETRIC PLAN & FIXTURE CUT SHEETS



6621 BOULDER LANE  
MIDDLETON, WI. 53562  
608-770-5848  
psarch@tds.net

project  
Drive-up Coffee Shop  
1803 Northport Drive.  
Madison, WI 53704

client  
Sherman Plaza Inc.  
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Madison WI 53704

project # 2201

content

**Lighting Plan**

submittals

DESCRIPTION	DATE

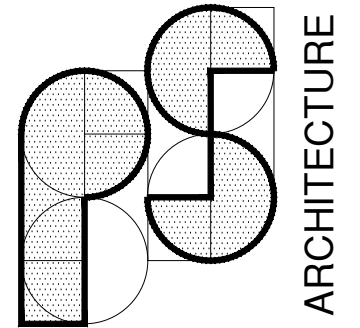
revisions

REV	REVISION	DATE

drawn by; PLS  
checked by; PLS  
date; 12/16/2022  
drawing no.

**E-1**





ARCHITECTURE

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**Building Plan**

submittals

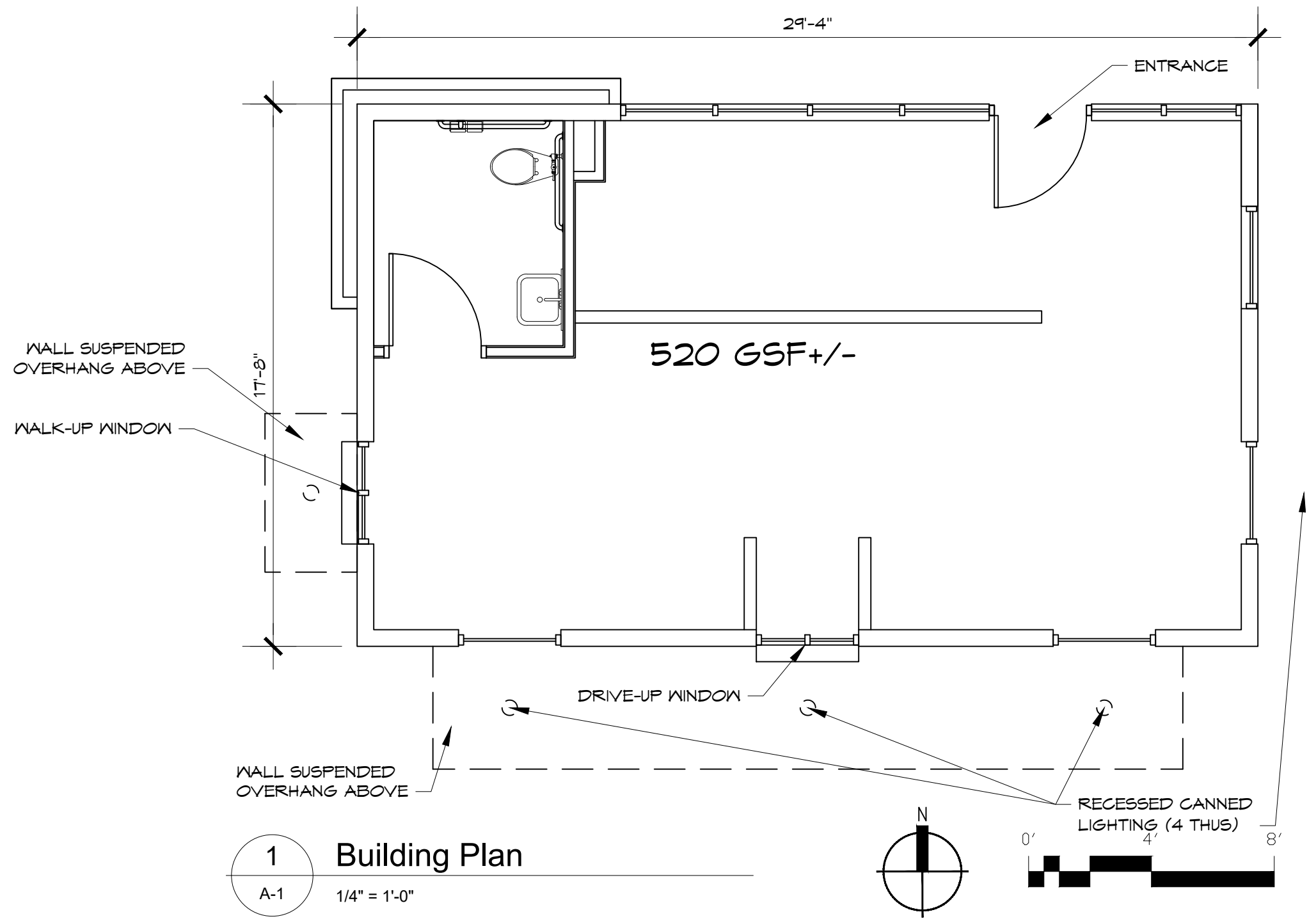
DESCRIPTION	DATE

revisions

REV	REVISION	DATE

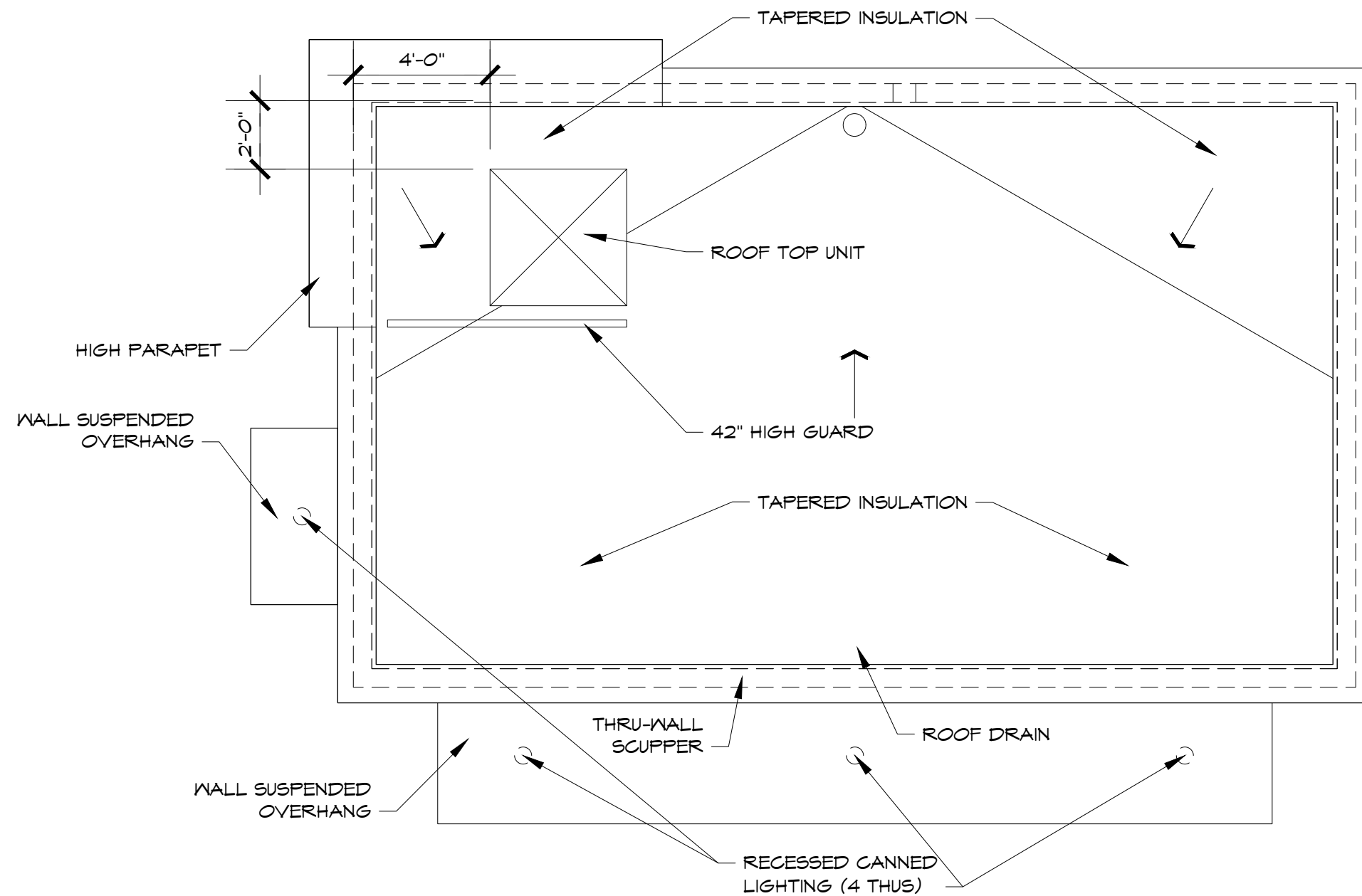
drawn by; PLS  
checked by; PLS  
date; 12/16/2022  
drawing no.

**A-1**

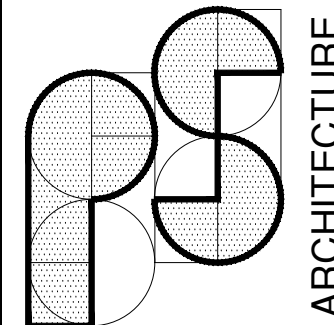
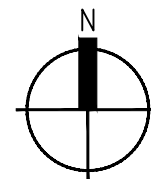


**1 Building Plan**  
A-1 1/4" = 1'-0"

520 GSF +/-



1 Roof Plan  
A-2 1/4" = 1'-0"



ARCHITECTURE

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Madison WI 53704

project # 2201

content

Roof Plan

submittals

DESCRIPTION	DATE

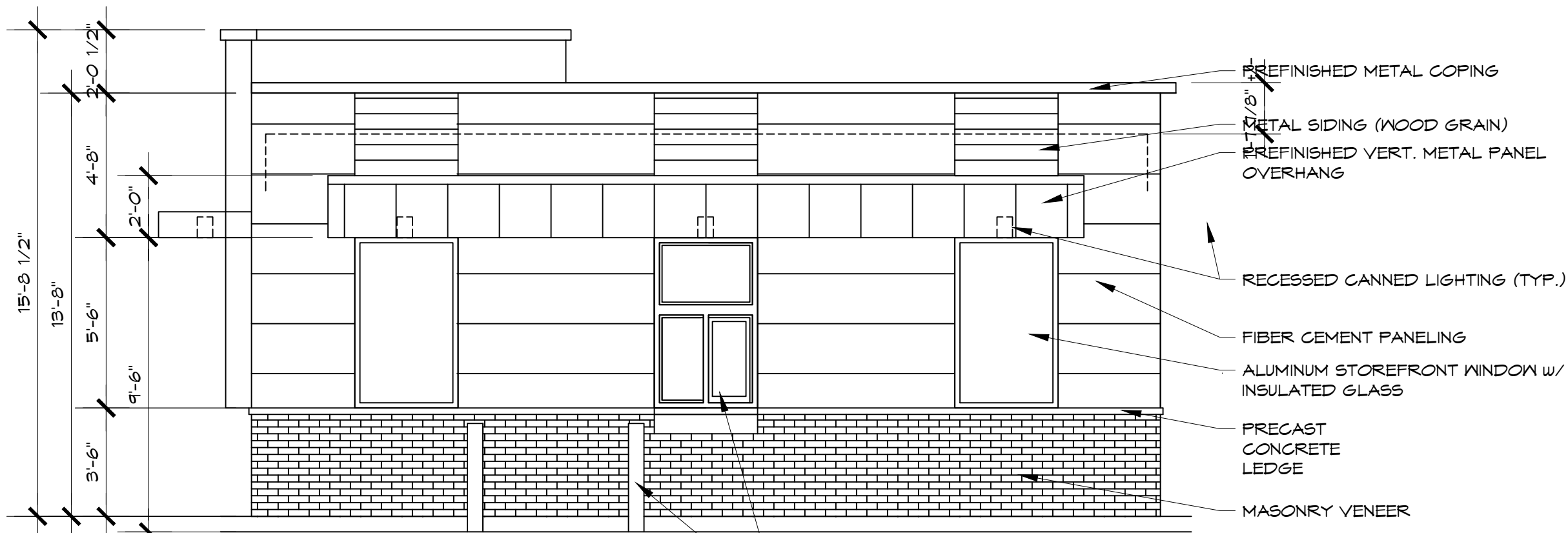
revisions

REV	REVISION	DATE

drawn by; PLS  
checked by; PLS  
date; 12/16/2022  
drawing no.

**A-2**

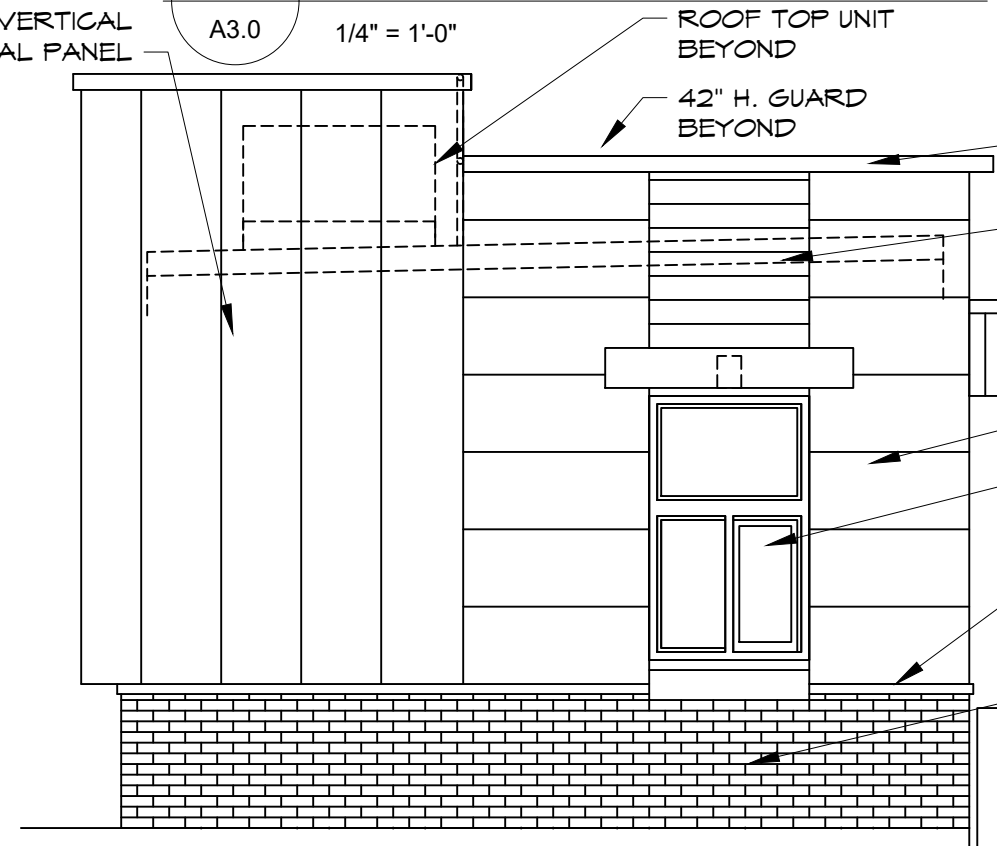




**1 South Elevation**

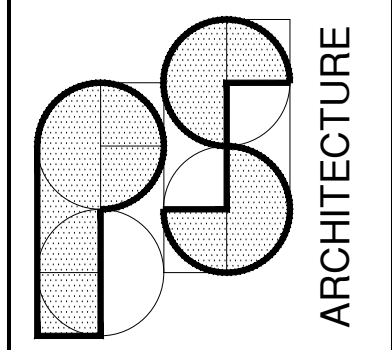
A3.0 1/4" = 1'-0"

PREFINISHED VERTICAL METAL PANEL



**2 West Elevation**

A=3 1/4" = 1'-0"



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Madison WI 53704

project # 2201

content

**Elevations**

submittals

DESCRIPTION	DATE

revisions

REV	REVISION	DATE

drawn by; PLS

checked by; PLS

date; 12/16/2022

drawing no.

**A-3**

- PREFINISHED METAL COPING
- METAL SIDING (WOOD GRAIN)
- PREFINISHED VERT. METAL PANEL OVERHANG
- RECESSED CANNED LIGHTING (TYP.)
- FIBER CEMENT PANELING
- ALUMINUM STOREFRONT WINDOW w/ INSULATED GLASS
- PRECAST CONCRETE LEDGE
- MASONRY VENEER

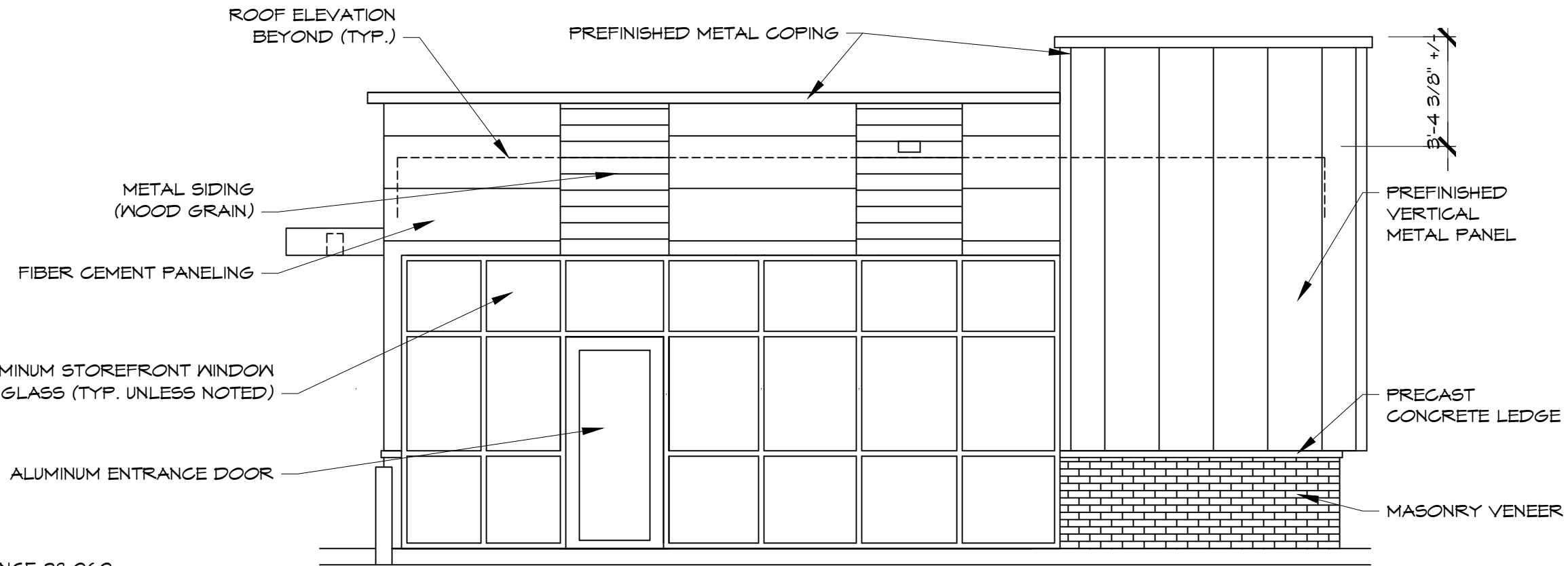
- DRIVE-UP SERVICE WINDOW
- PROTECTIVE STEEL BOLLARD

- ROOF TOP UNIT BEYOND
- 42" H. GUARD BEYOND

- PREFINISHED METAL COPING
- METAL SIDING (WOOD GRAIN)
- PREFINISHED VERT. METAL PANEL OVERHANG
- FIBER CEMENT PANELING
- WALK-UP SERVICE WINDOW
- PRECAST CONCRETE LEDGE
- MASONRY VENEER

SEE PHOTOS ON SHEETS  
P-1, P-2, P-3 & P-4  
FOR APPEARANCE & COLORS  
OF SURFACE MATERIALS

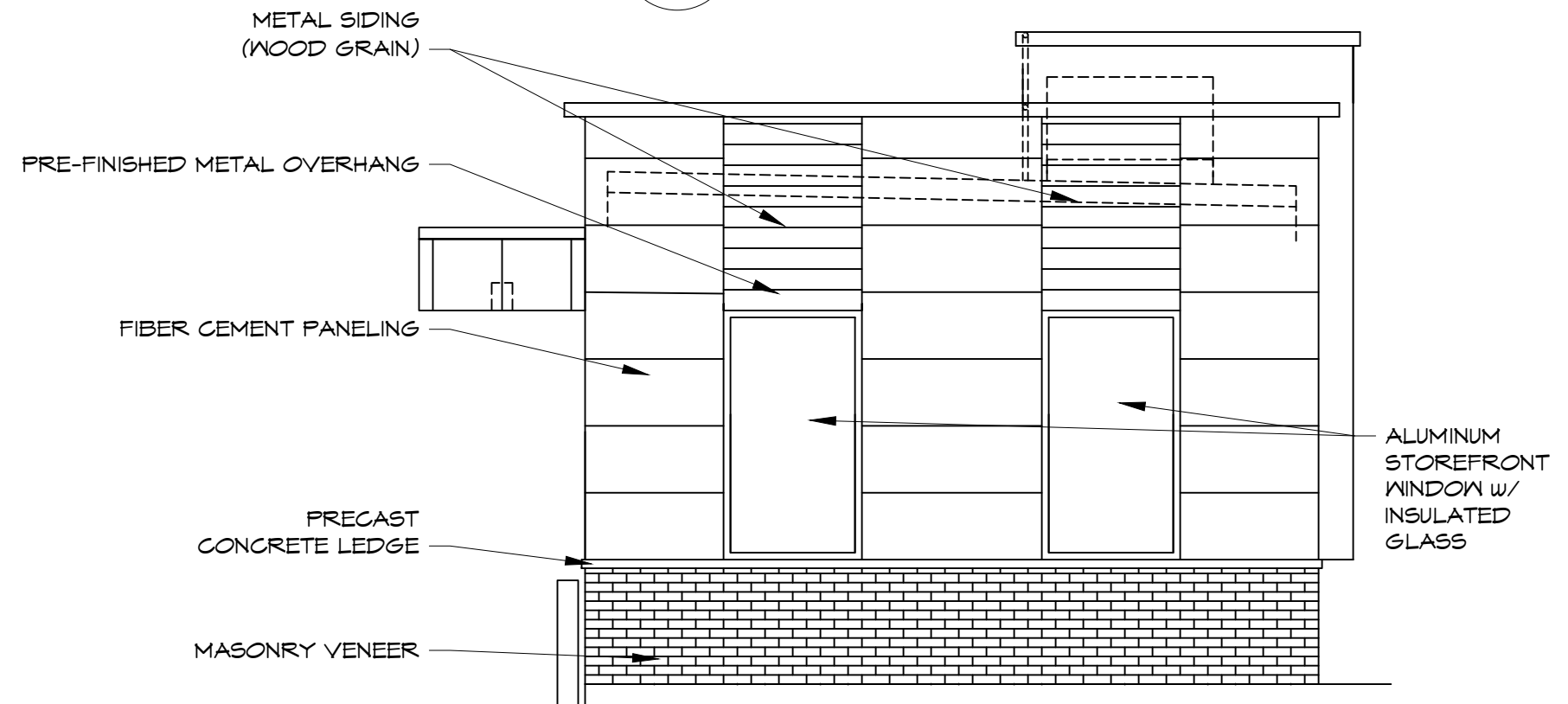
EXTERIOR FINISH SCHEDULE			
PRODUCT	COLOR	TYPE	MANUFACTURER
MASONRY VENEER	MISSION POINT	--	VERSETTA STONE
LEDGE STONE	STONE GREY	--	VERSETTA STONE
METAL SIDING	481 DRIFTWOOD	VESTA HD3 WD GRAIN	QUALITY EDGE
METAL SIDING, ETC.	MATTE BLACK	--	FIRESTONE MTL PRODUCTS
FIBER CEMENT SIDING	FOG	ILLUMINATION SERIES	NICHIHA
WINDOWS	CLEAR ANONDIZED	1" INSUL. GLASS; TINTED	QUICK SERVE



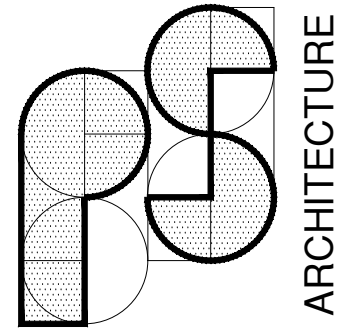
1 North Elevation  
A-4 1/4" = 1'-0"

ZONING ORDINANCE 28.060  
 NORTH FACADE:  
 AREA = 433 SF  
 LENGTH = 29'-4"  
 40% OF 433 SF = 173 SF (REQUIRED);  
 183.875 SF (PROVIDED)  
 60% OF 29'-4" = 17'-7" (REQUIRED);  
 29'-2" (PROVIDED)

SEE PHOTOS ON SHEETS  
 P-1, P-2, P-3 & P-4  
 FOR APPEARANCE & COLORS  
 OF SURFACE MATERIALS



2 East Elevation  
A-4 1/4" = 1'-0"



6621 BOULDER LANE  
 MIDDLETON, WI. 53562  
 608-770-5848  
 psarch@tds.net

project  
 Drive-up Coffee Shop  
 1803 Northport Drive.  
 Madison, WI 53704

client  
 Sherman Plaza Inc.  
 1865 Northport Drive  
 Madison WI 53704

project # 2201

content  
 Elevations

submittals

DESCRIPTION	DATE

revisions

REV	REVISION	DATE

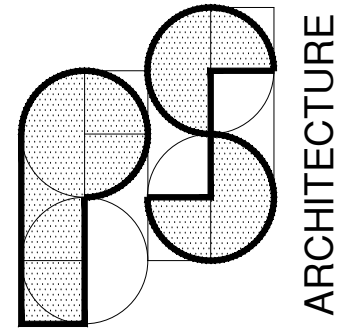
drawn by; PLS  
 checked by; PLS  
 date; 12/16/2022  
 drawing no.

**A-4**

PROPOSED SIGNAGE;  
EAST ELEVATION



PROPOSED SIGNAGE;  
NORTH ELEVATION



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Drive-up Coffee Shop  
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Madison, WI 53704

client  
Sherman Plaza Inc.  
1865 Northport Drive  
Madison WI 53704

project # 2201

content

North Elevation  
(Similar)

submittals

DESCRIPTION	DATE

revisions

REV	REVISION	DATE

drawn by; PLS  
checked by; PLS  
date; 12/16/2022  
drawing no.

**P-1**

**1** North Elevation (Similar)  
P-1 No Scale

MATERIALS & SIGNAGE FOR  
NEW FACILITY TO MATCH THOSE  
IN PICTURE  
NOTE ADDITIONAL GLAZING  
REQUIRED ON NORTH ELEVATION



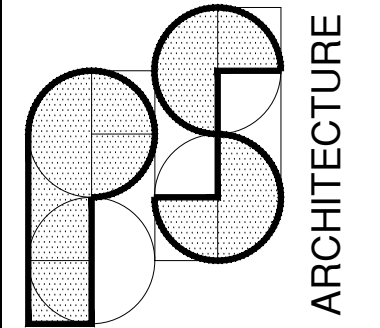
PROPOSED SIGNAGE  
SIMILAR ON  
NORTH ELEVATION



1 West Elevation (Similar)  
P-2 No Scale

MATERIALS & SIGNAGE FOR  
NEW FACILITY TO MATCH THOSE  
IN PICTURE

NEW FACILITY TO HAVE 40%  
GLAZING ON THIS ELEVATION



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MIDDLETON, WI. 53562  
608-770-5848  
psarch@pls.net

project Drive-up Coffee Shop 1803 Northport Drive. Madison, WI 53704	client Sherman Plaza Inc. 1865 Northport Drive Madison WI 53704
---	--

project # 2201

content

West Elevation  
(Similar)

submittals

DESCRIPTION	DATE

revisions

REV	REVISION	DATE

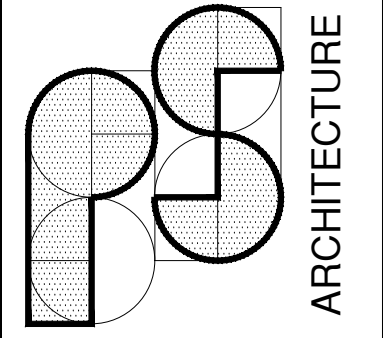
drawn by; PLS  
checked by; PLS  
date; 12/16/2022  
drawing no.

P-2



**1** South Elevation (Similar)  
 P-3 No Scale

MATERIALS & SIGNAGE FOR  
 NEW FACILITY TO MATCH THOSE  
 IN PICTURE



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 MIDDLETON, WI. 53562  
 608-770-5848  
 psarch@tds.net

project  
 Drive-up Coffee Shop  
 1803 Northport Drive.  
 Madison, WI 53704

client  
 Sherman Plaza Inc.  
 1865 Northport Drive  
 Madison WI 53704

project # 2201

content

South Elevation  
 (Similar)

submittals

DESCRIPTION	DATE

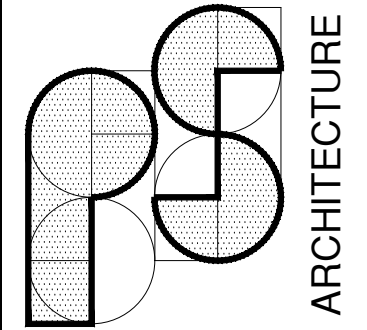
revisions

REV	REVISION	DATE

drawn by; PLS  
 checked by; PLS  
 date; 12/16/2022  
 drawing no.

**P-3**





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MIDDLETON, WI. 53562  
608-770-5848  
psarch@tds.net

project  
Drive-up Coffee Shop  
1803 Northport Drive.  
Madison, WI 53704

client  
Sherman Plaza Inc.  
1865 Northport Drive  
Madison WI 53704

project # 2201

content

East Elevation  
(Similar)

submittals

DESCRIPTION	DATE

revisions

REV	REVISION	DATE

drawn by; PLS  
checked by; PLS  
date; 12/16/2022  
drawing no.

**P-4**



METAL PANELING

DRIVE-UP WINDOW

PRECAST MASONRY LEDGE

MASONRY VENEER

METAL SIDING  
(WOOD GRAIN)

WALK-UP WINDOW

FIBER CEMENT  
PANELING

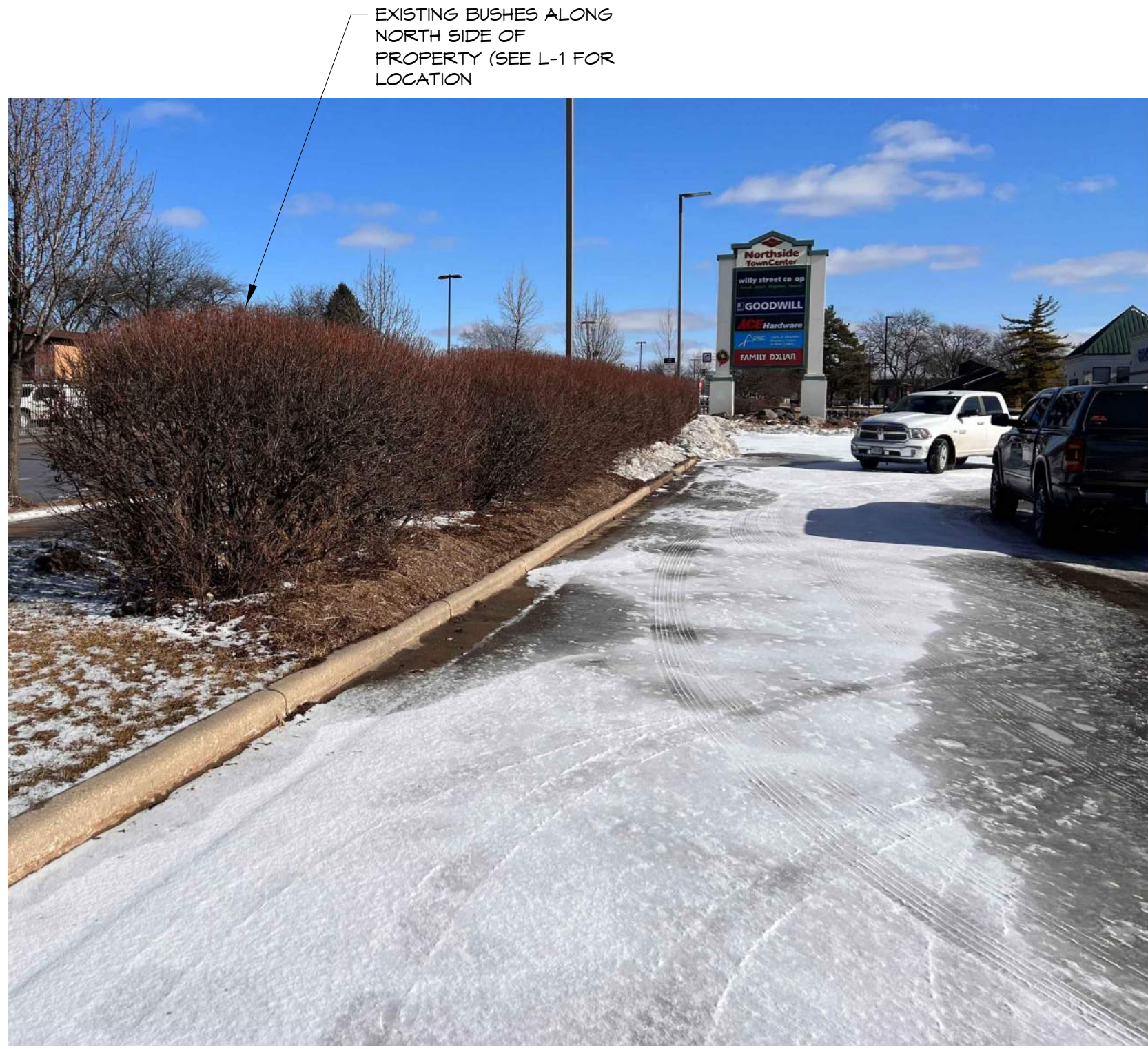
MATERIALS & SIGNAGE FOR  
NEW FACILITY TO MATCH THOSE  
IN PICTURE

1  
P-4

**East Elevation (Similar)**

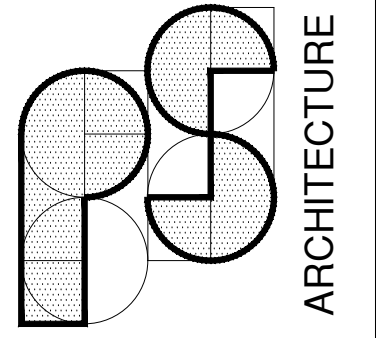
No Scale





EXISTING BUSHES ALONG  
NORTH SIDE OF  
PROPERTY (SEE L-1 FOR  
LOCATION)

1 Existing Vegetation  
P-5 No Scale



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608-770-5848  
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project  
Drive-up Coffee Shop  
1803 Northport Drive.  
Madison, WI 53704

client  
Sherman Plaza Inc.  
1865 Northport Drive  
Madison WI 53704

project # 2201

content

Existing Vegetation

submittals

DESCRIPTION	DATE

revisions

REV	REVISION	DATE

drawn by; PLS  
checked by; PLS  
date; 12/16/2022  
drawing no.

P-5



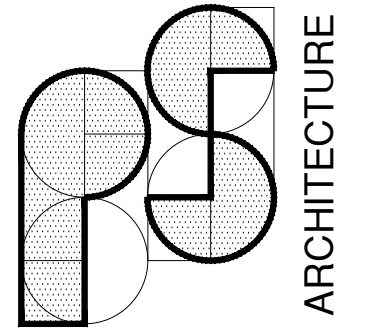
EXISTING TREE



1  
P-6

### Existing Vegetation

No Scale



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project  
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1803 Northport Drive.  
Madison, WI 53704

client  
Sherman Plaza Inc.  
1865 Northport Drive  
Madison WI 53704

project # 2201

content

Existing Vegetation

submittals

DESCRIPTION	DATE

revisions

REV	REVISION	DATE

drawn by; PLS  
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date; 12/16/2022  
drawing no.

**P-6**



EXISTING ATM BUILDING  
TO BE DEMOLISHED  
(SEE SHEET C-2)

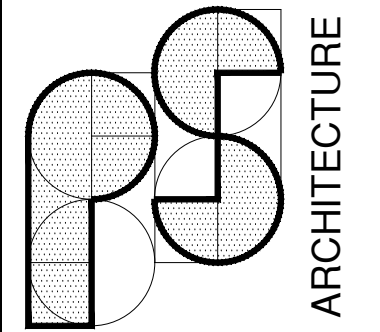
EXISTING MAILBOX  
TO BE RELOCATED  
(SEE SHEET C-2)



1  
P-7

Existing ATM & Mailbox; View from West

No Scale



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MIDDLETON, WI. 53562  
608-770-5848  
psarch@tds.net

project  
Drive-up Coffee Shop  
1803 Northport Drive.  
Madison, WI 53704

client  
Sherman Plaza Inc.  
1865 Northport Drive  
Madison WI 53704

project # 2201

content

Existing ATM &  
Mailbox

submittals

DESCRIPTION	DATE

revisions

REV	REVISION	DATE

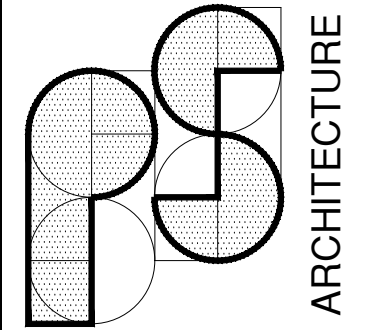
drawn by; PLS  
checked by; PLS  
date; 12/16/2022  
drawing no.

P-7





1 Existing ATM  
P-8 No Scale



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MIDDLETON, WI. 53562  
608-770-5848  
psarch@tds.net

project  
Drive-up Coffee Shop  
1803 Northport Drive.  
Madison, WI 53704

client  
Sherman Plaza Inc.  
1865 Northport Drive  
Madison WI 53704

project # 2201

content

Existing ATM

submittals

DESCRIPTION	DATE

revisions

REV	REVISION	DATE

drawn by; PLS  
checked by; PLS  
date; 12/16/2022  
drawing no.

**P-8**



PS ARCHITECTURE, INC.  
6621 BOULDER LANE  
MIDDLETON, WI 53562  
(608) 770-5848  
psarch@tds.net

December 16, 2022

## **Letter of Intent (Amended; 12/16/22)**

Project: **Drive-up Coffee Facility**  
Location: 1801 Northport Drive, Madison, Wisconsin 53704

### **General**

Because of concerns primarily with pedestrian traffic the Plan Commission has referred the project to a future meeting. Taking into account their comments, and after meeting with staff we are submitting an alternative site layout that addresses these issues.

Please note the following on the attached plan **C-3 Site Plan – Traffic Flow**

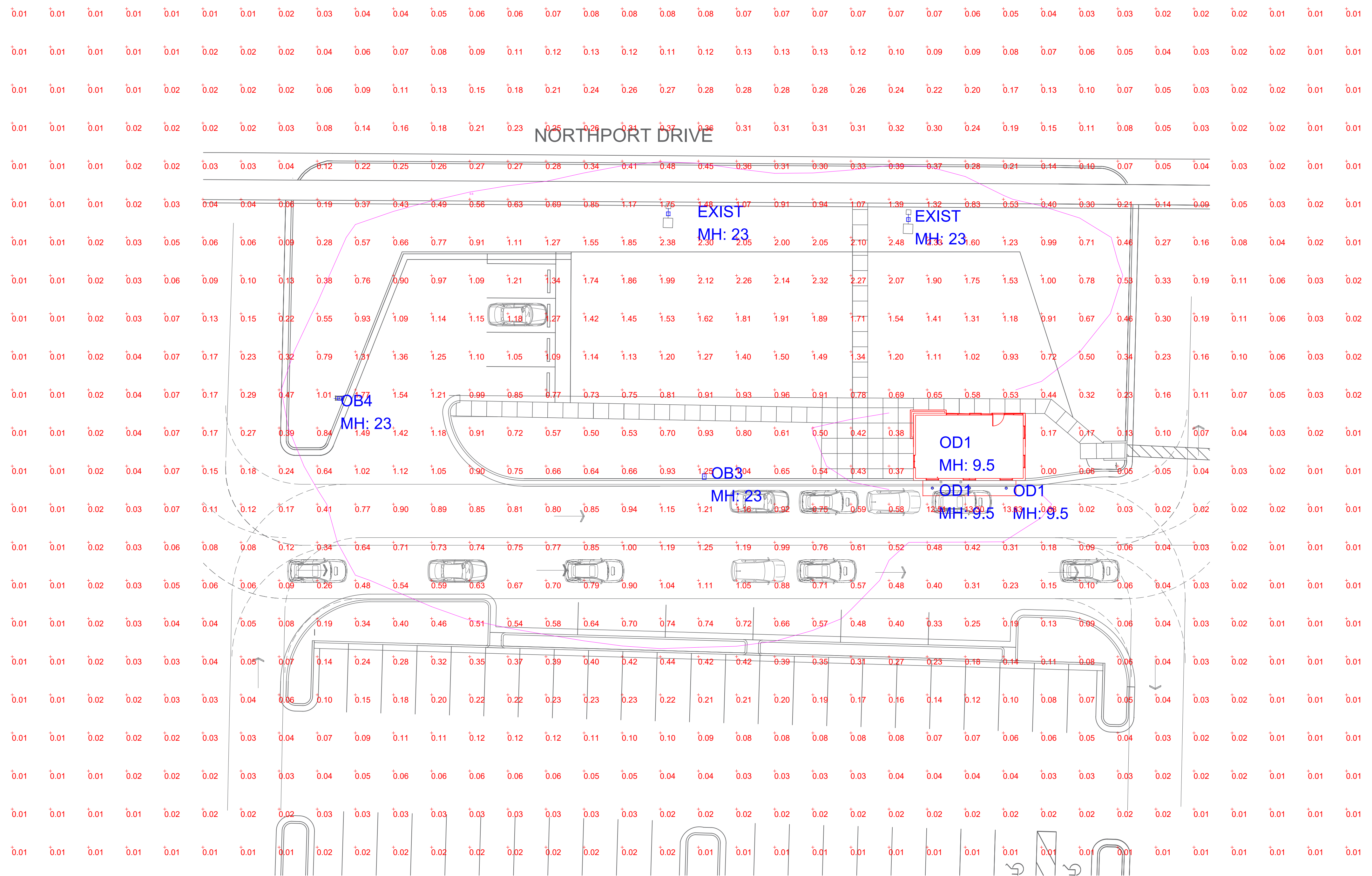
- Building footprint to remain as per initial submittal (approx. 520 sf) but moved and rotated
- One way traffic; west to east
- Queuing line defined along with the ability to exit the queuing line if desired
- New sidewalk from the public walk on Northport
- Striped pedestrian crossing to the east of the proposed new building which leads to the main sidewalk portion the shopping center
- Redefined & expanded landscape areas
- Employee parking added at NW corner of the lot
- Bike parking (relocated)
- Outdoor patio (reconfigured)

Building materials will be the same as those originally provided. The north elevation will be the same as per the original submittal to comply with zoning ordinances (amount of glazing, etc.). Other requirements, such as engineered site grading plan, site utilities, etc., will be provided when this site plan concept has been approved.

Sincerely,

Pat Schmitt  
PS ARCHITECTURE

Luminaire Schedule						
QTY	TYPE	MFR	PART NUMBER	LLF	Lum. Watts	Total Watts
3	OD1	Lithonia	LDN6 ALO2 SWW1 L06AR LSS MVOLT (driver) @ 2000LM	0.950	25	75
1	OB4	Lithonia	DSX1 LED P1 xxK T4M (volt) (mount) (finish) + 20' POLE + 3' BASE	0.950	54	54
1	OB3	Lithonia	DSX1 LED P1 xxK 80CRI T3M (volt) (mount) (finish) + 20' POLE + 3	0.950	50.9	50.9
2	EXIST	Unknown	EXISTING APPROXIMATION, 9000LM LED AREA HEAD	0.900	70	140



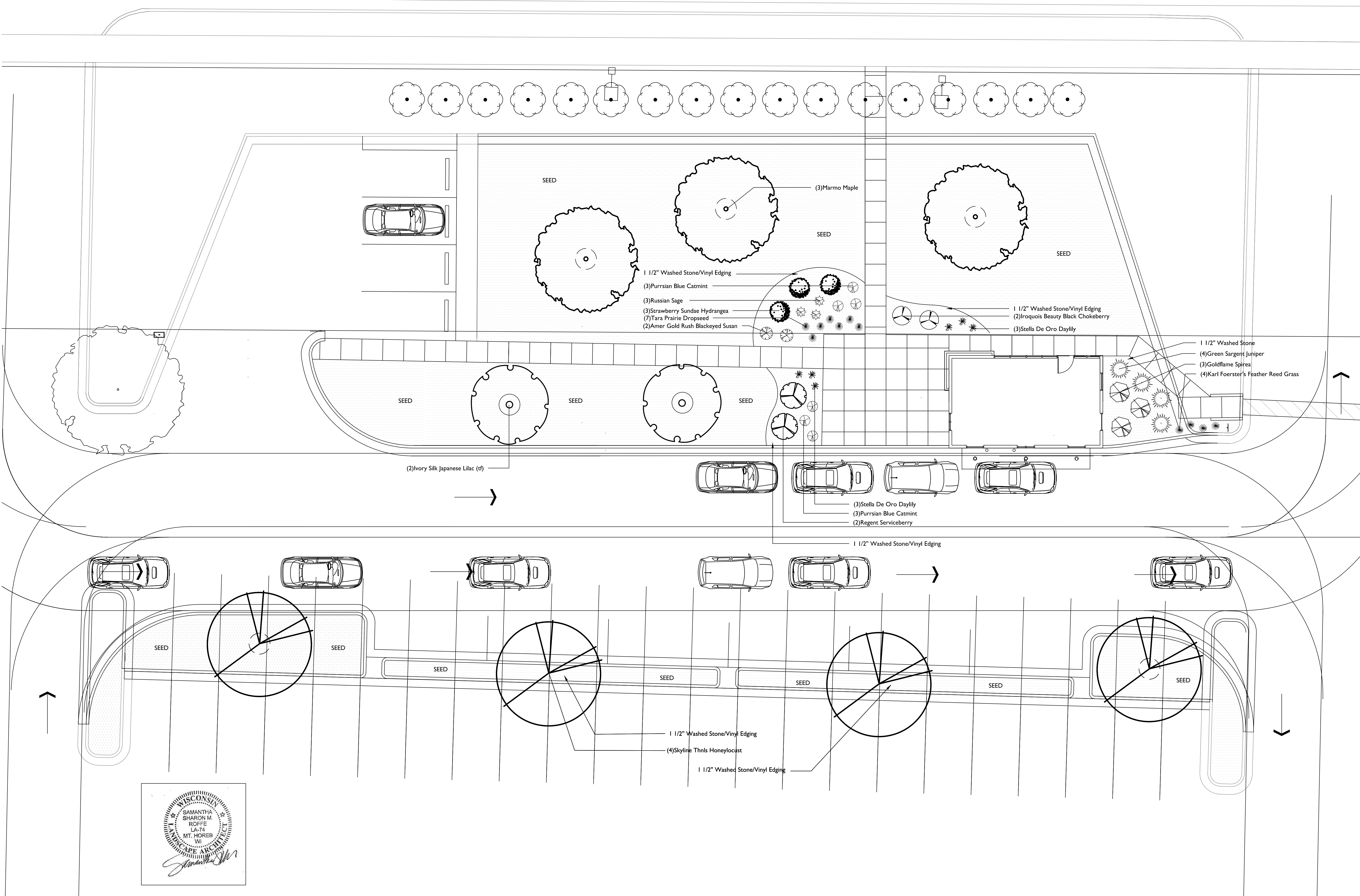
#	DATE	COMMENTS

REVISIONS		
DRAWN BY :	AD	
DATE :	DEC 8, 2022	
SCALE :	1" = 16'-0"	

DRIVE-UP COFFEE- SHOP	1801 NORTHPORT DRIVE MADISON, WI	SITE LIGHTING CALCULATIONS
-----------------------	-------------------------------------	----------------------------



# NORTHPORT DRIVE



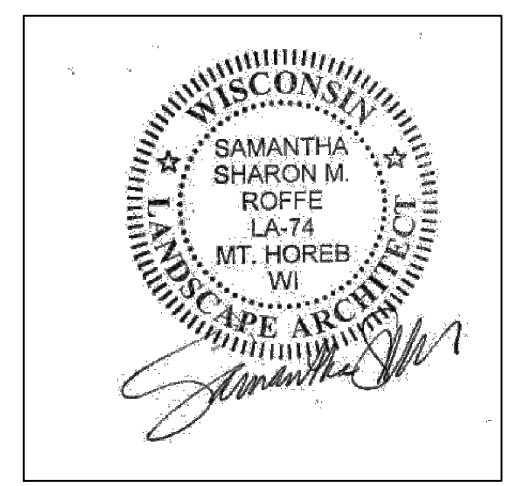
- (3) Marmo Maple
- SEED
- SEED
- SEED
- 1 1/2" Washed Stone/Vinyl Edging
- (3) Purrsian Blue Catmint
- (3) Russian Sage
- (3) Strawberry Sundae Hydrangea
- (7) Tara Prairie Dropseed
- (2) Amer Gold Rush Blackeyed Susan
- (3) Stella De Oro Daylily
- (2) Iroquois Beauty Black Chokeberry

- 1 1/2" Washed Stone
- (4) Green Sargent Juniper
- (3) Goldflame Spirea
- (4) Karl Foerster's Feather Reed Grass

- (3) Stella De Oro Daylily
- (3) Purrsian Blue Catmint
- (2) Regent Serviceberry

- 1 1/2" Washed Stone/Vinyl Edging
- (4) Skyline Thnls Honeylocust

1 1/2" Washed Stone/Vinyl Edging



**Drive-Up Coffee Shop**  
 1801 Northport Drive  
 Madison, Wisconsin  
 53704

Checked By: JO  
 Drawn By: SR  
 Revised: 12/8/22 SR  
 Revised:  
 Revised:  
 Revised:  
 Revised:  
 Revised:  
 Revised:  
 Revised:

**L1**

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12/22 CAD/JON/HMK/A - NORTHPORT/HMK/A 2124/DWG Created: 12/17/2022, Saved: 12/17/2022, Printed: 12/17/2022





# CITY OF MADISON LANDSCAPE WORKSHEET

Section 28.142 Madison General Ordinance

Project Location / Address

Name of Project

Owner / Contact

Contact Phone  Contact Email

**\*\* Landscape plans for zoning lots greater than ten thousand (10,000) square feet in size MUST be prepared by a registered landscape architect. \*\***

### Applicability

The following standards apply to all exterior construction and development activity, including the expansion of existing buildings, structures and parking lots, except the construction of detached single-family and two-family dwellings and their accessory structures. The entire development site must be brought up to compliance with this section unless **all** of the following conditions apply, in which case only the affected areas need to be brought up to compliance:

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

### Landscape Calculations and Distribution

Required landscaped areas shall be calculated based upon the total developed area of the property. Developed area is defined as that area within a single contiguous boundary which is made up of structures, parking, driveways and docking/loading facilities, but excluding the area of any building footprint at grade, land designated for open space uses such as athletic fields, and undeveloped land area on the same zoning lot. There are three methods for calculating landscape points depending on the size of the lot and Zoning District.

- (a) For all lots except those described in (b) and (c) below, five (5) landscape points shall be provided for each three hundred (300) square feet of developed area.

Total square footage of developed area

Total landscape points required

- (b) **For lots larger than five (5) acres**, points shall be provided at five (5) points per three hundred (300) square feet for the first five (5) developed acres, and one (1) point per one hundred (100) square feet for all additional acres.

Total square footage of developed area \_\_\_\_\_

Five (5) acres = 217,800 square feet

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

Remainder of developed area \_\_\_\_\_

Total landscape points required \_\_\_\_\_

- (c) **For the Industrial – Limited (IL) and Industrial – General (IG) districts**, one (1) point shall be provided per one hundred (100) square feet of developed area.

Total square footage of developed area \_\_\_\_\_

Total landscape points required \_\_\_\_\_

**Tabulation of Points and Credits**

Use the table to indicate the quantity and points for all existing and proposed landscape elements.

Plant Type/ Element	Minimum Size at Installation	Points	Credits/ Existing Landscaping		New/ Proposed Landscaping	
			Quantity	Points Achieved	Quantity	Points Achieved
Overstory deciduous tree	2½ inch caliper measured diameter at breast height (dbh)	35			7	245
Tall evergreen tree (i.e. pine, spruce)	5-6 feet tall	35				
Ornamental tree	1 1/2 inch caliper	15			2	30
Upright evergreen shrub (i.e. arborvitae)	3-4 feet tall	10				
Shrub, deciduous	#3 gallon container size, Min. 12”-24”	3			10	30
Shrub, evergreen	#3 gallon container size, Min. 12”-24”	4			4	16
Ornamental grasses/ perennials	#1 gallon container size, Min. 8”-18”	2			28	56
Ornamental/ decorative fencing or wall	n/a	4 per 10 lineal ft.				
Existing significant specimen tree	Minimum size: 2 ½ inch caliper dbh. *Trees must be within developed area and cannot comprise more than 30% of total required points.	14 per caliper inch dbh. Maximum points per tree: 200				
Landscape furniture for public seating and/or transit connections	* Furniture must be within developed area, publically accessible, and cannot comprise more than 5% of total required points.	5 points per “seat”				
<b>Sub Totals</b>						<b>377</b>

**Total Number of Points Provided**

\* As determined by ANSI, ANLA- American standards for nursery stock. For each size, minimum plant sizes shall conform to the specifications as stated in the current American Standard for Nursery Stock.

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

**Total Developed Area**

Required landscaped areas shall be calculated based upon the total developed area of the property. Developed area is defined as that area within a single contiguous boundary which is made up of structures, parking, driveways and docking/loading facilities, but excluding the area of any building footprint at grade, land designated for open space uses such as athletic fields, and undeveloped land area on the same zoning lot.

**Development Frontage Landscaping**

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

**Interior Parking Lot Landscaping**

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

**Foundation Plantings**

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

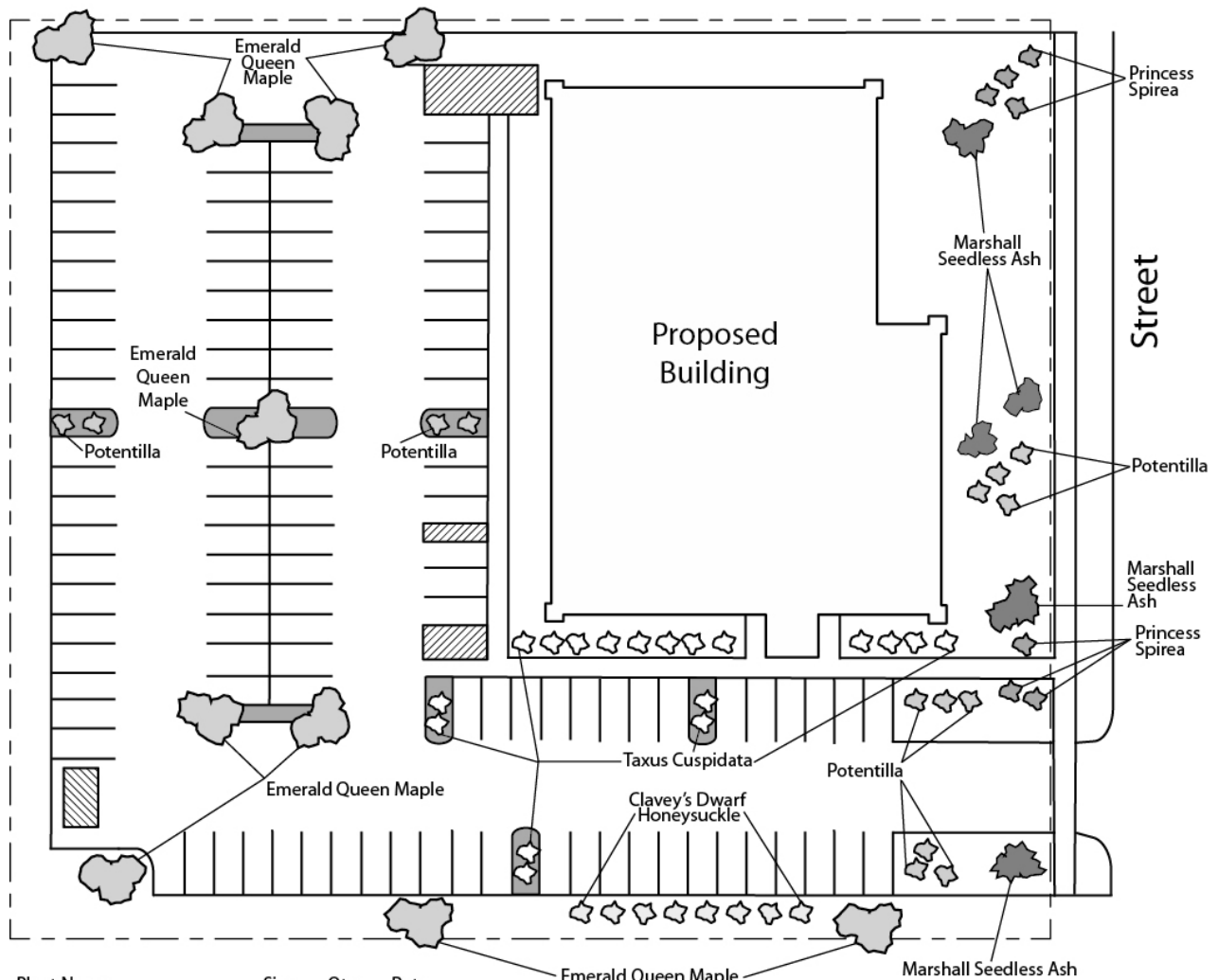
**Screening Along District Boundaries**

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

**Screening of Other Site Elements**

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

**Example Landscape Plan**



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

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

## LANDSCAPE PLAN AND LANDSCAPE WORKSHEET INSTRUCTIONS

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

### **Applicability.**

The following standards apply to all exterior construction and development activity, including the expansion of existing buildings, structures and parking lots, except the construction of detached single-family and two-family dwellings and their accessory structures. The entire development site must be brought up to compliance with this section unless all of the following conditions apply, in which case only the affected areas need to be brought up to compliance:

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

### **Landscape Plan and Design Standards.**

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

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

### **Landscape Calculations and Distribution.**

Required landscaped areas shall be calculated based upon the total developed area of the property. Developed area, for the purpose of this requirement, is defined as that area within a single contiguous boundary which is made up of structures, parking driveways and docking/loading facilities, but **excluding** the area of any building footprint at grade, land designated for open space uses such as athletic fields, and undeveloped land area on the same zoning lot.

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

### **Development Frontage Landscaping.**

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



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

### **Interior Parking Lot Landscaping.**

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

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

### **Foundation Plantings.**

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

### **Screening Along District Boundaries.**

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

### **Screening of Other Site Elements.**

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

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

### **Maintenance.**

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

# The Drive-Up Coffee Shop



Marmo Maple



Marmo Maple (Fall)



Skyline Thnls Honeylocust



Skyline Thnls Honeylocust (Fall)



Regent Serviceberry



Serviceberry (Fall foliage)



# The Drive-Up Coffee Shop



Ivory Silk Tree Lilac Tree Form



Strawberry Sundae Hydrangea



Iroquois Beauty Black Chokeberry



Iroquois Beauty Black Chokeberry (Fall)



Goldflame Spirea



Green Sargent Juniper



# The Drive-Up Coffee Shop



Stella De Oro Daylily



Purrsian Blue Catmint



Russian Sage



American Gold Rush Blackeyed Susan



Tara Prairie Dropseed



Tara Prairie Dropseed Fall

# The Drive-Up Coffee Shop



Karl Foerster's Feather Reed Grass