

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 __3/16/26 11:08 a.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): _____

Title: _____

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

UDC meeting date requested _____

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 _____

Company _____

Street address _____

City/State/Zip _____

Telephone _____

Email _____

Project contact person _____

Company _____

Street address _____

City/State/Zip _____

Telephone _____

Email _____

Property owner (if not applicant) _____

Street address _____

City/State/Zip _____

Telephone _____

Email _____

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. 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 _____ on _____.
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 _____ Relationship to property _____

Authorizing signature of property owner  _____ Date _____

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



County Executive Melissa Agard
Director John Welch, PE
1919 Alliant Energy Center Way
Madison, Wisconsin 53713

March 16, 2026

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

Re: Dane County Waste + Renewables PD Consolidation and Outdoor Storage

We are writing to the City of Madison regarding the proposed zoning consolidation and outdoor storage project owned by Dane County Department of Waste + Renewables (W+R), located adjacent to the existing Rodefild Landfill, south of Femrite Road and west of County Road AB/E Buckeye Rd. The majority of W+R's operations are zoned Planned Development (PD), and W+R is proposing to consolidate three contiguous County-owned parcels into the PD district. Those parcels are: 7913 E Buckeye Rd. (zoned CN), 7901 E Buckeye Rd. (zoned CC-T) and 7905 E Buckeye Rd. (zoned CC-T).

The development of this outdoor storage facility will free up space within the landfill gates, enabling W+R to maintain and expand the County's recycling program. In 2025 W+R collected 34,600 tons of asphalt shingles that were recycled. The County's asphalt shingle recycling program has grown rapidly over the past several years due to increased construction activity, contractor awareness of the program, and hail storms in the area. Due to the growth of this programs and its spatial needs, available space suitable for receiving and processing shingles within the gates of the landfill has become constrained. In anticipation of potential continued growth of this program, W+R is looking to relocate onsite storage of roll-off dumpsters to the County-owned parcel located immediately to the North of the landfill (7913 E Buckeye Road), which will enable the continued growth of this successful recycling program.

The property located at 7913 E Buckeye Road is currently an unutilized gravel parking lot. The site will be used only for the storage of empty roll-off dumpsters and will be secured by a fence and gate system. The site is currently adequately visually screened to the South, West and North, and will include visual screening on the fence and incorporate additional visual screening from landscaping elements in suitable areas. The anticipated traffic in and out of the storage facility is approximately 70 vehicles per day.

This project is a crucial step to grow recycling and waste diversion in Dane County. We look forward to presenting our plans in greater detail and welcome the Commission's feedback and guidance as we move forward.

Wyeth Augustine-Marceil
Sustainability + Engagement Coordinator
Augustine-marceil.wyeth@danecounty.gov
608.590-9534

DANE COUNTY CAN YARD

MARCH, 2026

CITY OF MADISON
 MADISON, WISCONSIN
 FOTH PROJECT #0026D006.00

ISSUE FOR REVIEW

OWNER CONTACT INFORMATION

WYETH AUGUSTINE-MARCEIL
 SUSTAINABILITY ENGAGEMENT COORDINATOR
 DANE COUNTY DEPARTMENT OF WASTE & RENEWABLES
 1919 ALLIANT ENERGY CENTER WAY
 MADISON, WI 53713
 608-590-9534
 LANDFILL.COUNTYOFDANE.COM

ENGINEER CONTACT INFORMATION

CHRIS HITCH - P.E.
 FOTH INFRASTRUCTURE & ENVIRONMENT, LLC
 BALLPARK COMMONS OFFICE BUILDING
 7044 SOUTH BALLPARK DRIVE, SUITE 200
 FRANKLIN, WI 53132
 PHONE: (414) 336-7900

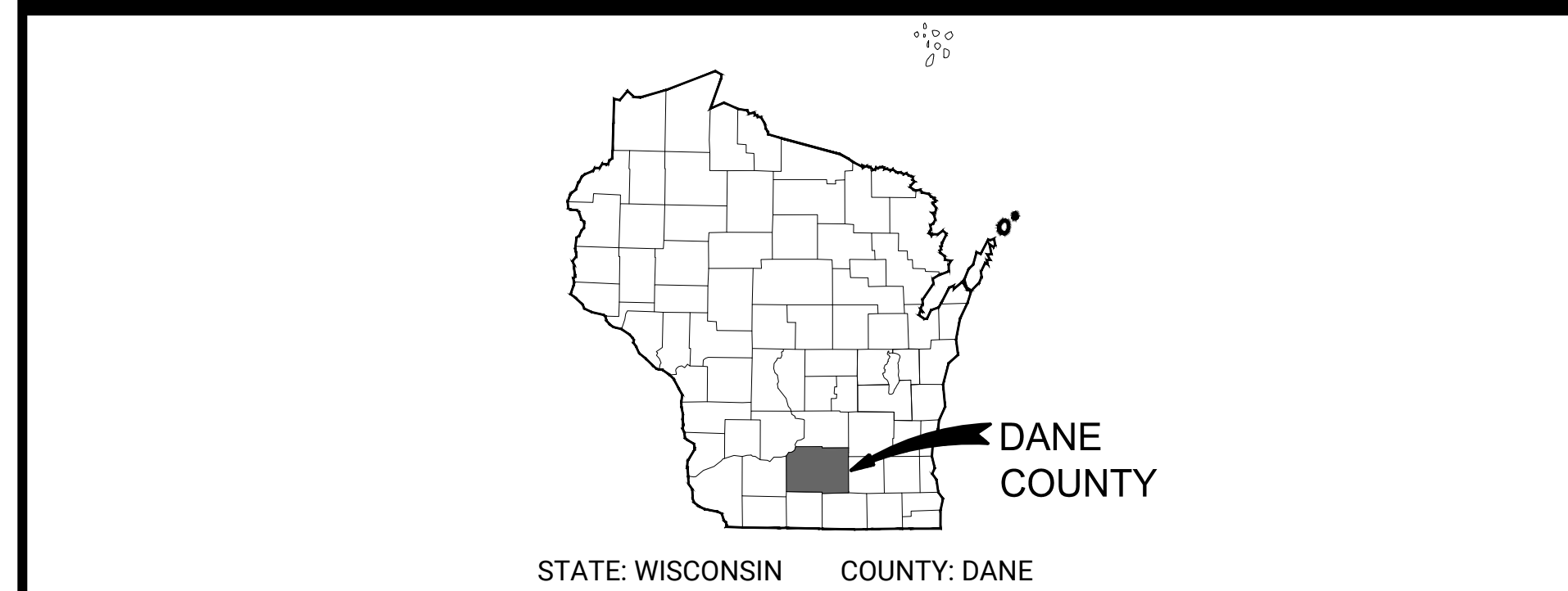
LOCATION MAP



INDEX OF SHEETS

SHEET NO.	SHEET TITLE
T1.00	SITE INFORMATION
C1.00	EXISTING CONDITIONS
C2.00	SITE PLAN
C2.01	VEHICLE TURNING MOVEMENTS
C2.10	GRADING & EROSION CONTROL PLAN
C5.00 - C5.01	DETAILS
L1.00	LANDSCAPE PLAN
L2.00	LANDSCAPE DETAILS

STATE & COUNTY LOCATION



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REVISIONS	NO.	DESCRIPTION	DATE

DANE_COUNTY_CAN_YARD
 TRIS E. BUCKEYER
 MADISON, WI 53718
 DATE: 3/13/2026
 DRAWING SET FOR REVIEW
 PROJECT NO. 0026D006.00
NOT FOR CONSTRUCTION
 SITE INFORMATION

T1.00

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT.	SIZE	QTY	REMARKS
EVERGREEN TREES						
	AC	<i>Abies concolor</i> / White Fir	B & B	5' HT. (MIN)	3	Mature Height: 30-50' Mature Spread: 15-30'
	JV	<i>Juniperus virginiana</i> / Eastern Redcedar	B & B	5' HT. (MIN)	3	Mature Height: 30-40' Mature Spread: 8-20'
	PG	<i>Picea glauca</i> / White Spruce	B & B	5' HT. (MIN)	6	Mature Height: 40-60' Mature Spread: 10-20'
	PD	<i>Picea glauca</i> var. <i>densata</i> / Black Hills Spruce	B & B	5' HT. (MIN)	4	Mature Height: 20-40' Mature Spread: 15-25'
	PS	<i>Pinus strobus</i> / Eastern White Pine	B & B	5' HT. (MIN)	5	Mature Height: 50-80' Mature Spread: 20-40'
SHADE TREES						
	CS	<i>Catalpa speciosa</i> / Northern Catalpa	B & B	2" Cal	1	Mature Height: 40-60' Mature Spread: 30-45'
	QE	<i>Quercus ellipsoidalis</i> / Northern Pin Oak	B & B	2" Cal	1	Mature Height: 50-70' Mature Spread: 40-60'
	QM	<i>Quercus macrocarpa</i> / Burr Oak	B & B	2" Cal	1	Mature Height: 70-80' Mature Spread: 75-90'
	QC	<i>Quercus muehlenbergii</i> / Chinkapin Oak	B & B	2" Cal	1	Mature Height: 40-60' Mature Spread: 50-70'
DECIDUOUS SHRUBS						
	cr	<i>Cornus racemosa</i> / Gray Dogwood	5 gal	3' Ht.	6	Mature Height: 8-12' Mature Spread: 8-12'
	ca	<i>Corylus americana</i> / American Hazelnut	5 gal	3' Ht.	4	Mature Height: 8-12' Mature Spread: 8-12'
	rt	<i>Rhus typhina</i> / Staghorn Sumac	5 gal	3' Ht.	4	Mature Height: 10-30' Mature Spread: 20-30'

PLANT SCHEDULE NOTES:

- VEGETATIVE SCREENING BUFFER IS COMPOSED OF (4) DECIDUOUS TREES AND (21) EVERGREEN TREES, EXCEEDING THE MINIMUM REQUIREMENT OF 75% EVERGREEN TREES.
- GROWTH RATES AND LIFE SPANS OF TREES VARY BY SPECIES. MATURE SPREAD OF TREES SHOWN IN PLANS REFLECT APPROXIMATELY 20-40 YEARS OF GROWTH AFTER PLANTING. SLOWER-GROWING SPECIES REACH MATURE SPREAD AFTER A LONGER PERIOD OF TIME AND ARE THUS SHOWN SMALLER THAN THE MATURE SPREAD LISTED IN PLANT SCHEDULE.

LEGEND

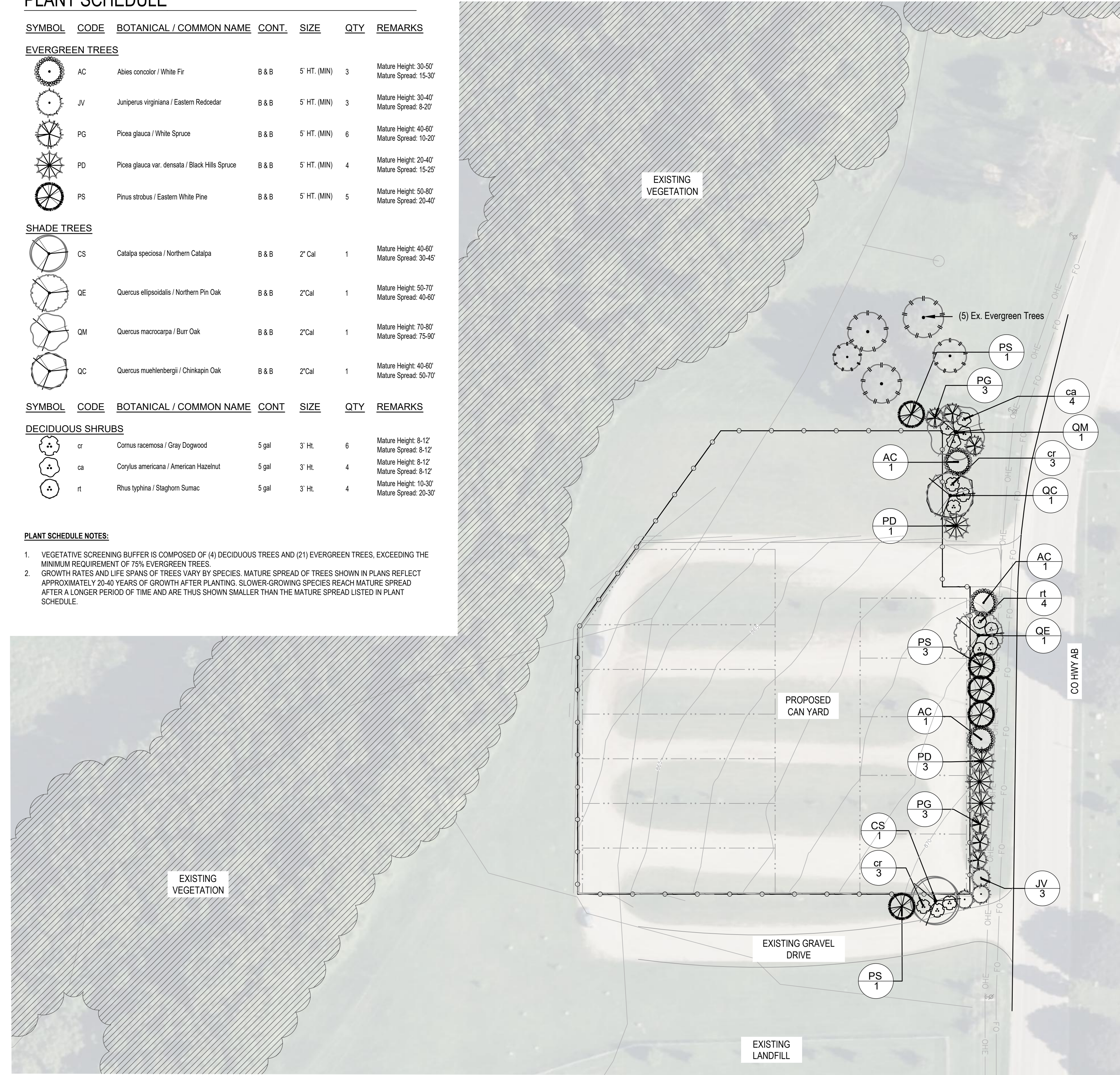
	EX. VEGETATION TO REMAIN
	PROPERTY LINE
	PERIMETER FENCE, SEE CIVIL

TREE PRESERVATION NOTES:

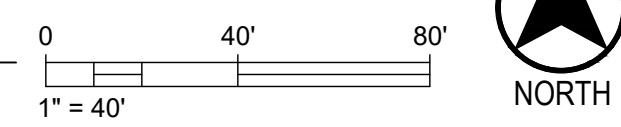
- FIELD VERIFY SURVEY INFORMATION AND EXISTING CONDITIONS PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE.
- CONTACT DIGGER'S HOTLINE (1-800-242-8511 OR 811) TO LOCATE PUBLIC UTILITIES. COORDINATE WITH OWNER AND/OR PRIVATE LOCATOR TO LOCATE PRIVATE UTILITIES INCLUDING IRRIGATION.
- PROTECT ALL EXISTING FEATURES TO REMAIN INCLUDING BUILDINGS, PAVEMENTS, CURBS, UTILITIES, SIGNS, STRUCTURES, AND LANDSCAPING. REPAIR OR REPLACE DAMAGE CAUSED TO EXISTING FEATURES, WHETHER SHOWN OR NOT, AT CONTRACTOR'S EXPENSE TO MATCH EXISTING CONDITIONS UNLESS SHOWN OTHERWISE ON THE CONTRACT DRAWINGS.
- PROTECT OR RELOCATE ALL BENCHMARKS. INCLUDE ANY RELOCATED BENCHMARKS IN AS-BUILT DRAWINGS.
- PROTECT ALL TREES, SHRUBS, AND PLANTING BEDS TO REMAIN AT MOBILIZATION. AVOID SOIL COMPACTION AND TRAMPLING VEGETATION UNDER EXISTING TREE CANOPIES. NO CONSTRUCTION, STAGING, MATERIALS STORAGE, TRENCHING, DISPOSAL OF MATERIALS, OR PARKING IS PERMITTED UNDER EXISTING TREE CANOPIES.
- TAKE PRECAUTIONS DURING CONSTRUCTION TO NOT DISFIGURE, SCAR OR IMPAIR THE HEALTH OF ANY TREE. PROTECT TREE CANOPIES AND BRANCHES FROM OVERHEAD DAMAGE BY CONSTRUCTION MATERIALS LIFTING OR EQUIPMENT. THIS MAY REQUIRE USING SMALLER EQUIPMENT AND LOADING MATERIAL IN A DESIGNATED SPACE AWAY FROM EXISTING TREES ON AND ADJACENT TO THE CONSTRUCTION SITE.
- THE CONTRACTOR'S ARBORIST SHALL FIELD VERIFY EXISTING VEGETATION AND RECOMMEND PRESERVATION OR REMOVAL BASED ON FIELD CONDITIONS. OBTAIN APPROVAL FROM OWNER'S REPRESENTATIVE PRIOR TO ANY REMOVALS.
- REPORT ANY DAMAGE OR INJURY TO EXISTING VEGETATION IMMEDIATELY TO THE OWNER'S REPRESENTATIVE. CONTRACTOR'S ARBORIST SHALL PROVIDE TREATMENT RECOMMENDATIONS AND CARE PLAN. PENALTIES MAY BE ASSESSED BASED ON THE APPRAISED VALUE.
- AVOID DISTURBANCE TO ELMS BETWEEN APRIL 15 AND OCTOBER 15 TO PREVENT DUTCH ELM DISEASE. IF WORK IS UNAVOIDABLE, CONTRACTOR'S ARBORIST SHALL PROVIDE A TREATMENT PLAN.
- AVOID DISTURBANCE TO OAKS BETWEEN APRIL 15 AND JULY 1 TO PREVENT OAK WILT. IF WORK IS UNAVOIDABLE, CONTRACTOR'S ARBORIST SHALL PROVIDE A TREATMENT PLAN.
- PERFORM ALL PRUNING IN ACCORDANCE WITH AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A300-PART 1, STANDARDS FOR PRUNING.

LANDSCAPE PLAN NOTES:

- FIELD VERIFY SURVEY INFORMATION AND EXISTING CONDITIONS, PARTICULARLY LANDFILL MONITORING POINTS, FENCING, AND UNDERGROUND UTILITIES PRIOR TO PLANTING. ALL NEW PLANTS SHALL BE ADJUSTED AS NECESSARY TO CLEAR STRUCTURES AND UTILITIES AS NOTED IN PLANS. REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE.
- CONTACT DIGGER'S HOTLINE (1-800-242-8511 OR 811) TO LOCATE PUBLIC UTILITIES. COORDINATE WITH OWNER AND/OR PRIVATE LOCATOR TO LOCATE PRIVATE UTILITIES.
- PROTECT ALL EXISTING FEATURES TO REMAIN INCLUDING BUILDINGS, PAVEMENTS, CURBS, UTILITIES, SIGNS, STRUCTURES, AND LANDSCAPING. REPAIR OR REPLACE DAMAGE CAUSED TO EXISTING FEATURES, WHETHER SHOWN OR NOT, AT CONTRACTOR'S EXPENSE TO MATCH EXISTING CONDITIONS UNLESS SHOWN OTHERWISE ON THE CONTRACT DRAWINGS.
- PROTECT OR RELOCATE ALL BENCHMARKS. INCLUDE ANY RELOCATED BENCHMARKS IN AS-BUILT DRAWINGS.
- SPACE TREES PER PLAN(S) INCLUDED ON THE CONTRACT DRAWINGS.
- ALL WRAPPINGS, WIRE BASKETS, BURLAP, TWINE/ROPE, POTS, AND OTHER MISCELLANEOUS MATERIAL SHALL BE COMPLETELY REMOVED FROM ALL NURSERY STOCK PRIOR TO INSTALLATION.
- ROOT FLARE OF ALL TREES MUST BE VISIBLE PRIOR TO AND AFTER PLANTING.
- ALL EXISTING GROUND COVER VEGETATION WITHIN AND ADJACENT TO THE PROJECT SITE THAT ARE DISTURBED BY CONSTRUCTION RELATED ACTIVITIES INCLUDING, BUT NOT LIMITED TO, UTILITY TRENCHING, ACCESS, OR MATERIALS STORAGE SHALL BE REPAIRED WITH TURF-TYPE LAWN SEED OR RESTORATION SEED MIX AS OUTLINED IN SECTION 32 93 00 - PLANTS.
- APPLY MYCORRHIZAL FUNGI TO ALL PLANTING LOCATIONS IN ACCORDANCE WITH SECTION 32 93 00 - PLANTS.
- WATER AND MAINTAIN ALL TREES IMMEDIATELY UPON DELIVERY AND INSTALLATION ON SITE THROUGH THE MAINTENANCE AND WARRANTY PERIODS AND AS OUTLINED IN SECTION 32 93 00 - PLANTS.
- 4" DIAMETER SHREDDED BARK MULCH RINGS WITH SPADED EDGE TO BE PROVIDED AT THE BASE OF ALL TREES.



1 LANDSCAPE PLAN



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REVISIONS	NO.	DESCRIPTION	DATE

DANE COUNTY CAN YARD

7242 MAHIC BLVD
MADISON, WI 53718

DATE: 03/16/2026
DRAWING SET FOR REVIEW
PROJECT NO. 00600600

NOT FOR CONSTRUCTION

LANDSCAPE PLAN

