

Monticello Clubhouse

at The Monticello Apartments
5015 Sheboygan Avenue

University Hill Farms Neighborhood

Alder District 11 - Alder Bill Tishler

September 2, 2025

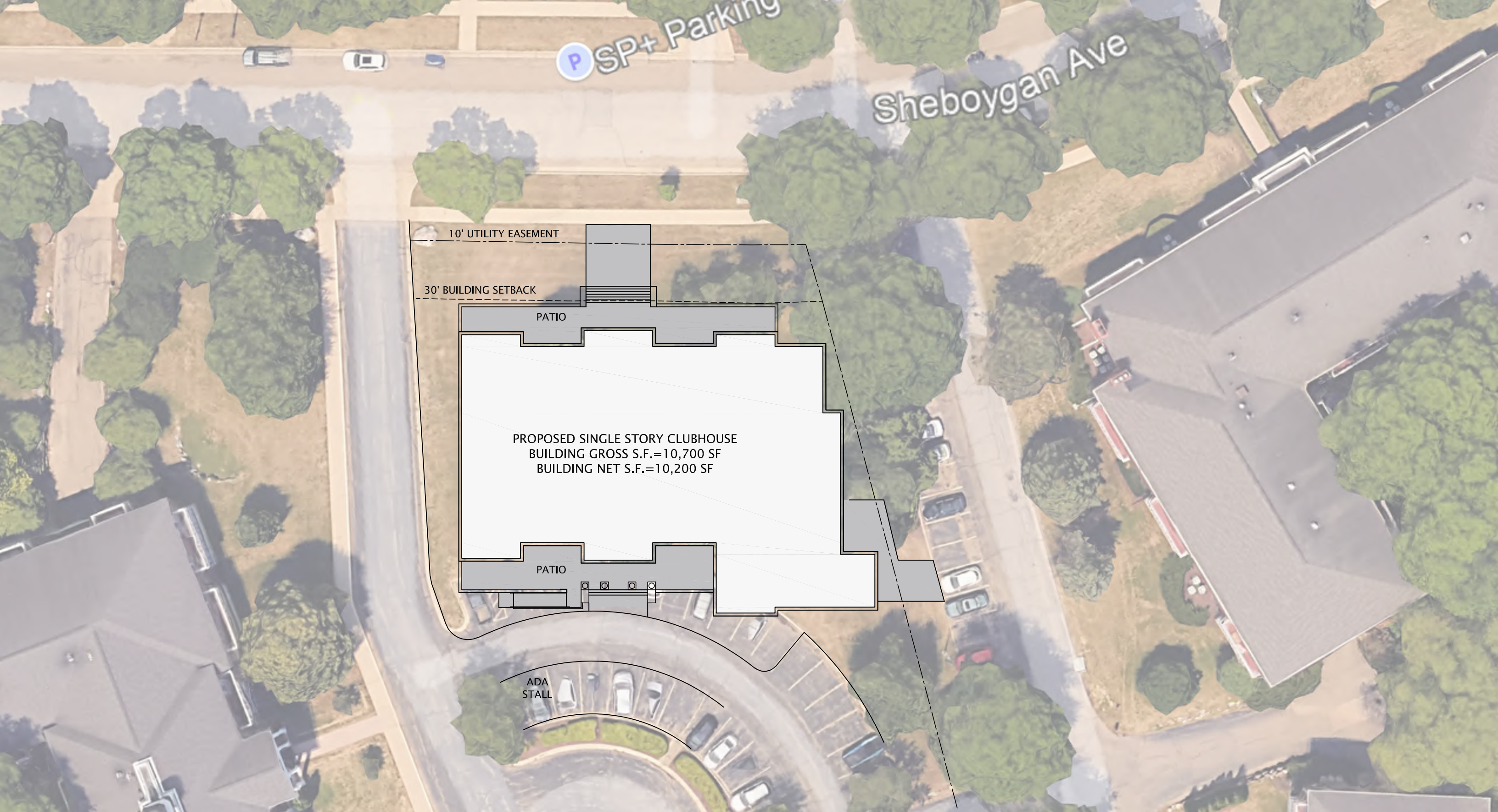


Sheet Index	
09-02-25	Cover Sheet
09-02-25	Proposed Site Plan
09-02-25	Proposed Floor Plan
09-02-25	Top Down View
09-02-25	Perspective - Aerial
09-02-25	Perspective - Southwest Corner
09-02-25	Perspective - South Facade
09-02-25	Perspective - Northeast Corner
09-02-25	Perspective - Northwest Corner
06-19-25	Existing Conditions
06-19-25	Demolition Plan
06-19-25	Site Plan
06-19-25	Grading Plan
06-19-25	Utility Plan
06-19-25	Landscape Plan
06-19-25	Landscape Notes

Typical Monticello Apartment Building



Proposed
Monticello
Clubhouse
Location

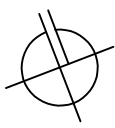


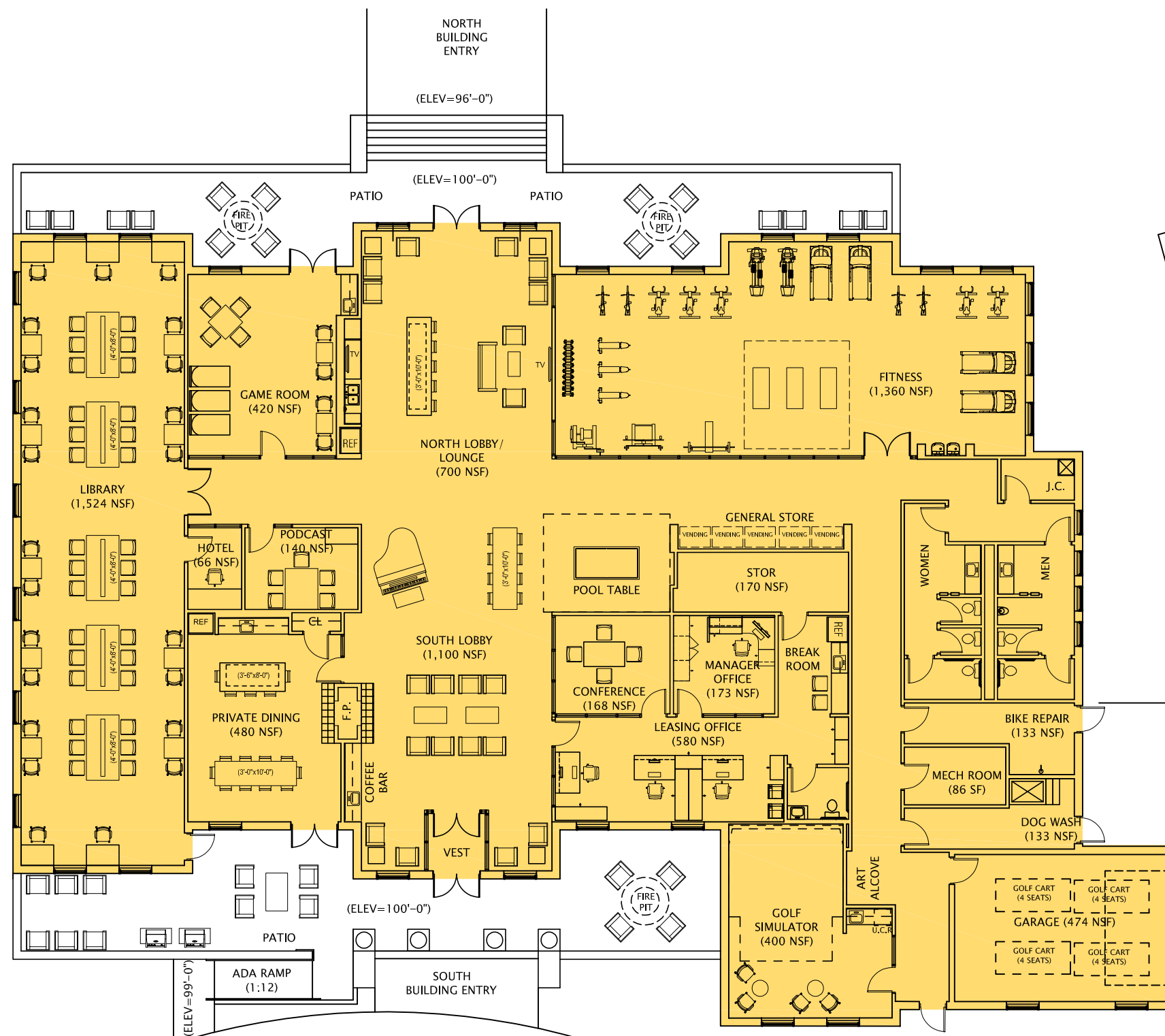
JLA
ARCHITECTS

MONTICELLO CLUBHOUSE

PROPOSED SITE PLAN

SEPTEMBER 2, 2025
1"=30' @ 11x17



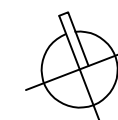


BUILDING GROSS S.F. = 10,700 SF
 BUILDING NET S.F. = 10,200 SF

MONTICELLO CLUBHOUSE

PROPOSED FLOOR PLAN

SEPTEMBER 2, 2025
 1/16"=1' @ 11x17



JLA
 ARCHITECTS



JLA
ARCHITECTS

MONTICELLO CLUBHOUSE

TOP DOWN VIEW

SEPTEMBER 2, 2025

NOT TO SCALE





JLA
ARCHITECTS

MONTICELLO CLUBHOUSE

PERSPECTIVE - AERIAL

SEPTEMBER 2, 2025

NOT TO SCALE





JLA
ARCHITECTS

MONTICELLO CLUBHOUSE
PERSPECTIVE - SOUTHWEST CORNER

SEPTEMBER 2, 2025

NOT TO SCALE





JLA
ARCHITECTS

MONTICELLO CLUBHOUSE

PERSPECTIVE - SOUTH FACADE

SEPTEMBER 2, 2025

NOT TO SCALE





JLA
ARCHITECTS

MONTICELLO CLUBHOUSE
PERSPECTIVE - NORTHEAST CORNER

SEPTEMBER 2, 2025

NOT TO SCALE





JLA
ARCHITECTS

MONTICELLO CLUBHOUSE

PERSPECTIVE - NORTHWEST CORNER

SEPTEMBER 2, 2025

NOT TO SCALE


































TOPOGRAPHIC SYMBOL LEGEND


- EXISTING BOLLARD
- EXISTING FLAG POLE
- EXISTING MAILBOX
- EXISTING MONITORING WELL
- EXISTING POST
- EXISTING SIGN (TYPE NOTED)
- EXISTING PARKING METER
- EXISTING CURB INLET
- EXISTING ENDWALL
- EXISTING FIELD INLET RECTANGULAR
- EXISTING FIELD INLET
- EXISTING ROOF DRAIN CLEANOUT
- EXISTING ROOF DRAIN
- EXISTING STORM MANHOLE
- EXISTING STORM MANHOLE RECTANGULAR
- EXISTING STORM TRACER WIRE BOX
- EXISTING SANITARY CLEANOUT
- EXISTING SANITARY MANHOLE
- EXISTING SEPTIC VENT
- EXISTING SANITARY TRACER WIRE BOX
- EXISTING FIRE HYDRANT
- EXISTING FIRE DEPARTMENT CONNECTION
- EXISTING WATER MAIN VALVE
- EXISTING CURB STOP
- EXISTING WELL
- EXISTING WATER MANHOLE
- EXISTING WATER TRACER WIRE BOX
- EXISTING GAS VALVE
- EXISTING GAS METER
- EXISTING AIR CONDITIONING PEDESTAL
- EXISTING DOWN GUY
- EXISTING ELECTRIC MANHOLE
- EXISTING ELECTRIC RECTANGULAR MANHOLE
- EXISTING ELECTRIC PEDESTAL
- EXISTING TRANSFORMER
- EXISTING ELECTRIC METER
- EXISTING GUY POLE
- EXISTING LIGHT POLE
- EXISTING GENERIC LIGHT
- EXISTING UTILITY POLE
- EXISTING TV MANHOLE
- EXISTING TV RECTANGULAR MANHOLE
- EXISTING TV PEDESTAL
- EXISTING TELEPHONE MANHOLE
- EXISTING TELEPHONE PEDESTAL
- EXISTING UNIDENTIFIED MANHOLE
- EXISTING UNIDENTIFIED UTILITY VAULT
- EXISTING HANDICAP PARKING
- EXISTING TRAFFIC SIGNAL
- EXISTING SHRUB
- EXISTING CONIFEROUS TREE
- EXISTING DECIDUOUS TREE
- EXISTING TREE STUMP
- EXISTING BORING
- EXISTING ADA DETECTABLE WARNING FIELD

TOPOGRAPHIC LINEWORK LEGEND

- | | |
|---|---|
|  | EXISTING UNDERGROUND TELEPHONE |
|  | EXISTING OVERHEAD CABLE TV |
|  | EXISTING FIBER OPTIC LINE |
|  | EXISTING OVERHEAD TELEPHONE LINE |
|  | EXISTING UNDERGROUND TELEPHONE |
|  | EXISTING RETAINING WALL |
|  | EXISTING CHAIN LINK FENCE |
|  | EXISTING GENERAL FENCE |
|  | EXISTING WIRE FENCE |
|  | EXISTING WOOD FENCE |
|  | EXISTING GAS LINE |
|  | EXISTING UNDERGROUND ELECTRIC LINE |
|  | EXISTING GUY LINE |
|  | EXISTING OVERHEAD ELECTRIC LINE |
|  | EXISTING OVERHEAD GENERAL UTILITIES |
|  | EXISTING SANITARY FORCE MAIN (SIZE NOTED) |
|  | EXISTING SANITARY SEWER LINE (SIZE NOTED) |
|  | EXISTING STORM SEWER LINE (SIZE NOTED) |
|  | EXISTING EDGE OF TREES |
|  | EXISTING WATER MAIN (SIZE NOTED) |
|  | EXISTING WETLAND DELINEATION |
|  | EXISTING MAJOR CONTOUR |
|  | EXISTING MINOR CONTOUR |
|  | EXISTING EDGE OF PAVEMENT |
|  | EXISTING EDGE OF GRAVEL |
|  | EXISTING WETLANDS |
|  | EXISTING GRAVEL SURFACE |
|  | EXISTING CONCRETE SURFACE |
|  | EXISTING ASPHALT SURFACE |



GRAPHIC SCALE, FEET



A horizontal scale bar with alternating black and white segments. The segments are labeled 0, 10, 20, and 40, representing feet. The bar is divided into four equal segments, each 10 feet long.



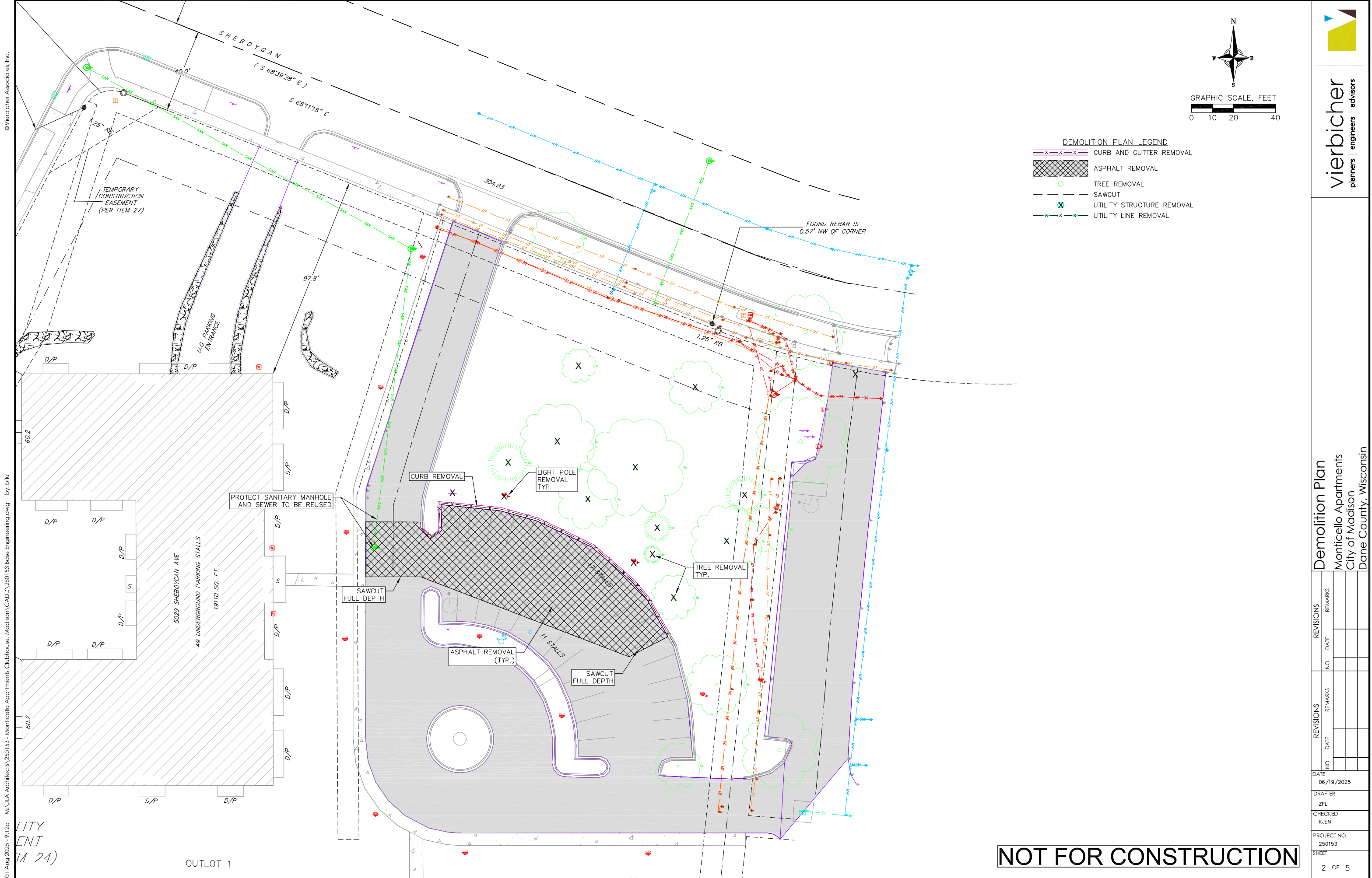
vierbicher
planners | engineers | advisors

Existing Conditions

Monticello Apartments
City of Madison
Dane County, Wisconsin

DATE		06/19/2025	
DRAFTER		ZFLI	
CHECKED		KJEN	
PROJECT NO.		250153	
SHEET		1 OF 5	


NOT FOR CONSTRUCTION



01 Aug 2025 - 9:12a M:\ILA Architects\250153 - Monticello Apartments Clubhouse, Madison\CADD\250153 Base Engineering.dwg by: blu

LITY
ENT
M 24)

OUTLOT 1



vierbicher
planners engineers advisors

Demolition Plan

Monticello Apartments

City of Madison

Dane County, Wisconsin

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

DATE

06/19/2025

DRAFTER

ZFLI

CHECKED

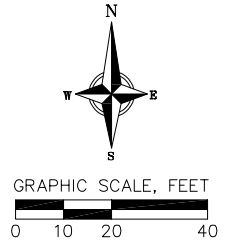
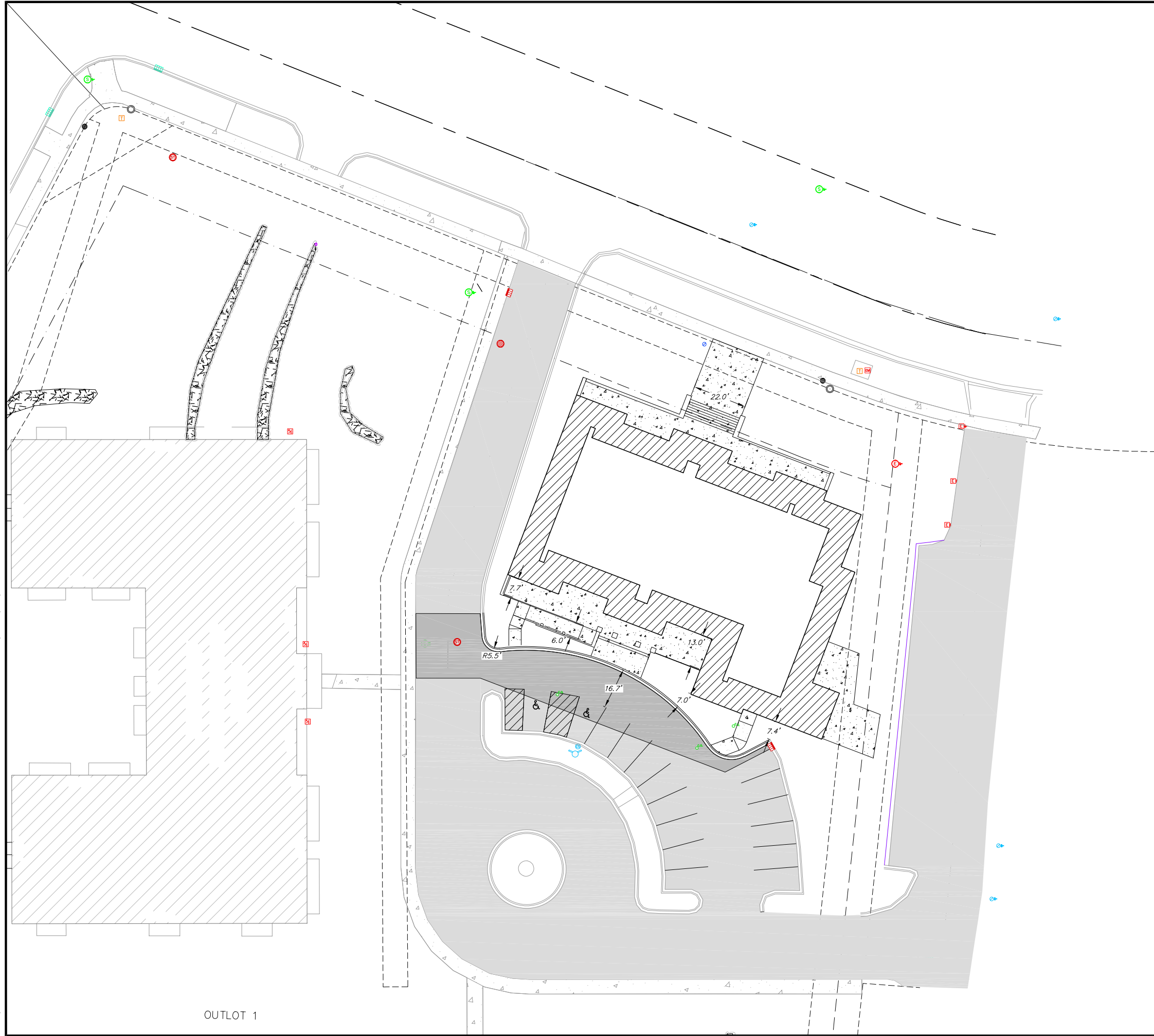
KJEN

PROJECT NO.


250153

SHEET

2 OF 5



SITE PLAN LEGEND

- 
 PROPERTY BOUNDARY
 CURB AND GUTTER (REVERSE CURB HATCHED)
 PROPOSED HAND RAIL

-
- PROPOSED CONCRETE
- PROPOSED ASPHALT
- PROPOSED BUILDING
- PROPOSED GREEN ROOF
- PROPOSED HANDICAP PARKING

ABBREVIATIONS

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

DATE		06/19/2025	
DRAFTER		ZFLI	
CHECKED		KJEN	
PROJECT NO.		250153	
SHEET			
REVISIONS		NO.	DATE
		REMARKS	
REVISIONS		NO.	DATE
		REMARKS	

Site Plan
 Monticello Apartments
 City of Madison
 Dane County, Wisconsin

Site Plan

Monticello Apartments
City of Madison

City of Madison
Dane County, Wisconsin

NOT FOR CONSTRUCTION



PLANT SCHEDULE

CODE	BOTANICAL / COMMON NAME	ROOT COND.	SIZE	NOTES	QTY
DECIDUOUS TREES					
FG	Fagus grandifolia / American Beech	B & B	2.5" Cal		2
LT	Liriodendron tulipifera / Tulip Poplar	B & B	2.5" Cal		2
EVERGREEN TREES					
PD	Picea glauca densata / Black Hills Spruce	B & B	2.5" Cal		4
UNDERSTORY TREES					
AL	Amelanchier laevis / Allegheny Serviceberry	B & B	4' ht.	Multi-Stem	1
CP	Carpinus caroliniana / American Hornbeam	B & B	7' ht.		2
CI	Crataegus crus-galli inermis / Thornless Cockspur Hawthorn	B & B	1.5" Cal		1
DECIDUOUS SHRUBS					
Cm	Ceanothus americanus / New Jersey Tea	Cont.	3 Gal.		6
EVERGREEN SHRUBS					
Bx	Buxus x 'Green Mountain' / Green Mountain Boxwood	Cont.	5 Gal.		21
PERENNIALS					
Gr	Geum triflorum / Prairie Smoke	Cont.	1 Gal.		7
Km	Koeleria macrantha / Prairie Junegrass	Cont.	4 in		28
Ly	Liatris pycnostachya / Gayfeather	Cont.	4 in		14
Ss	Schizachyrium scoparium / Little Bluestem	Cont.	1 Gal.		44
Sh	Sporobolus heterolepis / Prairie Dropseed	Cont.	1 Gal.		19

City of Madison Landscape Worksheet						
Address:		5015 Sheboygan Ave		Date:	7/21/2025	
Total Square Footage of Developed Area:		(Site Area)	-	(Building Footprint at Grade)	=	15521 sf
Total Landscape Points Required (<5 ac):		15,521	/ 300 =	52	x 5 =	259
Landscape Points Required >5 ac:			/ 100 =	0	x 1 =	-
		Credits/ Existing Landscaping		New/ Proposed Landscaping		
Plant Type/ Element	Min. Size at Installation	Points	Quantity	Points Achieved	Quantity	Points Achieved
Overstory deciduous tree	2.5" cal	35		0		0
Tall Evergreen Tree	5-6 feet tall	35		0		0
Ornamental tree	1.5" cal	15		0	2	30
Upright evergreen shrub	3-4 feet tall	10		0		0
Shrub, deciduous	#3 gallon	3		0	6	18
Shrub, evergreen	#3 gallon	4		0	21	84
Ornamental grasses/perennials	#1 gallon	2		0	69	138
Ornamental/decorative fencing or wall	n/a	4 per 10 LF		0		0
Existing significant specimen tree	Min. Size 2.5" cal.	14 per caliper inch.		0		0
Landscape Furniture for public seating and/or transit connections		5 points per "seat"		0		0
Sub Totals				0		270
		Total Points Provided:		270		

NOT FOR CONSTRUCTION

PLANT MATERIAL NOTES:

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

LANDSCAPE MATERIAL NOTES:

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

SEEDING AND PLUG PLANTING NOTES:

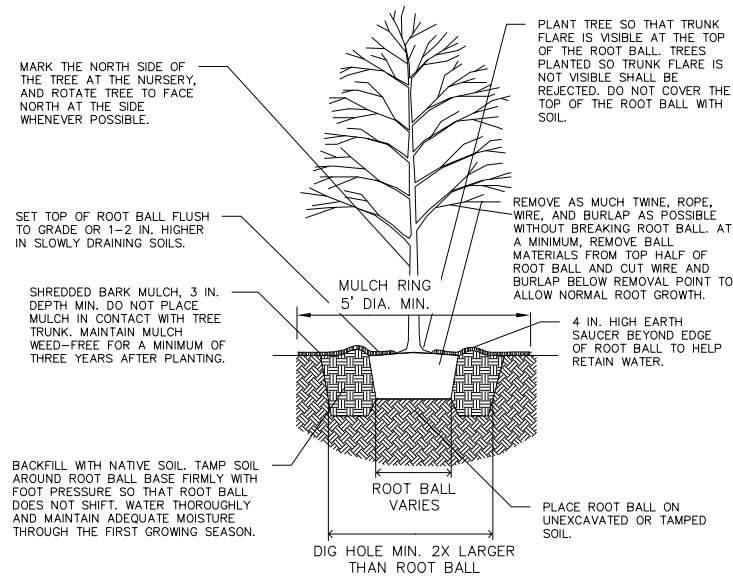
- ALL UNLABELED DISTURBED AREAS AND AREAS SHOWN AS TURF GRASS TO BE SEEDED WITH 'MADISON PARKS' SEED MIX BY LA CROSSE SEED OR EQUIVALENT. ALL SEEDED AREAS ARE TO BE WATERED DAILY TO MAINTAIN ADEQUATE SOIL MOISTURE FOR PROPER GERMINATION. AFTER VIGOROUS GROWTH IS ESTABLISHED, APPLY 1/2" WATER TWICE WEEKLY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

GENERAL LANDSCAPE NOTES:

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

NOTES:

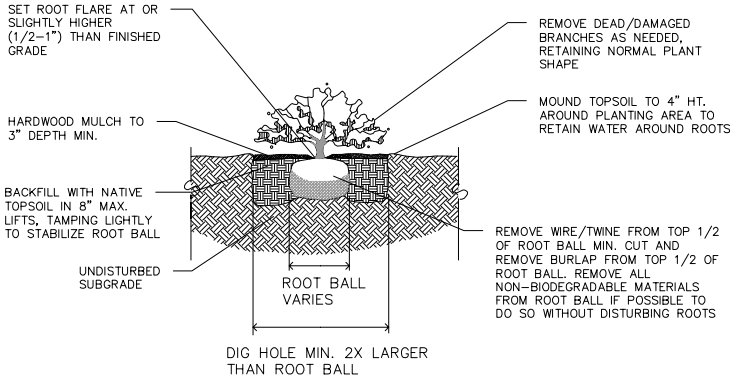
- DO NOT HEAVILY PRUNE TREE AT PLANTING. PRUNE ONLY CROSSING LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
- STAKE TREES ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT.
- WRAP TREES ONLY UPON THE APPROVAL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



1 B&B TREE PLANTING DETAIL
1 NOT TO SCALE

NOTES:

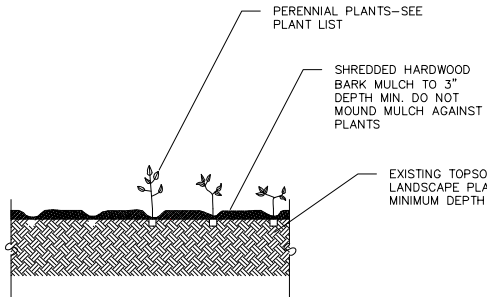
- KEEP CONTAINERS ON PLANTS UNTIL READY TO INSTALL TO MINIMIZE ROOT DAMAGE FROM EXPOSURE TO AIR. GENTLY LOOSEN ROOTS ON ROOTBOUND PLANTS. SEVERELY ROOTBOUND PLANTS WILL BE REJECTED.
- APPLY BALANCED SLOW RELEASE FERTILIZER PELLETS TO SOIL SURFACE PRIOR TO MULCHING, PER SPECIFIED APPLICATION RATES.
- WATER PLANTS THOROUGHLY AFTER PLANTING TO SETTLE SOIL.



1 SHRUB PLANTING DETAIL
1 NOT TO SCALE

NOTES:

- KEEP CONTAINERS ON PLANTS UNTIL READY TO INSTALL TO MINIMIZE ROOT DAMAGE FROM EXPOSURE TO AIR. GENTLY LOOSEN ROOTS ON ROOTBOUND PLANTS. SEVERELY ROOTBOUND PLANTS WILL BE REJECTED.
- APPLY BALANCED SLOW RELEASE FERTILIZER PELLETS TO SOIL SURFACE PRIOR TO MULCHING, PER SPECIFIED APPLICATION RATES.
- WATER PLANTS THOROUGHLY AFTER PLANTING TO SETTLE SOIL.



1 PERENNIAL PLANTING DETAIL
1 NOT TO SCALE

NOT FOR CONSTRUCTION

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE