



Location
1902 Northport Drive

Project Name
North Madison Commercial Development

Applicant
John Walsh – TJS Ventures, LLC/
John Bieno – TJK Design Build

Existing Use
Vacant Popeye's Restaurant

Proposed Use
Demolish former restaurant to allow
construction of multi-tenant retail
building

Public Hearing Date
Plan Commission
22 November 2010

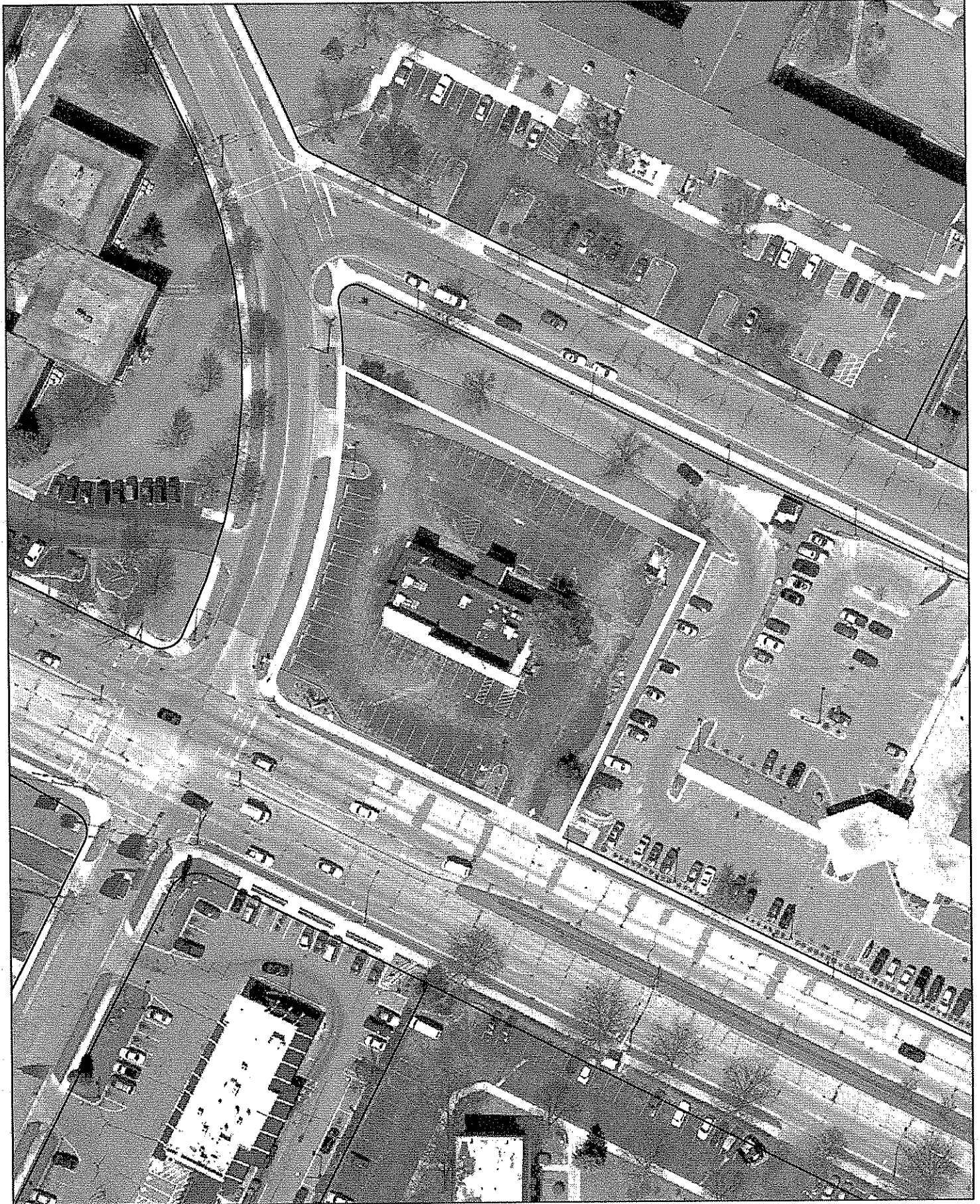


For Questions Contact: Heather Stouder at: 266-5974 or hstouder@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 08 November 2010





LAND USE APPLICATION Madison Plan Commission

215 Martin Luther King Jr. Blvd; Room LL-100
PO Box 2985; Madison, Wisconsin 53701-2985
Phone: 608.266.4635 | Facsimile: 608.267.8739

- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed with the Subdivision Application.
- Before filing your application, please review the information regarding the **LOBBYING ORDINANCE** on the first page.
- Please read all pages of the application completely and fill in all required fields.
- This application form may also be completed online at www.cityofmadison.com/planning/plan.html
- All Land Use Applications should be filed directly with the Zoning Administrator.

FOR OFFICE USE ONLY:	
Amt. Paid	<u>550</u> Receipt No. <u>114452</u>
Date Received	<u>10.6.10</u>
Received By	<u>JLK</u>
Parcel No.	<u>0810 302 13970</u>
Aldermanic District	<u>12 SANTA RIBBES CONWAY</u>
GQ	<u>EXISTING CU</u>
Zoning District	<u>C2</u>
For Complete Submittal	
Application	Letter of Intent <input checked="" type="checkbox"/>
IDUP	Legal Descript. <input checked="" type="checkbox"/>
Plan Sets	Zoning Text <u>N/A</u>
Alder Notification	Waiver <input type="checkbox"/>
Ngrhd. Assn Not.	Waiver <input type="checkbox"/>
Date Sign Issued	<u>10.7.10</u>

1. Project Address: 1902 NORTHPORT DRIVE Project Area in Acres: _____
Project Title (if any): NORTH MADISON COMMERCIAL DEVELOPMENT

2. This is an application for:

Zoning Map Amendment (check the appropriate box(es) in only one of the columns below)	
<input type="checkbox"/> Rezoning to a Non-PUD or PCD Zoning Dist.: Existing Zoning: _____ to _____ Proposed Zoning (ex: R1, R2T, C3): _____	Rezoning to or Amendment of a PUD or PCD District: <input type="checkbox"/> Ex. Zoning: _____ to PUD/PCD-GDP <input type="checkbox"/> Ex. Zoning: _____ to PUD/PCD-SIP <input type="checkbox"/> Amended Gen. Dev. <input type="checkbox"/> Amended Spec. Imp. Plan
<input type="checkbox"/> Conditional Use	<input checked="" type="checkbox"/> Demolition Permit
<input type="checkbox"/> Other Requests (Specify): _____	

3. Applicant, Agent & Property Owner Information:

Applicant's Name: JOHN WALSH Company: TJS VENTURES LLC
Street Address: 5201 EAST TERRACE DR STE 375 City/State: MADISON, WI Zip: 53718
Telephone: (608) 244 7003 Fax: () Email: _____
Project Contact Person: JOHN BIENO Company: TJK DESIGN BUILD
Street Address: 1034 WEST MAIN STREET City/State: MADISON, WI Zip: 53703
Telephone: (608) 257 1090 Fax: (608) 257 1092 Email: JBIENO@TJKDESIGNBUILD.COM
Property Owner (if not applicant): _____
Street Address: _____ City/State: _____ Zip: _____

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: SLAB ON GRADE, WOOD FRAME, FULLY SPRINKLED, MULTI-TENANT COMMERCIAL BUILDING
Development Schedule: Commencement 12.1.10 Completion 5.1.11

5. Required Submittals:

- Plans** submitted as follows below and depicts all lot lines; existing, altered, demolished or proposed buildings; parking areas and driveways; sidewalks; location of any new signs; existing and proposed utility locations; building elevations and floor plans; landscaping, and a development schedule describing pertinent project details:
 - **7 copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
 - **7 copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
 - **1 copy** of the plan set reduced to fit onto 8 ½ inch by 11 inch paper
- Letter of Intent (12 copies):** describing this application in detail including, but not limited to: existing conditions and uses of the property; development schedule for the project; names of persons involved (contractor, architect, landscaper, business manager, etc.); types of businesses; number of employees; hours of operation; square footage or acreage of the site; number of dwelling units; sale or rental price range for dwelling units; gross square footage of building(s); number of parking stalls, etc.
- Legal Description of Property:** Lot(s) of record or metes and bounds description prepared by a land surveyor. For any application for rezoning, the description must be submitted as an electronic word document via CD or e-mail. For applications proposing rezoning to more than one district, a separate description of each district shall be submitted.
- Filing Fee: \$ 550** See the fee schedule on the application cover page. Make checks payable to: *City Treasurer*.
- Electronic Submittal:** All applicants are required to submit copies of all items submitted in hard copy with their application (including this application form, the letter of intent, complete plan sets and elevations, etc.) as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or in an e-mail sent to pcapplications@cityofmadison.com. The e-mail shall include the name of the project and applicant. Applicants unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.

In Addition, The Following Items May Also Be Required With Your Application:

- For any applications proposing demolition or removal of existing buildings, the following items are required:
 - Prior to the filing of an application, the applicant or his/her agent is required to notify a list of interested persons registered with the City **30 or 60 days prior to filing** their application using the online notification tool found at: <https://www.cityofmadison.com/developmentCenter/demolitionNotification/>
 - A photo array (6-12 photos) of the **interior and exterior** of the building(s) to be demolished or removed. A written assessment of the condition of the building(s) to be demolished or removed is highly recommended.
 - Note: A Reuse and Recycling Plan approved by the City's Recycling Coordinator is required prior to issuance of wrecking permits and the start of construction.
- Zoning Text (12 copies):** must accompany Planned Community or Planned Unit Development (PCD/PUD) submittals.

6. Applicant Declarations:

- Conformance with adopted City plans:** Applications shall be in accordance with all adopted City of Madison plans:
 - The site is located within the limits of COMPREHENSIVE Plan, which recommends: NEIGHBORHOOD MIXED-USE for this property.
- Pre-application Notification:** Section 28.12 of the Zoning Code requires that the applicant notify the district alder and any nearby neighborhood & business associations in writing no later than **30** days prior to filing this request:
 - List below the Alderperson, Neighborhood Association(s), Business Association(s) AND dates you sent the notices: ALDER RHODES-COMWY, DEMO NOTIFICATION, SEPT 10, 2010
 - NOTE: If the alder has granted a waiver to this requirement, please attach any such correspondence to this form.
- Pre-application Meeting with staff:** Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning and Planning Division staff; note staff persons and date.

Planning Staff: TIM PARKS Date: DAT MTA SEPT 16 Zoning Staff: HEATHER STUBBER Date: DAT MTA SEPT 16 MATT TUCKER
- Check here if this project will be receiving a public subsidy.** If so, indicate type in your Letter of Intent.

The signer attests that this form is accurately completed and all required materials are submitted:

Printed Name JOHN BJENO Date 10.16.10

Signature [Signature] Relation to Property Owner AGENT / ARCHITECT

Authorizing Signature of Property Owner [Signature] Date 10.16.10

DATE: October 6, 2010

TO: Madison Plan Commission
215 Martin Luther King Jr. Blvd.
Room LL-100
Madison, WI 53701-2985

FROM: John J. Bieno, AIA
TJK Design Build Inc.
634 W Main Street
Madison, WI 53703

RE: Letter of Intent – Land Use Application

Legal Description

Lot 1 of CSM712

Existing Conditions/Uses

The existing building that is planned to be raised is a vacant fast food establishment with a drive-thru. The site is heavily paved with minimal landscaping. The building is set far off Northport Drive and Dryden Drive in the middle of the site. The building is surrounded by asphalt. There are currently two curb cuts on the project, one off of both adjacent streets. The existing makeup and layout of the current building are ill suited for an adaptive reuse. Furthermore, the existing wood structure and supporting systems make it cost prohibitive.

Schedule

The construction is anticipated to begin on December 1, 2010 and continue throughout the winter and spring and be completed on or around May 15, 2011.

New Project Information

The new proposed facility will be a multi-tenant retail/commercial development. All uses will be within the current zoning requirements for this property. All four sides of the proposed building will receive equal amounts of architectural detail. The proposed hours of operation will be from approximately from 8:00 a.m. to 10:00 p.m. seven days a week. Each individual business will be allowed to set its schedule within these parameters. The proposed development will not have a drive-thru facility. It will also reduce the number of curb cuts to one off of Dryden Drive. Pervious surfaces will be improved and all storm water will be handled in accordance with all required regulations. Landscaping will also be improved with the introduction of landscaped, curbed islands as well as landscape beds surrounding the building. Pedestrian access is available with direct connections to both Northport Drive and Dryden Drive. There are also opportunities for direct access to Northport Drive for individual tenant uses. A landscaped seating area has been provided at the intersection of Northport Drive and Dryden Drive. This amenity can be utilized by both bus stop patrons and the neighborhood. Bike parking stalls have been provided along Dryden Drive and the pedestrian access off of Northport Drive. This property has

been specified as neighborhood mixed use development in the comprehensive plan for the City of Madison. Efforts have been made both with the placement of the building, pedestrian access, location of the parking and amenities to fit within this requirement. The proposed building will be 13,115 SF, it will be a slab on grade, wood framed structure that is fully sprinkled. There are 48 parking stalls, two of which are handicap accessible. There is also one truck loading birth as required by City of Madison Zoning. Lighting is also incorporated onto the project. All light fixtures will be photo cell on with a timer off. Signage opportunities have been indicated on the elevations. Signage is not part of this submittal.

PROPOSED FACILITY FOR:

NORTH MADISON COMMERCIAL DEVELOPMENT

1902 NORTHPORT DRIVE
MADISON, WISCONSIN

TJK TJK Design Build

634 West Main Street
Madison, WI 53703
DESIGNBUILD 608-257-1090 FAX 608-257-1092



INDEX OF DRAWINGS:

- C-11 PROPOSED SITE PLAN
- C-12 EXISTING SITE PLAN
- C-13 GRADING AND EROSION PLAN
- C-14 UTILITY PLAN
- C-15 LANDSCAPE PLAN
- C-16 PHOTOMETRIC PLAN
- A-11 FLOOR PLAN
- A-21 EXTERIOR ELEVATIONS

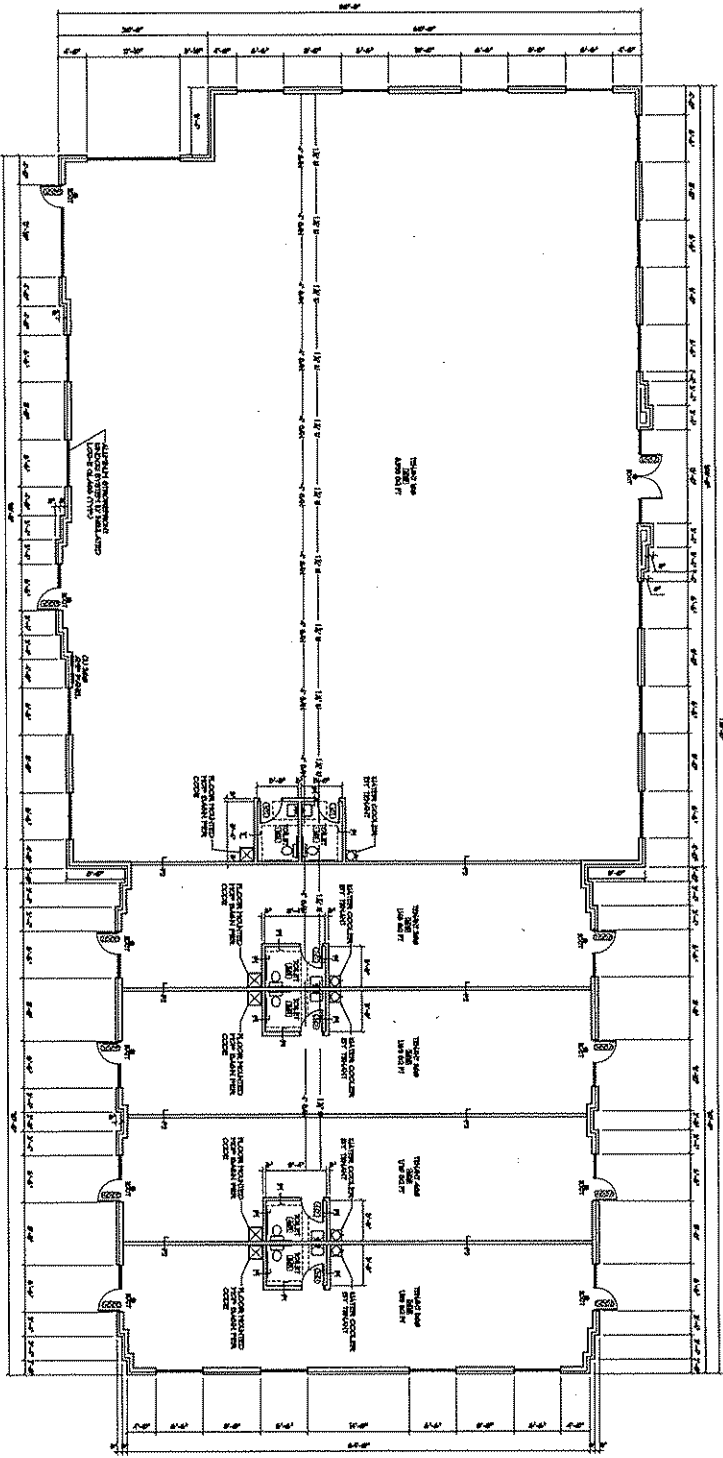
SITE LOCATION MAP



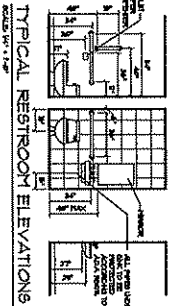
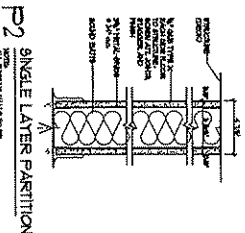
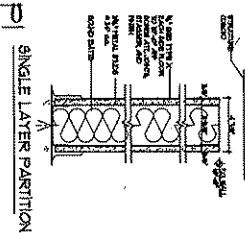
TO OBTAIN LOCATIONS OF
PARTICIPANT OPERATIONS
AND TO OBTAIN INFORMATION
ON
DPS IN WISCONSIN

CALL DIGGERS HOTLINE
1-800-247-8911
TOLL FREE

USE STATUTE 90.01(1)(b)
REMAINING FOR 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE

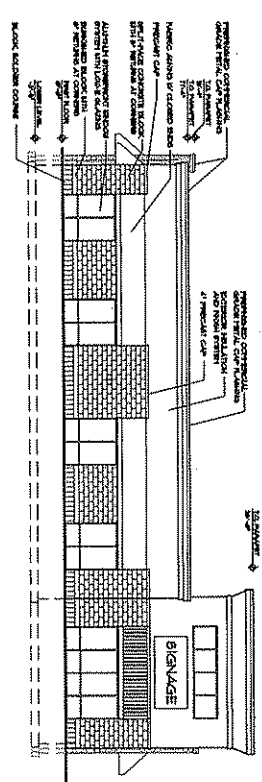


1 FLOOR PLAN
SCALE: 1/8" = 1'-0"

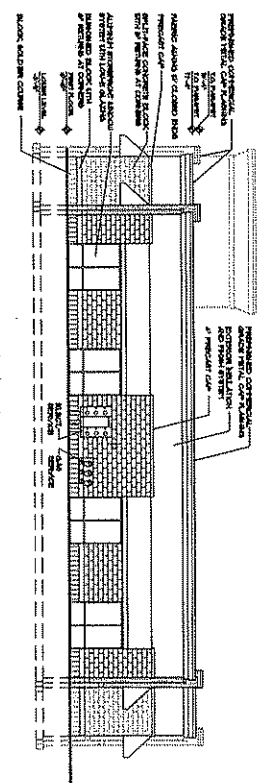


1. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2000 INTERNATIONAL BUILDING CODE (IBC) AND THE 2000 INTERNATIONAL PLUMBING CODE (IPC).
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2000 INTERNATIONAL MECHANICAL AND ELECTRICAL CODE (IMC).
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2000 INTERNATIONAL FIRE AND SAFETY CODE (IFSC).
4. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2000 INTERNATIONAL ENERGY CONSERVATION CODE (IECC).
5. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2000 INTERNATIONAL SMOKE AND ALARM CODE (ISAC).
6. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2000 INTERNATIONAL SOUND AND VIBRATION CODE (ISAV).
7. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2000 INTERNATIONAL ACCESSIBILITY STANDARDS AND GUIDELINES (IASG).
8. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2000 INTERNATIONAL GREEN BUILDING CONSTRUCTION CONVENTIONS (IGBC).
9. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2000 INTERNATIONAL SUSTAINABLE DESIGN CONVENTIONS (ISDC).
10. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2000 INTERNATIONAL WELL-BEING CONVENTIONS (IWC).
11. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2000 INTERNATIONAL RESILIENCE CONVENTIONS (IRC).
12. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2000 INTERNATIONAL SECURITY CONVENTIONS (ISC).
13. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2000 INTERNATIONAL PRIVACY CONVENTIONS (IPC).
14. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2000 INTERNATIONAL DATA PROTECTION CONVENTIONS (IDPC).
15. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2000 INTERNATIONAL INFORMATION SECURITY CONVENTIONS (IISC).
16. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2000 INTERNATIONAL BUSINESS CONTINUITY CONVENTIONS (IBCC).
17. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2000 INTERNATIONAL DISASTER RECOVERY CONVENTIONS (IDRC).
18. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2000 INTERNATIONAL BUSINESS RESILIENCE CONVENTIONS (IBRC).
19. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2000 INTERNATIONAL BUSINESS SUSTAINABILITY CONVENTIONS (IBSC).
20. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2000 INTERNATIONAL BUSINESS ETHICS CONVENTIONS (IBEC).
21. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2000 INTERNATIONAL BUSINESS INTEGRITY CONVENTIONS (IBIC).
22. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2000 INTERNATIONAL BUSINESS RESPONSIBILITY CONVENTIONS (IBRC).
23. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2000 INTERNATIONAL BUSINESS TRANSPARENCY CONVENTIONS (IBTC).
24. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2000 INTERNATIONAL BUSINESS ACCOUNTABILITY CONVENTIONS (IBAC).
25. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2000 INTERNATIONAL BUSINESS ETHICAL CONVENTIONS (IBEC).
26. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2000 INTERNATIONAL BUSINESS FAIRNESS CONVENTIONS (IBFC).
27. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2000 INTERNATIONAL BUSINESS HONESTY CONVENTIONS (IBHC).
28. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2000 INTERNATIONAL BUSINESS INTEGRITY CONVENTIONS (IBIC).
29. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2000 INTERNATIONAL BUSINESS RESPECT CONVENTIONS (IBRC).
30. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2000 INTERNATIONAL BUSINESS RESPONSIBILITY CONVENTIONS (IBRC).

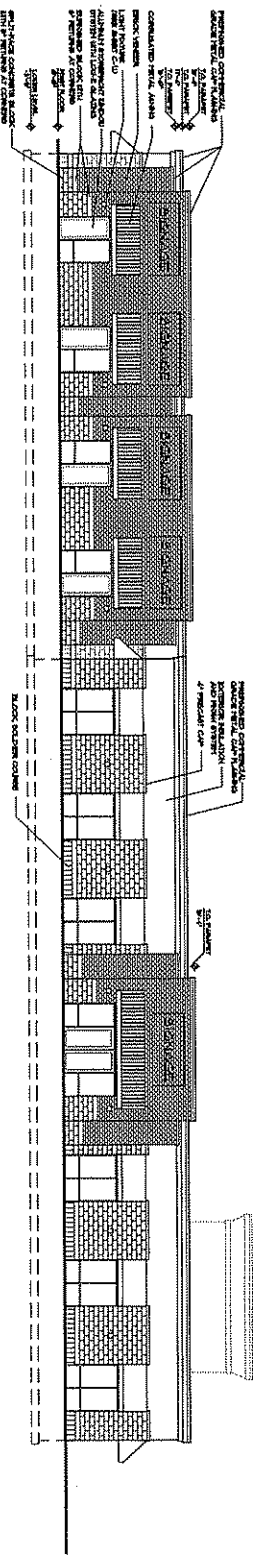
A-11 1/8" = 1'-0"	PROPOSED FACILITY FOR: NORTH MADISON COMMERCIAL DEVELOPMENT	<p>1822 NORTHPORT DRIVE MADISON, WISCONSIN</p>	<p>634 West Main Street Madison, WI 53703 608-251-1030 FAX 608-251-1032</p>	<p>TRK DESIGN SOLUTIONS</p>
	REV DATE			



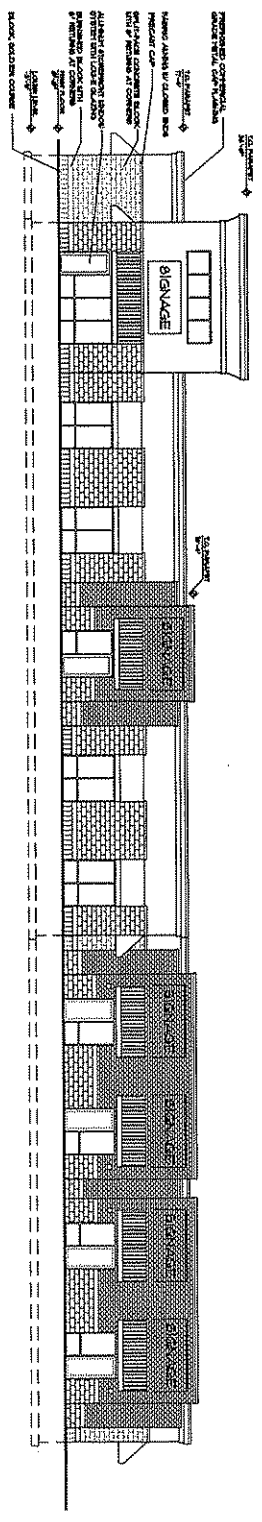
1 WEST ELEVATION
SCALE: 1/8" = 1'-0"



2 EAST ELEVATION
SCALE: 1/8" = 1'-0"



3 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



4 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

CONTRACTOR	CHS, CHINA, CONTELL
ARCHITECT	TRK DESIGNERS
ENGINEER	TRK DESIGNERS
GENERAL CONTRACTOR	CHS, CHINA, CONTELL
MECHANICAL CONTRACTOR	TRK DESIGNERS
ELECTRICAL CONTRACTOR	TRK DESIGNERS
PLUMBING CONTRACTOR	TRK DESIGNERS
PAINT CONTRACTOR	TRK DESIGNERS
GLASS CONTRACTOR	TRK DESIGNERS
IRONWORK CONTRACTOR	TRK DESIGNERS
CONCRETE CONTRACTOR	TRK DESIGNERS
ROOFING CONTRACTOR	TRK DESIGNERS
LANDSCAPE ARCHITECT	TRK DESIGNERS
INTERIOR DESIGNER	TRK DESIGNERS
MARKETING CONSULTANT	TRK DESIGNERS
LEGAL CONSULTANT	TRK DESIGNERS
FINANCIAL CONSULTANT	TRK DESIGNERS
ENVIRONMENTAL CONSULTANT	TRK DESIGNERS
ARCHITECTURAL RENDERING	TRK DESIGNERS
PHOTOGRAPHY	TRK DESIGNERS
MODELING	TRK DESIGNERS
CONSTRUCTION ADMINISTRATION	TRK DESIGNERS
CONSTRUCTION MANAGEMENT	TRK DESIGNERS
CONSTRUCTION SERVICES	TRK DESIGNERS

A-2.1
11/2/10

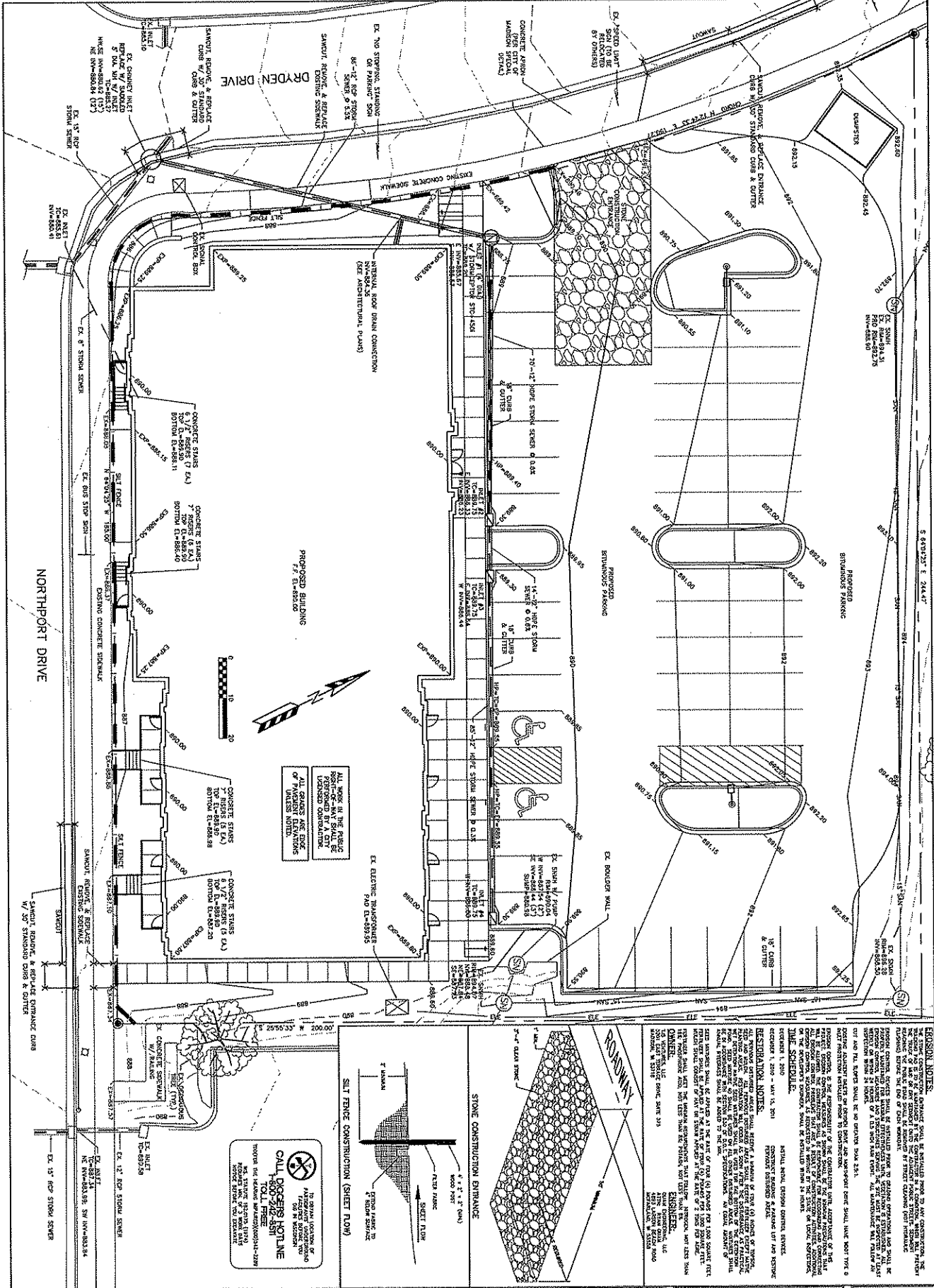
PROPOSED FACILITY FOR
NORTH MADISON
COMMERCIAL DEVELOPMENT
1922 NORTHPORT DRIVE
MADISON, WISCONSIN

NOT FOR CONSTRUCTION
THIS DRAWING IS FOR INFORMATION ONLY
IT IS NOT TO BE USED FOR CONSTRUCTION
OR ANY OTHER PURPOSES WITHOUT THE
WRITTEN PERMISSION OF TRK DESIGNERS

REV DATE

634 West Main Street
Madison, WI 53703
608-257-1030
FAX 608-257-1032

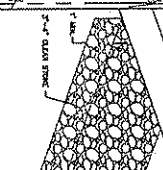
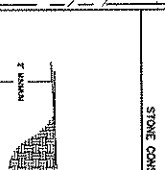
TRK
DESIGNERS



ALL WORK IN THE FIELD
SHOULD BE VERIFIED
BY A CITY
ENGINEER OR
A PROFESSIONAL
ENGINEER.

ALL GRADES ARE BASE
ON THE DATUM
OF THE CITY ENGINEER.

TO OBTAIN LOCATION OF
UTILITY LINES
CALL DEGENS HOTLINE
608-838-7750
OR VISIT
WWW.DEGENS.COM



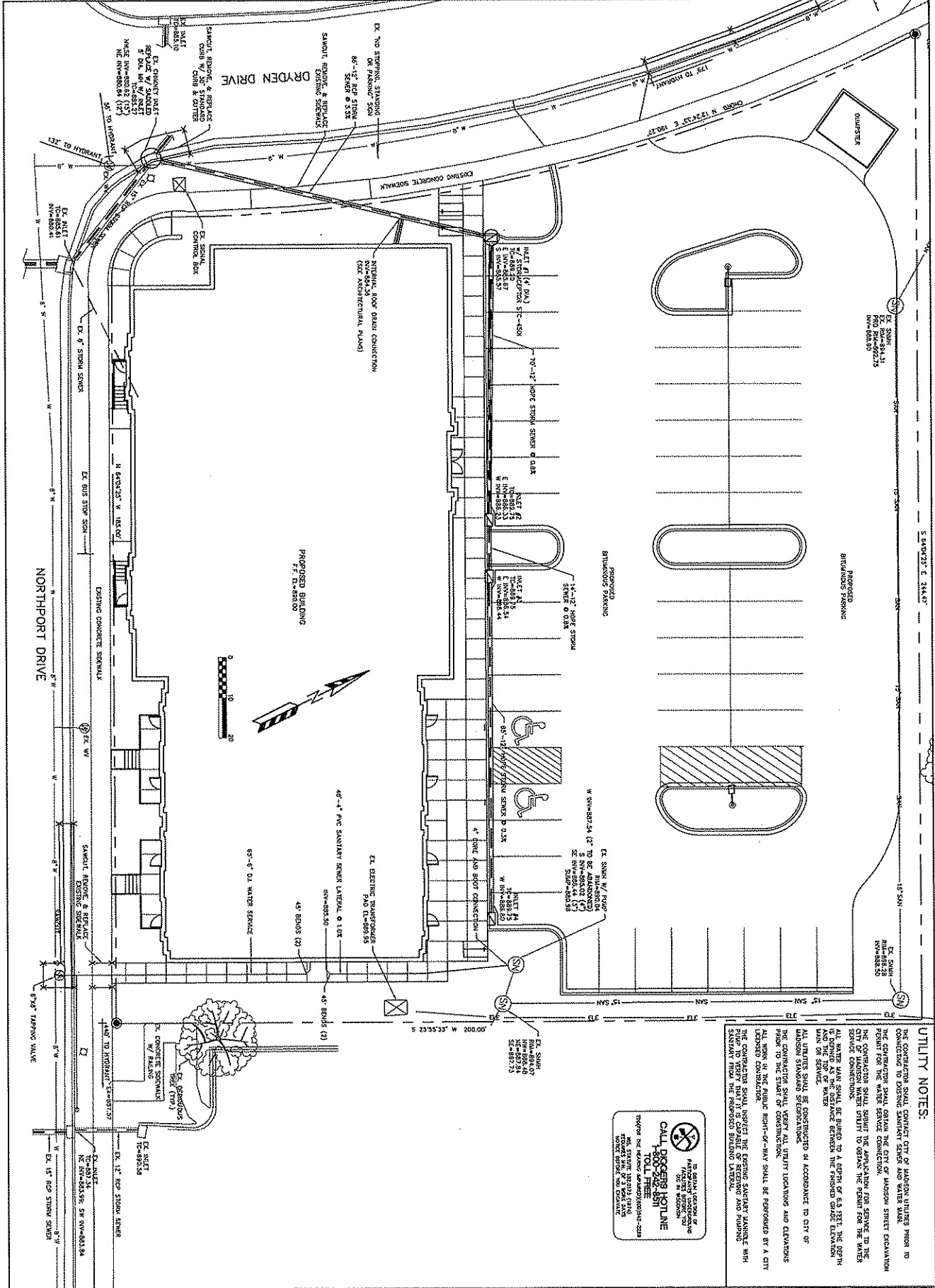
DISCLAIMER:
THESE PLANS AND SPECIFICATIONS SHALL BE USED FOR CONSTRUCTION OF THE PROPOSED FACILITY FOR NORTH MADISON COMMERCIAL DEVELOPMENT. THE USER OF THESE PLANS AND SPECIFICATIONS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED HEREON. QUAM ENGINEERING, LLC SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE PLANS AND SPECIFICATIONS. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED HEREON. QUAM ENGINEERING, LLC SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE PLANS AND SPECIFICATIONS.

PROPOSED FACILITY FOR:
NORTH MADISON
COMMERCIAL DEVELOPMENT
1902 NORTHPORT DRIVE
MADISON, WISCONSIN

QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants
4893 Larson Beach Road, McFarland, Wisconsin 53558
Phone (608) 838-7750; Fax (608) 838-7752

634 West Main Street
Madison, WI 53703
608-257-1090
FAX 608-257-1092

TK
DESIGN/CONSULTANTS



UTILITY NOTES:

THE CONTRACTOR SHALL CONTACT CITY OF MADISON UTILITIES PRIOR TO COMMENCING TO DESIGN SANITARY SEWER OR WATER MAIN SYSTEMS TO BE INSTALLED UNDER THE WATER SERVICE CONNECTION.

THE CONTRACTOR SHALL SUBMIT THE APPLICATION FOR SERVICE TO THE CITY OF MADISON WATER UTILITY TO OBTAIN THE PERMIT FOR THE WATER SERVICE CONNECTION.

ALL WATER MAIN SHALL BE BURIED TO A DEPTH OF 4.5 FEET. THE CITY AND THE WATER UTILITY SHALL BE RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF SERVICE.

ALL UTILITIES SHALL BE PROTECTED IN ACCORDANCE TO CITY OF MADISON ORDINANCE 18.01.

ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A CITY LICENSED CONTRACTOR.

THE CONTRACTOR SHALL INSPECT THE EXISTING SANITARY MANHOLE WITHIN THE RIGHT-OF-WAY AND REPORT THE RESULTS TO THE CITY ENGINEER PRIOR TO THE START OF CONSTRUCTION.

THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS AND DEPTHS PRIOR TO THE START OF CONSTRUCTION.

THE CONTRACTOR SHALL VERIFY THE EXISTING SANITARY MANHOLE WITHIN THE RIGHT-OF-WAY AND REPORT THE RESULTS TO THE CITY ENGINEER PRIOR TO THE START OF CONSTRUCTION.

CALL DIGGERS HOTLINE

TO OBTAIN LOCATION OF UNDETERMINED UTILITIES IN WISCONSIN

1-800-222-5871

TOLL FREE

FOR MORE INFORMATION, VISIT [WWW.DIGGERSHOTLINE.COM](http://www.diggershotline.com)

MC STATEMENT: 10/01/13
PROJECT NO: 13-10
DATE: 10/01/13

PROPOSED FACILITY FOR:
NORTH MADISON
COMMERCIAL DEVELOPMENT

1902 NORTHPORT DRIVE
MADISON, WISCONSIN

C-1.4
10.06.10

QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants

4893 Larson Beach Road, McFarland, Wisconsin 53558
Phone (608) 838-7750; Fax (608) 838-7752

634 West Main Street
Madison, WI 53703
608-257-1090
FAX 608-257-1092

TK
DESIGN/BUILD

9

PLANT SCHEDULE AND LEGEND

Item	Description	Quantity	Plant Name	Size	Notes
1	Aspen	1	Aspen	10' x 10'	
2	Aspen	1	Aspen	10' x 10'	
3	Aspen	1	Aspen	10' x 10'	
4	Aspen	1	Aspen	10' x 10'	
5	Aspen	1	Aspen	10' x 10'	
6	Aspen	1	Aspen	10' x 10'	
7	Aspen	1	Aspen	10' x 10'	
8	Aspen	1	Aspen	10' x 10'	
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10	Aspen	1	Aspen	10' x 10'	
11	Aspen	1	Aspen	10' x 10'	
12	Aspen	1	Aspen	10' x 10'	
13	Aspen	1	Aspen	10' x 10'	
14	Aspen	1	Aspen	10' x 10'	
15	Aspen	1	Aspen	10' x 10'	
16	Aspen	1	Aspen	10' x 10'	
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18	Aspen	1	Aspen	10' x 10'	
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21	Aspen	1	Aspen	10' x 10'	
22	Aspen	1	Aspen	10' x 10'	
23	Aspen	1	Aspen	10' x 10'	
24	Aspen	1	Aspen	10' x 10'	
25	Aspen	1	Aspen	10' x 10'	
26	Aspen	1	Aspen	10' x 10'	
27	Aspen	1	Aspen	10' x 10'	
28	Aspen	1	Aspen	10' x 10'	
29	Aspen	1	Aspen	10' x 10'	
30	Aspen	1	Aspen	10' x 10'	

LANDSCAPE WORKSHEET

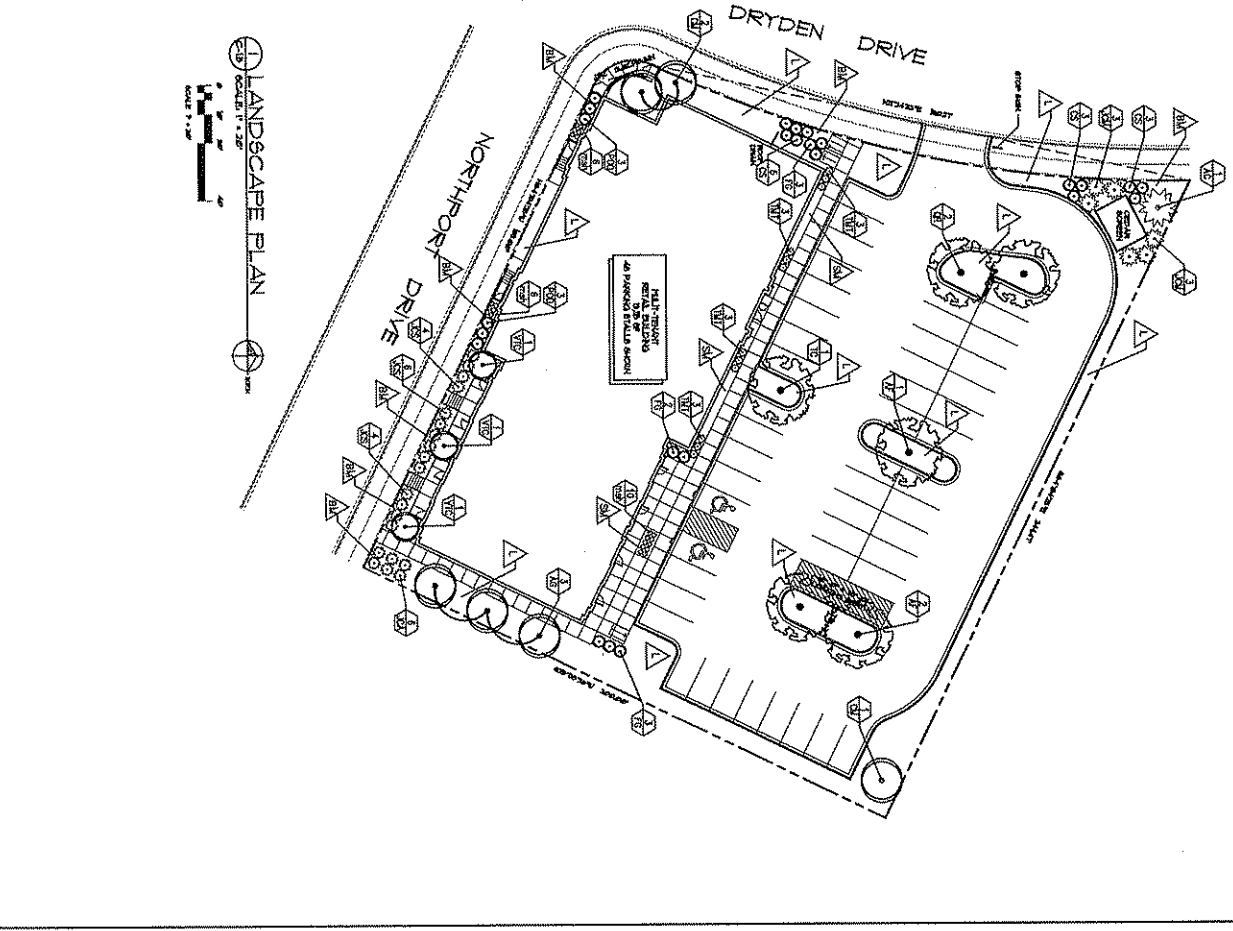
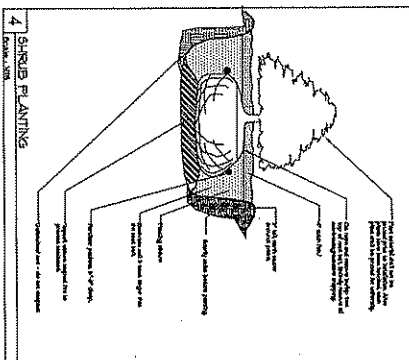
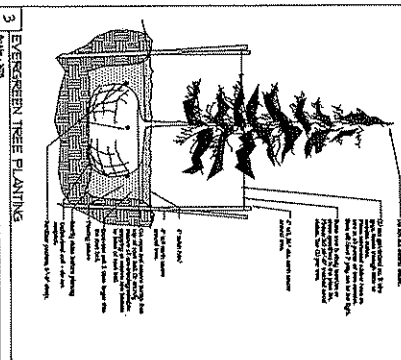
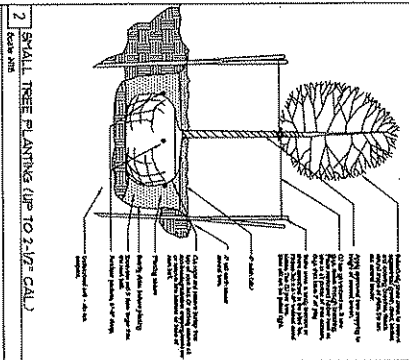
Project: _____
 Client: _____
 Date: _____

1. Symbols of Plants Required
 The number of plants required for a project is based on the number of plants shown in the plant schedule. The number of plants required for a project is based on the number of plants shown in the plant schedule. The number of plants required for a project is based on the number of plants shown in the plant schedule.

2. Symbols of Plants Required
 The number of plants required for a project is based on the number of plants shown in the plant schedule. The number of plants required for a project is based on the number of plants shown in the plant schedule. The number of plants required for a project is based on the number of plants shown in the plant schedule.

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4. Symbols of Plants Required
 The number of plants required for a project is based on the number of plants shown in the plant schedule. The number of plants required for a project is based on the number of plants shown in the plant schedule. The number of plants required for a project is based on the number of plants shown in the plant schedule.



PROPOSED FACILITY FOR:
**NORTH MADISON
 COMMERCIAL DEVELOPMENT**

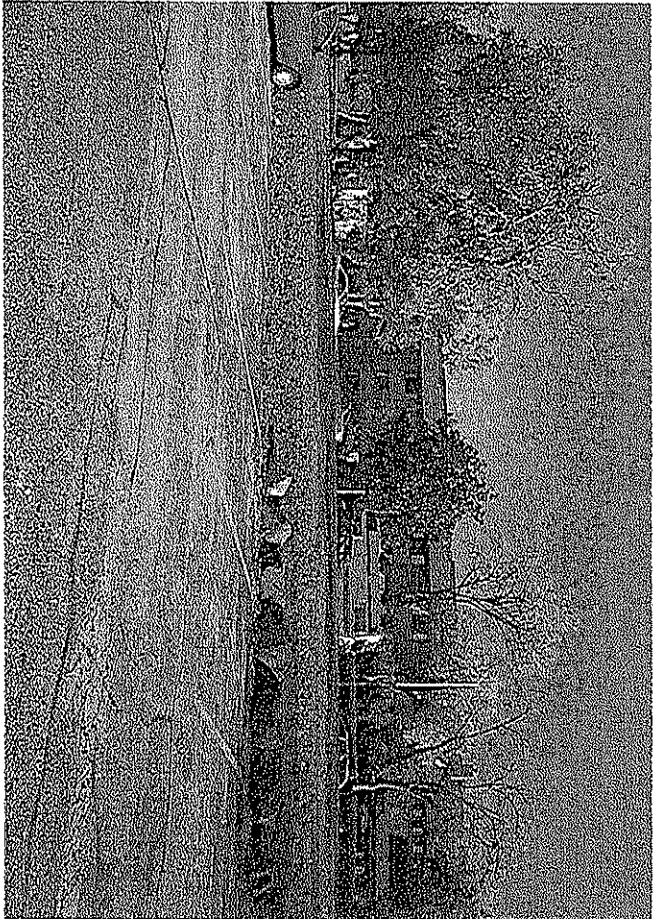
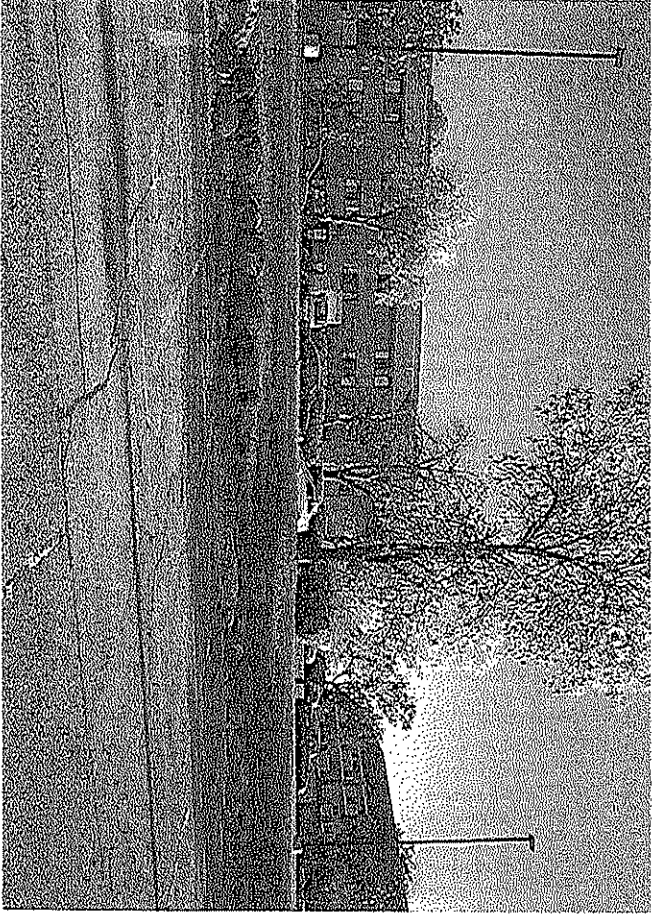
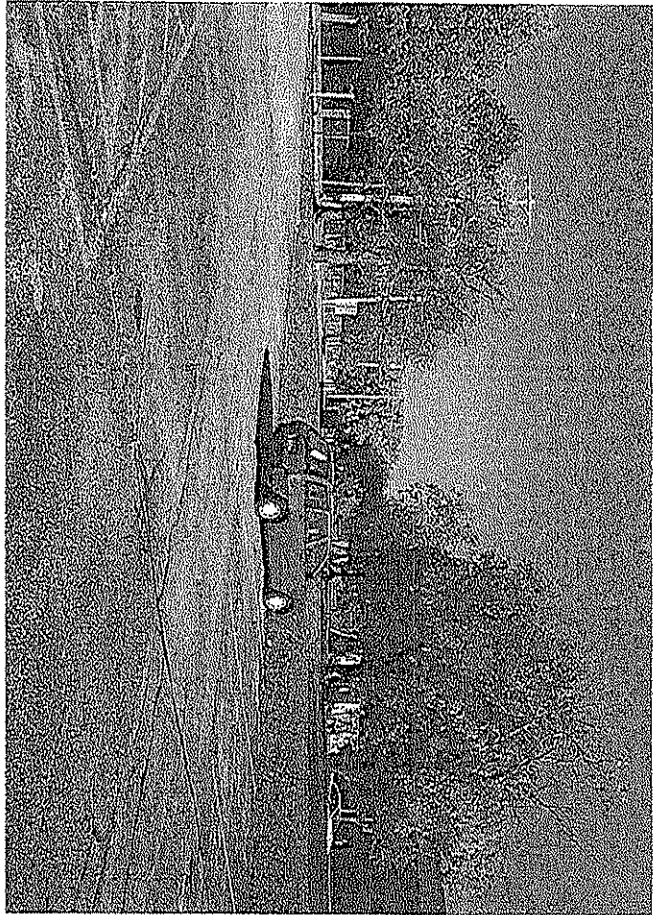
1802 NORTHPORT DRIVE
 MADISON, WISCONSIN

TRK
 DESIGN GROUP

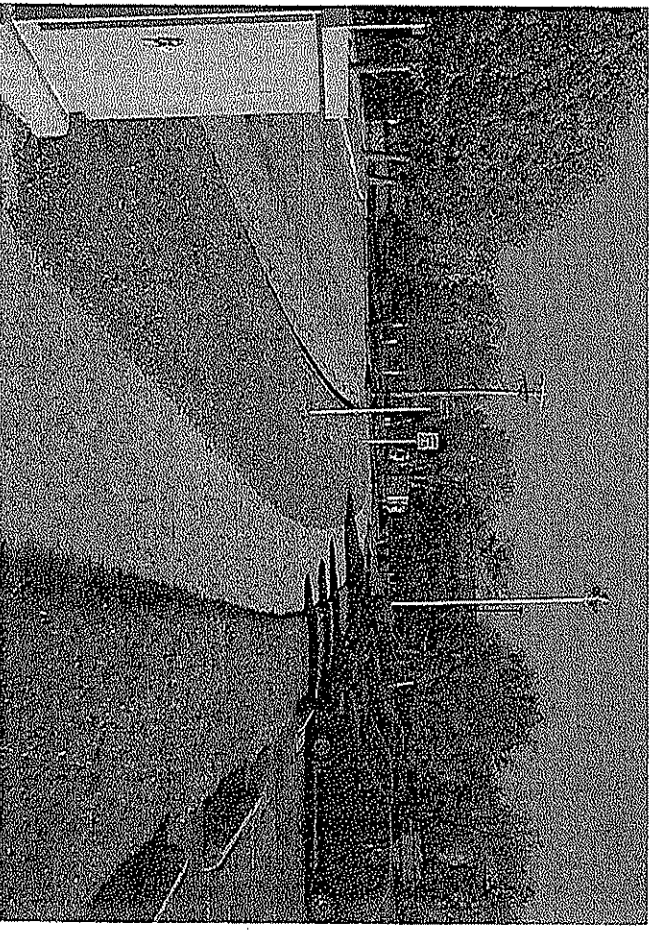
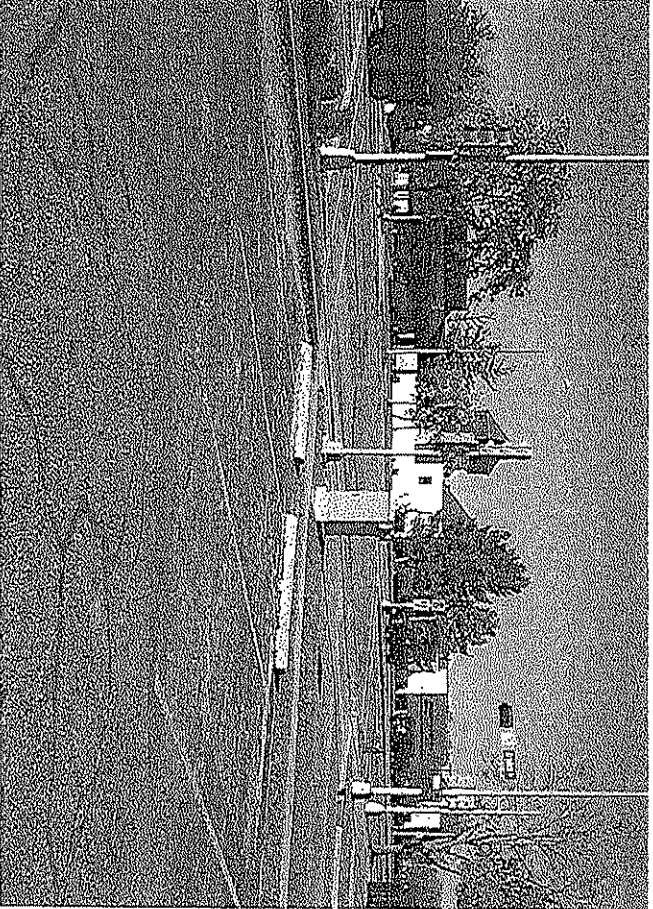
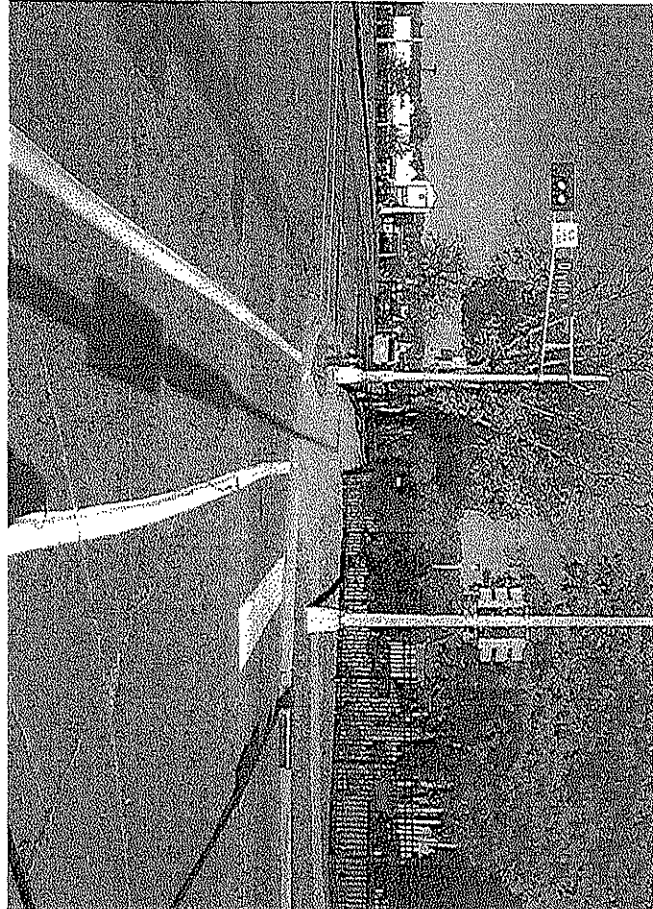
634 West Main Street
 Madison, WI 53703
 608-257-1030
 FAX 608-257-1032

REV DATE

Looking North From Site



Looking West from Site





Looking South From Site



Looking East From Site



EXISTING STRUCTURE

