

Kahler Slater

Milwaukee
Madison
Richmond
Singapore

June 24, 2019

City of Madison Planning Division
Attn: Heather Stouder & Colin Punt
Madison Municipal Building
215 Martin Luther King, Jr. Blvd.
Madison, WI 53701-2985

111 West Wisconsin Avenue
Milwaukee, WI 53203
P 414.272.2000

RE: Letter of Intent, Land Use Application for PD Amendment at 770/780 Regent St

Dear Heather & Colin:

Mortenson Development, Inc. is pleased to submit this Land Use Application for the amendment to the existing PUD GDP/SIP (PD GDP/SIP) for a nationally recognized, full-service hotel located at 770 Regent Street adjacent to 780 Regent St. This new hotel is intended to increase density on an underdeveloped parcel and provide an activated use at an important gateway to the campus while providing unparalleled accommodations for guests to Madison and the University of Wisconsin.

The hotel features multiple entrances, lobby, bar, and restaurant, and supporting functions on the first floor; prefunction, meeting space, and fitness room on the second floor; and 176 guestrooms on 4 levels above. A parking structure is embedded underneath the west portion of the hotel tower and contains approximately 247 parking spaces with a mix of full size and compact stalls. Just under 50% of the stalls are proposed as compact based on shared parking demand for the hotel and adjacent buildings. Additionally, new site parking has been added east of 780 Regent to offset the removal of parking on city property. We are requesting two loading zones at a reduced width of 9' by 50' as discussed with traffic.

The hotel will be operated by approximately 60 employees (45 full time and 15 part time) and operate 24 hours a day, 7 days a week. The building supports connections to the East Campus Mall, the Southwest Commuter Bike Trail and the greater neighborhood with outdoor amenities and pedestrian connections.

Primary improvements to the project include:

- Strong entry connection to the hotel, restaurant, and bar from the bike trail, including the development of the adjacent city property as an active landscaped terrace and walk, usable by guests and visitors.
- Exciting outdoor seating, dining and visual connections along the bike trail.
- Enhanced, well-lit entry to the building from the East Campus Mall.
- Simplified material palette and pedestrian scale features at all exterior elevations.
- Unique landscaping selections that integrate with the architecture.

Sincerely,

KAHLER SLATER, INC.



Glenn Roby, AIA
Executive Vice President

cc: Mortenson Development, Inc.
enc: LUA updates

UW CAMPUS HOTEL



770 REGENT STREET | MADISON, WISCONSIN

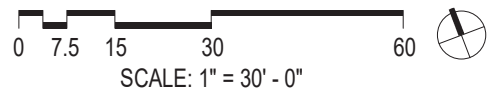
CONTENTS

- 01 COVER
- 02 FIRST FLOOR PLAN
- 03 PEDESTRIAN ACCESS DIAGRAM
- 04 ENTRY VIEW FROM BIKE TRAIL

ATTACHMENTS

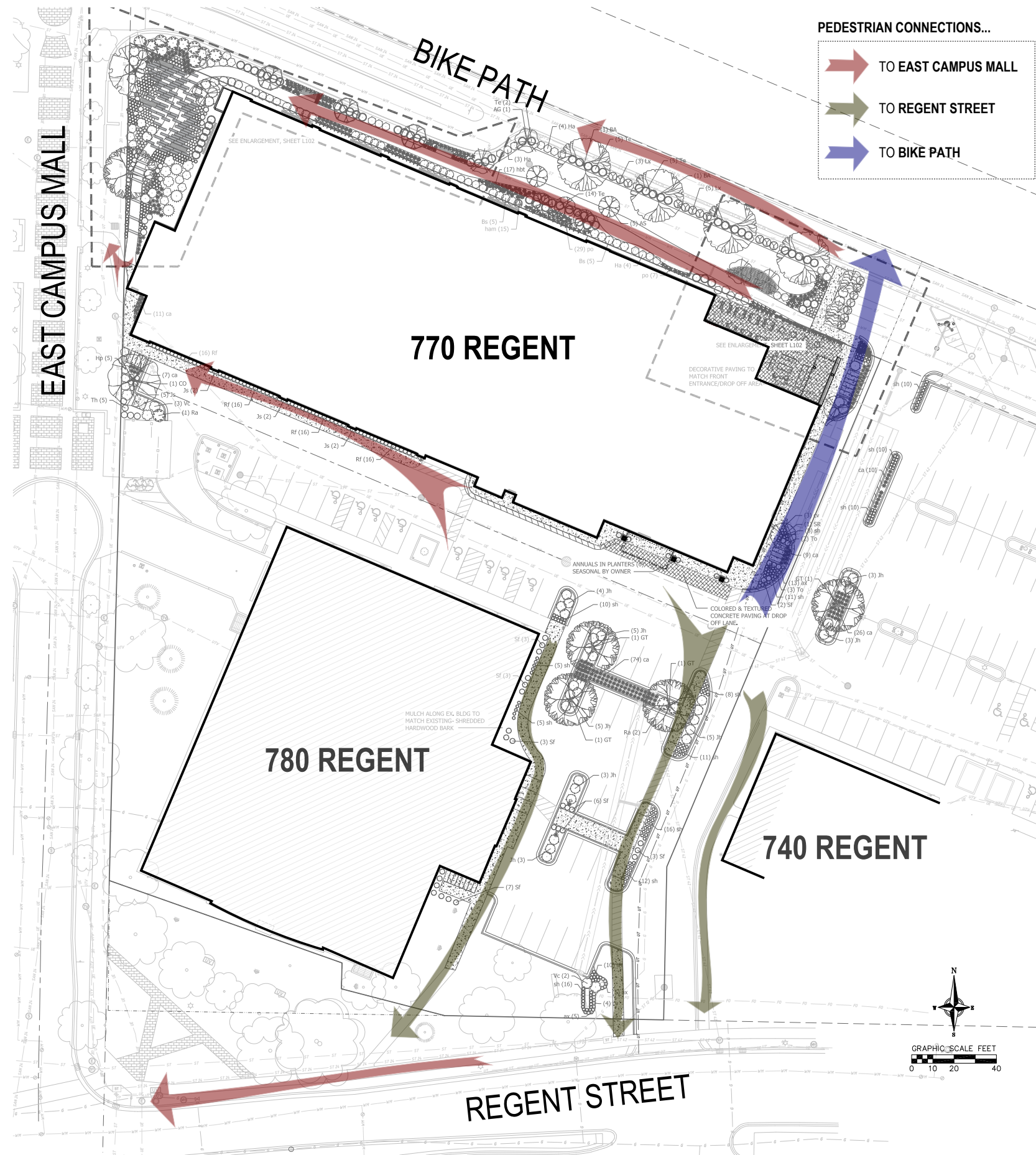
CIVIL AND LANDSCAPE DRAWINGS

- PUBLIC HOTEL USE - CIRCULATION / SUPPORT
- ACTIVE SPACES INCLUDING BAR / RESTAURANT / LOUNGE
- BACK OF HOUSE
- GUESTROOMS



1ST FLOOR PLAN

CITY OF MADISON LUA UPDATES | 06-24-2019 | PAGE 02



PEDESTRIAN ACCESS DIAGRAM

CITY OF MADISON LUA UPDATES | 06-24-2019 | PAGE 03

Kahler Slater
COPYRIGHT © 2019 KAHLER SLATER, INC. ALL RIGHTS RESERVED



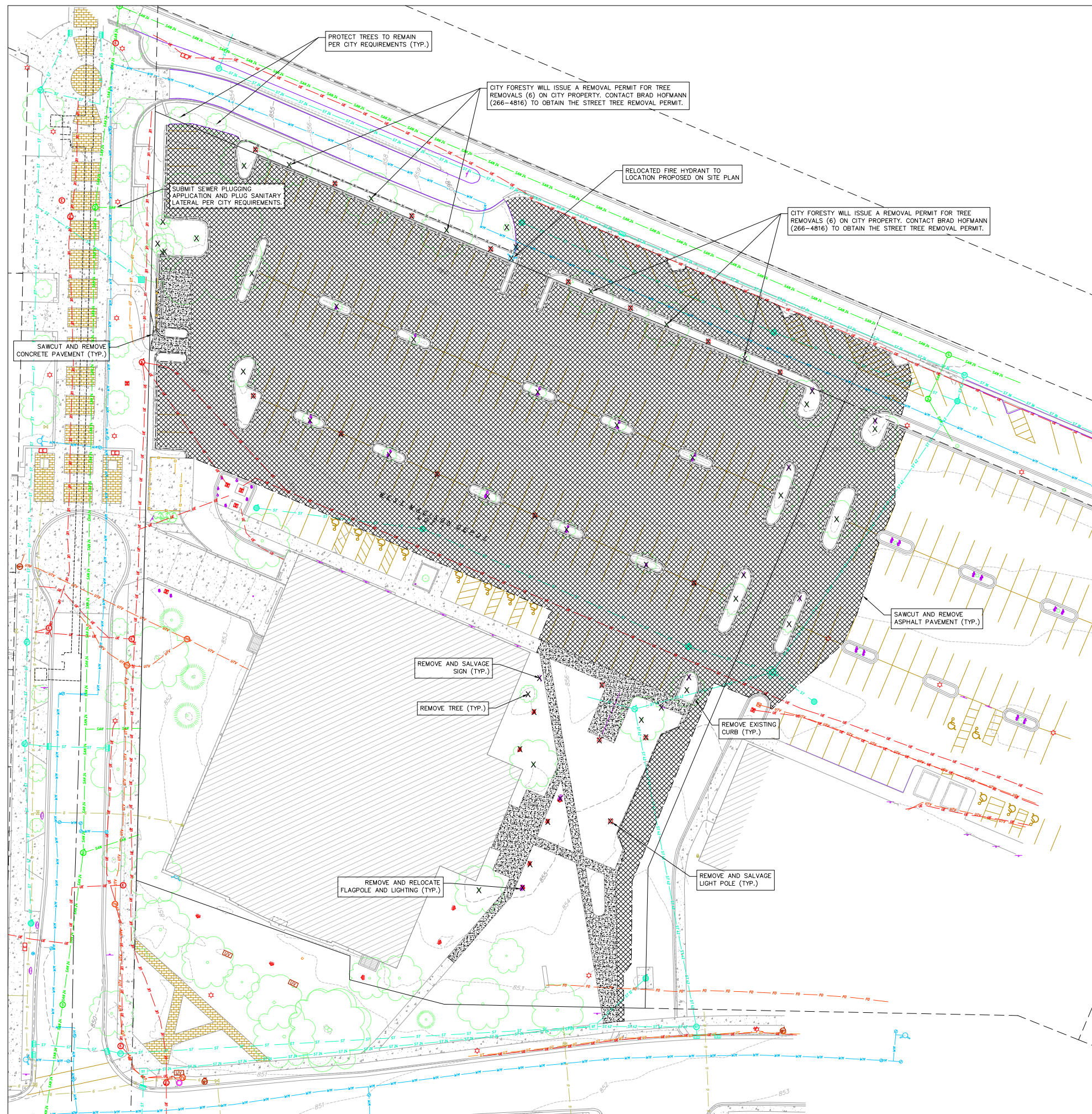
ENTRY VIEW FROM BIKE TRAIL

CITY OF MADISON LUA UPDATES | 06-24-2019 | PAGE 04



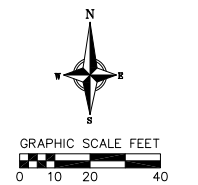
UW CAMPUS HOTEL
MADISON, WISCONSIN

Kahler Slater
COPYRIGHT © 2019 KAHLER SLATER, INC. ALL RIGHTS RESERVED



DEMOLITION PLAN LEGEND

	CURB AND GUTTER REMOVAL
	ASPHALT REMOVAL
	CONCRETE REMOVAL
	BUILDING REMOVAL
	TREE REMOVAL
	SAWCUT
	UTILITY STRUCTURE REMOVAL
	UTILITY LINE REMOVAL



Revisions

- DEMOLITION/EROSION CONTROL NOTES:**
- CONTRACTOR SHALL KEEP ALL CITY STREETS FREE AND CLEAR OF CONSTRUCTION RELATED DIRT/DUST/DEBRIS.
 - COORDINATE EXISTING UTILITY REMOVAL/ABANDONMENT WITH LOCAL AUTHORITIES AND UTILITY COMPANIES HAVING JURISDICTION.
 - ALL SAWCUTTING SHALL BE FULL DEPTH TO PROVIDE A CLEAN EDGE TO MATCH NEW CONSTRUCTION. MATCH EXISTING ELEVATIONS AT POINTS OF CONNECTION FOR NEW AND EXISTING PAVEMENT, CURB, SIDEWALKS, ETC. ALL SAWCUT LOCATIONS SHOWN ARE APPROXIMATE AND MAY BE FIELD ADJUSTED TO ACCOMMODATE CONDITIONS, JOINTS, MATERIAL TYPE, ETC. REMOVE MINIMUM AMOUNT NECESSARY FOR INSTALLATION OF PROPOSED IMPROVEMENTS.
 - CONTRACTOR SHALL PROVIDE AND SHALL BE RESPONSIBLE FOR ANY NECESSARY TRAFFIC CONTROL SIGNAGE AND SAFETY MEASURES DURING DEMOLITION AND CONSTRUCTION OPERATIONS WITHIN OR NEAR THE PUBLIC ROADWAY.
 - COORDINATE TREE REMOVAL WITH LANDSCAPE ARCHITECT. ALL TREES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY AND STUMPS SHALL BE GROUND TO 12" BELOW PROPOSED SUBGRADE.
 - IF APPLICABLE, PROVIDE TREE PROTECTION FENCING PRIOR TO CONSTRUCTION OPERATIONS. MAINTAIN THROUGHOUT CONSTRUCTION.
 - ALL LIGHT POLES TO BE REMOVED FROM PRIVATE PROPERTY SHALL BE REMOVED IN THEIR ENTIRETY, INCLUDING BASE AND ALL APPURTENANCES. COORDINATE ABANDONMENT OF ELECTRICAL LINES WITH ELECTRICAL ENGINEER AND OWNER PRIOR TO DEMOLITION.
 - CONTRACTOR SHALL OBTAIN ANY NECESSARY DEMOLITION AND UTILITY PLUGGING PERMITS.
 - THE LOCATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THE PLANS HAS BEEN DETERMINED FROM THE BEST AVAILABLE INFORMATION AND IS GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE OWNER AND THE ENGINEER DO NOT ASSUME RESPONSIBILITY IN THE EVENT THAT DURING CONSTRUCTION, UTILITIES OTHER THAN THOSE SHOWN MAY BE ENCOUNTERED, AND THAT THE ACTUAL LOCATION OF THOSE WHICH ARE SHOWN MAY BE DIFFERENT FROM THE LOCATION AS SHOWN ON THE PLANS.
 - ANY DAMAGE TO THE CITY PAVEMENT, INCLUDING DAMAGE RESULTING FROM CURB REPLACEMENT, WILL REQUIRE RESTORATION IN ACCORDANCE WITH THE CITY ENGINEERING PATCHING CRITERIA.
 - CONTRACTOR SHALL INSTALL TREE PROTECTION FENCING IN THE AREA BETWEEN THE CURB AND SIDEWALK AND EXTEND IT AT LEAST 5 FEET FROM BOTH SIDES OF THE TREE ALONG THE LENGTH OF THE TERRACE. NO EXCAVATION IS PERMITTED WITHIN 5 FEET OF THE OUTSIDE EDGE OF A TREE TRUNK. IF EXCAVATION WITHIN 5 FEET OF ANY TREE IS NECESSARY, CONTRACTOR SHALL CONTACT CITY FORESTRY (266-4816) PRIOR TO EXCAVATION TO ASSESS THE IMPACT TO THE TREE AND ROOT SYSTEM. TREE PRUNING SHALL BE COORDINATED WITH CITY FORESTRY PRIOR TO THE START OF CONSTRUCTION. TREE PROTECTION SPECIFICATIONS CAN BE FOUND IN SECTION 107.13 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION - <http://www.cityofmadison.com/business/pw/documents/StdSpecs/2018/Part11.pdf>. ANY TREE REMOVALS THAT ARE REQUIRED FOR CONSTRUCTION AFTER THE DEVELOPMENT PLAN IS APPROVED WILL REQUIRE AT LEAST 72 HOUR WAIT PERIOD BEFORE A TREE REMOVAL PERMIT CAN BE ISSUED BY FORESTRY, TO NOTIFY THE ALDER OF THE CHANGE IN THE PLAN.
 - THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANYTIME PER THE RECOMMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPTS.

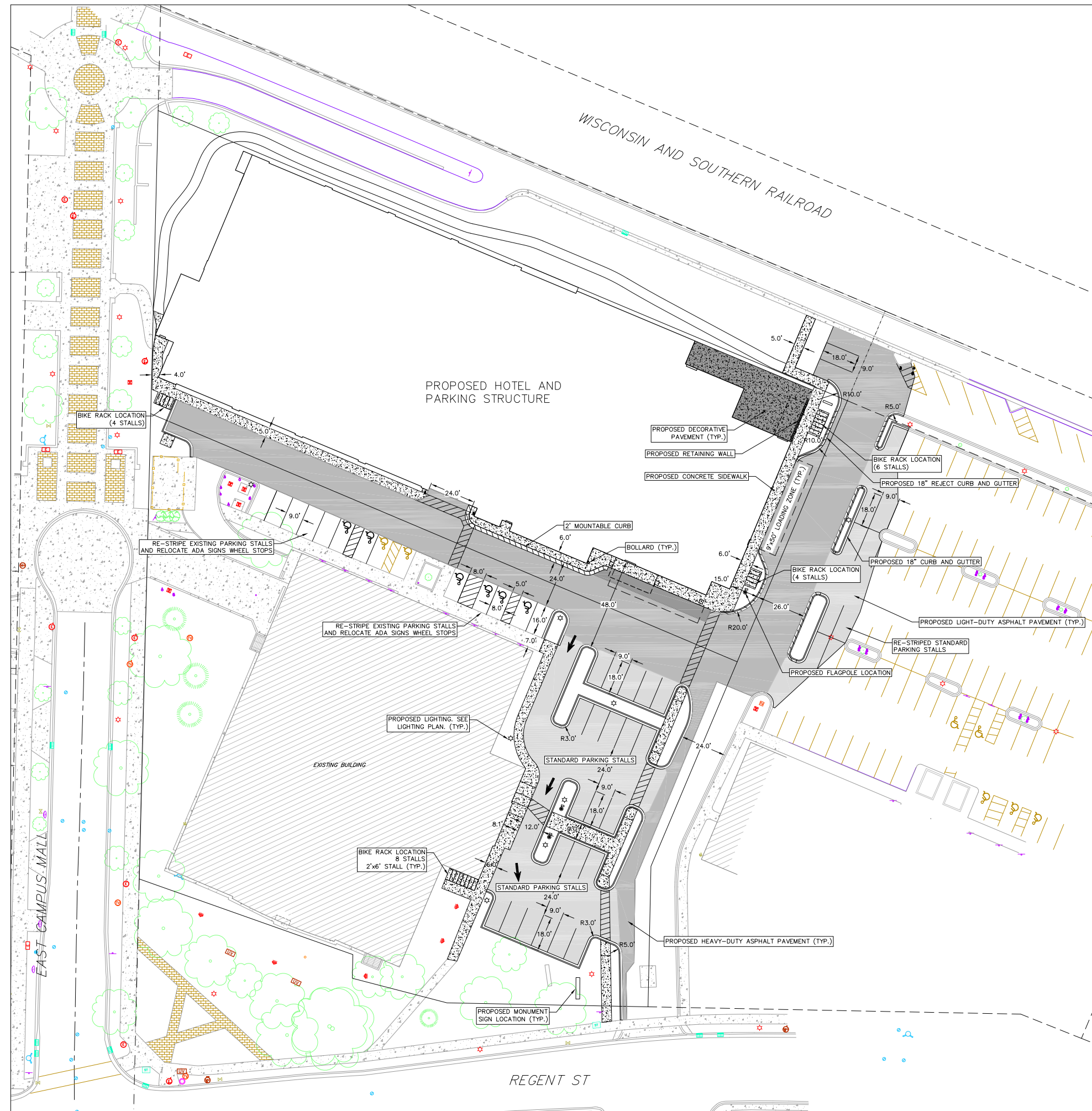
CITY OF MADISON LUA
 UPDATE
 SCOPE DOCUMENTS
 Drawing Date
 JUNE 24, 2019

UW CAMPUS HOTEL

770 Regent Street
 Madison, WI 53715

Project No. 218051 Mortenson

Sheet Title
DEMOLITION PLAN



SITE PLAN LEGEND

- PROPERTY BOUNDARY
- ▨ CURB AND GUTTER (REVERSE CURB HATCHED)
- ○ ○ ○ PROPOSED CHAIN LINK FENCE
- ○ ○ ○ PROPOSED WOOD FENCE
- ▨ PROPOSED CONCRETE
- ▨ PROPOSED LIGHT-DUTY ASPHALT
- ▨ PROPOSED HEAVY-DUTY ASPHALT
- ▨ DECORATIVE PAVEMENT
- ★ PROPOSED SIGN
- ★ PROPOSED LIGHT POLE
- PROPOSED BOLLARD
- ♿ PROPOSED ADA DETECTABLE WARNING FIELD
- ♿ PROPOSED HANDICAP PARKING

Parking Lot Plan Site Information Block

Site Address: 770 REGENT ST
 Site acreage (total): 91,737 SF (1.19 ACRES)

Number of building stories (above grade): 6-7 STORES
 Building height: 72'-5"
 DLHR type of construction (new structures): IA + IB
 Total square footage of building: 180,271 SF TOTAL
 (75,333 SF PARKING; 21,356 HOTEL COMMON/BOH; 83,580 GUEST ROOMS)

Use of property:
 Gross square feet of building: 180,271 SF
 Gross square feet of retail area: N/A
 Number of employees in warehouse: N/A
 Number of employees: 60 TOTAL; 45 FULL-TIME; 15 PART-TIME
 Capacity of restaurant/office of assembly: 182 TOTAL
 Number of bicycle stalls shown: 14 EXTERIOR, 4 INTERIOR

Number of parking stalls:

Small Vehicle	118 (48%)
Large Vehicle	129
Accessible	4
Total	247

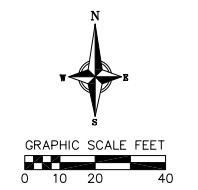
Number of trees shown: See Landscape Plan

Site Address: 780 REGENT ST
 Number of bicycle stalls shown: 8 EXTERIOR

Number of surface parking stalls:

Large Vehicle	36
Accessible	8
Total	36

- GENERAL NOTES:**
1. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED DURING CONSTRUCTION TO PUBLIC PROPERTY, PRIVATE PROPERTY OR UTILITIES. CONTRACTOR SHALL REPLACE ALL SIDEWALK AND CURB AND GUTTER THAT ADJUTS THE PROPERTY THAT IS DAMAGED BY THE CONSTRUCTION, OR ANY SIDEWALK AND CURB AND GUTTER, WHICH THE CITY ENGINEER DETERMINES NEEDS TO BE REPLACED BECAUSE IT IS NOT AT A DESIRABLE GRADE, REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.
 2. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR REVIEW BY THE ENGINEER, PRIOR TO PLACING AN ORDER OF ANY SUCH ITEM.
 3. RIGHT OF WAY (ROW) AND PROPERTY LINES ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING PROPERTY CORNER MONUMENTATION. ANY MONUMENTS DISTURBED BY CONTRACTOR SHALL BE REPLACED AT THE CONTRACTORS EXPENSE.
 4. DIMENSIONS RELATING TO CURB ARE TO FACE OF CURB.
 5. CROSS-SLOPE OF SIDEWALKS SHALL BE 2% UNLESS OTHERWISE NOTED.
 6. LONGITUDINAL GRADE OF SIDEWALK RAMP SHALL NOT EXCEED 8.33% (1:12) AND SHALL BE IN ACCORDANCE WITH ADA REQUIREMENTS.
 7. LONGITUDINAL GRADE OF SIDEWALK SHALL NOT EXCEED 5.0% OR THE ADJACENT STREET GRADE WHICHEVER IS GREATER.
 8. ACCESSIBLE ROUTES SHALL BE 5% MAX LONGITUDINAL SLOPE AND 2% MAX CROSS SLOPE. ACCESSIBLE LOADING AREAS OR LANDINGS SHALL BE 2% MAX SLOPE IN ANY DIRECTION. RAMP SHALL BE 8.33% MAX SLOPE.
 9. ALL WORK IN THE PUBLIC RIGHT OF WAY SHALL BE PERFORMED BY A CITY-LICENSED CONTRACTOR.
 10. PROVIDE ALL NECESSARY TEMPORARY TRAFFIC CONTROL PER MUTCD AND CITY OF MADISON REQUIREMENTS.
 11. THE ACCESS TO THE WESTERNMOST DRIVEWAY ON REGENT STREET SHALL BE ALTERED, FINAL GEOMETRY TO BE DETERMINED BY THE CITY TRAFFIC ENGINEER, WITH THE REDEVELOPMENT OF THE PARCEL(S) TO THE SOUTH SIDE OF REGENT STREET.
 12. THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANYTIME PER THE RECOMMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPTS.



REVISIONS

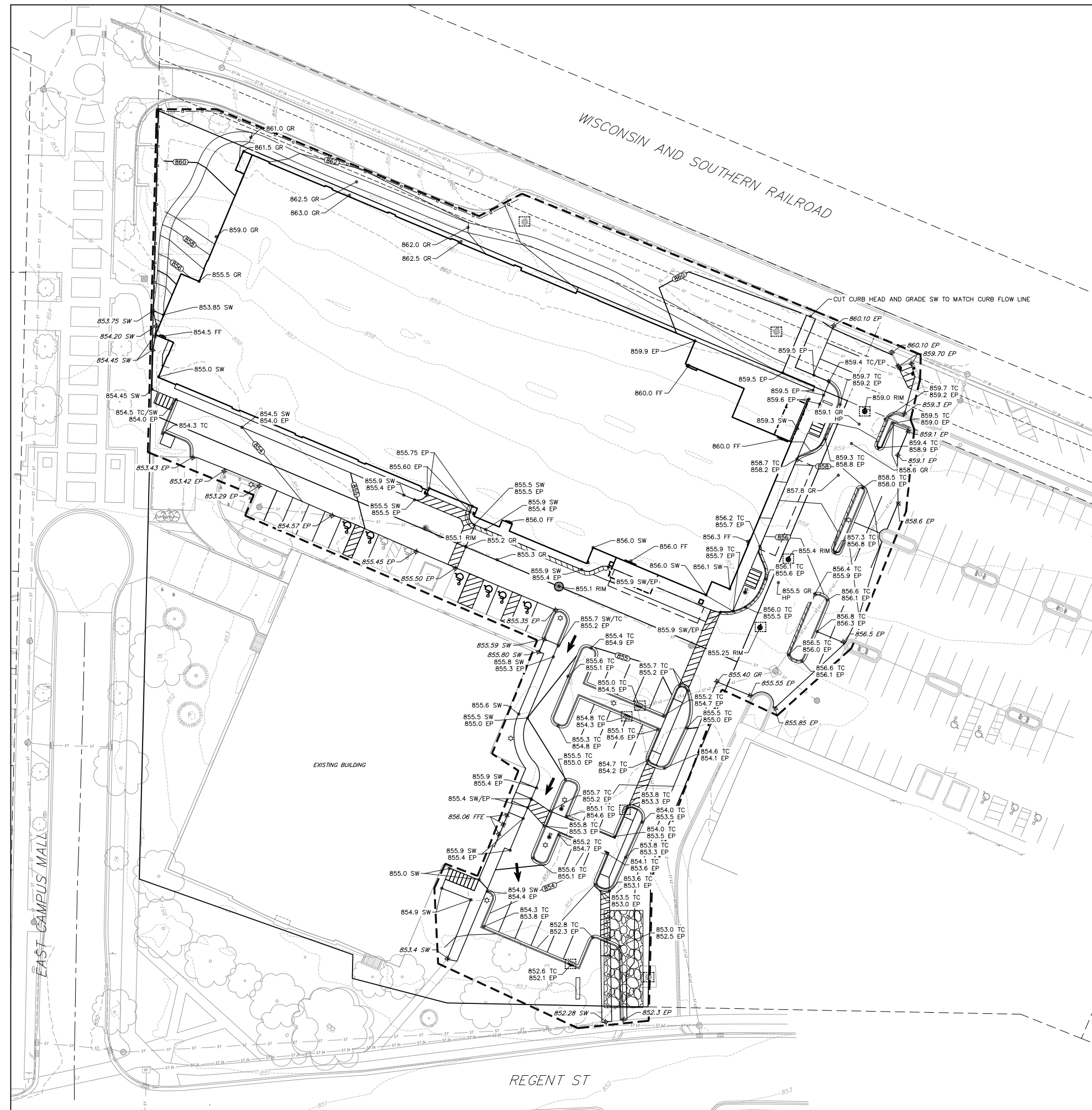
CITY OF MADISON LUA
 UPDATE
 SCOPE DOCUMENTS
 Drawing Date
 JUNE 24, 2019

UW CAMPUS HOTEL

770 Regent Street
 Madison, WI 53715

Project No. Mortenson
 218051

Sheet Title
SITE PLAN



GRADING LEGEND

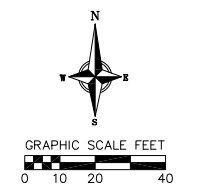
- 820 --- EXISTING MAJOR CONTOURS
- 818 --- EXISTING MINOR CONTOURS
- 820 --- PROPOSED MAJOR CONTOURS
- 818 --- PROPOSED MINOR CONTOURS
- --- DITCH CENTERLINE
- --- SILT FENCE
- --- DISTURBED LIMITS
- --- BERM
- --- DRAINAGE DIRECTION
- 2.92% --- PROPOSED SLOPE ARROWS
- 1048.61 --- EXISTING SPOT ELEVATIONS
- 1048.61 --- PROPOSED SPOT ELEVATIONS
- --- STONE WEEPER
- --- VELOCITY CHECK
- --- INLET PROTECTION (W/ OIL & GREASE FILTER IN PARKING AREAS)
- --- EROSION MAT CLASS I, TYPE A
- --- EROSION MAT CLASS II, TYPE B
- --- TRACKING PAD
- --- RIP RAP

ABBREVIATIONS

TC	- TOP OF CURB
FF	- FINISHED FLOOR
FL	- FLOW LINE
SW	- TOP OF WALK
TW	- TOP OF WALL
BW	- BOTTOM OF WALL
EP	- EDGE OF PAVEMENT
GR	- GRADE

GRADING NOTES:

1. ALL GRADES SHOWN ARE FINISHED GRADES. CONTOURS ARE SHOWN FOR PURPOSES OF INDICATING ROUGH GRADING. FINAL GRADE SHALL BE ESTABLISHED ON PAVED SURFACES BY USING SPOT GRADES ONLY.
2. SEE DETAIL SHEETS FOR EROSION CONTROL NOTES AND CONSTRUCTION SEQUENCE.
3. INSTALL A 50'L X 20'W X 1.5'D TRACKING PAD AT THE SITE ENTRANCE. THE TRACKING PAD SHALL BE MAINTAINED/REPAIRED AS NECESSARY TO ACCOMMODATE CONSTRUCTION.
4. THE CONTRACTOR IS REQUIRED TO MAKE EROSION CONTROL INSPECTIONS AT THE END OF EACH WEEK AND WHEN 0.5 INCHES OF RAIN FALLS WITHIN 24 HOURS. INSPECTION REPORTS SHALL BE PREPARED AND FILED AS REQUIRED BY THE DNR. ALL MAINTENANCE/REPAIR WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.
5. INSTALL W DOT TYPE D INLET PROTECTION IN EXISTING CURB INLETS AND W DOT TYPE A IN FIELD INLETS.
6. THE CONTRACTOR SHALL REMOVE ANY SEDIMENT TRACKED ONTO ADJACENT ROADS BY MEANS OF STREET SWEEPING (NOT FLUSHING) AT A MINIMUM OF THE END OF EACH WORK DAY OR MORE AS NEEDED.
7. THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANYTIME PER THE RECOMMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPTS.



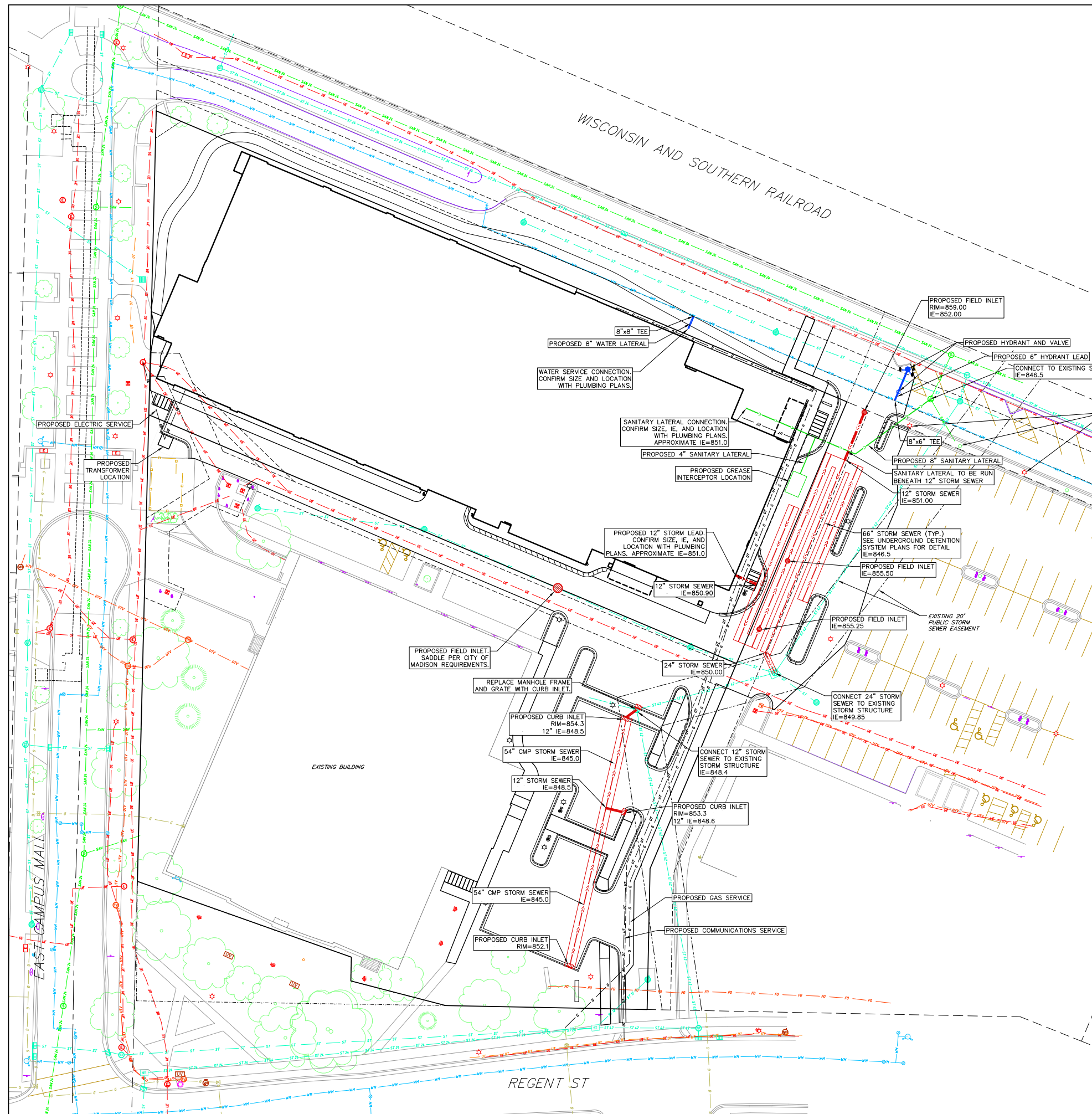
REVISIONS

CITY OF MADISON LUA
 UPDATE
 SCOPE DOCUMENTS
 Drawing Date
 JUNE 24, 2019
 UW CAMPUS HOTEL

770 Regent Street
 Madison, WI 53715

Project No. Mortenson
 218051

Sheet Title
 GRADING & EROSION
 CONTROL PLAN



PROPOSED UTILITY LEGEND

- >---> STORM SEWER PIPE
- ()--- STORM SEWER MANHOLE
- ()--- STORM SEWER ENDWALL
- ()--- STORM SEWER CURB INLET
- ()--- STORM SEWER CURB INLET W/MANHOLE
- ()--- STORM SEWER FIELD INLET
- ()--- ROOF DRAIN CLEANOUT
- ()--- SANITARY SEWER PIPE (GRAVITY)
- ()--- SANITARY SEWER PIPE (FORCE MAIN)
- ()--- SANITARY SEWER LATERAL PIPE
- ()--- SANITARY SEWER MANHOLE
- ()--- SANITARY SEWER CLEANOUT
- ()--- WATER MAIN
- ()--- WATER SERVICE LATERAL PIPE
- ()--- FIRE HYDRANT
- ()--- WATER VALVE
- ()--- CURB STOP
- ()--- WATER VALVE MANHOLE
- ()--- PROPOSED PIPE INSULATION
- ()--- GAS MAIN
- ()--- ELECTRIC SERVICE

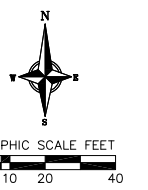
ABBREVIATIONS

- STMH - STORM MANHOLE
- FI - FIELD INLET
- CI - CURB INLET
- CB - CATCH BASIN
- EW - ENDWALL
- SMH - SANITARY MANHOLE

RELOCATE LIGHTING/LANDSCAPING AS NEEDED TO MATCH FINISHED GRADES

UTILITY NOTES:

1. CONTRACTOR TO VERIFY EXISTING UTILITY LOCATIONS AND ELEVATIONS PRIOR TO STARTING WORK.
2. SANITARY & STORM SEWER LENGTHS SHOWN ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE. STORM SEWER END SECTIONS ARE INCLUDED IN THE LENGTH AND SLOPE OF THE PIPE.
3. CONTRACTOR SHALL INVESTIGATE ALL UTILITY CROSSINGS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY CONFLICTS.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING ALL UTILITY STRUCTURES (MANHOLE RIMS, WATER VALVES, AND CURB STOPS), IF NECESSARY.
5. CONTRACTOR SHALL OBTAIN ANY NECESSARY WORK IN RIGHT-OF-WAY, EXCAVATION, UTILITY CONNECTION, FLAGGING, ABANDONMENT, AND DRIVEWAY CONNECTION PERMITS PRIOR TO CONSTRUCTION.
6. FOR ALL SEWER AND WATER MAIN CROSSINGS: PROVIDE MINIMUM 18" SEPARATION WHEN WATER MAIN CROSSES BELOW SEWER AND MINIMUM 6" SEPARATION WHEN WATER MAIN CROSSES ABOVE SEWER.
7. IF DEWATERING OPERATIONS EXCEED 70 GALLONS PER MINUTE OF PUMPING CAPACITY, A DEWATERING WELL PERMIT SHALL BE OBTAINED FROM THE DNR PRIOR TO STARTING ANY DEWATERING ACTIVITIES.
8. A COPY OF THE APPROVED UTILITY PLANS, SPECIFICATIONS AND PLUMBING PERMIT APPROVAL LETTER SHALL BE ON-SITE DURING CONSTRUCTION AND OPEN TO INSPECTION BY AUTHORIZED REPRESENTATIVES OF THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES AND OTHER LOCAL INSPECTORS.
9. STORM BUILDING SEWER PIPE SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-6 OF SPS 384.30(3)(c).
10. PRIVATE WATER SERVICES AND PRIVATE WATER MAINS SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-7 OF SPS 384.30(4)(d).
11. PRIVATE SANITARY SEWER AND LATERALS SHALL BE POLYVINYL CHLORIDE (PVC) ASTM D3034 - SDR 35 OR APPROVED EQUAL MATERIAL THAT CONFORMS TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-3 OF SPS 384.30(2)(c).
12. A MEANS TO LOCATE BURIED UNDERGROUND EXTERIOR NON METALLIC SEWERS/MAINS AND WATER SERVICES/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED PER SPS 382.10(11)(h) AND SPS 382.40(8)(k).
13. EXTERIOR WATER SUPPLY PIPING SETBACKS AND CROSSINGS SHALL BE IN ACCORDANCE WITH SPS 382.40(8)(b).
14. NO PERSON MAY ENGAGE IN PLUMBING WORK IN THE STATE UNLESS LICENSED TO DO SO BY THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES PER S.145.06.
15. SITE CONTRACTOR SHALL LEAVE SANITARY AND WATER LATERALS FIVE (5) FEET SHORT (HORIZONTALLY) FROM THE BUILDING. BUILDING PLUMBER SHALL VERIFY SIZE, LOCATION, AND INVERT ELEVATION OF PROPOSED SANITARY AND WATER LATERALS.
16. CONTRACTOR SHALL FIELD VERIFY THE SIZE, TYPE, LOCATION, AND ELEVATION OF EXISTING UTILITIES PRIOR TO INSTALLING ANY ON-SITE UTILITIES OR STRUCTURES. CONTACT ENGINEER PRIOR TO INSTALLATION IF DISCREPANCY EXISTS WITHIN THESE PLANS.
17. PROPOSED UTILITY SERVICE LINES SHOWN ARE APPROXIMATE. COORDINATE THE EXACT LOCATIONS WITH THE PLUMBING DRAWINGS. COORDINATE THE LOCATIONS WITH THE PLUMBING CONTRACTOR AND/OR OWNER'S CONSTRUCTION REPRESENTATIVE PRIOR TO INSTALLATION OF ANY NEW UTILITIES.
18. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE RELOCATION OF ANY UTILITIES ENCOUNTERED AND REPLACEMENT OF ANY UTILITIES DAMAGED WITHIN INFLUENCE ZONE OF NEW CONSTRUCTION. CONTACT ENGINEER IF THE EXISTING UTILITIES VARY APPRECIABLY FROM THE PLANS.
19. ALL WATER MAIN AND SERVICES SHALL BE INSTALLED AT A MINIMUM DEPTH OF 6.5' FROM TOP OF FINISHED GROUND ELEVATION TO TOP OF MAIN.
20. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE EXISTING VALVES WILL HOLD THE PRESSURE TEST PRIOR TO CONNECTION. THE CITY IS NOT RESPONSIBLE FOR ANY COSTS INCURRED DUE TO THE CONTRACTOR NOT VERIFYING THAT THE EXISTING VALVE WILL HOLD THE PRESSURE TEST PRIOR TO CONNECTION. IF A NEW VALVE IS REQUIRED, THE APPLICANT WILL BE REQUIRED TO INSTALL ONE AT THEIR EXPENSE, AT THE POINT OF CONNECTION.
21. CLEAN OUT ALL EXISTING AND PROPOSED STORM INLETS AND CATCH BASINS AT THE COMPLETION OF CONSTRUCTION.
22. FOR WATER SERVICES AND HYDRANT LEADS, ALL MECHANICAL JOINTS TO BE RESTRAINED WITH MEGALUG 1100 OR APPROVED EQUAL. PIPE JOINTS TO BE RESTRAINED AS INDICATED WITH MEGALUG 1700 HARNESS OR APPROVED EQUAL.
23. CONNECTIONS TO EXISTING WATER MAIN TO BE BY LIVE TAPPING. CONTRACTOR IS RESPONSIBLE FOR ALL CONNECTION FEES AND COSTS PAYABLE TO THE CITY OF MADISON FOR LIVE TAPPING, AND ALL OTHER WORK AND COSTS ASSOCIATED WITH LIVE TAPPING.
24. THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPTS.



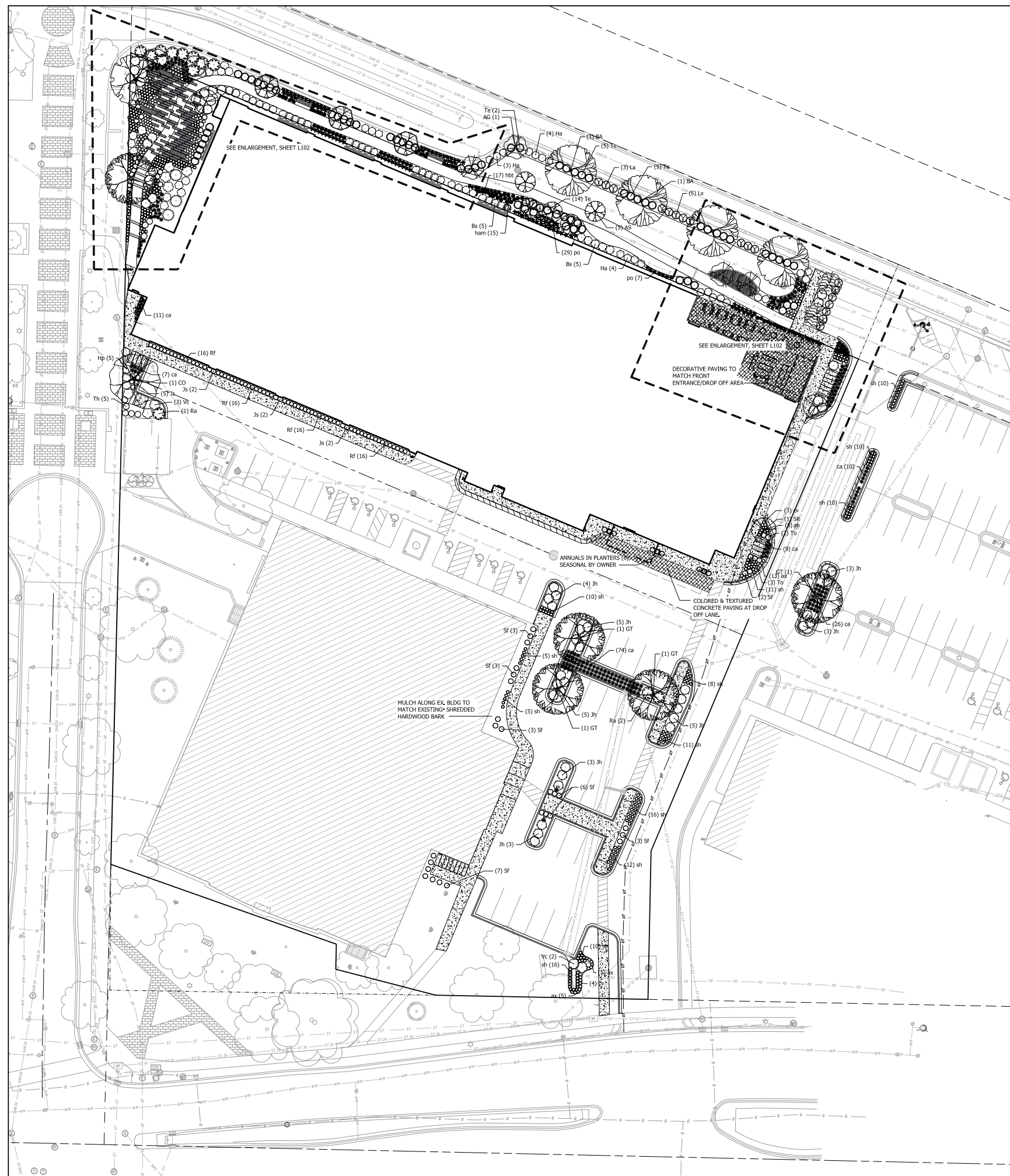
REVISIONS

CITY OF MADISON LUA
 UPDATE
 SCOPE DOCUMENTS
 Drawing Date
 JUNE 24, 2019

770 Regent Street
 Madison, WI 53715

Project No.
 218051

Sheet Title
 UTILITY PLAN



PLANT SCHEDULE

DECIDUOUS TREES	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY	
AS	Acer saccharum 'Apollonia' TM / Apollo Sugar Maple	B & B	2.5" Cal		5	
BA	Betula alleghaniensis / Yellow Birch	B & B	2.5" Cal		4	
CO	Cornus occidentalis / Common Hackberry	B & B	2.5" Cal		1	
GT	Quercus macrocarpa 'Northern Acclaim' / Northern Acclaim Honeylocust	B & B	2.5" Cal		5	
GD	Gymnocladus dioica 'MokBranded' / Decaf Kentucky Coffee Tree	B & B	2.5" Cal		1	
OV	Ostrya virginiana / American Hophornbeam	B & B	2.5" Cal		3	
EXISTING TREES	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY	
Ex Gt	Quercus macrocarpa / Honey Locust	Existing	6"		2	
UNDERSTORY TREES	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY	
AG	Amandorler x grandiflora 'Roiin Hill' / Apple Serviceberry	B & B	6" ht, multi stem		6	
SR	Syringa reticulata 'Ivory Silk' / Ivory Silk Japanese Tree Lilac	B & B	2" Cal		3	
DECIDUOUS SHRUBS	BOTANICAL / COMMON NAME	SIZE	FIELD2	FIELD3	QTY	
Ha	Hydrangea arborescens 'Annabelle' / Annabelle Smooth Hydrangea	3 gal	24" ht		33	
Hp	Hydrangea paniculata 'Jane' / Little Lime Hydrangea	5 gal	Cont		20	
Lx	Lonicera xalostem 'Clavel' / Clavel's Dwarf Honeysuckle	3 gal	Cont		18	
Rf	Rhamnus frangula 'Rine Line' / Rine Line Buckthorn	5 gal	Cont		64	
Ra	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	5 gal	Cont		13	
Sf	Spiraea filifolia 'Pink-Reddous' / Pink-Reddous Fitch Spirea	3 gal	Cont		27	
Vc	Viburnum cassinoides / Withered Viburnum	5 gal	Cont		9	
EVERGREEN SHRUBS	BOTANICAL / COMMON NAME	SIZE	FIELD2	FIELD3	QTY	
Bs	Buxus sinica insularis 'Wintergreen' / Wintergreen Korean Littleleaf Boxwood	5 gal	Cont		25	
Jf	Juniperus chinensis 'Fainew' / Fainew Juniper	B & B	6" ht		3	
Jh	Juniperus horizontalis 'Blue Chip' / Blue Chip Juniper	5 gal	Cont		58	
Js	Juniperus sibirica 'Blue Forest' / Blue Forest Juniper	3 gal	Cont		20	
Te	Taxus x media 'Evelow' / Evelow Yew	2-3" x 4-5"	5 gal	Cont	70	
Tm	Taxus x media 'Hicksii' / Hicks Yew	10 gal	Cont		2	
To	Thuja occidentalis 'Hetz Midget' / Hetz Midget Arborvitae	5 gal	24" ht		14	
Th	Thuja occidentalis 'Halmstrup' / Halmstrup Cedar	10 gal	6" ht		8	
PERENNIALS	BOTANICAL / COMMON NAME	SIZE	FIELD2	FIELD3	QTY	
ar	Ajuga reptans 'Chocolate Chip' / Chocolate Chip Carpet Bugle	4" pot			62	
ax	Amorpha x 'Blue Ice' / Blue Ice Star Flower	4" pot	Cont		110	
ca	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	1 gal	Cont		227	
cv	Coneopogon verticillata 'Zagreb' / Zagreb Thread Leaf Coneopogon	4" pot	Cont		7	
hbt	Heuchera x 'Berry Timeless' / Coral Balls	4" pot	Cont		47	
ham	Hosta x 'August Moon' / Plantin Lily	1 gal	Cont		52	
po	Polystichum acrostichoides / Christmas Fern	4" pot	Cont		130	
sh	Sporobolus heterodoxus / Prairie Dropseed	4" pot	Cont		317	
GROUND COVERS	BOTANICAL / COMMON NAME	CONT	FIELD2	FIELD3	SPACING	QTY
	Mica minor 'Bowles' / Bowles' Common Peppermint	8 gal	2" pot		12" o.c.	275 sf

SEEDING/DECORATIVE PAVING SCHEDULE

DECORATIVE PAVING	1,787 sf
-------------------	----------

GENERAL NOTES:

- All plantings shall conform to quality requirements as per ANSI Z60.1.
- All plant material shall be true to the 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 and plant material substitutions due to availability issues.
- All disturbed areas, unless otherwise noted, to be sodded with Kentucky bluegrass turf sod grown in soil.
- 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.
- 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 12" of topsoil in all planting areas and 6" of topsoil in areas to be seeded/sodded.
- Landscape beds to be mulched with shredded hardwood bark mulch to 3" depth min. and edged with commercial grade aluminum landscape edging, Permloc Cleanline 1/2" x 4" or equal, color black anodized.

City of Madison Landscape Worksheet						
Address:	770 Regent St	Date:	06.18.2019			
Total Square Footage of Developed Area:	(Site Area) 51737	(Building Footprint at Grade) 38023	=	13714	sf	
Total Landscape Points Required:	13,714	/ 300 =	46	x 5 =	229	
Plant Type/Element	Min. Size at Installation	Points	Quantity	Points Achieved	Quantity	Points Achieved
Overstory deciduous tree	2.5" cal	35	0	2	70	
Tall Evergreen tree	5-6 feet tall	35	0	3	0	
Ornamental tree	1.5" cal	15	0	3	45	
Upright evergreen shrub	3-4 feet tall	10	0	6	60	
Shrub, deciduous	#3 gallon container size, Min. 12-24"	3	0	83	249	
Shrub, evergreen	#3 gallon container size, Min. 12-24"	4	0	59	236	
Ornamental grasses/perennials	#1 gallon container size, Min. 8-18"	2	0	75	150	
Ornamental/decorative fencing or wall	n/a	4 per 10 LF	0	0	0	
Existing significant specimen tree	Min. Size 2.5" cal. Trees must be within developed area and cannot comprise more than 30% of total required points.	14 per caliper inch. Max. points per tree: 200	0	0	0	
Landscape Furniture for public seating and/or transit connections	Furniture must be within developed area, publicly accessible, and cannot comprise more than 5% of total required points.	5 points per "seat"	0	0	30	
Sub Totals			0	0	840	
			Total Points Provided:	840		



Revisions

CITY OF MADISON LUA UPDATE

SCOPE DOCUMENTS

Drawing Date

JUNE 24, 2019

UW CAMPUS HOTEL

770 Regent Street
Madison, WI 53715

Project No. Mortenson
218051

Sheet Title
LANDSCAPE PLAN

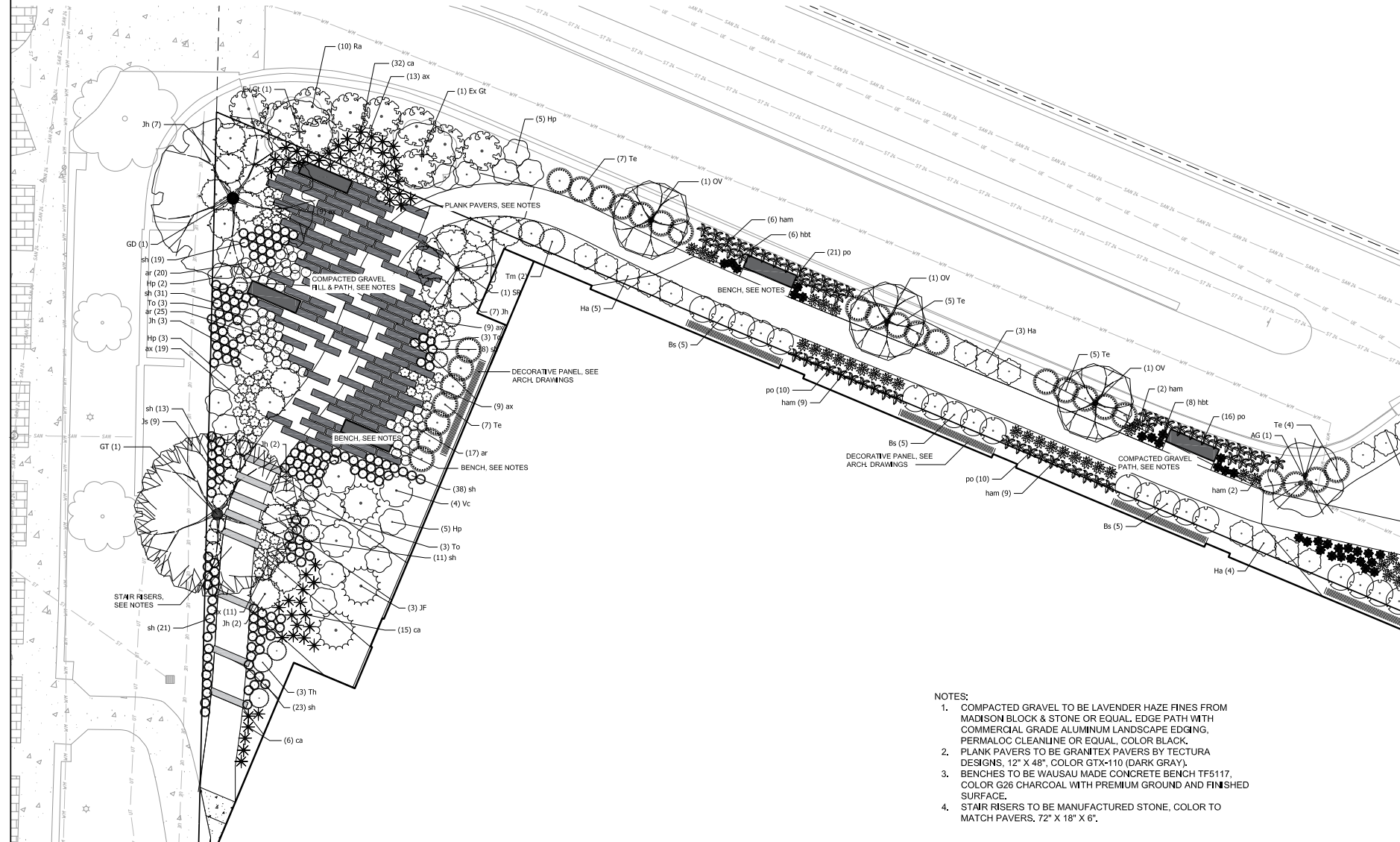
Copyright © 2018 Kahler Slater, Inc. All rights reserved.
111 West Wisconsin Avenue, Milwaukee, Wisconsin 53203
Telephone 414.272.2000 Fax 414.272.2001

44 East Main Street, Suite 700, Madison, Wisconsin 53703
Telephone 608.283.6300 Fax 608.283.6317

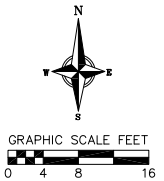
Sheet No.

L101

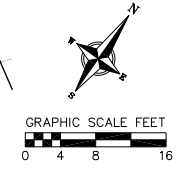
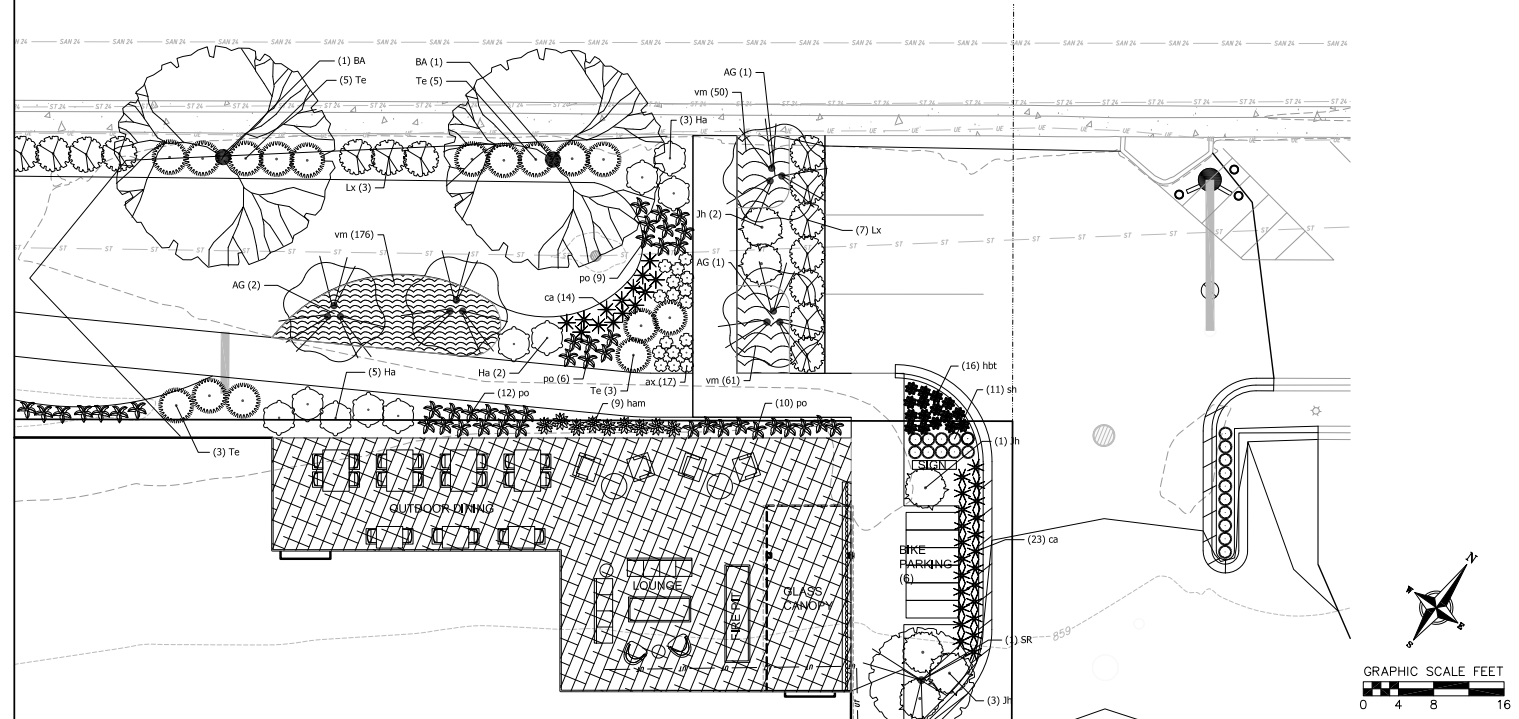
NW CORNER PLAZA & NORTH PATH ENLARGEMENT



- NOTES:
1. COMPACTED GRAVEL TO BE LAVENDER HAZE FINES FROM MADISON BLOCK & STONE OR EQUAL. EDGE PATH WITH COMMERCIAL GRADE ALUMINUM LANDSCAPE EDGING, PERMALOC CLEANLINE OR EQUAL, COLOR BLACK.
 2. PLANK PAVERS TO BE GRANITEX PAVERS BY TECTURA DESIGNS, 12" X 48", COLOR GTX-110 (DARK GRAY).
 3. BENCHES TO BE WAUSAU MADE CONCRETE BENCH TF5117, COLOR G26 CHARCOAL WITH PREMIUM GROUND AND FINISHED SURFACE.
 4. STAIR RISERS TO BE MANUFACTURED STONE, COLOR TO MATCH PAVERS, 72" X 18" X 6".



NE PATIO ENLARGEMENT



Revisions

CITY OF MADISON LUA
UPDATE
SCOPE DOCUMENTS
Drawing Date
JUNE 24, 2019
UW CAMPUS HOTEL

770 Regent Street
Madison, WI 53715

Project No. 218051
Mortenson
Sheet Title
LANDSCAPE DETAIL

Copyright © 2019 Kahler Slater, Inc. All rights reserved.
111 West Wisconsin Avenue, Madison, Wisconsin 53703
Telephone 414.272.2000 Fax 414.272.2001
44 East Main Street, Suite 700, Madison, Wisconsin 53703
Telephone 608.283.6300 Fax 608.283.6317
Sheet No.
L102