



City of Madison

Conditional Use

Location
114 Milky Way

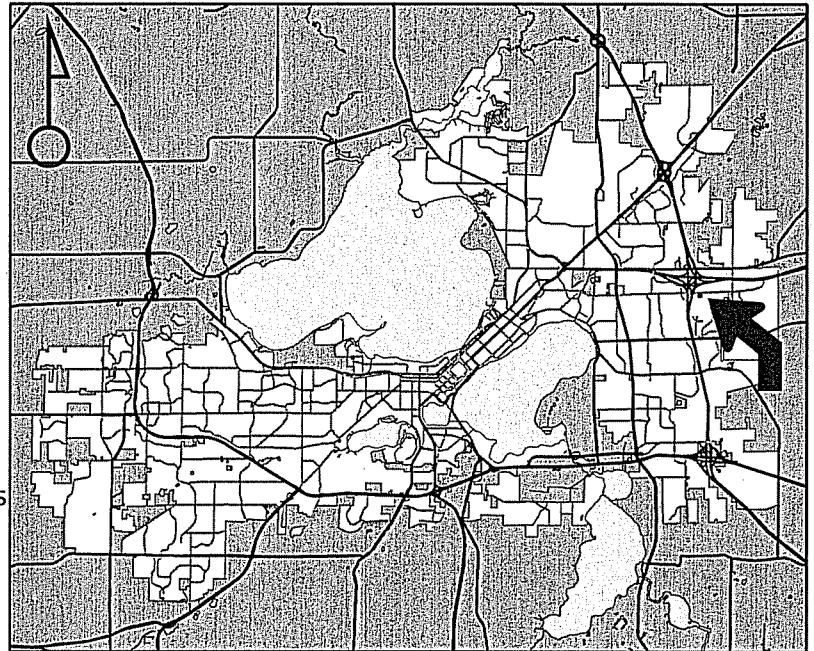
Project Name
Royal Capital Group Multi-Unit

Applicant
Kevin Newell-Royal Capital Group/
Brian Munson-Vandewalle & Associates

Existing Use
Vacant land

Proposed Use
Construct residential building complex
containing 94 multi-family units in 6 buildings

Public Hearing Date
Plan Commission
08 August 2016

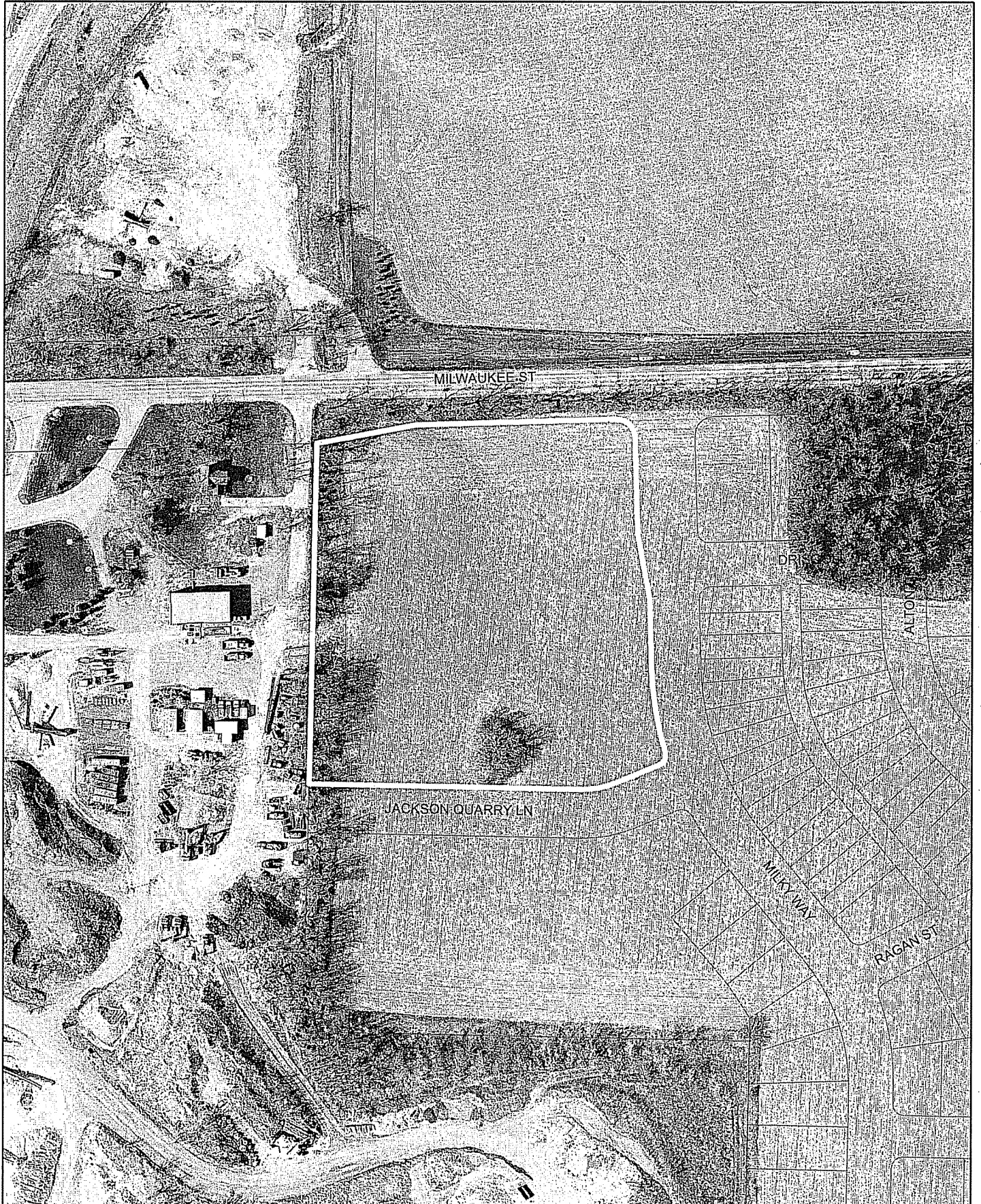


For Questions Contact: Chris Wells at: 261-9135 or cwells@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 29 July 2016





LAND USE APPLICATION

CITY OF MADISON

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

- All Land Use Applications should be filed with the Zoning Administrator at the above address.
- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application.
- This form may also be completed online at:
www.cityofmadison.com/developmentcenter/landdevelopment

FOR OFFICE USE ONLY:	
Amount Paid <u>1500</u>	Receipt No. <u>17490-0005</u>
Date Received <u>6/15/14</u>	
Received By <u>JUK</u>	
Parcel No. <u>0710-023-0101-9</u>	
Aldermanic District <u>3-Amanda Hall</u>	
Zoning District <u>TR-U1</u>	
Special Requirements <u>OK</u>	
Review Required By:	
<input type="checkbox"/> Urban Design Commission	<input type="checkbox"/> Plan Commission
<input type="checkbox"/> Common Council	<input type="checkbox"/> Other: _____

Form Effective: February 21, 2013

1. Project Address: 114 Milky Way
Project Title (if any): _____

2. This is an application for (Check all that apply to your Land Use Application):

- Zoning Map Amendment from _____ to _____
- Major Amendment to Approved PD-GDP Zoning Major Amendment to Approved PD-SIP Zoning
- Review of Alteration to Planned Development (By Plan Commission)
- Conditional Use, or Major Alteration to an Approved Conditional Use
- Demolition Permit
- Other Requests: _____

3. Applicant, Agent & Property Owner Information:

Applicant Name: Kevin Newell Company: Royal Capital Group
 Street Address: 710 North Plankinton Street City/State: Milwaukee, WI Zip: 53203
 Telephone: (414) 847-6275 Fax: (414) 915-8080 Email: Kevin.Newell@royal-cg.com

Project Contact Person: Brian Munson Company: Vandewalle & Associates
 Street Address: 120 East Lakeside Street City/State: Madison, WI Zip: 53715
 Telephone: (608) 255-3988 Fax: (608) 255-0814 Email: bmunson@vandewalle.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: residential development, per the attached documents

Development Schedule: Commencement 2016 Completion 2018

5. Required Submittal Information

All Land Use applications are required to include the following:

Project Plans including:*

- Site Plans (fully dimensioned plans depicting project details including all lot lines and property setbacks to buildings; demolished/proposed/altere buildings; parking stalls, driveways, sidewalks, location of existing/proposed signage; HVAC/Utility location and screening details; useable open space; and other physical improvements on a property)
- Grading and Utility Plans (existing and proposed)
- Landscape Plan (including planting schedule depicting species name and planting size)
- Building Elevation Drawings (fully dimensioned drawings for all building sides, labeling primary exterior materials)
- Floor Plans (fully dimensioned plans including interior wall and room location)

Provide collated project plan sets as follows:

- **Seven (7) copies** of a full-sized plan set drawn to a scale of 1 inch = 20 feet (folded or rolled and stapled)
- **Twenty Five (25) copies** of the plan set reduced to fit onto 11 X 17-inch paper (folded and stapled)
- **One (1) copy** of the plan set reduced to fit onto 8 ½ X 11-inch paper

* For projects requiring review by the **Urban Design Commission**, provide **Fourteen (14) additional 11x17 copies** of the plan set. In addition to the above information, all plan sets should also include: 1) Colored elevation drawings with shadow lines and a list of exterior building materials/colors; 2) Existing/proposed lighting with photometric plan & fixture cutsheet; and 3) Contextual site plan information including photographs and layout of adjacent buildings and structures. The applicant shall bring samples of exterior building materials and color scheme to the Urban Design Commission meeting.

Letter of Intent: Provide one (1) Copy per Plan Set describing this application in detail including, but not limited to:

- | | | |
|---|---|--|
| • Project Team | • Building Square Footage | • Value of Land |
| • Existing Conditions | • Number of Dwelling Units | • Estimated Project Cost |
| • Project Schedule | • Auto and Bike Parking Stalls | • Number of Construction & Full-Time Equivalent Jobs Created |
| • Proposed Uses (and ft ² of each) | • Lot Coverage & Usable Open Space Calculations | • Public Subsidy Requested |
| • Hours of Operation | | |

Filing Fee: Refer to the Land Use Application Information & Fee Schedule. 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 as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or by e-mail to pcapplications@cityofmadison.com.

Additional Information may be required, depending on application. Refer to the Supplemental Submittal Requirements.

6. Applicant Declarations

Pre-application Notification: The Zoning Code requires that the applicant notify the district alder and any nearby neighborhood and business associations in writing no later than **30 days prior to FILING this request**. List the alderperson, neighborhood association(s), and business association(s) AND the dates you sent the notices:

Alder Hall, McClelland Park, Sprecher Neighborhood (April 8, 2016)

→ If a waiver has been granted to this requirement, please attach any correspondence to this effect 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: DAT Date: 4.15.2016 Zoning Staff: DAT Date: 4.15.2016

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

Name of Applicant Kevin Newell Relationship to Property: Developer/owner

Authorizing Signature of Property Owner [Signature] Date 6/14/2016



VANDEWALLE & ASSOCIATES INC.

June 15, 2016

Jay Wendt
Department of Planning & Development
City of Madison
215 Martin Luther King, Jr. Blvd.
Madison, WI 53710-2985

RE: Royal Capital: 114 Milky Way Property
CUP: Residential Complex

Dear Jay,

The following document and illustrative graphics outline the request for Conditional Use Permit: Residential Complex (CUP) zoning for the Royal Capital Milky Way Property. The proposed development request 94 residential units within 6 stacked flat buildings with a central courtyard and clubhouse, per the attached plans.

We look forward to working with the City on the review and implementation of this project.

Sincerely,

Brian Munson
Principal

Applicant

Royal Capital Group

710 North Plankinton Street

Suite 1100

Milwaukee, WI 53203

Phone: 414.847.6275

Fax: 414.915.8080

Kevin Newell

Kevin.Newell@royal-cg.com

Terrell Walter

Terrell.Walter@royal-cg.com

Design Team

Architecture:

Engberg Anderson Design Partnership

611 North Broadway

Suite 517

Milwaukee, WI 53202-5004

Phone: 414.944.9000

Fax: 414.944.9100

Mark Ernst

marke@engberganderson.com

Amanda Koch

amandak@engberganderson.com

Planning:

Vandewalle & Associates

120 East Lakeside Street

Madison, Wisconsin 53715

Phone: 608.255.3988

Fax: 608.255.0814

Brian Munson

bmunson@vandewalle.com

Engineering & Landscape Architecture:

D'Onofrio Kottke

7530 Westward Way

Madison, WI 53717

Phone: 608.833.7530

Fax: 608.833.1089

Dan Day

dday@donofrio.cc

Matt Saltzberry

msaltzberry@donofrio.cc

Existing Conditions

Existing Zoning:	TR-U1
Proposed Zoning:	TR-U1 CUP: Residential Complex
Addresses/PIN:	114 Milky Way 071002301019
Aldermanic District:	District 3: Alder Hall
Neighborhood Association:	McClelland Park Neighborhood
Neighborhood Plan:	Medium Density Residential

Notifications:	Alder Hall	April 8, 2016
	McClelland Park/Sprecher East Neighborhood	April 8, 2016
	DAT Presentation	April 15, 2016
	Neighborhood Meeting	April 27, 2016
	UDC Informational Presentation	May 11, 2016
Legal Description:	See Attached	
Lot Area:	5.02 acres	

Proposed Use:

Proposed Use:	94 units Residential
Proposed Yards:	
Front Yard:	As shown on approved site plan
Side Yard:	As shown on approved site plan
Min. Building Separation:	As shown on approved site plan
Rear Yard:	As shown on approved site plan
Open Space:	As shown on approved site plan

Conditional Use Standards

1. *The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, or general welfare.*

The proposed changes will allow the completion of the planned residential project in a form that is compatible with the existing and surrounding development.

2. *The City is able to provide municipal services to the property where the conditional use is proposed, given due consideration of the cost of providing those services.*

The site is currently served by municipal services and the overall unit count will be slightly reduced.

3. *The uses, values and enjoyment of other property in the neighborhood for purposes already established will not be substantially impaired or diminished in any foreseeable manner.*

The proposed uses are complimentary to the surrounding neighborhood.

4. *The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.*

The proposed conditional use will not impede any adjoining properties from developing.

5. *Adequate utilities, access roads, drainage, parking supply, internal circulation improvements, including but not limited to vehicular, pedestrian, bicycle, public transit and other necessary site improvements have been or are being provided.*

This parcel was designed to accommodate the proposed development and the completion of the site will not impact any of the site improvements.

6. *Measures, which may include transportation demand management (TDM) and participation in a transportation management association have been or will be taken to provide adequate ingress and egress, including all off-site improvements, so designed as to minimize traffic congestion and to ensure public safety and adequate traffic flow, both on-site and on the public streets.*

Adequate measures are already established to minimize traffic congestion from the site.

7. *The conditional use conforms to all applicable regulations of the district in which it is located.*

The proposed use is consistent with the TR-U1 district.

8. *When applying the above standards to an application by a community living arrangement, the Plan Commission shall: a. Bear in mind the City general intent to accommodate community living arrangements. b. Exercise care to avoid an over-concentration of community living arrangements, which could created an institutional setting and seriously strain the existing social structure of a community. Considerations relevant for this determination are the distance between the proposed facility and other such facilities, the capacity of the proposed facility and the by which the facility will increase the population of the community, the total capacity of all community living arrangements in the community, the impact on the community of other community living arrangements, the success or failure of integration into communities of other such facilities operated by the individual or group seeking approval, and the ability of the community to meet the special needs, if any, of the applicant facility.*

Not Applicable

9. *When applying the above standards to any new construction of a building or an addition to an existing building the Plan Commission: a. Shall bear in mind the statement of purpose for the zoning district, and b. May require the applicant to submit plans to the Urban Design Commission for comment and recommendation.*

The proposed uses are consistent with the statement of purpose for the TR-U1 district and the surrounding development character.

10. *When applying the above standards to an application for a reduction in off-street parking requirements, the Plan Commission shall consider and give decisive weight to all relevant facts, including but not limited to, the availability and accessibility of alternative parking; impact on adjacent residential neighborhoods; existing or potential shared parking arrangements; number of residential parking permits issued for the area; proximity to transit routes and/or bicycle paths and provision of bicycle racks; the proportion of the total parking required that is represented by the requested reduction; the proportion of the total parking required that is decreased by Sec. 28.141. The characteristics of the use, including hours of operation and peak parking demand times design and maintenance of off-street parking that will be provided; and whether the proposed use is now or a small addition to an existing use.*

All units will include individual garages and additional off-street stalls are included on the proposed site plan to serve visitors to the existing and proposed units.

11. *When applying the above standards to telecommunication facilities, the Plan Commission shall consider the review of the application by a professional engineer required by Sec. 28.143. 12. When applying the above standards to an application for height in excess of that allowed in the district, the Plan Commission shall consider recommendations in adopted plans; the impact on surrounding properties, including height, mass, orientation, shadows and view; architectural quality and amenities; the relationship of the proposed building(s) with adjoining streets, alleys, and public rights of ways; and the public interest in exceeding the district height limits.*

Not applicable.

13. *When applying the above standards to lakefront development under Sec. 28.138, the Plan Commission shall consider the height and bulk of principal buildings on the five (5) developed lots or three hundred (300) feet on either side of the lot with the proposed development.*

Not applicable.

14. *When applying the above standards to an application for height in excess of that allowed by Section 28.071(2)(a) Downtown Height Map for a development located within the Additional Height Areas identified in Section 28.071(2)(b), the Plan Commission shall consider the recommendations in adopted plans, and no application for excess height shall be granted by the Plan Commission unless it finds that all of the following conditions are present: a. The excess height is compatible with the existing or planned (if the recommendations in the Downtown Plan call for changes) character of the surrounding area, including but not limited to the scale, mass, rhythm, and setbacks of buildings and relationships to street frontages and public spaces. b. The excess height allows for a demonstrated higher quality building than could be achieved without the additional stories. c. The scale, massing and design of new buildings complement and positively contribute to the setting of any landmark buildings within or adjacent to the projects and create a pleasing visual relationship with them. For projects proposed in priority viewsheds and other views and vistas identified on the Views and Vistas Map in the City of Madison Downtown Plan, there are no negative impacts on the viewshed as demonstrated by viewshed studies prepared by the applicant.*

Not applicable.

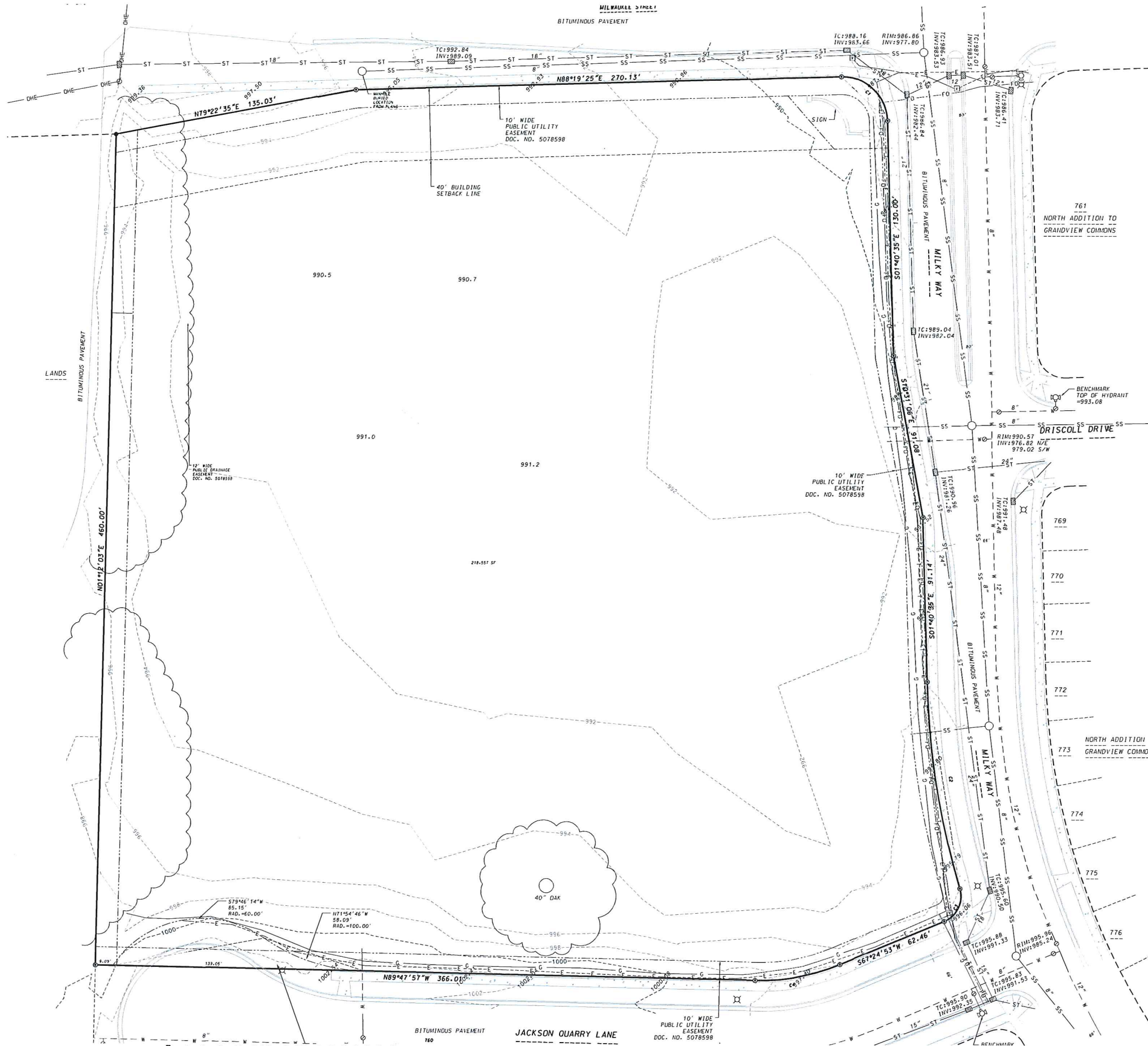
15. *When applying the above standards to an application to redevelop a site that was occupied on January 1, 2013 by a building taller than the maximum building height allowed by Section 28.071(2)(a) Downtown Height Map, as provided by Section 28.071(2)(a)1., no application for excess height shall be granted by the Plan Commission unless it finds that all the following additional conditions are also present: a. The new building is entirely located on the same parcel as the building being replaced. b. The new building is not taller in stories or in feet than the building being replaced. c. The new building is not larger in total volume than the building being replaced. d. The new building is consistent with the design standards in Section 28.071(3) and meets all of the dimensional standards of the zoning district other than height. e. The Urban Design Commission shall review the proposed development and make a recommendation to the Plan Commission.*

Not applicable.

LEGAL DESCRIPTION

Lot 760, North Addition to Grandview Commons, recorded in Volume 60-027B of Plats on pages 137-143 as Document Number 5078598, Dane County Registry, located in the NE1/4 of the SW1/4 of Section 2, T7N, R10E, City of Madison, Dane County, Wisconsin.

File: U:\User1\60310\Drawings\1603101 Existing Topo.dwg Site Plotted: Jul 20, 2016 - 10:39am

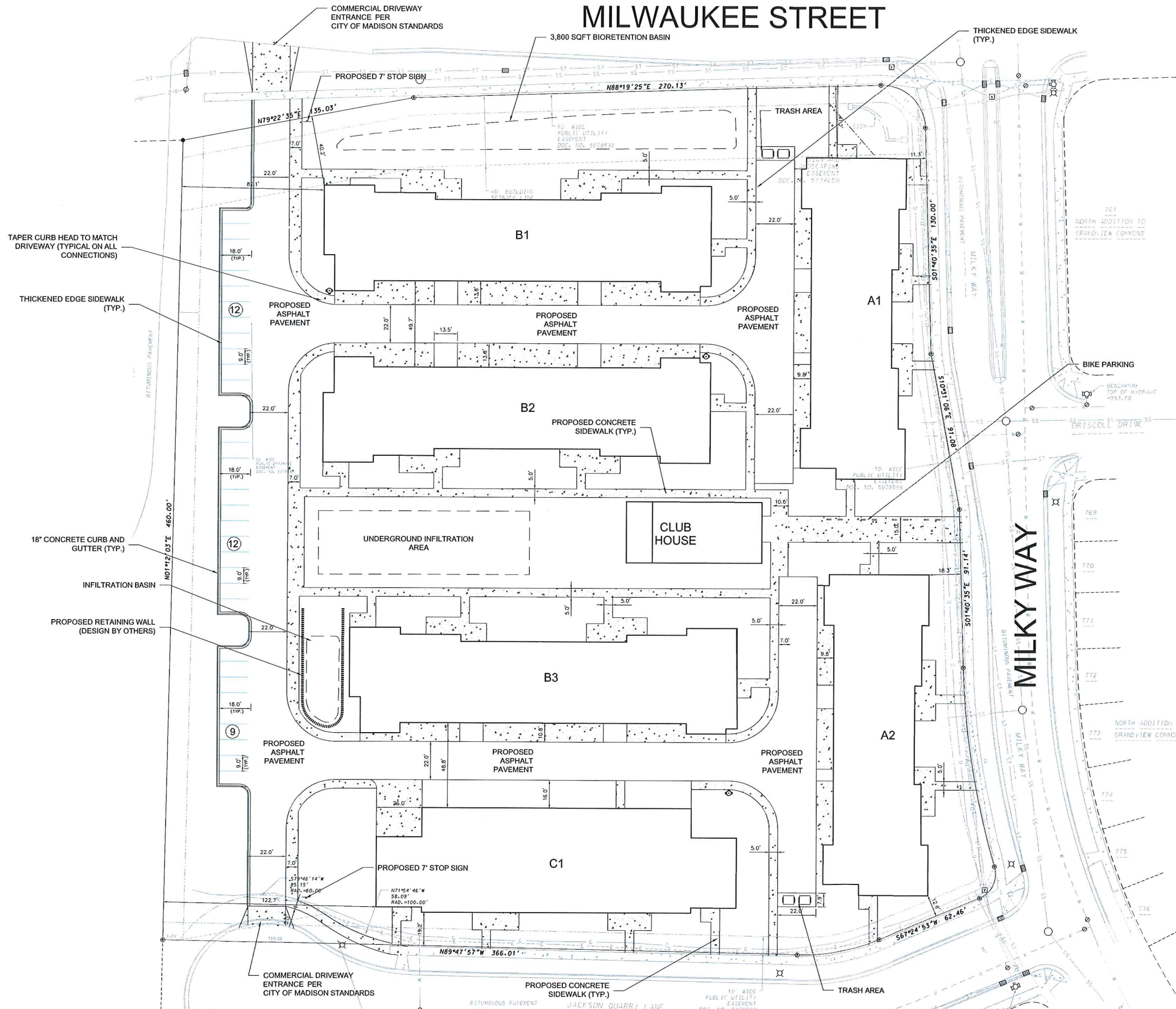


- FOUND 1-1/4" IRON REBAR
- FOUND 3/4" IRON REBAR
- MANHOLE
- HYDRANT
- CONCRETE
- X — FENCE
- OHE — OHE OVERHEAD UTILITIES
- E — E — UNDERGROUND ELECTRIC
- SS — SS
- W — W
- G — G
- T — T — UNDERGROUND TELECOMMUNICATION LINE
- ST — ST
- FO — FO
- X — FENCE
- - - - - EXISTING CONTOUR
- CONCRETE CURB AND GUTTER
- ~ ~ ~ ~ ~ EDGE OF TREES
- TREE
- 998.5 SPOT ELEVATION @ DECIMAL POINT



MILWAUKEE STREET

- GENERAL NOTES
1. ALL WORK SHALL BE PER THE CITY OF MADISON STANDARD SPECIFICATIONS
 2. CONTRACTOR IS RESPONSIBLE TO OBTAIN ANY AND ALL PERMITS REQUIRED.
 3. BUILDING CORNERS ARE APPROXIMATE AND FOR GENERAL BUILDING FOOTPRINT ONLY
 4. IF ANY ERRORS, DISCREPANCIES, OR DIMENSIONS WITH PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION
 5. CONTRACTOR SHALL ENSURE THAT ALL STORMWATER DRAINS AWAY FROM BUILDING FOUNDATIONS DURING FINAL RESTORATION
 6. ALL DIMENSIONS TO FACE OF CURB UNLESS OTHERWISE NOTED
 7. ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A CITY LICENSED CONTRACTOR



SITE PLAN INFORMATION BLOCK 114 MILKY WAY	
TOTAL LOT AREAS	5.0 AC ±
EXISTING TOTAL IMPERVIOUS AREA	0 SF ±
PROPOSED TOTAL IMPERVIOUS AREA	128,940 SF ±
PROPOSED BUILDING AREA	66,880 SF ±
SURFACE PARKING STALLS	33

D'ONOFRIO KOTTKE AND ASSOCIATES, INC.
 7530 Westward Way, Madison, WI 53717
 Phone: 608.833.7530 • Fax: 608.833.1089
 YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

File: U:\User\1603101\Drawings\1603101 Base.dwg Site Plotted: Jul 20, 2016 - 10:44am



114 MILKY WAY
 DIMENSIONAL SITE PLAN
 Scale: 0" = 30'

07/21/16

EA Project No. 162586.00



LEGEND

- PROPOSED CONTOUR
- EXISTING CONTOUR
- SPOT ELEVATION
EP - EDGE OF PAVEMENT
FFE - FINISHED FLOOR ELEVATION
TC - TOP OF CURB
TW - TOP OF WALL (GROUND ELEVATION)
BW - BOTTOM OF WALL (GROUND ELEVATION)
HP - HIGHPOINT
- LIMITS OF DISTURBANCE
- SILT FENCE/SILT SOCK
- FLOW ARROW
- RETAINING WALL (DESIGN BY OTHERS)

GENERAL NOTES

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5. CONTRACTOR SHALL ENSURE THAT ALL STORMWATER DRAINS AWAY FROM BUILDING FOUNDATIONS DURING FINAL RESTORATION
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GRADING AND EROSION CONTROL NOTES:

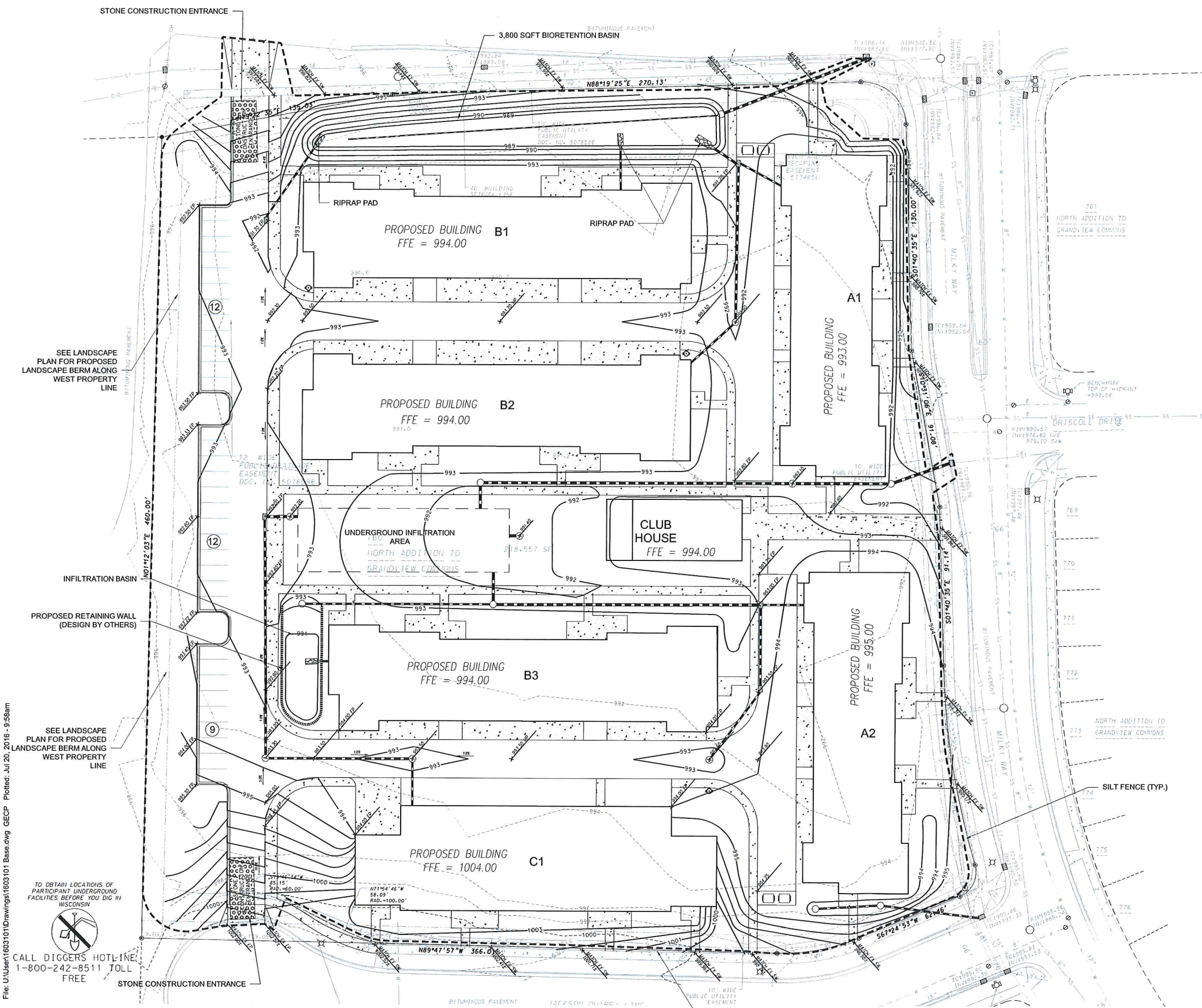
1. ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED BY THE CONTRACTOR IN ACCORDANCE WITH THE WISCONSIN DNR TECHNICAL STANDARDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY OF THESE STANDARDS.
2. INSTALL EROSION CONTROL MEASURES PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIALS AS SHOWN ON PLAN. MODIFICATIONS TO SEDIMENT CONTROL DESIGN MAY BE CONDUCTED TO MEET UNFORESEEN FIELD CONDITIONS IF MODIFICATIONS CONFORM TO WDNR TECHNICAL STANDARDS.
3. EROSION CONTROL MEASURES INDICATED ON THE PLANS SHALL BE CONSIDERED MINIMUMS. IF DETERMINED NECESSARY DURING CONSTRUCTION ADDITIONAL MEASURES SHALL BE INSTALLED TO PREVENT SEDIMENT FROM LEAVING THE SITE.
4. INSPECTIONS AND MAINTENANCE OF ALL EROSION CONTROL MEASURES SHALL BE ROUTINE (ONCE PER WEEK MINIMUM) TO ENSURE PROPER FUNCTION OF EROSION CONTROLS AT ALL TIMES. EROSION CONTROL MEASURES ARE TO BE IN WORKING ORDER AT THE END OF EACH WORK DAY.
5. INSPECT EROSION CONTROL MEASURES AFTER EACH 1/2" OR GREATER RAINFALL. REPAIR ANY DAMAGE OBSERVED DURING THE INSPECTION.
6. NO SITE GRADING OUTSIDE OF THE LIMITS OF DISTURBANCE
7. EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE WITH ALL SOIL SURFACES HAVING AN ESTABLISHED VEGETATIVE COVER
8. INSTALL INLET PROTECTION IN ALL STORM SEWER INLETS AND CATCH BASINS THAT MAY RECEIVE RUNOFF FROM DISTURBED AREAS
9. CUT AND FILL SLOPES SHALL BE NO GREATER THAN 2:1
10. SLOPES EXCEEDING 4:1 SHALL BE STABILIZED WITH CLASS I, TYPE B EROSION MATTING AND ALL DRAINAGE SWALES SHALL BE STABILIZED WITH CLASS II, TYPE B EROSION MATTING.
11. ALL INCIDENTAL MUD TRACKING OFF-SITE ONTO ADJACENT PUBLIC THOROUGHFARES SHALL BE CLEANED UP AND REMOVED BY THE END OF EACH WORKING DAY USING PROPER DISPOSAL METHODS.
12. ANY DISTURBED AREA THAT REMAINS INACTIVE FOR GREATER THAN 7 DAYS SHALL BE STABILIZED WITH TEMPORARY STABILIZATION METHODS SUCH AS TEMPORARY SEEDING, SOIL TREATMENT, EROSION MATTING, OR MULCH
13. PREVENT EXCESSIVE DUST FROM LEAVING THE CONSTRUCTION SITE IN ACCORDANCE WITH LOCAL AND STATE REGULATIONS.
14. INSTALL EROSION CONTROLS ON THE DOWNSTREAM SIDE OF STOCKPILES.
15. AT A MINIMUM ALL DISTURBED AREAS SHALL RECEIVE A MINIMUM OF 4" OF TOPSOIL, FERTILIZER, SEED AND MULCH. SEED MIXTURE SHALL BE WISCONSIN DOT SEED MIX #40 OR EQUIVALENT APPLIED AT A RATE OF 5 POUNDS PER 1000 SQFT ON ALL DISTURBED AREAS. ANNUAL RYEGRASS AT A RATE OF 1 1/2 POUNDS PER 1000 SQFT SHALL BE ADDED TO THE MIXTURE. FERTILIZER SHALL BE PLACED PER A SOIL TEST. THE BIORETENTION BASINS SHALL BE PLANTED WITH NATIVE SPECIES TOLERANT OF FLUCTUATING WATER CONDITIONS. SEE LANDSCAPE PLAN FOR A MORE DETAILED PLANTING PLAN AND LANDSCAPE DETAILS.
16. DEWATERING, IF APPLICABLE, SHALL BE CONDUCTED PER WDNR STORM WATER MANAGEMENT TECHNICAL STANDARD 1061.

SEQUENCE/ ANTICIPATED TIME SCHEDULE

1. INSTALL EROSION CONTROL
2. ROUGH SITE GRADING, BEGIN BUILDING CONSTRUCTION
3. FINE GRADING, CONCRETE CURB AND GUTTER, ASPHALT, CONCRETE UTILITIES, RETAINING WALL, AND BUILDING CONSTRUCTION.
4. RESPREAD TOPSOIL AND FINAL RESTORATION
5. REMOVE EROSION CONTROL WHEN SITE HAS BECOME STABILIZED.

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YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

LIMITS OF DISTURBANCE = 217,200 SQFT



File: U:\Users\1603101\Drawings\1603101 Base.dwg GECP Plotted: Jul 20, 2016 - 9:58am

TO OBTAIN LOCATIONS OF PARTICIPANT UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN CALL DIGGERS HOTLINE! 1-800-242-8511 TOLL FREE

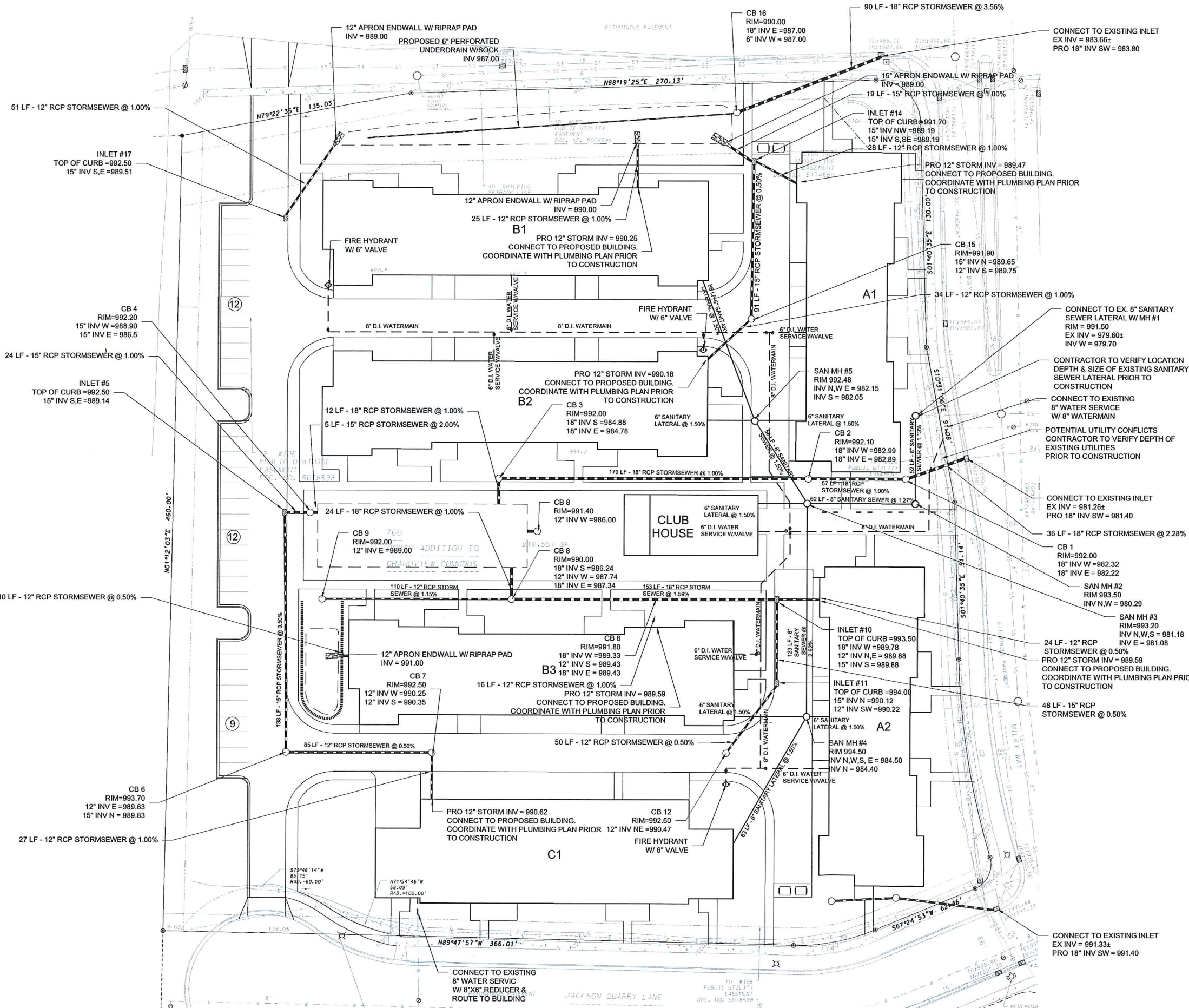
Engberg Anderson ARCHITECTS
MILWAUKEE | MADISON | TUCSON | CHICAGO

114 MILKY WAY
GRADING AND EROSION CONTROL PLAN
Scale: 0 30

07/21/16
EA Project No. 162586.00

C102 ROYAL CAPITAL Group LLC

File: U:\User\1603101\Drawings\1603101 Base.dwg Utility Plan Plotted: Jul 20, 2016 - 10:32am



GENERAL NOTES

1. ALL WORK SHALL BE PER THE CITY OF MADISON STANDARD SPECIFICATIONS
2. CONTRACTOR IS RESPONSIBLE TO OBTAIN ANY AND ALL PERMITS REQUIRED.
3. BUILDING CORNERS ARE APPROXIMATE AND FOR GENERAL BUILDING FOOTPRINT ONLY
4. IF ANY ERRORS, DISCREPANCIES, OR DIMENSIONS WITH PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION
5. CONTRACTOR SHALL ENSURE THAT ALL STORMWATER DRAINS AWAY FROM BUILDING FOUNDATIONS DURING FINAL RESTORATION
6. ALL DIMENSIONS TO FACE OF CURB UNLESS OTHERWISE NOTED
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SITE UTILITY NOTES

1. THE LOCATION OF EXISTING UTILITIES SHOWN ON THE PLANS ARE APPROXIMATE. PROTECTION OF EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY.
2. CONTRACTOR TO VERIFY LOCATION DEPTH & SIZE OF EXISTING WATER, STORM AND SEWER PRIOR TO CONSTRUCTION.
3. CONTRACTOR TO VERIFY AND COORDINATE SANITARY, STORM AND WATER SERVICE CONNECTION LOCATION WITH ARCHITECTURAL PLUMBING PLAN.
4. CONTRACTOR TO COORDINATE ELECTRIC, GAS, PHONE & CABLE INSTALLATION WITH THE RESPECTIVE UTILITY COMPANIES.
5. UTILITY CONTRACTOR SHALL VERIFY EXISTING UNDERGROUND UTILITY GRADES AND NOTIFY THE PROJECT SUPERINTENDENT IF A CONFLICT ARISES WITH THE INSTALLATION OF NEW UTILITIES.
6. ALL WATER SERVICES AND HYDRANTS SHALL BE INSTALLED WITH A VALVE.
7. ALL STORM CATCHBASINS TO BE 48" DIAMETER WITH NEENAH R-2501 INLET FRAME, GRATE WITH TYPE G LID UNLESS NOTED AS SOLID LID ON PLAN
8. ALL STORM CURB INLETS TO BE 2'X3' INLET BOXES WITH NEENAH R-3067 COMBINATION INLET FRAME, GRATE, CURB BOX WITH TYPE C LID



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114 MILKY WAY

UTILITY PLAN

Scale: 0" = 30'

07/21/16

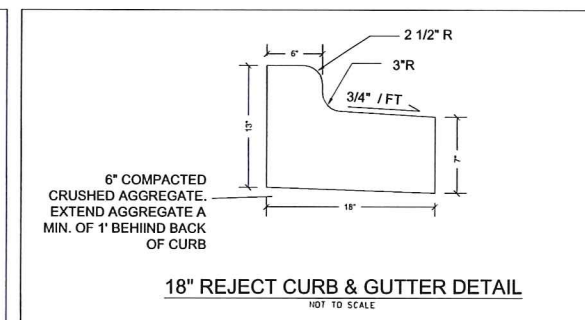
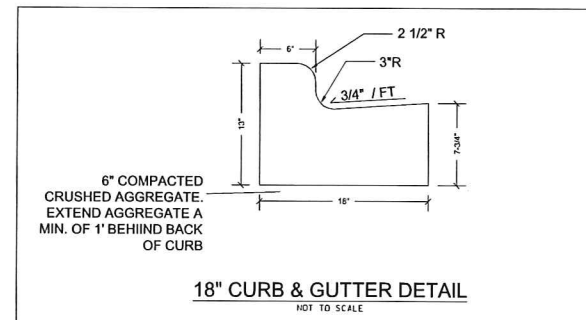
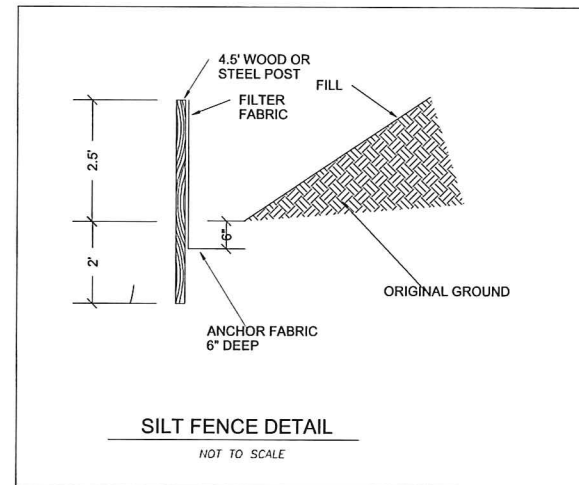
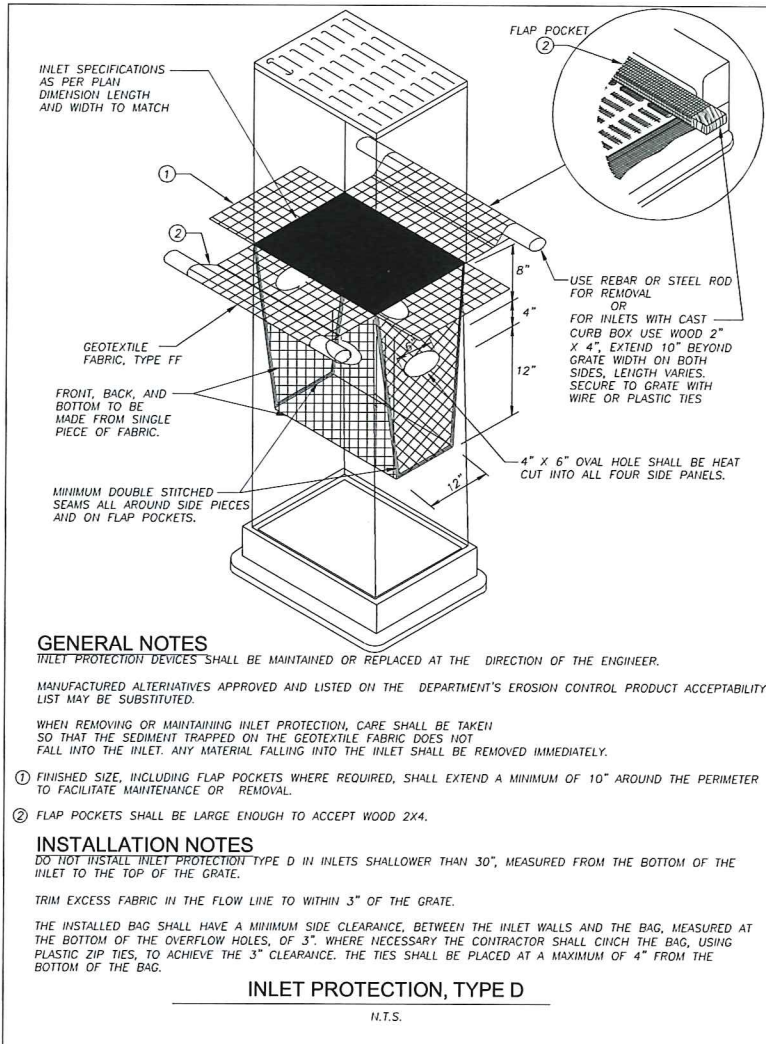
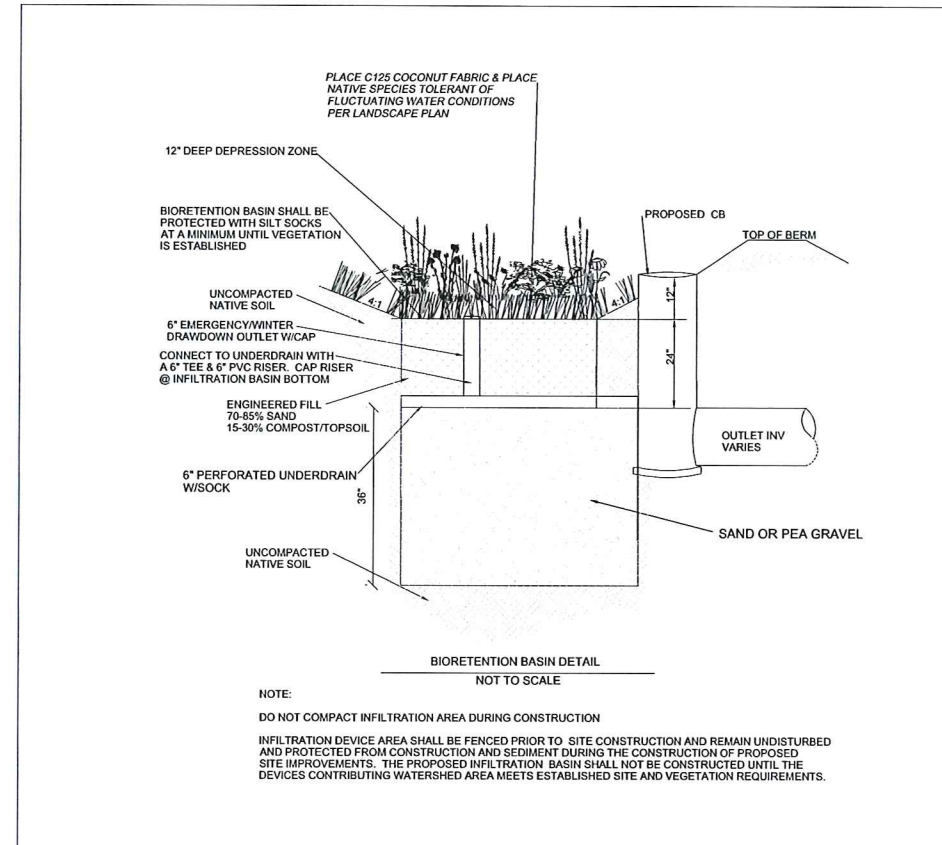
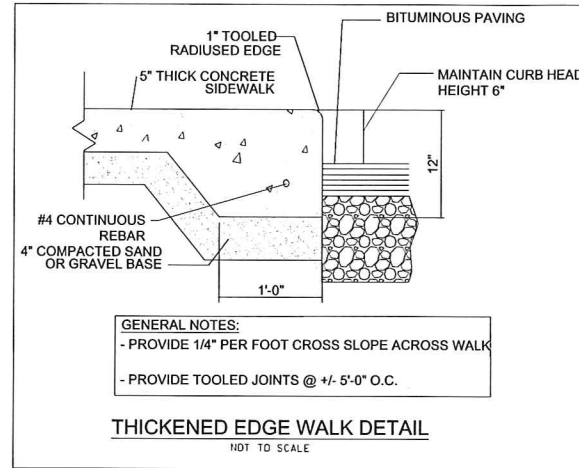
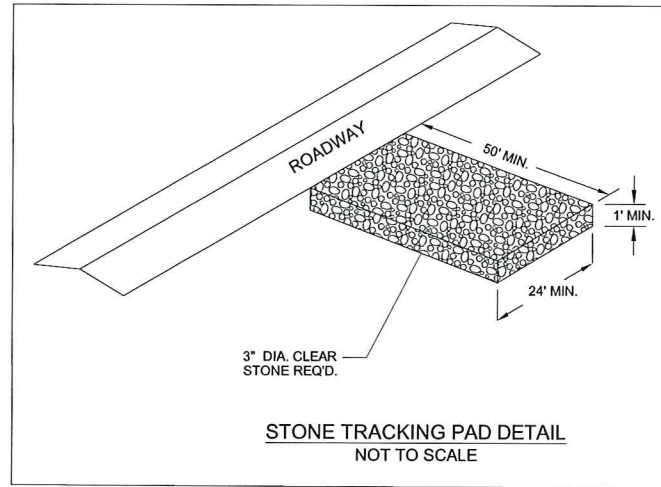
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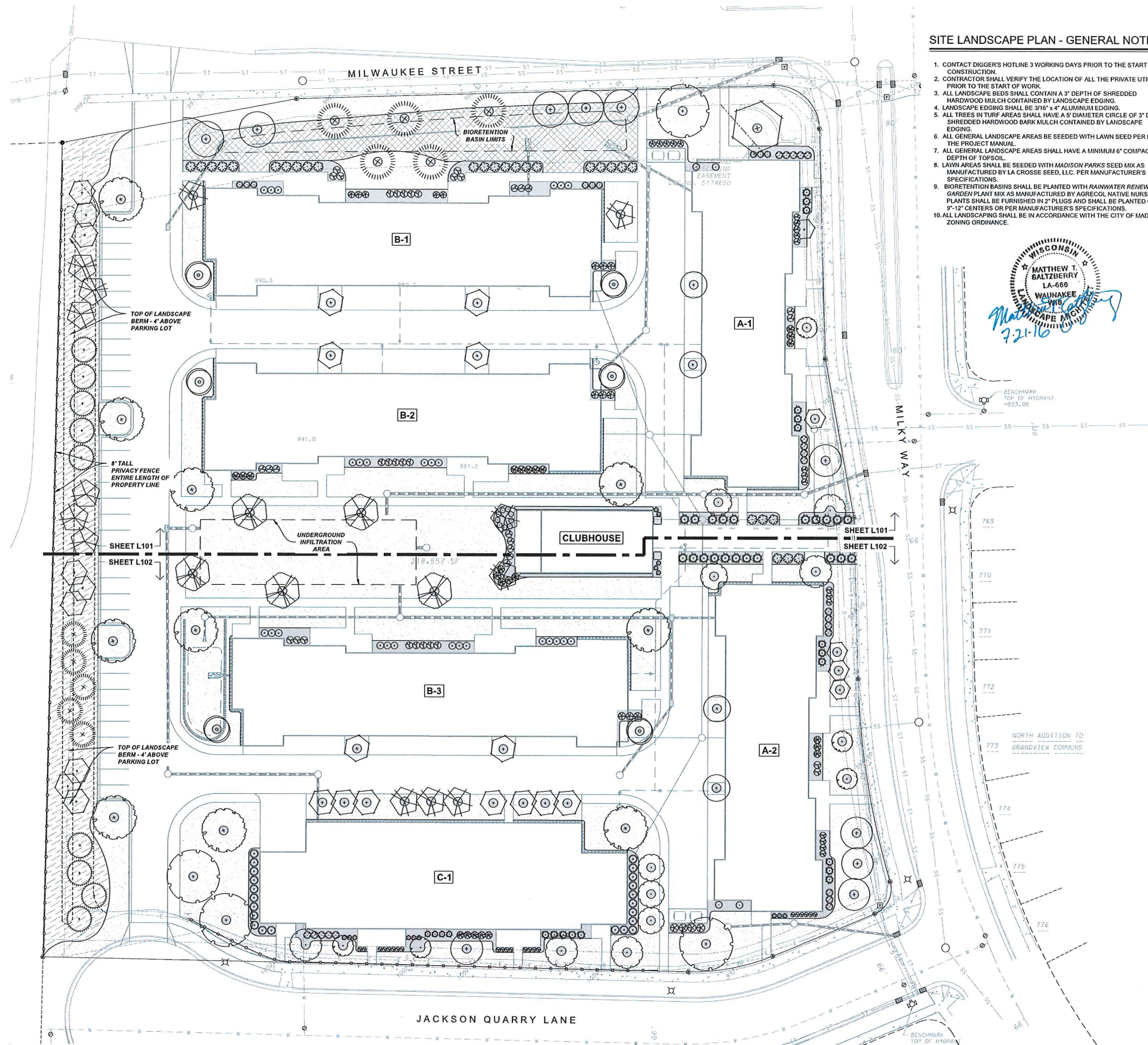
ROYAL CAPITAL

Group LLC



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SITE LANDSCAPE PLAN - GENERAL NOTES

- CONTACT DIGGER'S HOTLINE 3 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
- CONTRACTOR SHALL VERIFY THE LOCATION OF ALL THE PRIVATE UTILITIES PRIOR TO THE START OF WORK.
- ALL LANDSCAPE BEDS SHALL CONTAIN A 3" DEPTH OF SHREDDED HARDWOOD MULCH CONTAINED BY LANDSCAPE EDGING.
- LANDSCAPE EDGING SHALL BE 3/16" x 4" ALUMINUM EDGING.
- ALL TREES IN TURF AREAS SHALL HAVE A 5' DIAMETER CIRCLE OF 3" DEPTH SHREDDED HARDWOOD BARK MULCH CONTAINED BY LANDSCAPE EDGING.
- ALL GENERAL LANDSCAPE AREAS BE SEEDDED WITH LAWN SEED PER PER THE PROJECT MANUAL.
- ALL GENERAL LANDSCAPE AREAS SHALL HAVE A MINIMUM 6" COMPACTED DEPTH OF TOPSOIL.
- LAWN AREAS SHALL BE SEEDDED WITH MADISON PARKS SEED MIX AS MANUFACTURED BY LA CROSSE SEED, LLC. PER MANUFACTURER'S SPECIFICATIONS.
- BIORETENTION BASINS SHALL BE PLANTED WITH RAINWATER RENEWAL GARDEN PLANT MIX AS MANUFACTURED BY AGRECOL NATIVE NURSERY. PLANTS SHALL BE FURNISHED IN 2" PLUGS AND SHALL BE PLANTED ON 9"-12" CENTERS OR PER MANUFACTURER'S SPECIFICATIONS.
- ALL LANDSCAPING SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON ZONING ORDINANCE.



LANDSCAPE REQUIREMENTS SUMMARY

DEVELOPED AREA REQUIREMENT:
 5 POINTS PER 300 SF OF DEVELOPED AREA
 GROSS DEVELOPED AREA = 162,434 SQ FT
 BUILDING FOOTPRINTS = 66,880 SQ FT
 NET DEVELOPED AREA = 95,554 SQ FT (2.19 ACRE)

TOTAL POINTS REQUIRED = 1,593 POINTS
 POINTS PROVIDED = 4,733 POINTS

STREET FRONTAGE REQUIREMENT:
 1 OVERSTORY TREE OR 2 EVERGREEN / ORNAMENTAL & 5 SHRUB PER 30 LF

MILWAUKEE STREET FRONTAGE = 396 FT
 PLANTS REQUIRED = 13 OVERSTORY TREES OR
 26 EVERGREEN / ORNAMENTAL TREES
 66 SHRUBS
 PLANTS PROVIDED = 13 OVERSTORY TREES
 68 SHRUBS

MILKY WAY FRONTAGE = 420 FT
 PLANTS REQUIRED = 14 OVERSTORY TREES OR
 28 EVERGREEN / ORNAMENTAL TREES
 70 SHRUBS
 PLANTS PROVIDED = 14 OVERSTORY TREES
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JACKSON QUARRY LANE FRONTAGE = 420 FT
 PLANTS REQUIRED = 14 OVERSTORY TREES OR
 28 EVERGREEN / ORNAMENTAL TREES
 70 SHRUBS
 PLANTS PROVIDED = 14 OVERSTORY TREES
 70 SHRUBS

PARKING LOT LANDSCAPING REQUIREMENT:
 1 OVERSTORY TREE OR 2 ORNAMENTAL TREES PER 160 SQ FT OF REQUIRED AREA

TOTAL PARKING LOT AREA = 45,712 SQ FT
 REQUIRED LANDSCAPED AREA = 3,617 SQ FT (8% TOTAL PARKING LOT AREA)

LANDSCAPED AREA PROVIDED = 4,621 SQ FT MIN

OVERSTORY TREES REQUIRED = 23 OVERSTORY TREES
 OVERSTORY TREES PROVIDED = 23 OVERSTORY TREES

PLANT SCHEDULE

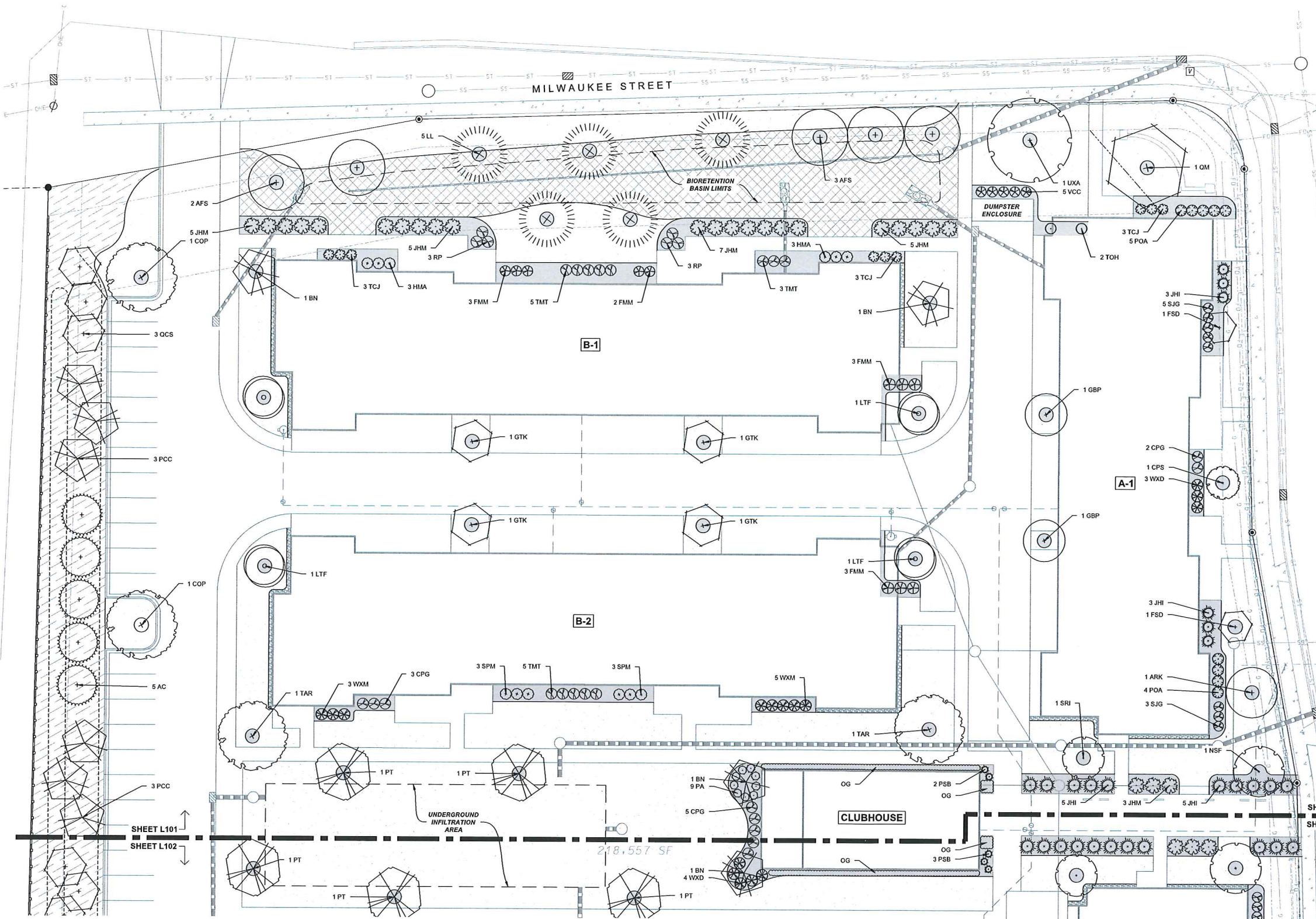
CODE	SCIENTIFIC NAME	COMMON NAME	QTY	PTS PER PLANT	SUB-TOTAL	SIZE	ROOT COND	NOTES
OVERSTORY DECIDUOUS TREES								
AFS	Acer x freemanii 'Sienna Glen'	Sienna Glen Maple	5	35	175	2.5"	B&B	
ARK	Acer rubrum 'Karpick'	Karpick Maple	5	35	175	2.5"	B&B	
BN	Betula nigra 'Improved Heritage'	Improved Heritage River Birch	4	35	140	8' TALL	B&B	MULTI-STEM
CP	Celtis occidentalis 'Prairie Pride'	Prairie Pride Hackberry	4	35	140	2.5"	B&B	
CPS	Celtis occidentalis 'Prairie Sentinel'	Prairie Sentinel Hackberry	5	35	175	2.5"	B&B	
FSD	Fagus sylvatica 'Dawycok Purple'	Dawycok Purple Beech	5	35	175	2.5"	B&B	
GBP	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo	4	35	140	2.5"	B&B	
GTK	Gleditsia triacanthos 'Streetkeeper'	Streetkeeper Honeylocust	6	35	210	2.5"	B&B	
LL	Larix laricina	Tamarack	5	35	175	2.5"	B&B	
LTF	Liriodendron tulipifera 'Fastigiatum'	Columnar Tulip Poplar	6	35	210	2.5"	B&B	
NSW	Nyssa sylvatica 'Firesarter'	Firesarter Black Gum	5	35	175	2.5"	B&B	
PCO	Prunus coccinea 'Cherry Blossom'	Cherry Blossom	6	35	210	2.5"	B&B	
PT	Populus tremuloides	Quaking Aspen	5	35	175	8' TALL	B&B	MULTI-STEM
TAR	Tilia americana 'Redmond'	Redmond Linden	6	35	210	2.5"	B&B	
QCS	Quercus 'Crimschmidt'	Crimson Spire Oak	9	35	315	2.5"	B&B	
QM	Quercus macrocarpa	Bur Oak	1	35	35	2.5"	B&B	
UXA	Ulmus 'Accolade'	Accolade Elm	4	35	140	2.5"	B&B	
TALL EVERGREEN TREE								
AC	Abies concolor	Concolor Spruce	9	35	315	6' TALL	B&B	
PGD	Picea glauca v. densata	Black Hills Spruce	5	35	175	6' TALL	B&B	
ORNAMENTAL TREE								
AXG	Ambelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	7	15	105	6' TALL	B&B	MULTI-STEM
CC	Carpinus caroliniana	Musclewood	3	15	45	6' TALL	B&B	MULTI-STEM
SRI	Syringa 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	5	15	75	6' TALL	B&B	MULTI-STEM
DECIDUOUS SHRUB								
FMM	Fothergilla major 'Mt. Airy'	Mt. Airy Fothergilla	14	3	42	24" TALL	POT	
HJA	Hydrangea 'All Summer Beauty'	All Summer Beauty Hydrangea	14	3	42	24" TALL	POT	
POA	Physocarpus opulifolius 'Amber Jubilee'	Amber Jubilee Ninebark	21	3	63	24" TALL	POT	
RTB	Rhus typhina 'Bailinger'	Tiger Eyes Sumac	4	3	12	36" TALL	POT	
SPM	Syringa 'Minuet'	Minuet Lilac	12	3	36	24" TALL	POT	
SJG	Spiraea japonica 'Gold Flame'	Goldflame Spirea	15	3	45	12" TALL	POT	
SXM	Spiraea 'Magic Carpet'	Magic Carpet Spirea	22	3	66	12" TALL	POT	
VCC	Viburnum carlesii 'Compactum'	Compact Koreanspice Viburnum	5	3	15	24" TALL	POT	
WDX	Wegelia 'Dark Horse'	Dark Horse Wegelia	16	3	48	12" TALL	POT	
WXM	Wegelia 'Minuet'	Minuet Wegelia	8	3	24	24" TALL	POT	
EVERGREEN SHRUB								
CPG	Chamaecyparis pisifera 'Gold Mops'	Gold Mops False Cypress	12	4	48	12" TALL	POT	
JHI	Juniperus horizontalis 'Icee Blue'	Icee Blue Juniper	38	4	152	12" TALL	POT	
JHM	Juniperus horizontalis 'Motherlode'	Motherlode Juniper	28	4	112	12" TALL	POT	
JMG	Juniperus 'Sea of Gold'	Sea of Gold Juniper	4	4	16	24" TALL	POT	
MD	Microbiota decussata	Russian Arborvitae	22	4	88	12" TALL	POT	
PS	Pinus strobus 'Blue Shag'	Blue Shag Dwarf Pine	14	4	56	12" TALL	POT	
RP	Rhododendron 'PJM'	PJM Rhododendron	9	4	36	24" TALL	POT	
TCB	Tsuga canadensis 'Jeddleloh'	Jeddleloh Hemlock	9	4	36	24" TALL	POT	
TMT	Taxus x media 'Taunton'	Taunton Yew	18	4	72	24" TALL	POT	
TOH	Thuja occidentalis 'Holmstrup'	Holmstrup Arborvitae	4	4	16	36" TALL	POT	
HERBACEOUS PERENNIALS								
OG	Ornamental Grasses	To Be Determined	0	2	0	1 GAL	POT	
PA	Perovskia atriplicifolia	Russian Sage	9	2	18	1 GAL	POT	
			TOTAL:		4733	POINTS		

GROUND COVER LEGEND

- LAWN SEED
- PRAIRIE GARDEN FOR SUNNY SITES WITH MEDIUM TO MOIST SOILS AS MANUFACTURED BY AGRECOL
- BIORETENTION BASIN - RAINWATER RENEWAL GARDEN MIX AS MANUFACTURED BY AGRECOL
- BARK MULCH

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PLANT SCHEDULE

CODE	SCIENTIFIC NAME	COMMON NAME	QTY	PTS PER PLANT	SUB-TOTAL	SIZE	ROOT COND	NOTES
OVERSTORY DECIDUOUS TREES								
AFS	Acer x freemanii 'Sienna Glen'	Sienna Glen Maple	5	35	175	2.5'	B&B	
ARK	Acer rubrum 'Karpick'	Karpick Maple	5	35	175	2.5'	B&B	
BN	Betula nigra 'Improved Heritage'	Improved Heritage River Birch	4	35	140	8' TALL	B&B	MULTI-STEM
COP	Celtis occidentalis 'Prairie Pride'	Prairie Pride Hackberry	4	35	140	2.5'	B&B	
CPS	Celtis occidentalis 'Prairie Sentinel'	Prairie Sentinel Hackberry	5	35	175	2.5'	B&B	
FSD	Fagus sylvatica 'Dawycck Purple'	Dawycck Purple Beech	5	35	175	2.5'	B&B	
GBP	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo	4	35	140	2.5'	B&B	
GTK	Gleditsia triacanthos 'Streetkeeper'	Streetkeeper Honeylocust	6	35	210	2.5'	B&B	
LL	Larix laricina	Tamarack	5	35	175	2.5'	B&B	
LTF	Liriodendron tulipifera 'Fastigiatum'	Columnar Tulip Poplar	6	35	210	2.5'	B&B	
NSW	Nyssa sylvatica 'Firestarter'	Firestarter Black Gum	5	35	175	2.5'	B&B	
PCC	Pyrus calleryana 'Charicleer'	Cleveland Select Pear	6	35	210	2.5	B&B	
PT	Populus tremuloides	Quaking Aspen	5	35	175	8' TALL	B&B	MULTI-STEM
TAR	Tilia americana 'Redmond'	Redmond Linden	6	35	210	2.5'	B&B	
QCS	Quercus 'Crimschmidt'	Crimsom Spire Oak	9	35	315	2.5'	B&B	
QM	Quercus macrocarpa	Bur Oak	1	35	35	2.5'	B&B	
UKA	Ulmus 'Accolade'	Accolade Elm	4	35	140	2.5'	B&B	
TALL EVERGREEN TREE								
AC	Abies concolor	Concolor Spruce	9	35	315	6' TALL	B&B	
PGD	Picea glauca v. densata	Black Hills Spruce	5	35	175	6' TALL	B&B	
ORNAMENTAL TREE								
AXG	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	7	15	105	6' TALL	B&B	MULTI-STEM
CC	Carpinus caroliniana	Musculewood	3	15	45	6' TALL	B&B	MULTI-STEM
SRI	Syringa 'woy silk'	Ivory Silk Japanese Tree Lilac	5	15	75	6' TALL	B&B	MULTI-STEM
DECIDUOUS SHRUB								
FMM	Fothergilla major 'Mt. Airy'	Mt. Airy Fothergilla	14	3	42	24" TALL	POT	
HMA	Hydrangea 'All Summer Beauty'	All Summer Beauty Hydrangea	14	3	42	24" TALL	POT	
POA	Physocarpus opulifolius 'Amber Jubilee'	Amber Jubilee Ninebark	21	3	63	24" TALL	POT	
RTB	Rhus typhina 'Baltique'	Tiger Eyes Sumac	4	3	12	36" TALL	POT	
SPM	Syringa 'Minuet'	Minuet Lilac	12	3	36	24" TALL	POT	
SJG	Spiraea japonica 'Gold Flame'	Goldflame Spiraea	15	3	45	12" TALL	POT	
SMM	Spiraea 'Magic Carpet'	Magic Carpet Spiraea	22	3	66	12" TALL	POT	
VCC	Viburnum carlesii 'Compactum'	Compact Koreanspice Viburnum	5	3	15	24" TALL	POT	
WXD	Weigela 'Dark Horse'	Dark Horse Weigela	16	3	48	12" TALL	POT	
WXM	Weigela 'Minuet'	Minuet Weigela	8	3	24	24" TALL	POT	
EVERGREEN SHRUB								
CPG	Chamaecyparis pisifera 'Gold Mops'	Gold Mops False Cypress	12	4	48	12" TALL	POT	
JHI	Juniperus horizontalis 'Ice Blue'	Ice Blue Juniper	38	4	152	12" TALL	POT	
JHM	Juniperus horizontalis 'Motherlode'	Motherlode Juniper	28	4	112	12" TALL	POT	
JMS	Juniperus 'Sea of Gold'	Sea of Gold Juniper	4	4	16	24" TALL	POT	
MD	Microbiota decussata	Russian Arborvitae	22	4	88	12" TALL	POT	
PS	Pinus strobus 'Blue Star'	Blue Star Dwarf Pine	14	4	56	12" TALL	POT	
RP	Rhododendron 'PJM'	PJM Rhododendron	9	4	36	24" TALL	POT	
TCB	Tsuga canadensis 'Jeddleloh'	Jeddleloh Hemlock	9	4	36	24" TALL	POT	
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TOH	Thuja occidentalis 'Holmstrup'	Holmstrup Arborvitae	4	4	16	36" TALL	POT	
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PA	Perovskia atriplicifolia	Russian Sage	9	2	18	1 GAL	POT	
			TOTAL:		4733	POINTS		

LANDSCAPE REQUIREMENTS SUMMARY

DEVELOPED AREA REQUIREMENT:
 5 POINTS PER 300 SF OF DEVELOPED AREA
 GROSS DEVELOPED AREA = 162,484 SQ FT
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 PLANTS REQUIRED = 13 OVERSTORY TREES OR
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MILKY WAY FRONTAGE = 420 FT
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 28 EVERGREEN / ORNAMENTAL TREES
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JACKSON QUARRY LANE FRONTAGE = 420 FT
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 PLANTS PROVIDED = 14 OVERSTORY TREES
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PARKING LOT LANDSCAPING REQUIREMENT:
 1 OVERSTORY TREE OR 2 ORNAMENTAL TREES PER 160 SQ FT OF REQUIRED AREA

TOTAL PARKING LOT AREA = 45,712 SQ FT
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 LANDSCAPED AREA PROVIDED = 4,621 SQ FT MIN

OVERSTORY TREES REQUIRED = 23 OVERSTORY TREES
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SITE LANDSCAPE PLAN - GENERAL NOTES

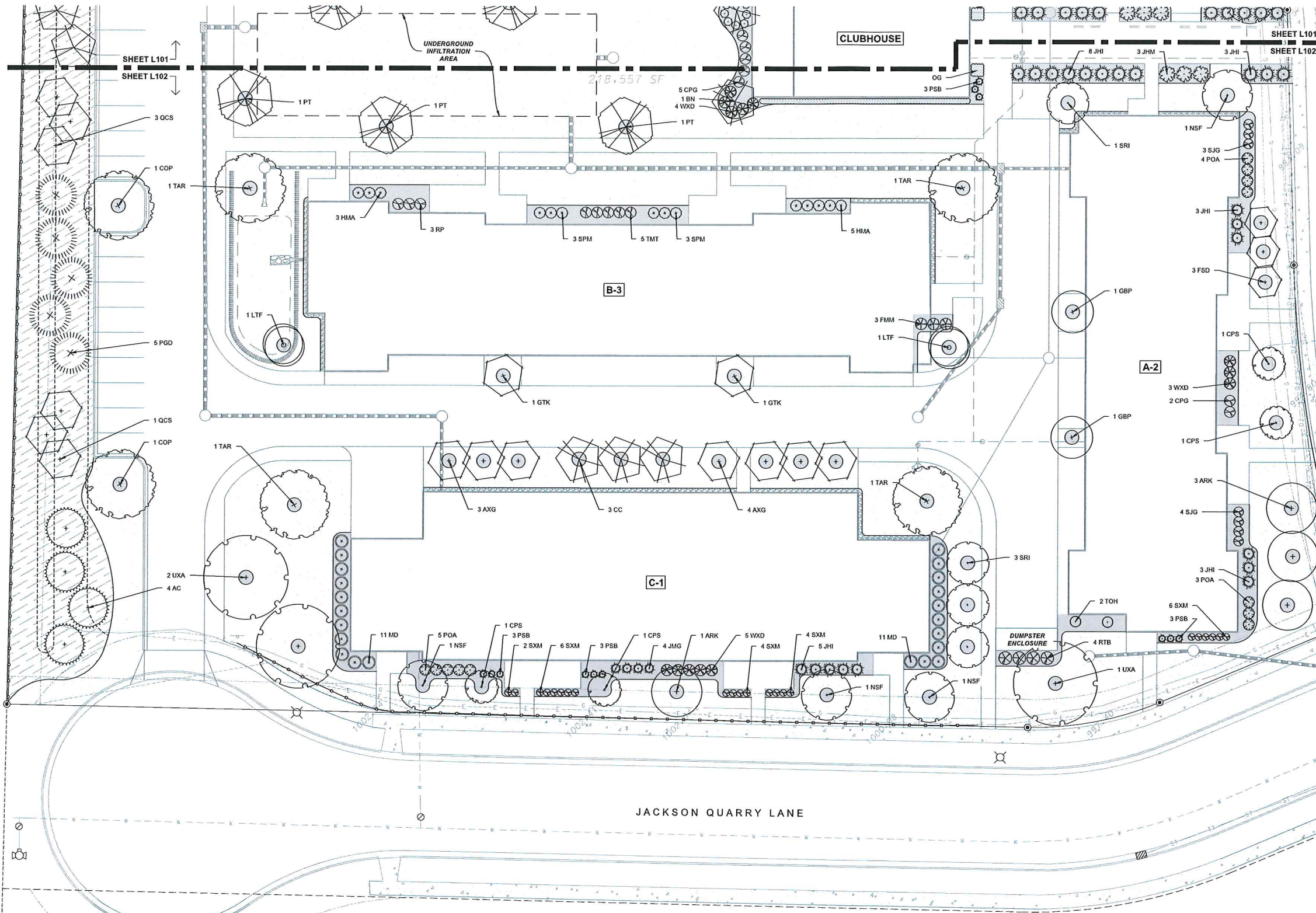
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GROUND COVER LEGEND

- LAWN SEED
- PRAIRIE GARDEN FOR SUNNY SITES WITH MEDIUM TO MOIST SOILS AS MANUFACTURED BY AGRECOL
- BIORETENTION BASIN - RAINWATER RENEWAL GARDEN MIX AS MANUFACTURED BY AGRECOL
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PLANT SCHEDULE

CODE	SCIENTIFIC NAME	COMMON NAME	QTY	PTS PER PLANT	SUB-TOTAL	SIZE	ROOT COND	NOTES
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PT	Populus tremuloides	Quaking Aspen	5	35	175	8' TALL	B&B	MULTI-STEM
TAR	Tilia americana 'Redmond'	Redmond Linden	6	35	210	2.5'	B&B	
QCS	Quercus 'Chimschmidt'	Crimson Spire Oak	9	35	315	2.5'	B&B	
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RTB	Rhus typhina 'Baltiger'	Tiger Eyes Sumac	4	3	12	36" TALL	POT	
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PS	Pinus strobus 'Blue Shag'	Blue Shag Dwarf Pine	14	4	56	12" TALL	POT	
RP	Rhododendron 'PJM'	PJM Rhododendron	9	4	36	24" TALL	POT	
TCB	Tsuga canadensis 'Jeddleloh'	Jeddleloh Hemlock	9	4	36	24" TALL	POT	
TMT	Taxus x media 'Taurion'	Taurion Yew	18	4	72	24" TALL	POT	
TOH	Thuja occidentalis 'Holmstrup'	Holmstrup Arborvitae	4	4	16	36" TALL	POT	
HERBACEOUS PERENNIALS								
OG	Ornamental Grasses	To Be Determined	0	2	0	1 GAL	POT	
PA	Perovskia atriplicifolia	Russian Sage	9	2	18	1 GAL	POT	
			TOTAL:	4733	POINTS			

LANDSCAPE REQUIREMENTS SUMMARY

DEVELOPED AREA REQUIREMENT:
 5 POINTS PER 300 SF OF DEVELOPED AREA
 GROSS DEVELOPED AREA = 162,434 SQ FT
 BUILDING FOOTPRINTS = 66,880 SQ FT
 NET DEVELOPED AREA = 95,554 SQ FT (2.19 ACRE)

TOTAL POINTS REQUIRED = 1,593 POINTS
 POINTS PROVIDED = 4,733 POINTS

STREET FRONTAGE REQUIREMENT:
 1 OVERSTORY TREE OR 2 EVERGREEN / ORNAMENTAL & 5 SHRUB PER 30 LF

MILWAUKEE STREET FRONTAGE = 396 FT
 PLANTS REQUIRED = 13 OVERSTORY TREES OR
 26 EVERGREEN / ORNAMENTAL TREES
 66 SHRUBS
 PLANTS PROVIDED = 13 OVERSTORY TREES
 68 SHRUBS

MILKY WAY FRONTAGE = 420 FT
 PLANTS REQUIRED = 14 OVERSTORY TREES OR
 28 EVERGREEN / ORNAMENTAL TREES
 70 SHRUBS
 PLANTS PROVIDED = 14 OVERSTORY TREES
 70 SHRUBS

JACKSON QUARRY LANE FRONTAGE = 420 FT
 PLANTS REQUIRED = 14 OVERSTORY TREES OR
 28 EVERGREEN / ORNAMENTAL TREES
 70 SHRUBS
 PLANTS PROVIDED = 14 OVERSTORY TREES
 70 SHRUBS

PARKING LOT LANDSCAPING REQUIREMENT:
 1 OVERSTORY TREE OR 2 ORNAMENTAL TREES PER 160 SQ FT OF REQUIRED AREA

TOTAL PARKING LOT AREA = 45,712 SQ FT
 REQUIRED LANDSCAPED AREA = 3,617 SQ FT (8% TOTAL PARKING LOT AREA)

LANDSCAPED AREA PROVIDED = 4,621 SQ FT MIN

OVERSTORY TREES REQUIRED = 23 OVERSTORY TREES
 OVERSTORY TREES PROVIDED = 23 OVERSTORY TREES

SITE LANDSCAPE PLAN - GENERAL NOTES

- CONTACT DIGGER'S HOTLINE 3 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
- CONTRACTOR SHALL VERIFY THE LOCATION OF ALL THE PRIVATE UTILITIES PRIOR TO THE START OF WORK.
- ALL LANDSCAPE BEDS SHALL CONTAIN A 3" DEPTH OF SHREDDED HARDWOOD MULCH CONTAINED BY LANDSCAPE EDGING.
- LANDSCAPE EDGING SHALL BE 3/16" x 4" ALUMINUM EDGING.
- ALL TREES IN TURF AREAS SHALL HAVE A 5" DIAMETER CIRCLE OF 3" DEPTH SHREDDED HARDWOOD BARK MULCH CONTAINED BY LANDSCAPE EDGING.
- ALL GENERAL LANDSCAPE AREAS BE SEEDED WITH LAWN SEED PER PER THE PROJECT MANUAL.
- ALL GENERAL LANDSCAPE AREAS SHALL HAVE A MINIMUM 6" COMPACTED DEPTH OF TOPSOIL.
- LAWN AREAS SHALL BE SEEDED WITH MADISON PARKS SEED MIX AS MANUFACTURED BY LA CROSSE SEED, LLC. PER MANUFACTURER'S SPECIFICATIONS.
- BIORETENTION BASINS SHALL BE PLANTED WITH RAINWATER RENEWAL GARDEN PLANT MIX AS MANUFACTURED BY AGRECOL NATIVE NURSERY. PLANTS SHALL BE FURNISHED IN 2" PLUGS AND SHALL BE PLANTED ON 9"-12" CENTERS OR PER MANUFACTURER'S SPECIFICATIONS.
- ALL LANDSCAPING SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON ZONING ORDINANCE.

GROUND COVER LEGEND

- LAWN SEED
- PRAIRIE GARDEN FOR SUNNY SITES WITH MEDIUM TO MOIST SOILS AS MANUFACTURED BY AGRECOL
- BIORETENTION BASIN - RAINWATER RENEWAL GARDEN MIX AS MANUFACTURED BY AGRECOL
- BARK MULCH



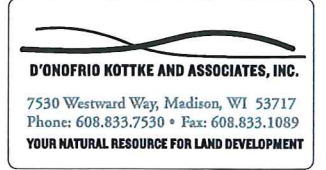
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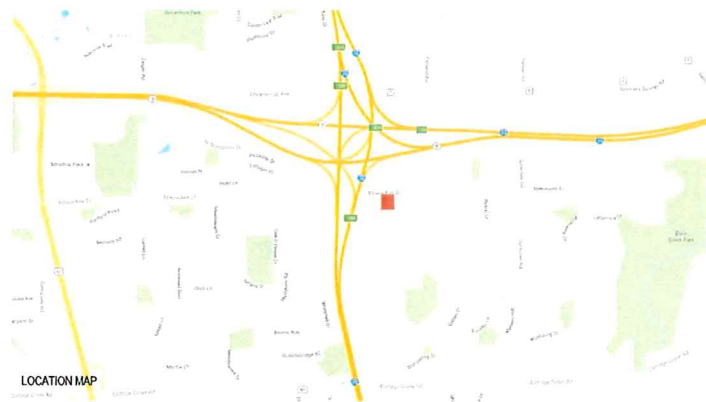


114 MILKY WAY
 LANDSCAPE PLAN
 Scale: 0" = 20'

07/21/16

EA Project No. 162586.00





PROJECT DESCRIPTION:

The development consists of six residential buildings and a freestanding club house that will contain amenities for all of the residents to share. Four of the buildings face outward to the surrounding streets, while the remaining two buildings face an interior courtyard. There are a total of 94 dwelling units in the project, with a mix of two- and three-bedroom units catering to family living. Each unit can be accessed from both a front entry as well as an enclosed garage at the back of the building. The site is currently zoned TR-U1 for 100 units of multi-family housing and is seeking a Planned Residential Complex (Conditional Use) request to allow for building entry placements onto a central courtyard, in addition to the adjoining streets.

EXISTING SITE:

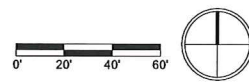
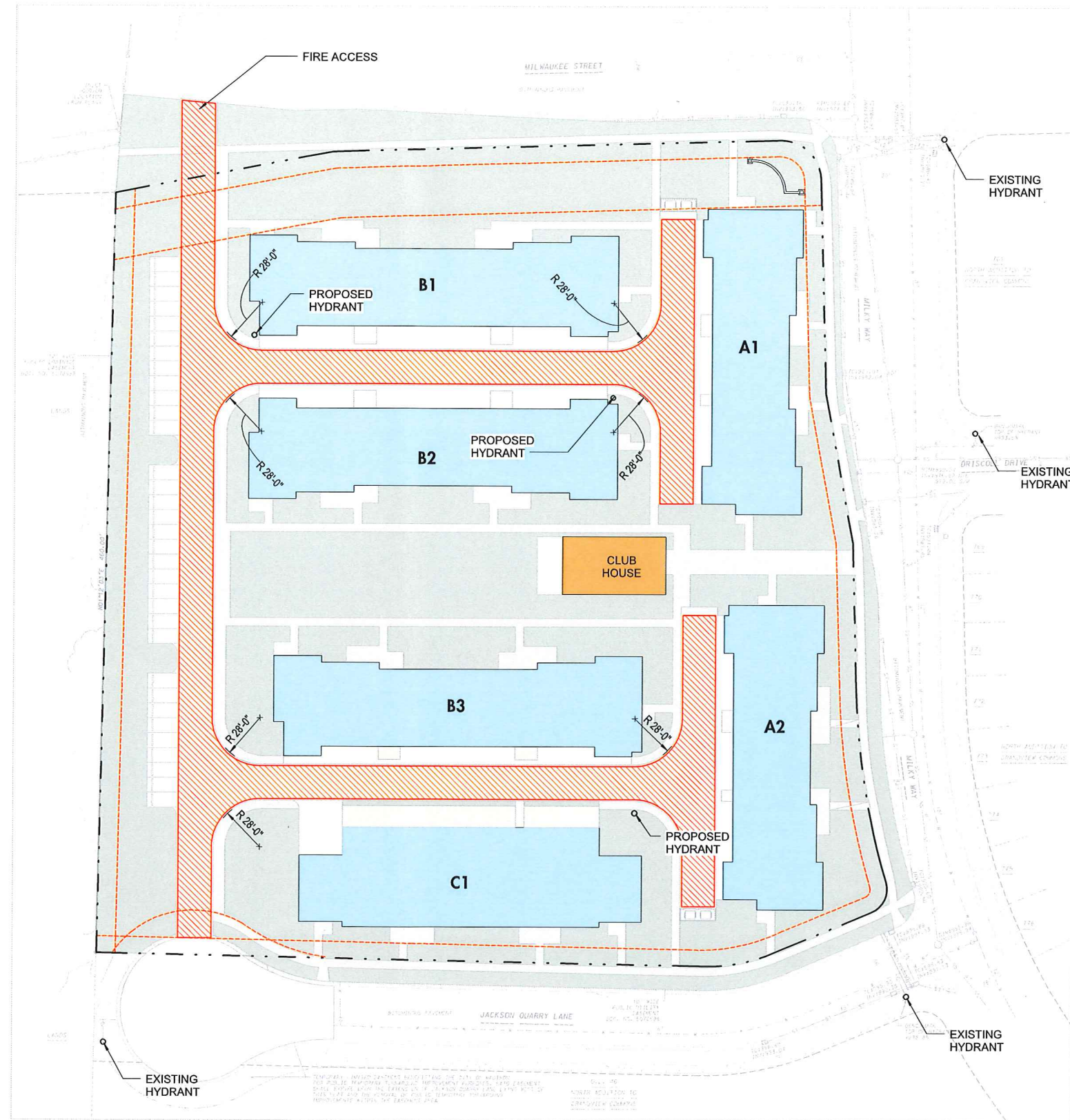
The site fronts onto Milwaukee Street at the northern entrance to the Grandview Commons Neighborhood. The majority of the site has been graded in anticipation of development and will need some fill to bring portions up to street grade. The existing tree line on the western edge of the site contains a variety of fence row trees with significant damage and little value. There is a large oak located in the center of the site along the Jackson Quarry Lane; however the tree (See photos above) exhibits significant damage along all sides of the base of the tree, the net result of which precludes preservation of the tree. The property to the west contains an active quarry and materials recycling operation and will need screening. The City of Madison owns the un-developed property south of Jackson Quarry Lane and is designated for future park uses. The sites along Milky Way are zoned for Four Unit multifamily along Milwaukee Street and alley accessed twin homes along Milky Way.

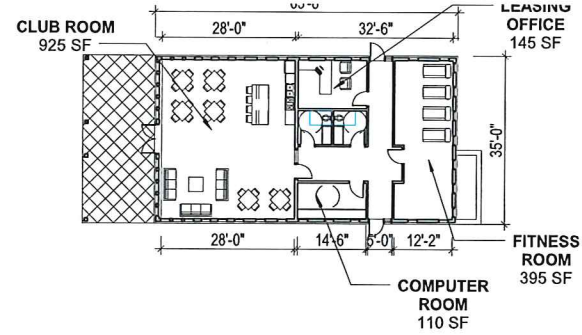
PARKING		
BUILDING A	13/BUILDING	26
BUILDING B	16/BUILDING	48
BUILDING C	31/BUILDING	31
SURFACE	33	33
TOTAL		138
BICYCLE PARKING		
INTERIOR/ENCLOSED SPACES		104
EXTERIOR SPACES		33
TOTAL		137
UNITS		
BUILDING A	13/BUILDING	26
BUILDING B	16/BUILDING	48
BUILDING C	20/BUILDING	20
TOTAL		94

UNIT MIX				
TYPE	AREA	BEDROOMS	BATHROOMS	QUANTITY
2A	840 SF	2	1	8
2B	925 SF	2	1	8
2C	975 SF	2	2	8
2D	865 SF	2	1	4
2E	940 SF	2 + DEN	1	10
2F	1170 SF	2 + DEN	1	10
2G	930 SF	2 + DEN	1	12
3A	1050 SF	3	1	7
3B	1150 SF	3	1	7
3C	1050 SF	3	1	3
3D	1150 SF	3	1	3
3E	1365 SF	3	1	8
3F	1405 SF	3	1	2
3G	1230 SF	3	1	4
TOTAL 2BR UNITS				28
TOTAL 2BR + DEN UNITS				32
TOTAL 3BR UNITS				34
TOTAL UNITS IN DEVELOPMENT				94

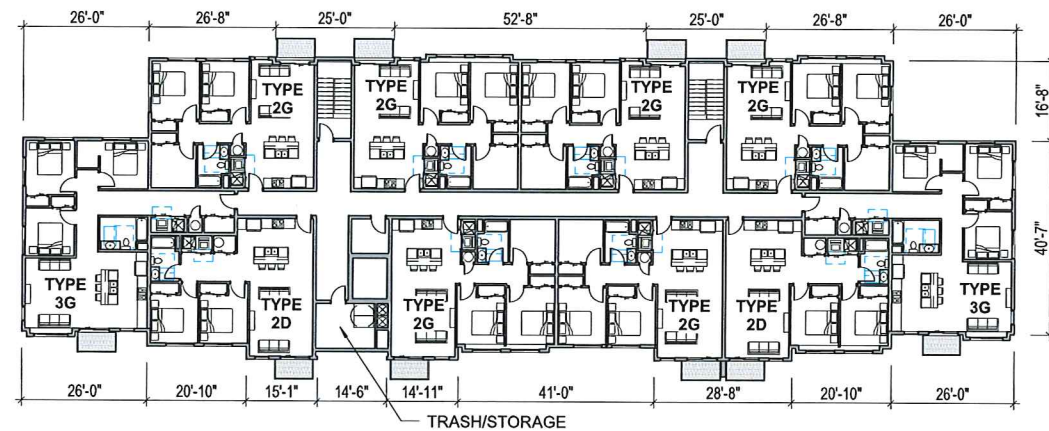


- ACCESS TO 25% OF BUILDING PERIMETER, MAX. 30'-0" FROM DRIVE LANE
- 20'-0" MIN. WIDTH OF DRIVE LANE
- 28'-0" MIN. TURNING RADIUS AT INSIDE CORNER
- 150'-0" MAX. DEAD END WITHOUT TURN AROUND

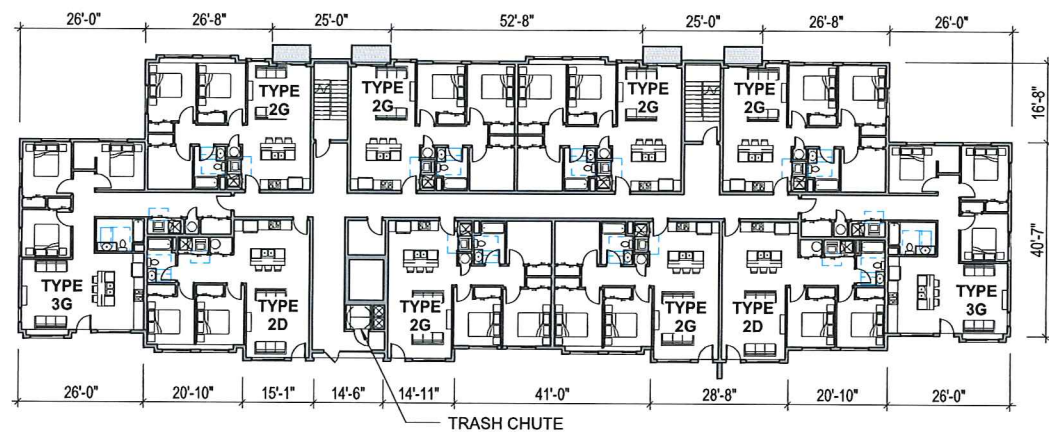




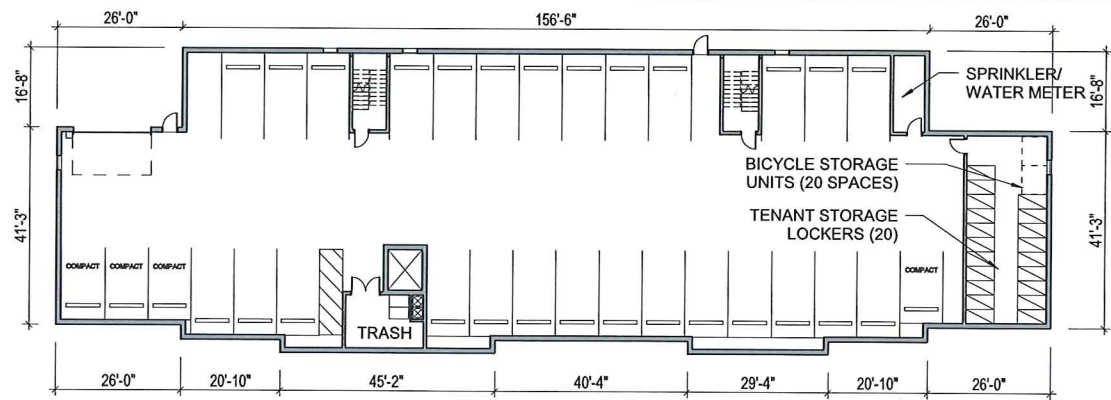
CLUB HOUSE PLAN



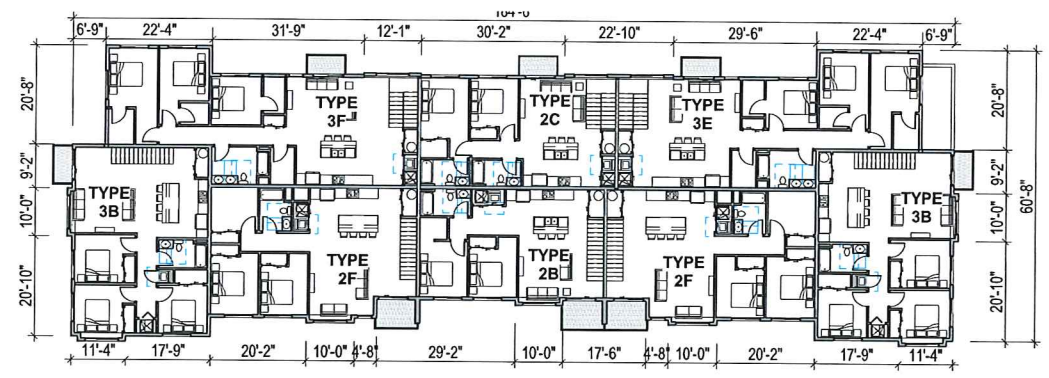
BUILDING C1 - LEVEL TWO



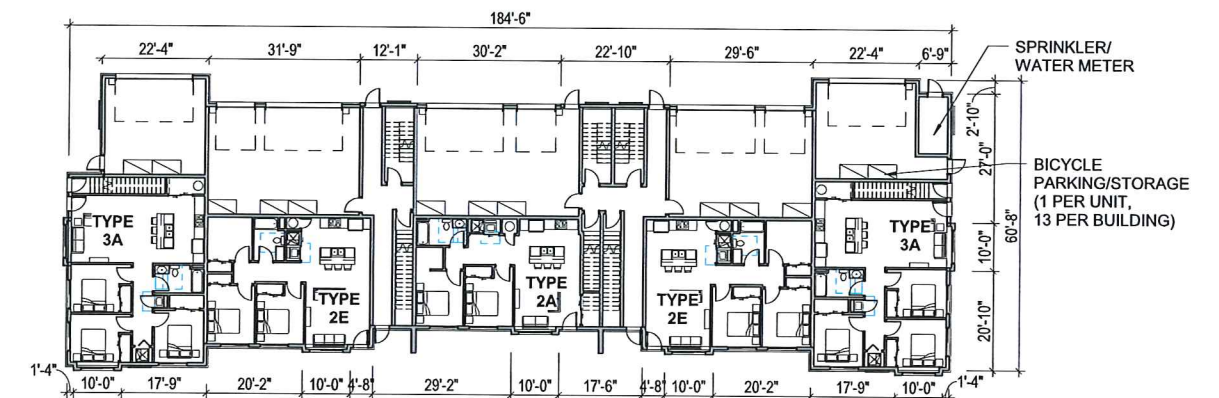
BUILDING C1 - LEVEL ONE



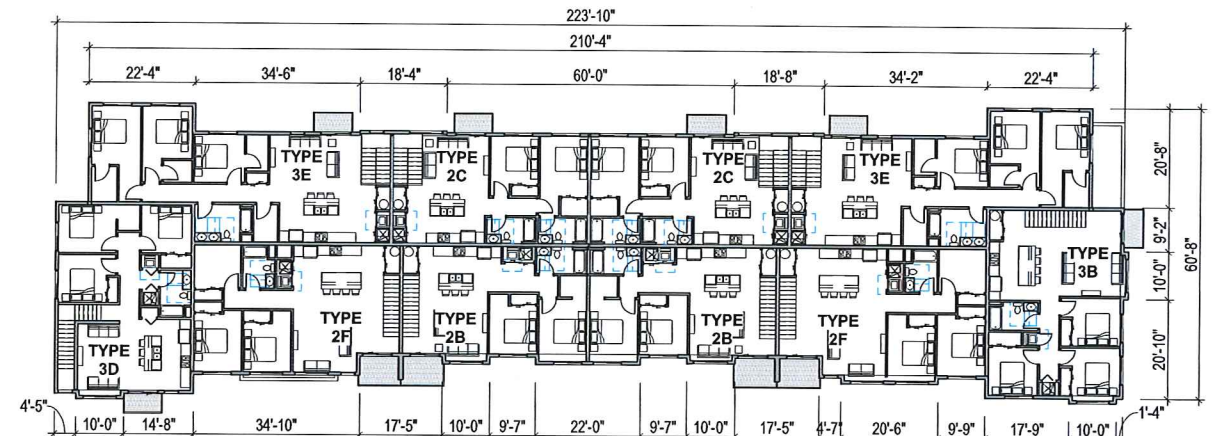
BUILDING C1 - LOWER LEVEL



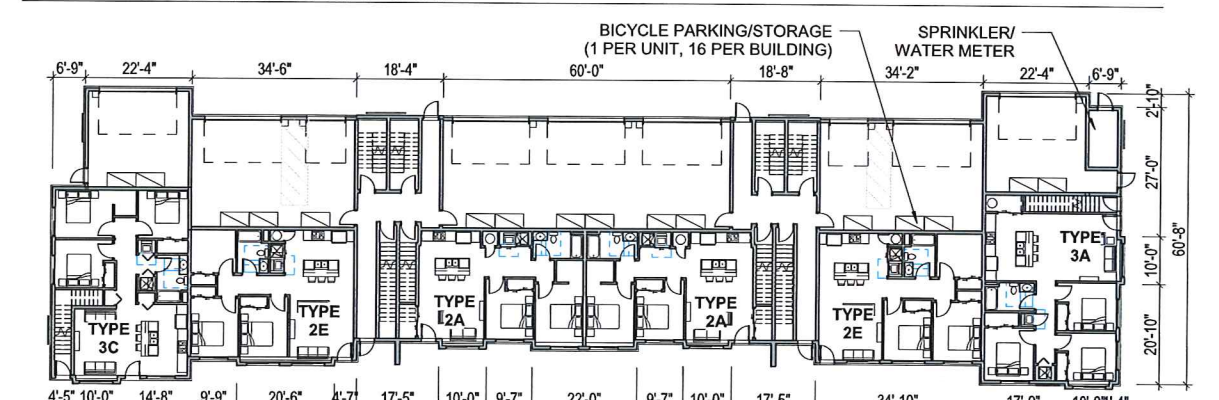
BUILDING A1/A2 - LEVEL TWO



BUILDING A1/A2 - LEVEL ONE

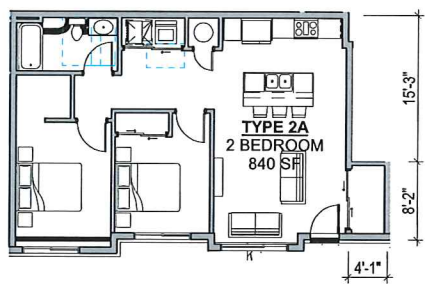


BUILDING B1/B2/B3 - LEVEL TWO

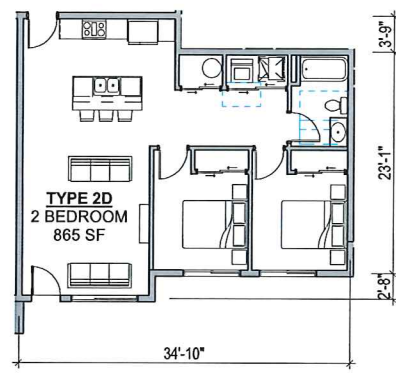


BUILDING B1/B2/B3 - LEVEL ONE

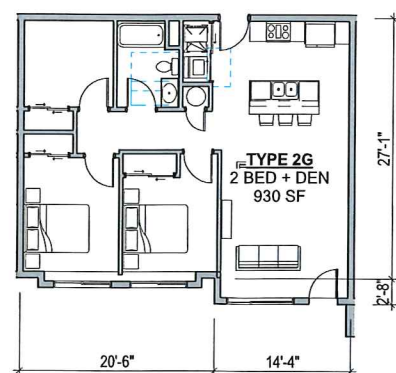




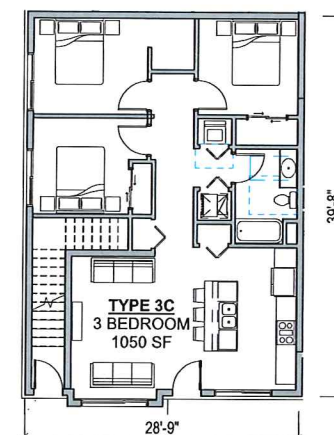
UNIT TYPE 2A



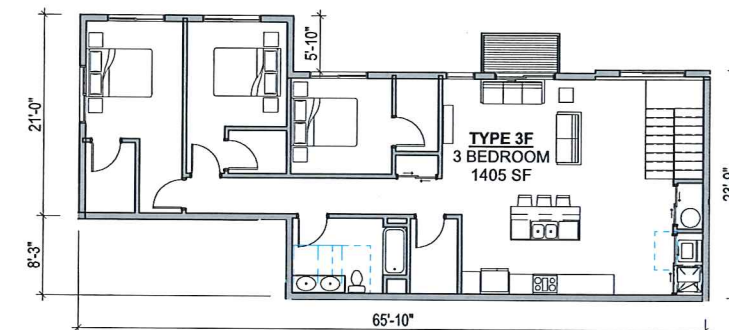
UNIT TYPE 2D



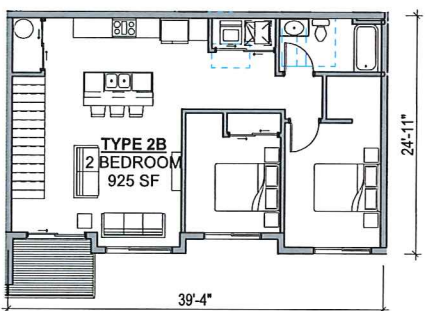
UNIT TYPE 2G



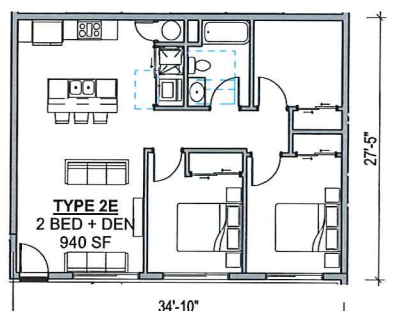
UNIT TYPE 3C



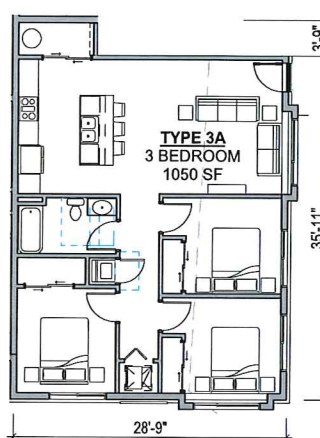
UNIT TYPE 3F



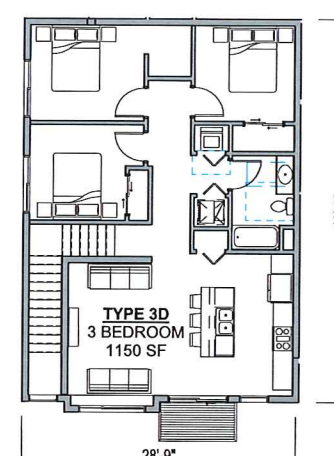
UNIT TYPE 2B



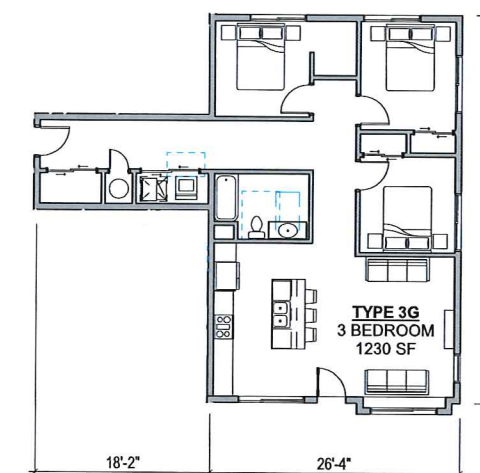
UNIT TYPE 2E



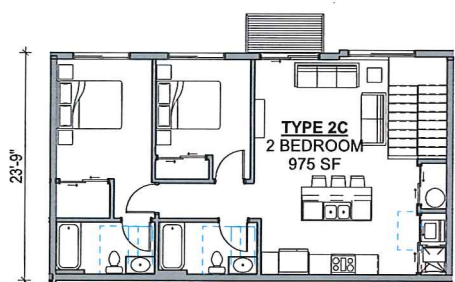
UNIT TYPE 3A



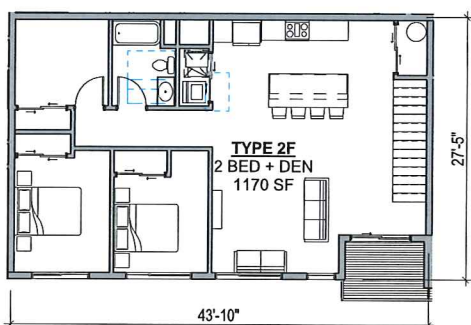
UNIT TYPE 3D



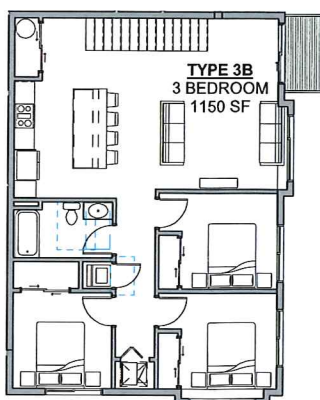
UNIT TYPE 3G



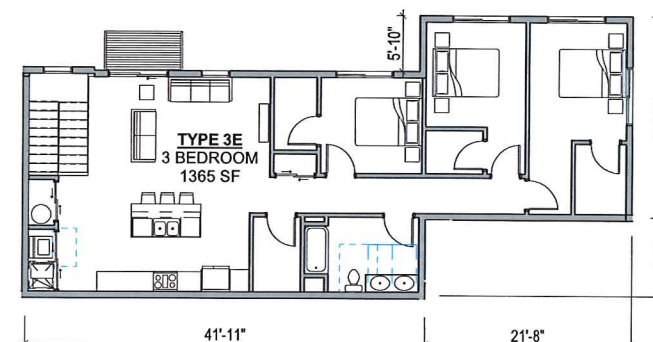
UNIT TYPE 2C



UNIT TYPE 2F



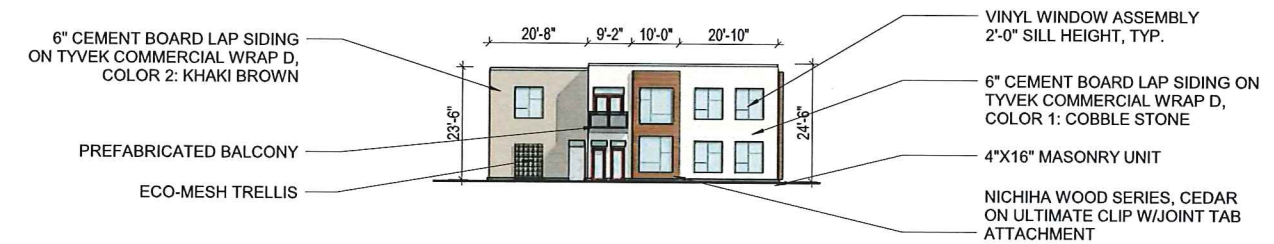
UNIT TYPE 3B



UNIT TYPE 3E



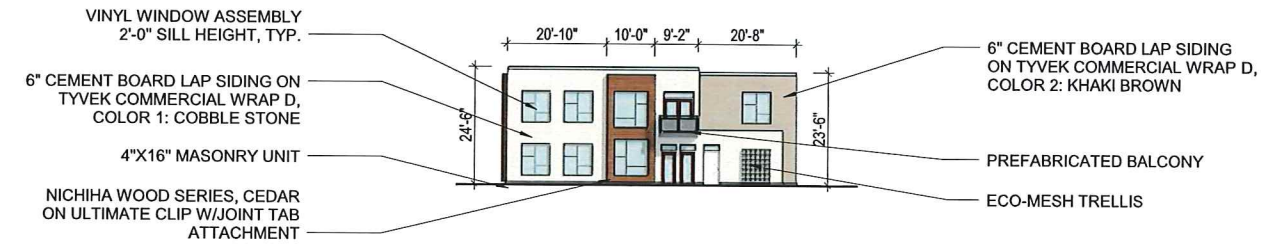
BUILDING A1/A2 - EAST ELEVATION



BUILDING A1/A2 - SOUTH ELEVATION



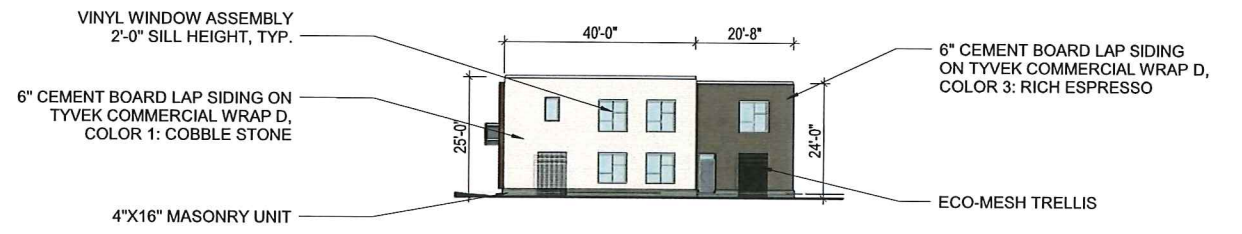
BUILDING A1/A2 - WEST ELEVATION



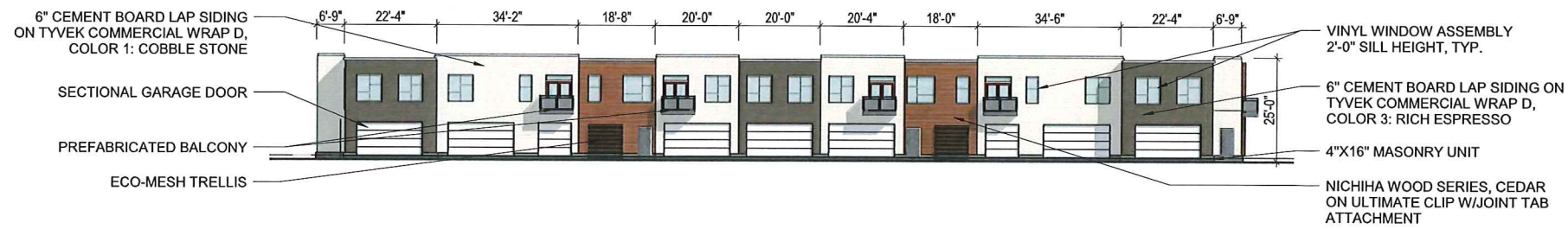
BUILDING A1/A2 - NORTH ELEVATION



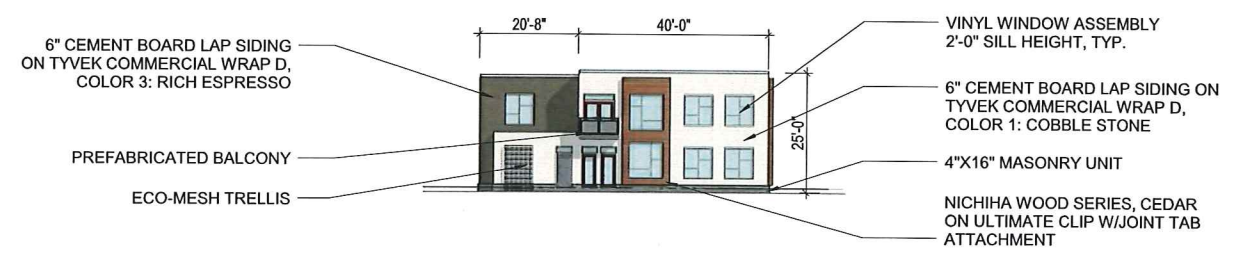
BUILDING B1 - NORTH ELEVATION



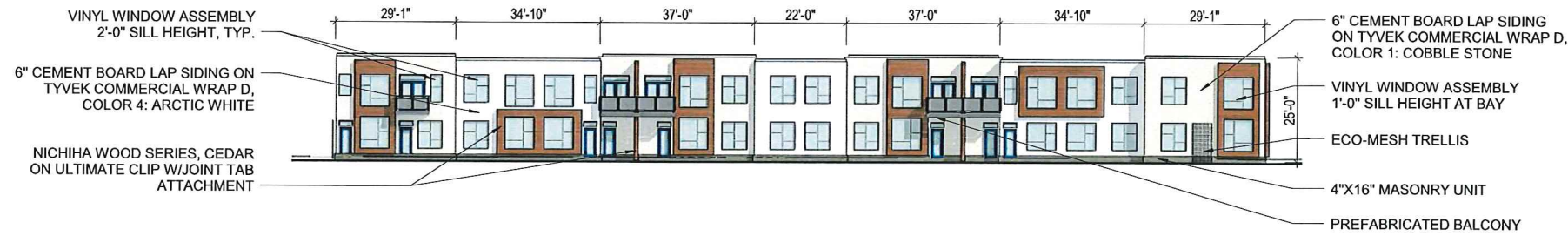
BUILDING B1 - WEST ELEVATION



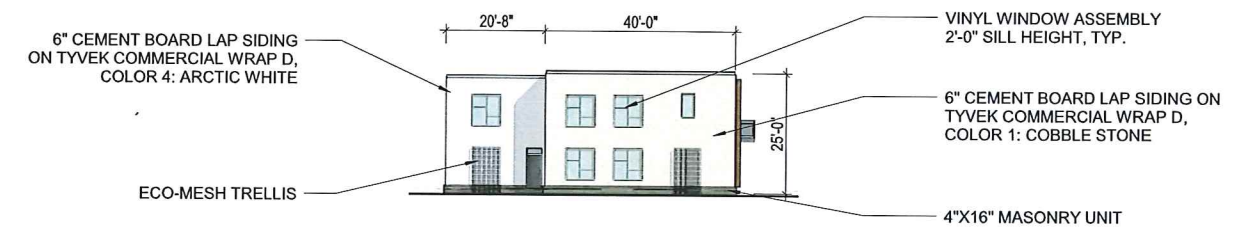
BUILDING B1 - SOUTH ELEVATION



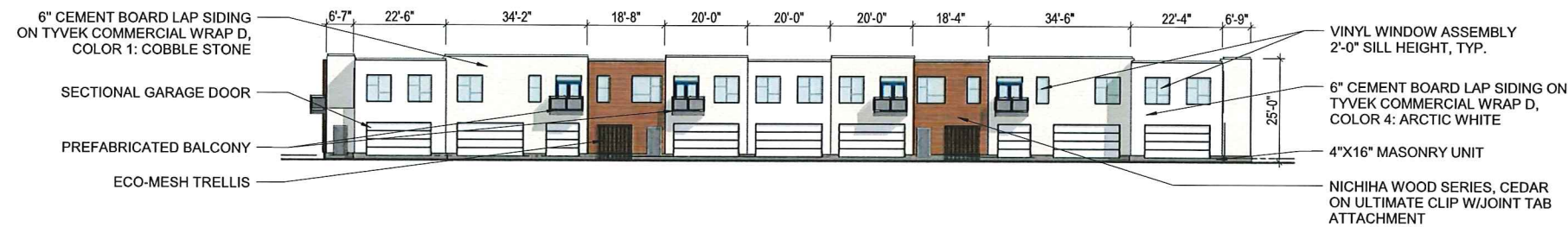
BUILDING B1 - EAST ELEVATION



BUILDING B2/B3 - COURTYARD ELEVATION



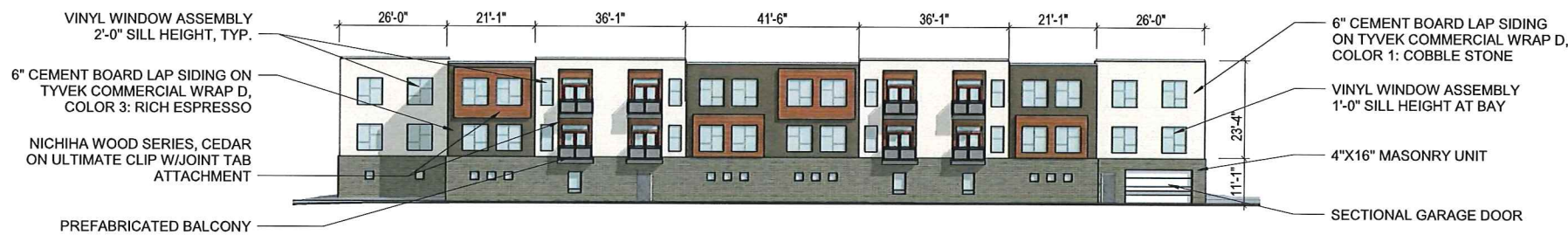
BUILDING B2/B3 - WEST ELEVATION



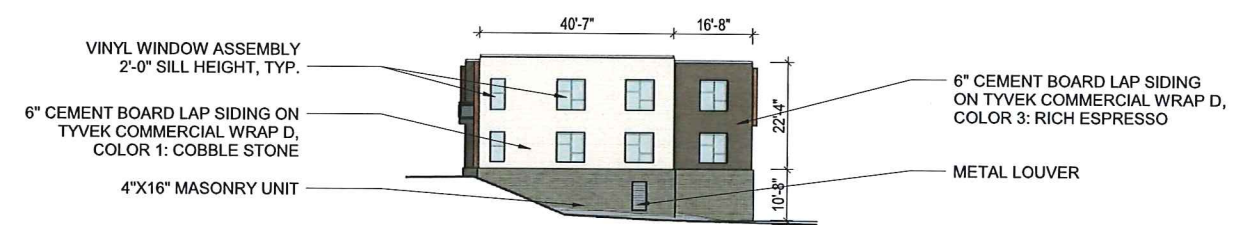
BUILDING B2/B3 - ALLEY ELEVATION



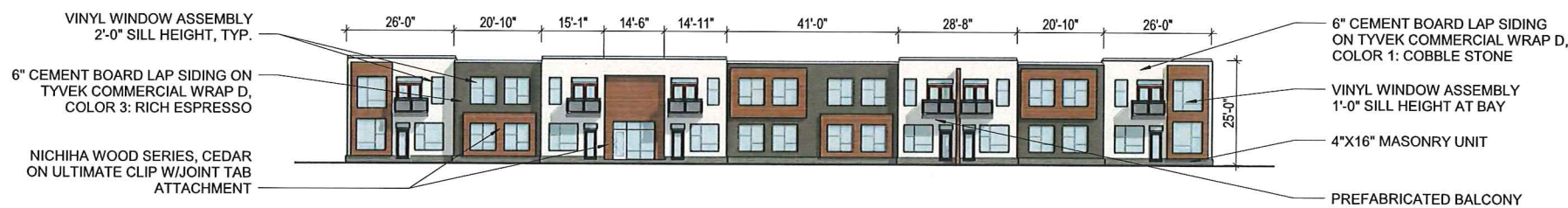
BUILDING B2/B3 - EAST ELEVATION



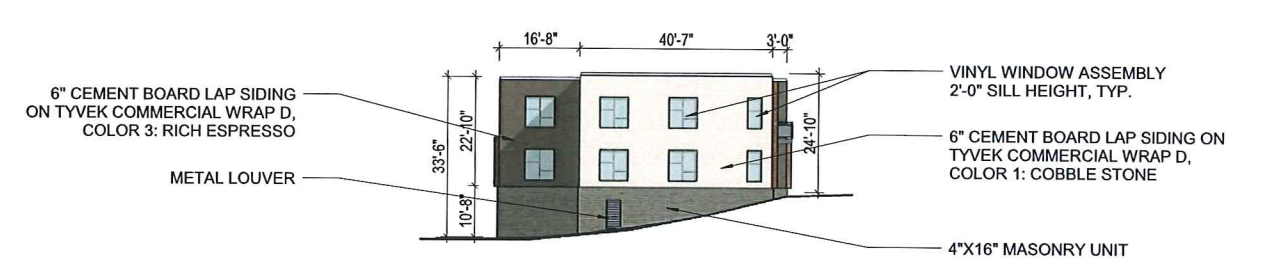
BUILDING C - NORTH ELEVATION



BUILDING C - EAST ELEVATION



BUILDING C - SOUTH ELEVATION



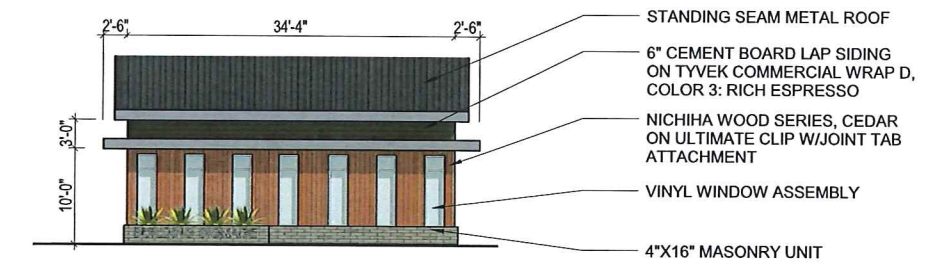
BUILDING C - WEST ELEVATION



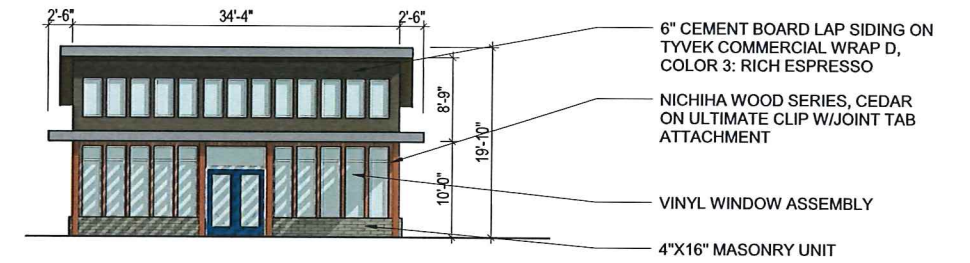
COURTYARD VIEW



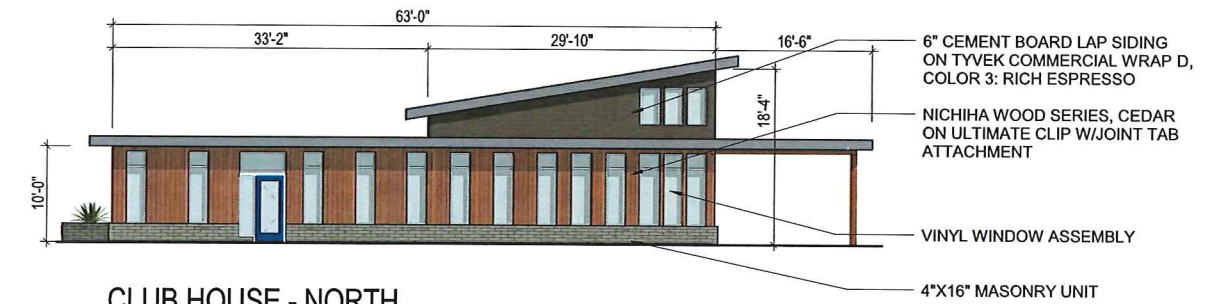
ALLEY VIEW



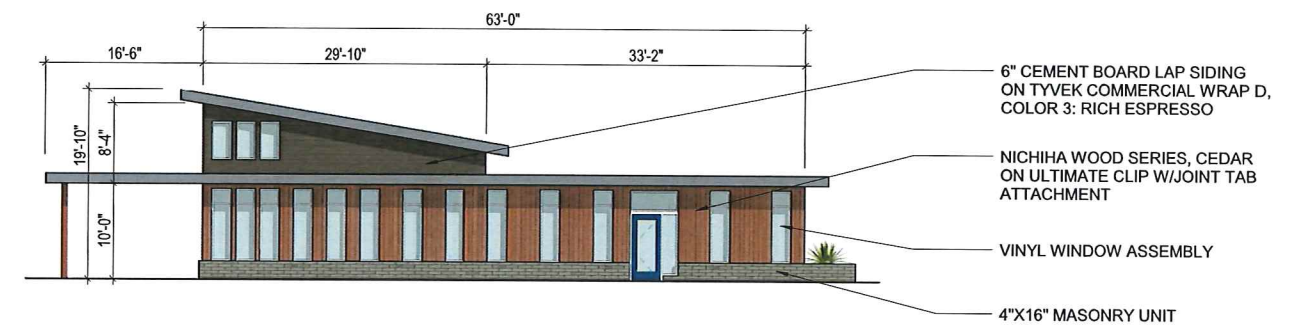
CLUB HOUSE - EAST



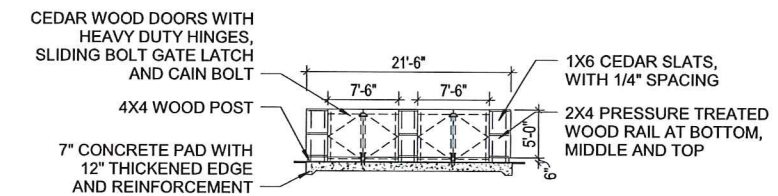
CLUB HOUSE - WEST



CLUB HOUSE - NORTH



CLUB HOUSE - SOUTH



DUMPSTER ENCLOSURE

