

APPLICATION FOR  
URBAN DESIGN COMMISSION  
REVIEW AND APPROVAL

AGENDA ITEM # \_\_\_\_\_

Project # \_\_\_\_\_

0355+

DATE SUBMITTED: <u>April 26, 2006</u>	<b>Action Requested</b>
UDC MEETING DATE: <u>May 3, 2006</u>	<input type="checkbox"/> Informational Presentation
	<input type="checkbox"/> Initial Approval and/or Recommendation
	<input checked="" type="checkbox"/> Final Approval and/or Recommendation

PROJECT ADDRESS: 1723 Waldorf Blvd.

ALDERMANIC DISTRICT: Ronn Ferrell #1

OWNER/DEVELOPER (Partners and/or Principals)

ARCHITECT/DESIGNER/OR AGENT:

Terry Temple, Temple Construction

Knothe & Bruce Architects, LLC

429 Gammon Place, Suite 200

7601 University Avenue, Suite 201

Madison, WI 53719

Middleton, Wisconsin 53562

CONTACT PERSON: J. Randy Bruce/Knothe & Bruce Architects, LLC

Address: 7601 University Avenue, Suite 201

Middleton, Wisconsin 53562

Phone: 608-836-3690

Fax: 608-836-6934

E-mail address: rbruce@knothebruce.com

TYPE OF PROJECT:

(See Section A For:)

- Planned Unit Development (PUD)
  - General Development Plan (GDP)
  - Specific Implementation Plan (SIP)
- Planned Community Development (PCD)
  - General Development Plan (GDP)
  - Specific Implementation Plan (SIP)
- Planned Residential Development (PRD)
- New Construction or Exterior Remodeling in an Urban Design District\* (Fee may be required)
- School, Public Building or Space (Fee may be required)
- New Construction or Addition to or Remodeling of a Retail, Hotel, or Motel Building Exceeding 50,000 Sq.Ft.
- Planned Commercial Site

(See Section B for:)

- New Construction or Exterior Remodeling in C4 District (Fee required)

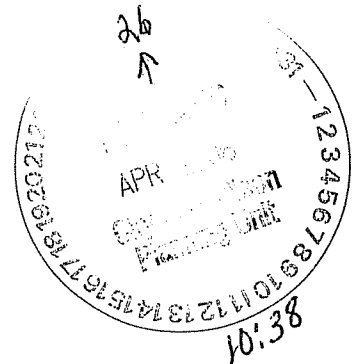
(See Section C for:)

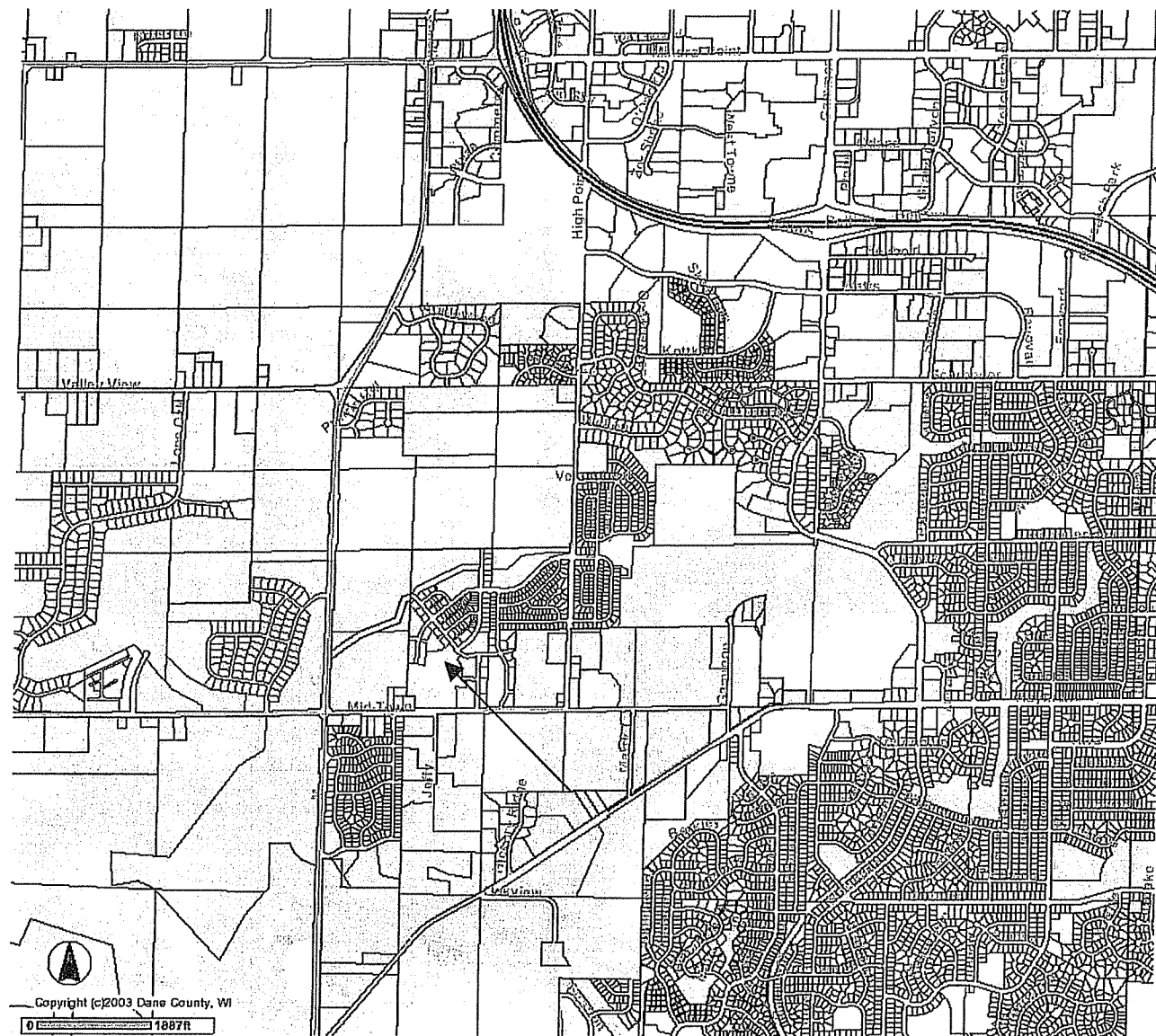
- R.P.S.M. Parking Variance (Fee required)

(See Section D for:)

- Comprehensive Design Review\* (Fee required)
- Street Graphics Variance\* (Fee Required)
- Other \_\_\_\_\_

\*Public Hearing Required (Submission Deadline 3 Weeks in Advance of Meeting Date)





# Site Locator Map

1723 Waldorf Blvd.  
Lot 95 Mid Town Commons

Consultant

- Notes
1. MAXIMUM SLOPE AT ALL HANDICAP ACCESSIBLE WALKS 1:20. MAXIMUM SLOPE AT HANDICAP RAMPS 1:12. RAMPS OVERCOMING MORE THAN 6" CHANGE IN ELEVATION TO HAVE HANDRAILS ON BOTH SIDES.
  2. ALL DRIVEWAYS, CURB ADJACENT TO DRIVEWAYS, AND SIDEWALK CONSTRUCTION WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE COMPLETED IN ACCORDANCE WITH CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION BY A CONTRACTOR CURRENTLY LICENSED BY THE CITY.
  3. ALL NEW DRIVES TO BE CONSTRUCTED WITH CLASS III APPROACHES IN ACCORDANCE WITH MADISON GENERAL ORDINANCE SECTION 10.08(4).
  4. SEE SITE GRADINGS AND UTILITY PLANS FOR ADDITIONAL INFORMATION.
  5. COMM 62.0500(II)-REQUIRED FIRE LANES SHALL BE PROVIDED PRIOR TO THE PLACEMENT OF COMBUSTIBLE MATERIALS AT THE BUILDING SITE, OR THE CONSTRUCTION OF ANY PORTION OF A BUILDING ABOVE THE FOOTINGS AND FOUNDATION.
  6. ALL WORK IN THE RIGHT OF WAY SHALL BE PERFORMED BY A CITY LICENSED CONTRACTOR.

**SHEET INDEX**

C-1.1	SITE PLAN
C-1.2	LIGHTING PLAN
C-2.1	GRADING, EROSION CONTROL, & UTILITY PLAN
C-4.1	LANDSCAPE PLAN

1	FLOOR PLANS & ELEVATIONS - 4 UNIT
2	BASEMENT FLOOR PLAN - 32 UNIT
3	FIRST FLOOR PLAN - 32 UNIT
4	SECOND FLOOR PLAN - 32 UNIT
5	THIRD FLOOR PLAN - 32 UNIT
6	FOURTH FLOOR PLAN - 32 UNIT
7	ELEVATIONS - 32 UNIT
8	ELEVATIONS - 32 UNIT
9	BASEMENT FLOOR PLAN - 24 UNIT
10	TYPICAL FLOOR PLAN - 24 UNIT
11	ELEVATIONS - 24 UNIT
12	ELEVATIONS - 24 UNIT

**Parking Lot Plan Site Information Block**

Site Address: 1725 Waldorf Boulevard  
Site acreage (total): 65,545 S.F. OR 1.5 ACRES

Number of building stories (above grade): 3-4  
Building height: 35'-4"  
DOG type of construction: TYPE VB (NEW CONST)  
Total Square Footage of buildings: 45,480 S.F.

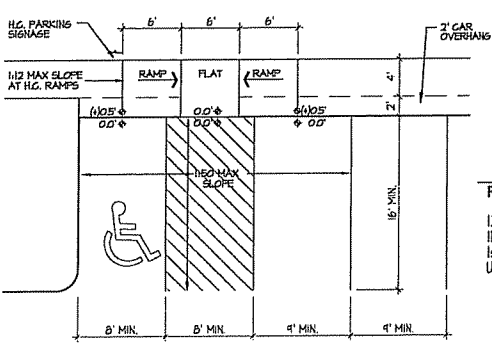
Use of property: RS  
Gross square feet of office: N/A  
Gross square feet of retail area: N/A  
Number of employees in warehouse: N/A  
Number of employees in production area: N/A  
Capacity of restaurant/place of assembly: N/A

Number of bicycle stalls shown: 60

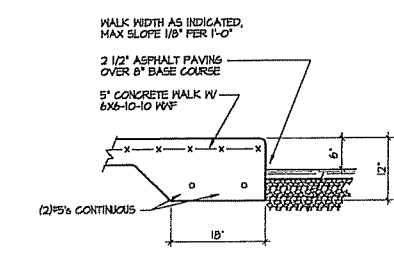
Number of parking stalls:

Small car	N/A
Large car	42
Accessible	5
Total	47

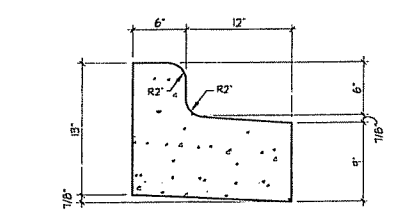
Number of trees shown: SEE LANDSCAPE PLAN L-1



**1 HANDICAP ACCESS RAMP**  
TYPICAL AT ALL ACCESSIBLE CROSSWALKS



**2 SIDEWALK CURB DETAIL**



**3 REJECT CURB**

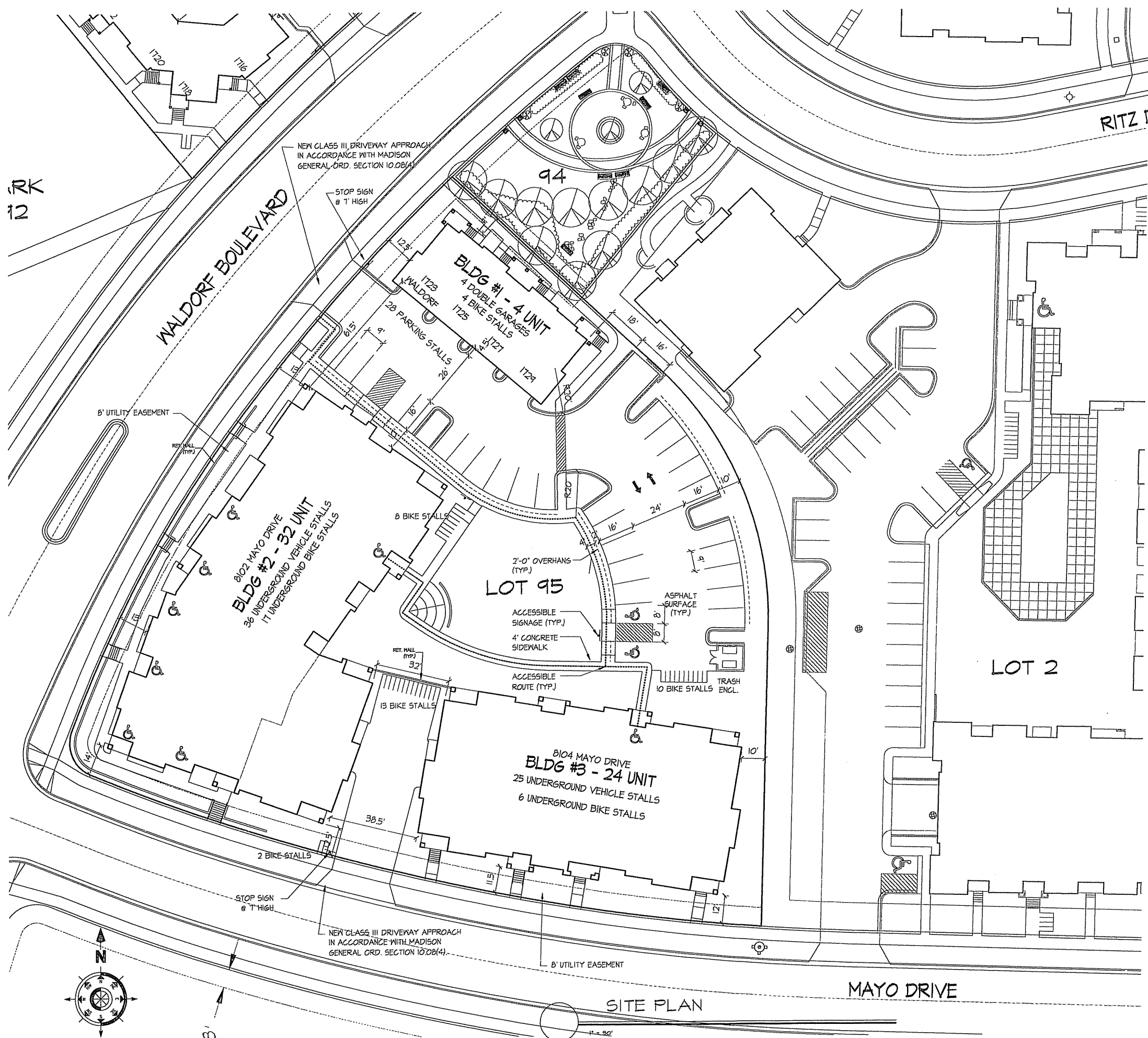
- Revisions
- 12 MEETING - APRIL 5, 2005
  - INFORMATIONAL UDC SUBMITTAL - APRIL 13, 2005
  - Issued to Planning - April 21, 2005
  - UDC FINAL SUBMITTAL - APRIL 26, 2006

Project Title  
**Lot 95, Second Addition to Mid Town Commons**  
1723 Waldorf Blvd.

Drawing Title  
**Site Plan**

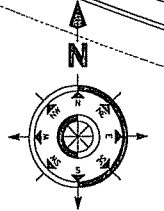
Project No. **0466** Drawing No. **C-1.1**

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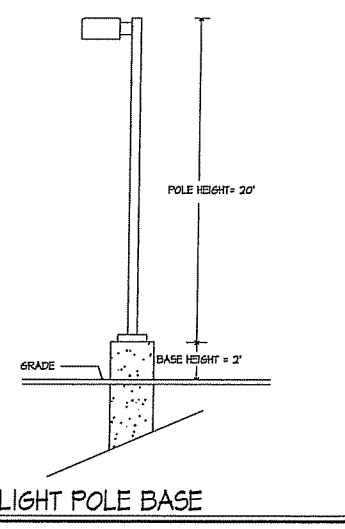
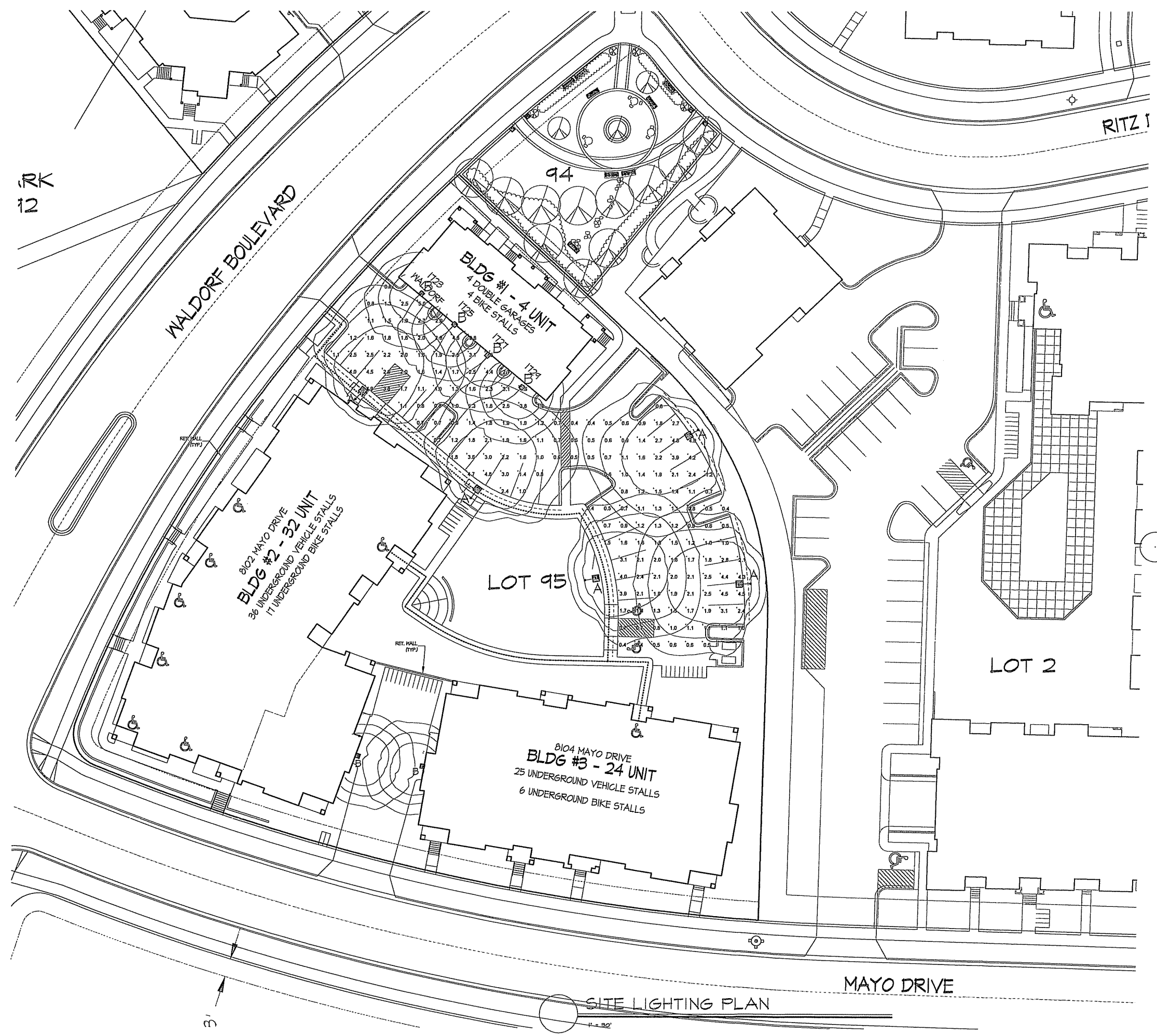
ARK  
12

RITZ I



Consultant

Notes

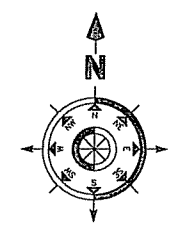


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LIGHTING STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking Lots	+	1.8 fc	5.0 fc	0.4 fc	12.5:1	4.0:1

LIGHTING SCHEDULE							
Symbol	Label	Qty	Manufacturer	Catalog Number	Description	Lamp	Fix
A		5	Road Lighting	MAC410SBL	12" AREA CUTOFF / W/BACK LT. SHIELD	100 WATT MH	MAC410SBL-6
B		6	Road Lighting	E8405-D	RECTANGULAR DEEP SHIELDED	60 WATT MH	E8405JES

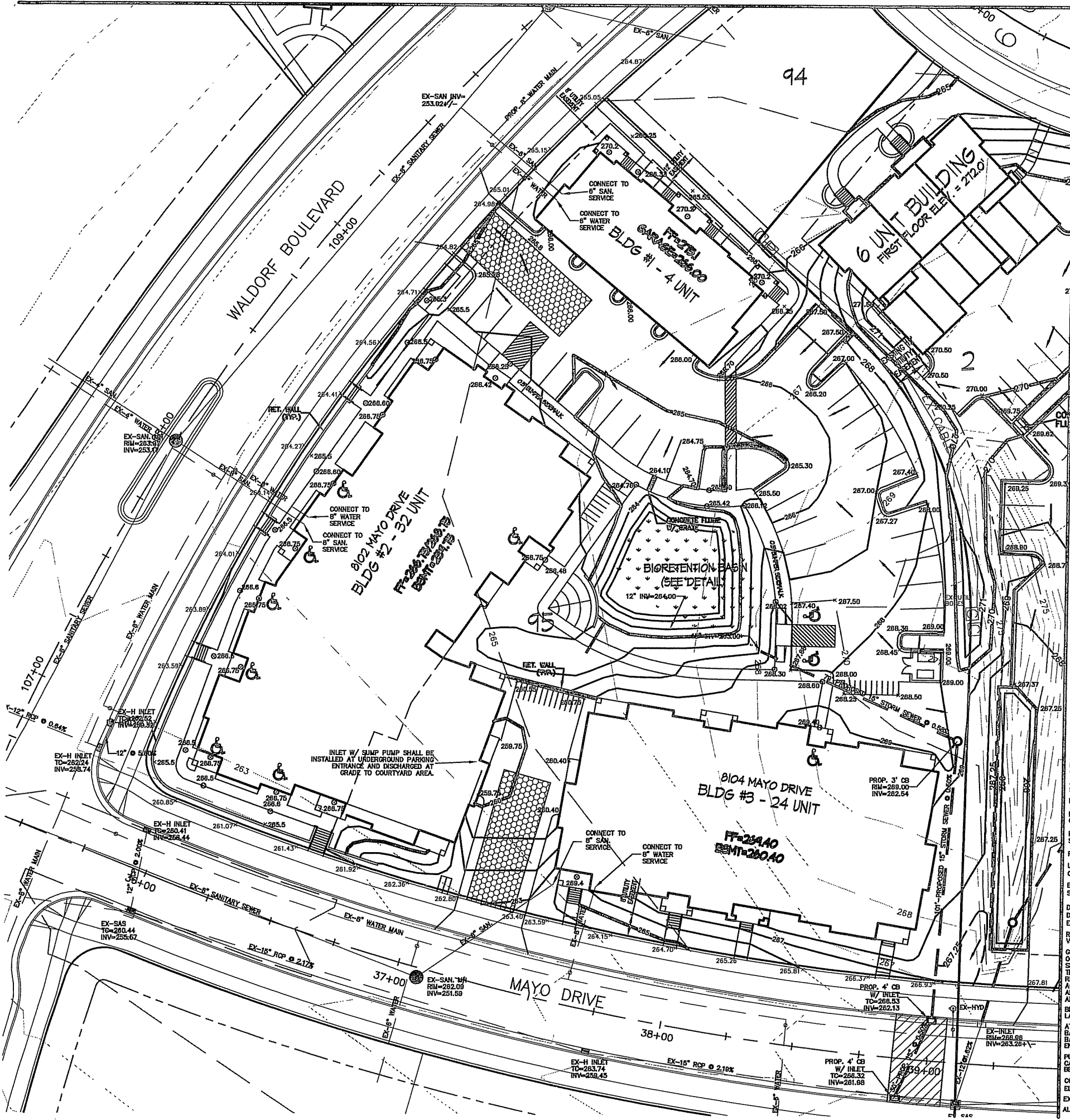
Project Title  
**Lot 95, Second Addition to Mid Town Commons**  
1723 Waldorf Blvd.



Drawing Title  
**Site Lighting Plan**

Project No. **0466** Drawing No. **G-1.2**

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- LEGEND:**
- = STORM SEWER
  - = STONE CONSTRUCTION ENTRANCE
  - = UTILITY PATCH
  - = BIORETENTION BASIN
  - $\times 1000.00$  = PROP. EDGE OF PAVEMENT GRADE
  - $\odot 1000.00$  = PROPOSED SIDEWALK GRADE
  - $\times 1000.00$  = EXISTING SPOT GRADE

**GENERAL NOTES:**

STONE CONSTRUCTION ENTRANCE SHALL BE INSTALLED PRIOR TO ANY GRADING OPERATIONS AND MAINTAINED UNTIL GRAVEL BASE COURSE IS INSTALLED.

SILT FENCE SHALL BE INSTALLED ALONG BACK OF SIDEWALK ON WALDORF BOULEVARD AND MAYO DRIVE PRIOR TO ANY GRADING OPERATIONS. SILT FENCE SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PHASE OF THIS PROJECT.

TRACKED MATERIAL TO ADJACENT STREETS SHALL BE COLLECTED AT THE END OF EACH WORK DAY OR AS REQUIRED BY THE CITY.

CONTRACTOR SHALL PERFORM EROSION CONTROL INSPECTIONS WEEKLY AND AFTER EVERY RAINFALL EVENT EXCEEDING 0.5" DURING CONSTRUCTION.

INLET SEDIMENTATION FILTERS SHALL BE INSTALLED AT ALL INLET LOCATIONS, AND ADJACENT DOWNSTREAM INLETS.

ALL WORK WITHIN CITY RIGHT OF WAY SHALL BE PERFORMED BY A CITY LICENSED CONTRACTOR.

CONTRACTOR SHALL OBTAIN A STREET EXCAVATION PERMIT PRIOR TO CONSTRUCTION.

CONTRACTOR SHALL OBTAIN ALL NECESSARY SEWER CONNECTION PERMITS AND SEWER PLUGGING PERMITS PRIOR TO CONSTRUCTION.

ALL SANITARY SEWER, WATER MAINS, AND STORM SEWER SHALL BE CONSTRUCTED PER THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.

ALL SUBSURFACE GARAGE CATCH BASINS SHALL BE DRAINED TO SANITARY SEWER AND INSTALLED PER DEPT. OF COMMERCE REQUIREMENTS.

PRIVATE STORM SEWER SHALL BE ADS N-12.

PRIVATE WATER MAIN AND SERVICES SHALL BE DUCTILE IRON (AWWA C-151 - CLASS 52).

PRIVATE SANITARY SEWER AND LATERALS SHALL BE PVC (ASTM D3034 - SDR 35).

PUBLIC SIDEWALK AT DRIVEWAY LOCATIONS SHALL BE 7" THICK.

UTILITY PATCHES FOR PROPOSED UTILITY SERVICES SHALL BE CONSTRUCTED PER CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.

BUILDING PLUMBER SHALL SPECIFY SIZE AND EXACT LOCATION OF PROPOSED SANITARY LATERALS AND WATER SERVICES.

DEVELOPER SHALL REPAIR/REPLACE ANY SIDEWALK, CURB, OR PAVEMENT DAMAGED DURING CONSTRUCTION OR AS DEEMED NECESSARY BY THE CITY ENGINEER.

ROOTSTOCK AND PLUGS SHALL BE USED TO ESTABLISH WATER TOLERANT VEGETATION IN BIORETENTION BASIN AS SPECIFIED IN PLANTING PLAN.

GRASS AREAS SHALL RECEIVE FERTILIZER, SEED, AND MULCH WITHIN SEVEN DAYS OF COMPLETION OF GRADING. SEED SHALL BE MIXTURE 40 IN ACCORDANCE WITH SECTION 630 OF D.O.T. SPECIFICATIONS AND SHALL BE APPLIED AT A RATE OF THREE POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL MEET THE REQUIREMENTS THAT FOLLOW: NITROGEN, NOT LESS THAN 16%; PHOSPHORIC ACID, NOT LESS THAN 6%; POTASH, NOT LESS THAN 6%. FERTILIZER SHALL BE APPLIED AT THE RATE OF SEVEN POUNDS PER 1,000 SQUARE FEET. MULCHING APPLICATION SHALL CONSIST OF STRAW AT A RATE OF 1.5 TONS PER ACRE.

BIORETENTION BASINS SHALL BE CONSTRUCTED DURING FINAL LANDSCAPING TO PREVENT THEM FROM CLOGGING WITH SEDIMENT.

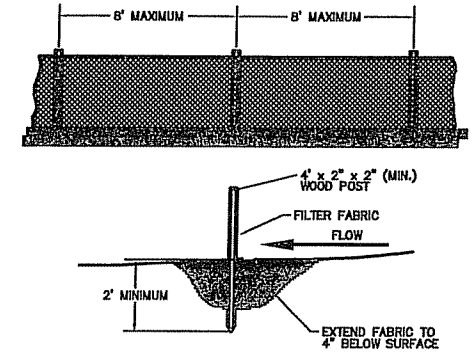
AT LEAST 3" OF ENGINEERED SOIL SHALL BE PLACED IN THE BIORETENTION BASIN. BEDROCK MAY BE ENCOUNTERED NEAR THE SOUTHERN END OF THE BASIN. BEDROCK SHALL BE REMOVED AS NEEDED TO ALLOW INSTALLATION OF ENGINEERED SOIL.

PUBLIC SIDEWALK AND EXISTING UTILITY GRADES INDICATED ON PLANS WERE CALCULATED FROM CITY OF MADISON CONSTRUCTION PLANS AND HAVE NOT BEEN FIELD VERIFIED.

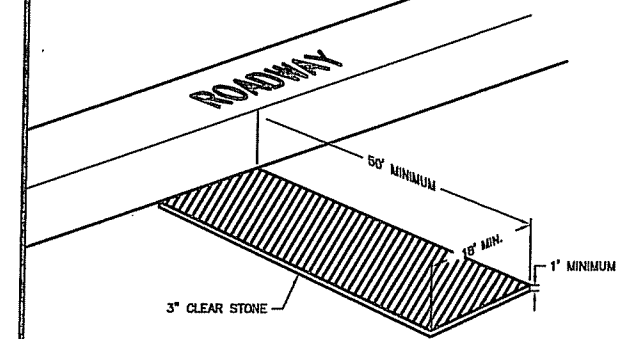
CONTRACTOR SHALL FIELD VERIFY THE SIZE, TYPE, LOCATION, AND ELEVATION OF ALL EXISTING UTILITIES.

EXISTING CONTOURS INDICATED ON THE PLAN HAVE NOT BEEN FIELD VERIFIED.

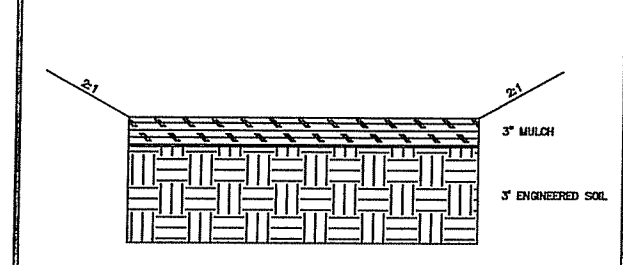
ALL CURB AND GUTTER SHALL BE REJECTING (SEE DETAIL).



**SILT FENCE CONSTRUCTION**

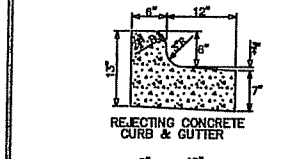


**STONE CONSTRUCTION ENTRANCE**



**BIORETENTION BASIN SOIL STRUCTURE CROSS SECTION**

NOTES: ENGINEERED SOIL SHALL CONSIST OF 40% SILICA SAND, 20% TOPSOIL, AND 40% COMPOST. SOILS BENEATH THE ABOVE SOIL STRUCTURE SHALL BE UNDERCUT AS NEEDED TO REACH A PERMEABLE LAYER.



**CURB AND GUTTER**

**GENERAL NOTES:**

LATERAL CONTRACTION JOINTS SHALL BE PLACED AT INTERVALS OF NOT MORE THAN 12' OR LESS THAN 6' IN LENGTH. THE JOINTS SHALL BE A MINIMUM OF 3" IN DEPTH.

EXPANSION JOINTS SHALL BE PLACED TRANVERSELY AT BAYED POINTS OF CONSTRUCTION. THE JOINTS SHALL BE PLACED AT BAYED POINTS OF CONSTRUCTION AS DETERMINED BY THE ENGINEER. THE EXPANSION JOINT SHALL BE A ONE (1) PIECE SPALLING MATERIAL HAVING THE SAME DIMENSIONS AS CURB & GUTTER AT THAT STATION AND BE 1/2" THICK.

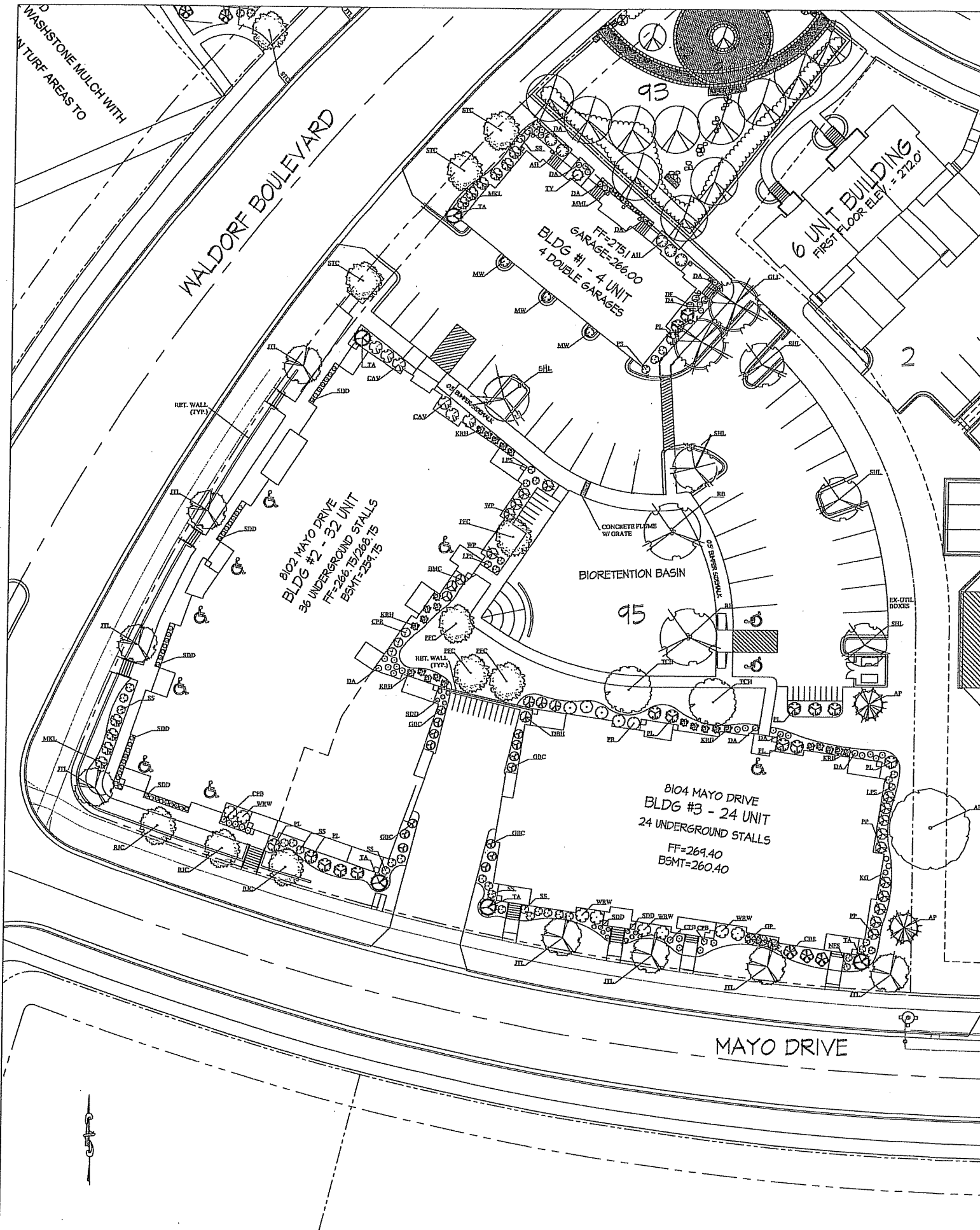
IN ALL CASES, CONCRETE CURB & GUTTER SHALL BE PLACED ON THOROUGHLY COMPACTED CRUSHED STONE.

**CALL DIGGERS HOTLINE**  
 1-800-242-6911  
 TOLL FREE

WS. STATUTE 180.0175 (1974)  
 REQUIRES 80% OF 3 WORK DAYS  
 NOTICE BEFORE YOU EXCAVATE.

SCALE: 1" = 20' (24"x36")  
 SCALE: 1" = 40' (11"x17")





**EVERGREENS**

SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	ROOT TYPE	QUANTITY
TY	Treasure Yew	<i>Taxus x media 'Juniperi'</i>	18"	B & B	1
TA	Tachy Arborvitae	<i>Thuja occidentalis 'Techny'</i>	5'	B & B	5
BHS	Black Hills Spruce	<i>Picea mariana 'Dorsata'</i>	5'	B & B	0
AP	Austrian Pine	<i>Pinus nigra</i>	5'	B & B	2

**SHADE TREES**

SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	ROOT TYPE	QUANTITY
ABM	Autumn Blaze Maple	<i>Acer x freemanii 'Autumn Blaze'</i>	2"	B & B	5
GLL	Greenspire Littleleaf Linden	<i>Tilia cordata 'Greenspire'</i>	2"	B & B	2
APA	Autumn Purple White Ash	<i>Fraxinus americana 'Autumn Purple'</i>	2"	B & B	0
RB	River Birch	<i>Betula nigra</i>	2"	B & B	2
SHL	Thornless Skyline Honeylocust	<i>Gleditsia triacanthos inermis 'Skyline'</i>	2"	B & B	4

**ORNAMENTAL TREES**

SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	ROOT TYPE	QUANTITY
STC	Sugar Tyme Crabapple	<i>Malus 'Sugar Tyme'</i>	2"	B & B	3
RJC	Red Jewel Crabapple	<i>Malus 'Red Jewel'</i>	2"	B & B	3
PEC	Prairie Fire Crabapple	<i>Malus 'Prairie Fire'</i>	2"	B & B	4
JTL	Japanese Tree Lilac	<i>Syringa reticulata</i>	2"	B & B	8
TCH	Thornless Cockspur Hawthorn	<i>Crataegus crusgali var. inermis</i>	2"	B & B	2

**SHRUBS**

SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	ROOT TYPE	QUANTITY
SS	Shirobana Spirea	<i>Spirea japonica 'Shirobana'</i>	18"	container	22
CAV	Compact American Cranberry Bush	<i>Viburnum trilobum 'Bailly Compact'</i>	3"	B & B	6
GP	Goldfinger Potentilla	<i>Potentilla fruticosa 'Goldfinger'</i>	18"	container	3
DHB	Dwarf Bush Honey suckle	<i>Dicentra fuchsiana</i>	18"	container	4
GBC	Glossy Black Chokeberry	<i>Aronia melanocarpa var. efela</i>	3"	B & B	14
ML	Miss Kim Lilac	<i>Syringa patula 'Miss Kim'</i>	18"	container	10
PL	Palibin Lilac	<i>Syringa meyeri 'Palibin'</i>	18"	container	16
LPS	Little Princess Spirea	<i>Spirea japonica 'Little Princess'</i>	15"	container	9
WIP	McKay's White Potentilla	<i>Potentilla fruticosa 'McKay's White'</i>	18"	container	5
PP	Pink Beauty Potentilla	<i>Potentilla fruticosa 'Pink Beauty'</i>	18"	container	10
BMC	Blue Mist Caryopteris	<i>Caryopteris x clandonensis 'Blue Mist'</i>	15"	container	3
CPR	Compact PJM Rhododendron	<i>Rhododendron 'PJM Compact'</i>	3 gal.	container	3
PR	PJM Rhododendron	<i>Rhododendron 'PJM'</i>	3 gal.	container	5
WRW	Wine and Roses Weigela	<i>Weigela florida 'Alexandra'</i>	18"	container	8
MW	Minuet Weigela	<i>Weigela florida 'Minuet'</i>	15"	container	3
CFB	Crimson Pymy Barbary	<i>Sorbaria dumortieri 'Crimson Pymy'</i>	18"	container	11
CFB	Crimson Pymy Barbary	<i>Sorbaria dumortieri 'Crimson Pymy'</i>	18"	container	11
FS	Froebel Spirea	<i>Spirea x bumalda 'Froebelii'</i>	18"	container	7
DF	Dwarf Forsythia	<i>Forsythia viridissima 'Bronxensis'</i>	15"	container	3
CBR	Carefree Beauty Rose	<i>Rosa 'Beubi'</i>	3 gal.	container	3
NFS	Neon Flash Spirea	<i>Spirea japonica 'Neon Flash'</i>	15"	container	5
AH	Annabella Hydrangea	<i>Hydrangea arborescens 'Annabella'</i>	3 gal.	container	5

**PERENNIALS**

SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	ROOT TYPE	QUANTITY
SDD	Stella d'Oro Daylily	<i>Hemerocallis 'Stella De Oro'</i>	1 gal.	container	48
MC	Moonbeam Coreopsis	<i>Coreopsis verticillata 'Moonbeam'</i>	1 gal.	container	7
KRH	Krossa Regal Hosta	<i>Hosta 'Krossa Regal'</i>	1 gal.	container	25
DA	Deutschland Ailbe	<i>Achillea japonica 'Deutschland'</i>	1 gal.	container	33
GA	Gayfeather	<i>Liatris spicata 'Kobold'</i>	1 gal.	container	7
HDF	Hamel Dwarf Fountain Grass	<i>Pennisetum alopecuroides 'Hamel'</i>	1 gal.	container	7
MMI	Mrs. Moon Lungwort	<i>Pulmonaria saccharata 'Mrs. Moon'</i>	1 gal.	container	7

**BIORETENTION BASIN PLANTS (planted in drifts, with 1' o.c. plant spacing)**

SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	ROOT TYPE	QUANTITY
	Nodding Pink Onion	<i>Allium conopsea</i>	3"	container	154
	Red Milkweed	<i>Asclepias incarnata</i>	3"	container	62
	New England Aster	<i>Aster novae-angliae</i>	3"	container	112
	White False Indigo	<i>Baptisia lactea</i>	3"	container	24
	False Aster	<i>Boltonia asteroides</i>	3"	container	80
	Blue Flag Iris	<i>Iris versicolor</i>	3"	container	67
	Prairie Blazingstar	<i>Liatris pycnostachya</i>	3"	container	80
	Wild Quinine	<i>Parthenocissus vitacea</i>	3"	container	80
	Smooth Penstemon	<i>Penstemon digitalis</i>	3"	container	62
	Sweet Black Eyed Susan	<i>Rudbeckia subtomentosa</i>	3"	container	43
	Ohio Goldenrod	<i>Solidago ohioensis</i>	3"	container	112
	Ironweed	<i>Vernonia fasciculata</i>	3"	container	80
	Wild Senna	<i>Cassia hebecarpa</i>	3"	container	112
	Joe Eysenck	<i>Eupatorium maculatum</i>	3"	container	51
	Ox Eye Sunflower	<i>Helopsis helianthoides</i>	3"	container	130
	Wild Iris	<i>Iris chrysot</i>	3"	container	80
	Dense Blazingstar	<i>Liatris spicata</i>	3"	container	112
	Cardinal Flower	<i>Lobelia cardinalis</i>	3"	container	112
	Great Blue Lobelia	<i>Lobelia siphilitica</i>	3"	container	100
	Monkshood	<i>Monarda tinctoria</i>	3"	container	80
	Bergamot	<i>Monarda fistulosa</i>	3"	container	30
	Yellow Coneflower	<i>Rudbeckia hirta</i>	3"	container	85
	Brown Eyed Susan	<i>Rudbeckia triloba</i>	3"	container	48
	Cupplant	<i>Siphium perfoliatum</i>	3"	container	65
	Prairie Dock	<i>Siphium perfoliatum</i>	3"	container	70
	Culver's Root	<i>Veronicastrum virginicum</i>	3"	container	37
	Golden Alexander	<i>Zizia aurea</i>	3"	container	80
	Big Bluestem	<i>Andropogon scoparius</i>	3"	container	397
	Canada Wild Rye	<i>Elymus canadensis</i>	3"	container	398
	Virginia Wild Rye	<i>Elymus virginicus</i>	3"	container	385
	Beltedknop Grass	<i>Hystrix patula</i>	3"	container	388
	Fox Sedge	<i>Carex vulpinoidea</i>	3"	container	386

**LANDSCAPE WORKSHEET**  
 Parking Lots, Storage Areas and Loading Areas  
 (Section 28.04 Madison General Ordinance)

Project Location/Address: Waldorf Blvd & Mayo Dr.  
 Name of Project: Midtown Commons Lot 95  
 Owner/Client: Temple Construction  
 Address: 428 Commerce Pl., Ste 200, Madison, WI 53719

FOR PARKING LOTS WITH GREATER THAN 20 STALLS, LANDSCAPE PLANS MUST BE STAMPED BY A REGISTERED LANDSCAPE ARCHITECT

I. Number of Trees Required  
 The number of trees required for a parking lot is based on the number of parking stalls. Using the Schedule for Required Trees on the reverse side of this worksheet, determine the number of trees required. (Example: One tree is required for 10 parking stalls.)

Number of Parking Stalls: 28

Total Square Footage of the Storage Area: 0  
 Divided by Three Hundred (300) Square Feet: 0

Number of Canopy Shade Trees Required (2' - 2 1/2' Caliper): 2

II. Number of Landscape Points Required  
 The number of points required is also based on the number of parking stalls. Using the Point Schedule for Landscape Elements on the reverse side of this worksheet, determine the number of points required. (Example: 40.5 points are required for 10 stalls). A point fraction of 1/10 or less may be disregarded, while a fraction in excess of 1/10 must be counted as one point. Thus, 40.5 points would be rounded down to 40 points required.)

The number of points required for loading areas is (75) points for each loading berth. (See Schedule on reverse side.)

Number of Points Required (See Schedule on reverse side): 136

Tabulation of Points and Credits  
 Indicate below the quantity and points for all pertinent landscape elements. Also, credit information for boundary screening and any existing elements to be retained.

ELEMENT	FOOT VALUE	QUANTITY	POINTS ACCRUED	POINTS	CREDITS	POINTS
Canopy Tree 2' - 2 1/2"	25	6	210			
Deciduous Shrub	2	6	12			
Evergreen Shrub	3	0	0			
Decorative Wall or Fence (per 10 L.F.)	5	0	0			
Earth Berm (per 10 L.F.)	5	0	0			
Avg. Height 15'	3	0	0			
Evergreen Tree 2" height	15	2	30			
Canopy Tree or Small Tree 1 1/2" - 2" Caliper (1 e.a. Chub. (hardwood))	15	0	0			
<b>TOTAL</b>						<b>252</b>

\*Trees required in Part I above, are not to be included in the point count.

Total No. of Points Provided: 252  
 (Equal to or greater than points required)

Approved by: \_\_\_\_\_ Date: \_\_\_\_\_

**OLSON WILLS LANDSCAPING**

4387 Schwartz Rd.  
 Middleton, WI 53562  
 PH: (608) 827-9401  
 FAX: (608) 827-9402  
 WEB: www.olsonwills.com

**Temple Construction**  
 Lot 95 Midtown Commons  
 Madison, WI

Date: April 27, 2005  
 Scale: 1" = 20' - 0"  
 Designer: mta/tbl/pb

Seal:  
 To protect against legal liability, the plans presented herein are "schematic," and should not be outsourced as "bidable" or "construction documents" unless approved by the Landscape Designer. This is not an original document unless stamped in red, as ORIGINAL.

Revisions:  
 February 20, 2006

C-4.1

Reference Name:  
 Midtown Commons Lot 95

Consultant

Notes

- 1. ONE BIKE STALL PROVIDED IN EACH GARAGE.

Revisions  
 UDC Final Submittal - April 26, 2006

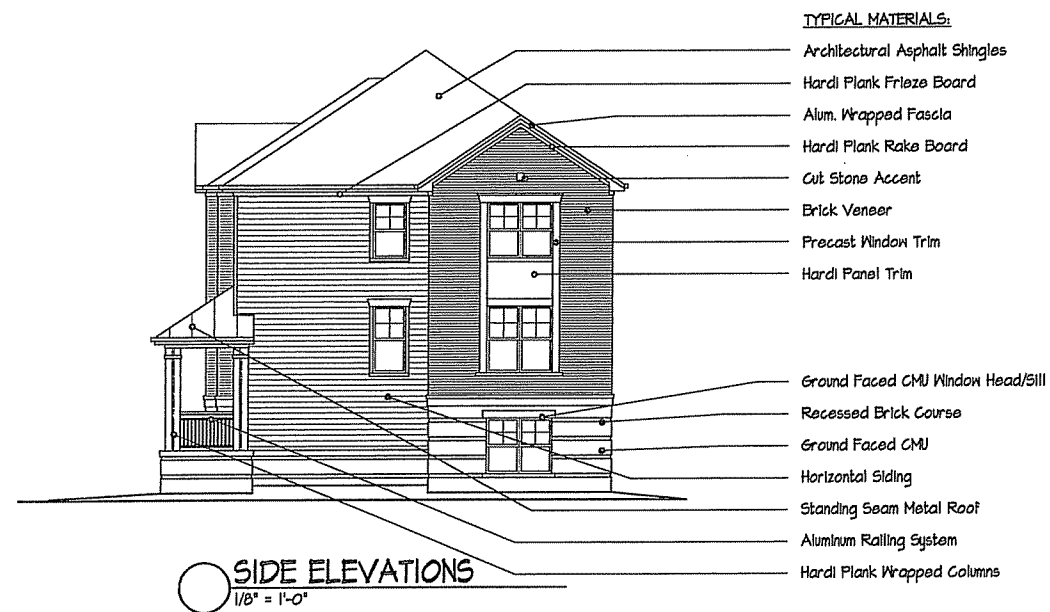
Project Title  
**Lot 95, Second Addition to Mid Town Commons**  
 1723 Waldorf Blvd.

Drawing Title  
**Floor Plans & Elevation**  
 Bldg #1 - 4 Unit Building  
 Project No. **0466** Drawing No. **1**

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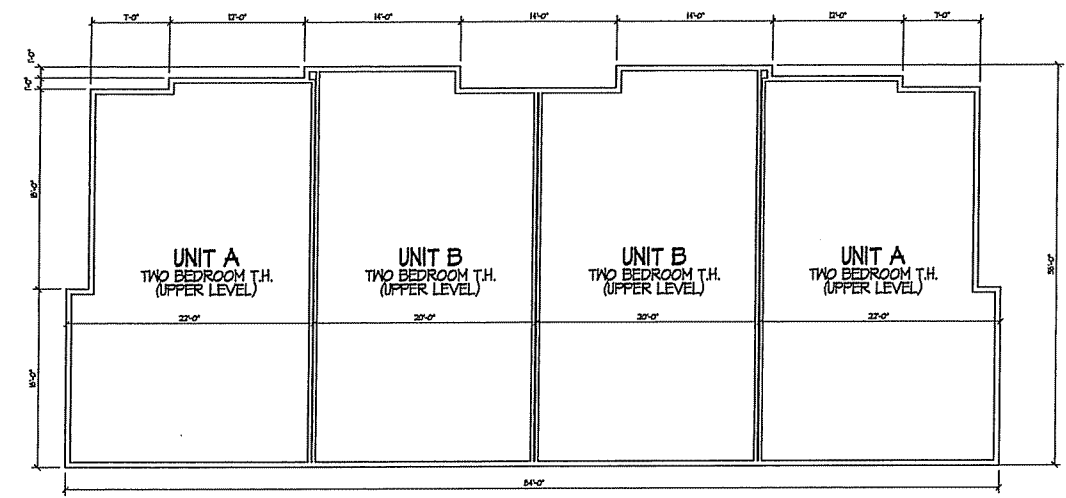
**FRONT ELEVATION**  
 1/8" = 1'-0"



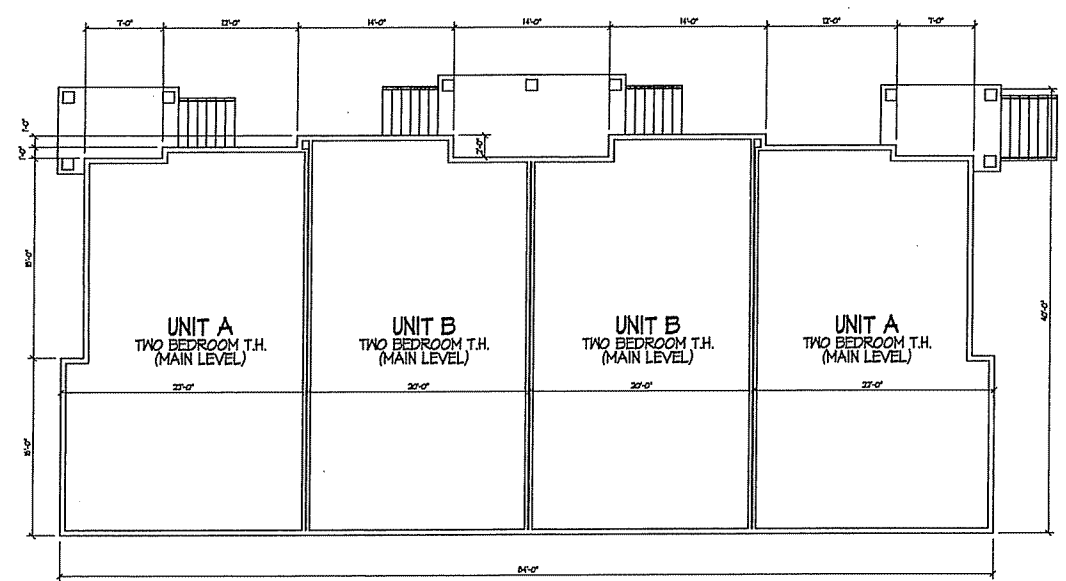
**SIDE ELEVATIONS**  
 1/8" = 1'-0"



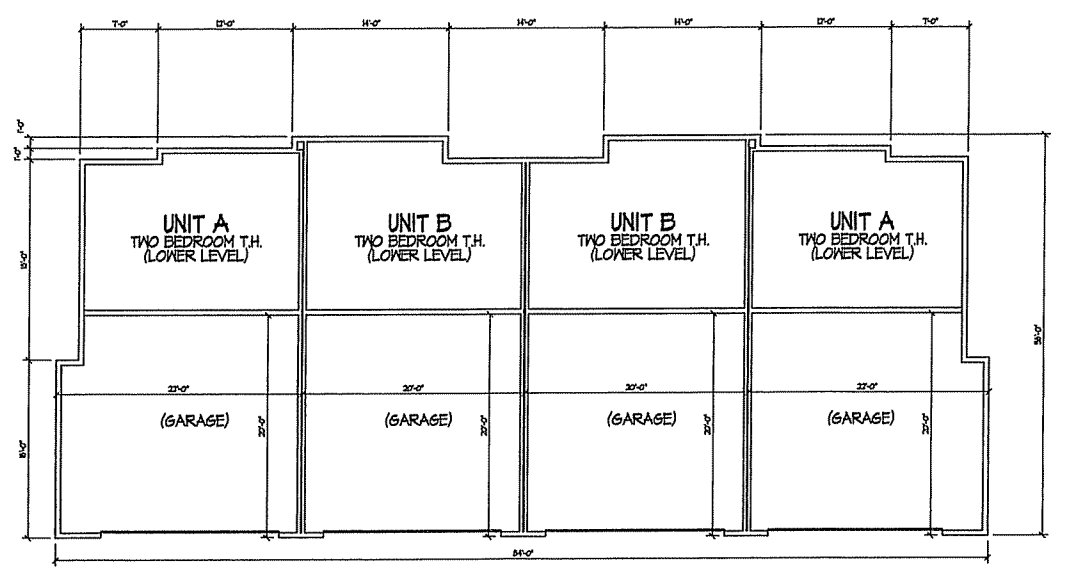
**REAR ELEVATION**  
 1/8" = 1'-0"



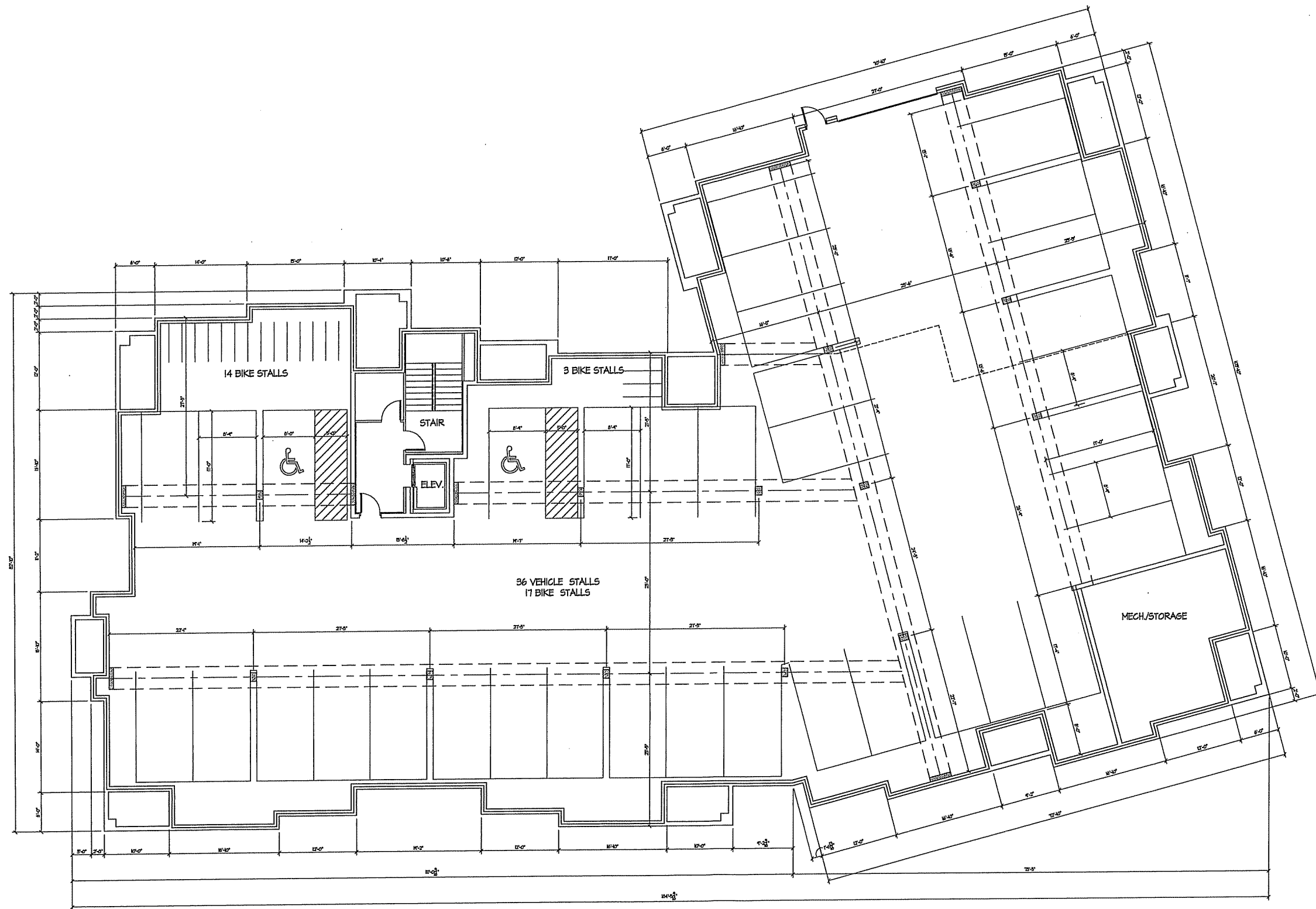
**SECOND FLOOR PLAN**  
 1/8" = 1'-0" 2nd FLOOR AREA: 2,888 S.F.



**FIRST FLOOR PLAN**  
 1/8" = 1'-0" 1st FLOOR AREA: 2,888 S.F.



**LOWER FLOOR PLAN**  
 1/8" = 1'-0" BSMT. FLOOR AREA: 2,888 S.F.



**BASEMENT FLOOR PLAN**  
1/8" = 1'-0"

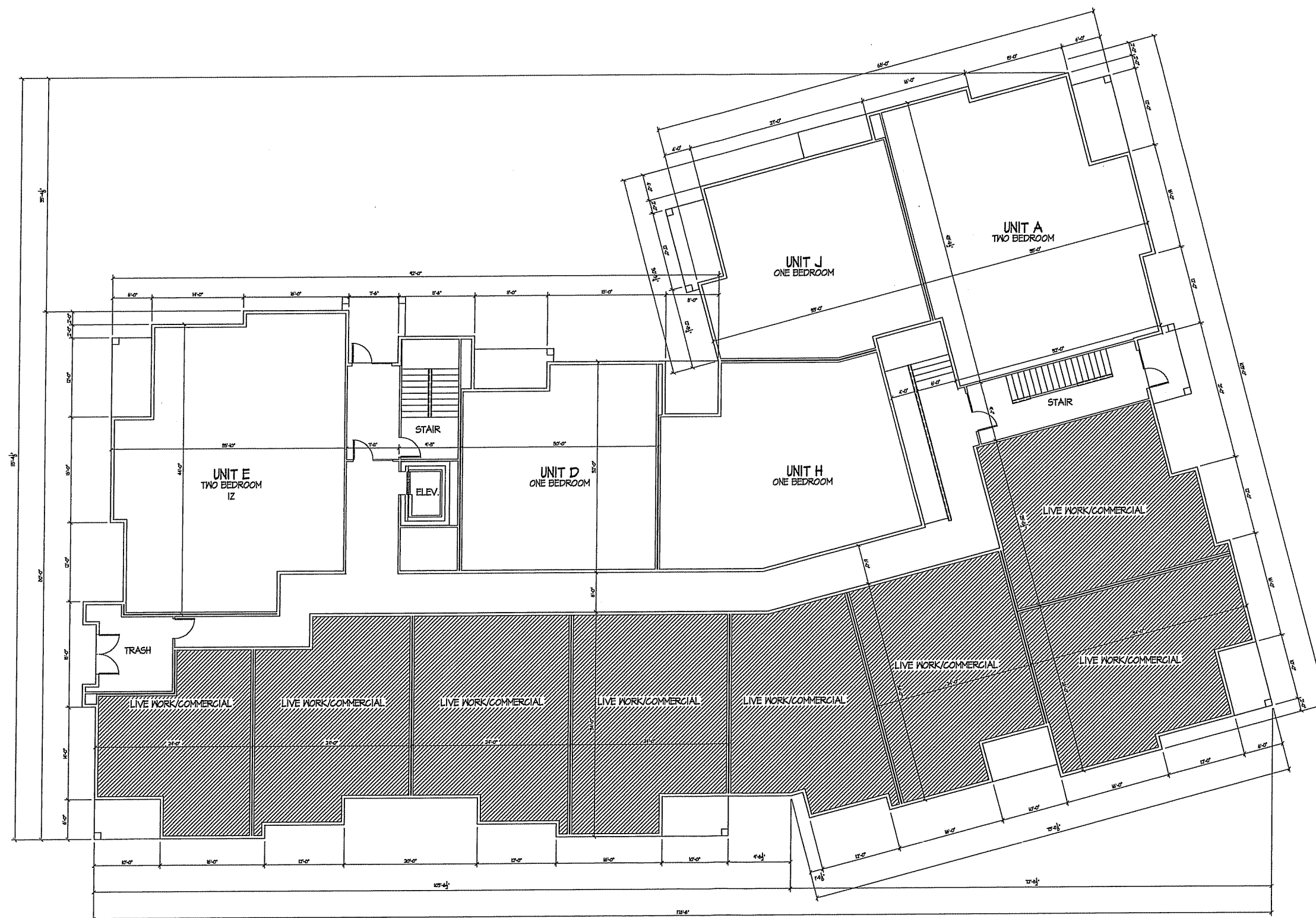
Revisions  
UDG Final Submittal - April 26, 2006

Project Title  
**Lot 95, Second  
Addition to Mid Town  
Commons**  
1723 Waldorf Blvd.

Drawing Title  
**Basement Floor Plan**  
Building #2 - 32 Unit

Project No. Drawing No.  
**0466 2**





Revisions  
UDC Final Submittal - April 26, 2006

Project Title  
**Lot 95, Second  
Addition to Mid Town  
Commons**  
1723 Waldorf Blvd.

**FIRST FLOOR PLAN**  
1/8" = 1'-0"  
1st FLOOR AREA: 13,386 S.F.  
COMMERCIAL/LIVE WORK: 5,700 S.F.

Drawing Title  
**First Floor Plan**  
Building #2 - 32 Unit Building  
Project No. Drawing No.  
**0466 3**

Consultant

Notes



Revisions

UDG Final Submittal - April 26, 2006

Project Title  
**Lot 45, Second Addition to Mid Town Commons**  
1723 Waldorf Blvd.

Drawing Title  
**Second Floor Plan**  
Building #2 - 32 Unit Building

Project No. **0466** Drawing No. **4**

**SECOND FLOOR PLAN**  
1/8" = 1'-0" 2nd FLOOR AREA: 13,386 S.F.

Consultant

Notes



Revisions  
 UDC Final Submittal - April 26, 2006

Project Title  
**Lot 95, Second  
 Addition to Mid Town  
 Commons**  
 1723 Waldorf Blvd.

**THIRD FLOOR PLAN**  
 1/8" = 1'-0" 3rd FLOOR AREA: 13,386 S.F.

Drawing Title  
**Third Floor Plan**  
 Building #2 - 32 Unit Building  
 Project No. Drawing No.  
**0466 5**

Consultant

Notes



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UDC Final Submittal - April 26, 2006

Project Title

Lot 95, Second  
Addition to Mid Town  
Commons  
1723 Waldorf Blvd.

Drawing Title

Fourth Floor Plan  
Building #2 - 32 Unit Building

Project No.

0466

Drawing No.

6

**FOURTH FLOOR PLAN**  
1/8" = 1'-0" 4th FLOOR AREA: 13,386 S.F.

Consultant

Notes



○ WEST ELEVATION - ALONG WALDORF  
 1/8" = 1'-0"



○ SOUTH ELEVATION - ALONG MAYO  
 1/8" = 1'-0"

Revisions  
 UDC Final Submittal - April 26, 2006

Project Title  
**Lot 95, Second  
 Addition to Mid Town  
 Commons**  
 1723 Waldorf Blvd.

Drawing Title  
**Elevations**  
 Building #2 - 32 Unit

Project No. **0466** Drawing No. **7**





**NORTH ELEVATION**  
 1/8" = 1'-0"

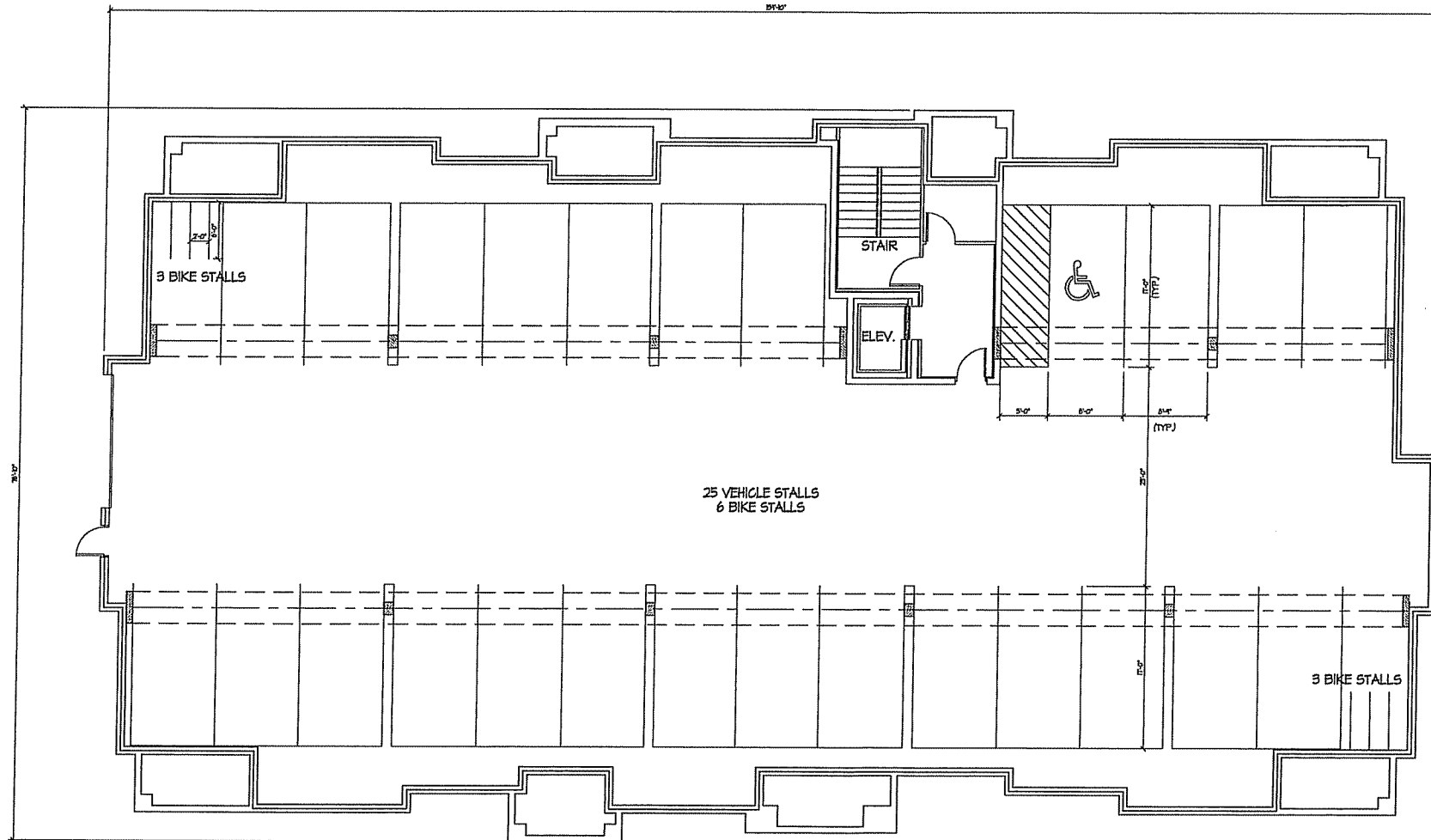


**NORTH ELEVATION**  
 1/8" = 1'-0"



**EAST ELEVATION**  
 1/8" = 1'-0"



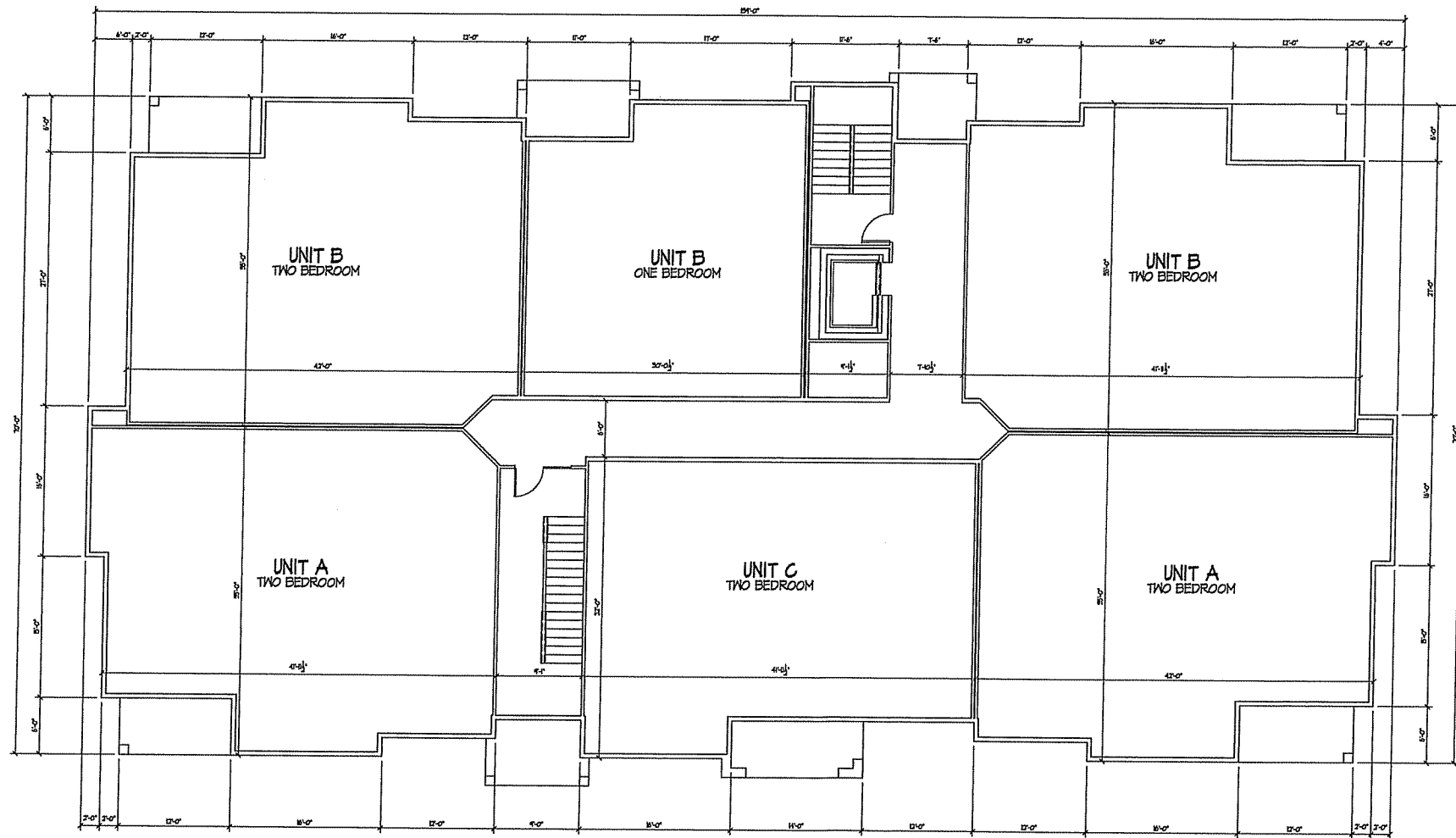


**BASEMENT FLOOR PLAN**  
1/8" = 1'-0"

Revisions  
UDG Final Submittal - April 26, 2006

Project Title  
**Lot 95, Second  
Addition to Mid Town  
Commons**  
1723 Waldorf Blvd.

Drawing Title  
**Basement Floor Plan**  
Building #3 -24 Unit  
Project No. Drawing No.  
**0466 9**



**TYPICAL FLOOR PLAN**  
1/8" = 1'-0" EACH FLOOR AREA: 8,160 S.F.

Revisions  
UDC Final Submittal - April 26, 2006

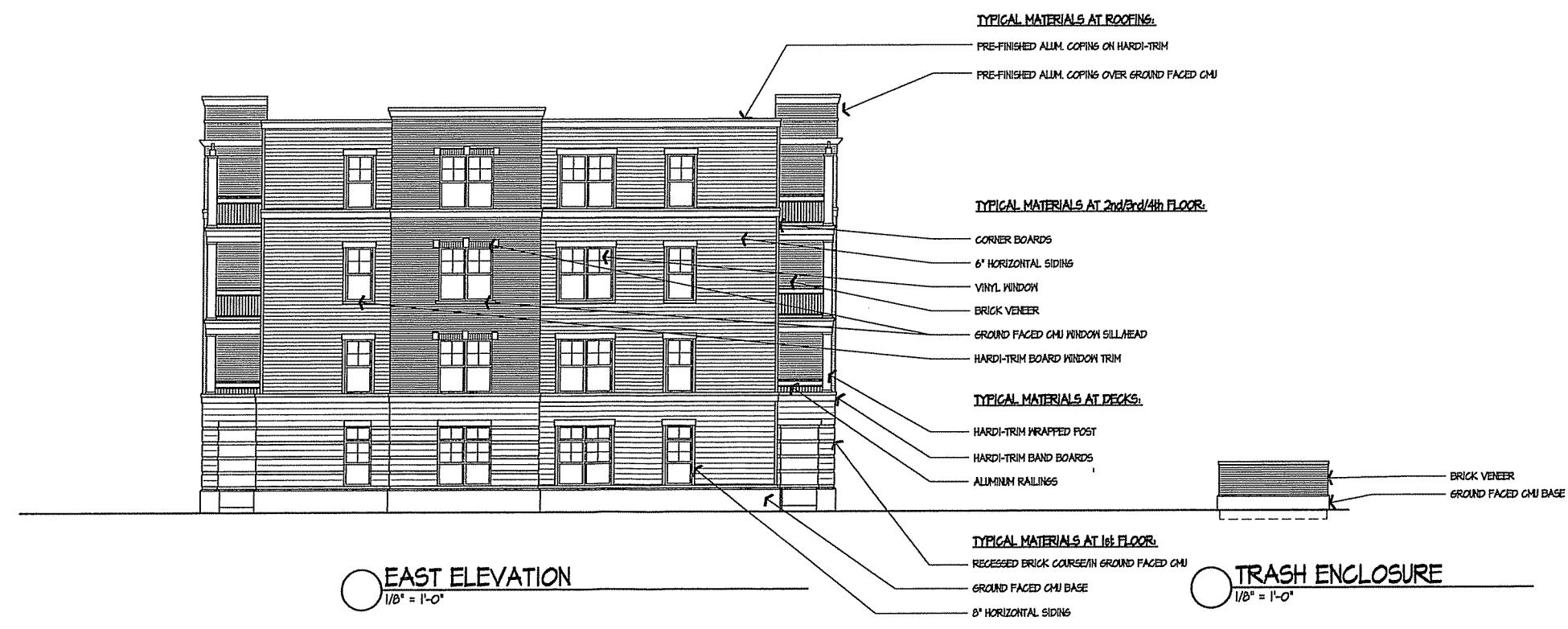
Project Title  
**Lot 95, Second  
Addition to Mid Town  
Commons**  
1723 Waldorf Blvd.

Drawing Title  
**Typical Floor Plan  
Building #3 - 24 Unit**

Project No. Drawing No.  
**0466 10**

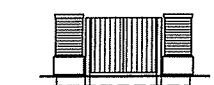


**SOUTH ELEVATION - ALONG MAYO**  
 1/8" = 1'-0"



**EAST ELEVATION**  
 1/8" = 1'-0"

**TRASH ENCLOSURE**  
 1/8" = 1'-0"



**FRONT ELEVATION**  
 1/8" = 1'-0"

Revisions  
 UDC Final Submittal - April 26, 2006

Project Title  
**Lot 95, Second Addition to Mid Town Commons**  
 1723 Waldorf Blvd.

Drawing Title  
**Elevations & Trash Encl.**  
 Building #3 - 24 Unit

Project No. **0466** Drawing No. **11**

Consultant

Notes



**NORTH ELEVATION**  
1/8" = 1'-0"



**WEST ELEVATION**  
1/8" = 1'-0"

Revisions  
UDC Final Submittal - April 26, 2006

Project Title  
**Lot 95, Second  
Addition to Mid Town  
Commons**  
1723 Waldorf Blvd.

Drawing Title  
**Elevations**  
Building #3 -24 Unit

Project No. Drawing No.  
**0466 12**