

APPLICATION FOR
URBAN DESIGN COMMISSION
REVIEW AND APPROVAL

AGENDA ITEM # _____

Project # _____

03433

DATE SUBMITTED: <u>4.12.06</u>	Action Requested
UDC MEETING DATE: <u>4.19.06</u>	<input checked="" type="checkbox"/> Informational Presentation
	<input type="checkbox"/> Initial Approval and/or Recommendation
	<input type="checkbox"/> Final Approval and/or Recommendation

PROJECT ADDRESS: 2200 W. BROADWAY

ALDERMANIC DISTRICT: 14 (TIMOTHY BRUER)

OWNER/DEVELOPER (Partners and/or Principals) ARCHITECT/DESIGNER/OR AGENT:

HOMER & SUSAN SIMPSON RUEDEBUSCH DEVELOPMENT

CONTACT PERSON: DAVE NELSEN - RUEDEBUSCH

Address: 4605 DOVETAIL DRIVE

MADISON, WI 53704

Phone: (608) 249.2012

Fax: (608) 249.2032

E-mail address: dave@ruedebusch.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 * (A public hearing is required as well as a fee) \$300.00
- 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)

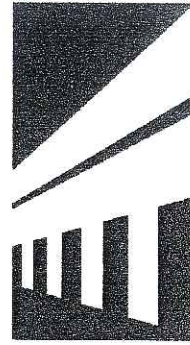
(See Section D for:)

- Comprehensive Design Review* (Fee required)
- Street Graphics Variance* (Fee required)
- Other _____



No. 1

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



Simpson Property Project Description
2200 W. Broadway
April 12, 2006

Description of Project:

Zoned = C2

Use: Business

Urban Design District

Aldermanic District 14 (Timothy Bruer)

Building Ht. = 10' Clear

Total Site = .929 acres (40,492 s.f.)

Impervious Area

Future Building = 5,000 s.f.

(50' x 100') 4:12 Roof Slope

Existing Building = 2,250 s.f.

Total = 7,250 s.f.

Sidewalk/bike stall pad (future) = 1,131 s.f.

Sidewalk/bike stall pad (existing) = 1,533 s.f.

Asphalt = 19,668 s.f.

Total Impervious Area = 29,582 s.f. = (73%)

Total Green Area = 10,910 s.f. (27%)

Parking Stalls = 40 to be shared between existing tavern and new business (offset by operational hours)

Bike Stalls = 5

This project will consist of constructing a new 5,000 s.f. building on the Simpson property. The existing 2,250 s.f. building will remain while the new building will become business lease space.

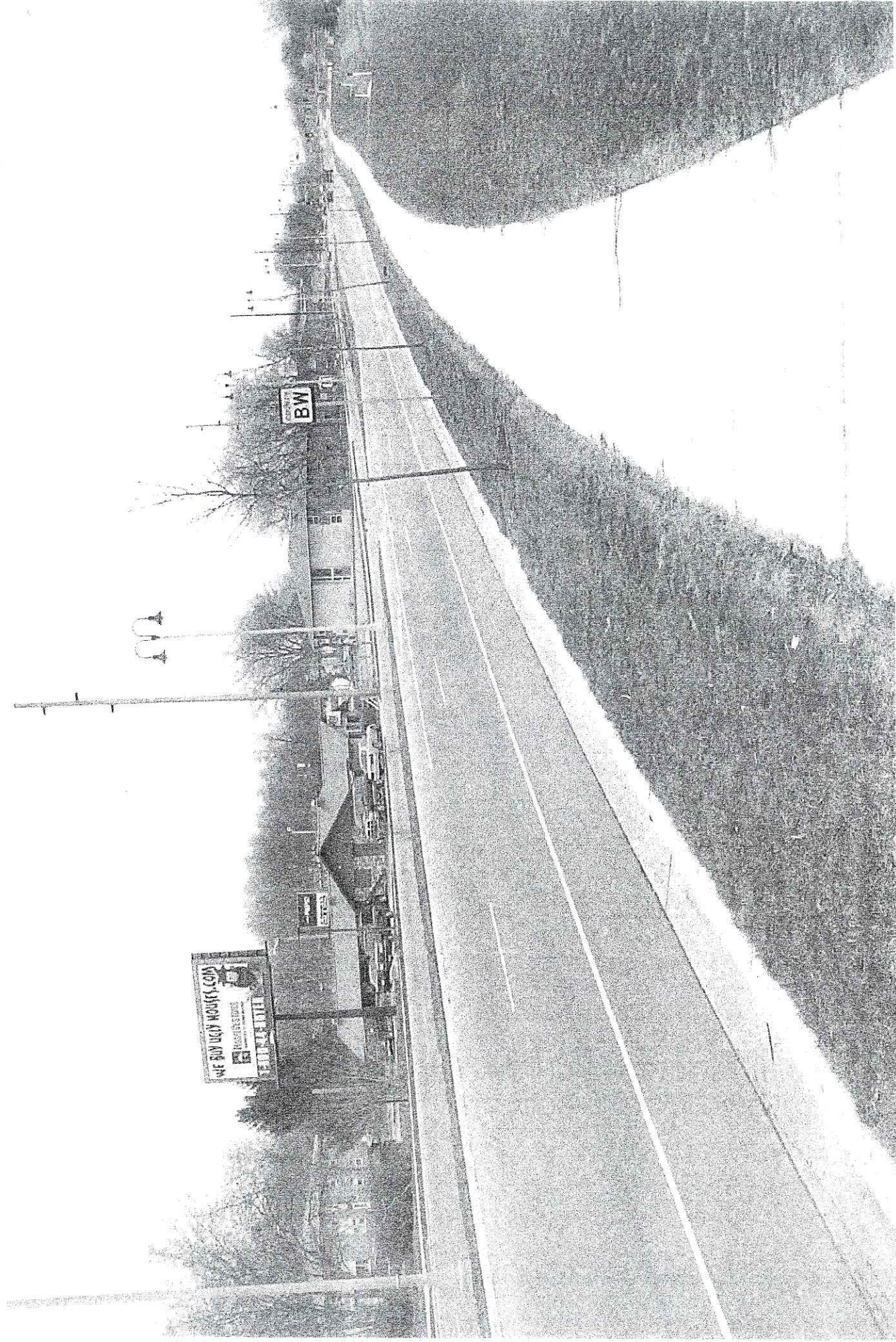


PHOTO 1

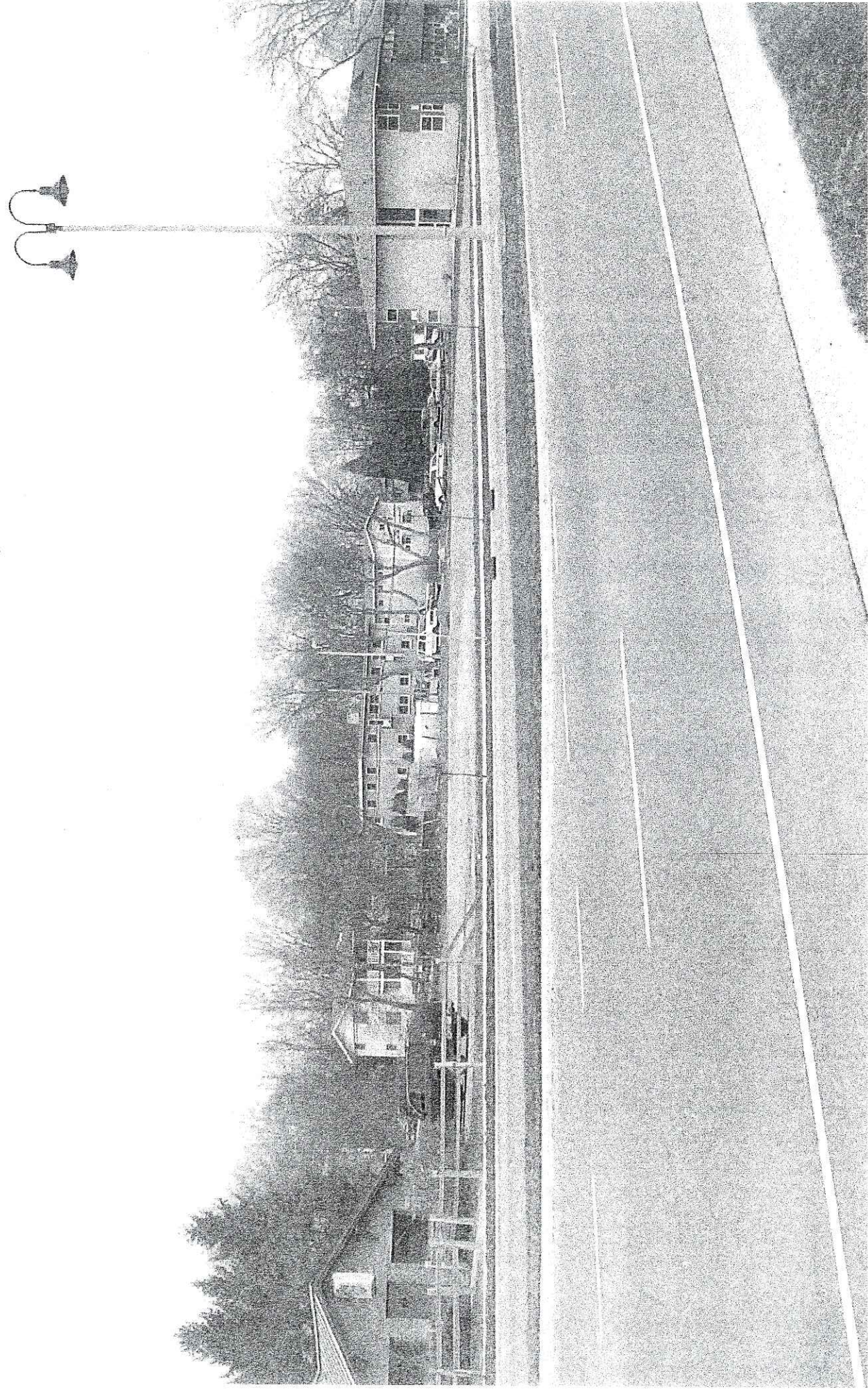


PHOTO 2



PHOTO 3

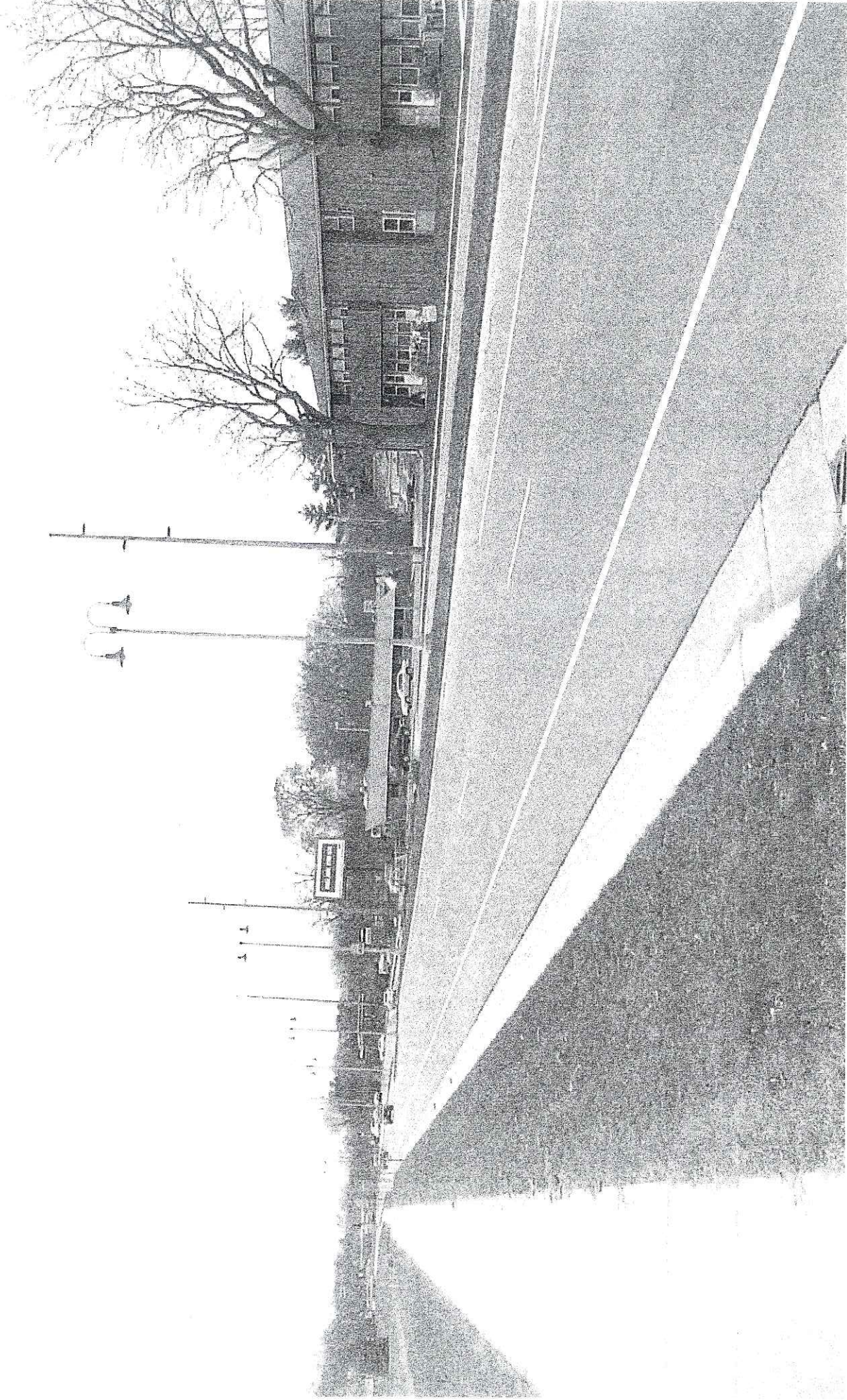


PHOTO 4



PHOTO 5



PHOTO 6



PHOTO 7

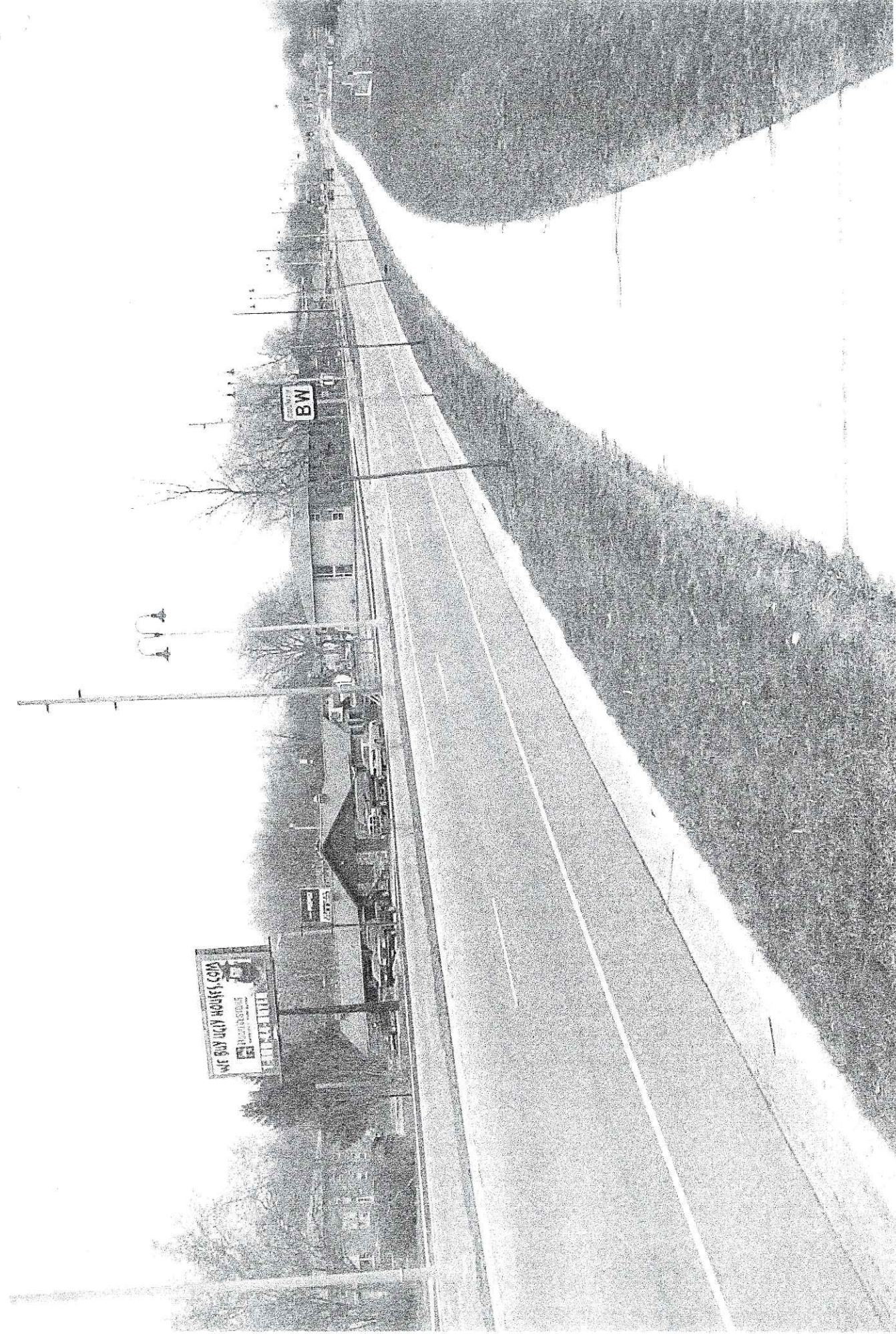


PHOTO 1

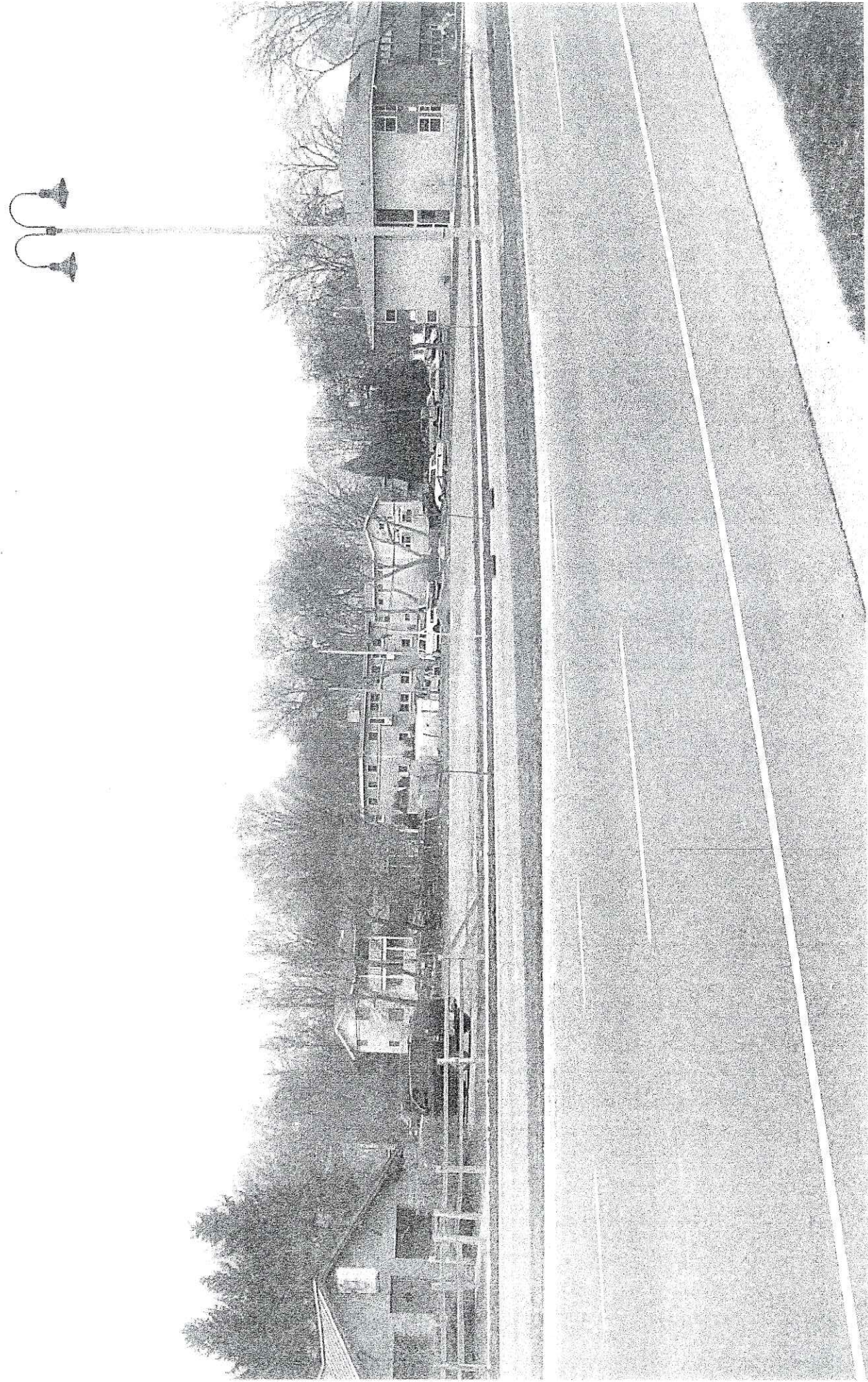


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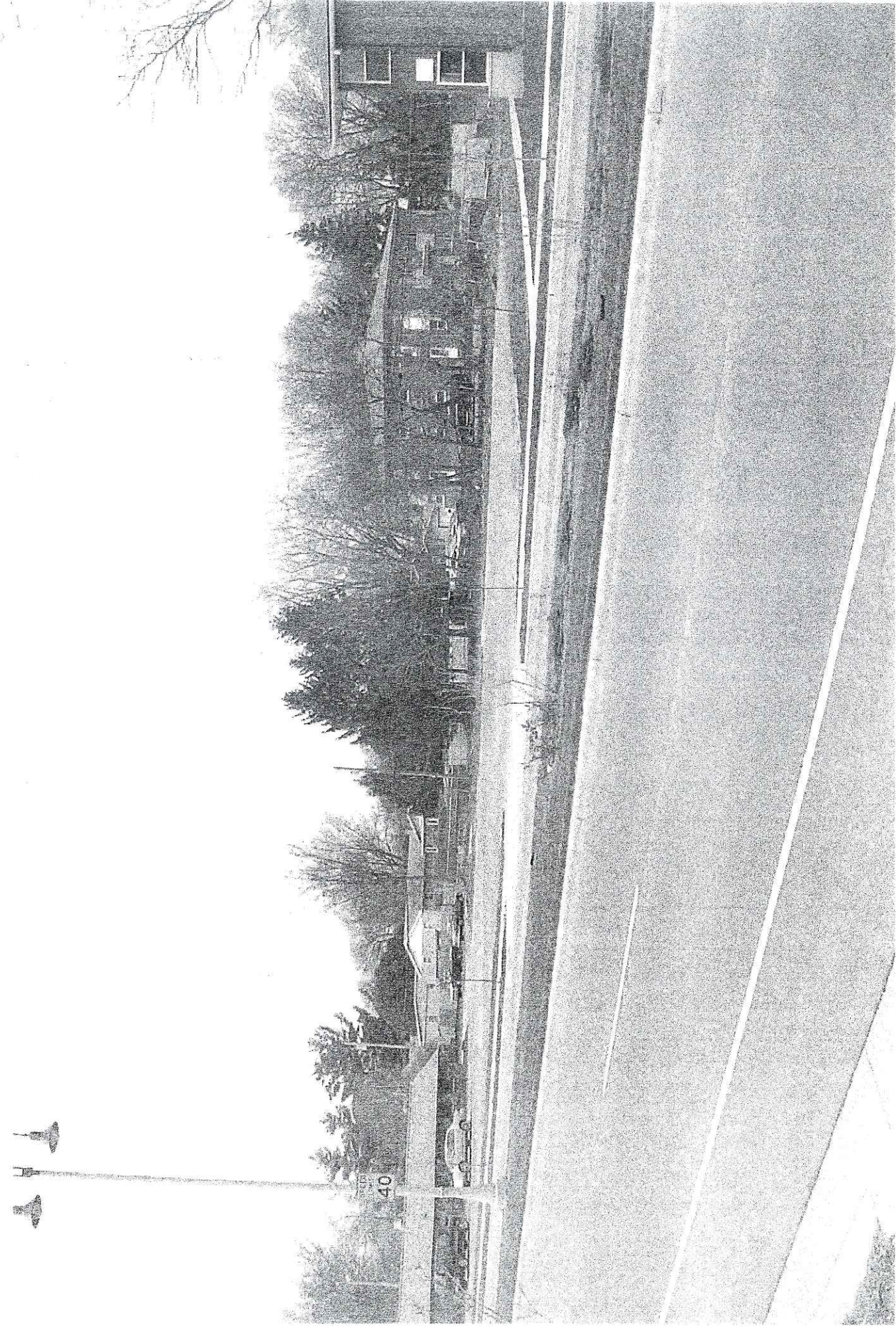


PHOTO 3



PHOTO 4



PHOTO 5



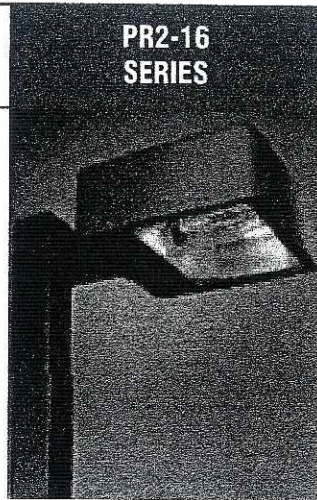
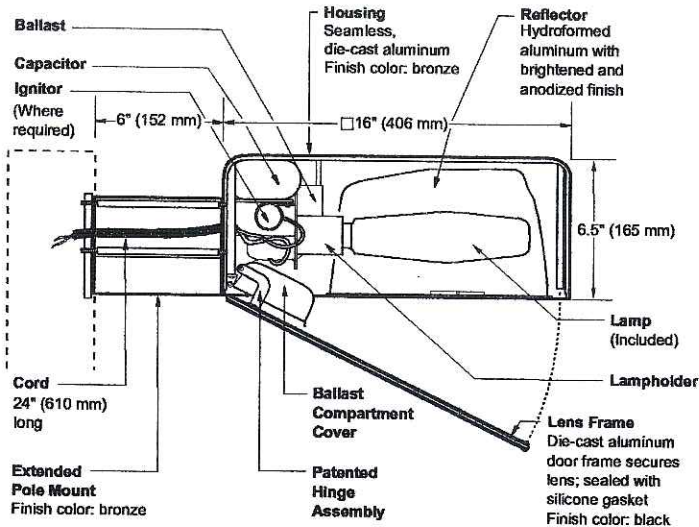
PHOTO 6



PHOTO 7

6" EXTENDED POLE MOUNT

16" (406 mm) PARKING/ROADWAY LIGHT



PR2-16
SERIES

Notes

SPEC #	WATTAGE	CATALOG #
PULSE START METAL HALIDE		
<input type="checkbox"/> SPEC #	200W PSMH	PR2620-(a)(b)
<input type="checkbox"/> SPEC #	250W PSMH	PR2625-(a)(b)
<input type="checkbox"/> SPEC #	320W PSMH	PR2632-(a)(b)
<input type="checkbox"/> SPEC #	350W PSMH	PR2635-(a)(b)
<input type="checkbox"/> SPEC #	400W PSMH	PR2640-(a)(b)
METAL HALIDE		
<input type="checkbox"/> SPEC #	175W MH	PR2417-(a)(b)
<input type="checkbox"/> SPEC #	250W MH	PR2425-(a)(b)
<input type="checkbox"/> SPEC #	400W MH	PR2440-(a)(b)
HIGH PRESSURE SODIUM		
<input type="checkbox"/> SPEC #	250W HPS	PR2525-(a)(b)
<input type="checkbox"/> SPEC #	400W HPS	PR2540-(a)(b)

Specify (a) Voltage & (b) Options.

(a) VOLTAGE SUFFIX KEY	
M	120/208/240/277V (Standard)
T	120/277/347V (Canada Only) (Standard)
1	120V
2	277V
27	277V Reactor (PSMH Only)
3	208V
4	240V
5	480V
6	347V (Canada Only)

For voltage availability outside the US and Canada, see Bulletin TD-9 or contact your Ruud Lighting authorized International Distributor.

(b) OPTIONS (factory-installed)	
-(a)F	Fusing
-(a)P	Button Photocell
-5P	External Photocell (for 480V)
Q	Quartz Standby (includes 100W quartz lamp) (N/A on 277V Reactor)

Specify (a) Single Voltage — See Voltage Suffix Key

GENERAL DESCRIPTION

Parking lot and roadway luminaire for HID lamp, totally enclosed. Supplied with IES Type III (250W MH is field adjustable to Type II) optical system. Housing is seamless, die-cast aluminum. Mounting consists of a 1.8" (44 mm) wide by 4.5" (114 mm) high by 6" (152 mm) long extruded aluminum arm. The arm is held in place with two 3/8" (9 mm) mounting rods fastened to a steel backing plate inside the pole, and by two nuts inside the fixture housing. Mounting rods are provided with sealing washers to prevent water leakage. Lens assembly consists of rigid aluminum frame and high-impact, clear-tempered glass.

ELECTRICAL

Fixture includes clear, mogul-base lamp. Pulse-rated porcelain enclosed, 4kv-rated screw-shell-type lampholder with spring-loaded center contact. Lamp ignitor included where required. All ballast assemblies are high-power factor and use the following circuit type:

Reactor (277V PSMH)
200 – 400W PSMH

CWA — Constant Wattage Autotransformer
200 – 400W PSMH; 175 – 400W MH;
250 – 400W HPS

LABELS

ANSI lamp wattage label supplied, visible during relamping. UL Listed in US and Canada for wet locations and enclosure classified IP65 per IEC 529 and IEC 598.

FINISH

Exclusive DeltaGuard® finish features an E-coat epoxy primer with medium bronze ultra-durable powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. The finish is covered by our seven-year limited warranty.

PATENTS

US 4,689,729

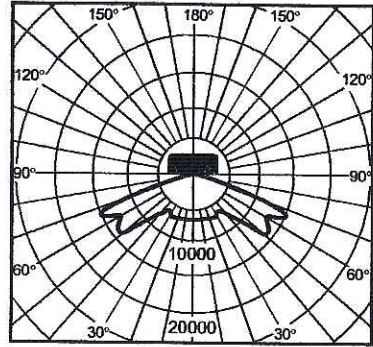
ACCESSORIES

FWG-16 Wire Guard
SBL-16 Backlight Shield

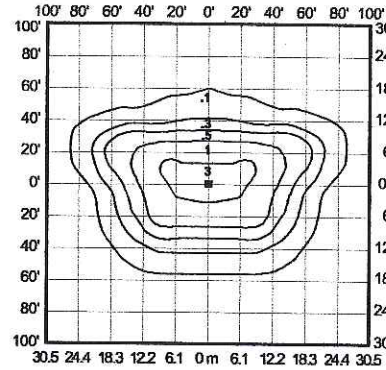
EPA RATING

EPA 0.95 for single fixture with 0° tilt (Consult factory for EPA rating on multiple units).

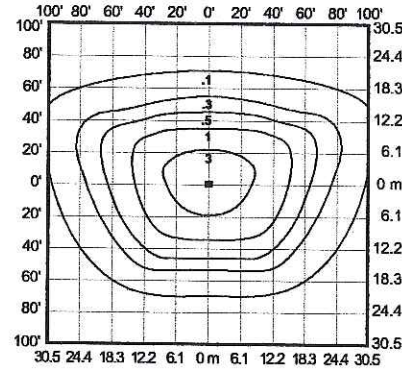
Isofootcandle plots show initial footcandles at grade. (Footcandles ÷ 0.0929 = Lux)



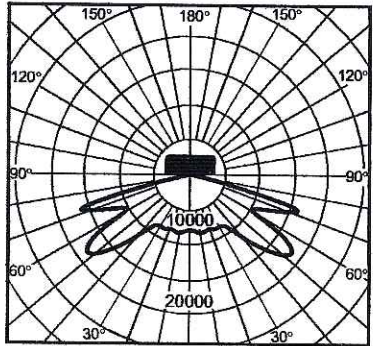
Lighting Sciences Inc.
Certified Test Report No. LSI 10473
Candlepower distribution curve of 400W MH
Parking/Roadway Light



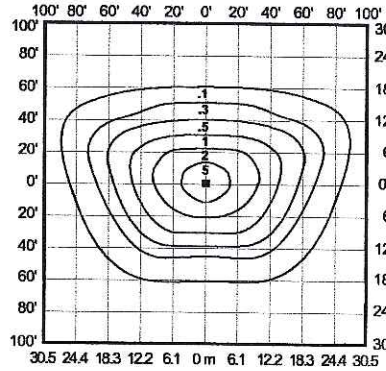
Isofootcandle plot of 250W MH
Parking/Roadway Light at 25' (7.6 m)
mounting height and 0° vertical tilt
(Plan view)



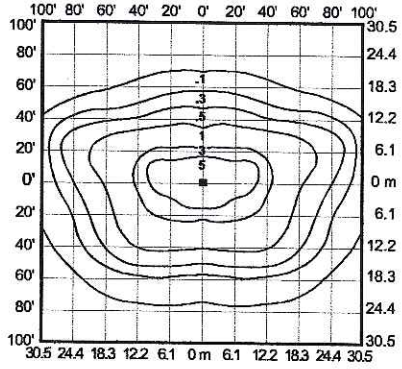
Isofootcandle plot of 400W MH
Parking/Roadway Light at 30' (9.1 m)
mounting height and 0° vertical tilt
(Plan view)



Lighting Sciences Inc.
Certified Test Report No. LSI 4941
Candlepower distribution curve of 400W HPS
Parking/Roadway Light

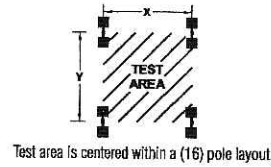


Isofootcandle plot of 250W HPS
Parking/Roadway Light at 25' (7.6 m)
mounting height and 0° vertical tilt
(Plan view)



Isofootcandle plot of 400W HPS
Parking/Roadway Light at 30' (9.1 m)
mounting height and 0° vertical tilt
(Plan view)

Pole-spacing Example Data



Test area is centered within a (16) pole layout.

Average Initial Light Levels at Grade
2 Fixtures per pole @ 180°
(Footcandles ÷ 0.0929 = Lux)

Catalog #	Lamp Type	Lamp Lumens	Mounting Height	Max. Recommended Pole-spacing		Average Initial Light Levels at Grade	
				X x Y	Footcandles	Lux	
PR2417-M	175W MH	12,000	15' (4.6 m)	90' (27.4 m) x 60' (18.3 m)	3.97	43	
			20' (6.1 m)	120' (36.6 m) x 80' (24.4 m)	2.15	23	
PR2425-M	250W MH	20,000	20' (6.1 m)	120' (36.6 m) x 80' (24.4 m)	3.60	39	
			25' (7.6 m)	150' (45.7 m) x 100' (30.5 m)	2.22	24	
PR2440-M	400W MH	32,000	25' (7.6 m)	150' (45.7 m) x 100' (30.5 m)	3.56	38	
			30' (9.1 m)	180' (54.9 m) x 120' (36.6 m)	2.41	26	
PR2525-M	250W HPS	28,500	20' (6.1 m)	120' (35.6 m) x 80' (24.4 m)	4.94	53	
			25' (7.6 m)	180' (54.9 m) x 120' (36.6 m)	3.08	33	
PR2540-M	400W HPS	50,000	25' (7.6 m)	150' (45.7 m) x 100' (30.5 m)	5.41	58	
			30' (9.1 m)	180' (54.9 m) x 120' (36.6 m)	3.67	40	



9201 Washington Avenue Racine, Wisconsin 53406-3772 USA

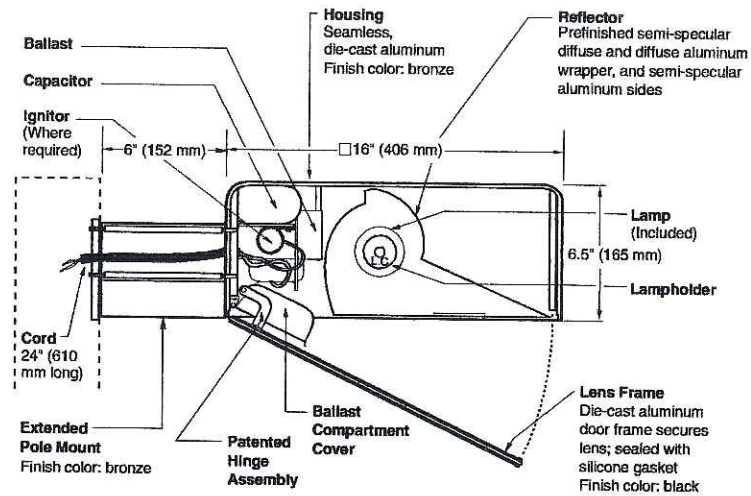
PHONE (262) 886-1900

FAX (262) 884-3309

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www.ruudlighting.com

12/11/03



Notes

SPEC #	WATTAGE	CATALOG #
PULSE START METAL HALIDE		
<input type="checkbox"/>	200W PSMH	AC2620-(a)(b)
<input type="checkbox"/>	250W PSMH	AC2625-(a)(b)
<input type="checkbox"/>	⌀ 320W PSMH	AC2632-(a)(b)
<input type="checkbox"/>	⌀ 350W PSMH	AC2635-(a)(b)
<input type="checkbox"/>	⌀ 400W PSMH	AC2640-(a)(b)
METAL HALIDE		
<input type="checkbox"/>	175W MH	AC2417-(a)(b)
<input type="checkbox"/>	250W MH	AC2425-(a)(b)
<input type="checkbox"/>	⌀ 400W MH	AC2440-(a)(b)
HIGH PRESSURE SODIUM		
<input type="checkbox"/>	250W HPS	AC2525-(a)(b)
<input type="checkbox"/>	400W HPS	AC2540-(a)(b)

Specify (a) Voltage & (b) Options.
⌀ Reduced envelope ED28 lamp.

(a) VOLTAGE SUFFIX KEY	
M	120/208/240/277V (Standard)
T	120/277/347V (Canada Only) (Standard)
1	120V
2	277V
27	277V Reactor (PSMH Only)
3	208V
4	240V
5	480V
6	347V (Canada Only)

For voltage availability outside the US and Canada, see Bulletin TD-9 or contact your Ruud Lighting authorized International Distributor.

(b) OPTIONS (factory-installed)	
-(a)F	Fusing
-(a)P	Button Photocell
-5P	External Photocell (for 480V)
Q	Quartz Standby (includes 100W quartz lamp) (N/A on 277V Reactor)

Specify (a) Single Voltage — See Voltage Suffix Key

GENERAL DESCRIPTION

60° forward throw sharp cutoff luminaire for HID lamp, totally enclosed. Housing is seamless, die-cast aluminum. Mounting consists of a 1.8" (44 mm) wide by 4.5" (114 mm) high by 6" (152 mm) long extruded aluminum arm. The arm is held in place with two 3/8" (9 mm) mounting rods fastened to a steel backing plate inside the pole, and by two nuts inside the fixture housing. Mounting rods are provided with sealing washers to prevent water leakage. Lens assembly consists of rigid aluminum frame and high-impact, clear-tempered glass.

ELECTRICAL

Fixture includes clear, mogul-base lamp; 320 – 400W PSMH and 400W MH utilize the ED28 reduced envelope lamp. Pulse-rated porcelain enclosed, 4kv-rated screw-shell-type lampholder with spring-loaded center contact and lamp grips. Lamp ignitor included where required. All ballast assemblies are high-power factor and use the following circuit type:

- Reactor (277V PSMH)
200 – 400W PSMH
- CWA — Constant Wattage Autotransformer
200 – 400W PSMH; 175 – 400W MH;
250 – 400W HPS

PATENTS

US 4,689,729

FINISH

Exclusive DeltaGuard® finish features an E-coat epoxy primer with medium bronze ultra-durable powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. The finish is covered by our seven-year limited warranty.

LABELS

ANSI lamp wattage label supplied, visible during relamping. UL Listed in US and Canada for wet locations and enclosure classified IP65 per IEC 529 and IEC 598.

ACCESSORIES

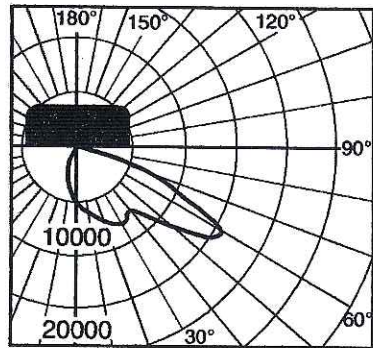
- FWG-16 Wire Guard
- SBL-16 Backlight Shield



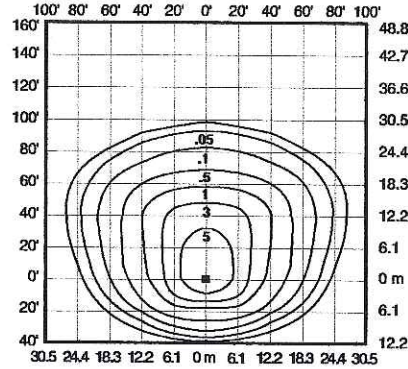
EPA RATING

EPA 0.95 for single fixture with 0° tilt (Consult factory for EPA rating on multiple units).

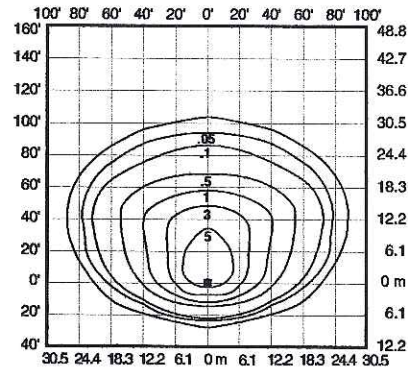
Isofootcandle plots show initial footcandles at grade. (Footcandles ÷ 0.0929 = Lux)



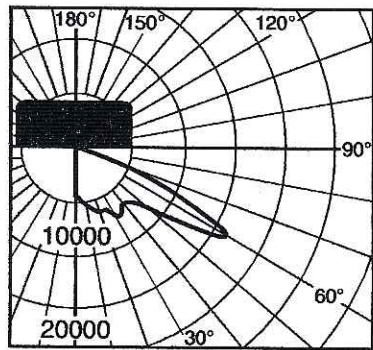
Lighting Sciences Inc.
Certified Test Report No. LSI 10553
Candlepower distribution curve of 400W MH
Area Cutoff Light without backlight shield.



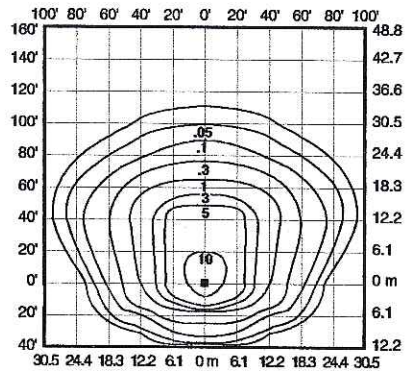
Isofootcandle plot of 400W MH Area
Cutoff Light at 25' (7.6 m) mounting
height, 0° vertical tilt, with backlight
shield removed. (Plan view)



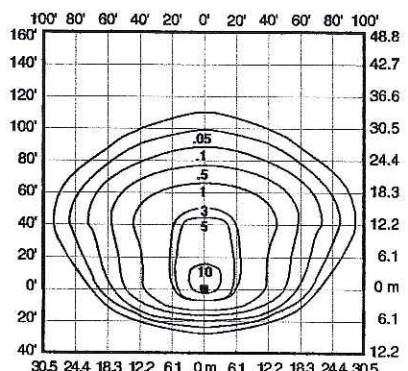
Isofootcandle plot of 400W MH Area Cutoff
Light at 25' (7.6 m) mounting height,
0° vertical tilt, with backlight shield located
for backlight cutoff. (Plan view)



Lighting Sciences Inc.
Certified Test Report No. LSI 10246
Candlepower distribution curve of 250W HPS
Area Cutoff Light without backlight shield.

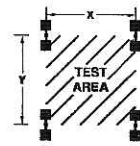


Isofootcandle plot of 400W HPS Area Cutoff
Light at 25' (7.6 m) mounting height, 0°
vertical tilt, with backlight shield removed.
(Plan view)



Isofootcandle plot of 400W HPS Area Cutoff
Light at 25' (7.6 m) mounting height,
0° vertical tilt, with backlight shield located
for backlight cutoff. (Plan view)

Pole-spacing Example Data



Test area is centered within a (16) pole layout.

Average Initial Light Levels at Grade
2 Fixtures per pole @ 180°
(Footcandles ÷ 0.0929 = Lux)

Catalog #	Lamp Type	Lamp Lumens	Mounting Height	Max. Recommended Pole-spacing		Footcandles	Lux
				X	Y		
AC2417-M	175W MH	12,000	15' (4.6 m)	60' (18.3 m) x 85' (25.9 m)	3.56	38	
			20' (6.1 m)	75' (22.9 m) x 110' (33.5 m)	2.11	23	
AC2425-M	250W MH	20,000	20' (6.1 m)	75' (22.9 m) x 110' (33.5 m)	3.51	38	
			25' (7.6 m)	95' (29.0 m) x 140' (42.7 m)	2.10	23	
AC2440-M	400W MH	32,000	25' (7.6 m)	95' (29.0 m) x 140' (42.7 m)	3.36	36	
			30' (9.1 m)	115' (35.1 m) x 165' (50.3 m)	2.29	25	
AC2525-M	250W HPS	28,500	20' (6.1 m)	75' (22.9 m) x 110' (33.5 m)	4.83	52	
			25' (7.6 m)	95' (29.0 m) x 140' (42.7 m)	2.89	31	
AC2540-M	400W HPS	50,000	25' (7.6 m)	95' (29.0 m) x 140' (42.7 m)	5.08	55	
			30' (9.1 m)	115' (35.1 m) x 165' (50.3 m)	3.37	36	



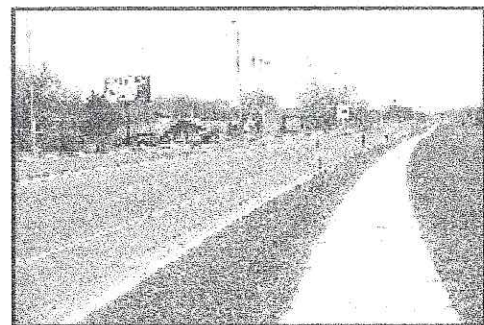


PHOTO 1



PHOTO 2

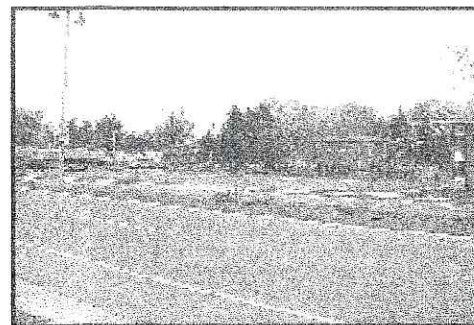


PHOTO 3

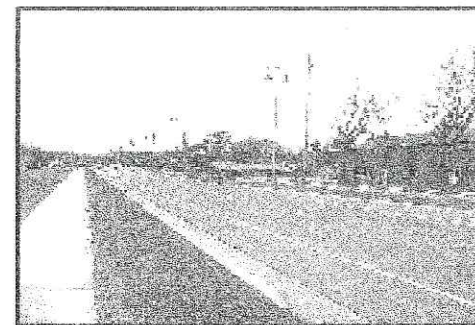
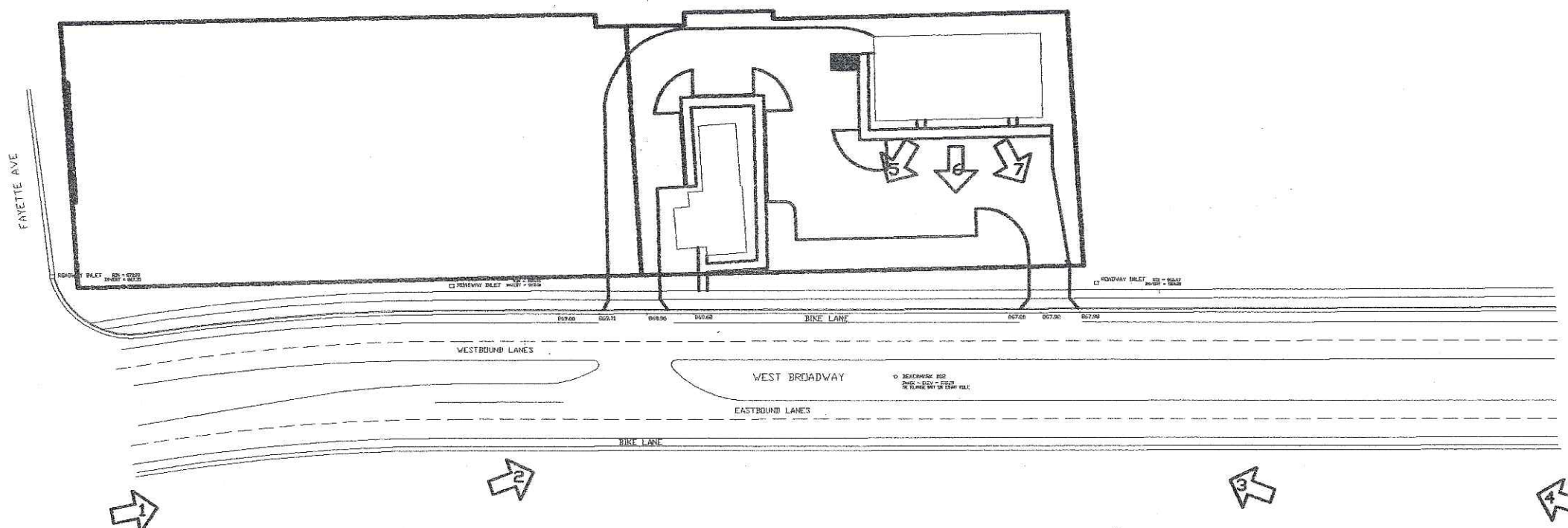


PHOTO 4



PROPOSED SITE PLAN
SCALE 1"=20'

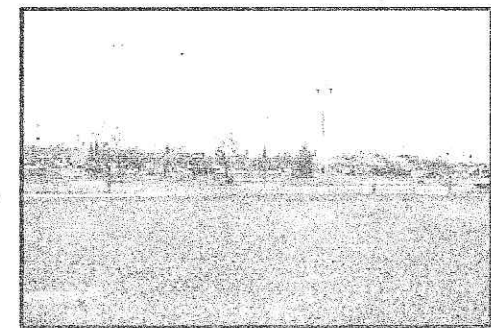


PHOTO 5



PHOTO 6

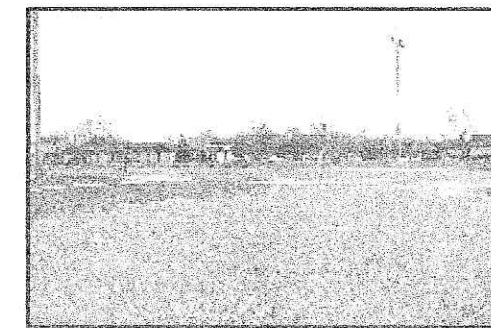


PHOTO 7

PROJECT NAME:
SIMPSON PROPERTY
2200 W. BROADWAY
MADISON, WISCONSIN

SHEET TITLE:
PHOTO LAYOUT

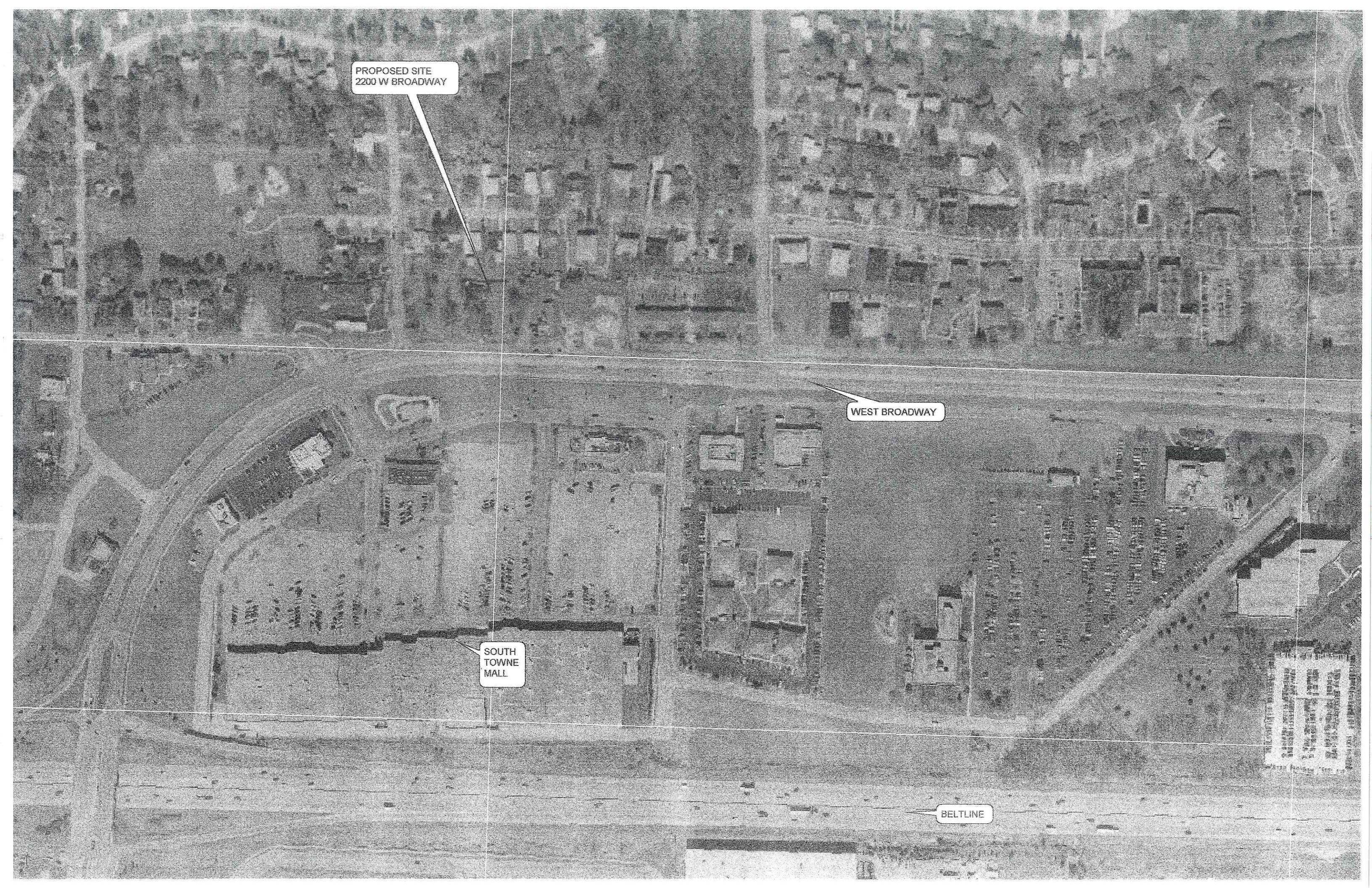
NO.	DATE	REVISIONS	BY
PROJECT NUMBER:			
DATE:		04-11-06	
DRAWN BY:		CC/TC/BN	
CHECKED BY:		B. NELSEN	
DESIGN MANAGER:		B. NELSEN	

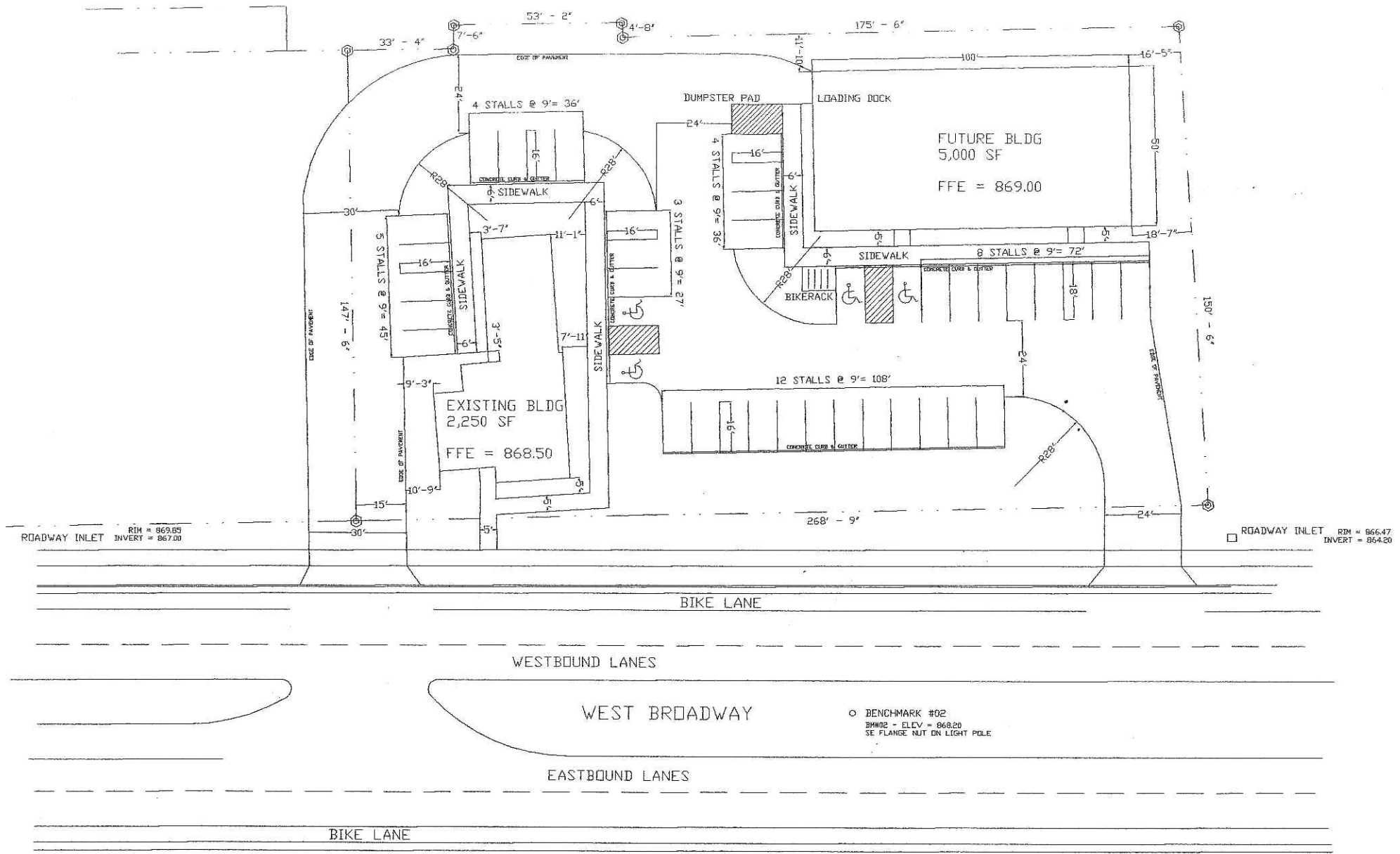
PROPOSED SITE
2200 W BROADWAY

WEST BROADWAY

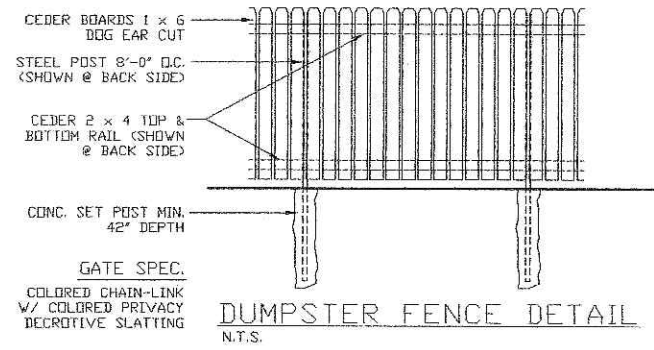
SOUTH
TOWNE
MALL

BELTLINE





SITE LAYOUT PLAN
SCALE 1"=20'

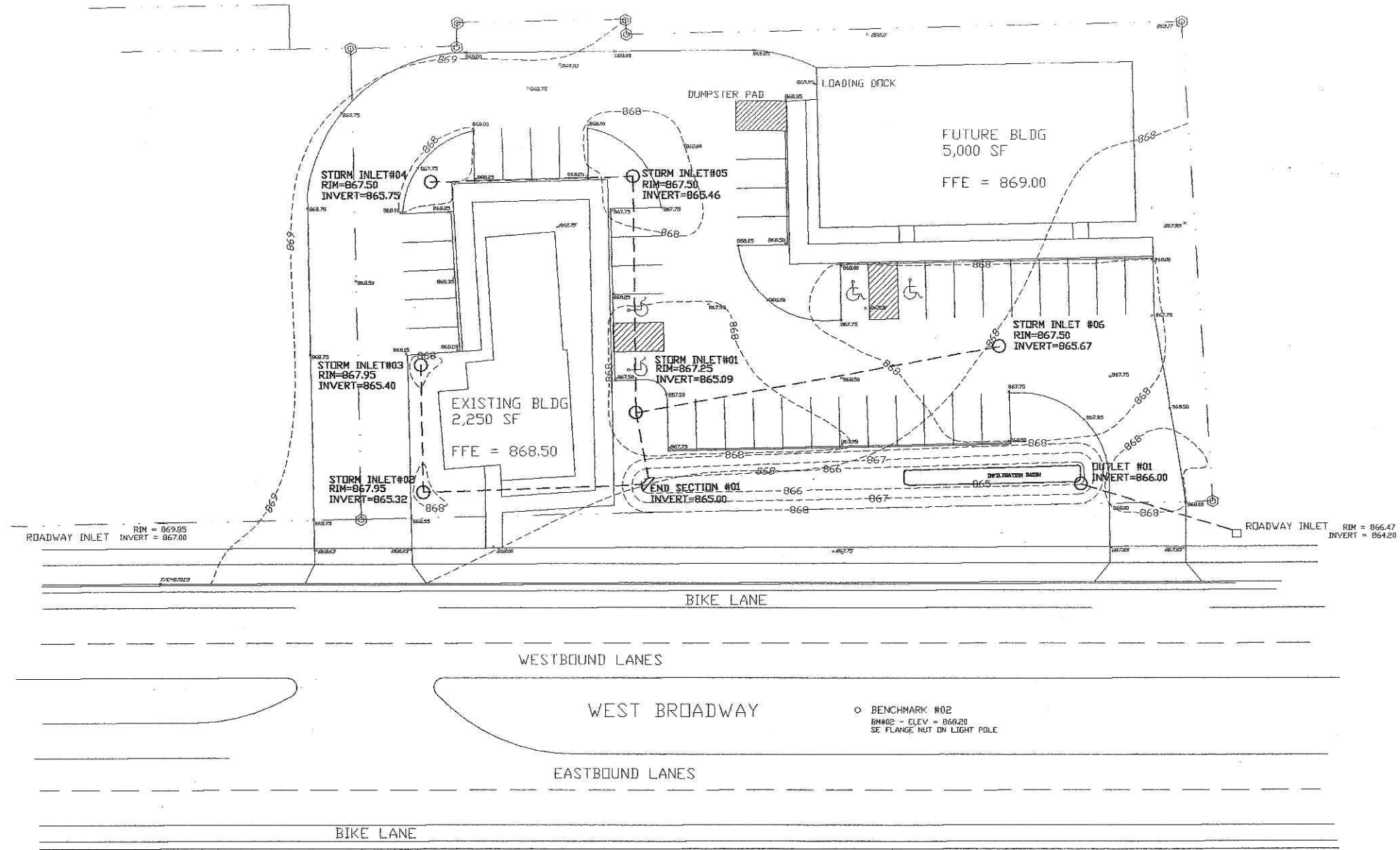


PROJECT NAME:
SIMPSON PROPERTY
2200 W. BROADWAY
MADISON, WISCONSIN

SHEET TITLE:
SITE LAYOUT PLAN

NO.	DATE	REVISIONS	BY
PROJECT NUMBER:			
DATE: 04-12-06			
DRAWN BY: CC/TC/BN			
CHECKED BY: D. NELSEN			
DESIGN MANAGER: D. NELSEN			

SHEET NUMBER
C2.0



SITE GRADING/DRAINAGE PLAN
SCALE 1"=20'



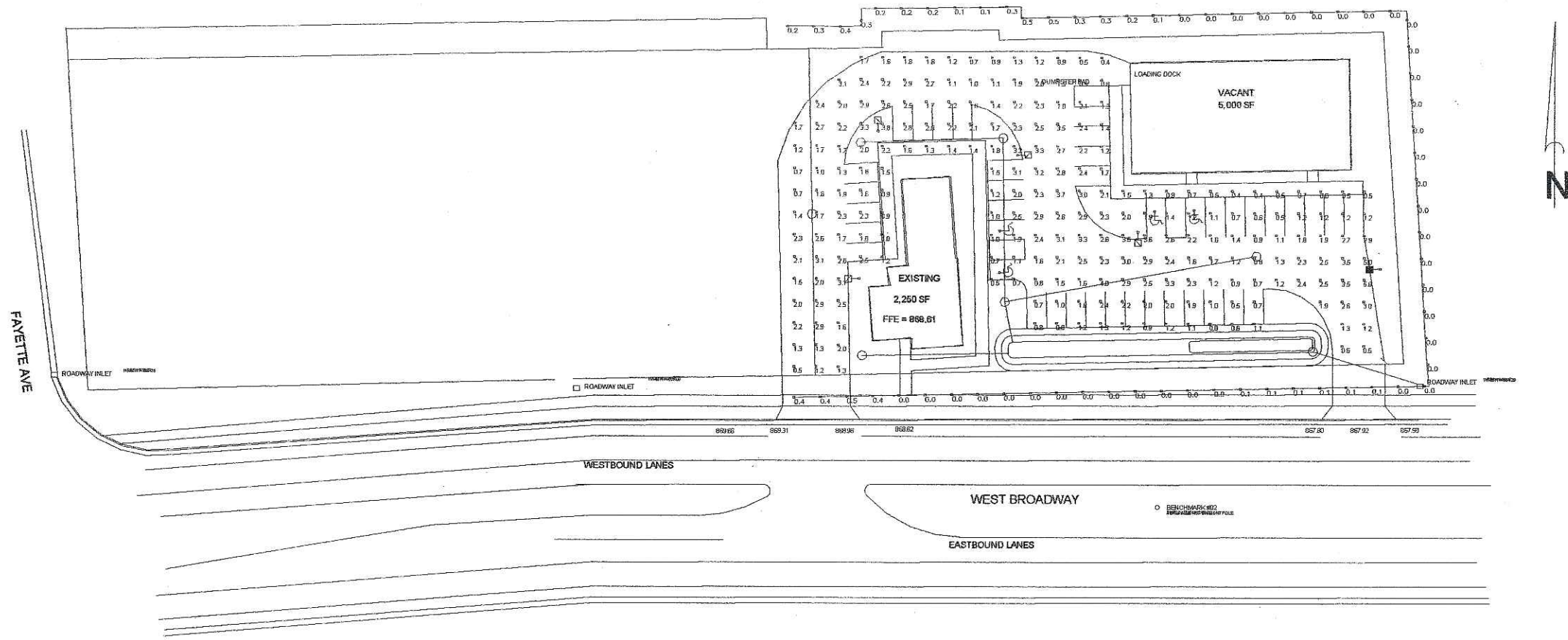
- 868--- EXISTING CONTOURS
- 868--- PROPOSED CONTOURS
- 867.75---
- 867.35---

PROJECT NAME:
SIMPSON PROPERTY
2200 W. BROADWAY
MADISON, WISCONSIN

SHEET TITLE:
SITE GRADING / DRAINAGE PLAN

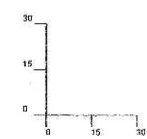
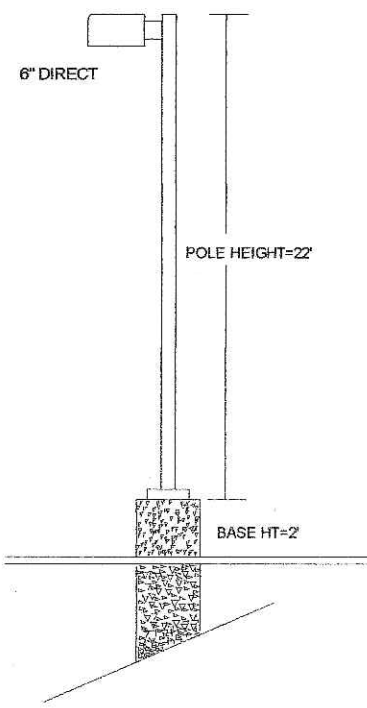
NO.	DATE	REVISIONS	BY
PROJECT NUMBER:			
DATE:	04-12-06		
DRAWN BY:	CC/TC/DH		
CHECKED BY:	D. NELSEN		
DESIGN MANAGER:	D. NELSEN		

SHEET NUMBER
C3.0



Luminaire Schedule						
Project: All Projects						
Symbol	Qty	Label	Arrangement	Lumens	LLF	Description
□	4	PR1	SINGLE	22000	0.800	PR2625-M 250W PSMH
□	1	AC1	SINGLE	22000	0.800	AC2625-M 250W PSMH W SBL-16

POLE (6) PS4S22C1BZ (22' X 4" SQ. STEEL POLE)



PROJECT NAME:
SIMPSON PROPERTY
2200 W. BROADWAY
MADISON, WISCONSIN

SHEET TITLE:
LIGHTING PLAN

NO.	DATE	REVISIONS	BY
PROJECT NUMBER:			
DATE:	04-12-06		
DRAWN BY:	CC/TC/BN		
CHECKED BY:	D. NELSEN		
DESIGN MANAGER:	D. NELSEN		

Website:
www.ruudlighting.com
 Email:
applications@ruudlighting.com



USA Phone: 800.236.7000
 USA Fax: 800.236.7500
 CAN Phone: 905.671.1991
 CAN Fax: 905.671.3595

Date: 4/6/2006 Scale: 1"=30' Layout By: Andy

Project Name: **ANTLER'S RESTAURANT**
 Filename: 60406RR1AKC.a32

FOOTCANDLES CALCULATED AT GRADE USING MEAN LUMENS

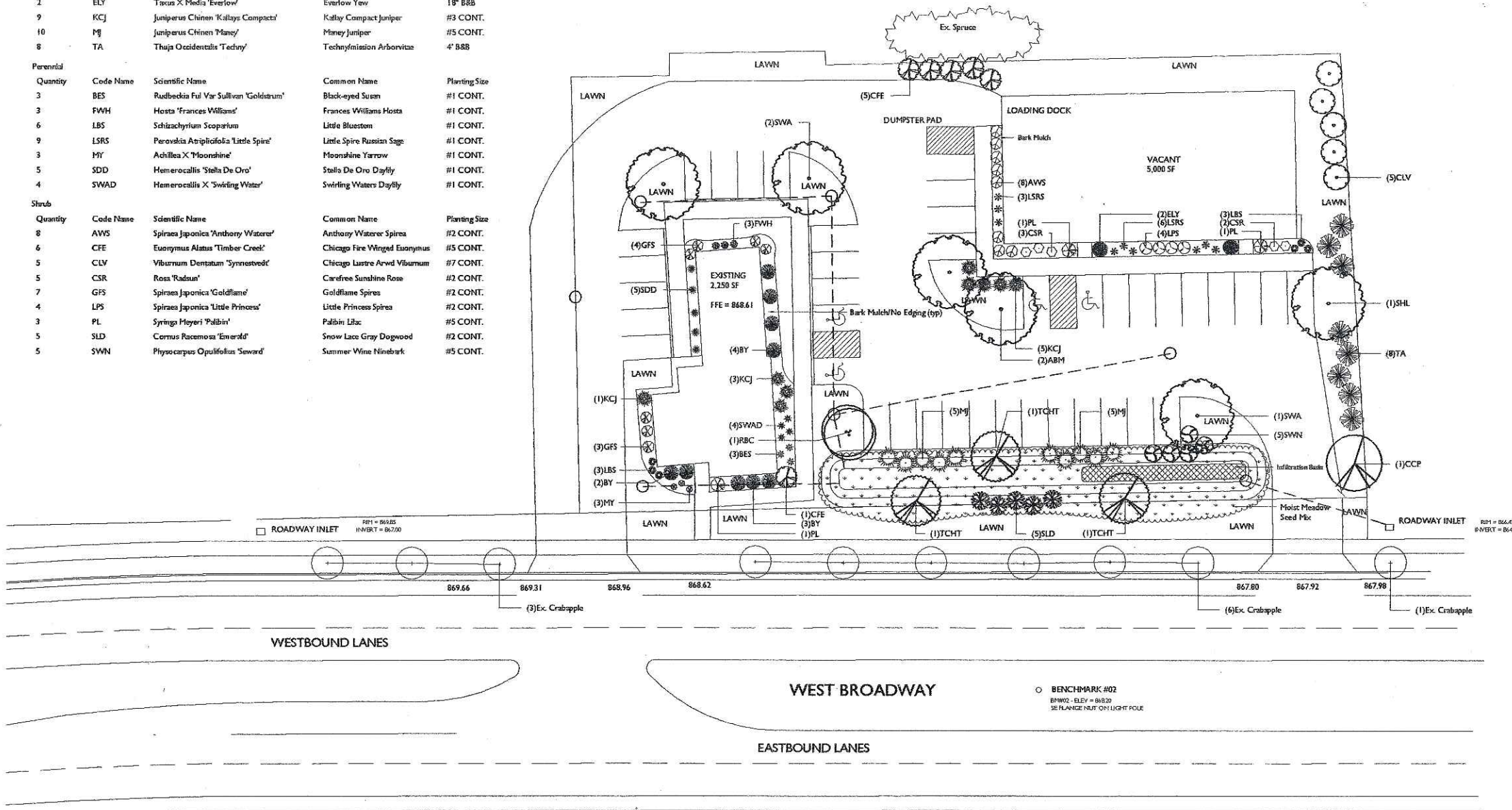
Numeric Summary					
Project: All Projects					
Label	Avg	Max	Min	Avg/Min	Max/Min
10' FROM PROP LINES	0.10	0.5	0.0	0.00	0.00
PLANE @ 0' AFG	1.81	5.0	0.4	4.53	12.50

Illumination results shown on this lighting design are based on project parameters provided to Ruud Lighting used in conjunction with luminaire test procedures conducted under laboratory conditions. Actual project conditions differing from these design parameters may affect field results. The customer is responsible for verifying compliance with any applicable electrical, lighting, or energy code.

SHEET NUMBER
C4.0

Plant Material List

Broadleaf Deciduous				
Quantity	Code Name	Scientific Name	Common Name	Planting Size
2	ABM	Acer X Freemanii 'Autumn Blaze'	Autumn Blaze Maple	2" B&B
1	CCP	Pyrus Calleryana 'Chanticleer'	Chanticleer Callery Pear	2" B&B
1	ERB	Cercis Canadensis	Eastern Redbud	5" B&B
1	SHL	Gleditsia Triacan 'Skyline'	Skyline Thins Honeylocust	2" B&B
3	SWA	Frostus Americana 'Skyline'	Skyline White Ash	2" B&B
3	TCH	Crataegus Crusgalli Var Iner	Thins Cockspur Hawthorn	1 1/2" B&B
Conifer Evergreen				
Quantity	Code Name	Scientific Name	Common Name	Planting Size
9	BY	Taxus X Media 'Berryhill'	Berryhill Yew	15" B&B
2	ELY	Taxus X Media 'Everlow'	Everlow Yew	18" B&B
9	KCJ	Juniperus Chinen 'Kallay Compact'	Kallay Compact Juniper	#3 CONT.
10	MJ	Juniperus Chinen 'Maney'	Maney Juniper	#5 CONT.
8	TA	Thuja Occidentalis 'Tachyn'	Tachyn/mission Arborvitae	4" B&B
Perennial				
Quantity	Code Name	Scientific Name	Common Name	Planting Size
3	BES	Rudbeckia Ful Var Sullivan 'Goldstrum'	Black-eyed Susan	#1 CONT.
3	FWH	Hosta 'Frances Williams'	Frances Williams Hosta	#1 CONT.
6	LBS	Schizachyrium Scoparium	Little Bluestem	#1 CONT.
9	LSRS	Perovskia Atropifolia 'Little Spire'	Little Spire Russian Sage	#1 CONT.
3	HY	Achillea X 'Moonshine'	Moonshine Yarrow	#1 CONT.
5	SDD	Hemerocallis 'Stella De Oro'	Stella De Oro Daylily	#1 CONT.
4	SWAD	Hemerocallis X 'Swirling Water'	Swirling Waters Daylily	#1 CONT.
Shrub				
Quantity	Code Name	Scientific Name	Common Name	Planting Size
8	AW5	Spiraea Japonica 'Anthony Waters'	Anthony Waters Spirea	#2 CONT.
6	CFE	Eurogymus Alatus 'Timber Creek'	Chicago Fire Winged Eurogymus	#5 CONT.
5	CLV	Viburnum Dentatum 'Syrnstedt'	Chicago Lustre Arrow Viburnum	#7 CONT.
5	CSR	Rosa 'Radsun'	Carefree Sunshine Rose	#2 CONT.
7	GFS	Spiraea Japonica 'Goldflame'	Goldflame Spirea	#2 CONT.
4	LPS	Spiraea Japonica 'Little Princess'	Little Princess Spirea	#2 CONT.
3	PL	Syringa Meyer 'Palbin'	Palbin Lilac	#5 CONT.
5	SLD	Cornus Racemosa 'Emerald'	Snow Lace Gray Dogwood	#2 CONT.
5	SWN	Physocarpus Opulifolius 'Seward'	Summer Wine Ninebark	#5 CONT.



CITY OF MADISON

LANDSCAPE POINTS REQUIREMENTS	
NUMBER OF PARKING STALLS	40
NUMBER OF 2" MIN. CAL. TREES REQUIRED	3
NUMBER OF LANDSCAPE POINTS REQUIRED	193
SOLUTION	
3 CANOPY TREES (2"-2 1/2") @ 35 PTS.	105
5 CANOPY TREES OR SMALL ORNAMENTAL TREES (1 1/2"-2") @ 15 PTS.	75
15 DECIDUOUS SHRUBS @ 2 PTS.	30
15 EVERGREEN SHRUBS @ 3 PTS.	45
8 EVERGREEN TREES (3" HT.) @ 15 PTS.	120
DECORATIVE WALL OR FENCE @ 5 PTS. (PER 10 L.F.)	
EARTH BERM (PER 10 L.F.)	
AVERAGE HEIGHT - 30" @ 5 PTS.	
AVERAGE HEIGHT - 15" @ 2 PTS.	
TOTAL POINTS	375

- Moist Meadow Seed Mix**
- Wildflowers
 Nodding Pink Onion
 New England Aster
 Marsh Aster
 Red Milkweed
 Pale Indian Plantain
 Joe Pye Weed
 Boneset
 Dogtooth Daisy
 Ox Eye Sunflower
 White Iris
 Blue Flag Iris
 Prairie Blazingstar
 Dense Blazingstar
 Great Blue Lobelia
 Monkeyflower
 Bergamot
 Smooth Penstemon
 Black Eyed Susan
 Sweet Black Eyed Susan
 Brown Eyed Susan
 Prairie Dock
- Ohio Goldenrod
 Riddell's Goldenrod
 Blue Yervain
 Ironweed
 Culver's Root
 Golden Alexanders
 Grasses, Sedges and Rushes
 28 Prairie Blazingstar
 28 New England Aster
 28 White Wild Indigo
 28 Spotted Joe Pye Weed
 28 Purple Coneflower
 28 Sneezeweed
 28 Cardinal Flower
 28 Smooth Penstemon
 28 Yellow Coneflower
 28 Sweet Black-Eyed Susan
 28 Grass Leaved Goldenrod
 28 Flat-Top Aster
 28 Soft Goldenrod
 28 Golden Alexander
- Infiltration Area Plant List**
 Infiltration Area (271 sf)
 Plants (Plugs) Place 12" O.C.
- GRASSES
 76 Bottlebrush Sedge
 90 Fox Sedge
 90 Dark Green Bulrush
- FORBS
 Carex hystericina
 Carex virginiana
 Scirpus atrovirens
 Liatris pycnostachya
 Aster ericoides
 Baptista alba
 Eupatorium maculatum
 Echinacea purpurea
 Helenium autumnale
 Lobelia cardinalis
 Penstemon digitalis
 Ratibida pinnata
 Rubackia subtomentosa
 Solidago graminifolia
 Aster umbellatus
 Solidago rigida
 Zizia aurea

- General Notes**
- A) Areas labeled "Bark Mulch" to receive a mixture of hardwood shredded bark mulch spread to a 3" depth over pre-emergent.
- B) Individual trees (and shrub groupings) found along perimeter of property as well as those found within lawn areas to receive bark rings (and bark beds) consisting of a mixture of hardwood shredded bark mulch spread to a minimum 3" depth (2" wide beds for shrub groupings).
- C) "Lawn" areas shall be finish-graded and seeded at a rate of 4 lbs. per 1,000 sq. ft.
- D) Seed shall consist of the following mixture:
 40% Palmer Ryegrass
 20% Baron Bluegrass
 20% Nassau Bluegrass
 20% Pennlawn Creeping Red Fescue
- E) Moist Meadow seed mix by Prairie Nursery. Install per manufacturer's instructions overlaid with erosion control matting that is then pegged into the soil with wooden stakes.

PROPOSED LANDSCAPE PLAN
 SCALE 1"=20'

RUEDEBUSCH DEVELOPMENT & CONSTRUCTION
 P. O. Box 7145 MADISON, WISCONSIN 53707
 PHONE (608) 248-1012 FAX (608) 248-2032

the bruce company
 OF WISCONSIN, INC.

LANDSCAPE ARCHITECTS
 LANDSCAPE CONTRACTORS

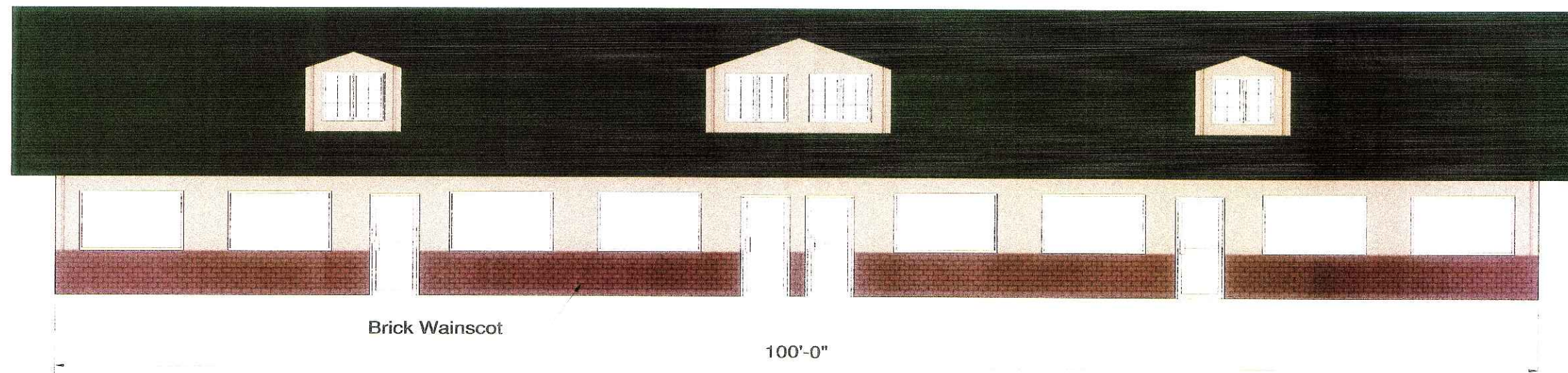
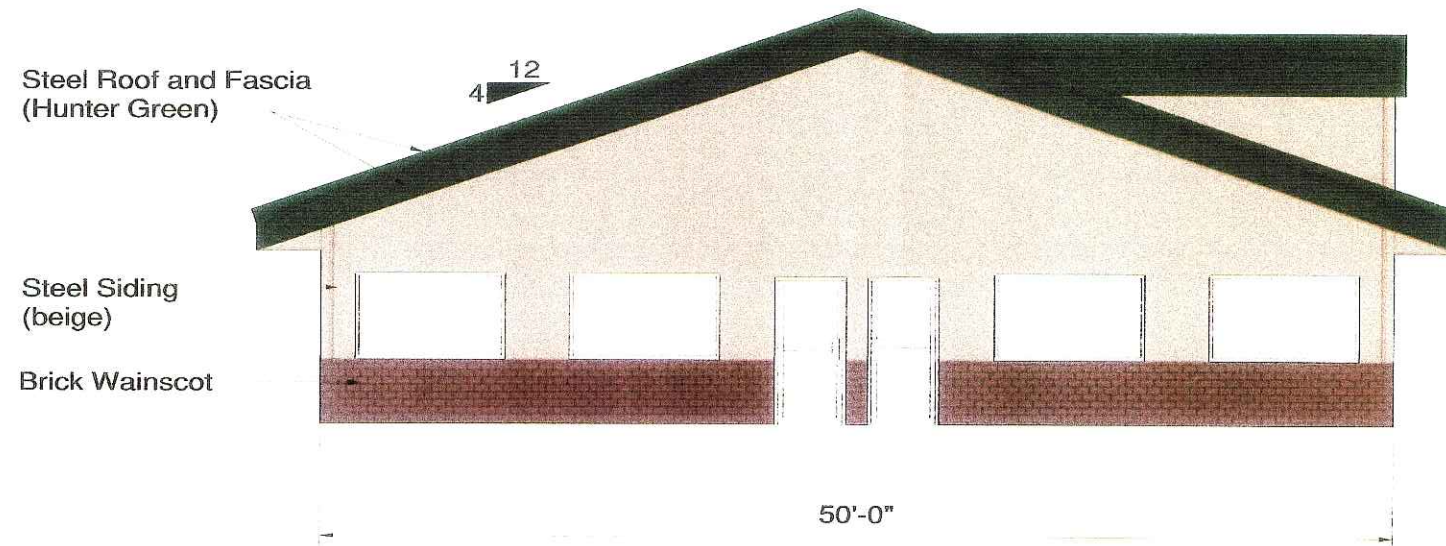
2830 PARMENTER ST.
 P.O. BOX 620330
 MIDDLETON, WI 53662-0330
 TEL. (608) 838-7041
 FAX (608) 831-6266

PROJECT NAME:
SIMPSON PROPERTY
WEST BROADWAY
MADISON, WI

SHEET TITLE:
LANDSCAPE PLAN

NO.	DATE	REVISIONS	BY
PROJECT NUMBER:			
DATE:	03-30-06		
DRAWN BY:	JD		
CHECKED BY:	CP		
PROJECT MANAGER: J. RUEDEBUSCH			
FILE NAME: 2006_GAD_LANDSCAPE_PLAN_11_21_06_Planesheet1111111111			

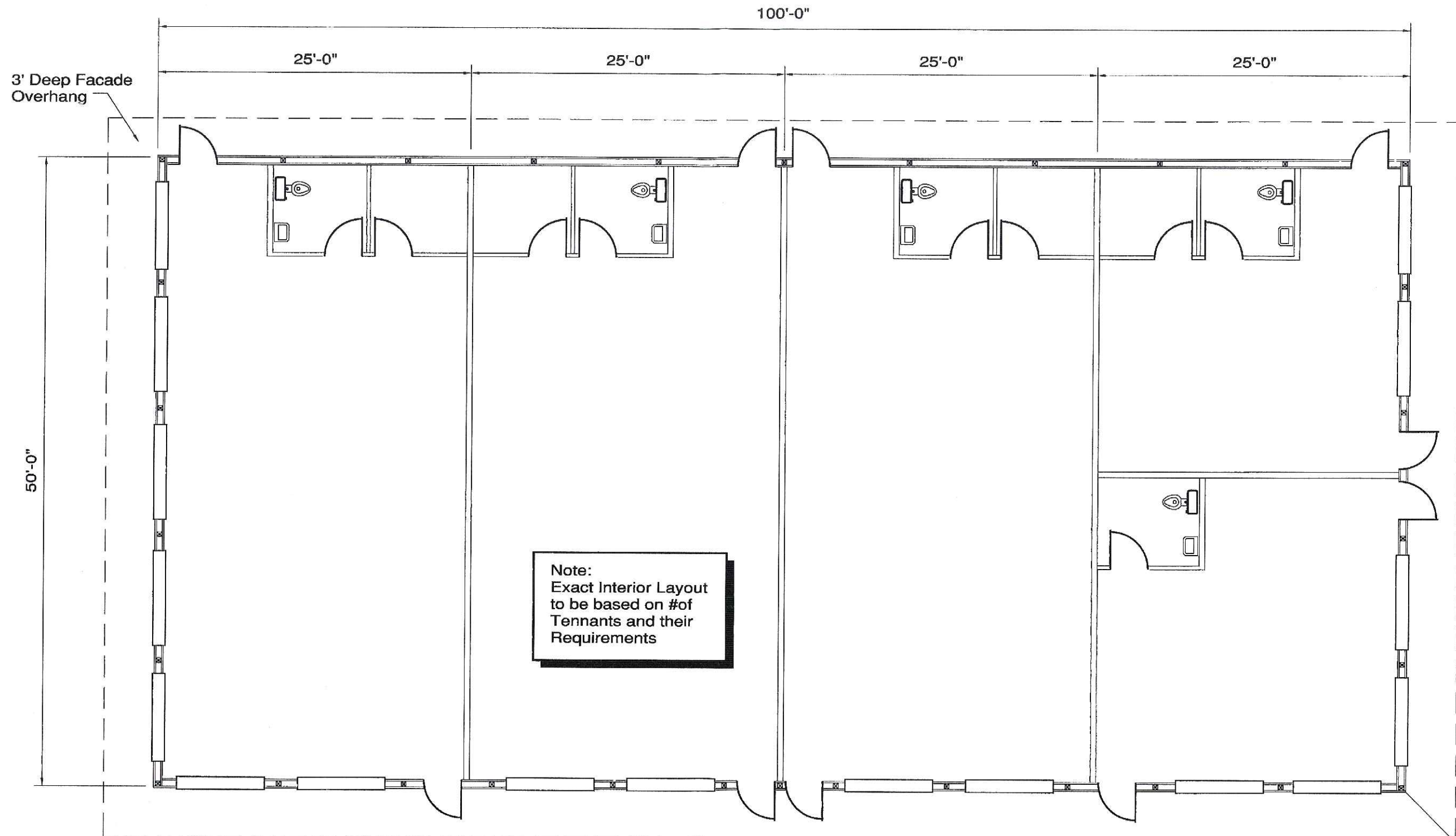
SHEET NUMBER
L1.0



Homer & Susan Simpson
50' x 100' x 10' Clear
Broadway Street
Madison, WI

Drawn By: DGB
Date: 7-26-05
Rev: 8-17-05

1



Note:
 Exact Interior Layout
 to be based on #of
 Tennants and their
 Requirements

Floor Plan
 Scale: 3/16" = 1'-0"



Homer & Susan Simpson
 50' x 100' x 10' Clear
 Broadway Street
 Madison, WI

Drawn By: DGB
 Date: 7-26-05

2