



CITY OF MADISON
ZONING BOARD OF APPEALS
VARIANCE APPLICATION

\$500 Filing Fee

Type or legibly print using blue or black ink.

Address of Subject Property: 1417 Wright Street

Name of Owner: Crescent Electric Supply Company c/o Don Lee

Address of Owner (if different than above): 7750 Dunleith Drive
East Dubuque, IL 61025

Daytime Phone: 262-599-3128 Evening Phone: _____

Email Address: Don.Lee@cesco.com

Name of Applicant (Owner's Representative): Bruce Hollar

Address of Applicant: 7530 Westward Way
Madison, WI 53717

Daytime Phone: 608-833-7530 Evening Phone: _____

Email Address: bhollar@donofrio.cc

Description of Requested Variance:

We are requesting a variance to allow fenced in outdoor storage adjacent to the existing parking
lot. The triangular portion of the lot where the improvements are proposed offers a usable space
for storage of 8' high rolls of plastic conduit. We've worked with Zoning to ensure the privacy fencing
will provide proper screening from adjacent properties and pedestrians.

See reverse side for more instructions.

FOR OFFICE USE ONLY

Amount Paid: \$500.00
Receipt: 020443
Filing Date: 5/15/2025
Received By: Gabriela Arteaga
Parcel Number: 081032105026
Zoning District: CC-T
Alder District: 12

Hearing Date: June 12, 2025
Published Date: June 5, 2025
Appeal Number: LNDVAR-2025-0004
GQ: _____
Code Section(s): 28.151

Standards for Variance

The Zoning Board of Appeals will only grant a variance if it finds that your proposal meets the following standards. Please explain how your variance request meets these standards.

1. There are conditions unique to the property of the applicant that do not apply generally to other properties in the district.

The current building and parking lot sits on a large portion of the triangular lot. The remaining space available is a neither a typical front, rear or side yard because of two public streets converging where the proposed storage expansion is sited.

2. The variance is not contrary to the spirit, purpose, and intent of the regulations in the zoning district and is not contrary to the public interest.

Properly screened outdoor storage would not be considered uncommon in a CC-T district. and would be consistent with the zoning code and not a detriment to the public.

3. For an area (setbacks, etc.) variance, compliance with the strict letter of the ordinance would unreasonably prevent use of the property for a permitted purpose or would render compliance with the ordinance unnecessarily burdensome.

The double frontage in this area of the triangular parcel would severely limit an expansion for a parking lot, so an enclosed expansion for storage is a reasonable use of the available land.

4. The alleged difficulty or hardship is created by the terms of the ordinance rather than by a person who has a present interest in the property.

Allowing for storage in this area of the property allows for a more efficient use of the land. The wedge portion of the lot limits efficient usage that the existing zoning allows.

5. The proposed variance shall not create substantial detriment to adjacent property.

Both sides of the storage area are adjacent to public streets and greenspace owned by Dane County Regional Airport to the north. The sideyard of one residential lot will be screened with the proposed privacy fence.

6. The proposed variance shall be compatible with the character of the immediate neighborhood.

The Wisconsin Army National Guard facility across Wright Street has a chain linked fence that surrounds the property. An existing wooden screening fence is in place along the Reindahl Ave frontage and the new expansion includes a continuation of a new screening fence.

Application Requirements

The Zoning Board of Appeals may refer or deny applicants with incomplete applications. Note, the maximum printed size for drawings is 11" x 17." Please provide the following information:

<input checked="" type="checkbox"/>	Pre-application meeting with staff. Before you submit this application, meet with the Zoning Administrator. Together, you will discuss your proposed project and submission material. Contact Zoning at least one week prior to the application submission deadline to schedule the meeting. Your application will not be accepted unless a pre-application meeting has been held.
<input checked="" type="checkbox"/>	Site plan , drawn to scale. We recommend a registered survey, but it is not required. On the plan, show the following: <ul style="list-style-type: none"> <input type="checkbox"/> Lot lines. <input type="checkbox"/> Existing and proposed structures. Include dimensions and setback distances to all property lines. <input type="checkbox"/> Approximate location of structures on properties next to variance. <input type="checkbox"/> Major landscape elements, fencing, retaining walls or other relevant site features. <input type="checkbox"/> Scale (1" = 20' or 1' = 30' preferred). <input type="checkbox"/> North arrow.
<input type="checkbox"/>	Elevations from all directions showing existing and proposed. Show the existing structure and proposed addition(s).
<input type="checkbox"/>	Interior floor plan of existing and proposed structure , if required. Most additions and expansions will require floor plans.
<input type="checkbox"/>	Front yard variance requests. Show the front yard setback of all other properties on the same block face.
<input type="checkbox"/>	Lakefront setback variance requests. Provide a survey prepared by a registered land surveyor. The survey must show existing setbacks of buildings on adjacent lots.
<input type="checkbox"/>	Variance requests involving slope, grade, or trees. Show: <ul style="list-style-type: none"> <input type="checkbox"/> Approximate location and amount of slope. <input type="checkbox"/> Direction of drainage. <input type="checkbox"/> Location, species and size of trees.
<input checked="" type="checkbox"/>	Email digital copies of all plans and drawings to: zoning@cityofmadison.com.
<input checked="" type="checkbox"/>	Pay \$500 filing fee on or before submission deadline. Payment may be made in person by appointment at the Zoning counter, by mail to City of Madison Building Inspection, P. O. Box 2984, Madison WI 53701-2984, or placed in the drop box at the Doty Street entrance to the Madison Municipal Building 215 Martin Luther King Jr. Blvd. When mailing or using the drop box, please include a note that payment is for a variance application, state the subject property address and provide your contact information.
<input checked="" type="checkbox"/>	CHECK HERE. I understand that as part of my variance request, City of Madison staff will need access to my property. Staff will take photographs and do a pre-hearing inspection of the property. I give City Staff permission to enter my property, inspect the property, and take photographs.
<input checked="" type="checkbox"/>	CHECK HERE. I acknowledge that any statements implied as fact require evidence.

☒ **CHECK HERE.** City of Madison staff has given me a copy of the standards that the Zoning Board of Appeals will use to review variance applications.

Owner's Signature: Don Lee Date: 5-14-2025

------(For Office Use Only)-----

DECISION

The Board, in accordance with its findings of fact, hereby determines that the requested variance for _____ **(does) (does not)** meet all the standards for a variance. Further findings of fact are stated in the minutes of this public hearing.

The Zoning Board of Appeals: ☐ Approved ☐ Denied ☐ Conditionally Approved

Zoning Board of Appeals Chair:

Date:

ZONING INFORMATION

THE SURVEYOR WAS NOT PROVIDED WITH ZONING INFORMATION BY THE CLIENT PURSUANT TO TABLE A ITEM 6(A).

MISCELLANEOUS NOTES

- MN1 ALL FIELD MEASUREMENTS MATCHED RECORD DIMENSIONS WITHIN THE PRECISION REQUIREMENTS OF ALTA/NSPS SPECIFICATIONS.
- MN2 THERE WERE NO CEMETERIES OR BURIAL GROUNDS OBSERVED IN THE FIELD OR INFORMATION REGARDING CEMETERIES OR BURIAL GROUNDS FOUND IN THE RECORDED DOCUMENTS PROVIDED.
- MN3 RIGHT-OF-WAY WIDTHS WERE DETERMINED FROM ABUTTING CERTIFIED SURVEY MAPS, SUBDIVISION PLATS AND/OR HIGHWAY RIGHT-OF-WAY PLATS.
- MN4 AT THE TIME FIELD WORK WAS PERFORMED, THERE WAS NO EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
- MN5 NO PROPOSED CHANGES TO STREET RIGHT-OF-WAY LINES FOUND. THERE WERE NO STREET OR SIDEWALK CONSTRUCTION/REPAIRS OBSERVED AT THE TIME OF THE SURVEY.
- MN6 THERE ARE NO PLOTTABLE OFFSITE EASEMENTS DISCLOSED IN DOCUMENTS PROVIDED TO OR OBTAINED BY THE SURVEYOR AS PART OF THE SURVEY.
- MN7 ADDRESS OF THE PROPERTY WAS OBSERVED IN THE FIELD. 1417 WRIGHT STREET, MADISON, WI 53704.
- MN8 THE SUBJECT PROPERTY CONTAINS 66,414 SQUARE FEET OR 1.525 ACRES TOTAL.
- MN9 THERE ARE NO GAPS OR CORES ON THE SURVEYED PROPERTY IN RELATIONSHIP TO ITS ADJOINERS.
- MN10 THE TITLE LINES AND LINES OF ACTUAL POSSESSION ARE THE SAME.
- MN11 UTILITIES WERE LOCATED BY OBSERVED ABOVE GROUND EVIDENCE ONLY.
- MN12 THE SUBJECT PROPERTY HAS 1 DRIVEWAY WITH DIRECT ACCESS TO WRIGHT STREET, A DULY DEDICATED PUBLIC STREET OR HIGHWAY.
- MN13 FLOOD NOTE: ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- MN14 PER TABLE A ITEM NO. 10 - THE SURVEYOR WAS DIRECTED TO DETERMINE THE LOCATION OF ANY PARTY WALLS - NONE OBSERVED.
- MN15 LAMPERT-LEE & ASSOCIATES MAINTAINS A PROFESSIONAL LIABILITY INSURANCE POLICY IN THE MINIMUM AMOUNT REQUIRED FOR THIS PROJECT.

SIGNIFICANT OBSERVATIONS

- A LANDSCAPING EXTENDS ONTO SUBJECT PROPERTY BY 3.7 FEET.
- B POWER POLE ANCHOR EXTENDS ONTO SUBJECT PROPERTY BY 10.2 FEET.

ITEMS CORRESPONDING TO SCHEDULE B-II

- 9 PUBLIC OR PRIVATE RIGHTS IN SUCH PORTION OF THE SUBJECT PREMISES AS MAY BE PRESENTLY USED, LAID OUT OR DEDICATED IN ANY MANNER WHATSOEVER, FOR STREET, HIGHWAY, AND OR ALLEY PURPOSES. (THIS ITEM IS BLANKET IN NATURE OVER THE SURVEYED PROPERTY).
- 10 EASEMENTS, DEDICATIONS, RESERVATIONS, PROVISIONS, RELINQUISHMENTS, RECITALS, CERTIFICATES, AND ANY OTHER MATTERS AS PROVIDED FOR OR DELINEATED ON CERTIFIED SURVEY MAP NO. 4141 RECORDED JULY 05, 1983 IN VOLUME 17, PAGE 215 AS DOCUMENT NO. 1788402 REFERENCED IN THE LEGAL DESCRIPTION CONTAINED HEREIN. REFERENCE IS HEREBY MADE TO SAID PLAT FOR PARTICULARS.
- 11 RELEASE OF INTERESTS RECORDED DECEMBER 22, 1983 IN VOLUME 5214, PAGE 96 AS DOCUMENT NO. 1814131. (THE EASEMENTS, DEDICATIONS, RESERVATIONS, PROVISIONS, RELINQUISHMENTS AND RECITALS ARE PLOTTED AND SHOWN).
- 12 EASEMENT FOR PERMANENT PUBLIC SIDEWALK GRANTED TO THE CITY OF MADISON, A MUNICIPAL CORPORATION BY QUIT CLAIM DEED RECORDED IN VOLUME 190 OF RECORDS, PAGE 595 AS DOCUMENT NO. 1269721 ON AUGUST 03, 1970. (THE EASEMENT IS PLOTTED AND SHOWN).
- 13 COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED AUGUST 11, 1983 IN VOLUME 4810, PAGE 40 AS DOCUMENT NO. 1795130 OF OFFICIAL RECORDS, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, NATIONAL ORIGIN, SEXUAL ORIENTATION, MARITAL STATUS, ANCESTRY, SOURCE OF INCOME OR DISABILITY, TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE TITLE 42, SECTION 3604(C), OF THE UNITED STATES CODES. LAWFUL RESTRICTIONS UNDER STATE AND FEDERAL LAW ON THE AGE OF OCCUPANTS IN SENIOR HOUSING OR HOUSING FOR OLDER PERSONS SHALL NOT BE CONSTRUED AS RESTRICTIONS BASED ON FAMILIAL STATUS. (THIS ITEM IS BLANKET IN NATURE OVER THE SURVEYED PROPERTY, NOT A SURVEYED RELATED ITEM).
- 14 A RIGHT OF FIRST REFUSAL IN FAVOR OF WINGRA BUILDING GROUP, A WISCONSIN GENERAL PARTNERSHIP AS CONTAINED IN OR DISCLOSED BY A DOCUMENT RECORDED DECEMBER 19, 1983 IN VOLUME 5204, PAGE 1 AS DOCUMENT NO. 1813629 OF OFFICIAL RECORDS. (THIS ITEM IS BLANKET IN NATURE OVER THE SURVEYED PROPERTY, THE ADJACENT PARCEL TO THE SOUTH, ADJACENT PARCEL IS THE LEASE PROPERTY. POSSIBLE SIGN ON ABUTTING PROPERTY ALLOWED PER LEASE. DOCUMENT WAS NOT PROVIDED TO THE SURVEYOR PRIOR TO DATE OF FIELD WORK).
- 15 UTILITY EASEMENT TO MADISON GAS AND ELECTRIC COMPANY, A WISCONSIN CORPORATION, DATED SEPTEMBER 12, 1983, RECORDED/FILED DECEMBER 29, 1983 IN VOLUME 5232, PAGE 1 DOCUMENT NO. 1814795. (THE EASEMENT IS PLOTTED AND SHOWN).
- 16 COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN WARRANTY DEED RECORDED ON JULY 02, 1992 IN VOLUME 19367, PAGE 38 AS DOCUMENT NO. 2368928, OF OFFICIAL RECORDS, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C). (THIS ITEM IS BLANKET IN NATURE OVER THE SURVEYED PROPERTY, BUILDING HEIGHT CAN NOT EXCEED 1000' ABOVE MEAN SEA LEVEL).
- 17 UTILITY EASEMENT TO MADISON GAS AND ELECTRIC COMPANY, A WISCONSIN CORPORATION, DATED FEBRUARY 03, 2005, RECORDED/FILED JUNE 20, 2005 AS DOCUMENT NO. 4068627. (THE EASEMENT IS PLOTTED AND SHOWN).
- 18 COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED AUGUST 31, 2018 AS DOCUMENT NO. 5438136 OF OFFICIAL RECORDS, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, NATIONAL ORIGIN, SEXUAL ORIENTATION, MARITAL STATUS, ANCESTRY, SOURCE OF INCOME OR DISABILITY, TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE TITLE 42, SECTION 3604(C), OF THE UNITED STATES CODES. LAWFUL RESTRICTIONS UNDER STATE AND FEDERAL LAW ON THE AGE OF OCCUPANTS IN SENIOR HOUSING OR HOUSING FOR OLDER PERSONS SHALL NOT BE CONSTRUED AS RESTRICTIONS BASED ON FAMILIAL STATUS. (THIS ITEM IS NOT ON SUBJECT PROPERTY, THE DESCRIPTION OF LOT 1, CSM 4141 IS IN ERROR. ALL EXHIBIT DRAWING ARE OF LOT 2, CSM 4141).

LEGEND OF SYMBOLS & ABBREVIATIONS

- BRASS DISC FOUND
- 3/4"x24" REBAR SET-1.502 LB/FT.
- 3/4" ROD FOUND
- 1" O.D. PIPE FOUND
- POWER POLE
- POWER POLE ANCHOR
- LIGHT STANDARD
- TRANSFORMER
- ELECTRIC PANEL
- ELECTRIC PEDESTAL
- CONTROL PANEL
- A/C UNIT
- CHARGING STATION
- TELEPHONE JUNCTION BOX
- CABLE TV JUNCTION BOX
- VAULT
- MANHOLE
- CATCH BASIN
- HYDRANT
- WATER MAIN VALVE
- FIRE CONNECTION
- GAS MAIN VALVE
- GAS METER
- SIGN
- MAILBOX
- FLAG POLE
- AERIAL UTILITY LINE
- FENCE
- PREVIOUSLY RECORDED AS (XXX)
- R/W RIGHT-OF-WAY
- B.H. BUILDING HEIGHT LOCATION

BASIS FOR BEARINGS:

THE NORTH LINE OF THE NE1/4, SECTION 32, T8N, R10E, ASSUMED TO BEAR N88°05'07"W.

PARKING SPACES:

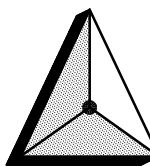
- 25 PARKING STALLS
- 1 HANDICAPPED PARKING STALLS
- 0 SEMI TRAILER PARKING STALLS
- 26 TOTAL PARKING STALLS

LEGAL

THIS SURVEY WAS PREPARED FOR THE PURPOSE OF THIS REAL ESTATE TRANSACTION ONLY AND NO FURTHER PARTIES OTHER THAN THOSE CERTIFIED ABOVE SHALL RELY ON IT FOR ANY OTHER PURPOSE OR TRANSACTION

PROJECT REVISION RECORD

DATE	DESCRIPTION	DATE	DESCRIPTION
05/20/2024	FIRST DRAFT		
FIELD WORK: 05/08/2024		DRAFTED: 05/20/2024	CHECKED BY: T.J.T.
		FB & PG:	



ESP GROUP, INC.
LAMPERT-LEE & ASSOCIATES
ENGINEERS • SURVEYORS • PLANNERS

10968 State Hwy, 54 East • Wisconsin Rapids, WI 54494-8718

715-424-3131 • FAX 715-423-8774

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DRAWN BY: JIM BRASEL

FIELD DATA BY: P.P. & T.T.

DATE: 05/08/24

CHECKED BY: T.T. DATE: 05/20/24

DWG. DATE: MAY 20, 2024

DWG. NO. 10634-A-1-D

PROJECT NO. 24-55

PLAN SHEET SHEET 1 OF 1

1 SHEET(S)

RECORD DESCRIPTION

LOT 1 OF CERTIFIED SURVEY MAP NO. 4141, RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR DANE COUNTY, WISCONSIN ON JULY 05, 1983 IN VOLUME 17 OF CERTIFIED SURVEY MAPS, PAGE 215 AS DOCUMENT NO. 1788402, SAID CERTIFIED SURVEY MAP BEING A PART OF THE EAST 1/2 OF SECTION 32, TOWNSHIP 8 NORTH, RANGE 10 EAST, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS AS DESCRIBED IN THE TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. NCS-1217852-PHIL, DATED APRIL 30, 2024 AT 7:30 A.M.

ALTA/NSPS LAND TITLE SURVEY

FOR
CE ID & WI
NV5 Project No. 202401222, 002
1417 Wright Street, Madison, WI 53704

Based upon Title Commitment No. NCS-1217852-PHIL
of First American Title Insurance Company
bearing an effective date of April 30, 2024 at 7:30 A.M.

SURVEYOR'S CERTIFICATION

TO: FIRST AMERICAN TITLE INSURANCE COMPANY; AND BOCK & CLARK CORPORATION, AN NV5 COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 6(B), 7(A), 7(B)(1), 7(C), 8, 9, 10, 13, 14, 16, 17 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MAY 8, 2024.



THOMAS J. TRZINSKI

REGISTRATION NO. 2636

IN THE STATE OF WISCONSIN

DATE OF FIELD SURVEY: MAY 8, 2024

DATE OF LAST REVISION:

NV5 NETWORK PROJECT NO. 202401222-002 CMP

PAGE 1 OF 1

Bock & Clark Corporation
an NV5 Company

NV5

Transaction Services 1-800-SURVEYS (787-8397)
4580 Stephen Circle, Suite 300, Canton, Ohio 44718

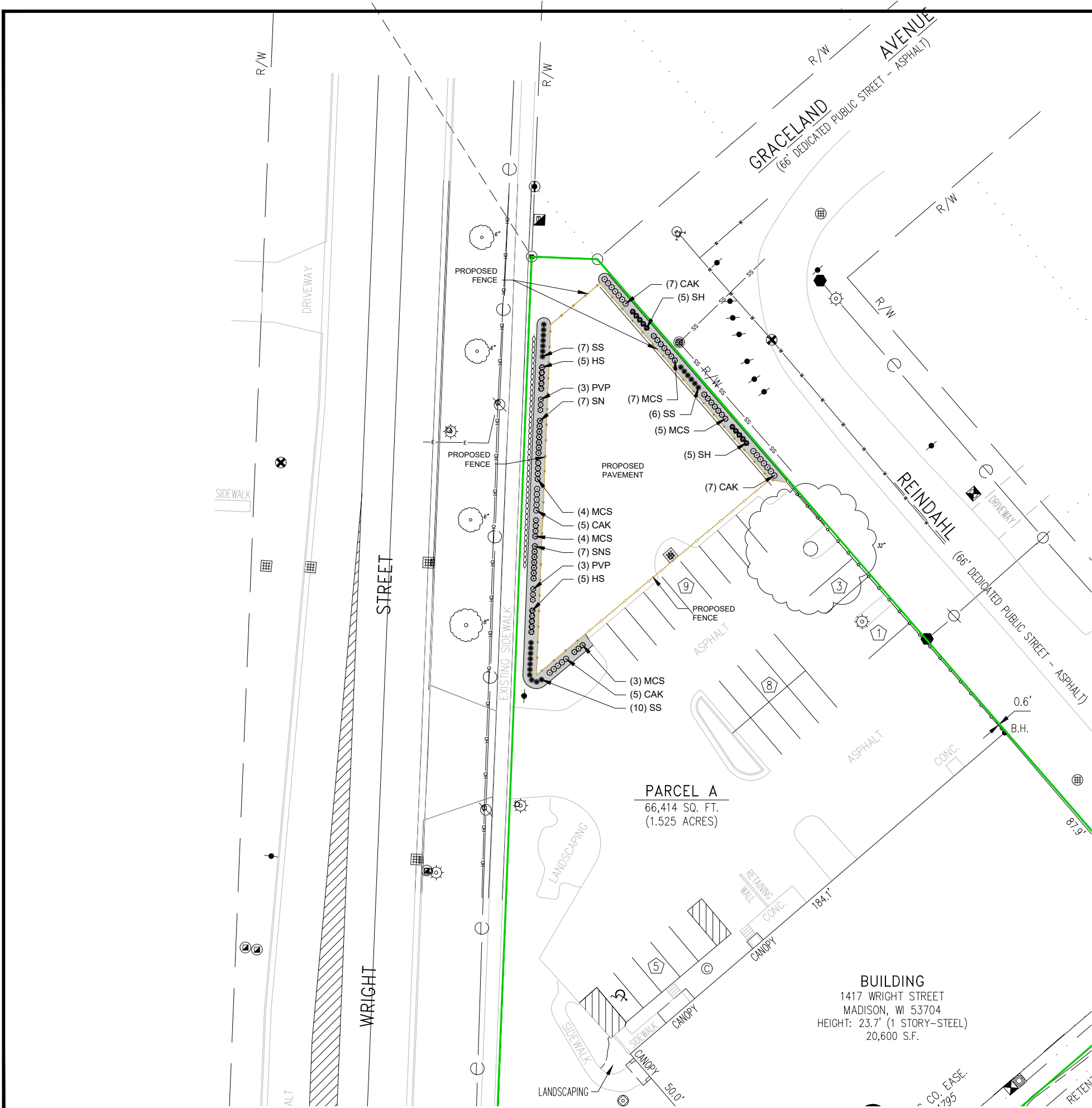
www.BockandClark.com maywehelpyou@bockandclark.com www.NV5.com

SURVEY • ZONING • ENVIRONMENTAL • ASSESSMENT

WISCONSIN ARMY NATIONAL GUARD

FLOOD NOTE

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 55025C0427H, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 17, 2014 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.



LANDSCAPE NOTES

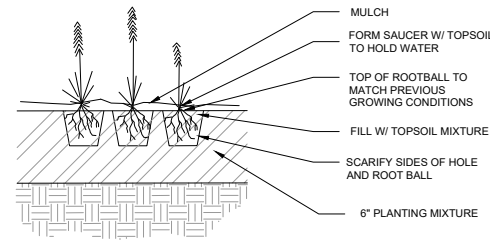
- 1. CONTACT DIGGER'S HOTLINE 3 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION
- 2. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL THE PRIVATE UTILITIES PRIOR TO THE START OF WORK
- 3. ALL LANDSCAPE AREAS SHALL HAVE A MINIMUM 6" DEPTH OF COMPACTED TOPSOIL
- 4. ALL LANDSCAPE BEDS SHALL CONTAIN A 3-INCH DEPTH SHREDDED HARDWOOD BARK MULCH AND SHALL BE CONTAINED BY LANDSCAPE EDGING UNLESS OTHERWISE NOTED
- 5. LANDSCAPE EDGING SHALL BE A 4" DEEP TRENCH CUT EDGE
- 6. GENERAL LANDSCAPE AREAS SHALL BE SEEDED WITH **MADISON PARKS SEED MIX** AS MANUFACTURED BY LA CROSSE SEED, LLC. PER MANUFACTURER'S SPECIFICATIONS
- 7. ALL LANDSCAPING SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON STANDARDS & REQUIREMENTS
- 8. INSTALLATION OF LANDSCAPING SHALL INCLUDE A 1 YEAR LANDSCAPE MAINTENANCE & WARRANTY PERIOD. LANDSCAPE MAINTENANCE SHALL INCLUDE ANY CARE NECESSARY TO ESTABLISH THE PLANTS CALLED OUT ON THE LANDSCAPE PLAN. LANDSCAPE WARRANTY SHALL INCLUDE THE REPLACEMENT OF ANY DAMAGED, DYING, OR DEAD PLANTS THAT HAVE BEEN INSTALLED AS PART OF THIS PROJECT AS CALLED OUT ON THE LANDSCAPE PLAN

LEGEND

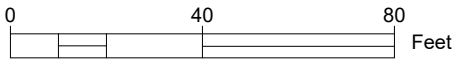
SHREDDED BARK MULCH

PLANT SCHEDULE

CODE	SCIENTIFIC NAME	COMMON NAME	QTY	SIZE	ROOT COND
ORNAMENTAL GRASSES					
CAK	Calamagrostis 'Karl Foerster'	Karl Foerster Feather Reed Grass	8	#1	POT
HS	Helictotrichon sempervivens	Blue Oat Grass	25	#1	POT
MCS	Molinia 'Sky Racer'	Sky Racer Purple Moor Grass	25	#1	POT
PVP	Panicum virgatum 'Prairie Fire'	Prairie Fire Switch Grass	6	#1	POT
SH	Sporobolus heterolepis	Prairie Dropseed	10	#1	POT
SN	Sorghastrum nutans 'St. Louis'	St. Louis Indiangrass	14	#1	POT
SS	Schizachyrium scoparium	Little Bluestem	23	#1	POT



ORNAMENTAL GRASSES DETAIL (N.T.S.)



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

LANDSCAPE PLAN
CRESCENT ELECTRIC

1417 WRIGHT STREET
MADISON, WISCONSIN



DATE: 05/15/2025
REVISED:

DRAWN BY: MS

FN: 25-05-104

Sheet Number:

L100