

project

Drive-up Coffee Shop  
1801 Northport Drive  
Madison, WI 53704

client

Sherman Plaza Inc.  
1865 Northport Drive  
Madison, WI 53704

client agent

Dave Bruns

phone: (608) 575-1582

email: coachbruns@gmail.com

issue date:

2022-12-16

Application for Land Use Activity &  
Urban Design Commission Review

## **SHEET INDEX:**

### TITLE

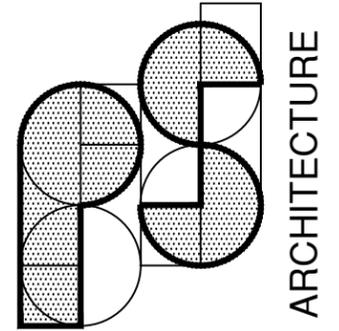
T-1 TITLE SHEET

### ARCHITECTURAL

C-1 PROJECT LOCATION & PARKING COUNT  
C-2 SITE DEMOLITION PLAN  
C-3 SITE PLAN; TRAFFIC CIRCULATION  
C-4 SITE DRAINAGE  
L-1 LANDSCAPE PLAN  
E-1 LIGHTING  
A-1 BUILDING FOOTPRINT  
A-2 ROOF PLAN  
A-3 ELEVATIONS  
A-4 ELEVATIONS  
P-1 PHOTOS: NORTH ELEVATION (SIMILAR)  
P-2 PHOTOS: WEST ELEVATION (SIMILAR)  
P-3 PHOTOS: SOUTH ELEVATION (SIMILAR)  
P-4 PHOTOS: EAST ELEVATION (SIMILAR)  
P-5 PHOTOS: EXISTING VEGETATION  
P-6 PHOTOS: EXISTING VEGETATION  
P-7 PHOTOS: EXISTING ATM & MAILBOX  
P-8 PHOTOS: EXISTING ATM

### MISCELLANEOUS

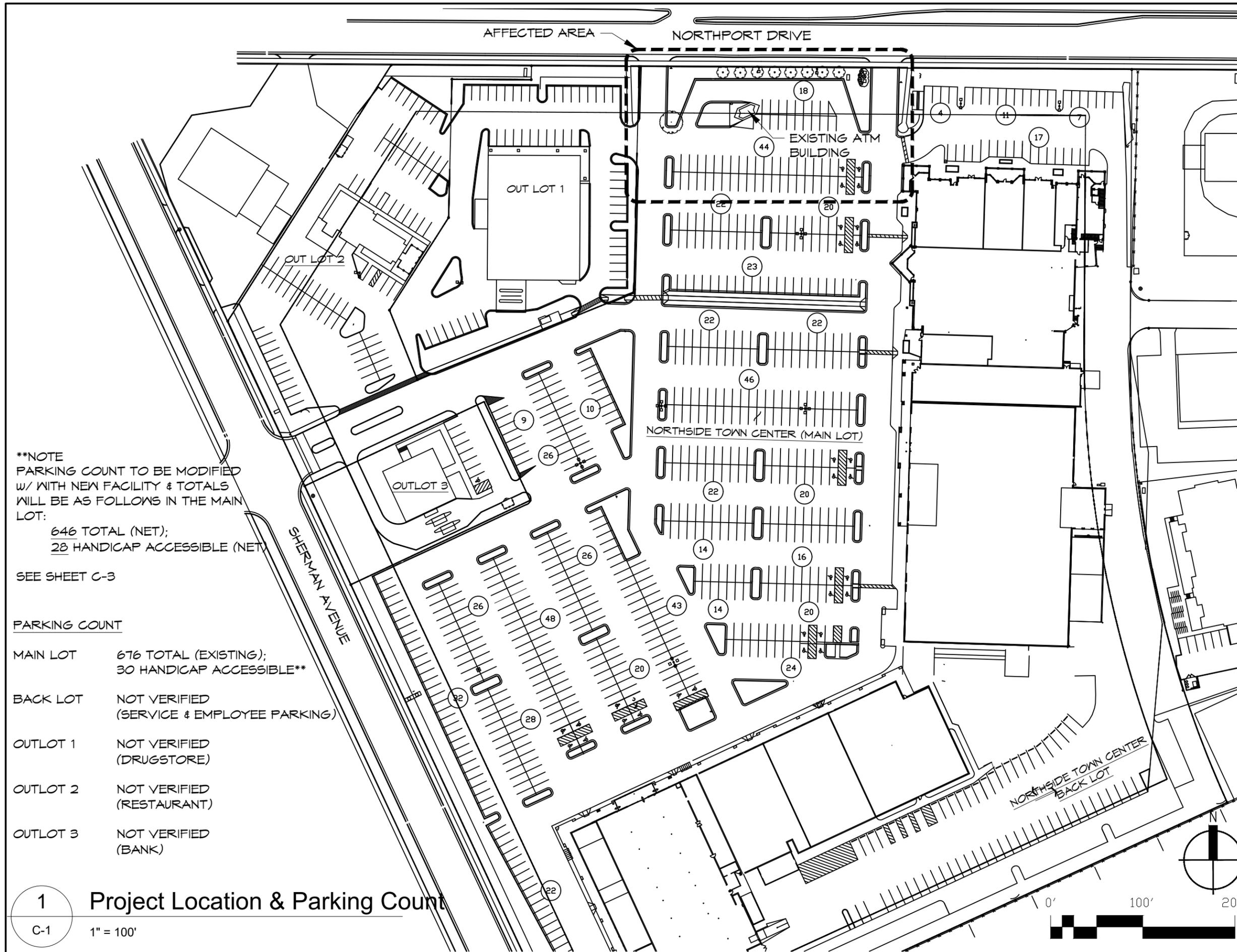
LETTER OF INTENT AMENDED  
SITE PHOTOMETRICS  
LIGHT FIXTURE CUT SHEETS  
LANDSCAPE PLANS  
LANDSCAPE WORKSHEET  
PLANT IMAGES



6621 BOULDER LANE  
MIDDLETON, WI. 53562  
608-770-5848  
psarch@tds.net

drawing no.

**T-1**



**\*\*NOTE**  
 PARKING COUNT TO BE MODIFIED  
 W/ WITH NEW FACILITY & TOTALS  
 WILL BE AS FOLLOWS IN THE MAIN  
 LOT:

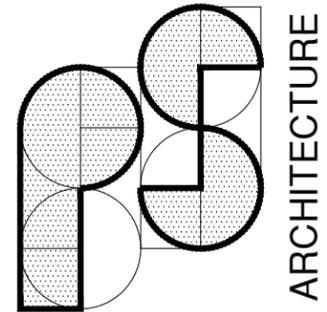
646 TOTAL (NET);  
 28 HANDICAP ACCESSIBLE (NET)

SEE SHEET C-3

**PARKING COUNT**

- MAIN LOT 676 TOTAL (EXISTING);  
30 HANDICAP ACCESSIBLE\*\*
- BACK LOT NOT VERIFIED  
(SERVICE & EMPLOYEE PARKING)
- OUTLOT 1 NOT VERIFIED  
(DRUGSTORE)
- OUTLOT 2 NOT VERIFIED  
(RESTAURANT)
- OUTLOT 3 NOT VERIFIED  
(BANK)

**1** Project Location & Parking Count  
 C-1 1" = 100'



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project	Drive-up Coffee Shop 1803 Northport Drive. Madison, WI 53704	client	Sherman Plaza Inc. 1865 Northport Drive Madison WI 53704
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project # 2201

content  
**Project Location & Parking Count**

submittals

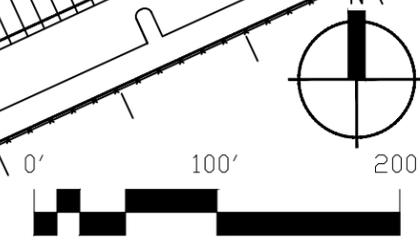
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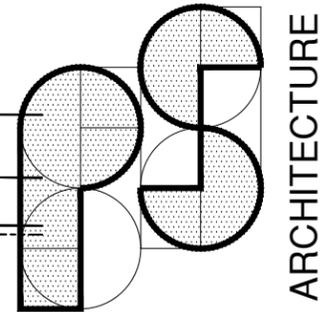
revisions

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 drawing no.

**C-1**





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content

Site Plan  
Demolition

submittals

DESCRIPTION	DATE

revisions

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**C-2**

NORTHPORT DRIVE

PROPERTY LINE

EXISTING SIDEWALK

REMOVE & RELOCATE MAILBOX

DEMO EXISTING "ATM" BUILDING

DEMO ASPHALT PAVING

DEMO CURB & GUTTER

50' SETBACK

DEMO CURB & GUTTER

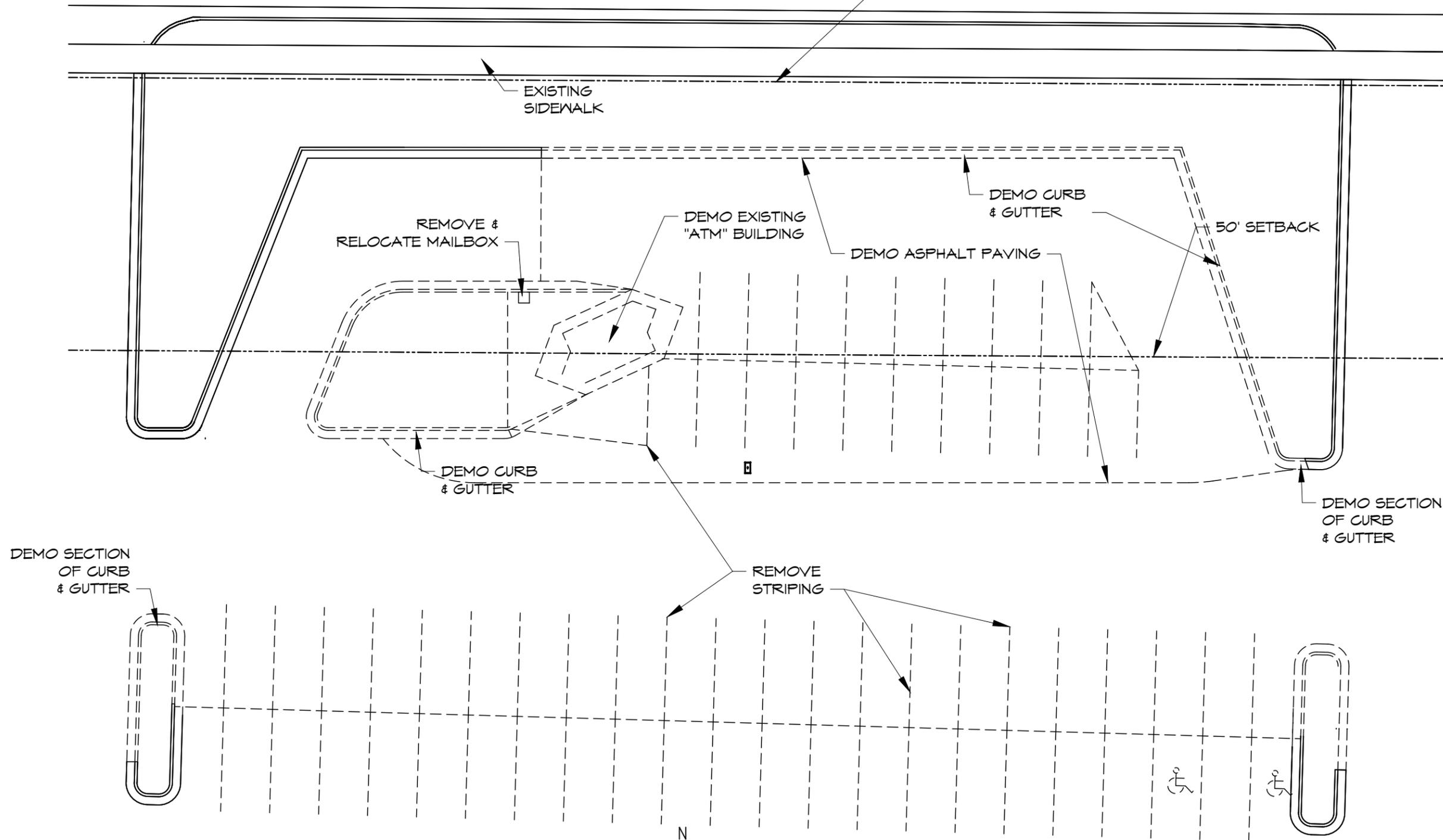
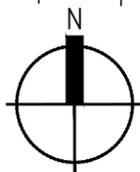
DEMO SECTION OF CURB & GUTTER

DEMO SECTION OF CURB & GUTTER

REMOVE STRIPING

1 Site Plan - Demolition

C-2 1" = 20'





NORTHPORT DRIVE

PROPERTY LINE

NEW LANDSCAPED AREA;

EXISTING  
SIDEWALK



EXISTING DRAINAGE PATTERN BE MAINTAINED;  
ADJUST GRADE ONLY AT POINTS w/ NEW  
CURB & GUTTER IS REQ'D TO FLOW  
SOUTH & WEST

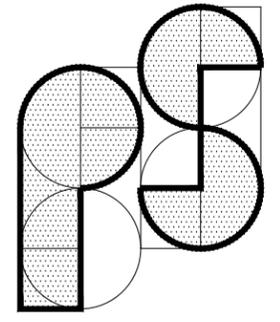
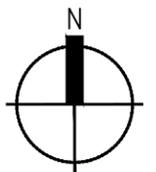
COFFEE SHOP

CURB CUT

1  
C-4

Site Plan - Site Drainage

1" = 20'



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Site Plan  
Site Drainage

submittals

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C-4

NORTHPORT DRIVE

EXISTING BUSHES  
(8 THUS); SEE PHOTO SHT P-5

EXISTING SHADE  
TREE;  
SEE PHOTO  
SHT P-6

NEW  
LANDSCAPE  
AREA

BIKE RACK

CONCRETE PATIO

COFFEE SHOP

NEW  
LANDSCAPE  
AREA

NEW CURB  
& GUTTER

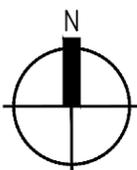
NEW  
LANDSCAPE  
AREA

1

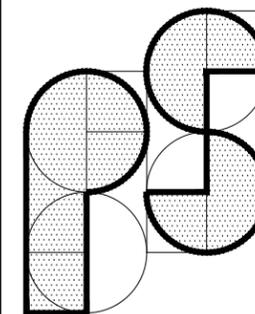
Landscaping Plan

I-1

1" = 20'



REFER TO ATTACHED LANDSCAPE  
PLANS & LANDSCAPE WORKSHEET



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Landscaping Plan

submittals

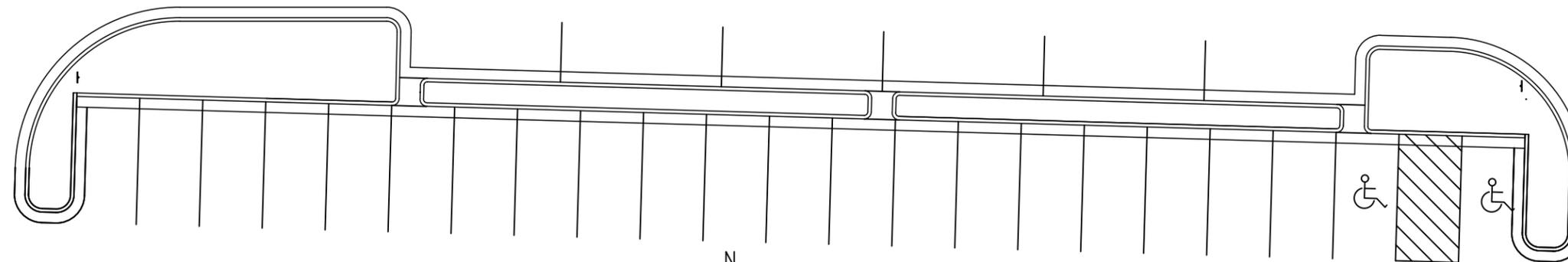
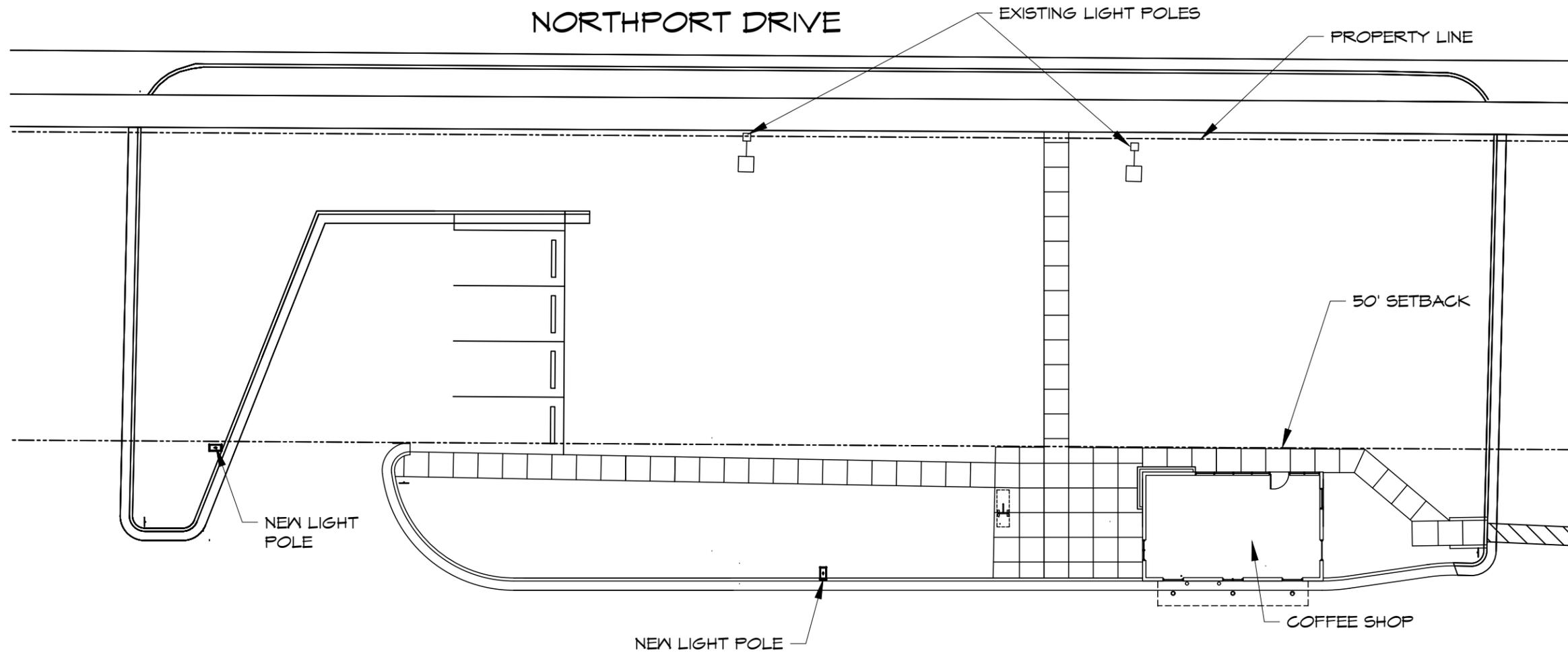
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revisions

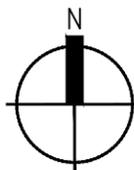
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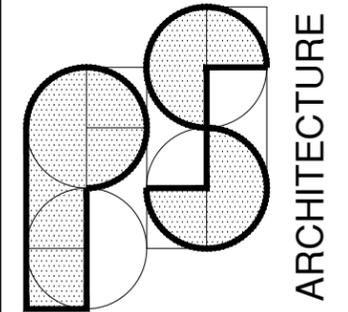
L-1



**1** Lighting Plan  
E-1 1" = 20'



SEE SHEET A-1 FOR PERIMETER SOFFIT LIGHTING AROUND BUILDING  
REFER TO ATTACHED PHOTOMETRIC PLAN & FIXTURE CUT SHEETS



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**Lighting Plan**

submittals

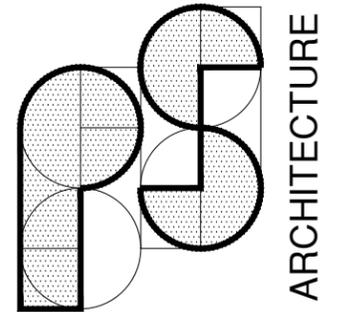
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**E-1**



ARCHITECTURE

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**Building Plan**

submittals

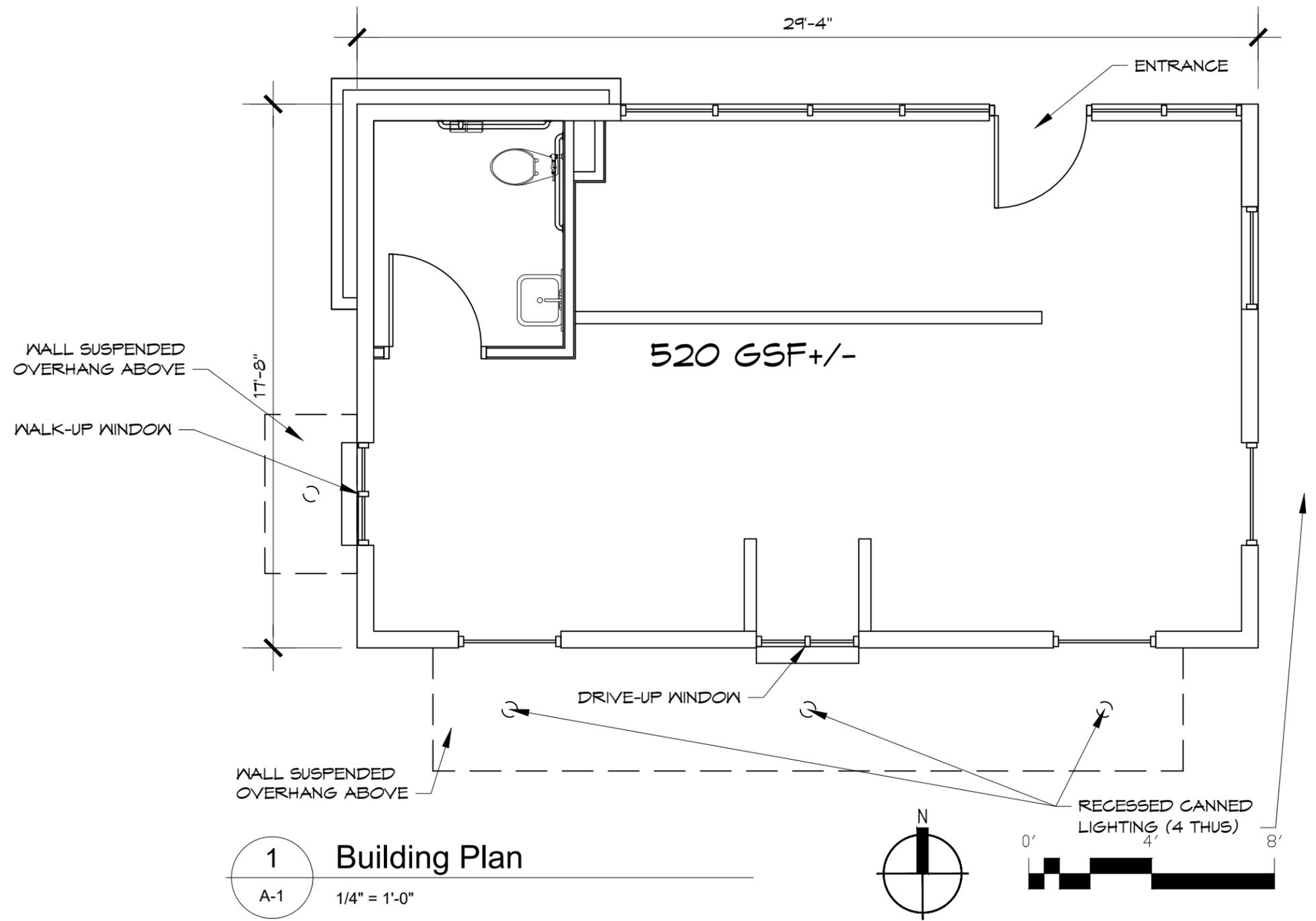
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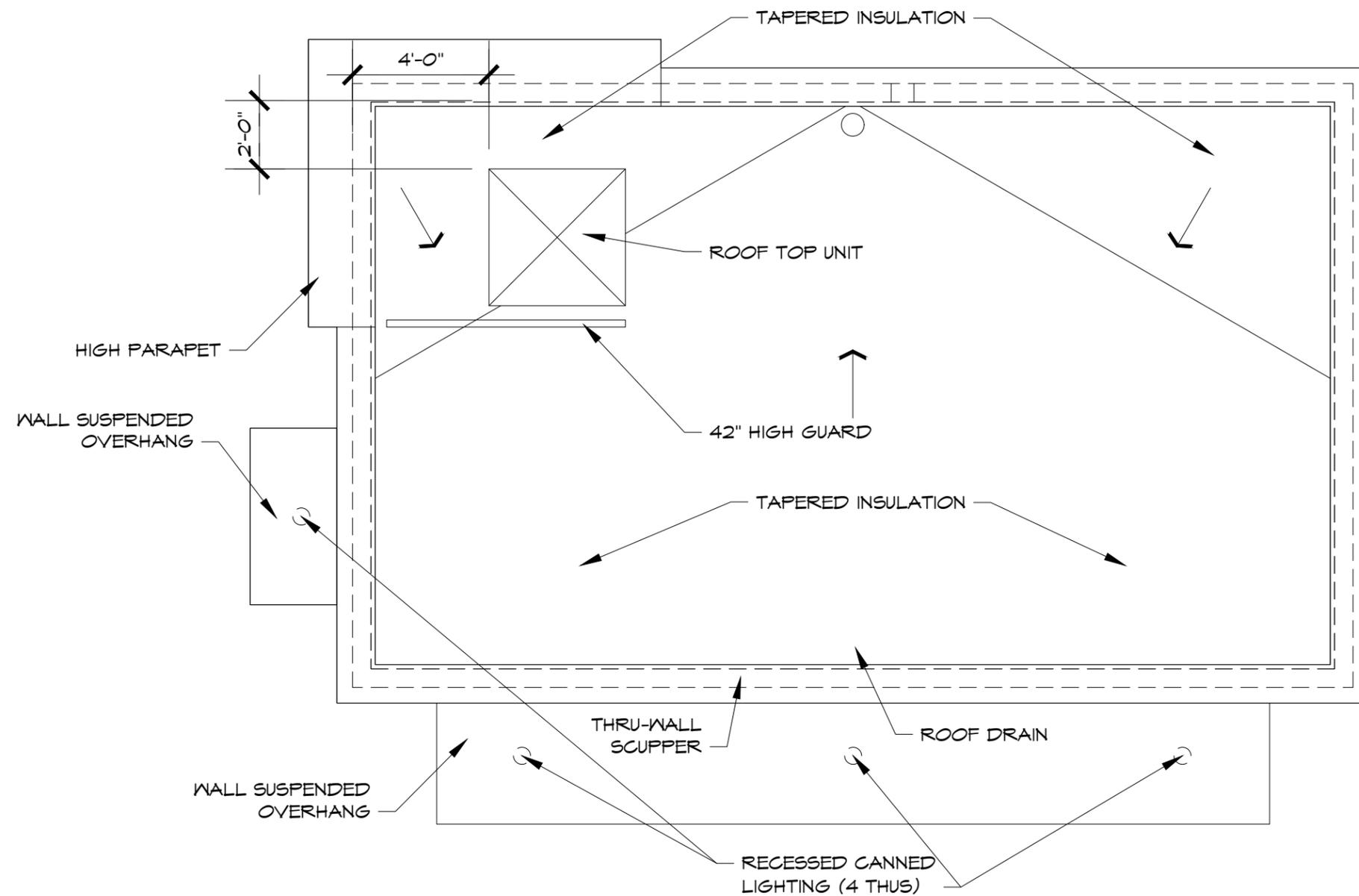
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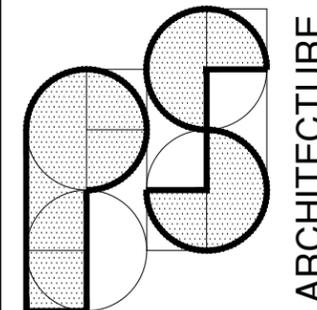
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**A-1**





1 Roof Plan  
 A-2 1/4" = 1'-0"



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content

Roof Plan

submittals

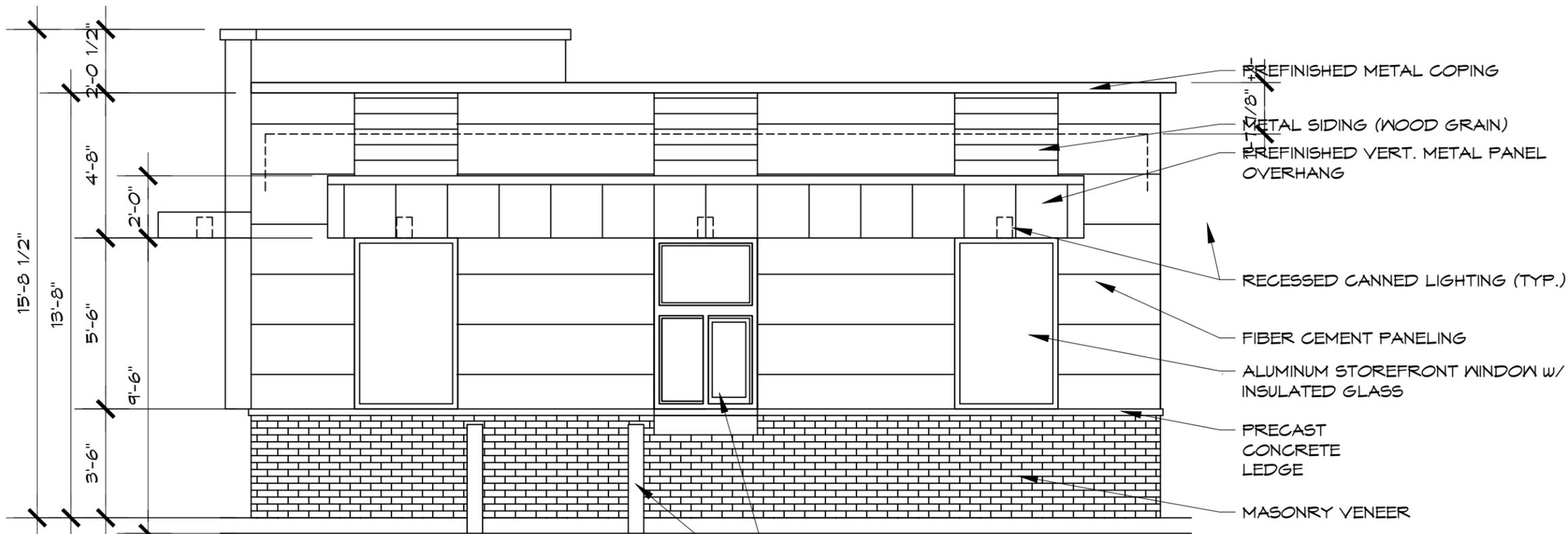
DESCRIPTION	DATE

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 drawing no.

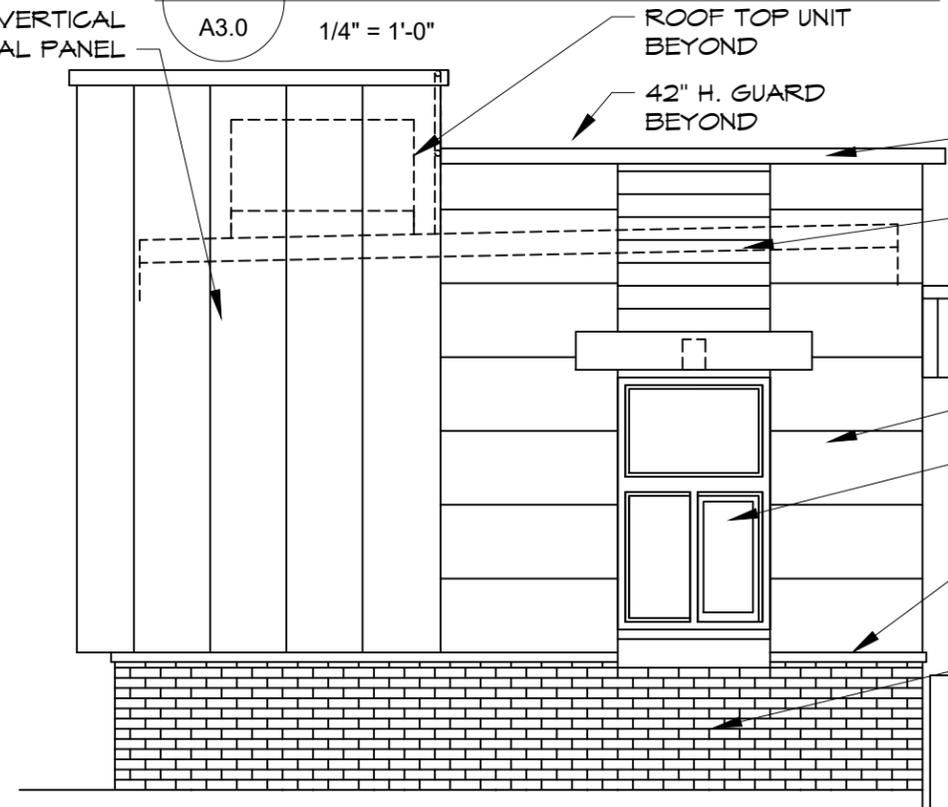
**A-2**



**1 South Elevation**

A3.0 1/4" = 1'-0"

PREFINISHED VERTICAL METAL PANEL



**2 West Elevation**

A=3 1/4" = 1'-0"

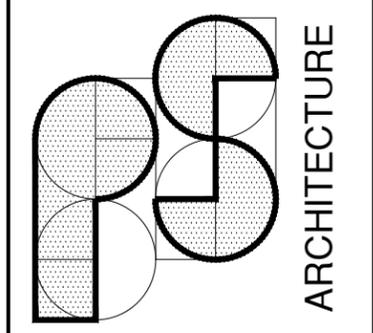
- PREFINISHED METAL COPING
- METAL SIDING (WOOD GRAIN)
- PREFINISHED VERT. METAL PANEL OVERHANG
- RECESSED CANNED LIGHTING (TYP.)
- FIBER CEMENT PANELING
- ALUMINUM STOREFRONT WINDOW w/ INSULATED GLASS
- PRECAST CONCRETE LEDGE
- MASONRY VENEER

- DRIVE-UP SERVICE WINDOW
- PROTECTIVE STEEL BOLLARD

- ROOF TOP UNIT BEYOND
- 42" H. GUARD BEYOND
- PREFINISHED METAL COPING
- METAL SIDING (WOOD GRAIN)
- PREFINISHED VERT. METAL PANEL OVERHANG
- FIBER CEMENT PANELING
- WALK-UP SERVICE WINDOW
- PRECAST CONCRETE LEDGE
- MASONRY VENEER

SEE PHOTOS ON SHEETS P-1, P-2, P-3 & P-4 FOR APPEARANCE & COLORS OF SURFACE MATERIALS

EXTERIOR FINISH SCHEDULE			
PRODUCT	COLOR	TYPE	MANUFACTURER
MASONRY VENEER	MISSION POINT	--	VERSETTA STONE
LEDGE STONE	STONE GREY	--	VERSETTA STONE
METAL SIDING	481 DRIFTWOOD	VESTA HD3 WD GRAIN	QUALITY EDGE
METAL SIDING, ETC.	MATTE BLACK	--	FIRESTONE MTL PRODUCTS
FIBER CEMENT SIDING	FOG	ILLUMINATION SERIES	NICHIHA
WINDOWS	CLEAR ANONDIZED	1" INSUL. GLASS; TINTED	QUICK SERVE



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project # 2201

content

Elevations

submittals

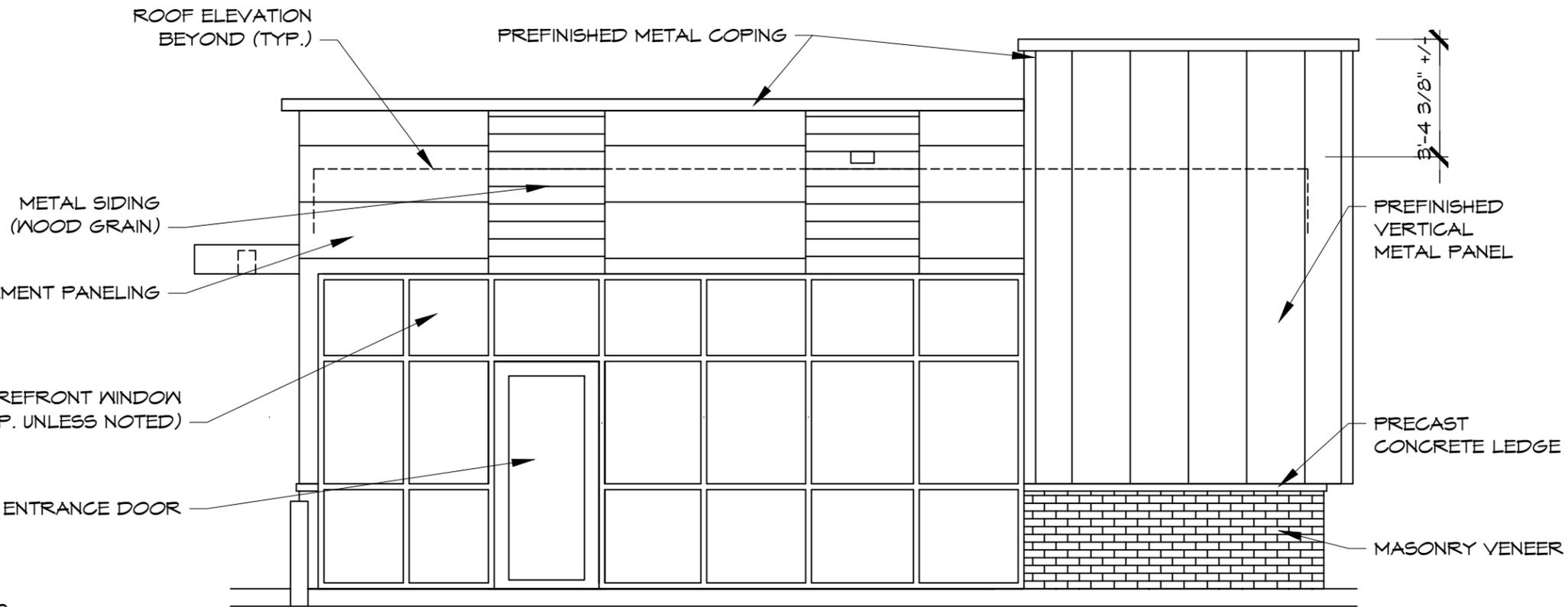
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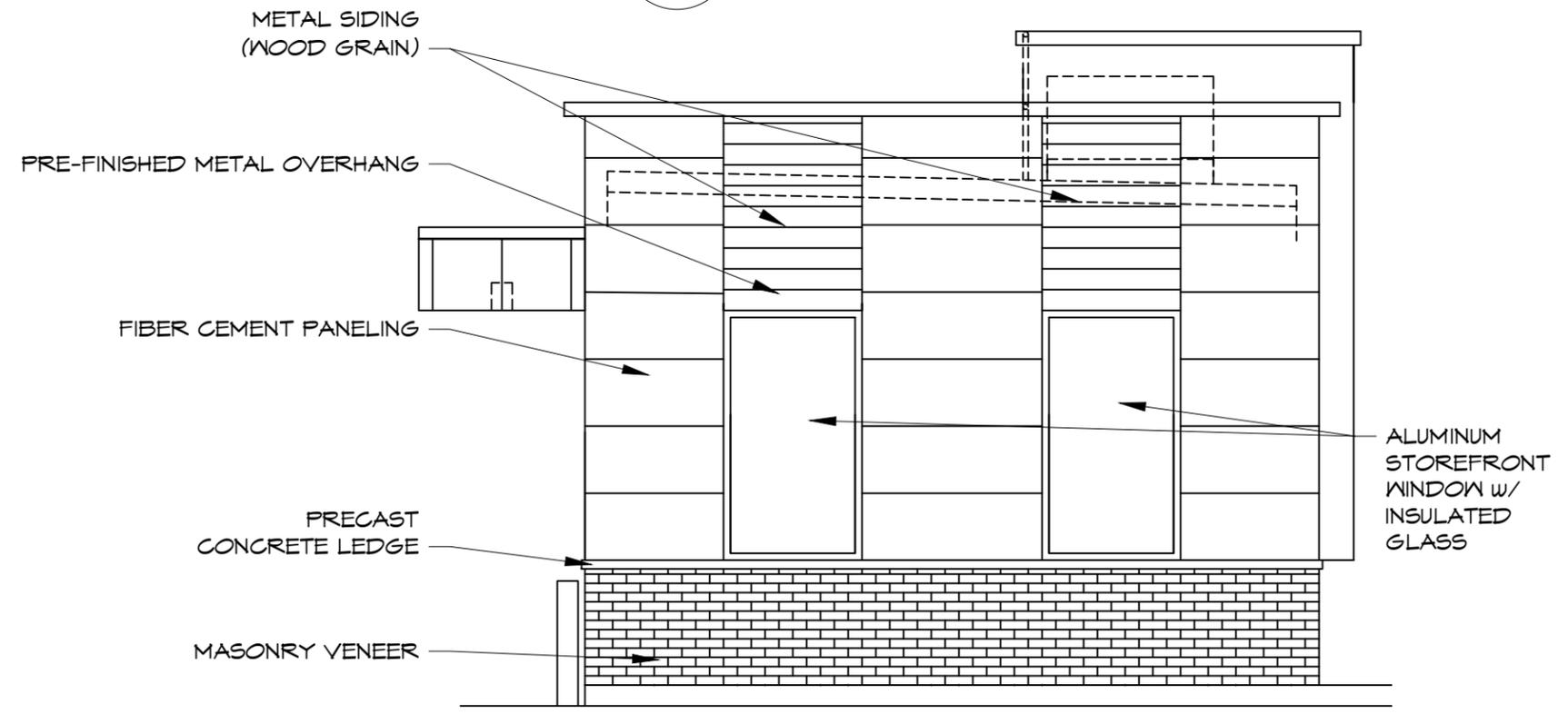
**A-3**



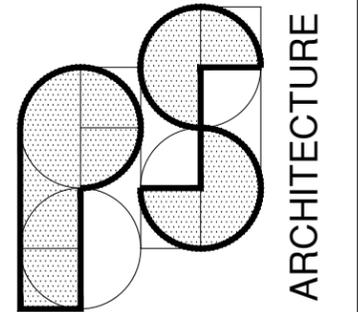
1 North Elevation  
A-4 1/4" = 1'-0"

ZONING ORDINANCE 28.060  
 NORTH FACADE:  
 AREA = 433 SF  
 LENGTH = 29'-4"  
 40% OF 433 SF = 173 SF (REQUIRED);  
 183.875 SF (PROVIDED)  
 60% OF 29'-4" = 17'-7" (REQUIRED);  
 29'-2" (PROVIDED)

SEE PHOTOS ON SHEETS  
 P-1, P-2, P-3 & P-4  
 FOR APPEARANCE & COLORS  
 OF SURFACE MATERIALS



2 East Elevation  
A-4 1/4" = 1'-0"



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content  
 Elevations

submittals

DESCRIPTION	DATE

revisions

REV	REVISION	DATE

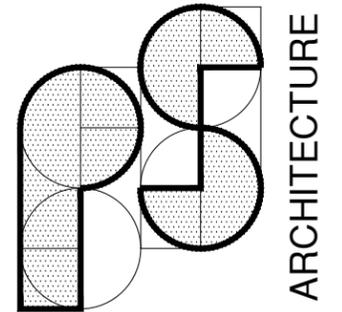
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**A-4**

PROPOSED SIGNAGE;  
EAST ELEVATION



PROPOSED SIGNAGE;  
NORTH ELEVATION



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content

North Elevation  
(Similar)

submittals

DESCRIPTION	DATE

revisions

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**P-1**

**1** North Elevation (Similar)  
P-1 No Scale

MATERIALS & SIGNAGE FOR  
NEW FACILITY TO MATCH THOSE  
IN PICTURE  
NOTE ADDITIONAL GLAZING  
REQUIRED ON NORTH ELEVATION

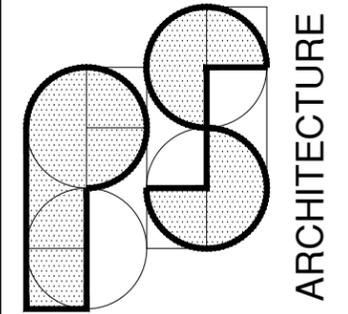
PROPOSED SIGNAGE  
SIMILAR ON  
NORTH ELEVATION



1 West Elevation (Similar)  
P-2 No Scale

MATERIALS & SIGNAGE FOR  
NEW FACILITY TO MATCH THOSE  
IN PICTURE

NEW FACILITY TO HAVE 40%  
GLAZING ON THIS ELEVATION



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content

West Elevation  
(Similar)

submittals

DESCRIPTION	DATE

revisions

REV	REVISION	DATE

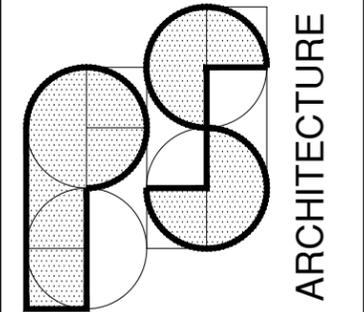
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date; 12/16/2022  
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P-2



**1** South Elevation (Similar)  
 P-3 No Scale

MATERIALS & SIGNAGE FOR  
 NEW FACILITY TO MATCH THOSE  
 IN PICTURE



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South Elevation  
 (Similar)

submittals

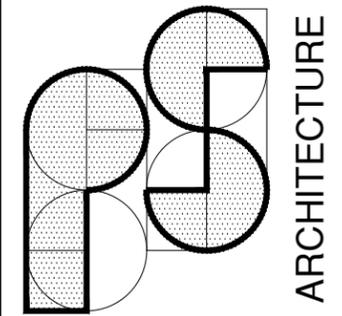
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**P-3**



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East Elevation  
(Similar)

submittals

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**P-4**



METAL PANELING

DRIVE-UP WINDOW

PRECAST MASONRY LEDGE

MASONRY VENEER

METAL SIDING  
(WOOD GRAIN)

WALK-UP WINDOW

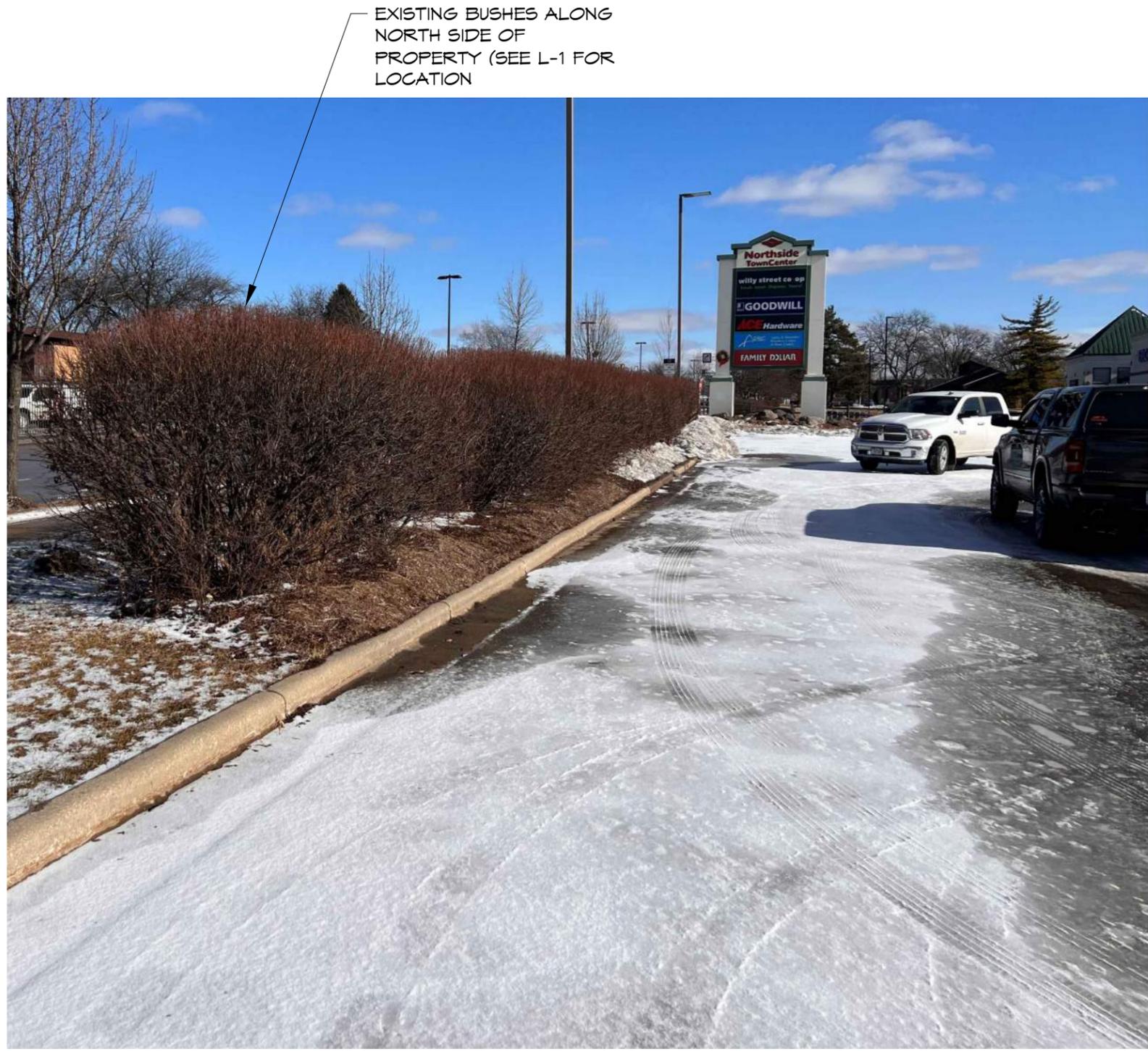
FIBER CEMENT  
PANELING

MATERIALS & SIGNAGE FOR  
NEW FACILITY TO MATCH THOSE  
IN PICTURE

1  
P-4

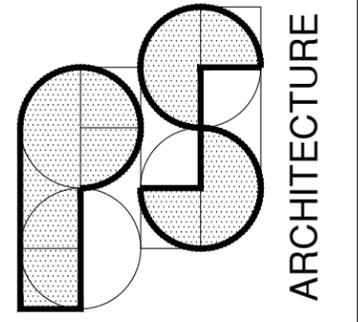
East Elevation (Similar)

No Scale



EXISTING BUSHES ALONG  
NORTH SIDE OF  
PROPERTY (SEE L-1 FOR  
LOCATION)

1 Existing Vegetation  
P-5 No Scale



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Existing Vegetation

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P-5

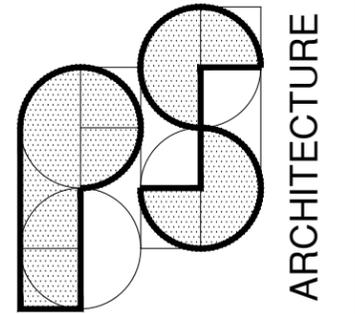
EXISTING TREE



1  
P-6

Existing Vegetation

No Scale



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P-6

EXISTING ATM BUILDING  
TO BE DEMOLISHED  
(SEE SHEET C-2)

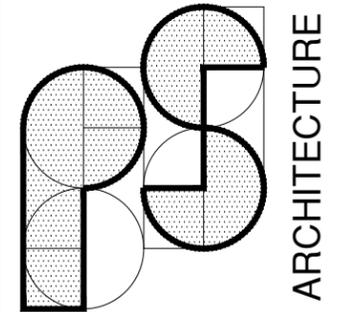
EXISTING MAILBOX  
TO BE RELOCATED  
(SEE SHEET C-2)



1  
P-7

Existing ATM & Mailbox; View from West

No Scale



6621 BOULDER LANE  
MIDDLETON, WI. 53562  
608-770-5848  
psarch@tds.net

project  
Drive-up Coffee Shop  
1803 Northport Drive.  
Madison, WI 53704

client  
Sherman Plaza Inc.  
1865 Northport Drive  
Madison WI 53704

project # 2201

content

Existing ATM &  
Mailbox

submittals

DESCRIPTION	DATE

revisions

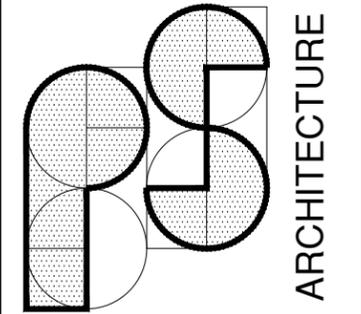
REV	REVISION	DATE

drawn by; PLS  
checked by; PLS  
date; 12/16/2022  
drawing no.

P-7



1 Existing ATM  
P-8 No Scale



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Existing ATM

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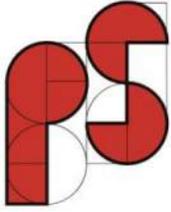
DESCRIPTION	DATE

revisions

REV	REVISION	DATE

drawn by; PLS  
checked by; PLS  
date; 12/16/2022  
drawing no.

**P-8**



PS ARCHITECTURE, INC.  
6621 BOULDER LANE  
MIDDLETON, WI 53562  
(608) 770-5848  
psarch@tds.net

December 16, 2022

## **Letter of Intent (Amended; 12/16/22)**

Project: **Drive-up Coffee Facility**  
Location: 1801 Northport Drive, Madison, Wisconsin 53704

### **General**

Because of concerns primarily with pedestrian traffic the Plan Commission has referred the project to a future meeting. Taking into account their comments, and after meeting with staff we are submitting an alternative site layout that addresses these issues.

Please note the following on the attached plan **C-3 Site Plan – Traffic Flow**

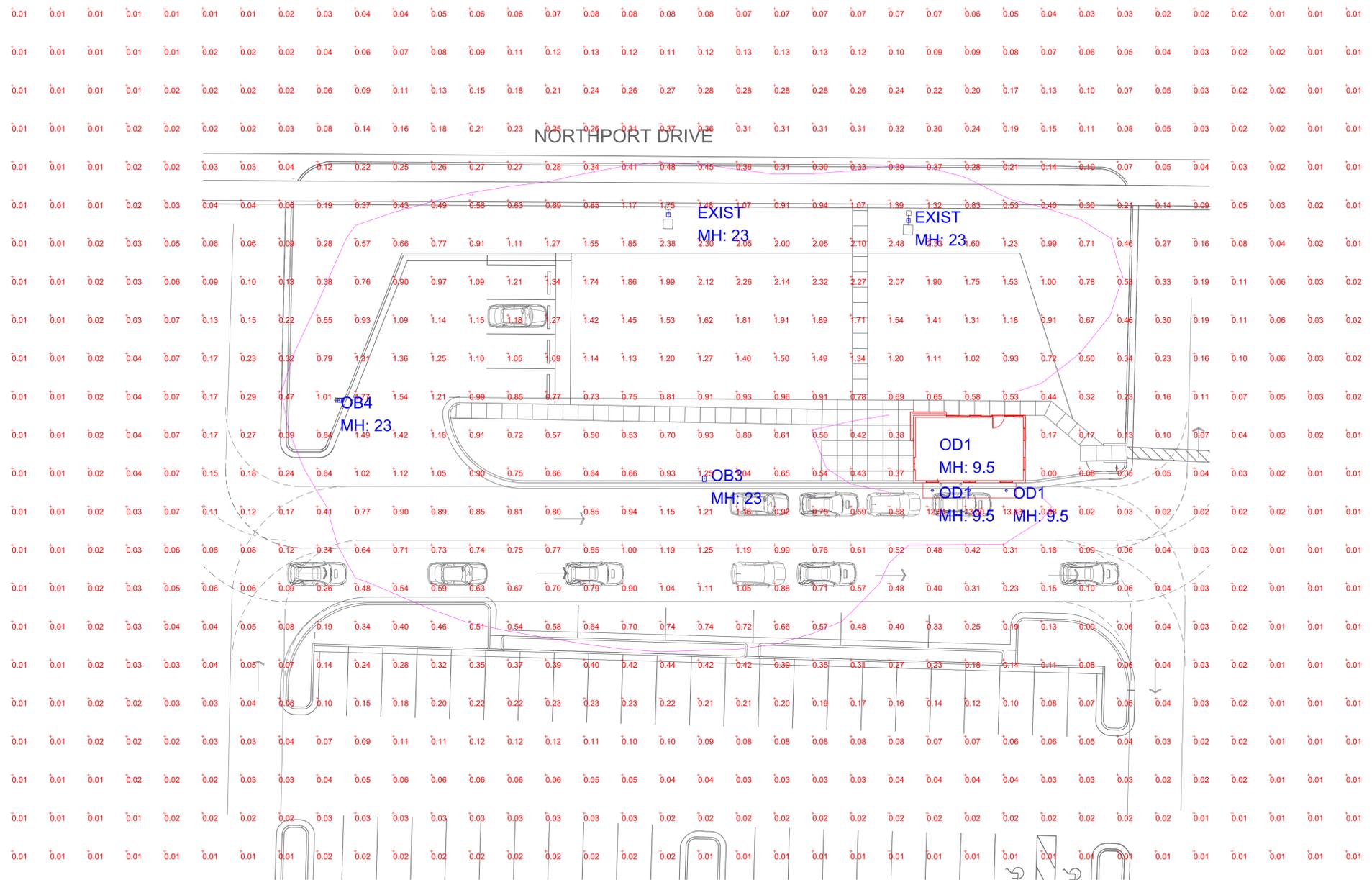
- Building footprint to remain as per initial submittal (approx. 520 sf) but moved and rotated
- One way traffic; west to east
- Queuing line defined along with the ability to exit the queuing line if desired
- New sidewalk from the public walk on Northport
- Striped pedestrian crossing to the east of the proposed new building which leads to the main sidewalk portion the shopping center
- Redefined & expanded landscape areas
- Employee parking added at NW corner of the lot
- Bike parking (relocated)
- Outdoor patio (reconfigured)

Building materials will be the same as those originally provided. The north elevation will be the same as per the original submittal to comply with zoning ordinances (amount of glazing, etc.). Other requirements, such as engineered site grading plan, site utilities, etc., will be provided when this site plan concept has been approved.

Sincerely,

Pat Schmitt  
PS ARCHITECTURE

Luminaire Schedule						
QTY	TYPE	MFR	PART NUMBER	LLF	Lum. Watts	Total Watts
3	OD1	Lithonia	LDN6 ALO2 SWW1 L06AR LSS MVOLT (driver) @ 2000LM	0.950	25	75
1	OB4	Lithonia	DSX1 LED P1 xxK T4M (volt) (mount) (finish) + 20' POLE + 3' BASE	0.950	54	54
1	OB3	Lithonia	DSX1 LED P1 xxK 80CRI T3M (volt) (mount) (finish) + 20' POLE + 3	0.950	50.9	50.9
2	EXIST	Unknown	EXISTING APPROXIMATION, 9000LM LED AREA HEAD	0.900	70	140



#	DATE	COMMENTS

REVISIONS		
DRAWN BY :	AD	
DATE :	DEC 8, 2022	
SCALE :	1" = 16'-0"	

DRIVE-UP COFFEE- SHOP	1801 NORTHPORT DRIVE MADISON, WI	SITE LIGHTING CALCULATIONS
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# CITY OF MADISON LANDSCAPE WORKSHEET

Section 28.142 Madison General Ordinance

Project Location / Address

Name of Project

Owner / Contact

Contact Phone  Contact Email

**\*\* Landscape plans for zoning lots greater than ten thousand (10,000) square feet in size MUST be prepared by a registered landscape architect. \*\***

### Applicability

The following standards apply to all exterior construction and development activity, including the expansion of existing buildings, structures and parking lots, except the construction of detached single-family and two-family dwellings and their accessory structures. The entire development site must be brought up to compliance with this section unless **all** of the following conditions apply, in which case only the affected areas need to be brought up to compliance:

- (a) The area of site disturbance is less than ten percent (10%) of the entire development site during any ten-(10) year period.
- (b) Gross floor area is only increased by ten percent (10%) during any ten-(10) year period.
- (c) No demolition of a principal building is involved.
- (d) Any displaced landscaping elements must be replaced on the site and shown on a revised landscaping plan.

### Landscape Calculations and Distribution

Required landscaped areas shall be calculated based upon the total developed area of the property. Developed area is defined as that area within a single contiguous boundary which is made up of structures, parking, driveways and docking/loading facilities, but excluding the area of any building footprint at grade, land designated for open space uses such as athletic fields, and undeveloped land area on the same zoning lot. There are three methods for calculating landscape points depending on the size of the lot and Zoning District.

- (a) For all lots except those described in (b) and (c) below, five (5) landscape points shall be provided for each three hundred (300) square feet of developed area.

Total square footage of developed area

Total landscape points required

- (b) **For lots larger than five (5) acres**, points shall be provided at five (5) points per three hundred (300) square feet for the first five (5) developed acres, and one (1) point per one hundred (100) square feet for all additional acres.

Total square footage of developed area \_\_\_\_\_

Five (5) acres = 217,800 square feet

First five (5) developed acres = 3,630 points

Remainder of developed area \_\_\_\_\_

Total landscape points required \_\_\_\_\_

- (c) **For the Industrial – Limited (IL) and Industrial – General (IG) districts**, one (1) point shall be provided per one hundred (100) square feet of developed area.

Total square footage of developed area \_\_\_\_\_

Total landscape points required \_\_\_\_\_

**Tabulation of Points and Credits**

Use the table to indicate the quantity and points for all existing and proposed landscape elements.

Plant Type/ Element	Minimum Size at Installation	Points	Credits/ Existing Landscaping		New/ Proposed Landscaping	
			Quantity	Points Achieved	Quantity	Points Achieved
Overstory deciduous tree	2½ inch caliper measured diameter at breast height (dbh)	35			7	245
Tall evergreen tree (i.e. pine, spruce)	5-6 feet tall	35				
Ornamental tree	1 1/2 inch caliper	15			2	30
Upright evergreen shrub (i.e. arborvitae)	3-4 feet tall	10				
Shrub, deciduous	#3 gallon container size, Min. 12”-24”	3			10	30
Shrub, evergreen	#3 gallon container size, Min. 12”-24”	4			4	16
Ornamental grasses/ perennials	#1 gallon container size, Min. 8”-18”	2			28	56
Ornamental/ decorative fencing or wall	n/a	4 per 10 lineal ft.				
Existing significant specimen tree	Minimum size: 2 ½ inch caliper dbh. *Trees must be within developed area and cannot comprise more than 30% of total required points.	14 per caliper inch dbh. Maximum points per tree: 200				
Landscape furniture for public seating and/or transit connections	* Furniture must be within developed area, publically accessible, and cannot comprise more than 5% of total required points.	5 points per “seat”				
<b>Sub Totals</b>						<b>377</b>

**Total Number of Points Provided**

\* As determined by ANSI, ANLA- American standards for nursery stock. For each size, minimum plant sizes shall conform to the specifications as stated in the current American Standard for Nursery Stock.

Landscaping shall be distributed throughout the property along street frontages, within parking lot interiors, as foundation plantings, or as general site landscaping. The total number of landscape points provided shall be distributed on the property as follows.

**Total Developed Area**

Required landscaped areas shall be calculated based upon the total developed area of the property. Developed area is defined as that area within a single contiguous boundary which is made up of structures, parking, driveways and docking/loading facilities, but excluding the area of any building footprint at grade, land designated for open space uses such as athletic fields, and undeveloped land area on the same zoning lot.

**Development Frontage Landscaping**

Landscaping and/or ornamental fencing shall be provided between buildings or parking areas and the adjacent street(s), except where buildings are placed at the sidewalk. Landscape material shall include a mix of plant materials.

**Interior Parking Lot Landscaping**

The purpose of interior parking lot landscaping is to improve the appearance of parking lots, provide shade, and improve stormwater infiltration. **All parking lots with twenty (20) or more parking spaces** shall be landscaped in accordance with the interior parking lot standards.

**Foundation Plantings**

Foundation plantings shall be installed along building facades, except where building facades directly abut the sidewalk, plaza, or other hardscape features. Foundation plantings shall consist primarily of shrubs, perennials, and native grasses.

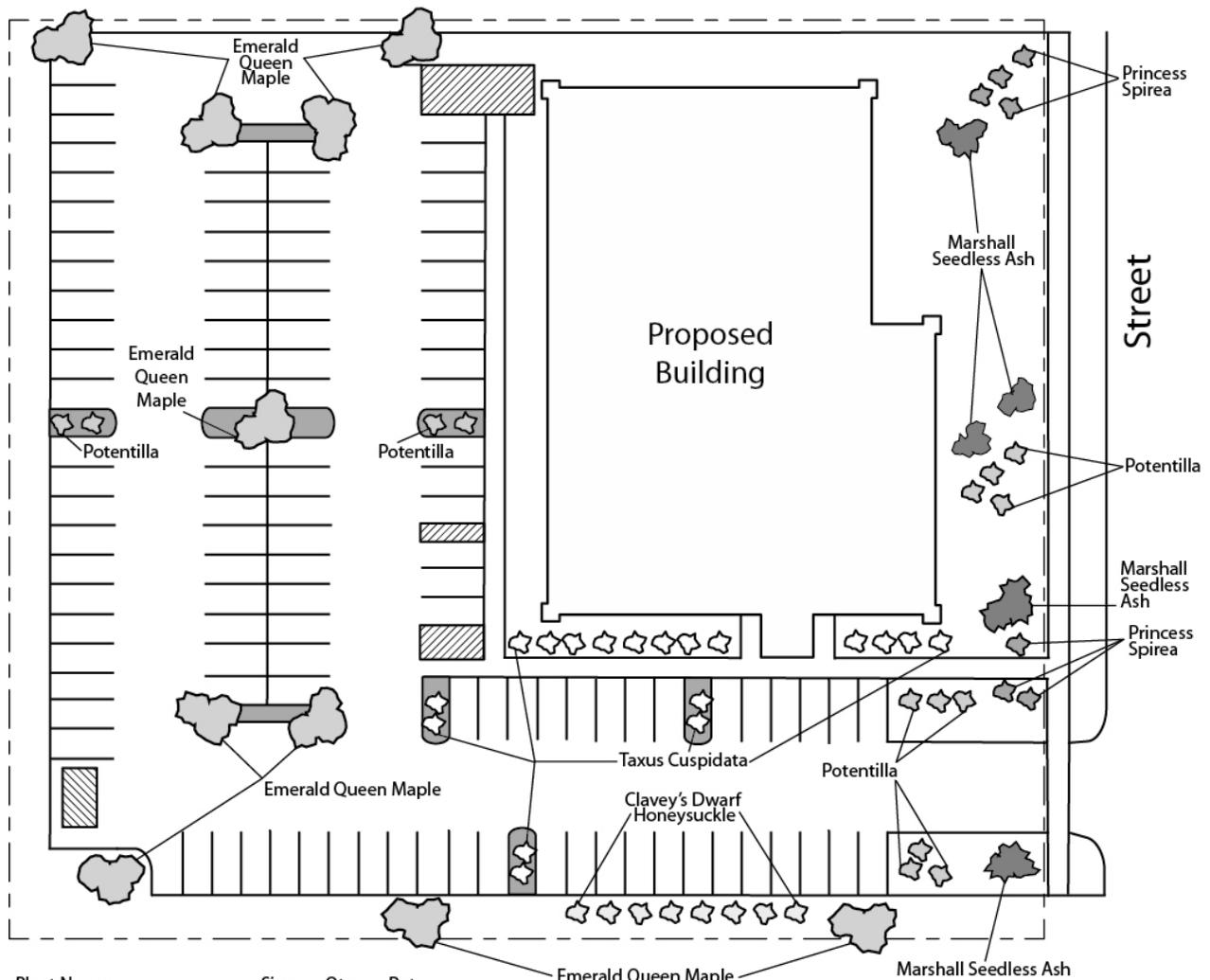
**Screening Along District Boundaries**

Screening shall be provided along side and rear property boundaries between commercial, mixed use or industrial districts and residential districts.

**Screening of Other Site Elements**

The following site elements shall be screened in compatibility with the design elements, materials and colors used elsewhere on the site: refuse disposal areas, outdoor storage areas, loading areas, and mechanical equipment.

**Example Landscape Plan**



Plant Name	Size	Qty.	Pnts.
Emerald Queen Maple	2-2.5"	9	-
Marshall Seedless Ash	2-2.5"	4	450
Clavey's Dwarf Honeysuckle	1 Gal	8	24
Princess Spirea	1 Gal	7	21
Potentilla	1 Gal	10	30
Taxus Cuspidata	2 Gal	12	60
			TOTAL 585

Call City Zoning, 266-4551, with your questions about this type of plan

## LANDSCAPE PLAN AND LANDSCAPE WORKSHEET INSTRUCTIONS

Refer to Zoning Code Section 28.142 LANDSCAPING AND SCREENING REQUIREMENTS for the complete requirements for preparing and submitting a Landscape Plan and Landscape Worksheet.

### **Applicability.**

The following standards apply to all exterior construction and development activity, including the expansion of existing buildings, structures and parking lots, except the construction of detached single-family and two-family dwellings and their accessory structures. The entire development site must be brought up to compliance with this section unless all of the following conditions apply, in which case only the affected areas need to be brought up to compliance:

- (a) The area of site disturbance is less than ten percent (10%) of the entire development site during any ten-(10) year period.
- (b) Gross floor area is only increased by ten percent (10%) during any ten-(10) year period.
- (c) No demolition of a principal building is involved.
- (d) Any displaced landscaping elements must be replaced on the site and shown on a revised landscaping plan.

### **Landscape Plan and Design Standards.**

Landscape plans shall be submitted as a component of a site plan, where required, or as a component of applications for other actions, including zoning permits, where applicable. Landscape plans for zoning lots greater than ten thousand (10,000) square feet in size must be prepared by a registered landscape architect.

- (a) Elements of the landscape plan shall include the following:
  1. Plant list including common and Latin names, size and root condition (i.e. container or ball & burlap).
  2. Site amenities, including bike racks, benches, trash receptacles, etc.
  3. Storage areas including trash and loading.
  4. Lighting (landscape, pedestrian or parking area).
  5. Irrigation.
  6. Hard surface materials.
  7. Labeling of mulching, edging and curbing.
  8. Areas of seeding or sodding.
  9. Areas to remain undisturbed and limits of land disturbance.
  10. Plants shall be depicted at their size at sixty percent (60%) of growth.
  11. Existing trees eight (8) inches or more in diameter.
  12. Site grading plan, including stormwater management, if applicable.
- (b) Plant Selection. Plant materials provided in conformance with the provisions of this section shall be nursery quality and tolerant of individual site microclimates.
- (c) Mulch shall consist of shredded bark, chipped wood or other organic material installed at a minimum depth of two (2) inches.

### **Landscape Calculations and Distribution.**

Required landscaped areas shall be calculated based upon the total developed area of the property. Developed area, for the purpose of this requirement, is defined as that area within a single contiguous boundary which is made up of structures, parking driveways and docking/loading facilities, but **excluding** the area of any building footprint at grade, land designated for open space uses such as athletic fields, and undeveloped land area on the same zoning lot.

- (a) Landscaping shall be distributed throughout the property along street frontages, within parking lot interiors, and as foundation plantings, or as general site landscaping.
- (b) Planting beds or planted areas must have at least seventy-five percent (75%) vegetative cover.
- (c) Canopy tree diversity requirements for new trees:
  1. If the development site has fewer than 5 canopy trees, no tree diversity is required.
  2. If the development site has between 5 and 50 canopy trees, no single species may comprise more than 33% of trees.
  3. If the development site has more than 50 canopy trees, no single species may comprise more than 20% of trees.

### **Development Frontage Landscaping.**

Landscaping and/or ornamental fencing shall be provided between buildings or parking areas and the adjacent street(s), except where buildings are placed at the sidewalk. Landscape material shall include a mix of plant material meeting the following minimum requirements:

- (a) One (1) overstory deciduous tree and five (5) shrubs shall be planted for each thirty (30) lineal feet of lot frontage. Two (2) ornamental trees or two (2) evergreen trees may be used in place of one (1) overstory deciduous tree.
- (b) In cases where building facades directly abut the sidewalk, required frontage landscaping shall be deducted from the required point total.
- (c) In cases where development frontage landscaping cannot be provided due to site constraints, the zoning administrator may waive the requirement or substitute alternative screening methods for the required landscaping.
- (d) Fencing shall be a minimum of three (3) feet in height, and shall be constructed of metal, masonry, stone or equivalent material. Chain link or temporary fencing is prohibited.

### **Interior Parking Lot Landscaping.**

The purpose of interior parking lot landscaping is to improve the appearance of parking lots, provide shade, and improve stormwater infiltration. **All parking lots with twenty (20) or more parking spaces** shall be landscaped in accordance with the following interior parking lot standards.

- (a) For new development on sites previously undeveloped or where all improvements have been removed, a minimum of eight percent (8%) of the asphalt or concrete area of the parking lot shall be devoted to interior planting islands, peninsulas, or landscaped strips. For changes to a developed site, a minimum of five percent (5%) of the asphalt or concrete area shall be interior planting islands, peninsulas, or landscaped strips. A planting island shall be located at least every twelve (12) contiguous stalls with no break or alternatively, landscaped strips at least seven (7) feet wide between parking bays.
- (b) The primary plant materials shall be shade trees with at least one (1) deciduous canopy tree for every one hundred sixty (160) square feet of required landscaped area. Two (2) ornamental deciduous trees may be substituted for one (1) canopy tree, but ornamental trees shall constitute no more than twenty-five percent (25%) of the required trees. No light poles shall be located within the area of sixty percent (60%) of mature growth from the center of any tree.
- (c) Islands may be curbed or may be designed as uncurbed bio-retention areas as part of an approved low impact stormwater management design approved by the Director of Public Works. The ability to maintain these areas over time must be demonstrated. (See Chapter 37, Madison General Ordinances, Erosion and Stormwater Runoff Control.)

### **Foundation Plantings.**

Foundation plantings shall be installed along building facades, except where building facades directly abut the sidewalk, plaza, or other hardscape features. Foundation plantings shall consist primarily of shrubs, perennials, and native grasses. The Zoning Administrator may modify this requirement for development existing prior to the effective date of this ordinance, as long as improvements achieve an equivalent or greater level of landscaping for the site.

### **Screening Along District Boundaries.**

Screening shall be provided along side and rear property boundaries between commercial, mixed use or industrial districts and residential districts. Screening shall consist of a solid wall, solid fence, or hedge with year-round foliage, between six (6) and eight (8) feet in height, except that within the front yard setback area, screening shall not exceed four (4) feet in height. Height of screening shall be measured from natural or approved grade. Berms and retaining walls shall not be used to increase grade relative to screening height.

### **Screening of Other Site Elements.**

The following site elements shall be screened in compatibility with the design elements, materials and colors used elsewhere on the site, as follows:

- (a) Refuse Disposal Areas. All developments, except single family and two family developments, shall provide a refuse disposal area. Such area shall be screened on four (4) sides (including a gate for access) by a solid, commercial-grade wood fence, wall, or equivalent material with a minimum height of six (6) feet and not greater than seven (7) feet.
- (b) Outdoor Storage Areas. Outdoor storage areas shall be screened from abutting residential uses with a by a building wall or solid, commercial-grade wood fence, wall, year-round hedge, or equivalent material, with a minimum height of six (6) feet and not greater than seven (7) feet. Screening along district boundaries, where present, may provide all or part of the required screening.
- (c) Loading Areas. Loading areas shall be screened from abutting residential uses and from street view to the extent feasible by a building wall or solid, commercial-grade wood fence, or equivalent material, with a minimum height of six (6) feet and not greater than seven (7) feet. Screening along district boundaries, where present, may provide all or part of the required screening.
- (d) Mechanical Equipment. All rooftop and ground level mechanical equipment and utilities shall be fully screened from view from any street or residential district, as viewed from six (6) feet above ground level. Screening may consist of a building wall or fence and/or landscaping as approved by the Zoning Administrator.

### **Maintenance.**

The owner of the premises is responsible for the watering, maintenance, repair and replacement of all landscaping, fences, and other landscape architectural features on the site. All planting beds shall be kept weed free. Plant material that has died shall be replaced no later than the upcoming June 1.

# The Drive-Up Coffee Shop



Marmo Maple



Marmo Maple (Fall)



Skyline Thnls Honeylocust



Skyline Thnls Honeylocust (Fall)



Regent Serviceberry



Serviceberry (Fall foliage)

# The Drive-Up Coffee Shop



Ivory Silk Tree Lilac Tree Form



Strawberry Sundae Hydrangea



Iroquois Beauty Black Chokeberry



Iroquois Beauty Black Chokeberry (Fall)



Goldflame Spirea



Green Sargent Juniper

# The Drive-Up Coffee Shop



Stella De Oro Daylily



Purrsian Blue Catmint



Russian Sage



American Gold Rush Blackeyed Susan



Tara Prairie Dropseed



Tara Prairie Dropseed Fall

# The Drive-Up Coffee Shop



Karl Foerster's Feather Reed Grass