

LICENSING CALCULATIONS The Learning Experience, Madison, WI								
ROOM NAME	STATE REQUIRED AREA (S.F., SEE RATIO)	NET* S.F.	ACTUAL S.F.	RATIO (CHILD PER S.F.)	# OF CHILDREN	# OF TEACHERS	TEACHER RATIO (TEACHERS PER CHILDREN)	AGE GROUP
INFANT A	440	447	501	1/55	8	2	1/4	6 WK-9 MO.
INFANT B	440	447	501	1/55	8	2	1/4	10 MO.-17 MO.
TODDLER A	285	333	367	1/35	6	2	1/4	18 MO.-23 MO.
TODDLER B	285	333	367	1/35	8	2	1/4	18 MO.-23 MO.
TWADDLER	420	428	477	1/55	12	2	1/6	24 MO.-30 MO.
PREPPER	565	583	631	1/55	16	2	1/8	30 MO.-36 MO.
PRESCHOOL #1	705	709	721	1/35	20	2	1/10	3-4 YRS.
PRESCHOOL #2	705	704	716	1/35	20	2	1/10	4-6 YRS.
PRESCHOOL #3	705	704	716	1/35	20	2	1/12	3-6 YRS.
PRES-KK	595	609	629	1/35	17	1	1/17	5-6 YRS.
MBB/PRESCHOOL	705	719	731	1/35	20	2	VARIES	VARIES
TOTALS	—	—	—	—	157	21	—	—

+2 ADMIN. STAFF	
TOTAL	180

1. CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK USING THE CONTRACTOR'S BEST SKILL AND ATTENTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE AND HAVE CONTROL OVER CONTRACTOR MEANS, METHODS, TECHNIQUES, SEQUENCE, AND JOB SITE SAFETY.

2. GC MUST PROVIDE & INSTALL ALL PRODUCTS PER PLANS. ONLY SUBSTITUTED PRODUCTS NEED TO BE SUBMITTED TO THE ARCHITECT FOR APPROVAL. UNAPPROVED SUBSTITUTIONS WILL BE REPLACED AT THE EXPENSE OF THE GC.

3. VERBAL REPRESENTATION HAS NO VALUE AND ALL REQUESTS TO CHANGE ANY PRODUCT OR SPECIFICATIONS PER PLANS, MUST BE SUBMITTED IN WRITING TO THE ARCHITECT & THE GC FOR APPROVAL.

SA-1.1



FINISH SCHEDULE NOTES:
1. G.C. SHALL VERIFY KNOX BOX MODEL(S) AND LOCATION(S) WITH AUTHORITY HAVING JURISDICTION PRIOR TO ORDERING AND INSTALLATION.
2. G.C. SHALL ENSURE ALL EXTERIOR FINISHES ARE INSTALLED AND FINISHED IN COMPLIANCE WITH MANUFACTURERS' WARRANTY REQUIREMENTS.

Jarmel Kizel
ARCHITECTS AND ENGINEERS, INC.
42 OKNER PARKWAY
LIVINGSTON, NEW JERSEY 07039
TEL: 973-994-9666
FAX: 973-994-4069
www.jarmelkizel.com
Architecture
Engineering
Interior Design
Implementation Services

[illegible]

NAME OF LICENSEE:
MATTHEW B. JARMEL
LICENSE NUMBER: 12809

Project Number: TLEW12-114	Scale: 1/8" = 1'-0"
Drawn By: OK	Approved By: MBJ

Drawing Name:

**PROPOSED
ELEVATIONS**

SA-1.2

3. VERBAL REPRESENTATION HAS NO VALUE AND ALL REQUESTS TO CHANGE ANY PRODUCTS OR SPECIFICATIONS PER PLANS, MUST BE SUBMITTED IN WRITING TO THE ARCHITECT & TIE FOR APPROVAL.



**THE LEARNING
EXPERIENCE**

**ACADEMY OF
EARLY EDUCATION**

**652 BURNT SIENNA DRIVE
MIDDLETON, WISCONSIN**

[illegible][illegible]

NAME OF LICENSEE:
MATTHEW B. JARMEL
LICENSE NUMBER: 12809

TLEW122-114	1/8" = 1'
Drawn By: CS	Approved By: MBJ

Drawing Number

SA-1.4



--	--

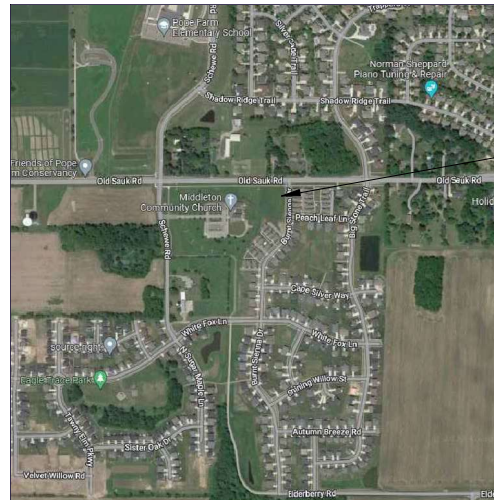
THE LEARNING EXPERIENCE - MIDDLETON

BRADFORD REAL ESTATE COMPANIES

652 BURNT SIENNA DRIVE, MIDDLETON, WI

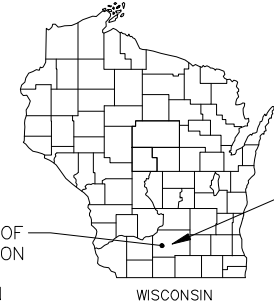


vierbicher
planners engineers architects



CITY OF
MIDDLETON

PROJECT LOCATION



DANE COUNTY

WISCONSIN

SHEET NO.	
C000	TITLE SHEET
C100	EXISTING CONDITIONS PLAN
C200	SITE PLAN
C300	GRADING PLAN
C400	UTILITY PLAN

NOT FOR CONSTRUCTION



THE LOCATION OF EXISTING UTILITIES, BOTH UNDERGROUND AND OVERHEAD ARE APPROXIMATE ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT, BEFORE COMMENCING WORK, AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES.

CALL DIGGER'S HOTLINE
1-800-242-8511

Title Sheet

THE LEARNING EXPERIENCE
652 BURNT SIENNA DRIVE
MIDDLETON, WISCONSIN

REV	DATE	REVISIONS	REMARKS

DATE

1/30/2023

DRAWN BY

AGEH

CHECKED

ORNA

PROJECT NO.

220335

C000



BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, WISCONSIN. THE WESTERLY LINE OF LOT 46 OF CHAPEL VIEW MEASURED AS BEARING N 07°01'21" E

0 10 20 40
SCALE: ONE INCH = TWENTY FEET

SURVEY LEGEND

- ⊕ BENCHMARK
- ⊙ FOUND 1 1/4" # IRON ROD
- ⊙ FOUND 3/4" # IRON ROD
- ✕ SET CHISELED "X"
- ⊙ SET NAIL
- △ SET P.K. NAIL
- ⬢ SET 3/4" # IRON ROD

TOPOGRAPHIC SYMBOL LEGEND

- EXISTING SIGN (TYPE NOTED)
- EXISTING CURB INLET
- EXISTING ENDWALL
- EXISTING STORM MANHOLE
- EXISTING SANITARY MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER MAIN VALVE
- EXISTING CURB STOP
- EXISTING GAS VALVE
- EXISTING ELECTRIC MANHOLE
- EXISTING ELECTRIC PEDESTAL
- EXISTING TELEPHONE PEDESTAL

DRAFT

BENCHMARK TABLE

- ⊕ BENCHMARK #1 - DEV. 1114.83; TAG BOLT ON HYDRANT AT NE CORNER OF BURNT SIENNA DR. AND PEACH LEAF LN.
- ⊕ BENCHMARK #2 - DEV. 1120.18; TOP OPERATING BOLT ON HYDRANT AT SE CORNER OF OLD SAUK RD. AND BURNT SIENNA DR.

Description as provided in Title Commitment No. 3148635, dated October 19, 2022 from First American Title Insurance Company (issuing office at 3330 University Avenue, 3rd Floor, P.O. Box 5512, Madison, WI 53705-5512).

The Land referred to herein below is situated in the County of Dane, State of Wisconsin, and is described as follows:
Lot Forty-Six (46), Chapel View, in the City of Madison, Dane County, Wisconsin.

APN: 251/0708-212-0108-8

SURVEYED FOR:
THE BRADFORD REAL ESTATE COMPANIES
106 BARRINGTON COMMONS COURT,
SUITE 225
BARRINGTON, IL 60010

SURVEYED BY:
VIERBICHER ASSOCIATES, INC.
BY: SHIBA ROZITE, PLS
600 W. VIRGINIA STREET, SUITE 601
MILWAUKEE, WISCONSIN 53204
(262) 408-5584 PHONE
WWW.VIERBICHER.COM

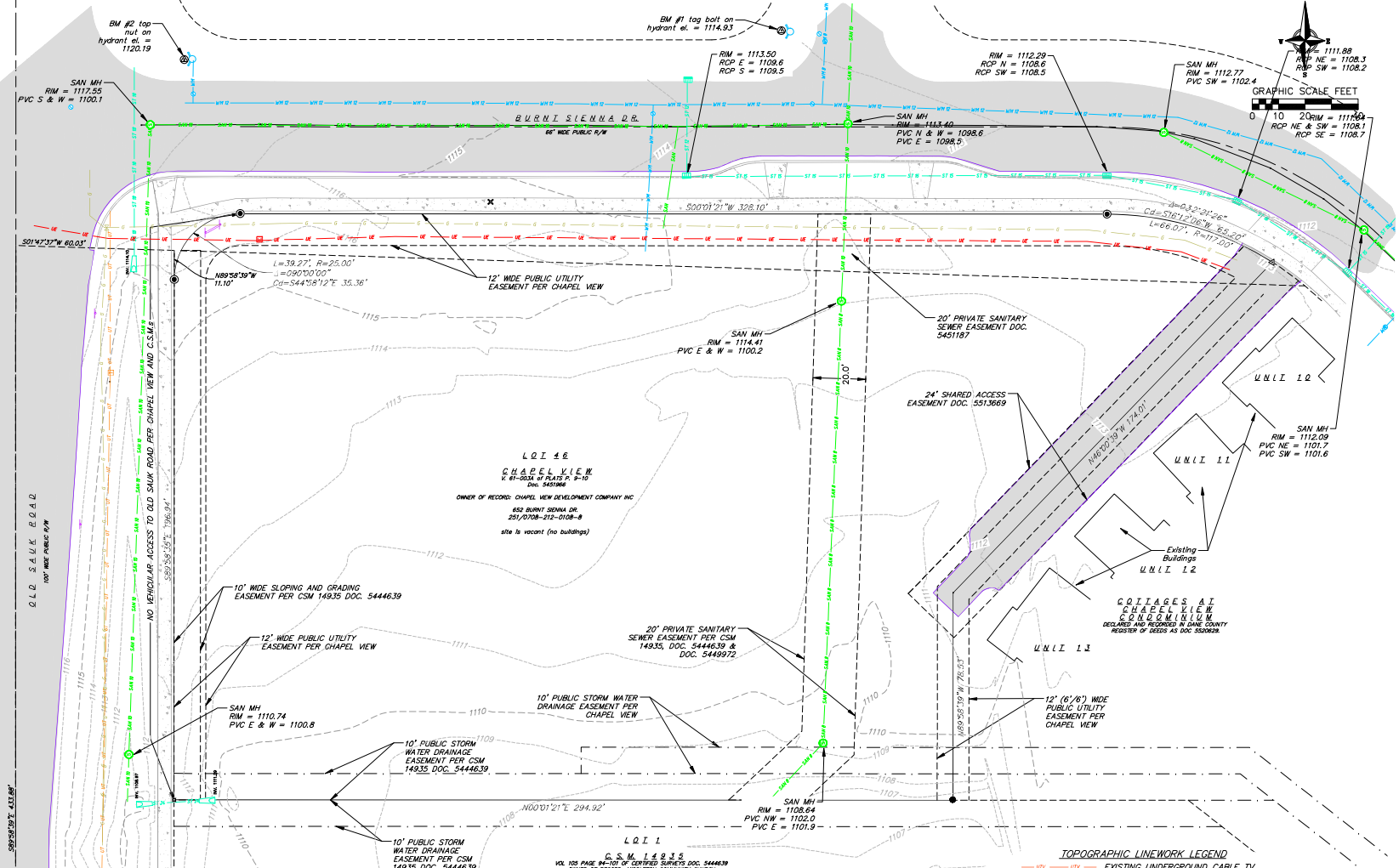
NOT FOR CONSTRUCTION



Dial 811 or (800) 242-8511
www.DiggersHotline.com

THE LOCATION OF EXISTING UTILITIES, BOTH UNDERGROUND AND OVERHEAD ARE APPROXIMATE ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT, BEFORE COMMENCING WORK, AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES.

CALL DIGGER'S HOTLINE
1-800-242-8511



NOTES

- This survey is based upon field survey work performed on December 16, 2022. Any changes in site conditions after December 16, 2022 are not reflected by this survey. Site was snow and ice-covered on date of survey and some features and utility markings were not visible.
- Elevations depicted on this survey are based upon NAVD83, (2018 Geoid). Benchmarks shall be verified prior to construction.
- No attempt has been made as a part of this survey to obtain or show data concerning size, depth, condition or capacity of any utility or municipal/public service facility. For information regarding these utilities or facilities contact the appropriate agencies.
- Utility locations were field located based upon substantial, visible, above ground structures, upon maps provided to the surveyor, or upon markings on the ground placed by utility companies and/or their agents. No warranty is given to the utility markings by others or that all underground utilities affecting this property were marked and subsequently located for this survey. A locate request was sent to Digger's Hotline per Digger's Hotline One-Call ticket number 20225008360 & 20225008361. Location of buried private utilities are not within the scope of this survey.
- Before excavation, appropriate utility companies should be contacted. For exact location of underground utilities, contact Digger's Hotline at 800-242-8511.
- This survey was prepared based upon information provided in the Title Commitment 3148635, dated October 19, 2022 from First American Title Insurance Company National Commercial Services, 3330 University Ave., Suite 210, Madison, WI 53705.
- Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that the current title search may disclose.

TOPOGRAPHIC LINEWORK LEGEND

- UTILITY — EXISTING UNDERGROUND CABLE TV
- FIBER — EXISTING FIBER OPTIC LINE
- TELEPHONE — EXISTING UNDERGROUND TELEPHONE
- GAS — EXISTING GAS LINE
- SEWER — EXISTING UNDERGROUND ELECTRIC LINE
- SAN — EXISTING SANITARY SEWER LINE (SIZE NOTED)
- ST — EXISTING STORM SEWER LINE (SIZE NOTED)
- WM — EXISTING WATER MAIN (SIZE NOTED)
- 820 — EXISTING MAJOR CONTOUR
- 818 — EXISTING MINOR CONTOUR
- — EXISTING EDGE OF PAVEMENT
- — EXISTING EDGE OF GRAVEL
- — EXISTING CONCRETE SURFACE
- — EXISTING ASPHALT SURFACE

vierbicher
planners engineers architects

Existing Conditions Plan
THE LEARNING EXPERIENCE
652 BURNT SIENNA DRIVE
MIDDLETON, WISCONSIN

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

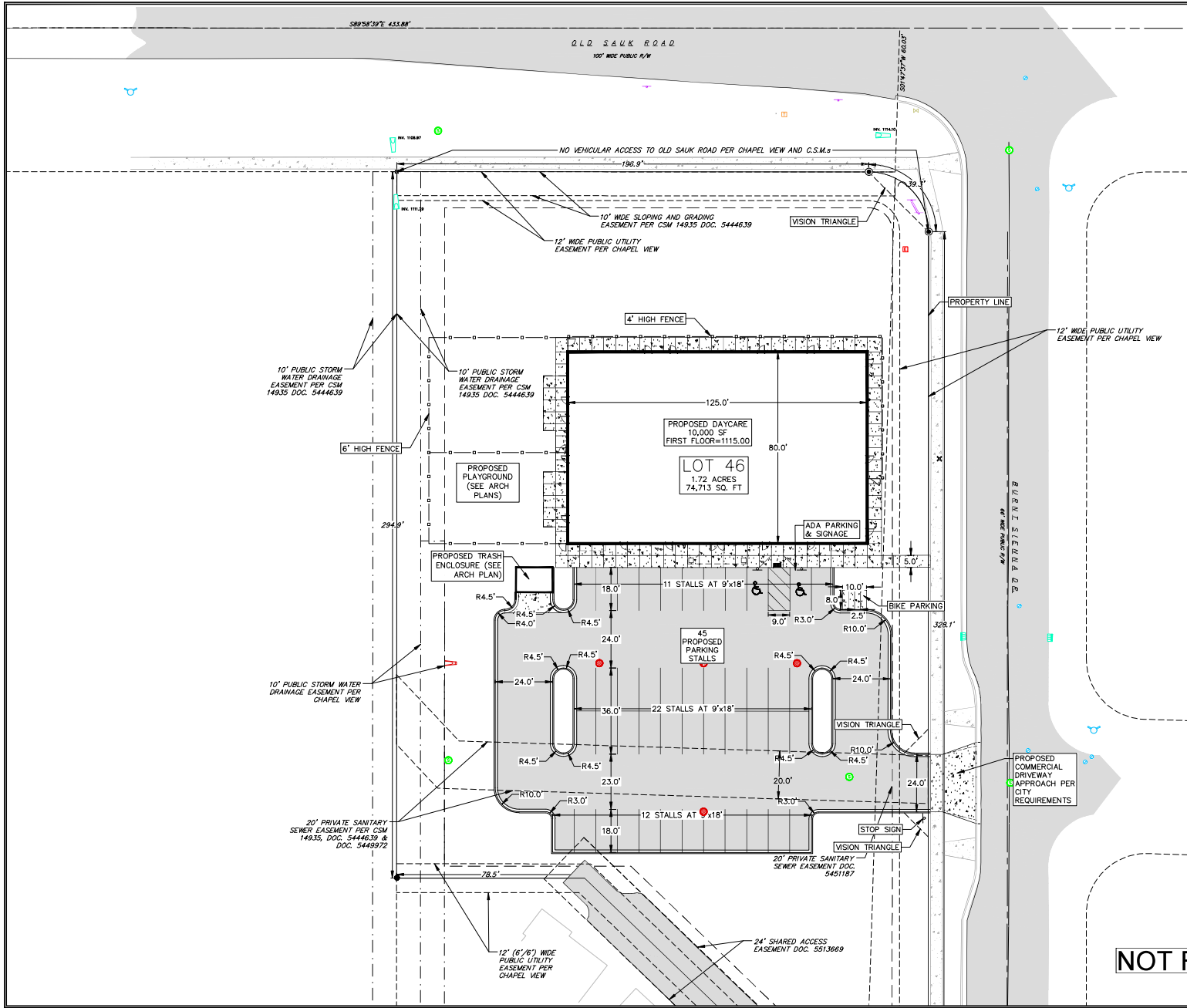
DATE
1/12/2023


DRAWN BY
BROZ

CHECKED
CINA

PROJECT NO.
220335

C100





GRAPHIC SCALE FEET
0 10 20 40

SITE PLAN LEGEND

- PROPERTY BOUNDARY
- CURB AND GUTTER (REVERSE CURB HATCHED)
- PROPOSED CHAIN LINK FENCE
- PROPOSED WOOD FENCE
- PROPOSED CONCRETE
- PROPOSED LIGHT-DUTY ASPHALT
- PROPOSED HEAVY-DUTY ASPHALT
- PROPOSED SIGN
- PROPOSED LIGHT POLE
- PROPOSED BOLLARD
- PROPOSED ADA DETECTABLE WARNING FIELD
- PROPOSED HANDICAP PARKING

LAND USE SUMMARY TABLE:

AREA	SF	AC
TOTAL SITE	74,713	1.72
BUILDING FOOTPRINT	10,000	0.23
LOT COVERAGE	30,559	0.70
LANDSCAPE AREA	13,498	0.31
PAVED AREA	20,339	0.47

NOT FOR CONSTRUCTION

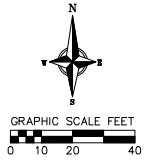
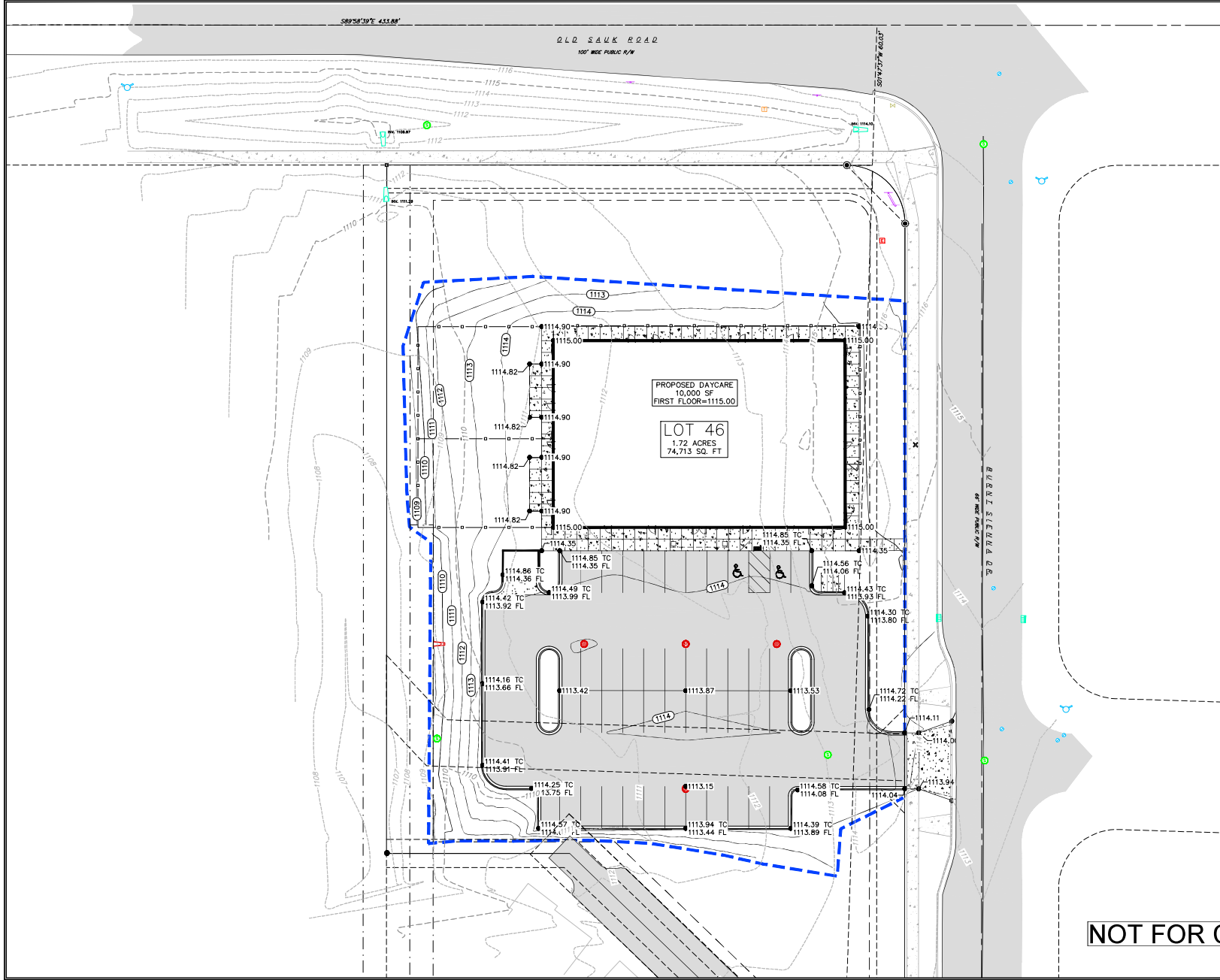


vierbicher
planners • engineers • architects

Site Plan
THE LEARNING EXPERIENCE
652 BURNT SIENNA DRIVE
MIDDLETON, WISCONSIN

REV	DATE	REVISIONS	REMARKS

DATE: 1/30/2023
DRAWN BY: AGH
CHECKED BY: ONIA
PROJECT NO.: 220335
C200



- GRADING LEGEND**
- - - 820 - - - EXISTING MAJOR CONTOURS
 - - - 818 - - - EXISTING MINOR CONTOURS
 - - - 820 - - - PROPOSED MAJOR CONTOURS
 - - - 818 - - - PROPOSED MINOR CONTOURS
 - - - - - DITCH CENTERLINE
 - - - - - SILT FENCE
 - - - - - DISTURBED LIMITS
 - - - - - 2.92% PROPOSED SLOPE ARROWS
 - - - - - 1048.61 EXISTING SPOT ELEVATIONS
 - - - - - 1048.61 PROPOSED SPOT ELEVATIONS

- ABBREVIATIONS**
- TC - TOP OF CURB
 - FT - FINISHED FLOOR
 - FL - FLOW LINE
 - SW - TOP OF WALK
 - TW - TOP OF WALL
 - BW - BOTTOM OF WALL



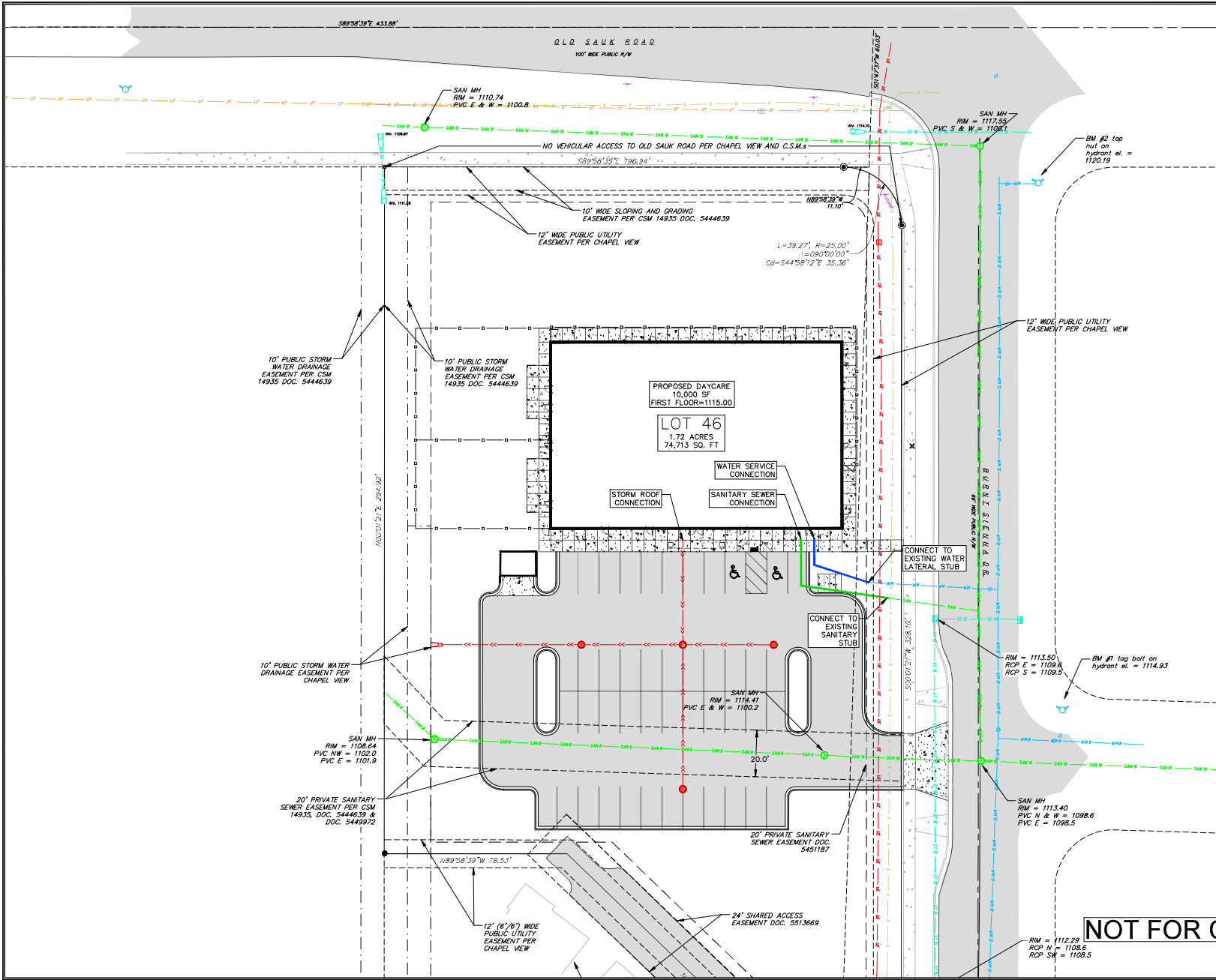
vierbicher
planners engineers architects


Grading Plan
THE LEARNING EXPERIENCE
652 BURNT SIENNA DRIVE
MIDDLETON, WISCONSIN

NO.	REVISIONS	DATE	REMARKS

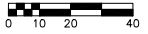
DATE
1/30/2023
DRAWN BY
AGEH
CHECKED
CHNA
PROJECT NO.
220335

C300





N



GRAPHIC SCALE FEET

PROPOSED UTILITY LEGEND

- STORM SEWER PIPE
- STORM SEWER MANHOLE
- STORM SEWER ENDWALL
- STORM SEWER CURB INLET
- STORM SEWER CURB INLET W/MANHOLE
- STORM SEWER FIELD INLET
- ROOF DRAIN CLEANOUT
- SANITARY SEWER PIPE (GRAVITY)
- SANITARY SEWER LATERAL PIPE
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- WATER MAIN
- WATER SERVICE LATERAL PIPE
- WATER VALVE MANHOLE
- GAS MAIN
- ELECTRIC SERVICE

ABBREVIATIONS

- SMH - STORM MANHOLE
- P - FIELD INLET
- CI - CURB INLET
- CB - CATCH BASIN
- EW - ENDWALL
- SMH - SANITARY MANHOLE

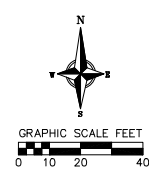
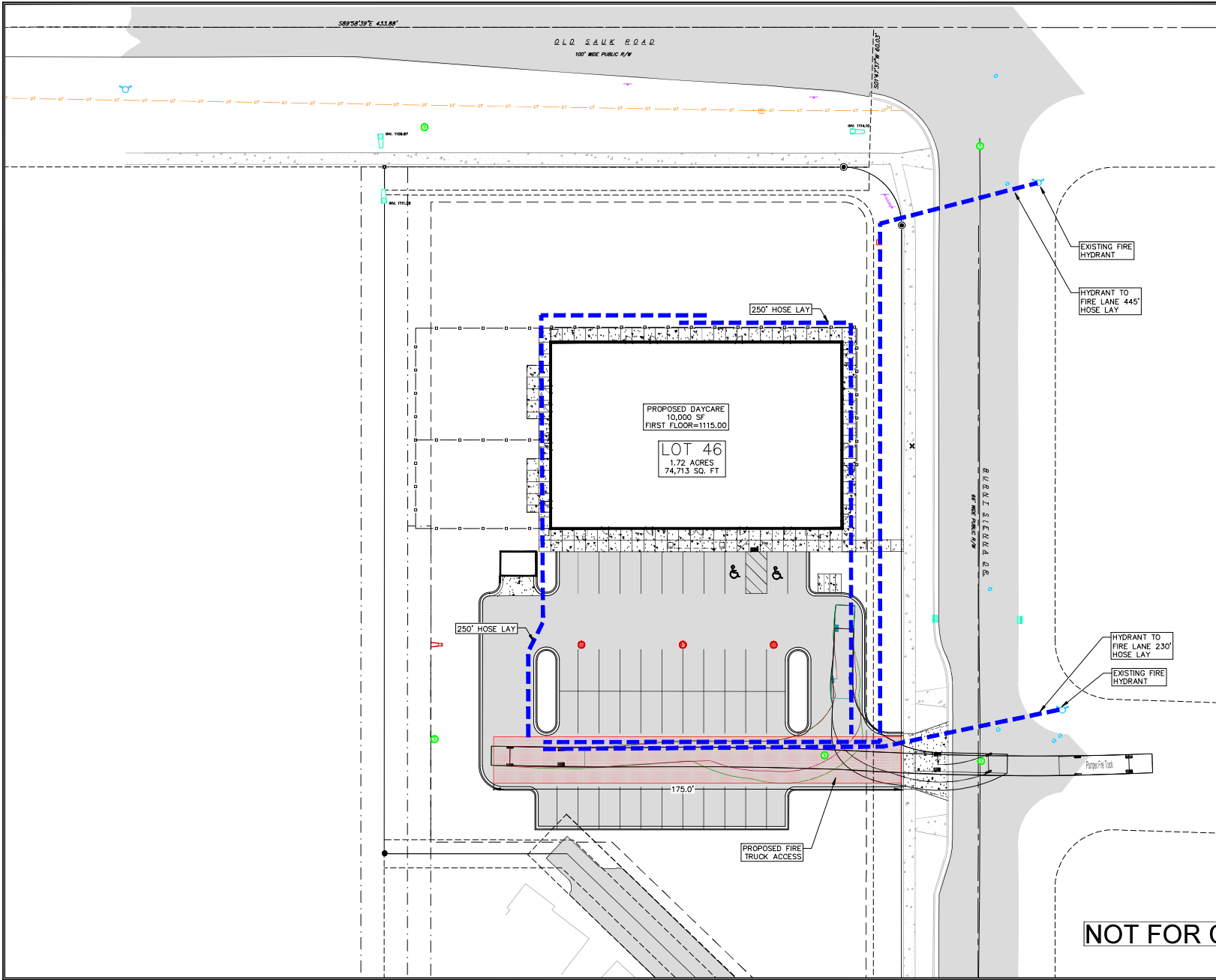


vierbicher
planners engineers architects

Utility Plan
THE LEARNING EXPERIENCE
652 BURNT SIENNA DRIVE
MIDDLETON, WISCONSIN

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

DATE: 1/30/2023
 DRAFTER: AGH
 CHECKED: CHWA
 PROJECT NO: 220335
C400



NOT FOR CONSTRUCTION



vierbicher
planners | engineers | architects

Fire Access Plan
THE LEARNING EXPERIENCE
652 BURNT SIENNA DRIVE
MIDDLETON, WISCONSIN

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

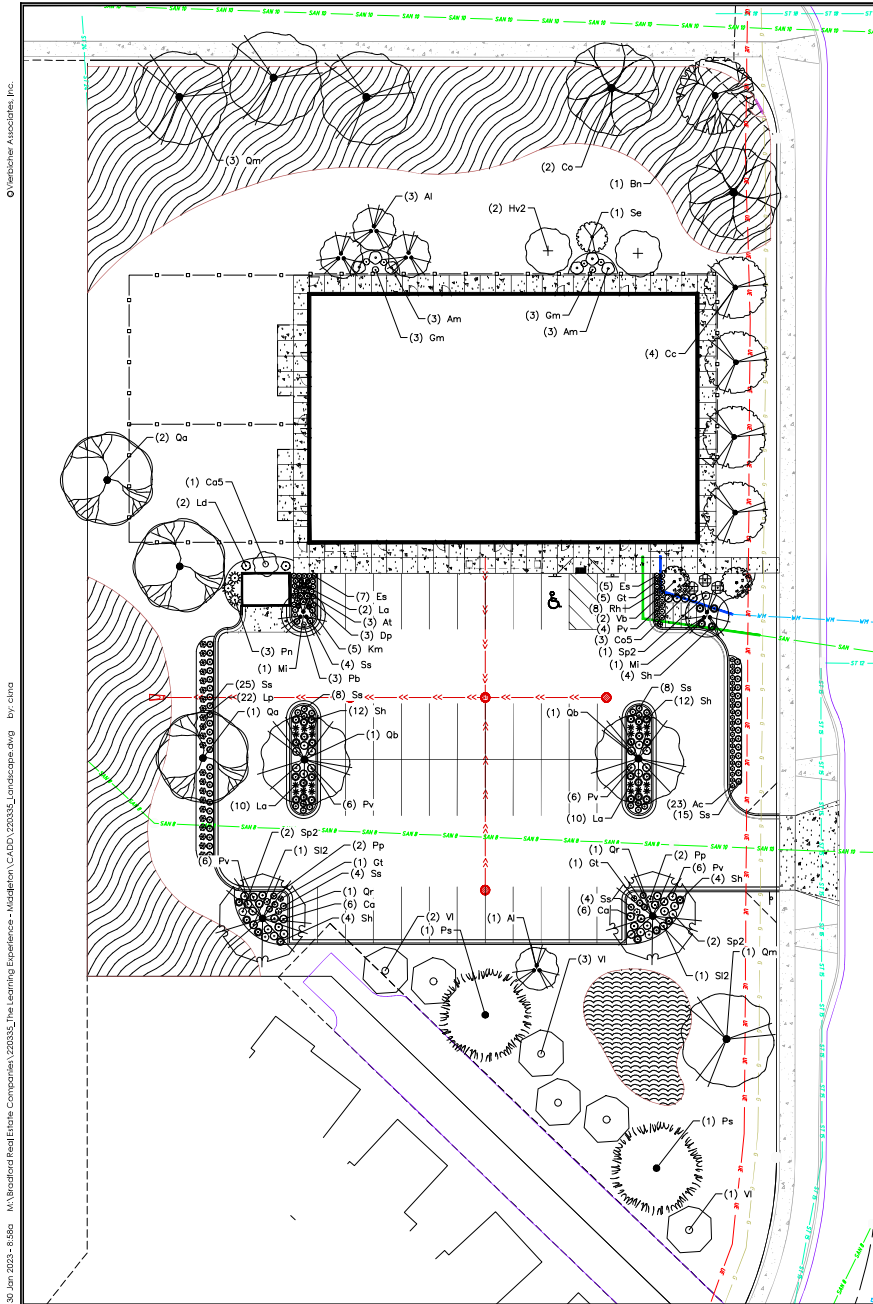
DATE: 1/30/2023

DRAWN BY: AGH

CHECKED BY: CHM

PROJECT NO.: 220335

EXH



PLANT SCHEDULE

DECIDUOUS TREES				
BOTANICAL / COMMON NAME	ROOT COND.	SIZE	NOTES	QTY
Bn Betula nigra / River Birch Multi-Trunk	B & B	7' ht.		1
Co Celtis occidentalis / Common Hackberry	B & B	2.5' cal		2
Qa Quercus alba / White Oak	B & B	2.5' cal		2
Qb Quercus bicolor / Swamp White Oak	B & B	2.5' cal		2
Qm Quercus macrocarpa / Burr Oak	B & B	2.5' cal		2
Qr Quercus rubra / Red Oak	B & B	2.5' cal		2
EVERGREEN TREES				
BOTANICAL / COMMON NAME	ROOT COND.	SIZE	NOTES	QTY
Ps Pinus strobus / White Pine	B & B	6' ht.		2
UNDERSTORY TREES				
BOTANICAL / COMMON NAME	ROOT COND.	SIZE	NOTES	QTY
Al Amelanchier laevis / Allegheny Serviceberry	B & B	7' ht.	Multi-Stem	4
Cc Carpinus caroliniana / American Hornbeam	B & B	7' ht.		4
Hv Hamamelis virginiana / Common Witch Hazel	B & B	5' ht.		2
Mi Malus ioensis / Prairie Crabapple	15 gal	4' ht.		2
DECIDUOUS SHRUBS				
BOTANICAL / COMMON NAME	ROOT COND.	SIZE	NOTES	QTY
Am Aronia melanocarpa / Black Chokeberry	Pot	5 Gal.		6
Ca Ceanothus americanus / New Jersey Tea	Cont.	3 Gal.		12
Co5 Cephalanthus occidentalis / Buttonbush	Cont.	5 Gal.		3
Co5 Corylus americana / American Hazelnut	B & B	4' ht.		1
Ld Lonicera diervilla / Honeysuckle	Cont.	3 Gal.		2
Pn Physocarpus opulifolius / Ninebark	Cont.	5 Gal.		3
Se Sambucus canadensis / American Elderberry	Cont.	3 Gal.		1
Vi Viburnum lentago / Nannyberry	B & B	7' ht.		6
Vb Viburnum prunifolium / Blackhaw Viburnum	Cont.	5 Gal.		2
PERENNIALS SAVANNA				
BOTANICAL / COMMON NAME	ROOT COND.	SIZE	NOTES	QTY
Gm Geranium maculatum / Spotted Geranium	Cont.	1 Gal.		6
PERENNIALS SUN				
BOTANICAL / COMMON NAME	ROOT COND.	SIZE	NOTES	QTY
Ac Allium cernuum / Nodding Onion	Cont.	1 Gal.		23
At Asclepias tuberosa / Butterfly Milkweed	Cont.	1 Gal.		3
Bc Bouteloua curtipendula / Side Oats Grama	Cont.	1 Gal.		8
Dp Dalea purpurea / Purple Prairie Clover	Cont.	1 Gal.		3
Es Eragrostis spectabilis / Purple Lovegrass	Cont.	1 Gal.		12
Gt Geum triflorum / Prairie Smoke	Cont.	1 Gal.		7
Km Koeleria macrantha / Prairie Junegrass	Cont.	1 Gal.		5
La Liatris aspera / Rough Blazing Star	Cont.	1 Gal.		22
Lp Liatris pycnostachya / Gayfeather	Cont.	1 Gal.		22
Pv Panicum virgatum / Switch Grass	Cont.	1 Gal.		28
Pb Phlox bifida / Sand Phlox	Cont.	1 Gal.		3
Pp Phlox pilosa / Downy Phlox	Cont.	1 Gal.		4
Rh Rudbeckia hirta / Black-eyed Susan	Cont.	1 Gal.		8
Sa Schizachyrium scoparium / Little Bluestem	Cont.	1 Gal.		75
SI2 Silphium laciniatum / Compass Plant	Cont.	1 Gal.		2
Sp2 Silphium terebinthinaceum / Prairie Dock	Cont.	1 Gal.		5
Sh Sporobolus heterolepis / Prairie Droopseed	Cont.	1 Gal.		36

CONCEPT PLANT SCHEDULE

	SHORT PRAIRIE SEED MIX	12,156 sf
	BUTTERFLY GARDEN PLUGS	1,091 sf
	Allium cernuum / Nodding Onion	25
	Asclepias tuberosa / Butterfly Milkweed	42
	Asclepias verticillata / Whorled Milkweed	25
	Baptisia alba / White Wild Indigo	34
	Bouteloua curtipendula / Side Oats Grama	59
	Carex bicknellii / Prairie Sedge	25
	Coreopsis palmata / Stiff Tickseed	17
	Dalea candida / White Prairie Clover	17
	Dalea purpurea / Purple Prairie Clover	25
	Echinacea pallida / Pale Purple Coneflower	25
	Echinacea purpurea / Coneflower	17
	Eragrostis spectabilis / Purple Lovegrass	34
	Eryngium yuccifolium / Rattlesnake Master	25
	Koeleria macrantha / Prairie Junegrass	34
	Liatris aspera / Rough Blazing Star	50
	Liatris pycnostachya / Gayfeather	34
	Lobelia cardinalis / Cardinal Flower	17
	Monarda flatulosa / Bergamot	17
	Monarda punctata / Spotted Horsemint	25
	Phlox pilosa / Downy Phlox	25
	Ratibida pinnata / Yellow Coneflower	9
	Rudbeckia hirta / Black-eyed Susan	25
	Ruellia humilis / Wild Petunia	17
	Schizachyrium scoparium / Little Bluestem	84
	Solidago ohioensis / Ohio Goldenrod	25
	Sporobolus heterolepis / Prairie Droopseed	84
	Symphoricarpos racemosa / Heath Aster	17
	Vernonia fasciculata / Ironweed	9

City of Madison Landscape Worksheet					
The Learning Experience - Middleton		Date: 1/26/2023			
Total Square Footage of Developed Area:		(Site Area) 74713	(Building Footprint at Grade) =	64713 sf	
Total Landscape Points Required (<5 ac):		64,713	/ 300 = 216	x 5 = 1,079	
Landscape Points Required >5 ac:		/ 100 = 0	x 1 =		1,079
		Credits/ Existing Landscaping		New/ Proposed Landscaping	
Plant Type/ Element	Min. Size at Installation	Points	Quantity	Points Achieved	Quantity
Overstory deciduous tree	2.5' cal	35	0	0	13
Tall Evergreen Tree	5-6 feet tall	35	0	0	2
Ornamental tree	1.5' cal	15	0	0	12
Upright evergreen shrub	3-4 feet tall	10	0	0	0
Shrub, deciduous	#3 gallon	3	0	0	36
Shrub, evergreen	#3 gallon	4	0	0	0
Ornamental grasses/perennials	#1 gallon	2	0	0	242
Ornamental/decorative fencing or wall	n/a	4 per 10 LF	0	0	0
Existing significant specimen tree	Min. Size 2.5' cal.	14 per caliper inch	0	0	0
Landscape Furniture for public seating and/or transit connections		5 points per "seat"	0	0	0
Sub Totals				0	1297
		Total Points Provided:		1297	



CITY OF MADISON LANDSCAPE WORKSHEET

Section 28.142 Madison General Ordinance

Project Location / Address 652 Burnt Sienna Drive, Middleton, WI
Name of Project The Learning Experience
Owner / Contact Gary Wendt (The Bradford Real Estate Companies)
Contact Phone 312-493-6256 Contact Email wendt@bradfordchicago.com

**** 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 64,713

Total landscape points required 1,079

- (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			13	455
Tall evergreen tree (i.e. pine, spruce)	5-6 feet tall	35			2	70
Ornamental tree	1 1/2 inch caliper	15			12	180
Upright evergreen shrub (i.e. arborvitae)	3-4 feet tall	10			0	0
Shrub, deciduous	#3 gallon container size, Min. 12"-24"	3			36	108
Shrub, evergreen	#3 gallon container size, Min. 12"-24"	4			0	0
Ornamental grasses/ perennials	#1 gallon container size, Min. 8"-18"	2			242	484
Ornamental/ decorative fencing or wall	n/a	4 per 10 lineal ft.			0	0
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			0	0
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"			0	0
Sub Totals						1297

Total Number of Points Provided 1297

* 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.

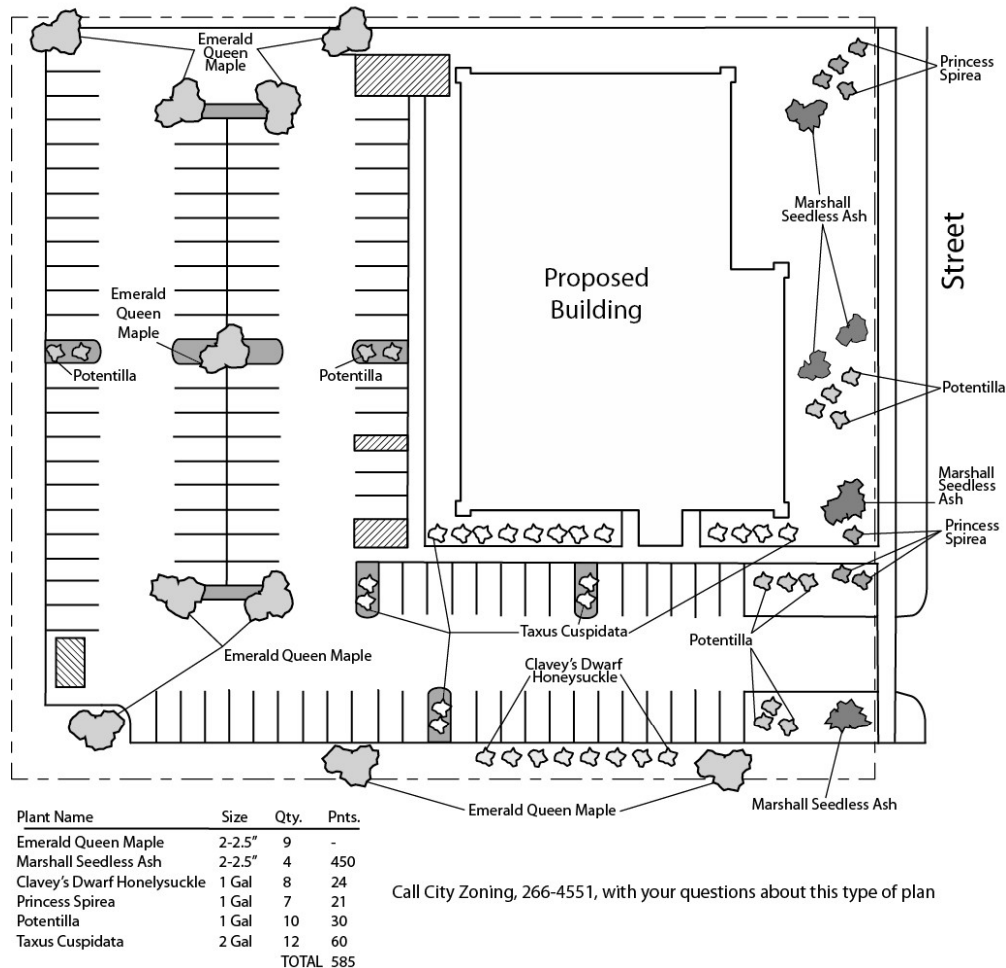
Screening Along District Boundaries

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



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.



City of Madison Fire Department

314 W Dayton Street, Madison, WI 53703

Phone: 608-266-4420 • Fax: 608-267-1100 • E-mail: fire@cityofmadison.com

Project Address: 652 BURNT SIENNA DRIVE, MIDDLETON, WI

Contact Name & Phone #: Gary Wendt 312-493-6256

FIRE APPARATUS ACCESS AND FIRE HYDRANT WORKSHEET

1. Is the building completely protected by an NFPA 13 or 13R automatic fire sprinkler system? If non-sprinklered , fire lanes extend to within 150-feet of all portions of the exterior wall? If sprinklered , fire lanes are within 250-feet of all portions of the exterior wall?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No	<input type="checkbox"/> N/A <input checked="" type="checkbox"/> N/A <input type="checkbox"/> N/A
2. Is the fire lane constructed of concrete or asphalt, designed to support a minimum load of 85,000 lbs? a) Is the fire lane a minimum unobstructed width of at least 20-feet? b) Is the fire lane unobstructed with a vertical clearance of at least 13½-feet? c) Is the minimum inside turning radius of the fire lane at least 28-feet? d) Is the grade of the fire lane not more than a slope of 8%? e) Is the fire lane posted as fire lane? (Provide detail of signage.) f) Is a roll-able curb used as part of the fire lane? (Provide detail of curb.) g) Is part of a sidewalk used as part of the required fire lane? (Must support +85,000 lbs.)	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Yes <input type="checkbox"/> Yes <input type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input checked="" type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A
3. Is the fire lane obstructed by security gates or barricades? If yes: a) Is the gate a minimum of 20-feet clear opening? b) Is an approved means of emergency operations installed, key vault, padlock or key switch?	<input type="checkbox"/> Yes <input type="checkbox"/> Yes <input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No	<input type="checkbox"/> N/A <input checked="" type="checkbox"/> N/A <input checked="" type="checkbox"/> N/A
4. Is the Fire lane dead-ended with a length greater than 150-feet? If yes, does the area for turning around fire apparatus comply with IFC D103?	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> No	<input type="checkbox"/> N/A <input type="checkbox"/> N/A
5. Is any portion of the building to be used for high-piled storage in accordance with IFC Chapter 3206.6 If yes, see IFC 3206.6 for further requirements.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A
6. Is any part of the building <u>greater than 30-feet</u> above the grade plane? If yes, answer the following questions: a) Is the aerial apparatus fire lane parallel to one entire side of the building and covering at least 25% of the perimeter? b) Is the near edge of the aerial apparatus fire lane between 15' and 30' from the building? c) Are there any overhead power or utility lines located across the aerial apparatus fire lane? d) Are there any tree canopies expected to grow across the aerial fire lane? (Based on mature canopy width of tree species) e) Does the aerial apparatus fire lane have a minimum unobstructed width of 26-feet? f) Is the space between the aerial lane and the building free of trees exceeding 20' in heights?	<input type="checkbox"/> Yes <input type="checkbox"/> Yes <input type="checkbox"/> Yes <input type="checkbox"/> Yes <input type="checkbox"/> Yes <input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No	<input type="checkbox"/> N/A <input checked="" type="checkbox"/> N/A <input checked="" type="checkbox"/> N/A <input checked="" type="checkbox"/> N/A <input checked="" type="checkbox"/> N/A <input checked="" type="checkbox"/> N/A
7. Are all portions of the required fire lanes within 500-feet of at least (2) hydrants? <i>Note: Distances shall be measured along the path of the hose lay as it comes off the fire apparatus.</i> a) Is the fire lane at least 26' wide for at least 20-feet on each side of the hydrants? b) Is there at least 40' between a hydrant and the building? c) Are the hydrant(s) setback no less than 5-feet nor more than 10-feet from the curb or edge of the street or fire lane? d) Are hydrants located in parking lot islands a minimum of 3½-feet from the hydrant to the curb? e) Are there no obstructions, including but not limited to: power poles, trees, bushes, fences, posts located, or grade changes exceeding 1½-feet, within 5-feet of a fire hydrant? <i>Note: Hydrants shall be installed and in-service prior to combustible construction on the project site.</i>	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No	<input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input checked="" type="checkbox"/> N/A <input type="checkbox"/> N/A

Attach an additional sheet if further explanation is required for any answers.

This worksheet is based on **MGO 34.503** and **IFC 2021 Edition Chapter 5 and Appendix D**; please see the codes for further information.