

**APPLICATION FOR
URBAN DESIGN COMMISSION
REVIEW AND APPROVAL**

AGENDA ITEM # _____
Project # _____
Legistar # _____

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

PLEASE PRINT!

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PROJECT ADDRESS: 1102 South Park Street

ALDERMANIC DISTRICT: 13 - Sue Ellingson

OWNER/DEVELOPER (Partners and/or Principals)	ARCHITECT/DESIGNER/OR AGENT:
<u>Ghidorzi Companies, LLC</u>	<u>JSD Professional Services, Inc.</u>
<u>2100 Stewart Avenue, Suite 300</u>	<u>161 Horizon Drive, Suite 101</u>
<u>Wausau, WI 54401</u>	<u>Verona, WI 53593</u>

CONTACT PERSON: Jim Bricker - JSD Professional Services, Inc.
Address: 161 Horizon Drive, Suite 101
Verona, WI 53593
Phone: (608) 848-5060
Fax: (608) 848-2255
E-mail address: jim.bricker@jsdinc.com

TYPE OF PROJECT:

(See Section A for:)

- Planned Unit Development (PUD)
- General Development Plan (GDP)
- Specific Implementation Plan (SIP)
- Planned Community Development (PCD)
- General Development Plan (GDP)
- Specific Implementation Plan (SIP)
- Planned Residential Development (PRD)
- New Construction or Exterior Remodeling in an Urban Design District * (A public hearing is required as well as a fee)
- School, Public Building or Space (Fee may be required)
- New Construction or Addition to or Remodeling of a Retail, Hotel or Motel Building Exceeding 40,000 Sq. Ft.
- Planned Commercial Site

(See Section B for:)

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

(See Section C for:)

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

(See Section D for:)

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

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

Where fees are required (as noted above) they apply with the first submittal for either initial or final approval of a project.

URBAN DESIGN COMMISSION APPROVAL PROCESS

INTRODUCTION

The City of Madison's Urban Design Commission (UDC) has been created to:

- Encourage and promote high quality in the design of new buildings, developments, remodeling, and additions so as to maintain and improve the established standards of property values within the City.
- Foster civic pride in the beauty and nobler assets of the City, and in all other ways possible assure a functionally efficient and visually attractive City in the future.

The process outlined here is intended to:

- Facilitate the preparation of meeting agendas.
- Provide information on projects to UDC members in advance of the meeting at which they will consider a project.
- Provide a record of the plans approved for a given project.

TYPES OF APPROVALS

Informational Presentation. Applicants are often encouraged to make an Informational Presentation to the UDC prior to seeking any approvals in order to obtain an initial reaction and direction before undertaking detailed design. Applicants should provide details on any concept, site and building plans, and other relevant information on which the Urban Design Commission can provide feedback.

Initial Approval and/or Recommendation. Applicant may obtain initial approval and/or recommendation of a project by presenting preliminary design information/detail.

Final Approval and/or Recommendation. Applicant may obtain final approval and/or recommendation of a project by presenting final project details. Recommendations/concerns expressed in the initial approval must be addressed at this time.

PRESENTATIONS TO THE COMMISSION

When presenting projects to the Urban Design Commission, applicants should fill out a registration slip provided in the meeting room and present it to the Secretary. The applicant is encouraged to consider the use of various graphic presentation material including a locator map, photographs, renderings/model, scale drawings of the proposal in context with adjacent buildings/uses/signs, etc., as may be deemed appropriate to describe the project. Graphics should be mounted on rigid boards so that they may be easily displayed.

Primarily, the Commission is interested in the appearance and design quality of projects. Emphasis should be given to the site plan, landscape plan, lighting plan, building elevations, exterior building materials, color scheme, and graphics.

Presentations should generally be limited to 5-10 minutes. The Commission will withhold questions until the end of the presentation.

*****APPLICATION REQUIREMENTS*****

Submission requirements for all types of applications for Urban Design Commission approval are as outlined in the following sections A-D. In addition, Electronic Application Submittal is required by all applicants consisting of a copy of the completed application form, descriptive materials, and plans as individual Adobe Acrobat PDF files compiled either on a non-returnable CD-ROM to be included with their application materials, or in an e-mail sent to UDCApplcations@cityofmadison.com The transmittal

shall include the name of the project, address, and applicant. Applicants unable to provide the materials electronically should contact the Secretary of the Urban Design Commission at 267-8740 for assistance.

An application is required for each Urban Design Commission appearance. For projects also requiring Plan Commission approval, applicants must have submitted an accepted application for Plan Commission consideration prior to obtaining any formal action (initial or final approval) from the UDC. Applicants are strongly encouraged to meet with UDC staff prior to preparing an application. Please call (608) 266-4635 to arrange an appointment.

NOTICE REGARDING LOBBYING ORDINANCE: If you are seeking approval of a development that has over 40,000 square feet of non-residential space, or a residential development of over 10 dwelling units, or if you are seeking assistance from the City with a value of \$10,000 (including grants, loans, TIF, or similar assistance), then you likely are subject to Madison's lobbying ordinance (Sec. 2.40, MGO). You are required to register and report your lobbying. Please consult the City's Clerk's Office for more information. Failure to comply with the lobbying ordinance may result in fines.

All application fees shall be included with the application. Make check payable to City Treasurer, Madison, Wisconsin.

SECTION A

SUBMISSION REQUIREMENTS FOR:

- PUD's,* PCD's, PRD's
- New Construction or Major Exterior Remodeling in Urban Design District** (\$300 Application Fee)
- Minor Exterior Remodeling in Urban Design District (\$150 Application Fee)
- School, Public Building, or Space (Application Fee may be required)
- New Construction or Addition to or Remodeling of a Retail, Hotel, or Motel Building Exceeding 40,000 Sq .Ft.
- Planned Commercial Site

* NOTE: Applications for Planned Unit Development Districts in Downtown Design Zones are required to address the provisions of Section 28.07(6) of the Zoning Code including the "Exterior and Interior Design Criteria for Planned Unit Development Districts in Downtown Design Zones."

** Public Hearing Required

1. Informational Presentation

Applications to make an Informational Presentation of a project to the UDC should be accompanied by an **electronic pdf submission** AND **14 collated** sets of all materials (11" x 17" max.), including the following **required** items:

- a. Locator Map
- b. Brief Narrative Description of the Project
- c. Any and all relevant plans and information on which feedback by the Urban Design Commission is requested.

2. Initial Approval and/or Recommendation

Applications to make an Initial Approval and/or Recommendation of a project should be accompanied by an **electronic pdf submission** AND **14 collated** sets of all materials (11" x 17" max.), including the following **required** items:

- a. Locator Map
- b. Site Plan showing location of existing and proposed buildings
- c. Landscaping Plan
- d. Building Elevations
- e. Contextual site information including photographs and layout of adjacent buildings/structures
- f. PUD text and letter of intent

3. Final Approval and/or Recommendation

Applications to obtain Final Approval and/or Recommendation of a project should be accompanied by an **electronic pdf submission** AND **14 collated** sets of all materials (11" x 17" max.), including the following **required** items:

- a. Locator Map
- b. Site Plan showing location of existing and proposed buildings
- c. Grading Plan
- d. Landscape Plan
- e. Building Elevations, colored with shadow lines required
- f. Proposed Signage
- g. Lighting Plan/Details/Photometrics
- h. Utility/HVAC equipment location and screening details
- i. PUD text and letter of intent

The applicant shall bring to the UDC meeting, samples of the exterior building materials and color scheme to be used on the project; in addition to providing a list of exterior building materials and colors as an attachment and/or detail to the building elevations.

Wingra Clinic

A Proposal for the Redevelopment of the Former Morningstar Dairy

1102 South Park Street

Overview and Background

The Ghidorzi Company is seeking City of Madison approval to redevelop approximately 68% of the block bounded by South Park Street, Fish Hatchery Road and Midland Street with the construction of a ~76,800 Square Foot (SF) 4-story commercial building and associated surface and structured parking facilities. This new building will be utilized for the expanded Wingra Clinic operated by UW Health and Access Community Health Care Systems, and related medical and educational facilities. The Wingra Clinic has outgrown its current facilities and is seeking to expand in order to serve a growing patient population. Access Community Health Care will continue to operate a clinic at the Villager Mall in addition to this new location.

South Madison is a vibrant component of the greater Madison community and has benefited from an array of planning initiatives that serve as a framework for guiding redevelopment efforts, including: the South Madison Neighborhood Plan (Jan 2005), the Wingra Market Study and Conceptual Redevelopment Plan (March 2006) and the establishment of Urban Design District Number 7 (June 2006).

As noted by these plans, this area is recognized as having many appealing amenities that support redevelopment efforts:

- Close proximity to employment centers (downtown, UW, Dean Medical Campus, and St. Mary's and Meriter Hospitals)
- Accessibility from major arterial highways, bus routes, and bike paths.

These plans note that the “flatiron” tract at the intersection of South Park Street and Fish Hatchery Road is a prominent “gateway” site for new commercial and/or mixed use development and recommends multi-storied, mixed use buildings sited close to the property lines with emphasis on high quality architectural and urban design.

The use, site plan and conceptual building architecture has been reviewed and discussed at a neighborhood meeting sponsored by Alder Ellingson, and is currently being reviewed by City staff.

Project Description

The development of the new Wingra Clinic is Phase One of the redevelopment initiative for this block. Planned Unit Development-General Development Plan (PUD-GDP) is proposed for the entire block (with the exception of the two lots at the corner of Park and Midland Streets which are not part of this proposal). The Phase One area – the proposed clinic building and associated parking – will be zoned as PUD-Specific Implementation Plan (PUD-SIP). This phase will include:

- Razing the entire former Morningstar Dairy site. (This site encompasses approximately 104,500 SF and is owned by Clark Street Development. Ghidorzi Company will be purchasing ~39,000 SF of this property)
- Vacation of High Street
- Razing of the 8 rental residential structures fronting Fish Hatchery Road and Midland Streets
- Removal of the MGE substation.
- Constructing a four story – 76,800 SF commercial building to be occupied by clinic, educational, and medical uses. Each floor is 19,200 SF
- Constructing associated parking facilities to support the clinic and educational uses (currently anticipated to include ~65 surface stalls and a ~200 stall multi-level parking structure). Note: The prospective occupants

of the building desire 4 parking stalls per 1,000 SF of gross floor area to optimally meet the needs of patients, staff and students. The proposed site plan provides for 3.46 stalls per 1000 SF of gross floor area.

- Site Improvements including: landscaping and lighting to compliment building appearance and enhance the pedestrian environment, appropriate screening of surface parking areas, site amenities (walkways and furniture) and storm water management facilities.

The Phase Two area (located to the north of the proposed clinic site) is owned by Clark Street Development. After demolition of the dairy building(s), this area will be temporarily seeded and maintained until market conditions support development that is compatible with the City's adopted plans and design guidelines. The triangular shape of the parcel poses significant design challenges regarding access, vehicle and pedestrian circulation and in creating building floor-plates that are efficiently shaped and, most importantly, marketable. Clark Street's initial conceptual ideas for this site include ~75,000 SF of professional office use, extended stay lodging, street level retail and supporting parking facilities. Clark Street Development and the Ghidorzi Companies have been and are continuing to collaborate on the redevelopment plans for the entire site (both Phase One and Phase Two areas).

Clinic Building and Site Design Considerations

- The clinic building and site is being designed to achieve LEED Certification.
- The clinic building is located so as to be the prominent feature along this segment of the South Park Street frontage. It is sited with a 12 foot setback from the South Park Street Right-of-Way to present an urban character to the site and to enable:
 - widening of the Park Street Sidewalk,

- streetscape landscaping and hardscape features, and
 - to accommodate building architectural features (awnings and cornice features) without encroachment over the public walk.
- The main entry of the clinic is on the southeast façade accessed by the covered entry drive/ patient drop-off area. This driveway is aligned to provide easy and convenient “way-finding” to the surface parking areas, internal circulation drive and the parking structure.
- The Park Street corner of the clinic building will contain a retail pharmacy use with pedestrian access oriented to the Park Street sidewalk. This access area will be improved as a pedestrian plaza with benches and landscaping.
- The service area of the clinic is located at the buildings west corner. This location provides access for deliveries and emergency ambulance service without disrupting the normal flow and access of patient traffic at the front entry.
- Internal site circulation is supported by a private drive constructed essentially along the vacated High Street alignment and provides ingress and egress to Midland Street and Fish Hatchery Road as well as access to the parking structure and surface lots. The private drive connection to Fish Hatchery Road and Midland Street is also an important circulation route for the future development of the Clark portion of this redevelopment site (Phase Two).
- The parking structure is 2 levels with direct vehicle access to the internal drive, west surface parking lot and Midland Street. The structure is designed to provide safe wheelchair routes to designated surface sidewalks

and a pedestrian skywalk connection to the third floor of the clinic building. (Note: the third floor of the clinic building is "spec" space and secure evening access between the building and parking is critically important to prospective tenants). Subsurface soil conditions preclude the structure from being economically constructed with parking levels fully below street grades.

In order to optimize the efficient use of the redevelopment area, accommodate City staff plans for the potential future widening of Fish Hatchery Road and Midland Street, and provide permanent yard area for landscaping, the structure is sited with an 8 foot setback from the future sidewalk location along Fish Hatchery Road. This segment of Fish Hatchery Road will be widened by 6 feet when it is reconstructed in the future. The parking structure is set back 9 feet from the Midland Street ROW to accommodate potential street widening at the intersection with Fish Hatchery Road.

- The exterior architecture of all sides of the parking structure is being designed to complement the character of the Fish Hatchery Road and Midland Street frontages as a planned mixed use and commercial land use. The structure will include articulation of the face walls, parapet features, and foundation and trellis landscape features. The wall openings into the main level of the parking structure will be 30 + inches above the sidewalk grade and will be screened in a similar manner as the St Mary's parking ramp to accommodate ventilation while providing visual screening of vehicles and security.
- The Fish Hatchery Road – Midland Street corner of the structure is designed to create a street level pedestrian plaza supporting the adjoining bus stop.

Compatibility with the Wingra Build Plan

The proposed development of the Wingra Clinic site has been designed to be compatible with the recommendations and planning framework established by the adopted Wingra BUILD Plan.

The Wingra BUILD Plan calls for the redevelopment of the Morningstar Dairy property. The plan calls for a master-planned development under a Planned Unit Development zoning and land use designation. A mix of land uses is envisioned at a density of approximately 162,000 SF. The site is recognized as a “gateway” to South Madison and therefore should be developed with a landmark structure at the point of Park Street and Fish Hatchery Roads. The Plan recommends a mid-rise flatiron building configuration at this intersection. A presence of retail oriented building fronts should be maintained along Park Street and the buildings should be compatible with adjacent residential neighborhoods. The concept drawings and Transportation Supplement to the BUILD Plan indicate a two to three-story parking structure be included in the development.

The plan also recommends land uses that support job creation in areas such as health care and bio-medical services in cooperation with the major health care institutions and the University of Wisconsin.

In general, the goal of the plan is to replace surface parking with parking decks, while acknowledging that surface parking is necessary to meet the needs of both on-site users and remote parking for St. Mary’s and Meriter Hospitals on an interim basis.

Phase One of this redevelopment effort is consistent with the plan in that it is a medically related building use that is being constructed in cooperation with a major health care provider, the University of Wisconsin. The building is of high architectural quality and the parking structure is designed in a manner to be compatible with the scale and massing of neighboring improvements. The parking deck has approximately the same amount of

frontage on Fish Hatchery Road as the deck found in the Wingra BUILD Transportation Supplement illustration and the set back from Fish Hatchery Road is similar to the plan illustration.

The medical clinic is 4 stories in height, consistent with the recommendations of Wingra BUILD. It has a retail oriented entrance on Park Street that promotes pedestrian use of the facility. At a gross building area of 76,800 square feet, its density is appropriate for the portion of the site that it encompasses, allowing for a building density of between 80,000 and 100,000 square feet to be constructed on the flatiron triangle intersection portion of the site at a future date. The developers of both the medical clinic and triangle portion of the site are working in concert to create a master plan that meets the goals of the Wingra BUILD plan and landmark status of this important South Madison environ.

The only significant variant between the proposed Ghidorzi Wingra Clinic Site Plan (including the conceptual plans put forth by Clark Street Development) and the Wingra Build Plan is that the Build Plan illustrates medium density residential uses (totaling 24 dwelling units) fronting on Midland Street. While neighborhood housing is a compatible use, recent experience has shown that it is impractical and financially not feasible in this vicinity, particularly under current market conditions. The developer has met with the primary land owner of residences along the south side of Midland Street, Dean Health Systems, to review the development plan including the size, location and design of the parking structure. Dean Health has indicated their support for the plan, including the design and location of the parking deck.

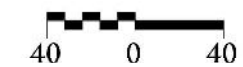


Legend:
 Project Boundary

 Viewshed

Viewshed Legend:

- 1 - View Looking West From Fish Hatchery Road
- 2 - Elevation Building Massing of Proposed Apartments at Fish Hatchery Looking West
- 3 - View Looking West From Fish Hatchery Road & S. Park St.
- 4 - View Looking North East from South Park Street
- 5 - View Looking East from South Park Street
- 6 - View Looking East from South Park Street
- 7 - View Looking South West from High Street
- 8 - View Looking South from Midland Street
- 9 - View Looking South West from Midland to Garden Street



EXISTING CONDITIONS AERIAL

JSD Professional Services, Inc.
 • Engineers • Surveyors • Planners

PROPOSED WINGRA CLINIC SITE
 FISH HATCHERY RD./SOUTH PARK ST.
 MADISON, WI

06/20/2011
 FOR PLANNING PURPOSES ONLY



View Looking West From Fish Hatchery Rd.



View Looking East from South Park Street



Elevation Building Massing of Proposed Apartments at Fish Hatchery Looking West



View Looking East from South Park Street



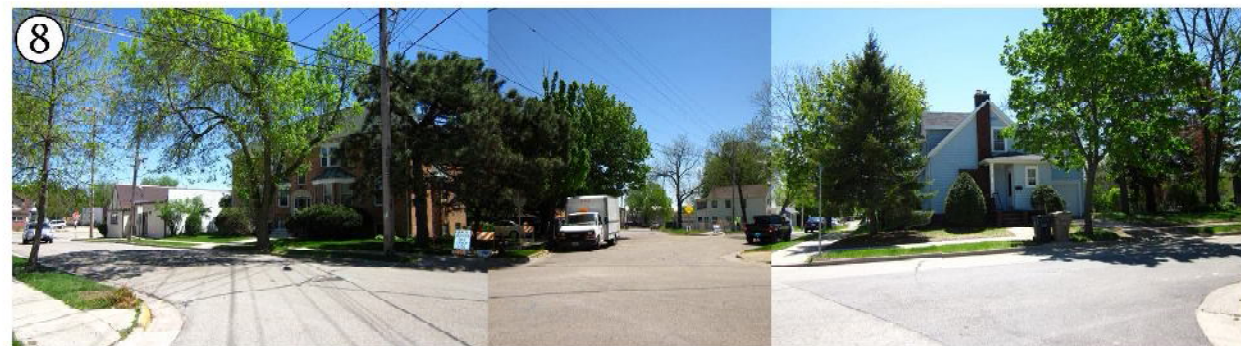
View Looking West From Fish Hatchery Rd. & S. Park St. Intersection



View Looking South West from High Street



View Looking North West from Intersection of Fish Hatchery Road and South Park Street



View Looking South From Midland Street



View Looking North East from South Park Street



View Looking South West From Midland to Garden Street

CALL DIGGERS HOTLINE
 1-800-442-4511 TOLL FREE
 608-224-4511 LOCAL AREA

FOR THE LOCATION OF ANY UTILITY IN THE AREA, CONTACT THE CALL DIGGERS HOTLINE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION OF ALL UTILITIES BEFORE ANY CONSTRUCTION BEGINS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND RECORDS FOR ALL UTILITIES TO BE DELETED OR RELOCATED. ALL UTILITIES SHALL BE DELETED OR RELOCATED TO A MINIMUM DEPTH OF 48" BELOW THE FINISH GROUND SURFACE UNLESS OTHERWISE SPECIFIED.

STRUCT. ID	R/W ELEVATION	MVERT	ELEVATION	Pipe	TYPE	STRUCT. ID	R/W ELEVATION	MVERT	ELEVATION	Pipe	TYPE
SM-1	866.67	S	849.27	8"	VCP	SM-10	861.04	S	852.22	8"	VCP
SM-2	862.81	SE	846.52	8"	VCP	SM-11	862.48	S	855.95	8"	VCP
SM-3	859.42	SW	846.52	8"	VCP	SM-12	860.84	S	852.99	8"	VCP
SM-4	857.78	SW	844.18	12"	VCP	SM-13	855.28	S	847.26	8"	VCP
SM-5	856.09	SW	846.72	12"	VCP	SM-14	866.07	W	856.75	10"	PVC
SM-6	-	-	-	-	-	SM-15	861.68	E	856.98	8"	PVC
SM-7	861.58	NE	842.38	8"	VCP	SM-16	867.39	E	858.14	8"	PVC
SM-8	858.52	SW	849.19	8"	VCP						
SM-9	856.83	SW	847.96	8"	VCP						

STRUCT. ID	R/W ELEVATION	MVERT	ELEVATION	Pipe	TYPE
SM-1	862.38	S	852.91	12"	RCP
SM-2	859.12	NW	858.91	12"	RCP
SM-3	855.85	SW	855.40	12"	RCP
SM-4	860.00	SE	856.75	10"	PVC
SM-5	855.52	E	851.01	4"	VCP

INLET ID	R/W ELEVATION	MVERT	ELEVATION	Pipe	TYPE
IL-1	862.00	N	859.60	12"	RCP
IL-2	861.20	NW	858.40	6"	PVC
IL-3	858.35	SW	855.80	12"	RCP
IL-4	860.21	NE	858.67	12"	RCP
IL-5	859.43	NE	857.63	12"	RCP
IL-6	860.12	N	857.63	10"	RCP
IL-7	860.12	S	857.63	10"	RCP

BENCH MARK	ELEVATION	DESCRIPTION
BM-1	870.74	TOP OF 1/4" REBAR AT THE INTERSECTION OF FISH HATCHERY ROAD AND MIDLAND STREET
BM-2	859.21	TOP OF A 3/4" REBAR AT THE INTERSECTION OF FISH HATCHERY ROAD AND MIDLAND STREET
BM-3	857.39	CHISELED 'X' IN FRONT OF THE DAIRY LINE OF LOT 8, GRANDVIEW ADDITION TO SOUTH MADISON
BM-4	864.75	TOP OF A 3/4" REBAR AT THE SOUTH GRANDVIEW OF LOT 14, BLOCK 1, GRANDVIEW ADDITION TO SOUTH MADISON
BM-5	860.55	CHISELED 'X' IN FRONT OF THE DAIRY LINE OF LOT 8, GRANDVIEW ADDITION TO SOUTH MADISON

LEGAL DESCRIPTION:

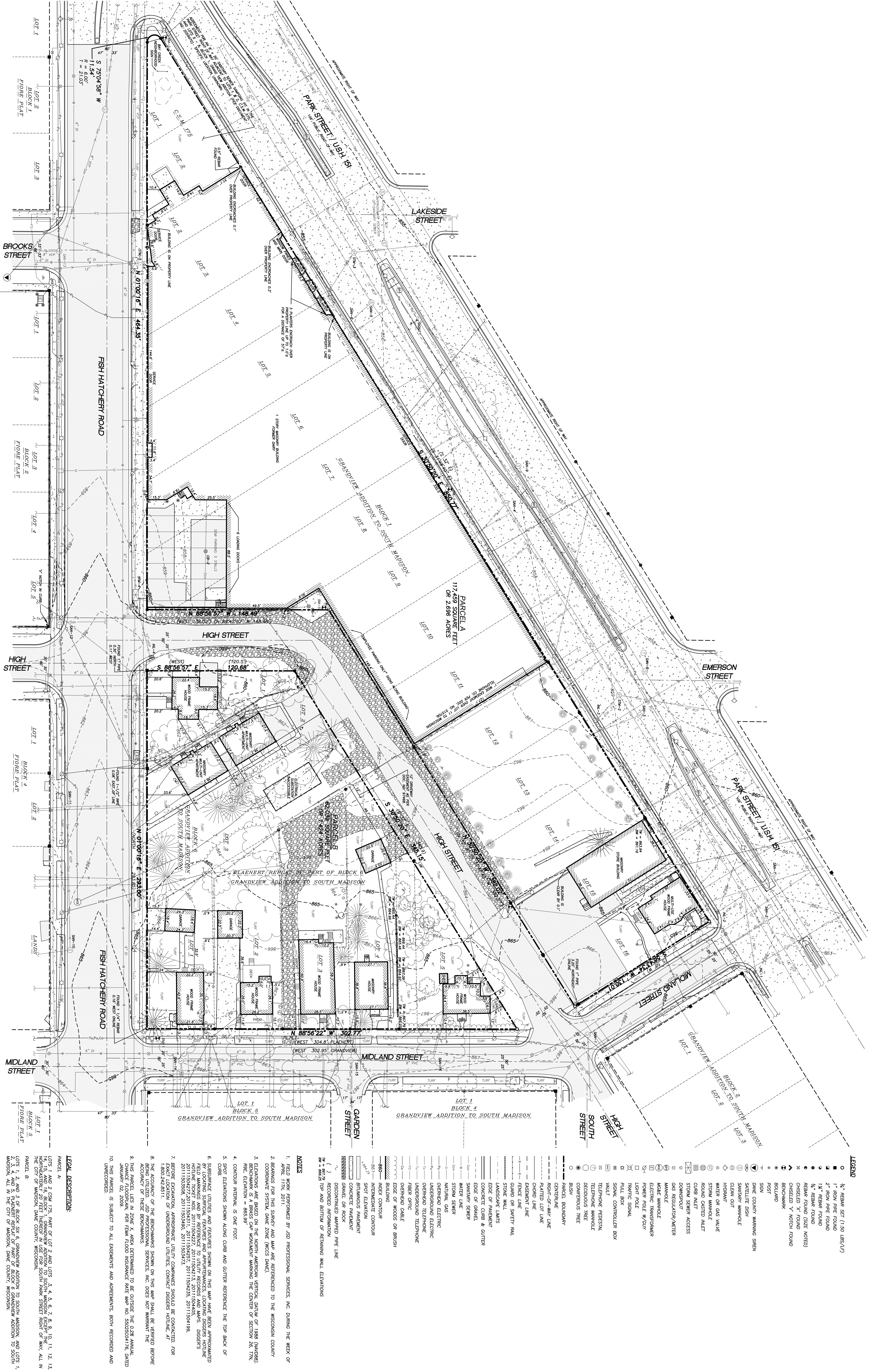
PARCEL A:
 LOTS 1 AND 2 CSM 175, PART OF LOT 2 AND LOTS 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

ENGINEERS CERTIFICATE

I, JOHN KERRIS, WISCONSIN REGISTERED LAND SURVEYOR NO. S-3478, HEREBY CERTIFY THAT THE INFORMATION CONTAINED IN THIS MAP IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF IN ACCORDANCE WITH THE INFORMATION PROVIDED.

DATE _____

PREPARED FOR: GRANDVIEW COMPANIES 2100 STURM AVENUE SUITE 300 WISCONSIN WI 53403



LEGEND

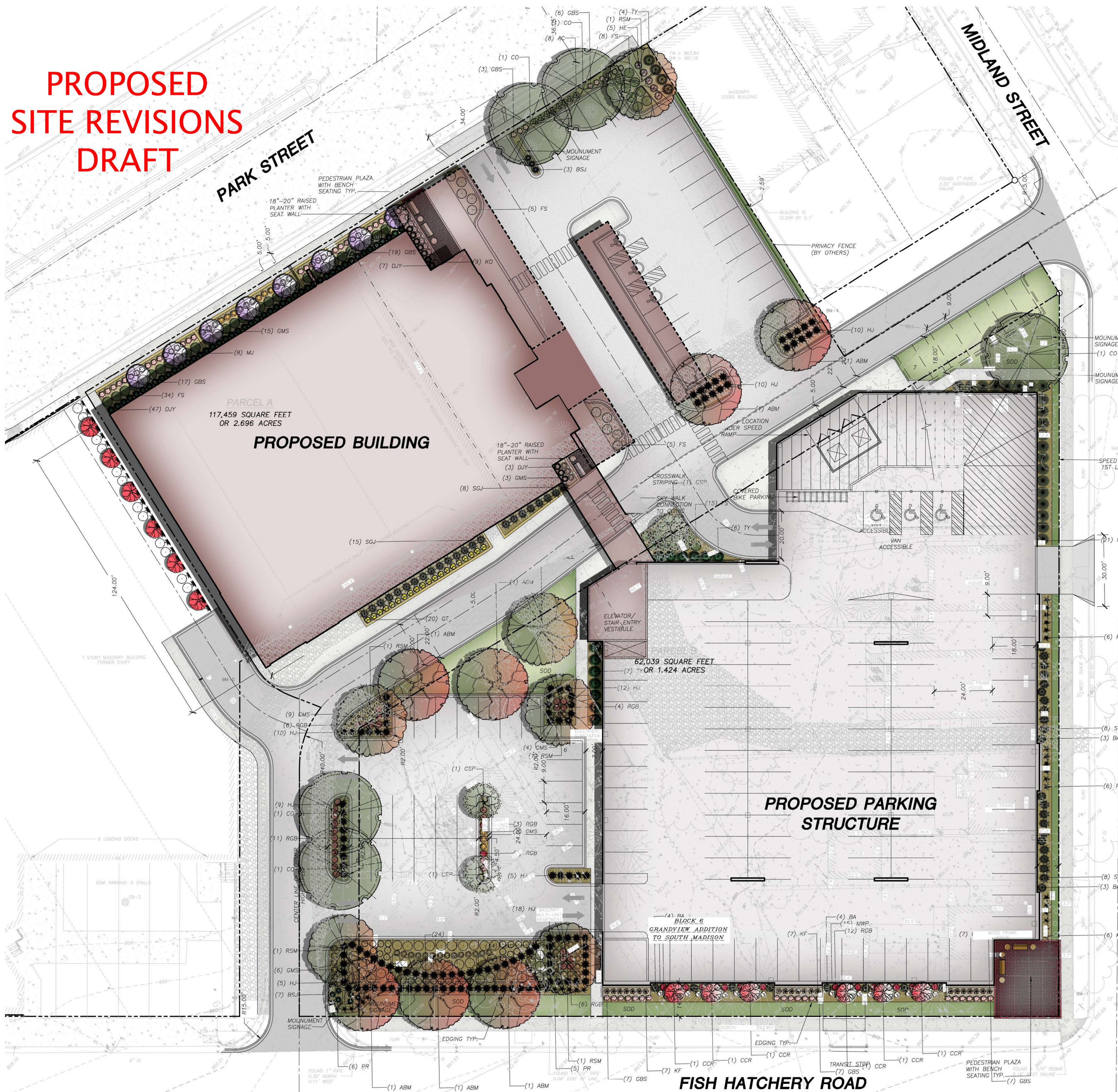
- 1/4" REBAR SET (1.50 LBS/LY)
- 1" IRON PIPE FOUND
- 2" IRON PIPE FOUND
- 3" IRON PIPE FOUND
- 4" IRON PIPE FOUND
- 6" IRON PIPE FOUND (NOTED)
- CHISELED 'X' FOUND
- CHISELED 'V' NOTCH FOUND
- BENCHMARK
- BOUNDARY
- POST
- SON
- DANE COUNTY WARNING SIGN
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- ROUND CASTED INLET
- CORB INLETS
- MANHOLE ACCESS
- DOWNSTREET
- GAS REGULATOR/METER MANHOLE
- ELECTRIC MANHOLE
- POWER POLE W/OUY
- LOST POLE
- FRONT SIGNAL
- FRONT SIGNAL
- SMALL COMPACTOR BOX
- WALL
- TELEPHONE FENCE/POST
- TELEPHONE MANHOLE
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- EDGE OF GRAVEL
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- UNDERGROUND ELECTRIC
- UNDERGROUND TELEPHONE
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FISH HATCHERY RD. STREETSCAPE OVERVIEW

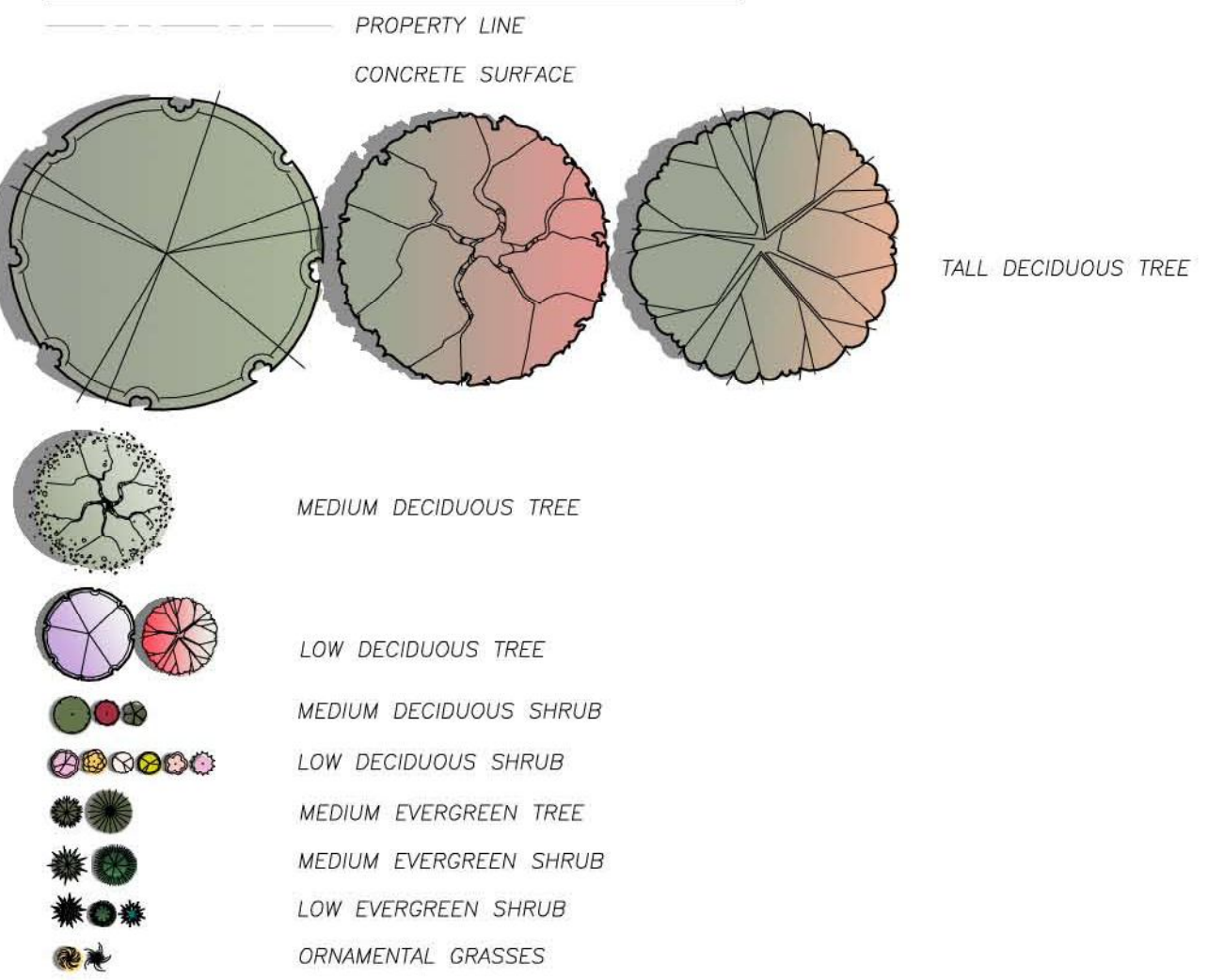
PLEASE NOTE: OVERVIEW DEPICTS RIGHT OF WAY ACQUISITION OF 6'-0" FROM EXISTING RIGHT OF WAY



PROPOSED SITE REVISIONS DRAFT



LEGEND (PROPOSED)



GENERAL NOTES

- REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGENDS. EXISTING CONDITIONS SURVEY PERFORMED BY JSD.
- ALL WORK IN THE ROW SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
- EXISTING GRADE SPOT ELEVATIONS SHOWN FOR INFORMATIONAL PURPOSES. DURING CONSTRUCTION MATCH EXISTING GRADES AT PROPERTY BOUNDARIES.
- NO SITE GRADING OUTSIDE OR DOWNSLOPE OF PROPOSED SILT FENCE LOCATION. NO LAND DISTURBANCE BEYOND PROPERTY LINES.
- JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.
- DRAWING FOR REVIEW - NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.
- ALL OTHER SITE PLAN NOTES PLEASE SEE SHEET L-2.0

PARKING LOT PLAN SITE INFORMATION

SITE ADDRESS: 1102 SOUTH PARK STREET, MADISON, WI
 SITE ACREAGE: 2.696 ACRES
 NUMBER OF BUILDING STORIES (ABOVE GRADE): 4 STORY
 BUILDING HEIGHT: 50'-0"
 TYPE OF CONSTRUCTION: N/A
 TOTAL SQUARE FOOTAGE OF BUILDING: ~76,800

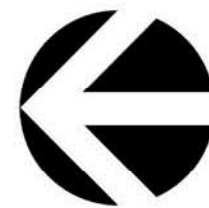
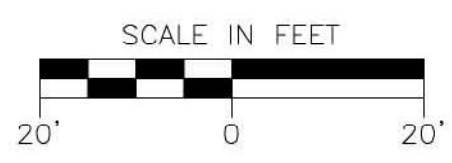
USE OF PROPERTY: COMMERCIAL - WINGRA CLINIC
 GROSS SQUARE FEET OF OFFICE: N/A
 GROSS SQUARE FEET OF RETAIL AREA: N/A
 NUMBER OF EMPLOYEES IN WAREHOUSE: N/A
 NUMBER OF EMPLOYEES IN PRODUCTION AREA: N/A
 CAPACITY OF OFFICE AREA: N/A

NUMBER OF PARKING STALLS REMOVED: N/A
 NUMBER OF SURFACE PARKING STALLS: 65
 NUMBER OF PARKING STRUCTURE STALLS: 201
 (97 1ST LEVEL, 104 2ND LEVEL)
 NUMBER OF ACCESSIBLE STALLS: 7 100 3RD LEVEL
 TOTAL NUMBER OF PARKING STALLS = ~~266~~ 366

NUMBER OF BICYCLE STALLS SHOWN: 11
 NUMBER OF TREES REQUIRED (266 STALLS): 18
 NUMBER OF TREES SHOWN: 18
 NUMBER OF LANDSCAPE POINTS REQUIRED: 1050.50

LANDSCAPE PLANT LIST

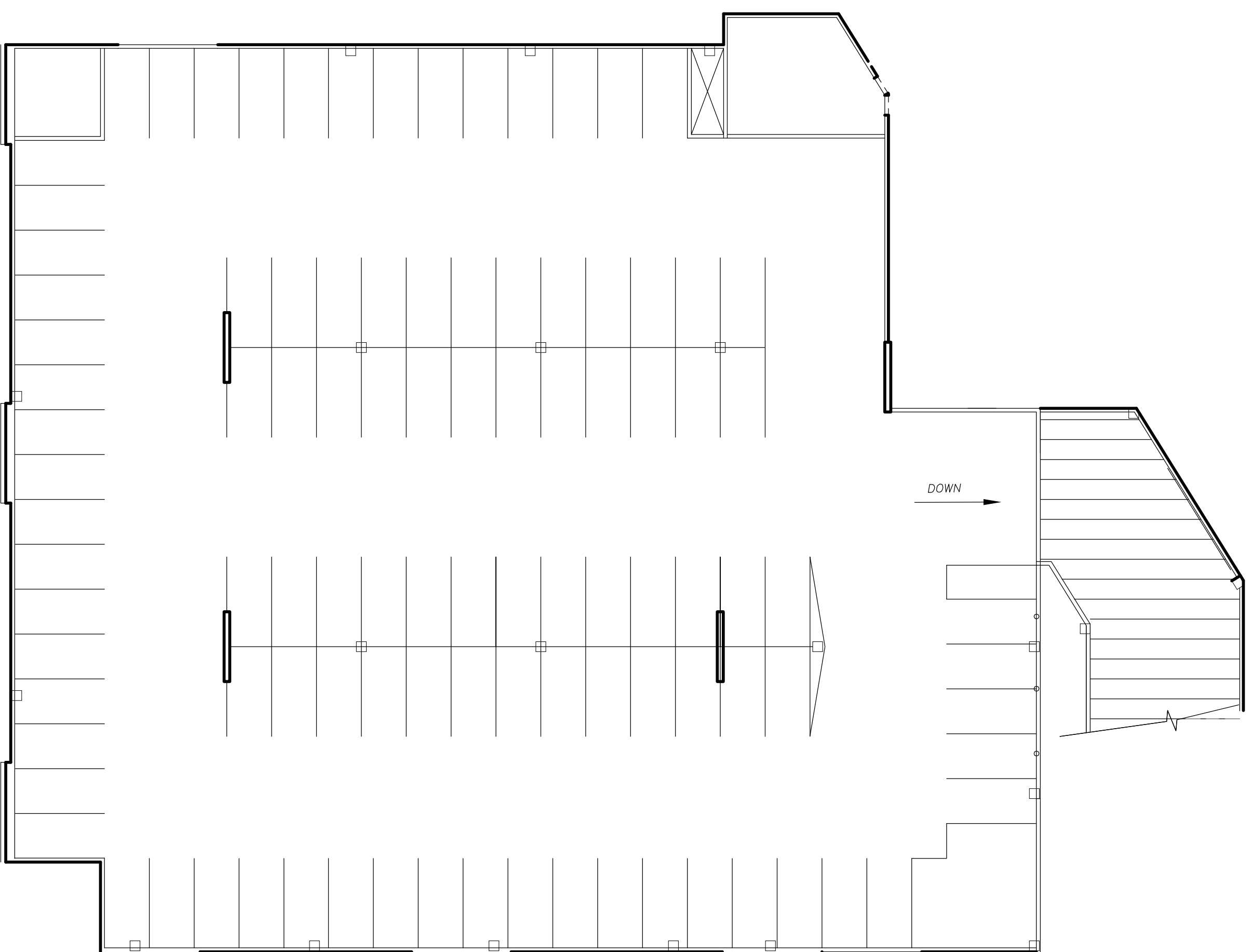
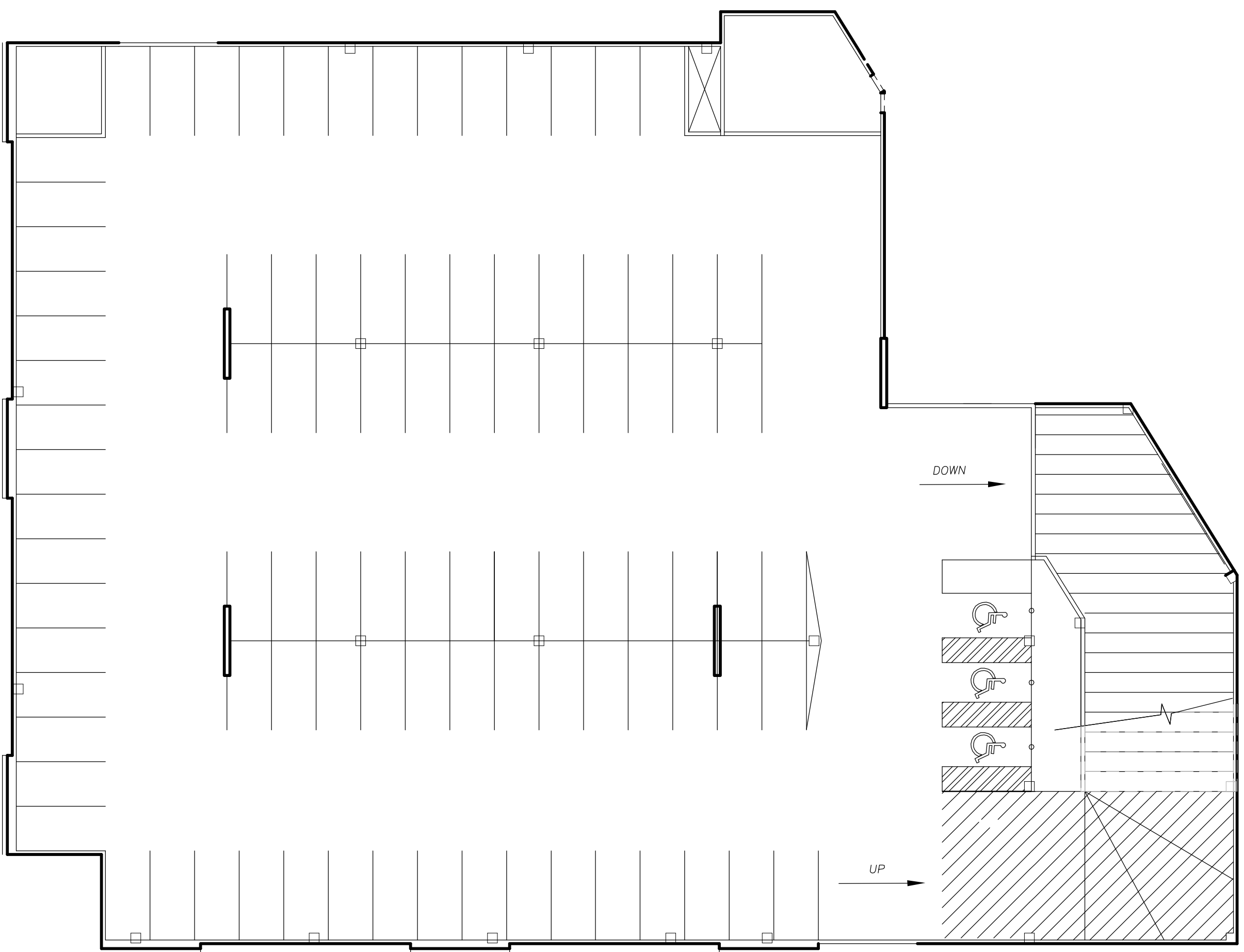
TALL DECIDUOUS TREES (CANOPY TREES)					
ABM	7	Autumn Blaze Maple	ACER x freemanii 'Jeffersred'	2" Cal.	B&B
CO	5	Common Hackberry	CELTIS occidentalis	2" Cal.	B&B
RSM	6	Red Sunset Maple	ACER rubrum 'Frankford'	2" Cal.	B&B
MEDIUM DECIDUOUS TREES					
CSP	3	Cleveland Select Pear	PYRUS Calleryana 'Cleveland Select'	1 1/2" Cal.	B&B
LOW DECIDUOUS TREES					
CCR	6	Coralturk Crabapple	MALUS 'Coraltcol'	1 1/2" Cal.	B&B
MJ	8	Jane Magnolia	MAGNOLIA x 'Jane'	1 1/2" Cal.	B&B
MEDIUM DECIDUOUS SHRUBS					
RGB	57	Royal Glow Barberry	Berberis thunbergii var. atropurpurea 'Rosy Glow'	15" Min. Ht.	# 2 Cont.
AC	8	Alpine Currant	RIBES alpinum	15-18" Min. Ht.	# 2 Cont.
LOW DECIDUOUS SHRUBS					
GT	20	Woodwaven Golden Temple	GENISTA tinctoria-Woodwaven	15" Min. Ht.	# 2 Cont.
MMP	30	McKay's White Potentilla	POTENTILLA fruticosa 'McKay's White'	15" Min. Ht.	# 2 Cont.
KO	9	Pink Knock Out Rose	ROSA 'RADcon'	15" Min. Ht.	# 2 Cont.
GMS	57	Goldmound Spiraea	SPIREA japonica 'Goldmound'	15" Min. Ht.	# 2 Cont.
GBS	66	Gumball Spiraea	SPIREA japonica 'Gumball'	15" Min. Ht.	# 2 Cont.
HE	5	Endless Summer Hydrangea	HYDRANGEA macrophylla 'Endless Summer'	15-18" Min. Ht.	# 2 Cont.
MEDIUM EVERGREEN TREES					
BA	14	Blue Arrow Juniper	JUNIPERUS virginiana 'Blue Arrow'	2-3' Ht.	B&B
MBJ	21	Mountain Juniper	JUNIPERUS chinensis 'Mountain'	3-4' Ht.	B&B
MEDIUM EVERGREEN SHRUBS					
SGJ	39	Sea Green Juniper	JUNIPERUS chinensis 'Sea Green'	15-18" Min. Ht.	# 3 Cont.
TY	17	Taunton Yew	TAXUS x media 'tauntonii'	15-18" Min. Ht.	# 3 Cont.
LOW EVERGREEN SHRUBS					
BSJ	10	Blue Star Juniper	JUNIPERUS squamata 'Blue Star'	15-18" Min. Ht.	# 3 Cont.
HJ	103	Happy's Juniper	JUNIPERUS horizontalis 'Hughes'	15-18" Min. Ht.	# 3 Cont.
DJY	59	Dwarf Japanese Yew	TAXUS cuspidata 'Nana'	15-18" Min. Ht.	# 3 Cont.
ORNAMENTAL GRASSES					
KF	21	Karl Foerster Feather Reed Grass	CALAMAGROSTIS x acutiflora 'Karl Foerster'	10 - 12" Ht.	# 1 Cont.
PR	30	Prairie Dropseed	SPOROBOLOUS heterolepis	4 1/2"	CONT.



WINGRA CLINIC
 1102 SOUTH PARK STREET
 MADISON, WI
 07/18/2011
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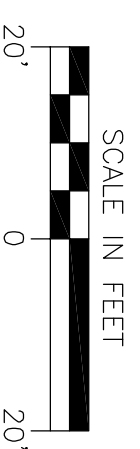
SITE PLAN/LANDSCAPE PLAN
 L-1.0



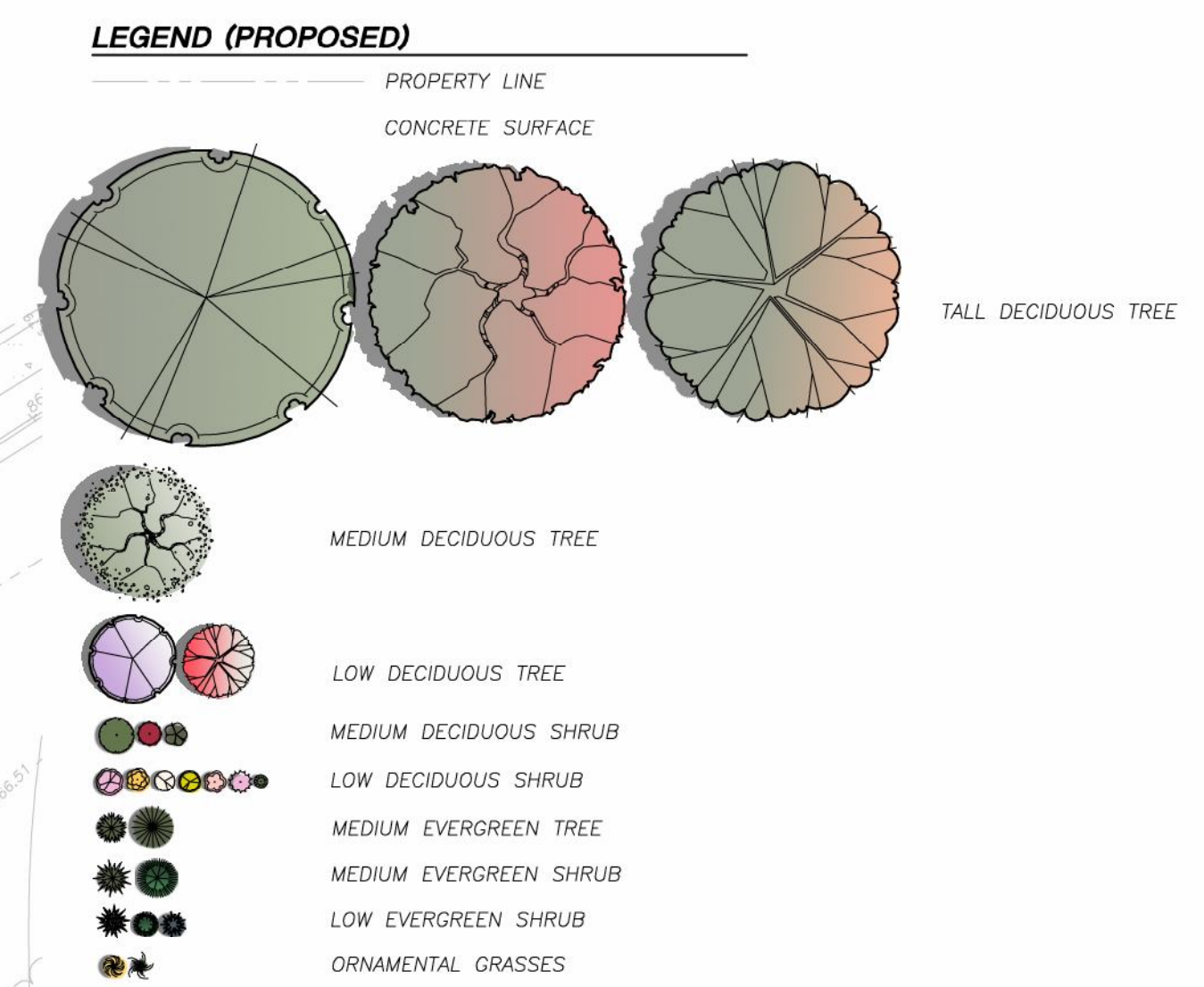
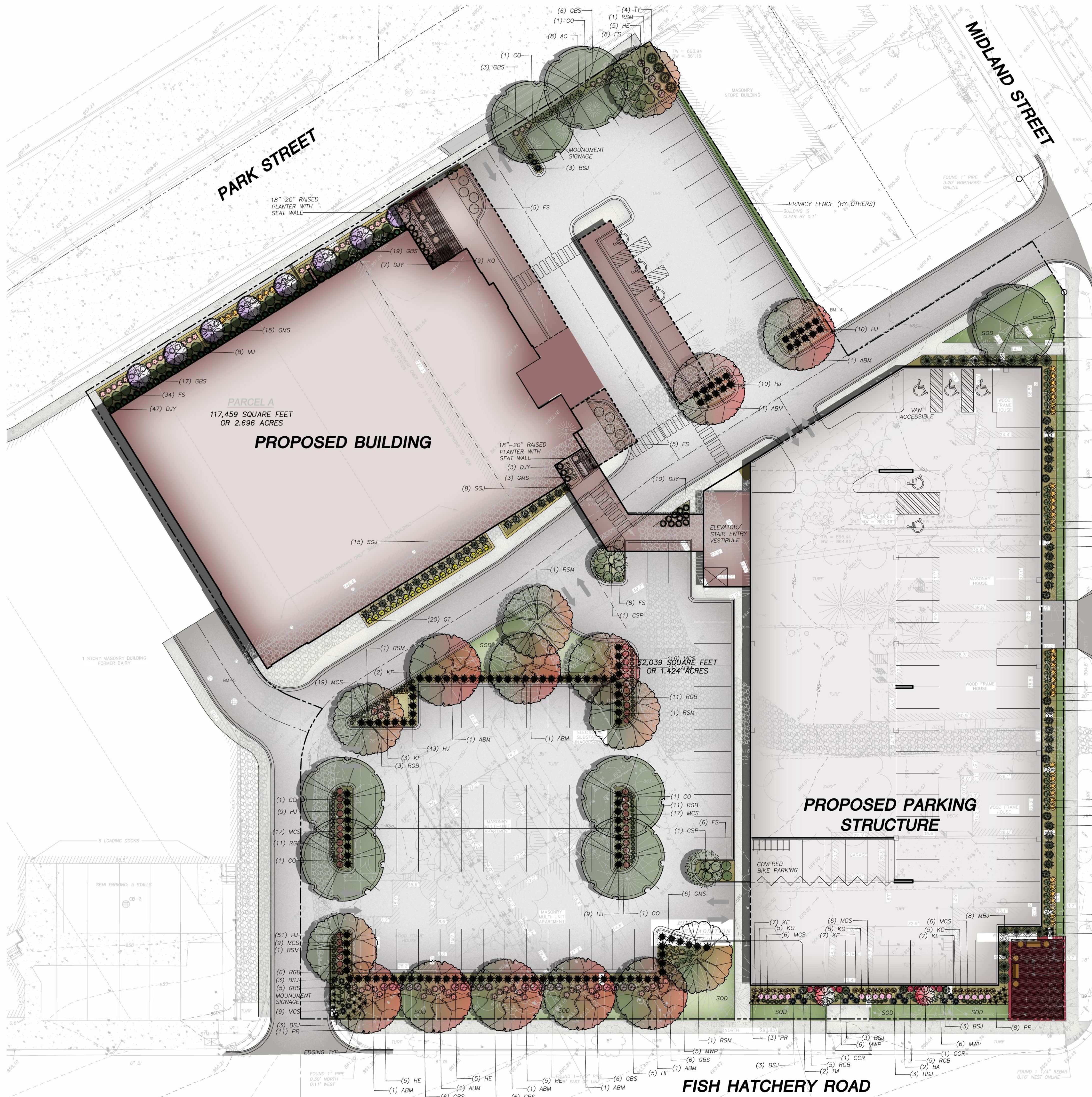
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<p>PROJECT: WINGRA CLINIC 1102 SOUTH PARK ST.</p>	<p>PROJECT LOCATION: CITY OF MADISON DANE COUNTY, WI</p>	<p>JSD PROJECT NO.: SERIAL SIGNATURE:</p>	<p>ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING FOR ACCURACY, THE USER AND SUBCONTRACTORS MUST CHECK ALL DETAIL AND DIMENSIONS OF THEIR TRADE AND BE RESPONSIBLE FOR THE SAME.</p> <p>DESIGN: JLF 08-08-11 DRAWN: JLF APPROVED: PLAN MODIFICATIONS: DATE:</p>	<p>SHEET TITLE: SITE PLAN - CITY OF MADISON CONCEPT</p>	<p>SHEET NUMBER: C-1.1</p>
<p>DIGGERS HOTLINE Toll Free (800) 242-8511 Milwaukee Area (414) 258-1161 Hearing Impaired TDD (800) 542-2288 www.DiggerHotline.com</p>					
<p>SERVICES PROVIDED TO: GHIDORZI COMPANIES 2100 STEWART AVE, SUITE 300 WAUSAU, WI 54401</p>					



- GENERAL NOTES**
- REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGENDS. EXISTING CONDITIONS SURVEY PERFORMED BY JSD.
 - ALL WORK IN THE ROW SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
 - EXISTING GRADE SPOT ELEVATIONS SHOWN FOR INFORMATIONAL PURPOSES. DURING CONSTRUCTION MATCH EXISTING GRADES AT PROPERTY BOUNDARIES.
 - NO SITE GRADING OUTSIDE OR DOWNSLOPE OF PROPOSED SILT FENCE LOCATION. NO LAND DISTURBANCE BEYOND PROPERTY LINES.
 - JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.
 - DRAWING FOR REVIEW - NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.
 - ALL OTHER SITE PLAN NOTES PLEASE SEE SHEET L-2.0

PARKING LOT PLAN SITE INFORMATION

SITE ADDRESS: 1102 SOUTH PARK STREET, MADISON, WI
 SITE ACREAGE: N/A
 NUMBER OF BUILDING STORIES (ABOVE GRADE): 4 STORY
 BUILDING HEIGHT: 50'-0"
 TYPE OF CONSTRUCTION: N/A
 TOTAL SQUARE FOOTAGE OF BUILDING: ~76,800

USE OF PROPERTY: COMMERCIAL - WINGRA CLINIC
 GROSS SQUARE FEET OF OFFICE: N/A
 GROSS SQUARE FEET OF RETAIL AREA: N/A
 NUMBER OF EMPLOYEES IN WAREHOUSE: N/A
 NUMBER OF EMPLOYEES IN PRODUCTION AREA: N/A
 CAPACITY OF OFFICE AREA: N/A

NUMBER OF PARKING STALLS REMOVED: N/A

NUMBER OF SURFACE PARKING STALLS: 86
 NUMBER OF PARKING STRUCTURE STALLS: 239
 (54 1ST LEVEL, 92 2ND LEVEL, 93 3RD LEVEL)
 NUMBER OF ACCESSIBLE STALLS: 8
 TOTAL NUMBER OF PARKING STALLS = 325

NUMBER OF BICYCLE STALLS SHOWN: 7
 NUMBER OF TREES REQUIRED (325 STALLS): 21
 NUMBER OF TREES SHOWN: 23
 NUMBER OF LANDSCAPE POINTS REQUIRED: 1226.4

LANDSCAPE PLANT LIST

TALL DECIDUOUS TREES (CANOPY TREES)				
ABM	10	Autumn Blaze Maple	ACER x freemanii 'Jeffersred'	2" Cal. B&B
CO	7	Common Hackberry	CELTIS occidentalis	2" Cal. B&B
RSM	6	Red Sunset Maple	ACER rubrum 'Franksred'	2" Cal. B&B
MEDIUM DECIDUOUS TREES				
CSP	2	Cleveland Select Pear	PYRUS Calleryana 'Cleveland Select'	1 1/2" Cal. B&B
LOW DECIDUOUS TREES				
CCR	2	Corallorubra Crabapple	MALUS 'Coralcole'	1 1/2" Cal. B&B
MJ	8	Jane Magnolia	MAGNOLIA x 'Jane'	1 1/2" Cal. B&B
MEDIUM DECIDUOUS SHRUBS				
FS	66	Fire-Low Fragrant Sumac	RHUS aromatica 'Fire-Low'	18" Ht. # 3 Cont.
RGB	52	Rosy Glow Barbary	BERBERIS thunbergii var atropurpurea 'Rosy Glow'	15" Mn. Ht. # 2 Cont.
AC	43	Green Mound Alpine Currant	RIBES alpinum 'Green Mound'	15-18" Mn. Ht. # 2 Cont.
LOW DECIDUOUS SHRUBS				
GT	20	Woodwaxen Golden Temple	GENISTA bitorata-Woodwaxen	15" Mn. Ht. # 2 Cont.
MBP	17	McKay's White Potentilla	POTENTILLA fruticosa 'McKay's White'	15" Mn. Ht. # 2 Cont.
KO	24	Pink Knock Out Rose	ROSA 'RADcon'	15" Mn. Ht. # 2 Cont.
GMS	62	Goldmound Spirea	SPIREA japonica 'Goldmound'	15" Mn. Ht. # 2 Cont.
GBS	74	Gumball Spirea	SPIREA japonica 'Gumball'	15" Mn. Ht. # 2 Cont.
MCS	105	Magic Carpet Spirea	SPIREA x japonica 'Magic Carpet'	15" Mn. Ht. # 2 Cont.
HE	25	Endless Summer Hydrangea	HYDRANGEA macrophylla 'Endless Summer'	15-18" Mn. Ht. # 2 Cont.
MEDIUM EVERGREEN TREES				
BA	12	Blue Arrow Juniper	JUNIPERUS virginiana 'Blue Arrow'	2-3' Ht. B&B
MBJ	19	Mountain Juniper	JUNIPERUS chinensis 'Mountain'	3-4' Ht. B&B
MEDIUM EVERGREEN SHRUBS				
SGJ	43	Sea Green Juniper	JUNIPERUS chinensis 'Sea Green'	15-18" Mn. Ht. # 3 Cont.
TY	4	Taunton Yew	TAXUS x media 'Tauntonii'	15-18" Mn. Ht. # 3 Cont.
LOW EVERGREEN SHRUBS				
BSJ	21	Blue Star Juniper	JUNIPERUS squamata 'Blue Star'	15-18" Mn. Ht. # 3 Cont.
HJ	132	Hughes Juniper	JUNIPERUS horizontalis 'Hughes'	15-18" Mn. Ht. # 3 Cont.
DJY	67	Dwarf Japanese Yew	TAXUS cuspidata 'Nana'	15-18" Mn. Ht. # 3 Cont.
ORNAMENTAL GRASSES				
KF	26	Karl Foerster Feather Reed Grass	CALAMAGROSTIS x acutiflora 'Karl Foerster'	10-12" Ht. # 1 Cont.
PR	26	Prairie Dropseed	SPOROBOLUS heterolepis	4 1/2" CONT.

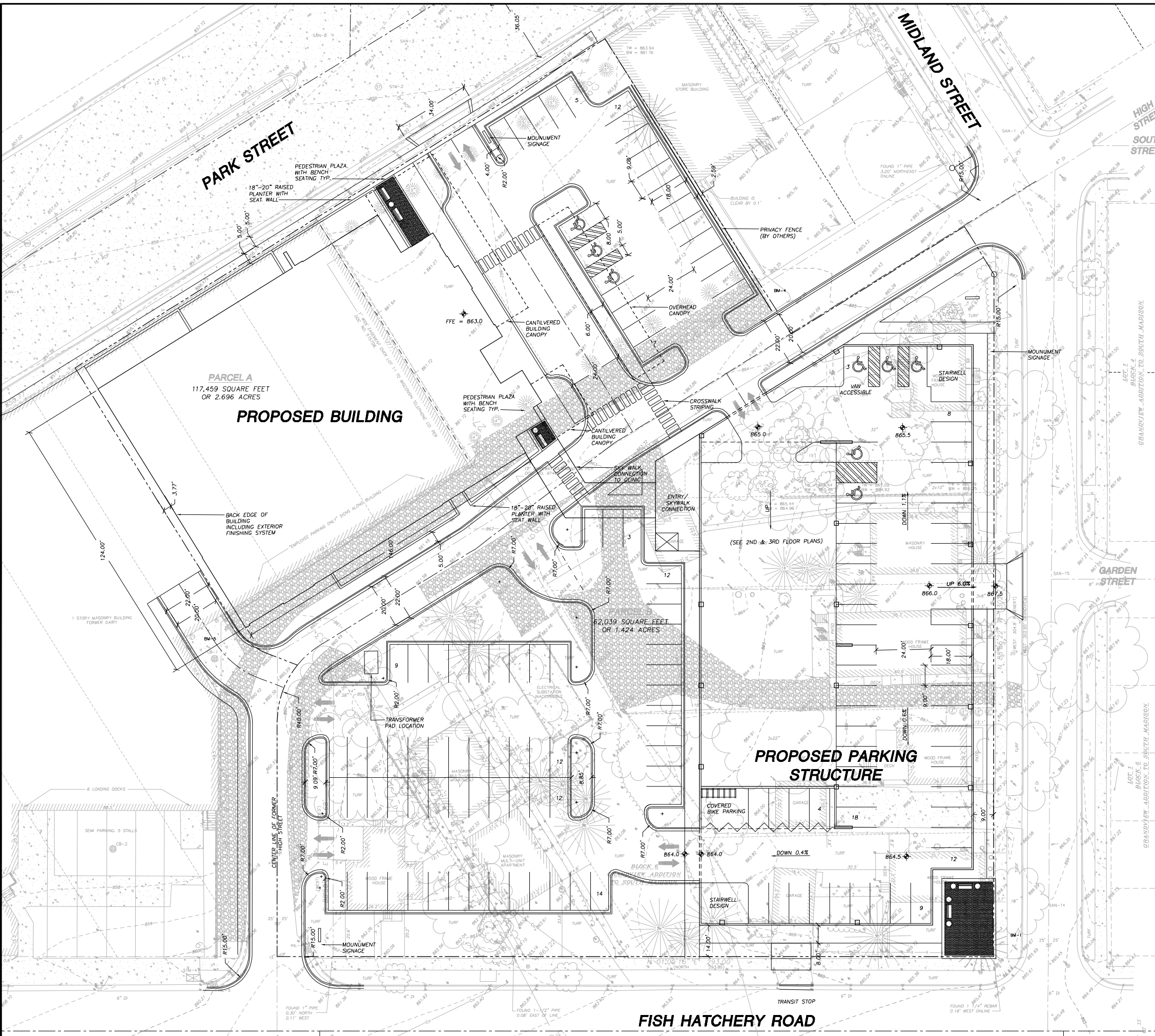


WINGRA CLINIC
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 08/08/2011
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SITE PLAN/LANDSCAPE PLAN
L-1.0

File: J:\2011\114627\Map\DWG\Submitted to Ghidorzi\Site Plan Revisions 08-03-2011\Parking Ramp Design Options\11-4627 Site Plan Option 2.dwg Layout: Site Plan 24x36 User: jkrahm Plotfile: Aug 10, 2011 - 5:56am xref's



LEGEND (PROPOSED)

- PROPERTY LINE
- CONCRETE SURFACE

GENERAL NOTES

1. REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGENDS. EXISTING CONDITIONS SURVEY PERFORMED BY JSD.
2. ALL WORK IN THE ROW SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
3. EXISTING GRADE SPOT ELEVATIONS SHOWN FOR INFORMATIONAL PURPOSES. DURING CONSTRUCTION MATCH EXISTING GRADES AT PROPERTY BOUNDARIES.
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5. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.
6. DRAWING FOR REVIEW - NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.
7. ALL OTHER SITE PLAN NOTES PLEASE SEE SHEET L-2.0

PARKING LOT PLAN SITE INFORMATION

SITE ADDRESS: 1102 SOUTH PARK STREET, MADISON, WI	
SITE ACREAGE: N/A	
NUMBER OF BUILDING STORIES (ABOVE GRADE): 4 STORY	
BUILDING HEIGHT: 50'-0"	
TYPE OF CONSTRUCTION: N/A	
TOTAL SQUARE FOOTAGE OF BUILDING: ~76,800	
USE OF PROPERTY: COMMERCIAL - WINGRA CLINIC	
GROSS SQUARE FEET OF OFFICE: N/A	
GROSS SQUARE FEET OF RETAIL AREA: N/A	
NUMBER OF EMPLOYEES IN WAREHOUSE: N/A	
NUMBER OF EMPLOYEES IN PRODUCTION AREA: N/A	
CAPACITY OF OFFICE AREA: N/A	
NUMBER OF PARKING STALLS REMOVED: N/A	
NUMBER OF SURFACE PARKING STALLS: 86	
NUMBER OF PARKING STRUCTURE STALLS: 239	
(54 1ST LEVEL, 92 2ND LEVEL, 93 3RD LEVEL)	
NUMBER OF ACCESSIBLE STALLS: 8	
TOTAL NUMBER OF PARKING STALLS = 325	
NUMBER OF BICYCLE STALLS SHOWN: 7	
NUMBER OF TREES REQUIRED (325 STALLS): 21	
NUMBER OF TREES SHOWN: N/A	
NUMBER OF LANDSCAPE POINTS REQUIRED: 1226.4	

SITE PLAN NOTES

1. ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY WILL BE DESIGNED AND CONSTRUCTED BY THE CITY OF MADISON AND UNDER SEPARATE CONTRACT EXCEPT AS SHOWN.
2. ALL DIMENSIONS TO FACE OF CURB UNLESS OTHERWISE NOTED.
3. ALL RADII TO FACE OF CURB UNLESS OTHERWISE NOTED.
4. ALL CURB AND GUTTER IS 18" CURB AND GUTTER UNLESS OTHERWISE NOTED.
5. MARK AND STRIPE ADA PARKING SPACES APPROPRIATELY.
6. ALL MARKINGS TO BE YELLOW OR WHITE PAINT PER CITY OF MADISON STANDARDS. HANDICAP SYMBOL TO BE BLUE PAINT.
7. SIGNS TO MEET MANUAL ON UNIFORM TRAFFIC CONTROL AS TO COLOR, LETTERING AND DIMENSIONS AND SHALL BE INSTALLED AT A HEIGHT OF SEVEN FEET.

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2100 STEWART AVE, SUITE 300
 WAUSAU, WI 54401

PROJECT:
WINGRA CLINIC
 1102 SOUTH PARK ST.

PROJECT LOCATION:
 CITY OF MADISON
 DANE COUNTY, WI

JSD PROJECT NO.:

SCALE/RATIO:

ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTOR AND SUBCONTRACTORS MUST CHECK ALL DETAIL AND DIMENSIONS OF THEIR TRADE AND BE RESPONSIBLE FOR THE SAME.

DESIGN:	JLF	08-02-11
DRAWN:	JLF	08-02-11
APPROVED:		

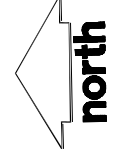
PLAN MODIFICATIONS:	DATE:

DIGGERS HOTLINE

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 Milwaukee Area (414) 255-1181
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SHEET TITLE:
**SITE PLAN -
 CITY OF MADISON
 CONCEPT**

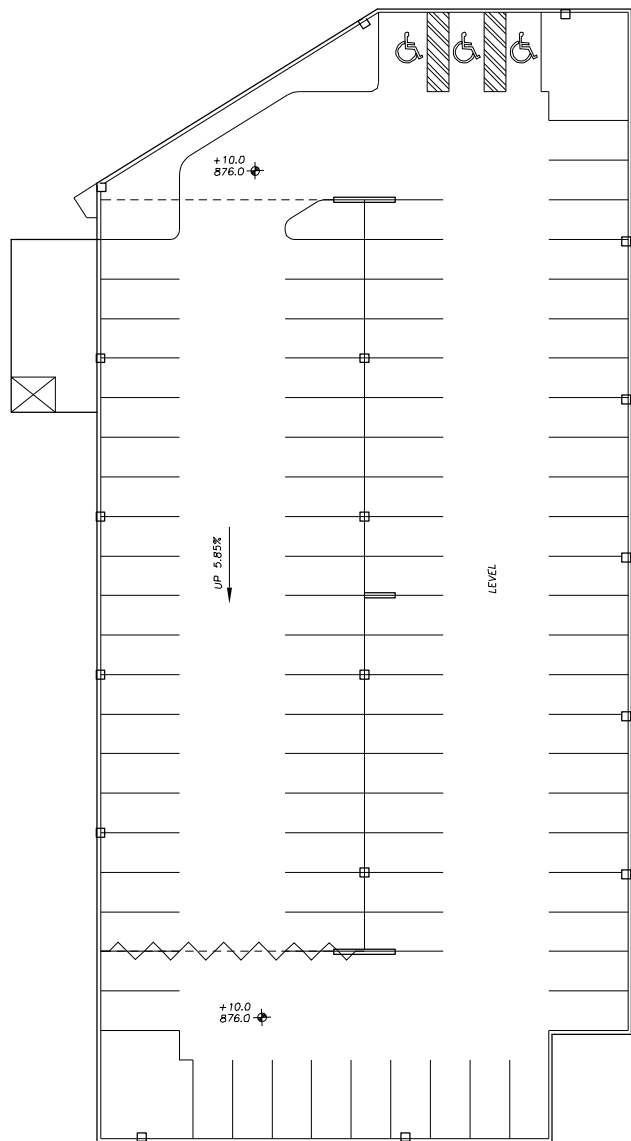
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C-1.0



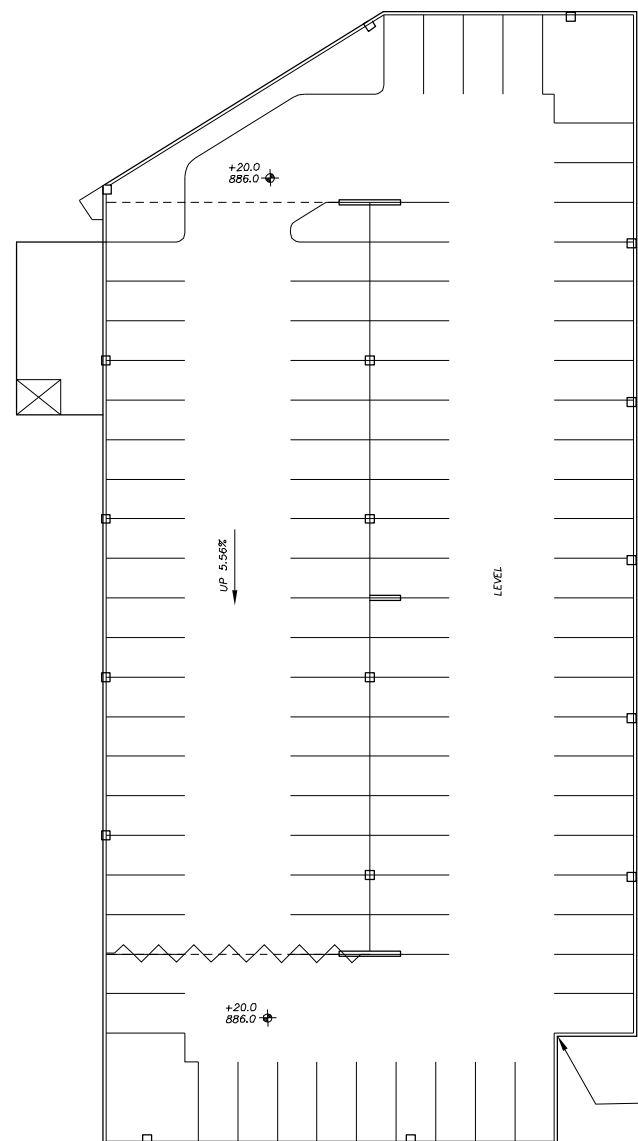
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2ND FLOOR - CITY OF MADISON CONCEPT - 92 STALLS
 FLOOR TO FLOOR HEIGHT = 10'-0"
 CLEAR HEIGHT = 7'-9"

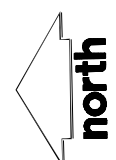
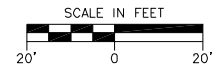


3RD FLOOR - CITY OF MADISON CONCEPT - 93 STALLS
 FLOOR TO FLOOR HEIGHT = 10'-0"
 CLEAR HEIGHT = 7'-9"



TOTAL HEIGHT ABOVE GRADE @ FISH HATCHERY ST. SIDEWALK (866.00) = 23.50'

TOTAL HEIGHT ABOVE GRADE @ MIDLAND ST. SIDEWALK (867.12) = 22.38'



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 1102 SOUTH PARK ST.

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 CITY OF MADISON
 DANE COUNTY, WI

JSD PROJECT NO.:

SEAL/SIGNATURE:

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DESIGN:	JLF	08-08-11
DRAWN:	JLF	08-08-11
APPROVED:		
PLAN MODIFICATIONS:		DATE:

DIGGERS HOTLINE

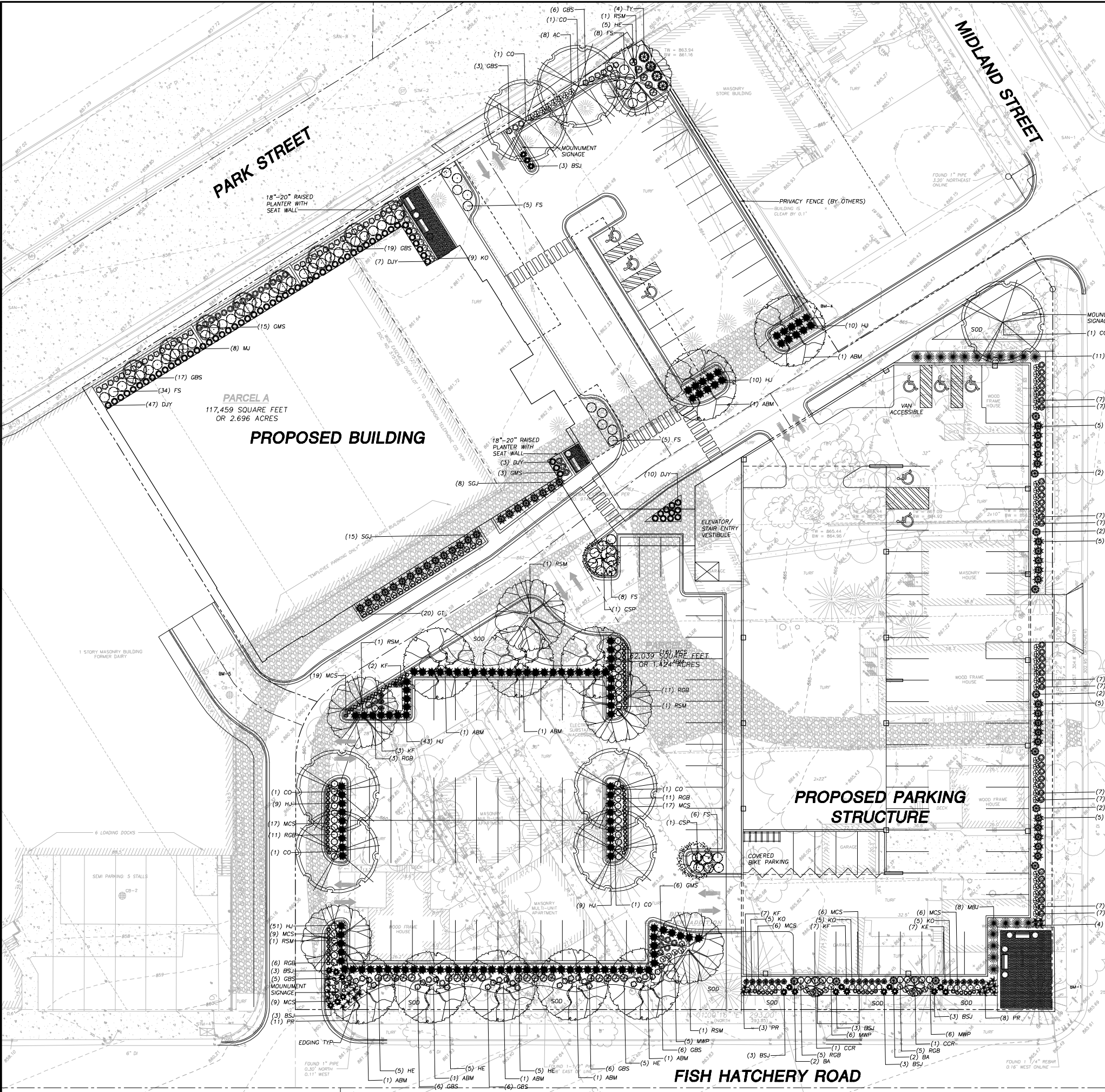
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 www.DiggersHotline.com

SHEET TITLE:
SITE PLAN - CITY OF MADISON CONCEPT

SHEET NUMBER:
C-1.1

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File: J:\2011\114627\Map\LINK\LINK (Submitted to Ghidorzi)\Site Plan Revisions 08-03-2011\Parking Ramp Design Option 2.dwg Layout: Landscape Option 2.dwg User: Jhenn Plotfile: Aug 10, 2011 - 6:01am Xref's



LEGEND (PROPOSED)

PROPERTY LINE
CONCRETE SURFACE

TALL DECIDUOUS TREE

MEDIUM DECIDUOUS TREE

LOW DECIDUOUS TREE

MEDIUM DECIDUOUS SHRUB

LOW DECIDUOUS SHRUB

MEDIUM EVERGREEN TREE

MEDIUM EVERGREEN SHRUB

LOW EVERGREEN SHRUB

ORNAMENTAL GRASSES

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 - ALL OTHER SITE PLAN NOTES PLEASE SEE SHEET L-2.0

PARKING LOT PLAN SITE INFORMATION

SITE ADDRESS: 1102 SOUTH PARK STREET, MADISON, WI
 SITE ACREAGE: 117,459 SQUARE FEET OR 2.696 ACRES
 NUMBER OF BUILDING STORIES (ABOVE GRADE): 4 STORY
 BUILDING HEIGHT: 50'-0"
 TYPE OF CONSTRUCTION: N/A
 TOTAL SQUARE FOOTAGE OF BUILDING: ~76,800

USE OF PROPERTY: COMMERCIAL - WINGRA CLINIC
 GROSS SQUARE FEET OF OFFICE: N/A
 GROSS SQUARE FEET OF RETAIL AREA: N/A
 NUMBER OF EMPLOYEES IN WAREHOUSE: N/A
 NUMBER OF EMPLOYEES IN PRODUCTION AREA: N/A
 CAPACITY OF OFFICE AREA: N/A

NUMBER OF PARKING STALLS REMOVED: N/A

NUMBER OF SURFACE PARKING STALLS: 86
 NUMBER OF PARKING STRUCTURE STALLS: 239
 (54 1ST LEVEL, 92 2ND LEVEL, 93 3RD LEVEL)
 NUMBER OF ACCESSIBLE STALLS: 8

TOTAL NUMBER OF PARKING STALLS = 325

NUMBER OF BICYCLE STALLS SHOWN: 7
 NUMBER OF TREES REQUIRED (325 STALLS): 21
 NUMBER OF TREES SHOWN: 23
 NUMBER OF LANDSCAPE POINTS REQUIRED: 1226.4

LANDSCAPE PLANT LIST

PLANT	QUANTITY	COMMON NAME	SCIENTIFIC NAME	HEIGHT	CONT.
TALL DECIDUOUS TREES (CANOPY TREES)					
ABM	10	Autumn Blaze Maple	ACER x freemianii 'Jeffersred'	2" Cal.	8x8
CO	7	Common Hackberry	CELTIS occidentalis	2" Cal.	8x8
BSM	6	Red Sunset Maple	ACER rubrum 'Franksred'	2" Cal.	8x8
MEDIUM DECIDUOUS TREES					
CSP	2	Cleveland Select Pear	PIRUS Calleryana 'Cleveland Select'	1 1/2" Cal.	8x8
LOW DECIDUOUS TREES					
CCR	2	Corallorhiza Crabapple	MALUS 'Coralcole'	1 1/2" Cal.	8x8
MJ	8	Jane Magnolia	MAGNOLIA x 'Jane'	1 1/2" Cal.	8x8
MEDIUM DECIDUOUS SHRUBS					
FS	66	Gro-Low Fragrant Sumac	RHUS aromatica 'Gro-Low'	18" HL	# 3 Cont.
RGB	52	Rosy Glow Barberry	BERBERIS thunbergii var. atropurpurea 'Rosy Glow'	15" Min. HL	# 2 Cont.
AC	43	Green Mound Alpine Currant	RIBES alpinum 'Green Mound'	15-18" Min. HL	# 2 Cont.
LOW DECIDUOUS SHRUBS					
GT	20	Woodwaxen Golden Temple	GENISTA tinctoria-Woodwaxen	15" Min. HL	# 2 Cont.
MWP	17	McKay's White Potentilla	POTENTILLA fruticosa 'McKay's White'	15" Min. HL	# 2 Cont.
KO	24	Pink Knock Out Rose	ROSA 'RADcon'	15" Min. HL	# 2 Cont.
GMS	62	Goldmound Spirea	SPIREA japonica 'Goldmound'	15" Min. HL	# 2 Cont.
GBS	74	Gumball Spirea	SPIREA japonica 'Gumball'	15" Min. HL	# 2 Cont.
MCS	105	Magic Carpet Spirea	SPIREA x japonica 'Magic Carpet'	15" Min. HL	# 2 Cont.
HE	25	Endless Summer Hydrangea	HYDRANGEA macrophylla 'Endless Summer'	15-18" Min. HL	# 2 Cont.
MEDIUM EVERGREEN TREES					
BA	12	Blue Arrow Juniper	JUNIPERUS virginiana 'Blue Arrow'	2-3' HL	8x8
MBJ	19	Mounbatten Juniper	JUNIPERUS chinensis 'Mounbatten'	3-4' HL	8x8
MEDIUM EVERGREEN SHRUBS					
SGJ	43	Sea Green Juniper	JUNIPERUS chinensis 'Sea Green'	15-18" Min. HL	# 3 Cont.
TY	4	Taunton Yew	TAXUS x media 'Tauntoni'	15-18" Min. HL	# 3 Cont.
LOW EVERGREEN SHRUBS					
BSJ	21	Blue Star Juniper	JUNIPERUS squamata 'Blue Star'	15-18" Min. HL	# 3 Cont.
HJ	132	Hughes Juniper	JUNIPERUS horizontalis 'Hughes'	15-18" Min. HL	# 3 Cont.
DJY	67	Dwarf Japanese Yew	TAXUS cuspidata 'Nana'	15-18" Min. HL	# 3 Cont.
ORNAMENTAL GRASSES					
KE	26	Karl Foerster Feather Reed Grass	CALAMAGROSTIS x acutiflora 'Karl Foerster'	10 - 12" HL	# 1 Cont.
PR	26	Prairie Dropseed	SPOROBOLUS heteropterus	4 1/2"	CONT.

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PROJECT:
WINGRA CLINIC
 1102 SOUTH PARK ST.

PROJECT LOCATION:
 CITY OF MADISON
 DANE COUNTY, WI

JSD PROJECT NO.:

SCALE/DATE:

ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTOR AND SUBCONTRACTORS MUST CHECK ALL DETAIL AND DIMENSIONS OF THEIR TRADE AND BE RESPONSIBLE FOR THE SAME.

DESIGN: JLF 08-08-11
 DRAWN: JLF 08-08-11

APPROVED:

PLAN MODIFICATIONS: DATE:

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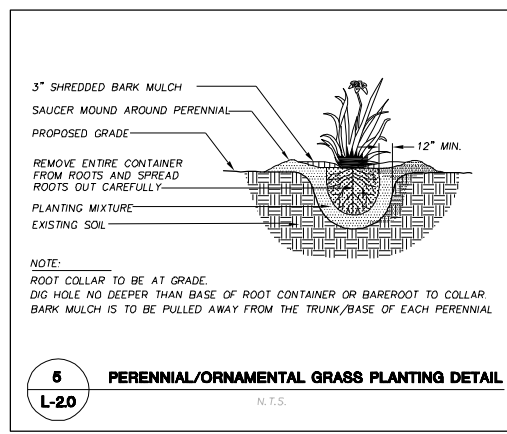
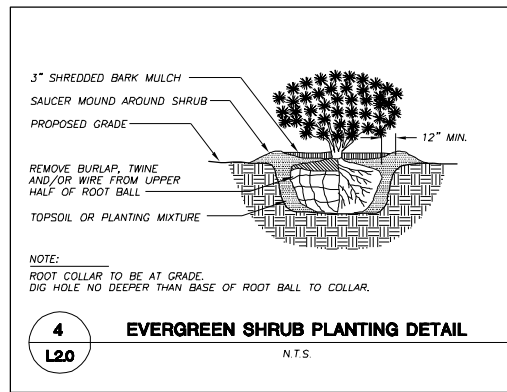
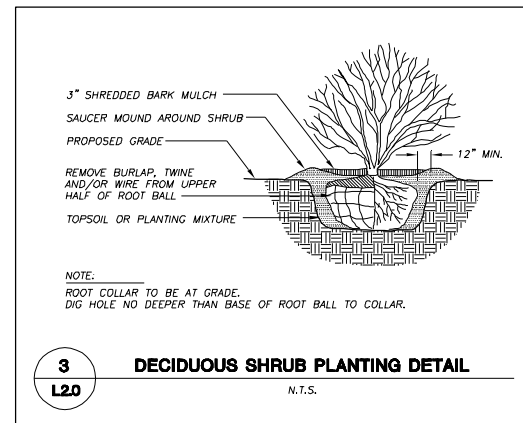
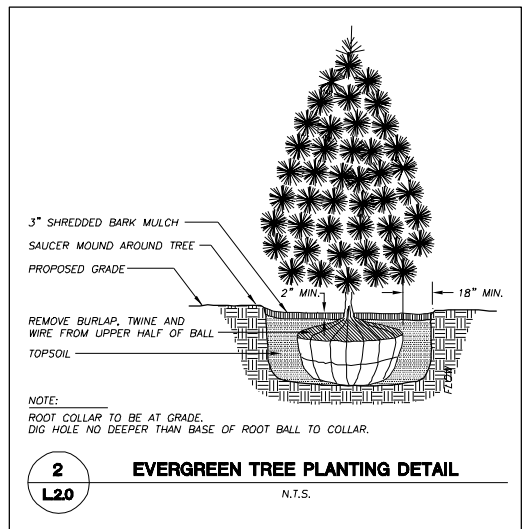
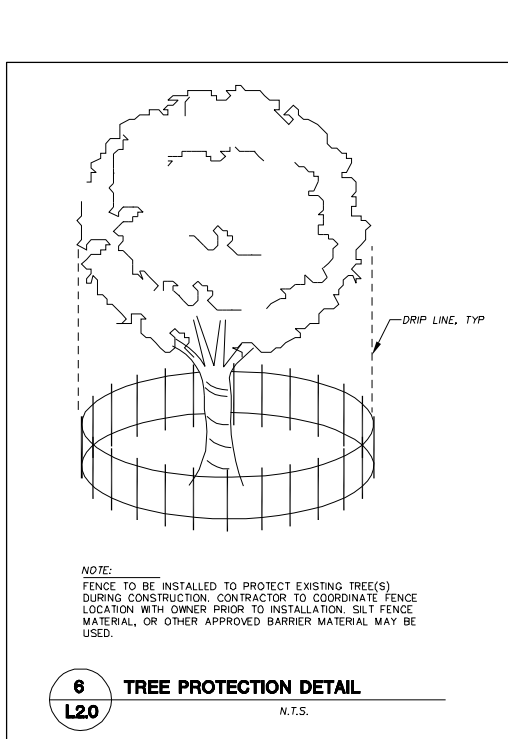
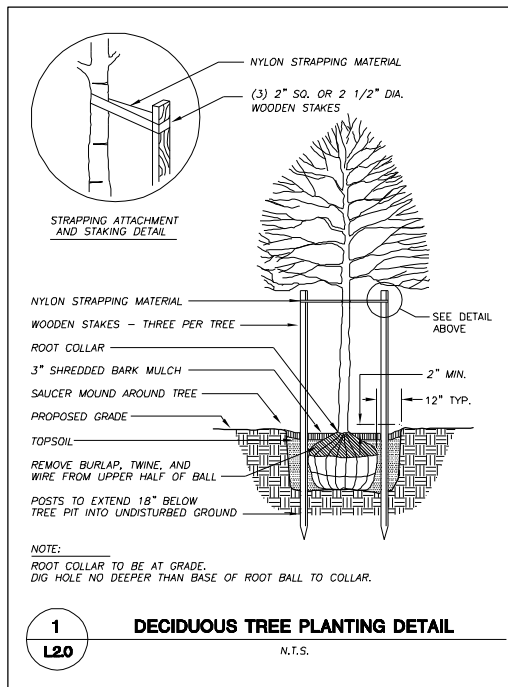
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SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER:
L-1.0



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LANDSCAPE NOTES AND SPECIFICATIONS

- GENERAL: ALL WORK IN THE R-O-W AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON REQUIREMENTS. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR UNDER THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES. LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO UTILITIES. CONTRACTOR MUST CALL 1-800-382-5544 FOR UTILITY LOCATIONS AT LEAST THREE DAYS PRIOR TO DIGGING. HAND DIG AND INSTALL ALL PLANTS THAT ARE NEAR EXISTING UTILITIES. PROTECT PREVIOUSLY INSTALLED WORK OF OTHER TRADES. CONTRACTOR IS RESPONSIBLE FOR STAKING THE PLANT MATERIALS FOR REVIEW BY OWNER PRIOR TO DIGGING AND PLACEMENT. THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL FINE GRADING AND RESTORATION WITH THE GRADING CONTRACTOR.
- DELIVERY AND HANDLING: DO NOT DELIVER MORE PLANT MATERIALS THAN CAN BE PLANTED IN ONE DAY. DELIVER PLANTS WITH LEGIBLE IDENTIFICATION LABELS. PROTECT PLANTS DURING DELIVERY AND DO NOT PRUNE PRIOR TO DELIVERY. ALL TREES AND SHRUBS SHALL BE PLANTED ON THE DAY OF DELIVERY, IF THIS IS NOT POSSIBLE, PROTECT THAT STOCK NOT PLANTED BY STORING STOCK IN A SHADED AREA PROJECTING THE ROOT MASS WITH WET SOIL, MOSS OR OTHER SUITABLE MEDIA AND KEEPING WELL WATERED. DO NOT REMOVE CONTAINER GROWN STOCK FROM CONTAINERS BEFORE TIME OF PLANTING. DO NOT PICK UP CONTAINERS OR BALLED PLANTS BY STEM OR ROOTS. ALL PLANTS SHALL BE LIFTED AND HANDLED FROM THE BOTTOM OF THE BALL. PERFORM ACTUAL PLANTING ONLY WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE IN ACCORDANCE WITH LOCALLY ACCEPTED PRACTICES.
- GUARANTEE: THE CONTRACTOR SHALL GUARANTEE ALL PLANTS THROUGH ONE (1) YEAR AFTER ACCEPTANCE BY OWNER. PLANTS SHALL BE ALIVE AND IN GOOD HEALTHY AND FLOURISHING CONDITION AT THE END OF THE GUARANTEE PERIOD. THE CONTRACTOR SHALL REPLACE WITHOUT COST TO THE OWNER ANY PLANTS THAT ARE DEAD OR NOT IN A VIGOROUS THRIVING CONDITION. REPLACEMENT PLANTS SHALL BE OF THE SAME KIND AND SIZE AS ORIGINALLY SPECIFIED UNLESS OTHERWISE DIRECTED BY OWNER. RESTORE BEDS AS NECESSARY FOLLOWING PLANT REPLACEMENT, INCLUDING BUT NOT LIMITED TO BEDDING, EDGING, MULCH, GRASS, ETC. REPAIR DAMAGE TO OTHER PLANTS OR LAWNS DURING PLANT REPLACEMENT AT NO COST TO OWNER. CONTRACTOR SHALL PROVIDE A TWO (2)-YEAR STRAIGHTENING GUARANTEE FOR ALL TREES.
- SEEDING: ALL DISTURBED AREAS SHALL BE SEEDDED AS SPECIFIED IN THESE NOTES.
- MATERIALS - PLANTS: ALL PLANTS SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1-2004. PLANTS SHALL BE HELD HARMLESS AND FLOURISHING CONDITION AT THE END OF THE GUARANTEE PERIOD. THE CONTRACTOR SHALL REPLACE WITHOUT COST TO THE OWNER ANY PLANTS THAT ARE DEAD OR NOT IN A VIGOROUS THRIVING CONDITION. PLANTS SHALL BE FRESHLY DUG (DURING THE MOST RECENT FAVORABLE HARVEST SEASON). PLANTS SHALL BE SO TRAINED IN DEVELOPMENT AND APPEARANCE AS TO BE UNQUESTIONABLY SUPERIOR IN FORM, COMPACTNESS, AND SYMMETRY. PLANTS SHALL BE SOUND, HEALTHY, VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED WHEN IN LEAF, AND FREE OF DISEASE AND INSECTS (ADULT EGGS, PUPAE OR LARVAE). THEY SHALL HAVE HEALTHY, WELL-DEVELOPED ROOT SYSTEMS AND SHALL BE FREE FROM PHYSICAL DAMAGE OR OTHER CONDITIONS THAT WOULD PREVENT THRIVING GROWTH. PLANTS SHALL BE OF THE HIGHEST QUALITY, HAVE TYPICAL GROWTH HABITS FOR THEIR SPECIES, BE SOUND, HEALTHY, VIGOROUS AND FREE OF INJURY. PARKWAY TREES AND PARKING LOT TREES SHALL HAVE A MINIMUM BRANCHING HEIGHT OF SIX (6) FEET ABOVE THE GROUND TO ALLOW ADEQUATE VISUAL AND PHYSICAL CLEARANCE.
- MATERIALS - SOIL: PLANTING SOIL/COMPACTED TOPSOIL SHALL MEET THESE REQUIREMENTS:
 1. SEEDDED AREAS = 7"
 2. TREE RINGS AND PITS = SEE DETAILS
 PLANTING SOIL TO BE A MINIMUM 6" DEPTH, UNLESS OTHERWISE SPECIFIED AS ABOVE OR ON DETAILS. TOPSOIL TO BE CLEAN, FRABLE LOAM FROM LOCAL SOURCE, FREE FROM STONES OR DEBRIS OVER 3/4" IN DIAMETER, AND FREE FROM TOXINS. TOPSOIL SHALL HAVE A PH BETWEEN 6 AND 7. TOPSOIL AND PLANTING SOIL SHALL BE TESTED TO CONFORM TO THESE SPECIFICATIONS AND SHALL BE AMENDED TO MEET THESE SPECIFICATIONS. DO NOT PLACE FROZEN OR MUDDY TOPSOIL. APPLY SOIL AMENDMENTS TO ALL LANDSCAPE BEDS PER SOIL TEST.
 7. MATERIALS - FERTILIZER AND MULCH: ALL TREE RINGS RECEIVE 3" OF MUSHROOM COMPOST, TILLED INTO THE TOP 12" OF ALL PLANTING BEDS. TREE RINGS SHALL AND BIORETENTION AREA SHALL RECEIVE 3" DEPTH, FINELY SHREDDED, WEED FREE, CEDAR BARK MULCH (DYE-FREE) OVER ENTIRE BED, UNLESS OTHERWISE SPECIFIED ON PLANS. FERTILIZER SHALL BE IN ACCORDANCE WITH ROCK COUNTY AND STATE OF WISCONSIN REQUIREMENTS. ALL TREE RINGS SHALL BE AT LEAST 6" IN DIAMETER.
 8. MATERIALS - EDGING: EDGING SHALL BE 5" DEEP, BLACK, POLYETHYLENE EDGING EXCEPT FOR TREE RINGS. ALL DECIDUOUS, ORNAMENTAL, AND EVERGREEN TREES NOT WITH EDGED LANDSCAPE BEDS SHALL BE INSTALLED WITH A 6" DIAMETER TREE RING WITH SHOVEL EDGING.
 9. MATERIALS - WEED BARRIER FABRIC: ALL PLANTING BEDS SHALL BE INSTALLED WITH WOVEN WEED BARRIER FABRIC. NO PLASTIC/IMPERVIOUS BARRIERS WILL BE PERMITTED. EXAMPLE: BLACK VISCOQUEEN.
 10. MATERIALS: SOD ALL DISTURBED AREAS AS SPECIFIED IN THESE NOTES: TURFGRASS SOD: CLASS OF TURFGRASS SOD SHALL BE PREMIUM GRADE APPROVED TURFGRASS SOD. ONLY IMPROVED TYPES OF SOD (ELITE) ARE ACCEPTABLE. TURFGRASS SHALL BE MACHINED CUT AT A UNIFORM THICKNESS OF .60 INCH, PLUS OR MINUS .25 INCH, AT TIME OF CUTTING. MEASUREMENT FOR THICKNESS SHALL EXCLUDE TOP GROWTH AND THATCH. LARGE ROLL TURFGRASS SOD SHALL BE CUT TO THE SUPPLIER'S STANDARD WIDTH (36-48 INCHES) AND LENGTH. BROKEN PADS AND TORN OR UNEVEN ENDS WILL NOT BE ACCEPTABLE. STANDARD SIZE SECTIONS OF TURFGRASS SOD SHALL BE STRONG ENOUGH SO THAT IT CAN BE PICKED UP AND HANDLED WITHOUT DAMAGE. TURFGRASS SOD SHALL NOT BE HARVESTED OR TRANSPORTED WHEN MOISTURE CONTENT (EXCESSIVELY DRY OR WET) MAY ADVERSELY AFFECT ITS SURVIVAL. POST-PLANT IRRIGATION WILL BE NECESSARY TO ENSURE SOD STAYS ALIVE AND ROOTS INTO SOIL. THE CONTRACTOR IS RESPONSIBLE FOR WATERING SOD UNTIL TIME OF ACCEPTANCE BY THE OWNER. TURFGRASS SOD SHALL BE HARVESTED, DELIVERED, AND INSTALLED/TRANSPORTED WITH A PERIOD OF 24 HOURS. TURFGRASS SOD SHALL BE RELATIVELY FREE OF THATCH, UP TO .5 INCH ALLOWABLE (UNCOMPRESSED). TURFGRASS SOD SHALL BE REASONABLY FREE (10 WEEDS/100 SQ. FT.) OF DISEASES, NEMATODES AND SOIL-BORNE INSECTS. ALL TURFGRASS SOD SHALL BE FREE OF GRASSY AND BROAD LEAF WEEDS. THE SOD SUPPLIER SHALL MAKE RECOMMENDATIONS TO THE CONTRACTOR REGARDING WATERING SCHEDULE. THE WATERING SCHEDULE SHOULD BEGIN IMMEDIATELY AFTER SOD IS INSTALLED.
 11. PRUNING: THE CONTRACTOR SHALL PRUNE ALL TREES AND REPAIR ANY INJURIES THAT OCCURRED DURING THE PLANTING PROCESS. DOUBLE LEADERS, DEAD BRANCHES, AND LIMBS DAMAGED OR BROKEN DURING THE PLANTING PROCESS SHALL BE PRUNED. THIS SHALL BE THE ONLY PRUNING ALLOWED AT PLANTING. PRUNING SHALL CONFORM TO AMERICAN STANDARD FOR TREE CARE OPERATIONS, ANSI A300. PRUNE TREES IN ACCORDANCE WITH NAA GUIDELINES. DO NOT TOP TREES. PRUNE SHRUBS ACCORDING TO STANDARD HORTICULTURAL PRACTICES. ON CUTS OVER 3/4" IN DIAMETER AND BRUISES OR SCARS ON BARK, TRACE THE INJURED CAMBIUM LAYER BACK TO LIVING TISSUE AND REMOVE. SMOOTH AND SHAPE WOUNDS SO AS NOT TO RETAIN WATER AND COAT THE TREATED AREA WITH AN APPROVED ANTISEPTIC TREE PAINT.
 12. CLEANUP: DISPOSED OF EXCESS SOIL. REMOVE ALL CUTTINGS AND WASTE MATERIALS. SOIL, BRANCHES, BINDING AND WRAPPING MATERIALS, REJECTED PLANTS, OR OTHER DEBRIS RESULTING FROM ANY PLANTING SHALL BE PROMPTLY CLEANED UP AND REMOVED. THE WORK AREA SHALL BE KEPT SAFE AND NEAT AT ALL TIMES UNTIL THE CLEANUP OPERATION IS COMPLETED. UNDER NO CIRCUMSTANCES SHALL THE ACCUMULATION OF SOIL, BRANCHES OR OTHER DEBRIS BE ALLOWED UPON A PUBLIC PROPERTY IN SUCH A MANNER AS TO RESULT IN A PUBLIC HAZARD. LIKEWISE, UNDER NO CIRCUMSTANCES SHALL ANY DEBRIS OR INCIDENTAL MATERIALS BE ALLOWED UPON ADJACENT PRIVATE PROPERTY.
 13. MAINTENANCE: (CONTRACTOR) FOR ALL PLANTINGS, BUFFER AREAS AND SEEDDED LAWN AREAS: THE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS AND LAWN AREAS FOR AT LEAST A PERIOD OF 30 DAYS, OR UNTIL FINAL ACCEPTANCE FROM THE OWNER. THE CONTRACTOR IS RESPONSIBLE FOR ADEQUATELY WATERING PLANTS AND LAWN DURING THIS 30 DAY ESTABLISHMENT PERIOD. CONTRACTOR IS RESPONSIBLE FOR THE ESTABLISHMENT OF HEALTHY VIGOROUS PLANT MATERIALS AND LAWN/TURFGRASS GROWTH. CONTRACTOR IS ALSO RESPONSIBLE FOR ANY PRUNING OF PLANT MATERIALS, AND SHAPING AND/OR REPLACEMENT OF DEFICIENT BARK MULCH DURING THIS PERIOD. LONG TERM PLANT MATERIALS AND LAWN/TURFGRASS MAINTENANCE AND ANY PROGRAM FOR SUCH IS THE RESPONSIBILITY OF THE OWNER. ALL PLANTINGS AND LAWN/TURFGRASS AREAS SHALL BE MAINTAINED IN A MANICURED CONDITION.
 14. MAINTENANCE: (OWNER) THE OWNER IS RESPONSIBLE FOR THE CONTINUED MAINTENANCE, REPAIR AND REPLACEMENT OF ALL LANDSCAPING MATERIALS AND BARRIERS AS NECESSARY FOLLOWING THE ONE (1) YEAR CONTRACTOR GUARANTEE PERIOD.
 15. CONTRACTOR TO PRESERVE AND PROTECT ALL EXISTING VEGETATION. REFER TO TREE PROTECTION DETAIL FOR SPECIFIC REQUIREMENTS.

LANDSCAPE WORKSHEET
 Parking Lots, Storage Areas and Loading Areas
 (Section 28.34 Madison General Ordinance)

Project Location/Address: 1102 SOUTH PARK ST.
 Name of Project: WINGRA CLINIC
 Owner/Contact: CHUCK GHIDORZI
 Address: 3550 ANDERSON ST., P.O. BOX 7906, MADISON, WI 53704

FOR PARKING LOTS WITH GREATER THAN 28 STALLS, LANDSCAPE PLANS MUST BE STAMPED BY A REGISTERED LANDSCAPE ARCHITECT

I. Number of Trees Required
 The number of trees required for a parking lot is based on the number of parking stalls. Using the Schedule for Required Trees on the reverse side of this worksheet, determine the number of trees required. (Example: One tree is required for 10 parking stalls.)
 Landscape requirements for storage areas are determined by dividing the total square footage of the storage area by 200 square feet. This converts area to stalls. (Example: 1,000 square feet is equivalent to (1000/200) or (5) stalls and (150) points.)

Number of Parking Stalls	325
Total Square Footage of the Storage Area Divide by Three Hundred (300) Square Feet	0
Number of Canopy Shade Trees Required (2" - 1 1/2" Caliper) (See Schedule on reverse side)	21
TOTAL	346

II. Number of Landscape Points Required
 The number of points required is also based on the number of parking stalls. Using the Point Schedule for Landscape Elements on the reverse side of this worksheet, determine the number of points required. (Example: 483 points are required for 15 stalls.) A point total of 1.0 or less may be disregarded, while a fraction .1 or greater must be counted as one point. Thus, 48.2 points would be rounded down to 48 points required.)
 The number of points required for loading areas is 600 points for each loading berth. (See Schedule on reverse side.)

Number of Points Required (See Schedule on reverse side)	1226.40
TOTAL	1226.40

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

ELEMENT	POINT VALUE	POINTS			CREDITS
		QUANTITY	ACHIEVED	REMAINING	
Canopy Tree: 2" - 2 1/2" Caliper	30	21	0	2	70
Deciduous Shrub	2	465	970		
Evergreen Shrub	3	267	801		
Inconspicuous Waller Honeysuckle (or 10:1)	3				
Earth Retention Wall (10'-12' High)	3				
Evergreen Tree (1 1/2" - 2" Caliper)	2				
Evergreen Tree (2" - 4" Caliper)	15	31	465		
Canopy Tree (4" - 6" Caliper)	15	12	180		
Sub Total		2416	1456	2	70
TOTAL					2456

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

*Trees required in Part I above, are to be included in the point count.

Approved by: _____ Date: _____

File: J:\2011\114627\Map\LINK\Submitted to Ghidorzi\Site Plan Revisions 08-03-2011\Printing Ramp Design Options\11-4627 Landscape Option 2.dwg Layout: Landscape Details 24x36 User: jfranm PlotDate: Aug 10, 2011 - 6:02am Xref's:

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 WAUSAU, WI 54401

PROJECT:
WINGRA CLINIC
 1102 SOUTH PARK ST.

PROJECT LOCATION:
 CITY OF MADISON
 DANE COUNTY, WI

JSD PROJECT NO.:
 SEALING SIGNATURE:
 DATE: 08-08-11

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SHEET TITLE:
LANDSCAPE DETAILS

SHEET NUMBER:
L-2.0

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FISH HATCHERY RD. MIDLAND ST. OVERVIEW

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PARK ST. MIDLAND ST. OVERVIEW

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MIDLAND ST. STREETScape OVERVIEW

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FISH HATCHERY RD. STREETScape OVERVIEW

PLEASE NOTE: OVERVIEW DEPICTS RIGHT OF WAY ACQUISITION OF 6'-0" FROM EXISTING RIGHT OF WAY

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PARK ST. FRONT ENTRY OVERVIEW

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INTERIOR DRIVE LOOKING EAST OVERVIEW

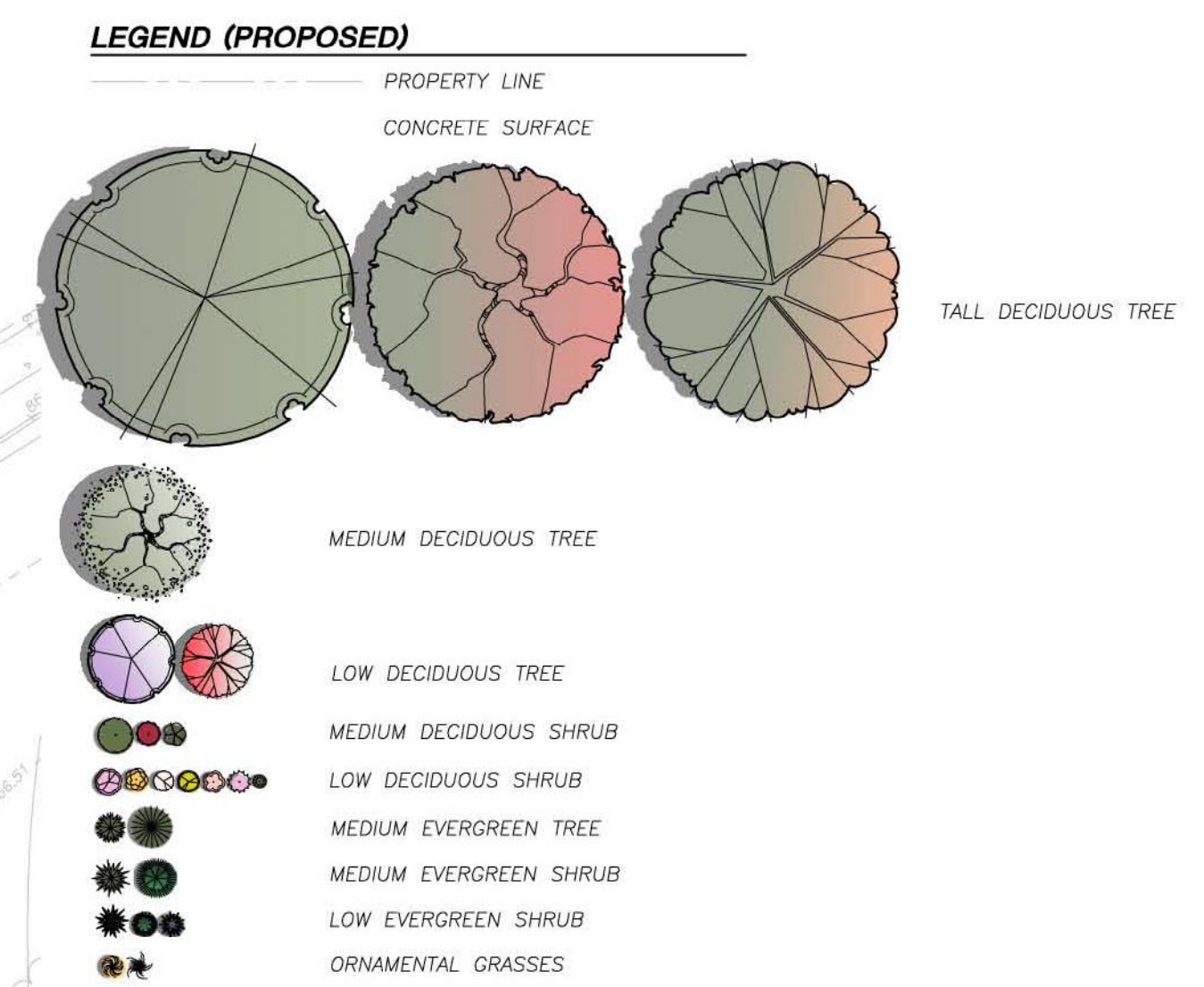
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- GENERAL NOTES**
- REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGENDS. EXISTING CONDITIONS SURVEY PERFORMED BY JSD.
 - ALL WORK IN THE ROW SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
 - EXISTING GRADE SPOT ELEVATIONS SHOWN FOR INFORMATIONAL PURPOSES. DURING CONSTRUCTION MATCH EXISTING GRADES AT PROPERTY BOUNDARIES.
 - NO SITE GRADING OUTSIDE OR DOWNSLOPE OF PROPOSED SILT FENCE LOCATION. NO LAND DISTURBANCE BEYOND PROPERTY LINES.
 - JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.
 - DRAWING FOR REVIEW - NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.
 - ALL OTHER SITE PLAN NOTES PLEASE SEE SHEET L-2.0

PARKING LOT PLAN SITE INFORMATION

SITE ADDRESS: 1102 SOUTH PARK STREET, MADISON, WI
 SITE ACREAGE: [blank]
 NUMBER OF BUILDING STORIES (ABOVE GRADE): 4 STORY
 BUILDING HEIGHT: 50'-0"
 TYPE OF CONSTRUCTION: N/A
 TOTAL SQUARE FOOTAGE OF BUILDING: ~76,800

USE OF PROPERTY: COMMERCIAL - WINGRA CLINIC
 GROSS SQUARE FEET OF OFFICE: N/A
 GROSS SQUARE FEET OF RETAIL AREA: N/A
 NUMBER OF EMPLOYEES IN WAREHOUSE: N/A
 NUMBER OF EMPLOYEES IN PRODUCTION AREA: N/A
 CAPACITY OF OFFICE AREA: N/A

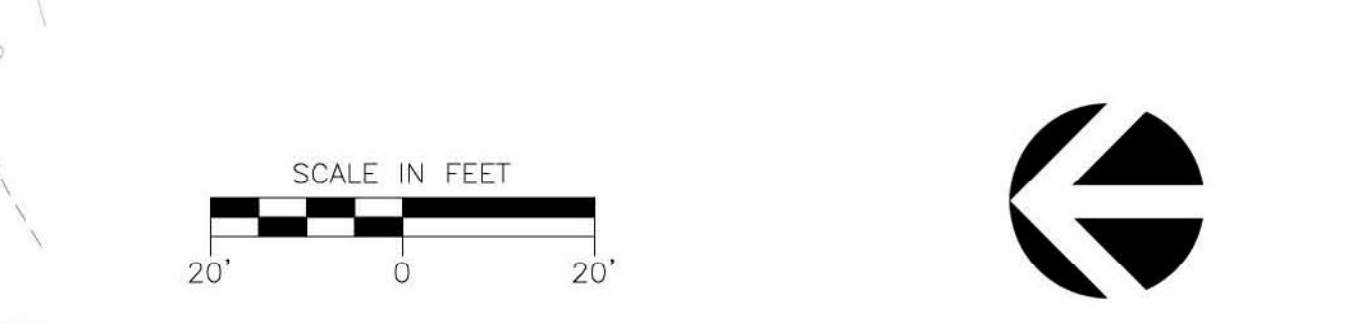
NUMBER OF PARKING STALLS REMOVED: N/A

NUMBER OF SURFACE PARKING STALLS: 86
 NUMBER OF PARKING STRUCTURE STALLS: 239
 (54 1ST LEVEL, 92 2ND LEVEL, 93 3RD LEVEL)
 NUMBER OF ACCESSIBLE STALLS: 8
 TOTAL NUMBER OF PARKING STALLS = 325

NUMBER OF BICYCLE STALLS SHOWN: 7
 NUMBER OF TREES REQUIRED (325 STALLS): 21
 NUMBER OF TREES SHOWN: 23
 NUMBER OF LANDSCAPE POINTS REQUIRED: 1226.4

LANDSCAPE PLANT LIST

TALL DECIDUOUS TREES (CANOPY TREES)				
ABM	10	Autumn Blaze Maple	ACER x freemanii 'Jeffersred'	2" Cal. 86B
CO	7	Common Hackberry	CELTIS occidentalis	2" Cal. 86B
RSM	6	Red Sunset Maple	ACER rubrum 'Franksred'	2" Cal. 86B
MEDIUM DECIDUOUS TREES				
CSP	2	Cleveland Select Pear	PYRUS Calleryana 'Cleveland Select'	1 1/2" Cal. 86B
LOW DECIDUOUS TREES				
CCR	2	Corallurata Crabapple	MALUS 'Coralliole'	1 1/2" Cal. 86B
MJ	8	Jane Magnolia	MAGNOLIA x 'Jane'	1 1/2" Cal. 86B
MEDIUM DECIDUOUS SHRUBS				
FS	66	Grey-Loe Fragrant Sumac	RHUS aromatica 'Grey-Loe'	18" Ht. # 3 Cont.
RGB	52	Rosy Glow Barbary	BERBERIS thunbergii var. atropurpurea 'Rosy Glow'	15" Mn. Ht. # 2 Cont.
AC	43	Green Mound Alpine Currant	RIBES alpinum 'Green Mound'	15-18" Mn. Ht. # 2 Cont.
LOW DECIDUOUS SHRUBS				
GT	20	Woodwaven Golden Temple	GENISTA baccata-woodwaven	15" Mn. Ht. # 2 Cont.
MP	17	McKay's White Potentilla	POTENTILLA fruticosa 'McKay's White'	15" Mn. Ht. # 2 Cont.
KO	24	Pink Knock Out Rose	ROSA 'RADcon'	15" Mn. Ht. # 2 Cont.
GMS	62	Goldmound Spiraea	SPIREA japonica 'Goldmound'	15" Mn. Ht. # 2 Cont.
GBS	74	Gumball Spiraea	SPIREA japonica 'Gumball'	15" Mn. Ht. # 2 Cont.
MCS	105	Magic Carpet Spiraea	SPIREA x japonica 'Magic Carpet'	15" Mn. Ht. # 2 Cont.
HE	25	Endless Summer Hydrangea	HYDRANGEA macrophylla 'Endless Summer'	15-18" Mn. Ht. # 2 Cont.
MEDIUM EVERGREEN TREES				
BA	12	Blue Arrow Juniper	JUNIPERUS virginiana 'Blue Arrow'	2-3' Ht. 86B
MBJ	19	Mountbatten Juniper	JUNIPERUS chinensis 'Mountbatten'	3-4' Ht. 86B
MEDIUM EVERGREEN SHRUBS				
SGJ	43	Sea Green Juniper	JUNIPERUS chinensis 'Sea Green'	15-18" Mn. Ht. # 3 Cont.
TY	4	Taunton Yew	TAXUS x media 'Tauntonii'	15-18" Mn. Ht. # 3 Cont.
LOW EVERGREEN SHRUBS				
BSJ	21	Blue Star Juniper	JUNIPERUS equamata 'Blue Star'	15-18" Mn. Ht. # 3 Cont.
HJ	132	Hughes Juniper	JUNIPERUS horizontalis 'Hughes'	15-18" Mn. Ht. # 3 Cont.
DJY	67	Dwarf Japanese Yew	TAXUS cuspidata 'Nana'	15-18" Mn. Ht. # 3 Cont.
ORNAMENTAL GRASSES				
KF	26	Karl Foerster Feather Reed Grass	CALAMAGROSTIS x acutiflora 'Karl Foerster'	10-12" Ht. # 1 Cont.
PR	26	Prairie Dropseed	SPOROBOLUS heterolepis	4 1/2" CONT.



WINGRA CLINIC
 1102 SOUTH PARK STREET
 MADISON, WI
 07/18/2011
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SITE PLAN/LANDSCAPE PLAN
 L-1.0