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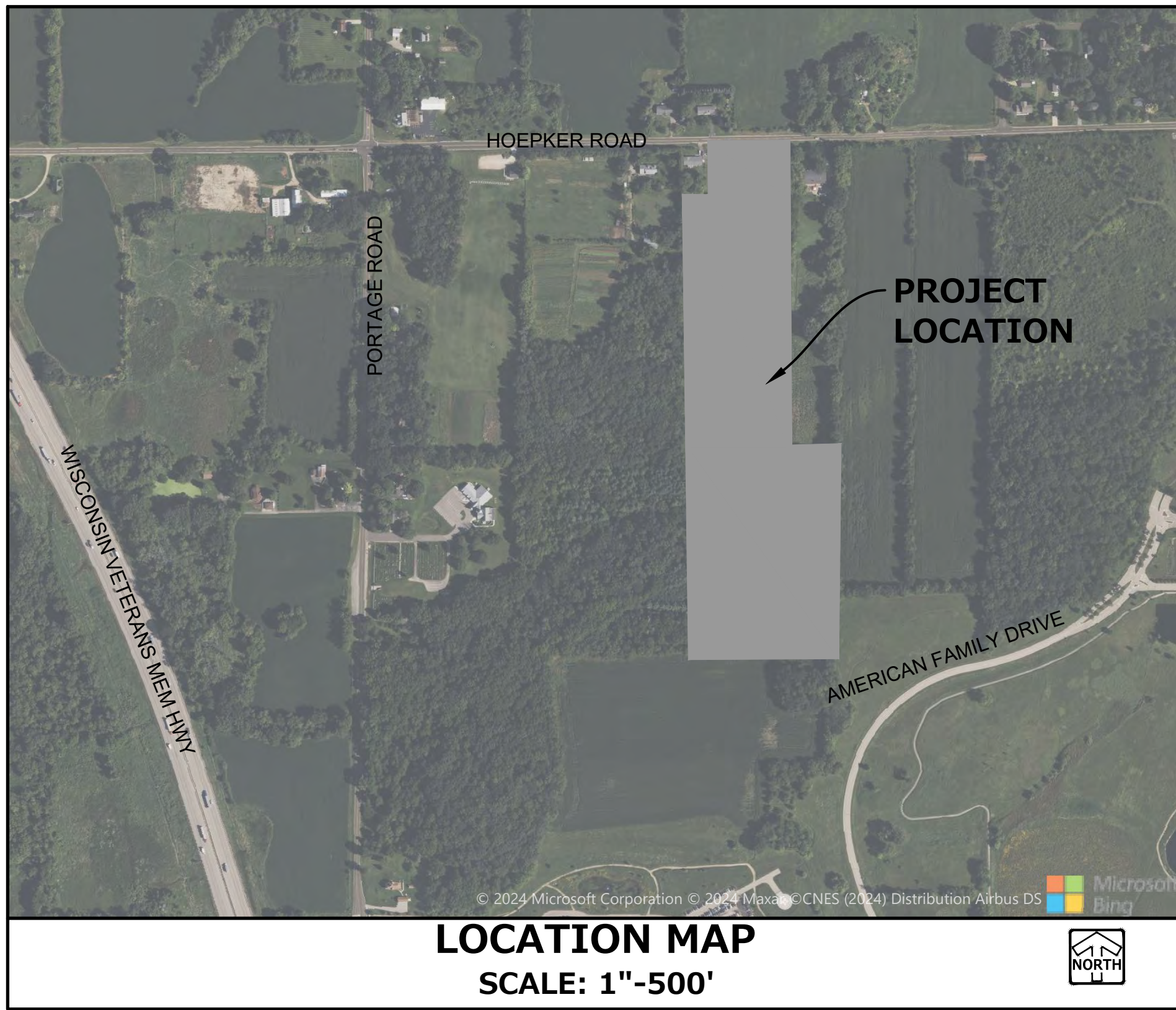
REVIEWED:

DRAWN: AEM

CONCEPTUAL DEVELOPMENT PLANS  
FOR  
**LEO LIVING**  
CITY OF MADISON, WISCONSIN  
PLANS PREPARED FOR  
**ADVENIR AZORA DEVELOPMENT, LLC**

LEGEND		
	EXISTING	PROPOSED
SANITARY SEWER MANHOLE		
STORM SEWER MANHOLE		
STORM SEWER CATCH BASIN (ROUND CASTING)		
STORM SEWER CATCH BASIN (RECTANGULAR CASTING)		
PRECAST FLARED END SECTION		
VALVE BOX		
FIRE HYDRANT		
CLEANOUT		
SANITARY SEWER		
STORM SEWER		
WATER MAIN		
ELECTRICAL CABLE		
GAS MAIN		
TELEPHONE LINE		
UTILITY CROSSING		
LIGHT POLE		
ELECTRICAL TRANSFORMER OR PEDESTAL		
POWER POLE		
POWER POLE WITH LIGHT		
GUY WIRE		
STREET SIGN		
CONTOUR		
SPOT ELEVATION		
WETLANDS		
FLOODWAY		
FLOODPLAIN		
HIGH WATER LEVEL (HWL)		
NORMAL WATER LEVEL (NWL)		
DIRECTION OF SURFACE FLOW		
DITCH OR SWALE		
DIVERSION SWALE		
OVERFLOW RELIEF ROUTING		
TREE WITH TRUNK SIZE		
SOIL BORING		
TOPSOIL PROBE		
FENCE LINE, TEMPORARY SILT		
FENCE LINE, WIRE		
FENCE LINE, CHAIN LINK OR IRON		
FENCE LINE, WOOD OR PLASTIC		
CONCRETE SIDEWALK		
CURB AND GUTTER		
DEPRESSED CURB		
REVERSE PITCH CURB & GUTTER		
EASEMENT LINE		

ABBREVIATIONS			
BL	BASE LINE	MH	MANHOLE
BP	BOTTOM OF PIPE	NWL	NORMAL WATER LEVEL
C	LONG CHORD OF CURVE	PC	POINT OF CURVATURE
C & G	CURB AND GUTTER	PT	POINT OF TANGENCY
CB	CATCH BASIN	PVI	POINT OF VERTICAL INTERSECTION
CL	CENTERLINE	R	RADIUS
D	DEGREE OF CURVE	ROW	RIGHT-OF-WAY
EP	EDGE OF PAVEMENT	SAN	SANITARY SEWER
FES	FLARED END SECTION	ST	STORM SEWER
FF	FINISHED FLOOR	T	TANGENCY OF CURVE
FG	FINISHED GRADE	TB	TOP OF BANK
FL	FLOW LINE	TC	TOP OF CURB
FP	FLOODPLAIN	TF	TOP OF FOUNDATION
FR	FRAME	TP	TOP OF PIPE
FW	FLOODWAY	TS	TOP OF SIDEWALK
FVG	FINISHED YARD GRADE	TW	TOP OF FOUNDATION WALL
HWL	HIGH WATER LEVEL	WM	WATER MAIN
INV	INVERT	Δ	INTERSECTION ANGLE
L	LENGTH OF CURVE		



GENERAL NOTES	
1.	THE INTENTION OF THE PLANS AND SPECIFICATIONS IS TO SET FORTH PERFORMANCE AND CONSTRUCTION MATERIAL STANDARDS FOR THE PROPER EXECUTION OF WORK. ALL WORKS CONTAINED WITHIN THE PLANS AND SPECIFICATIONS SHALL BE COMPLETED IN ACCORDANCE WITH ALL REQUIREMENTS FROM LOCAL, STATE, FEDERAL OR OTHER GOVERNING AGENCY'S LAWS, REGULATIONS, JURISDICTIONAL ORDINANCES/CODES/RULES/ETC., AND THE OWNER'S DIRECTION.
2.	A GEOTECHNICAL REPORT SHALL BE PREPARED FOR THE PROJECT SITE. THE DATA ON SUB-SURFACE SOIL CONDITIONS IS NOT INTENDED AS A REPRESENTATION OR WARRANTY OF THE CONTINUITY OF SUCH CONDITIONS BETWEEN BORINGS OR INDICATED SAMPLING LOCATIONS. IT SHALL BE EXPRESSLY UNDERSTOOD THAT OWNER WILL NOT BE RESPONSIBLE FOR ANY INTERPRETATIONS OR CONCLUSIONS DRAWN THERE FROM BY THE CONTRACTOR. DATA IS MADE AVAILABLE FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING ANY ADDITIONAL SOILS INVESTIGATIONS THEY FEEL IS NECESSARY FOR THE PROPER EVALUATION OF THE SITE FOR PURPOSES OF PLANNING, BIDDING, OR CONSTRUCTING THE PROJECT AT NO ADDITIONAL COST TO THE OWNER.
3.	THE CONTRACTOR IS RESPONSIBLE TO REVIEW AND UNDERSTAND ALL COMPONENTS OF THE PLANS AND SPECIFICATIONS, INCLUDING FIELD VERIFYING SOIL CONDITIONS, PRIOR TO SUBMISSION OF A BID PROPOSAL.
4.	THE CONTRACTOR SHALL PROMPTLY REPORT ANY ERRORS OR AMBIGUITIES LEARNED AS PART OF THEIR REVIEW OF PLANS, SPECIFICATIONS, REPORTS AND FIELD INVESTIGATIONS.
5.	THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE COMPUTATION OF QUANTITIES AND WORK REQUIRED TO COMPLETE THIS PROJECT. THE CONTRACTOR'S BID SHALL BE BASED ON ITS OWN COMPUTATIONS AND IN NO SUCH INSTANCE RELY ON THE ENGINEER'S ESTIMATE.
6.	QUESTIONS/CLARIFICATIONS WILL BE INTERPRETED BY ENGINEER/OWNER PRIOR TO THE AWARD OF CONTRACT. ENGINEER/OWNER WILL SUBMIT OFFICIAL RESPONSES IN WRITING. INTERPRETATIONS PRESENTED IN OFFICIAL RESPONSES SHALL BE BINDING ON ALL PARTIES ASSOCIATED WITH THE CONTRACT. IN NO WAY SHALL WORD-OF-MOUTH DIALOG CONSTITUTE AN OFFICIAL RESPONSE.
7.	PRIOR TO START OF WORK, CONTRACTOR SHALL BE COMPLETELY FAMILIAR WITH ALL CONDITIONS OF THE SITE, AND SHALL ACCOUNT FOR CONDITIONS THAT AFFECT, OR MAY AFFECT CONSTRUCTION INCLUDING, BUT NOT LIMITED TO, LIMITATIONS OF WORK ACCESS, SPACE LIMITATIONS, OVERHEAD OBSTRUCTIONS, TRAFFIC PATTERNS, LOCAL REQUIREMENTS, ADJACENT ACTIVITIES, ETC. FAILURE TO CONSIDER SITE CONDITIONS SHALL NOT BE CAUSE FOR CLAIM OF JOB EXTRAS.
8.	COMMENCEMENT OF CONSTRUCTION SHALL EXPLICITLY CONFIRM THAT THE CONTRACTOR HAS REVIEWED THE PLANS AND SPECIFICATIONS IN ENTIRETY AND CERTIFIES THAT THEIR SUBMITTED BID PROPOSAL CONTAINS PROVISIONS TO COMPLETE THE PROJECT, WITH THE EXCEPTION OF UNFORESEEN FIELD CONDITIONS; ALL APPLICABLE PERMITS HAVE BEEN OBTAINED, AND CONTRACTOR UNDERSTANDS ALL OF THE REQUIREMENTS OF THE PROJECT.
9.	SHOULD ANY DISCREPANCIES OR CONFLICTS IN THE PLANS OR SPECIFICATIONS BE DISCOVERED AFTER THE AWARD OF CONTRACT, ENGINEER SHALL BE NOTIFIED IN WRITING IMMEDIATELY AND CONSTRUCTION OF ITEMS AFFECTED BY THE DISCREPANCIES/CONFLICTS SHALL NOT COMMENCE, OR CONTINUE, UNTIL A WRITTEN RESPONSE FROM ENGINEER/OWNER IS DISTRIBUTED. IN THE EVENT OF A CONFLICT BETWEEN REFERENCED CODES, STANDARDS, SPECIFICATIONS AND PLANS, THE ONE ESTABLISHING THE MOST STRINGENT REQUIREMENTS SHALL BE FOLLOWED.
10.	THE CONTRACTOR SHALL, AT ITS OWN EXPENSE, OBTAIN ALL NECESSARY PERMITS AND LICENSES TO COMPLETE THE PROJECT. OBTAINING PERMITS, OR DELAYS, IS NOT CAUSE FOR DELAY OF THE CONTRACT OR SCHEDULE. CONTRACTOR SHALL COMPLY WITH ALL PERMIT REQUIREMENTS.
11.	THE CONTRACTOR SHALL NOTIFY ALL INTERESTED GOVERNING AGENCIES, UTILITY COMPANIES AFFECTED BY THIS CONSTRUCTION PROJECT, AND DIGGER'S HOTLINE 3 DAYS IN ADVANCE OF CONSTRUCTION TO COMPLY WITH ALL JURISDICTIONAL ORDINANCES/CODES/RULES/ETC., PERMIT STIPULATIONS, AND OTHER APPLICABLE STANDARDS.
12.	SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE TO INITIATE, INSTITUTE, ENFORCE, MAINTAIN, AND SUPERVISE ALL SAFETY PRECAUTIONS AND JOB SITE SAFETY PROGRAMS IN CONNECTION WITH THE WORK.
13.	CONTRACTOR SHALL KEEP THE JOBSITE CLEAN AND ORDERLY AT ALL TIMES. ALL LOCATIONS OF THE SITE SHALL BE KEPT IN A WORKING MANNER SUCH THAT DEBRIS IS REMOVED CONTINUOUSLY AND ALL RESPECTIVE CONTRACTORS OPERATE UNDER GENERAL "GOOD HOUSEKEEPING."
14.	THE CONTRACTOR SHALL INDEMNIFY THE OWNER, CIVIL ENGINEER, AND THEIR AGENTS FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT.
15.	CONTRACTOR SHALL PROVIDE 3 DAYS' NOTICE FOR ANY WORK REQUIRING OBSERVATION BY THE CITY. FAILURE TO PROVIDE THIS NOTICE MAY DELAY THE ABILITY OF THE CONTRACTOR TO COMPLETE THE WORK. HOWEVER, ANY DELAY SHALL NOT BE THE RESPONSIBILITY OF THE CITY OR ITS REPRESENTATIVES.

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C-14	UTILITY CONNECTION PLAN
C-15 - C-16	FIRE DEPARTMENT ACCESS PLAN

PROJECT TEAM CONTACTS	
<b>CIVIL ENGINEER:</b> AARON KOCH, P.E. <b>PINNACLE ENGINEERING GROUP</b> 20725 WATERTOWN ROAD, SUITE 100 BROOKFIELD, WI 53186 (262) 754-8888	<b>DEVELOPER:</b> ADVENIR AZORA DEVELOPMENT, LLC 17501 BISCAYNE BOULEVARD SUITE 300 AVENTURA, FL 33160  <b>ARCHITECT:</b>
<b>SURVEYOR:</b> JOHN KONOPACKI, P.L.S. <b>PINNACLE ENGINEERING GROUP</b> 20725 WATERTOWN ROAD, SUITE 100 BROOKFIELD, WI 53186 (262) 754-8888	

 Toll Free (800) 242-8511 Milwaukee Area (414) 259-1181 Hearing Impaired TDD (800) 542-2289 <a href="http://www.DiggersHotline.com">www.DiggersHotline.com</a>	
<b>PINNACLE ENGINEERING GROUP, LLC ENGINEER'S LIMITATION</b>	
PINNACLE ENGINEERING GROUP, LLC AND THEIR CONSULTANTS DO NOT WARRANT OR GUARANTEE THE ACCURACY AND COMPLETENESS OF THE DELIVERABLES HEREIN BEYOND A REASONABLE DILIGENCE. IF ANY MISTAKES, OMISSIONS, OR DISCREPANCIES ARE FOUND TO EXIST WITHIN THE DELIVERABLES, THE ENGINEER SHALL BE PROMPTLY NOTIFIED PRIOR TO BID SO THAT HE MAY HAVE THE OPPORTUNITY TO TAKE WHATEVER STEPS NECESSARY TO RESOLVE THEM. FAILURE TO PROMPTLY NOTIFY THE ENGINEER OF SUCH CONDITIONS SHALL ABSOLVE THE ENGINEER FROM ANY RESPONSIBILITY FOR THE CONSEQUENCES OF SUCH FAILURE. ACTIONS TAKEN WITHOUT THE KNOWLEDGE AND CONSENT TO THE ENGINEER, OR IN CONTRADICTION TO THE ENGINEER'S DELIVERABLES OR RECOMMENDATIONS, SHALL BECOME THE RESPONSIBILITY NOT OF THE ENGINEER BUT OF THE PARTIES RESPONSIBLE FOR TAKING SUCH ACTION.	
FURTHERMORE, PINNACLE ENGINEERING GROUP, LLC IS NOT RESPONSIBLE FOR CONSTRUCTION SAFETY OR THE MEANS AND METHODS OF CONSTRUCTION.	



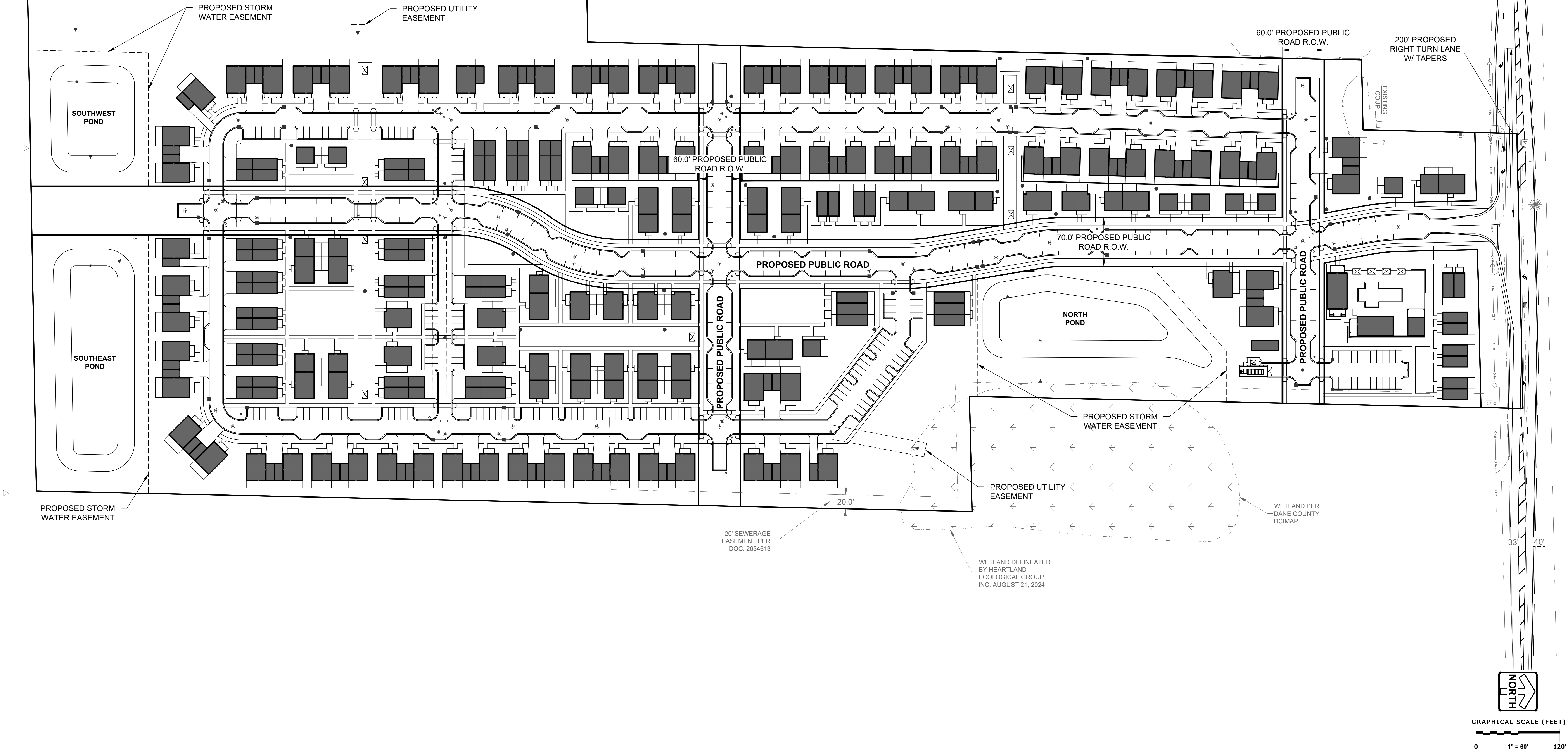
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AUTOMOBILE						BICYCLE	
USE	UNITS	MINIMUM	REQUIRED	MAXIMUM	REQUIRED	MINIMUM	REQUIRED
TWO-FAMILY DWELLING	54	1 /DWELLING UNIT	54	4 /DWELLING UNIT	216	0 /DWELLING UNIT	0
TWO-FAMILY DWELLING -TWIN	38	1 /DWELLING UNIT	38	4 /DWELLING UNIT	152	0 /DWELLING UNIT	0
MULTIFAMILY DWELLING*	6	1 /DWELLING UNIT	6	2.5 /DWELLING UNIT	15	2 /DWELLING UNIT	9
SINGLE FAMILY ATTACHED	4	1 /DWELLING UNIT	4	2 /DWELLING UNIT	8	1 /DWELLING UNIT	4
SINGLE-FAMILY ATTACHED-TWIN	108	1 /DWELLING UNIT	108	2 /DWELLING UNIT	216	1 /DWELLING UNIT	108
<b>TOTAL</b>	<b>210</b>		<b>210</b>		<b>607</b>		<b>131</b>
*MULTIFAMILY DWELLINGS REQUIRE AN ADDITIONAL 10 BICYCLE PARKING SPACES FOR VISITORS (INCLUDED IN TOTAL)							

SITE DATE	
TOTAL NUMBER OF UNITS:	210 UNITS
PROPOSED PARKING COUNT:	
ATTACHED GARAGE PARKING SPACES:	112
STALLS IN FRONT OF ATTACHED GARAGES:	112
SURFACE PARKING SPACES	
(IN PUBLIC R.O.W.):	142
SURFACE PARKING SPACES (PRIVATE):	172
TOTAL PARKING SPACES:	538 (2.56:1 RATIO)
DEVELOPMENT ACREAGE:	28.74 ACRES

YEARS	EV READY SPACES		EV INSTALLED SPACES		NUMBER OF EV INSTALLED SPACES REQUIRED	MIN. ACCESSIBLE EV INSTALLED SPACES
	MINIMUM	REQUIRED	MINIMUM	REQUIRED		
2026-2030	20%	42	4%	8.4	0-2	0
2031-2035	30%	63	6%	12.6	3-50	1
2036-2040	40%	84	8%	16.8	51-100	2
2040+	50%	105	10%	21.0	101+	3 PLUS 1 FOR EVERY 50 SPACES





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**LEO LIVING**  
**CITY OF MADISON, WISCONSIN**

**OVERALL SITE PLAN**

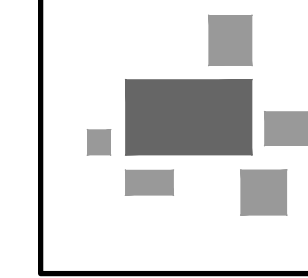
REVISIONS	

REG. DB No. 5511.00  
REG. PM. ALEK  
START DATE 8/21/2025  
SCALE 1" = 60'

SHEET  
**C-2**  
of  
**C-16**

OVERALL SITE PLAN

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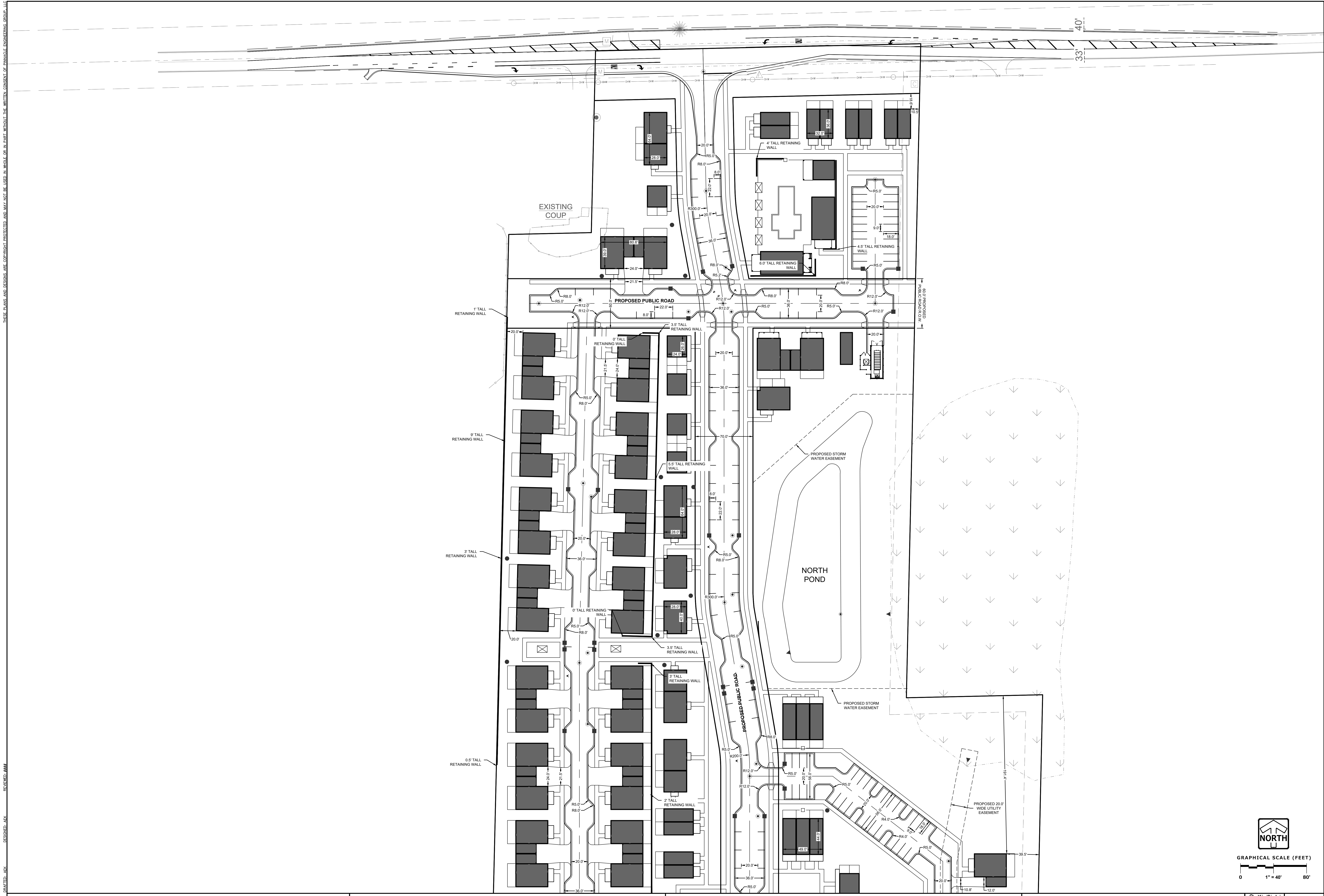
SITE PLAN - NORTH

REVISIONS

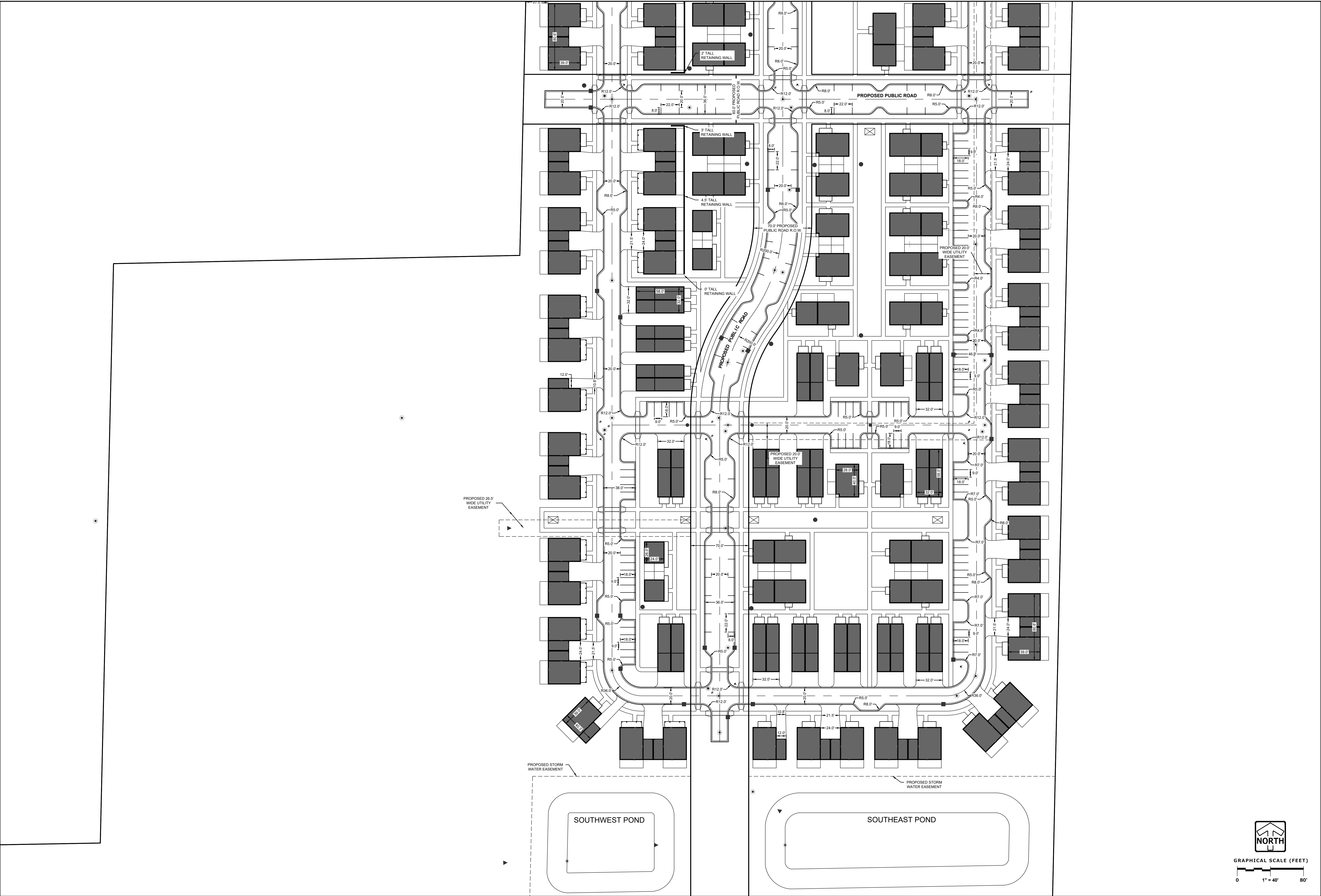

REC'DR No. 5511.00  
REC'DR ALEK  
START DATE 8/21/2025  
SCALE 1" = 40'


SHEET  
C-3  
C-16

GRAPHICAL SCALE (FEET)  
0 1" = 40' 80'



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**SITE PLAN - SOUTH**

REVISIONS	

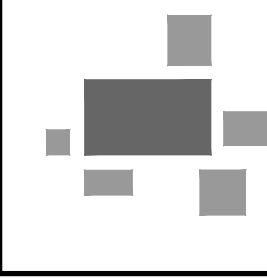
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REC'D: 08/10/2024  
START DATE: 8/21/2024  
SCALE: 1" = 40'

SHEET  
**C-4**  
of  
**C-16**



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REVIEWED: ###  
DATE: 8/21/2025  
PROJECT: 2024/5511.00-WI/CAD/SHEETS/5511.00 GRADING PLAN.DWG





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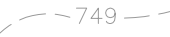






**OVERALL GRADING PLAN**

REVISIONS	

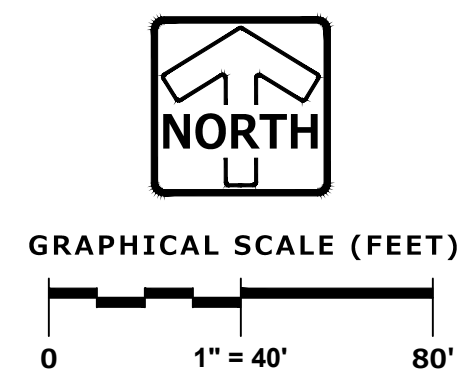
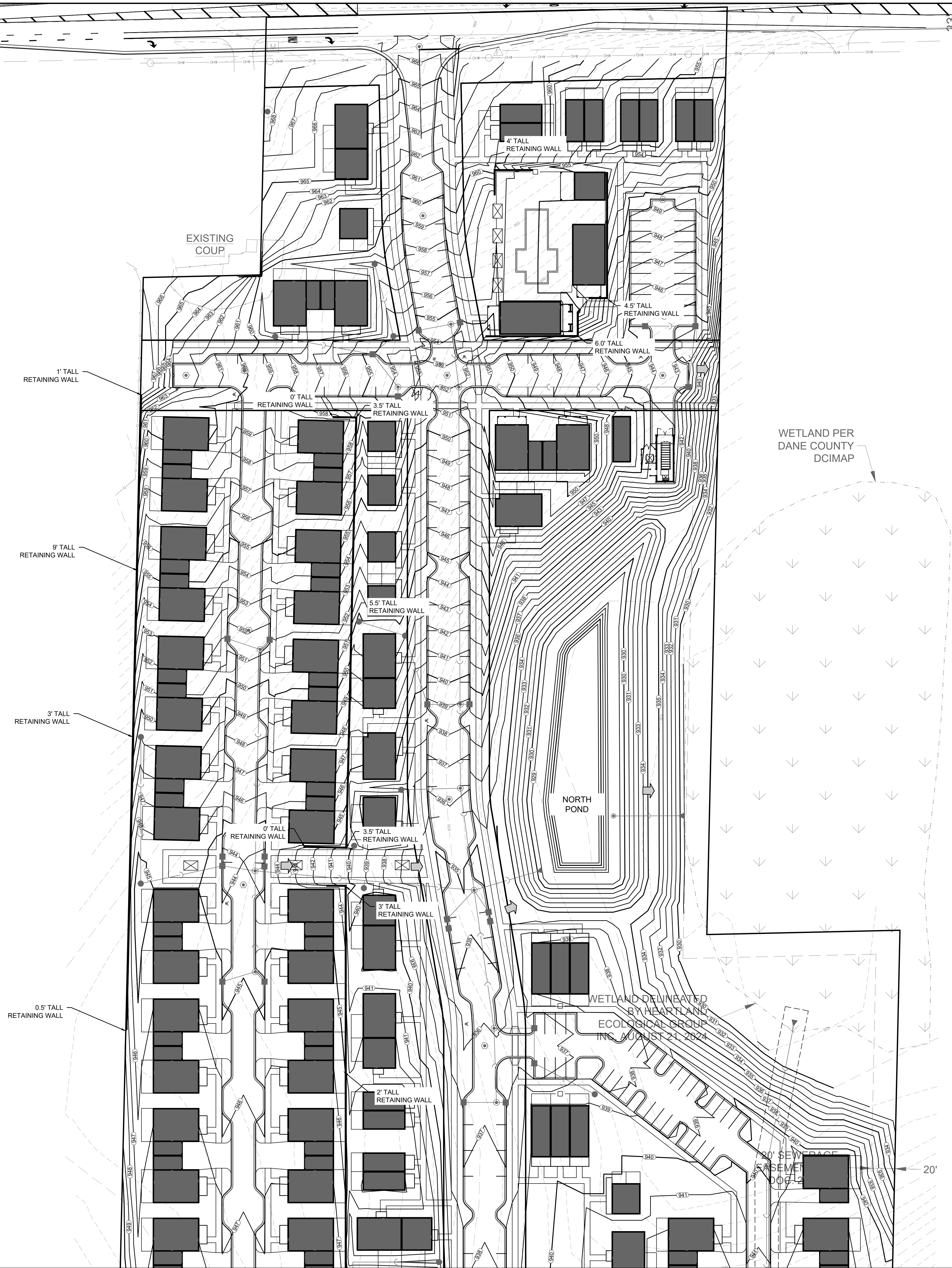
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SHEET NO. 5  
DATE 8/21/2025  
SCALE 1" = 60'

SHEET  
C-5  
C-16



LEGEND	
	STORM SEWER MANHOLE
	STORM SEWER CATCH BASIN- ROUND CASTING
	STORM SEWER CATCH BASIN- RECTANGULAR CASTING
	PROPOSED CONCRETE FLARED END SECTION
	PROPOSED CONTOUR
	EXISTING CONTOUR
	SPOT ELEVATION
	DIRECTION OF SURFACE FLOW
	DITCH OR SWALE
	DIVERSION SWALE
	OVERFLOW RELIEF ROUTING
	FINISHED FLOOR ELEVATION

**REFER TO PUBLIC IMPROVEMENTS  
PLANS FOR ALL WORK WITHIN  
RIGHT OF WAY**















REVISIONS	
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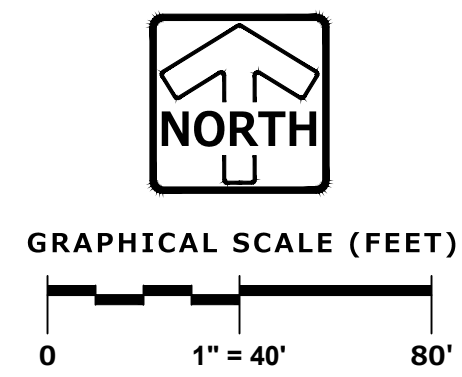
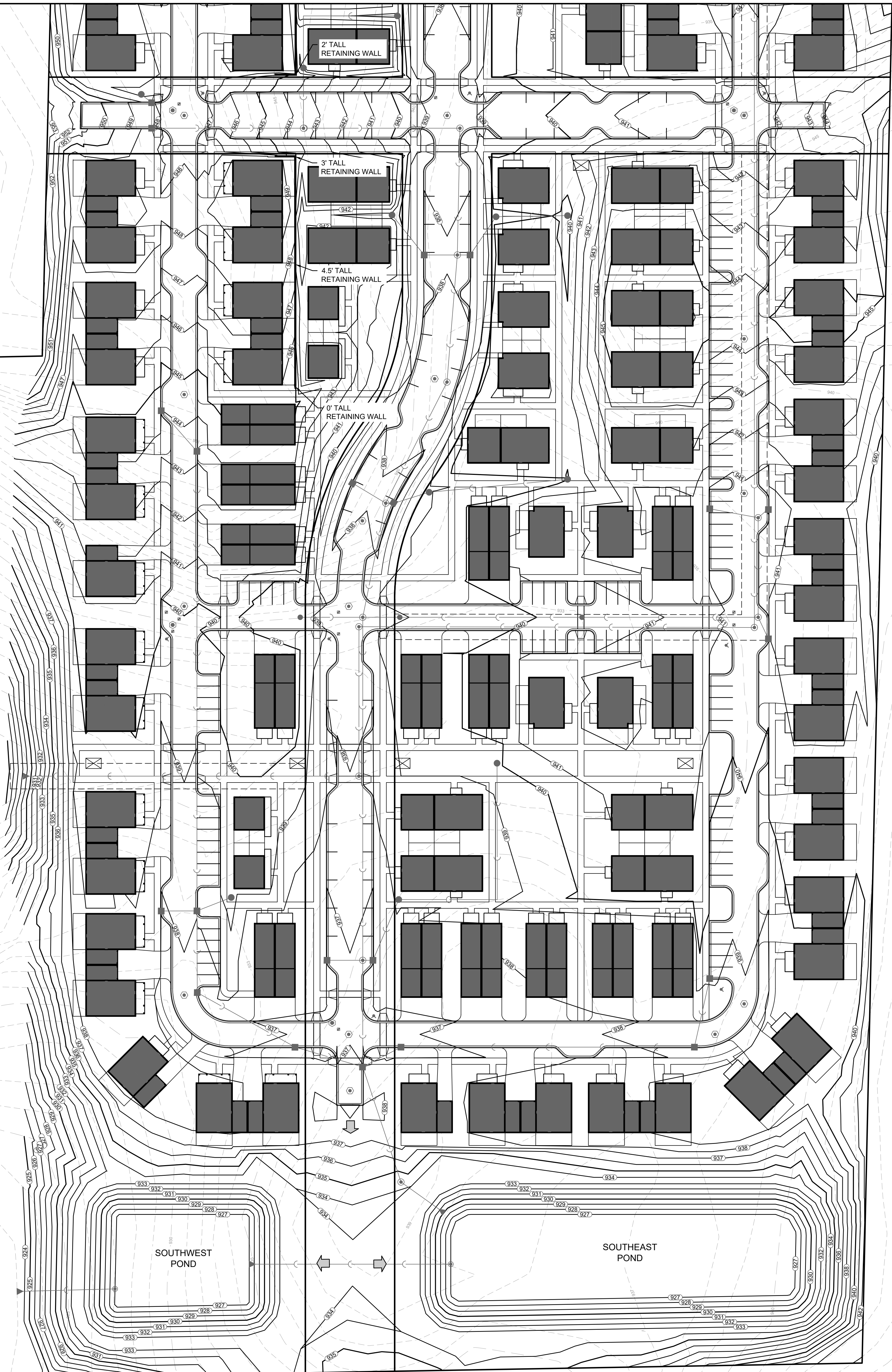
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PEG PM AEK  
START DATE 8/21/2025

**SHEET**  
**C-6**  
**OF**  
**C-16**



LEGEND	
	STORM SEWER MANHOLE
	STORM SEWER CATCH BASIN- ROUND CASTING
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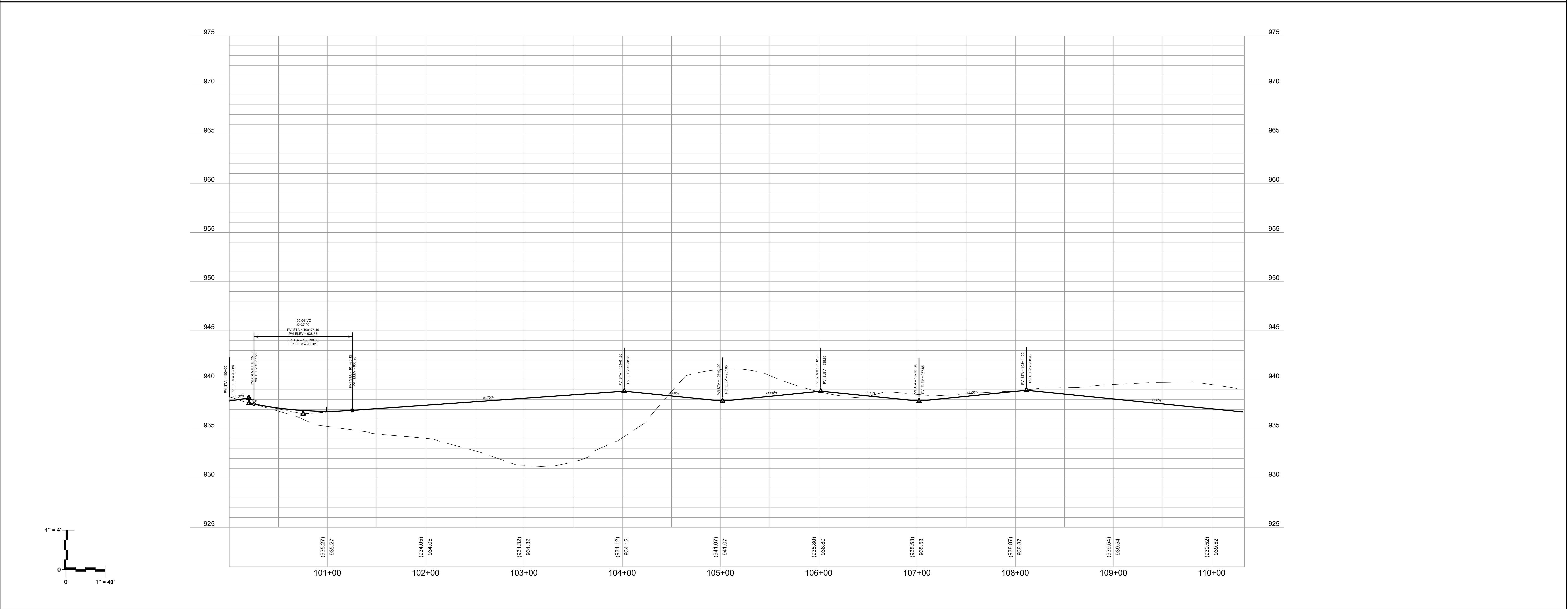
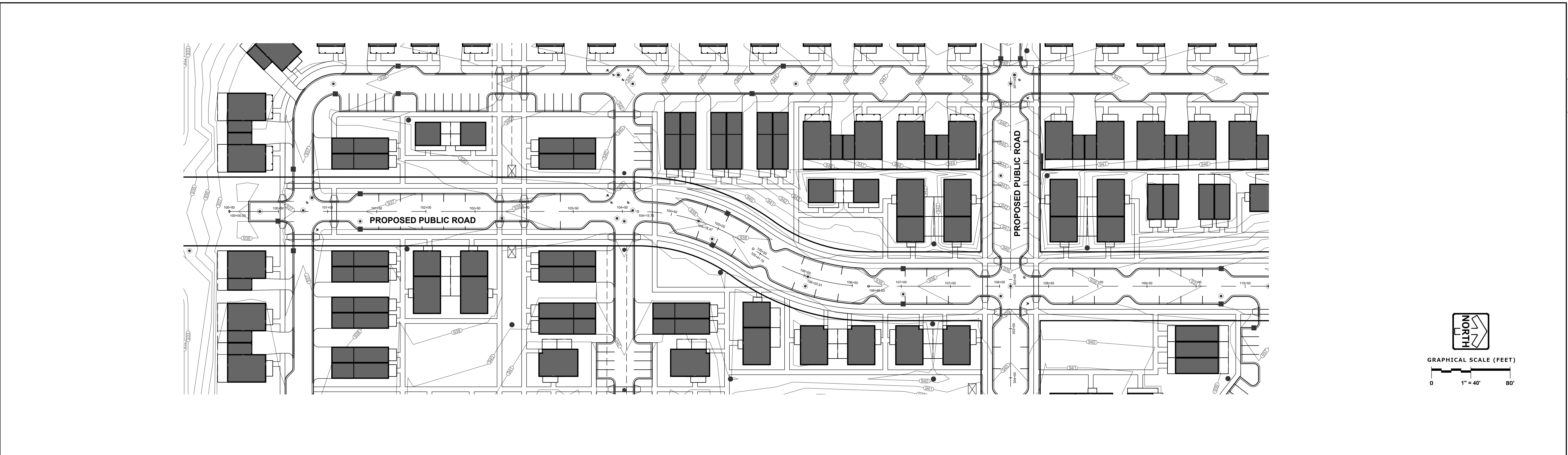
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**LEO LIVING**  
**CITY OF MADISON, WISCONSIN**

**ROADWAY PLAN & PROFILE - ROAD 1**

REVISIONS	

PEC JOB No. 5511.00  
PEC PM. ALEK  
START DATE 8/21/2025  
SCALE 1" = 40'

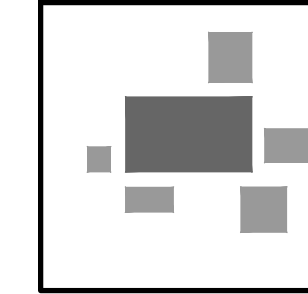
**SHEET**  
**C-8**  
**C-16**



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PROJECT: 2024/5511.00-W/CAD/SHEETS/5511.00 ROADWAY PLAN & PROFILE.DWG

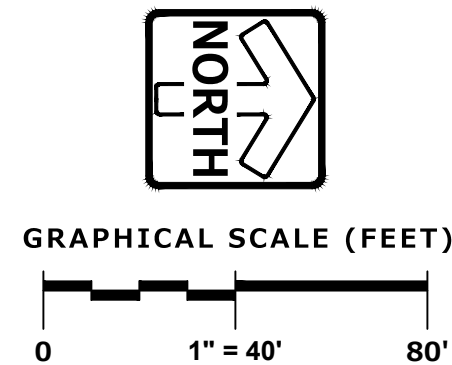
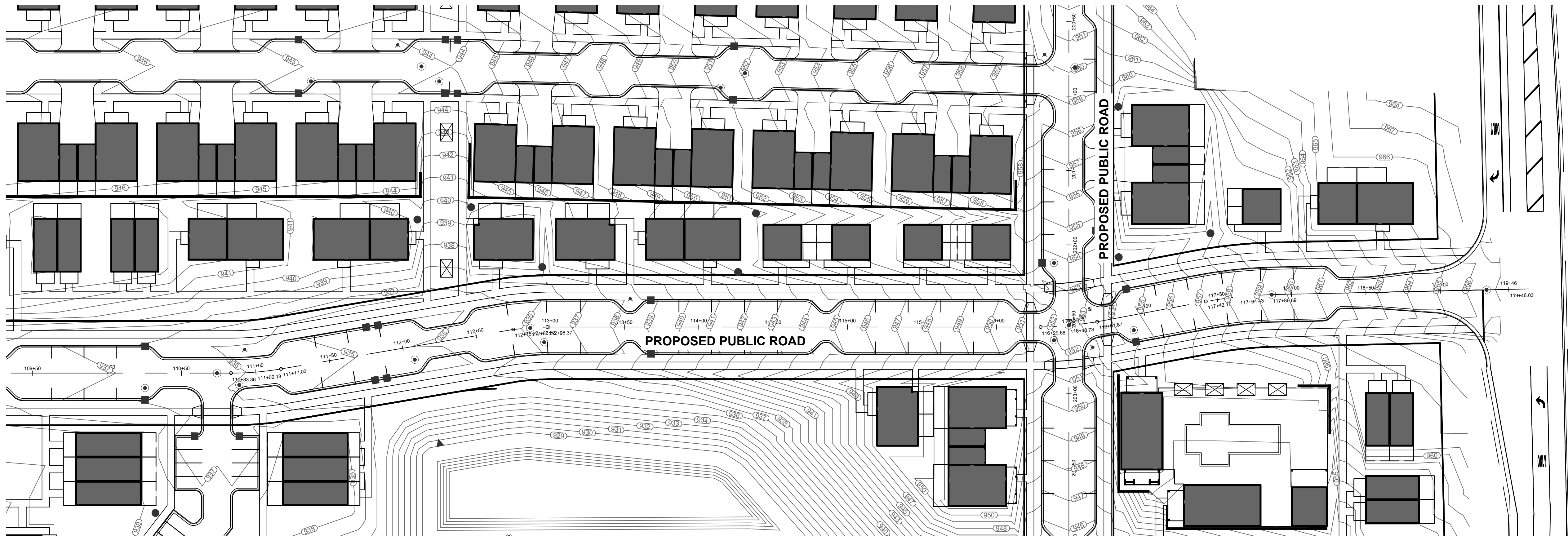
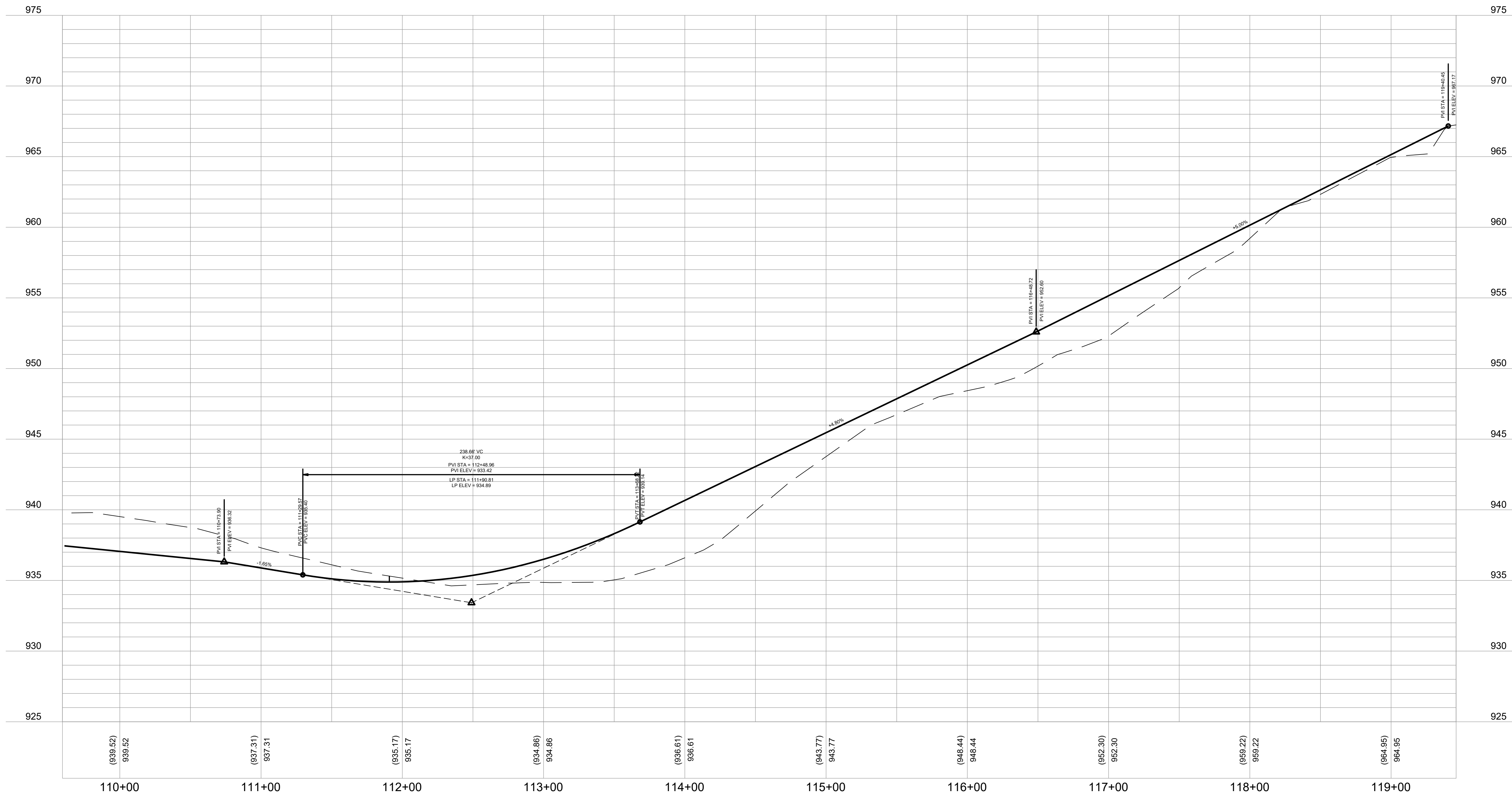


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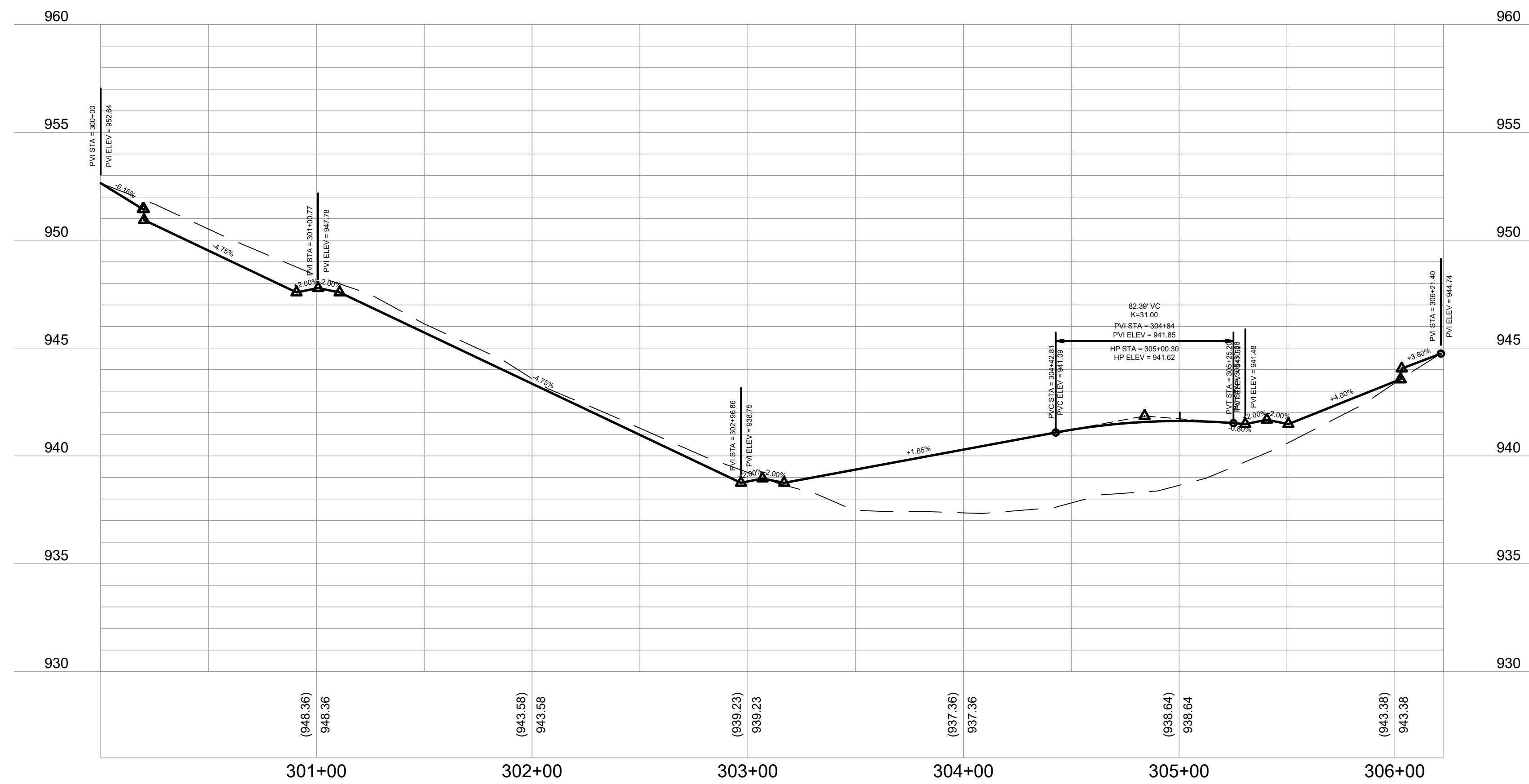
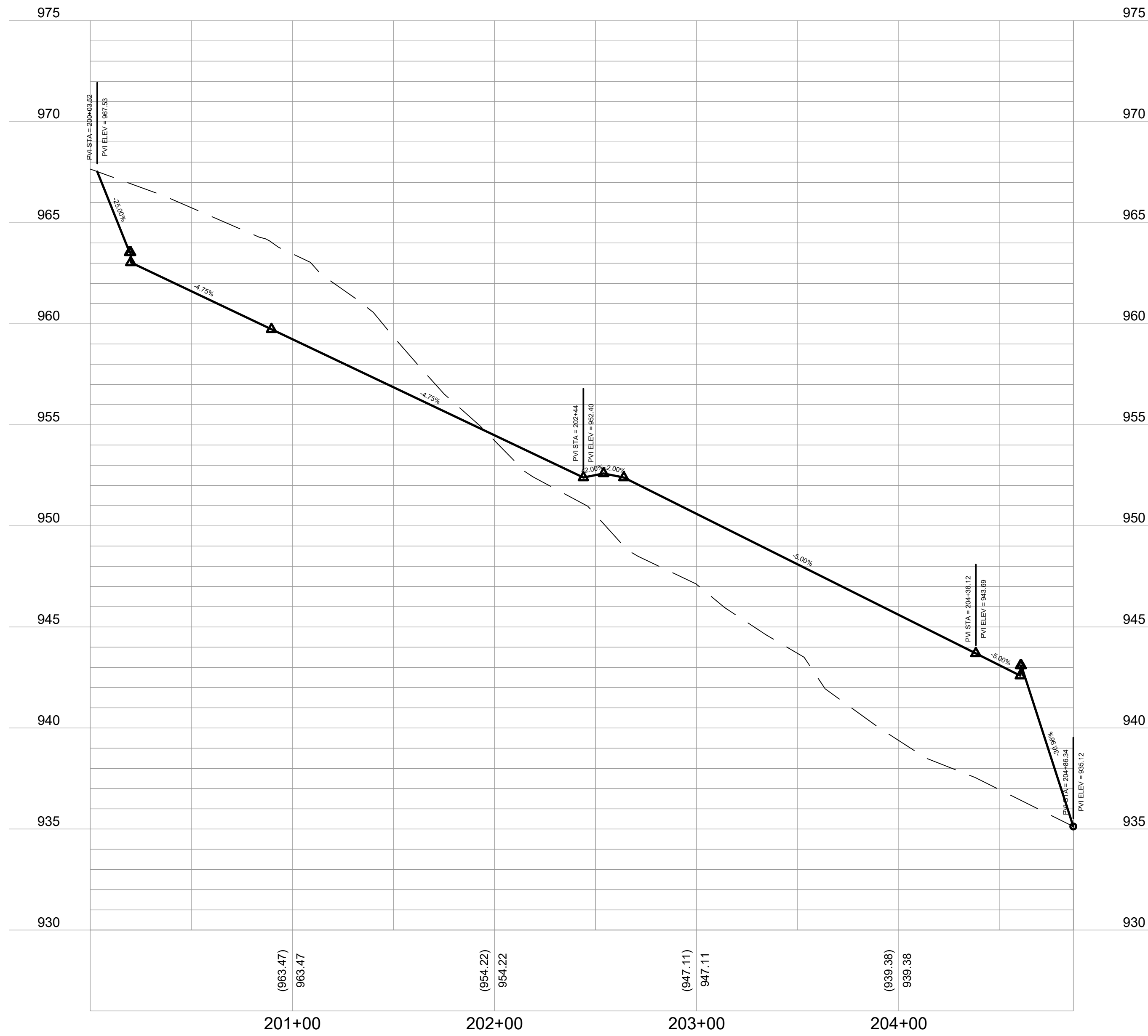
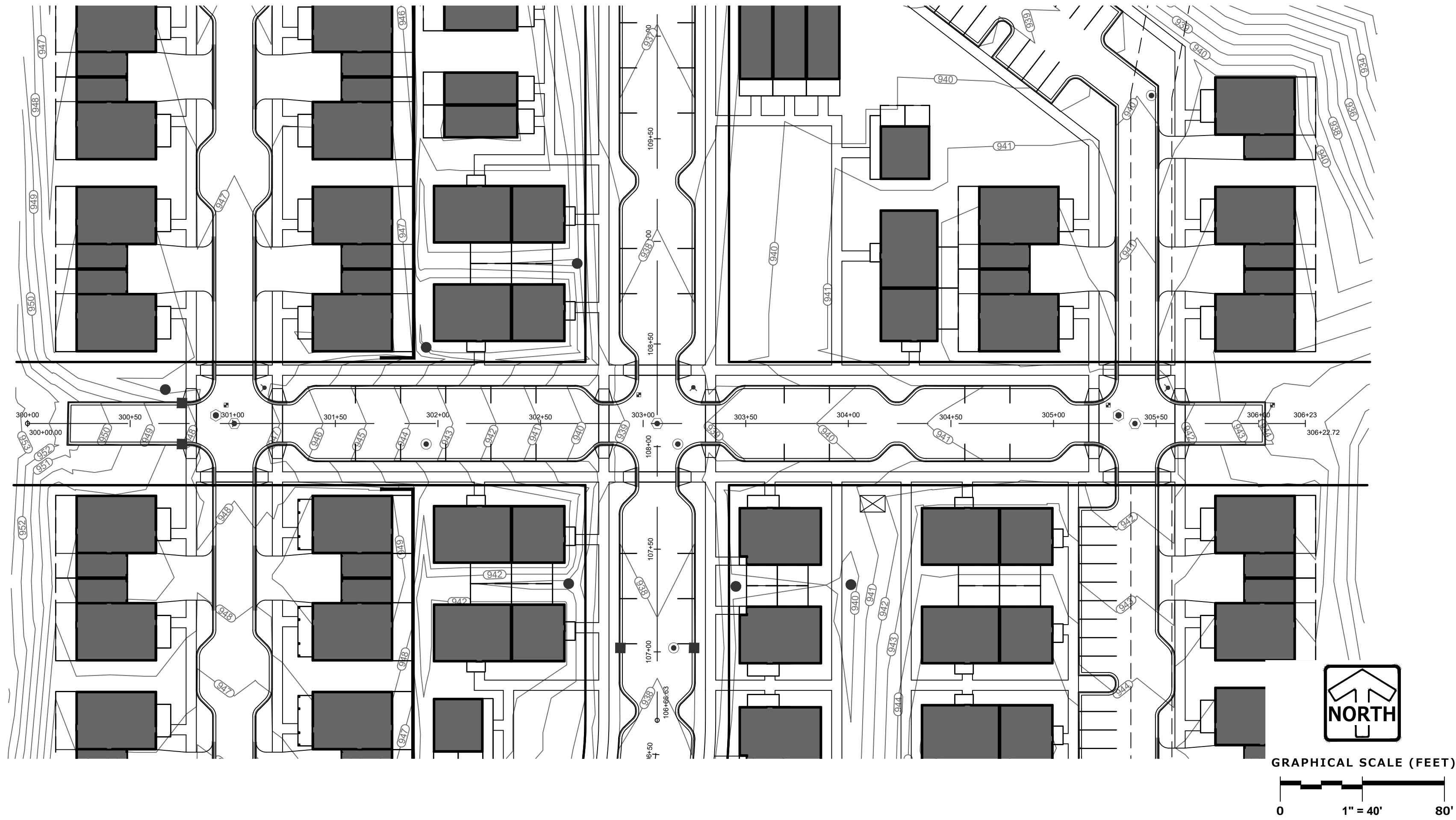
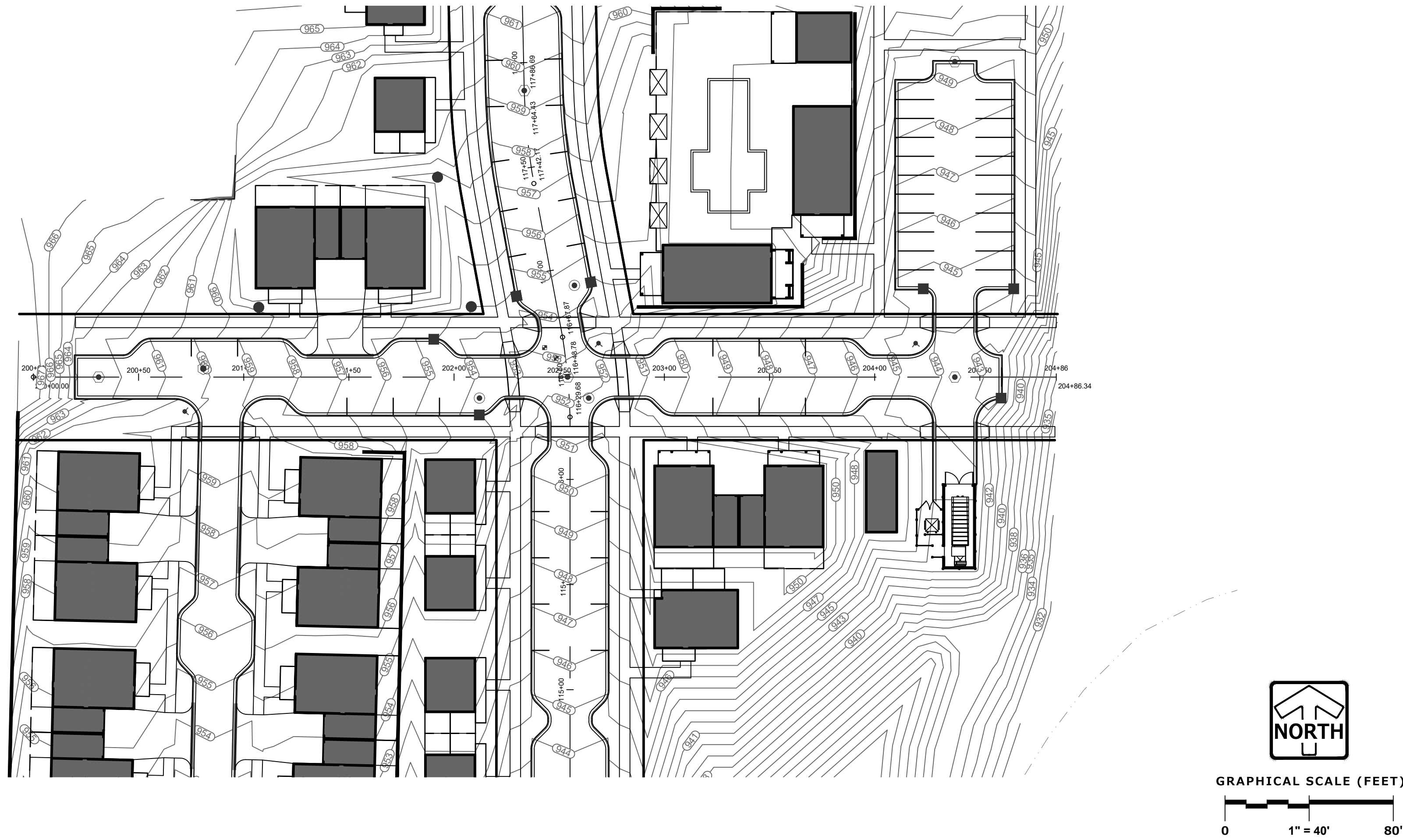
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CITY OF MADISON, WISCONSIN



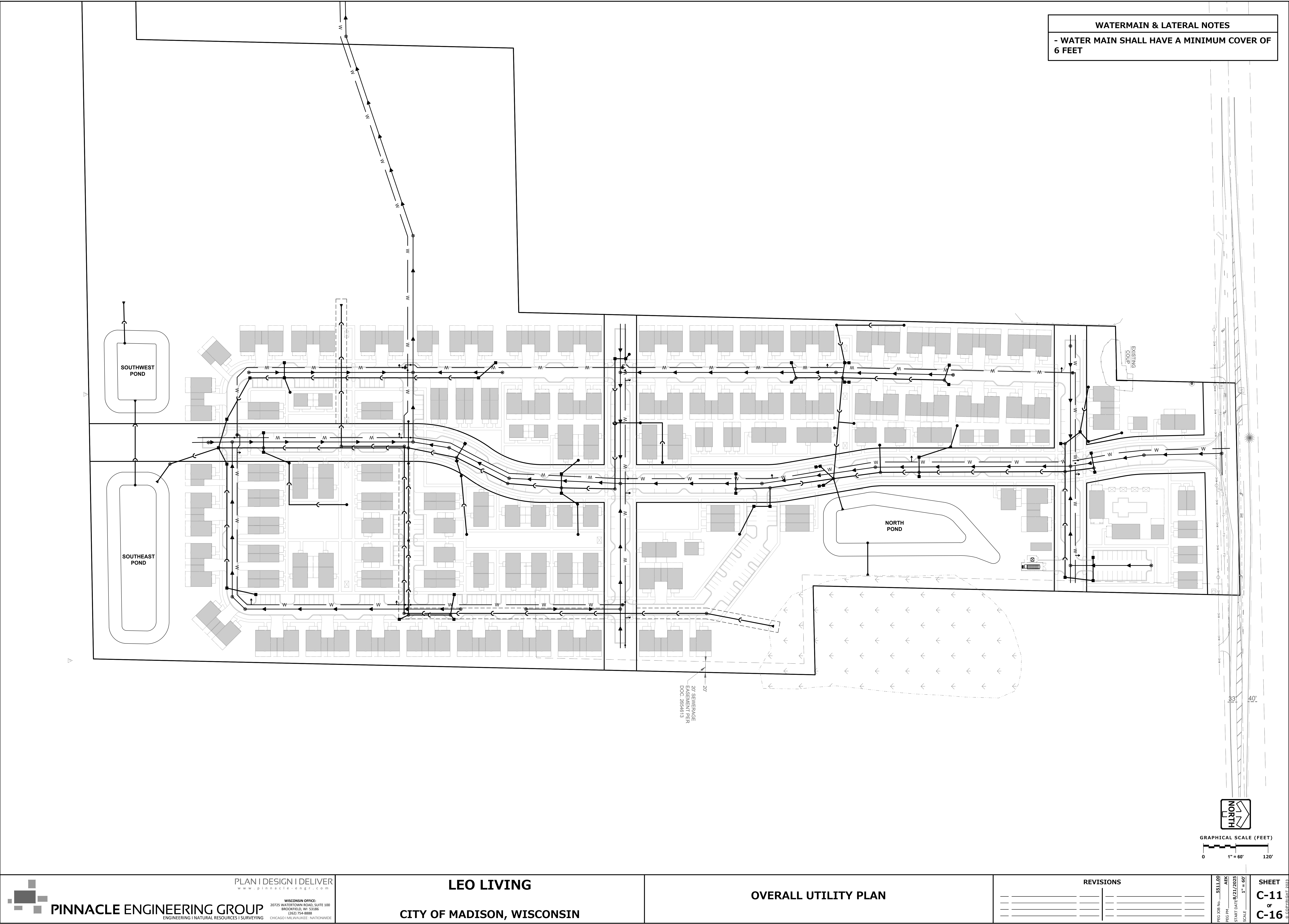


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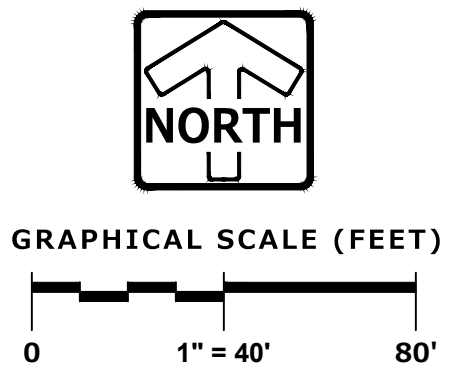
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DESIGNED: ALEK  
DRAWN: ALEK  
REVIEWED:



**WATERMAIN & LATERAL NOTES**

- WATER MAIN SHALL HAVE A MINIMUM COVER OF 6 FEET



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(262) 754-8888

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**LEO LIVING**

**CITY OF MADISON, WISCONSIN**

**UTILITY PLAN - NORTH**

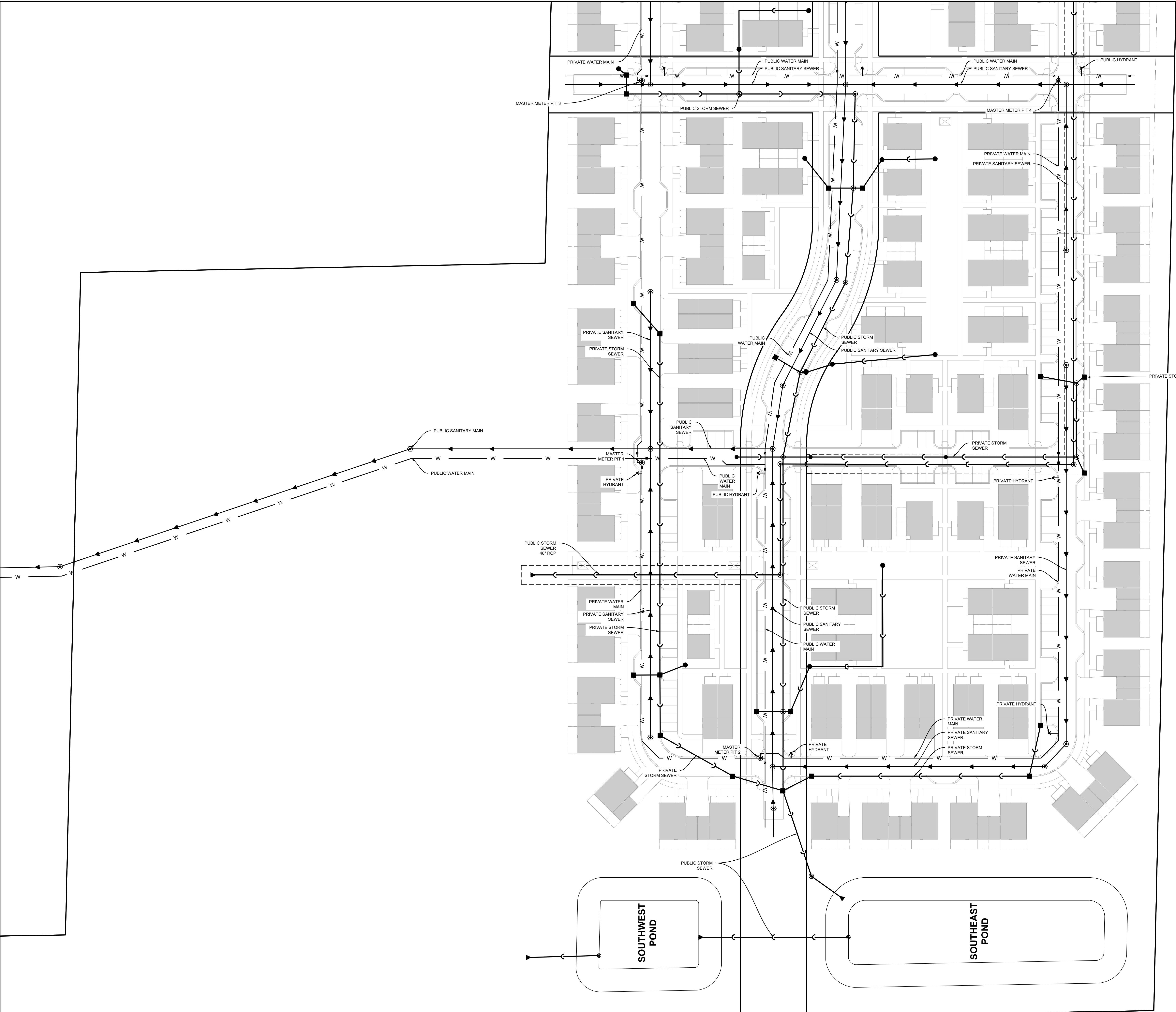
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REC'DR No. 5511.00  
REC'DM ALEK  
START DATE 8/21/2025  
SCALE 1" = 40'

SHEET  
**C-12**  
of  
**C-16**



DESIGNED: AEM  
DRAFTED: AEM  
REVIEWED:  
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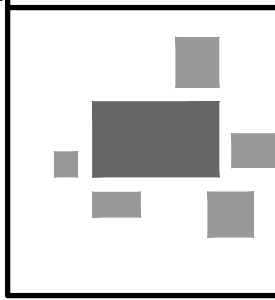
**WATERMAIN & LATERAL NOTES**  
- WATER MAIN SHALL HAVE A MINIMUM COVER OF 6 FEET

REVISIONS	



DESIGNED: AER REVIEWED: AER DRAFTED: AER  
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**LEO LIVING**  
**CITY OF MADISON, WISCONSIN**

**UTILITY CONNECTION PLAN**

REVISIONS	

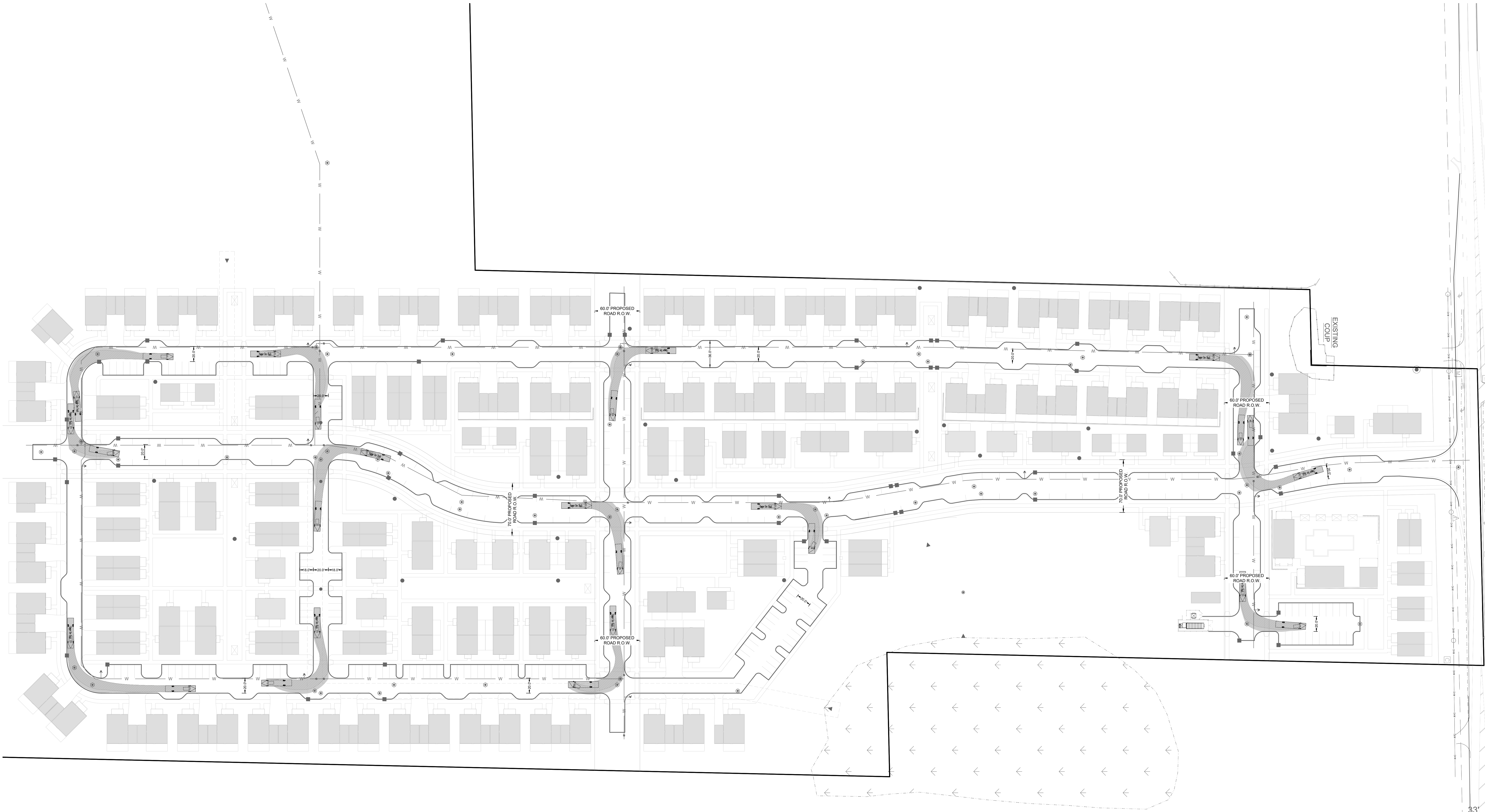
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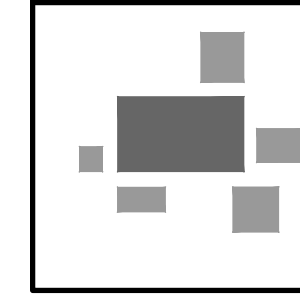
SHEET  
**C-14**  
of  
**C-16**



DESIGNED: ALEK  
DRAWN: ALEK  
REVIEWED: ALEK  
DATE: 8/21/2025  
PROJECT: 2024/5511.00-WI/CAD/EXHIBITS/FIRE DEPARTMENT ACCESS PLAN 8-18-25.DWG

- NOTES:
- BUILDINGS EXCEEDING 50 FT SEPARATION FROM FIRELANE TO A DOOR WILL BE SPRINKLERED WITH NFPA 13R AUTOMATIC FIRE SPRINKLER SYSTEM (LABELED "SP").
  - FIRELANE IS MAIN DRIVE AISLE. DEFER TO CITY FIRE DEPARTMENT FOR RECOMMENDATION ON PREFERRED SIGN POSTAGE.





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**LEO LIVING**  
**CITY OF MADISON, WISCONSIN**

**FIRE DEPARTMENT ACCESS PLAN - 1**

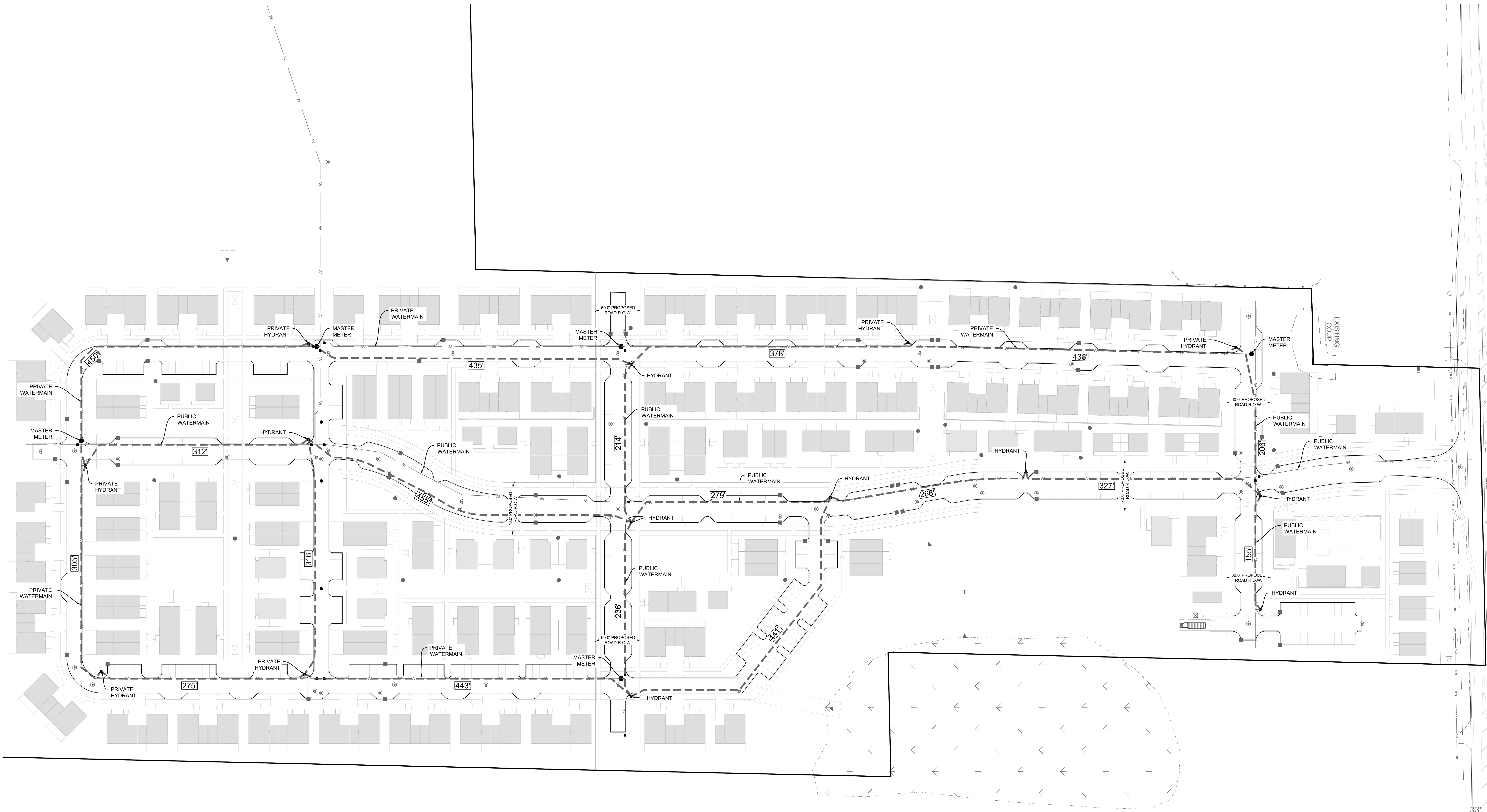
REVISIONS	

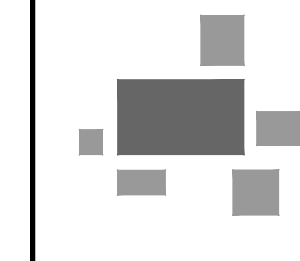
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START DATE: 8/21/2025  
SCALE: 1" = 50'

SHEET  
**C-15**  
C-16

DESIGNED: ALEK  
DRAFTED: ALEK  
REVIEWED: ALEK  
DATE: 8/21/2025  
PROJECT: 2024\5511.00-W\CAD\EXHIBITS\FIRE DEPARTMENT ACCESS PLAN 8-18-25.DWG

- NOTES:
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  - FIRELANE IS MAIN DRIVE AISLE. DEFER TO CITY FIRE DEPARTMENT FOR RECOMMENDATION ON PREFERRED SIGN POSTAGE.





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**LEO LIVING**  
**CITY OF MADISON, WISCONSIN**

**FIRE DEPARTMENT ACCESS PLAN - 2**

REVISIONS	

PEC DB No. 5511.00  
PEC PM ALEK  
START DATE 8/21/2025  
SCALE 1" = 50'

SHEET  
**C-16**  
C-16



# LEO COTTAGES

CLUBHOUSE LEASING

08-19-2025



FRONT ELEVATION



FLOOR PLAN



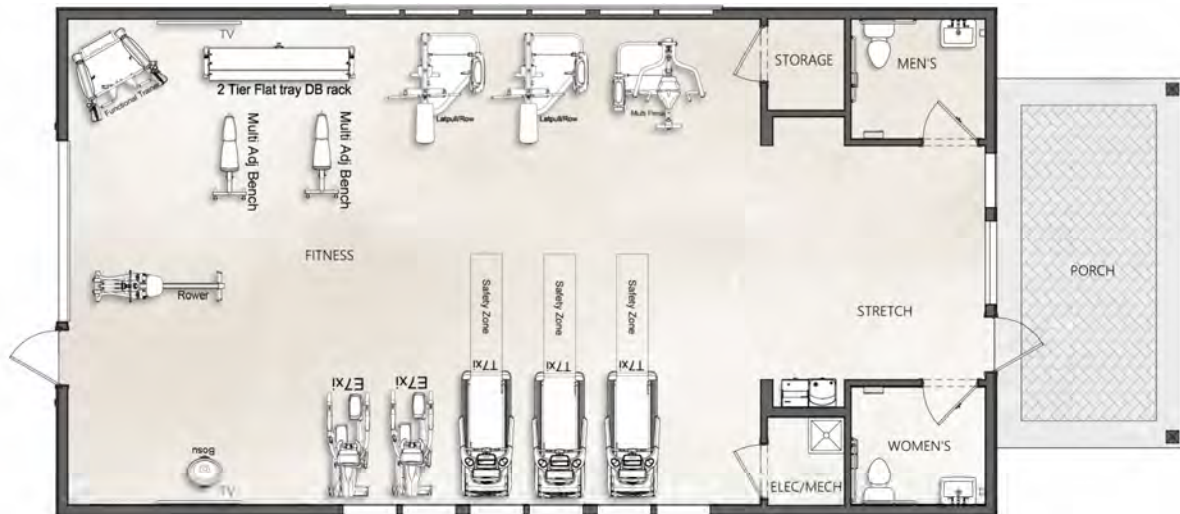
# LEO COTTAGES

## CLUBHOUSE FITNESS

08-19-2025



FRONT ELEVATION



FLOOR PLAN





# LEO COTTAGES

AMENITY – POOLHOUSE

08-19-2025



FRONT ELEVATION



FLOOR PLAN



# LEO COTTAGES

AMENITY – MAINTENANCE

08-19-2025



FRONT ELEVATION



FLOOR PLAN





# LEO COTTAGES

DUPLEX - 1BR 2BR

08-19-2025



FRONT ELEVATION



FLOOR PLAN



# LEO COTTAGES

DUPLEX ALT - 1BR 2BR

08-19-2025



FRONT ELEVATION



FLOOR PLAN





# LEO COTTAGES

STACKED DUPLEX – 2BR

08-19-2025



FRONT ELEVATION



LOWER FLOOR PLAN (UPPER SIMILAR)



# LEO COTTAGES

STACKED DUPLEX ALT - 2BR

08-19-2025



FRONT ELEVATION



LOWER FLOOR PLAN (UPPER SIMILAR)





# LEO COTTAGES

COTTAGE WITH GARAGE – 2BR

08-19-2025



FRONT ELEVATION



FLOOR PLAN



# LEO COTTAGES

## COTTAGE WITH GARAGE ALT - 2BR

08-19-2025



FRONT ELEVATION



FLOOR PLAN





# LEO COTTAGES

COTTAGE WITH GARAGE – 3BR

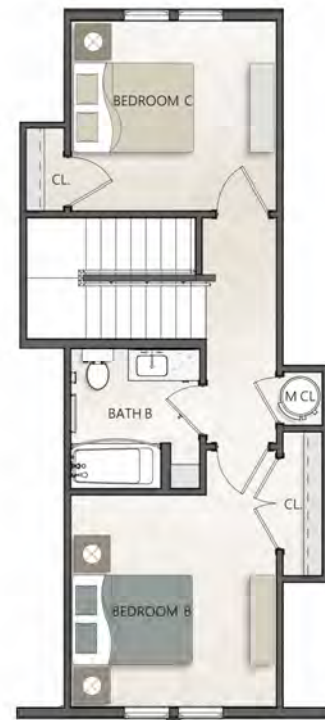
08-19-2025



FRONT ELEVATION



LOWER FLOOR PLAN



UPPER FLOOR PLAN



# LEO COTTAGES

## COTTAGE WITH GARAGE ALT - 3BR

08-19-2025



FRONT ELEVATION



LOWER FLOOR PLAN



UPPER FLOOR PLAN





# LEO COTTAGES

STACKED DUPLEX – 1BR

08-19-2025



FRONT ELEVATION



LOWER FLOOR PLAN (UPPER SIMILAR)



# LEO COTTAGES

ROWHOUSE TWIN – 2BR

08-19-2025



FRONT ELEVATION



LOWER FLOOR PLAN



UPPER FLOOR PLAN





# LEO COTTAGES

TOWNHOUSE TRIPLEX – 3BR

08-19-2025



FRONT ELEVATION



LOWER FLOOR PLAN



UPPER FLOOR PLAN





# 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](mailto:fire@cityofmadison.com)

**Project Address:** 4821 HOEPKER ROAD & 6303 PORTAGE ROAD

**Contact Name & Phone #:** Joann Rubio - (305) 450-8233

## FIRE APPARATUS ACCESS AND FIRE HYDRANT WORKSHEET

SEE FIRE ACCESS PLAN.

1. Is the building completely protected by an NFPA 13 or 13R automatic fire sprinkler system? <b>If non-sprinklered</b> , fire lanes extend to within 150-feet of all portions of the exterior wall? <b>If sprinklered</b> , fire lanes are within 250-feet of all portions of the exterior wall?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A <input 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 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 checked="" type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input checked="" type="checkbox"/> No <input type="checkbox"/> No	<input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input 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 type="checkbox"/> Yes <input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No <input type="checkbox"/> No	<input type="checkbox"/> N/A <input checked="" 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 type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> No <input checked="" 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 type="checkbox"/> N/A <input 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.

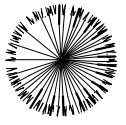
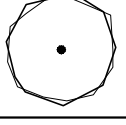
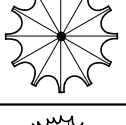
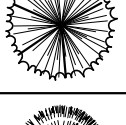
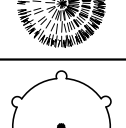
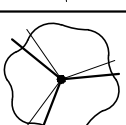
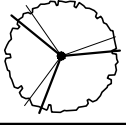
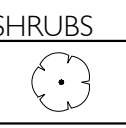
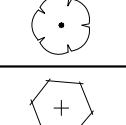
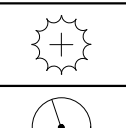
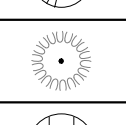
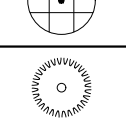
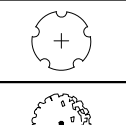
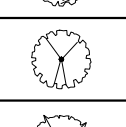
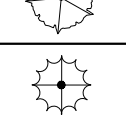
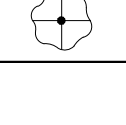


Revised 06/2022

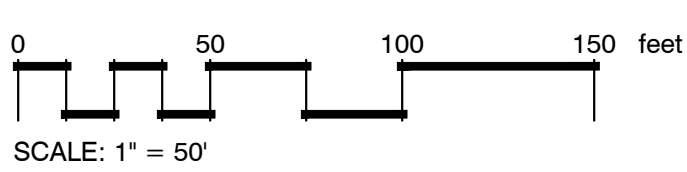


LANDSCAPE CALCULATIONS AND DISTRIBUTIONS				
Total Square Footage of Developed Area	1,117,913 sq.ft. (25.6 Acres)			
First (5) Developed Acres	3,630 points			
Remainder of Developed Area	900, 113 sq.ft. (20.6 Acres)			
Remaining Acres in Points	9,002 points			
Total Landscape Points Required	12,632 points			
New/Proposed Landscaping				
Plant Type/ Element	Minimum Size at Installation	Points	Quantity	Points Achieved
Overstory Deciduous Tree	2 1/2 inch Caliper measured diameter at breast height (dbh)	35	202	7,070
Tall Evergreen Tree	5-6 feet tall	35	110	3,850
Ornamental Tree	1 1/2 inch caliper	15	0	0
Upright Evergreen Shrub	3-4 feet tall	10	102	1,020
Shrub, deciduous	#3 gallon container size, Min. 12"-24"	3	1500	4,500
Shrub, evergreen	#3 gallon container size, Min. 12"-24"	4	954	3,816
Ornamental grasses/perennials	#1 gallon container size, Min. 8"-18"	2	504	1,008
Ornamental decorative fencing or wall	n/a	4 per 10 lineal ft.	120	48
Existing significant specimen tree	Minimum size: 2 1/2 inch caliper dbh.	14 per caliper inch dbh.		
Landscape furniture for public seating and/or transit connections	Furniture must be within developed area, publicly accessible, and cannot comprise more than 5% of total required points	5 points per "seat"	8	40
Sub Totals		3,500		21,352
Total Number of Points Provided :				21,352 points

VEHICULAR USE AREA REQUIREMENTS	
Total Parking Square Footage	57,530 sq.ft.
Total Landscape Square Footage Required (8%)	4,602 sq.ft.
Total Landscape Square Footage Provided	54,750 sq.ft.
Required Trees for Parking (1 Tree per 160 sq.ft.)	29
Provided Trees for Parking (1 Tree per 160 sq.ft.)	171

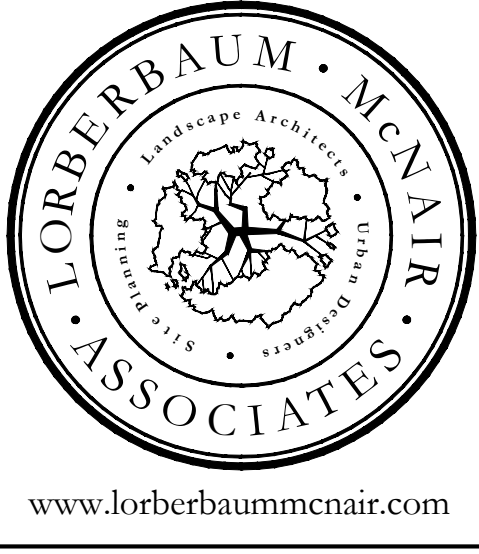
PLANT SCHEDULE L1.01

SYMBOL	QTY	COMMON / BOTANICAL NAME	SIZE	DETAIL	REMARKS
TREES					
	22	BLUE COLORADO SPRUCE / PICEA PUNGENS 'GLAUCA'	7'-8' HT.		
	22	CHINKAPIN OAK / QUERCUS ACUMINATA	2.5" CAL.		
	22	DOUGLAS FIR / PSEUDOTSUGA MENZIESII	30 GAL.		
	22	EASTERN REDCEDAR / JUNIPERUS VIRGINIANA	30 GAL.		
	50	EMERALD GREEN ARBORVITAE / THUJA OCCIDENTALIS 'SMARAGD'	30 GAL.		
	45	GREENSPIRE LITTLELEAF LINDEN / TILIA CORDATA 'GREENSPIRE'	2.5" CAL.		
	109	IOWA JUNIPER / JUNIPERUS CHINENSIS 'IOWA'	30 GAL.		
	93	QUAKING ASPEN / POPULUS TREMULOIDES	2.5" CAL.		
	23	REDPOINTE® MAPLE / ACER RUBRUM FRANK JR.'	2.5" CAL.		
	19	WHITE OAK / QUERCUS ALBA	2.5" CAL.		
SHRUBS					
	90	ANNY'S WINTER ORANGE DOGWOOD / CORNUS SANGUINEA 'ANNY'S WINTER ORANGE'	3 GAL.		
	63	APRIL ROSE RHODODENDRON / RHODODENDRON X 'APRIL ROSE'	3 GAL.		
	171	AUTUMN FIRE SEDUM / SEDUM X 'AUTUMN FIRE'	1 GAL.		
	100	BLUE PRINCE AND PRINCESS HOLLY / ILEX X MESERVEAE 'BLUE PRINCE' & 'BLUE PRINCESS'	3 GAL.		
	196	CHEYENNE SKY SWITCH GRASS / PANICUM VIRGATUM 'CHEYENNE SKY'	3 GAL.		
	43	DENSE ANGLO-JAPANESE YEW / TAXUS X MEDIA 'DENSIFORMIS'	3 GAL.		
	380	EMERALD GAITY WINTERCREEPER / EUONYMUS FORTUNEI 'EMERALD GAITY'	3 GAL.		
	54	FEATHER REED GRASS / CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	3 GAL.		
	90	KELSEY'S DWARF RED TWIG DOGWOOD / CORNUS SERICEA 'KELSEY'	3 GAL.		
	750	LITTLE GOBLIN® RED WINTERBERRY / ILEX VERTICILLATA 'NCIV1'	3 GAL.		
	70	LITTLE LIME HYDRANGEA / HYDRANGEA PANICULATA 'LITTLE LIME'	3 GAL.		
	500	LITTLE PRINCESS SPIREA / SPIRAEA X BUMALDA 'LITTLE PRINCESS'	3 GAL.		
	50	MISS KIM KOREAN LILAC / SYRINGA PUBESCENS PATULA 'MISS KIM'	45 GAL.		
	318	RHEINGOLD ARBORVITAE / THUJA OCCIDENTALIS 'RHEINGOLD'	3 GAL.		
	83	WALKER'S LOW CATMINT / NEPETA X WALKER'S LOW'	1 GAL.		

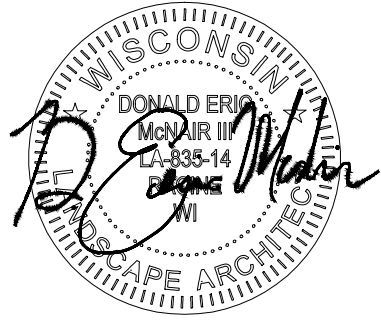


CODE COMPLIANT LANDSCAPE PLAN

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A LANDSCAPE DEVELOPMENT PLAN FOR  
**LEO - Pumpkin Hollow**  
Portage Road  
Madison, Wisconsin



PROJ. CODE	24-044
DRAWN BY	DEM
REVIEWED BY	DML
ISSUED	
DATE	DESCRIPTION
08-15-25	FOR SUBMITTAL

REVISIONS

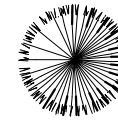
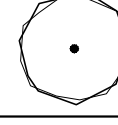
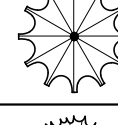

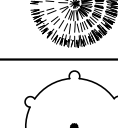
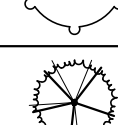

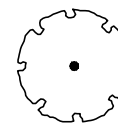
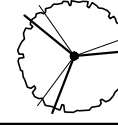
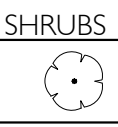
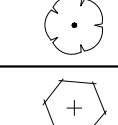
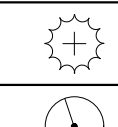
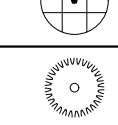
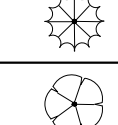
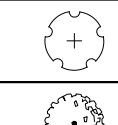
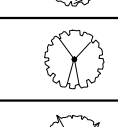
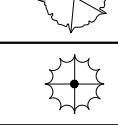
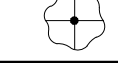



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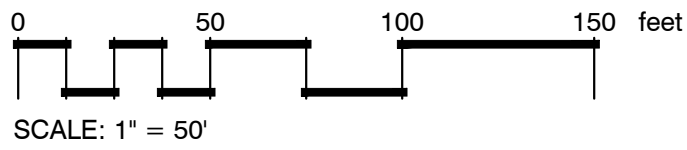


LANDSCAPE CALCULATIONS AND DISTRIBUTIONS				
Total Square Footage of Developed Area		1,117,913 sq.ft. (25.6 Acres)		
First (5) Developed Acres		3,630 points		
Remainder of Developed Area		900,113 sq.ft. (20.6 Acres)		
Remaining Acres in Points		9,002 points		
Total Landscape Points Required		12,632 points		
New/Proposed Landscaping				
Plant Type/Element	Minimum Size at Installation	Points	Quantity	Points Achieved
Overstory Deciduous Tree	2 1/2 inch Caliper measured diameter at breast height (dbh)	35	202	7,070
Tall Evergreen Tree	5-6 feet tall	35	110	3,850
Ornamental Tree	1 1/4 inch caliper	15	0	0
Upright Evergreen Shrub	3-4 feet tall	10	102	1,020
Shrub, deciduous	#3 gallon container size, Min. 12"-24"	3	1500	4,500
Shrub, evergreen	#3 gallon container size, Min. 12"-24"	4	954	3,816
Ornamental grasses/perennials	#1 gallon container size, Min. 8"-18"	2	504	1,008
Ornamental decorative fencing or wall	n/a	4 per 10 lineal ft.	120	48
Existing significant specimen tree	Minimum size: 2 1/4 inch caliper dbh.	14 per caliper inch dbh.		
Landscape furniture for public seating and/or transit connections	Furniture must be within developed area, publicly accessible, and cannot comprise more than 5% of total required points	5 points per "seat"	8	40
		Sub Totals	3,500	21,352
		Total Number of Points Provided :		21,352 points

VEHICULAR USE AREA REQUIREMENTS	
Total Parking Square Footage	57,530 sq.ft.
Total Landscape Square Footage Required (8%)	4,602 sq.ft.
Total Landscape Square Footage Provided	54,750 sq.ft.
Required Trees for Parking (1 Tree per 160 sq.ft.)	29
Provided Trees for Parking (1 Tree per 160 sq.ft.)	171

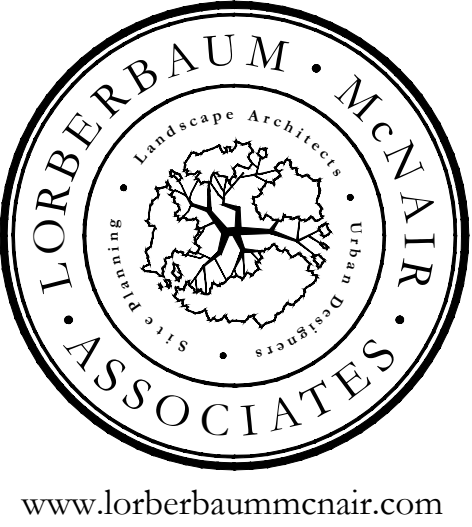
PLANT SCHEDULE LI.01

SYMBOL	QTY	COMMON / BOTANICAL NAME	SIZE	DETAIL	REMARKS
TREES					
	22	BLUE COLORADO SPRUCE / PICEA PUNGENS 'GLAUCA'	7-8' HT.		
	22	CHINKAPIN OAK / QUERCUS ACUMINATA	2.5" CAL.		
	22	DOUGLAS FIR / PSEUDOTSUGA MENZIESII	30 GAL.		
	22	EASTERN REDCEDAR / JUNIPERUS VIRGINIANA	30 GAL.		
	50	EMERALD GREEN ARBORVITAE / THUJA OCCIDENTALIS 'SMARAGD'	30 GAL.		
	45	GREENSPIRE LITTLELEAF LINDEN / TILIA CORDATA 'GREENSPIRE'	2.5" CAL.		
	109	IOWA JUNIPER / JUNIPERUS CHINENSIS 'IOWA'	30 GAL.		
	93	QUAKING ASPEN / POPULUS TREMULOIDES	2.5" CAL.		
	23	REDPOINTE® MAPLE / ACER RUBRUM FRANK JR.'	2.5" CAL.		
	19	WHITE OAK / QUERCUS ALBA	2.5" CAL.		
SHRUBS					
	90	ANNY'S WINTER ORANGE DOGWOOD / CORNUS SANGUINEA 'ANNY'S WINTER ORANGE'	3 GAL.		
	63	APRIL ROSE RHODODENDRON / RHODODENDRON X 'APRIL ROSE'	3 GAL.		
	171	AUTUMN FIRE SEDUM / SEDUM X 'AUTUMN FIRE'	1 GAL.		
	100	BLUE PRINCE AND PRINCESS HOLLY / ILEX X MESERVEAE 'BLUE PRINCE' & 'BLUE PRINCESS'	3 GAL.		
	196	CHEYENNE SKY SWITCH GRASS / PANICUM VIRGATUM 'CHEYENNE SKY'	3 GAL.		
	43	DENSE ANGLO-JAPANESE YEW / TAXUS X MEDIA 'DENSIFORMIS'	3 GAL.		
	380	EMERALD GAITY WINTERCREEPER / EUONYMUS FORTUNEI 'EMERALD GAITY'	3 GAL.		
	54	FEATHER REED GRASS / CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	3 GAL.		
	90	KELSEY'S DWARF RED TWIG DOGWOOD / CORNUS SERICEA 'KELSEY'	3 GAL.		
	750	LITTLE GOBLIN® RED WINTERBERRY / ILEX VERTICILLATA 'NCIV1'	3 GAL.		
	70	LITTLE LIME HYDRANGEA / HYDRANGEA PANICULATA 'LITTLE LIME'	3 GAL.		
	500	LITTLE PRINCESS SPIREA / SPIRAEA X BUMALDA 'LITTLE PRINCESS'	3 GAL.		
	50	MISS KIM KOREAN LILAC / SYRINGA PUBESCENS PATULA 'MISS KIM'	45 GAL.		
	318	RHEINGOLD ARBORVITAE / THUJA OCCIDENTALIS 'RHEINGOLD'	3 GAL.		
	83	WALKER'S LOW CATMINT / NEPETA X WALKER'S LOW'	1 GAL.		

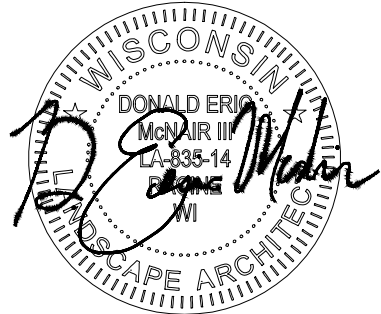


CODE COMPLIANT LANDSCAPE PLAN

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A LANDSCAPE DEVELOPMENT PLAN FOR  
**LEO - Pumpkin Hollow**  
Portage Road  
Madison, Wisconsin



PROJ. CODE	24-044
DRAWN BY	DEM
REVIEWED BY	DML

ISSUED	
DATE	DESCRIPTION
08-15-25	FOR SUBMITTAL

REVISIONS

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**L1.02**

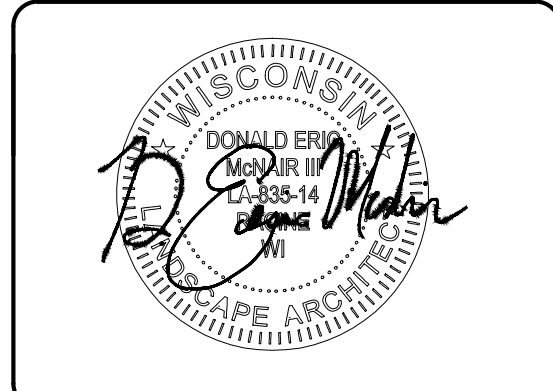


A LANDSCAPE DEVELOPMENT PLAN FOR

LEO - Pumpkin Hollow

Portage Road

Madison, Wisconsin



PROJ. CODE	24-044
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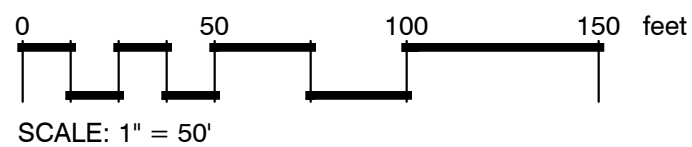
REVISIONS	



Tree Number	Diameter	Tree Species	Tree Condition	Single / Multistem
1	11	Celtis Occidentalis - Hackberry	Good	Single Stem
2	19	Quercus - Oak	Fair	Single Stem
3	17	Quercus - Oak	Good	Single Stem
4	17	Celtis Occidentalis - Hackberry	Good	Single Stem
5	13	Ulmus - Elm	Good	Multi-Stem
6	11	Picea - Spruce	Fair	Single Stem
7	11	Picea - Spruce	Fair	Single Stem
8	8	Picea - Spruce	Fair	Single Stem
9	9	Juglans - Black Walnut	Good	Single Stem
10	9	Acer - Maple	Good	Single Stem
11	8	Prunus Serotina - Black Cherry	Good	Single Stem
12	8	Acer - Maple	Good	Single Stem
13	12	Prunus Serotina - Black Cherry	Fair	Multi-Stem
14	28	Prunus Serotina - Black Cherry	Good	Multi-Stem
15	8	Juglans - Black Walnut	Good	Single Stem
16	14	Acer - Maple	Good	Single Stem
17	12	Acer - Boxelder	Good	Single Stem
18	15	Picea - Spruce	Good	Single Stem
19	15	Prunus Serotina - Black Cherry	Good	Single Stem
20	8	Acer - Maple	Good	Single Stem

Tree Number	Diameter	Tree Species	Tree Condition	Single / Multistem
21	14	Acer - Maple	Good	Multi-Stem
22	11	Pinus - Pine	Fair	Single Stem
23	12	Pinus - Pine	Fair	Single Stem
24	15	Pinus - Pine	Good	Single Stem
25	8	Prunus Serotina - Black Cherry	Good	Single Stem
26	14	Pinus - Pine	Good	Single Stem
27	17	Acer - Maple	Good	Single Stem
28	13	Pinus - Pine	Poor	Single Stem
29	15	Pinus - Pine	Poor	Single Stem
30	12	Pinus - Pine	Poor	Single Stem
31	19	Pinus - Pine	Poor	Single Stem
32	11	Pinus - Pine	Poor	Single Stem
33	8	Pinus - Pine	Poor	Single Stem
34	28	Pinus - Pine	Fair	Multi-Stem
35	12	Acer - Boxelder	Good	Single Stem
36	11	Prunus Serotina - Black Cherry	Good	Single Stem
37	18	Prunus Serotina - Black Cherry	Good	Single Stem
38	10	Carya Ovata - Shagbark Hickory	Good	Single Stem
39	10	Prunus Serotina - Black Cherry	Good	Single Stem
40	29	Quercus - Oak	Good	Single Stem
41	32	Quercus - Oak	Good	Single Stem

TREE MITIGATION REQUIREMENTS	
Total Acreage	25.6 Acres
Preserved Tree Canopy	84 Acres
Tree Acreage for Mitigation	24.76 Acres(25.6 - 84)



TREE MITIGATION PLAN





CITY OF MADISON  
LANDSCAPE WORKSHEET

Section 28.142 Madison General Ordinance

Project Location / Address 6303 Portage Road and 4821 Hoepker Road

Name of Project LEO Pumpkin Hollow

Owner / Contact Joann Rubio Landscape Architect - Eric McNair

Contact Phone 205.834.4711 Contact Email dlorberbaum@lorberbaummcnair.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 \_\_\_\_\_

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

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

Total square footage of developed area 1,117,913 sq.ft.

Five (5) acres = 217,800 square feet

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

Remainder of developed area 900,113 sq.ft.

Total landscape points required 12,632 points

- (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			202	7,070
Tall evergreen tree (i.e. pine, spruce)	5-6 feet tall	35			110	3,850
Ornamental tree	1 1/2 inch caliper	15			0	0
Upright evergreen shrub (i.e. arborvitae)	3-4 feet tall	10			102	1,020
Shrub, deciduous	#3 gallon container size, Min. 12”-24”	3			1,500	4,500
Shrub, evergreen	#3 gallon container size, Min. 12”-24”	4			954	3,816
Ornamental grasses/ perennials	#1 gallon container size, Min. 8”-18”	2			504	1,008
Ornamental/ decorative fencing or wall	n/a	4 per 10 lineal ft.			120	48
Existing significant specimen tree	Minimum size: 2 ½ inch caliper dbh. *Trees must be within developed area and cannot comprise more than 30% of total required points.	14 per caliper inch dbh. Maximum points per tree: 200				
Landscape furniture for public seating and/or transit connections	* Furniture must be within developed area, publically accessible, and cannot comprise more than 5% of total required points.	5 points per “seat”			8	40
Sub Totals						21,352

**Total Number of Points Provided**    21,352

\* 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.

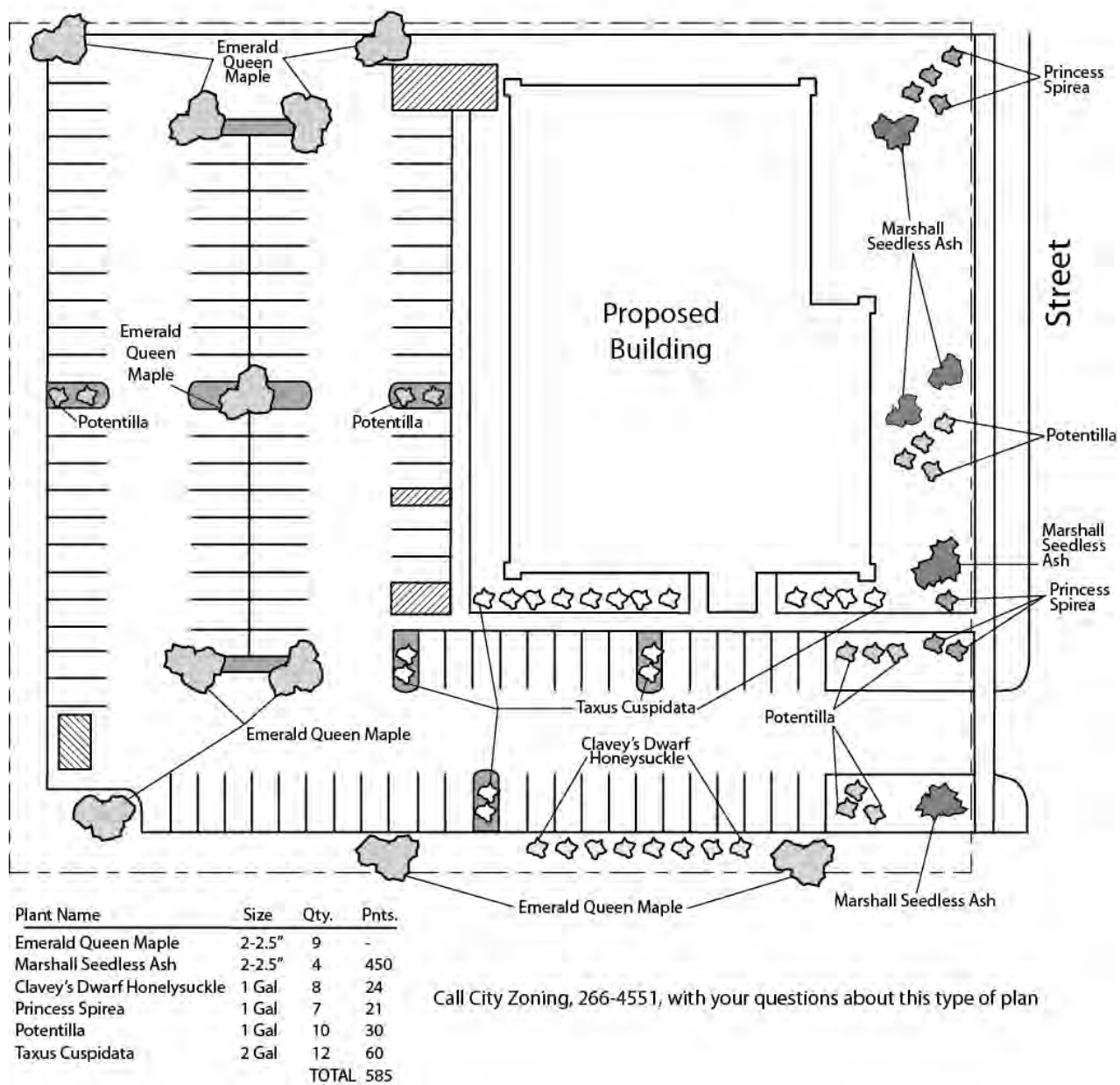
**Screening Along District Boundaries**

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.**

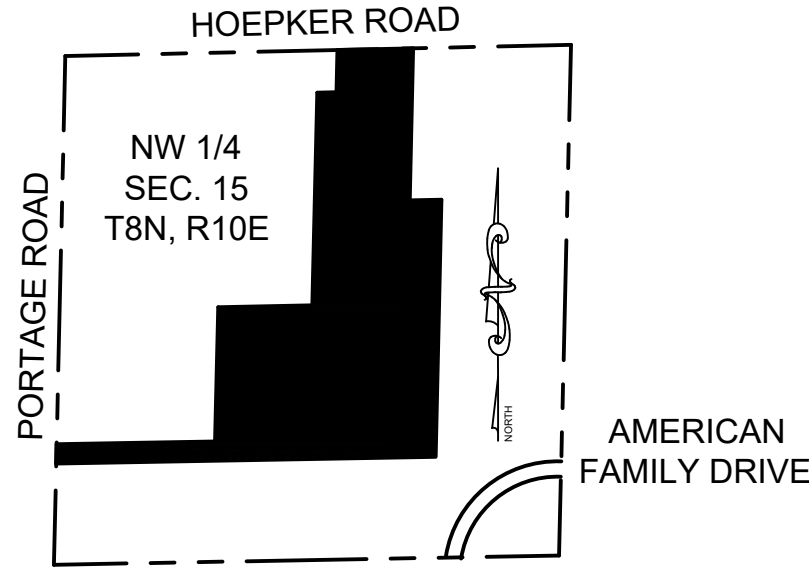
The owner of the premises is responsible for the watering, maintenance, repair and replacement of all landscaping, fences, and other landscape architectural features on the site. All planting beds shall be kept weed free. Plant material that has died shall be replaced no later than the upcoming June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



THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC

### VICINITY MAP

SCALE 1"=1000'



## PRELIMINARY PLAT OF LEO LIVING

Being part of the Northeast 1/4, Southeast 1/4 and Southwest 1/4 of  
the Northwest 1/4 of Section 15, Township 8 North, Range 10 East,  
City of Madison, Dane County, Wisconsin



### GRAPHICAL SCALE (FEET)

0 1" = 80' 160'

Coordinates referenced to the Wisconsin  
County Coordinate System, Dane  
County. Bearings referenced to the west  
line of the Northwest 1/4 of Section 15,  
Township 8 North, Range 10 East which  
has a bearing of S01°16'50"W.

SE CORNER SEC. 9, T8N, R10E  
NW CORNER, NW 1/4  
SEC. 15, T8N, R10E  
(FOUND 1-1/4" IRON ROD)  
N=915,036.50; E=842,334.15  
(WISCONSIN COUNTY COORDINATE  
SYSTEM, DANE COUNTY, NAD83(2011))  
REFERENCE BENCHMARK = 917.74

### LEGAL DESCRIPTION:

AS DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NUMBER  
NCS-1223424-MAD DATED JUNE 18, 2024 - REVISION NO. 01 (22 JULY 2024).

**PARCEL A:**  
The West 1/2 of the Northeast 1/4 of the Northwest 1/4 of Section 15, Township 8 North, Range 10 East, in the  
City of Madison, Dane County, Wisconsin, Except that part conveyed by Warranty Deed as set forth in Volume  
774 of Deeds, Page 532, as Document No. 1097480, And except that part of the N.E. 1/4 of 1/4 of Section 15,  
Township 8 North, Range 10 East, City of Madison and more particularly described as follows:

Commencing at the N.W. corner of said N.E. 1/4 of N.W. 1/4 of said Section 15; thence East along the North  
line of said quarter quarter 493.75 feet to the point of beginning of this description; thence East 165.00 feet;  
thence S. 2°18' W. 792.00 feet; thence West 165.00 feet; thence N. 2°18' E. 792.00 feet to the point of  
beginning.

The North 33 feet of the above-described parcel dedicated for highway purposes.

PROPERTY ADDRESS: 4821 Hoepker Road, Madison, WI  
TAX PARCEL NO. 251/0810-152-0098-4

**PARCEL B:**  
Part of the Southwest Quarter and the Southeast Quarter of the Northwest Quarter of Section 15, Township 8  
North, Range 10 East, City of Madison, Dane County, Wisconsin, more fully described as follows:

Commencing at the Northwest corner of said Section 15; thence South 01° 16' 43" West, along the west line of  
said Northwest Quarter, 2021.69 feet to the point of beginning; thence North 88° 59' 58" East, 825.29 feet;  
thence North 01° 18' 24" East, 699.22 feet to the North line of the Southwest Quarter of the Northwest Quarter  
of said Section 15; thence along said North line, North 88° 50' 35" East, 1150.65 feet; thence South 01° 15' 20"  
West, 802.41 feet; thence South 88° 59' 58" West, 1976.48 feet to the west line of the Northwest Quarter of  
said Section 15; thence along said west line, North 01° 16' 43" East, 100.08 feet to the point of beginning.

This description is subject to a right of way along the west 33 feet thereof.

PROPERTY ADDRESS: 6303 Portage Road, Madison, WI  
TAX PARCEL NO. 251/0810-152-0097-6

### LEGEND OF SYMBOLS & ABBREVIATIONS

⊙	SANITARY MANHOLE	▲	FIBER OPTIC MARKER	—	SIGN
⊖	STORM MANHOLE	⊙	FIBER OPTIC MANHOLE/VAULT	□	MAIL BOX
⊕	STORM INLET	⊖	TELEPHONE PEDESTAL	⊕	FLAG POLE
⊖	CLEANOUT	⊕	TELEPHONE MANHOLE/VAULT	⊕	BASKETBALL HOOP
⊖	CATCH BASIN	⊕	TELEPHONE MARKER	⊕	ROLLARD
⊖	LATERAL	⊕	TRANSFORMER	⊕	CROSS CUT
⊖	UNKNOWN MANHOLE	⊕	ELECTRIC METER/PEDESTAL	⊕	IRON PIPE
⊖	MONITORING WELL	⊕	ELECTRIC MANHOLE/VAULT	⊕	IRON REBAR/ROD
⊖	HYDRANT	⊕	CABLE TV RISER/BOX CABLE	⊕	MAG NAIL
⊖	WATER VALVE	⊕	TV MANHOLE/VAULT	⊕	SECTION MONUMENT
⊖	DOWN SPOUT	⊕	GAS VALVE	⊕	BENCH MARK
⊖	SPRINKLER VALVE	⊕	GAS METER	⊕	CONIFER TREE
⊖	WATER SHUT OFF	⊕	GAS MARKER	⊕	DECIDUOUS TREE
⊖	STANDPIPE	⊕	AIR CONDITIONING UNIT	⊕	BUSH
⊖	WATER MANHOLE	⊕	VENT	⊕	WETLAND SYMBOL
⊖	LIGHT POLE	⊕	DIRECTIONAL ARROW	⊕	CL - CENTERLINE
⊖	TRAFFIC SIGNAL POLE	⊕	DUMPSTER	⊕	CONC. - CONCRETE
⊖	UTILITY POLE	⊕	HANDICAP STALL	⊕	EL - ELEVATION
⊖	GUY WIRE	⊕	SLOT ELEVATION	⊕	EXT. - EXISTING
⊖		⊕	SOIL BORING	⊕	INV. - INVERT
⊖		⊕	SANITARY SEWER	⊕	MON. - MONUMENT
⊖		⊕	STORM SEWER	⊕	P.O.B. - POINT OF BEGINNING
⊖		⊕	WATER MAIN	⊕	P.O.C. - POINT OF COMMENCEMENT
⊖		⊕	FIBER OPTIC LINE	⊕	R.O.W. - RIGHT OF WAY
⊖		⊕	SEC. - SECTION	⊕	SQ. FT. - SQUARE FEET
⊖		⊕	ELECTRIC LINE	⊕	WI - WITH
⊖		⊕	OVERHEAD WIRES	⊕	(R) - RECORDED AS
⊖		⊕	CABLE TELEVISION	⊕	(D) - DEEDED AS
⊖		⊕	GAS MAIN	⊕	
⊖		⊕	WETLANDS	⊕	
⊖		⊕	TREE LINE	⊕	
⊖		⊕	NO ACCESS	⊕	

### MORE PARTICULARLY DESCRIBED AS FOLLOWS:

#### METES AND BOUNDS DESCRIPTION OF COMBINED PARCELS:

Being a part of the Northeast 1/4, Southeast 1/4 and Southwest 1/4 of the Northwest  
1/4 of Section 15, Township 8 North, Range 10 East, City of Madison, Dane County,  
Wisconsin, described as follows:

Commencing at the northwest corner of said Northwest 1/4 of Section 15; thence South  
01°16'50" West along the west line of said Northwest 1/4, 2021.81 feet to the Point of  
Beginning;

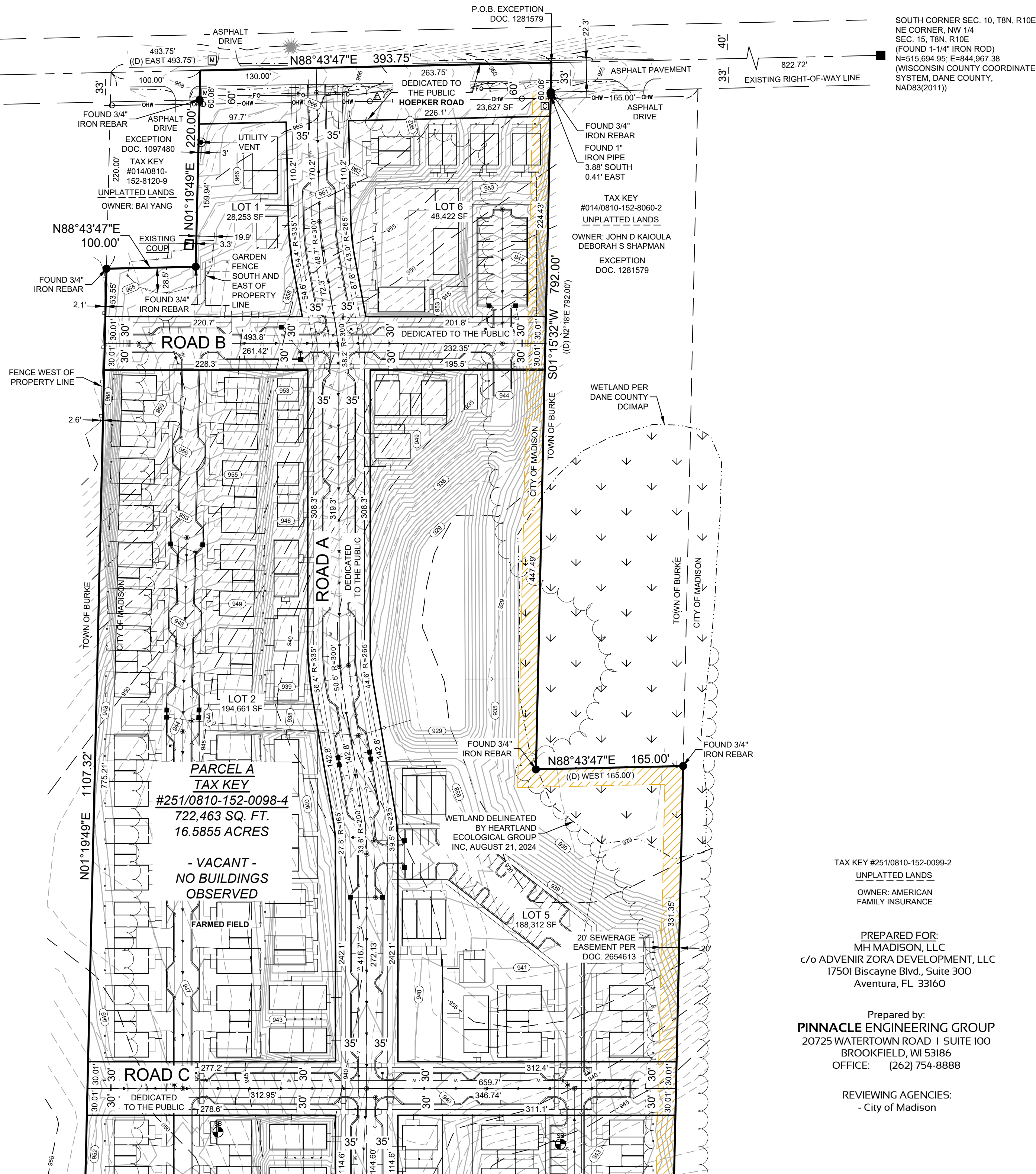
Thence North 88°59'48" East, 825.29 feet; thence North 01°18'31" East, 699.36 feet;  
thence North 88°50'27" East, 490.41 feet; thence North 01°19'49" East, 1107.32 feet;  
thence North 88°43'47" East, 100.00 feet; thence North 01°19'49" East, 220.00 feet to  
the north line of said Northwest 1/4; thence North 88°43'47" East along said north line,  
393.75 feet; thence South 01°15'32" West, 792.00 feet; thence North 88°43'47" East,  
165.00 feet; thence South 01°15'32" West, 1339.07 feet; thence South 88°59'48" West,  
1976.58 feet to the aforesaid west line of the Northwest 1/4; thence North 01°16'50"  
East along said west line, 100.08 feet to the Point of Beginning.



I, John P. Konopacki, Professional Land Surveyor, hereby certify that this survey map is  
correct to the best of my knowledge and belief with the information provided and  
complies with requirements of Chapter A-E 7 s.35.93 of the Wisconsin State Statutes.

SIGNED DECEMBER 27, 2024  
JOHN P. KONOPACKI, PROFESSIONAL LAND SURVEYOR S-2461

- SEE SHEET 2 -

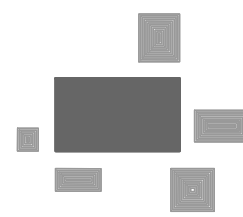


TAX KEY #251/0810-152-0099-2  
UNPLATTED LANDS  
OWNER: AMERICAN  
FAMILY INSURANCE

PREPARED FOR:  
MH MADISON, LLC  
c/o ADVENIR ZORA DEVELOPMENT, LLC  
17501 Biscayne Blvd., Suite 300  
Aventura, FL 33160

Prepared by:  
PINNACLE ENGINEERING GROUP  
20725 WATERTOWN ROAD 1 SUITE 100  
BROOKFIELD, WI 53186  
OFFICE: (262) 754-8888

REVIEWING AGENCIES:  
- City of Madison



PLAN | DESIGN | DELIVER  
www.pinnacle-engr.com

PINNACLE ENGINEERING GROUP

ENGINEERING | NATURAL RESOURCES | SURVEYING

WISCONSIN OFFICE:  
20725 WATERTOWN ROAD SUITE 100  
BROOKFIELD, WI 53186  
(262) 754-8888

CHICAGO | MILWAUKEE | NATIONWIDE

LEO LIVING  
CITY OF MADISON, WISCONSIN

PRELIMINARY PLAT

### REVISIONS

NO.	DESCRIPTION	DATE
1	NEW LAYOUT	08/19/2025

REG JOB NO. 55511.00

REG PM

DATE 12/26/2024

SCALE 1"=80'

DRAFTED BY: ST

SHEET  
1  
2

PRELIMINARY PLAT  
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**GRAPHICAL SCALE (FEET)**

Coordinates referenced to the Wisconsin County Coordinate System, Dane County. Bearings referenced to the west line of the Northwest 1/4 of Section 15, Township 8 North, Range 10 East which has a bearing of S01°16'50"W.



## LEGEND OF SYMBOLS & ABBREVIATIONS

- |  |                     |  |                           |  |                       |
|--|---------------------|--|---------------------------|--|-----------------------|
|  | SANITARY MANHOLE    |  | FIBER OPTIC MANHOLE/VAULT |  | MAIL BOX              |
|  | STORM MANHOLE       |  | TELEPHONE PEDESTAL        |  | FLAG POLE             |
|  | STORM INLET         |  | TELEPHONE MANHOLE/VAULT   |  | BASKETBALL HOOP       |
|  | CLEANOUT            |  | TELEPHONE MARKER          |  | BOLLARD               |
|  | CATCH BASIN         |  | TRANSFORMER               |  | CROSS CUT             |
|  | LATERAL             |  | ELECTRIC METER/PEDESTAL   |  | IRON PIPE             |
|  | UNKNOWN MANHOLE     |  | ELECTRIC MANHOLE/VAULT    |  | IRON REINBARROD       |
|  | MONITORING WELL     |  | CABLE TV FIBER/BOS CABLE  |  | MAG NAIL              |
|  | HYDRANT             |  | TV MANHOLE/VAULT          |  | SECTION MONUMENT      |
|  | WATER VALVE         |  | GAS VALVE                 |  | BENCH MARK            |
|  | DOWN SPOUT          |  | GAS METER                 |  | CONIFER TREE          |
|  | SPRINKLER VALVE     |  | GAS MARKER                |  | DECIDUOUS TREE        |
|  | WATER SHUT OFF      |  | AIR CONDITIONING UNIT     |  | BUSH                  |
|  | STANDPIPE           |  | VENT                      |  | WETLAND SYMBOL        |
|  | WATER MANHOLE       |  | DIRECTIONAL ARROW         |  | CENTERLINE            |
|  | FLOOD LIGHT         |  | DUMPPSTER                 |  | CONCRETE              |
|  | LIGHT POLE          |  | HANDICAP STALL            |  | ELEVATION             |
|  | TRAFFIC SIGNAL POLE |  | SPOT ELEVATION            |  | EXISTING              |
|  | UTILITY POLE        |  | SOIL BORING               |  | INVERT                |
|  | GUY WIRE            |  | SANITARY SEWER            |  | MONUMENT              |
|  | STORM SEWER         |  | WATER MAIN                |  | POINT OF BEGINNING    |
|  | FIBER OPTIC LINE    |  | R.O.W.                    |  | POINT OF COMMENCEMENT |
|  | TELEPHONE LINE      |  | SEC.                      |  | SQUARE FEET           |
|  | ELECTRIC LINE       |  | WI                        |  | RECOED AS             |
|  | OVERHEAD WIRES      |  | (D)                       |  | DEEDED AS             |
|  | CABLE TELEVISION    |  | WETLANDS                  |  | TREE LINE             |
|  | GAS MAIN            |  | NO ACCESS                 |  |                       |

# PRELIMINARY PLAT OF LEO LIVING

Being part of the Northeast 1/4, Southeast 1/4 and Southwest 1/4 of  
the Northwest 1/4 of Section 15, Township 8 North, Range 10 East,  
City of Madison, Dane County, Wisconsin

TAX KEY #014/0810-152-8500-9  
UNPLATTED LANDS  
OWNER: BERNARD  
R PORTER

PARCEL A  
TAX KEY  
1/0810-152-0098-4  
22,463 SQ. FT.  
6.5855 ACRES

- VACANT -  
NO BUILDINGS  
OBSERVED

**- SEE SHEET 1 -**

TAX KEY #251/0810-152-0099-2  
UNPLATTED LANDS  
OWNER: AMERICAN  
FAMILY INSURANCE

UNPLATTED LANDS  
OWNER: AMERICAN  
FAMILY INSURANCE

**NOTES:**

1. Tax Parcel Numbers: 25108010152-Square 4 and 25108010152-Square 6.
2. Gross Land Area: 1,726.185 Acres (39,627.8 Acres).
3. Subdivisions: None.
4. Vertical Datum: North American Vertical Datum of 1988(12), (NAVD88).
5. Contours are shown at a 1' interval based on actual ground survey of the current ground terrain. Reference Benchmark: 1"-1/4" Iron Rod at the northeast corner of the intersection of Seelye Street and 42nd Street. Elevation = 517.00 feet.
6. All Lots to be serviced by public sanitary sewer and water main.
7. All streets to be improved with asphalt pavement.
8. Flood Hazard: The property lies in Zone "X" of the Flood Insurance Rate Map Community Panel No. 55025C0266 with an effective date of SEPTEMBER 17, 2014. Zone "X" areas are determined to be outside the 0.2% annual chance floodplain.
9. Utilities: The location of the surveyed property observed in the process of conducting the fieldwork graphically shown on the survey. Underground utility locations shown are based on field location markings by Digger's Hotline and are not to be construed as a warranty. The location and size of 42104050 and #22024-104047 with a clear date of May 30, 2024. The location and size of 42102042 and 42102042-104047 which the survey shown herein have been based upon a reasonable visual observation and are shown for informational purposes only. A utility map of the area is attached to the survey. The location of utilities shown. Contact Digger's Hotline prior to the start of any activity.
10. Navigability Determination by Heartland Ecological Group Inc. on June 9, 2022, stated the waterway was determined to be Non-Navigable within the southeast portion of the survey property due to the absence of a clear stream definition, an absence of an Ordinary High Water Mark, upland vegetation and lack of surface water in the waterway. The waterway is a waterway for Portage Road.
11. Right of Way widths and locations are based on surveys on record.
12. The property depicted on the survey has direct physical ingress and egress via Hoepker Road, a publicly dedicated right of way via Portage Road, a publicly dedicated right of way.
13. Address (as disclosed in title commitment): 4821 Hoepker Road, 6303 Portage Road, Madison, WI.
14. The survey property is located at 1,430 feet east of the intersection of Hoepker Road and Portage Road.

DEDICATED TO THE PUBLIC  
 PORTAGE ROAD  
 3,303 SF  
 N01°16'50"E  
 100.08'  
 ((D) N01°16'43"E  
 100.08')  
 22.0°  
 SW CORNER, NW 1/4  
 SEC. 15, T8N, R10E  
 (FOUND 1-1/4" IRON ROD)  
 N=512,987.80, E=842,274.94  
 (WISCONSIN COUNTY  
 COORDINATE SYSTEM, DANE  
 COUNTY, WISCONSIN)

18" CULVERT  
N INV=890.43  
S INV=890.16

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**PINNACLE ENGINEERING GROUP**  
ENGINEERING | NATURAL RESOURCES | SURVEYING

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**WISCONSIN OFFICE:**  
20725 WATERTOWN ROAD SUITE 100  
BROOKFIELD, WI 53186  
(262) 754-8888

CHICAGO | MILWAUKEE : NATIONWIDE

**LEO LIVING**  
CITY OF MADISON, WISCONSIN

TAX KEY #251/0810-153-0202-9  
UNPLATTED LANDS  
OWNER: AMERICAN  
FAMILY INSURANCE

## PRELIMINARY PLAT

## REVISIONS

1	NEW LAYOUT	08/19/2025			

REG JOB No. 5511.00

DATE 12/26/2024  
SCALE 1"=80'

**SHEET**  
**2**  
**OF**  
**2**


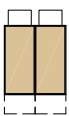
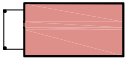
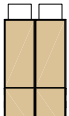

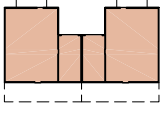

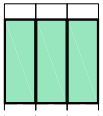

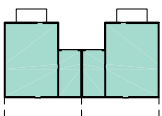

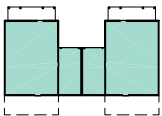

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**PRELIMINARY\_PLAT**



# LEGEND

	CLUBHOUSE LEASING		ROWHOUSE TWIN - 2BR
	CLUBHOUSE FITNESS		ROWHOUSE TWIN W/ GARAGE - 2BR
	POOLHOUSE		COTTAGE WITH GARAGE - 2BR
	MAINTENANCE		TOWNHOUSE 3-PACK - 3BR
	DUPLEX STACKED - 1BR		COTTAGE WITH GARAGE - 3BR
	DUPLEX - 1BR/2BR		COTTAGE WITH GARAGE ALT - 3BR
	DUPLEX STACKED - 2BR		

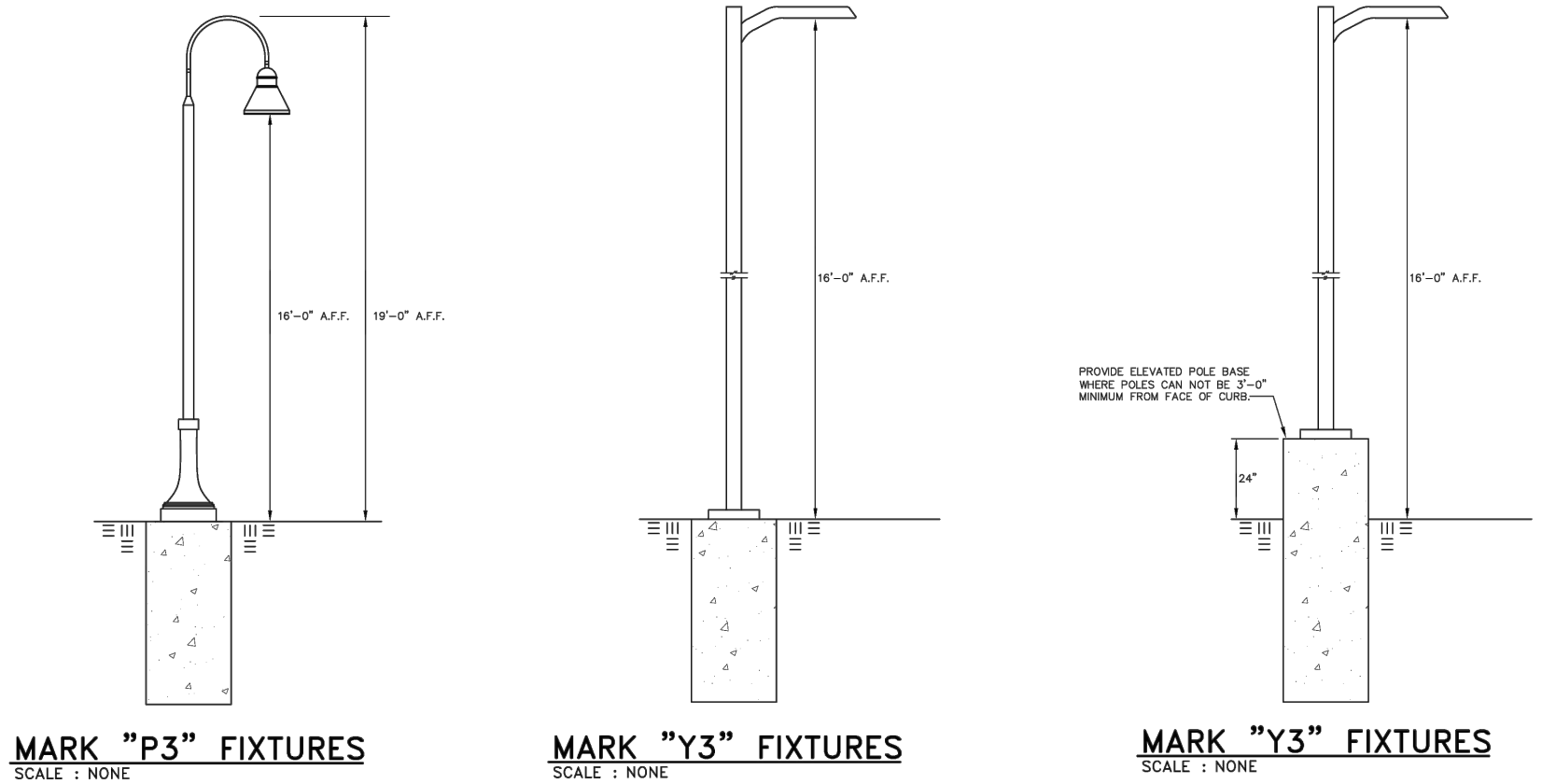


## LEO AT PUMPKIN HOLLOW, WI

SITE PLAN - 08/19/2025

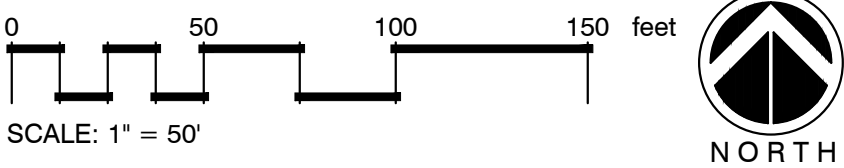
SCALE 1' = 100'



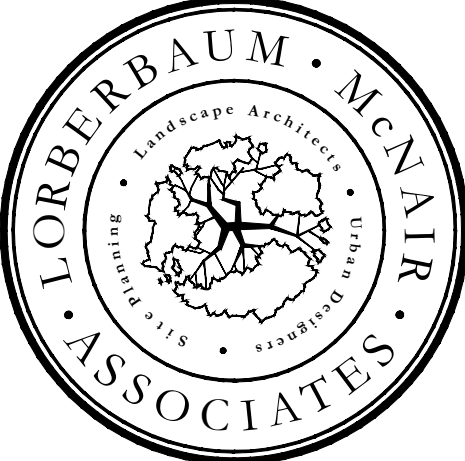


LIGHTING FIXTURE SCHEDULE									
MARK	MANUFACTURER	CATALOG NUMBER	VOLTAGE	WATTS	LUMENS	LAMPS TYPE	MOUNTING HEIGHT	MOUNTING TYPE	REMARKS
P3	VISIONAIRE LIGHTING	ODEN-1-L-TS-10L-3K-AM-**-CS/H1 VA100-S-S1	240	66	8,574	LED 3000K	MOUNT ON 16 FOOT ROUND STEEL POLE		L, FSA
Y3	VISIONAIRE LIGHTING	VSX-8-TS-10L-3K-AM-**-CLS	240	70	8,618	LED 3000K	MOUNT ON 16 FOOT ROUND STEEL POLE		L, FSA
LIGHTING FIXTURE SCHEDULE KEYED NOTES: FSA PROVIDE FINISH AS SELECTED BY ARCHITECT L POLES SHALL BE LOCATED A MINIMUM OF 3'-0" FROM BACK OF CURB AND UTILIZE FLUSH-WITH-GRADE POLE BASE PER DETAIL "E-LP2" WHERE POLES CAN NOT BE LOCATED A MINIMUM OF 3'-0" FROM BACK OF CURB, UTILIZE EXPOSED POLE BASE PER DETAIL "E-LP1"									

GENERAL ELECTRICAL NOTES	
1.	CONTRACTOR SHALL VERIFY ALL REQUIREMENTS FOR POWER SERVICE WITH UTILITY COMPANY PRIOR TO SUBMITTING BID. IF THEIR REQUIREMENTS ARE AT A VARIANCE WITH THOSE SHOWN ON PLANS THE CONTRACTOR SHALL INFORM ARCHITECT IMMEDIATELY. ALL COSTS INCURRED WITH THE UTILITY COMPANY FOR SERVICE SHALL BE INCLUDED IN BID PRICE. IF SUCH COSTS ARE NOT AVAILABLE AT BID TIME CONTRACTOR SHALL INCLUDE WITH BID A LETTER FROM A RESPONSIBLE PARTY WITH THE UTILITY COMPANY STATING SUCH, AND COSTS WILL THEN BE EXCLUDED FROM THE BID PRICE.
2.	CONTRACTOR SHALL VISIT THE SITE OF THE WORK PRIOR TO SUBMITTING BID TO EXAMINE CAREFULLY LOCAL CONDITIONS AND DIFFICULTIES TO BE ENCOUNTERED. ANY DISCREPANCY BETWEEN PLANS AND EXISTING CONDITIONS SHALL IMMEDIATELY BE CALLED TO THE ATTENTION OF THE ARCHITECT.
3.	ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH ALL REQUIREMENTS OF ANY LOCAL APPLICABLE CODES OR ORDINANCES, PUBLIC UTILITY COMPANIES, STATE CODE, NATIONAL ELECTRICAL SAFETY CODE AND THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE WITH THE INTERIM AMENDMENTS THERETO.
4.	THE COST OF ALL PERMITS AND INSPECTION FEES SHALL BE INCLUDED IN THE CONTRACT PRICE.
5.	RIGID STEEL CONDUIT SHALL BE GALVANIZED OR SHERARDIZED, FITTINGS SHALL BE CAST FERROUS MATERIAL WITH A CADMIUM OR ZINC PLATED FINISH.



# SITE LIGHTING PLAN

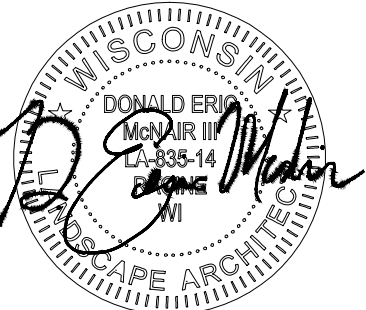


www.lorberbaumcnair.com

A LANDSCAPE DEVELOPMENT PLAN FOR

**LEO - Pumpkin Hollow**

Portage Road  
Madison, Wisconsin



PROJ. CODE	24-044
DRAWN BY	DEM
REVIEWED BY	DML
<b>ISSUED</b>	
DATE	DESCRIPTION
08-15-25	FOR SUBMITTAL
<b>REVISIONS</b>	

SHEET

**SL1.0**

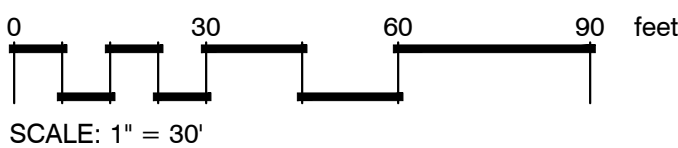




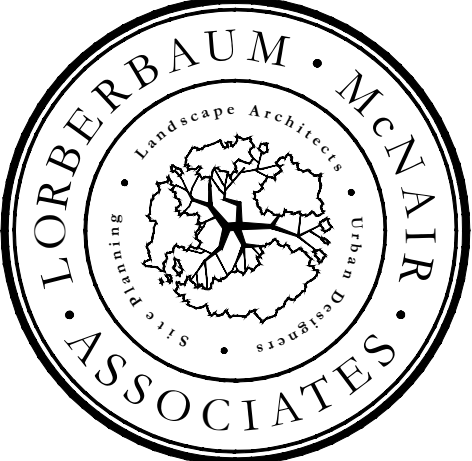
LIGHTING FIXTURE SCHEDULE								
MARK	MANUFACTURER	CATALOG NUMBER	VOLTAGE	LAMPS			MOUNTING HEIGHT	MOUNTING TYPE
				WATTS	LUMENS	TYPE		
P3	VISIONAIRE LIGHTING	ODEN-1-L-T3-10L-3K-AM-**-C5/H1 VA100-S-S1	240	66	8,574	LED 3000K	MOUNT ON 16 FOOT ROUND STEEL POLE	L, FSA
Y3	VISIONAIRE LIGHTING	VSX-II-T3-10L-3K-AM-**-CLS	240	70	8,618	LED 3000K	MOUNT ON 16 FOOT ROUND STEEL POLE	L, FSA
LIGHTING FIXTURE SCHEDULE KEYED NOTES: FSA PROVIDE FINISH AS SELECTED BY ARCHITECT. L POLES SHALL BE LOCATED A MINIMUM OF 3'-0" FROM BACK OF CURB AND UTILIZE FLUSH-WITH-GRADE POLE BASE PER DETAIL "E-LP2". WHERE POLES CAN NOT BE LOCATED A MINIMUM OF 3'-0" FROM BACK OF CURB, UTILIZE EXPOSED POLE BASE PER DETAIL "E-LP1"								
								221149



LIGHTING FIXTURE SCHEDULE									
MARK	MANUFACTURER	CATALOG NUMBER	VOLTAGE	LAMPS			MOUNTING HEIGHT	MOUNTING TYPE	REMARKS
				WATTS	LUMENS	TYPE			
P3	VISIONAIRE LIGHTING	ODEN-1-L-T3-10L-3K-AM-**-C5/H1 VA100-S-S1	240	66	8,574	LED 3000K	MOUNT ON 16 FOOT ROUND STEEL POLE		L, FSA
Y3	VISIONAIRE LIGHTING	VSX-II-T3-10L-3K-AM-**-CLS	240	70	8,618	LED 3000K	MOUNT ON 16 FOOT ROUND STEEL POLE		L, FSA
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# SITE LIGHTING PLAN

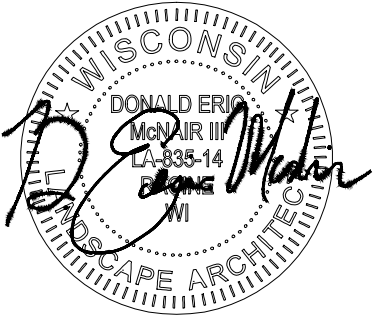


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A LANDSCAPE DEVELOPMENT PLAN FOR

## LEO - Pumpkin Hollow

Portage Road  
Madison, Wisconsin



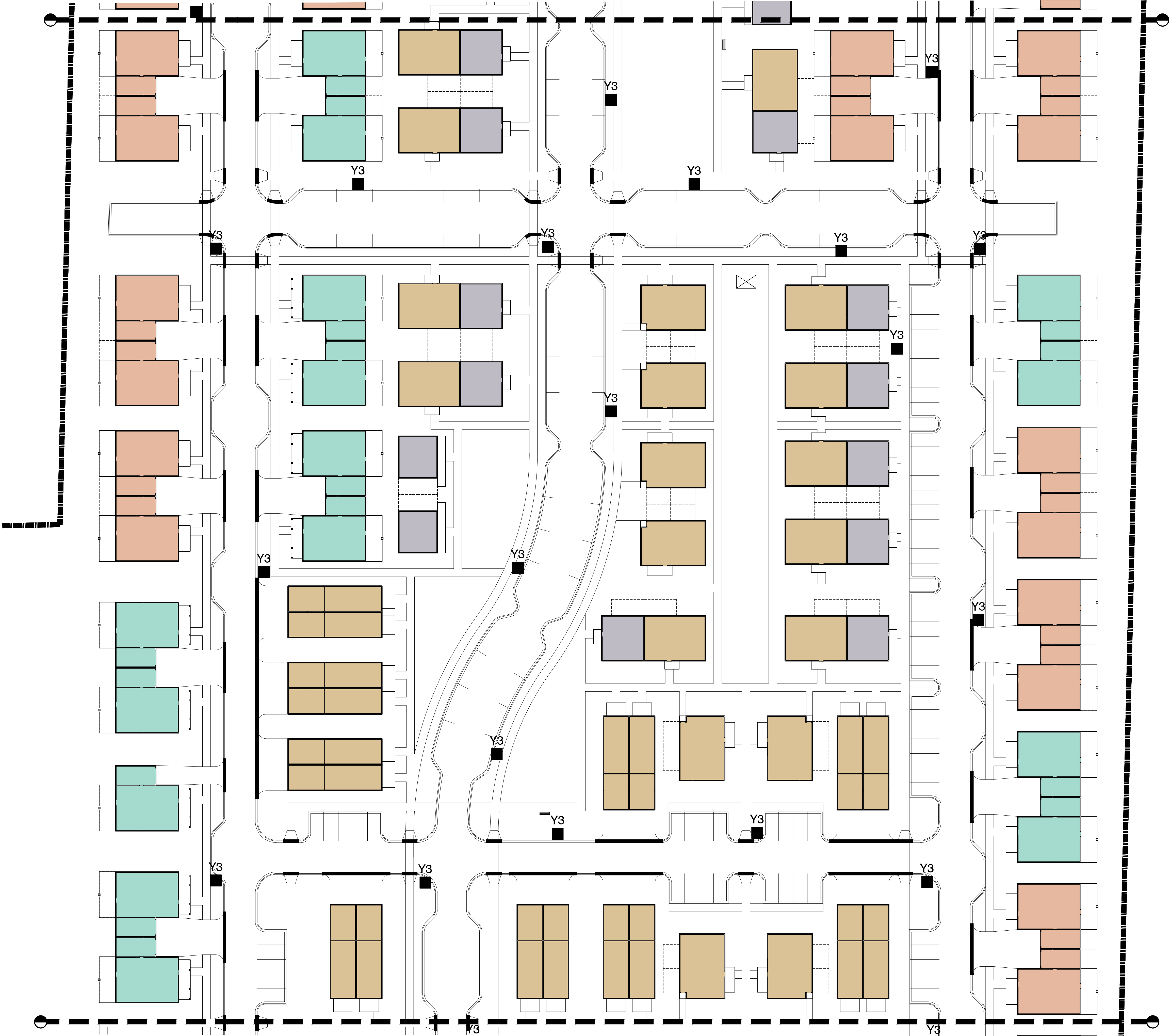
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ISSUED	
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08-15-25	FOR SUBMITTAL
REVISIONS	

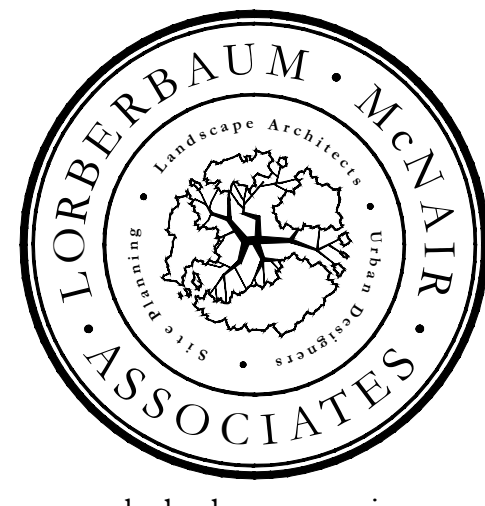
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## SL1.2



LIGHTING FIXTURE SCHEDULE									
MARK	MANUFACTURER	CATALOG NUMBER	VOLTAGE	LAMPS			MOUNTING HEIGHT	MOUNTING TYPE	REMARKS
				WATTS	LUMENS	TYPE			
P3	VISIONAIRE LIGHTING	ODEN-1-L-T3-10L-3K-AM-**-C5/H1 VA100-S-S1	240	66	8,574	LED 3000K	MOUNT ON 16 FOOT ROUND STEEL POLE		L, FSA
Y3	VISIONAIRE LIGHTING	VSX-II-T3-10L-3K-AM-**-CLS	240	70	8,618	LED 3000K	MOUNT ON 16 FOOT ROUND STEEL POLE		L, FSA
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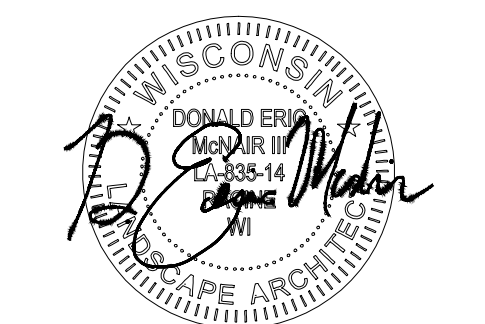


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A LANDSCAPE DEVELOPMENT PLAN FOR

# LEO - Pumpkin Hollow

Portage Road  
Madison, Wisconsin



PROJ. CODE 24-044  
DRAWN BY DEM  
REVIEWED BY DML  
**ISSUED**  
DATE 08-15-25 DESCRIPTION FOR SUBMITTAL

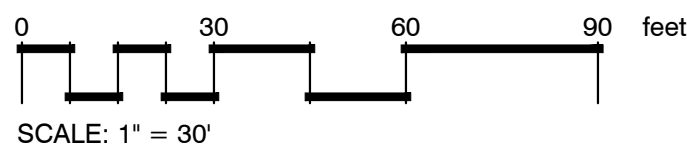
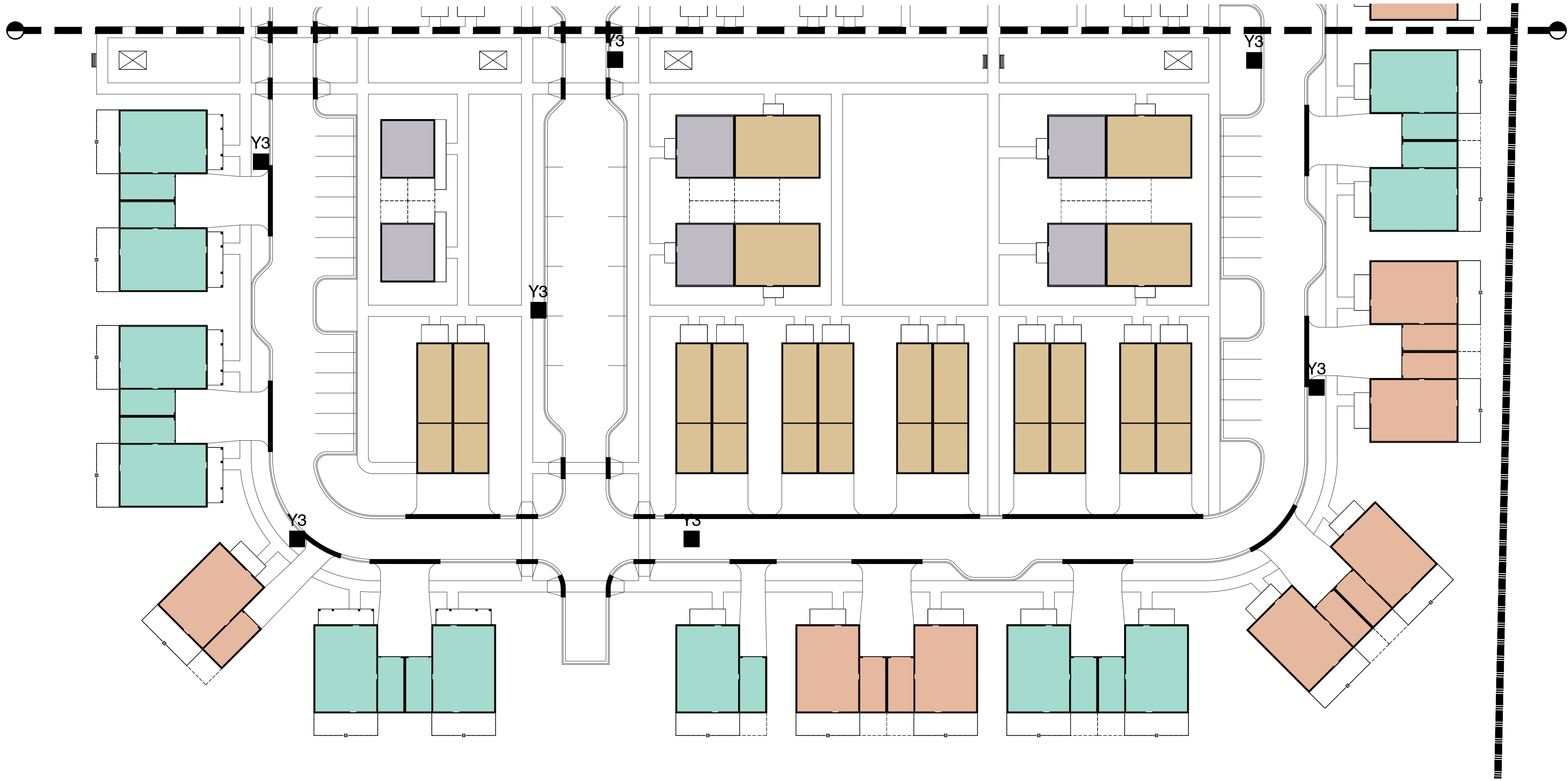
REVISIONS	
NO.	DESCRIPTION

SHEET

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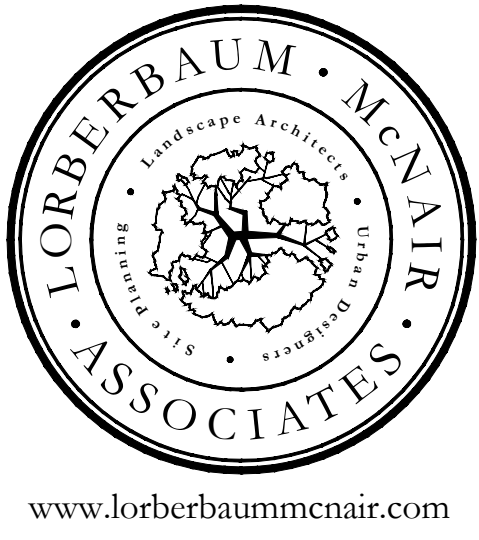


LIGHTING FIXTURE SCHEDULE									
MARK	MANUFACTURER	CATALOG NUMBER	VOLTAGE	LAMPS			MOUNTING HEIGHT	MOUNTING TYPE	REMARKS
				WATTS	LUMENS	TYPE			
P3	VISIONAIRE LIGHTING	ODEN-1-L-T3-10L-3K-AM-**-C5/H1 VA100-S-S1	240	66	8,574	LED 3000K	MOUNT ON 16 FOOT ROUND STEEL POLE		L, FSA
Y3	VISIONAIRE LIGHTING	VSX-II-T3-10L-3K-AM-**-CLS	240	70	8,618	LED 3000K	MOUNT ON 16 FOOT ROUND STEEL POLE		L, FSA
<div>LIGHTING FIXTURE SCHEDULE KEYED NOTES:</div> <div>FSA PROVIDE FINISH AS SELECTED BY ARCHITECT.</div> <div>L POLES SHALL BE LOCATED A MINIMUM OF 3'-0" FROM BACK OF CURB AND UTILIZE FLUSH-WITH-GRADE POLE BASE PER DETAIL "E-LP2". WHERE POLES CAN NOT BE LOCATED A MINIMUM OF 3'-0" FROM BACK OF CURB, UTILIZE EXPOSED POLE BASE PER DETAIL "E-LP1"</div>									
221149									

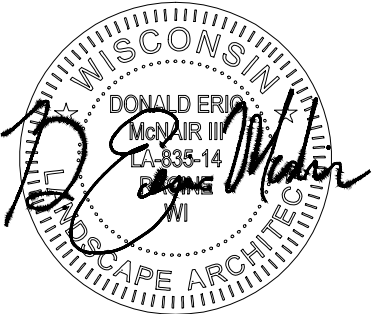


# SITE LIGHTING PLAN

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A LANDSCAPE DEVELOPMENT PLAN FOR  
**LEO - Pumpkin Hollow**  
Portage Road  
Madison, Wisconsin



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## REVISIONS

SHEET

SL1.4



VIEW CORRIDOR 1





VIEW CORRIDOR 2

