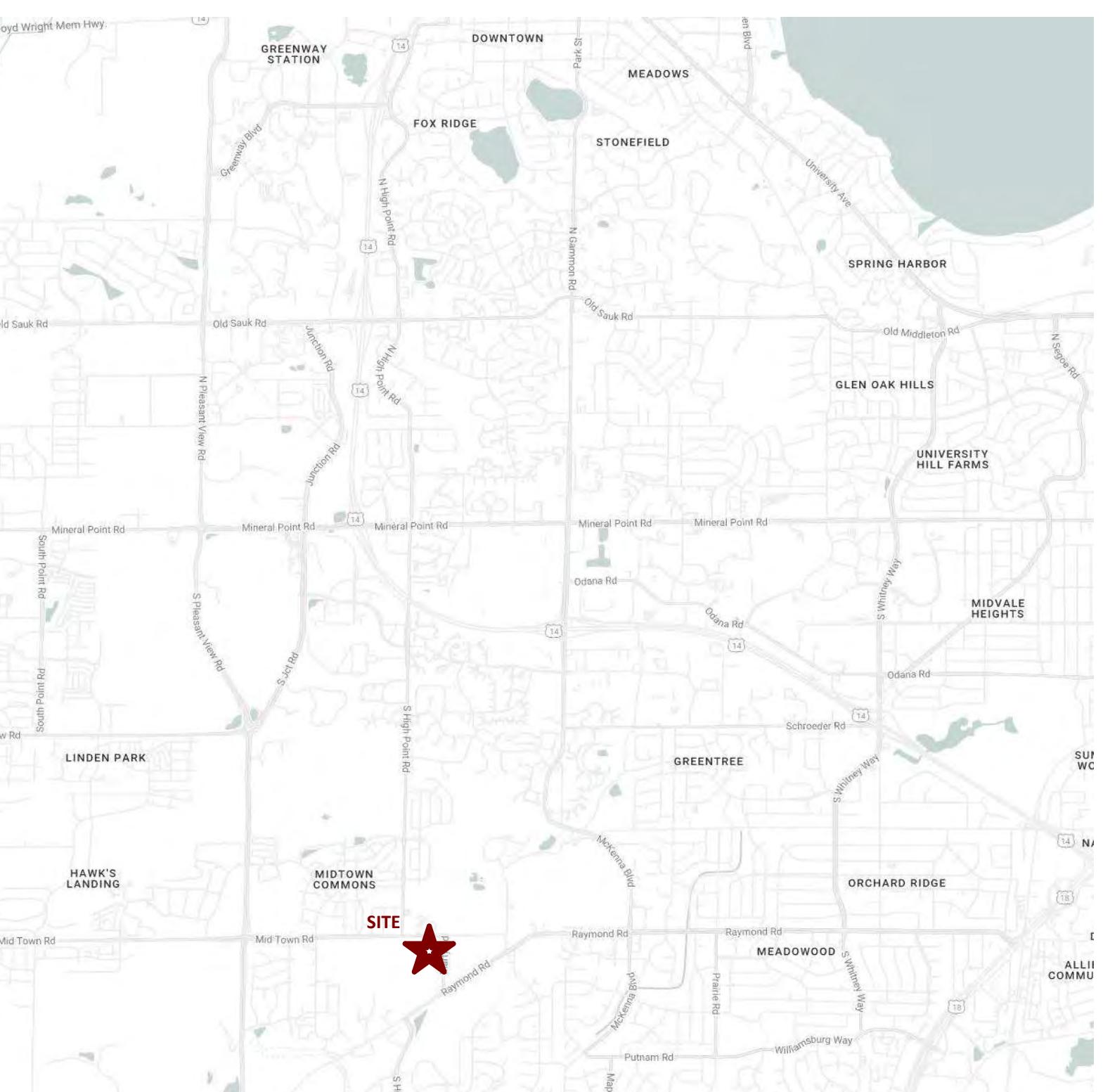




Midpoint Meadows

Multi-Family Development Lot 218

Six 2-3 Story Buildings, All with 1 Level
Underground Parking & One Club House Building



SHEET INDEX

G 000	Cover Sheet	AC100-1	Building 1 - Basement Floor Plan	AC100-3	Building 3 - Basement Floor Plan	AC100-5	Building 5 - Basement Floor Plan	AC101-7	Clubhouse - First & Lower Floor
C001	Civil Notes	AC101-1	Building 1 - First Floor Plan	AC101-3	Building 3 - First Floor Plan	AC101-5	Building 5 - First Floor Plan	AC102-7	Clubhouse - Roof Plan
		AC102-1	Building 1 - Second Floor Plan	AC102-3	Building 3 - Second Floor Plan	AC102-5	Building 5 - Second Floor Plan	AC201-7	Clubhouse - Exterior Elevations
		AC103-1	Building 1 - Third Floor Plan	AC103-3	Building 3 - Third Floor Plan	AC103-5	Building 5 - Third Floor Plan	AC202-7	Clubhouse - Exterior Elevations Colored
C100	Existing Conditions	AC104-1	Building 1 - Roof Plan	AC104-3	Building 3 - Roof Plan	AC104-5	Building 5 - Roof Plan		
C101	Demolition Plan	AC201-1	Building 1 - Exterior Elevations	AC201-3	Building 3 - Exterior Elevations	AC201-5	Building 5 - Exterior Elevations	AC900	Material Board
C102	Site Plan	AC202-1	Building 1 - Exterior Elevations	AC202-3	Building 3 - Exterior Elevations	AC202-5	Building 5 - Exterior Elevations		
C103	Grading Plan - North	AC203-1	Building 1 - Exterior Elevations Colored	AC203-3	Building 3 - Exterior Elevations Colored	AC203-5	Building 5 - Exterior Elevations Colored		Concept Images
C104	Grading Plan - South	AC204-1	Building 1 - Exterior Elevations Colored	AC204-3	Building 3 - Exterior Elevations Colored	AC204-5	Building 5 - Exterior Elevations Colored		
C106	Erosion Control								
C108	Utility Plan	AC100-2	Building 2 - Basement Floor Plan	AC100-4	Building 4 - Basement Floor Plan	AC100-6	Building 6 - Basement Floor Plan		
		AC101-2	Building 2 - First Floor Plan	AC101-4	Building 4 - First Floor Plan	AC101-6	Building 6 - First Floor Plan		
		AC102-2	Building 2 - Second Floor Plan	AC102-4	Building 4 - Second Floor Plan	AC102-6	Building 6 - Second Floor Plan		
		AC103-2	Building 2 - Third Floor Plan	AC103-4	Building 4 - Third Floor Plan	AC103-6	Building 6 - Third Floor Plan		
		AC104-2	Building 2 - Roof Plan	AC104-4	Building 4 - Roof Plan	AC104-6	Building 6 - Roof Plan		
C501	Construction Details	AC201-2	Building 2 - Exterior Elevations	AC201-4	Building 4 - Exterior Elevations	AC201-6	Building 6 - Exterior Elevations		
		AC202-2	Building 2 - Exterior Elevations	AC202-4	Building 4 - Exterior Elevations	AC202-6	Building 6 - Exterior Elevations		
CA101	Architectural Site Plan	AC203-2	Building 2 - Exterior Elevations Colored	AC203-4	Building 4 - Exterior Elevations Colored	AC203-6	Building 6 - Exterior Elevations Colored		
CA102	Site Lighting Plan	AC204-2	Building 2 - Exterior Elevations Colored	AC204-4	Building 4 - Exterior Elevations Colored	AC204-6	Building 6 - Exterior Elevations Colored		
CA102a	Partial Site Lighting Plan								
CA102b	Partial Site Lighting Plan								
CA102c	Partial Site Lighting Plan								
CA102d	Partial Site Lighting Plan								
CA104	Lot Coverage								
L100	Overall Landscape Plan								
L101	Detail Landscape Plan								
L102	Detail Landscape Plan								
L103	Detail Landscape Plan								
L104	Plant Schedule and Landscape Points								

PROJECT NUMBER 2411

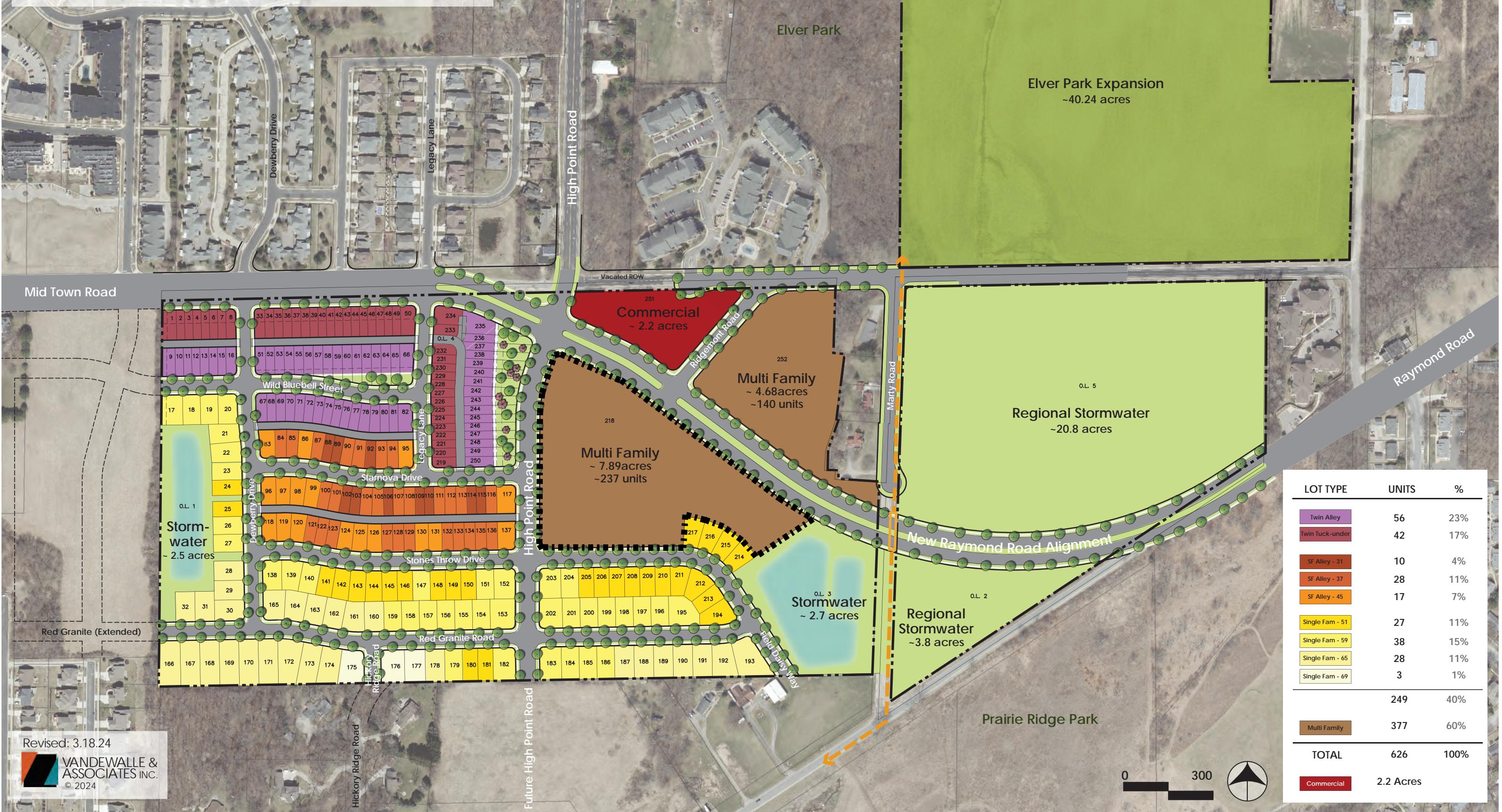
ISSUED

LUA/UDC SUBMITTAL - 2024.10.07



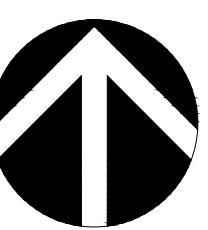
Midpoint Meadows

Development Plan



ISSUED
 Issued for LUA Submittal - October 7, 2024

PROJECT TITLE
MIDPOINT MEADOWS



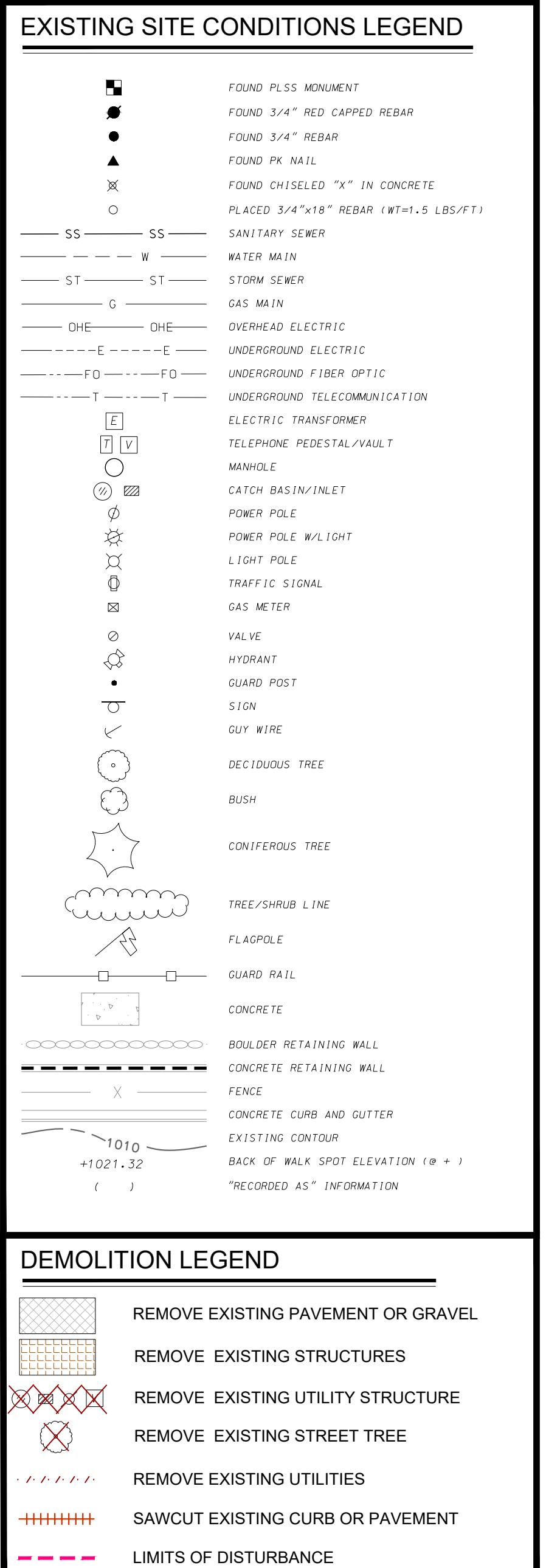
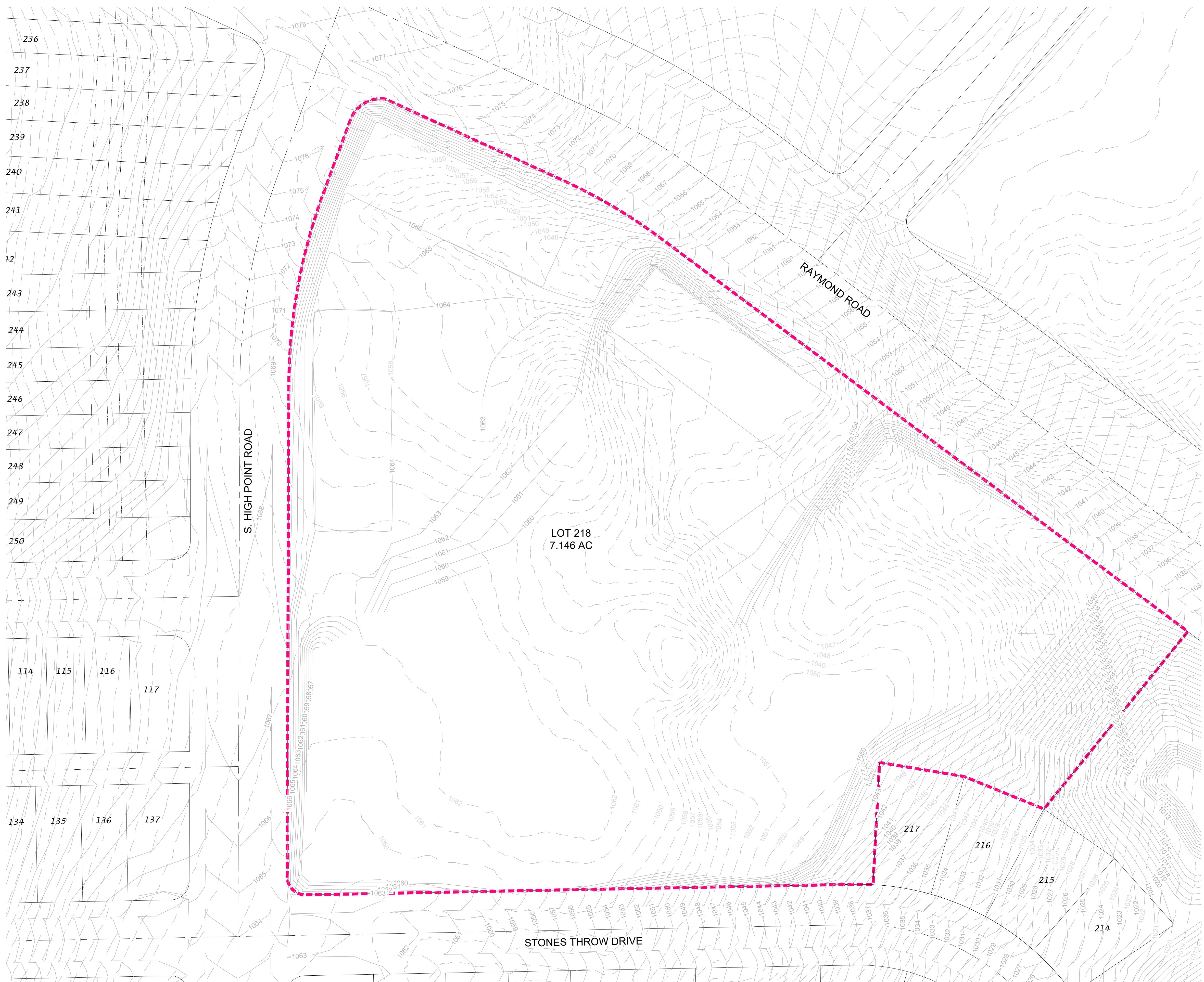
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SHEET TITLE
EXISTING CONDITIONS AND DEMO PLAN

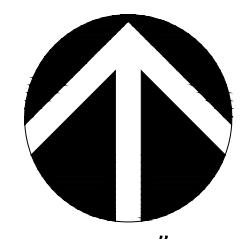
SHEET NUMBER

C001



ISSUED
 Issued for LUA Submittal - October 7, 2024

PROJECT TITLE
MIDPOINT MEADOWS



SCALE: 1" = 40'



SHEET TITLE
SITE LAND USE PLAN - OVERALL

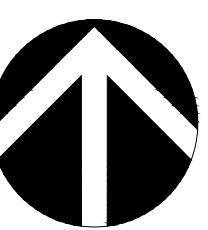
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C101

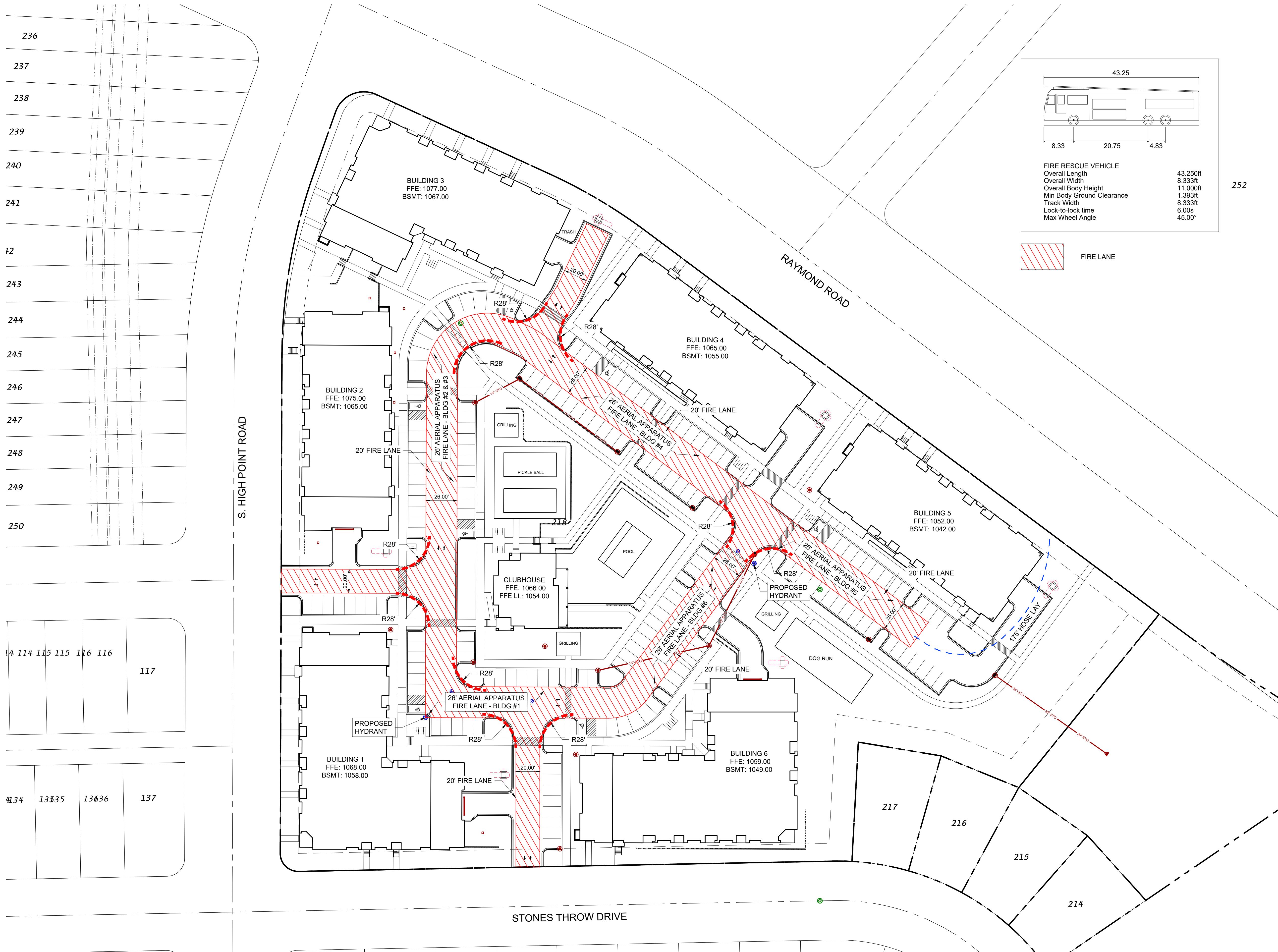
MIDPOINT MEADOWS - SITE CALCULATIONS		
Total Property	311,318 sf	7.15 ac
Zoning District	X	
Setbacks		
15'-0" Street Yard 1st Floor		
15'-0" Corner Lots		
20'-0" Side Yard		
20'-0" Rear Yard		
Maximum Building Height		
Minimum Greenspace Requirement	40%	124,527 sf
Use	Multi-Family	
Existing Site:		
Existing Buildings	0 sf	0.00 ac
Existing Pavement	0 sf	0.00 ac
Total Existing Impervious	0 sf	0.00 ac
Remainder Greenspace	311,318 sf	7.15 ac
Proposed Site:		
New Buildings	91,395 sf	2.10 ac
New Pavement	116,458 sf	2.67 ac
Total New & Existing Impervious	207,853 sf	4.77 ac
Remainder Greenspace	103,465 sf	2.38 ac
Total Additional New Impervious Area	207,853 sf	

LEGEND		
	BUILDING (IMPERVIOUS AREA)	
	PAVEMENT (IMPERVIOUS AREA)	
	GRASS (PERVIOUS AREA)	
LIMITS OF DISTURBANCE		= 311,318 SQ FT = 7.146 AC





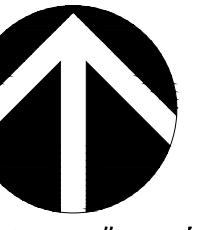
SCALE: 1" = 40'



ISSUED
Issued for LUA Submittal - October 7, 2024

PROJECT TITLE

MIDPOINT MEADOWS



SCALE: 1" = 40'

2 40

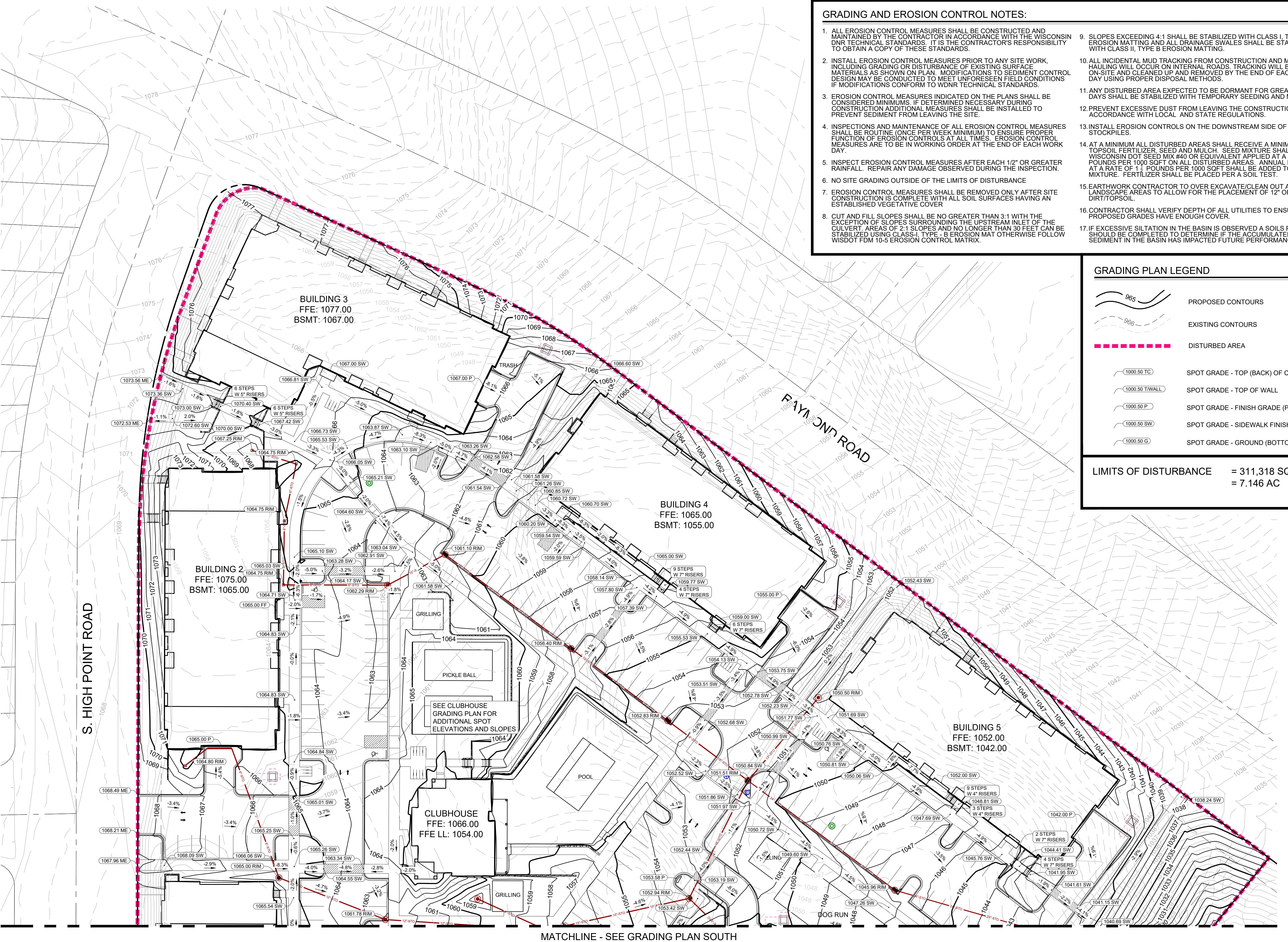
SHEET TITLE

GRADING PLAN -

OVERALL

SHEET NUMBER

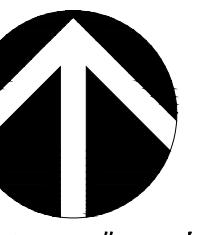
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PROJECT TITLE

MIDPOINT

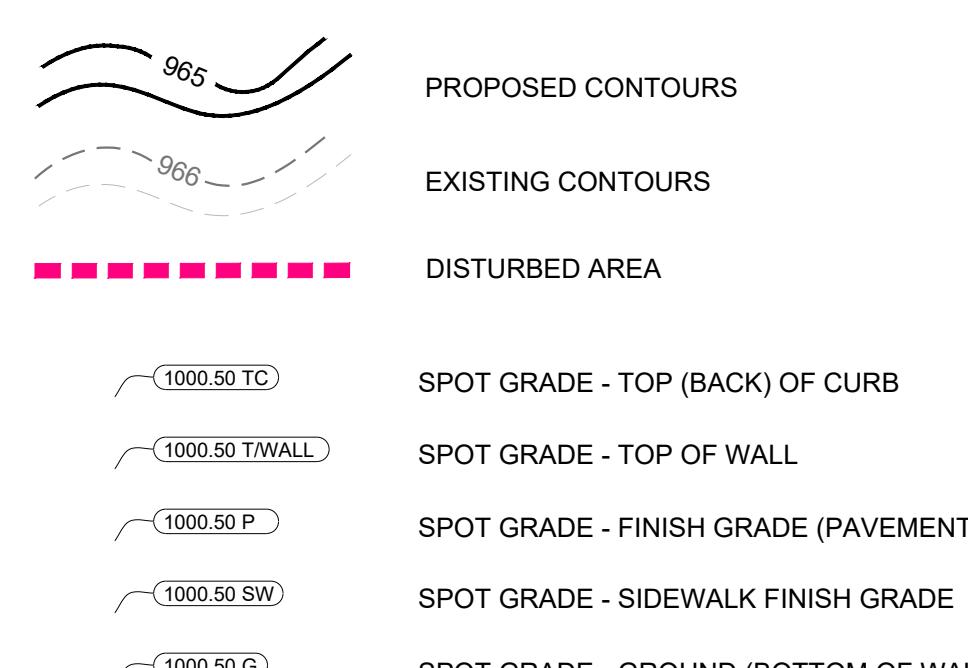
MEADOWS



SCALE: 1" = 30'

0 30

GRADING PLAN LEGEND



LIMITS OF DISTURBANCE = 311,318 SQ FT
= 7.146 AC

GRADING AND EROSION CONTROL NOTES:

1. ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED BY THE CONTRACTOR IN ACCORDANCE WITH THE WISCONSIN DNR TECHNICAL STANDARDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY OF THESE STANDARDS.
2. INSTALL EROSION CONTROL MEASURES PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIALS AS SHOWN ON PLAN. MODIFICATIONS TO SEDIMENT CONTROL DESIGN MAY BE CONDUCTED TO MEET UNFORESEEN FIELD CONDITIONS IF MODIFICATIONS CONFORM TO WDNR TECHNICAL STANDARDS.
3. EROSION CONTROL MEASURES INDICATED ON THE PLANS SHALL BE CONSIDERED MINIMUMS. IF DETERMINED NECESSARY DURING CONSTRUCTION ADDITIONAL MEASURES SHALL BE INSTALLED TO PREVENT SEDIMENT FROM LEAVING THE SITE.
4. INSPECTIONS AND MAINTENANCE OF ALL EROSION CONTROL MEASURES SHALL BE ROUTINE (ONCE PER WEEK MINIMUM) TO ENSURE PROPER FUNCTION OF EROSION CONTROLS AT ALL TIMES. EROSION CONTROL MEASURES ARE TO BE IN WORKING ORDER AT THE END OF EACH WORK DAY.
5. INSPECT EROSION CONTROL MEASURES AFTER EACH 1/2" OR GREATER RAINFALL. REPAIR ANY DAMAGE OBSERVED DURING THE INSPECTION.
6. NO SITE GRADING OUTSIDE OF THE LIMITS OF DISTURBANCE
7. EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE WITH ALL SOIL SURFACES HAVING AN ESTABLISHED VEGETATIVE COVER
8. CUT AND FILL SLOPES SHALL BE NO GREATER THAN 3:1 WITH THE EXCEPTION OF SLOPES SURROUNDING THE UPSTREAM INLET OF THE CULVERT. AREAS OF 2:1 SLOPES AND NO LONGER THAN 30 FEET CAN BE STABILIZED USING CLASS-I, TYPE - B EROSION MAT OTHERWISE FOLLOW WISDOT FDM 10-5 EROSION CONTROL MATRIX.
9. SLOPES EXCEEDING 4:1 SHALL BE STABILIZED WITH CLASS I, TYPE B EROSION MATTING AND ALL DRAINAGE SWALES SHALL BE STABILIZED WITH CLASS II, TYPE B EROSION MATTING.
10. ALL INCIDENTAL MUD TRACKING FROM CONSTRUCTION AND MATERIAL HAULING WILL OCCUR ON INTERNAL ROADS. TRACKING WILL BE KEPT ON-SITE AND CLEANED UP AND REMOVED BY THE END OF EACH WORKING DAY USING PROPER DISPOSAL METHODS.
11. ANY DISTURBED AREA EXPECTED TO BE DORMANT FOR GREATER THAN 5 DAYS SHALL BE STABILIZED WITH TEMPORARY SEEDING AND MULCH.
12. PREVENT EXCESSIVE DUST FROM LEAVING THE CONSTRUCTION SITE IN ACCORDANCE WITH LOCAL AND STATE REGULATIONS.
13. INSTALL EROSION CONTROLS ON THE DOWNSTREAM SIDE OF STOCKPILES.
14. AT A MINIMUM ALL DISTURBED AREAS SHALL RECEIVE A MINIMUM OF 4" OF TOPSOIL FERTILIZER, SEED AND MULCH. SEED MIXTURE SHALL BE WISCONSIN DOT SEED MIX #40 OR EQUIVALENT APPLIED AT A RATE OF 5 POUNDS PER 1000 SQFT ON ALL DISTURBED AREAS. ANNUAL RYEGRASS AT A RATE OF 1 $\frac{1}{2}$ POUNDS PER 1000 SQFT SHALL BE ADDED TO THE MIXTURE. FERTILIZER SHALL BE PLACED PER A SOIL TEST.
15. EARTHWORK CONTRACTOR TO OVER EXCAVATE/CLEAN OUT ALL LANDSCAPE AREAS TO ALLOW FOR THE PLACEMENT OF 12" OF BLACK DIRT/TOPSOIL.
16. CONTRACTOR SHALL VERIFY DEPTH OF ALL UTILITIES TO ENSURE PROPOSED GRADES HAVE ENOUGH COVER.
17. IF EXCESSIVE SILTATION IN THE BASIN IS OBSERVED A SOILS PROBE SHOULD BE COMPLETED TO DETERMINE IF THE ACCUMULATED DEPTH OF SEDIMENT IN THE BASIN HAS IMPACTED FUTURE PERFORMANCE.

SHEET TITLE

GRADING PLAN -

SOUTH

SHEET NUMBER

2000

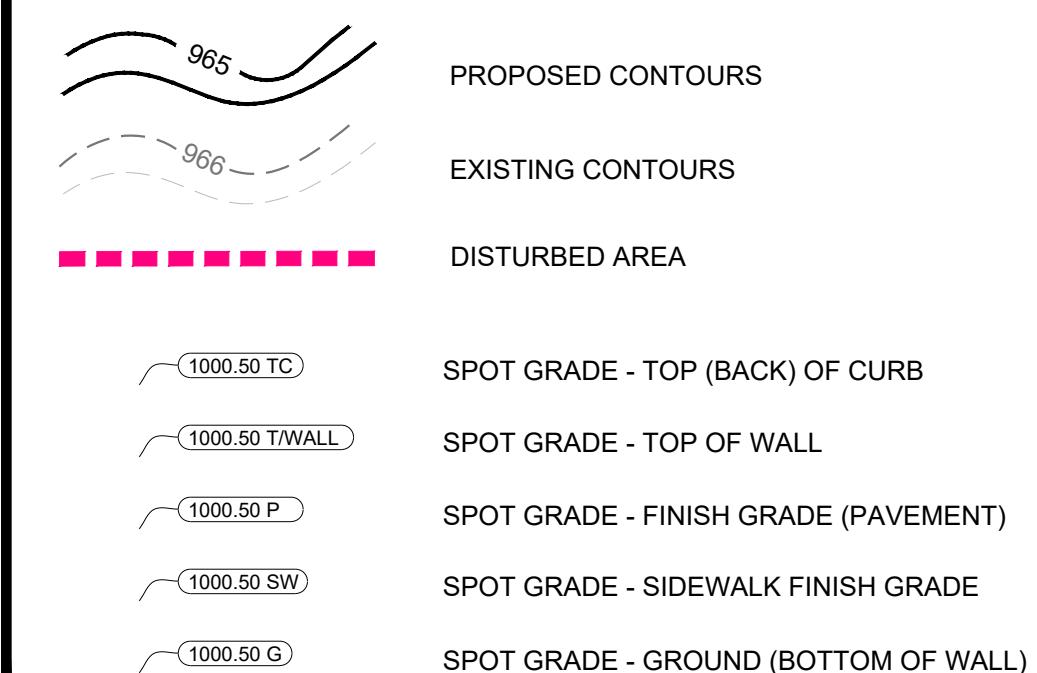
C502

GRADING AND EROSION CONTROL NOTES:

1. ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED BY THE CONTRACTOR IN ACCORDANCE WITH THE WISCONSIN DNR TECHNICAL STANDARDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY OF THESE STANDARDS.
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ISSUED
Issued for LUA Submittal - October 7, 2024

GRADING PLAN LEGEND



LIMITS OF DISTURBANCE = 311,318 SQ FT
= 7.146 AC

PROJECT TITLE

MIDPOINT MEADOWS



SHEET TITLE

GRADING PLAN -

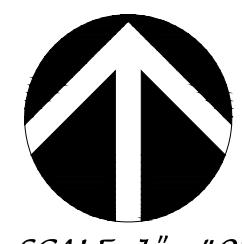
CLUBHOUSE

SHEET NUMBER

C303

ISSUED
 Issued for LUA Submittal - October 7, 2024

PROJECT TITLE
MIDPOINT MEADOWS

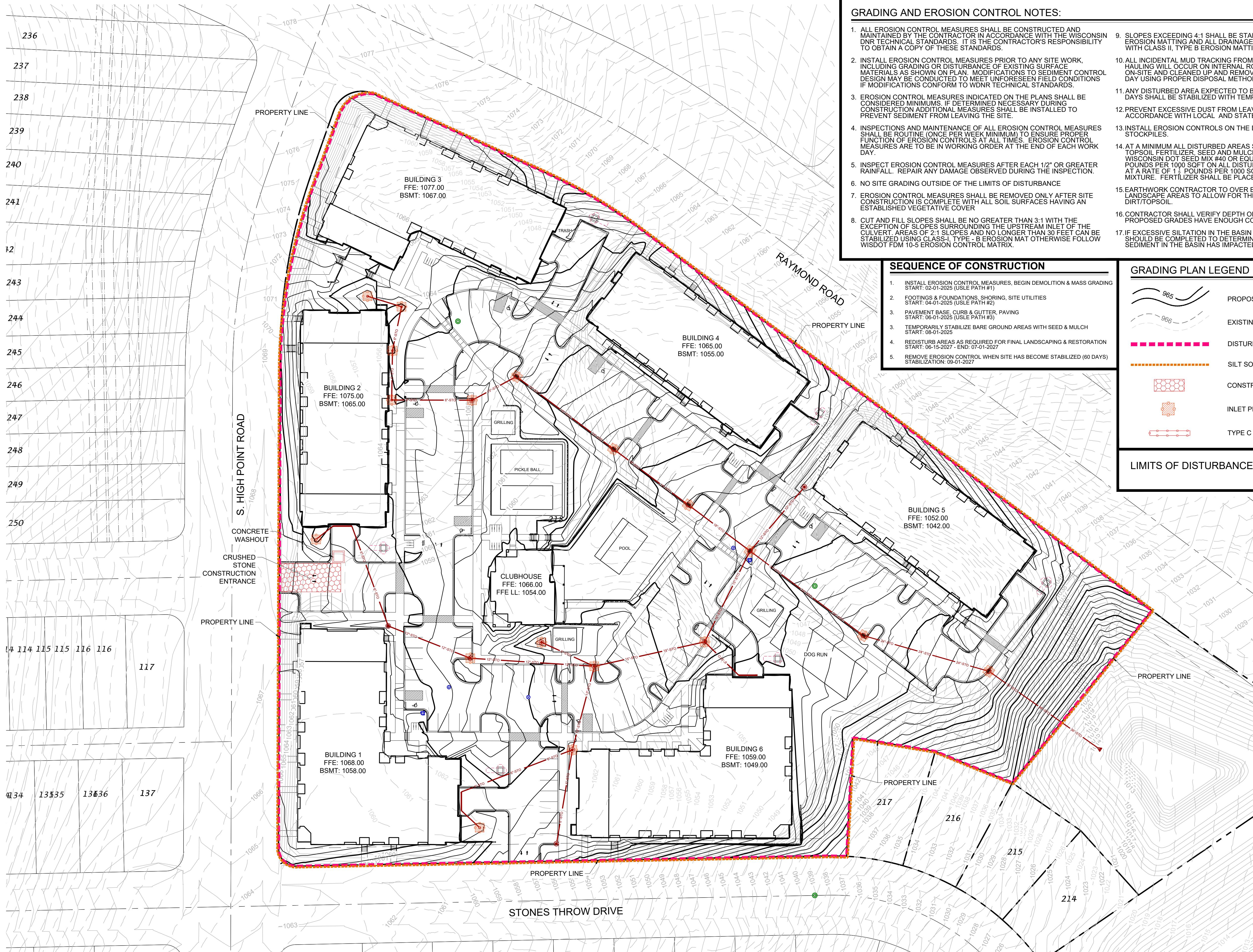


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SHEET TITLE
EROSION CONTROL PLAN - OVERALL

SHEET NUMBER

C304

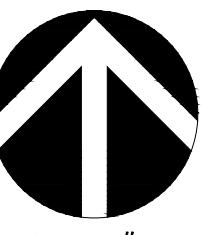


SITE UTILITY NOTES

1. THE LOCATION OF EXISTING UTILITIES SHOWN ON THE PLANS ARE APPROXIMATE. PROTECTION OF EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY.
2. ALL SITE UTILITY WORK SHALL BE CONSTRUCTED PER THE CITY OF MADISON STANDARD SPECIFICATIONS.
3. CONTRACTOR TO COORDINATE ELECTRIC, GAS, PHONE & CABLE INSTALLATION WITH THE RESPECTIVE UTILITY COMPANIES.
4. WATER MAIN SHALL HAVE A MINIMUM 6' BURY TO TOP OF PIPE.
5. CONTRACTOR TO COORDINATE SANITARY LATERAL AND WATER SERVICE ROUTING AND BUILDING CONNECTION WITH PLUMBING PLANS PRIOR TO CONSTRUCTION.
6. UTILITY CONTRACTOR SHALL VERIFY EXISTING UNDERGROUND UTILITY GRADES AND NOTIFY THE PROJECT SUPERINTENDENT IF A CONFLICT ARISES WITH THE INSTALLATION OF NEW UTILITIES.
7. ALL 2X3 INLETS TO BE 2' X 3' INLET BOXES WITH NEENAH R-3067 COMBINATION INLET FRAME, GRATE.
8. ALL STORM PIPES IN FUTURE CITY OF MADISON RIGHT-OF-WAY TO BE REINFORCED CONCRETE PIPE.
9. ALL ROOF DRAIN STORM PIPES TO BE ADS N-12 @ 1.0% UNLESS OTHERWISE SHOWN.
10. PUBLIC IMPROVEMENTS OR RESTORATION OF THE PUBLIC RIGHT-OF-WAY SHALL BE COMPLETED PER THE CITY ISSUED PLANS, PROJECT NO. 14221, CONTRACT NO. 9189.

ISSUED
Issued for LUA Submittal - October 7, 2024

PROJECT TITLE
MIDPOINT MEADOWS



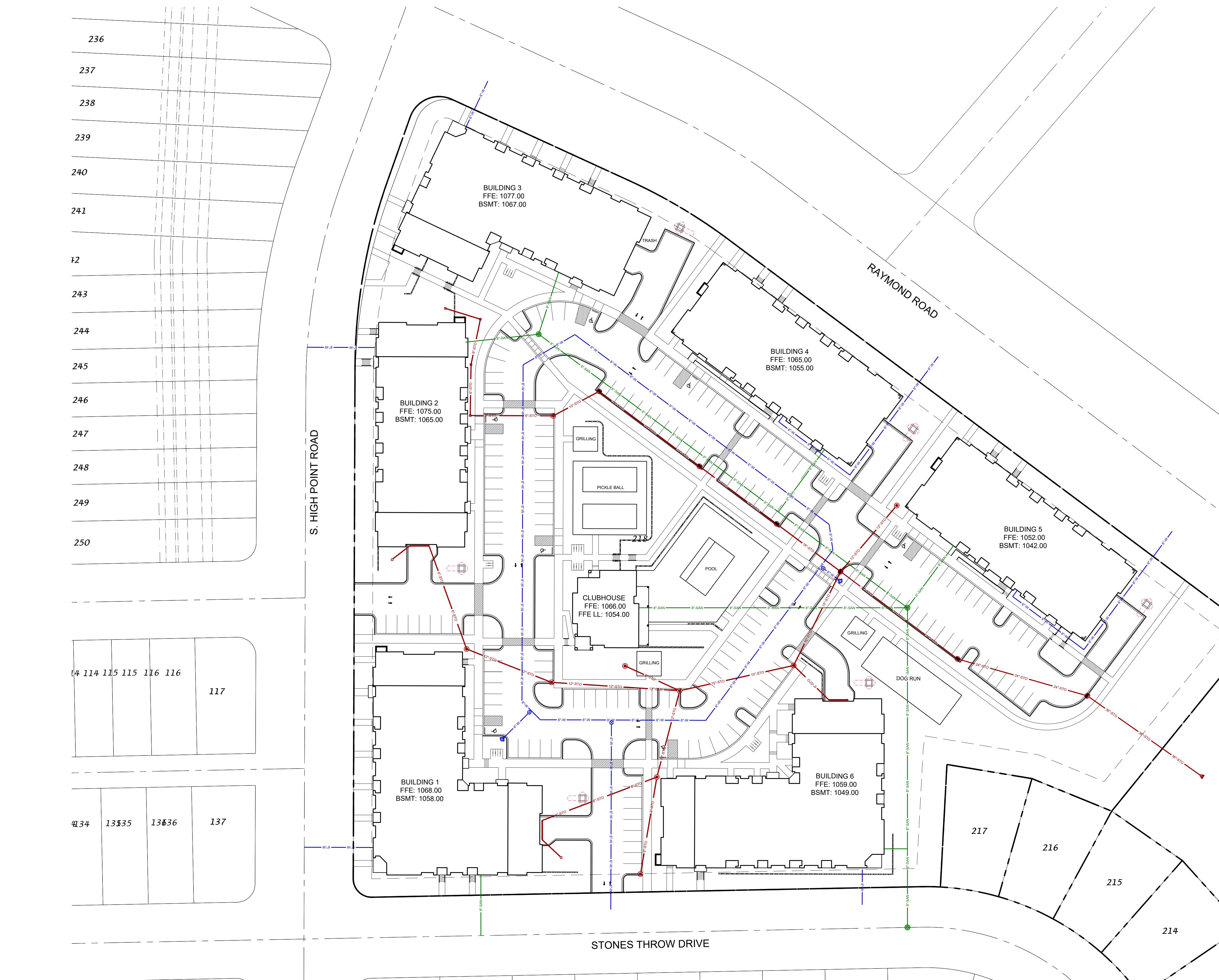
SCALE: 1" = 40'



SHEET TITLE
SITE UTILITY PLAN - OVERALL

SHEET NUMBER

C400





SITE UTILITY NOTES

1. THE LOCATION OF EXISTING UTILITIES SHOWN ON THE PLANS ARE APPROXIMATE. PROTECTION OF EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY.
2. ALL SITE UTILITY WORK SHALL BE CONSTRUCTED PER THE CITY OF MADISON STANDARD SPECIFICATIONS.
3. CONTRACTOR TO COORDINATE ELECTRIC, GAS, PHONE & CABLE INSTALLATION WITH THE RESPECTIVE UTILITY COMPANIES.
4. WATER MAIN SHALL HAVE A MINIMUM 6.5' BURY TO TOP OF PIPE.
5. CONTRACTOR TO COORDINATE SANITARY LATERAL AND WATER SERVICE ROUTING AND BUILDING CONNECTION WITH PLUMBING PLANS PRIOR TO CONSTRUCTION.
6. UTILITY CONTRACTOR SHALL VERIFY EXISTING UNDERGROUND UTILITY GRADES AND NOTIFY THE PROJECT SUPERINTENDENT IF A CONFLICT ARISES WITH THE INSTALLATION OF NEW UTILITIES.
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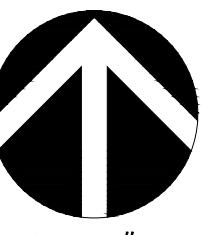
ISSUED
Issued for LUA Submittal - October 7, 2024

Issued for LUA Submittal - October 7, 2024

PROJECT TITLE

MIDPOINT

MEADOWS



SCALE: 1" = 30'

SHEET TITLE

SITE UTILITY PLAN -

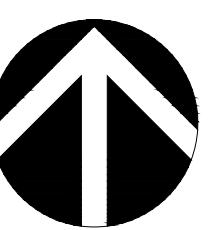
NORTH

SHEET NUMBER

C401

PROJECT NO. 24-03-101
© Knothe & Bruce Architects, LLC

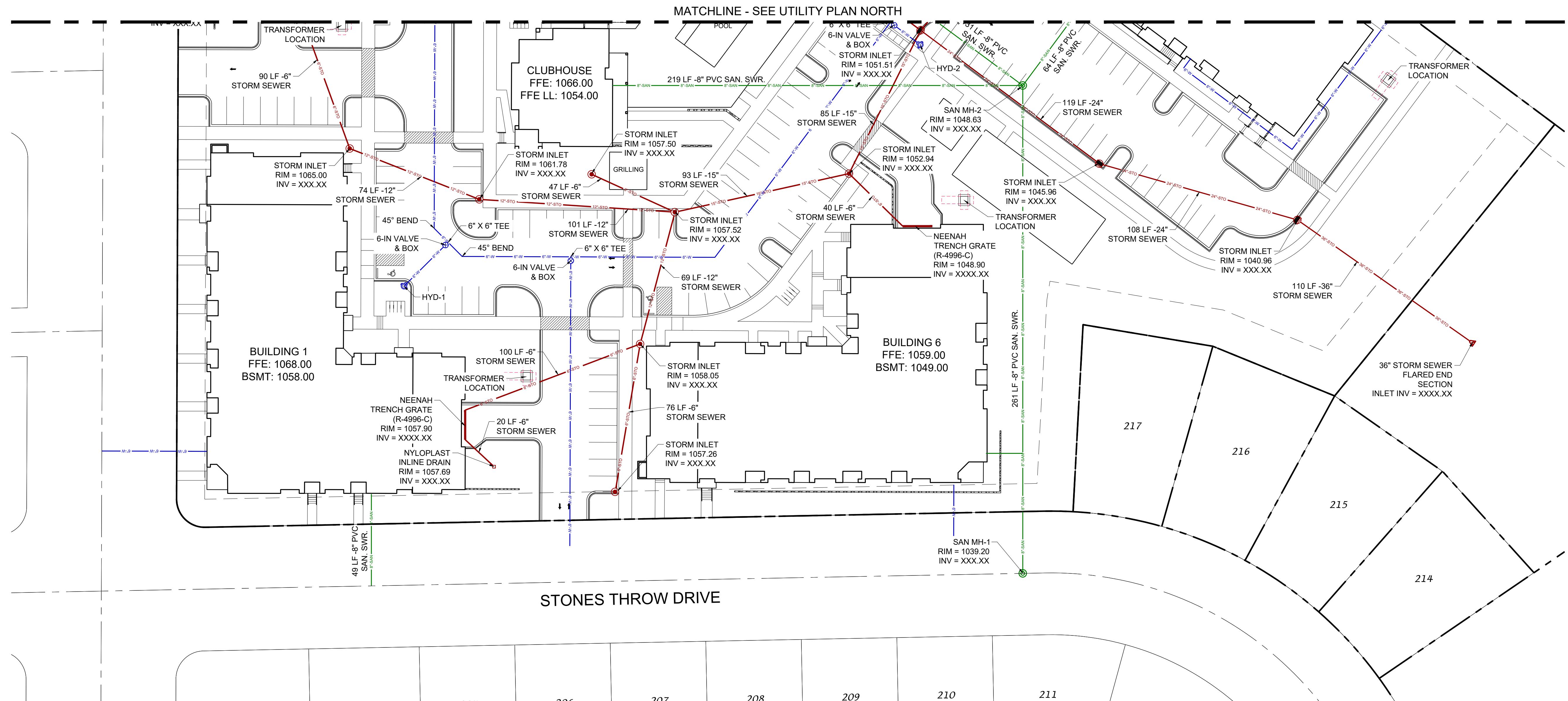
© Knothe & Bruce Architects, LLC



SCALE: 1' = 30'

 SHEET TITLE
**SITE UTILITY PLAN -
SOUTH**

SHEET NUMBER

C402

SITE UTILITY NOTES

1. THE LOCATION OF EXISTING UTILITIES SHOWN ON THE PLANS ARE APPROXIMATE. PROTECTION OF EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY.
2. ALL SITE UTILITY WORK SHALL BE CONSTRUCTED PER THE CITY OF MADISON STANDARD SPECIFICATIONS.
3. CONTRACTOR TO COORDINATE ELECTRIC, GAS, PHONE & CABLE INSTALLATION WITH THE RESPECTIVE UTILITY COMPANIES.
4. WATER MAIN SHALL HAVE A MINIMUM 6.5' BURY TO TOP OF PIPE.
5. CONTRACTOR TO COORDINATE SANITARY LATERAL AND WATER SERVICE ROUTING AND BUILDING CONNECTION WITH PLUMBING PLANS PRIOR TO CONSTRUCTION.
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CITY OF MADISON LANDSCAPE WORKSHEET

Section 28.142 Madison General Ordinance

Project Location / Address 2150 Marty Road & 7751 Mid Town Road
Name of Project Residential Building Complex for Midpoint Meadows Multi-Family Development
Owner / Contact DSI Real Estate Group, Inc. Dan Brinkman
Contact Phone (608)575-9023 Contact Email dbrinkman@dsirealestate.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 199,468 sf

Total landscape points required 1718

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

Total square footage of developed area _____

Five (5) acres = 217,800 square feet

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

Remainder of developed area _____

Total landscape points required _____

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

Total square footage of developed area _____

Total landscape points required _____

Tabulation of Points and Credits

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

Plant Type/ Element	Minimum Size at Installation	Points	Credits/ Existing Landscaping		New/ Proposed Landscaping	
			Quantity	Points Achieved	Quantity	Points Achieved
Overstory deciduous tree	2½ inch caliper measured diameter at breast height (dbh)	35			57	1995
Tall evergreen tree (i.e. pine, spruce)	5-6 feet tall	35			14	490
Ornamental tree	1 1/2 inch caliper	15			58	870
Upright evergreen shrub (i.e. arborvitae)	3-4 feet tall	10			55	550
Shrub, deciduous	#3 gallon container size, Min. 12"-24"	3			370	1110
Shrub, evergreen	#3 gallon container size, Min. 12"-24"	4			116	464
Ornamental grasses/ perennials	#1 gallon container size, Min. 8"-18"	2			487	974
Ornamental/ decorative fencing or wall	n/a	4 per 10 lineal ft.				
Existing significant specimen tree	Minimum size: 2 ½ inch caliper dbh. *Trees must be within developed area and cannot comprise more than 30% of total required points.	14 per caliper inch dbh. Maximum points per tree: 200				
Landscape furniture for public seating and/or transit connections	* Furniture must be within developed area, publically accessible, and cannot comprise more than 5% of total required points.	5 points per "seat"				
Sub Totals						6453

Total Number of Points Provided 6453

* 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.

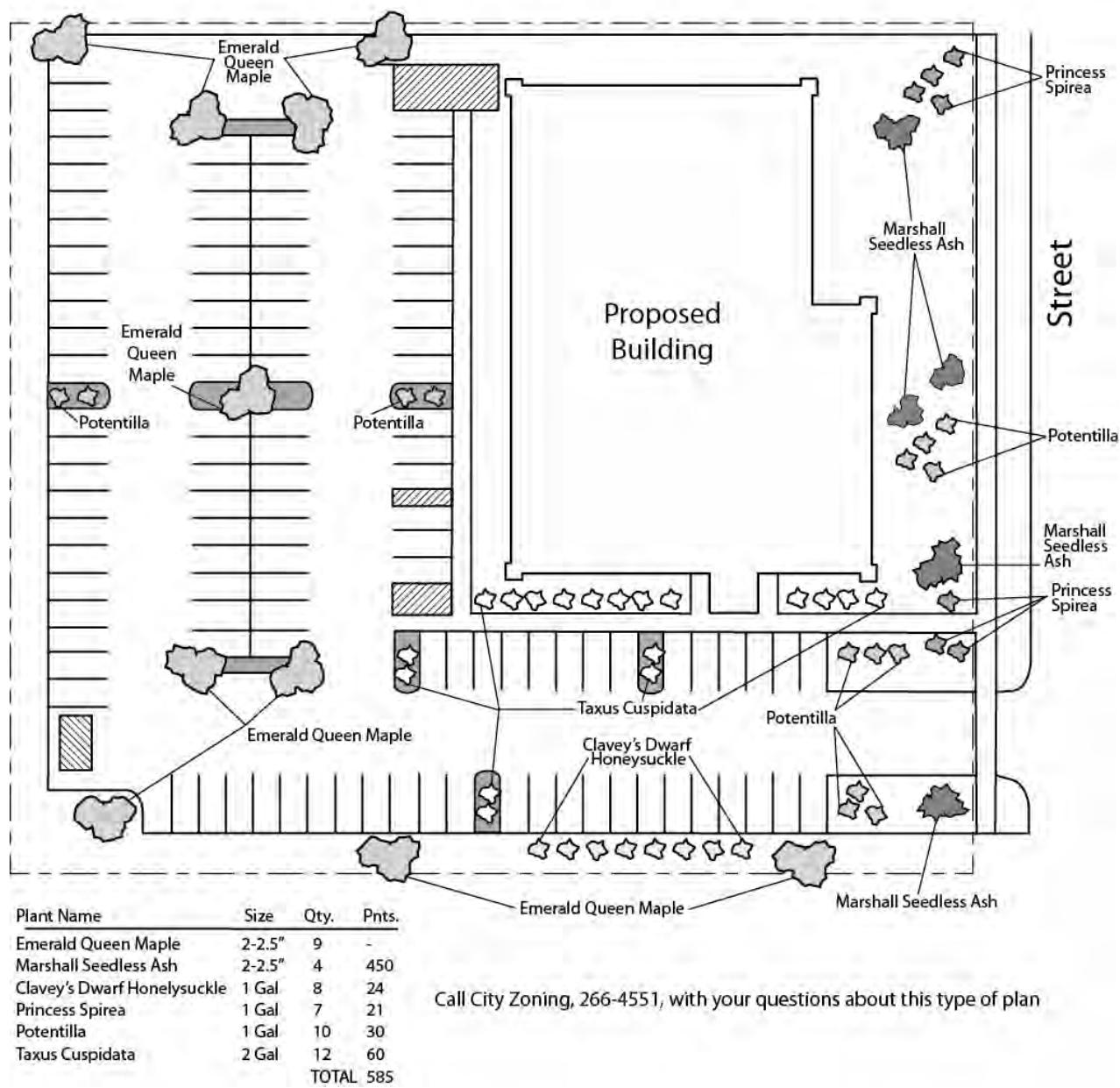
Screening Along District Boundaries

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.



**OLSON TOON
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MIDPOINT MEADOWS

OVERALL LANDSCAPE PLAN

OVERALL LANDSCAPE PLAN

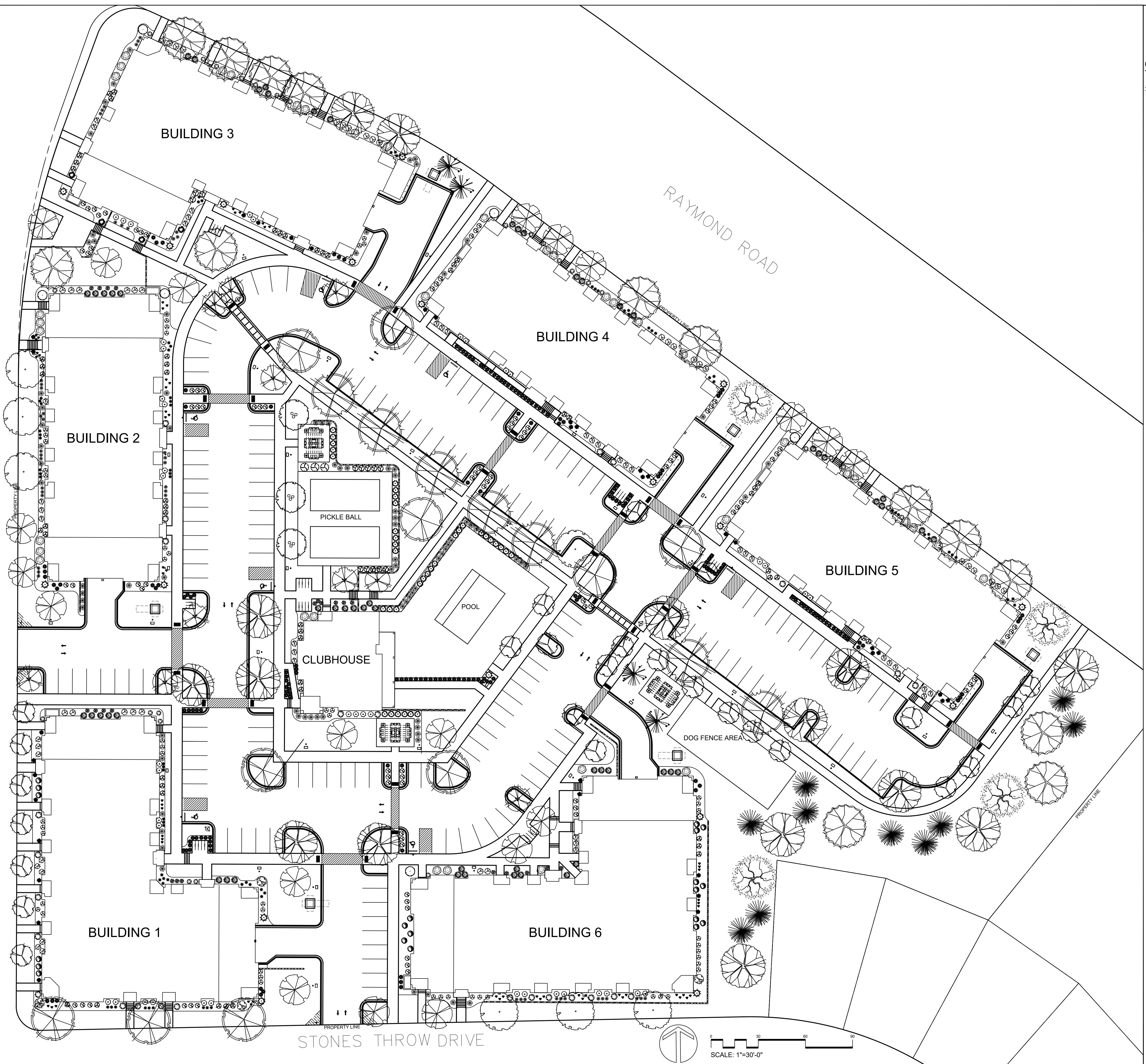
Madison Wisconsin

Date: October 7, 2024
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Designer: kms
Job #

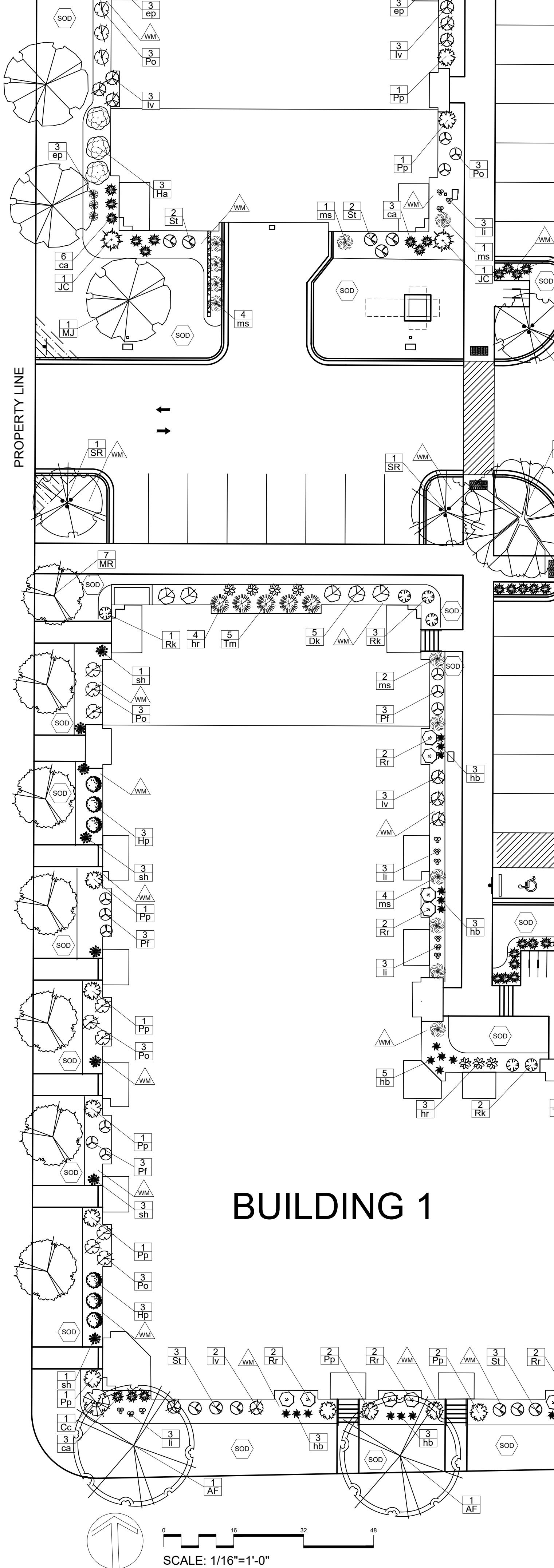
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the plans presented herein are
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Revisions:

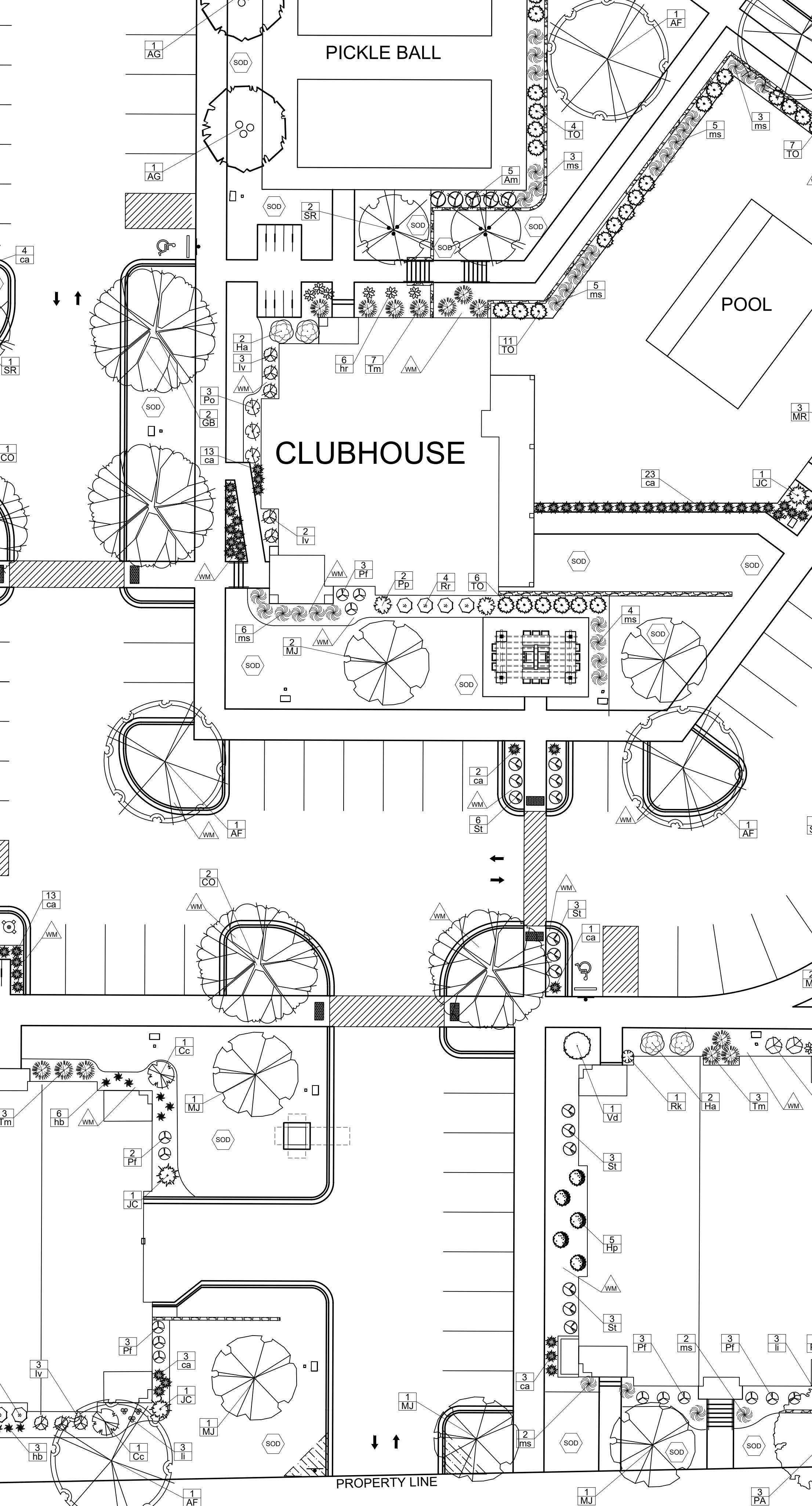
Reference Name DSI



S. HIGH POINT ROAD

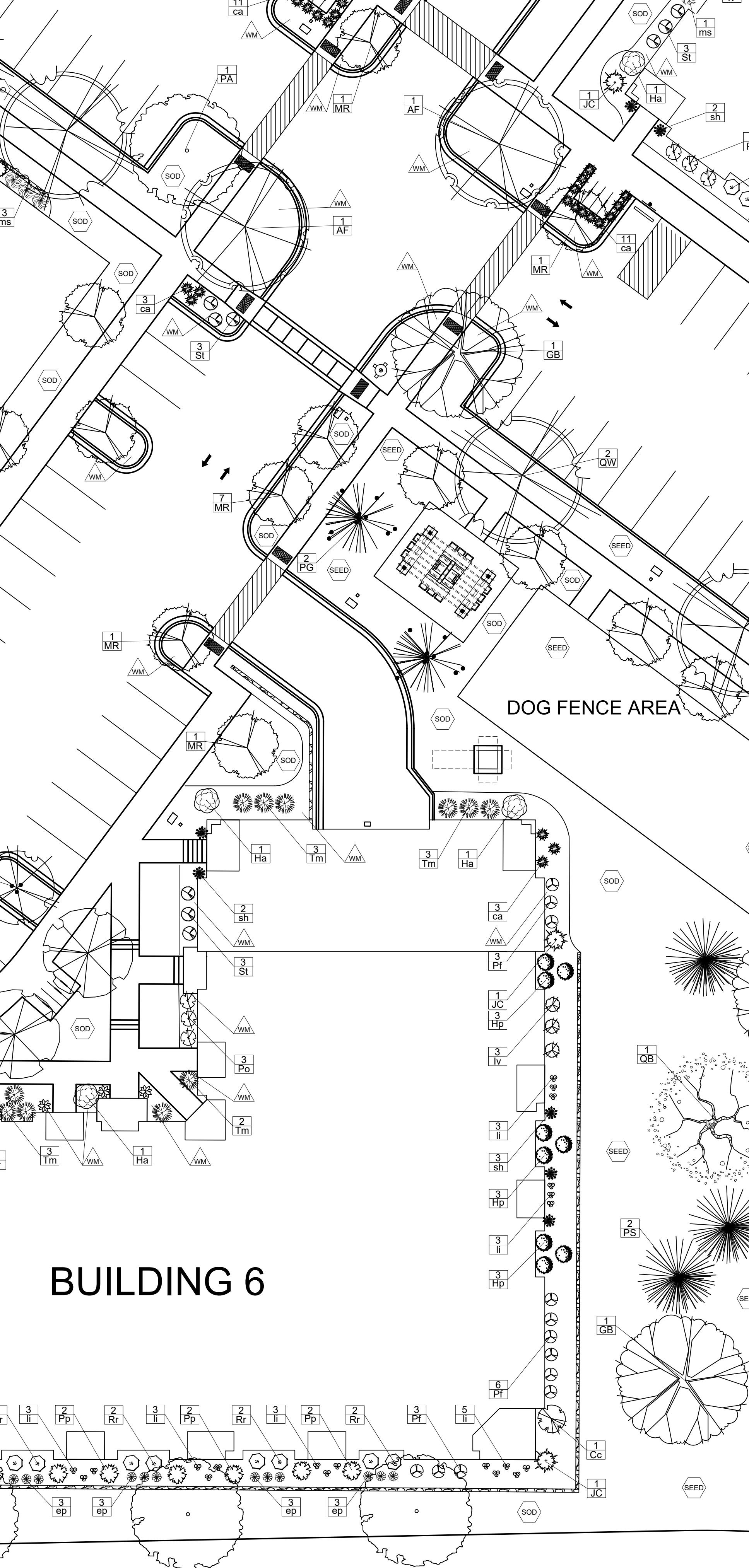


BUILDING 1



STONES THROW DRIVE

SCALE: 1/16"=1'-0"



BUILDING 6

L 101

Reference Name:
DSI

MIDPOINT MEADOWS

DETAIL LANDSCAPE PLAN

Madison, Wisconsin

Date: October 7, 2024
Scale: 1/16" = 1'-0"
Designer: kms
Job #

Seal:
To protect against legal liability,
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MIDPOINT MEADOWS

LANDSCAPE PLAN

BUILDING 3

RAYMOND ROAD

BUILDING 4

FILE NUMBER
102

PICKLE BAL

SCALE: 1/16"=1'-0"

ate: October 7, 2024
ale: 1/16"=1'-0"
esigner: kms
Job #

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MIDPOINT MEADOWS

DETAIL LANDSCAPE PLAN

Madison, Wisconsin

