



City of Madison Planning Division
215 Martin Luther King Jr. Blvd. | Room LL.100 | P.O. Box 2985 | Madison, WI 53701-2985

Madison Landmarks Commission APPLICATION

1. LOCATION

Project Address: 130 E Gilman St Aldermanic District: 2

2. PROJECT

Date Submitted: 31 July 17

Project Title / Description: Governor's Mansion Inn

This is an application for: (check all that apply)

- Alteration / Addition to a Designated Madison Landmark
- Alteration / Addition to a building adjacent to a Designated Madison Landmark
- Alteration / Addition to a building in a Local Historic District (specify):
 - Mansion Hill
 - University Heights
 - Third Lake Ridge
 - Marquette Bungalows
 - First Settlement
- New Construction in a Local Historic District (specify):
 - Mansion Hill
 - University Heights
 - Third Lake Ridge
 - Marquette Bungalows
 - First Settlement
- Demolition
- Variance from the Landmarks Ordinance
- Referral from Common Council, Plan Commission, or other referral
- Other (specify): _____

CITY OF MADISON

JUL 31 2017

244
Planning & Community
& Economic Development

3. APPLICANT

Applicant's Name: Robt KLEBBA Company: _____
 Address: 704 E Gorham St City/State: Madison Zip: 53703
 Telephone: 608-209-8100 E-mail: bob.klebba@gmail.com
 Property Owner (if not applicant): _____
 Address: _____ City/State: _____ Zip: _____

Property Owner's Signature: [Signature] Date: 31 Jul 17

GENERAL SUBMITTAL REQUIREMENTS

Twelve (12) collated paper copies and electronic (.pdf) files of the following: (Note the filing deadline is 4:30 PM on the filing day)

- Application
- Brief narrative description of the project
- Scaled plan set reduced to 11" x 17" or smaller pages. Please include:
 - Site plan showing all property lines and structures
 - Building elevations, plans and other drawings as needed to illustrate the project
 - Photos of existing house/building
 - Contextual information (such as photos) of surrounding properties
- Any other information that may be helpful in communicating the details of the project and how it complies with the Landmarks Ordinance, including the impacts on existing structures on the site or on nearby properties.

Questions? Please contact the
 Historic Preservation Planner:
 Amy Scanlon
 Phone: 608.266.6552
 Email: ascanlon@cityofmadison.com

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

Letter of Intent

Governor's Mansion Inn

130 E Gilman St

Bob Klebba and David Waugh

28 June 2017

Overview

We propose to convert the former Governor's Mansion/Executive Residence at 130 E Gilman St to an 8-room hotel with an event space and café. The building was most recently used as the Knapp House, a graduate student residential scholarship program, and is being sold after being vacant for the past 4 years. It will be exciting to reopen the grand Victorian spaces on the first floor to the public. The building is registered as a national historic landmark and is the location for many significant developments in Madison's and Wisconsin's history.

We have over 4 years' experience operating the Mendota Lake House B&B in the historic Wm & Dora Collins House at 704 E Gorham St. Our business model focuses on exploring the historic nature of the building in its neighborhood, all while providing a range of room rates. We feel strongly that everyone should be able to enjoy our local historic buildings such as hipsters enjoying the local music scene to tourists from overseas travelling in the Midwest to scholars visiting the University of Wisconsin.

The current layout of the Governor's Mansion suits our proposed use well. Our collaboration with the Wisconsin State Historical Society will allow us to bring the building up to code and preserve the look and the feel of the former Governor's Mansion. We intend to decorate it as a house museum, celebrating its history including the birth of the Wisconsin Idea with Robert La Follette up to the Knapp House scholar program.

Our proposal conforms to the City of Madison Downtown Plan. "Objective 7.1: Preserve historic buildings and groupings of buildings that contribute to the essential character of Downtown and its neighborhoods." Not only will important interior features of the house be maintained and restored, but the exterior and the surrounding landscape will be preserved.

Review of Changes

Conversion to hotel

The layout for hotel accommodations is well defined on the second floor with 7 existing bedrooms. The eighth bedroom on the first floor will be accessible. 5 guest bathrooms will need to be added. 2 additional restrooms will be added to accommodate events. Other remodeling includes changing the kitchen space for a café business and adding an accessible access on the west side of the building.

Mechanicals

Structurally, the building is sound and has been well maintained by the University for the past 50 years

Governor's Mansion Inn

and by the State for the previous 80. Our proposed commercial use will require some major mechanical changes. A sprinkler system and zoned air conditioning will be installed throughout. The 125A electrical service will need updating and plumbing will be added for the new bathrooms.

Accessibility

A sidewalk will be added from the accessible parking on the southwest side of the building to allow access from the southwest entrance. From this point access can be made to the event space in the front of the building and to the accessible guest room in the rear.

Historic preservation – Interior

None of the key remaining architectural features will be changed. The kitchen/service area on the first floor will be completely remodeled; however the dining room, parlor and living room will be restored to their original use. On the second floor, 2 bedrooms will be slightly reconfigured to add bathrooms, and a short hallway will be moved to add 2 more. The grand staircase will be preserved.

On-site Parking

We will be adding 7 car parking spaces to the existing 3 on site. There is an existing 2-space parking lot on the southwest side of the building and the northeast side has a driveway with one parking spot. The southwest parking lot will have one accessible parking spot. We intend to install a 10 unit bike rack on the southwest side of the building. Fiore Companies will make their surface parking lot at 139 E Gilman St available after business hours for events at the Governor's Mansion.

Café

Along with the kitchen remodel, we will be adding a small café to accommodate guests and the general public. The café space will be in the dining room, behind the parlor and living room. The café will serve non-alcoholic beverages and local bakery items and will be open from 6:30 am to 2:00 pm, seven days a week. Most café patrons will be expected to arrive on foot or bike. Patrons in cars will park in the street, bikers will use the provided bike parking.

Longer term lodging

We expect to accommodate guests longer than 30 days in December through March. Otherwise most rooms will be rented on a nightly basis with an average occupancy of 2 days.

Caretaker's quarters

Caretaker's quarters will be constructed in an exposed basement room. The room has an outside door and will be completely separated from the hotel and café operation.

Existing Site Conditions

The Governor's Mansion is located in the Mansion Hill Local Historic District. The street view shows an Italianate Victorian mansion, one of only two remaining on northwest side of the street in the 100 block of E Gilman. To the southwest are Haase Towers (116 E Gilman), a 7-story apartment building and Lakeshore Apartments (122 E Gilman), an 8-story apartment building. To the northeast is the Verex Building (150 E Gilman), a 7-story office building. Behind the site, is the University Lifesaving Station (144 E Gilman). The driveway on the northeast side of the building serves both this property and the Governor's Mansion.

Size of existing structure

The Governor's Mansion is a 2-story building with a full unfinished basement. There is a partial unfinished attic. The first floor is 277.6 sqm / 2988 sqft, the second floor is 269.5 sqm / 2901 sqft. The total finished space is 547.1 sqm / 5889 sqft.

Project Schedule

- Sept 2017 - City approval
- Sept 2017 – April 2018 - Interior construction/remodeling
- Oct/Nov 2017 - parking and accessible entrance
- May 2018 – open hotel
- June 2018 – finish caretaker's quarters

Phasing plan

All work will be completed in one phase.

Proposed uses

- Hotel
 - 8 rooms
 - Open 24/7/365
 - All rooms *en suite*
- Extended stay
 - Accommodation of guests for more than 30 days in December through March
- Café
 - Open every day, 6:30 am to 2:00 pm
 - Some food preparation on site
- Event space
 - Maximum 100 attendees
 - Primarily tied to hotel guests (e.g. weddings)
 - Outdoor events with tents such as wedding ceremonies limited to 12:00 – 4:00 pm
 - Maximum 12 events per year up to 100 attendees

Governor's Mansion Inn

- Maximum 25 events per year up to 40 attendees
- Total 37 events per year
- Caretaker's Quarters
 - A one-bedroom apartment located in the basement, with an exterior entrance.

Zoning Text

See attached

Vicinity Map

See attached

Economic impacts to the community

There should be no additional impacts to municipal services other than the upgrading of the water supply to accommodate the sprinkler system. The hotel use will generate City of Madison room tax in excess of \$25,000 when operating at normal occupancy.

Proof of financing capability

See attached

Public Subsidy

No subsidies from the City are requested. The redevelopment of this nationally registered historic site will qualify the owners for historic preservation tax credits.

Project Team

- Developers – Bob Klebba and David Waugh
- General Contractor – R M Glover Construction Services
- Architect – Glueck Architects
- Civil Engineer – Burse Surveying and Engineering
- Financing – McFarland State Bank

Site Plan

See attached site plan

Grading Plan

Grading changes will be required to accommodate parking on the northeast side of the building, see attached site plan. Additional parking on the southwest side of the building will cause very little or no change in grading.

Governor's Mansion Inn

Utility Plan

The Governor's Mansion is already served with electricity, telephone, water and sewer. The water service will need to be upgraded to support the sprinkler installation. Cable service will be added.

Landscape Plan, Landscape Worksheet

See attached.

Building Elevations

No changes will be made to the exterior of the building. Photos of the elevations are provided.

Floor Plans

See attached.

Fire Access Plan

East Gilman St will serve as the fire lane for this existing structure.

The nearest fire hydrant is at 150 E Gilman, 60 m /200 ft northeast from the site

The second closest fire hydrant is at 104 E Gilman, 100 m / 320 ft southwest from the site

The distance along a walkable path to the rear of the existing structure from the curb is 45 m / 150 ft. The rear of the building is the farthest access point.

Legal Description

Lot One (1), Certified Survey Map No. 14376 recorded in the Office of the Register of Deeds for Dane County, Wisconsin on November 1, 2016, in Volume 98 of Certified Survey Maps, Pages 186-189, as Document No. 5280981, located in the City of Madison, Dane County, Wisconsin. Parcel number 070914402030.

The size of the site is 29,104 sq ft. It is currently zoned DR-1 and the proposed zoning district is PD

Proof of pre-application notification

See attached copy of the email sent 26 May 17 to the District 2 alder, president and vice-president of Capital Neighborhoods, Inc. and City of Madison Planning.

Vicinity Map

See attached

Survey

See attached site map

Modification to Parking Requirements

We will be adding 7 car parking spaces to the existing 3 on site. There is an existing 2-space parking lot on the southwest side of the building and the east side has a driveway with one parking spot. The southwest parking lot will have one accessible parking spot. We intend to install a 10 unit bike rack on the southwest side of the building.

The driveway for the existing southwest parking area is 10 ft wide. Because this is an historic site, we are requesting from Traffic Engineering a parking driveway variance to maintain this width (see MGO 10.08). An increase in the width of paving in the front plane of the building would impinge on the historic landscape.

Transportation Plan for Governor's Mansion Inn

The off-street parking will serve the hotel guests on a daily basis. 95% of our guests will arrive by private motorized vehicle, the remainder by taxi, bus, or bike. Hotel guests expect on-site parking and the 9 conventional and 1 accessible spaces will meet the needs of the guests and our live-in caretaker.

There can be up to 12 large events per year. We have arranged for parking in the Fiore Companies' 38-space surface parking lot across the street from the Governor's Mansion for these large events. Because some of the attendees will be hotel guests, up to 90 attendees will be coming from elsewhere. Cars will have more than one person, so the surface lot will accommodate most of the event attendees. The remaining attendees will be encouraged to park at the nearby parking garages and discouraged from using private off-street parking.

Smaller events will include catered luncheons and dinners. With no more than 40 people at these events, most of the attendees arriving by motorized vehicle will be encouraged to find parking in a nearby parking garage. These events will have an impact on local free street parking, however they will not last more than 2-3 hours.

Large Events - Events up to 100 people will be required to include the following text with directions to the site

**Arrival at the Governor's Mansion Inn
130 E Gilman St, Madison WI 53703**

By car: event attendees are welcome to use the Verex Plaza surface parking lot across the street from the Governor's Mansion Inn at 139 E Gilman St. The code for entering and exiting the lot is _____. If the surface lot is full, the Capitol Square North parking garage is 3 blocks away on N Butler St between E Johnson St and E Mifflin St. Public parking is also available at the Edgewater Hotel at 666 Wisconsin Ave.

Governor's Mansion Inn

Street parking is limited, has a 2-hour limit during the day, and is difficult to find in the evening. Please do not use any private parking in any of the adjacent apartment buildings.

By bike: Bike racks are provided on the southwest (left) side of the building. BCycle kiosks are located at Mansion Hill Inn, 424 N Pinckney St and James Madison Park, 472 E Gorham St.

By bus: The closest bus stop is on N Hamilton St at E Gorham St. Routes 2 and 5 stop here weekdays and weekends. Be aware that east-bound buses stop at N Hamilton St just south of E Johnson St. On weekdays, routes 10, 27 and 28 stop on E Gorham St and E Johnson St at N Pinkney St. Otherwise, many more bus routes can be accessed from the capitol square only 4 blocks away (520 m / 1700 ft).

By foot: We are located about 600 m (2000 ft) from the Wisconsin State Capitol or 750 m (2500 ft) from State St. The University of Wisconsin Memorial Union is a 16 minute walk (1300 m / 0.8 mile)

Small Events -Events up to 40 people will be required to include the following text with directions to the site

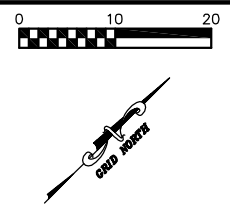
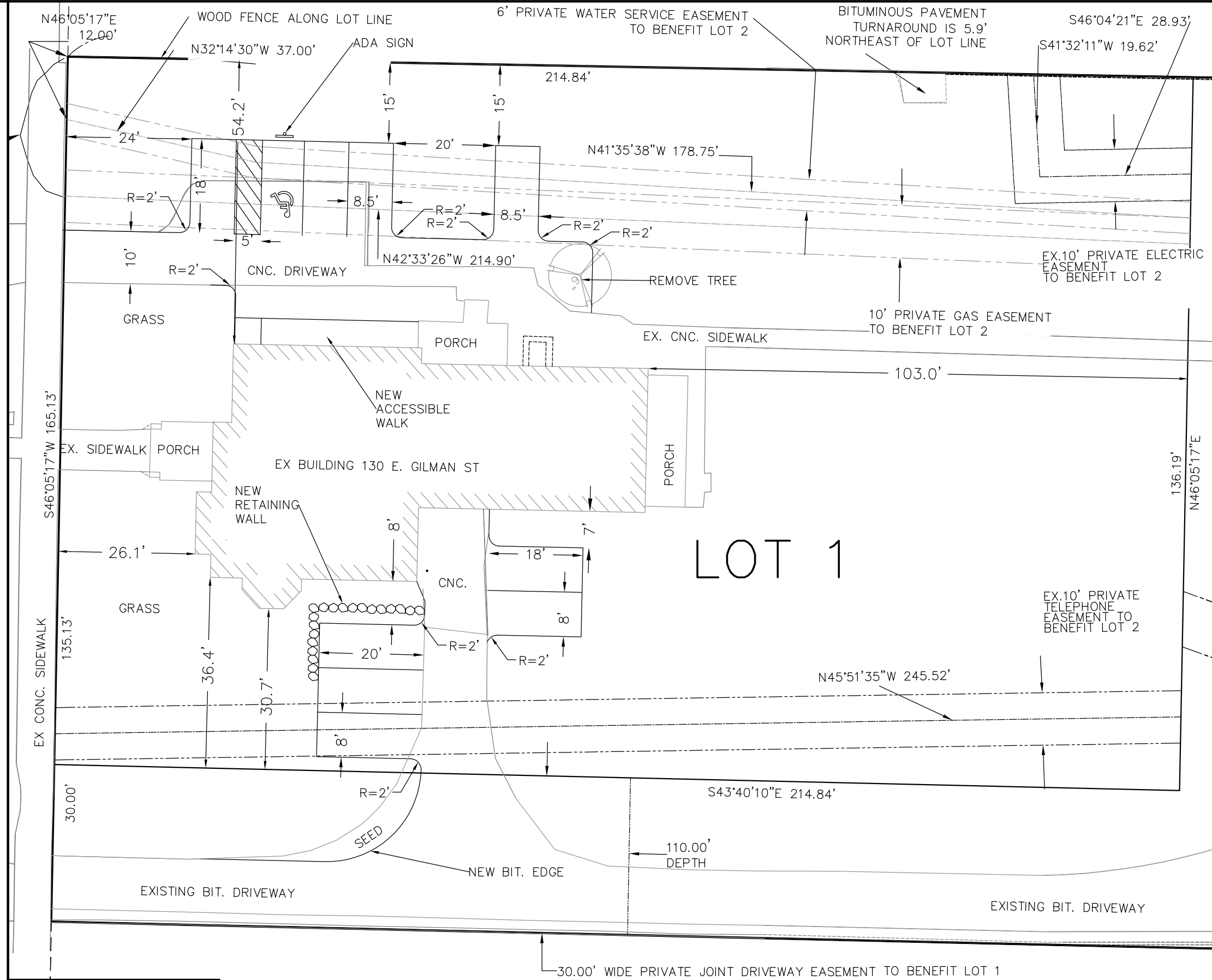
Arrival at the Governor's Mansion Inn 130 E Gilman St, Madison WI 53703

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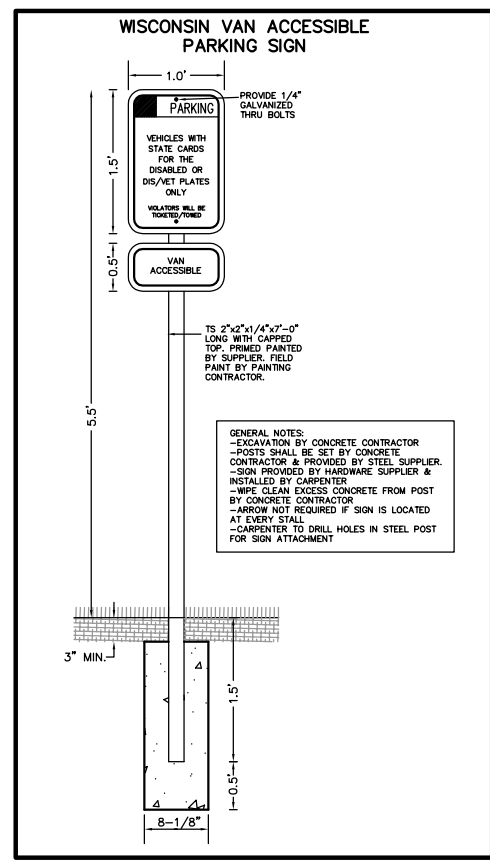
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By foot: We are located about 600 m (2000 ft) from the Wisconsin State Capitol or 750 m (2500 ft) from State St. The University of Wisconsin Memorial Union is a 16 minute walk (1300 m or 0.8 mile)



GENERAL NOTES:

1. PAVEMENT MARKINGS AND SIGNAGE PERTAINING TO ACCESSIBLE PARKING STALLS AND ROUTES SHALL CONFORM TO CURRENT ADA REGULATIONS
2. PAVEMENT DESIGN SHALL BE PER THE RECOMMENDATION OF THE SOILS CONSULTANT
3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF UNDERGROUND UTILITIES. UTILITIES WERE LOCATED BY OBSERVED EVIDENCE, MARKINGS PROVIDED BY DIGGER'S HOTLINE, AND RECORD DRAWINGS FROM THE CITY OF MADISON.
4. ANY SIDEWALK, CURB, OR OTHER PUBLIC PROPERTY DAMAGED AS PART OF THE CONSTRUCTION OF THE UTILITIES AND BUILDING SHALL BE REPLACED IN-KIND PER THE CITY OF MADISON'S STANDARD SPECIFICATION.
5. ALL WORK IN PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A CITY APPROVED CONTRACTOR .



Burse
Surveying and Engineering, Inc.
2801 International Lane, Suite 101
Madison, WI 53704
Phone: 608-250-9269
Fax: 608-250-9269
e-mail: Mburse@BSE-INC.net
www.burseurveyengr.com

APPROVALS	DATE
PROJECTED BY:	DATE
DESIGNED BY:	DATE
DRAWN BY:	DATE
CHECKED BY:	DATE
IN CHARGE:	DATE

GOVERNOR'S MANSION
130 E. GILMAN STREET
MADISON, WI 53703
BOB KLEBBA
704 E Gorham Street
Madison, WI 5307-1522

PROJECT #: BSE 1625
PLOT DATE: 06/28/2017

REVISION DATES:

ISSUE DATES: 06/28/2017

CIVIL SITE PLAN

Burse
Surveying and Engineering, Inc.

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DRAWING NUMBER
C-200

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



2801 International Lane, Suite 101
 Madison, WI 53704
 Phone: 608-250-9263
 Fax: 608-250-9266
 e-mail: Mkburse@BSE-INC.net
 www.bursesurveying.com



APPROVALS	MLB	PDF	MLB
PROJECT ENG	MLB	DESIGNED BY	MLB
CHECKED BY	MLB	DATE	MLB
DATE	MLB	DATE	MLB

GOVERNOR'S MANSION

130 E. GILMAN STREET
 MADISON, WI, 53703

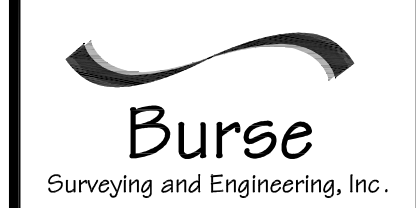
BOB KLEBBA
 704 E. Gorham Street
 Madison, WI, 5307-1522

PROJECT #: BSE1625-BK
 PLOT DATE: 06/29/2017

REVISION DATES:

ISSUE DATES:
 06/29/2017

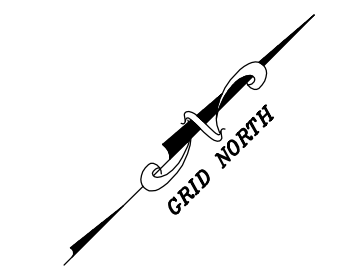
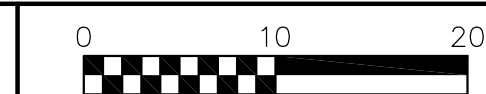
GRADING PLAN



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DRAWING NUMBER

C-300

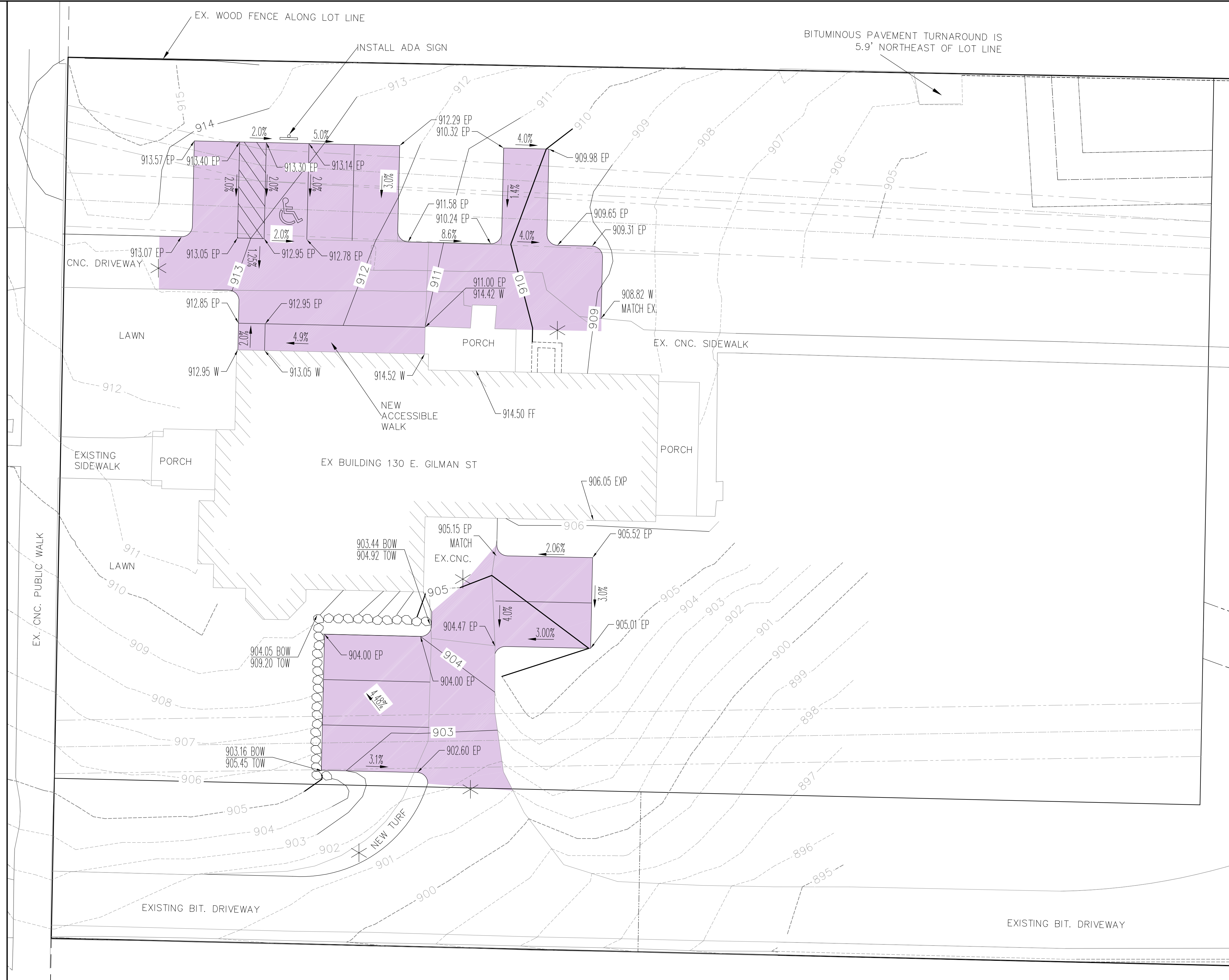


LEGEND

- 902--- EXISTING MINOR CONTOUR
- 905--- EXISTING MAJOR CONTOUR
- 902— PROPOSED MINOR CONTOUR
- 905— PROPOSED MAJOR CONTOUR
- 875.00 EP PROPOSED EDGE OF PAVEMENT ELEVATION
- 875.00 W PROPOSED WALK ELEVATION
- 875.00 TOW PROPOSED TOP OF WALL ELEVATION
- 875.00 BOW PROPOSED BOTTOM OF WALL ELEVATION
- ○ ○ ○ ○ PROPOSED RETAINING WALL
- NEW PAVEMENT
- * SAW CUT EXISTING PAVEMENT TO ESTABLISH NEW PAVEMENT EDGE

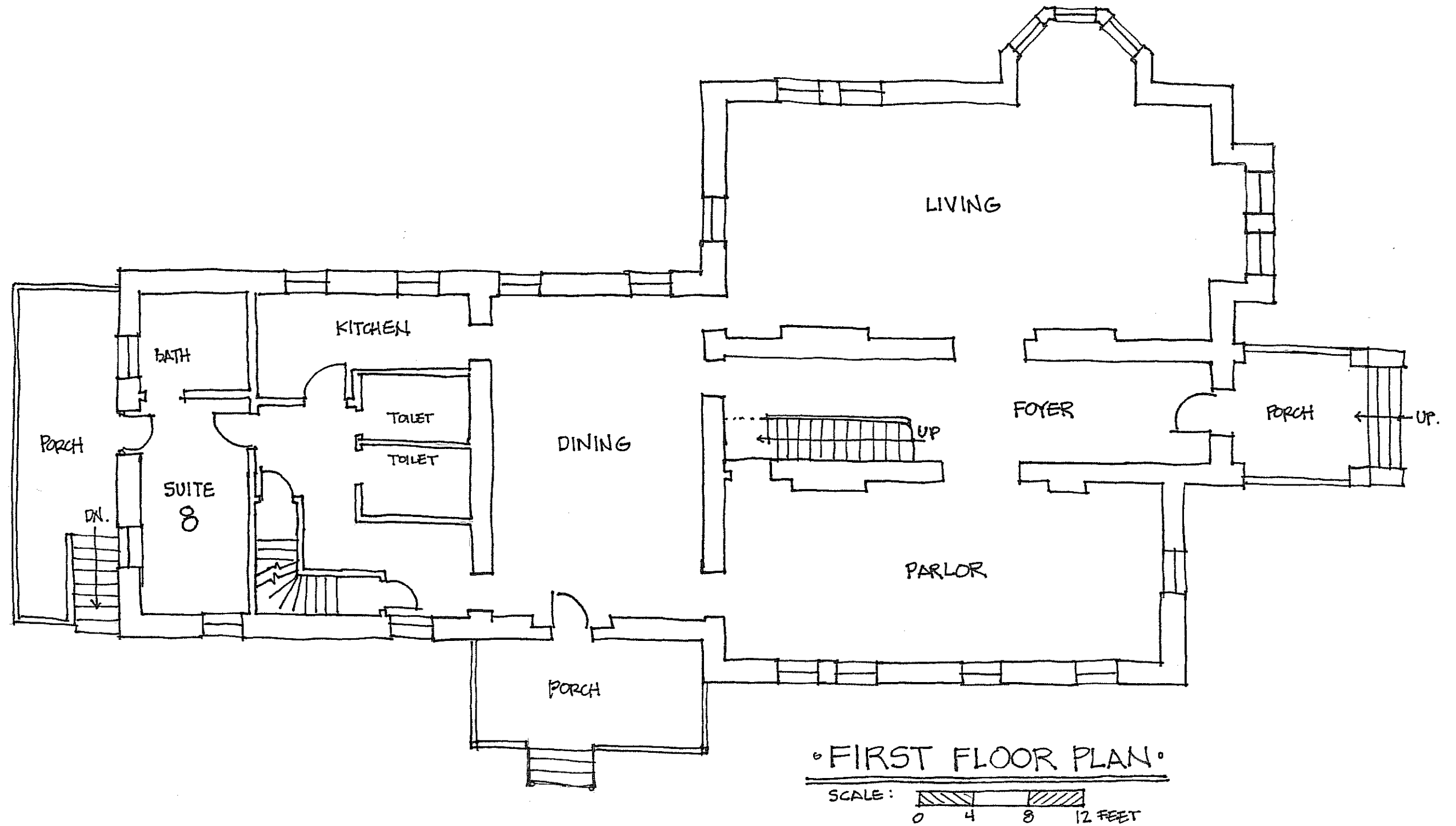
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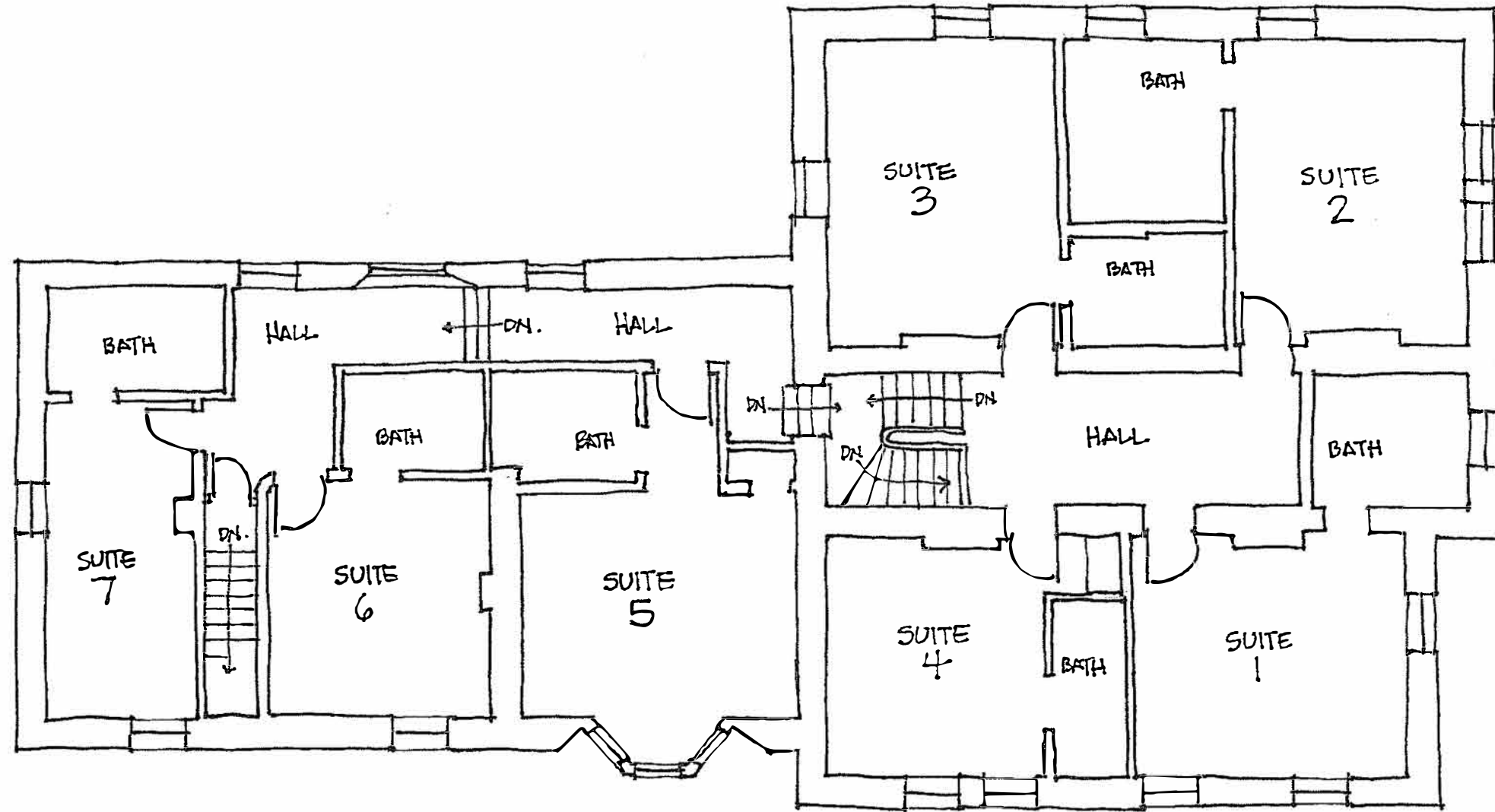
1. ALL GRADES ARE FINISH ELEVATION
2. ALL PRIVATE UTILITIES (GAS, ELECTRIC, AND TELECOMMUNICATIONS) SERVING EXISTING BUILDINGS SCHEDULED FOR DEMOLITION TO BE ABANDONED OR REMOVED BY CORRESPONDING UTILITY COMPANY.
3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF UNDERGROUND UTILITIES. UTILITIES WERE LOCATED BY OBSERVED EVIDENCE, MARKINGS PROVIDED BY DIGGER'S HOTLINE, AND RECORD DRAWINGS FROM THE CITY OF MADISON.
4. CONTRACTOR SHALL VERIFY THE SIZE, TYPE, SLOPE, AND INVERTS OF ALL EXISTING STORM AND SANITARY LATERALS CALLED OUT TO BE CONNECTED TO. CONTRACTOR SHALL SUBMIT THE INFORMATION ON THE PIPES TO THE CITY INSPECTOR AND PROJECT CIVIL ENGINEER.
5. ANY SIDEWALK, CURB, OR OTHER PUBLIC PROPERTY DAMAGED AS PART OF THE CONSTRUCTION OF THE UTILITIES AND BUILDING SHALL BE REPLACED IN-KIND PER THE CITY OF MADISON'S STANDARD SPECIFICATION.



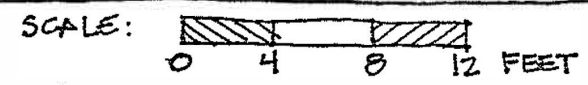
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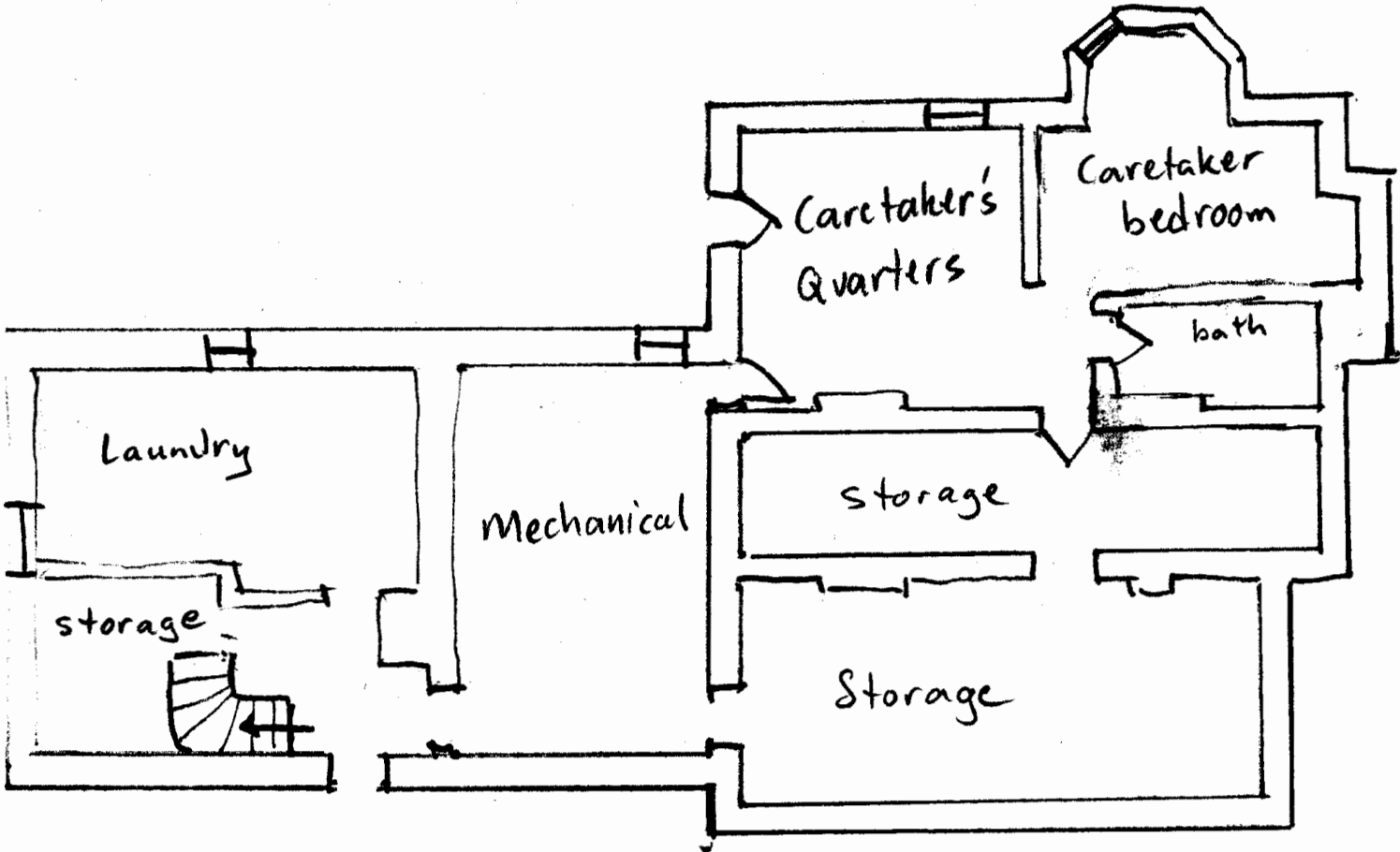
Governor's Mansion Inn, 130 E Gilman St





• SECOND FLOOR PLAN •

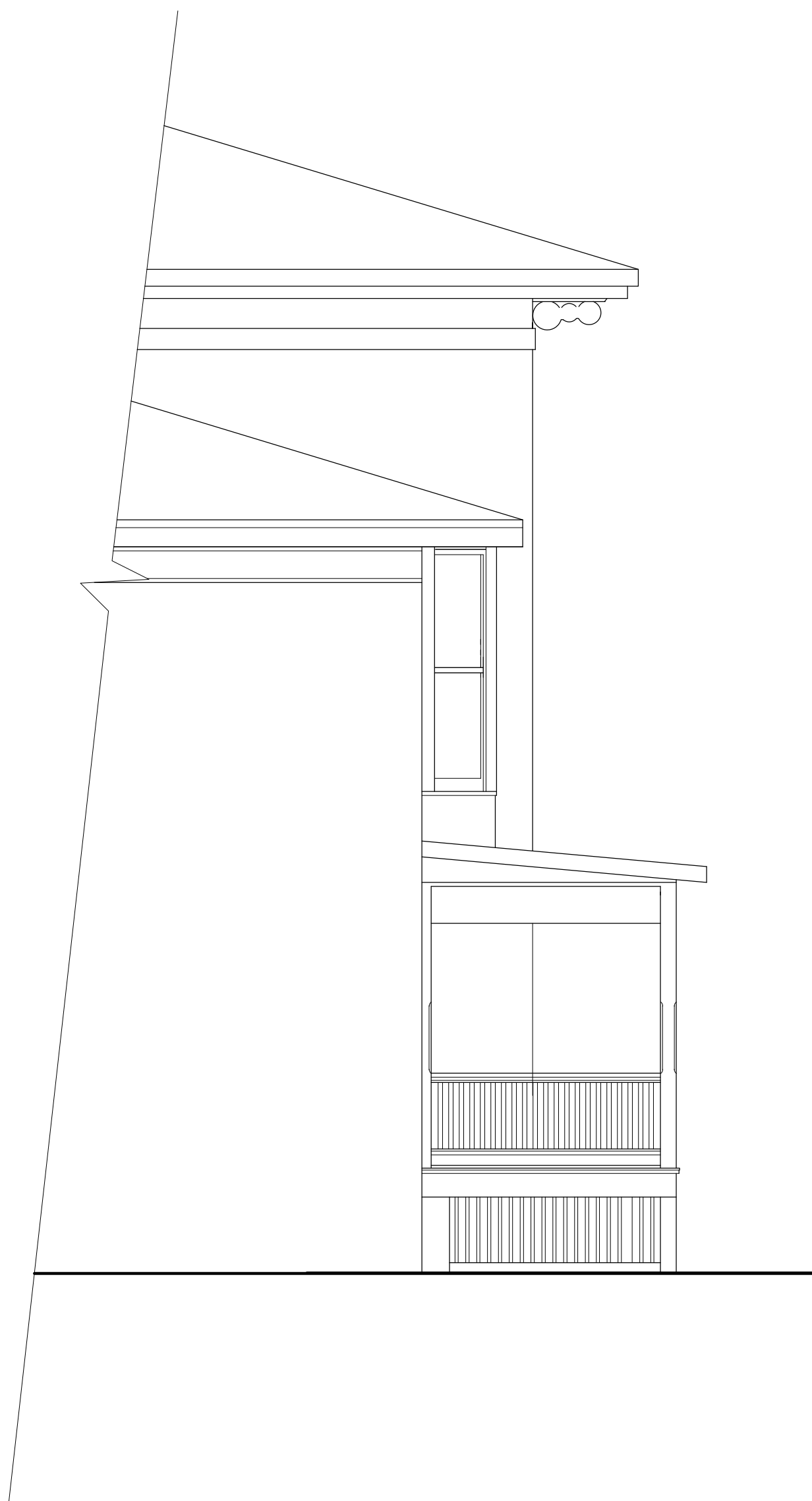




Basement Floor Plan



NEW WALK.



NEW PORCH FRONT ELEVATION

NEW PORCH SIDE ELEVATION

Lake Mendota

Governor's Mansion Inn, 130 E Gilman St

Univesity
Lifesaving Station
144 E Gilman

James Madison Park

Verex Plaza
150 E Gilman

Lakeshore Apartments
122 E Gilman

Governor's
Mansion Inn
130 E Gilman

* fire hydrant

Verex
Plaza
Parking Lot
139 E Gilman St

Haase Towers
116 E Gilman

* fire hydrant

N Pinckney St

E Gilman St

E Gilman St

N Butler St

E Gilman St

E Gorham St

E Gorham St

N Pinckney St

Bmo





Bob Klebba <bob.klebba@gmail.com>

130 E Gilman St, 30-day preapplication notification

1 message

Bob Klebba <bob.klebba@gmail.com>

Fri, May 26, 2017 at 12:07 PM

To: "Zellers, Ledell" <district2@cityofmadison.com>, president@capitolneighborhoods.org, snegrin212@gmail.com, "Tucker, Matthew" <MTucker@cityofmadison.com>, "Firchow, Kevin" <KFirchow@cityofmadison.com>

Cc: David Waugh <dpwaugh@gmail.com>, Jim Glueck <glueckarch@sbcglobal.net>

to: Alder Zellers, CNI, Planning staff

We intend to apply for a zoning map amendment to the PD district (from DR-1). We will be converting the Governor's Mansion, previously the residence of the Knapp House scholars, to a small hotel.

Our land use application will be submitted by 28 June.

Bob Klebba & David Waugh

--

Bob Klebba
704 E Gorham St
Madison WI 53703-1522
608-209-8100
www.morningwoodfarm.com
www.mendotalakehouse.com



June 26, 2017

Mr. Bob Klebba
704 E. Gilman St.
Madison, WI 53703

RE: 130 East Gilman Street – Parking Issues

Dear Bob,

Please allow this letter to serve as verification of our recent discussion regarding special event parking for the hotel you are planning at 130 East Gilman Street. As you know, we own the surface lot at 139 East Gilman, in addition to the Verex Plaza building at 150 East Gilman. While our surface parking stalls are leased to tenants for their exclusive use, we do believe that we can provide assistance to your operation for a small number of special events. Specifically, we have discussed the following:

- Controlled access to the surface lot at 139 East Gilman for up to 12 events per year. Use is limited to times and days outside of normal business hours and must be approved in advance. Approval will be dependent upon tenant demand and our business needs during that same time period.
- Each event would be assigned a unique access code to be used to gain access to the lot. This code would expire after the event to maintain control over access.
- A per event usage fee of \$500 will be payable in advance of the event.

As you approach the opening of the property in mid-2018, we can work on a simple license agreement to be used for each event, which will indicate date, time, fee, access code and liability limitations.

We wish you the best of luck as you move forward with this exciting project. We look forward to having you as a neighbor.

Sincerely,

WEST WASHINGTON ASSOCIATES LLC
By: Fiore Companies, Inc., Management Agent

A handwritten signature in black ink that reads "Stacy M. Nemeth". The signature is written in a cursive, flowing style.

Stacy M. Nemeth
Chief Operating Officer



Community Banking Since 1904

June 21st, 2017

Governors Mansion LLC
Robert Klebba
704 E Gorham St
Madison, WI 53703

Re: Construction financing for 130 E. Gilman St., Madison, WI f/k/a "The Old Governors Mansion"

Dear Mr. Klebba,

McFarland State Bank ("the Bank") is pleased to express its interest in the loan transaction described in this letter. This letter is not intended to be a commitment to lend on the Bank's part, but is intended to serve as a pre-qualification of financing for the transaction described above based on preliminary analysis performed by the Bank related to construction budget, equity capacity of borrowers and property information provided. Full due diligence underwriting, final budget review and City approvals will be considered prior to the Bank determining whether to issue a commitment to lend.

If you have any questions, please call me at 608-838-5040. We appreciate the opportunity and look forward to proceeding with further loan due diligence.

Sincerely,

A handwritten signature in black ink, appearing to read "Dan Carey", is written over a white background.

Dan Carey
Assistant Vice President Commercial Lending
McFarland State Bank
608-838-5040



www.msbonline.com



McFarland
5990 U.S. Highway 51
McFarland, WI 53558
Office: 608.838.3141
Fax: 608.838.4450

Stoughton/Downtown
207 South Forrest Street
Stoughton, WI 53589
Office: 608.873.6681
Fax: 608.873.6920

Stoughton/Lake Kegonsa
3162 County Road B
Stoughton, WI 53589
Office: 608.873.2010
Fax: 608.873.0527

Sun Prairie
2580 Ironwood Drive
Sun Prairie, WI 53590
Office: 608.837.2911
Fax: 608.837.2924



Southeast elevation



Northeast elevation left



Northeast elevation right



Northwest elevation



Southwest elevation left



Southwest elevation right

Landscaping Schedule – Governor’s Mansion, 130 E Mifflin St

		points	
Adding		1110	
1 PoS	Picea omorika ‘Skylands’ #10	15	
9 Pv	Panicum virgatum #1	2	
1 Cj	Cercidiphyllum japonicum ‘Rotfuchs’ #10	15	
1 xAp	Acer platanoides existing	100	
5 TC	Taxus cuspidata ‘Capitata’ #5	10	
1 xUp	Ulmus pumila existing	100	
3 xQr	Quercus rubra existing	160	
1 xAs	Acer saccharum existing	160	
1 xEa	Euonymus alata existing	3	
5 SbT	Spiraea betulifolia ‘Tor’ #3	3	
10 HSS	Hosta ‘Sum and Substance’ #1	2	
3 BGV	Buxus ‘Green Valley’ #3	3	
4 Hal	Hydrangea aborescens ‘Incrediball’ #1	2	
2 Ad	Aruncus dioicus #1	2	
1 BGM	Buxus ‘Green Mountain’ #3	3	
2 xSv	Syringa vulgaris existing	3	
2 xSp	Syringa patula ‘Miss Kim’ existing	3	
2 xT	Taxus low growing existing	3	
1 xTc	Taxus cuspidate ‘Capitata’ existing	4	
1 MRJ	Malus ‘Red Jade’ #7	15	
1 xHv	Hamamelis virginiana existing	3	
2 xPm	Pseudotsuga menziesii existing	35	
Removing		-423	
-1	Cotoneaster	3	parking
-1	Hamamelis virginiana	15	parking
-1	Acer saccharinum	160	weed tree
-1	Cornus mas	15	parking
-3	Taxus	20	end of life issues
-1	Acer platanoides	160	significant inclusion, hazardous
-2	Thuja occidentalis	10	replaced with Taxus cuspidata ‘Capitata’
1	Juniperus chinensis	10	accessible walk
total		687	
points required, 29104 sq ft		485	



Adjacent apartment building to the southwest



UW Lifesaving / Lake Safety Station, view to the west & Lake Mendota

Contextual Photos



Office building to the north



Residential building, across the street to the northeast



Residential building, across the street to the east



Residential buildings, across the street to the southeast



Residential apartment building to the south