

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

AGENDA ITEM # _____
Project # _____

DATE SUBMITTED: <u>1-14-09</u>	Action Requested
UDC MEETING DATE: <u>1-21-09</u>	<input type="checkbox"/> Informational Presentation
	<input type="checkbox"/> Initial Approval and/or Recommendation
	<input checked="" type="checkbox"/> Final Approval and/or Recommendation

PROJECT ADDRESS: 229 - 201 WEST LAKE LAWN PLACE
ALDERMANIC DISTRICT: 2 KONKEL

OWNER/DEVELOPER (Partners and/or Principals) ARCHITECT/DESIGNER/OR AGENT:
ACACIA FOUNDATION OF WISCONSIN THE ALEXANDER COMPANY
720 E. WISCONSIN AVE. 145 E. BADGER ROAD
MILWAUKEE, WI 53202 MADISON, WI 53713

CONTACT PERSON: DAVID KAUL
Address: 145 E. BADGER ROAD
MADISON WI 53713
Phone: 608-268-8128
Fax: 608-258-5599
E-mail address: DNK@ALEXANDER

TYPE OF PROJECT:
(See Section A for:)

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

(See Section B for:)
 New Construction or Exterior Remodeling in C4 District (Fee required)

(See Section C for:)
 R.P.S.M. Parking Variance (Fee required)

(See Section D for:)
 Comprehensive Design Review* (Fee required)
 Street Graphics Variance* (Fee required)
 Other _____

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

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

229 West Lakelawn Place Exterior & Interior Design Criteria

(Revised 12-10-08 and 1-7-09 and 1-14-09)

1. Massing: The proposed building is in scale with many of the buildings in the surrounding area. It is the same height as the adjacent Acacia Fraternity House, and is somewhat smaller in footprint than the 3-story apartment building (McTaggerts Deli) just across West Lakelawn Place. The immediate neighborhood contains buildings that are much larger in both footprint and number of stories
2. Orientation: The proposed building is oriented both toward W. Lakelawn Place and Langdon Street. The building entrance is located on the corner facing Langdon Street, as this is the major approach. This entry location is also centered on the adjacent building and the entrance to McTaggerts Deli. A center entry on this building could not be fully appreciated, as West Lakelawn Place is very narrow, and a view that encompasses the entire building is not possible from this vantage point. A secondary entry and access to bicycle and moped parking is located on Lakelawn Place. (Automobile parking has been eliminated from the lower level. It has been replaced with additional bicycle and moped parking and 2 apartments)
3. Building Components: The exterior design has been revised to provide an identifiable base, body and cap. Balconies have been added to the center section of the building and also at 3 locations on the fourth floor. The base is a stone like material (Renaissance Stone) with a rusticated coursing. (This material has been revised from the previous poured concrete.) The body is constructed completely of brick, with accent panels of colored cement board at the center balcony area, and anodized aluminum fascia on the canopies, which are located at the front and back entries and at the center balconies. There will be no rooftop mechanical equipment, although the elevator overrun is in the slightly higher entrance element on the south elevation.
4. Articulation: The building is articulated by way of plane changes, entrance canopies, recessed center balconies, and setback balconies on the fourth floor. The ventilation louvers at either side of the center balconies provide strong vertical reveals and also accentuate a plane change in the building wall at this location. The windows in the base section will be set to the back of the wall providing deep shadow lines. The corner entry is defined by a 1 ½ story space with floor to ceiling glass that wraps around the corner, and is protected by a canopy, which is further enhanced by signage and down lighting. The entrance will be clearly visible from West Lakelawn Place and Langdon Street.
5. Openings: The window openings are grouped together in slightly recessed vertical panels, and also in groups of either two or three sash per opening, which is similar to the window pattern of the Acacia fraternity house. There is significant glass area on all elevations of the building with the larger windows signifying living

rooms and smaller windows in bedrooms. There are a total of 10 balconies, which overlook West Lakelawn Place, and 2 balconies which overlook Lakelawn Place. The bicycle parking access door and ground level entrance door face Lakelawn Place to the north. The windows on the lower level facing West Lakelawn Place are all apartment windows, and do not open into garage or storage areas.

6. Building Materials: The proposed building materials are high quality, durable, low maintenance materials, consisting of Renaissance Stone (very similar to limestone in appearance and function) real brick, cement board, and anodized aluminum. Anodized aluminum is used for windows, doors, canopies, balcony fascia, and HVAC louvers. The brick is a combination of 2 colors of "ironspot" brick, selected to contrast with each other and also with the adjacent Acacia Fraternity House.
7. Entry Treatment: The corner entrance provides the most visible and recognizable entry for this site, addressing the Langdon St/West Lakelawn corner, and also being located closer to the Acacia entrance. The entrance has been revised to be at street level and has been brought forward to within 42" of the setback. The entrance is on the same plane as the wall to the adjacent Acacia Fraternity House. The entrance is protected by a canopy and a landscaped plaza area connects the sidewalk to the building entrance.
8. Terminal Views: The main approach to the building is to the Southwest corner, where the entrance is located. This corner will be visible to Langdon Street, and addresses the entry to the Deli located across West Lakelawn Place. The north elevation has been modified with the addition of a glass wall on the stair tower, additional windows into the ground floor apartment on the Northwest corner, and an enlarged canopy with recessed down lighting.

Site Design/Function

1. & 2. Semi Public Spaces/Landscaping: The front façade of the building is extensively landscaped in the space available (8'-0") with a variety of perennials and accent trees. The accessibility ramp has been accented with hedges in planters and a landscaping bed has also been provided around the existing streetlight located near the new entrance. Additional greenspace has been provided to the north, west, and east, where none currently exists.
3. Lighting: Low level architectural down lighting is provided around the base of the building, highlighting the landscaping, sidewalk, and entrances. Down lighting will also be provided in the entrance canopies.

Interior Building Design

1. & 2. Mix of Dwelling Unit Types: The building is student housing. Two and three bedroom units are provided; the bedrooms are sized for single occupancy.
3. Interior entryway: A story and a half glass enclosed entrance foyer provides access and visibility to stairs and elevator, with a large glass wall facing the street.

4. Useable Open Space: Refer to site plan

5. Trash Storage: The trash enclosure has been relocated to the common area between the proposed and existing buildings, where it is not visible from the street, and is more accessible to residents of both buildings.

6. Off Street Loading: Off street loading is not provided. Two loading zones are located on Langdon Street, one on each side of the West Lakelawn Place intersection. All apartments will be leased as furnished apartments, which will reduce the impact during move in week.

7. A, B-Resident Parking: The ground level automobile parking has been eliminated, and bicycle and scooter parking has been increased. 12 moped spaces are provided inside, 5 moped spaces are provided on site. 36 bicycle spaces are provided inside and 36 are provided on site for a total of 89 vehicles (26 are required by zoning).

October 15th 2008
January 5, 2009 (revised)

Matthew Tucker
Zoning Administrator
Madison Municipal Building, LL100
215 Martin Luther King, Jr. Blvd.
PO Box 2984
Madison, WI 53701-2984

**PUD –GDP/SIP
ACACIA – 222 Langdon Street (201 West Lakelawn Place) & 229 W. Lakelawn Place**

Letter of Intent

Dear Matt,

This is our Letter of Intent for the PUD-GDP/SIP at the property located at 222 Langdon Street (to be identified as 201 W. Lakelawn Place from this point forward) and 229 W. Lakelawn Place. The existing building is a 20 bedroom fraternity. We wish to remodel the existing building into apartment and lodging-room use with 9 lodging rooms and 7 apartments. 201 W. Lakelawn Place has the following unit and sleeping room mix:

Floor	Single Lodging Rooms	Double Lodging Rooms	1 BR Unit	2 BR Unit	3 BR Unit
1	4	2	1		
2		3			
3					2
4				2	
5					2

The rehabilitation work will meet the National Parks Service Standards for Rehabilitation.

The gross area of the building would be 12,202 sf, including the basement and floors one through four (the configuration of the rehabilitated structure does not change from the documents submitted with our approved conditional use. At 229 West Lakelawn we are proposing to develop a 4-story apartment building on top of a ground floor which

contains bicycle and moped parking, utility spaces, and 2 apartment units. The gross area of all floors is 21,115 s.f.

The unit tally for 229 W. Lakelawn follows:

Floor	1 BR Unit	2 BR Unit	3 BR Unit	total
Ground	0	0	2	2
1	0	0	4	4
2	0	0	4	4
3	0	0	4	4
4	0	1	3	4
Total	0	1	17	18

The total unit count for both buildings is 25 apartments and 9 lodging rooms. The total developed area of the two buildings is 33,271 sf. The combined lot size is 13,780 square feet (.32 acres) giving a floor to area ratio (FAR) of 2.46. There are 36 indoor bicycle stalls, 12 indoor scooter stalls, 36 outdoor bike parking stalls, and 5 outdoor scooter parking stalls proposed.

The development schedule, given the application will likely be heard at the Plan Commission's January 12th meeting, contemplates completing construction drawings and beginning construction on or near February 1st for 201 West Lakelawn and March 1st for 229 West Lakelawn. The remodeling should take approximately 7 months and the building should be available for use in August of 2009.

Please refer to the attached Zoning Text and Plans for additional information. We anticipate entering into a contract with a general contractor once the approval process is complete. The owner of the property is 222 Langdon, LLC.

Please call me at 608-258-5580 if you require further information.

Sincerely,

THE ALEXANDER COMPANY, INC.

David N. Kaul, AIA
Architect

CC: File

**PROPOSED ZONING TEXT: PUD GDP/SIP
201 AND 229 WEST LAKELAWN PLACE
MADISON, WI
October 15th 2008, revised January 5, 2009**

Legal Description: The lands subject to this planned unit development shall include those described the following legal description:

Lots Seven (7) and Eight (8), Freeman-Allen Replat in the City of Madison, Dane County, WI.

- A. **Statement of Purpose:** This Zoning District is established to allow for the rehabilitation of 222 Langdon Street (to be referred to hereto forward as 201 W. Lakelawn Place) and the construction of 229 West Lakelawn Place with the following program:

Total Site Area: 13,780 sf

229 W. Lakelawn Place

Parking level	4,215 sf
1 st Floor	4,261 sf
2 nd Floor	4,261 sf
3 rd Floor	4,261 sf
4 th Floor	4,071 sf
Total new construction:	21,069 sf

201 W. Lakelawn (Formerly 222 Langdon Street)

Lower level	2,840 sf
Floors 1-3 (2619 sf ea):	7857 sf
Attic Level:	1805 sf
Total Rehabilitation:	12,202 sf

Grand Total:

33,271 s.f.
25 Apartments (18 at 229, and 7 at 201)
9 lodging rooms

Parking

Indoor @ 229 W. Lakelawn

36 bicycles
12 scooters

Outdoor Total Site

36 bicycles
5 scooters

- B. **Permitted Uses:**

1. Those uses that are stated in all Residential Zoning Districts (as modified herein and by the submitted architectural and site plans).
2. Uses accessory to permitted uses as listed above
3. Maintenance of existing buildings for current uses is permitted by this SIP
4. Maintenance of existing buildings on lots designated for future uses is permitted by this SIP.

- C. **Lot Area:** Refer to the survey and the submitted architectural plans for Lot Areas for each specific component.
- D. **Floor Area Ratio:**
 - 1. Floor area ratios will comply with the submitted and recorded architectural plans for each component.
 - 2. Maximum building height shall be limited by Design District 4 of the Madison Zoning Code; the height of each structure is identified on submitted architectural plans
- E. **Yard Area Requirements:** Yard areas will be provided as shown on the submitted site plan and landscape plan.
- F. **Landscaping:** Site Landscaping will be provided as shown on the submitted site and landscape plan.
- G. **Accessory Off-Street Parking & Loading:** Accessory off street parking will be provided for 201 and 229 W. Lakelawn Place as shown on the site plan and architectural drawings of each component. Loading is located on Langdon Street at the truck loading and freight loading zones directly adjacent to the site.
- H. **Lighting:** Site Lighting will be provided as shown on the attached lighting plan.
- I. **Signage:** Signage will be allowed as per Chapter 31 of the Madison General Ordinances, as it relates to the R6 Zoning District as approved by the Urban Design Commission and /or its Designee (Secretary).
- J. **Family Definition:** The family definition of this PUD-GDP shall coincide with the definition given in chapter 28.03(2) of the Madison General Ordinances for the R-6 Zoning District.
- K. **Alterations and Revisions:** No alteration or revision to this planned unit development shall be permitted unless approved by the City Plan Commission, however the Zoning Administrator may issue permits for minor alterations or additions which are approved by the Director of Planning and Development and the Alderperson of the district and are compatible with the concept approved by the City Plan Commission.
- L. **Terrace Improvements:** Sidewalk in the terrace shall be addressed in a Developer's Agreement. The Developer's Agreement shall be executed prior to recording the SIP. Any improvements on the public right of way shall be identified in an encroachment agreement with the City Rea Estate Division.
- M. **Sanitary Storm:** All sanitary storm lines in the public right-of-way shall be built/installed per City of Madison plans and standards.
- N. **Residential Parking Permits:** No residential parking permits will be issued for the properties included in this PUD-GDP/SIP.

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888-401-1900

Rejuvenation

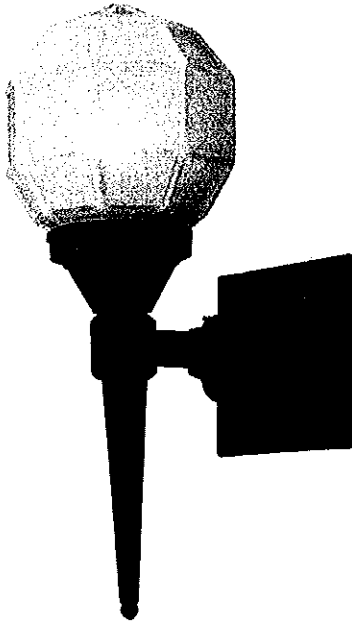
Lighting » Period Basics » Nyssa

As Built \$85
With Shade \$109

Nyssa

Item # AB4628
Cast-Iron Porch Wall Bracket

[Customize](#) [Specifications](#) [Related](#)



Make Changes

Shade

BB3126

[Start Over](#)

Interested In GU24 Compact Fluorescent?

Click on **SOCKET**, or choose other buttons to customize your fixture.

Cast iron lighting like the Nyssa was once ubiquitous. From Victorian to the Arts and Crafts era, this material was sought after for its strength and longevity - qualities which we still honor and build into in our porch lighting today.

This fixture's Transitional Mission style works with almost any style of early-20th-century house, but if your preferences are puristic, it's particularly suited to homes bearing Craftsman and Colonial Revival influences.

The Claybourne has a coordinating style and the same cast iron construction, should you need a covered porch ceiling fixture.

See more lighting from our Period Basics collection, or Transitional Mission style.

Related Items



Rejuvenation Exclusive

[Installation Instructions](#)

[Ordering and Returns Information](#)

[For mid-century and modern lighting and hardware, visit Satellite.](#)

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WET

SPECIFICATIONS:

DESCRIPTION

Wall-mounted sconce featuring handcrafted glass and hand-applied weather-resistant paints.

MOUNTING

Installs directly to a 4" octagonal outlet box, centered on fixture. 75°C supply wire required for incandescent lamping.

LAMPING

Standard is 1x 75W A19 120V incandescent, with optional compact fluorescent configurations.

CONSTRUCTION

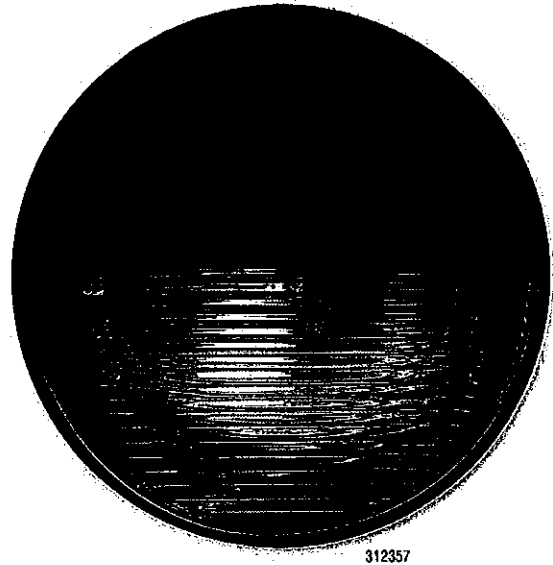
Stamped aluminum fitter (7.125" Dia. x 0.7" D) is powder coated white. Glass is secured by stainless steel set screws.

DIFFUSER

Glass diffuser is available in Opal decor.

LABELS

UL listed. Suitable for Wet Locations.*

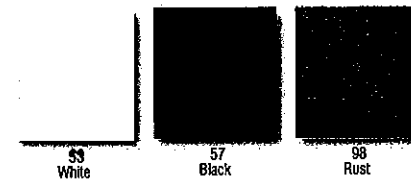
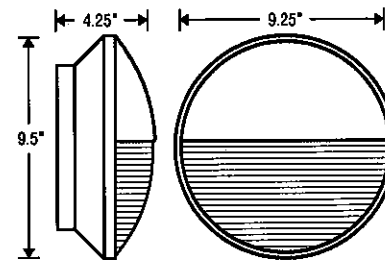


ORDERING:

Fixture/Decor	(Lamping Option)
312353 White	(blank) incandescent
312357 Black	A1 1x 9W Quad Mag 120V
312398 Rust	B1 1x 13W Quad Mag 120V
	D1 1x 13W Quad 120V
	M1 1x 13W Quad 277V

3123:

1x 75W A19 Lamp



*Luminaires suitable for Wet Locations should not be used inside shower or tub areas, unless specifically approved by local authorities.

Project Information:

Glass dimensions provided are nominal. Allowance must be made for dimensional tolerance in handcrafted glasses.

REVISED 10/08

January 14,2009

Mr. Al Martin
Urban Design Commission
Madison Municipal Building, LL100
215 Martin Luther King, Jr. Blvd.
PO Box 2984
Madison, WI 53701-2984

**PUD –GDP/SIP
ACACIA – 222 Langdon Street (201 West Lakelawn Place) & 229 W. Lakelawn Place**

Dear Al,

The attached plans and additional information are being submitted for review at the January 21, 2009 Urban Design Commission meeting. Revisions have been made to the plans which address the comments from the previous UDC meeting. These changes include:

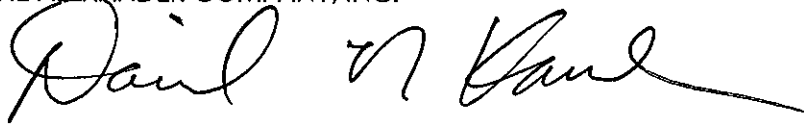
1. Revisions to the North elevation. A glass wall with distinctive mullion pattern was added to the stair tower. An additional window was added to the ground level apartment on the North wall. The canopy was enlarged and recessed down lighting was added. The entry / exit door on this elevation will be a full glass aluminum door, as will the overhead bicycle parking door. This door will be 6'-0" wide. The driveway was reduced in width to 6'-0", and landscaping was added to the east side of the driveway.
2. The bicycle parking stalls were removed from Langdon Street front yard. Bicycle parking was added in the indoor parking area.
3. The center area windows are actually 6'-0" x 7'-0" patio doors. The doors are recessed 24" from the west elevation. The area in front of the doors is not meant to serve as a usable balcony, but does allow the occupants to open a large size patio door and adds to the articulation of this elevation. The 24" recess provides sun screening from the western exposure.
4. The landscaping plan has been revised to better coordinate with the building design.
5. The darker color brick has been eliminated from the upper floor, but has been retained for an accent color between the windows and at the soldier course caps.
6. The detail at the vertical vents has been slightly modified so that the soldier course cap is more pronounced
7. The windows on the Northern portion of the West elevation have been centered within this portion of the building.

We hope these revisions meet with the approval of the Urban Design Commission and that we are granted final approval at this meeting.

Please contact me if you have any questions or need additional information.

Sincerely,
David Kaul

THE ALEXANDER COMPANY, INC.

A handwritten signature in black ink that reads "David N. Kaul". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

David N. Kaul, AIA
Architect

CC: File

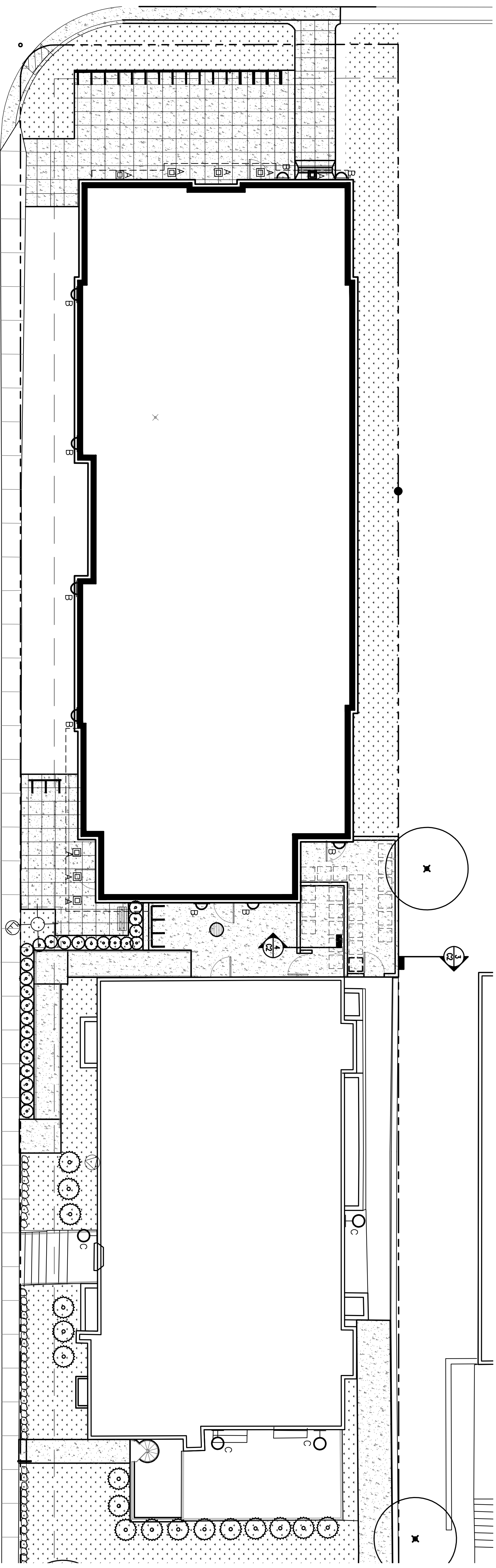
10-FLOOR ISLANDMARKS SKYLINE
25-2108 LODS INITIAL
14-1408 LODS FINAL

DATE:	BY:

229 W. LAKEVIEW PLACE
201 W. LAKEVIEW PLACE
MADISON, WISCONSIN

PROJECT # 08-673

LIGHTING PLAN



LIGHT FIXTURE SCHEDULE

A	COOPER	12" SQUARE COMPACT FLOURESCENT RECESSED	COLOR: BLACK
B	BESA	3123 SERIES SCONCE 13W QUAD FLOUR.	COLOR: BLACK
C	REJUVINATION	NYSSA SCONCE 13W QUAD FLOUR	COLOR: BLACK

1 LIGHTING PLAN
2 SCALE: 1/8" = 1'-0"
! 1/2"





EAST ELEVATION



SOUTH ELEVATION

MATERIAL LEGEND

-  **BRICK MASONRY**
INTERSTATE BRICK,
COPPERSTONE,
4"x4"x16"
-  **BRICK MASONRY**
INTERSTATE BRICK,
IRONSTONE,
4"x4"x16"
-  **RENAISSANCE STONE**
8"x24" UNITS
COLOR: NUTMEG
-  **WINDOWS**
CLEAR GLASS,
ALUMINUM FRAMES
-  **FIBERCEMENT BOARD PANELS**
COLOR: TERRA COTTA,
EXPOSED STAINLESS STEEL
FASTENERS
-  **ALUMINUM GRILLS**
CLEAR ANODIZED
-  **ALUMINUM FLASHING / TRIM**
CLEAR ANODIZED
-  **CABLE RAIL**
PAINTED STEEL RAILS WITH
STAINLESS STEEL CABLES &
HARDWARE

PRELIMINARY

FOR INFORMATION PURPOSE ONLY
NOT FOR CONSTRUCTION

10-15-08	SPLANDMARKS SUBMITTAL
12-10-08	LUDC INITIAL
1-14-09	LUDC FINAL

DRAWN: DZ APPR.: DNK

229 W. LAKELAWN PLACE
201 W. LAKELAWN PLACE
MADISON, WISCONSIN

PROJECT # 08-673

ELEVATIONS

A5.2



WEST ELEVATION



NORTH ELEVATION

MATERIAL LEGEND

-  **BRICK MASONRY**
INTERSTATE BRICK,
COPPERSTONE,
4"x4"x16"
-  **BRICK MASONRY**
INTERSTATE BRICK,
IRONSTONE,
4"x4"x16"
-  **RENAISSANCE STONE**
8"x24" UNITS
COLOR: NUTMEG
-  **WINDOWS**
CLEAR GLASS,
ALUMINUM FRAMES
-  **FIBERCEMENT BOARD PANELS**
COLOR: TERRA COTTA,
EXPOSED STAINLESS STEEL
FASTENERS
-  **ALUMINUM GRILLS**
CLEAR ANODIZED
-  **ALUMINUM FLASHING / TRIM**
CLEAR ANODIZED
-  **CABLE RAIL**
PAINTED STEEL RAILS WITH
STAINLESS STEEL CABLES &
HARDWARE

PRELIMINARY

FOR INFORMATION PURPOSE ONLY
NOT FOR CONSTRUCTION

10-15-08	SPLANDMARKS SUBMITTAL
12-10-08	LUDC INITIAL
1-14-09	LUDC FINAL

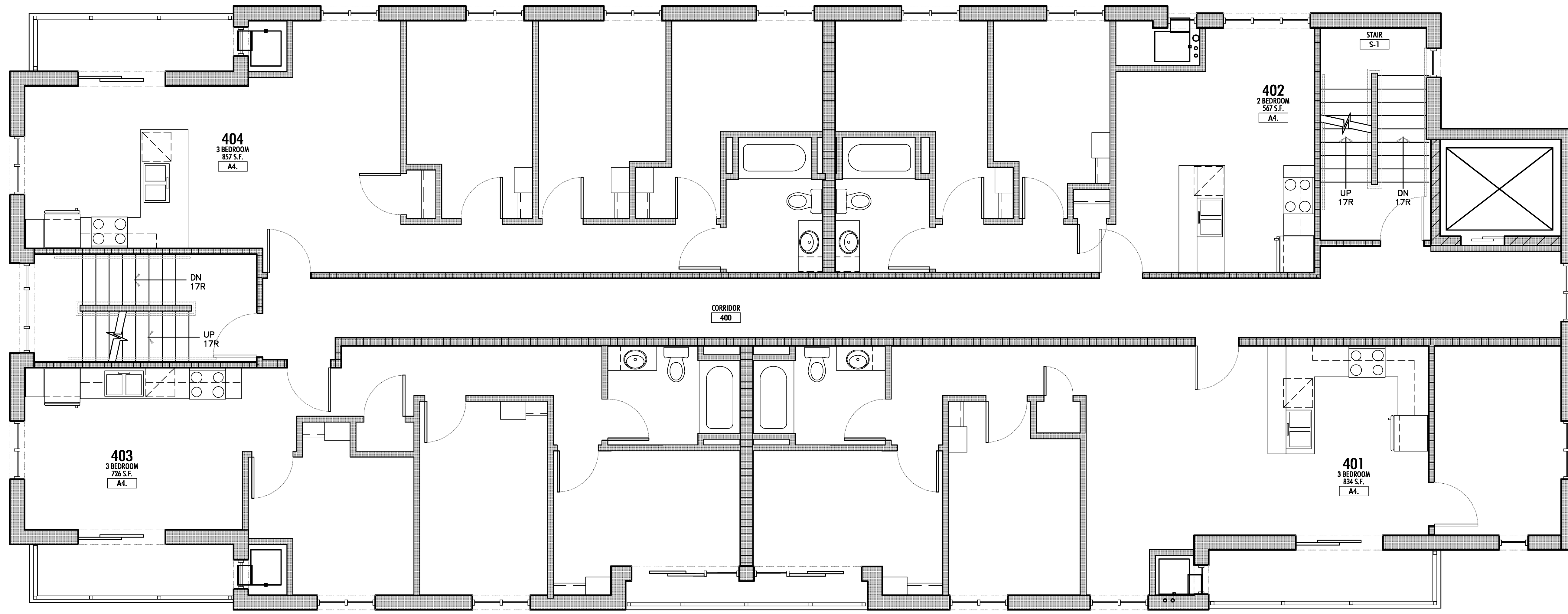
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229 W. LAKELAWN PLACE
201 W. LAKELAWN PLACE
MADISON, WISCONSIN

PROJECT # 08-673

ELEVATIONS

A5.1



FOURTH FLOOR

PRELIMINARY
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10-15-08	SPL/LANDMARKS SUBMITTAL
12-10-08	UDC INITIAL
1-14-09	UDC FINAL

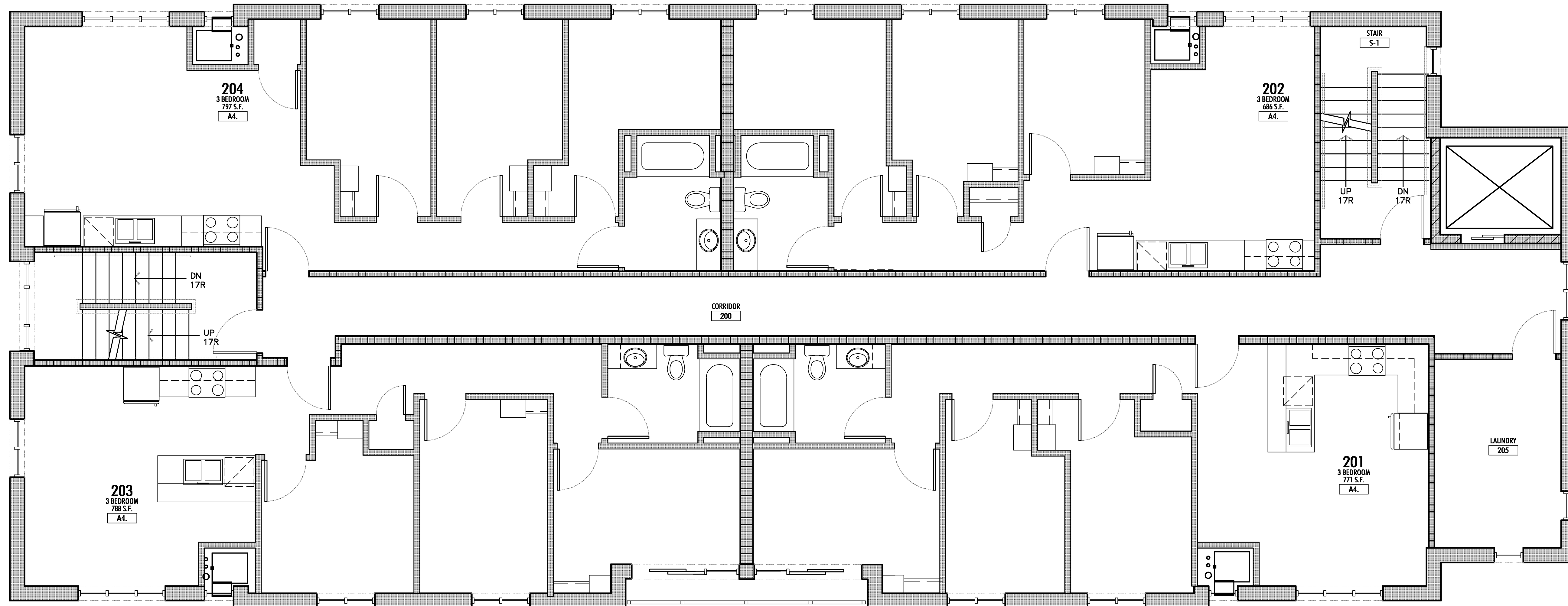
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229 W. LAKELAWN PLACE
201 W. LAKELAWN PLACE
MADISON, WISCONSIN

PROJECT # 08-673

FOURTH FLOOR PLAN

A1.4



SECOND / THIRD FLOOR

PRELIMINARY
FOR INFORMATION PURPOSE ONLY
NOT FOR CONSTRUCTION

10-15-08	SPLANDMARKS SUBMITTAL
12-10-08	UDC INITIAL
1-14-09	UDC FINAL

DRAWN: DZ APPR.: DNK

229 W. LAKELAWN PLACE
201 W. LAKELAWN PLACE
MADISON, WISCONSIN

PROJECT # 08-673

SECOND & THIRD
FLOOR PLAN

A1.2

PRELIMINARY
FOR INFORMATION PURPOSE ONLY
NOT FOR CONSTRUCTION

10-15-08 SPL/LANDMARKS SUBMITTAL
12-10-08 UDC INITIAL
1-14-09 UDC FINAL

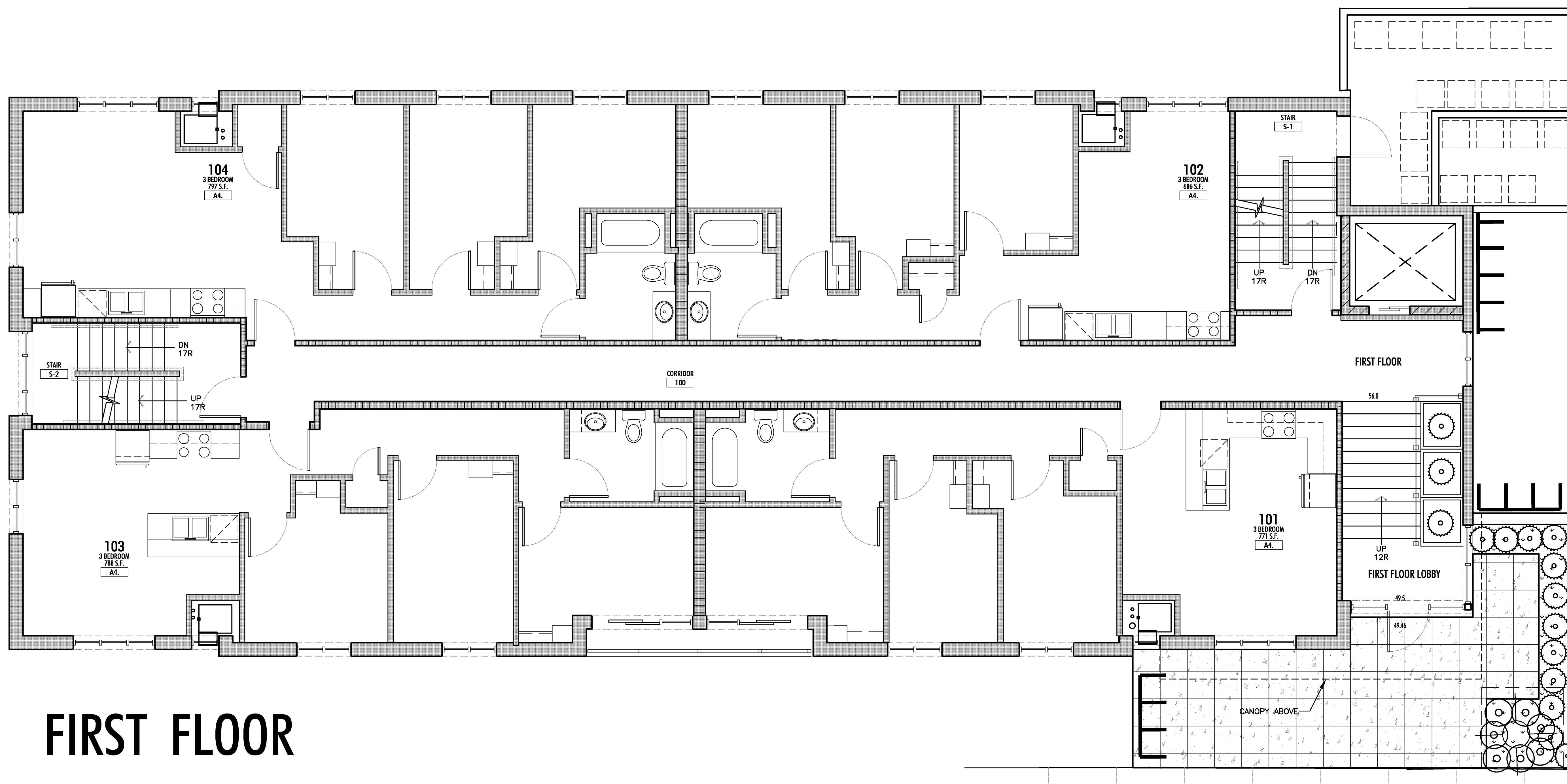
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229 W. LAKELAWN PLACE
201 W. LAKELAWN PLACE
MADISON, WISCONSIN

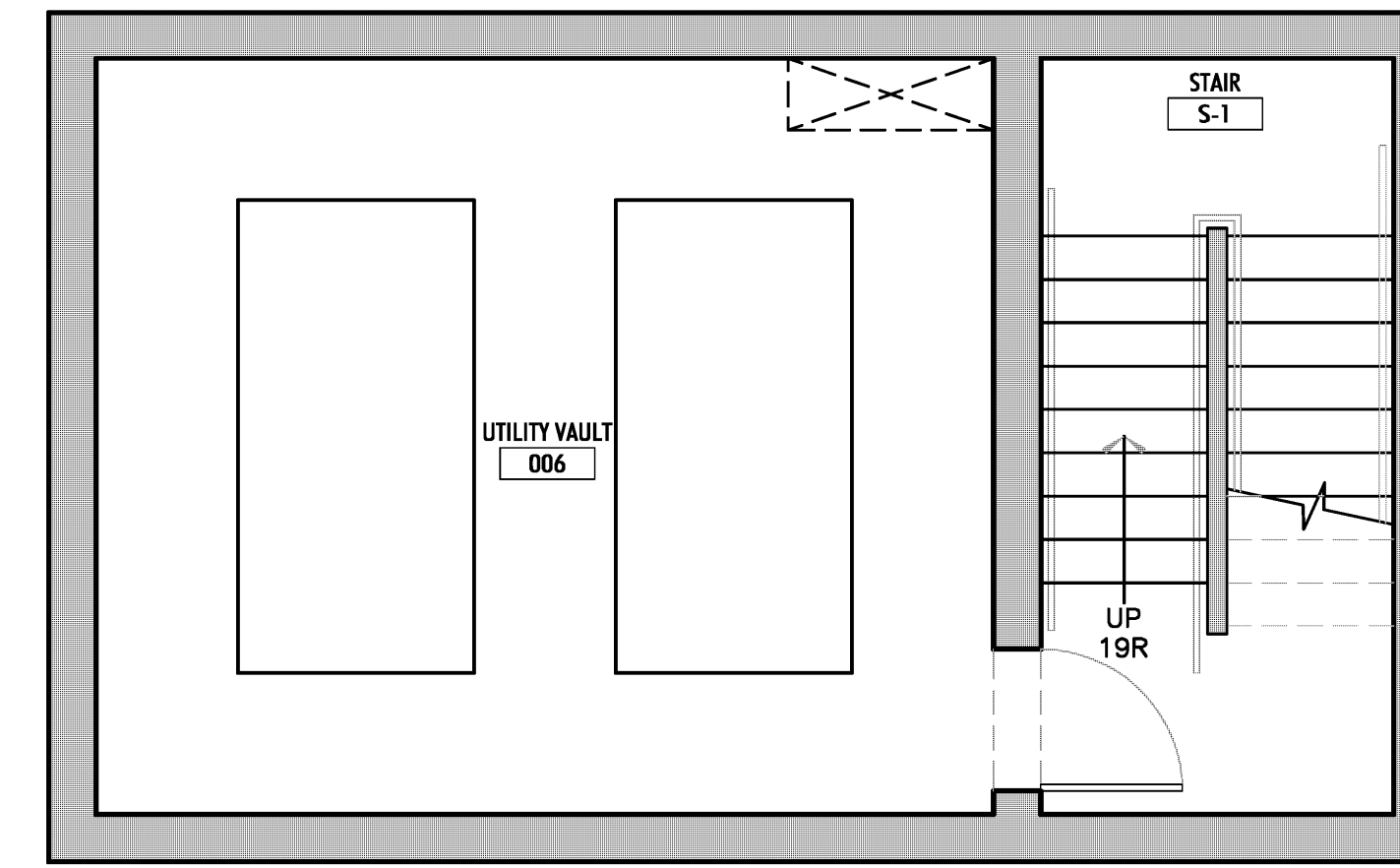
PROJECT # 08-673

FIRST FLOOR PLAN

A1.1



FIRST FLOOR



SUB-BASEMENT

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10-15-08	SPL/LANDMARKS SUBMITTAL
12-10-08	UDC INITIAL
1-14-09	UDC FINAL

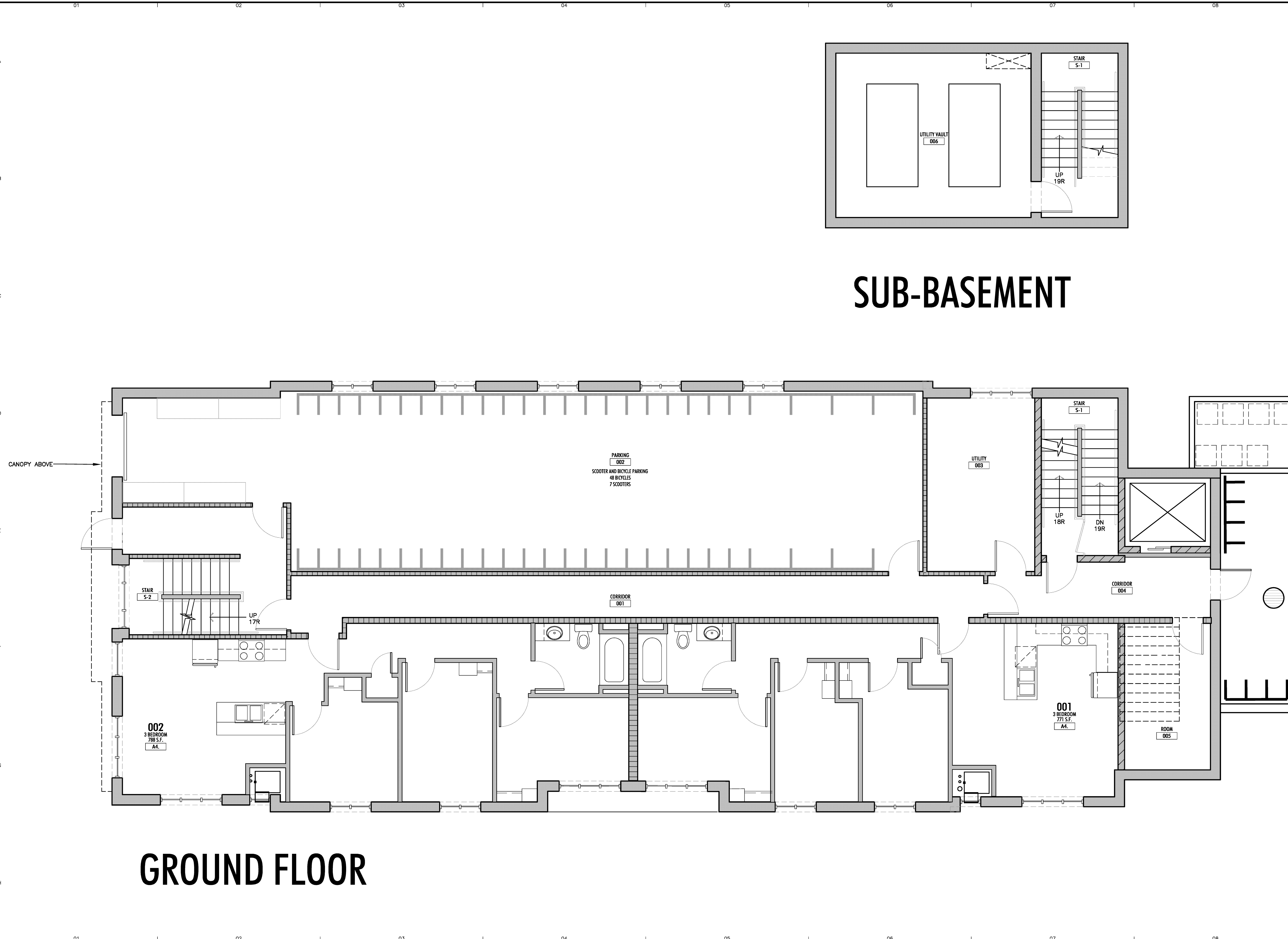
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229 W. LAKE LAWN PLACE
201 W. LAKE LAWN PLACE
MADISON, WISCONSIN

PROJECT # 08-673

BASEMENT FLOOR
PLAN

A1.0



GROUND FLOOR

PLANTING NOTES

GENERAL

Grading - All areas shall be sloped to sheet drain per contours on grading plan. Remove all trash and stone exceeding 2" diameter to a depth of 2" prior to planting. Verify 3" minimum topsoil depth prior to fine grading. Rake surface to provide uniform seed bed.

Topsoil - Topsoil shall be classified as a sandy loam soil to silty loam. No organic topsoil from peaty sources will be accepted. Topsoil imported from a local supplier shall be stripped and stockpiled for more than 12 months to be relatively free of viable weed seeds. Topsoil shall be sifted and/or screened to be free of stones and clay lumps, plants or other extraneous materials.

PLANTING

Plant starter mix - A 2:1 ratio mix of two parts peat moss and one part manure. Available at certified peat & sod, New Berlin, WI (414-542-2270 for information) or approved equal.

Substitutions - Substitutions/changes of plantings must be approved by landscape architect.

Trees - Pocket plant and back fill pits with a mix of 10% plant starter mix, and 90% existing soil. Tree holes to be at least 2 times the spread diameter of the root ball. Use shovel to rough up sides of exposed walls. Set depth of root ball to be same as grown in nursery or slightly higher if planting in soil.

Shrubs - Pocket plant and back fill pits with a mix of 10% plant starter mix, and 90% existing soil. Set depth of root ball to be same as grown in nursery or slightly higher if planting in clay soil.

Perennials - Condition topsoil in perennial planting beds by adding 3" plant starter mix. Add bone meal and milorganite, each at the rate of 1-2 lbs. per 100 S.F. Add granular sulfur at the rate of 3-4 lbs. per 100 S.F. Rototill to blend and re-grade as necessary. Set plant depth to be same as grown in nursery. Water-in well.

Mulch - Install a 3-4" layer of shredded hardwood bark around trees & shrubs. For trees in lawn, install a 4-5" diameter circle of mulch around each tree. For shrubs install mulch in continuous beds. Do not allow mulch to touch plant stems.

Bed Edging - All planting beds adjacent to turf areas shall be edged with a straight-face poly-vinyl edging, Slim-Edg, by Oly-Ola Edgings, Inc., or approved equal. Install per manufacturer's instructions.

Maintenance - Contractor shall provide regular maintenance until a date of 60 days after completion of planting. Maintenance shall begin when planting is started for ongoing planting areas. Maintenance operations shall include watering, weeding, and mowing. Contractor shall provide temporary irrigation equipment if needed to provide a minimum of 1" of water per week throughout the maintenance period for all planting areas.

Plant Guarantee - The landscape contractor shall guarantee to replace once, without charge, any woody plant material (deciduous or evergreen trees & shrubs) that dies within one year of installation, providing the owner gives normal plant care (regular watering). The owner must report plant losses within the guarantee period.

PLANT SCHEDULE

Deciduous Trees						
SYM.	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	COND.	SPACING
GB	Ginkgo biloba 'Autumn Gold'	Autumn Gold Ginkgo	3	2.5' Cal.	B/B	As shown
Evergreen Trees						
SYM.	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	COND.	SPACING
PS	Pinus sylvestris	Scots Pine	7	6' HI.	B/B	As shown
Ornamental Trees						
SYM.	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	COND.	SPACING
AG	Amelanchier x g. 'Autumn Brilliance'	Autumn Brilliance Serviceberry	4	10' HI.	B/B	As shown
Deciduous Shrubs						
SYM.	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	COND.	SPACING
BM	Buxus microphylla 'Wintergreen'	Wintergreen Boxwood	23	2 Gal.	Container	24" o.c.
DL	Diervilla lonicera	Dwarf-bush Honeysuckle	15	2 Gal.	Container	48" o.c.
EA	Euonymus alatus 'Chicago Fire'	Chicago Fire Burning Bush	2	4' HI.	B/B	As shown
HM	Hydrangea macrophylla 'Nikko Blue'	Nikko Blue Hydrangea	20	2 Gal.	Container	48" o.c.
SB	Spiraea bumalda 'Gold Charm'	Gold Charm Spiraea	5	12" HI.	Container	36" o.c.
VO	Viburnum opulus	European Cranberrybush Viburnum	3	4' HI.	B/B	60" o.c.
WW	Weigela 'Wine & Roses'	Wine & Roses Weigela	8	2 Gal.	Container	36" o.c.
Evergreen Shrubs						
SYM.	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	COND.	SPACING
JC	Juniperus chinensis 'Kailays Compact'	Kailay's Compact Pfitzer Juniper	9	2 Gal.	B/B	60" o.c.
TM	Taxus x media 'Tauntonii'	Taunton Dense Yew	13	18" HI.	B/B	60" o.c.
Perennials						
SYM.	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	COND.	SPACING
HS	Hemerocallis 'Stella d'Oro'	Low Yellow-Gold Daylily	32	1 Gal.	Container	18" o.c.
MS	Miscanthus sinensis 'Red Flame'	Red Flame Miscanthus	18	1 Gal.	Container	30" o.c.
NF	Nepeta x faassenii 'Blue Wonder'	Blue Wonder Catmint	30	1 Gal.	Container	24" o.c.
PT	Parthenocissus tricuspidata	Boston Ivy	3	1 Gal.	Container	As shown

PRELIMINARY
FOR INFORMATION PURPOSE ONLY
NOT FOR CONSTRUCTION

10-15-08	SIPLANDMARKS SUBMITTAL
12-10-08	UDC INITIAL
1-14-09	UDC FINAL

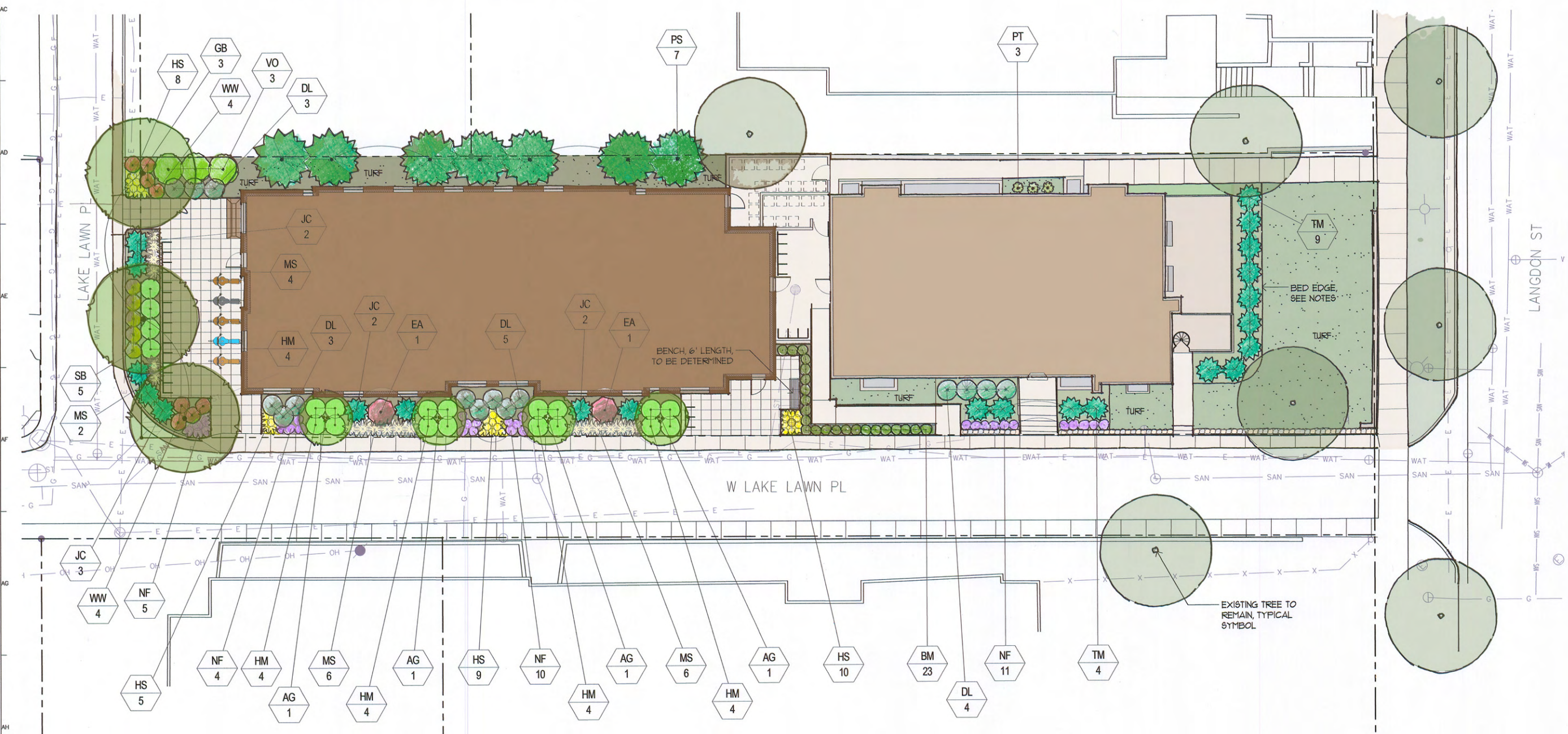
DRAWN: JDS APPR.:

229 W. LAKE LAWN PLACE
201 W. LAKE LAWN PLACE
MADISON, WISCONSIN

PROJECT # 08-673

LANDSCAPE PLAN

LS1



LANDSCAPE PLAN
SCALE: 1" = 10'-0"