

VICINITY MAP



AERIAL VIEW OF SITE



GENERAL LOCATION



KRAEMER - AMERICAN CENTER DEVELOPMENT

59565



MADISON
 DANE COUNTY, WISCONSIN
 4902 AMCENTER PARKWAY
 AMERICAN CENTER

SHEET INDEX

| | |
|--|--|
| GENERAL | |
| TOO1 | TITLE SHEET |
| CIVIL | |
| (CIVIL PLANS BY: WYSE ENGINEERING) | |
| V001 | ALTAIR'S LAND TITLE SURVEY |
| C100 | SITE PLAN |
| C101 | FIRE APPARATUS ACCESS EXHIBIT |
| C200 | GRADING & EROSION CONTROL PLAN |
| C201 | DETAIL GRADING PLAN |
| C300 | UTILITY PLAN |
| C400 | DETAILS |
| C401 | DETAILS |
| ARCHITECTURAL | |
| A001 | ARCHITECTURAL SITE PLAN |
| A002 | ARCHITECTURAL SITE DETAILS |
| A101 | FIRST FLOOR PLAN |
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| A103 | ROOF PLAN |
| A201 | EXTERIOR ELEVATIONS |
| A202 | EXTERIOR ELEVATIONS - FINISHES |
| A301 | BUILDING SECTIONS |
| --- | 3D IMAGERY (5 SHEETS AT 8.5' x 11') |
| LANDSCAPE | |
| (LANDSCAPE PLANS BY: OLSON TOON LANDSCAPING) | |
| L100 | LANDSCAPE PLAN |
| --- | LANDSCAPE WORKSHEET (5 SHEETS AT 8.5' x 14') |

PROJECT INFORMATION

| | |
|---|--|
| OWNER/DEVELOPER: KRAEMER DEVELOPMENT, LLC 8591 GREENWAY BOULEVARD, SUITE 130 MIDDLETON, WI 53562 PH: (608) 823-6174 CONTACT: JEFF KRAEMER EMAIL: JKRAEMER@KRAEMERDEVELOPMENT.COM | LANDSCAPE DESIGNER: OLSON TOON LANDSCAPING, INC. 3870 PIONEER ROAD VERONA, WI 53593 PH: (608) 827-1940 CONTACT: BRAD FRIEHLIN EMAIL: BRAD@OLSONTOON.COM |
| ARCHITECT: RAMAKER 855 COMMUNITY DRIVE SALK CITY, WI 53593 PH: (608) 643-4100 CONTACT: RICHNDA HEGGE EMAIL: RHEGGE@RAMAKER.COM | MECHANICAL CONTRACTOR: TBD |
| STRUCTURAL ENGINEER: RAMAKER 855 COMMUNITY DRIVE SALK CITY, WI 53593 PH: (608) 643-4100 CONTACT: JEFF ZANDER EMAIL: JZANDER@RAMAKER.COM | ELECTRICAL CONTRACTOR: TBD |
| GENERAL CONTRACTOR: SUPREME STRUCTURES, INC. 2906 MARKETPLACE DR. MADISON, WI 53719 PH: (608) 442-6433 CONTACT: ANDY LOCK EMAIL: ANDY.LOCK@SUPREMESTRUCTURES.COM | PLUMBING CONTRACTOR: TBD |
| CIVIL: WYSE ENGINEERING 300 EAST FRONT STREET MOUNT HORN, WI 53572 PH: (608) 437-1390 CONTACT: ADAM WATKINS EMAIL: ADAM.WATKINS@WYSEENGINEERING.COM | |



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 FOR REVIEW
 PURPOSES ONLY

| REV | DATE |
|-----|------------|
| | 08/06/2024 |

| ISSUE | PLAN REVIEW |
|-------|-------------|
| | |

PROJECT TITLE
KRAEMER - AMERICAN CENTER DEVELOPMENT

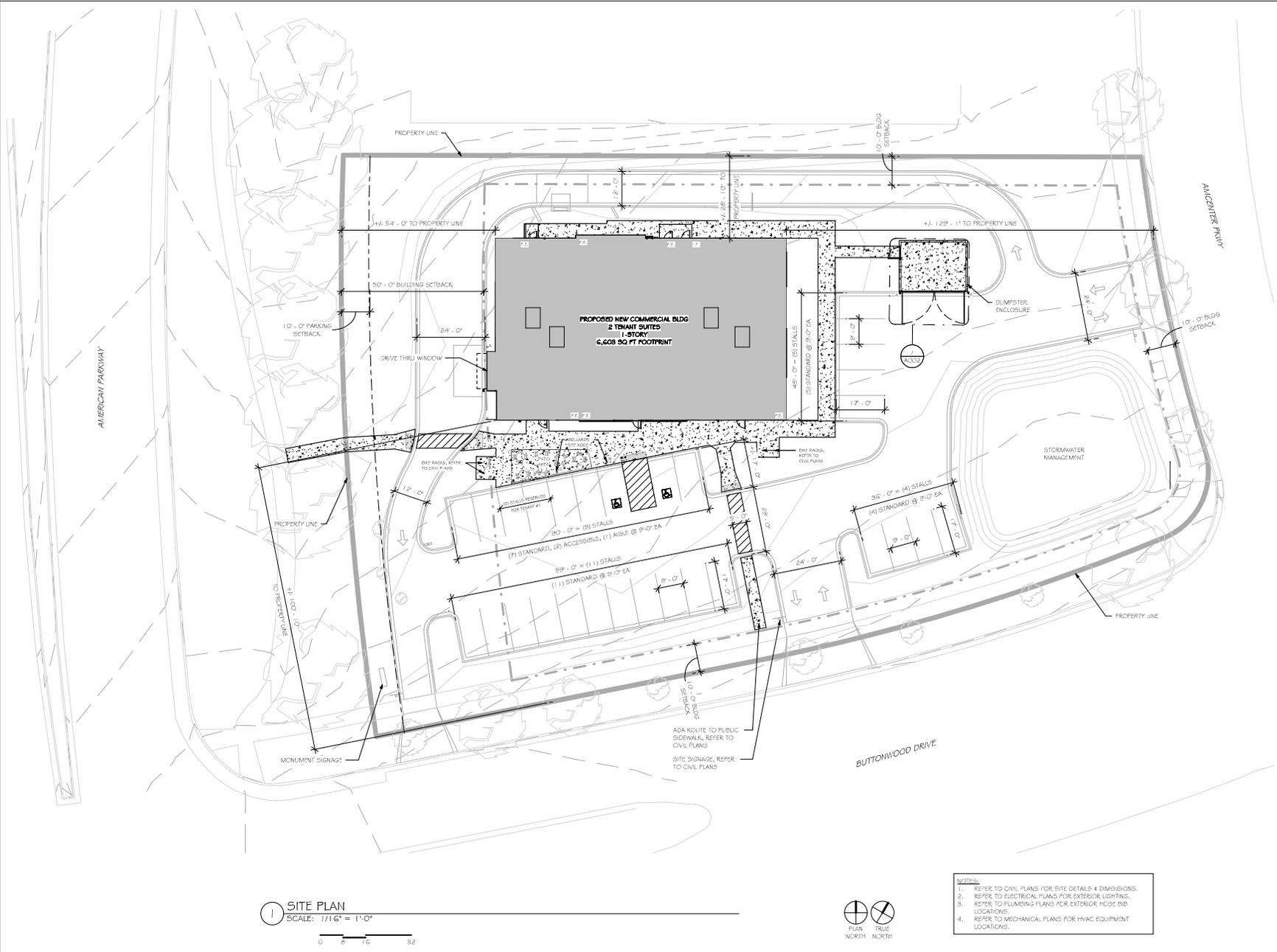
PROJECT OWNER
 KRAEMER DEVELOPMENT, LLC

PROJECT LOCATION
 4902 AMCENTER PKWY
 MADISON, WI 53718

SHEET TITLE
TITLE SHEET

PROJECT NUMBER **59565**

SHEET NUMBER **TOO1**



1 SITE PLAN
 SCALE: 1/16" = 1'-0"
 0 8 16 32



- NOTES**
- REFER TO CIVIL PLANS FOR SITE DETAILS 4 DIMENSIONS.
 - REFER TO ELECTRICAL PLANS FOR EXTERIOR LIGHTING.
 - REFER TO PLUMBING PLANS FOR EXTERIOR HOSE BIB LOCATIONS.
 - REFER TO MECHANICAL PLANS FOR HVAC EQUIPMENT LOCATIONS.



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PROJECT TITLE:
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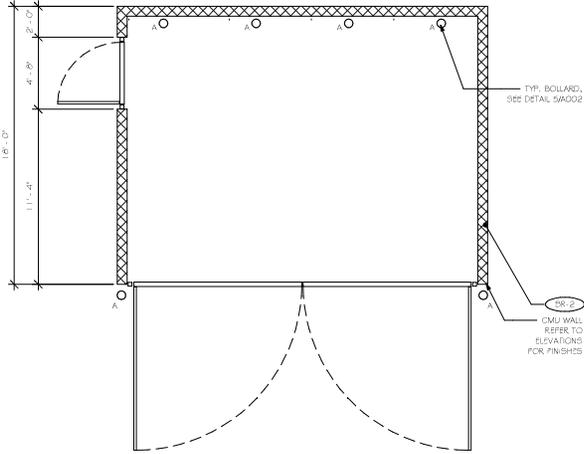
PROJECT OWNER:
 KRAEMER DEVELOPMENT, LLC

PROJECT LOCATION:
 4902 AMCENTER PKWY
 MADISON, WI 53718

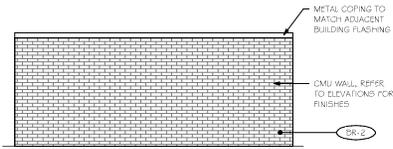
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ARCHITECTURAL SITE PLAN

PROJECT NUMBER: **59565**

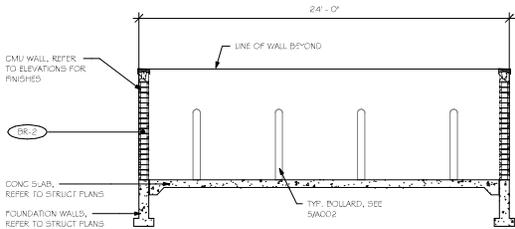
SHEET NUMBER: **A001**



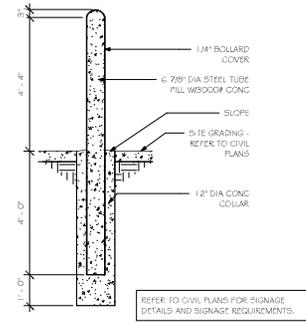
1 ENLARGED PLAN @ TRASH ENCLOSURE
 SCALE: 1/4" = 1'-0"



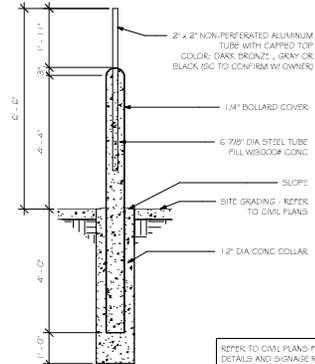
4 TRASH ENCLOSURE ELEVATION 2
 SCALE: 1/4" = 1'-0"



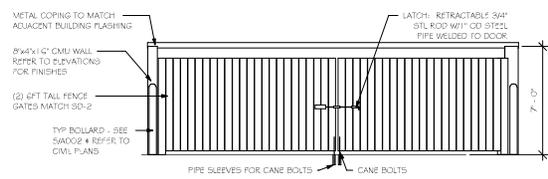
2 SECTION @ TRASH ENCLOSURE
 SCALE: 1/4" = 1'-0"



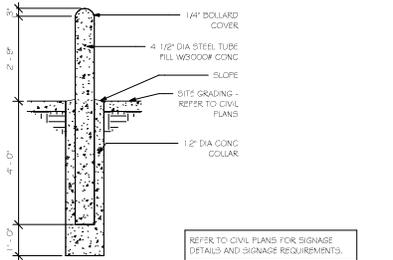
5 BOLLARD DETAIL - A
 SCALE: 1/2" = 1'-0"



6 BOLLARD DETAIL - B
 SCALE: 1/2" = 1'-0"



3 TRASH ENCLOSURE ELEVATION 1
 SCALE: 1/4" = 1'-0"



7 BOLLARD DETAIL - C
 SCALE: 1/2" = 1'-0"

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PROJECT TITLE
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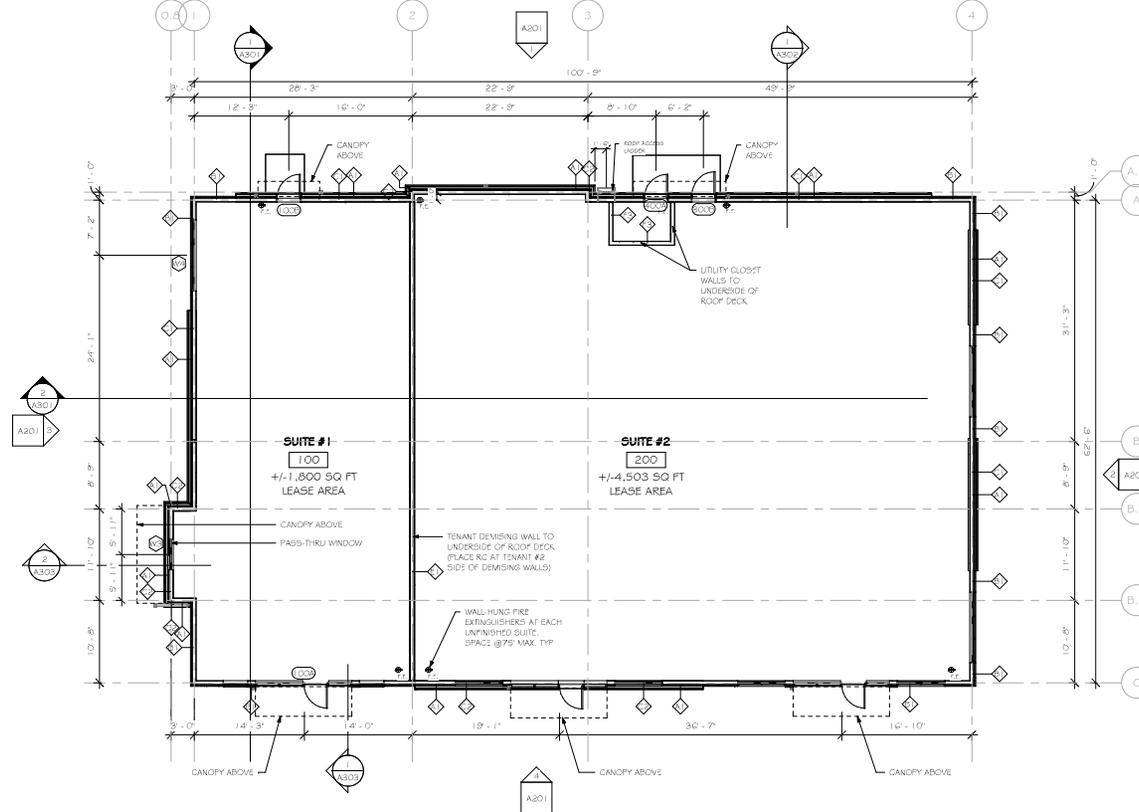
PROJECT OWNER
 KRAEMER DEVELOPMENT, LLC

PROJECT LOCATION
 4902 AMCENTER PKWY
 MADISON, WI 53718

SHEET TITLE
ARCHITECTURAL SITE DETAILS

PROJECT NUMBER
 59565

SHEET NUMBER
 A002



NOTE:
 FINAL INTERIOR LAYOUTS TO BE CONFIRMED BY TENANT COORDINATION DRAWINGS

1 FIRST FLOOR
 SCALE: 1/8" = 1'-0"
 0 4 8 16



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PROJECT TITLE:
KRAEMER - AMERICAN CENTER DEVELOPMENT

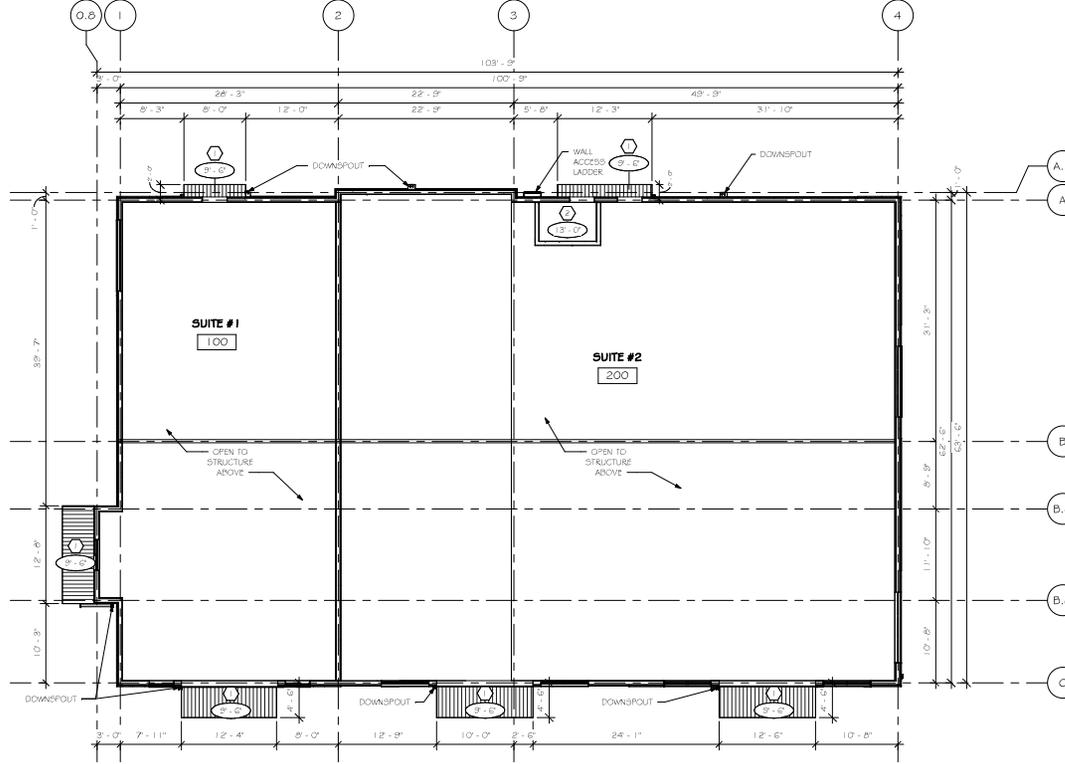
PROJECT OWNER:
 KRAEMER DEVELOPMENT, LLC

PROJECT LOCATION:
 4902 AMCENTER PKWY
 MADISON, WI 53718

SHEET TITLE:
FIRST FLOOR PLAN

PROJECT NUMBER: **59565**

SHEET NUMBER: **A101**



1 FIRST FLOOR REFLECTED CEILING PLAN
 SCALE: 1/8" = 1'-0"



RCF GENERAL NOTES

1. THIS PLAN SHOWS THE LOCATIONS OF ITEMS THAT ARE ARCHITECTURALLY SIGNIFICANT ONLY. PLUMBING, MECHANICAL, AND ELECTRICAL ITEMS INDICATED ARE REFERENCE ONLY.
2. REFER TO MEP PLANS FOR EXACT LOCATIONS AND DETAILS.
3. CONTRACTOR HAS OPTION TO USE GYP BD SUSP SYSTEM OR LIGHT GAGE METAL FRAMING AT DROPPED GYP BD CEILING LOCATIONS.
4. GYP BD TO BE MUDGED, TAPED, SANDED AND READY FOR PAINT.

LEGEND

- | | | | |
|--|--|--|--|
| | ALUMINUM VENTED SOFFIT SYSTEM. COLOR TO MATCH FASCIA/WALL CAP. SEE ELEVATIONS FOR COLOR. | | FIBERGLASS FACED GYPSUM WALLBOARD CEILING - DO NOT EXCEED 200' SF BETWEEN CONTROL JOINTS |
|--|--|--|--|



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| ISSUE PHASE | PLAN REVIEW |

PROJECT TITLE
KRAEMER - AMERICAN CENTER DEVELOPMENT

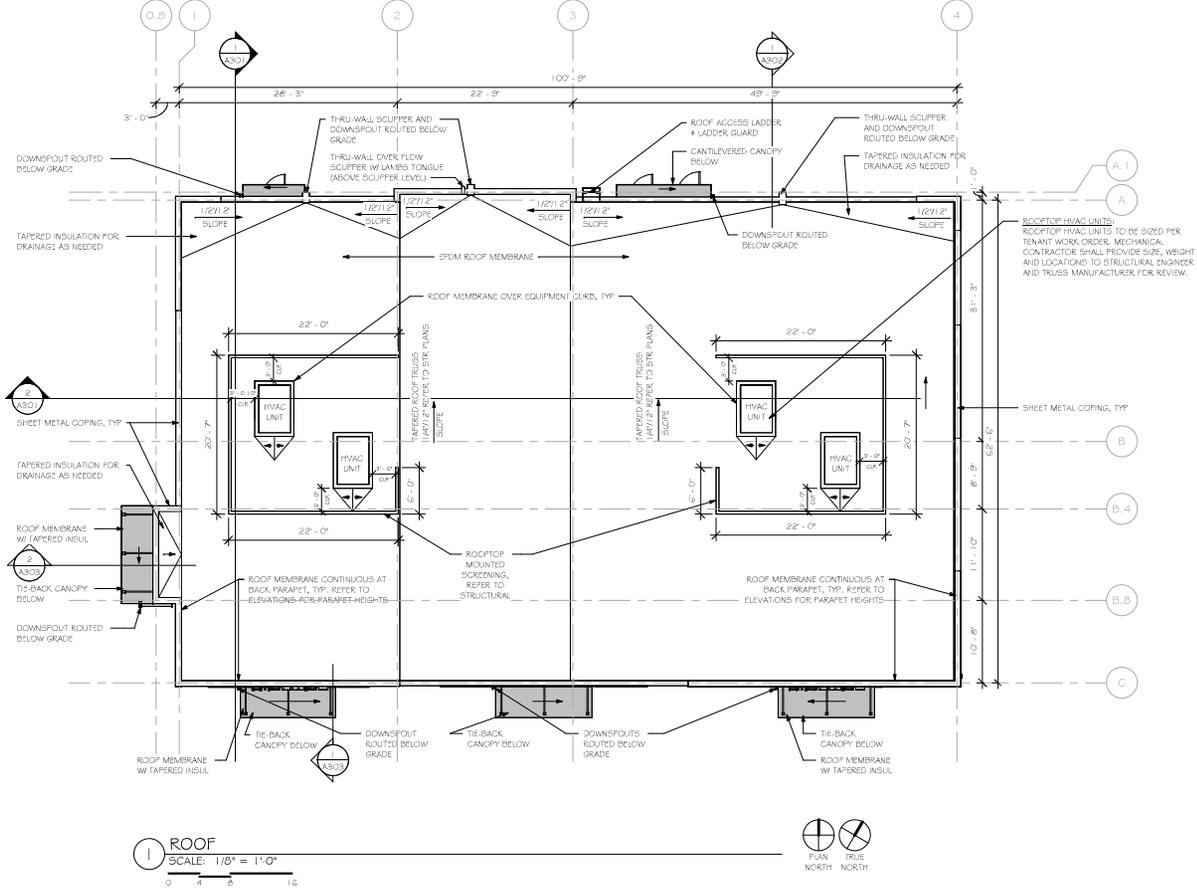
PROJECT OWNER
 KRAEMER DEVELOPMENT, LLC

PROJECT LOCATION
 4902 AMCENTER PKWY
 MADISON, WI 53718

SHEET TITLE
FIRST FLOOR REFLECTED CEILING PLAN

PROJECT NUMBER
59565

SHEET NUMBER
A102



1 ROOF
 SCALE: 1/8" = 1'-0"



- ROOF PLAN NOTES:**
1. VERIFY EXACT LOCATIONS OF ROOF TOP MECHANICAL EQUIPMENT & MECHANICAL CURBS WITH THE MECHANICAL DRAWINGS.
 2. REFER TO PLUMBING DRAWINGS FOR ALL PLUMBING PENETRATIONS.
 3. REFER TO PLUMBING DRAWINGS FOR ROOF TOP HOSE/BIB LOCATIONS(S).
 4. REFER TO ELECTRICAL DRAWINGS FOR ALL ROOF PENETRATIONS AND EXACT LOCATIONS.
 5. PROVIDE WATER TIGHT INTEGRITY AT ALL PENETRATIONS AND EQUIPMENT PER ROOFING MANUFACTURERS STANDARD DETAILS AND REQUIREMENTS FOR WARRANTY AND CURRENT NRCA STANDARDS.
 6. DESIGN BUILD CONTRACTORS PROVIDING ROOF PENETRATIONS MUST PROVIDE TEMPORARY WEATHER TIGHT COVERS FOR OPENING UNTIL PLACEMENT OF FINISHED WORK OR COVERING.
 7. PROVIDE FINISHED SHEET METAL COPINGS PER PLANS. REFER TO EXTERIOR ELEVATIONS MATERIAL SCHEDULE FOR SPECIFIED METAL COLORS.
 8. PROVIDE FINISHED SHEET METAL DOWNSPOUTS WHERE INDICATED. REFER TO EXTERIOR ELEVATIONS MATERIAL SCHEDULE FOR SPECIFIED METAL COLORS. DESIGN BUILD PLUMBING CONTRACTOR SHALL PROVIDE NECESSARY CALCULATIONS AND DETERMINE FINAL QUANTITY, SIZE, AND LOCATION OF DOWNSPOUTS AND SHALL COORDINATE WITH ROOFING CONTRACTOR TO PROVIDE PROPER DRAINAGE.
 9. REFER TO CIVIL PLANS FOR DOWNSPOUT CONNECTION AND ROUTE BELOW GRADE.



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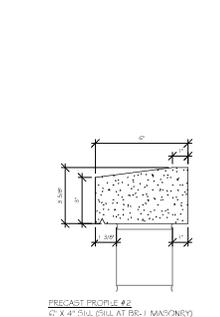
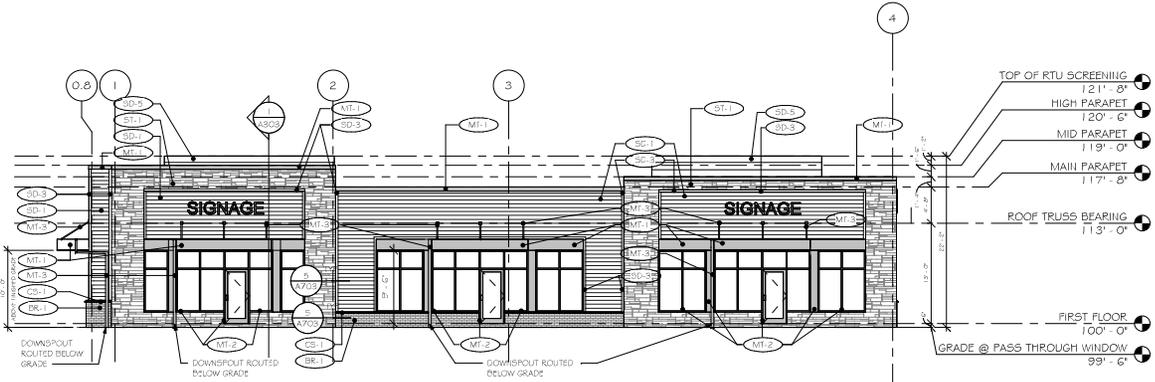
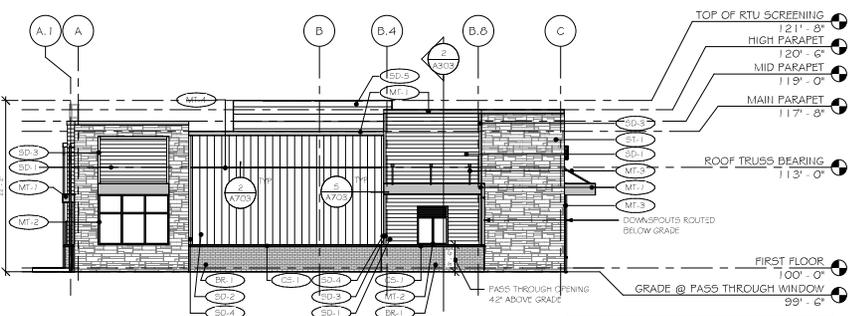
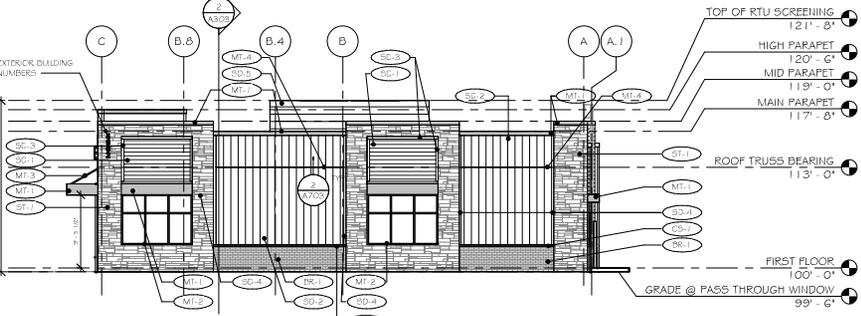
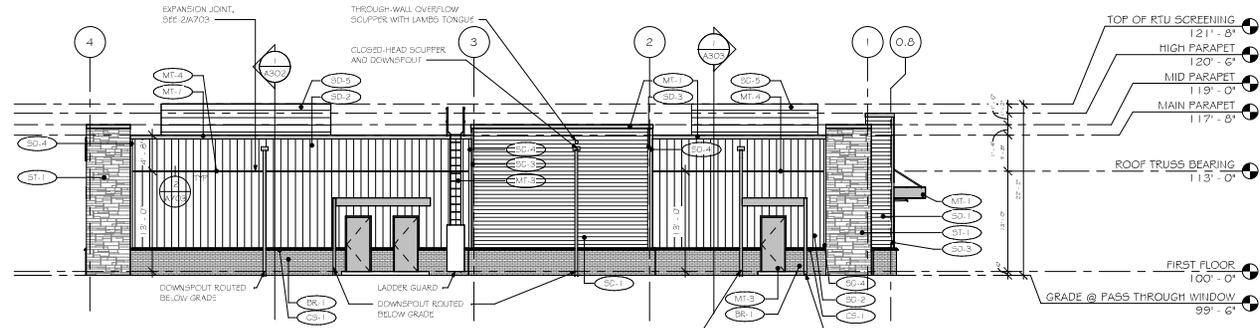
PROJECT TITLE
KRAEMER - AMERICAN CENTER DEVELOPMENT

PROJECT OWNER
KRAEMER DEVELOPMENT, LLC

PROJECT LOCATION
4902 AMCENTER PKWY MADISON, WI 53718

SHEET TITLE
ROOF PLAN

PROJECT NUMBER **59565**
 SHEET NUMBER **A103**



EXTERIOR MATERIALS LEGEND

- SD-1 - LP SMARTSIDE, RIGID STACK, 8" W/ DIAMOND KOTE DUOLINO PREMIUM COLOR: CHES NUT
- SD-2 - LP SMARTSIDE, PANEL 4 BOARD AND BATTER, 8" W/ STANDARD SOLID COLOR: SAND
- SD-3 - LP SMARTSIDE 4" TRIM COLOR: MATCH SD-1
- SD-4 - LP SMARTSIDE 4" TRIM COLOR: MATCH SD-2
- SD-5 - PERFORATED METAL SCREENING AT RTUS COLOR: MATCH SD-2
- ST-1 - EDEN VALDEKS STONE, ADHERED BUCKINGHAM MACHINE CUT VENER SPFC MIX MORTAR: SM-350 SU55E
- BR-1 - HERITAGE COLLECTION DESIGNER CONCRETE BRICK, SMOOTH FACE, MODULAR COLOR: SABLE
- BR-2 - HERITAGE COLLECTION DESIGNER CONCRETE BRICK, SMOOTH FACE, 8x4 1/2 COLOR: SABLE (DUMPSITE) SPFC MIX MORTAR: SM-350 SU55E
- CS-1 - CAST STONE CAP AT CONCRETE BRICK. COLOR: MATCH BR-1
- MT-1 - CMG STEEL AT CANOPY AND WALL CAP COLOR: EXTRA DARK BRONZE
- MT-2 - ANODIZED ALUMINUM AT WINDOWS AND WINDOW TRIM COLOR: KAWNEER #40 DARK BRONZE
- MT-3 - PREFINISHED STEEL AT SERVICE DOORS, AND ROOF ACCESS LADDER COLOR: MATCH MT-2
- MT-4 - PREFINISHED ALUMINUM SIDING AT ROOF TRUSS BEARING COLOR: MATCH ADJACENT SIDING

NOTE:
 -GC TO PROVIDE PHYSICAL SAMPLES FOR REVIEW.
 -ALL COLORS AND FINISHES TO BE VERIFIED BY OWNER PRIOR TO ORDERING AND INSTALLING.

SIGNAGE NOTES:
 -OWNER TO COORDINATE SITE SIGNAGE DESIGN WITH SIGN SUPPLIER.
 -ELECTRICAL CONTRACTOR TO VERIFY ELECTRICAL REQUIREMENTS FOR ALL SIGNAGE LOCATIONS.
 -GC TO VERIFY BLOCKING REQUIREMENTS FOR SIGNAGE.
 -TENTANT TO PROVIDE EXTERIOR SIGNAGE.

NOTE:
 AWINGS AT DRIVE THRU IS 10'-0" ABOVE FINISHED GRADE.
 AWINGS AT FRONT 4 PACK DOORS ARE 9'-6" ABOVE FINISHED GRADE.

- EXTERIOR ELEVATION NOTES:**
1. ALL EXTERIOR VENTS & LOUVERS TO BE PAINTED TO MATCH ADJACENT WALL COLOR. SEE MECHANICAL FOR SIZE AND LOCATION.
 2. FOAM PLASTIC INSULATION GREATER THAN 4" IN THICKNESS SHALL HAVE A MAXIMUM FLAME SPREAD INDEX OF 75 AND A SMOKE DEVELOPED INDEX OF 450 WHERE TESTED AT A MINIMUM THICKNESS OF 4". PROVIDE BLOCKING AND ELECTRICAL GROUNDING TO ALL SIGN LOCATIONS. COORDINATE WITH SIGN CONTRACTOR.
 3. 8'-0" MAXIMUM BUILDING HEIGHT FOR AMERICAN CENTER GUIDELINES (PFA CEILING AT THIS PARCEL IS 200' AGL, BUILDING HEIGHT IS <200' AGL).



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PROJECT TITLE
KRAEMER - AMERICAN CENTER DEVELOPMENT

PROJECT OWNER
 KRAEMER DEVELOPMENT, LLC

PROJECT LOCATION
 4902 AMCENTER PKWY
 MADISON, WI 53718

SHEET TITLE
EXTERIOR ELEVATIONS

PROJECT NUMBER **59565**
 SHEET NUMBER **A201**



LP SMARTSIDE, RIGID STACK 8" W/
DIAMOND KOTE DUOBLEND PREMIUM
COLOR: CHESTNUT



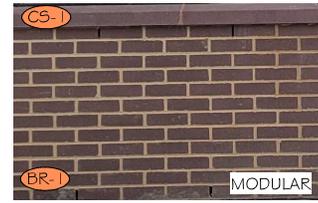
LP SMARTSIDE, PANEL & BOARD AND BATTEN
TRIM W/ STANDARD
COLOR: SAND



HVAC SCREEN,
COLOR:
MATCH SD-2, SAND



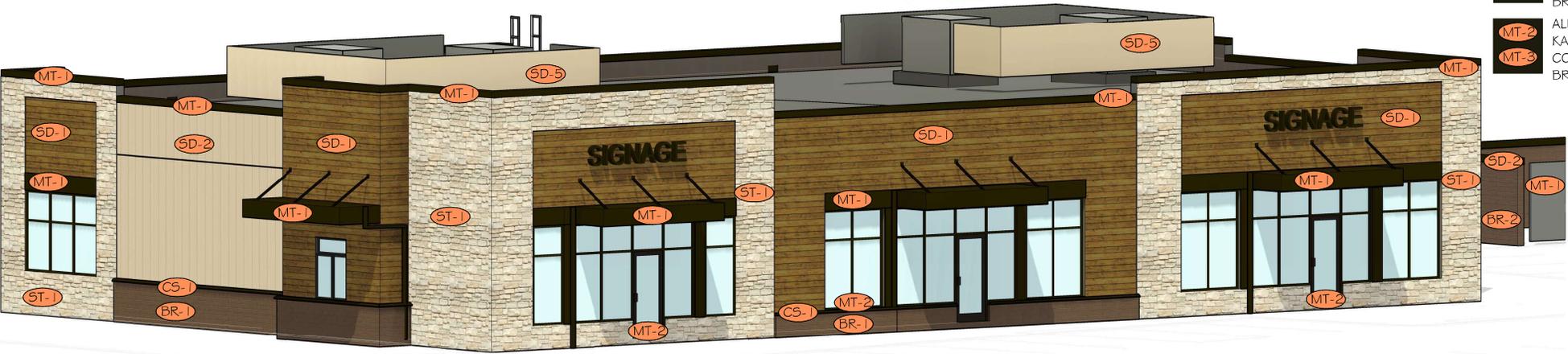
EDEN VALDERS STONE, ADHERED BUCKINGHAM
MACHINE CUT VENEER
SPEC MIX MORTAR: SM-350 SUEDE



HERITAGE COLLECTION DESIGNER CONCRETE BRICK, SMOOTH FACE
COLOR: SABLE
SPEC MIX MORTAR: SM-350 SUEDE



- STEEL: CMG
COLOR: EXTRA DARK BRONZE
- MT-1
- ALUMINIUM: KAWNEER
COLOR: DARK BRONZE
- MT-2
- MT-3



1 SOUTH EXTERIOR ELEVATION - GLAZING LENGTH
SCALE: 1/8" = 1'-0"

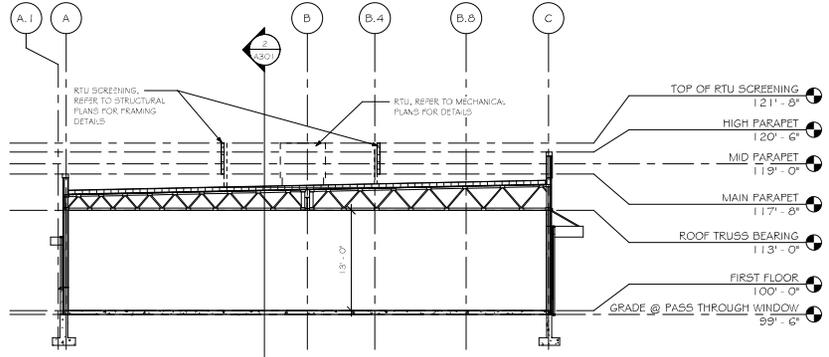
BASE OF THE LENGTH OF BUTTWOOD FACADE:
TOTAL LENGTH OF BUILDING: 66.42 FT
TOTAL LENGTH OF GLASS: 74.33 FT
= 84.02% OF LENGTH OF BUTTWOOD FACADE IS DOOR & WINDOW OPENINGS



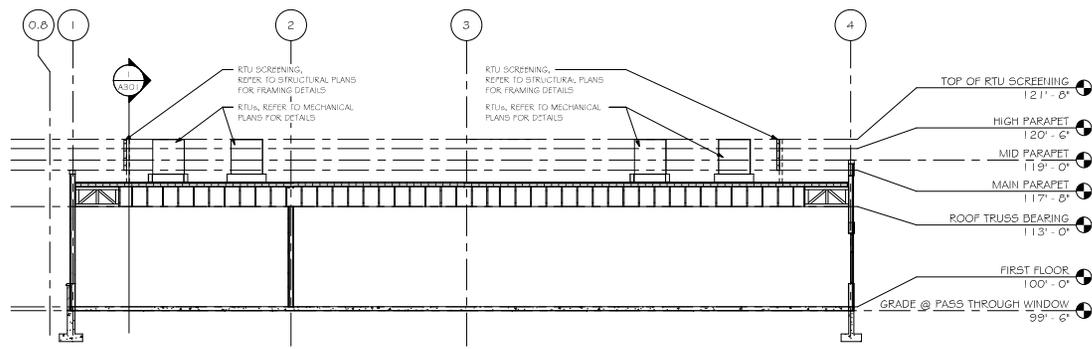
2 SOUTH EXTERIOR ELEVATION - DOOR & WINDOW / BIRD-SAFE GLASS
SCALE: 1/8" = 1'-0"

BASE OF THE GLAZING FLOOR AREA:
TOTAL PRIMARY FACADE AREA: 1,797 SF
TOTAL DOOR & WINDOW AT PRIMARY FACADE: 732 SF
= 41% OF PRIMARY STREET FACADE IS DOOR & WINDOW OPENINGS

25.1.29(4) - BIRD-SAFE GLASS TREATMENT REQUIREMENTS - NOT REQUIRED
(a) LESS THAN 10,000 SQ FT BUILDING
(b) NO SKY-BRIDGES PRESENT
(c) NO AT-GRADE GLASS PRESENT



1 BUILDING SECTION - N/S
 SCALE: 1/8" = 1'-0"
 0 4 8 16



2 BUILDING SECTION - E/W
 SCALE: 1/8" = 1'-0"
 0 4 8 16



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PROJECT TITLE
KRAEMER - AMERICAN CENTER DEVELOPMENT

PROJECT OWNER
 KRAEMER DEVELOPMENT, LLC

PROJECT LOCATION
 4902 AMCENTER PKWY
 MADISON, WI 53718

SHEET TITLE
BUILDING SECTIONS

PROJECT NUMBER
59565

SHEET NUMBER
A301

City of Madison, WI Landscape Worksheet

3/6/2024

City of Madison, Wisconsin Landscape Worksheet

| DEVELOPED LOTS | SQUARE FEET | LANDSCAPE POINTS REQ. |
|---|-------------|-----------------------|
| Total Developed Area Lot 12A | 53,655 | 300 |
| 59,481 sq ft (lot) - 5,126 sq ft (building) | 300 * 5 pts | 84 |

| PLANT TYPE / ELEMENT | POINT VALUE | QUANTITY | TOTAL POINTS |
|---|-------------|----------|--------------|
| Overstory Deciduous | 35 | 10 | 350 |
| Tall Evergreen Tree | 35 | 3 | 105 |
| Ornamental Tree | 15 | 5 | 75 |
| Upright Evergreen Shrub (i.e. arbovitae) | 10 | 10 | 100 |
| Shrub, deciduous | 3 | 31 | 93 |
| Shrub, evergreen | 4 | 11 | 44 |
| Ornamental Grasses/Perennials | 2 | 64 | 128 |
| Ornamental/Decorative Fencing or Wall (4pts / 10LF) | 4 | 3 | 12 |
| Existing Significant Specimen Tree | 14 | 3 | 42 |
| Landscape Furniture for public seating and/or transit connections | 5 | 3 | 15 |
| POINTS PROVIDED | | | 915 |

- Decorative Stone Munch
1.5" Cap/pt Sand & Gravel washed stone over weed barrier fabric with Dimex EdgePro polyvinyl (black plastic) edging
- Organic Bark Munch with Dimex EdgePro polyvinyl (black plastic) edging
- Premium sunny grass seed blend with straw mat, (Class 1 Type 5 single net)

STREET TREE NOTES:

New street tree locations and tree species within the rights-of-way are to be determined in conjunction with City Forestry. Contractor shall contact City Forestry, Wayne Buckley wbuckley@cityofmadison.com or 266-4892 for determination of final planting locations and tree species.

At least one week prior to street tree planting Contractor shall contact City Forestry at (808) 266-4816 to schedule inspection and approval of nursery stock and review planting specifications with the landscaper.

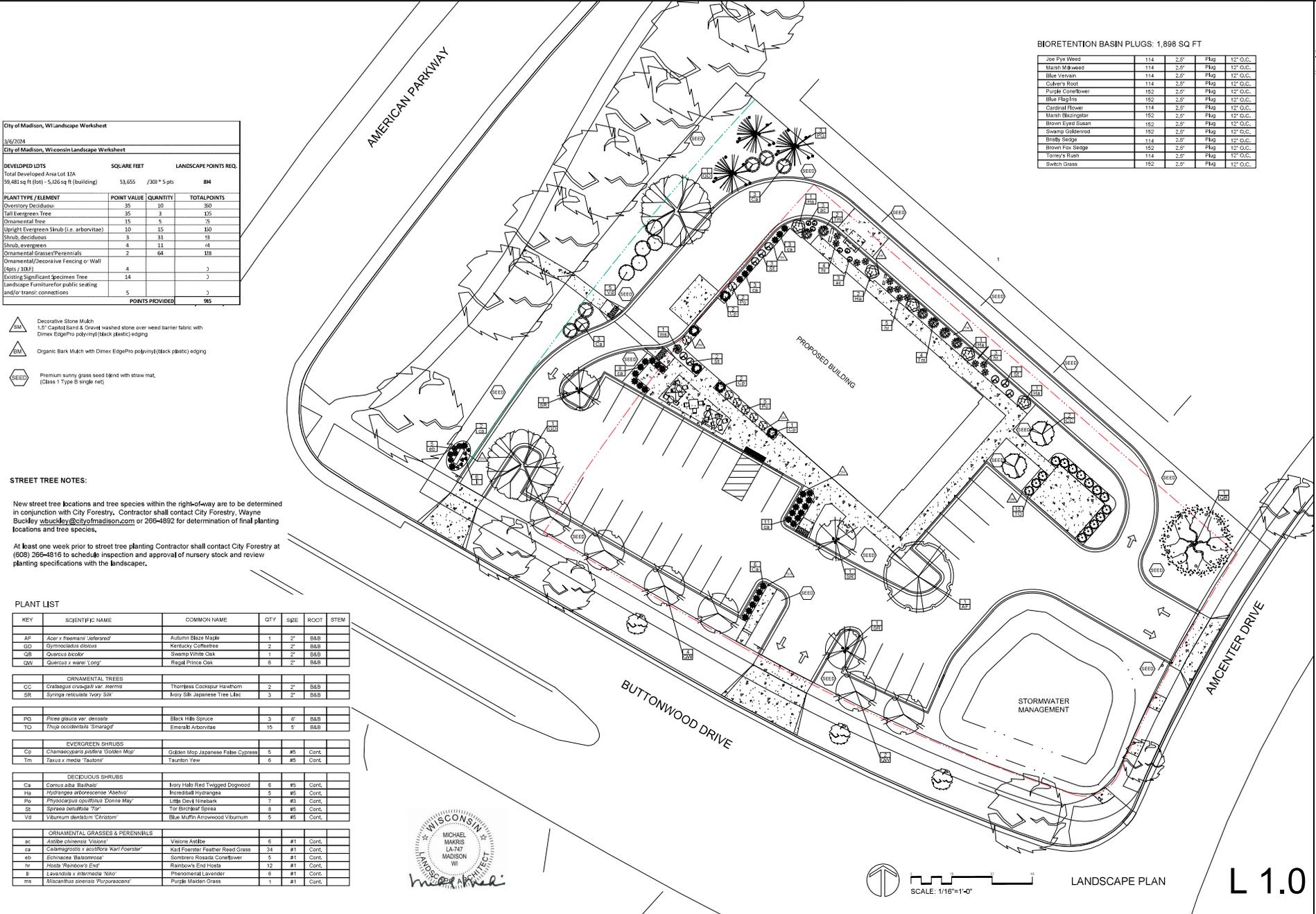
PLANT LIST

| KEY | SCIENTIFIC NAME | COMMON NAME | QTY | SIZE | ROOT | STEM |
|--|--|------------------------------------|-----|------|-------|------|
| AF | <i>Acer x freemanii 'Sulcatifolium'</i> | Autumn Blaze Maple | 1 | 2" | B&B | |
| GD | <i>Gymnocladia dioica</i> | Kentucky Coffeetree | 2 | 2" | B&B | |
| QS | <i>Quercus bicolor</i> | Swamp White Oak | 1 | 2" | B&B | |
| QW | <i>Quercus x wawa 'Lacey'</i> | Regal Prince Oak | 6 | 2" | B&B | |
| ORNAMENTAL TREES | | | | | | |
| CC | <i>Crataegus crataegus var. 'Irene'</i> | Thornless Cockspur Hawthorn | 2 | 2" | B&B | |
| SR | <i>Syringa reticulata 'Ivory Silk'</i> | Ivory Silk Japanese Tree Lilac | 3 | 2" | B&B | |
| PD | <i>Platanus occidentalis 'Venusta'</i> | Black Hole Sycamore | 3 | 6" | B&B | |
| TO | <i>Tilia cordata 'Smaragd'</i> | Emerald Arborvitae | 15 | 2" | B&B | |
| EVERGREEN SHRUBS | | | | | | |
| CD | <i>Chamaecyparis pallida 'Golden Mist'</i> | Golden Mist Japanese False Cypress | 6 | #5 | Cont. | |
| TM | <i>Taxus x media 'Tussock'</i> | Tussock Tree | 6 | #5 | Cont. | |
| DECIDUOUS SHRUBS | | | | | | |
| GA | <i>Galearia angustifolia 'Balkan'</i> | Irony Herb (Red Twigged Dogwood) | 6 | #5 | Cont. | |
| HA | <i>Hydrangea arborescens 'Albino'</i> | Incredible Hydrangea | 15 | #5 | Cont. | |
| PO | <i>Physocarpus opulifolius 'Diana May'</i> | Little Devil Ninebark | 7 | #3 | Cont. | |
| SP | <i>Spiraea ovalifolia 'Tor'</i> | Tor Beechleaf Spirea | 6 | #5 | Cont. | |
| VB | <i>Viburnum dentatum 'Chirlo'</i> | Blue Muffin Arrowwood Viburnum | 5 | #5 | Cont. | |
| ORNAMENTAL GRASSES & PERENNIALS | | | | | | |
| AC | <i>Astilbe chinensis 'Violet'</i> | Violet Astilbe | 5 | #1 | Cont. | |
| CA | <i>Carex flacca 'Saxifraga Mini'</i> | Mini Fountain Feather Reed Grass | 24 | #1 | Cont. | |
| EB | <i>Echinacea 'Balsanova'</i> | Sombroso Rosada Coneflower | 5 | #1 | Cont. | |
| IR | <i>Iris 'Rainbow's End'</i> | Rainbow's End Iris | 12 | #1 | Cont. | |
| LI | <i>Levedula x intermedia 'New'</i> | Phenomenal Lavender | 6 | #1 | Cont. | |
| PS | <i>Platanus arvensis 'Purpurea'</i> | Purple Garden Grass | 1 | #1 | Cont. | |



BIORETENTION BASIN PLUGS: 1,898 SQ FT

| | | | | |
|-------------------|-----|------|------|----------|
| Joe Pye Weed | 114 | 2.5" | Plug | 12" O.C. |
| Marsh Milkweed | 114 | 2.5" | Plug | 12" O.C. |
| Blue Yarrow | 114 | 2.5" | Plug | 12" O.C. |
| Culver's Root | 114 | 2.5" | Plug | 12" O.C. |
| Purple Coneflower | 152 | 2.5" | Plug | 12" O.C. |
| Blue Flag Iris | 152 | 2.5" | Plug | 12" O.C. |
| Cardinal Flower | 114 | 2.5" | Plug | 12" O.C. |
| Marsh Blackberry | 152 | 2.5" | Plug | 12" O.C. |
| Brown Eyed Susan | 152 | 2.5" | Plug | 12" O.C. |
| Swamp Goldenrod | 152 | 2.5" | Plug | 12" O.C. |
| Bristly Sedge | 114 | 2.5" | Plug | 12" O.C. |
| Brown Fox Sedge | 152 | 2.5" | Plug | 12" O.C. |
| Torrey's Rush | 114 | 2.5" | Plug | 12" O.C. |
| Switch Grass | 152 | 2.5" | Plug | 12" O.C. |



LANDSCAPE PLAN

L 1.0



3970 Pioneer Road
Verona, WI 53593
PH: (608) 827-9461
FAX: (608) 827-9462
WEB: www.olsontoon.com

THE AMERICAN CENTER RETAIL

5454 Buttonwood Drive
Madison, Wisconsin 53718

Date: December 6, 2023
Scale: 1/16" = 1'-0"
Designer: kmj
Job #

Seal
To protect against legal liability, the plans presented herein are "schematic," and should not be outlined as "bidable" or "construction documents" unless approved by the Landscape Designer. This is not an original document unless stamped in red, as ORIGINAL.

Revisions:
2024.01.29
2024.03.04

Reference Name:
Kraemer Development



CITY OF MADISON LANDSCAPE WORKSHEET

Section 28.142 Madison General Ordinance

Project Location / Address 3434 Buttonwood Drive, Madison, Wisconsin 53718

Name of Project The American Center Retail

Owner / Contact Kraemer Development

Contact Phone (608)203-6174 Contact Email jeff@kraemerdevelopment.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 53,655 square feet

Total landscape points required 894

- (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 | | | 10 | 350 |
| Tall evergreen tree (i.e. pine, spruce) | 5-6 feet tall | 35 | | | 3 | 105 |
| Ornamental tree | 1 1/2 inch caliper | 15 | | | 5 | 75 |
| Upright evergreen shrub (i.e. arborvitae) | 3-4 feet tall | 10 | | | 15 | 150 |
| Shrub, deciduous | #3 gallon container size, Min. 12"-24" | 3 | | | 31 | 93 |
| Shrub, evergreen | #3 gallon container size, Min. 12"-24" | 4 | | | 11 | 44 |
| Ornamental grasses/ perennials | #1 gallon container size, Min. 8"-18" | 2 | | | 64 | 128 |
| 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 | | | | | | |

Total Number of Points Provided 945

* 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.

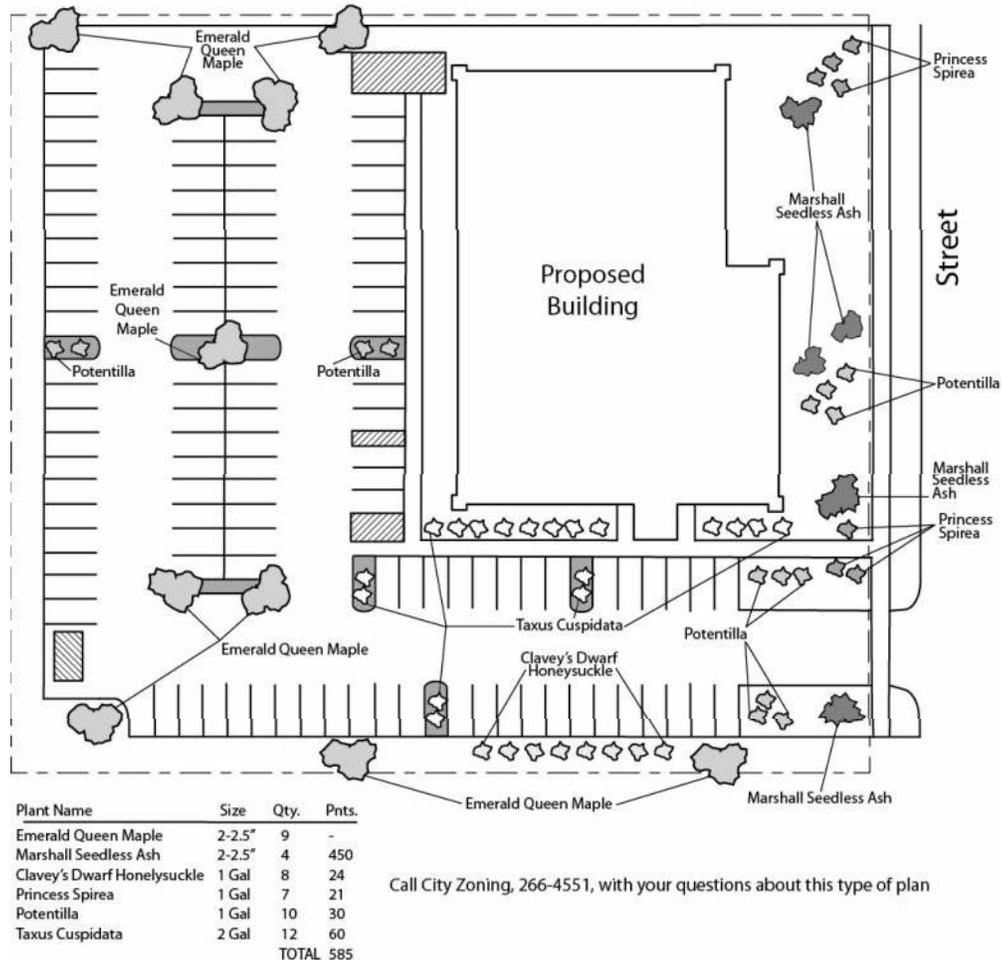
Screening Along District Boundaries

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.



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