



# City of Madison

## Proposed Rezoning & Conditional Use

Location  
1902 Tennyson Lane

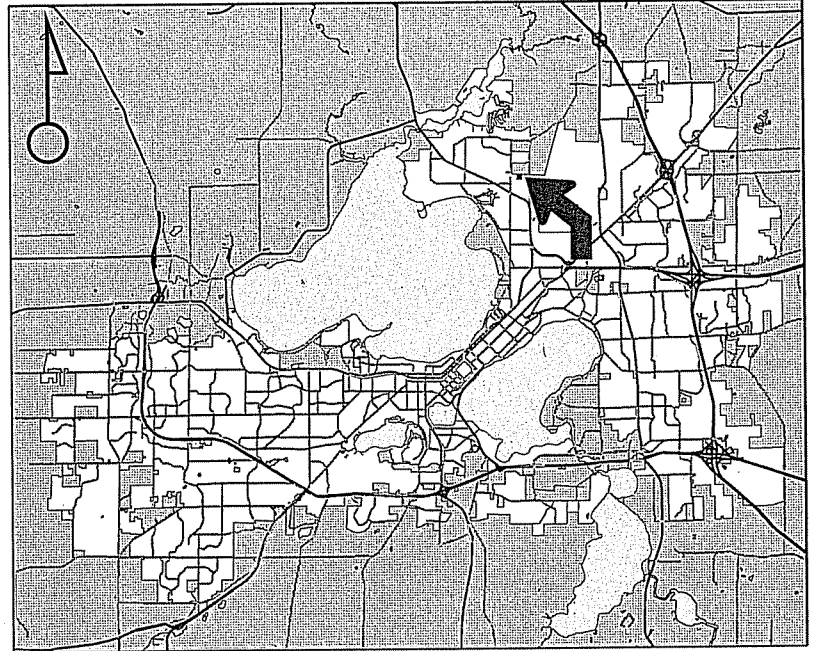
Applicant  
Thomas Keller-Tennyson Terrace, LLC/  
Thomas W. Sather-The T.W. Sather Company

From: SR-C1 To: SR-V2

Existing Use  
Former poultry research center

Proposed Use  
Provide zoning for the future development  
of 72 apartment units in 2 buildings and 24  
single-family lots

Public Hearing Date  
Plan Commission  
13 January 2014  
Common Council  
21 January 2014



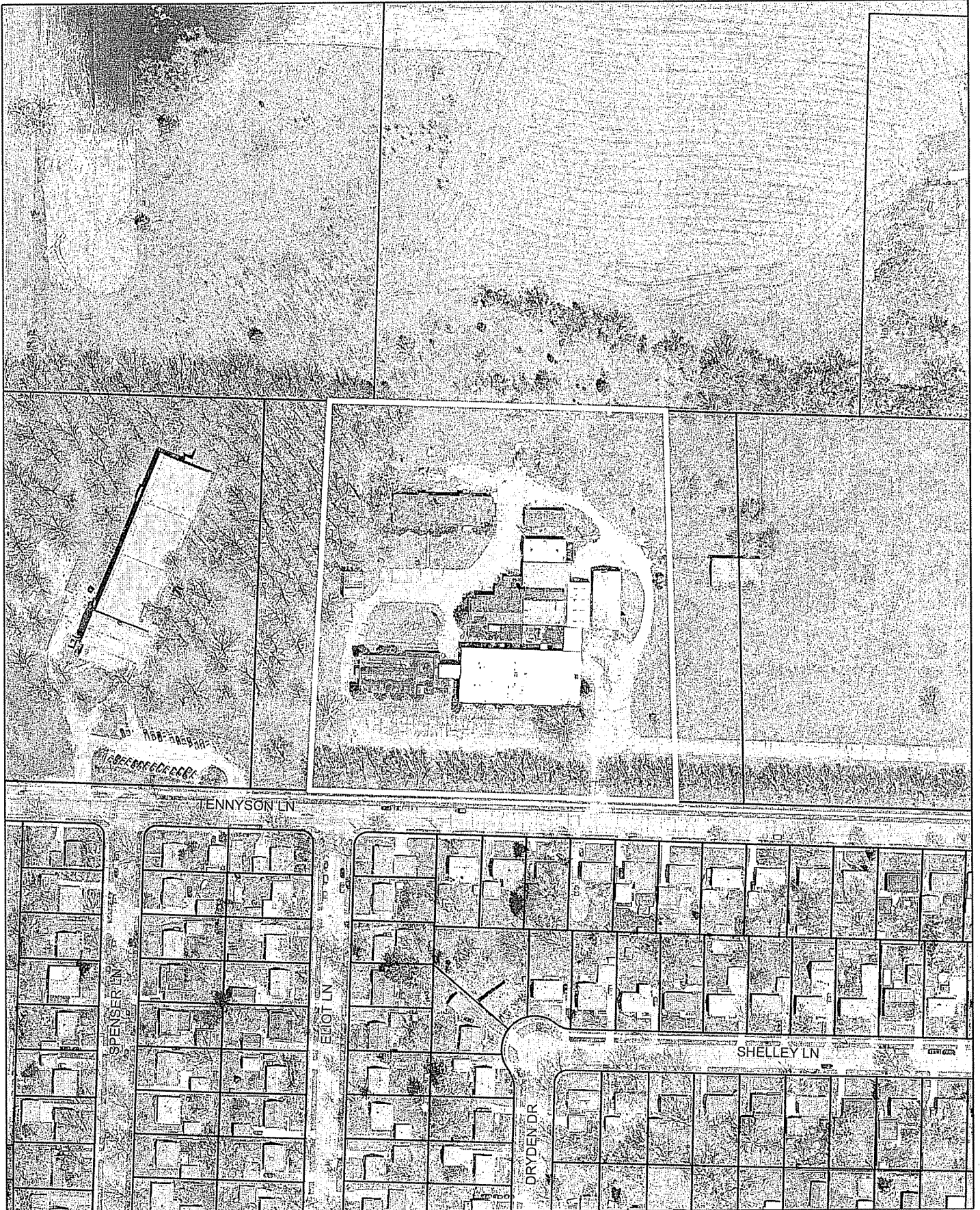
For Questions Contact: Kevin Firchow at: 267-1150 or [kfirchow@cityofmadison.com](mailto:kfirchow@cityofmadison.com) or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 06 January 2014

13-14





# LAND USE APPLICATION

CITY OF MADISON

215 Martin Luther King Jr. Blvd; Room LL-100  
PO Box 2985; Madison, Wisconsin 53701-2985  
Phone: 608.266.4635 | Facsimile: 608.267.8739

- All Land Use Applications should be filed with the Zoning Administrator at the above address.
- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application.
- This form may also be completed online at:  
[www.cityofmadison.com/developmentcenter/landdevelopment](http://www.cityofmadison.com/developmentcenter/landdevelopment)

**FOR OFFICE USE ONLY:**

Amt. Paid \$1850 Receipt No. 148871  
 Date Received 11/6/13  
 Received By JLK  
 Parcel No. 0810-302-0101-6  
 Aldermanic District 12-Larry Palmer  
 Zoning District SR-C1  
 Special Requirements CU  
 Review Required By:  
 Urban Design Commission  Plan Commission  
 Common Council  Other: \_\_\_\_\_  
 Form Effective: February 21, 2013

1. Project Address: Part of 1902 Tennyson Lane, City of Madison  
Project Title (if any): Tennyson Ridge

2. This is an application for (Check all that apply to your Land Use Application):
- Zoning Map Amendment from ~~C2~~ SR-C1 to SR-V2
  - Major Amendment to Approved PD-GDP Zoning  Major Amendment to Approved PD-SIP Zoning
  - Review of Alteration to Planned Development (By Plan Commission)
  - Conditional Use, or Major Alteration to an Approved Conditional Use
  - Demolition Permit
  - Other Requests: \_\_\_\_\_

3. Applicant, Agent & Property Owner Information:

Applicant Name: Thomas W. Sather Company: The T.W. Sather Company, Inc.  
 Street Address: 6527 Normandy Lane City/State: Madison, WI Zip: 53719  
 Telephone: (608) 334-6132 Fax: (608) 821-1401 Email: tom@satherco.com

Project Contact Person: same as above Company: \_\_\_\_\_  
 Street Address: \_\_\_\_\_ City/State: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Telephone: ( ) \_\_\_\_\_ Fax: ( ) \_\_\_\_\_ Email: \_\_\_\_\_

Property Owner (if not applicant): Tennyson Terrace, LLC c/o Thomas Keller  
 Street Address: 448 W. Washington Ave. City/State: Madison, WI Zip: 53703

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: Proposed 72-unit apartment consisting of two, 3-story buildings and 24 SFR lots.

Development Schedule: Commencement fall, 2014 Completion fall, 2015

**5. Required Submittal Information**

All Land Use applications are required to include the following:

**Project Plans** including:\*

- Site Plans (fully dimensioned plans depicting project details including all lot lines and property setbacks to buildings; demolished/proposed/altered buildings; parking stalls, driveways, sidewalks, location of existing/proposed signage; HVAC/Utility location and screening details; useable open space; and other physical improvements on a property)
- Grading and Utility Plans (existing and proposed)
- Landscape Plan (including planting schedule depicting species name and planting size)
- Building Elevation Drawings (fully dimensioned drawings for all building sides, labeling primary exterior materials)
- Floor Plans (fully dimensioned plans including interior wall and room location)

Provide collated project plan sets as follows:

- **Seven (7) copies** of a full-sized plan set drawn to a scale of 1 inch = 20 feet (folded or rolled and stapled)
- **Twenty Five (25) copies** of the plan set reduced to fit onto 11 X 17-inch paper (folded and stapled)
- **One (1) copy** of the plan set reduced to fit onto 8 1/2 X 11-inch paper

\* For projects requiring review by the **Urban Design Commission**, provide **Fourteen (14) additional 11x17 copies** of the plan set. In addition to the above information, all plan sets should also include: 1) Colored elevation drawings with shadow lines and a list of exterior building materials/colors; 2) Existing/proposed lighting with photometric plan & fixture cutsheet; and 3) Contextual site plan information including photographs and layout of adjacent buildings and structures. The applicant shall bring samples of exterior building materials and color scheme to the Urban Design Commission meeting.

**Letter of Intent: Provide one (1) Copy per Plan Set** describing this application in detail including, but not limited to:

- |   |   |  |
|---|---|--|
| • Project Team                                | • Building Square Footage                       | • Value of Land  |
| • Existing Conditions                         | • Number of Dwelling Units                      | • Estimated Project Cost                                     |
| • Project Schedule                            | • Auto and Bike Parking Stalls                  | • Number of Construction & Full-Time Equivalent Jobs Created |
| • Proposed Uses (and ft <sup>2</sup> of each) | • Lot Coverage & Usable Open Space Calculations | • Public Subsidy Requested                                   |
| • Hours of Operation                          |   |  |

**Filing Fee:** Refer to the Land Use Application Instructions & Fee Schedule. Make checks payable to: *City Treasurer*.

**Electronic Submittal:** All applicants are required to submit copies of all items submitted in hard copy with their application as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or by e-mail to pcapplications@cityofmadison.com.

**Additional Information** may be required, depending on application. Refer to the Supplemental Submittal Requirements.

**6. Applicant Declarations**

**Pre-application Notification:** The Zoning Code requires that the applicant notify the district alder and any nearby neighborhood and business associations in writing no later than **30 days prior to FILING this request**. List the alderperson, neighborhood association(s), and business association(s) AND the dates you sent the notices:

Met w/ Alder Palm 9/17 and met with Lydia Maurer Neighborhood Rep. 10/3. Had Berkeley Oaks neighborhood meeting 11/1  
→ If a waiver has been granted to this requirement, please attach any correspondence to this effect to this form.

**Pre-application Meeting with Staff:** Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning and Planning Division staff; note staff persons and date.

Planning Staff: Firchow/Cover/ ~~Dotz~~ Cornwell/ Zoning Staff Waidelich - 9/17 ~~Dotz~~ \_\_\_\_\_  
initial meeting , follow up meeting with DAT 10/3.

The applicant attests that this form is accurately completed and all required materials are submitted:

Name of Applicant [Signature] Relationship to Property: Purchaser - Fennysen Ridge on Side  
Authorizing Signature of Property Owner [Signature] Date 11/6/13 13-14

CITY OF MADISON LAND USE APPLICATION-LETTER OF INTENT

Tennyson Ridge – Part of 1902 Tennyson Lane  
City of Madison, Wisconsin

Project Team: Please see attached “Development Team” Exhibit for project team information for Tennyson Ridge Apartments (TRA). In addition, Tennyson Terrace, LLC is seller of the multifamily parcel and developer of the proposed single-family lots.

Existing Conditions: The site has not been is commercial use for many years and is the site of a former poultry research facility. The site hosts a number of dilapidated buildings and has become overgrown over the years. The existing structures will be removed during the development process.

Project Schedule: The project is scheduled to commence construction in fall of 2014 and be completed in fall of 2015.

Proposed Uses: TRA is proposed to consist of two, 3-story elevator-serviced apartment buildings with underground and surface parking. The site is also proposed to include 24 single-family lots.

Hours of Operation: Given that these are residential uses, hours of operation will be 24 hours per day, every day.

Building Square Footage: TRA proposes one 3-story, 30-unit building totaling 38,439 GSF and one 3-story 42-unit building totaling 50,202 GSF.

Number of Dwelling Units: TRA proposes 72 apartments. The overall project also includes 24 single-family residential lots.

Auto and Bike Parking Stalls: TRA proposes 72 underground parking stalls and 45 surface stalls for a total of 117, or 1.63 stalls per unit. TRA also proposes 1 bicycle parking stall per residential unit.

Lot Coverage & Usable Open Space Calculations:

- TRA lot size: 191,645 s.f./4.40 acres (100.00%)
- TRA Building Coverage 29,547 s.f./0.68 acres (15.42%)
- TRA Improvements Lot Coverage 104,382 s.f./2.40 acres (54.47%)
- TRA Usable Open Space 87,263 s.f./2.00 acres (45.53%)

Value of Land: Best current estimate of land value as provided by seller is \$610,000 for the TRA parcel and \$175,000 for the single-family residential land, totaling \$785,000.

Estimated Project Cost: Estimated project cost for Tennyson Ridge Apartments is \$11,744,500. The total project cost for the residential lot component of this site will be determined by the cost of the houses constructed. If the average cost of the 24 houses built is \$200,000, this would total \$4,800,000, resulting in a combined project cost of \$16,544,500.

Estimated Number of Construction and Full-Time Equivalent Jobs Created: With a common estimate of labor cost approximating 50% of the cost of a construction project, and an average wage rate of \$40,000 per year, the above referenced project cost would create approximately 207 one-year full-time equivalent jobs.

Public Subsidy Requested: TRA is requesting that \$350,000 be funded through tax incremental financing and \$779,833 be funded through some combination of AHTF, HOME and/or CDBG funding.

**DEVELOPMENT TEAM**  
**Tennyson Ridge – Madison, WI**

The development team proposed for Tennyson Ridge brings a wealth of development experience to the project including extensive Section 42 development experience.

**DEVELOPER**

Dennis Hanson  
Director, Lutheran Social Services of  
Wisconsin and Upper Michigan, Inc.  
647 W. Virginia Street, Suite 200  
Milwaukee, WI 53204  
[dhanson@lsswis.org](mailto:dhanson@lsswis.org)

Lutheran Social Services (LSS) has been providing services for more than 130 years. LSS owns and operates 28 HUD low income housing communities and several non-subsidized housing programs. In addition, LSS is property manager at two communities not owned by LSS, and provides HUD service coordination and/or case management services at more than 40 housing developments in Wisconsin and Upper Michigan.

**PROJECT MANAGER/CO-DEVELOPER**

Thomas W. Sather  
President & CEO, The T.W. Sather Company, Inc.  
6527 Normandy Lane, Suite 201  
Middleton, WI 53719  
(608)334-6132  
[sather@silverstonepartners.com](mailto:sather@silverstonepartners.com)

Tom has been a full-time professional real estate developer for more than 20 years. Tom has developed and co-developed seventeen Section 42 apartment projects in Wisconsin and Iowa and is President, CEO and majority shareholder of Silverstone Partners, Inc which owns and asset manages fourteen Section 42 apartment projects totaling more than 1,000 units. A list of Tom's development experience is attached.

**ATTORNEY**

Katherine Rist/Wayman Lawrence  
Partner, Foley and Lardner  
150 E. Gilman Street  
Madison, WI 53703  
(608)258-4317  
[krist@foley.com](mailto:krist@foley.com); [wlawrence@foleylaw.com](mailto:wlawrence@foleylaw.com)

Katie and Wayman are partners specializing in Section 42 and other real estate matters at Foley & Lardner, S.C. Since the enactment of the Tax Reform Act of 1986 which created the Section 42 program, Foley and Lardner has represented investors, syndicators, lenders,

non-profit organizations, housing authorities and for-profit developers in hundreds of Section 42 transactions.

**ACCOUNTING & TAX CREDIT ADVISOR**

Don Bernards  
Partner & CPA, Baker Tilly  
Ten Terrace Court  
Madison, WI 53707-7398  
(608)240-2643  
[Donald.Bernards@bakertilly.com](mailto:Donald.Bernards@bakertilly.com)

Don is a partner in the Real Estate Group with Baker Tilly Virchow Krause, LLP, an affiliate of Baker Tilly International, the 8<sup>th</sup> largest network of independent accounting and consulting firms in the U.S. Don is the office's leading expert in client services relating to Section 42 projects and has helped to raise over \$500,000,000 of such funds over the past five years.

**PROPERTY MANAGEMENT FIRM**

Tom Klein  
President, Oakbrook Corporation  
2 Science Court  
Madison, WI 53744  
(608)238-2600  
[tklein@oakbrookcorp.com](mailto:tklein@oakbrookcorp.com)

Tom is the president of Oakbrook Corporation which is one of the Midwest's leading residential property management firms, managing over 7,000 apartments. Oakbrook Corp has managed all of Tom's Section 42 projects since their inception. A list of the affordable housing properties they currently manage is attached.

**GENERAL CONTRACTOR**

Jeff Donovan  
Partner and Co-Founder, NorthCentral Construction  
631 S. Hickory  
Fond du Lac, WI 54935  
(920)929-9400  
[jdonovan@northcentralconstruction.com](mailto:jdonovan@northcentralconstruction.com)

NorthCentral Construction is one of the most active apartment builders in the Midwest and specializes in Section 42 projects, having built and/or renovated more than 1,000 units for Tom alone. A list of affordable housing properties they have constructed is attached.

**ARCHITECT**

Stan Ramaker  
Excel Engineering/Ramaker LLC  
100 Camelot Drive  
Fond du Lac, WI 54935  
(920)920-539  
[stan@ramakerllc.com](mailto:stan@ramakerllc.com)



Stan is another long time team member and specializes in Section 42 projects. Stan has also worked on projects with Tom totaling more than 1,000 units. A list of affordable housing projects is attached.

**FINANCING/CIVIL ENGINEERING**

Kurt Muchow  
Principal, Vierbicher  
400 Viking Drive  
Reedsburg, WI 53959  
[kmuc@vierbicher.com](mailto:kmuc@vierbicher.com)

Kurt and Vierbicher have worked with Tom in the past in the role of coordinating environmental remediation grant funding and civil engineering work. Founded in 1976, Vierbicher provides planning and community development and economic development services, municipal and civil engineering, survey and GIS services and water and environmental related services.

January 9, 2014

Mr. Kevin Firchow  
Planner  
City of Madison  
Department of Planning & Development  
215 Martin Luther King, Jr. Blvd.  
Madison, WI 53701

RE: Proposed Tennyson Ridge Apartments  
1902 Tennyson Lane, Madison, WI

Dear Kevin:

This letter is to confirm that pursuant to our discussions yesterday and pursuant to the results of last night's UDC meeting, Tom Keller as land owner and I, as developer consent to the proposed requirement that the access drive on the easterly border of the proposed project be a city street rather than a private access drive as was shown in the preliminary plans presented.

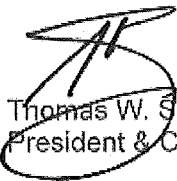
Mr. Keller and I further agree that if the project is approved and moves forward that we will construct this street to City of Madison standards at our expense.

I have directed our design consultants to promptly amend the concept plan to reflect this change. They will get you hard copies of this revised plan today.

Thank you for your continued hard work on this project. Please contact either Tom or me if you require any additional information.

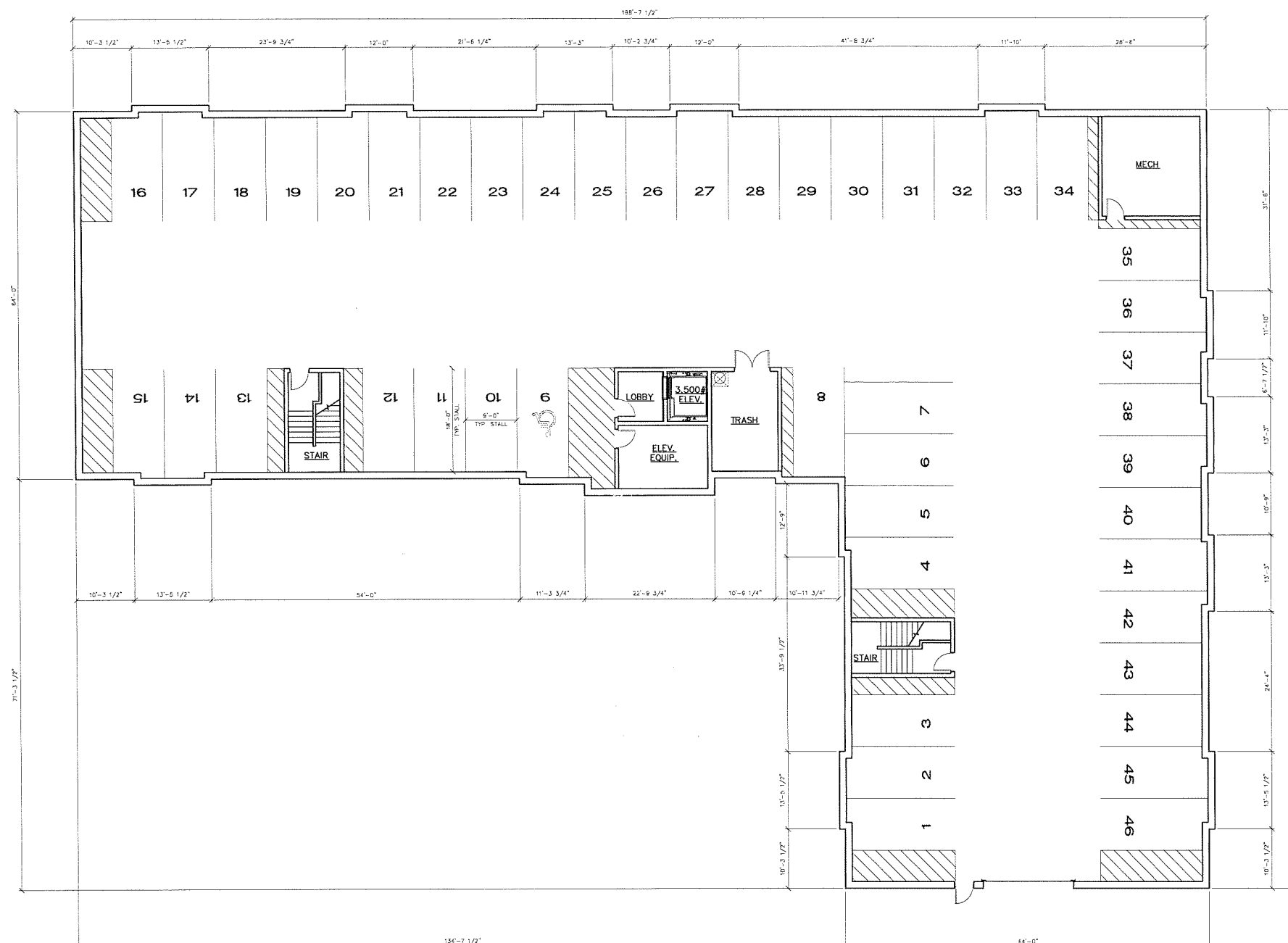
Sincerely,

THE T.W. SATHER COMPANY, INC.



Thomas W. Sather  
President & CEO

cc: Alderman Larry Palm  
Lydia Maurer Berkeley Oaks Neighborhood Association  
Tom Keller Tennyson Terrace, LLC  
Jeff Liebergen Excel Engineering  
Aaron Williams SAA Design Group



BUILDING INFORMATION:	
FLOOR AREA:	17,520 S.F.
NUMBER OF PARKING:	TOTAL: 46 STALLS

**42-UNIT  
UNDERGROUND FLOOR PLAN**  
SCALE: 1/8" = 1'-0"  
NORTH

**OWNER:**  
THE T.W. SATHER COMPANY  
6527 NORMANDY LANE, SUITE 201  
MADISON, WI 53719

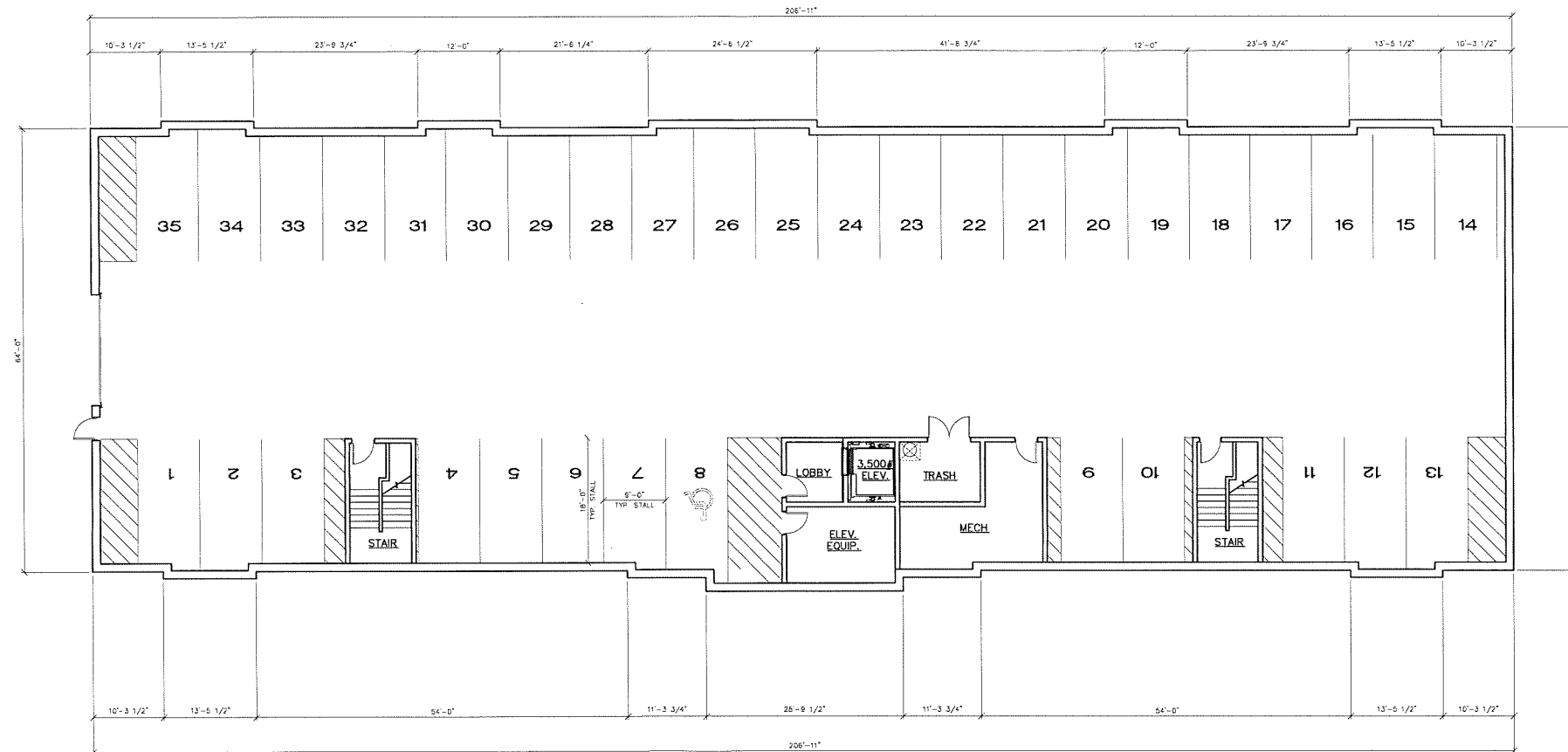
**PROJECT:**  
PROPOSED DEVELOPMENT FOR:  
TENNYSOON COTTAGES  
TENNYSOON LANE  
MADISON, WISCONSIN

**PRELIMINARY SHEET DATES:**  
11-6-13

**JOB NUMBER:**  
1309760

**SHEET**

**A1.0a**



**OWNER:**  
THE T.W. SATHER COMPANY  
6527 NORMANDY LANE, SUITE 201  
MADISON, WI 53719

**PROJECT:**  
PROPOSED DEVELOPMENT FOR:  
TENNYSOON COTTAGES  
TENNYSOON LANE  
MADISON, WISCONSIN

**PRELIMINARY SHEET DATES:**

11-6-13

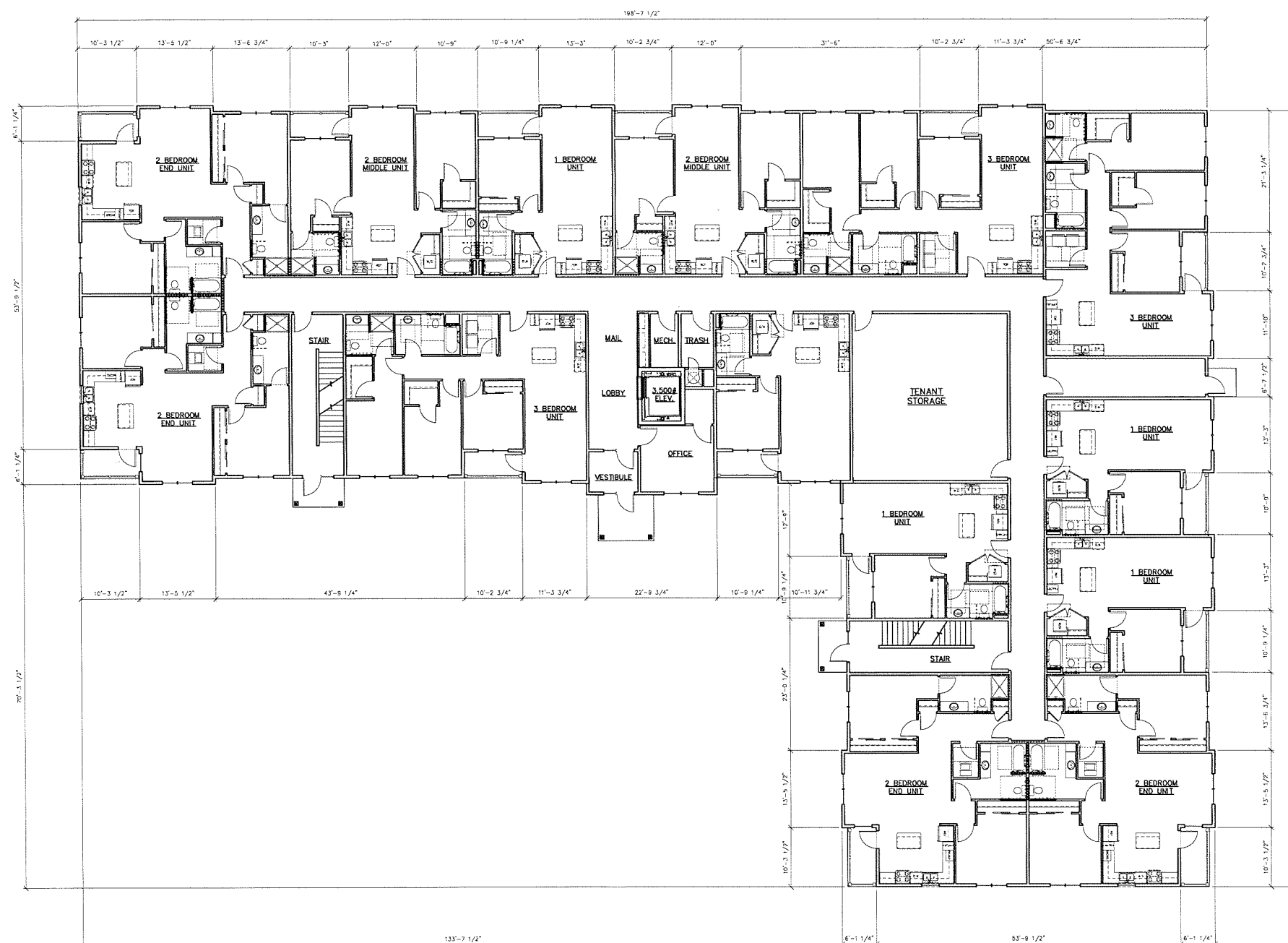
**30-UNIT  
UNDERGROUND FLOOR PLAN**  
SCALE: 1/8" = 1'-0"  
NORTH

JOB NUMBER:  
1309760  
SHEET

**A1.0b**

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

© 2013 EXCEL ENGINEERING, INC.



BUILDING INFORMATION:	
FLOOR AREA:	17,520 S.F. PER FLOOR X (3) FLOORS = 52,560 S.F. TOTAL (NOT INCLUDING PARKING GARAGE)
NUMBER OF UNITS:	TOTAL: 42 UNITS

**42-UNIT**  
**FIRST FLOOR PLAN (2ND AND 3RD SIMILAR)**

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

**OWNER:**  
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**PROJECT:**  
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TENNISON LANE  
MADISON, WISCONSIN

**PRELIMINARY SHEET DATES:**  
11-6-13

JOB NUMBER:  
1309760

SHEET  
**A1.1a**



BUILDING INFORMATION:	
FLOOR AREA:	13,454 S.F. PER FLOOR X (3) FLOORS = 40,362 S.F. TOTAL (NOT INCLUDING PARKING GARAGE)
NUMBER OF UNITS:	TOTAL: 30 UNITS

**30-UNIT**  
**FIRST FLOOR PLAN (2ND AND 3RD SIMILAR)**  
SCALE: 1/8" = 1'-0"  
NORTH

**OWNER:**  
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11-6-13

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**SHEET**

**A1.1b**



42 - UNIT EAST ELEVATION  
SCALE: 1/8" = 1'-0"



42 - UNIT WEST ELEVATION  
SCALE: 1/8" = 1'-0"



42 - UNIT SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



42 - UNIT NORTH ELEVATION  
SCALE: 1/8" = 1'-0"

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**SHEET**

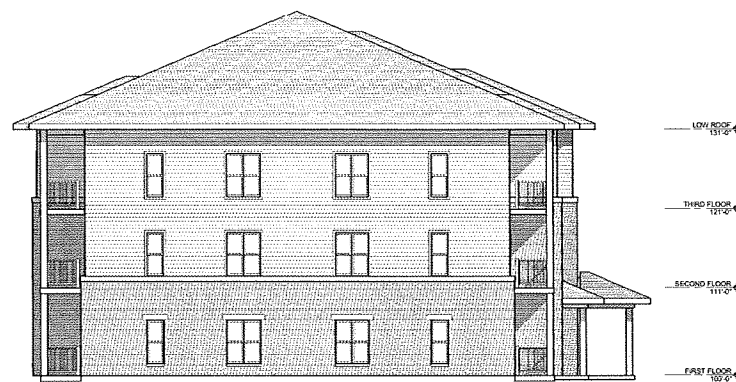
**A2.0**



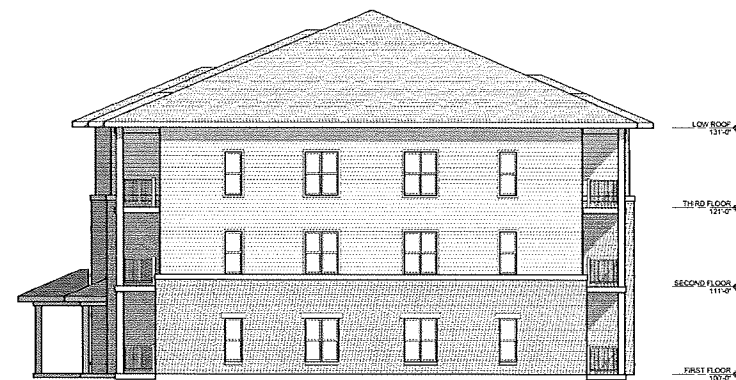
30 - UNIT SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



30 - UNIT NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



30 - UNIT WEST ELEVATION  
SCALE: 1/8" = 1'-0"



30 - UNIT EAST ELEVATION  
SCALE: 1/8" = 1'-0"

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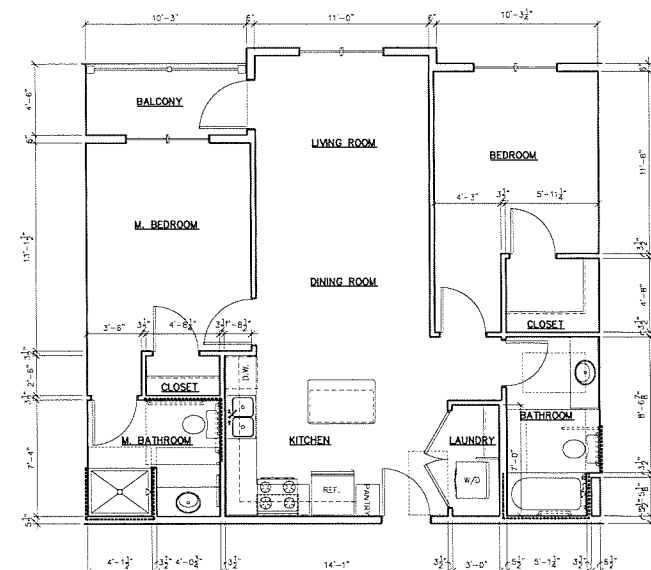
**PRELIMINARY SHEET DATES:**  
11-6-13

**JOB NUMBER:**  
1309760

**SHEET**

**A2.1**

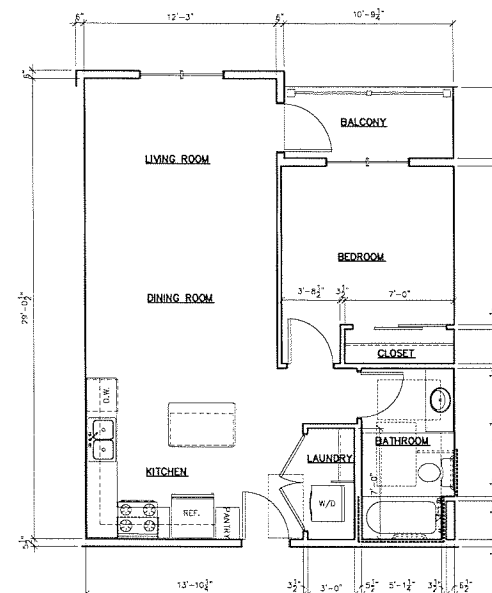




**2 BEDROOM MIDDLE  
ENLARGED PLAN**

SCALE: 1/4" = 1'-0"

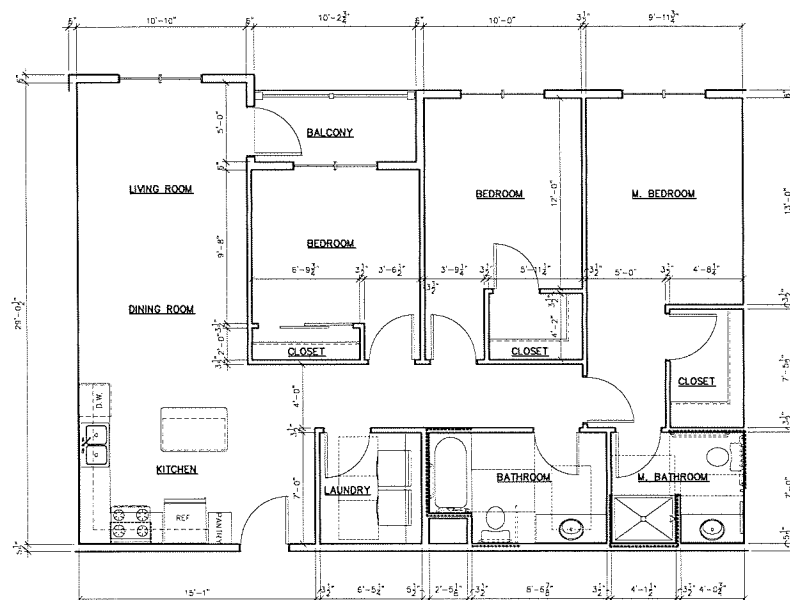
LIVING: 922 SF  
BALCONY: 46 SF  
TOTAL: 968 SF



**1 BEDROOM  
ENLARGED PLAN**

SCALE: 1/4" = 1'-0"

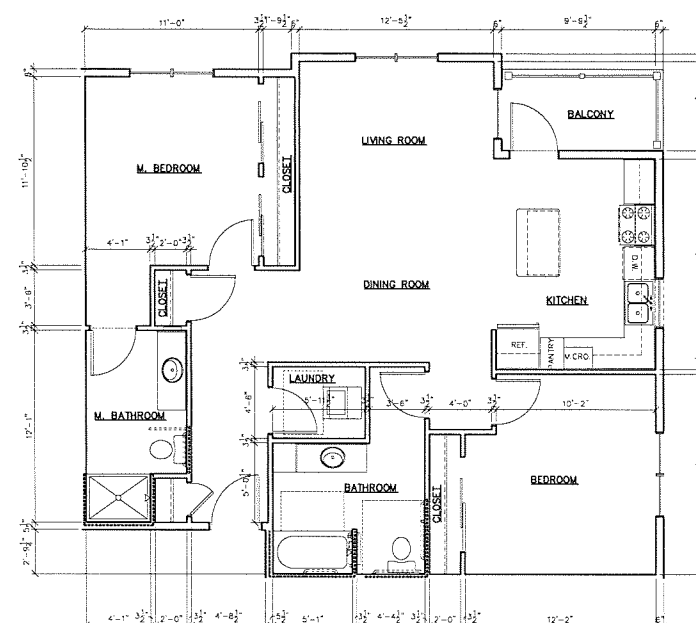
LIVING: 660 SF  
BALCONY: 50 SF  
TOTAL: 710 SF



**3 BEDROOM  
ENLARGED PLAN**

SCALE: 1/4" = 1'-0"

LIVING: 1,206 SF  
BALCONY: 46 SF  
TOTAL: 1,252 SF



**2 BEDROOM END  
ENLARGED PLAN**

SCALE: 1/4" = 1'-0"

LIVING: 1,212 SF  
BALCONY: 52 SF  
TOTAL: 1,264 SF

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**PRELIMINARY  
SHEET DATES:**  
11-6-13

**JOB NUMBER:**  
1309760  
**SHEET**

**A5.0**



**EXCEL ENGINEERING**  
 120 COMBLY DRIVE  
 FOND DU LAC, WI 54601  
 PHONE: 920-250-0000  
 FAX: 920-250-0001

Always a Better Plan

**vierbicher**  
 planners | engineers | advisors  
 REEDSBURG - MADISON - PRABO DU CHIEN  
 Phone: (608) 224-4449 Fax: (608) 224-4273

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 TENNYSON LANE  
 MADISON, WISCONSIN

**PRELIMINARY SHEET DATES:**

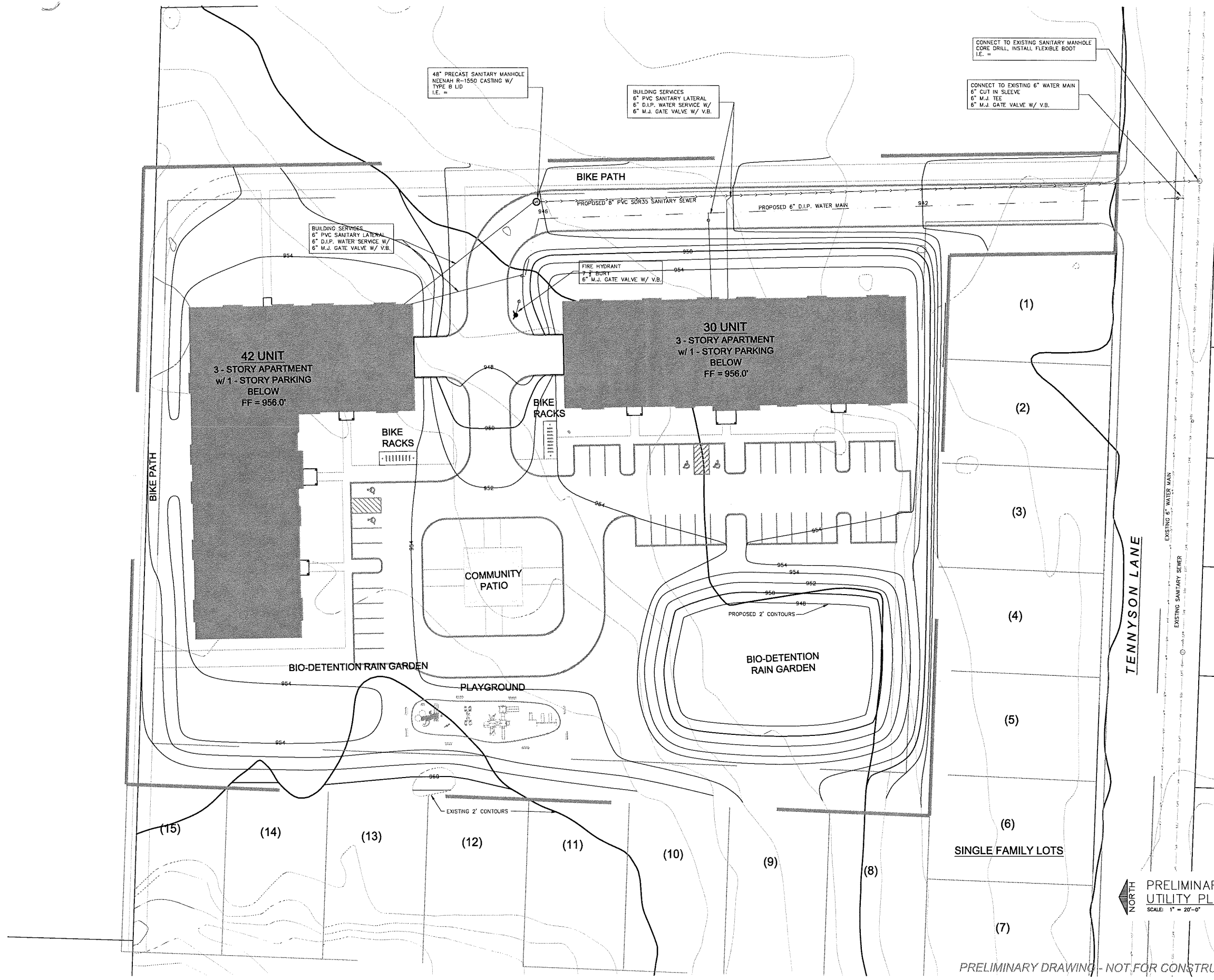
**PRELIMINARY GRADING PLAN**  
 SCALE: 1" = 20'-0"

JOB NUMBER:  
1309760

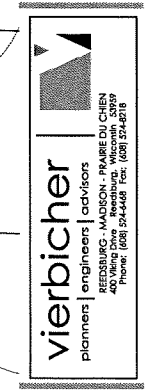
SHEET

**C2.0**

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION



100 CAMLETT DRIVE  
KOSCIUSKO, WI 53543  
PHONE: 535-536-8600  
FAX: 535-536-9607



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**PROJECT:**  
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TENNYSON LANE  
MADISON, WISCONSIN

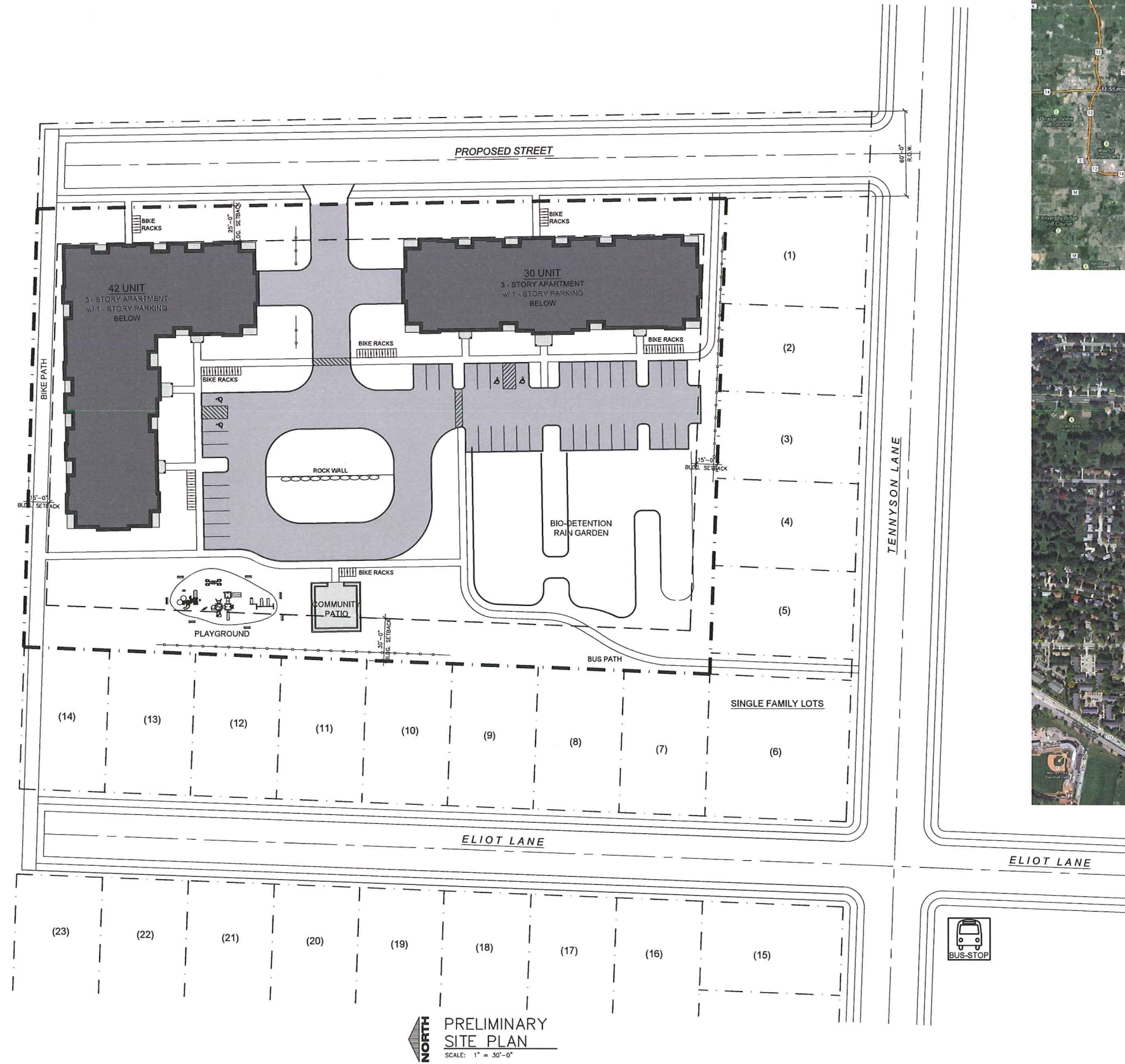
**PRELIMINARY SHEET DATES:**

JOB NUMBER:	1309760
SHEET	
<b>C3.0</b>	

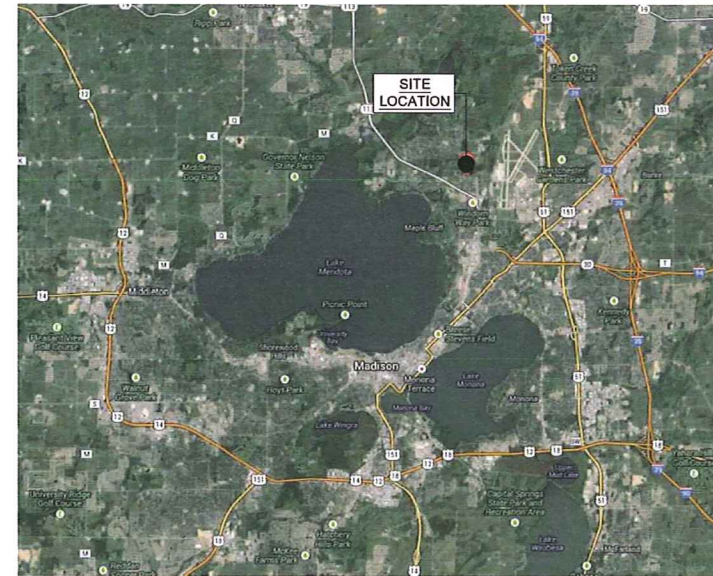
**PRELIMINARY UTILITY PLAN**  
SCALE: 1" = 20'-0"

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

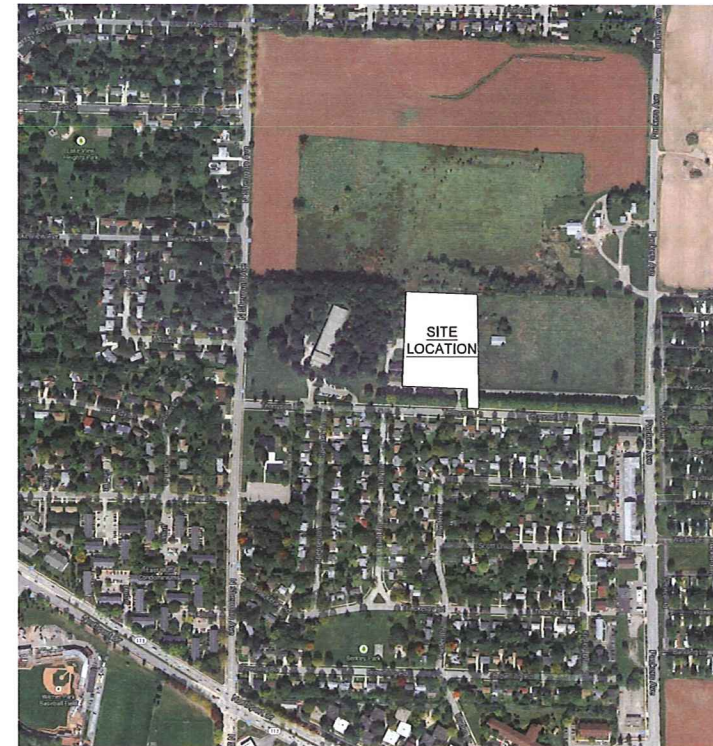
119



**PRELIMINARY SITE PLAN**  
SCALE: 1" = 30'-0"



**CITY OF MADISON LOCATOR MAP**



**NEIGHBORHOOD LOCATOR MAP**

**SITE INFORMATION:**

PROPERTY AREA:	AREA = 156,688 S.F. (3.60 ACRES)
NUMBER OF UNITS:	TOTAL: 72 UNITS
DENSITY:	20.0 UNITS PER ACRE
EXISTING ZONING:	SR-C1
PROPOSED ZONING:	SR-V2
PROPOSED USE:	MULTI-FAMILY RESIDENTIAL
SETBACKS:	BUILDING: FRONT = 25' SIDE = 10' REAR = 30'
30 UNIT BUILDING AREA:	13,850 S.F. EACH FLOOR
42 UNIT BUILDING AREA:	17,990 S.F. EACH FLOOR
PARKING PROVIDED:	44 EXTERIOR SPACES (4 H.C. ACCESSIBLE) 72 COVERED SPACES
	116 TOTAL



**OWNER:**  
THE T.W. SATHER COMPANY  
6527 NORMANDY LANE, SUITE 201  
MADISON, WI 53719

**PROJECT:**  
PROPOSED DEVELOPMENT FOR:  
TENNYSON COTTAGES  
TENNYSON LANE  
MADISON, WISCONSIN

**PRELIMINARY SHEET DATES:**  
8-29-13  
9-3-13  
9-24-13  
10-03-13  
10-21-13  
12-16-13  
12-20-13  
01-09-14

**JOB NUMBER:**  
1309760  
**SHEET**

**C1.0**



42 - UNIT EAST ELEVATION  
SCALE: 1/8" = 1'-0"



42 - UNIT WEST ELEVATION  
SCALE: 1/8" = 1'-0"



42 - UNIT SOUTH ELEVATION 1  
SCALE: 1/8" = 1'-0"



42 - UNIT NORTH ELEVATION  
SCALE: 1/8" = 1'-0"

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TENNYSOON LANE  
MADISON, WISCONSIN

**PRELIMINARY SHEET DATES:**  
11-6-13  
12-16-13  
12-20-13

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**A2.0**



30 - UNIT SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



30 - UNIT NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



30 - UNIT WEST ELEVATION  
SCALE: 1/8" = 1'-0"



30 - UNIT EAST ELEVATION  
SCALE: 1/8" = 1'-0"

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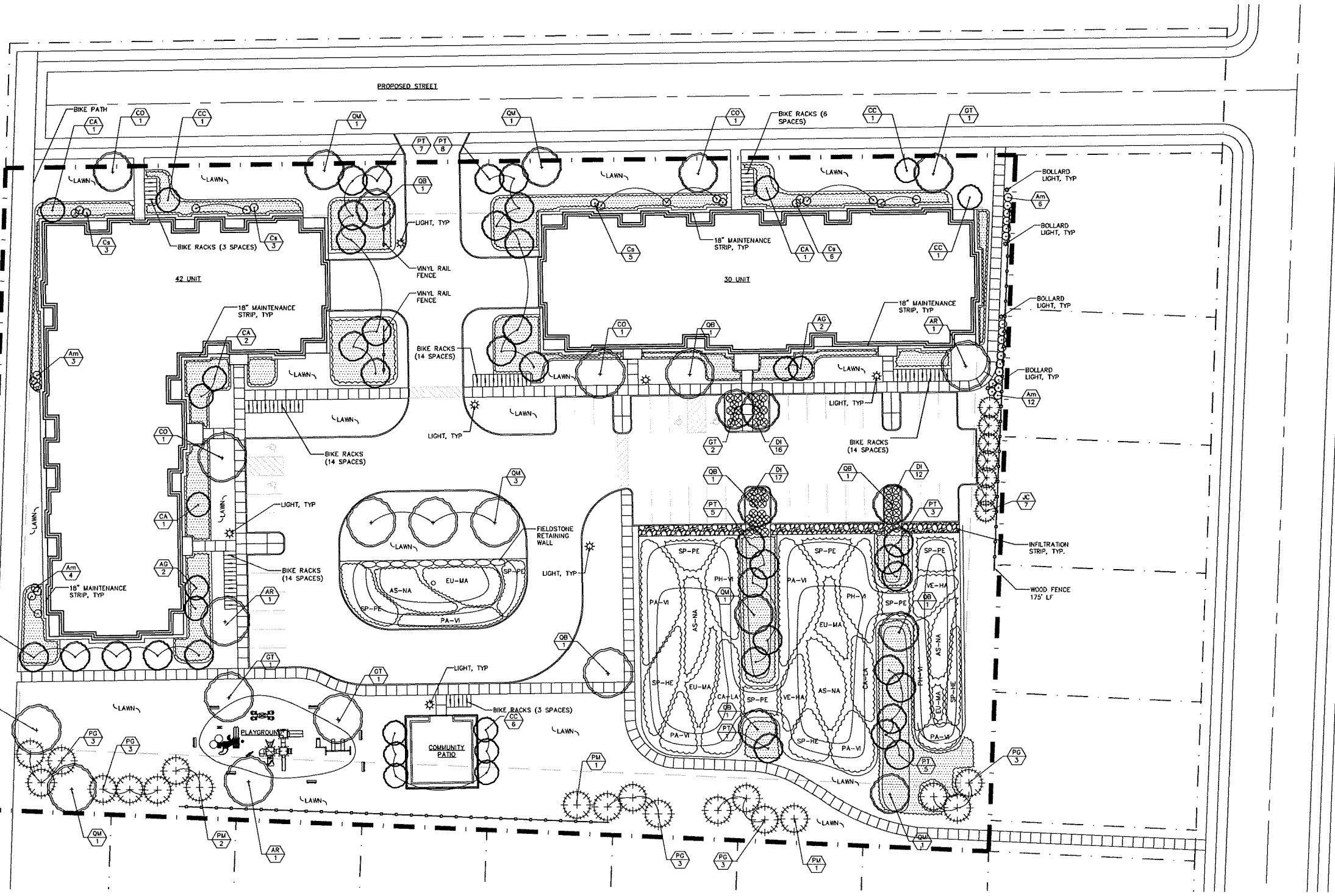
**PRELIMINARY SHEET DATES:**

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**A2.1**



**REQUIREMENTS:**  
 SQUARE FOOTAGE OF DEVELOPED AREA: 175,943  
 DEVELOPED AREA DIVIDED BY 300 SF: 586 "LUs"  
 "LUS" MULTIPLIED BY 5: 2,930 POINTS

**BIKE RACKS:**  
 80 STALLS PROVIDED (6 INTERIOR)

**NOTES:**

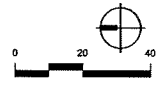
- ALL LIGHT FIXTURES ARE A MINIMUM OF 20' FROM OVERSTORY TREE SPECIES TRUNKS.
- LAWN SEED MIXTURE SHALL BE COMPRISED OF THE FOLLOWING PERCENTAGES:  
 - 50% KENTUCKY BLUE GRASS  
 - 25% CREEPING RED FESCUE  
 - 25% PERENNIAL RYE GRASS  
 NEW LAWNS AT A RATE OF 4lbs. PER 1,000sf  
 RENOVATION LAWNS AT A RATE OF 2.5lbs. PER 1,000sf
- PLANTING SOILS: THE PLANTING SOIL MIX SHALL CONSIST OF TOPSOIL WITH SOIL AMENDMENTS AND FERTILIZERS IN THE FOLLOWING QUANTITIES: A 1:3 RATIO OF LOOSE COMPOST TO TOPSOIL BY VOLUME AND PROVIDE FERTILIZER AT LEVELS FOR TREES, SHRUBS AND PERENNIALS AS RECOMMENDED BY THE SOIL ANALYSIS. PLANTING SOIL SHALL BE USED IN ALL PROPOSED LANDSCAPE BEDS.
- ALL NATIVE PLANTING AREAS SHALL BE EDGED WITH A SHOVEL CUT LIMIT LINE.
- 18" MAINTENANCE EDGE SHALL CONSIST OF 2" CLEAR FIELDSTONE, COLOR TBD WITH METAL EDGING.

TYPE	LOCATION	QUANTITY	POINT VALUE	TOTAL POINTS
OVERSTORY TREE 2'-2.5" MIN.	WITHIN LAWN AREAS, ENTRY DRIVES AND PARKING LOT TREE ISLANDS	62	35	2,170
TALL EVERGREEN TREE (5-6')	BOUNDARIES OF PROPERTY FOR SCREENING	26	35	960
ORNAMENTAL TREE	THROUGHOUT DEVELOPMENT	16	15	240
UPRIGHT EVERGREEN SHRUB (3-4')	NA	NA	10	NA
SHRUB, DECIDUOUS	WITHIN NATIVE PLANTING AREAS	87	3	261
SHRUB, EVERGREEN	NA	NA	4	NA
ORNAMENTAL GRASS/PERENNIALS	PLUGS (DO NOT COUNT TOWARD TOTAL)	NA	2	NA
EXISTING SIGNIFICANT SPECIMEN TREES	NA	NA	14/CAL. INCH	NA
LANDSCAPE FURNITURE	COMMUNITY PATIO	10	5/SEAT	50
REQUIRED TOTAL				2,930
GRAND TOTAL				3,456

Symbol	Botanical name	Common Name	Size	Root	Quantity
<b>DECIDUOUS TREES</b>					
AF	<i>Acer x freemanii</i> 'Sienna'	Sienna Gen Maple	3" Cal.	B&B	5
AR	<i>Acer rubrum</i> 'Frank Jr.'	Redpointe Red Maple	3" Cal.	B&B	3
CD	<i>Celtis occidentalis</i>	Hackberry	3" Cal.	B&B	4
GT	<i>Gleditsia triacanthos</i> iner. 'Skyline'	Skyline Honeylocust	2" Cal.	B&B	5
OB	<i>Quercus bicolor</i>	Swamp White Oak	3" Cal.	B&B	8
QM	<i>Quercus muehlenbergii</i>	Chinkapin Oak	3" Cal.	B&B	8
PT	<i>Populus tremuloides</i>	Quaking Aspen	2" Cal.	B&B	29
<b>ORNAMENTAL TREES</b>					
AG	<i>Amelanchier x grandiflora</i>	'Autumn Brilliance' serviceberry	2" Cal.	B&B	4
CA	<i>Cornus alternifolia</i>	Pagoda Dogwood (TF)	2" Cal.	B&B	3
CC	<i>Crataegus viridis</i> 'Winter King'	Winter King Hawthorn (TF)	2" Cal.	B&B	9
<b>SHRUBS</b>					
Am	<i>Aronia melanocarpa</i>	Black chokeberry	5 Gal.	Cont.	25
Ca	<i>Cornus sericea</i> 'Alleman's'	Alleman's Compact Dogwood	5 Gal.	Cont.	17
DI	<i>Diervilla lonicera</i>	Dwarf bush honeysuckle	5 Gal.	Cont.	45
<b>EVERGREEN SHRUBS</b>					
JC	<i>Juniper chinensis</i> 'Mountbatten'	Mountbatten Juniper	4" ht.	Cont.	15
PG	<i>Picea glauca</i> var. <i>Densata</i>	Black Hills Spruce	6" ht.	Cont.	4
PM	<i>Pseudotsuga menziesii</i>	Douglas Fir	6" ht.	Cont.	7

Symbol	Botanical name	Common Name	Size	Root	Quantity	Rate
<b>PERENNIALS</b>						
bc	<i>Bouteloua curtipendula</i>	Sideoats grama		Seed	7.25 lbs	30 lbs/ac
km	<i>Koeleria macrantha</i>	June Grass		Seed	.6 lbs	2.5 lbs/ac
ss	<i>Schizochyrium scoparium</i>	Soft Rush		Seed	1.25 lbs	5 lbs/ac
ep*	<i>Echinacea pallida</i>	Pale Purple Coneflower		32-cell	1,750	
dp	<i>Dalea purpurea</i>	Purple Prairie Clover		Seed	.6 lbs	2.5 lbs/ac
at*	<i>Desmanthus illinoensis</i>	Illinois Bundle Flower		32-cell	1,100	
ec	<i>Elymus canadensis</i>	Canada Wild Rye		Seed	x	40 lbs/ac
<b>BIO RETENTION FACILITIES</b>						
CA-LA	<i>Carex lasiocarpa</i>	Woolly Needle Sedge	18" oc	32-cell	315	
PA-VI	<i>Panicum virgatum</i>	Switchgrass	24" oc	32-cell	510	
SP-HE	<i>Sporobolus heterolepis</i>	Prairie Dropseed	18" oc	32-cell	440	
SP-PE	<i>Spartina pectinata</i>	Prairie Cord Grass	24" oc	32-cell	325	
AS-NA	<i>Aster novae-angliae</i>	New England Aster	18" oc	32-cell	515	
EU-MA	<i>Eupatorium maculatum</i>	Joe-Pye Weed	18" oc	32-cell	285	
PH-VI	<i>Physostegia virginiana</i>	Obedient Plant	18" oc	32-cell	485	
VE-HA	<i>Vergna hastata</i>	Blue vervain	18" oc	32-cell	275	

\* PLANTINGS TO BE DISTRIBUTED IN CLUSTERS, NOT EVENLY THROUGHOUT THE DESIGNATED AREA. AREAS OF PLACEMENT TO BE IDENTIFIED BY LANDSCAPE ARCHITECT



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