

knothe • bruce
ARCHITECTS

Phone: 7601 University Ave., Ste 201
608.836.3690 Middleton, WI 53521

SITE DEVELOPMENT DATA LOTS 6 & 7:

DENSITIES:	
LOT AREA	259,617 SF / 5.96 ACRES
DWELLING UNITS	200 DU
COMMERCIAL AREA	28,000 SF
LOT AREA / D.U.	1,298 SF / UNIT
DENSITY	33.6 UNITS/ACRE
BUILDING HEIGHT	5 STORIES
LOT COVERAGE	156,364 SF. = 60%
USABLE OPEN SPACE	85,688 SF. (428 SF / UNIT)
FLOOR AREA RATIO	1.14
DWELLING UNIT MIX:	
EFFICIENCY	LOT 6 LOT 7 TOTAL
ONE BEDROOM	17 17 34
TWO BEDROOM	64 64 128
TOTAL DWELLING UNITS	100 100 200
VEHICLE PARKING:	
UNDERGROUND/ COVERED	180 STALLS
SURFACE	212 STALLS
TOTAL	392 STALLS
(1.4 STALLS/DU AND A TOTAL OF 80 STALLS FOR COMMERCIAL USE. ALSO AN ALLOWED 8 STALL REDUCTION FOR MIXED USES.	
BICYCLE PARKING:	
UNDERGROUND GARAGE - WALL	24 STALLS (COVERED)
UNDERGROUND/STD. 2'X6'	150 STALLS (COVERED)
SURFACE RESIDENTIAL	26 STALLS
SURFACE GUEST	20 STALLS (10% OF UNITS)
SURFACE COMMERCIAL	8 STALLS
TOTAL	228 STALLS

SHEET INDEX

SITE	
C-1.0	COMPREHENSIVE LAND USE MAP
C-1.1	SITE PLAN
C-1.2	SITE LIGHTING PLAN
C-1.3	FIRE DEPARTMENT ACCESS PLAN
C-1.4	LOT COVERAGE
C-1.5	USABLE OPEN SPACE
C-1.6	EXISTING CONDITIONS/DEMO PLAN
C-1.7	GRADING & EROSION CONTROL PLAN
C-1.8	UTILITY PLAN
C-1.9	DETAILS
LANDSCAPE PLAN	
L-1.0	LANDSCAPE PLAN
L-1.1	LANDSCAPE DETAILS
ARCHITECTURAL	
BUILDING #1	
A-1.0	BASEMENT PLAN
A-1.1	FIRST FLOOR PLAN
A-1.2	SECOND - FOURTH FLOOR PLAN
A-1.3	FIFTH FLOOR PLAN
A-2.1	ELEVATIONS
A-2.2	ELEVATIONS - RENDERED
A-2.3	ELEVATIONS - RENDERED
A-2.4	PERSPECTIVE RENDERING
A-2.5	PERSPECTIVE RENDERING
A-2.6	PERSPECTIVE RENDERING
BUILDING #2	
A-1.0	BASEMENT PLAN
A-1.1	FIRST FLOOR PLAN
A-1.2	SECOND - FOURTH FLOOR PLAN
A-1.3	FIFTH FLOOR PLAN
A-2.1	ELEVATIONS
A-2.2	ELEVATIONS
A-2.3	ELEVATIONS - RENDERED
A-2.4	ELEVATIONS - RENDERED
A-5.1	TYPICAL UNIT PLANS

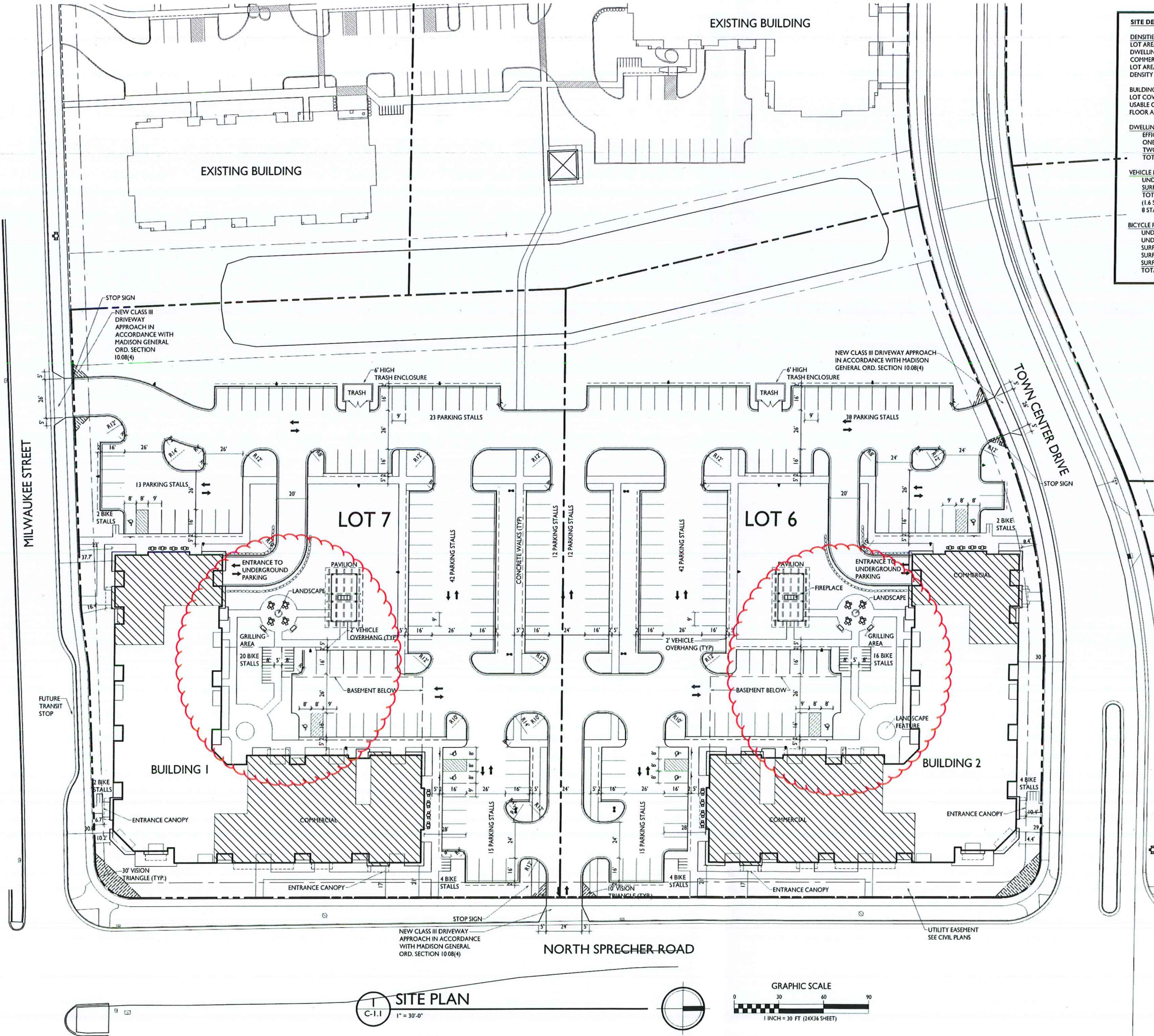
ISSUED
Issued for Land Use & UDC - Nov. 28, 2018
Issued for UDC Supplement - January 10, 2019
Issued for Planning Supplement - January 17, 2019

PROJECT TITLE
Lots 6 & 7
Metrotech

Site Address:
Lot 6: (Building 2)
6501 Town Center Dr.

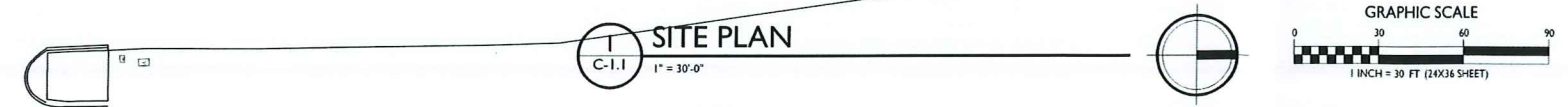
Lot 7: (Building 1)
6502 Milwaukee St.
SHEET TITLE
Site Plan

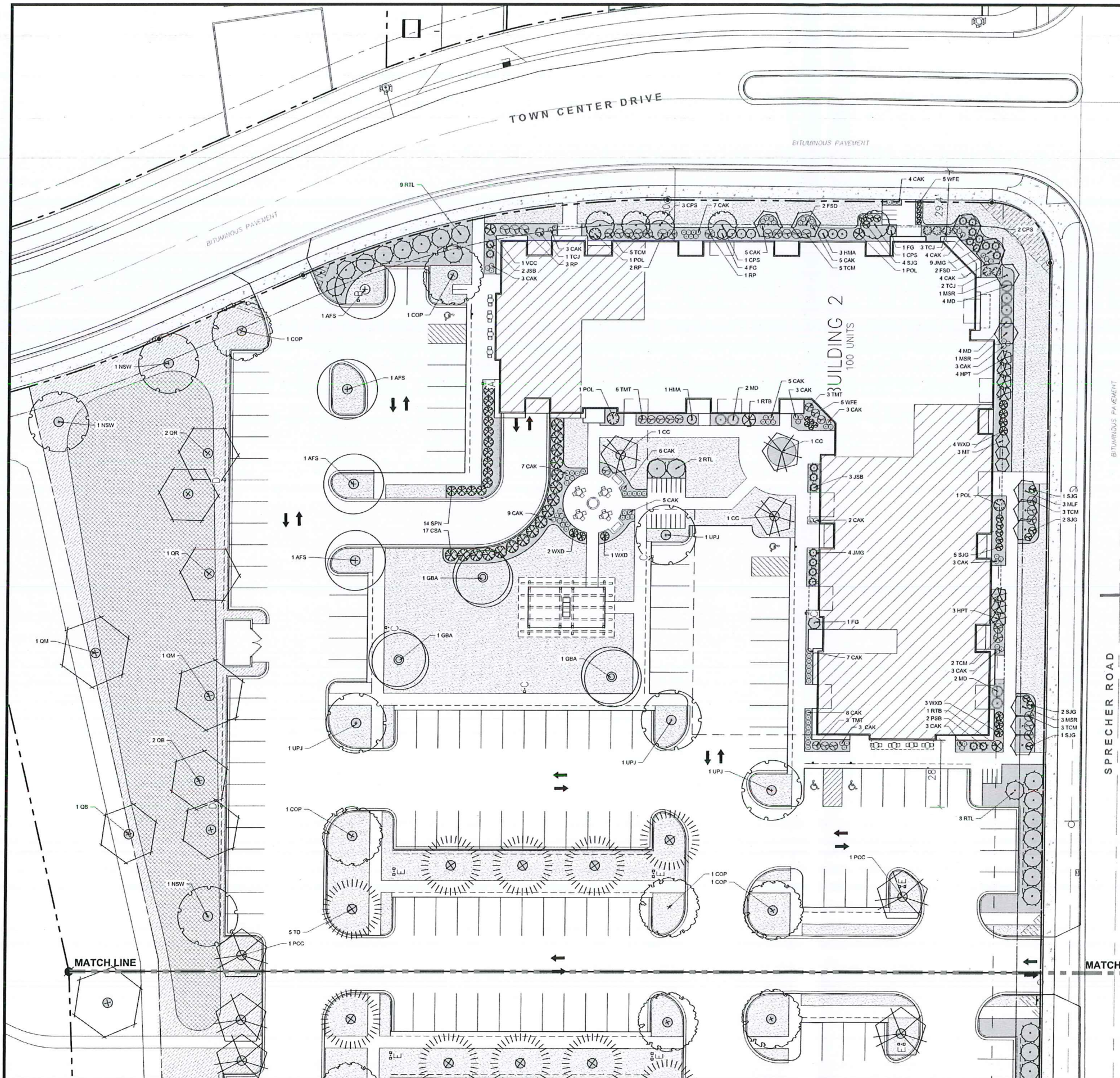
SHEET NUMBER
C-1.1
PROJECT NO. 1821
© Knothe & Bruce Architects, LLC



GENERAL NOTES:

- THE APPLICANT SHALL REPLACE ALL SIDEWALK AND CURB AND GUTTER WHICH ABUTS THE PROPERTY WHICH IS DAMAGED BY THE CONSTRUCTION OR ANY SIDEWALK AND CURB AND GUTTER WHICH THE CITY ENGINEER DETERMINES NEEDS TO BE REPLACED BECAUSE IT IS NOT AT A DESIRABLE GRADE REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.
- ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A CITY LICENSED CONTRACTOR.
- ALL DAMAGE TO THE PAVEMENT, ADJACENT TO THIS DEVELOPMENT SHALL BE RESTORED IN ACCORDANCE WITH THE CITY OF MADISON'S PAVEMENT PATCHING CRITERIA.
- APPROVAL OF PLANS FOR THIS PROJECT DOES NOT INCLUDE ANY APPROVAL TO PRUNE, REMOVE, OR PLANT TREES IN THE PUBLIC RIGHT-OF-WAY. PERMISSION FOR SUCH ACTIVITIES MUST BE OBTAINED FROM THE CITY FORESTER, 266-4816.
- EASEMENT LINES SHOWN ON THIS SHEET ARE FOR GENERAL REFERENCE ONLY - SEE CSM AND CIVIL SHEETS FOR ADDITIONAL AND MORE COMPLETE EASEMENT INFORMATION.
- CONTRACTOR SHALL INSTALL TREE PROTECTION FENCING IN THE AREA BETWEEN THE CURB AND SIDEWALK AND EXTEND IT AT LEAST 5 FEET FROM BOTH SIDES OF THE TREE ALONG THE LENGTH OF THE TERRACE. NO EXCAVATION IS PERMITTED WITHIN 5 FEET OF THE OUTSIDE EDGE OF THE TREE TRUNK. IF EXCAVATION WITHIN 5 FEET OF ANY TREE IS NECESSARY, CONTRACTOR SHALL CONTACT CITY FORESTRY (266-4816) PRIOR TO EXCAVATION TO ASSESS THE IMPACT TO THE TREE AND ROOT SYSTEM. TREE PRUNING SHALL BE COORDINATED WITH CITY FORESTRY PRIOR TO THE START OF CONSTRUCTION. TREE PROTECTION SPECIFICATIONS CAN BE FOUND IN SECTION 107.13 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION. ANY TREE REMOVALS THAT ARE REQUIRED FOR CONSTRUCTION AFTER THE DEVELOPMENT PLAN IS APPROVED WILL REQUIRE AT LEAST A 72-HOUR WAIT PERIOD BEFORE A TREE REMOVAL PERMIT CAN BE ISSUED BY FORESTRY. TO NOTIFY THE ALDER OF THE CHANGE IN THE TREE PLAN.
- THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS.





LOT 6 - LANDSCAPE REQUIREMENTS SUMMARY

LOT 6 - DEVELOPED AREA REQUIREMENT:
 5 POINTS PER 300 SF OF DEVELOPED AREA
 GROSS DEVELOPED AREA = 97,214 SQ FT
 BUILDING FOOTPRINTS = 24,430 SQ FT
 NET DEVELOPED AREA = 72,784 SQ FT (1.64 ACRE)

TOTAL POINTS REQUIRED = 1,213 POINTS
 POINTS PROVIDED = 2,496 POINTS

LOT - 6 STREET FRONTAGE REQUIREMENT:
 1 OVERSTORY TREE OR 2 EVERGREEN / ORNAMENTAL & 5 SHRUB PER 30 FT

TOWN CENTER DRIVE FRONTAGE = 330 FT
 PLANTS REQUIRED = 11 OVERSTORY TREES OR
 20 EVERGREEN / ORNAMENTAL TREES
 55 SHRUBS
 PLANTS PROVIDED = 11 OVERSTORY TREES
 55 SHRUBS

SPRECHER ROAD FRONTAGE = 307 FT
 PLANTS REQUIRED = 10 OVERSTORY TREES OR
 20 EVERGREEN / ORNAMENTAL TREES
 50 SHRUBS
 PLANTS PROVIDED = 1 OVERSTORY TREE
 18 ORNAMENTAL TREES
 50 SHRUBS

LOT 6 - PARKING LOT LANDSCAPING REQUIREMENT:
 1 OVERSTORY TREE OR 2 ORNAMENTAL TREES PER 160 SQ FT OF REQUIRED AREA

TOTAL PARKING LOT AREA = 46,825 SQ FT
 REQUIRED LANDSCAPED AREA = 3,746 SQ FT (8% TOTAL PARKING LOT AREA)
 LANDSCAPED AREA PROVIDED = 5,023 SQ FT

OVERSTORY TREES REQUIRED = 24 OVERSTORY TREES
 OVERSTORY TREES PROVIDED = 24 OVERSTORY TREES

LOT 6 - PLANT SCHEDULE

CODE	SCIENTIFIC NAME	COMMON NAME	QTY	PTS PER PLANT	SUB-TOTAL	SIZE	ROOT COND	NOTES
OVERSTORY DECIDUOUS TREES								
AFS	<i>Acer x freemanii 'Sienna Glen'</i>	Sienna Glen Maple	4	35	140	2.5'	B&B	
CPS	<i>Celtis occidentalis 'Prairie Sentinel'</i>	Prairie Sentinel Hackberry	5	35	175	2.5'	B&B	
FSD	<i>Fagus sylvatica 'Dawycck Purple'</i>	Dawycck Purple Beech	4	35	140	2.5'	B&B	
GBA	<i>Grilgo biloba 'Autumn Gold'</i>	Autumn Gold Grilgo	3	35	105	2.5'	B&B	
NSW	<i>Nyssa sylvatica 'Wildfire'</i>	Wildfire Black Gum	3	35	105	2.5'	B&B	
PCC	<i>Pinus caryinata 'Chanticleer'</i>	Chanticleer White Pine	2	35	70	2.5'	B&B	
QB	<i>Quercus bicolor</i>	Swamp White Oak	3	35	105	2.5'	B&B	
QM	<i>Quercus macrocarpa</i>	Burr Oak	2	35	70	2.5'	B&B	
OR	<i>Quercus rubra</i>	Northern Red Oak	3	35	105	2.5'	B&B	
TD	<i>Taxodium distichum</i>	Bald Cypress	5	35	175	2.5'	B&B	
UPJ	<i>Ulmus propinqua 'JFS-Biebarich'</i>	Emerald Sunshina Elm	4	35	140	2.5'	B&B	
ORNAMENTAL TREE								
CC	<i>Carpinus caroliniana</i>	American Hornbeam	2	15	30	6' TALL	B&B	MULTI-STEM
HPT	<i>Hydrangea paniculata 'Grandiflora'</i>	PG Hydrangea Tree Form	7	15	105	4' TALL	B&B	TREE FORM
MF	<i>Malus 'Firebird'</i>	Firebird Crabapple	3	15	45	4' TALL	B&B	
MT	<i>Malus 'Tina'</i>	Tina Crabapple	3	15	45	4' TALL	B&B	
MSR	<i>Magnolia stellata 'Royal Star'</i>	Royal Star Magnolia	5	15	75	4' TALL	B&B	MULTI-STEM
DECIDUOUS SHRUB								
CSA	<i>Cornus sericea 'Arctic Fire'</i>	Arctic Fire Dogwood	17	3	51	24" TALL	POT	
FG	<i>Fothergilla 'Blue Shadow'</i>	Blue Shadow Fothergilla	6	3	18	24" TALL	POT	
HMA	<i>Hydrangea 'All Summer Beauty'</i>	All Summer Beauty Hydrangea	4	3	12	24" TALL	POT	
POL	<i>Physocarpus opulifolius 'Little Devil'</i>	Little Devil Ninebark	3	3	9	24" TALL	POT	
RTB	<i>Rhus typhina 'Ballista'</i>	Tiger Eye Sumac	2	3	6	36" TALL	POT	
RTL	<i>Rhus typhina 'Lacinata'</i>	Cutleaf Staghorn Sumac	20	3	60	36" TALL	POT	
SPN	<i>Salix purpurea 'Nana'</i>	Dwarf Arctic Willow	14	3	42	36" TALL	POT	
SMX	<i>Spiraea 'Gold Flame'</i>	Gold Flame Spiraea	15	3	45	12" TALL	POT	
VCC	<i>Viburnum carlesii 'Nana'</i>	Compact Koreanop Viburnum	2	3	6	24" TALL	POT	
WFE	<i>Weigela 'Eversh'</i>	Manjula Vine Weigela	5	3	15	12" TALL	POT	
WDX	<i>Weigela 'Dark Horse'</i>	Dark Horse Weigela	7	3	21	18" TALL	POT	
EVERGREEN SHRUB								
JMG	<i>Juniperus x media 'Sea of Gold'</i>	Sea of Gold Juniper	13	4	52	12" TALL	POT	
JSB	<i>Juniperus squamata 'Blue Star'</i>	Blue Star Juniper	5	4	20	12" TALL	POT	
MD	<i>Microbiota decussata</i>	Russian Arborvitae	8	4	32	12" TALL	POT	
PSB	<i>Pinus strobus 'Blue Shadow'</i>	Blue Shadow Pine	2	4	8	24" TALL	POT	
RP	<i>Rhododendron 'PJM'</i>	PJM Rhododendron	6	4	24	24" TALL	POT	
TCJ	<i>Taxa canadensis 'Jadehoop'</i>	Jadehoop Hemlock	6	4	24	24" TALL	POT	
TCM	<i>Taxus canadensis 'Monkoo'</i>	Emerald Spreader Yew	18	4	72	24" TALL	POT	
TMT	<i>Taxus 'Taunton'</i>	Taunton Yew	8	4	32	24" TALL	POT	
ORNAMENTAL GRASSES								
CAK	<i>Calamagrostis x acutiflora 'Karl Foerster'</i>	Karl Foerster Feather Reed Grass	71	2	142	1 GAL	POT	
			TOTAL:	2496	POINTS			

GROUND COVER LEGEND

- LAWN SEED
- PRAIRIE GARDEN FOR SUNNY SITES WITH MEDIUM TO MOIST SOILS
SEED MIX AS MANUFACTURED BY AGRECOL
- BIORETENTION BASIN - RAINWATER RENEWAL GARDEN MIX
AS MANUFACTURED BY AGRECOL
- BARK MULCH

SITE LANDSCAPE PLAN - GENERAL NOTES

1. CONTACT DIGGER'S HOTLINE 3 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
2. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL THE PRIVATE UTILITIES PRIOR TO THE START OF WORK.
3. ALL LANDSCAPE BEDS SHALL CONTAIN A 3" DEPTH OF SHREDDED HARDWOOD MULCH CONTAINED BY LANDSCAPE EDGING.
4. LANDSCAPE EDGING SHALL BE 3/16" x 4" ALUMINUM EDGING.
5. ALL TREES IN TURF AREAS SHALL HAVE A 4" DIAMETER CIRCLE OF 3" DEPTH SHREDDED HARDWOOD BARK MULCH CONTAINED BY LANDSCAPE EDGING.
6. ALL GENERAL LANDSCAPE AREAS SHALL HAVE A MINIMUM 6" COMPACTED DEPTH OF TOPSOIL.
7. LAWN AREAS SHALL BE SEEDDED WITH MADISON PARKS SEED MIX AS MANUFACTURED BY LA CROSSE SEED, LLC. PER MANUFACTURER'S SPECIFICATIONS.
8. BIORETENTION BASINS SHALL BE PLANTED WITH RAINWATER RENEWAL GARDEN PLANT MIX AS MANUFACTURED BY AGRECOL NATIVE NURSERY. PLANTS SHALL BE FURNISHED IN 2" PLUGS AND SHALL BE PLANTED ON 9"-12" CENTERS OR PER MANUFACTURER'S SPECIFICATIONS.
9. ALL LANDSCAPING SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON ZONING ORDINANCE.

D'ONOFRIO KOTKIE AND ASSOCIATES, INC.
 7530 Westward Way, Madison, WI 53717
 Phone: 608.833.7530 • Fax: 608.833.1089
 YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

LANDSCAPE PLAN - LOT 6
METROTECH
 CITY OF MADISON, WISCONSIN



DATE: 01-10-19
 REVISED:

DRAWN BY: MS
 FN: 18-03-101
 Sheet Number:
 L-1.0

