



Location  
610 Hercules Trail

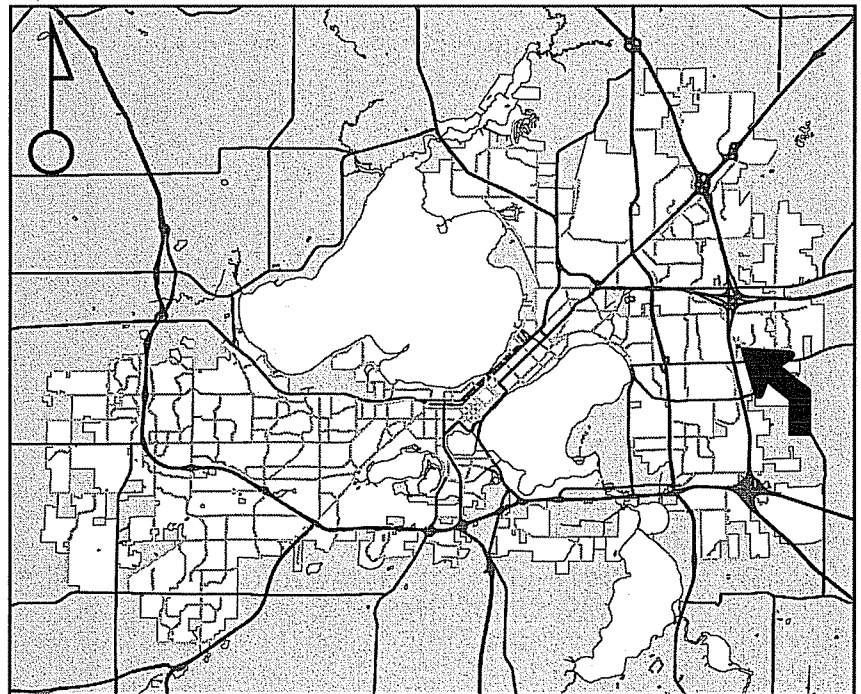
Applicant  
Don Esposito – Premium Real Estate/  
Brian Munson – Vandewalle & Associates

From: PUD(GDP) To: PUD(SIP)

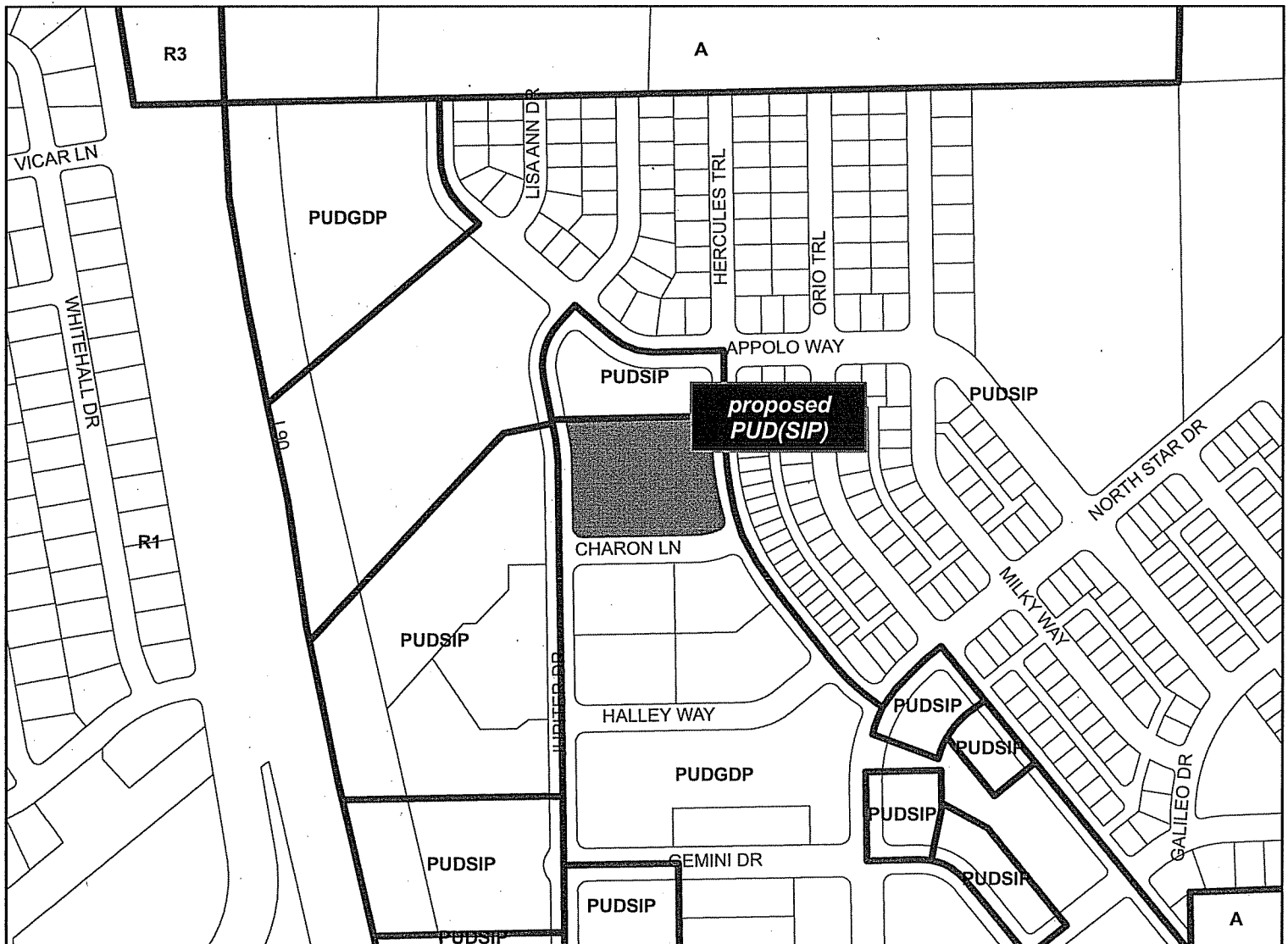
Existing Use  
Vacant Land

Proposed Use  
8 Building, 36-Unit  
Condominium Development

Public Hearing Date  
Plan Commission  
23 April 2007  
Common Council  
01 May 2007



For Questions Contact: Tim Parks at: 261-9632 or [tparks@cityofmadison.com](mailto:tparks@cityofmadison.com) or City Planning at 266-4635





12

# LAND USE APPLICATION

## Madison Plan Commission

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

- The following information is required for all applications for Plan Commission review.
- Please read all pages of the application completely and fill in all required fields.
- This application form may also be completed online at [www.cityofmadison.com/planning/plan.html](http://www.cityofmadison.com/planning/plan.html)
- All zoning application packages should be filed directly with the Zoning Administrator's desk.
- All applications will be reviewed against the applicable standards found in the City Ordinances to determine if the project can be approved.

### FOR OFFICE USE ONLY:

Amt. Paid \_\_\_\_\_ Receipt No. \_\_\_\_\_  
 Date Received ~~RE~~ 2-21-07  
 Received By RT  
 Parcel No. 0710-112-1501-1  
 Aldermanic District 3, Lauren Cinare  
 GQ OK  
 Zoning District PUDGDP  
**For Complete Submittal**  
 Application ✓ Letter of Intent ✓  
 IDUP NA Legal Descript. ✓  
 Plan Sets ✓ Zoning Text ✓  
 Alder Notification ✓ Waiver \_\_\_\_\_  
 Ngrbrhd. Assn Not. ✓ Waiver \_\_\_\_\_  
 Date Sign Issued \_\_\_\_\_

**1. Project Address:** 610 Hercules Trail (see attached) **Project Area in Acres:** 2.4 acres  
**Project Title (if any):** Grandview Commons - I Block Phase 2 (Lots 455 & 456)

**2. This is an application for:** (check at least one)

Zoning Map Amendment (check only ONE box below for rezoning and fill in the blanks accordingly)

Rezoning from \_\_\_\_\_ to \_\_\_\_\_

Rezoning from \_\_\_\_\_ to PUD/PCD-GDP

Rezoning from \_\_\_\_\_ to PUD/PCD-SIP

Rezoning from PUD/PCD-GDP to PUD/PCD-SIP

Conditional Use

Demolition Permit

Other Requests (Specify): \_\_\_\_\_

**3. Applicant, Agent & Property Owner Information:**

Applicant's Name: Don Esposito Company: Premium Real Estate, LLC  
 Street Address: 6801 South Towne Drive City/State: Madison, WI Zip: 53713  
 Telephone: (608) 226-3100 Fax: (608) 226-0600 Email: desposito@veridianhomes.com

Project Contact Person: Brian Munson or Chris Landerud Company: Vandewalle & Associates  
 Street Address: 120 East Lakeside Street City/State: Madison, WI Zip: 53715  
 Telephone: (608) 255-3988 Fax: (608) 255-0814 Email: bmunson OR clanderud @vandewalle.com

Property Owner (if not applicant): \_\_\_\_\_  
 Street Address: \_\_\_\_\_ City/State: \_\_\_\_\_ Zip: \_\_\_\_\_

**4. Project Information:**

Provide a general description of the project and all proposed uses of the site: On this combined 2.4 acre site we are proposing the development of two 6-unit townhome buildings, and six 4-unit buildings; a total of 36 residential units.  
Within the project there is visitor parking and a common green space.

Development Schedule: Commencement Summer 2007 Completion December 2007 12

**5. Required Submittals:**

**Site Plans** submitted as follows below and depicts all lot lines; existing, altered, demolished or proposed buildings; parking areas and driveways; sidewalks; location of any new signs; existing and proposed utility locations; building elevations and floor plans; landscaping, and a development schedule describing pertinent project details:

- **Seven (7) copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
- **Seven (7) copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
- **One (1) copy** of the plan set reduced to fit onto 8 1/2 inch by 11 inch paper

**Letter of Intent: Twelve (12) copies** describing this application in detail but not limited to, including: existing conditions and uses of the property; development schedule for the project; names of persons involved (contractor, architect, landscaper, business manager, etc.); types of businesses; number of employees; hours of operation; square footage or acreage of the site; number of dwelling units; sale or rental price range for dwelling units; gross square footage of building(s); number of parking stalls, etc.

**Legal Description of Property:** Lot(s) of record or metes and bounds description prepared by a land surveyor.

**Filing Fee:** \$ 1250 See the fee schedule on the application cover page. Make checks payable to: *City Treasurer.*

**IN ADDITION, THE FOLLOWING ITEMS MAY ALSO BE REQUIRED WITH YOUR APPLICATION; SEE BELOW:**

For any applications proposing demolition of existing (principal) buildings, photos of the structure(s) to be demolished shall be submitted with your application. Be advised that a *Reuse and Recycling Plan* approved by the City's Recycling Coordinator is required to be approved by the City prior to issuance of wrecking permits.

A project proposing **ten (10) or more dwelling units** may be required to comply with the City's Inclusionary Zoning requirements outlined in Section 28.04 (25) of the Zoning Ordinance. A separate **INCLUSIONARY DWELLING UNIT PLAN** application detailing the project's conformance with these ordinance requirements shall be submitted concurrently with this application form. Note that some IDUP materials will coincide with the above submittal materials.

A *Zoning Text* must accompany **all** Planned Community or Planned Unit Development (PCD/PUD) submittals.

**FOR ALL APPLICATIONS:** All applicants are required to submit copies of all items submitted in hard copy with their application (including this application form, the letter of intent, complete plan sets and elevations, etc.) as **INDIVIDUAL** Adobe Acrobat PDF files compiled either on a non-returnable CD to be included with their application materials, or in an e-mail sent to [pcapplications@cityofmadison.com](mailto:pcapplications@cityofmadison.com). The e-mail shall include the name of the project and applicant. Applicants who are unable to provide the materials electronically should contact the Planning Unit at (608) 266-4635 for assistance.

**6. Applicant Declarations:**

**Conformance with adopted City plans:** Applications shall be in accordance with all adopted City of Madison plans:

→ *The site is located within the limits of* Sprecher Neighborhood *Plan, which recommends:*

Medium Density Residential *for this property.*

**Pre-application Notification:** Section 28.12 of the Zoning Ordinance requires that the applicant notify the district alder and any nearby neighborhood or business associations by mail no later than **30** days prior to filing this request:

→ *List below the Alderperson, Neighborhood Association(s), Business Association(s) AND dates you sent the notices:*

Alderperson Lauren Cnare, District 3 and the McClellan Park Neighborhood Association - January 17, 2007

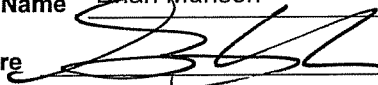
*If the alder has granted a waiver to this requirement, please attach any such correspondence to this form.*

**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 Counter and Planning Unit staff; note staff persons and date.

Planner \_\_\_\_\_ Date \_\_\_\_\_ | Zoning Staff \_\_\_\_\_ Date \_\_\_\_\_

**The signer attests that this form has been completed accurately and all required materials have been submitted:**

Printed Name Brian Munson Date 2.21.07

Signature  Relation to Property Owner Agent

Authorizing Signature of Property Owner  Date 2.21.07 12

Don Esposito - Assistant Secretary

Legal Description : 610 Hercules Trail

Lots 455 and 456, Grandview Commons, recorded in Volume 58-005A of plats on pages 19 through 33 as Document No. 3583911, Dane County Registry, City of Madison, Dane County, Wisconsin, containing 2.4 acres.

February 21, 2007

Mr. Brad Murphy  
City of Madison - Department of Planning & Development  
215 Martin Luther King Jr. Blvd.  
P.O. Box 2985  
Madison, WI 53701-2985

Re: Letter of Intent: Grandview Commons - I Block Phase 2  
Lot 455 - 610 Hercules Trail & 5818 Charon Lane  
Lot 456 - 617 Jupiter Drive & 5802 Charon Lane

Dear Mr. Murphy:

On behalf of David Simon, Premium Real Estate, LLC, we are pleased to submit the SIP and attached packet of information for the I Block Phase 2. The two lots (455 & 456) of I Block Phase 2 are located south of lot 457 - site of the recently constructed townhomes (16 units). On this 2.4 acre site we are proposing development of 36 residential units: two 6-unit townhome buildings, and six 4-unit buildings. This land use transitions from higher density residential located south and west, to single family and duplex residential located north and east. The architecture of the townhomes and 4-unit buildings responds to the significant slope of the site. Within the plan there are also visitor parking stalls and a common green space.

Owners: Premium Real Estate, LLC.

<u>Design Team:</u>	Vandewalle & Associates 120 East Lakeside Street Madison, Wisconsin 53715 Tel/Fax: (608) 255-3988 / (608) 255-0814	Mr. Brian Munson Mr. Chris Landerud
	D'Onofrio Kottke 7530 Westward Way Madison, Wisconsin 53717 Tel/Fax: (608) 833-7530 / (608) 833-1089	Mr. Dan Day
	Eppstein Uhen Architects 222 W. Washington Ave, Suite 650 Madison, Wisconsin 53703 Tel/Fax: (608) 442-5350 / (608) 442-6680	Mr. Joseph Lee Mr. Bill Rusk
	Engberg Anderson 611 N. Broadway Milwaukee, WI 53202 Tel/Fax: (414) 944-9000 / (414) 944-9100	Mr. John Fatica

Development Information:

Legal Description: Lots 455 & 456, Grandview Commons, recorded in Volume 58-005A of plats on pages 19 through 33 as Document No. 3583911, Dane County Registry, located in the SE1/4 of the NW1/4 of Section 11, T7N, R10E, City of Madison, Dane County, Wisconsin.

Project Name: Grandview Commons - I Block Phase 2 (Lots 455 & 456)

Address/Parcel Numbers: Lot 455 - 610 Hercules Trail & 5818 Charon Lane/0710-112-1501-1  
Lot 456 - 617 Jupiter Drive & 5802 Charon Lane/0710-112-1502-9

Zoning: PUD-GDP Doc. # 3589157  
Grandview Commons Adopted August 9, 2002

Proposed Use: Condominium/ Apartment District

Schedule: Commencement - Summer 2007  
Completion - December 2007

Lot Area: 103,666 sq. ft. (2.4 acres)

Dwelling Units: 36 units

Price Range: \$169,000 - \$189,000 per unit (2 bedrooms - 3 bedrooms)

Floor Area: 31,456 sq. ft.

Floor Area Ratio: 0.30

Impervious Area: 63,666 sq. ft.

Impervious Area Ratio: 0.61

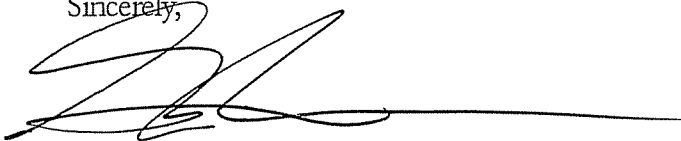
Surface Parking: 12

Garage Parking: 66

Total Parking: 78

Thank you for your time in reviewing this project.

Sincerely,



Brian Munson  
Project Manager

SIP Zoning Text

Grandview Commons

I Block Phase 2

Lot 455 – 610 Hercules Trail & 5818 Charon Lane

Lot 456 – 617 Jupiter Drive & 5802 Charon Lane

**Legal Description:**

Lots 455 & 456, Grandview Commons, recorded in Volume 58-005A of plats on pages 19 through 33 as Document No. 3583911, Dane County Registry, located in the SE1/4 of the NW1/4 of Section 11, T7N, R10E, City of Madison, Dane County, Wisconsin.

- A. Statement of Purpose:** This zoning district is established to allow for the construction of 36 residential units: two 6-unit townhome buildings and six 4-unit buildings
- B. Permitted Uses:** Multi-Family Residential
- C. Lot Area:** 2.4 Acres
- D. Floor Area Ratio:** 0.30
  - 1. Maximum floor area ratio varies (set in the SIP).
  - 2. Maximum building height permitted is 45 feet.
- E. Yard Requirements:** As shown on approved plans.
- F. Landscaping:** As shown on approved plans.
- G. Accessory Off-Street Parking & Loading:** As shown on approved plans.
- H. Lighting:** As shown on approved plans.
- I. Signage:** Not applicable
- J. Family Definition:** The family definition of the PUD-SIP shall coincide with the definition given in Chapter 28.03(2) of the Madison Ordinances for the R-4 zoning district.
- K. Alterations and Revisions:** No alteration or revision of this planned unit development shall be permitted unless approved by the City Plan Commission, however, the Zoning Administrator may issue permits for minor alteration 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.





**I Block Phase 2**

**GRANDVIEW COMMONS  
TOWN CENTER**

Madison, Wisconsin

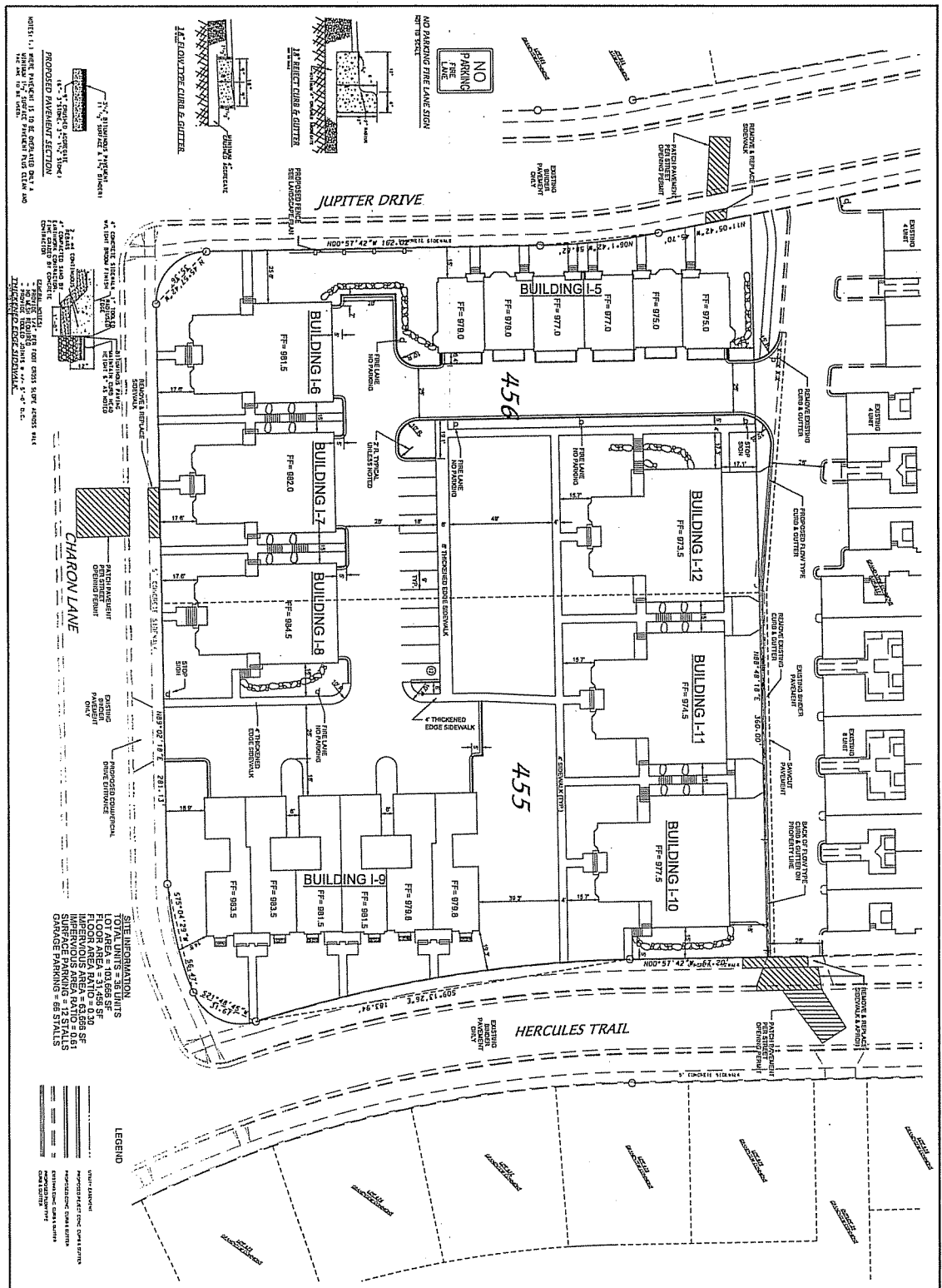
**I BLOCK PHASE 2**

1. Location Map/Cover Page
2. Site Plan
3. Grading & Erosion Control Plan
4. Utilities Plan
- I-5 Townhomes
  5. Garage Level & 1st Floor Plans
  6. 2nd Floor & Roof Plans
  7. Elevations
- I-6, I-7, I-8 Fourplexes
  8. Site Plan
  9. Lower Level & 1st Floor Plans
  10. 2nd Floor & Roof Plans
  11. Elevations
- I-9 Townhomes
  12. Site Plan
  13. Lower Level Floor Plans
  14. 1st Floor Plan
  15. 2nd Floor Plan
  16. Roof Plan
  17. Elevations
  18. Elevations
- I-10, I-11, I-12 Fourplexes
  19. Site Plan
  20. Lower Level & 1st Floor Plans
  21. 2nd Floor & Roof Plans
  22. Elevations
23. Landscape Plan
24. Lighting Plan

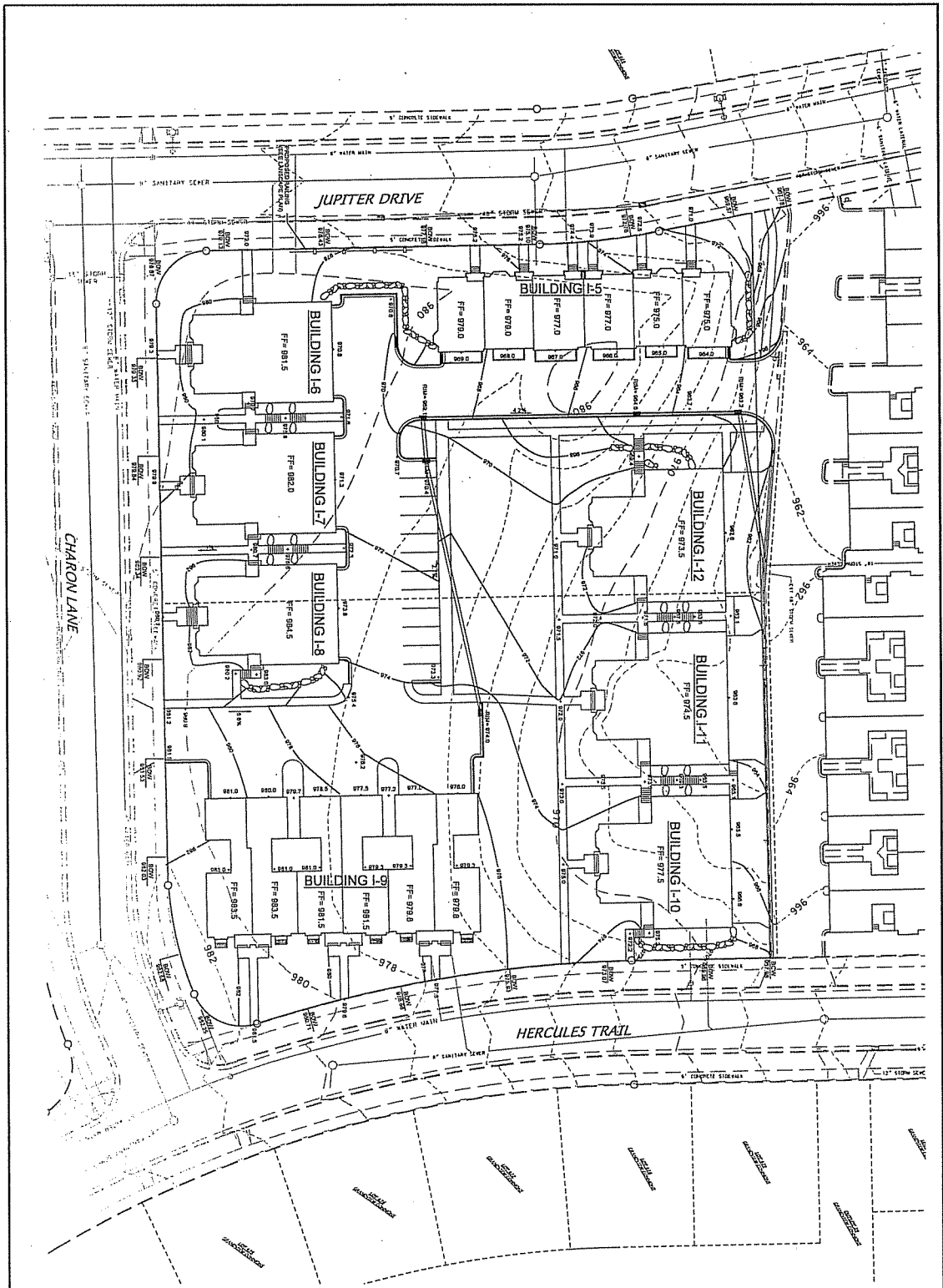
Lot 455  
 0710-112-1501-1  
 610 Hercules Trail  
 5818 Charon Lane

Lot 456  
 0710-112-1502-9  
 617 Jupiter Drive  
 5802 Charon Lane





<p>CL10</p> <p>D'ONFRIO KOTKE AND ASSOCIATES, INC.          7530 Westward Way, Madison, WI 53717          Phone: 608.833.7530 • Fax: 608.833.1089          YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT</p>	<p>SITE PLAN</p> <p><b>GRANDVIEW COMMONS LOT 455- 456</b></p> <p>LOCATION MADISON, WISCONSIN</p>	<p>DATE: 02-21-07</p> <p>FN: 06-03-109</p>



SITE GRADING PLAN & EROSION CONTROL

DATE: 02-21-07

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

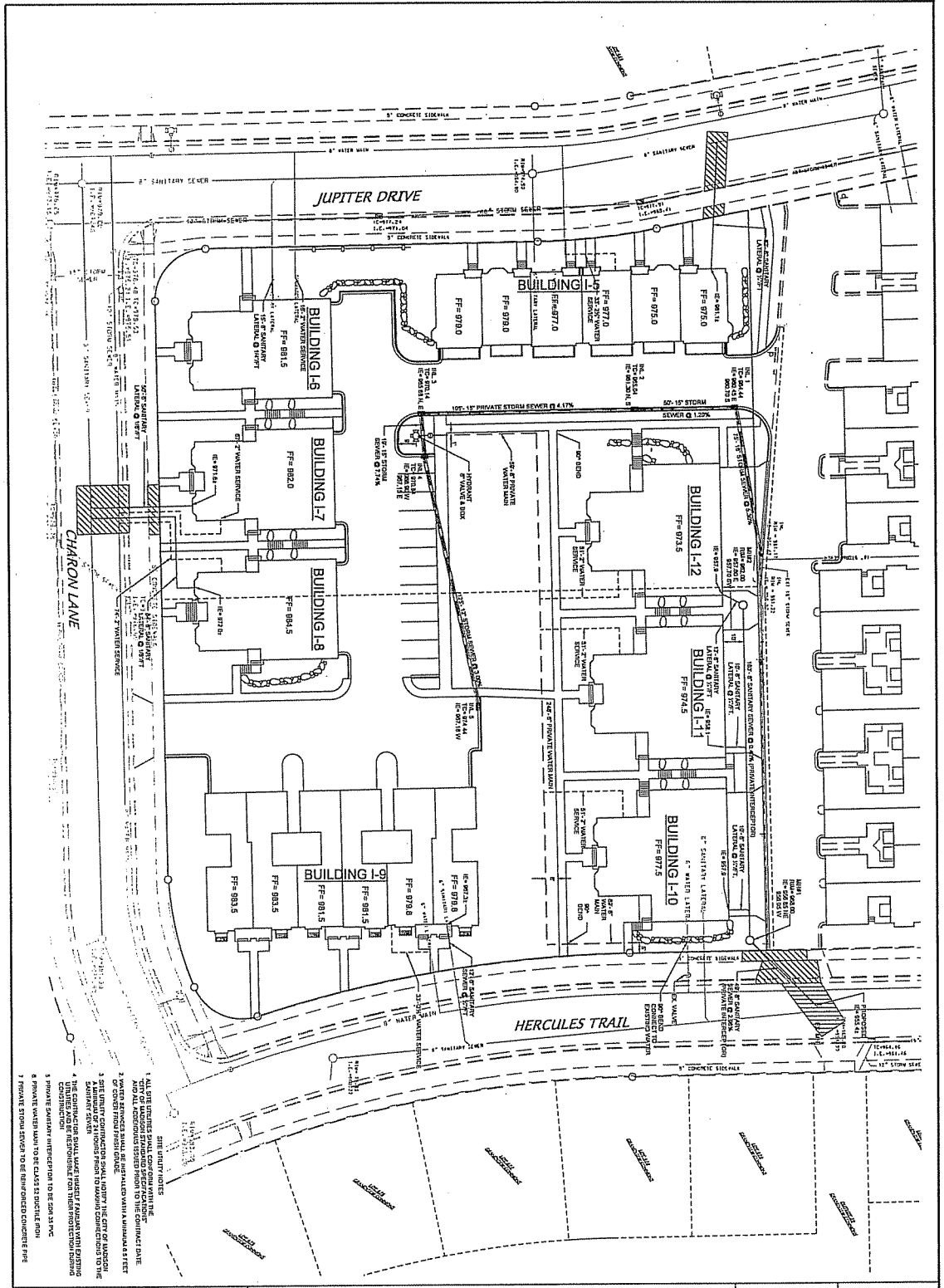
**GRANDVIEW COMMONS LOT 455- 456**

LOCATION  
 MADISON, WISCONSIN

FN: 06-03-109



C1.1



- NOTES:**
1. ALL UTILITIES SHALL BE SHOWN WITH THE APPROPRIATE SYMBOLS AND COLORS AS SHOWN ON THE ATTACHED SHEETS AND ALL ADDITIONAL SYMBOLS SHALL BE IDENTIFIED WITH A NUMBER AND SET OF COORDINATE POINTS FROM THE CORNER DATE.
  2. WATER SERVICES SHALL BE IDENTIFIED WITH A NUMBER AND SET OF COORDINATE POINTS FROM THE CORNER DATE.
  3. SEWER SERVICES SHALL BE IDENTIFIED WITH A NUMBER AND SET OF COORDINATE POINTS FROM THE CORNER DATE.
  4. THE LOCATION OF ALL UTILITY SERVICES SHALL BE IDENTIFIED WITH A NUMBER AND SET OF COORDINATE POINTS FROM THE CORNER DATE.
  5. PRIVATE WATER MAIN TO BE CLASS 20 DUCTILE IRON.
  6. PRIVATE WATER MAIN TO BE CLASS 20 DUCTILE IRON.
  7. PRIVATE STORM SEWER TO BE REINFORCED CONCRETE PIPE.


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

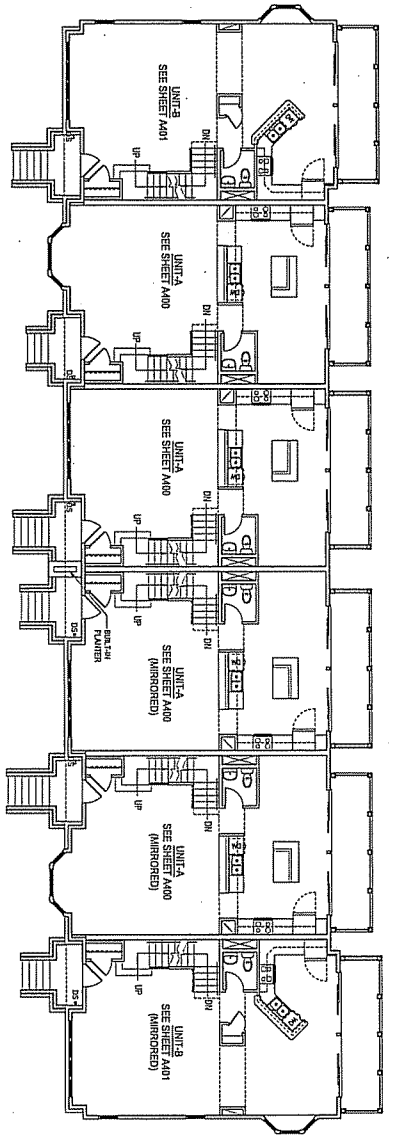
**SITE UTILITY PLAN**

**GRANDVIEW COMMONS LOT 455- 456**

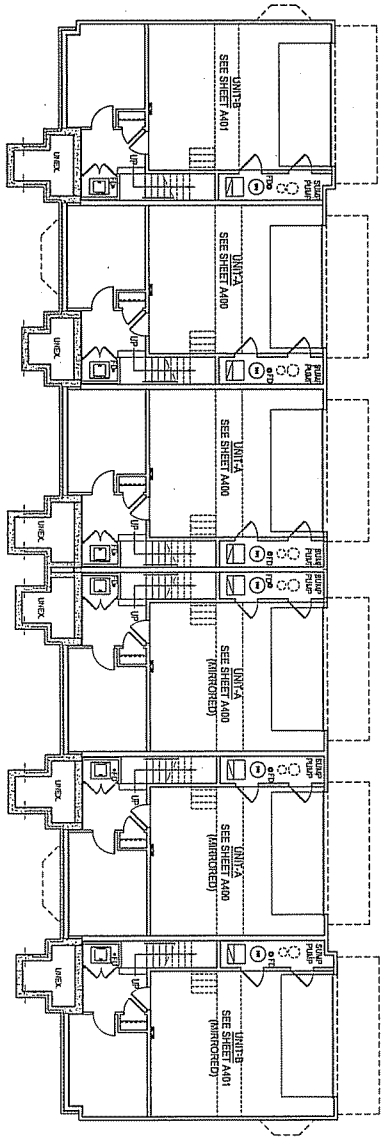
LOCATION  
MADISON, WISCONSIN

DATE: 02-21-07  
 FN: 06-03-109

SCALE: 1" = 20'  




2 FIRST FLOOR PLAN



1 GARAGE LEVEL PLAN

GRANDVIEW COMMONS I-BLOCK TOWNHOMES - SIP SUBMITTAL

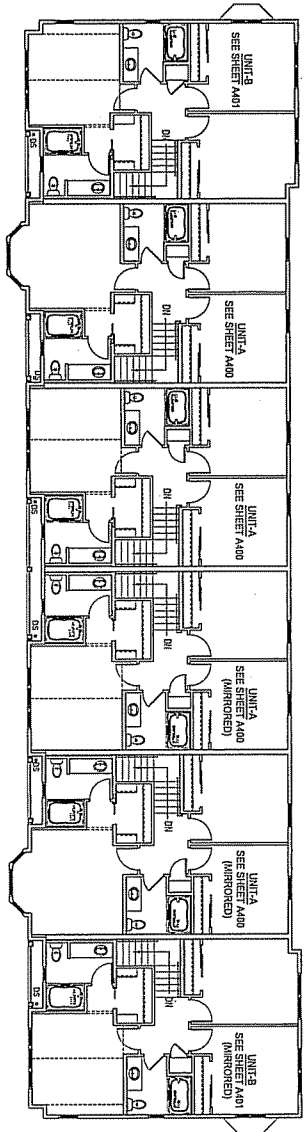

  

  
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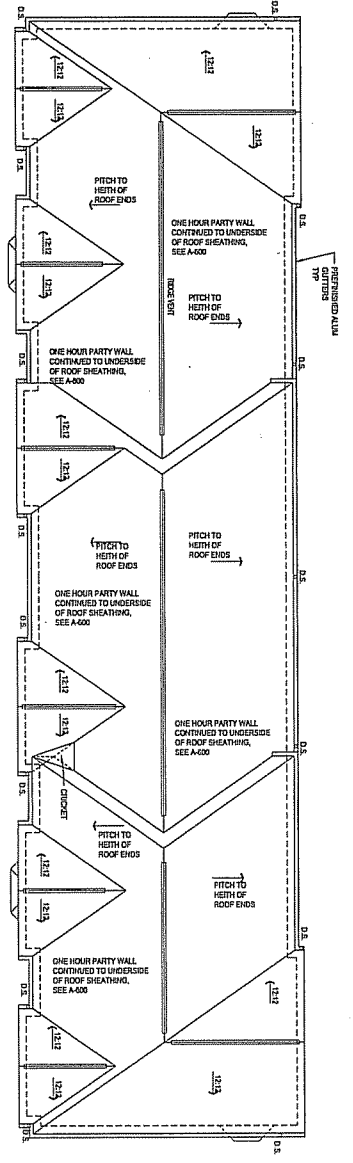


eckstein urban architects  
 2027  
 2020

GRANDVIEW COMMONS I-BLOCK TOWNHOMES - SIP SUBMITTAL



3 SECOND FLOOR PLAN

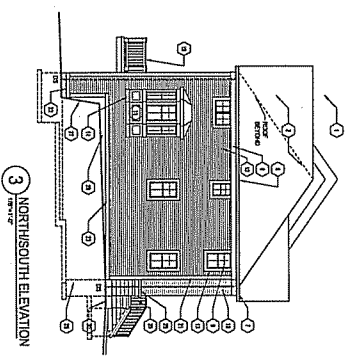


4 ROOF PLAN

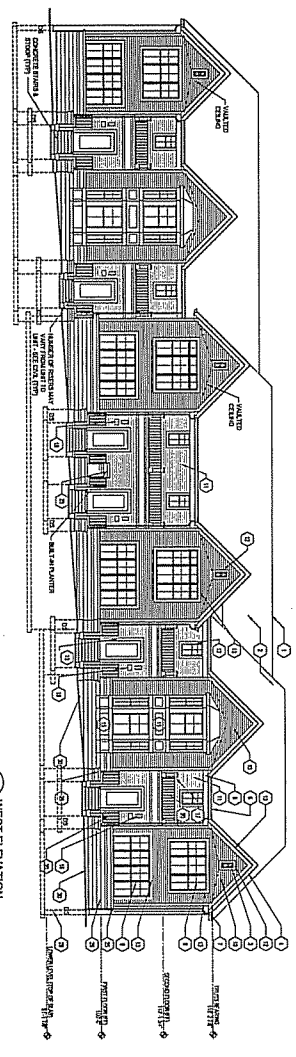

  

  
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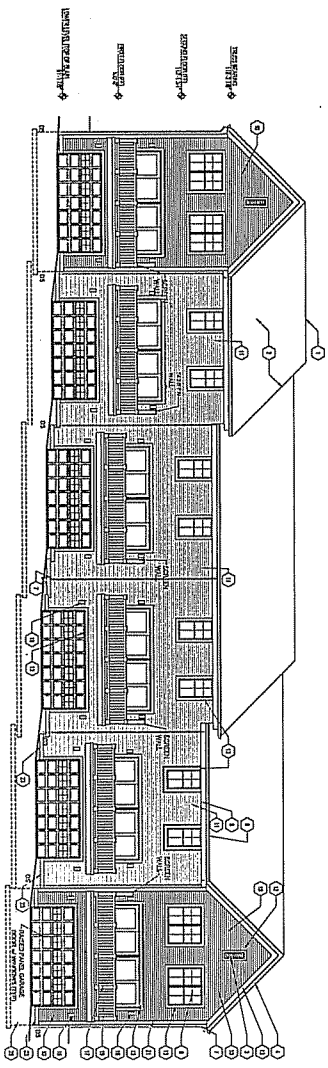
evo  
 apartment urban - architects  
 1217 17th St  
 Denver, CO 80202



3 NORTH/SOUTH ELEVATION



1 WEST ELEVATION



2 EAST ELEVATION

TOWNHOUSE MATERIAL KEY			
1	BRICK	1	WOOD SHAKES
2	WOOD SHAKES	2	WOOD SHAKES
3	WOOD SHAKES	3	WOOD SHAKES
4	WOOD SHAKES	4	WOOD SHAKES
5	WOOD SHAKES	5	WOOD SHAKES
6	WOOD SHAKES	6	WOOD SHAKES
7	WOOD SHAKES	7	WOOD SHAKES
8	WOOD SHAKES	8	WOOD SHAKES
9	WOOD SHAKES	9	WOOD SHAKES
10	WOOD SHAKES	10	WOOD SHAKES

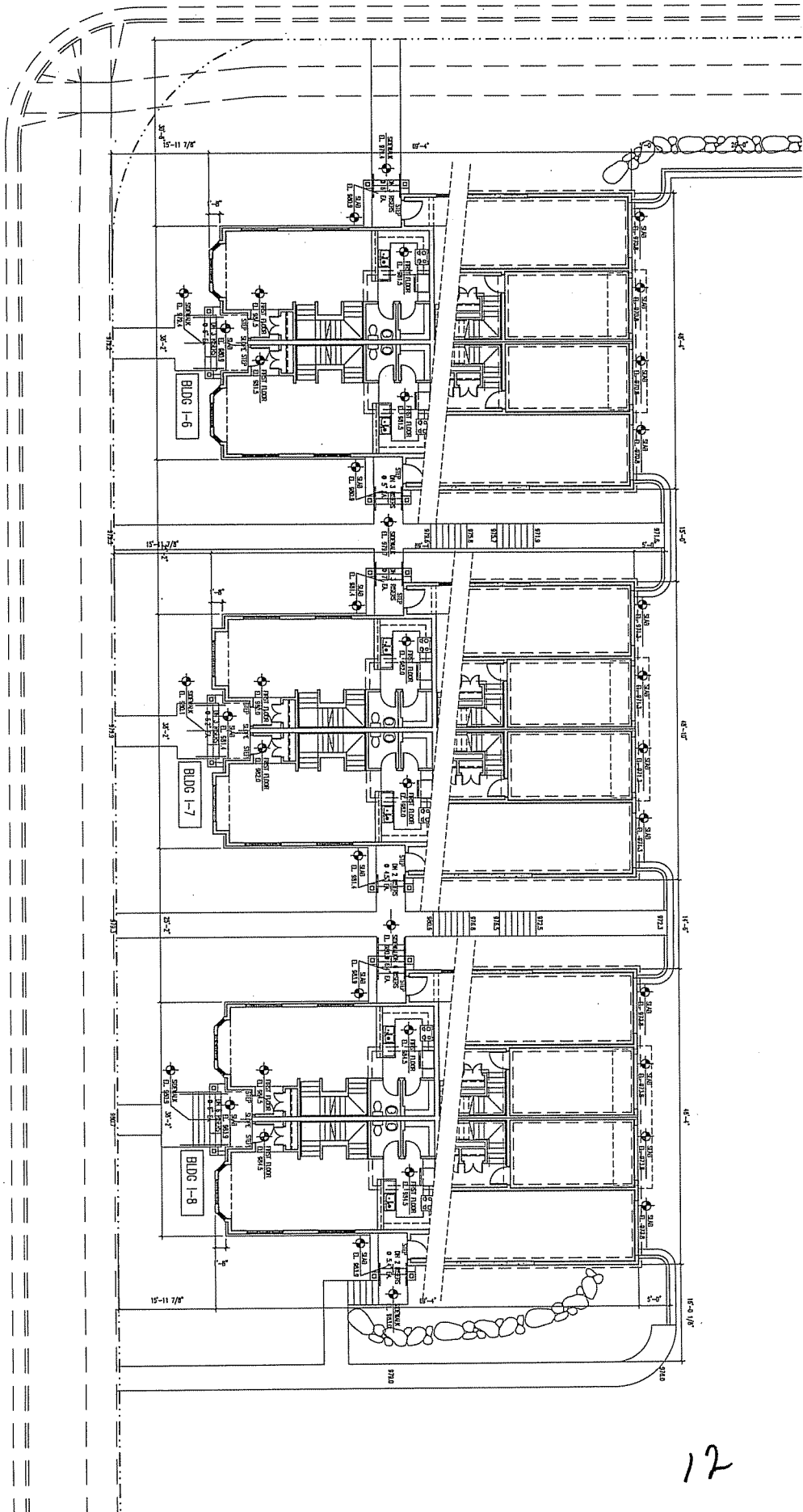
GRANDVIEW COMMONS - BLOCK TOWNHOMES - SIP SUBMITTAL



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

0 2 4

JUPITER DRIVE



**GRANDVIEW COMMONS - 1-6, 1-7 & 1-8 - FOURPLEXES**

CHARON LANE

SITE PLAN

EADP Project No. 071702.00

Engberg Anderson



Design Partnership, Inc.



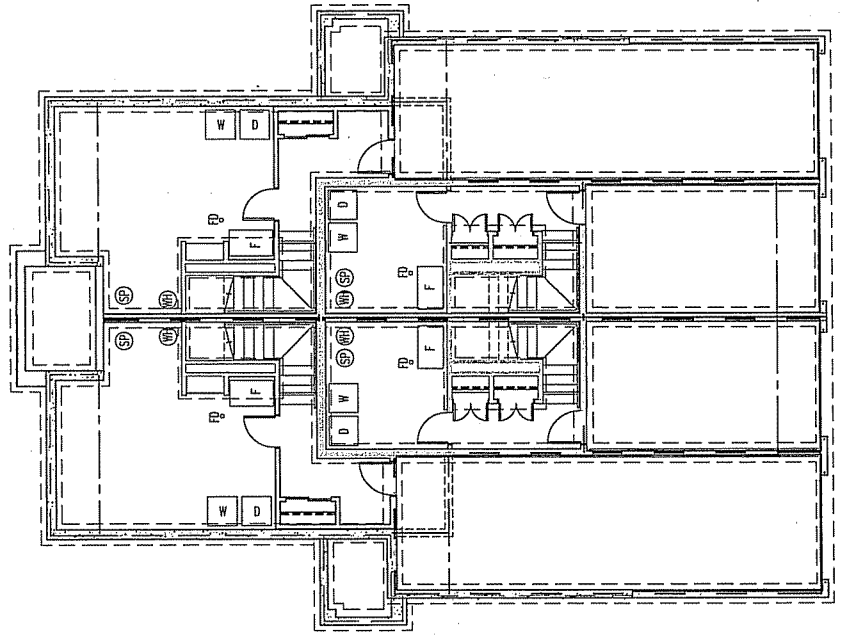
Scale: 1/16" = 1'-0"  
February 20, 2007

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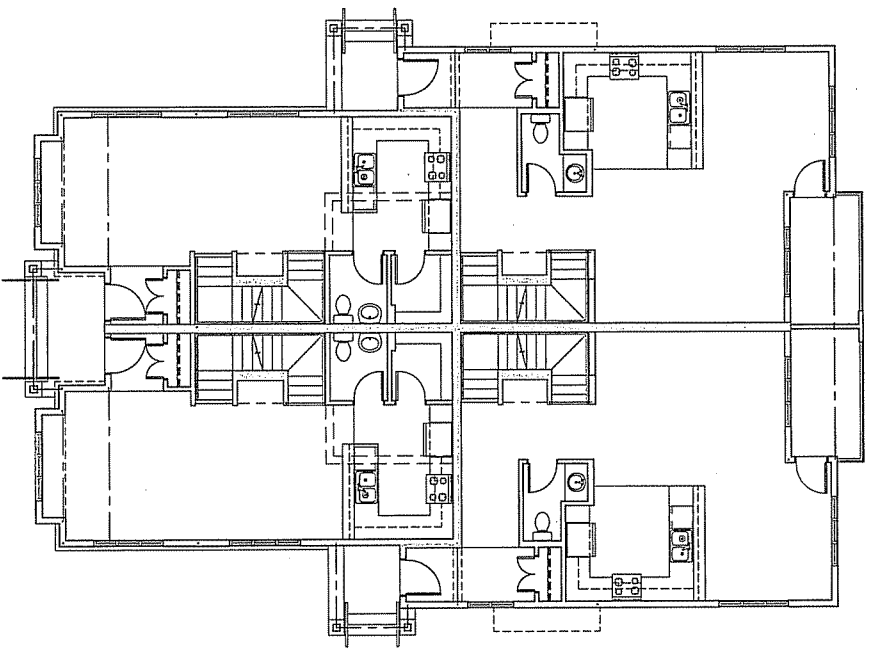


**GRANDVIEW COMMONS - 1-6, 1-7 & 1-8 - FOURPLEXES**

LOWER LEVEL FLOOR PLAN



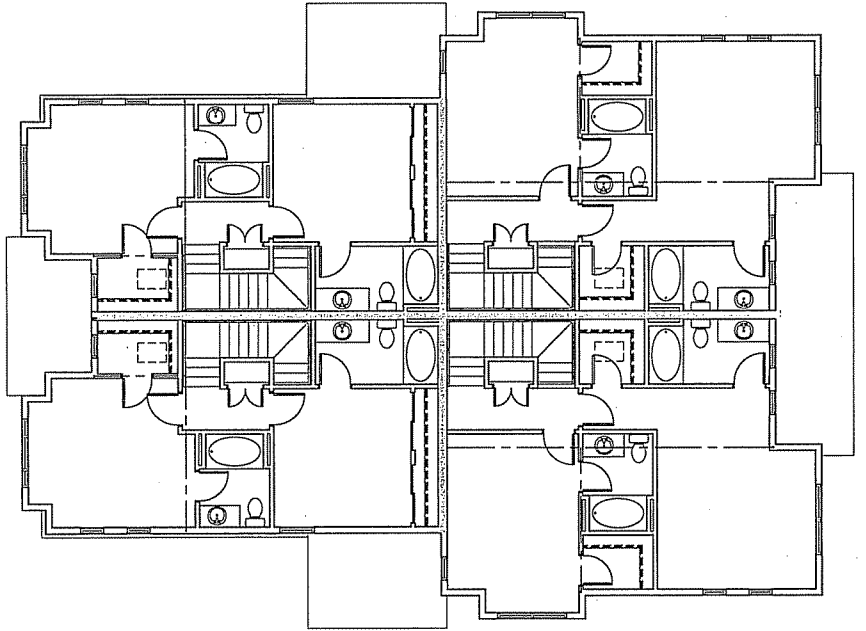
1ST FLOOR PLAN



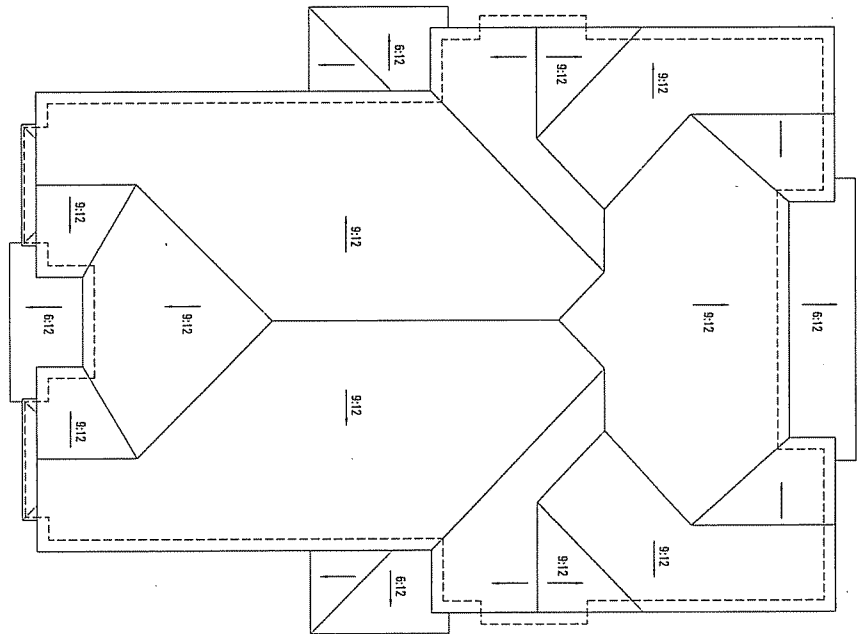
FLOOR PLANS  
EADP Project No. 071702.00



Scale: 3/32" = 1'-0"  
February 20, 2007



2ND FLOOR PLAN



ROOF PLAN

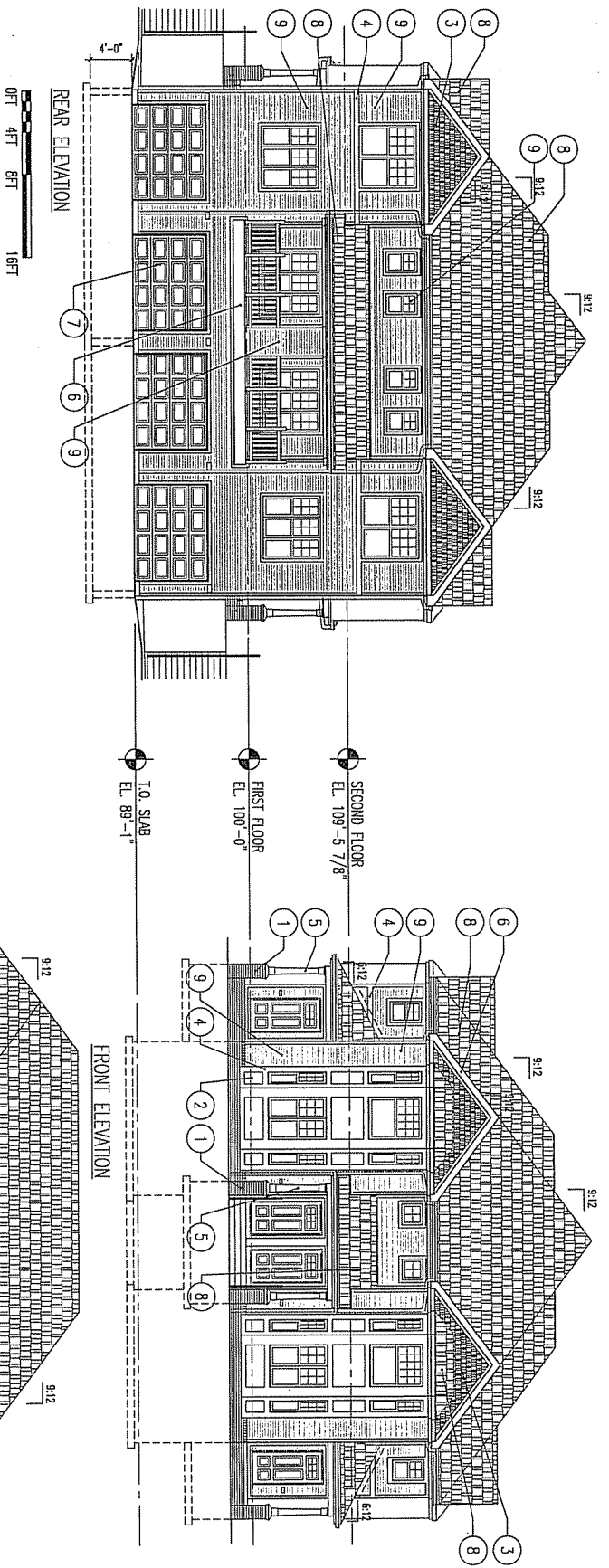


**GRANDVIEW COMMONS - 1-6, 1-7 & 1-8 - FOURPLEXES**

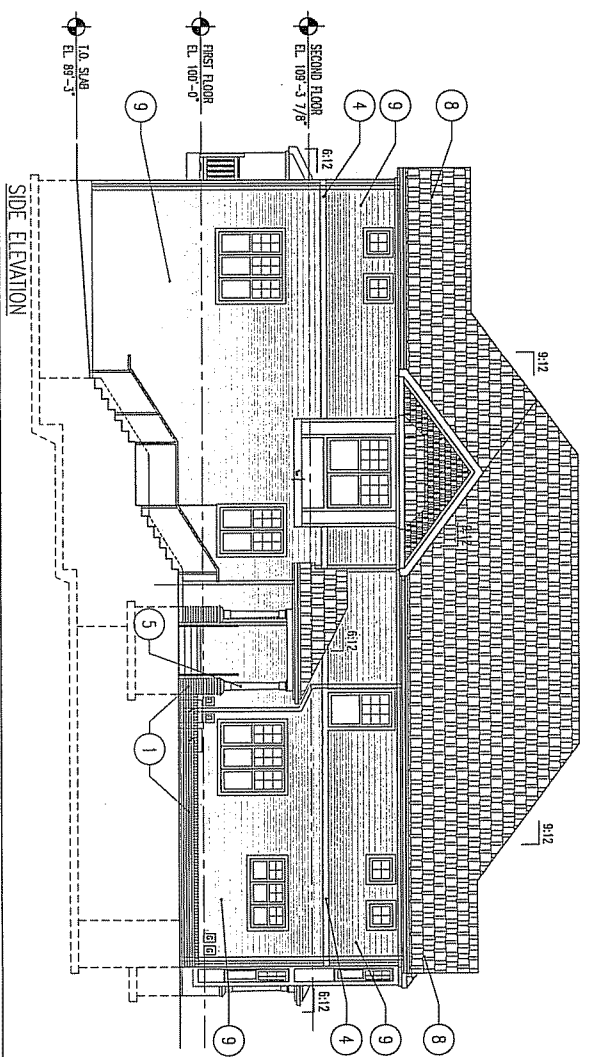
FLOOR PLANS  
 EADP Project No. 071702.00



Scale: 3/32" = 1'-0"  
 February 20, 2007



EXTERIOR ELEVATION MATERIAL SCHEDULE	
1	BRICK
2	HARDIPANEL SMOOTH CEMENT BOARD PANEL
3	HARDIE SHINGLE STAGGERED EDGE PANEL
4	COMPOSITE BOARD TRIM, ROUGH SIDE EXPOSED
5	WOOD COLUMN PAINTED
6	WOOD FUSCA PAINTED
7	INSULATED GARAGE DOOR
8	ROOF SHINGLES
9	CEMENT BD SIDING WITH 4" EXPOSURE ROUGH SIDE OUT



**GRANDVIEW COMMONS - 1-6, 1-7 & 1-8 - FOURPLEXES**

ELEVATIONS  
EADP Project No. 071702.00

Engberg Anderson  
  
 Design Partnership, Inc.

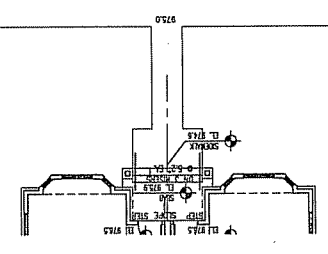
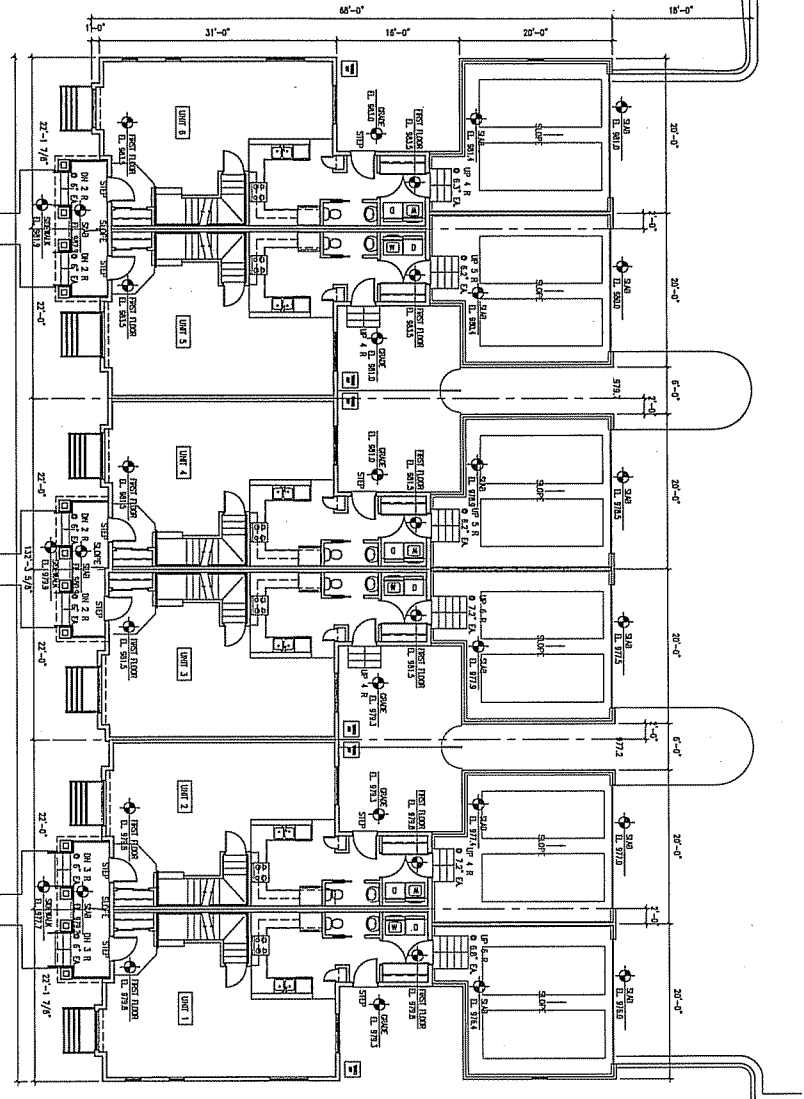
Scale: 3/32" = 1'-0"  
February 20, 2007

CHARON LANE



GRANDVIEW COMMONS - 1-9 - 6 UNIT

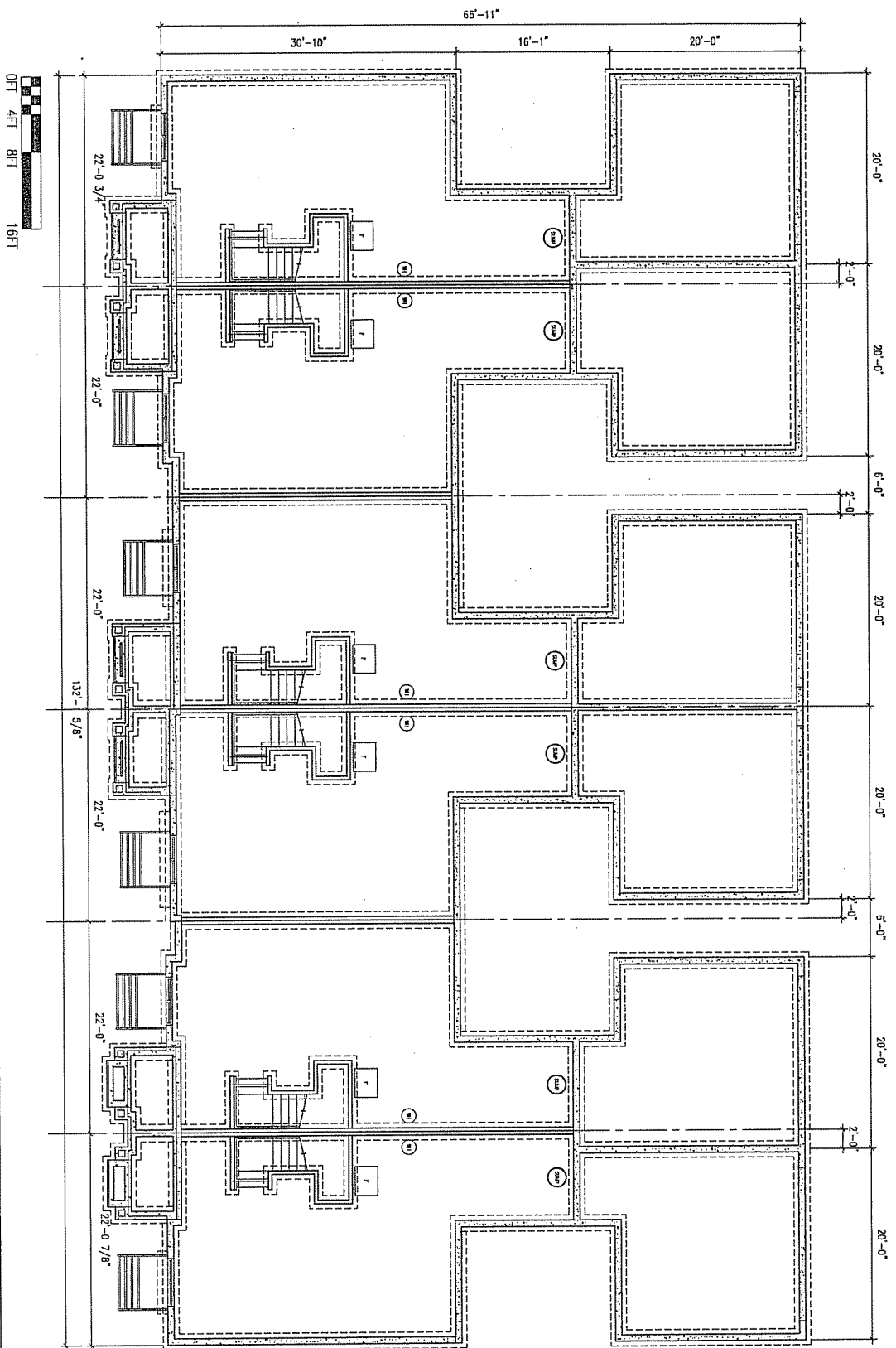
HERCULES TRAIL



SITE PLAN  
EADP Project No. 071702.00



Scale: 1/16" = 1'-0"  
February 20, 2007



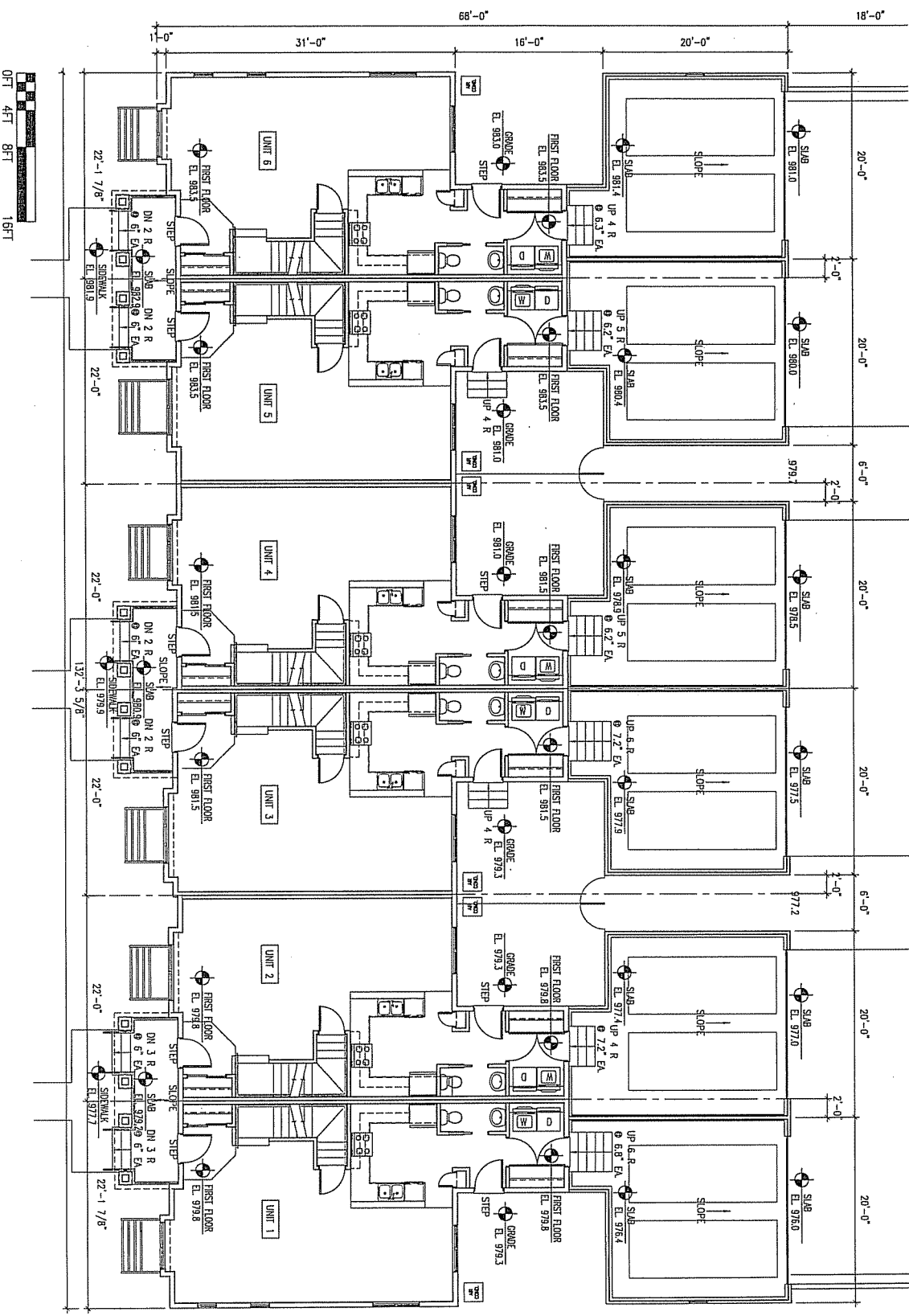
GRANDVIEW COMMONS - 1-9 - 6 UNIT

LOWER LEVEL FLOOR PLAN  
 EADP Project No. 071702.00

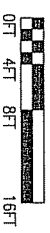
Eingberg Anderson  
 Design Partnership, Inc.



Scale: 3/32" = 1'-0"  
 February 20, 2007



GRANDVIEW COMMONS - 1-9-6 UNIT

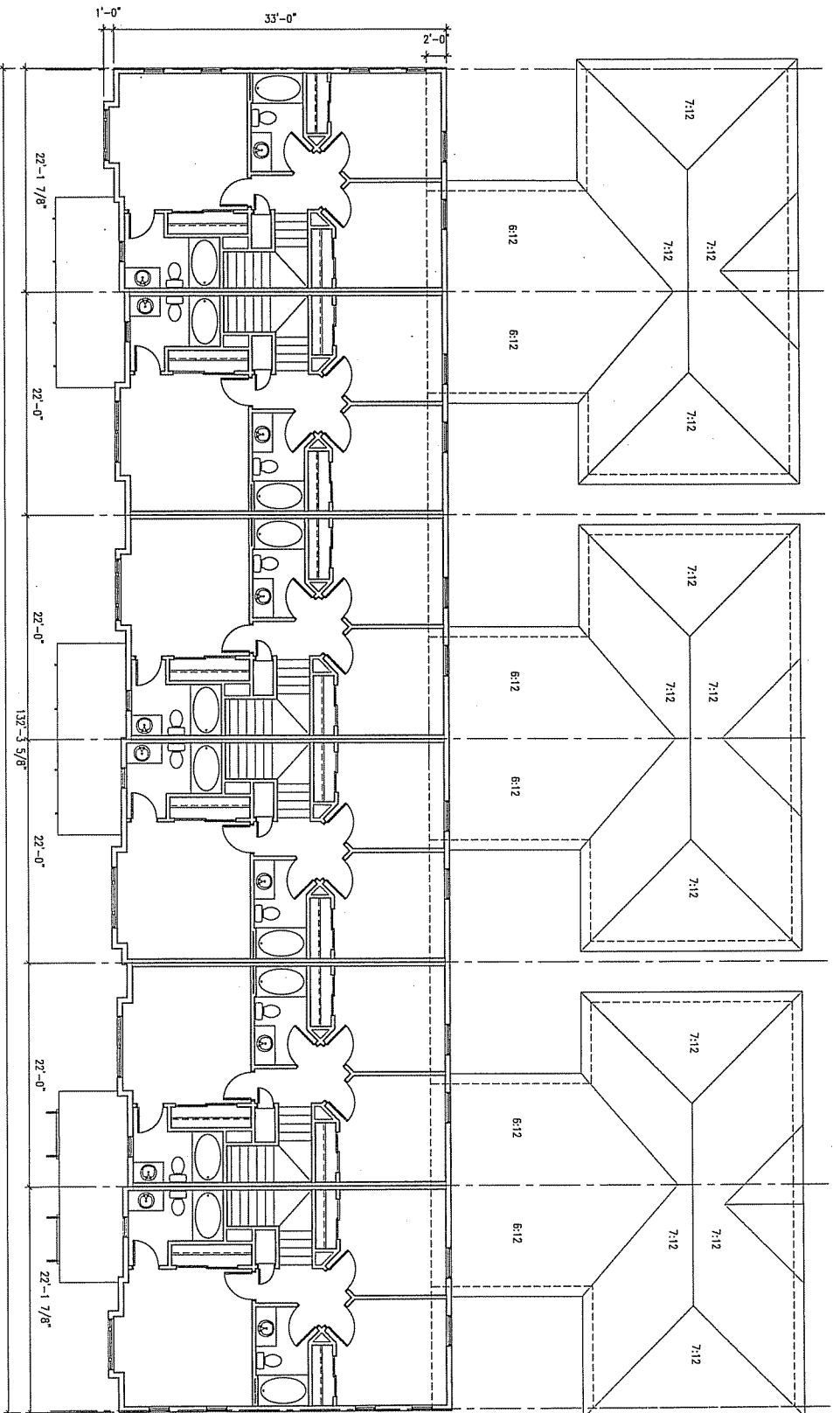
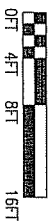


FIRST FLOOR PLAN  
EADP Project No. 071702.00



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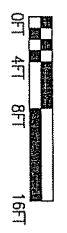
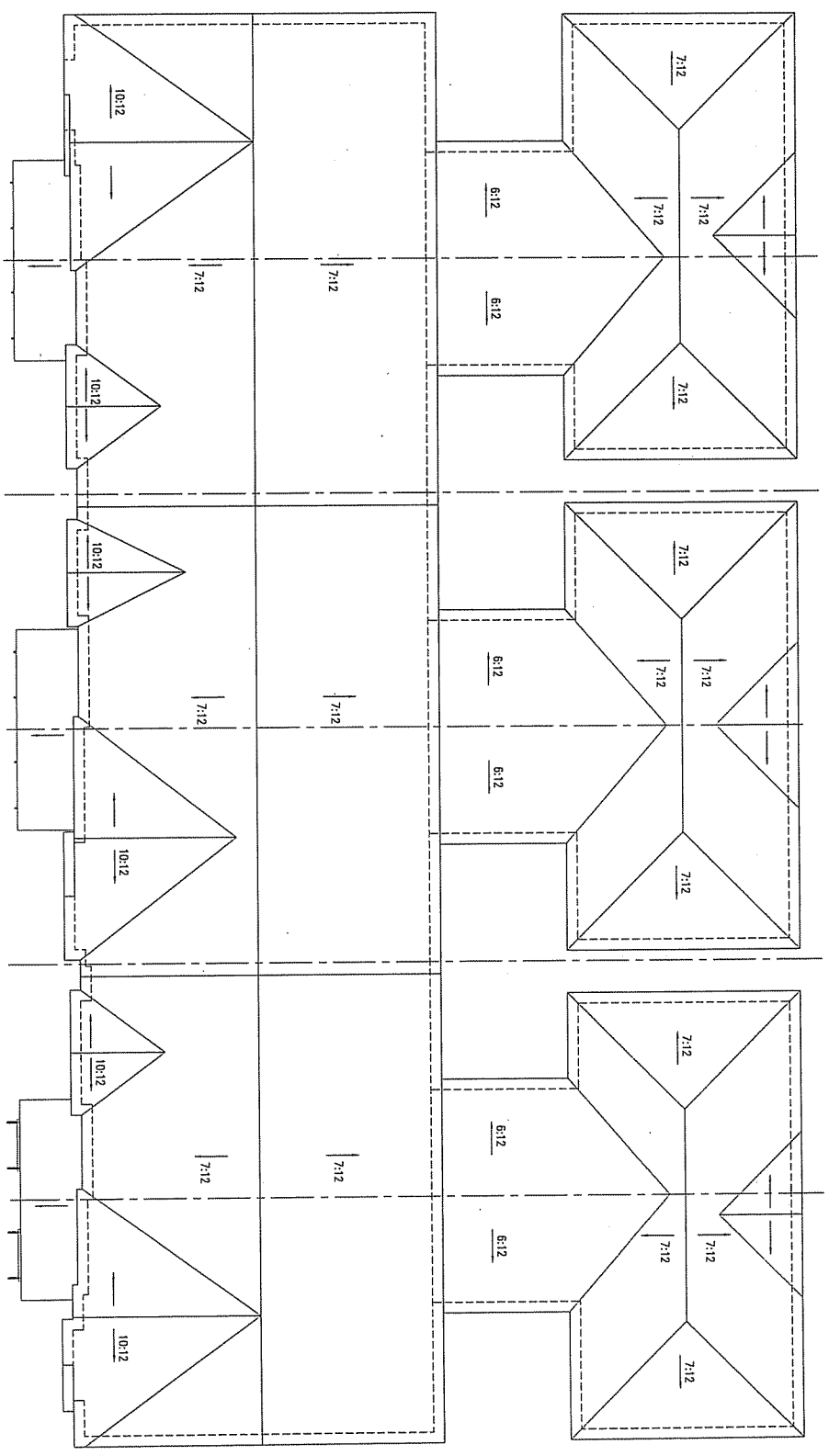
GRANDVIEW COMMONS - 1-9 - 6 UNIT

SECOND FLOOR PLAN  
EADP Project No. 071702.00



Scale: 3/32" = 1'-0"  
February 20, 2007

12



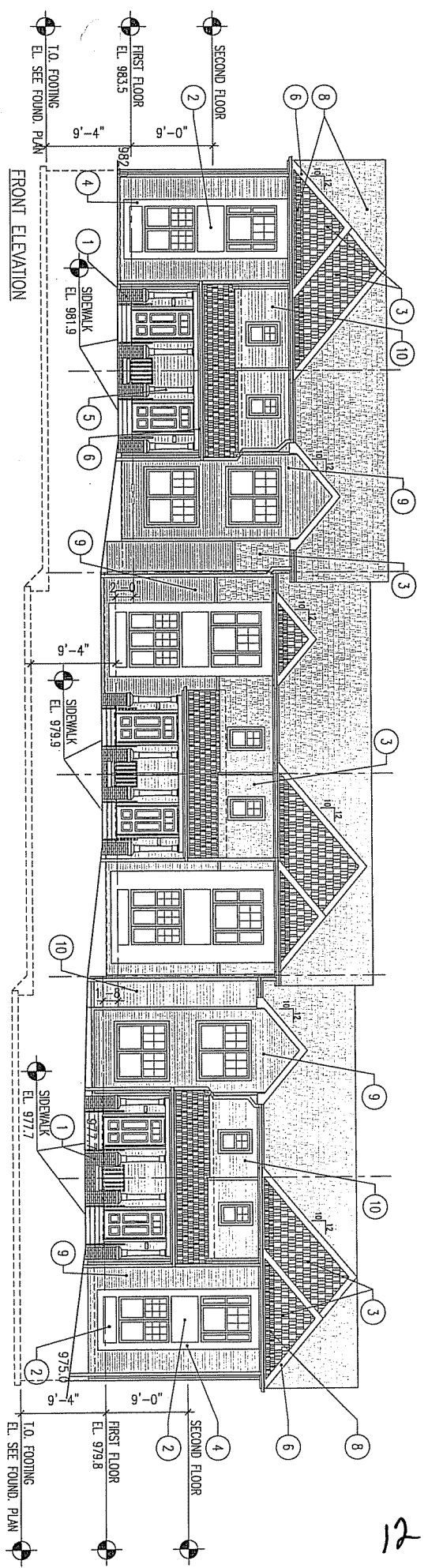
# GRANDVIEW COMMONS - 1-9 - 6 UNIT

ROOF PLAN  
EADP Project No. 071702.00



Scale: 3/32" = 1'-0"  
February 20, 2007





FRONT ELEVATION

0 FT 4 FT 8 FT 16 FT

EXTERIOR ELEVATION MATERIAL SCHEDULE

- 1 BRICK
- 2 HARDPANEL SMOOTH CEMENT BOARD PANEL
- 3 HARDIE SHINGLE STAGGERED EDGE PANEL
- 4 COMPOSITE BOARD TRIM, ROUGH SIDE EXPOSED
- 5 WOOD COLUMN PAINTED
- 6 WOOD FASCIA PAINTED
- 7 INSULATED GARAGE DOOR
- 8 ROOF SHINGLES
- 9 CEMENT BD SIDING WITH 4" EXPOSURE ROUGH SIDE OUT
- 10 CEMENT BD SIDING WITH 6" EXPOSURE ROUGH SIDE OUT

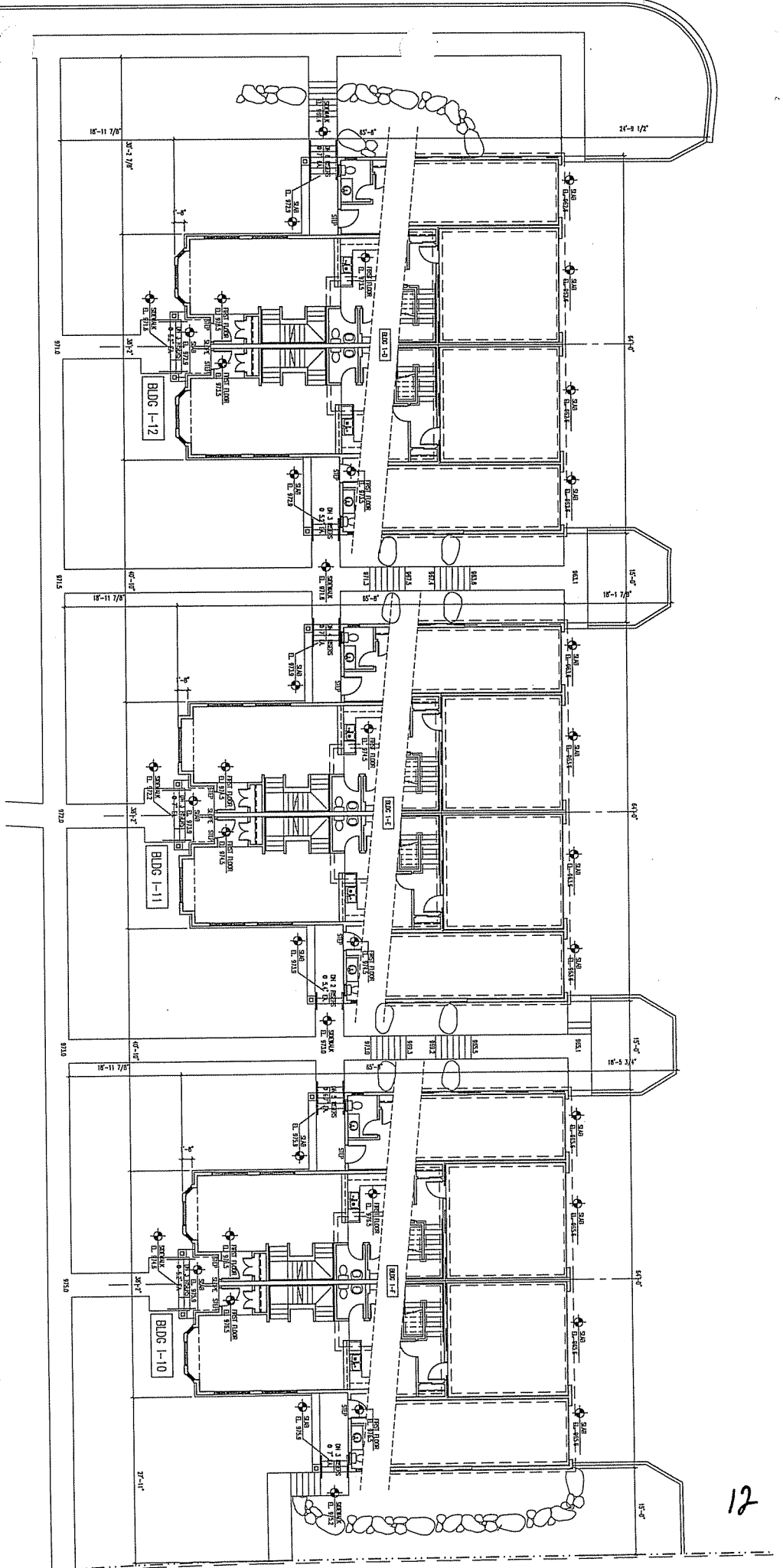
GRANDVIEW COMMONS - 1-9 - 6 UNIT

ELEVATIONS  
EADP Project No. 071702.00

Engberg Anderson  
  
 Design Partnership, Inc.

Scale: 3/32" = 1'-0"  
February 20, 2007



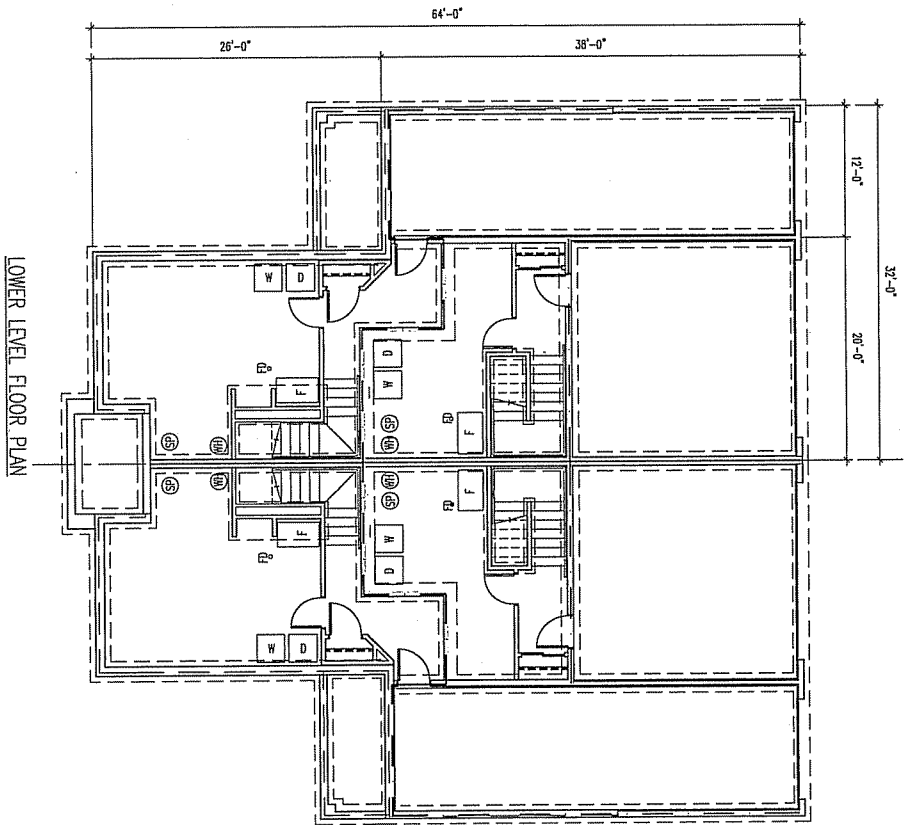


**GRANDVIEW COMMONS - 1-10, 1-11 & 1-12 - FOURPLEXES**

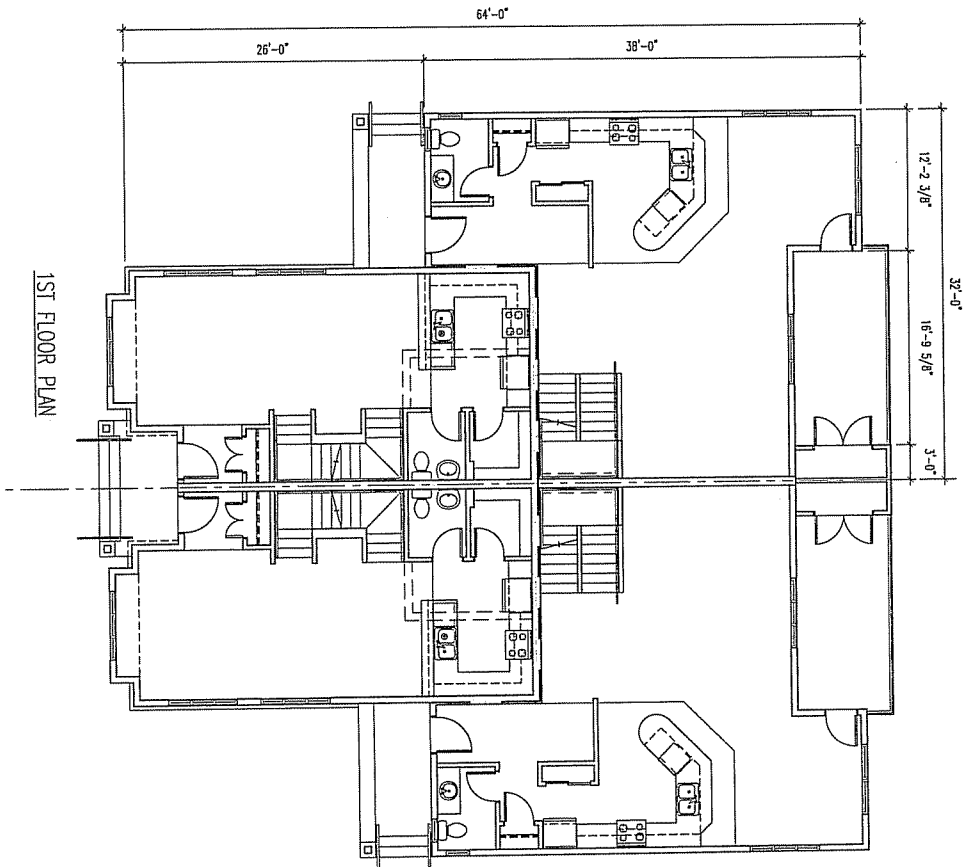
SITE PLAN  
 EADP Project No. 071702.00



Scale: 1/16" = 1'-0"  
 February 20, 2007



LOWER LEVEL FLOOR PLAN



1ST FLOOR PLAN

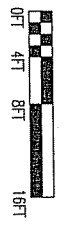
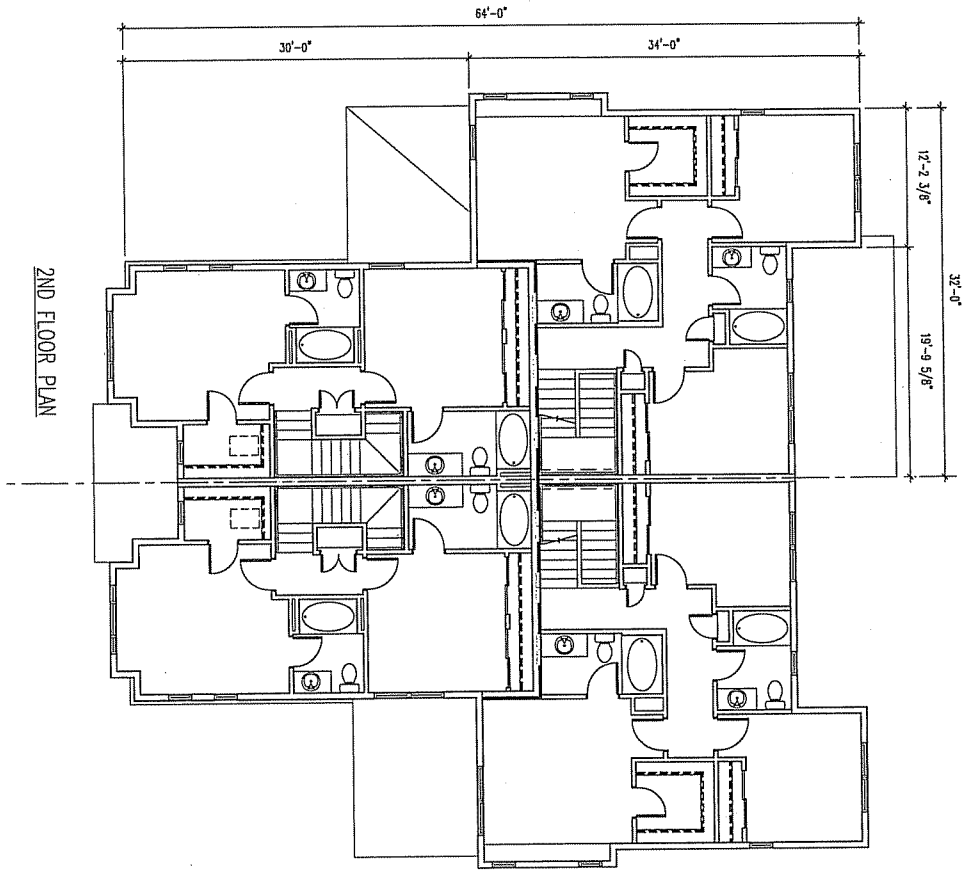


**GRANDVIEW COMMONS - 1-10, 1-11 & 1-12 - FOURPLEXES**

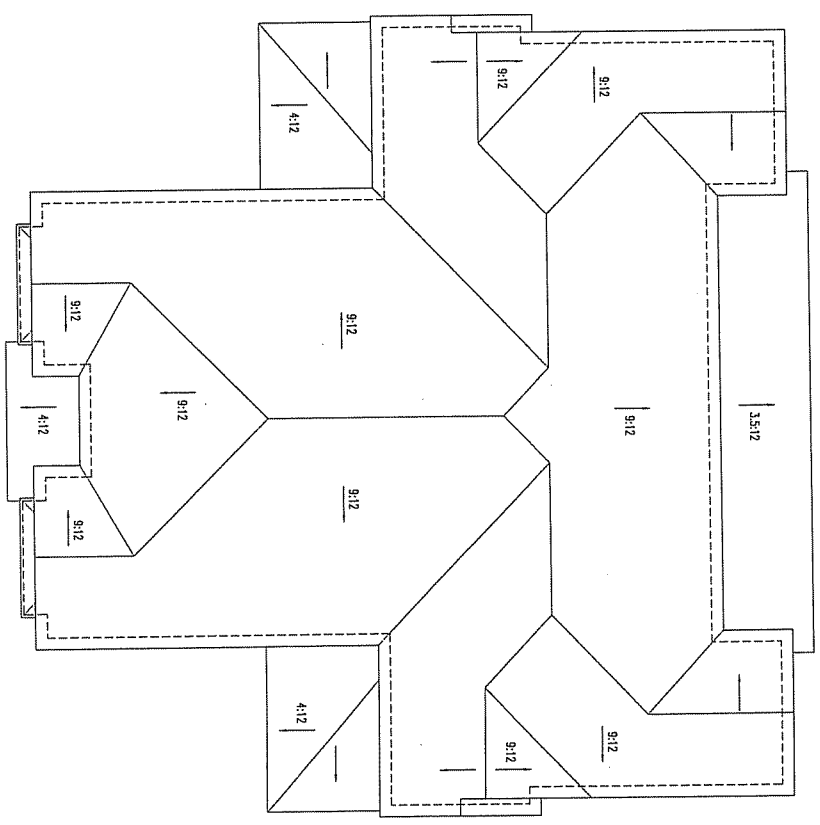
FLOOR PLANS  
EADP Project No. 071702.00



Scale: 3/32" = 1'-0"  
February 20, 2007



ROOF PLAN



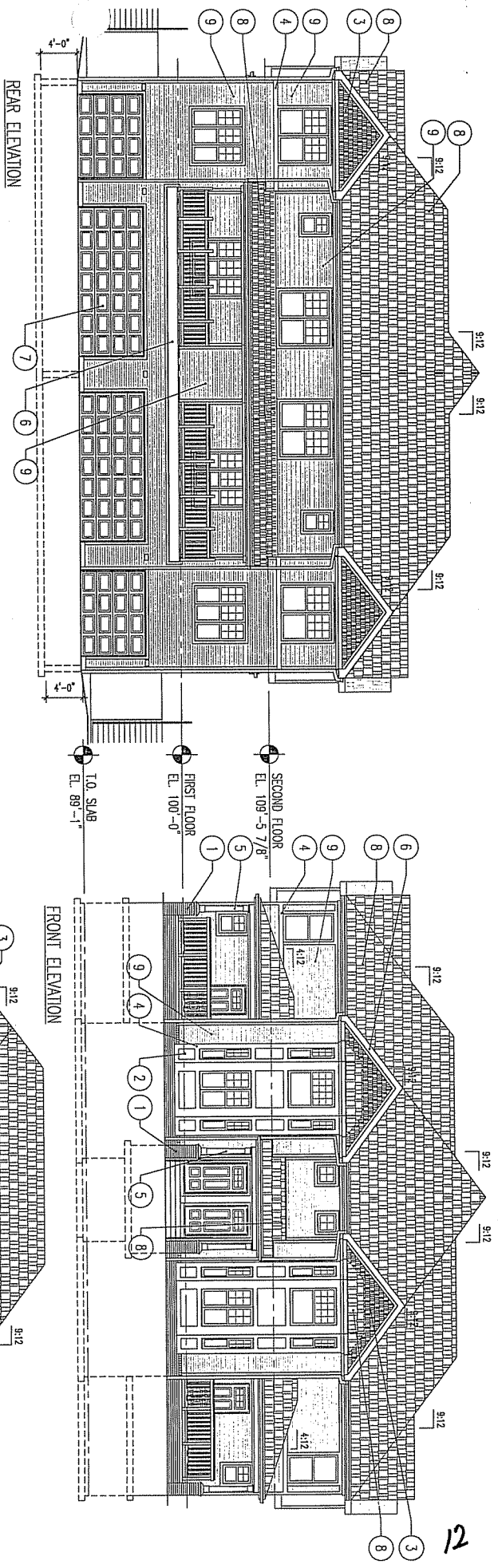
**GRANDVIEW COMMONS - 1-10, 1-11 & 1-12 - FOURPLEXES**

FLOOR PLANS  
EADP Project No. 071702.00

Engberg Anderson  
  
 Design Partnership, Inc.

Scale: 3/32" = 1'-0"  
February 20, 2007

12



EXTERIOR ELEVATION MATERIAL SCHEDULE	
1	BRICK
2	HARDPANEL SMOOTH CEMENT BOARD PANEL
3	HARDIE SHINGLE STAGGERED EDGE PANEL
4	COMPOSITE BOARD TRIM, ROUGH SIDE EXPOSED
5	WOOD COLUMN PAINTED
6	WOOD FASCIA PAINTED
7	INSULATED GARAGE DOOR
8	ROOF SHINGLES
9	CEMENT BD SIDING WITH 4" EXPOSURE ROUGH SIDE OUT

# GRANDVIEW COMMONS - 1-10, 1-11 & 1-12 - FOURPLEXES

ELEVATIONS  
EADP Project No. 071702.00

Engberg Anderson  
  
 Design Partnership, Inc.

Scale: 3/32" = 1'-0"  
February 20, 2007



**LANDSCAPE WORKSHEET**  
 Parking Lots, Storage Areas and Loading Areas  
 (Section 28.04 Madison General Ordinance)

Project Location/Address:	610 HERCULES TRAIL	
Name of Project:	GRANDVIEW COMMONS - I BLOCK PHASE 2	
Owner/Contact:	BRIAN MUNSON	
Address:	120 EAST LAKESIDE ST.	255-8988
	MADISON, WI 53715	

FOR PARKING LOTS WITH GREATER THAN 20 STALLS, LANDSCAPE PLANS MUST BE STAMPED BY A REGISTERED LANDSCAPE ARCHITECT

**I. Number of Trees Required**

The number of trees required for a parking lot is based on the number of parking stalls. Using the Schedule for Required Trees on the reverse side of this worksheet, determine the number of trees required. (Example: One tree is required for 10 parking stalls).

Landscape requirements for storage areas are determined by dividing the total square footage of the storage area by (300) square feet. This converts area to stalls. [Example: 10,000 square feet is equivalent to (33) stalls or (3) trees and (160) points].

Number of Parking Stalls 12

Total Square Footage of the Storage Area  
 Divided by Three Hundred (300) Square Feet -

Number of Canopy Shade Trees Required (2" - 2 1/2" Caliper)  
 (See Schedule on reverse side) 1

TOTAL

**II. Number of Landscape Points Required**

The number of points required is also based on the number of parking stalls. Using the Point Schedule for Landscape Elements on the reverse side of this worksheet, determine the number of points required. (Example: 49.5 points are required for 10 stalls). A point fraction of (.5) or less may be disregarded, while a fraction in excess of (.5) must be counted as one point. Thus: 49.5 points would be rounded down to 49.0 points required.

The number of points required for loading areas is (75) points for each loading berth.  
 (See Schedule on reverse side) -

Number of Points Required (See Schedule on reverse side) 59

TOTAL

**Tabulation of Points and Credits**

Indicate below the quantity and points for all pertinent landscape elements. Also, credit information for boundary screening and any existing elements to be retained.

ELEMENT	POINT VALUE	QUANTITY	POINTS ACHIEVED	CREDITS	
				QUANTITY	POINTS
Canopy Tree: 2" - 2 1/2"	35	23		-	-
Deciduous Shrub	2	547	1,094	-	-
Evergreen Shrub	3	170	510	-	-
Decorative Wall or Fence (per 10 L.F.)	5	786F	15.6	-	-
Earth Berm (per 10 L.F.) Avg. Height 30"	5	-	-	-	-
Avg. Height 15"	2	-	-	-	-
Evergreen Trees 3' height minimum	15	5	75	-	-
Canopy Tree or Small Tree 1 1/2" - 2" Caliper (i.e., Crab, Hawthorn)	15	20	300	-	-
Sub Totals			1,994	+	-

TOTAL  
 = 1,994

Total No. of Points Provided  
 (Equal to or greater than points required)

\*Trees required in Part I above, are not to be included in the point count.

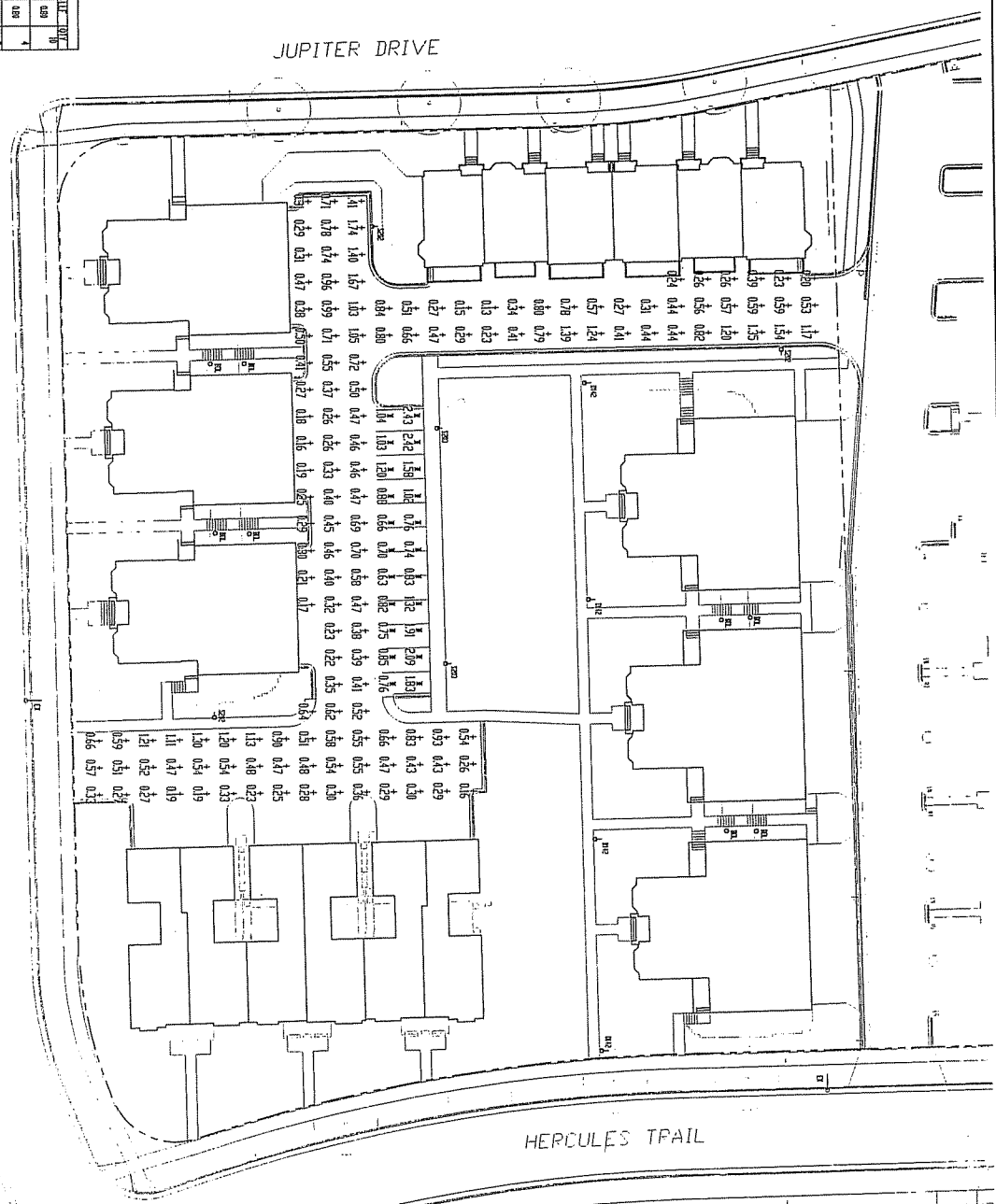
Approved by: \_\_\_\_\_ Date: \_\_\_\_\_



PROJECT NAME	GRANDVIEW COMMONS	DATE	11/17/2017
PROJECT LOCATION	13181 LINDSEY BLVD	DRAWN BY	WJ
CLIENT	GRANDVIEW COMMONS	CHECKED BY	WJ
SCALE	AS SHOWN	DATE PLOTTED	11/17/2017

NO.	DESCRIPTION	QTY	UNIT PRICE	TOTAL PRICE
1	CONCRETE	10	530	5300
2	STEEL	10	530	5300
3	WOOD	10	530	5300
4	GLASS	10	530	5300
5	MECHANICAL	10	530	5300
6	ELECTRICAL	10	530	5300
7	PLUMBING	10	530	5300
8	PAINT	10	530	5300
9	LANDSCAPE	10	530	5300
10	OTHER	10	530	5300

DATE	11/17/2017	SCALE	AS SHOWN
PROJECT	GRANDVIEW COMMONS	DATE PLOTTED	11/17/2017
DRAWN BY	WJ	CHECKED BY	WJ
CLIENT	GRANDVIEW COMMONS	PROJECT LOCATION	13181 LINDSEY BLVD



**GRANDVIEW COMMONS**  
1 BLOCK - PHASE 2 LIGHTING PLAN  
MADISON, WISCONSIN



SCALE: 1" = 30'-0"  
DATE: February 21, 2018  
DRAWN BY: SHREYAS LEE  
PROJECT: GRANDVIEW COMMONS

**Yonkovich & Associates**  
13181 Lindsey Blvd  
Madison, WI 53718  
Phone: 608.255.1111  
www.yonkovich.com  
Planning, Consulting, Scheduling

REVISIONS