

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

AGENDA ITEM # _____

Project # _____

DATE SUBMITTED: <u>January 27, 2010</u>	Action Requested
UDC MEETING DATE: <u>February 3, 2010</u>	<input type="checkbox"/> Informational Presentation
	<input type="checkbox"/> Initial Approval and/or Recommendation
	<input checked="" type="checkbox"/> Final Approval and/or Recommendation

PROJECT ADDRESS: 1723 Waldorf Blvd.

ALDERMANIC DISTRICT: Jed Sanborn - District #1

OWNER/DEVELOPER (Partners and/or Principals)

ARCHITECT/DESIGNER/OR AGENT:

Barrow Ridge, LLC/ Terry Temple

Knothe & Bruce Architects, LLC

120 E. Wilson Street

7601 University Avenue, Suite 201

Madison, WI 53703

Middleton, Wisconsin 53562

CONTACT PERSON: J. Randy Bruce/Knothe & Bruce Architects, LLC

Address: 7601 University Avenue, Suite 201

Middleton, Wisconsin 53562

Phone: 608-836-3690

Fax: 608-836-6934

E-mail address: rbruce@knothebruce.com

TYPE OF PROJECT:

(See Section A For:)

- Planned Unit Development (PUD)
 - General Development Plan (GDP)
 - Specific Implementation Plan (SIP)
- Planned Community Development (PCD)
 - General Development Plan (GDP)
 - Specific Implementation Plan (SIP)
- Planned Residential Development (PRD)
- New Construction or Exterior Remodeling in an Urban Design District* (A public hearing is required as well as a fee)
- School, Public Building or Space (Fee may be required)
- New Construction or Addition to or Remodeling of a Retail, Hotel, or Motel Building Exceeding 50,000 Sq.Ft.
- Planned Commercial Site

(See Section B for:)

- New Construction or Exterior Remodeling in C4 District (Fee required)

(See Section C for:)

- R.P.S.M. Parking Variance (Fee required)

(See Section D for:)

- Comprehensive Design Review* (Fee required)
- Street Graphics Variance* (Fee Required)
- Other _____

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

January 6, 2010

Mr. Brad Murphy
Director of Planning
Department of Planning & Development
City of Madison
215 Martin Luther King Jr. Blvd
PO Box 2985
Madison, Wisconsin 53701-2985

Re: Letter of Intent
PUD-GDP-SIP to Amended PUD-GDP-SIP
Lot 95 Second Addition to Mid Town Commons
1723 Waldorf Blvd.
Madison, WI

Dear Mr. Murphy:

The following is submitted together with the plans, application and zoning text for staff, Plan Commission and Common Council consideration of approval.

Organizational structure:

Owner: Barrow Ridge, LLC
Contact: Terrence Temple
120 E. Wilson Street
Madison, WI 53703
608-442-1820
608-442-1824 fax

Architect: Knothe & Bruce Architects, LLC
7601 University Avenue, Ste 201
Middleton, WI 53562
608-836-3690
608-836-6934 fax
rbruce@knothebruce.com

Landscape: Olson-Wills Landscaping, Inc.
Contact: Paul Brickett
4387 Schwartz Rd.
Middleton, WI 53562
608-827-9401
brad@olsonwills.com

Engineer: I & S Group, Inc.
Contact: Dave Glusick
2690 Research Park, Suite H
Madison, WI 53711
608-442-9500
608-442-9501 fax
dave.glusick@is-grp.com

Introduction:

Midtown Commons is a 79-acre development on the north side of Midtown Road east of Highway M on the City’s far west side. The development has been designed to create a Town Center within the larger Highpoint/Raymond neighborhood plan. A mix of uses and densities was planned including retail and office, residential, civic and institutional uses, parking and dedicated parkland.

A PUD-SIP for this particular site was previously approved on June 17, 2008, which provided 79 apartments in three multifamily buildings. An extension was granted for the approval on May 14, 2009. This revised submittal is for 80 apartment units in two multifamily buildings. The configuration and location of the remaining two buildings is substantially the same as the previously approved submittal. The underground parking areas for the buildings are now connected with an outdoor plaza area provided at the first floor level.

Site Development Data

Densities:

Dwelling Units	80 Units
Lot Area	65,340 S.F. (1.5 acres)
Lot Area / D.U.	816 S.F./ D.U.
Density	53 D.U. / Acre

Usable Open Space:

Surface	8,270 S.F.
<u>Balcony</u>	<u>2,850 S.F.</u>
Total	11,120 S.F.
Usable Open Space/ Dwelling Unit	139 S.F./D.U.

Dwelling Unit Mix:

Efficiency	8
One bedroom	38
One Bedroom with Den	10
<u>Two bedroom</u>	<u>24</u>
Total	80

Vehicular Parking Ratio:

Underground Garage	67 stalls
<u>Surface Parking</u>	<u>57 stalls</u>
Total Parking	124 stalls
Parking Ratio	1.55 stalls/D.U.

Bicycle Parking Ratio:

Underground Garage	44 stalls
<u>Surface Parking</u>	<u>21 stalls</u>
Total Parking	65 stalls (50 + (30/2) = 65 required)

Letter of Intent
Amended PUD-GDP-SIP
Lot 95 Second Addition to Mid Town Commons
1723 Waldorf Blvd.
January 6, 2010
Page 3

Site and Building Architecture:

The previously approved design contained two different building types. The revised proposal combines elements of both building types while maintaining the architectural quality of the previous design. As before, the architectural design utilizes traditional neighborhood design concepts. Urban forms line the perimeter streets with limited surface parking internal to the site.

The building height will remain four stories which provides a scale that is compatible with the surrounding properties. The exterior materials will continue to be a combination of a simulated stone base with upper levels of brick veneer and horizontal siding. The facades are well articulated and detailed and the effect is high quality urban-style architecture.

Project Schedule & Management:

This project is currently projected to start in the summer of 2010 with completion scheduled for spring, 2011. It is likely that both buildings will be constructed at the same time.

Social & Economic Impacts:

This development will have a positive social and economic impact. Moderately priced housing will be provided within the development and the construction of the facilities will provide employment for local businesses and trades people.

Thank you for your time in reviewing our proposal.

Very truly yours,

J. Randy Bruce, AIA
Managing Member

Zoning Text

Amended PUD-GDP-SIP

Lot 95 Second Addition to Mid Town Commons

1723 Waldorf Boulevard

January 6, 2010

Legal Description: Lot 95, Second Addition to Mid Town Commons.

- A. **Statement of Purpose:** This zoning district is established to allow for the construction of 80 apartments.
- B. **Permitted Uses:** Following are permitted uses within Mid Town Commons:
 - 1. Multifamily residential buildings.
 - 2. Accessory uses including but not limited to:
 - a. Accessory uses directly associated with those permitted uses including but not limited to parking for residents and guests.
 - b. Temporary buildings for storage of building materials and equipment for construction purposes when on the same lot as a principle use for a period not to exceed the duration of such construction.
- C. **Lot Area:** As shown on the approved plans.
- D. **Height Regulations:** As shown on the approved plans.
- E. **Yard Regulations:** As shown on the approved plans.
- F. **Landscaping:** Site Landscaping will be provided as shown on the approved plans.
- G. **Usable Open Space Requirements:** Usable open space will be provided as shown on the approved plans.
- H. **Parking & Loading:** Off-street and surface parking shall be provided as shown on the approved plans.
- I. **Family Definition:** The family definition shall coincide with the definition given in M.G.O. 28.03 for the R- 5 zoning district.
- J. **Signage:** Signage will be allowed as per Chapter 31 of the Madison General Ordinances as compared to the R-5 district or signage will be provided as approved on the S.I.P. plans or as a minor alteration to the approved SIP which shall be approved by Urban Design Commission and the Planning Division.
- K. **Alterations and Revisions:** No alteration or revision of this Planned Unit Development shall be permitted unless approved by the City Planning Commission, however, the Zoning Administrator may issue permits for minor alterations or additions which are approved by the Architectural Review Committee, Director Of Planning and Development and the alderperson of the district and are compatible with the concept approved by the City Planning Commission.

SHEET INDEX:

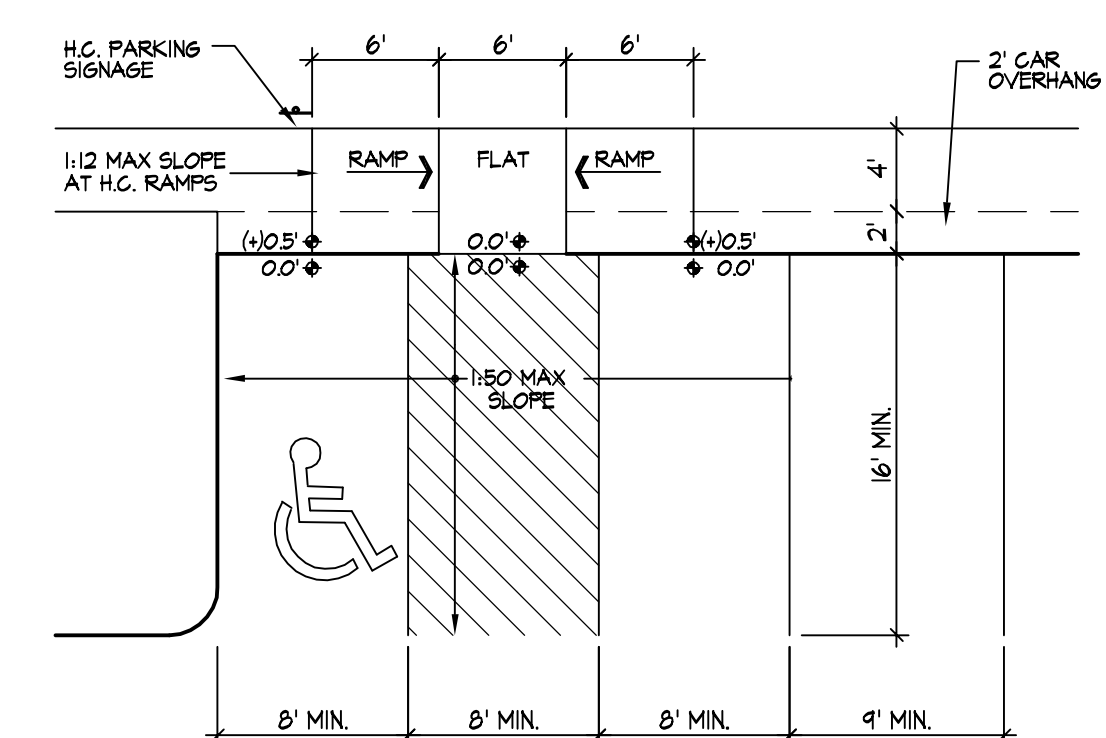
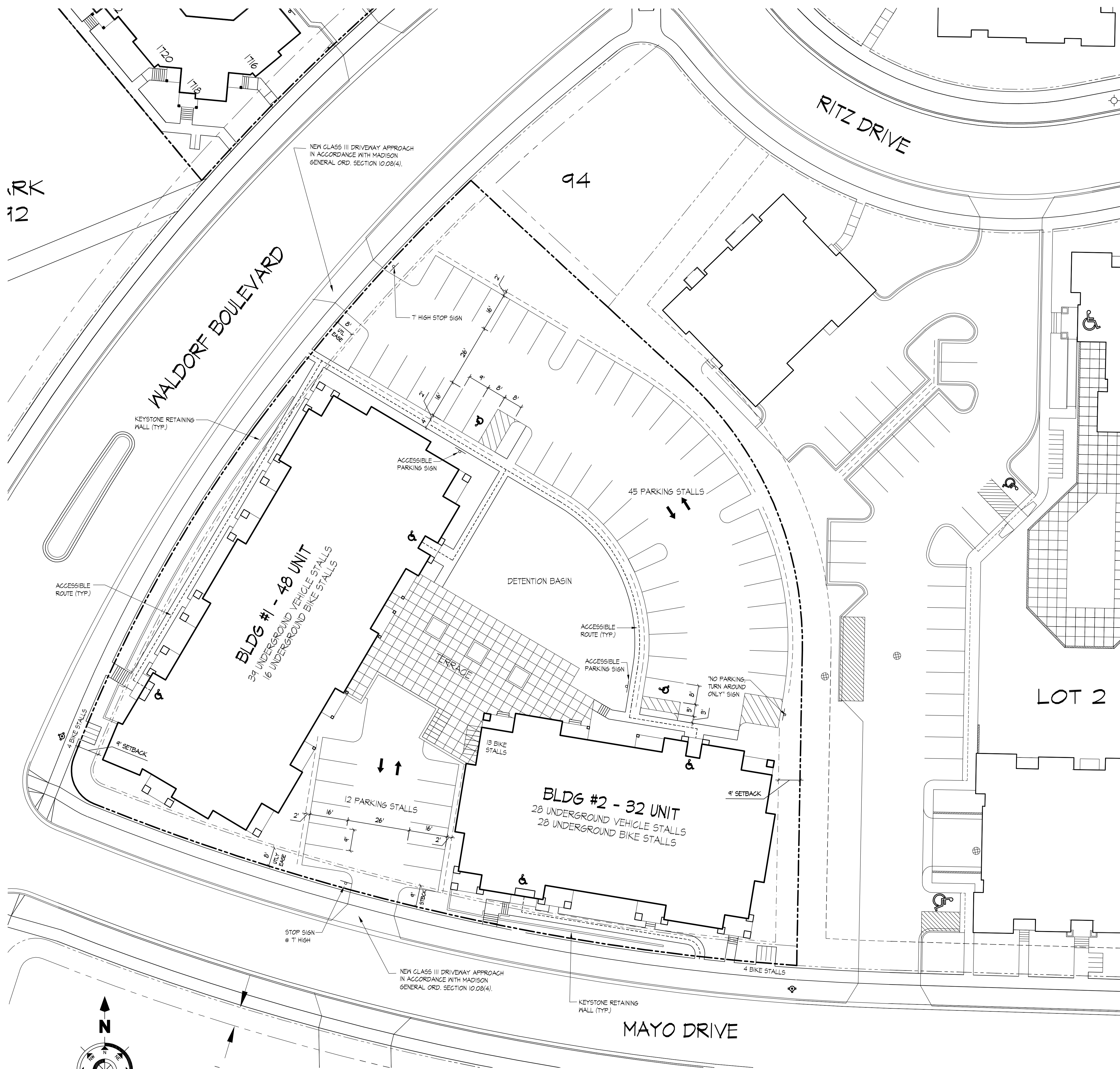
SITE	
C-1.1	SITE PLAN
C-1.2	SITE LIGHTING PLAN
C-1.3	FIRE DEPT. ACCESS PLAN
C-1.4	USABLE OPEN SPACE PLAN
C-2.1	SITE GRADING, EROSION CONTROL, & UTILITY PLAN
C-3.1	LANDSCAPE PLAN
ARCHITECTURAL	
1.	BASEMENT FLOOR PLAN
2.	TYPICAL FLOOR PLANS
3.	ELEVATIONS - BUILDING 1
4.	ELEVATIONS - BUILDING 2

Notes

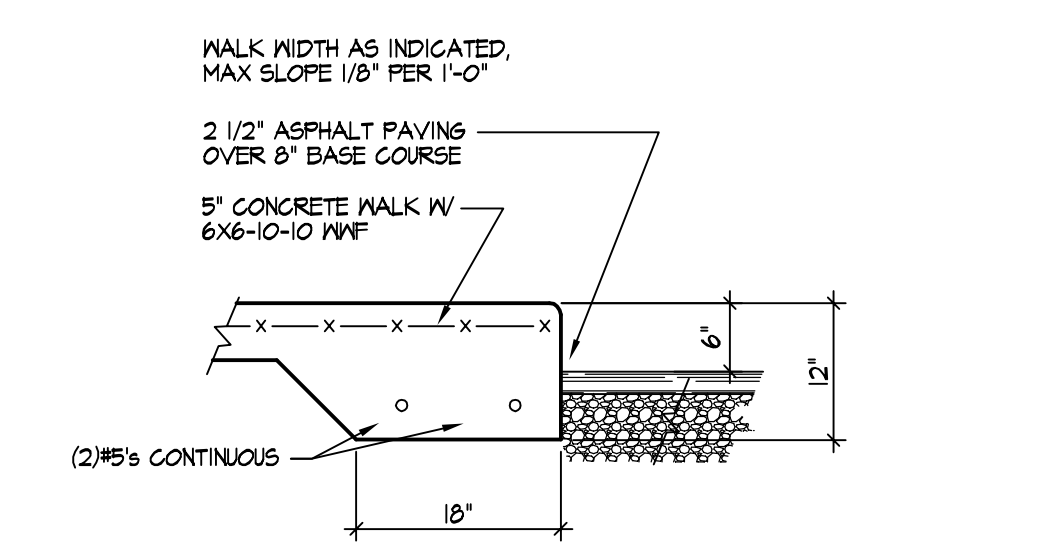
1. A SIDE WALK WITH A PITCH GREATER THAN 1:20 IS A RAMP. THE MAXIMUM PITCH OF ANY RAMP OR WALK SHALL BE 1:12. RAMPS OVERCOMING MORE THAN 6" CHANGE IN ELEVATION TO HAVE HANDRAILS ON BOTH SIDES.
2. ALL DRIVEWAYS, CURB ADJACENT TO DRIVEWAYS, AND SIDEWALK CONSTRUCTION WITHIN THE PUBLIC RIGHT-OF-WAY, SHALL BE COMPLETED IN ACCORDANCE WITH CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION BY A CONTRACTOR CURRENTLY LICENSED BY THE CITY.
3. ALL NEW DRIVES TO BE CONSTRUCTED WITH CLASS III APPROACHES IN ACCORDANCE WITH MADISON GENERAL ORDINANCE SECTION 10.08(4).
4. ALL TRASH AND RECYCLING TO BE COLLECTED IN TRASH ROOMS IN THE BUILDING BASEMENTS.
5. SEE SITE GRADING AND UTILITY PLANS FOR ADDITIONAL INFORMATION.
6. ALL WORK IN THE RIGHT OF WAY SHALL BE PERFORMED BY A CITY OF MADISON LICENSED CONTRACTOR.
7. BIKE STALLS TO BE IN ACCORDANCE WITH MADISON GENERAL ORDINANCE 28.11, (SEE SUBSECTIONS (B)(e) AND (B)(h)(2d)).
8. ALL CITY SIDEWALK, CURB, AND GUTTER WHICH IS DAMAGED DURING CONSTRUCTION OR THAT THE CITY ENGINEER DETERMINES TO BE NECESSARY SHALL BE REPLACED.

SITE DEVELOPMENT DATA

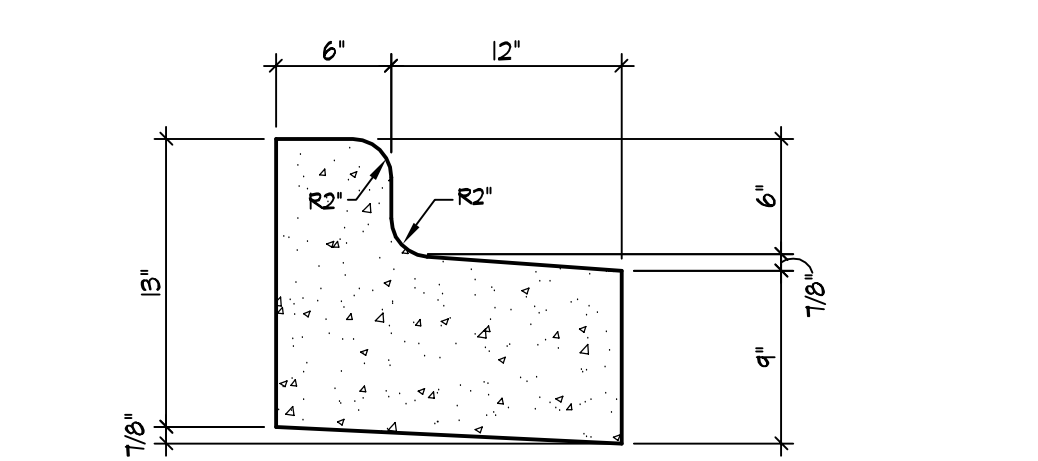
DENSITIES:	
Lot Area	65340 S.F. (1.5 Acres)
Dwelling Units	80 Units
Lot Area / D.U.	816 S.F./Unit
Density	11.20 net D.U./Acre
Usable Open Space	11,120 S.F.
Usable Open Space/D.U.	134 S.F./D.U.
DWELLING UNIT MIX:	
Efficiency	0
One Bedroom	38
One Bedroom with Den	10
Two Bedroom	24
Total	80
VEHICLE PARKING	
Underground	67 Stalls
Surface	57 Stalls
Total	124 Stalls
Ratio	1.55 Stalls/D.U.
BIKE PARKING	
Surface	44
Underground	25
Total	65 (50 + 5(30) = 65 required)



1 HANDICAP ACCESS RAMP
TYPICAL AT ALL ACCESSIBLE CROSSWALKS



2 SIDEWALK CURB DETAIL



3 REJECT CURB

Revisions

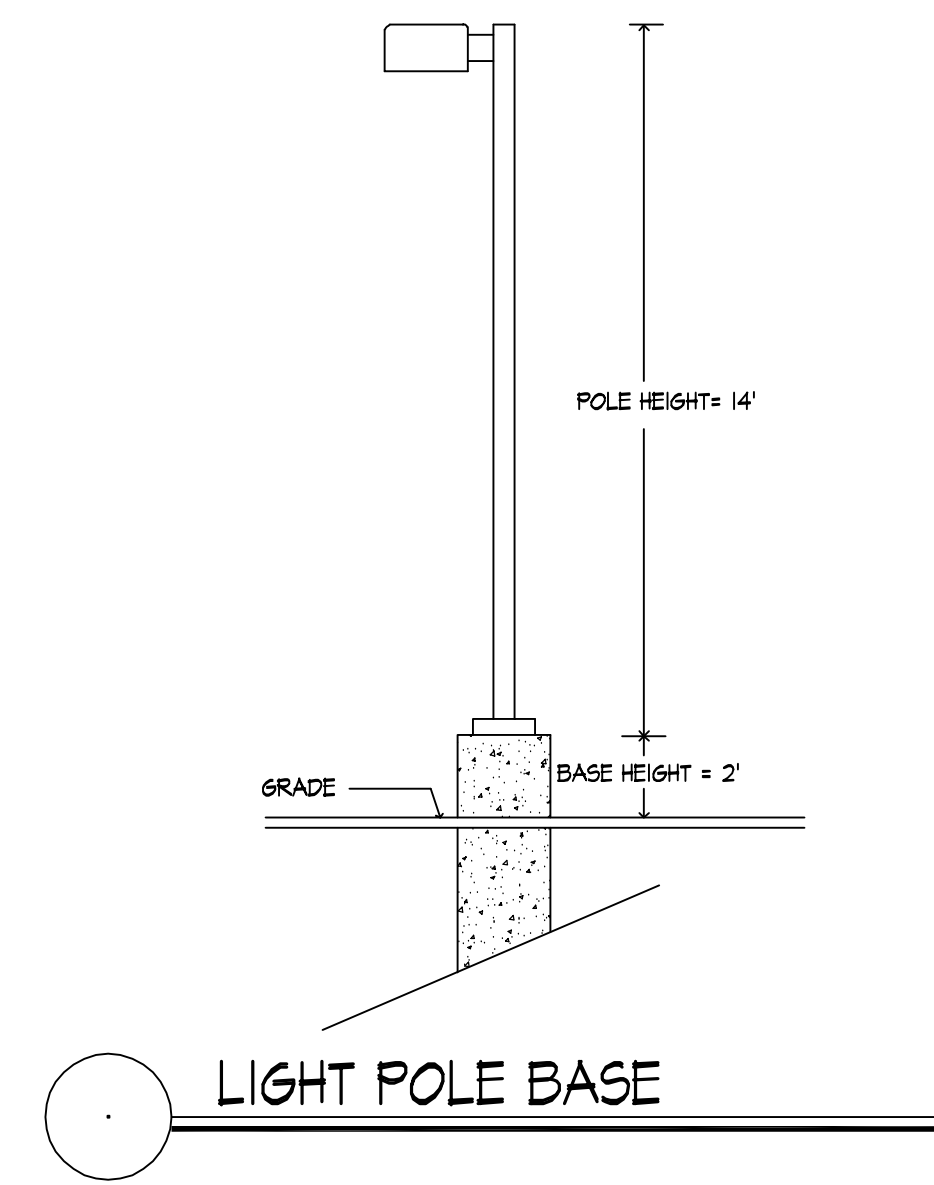
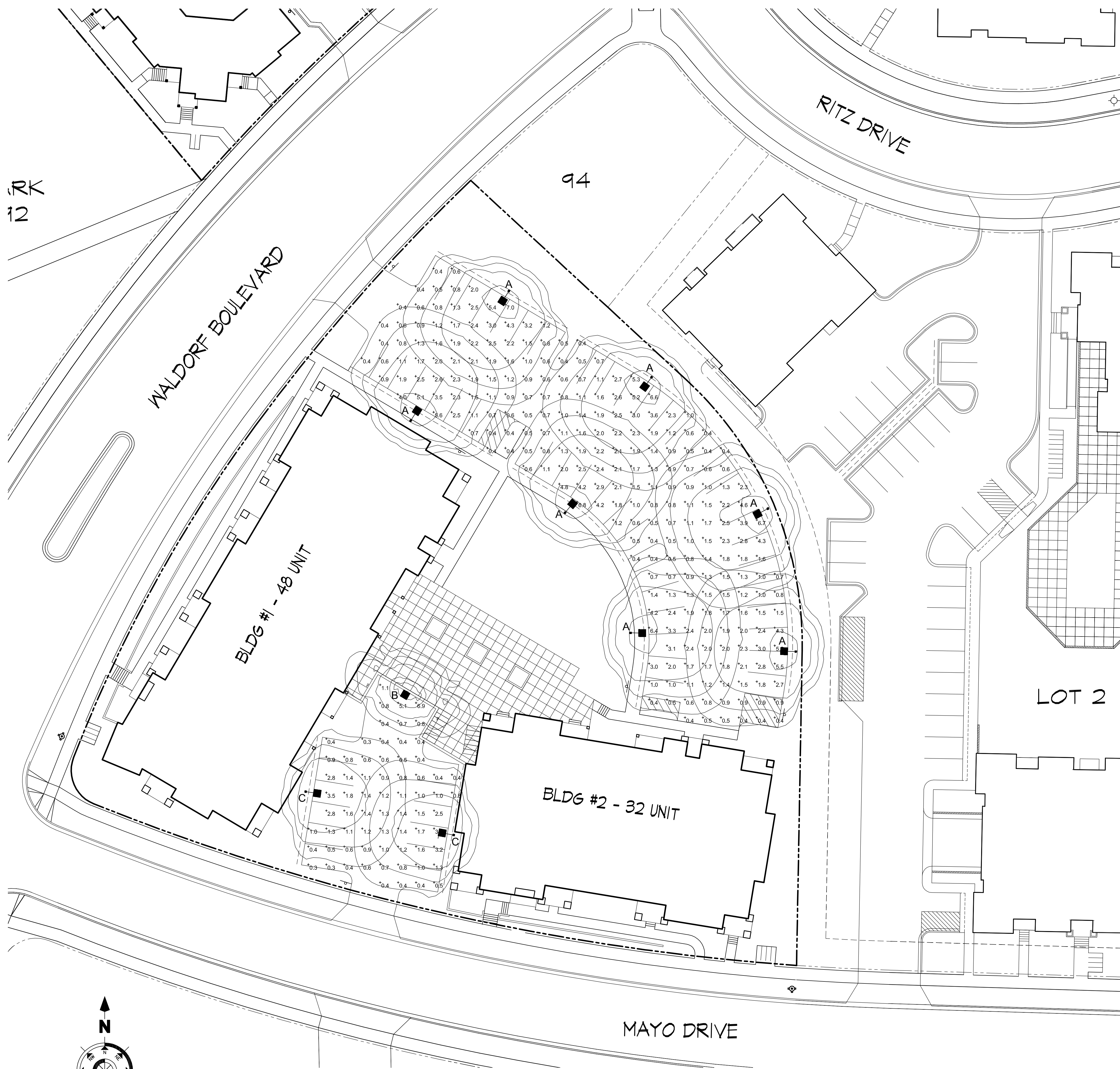
- Amended PUD-SIP Submittal - January 6, 2009
- Final UDC Submittal - January 13, 2010

Project Title
Lot 95, 2nd Addition to Midtown Commons
1723 Waldorf Drive
Madison, Wisconsin

Drawing Title
Site Plan

Project No. **0466** Drawing No. **C-1.1**

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Revisions

Amended PUD-SIP Submittal - January 6, 2004

LIGHTING STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
North Parking Lot	+	1.6 fc	7.0 fc	0.4 fc	17.5:1	4:1
South Parking Lot	+	1.2 fc	4.2 fc	0.3 fc	14.0:1	4:1

LIGHTING SCHEDULE								
Symbol	Label	Qty	Manufacturer	Catalog Number	Description	Lamp	File	Mounting
■	A	7	Ruud Lighting	MAC410SBL	12" AREA CUTOFF / W/BACK LT. SHIELD	100 WATT MH	MAC410SBLies	14'-0" POLE W/ 2' CONC. BASE
■	B	1	Ruud Lighting	E8407-D	RECTANGULAR DEEP SHIELDED	70 WATT MH	E8507.IES	8' ABOVE GRADE ON BUILDING
■	C	2	Ruud Lighting	MAC407SBL	12" AREA CUTOFF / W/BACK LT. SHIELD	70 WATT MH	MAC410SBLies	14'-0" POLE W/ 2' CONC. BASE

Project Title
**Lot 95, 2nd Addition to
 Midtown Commons**
 1723 Waldorf Drive
 Madison, Wisconsin

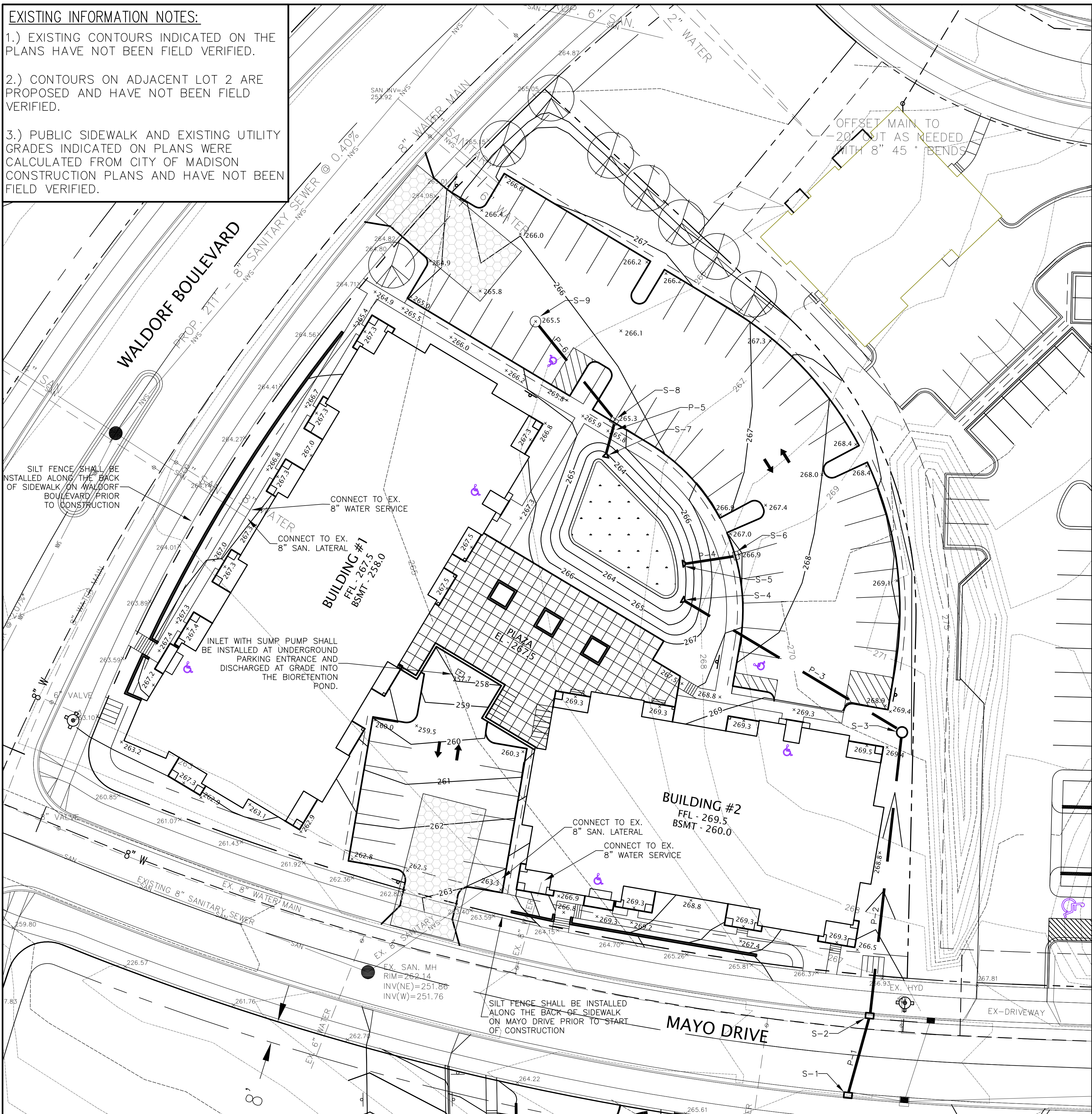
Drawing Title
Site Lighting Plan

Project No. **0466** Drawing No. **C-1.2**

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EXISTING INFORMATION NOTES:

- EXISTING CONTOURS INDICATED ON THE PLANS HAVE NOT BEEN FIELD VERIFIED.
- CONTOURS ON ADJACENT LOT 2 ARE PROPOSED AND HAVE NOT BEEN FIELD VERIFIED.
- PUBLIC SIDEWALK AND EXISTING UTILITY GRADES INDICATED ON PLANS WERE CALCULATED FROM CITY OF MADISON CONSTRUCTION PLANS AND HAVE NOT BEEN FIELD VERIFIED.



STORM SEWER STRUCTURE SCHEDULE:

STRUCTURE NUMBER	TYPE	TOP OF CASTING	INVERT	DEPTH	GRATE
S-1	H INLET	266.32	261.98	4.34	R-3067 DIAG.
S-2	H INLET	266.53	262.15	4.38	R-3067 DIAG.
S-3	3' CB	269.00	262.72	6.28	R-1557
S-4	15" ENDWALL	-	263.10	-	-
S-5	12" ENDWALL	-	263.10	-	-
S-6	H INLET	267.5	263.3	-	-
S-7	12" ENDWALL	-	263.10	-	-
S-8	H INLET	265.8	263.20	2.6	R-3067 DIAG.
S-9	3' CB W/INLET	265.5	263.35	2.2	R-2557

NOTE: GRATE TYPES REFERENCE NEENAH FOUNDRY COMPANY CATALOG.

STORM SEWER PIPE SCHEDULE:

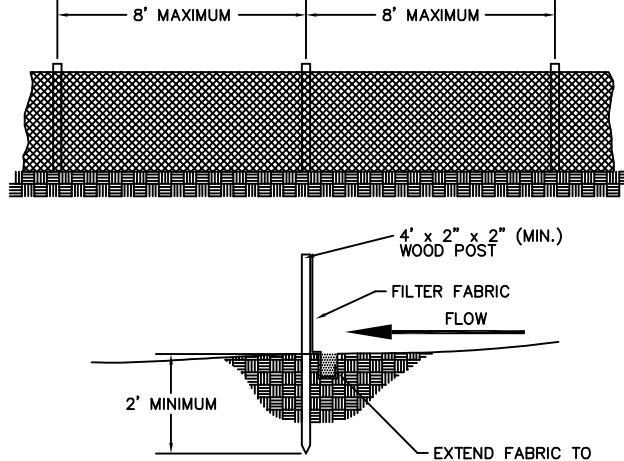
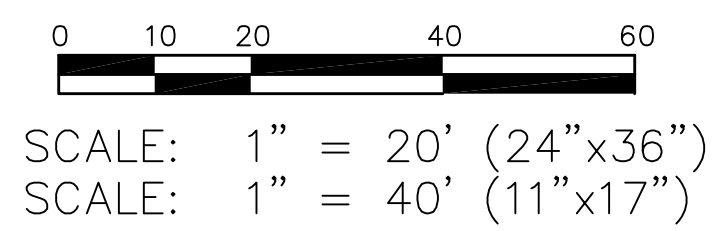
PIPE NUMBER	FROM (UP)	TO (DOWN)	LENGTH	INVERT	DISCHARGE	SLOPE (%)	PIPE SIZE
P-1	S-2	S-1	30'	262.15	262.00	0.50	15"
P-2	S-3	S-2	105'	262.70	262.15	0.50	15"
P-3	S-4	S-3	90'	263.10	262.70	0.45	15"
P-4	S-6	S-5	18'	263.30	263.10	1.10	12"
P-5	S-8	S-7	12'	263.16	263.10	0.40	12"
P-6	S-9	S-8	50'	263.35	263.16	0.40	12"

LEGEND:

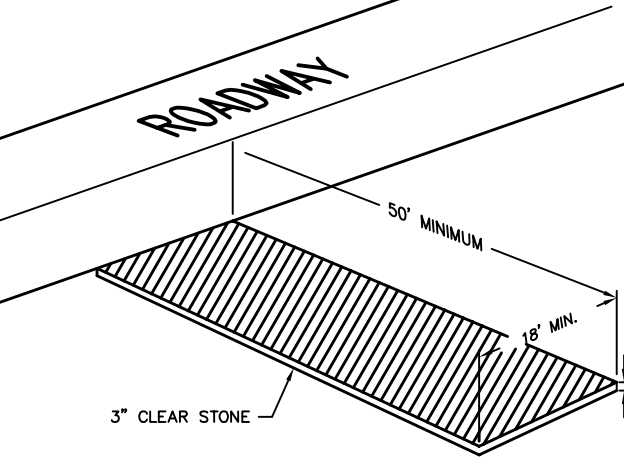
- = STORM SEWER
- = STONE CONSTRUCTION ENTRANCE
- = UTILITY PATCH
- = BIORETENTION BASIN
- x1000.00 = PROPOSED SPOT GRADE
- x1000.00 = SPOT GRADE BASED ON AVAILABLE CITY OF MADISON PLANS (NOT FIELD VERIFIED)

GENERAL NOTES:

- STONE CONSTRUCTION ENTRANCE SHALL BE INSTALLED PRIOR TO ANY GRADING OPERATIONS AND MAINTAINED UNTIL GRAVEL BASE COURSE.
- SILT FENCE SHALL BE INSTALLED ALONG BACK OF SIDEWALK ON WALDORF BOULEVARD AND MAYO DRIVE PRIOR TO ANY GRADING OPERATIONS. SILT FENCE SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PHASE OF THE PROJECT.
- TRACKED MATERIAL TO ADJACENT STREETS SHALL BE COLLECTED AT THE END OF EACH WORK DAY OR AS REQUIRED BY THE CITY.
- CONTRACTOR SHALL PERFORM EROSION CONTROL INSPECTIONS WEEKLY AND AFTER EVERY RAINFALL EVENT EXCEEDING 0.5" DURING CONSTRUCTION.
- INLET SEDIMENTATION FILTERS SHALL BE INSTALLED AT ALL INLET LOCATIONS, AND ADJACENT DOWNSTREAM INLETS.
- ALL WORK WITHIN CITY RIGHT OF WAY SHALL BE PERFORMED BY A CITY LICENSED CONTRACTOR.
- CONTRACTOR SHALL OBTAIN A STREET EXCAVATION PERMIT PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL OBTAIN ALL NECESSARY SEWER CONNECTION PERMITS AND SEWER PLUGGING PERMITS PRIOR TO CONSTRUCTION.
- ALL SANITARY SEWER, WATER MAINS, AND STORM SEWER SHALL BE CONSTRUCTED PER THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS.
- ALL SUBSURFACE GARAGE CATCH BASINS SHALL BE DRAINED TO SANITARY SEWER AND INSTALLED PER DEPT. OF COMMERCE REQUIREMENTS.
- PRIVATE STORM SEWER SHALL BE AS SPECIFIED IN THE ABOVE SCHEDULE.
- PRIVATE WATER MAIN AND SERVICES SHALL BE DUCTILE IRON (AWWA C-151 - CLASS 52).
- PRIVATE SANITARY SEWER AND LATERALS SHALL BE PVC (ASTM D3034 - SDR 35).
- PUBLIC SIDEWALK AT DRIVEWAY LOCATIONS SHALL BE 7" THICK.
- UTILITY PATCHES FOR PROPOSED UTILITY SERVICES SHALL BE CONSTRUCTED PER CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
- BUILDING PLUMBER SHALL SPECIFY SIZE AND EXACT LOCATION OF PROPOSED SANITARY LATERALS AND WATER SERVICES.
- DEVELOPER SHALL REPAIR/REPLACE ANY SIDEWALK, CURB, OR PAVEMENT DAMAGED DURING CONSTRUCTION OR AS DEEMED NECESSARY BY THE CITY.
- ROOTSTOCK AND PLUGS SHALL BE USED TO ESTABLISH WATER TOLERANT VEGETATION IN BIORETENTION BASIN AS SPECIFIED IN PLANTING PLAN.
- GRASS AREAS SHALL RECEIVE FERTILIZER, SEED, AND MULCH WITHIN SEVEN DAYS OF COMPLETION OF GRADING. SEED SHALL BE MIXTURE 40 IN ACCORDANCE WITH SECTION 630 OF D.O.T. SPECIFICATIONS AND SHALL BE APPLIED AT A RATE OF THREE POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL MEET THE REQUIREMENTS THAT FOLLOW: NITROGEN, NOT LESS THAN 16%; PHOSPHORIC ACID, NOT LESS THAN 8%; POTASH, NOT LESS THAN 8%. FERTILIZER SHALL BE APPLIED AT THE RATE OF SEVEN POUNDS PER 1,000 SQUARE FEET. MULCHING APPLICATION SHALL CONSIST OF STRAW AT A RATE OF 1.5 TONS PER ACRE.
- BIORETENTION BASINS SHALL BE CONSTRUCTED DURING FINAL LANDSCAPING TO PREVENT THEM FROM CLOGGING WITH SEDIMENT.
- AT LEAST 3' OF ENGINEERED SOIL SHALL BE PLACED IN THE BIORETENTION BASIN. BEDROCK MAY BE ENCOUNTERED IN SOME AREAS OF THE BASIN. BEDROCK SHALL BE REMOVED AS NEEDED TO ALLOW INSTALLATION OF ENGINEERED SOIL.
- CONTRACTOR SHALL FIELD VERIFY THE SIZE, TYPE, LOCATION, AND ELEVATION OF ALL EXISTING UTILITIES.



SILT FENCE CONSTRUCTION

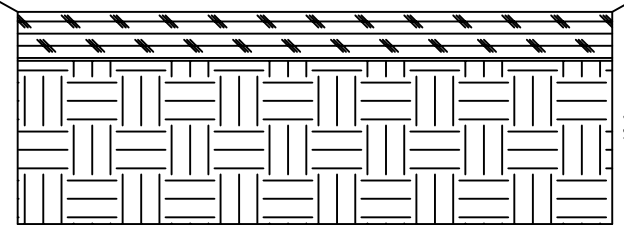


STONE CONSTRUCTION ENTRANCE

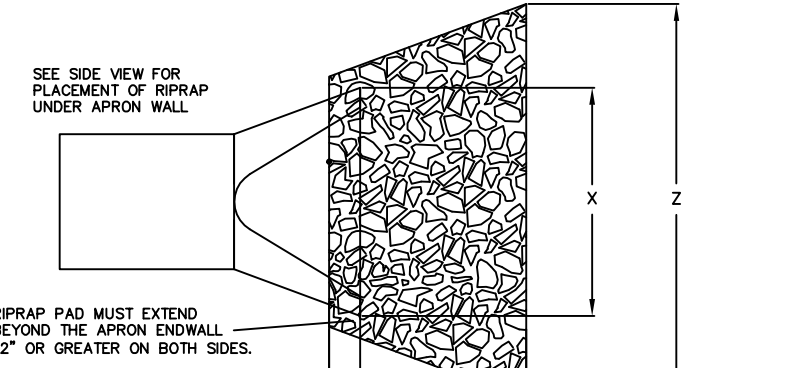
EROSION CONTROL SCHEDULE:

EROSION CONTROL INSTALLED: 4/1/10
 BEGIN GRADING: 4/1/10
 FERT., SEED, AND MULCH DISTURBED AREAS: 9/1/10
 VEGETATION ESTABLISHED: 11/1/10

NOTE: AN EROSION CONTROL PERMIT EXTENSION NEEDS TO BE FILED WITH THE CITY OF MADISON ENGINEERING DEPARTMENT IF THE DATES INDICATED ABOVE WILL NOT BE MET. CONTRACTOR SHALL NOTIFY ENGINEER IF AN EXTENSION IS NECESSARY.

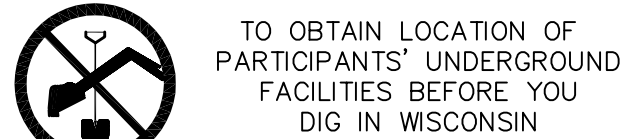


BIORETENTION BASIN SOIL STRUCTURE CROSS SECTION



BIORETENTION BASIN SOIL STRUCTURE CROSS SECTION

DIA (IN)	X (IN)	Y (IN)	Z (IN)	APPROX WEIGHT (LBS)
12	24	48	48	1.78
15	30	60	60	2.64
18	36	60	60	2.78
21	42	72	72	3.83
24	48	72	72	4.00
27	54	72	81	4.42
30	60	84	90	5.64
36	72	96	108	7.56
42	78	96	120	8.22
48	84	108	132	9.50
54	90	108	150	11.00
60	96	108	162	11.75
66	102	132	174	15.28
72	108	132	186	16.19



CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE

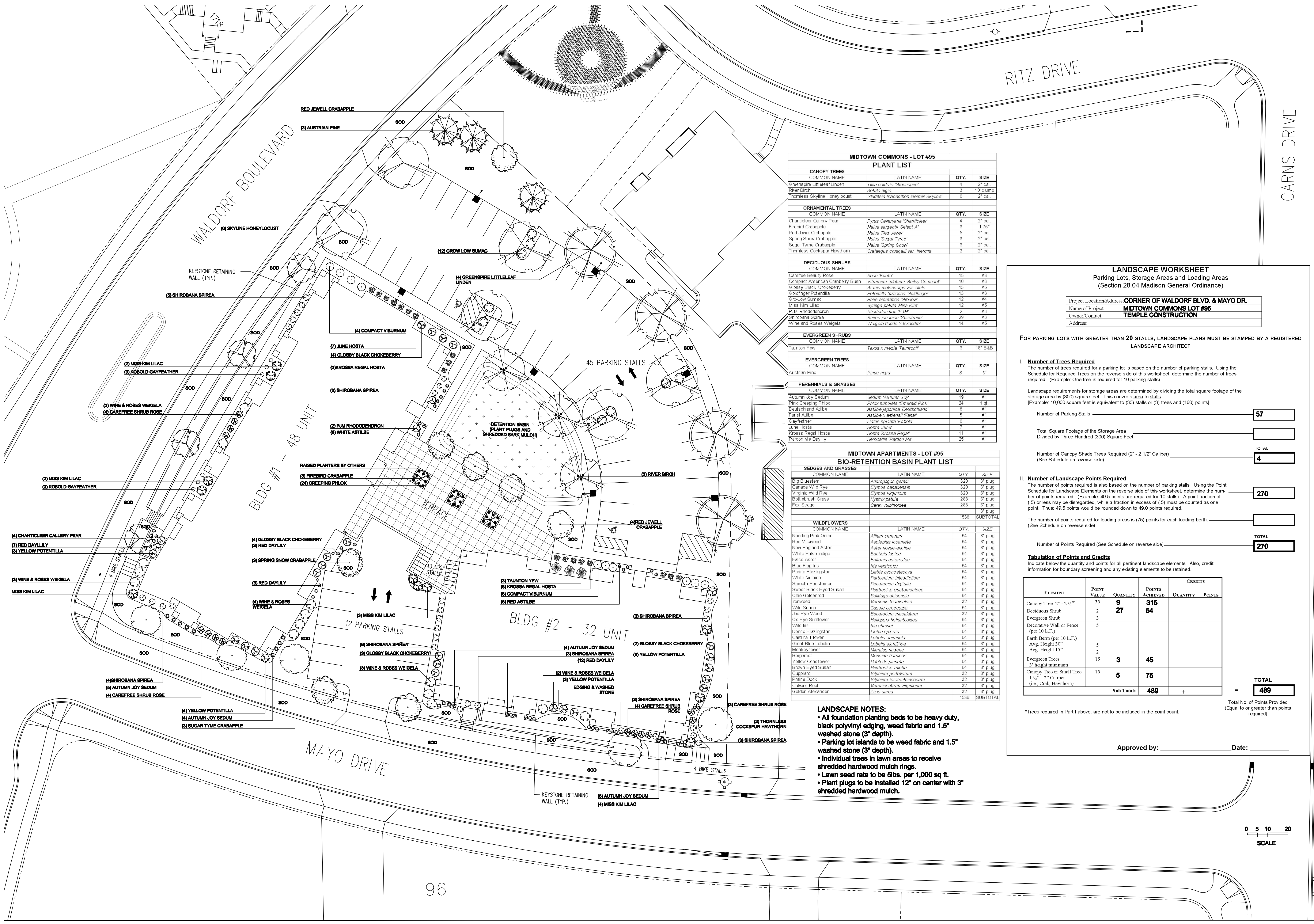
WIS. STATUTE 182.0175 (1974)
 REQUIRES MIN. OF 3 WORK DAYS
 NOTICE BEFORE YOU EXCAVATE

DATE:	01-06-10
REVISIONS:	
DATE:	

LOT 95 MID TOWN CENTER
 1723 WALDORF BOULEVARD
 GRADING, EROSION CONTROL AND UTILITY PLAN

Madison Office
 2690 Research Park Drive, Suite H
 Madison, WI 53711
 Ph: 608-442-9500
 Fax: 608-442-9501





MIDTOWN COMMONS - LOT #95
PLANT LIST

CANOPY TREES			
COMMON NAME	LATIN NAME	QTY.	SIZE
Greenspire Littleleaf Linden	<i>Tilia cordata 'Greenspire'</i>	4	2" cal.
River Birch	<i>Betula nigra</i>	3	10' clump
Thomless Skyline Honeylocust	<i>Gleditsia triacanthos inermis 'Skyline'</i>	6	2" cal.
ORNAMENTAL TREES			
COMMON NAME	LATIN NAME	QTY.	SIZE
Chanticleer Callery Pear	<i>Pyrus Calleryana 'Chanticleer'</i>	4	2" cal.
Firebird Crabapple	<i>Malus sargentina 'Select A'</i>	5	1.75"
Red Jewel Crabapple	<i>Malus 'Red Jewel'</i>	5	2" cal.
Spring Snow Crabapple	<i>Malus 'Sugar Tyme'</i>	3	2" cal.
Sugar Tyme Crabapple	<i>Malus 'Spring Snow'</i>	3	2" cal.
Thomless Cocksaur Hawthorn	<i>Crataegus crusgalli var. inermis</i>	2	2" cal.
DECIDUOUS SHRUBS			
COMMON NAME	LATIN NAME	QTY.	SIZE
Carefree Beauty Rose	<i>Rosa 'Bucbr'</i>	15	#3
Compact American Cranberry Bush	<i>Viburnum trilobum 'Bailey Compact'</i>	10	#3
Glossy Black Chokeberry	<i>Aronia melanocarpa var. nana</i>	13	#5
Goldfinger Potentilla	<i>Potentilla fruticosa 'Goldfinger'</i>	13	#3
Gro-Low Sumac	<i>Rhus aromatica 'Gro-Low'</i>	12	#4
Miss Kim Lilac	<i>Syringa patula 'Miss Kim'</i>	12	#5
P.J.M. Rhododendron	<i>Rhododendron 'P.J.M.'</i>	2	#3
Shirobana Spirea	<i>Spiraea japonica 'Shirobana'</i>	29	#3
Wine and Roses Weigela	<i>Weigela florida 'Alexandra'</i>	14	#5
EVERGREEN SHRUBS			
COMMON NAME	LATIN NAME	QTY.	SIZE
Taunton Yew	<i>Taxus x media 'Taunton'</i>	3	18" B&B
EVERGREEN TREES			
COMMON NAME	LATIN NAME	QTY.	SIZE
Austrian Pine	<i>Pinus nigra</i>	3	5'
PERENNIALS & GRASSES			
COMMON NAME	LATIN NAME	QTY.	SIZE
Autumn Joy Sedum	<i>Sedum 'Autumn Joy'</i>	19	#1
Pink Creeping Phlox	<i>Phlox subulata 'Emerald Pink'</i>	24	1 qt.
Deutschland Alibi	<i>Astilbe japonica 'Deutschland'</i>	8	#1
Fanal Alibi	<i>Astilbe x jiddensis 'Fanal'</i>	5	#1
Gayleather	<i>Liatris spicata 'Kobold'</i>	6	#1
June Hosta	<i>Hosta 'June'</i>	7	#1
Krossa Regal Hosta	<i>Hosta 'Krossa Regal'</i>	11	#1
Parson Me Daylily	<i>Heracallis 'Parson Me'</i>	25	#1

MIDTOWN APARTMENTS - LOT #95
BIO-RETENTION BASIN PLANT LIST

SEDGES AND GRASSES			
COMMON NAME	LATIN NAME	QTY.	SIZE
Big Bluestem	<i>Andropogon gerardi</i>	320	3" plug
Canada Wild Rye	<i>Elymus canadensis</i>	320	3" plug
Virginia Wild Rye	<i>Elymus virginicus</i>	320	3" plug
Bottlebrush Grass	<i>Hydrocotyle</i>	288	3" plug
Fox Sedge	<i>Carex vulpinoidea</i>	288	3" plug
		1536	3" plug
			SUBTOTAL
WILDFLOWERS			
COMMON NAME	LATIN NAME	QTY.	SIZE
Nodding Pink Onion	<i>Allium cernuum</i>	64	3" plug
Red Milkweed	<i>Asclepias incarnata</i>	64	3" plug
New England Aster	<i>Aster novae-angliae</i>	64	3" plug
White False Indigo	<i>Baptisia leucifera</i>	64	3" plug
False Aster	<i>Boltonia asteroides</i>	64	3" plug
Blue Flag Iris	<i>Iris versicolor</i>	64	3" plug
Prairie Blazingstar	<i>Liatris pycnostachya</i>	64	3" plug
White Quinine	<i>Parthenium integrifolium</i>	64	3" plug
Smooth Penstemon	<i>Penstemon digitalis</i>	64	3" plug
Sweet Black Eyed Susan	<i>Rudbeckia subtomentosa</i>	64	3" plug
Orio Goldenrod	<i>Solidago ohioensis</i>	64	3" plug
Ironweed	<i>Vernonia fasciculata</i>	32	3" plug
Wild Senna	<i>Cassia helicarpa</i>	64	3" plug
Box Eye Weed	<i>Eupatorium maculatum</i>	32	3" plug
Cox Eye Sunflower	<i>Helopsis helianthoides</i>	64	3" plug
Wild Iris	<i>Iris sibirica</i>	64	3" plug
Dense Blazingstar	<i>Liatris spicata</i>	64	3" plug
Cardinal Flower	<i>Lobelia cardinalis</i>	64	3" plug
Small Blue Lobelia	<i>Lobelia siphilitica</i>	64	3" plug
Monardella	<i>Monarda fistulosa</i>	64	3" plug
Bergamot	<i>Monarda fistulosa</i>	64	3" plug
Yellow Coneflower	<i>Ratibida pinnata</i>	64	3" plug
Brown Eyed Susan	<i>Rudbeckia triloba</i>	64	3" plug
Cupplant	<i>Silphium perfoliatum</i>	32	3" plug
Prairie Dock	<i>Silphium laciniatum</i>	32	3" plug
Culver's Root	<i>Veronicastrum virginicum</i>	32	3" plug
Golden Alexander	<i>Zizia aurea</i>	32	3" plug
		1536	3" plug
			SUBTOTAL

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

Project Location/Address: **CORNER OF WALDORF BLVD. & MAYO DR.**
Name of Project: **MIDTOWN COMMONS LOT #95**
Owner/Contact: **TEMPLE CONSTRUCTION**
Address:

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: **57**

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): **4**

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): **270**

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	9		315	
Deciduous Shrub	2	27		54	
Evergreen Shrub	3				
Decorative Wall or Fence (per 10 L.F.)	5				
Earth Berm (per 10 L.F.)					
Avg. Height 30"	5				
Avg. Height 15"	2				
Evergreen Trees 3' height minimum	15	3		45	
Canopy Tree or Small Tree 1 1/2" - 2" Caliper (i.e., Crab, Hawthorn)	15	5		75	
					TOTAL
					489
					489

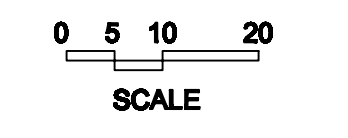
Total No. of Points Provided (Equal to or greater than points required)

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

Approved by: _____ Date: _____

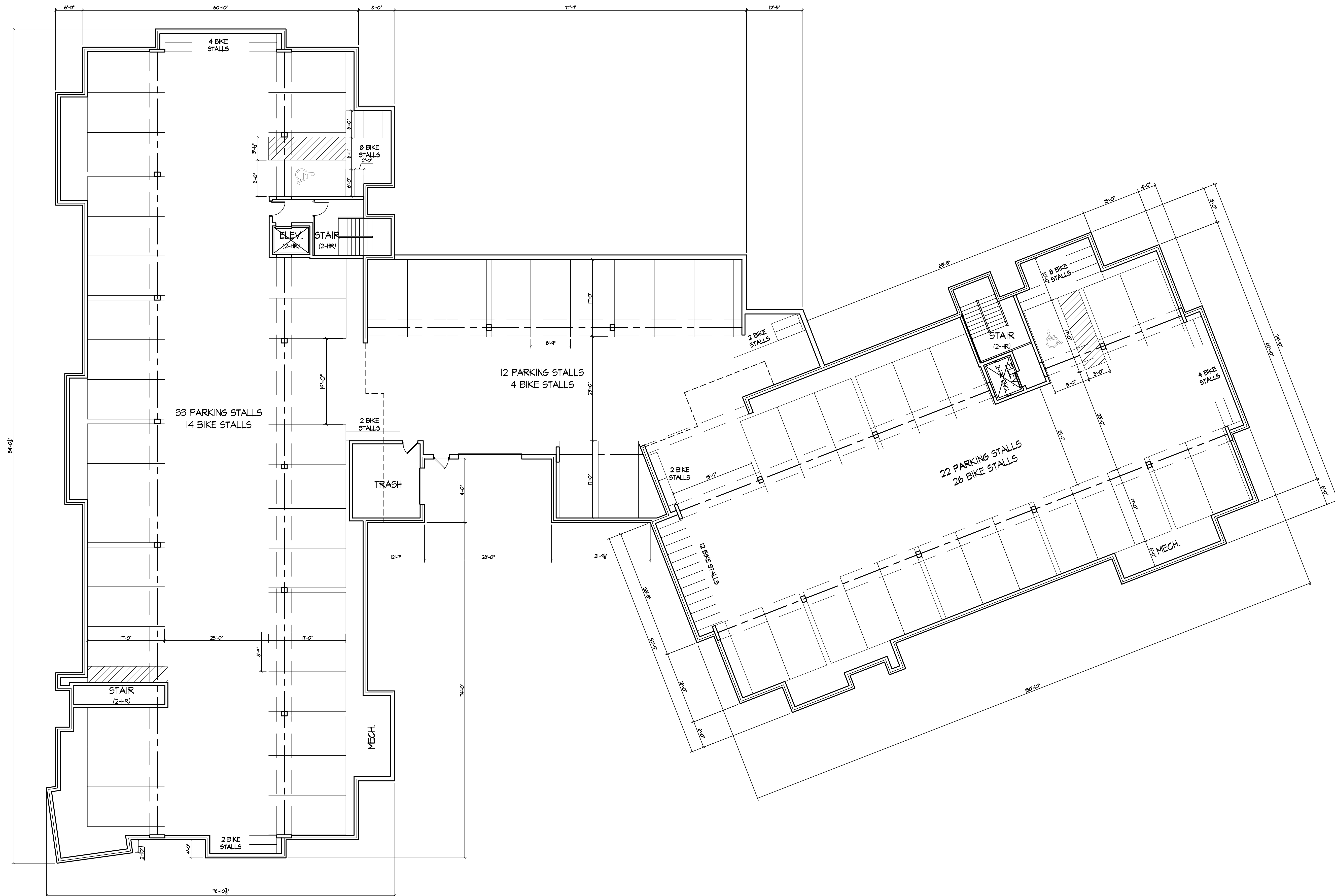
LANDSCAPE NOTES:

- All foundation planting beds to be heavy duty, black polyvinyl edging, weed fabric and 1.5" washed stone (3" depth).
- Parking lot islands to be weed fabric and 1.5" washed stone (3" depth).
- Individual trees in lawn areas to receive shredded hardwood mulch rings.
- Lawn seed rate to be 5lbs. per 1,000 sq ft.
- Plant plugs to be installed 12" on center with 3" shredded hardwood mulch.



Consultant

Notes



Revisions
AMENDED PUD-SIP SUBMITTAL - JANUARY 6, 2010
UDC FINAL SUBMITTAL - JANUARY 13, 2010

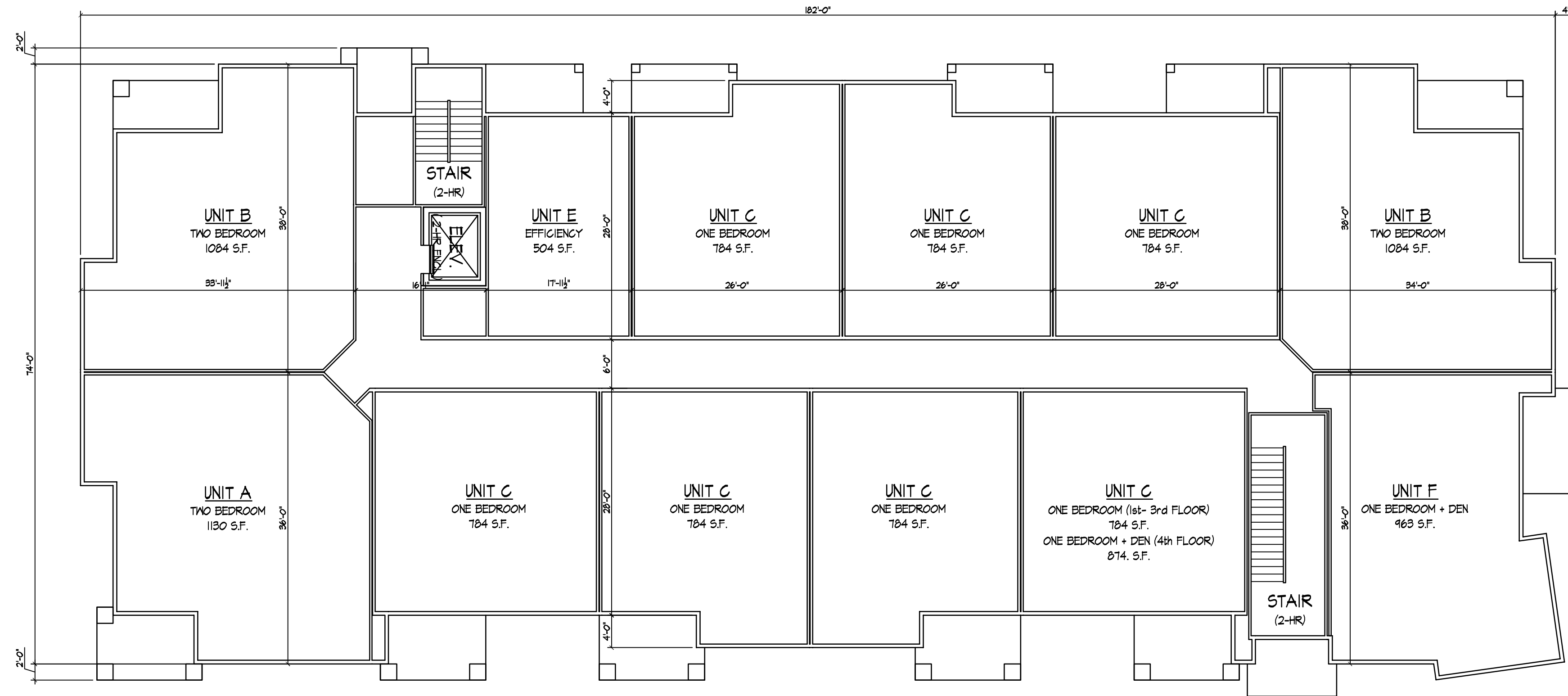
Project Title
**Lot 95, 2nd Addition to
Midtown Commons**
1723 Waldorf Drive
Madison, Wisconsin

Drawing Title
Basement Plan

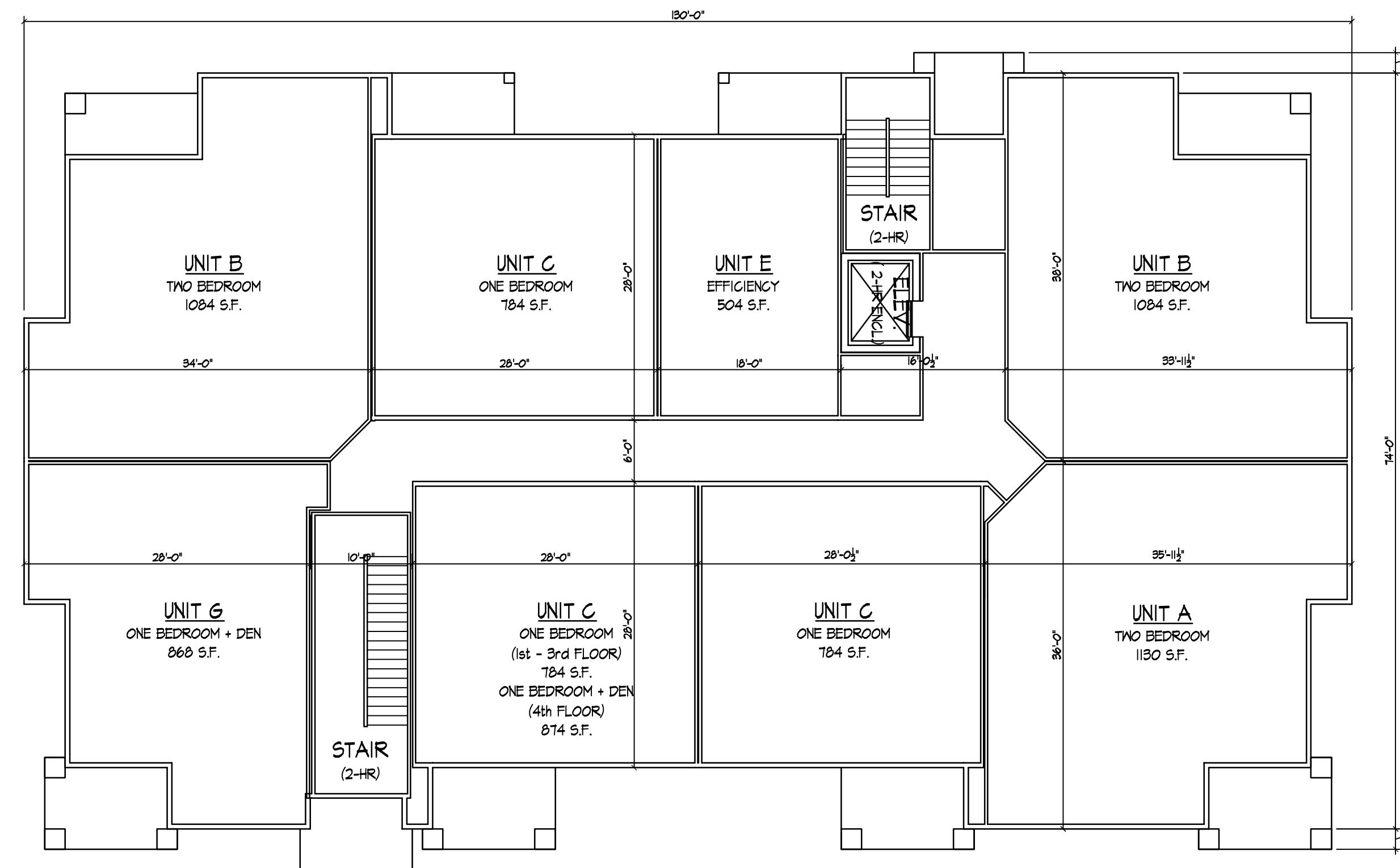
Project No. Drawing No.
0466

Consultant

Notes



TYPICAL FLOOR PLAN - BUILDING #1
3/8" = 1'-0"



TYPICAL FLOOR PLAN - BUILDING #2
3/8" = 1'-0"

Revisions
AMENDED PUD-SIF SUBMITTAL - JANUARY 6, 2010
UDC FINAL SUBMITTAL - JANUARY 13, 2010

Project Title
**Lot 95, 2nd Addition to
Midtown Commons**
1723 Waldorf Drive
Madison, Wisconsin

Drawing Title
**Typical Floor Plans
Building #1 & #2**

Project No. Drawing No.
0466 2

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FRONT ELEVATION ALONG WALDORF BLVD.
3/82" = 1'-0"



END ELEVATION ALONG MAYO DRIVE
3/82" = 1'-0"



END ELEVATION
3/82" = 1'-0"



REAR ELEVATION
3/82" = 1'-0"



SOUTH ELEVATION ALONG MAYO DRIVE
3/82" = 1'-0"



EAST ELEVATION
3/82" = 1'-0"



WEST ELEVATION
3/82" = 1'-0"



NORTH ELEVATION
3/82" = 1'-0"

Revisions

Amended PUD-GDP-SIP Submittal - January 06, 2010
UDC Final Submittal - January 13, 2010

Project Title

Lot 95, 2nd Addition to
Midtown Commons
1723 Waldorf Drive
Madison, Wisconsin

Drawing Title

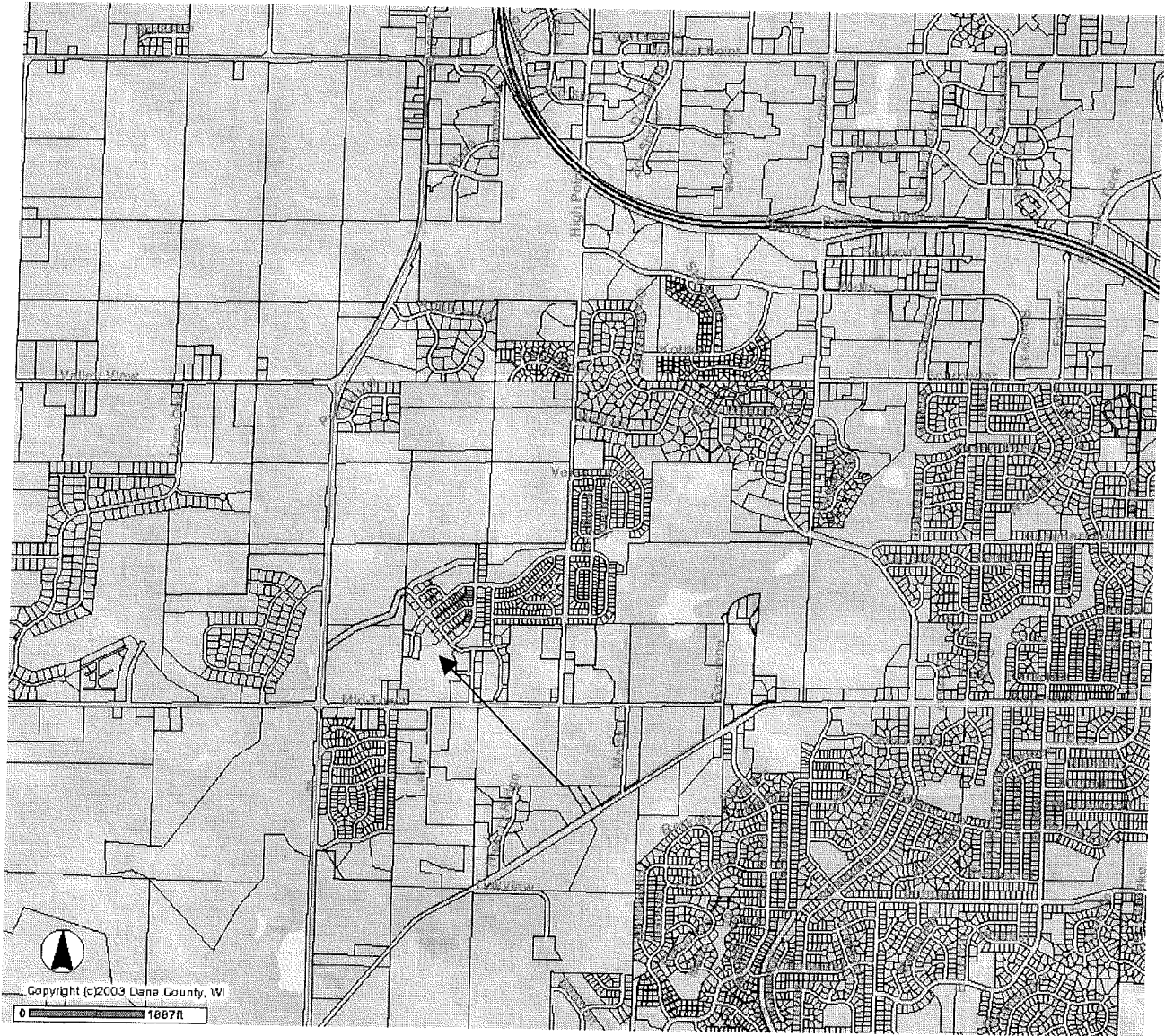
Elevations
Building #2

Project No.

0466

Drawing No.

4



Site Locator Map

1723 Waldorf Blvd.
Lot 95 Mid Town Commons