

# URBAN DESIGN COMMISSION APPLICATION

# UDC

City of Madison  
Planning Division  
Madison Municipal Building, Suite 017  
215 Martin Luther King, Jr. Blvd.  
P.O. Box 2985  
Madison, WI 53701-2985  
(608) 266-4635



## FOR OFFICE USE ONLY:

Paid \_\_\_\_\_ Receipt # \_\_\_\_\_  
Date received \_\_\_\_\_  
Received by \_\_\_\_\_  
Aldermanic District 6/13/22  
11:55 a.m. **received**  
Zoning District \_\_\_\_\_  
Urban Design District \_\_\_\_\_  
Submission reviewed by \_\_\_\_\_  
Legistar # \_\_\_\_\_

Complete all sections of this application, including the desired meeting date and the action requested.

*If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call the phone number above immediately.*

## 1. Project Information

Address: \_\_\_\_\_

Title: \_\_\_\_\_

## 2. Application Type (check all that apply) and Requested Date

UDC meeting date requested \_\_\_\_\_

New development

Alteration to an existing or previously-approved development

Informational

Initial approval

Final approval

## 3. Project Type

Project in an Urban Design District

Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)

Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)

Planned Development (PD)

General Development Plan (GDP)

Specific Implementation Plan (SIP)

Planned Multi-Use Site or Residential Building Complex

### Signage

Comprehensive Design Review (CDR)

Signage Variance (i.e. modification of signage height, area, and setback)

Signage Exception

### Other

Please specify

## 4. Applicant, Agent, and Property Owner Information

**Applicant name** \_\_\_\_\_ Company \_\_\_\_\_

Street address \_\_\_\_\_ City/State/Zip \_\_\_\_\_

Telephone \_\_\_\_\_ Email \_\_\_\_\_

**Project contact person** \_\_\_\_\_ Company \_\_\_\_\_

Street address \_\_\_\_\_ City/State/Zip \_\_\_\_\_

Telephone \_\_\_\_\_ Email \_\_\_\_\_

**Property owner (if not applicant)** \_\_\_\_\_

Street address \_\_\_\_\_ City/State/Zip \_\_\_\_\_

Telephone \_\_\_\_\_ Email \_\_\_\_\_

**5. Required Submittal Materials**

**Application Form**

**Letter of Intent**

- If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required
- For signage applications, a summary of how the proposed signage is consistent with the applicable CDR or Signage Variance review criteria is required.

**Development Plans** (Refer to checklist on Page 4 for plan details)

**Filing fee**

**Electronic Submittal\***

**Notification to the District Alder**

- Please provide an email to the District Alder notifying them that you are filing this UDC application. Please send this as early in the process as possible and provide a copy of that email with the submitted application.

Each submittal must include fourteen (14) 11" x 17" **collated** paper copies. Landscape and Lighting plans (if required) must be **full-sized and legible**. Please refrain from using plastic covers or spiral binding.

Both the paper copies and electronic copies must be submitted prior to the application deadline before an application will be scheduled for a UDC meeting. Late materials will not be accepted. A completed application form is required for each UDC appearance.

For projects also requiring Plan Commission approval, applicants must also have submitted an accepted application for Plan Commission consideration prior to obtaining any formal action (initial or final approval) from the UDC. All plans must be legible when reduced.

*\*Electronic copies of all items submitted in hard copy are required. Individual PDF files of each item submitted should be compiled on a CD or flash drive, or submitted via email to [udcapplications@cityofmadison.com](mailto:udcapplications@cityofmadison.com). The email must include the project address, project name, and applicant name. Electronic submittals via file hosting services (such as Dropbox.com) are not allowed. Applicants who are unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.*

**6. Applicant Declarations**

1. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with \_\_\_\_\_ on \_\_\_\_\_.
2. The applicant attests that all required materials are included in this submittal and understands that if any required information is not provided by the application deadline, the application will not be placed on an Urban Design Commission agenda for consideration.

Name of applicant \_\_\_\_\_ Relationship to property \_\_\_\_\_

Authorizing signature of property owner \_\_\_\_\_  Date \_\_\_\_\_

**7. Application Filing Fees**

Fees are required to be paid with the first application for either initial or final approval of a project, unless the project is part of the combined application process involving the Urban Design Commission in conjunction with Plan Commission and/or Common Council consideration. Make checks payable to City Treasurer. Credit cards may be used for application fees of less than \$1,000.

Please consult the schedule below for the appropriate fee for your request:

Urban Design Districts: \$350 (per §35.24(6) MGO).

Minor Alteration in the Downtown Core District (DC) or Urban Mixed-Use District (UMX) : \$150 (per §33.24(6)(b) MGO)

Comprehensive Design Review: \$500 (per §31.041(3)(d)(1)(a) MGO)

Minor Alteration to a Comprehensive Sign Plan: \$100 (per §31.041(3)(d)(1)(c) MGO)

All other sign requests to the Urban Design Commission, including, but not limited to: appeals from the decisions of the Zoning Administrator, requests for signage variances (i.e. modifications of signage height, area, and setback), and additional sign code approvals: \$300 (per §31.041(3)(d)(2) MGO)

A filing fee is not required for the following project applications if part of the combined application process involving both Urban Design Commission and Plan Commission:

- Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)
- Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)
- Planned Development (PD): General Development Plan (GDP) and/or Specific Implementation Plan (SIP)
- Planned Multi-Use Site or Residential Building Complex

## Overview

The intent of the project is to create affordable workforce housing for those that want to live in downtown. The means by which we achieve this is thru A.) land use density, and B.) a design that maximizes efficiency while not sacrificing functionality. We believe that there is a strong need to not only provide this type of housing but to create a meaningful sense of place.

The proposed redevelopment of 139 West Wilson is a demolition of the existing multi-unit housing development and off-street parking and the creation of 332 residential units. The redevelopment proposal includes 6 on site vehicles as part of an on-demand use program. It will provide parking stalls to those that need or want them in the Dane county ramp. The site is in the Urban mixed-use (UMX) district and falls under the Capitol view preservation limit. The UMX does not require off street parking.

The UMX District is intended to provide opportunities for high-density residential and office uses in combination with limited retail and service uses designed to serve the immediate surroundings. The proposed use will require a conditional use approval since it is greater than 4 dwelling units. Currently we plan on submitting for UDC Final and a Land use application on August 22 for public hearings on October 12th, and October 24th respectively.

## Project Data

Lot Area:	17,218.4 SF / .39 acres
Dwelling units:	332 D.U.
Lot Area/D.U.	51.8 SF/D.U.
Building footprint:	9,840 SF
Gross Square footage:	156,633.5 GSF
Number of stories:	16
Major Building Height:	163.8'

Height: Max height for this proposal given MGO 28.134 (3) - Capitol View Preservation. City datum @ 0'-0" is established per code at 845.6'. From there to top of column capital at rotunda, code provides max height of 187.2' above datum. The sum of these is 1032.8'. Our spot elevation at front, center of sidewalk is 869.0'. Max height is 1032.8' - 869' = 163.8'.

Design materials, Door and window openings: Our street facing façade door and window openings comprise 72% of the façade area. The glass on all windows and doors shall be slightly tinted to allow views into and out of the interior. The primary exterior material will be an highly durable acid etched concrete, with a custom faceted profile. The faceting will occur on all facades. The facets incorporate a horizontal and vertical articulation and twist within each unit, creating a pattern and texture change throughout the façade.

**Recessed art façade:** We are also proposing an recessed entry condition with a 51 feet tall, L-shaped (10' x 20') wide, backlit art wall. The art images would be color jet printed on 4' x 10' dibond composite panels, mounted behind lit translucent dual wall poly carbonate panels. The installation would be interchangeable on periodic basis by soliciting emerging Wisconsin artists

**Parking:** Per the ordinance there is no minimum car parking required. However, we will be providing 6 on site car stalls with charging stations. Bike parking per ordinance requires 332 stalls for residences and 33 for guests. We are providing 298 indoor secured parking stalls for residences and 16 exterior stalls for guests.

**Resident amenities:** Fitness center, outdoor garden for residences, 1 laundry room per floor, Mail and secure package room, Community room, and an onsite remote work center.

**Design Development Team:** 139 West Wilson LLC

Thank you in advance and we look forward to hearing your thoughts about this proposal.

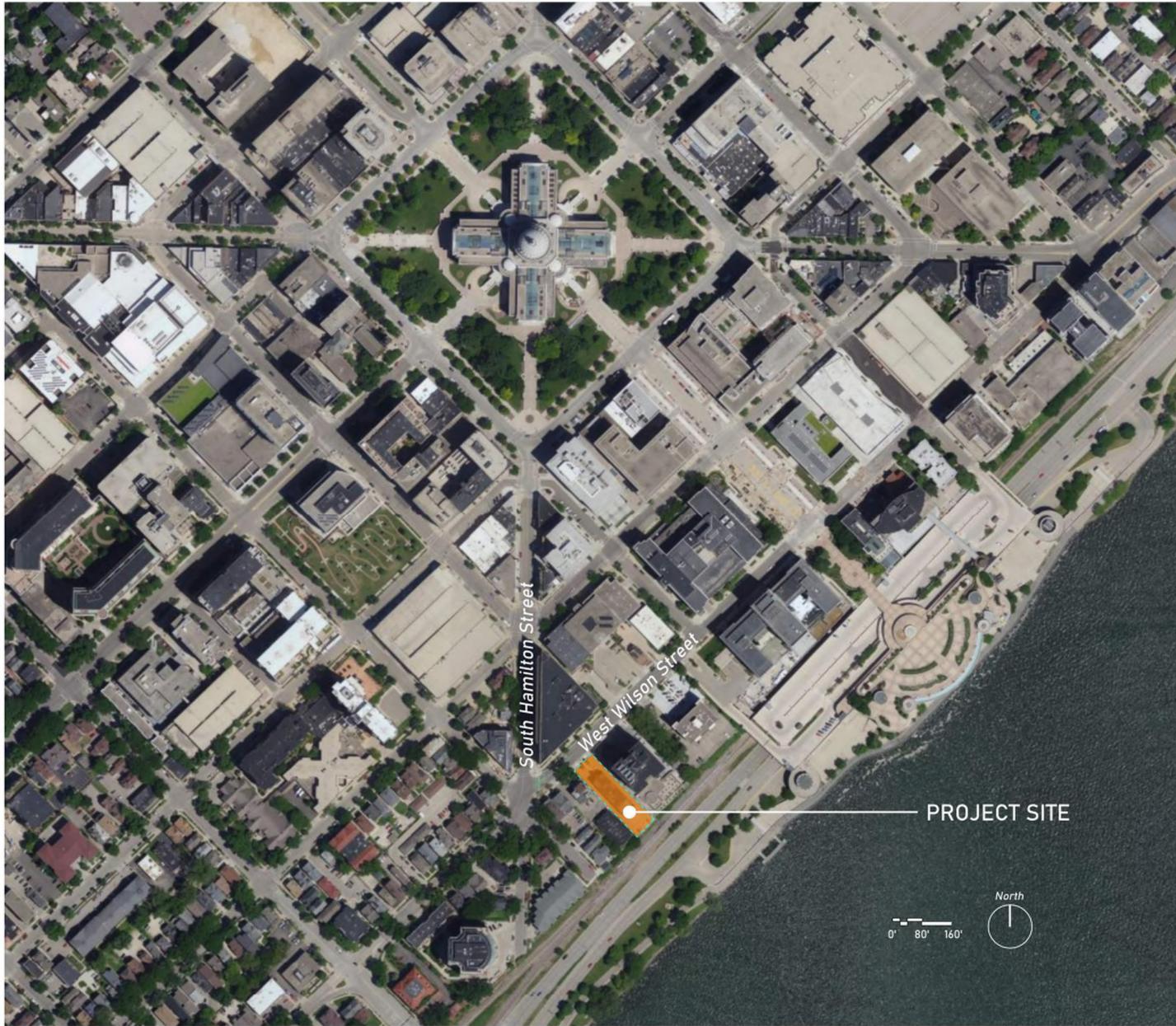
Sincerely,

A handwritten signature in black ink, appearing to read "John Seamon". The signature is fluid and cursive, with the first and last names being the most prominent.

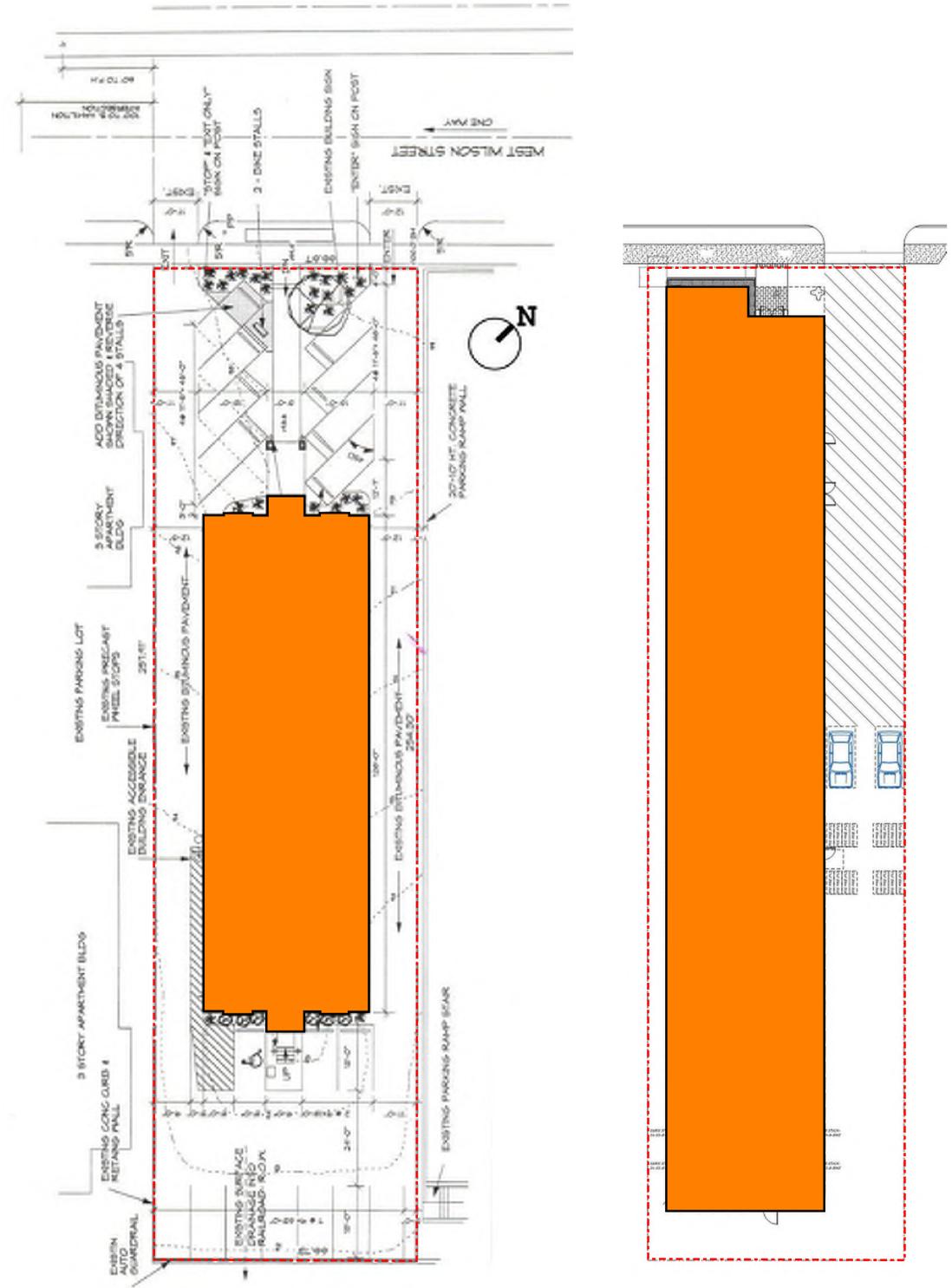
John Seamon

139 Wilson LLC Managing member

Design Principal, SEA Design



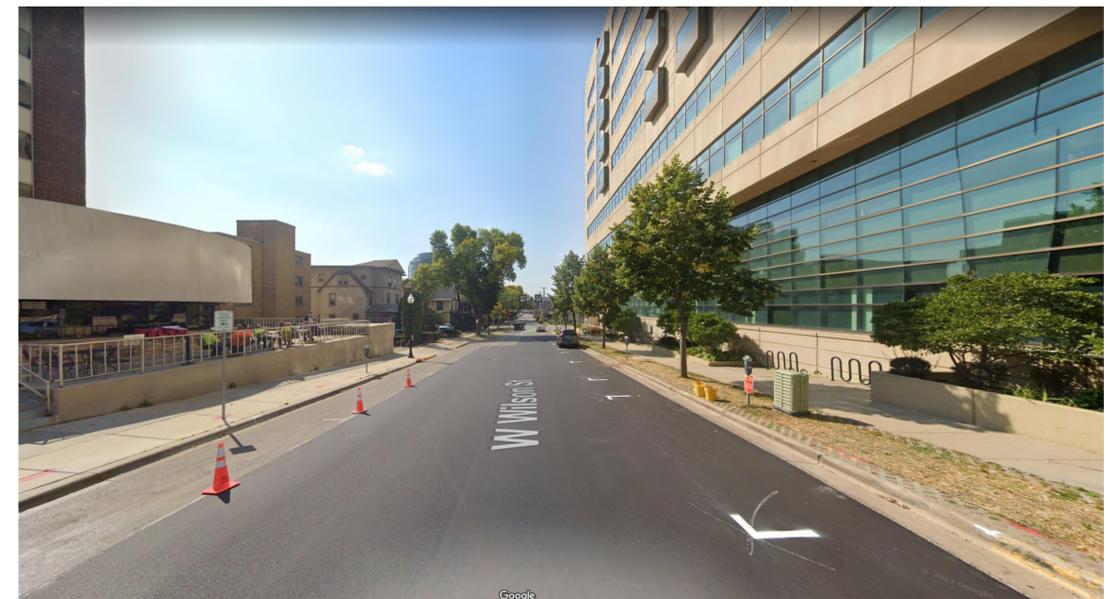
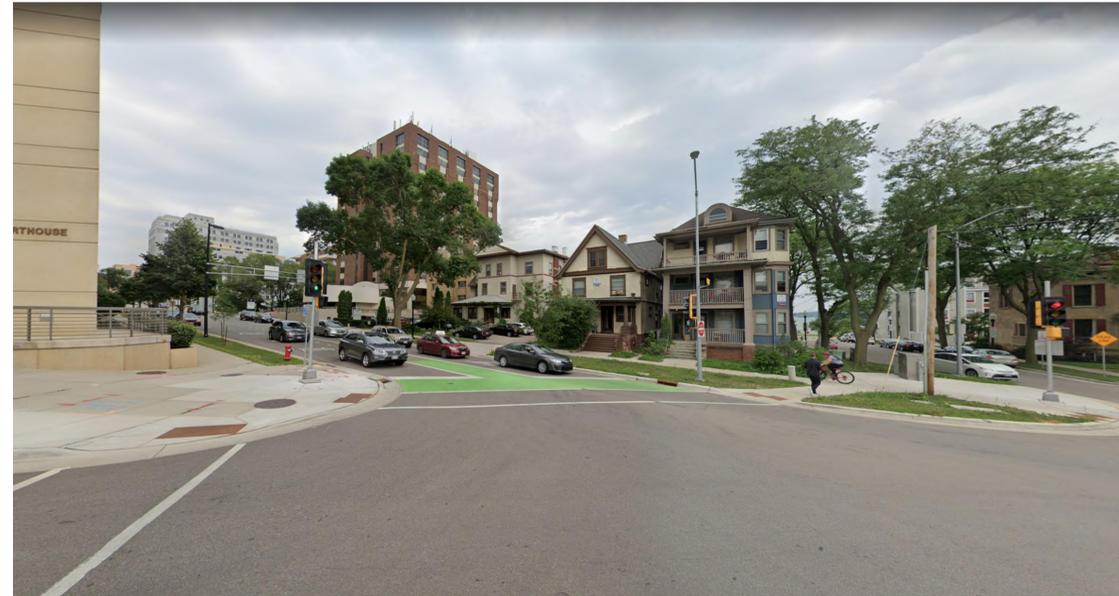
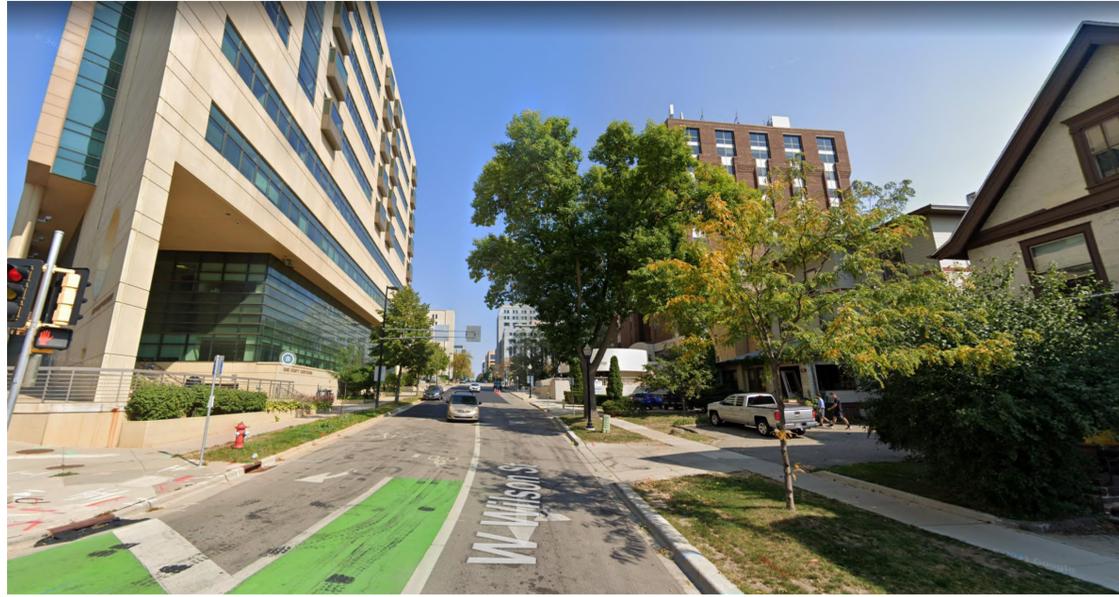
SITE LOCATION MAP



EXISTING BUILDING ON SITE

PROPOSED BUILDING ON SITE

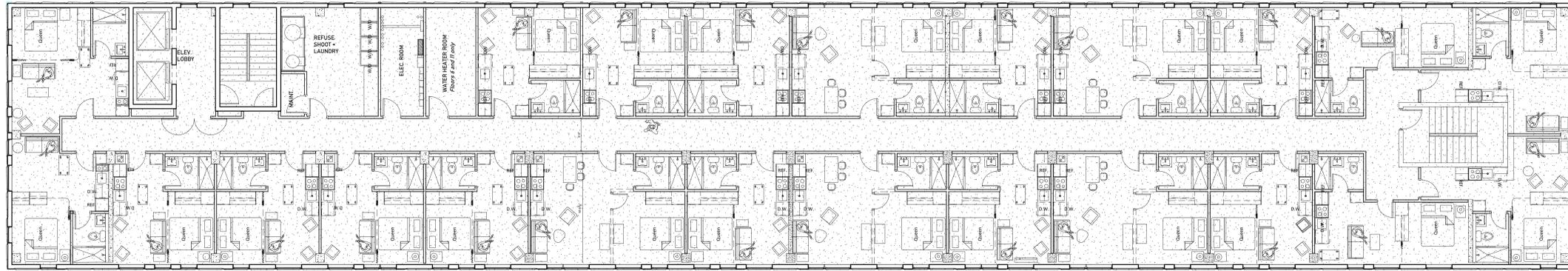
Revisions:	



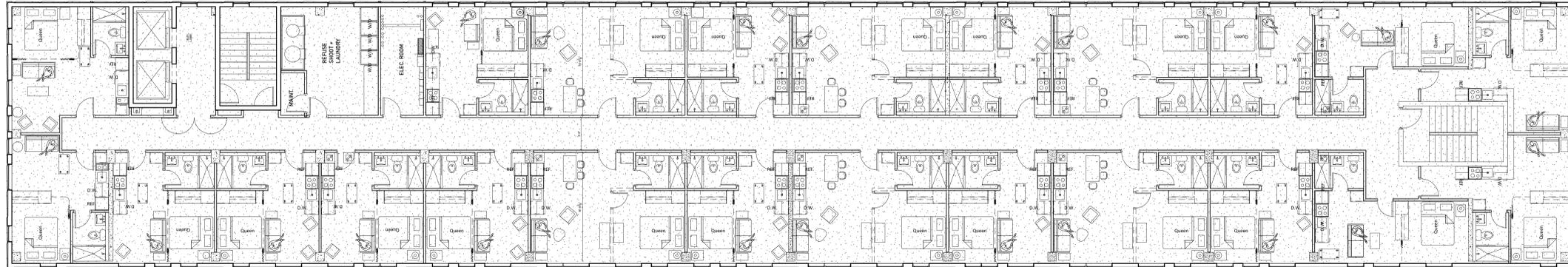
Revisions:	

Project #: 21.000  
Issued For: Review  
Date: 06/03/2022

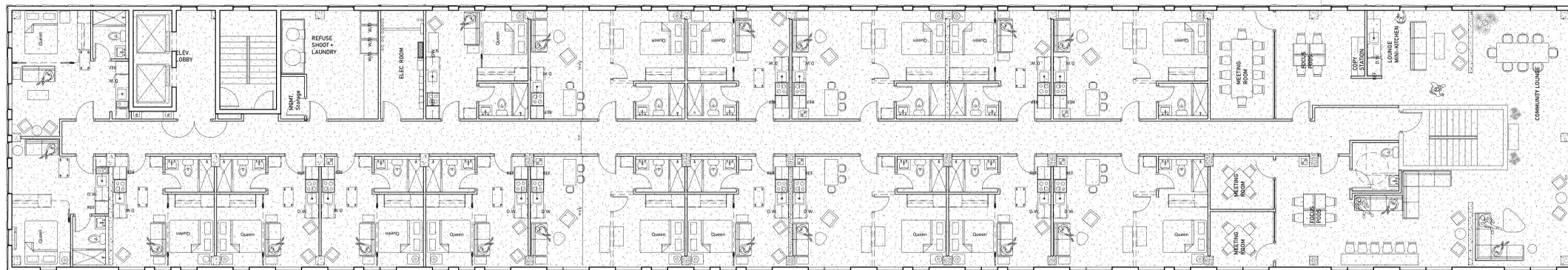




1 Levels 6 and 11  
1/8" = 1'-0"



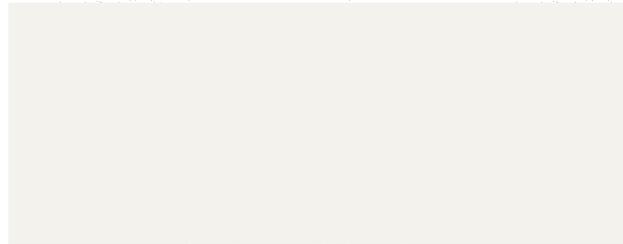
2 Levels 7-10 and 12-15  
1/8" = 1'-0"



3 Level 16  
1/8" = 1'-0"

Revisions:	

Project #:	21.000
Issued For:	Review
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PEARL WHITE - Concrete wall panel color

GENERAL MATERIAL NOTES:

- 1.) The glass on all windows and doors shall be slightly tinted to allow views into and out of the interior.
- 2.) The primary exterior material will be an highly durable acid etched concrete, with a custom faceted profile.
- 3.) The faceting will occur on all facades.
- 4.) The facets incorporate a horizontal and vertical articulation and twist within each unit, creating a pattern and texture change throughout the facade.
- 5.) Recessed art facade: We are also proposing an recessed entry condition with a 51 feet tall, L-shaped (10' x 20') wide, back-lit art wall. The art images would be color jet printed on 4' x 10' di-bond composite panels, mounted behind lit translucent dual wall poly carbonate panels. The installation would be interchangeable on periodic basis by soliciting emerging Wisconsin artists

Revisions:	

Project #: 21000  
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Parapet  
163' - 9 1/2"

Roof  
162' - 0"

Level 16  
152' - 0"

Parapet  
163' - 9 1/2"

Level 16  
152' - 0"

Level 15  
142' - 0"

Level 14  
132' - 0"

Level 13  
122' - 0"

Level 12  
112' - 0"

Level 11  
102' - 0"

Level 10  
92' - 0"

Level 9  
82' - 0"

Level 8  
72' - 0"

Level 7  
62' - 0"

Level 6  
52' - 0"

Level 5  
42' - 0"

Level 4  
32' - 0"

Level 3  
22' - 0"

Level 2  
12' - 0"

Level 1  
0' - 0"

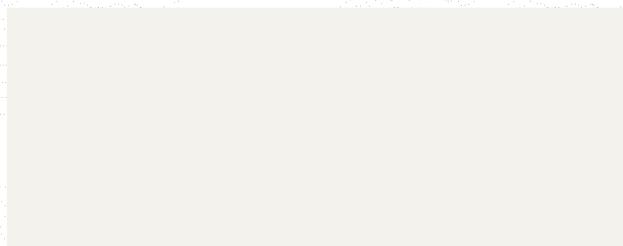
ENCLOSED ELEVATOR PENTHOUSE AND  
EGRESS STAIR FOR FIRE DEPARTMENT  
ACCESS.

ACID ETCHED CONCRETE WALL PANELS  
WITH 1' X 4' FACET PROFILES. COLOR TO  
BE PEARL WHITE. TYP.

DARK BRONZE ANODIZED ALUMINUM  
FRAME DUAL PANE 1" INSULATED  
GLAZING WITH FLUSH- INTEGRATED  
LOUVER PANELS WHERE SHOWN. TYP.



1 West  
3/32" = 1'-0"



PEARL WHITE - Concrete wall panel color

GENERAL MATERIAL NOTES:

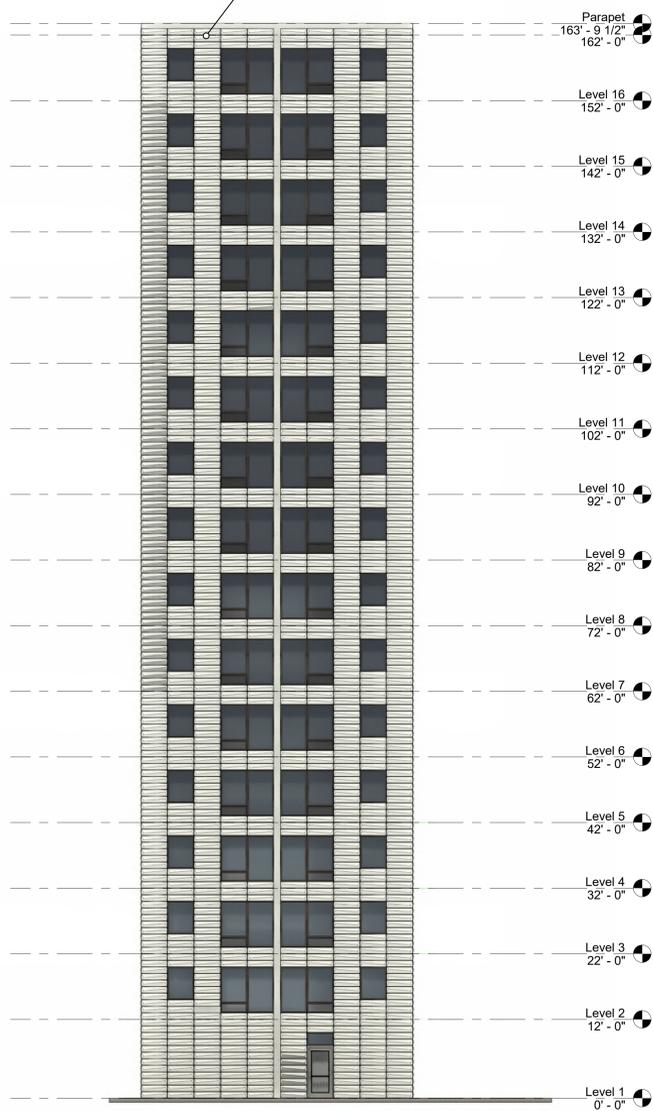
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Revisions:	

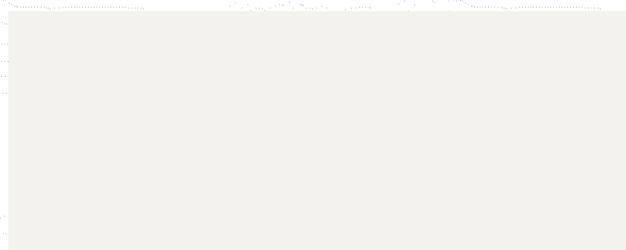
Project #: 21.000  
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ACID ETCHED CONCRETE WALL PANELS WITH 1' X 4' FACET PROFILES. COLOR TO BE PEARL WHITE. TYP.

DARK BRONZE ANODIZED ALUMINUM FRAME DUAL PANE 1" INSULATED GLAZING WITH FLUSH- INTEGRATED LOUVER PANELS WHERE SHOWN. TYP.



1 South  
3/32" = 1'-0"



PEARL WHITE - Concrete wall panel color



2 North  
3/32" = 1'-0"

GENERAL MATERIAL NOTES:

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Revisions:	



① Wilson entry - Easterly View



② Wilson entry - Westerly View



③ Entry closeup

Revisions:	

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**FRACTAL PATTERN UNIT FORM**  
139 West Wilson Street

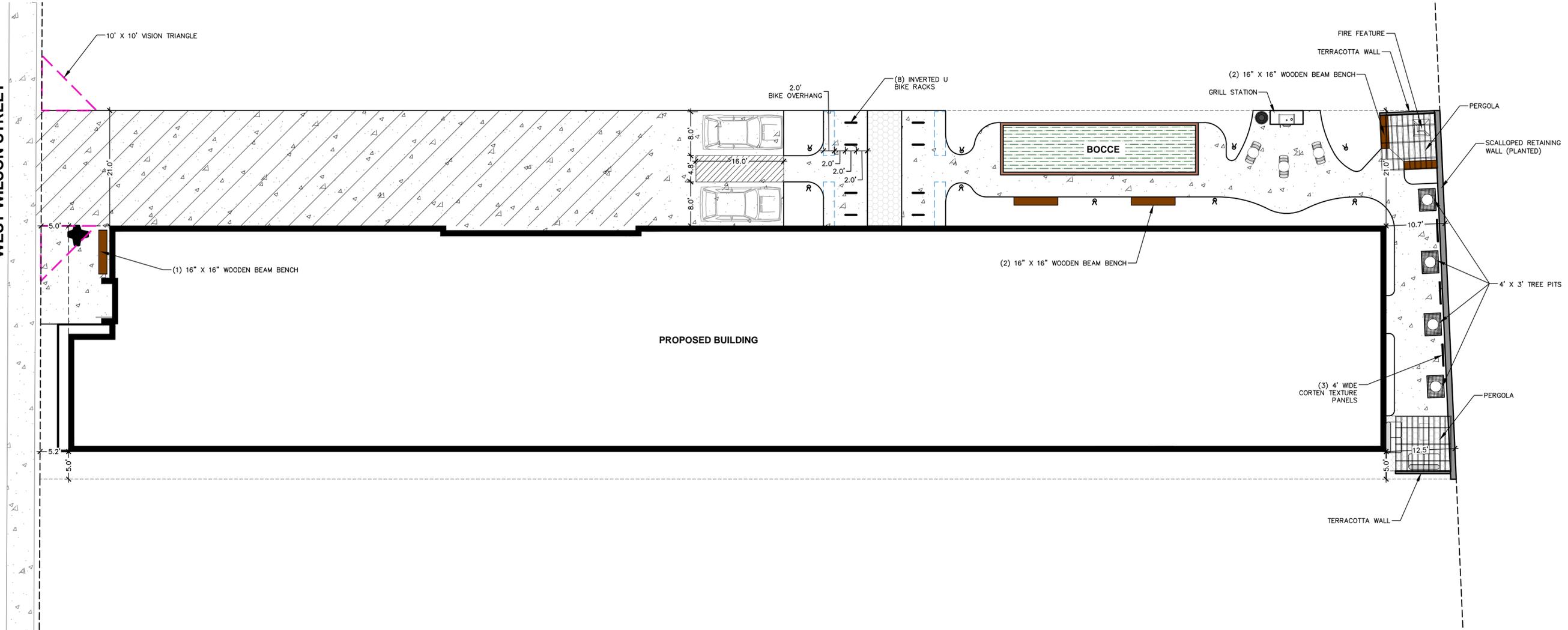
SEA Design

1 building corner

Revisions:	

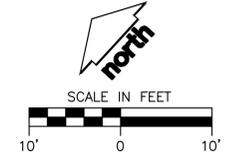
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WEST WILSON STREET



SITE INFORMATION BLOCK	
SITE ADDRESS	139 WEST WILSON STREET
PROPERTY ACREAGE	0.39 ACRES
NUMBER OF BUILDING STORIES	16
TOTAL BUILDING SQUARE FOOTAGE	9,840
GROSS BUILDING SQUARE FOOTAGE	156,633
NUMBER OF PARKING STALLS	
SURFACE	6
UNDERGROUND	0
NUMBER OF BICYCLE STALLS	16
PROPOSED IMPERVIOUS SURFACE AREA	14,974 SF
PROPOSED PERVIOUS SURFACE AREA	2,191 SF
PROPOSED IMPERVIOUS SURFACE AREA RATIO	0.87
USABLE OPEN SPACE AREA	2,661 SF

LEGEND	
---	PROPERTY LINE
- - - - -	RIGHT-OF-WAY
- · - · -	EASEMENT LINE
▬	BUILDING OUTLINE
- - - - -	BUILDING OVERHANG
▬	EDGE OF PAVEMENT
▬	STANDARD CURB AND GUTTER
▬	6" CONCRETE RIBBON CURB
▬	CONCRETE PAVEMENT
▬	PAVERS
▬	RETAINING WALL
⊙	TREE UPLIGHTING
⊙	BIKE RACK
▬	ALUMINUM EDGING



**DIGGERS HOTLINE**  
Toll Free (800) 242-8511



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jsdinc.com

MADISON REGIONAL OFFICE  
161 HORIZON DRIVE, SUITE 101  
VERONA, WISCONSIN 53593  
P. 608.848.5060

CLIENT:  
**SEA DESIGN**

CLIENT ADDRESS:  
**N3302 SOUTH OAKLAND  
FORT ATKINSON, WI 53538**

PROJECT:  
**139 W. WILSON ST.  
REDEVELOPMENT**

PROJECT LOCATION:  
**CITY OF MADISON  
DANE COUNTY  
WISCONSIN, 53073**

PLAN MODIFICATIONS:		
#	Date:	Description:
1	6.13.2022	UDC SUBMITTAL
2		
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Designed By: MRA  
Reviewed By: KJY

Approved By:  
SHEET TITLE:  
**SITE PLAN**

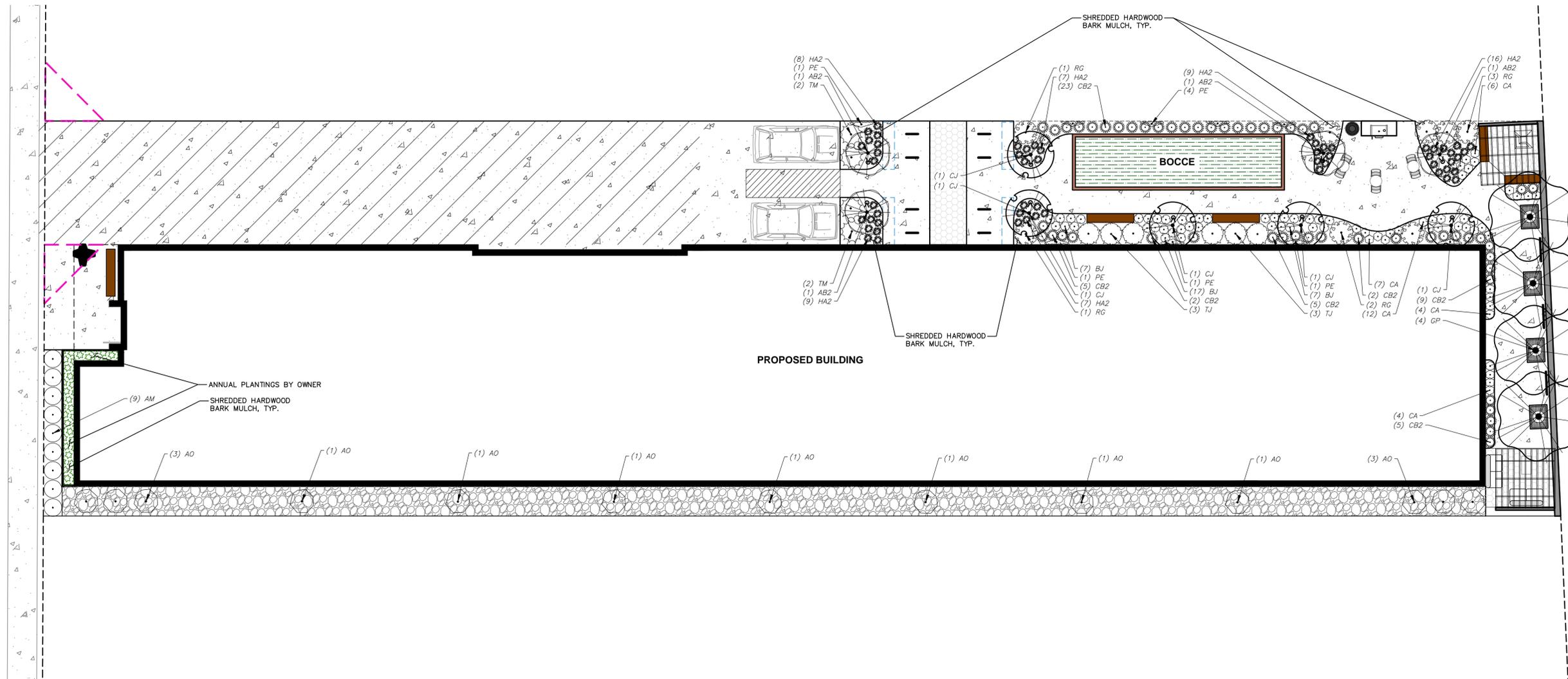
SHEET NUMBER:  
**C1.0**

JSD PROJECT NO: 22-11487

File: I:\2022\2211487\DWG\Civil Sheets\2211487 - Site Plan.dwg Layout: C1.0 User: mammel Plotted: Jun 13, 2022 - 10:38am Xrefs:

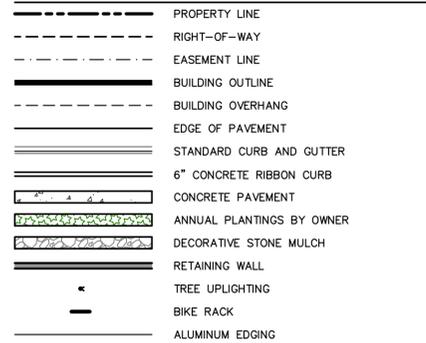
THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF JSD PROFESSIONAL SERVICES, INC.

WEST WILSON STREET



PLANT SCHEDULE					
DECIDUOUS TREES	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	AB2	<i>Acer saccharum</i> 'Barrett Cole' TM Apollo Sugar Maple	B & B	2.5" Cal	4
	CJ	<i>Carpinus caroliniana</i> 'J.N. Upright' TM Firespire American Hornbeam	B & B	2.5" Cal	5
	GP	<i>Ginkgo biloba</i> 'Princeton Sentry' Princeton Sentry Maidenhair Tree	B & B	2.5" Cal	4
DECIDUOUS SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	AO	<i>Amelanchier alnifolia</i> 'Obelisk' TM Standing Ovation Serviceberry	B & B	Min. 5' tall	13
	AM	<i>Aronia melanocarpa</i> 'UCQNNAM165' TM Low Scape Mound Chokeberry	#3	Min. 8" - 18"	9
	RG	<i>Ribes alpinum</i> 'Green Mound' Green Mound Alpine Currant	#5	Min. 24" - 36"	8
EVERGREEN SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	TM	<i>Taxus x media</i> 'Everlow' Everlow Yew	#3	Min. 12" Wide	4
	TJ	<i>Tsuga canadensis</i> 'Jeddalah' Jeddalah Eastern Hemlock	#5	Min. 12" - 24"	6
PERENNIALS & GRASSES	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	BJ	<i>Brunnera macrophylla</i> 'Jack Frost' TM Jack Frost Siberian Bugloss	#1	Min 8" - 18"	36
	CB2	<i>Calamagrostis brachytricha</i> Korean Feather Reed Grass	#1	Min 8" - 18"	53
	CA	<i>Chelone lyonii</i> 'Armitpp02' TM Tiny Tortuga Pink Turtlehead	#1	Min 8" - 18"	37
	HA2	<i>Hakonechloa macro</i> 'Aureola' Golden Variegated Forest Grass	#1	Min 8" - 18"	56
	PE	<i>Parthenocissus quinquefolia engelmannii</i> Engelmann Virginia Creeper	#1	Min. 24" - 36"	9

LEGEND



GENERAL NOTES

- REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGEND.
- ALL WORK IN THE ROW SHALL BE IN ACCORDANCE WITH THE MUNICIPAL STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
- JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.
- DRAWING FOR REVIEW - NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.
- THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL FINE GRADING AND TOPSOILING WITH GENERAL CONTRACTOR
- REFER TO "LANDSCAPE DETAILS AND NOTES" SHEET FOR ADDITIONAL DETAILS, NOTES AND SPECIFICATION INFORMATION INCLUDING MATERIALS, GUARANTEE AND EXECUTION RELATED TO LANDSCAPE PLAN
- CONTRACTOR SHALL REVIEW SITE CONDITIONS FOR UTILITY CONFLICTS, DRAINAGE ISSUES, SUBSURFACE ROCK, AND PLANT PLACEMENT CONFLICTS PRIOR TO PLANT INSTALLATION. REPORT ANY CONDITIONS THAT MAY HAVE ADVERSE IMPACT ON PLANTING OPERATIONS TO LANDSCAPE ARCHITECT
- DO NOT COMMENCE PLANTING OPERATIONS UNTIL ALL ADJACENT SITE IMPROVEMENTS, IRRIGATION INSTALLATION (IF APPLICABLE), AND FINISH GRADING ARE COMPLETE



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161 HORIZON DRIVE, SUITE 101  
VERONA, WISCONSIN 53593  
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Designed By: MRA  
Reviewed By: KJY  
Approved By:

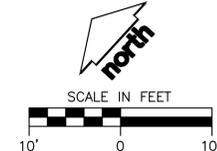
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LANDSCAPE PLAN

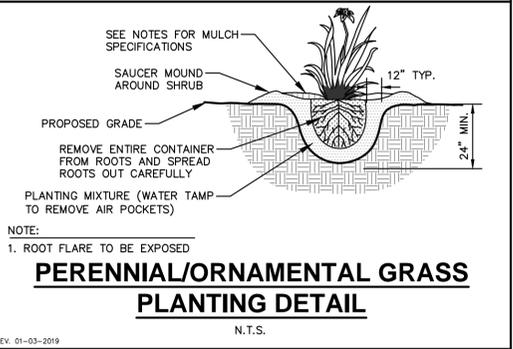
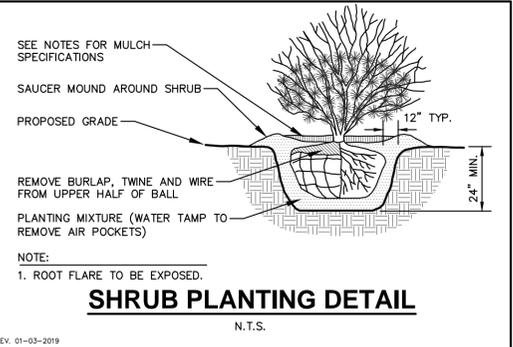
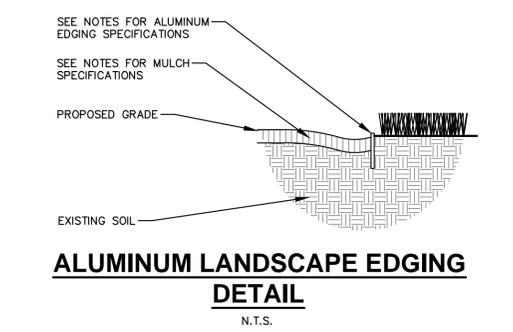
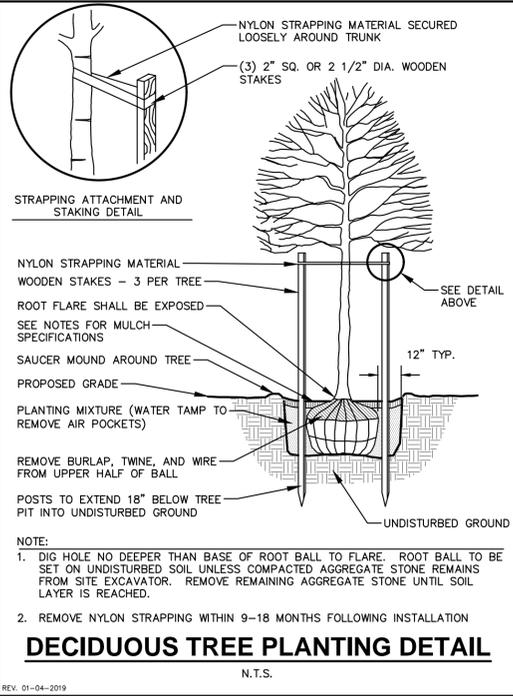
SHEET NUMBER:  
L1.0

JSD PROJECT NO: 22-11487

File: I:\2022\2211487\DWG\Landscape Sheets\2211487 - Landscape.dwg Layout: L1.0 User: mammal Plotted: Jun 13, 2022 - 10:41 am Xref's: 22-11487 139 West Wilson

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### LANDSCAPE CALCULATIONS AND DISTRIBUTIONS

Required landscaped areas shall be calculated based upon the total developed area of the property. Developed area is defined as that area within a single contiguous boundary which is made up of structures, parking, driveways and docking/loading facilities, but excluding the area of any building footprint at grade, land designated for open space uses such as athletic fields, and undeveloped land area on the same zoning lot. There are three methods for calculating landscape points depending on the size of the lot and Zoning District.

(A) For all lots except those described in (B) and (C) below, five (5) landscape points shall be provided for each three hundred (300) square feet of developed area.

Total square footage of developed area:	17,165
Total landscape points required:	58

(B) For lots larger than five (5) acres, points shall be provided at five (5) points per three hundred (300) square feet for the first five (5) developed acres, and one (1) point per one hundred (100) square feet for all additional acres.

Total square footage of developed area:	
Five (5) acres =	217,800 square feet
First five (5) developed acres =	3,630 points
Remainder of developed area:	
Total landscape points required:	

(C) For the Industrial - Limited (IL) and Industrial - General (IG) districts, one (1) point shall be provided per one hundred (100) square feet of developed area.

Total square footage of developed area:	
Total landscape points required:	

### TABULATION OF LANDSCAPE CREDITS AND POINTS

PLANT TYPE/ELEMENT	MINIMUM INSTALLATION SIZE	POINTS	CREDITS / EXISTING LANDSCAPING		NEW / PROPOSED LANDSCAPING	
			QUANTITY	POINTS ACHIEVED	QUANTITY	POINTS ACHIEVED
OVERSTORY DECIDUOUS TREE	2.5" CAL. MIN.	35	0	0	13	455
TALL EVERGREEN TREE	5-6' TALL MIN.	35	0	0	0	0
ORNAMENTAL TREE	1.5" CAL. MIN.	15	0	0	0	0
UPRIGHT EVERGREEN SHRUB	3-4' TALL, MIN.	10	0	0	0	0
SHRUB, DECIDUOUS	#3 CONT., MIN. 12" x 24"	3	0	0	30	90
SHRUB, EVERGREEN	#3 CONT., MIN. 12" x 24"	4	0	0	10	40
ORNAMENTAL GRASS & PERENNIAL	#1 CONT., MIN. 8" x 18"	2	0	0	191	382
ORNAMENTAL / DECORATIVE FENCING OR WALL	4 POINTS / 10 LF	.4	0	0	111	44.4
EXISTING SIGNIFICANT SPECIMAN TREE	14 POINTS / CAL. (MAXIMUM 200 POINTS PER TREE)	14	0	0	0	0
LANDSCAPE FURNITURE	5 POINTS PER SEAT (WITHIN PUBLICLY ACCESSIBLE DEVELOPED AREA, CANNOT COMPRISE MORE THAN 5% OF TOTAL REQUIRED POINTS)	5	0	0	0	0
SUBTOTAL				0		1,011
TOTAL NUMBER OF POINTS PROVIDED						1,011

- ### GENERAL NOTES
- GENERAL: ALL WORK IN THE R-O-W AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH LOCAL MUNICIPAL REQUIREMENTS. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES. LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO UTILITIES. CONTRACTOR MUST CALL 1-800-242-8511 FOR UTILITY LOCATIONS AT LEAST THREE DAYS PRIOR TO DIGGING. HAND DIG AND INSTALL ALL PLANTS THAT ARE NEAR EXISTING UTILITIES. PROTECT PREVIOUSLY INSTALLED WORK OF OTHER TRADES. CONTRACTOR IS RESPONSIBLE FOR STAKING THE PLANT MATERIALS FOR REVIEW BY OWNER PRIOR TO DIGGING AND PLACEMENT AND SHALL COORDINATE ALL FINE GRADING AND RESTORATION WITH THE GRADING CONTRACTOR.
  - DELIVERY AND HANDLING: DO NOT DELIVER MORE PLANT MATERIALS THAN CAN BE PLANTED IN ONE DAY, UNLESS ADEQUATELY APPROPRIATE AND APPROVED BY OWNER'S REPRESENTATIVE. AT ALL TIMES, PROTECT ALL PLANT MATERIALS FROM WIND AND DIRECT SUN. DELIVER PLANTS WITH LEGIBLE IDENTIFICATION LABELS. PROTECT PLANTS DURING DELIVERY AND DO NOT PRUNE PRIOR TO DELIVERY. ALL TREES AND SHRUBS SHALL BE PLANTED ON THE DAY OF DELIVERY; IF THIS IS NOT POSSIBLE, PROTECT THE PLANT MATERIALS NOT PLANTED BY STORING THEM IN A SHADED, SECURE AREA, PROTECTING THE ROOT MASS WITH WET SOIL, MULCH, HAY OR OTHER SUITABLE MEDIUM. CONTRACTOR TO KEEP ALL PLANT MATERIALS ADEQUATELY WATERED TO PREVENT ROOT DESICCATION. DO NOT REMOVE CONTAINER GROWN STOCK FROM CONTAINERS BEFORE TIME OF PLANTING. DO NOT PICK UP CONTAINER OR BALLED PLANTS BY STEM OR ROOTS. ALL PLANTS SHALL BE LIFTED AND HANDLED FROM THE BOTTOM OF THE CONTAINER OR BALL. PERFORM ACTUAL PLANTING ONLY WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE IN ACCORDANCE WITH LOCALLY ACCEPTED BEST HORTICULTURAL PRACTICES.
  - MATERIALS - PLANTS: ALL PLANTS SHALL CONFORM TO THE LATEST VERSION OF THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1. PLANTS SHALL BE TRUE TO SPECIES AND VARIETY SPECIFIED AND NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT FOR AT LEAST 2 YEARS. PLANTS SHALL BE FRESHLY DUG (DURING THE MOST RECENT FAVORABLE HARVEST SEASON). PLANTS SHALL BE SO TRAINED IN DEVELOPMENT AND APPEARANCE AS TO BE UNQUESTIONABLY SUPERIOR IN FORM, COMPACTNESS, AND SYMMETRY. PLANTS SHALL BE SOUND, HEALTHY, VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED WHEN IN LEAF, AND FREE OF DISEASE AND INSECTS (ADULT EGGS, PUPAE OR LARVAE). THEY SHALL HAVE HEALTHY, WELL-DEVELOPED ROOT SYSTEMS AND SHALL BE FREE FROM PHYSICAL DAMAGE OR OTHER CONDITIONS THAT WOULD PREVENT THRIVING GROWTH OR PREMATURE MORTALITY. PLANTS SHALL BE OF THE HIGHEST QUALITY, WITHOUT UNUSUAL TYPICAL GROWTH HABITS AND FORM FOR THEIR SPECIES AND BE FREE OF INJURY. PARKWAY TREES AND PARKING LOT TREES SHALL HAVE A MINIMUM BRANCHING HEIGHT OF SIX (6) FEET ABOVE THE GROUND TO ALLOW ADEQUATE VISUAL AND PHYSICAL CLEARANCE.
  - PRUNING: THE CONTRACTOR SHALL PRUNE ALL TREES AND REPAIR ANY INJURIES THAT OCCURRED DURING THE PLANTING PROCESS. DOUBLE LEADERS, DEAD BRANCHES, AND LIMBS DAMAGED OR BROKEN DURING THE PLANTING PROCESS, SHALL BE PRUNED. THIS SHALL BE THE ONLY PRUNING ALLOWED AT PLANTING. PRUNING SHALL CONFORM TO THE LATEST VERSION OF THE AMERICAN STANDARD FOR TREE CARE OPERATIONS, AND ASO. PRUNE TREES IN ACCORDANCE WITH NAI GUIDELINES. DO NOT TOP TREES. PRUNE SHRUBS ACCORDING TO STANDARD HORTICULTURAL PRACTICES. ON CUTS OVER 3/4" IN DIAMETER AND BRUISES OR SCARS ON BARK, TRACE THE INJURED CAMBIAL LAYER BACK TO LIVING TISSUE AND REMOVE. SMOOTH AND SHAPE WOUNDS SO AS NOT TO RETAIN WATER. TREAT THE AREA WITH AN APPROVED, INCONSPICUOUS LATEX BASED ANTISEPTIC TREE PAINT, IF PRUNING OCCURS 'IN SEASON'. DO NOT PRUNE ANY OAK TREES DURING THE MONTHS FROM APRIL TO OCTOBER.
  - CLEANUP: THE WORK AREA SHALL BE KEPT SAFE AND NEAT AT ALL TIMES. DISPOSED OF EXCESS SOIL, REMOVE ALL CUTTINGS AND WASTE MATERIALS, SOIL AND BRANCHES, BIND AND WRAP THESE MATERIALS, ANY REJECTED PLANTS, AND ANY OTHER DEBRIS RESULTING FROM ALL PLANTING TASKS AND PROMPTLY CLEAN UP AND REMOVE FROM THE PROJECT SITE. UNDER NO CIRCUMSTANCES SHALL THE ACCUMULATION OF SOIL, BRANCHES OR OTHER DEBRIS BE ALLOWED UPON A PUBLIC PROPERTY IN SUCH A MANNER AS TO RESULT IN A PUBLIC SAFETY HAZARD OR DAMAGE. LIKEWISE, UNDER NO CIRCUMSTANCES SHALL ANY DEBRIS OR INCIDENTAL MATERIALS BE ALLOWED UPON ADJACENT PRIVATE PROPERTY.
  - ANY SUBSTITUTIONS IN PLANT TYPE, LOCATION, OR SIZE SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
  - CONTRACTOR TO VERIFY PLANT MATERIAL QUANTITIES AND SQUARE FOOTAGES. QUANTITIES SHOWN ON PLAN TAKE PRECEDENCE OVER THOSE ON SCHEDULE.

- ### LANDSCAPE MATERIAL NOTES
- MATERIALS - PLANTING MIXTURE: ALL HOLES EXCAVATED FOR TREES, SHRUBS, PERENNIALS AND ORNAMENTAL GRASSES SHALL BE BACKFILLED WITH TWO (2) PARTS TOPSOIL, ONE (1) PART SAND AND ONE (1) PART COMPOST. SOIL MIXTURE SHALL BE WELL BLENDED PRIOR TO INSTALLATION.
  - MATERIALS - TOPSOIL: TOPSOIL TO BE CLEAN, FRIABLE LOAM FROM A LOCAL SOURCE, FREE FROM STONES OR DEBRIS OVER 3/4" IN DIAMETER, AND FREE FROM TOXINS OR OTHER DELETERIOUS MATERIALS. TOPSOIL SHALL HAVE A pH VALUE BETWEEN 6 AND 7. TOPSOIL AND PLANTING SOIL SHALL BE TESTED TO ENSURE CONFORMANCE WITH THESE SPECIFICATIONS AND SHALL BE AMENDED TO MEET THESE SPECIFICATIONS. PROVIDE TEST RESULTS TO OWNER'S REPRESENTATIVE PRIOR TO PLACEMENT. DO NOT PLACE FROZEN OR MUDDY TOPSOIL. APPLY SOIL AMENDMENTS TO ALL LANDSCAPE AREAS PER SOIL TEST.
  - MATERIALS - SHREDDED HARDWOOD BARK MULCH: ALL PLANTING AREAS LABELED ON PLAN SHALL RECEIVE CERTIFIED WEED FREE SHREDDED HARDWOOD BARK MULCH INSTALLED TO A MINIMUM AND CONSISTENT DEPTH OF 3-INCHES. SHREDDED HARDWOOD BARK MULCH SIZE & COLOR TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. FERTILIZER SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, COUNTY AND STATE REQUIREMENTS WITH APPLICABLE LOCAL, COUNTY AND STATE REQUIREMENTS. SHREDDED HARDWOOD BARK MULCH AREAS SHALL NOT RECEIVE WOVEN WEED BARRIER FABRIC.
  - MATERIALS - STONE MULCH: ALL PLANTING AREAS LABELED ON PLAN SHALL RECEIVE DECORATIVE STONE MULCH SPREAD TO A MINIMUM AND CONSISTENT DEPTH OF 3-INCHES. DECORATIVE STONE MULCH TYPE, SIZE & COLOR TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. FERTILIZER SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, COUNTY AND STATE REQUIREMENTS. STONE MULCH AREAS SHALL RECEIVE WOVEN WEED BARRIER FABRIC. NO PLASTIC/IMPERVIOUS BARRIERS WILL BE PERMITTED. EXAMPLE: BLACK VISQUEEN.
  - MATERIALS - TREE & SHRUB RINGS: ALL TREES AND/OR SHRUBS PLANTED IN SEEDED LAWN AREAS TO BE INSTALLED WITH A MINIMUM 4" DIAMETER SHREDDED HARDWOOD BARK MULCH TREE RING SPREAD TO A CONSISTENT DEPTH OF 3-INCHES. ALL TREE RINGS SHOULD BE INSTALLED WITH A 5" DEPTH SHOVEL CUT EDGE, ANGLED 45 DEGREES INTO SOIL AT A 5' DIAMETER ABOUT THE CENTER OF THE TREE PLANTING. A PRE-EMERGENT GRANULAR HERBICIDE WEED-PREVENTER SHOULD BE MIXED WITH MULCH USED TO INSTALL TREE RING AS WELL AS TOPICALLY APPLIED TO COMPLETED INSTALLATION OF TREE RING.
  - MATERIALS - ALUMINUM EDGING: EDGING SHALL BE 1/8" x 4". ALUMINUM EDGING, MILL FINISH. OWNER'S REPRESENTATIVE SHALL APPROVE PRODUCT SPECIFICATION PROVIDED BY LANDSCAPE CONTRACTOR.

### CONTRACTOR AND OWNER RESPONSIBILITY NOTES

- GUARANTEE: THE CONTRACTOR SHALL GUARANTEE ALL PLANTS THROUGH ONE (1) YEAR AFTER ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PLANTS SHALL BE ALIVE AND IN HEALTHY AND FLOURISHING CONDITION AT THE END OF THE GUARANTEE PERIOD. THE CONTRACTOR SHALL REPLACE (AT NO COST TO OWNER) ANY PLANTS THAT ARE DEAD OR NOT IN A VIGOROUS THRIVING CONDITION. REPLACEMENT PLANTS SHALL BE OF THE SAME KIND AND SIZE AS ORIGINALLY SPECIFIED UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE. RESTORE BEDS AS NECESSARY FOLLOWING PLANT REPLACEMENT, INCLUDING BUT NOT LIMITED TO BEDDING, EDGING, MULCH, ETC. REPLACE PLANTS DAMAGED AT TIME OF PLANTING. REPAIR AREAS DISTURBED IN ANY WAY DURING PLANT REPLACEMENT AT NO COST TO OWNER. CONTRACTOR SHALL PROVIDE A ONE (1)-YEAR STRAIGHTENING GUARANTEE FOR ALL TREES.
- CONTRACTOR IS RESPONSIBLE FOR STAKING THE PLANT MATERIALS FOR REVIEW BY OWNER'S REPRESENTATIVE PRIOR TO DIGGING AND PLACEMENT AND SHALL COORDINATE ALL FINE GRADING AND RESTORATION WITH THE GRADING CONTRACTOR.
- MAINTENANCE: (CONTRACTOR) FOR ALL PLANTINGS, SEEDED AND/OR SODDED LAWN AREAS: THE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS AND LAWN AREAS FOR A MINIMUM TIME PERIOD OF 60 DAYS, UNTIL FINAL ACCEPTANCE BY OWNER'S REPRESENTATIVE. THE CONTRACTOR IS RESPONSIBLE FOR ADEQUATELY WATERING PLANTS AND LAWN/TURFGRASS DURING THIS 60 DAY ESTABLISHMENT PERIOD. CONTRACTOR IS RESPONSIBLE FOR THE ESTABLISHMENT OF HEALTHY VIGOROUS PLANT MATERIALS AND LAWN/TURFGRASS GROWTH. CONTRACTOR IS ALSO RESPONSIBLE FOR ANY PRUNING OF PLANT MATERIALS, AND SHAPING AND/OR REPLACEMENT OR SUPPLEMENT OF DEFICIENT SHREDDED HARDWOOD BARK MULCH DURING THIS PERIOD. LONG TERM PLANT MATERIALS AND LAWN/TURFGRASS MAINTENANCE AND ANY PROGRAM FOR SUCH IS THE RESPONSIBILITY OF THE OWNER. ALL PLANTINGS AND LAWN/TURFGRASS AREAS SHALL BE MAINTAINED IN A MANICURED CONDITION UNTIL THE TIME WHEN THE OWNER'S ACCEPTANCE IS GIVEN.
- MAINTENANCE: (OWNER) THE OWNER IS RESPONSIBLE FOR THE CONTINUED MAINTENANCE, REPAIR AND REPLACEMENT OF ALL LANDSCAPING MATERIALS AND WEED BARRIER FABRIC AS NECESSARY FOLLOWING THE ONE (1) YEAR CONTRACTOR GUARANTEE PERIOD.



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jsdinc.com

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CLIENT:  
**SEA DESIGN**

CLIENT ADDRESS:  
**N3302 SOUTH OAKLAND  
FORT ATKINSON, WI 53538**

PROJECT:  
**139 W. WILSON ST.  
REDEVELOPMENT**

PROJECT LOCATION:  
**CITY OF MADISON  
DANE COUNTY  
WISCONSIN, 53073**

PLAN MODIFICATIONS:

#	Date:	Description:
1	6.13.2022	UDC SUBMITTAL
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Designed By: MRA  
Reviewed By: KLY  
Approved By:

SHEET TITLE:  
**LANDSCAPE  
DETAILS & NOTES**

SHEET NUMBER:  
**L2.0**

JSD PROJECT NO: 22-11487

## John Seamon

---

**From:** John Seamon  
**Sent:** Sunday, June 12, 2022 8:20 PM  
**To:** district4@cityofmadison.com  
**Subject:** 139 West Wilson status

Hello Mike,

I hope this not finds you well. We have been able to find a path forward for the design and development of 139 West Wilson. We are looking for another opportunity to meet with you and the neighborhood association to share our current proposal. Right now, our plan is to have a UDC Initial hearing on July 27<sup>th</sup>. Then based on feedback from you and UDC we would plan on submitting for UDC Final and a Land use application on August 22 for public hearings on October 12<sup>th</sup>, and October 24<sup>th</sup> respectively. Please let me know, if I should reach out to Jonathon directly to establish a place on the agenda for the next available neighborhood meeting. Thanks in advance.

Best-John

John Seamon  
**SEA Design**  
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