



City of Madison

Proposed Rezoning

Location
2524 Winnebago Street

Applicant
Marc Ott – Gorman & Company

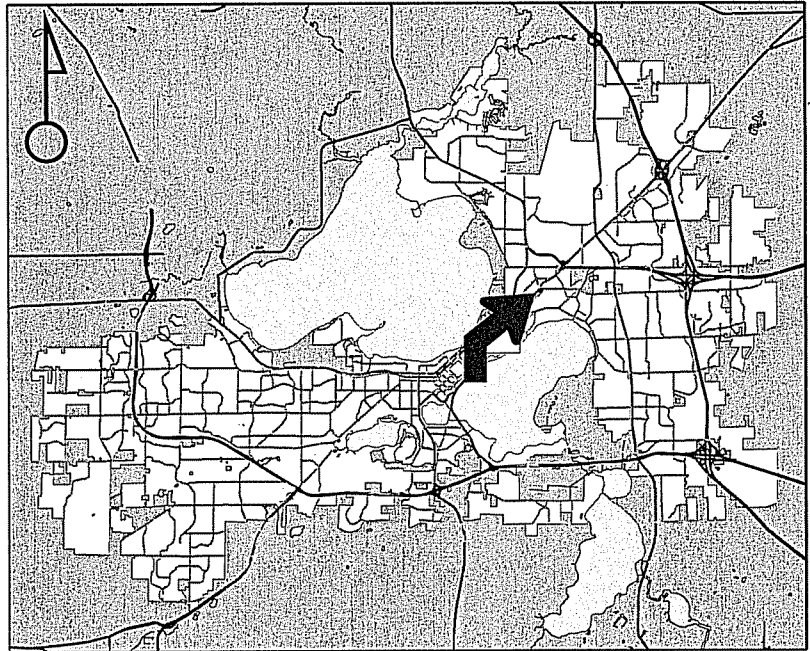
From: PD(SIP) To: Amended PD(SIP)

Existing Use
Vacant land at Union Corners

Proposed Use
Construct mixed-use building with 28,000 sq. ft. grocery store, 10,000 sq. ft. of general commercial space and 100 apartments at Union Corners

Public Hearing Date
Plan Commission
21 September 2015

Common Council
06 October 2015



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



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 14 September 2015





LAND USE APPLICATION

CITY OF MADISON

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

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

FOR OFFICE USE ONLY:	
Amt. Paid _____	Receipt No. _____
Date Received <u>7/22/15</u>	
Received By <u>JSP</u>	
Parcel No. <u>0710-061-3512-5</u>	
Aldermanic District <u>6 - Rummel</u>	
Zoning District <u>PD</u>	
Special Requirements <u>UDA #5</u>	
Review Required By:	
<input checked="" type="checkbox"/> Urban Design Commission	<input checked="" type="checkbox"/> Plan Commission
<input checked="" type="checkbox"/> Common Council	<input type="checkbox"/> Other: _____

Form Effective: February 21, 2013

1. **Project Address:** Lot 2 of Union Corners 2524 WINNEBAGO ST
Project Title (if any): Union Corners Bldg 1 & 2

2. This is an application for (Check all that apply to your Land Use Application):

- Zoning Map Amendment from GPD to SIP
- Major Amendment to Approved PD-GDP Zoning
- Major Amendment to Approved PD-SIP Zoning
- Review of Alteration to Planned Development (By Plan Commission)
- Conditional Use, or Major Alteration to an Approved Conditional Use
- Demolition Permit
- Other Requests: _____

CITY OF MADISON

JUL 22 2015
12:15 PM EW
Planning & Community
& Economic Development

3. Applicant, Agent & Property Owner Information:

Applicant Name: Edward Matkom **Company:** Gorman & Company
Street Address: 200 N. Main Street **City/State:** Oregon, WI **Zip:** 53575
Telephone: (414) 617-9997 **Fax:** (608) 835-3009 **Email:** tmatkom@gormanusa.com

Project Contact Person: Marc Ott **Company:** Gorman & Company
Street Address: 200 N. Main Street **City/State:** Oregon, WI **Zip:** 53575
Telephone: (608) 835-6388 **Fax:** (608) 835-3009 **Email:** mott@gormanusa.com

Property Owner (if not applicant): Gorman & Company, Inc.
Street Address: 200 N. Main Street **City/State:** Oregon, WI **Zip:** 53575

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: Buildings will consist of retail space on the ground floor, a 28,000 s.f. grocery store, and 100 dwelling units on the upper four floors. Tenant and customer parking will be provided in underground parking garage and a small surface lot.

Development Schedule: Commencement 4-15-2016 Completion 7-01-2017

5. Required Submittal Information

All Land Use applications are required to include the following:

Project Plans including:*

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

Provide collated project plan sets as follows:

- **Seven (7) copies** of a full-sized plan set drawn to a scale of 1 inch = 20 feet (folded or rolled and stapled)
- **Twenty Five (25) copies** of the plan set reduced to fit onto 11 X 17-inch paper (folded and stapled)
- **One (1) copy** of the plan set reduced to fit onto 8 ½ X 11-inch paper

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

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

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

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

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

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

6. Applicant Declarations

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

→ If a waiver has been granted to this requirement, please attach any correspondence to this effect to this form.

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


Planning Staff: Tim Parks Date: 4-20-2015 Zoning Staff: N/A Date: _____

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

Name of Applicant Edward Matkom

Relationship to Property: Developer

Authorizing Signature of Property Owner



Date 7-22-2015



200 N. Main Street • Oregon, WI 53575

P: (608) 835-3900

F: (608) 835-3922

www.GormanUSA.com

REAL ESTATE DEVELOPMENT

MILWAUKEE MIAMI PHOENIX CHICAGO DENVER

July 22, 2015

Mr. Tim Parks
Urban Design Commission
215 Martin Luther King Jr. Blvd
P.O. Box 2985
Madison, WI 53701

Re: Letter of Intent
PD-SIP Re Zoning
xxx East Washington Avenue
Madison, WI 53704

Dear Mr. Tim Parks:

The following is submitted together with the plans, and application for staff approval.

Project Organizational Structure:

Owner: Gorman & Company, Inc.
200 N. Main Street
Oregon, WI 53575
414-617-9997
Contact: Edward Matkom
tmatkom@gormanusa.com

Architect: Gorman & Company, Inc.
200 N. Main Street
Oregon, WI 53575
608-835-3900
Contact: Marc Ott
mott@gormanusa.com

Civil: JSD Professional Services, Inc.
Engineer 161 Horizon Dr, Suite 101
Madison, WI 53593
608-848-5060
Contact: Hans Justeson
hans.justeson@jsdinc.com

Landscape: JSD Professional Services, Inc.
Design 161 Horizon Dr, Suite 101
Madison, WI 53593
608-848-5060
Contact: Justin Frahm
justin.frahm@jsdinc.com

Introduction:

The site property is located on the east side of Madison, on the corner of East Washington Avenue and Milwaukee Street. The property is within the Union corners General Plan Development. The site is currently vacant.

Zoning:

The site is currently within the Union Corners General Plan Development.

Project Description:

The Project consists of one five story buildings with a large basement parking structure. The ground floor contains retail suites, a 28,000 s.f. grocery store, building common areas/ amenity spaces, and lobbies. The upper four floors are 100 market rate apartments. Additionally, the project constructs a new pedestrian pathway between Lot 1 & 2.

Project Development Data:

Site Density:

Lot area:	130,649 s.f. (2.999 acres)
Dwelling Units:	100 Units
Lot Area / D.U.	1,306 s.f / d.u.
Density	33.34 d.u. / acre

Site Coverage:

Building:	41,555 s.f. (31.8 %)
Ramp:	4,578 s.f. (3.5 %)
Sidewalks:	1,837 s.f. (1.4 %)
Plaza:	8,544 s.f. (6.5%)
Building Patios:	11,864 s.f. (9.1%)
Pedestrian Path:	6,801 s.f. (5.2%)
Pervious:	20,989 s.f. (16.0 %)

Building Ratio:

Retail Shell:	38,000 s.f. (16 %)
Apartments & Amenities	109,280 s.f. (47 %)
Underground Parking:	70,470 s.f. (30 %)
Misc (corridor, mech, stairs):	<u>16,480 s.f. (7 %)</u>
	234,230 s.f. Total Building Area

Dwelling Unit Mix

One Bedroom	58
Two Bedroom	<u>42</u>
	100 Total

Bike Parking:

Enclosed:	100
Surface:	<u>100</u>
	200 Total

Vehicular Parking:

Enclosed	192
Surface	<u>49</u>
	241 Total

Schedule:

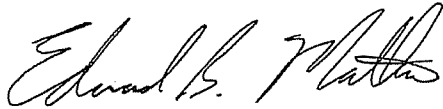
The development schedule calls for construction to start October of 2015, with a scheduled completion in October 2016.

Social & Economic Impacts:

This development will have a positive social and economic impact on the surrounding community. The re-development of this property will provide high quality housing, create new retail establishments, bring a needed grocery store, and infuse local businesses with new revenue sources.

Thank you for your time in reviewing our proposal.

Sincerely,

A handwritten signature in black ink, appearing to read "Edward B. Matkom". The signature is fluid and cursive, with the first name "Edward" being the most prominent.

Edward Matkom
President – Wisconsin Market
Gorman & Company, Inc.

EAST WASHINGTON AVE. (U.S.H. 151)

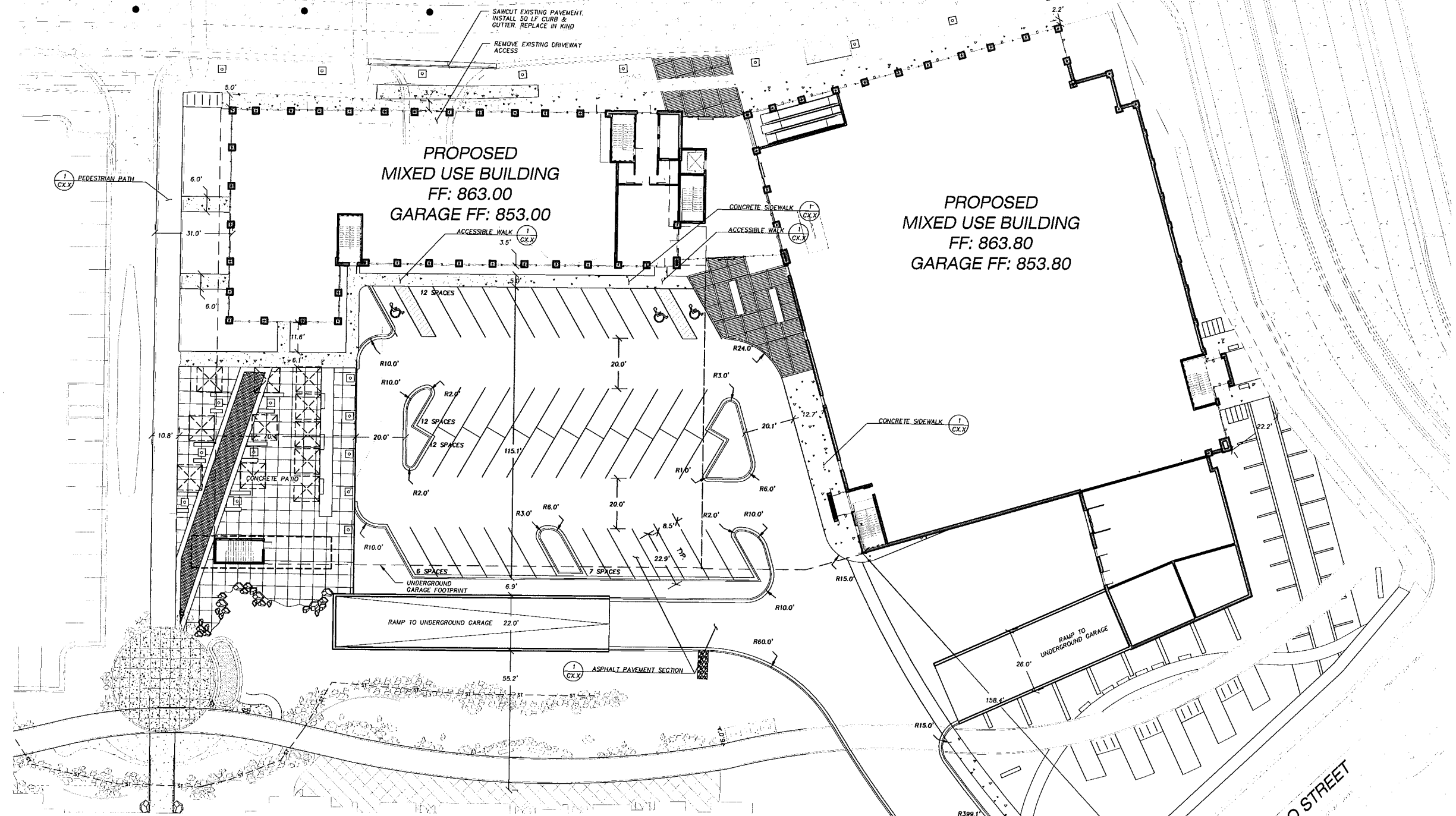
**GORMAN & COMPANY
UNION CORNERS SPECIFIC
IMPLEMENTATION PLAN
MADISON, WI**

Project No. 15-6830
Plot Date:
Drawn by: JLF, KJY, MG

Date Issue Description
UDC-INITIAL 08-28-15

Sheet Title
LOT 2 SITE PLAN

Sheet No.
C200



LEGEND (PROPOSED)

- PROPERTY LINE
- - - RIGHT-OF-WAY
- - - WINNEBAGO STREET PUBLIC WORKS APPROVAL
- - - FUTURE PATH
- - - SAWCUT
- BUILDING LINE
- EDGE OF PAVEMENT
- X-X- PROPOSED RAILING
- ▨ CONCRETE PAVEMENT
- ▩ ARCHITECTURAL BRICK PAVERS
- ▩ ARCHITECTURAL BRICK PAVERS 2
- ▩ MASONRY BRICK (RECYCLED)
- ◊ LIMESTONE BOULDERS (VARY IN SIZE AND COLOR)

- GENERAL NOTES**
- REFER TO THE TOPOGRAPHIC AND UTILITY SURVEY FOR EXISTING CONDITIONS NOTES AND LEGEND.
 - ALL WORK IN THE ROW SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON 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.

SITE INFORMATION BLOCK	
Site Address	UNION CORNERS, LOT 2
Site Acreage (total)	2.99
Number of Building Stories (above grade)	5
Building Footprint Coverage:	41,521
Use of property	Mixed Use
Number of parking stalls:	
Underground	TBD
Surface	
Large Stall	46
Accessible	3
Total Surface	49
Total Site Parking Stalls	TBD
Proposed Site Coverage:	
Proposed Impervious Surface Area	63,658 S.F.
Proposed Pervious Surface Area	25,470 S.F.
Proposed Impervious Surface Area Ratio	0.805

TO OBTAIN LOCATIONS OF PARTICIPANT UNDERGROUND UTILITIES BEFORE YOU DIG, CALL 811.

CALL DIGGERS HOTLINE
1-800-242-0811 TOLL FREE

YOUR INFORMATION SYSTEM OR THIS DRAWING CONTAINING THIS AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES AS WELL AS THE LOCATION OF ANY NEW UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF MADISON. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF MADISON. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF MADISON.

SCALE IN FEET
20' 0 20'

EAST WASHINGTON AVE. (U.S.H. 151)

LEGEND (PROPOSED)

- PROPERTY LINE
- BUILDING LINE
- GRADE BREAK
- RIGHT-OF-WAY
- FUTURE PATH
- SILT FENCE

SPOT ELEVATION

- EP - EDGE OF PAVEMENT
- FG - FINAL GRADE
- HP - HIGH POINT
- SW - SIDEWALK
- TS - TOP OF STEP
- BS - BOTTOM OF STEP
- RE - RIM ELEVATION

GORMAN & COMPANY, INC.

REAL ESTATE DEVELOPMENT & MANAGEMENT

200 N. MAIN STREET
OREGON, WI 53575

Consultant:

JSD Professional Services, Inc.
Engineers • Surveyors • Planners

"BUILDING RELATIONSHIPS WITH A COMMITMENT TO CLIENT SATISFACTION, TRADITIONAL INTEGRITY, QUALITY, AND EXPERIENCE"

MADISON REGIONAL OFFICE
161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
608 848 5000 PHONE | 608 848 2255 FAX
MADISON | MILWAUKEE
KENOSHA | APPLETON
www.jsdinc.com

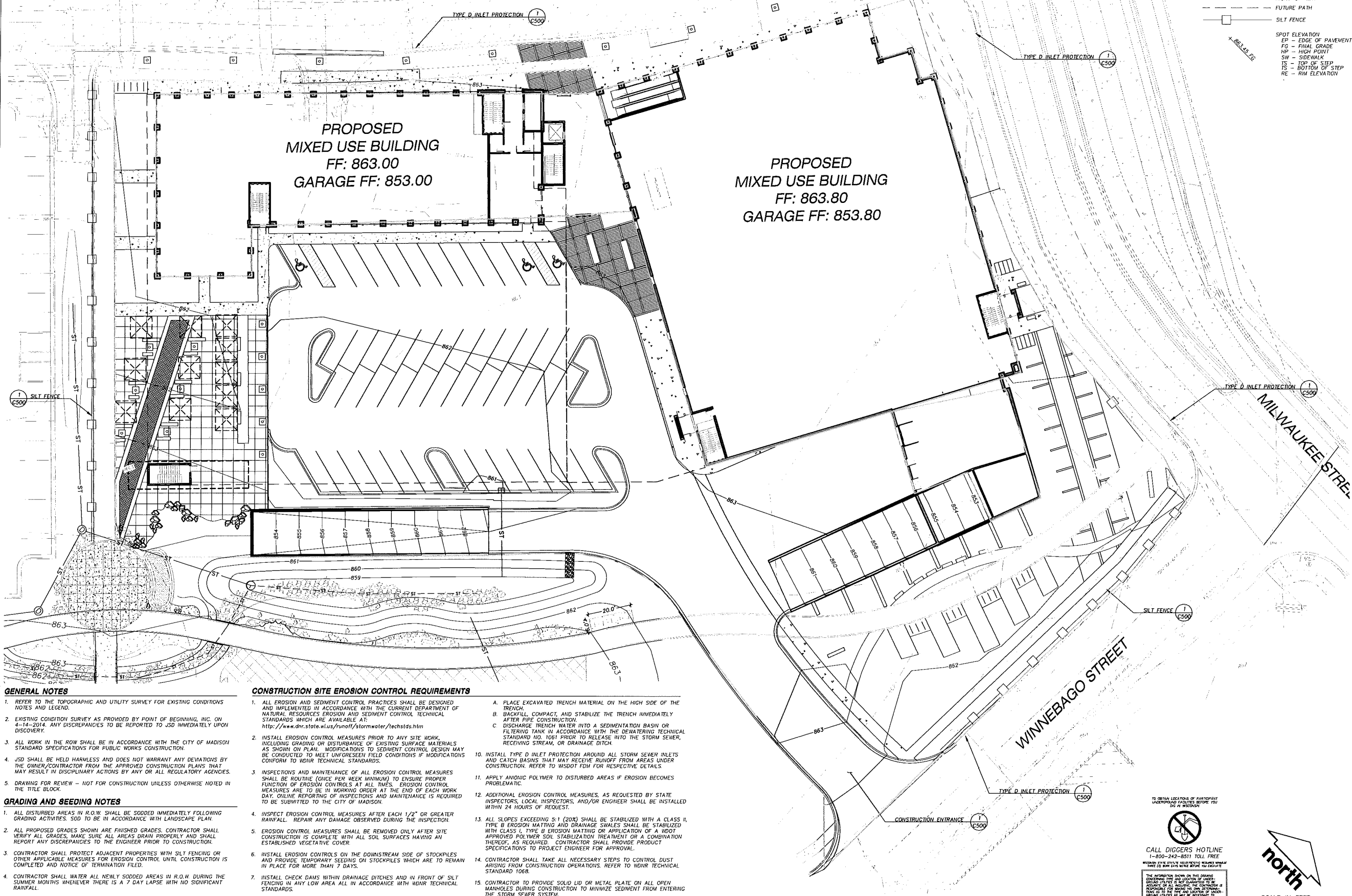
**GORMAN & COMPANY
UNION CORNERS SPECIFIC
IMPLEMENTATION PLAN
MADISON, WI**

Project No. 15-6830
Plot Date:
Drawn by: JFL, MG, KJY

Date Issue Description
UDC-INITIAL 08-28-15

Sheet Title
GRADING AND EROSION CONTROL PLAN

Sheet No.
C300



- GENERAL NOTES**
- REFER TO THE TOPOGRAPHIC AND UTILITY SURVEY FOR EXISTING CONDITIONS NOTES AND LEGEND.
 - EXISTING CONDITION SURVEY AS PROVIDED BY POINT OF BEGINNING, INC. ON 4-14-2014. ANY DISCREPANCIES TO BE REPORTED TO JSD IMMEDIATELY UPON DISCOVERY.
 - ALL WORK IN THE ROW SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON 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 OF ALL REGULATORY AGENCIES.
 - DRAWING FOR REVIEW - NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.
- GRADING AND SEEDING NOTES**
- ALL DISTURBED AREAS IN R.O.W. SHALL BE SODDED IMMEDIATELY FOLLOWING GRADING ACTIVITIES. SOD TO BE IN ACCORDANCE WITH LANDSCAPE PLAN.
 - ALL PROPOSED GRADES SHOWN ARE FINISHED GRADES. CONTRACTOR SHALL VERIFY ALL GRADES, MAKE SURE ALL AREAS DRAIN PROPERLY AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
 - CONTRACTOR SHALL PROTECT ADJACENT PROPERTIES WITH SILT FENCING OR OTHER APPLICABLE MEASURES FOR EROSION CONTROL UNTIL CONSTRUCTION IS COMPLETED AND NOTICE OF TERMINATION FILED.
 - CONTRACTOR SHALL WATER ALL NEWLY SODDED AREAS IN R.O.W. DURING THE SUMMER MONTHS WHENEVER THERE IS A 7 DAY LAPSE WITH NO SIGNIFICANT RAINFALL.
 - CONTRACTOR TO DEEP TILL ALL COMPACTED FERVIOUS SURFACES PRIOR TO SODDING OR SEEDING AND MULCHING THIS MUST BE VERIFIED BY THE ENGINEER AS PART OF THE AS-BUILT CERTIFICATION.
 - THE CONTRACTOR SHALL NOTIFY THE CITY OF MADISON A MINIMUM OF TWO (2) WORKING DAYS IN ADVANCE OF ANY SOIL DISTURBING ACTIVITY.

- CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS**
- ALL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE DESIGNED AND IMPLEMENTED IN ACCORDANCE WITH THE CURRENT DEPARTMENT OF NATURAL RESOURCES EROSION AND SEDIMENT CONTROL TECHNICAL STANDARDS WHICH ARE AVAILABLE AT: <http://www.dnr.state.wi.us/runoff/stormwater/techstds.html>
 - INSTALL EROSION CONTROL MEASURES PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIALS AS SHOWN ON PLAN. MODIFICATIONS TO SEDIMENT CONTROL DESIGN MAY BE CONDUCTED TO MEET UNFORSEEN FIELD CONDITIONS IF MODIFICATIONS CONFORM TO WDR TECHNICAL STANDARDS.
 - INSPECTIONS AND MAINTENANCE OF ALL EROSION CONTROL MEASURES SHALL BE ROUTINE (ONCE PER WEEK MINIMUM) TO ENSURE PROPER FUNCTION OF EROSION CONTROLS AT ALL TIMES. EROSION CONTROL MEASURES ARE TO BE IN WORKING ORDER AT THE END OF EACH WORK DAY. ONLINE REPORTING OF INSPECTIONS AND MAINTENANCE IS REQUIRED TO BE SUBMITTED TO THE CITY OF MADISON.
 - INSPECT EROSION CONTROL MEASURES AFTER EACH 1/2" OR GREATER RAINFALL. REPAIR ANY DAMAGE OBSERVED DURING THE INSPECTION.
 - EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE WITH ALL SOIL SURFACES HAVING AN ESTABLISHED VEGETATIVE COVER.
 - INSTALL EROSION CONTROLS ON THE DOWNSTREAM SIDE OF STOCKPILES AND PROVIDE TEMPORARY SEEDING ON STOCKPILES WHICH ARE TO REMAIN IN PLACE FOR MORE THAN 7 DAYS.
 - INSTALL CHECK DAMS WITHIN DRAINAGE DITCHES AND IN FRONT OF SILT FENCING IN ANY LOW AREA ALL IN ACCORDANCE WITH WDR TECHNICAL STANDARDS.
 - EROSION CONTROL FOR UTILITY CONSTRUCTION (STORM SEWER, SANITARY SEWER, WATER MAIN, ETC.):
 - PLACE EXCAVATED TRENCH MATERIAL ON THE HIGH SIDE OF THE TRENCH.
 - BACKFILL, COMPACT, AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.
 - DISCHARGE TRENCH WATER INTO A SEDIMENTATION BASIN OR FILTERING TANK IN ACCORDANCE WITH THE DENATURING TECHNICAL STANDARD NO. 1061 PRIOR TO RELEASE INTO THE STORM SEWER, RECEIVING STREAM, OR DRAINAGE DITCH.
 - INSTALL TYPE D INLET PROTECTION AROUND ALL STORM SEWER INLETS AND CATCH BASINS THAT MAY RECEIVE RUNOFF FROM AREAS UNDER CONSTRUCTION. REFER TO WSDOT FDM FOR RESPECTIVE DETAILS.
 - APPLY ANIONIC POLYMER TO DISTURBED AREAS IF EROSION BECOMES PROBLEMATIC.
 - ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED BY STATE INSPECTORS, LOCAL INSPECTORS, AND/OR ENGINEER SHALL BE INSTALLED WITHIN 24 HOURS OF REQUEST.
 - ALL SLOPES EXCEEDING 5:1 (20%) SHALL BE STABILIZED WITH A CLASS II, TYPE B EROSION MATTING AND DRAINAGE SWALES SHALL BE STABILIZED WITH CLASS I, TYPE B EROSION MATTING OR APPLICATION OF A WOOD APPROVED POLYMER SOIL STABILIZATION TREATMENT OR A COMBINATION THEREOF, AS REQUIRED. CONTRACTOR SHALL PROVIDE PRODUCT SPECIFICATIONS TO PROJECT ENGINEER FOR APPROVAL.
 - CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO CONTROL DUST ARISING FROM CONSTRUCTION OPERATIONS. REFER TO WDR TECHNICAL STANDARD 1068.
 - CONTRACTOR TO PROVIDE SOLID LID OR METAL PLATE ON ALL OPEN MANHOLES DURING CONSTRUCTION TO MINIMIZE SEDIMENT FROM ENTERING THE STORM SEWER SYSTEM.

TO OBTAIN LOCATIONS OF PARTICIPANT UNDERGROUND UTILITIES BEFORE YOU DIG, CALL:

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

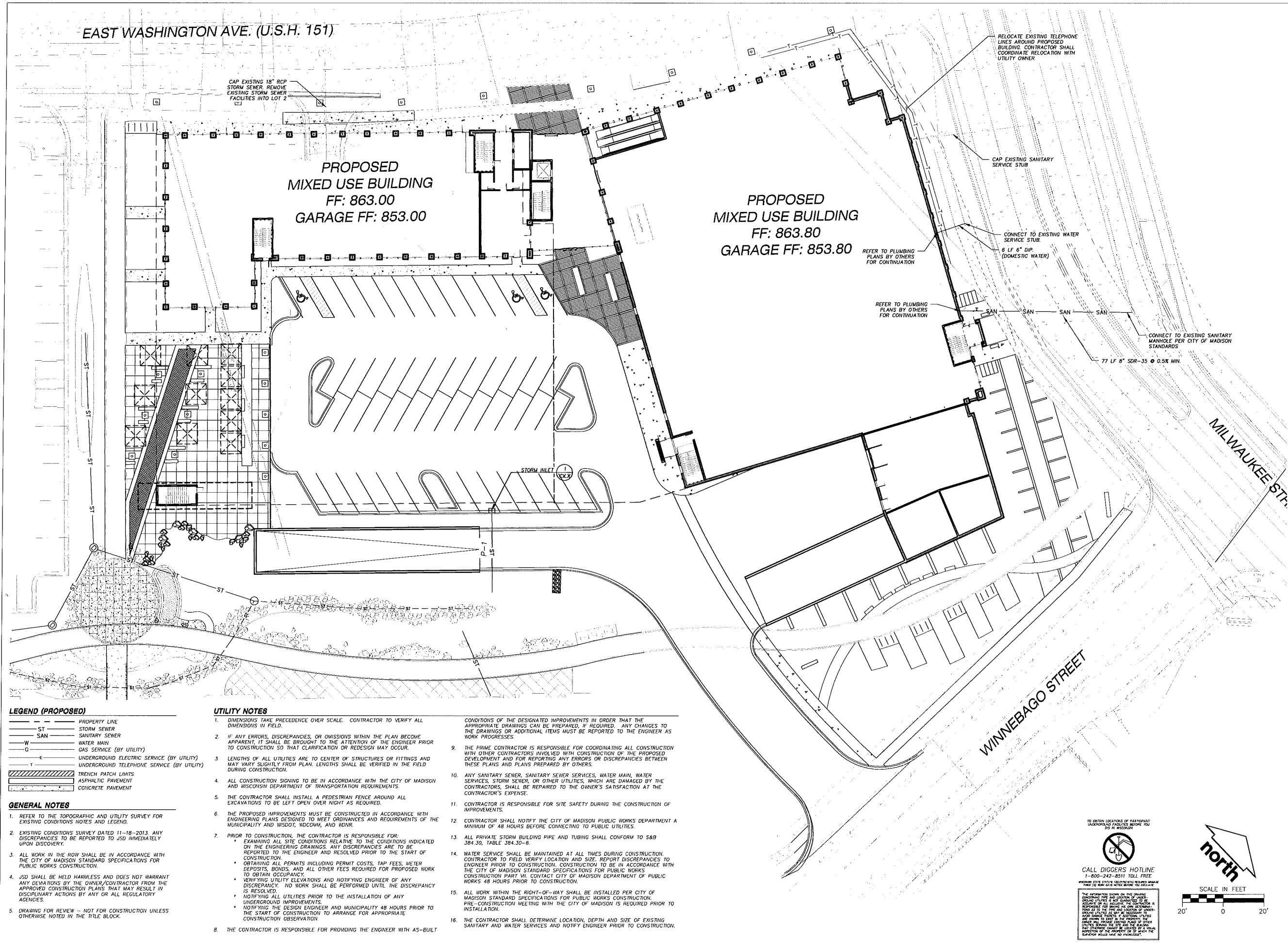
FOR THE STATE OF WISCONSIN, PLEASE VISIT: www.wisconsin.gov/diggers

THE INFORMATION SHOWN ON THIS DRAWING IS THE PROPERTY OF THE ENGINEER. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED THEREON. ANY REUSE OR MODIFICATION OF THIS INFORMATION WITHOUT THE WRITTEN CONSENT OF THE ENGINEER IS PROHIBITED. THE ENGINEER ASSUMES NO LIABILITY FOR DAMAGE TO PERSONS OR PROPERTY ARISING FROM THE USE OF THIS INFORMATION.

north

SCALE IN FEET
20' 0' 20'

EAST WASHINGTON AVE. (U.S.H. 151)



PROPOSED
MIXED USE BUILDING
FF: 863.00
GARAGE FF: 853.00

PROPOSED
MIXED USE BUILDING
FF: 863.80
GARAGE FF: 853.80

RELOCATE EXISTING TELEPHONE LINES AROUND PROPOSED BUILDING. CONTRACTOR SHALL COORDINATE RELOCATION WITH UTILITY OWNER

CAP EXISTING SANITARY SERVICE STUB

CONNECT TO EXISTING WATER SERVICE STUB
6 LF 6" DIP (DOMESTIC WATER)

REFER TO PLUMBING PLANS BY OTHERS FOR CONTINUATION

CONNECT TO EXISTING SANITARY MANHOLE PER CITY OF MADISON STANDARDS

77 LF 6" SDR-35 @ 0.5% MIN.

LEGEND (PROPOSED)

---	PROPERTY LINE
ST	STORM SEWER
SAN	SANITARY SEWER
W	WATER MAIN
G	GAS SERVICE (BY UTILITY)
E	UNDERGROUND ELECTRIC SERVICE (BY UTILITY)
T	UNDERGROUND TELEPHONE SERVICE (BY UTILITY)
///	TRENCH PATCH LIMITS
▨	ASPHALTIC PAVEMENT
▩	CONCRETE PAVEMENT

- GENERAL NOTES**
- REFER TO THE TOPOGRAPHIC AND UTILITY SURVEY FOR EXISTING CONDITIONS NOTES AND LEGEND.
 - EXISTING CONDITIONS SURVEY DATED 11-18-2013. ANY DISCREPANCIES TO BE REPORTED TO JSD IMMEDIATELY UPON DISCOVERY.
 - ALL WORK IN THE ROW SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON 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.

- UTILITY NOTES**
- DIMENSIONS TAKE PRECEDENCE OVER SCALE. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD.
 - IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS WITHIN THE PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
 - LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.
 - ALL CONSTRUCTION SIGNING TO BE IN ACCORDANCE WITH THE CITY OF MADISON AND WISCONSIN DEPARTMENT OF TRANSPORTATION REQUIREMENTS.
 - THE CONTRACTOR SHALL INSTALL A PEDESTRIAN FENCE AROUND ALL EXCAVATIONS TO BE LEFT OPEN OVER NIGHT AS REQUIRED.
 - THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH ENGINEERING PLANS DESIGNED TO MEET ORDINANCES AND REQUIREMENTS OF THE MUNICIPALITY AND RESO. 10000A AND 1000R.
 - PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR:
 - EXAMINING ALL SITE CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.
 - OBTAINING ALL PERMITS INCLUDING PERMIT COSTS, TAP FEES, METER DEPOSITS, BONDS, AND ALL OTHER FEES REQUIRED FOR PROPOSED WORK TO OBTAIN OCCUPANCY.
 - VERIFYING UTILITY ELEVATIONS AND NOTIFYING ENGINEER OF ANY DISCREPANCY. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS RESOLVED.
 - NOTIFYING ALL UTILITIES PRIOR TO THE INSTALLATION OF ANY UNDERGROUND IMPROVEMENTS.
 - NOTIFYING THE DESIGN ENGINEER AND MUNICIPALITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION OBSERVATION.
 - THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE ENGINEER WITH AS-BUILT

- CONDITIONS OF THE DESIGNATED IMPROVEMENTS IN ORDER THAT THE APPROPRIATE DRAWINGS CAN BE PREPARED, IF REQUIRED. ANY CHANGES TO THE DRAWINGS OR ADDITIONAL ITEMS MUST BE REPORTED TO THE ENGINEER AS WORK PROGRESSES.
- THE PRIME CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL CONSTRUCTION WITH OTHER CONTRACTORS INVOLVED WITH CONSTRUCTION OF THE PROPOSED DEVELOPMENT AND FOR REPORTING ANY ERRORS OR DISCREPANCIES BETWEEN THESE PLANS AND PLANS PREPARED BY OTHERS.
 - ANY SANITARY SEWER, SANITARY SEWER SERVICES, WATER MAIN, WATER SERVICES, STORM SEWER, OR OTHER UTILITIES, WHICH ARE DAMAGED BY THE CONTRACTORS, SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
 - CONTRACTOR IS RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF IMPROVEMENTS.
 - CONTRACTOR SHALL NOTIFY THE CITY OF MADISON PUBLIC WORKS DEPARTMENT A MINIMUM OF 48 HOURS BEFORE CONNECTING TO PUBLIC UTILITIES.
 - ALL PRIVATE STORM BUILDING PIPE AND TUBING SHALL CONFORM TO S&B 384.30, TABLE 384.30-6.
 - WATER SERVICE SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION. CONTRACTOR TO FIELD VERIFY LOCATION AND SIZE. REPORT DISCREPANCIES TO ENGINEER PRIOR TO CONSTRUCTION. CONSTRUCTION TO BE IN ACCORDANCE WITH THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION PART VII. CONTACT CITY OF MADISON DEPARTMENT OF PUBLIC WORKS 48 HOURS PRIOR TO CONSTRUCTION.
 - ALL WORK WITHIN THE RIGHT-OF-WAY SHALL BE INSTALLED PER CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION. PRE-CONSTRUCTION MEETING WITH THE CITY OF MADISON IS REQUIRED PRIOR TO INSTALLATION.
 - THE CONTRACTOR SHALL DETERMINE LOCATION, DEPTH AND SIZE OF EXISTING SANITARY AND WATER SERVICES AND NOTIFY ENGINEER PRIOR TO CONSTRUCTION.

TO OBTAIN LOCATIONS OF PARTICIPANT SANITARY FACILITIES BEFORE YOU DIG A WISCONSIN

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

BEFORE YOU EXCAVATE, PLEASE CALL THE DIGGER'S HOTLINE TO OBTAIN LOCATIONS OF PARTICIPANT SANITARY FACILITIES BEFORE YOU DIG A WISCONSIN

THE INFORMATION SHOWN ON THIS PLATING CONCERNING THE LOCATION OF UTILITIES IS FOR INFORMATION ONLY. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS TO EXCAVATE IN THE PROPERTY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS TO EXCAVATE IN THE PROPERTY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS TO EXCAVATE IN THE PROPERTY.

SCALE IN FEET
20' 0 20'

GORMAN & COMPANY, INC.

REAL ESTATE DEVELOPMENT & MANAGEMENT

200 N. MAIN STREET
OREGON, WI 53575

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www.jsdinc.com

**GORMAN & COMPANY
UNION CORNERS SPECIFIC
IMPLEMENTATION PLAN
MADISON, WI**

Project No. 15-6830
Plot Date:
Drawn by: JLF, MG, KJY

Date Issue Description
UDC-INITIAL 08-28-15

Sheet Title
UTILITY PLAN

Sheet No.
C400

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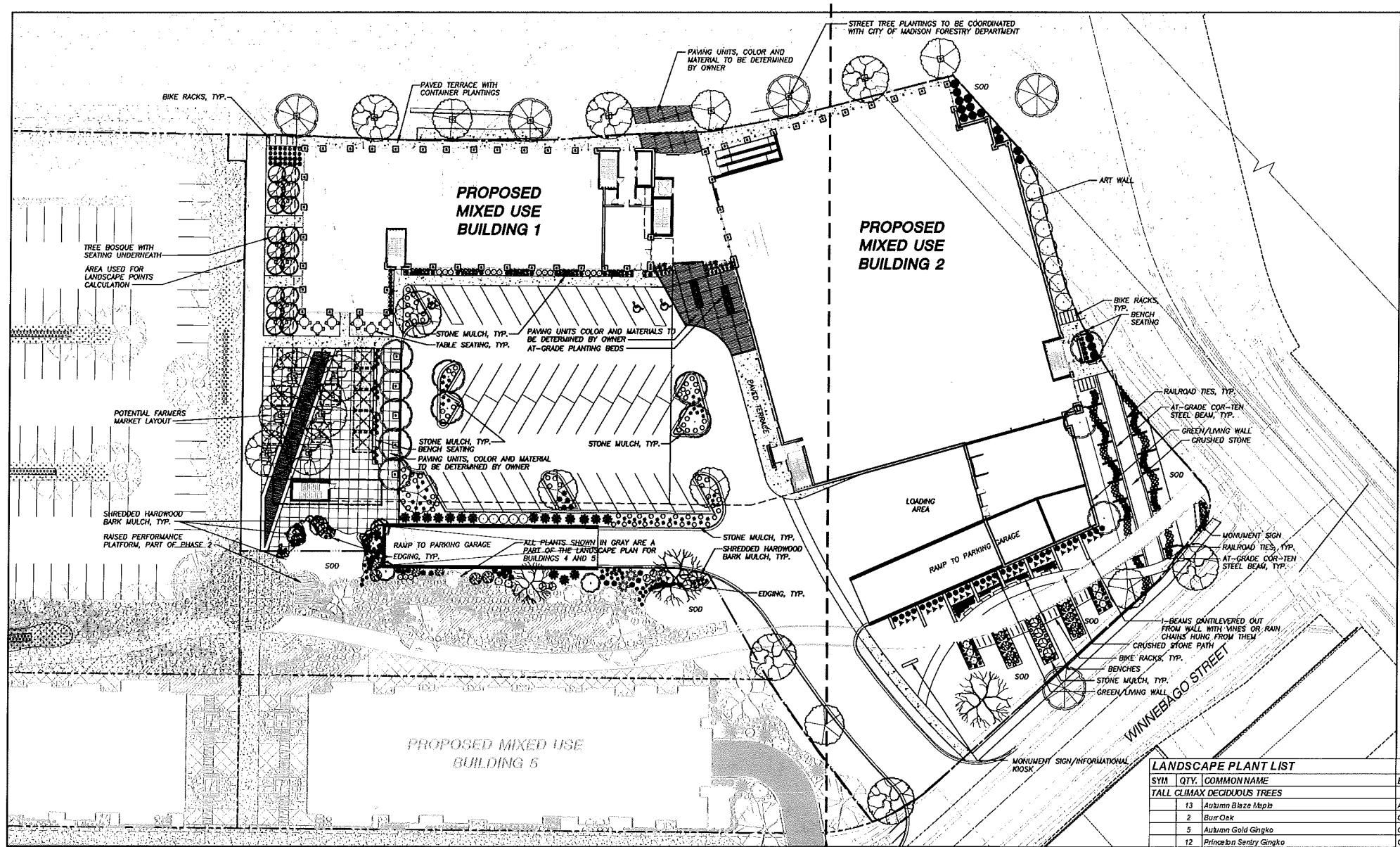
GORMAN & COMPANY
UNION CORNERS SPECIFIC
IMPLEMENTATION PLAN
MADISON, WI

Project No. 15-6810
Plot Date:
Drawn by: JLF, KJY, MG, ABK

Date Issue Description
UDC-INITIAL 08-28-15

Sheet Title
OVERALL LANDSCAPE PLAN

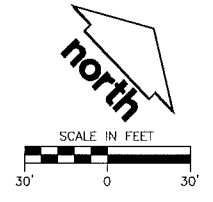
Sheet No.
L100



LEGEND (PROPOSED)

- PROPERTY LINE
- RIGHT-OF-WAY
- BUILDING LINE
- EDGE OF PAVEMENT
- x-x-x-x- PROPOSED RAILING
- ===== 18" STANDARD CURB & GUTTER
- ===== 18" REJECT CURB & GUTTER
- ===== PROPOSED CONCRETE PAVEMENT
- ===== PROPOSED ASPHALT PAVEMENT
- ===== POLYETHYLENE EDGING
- ===== PLUG MIX RAINGARDEN AREA
- ===== WASHED #4 FIELDSTONE COBBLE

- GENERAL NOTES**
- REFER TO THE BOUNDARY, TOPOGRAPHIC, SITE PLAN, & UTILITY SURVEY FOR EXISTING CONDITIONS, NOTES AND LEGEND.
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 - 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 SHEET L300 FOR ADDITIONAL DETAILS, NOTES AND SPECIFICATION INFORMATION INCLUDING MATERIALS, GUARANTEE AND EXECUTION RELATED TO LANDSCAPE PLAN.



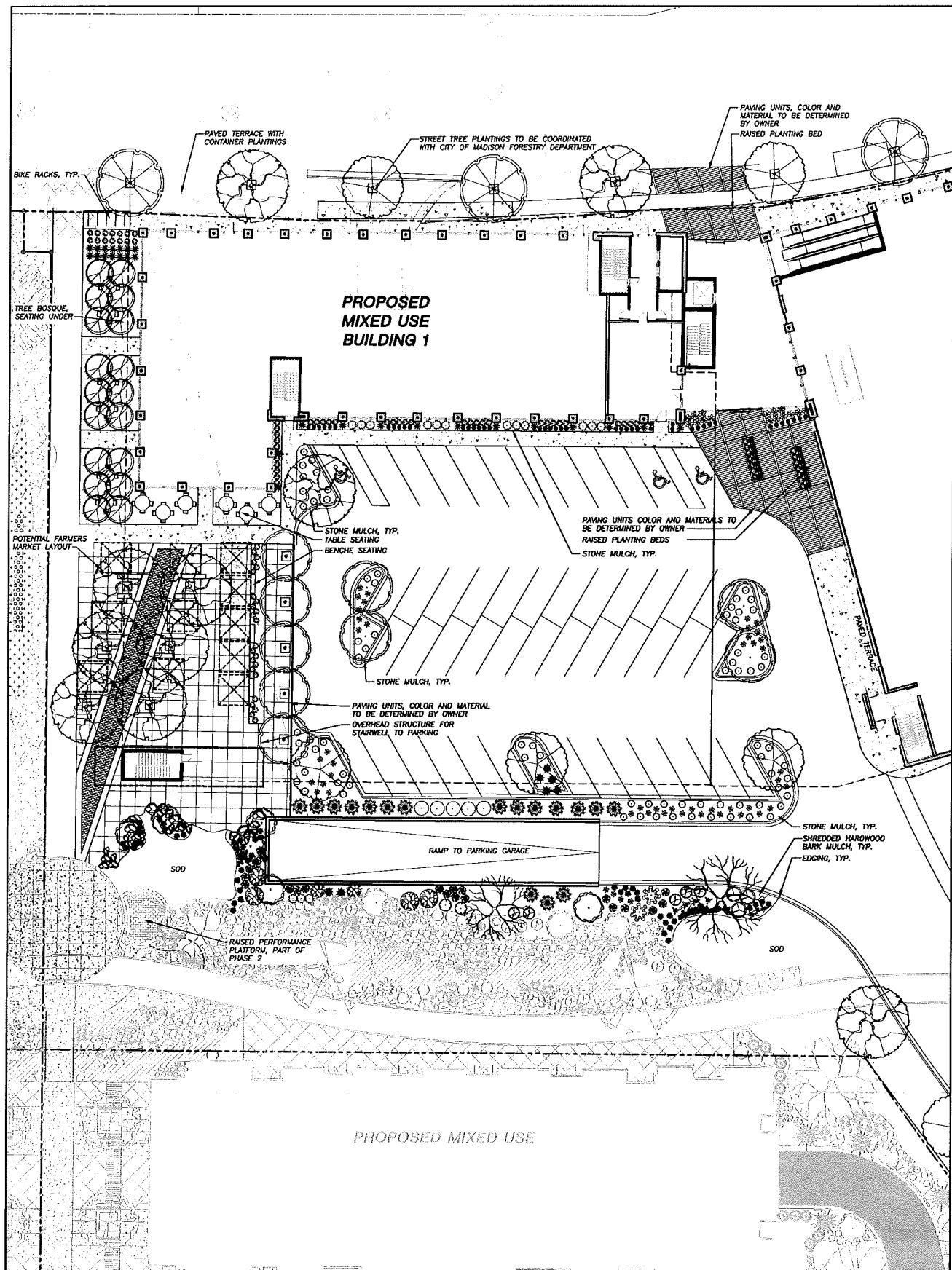
SEE SHEET L200 SEE SHEET L201

LEGEND (PROPOSED)

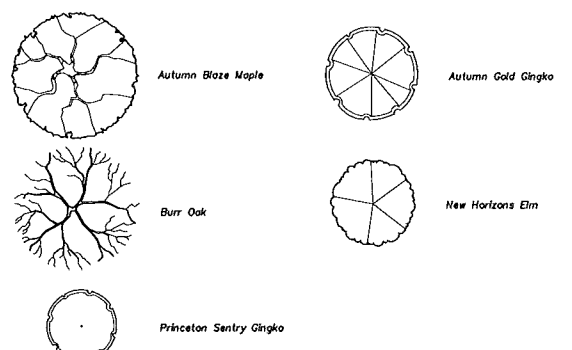
<p>TALL CLIMAX DECIDUOUS TREES</p> <ul style="list-style-type: none"> Autumn Blaze Maple Burr Oak Princeton Sentry Ginkgo Autumn Gold Ginkgo New Horizons Elm 	<p>ORNAMENTAL TREES</p> <ul style="list-style-type: none"> Pagoda Dogwood Little King River Birch (Multistem) Whitespire Birch (Single Stem) <p>EVERGREEN TREES</p> <ul style="list-style-type: none"> Brandon Arborvitae 	<p>DECIDUOUS SHRUBS</p> <ul style="list-style-type: none"> Iroquois Black Chokeberry Indian Current Coralberry Knock Out Rose Gold Star Potentilla Gro-Lo Sumac Red Twig Dogwood Yellow Twig Dogwood Spring Red Compact Cranberrybush Vb. 	<p>EVERGREEN SHRUBS</p> <ul style="list-style-type: none"> Mini Arcadia Juniper Dwarf Japanese Yew (Brevifolia) <p>PERENNIALS</p> <ul style="list-style-type: none"> Coreopsis Moonbeam Little Spire Russian Sage Black-Eyed Susan Iris 'Caesar's Brother' May Night Salvia <p>ORNAMENTAL GRASSES</p> <ul style="list-style-type: none"> Karl Foerster Feather Reed Grass Dwarf Hameln Fountain Grass Blue Oat Grass The Blues Little Bluestem Big Bluestem Little Bluestem Prairie Dropseed Common Oak Sedge
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LANDSCAPE PLANT LIST

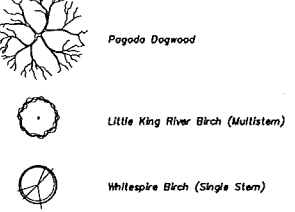
SYM	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	LS POINTS	TOTAL POINTS
TALL CLIMAX DECIDUOUS TREES							
	13	Autumn Blaze Maple	ACER x freemanii 'Afreburna'	2-1/2' Cal.	B&B	35	455
	2	Burr Oak	QUERCUS macrocarpa	2-1/2' Cal.	B&B	35	70
	5	Autumn Gold Ginkgo	GIWKObutaba 'Autumn Gold'	2-1/2' Cal.	B&B	35	175
	12	Princeton Sentry Ginkgo	GIWKObutaba 'Princeton Sentry'	2-1/2' Cal.	B&B	35	420
	8	New Horizon Elm	ULMUS x New Horizon'	2-1/2' Cal.	B&B	35	280
ORNAMENTAL TREES							
	1	Pagoda Dogwood	CORNUS alternifolia 'Argentea'	1 1/2' Cal.	B&B	15	15
	6	Little King River Birch (multistem)	BETULA nigra Little King FOX VALLEY	1 1/2' Cal.	B&B	15	90
	18	Whitespire Birch (single stem)	BETULA populifolia 'Whitespire'	1 1/2' Cal.	B&B	15	270
UPRIGHT EVERGREEN SHRUB							
	17	Brandon Arborvitae	THUJA occidentalis Brandon'	5-6'Ht.	B&B	10	170
DECIDUOUS SHRUBS							
	8	Iroquois Black Chokeberry	ARONIA melanocarpa Morton' IROQUOIS BEAUTY	12-24" Mn. Ht.	# 3 Cont.	3	24
	2	Indian Current Coralberry	SYMPHORICARPOS orbiculatus	12-24" Mn. Ht.	# 3 Cont.	3	6
	15	Knock Out Rose	ROSA 'RADREZ'	12-24" Mn. Ht.	# 3 Cont.	3	45
	5	Gold Star Potentilla	POTENTILLA fruticosa 'Gold Star'	12-24" Mn. Ht.	# 3 Cont.	3	15
	13	Gro-Lo Sumac	RHUS aromatica 'Gro-Lo'	12-24" Mn. Ht.	# 3 Cont.	3	39
	4	Red Twig Dogwood	CORNUS sericea 'Insignis'	12-24" Mn. Ht.	# 3 Cont.	3	12
	8	Yellow Twig Dogwood	CORNUS sericea 'Flavirenea'	12-24" Mn. Ht.	# 3 Cont.	3	24
	7	Spring Red Compact Cranberrybush Vib.	VIBURNUM trilobum 'Spring Red'	12-24" Mn. Ht.	# 3 Cont.	3	21
EVERGREEN SHRUBS							
	7	Mini Arcadia Juniper	JUNIPERUS sibirica 'Mini Arcadia'	12-24" Mn. Ht.	# 3 Cont.	4	28
	16	Dwarf Japanese Yew (Brevifolia)	TAXUS cuspidata 'Nana Aureaensis'	12-24" Mn. Ht.	# 3 Cont.	4	64
PERENNIALS							
	44	Coreopsis Moonbeam	COREOPSIS verticillata	10 - 12" Ht.	# 1 Cont.	2	88
	91	Little Spire Russian Sage	PEROVSKIA atriplicifolia 'Little Spire'	10 - 12" Ht.	# 1 Cont.	2	182
	72	Black-Eyed Susan	RUDIBECKIA hirta var. fulgida	10 - 12" Ht.	# 1 Cont.	2	144
	55	Iris 'Caesar's Brother'	IRIS SIBERICA 'Caesar's Brother'	10 - 12" Ht.	# 1 Cont.	2	110
	8	May Night Salvia	SALVIA nemerosa 'Ninacht'	10 - 12" Ht.	# 1 Cont.	2	16
ORNAMENTAL GRASSES							
	46	Karl Foerster Feather Reed Grass	CALAMAGROSTIS x acutiflora Karl Foerster'	10 - 12" Ht.	# 1 Cont.	2	92
	76	Dwarf Hameln Fountain Grass	PENNISETUM makpocuroides 'Hameln'	10 - 12" Ht.	# 1 Cont.	2	152
	111	Blue Oat Grass	HELICTOTRICHON sempervirens	10 - 12" Ht.	# 1 Cont.	2	222
	16	The Blues Little Bluestem	SCHIZACHYRIUM scoparium 'The Blues'	10 - 12" Ht.	# 1 Cont.	2	32
	53	Big Bluestem	ANDROPOGON gerardii	10 - 12" Ht.	# 1 Cont.	2	106
	140	Prairie Dropseed	SPOROBOLUS heterolopus	10 - 12" Ht.	# 1 Cont.	2	280
	240	Common Oak Sedge	CAREX pansylvanica	FLUG	FLUG	2	480
						TOTAL POINTS:	4127



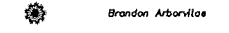
LEGEND (PROPOSED)
TALL CLIMAX DECIDUOUS TREES



ORNAMENTAL TREES



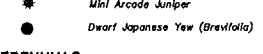
EVERGREEN TREES



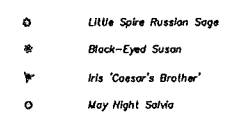
DECIDUOUS SHRUBS



EVERGREEN SHRUBS



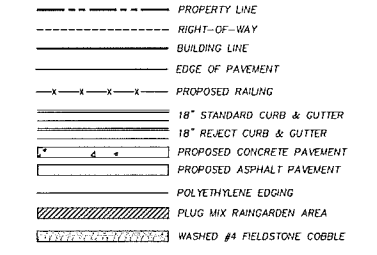
PERENNIALS



ORNAMENTAL GRASSES

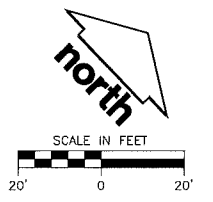


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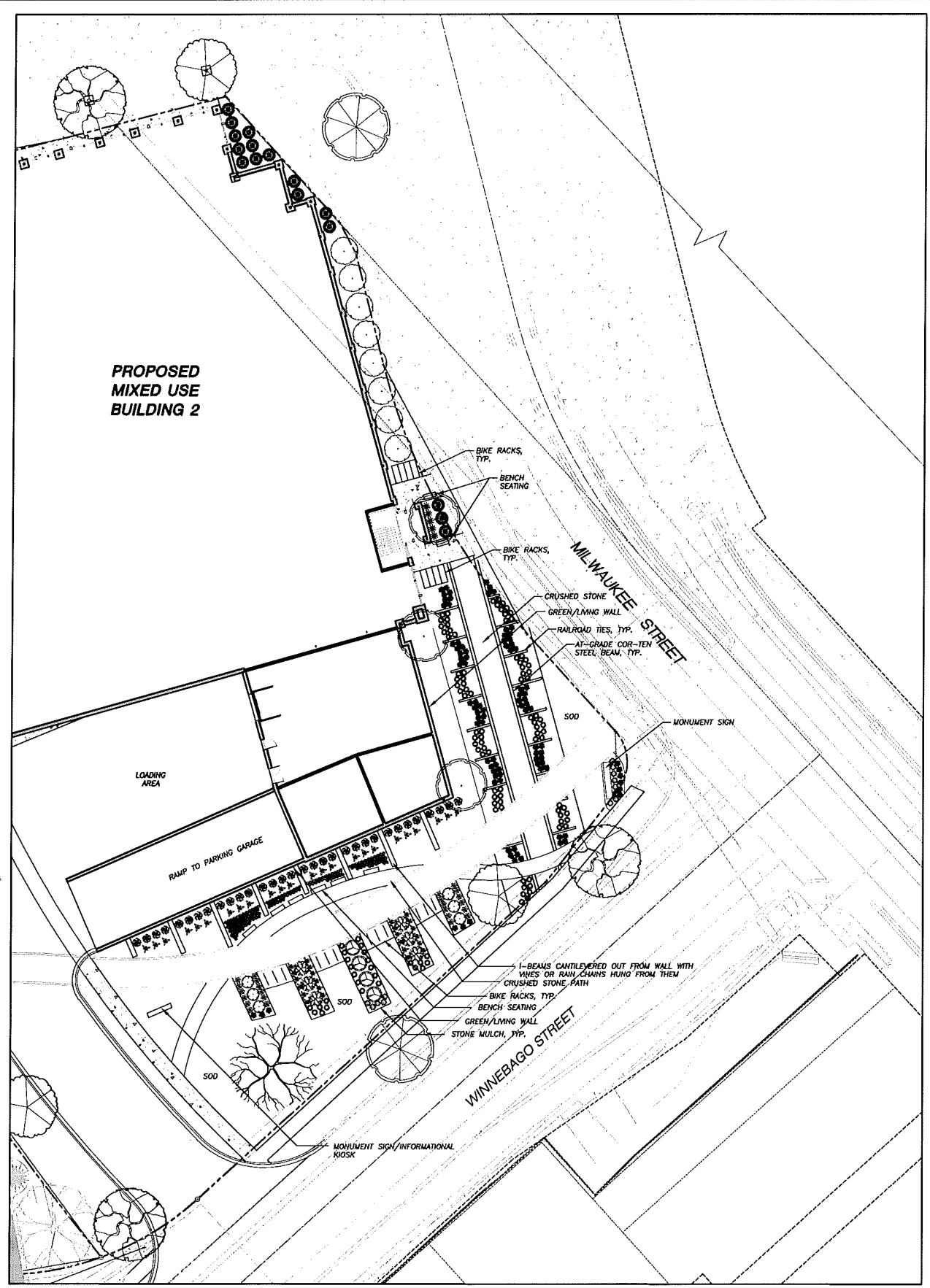


GENERAL NOTES

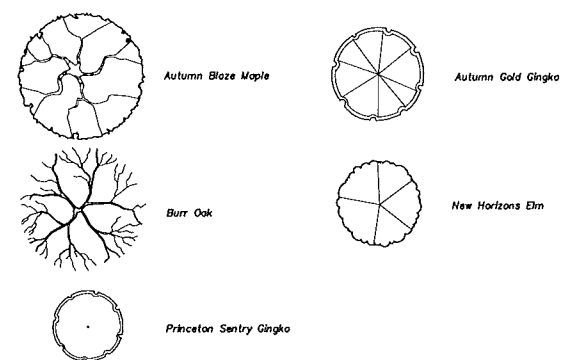
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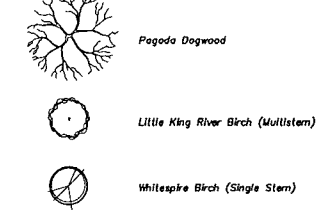
SYM	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	LS POINTS	TOTAL POINTS
TALL CLIMAX DECIDUOUS TREES							
13		Autumn Blaze Maple	ACER vfrsemaii 'Jeffersred'	2-1/2" Cal	B&B	35	455
2		Burr Oak	QUERCUS macrocarpa	2-1/2" Cal	B&B	35	70
5		Autumn Gold Ginkgo	GINKGO biloba 'Autumn Gold'	2-1/2" Cal	B&B	35	175
12		Princeton Sentry Ginkgo	GINKGO biloba 'Princeton Sentry'	2-1/2" Cal	B&B	35	420
8		New Horizons Elm	ULMUS x tieu 'Horizon'	2-1/2" Cal	B&B	35	280
ORNAMENTAL TREES							
1		Pagoda Dogwood	CORNUS alambilla 'Argentea'	1 1/2" Cal	B&B	15	15
6		Little King River Birch (multistem)	BETULA nigra 'Little King' 'FOY VALLEY'	1 1/2" Cal	B&B	15	90
10		Whitespire Birch (single stem)	BETULA populifolia 'Whitespire'	1 1/2" Cal	B&B	15	270
UPRIGHT EVERGREEN SHRUB							
17		Brandon Arborvitae	THUJA occidentalis 'Brandon'	5.5' HI	B&B	10	170
DECIDUOUS SHRUBS							
8		Iroquois Black Chokeberry	ARONIA melanocarpa 'Norton' 'IROQUOIS BEAUTY'	12-24" Ht.	#3 Cord	3	24
2		Indian Currant Corallberry	SYMPHORICARPOS orbiculatus	12-24" Ht.	#3 Cord	3	6
15		Knock Out Rose	ROSA 'RADREZ'	12-24" Ht.	#3 Cord	3	45
5		Gold Star Potentilla	POTENTILLA fruticosa 'Gold Star'	12-24" Ht.	#3 Cord	3	15
19		Gro-Lo Sumac	RHUS aromatica 'Gro-Lo'	12-24" Ht.	#3 Cord	3	33
4		Red Twig Dogwood	CORNUS sericea 'Insignis'	12-24" Ht.	#3 Cord	3	12
8		Yellow Twig Dogwood	CORNUS sericea 'Flavamea'	12-24" Ht.	#3 Cord	3	24
7		Spring Red Compact Cranberrybush Vb.	VIBURNUM trilobum 'Spring Red'	12-24" Ht.	#3 Cord	3	21
EVERGREEN SHRUBS							
7		Mini Arcade Juniper	JUNIPERUS sabina 'Mini Arcade'	12-24" Ht.	#3 Cord	4	28
16		Dwarf Japanese Yew (Brevifolia)	TAXUS cuspidata 'Nana Aurea'	12-24" Ht.	#3 Cord	4	64
PERENNIALS							
44		Coreopsis Moonbeam	COREOPSIS verticillata	10 - 12" Ht.	#1 Cord	2	88
51		Little Spire Russian Sage	PEROVSKIA atriplicifolia 'Little Spire'	10 - 12" Ht.	#1 Cord	2	102
72		Black-Eyed Susan	RUDIBECKIA fulgida var. 'S'gida	10 - 12" Ht.	#1 Cord	2	144
55		Iris 'Caesar's Brother'	IRIS SIBERICA 'Caesar's Brother'	10 - 12" Ht.	#1 Cord	2	110
8		May Night Salvia	SALVIA nemerosa 'Mairacht'	10 - 12" Ht.	#1 Cord	2	16
ORNAMENTAL GRASSES							
46		Karl Foerster Feather Reed Grass	CALAMAGROSTIS x acutiflora 'Karl Foerster'	10 - 12" Ht.	#1 Cord	2	92
76		Dwarf Hameln Fountain Grass	FENISTETUM alopecuroides 'Hameln'	10 - 12" Ht.	#1 Cord	2	152
111		Blue Oat Grass	HELICTOTRICHUM sempervirens	10 - 12" Ht.	#1 Cord	2	222
16		The Blues Little Bluestem	SCHIZACHYRIUM scoparium 'The Blues'	10 - 12" Ht.	#1 Cord	2	32
53		Big Bluestem	ANDROPOGON gerardii	10 - 12" Ht.	#1 Cord	2	106
149		Prairie Dropseed	SPICROBOLUS heterostachyus	10 - 12" Ht.	#1 Cord	2	288
240		Common Oak Sedge	CAREX pensylvanica	PLUG	PLUG	2	480
							TOTAL POINTS: 4127



LEGEND (PROPOSED)
TALL CLIMAX DECIDUOUS TREES



ORNAMENTAL TREES



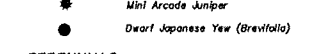
EVERGREEN TREES



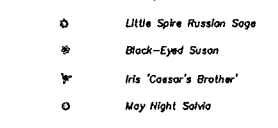
DECIDUOUS SHRUBS



EVERGREEN SHRUBS



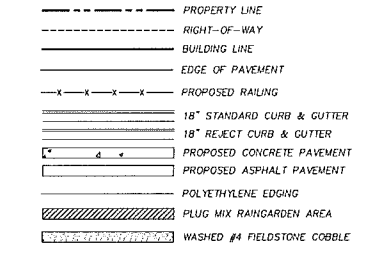
PERENNIALS



ORNAMENTAL GRASSES

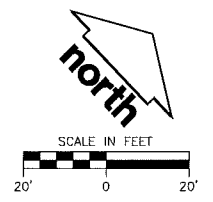


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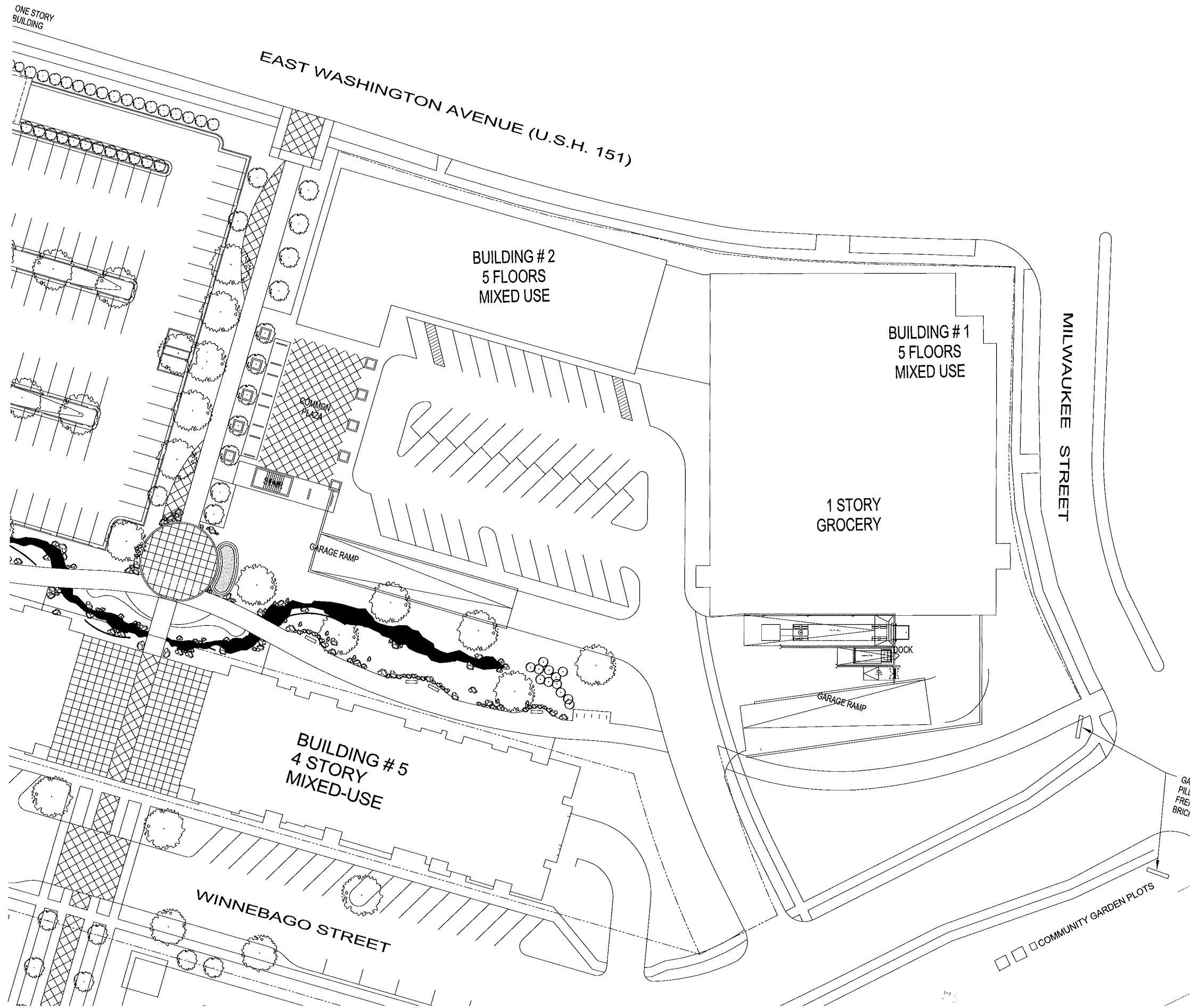


GENERAL NOTES

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SYM	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	LS POINTS	TOTAL POINTS
TALL CLIMAX DECIDUOUS TREES							
19		Autumn Blaze Maple	ACER vfrsmanii 'Jeffersred'	2-1/2" Cal	B&B	35	455
2		Burr Oak	QUERCUS macrocarpa	2-1/2" Cal	B&B	35	70
5		Autumn Gold Ginkgo	GINKGO biloba 'Autumn Gold'	2-1/2" Cal	B&B	35	175
12		Princeton Sentry Ginkgo	GINKGO biloba 'Princeton Sentry'	2-1/2" Cal	B&B	35	420
8		New Horizons Elm	ULMUS x 'New Horizon'	2-1/2" Cal	B&B	35	280
ORNAMENTAL TREES							
1		Pagoda Dogwood	CORNUS alternifolia 'Argentea'	1 1/2" Cal	B&B	15	15
6		Little King River Birch (multistem)	BETULA nigra 'Little King VALLEY'	1 1/2" Cal	B&B	15	90
10		Whitespire Birch (single stem)	BETULA populifolia 'Whitespire'	1 1/2" Cal	B&B	15	270
UPRIGHT EVERGREEN SHRUB							
17		Brandon Arborvitae	THUJA occidentalis 'Brandon'	5 5" Ht	B&B	10	170
DECIDUOUS SHRUBS							
8		Iroquois Black Chokeberry	ARONIA melanocarpa 'Iroquois BEAUTY'	12-24" Min. Ht	#3 Cont.	3	24
2		Indian Currant Coralberry	SYMPHORICARPOS obtusifolius	12-24" Min. Ht	#3 Cont.	3	6
15		Knock Out Rose	ROSA 'RADHAZ'	12-24" Min. Ht	#3 Cont.	3	45
5		Gold Star Potentilla	POTENTILLA fruticosa 'Gold Star'	12-24" Min. Ht	#3 Cont.	3	15
13		Gro-Lo Sumac	RHUS aromatica 'Gro-Lo'	12-24" Min. Ht	#3 Cont.	3	39
4		Red Twig Dogwood	CORNUS sericea 'Incani'	12-24" Min. Ht	#3 Cont.	3	12
8		Yellow Twig Dogwood	CORNUS sericea 'Flaviramea'	12-24" Min. Ht	#3 Cont.	3	24
7		Spring Red Compact Cranberrybush Vib	VIBURNUM tinctorium 'Spring Red'	12-24" Min. Ht	#3 Cont.	3	21
EVERGREEN SHRUBS							
7		Mini Arcade Juniper	JUNIPERUS sabina 'Mini Arcade'	12-24" Min. Ht	#3 Cont.	4	28
16		Dwarf Japanese Yew (Brevifolia)	TAXUS cuspidata 'Nana Aurea'	12-24" Min. Ht	#3 Cont.	4	64
PERENNIALS							
44		Coreopsis Moonbeam	COREOPSIS verticillata	10 - 12" Ht.	#1 Cont.	2	88
51		Little Spire Russian Sage	PEROVSKIA atriplicifolia 'Little Spire'	10 - 12" Ht.	#1 Cont.	2	162
72		Black-Eyed Susan	RUDIBECKIA Lysida var. 'Sylida'	10 - 12" Ht.	#1 Cont.	2	144
55		Iris 'Caesar's Brother'	IRIS SIBERICA 'Caesar's Brother'	10 - 12" Ht.	#1 Cont.	2	110
8		May Night Salvia	SALVIA nemerosa 'Maynight'	10 - 12" Ht.	#1 Cont.	2	16
ORNAMENTAL GRASSES							
46		Karl Foerster Feather Reed Grass	CALAMAGROSTIS ccauliflora 'Karl Foerster'	10 - 12" Ht.	#1 Cont.	2	92
75		Dwarf Hameln Fountain Grass	PENNISETUM alopecuroides 'Hameln'	10 - 12" Ht.	#1 Cont.	2	152
111		Blue Oat Grass	HELICTRICHUM sempervirens	10 - 12" Ht.	#1 Cont.	2	222
16		The Blues Little Bluestem	SCHIZACHYRIUM scoparium 'The Blues'	10 - 12" Ht.	#1 Cont.	2	92
53		Big Bluestem	ANDROPOGON gerardi	10 - 12" Ht.	#1 Cont.	2	106
140		Prairie Dropseed	SPOROBOLUS heterophyllus	10 - 12" Ht.	#1 Cont.	2	280
240		Common Oak Sedge	CAREX pensylvanica	PLUG	PLUG	2	460
							TOTAL POINTS: 4127



UNION CORNERS BUILDING 1
 MILWAUKEE & EAST WASHINGTON
 MADISON, WI

SUBMITTAL

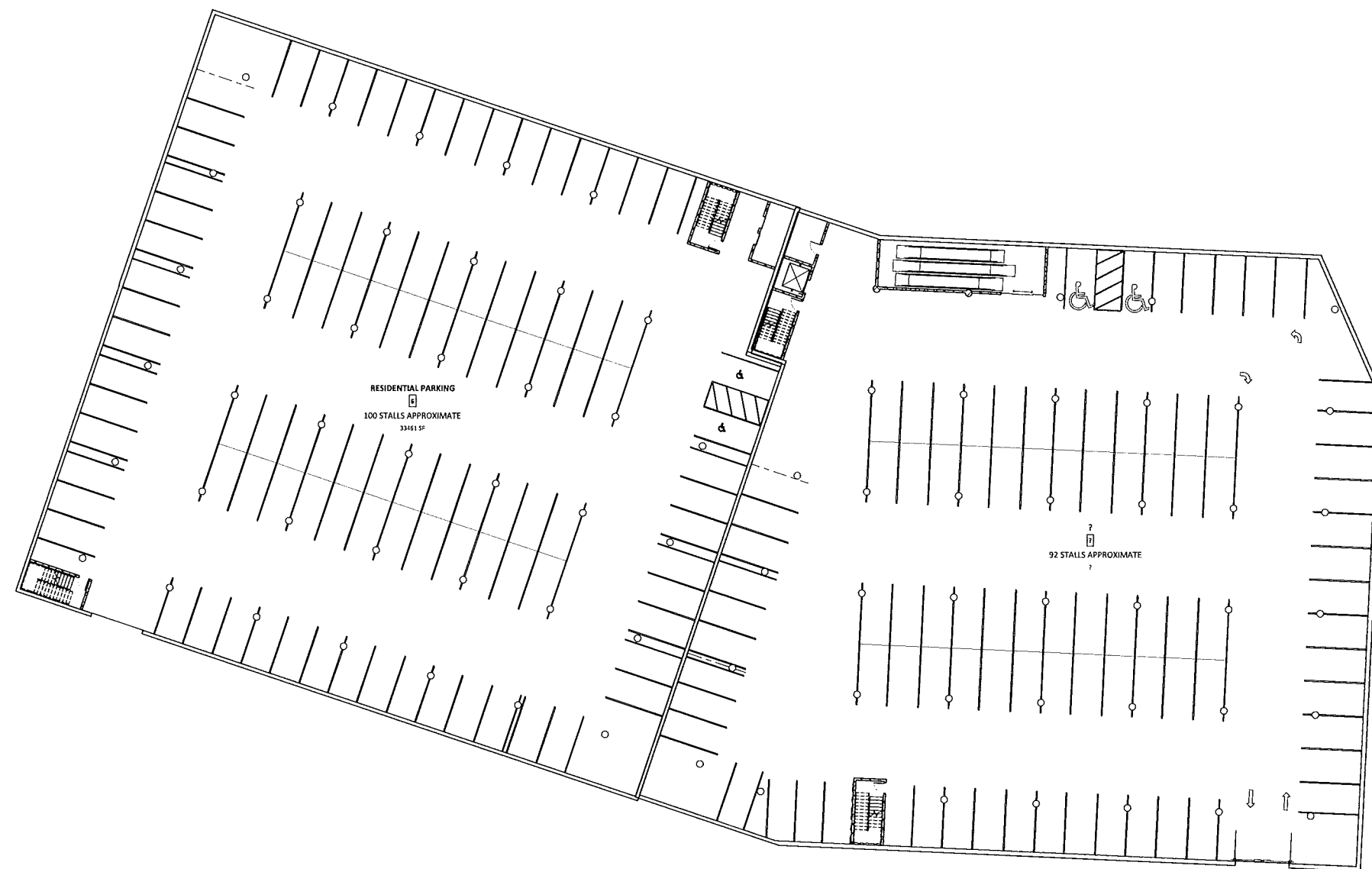
Project No.	Project Number
Plot Date:	8/27/2015 11:06:58 AM
Drawn by:	ms

Date	Issue Description

Sheet Title
 OVERALL SITE

Sheet No.
A1

GA
 PILL
 FRIE
 BRIC



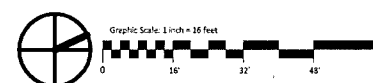
UNION CORNERS BUILDING 1
MILWAUKEE & EAST WASHINGTON
MADISON, WI

SUBMITTAL

Project No. Project Number
Plot Date: 07/27/15 11:03:31 AM
Drawn by: rts

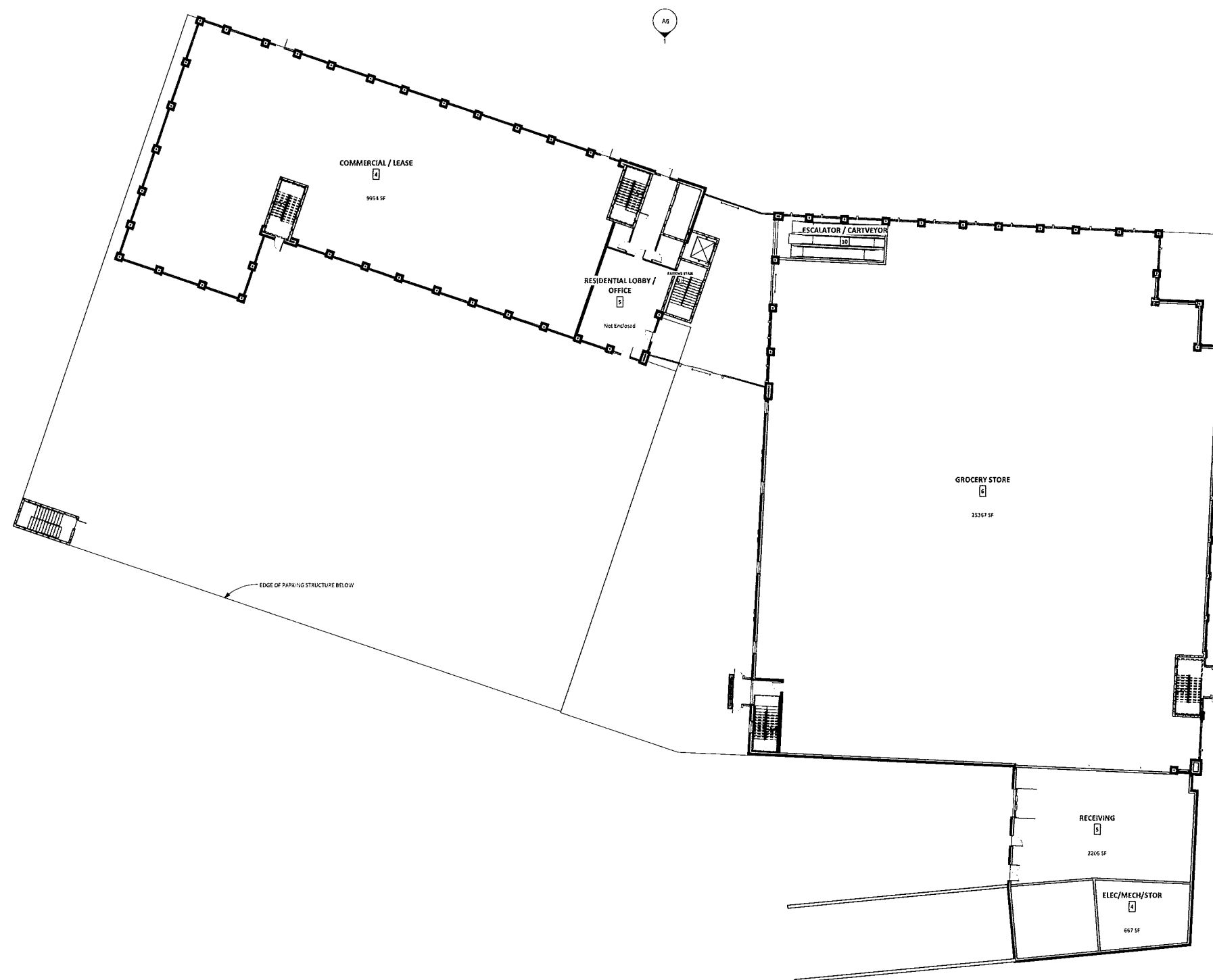
Date	Issue Description

1 OVERALL LOWER LEVEL PARKING
SCALE: 1/16" = 1'-0"



Sheet Title
**OVERALL LOWER LEVEL
PARKING**

Sheet No.
A2



UNION CORNERS BUILDING 1
MILWAUKEE & EAST WASHINGTON
MADISON, WI

SUBMITTAL

Project No. Project Number
Plot Date: 8/28/2015 11:03:32 AM
Drawn by: ms

Date	Issue Description

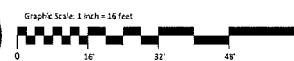
Sheet Title

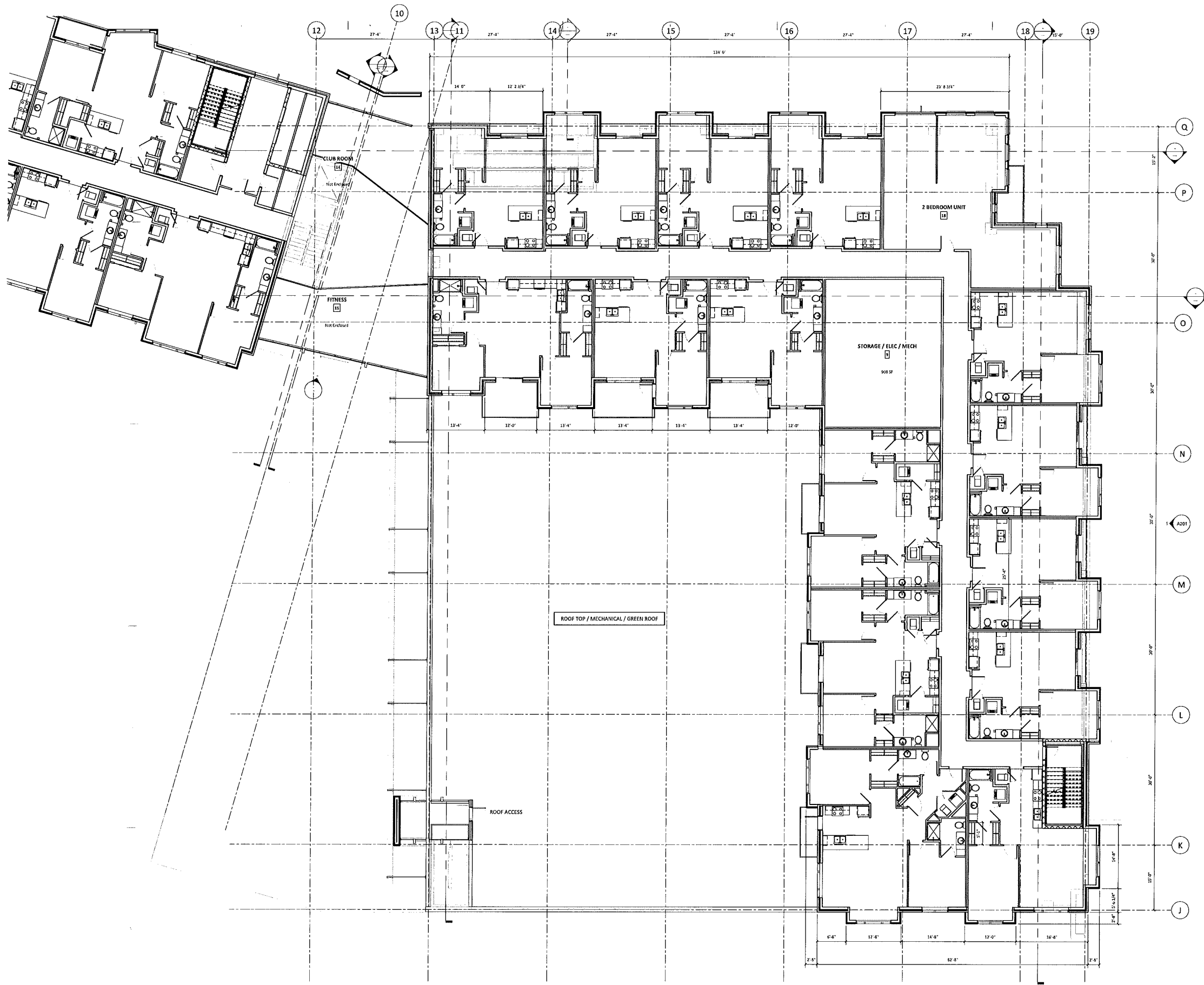
OVERALL 1ST FLOOR

Sheet No.

A3

1 OVERALL 1ST FLOOR
SCALE: 1/16" = 1'-0"





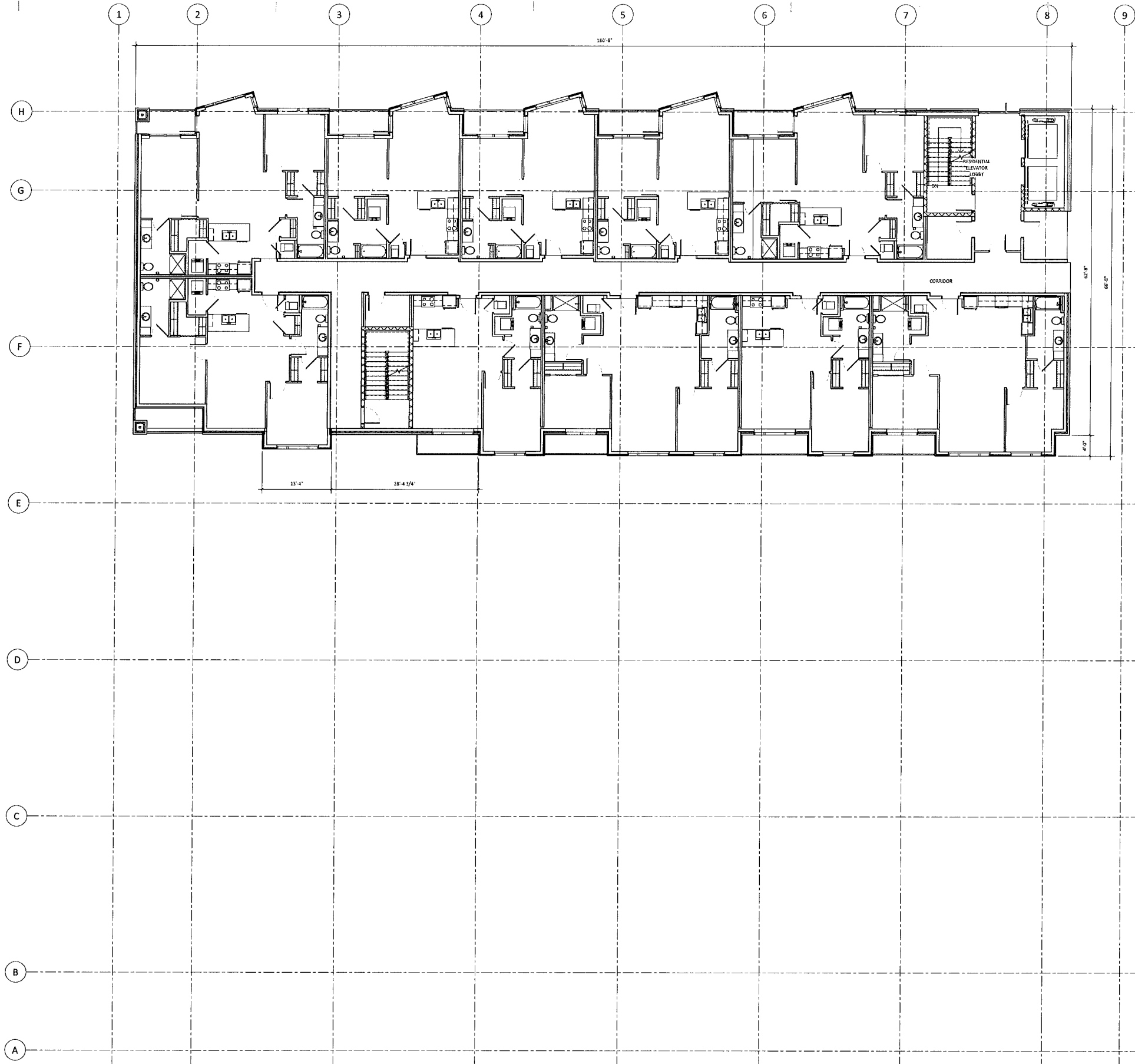
UNION CORNERS BUILDING 1
MILWAUKEE & EAST WASHINGTON
MADISON, WI

SUBMITTAL

Project No.	Project Number
Plot Date:	8/28/2015 11:14 AM
Drawn by:	ms
Date	Issue Description

Sheet Title
 2ND FLOOR EAST
 RESIDENTIAL

Sheet No.
A4



UNION CORNERS BUILDING 1
MILWAUKEE & EAST WASHINGTON
MADISON, WI

SUBMITTAL

Project No.	Project Number
Plot Date:	8/28/2015 11:18:21 AM
Drawn by:	ms

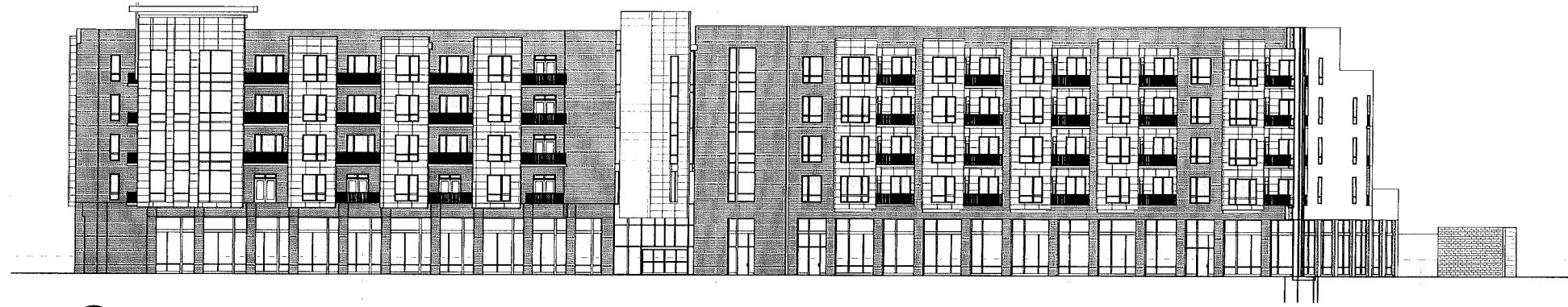
Date	Issue Description

1 3RD FLOOR WEST OVERALL
SCALE: 1/8" = 1'-0"



Sheet Title
**3RD FLOOR WEST
RESIDENTIAL**

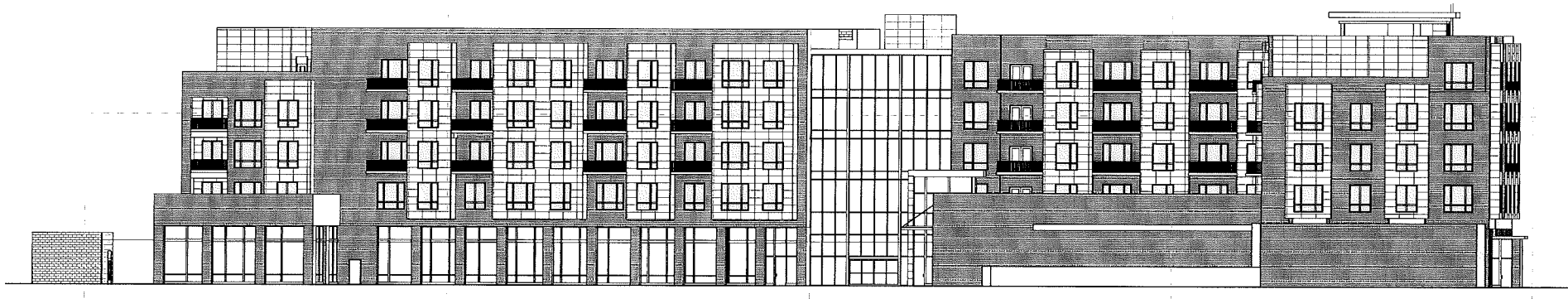
Sheet No.
A5



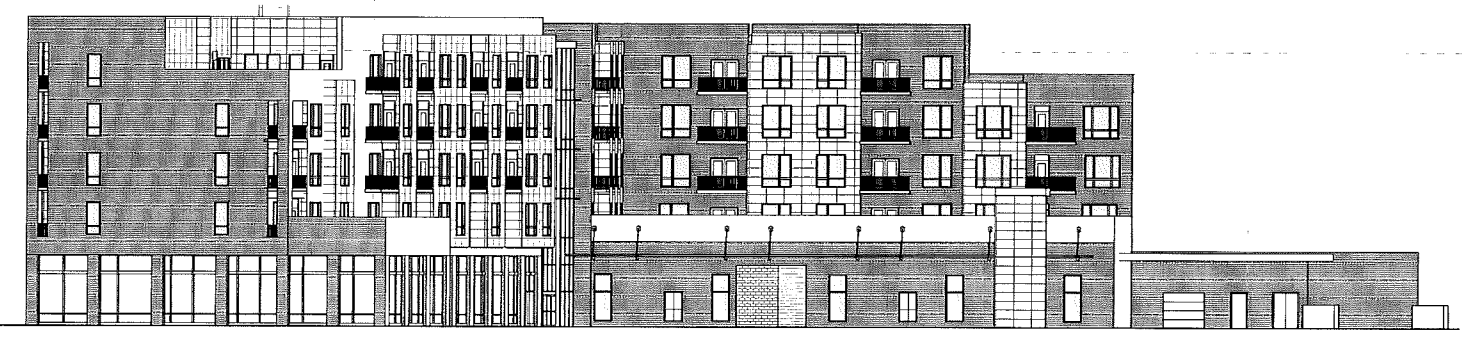
1 EAST WASHINGTON AVE ELEVATION
SCALE: 1/16" = 1'-0"



2 MILWAUKEE ST ELEVATION
SCALE: 1/16" = 1'-0"



3 WINNEBAGO STREET ELEVATION
SCALE: 1/16" = 1'-0"



4 WEST FACING ELEVATION
SCALE: 1/16" = 1'-0"

UNION CORNERS BUILDING 1
MILWAUKEE & EAST WASHINGTON
MADISON, WI

SUBMITTAL

Project No.	Project Number
Plot Date:	8/28/2015 11:03:42 AM
Drawn by:	Author
Date	Issue Description

Sheet Title
Exterior Elevations

Sheet No.
A6