

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 _____

Zoning District _____

Urban Design District _____

Submittal 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: 1827 E Washington Ave

Title: The Marling Apartments and Retail

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 The Marling - Gallina Co
Street address 1827 E Washington Avenue
Telephone 608-237-1300

Company Gallina Companies
City/State/Zip Madison WI 53732
Email jgullick@gallinacos.com

Project contact person Allie Novitske
Street address 325 W Front Street
Telephone 608-435-3512

Company Sign Art Studio
City/State/Zip Mt Horeb, WI 53732
Email allie@makesignsnotwar.com

Property owner (if not applicant) 1801 EAST WASHINGTON MADISON APARTMENTS LLC
Street address 101 E MAIN ST SUITE 500
Telephone 608-237-1300

City/State/Zip MT HOREB, WI 53572
Email cenzenroth@gallinacos.com

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.

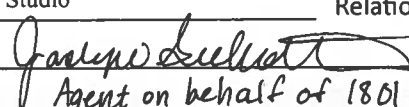
Both the paper copies and electronic copies must be submitted prior to the application deadline before an application will be scheduled for a UDC meeting. Late materials will not be accepted. A completed application form is required for each UDC appearance.

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. 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 Chrissy, Matt and Jessica 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 Allie Novitske - Sign Art Studio Relationship to property Sign Contractor
 Authorizing signature of property owner  Date 12/18/22
Agent on behalf of 1801 East Washington Madison Apartments LLC

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

Introduction

The City of Madison's Urban Design Commission (UDC) has been created to:

- Encourage and promote high quality in the design of new buildings, developments, remodeling, and additions so as to maintain and improve the established standards of property values within the City.
- Foster civic pride in the beauty and nobler assets of the City, and in all other ways possible assure a functionally efficient and visually attractive City in the future.

Types of Approvals

There are three types of requests considered by the UDC:

- Informational Presentation. Applicants may, at their discretion, request to make an Informational Presentation to the UDC prior to seeking any approvals to obtain early feedback and direction before undertaking detailed design. Applicants should provide details on the context of the site, design concept, site and building plans, and other relevant information to help the UDC understand the proposal and provide feedback. (Does not apply to CDR's or Signage Variance requests)
- Initial Approval. Applicants may, at their discretion, request initial approval of a proposal by presenting preliminary design information. As part of their review, the Commission will provide feedback on the design information that should be addressed at Final Approval stage.
- Final Approval. Applicants may request Final Approval of a proposal by presenting all final project details. Recommendations or concerns expressed by the UDC in the initial approval must be addressed at this time.

Presentations to the Commission

Primarily, the UDC is interested in the appearance and design quality of projects. Emphasis should be given to the site plan, landscape plan, lighting plan, building elevations, exterior building materials, color scheme, and graphics.

When presenting projects to the UDC, applicants must fill out a registration slip provided in the meeting room and present it to the Secretary. Presentations should generally be limited to 5 minutes or as extended by motion by consent of the Commission. The Commission will withhold questions until the end of the presentation.

Applicants are encouraged to consider the use of various graphic presentation material including a locator map, photographs, renderings/model, scale drawings of the proposal in context with adjacent buildings/uses/signs, etc., as may be deemed appropriate to describe the project and its surroundings. Graphics should be mounted on rigid boards so that they may be easily displayed. **Applicants/presenters are responsible for all presentation materials, AV equipment and easels.**

URBAN DESIGN DEVELOPMENT PLANS CHECKLIST

The items listed below are minimal application requirements for the type of approval indicated. Please note that the UDC and/or staff may require additional information in order to have a complete understanding of the project.

1. Informational Presentation

- Locator Map
- 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)
- Contextual site information, including photographs and layout of adjacent buildings/structures
- Site Plan
- Two-dimensional (2D) images of proposed buildings or structures.

Providing additional information beyond these minimums may generate a greater level of feedback from the Commission.

Requirements for All Plan Sheets

1. Title block
2. Sheet number
3. North arrow
4. Scale, both written and graphic
5. Date
6. Fully dimensioned plans, scaled at 1"= 40' or larger

**** All plans must be legible, including the full-sized landscape and lighting plans (if required)**

2. Initial Approval

- Locator Map
- Letter of Intent (If the project is within a Urban Design District, a summary of how the development proposal addresses the district criteria is required)
- Contextual site information, including photographs and layout of adjacent buildings/structures
- Site Plan showing location of existing and proposed buildings, walks, drives, bike lanes, bike parking, and existing trees over 18" diameter
- Landscape Plan and Plant List (*must be legible*)
- Building Elevations in both black & white and color for all building sides (include material callouts)
- PD text and Letter of Intent (if applicable)

Providing additional information beyond these minimums may generate a greater level of feedback from the Commission.

3. Final Approval

All the requirements of the Initial Approval (see above), **plus**:

- Grading Plan
- Proposed Signage (if applicable)
- Lighting Plan, including fixture cut sheets and photometrics plan (*must be legible*)
- Utility/HVAC equipment location and screening details (with a rooftop plan if roof-mounted)
- PD text and Letter of Intent (if applicable)
- Samples of the exterior building materials (presented at the UDC meeting)

4. Comprehensive Design Review (CDR) and Variance Requests (Signage applications only)

- Locator Map
- Letter of Intent (a summary of how the proposed signage is consistent with the CDR or Signage Variance criteria is required)
- Contextual site information, including photographs of existing signage both on site and within proximity to the project site
- Site Plan showing the location of existing signage and proposed signage, dimensioned signage setbacks, sidewalks, driveways, and right-of-ways
- Proposed signage graphics (fully dimensioned, scaled drawings, including materials and colors, and night view)
- Perspective renderings (emphasis on pedestrian/automobile scale viewsheds)
- Illustration of the proposed signage that meets Ch. 31, MGO compared to what is being requested.
- Graphic of the proposed signage as it relates to what the Ch. 31, MGO would permit

December 18th, 2022
Urban Design Commission
Department of Planning and Development
215 Martin Luther King, Jr. Blvd.
Madison, WI 53701

**Re: Amendment to CDR
The Marling
1827 E Washington Ave.
Madison, WI 53703**

Project Name: The Marling
1827 E Washington Avenue

Parcel# 071007209169

Owner: 1801 EAST WASHINGTON MADISON
APARTMENTS LLC

101 E Main St. Suite 500
Mt Horeb, WI 53572

Signage Contractor: Sign Art Studio
325 W. Front St.
Mount Horeb, WI 53572

Dear UDC members,

Within the enclosed attachments you will find our formal sign proposal for The Marling at 1827 E Washington Avenue. Gallina Companies the owner is applying for an amendment to the existing CDR. The exception being requested is to the size allowed for a ground sign. The code allows either a ground sign or projecting sign that is greater than 12 sq. ft. in net area. The existing projecting sign is 32 sq. ft. so only a 12 sq. ft. ground sign is allowable.

The building is zoned TE which is a Group 3. East Washington Avenue has six lanes of traffic at 25 MPH. Currently, the property has installed a ground directional. An image of the existing parking directional is included. The copy only reads "The Marling Parking". The current sign is under 9 sq. ft. which does not require a permit. Gallina Companies is looking to update the parking directional to be more functional with the existing retail tenants. The sign now is not as helpful as owner hoped.

The Marling building has about 465' of frontage on East Washington. The building consists of apartments and five commercial tenants. The retail tenants include The Marling Apartments Leasing Office, Oso Brewing, CoCoVaa Chocolatier, First Choice Dental, Inner Fire Yoga. This is a heavy visited area because of the type of tenants.

A unique feature this building includes is free parking in the parking garage for retail tenants. It is an unheard-of perk for visitors of retail spaces in downtown Madison. Parking garages downtown are typically metered. The garage for visitors is setback from the street about 135'. Drivers do not where to turn for the parking. Tenants have expressed frustrations that visitors do not see the parking garage. Parking is difficult for retail visitors without the parking garage on a one-way street.

The proposed parking directional is consist with the existing signage on site by using the same font, colors, and style. The sign design includes a fun bright arrow that clearly provides directional information. The design matches the existing building.

It is important to list tenant names, so it becomes clear the parking is for all the businesses including the leasing office. The retail names are only 3" in height. This provides about 100' of viewing distance. The copy height is key to directing drivers when they must make a quick decision to turn off the busy street. Not only do customers visit the building but also delivery drivers, shipments, etc. Therefore, it is important to treat the leasing office as a retail tenant.

The install location is where the current planters are. The current planters will be relocated on site. A site map has been included with the new locations. A planter around the sign is incorporated for a superior design. The plants to be included are variety of 12"-24" annuals or perennials such as: Nepeta "Walkers Low", Hemerocallis "Stella De Oro", Sporobolus "Prairie Dropseed" ,Parosmia "little SpireRussian Sage".

A directional fence sign is currently installed on the fence. The sign is non illuminated. The sign directs visitors to continue to the garage door. The sign is also less than 9' sq. ft. Gallina would like to keep this sign if approved by the UDC members. All other non-code compliant signs will be removed from the property. This includes signage on the fence (unless approved), panel on the stop sign pole, garage entry tenant sign. The stop sign will remain.

The sign will help provide a solution to a unique parking situation. The signage is a high-end design and fits the property. Other properties on East Washington have ground signs like the one proposed, images have been included for review.

Thank you for your consideration.

Allie Novitske – Sign Art Studio on behalf of Gallina Companies

CDR Criteria:

1. The Sign Plan shall create visual harmony between the signs, building(s), and building site through unique and exceptional use of materials, design, color, any lighting, and other design elements; and shall result in signs of appropriate scale and character to the uses and building(s) on the zoning lot as well as adjacent buildings, structures and uses.

The proposed sign package creates visual harmony with existing signage on site. The design incorporates the orange color along with matching the font to the signage on site. This sign in particular takes design cues from the other Marling signage. It provides directional information in a fun way with the arrow element. The sign is illuminated internally as the other signs on the property.

2. Each element of the Sign Plan shall be found to be necessary due to unique or unusual design aspects in the architecture or limitations in the building site or surrounding environment; except that when a request for an Additional Sign Code Approval under Sec. 31.043(3) is included in the Comprehensive Design Review, the sign(s) eligible for approval under Sec. 31.043(3) shall meet the applicable criteria of Sec. 31.043(3), except that sign approvals that come to Comprehensive Design Review from MXC and EC districts pursuant to 31.13(3) and (7) need not meet the criteria of this paragraph.

The sign package fits cohesively with the unique design aspects of the building and landscaping on site. This property provides a unique opportunity for signage. The parking garage is setback 135' from the street and is also blocked by the building. It is at the end of the building on a one-way street. At this point, traffic must turn to access the parking garage. This location was determined because it is visible from the street. With the closer proximity to the street the design incorporates a planter with the landscaping just like the rest of the street frontage.

All non code compliant signs and panels will be removed from site. All other non-code compliant signs will be removed from the property. This includes signage on the fence (unless approved), stop sign pole, garage entry tenant sign. Any future requests for additional signage would require further CDR review and approval.

3. The Sign Plan shall not violate any of the stated purposes described in Secs. 31.02(1) and 33.24(2).

The proposed sign plan does not violate these stated purposes.

4. All signs must meet minimum construction requirements under Sec. 31.04(5).

All signs meet and exceed the minimum construction requirements under Sec. 31.04(5)

5. The Sign Plan shall not approve Advertising beyond the restrictions in Sec. 31.11 or Off-Premise Directional Signs beyond the restrictions in Sec. 31.115.

The sign plan does not include any advertising signs or off premise directional signs

6. The Sign Plan shall not be approved if any element of the plan:
 - a. presents a hazard to vehicular or pedestrian traffic on public or private property,
 - b. obstructs views at points of ingress and egress of adjoining properties,
 - c. obstructs or impedes the visibility of existing lawful signs on adjacent property, or
 - d. negatively impacts the visual quality of public or private open space.

The proposed sign plan complies with all items in this section. It is small enough to not obstruct any views and provides clear direction to traffic.

7.
The Sign Plan may only encompass signs on private property of the zoning lot or building site in question, and shall not approve any signs in the right of way or on public property.

All proposed signage is on private property.



ARA of Madison and
ARA Leisure Services

Parking Garage Entry

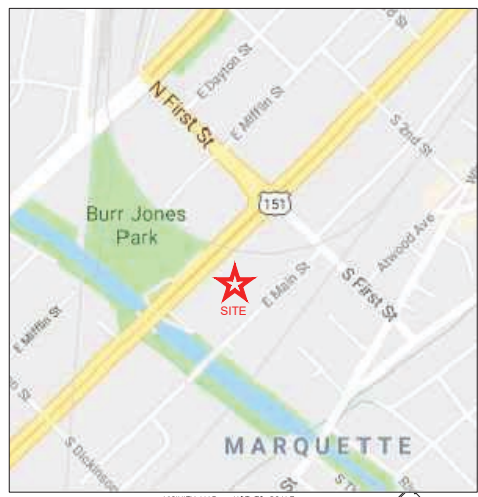
E Main St

Proposed sign location

The Marling Apartments

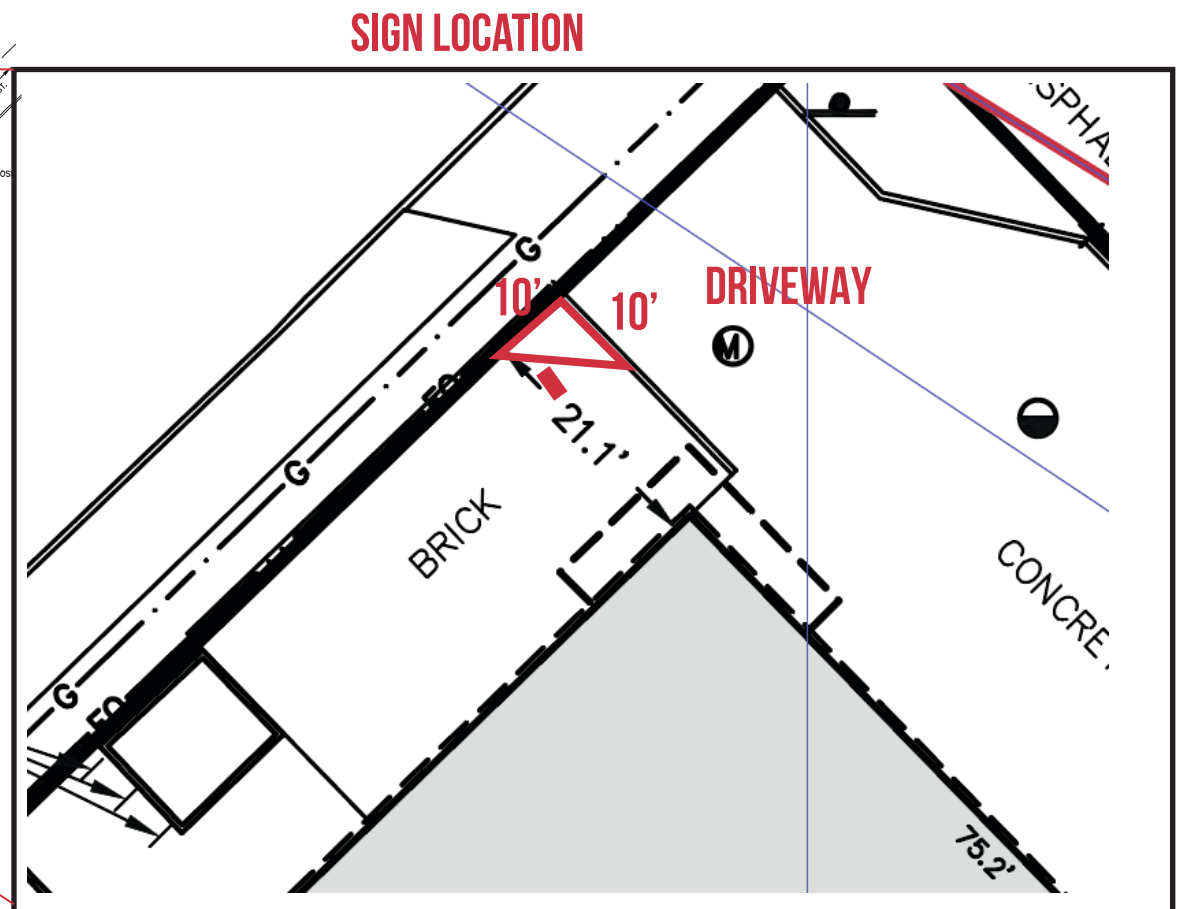
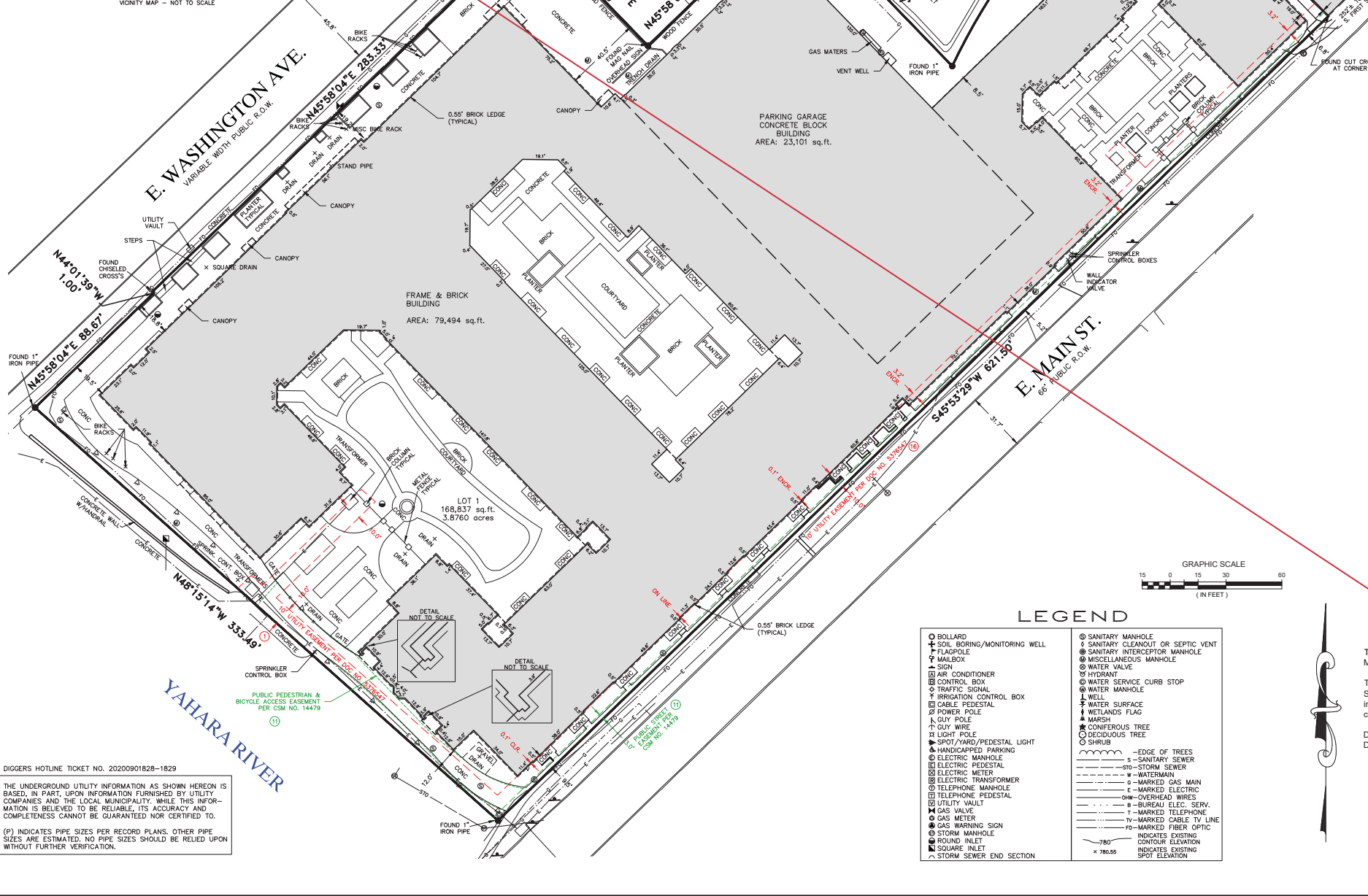
151

Yahara River



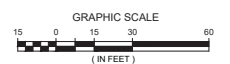
AI

Known as 18C
 LOT ONE (1),
 270-275 AS C
 DOCUMENT I
 THROUGH 6,
 THE SOUTH
 GOVERNMENT
 WISCONSIN.
 Prepared for:



LEGEND

- BOLLARD
- ⊕ SOLE BORING/MONITORING WELL
- ⊕ FLAGPOLE
- ⊕ MAILBOX
- ⊕ AIR CONDITIONER
- ⊕ CONTROL BOX
- ⊕ TRAFFIC SIGNAL
- ⊕ IRRIGATION CONTROL BOX
- ⊕ CABLE PEDESTAL
- ⊕ POWER POLE
- ⊕ GUY POLE
- ⊕ GUY WIRE
- ⊕ LIGHT POLE
- ⊕ SPOT YARD/PEDESTAL LIGHT
- ⊕ ELECTRIC MANHOLE
- ⊕ ELECTRIC PEDESTAL
- ⊕ ELECTRIC TRANSFORMER
- ⊕ TELEPHONE MANHOLE
- ⊕ TELEPHONE PEDESTAL
- ⊕ UTILITY VAULT
- ⊕ GAS VALVE
- ⊕ GAS METER
- ⊕ GAS WARNING SIGN
- ⊕ STORM MANHOLE
- ⊕ ROUND INLET
- ⊕ SQUARE INLET
- ⊕ STORM SEWER END SECTION
- ⊕ SANITARY MANHOLE
- ⊕ SANITARY CLEANOUT OR SEPTIC VENT
- ⊕ SANITARY INTERCEPTOR MANHOLE
- ⊕ MISCELLANEOUS MANHOLE
- ⊕ WATER VALVE
- ⊕ HYDRANT
- ⊕ WATER SERVICE CURB STOP
- ⊕ WATER MANHOLE
- ⊕ WELL
- ⊕ WATER SURFACE
- ⊕ WETLANDS FLAG
- ⊕ MARSH
- ⊕ CONIFEROUS TREE
- ⊕ DECIDUOUS TREE
- ⊕ SHRUB
- ⊕ EDGE OF TREES
- ⊕ SANITARY SEWER
- ⊕ STORM SEWER
- ⊕ WATERMAIN
- ⊕ MARKED GAS MAIN
- ⊕ MARKED ELECTRIC
- ⊕ OVERHEAD WIRES
- ⊕ BUREAU ELEC. SERV.
- ⊕ MARKED TELEPHONE
- ⊕ MARKED CABLE TV LINE
- ⊕ MARKED FIBER OPTIC
- ⊕ INDICATES EXISTING CONTOUR ELEVATION
- ⊕ INDICATES EXISTING SPOT ELEVATION



To:
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DIGGERS HOTLINE TICKET NO. 20200901828-1829

THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.
 (P) INDICATES PIPE SIZES PER RECORD PLANS. OTHER PIPE SIZES ARE ESTIMATED. NO PIPE SIZES SHOULD BE RELIED UPON WITHOUT FURTHER VERIFICATION.

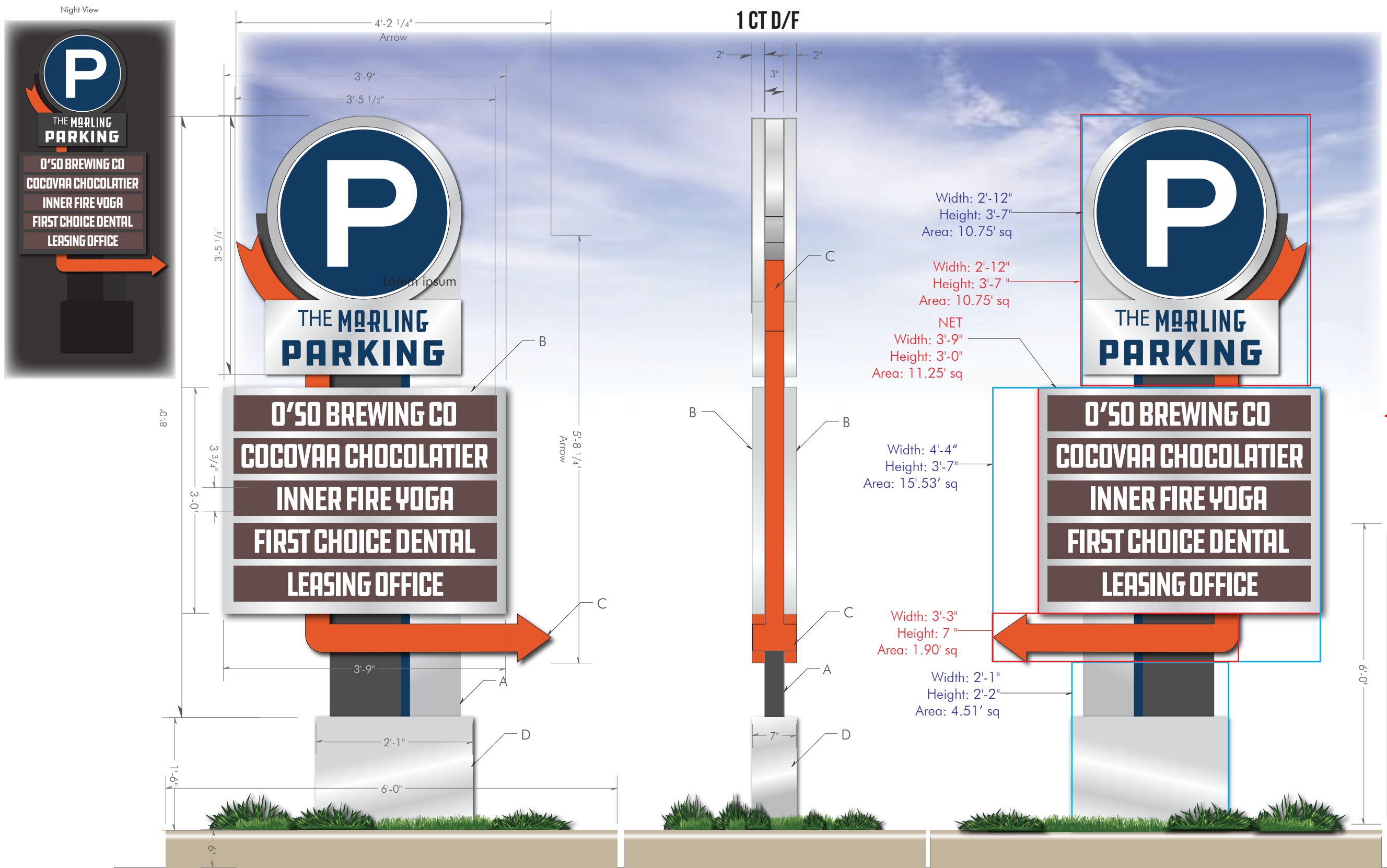


makesignsnotwar.com
 325 W Front St, Mount Horeb, WI 53572

CUSTOMER APPROVAL: _____ DATE: _____ LANDLORD APPROVAL: _____ DATE: _____
 By signing this approval you are hereby authorizing Sign Art Studio LLC to proceed with the work as described. Any deviation from these specifications will become the customer's financial responsibility.
 © The above artwork and or conceptual design, less customer provided artwork or plans, is property of Sign Art Studio and may not be reproduced without written consent.

SHEET
 MAP

SITE MAP



KEY NOTES:

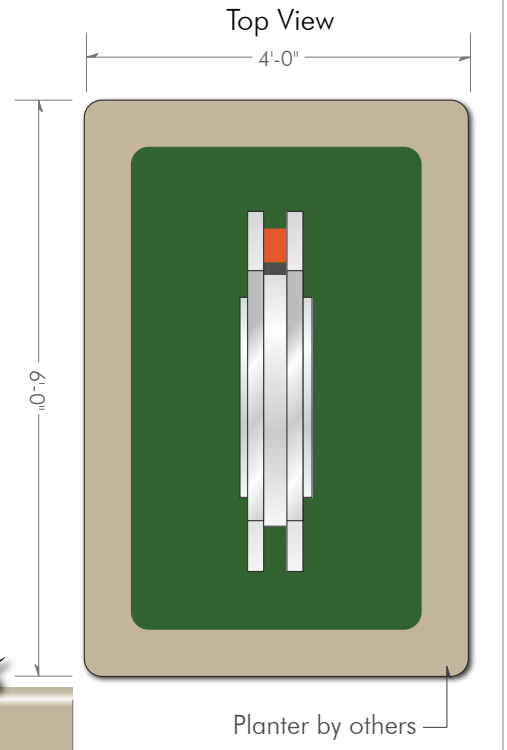
- A - Existing Ground monument illuminated double face. Illuminated with White LED's
- B - Cabinet to be slide face / Acrylic to have vinyl graphics to match 3M Rust Brown 3630-063 applied first surface. Paint to match MP Satin aluminum.
- C - New Arrow Channel Cabinet to have Digital print applied to face to match PMS 7479C. Returns and trim cap also to match PMS 7479C.
- D - Fabricated aluminum shroud paint to match Satin aluminum.

FINISHES:

- Digital print graphics Arrow Translucent PMS 7479C (Returns & trim Paint to match, C)
- MP Satin aluminum (D)
- Rust Brown 3630-063 (B)
- White acrylic

CALCULATIONS:

Total Net Area 23.90' sq
Total Gross Area 30.79' sq



makesignsnotwar.com
 325 W Front St, Mount Horeb, WI 53572

CUSTOMER APPROVAL: _____ **DATE:** _____ **LANDLORD APPROVAL:** _____ **DATE:** _____

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S H E E T
GDI

GALLINA COMPANY - THE MARLING APARTMENTS - DIRECTIONAL

View A



makesignsnotwar.com

325 W Front St, Mount Horeb, WI 53572

CUSTOMER APPROVAL: _____

DATE: _____

LANDLORD APPROVAL: _____

DATE: _____

S H E E T

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GDI

View B



CUSTOMER APPROVAL: _____

DATE: _____

LANDLORD APPROVAL: _____

DATE: _____

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GDI

Views from East Washington



Views from East Washington







Views from East Washington





1827 E Washington Avenue - The Marling

-  Approx. 135' Setback from East Washington
-  Parking Garage
-  Existing Tenant Signs
-  Proposed ground directional

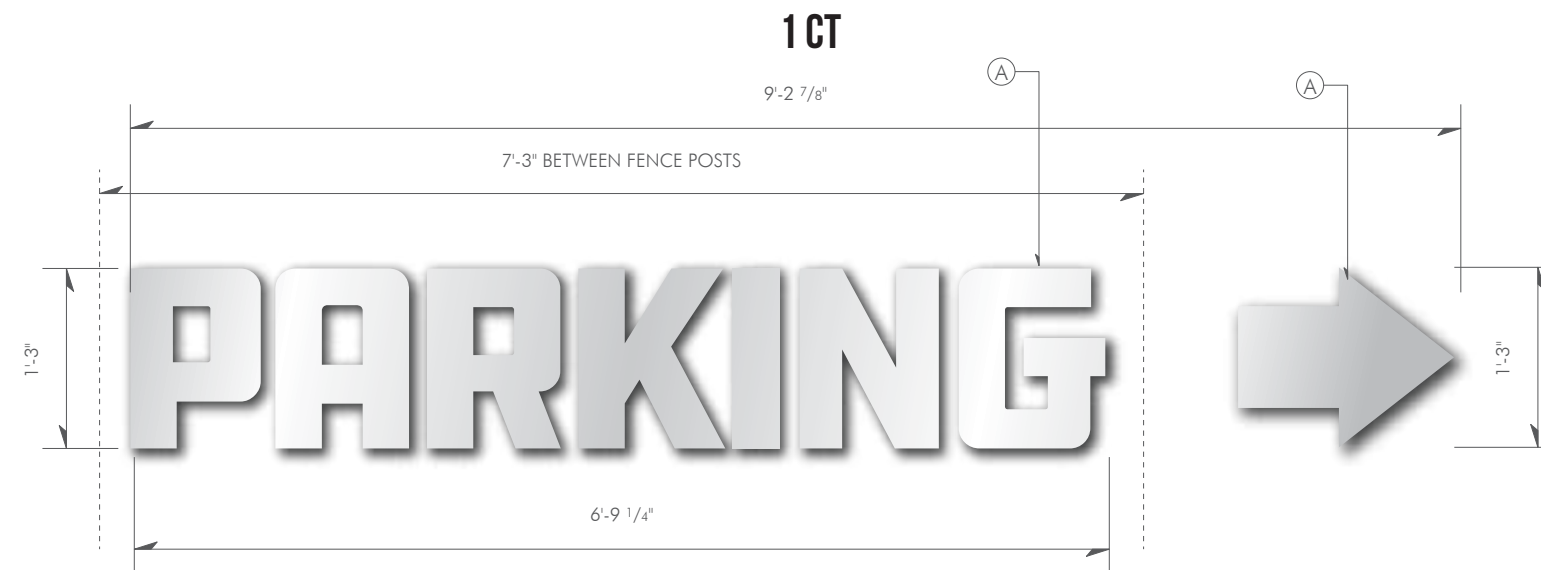
FINISHES:

A - 1/2" thick routed brushed aluminum individual letters & Arrow
Stud mount to existing fence.

FINISHES:

Brushed aluminum

CALCULATIONS:



CUSTOMER APPROVAL: _____

DATE: _____

LANDLORD APPROVAL: _____

DATE: _____

S H E E T

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WLN

Existing Tenant Signage

The Marling Leasing Office



CocoVaa Chocolatier



O'SO Brewing Co.



Inner Fire Yoga



First Choice Dental





Existing signage to be removed



At entry of garage

THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES.

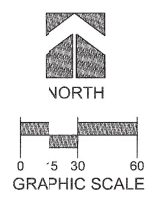
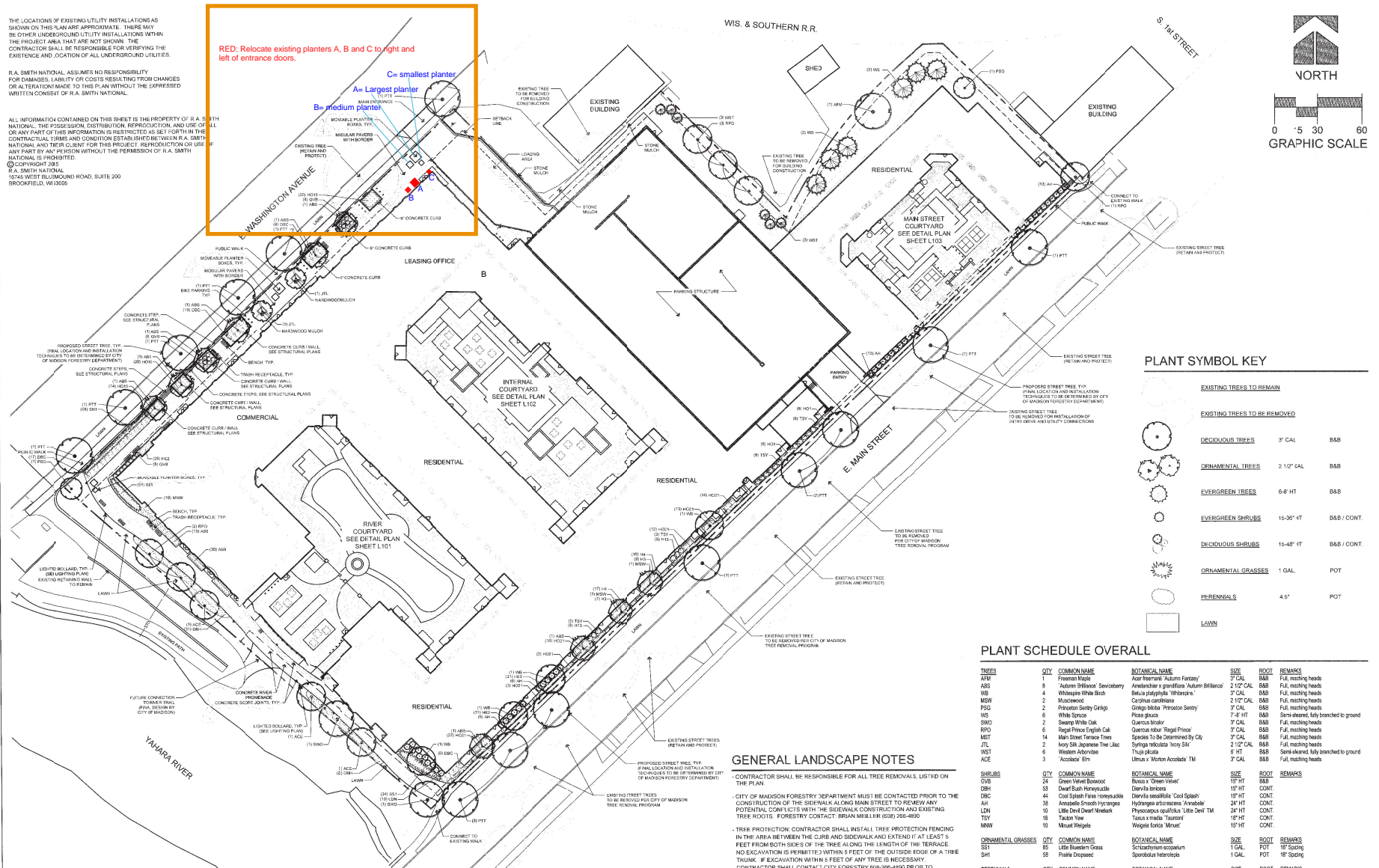
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© COPYRIGHT 2017
R.A. SMITH NATIONAL
12045 WEST BURNINGWOOD ROAD, SUITE 200
BROOKFIELD, WI 53005

RED: Relocate existing planters A, B and C to right and left of entrance doors.

C = smallest planter
A = Largest planter
B = medium planter



PLANT SYMBOL KEY

Symbol	Tree Name	Size	Root	Remarks
(Circle with cross)	EXISTING TREES TO REMAIN			
(Circle with dot)	EXISTING TREES TO BE REMOVED			
(Circle with vertical lines)	DECIDUOUS TREES	3" CAL	B&B	
(Circle with horizontal lines)	ORNAMENTAL TREES	2 1/2" CAL	B&B	
(Circle with diagonal lines)	EVERGREEN TREES	6-8 FT	B&B	
(Circle with wavy lines)	EVERGREEN SHRUBS	15-36" HT	B&B / CONT.	
(Circle with solid fill)	DECIDUOUS SHRUBS	15-48" HT	B&B / CONT.	
(Circle with dashed lines)	ORNAMENTAL GRASSES	1 GAL	POT	
(Circle with solid fill)	PERENNIALS	4.5"	POT	
(Square)	LAWN			

PLANT SCHEDULE OVERALL

THRES	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
ASH	1	Fraxinus nigra	Acer Fraxinifolius Fantasy	3" CAL	B&B	Full, matching heads
ARS	8	Autumn Brilliance® Sevastovary	Amaranthus x grandiflorus Autumn Brilliance	2 1/2" CAL	B&B	Full, matching heads
WB	4	White Birch	Betula papyrifera 'White Birch'	3" CAL	B&B	Full, matching heads
MSW	2	Muscovida	Calypso caroliniana	2 1/2" CAL	B&B	Full, matching heads
PSG	2	Princeton Sentry Ceryll	Quercus bicolor 'Princeton Sentry'	3" CAL	B&B	Full, matching heads
VS	6	White Spruce	Picea canadensis	15-18 FT	B&B	Semi-lanely, fully branched to ground
SWO	2	Sweeping White Oak	Quercus laevis	3" CAL	B&B	Full, matching heads
RPO	6	Regal Prince English Oak	Quercus laevis 'Regal Prince'	3" CAL	B&B	Full, matching heads
MEI	14	High Tower™ Tensea Ficus	Ficus religiosa 'High Tower'	3" CAL	B&B	Full, matching heads
JTL	2	Jolly Silk Japanese Tree Lilac	Syringa reticulata 'Jolly Silk'	2 1/2" CAL	B&B	Full, matching heads
WST	6	Witchamander	Thuja occidentalis	6 FT	B&B	Semi-lanely, fully branched to ground
ACE	3	'Accolade' Elm	Ulmus x Worton Accolade™	3" CAL	B&B	Full, matching heads
SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
GVB	24	Green Velvet Bonwood	Buxus x Green Velvet	15" HT	B&B	
DSH	53	Deer Bush Hornsuckle	Dicentra heterostyla	15" HT	CONT.	
DBC	44	Coast Spirea Fines Hornsuckle	Dicentra heterostyla 'Coast Spirea'	15" HT	CONT.	
AI	38	Amorpha Canadensis Hydrangea	Hydrangea arborescens 'Amorpha'	24" HT	CONT.	
LBN	18	Lilac Deer's Head	Physocarpus opulifolius 'Lilac Deer'	24" HT	CONT.	
TSY	18	Taxus New	Taxus x media 'Tantour'	18" HT	CONT.	
MW	10	Mixed Weigela	Weigela florida 'Mixed'	15" HT	CONT.	
ORNAMENTAL GRASSES	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
SST	85	Star Spangled Grass	Schizanthus occidentalis	1 GAL	POT	19" Spacing
SM	58	Prairie Dropseed	Sporobolus heterostyla	1 GAL	POT	19" Spacing
PERENNIALS	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
ASB	43	Purple Dome New England Aster	Aster novae-angliae 'Purple Dome'	4 1/2"	POT	19" Spacing
HD	14	Chicago Fire Daylily	Hemerocallis 'Chicago Fire'	4 1/2"	POT	24" Spacing
HA	12	Happy Returns Daylily	Hemerocallis x 'Happy Returns'	4 1/2"	POT	19" Spacing
HIS	16	Mini Peep Daylily	Hemerocallis x Mini Peep	4 1/2"	POT	19" Spacing
HCZ	88	Flamingo Peep Coral Bells	Hebe x Coral Bells 'Flamingo Peep'	4 1/2"	POT	19" Spacing
HOT	12	France Fuchsia	Fuchsia x France	4 1/2"	POT	24" Spacing
HOT	83	Star Umbrella Hosta	Hosta x Star Umbrella	4 1/2"	POT	24" Spacing
HOS	54	Silhouette Hosta	Hosta x Silhouette	4 1/2"	POT	24" Spacing

GENERAL LANDSCAPE NOTES

- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TREE REMOVALS LISTED ON THE PLAN.
- CITY OF MADISON FORESTRY DEPARTMENT MUST BE CONTACTED PRIOR TO THE CONSTRUCTION OF THE SIDEWALK ALONG MAIN STREET TO REVIEW ANY POTENTIAL CONFLICTS WITH THE SIDEWALK CONSTRUCTION AND EXISTING TREE ROOTS. FORESTRY CONTACT: BRIAN MEHLER (608) 266-4830
- TREE PROTECTION: CONTRACTOR SHALL INSTALL TREE PROTECTION FENCING IN THE AREA BETWEEN THE CURB AND SIDEWALK AND EXTEND AT LEAST 5 FEET FROM BOTH SIDES OF THE TREE ALONG THE LENGTH OF THE TERRACE. NO EXCAVATION IS PERMITTED WITHIN 5 FEET OF THE OUTSIDE EDGE OF A TREE TRUNK. IF EXCAVATION WITHIN 5 FEET OF ANY TREE IS NECESSARY, CONTRACTOR SHALL CONTACT CITY FORESTRY 608-266-4850 PRIOR TO EXCAVATION TO ASSESS THE IMPACT TO THE TREE AND ROOT SYSTEM. TREE PRUNING SHALL BE COORDINATED WITH CITY FORESTRY. TREE PROTECTION SPECIFICATIONS CAN BE FOUND IN SECTION 107.13 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
- FINAL PLACEMENT OF STREET TREES WILL BE COORDINATED WITH CITY FORESTRY AND SHALL BE PLANTED IN ACCORDANCE WITH THE PLANS THAT ARE ISSUED BY CITY ENGINEERING IN ASSOCIATION WITH THE DEVELOPER'S AGREEMENT.

DIGGERS & HOTLINE
Tul Fire (800) 246-8811
Milwaukee Area (262) 432-7910
Hearing Impaired TDD (800) 542-2289
www.diggersandhotline.com

DESCRIPTION
REV 1 02/24/17
REV 4 - W / ISSUED FOR CONSTRUCTION 04/27/17

R.A. Smith National
Beyond Surveying and Engineering
www.rasmithnational.com

1801 EAST WASHINGTON
CITY OF MADISON, WI

LANDSCAPE PLAN
OVERALL

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DATE: 02/10/2017
SCALE: 1" = 30'

JOB NO. 3150290

PROJECT MANAGER:
MICHAEL A. BACH, P.E.

DESIGNED BY: LJM/TM

CHECKED BY: TM

SHEET NUMBER
L100