
124 E GORHAM

MADISON, WI

APEX PROPERTY MANAGEMENT

UDC PRESENTATION
NOVEMBER 19, 2025

Kahler Slater

CONTEXT

SITE LOCATION



HISTORIC DISTRICT



Parcels current as of map creation - 02/21/22

SITE



SITE | PROPOSED LOT COMBINATION



EXISTING CONDITIONS



NORTH SIDE OF GORHAM ST. - 124 E GORHAM ST.

EXISTING CONDITIONS



EXISTING CARRIAGE HOUSE ON SITE

EXISTING CONDITIONS



116 E GORHAM

ADJACENT PROPERTIES



114 E GORHAM ST



132 E GORHAM ST



125 E GORHAM ST



123 E GORHAM ST



111-117 E GORHAM ST

DESIGN

AERIAL VIEW LOOKING NORTH



AERIAL VIEW LOOKING EAST



AERIAL VIEW LOOKING WEST



SOUTHEAST (GORHAM ST) ELEVATION



SCALE: 1'-0" = 1/16"

0' 8' 16' 32'

LAND USE SUMMARY TABLE

- 1. SITE AREA: 17,538 SF
- 2. BUILDING SQUARE FOOTAGE: 34,442 SF TOTAL
 - A. 17,869 SF NEW CONSTRUCTION
 - B. 1,822 SF ADAPTIVE REUSE
 - C. 1,751 SF EXISTING
- 3. UNITS NEW: 22 UNITS
 - A. 12 STUDIOS
 - B. 10 1-BEDROOMS
- 4. UNITS EXISTING: 7 UNITS
- 5. TENANT SPACES: 1,379 SF TOTAL
 - A. LOBBY AND MAIL ROOM: 461 SF
 - B. PATIO: 918 SF
- 6. LOT COVERAGE: 7,817 SF (43%)
- 7. USABLE OPEN AREA (UNSTRUCTURED): 900 SF
 - A. PORCH: 345 SF
 - B. BACK PATIO: 555 SF
- 8. LANDSCAPE AREA: 5,314 SF TOTAL
 - A. 1,000 SF STRUCTURED PLANTERS
 - B. 4,314 SF LANDSCAPING
- 9. PAVED AREA: 7,511 SF

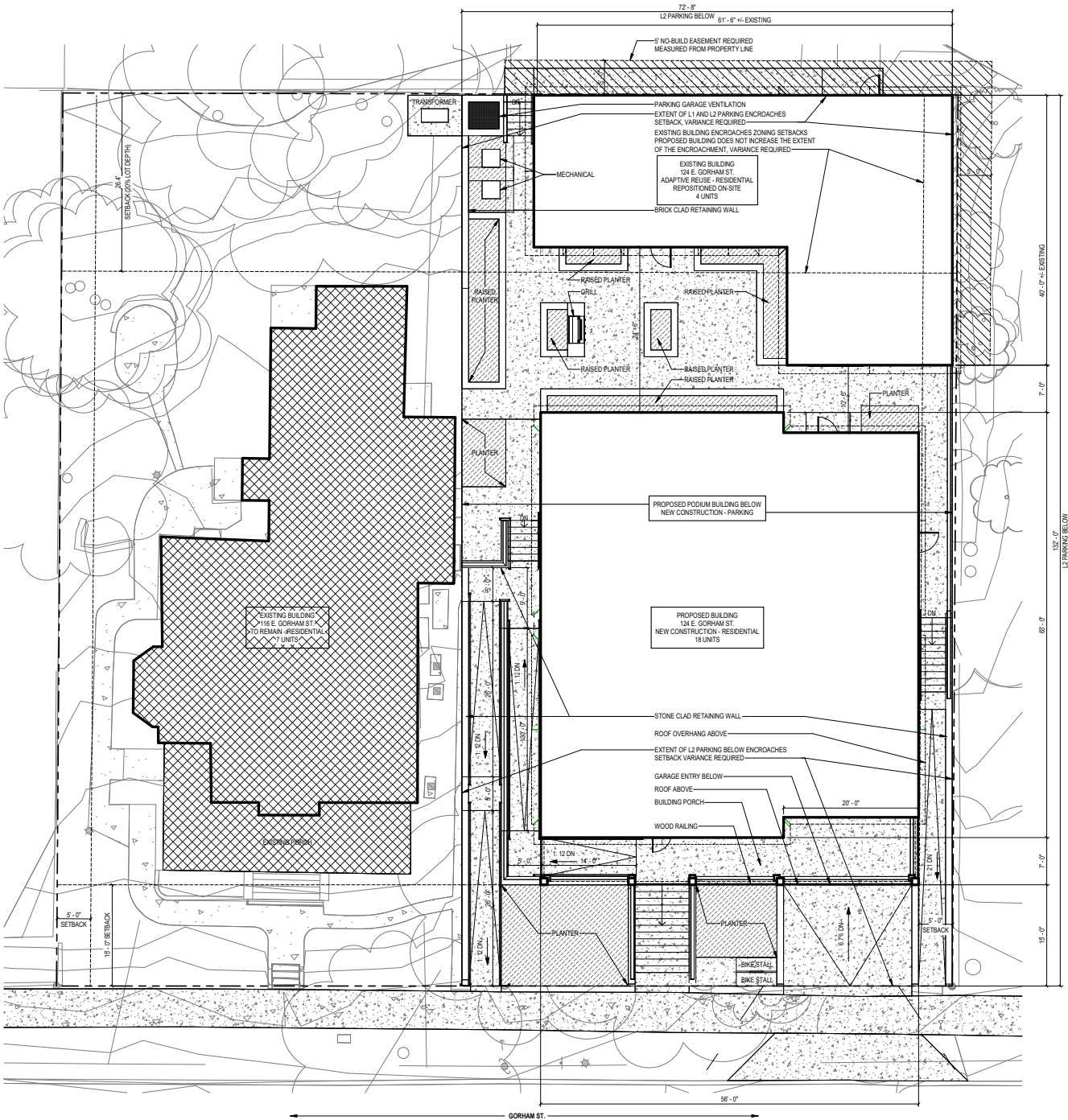
PARKING SUMMARY TABLE

- 1. VEHICLE PARKING: 32 TOTAL STALLS
 - A. COMPACT: 19 STALLS
 - B. STANDARD: 12 STALLS
 - C. VAN ACCESSIBLE: 1 STALL
 - D. EV READY: 2 STALLS
 - E. EV FUTURE: 7 STALLS
- 2. BIKE PARKING: 31 STALLS
 - A. GUEST: 2 STALLS
 - B. LONG-TERM STANDARD: 29 STALLS
 - C. LONG-TERM STRUCTURED: NONE

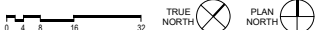
ZONING SUMMARY

- 1. DISTRICT: DOWNTOWN RESIDENTIAL 1 (DR-1)
- 2. USE: RESIDENTIAL BUILDING COMPLEX
 - A. ALLOWED CONDITIONAL USE
- 3. SETBACKS:
 - A. FRONT YARD: 15'
 - B. SIDE YARD: 5'
 - a. REDUCTION REQUIRED, SEE PLAN
 - b. MAY BE REDUCED AS PART OF CONDITIONAL USE APPROVAL
 - C. REAR YARD: LESSER OF 20% LOT DEPTH OR 30' (26.4')
 - a. REDUCTION REQUIRED, SEE PLAN
 - b. MAY BE REDUCED AS PART OF CONDITIONAL USE APPROVAL
 - D. MAXIMUM LOT COVERAGE: 75%
 - E. MAXIMUM HEIGHT: 5 STORIES, 74'
- 4. SETBACK ENCROACHMENTS:
 - A. ACCESSIBILITY ACCOMMODATIONS: MINIMUM RAMP AS REQUIRED ALLOWED IN ALL SETBACKS
 - B. STOPS: MINIMUM REQUIRED FOR EGRESS ALLOWED IN SIDE SETBACK; ALLOWED IN OTHER SETBACKS
 - C. UNDERGROUND PARKING: ALLOWED IN REAR SETBACK, NOT ALLOWED IN FRONT OR SIDE SETBACKS
 - a. VARIANCE REQUIRED, SEE PLAN
- 5. SUPPLEMENTAL REGULATIONS: RESIDENTIAL BUILDING COMPLEX
 - A. SETBACK REQUIREMENTS MAY BE REDUCED AS PART OF CONDITIONAL USE APPROVAL
 - B. DISTANCE BETWEEN BUILDINGS: 5' (EQUAL TO SIDE YARD SETBACK REQUIREMENT)
 - a. MAY BE REDUCED AS PART OF CONDITIONAL USE APPROVAL

NOT FOR
CONSTRUCTION



1 SITE PLAN
1/8" = 1'-0"



Revisions

LAND USE APPLICATION

Drawing Date
9/22/2025

124 E GORHAM

124 E GORHAM ST
MADISON, WI 53703

Project No. APEX Property
224086 Management, Inc.

Sheet Title

SITE PLAN

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Telephone 804.787.2500
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A010

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Revisions

LAND USE APPLICATION

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124 E GORHAM

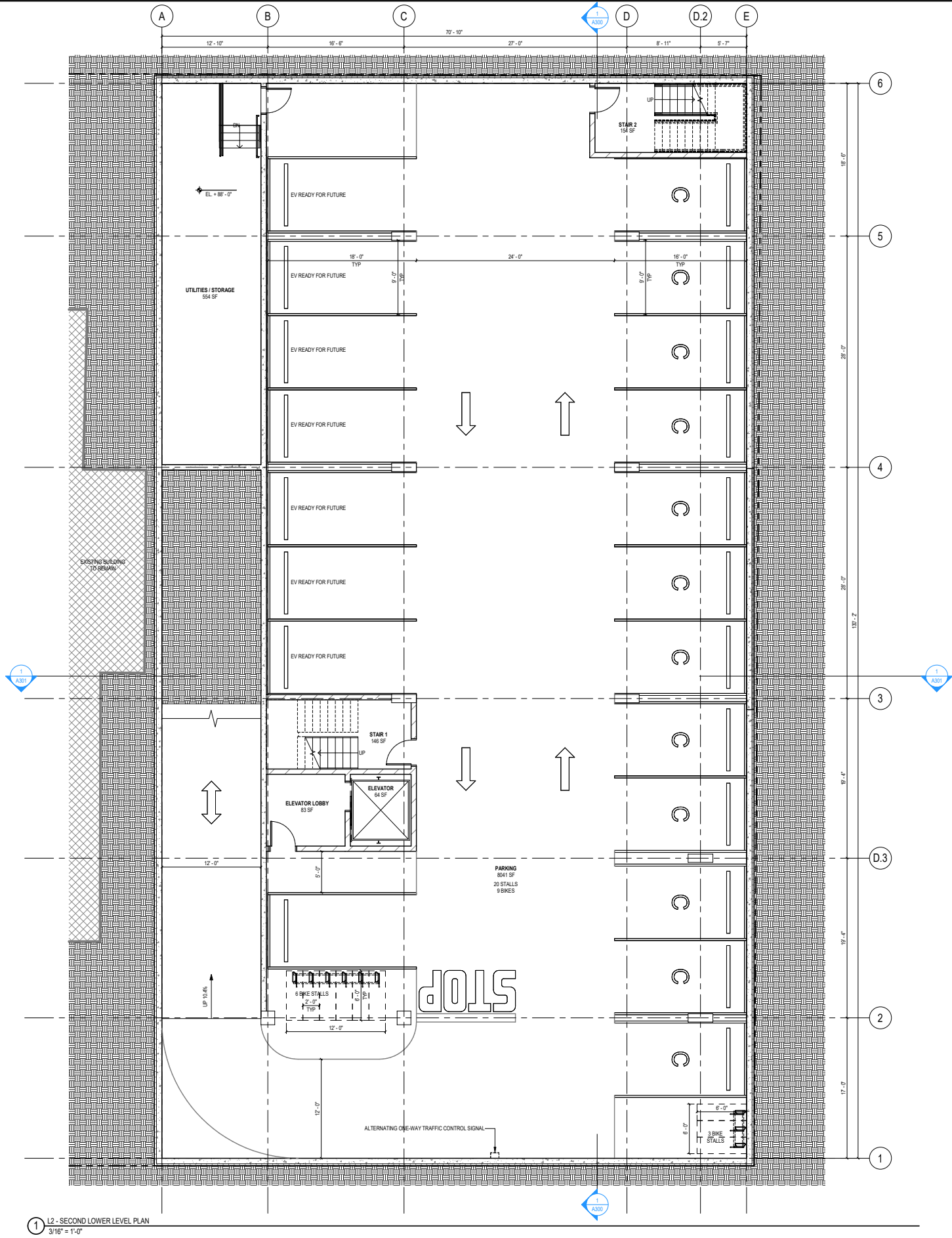
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Sheet Title
SECOND LOWER LEVEL
PLAN

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722 Williamson Street, Madison, Wisconsin 53703
Telephone 608.283.6900 Fax 608.283.6317
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Sheet No.
A100



1 L2 - SECOND LOWER LEVEL PLAN
3/16" = 1'-0"

0 1 2 3 4 5
TRUE NORTH
PLAN NORTH

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CONSTRUCTION

Revisions

LAND USE APPLICATION

Drawing Date
9/22/2025

124 E GORHAM

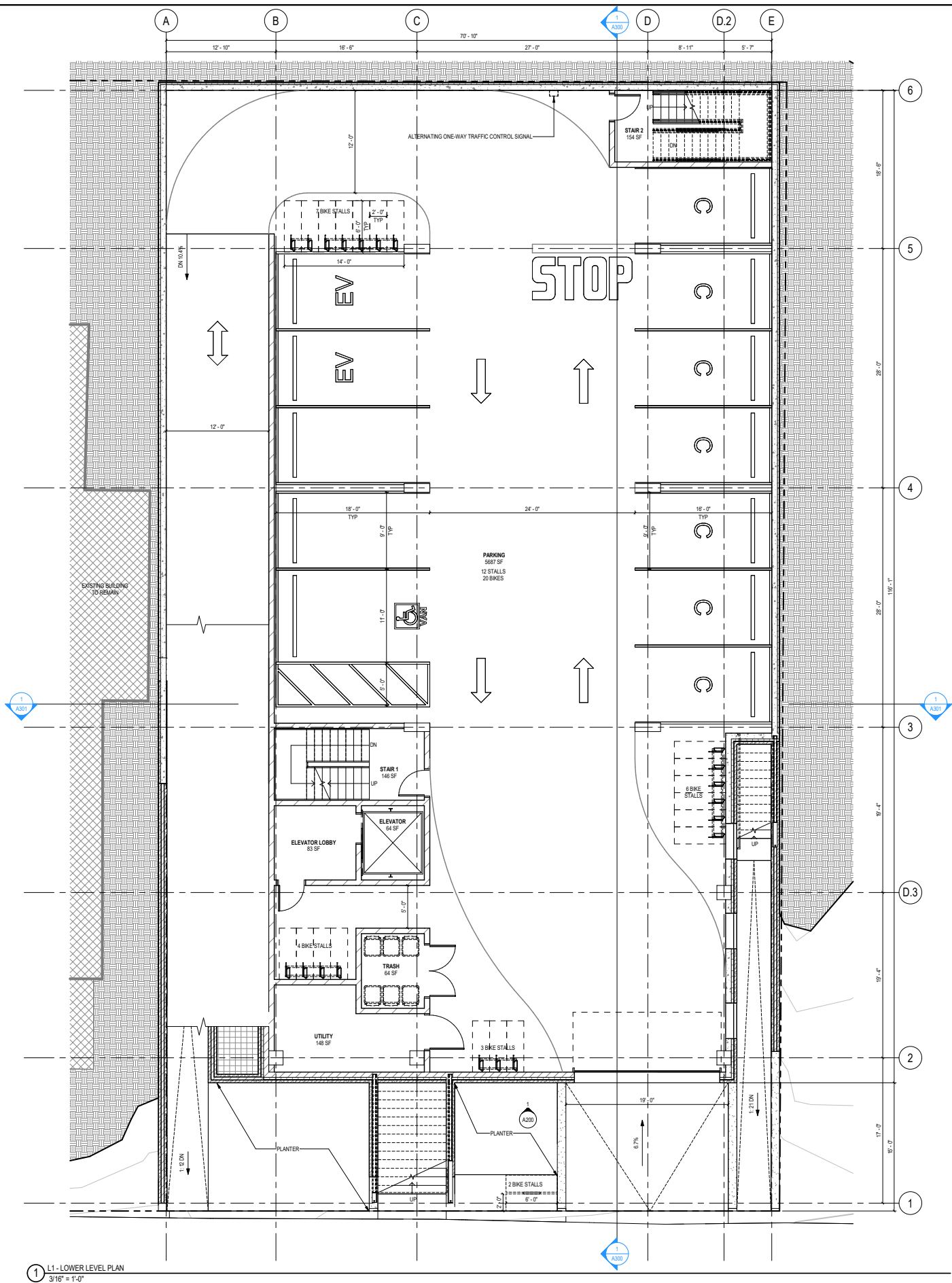
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LOWER LEVEL PLAN

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LAND USE APPLICATION

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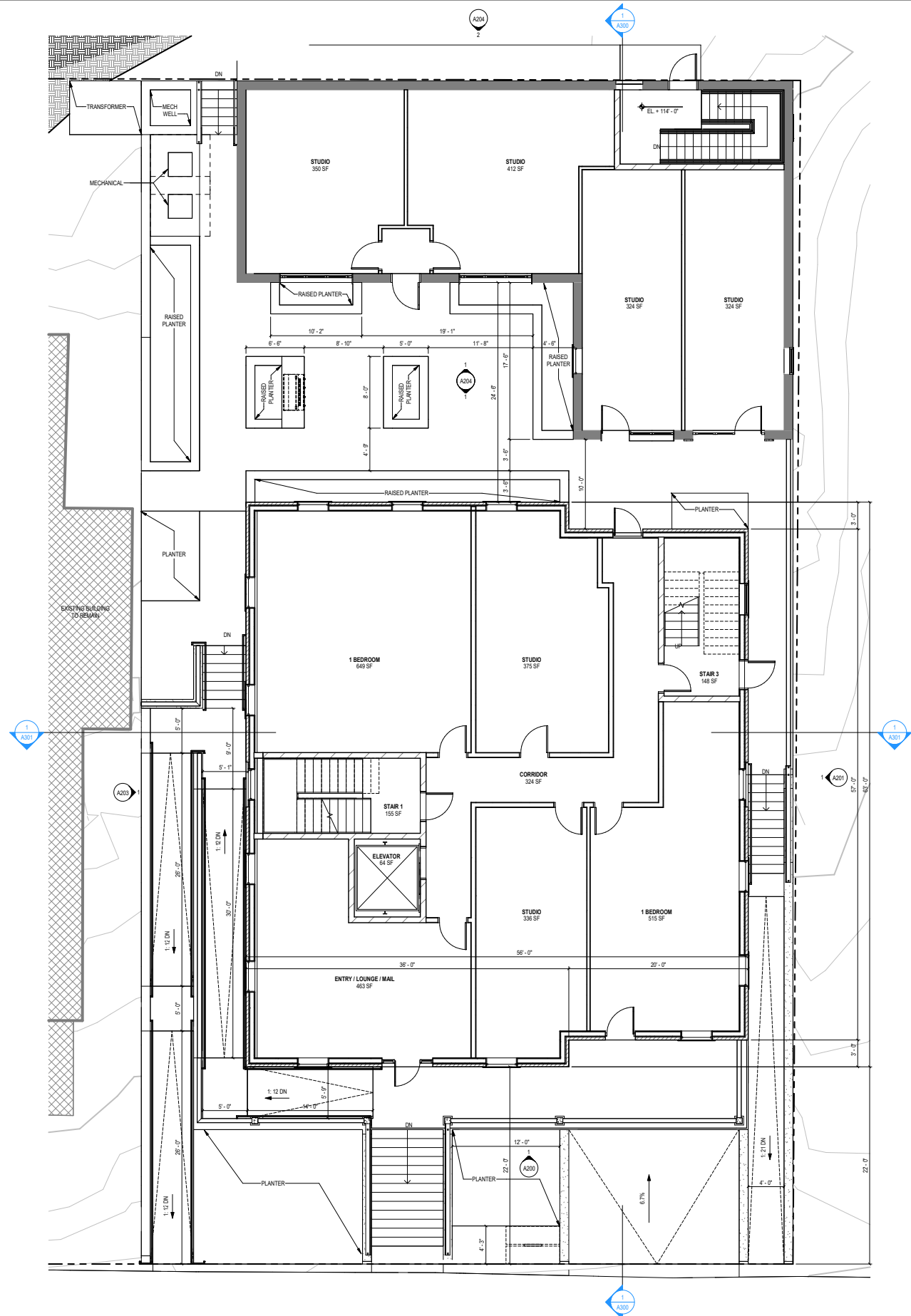
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Sheet Title
FIRST FLOOR PLAN

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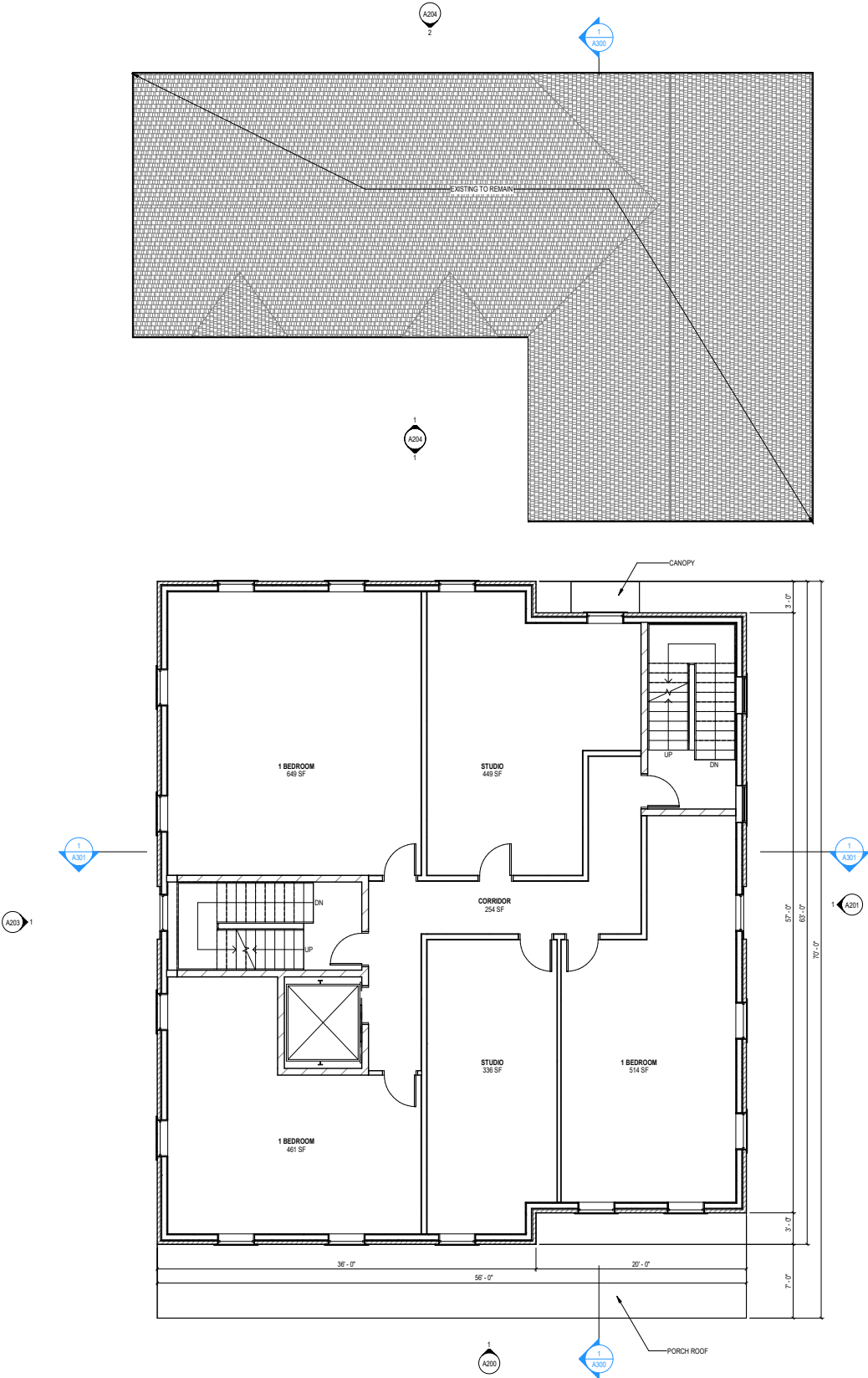
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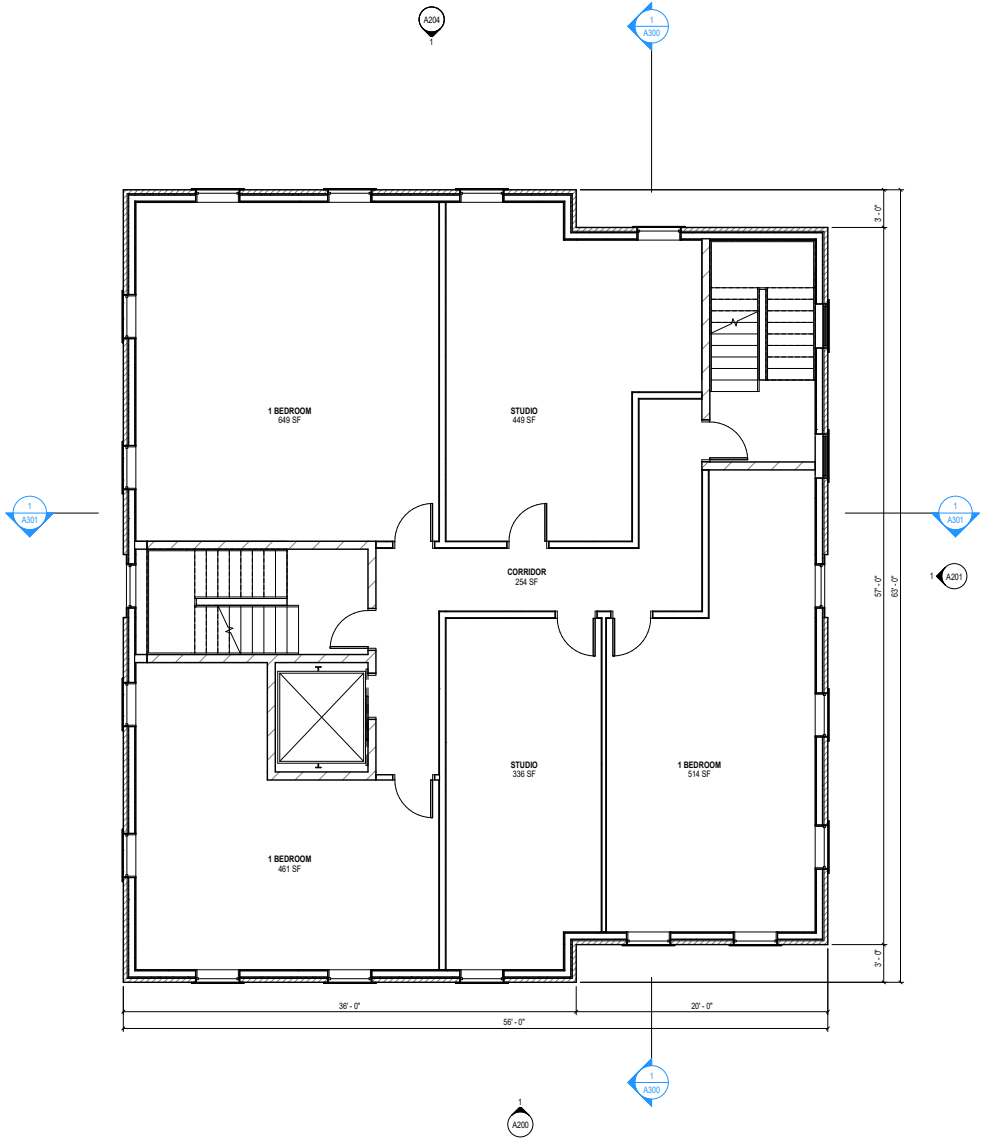
01 - FIRST FLOOR PLAN
3/16" = 1'-0"

0 1 2 3
TRUE NORTH
PLAN NORTH

NOT FOR
CONSTRUCTION



1 02 - SECOND FLOOR PLAN
3/16" = 1'-0"



2 03 - THIRD FLOOR PLAN
3/16" = 1'-0"



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LAND USE APPLICATION

Drawing Date
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124 E GORHAM

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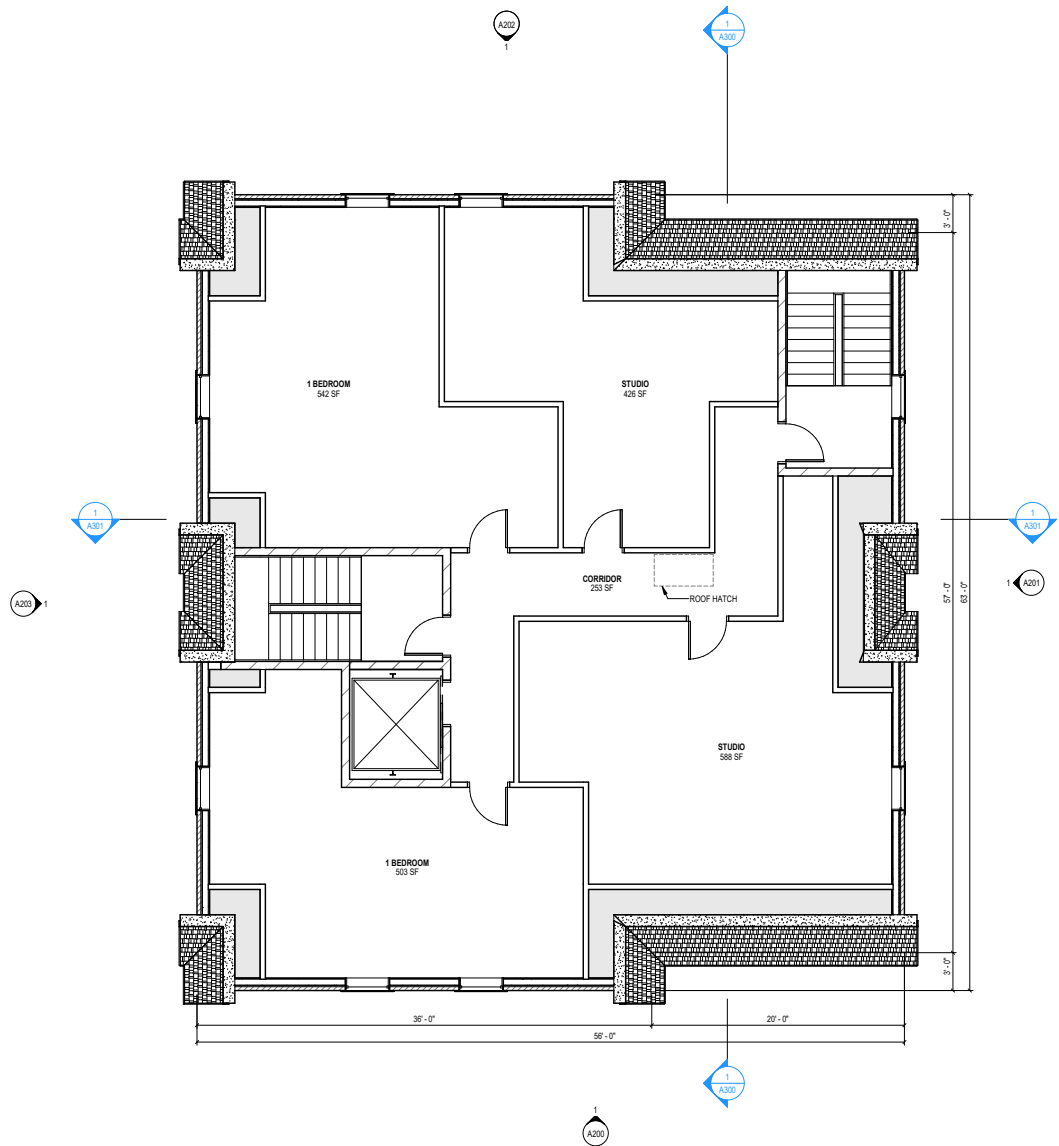
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Sheet Title
SECOND, THIRD FLOOR PLANS

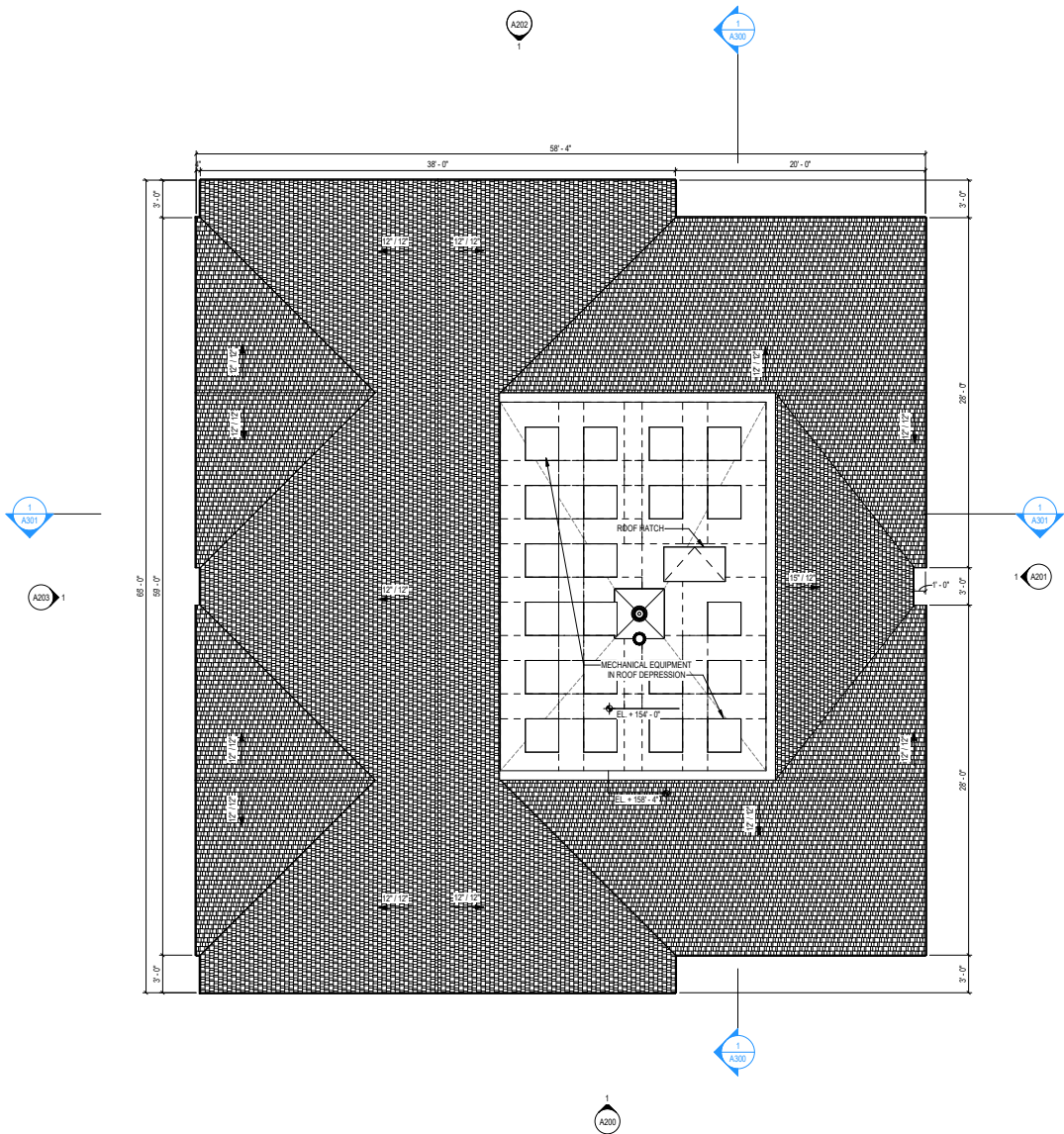
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A103

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1 04 - FOURTH FLOOR PLAN
3/16" = 1'-0"



2 ROOF PLAN
3/16" = 1'-0"



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LAND USE APPLICATION

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Sheet Title
FOURTH FLOOR PLAN,
ROOF PLAN

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Sheet No.
A104

NOT FOR
CONSTRUCTION

KEYNOTES	
BIKE RACK 01	SINGLE LOOP METAL BIKE RACK, PAINTED COLOR MATCH STONE
BRICK 01A	MODULAR BRICK, RUNNING BOND, CREAM COLOR
BRICK 01B	MODULAR BRICK, STACKED BOND, CREAM COLOR
BRICK 01C	MODULAR BRICK, SOLDIER COURSE, CREAM COLOR
DOOR 02	ALUMINUM FRAMED GLASS DOOR, COLOR MATCH STONE
FASCIA 01	FASCIA BOARD, COLOR MATCH STONE
OVERHEAD DOOR 01	PANELIZED GARAGE DOOR, COLOR MATCH STONE
PANEL 01	FIBER CEMENT PANEL, COLOR MATCH STONE
RAILING 01	WOOD RAILING, PICKET, PAINTED COLOR MATCH STONE
ROOF SHINGLE 01	ASPHALT SHINGLE, COLOR MATCH STONE
STONE 01A	STONE, COURSED ASHLAR
STONE 01B	STONE
WINDOW 01	DOUBLE HUNG WINDOW, FRAME COLOR MATCH STONE
WINDOW 02	ALUMINUM STOREFRONT, FRAME COLOR MATCH STONE



ROOF SHINGLE 01 | ASPHALT SHINGLE
BASIS OF DESIGN - CERTANTEED LANDMARK PRO
COLOR - GRAY



SIDING 01 | FIBER CEMENT LAP SIDING
COLOR - CUSTOM
PANEL 01 | FIBER CEMENT PANEL
COLOR - CUSTOM



BRICK 01 | MODULAR BRICK
BASIS OF DESIGN - BELDEN, CREAM, 481-483 SMOOTH



STONE 01 | ARCHITECTURAL PRECAST CONCRETE STONE
COLOR - GRAY / BROWN



1 SOUTH ELEVATION
3/16" = 1'-0"

Revisions

LAND USE APPLICATION

Drawing Date
9/22/2025

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Project No. 224086 APEX Property Management, Inc.

Sheet Title
EXTERIOR ELEVATIONS - SOUTH

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Telephone 312.786.4516

Sheet No.
A200

KEYNOTES	
BRICK 01A	MODULAR BRICK, RUNNING BOND, CREAM COLOR
BRICK 01B	MODULAR BRICK, STACKED BOND, CREAM COLOR
BRICK 01C	MODULAR BRICK, SOLDIER COURSE, CREAM COLOR
BRICK 02	EXISTING BRICK TO REMAIN
DOOR 01	HOLLOW METAL DOOR, COLOR MATCH STONE
FASCIA 01	FASCIA BOARD, COLOR MATCH STONE
GARAGE VENTILATION	METAL GRATE, PAINTED TO MATCH STONE
PANEL 01	FIBER CEMENT PANEL, COLOR MATCH STONE
RAILING 01	WOOD RAILING, PICKET, PAINTED COLOR MATCH STONE
ROOF SHINGLE 01	ASPHALT SHINGLE, COLOR MATCH STONE
ROOF SHINGLE 02	EXISTING ROOF SHINGLE TO REMAIN
SIDING 01	FIBER CEMENT LAP SIDING, COLOR MATCH STONE
STONE 01A	STONE, COURSED ASHLAR
STONE 01B	STONE
WINDOW 01	DOUBLE HUNG WINDOW, FRAME COLOR MATCH STONE
WINDOW 03	FIXED WINDOW, FRAME COLOR MATCH STONE
WINDOW 04	FIXED WINDOW SPANDREL GLASS, FRAME COLOR MATCH STONE

NOT FOR
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LAND USE APPLICATION

Drawing Date
9/22/2025

124 E GORHAM

124 E GORHAM ST
MADISON, WI 53703

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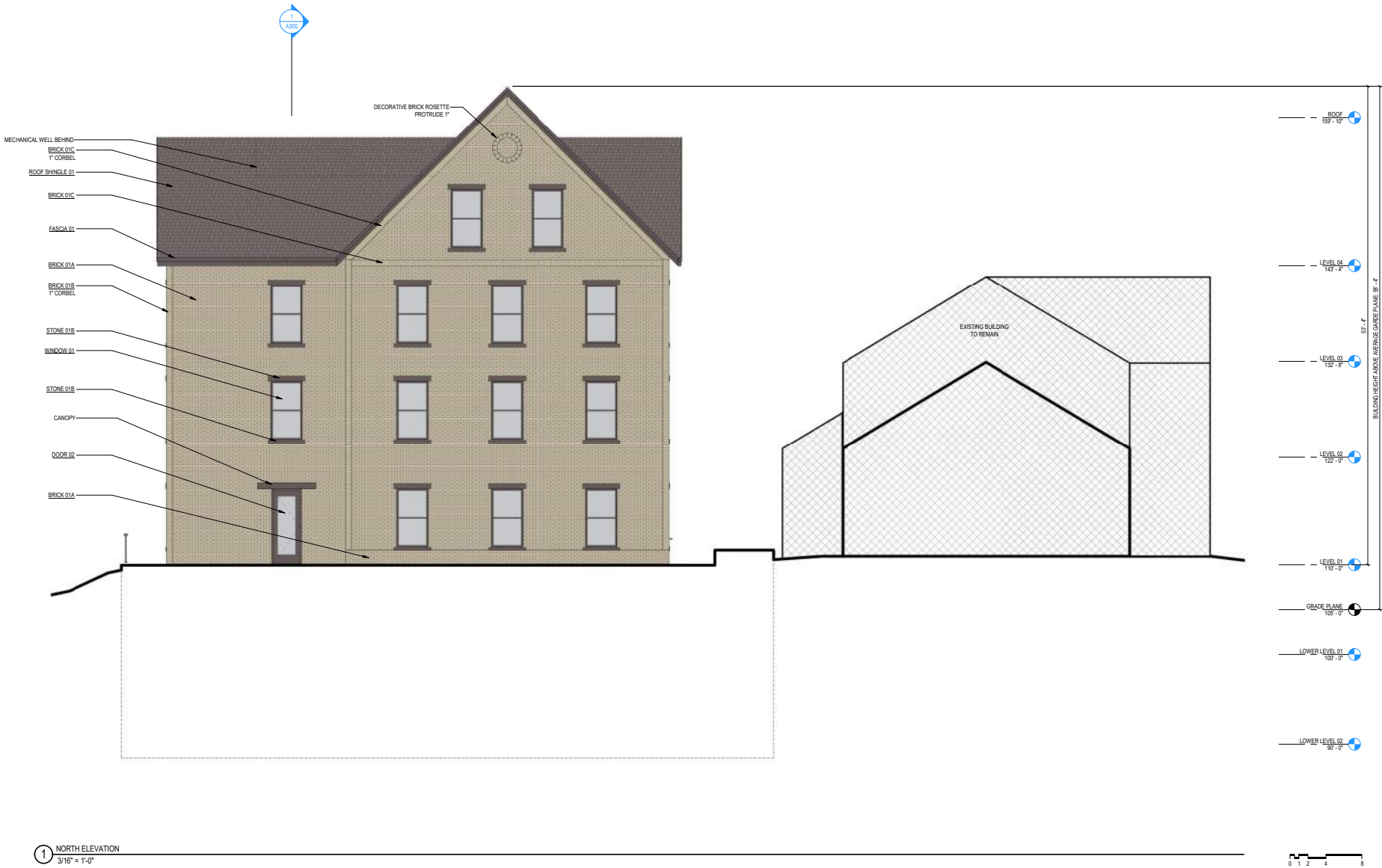
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EXTERIOR ELEVATIONS
- EAST

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Sheet No.
A201

KEYNOTES	
BRICK 01A	MODULAR BRICK, RUNNING BOND, CREAM COLOR
BRICK 01B	MODULAR BRICK, STACKED BOND, CREAM COLOR
BRICK 01C	MODULAR BRICK, SOLDIER COURSE, CREAM COLOR
DOOR 02	ALUMINUM FRAMED GLASS DOOR, COLOR MATCH STONE
FASCIA 01	FASCIA BOARD, COLOR MATCH STONE
ROOF SHINGLE 01	ASPHALT SHINGLE, COLOR MATCH STONE
STONE 01B	STONE
WINDOW 01	DOUBLE HUNG WINDOW, FRAME COLOR MATCH STONE

NOT FOR
CONSTRUCTION



Revisions

LAND USE APPLICATION

Drawing Date
9/22/2025

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Sheet Title

EXTERIOR ELEVATIONS
- NORTH

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Sheet No.
A202

NOT FOR
CONSTRUCTION

KEYNOTES	
BRICK 01A	MODULAR BRICK, RUNNING BOND, CREAM COLOR
BRICK 01B	MODULAR BRICK, STACKED BOND, CREAM COLOR
BRICK 01C	MODULAR BRICK, SOLDIER COURSE, CREAM COLOR
BRICK 02	EXISTING BRICK TO REMAIN
FASCIA 01	FASCIA BOARD, COLOR MATCH STONE
PANEL 01	FIBER CEMENT PANEL, COLOR MATCH STONE
RAILING 01	WOOD RAILING, PICKET, PAINTED COLOR MATCH STONE
ROOF SHINGLE 01	ASPHALT SHINGLE, COLOR MATCH STONE
ROOF SHINGLE 02	EXISTING ROOF SHINGLE TO REMAIN
SIDING 01	FIBER CEMENT LAP SIDING, COLOR MATCH STONE
STONE 01A	STONE, COURSED ASHLAR
STONE 01B	STONE
WINDOW 01	DOUBLE HUNG WINDOW, FRAME COLOR MATCH STONE



Revisions

LAND USE APPLICATION

Drawing Date
9/22/2025

124 E GORHAM

124 E GORHAM ST
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Project No. 224086
APEX Property Management, Inc.

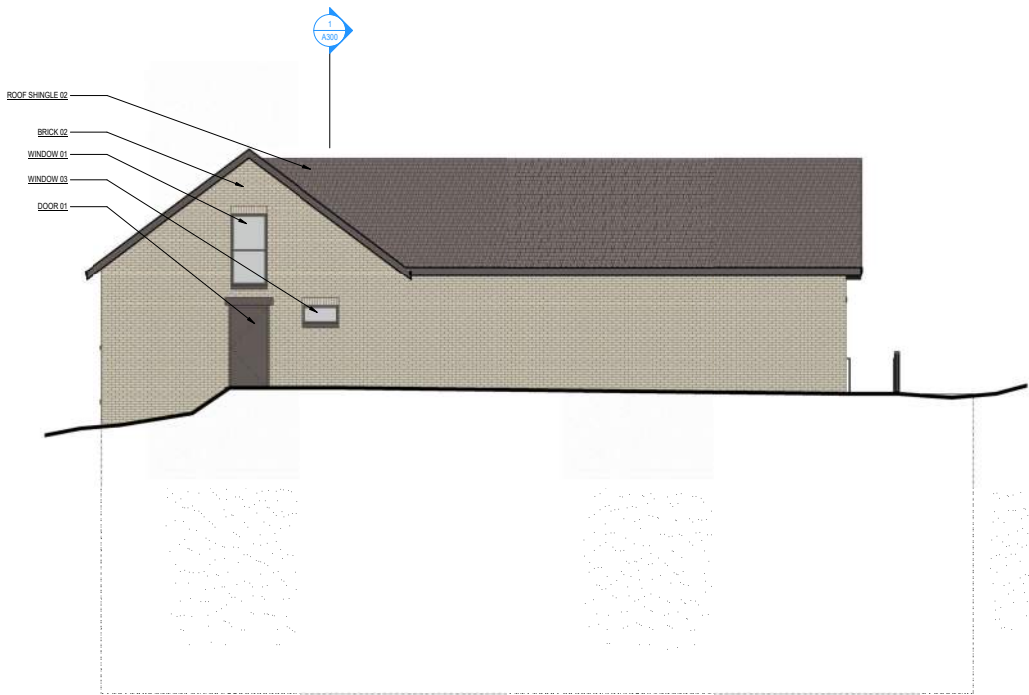
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EXTERIOR ELEVATIONS
- WEST

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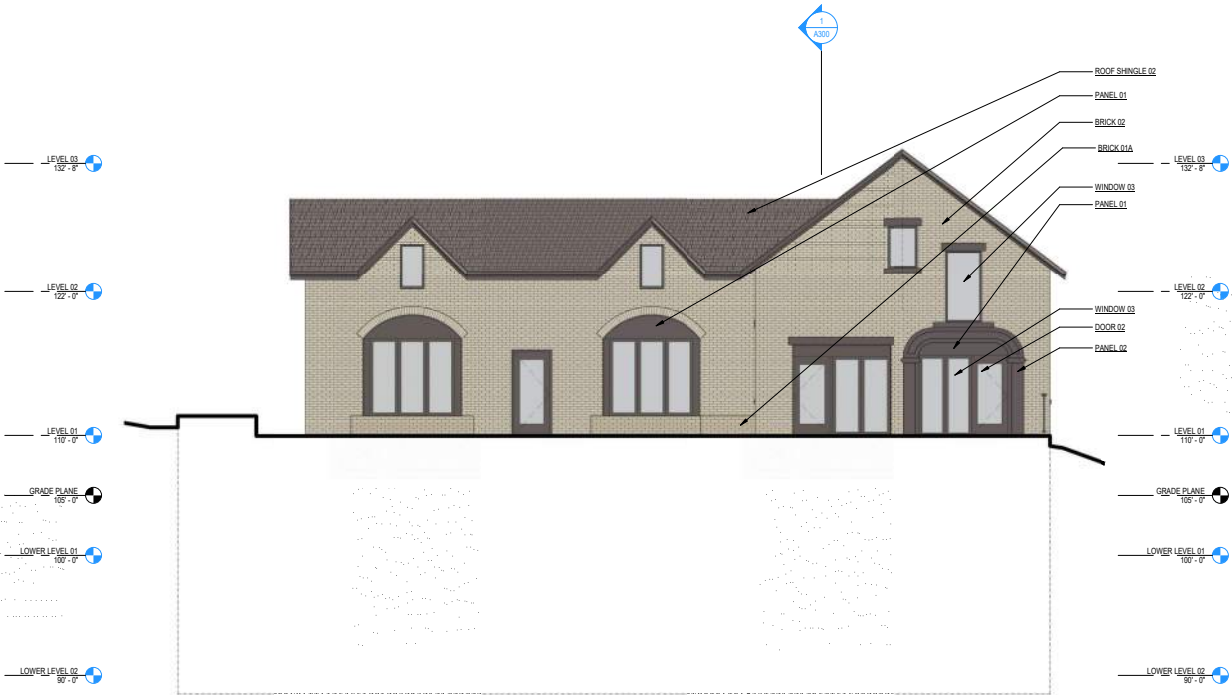
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KEYNOTES	
BRICK 01A	MODULAR BRICK, RUNNING BOND, CREAM COLOR
BRICK 02	EXISTING BRICK TO REMAIN
DOOR 01	HOLLOW METAL DOOR, COLOR MATCH STONE
DOOR 02	ALUMINUM FRAMED GLASS DOOR, COLOR MATCH STONE
PANEL 01	FIBER CEMENT PANEL, COLOR MATCH STONE
PANEL 02	EXISTING WOOD PANEL TO REMAIN
ROOF SHINGLE 02	EXISTING ROOF SHINGLE TO REMAIN
WINDOW 01	DOUBLE HUNG WINDOW, FRAME COLOR MATCH STONE
WINDOW 02	FIXED WINDOW, FRAME COLOR MATCH STONE

NOT FOR
CONSTRUCTION



2 NORTH ELEVATION CARRIAGE HOUSE
3/16" = 1'-0"



1 SOUTH ELEVATION CARRIAGE HOUSE
3/16" = 1'-0"

Revisions

LAND USE APPLICATION

Drawing Date
9/22/2025

124 E GORHAM

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MADISON, WI 53703

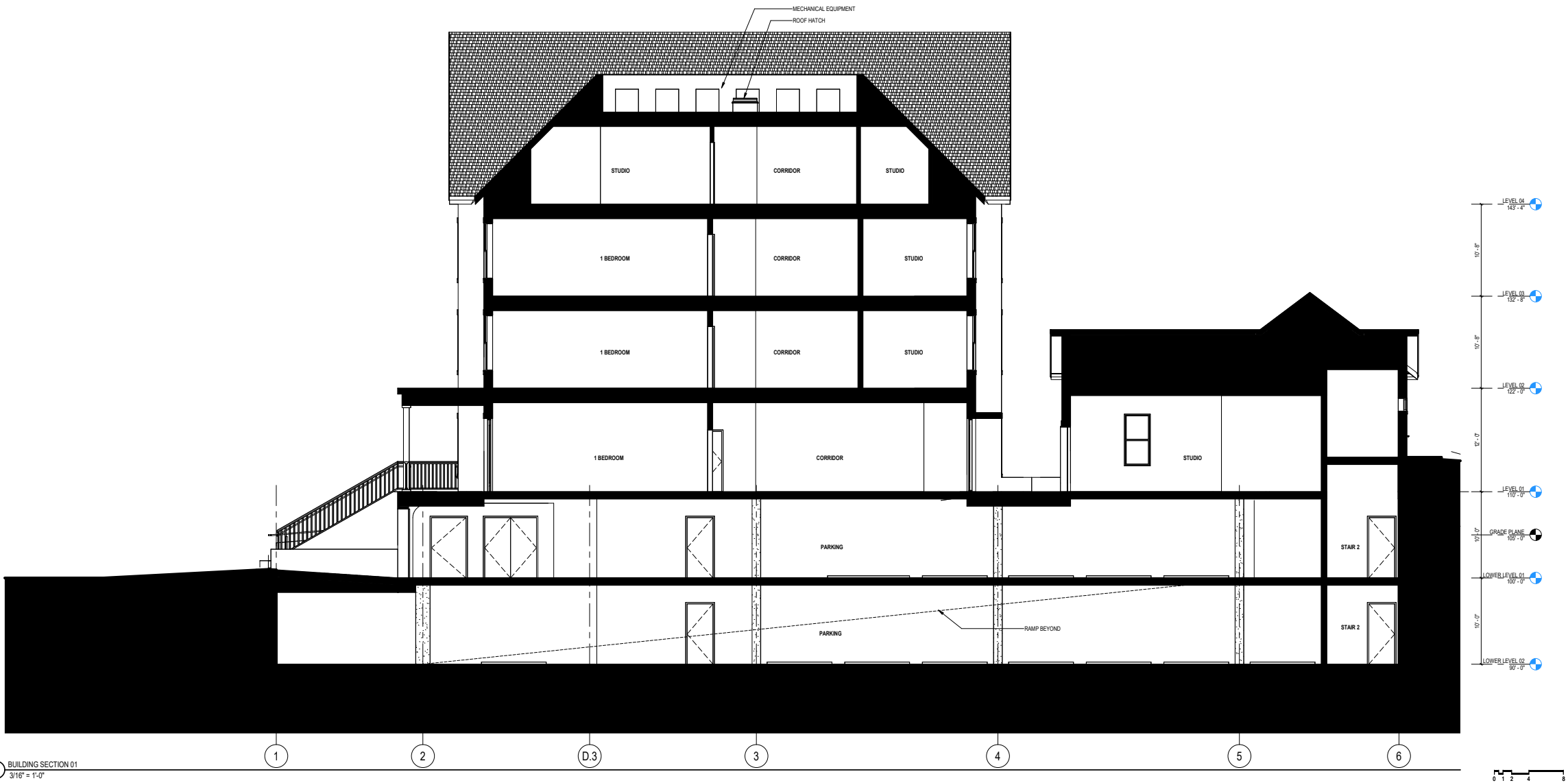
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EXTERIOR ELEVATIONS
- CARRIAGE HOUSE

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LAND USE APPLICATION

Drawing Date
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BUILDING SECTIONS

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Sheet No.
A300

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Revisions

LAND USE APPLICATION

Drawing Date
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124 E GORHAM

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BUILDING SECTIONS

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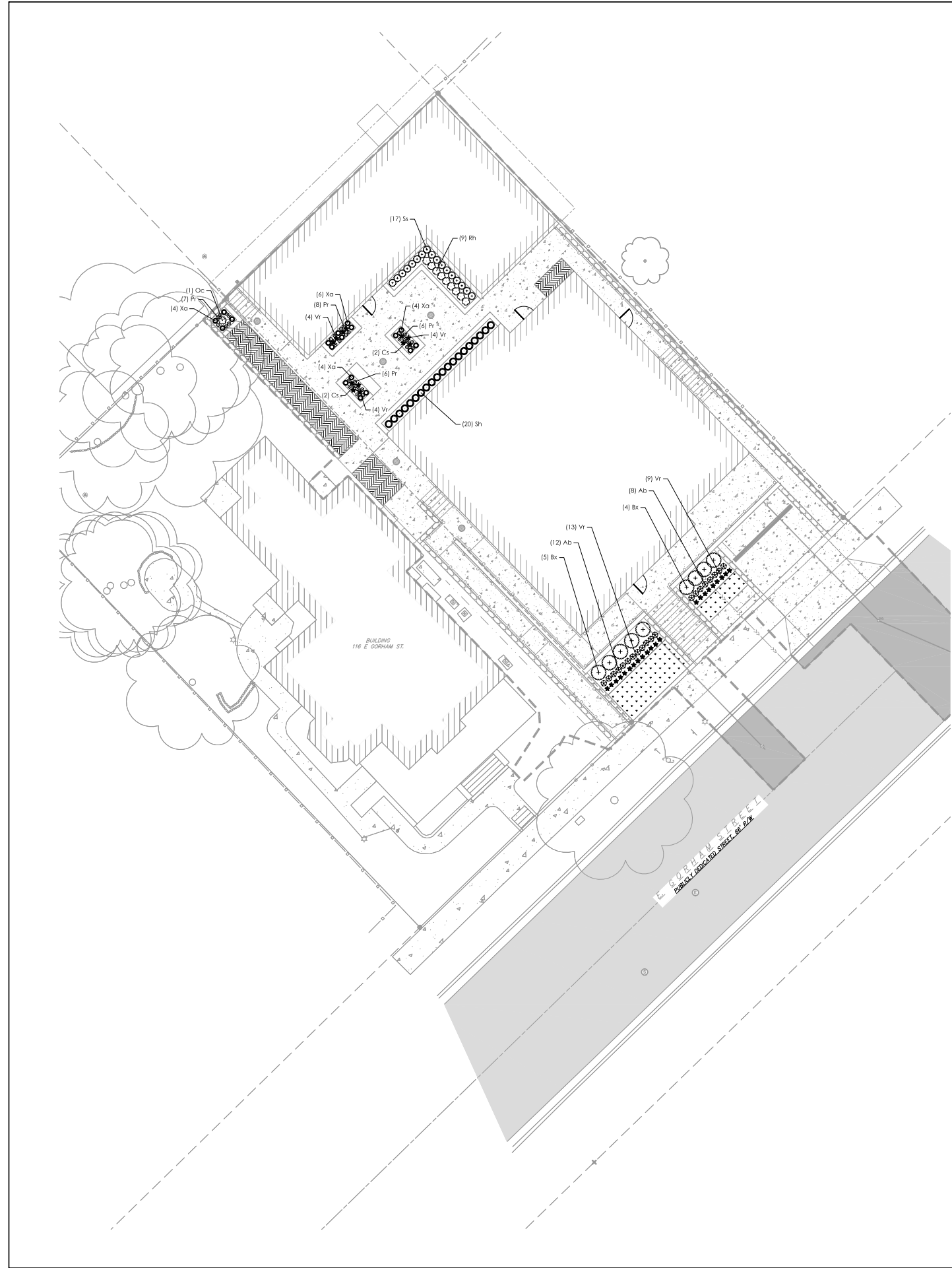
Sheet No.
A301

STREET RENDERING



COURTYARD RENDERING





PLANT SCHEDULE

CODE	BOTANICAL / COMMON NAME	ROOT COND.	SIZE	QTY
EVERGREEN SHRUBS				
Bx	Buxus x 'Green Mountain' / Green Mountain Boxwood	Cont.	5 Gal.	9
PERENNIALS				
Ab	Asclepias tuberosa / Butterfly Milkweed	Cont.	1 Gal.	20
Vr	Callirhoe involucrata / Purple Poppymallow	Cont.	1 Gal.	34
Xa	Carex albicans / White-tinged Sedge	Cont.	1 Gal.	18
Cs	Coreopsis palmata / Sift Tickseed	Cont.	1 Gal.	4
Oc	Osmantha cinnamomea / Cinnamon Fern	Cont.	1 Gal.	1
Pr	Polemonium reptans / Greek Valerian	Cont.	1 Gal.	27
Rh	Rudbeckia hirta / Black-eyed Susan	Cont.	1 Gal.	9
St	Schizachyrium scoparium / Little Bluestem	Cont.	1 Gal.	17
Sh	Sporobolus heterolepis / Prairie Dropseed	Cont.	1 Gal.	20

CONCEPT PLANT SCHEDULE

TURF 194 sf

GROUNDCOVER #1		305 sf
Antennaria plantaginifolia / Pussytoes	46	
Carex bromoides / Bromide-like Sedge	182	
Carex pensylvanica / Pennsylvania Sedge	136	
Hydrophyllum virginianum / Virginia Waterleaf	23	
Sedum ternatum / Wild Stonecrop	46	
Viola sororia / Woody Blue Violet	23	

PLANT MATERIAL NOTES:

- ALL PLANTINGS SHALL CONFORM TO QUALITY REQUIREMENTS AS PER ANSI Z60.1.
- ALL PLANT MATERIAL SHALL BE TRUE TO SPECIES, VARIETY AND SIZE SPECIFIED, NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES, AND UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE OF THE PROJECT SITE.
- CONTACT LANDSCAPE ARCHITECT, IN WRITING, TO REQUEST ANY PLANT MATERIAL SUBSTITUTIONS DUE TO AVAILABILITY ISSUES.
- ALL PLANTS SHALL BE GUARANTEED TO BE IN HEALTHY AND FLOURISHING CONDITION DURING THE GROWING SEASON FOLLOWING INSTALLATION. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR ONE YEAR FROM THE TIME OF INSTALLATION.
- EXACT LOCATIONS OF EACH PLANT ARE GIVEN IN PLAN. WHILE SLIGHT DEVIATIONS ARE ACCEPTABLE, OVERALL SCHEMATIC/ORIENTATION TO BE ADHERED TO AS ACCURATELY AS POSSIBLE. NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS.

LANDSCAPE MATERIAL NOTES:

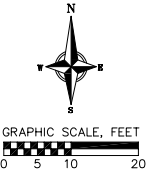
- CONTRACTOR SHALL PROVIDE A SUITABLE AMENDED TOPSOIL BLEND FOR ALL PLANTING AREAS WHERE SOIL CONDITIONS ARE UNSUITABLE FOR PLANT GROWTH. TOPSOIL SHALL CONFORM TO QUALITY REQUIREMENTS AS PER SECTION 625.2(1) OF THE "STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION." PROVIDE A MINIMUM OF 18" OF TOPSOIL IN ALL PLANTING AREAS AND 6" OF TOPSOIL IN AREAS TO BE SEED/SODDED.
- SUBSOIL UNDER TURF AND PLANTING BEDS MUST BE FREE DRAINING AND LOOSE TO ALLOW ROOT PENETRATION AND DRAINAGE. LANDSCAPE CONTRACTOR SHOULD NOTIFY GENERAL CONTRACTOR IF SUBSURFACE COMPACTION IS UNFIT FOR PLANTING. LANDSCAPE CONTRACTOR IS NOT RESPONSIBLE FOR SUBSURFACE SOIL PREPARATION.
- LANDSCAPE BEDS TO BE MULCHED WITH UNDYED SHREDDED HARDWOOD BARK MULCH TO 3" DEPTH MIN. DO NOT ALLOW MULCH TO COVER LEAVES, STEMS, OR TRUNKS OF INSTALLED PLANTS. NO LANDSCAPE FABRIC TO BE INSTALLED WITHIN PLANTED AREAS.
- LANDSCAPE BEDS AND SEEDED AREAS ARE SEPARATED WITH COMMERCIAL GRADE ALUMINUM LANDSCAPE EDGING, PERMALOC CLEANLINE 8"X4" OR EQUAL, COLOR BLACK ANODIZED.

SEEDING AND PLUG PLANTING NOTES:

- ALL UNLABELED DISTURBED AREAS AND AREAS SHOWN AS TURF GRASS TO BE SEEDDED WITH "MADISON PARKS" SEED MIX BY LA CROSSE SEED OR EQUIVALENT. ALL SEEDDED AREAS ARE TO BE WATERED DAILY TO MAINTAIN ADEQUATE SOIL MOISTURE FOR PROPER GERMINATION. AFTER VIGOROUS GROWTH IS ESTABLISHED, APPLY 1" WATER TWICE WEEKLY UNTIL FINAL ACCEPTANCE (PRIOR TO ROUTINE MAINTENANCE SCHEDULE ESTABLISHMENT, MOWING SHOULD OCCUR TO MAINTAIN A TURF HEIGHT OF 3"-6") PRIOR TO SEEDING APPLY A MINIMUM OF 4" TOPSOIL TO ENTIRE AREA. FOLLOWING SEEDING APPLY A MULCH LAYER OF STRAW OR STRAW MAT.
- INSTALL GROUNDCOVERS AS 2.5" PLUGS OR EQUAL. PLUGS TO BE INSTALLED 10" ON CENTER IN A TRIANGULAR GRID PATTERN. PLANT SPECIES RANDOMLY THROUGHOUT SPECIFIED AREA, MAINTAINING A REPRESENTATIVE RATIO OF SPECIES AS SHOWN IN THE CONCEPT PLANT SCHEDULE THROUGHOUT PLANTING. PLUG NUMBERS ARE APPROXIMATE BASED ON AREA, CONTRACTOR TO CONFIRM QUANTITIES. QUANTITIES IN SCHEDULE REPRESENT TOTAL PLUGS PER SPECIES FOR ALL GROUNDCOVER AREAS SHOWN. EACH AREA TO RECEIVE A REPRESENTATIVE FRACTION OF PLUGS BASED ON THE SQUARE FOOTAGE OF EACH RESPECTIVE PLANTING LOCATION SPECIFIED. APPLY BIODEGRADABLE NON-WOVEN GEOTEXTILE WEED BARRIER FABRIC TO SOIL SURFACE PRIOR TO PLANTING, INDOSE GAPS IN FABRIC FOR EACH PLUG. APPLY 1/2" WATER DAILY FOR 4 WEEKS FOLLOWING INSTALLATION. APPLY AN INITIAL APPLICATION OF PRE-EMERGENT HERBICIDE PER MANUFACTURER'S INSTRUCTIONS AND STATE REGULATIONS. REPEAT APPLICATIONS THROUGHOUT ESTABLISHMENT PERIOD PER MANUFACTURER'S RECOMMENDATIONS. APPLY 2" OF SHREDDED HARDWOOD MULCH AT TIME OF PLANTING.

GENERAL LANDSCAPE NOTES:

- CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR ANY RIGHT OF WAY WORK.
- CONTRACTOR SHALL VERIFY ALL UTILITIES WITHIN SCOPE OF CONTRACT.
- CONTRACTOR SHALL COORDINATE ALL WORK WITH OTHER CONTRACTORS AT SITE AND COMPLETE WORK PER SCHEDULE.
- CONTRACTOR SHALL CLEAN ALL PAVEMENT AREAS WITHIN SITE AFTER COMPLETION. CONTRACTOR SHALL CLEAN ANY AFFECTED PAVED AREAS OUTSIDE OF DISTURBANCE DELINEATION DAILY.
- ALL MATERIAL QUANTITIES AND AREA MEASUREMENTS SHOWN ON LANDSCAPE PLAN ARE TO BE CONFIRMED BY LANDSCAPE CONTRACTOR. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND ADJUSTING FOR ANY QUANTITATIVE DISCREPANCIES BETWEEN PLAN, SCHEDULES, AND PREPARED CONDITIONS PRIOR TO INSTALLATION.
- PLANTS SHALL BE INSTALLED WHEN ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED WITHIN THE IMMEDIATE VICINITY.
- ANY PREPARED SITE CONDITIONS THAT CONTRADICT THE LANDSCAPE PLAN AND NEGATIVELY AFFECT THE SUCCESS OF PLANTINGS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
- LANDSCAPE CONTRACTOR TO PROVIDE 60 DAYS OF INITIAL MAINTENANCE PERIOD FOLLOWING LANDSCAPE INSTALLATION. CONTRACTOR IS RESPONSIBLE FOR WATERING ALL SEEDINGS AND PLANTINGS, AS WELL AS MOWING, WEEDING AND MATERIAL CLEAN UP.



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Revisions

LAND USE APPLICATION

Drawing Date
9/22/2025

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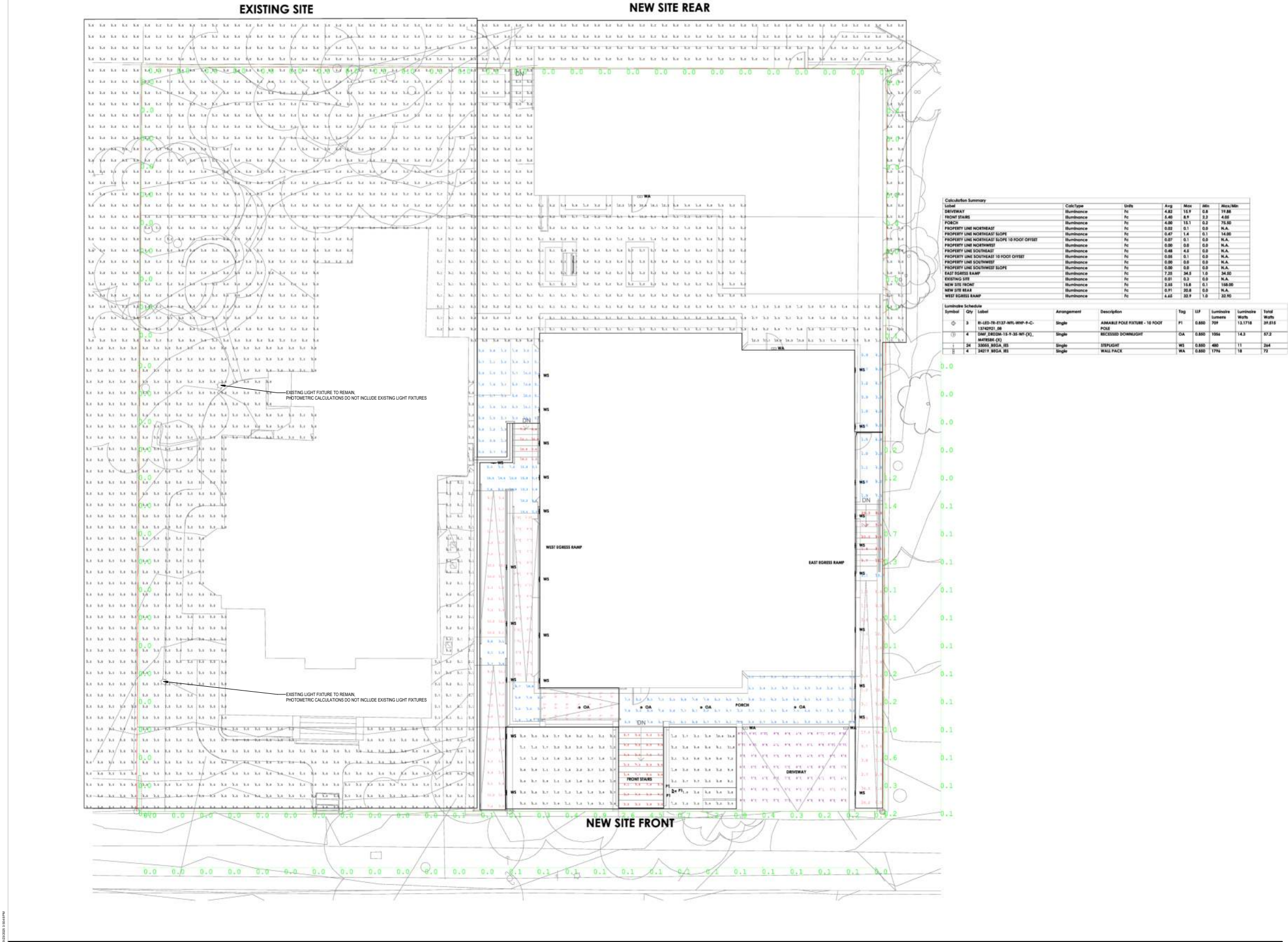
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Sheet Title

LANDSCAPE
PLAN

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750 N Water Street, Suite 1700, Milwaukee, Wisconsin 53202
Telephone 414.272.2000 Fax 414.272.2001
104 Shockoe Blg, Richmond, Virginia 23219
Telephone 804.767.2500
722 Wisconsin Street, Madison, Wisconsin 53703
Telephone 608.263.6300 Fax 608.263.6317
155 N Wacker Drive, Suite 1700, Chicago, Illinois 60606
Telephone 312.789.4516

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750 N Water Street, Suite 1700, Milwaukee, Wisconsin 53202
Telephone 414.272.2000 Fax 414.272.2001

104 Shockoe Slip, Richmond, Virginia 23219
Telephone 804.767.2500

722 Williamson Street, Madison, Wisconsin 53703
Telephone 608.283.6300 Fax 608.283.6317

150 N Wacker Drive, Suite 1700, Chicago, Illinois 60606
Telephone 312.786.4016

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