



City of Madison

Proposed Demolition, Rezoning & Conditional Use

Location
9025 Mid Town Road

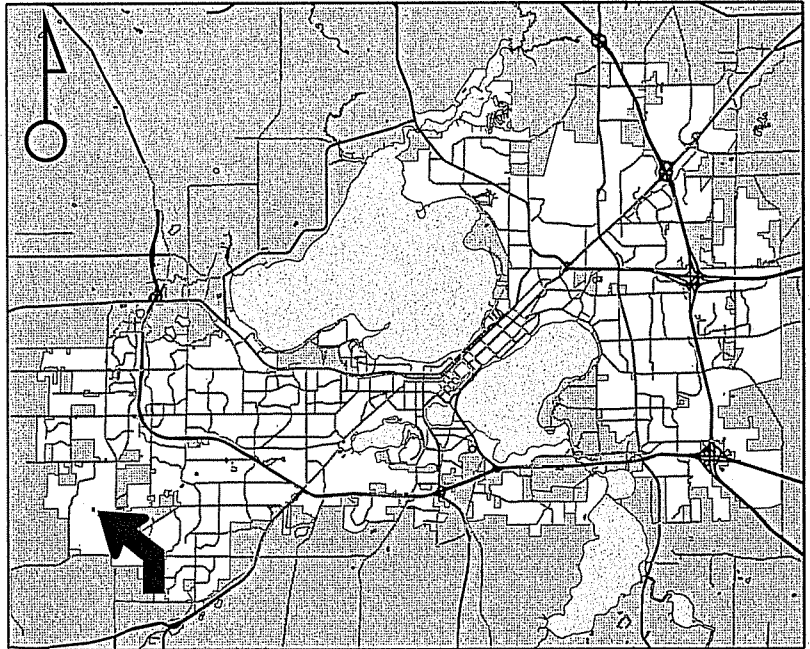
Applicant
John Scott - LSCOTT Enterprises, LLC

From: Temp A To: SR-C1

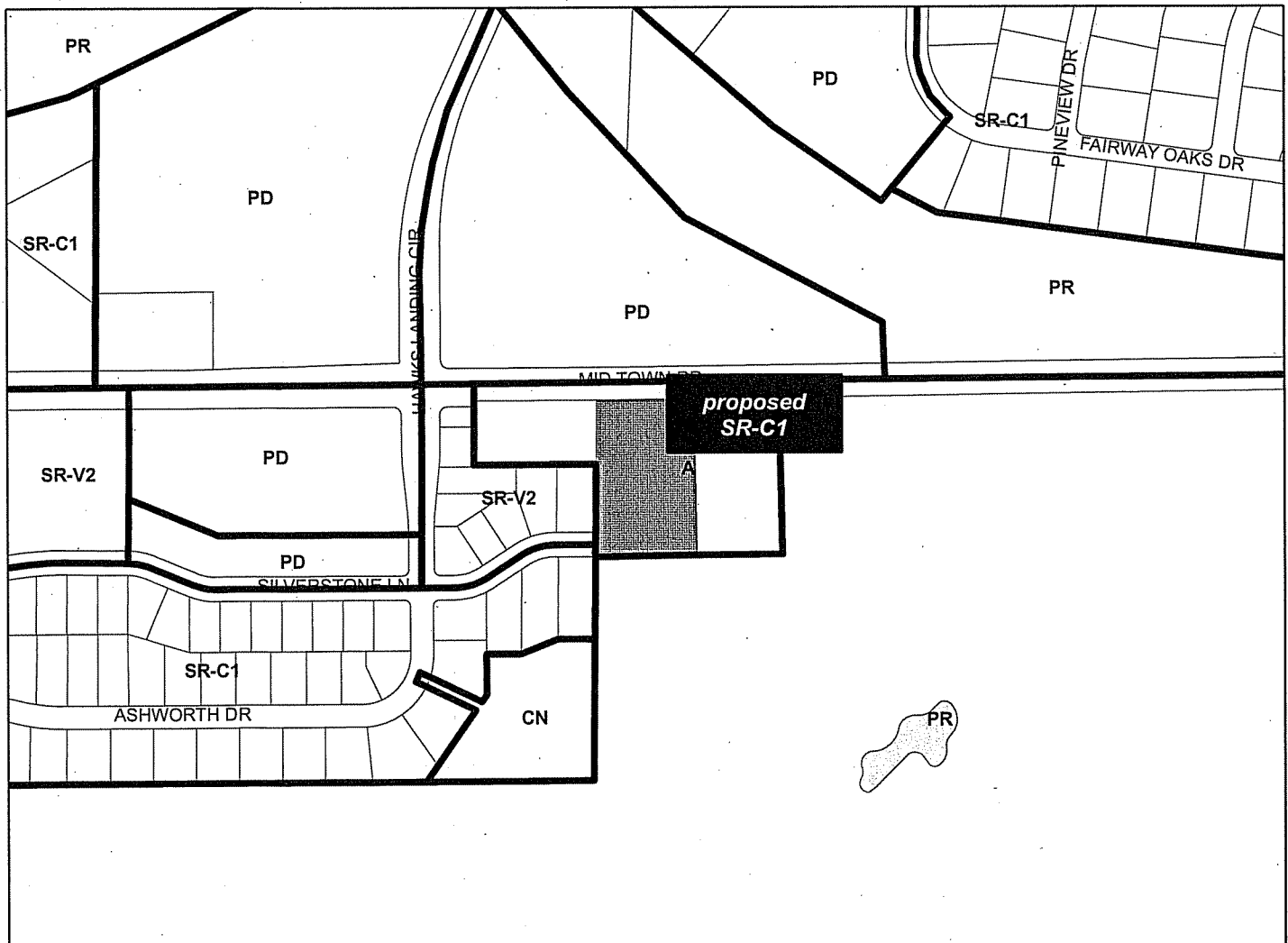
Existing Use
Single-family residence

Proposed Use
Demolish single-family residence to
construct daycare facility

Public Hearing Date
Plan Commission
25 January 2016
Common Council
02 February 2016



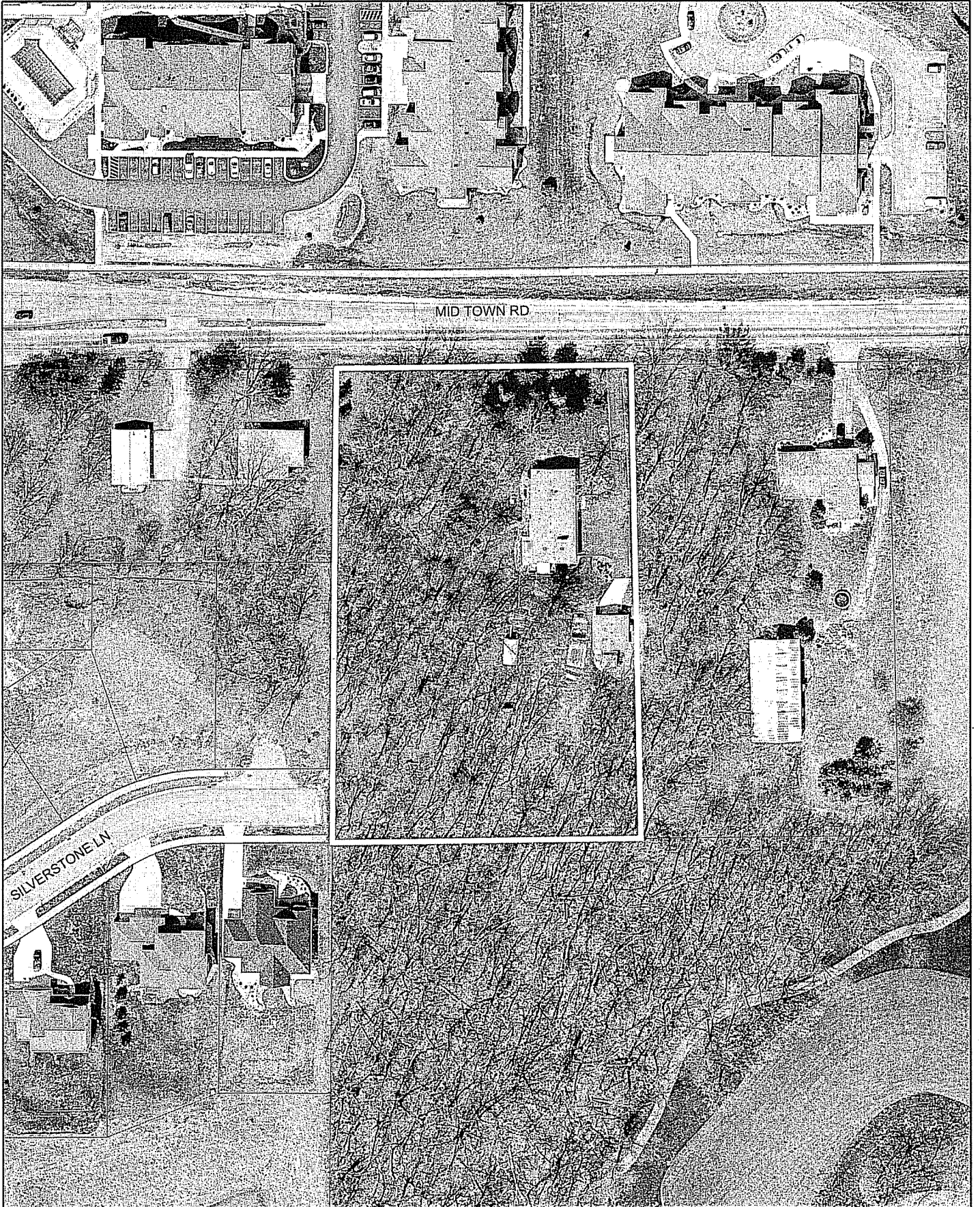
For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 15 January 2016

6-7





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 <u>0</u>	Receipt No. _____
Date Received <u>11/23/15</u>	
Received By <u>JLK</u>	
Parcel No. <u>0608-032-0104-9</u>	
Aldermanic District <u>1-Barbara McKinney</u>	
Zoning District <u>A</u>	
Special Requirements <u>OK</u>	
Review Required By:	
<input type="checkbox"/> Urban Design Commission	<input type="checkbox"/> Plan Commission
<input type="checkbox"/> Common Council	<input type="checkbox"/> Other: _____

Form Effective: February 21, 2013

1. **Project Address:** 9025 Mid Town Road
Project Title (if any): Here We Grow Learning Center - Midtown

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

- Zoning Map Amendment from A-agriculture to SR-C1
- 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: _____

3. Applicant, Agent & Property Owner Information:

Applicant Name: John Scott Company: LSCOTT Enterprises, LLC
 Street Address: 320 Pine Way City/State: Oregon/Wi Zip: 53575
 Telephone: (608) 513-1445 Fax: (608) 270-9000 Email: johns@hwglc.com

Project Contact Person: Same as applicant Company: _____
 Street Address: _____ City/State: _____ Zip: _____
 Telephone: () Fax: () Email: _____

Property Owner (if not applicant): _____
 Street Address: _____ City/State: _____ Zip: _____

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: This will be a group child care facility licenced by the state of Wisconsin

Development Schedule: Commencement 5/2016 Completion 12/2016

6-7

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:
Barbara McKinney 9/3/15 - Public meeting held 11/18/15 - Barbara attended the meeting

→ 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: 10/29/15 Zoning Staff: Jenny Kirchgatter Date: 10/29/15

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

Name of Applicant John Scott Relationship to Property: Under Contract to Purchase
Authorizing Signature of Property Owner John Scott Date 11/20/15

Letter of Intent – 11/23/15

To: City of Madison Zoning Administration

Project Here We Grow Learning Center – Midtown
9025 Mid Town Road
Madison, WI 53593

Construction Schedule

The project is anticipated to begin in May of 2016 and be completed by December of 2016
Construction will be completed by a professional contractor.

Description of Existing Conditions

- Current Zoning: A – agricultural
- There is an existing single ranch wood-framed residential structure on the site and a detached storage shed. There are also four other smaller storage units that are located on grade - temporary.

Project Team

Owner: LSCOTT Enterprises, LLC
Contact: John Scott
320 Pine Way
Oregon, WI 53575

Architect: Bill Montelbano
8 East Hudson Street
Mazomanie, WI 53560
608-795-4540

**Civil
Engineer:** Quam Engineering
4604 Siggelkow Road
McFarland, WI 53558
608-838-7750

**Landscape
Architect:** Paul Skidmore
13 Red Maple Trail
Madison, WI 53717
608-826-0032

Proposed Use

- New zoning requested – SR-C1 – with a conditional use for group child care center
- This area is desirable because of projected growth and we feel a high quality child care center would be a vital addition to the community.
- We will participate in the Verona pre-K and Madison 4-k programs
- The entire building will be dedicated to the care of children.
- The building will have a capacity of 214 children made up of:
 - 180 - infant/toddler/pre-school
 - 34 – after school children
- The hours of operation will be 6:30 am to 6:00 pm
- When the center is at an enrollment of 150 children we will have our maximum employees consisting of:
 - 30 full time employees
 - 3 part time employees

Project Details

Lot Acreage

- Existing (sq. ft.) – 91,436
- After City ROW Dedication (sq. ft.) – ~~TBD with new CSM~~
- After City ROW Dedication and access easement (sq. ft.) - ~~TBD with new CSM~~

Building details

- Single story with a lower level exposure.
- Foot print sq. ft. – approximately 9900 sq. ft.
- Total sq. ft. – approximately 20,000 sq. ft.
- There is a detached 450 sq. ft. seasonal toy storage shed.
- We have proposed a 2700 sq. ft. gymnasium on the south end of the southwest leg of the building. This area has been included in the storm water requirements.

Exterior details

- The exterior area will be divided into 4 separate age appropriate play areas. These areas will be defined by black vinyl coated chain link fence
- We will have a metal and plastic play structure in the preschool play area
- Trash will be removed weekly by a waste management service.
- Snow removal will be we hired out.
- Parking

Staff - 33

Parents – 15

ADA stalls – 3

Total – 51

- There will be 7 bike stalls.
- Storm water will be controlled as shown on the site plan
- The AC units will be located on the ground with screening.
- Lighting plan is being created by Rudd Lighting out of Racine, WI. The plan will be submitted for approval when complete.
 - We are anticipating having two areas that will be lite from dusk to dawn. First is on the north end of the parking area near the main entrance. The second is in the play area near the detention pond. Both these lights will be for security.

- We will also have courtesy lighting from hour before dawn in the morning and dusk to 9:00 pm in the evening. This lighting will be above all building exits and the south end of the parking lot.

Demolition and Recycling

We will be moving the existing house to a new location. The current owners have expressed interest in remaining in the house after it is moved. We have contacted a house relocation company and they do not currently see any issues with moving the house. The smaller deck is supported by the house and will be moved with it. The larger deck will be demolished.

The foundation and existing asphalt will be recycled at Wingra Stone or The Concrete Removers.

We have inquired in the cost to have the detached garage relocated on the property. If it is financially feasible this is what we are planning to do. If it is not feasible to move it will be demolished. The building only consists of the four walls and the roof so it is not a viable candidate for recycling.

The existing well and septic will be professional abandoned. We will connect to the city water and sanitary.

Project Legal Information

We are anticipating having to submit a new CSM as a condition of the project approval. The new CSM will contain the following items:

1. Dedication to the city of a 14' ROW on the north end of the property
2. **PENDING** Creation of a 20' driveway easement that will be located on the south side of the property. This will be an agreement between the property owners of 9001 Mid Town Road and LLSCOTT Ent. LLC. Document will be referenced on the CSM. This step is anticipated to be completed in December 2015.
3. Creation of a 20' permanent limited easement to the city for future bike path along the south property line.
4. A dedication parcel that will consist of the required land that will need to be dedicated to the city to allow the temporary cul-de-sac located at the east end of Silverstone Lane to become permanent.
5. New legal description for lot 8 of TR McKenzie's Aspen Grove development. This has a primary address of 9102 Silverstone lane.
6. **PENDING** New legal description for lot 7 of TR McKenzie's Aspen Grove development. This has a primary address of 9106 Silverstone lane. We've been discussing this topic with the lot 7 landowner since October. We anticipate a conclusion to this topic in the beginning of December 2015.
7. **PENDING** We will provide a storm water run-off agreement between 9025 Mid Town and the UW Ridge property explaining the right to allow the run-off from our detention pond onto the UW ridge property. We have been in discussions with the UW for several weeks. They are reviewing the run-off calculations from Quam. We anticipate closure on this item in the beginning of December 2015.

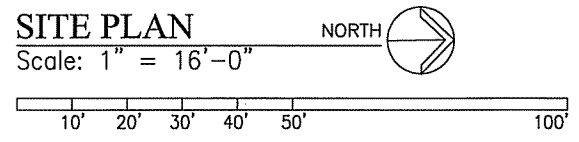
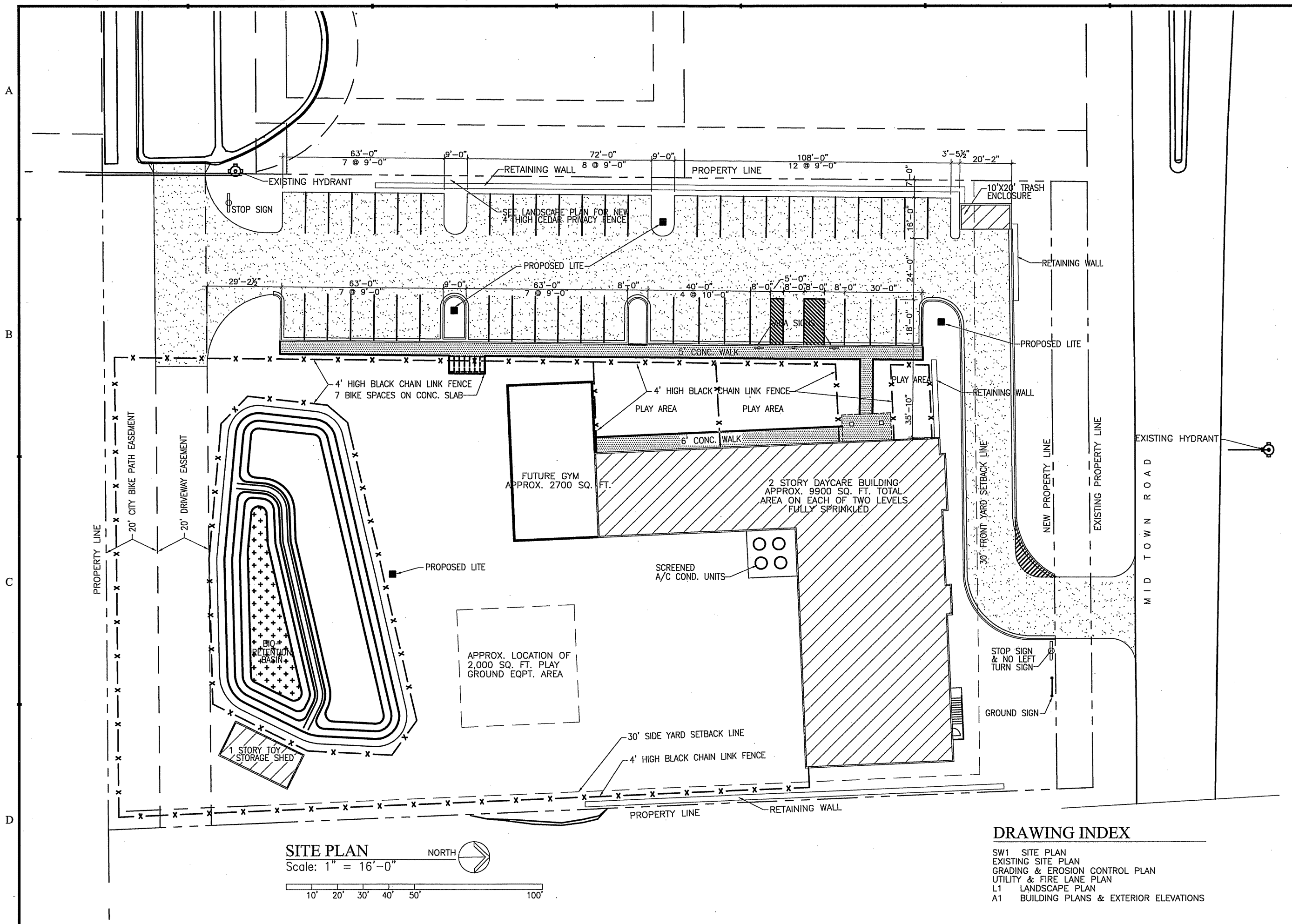
When the above three pending issues have been finalized we will submit the CSM for approval.

Value of Land

\$515,000 purchase price. Includes existing house and outbuildings

Estimated Project Costs

\$1,300,000



DRAWING INDEX

SW1	SITE PLAN
EXISTING	SITE PLAN
GRADING & EROSION CONTROL	PLAN
UTILITY & FIRE LANE	PLAN
L1	LANDSCAPE PLAN
A1	BUILDING PLANS & EXTERIOR ELEVATIONS

BILL MONTELBANO ARCHITECT AIA
 ARCHITECTURE INTERIORS PLANNING ENGINEERING

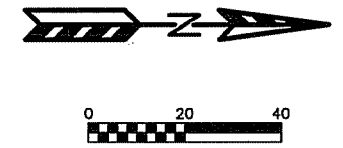
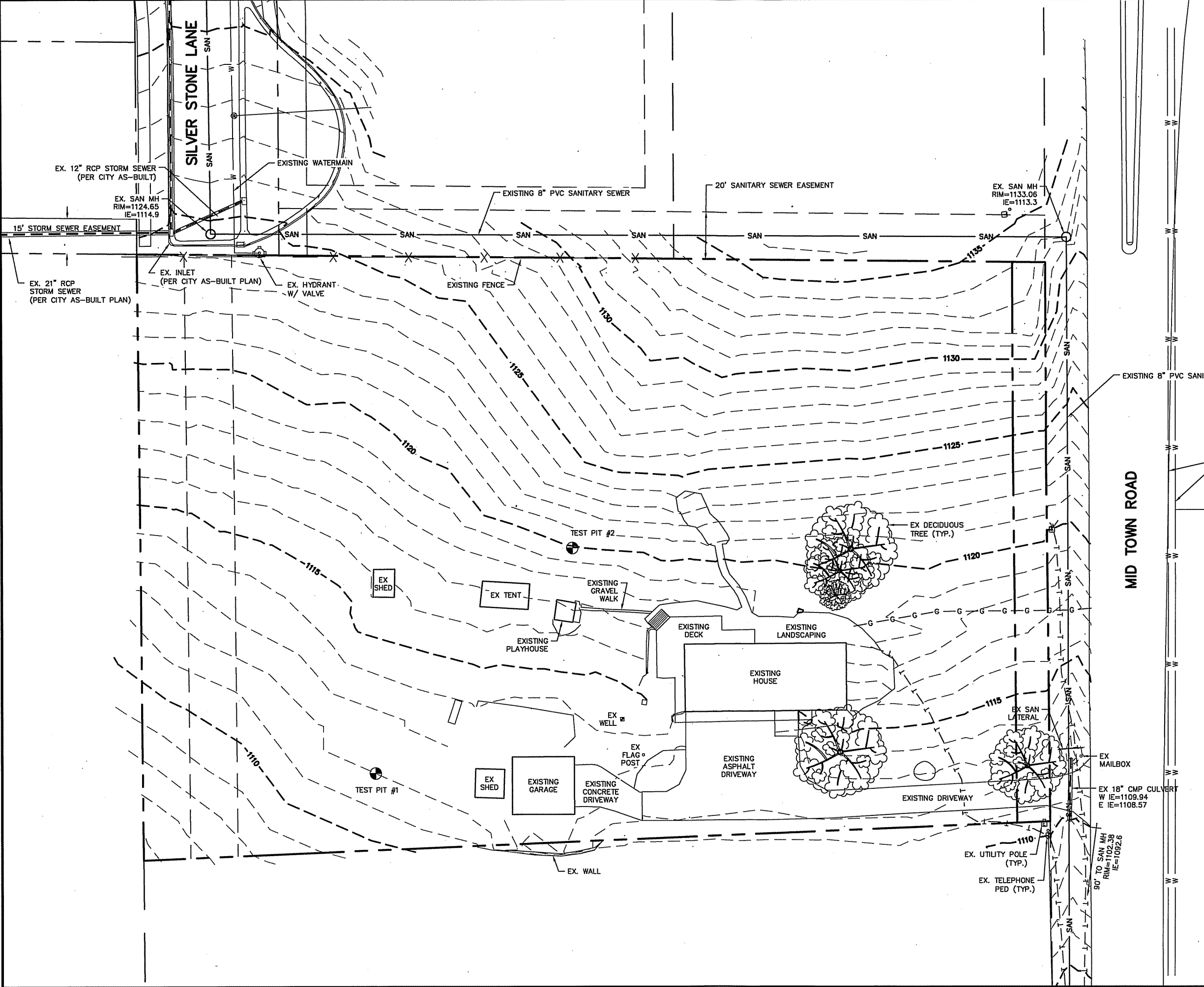
9 EAST HERRON, P.O. BOX 171, MADISON, WI 53703-0171
 608.781.4400 EMAIL: bmontelbano@bmontelbano.com FAX: 608.781.4400

Here We Grow Learning Center

9025 Mid Town Road, Madison, WI.

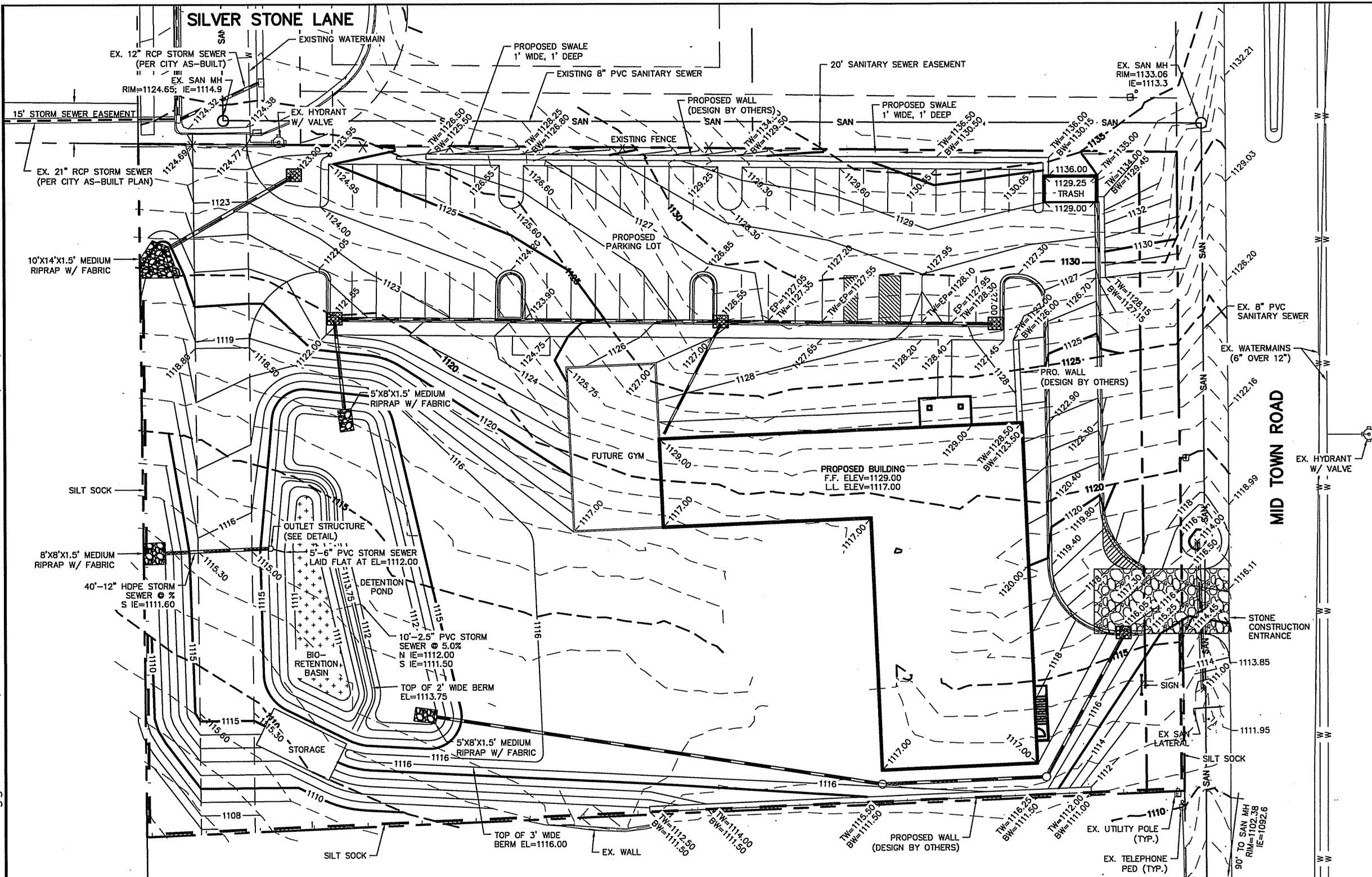
COMM. NO.	2015-29
ISSUED FOR	DATE
PRELIM.	11/19/15
REVIEW	11-23-2015

SW1



9025 MID TOWN ROAD
 EXISTING SITE PLAN
 PAGE: 1 OF 3
 DATED: NOVEMBER 20, 2015

QUAM ENGINEERING, LLC
 Residential and Commercial Site Design Consultants
 www.quamengineering.com
 4604 Siggelkow Road, Suite A - McFarland, Wisconsin 53558
 Phone (608) 838-7750; Fax (608) 838-7752



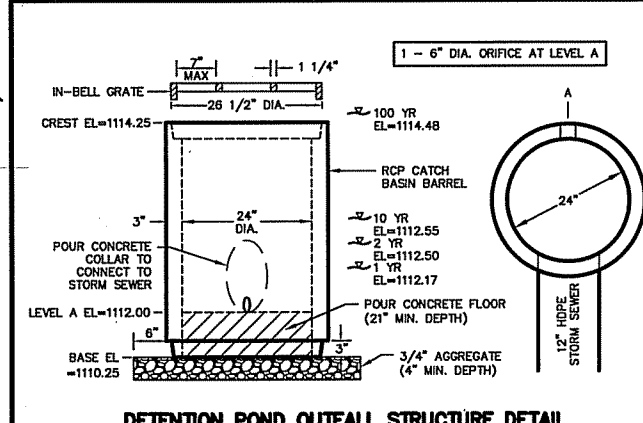
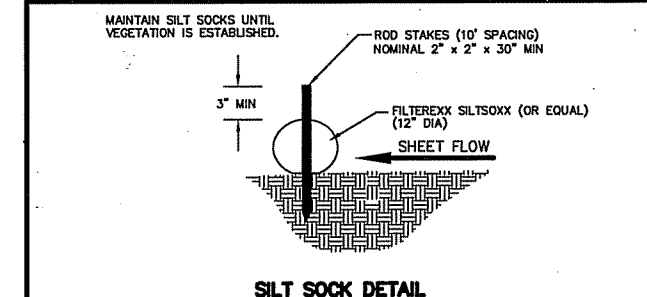
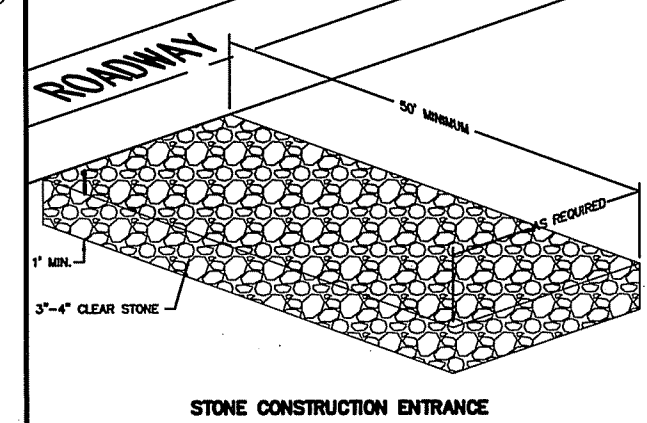
EROSION NOTES:
 THE STONE CONSTRUCTION ENTRANCE SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION. THE TRACKING PAD IS TO BE MAINTAINED BY THE CONTRACTOR IN A CONDITION, WHICH WILL PREVENT THE TRACK OF MUD OR DRY SEDIMENT ONTO THE ADJACENT PUBLIC STREETS. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORKDAY.
 EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO GRADING OPERATIONS AND SHALL BE PROPERLY MAINTAINED FOR MAXIMUM EFFECTIVENESS UNTIL VEGETATION IS ESTABLISHED. ALL EROSION CONTROL MEASURES AND STRUCTURES SERVING THE SITE MUST BE INSPECTED AT LEAST WEEKLY OR WITHIN 24 HOURS OF A 0.5 INCH RAIN EVENT. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.
 CUT AND FILL SLOPES SHALL BE NO GREATER THAN 2:1.
 EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE OF THIS PROJECT. EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECOGNIZING AND CORRECTING ALL EROSION CONTROL PROBLEMS THAT ARE A RESULT OF CONSTRUCTION ACTIVITIES. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE DEVELOPER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.

TIME SCHEDULE:
 APRIL 1-30, 2016 INSTALL INITIAL EROSION CONTROL DEVICES AND CONSTRUCT DETENTION POND, GRADE BIO-RETENTION BASIN AND RESTORE DISTURBED AREAS.
 MAY 1 - SEPTEMBER 15, 2016 CONSTRUCT BUILDING & PARKING LOT AND RESTORE PERVIOUS DISTURBED AREAS.
 SEPTEMBER 15-30, 2016 INSTALL ENGINEERED SOIL AND BIO-RETENTION BASIN PLANTS AND RESTORE DISTURBED AREAS.

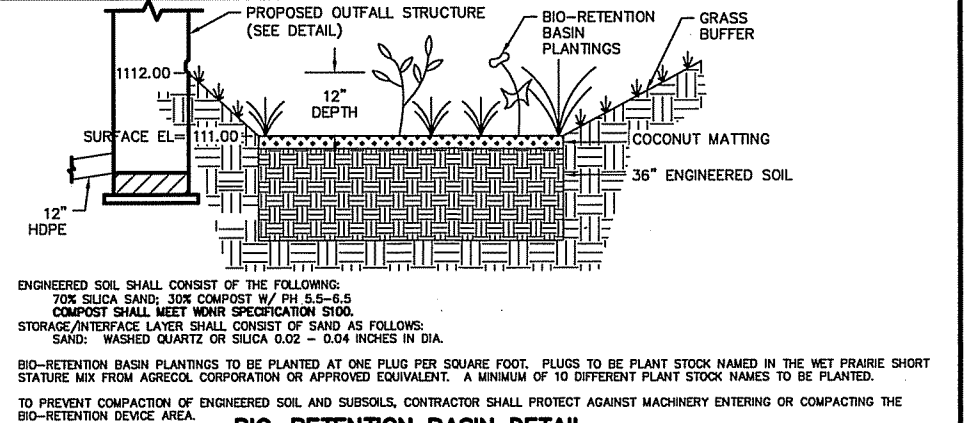
RESTORATION NOTES:
 ALL PERVIOUS DISTURBED AREAS SHALL RECEIVE A MINIMUM OF FOUR (4) INCHES OF TOPSOIL, SEED AND MULCH. ALL PERVIOUS DISTURBED AREAS SHALL RECEIVE FERTILIZER EXCEPT NATIVE PLANTING AREAS. RESTORATION WILL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL SEED MIXTURE 40 SHALL BE USED ON ALL DISTURBED AREAS EXCEPT BIO-RETENTION BASIN. MIXTURES SHALL BE IN ACCORDANCE WITH SECTION 630 OF D.O.T. SPECIFICATIONS. AN EQUAL AMOUNT OF ANNUAL RYEGRASS SHALL BE ADDED TO THE MIX.
 SEED MIXTURES SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. MULCH SHALL CONSIST OF HAY OR STRAW APPLIED AT THE RATE OF 2 TONS PER ACRE.
 FERTILIZER SHALL MEET THE MINIMUM REQUIREMENTS THAT FOLLOW: NITROGEN, NOT LESS THAN 16%; PHOSPHORIC ACID, NOT LESS THAN 8%; POTASH, NOT LESS THAN 8%.

OWNER:
 LSCOTT ENT, LLC
 ATTN: JOHN SCOTT
 320 PINE WAY
 OREGON, WI 53575

ENGINEER:
 QUAM ENGINEERING, LLC
 ATTN: RYAN QUAM
 4604 SIGGELKOW ROAD, SUITE A
 MCFARLAND, WI 53558



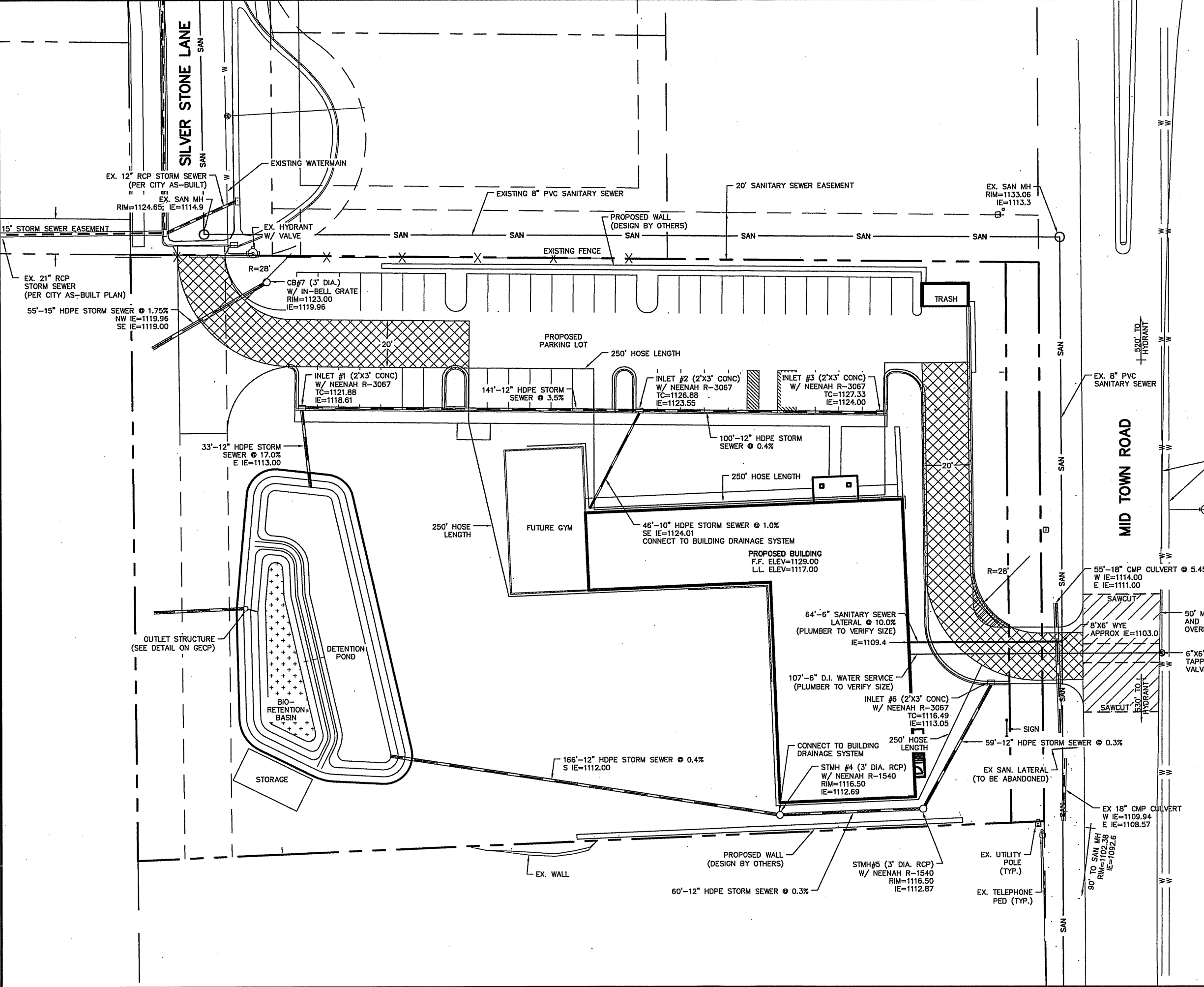
IN BELL GRATE IS CUSTOM MANUFACTURED BY THE WESTWICK FOUNDRY COMPANY TO COUNTY MATERIALS SPECIFICATIONS. GRATE IS CAST GRAY IRON MANUFACTURED TO MEET ASTM A-48 CLASS 35 B AND AASHTO M105 SPECIFICATIONS. GRATES ARE AASHTO H20 LOAD RATED. GRATE SETS FLUSH WITH TOP OF CATCH BASIN BELL.
 PRECAST REINFORCED CONCRETE CATCH BASIN IS MANUFACTURED TO MEET ASTM C-478 AND AASHTO M199 SPECIFICATIONS. CATCH BASIN JOINT MATERIAL: CONSEAL CS-102 AND/OR CS-202 AS MANUFACTURED BY CONCRETE SEALANTS INC., WHICH MEETS OR EXCEEDS REQUIREMENTS OF FEDERAL SPECIFICATION SS-5-210 (210A), AASHTO M-198B AND ASTM C-990.
 10 YR EL=1112.55
 2 YR EL=1112.50
 1 YR EL=1112.17
 POUR CONCRETE FLOOR (21" MIN. DEPTH)
 3/4" AGGREGATE (4" MIN. DEPTH)



LEGEND:
 - - 1121 - - EXISTING MINOR CONTOUR.
 - - 1120 - - EXISTING MAJOR CONTOUR.
 - - 1121 - - PROPOSED MINOR CONTOUR.
 - - 1120 - - PROPOSED MAJOR CONTOUR.
 - - 1127.70 - - PROPOSED SPOT ELEVATION (EDGE OF PAVEMENT)
 [Symbol] - INSTALL WDOT TYPE D INLET PROTECTION.

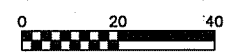
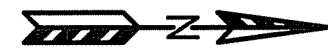
9025 MID TOWN ROAD
 GRADING & EROSION CONTROL PLAN
 PAGE: 2 OF 3
 DATED: NOVEMBER 20, 2015

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GENERAL NOTES:
 ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A PRE-APPROVED CONTRACTOR AUTHORIZED TO WORK IN THE RIGHT-OF-WAY.
 THE CONTRACTOR SHALL OBTAIN A STREET EXCAVATION PERMIT FOR THE INSTALLATION OF UTILITIES REQUIRED TO SERVE THIS PROJECT. THE CONTRACTOR SHALL PAY THE PERMIT FEE, INSPECTION FEE, AND STREET DEGRADATION FEE AND SHALL COMPLY WITH ALL CONDITIONS OF THE PERMIT.
 ANY DAMAGE TO THE PAVEMENT ON MID TOWN ROAD AND SILVER STONE LANE ADJACENT TO THE DEVELOPMENT WHICH IS DAMAGED BY THE CONSTRUCTION, SHALL BE RESTORED IN ACCORDANCE WITH THE CITY OF MADISON'S PAVEMENT PATCHING CRITERIA.
 CONTRACTOR SHALL FIELD VERIFY EXISTING SANITARY SEWER INVERTS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO ENGINEER.
 PRIOR TO FINAL APPROVAL OF DEMOLITION PERMIT, CONTRACTOR SHALL OBTAIN A PERMIT TO PLUG EACH EXISTING SANITARY SEWER LATERAL THAT SERVES A BUILDING THAT IS PROPOSED FOR DEMOLITION. CONTRACTOR SHALL COMPLETE SEWER LATERAL PLUGGING APPLICATION AND PAY APPLICABLE PERMIT FEE.

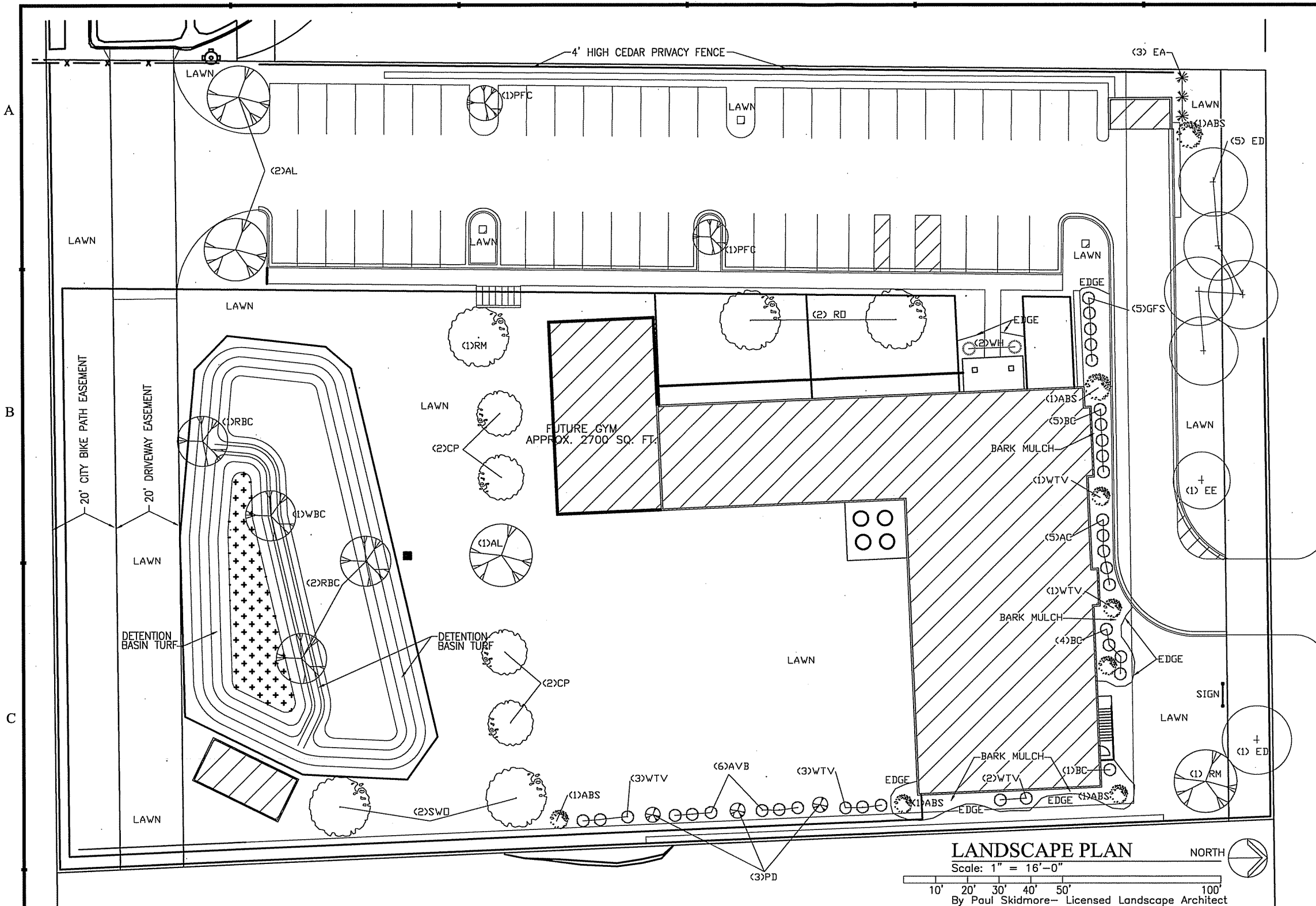
UTILITY NOTES:
 ALL WATER AND SEWER CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE CITY OF MADISON AND WISCONSIN DSPS STANDARDS.
 THE LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM THE PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.
 ALL WATER MAIN SHALL BE BURIED TO A DEPTH OF 6.5 FEET. THE DEPTH IS DEFINED AS THE DISTANCE BETWEEN THE FINISHED GRADE ELEVATION AND THE TOP OF WATER MAIN OR SERVICE.
 PROVIDE 18" MINIMUM VERTICAL SEPARATION WHERE SEWER CROSSES OVER WATER MAIN AND PROVIDE 12" MINIMUM VERTICAL SEPARATION WHERE WATER MAIN CROSSES OVER SEWER.
 ANY UTILITIES WHICH ARE DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
 ALL UNDERGROUND EXTERIOR WATER SERVICES/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED IN ACCORDANCE WITH 182.0715(2r) OF STATE STATUTES.
 THE PROPOSED ELECTRIC, TELEPHONE AND GAS UTILITY LOCATIONS ARE NOT SHOWN. ACTUAL LOCATIONS AND DESIGN SHALL BE COMPLETED BY OTHERS.



TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN
CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE
 TDD(FOR THE HEARING IMPAIRED)(800)542-2289
 WS. STATUTE 182.0175 (1974) REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

9025 MID TOWN ROAD
 UTILITY AND FIRE LANE PLAN
 PAGE: 3 OF 3
 DATED: NOVEMBER 20, 2015

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LANDSCAPE PLAN
 Scale: 1" = 16'-0"
 By Paul Skidmore - Licensed Landscape Architect

NOTES:

- 1) Lawn areas to receive a minimum of 4" of topsoil, starter fertilizer, and locally grown bluegrass sod.
- 2) Turf areas in detention basin to receive a minimum of 4" of topsoil, detention basin seed mix, starter fertilizer, and straw mat mulch
- 3) Turf areas in drainage swales and slopes 3:1 and greater shall be mulched with straw mat fabric (installed per manufacturer's specifications).
- 4) Foundation planting beds to be mulched with shredded hardwood bark to a depth of 3".
- 5) Individual trees and shrub groupings in lawn areas to receive shredded hardwood bark mulch plant rings (4' diameter) spread to a depth of 3"
- 6) Designated planting beds to be separated from lawn areas with 5" black vinyl edge.
- 7) Rain garden to receive coconut mat mulch.
- 8) Rain garden plants (RGP) to be installed 12" on center.
- 9) Rain garden to be constructed per WDNR specifications.
- 10) Owner will be responsible for landscape maintenance after completion and acceptance of the project.

MADISON LANDSCAPE WORKSHEET
 Zoning Classification: SRC1

Total Property Area (After dedication to City):	1.95 AC
Building Footprint Area at Grade:	12,168 SF
Total Developed Area:	23,370 SF

Landscape Points Required

Landscape Points Required: 23,370/300 =	77.9 units
14 units x 5 points/unit =	390 points

Landscape Points Supplied

Proposed canopy trees - 9 @ 35 =	315 points
Existing canopy trees - 6 @ 35 =	210 points
Proposed ornamental trees - 13 @ 15 =	195 points
Existing evergreen trees - 1 @ 35 =	35 points
Proposed upright evergreen shrubs - 3 @ 10 =	30 points
Proposed deciduous shrubs - 43 @ 3 =	129 points

Total landscape points supplied = **914 points**

MID TOWN ROAD

PLANT LIST

KEY	QUAN	SIZE	COMMON NAME	ROOT
Canopy Trees				
AL	3	2 1/2"	American Linden	BB
ED	6	6"+	Existing Canopy Trees	EX
RM	2	2 1/2"	Red Maple	BB
RO	2	2 1/2"	Red Oak	BB
SWO	2	2 1/2"	Swamp White Oak	BB
Low Ornamental Trees				
CP	4	2"	Callery Pear	BB
PD	3	2"	Pagoda Dogwood	BB
PFC	2	2"	Prairie Fire Crab	BB
RBC	3	12'	River Birch Clump	BB
WBC	1	12'	Whitespire Birch Clump	BB
Evergreen Trees				
EE	1	6"+	Existing Evergreen Trees	EX
Upright Evergreen Shrubs				
EA	3	4'	Emerald Arborvitae	BB
Deciduous Shrubs				
ABS	5	4'	Autumn Brilliance Serviceberry	BB
AC	5	18"	Alpine Currant	Pot
AVB	6	4'	Arrowwood Viburnum	BB
BC	10	24"	Black Chokeberry	Pot
GFS	5	18"	Gold Flame Spirea	Pot
WH	2	4'	Witch Hazel	BB
WTV	10	36"	Wayfaring Tree Viburnum	BB

PLANT LIST

KEY	QUAN	SIZE	COMMON NAME	ROOT
Bio-retention Plantings				
RGP	1,910	2 1/2"	(Planted 12" on center)	plug
			Common Blue Star	
			Bottle Gentian	
			Obedient Plant	
			Columbine	
			Switchgrass	
			Black Eyed Susan	
			Wild Iris	
			Swamp Milkweed	
			White Turtlehead	
			Cardinal Flower	
			Turk's Cap Lily	
			Little Bluestem	
			Canada Wild Rye	
			Nodding Onion	

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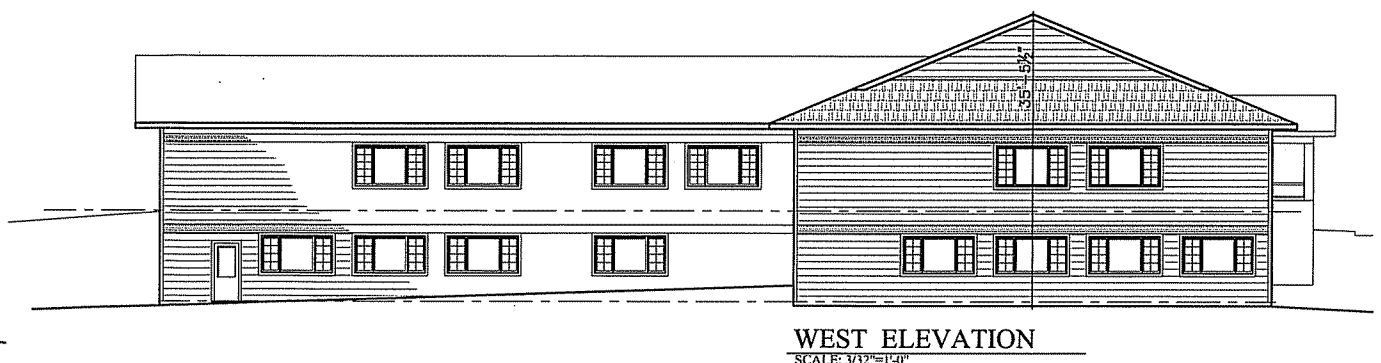
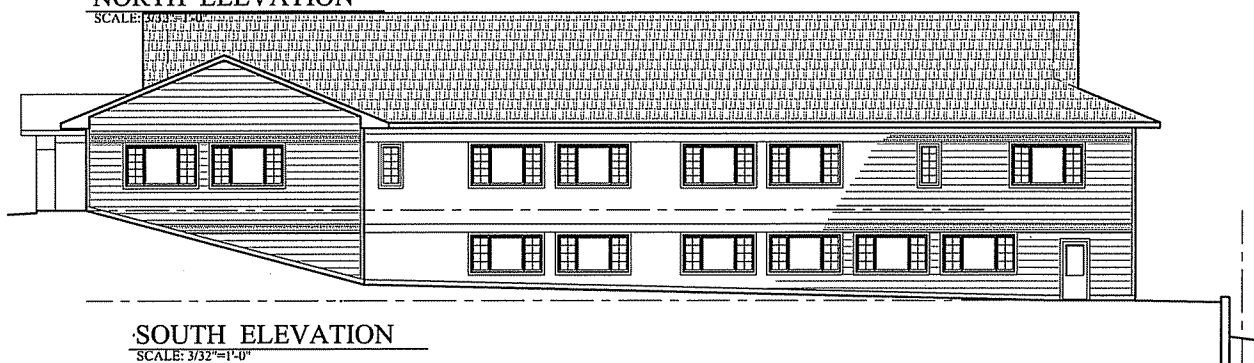
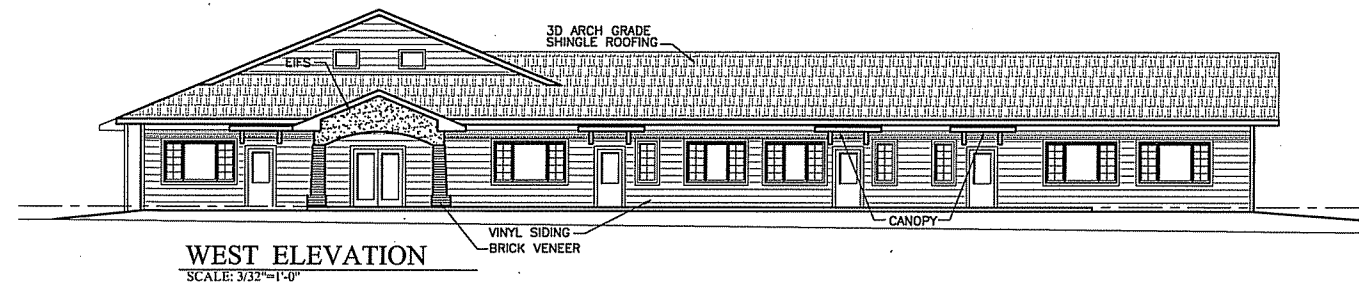
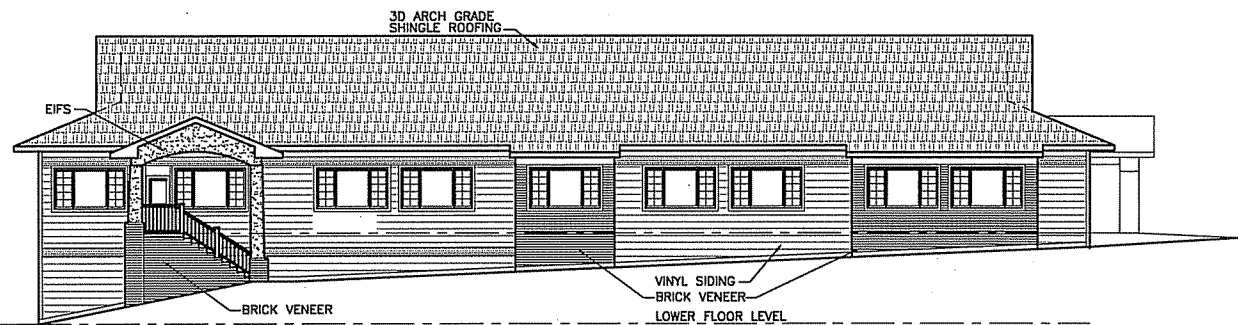
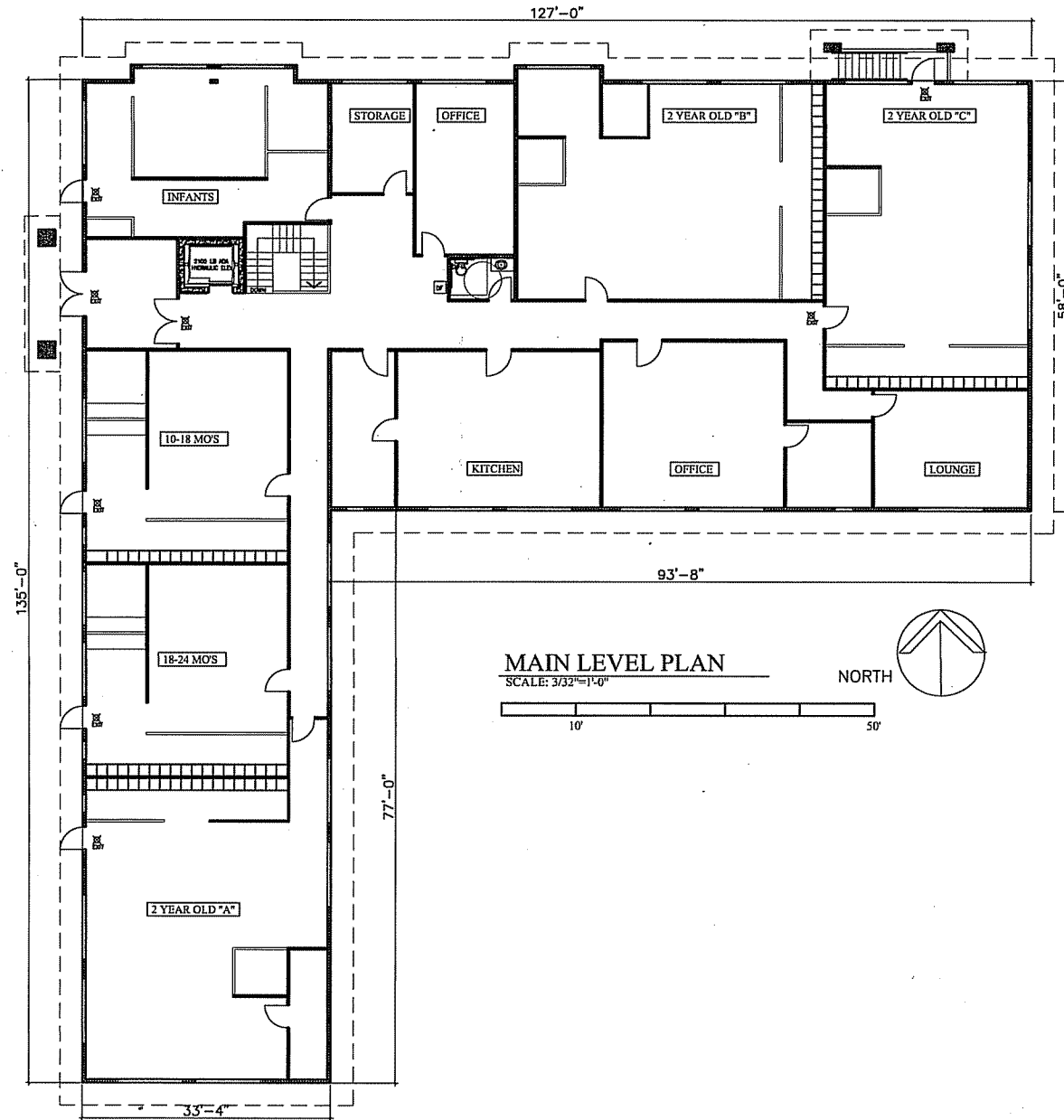
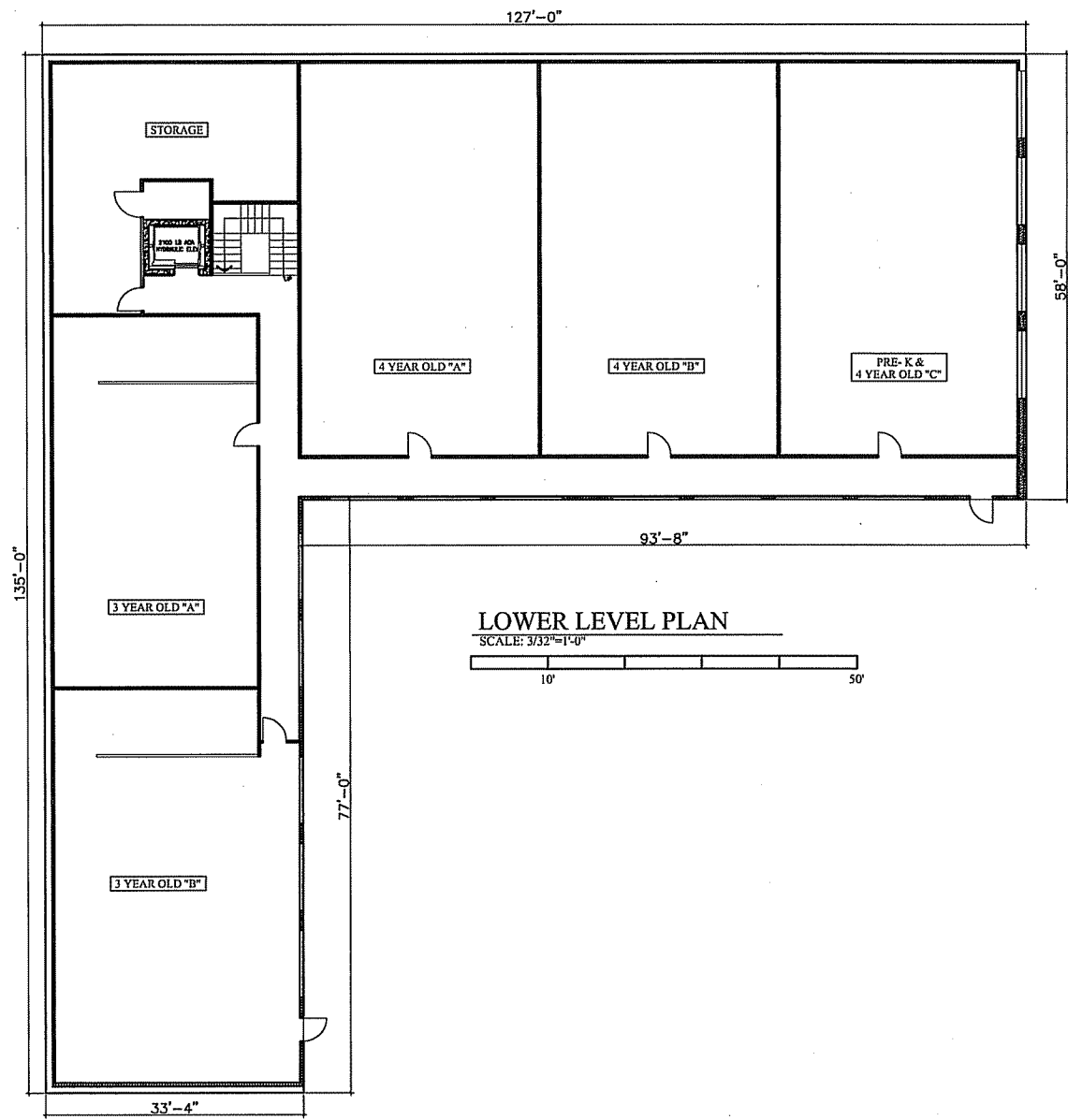
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REVIEW	11-23-2105

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