

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:

Date Received 1/8/24
11:53 a.m.

Initial Submittal

Paid _____

Revised Submittal

Complete all sections of this application, including the desired meeting date and the action requested. If your project requires both UDC and Land Use application submittals, a completed [Land Use Application](#) and accompanying submittal materials are also required to be submitted.

If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call the Planning Division at (608) 266-4635.

Si necesita interprete, traductor, materiales en diferentes formatos, u otro tipo de ayuda para acceder a estos formularios, por favor llame al (608) 266-4635.

Yog tias koj xav tau ib tug neeg txhais lus, tus neeg txhais ntawv, los sis xav tau cov ntaub ntawv ua lwm hom ntawv los sis lwm cov kev pab kom paub txog cov lus qhia no, thov hu rau Koog Npaj (Planning Division) (608) 266-4635.

1. Project Information

Address (list all addresses on the project site): _____

Title: _____

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

UDC meeting date requested _____

New development

Alteration to an existing or previously-approved development

Informational

Initial Approval

Final Approval

3. Project Type

Project in an Urban Design District

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

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

Planned Development (PD)

General Development Plan (GDP)

Specific Implementation Plan (SIP)

Planned Multi-Use Site or Residential Building Complex

Signage

Comprehensive Design Review (CDR)

Modifications of Height, Area, and Setback

Sign Exceptions as noted in [Sec. 31.043\(3\)](#), MGO

Other

Please specify

4. Applicant, Agent, and Property Owner Information

Applicant name _____

Street address _____

Telephone _____

Project contact person _____

Street address _____

Telephone _____

Property owner (if not applicant) _____

Street address _____

Telephone _____

Company _____

City/State/Zip _____

Email _____

Company _____

City/State/Zip _____

Email _____

City/State/Zip _____

Email _____

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. A request for an Informational Presentation to the UDC may be requested prior to seeking any approvals to obtain early feedback and direction before undertaking detailed design efforts. 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 Modification 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

The Urban Design Commission meets virtually via Zoom, typically on the second and fourth Wednesdays of each month at 4:30 p.m. Applicant presentations are strongly encouraged, although not required. Prior to the meeting, each individual speaker is required to complete an online registration form to speak at the meeting. A link to complete the online registration will be provided by staff prior to the meeting. Please note that individual presentations will be limited to a **maximum of three (3) minutes**. The pooling of time may be utilized to provide one speaker more time to present, however the additional time will be based on the number of registrants from the applicant team, i.e. two (2) applicant registrants = six (6) minutes for one (1) speaker.

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. Please note that presentation slides, in a PDF file format, are required to be submitted **the Friday before** the UDC meeting.

URBAN DESIGN DEVELOPMENT PLANS CHECKLIST

The items listed below are minimum 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, including material and color 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
- ☐ 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)
- ☐ Site Plan showing site amenities, fencing, trash, bike parking, etc. (if applicable)
- ☐ PD text and Letter of Intent (if applicable)
- ☐ Samples of the exterior building materials
- ☐ Proposed sign areas and types (if applicable)

4. Signage Approval (*Comprehensive Design Review (CDR), Sign Modifications, and Sign Exceptions (per [Sec. 31.043\(3\)](#))*)

- ☐ Locator Map
- ☐ Letter of Intent (a summary of how the proposed signage is consistent with the CDR or Signage Modifications 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

5. Required Submittal Materials**X Application Form**

- 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.

X 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 Comprehensive Design Review (CDR) or Signage Modification review criteria is required.

X Development Plans (Refer to checklist on Page 4 for plan details)**X Filing Fee** (Refer to Section 7 (below) for a list of application fees by request type)**X Electronic Submittal** Submitted by an FTP site transfer per agreed upon process.

- Complete electronic submittals must be received prior to the application deadline before an application will be scheduled for a UDC meeting. Late materials will not be accepted. All plans must be legible and scalable when reduced. Individual PDF files of each item submitted should be submitted via email to UDCapplications@cityofmadison.com. The email must include the project address, project name, and applicant name.
- Email Size Limits. Note that an individual email cannot exceed 20MB and it is the responsibility of the applicant to present files in a manner that can be accepted. Applicants who are unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.

X Notification to the District Alder Meeting with Alder Knox took place on December 15, 2023.

- 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.

6. Applicant Declarations

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

Name of applicant _____ Relationship to property _____

Authorizing signature of property owner _____ Date _____

7. Application Filing Fees

Fee payments are due by the submittal date. Payments received after the submittal deadline may result in the submittal being scheduled for the next application review cycle. Fees may be paid in-person, via US Mail, or City drop box. If mailed, please mail to: *City of Madison Building Inspection, P.O. Box 2984, Madison, WI 53701-2984*. The City's drop box is located outside the Municipal Building at 215 Martin Luther King, Jr. Blvd. on the E Doty Street side of the building. Please make checks payable to *City Treasurer*, and include a completed application form or cover letter indicating the project location and applicant information with all checks mailed or submitted via the City's drop box.

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

X Urban Design Districts: \$350 (per [§33.24\(6\) 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 Sign Modifications (of 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

January 8, 2024

To: City of Madison – Urban Design Commission Members
Form: Kirk Keller with Plunkett Raysich Architects, LLP submitting on behalf of Madison Area Technical College
Re: New proposed childcare facility

Commission Members,

Currently Madison College maintains the Goodman South campus located at the corner of Park Street and West Badger Road. This Informational submittal is for a proposed childcare facility located on a parcel directly to the west of the existing facility. This parcel is currently occupied by the City of Madison Fire Station 6. The parcel is currently known as 825 West Badger Road and is located at the corner of West Badger Road and Perry Street.

This City of Madison property is in the process of being acquired by Madison College. The proposed new facility will require the demolition of the existing building and site amenities. The proposed new facility will be a two-story structure. A full lower level is also in the scope of this development. This site is in a Transit Orientated Overlay District. Required setbacks, public entry location, building minimal sizing, as well as the required height will adhere to the requirements of this ordinance.

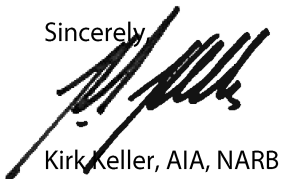
The proposed building will reside on a separate parcel from the existing development. However, the proposed building will be integrated into the planning of the existing Madison College site planning by utilizing the existing drive and walkway access points from both West Badger Road and Perry Street. The existing fire department drives currently located on these same two streets will be abandoned. Site parking and general access will be integrated into the planning of the existing campus. Cross access agreements will be developed as part of the overall submission process.

The use of the building will serve both the needs of the surrounding community as well as the educational goals of Madison College. Daycare services will be provided for children from six weeks of age to six years. Employees of Madison College, students of Madison college, and serving the needs of the surrounding community are a stated goal. Services for approximately 100 children is planned. In addition to serving the needs of families the facility will also be used as an extension of the educational goals of Madison College by providing educational training in the multiple elements of working at and providing the services of managing a childcare facility.

The proposed structure will be approximately 13,376 square feet per level. The exterior design and exterior materials are intended to match the materials, colors, and quality of the existing used by Madison College at the Goodman South campus. A notable exception to the current site use is the increase in open green space. A well screened, large, landscaped, secure, and open child play area will be a notable addition to the campus along the south side of the new building.

The project goal is to begin demolition/construction during the Summer of 2024 to be able to accept children and students in the Fall of 2025.

Sincerely,

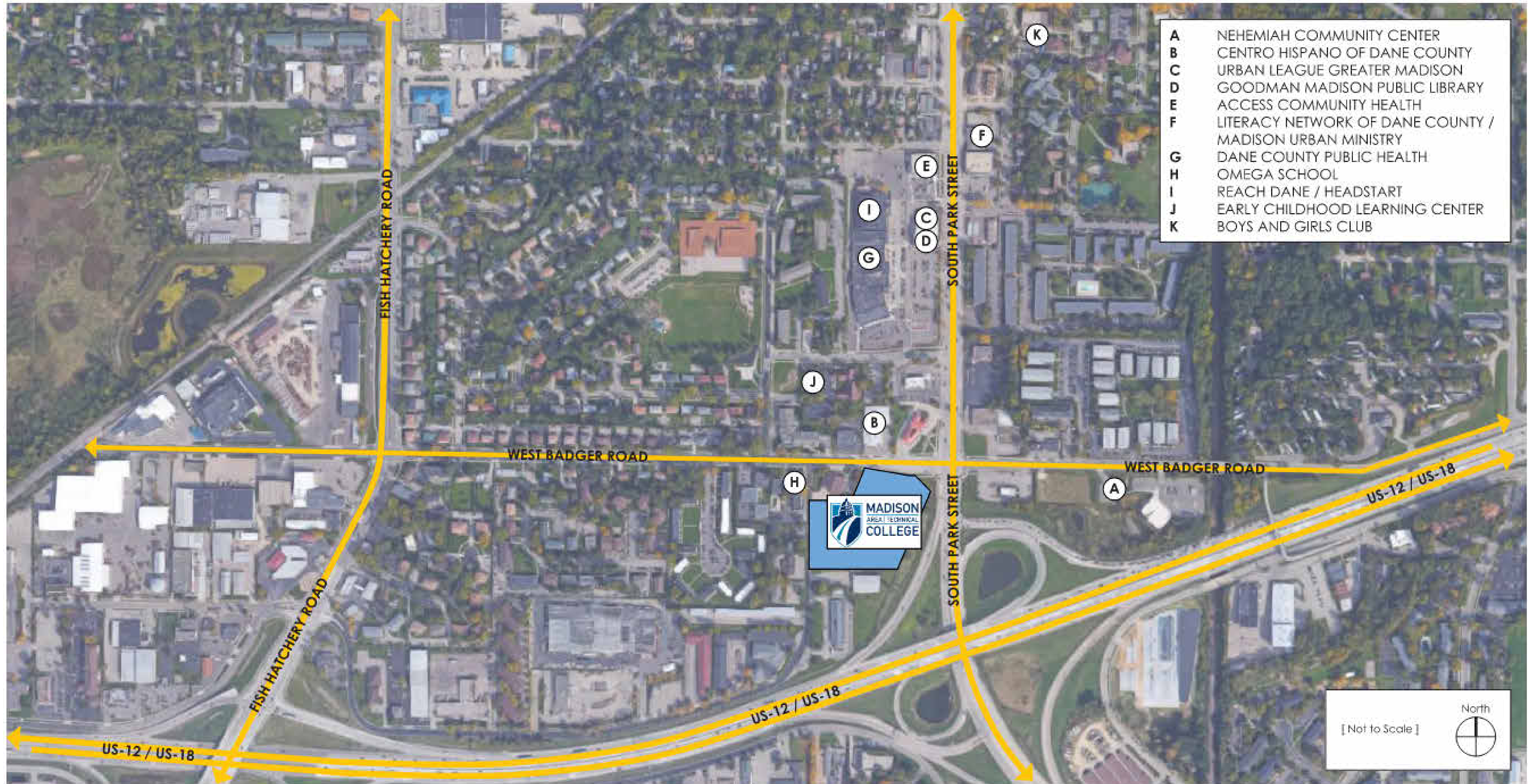


Kirk Keller, AIA, NARB

209 south water street milwaukee, wisconsin 53204 414 359 3060
2310 crossroads drive suite 2000 madison, wisconsin 53718 608 240 9900
1970 main street suite 201 sarasota, florida 34236 941 444 8845
311 canyon wren drive buda, texas 78610 512 649 5627

innovative design with inspiring results | www.prarch.com

Partners: Michael Bahr, Kevin Broich, Michael Brush, Gregg Golden, John Holz, Devin Kack, Nicholas Kent, Steven Kieckhafer, Scott Kramer, Jason Puestow, Larry Schneider, Michael Sobczak





View from Intersection of South Park Street and West Badger Road Looking South



View from Intersection of South Park Street and West Badger Road Looking Southeast



View from Intersection of South Park Street and West Badger Road Looking Northeast



View from Intersection of South Park Street and West Badger Road Looking North



View from Intersection of South Park Street and West Badger Road Looking West



View from West Badger Road Looking West at Madison Fire Station #6



View from West Badger Road Looking East at Goodman South Campus Building



View from Intersection of Pertt Street and West Badger Road Looking East at Madison Fire Station #6



View from Intersection of Perry Street and West Badger Road Looking North



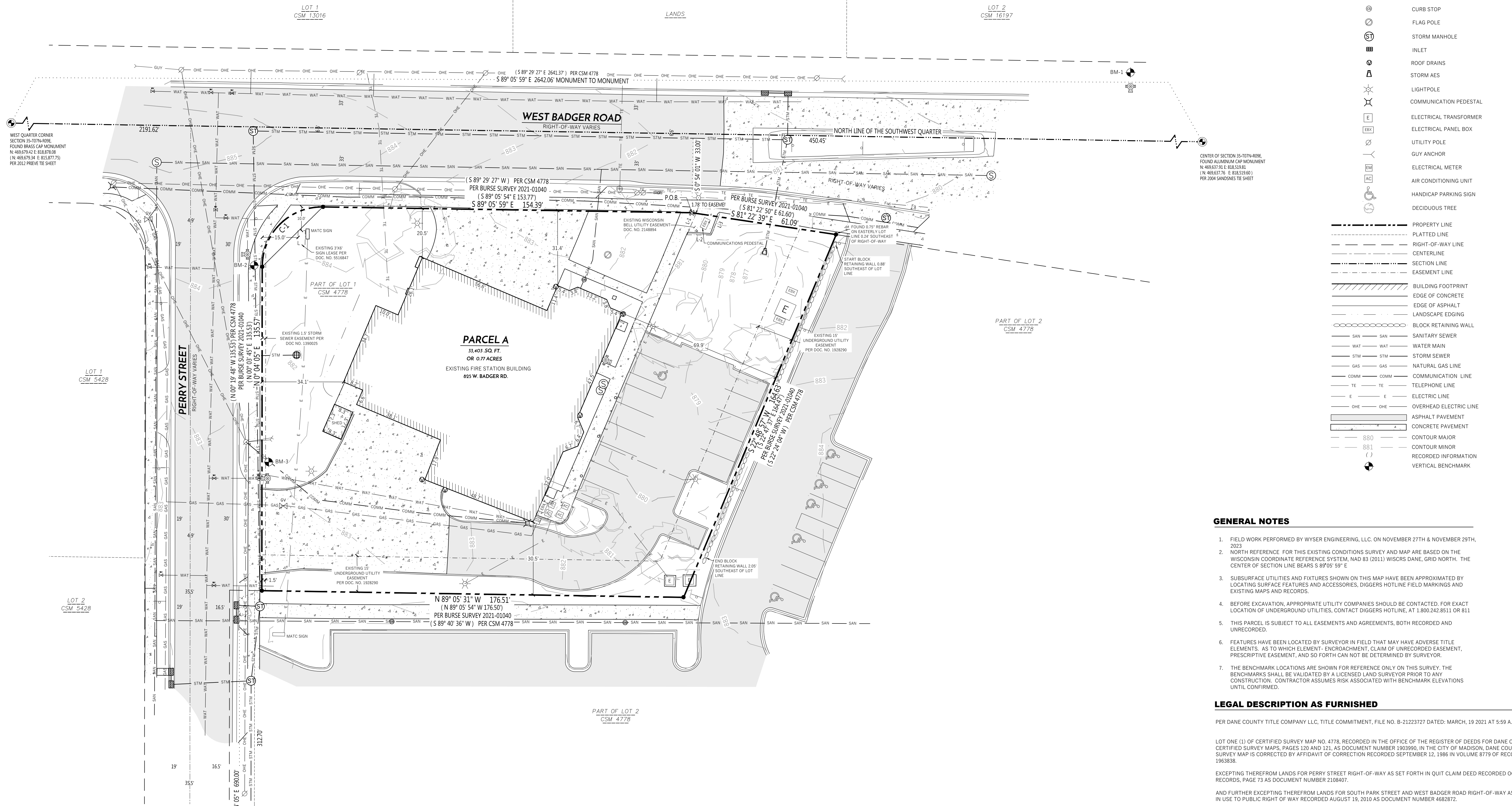
View from Perry Street Entrance Looking Northeast



View from Perry Street Looking Northwest



View from Perry Street Looking West



CURVE TABLE							
CURVE #	CURVE LENGTH	RADIUS	DELTA	CURVE BEARING	CHORD LENGTH	TANGENT IN	TANGENT OUT
C-1	39.63'	25.00'	90° 49' 56"	N 45° 29' 03" E	35.61'	N 0° 04' 05" E	S 89° 05' 59" E
()	39.64'	25.00'	90° 50' 21"	N 45° 28' 56" E	35.61'	.	.

BENCHMARK TABLE		
BM - #	ELEVATION	DESCRIPTION
BM - 1	881.85	TOP NUT OF HYDRANT LOCATED ON THE NORTH SIDE OF W BADGER ROAD NORTHEAST OF THIS PARCEL
BM - 2	887.23	TOP NUT OF HYDRANT LOCATED AT THE SE CORNER OF THE INTERSECTION OF W BADGER ROAD AND PERRY ST
BM - 3	885.51	TOP NUT OF HYDRANT LOCATED ON THE NORTH SIDE OF THE WEST ENTRY DRIVE OFF OF PERRY ST

EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L-1	9.74'	S 22° 47' 37" W
L-2	10.00'	S 89° 05' 54" E
L-3	8.36'	N 22° 47' 37" E

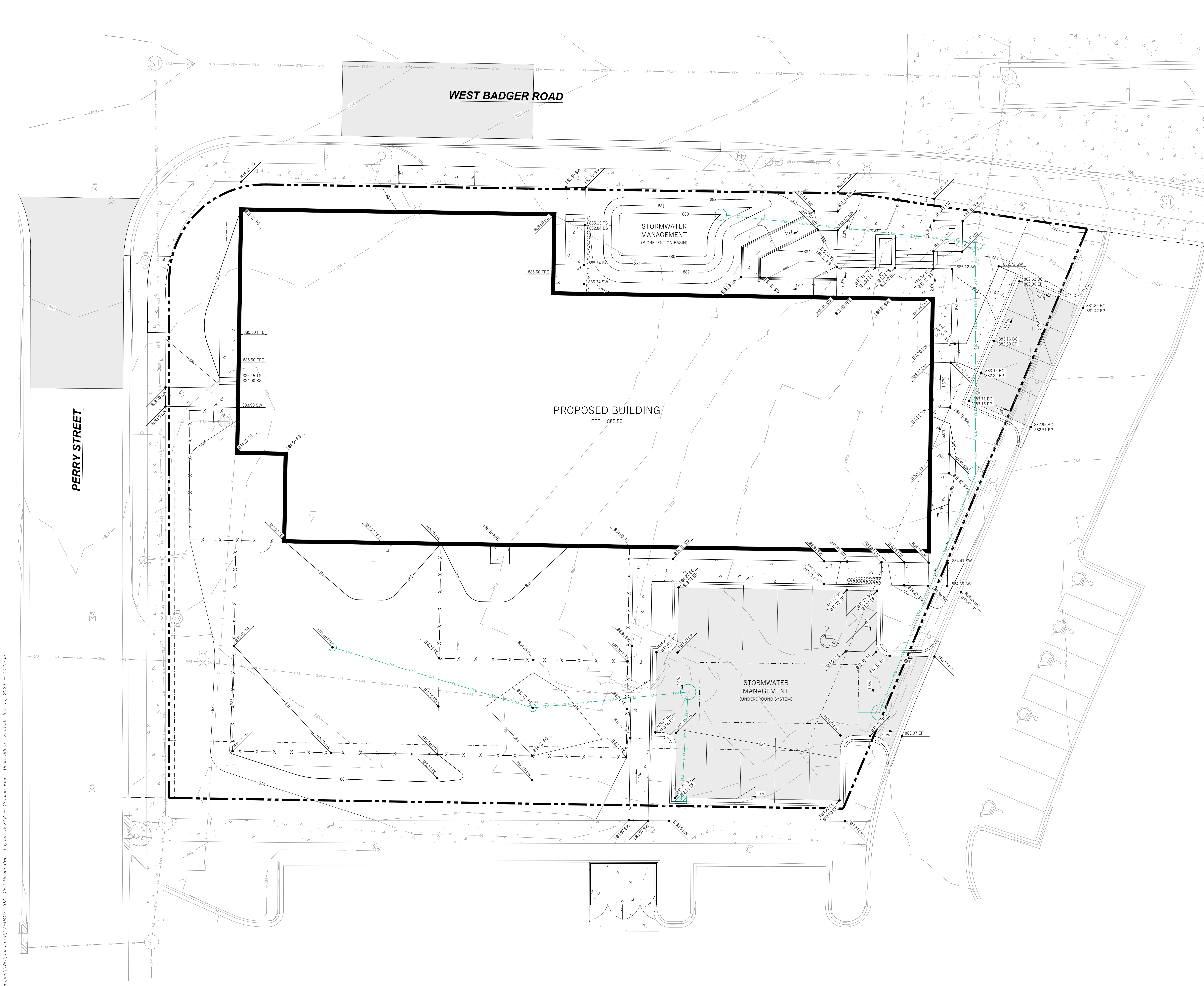
SAID PARCEL CONTAINS 33,403 SQUARE FEET OR 0.77 ACRES.

I, ZACHARY M. REYNOLDS, WISCONSIN PROFESSIONAL LAND SURVEYOR S-3223, DO HEREBY CERTIFY THAT THIS SURVEY AND MAP IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF WITH THE INFORMATION PROVIDED, BY THE ORDER OF THOSE LISTED HEREON, AND THAT THIS SURVEY COMPLIES WITH AE 7 OF THE WISCONSIN ADMINISTRATIVE CODE.

ZACHARY M. REYNOLDS, S-3223
WISCONSIN PROFESSIONAL LAND SURVEYOR

DATE _____

File: W:\2017\170407_Madison College - South Campus\DWG\Chilicare\17-0407_2023 Civil Design.dwg Layout: 30x42 - Grading Plan User: Adam Plotfile: Jan 05, 2024 - 11:52am



LEGEND (PROPOSED)

- PROPERTY BOUNDARY
- EASEMENT
- BUILDING FOOTPRINT
- 18" CURB AND GUTTER
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- PROPOSED MAJOR CONTOUR
- 885 - PROPOSED MAJOR CONTOUR
- 884 - PROPOSED MINOR CONTOUR
- STM - PROPOSED STORM SEWER
- SPOT GRADE
- 885.40 SW
- DRAINAGE GRADE BREAK
- DRAINAGE ARROW

NOTE:
SPOT GRADES ARE AS FOLLOWS:
BC - BACK OF CURB
BS - BOTTOM OF STEPS
EC - EDGE OF CONCRETE PAVEMENT
EP - EDGE OF ASPHALT PAVEMENT
FFE - FINISHED FLOOR GRADE
FG - FINISH GRADE
SW - EDGE OF SIDEWALK
TS - TOP OF STEPS

- GENERAL NOTES**
- UNDERLYING SITE CONTOURS AND INFORMATION BASED ON TOPOGRAPHIC & UTILITY DATA AS SURVEYED BY WYSER ENGINEERING ON NOVEMBER 27 AND 29, 2023. WYSER ENGINEERING SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY ARISE AS A RESULT OF ERRONEOUS OR INCOMPLETE INFORMATION PROVIDED BY OTHERS. CONTRACTOR TO CONFIRM ALL ELEVATIONS, GENERAL DRAINAGE AND EARTHWORK REQUIREMENTS PRIOR TO CONSTRUCTION.
 - THE BENCHMARK LOCATIONS ARE SHOWN FOR REFERENCE ONLY ON THIS PLAN. THE BENCHMARKS SHALL BE VALIDATED BY LICENSED LAND SURVEYOR PRIOR TO CONSTRUCTION. CONTRACTOR ASSUMES RISK ASSOCIATED WITH BENCHMARK ELEVATIONS UNTIL CONFIRMED.
 - ALL MUNICIPAL UTILITY CONNECTIONS, WORK IN ROW, PUBLIC OUTLOTS AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.

Madison College
Goodman South Early Learning Campus
2429 Perry Street, Madison, WI 53713

pro PLUNKETT RAYSICH ARCHITECTS, LLP

WYSER ENGINEERING

MADISON AREA TECHNICAL COLLEGE

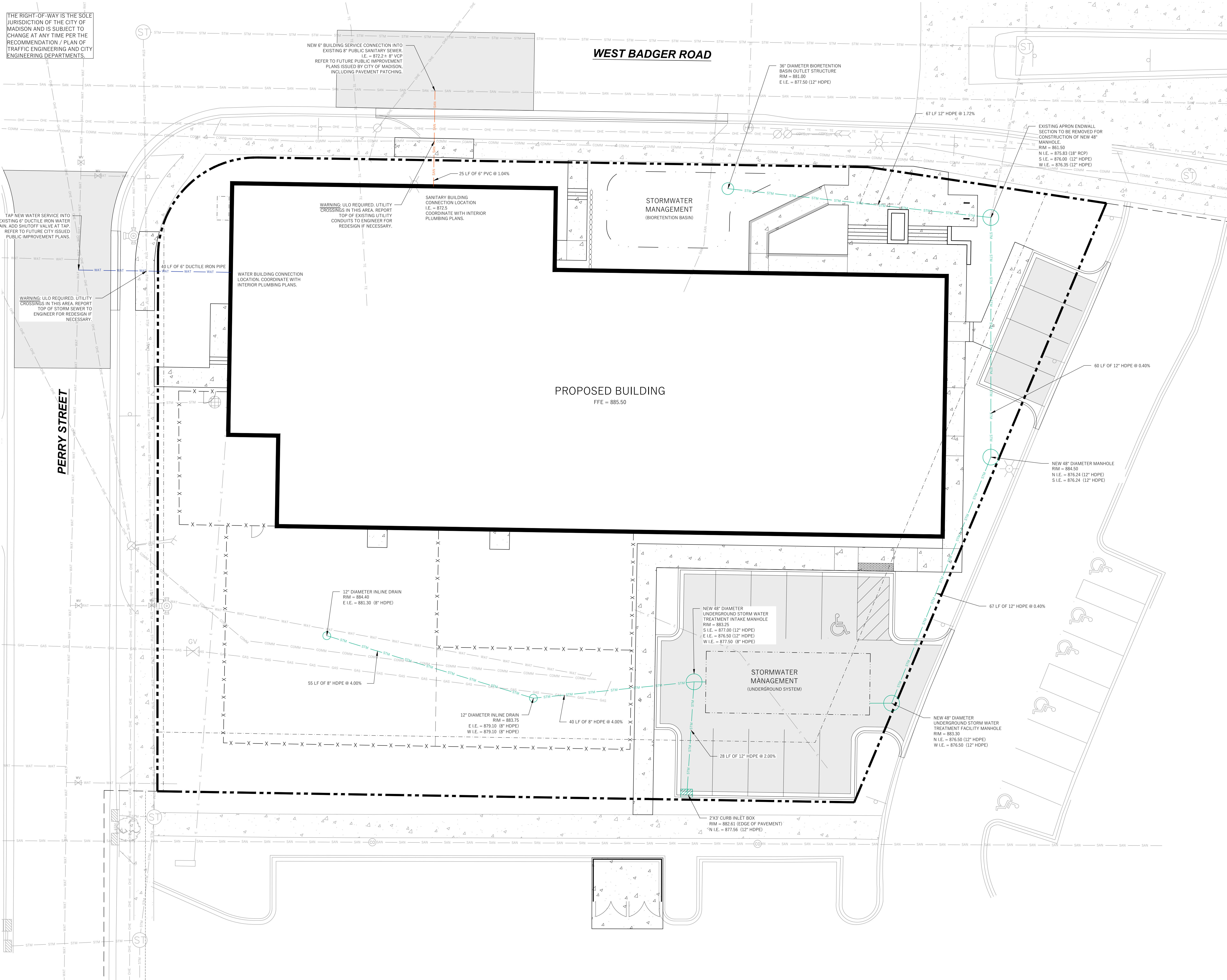
REVISIONS:

NOT FOR CONSTRUCTION
© 2024 PLUNKETT RAYSICH ARCHITECTS, LLP

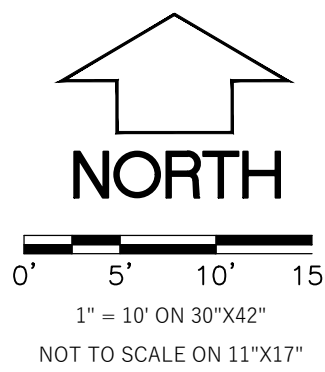
SCHEMATIC DESIGN
BID PACKAGE:
DATE: 01/08/2024
JOB NO: 220024-03
SHEET NO: C200

GRADING PLAN

THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATION / PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS.



- LEGEND (PROPOSED)**
- PROPOSED PROPERTY BOUNDARY
 - EASEMENT
 - BUILDING FOOTPRINT
 - 18" CURB AND GUTTER
 - ASPHALT PAVEMENT
 - CONCRETE PAVEMENT
 - WAT - WATER MAIN
 - SAN - SANITARY SEWER
 - STM - STORM SEWER
 - STM - STORMWATER TREATMENT FACILITY



- GENERAL NOTES**
- UNDERLYING SITE CONTOURS AND INFORMATION BASED ON TOPOGRAPHIC & UTILITY DATA AS SURVEYED BY WYSER ENGINEERING ON NOVEMBER 27 AND 29, 2023. WYSER ENGINEERING SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY ARISE AS A RESULT OF ERRONEOUS OR INCOMPLETE INFORMATION PROVIDED BY OTHERS. CONTRACTOR TO CONFIRM ALL ELEVATIONS, GENERAL DRAINAGE AND EARTHWORK REQUIREMENTS PRIOR TO CONSTRUCTION.
 - THE BENCHMARK LOCATIONS ARE SHOWN FOR REFERENCE ONLY ON THIS PLAN. THE BENCHMARKS SHALL BE VALIDATED BY LICENSED LAND SURVEYOR PRIOR TO CONSTRUCTION. CONTRACTOR ASSUMES RISK ASSOCIATED WITH BENCHMARK ELEVATIONS UNTIL CONFIRMED.
 - ALL MUNICIPAL UTILITY CONNECTIONS, WORK IN ROW, PUBLIC OUTLOTS AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.

pro
PLUNKETT RAYSCH
ARCHITECTS, LLP

WYSER
ENGINEERING

MADISON
AREA TECHNICAL
COLLEGE

Madison College
Goodman South Early Learning Campus
12429 Perry Street, Madison, WI 53713

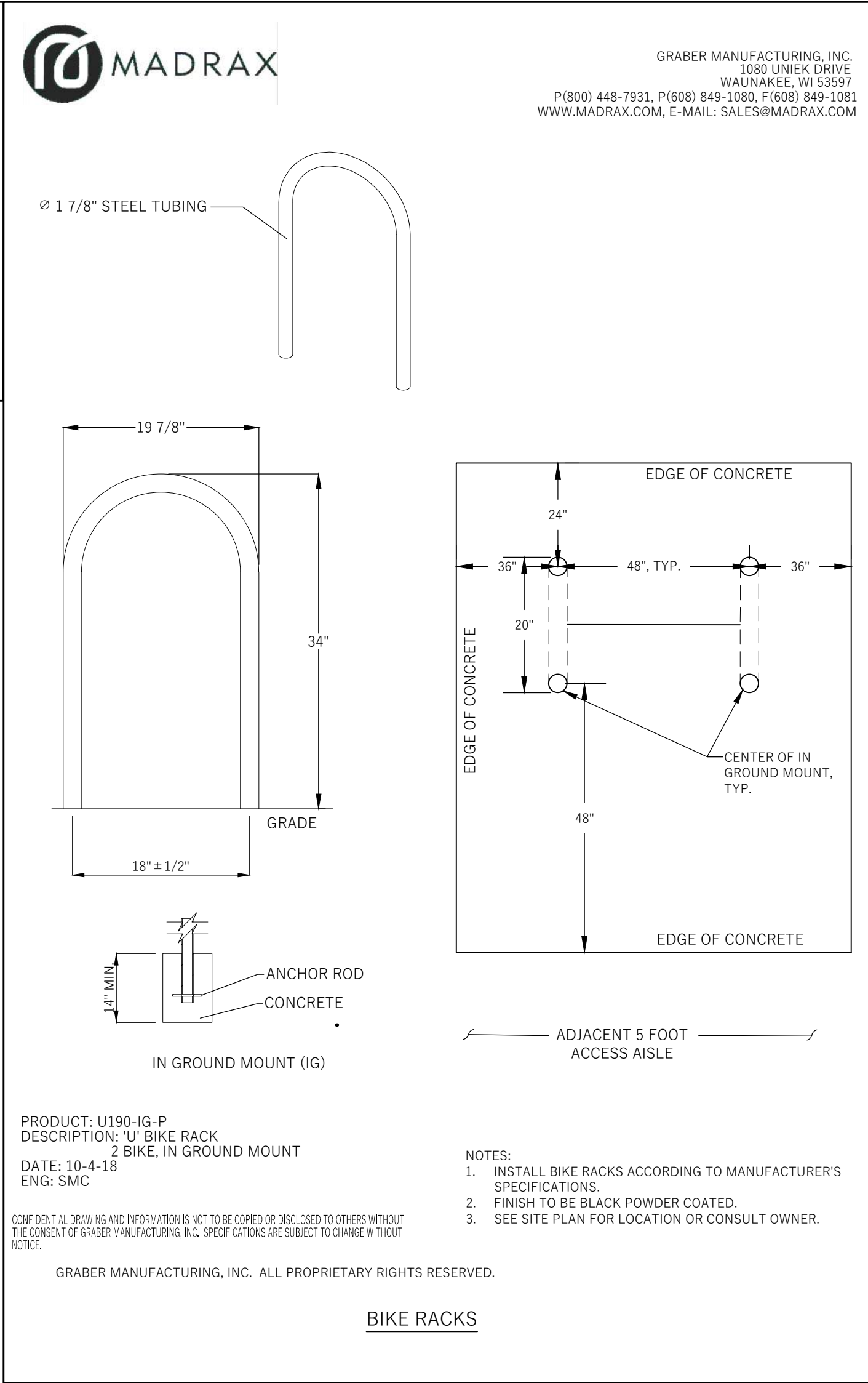
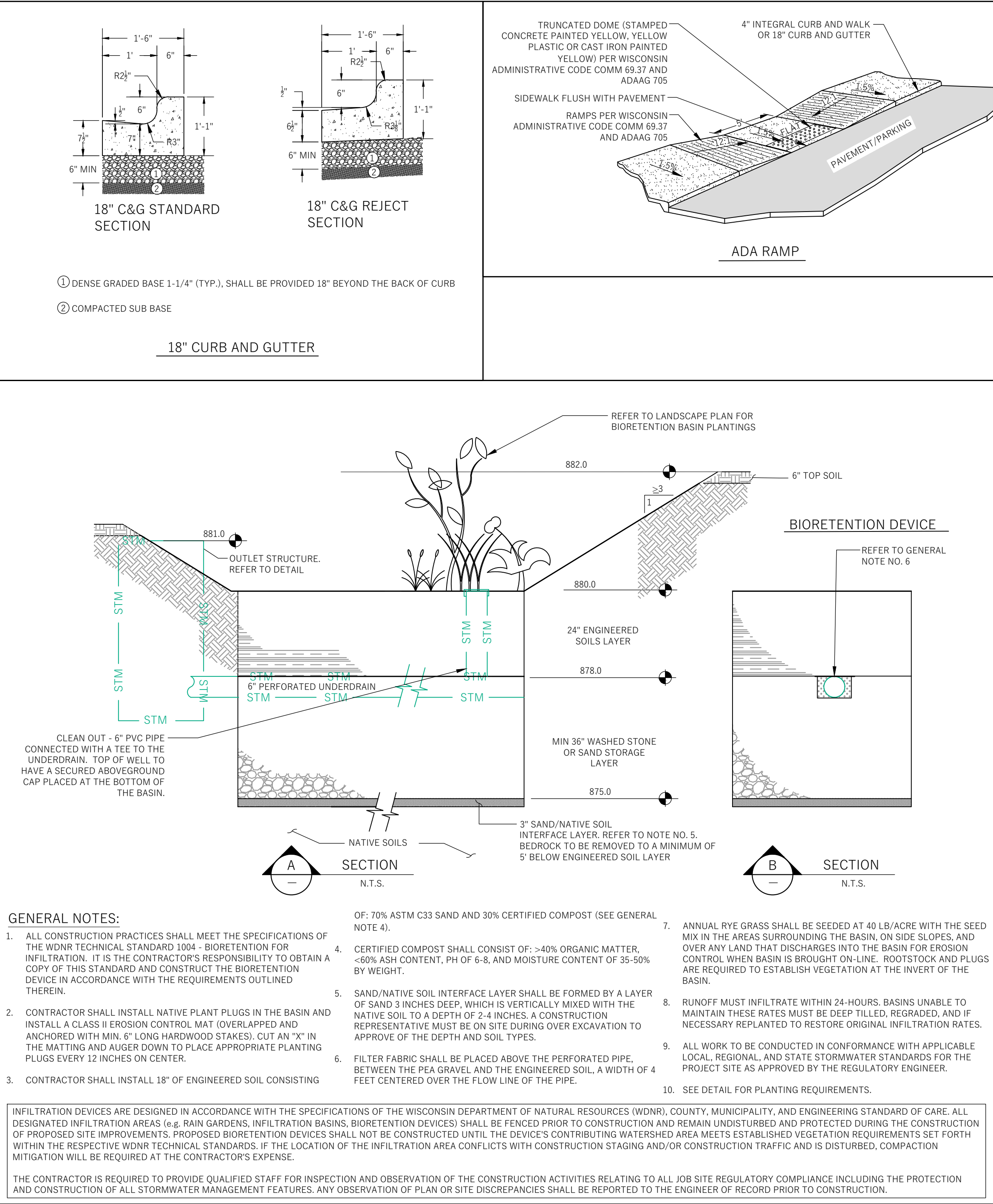
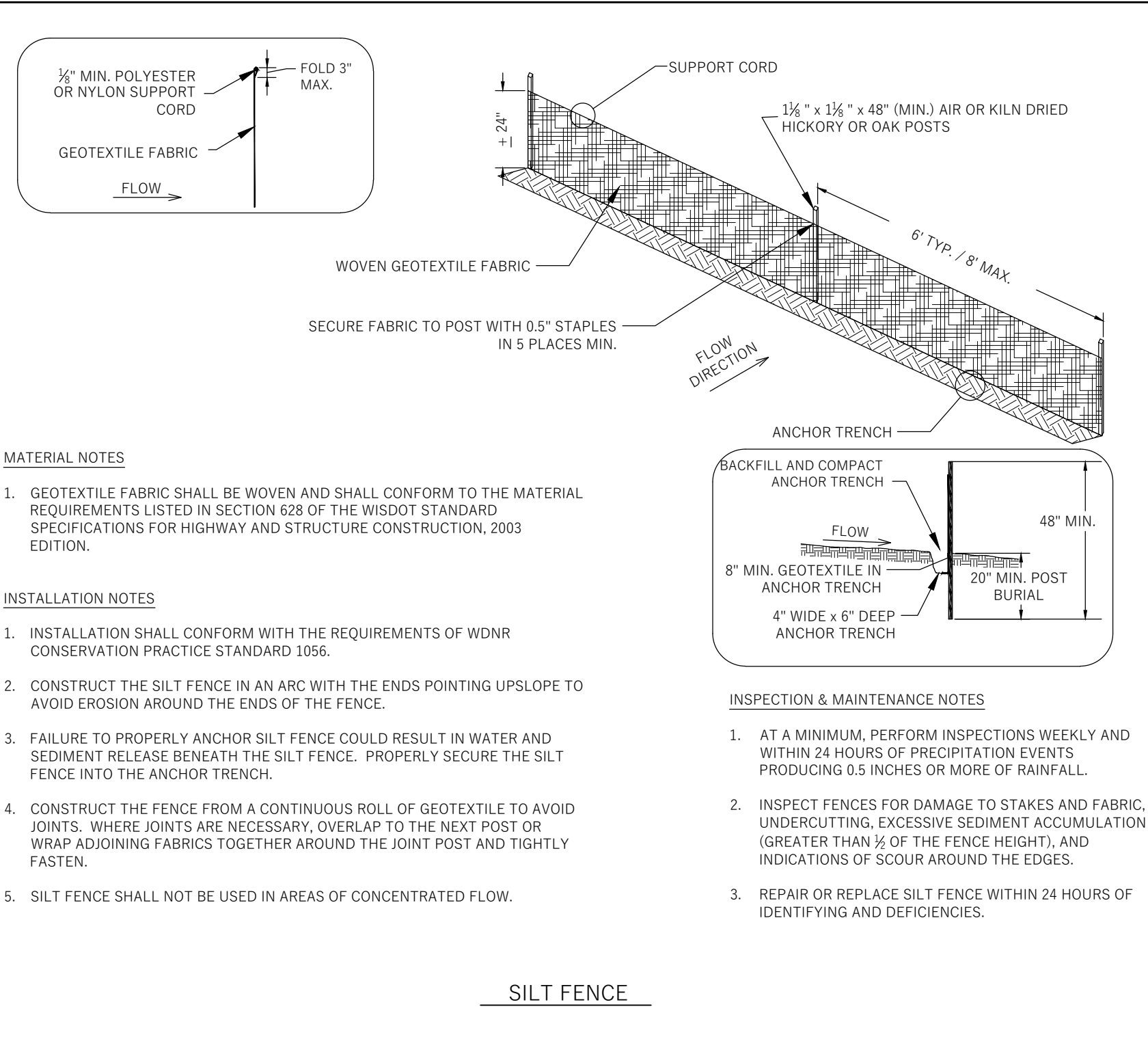
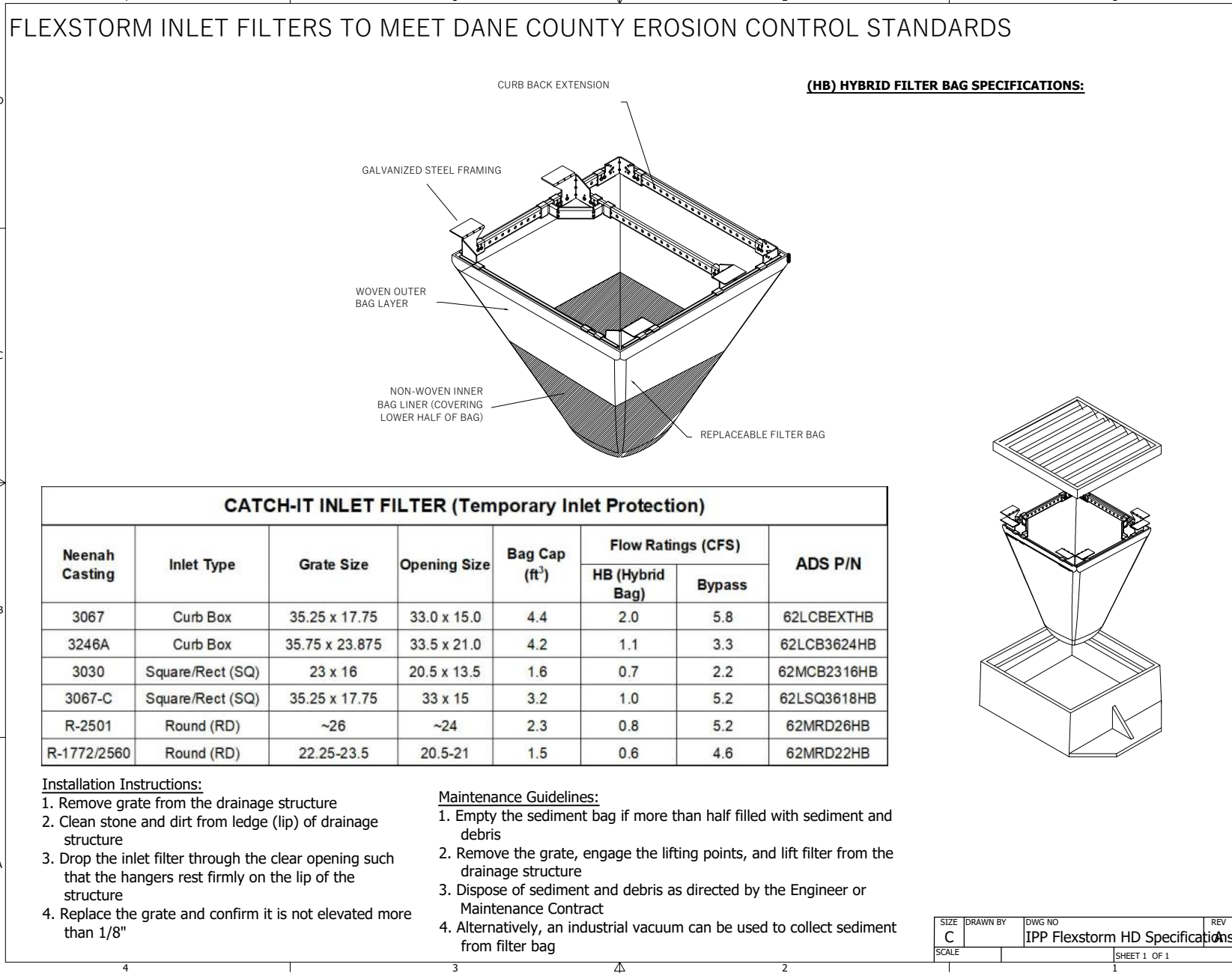
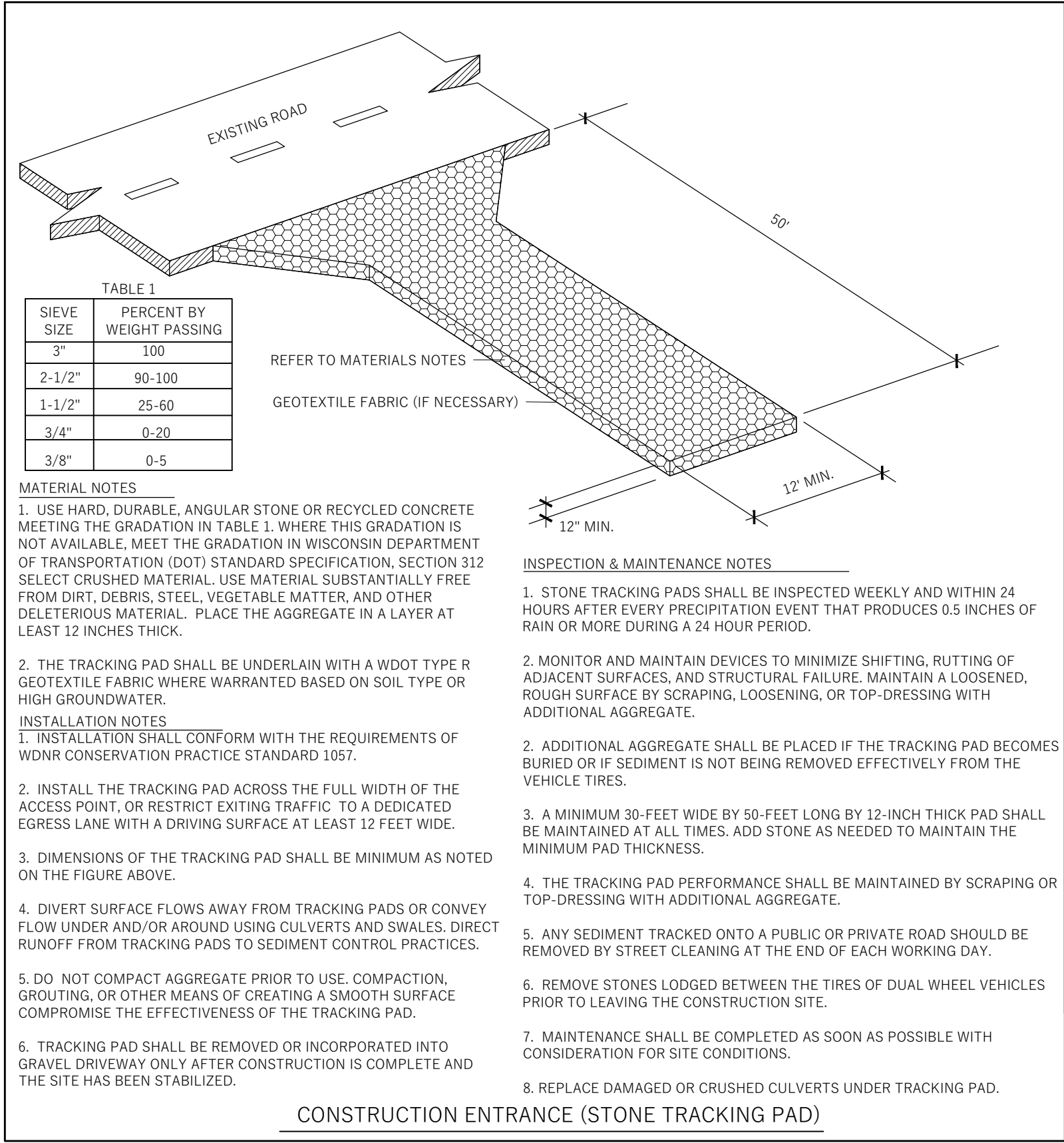
REVISIONS:

NOT FOR CONSTRUCTION
© 2024 PLUNKETT RAYSCH ARCHITECTS, LLP

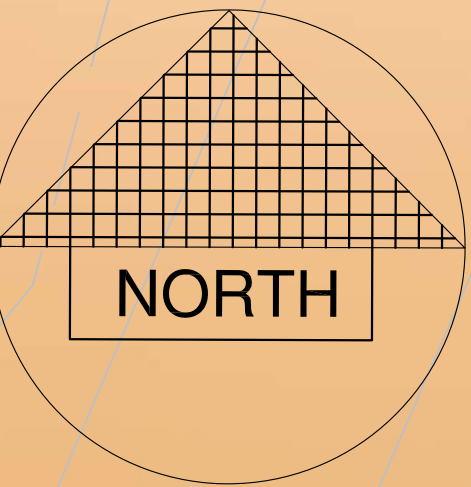
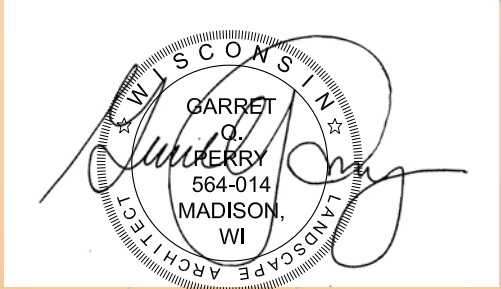
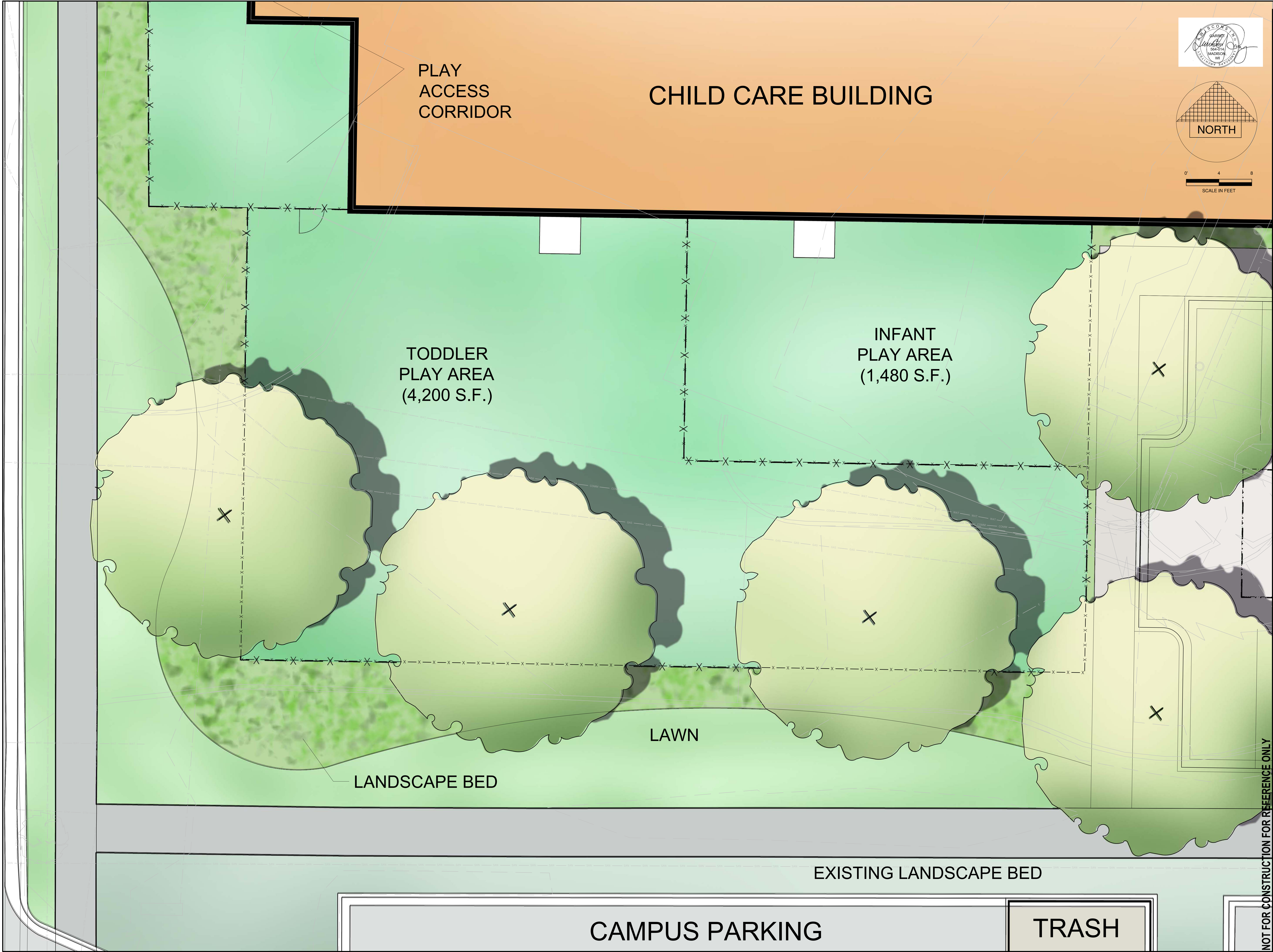
SCHEMATIC DESIGN
BID PACKAGE:
DATE: 01/08/2024
JOB NO: 220024-03
SHEET NO:

C300

UTILITY SCHEMATIC







0' 4' 8'
SCALE IN FEET

209 south water street milwaukee, wisconsin 53204 - 414 359 3060
205 north orange avenue suite 202 sarasota, florida 34236 - 608 240 6900
2310 crossroads drive suite 2000 madison, wisconsin 53718 - 941 348 3618
Intelligent design, inspired results. www.parch.com

prad
PLUNKETT RAYSICH
ARCHITECTS, LLP

etc
design studio

Madison College - Goodman South Campus
Early Learning Campus Childcare
2429 Perry Street, Madison, Wisconsin 53713

REVISIONS:

INFORMATIONAL
BID PACKAGE:
DATE: 24 JAN 08
JOB NO: 23_MATC_02
SHEET NO: L-101

LANDSCAPE PLANT LEGEND

Symbol	Botanical name	Common Name	Size	Root	Quanity	Remarks
SHADE TREES						
GT	Gleditsia tricanthos 'Skyline'	Skyline Honeylocust	3" Cal.	B&B		
GD	Gymnocladus dioicus	Kentucky Coffeetree	3" Cal.	B&B		
PA	Platanus x acerfolia	American Sycamore	3" Cal.	B&B		
QR	Quercus rubra	Red Oak	3" Cal.	B&B		
UP	Ulmus x 'Pioneer'	Pioneer Elm	3" Cal.	B&B		
EVERGREEN TREES						
TC	Tsuga canadensis	Canadian Hemlock	4' -6' HT.	B&B		
ORNAMENTAL TREES						
AC	Amelanchier x grandiflora 'Autmn Brilliance'	Autumn Brilliance Serviceberry	5-6' HT.	B&B		
CI	Crataegus crus-galli var inermis	Thornless Cockspur Hawthorn	2" Cal.	B&B		
MR	Malus 'Red Jewel'	Red Jewel Crabapple	2" Cal.	B&B		
OV	Ostrya virginiana	American Hophornbean	2"-3" Cal.	B&B		
SHRUBS						
Aa	Aronia arbutifolia 'Brilliantissima'	Brilliant Red Chokeberry	3 gal	B&B		
As	Amelanchier stolonifera	Running Serviceberry	1 gal	B&B		
Cc	Caryopteris x clandonensis Arthur Simmonds	Arthur Simmonds Caryopteris	3 gal	Pot		
Fs	Forsythia x 'Sunrise'	Sunrise Forsythia	3 gal	Pot		
Ea	Euonymus alatus 'Compactus'	Dwarf Burning Bush	3 gal	Pot		
Hm	Hydrangea macropylla 'Bailmer'	Endless Summer Hydrangea	3 gal	Pot		
Hk	Hypericum kalmianum	St. Johns Wort	2 gal	Pot		
Kj	Kerria Japonica	Japenese Kerria	2 gal.	Pot		
Sn	Spirea nipponica 'Snowmound'	Snowmound spirea	2 gal	Pot		
Sm	Syringa patula 'Miss Kim"	Miss Kim Lilac	3 gal	Pot		
Vj	Viburnum x juddi	Judd Viburnum	5 gal	B&B		
Vt	Viburnum trilobum 'Spring Green'	Spring Green American Cranberrybush Viburnum	5 gal	B&B		
GRASSES						
Ca	Calamagrostis x acutifolia 'Karl Foerster'	Karl Foerster's Feather Reed Grass	1 Gal.	CG		
Pa	Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass	2 Gal.	CG		
Pv	Panicum virgatum 'Shenandoah'	Shenandoah Switch Grass	2 Gal.	CG		
EVERGREEN SHRUBS						
Iv	Illex veticillata	Winterberry	5 Gal.	CG		
Jr	Juniperus ramlosa	Ramlosa juniper	5 Gal.	CG		
Tm	Taxus tauntonii	Taunton yew	5 Gal.	CG		

PERENNIALS						
ab	Amsonia 'Blue Starflower'	Blue Starflower	1 Gal.	Container		30"O.C.
aa	Astilbe x arendsii 'Fanal'	Fanal Astilbe	1 Gal.	Container		15"O.C.
be	Bergenia cordifolia	Heartleaf Bergenia	1 Gal.	Container		15"O.C.
cv	Coreopsis verticillata 'Zagreb'	Zagreb Coreopsis	1 Gal.	Container		18"O.C.
ep	Echinacea purpurea 'Magnus'	Magnus Purple Coneflower	1 Gal.	Container		36"O.C.
lp	Liatrus pyncostachya	Prairie Blazingstar	1 Gal.	Container		18"O.C.
mp	Monarda 'Petite Delight'	Petite Delight Beebalm	1 Gal.	Container		24"O.C
rf	Rudbeckia fulgida 'Goldstrum'	Goldstrum Black-eyed Susan	1 Gal.	Container		18"O.C.

Detention Basin Seed Mix

The species in this mix designeds by Prairie Nursery of Westfield,Wisconsin (or approved equal) grow naturally in medium-moist prairies, making them the perfect for temporarily flooded areas that also dry out in summer. Designed for planting in basins that are flooded for 24-48 hours, and then drain out. This mix is particularly well adapted to loamy and clay soils. For detention basins in sandy soils, we recommend planting our Tall Prairie for Dry Soils Seed Mix.

WILDFLOWERS: Nodding Pink Onion, Red Milkweed, New England Aster, White False Indigo, Pale Indian Plantain, Wild Senna, Joe Pye Weed, Boneset, Dogtooth Daisy, Ox Eye Sunflower, Wild Iris, Blue Flag Iris, Prairie Blazingstar, Dense Blazingstar, Great Blue Lobelia, Bergamot, Yellow Coneflower, Black Eyed Susan, Sweet Black Eyed Susan, Brown Eyed Susan, Rosinweed, Cupplant, Prairie Dock, Ohio Goldenrod, Stiff Goldenrod, Blue Vervain, Ironweed, Golden Alexanders

GRASSES: Big Bluestem, Bebb's Sedge, Bottlebrush Sedge, Porcupine Sedge, Awl Fruited Sedge, Fox Sedge, Canada Wild Rye, Virginia Wild Rye, Switchgrass, Dark Green Bulrush, Indiangrass, Prairie Cordgrass, Annual Rye Nurse Crop

Contains at least 20 wildflowers and 8 or more grasses, sedges & bulrushes, plus annual rye

Tabulation of Points and Credits

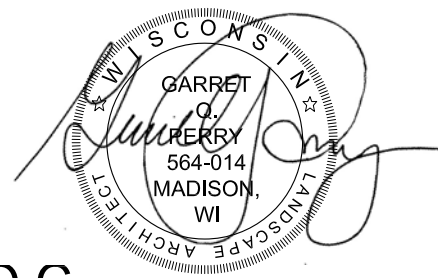
Use the table to indicate the quantity and points for all existing and proposed landscape elements.

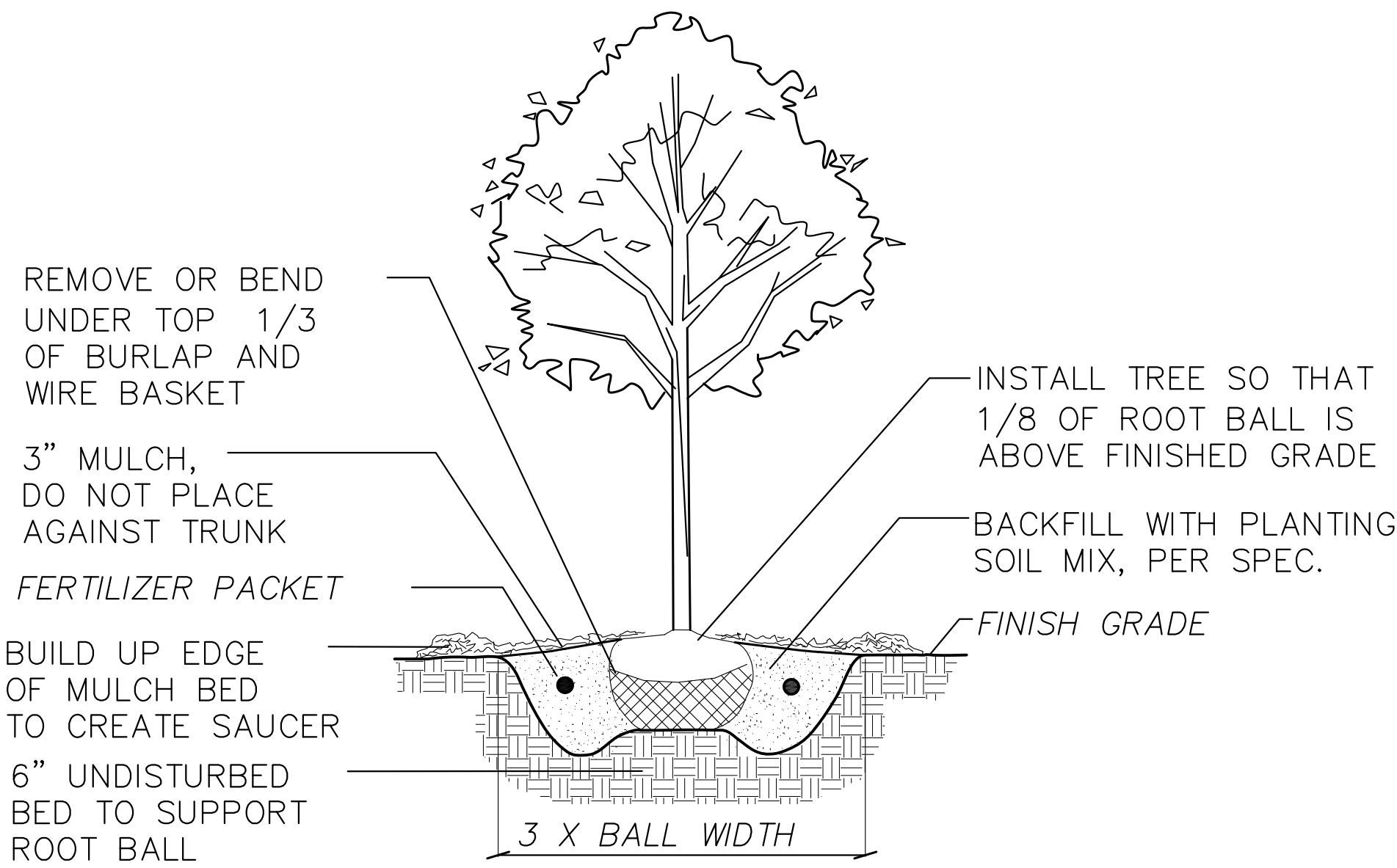
Plant Type/ Element	Minimum Size at Installation	Points	Credits/ Existing Landscaping		New/ Proposed Landscaping	
			Quantity	Points Achieved	Quantity	Points Achieved
Overstory deciduous tree	2½ inch caliper measured diameter at breast height (dbh)	35			10	350
Tall evergreen tree (i.e. pine, spruce)	5-6 feet tall	35				
Ornamental tree	1 1/2 inch caliper	15			3	45
Upright evergreen shrub (i.e. arborvitae)	3-4 feet tall	10				
Shrub, deciduous	#3 gallon container size, Min. 12"-24"	3				
Shrub, evergreen	#3 gallon container size, Min. 12"-24"	4				
Ornamental grasses/ perennials	#1 gallon container size, Min. 8"-18"	2				
Ornamental/ decorative fencing or wall	n/a	4 per 10 lineal ft.				
Existing significant specimen tree	Minimum size: 2 ½ inch caliper dbh. *Trees must be within developed area and cannot comprise more than 30% of total required points.	14 per caliper inch dbh. Maximum points per tree: 200				
Landscape furniture for public seating and/or transit connections	* Furniture must be within developed area, publically accessible, and cannot comprise more than 5% of total required points.	5 points per "seat"				
Sub Totals						

Total Number of Points Provided 395

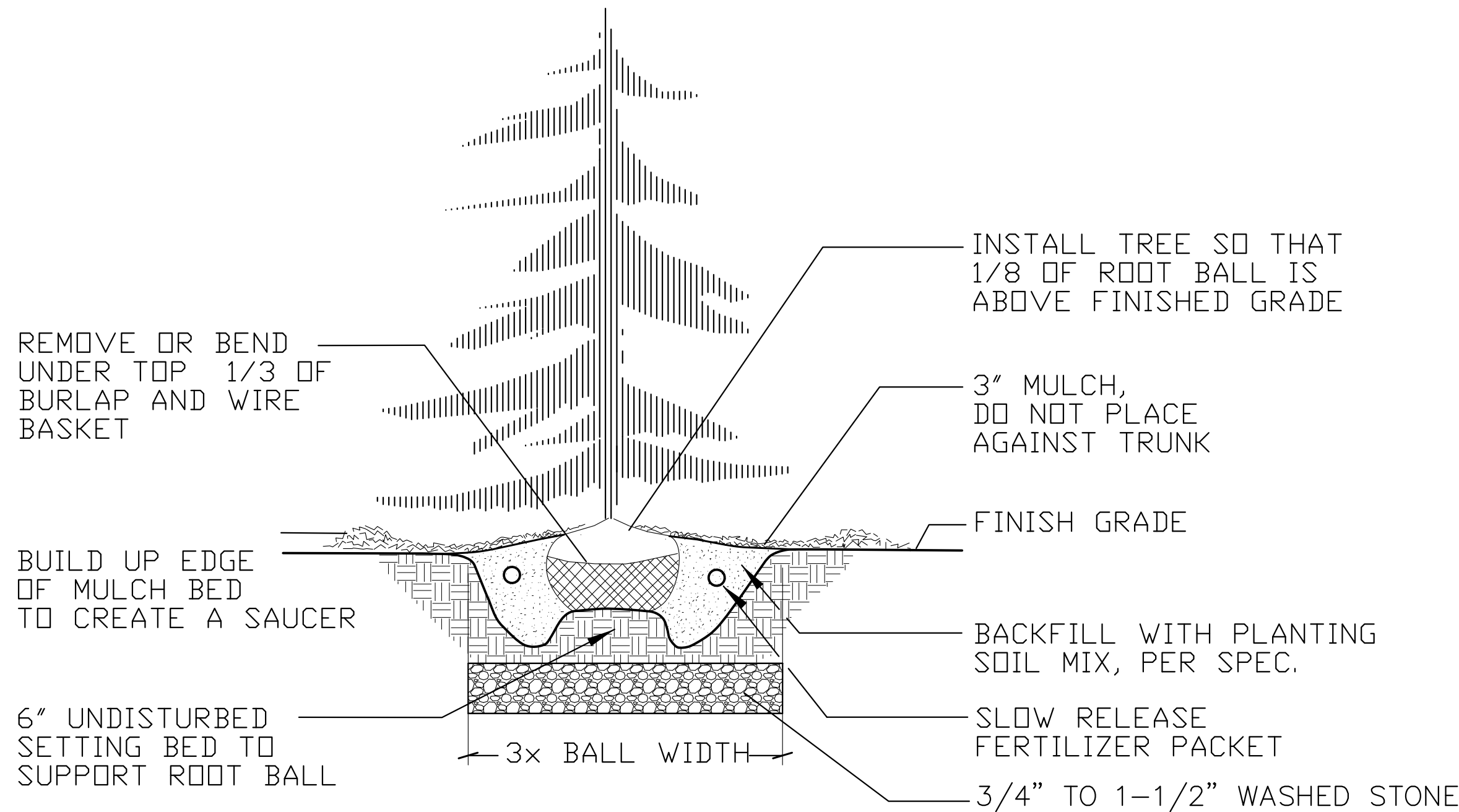
* As determined by ANSI, ANLA- American standards for nursery stock. For each size, minimum plant sizes shall conform to the specifications as stated in the current American Standard for Nursery Stock.

(a)For all lots except those described in (b) and (c) below, five (5) landscape points shall be provided for eachthree hundred (300) square feet of developed area.
Total square footage of developed area 26,875
Total landscape points required 448

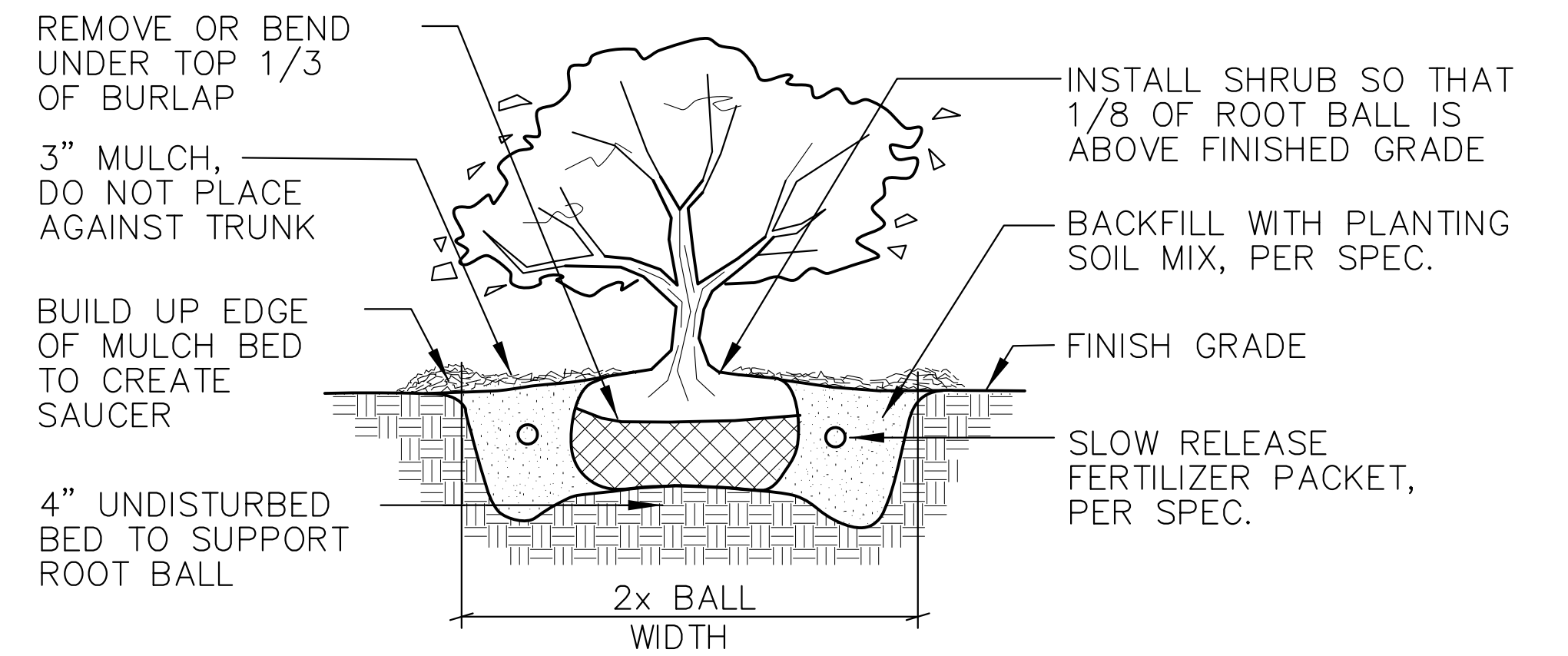




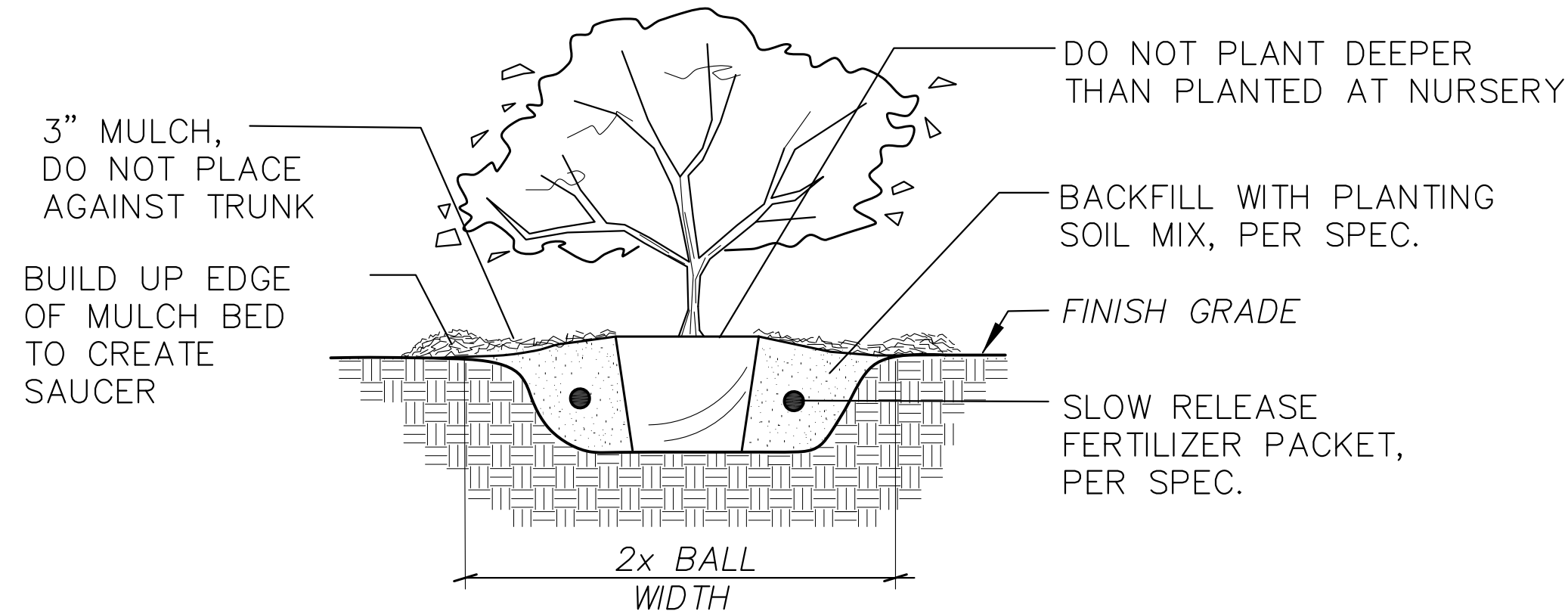
1 B&B TREE PLANTING DETAIL
L103 NTS



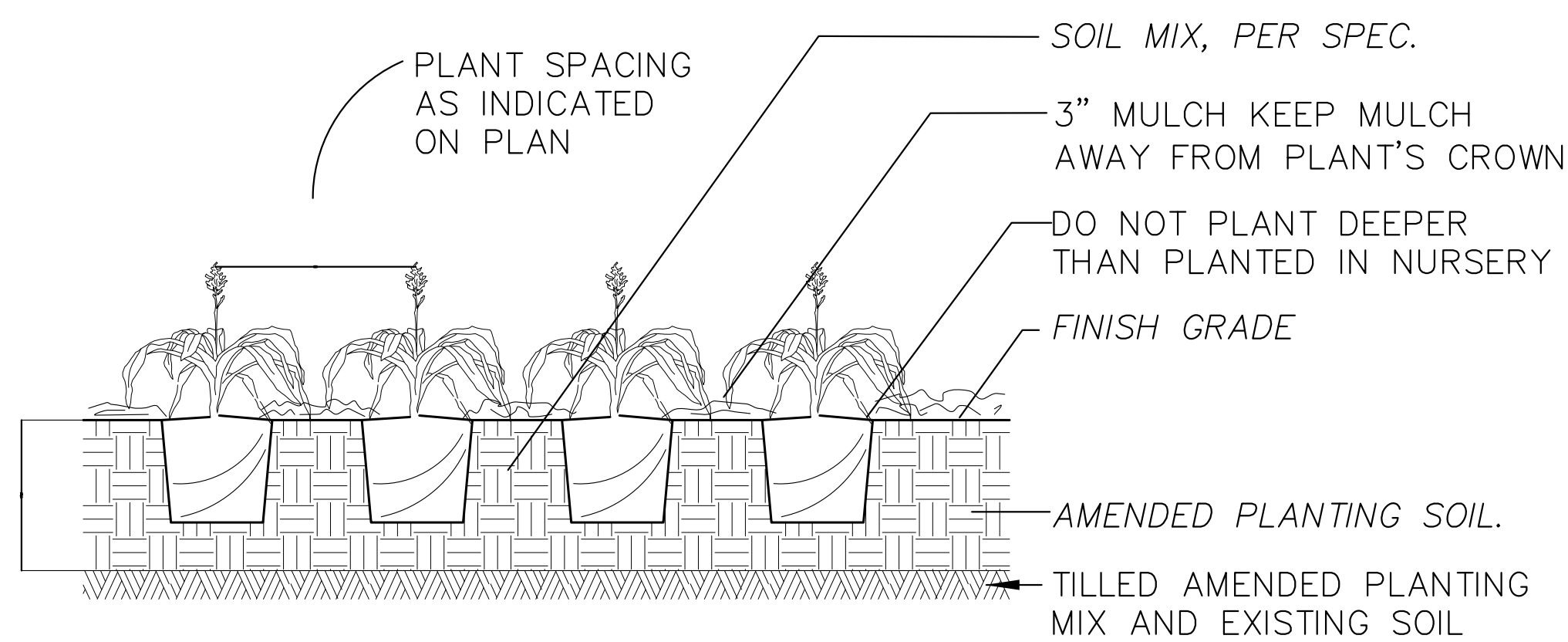
2 B&B EVERGREEN TREE PLANTING DETAIL
L103 NTS



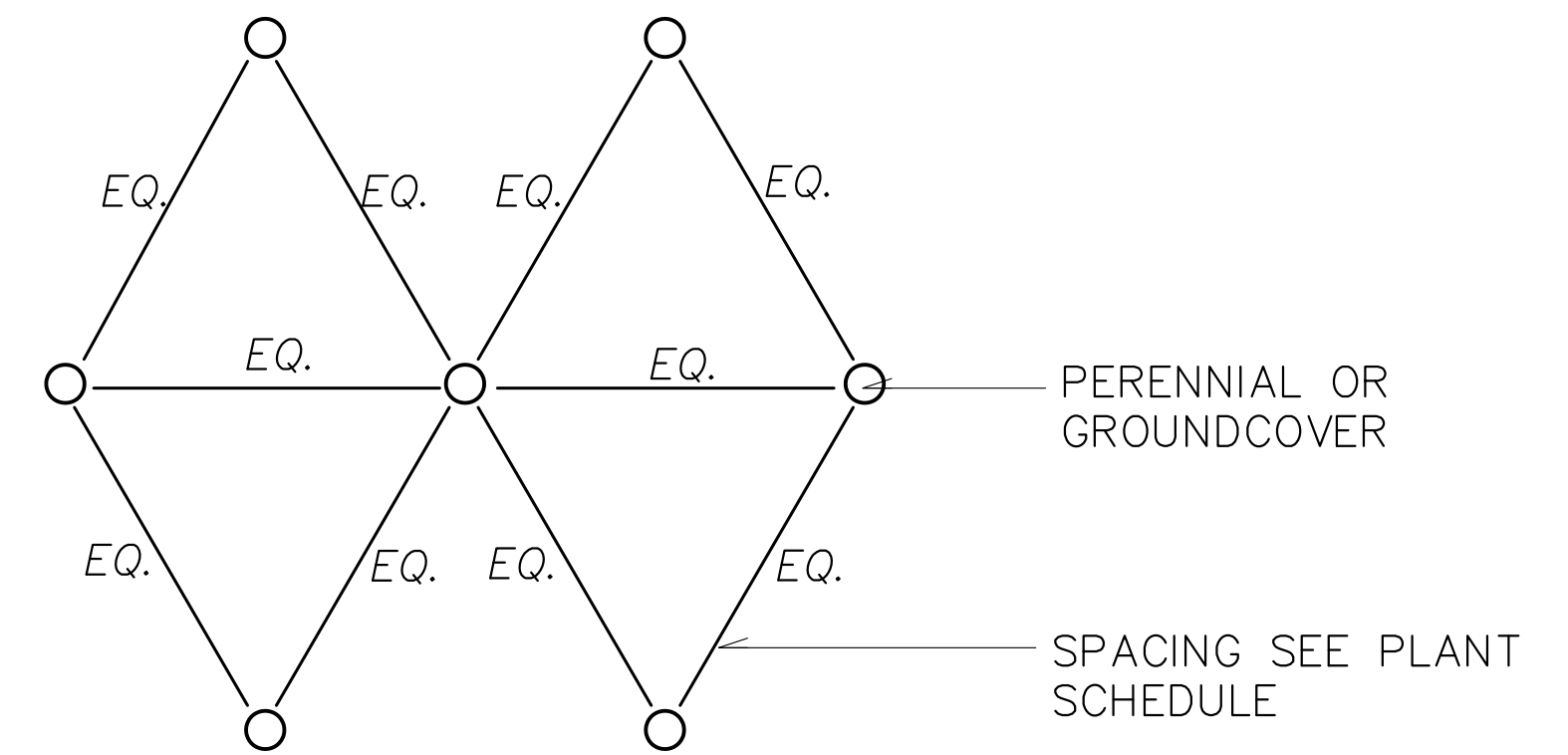
3 B&B SHRUB PLANTING DETAIL
L103 NTS



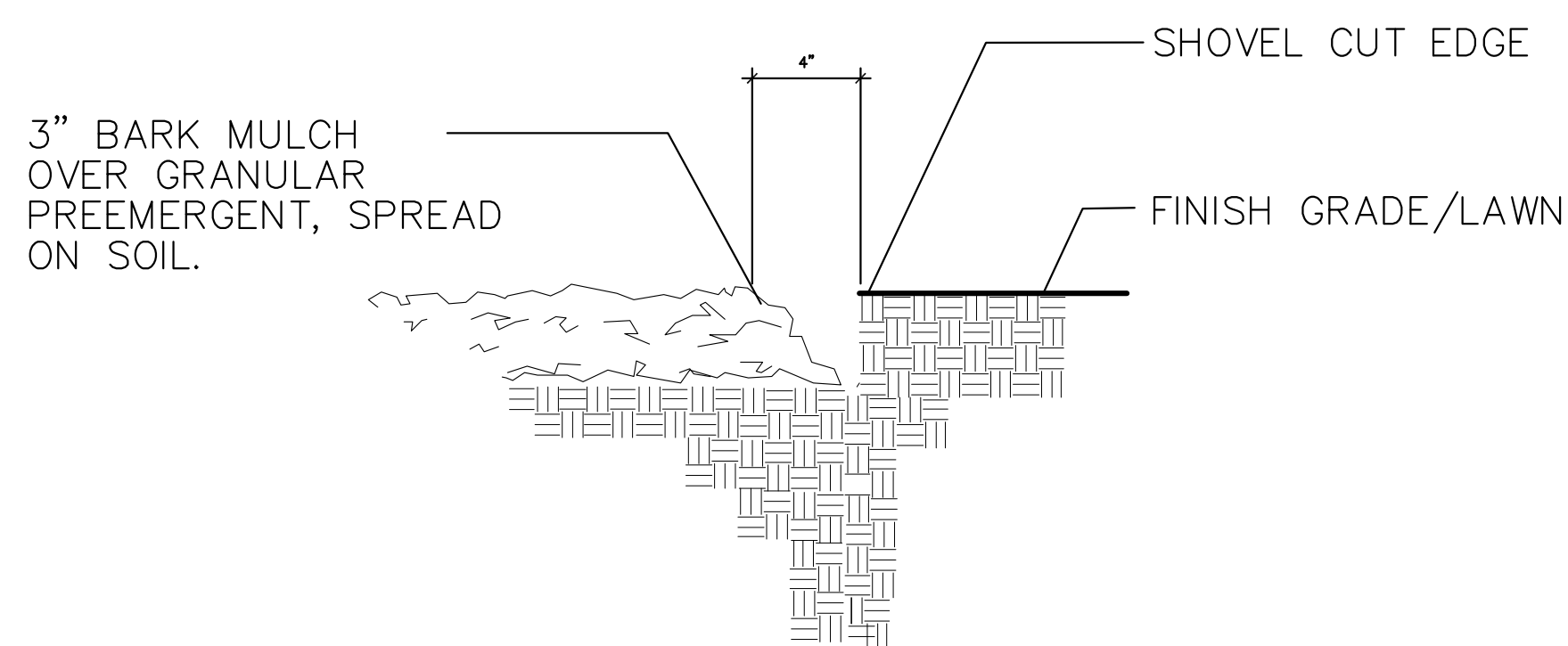
4 CONTAINER PLANTING DETAIL
L103 NTS



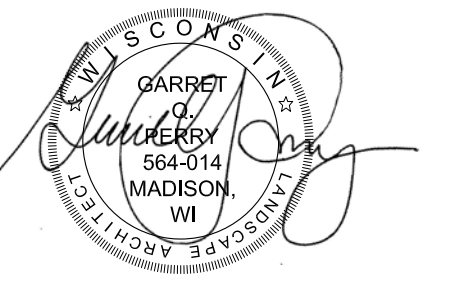
5 GROUNDCOVER / PERENNIAL PLANTING DETAIL
L103 NTS

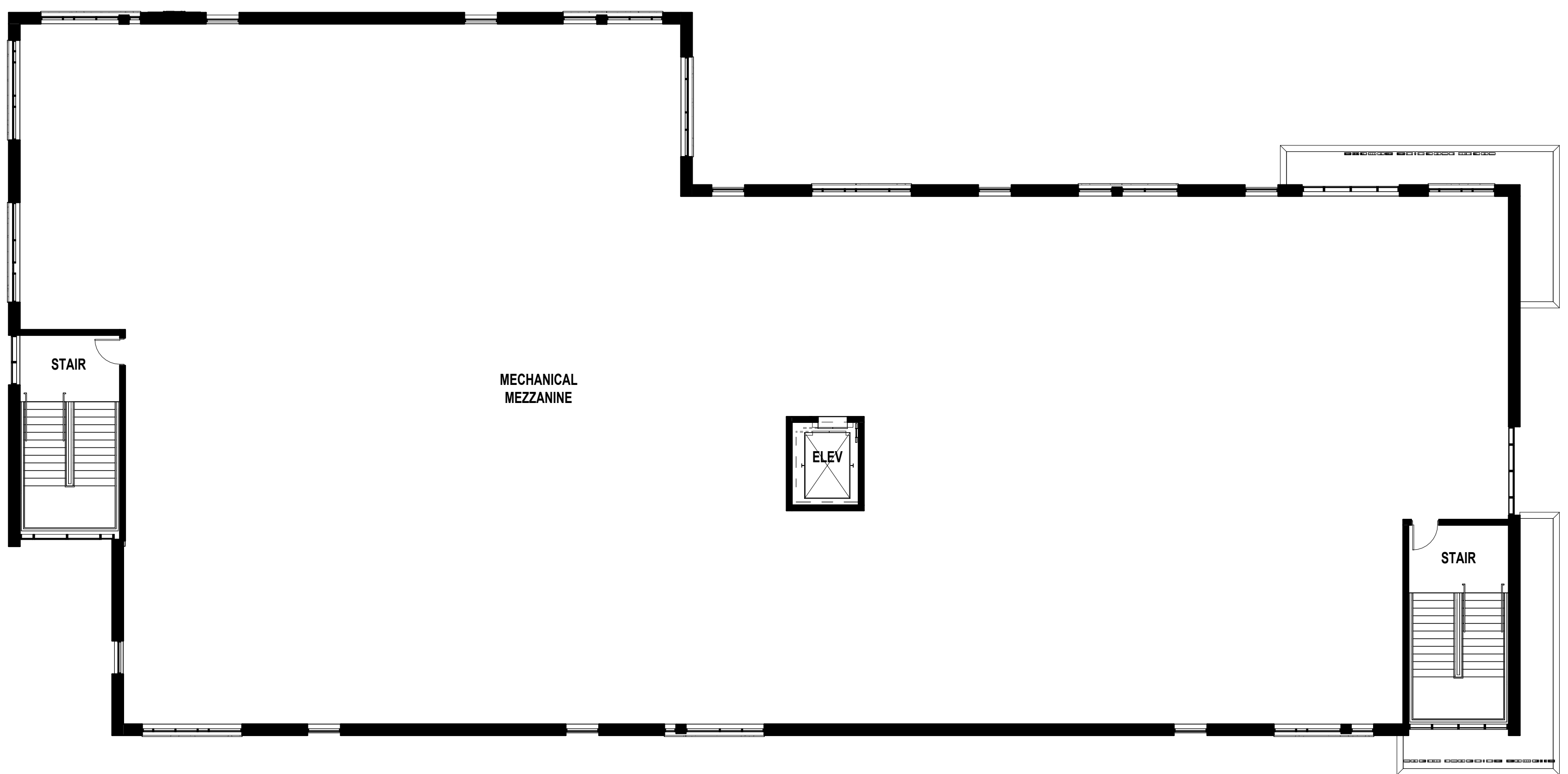


6 PERENNIAL/GROUNDCOVER SPACING DETAIL
L103 NTS

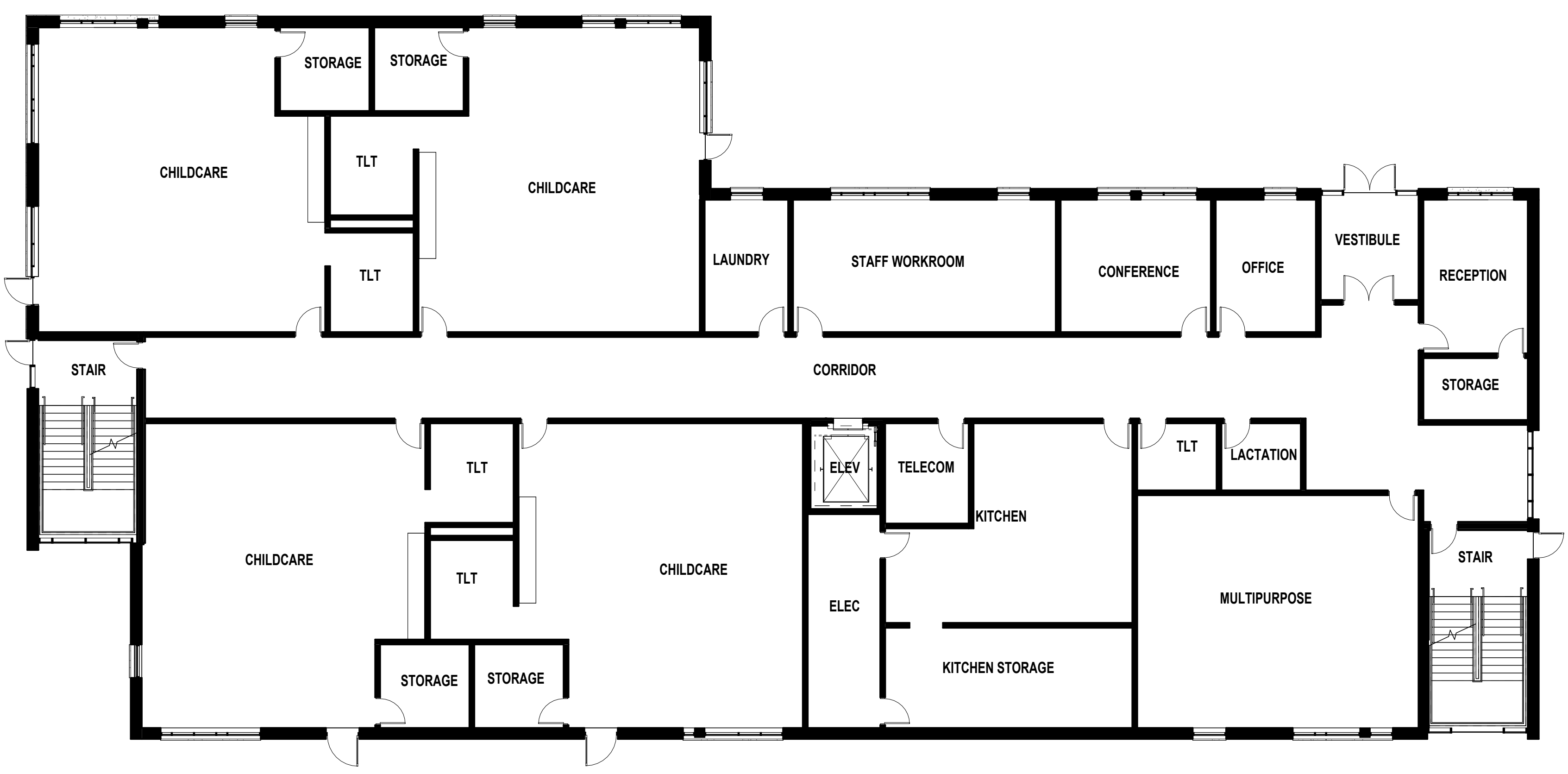


7 BARK MULCH/SHOVEL CUT EDGE DETAIL
L103 NTS

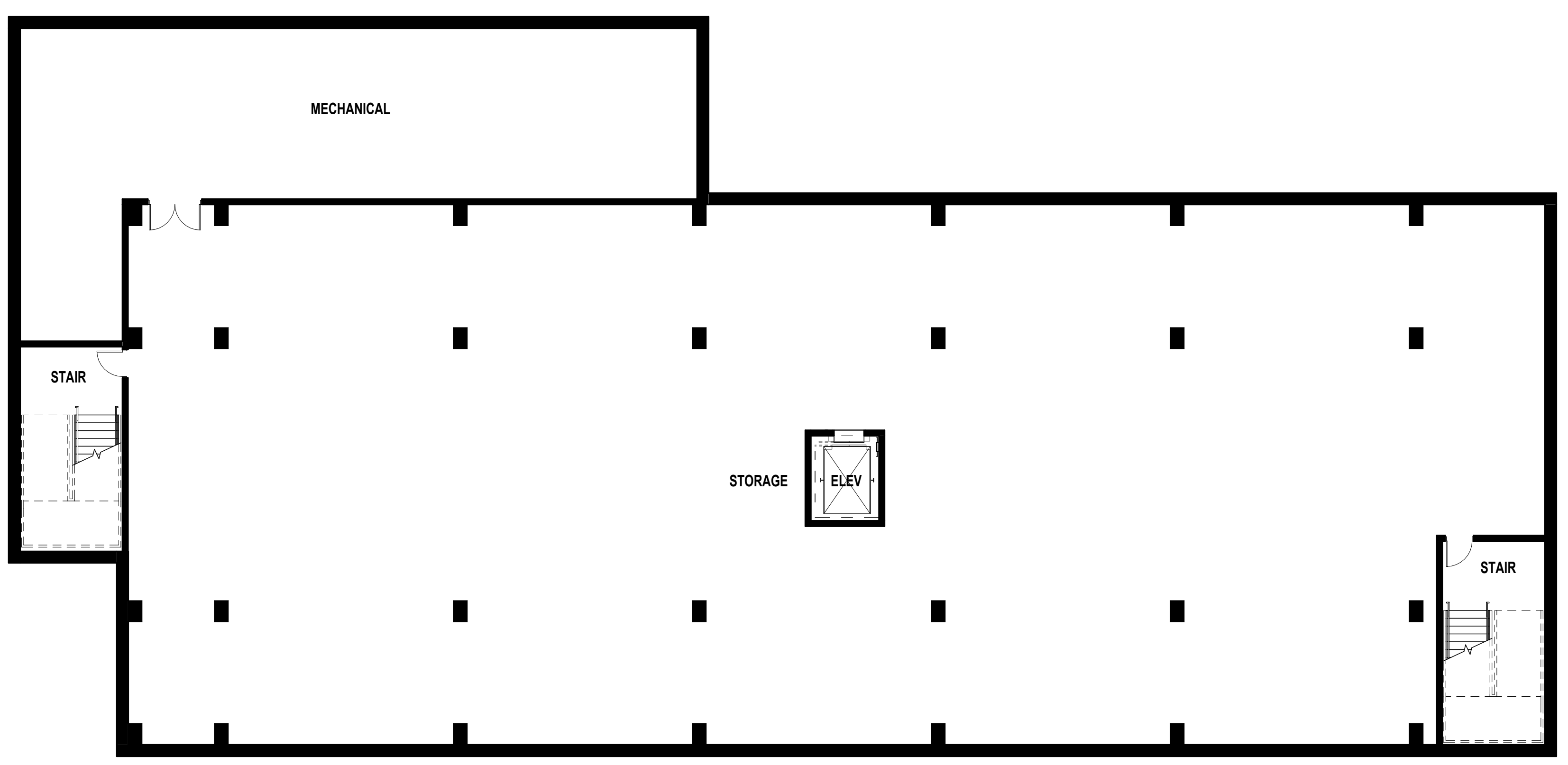




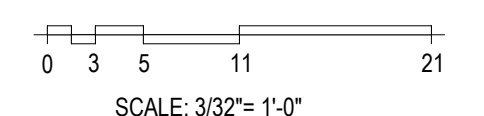
SECOND FLOOR OVERALL PLAN



FIRST FLOOR OVERALL PLAN



LOWER LEVEL PLAN







PLUNKETT RAYSICH
ARCHITECTS, LLP





PLUNKETT RAYSICH
ARCHITECTS, LLP





PLUNKETT RAYSICH
ARCHITECTS, LLP





PLUNKETT RAYSICH
ARCHITECTS, LLP





PLUNKETT RAYSICH
ARCHITECTS, LLP

Goodman South Early Learning Campus



UDC-NORTH ELEVATION



UDC-SOUTH ELEVATION



UDC-EAST ELEVATION



UDC-WEST ELEVATION