

URBAN DESIGN COMMISSION APPLICATION

UDC

City of Madison
 Planning Division
 126 S. Hamilton St.
 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 JG & JC 1-4-18 ✓

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: 9602, 9604, 9618, 9622 Watts Rd & 9601, 9615, 9629 Harvest Moon Ln CITY OF MADISON
 Title: Timber Valley Apartments

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

UDC meeting date requested 02/07/18 JAN 3 2018
 New development Alteration to an existing or previously-approved development
 Informational Initial approval Final approval
Planning & Community & Economic Development
 JC 1-3-18

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)

Other
 Please specify _____

AGE: _____
 LEGIS. DIST. 50173
 ALD. DIST. 9

4. Applicant, Agent, and Property Owner Information

Applicant name Mike Makris **Company** Olson Toon Landscaping
Street address 3570 Pioneer Road **City/State/Zip** Verona, WI 53593
Telephone 608-827-9401 **Email** mike@olsontoon.com

Project contact person John McKenzie **Company** Timber Valley Apts., LLC
Street address 9321 Waterside St **City/State/Zip** Middleton, WI 53562
Telephone 608-831-5343 **Email** johnmc300@gmail.com

Property owner (if not applicant) John McKenzie (Timber Valley Apts., LLC)
Street address 9321 Waterside St **City/State/Zip** Middleton, WI 53562
Telephone 608-831-5343 **Email** johnmc300@gmail.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 provided below for plan details)
- Filing fee
- Electronic Submittal*



Each submittal must include fourteen (14) 11" x 17" collated paper copies. Landscape and Lighting plans (if required) must be full-sized. 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.

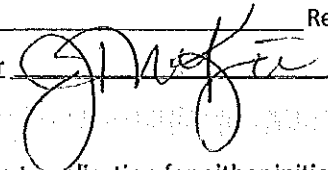
For projects also requiring Plan Commission approval, applicants must also have submitted an accepted application for Plan Commission consideration prior to obtaining any formal action (initial or final approval) from the UDC. All plans must be legible when reduced.

**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 Janine Glaeser on 11/20/17.
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.

Applicant name Miko Makris Relationship to property Landscape Architect

Authorized signature of **Property Owner**  Date 1/3/18

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

PLANTING SCHEDULE

Symbol	Scientific Name	Common Name	Size	Quantity	Root
OVERSTORY DECIDUOUS TREES					
AF	<i>Acer x freemanii</i> 'Jeffersred'	Autumn Blaze Maple	2.5'	6	B&B
BN	<i>Betula nigra</i>	River Birch	2.5'	9	B&B
CO	<i>Celtis occidentalis</i>	Common Hackberry	2.5'	7	B&B
PT	<i>Populus tremuloides</i>	Quaking Aspen	2'	59	B&B
QM	<i>Quercus muehlenbergii</i>	Chinquapin Oak	2.5'	8	B&B

ORNAMENTAL TREES					
AG	<i>Amelanchier x grandiflora</i> 'Autumn Brilliance'	Autumn Brilliance Serviceberry	2'	12	B&B
CA	<i>Cornus alternifolia</i>	Pagoda Dogwood	6'	2	B&B

EVERGREEN TREES					
AC	<i>Abies concolor</i>	White Fir	6'	20	B&B
PS	<i>Pinus strobus</i>	Eastern White Pine	6'	18	B&B
PSF	<i>Pinus strobus</i> 'Fastigiata'	Columnar Eastern White Pine	6'	15	B&B
TC	<i>Tsuga canadensis</i>	Canadian Hemlock	6'	2	B&B

DECIDUOUS SHRUBS					
AA	<i>Anodachthor alnifolia</i> 'Regent'	Regent Serviceberry	#5	9	Cont.
AM	<i>Aronia melanocarpa</i> 'Morton'	Inoquos Beauty Black Chokeberry	#5	57	Cont.
CA	<i>Carolinus americanus</i>	New Jersey Tea	#5	75	Cont.
CS	<i>Cornus sericea</i> 'Kelsey'	Kelsey Dogwood	#3	29	Cont.
RI	<i>Rhus typhina</i>	Staghorn Sumac	#5	16	Cont.
SC	<i>Sambucus canadensis</i>	Elderberry	#5	9	Cont.
SD	<i>Symphoricarpos x doerobianus</i> 'Kilmegga'	Galaxy Snowberry	#3	67	Cont.
VI	<i>Viburnum trilobum</i> 'Bailey Compact'	Bailey Compact American Cranberrybush Viburnum	#5	35	Cont.

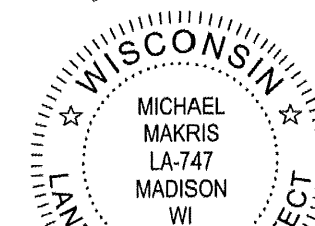
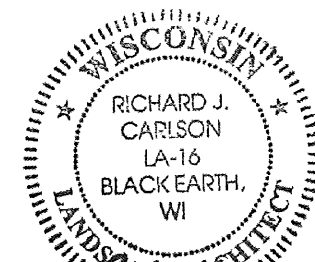
EVERGREEN SHRUBS					
TJM	<i>Tsuga canadensis</i> 'Moon Frost'	Moon Frost Canadian Hemlock	#3	20	Cont.

ORNAMENTAL GRASSES / PERENNIALS					
BG	<i>Bouteloua gracilis</i> 'Blonde Ambition'	Blonde Ambition Blue Grama Grass	#1	110	Cont.
CC	<i>Calamagrostis canadensis</i>	Blue Joint Grass	#1	133	Cont.
LP	<i>Liraps spicata</i>	Creeeping Lilyturf	4'	400	Pot.

GRASS / PERENNIAL SEED					
AF	<i>Alpistachia foeniculum</i>	Lavender Hyssop			
AG	<i>Andropogon gerardii</i>	Big Bluestem			
BC	<i>Bouteloua curtipendula</i>	Side Oats Grama Grass			
CP	<i>Carex pensylvanica</i>	Common Oak Sedge			
EP	<i>Echinacea pallida</i>	Pale Purple Coneflower			
HH	<i>Hibiscus heterophyllus</i>	Ox Eye Sunflower			
LP	<i>Liatris pycnostachya</i>	Prism Blazingstar			
PV	<i>Panicum virgatum</i>	Switch Grass			
RH	<i>Rudbeckia hirta</i>	Black Eyed Susan			
SS	<i>Schizachyrium scoparium</i>	Little Bluestem			
SSP	<i>Solidago speciosa</i>	Showy Goldenrod			
SN	<i>Sorghastrum nutans</i>	Indian Grass			
SH	<i>Sporobolus heterodes</i>	Prairie Dropseed			

- GENERAL NOTES:**
- STREET TERRACES TO BE SEEDDED WITH PREMIUM SEED MIX WITH SINGLE NET EROSION CONTROL BLANKET.
 - ALL TURF AREAS OTHER THAN STREET TERRACES TO BE SEEDDED WITH NO MOW PESCUE WITH SINGLE NET EROSION CONTROL BLANKET.
 - BARK MULCH TO BE BROWN DYED, RECYCLED HARDWOOD, WITH PRE-EMERGENT HERBICIDE.
 - WASHED STONE TO BE 1 1/2" CAPITOL WASHED STONE WITH WEED BARRIER FABRIC.
 - BED EDGING TO BE DIMEX EDGEPRO BLACK LANDSCAPE EDGING.

- STREET TREE NOTES:**
- EXISTING TERRACE TREES TO REMAIN.
- BIKE PARKING AND AMENITIES NOTES:**
- SEE SITE PLAN FOR DETAILED LAYOUT



CITY OF MADISON LANDSCAPING REQUIREMENTS

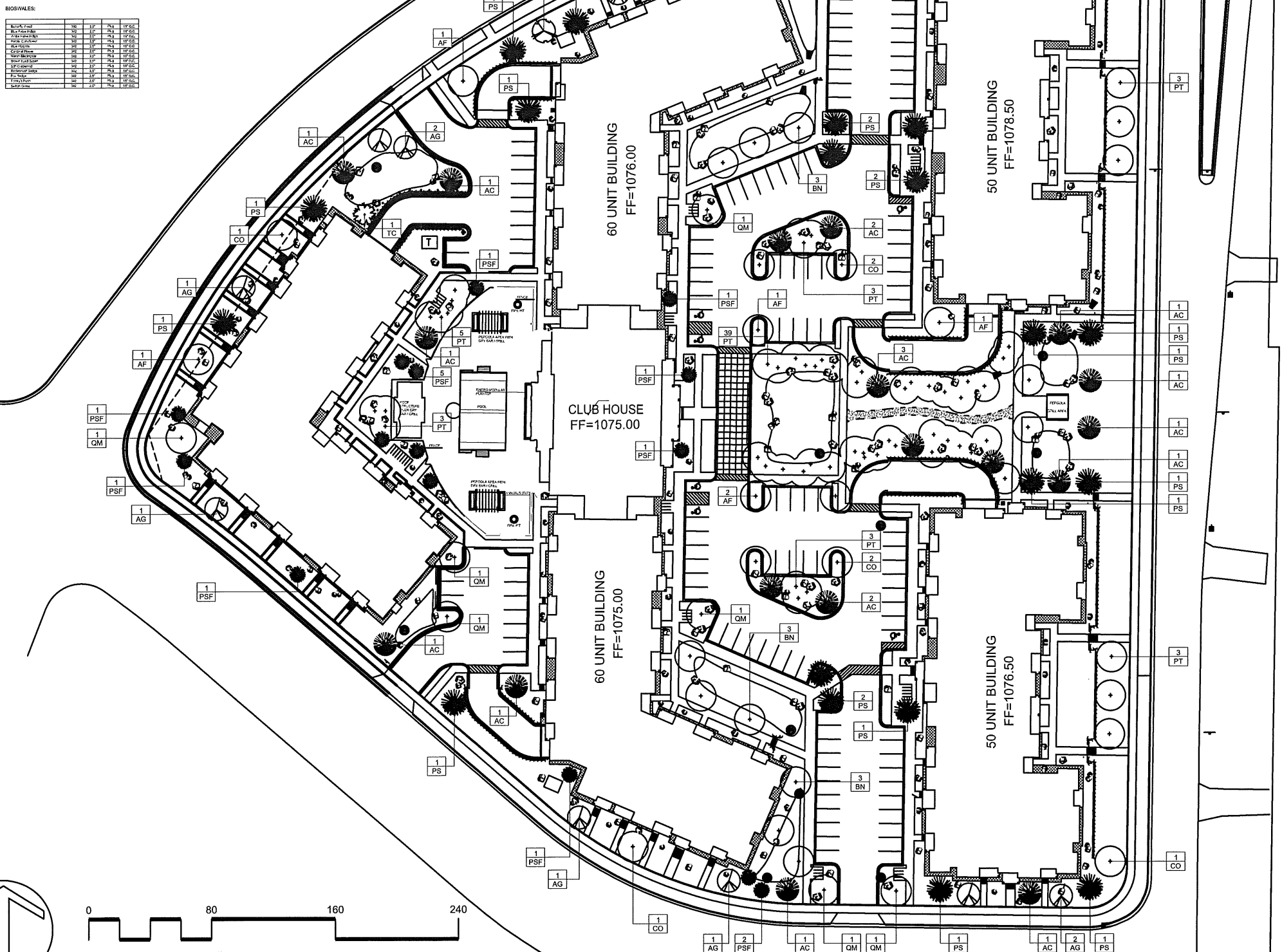
Total Developed Square Footage	205,905
Required Landscape Units (Total / 300 sq ft)	686
Required Landscape Points (Units x 5 points)	3432

LANDSCAPE POINTS CALCULATION

PLANT TYPE (MINIMUM SIZE)	POINTS VALUE	CREDITS FOR EXISTING LANDSCAPING		PROPOSED LANDSCAPING	
		QUANTITY	POINTS	QUANTITY	POINTS
Overstory deciduous tree (2.5" caliper)	35	0	0	88	3080
Ornamental Tree (1.5" caliper)	15	0	0	14	210
Evergreen Tree (3feet tall)	15	0	0	55	825
Shrub, deciduous (18" or 3 gal. container)	2	0	0	324	648
Shrub, evergreen (18" or 3 gallon container)	3	0	0	20	60
Ornamental Grasses 18" or 3 gallon container)	2	0	0	243	486
Ornamental / decorative fencing or wall (per 10 in ft.)	4	0	0	0	0
SUBTOTAL		0	0	539	5399
TOTAL OF PROVIDED POINTS				5399	

BIO-SWALES:

Plant Type	Size	Quantity	Points
Black-eyed Susan	18"	10	20
Blue-eyed Susan	18"	10	20
Black-eyed Susan	18"	10	20
Black-eyed Susan	18"	10	20
Black-eyed Susan	18"	10	20
Black-eyed Susan	18"	10	20
Black-eyed Susan	18"	10	20
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Black-eyed Susan	18"	10	20
Black-eyed Susan	18"	10	20



OLSON TOON LANDSCAPING
 3570 Pioneer Road
 Verona, WI 53593
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 FAX: (608) 827-9402
 WEB: www.olsontoon.com

Landscape Development for
TIMBER VALLEY
 9602 Watts Road
 Verona, WI

L-1.0
 PRELIMINARY
 TREESCAPE PLAN

Date: 9/7/16
 Scale: 1" = 80'-0"
 Designer: mm
 Job # 6566

- Revisions:**
- 2016.10.12 mm
 - 2017.01.06 mm
 - 2017.02.16 mm
 - 2017.02.23 mm
 - 2017.04.05 mm
 - 2017.09.28 mm
 - 2017.10.27 mm
 - 2017.11.14 mm

Reference Name:
 McKenzie - 1000 Oaks

PLANTING SCHEDULE

Symbol	Scientific Name	Common Name	Size	Quantity	Root
OVERSTORY DECIDUOUS TREES					
AF	<i>Acer x freemanii</i> 'Jeffersred'	Autumn Blaze Maple	2.5'	5	B&B
BN	<i>Betula nigra</i>	River Birch	2.5'	9	B&B
CO	<i>Celtis occidentalis</i>	Common Hackberry	2.5'	7	B&B
PT	<i>Populus tremuloides</i>	Quaking Aspen	2'	59	B&B
QM	<i>Quercus muhlenbergii</i>	Chinquapin Oak	2.5'	8	B&B

ORNAMENTAL TREES					
AG	<i>Amelanchier x grandiflora</i> 'Autumn Brilliance'	Autumn Brilliance Serviceberry	2"	12	B&B
CA	<i>Cornus alternifolia</i>	Pagoda Dogwood	6"	2	B&B

EVERGREEN TREES					
AC	<i>Abies concolor</i>	White Fir	6"	20	B&B
PS	<i>Pinus strobus</i>	Eastern White Pine	6"	18	B&B
PSF	<i>Pinus strobus</i> 'Fastigiata'	Columnar Eastern White Pine	6"	15	B&B
TC	<i>Tsuga canadensis</i>	Canadian Hemlock	6"	2	B&B

DECIDUOUS SHRUBS					
AA	<i>Annelocher alifolia</i> 'Repart'	Regent Sarsceberry	#5	9	Cont
AM	<i>Aronia melanocarpa</i> 'Morton'	Knosps Beauty Black Chokeberry	#5	57	Cont
CA	<i>Ceanothus americanus</i>	New Jersey Tea	#5	75	Cont
CS	<i>Cornus stolonifera</i> 'Kelsey'	Kelley Dogwood	#3	70	Cont
HT	<i>Rhus typhina</i>	Staghorn Sumac	#5	18	Cont
SG	<i>Sambucus canadensis</i>	Elderberry	#5	9	Cont
SD	<i>Symphoricarpos x doerrebachii</i> 'Kilmagall'	Galaxy Snowberry	#3	87	Cont
VT	<i>Viburnum trilobum</i> 'Bailey Compact'	Bailey Compact American Cranberrybush Viburnum	#5	35	Cont

EVERGREEN SHRUBS					
TCM	<i>Tsuga canadensis</i> 'Moon Frost'	Moon Frost Canadian Hemlock	#3	20	Cont

ORNAMENTAL GRASSES / PERENNIALS					
BG	<i>Bouteloua gracilis</i> 'Blonde Ambition'	Blonde Ambition Blue Grama Grass	#1	110	Cont
CG	<i>Calamagrostis canadensis</i>	Blue Joint Grass	#1	133	Cont
LP	<i>Liriope spicata</i>	Creeping Lilyturf	4"	460	Pot

GRASS / PERENNIAL SEED					
AF	<i>Agastache foeniculum</i>	Lavender Hyssop			
AG	<i>Andropogon gerardii</i>	Big Bluestem			
BC	<i>Bouteloua curtipendula</i>	Side Oats Grama Grass			
CP	<i>Carex pensylvanica</i>	Common Oak Sedge			
EP	<i>Echinacea pallida</i>	Pale Purple Coneflower			
EH	<i>Heliopsis helianthoides</i>	Ox Eye Sunflower			
LP	<i>Liatris pycnostachya</i>	Prism Bluebeard			
PV	<i>Panicum virgatum</i>	Switch Grass			
RH	<i>Rudbeckia hirta</i>	Black Eyed Susan			
SS	<i>Solidago speciosa</i>	Little Bluestem			
SSP	<i>Solidago serotina</i>	Shiny Goldenrod			
SH	<i>Sorghastrum nutans</i>	Indian Grass			
SH	<i>Sporobolus heterophyllus</i>	Primo Dogseed			

- GENERAL NOTES:**
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- EXISTING TERRACE TREES TO REMAIN.
- BIKE PARKING AND AMENITIES NOTES:**
- SEE SITE PLAN FOR DETAILED LAYOUT

- BOULDER GROUPING W/ COBBLES (TYP)
- CAPITOL WASHED STONE WITH WEED BARRIER FABRIC

CITY OF MADISON LANDSCAPING REQUIREMENTS

Total Developed Square Footage:

Required Landscape Units (Total / 300 sq ft):

Required Landscape Points (Units x 5 points):

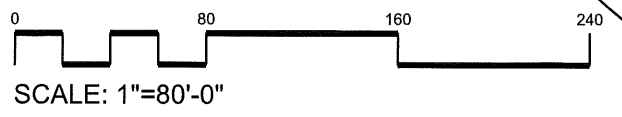
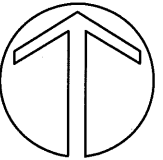
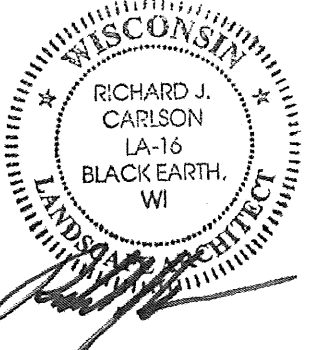
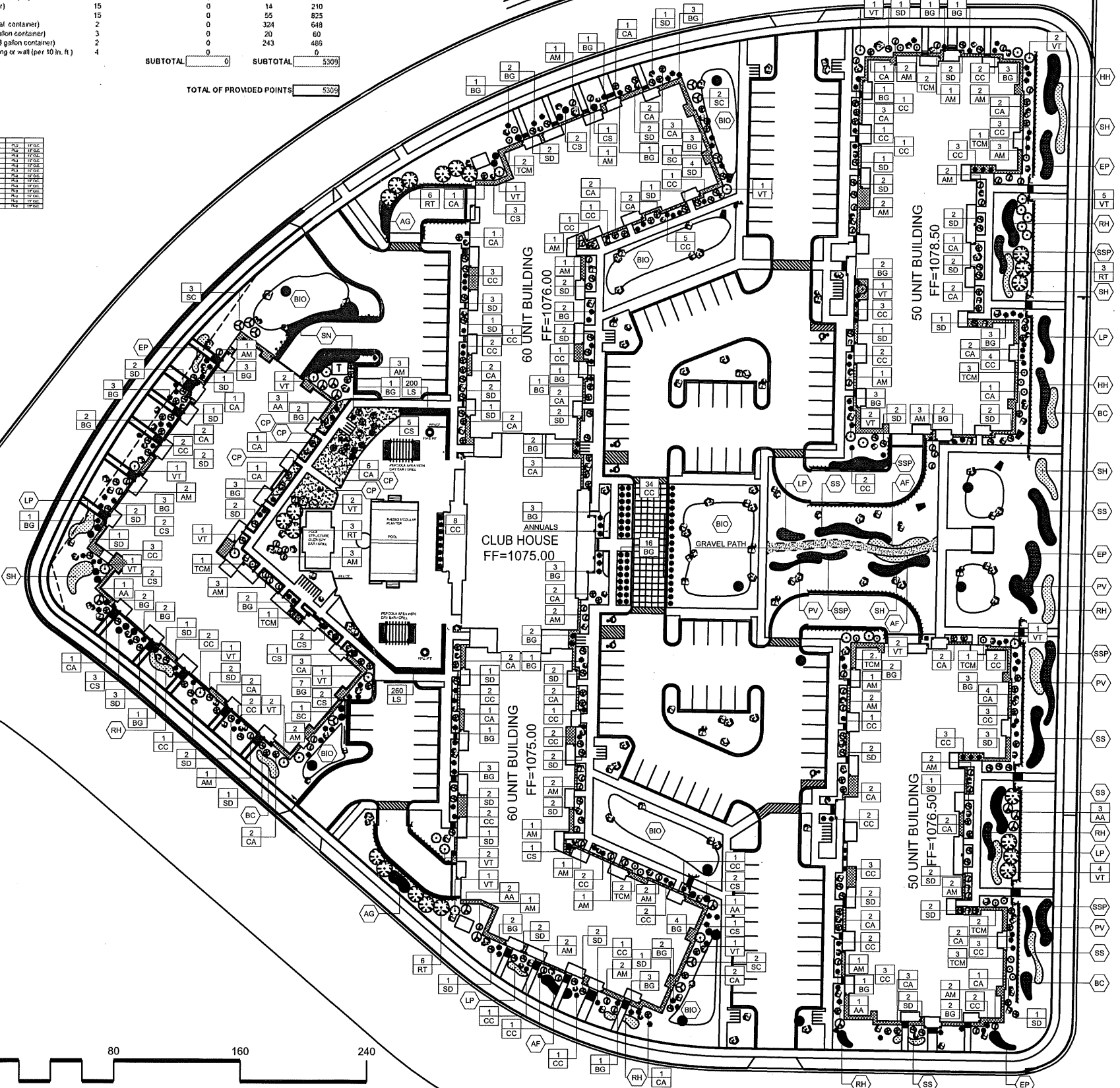
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Ornamental / decorative fencing or wall (per 10 in. ft.)	4	0	0	0	0
SUBTOTAL		0	0	5309	5309

TOTAL OF PROVIDED POINTS: 5309

BIOGRADES:

Symbol	Scientific Name	Common Name	Size	Quantity	Root
BIO	<i>Bouteloua gracilis</i>	Blonde Ambition Blue Grama Grass	#1	110	Cont
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