



City of Madison

Proposed Rezoning and Conditional Use

Location

1910 Tennyson Lane

Applicant

Keller Development, LLC/
Thomas W. Sather-The T.W. Sather Co.

From: SR-C1

To: SR-V2

Existing Use

Former industrial site

Proposed Use

Rezone property for residential building complex containing 72 apartment units in 2 buildings

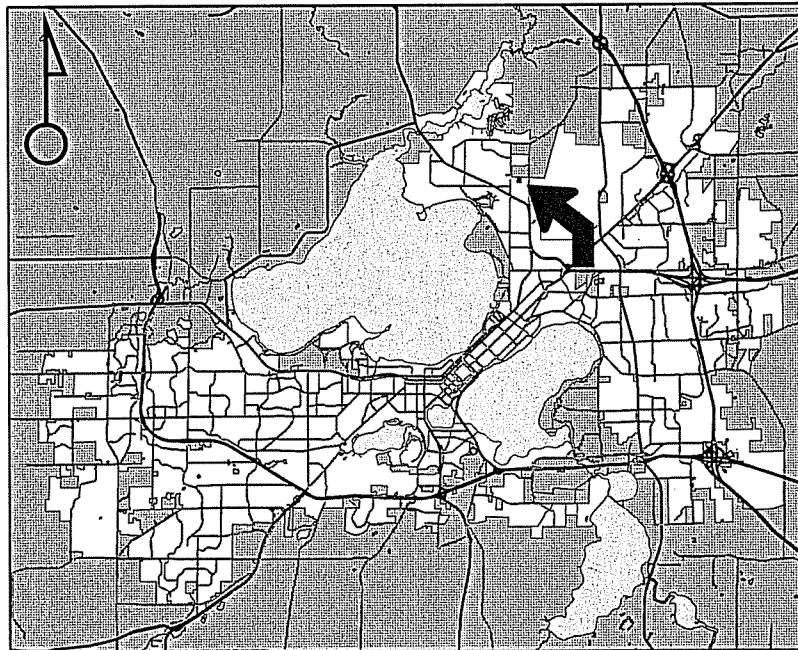
Public Hearing Date

Plan Commission

12 January 2015

Common Council

20 January 2015



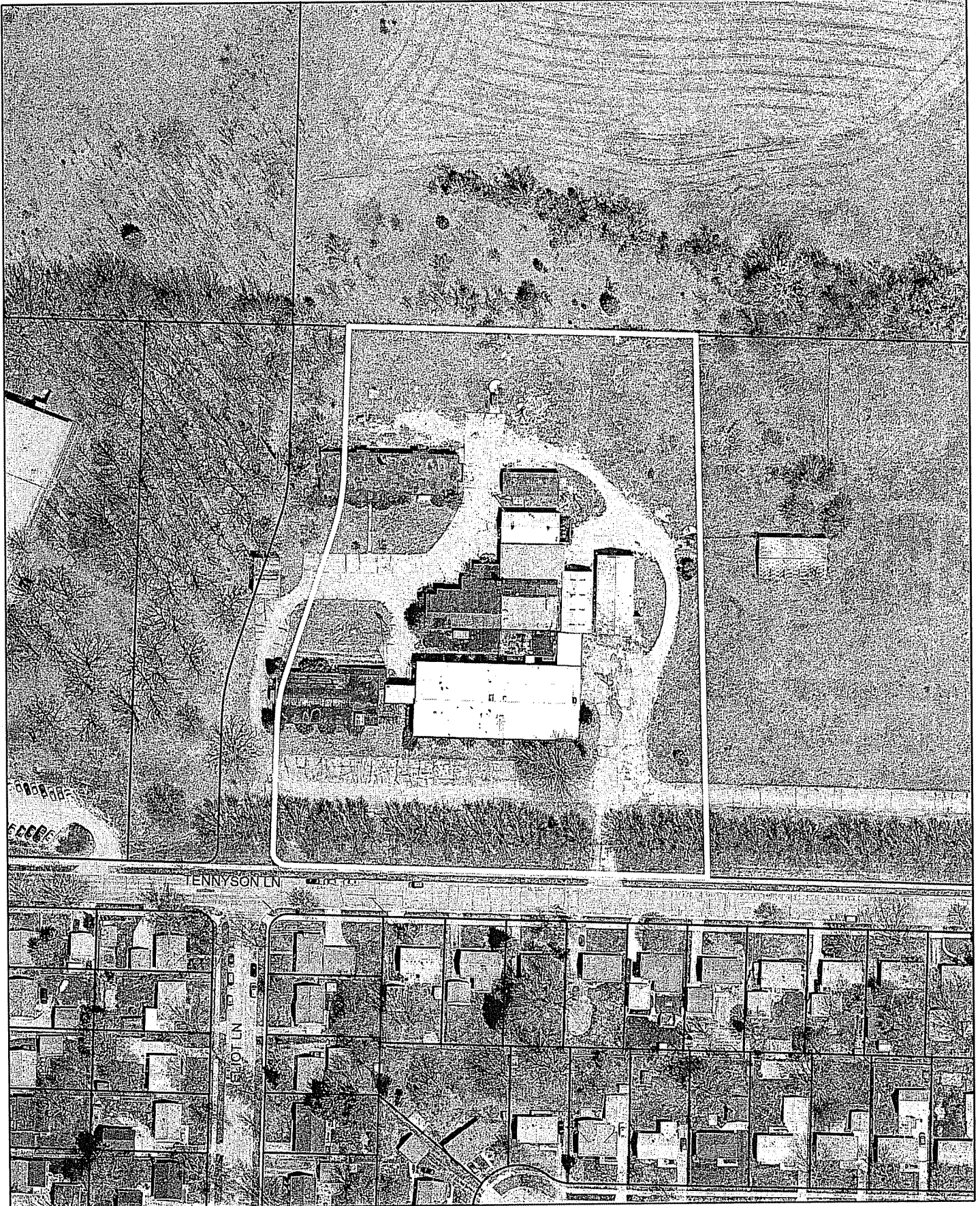
For Questions Contact: Kevin Firchow at: 267-1150 or kfirchow@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 05 January 2015

5-6





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>\$1750</u>	Receipt No. <u>159970</u>
Date Received <u>11-5-14</u>	
Received By <u>DM</u>	
Parcel No. <u>6810-302-0100-6</u>	
Aldermanic District <u>12-Palm</u>	
Zoning District <u>SR-V2</u>	
Special Requirements _____	
Review Required By:	
<input type="checkbox"/> Urban Design Commission	<input checked="" type="checkbox"/> Plan Commission
<input checked="" type="checkbox"/> Common Council	<input type="checkbox"/> Other: _____

Form Effective: February 21, 2013

1. **Project Address:** Part of 1902 Tennyson Lane, City of Madison
Project Title (if any): Tennyson Ridge

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

- Zoning Map Amendment from SR-C1 to SR-V2
- 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: Thomas W. Sather **Company:** The T.W. Sather Company, Inc.
Street Address: 6527 Normandy Lane **City/State:** Madison, WI **Zip:** 53719
Telephone: (608) 334 6132 **Fax:** (608) 821 1401 **Email:** tom@satherco.com

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

Property Owner (if not applicant): Tennyson Terrace, LLC c/o Thomas Keller
Street Address: 448 W. Washington Ave. **City/State:** Madison, WI **Zip:** 53703

4. **Project Information:**

Provide a brief description of the project and all proposed uses of the site: Proposed 72-unit apartment
consisting of two, 3-story buildings and 15 SFR lots

Development Schedule: Commencement Fall of 2015 Completion Fall of 2016

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:
Met w/ Alder Palm 9/17/13 and Lydia Mauer Neighborhood Rep 10/03/13. Had Berkley Oaks neighborhood meeting 11/01/13.

→ 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: Firchow/Tucker Date: 10/30/14 Zoning Staff: _____ Date: _____

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

Name of Applicant Thomas W. Sather Relationship to Property: Purchaser Tennyson Ridge Site

Authorizing Signature of Property Owner [Signature] Date 11/4/14

Letter of Intent Tennyson Ridge

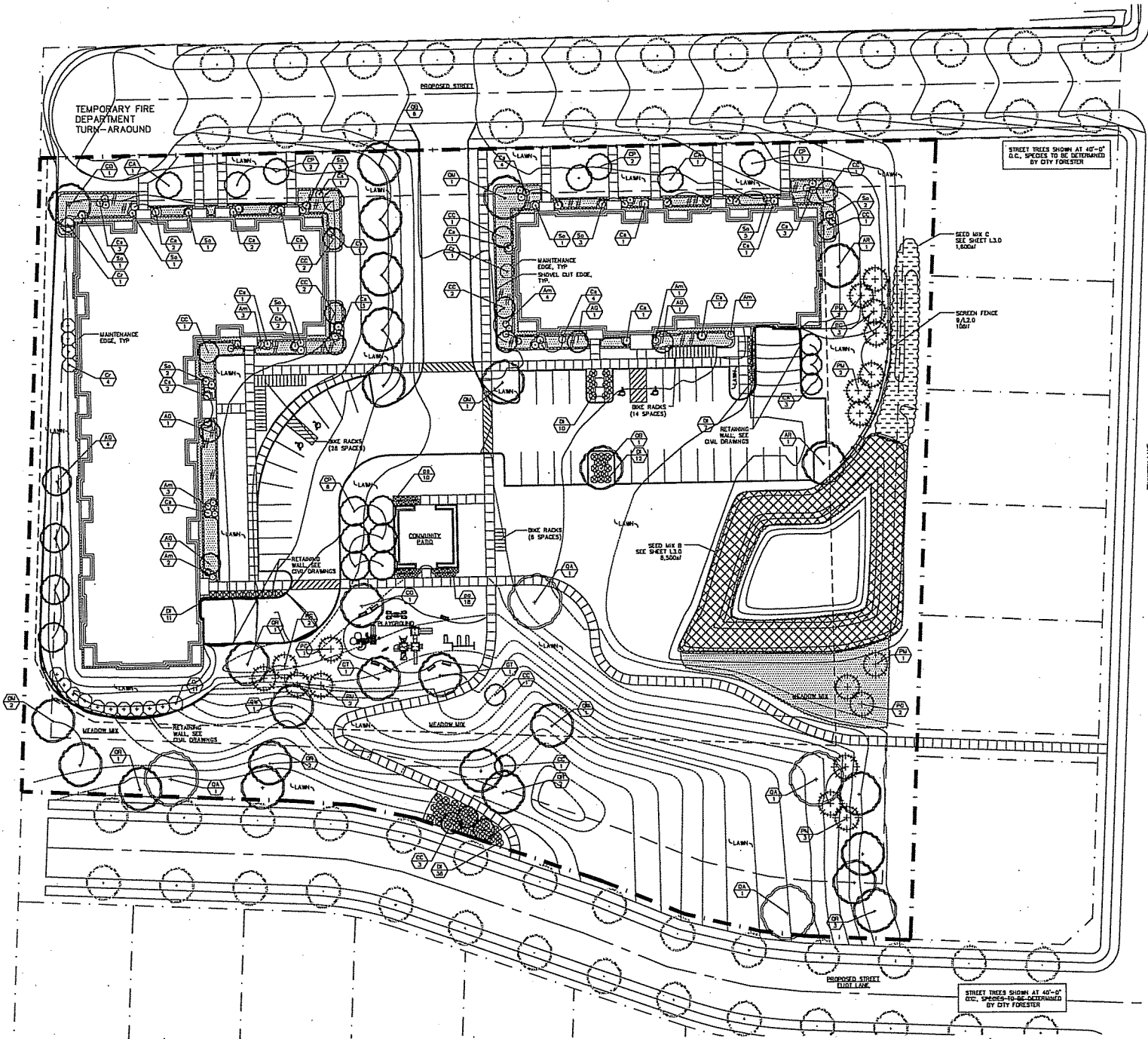
Tennyson Ridge is a multi-family residential development located on Tennyson Lane on the city's north side. The proposed project consists of two multi-family buildings, 72 dwelling units in total. One building contains 48 dwelling units and is approximately 81,344 SF (15 one bedroom apartments, 18 two bedroom apartments, and 15 three bedroom apartments). The other building contains 24 dwelling units and is approximately 42,984 SF (3 one bedroom apartments, 18 two bedroom apartments, and 3 three bedroom apartments). Both buildings are three stories in height and offer underground parking and elevator service. Both buildings shall be wood framed with low slope membrane roofs and shall have exterior materials consisting of modular sized brick veneer, vinyl siding, vinyl windows, wide vinyl window trim, and cast stone trim within the brickwork.

The project team consists of The T.W. Sather Co. (developer), Vierbicher Associates (civil engineering), SAA Design Group (landscape architecture), and Excel Engineering (architecture and structural engineering).

The existing site is currently a defunct industrial site. The existing buildings would be razed to allow for the new development. The new site would house the two new buildings, associated drives and surface parking, a stormwater facility, a community patio and playground, and ample landscaping. A total of 113 vehicle parking spaces (74 underground) and a total of 127 bicycle parking spaces (81 underground) are provided. The area of the site is approximately 156,688 SF, or 3.60 acres. A total of 36,000 SF of usable open space is required, 47,890 SF is provided.

The proposed project schedule has construction commencing in the fall of 2015 with completion approximately one year later. The value of the land is \$610,000 and the estimated project cost is \$13,953,160. Approximately 250 jobs are estimated to be created during construction and approximately 8 full time permanent jobs will be created going forward. The developer has requested \$1,340,000 in Affordable Housing Initiative (AHI) funds.

5-6



OWNER:
THE T.W. SATHER COMPANY
6627 NORMANDY LANE, SUITE 201
MADISON, WI 53719

PROJECT:
PROPOSED DEVELOPMENT FOR:
TENNYSON RIDGE
TENNYSON LANE
MADISON, WISCONSIN

PRELIMINARY SHEET DATES:

9-29-13
9-3-13
9-24-13
10-23-13
10-21-13
12-10-13
11-05-14
01-07-15

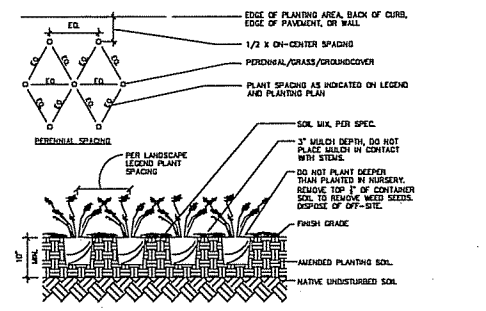
JOB NUMBER:
1309760
SHEET

L1.0

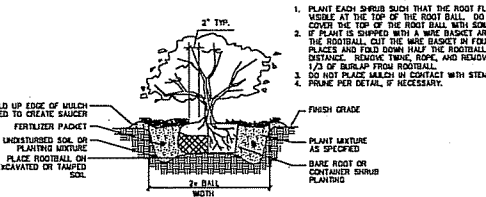


PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

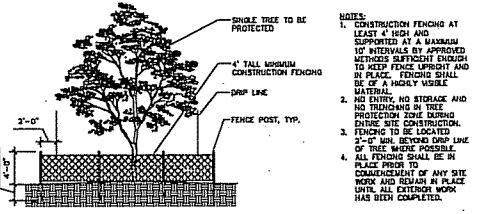
1/7/2015 REVISED LANDSCAPE PLAN



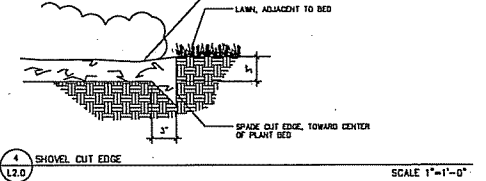
1 GROUNDCOVER / PERENNIAL PLANTING SCALE 1"=1'-0"



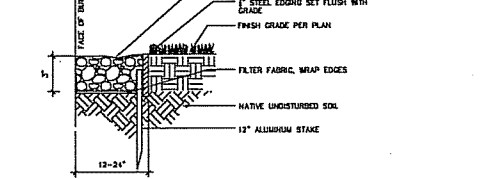
2 SHRUB PLANTING DETAIL SCALE 1"=1'-0"



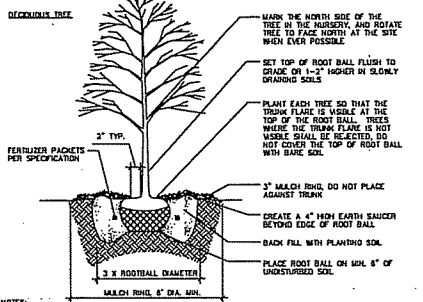
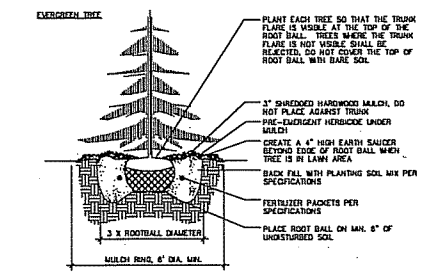
3 TREE PROTECTION DETAIL SCALE 1"=1'-0"



4 SHOVEL CUT EDGE SCALE 1"=1'-0"

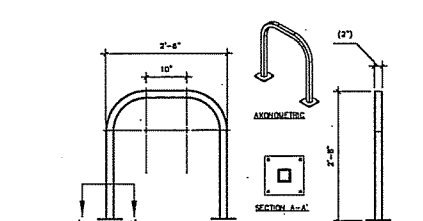
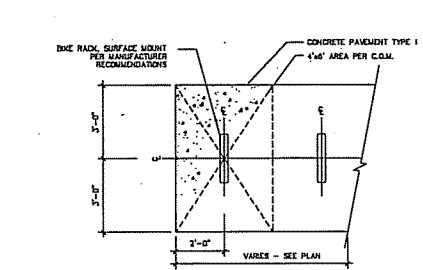


5 MAINTENANCE EDGE SCALE 1"=1'-0"

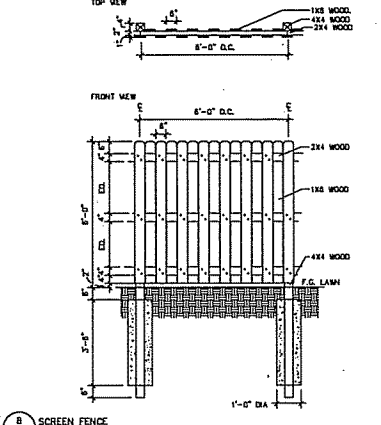


- NOTES:
- DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED; HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
 - STAKE TREES ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT.
 - WRAP TREE TRUNKS ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT.
 - IF PLANT IS SHIPPED WITH A WIRE BASKET AROUND THE ROOT BALL, CUT THE WIRE BASKET IN FOUR PLACES AND FOLD DOWN 8" INTO THE PLANTING HOLE.
 - REMOVE ALL TWIGS, ROPE/WIRE, AND BURLAP FROM TOP HALF OF ROOT BALL.
 - REFER TO SPECIFICATIONS FOR FURTHER INFORMATION.

6 BABY TREE PLANTING DETAIL SCALE 1"=1'-0"



7 1\"/>



8 SCREEN FENCE SCALE 1/2"=1'-0"

LANDSCAPE POINTS

DEVELOPED AREA REQUIREMENTS:	
DEVELOPED AREA (EXCLUDING BUILDING FOOTPRINT)	153,365 SF (3.84AC)
DEVELOPED AREA POINTS REQUIRED (153,365/300)=5	2,583 POINTS
DEVELOPMENT FRONTAGE LANDSCAPING:	
MIX OF TREES/SHRUBS WITH WIDE MIXED PERENNIAL BORDER PROVIDED	
INTERIOR PARKING LOT LANDSCAPING:	
PARKING LOT: 16,650SF	
PARKING LOT ISLANDS: 1,578	
INTERIOR AREA (8.4AC)	
FOUNDATION PLANTING LANDSCAPING:	
CONSISTS OF ORNAMENTAL SHRUBS AND A WIDE MIXED PERENNIAL BORDER	
TOTAL LANDSCAPE POINTS REQUIRED	2,583 POINTS
TOTAL LANDSCAPE POINTS PROVIDED	2,680 POINTS

PROPOSED LANDSCAPING CALCULATIONS

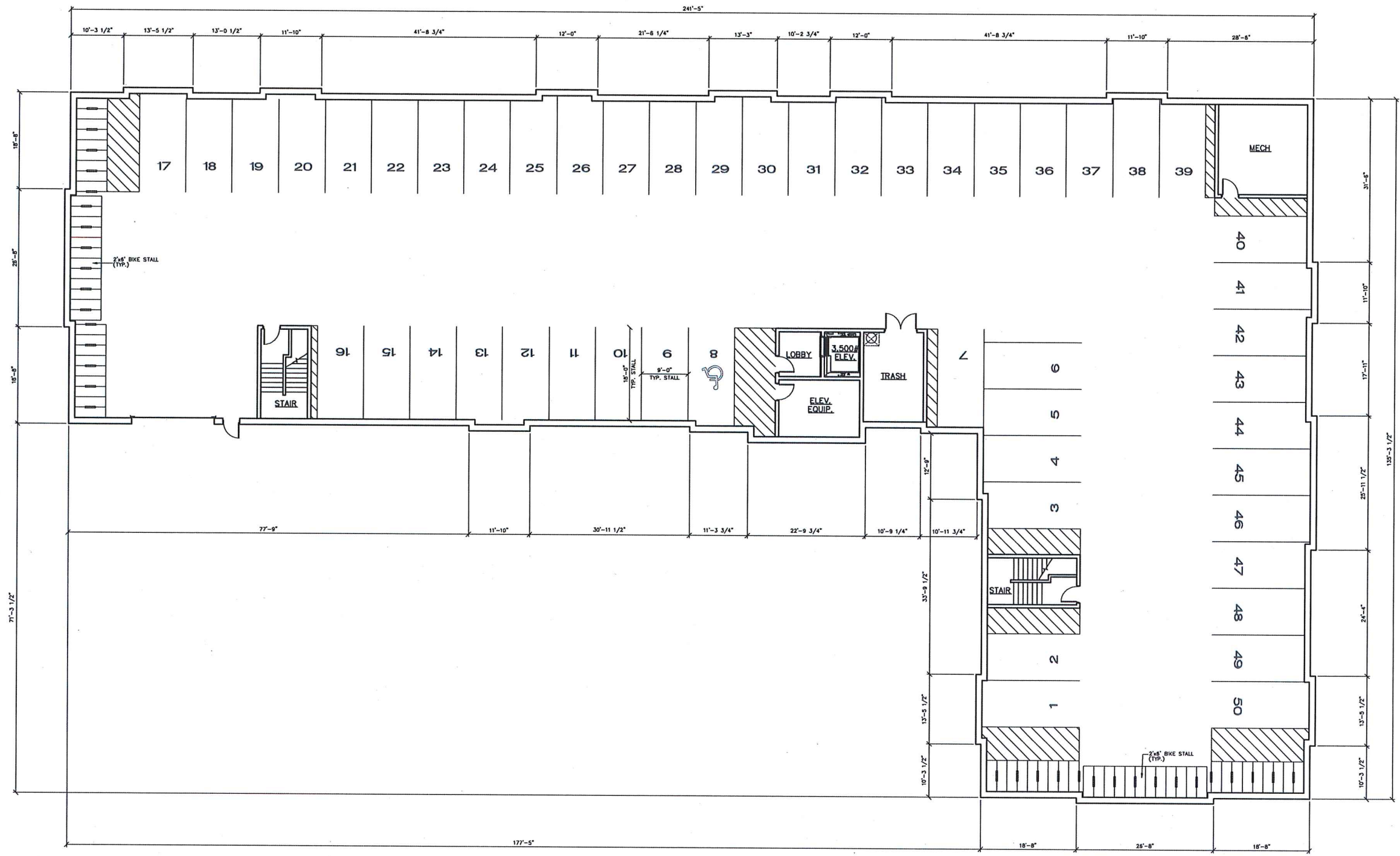
TYPE	LOCATION	QUANTITY	POINT VALUE	TOTAL POINTS
DECIDUOUS TREE	WITHIN LAWN AREA, ENTRY DRIVES AND PARKING LOT TREE ISLANDS	32	25	1,120
TALL EVERGREEN TREE (8'-12')	BOUNDARIES OF PROPERTY FOR PERENNIAL	10	35	350
ORNAMENTAL TREE	THROUGHOUT DEVELOPMENT	38	15	570
UPRIGHT EVERGREEN SHRUB (2'-7')	BOUNDARIES OF PROPERTY FOR PERENNIAL	7	10	70
SHRUB/DECIDUOUS	WITHIN NATIVE PLANTING AREAS	168	3	483
SHRUB/EVERGREEN	NA	NA	4	-
ORNAMENTAL GRASS/PERENNIALS	SETO/PLUG (DO NOT COUNT TOWARD TOTAL)	-	3	-
ORNAMENTAL FENCE	MAIN EDGE OF PROPERTY	100L	1/101	43
ENTERING SIGNIFICANT SPECIES TREE	NA	NA	11/CAL. INCH	-
LANDSCAPE FURNITURE & PTE. PER SEAT	COURTNEY PATIO	6	5/SEAT	30
				2,583
				2,680

Symbol	Botanical name	Common Name	Size	Root	Quantity
DECIDUOUS TREES					
AR	<i>Acer rubrum</i> 'Frax 3'	Redcocks Red Maple	3" Cal.	BAG	2
CO	<i>Calla occidentalis</i>	Hackberry	3" Cal.	BAG	2
CT	<i>Quercus laevis</i> var. 'Saxiflo'	Styria Honeylocust	3" Cal.	BAG	2
DA	<i>Quercus macrocarpa</i>	Bur Oak	3" Cal.	BAG	4
DB	<i>Quercus bicolor</i>	Sweet White Oak	3" Cal.	BAG	7
DM	<i>Quercus muhlenbergii</i>	Chinkapin Oak	3" Cal.	BAG	8
DR	<i>Quercus rubra</i>	Red Oak	3" Cal.	BAG	8
ORNAMENTAL TREES					
AD	<i>Hamamelis x grandiflora</i>	Autumn Brilliance® wandersnary	2" Cal.	BAG	8
CA	<i>Cornus stolonifera</i>	Pegged Dogwood (IT)	2" Cal.	BAG	5
CC	<i>Cornus kousa</i> 'Winter King'	Winter King Hydrangea (IT)	2" Cal.	BAG	14
CP	<i>Corylus cordata</i>	American Hophornbeam	2" Cal.	BAG	11
SHRUBS					
Am	<i>Aronia melanocarpa</i>	Black chokeberry	5 Gal.	Cont.	14
Dr	<i>Cornus racemosa</i>	Gray Dogwood	5 Gal.	Cont.	18
CA	<i>Cornus amomum</i> 'Ataman's'	Ataman's Cornus Dogwood	5 Gal.	Cont.	37
Dc	<i>Diervilla lonicera</i>	Great bush honeysuckle	5 Gal.	Cont.	76
So	<i>Symphoricarpos obtusa</i>	Caroberry	5 Gal.	Cont.	21
EVERGREEN SHRUBS					
PO	<i>Picea glauca</i> var. 'Marshall'	Black Hills Spruce	4" ht.	Cont.	7
PA	<i>Pseudotsuga maculata</i>	Douglas Fir	6" ht.	Cont.	10

Symbol	Botanical name	Common Name	Size	Root	Quantity	Rate
PERENNIALS (DOTTED HATCH PATTERN AREA)						
nc	<i>Bouteloua curtipendula</i>	Sidekick grass	Seed	15 ba	30 ba/ct	
mn	<i>Koeleria macrantha</i>	Jama Grass	Seed	1.25 ba	2.5 ba/ct	
sc	<i>Subzosteryum scoparium</i>	Soft Rush	Seed	2.5 ba	5 ba/ct	
ep*	<i>Echinacea pallida</i>	Pale Purple Coneflower	32-cel		450	
tp	<i>Dodeca purpurea</i>	Purple Prairie Clover	Seed	1.25 ba	2.5 ba/ct	
cp*	<i>Desmodium illinoense</i>	White Bunch Flower	32-cel		450	
ac	<i>Dymus canadensis</i>	Canada Wild Ryegrass	Seed	50 ba	40 ba/ct	
PERENNIALS						
po	<i>Panicum virgatum</i>	Switchgrass	1 Gal.		25	

- REMARKS/NOTES:
- REF. BACKS.
- NO STALLS PROVIDED (8 INTERIOR)
- NOTES:
- SEE SHEET L1.0 FOR CUT SHEET, MAINTENANCE INFORMATION, AND SEED AREAS A, B, & C.
 - REFER TO CIVIL DRAWINGS FOR CONTIGUOUS AND WALLS INFORMATION.
 - ALL LIGHT FIXTURES ARE A MINIMUM OF 2' FROM OVERHANGING TREE SPECIES TRUNKS.
 - PLANTING SOILS: THE PLANTING SOIL MIX SHALL CONSIST OF TOPSOIL, WITH SOIL AMENDMENTS AND FERTILIZERS IN THE FOLLOWING QUANTITIES: A 1/3 RATIO OF LOOSE COMPOST TO TOPSOIL, BY VOLUME AND PROMISE FERTILIZER AT LEVELS FOR TREES, SHRUBS AND PERENNIALS AS RECOMMENDED BY THE SOIL ANALYSIS. PLANTING SOIL SHALL BE USED IN ALL PROPOSED LANDSCAPE BEDS.
 - ALL NATIVE PLANTING AREAS SHALL BE EDGED WITH A SHOVEL CUT LIMIT LINE.
 - ALL NATIVE PLANTING AREAS SHALL BE.
 - 12"-24" MAINTENANCE EDGE SHALL CONSIST OF 2" CLEAR FIELDSTONE, COLOR TOB WITH METAL EDGING.
- REFER TO SHEET L1.0 FOR SEED MIX A (LAWN), B, AND C
- REFER TO SHEET L1.0 FOR MEADOW MAINTENANCE AND RECOMMENDATION FOR AN ANNUAL OVER SEEDING TO PROVIDE MAINTENANCE AESTHETICS.
- * PLANTINGS TO BE DISTRIBUTED IN CLUSTERS, NOT EVENLY THROUGHOUT THE DESIGNATED AREA. AREAS OF PLACEMENT TO BE IDENTIFIED BY 'F'





BUILDING INFORMATION:	
FLOOR AREA:	20,322 S.F.
NUMBER OF PARKING:	TOTAL: 50 STALLS
NUMBER OF BIKE STALLS:	TOTAL: 60 STALLS

**48-UNIT
UNDERGROUND FLOOR PLAN**

NORTH

SCALE: 1/8" = 1'-0"

OWNER:
THE T.W. SATHER COMPANY
6527 NORMANDY LANE, SUITE 201
MADISON, WI 53719

PROJECT:
PROPOSED DEVELOPMENT FOR:
TENNYSOON RIDGE
TENNYSOON LANE
MADISON, WISCONSIN

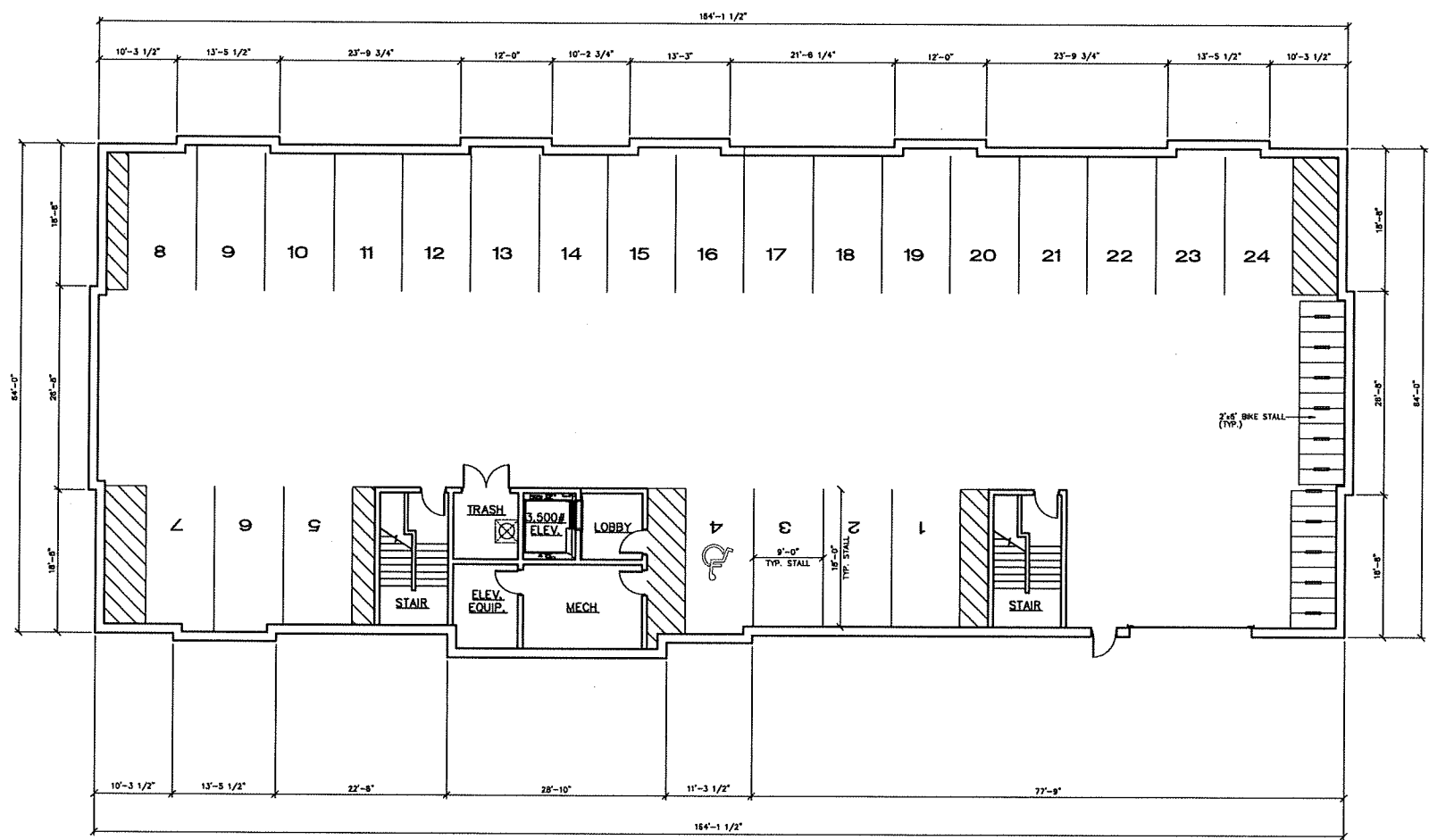
PRELIMINARY SHEET DATES:

11-6-13
1-21-14
11-5-14

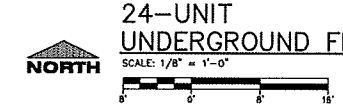
JOB NUMBER:
1309760

SHEET

A1.0a



BUILDING INFORMATION:	
FLOOR AREA:	10,733 S.F.
NUMBER OF PARKING:	TOTAL: 24 STALLS
NUMBER OF BIKE STALLS:	TOTAL: 21 STALLS



**24-UNIT
UNDERGROUND FLOOR PLAN**

OWNER:
THE T.W. SATHER COMPANY
6527 NORMANDY LANE, SUITE 201
MADISON, WI 53719

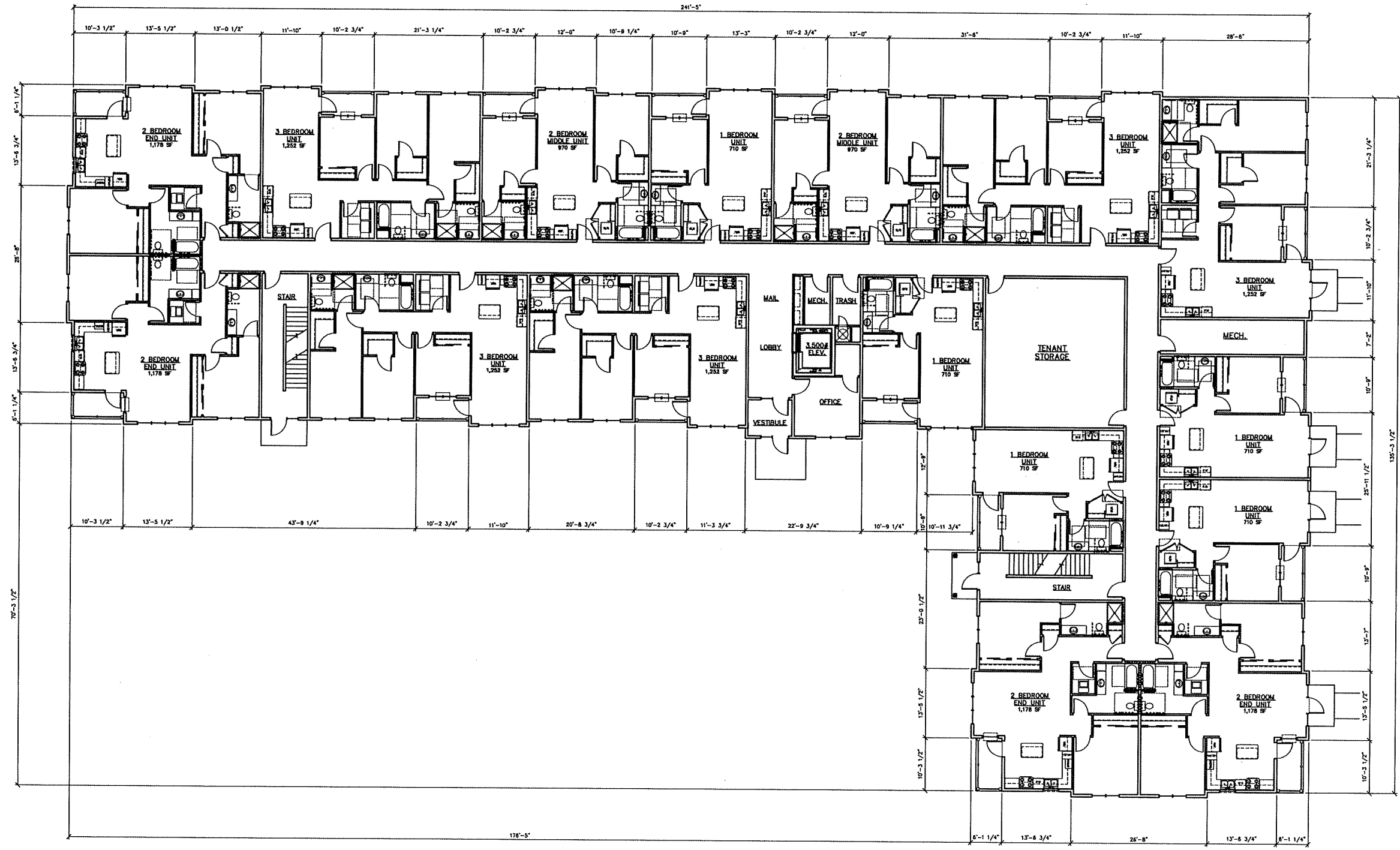
PROJECT:
PROPOSED DEVELOPMENT FOR:
TENNYSOON RIDGE
TENNYSOON LANE
MADISON, WISCONSIN

PRELIMINARY SHEET DATES:
11-6-13
1-21-14
11-5-14

JOB NUMBER:
1309760

SHEET

A1.0b



BUILDING INFORMATION:	
FLOOR AREA:	20,336 S.F. PER FLOOR X (3) FLOORS = 61,008 S.F. TOTAL (NOT INCLUDING PARKING GARAGE)
NUMBER OF UNITS:	TOTAL: 48 UNITS

48-UNIT
FIRST FLOOR PLAN (2ND AND 3RD SIMILAR)
SCALE: 1/8" = 1'-0"
NORTH

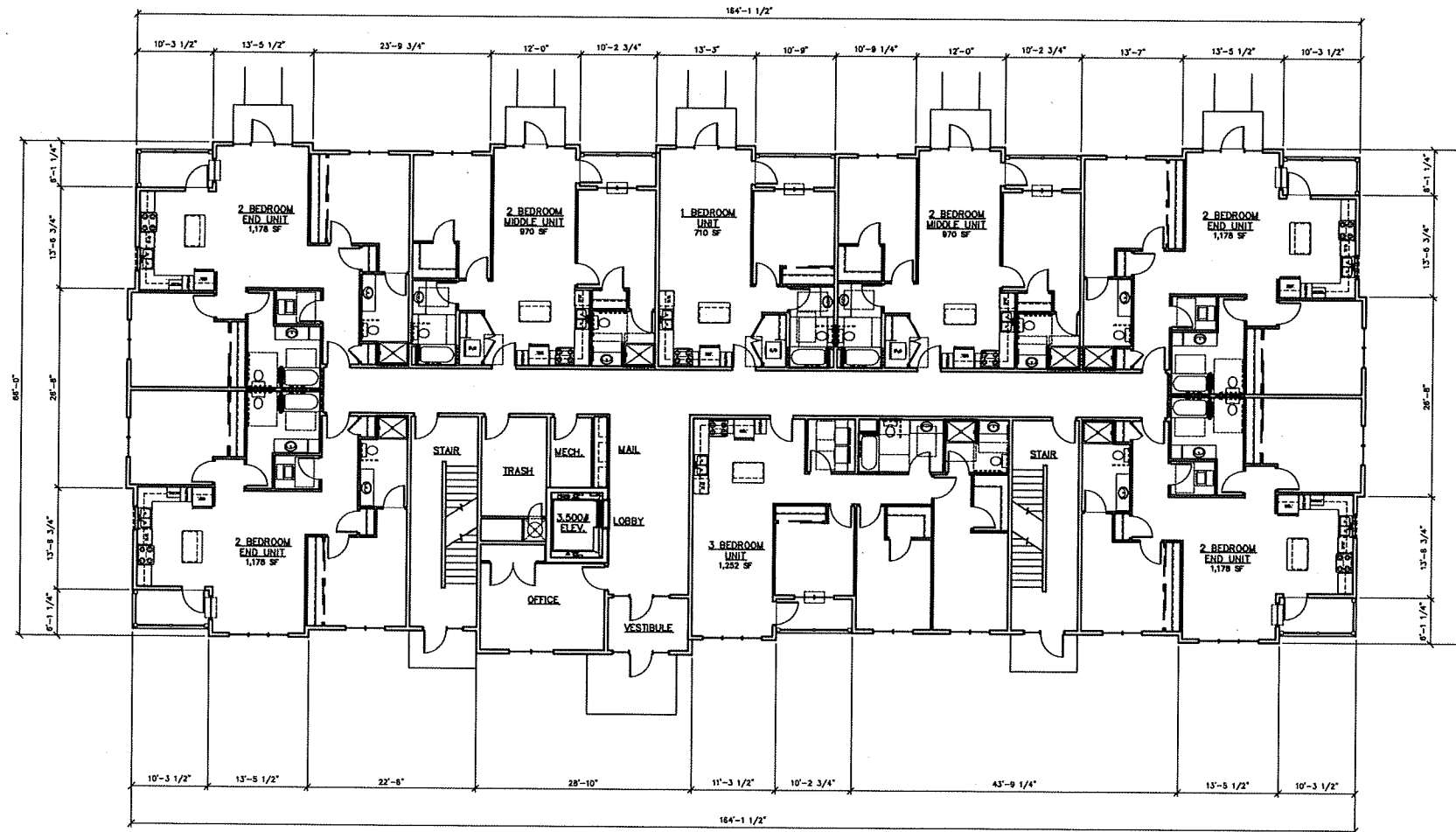
OWNER:
THE T. W. SATHER COMPANY
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MADISON, WI 53719

PROJECT:
PROPOSED DEVELOPMENT FOR:
TENNYSOON RIDGE
TENNYSOON LANE
MADISON, WISCONSIN

PRELIMINARY SHEET DATES:
11-6-13
1-21-14
11-5-14

JOB NUMBER:
1309760
SHEET

A1.1a



BUILDING INFORMATION:	
FLOOR AREA:	10,746 S.F. PER FLOOR X (3) FLOORS = 32,238 S.F. TOTAL (NOT INCLUDING PARKING GARAGE)
NUMBER OF UNITS:	TOTAL: 24 UNITS

**24-UNIT
FIRST FLOOR PLAN (2ND AND 3RD SIMILAR)**

NORTH

SCALE: 1/8" = 1'-0"

OWNER:
THE T.W. SATHER COMPANY
6527 NORMANDY LANE, SUITE 201
MADISON, WI 53719

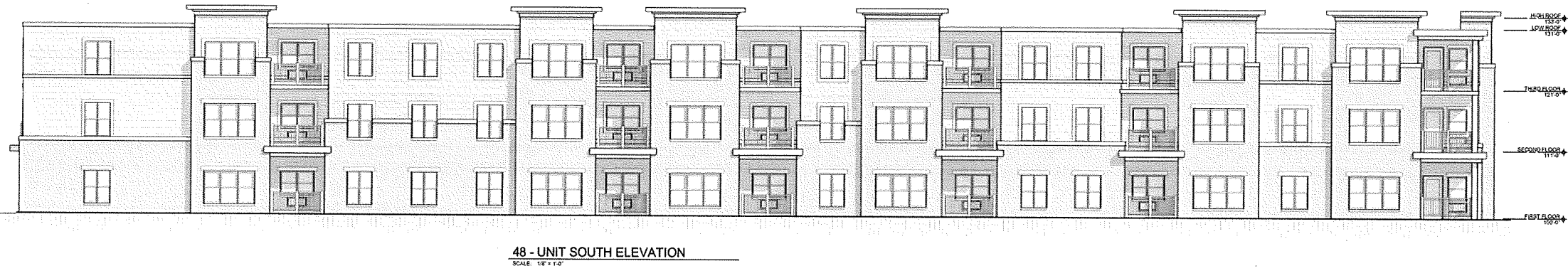
PROJECT:
PROPOSED DEVELOPMENT FOR:
TENNYSON RIDGE
TENNYSON LANE
MADISON, WISCONSIN

PRELIMINARY SHEET DATES:
11-6-13
1-21-14
11-5-14

JOB NUMBER:
1309760

SHEET

A1.1b



OWNER:
THE T.W. SATHER COMPANY
6527 NORMANDY LANE, SUITE 201
MADISON, WI 53719

PROJECT:
PROPOSED DEVELOPMENT FOR:
TENNYSON RIDGE
TENNYSON LANE
MADISON, WISCONSIN

PRELIMINARY SHEET DATES:

11-6-13
12-16-13
12-20-13
1-21-14
11-5-14

JOB NUMBER:
1309760
SHEET

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A2.0

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION



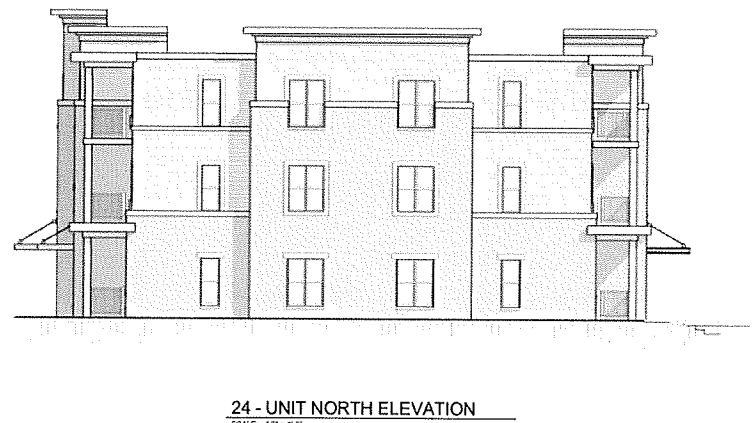
24 - UNIT EAST ELEVATION
SCALE: 1/8" = 1'-0"



24 - UNIT WEST ELEVATION
SCALE: 1/8" = 1'-0"



24 - UNIT SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



24 - UNIT NORTH ELEVATION
SCALE: 1/8" = 1'-0"

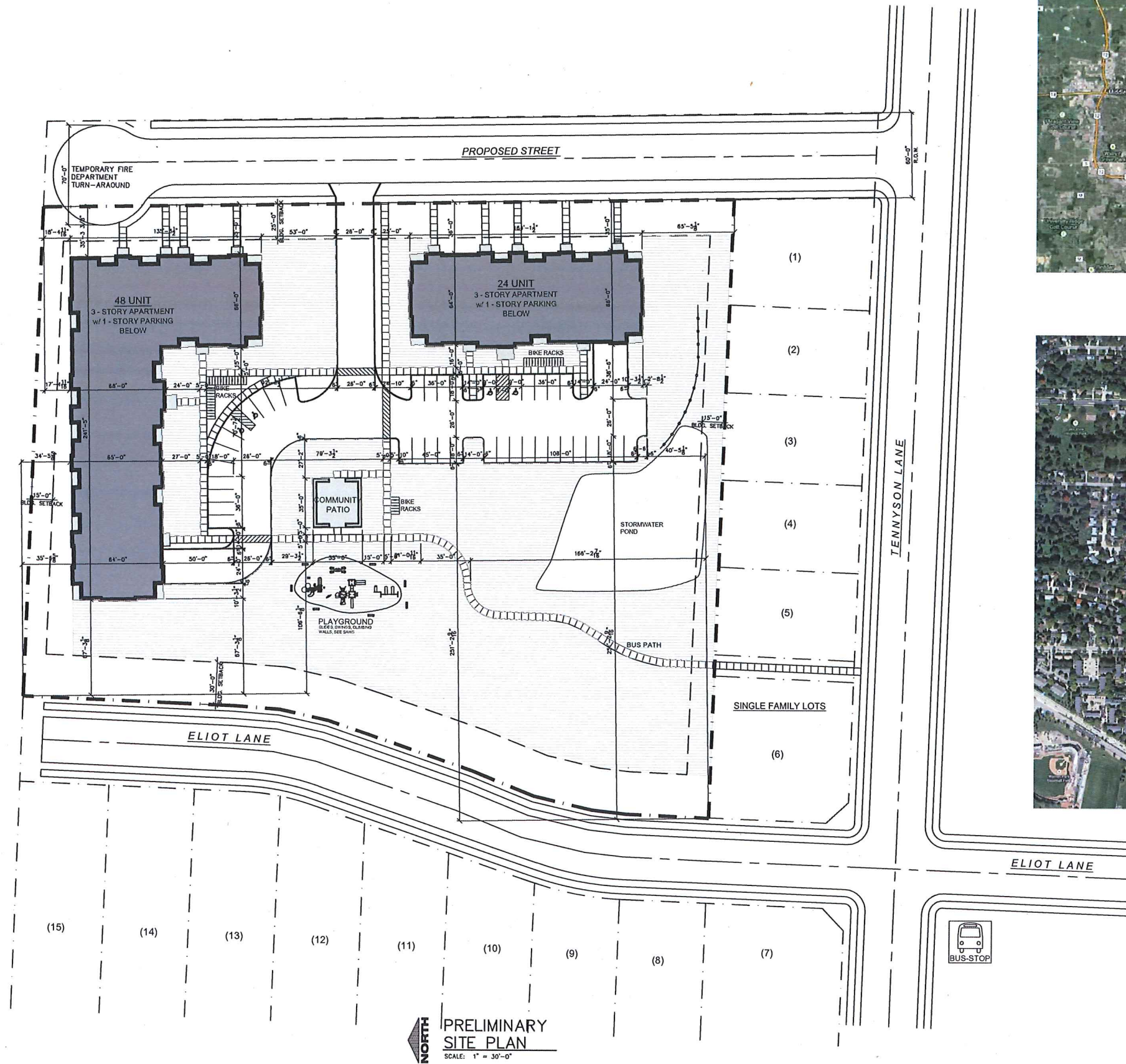
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PROJECT:
PROPOSED DEVELOPMENT FOR:
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TENNISON LANE
MADISON, WISCONSIN

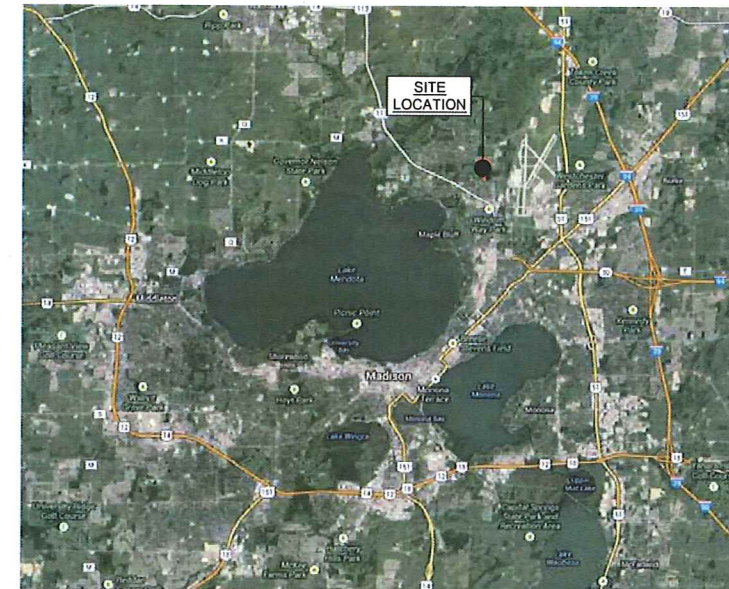
PRELIMINARY SHEET DATES:
11-8-13
12-16-13
12-20-13
1-21-14
11-5-14

JOB NUMBER:
1309760
SHEET

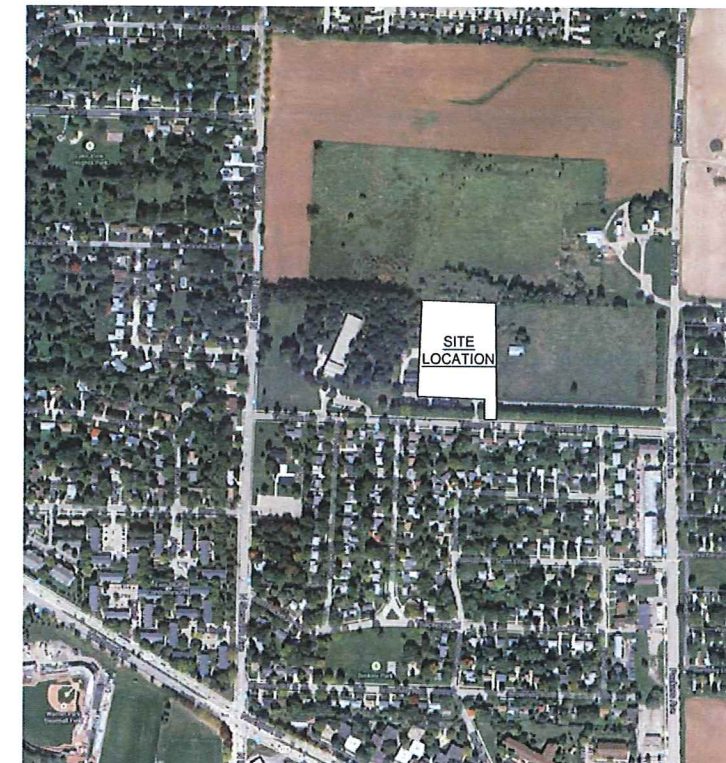
A2.1



NORTH
PRELIMINARY SITE PLAN
 SCALE: 1" = 30'-0"



NORTH CITY OF MADISON LOCATOR MAP



NORTH NEIGHBORHOOD LOCATOR MAP

SITE INFORMATION:	
PROPERTY AREA:	AREA = 186,610 S.F. (4.28 ACRES)
NUMBER OF UNITS:	TOTAL: 72 UNITS
DENSITY:	17.0 UNITS PER ACRE
EXISTING ZONING:	SR-C1
PROPOSED ZONING:	SR-V2
PROPOSED USE:	MULTI-FAMILY RESIDENTIAL
SETBACKS:	BUILDING: FRONT = 25' SIDE = 10' REAR = 30'
24 UNIT BUILDING AREA:	10,746 S.F. EACH FLOOR
48 UNIT BUILDING AREA:	20,336 S.F. EACH FLOOR
PARKING PROVIDED:	39 EXTERIOR SPACES (4 H.C. ACCESSIBLE) 74 COVERED SPACES 113 TOTAL
BIKE STALLS PROVIDED:	81 LONG TERM SPACES (UNDERGROUND) 48 EXTERIOR SPACES 127 TOTAL
REPRESENTS USABLE OPEN SPACE PER CITY OF MADISON REQUIREMENTS	
OPEN SPACE PROVIDED = 75,972 S.F.	

OWNER:
 THE T.W. SATHER COMPANY
 6527 NORMANDY LANE, SUITE 201
 MADISON, WI 53719

PROJECT:
 PROPOSED DEVELOPMENT FOR:
 TENNYSON RIDGE
 TENNYSON LANE
 MADISON, WISCONSIN

PRELIMINARY SHEET DATES:

8-29-13
9-3-13
9-24-13
10-3-13
10-21-13
12-16-13
12-20-13
1-9-14
1-17-14
1-21-14
11-5-14

JOB NUMBER:
 1309760
 SHEET

C1.0

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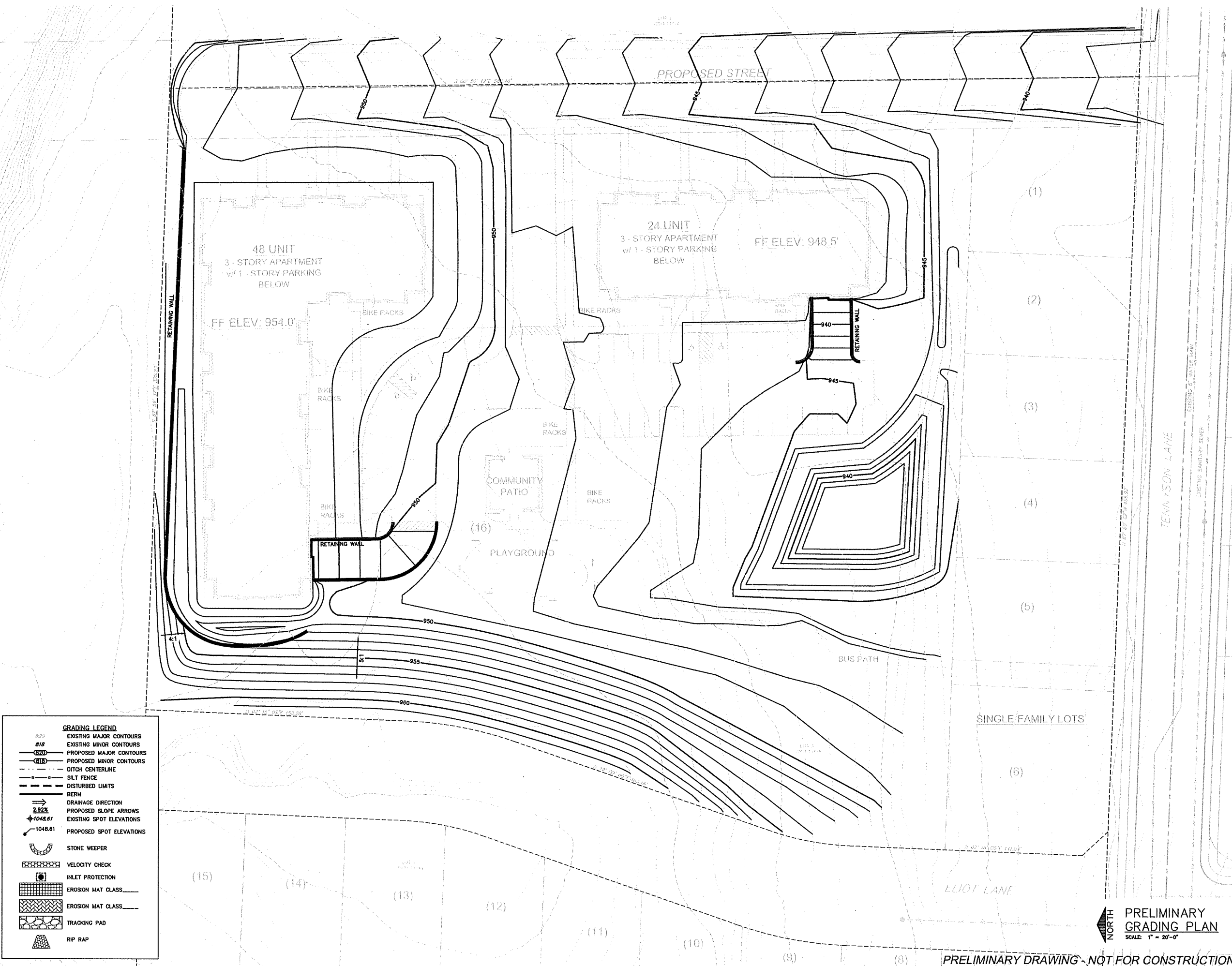
PROJECT:
PROPOSED DEVELOPEMENT FOR:
TENNYSON RIDGE
TENNYSON LANE
MADISON, WISCONSIN

PRELIMINARY SHEET DATES:
November 5, 2014

JOB NUMBER:
1309760

SHEET

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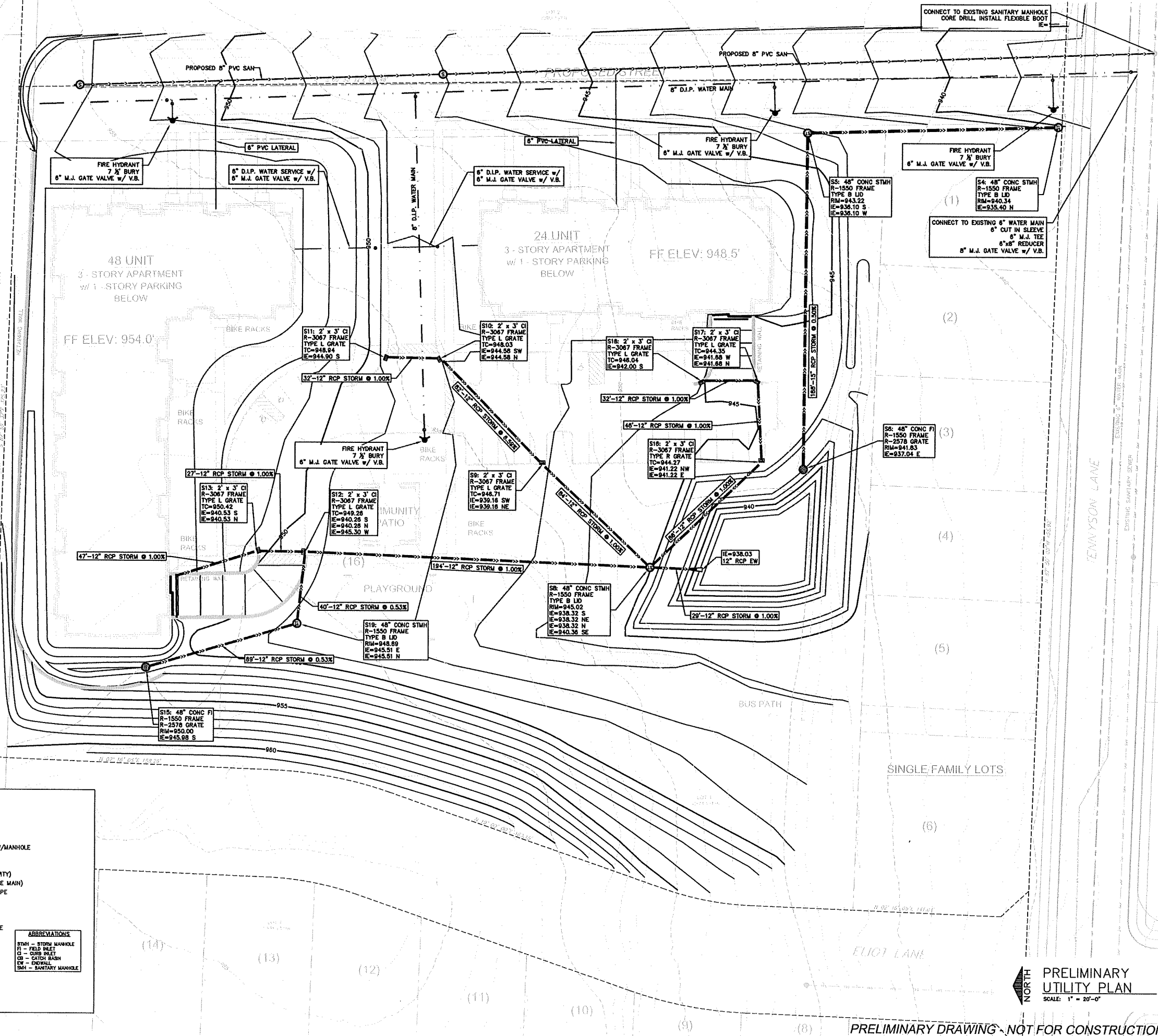


GRADING LEGEND

	EXISTING MAJOR CONTOURS
	EXISTING MINOR CONTOURS
	PROPOSED MAJOR CONTOURS
	PROPOSED MINOR CONTOURS
	DITCH CENTERLINE
	SILT FENCE
	DISTURBED LIMITS
	BERM
	DRAINAGE DIRECTION
	PROPOSED SLOPE ARROWS
	EXISTING SPOT ELEVATIONS
	PROPOSED SPOT ELEVATIONS
	STONE WEEPER
	VELOCITY CHECK
	INLET PROTECTION
	EROSION MAT CLASS
	EROSION MAT CLASS
	TRACKING PAD
	RIP RAP

PRELIMINARY GRADING PLAN
SCALE: 1" = 20'-0"

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

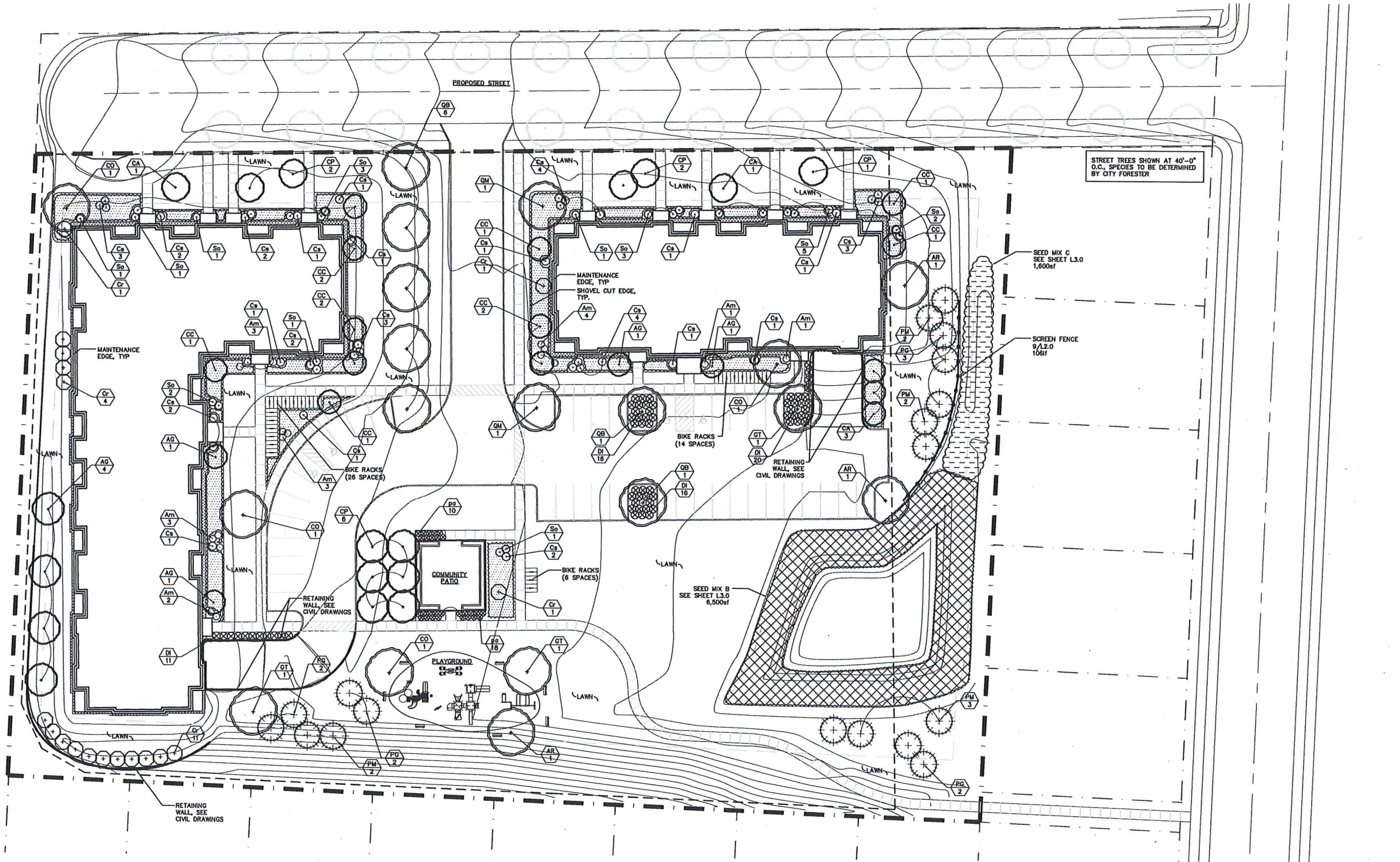


PROPOSED UTILITY LEGEND	
	STORM SEWER PIPE
	STORM SEWER MANHOLE
	STORM SEWER ENDWALL
	STORM SEWER CURB INLET
	STORM SEWER CURB INLET W/MANHOLE
	STORM SEWER FIELD INLET
	ROOF DRAIN CLEANOUT
	SANITARY SEWER PIPE (GRAVITY)
	SANITARY SEWER PIPE (FORCE MAIN)
	SANITARY SEWER LATERAL PIPE
	SANITARY SEWER MANHOLE
	SANITARY SEWER CLEANOUT
	WATER MAIN
	WATER SERVICE LATERAL PIPE
	FIRE HYDRANT
	WATER VALVE
	CURB STOP
	WATER VALVE MANHOLE
	PROPOSED PIPE INSULATION
	GAS MAIN
	ELECTRIC SERVICE

ABBREVIATIONS	
SMH	STORM MANHOLE
FI	FIELD INLET
CI	CURB INLET
CS	CURB STOP
EW	ENDWALL
SMH	SANITARY MANHOLE

PRELIMINARY UTILITY PLAN
SCALE: 1" = 20'-0"

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION



REQUIREMENTS:
 SQUARE FOOTAGE OF DEVELOPED AREA: 135,000
 DEVELOPED AREA DIVIDED BY 300 SF: 453 'LU'S'
 'LU'S' MULTIPLIED BY 5: 2,266 POINTS

BIKE RACKS:
 60 STALLS PROVIDED (6 INTERIOR)

NOTES:

- SEE SHEET L3.0 FOR CUT SHEETS, MAINTENANCE INFORMATION, AND SEED MIXES A, B, C
- REFER TO CIVIL DRAWINGS FOR CONTOURS AND WALLS
- ALL LIGHT FIXTURES ARE A MINIMUM OF 20' FROM OVERSTORY TREE SPECIES TRUNKS.
- PLANTING SOILS: THE PLANTING SOIL MIX SHALL CONSIST OF TOPSOIL WITH SOIL AMENDMENTS AND FERTILIZERS IN THE FOLLOWING QUANTITIES: A 1:3 RATIO OF LOOSE COMPOST TO TOPSOIL BY VOLUME AND PROVIDE FERTILIZER AT LEVELS FOR TREES, SHRUBS AND PERENNIALS AS RECOMMENDED BY THE SOIL ANALYSIS. PLANTING SOIL SHALL BE USED IN ALL PROPOSED LANDSCAPE BEDS.
- ALL NATIVE PLANTING AREAS SHALL BE EDGED WITH A SHOVEL CUT LIMIT LINE.
- 12"-24" MAINTENANCE EDGE SHALL CONSIST OF 2" CLEAR FIELDSTONE, COLOR TBD WITH METAL EDGING.

PROPOSED LANDSCAPING CALCULATIONS				
TYPE	LOCATION	QUANTITY	POINT VALUE	TOTAL POINTS
OVERSTORY TREE 2"-2.5" MIN.	WITHIN LAWN AREAS, ENTRY DRIVES AND PARKING LOT TREE ISLANDS	20	35	700
TALL EVERGREEN TREE (5-8')	BOUNDARIES OF PROPERTY FOR SCREENING	17	35	595
ORNAMENTAL TREE	THROUGHOUT DEVELOPMENT	35	15	525
UPRIGHT EVERGREEN SHRUB (3-4')	NA	NA	10	-
SHRUB, DECIDUOUS	WITHIN NATIVE PLANTING AREAS	157	3	471
SHRUB, EVERGREEN	NA	NA	4	-
ORNAMENTAL GRASS/PERENNIALS	PLUGS (DO NOT COUNT TOWARD TOTAL)	28	2	56
EXISTING SIGNIFICANT SPECIMEN TREES	NA	NA	14/CAL INCH	-
LANDSCAPE FURNITURE 5 PTS. PER 'SEAT'	COMMUNITY PATIO	6	5/SEAT	30
REQUIRED TOTAL				2,266
GRAND TOTAL				2,397

Symbol	Botanical name	Common Name	Size	Root	Quantity
DECIDUOUS TREES					
AR	Acer rubrum 'Frank Jr.'	Redpointe Red Maple	3" Cal.	B&B	3
CO	Celtis occidentalis	Hackberry	3" Cal.	B&B	4
GT	Gleditsia triacanthos Iner. 'Skyline'	Skyline Honeylocust	2" Cal.	B&B	3
QB	Quercus bicolor	Swamp White Oak	3" Cal.	B&B	8
QM	Quercus muhlenbergii	Chinkopin Oak	3" Cal.	B&B	2
ORNAMENTAL TREES					
AG	Amelanchier x grandiflora	'Autumn Brilliance' serviceberry	2" Cal.	B&B	8
CA	Cornus alternifolia	Pagoda Dogwood (TF)	2" Cal.	B&B	5
CC	Crataegus viridis 'Winter King'	Winter King Hawthorn (TF)	2" Cal.	B&B	11
CP	Daphne caroliniana	American Hophornbeam	2" Cal.	B&B	11
SHRUBS					
Am	Aronia melanocarpa	Black chokeberry	5 Gal.	Cont.	17
Cr	Cornus racemosa	Grey Dogwood	5 Gal.	Cont.	18
Cs	Cornus sericea 'Allemon's	Allemon's Compact Dogwood	5 Gal.	Cont.	38
Dj	Diervilla lonicera	Dwarf bush honeysuckle	5 Gal.	Cont.	63
So	Symphoricarpos albus	Coratberry	3 Gal.	Cont.	21
EVERGREEN SHRUBS					
PG	Picea glauca var. densata	Black Hills Spruce	6' ht.	Cont.	8
PM	Pseudotsuga menziesii	Douglas Fir	6' ht.	Cont.	9

Symbol	Botanical name	Common Name	Size	Root	Quantity	Rate
PERENNIALS (DOTTED HATCH PATTERN AREA)						
bc	Bouteloua curtipendula	Sideoats grama		Seed	7.25 lbs	30 lbs/oc
km	Koeleria macrantha	June Grass		Seed	.6 lbs	2.5 lbs/oc
ss	Schizachyrium scoparium	Soft Rush		Seed	1.25 lbs	5 lbs/oc
ep*	Echinacea pallida	Pale Purple Coneflower		32-cell	1,750	
dp	Dalea purpurea	Purple Prairie Clover		Seed	.8 lbs	2.5 lbs/oc
di*	Desmodium illinoensis	Illinois Bundie Flower		32-cell	1,100	
ec	Elymus canadensis	Canada Wild Rye		Seed	x	40 lbs/oc
PERENNIALS						
pa	Panicum virgatum	Switchgrass		1 Cal.	28	

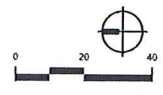
* PLANTINGS TO BE DISTRIBUTED IN CLUSTERS, NOT EVENLY THROUGHOUT THE DESIGNATED AREA. AREAS OF PLACEMENT TO BE IDENTIFIED BY LANDSCAPE ARCHITECT

REFER TO SHEET L3.0 FOR SEED MIX A (LAWN), B, AND C

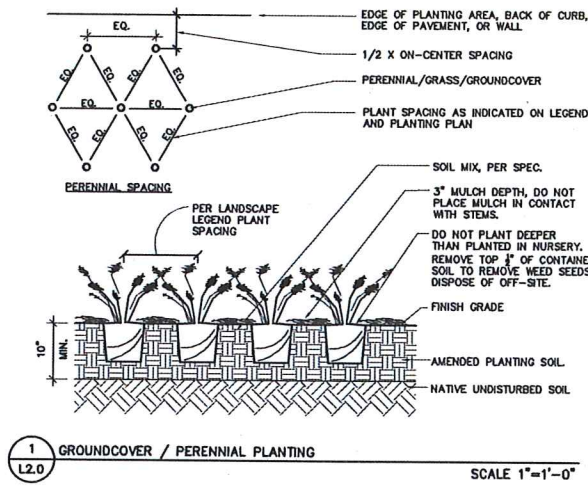
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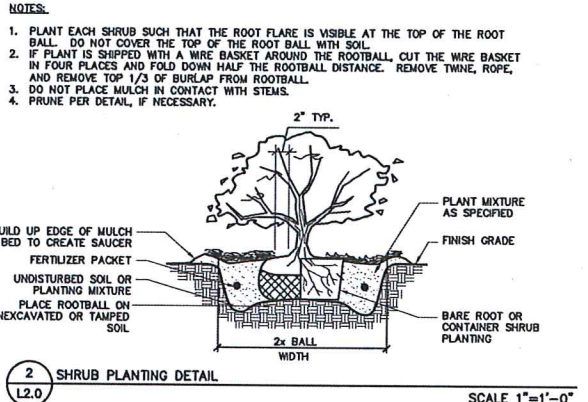
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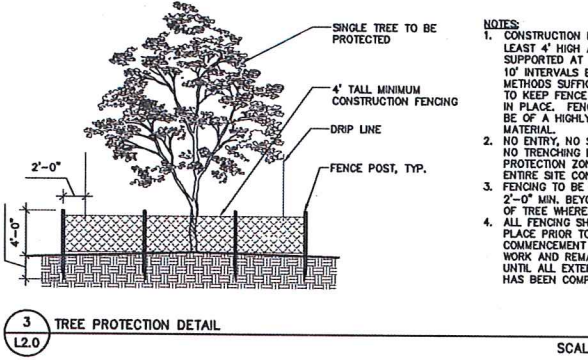
LANDSCAPE PLAN



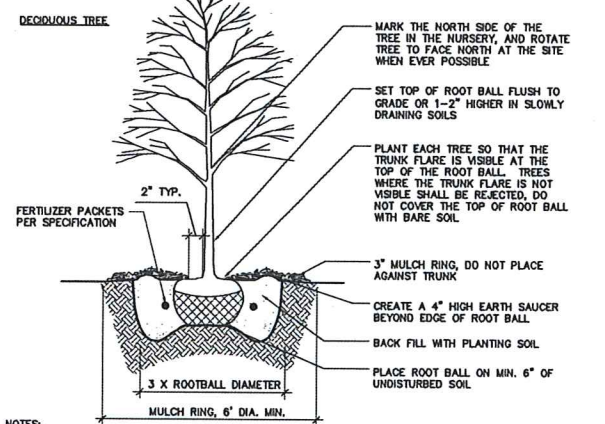
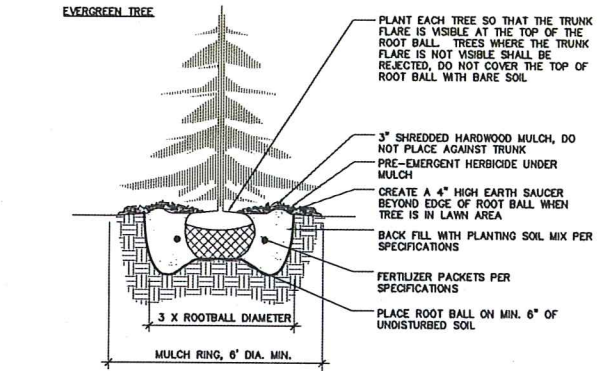
1 GROUNDCOVER / PERENNIAL PLANTING SCALE 1"=1'-0"



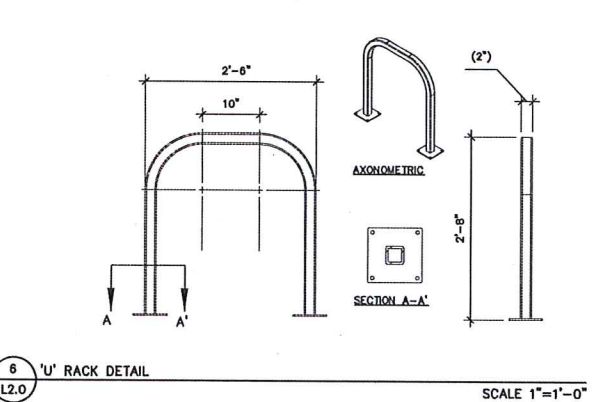
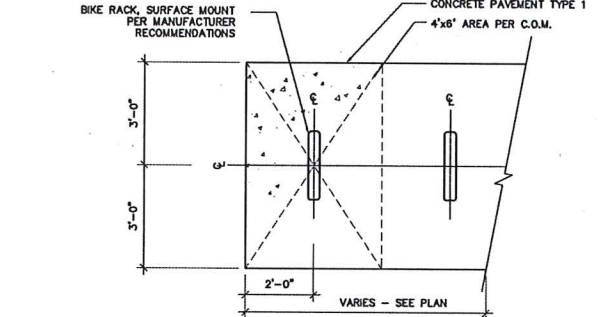
2 SHRUB PLANTING DETAIL SCALE 1"=1'-0"



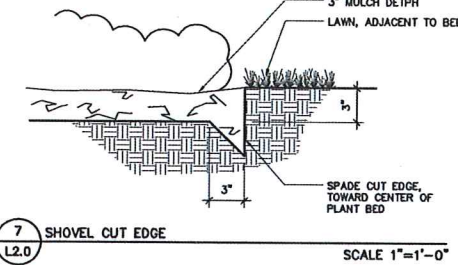
3 TREE PROTECTION DETAIL SCALE 1"=1'-0"



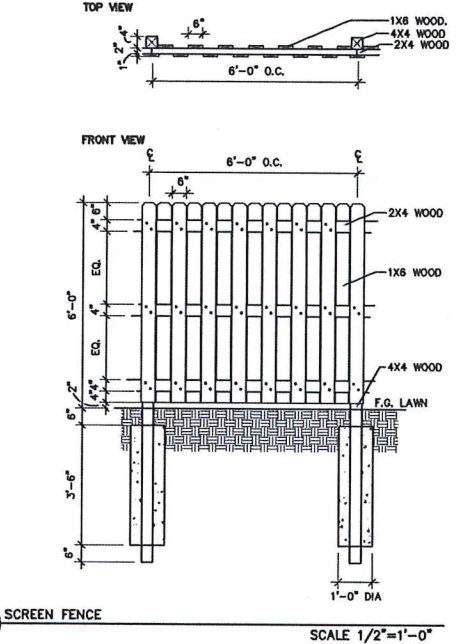
5 B&B TREE PLANTING DETAIL SCALE 1"=1'-0"



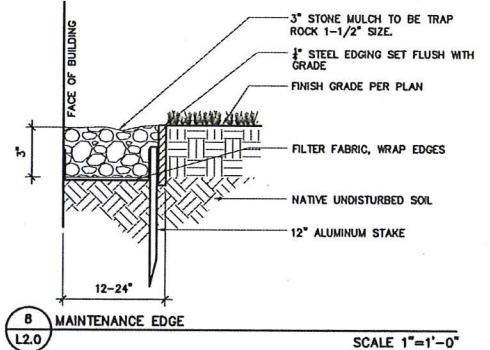
6 U' RACK DETAIL SCALE 1"=1'-0"



7 SHOVEL CUT EDGE SCALE 1"=1'-0"



9 SCREEN FENCE SCALE 1/2"=1'-0"



8 MAINTENANCE EDGE SCALE 1"=1'-0"

- NOTES:
1. PLANT EACH SHRUB SUCH THAT THE ROOT FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. DO NOT COVER THE TOP OF THE ROOT BALL WITH SOIL.
 2. IF PLANT IS SHIPPED WITH A WIRE BASKET AROUND THE ROOTBALL, CUT THE WIRE BASKET IN FOUR PLACES AND FOLD DOWN HALF THE ROOTBALL DISTANCE. REMOVE TWINE, ROPE, AND REMOVE TOP 1/3 OF BURLAP FROM ROOTBALL.
 3. DO NOT PLACE MULCH IN CONTACT WITH STEMS.
 4. PRUNE PER DETAIL, IF NECESSARY.

- NOTES:
1. DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED; HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
 2. STAKE TREES ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT.
 3. WRAP TREE TRUNKS ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT.
 4. IF PLANT IS SHIPPED WITH A WIRE BASKET AROUND THE ROOT BALL, CUT THE WIRE BASKET IN FOUR PLACES AND FOLD DOWN 8" INTO THE PLANTING HOLE.
 5. REMOVE ALL TWINE, ROPE/WIRE, AND BURLAP FROM TOP HALF OF ROOT BALL.
 6. REFER TO SPECIFICATIONS FOR FURTHER INFORMATION.

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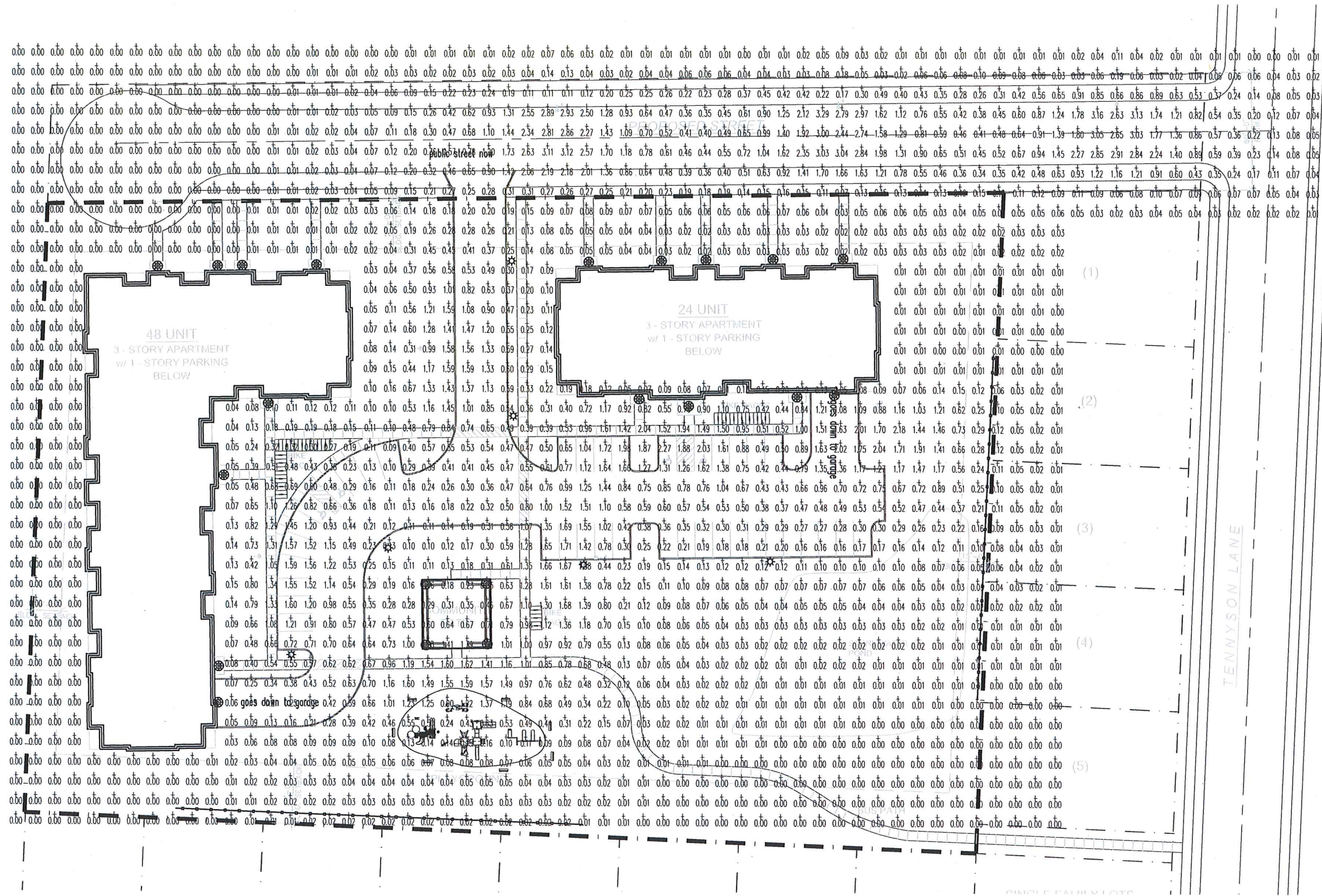
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LANDSCAPE DETAILS

L2.0



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CALCULATION SUMMARY									
AREA NAME	DIMENSIONS	GRID / TYPE	# PIS	SPAC	GROUP	AVG	MAX	MIN	MAX/MIN RATIO
Plan	712.26x510.30ft	Grade / H-H	1911	10.00	<<>	0.34	3.29	0.00	N/A

SMA - Tennyson LUMINAIRE SCHEDULE							
TRIP	SYMBOL	DESCRIPTION	LAMP	LUMENS	MOUNTING/BALLAST	UFP	QTY
A	Δ	OREE, INC. (1) 2806 ARE-EDG-250-xx-06-E-UL-xx-700-40K-xxxx (EVAL)X00E-	(1)	9223		0.90	3
B	Δ	OREE, INC. (1) 3006 ARE-EDG-300-xx-06-E-UL-700-40K (700mA)	CONFIGUR	8080		0.90	4
C	Δ	OREE, INC. (1) 4806 ARE-EDG-480-xx-06-E-UL-700-40K (700mA)	CONFIGUR	8289		0.90	2

1309760

L4.0



View of site from west



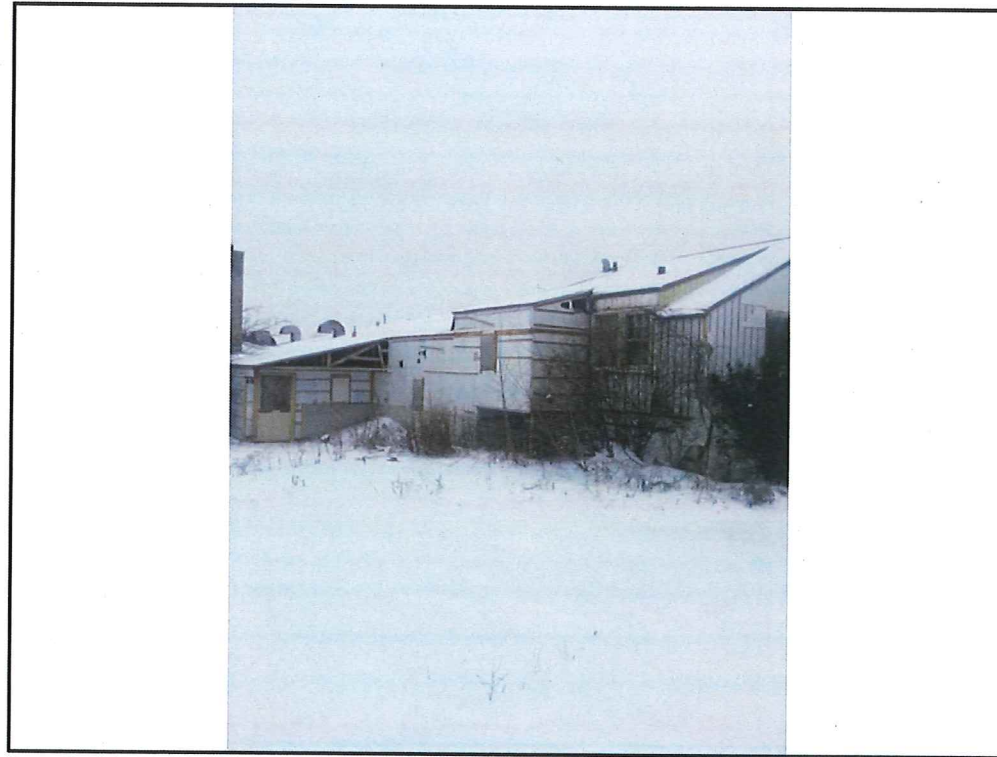
View from site looking west



Existing improvements



Existing improvements



Existing improvements



Existing improvements



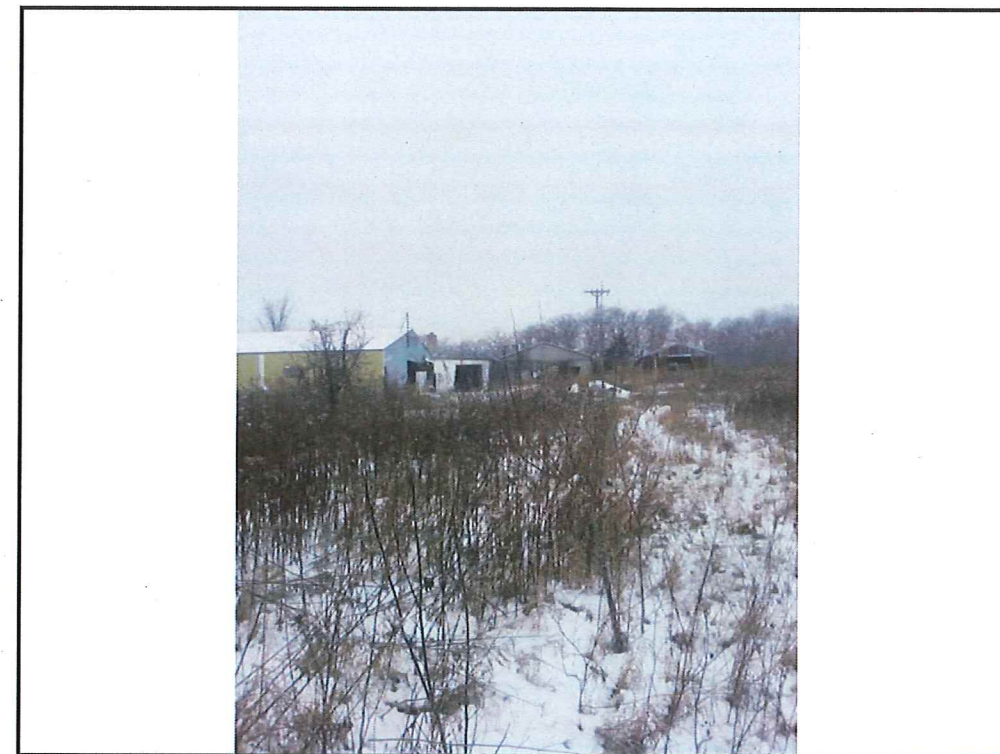
View of north from site



View of site from north



View from site to east



View from east to site



Existing improvements



View from site to south



View from south to site



Houses along Tennyson



Tennyson looking east



Tennyson looking west



Houses along Tennyson







