

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



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.

FOR OFFICE USE ONLY:

Paid _____ Receipt # _____
Date received _____
Received by _____
Aldermanic District _____
Zoning District _____
Urban Design District _____
Submittal reviewed by _____

1. Project Information

Address: 316 W. WASHINGTON AVE. MADISON, WI 53703
Title: NEW OUTDOOR SEATING SHADE STRUCTURE

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

UDC meeting date requested JANUARY 30, 2019
☐ 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)
☐ Signage Variance (i.e. modification of signage height, area, and setback)
- Other**
☐ Please specify _____

4. Applicant, Agent, and Property Owner Information

Applicant name MATTHEW TILLS **Company** MORRISON TILLS STUDIO
Street address 841 W. LAKESIDE ST. STE A **City/State/Zip** MADISON, WI 53715
Telephone (608) 235-6240 **Email** matt@motisarch.com

Project contact person MATTHEW TILLS **Company** MORRISON TILLS STUDIO
Street address 841 W. LAKESIDE ST. STE A **City/State/Zip** MADISON, WI 53715
Telephone (608) 235-6240 **Email** matt@motisarch.com

Property owner (if not applicant) HOVDE PROPERTIES
Street address 122 W. WASHINGTON AVE STE 350 **City/State/Zip** MADISON, WI 53703
Telephone (608)255-5175 **Email** jdrussel@hovdeproperties.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 November 30, 2018.
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 MATTHEW TILLS Relationship to property ARCHITECT
 Authorized signature of Property Owner  Date 12/11/18

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



December 12, 2018

Urban Design Commission

Letter of Intent

New outdoor seating structure at 316 W. Washington Ave.

Building Owner:	Hovde Properties
Tenant/Primary User:	RED Dine Lounge
Architect:	Morrison Tills Studio
Canopy Manufacturer:	ShadeFX

The proposed project is a new semi-permanent 18' x 48' x 10' tall outdoor canopy element for the use of RED Dine/Lounge (Sushi). The location is within the existing exterior courtyard/patio area along Washington Avenue which is set back from the street and partially screened by a low wall and planter bed along the sidewalk.

RED utilized the area of the proposed structure for outdoor seating in the summer of 2018. Their furnishings included tables and chairs for 60 persons bounded by moveable planters. Due to inclement weather, the use of the outdoor space was challenging. In addition to weather concerns, the positioning of the 10 story building adjacent to the seating area creates a sense of vulnerability and unease. RED determined that the space would be more inviting for patrons if there the environment offered a sense of intimacy and protection. Working with the building owner and adjacent tenant, RED selected the proposed structure because it provides this sense of enclosure while minimizing its visual presence.

The outdoor structure will be open from late spring through early fall, weather permitting. Hours of operation, as approved by the ALRC and CNI/Miffland neighborhood association will be from 11 am- 10 pm 7 days/week. RED has received approval from the CNI/Miffland neighborhood association to add ALRC permission for amplified music and outdoor live entertainment within the new outdoor structure. RED understands that ALRC permission must be secured prior to the use of any amplified music.

Design objectives of the project :

- Introduce an exterior element to activate and encourage the use of the outdoor courtyard.
- Provide a sense of intimacy and protection in the shadow of the 10 story adjacent building while maintaining the open, outdoor urban experience.
- Clean, modern aesthetic to complement the existing building
- Operable covering to provide minimal rain protection.
- Integrated lighting for evening dining
- Integrated heaters for use in late spring/early fall to extend seasonal comfort
- Integrated outdoor speakers for soft ambient music (Contingent on ALRC/Entertainment permission)

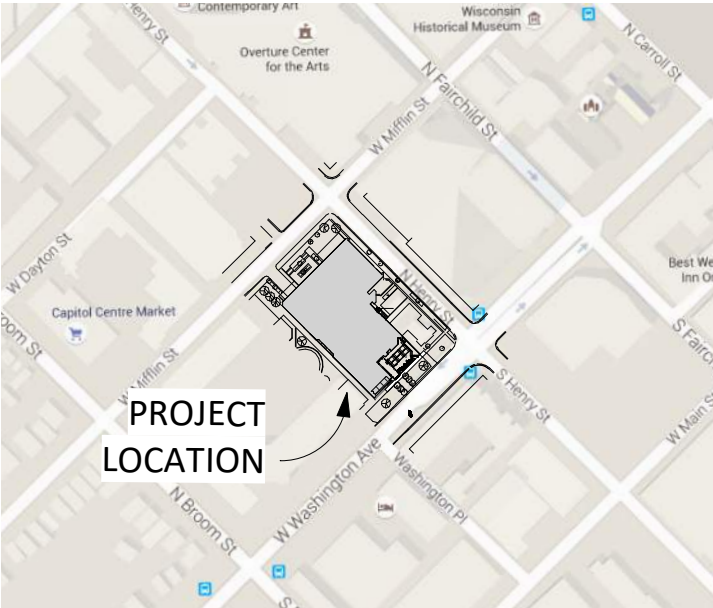
The proposed structure is a custom fabricated system by the manufacturer ShadeFX. ShadeFX has installed similar structures in commercial and hospitality locations throughout North America including Chicago, IL and Door County, WI. This system was selected because of its proprietary minimalist framework and operable fabric canopy. Components of the structure include: a matte black powder coated aluminum 4"x4" post and beam frame with a retractable light colored fabric canopy. The installation will include (8) new subterranean concrete pier footings to which the metal structure columns will attach. Electrical and data feeds for heaters, lighting, and speakers will be routed from an adjacent underground/basement location up through the nearest structure column. Wiring will be concealed to the greatest extent possible. The dimensions of the structure will be 18' x 48' x 10' tall. Within the footprint of this structure, the existing 60 outdoor seats will fit. The structure is completely open on the sides. The boundary of the seating area will be defined by a series of planters with a range of plantings to create some visual screening.

The proposed structure will require the removal of (4) existing ornamental trees in the courtyard space. Existing landscaping around the courtyard along with the addition of new plantings of winterberry bushes along the building entry will provide ample landscaping points for the property. The included landscape plan and updated landscape worksheet illustrate this compliance. In addition to the permanent landscaping the color and texture of the moveable planters surrounding the new structure will provide beautification.

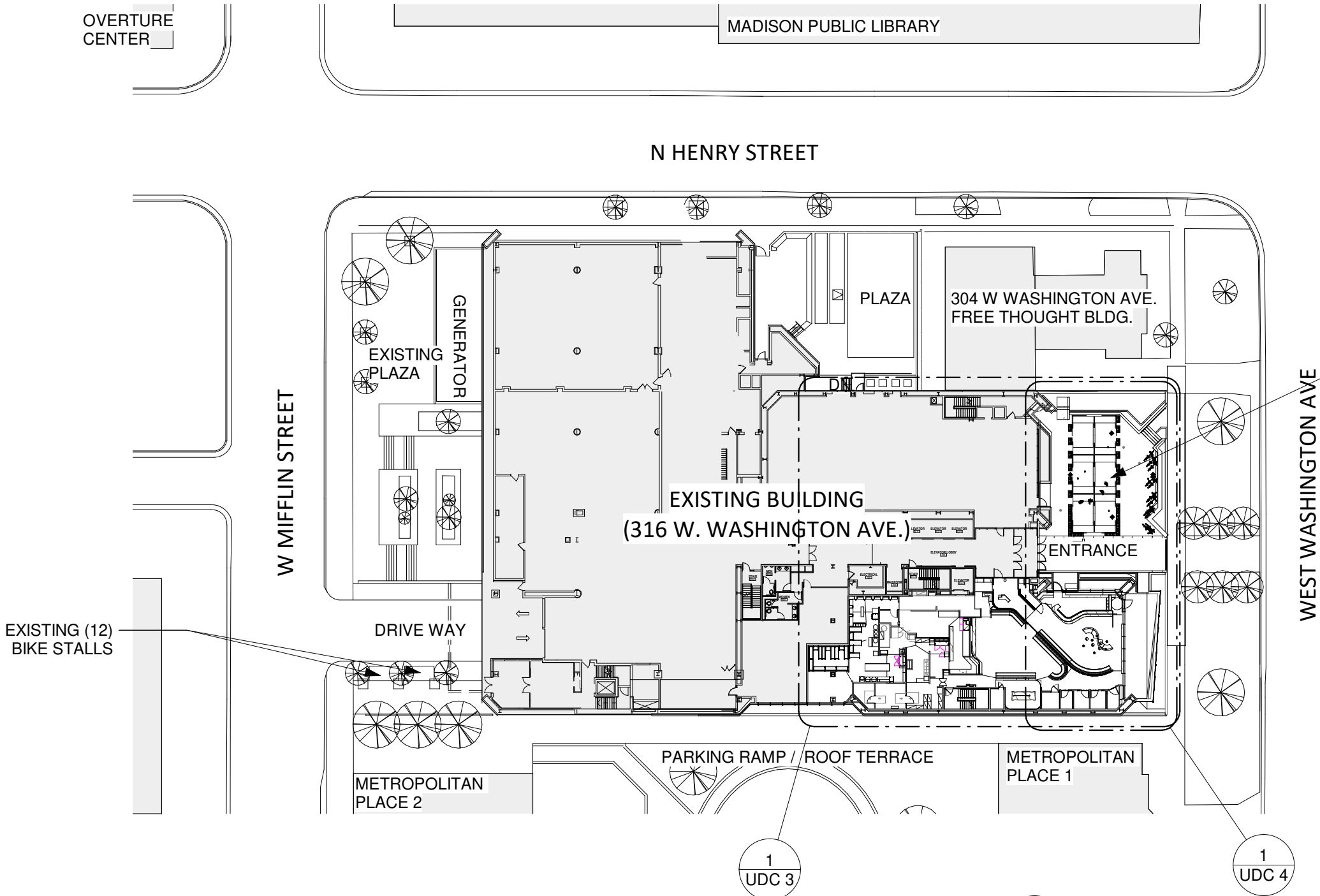
Pending UDC approval along with required City building permits, the structure is planned to be installed late April/May 2019.

RED OUTDOOR STRUCTURE

316 W Washington Ave, Madison, WI 53703



1 Site Context
1" = 400'-0"



2 Site Plan
1" = 50'-0"

PROPOSED OUTDOOR
STRUCTURE

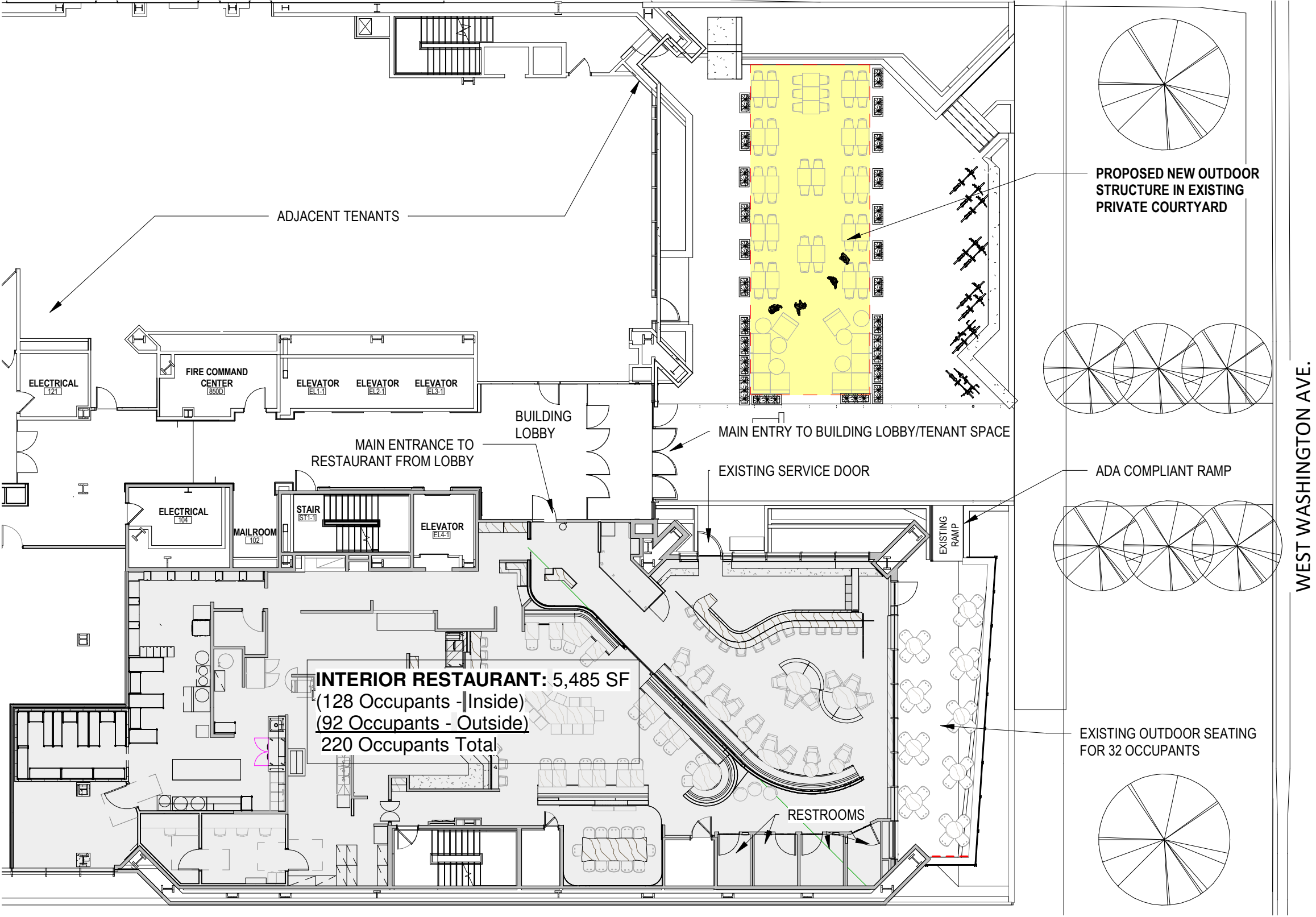
RED OUTDOOR STRUCTURE

12/12/2018



PROJECT LOCATION

RED OUTDOOR STRUCTURE
316 W Washington Ave, Madison, WI 53703

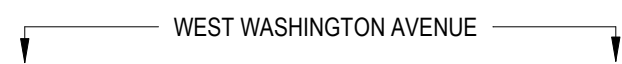


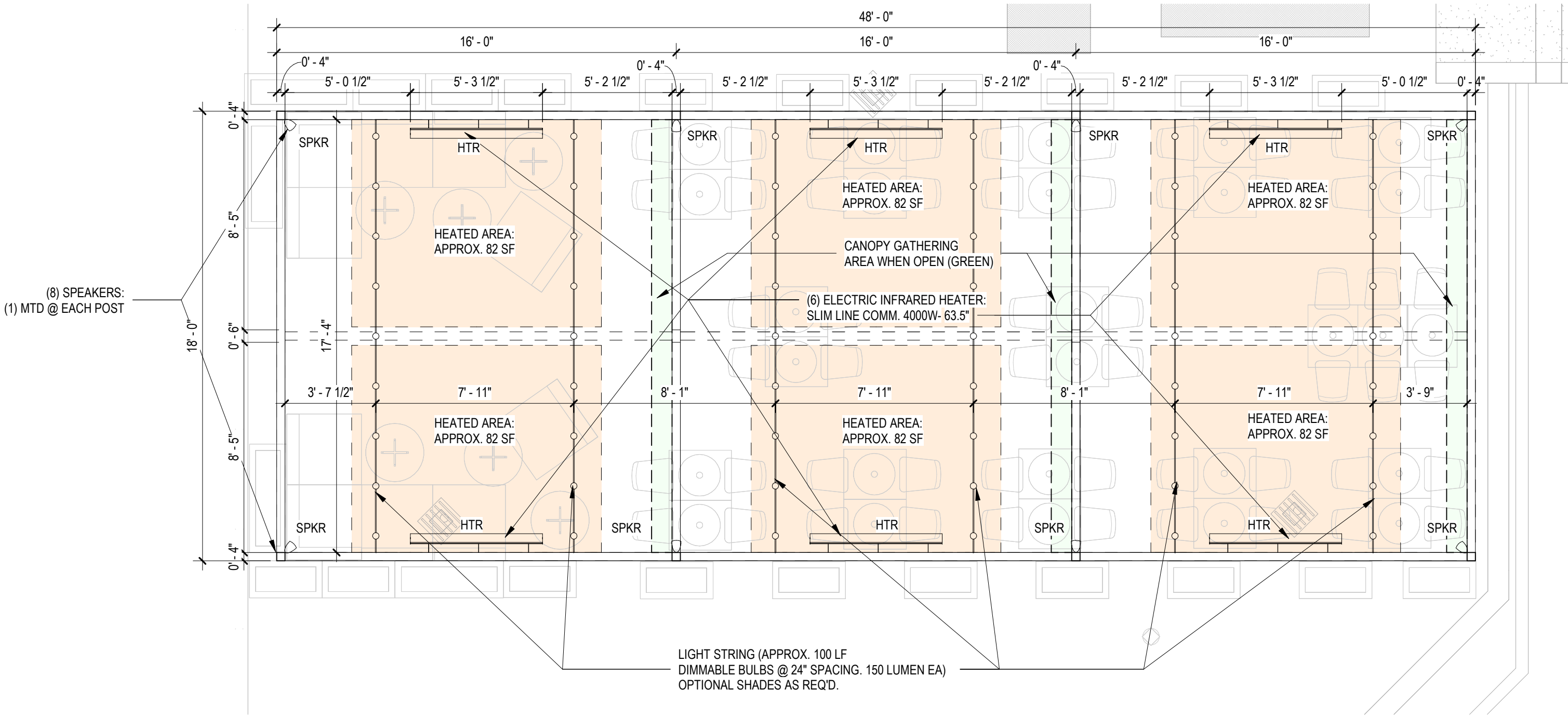
1 Overall Floor Plan
1/16" = 1'-0"

GENERAL NOTE:
• PATIO WILL CLOSE AT 11PM, 7 DAYS A WEEK.

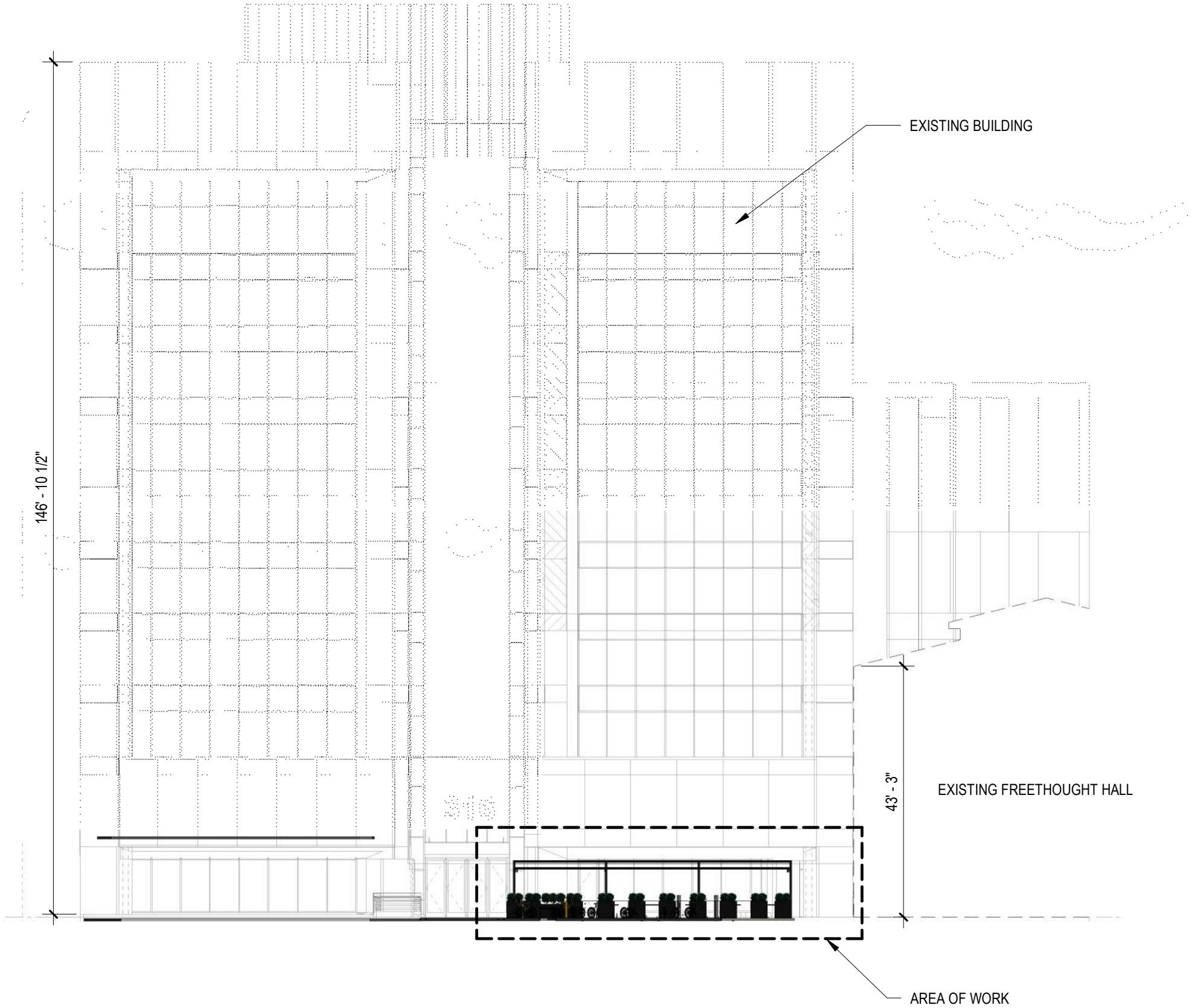


12/12/2018



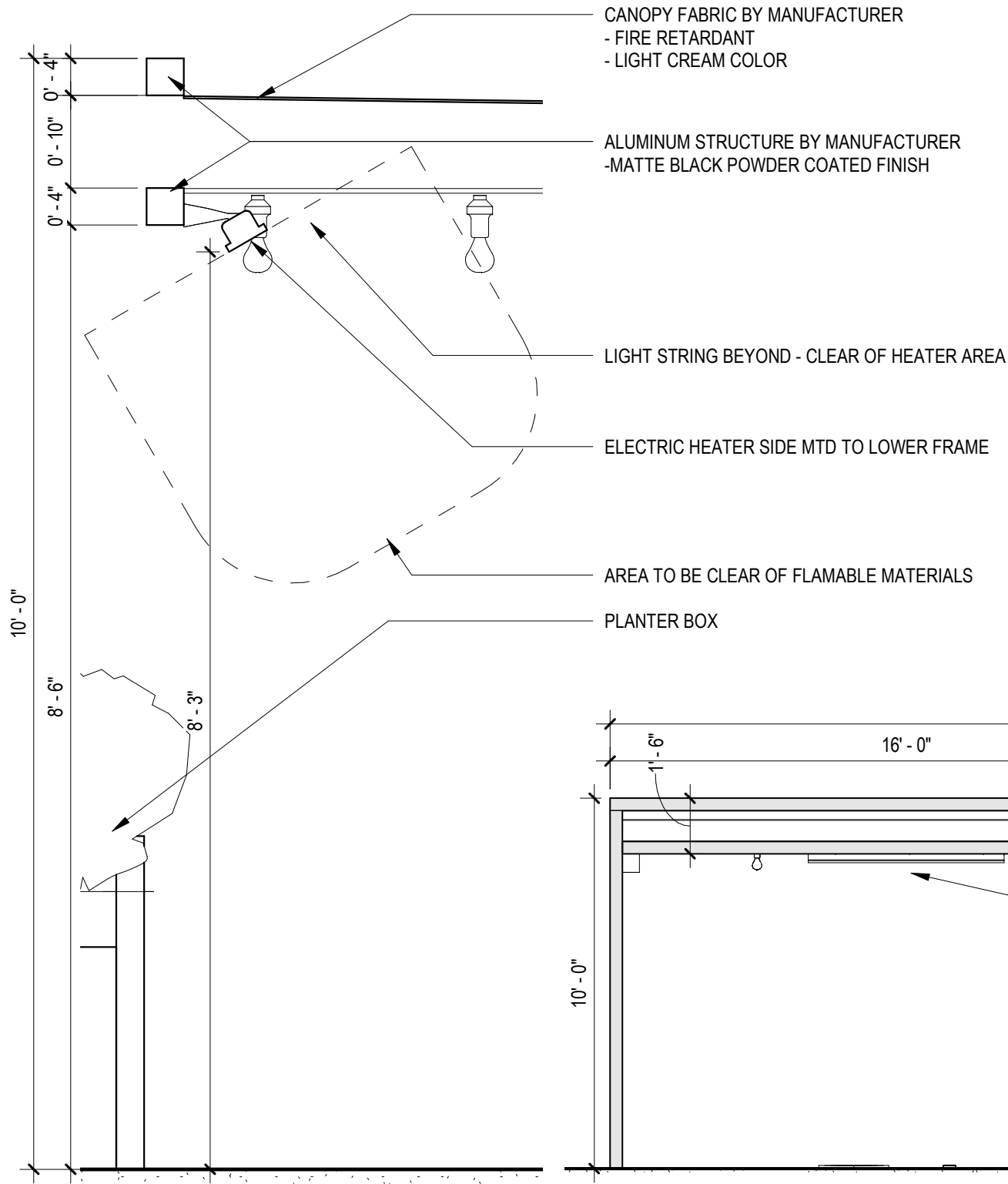


1 OUTDOOR STRUCTURE REFLECTED CEILING PLAN
1/4" = 1'-0"

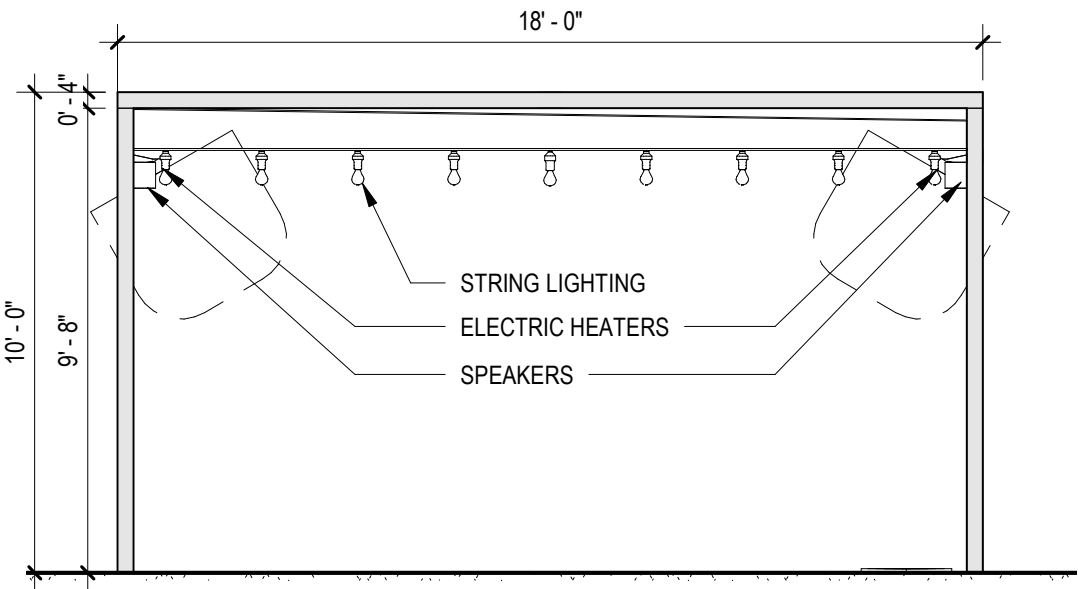


RED OUTDOOR STRUCTURE

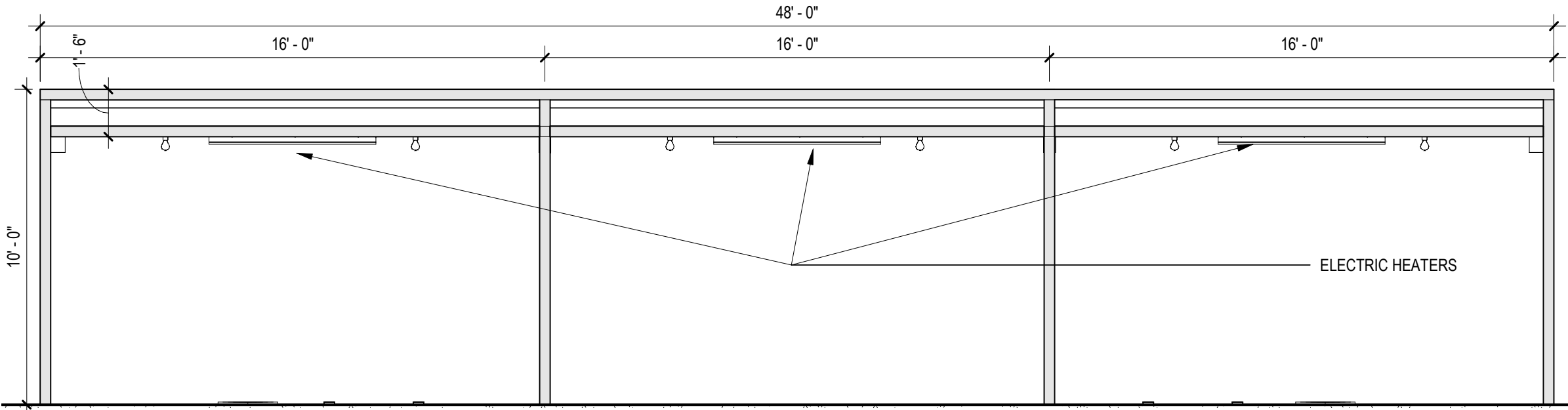
12/12/2018



3 STRUCTURE SECTION
3/4" = 1'-0"



2 STRUCTURE FRONT ELEVATION
1/4" = 1'-0"



1 STRUCTURE SIDE ELEVATION
1/4" = 1'-0"

RED OUTDOOR STRUCTURE

12/12/2018



④ NIGHT VIEW- CANOPY OPEN



③ NIGHT VIEW- CANOPY CLOSED



② DAY VIEW- CANOPY OPEN

MATTE BLACK
FINISH
CREAM FABRIC



① DAY VIEW-CANOPY CLOSED

RED OUTDOOR STRUCTURE

12/12/2018



STRUCTURE WITH OPEN CANOPY



STRUCTURE WITH CLOSED CANOPY



NOTE: EXISTING TREE SHOWN IN COURTYARD TO BE REMOVED

FURNISHING

AVON CORNER SEATER



In Stock



Woven Colors

Coffee

Cushion Cover Colors

Melon (5415)

TERRACE NO ROCK FOLDING TABLE

Popular



24" X 30" TUFF TOP TABLETOP

Popular



MOVEABLE PLANTERS

VARIOUS SIZES- 24" TALL / 30" TALL



CHARCOAL GREY CERAMIC

PLANTER- ANNUAL PLANTINGS



EXAMPLE PLANTING SPECIES:

- Goldilocks' creeping Jenny
- Lobelia
- Sweet Alyssum
- Purple Fountain Grass
- Sweet Potato Vine
- 'Midnight Lace' Sweet Potato Vine
- Coleus 'Wasabi'

STRING LIGHTING



Brand	AQLIGHTING
Voltage	120V (12V Available Upon Request)
Number of Lights	12 / 15 / 24
Power Draw	18w / 22.5w / 36w Per String
Bulb Spacing	24" / 37½" / 24"
Max Run (w/20 amp service)	24 sets (24" spacing) / 30 sets (39" spacing)
Bulb Socket	E26 Medium Base
Bulb Type	S14 Edison Style Filament
Bulb Wattage	1.5w Per Bulb
Lumens Per Bulb	150 Lumens
Total Lumen Count	
	1,800 Lumens (24" spacing, 24' Length) / 2,250 Lumens (39" spacing, 48' Length) / 3,600 Lumens (24" spacing, 48' Length)
Color Temperature	Warm White 2700K
Socket Drop Off	3" off Cord
Dimmable	Full Range w/ CFL / LED Dimmer
UL Certifications	E308842 (Cord) / E323736 (Socket) / E476246 (Bulb)

INSTALLED LIGHTING TO INCLUDE: (5) 18' STRINGS W/ 9 BULBS EA.
TOTAL LUMEN OUTPUT: 45 BULBS X 150 LUMENS = 6,750 LUMENS
AVERAGE LUMEN/SF (FT CANDLES) = 6,750/864 SF = 7.8 FT CANDLES AT LAMP HT

ELECTRIC HEATERS



SL-Slimline Series
Single Element Heaters

Part Number	Model	Length	Watts	Volts	Amps
21-4995	SL-1624	29.5"	1600	240	6.7
21-4997	SL-1628	29.5"	1600	208	7.7
21-5000	SL-2424	42.5"	2400	240	10.0
21-5010	SL-2428	42.5"	2400	208	11.5
21-5040	SL-3024	63.5"	3000	240	12.5
21-5050	SL-3028	63.5"	3000	208	14.4
21-5080	SL-4024	63.5"	4000	240	16.7
21-5090	SL-4028	63.5"	4000	208	19.2

*Also available in 277 and 480 volts

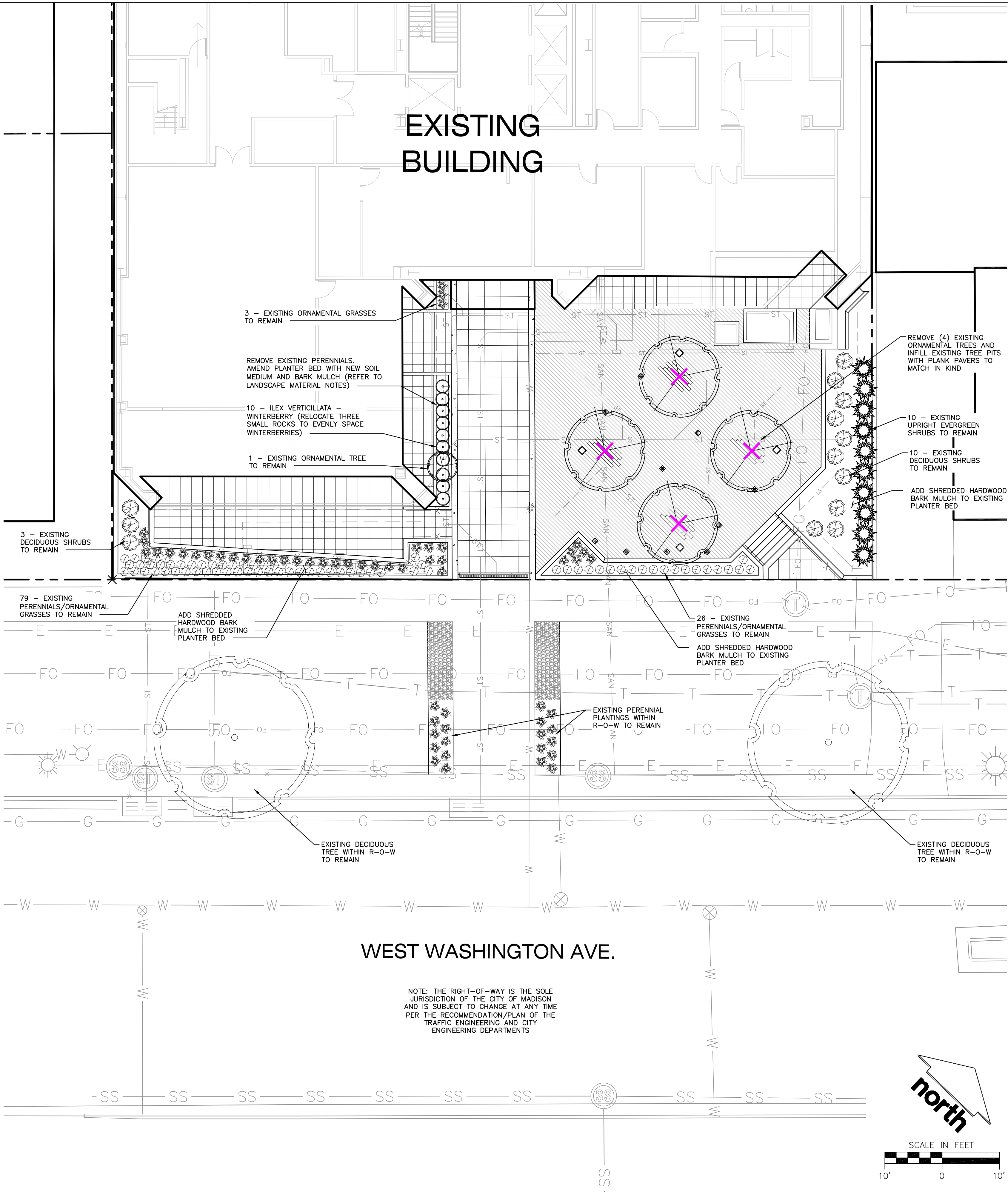
OUTDOOR SPEAKERS



SPECIFICATIONS

FREQUENCY RESPONSE ¹	100Hz-22kHz +/- 3dB
POWER HANDLING ²	5 watt fixed @ 70V/10 watt fixed @ 100V
MAXIMUM CONTINUOUS OUTPUT ³	94 dB @ 70V/97 dB @ 100V
SENSITIVITY ⁴	91 dB
NOMINAL IMPEDANCE	N/A
TWEETER	.75" (1.9cm) aluminum dome tweeter
HIGH FREQUENCY HORN	90° x 90° Tractrix® Horn
WOOFER	3.5" (8.9cm) long-throw IMG woofer
CROSSOVER FREQUENCY	3.2kHz 12dB octave
ENCLOSURE TYPE	Bass-reflex via dual front-firing ports
ENCLOSURE MATERIAL	Anti-resonant, mineral-filled PPC; paintable, weather resistant
GRILLE	Powder-coated aluminum w/rotatable logo
TERMINALS	Front baffle mounted accessed via rear pull-through
SPEAKER WEIGHT	4.8 lbs. (2.2kg)
SPEAKER DIMENSIONS	8.8"(22.4cm) H x 5.5"(14.0cm) W x 4.7"(11.9cm) D
SPEAKER DIMENSIONS W/WALL MOUNT	8.8"(22.4cm) H x 5.5"(14.0cm) W x 5.5"(14.0cm) D
OTHER MOUNTING OPTIONS	1/4", 20-thread inserts on cabinet rear
FINISHES	White/Black enclosure and grille

*LIGHTING, HEATER, AND SPEAKER SPECIFICATIONS ARE PROPOSED- SUBJECT TO FINAL SELECTION BY OWNER/CONTRACTOR. FINAL SELECTION TO MATCH SIZE, COLOR, PERFORMANCE CHARACTERISTICS AS SHOWN



LEGEND (EXISTING)

- PROPERTY LINE
- BUILDING OUTLINE
- EXISTING LANDSCAPE EDGING
- ST - EXISTING STORM SEWER
- SAN - EXISTING SANITARY SEWER
- W - EXISTING WATER SERVICE
- FO - EXISTING FIBER OPTIC
- FO - EXISTING GAS
- TREE REMOVAL
- EXISTING ORNAMENTAL TREE
- EXISTING UPRIGHT EVERGREEN SHRUB
- EXISTING DECIDUOUS SHRUBS
- EXISTING PERENNIALS
- EXISTING ORNAMENTAL GRASSES

LEGEND (PROPOSED)

- DECIDUOUS SHRUB (WINTERBERRY)

GENERAL NOTES:

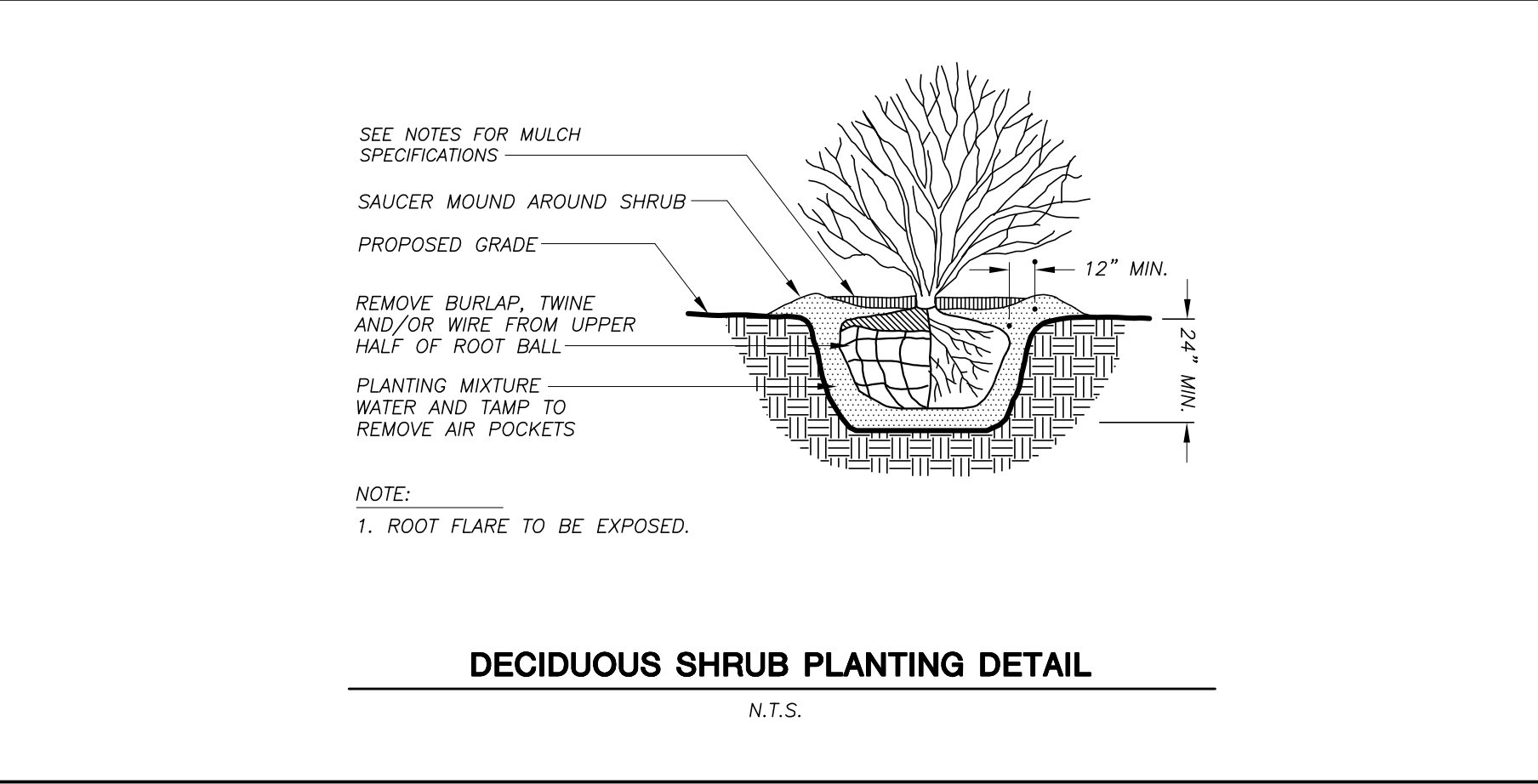
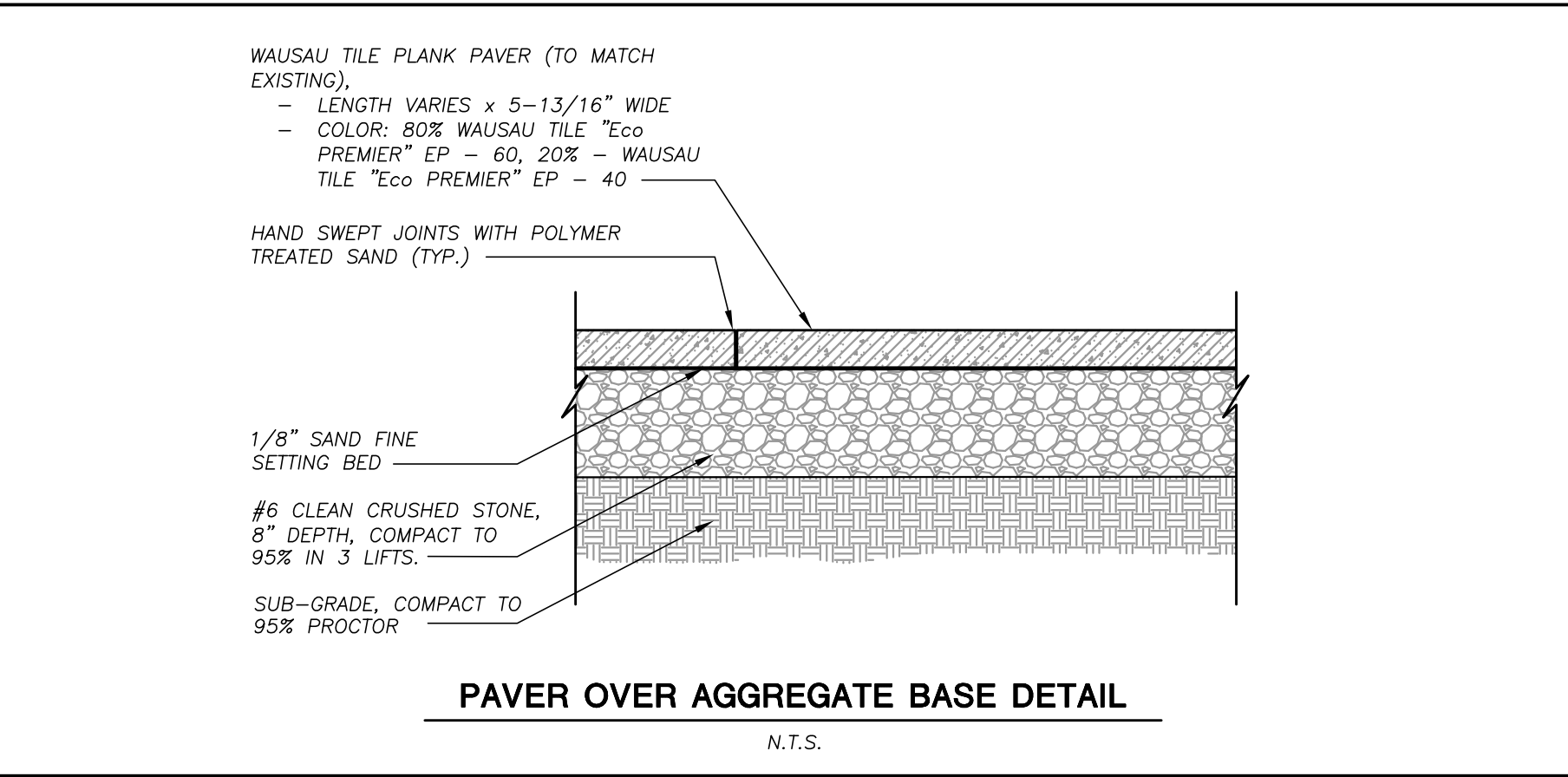
- EXISTING LANDSCAPE PLANTINGS DEPICTED ARE BASED ON FIELD OBSERVATION TAKEN PLACE BY JSD PROFESSIONAL SERVICES ON 12/7/18
- CONTRACTOR SHALL REVIEW SITE CONDITIONS FOR UTILITY CONFLICTS, DRAINAGE ISSUES, AND PLANT PLACEMENT CONFLICTS PRIOR TO PLANT INSTALLATION. REPORT ANY CONDITIONS THAT MAY HAVE ADVERSE IMPACT ON PLANTING OPERATIONS TO LANDSCAPE ARCHITECT
- DO NOT COMMENCE PLANTING OPERATIONS UNTIL ALL ADJACENT SITE IMPROVEMENTS ARE COMPLETE
- DELIVERY AND HANDLING: DO NOT DELIVER MORE PLANT MATERIALS THAN CAN BE PLANTED IN ONE DAY, UNLESS ADEQUATE, APPROPRIATE AND SECURE STORAGE IS PROVIDED AND APPROVED BY OWNER'S REPRESENTATIVE. AT ALL TIMES, PROTECT ALL PLANT MATERIALS FROM WIND AND DIRECT SUN. DELIVER PLANTS WITH LEGIBLE IDENTIFICATION LABELS. PROTECT PLANTS DURING DELIVERY AND DO NOT PRUNE PRIOR TO DELIVERY. ALL TREES AND SHRUBS SHALL BE PLANTED ON THE DAY OF DELIVERY; IF THIS IS NOT POSSIBLE, PROTECT THE PLANT MATERIALS NOT PLANTED BY STORING THEM IN A SHADED, SECURE AREA, PROTECTING THE ROOT MASS WITH WET SOIL, MULCH, HAY OR OTHER SUITABLE MEDIUM. CONTRACTOR TO KEEP ALL PLANT MATERIALS ADEQUATELY WATERED TO PREVENT ROOT DESICCATON. DO NOT REMOVE CONTAINER GROWN STOCK FROM CONTAINERS BEFORE TIME OF PLANTING. DO NOT PICK UP CONTAINER OR BALLED PLANTS BY STEM OR ROOTS. ALL PLANTS SHALL BE LIFTED AND HANDLED FROM THE BOTTOM OF THE CONTAINER OR BALL. PERFORM ACTUAL PLANTING ONLY WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE IN ACCORDANCE WITH LOCALLY ACCEPTED BEST HORTICULTURAL PRACTICES.
- MATERIALS - PLANTS: ALL PLANTS SHALL CONFORM TO THE LATEST VERSION OF THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1-2004. PLANTS SHALL BE TRUE TO SPECIES AND VARIETY SPECIFIED AND NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT FOR AT LEAST 2 YEARS. PLANTS SHALL BE FRESHLY DUG (DURING THE MOST RECENT FAVORABLE HARVEST SEASON). PLANTS SHALL BE SO TRAINED IN DEVELOPMENT AND APPEARANCE AS TO BE UNQUESTIONABLY SUPERIOR IN FORM, COMPACTNESS, AND SYMMETRY. PLANTS SHALL BE SOUND, HEALTHY, VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED WHEN IN LEAF, AND FREE OF DISEASE AND INSECTS (ADULT EGGS, PUPAE OR LARVAE). THEY SHALL HAVE HEALTHY, WELL-DEVELOPED ROOT SYSTEMS AND SHALL BE FREE FROM PHYSICAL DAMAGE OR OTHER CONDITIONS THAT WOULD PREVENT THRIVING GROWTH OR PREMATURE MORTALITY. PLANTS SHALL BE OF THE HIGHEST QUALITY, POSSESS TYPICAL GROWTH HABITS AND FORM FOR THEIR SPECIES AND BE FREE OF INJURY. PARKWAY TREES AND PARKING LOT TREES SHALL HAVE A MINIMUM BRANCHING HEIGHT OF SIX (6) FEET ABOVE THE GROUND TO ALLOW ADEQUATE VISUAL AND PHYSICAL CLEARANCE.

PROPOSED LANDSCAPE PLANT LIST

QTY.	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	LS POINTS	TOTAL POINTS
DECIDUOUS SHRUBS						
10	Winterberry	ILEX verticillata	24" Min. Ht.	#3 Cont.	3	30
					TOTAL:	30

LANDSCAPE MATERIAL NOTES:

- MATERIALS - PLANTING MIXTURE: ALL HOLES EXCAVATED FOR SHRUBS SHALL BE BACKFILLED WITH TWO (2) PARTS TOPSOIL, ONE (1) PART SAND AND ONE (1) PART COMPOST. SOIL MIXTURE SHALL BE WELL BLENDED PRIOR TO INSTALLATION.
- MATERIALS - SHREDDED HARDWOOD BARK MULCH: ALL PLANTING AREAS LABELED ON PLAN SHALL RECEIVE CERTIFIED WEED FREE, SHREDDED HARDWOOD BARK MULCH INSTALLED TO A MINIMUM AND CONSISTENT DEPTH OF 3-INCHES. SHREDDED HARDWOOD BARK MULCH SIZE & COLOR TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. FERTILIZER SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, COUNTY AND STATE OF WISCONSIN REQUIREMENTS. SHREDDED HARDWOOD BARK MULCH AREAS SHALL NOT RECEIVE WOVEN WEED BARRIER FABRIC.



CREATE THE VISION TELL THE STORY

MADISON | MILWAUKEE
KENOSHA | APPLETON | WAUSAU

MADISON REGIONAL OFFICE
161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
P. 608.848.5060

CLIENT:
MORRISON TILLS STUDIO

CLIENT ADDRESS:
**841 WEST LAKESIDE STREET
SUITE A MADISON, WI 53715**

PROJECT:
**316 WEST WASHINGTON
RED PATIO
IMPROVEMENTS**

PROJECT LOCATION:
**MADISON, WI
DANE COUNTY**

PLAN MODIFICATIONS:

#	Date:	Description:
1	12.12.18	Minor Alteration Submittal
2		
3		
4		
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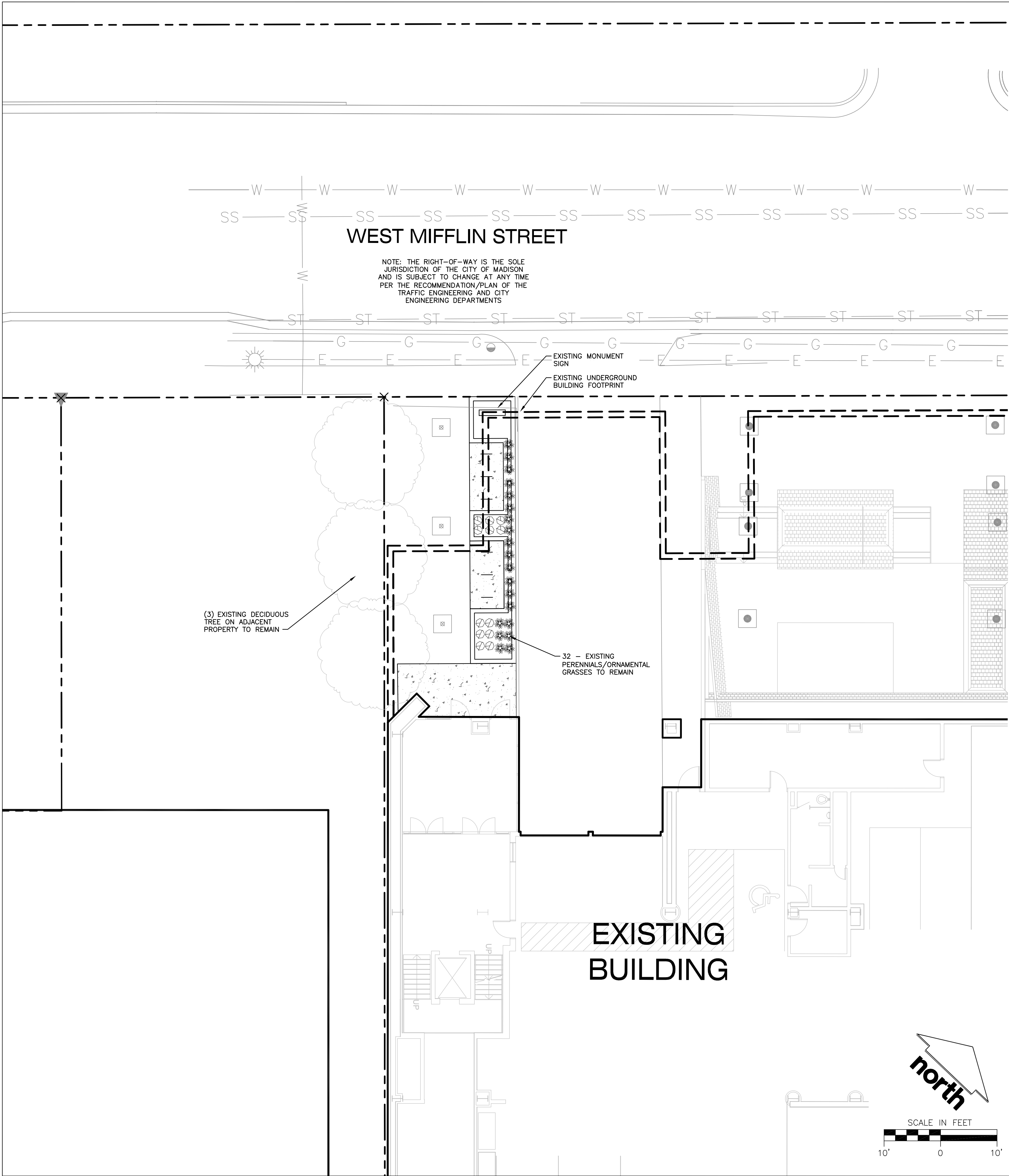
Design/Drawn: KJY
Approved: MAS

SHEET TITLE:
**WEST WASHINGTON
LANDSCAPE PLAN**

SHEET NUMBER:
L1.0

JSD PROJECT NO: 18-8885

File: I:\2018\188885\DWG\18-8885 Landscape FINAL.dwg Layout: L1.1 User: kyeska Plotted: Dec 11, 2018 - 2:46pm Xref's:



CITY OF MADISON
LANDSCAPE WORKSHEET

Section 28.142 Madison General Ordinance

Project Location / Address 316 WEST WASHINGTON AVE, MADISON, WI 53703
Name of Project 316 WEST WASHINGTON RED PATIO IMPROVEMENTS
Owner / Contact HOVDE PROPERTIES
Contact Phone (608) 848-5060 Contact Email KEVIN.YESKA@JSDINC.COM

** Landscape plans for zoning lots greater than ten thousand (10,000) square feet in size MUST be prepared by a registered landscape architect. **

Applicability

The following standards apply to all exterior construction and development activity, including the expansion of existing buildings, structures and parking lots, except the construction of detached single-family and two-family dwellings and their accessory structures. The entire development site must be brought up to compliance with this section unless all of the following conditions apply, in which case only the affected areas need to be brought up to compliance:

- (a) The area of site disturbance is less than ten percent (10%) of the entire development site during any ten-(10) year period.
- (b) Gross floor area is only increased by ten percent (10%) during any ten-(10) year period.
- (c) No demolition of a principal building is involved.
- (d) Any displaced landscaping elements must be replaced on the site and shown on a revised landscaping plan.

Landscape Calculations and Distribution

Required landscaped areas shall be calculated based upon the total developed area of the property. Developed area is defined as that area within a single contiguous boundary which is made up of structures, parking, driveways and docking/loading facilities, but excluding the area of any building footprint at grade, land designated for open space uses such as athletic fields, and undeveloped land area on the same zoning lot. There are three methods for calculating landscape points depending on the size of the lot and Zoning District.

- (a) For all lots except those described in (b) and (c) below, five (5) landscape points shall be provided for each three hundred (300) square feet of developed area.

Total square footage of developed area 19593
Total landscape points required 327

- (b) For lots larger than five (5) acres, points shall be provided at five (5) points per three hundred (300) square feet for the first five (5) developed acres, and one (1) point per one hundred (100) square feet for all additional acres.

Total square footage of developed area
Five (5) acres = 217,800 square feet
First five (5) developed acres = 3,630 points
Remainder of developed area
Total landscape points required

- (c) For the Industrial - Limited (IL) and Industrial - General (IG) districts, one (1) point shall be provided per one hundred (100) square feet of developed area.

Total square footage of developed area
Total landscape points required

10/2013

1

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				
Tall evergreen tree (i.e. pine, spruce)	5-6 feet tall	35				
Ornamental tree	1 1/2 inch caliper	15	1	15		
Upright evergreen shrub (i.e. arbovitae)	3-4 feet tall	10	10	100		
Shrub, deciduous	#3 gallon container size, Min. 12"-24"	3	13	36	10	30
Shrub, evergreen	#3 gallon container size, Min. 12"-24"	4				
Ornamental grasses/ perennials	#1 gallon container size, Min. 8"-18"	2	160	320		
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				471		30

Total Number of Points Provided 501

* 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.



CREATE THE VISION TELL THE STORY

MADISON | MILWAUKEE
KENOSHA | APPLETON | WAUSAU

MADISON REGIONAL OFFICE
161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
P. 608.848.5060

CLIENT:
MORRISON TILLS STUDIO

CLIENT ADDRESS:
841 WEST LAKESIDE STREET
SUITE A MADISON, WI 53715

PROJECT:
316 WEST WASHINGTON
RED PATIO
IMPROVEMENTS

PROJECT LOCATION:
MADISON, WI
DANE COUNTY

PLAN MODIFICATIONS:

#	Date:	Description:
1	12.12.18	Minor Alteration Submittal
2		
3		
4		
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10		
11		
12		
13		
14		
15		

Design/Drawn: KJV
Approved: MAS

SHEET TITLE:
WEST MIFFLIN
LANDSCAPE PLAN &
MUNICIPAL
REQUIREMENTS

SHEET NUMBER:
L1.1

JSD PROJECT NO: 18-8885

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