

From: Chloé Knaak <ckna@vierbicher.com>
Sent: Monday, April 17, 2023 11:40 AM
To: PLPCApplications <PCApplications@cityofmadison.com>
Cc: Gary Wendt <wendt@bradfordchicago.com>; Cheryl Schweiker <cschweiker@jkarch.com>; John Kastner <jkas@vierbicher.com>; Parks, Timothy <TParks@cityofmadison.com>
Subject: Re: 652 Burnt Sienna Drive (The Learning Experience) Land Use Application

Caution: This email was sent from an external source. Avoid unknown links and attachments.

Good Morning,

I am submitting revised plans for the April 24th Plan Commission for the proposed development at 652 Burnt Sienna Drive (The Learning Experience). The project was deferred to the April 24th meeting (originally March 13th) so that revisions to the site plan could be made. Attached are the building elevations and the civil, landscape, and building plans. The landscape plan and building elevations reflect revisions that were agreed upon per a discussion between the Bradford Real Estate Companies and the Middleton Community Church.

We received staff comments from the original submittal to Plan Commission and Common Council. These comments will be addressed in a future site plan verification submittal.

Please let me know if you have any questions.

Thank you,
Chloe

THE LEARNING EXPERIENCE - MIDDLETON

BRADFORD REAL ESTATE COMPANIES

652 BURNT SIENNA DRIVE, MIDDLETON, WI



CITY OF
MIDDLETON



DANE COUNTY

SHEET NO.	
C000	TITLE SHEET
C100	EXISTING CONDITIONS PLAN
C200	SITE PLAN
C300	GRADING PLAN
C400	UTILITY PLAN

Title Sheet



THE LOCATION OF EXISTING UTILITIES, BOTH UNDERGROUND AND OVERHEAD ARE APPROXIMATE ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT, BEFORE COMMENCING WORK, AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE AND ALL UTILITIES.

CALL DIGGER'S HOTLINE
1-800-242-8511

NOT FOR CONSTRUCTION

C000



BEARINGS ARE REFERENCED TO THE
WISCONSIN STATE PLANE COORDINATE
DANE COUNTY, WISCONSIN. THE WESTERLY
LINE OF LOT 46 OF CHAPEL VIEW
MEASURED AS BEARING N 007°21' E

0 10 20 40
SCALE: ONE INCH - TWENTY FEET

SURVEY LEGEND

- BENCHMARK
- FOUND 1/4" ♂ IRON ROD
- FOUND 3/4" ♂ IRON ROD
- SET CHISELED "X"
- SET NAIL
- SET P.K. NAIL
- SET 3/4" ♂ IRON ROD

TOPOGRAPHIC SYMBOL LEGEND

- EXISTING SIGN (TYPE NOTED)
- EXISTING CURB INLET
- EXISTING ENDWALL
- EXISTING STORM MANHOLE
- EXISTING SANITARY MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER MAIN VALVE
- EXISTING CURB STOP
- EXISTING GAS VALVE
- EXISTING ELECTRIC MANHOLE
- EXISTING ELECTRIC PEDESTAL
- EXISTING TELEPHONE PEDESTAL

DRAFT

BENCHMARK TABLE

- BENCHMARK #1 - ELEV. 1114.93' - TALL BOLT ON
HYDRANT AT NE CORNER OF BURNET SIENNA DR.
AND PEACH LEAF LN.
- BENCHMARK #2 - ELEV. 1120.15' - TOP OPERATING
HYDRANT AT NE CORNER OF OLD SAUK RD.
AND BURNET SIENNA DR.

Description as provided in Title Commitment No. 3148635, dated October 19, 2022, from First American Title Insurance Company (Issuing office of 1350 University Avenue, 3rd Floor, P.O. Box 5512, Madison, WI 53705-5512).

The Land referred to herein below is situated in the County of Dane, State of Wisconsin, and is described as follows:

Lot Forty-Six (46), Chapel View, in the City of Middleton, Dane County, Wisconsin.

APN 251/0708-212-0108-8

SURVEYED FOR:
THE BRADFORD REAL ESTATE COMPANIES
108 BARRINGTON COMMONS COURT,
SUITE 726
BARRINGTON, IL 60010

SURVEYED BY:
DIGGERS HOTLINE, INC.
BY: BABA ROZIE, PLS
600 W. MILWAUKEE STREET, SUITE 601
(262) 546-1000
WWW.DIGGERSHOTLINE.COM

NOT FOR CONSTRUCTION

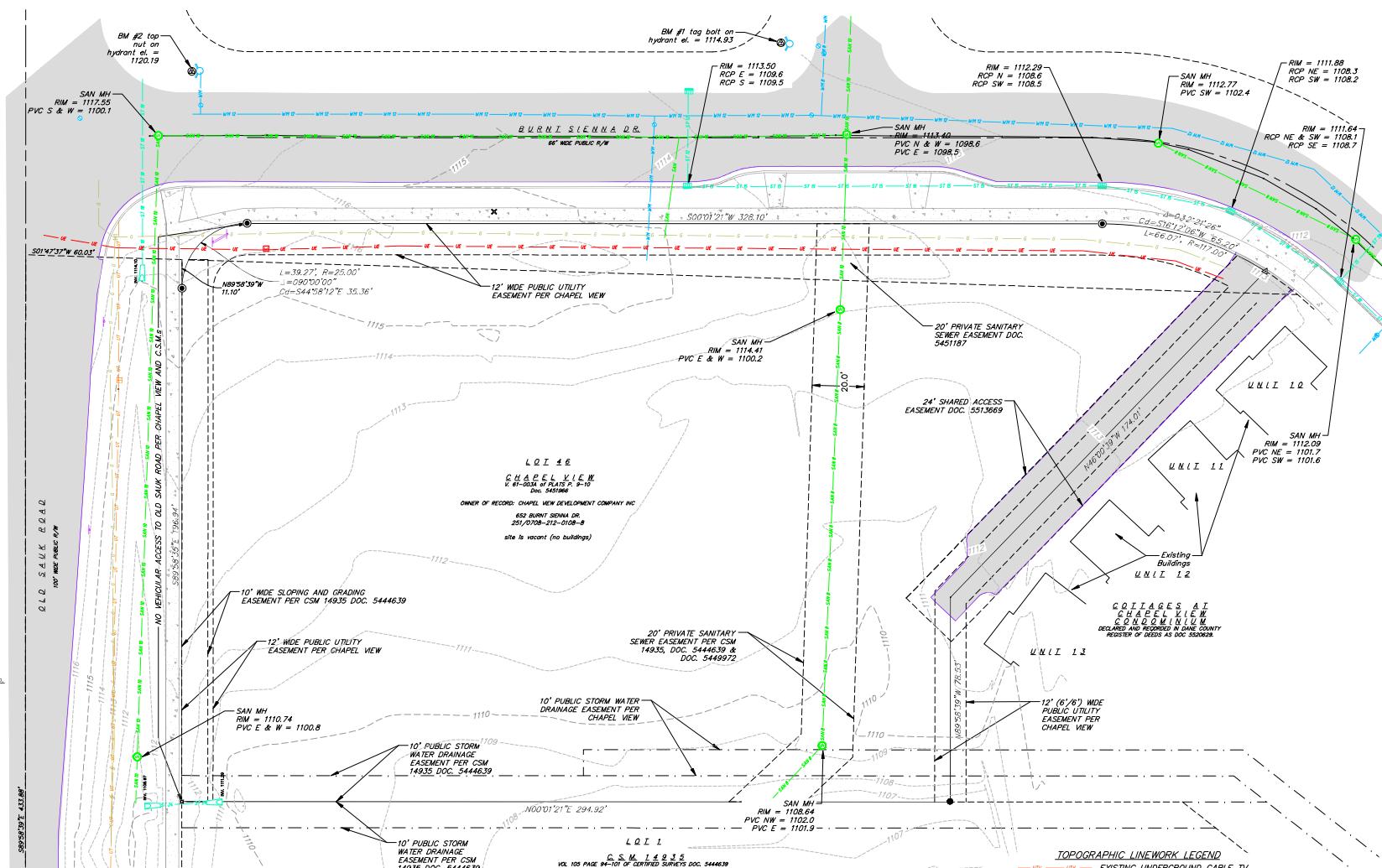


THE LOCATION OF EXISTING UTILITIES, BOTH UNDERGROUND
AND OVERHEAD ARE APPROXIMATE ONLY AND HAVE NOT BEEN
INVESTIGATED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING
THE EXACT LOCATION OF UTILITIES. FOR INVESTIGATION, REGISTRATION, OR LOCATING OF UTILITIES, CONTACT THE APPROPRIATE AGENCIES.
4. Utility locations were field located based on underground cables above ground and/or survey maps provided to the surveyor,
or utility markings on the ground placed by utility companies and/or their agents. No warranty is given to the utility markings
by others or that all underground utilities affecting this property were marked and subsequently located for this survey. A locate
request was sent to Digger's Hotline per Digger's Hotline One-Call ticket number 20225008360 & 20225008361. Location of
utility markings on the ground placed by utility companies and/or their agents.

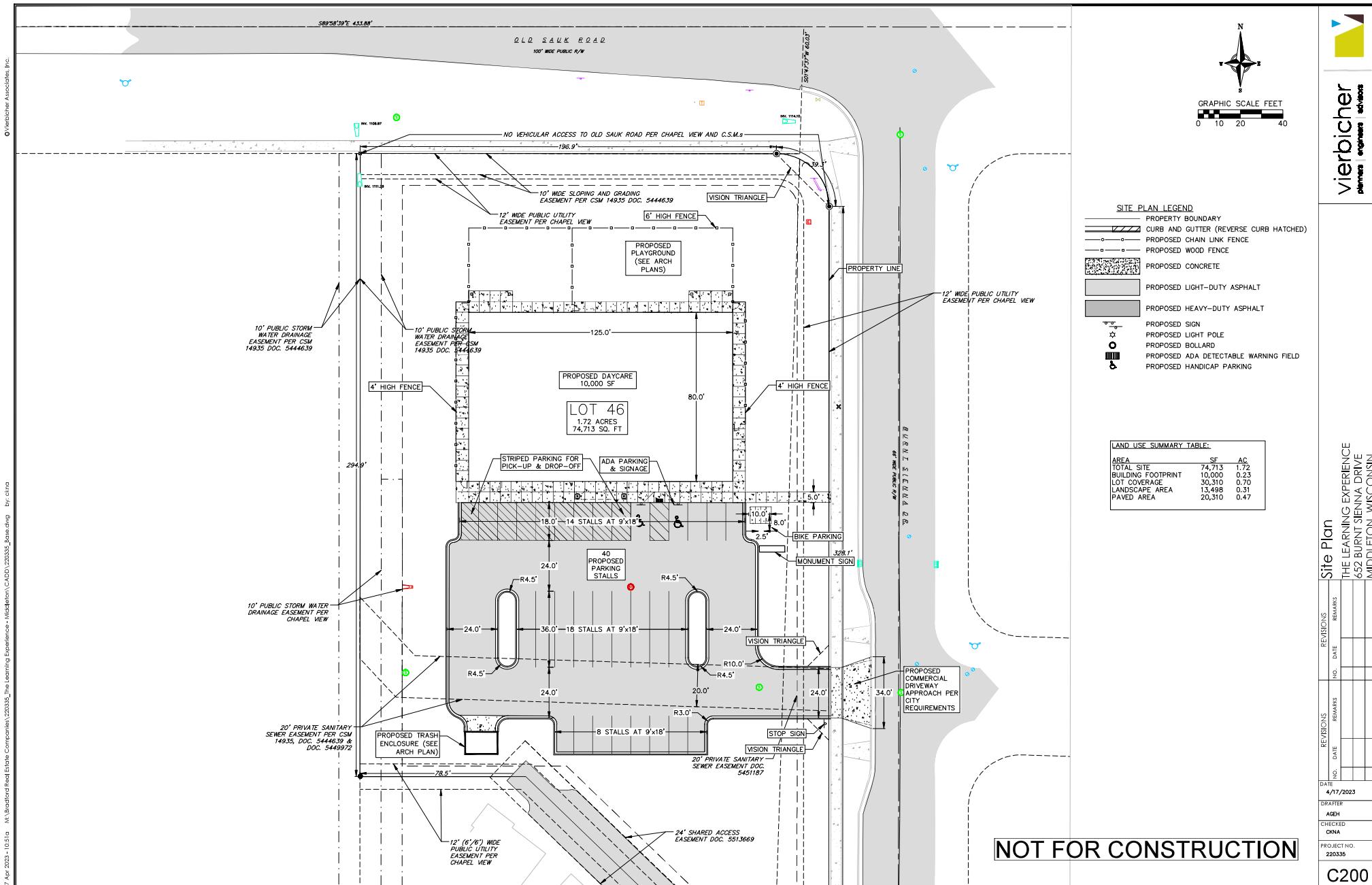
Before excavation, appropriate utility companies should be contacted. For exact location of underground utilities, contact
Digger's Hotline at 800-242-8511.

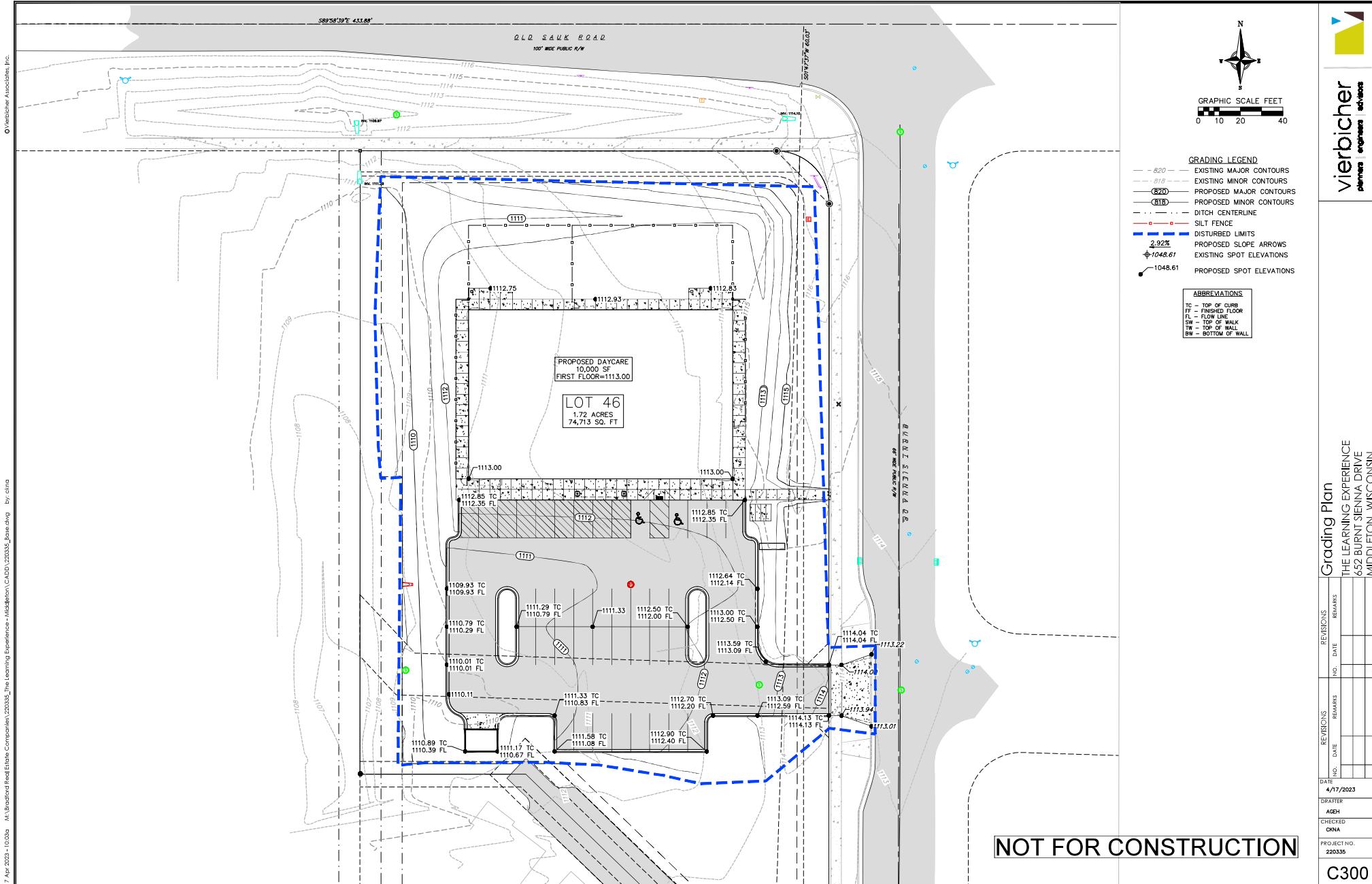
5. This survey was prepared based upon information provided in the Title Commitment 3148635, dated October 19, 2022 from First
American Title Insurance Company (Issuing office of 1350 University Ave, Suite 310, Madison, WI 53705).

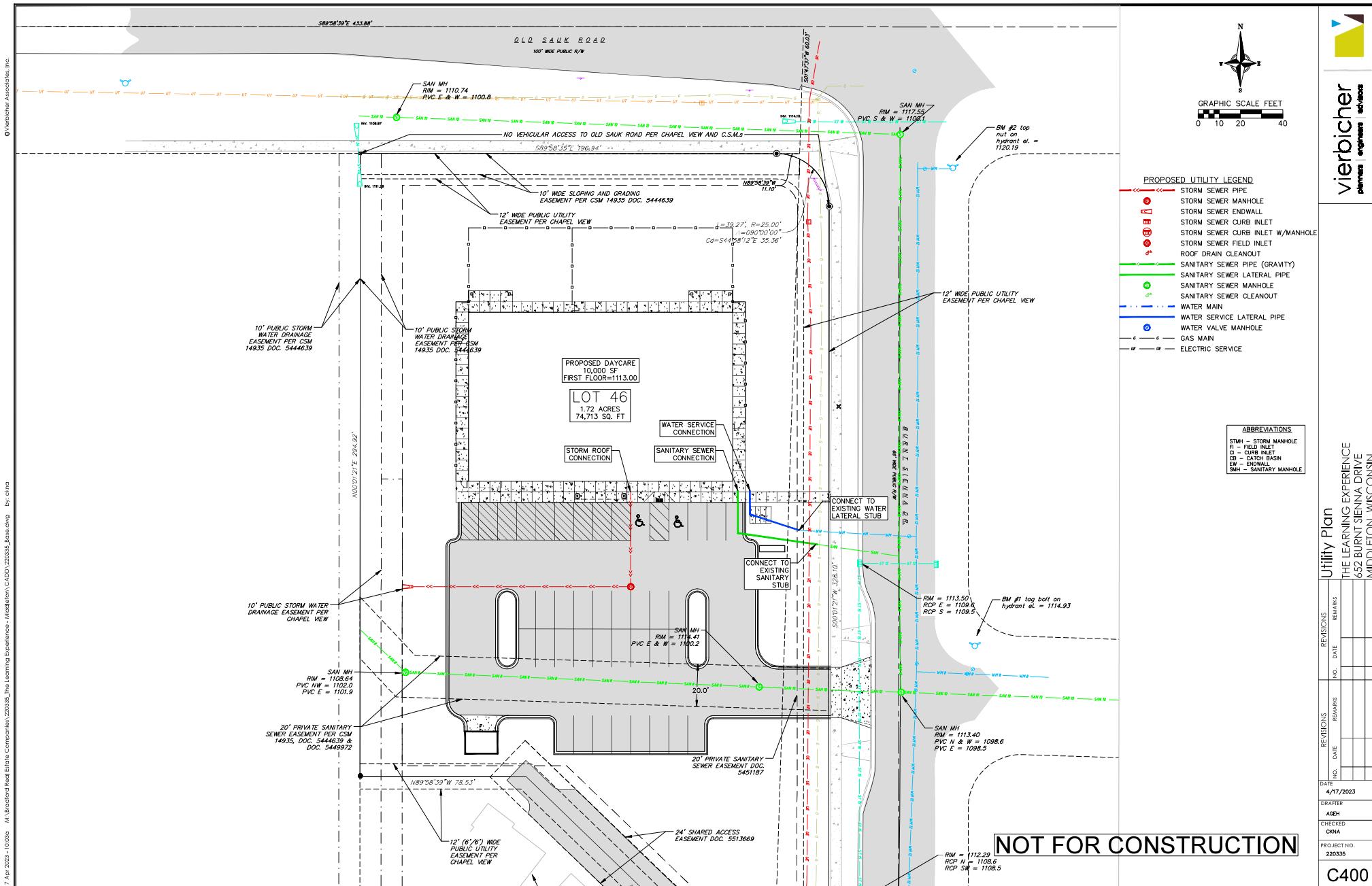
6. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants,
ownership title evidence, or any other facts that the current title search may disclose.

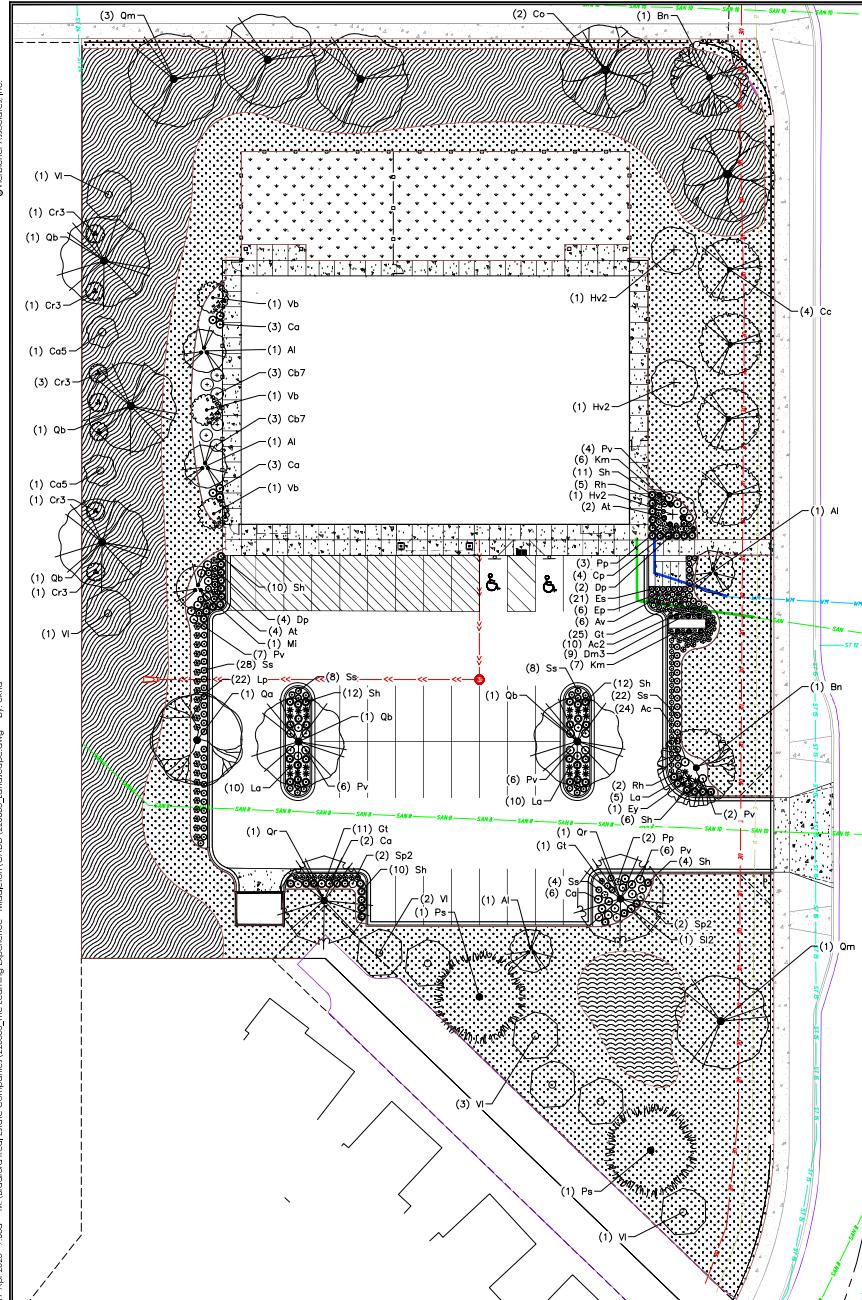


REVISIONS	NO.	DATE	REMARKS
		1/12/2023	









CONCEPT PLANT SCHEDULE



City of Madison Landscape Worksheet					
The Learning Experience - Middleton		Date:	REVISIONS		
Total Square Footage of Developed Area:		(Site Area)	(Building Footprint at Grade)		= 64713 sf
Total Landscape Points Required (<5 ac):		74713 / 300 = 216	x 5 = 1,079		
Landscape Points Required (>5 ac):		/100 = 0	x 1 = -		1,079
Plant Type/Element		Credits/Existing Landscaping		New/Proposed Landscaping	
Plant Type/Element	Min. Size at Installation	Points	Quantity	Points Achieved	Quantity
Oversize deciduous tree	2.5' cal	35	0	0	14 490
Tall Evergreen Tree	5.6 feet tall	35	0	0	2 70
Ornamental tree	1.5' cal	15	0	0	14 210
Upright evergreen shrub	3.4 feet tall	10	0	0	0 0
Shrub, deciduous	#3 gallon	3	0	0	40 120
Shrub, evergreen	#3 gallon	4	0	0	0 0
Ornamental grasses/periennials	#1 gallon	2	0	0	350 700
Ornamental/decorative fencing or wall	n/a	4 per 10 LF	0	0	0 0
Existing significant specimen tree	Min. Size 2.5' cal.	14 per caliper inch	0	0	0 0
Landscape furniture for public seating and/or transit connections		5 points per "seat"	0	0	0 0
Sub Totals				0	1590 1590
					Total Points Provided: 1590

L100

Landscape Site Plan
THE LEARNING EXPERIENCE
652 BURN SIENA DRIVE
MIDDLETON, WISCONSIN

DATE: 4/17/2023
DRAFTER: EGOR
CHECKED: CRNA
PROJECT NO.: 220335

PLANT MATERIAL NOTES:

1. ALL PLANTINGS SHALL CONFORM TO QUALITY REQUIREMENTS AS PER ANSI Z60.1.
2. PLANT MATERIAL SHALL BE THE SPECIES, VARIETY AND SIZE SPECIFIED, NUMBER OF PLANTS ACCORDING TO THE GOOD AGRICULTURAL PRACTICES, AND UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE OF THE PROJECT SITE.
3. CONTACT LANDSCAPE ARCHITECT, IN WRITING, TO REQUEST ANY PLANT MATERIAL SUBSTITUTIONS DUE TO AVAILABILITY ISSUES.
4. ALL PLANTS SHALL BE GUARANTEED TO BE IN HEALTHY AND FLOURISHING CONDITION DURING THE GROWING SEASON FOLLOWING INSTALLATION. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR ONE YEAR FROM THE TIME OF INSTALLATION.

LANDSCAPE MATERIAL NOTES:

1. CONTRACTOR SHALL PROVIDE A SUITABLE AMENDED TOPSOIL BLEND FOR ALL PLANTING AREAS WHERE SOIL CONDITIONS ARE UNSUITABLE FOR PLANT GROWTH. TOPSOIL SHALL CONFORM TO QUALITY REQUIREMENTS AS PER SECTION 625.2(1) OF THE "STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION." PROVIDED A MINIMUM OF 18" OF TOPSOIL IN ALL PLANTING AREAS AND 6" OF TOPSOIL IN AREAS TO BE SEEDED/SODDED.
2. SUBSOIL UNDER TURF AND PLANTING BEDS MUST BE FREE DRaining AND LOOSE TO ALLOW ROOT PENETRATION AND DRAINAGE. LANDSCAPE CONTRACTOR SHOULD NOTIFY GENERAL CONTRACTOR IF SUBSURFACE COMPACTION IS UNFIT FOR PLANTING. LANDSCAPE CONTRACTOR IS NOT RESPONSIBLE FOR SUBSURFACE SOIL PREPARATION.
3. LANDSCAPE BEDS TO BE MULCHED WITH UNDYED SHREDDED HARDWOOD BARK MULCH TO 3" DEPTH MIN.
4. LANDSCAPE BEDS ARE SEPARATED FROM SEEDED AREAS WITH COMMERCIAL GRADE ALUMINUM LANDSCAPE EDGING, PERMALOC CLEANLINE $\frac{3}{8}$ " X 4" OR EQUAL, COLOR BLACK ANODIZED.
5. ALL TREES AND/OR SHRUBS PLANTED IN SEEDED AREAS TO BE INSTALLED WITH A 5" DIAMETER MULCH RING AND SHOVEL CUT EDGE. A SLOW RELEASE FERTILIZER AND MYCORRHIZAL INOCULANT SHOULD BE APPLIED TOPICALLY AT TIME OF PLANTING PRIOR TO MULCH APPLICATION. APPLICATION RATES TO REFLECT MANUFACTURER SPECIFICATIONS.

SEEDING AND PLUG PLANTING NOTES:

1. ALL AREAS LABELED "SHORT PRAIRIE" TO BE SEDED WITH "SHORTGRASS PRAIRIE FOR MEDIUM SOILS" BY AGRICOL OR EQUIVALENT, PER MANUFACTURER'S SPECIFICATIONS. ALL NATIVE SEEDINGS BETWEEN JUNE 15TH AND OCTOBER 15TH TO RECEIVE AT LEAST 1" WATER TWICE WEEKLY. NATIVE SEEDING PRIOR TO JUNE 15TH AND AFTER OCTOBER 15TH DO NOT REQUIRE WATERING. PRIOR TO SEEDING APPLY A MINIMUM OF 4" TOPSOIL TO ENTIRE AREA. FOLLOWING SEEDING APPLY A MULCH LAYER OF STRAW OR STRAW MAT.
2. AREAS SHOWN AS TURF GRASS TO BE SEDED WITH "WEAR-N-TEAR" SEED MIX BY LA CROSSE SEED OR EQUIVALENT. ALL SEDED AREAS ARE TO BE WATERED DAILY TO MAINTAIN ADEQUATE MOISTURE FOR SEEDING. AFTER SEEDING, GROWTH IS ESTABLISHED, APPLY 1" WATER TWICE WEEKLY UNTIL PLANT ACCEPTANCE (PRIOR TO ROUTINE MAINTENANCE SCHEDULE ESTABLISHMENT). MOWING SHOULD OCCUR TO MAINTAIN A TURF HEIGHT OF 3"-6". PRIOR TO SEEDING APPLY A MINIMUM OF 4" TOPSOIL TO ENTIRE AREA. FOLLOWING SEEDING APPLY A MULCH LAYER OF STRAW OR STRAW MAT.
3. INSTALL BUTTERFLY GARDEN PLUG PLANTINGS AS 2" X 2" X 4" OR 2.25" X 2.25" X 5" DEEP PLUGS AS SUPPLIED BY AGRICOL, MIDWEST GROUNDCOVERS OR EQUAL. BIURETENTION PLUGS TO BE INSTALLED 14" ON CENTER IN A TRIANGULAR GRID PATTERN. PLANT SPECIES RANDOMLY THROUGHOUT SPECIFIED AREA, MAINTAINING AN EVEN RATIO OF GRASSES/SEDGES TO FORBS (WILDFLOWERS) THROUGHOUT PLANTING. APPLY 1" WATER DAILY FOR 3 WEEKS FOLLOWING INSTALLATION.
4. ALL UNLABELED DISTURBED AREAS, AND AREAS LABELED LOW MAINTENANCE LAWN BLEND TO BE SEDED WITH "LOW MAINTENANCE LAWN BLEND" BY LA CROSSE SEED OR EQUIVALENT, PER MANUFACTURER'S SPECIFICATIONS. ALL TURF PLANTED AREAS ARE TO BE WATERED DAILY TO MAINTAIN ADEQUATE SOIL MOISTURE FOR PROPER GERMINATION. AFTER VIGOROUS GROWTH IS ESTABLISHED, APPLY 1" WATER TWICE WEEKLY UNTIL PLANT ACCEPTANCE. PRIOR TO SEEDING APPLY A MINIMUM OF 4" TOPSOIL TO ENTIRE AREA. FOLLOWING SEEDING APPLY A MULCH LAYER OF STRAW OR STRAW MAT.

GENERAL LANDSCAPE NOTES:

1. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR ANY RIGHT OF WAY WORK.
2. CONTRACTOR SHALL VERIFY ALL UTILITIES WITHIN SCOPE OF CONTRACT.
3. CONTRACTOR SHALL COORDINATE ALL WORK WITH OTHER CONTRACTORS AT SITE AND COMPLETE WORK PER SCHEDULE.
4. CONTRACTOR SHALL CLEAN ALL PAVEMENT AREAS WITHIN SITE AFTER COMPLETION. CONTRACTOR SHALL CLEAN ANY Affected PAVED AREAS OUTSIDE OF DISTURBANCE DELINEATION DAILY.

PRAIRIE AREAS PLANTING AND MAINTENANCE THROUGH YEAR 2

Remove weeds from the prairie planting using one or a combination of the following methods:
 1. Apply a vegetation killing herbicide such as glyphosate at least two times spaced two weeks apart. Apply spot or plug after two weeks from the second herbicide application.
 2. Cover the area entirely with black plastic or cardboard for one growing season.
 3. Retill or disk the area at least every month for at least one entire growing season.

PLANTING THE SEED

Plant seed mix before June 15 or after October 15 for best results. Soil seed contact is necessary for seeds to germinate; either use a roller or use a special drill for no-till seeding. Incorporate any necessary soil amendments before seed mix. Do not plant seed deeper than one inch. Watering and mulching may help support germination, but watering must be done consistently until germination is complete.

CARING FOR THE PLANTING AFTER PLANTING

Weed control is critical while the native plants are becoming established. Weeds may be controlled via moving, spot herbicide application, or hand pulling. During the first growing season, mow at a height no less than 6" in late June, late July and late August. In the second year, mow at a height of no less than 6" in late June and mid August. Spot invasive weed treatment should be completed at least once a year with a selective herbicide. Refer to resources provided by the DNR for specific invasive species to be targeted.

After two growing seasons, prairie can be controlled via burning. Burning is best done in late spring (late April) for maximum inhibition of weeds and to preserve winter nesting habitat. Burning should be done biennially. In areas where burning is not feasible, remaining vegetation should be mowed to a height of 6" in late fall or early spring every other year. Spot herbicide treatment should be considered as annual maintenance. Initial invasive species elimination effort results in lower maintenance efforts following treatments.

LICENSING CALCULATIONS							
The Learning Experience, Madison, WI							
ROOM NAME	STATE REQUIRED AREA (S.F. SEE RATIO)	NET S.F.	ACTUAL S.F.	RATIO (CHILD PER S.F.)	# OF CHILDREN	# OF TEACHERS	TEACHER RATIO (TEACHERS PER CHILDREN)
INFANT A	440	447	501	1/55	8	2	1/4
INFANT B	440	447	501	1/55	8	2	1/4
TODDLER A	280	333	387	1/35	8	2	1/4
TODDLER B	280	333	387	1/35	8	2	1/4
TWADDLER	420	428	477	1/35	12	2	1/6
PREPER	560	583	631	1/35	16	2	1/8
PRESCHOOL #1	700	709	721	1/35	20	2	1/10
PRESCHOOL #2	700	704	716	1/35	20	2	1/10
PRESCHOOL #3	700	704	716	1/35	20	2	1/12
PRE-AK	595	609	629	1/35	17	1	1/17
MBB/PRESCHOOL	700	719	731	1/35	20	2	VARIABLES
TOTALS	—	—	—	—	157	21	—
* CALCULATED LESS BUILT-IN ITEMS							
FIRST FLOOR 10,000 S.F.							
PLAY AREA 4,980 S.F.							
+2 ADMIN. STAFF							
TOTAL 180							

* CALCULATED LESS BUILT-IN ITEMS
FIRST FLOOR 10,000 S.F.
PLAY AREA 4,980 S.F.



Jarmel Kizel

ARCHITECTS AND ENGINEERS INC.

42 OXNER PARKWAY
LIVINGSTON, NEW JERSEY 07039
TEL: 973-394-4000
FAX: 973-394-4089
www.jarmelkizel.com

Architecture
Engineering
Interior Design
Implementation Services



NO.	DATE	DESCRIPTION	INT.
REVISION			
NO.	DATE	DESCRIPTION	INT.

PROFESSIONAL CERTIFICATION
NAME OF LICENSEE: MATTHEW B. JARMEL
LICENSE NUMBER: 12809

Print Name: **Matthew B. Jarmel** Seal: **10-11-0**
Signature: **TLWb22-114** Approved by: **MBJ**
Owner by: **CS**

Drawing Name:

PROPOSED FLOOR PLAN

Drawing Number:

SA-1.1

