

PRELIMINARY
NOT FOR CONSTRUCTION

TriNova Development

2926 Atwood Ave.
Madison, WI

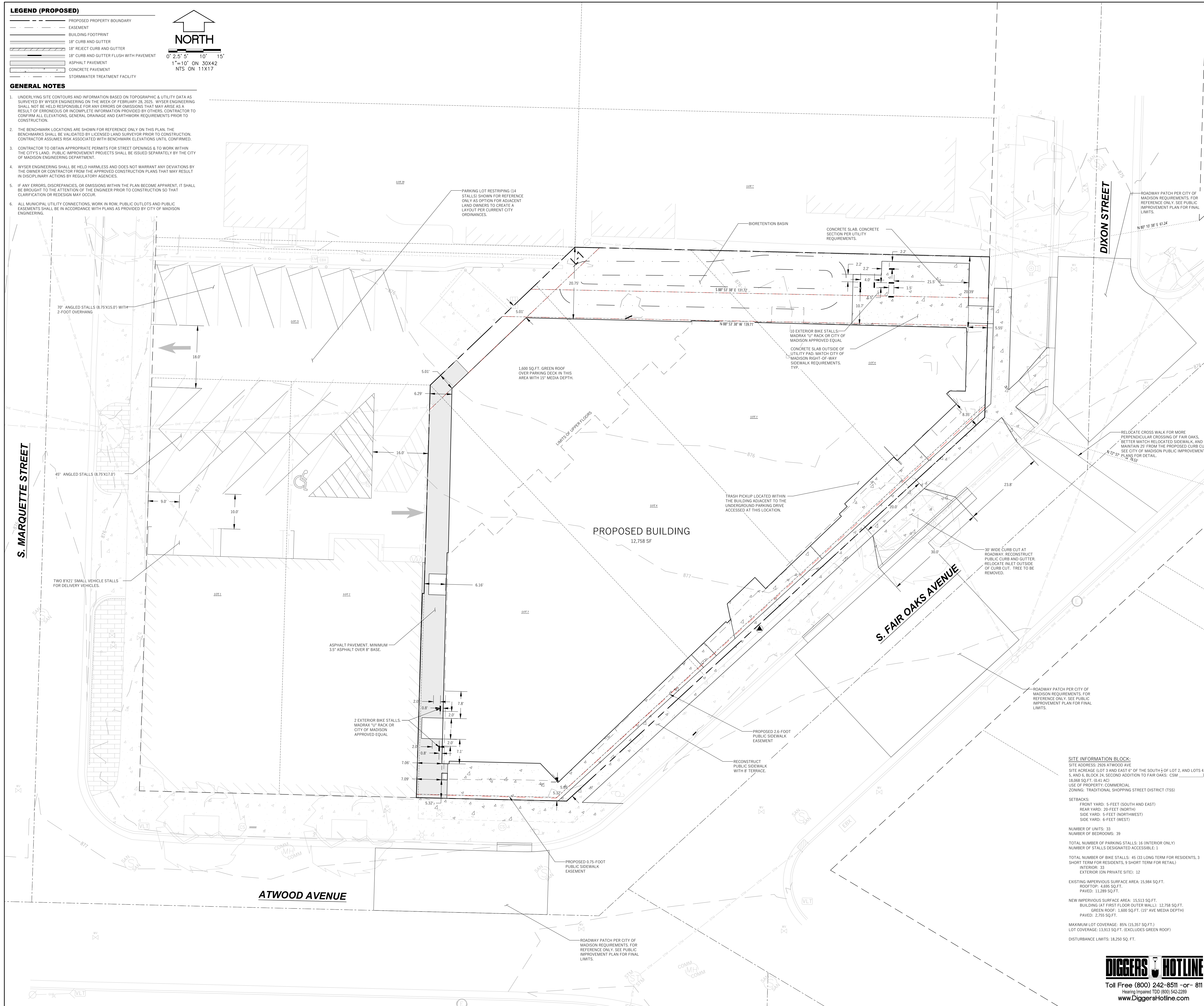
2024.35.00

[illegible]

SITE PLAN

DIGGERS HOTLINE
Toll Free (800) 242-8511 -or- 8
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

C100





PRELIMINARY
NOT FOR CONSTRUCTION

TriNova - Birrenkott
Development
TriNova

2926 Atwood Ave.
Madison, WI

2024.35.00

DATE	ISSUANCE/REVISIONS
11/03/25	LAND USE SUBMITTAL

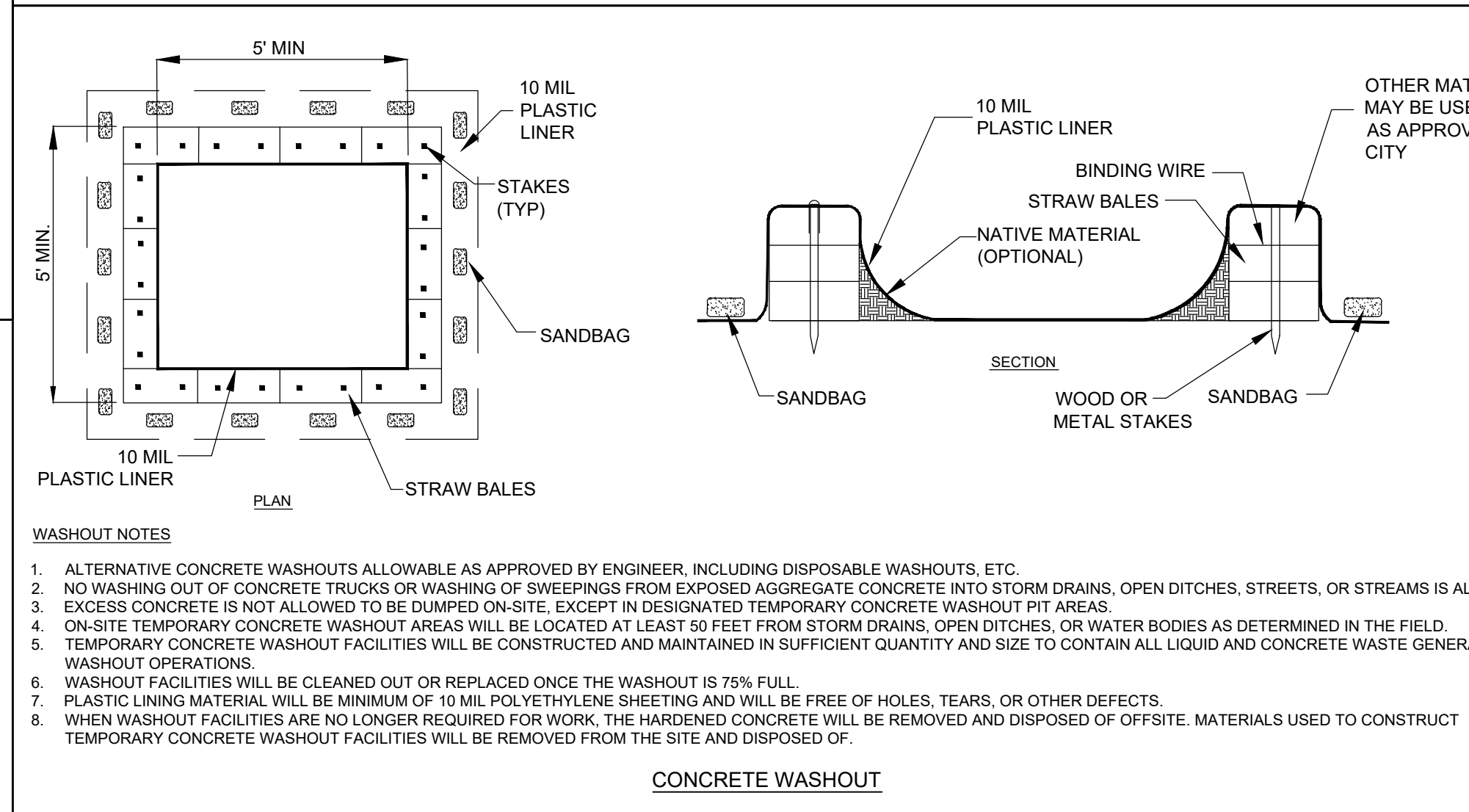
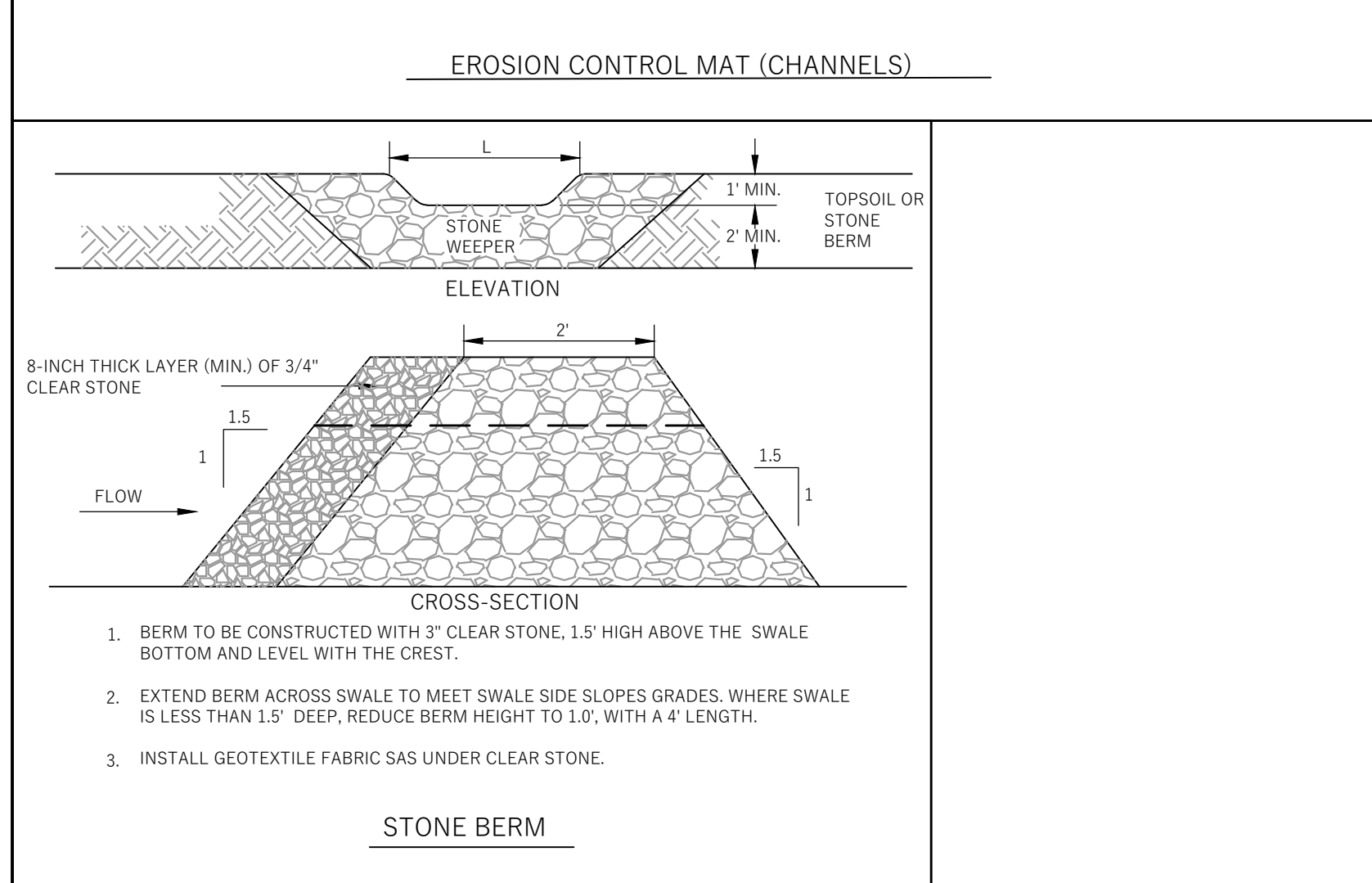
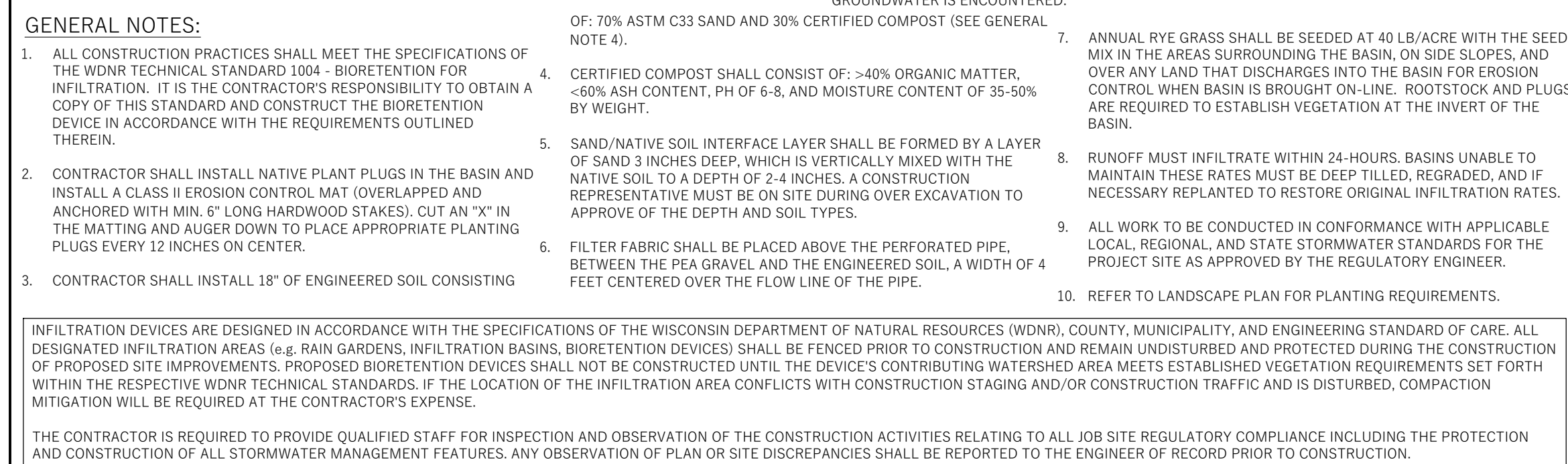
DEMOLITION PLAN

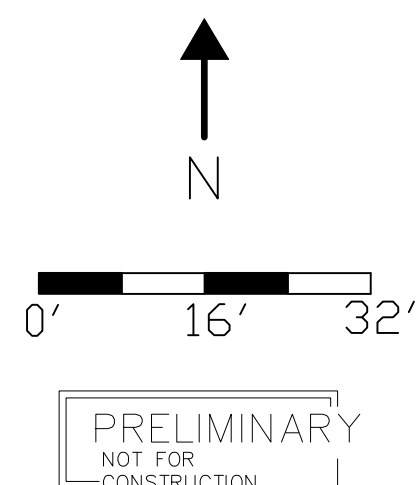
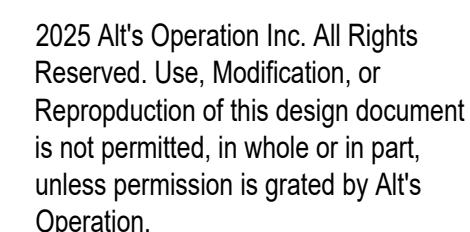
C101

01 January, 2000
 File Name: W:\2024\241313_PU - Birrenkott, S. For Coks & Atwood, Madison\dwg\241313-Civil Design_Demo.dwg
 User: dschneider
 Plotted: Oct 31, 2025 - 4:16pm
 Layout: Demo Plot









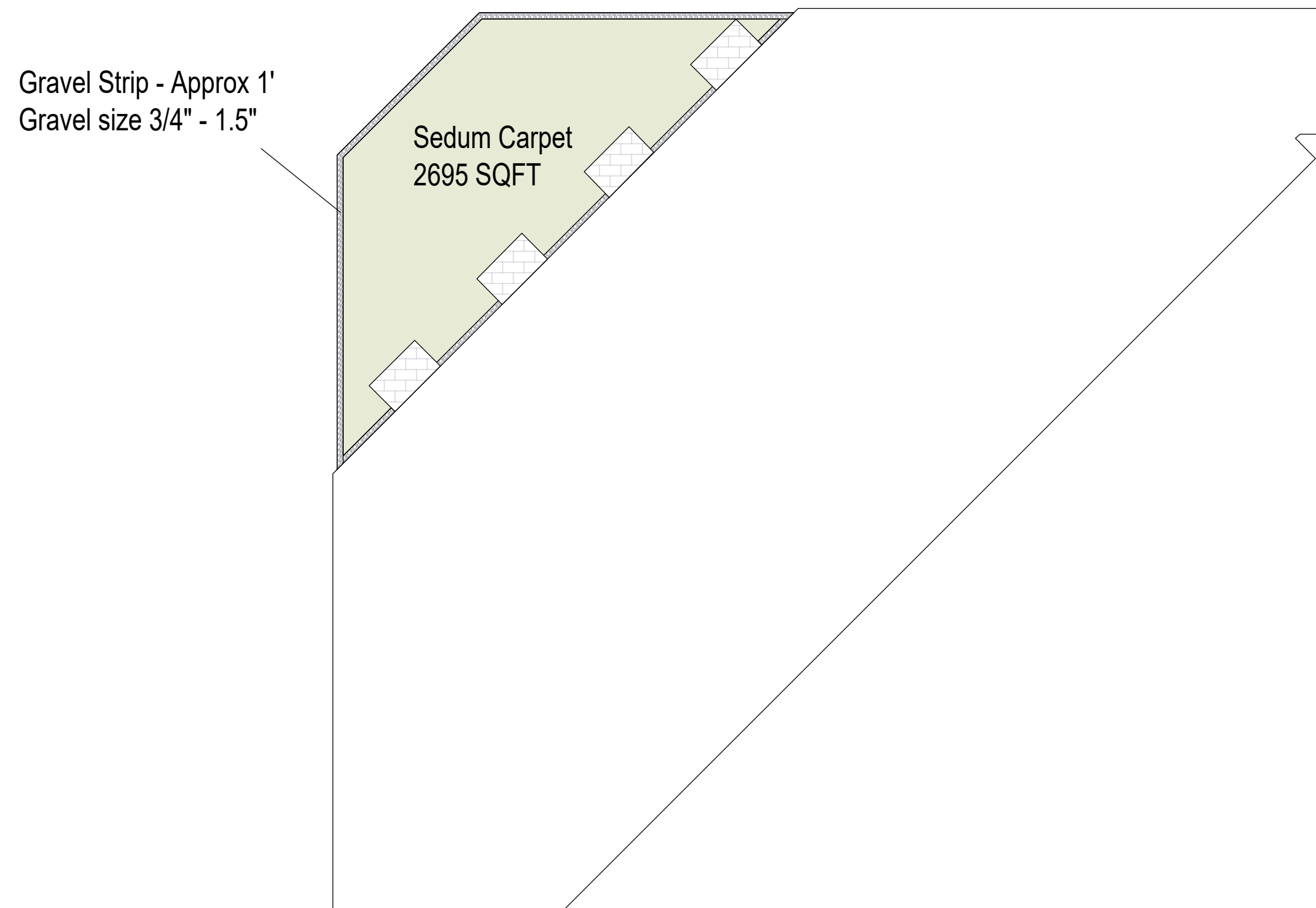
2025.22.00

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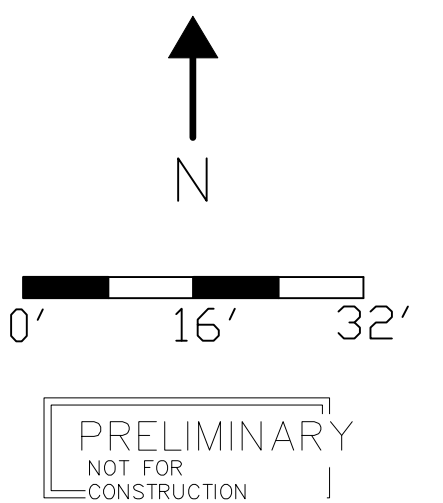
LANDSCAPE PLAN

L100

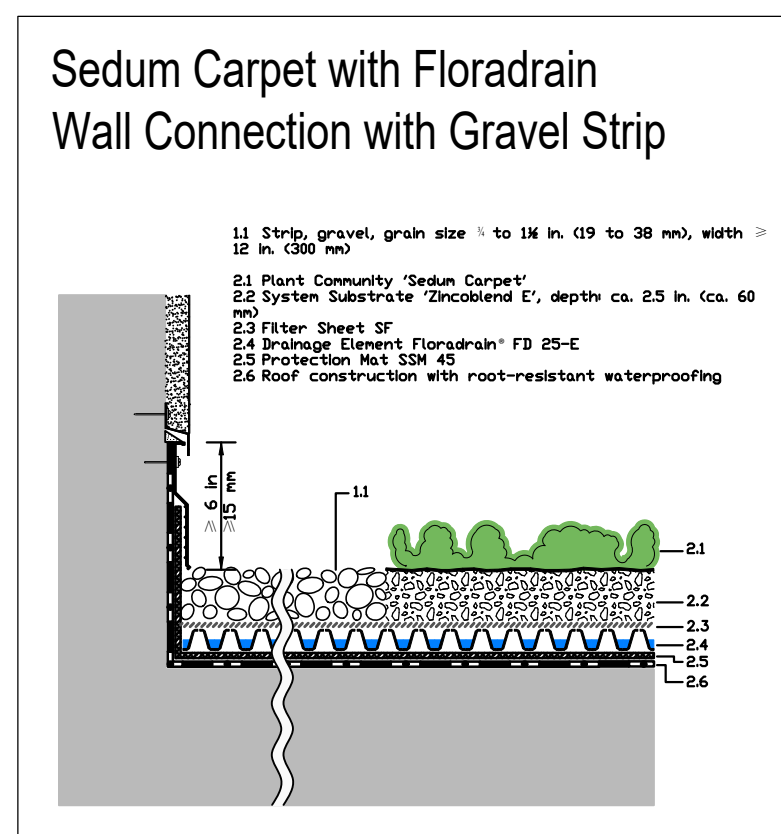
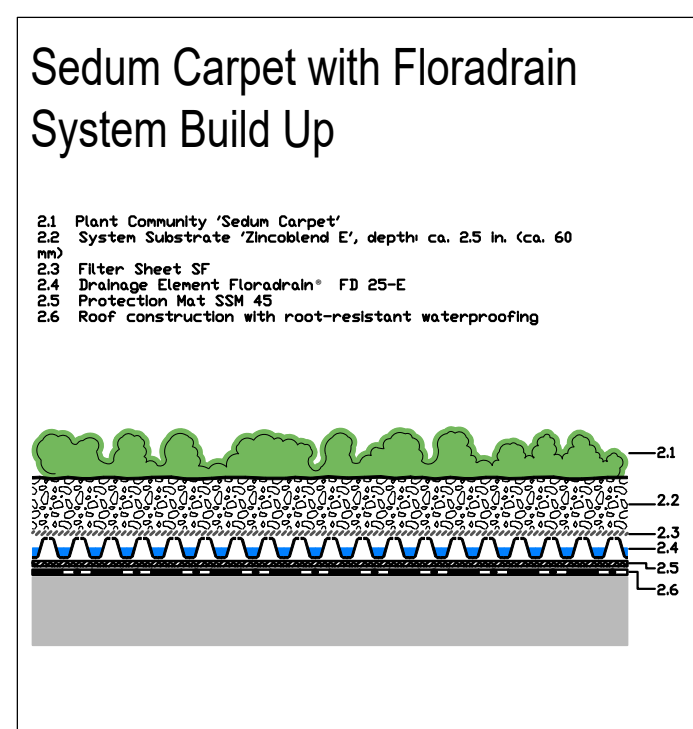
Green Roof



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Architectural Details



Plant Community



TriNova Development
2926 Atwood Ave.
Madison, WI

2025.22.00

[illegible]

GREEN ROOF PLAN

L101



PRELIMINARY
NOT FOR CONSTRUCTION

TriNova Development

2926 Atwood Ave.
Madison, WI

2024.35.00

[illegible]

EXTERIOR RENDERINGS



PRELIMINARY
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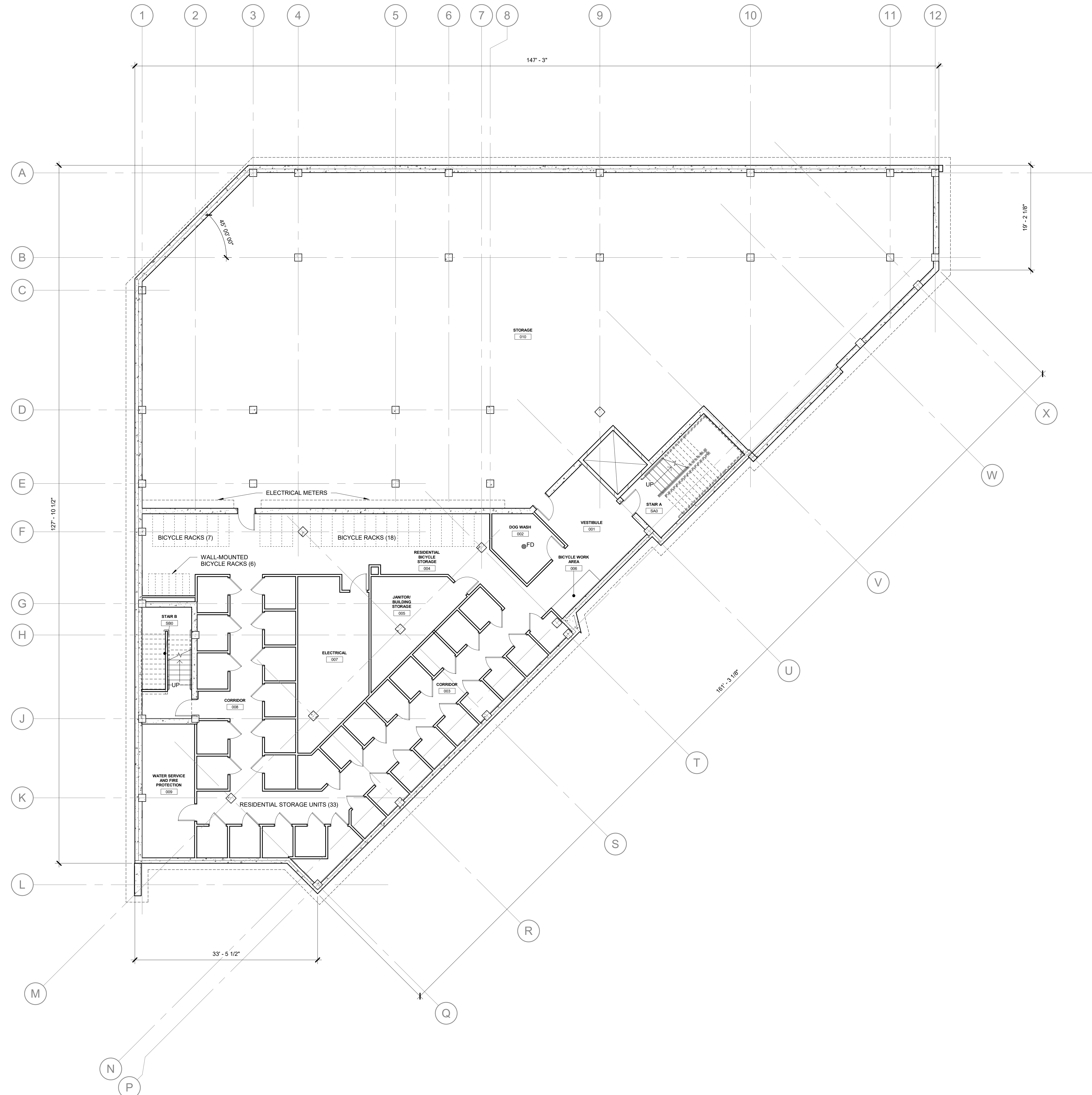
TriNova Development

2926 Atwood Ave.
Madison, WI

2024.35.00

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EXTERIOR RENDERINGS



PRELIMINARY
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TriNova Development

2926 Atwood Ave.
Madison, WI

2024.35.00

[illegible]

BASEMENT FLOOR PLAN

A100





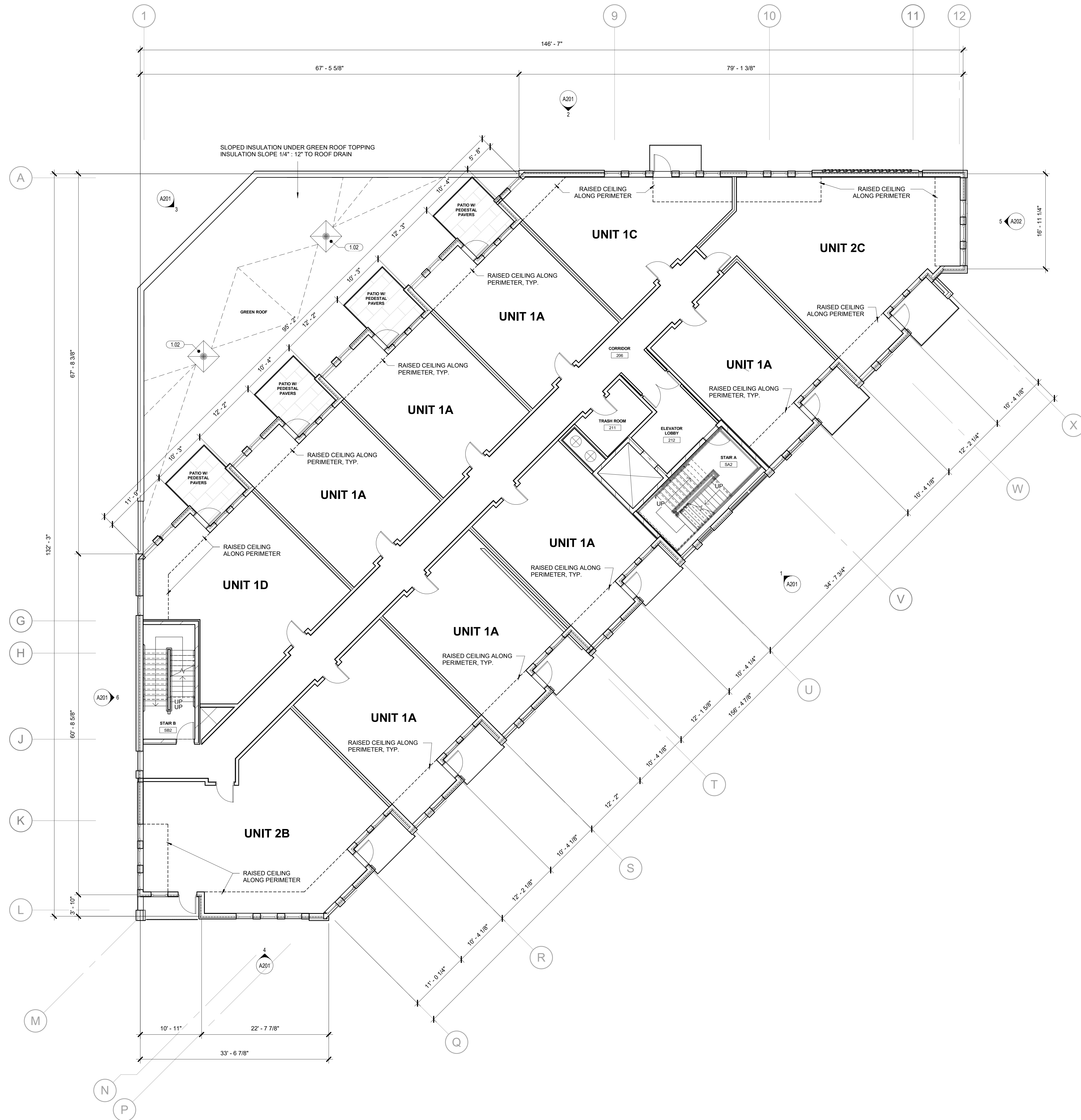
FIRST FLOOR PLAN

TriNova Development

2926 Atwood Ave
Madison, WI

2024.35.00

[illegible]



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TriNova Development

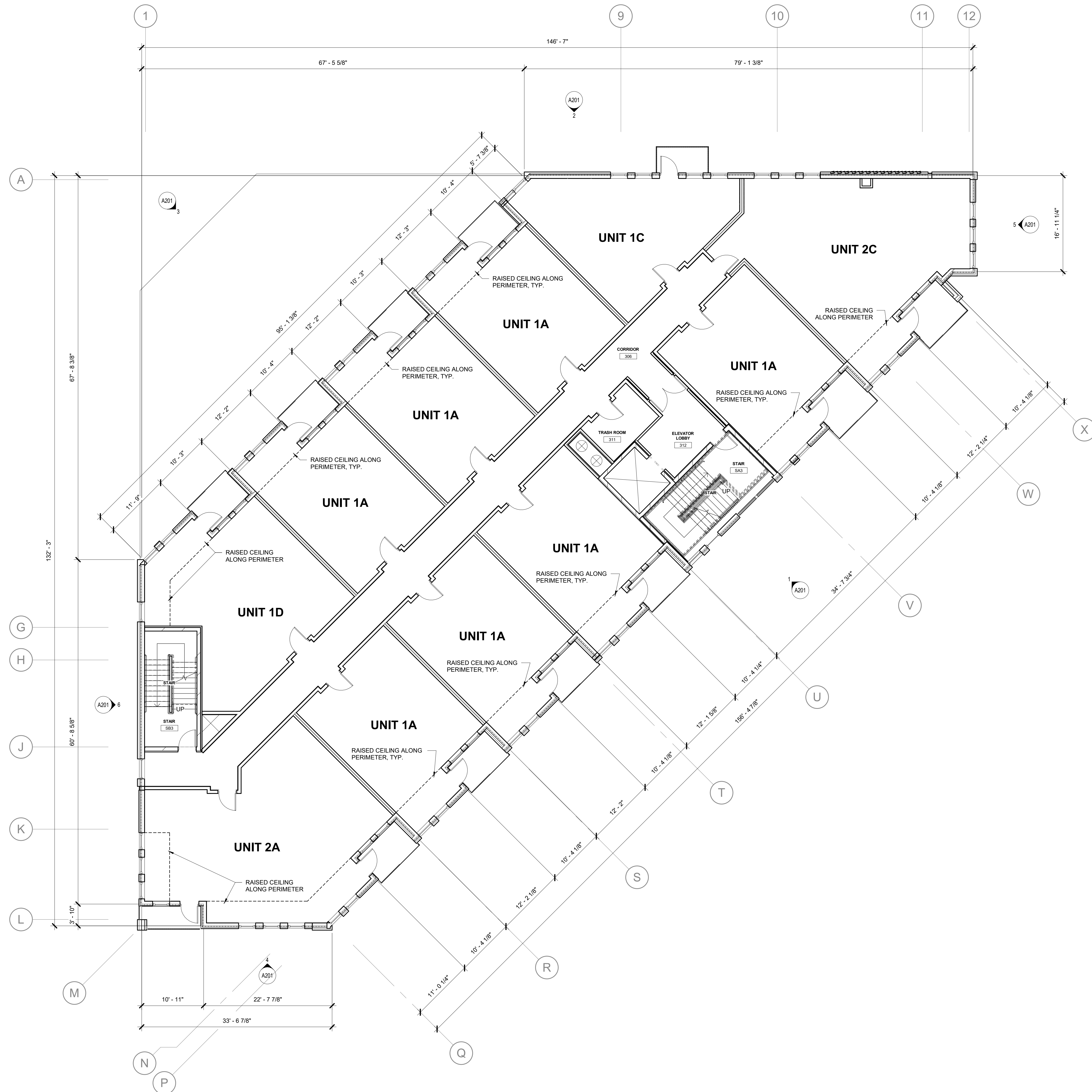
2926 Atwood Ave.
Madison, WI

2024.35.00

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SECOND FLOOR PLAN

A102



PRELIMINARY
NOT FOR CONSTRUCTION

TriNova Development

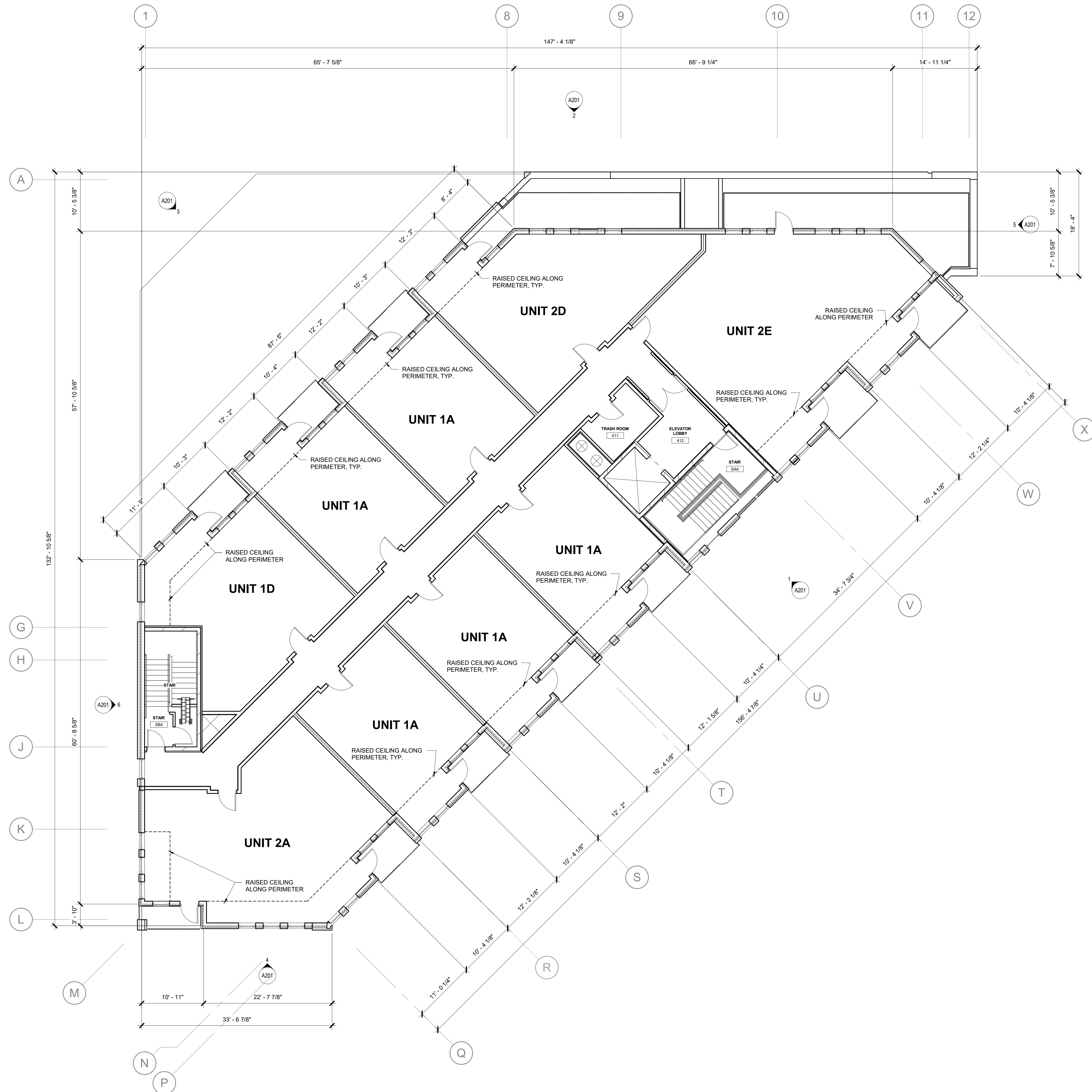
2926 Atwood Ave.
Madison, WI

2024.35.00

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THIRD FLOOR PLAN

A103



PRELIMINARY
NOT FOR CONSTRUCTION

TriNova Development

2926 Atwood Ave.
Madison, WI

2024.35.00

[illegible]

FOURTH FLOOR PLAN

A104



KEYNOTES	
1.02	ROOF DRAIN WITH OVERFLOW DRAIN
1.03	ALUMINUM GUARDRAIL

PRELIMINARY
NOT FOR CONSTRUCTION

TriNova Development

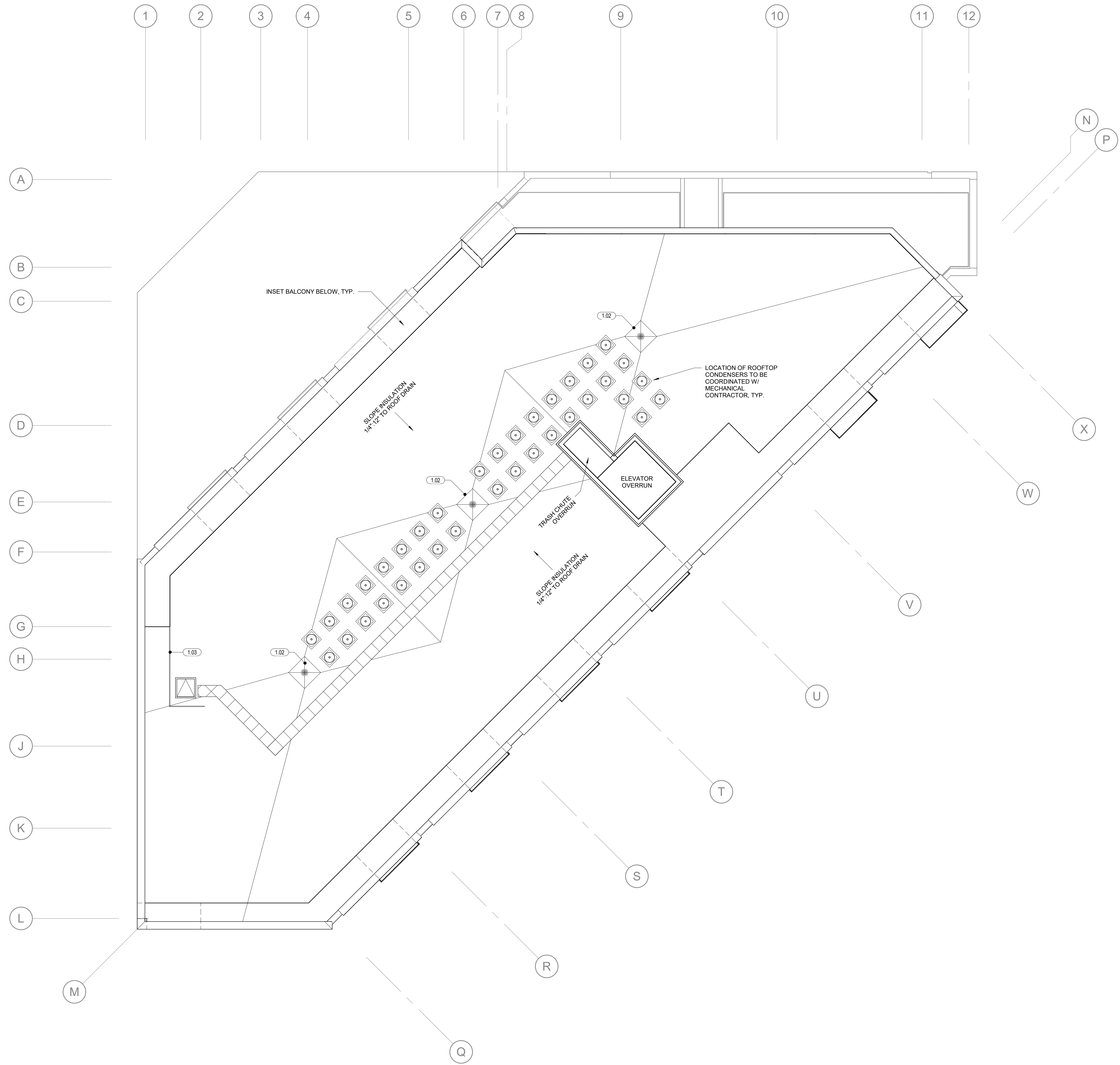
2926 Atwood Ave.
Madison, WI

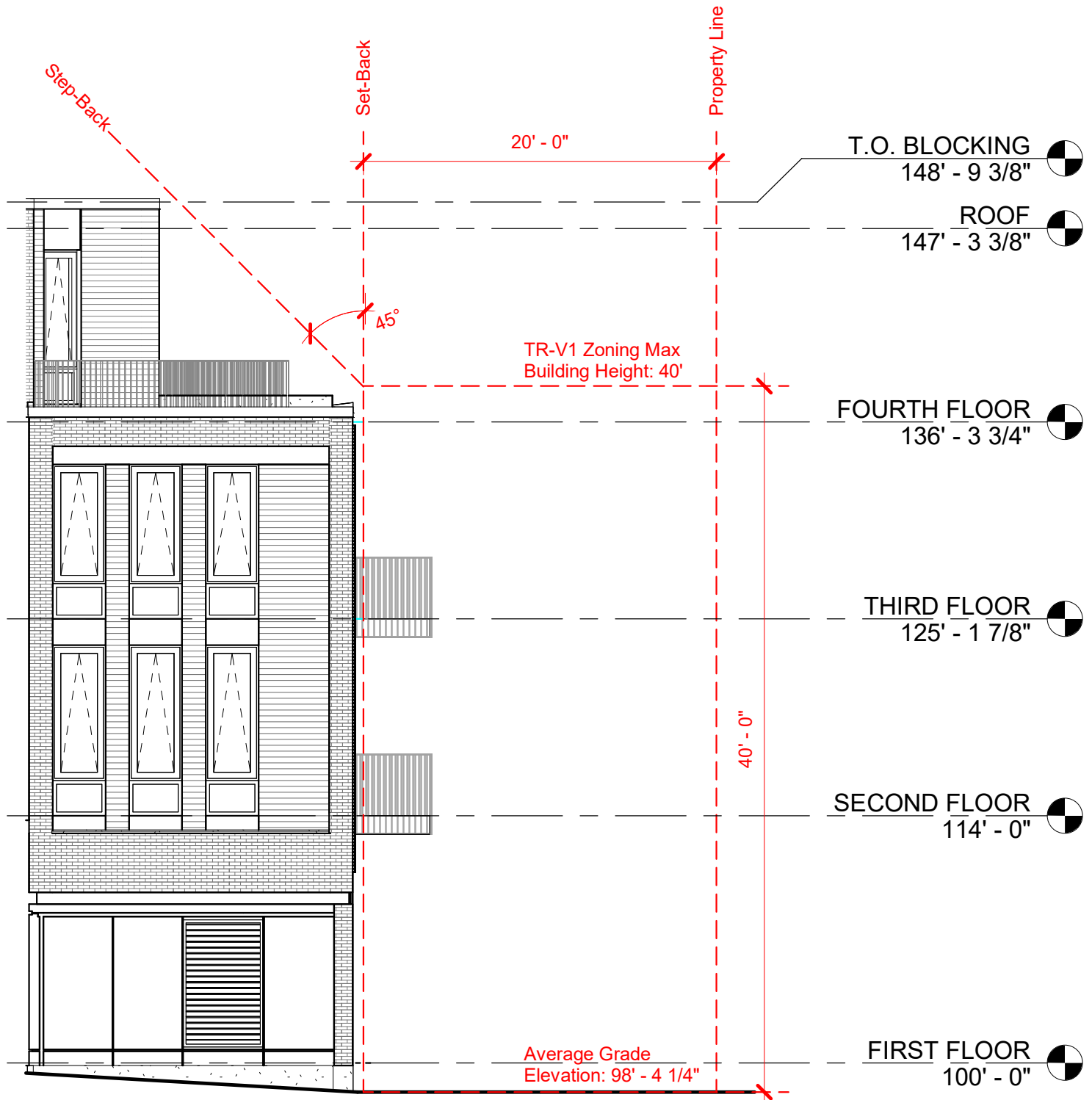
2024.35.00

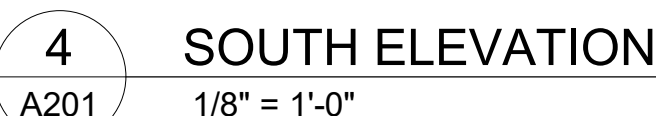
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ROOF PLAN

A105







KEYNOTES

ALUMINUM GUARDRAIL
ALUMINUM PLANK SIDING
COMPOSITE METAL PANEL
BRICK VENEER
BRICK VENEER WITH ACCENT COUSING
BLACK ANODIZED ALUMINUM STOREFRONT
SYSTEM
BLACK ANODIZED ALUMINUM CURTAIN WALL
SYSTEM
CAST STONE BASE
CAST STONE SILL
PRECAST CONCRETE BENCH W/ INTEGRAL
UPLIGHTING
BALCONY CLAD W/ DECORATIVE STEEL
RAILINGS AND BALUSTERS
HEATED COILING OVERHEAD DOOR
PAINTED HOLLOW METAL DOOR - SEE DOOR
SCHEDULE
BLACK ANODIZED ALUMINUM SYSTEM
- SEE DOOR SCHEDULE
DECORATIVE STEEL RAILING
PREFINISHED ALUMINUM LOUVER
ALUMINUM CLAD TYPE 01
ACCENT MULLION WITH INTEGRAL
PLANNED TENANT SIGNAGE ZONE: FINAL
LOCATIONS DETERMINED BY TENANT - WALL
MOUNTED SIGNAGE IS ANTICIPATED

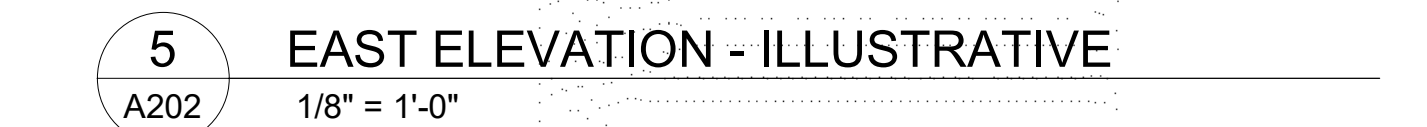
PRELIMINARY
NOT FOR CONSTRUCTION

2926 Atwood Ave.
Madison, WI

[illegible]

BUILDING ELEVATIONS

A201



KEYNOTES

1.03	ALUMINUM GUARDRAIL
2.01	ALUMINUM PLANK SIDING
2.02	COMPOSITE METAL PANEL
2.03	BRICK VENEER
2.04	BRICK VENEER WITH ACENT COURSING
2.06	BLACK ANODIZED ALUMINUM STOREFRONT SYSTEM
2.08	BLACK ANODIZED ALUMINUM CURTAIN WALL SYSTEM
2.07	CAST STONE BASE
2.08	CAST STONE SILL
2.10	PRECAST CONCRETE BENCH W/ INTEGRAL UPLIGHTING
2.11	BALCONY CLAD W/ DECORATIVE STEEL RAILINGS AND APRON.
2.12	HIGH SPEED COILING OVERHEAD DOLLY
2.13	PAINTED HOLLOW METAL DOOR - SEE DOOR SCHEDULE
2.14	BLACK ANODIZED ALUMINUM ENTRY SYSTEM - SEE DOOR SCHEDULE
2.17	DECORATIVE STEEL RAILING
2.20	PREFINISHED ALUMINUM LOUVER
2.30	PREFINISHED METAL COPING TYPE 01
2.31	PREFINISHED METAL COPING TYPE 02
2.40	ACCENT MULLION WITH INTEGRAL LIGHTING
2.50	DESIGNATED TENANT SIGNAGE ZONE. FINAL LOCATIONS DETERMINED BY TENANT. WALL AND PROJECTED SIGNAGE IS ANTICIPATED.

PRELIMINARY
NOT FOR CONSTRUCTION

TriNova Development

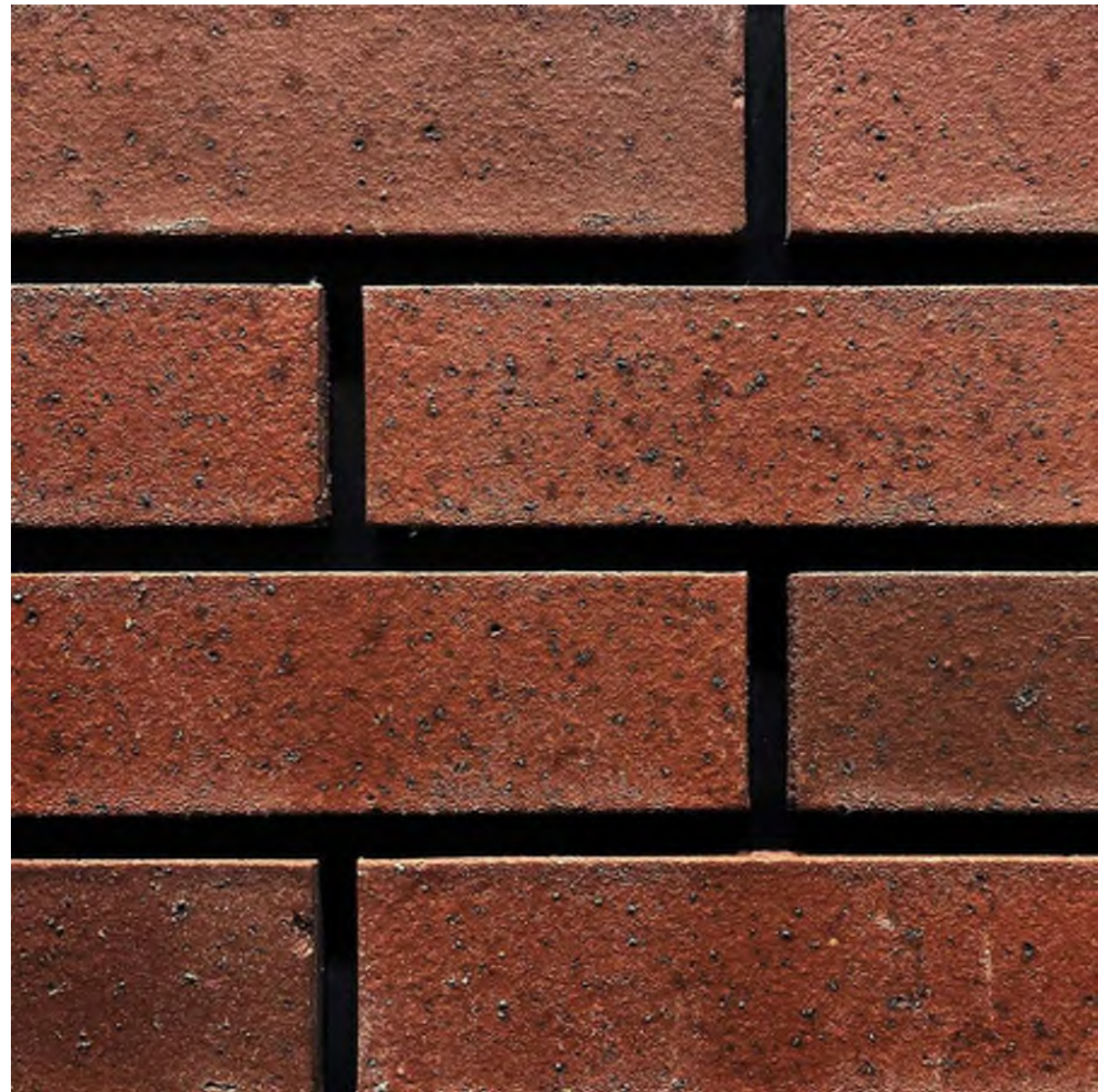
2926 Atwood Ave.
Madison, WI

2024.35.00

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BUILDING ELEVATIONS - ILLUSTRATIVE

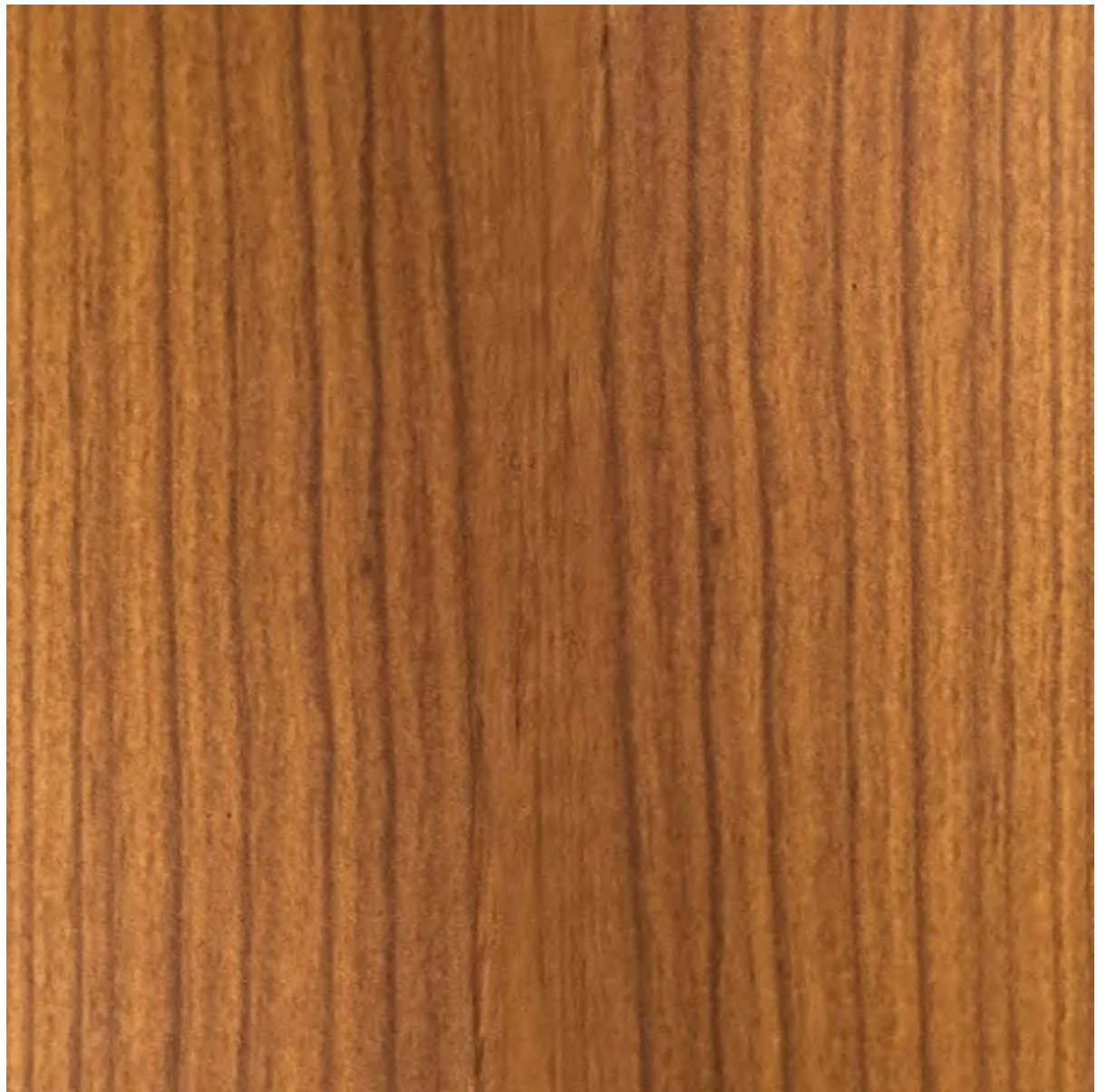
A202



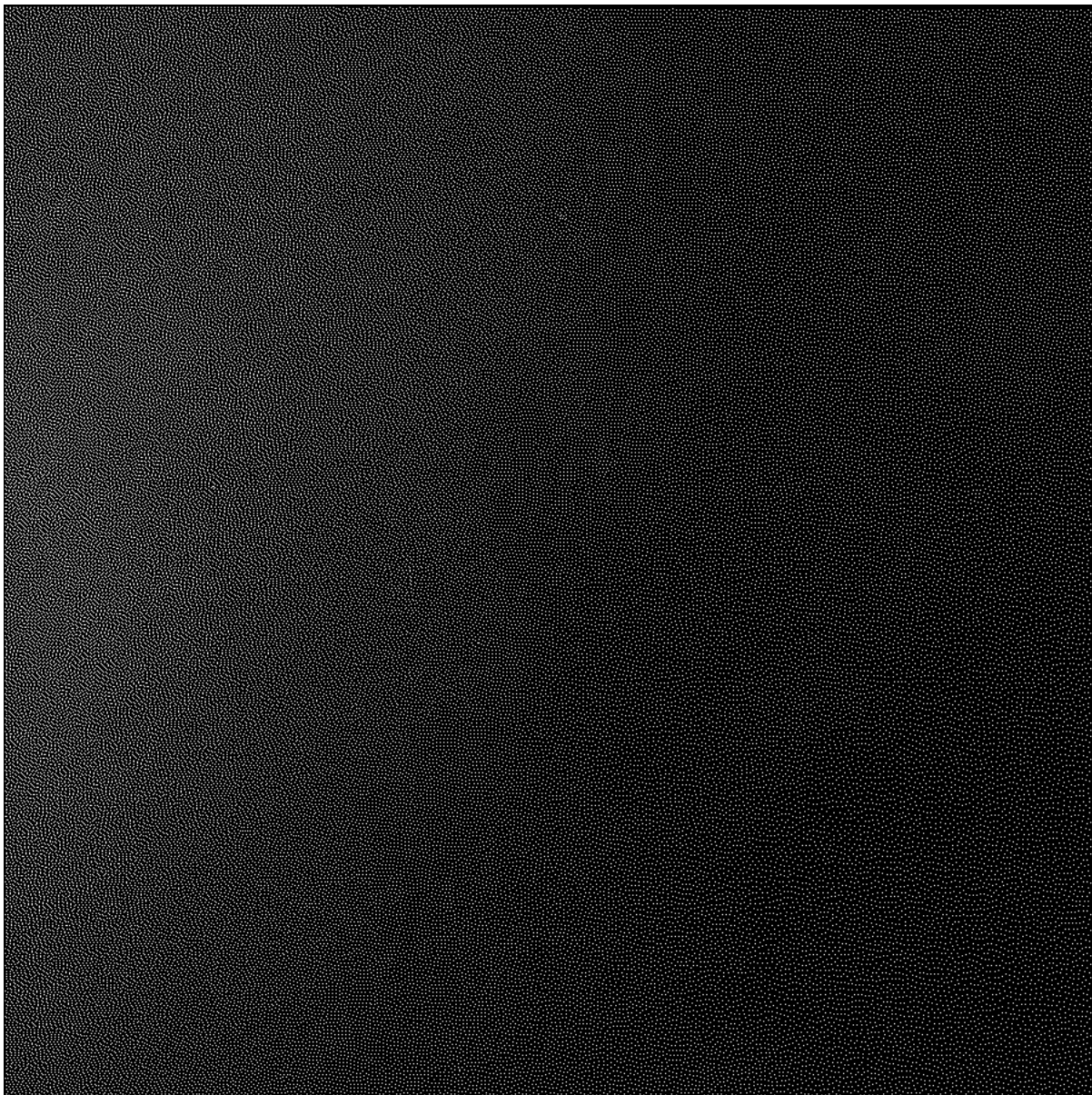
1. Brick Veneer



2. Aluminum Plank Siding - Burnt Cherry by Longboard



3. Aluminum Accent Mullions - Light Cherry Wood Grain



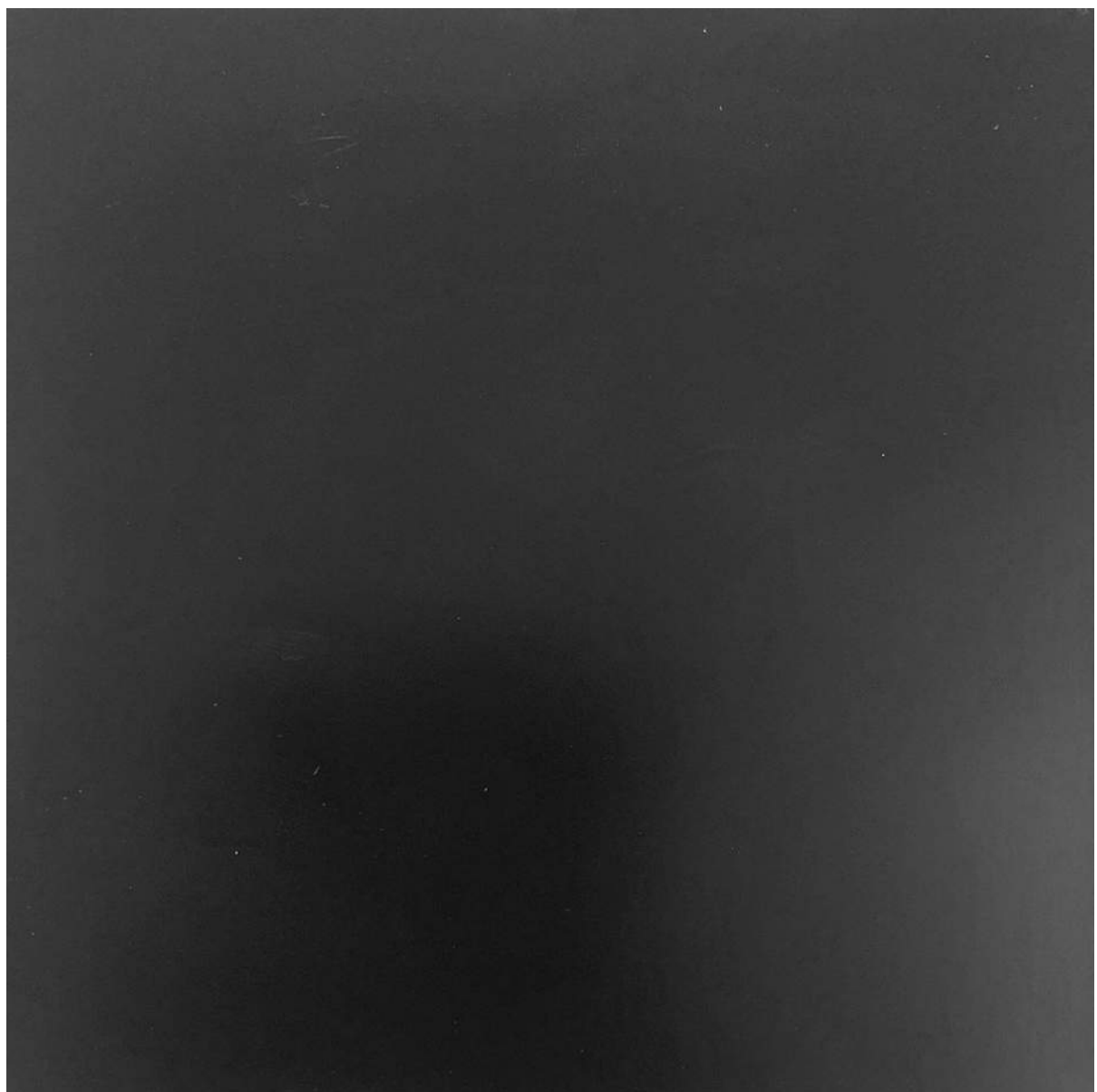
4. Composite Metal Panel - Midnight Black by Alfrex



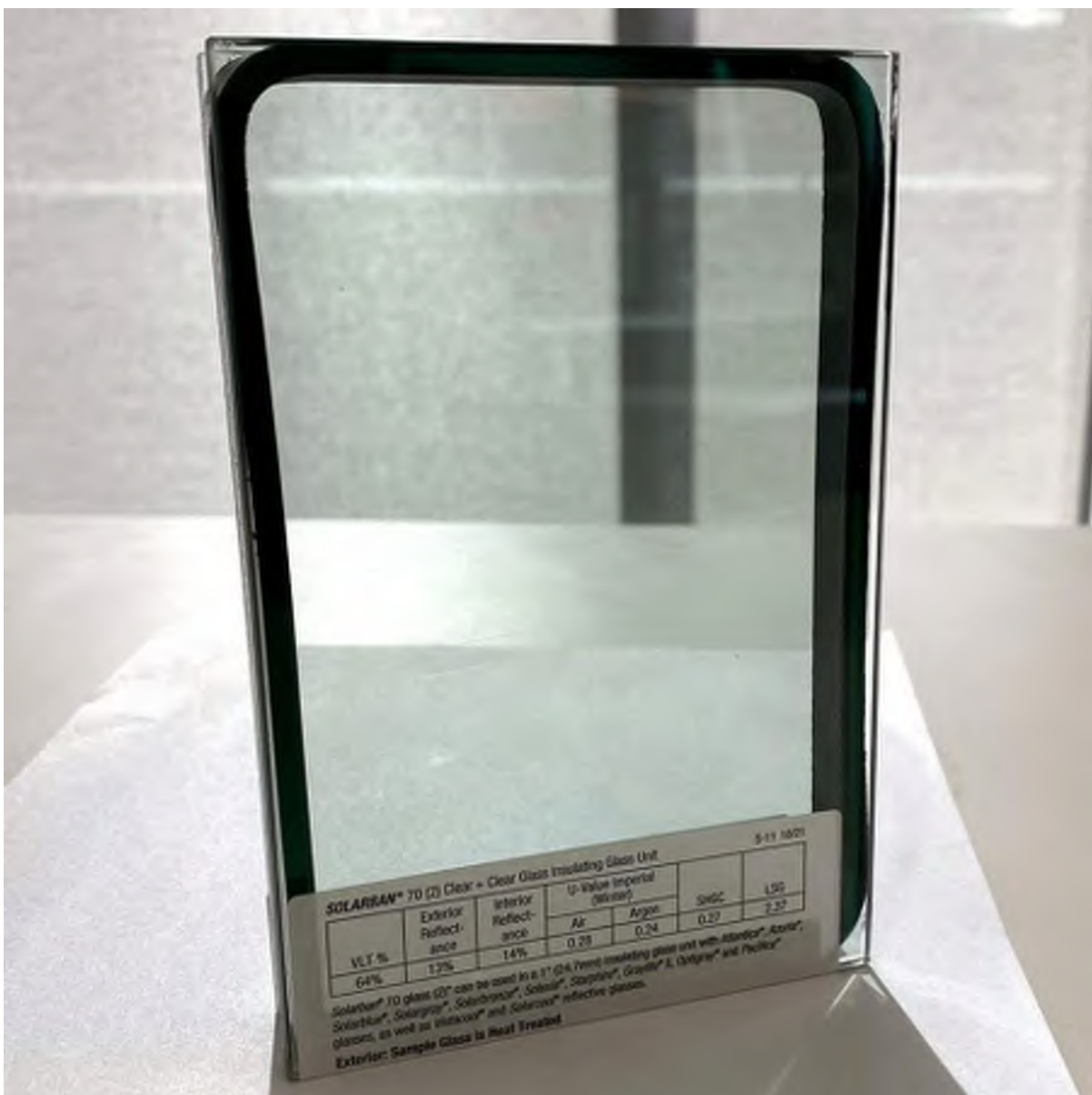
5. Cast Stone



6. Cast Stone



7. Aluminum Window Frames - Black by Kawneer



8. Low-E Vision Glazing

PRELIMINARY
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TriNova Development

2926 Atwood Ave.
Madison, WI

2024.35.00

DATE	ISSUANCE/REVISIONS	
11/03/2025	LAND USE APPLICATION	

[illegible]

BUILDING MATERIALS



314 W Dayton Street, Madison, WI 53703
Phone: 608-266-4420 • Fax: 608-267-1100 • E-mail: fire@cityofmadison.com

Contact Name & Phone #: WADE WYSE - 608-437-1980

1. Is the building completely protected by an NFPA 13 or 13R automatic fire sprinkler system? If non-sprinklered , fire lanes extend to within 150-feet of all portions of the exterior wall? If sprinklered , fire lanes are within 250-feet of all portions of the exterior wall?		☒ Yes	☐ No	☐ N/A
2. Is the fire lane constructed of concrete or asphalt, designed to support a minimum load of 85,000 lbs? a) Is the fire lane a minimum unobstructed width of at least 20'-feet? b) Is the fire lane unobstructed with a vertical clearance of at least 13 1/2'-feet? c) Is the minimum inside turning radius of the fire lane at least 28-feet? d) Is the grade of the fire lane not more than a slope of 8%? e) Is the fire lane posted as fire lane? (Provide detail of signage.) f) Is a roll-able curb used as part of the fire lane? (Provide detail of curb.) g) Is part of a sidewalk used as part of the required fire lane? (Must support +85,000 lbs.)		☒ Yes	☐ No	☐ N/A
3. Is the fire lane obstructed by security gates or barricades? If yes: a) Is the gate a minimum of 20-foot clear opening? b) Is an approved means of emergency operations installed, key vault, padlock or key switch?		☐ Yes	☐ No	☐ N/A
4. Is the Fire lane dead-ended with a length greater than 150-feet? If yes, does the area for turning around fire apparatus comply with IFC D103?		☐ Yes	☒ No	☐ N/A
5. Is any portion of the building to be used for high-piled storage in accordance with IFC Chapter 3206.6 If yes, see IFC 3206.6 for further requirements.		☐ Yes	☒ No	☐ N/A
6. Is any part of the building greater than 30-feet above the grade plane? If yes, answer the following questions: a) Is the aerial apparatus fire lane parallel to one entire side of the building and covering at least 25% of the perimeter? b) Is the near edge of the aerial apparatus fire lane between 15' and 30' from the building? c) Are there any overhead power or utility lines located across the aerial apparatus fire lane? d) Are there any tree canopies expected to grow across the aerial fire lane? (Based on mature canopy width of tree species) e) Does the aerial apparatus fire lane have a minimum unobstructed width of 26-feet? f) Is the space between the aerial lane and the building free of trees exceeding 20' in heights?		☒ Yes	☐ No	☐ N/A
7. Are all portions of the required fire lanes within 500-feet of at least (2) hydrants? <i>Note: Distances shall be measured along the path of the hose lay as it comes off the fire apparatus.</i> a) Is the fire lane at least 26' wider for at least 20-feet on each side of the hydrants? b) Is there at least 40' between a hydrant and the building? c) Are the hydrant(s) setback no less than 5-feet nor more than 10-feet from the curb or edge of the street or fire lane? d) Are hydrants located in parking lot islands a minimum of 3 1/2'-feet from the hydrant to the curb? e) Are there no obstructions, including but not limited to: power poles, trees, bushes, fences, posts located, or grade changes exceeding 1 1/2'-feet, within 5-feet of a fire hydrant?		☒ Yes	☐ No	☐ N/A
<i>Note: Hydrants shall be installed and in-service prior to combustible construction on the project site.</i>				

This worksheet is based on **MGO 34.503** and **IFC 2021 Edition Chapter 5 and Appendix D**; please see the codes for further information.

Revised 06/2022





CITY OF MADISON
LANDSCAPE WORKSHEET

Section 28.142 Madison General Ordinance

Project Location / Address 2926 Atwood Ave Madison, WI 53704

Name of Project Atwood Avenue Apartments

Owner / Contact Tim Lemkuil of Trinova Ventures LLC

Contact Phone 608-209-2183 Contact Email timl@aldopartners.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 13,889

Total landscape points required 232

- (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 _____

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			6	90
Upright evergreen shrub (i.e. arborvitae)	3-4 feet tall	10			5	50
Shrub, deciduous	#3 gallon container size, Min. 12”-24”	3			14	42
Shrub, evergreen	#3 gallon container size, Min. 12”-24”	4			5	20
Ornamental grasses/ perennials	#1 gallon container size, Min. 8”-18”	2			45	90
Ornamental/ decorative fencing or wall	n/a	4 per 10 lineal ft.			110	44
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 336

* 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.

Landscaping shall be distributed throughout the property along street frontages, within parking lot interiors, as foundation plantings, or as general site landscaping. The total number of landscape points provided shall be distributed on the property as follows.

Total Developed Area

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.

Development Frontage Landscaping

Landscaping and/or ornamental fencing shall be provided between buildings or parking areas and the adjacent street(s), except where buildings are placed at the sidewalk. Landscape material shall include a mix of plant materials.

Interior Parking Lot Landscaping

The purpose of interior parking lot landscaping is to improve the appearance of parking lots, provide shade, and improve stormwater infiltration. **All parking lots with twenty (20) or more parking spaces** shall be landscaped in accordance with the interior parking lot standards.

Foundation Plantings

Foundation plantings shall be installed along building facades, except where building facades directly abut the sidewalk, plaza, or other hardscape features. Foundation plantings shall consist primarily of shrubs, perennials, and native grasses.

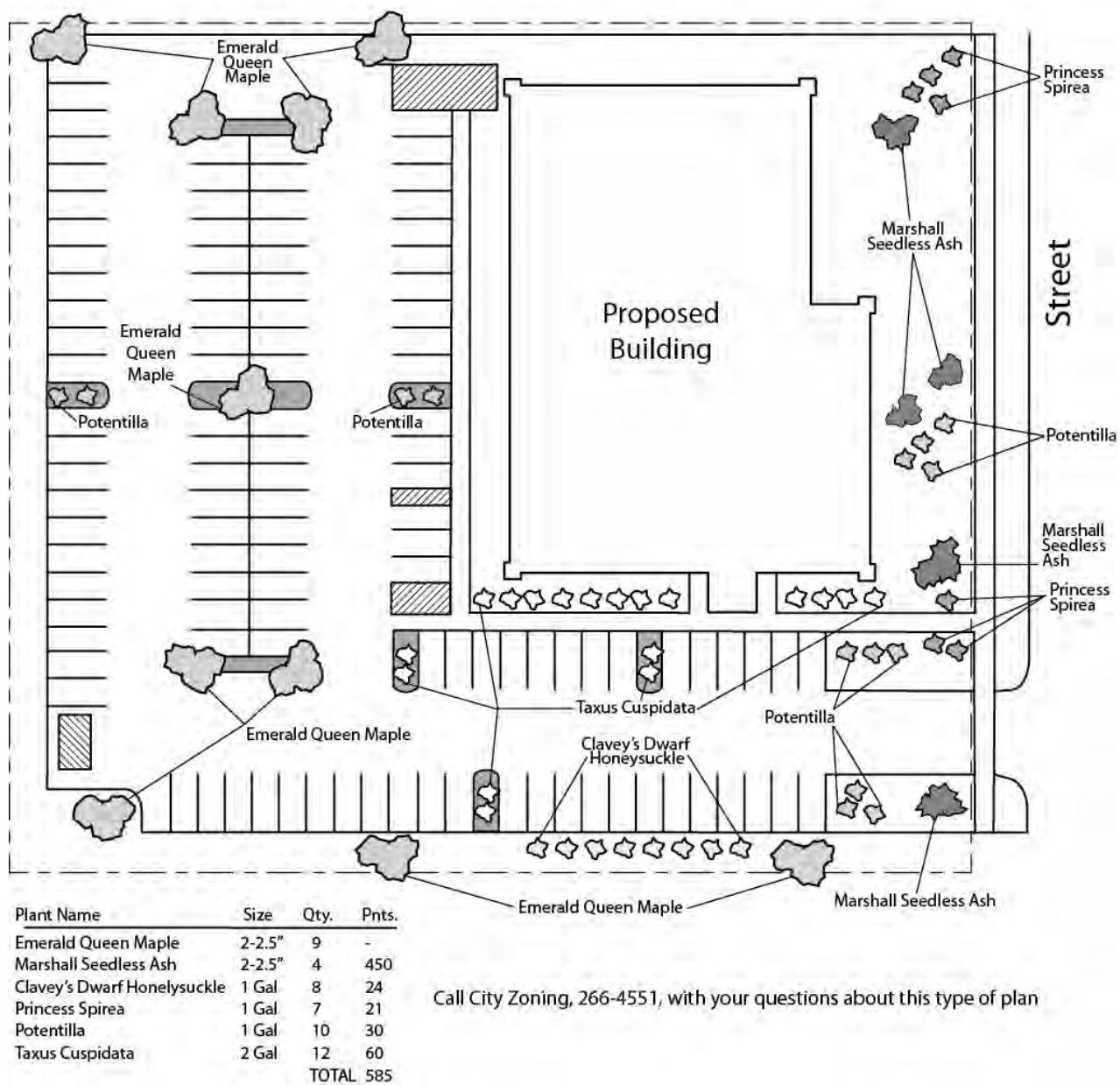
Screening Along District Boundaries

Screening shall be provided along side and rear property boundaries between commercial, mixed use or industrial districts and residential districts.

Screening of Other Site Elements

The following site elements shall be screened in compatibility with the design elements, materials and colors used elsewhere on the site: refuse disposal areas, outdoor storage areas, loading areas, and mechanical equipment.

Example Landscape Plan



LANDSCAPE PLAN AND LANDSCAPE WORKSHEET INSTRUCTIONS

Refer to Zoning Code Section 28.142 LANDSCAPING AND SCREENING REQUIREMENTS for the complete requirements for preparing and submitting a Landscape Plan and Landscape Worksheet.

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 Plan and Design Standards.

Landscape plans shall be submitted as a component of a site plan, where required, or as a component of applications for other actions, including zoning permits, where applicable. Landscape plans for zoning lots greater than ten thousand (10,000) square feet in size must be prepared by a registered landscape architect.

- (a) Elements of the landscape plan shall include the following:
 - 1. Plant list including common and Latin names, size and root condition (i.e. container or ball & burlap).
 - 2. Site amenities, including bike racks, benches, trash receptacles, etc.
 - 3. Storage areas including trash and loading.
 - 4. Lighting (landscape, pedestrian or parking area).
 - 5. Irrigation.
 - 6. Hard surface materials.
 - 7. Labeling of mulching, edging and curbing.
 - 8. Areas of seeding or sodding.
 - 9. Areas to remain undisturbed and limits of land disturbance.
 - 10. Plants shall be depicted at their size at sixty percent (60%) of growth.
 - 11. Existing trees eight (8) inches or more in diameter.
 - 12. Site grading plan, including stormwater management, if applicable.
- (b) Plant Selection. Plant materials provided in conformance with the provisions of this section shall be nursery quality and tolerant of individual site microclimates.
- (c) Mulch shall consist of shredded bark, chipped wood or other organic material installed at a minimum depth of two (2) inches.

Landscape Calculations and Distribution.

Required landscaped areas shall be calculated based upon the total developed area of the property. Developed area, for the purpose of this requirement, 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.

- (a) Landscaping shall be distributed throughout the property along street frontages, within parking lot interiors, and as foundation plantings, or as general site landscaping.
- (b) Planting beds or planted areas must have at least seventy-five percent (75%) vegetative cover.
- (c) Canopy tree diversity requirements for new trees:
 - 1. If the development site has fewer than 5 canopy trees, no tree diversity is required.
 - 2. If the development site has between 5 and 50 canopy trees, no single species may comprise more than 33% of trees.
 - 3. If the development site has more than 50 canopy trees, no single species may comprise more than 20% of trees.

Development Frontage Landscaping.

Landscaping and/or ornamental fencing shall be provided between buildings or parking areas and the adjacent street(s), except where buildings are placed at the sidewalk. Landscape material shall include a mix of plant material meeting the following minimum requirements:

- (a) One (1) overstory deciduous tree and five (5) shrubs shall be planted for each thirty (30) lineal feet of lot frontage. Two (2) ornamental trees or two (2) evergreen trees may be used in place of one (1) overstory deciduous tree.
- (b) In cases where building facades directly abut the sidewalk, required frontage landscaping shall be deducted from the required point total.
- (c) In cases where development frontage landscaping cannot be provided due to site constraints, the zoning administrator may waive the requirement or substitute alternative screening methods for the required landscaping.
- (d) Fencing shall be a minimum of three (3) feet in height, and shall be constructed of metal, masonry, stone or equivalent material. Chain link or temporary fencing is prohibited.

Interior Parking Lot Landscaping.

The purpose of interior parking lot landscaping is to improve the appearance of parking lots, provide shade, and improve stormwater infiltration. **All parking lots with twenty (20) or more parking spaces** shall be landscaped in accordance with the following interior parking lot standards.

- (a) For new development on sites previously undeveloped or where all improvements have been removed, a minimum of eight percent (8%) of the asphalt or concrete area of the parking lot shall be devoted to interior planting islands, peninsulas, or landscaped strips. For changes to a developed site, a minimum of five percent (5%) of the asphalt or concrete area shall be interior planting islands, peninsulas, or landscaped strips. A planting island shall be located at least every twelve (12) contiguous stalls with no break or alternatively, landscaped strips at least seven (7) feet wide between parking bays.
- (b) The primary plant materials shall be shade trees with at least one (1) deciduous canopy tree for every one hundred sixty (160) square feet of required landscaped area. Two (2) ornamental deciduous trees may be substituted for one (1) canopy tree, but ornamental trees shall constitute no more than twenty-five percent (25%) of the required trees. No light poles shall be located within the area of sixty percent (60%) of mature growth from the center of any tree.
- (c) Islands may be curbed or may be designed as uncurbed bio-retention areas as part of an approved low impact stormwater management design approved by the Director of Public Works. The ability to maintain these areas over time must be demonstrated. (See Chapter 37, Madison General Ordinances, Erosion and Stormwater Runoff Control.)

Foundation Plantings.

Foundation plantings shall be installed along building facades, except where building facades directly abut the sidewalk, plaza, or other hardscape features. Foundation plantings shall consist primarily of shrubs, perennials, and native grasses. The Zoning Administrator may modify this requirement for development existing prior to the effective date of this ordinance, as long as improvements achieve an equivalent or greater level of landscaping for the site.

Screening Along District Boundaries.

Screening shall be provided along side and rear property boundaries between commercial, mixed use or industrial districts and residential districts. Screening shall consist of a solid wall, solid fence, or hedge with year-round foliage, between six (6) and eight (8) feet in height, except that within the front yard setback area, screening shall not exceed four (4) feet in height. Height of screening shall be measured from natural or approved grade. Berms and retaining walls shall not be used to increase grade relative to screening height.

Screening of Other Site Elements.

The following site elements shall be screened in compatibility with the design elements, materials and colors used elsewhere on the site, as follows:

- (a) Refuse Disposal Areas. All developments, except single family and two family developments, shall provide a refuse disposal area. Such area shall be screened on four (4) sides (including a gate for access) by a solid, commercial-grade wood fence, wall, or equivalent material with a minimum height of six (6) feet and not greater than seven (7) feet.
- (b) Outdoor Storage Areas. Outdoor storage areas shall be screened from abutting residential uses with a by a building wall or solid, commercial-grade wood fence, wall, year-round hedge, or equivalent material, with a minimum height of six (6) feet and not greater than seven (7) feet. Screening along district boundaries, where present, may provide all or part of the required screening.
- (c) Loading Areas. Loading areas shall be screened from abutting residential uses and from street view to the extent feasible by a building wall or solid, commercial-grade wood fence, or equivalent material, with a minimum height of six (6) feet and not greater than seven (7) feet. Screening along district boundaries, where present, may provide all or part of the required screening.
- (d) Mechanical Equipment. All rooftop and ground level mechanical equipment and utilities shall be fully screened from view from any street or residential district, as viewed from six (6) feet above ground level. Screening may consist of a building wall or fence and/or landscaping as approved by the Zoning Administrator.

Maintenance.

The owner of the premises is responsible for the watering, maintenance, repair and replacement of all landscaping, fences, and other landscape architectural features on the site. All planting beds shall be kept weed free. Plant material that has died shall be replaced no later than the upcoming June 1.

NOTES:

- Customers are responsible for confirming mounting heights, fixture suspension types/ lengths, color temperature, CRI, linear fixture lengths, pole lengths, and bollard heights/ lengths prior to ordering.
- Mounting height (MH) is measured from the bottom of the fixture to the floor.
- This Lighting layout assumes the following unless values are specified and must be confirmed by the customer prior to ordering.
 - Room reflectance of 80, 50, 20 for standard ceilings and 50, 50, 20 for exposed ceilings
 - Wall sconces are mounted at 7' for calculation purposes. Customer must confirm desired mounting height before rough in.

