

APPLICATION FOR
URBAN DESIGN COMMISSION
REVIEW AND APPROVAL

AGENDA ITEM # _____
Project # _____
Legistar # _____

DATE SUBMITTED: <u>8.21.13</u>	Action Requested <input checked="" type="checkbox"/> Informational Presentation <input type="checkbox"/> Initial Approval and/or Recommendation <input type="checkbox"/> Final Approval and/or Recommendation
UDC MEETING DATE: <u>8.28.13</u>	

PLEASE PRINT!

PLEASE PRINT!

PROJECT ADDRESS: 1414 S. PARK ST.

ALDERMANIC DISTRICT: 13

OWNER/DEVELOPER (Partners and/or Principals) ARCHITECT/DESIGNER/OR AGENT:
SARA INVESTMENT ANGUS YOUNG ASSOCIATES

JSD PROFESSIONAL SERVICES

CONTACT PERSON: JOE STADELMAN / JEFF DAVIS

Address: 555 SOUTH RIVER ST
JANESVILLE, WI 53548

Phone: 608.756.2326

Fax: _____

E-mail address: joes@angusyong.com
jeffed@angusyong.com

TYPE OF PROJECT:

(See Section A for:)

- Planned Unit Development (PUD)
- General Development Plan (GDP)
- Specific Implementation Plan (SIP)
- Planned Community Development (PCD)
- General Development Plan (GDP)
- Specific Implementation Plan (SIP)
- Planned Residential Development (PRD)
- New Construction or Exterior Remodeling in an Urban Design District * (A public hearing is required as well as a fee)
- School, Public Building or Space (Fee may be required)
- New Construction or Addition to or Remodeling of a Retail, Hotel or Motel Building Exceeding 40,000 Sq. Ft.
- Planned Commercial Site

(See Section B for:)

- New Construction or Exterior Remodeling in C4 District (Fee required)

(See Section C for:)

- R.P.S.M. Parking Variance (Fee required)

(See Section D for:)

- Comprehensive Design Review* (Fee required)
- Street Graphics Variance* (Fee required)
- Other _____

*Public Hearing Required (Submission Deadline 3 Weeks in Advance of Meeting Date)

Where fees are required (as noted above) they apply with the first submittal for either initial or final approval of a project.

Sara Investment Real Estate
Meriter Hospital – Physical Therapy Clinic
1414 S. Park Street Redevelopment

Urban Design Commission Informational
and Initial Approval Submittal

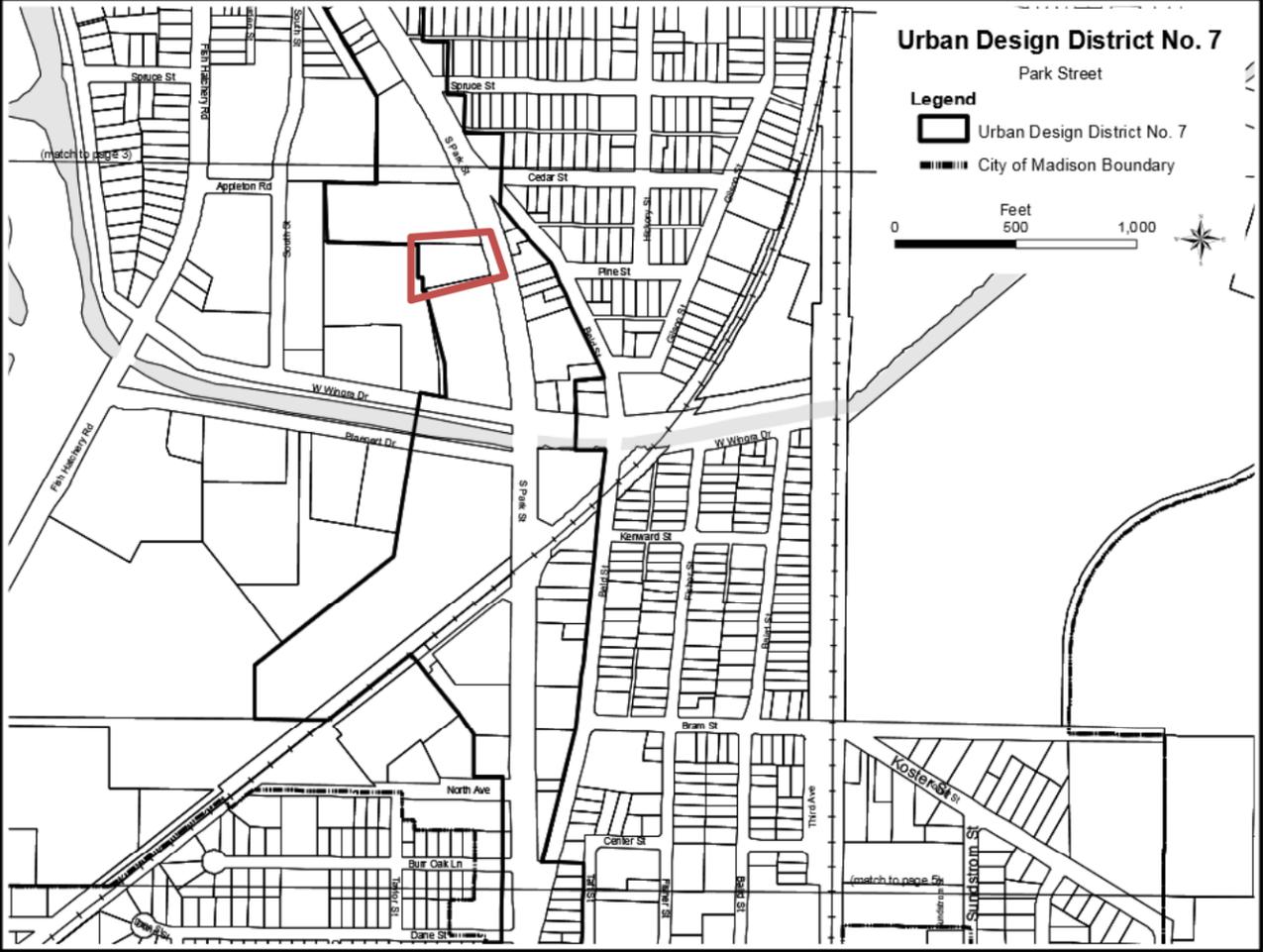
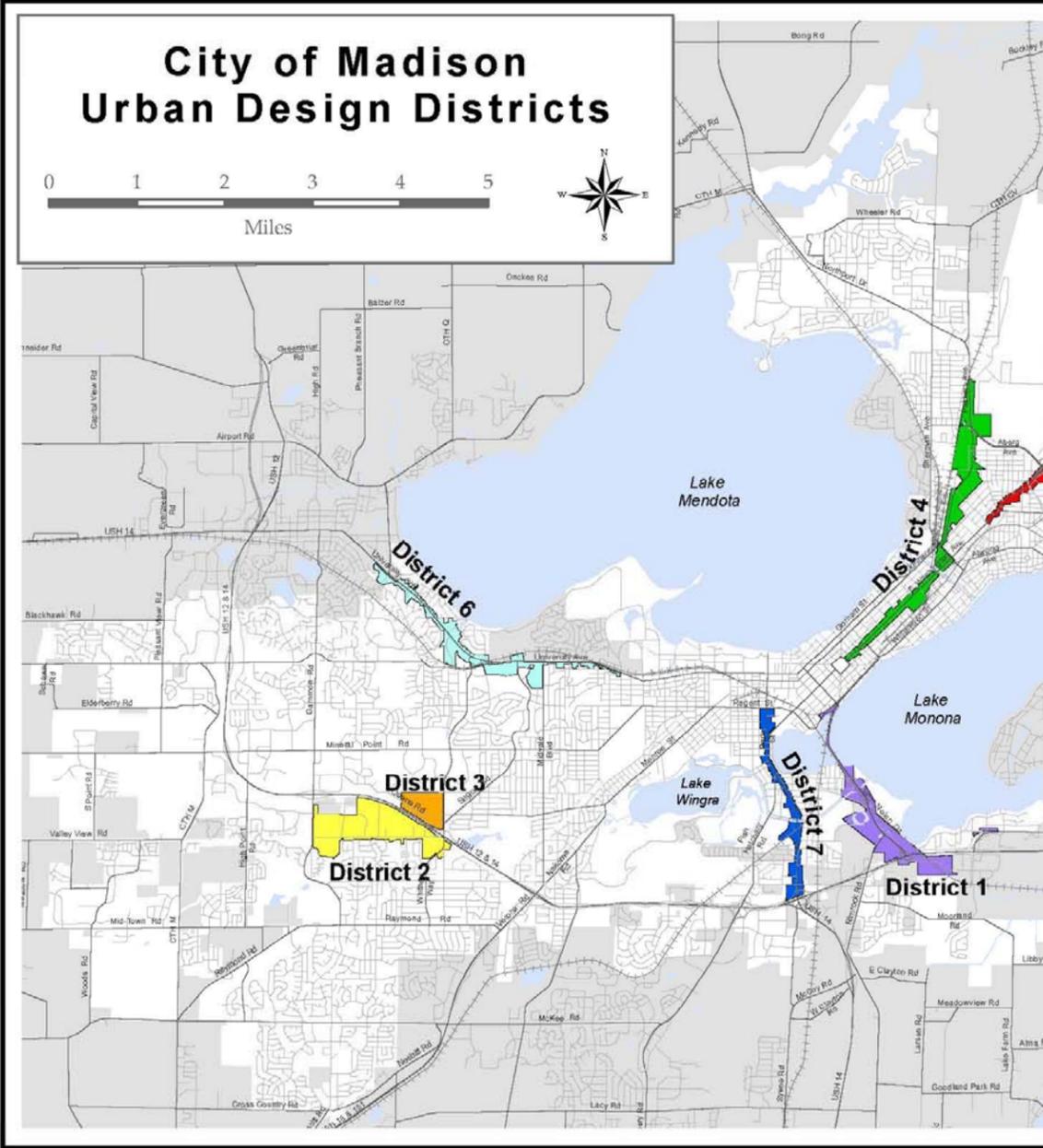
August 28, 2013

Joe Stadelman & Jeff Davis, Angus Young Associates

joes@angusyoung.com and jeffd@angusyoung.com

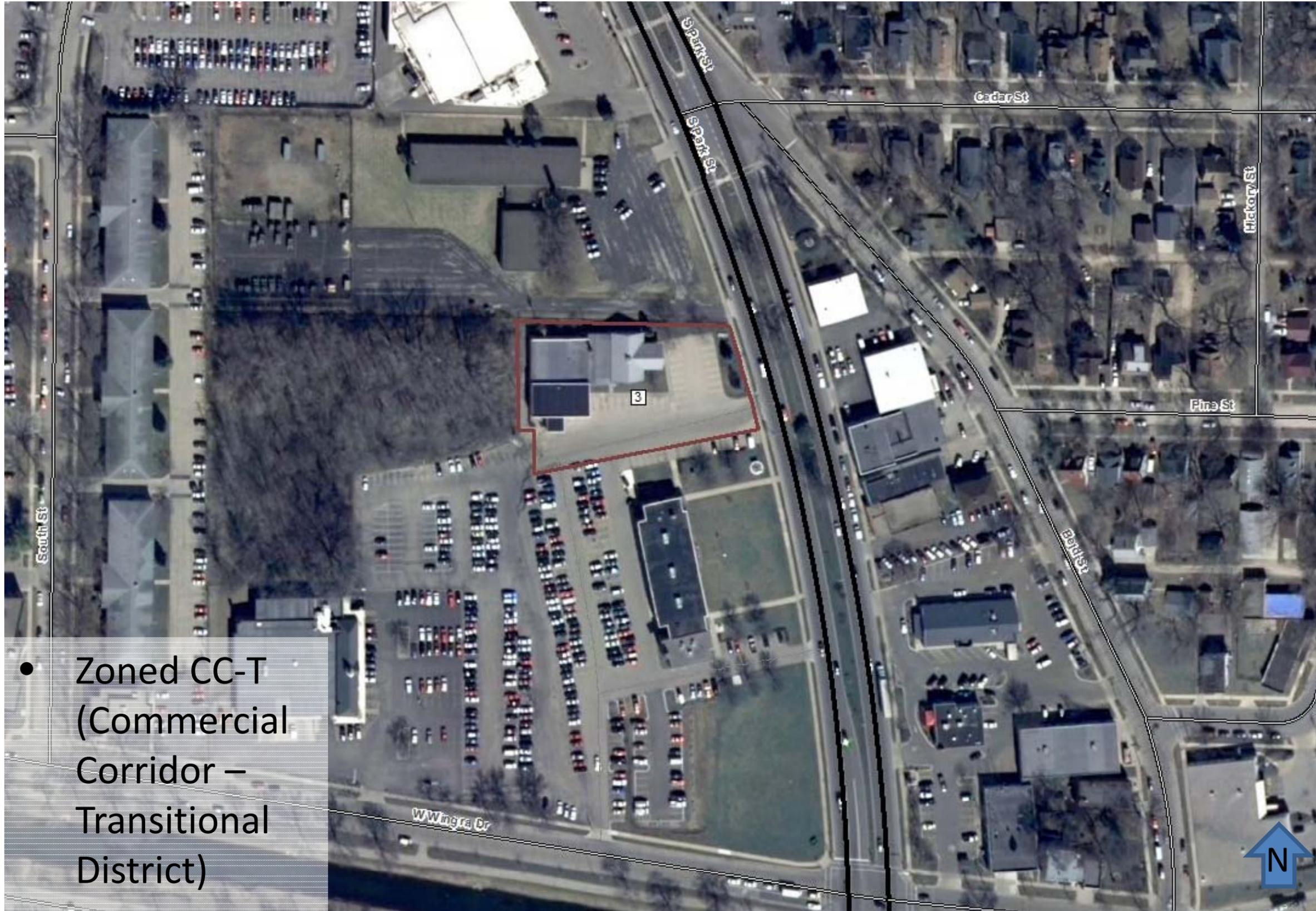
(608) 756-2326

Urban Design District 7



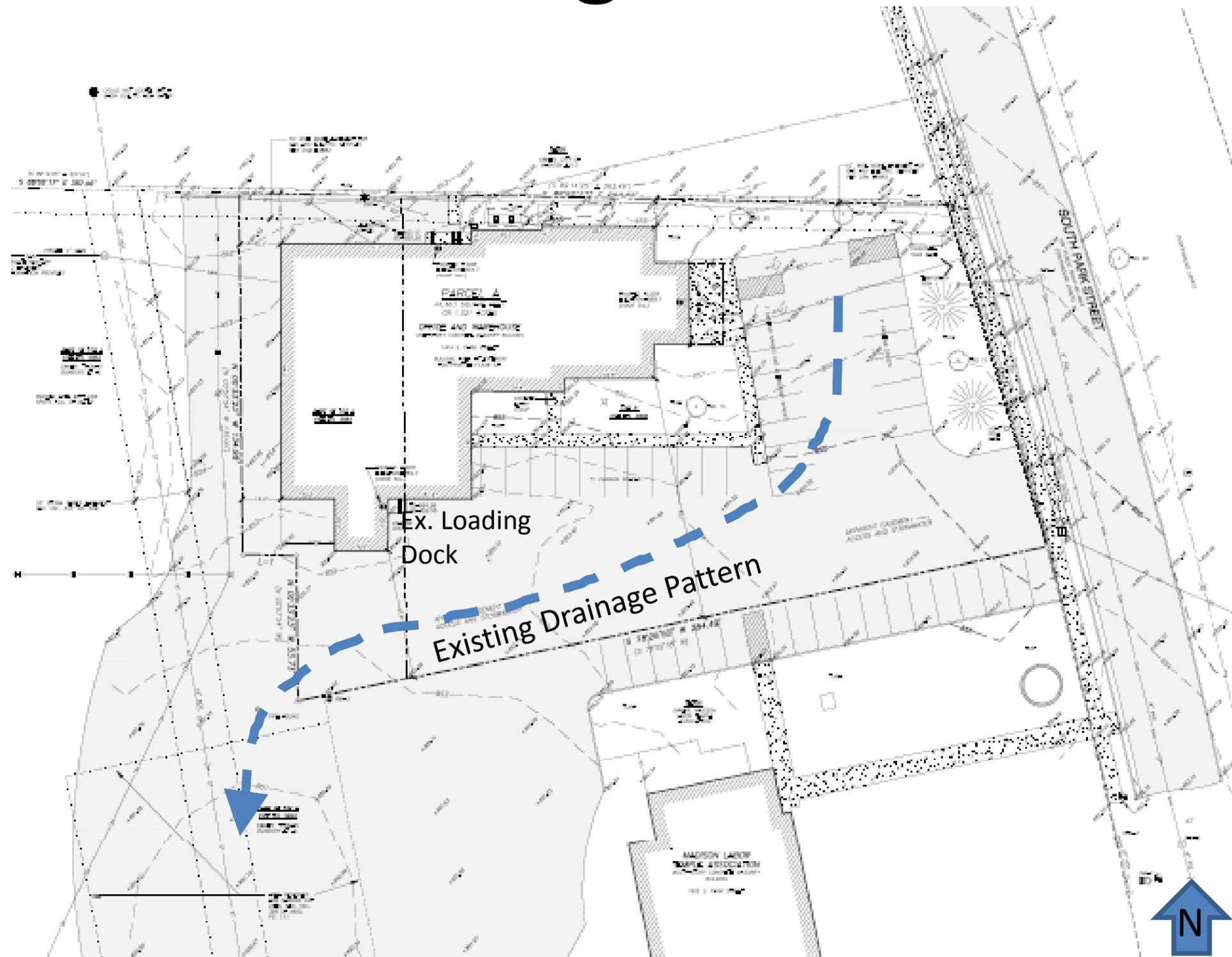
City of Madison Department of Planning & Community & Economic Development, Planning Unit, June 2009, sim

Location Map



- Zoned CC-T (Commercial Corridor – Transitional District)

Existing Site Plan



Existing Pictures



Existing Front Elevation

Existing Pictures



Existing Birdseye View

Existing Pictures



Existing View from Southeast

Existing Pictures



Existing View from Northeast

Existing Pictures



Existing View of South Façade

Surrounding Development Pictures



View of Labor Temple to South

Surrounding Development Pictures



View of Labor Temple to South

Surrounding Development Pictures



View of Building across from Labor Temple

Surrounding Development Pictures



View to East from Property

Surrounding Development Pictures



View to East from Property

Surrounding Development Pictures

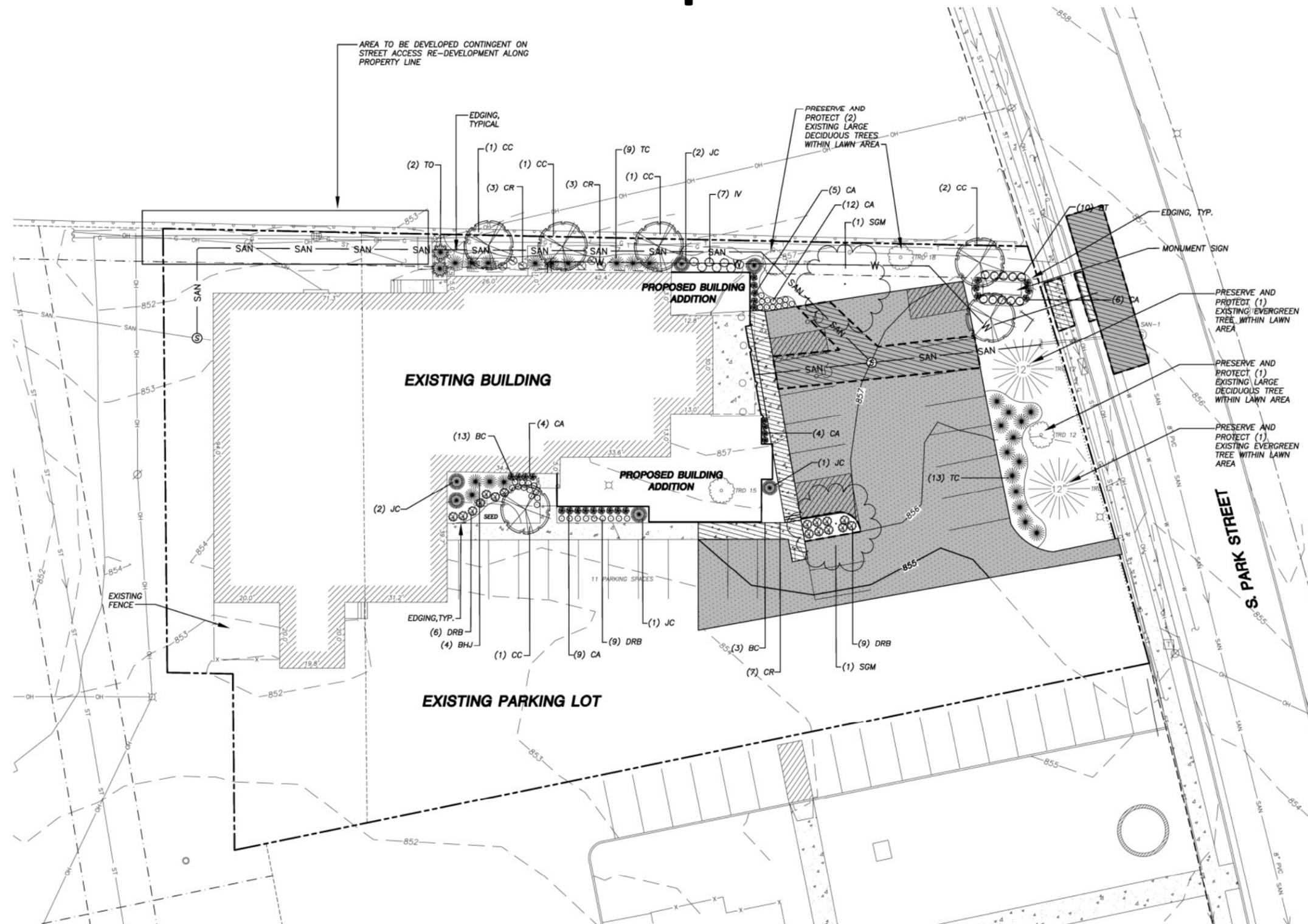


View to North of Property

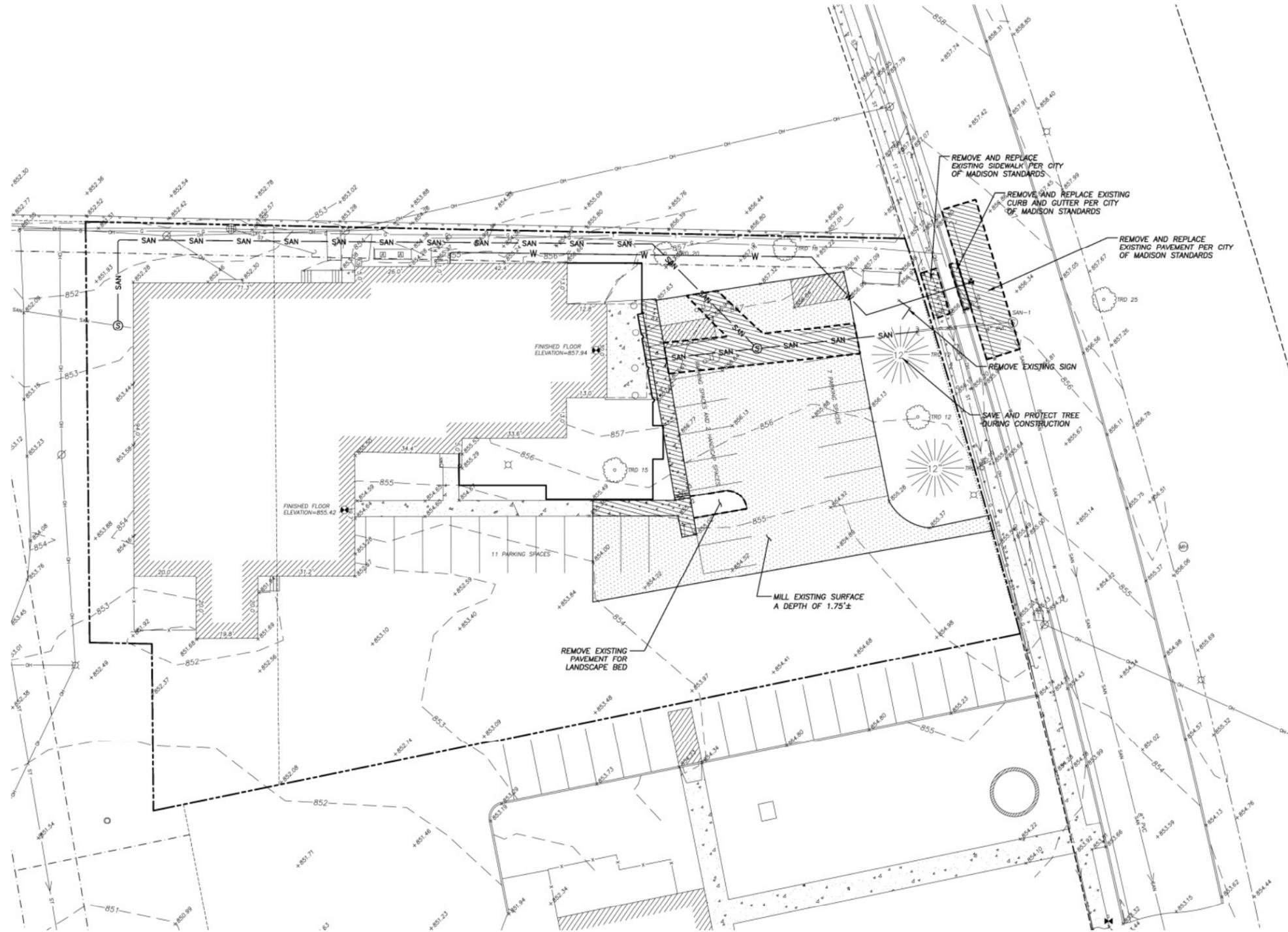
Project Narrative

- This project is a renovation and addition of the existing building at 1414 S. Park Street. The existing façade and front entry will be removed and an addition will be added to the East and South side. The new facility will host a physical therapy clinic for Meriter Hospital. Existing veneer will be removed and replaced with new 2-story façade.

Landscape Plan



Proposed Site Plan



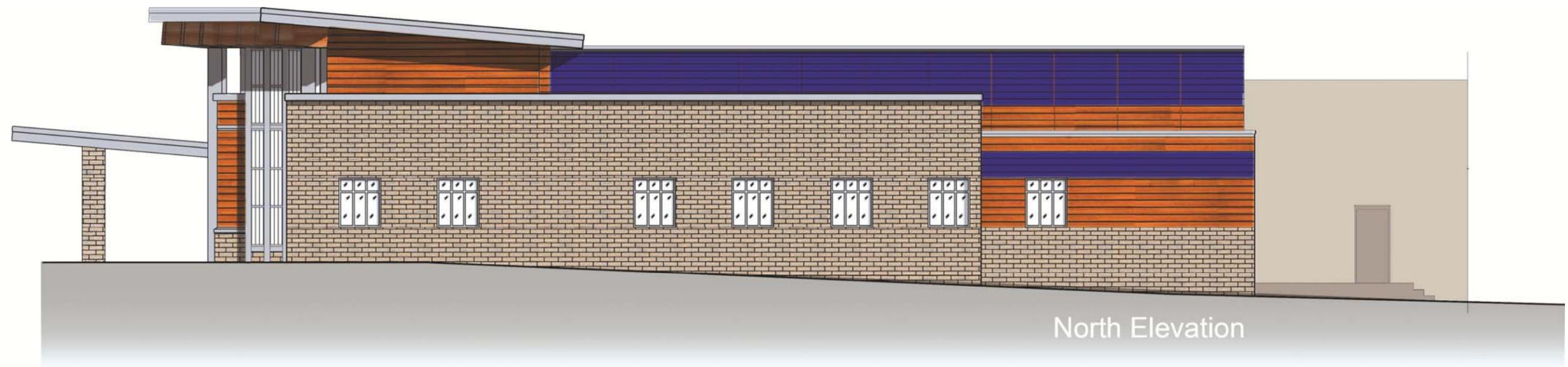
Proposed Building Elevations



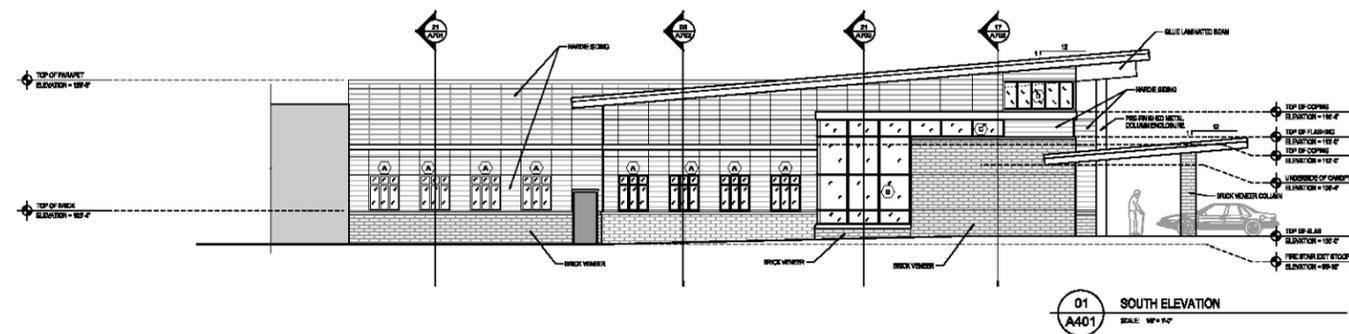
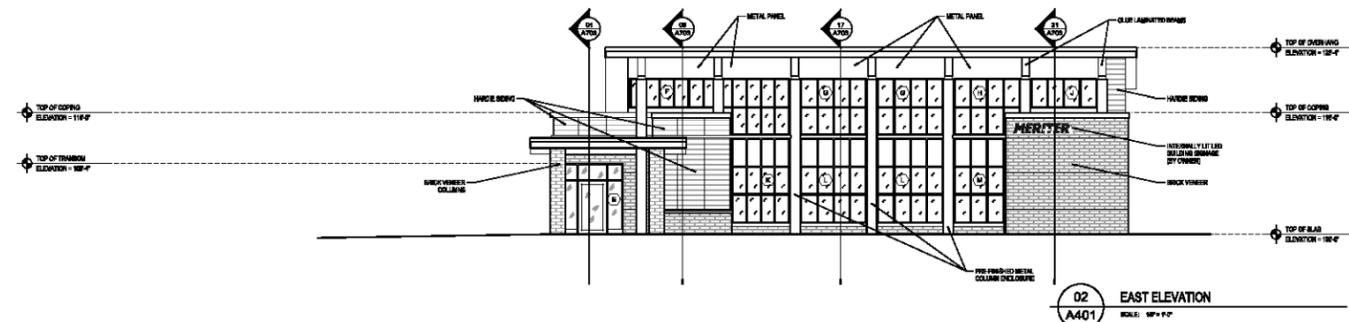
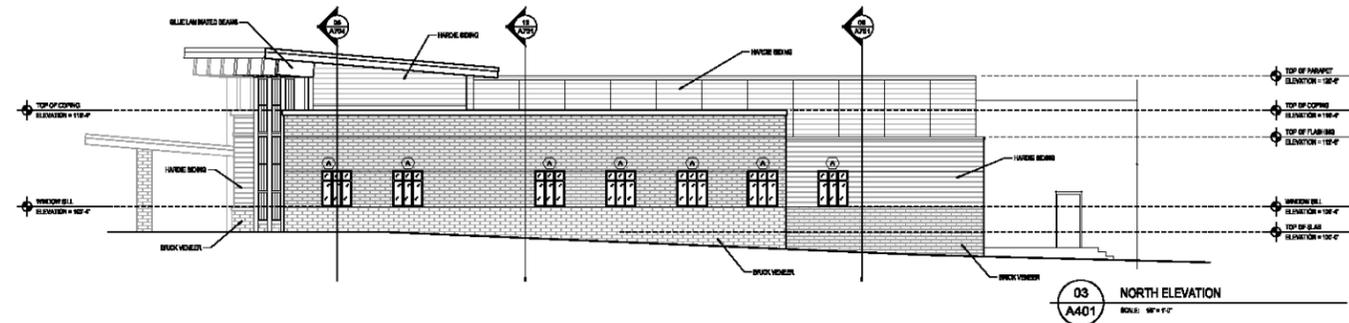
Proposed Building Elevations



Proposed Building Elevations



Proposed Building Elevations



SCALE: 1/8\"/>

PLOTTED BY: JAM

CORNER: 100' x 100'

PRELIMINARY - NOT FOR CONSTRUCTION

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Angus Young
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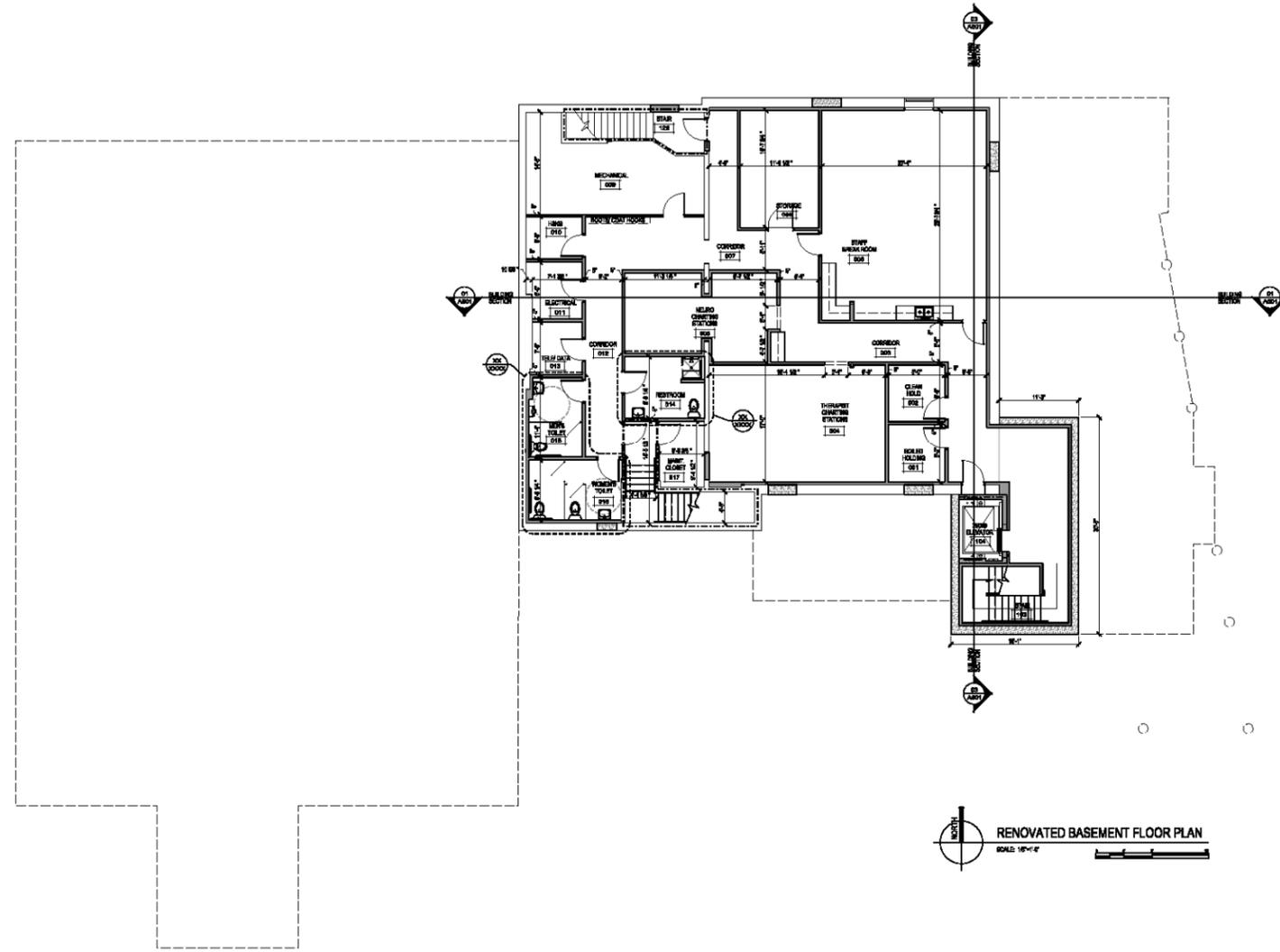
MERITER HOSPITAL
PHYSICAL THERAPY CLINIC
SARA INVESTMENT
MADISON, WISCONSIN

PROJECT NUMBER: 1000000000
DESIGNED BY: JAM
APPROVED BY: JAM
REVIEWED BY: JAM
DRAWN BY: JAM
DATE: 08/11/16

EXTERIOR BUILDING ELEVATIONS

A401

Proposed Basement Floor Plan



SCALE:
1/8" = 1'-0"
1/16" = 6"

DATE: 05/14/13

RENOVATED BASEMENT FLOOR PLAN
SCALE: 1/8" = 1'-0"

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PROJECT NUMBER	1212015
ISSUED BY	JAD
APPROVED BY	JAD
REVISIONS	
DATE	05/14/13
DRAWN BY	JAD
CHECKED BY	JAD
SCALE	AS SHOWN
TITLE	BASEMENT FLOOR PLAN

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 135 South Monona Street, Janesville, WI 53404-4700
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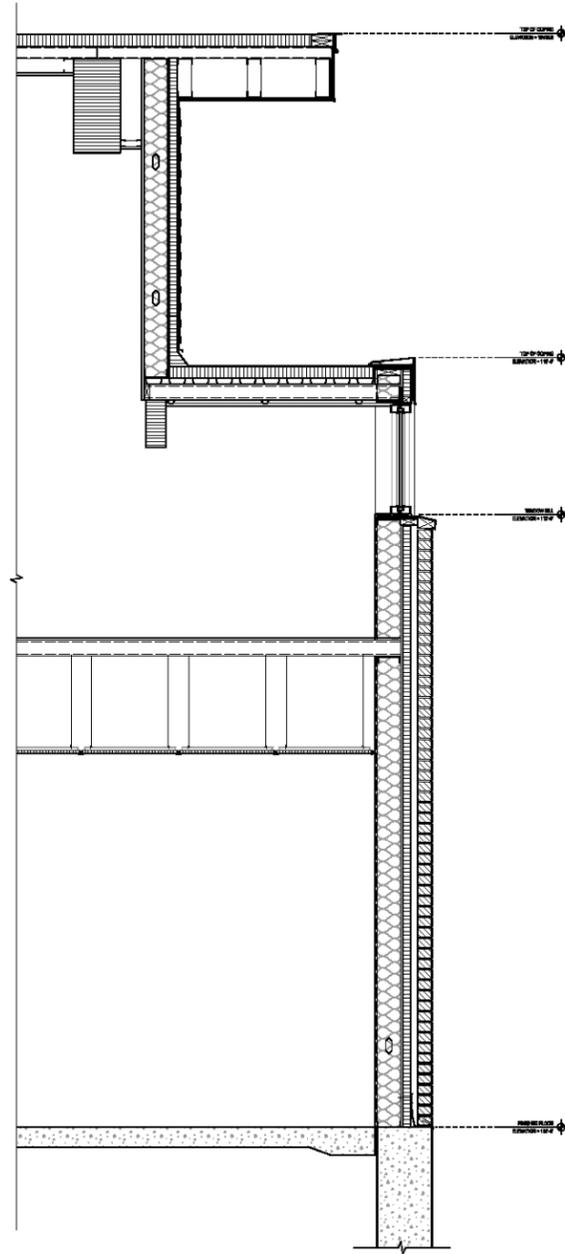
MERITER HOSPITAL
 PHYSICAL THERAPY CLINIC
 SARA INVESTMENT
 MADISON, WISCONSIN

A100

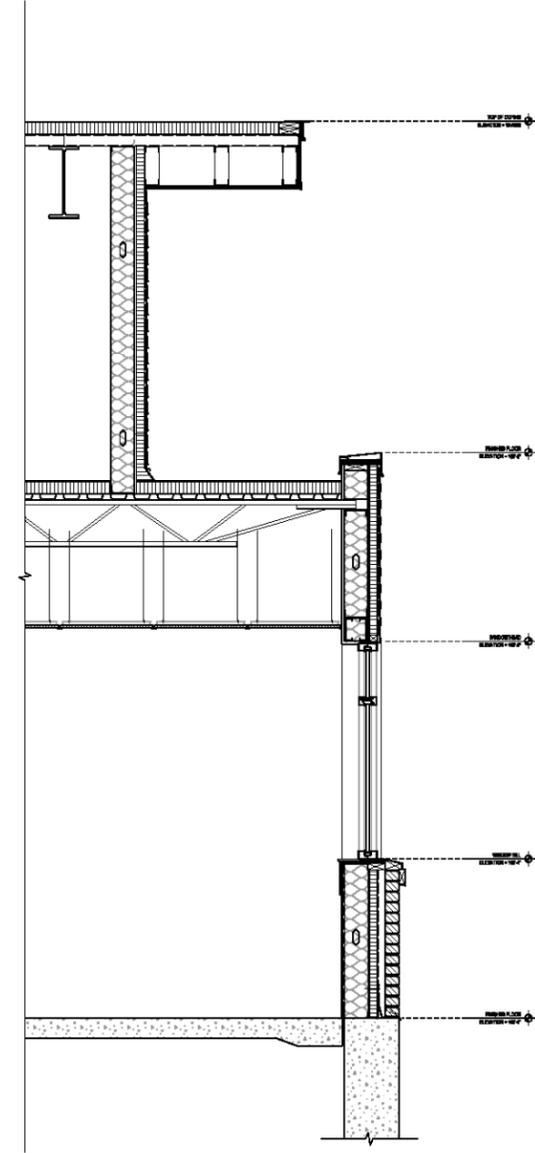
Proposed Wall Sections

SCALE: 1/4" = 1'-0"
 1/8" = 1'-0"

DATE: 08/11/11
 PROJECT: 11-001



17 SOUTH WALL SECTION
 A702 SCALE: 3/8" = 1'-0"



05 SOUTH WALL SECTION
 A702 SCALE: 3/8" = 1'-0"

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PROJECT NUMBER: 11-001
DATE: 08/11/11
APPROVED BY: [Signature]
REVISIONS: [Table]
WALL SECTIONS: A702
DATE: 08/11/11

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PHYSICAL THERAPY CLINIC
SARA INVESTMENT
MADISON, WISCONSIN

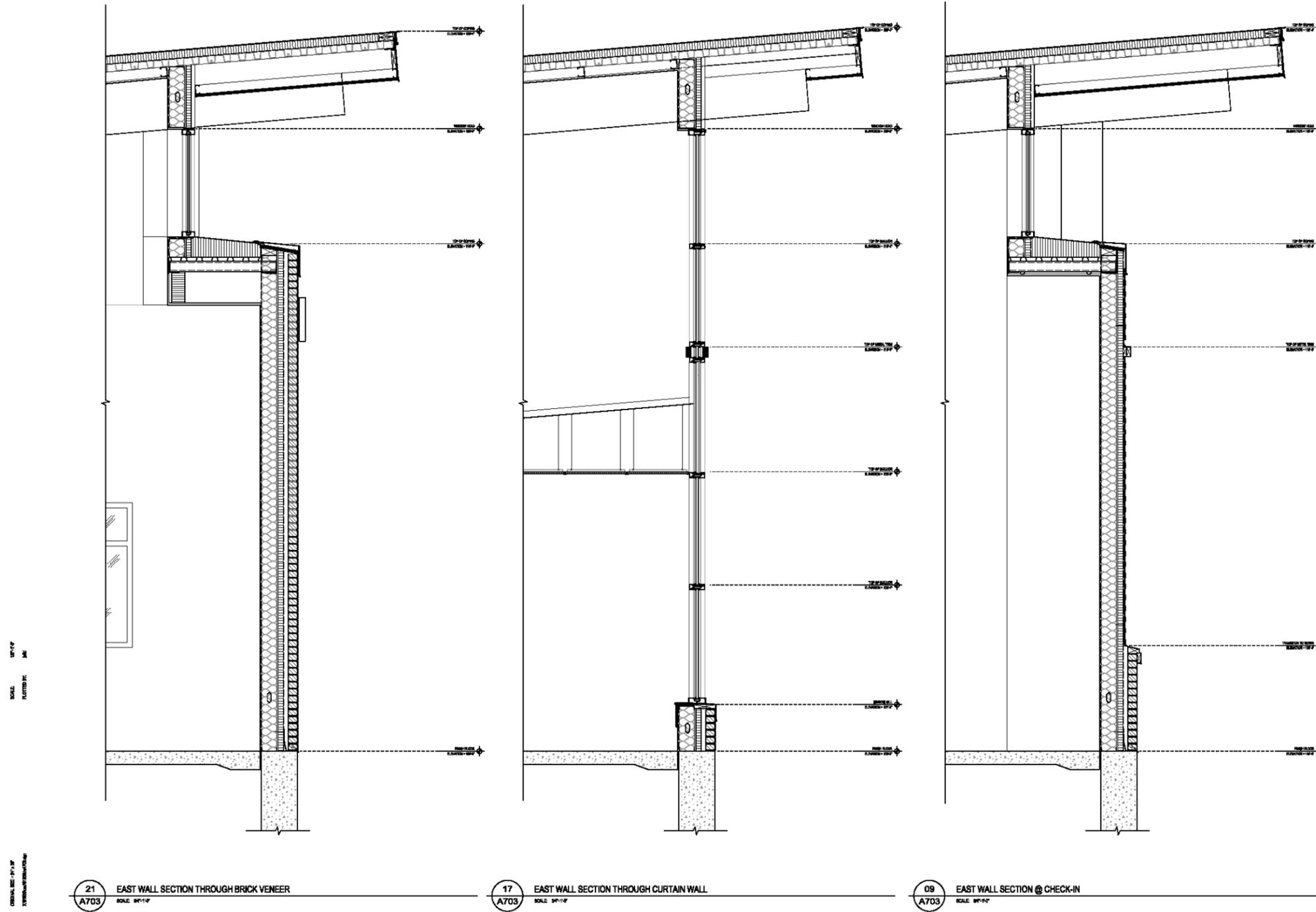
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HARMONY
 Construction Management, Inc.

MERTZER

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Proposed Wall Sections



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PROJECT NUMBER: A703
 DESIGNED BY: JAD
 CHECKED BY: JAD
 DRAWN BY: JAD
 DATE: 08/04/16

WALL SECTIONS

MERITER HOSPITAL
 PHYSICAL THERAPY CLINIC
 SARA INVESTMENT
 MADISON, WISCONSIN

HARMONY
 COMMERCIAL INTERIORS, INC.

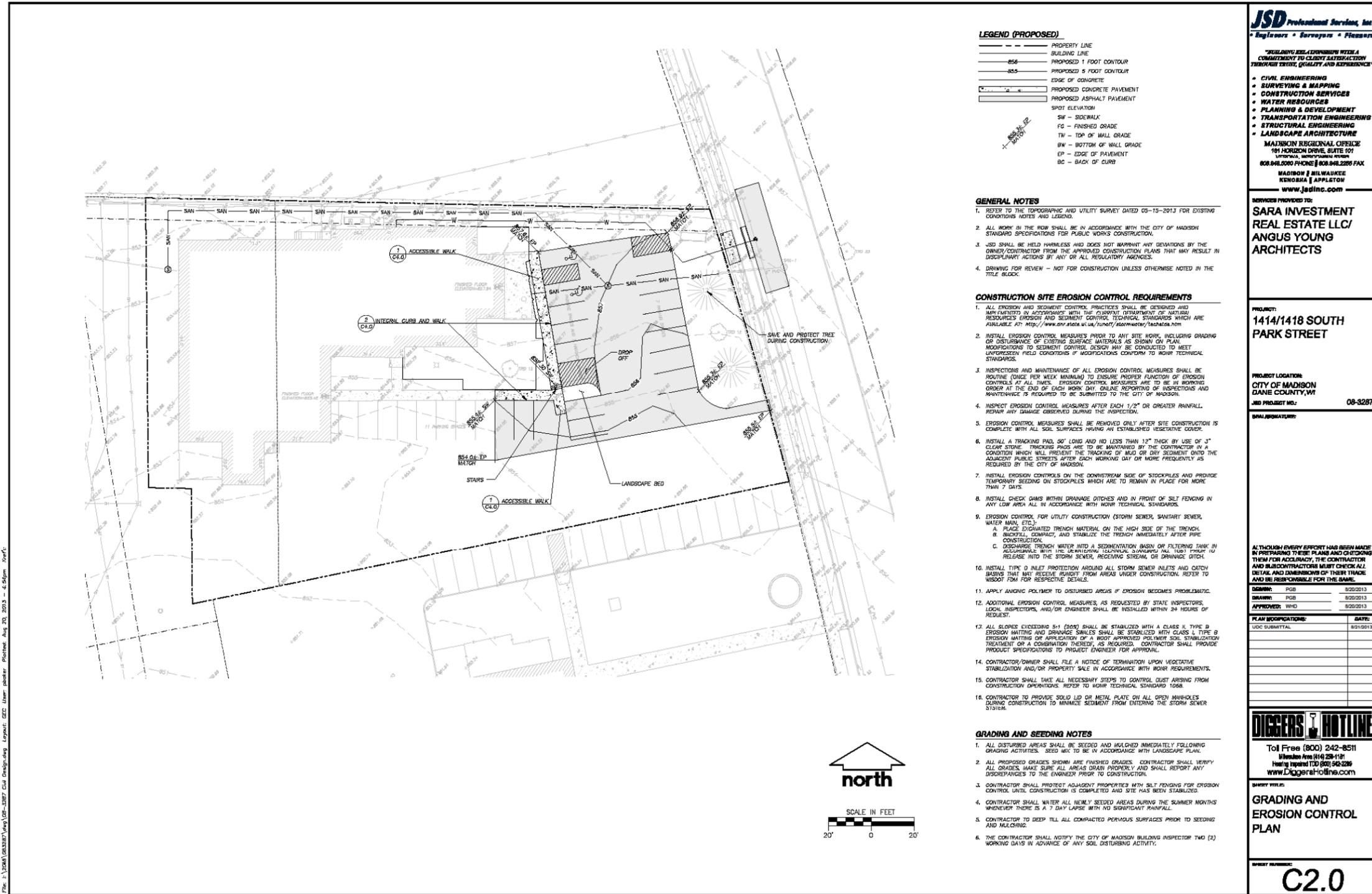
MERTER

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Site Drawings



JSD Professional Services, Inc.
 Engineers • Surveyors • Planners

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- LANDSCAPE ARCHITECTURE

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www.jsdinc.com

SERVICES PROVIDED TO:
**SARA INVESTMENT REAL ESTATE LLC/
 ANGUS YOUNG ARCHITECTS**

PROJECT:
1414/1418 SOUTH PARK STREET

PROJECT LOCATION:
CITY OF MADISON DANE COUNTY, WI

JOB PROJECT NO.: **08-3287**

DESIGNER:
 PGB

DRAWN:
 PGB

APPROVED:
 WHO

DATE:
 8/20/2013

ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTOR AND SUBCONTRACTORS MUST CHECK ALL METAL AND DIMENSIONS OF THEIR TRADE AND BE RESPONSIBLE FOR THE SAME.

PLAN REVISIONS:	DATE:
LOC SUBMITTAL	8/21/2013

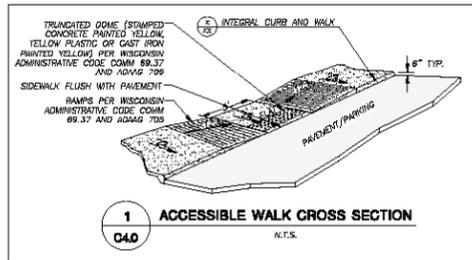
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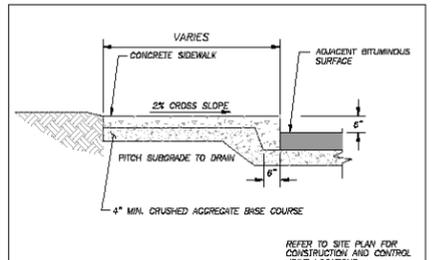
SHEET TITLE:
GRADING AND EROSION CONTROL PLAN

SHEET NUMBER:
C2.0

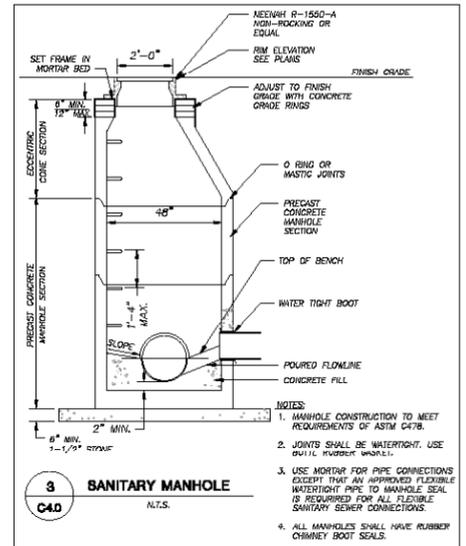
Site Drawings



1 ACCESSIBLE WALK CROSS SECTION
N.T.S.



2 SIDEWALK CROSS SECTION
N.T.S.



3 SANITARY MANHOLE
N.T.S.

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SERVICES PROVIDED TO:
**SARA INVESTMENT REAL ESTATE LLC/
ANGUS YOUNG ARCHITECTS**

PROJECT:
1414/1418 SOUTH PARK STREET

PROJECT LOCATION:
**CITY OF MADISON
DANE COUNTY, WI**
JOB PROJECT NO.: **08-3287**

SIGNATURE:

ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTOR AND SUBCONTRACTORS MUST CHECK ALL DETAIL AND DIMENSIONS OF THEIR TRADE AND BE RESPONSIBLE FOR THE SAME.

DESIGN: PGB 8/22/2013
DRAWN: PGB 8/22/2013
APPROVED: WHO 8/22/2013

PLAN REVISIONS:	DATE:
UDC SUBMITTAL	8/21/2013

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SHEET TITLE:
DETAILS

SHEET NUMBER:
C4.0

Landscape Drawings

LANDSCAPE PLANT LIST

SYM QTY COMMON NAME	BOTANICAL NAME	SIZE	ROOT	LS POINTS	TOTAL POINTS	
LARGE DECIDUOUS TREES						
EX 3 Existing Deciduous Tree	Multiple Species	VARIES	VARIES	35	105	
SGM 2 Sierra Glen Maple	ACER x Freemanii 'Sierra' (PP11322)	2" Cal.	B&B	35	70	
MEDIUM DECIDUOUS TREES						
CC 6 J.N. Shan Mulchwood	CARRINUS cerasinaria 'J.F. Stein'	1 1/2" Cal.	B&B	15	90	
EVERGREEN TREES						
EX 2 Existing Evergreen Tree	Multiple Species	VARIES	VARIES	15	30	
TO 2 Hornstrup Arborvitae	THUJA occidentalis 'Hornstrup'	40" Min. Ht.	#3 Cort.	15	30	
MEDIUM DECIDUOUS SHRUBS						
BT 10 Spring Fire Salsbery	BERBERIS thunbergii 'Diabolo'	18" Min. Ht.	#3 Cort.	2	20	
NV 7 Little Henry Sweetgum	ITEA virginica 'Little Henry'	18" Min. Ht.	#3 Cort.	2	14	
DRB 45 Dwarf Redleaf Barberry	BERBERIS thunbergii var. 'atropurpurea Nana'	18" Min. Ht.	#2 Cort.	5	60	
SC 16 Concord Barberry	BERBERIS thunbergii 'Concord'	18" Min. Ht.	#3 Cort.	2	32	
CR 13 Ruby Spice Clethra	CLETHRA alnifolia 'Ruby Spice'	18" Min. Ht.	#3 Cort.	2	26	
MEDIUM EVERGREEN SHRUBS						
LC 6 Howland Juniper	JUNIPERUS chinensis 'Howlandian'	18" Min. Ht.	#3 Cort.	3	18	
TC 22 Dwarf Japanese Yew (Brevifolia)	TAXUS cuspidata 'Nana'	18" Min. Ht.	#3 Cort.	3	66	
BHJ 4 Bar Harbor Juniper	JUNIPERUS horizontalis 'Bar Harbor'	15-18" Min. Ht.	#3 Cort.	3	12	
ORNAMENTAL GRASSES						
CA 20 Karl Foerster Feather Reed Grass	CALAMAGROSTIS x acutiflora 'Karl Foerster'	10-12" Ht.	#1 Cont.	6	60	
					TOTAL	658

CITY OF MADISON LANDSCAPE REQUIREMENTS:

Developed Area:	36,531 Sq. Ft.
Requirement:	1 Landscape Unit provided for each 300 Sq. Ft. of developed area
Calculation:	36,531 sq. ft. / 300 sq. ft. landscape unit = 121.77 Plant Units
Requirement:	1 Landscape Unit consists of (2) Landscape Plants
Calculation:	121.77 Plant Units x 2 Landscape Plants per unit = 243.54 Landscape Plants
Total Plant Units Required:	243.54 Landscape Plants
Total Plant Units Provided:	658.00 Landscape Plants

Species: Common Name	Species: Scientific Name	QTY	POINT VALUE	TOTAL POINTS
Existing Large Deciduous Trees	Multiple Species	3	35	105
Sierra Glen Maple	ACER x Freemanii 'Sierra' (PP11322)	2	35	70
J.N. Shan Mulchwood	CARRINUS cerasinaria 'J.F. Stein'	6	15	90
Existing Evergreen Trees	Multiple Species	2	15	30
Hornstrup Arborvitae	THUJA occidentalis 'Hornstrup'	2	15	30
Spring Fire Barberry	BERBERIS thunbergii 'Diabolo'	10	2	20
Little Henry Sweetgum	ITEA virginica 'Little Henry'	7	2	14
Dwarf Redleaf Barberry	BERBERIS thunbergii var. 'atropurpurea Nana'	45	2	90
Concord Barberry	BERBERIS thunbergii 'Concord'	15	2	30
Ruby Spice Clethra	CLETHRA alnifolia 'Ruby Spice'	13	2	26
Howland Juniper	JUNIPERUS chinensis 'Howlandian'	6	3	18
Dwarf Japanese Yew (Brevifolia)	TAXUS cuspidata 'Nana'	22	3	66
Bar Harbor Juniper	TAXUS cuspidata 'Nana'	4	3	12
Karl Foerster Feather Reed Grass	CALAMAGROSTIS x acutiflora 'Karl Foerster'	20	2	40
TOTALS =				658

LEGEND (PROPOSED)

- PROPERTY LINE
- 18" CONCRETE CURB & GUTTER
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT / SIDEWALK
- POLYETHYLENE LANDSCAPE EDGING
- EXISTING LARGE DECIDUOUS TREES (CANOPY TREES)
- EXISTING EVERGREEN TREES
- EXISTING MEDIUM DECIDUOUS TREES
- MEDIUM DECIDUOUS TREE
- EVERGREEN TREE
- MEDIUM DECIDUOUS SHRUBS
- MEDIUM EVERGREEN SHRUBS
- ORNAMENTAL GRASS

SITE INFORMATION BLOCK

Site Address: 1418 S. PARK ST. MADISON, WI
 Site Square Footage: 44,455
 Site Developed Total Square Footage: 39,531
 Number of Building Stories (above grade): 1
 Building Height: <30 FT.
 Total Square Footage of Building APPROX. 11,000
 Use of property: COMMERCIAL
 Number of employees: -
 Existing Number of parking stalls:
 Large car: 25
 Accessible: 2
 Total: 27

LANDSCAPE NOTES AND SPECIFICATIONS

- GENERAL: ALL WORK IN THE R-O-W AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH DANE COUNTY AND CITY OF MADISON REQUIREMENTS. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. THE BASE SITE PLAN DOES NOT INCLUDE UTILITY INFORMATION AND IS AN APPROXIMATION OF SITE LAYOUT BASED ON CURRENT PHOTOGRAPHY AND ADJACENT PROPERTY SURVEY INFORMATION. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO UTILITIES. CONTRACTOR MUST CALL 800-368-5844 FOR UTILITY LOCATIONS AT LEAST THREE DAYS PRIOR TO DIGGING. HAND DIG AND INSTALL ALL PLANTS THAT ARE NEAR EXISTING UTILITIES. PROTECT PREVIOUSLY INSTALLED WORK OF OTHER TRADES. CONTRACTOR IS RESPONSIBLE FOR STAGING THE PLANT MATERIALS FOR REVIEW BY OWNER PRIOR TO DIGGING AND PLACEMENT. THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL THE DIGGING AND RESTORATION WITH THE GRADING CONTRACTOR.
- DELIVERY AND HANDLING: DO NOT DELIVER MORE PLANT MATERIALS THAN CAN BE PLANTED IN ONE DAY. DELIVER PLANTS WITH LEGIBLE IDENTIFICATION LABELS. PROTECT PLANTS DURING DELIVERY AND DO NOT FRISK PRIOR TO DELIVERY. ALL TREES AND SHRUBS SHALL BE PLANTED ON THE DAY OF DELIVERY. IF THIS IS NOT POSSIBLE, PROTECT THAT STOCK NOT PLANTED BY STORING STOCK IN A SHADED AREA PROTECTING THE ROOT MASS WITH NET SOIL, MOSS OR OTHER SUSTAINABLE MEDIA AND KEEPING WELL WATERED. 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 BALL. PERFORM ACTUAL PLANTING ONLY WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE IN ACCORDANCE WITH LOCALLY ACCEPTED PRACTICES.
- GUARANTEE: THE CONTRACTOR SHALL GUARANTEE ALL PLANTS THROUGH ONE (1) YEAR AFTER ACCEPTANCE BY OWNER. PLANTS SHALL BE ALIVE AND IN GOOD HEALTHY AND FLOURISHING CONDITION AT THE END OF THE GUARANTEE PERIOD. THE CONTRACTOR SHALL REPLACE WITHOUT COST TO THE OWNER ANY PLANTS THAT ARE DEAD OR NOT IN A MODERATE THRIVING CONDITION. REPLACEMENT PLANTS SHALL BE OF THE SAME KIND AND SIZE AS ORIGINALLY SPECIFIED UNLESS OTHERWISE DIRECTED BY OWNER. RESTORE BEDS AS NECESSARY FOLLOWING PLANT REPLACEMENT, INCLUDING BUT NOT LIMITED TO BEDDING, EDGING, MULCH, GRASS, ETC. REPAIR DAMAGE TO OTHER PLANTS OR LAWN DURING PLANT REPLACEMENT AT NO COST TO OWNER. CONTRACTOR SHALL PROVIDE A TWO (2)-YEAR STRENGTHENING GUARANTEE FOR ALL TREES.
- MATERIALS - PLANTS: ALL PLANTS SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK AND 2001-2004. PLANTS SHALL BE TRUE TO SPECIES AND VARIETY SPECIFIED AND NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES UNDER SIMILAR CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT FOR AT LEAST 2 YEARS. PLANTS SHALL BE FRESHLY DIG DURING THE MOST RECENT FAVORABLE HARVEST SEASON. PLANTS SHALL BE SO TRAINED IN DEVELOPMENT AND APPEARANCE AS TO BE UNQUESTIONABLY SUPERIOR IN FORM, COMPACTION, 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 WELL-DEVELOPED ROOT SYSTEMS AND SHALL BE FREE FROM PHYSICAL DAMAGE OR OTHER CONDITIONS THAT WOULD PREVENT THEIR GROWTH. PLANTS SHALL BE OF THE HIGHEST QUALITY, HAVE TYPICAL GROWTH HABITS FOR THEIR SPECIES, BE SOUND, HEALTHY, VIGOROUS AND 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 VEHICULAR AND PHYSICAL CLEARANCE.
- MATERIALS - EDGING: EDGING SHALL BE 6" DEEP, BLACK, POLYETHYLENE EDGING EXCEPT FOR TREE RINGS. ALL DECIDUOUS TREES NOT WITHIN EDGED LANDSCAPE BEDS OR PARKING ISLANDS SHALL BE INSTALLED WITH A 6" DIAMETER TREE RING WITH SHOVEL-OUT EDGING.
- MATERIALS - NEED BARRIER FABRIC: ALL FOUNDATION PLANTING BEDS SHALL BE INSTALLED AN APPROVED WITH NEED BARRIER FABRIC. NO PLASTIC/IMPERVIOUS BARRIERS WILL BE PERMITTED. EXAMPLE: BLACK VISQUEEN.
- MATERIALS - MULCH: ALL PLANTING AREAS INCLUDING FOUNDATION BEDS TO RECEIVE FINELY SHREDDED, NEED FREE, HARDWOOD BARK MULCH (DYE-FREE) SPREAD TO A CONSISTENT DEPTH OF FOUR INCHES OVER ENTIRE AREA. FERTILIZER SHALL BE IN ACCORDANCE WITH DANE COUNTY AND STATE OF WISCONSIN REQUIREMENTS. ALL TREE PLANTINGS OUTSIDE OF PLANTING BEDS TO RECEIVE A MINIMUM RADIUS 4" TREE RING. TREE RING TO BE MULCHED WITH FINELY SHREDDED, NEED FREE HARDWOOD BARK MULCH SPREAD TO A CONSISTENT DEPTH OF FOUR INCHES OVER ENTIRE AREA. A SHOVEL-CUT EDGE TO BE INSTALLED AT A MINIMUM RADIUS OF 3" FROM CENTRAL LEADER OF TREE.
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- MAINTENANCE (OWNER): THE OWNER IS RESPONSIBLE FOR THE Ongoing MAINTENANCE, REMOVAL AND REPLACEMENT OF ALL LANDSCAPING MATERIALS AND BARRIERS AS NECESSARY FOLLOWING THE ONE (1) YEAR CONTRACTOR GUARANTEE PERIOD.

LANDSCAPE PLANT LIST

SYM QTY COMMON NAME	BOTANICAL NAME	SIZE	ROOT	LS POINTS	TOTAL POINTS	
LARGE DECIDUOUS TREES						
EX 3 Existing Deciduous Tree	Multiple Species	VARIES	VARIES	35	105	
SGM 2 Sierra Glen Maple	ACER x Freemanii 'Sierra' (PP11322)	2" Cal.	B&B	35	70	
MEDIUM DECIDUOUS TREES						
CC 6 J.N. Shan Mulchwood	CARRINUS cerasinaria 'J.F. Stein'	1 1/2" Cal.	B&B	15	90	
EVERGREEN TREES						
EX 2 Existing Evergreen Tree	Multiple Species	VARIES	VARIES	15	30	
TO 2 Hornstrup Arborvitae	THUJA occidentalis 'Hornstrup'	40" Min. Ht.	#3 Cort.	15	30	
MEDIUM DECIDUOUS SHRUBS						
BT 10 Spring Fire Salsbery	BERBERIS thunbergii 'Diabolo'	18" Min. Ht.	#3 Cort.	2	20	
NV 7 Little Henry Sweetgum	ITEA virginica 'Little Henry'	18" Min. Ht.	#3 Cort.	2	14	
DRB 45 Dwarf Redleaf Barberry	BERBERIS thunbergii var. 'atropurpurea Nana'	18" Min. Ht.	#2 Cort.	5	60	
SC 16 Concord Barberry	BERBERIS thunbergii 'Concord'	18" Min. Ht.	#3 Cort.	2	32	
CR 13 Ruby Spice Clethra	CLETHRA alnifolia 'Ruby Spice'	18" Min. Ht.	#3 Cort.	2	26	
MEDIUM EVERGREEN SHRUBS						
LC 6 Howland Juniper	JUNIPERUS chinensis 'Howlandian'	18" Min. Ht.	#3 Cort.	3	18	
TC 22 Dwarf Japanese Yew (Brevifolia)	TAXUS cuspidata 'Nana'	18" Min. Ht.	#3 Cort.	3	66	
BHJ 4 Bar Harbor Juniper	JUNIPERUS horizontalis 'Bar Harbor'	15-18" Min. Ht.	#3 Cort.	3	12	
ORNAMENTAL GRASSES						
CA 20 Karl Foerster Feather Reed Grass	CALAMAGROSTIS x acutiflora 'Karl Foerster'	10-12" Ht.	#1 Cont.	6	60	
					TOTAL	658

CITY OF MADISON LANDSCAPE REQUIREMENTS:

Developed Area:	36,531 Sq. Ft.
Requirement:	1 Landscape Unit provided for each 300 Sq. Ft. of developed area
Calculation:	36,531 sq. ft. / 300 sq. ft. landscape unit = 121.77 Plant Units
Requirement:	1 Landscape Unit consists of (2) Landscape Plants
Calculation:	121.77 Plant Units x 2 Landscape Plants per unit = 243.54 Landscape Plants
Total Plant Units Required:	243.54 Landscape Plants
Total Plant Units Provided:	658.00 Landscape Plants

Species: Common Name	Species: Scientific Name	QTY	POINT VALUE	TOTAL POINTS
Existing Large Deciduous Trees	Multiple Species	3	35	105
Sierra Glen Maple	ACER x Freemanii 'Sierra' (PP11322)	2	35	70
J.N. Shan Mulchwood	CARRINUS cerasinaria 'J.F. Stein'	6	15	90
Existing Evergreen Trees	Multiple Species	2	15	30
Hornstrup Arborvitae	THUJA occidentalis 'Hornstrup'	2	15	30
Spring Fire Barberry	BERBERIS thunbergii 'Diabolo'	10	2	20
Little Henry Sweetgum	ITEA virginica 'Little Henry'	7	2	14
Dwarf Redleaf Barberry	BERBERIS thunbergii var. 'atropurpurea Nana'	45	2	90
Concord Barberry	BERBERIS thunbergii 'Concord'	15	2	30
Ruby Spice Clethra	CLETHRA alnifolia 'Ruby Spice'	13	2	26
Howland Juniper	JUNIPERUS chinensis 'Howlandian'	6	3	18
Dwarf Japanese Yew (Brevifolia)	TAXUS cuspidata 'Nana'	22	3	66
Bar Harbor Juniper	TAXUS cuspidata 'Nana'	4	3	12
Karl Foerster Feather Reed Grass	CALAMAGROSTIS x acutiflora 'Karl Foerster'	20	2	40
TOTALS =				658

LEGEND (PROPOSED)

- PROPERTY LINE
- 18" CONCRETE CURB & GUTTER
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT / SIDEWALK
- POLYETHYLENE LANDSCAPE EDGING
- EXISTING LARGE DECIDUOUS TREES (CANOPY TREES)
- EXISTING EVERGREEN TREES
- EXISTING MEDIUM DECIDUOUS TREES
- MEDIUM DECIDUOUS TREE
- EVERGREEN TREE
- MEDIUM DECIDUOUS SHRUBS
- MEDIUM EVERGREEN SHRUBS
- ORNAMENTAL GRASS

SITE INFORMATION BLOCK

Site Address: 1418 S. PARK ST. MADISON, WI
 Site Square Footage: 44,455
 Site Developed Total Square Footage: 39,531
 Number of Building Stories (above grade): 1
 Building Height: <30 FT.
 Total Square Footage of Building APPROX. 11,000
 Use of property: COMMERCIAL
 Number of employees: -
 Existing Number of parking stalls:
 Large car: 25
 Accessible: 2
 Total: 27

LANDSCAPE NOTES AND SPECIFICATIONS

- GENERAL: ALL WORK IN THE R-O-W AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH DANE COUNTY AND CITY OF MADISON REQUIREMENTS. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. THE BASE SITE PLAN DOES NOT INCLUDE UTILITY INFORMATION AND IS AN APPROXIMATION OF SITE LAYOUT BASED ON CURRENT PHOTOGRAPHY AND ADJACENT PROPERTY SURVEY INFORMATION. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO UTILITIES. CONTRACTOR MUST CALL 800-368-5844 FOR UTILITY LOCATIONS AT LEAST THREE DAYS PRIOR TO DIGGING. HAND DIG AND INSTALL ALL PLANTS THAT ARE NEAR EXISTING UTILITIES. PROTECT PREVIOUSLY INSTALLED WORK OF OTHER TRADES. CONTRACTOR IS RESPONSIBLE FOR STAGING THE PLANT MATERIALS FOR REVIEW BY OWNER PRIOR TO DIGGING AND PLACEMENT. THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL THE DIGGING AND RESTORATION WITH THE GRADING CONTRACTOR.
- DELIVERY AND HANDLING: DO NOT DELIVER MORE PLANT MATERIALS THAN CAN BE PLANTED IN ONE DAY. DELIVER PLANTS WITH LEGIBLE IDENTIFICATION LABELS. PROTECT PLANTS DURING DELIVERY AND DO NOT FRISK PRIOR TO DELIVERY. ALL TREES AND SHRUBS SHALL BE PLANTED ON THE DAY OF DELIVERY. IF THIS IS NOT POSSIBLE, PROTECT THAT STOCK NOT PLANTED BY STORING STOCK IN A SHADED AREA PROTECTING THE ROOT MASS WITH NET SOIL, MOSS OR OTHER SUSTAINABLE MEDIA AND KEEPING WELL WATERED. 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 BALL. PERFORM ACTUAL PLANTING ONLY WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE IN ACCORDANCE WITH LOCALLY ACCEPTED PRACTICES.
- GUARANTEE: THE CONTRACTOR SHALL GUARANTEE ALL PLANTS THROUGH ONE (1) YEAR AFTER ACCEPTANCE BY OWNER. PLANTS SHALL BE ALIVE AND IN GOOD HEALTHY AND FLOURISHING CONDITION AT THE END OF THE GUARANTEE PERIOD. THE CONTRACTOR SHALL REPLACE WITHOUT COST TO THE OWNER ANY PLANTS THAT ARE DEAD OR NOT IN A MODERATE THRIVING CONDITION. REPLACEMENT PLANTS SHALL BE OF THE SAME KIND AND SIZE AS ORIGINALLY SPECIFIED UNLESS OTHERWISE DIRECTED BY OWNER. RESTORE BEDS AS NECESSARY FOLLOWING PLANT REPLACEMENT, INCLUDING BUT NOT LIMITED TO BEDDING, EDGING, MULCH, GRASS, ETC. REPAIR DAMAGE TO OTHER PLANTS OR LAWN DURING PLANT REPLACEMENT AT NO COST TO OWNER. CONTRACTOR SHALL PROVIDE A TWO (2)-YEAR STRENGTHENING GUARANTEE FOR ALL TREES.
- MATERIALS - PLANTS: ALL PLANTS SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK AND 2001-2004. PLANTS SHALL BE TRUE TO SPECIES AND VARIETY SPECIFIED AND NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES UNDER SIMILAR CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT FOR AT LEAST 2 YEARS. PLANTS SHALL BE FRESHLY DIG DURING THE MOST RECENT FAVORABLE HARVEST SEASON. PLANTS SHALL BE SO TRAINED IN DEVELOPMENT AND APPEARANCE AS TO BE UNQUESTIONABLY SUPERIOR IN FORM, COMPACTION, 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 WELL-DEVELOPED ROOT SYSTEMS AND SHALL BE FREE FROM PHYSICAL DAMAGE OR OTHER CONDITIONS THAT WOULD PREVENT THEIR GROWTH. PLANTS SHALL BE OF THE HIGHEST QUALITY, HAVE TYPICAL GROWTH HABITS FOR THEIR SPECIES, BE SOUND, HEALTHY, VIGOROUS AND 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 VEHICULAR AND PHYSICAL CLEARANCE.
- MATERIALS - EDGING: EDGING SHALL BE 6" DEEP, BLACK, POLYETHYLENE EDGING EXCEPT FOR TREE RINGS. ALL DECIDUOUS TREES NOT WITHIN EDGED LANDSCAPE BEDS OR PARKING ISLANDS SHALL BE INSTALLED WITH A 6" DIAMETER TREE RING WITH SHOVEL-OUT EDGING.
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Requirement:	1 Landscape Unit consists of (2) Landscape Plants
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Dwarf Redleaf Barberry	BERBERIS thunbergii var. 'atropurpurea Nana'	45	2	90
Concord Barberry	BERBERIS			

Landscape Drawings

1 TREE PROTECTION DETAIL
N.T.S.
L11

2 DECIDUOUS TREE PLANTING DETAIL
N.T.S.
L11

3 EVERGREEN TREE PLANTING DETAIL
N.T.S.
L11

4 DECIDUOUS SHRUB PLANTING DETAIL
N.T.S.
L11

5 EVERGREEN SHRUB PLANTING DETAIL
N.T.S.
L11

6 ORNAMENTAL GRASS PLANTING DETAIL
N.T.S.
L11

CITY OF MADISON LANDSCAPE WORKSHEET
Section 28.142 Madison General Ordinance

Project Location: Address 1415 S. Park Street, Madison, WI
 Name of Project: Kazubach Test Production/Meriter
 Owner / Contact: Sara Investment Real Estate LLC / Marc Votaw
 Contact Phone: 608.852.8755 Contact Email: mvotaw@sarainvest.com

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

Landscape Calculations and Distribution
 Required landscaped areas shall be calculated based upon the total developed area of the property. Developed area is defined as all parts of the site that are not left in a natural state within a single contiguous boundary, including building footprints, parking and loading areas, driveways, internal sidewalks, patios, and outdoor activity areas. Developed area does not include other land within required setbacks and natural areas on the same property that are left undisturbed.

(a) One (1) landscape unit shall be provided for each three hundred (300) square feet of developed area, with the exception of the II and the IG districts as specified in (b) below:
 Total square footage of developed area: 92,511
 Developed area divided by three hundred (300) square feet = 311.70 Landscape Units

(b) Within the Industrial - Limited (IL) and Industrial - General (IG) districts, one (1) landscape unit shall be provided for every six hundred (600) square feet of developed area.
 Total square footage of developed area:
 Developed area divided by six hundred (600) square feet = 153.85 Landscape Units

(c) One landscape unit consists of five (5) landscape points. Landscape points are calculated as shown in the following table:
 Landscape units multiplied by five (5) landscape points = 659.25 Total Points Required

Tabulation of Points and Credits
 Use the table to indicate the quantity and points for all existing and proposed landscape elements. Calculations yielding a fraction: up to one-half (1/2 or 0.5) shall be rounded down to the nearest whole number; fractions of more than one-half (1/2) shall be rounded up.

Plant Type/Element	Minimum Size at Installation	Points	Credits/Existing Landscaping		New/Proposed Landscaping	
			Quantity	Points Achieved	Quantity	Points Achieved
Overstory deciduous tree	2 1/2 inch caliper	35	3	105	2	70
Ornamental tree	1 1/2 inch caliper	15			6	90
Evergreen tree	3 feet tall	15	2	30	2	30
Shrub, deciduous	18" or 3 gallon container size	2			91	182
Shrub, evergreen	18" or 3 gallon container size	3			32	96
Ornamental grasses	18" or 3 gallon container size	2			28	56
Ornamental decorative fencing or wall	4" or 10 linear ft.	2/3				
Sub Totals				135		524
			Total Number of Points Provided		659	

8/2013 1

JSD Professional Services, Inc.
 Engineers • Surveyors • Planners

"BUILDING RELATIONSHIPS WITH A COMMITMENT TO CLIENT SATISFACTION THROUGH EXCELLENCE IN QUALITY AND EXPERIENCE"

- CIVIL ENGINEERING
- SURVEYING & MAPPING
- CONSTRUCTION SERVICES
- WATER RESOURCES
- PLANNING & DEVELOPMENT
- TRANSPORTATION ENGINEERING
- STRUCTURAL ENGINEERING
- LANDSCAPE ARCHITECTURE

MADISON REGIONAL OFFICE
 101 HORIZON DRIVE, SUITE 101
 MADISON, WISCONSIN 53704
 608.846.8900 PHONE | 608.846.2288 FAX
 MADISON | MILWAUKEE
 KENOSHA | APPLETON
 www.jsdinc.com

SERVICES PROVIDED TO:
**SARA INVESTMENT REAL ESTATE LLC/
 ANGUS YOUNG ARCHITECTS**

PROJECT:
1414/1418 SOUTH PARK STREET

PROJECT LOCATION:
**CITY OF MADISON
 DANE COUNTY, WI
 AND PROJECT NO.: 08-3287**

DESIGNER:
ANGUS YOUNG ARCHITECTS

ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTOR AND SUBCONTRACTORS MUST CHECK ALL DETAIL AND DIMENSIONS OF THEIR TRADE AND BE RESPONSIBLE FOR THE SAME.

DESIGNER: JLF/MAS 8/20/2013
 DRAWN: JLF/MAS 8/20/2013
 APPROVED: WHO 8/20/2013

PLAN REVISIONS:

NO.	DATE	DESCRIPTION
1	8/21/2013	LOC SUBMITTAL

DIGGERS HOTLINE
 Toll Free (800) 242-8511
 Madison Area (608) 258-1191
 Hearing Impaired TDD (800) 542-2286
 www.DiggersHotline.com

DESIGN NUMBER:
L1.1