

**APPLICATION FOR
URBAN DESIGN COMMISSION
REVIEW AND APPROVAL**

AGENDA ITEM # _____
Project # _____
Legistar # _____

DATE SUBMITTED: May 30, 2012

Action Requested

- Informational Presentation
 Initial Approval and/or Recommendation
 Final Approval and/or Recommendation

UDC MEETING DATE: June 6, 2012

PLEASE PRINT!

PLEASE PRINT!

PROJECT ADDRESS: 6733 Fairhaven Road

ALDERMANIC DISTRICT: District 7

| | |
|--|-------------------------------|
| OWNER/DEVELOPER (Partners and/or Principals) | ARCHITECT/DESIGNER/OR AGENT: |
| <u>Fairhaven Court, LLC</u> | <u>Architectural Design</u> |
| <u>Kevin Kavanaugh, Jim Anderson,</u> | <u>Consultants, Inc.</u> |
| <u>Gregg Shimanski</u> | <u>Russell A. Eilers, AIA</u> |

CONTACT PERSON: Russell A. Eilers, AIA

Address: 30 Wisconsin Dells Parkway
Lake Delton, WI 53940

Phone: 608-254-6181

Fax: 608-254-2139

E-mail address: r.eilers@adcidesign.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.

LETTER OF INTENT
TO THE PLAN COMMISSION AND
CITY COUNCIL OF THE CITY OF MADISON

PLANNED UNIT DEVELOPMENT - SPECIFIC IMPLEMENTATION PLAN
PUD (SIP)

Residential Development
Lot 3, Certified Survey Map No. 10769, now known as Units
6717-1 through 6717-16, inclusive, and Units 6725-1 through 6725-16,
inclusive, Twisted Tree Condominium and Lot 1, Certified Survey Map No. 12128.
6717, 6725 and 6733 Fairhaven Road
In the City of Madison, Dane County, Wisconsin
To be known as Fairhaven Court

Application Submittal Date: May 30, 2012

Project Name: Fairhaven Court

Owner: Fairhaven Court, LLC
2920 Bryant Road
Madison, Wisconsin 53713
Contact: Kevin Kavanaugh
(608) 271-8514
kevin@krsrestequip.com

Designer: Russell A. Eilers, AIA
Architectural Design Consultants, Inc.
30 Wisconsin Dells Parkway
P.O. Box 580
Lake Delton, WI 53940
(608) 254-6181
r.eilers@adcidesign.com

Engineer: Eric W. Sandsnes, PLS
Royal Oak & Associates, Inc.
3678 Kinsman Boulevard
Madison, WI 53704-2509
(608) 274-0500 Ext. 13
esandsnes@royaloakengineering.com

Landscape Architect:

Watts Landscaping Service
350 Pioneer Avenue
Verona, WI 53593
608-833-3535

Legal:

Nathan J. Wautier
Reinhart Boerner Van Deuren s.c.
22 East Mifflin Street, Ste. 600
P.O. Box 2018
Madison, WI 53701-2018
(608) 229-2249
nwautier@reinhartlaw.com

Project:

51-unit apartment building to be located on a portion of Lot 3 Certified Survey Map No. 10769, now known as 6725-1 through 6725-16, inclusive, Twisted Tree Condominium (6725 Fairhaven Road) and Lot 1 of Certified Survey Map No. 12128 (6733 Fairhaven Road); and an existing 16-unit building located on a portion of Lot 3 Certified Survey Map No. 10769, now known as Units 6717-1 through 6717-16, inclusive, Twisted Tree Condominium, (6717 Fairhaven Road) in the City of Madison, Dane County, Wisconsin.

The proposed development, part of Madison's very popular Cross Country neighborhood, currently consists of 1 townhouse style building with 16 condominium units (located on Lot 3 CSM 10769, 6717 Fairhaven Road), and a 51-unit multi-family apartment building all totaling 107,045 square feet of dwelling unit improvements, including underground parking. The condominium will be dissolved and the units will become multi-family rental units.

This development has been designed to provide a maximum amount of functional and usable open space proximate to all dwelling units. Block retaining walls will be used to accommodate grade changes and flat open lawn areas will be adjacent to all areas of the building. Asphalt paving has been minimized and proposed landscaping does not hinder the

use of the lawn areas.

Front porches are included with the dwelling units for all ground units, and balconies are provided for upper units. A variety of landscaping will be used to act as screening or for general separation of those units.

Uses/Family Definition:

The uses of Lots 1 and 3 are as follows:

| CSM Lot No | Permitted Use | Lot Area | Permitted Dwelling Units | Bedrooms |
|--|-----------------------|--------------------|--------------------------|------------|
| Lot 1 CSM 12128 and a portion of Lot 3 CSM 10769 | Multi-Family Building | 57,856 s.f. | 51 | 75 |
| Lot 3 CSM 10769 | Townhouse Units | 40,067 s.f. | 16 | 32 |
| | | <u>97,923 s.f.</u> | <u>67</u> | <u>107</u> |

The improvements to Lot 1 CSM 12128 and a portion of Lot 3 CSM 10769 (6725 and 6733 Fairhaven Road) shall consist of one 51-unit apartment building. There exists on a portion of Lot 3 CSM 10769 one townhouse style building with 16 condominium units, the condominium will be dissolved. This is to be a multi-family development owned and operated as a residential apartment development. The units and the common areas of the residential apartment development shall be used for residential purposes only, as per the R4 zoning district. The family definition shall coincide with the definition given in Madison General Ordinance 28.03 for the R1 zoning district.

Accessory uses shall include but not be limited to: a. accessory uses directly associated with those permitted uses including parking for tenants and guests, and b. temporary building for storage of building materials and equipment for construction purposes when on same lot as a principle use for a period not to exceed the duration of such construction.

Timetable for Construction:

Building construction is anticipated to begin immediately following plan approval. Ultimate

completion is expected in approximately nine months.

Total area of Lots 1 and 3:

Lot 1 CSM 12128-57,856 sq. ft.; Lot 3 CSM 10769-40,067 sq. ft.; total 97,923 sq. ft.

Lot Area Requirements:

Per PUD (SIP) total area as defined above is Lot 1 CSM 12128-57,856 sq. ft.; Lot 3 CSM 10769-40,067 sq. ft.; total 97,923 sq. ft.

Dwelling Units:

Dwelling units proposed: 51 new apartment units (6725 and 6733 Fairhaven Road) plus existing 16 units (6717 Fairhaven Road).

Lot Area Per Dwelling Unit:

1,462 sq. ft./u;

Usable Open Space/Requirements:

Area Required 160 s.f./bedroom: 17,120 sq. ft.

Useable Open Space Provided:

27,078 sq. ft.

Snow and Trash Storage and Removal, Maintenance:

Snow and trash storage and removal will be done by private contractor. All on-site maintenance equipment will be stored within the underground parking garages.

Economic/Socioeconomic Impact:

The development is readily accessible to a variety of employment centers, retail services, daycare centers, and recreation areas and is in the vicinity of multi-family single-family development which dominates the area.

Rents for the apartment units of the existing building will range from \$[] for [] bedrooms to \$[] for [] bedrooms. Rents for the apartment units of the new building will range from \$[] for [] bedrooms to \$[] for [] bedrooms.

Sincerely,

Fairhaven Court, LLC

ZONING TEXT

PLANNED UNIT DEVELOPMENT - SPECIFIC IMPLEMENTATION PLAN
PUD (SIP)
May 9, 2012

Residential Development

Lot 3, Certified Survey Map No. 10769, now known as Units
6717-1 through 6717-16, inclusive, and Units 6725-1 through 6725-16,
inclusive, Twisted Tree Condominium and Lot 1, Certified Survey Map No. 12128.
6717, 6725 and 6733 Fairhaven Road
In the City of Madison, Dane County, Wisconsin
To be known as Fairhaven Court

Statement of Purpose:

This Planned Unit Development Specific Implementation Plan PUD (SIP) provides for a new 73,027 gross square foot, 51-unit residential development with underground parking located on a portion of Lot 3 Certified Survey Map No. 10769, now known as 6725-1 through 6725-16, inclusive, Twisted Tree Condominium (6725 Fairhaven Road) and Lot 1 of Certified Survey Map No. 12128 (6733 Fairhaven Road); and an existing 16-unit building located on a portion of Lot 3 Certified Survey Map No. 10769, now known as Units 6717-1 through 6717-16, inclusive, Twisted Tree Condominium, (6717 Fairhaven Road) in the City of Madison, Dane County, Wisconsin.

The proposed development, part of Madison's very popular Cross Country neighborhood, currently consists of 1 townhouse style building with 16 condominium units (located on Lot 3 CSM 10769, 6717 Fairhaven Road), and a 51-unit multi-family apartment building all totaling 109,868 square feet of dwelling unit improvements, including underground parking. The condominium will be dissolved and the units will become multi-family rental units.

This development has been designed to provide a maximum amount of functional and usable open space proximate to all units. Block

retaining walls will be used to accommodate grade changes and flat open lawn areas will be adjacent to all areas of the building. Asphalt paving has been minimized and proposed landscaping does not hinder the use of the lawn areas.

Front porches are included with the dwelling units for all ground units, and balconies are provided for upper units. A variety of landscaping will be used to act as screening or for general separation of those units.

Building Descriptions:

This development will consist of 67 dwelling units. The dwelling units will offer a mix of interiors and amenities with a total of approximately 107 bedrooms. The apartment buildings will offer units ranging from roughly 580-1,730 s.f.

| CSM Lot No | Permitted Use | Lot Area | Permitted Dwelling Units | Bedrooms |
|--|-----------------------|--------------------|--------------------------|------------|
| Lot 1 CSM 12128 and a portion of Lot 3 CSM 10769 | Multi-Family Building | 57,856 s.f. | 51 | 75 |
| Lot 3 CSM 10769 | Townhouse Units | 40,067 s.f. | 16 | 32 |
| | | <u>97,923 s.f.</u> | <u>67</u> | <u>107</u> |

The improvements to Lot 1 CSM 12128 and a portion of Lot 3 CSM 10769 (6725 and 6733 Fairhaven Road) shall consist of one 51-unit apartment building. There exists on a portion of Lot 3 CSM 10769 one townhouse style building with 16 condominium units, the condominium will be dissolved. This is to be a multi-family development owned and operated as a residential apartment development. The units and the common areas of the residential apartment development shall be used for residential purposes only, as per the R4 zoning district. The family definition shall coincide with the definition given in Madison General Ordinance 28.03 for the R1 zoning district.

Accessory uses shall include but not be limited to: a. accessory uses directly associated with those permitted uses including parking for tenants and guests, and b. temporary building for storage of building materials and equipment for construction purposes when on same lot as a principle use for a period not to exceed the duration of such construction.

Yard Requirements:

Minimum Yard Requirements:

Front Yard: 10 ft.
Side Yard: 5 ft.
Rear Yard: 30 ft.

Total area of Lots 1 and 3:

Lot 1 CSM 12128- 57,856 sq. ft.; Lot 3 CSM 10769-40,067 sq. ft.; total 97,923 sq. ft.

Lot Area Requirements

Per PUD (SIP) total area as defined above is Lot 1 CSM 12128-57,856 sq. ft.; Lot 3 CSM 10769-40,067 sq. ft.; total 97,923 sq. ft.

Dwelling Units

Dwelling units proposed: 51 new apartment units (6725 and 6733 Fairhaven Road) plus existing 16 units (6717 Fairhaven Road)

Lot Area Per Dwelling Unit

1,462 sq. ft./u;

Usable Open Space/Requirements:

Area Required 160 s.f./bedroom: 17,120 sq. ft.

Useable Open Space Provided:

27,078 sq. ft.

Height Requirements:

Maximum Building Height is 3 stories or 40 ft.

Proposed Building Height is 3 stories with average height of 38 ft.

Landscaping:

Landscaped areas will be provided as shown on approved plans. Upon commencement of building construction, a local provider will be responsible for the installation of all landscape materials.

Accessory Off-Street Parking:

Min. Parking Stalls Required: 110 spaces

Parking Stalls Provided: 35 spaces above ground; 75 spaces underground.

Bicycle Requirements:

Spaces required: 67

Spaces provided: 68

Site Lighting:

Lighting will be provided as shown on approved plans.

Signage:

Signage will be as shown on approved plans--
Max. Allowable Signage: 20 sq. ft. Proposed Signage: 17 sq. ft.

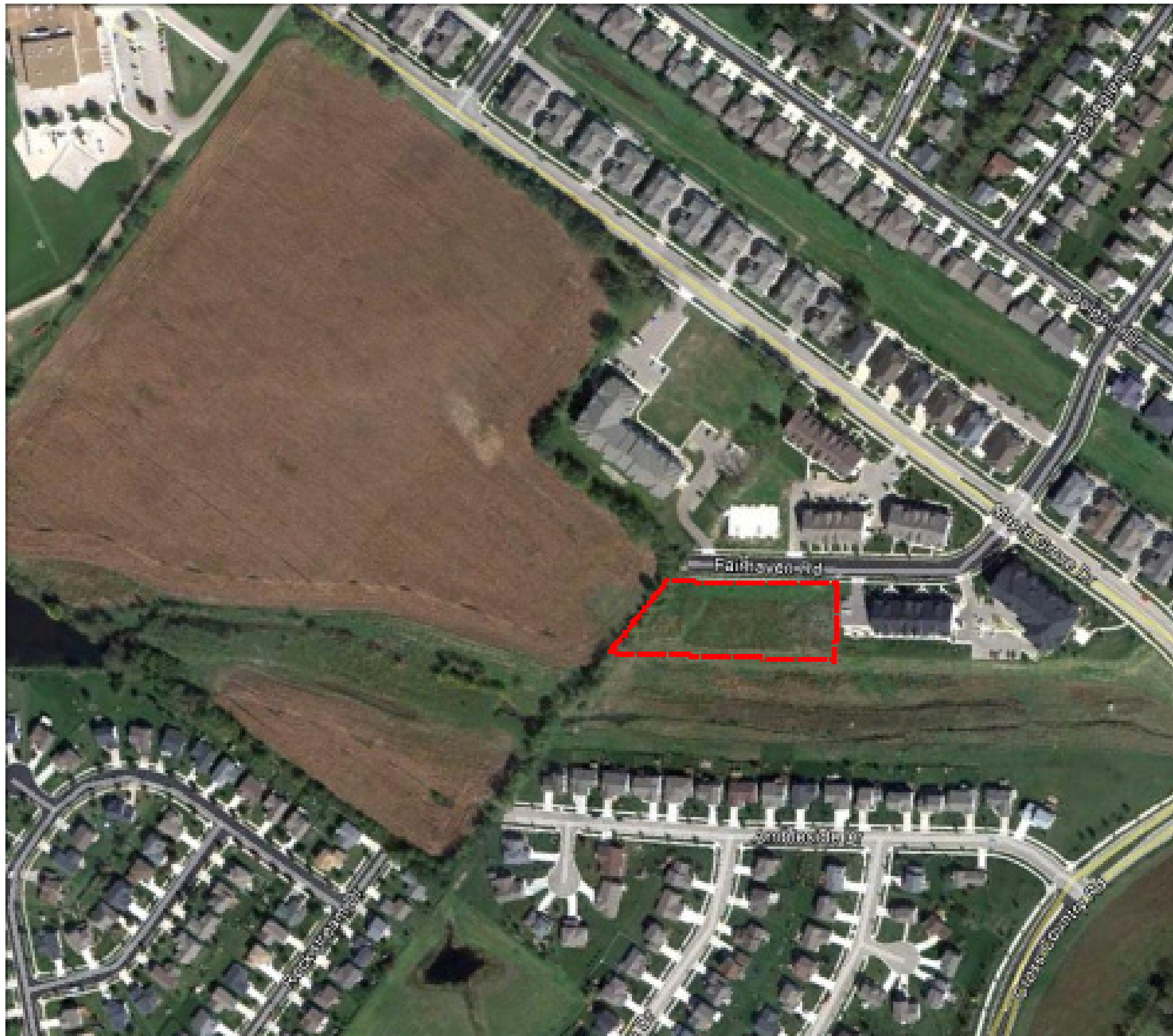
All signage shall be per the approved PUD (SIP).

Snow and Trash Storage and Removal, Maintenance:

Snow and trash storage and removal will be done by private contractor. All on-site maintenance equipment will be stored within the underground parking garages.

Alterations and Revisions:

No alteration or revision of this Planned Unit Development shall be permitted unless approved by the City Plan Commission, However, the Zoning Administrator may issue permits for minor alterations or additions that are approved by the Director of Planning and Development and the Alderperson of the district and are compatible with the concept approved by the City Plan Commission.



**Architectural Design
Consultants, Inc.**

Location Map



Fairhaven Court - Madison, WI



**Architectural Design
Consultants, Inc.**

West Elevation

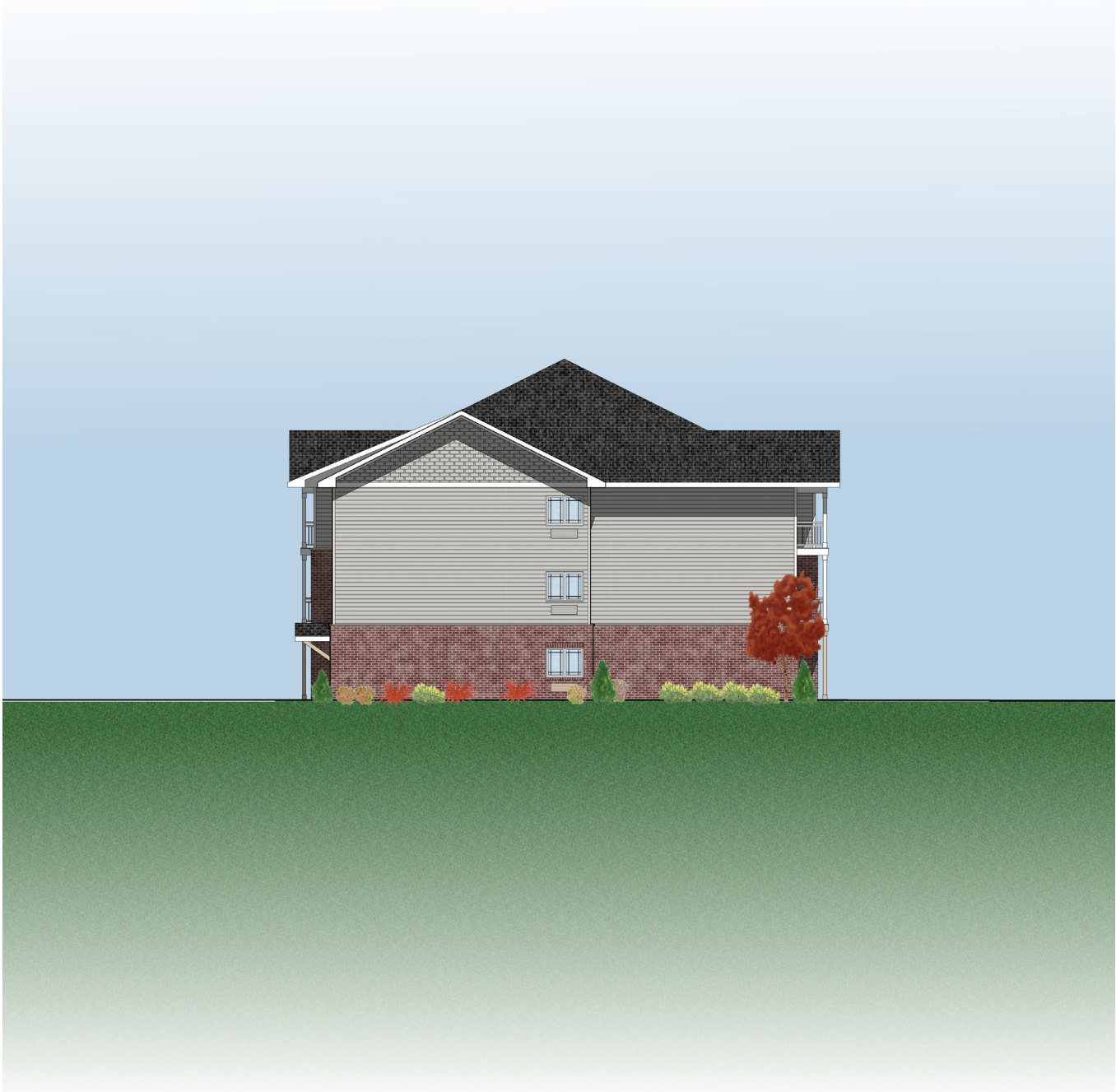
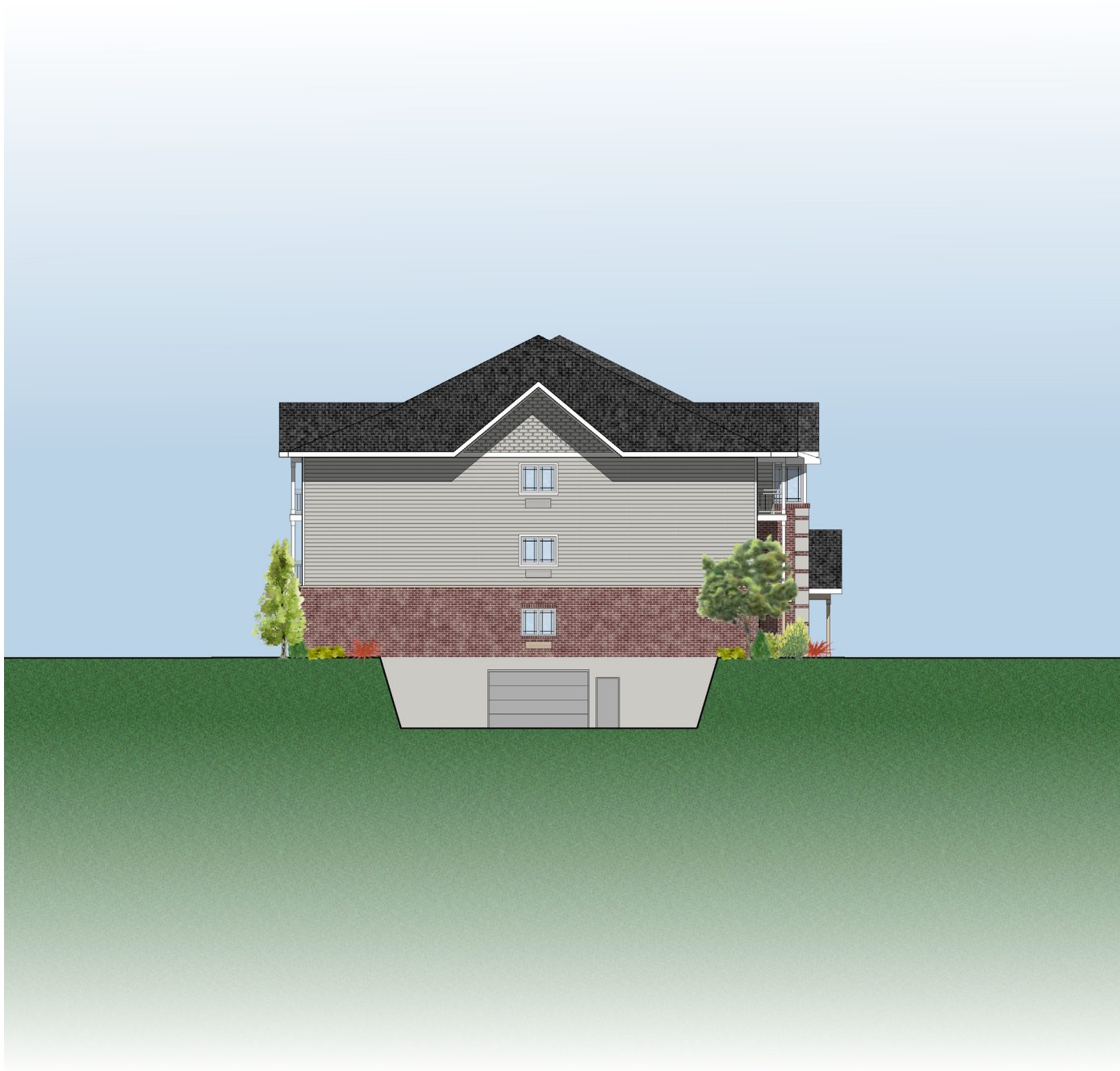
Fairhaven Court - Madison, WI



**Architectural Design
Consultants, Inc.**

East Elevation

Fairhaven Court - Madison, WI



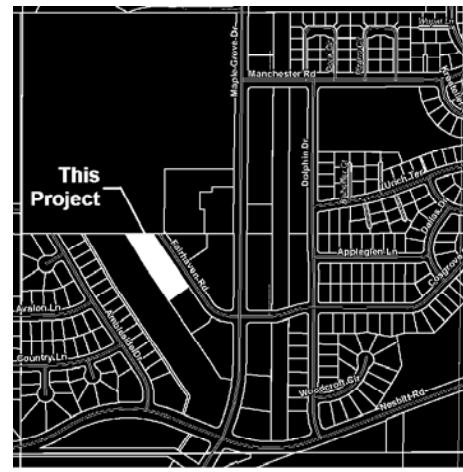
**Architectural Design
Consultants, Inc.**

North and South Elevation

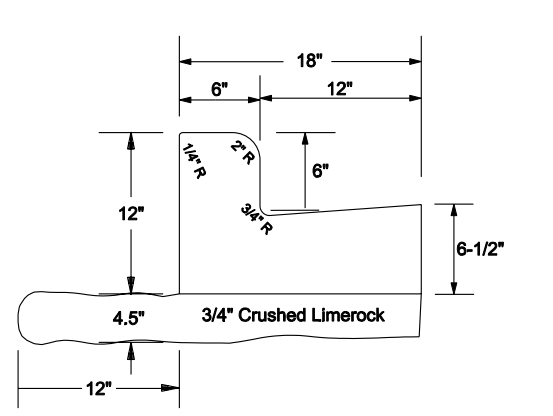
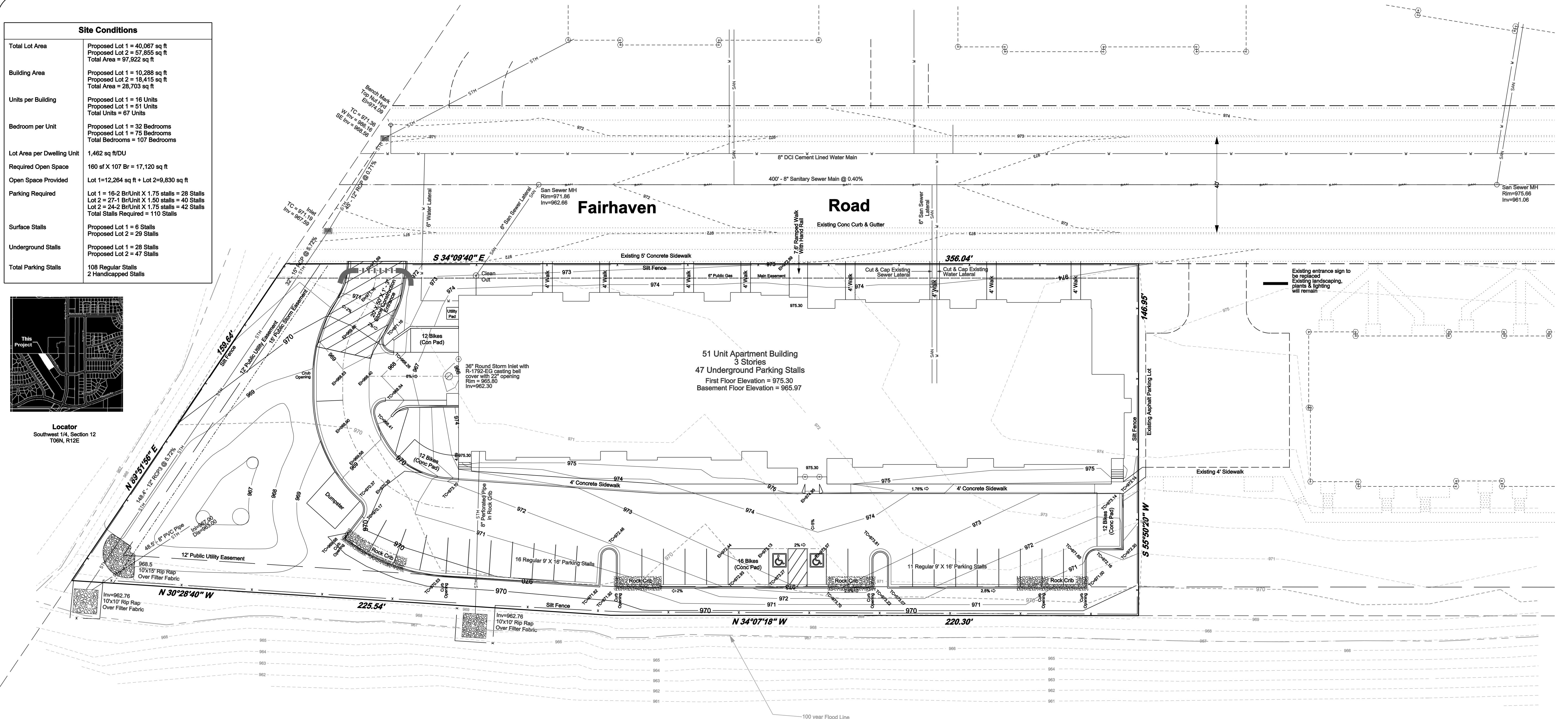
Fairhaven Court - Madison, WI

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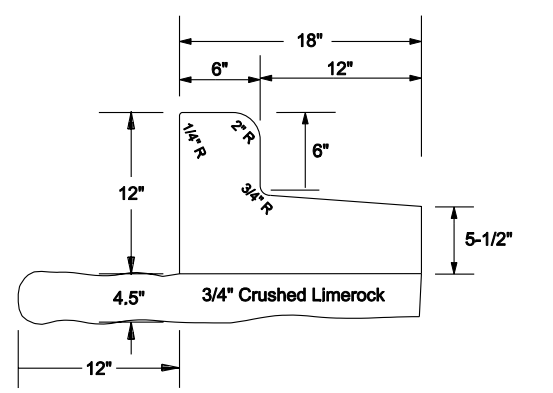
| Site Conditions | |
|----------------------------|--|
| Total Lot Area | Proposed Lot 1 = 40,067 sq ft Proposed Lot 2 = 57,855 sq ft Total Area = 97,922 sq ft |
| Building Area | Proposed Lot 1 = 10,288 sq ft Proposed Lot 2 = 18,415 sq ft Total Area = 28,703 sq ft |
| Units per Building | Proposed Lot 1 = 16 Units Proposed Lot 2 = 51 Units Total Units = 67 Units |
| Bedroom per Unit | Proposed Lot 1 = 32 Bedrooms Proposed Lot 2 = 75 Bedrooms Total Bedrooms = 107 Bedrooms |
| Lot Area per Dwelling Unit | 1,462 sq ft/DU |
| Required Open Space | 160 sf X 107 Br = 17,120 sq ft |
| Open Space Provided | Lot 1=12,264 sq ft + Lot 2=9,830 sq ft |
| Parking Required | Lot 1 = 16-2 Br/Unit X 1.75 stalls = 28 Stalls Lot 2 = 24-2 Br/Unit X 1.50 stalls = 40 Stalls Total Stalls Required = 110 Stalls |
| Surface Stalls | Proposed Lot 1 = 6 Stalls Proposed Lot 2 = 29 Stalls |
| Underground Stalls | Proposed Lot 1 = 28 Stalls Proposed Lot 2 = 47 Stalls |
| Total Parking Stalls | 108 Regular Stalls 2 Handicapped Stalls |



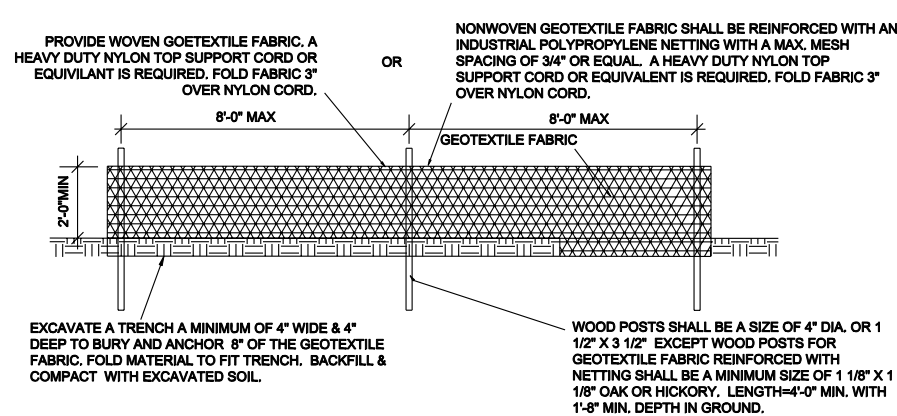
Locator
Southwest 1/4, Section 12
T06N, R12E



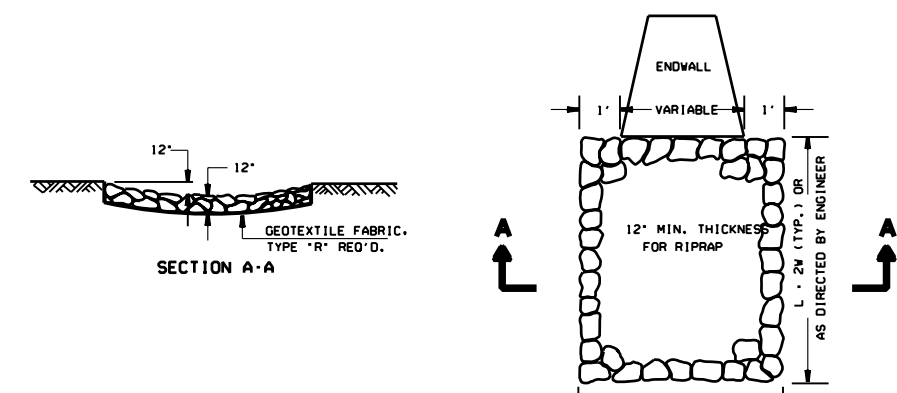
18" Standard Curb



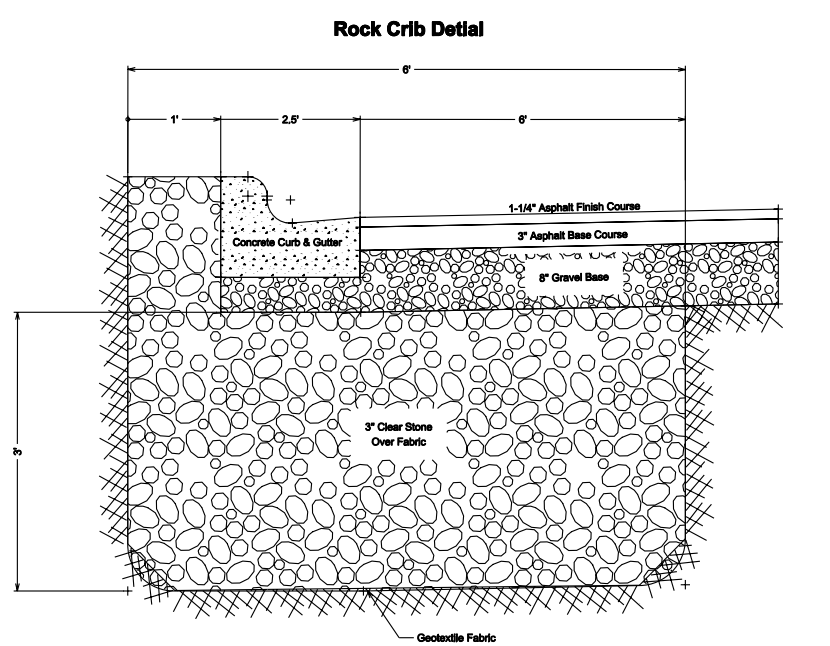
18" Reject Curb



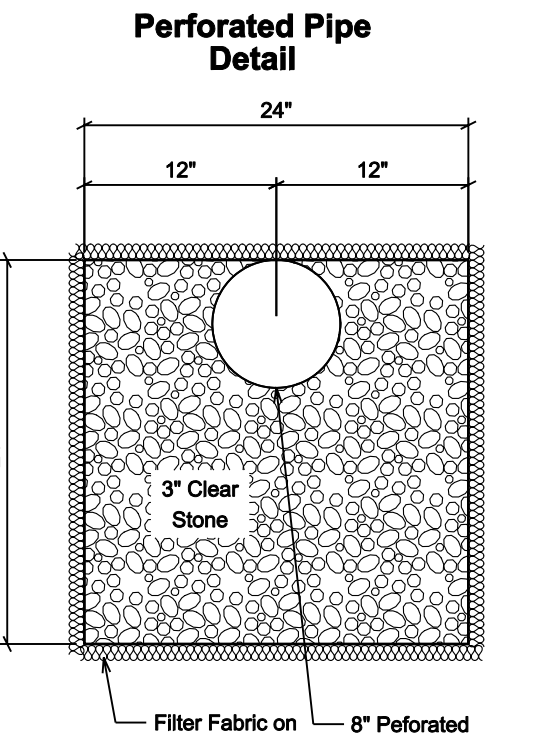
SILT FENCE



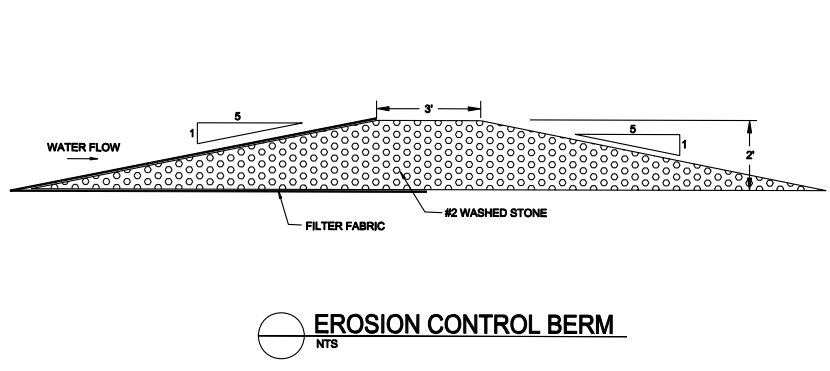
RIPRAP TREATMENT AT CULVERTS



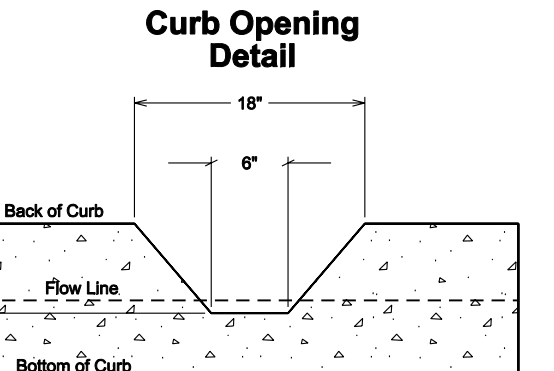
Rock Curb Detail



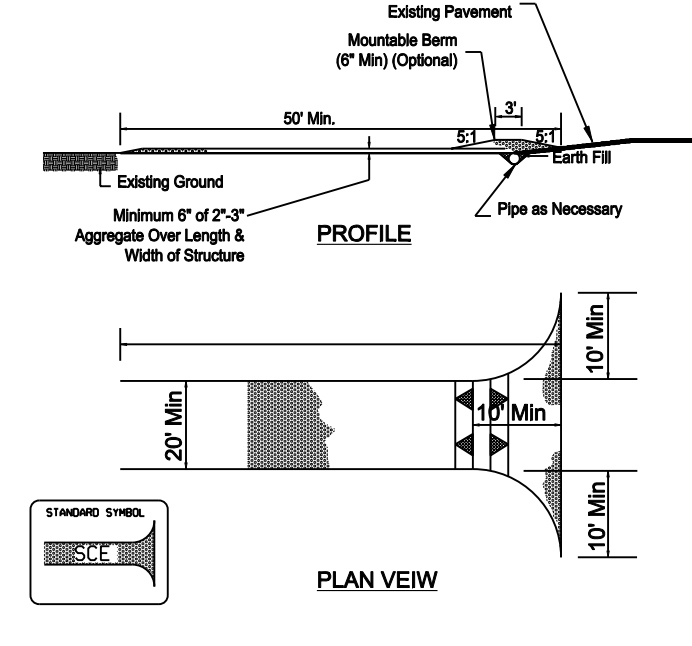
Perforated Pipe Detail



EROSION CONTROL BERM



Curb Opening Detail



Stabilized Construction Entrance

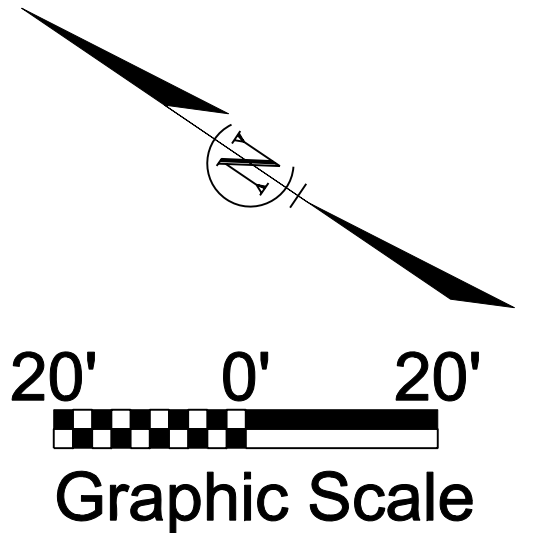
- LENGTH - MINIMUM OF 50'
- WIDTH - 20' MINIMUM. SHOULD BE FLARED AT THE EXISTING ROAD TO PROVIDE A TURNING RADIUS.
- STONE - CRUSHED AGGREGATE (2" TO 3") OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT SHALL BE PLACED AT LEAST 6" DEEP OVER THE LENGTH AND WIDTH OF ENTRANCE.
- SURFACE WATER - ALL SURFACE WATER FLOWING TO OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED THROUGH THE ENTRANCE. MAINTAINING POSITIVE DRAINAGE. PIPE INSTALLED THROUGH THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE PROTECTED WITH A MOUNTABLE BERM WITH 5:1 SLOPES AND MINIMUM OF 6" OF STONE OVER THE PIPE. TO BE SIZED ACCORDING TO THE DRAINAGE. WHEN THE SITE IS LOCATED AT A HIGH SPOT AND HAS NO DRAINAGE TO CONVEY A PIPE WILL NOT BE NECESSARY. PIPE SHOULD BE SIZED ACCORDING TO THE AMOUNT OF RUNOFF TO BE CONVEYED. A 6" MINIMUM WILL BE REQUIRED.
- LOCATION - A STABILIZED CONSTRUCTION ENTRANCE SHALL BE LOCATED AT EVERY POINT WHERE CONSTRUCTION TRAFFIC ENTERS OR LEAVES A CONSTRUCTION SITE. VEHICLES LEAVING THE SITE MUST TRAVEL OVER THE ENTIRE LENGTH OF THE STABILIZED CONSTRUCTION ENTRANCE.

Project Schedule

- 07-20-2012 Install Construction Entrance
Install silt fence around lot
Begin excavation of apartment building and parking lot
- 07-21-2012 Install gravel in parking lot area and ramp to underground parking
- 08-21-2012 Backfill along the North and West walls to a maximum of 9% grade.
- 10-01-2012 Construct apartment building
- 10-01-2012 Finish grade around building
- 10-15-2012 Seed and mulch

Notes:

- All filling, grading, and erosion control shall conform to the City of Madison ordinances.
- Erosion control devices shall be installed prior to the start of filling and grading.
- To minimize the erosion sediment, the contractor shall stage the filling and grading activities to restore the disturbed areas as final grades are achieved.
- Additional erosion control measures, as requested by the City Inspector or developers engineers, shall be installed within 24 hours.
- All erosion control measures and structures serving the site must be inspected at least weekly and within 24 hours of the time 0.50 inches of rain is produced. All maintenance will follow an installed within 24 hours.
- All trucks leaving site shall have clean tires. Prior to the start of filling, the contractor shall install a tracking pad. The tracking pad shall be 50' long, 24' wide, and 1' thick. The pad shall be constructed with 3" clear stone. The construction entrance shall be maintained by the contractor in a condition in which will prevent the tracking of mud onto the public street. All material deposited on public property shall be swept up daily.



| | |
|---------------|---|
| Project No: | 16811 |
| File Name: | Fairhaven.dgn |
| Project Name: | Fairhaven |
| Job Number: | 001 |
| Plot Title: | Fairhaven |
| Plot Tab: | Fairhaven |
| Date: | April 1, 2012 |
| Director: | P:\Projects\Woodland\Woodland\16811\16811.dwg |

Royal Oak & Associates, Inc
3678 Kinsman Boulevard
Madison, WI 53704
Phone (608) 274-0500 Fax (608) 274-4530
www.royalokengineering.com

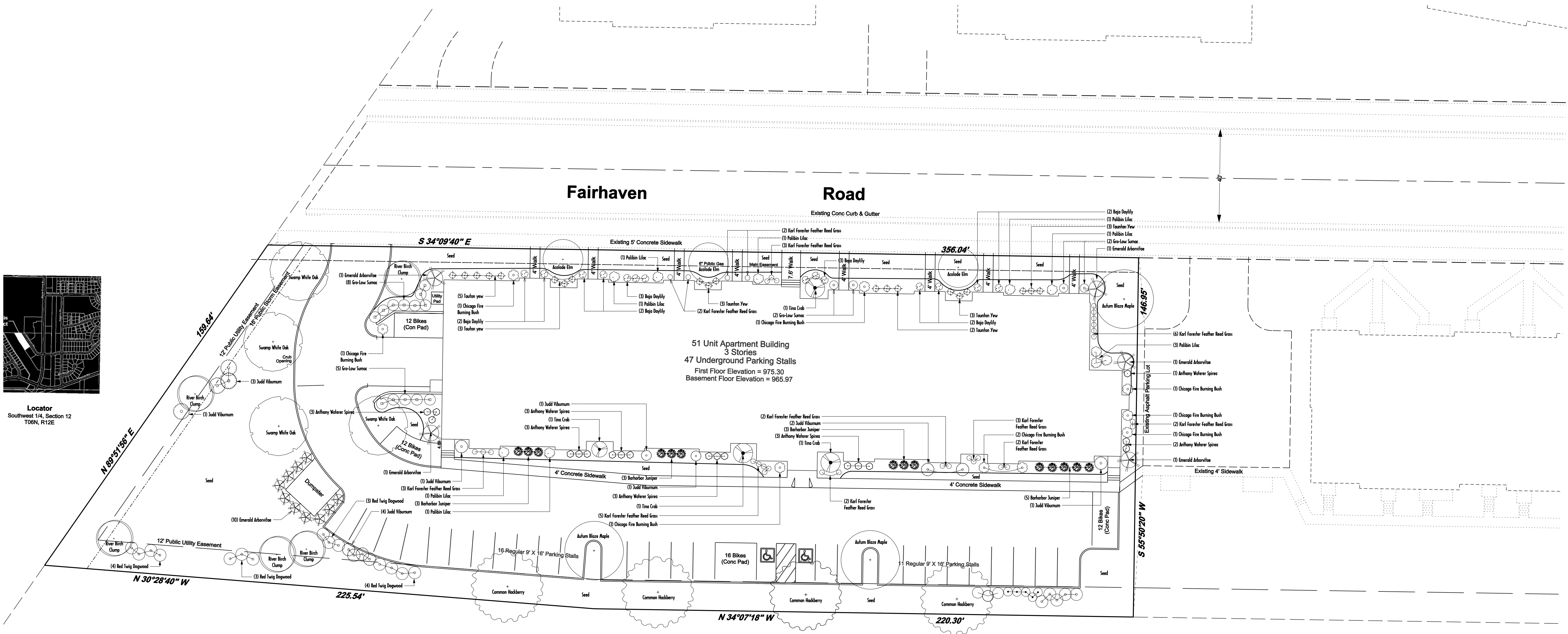
Surveyed For:
Fairhaven Court, LLC
Madison, Wisconsin 53713
Contact:
Madison, Kevin Kavanagh

PUD - GDP - SIP - Site Grading & Erosion Control Plan
Lot 3, CSM No 10769 and Lot 1, CSM No 12128, lying in the SW 1/4 of the SW 1/4 of Section 12, T06N, R10E, City of Madison, Dane County, Wisconsin

Office Map Number
16037-I
C-1.0



Locator
Southwest 1/4, Section 12
T08N, R12E

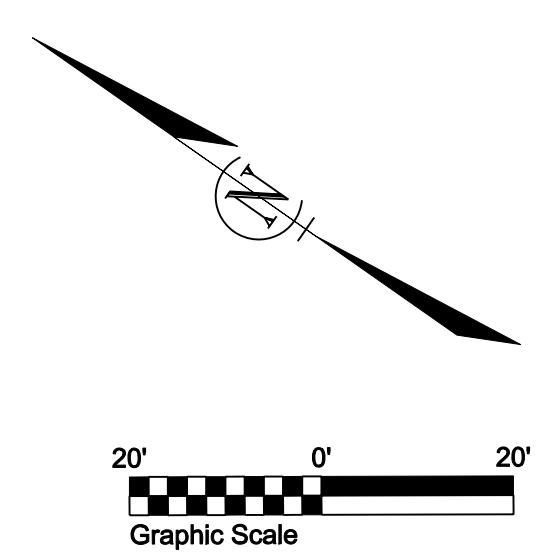


| Quantity | Common Name | Planting Size |
|----------|----------------------------------|---------------|
| 4 | Swamp White Oak | 2" BB |
| 3 | Acolode Elm | 1-3/4" BB |
| 4 | Autumn Blaze Maple | 2" BB |
| 4 | Common Hackberry | 2" BB |
| 5 | River Birch Clump | 6' BB |
| 4 | Tina Crab | 4" BB |
| 15 | Emerald Arborvitae | 4" BB |
| 5 | Common Witch Hazel | #5 CONT |
| 22 | Red Twig Dogwood | #7 CONT |
| 11 | Judd Viburnum | #7 CONT |
| 8 | Chicago Fire Burning Bush | 3" BB |
| 11 | Paibin Lilac | #5 CONT |
| 18 | Anthony Waterer Spirea | #2 CONT |
| 17 | Gro-Low Sumac | #2 CONT |
| 23 | Taunton Yew | 15" BB |
| 14 | Sar Harbor Juniper | #2 CONT |
| 19 | Karl Forester Feather Reed Grass | #1 CONT |
| 13 | Baja Daylily | #1 CONT |

General Notes:

- Individual trees and shrub groupings found along the perimeter of the property as well as those found within lawn areas to receive wood mulch rings and wood mulch beds consisting of a mixture of recycled wood mulch, colored brown.
- "Vinyl Edging" to be Valley View Black Diamond Vinyl Edging or equivalent.
- Areas labeled "washed stone" to receive 1-1/2" washed stone spread to a 3" depth over fabric barrier.
- Seed shall consist of the following mixture:
40% Palmer Ryegrass
20% Baron Bluegrass
20% Nassau Bluegrass
20% Pennlawn Creeping Red Fescue
- Plant beds adjacent to the building(s) to be mulched with 1-1/2" diameter washed stone mulch spread to a 3" depth over fabric barrier

| City of Madison | |
|--|------------|
| Landscape Requirements | |
| Number of Parking Stalls | 29 |
| Number of Canopy Trees Required | 3 |
| Number of Landscape Points Required | 147 |
| Solution | |
| 6 Canopy Trees (2" - 2-1/2") @ 35 points | 210 |
| 6 Canopy Trees or Small Ornamental Trees (1-1/2" - 2") @ 15 points | |
| 38 Deciduous Shrubs @ 2 points | 76 |
| Evergreen Shrubs @ 3 points | |
| Evergreen Trees (3"t) @ 15 points | |
| Decorative Wall @ 5 points (Per 10 lf) | |
| Decorative Fence @ 5 points (Per 10 lf) | |
| Decorative Earth Berm @ 5 points (Per 10 lf) | |
| Average Height - 30" @ 5 points | |
| Average Height - 15" @ 2 points | |
| Total Points | 286 |



Drawn By: EMS
Checked By: RC
Date: April 6, 2012
Revised:
Plot File: 16037-L
Plot Table: 16037-L
Directory: P:\Projects\Wisconsin\Barn\Verona\Nashville\Section1218611_ADC\Engineering

Watts Landscape Service
350 Pioneer Avenue
Verona, Wisconsin, 53593
Phone (608) 833-3535
www.wattslandscapes.com

For:
Fairhaven Court, LLC
2920 Bryant Road
Madison, Wisconsin 53713
Contact: Kevin Karamanagh

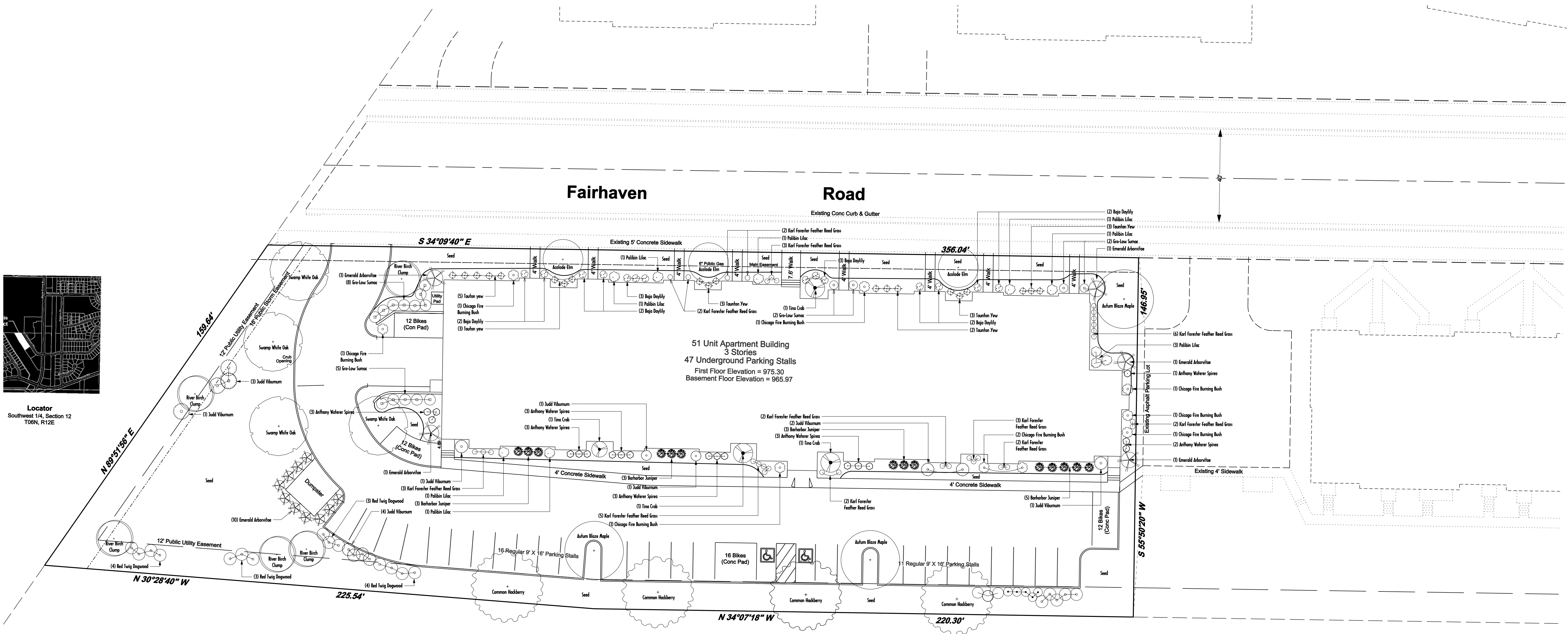
Landscape Plan
Part of Lot 3, CSM No 10769 and Lot 1, CSM No 12128, lying in the SW 1/4 of the SW 1/4 of Section 12, T08N, R10E, City of Madison, Dane County, Wisconsin

Office Map Number
16037-L

L1.0



Locator
Southwest 1/4, Section 12
T08N, R12E

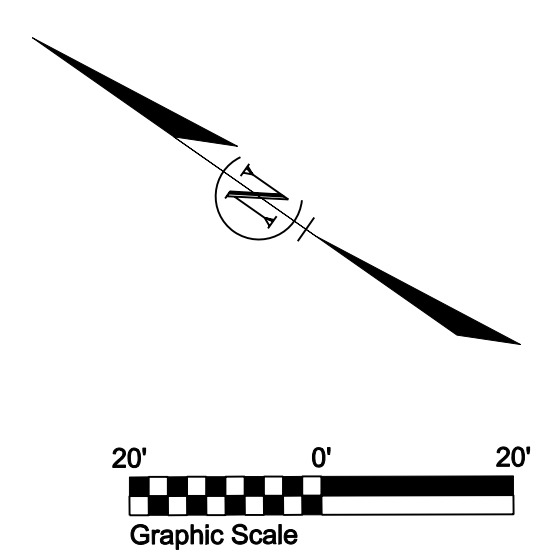


| Quantity | Common Name | Planting Size |
|----------|----------------------------------|---------------|
| 4 | Swamp White Oak | 2" BB |
| 3 | Acolode Elm | 1-3/4" BB |
| 4 | Autumn Blaze Maple | 2" BB |
| 4 | Common Hackberry | 2" BB |
| 5 | River Birch Clump | 6" BB |
| 4 | Tina Crab | 4" BB |
| 15 | Emerald Arborvitae | 4" BB |
| 5 | Common Witch Hazel | #5 CONT |
| 22 | Red Twig Dogwood | #7 CONT |
| 11 | Judd Viburnum | #7 CONT |
| 8 | Chicago Fire Burning Bush | 3" BB |
| 11 | Paibin Lilac | #5 CONT |
| 18 | Anthony Waterer Spirea | #2 CONT |
| 17 | Gro-Low Sumac | #2 CONT |
| 23 | Taunton Yew | 15" BB |
| 14 | Sar Harbor Juniper | #2 CONT |
| 19 | Karl Forester Feather Reed Grass | #1 CONT |
| 13 | Baja Daylily | #1 CONT |

General Notes:

- Individual trees and shrub groupings found along the perimeter of the property as well as those found within lawn areas to receive wood mulch rings and wood mulch beds consisting of a mixture of recycled wood mulch, colored brown.
- "Vinyl Edging" to be Valley View Black Diamond Vinyl Edging or equivalent.
- Areas labeled "washed stone" to receive 1-1/2" washed stone spread to a 3" depth over fabric barrier.
- Seed shall consist of the following mixture:
40% Palmer Ryegrass
20% Baron Bluegrass
20% Nassau Bluegrass
20% Pennlawn Creeping Red Fescue
- Plant beds adjacent to the building(s) to be mulched with 1-1/2" diameter washed stone mulch spread to a 3" depth over fabric barrier

| City of Madison | |
|--|------------|
| Landscape Requirements | |
| Number of Parking Stalls | 29 |
| Number of Canopy Trees Required | 3 |
| Number of Landscape Points Required | 147 |
| Solution | |
| 6 Canopy Trees (2" - 2-1/2") @ 35 points | 210 |
| 6 Canopy Trees or Small Ornamental Trees (1-1/2" - 2") @ 15 points | |
| 38 Deciduous Shrubs @ 2 points | 76 |
| Evergreen Shrubs @ 3 points | |
| Evergreen Trees (3"t) @ 15 points | |
| Decorative Wall @ 5 points (Per 10 lf) | |
| Decorative Fence @ 5 points (Per 10 lf) | |
| Decorative Earth Berm @ 5 points (Per 10 lf) | |
| Average Height - 30" @ 5 points | |
| Average Height - 15" @ 2 points | |
| Total Points | 286 |



Drawn By: EMS
Checked By: RC
Date: April 6, 2012
Revised:
Plot File: 16037-L
Plot Table: 16037-L
Directory: P:\Projects\Wisconsin\Barn\Verona\Nashville\Section12\16037-L

Watts Landscape Service
350 Pioneer Avenue
Verona, Wisconsin, 53593
Phone (608) 833-3535
www.wattslandscapes.com

For:
Fairhaven Court, LLC
2920 Bryant Road
Madison, Wisconsin 53713
Contact: Kevin Karamanagh

Landscape Plan
Part of Lot 3, CSM No 10769 and Lot 1, CSM No 12128, lying in the SW 1/4 of the SW 1/4 of Section 12, T08N, R10E, City of Madison, Dane County, Wisconsin

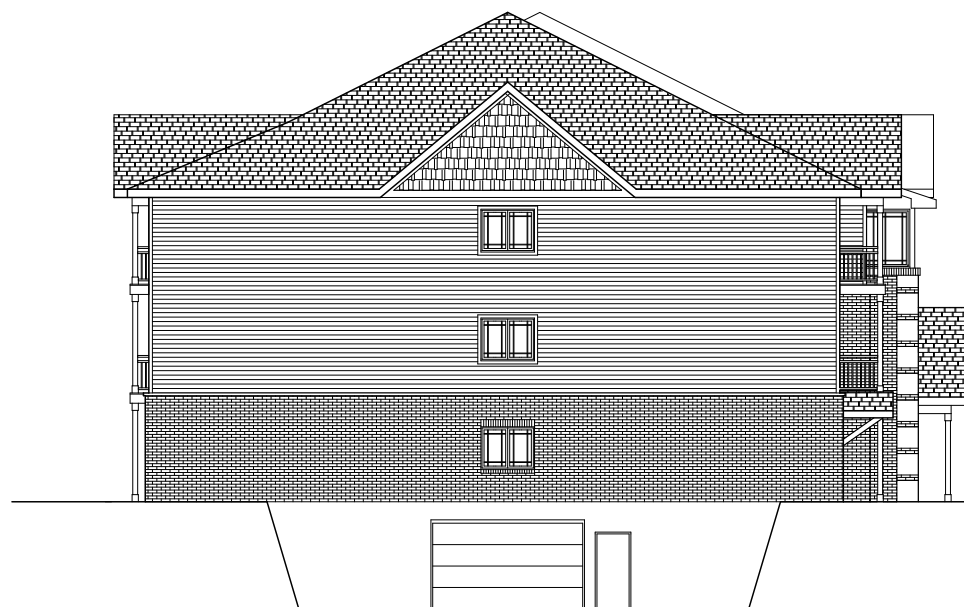
Office Map Number
16037-L

L1.0



ELEVATION A

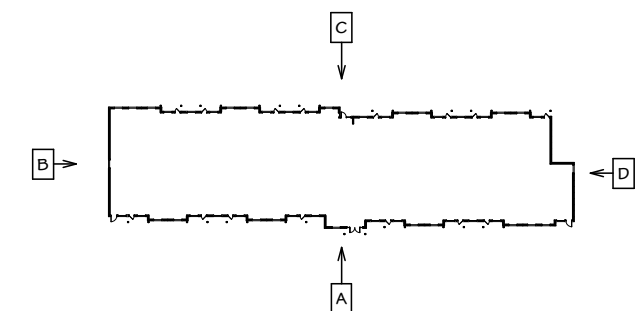
SCALE: 1" = 10'



ELEVATION B

SCALE: 1" = 10'

| EXTERIOR COLOR SCHEDULE | |
|-------------------------|-----------------------|
| MATERIAL | COLOR |
| BRICK | FRIO CANYON (RED/TAN) |
| SIDING | STERLING GRAY |
| SHINGLES | CHARCOAL |
| SOFFIT/FASCIA | WHITE |
| WINDOWS/DOORS | WHITE |
| BALCONIES/TRIM | WHITE/LIGHT MAPLE |



KEY PLAN



**Architectural Design
Consultants, Inc.**

Elevations

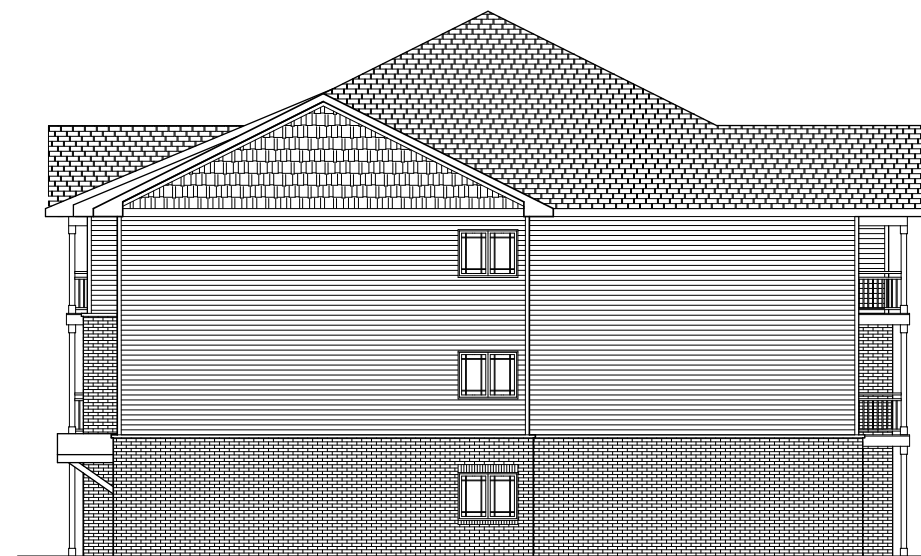
Fairhaven Court - Madison, WI

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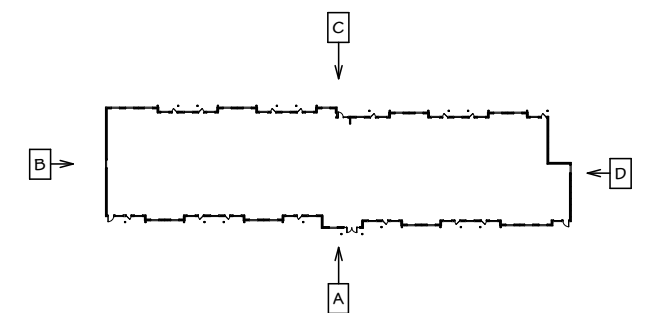
ELEVATION C

SCALE: 1" = 10'



ELEVATION D

SCALE: 1" = 10'



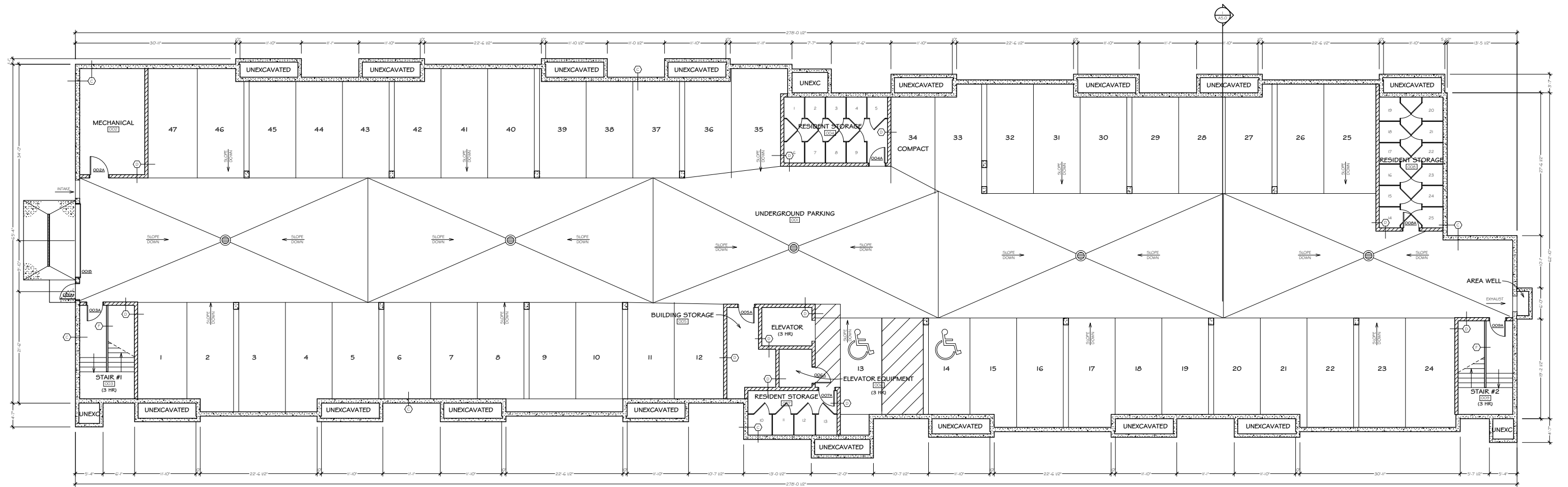
KEY PLAN



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Elevations

Fairhaven Court - Madison, WI

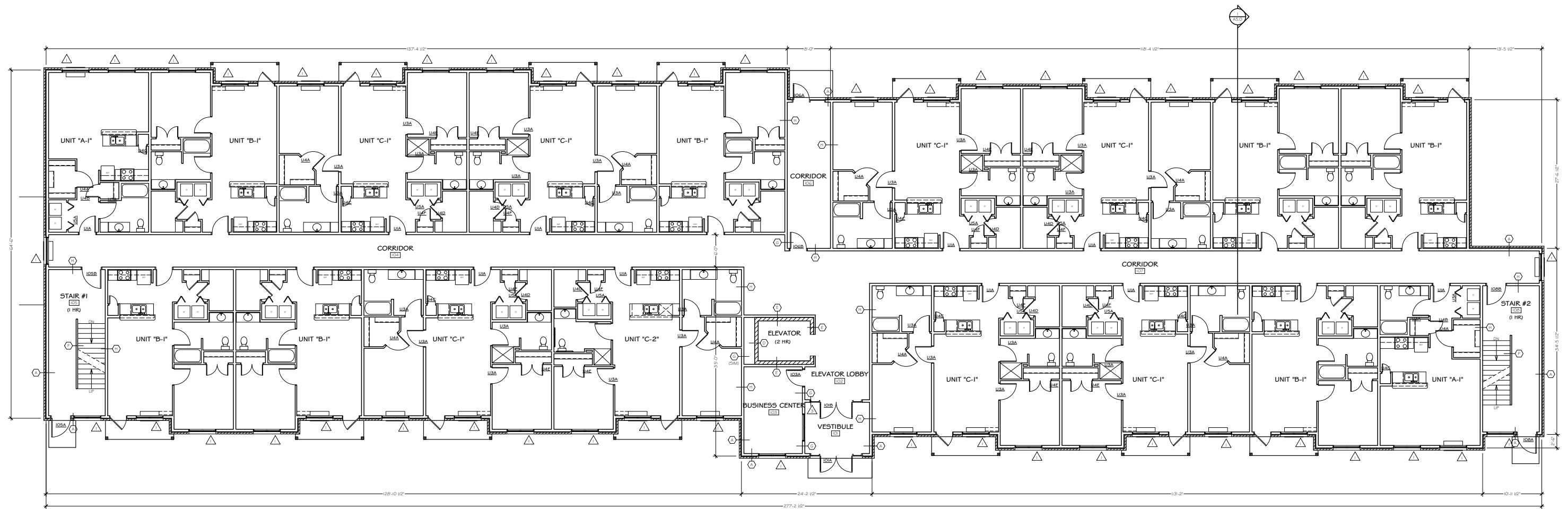


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Basement Floor Plan

Fairhaven Court - Madison, WI





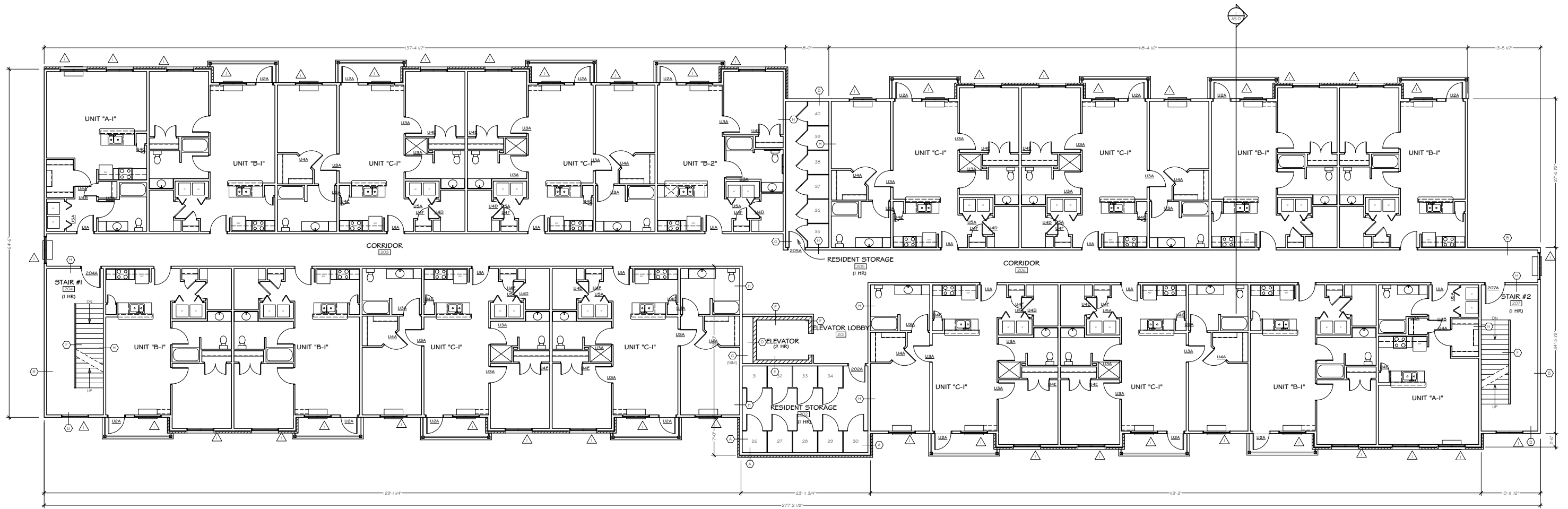
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First Floor Plan

Fairhaven Court - Madison, WI

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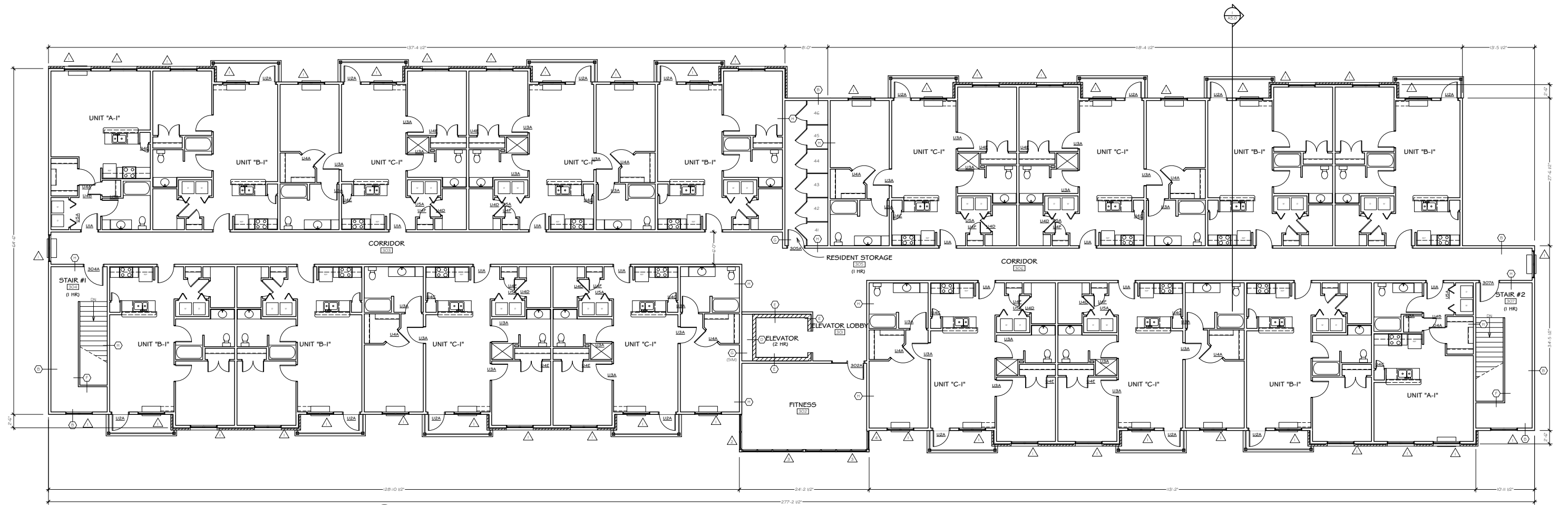
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Second Floor Plan

Fairhaven Court - Madison, WI

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Third Floor Plan

Fairhaven Court - Madison, WI

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