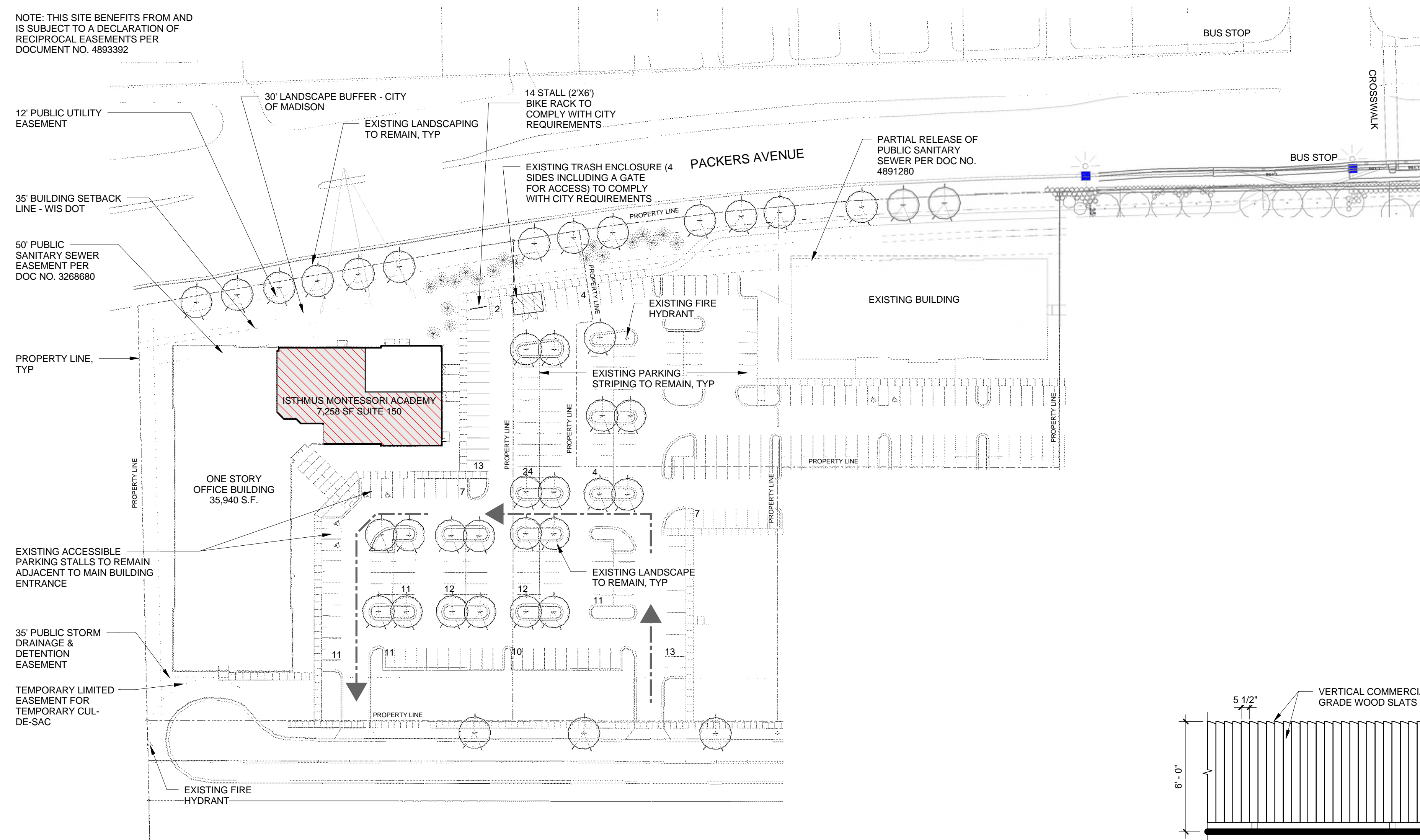


ISTHMUS MONTESSORI ACADEMY

1402 PANKRATZ STREET
MADISON, WI 53704



2 Exterior Photos - Existing

$$\sqrt{1/4'' = 1'-0''}$$


12' PUBLIC UTILITY
EASEMENT

30' LANDSCAPE BUFFER - CITY OF MADISON

— EXISTING LANDSCAPING
TO REMAIN, TYP

14 STALL (2'X6")
BIKE RACK TO
COMPLY WITH CITY
REQUIREMENTS.....

- EXISTING TRASH ENCLOSURE SIDES INCLUDING A GATE FOR ACCESS) TO COMPLY WITH CITY REQUIREMENTS.

PACKERS AVENUE

PARTIAL RELEASE OF
PUBLIC SANITARY
SEWER PER DOC NO.
4891280

BUS STOP

KROSWALD

BUS STOP

PROPERTY LINE,
TYP

35' BUILDING SETBACK
LINE - WIS DOT

50' PUBLIC
SANITARY SEWER
EASEMENT PER
DOC NO. 3268680

ISTHMUS MONTESSORI ACADEMY
7,258 SF SUITE 150

ONE STORY
OFFICE BUILDING
35,940 S.F.

EXISTING ACCESSIBLE
PARKING STALLS TO REMAIN
ADJACENT TO MAIN BUILDING
ENTRANCE

35' PUBLIC STORM
DRAINAGE &
DETENTION
EASEMENT

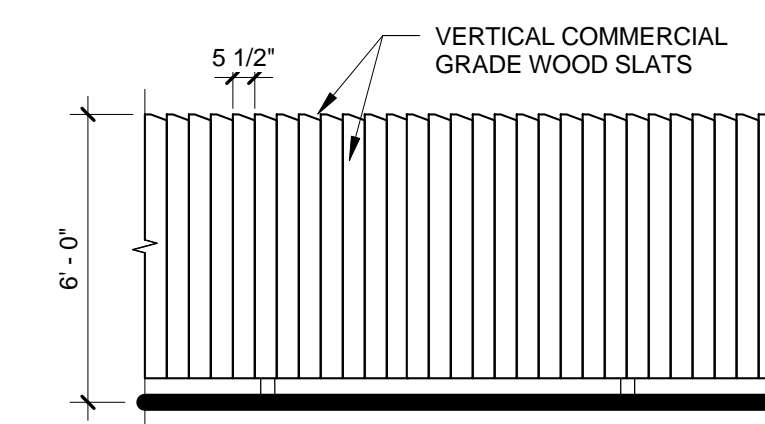
TEMPORARY LIMITED
EASEMENT FOR
TEMPORARY CUL-
DE-SAC

— EXISTING FIRE
HYDRANT —

EXISTING BUILDING

— EXISTING FIRE

EXISTING LANDSCAPE



2 DUMPSTER ENCLOSURE ELEVATION

$$\frac{1}{4}'' = 1' - 0$$

1 SITE PLAN - OVERALL EXISTING CONDITIONS AND MASTERPLAN FOR AREA

$$1^{\circ} = 60'-0''$$
ISTHMUS MONTESSORI ACADEMY

**1402 PANKRATZ STREET
MADISON, WI 53704**

Project Status

[illegible]

PROJ. #:	22130-01
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ARCHITECTURE 2023

G001

ISTHMUS MONTESSORI ACADEMY

1402 PANKRATZ STREET
MADISON, WI 53704

ISTHMUS MONTESSORI ACADEMY

**1402 PANKRATZ STREET
MADISON, WI 53704**

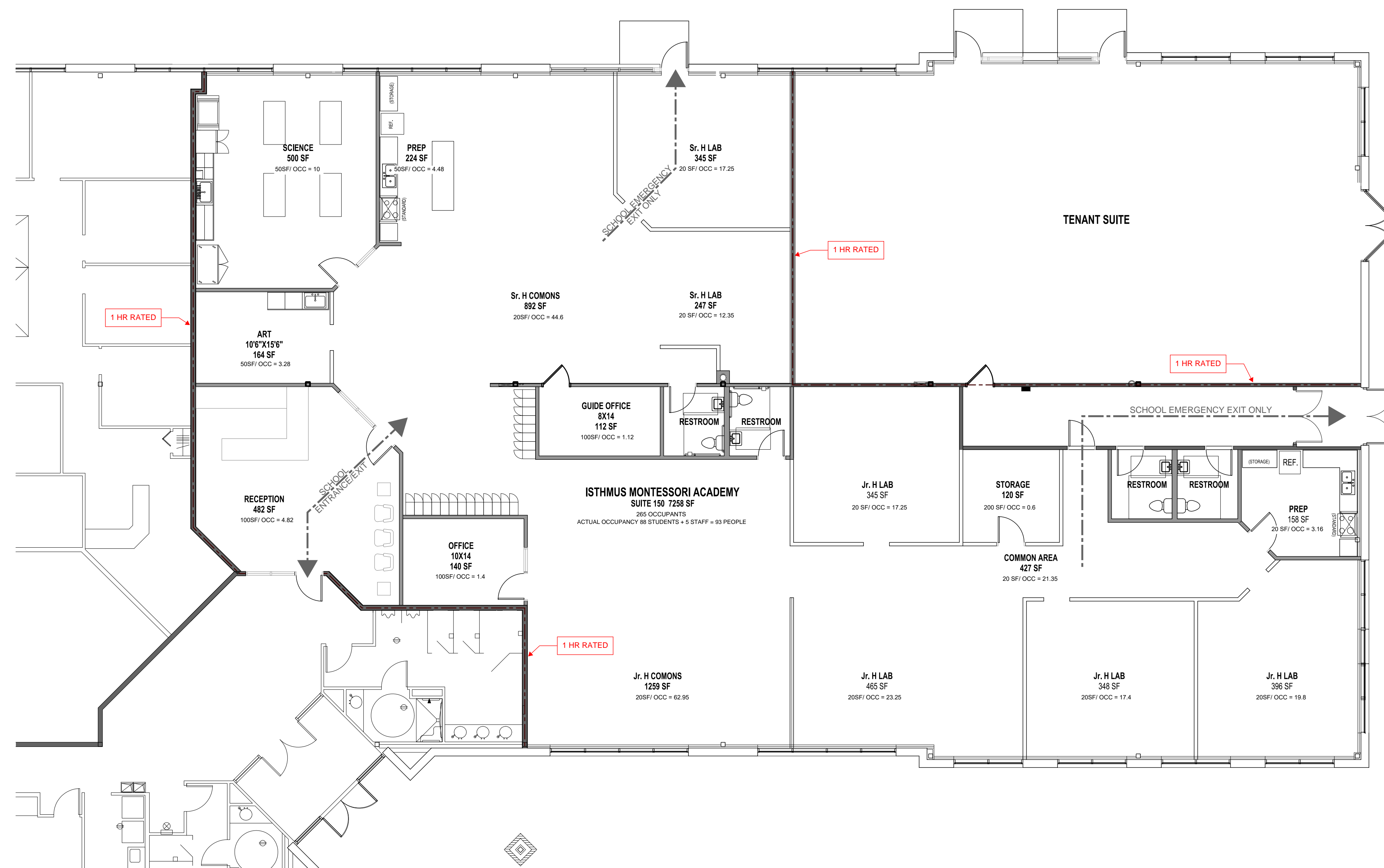
Project Status

[illegible]

PROJ. #:	22130-01
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G002



 **1 FIRST FLOOR PLAN - CONCEPT**
1/8" = 1'-0"



CITY OF MADISON LANDSCAPE WORKSHEET

Section 28.142 Madison General Ordinance

Project Location / Address 1402 Pankratz Street
Name of Project Isthmus Montessori Academy - School Relocation
Owner / Contact Chet Droessler - Isthmus Montessori Academy
Contact Phone 608-661-8200 Contact Email administration@isthmusmontessoriacademy.org

**** 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 198,783

Total landscape points required 3,313

- (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	41	1435		
Tall evergreen tree (i.e. pine, spruce)	5-6 feet tall	35	23	805		
Ornamental tree	1 1/2 inch caliper	15	27	405		
Upright evergreen shrub (i.e. arborvitae)	3-4 feet tall	10				
Shrub, deciduous	#3 gallon container size, Min. 12"-24"	3	204	612		
Shrub, evergreen	#3 gallon container size, Min. 12"-24"	4	69	276		
Ornamental grasses/ perennials	#1 gallon container size, Min. 8"-18"	2	72	144		
Ornamental/ decorative fencing or wall	n/a	4 per 10 lineal ft.				
Existing significant specimen tree	Minimum size: 2 ½ inch caliper dbh. *Trees must be within developed area and cannot comprise more than 30% of total required points.	14 per caliper inch dbh. Maximum points per tree: 200				
Landscape furniture for public seating and/or transit connections	* Furniture must be within developed area, publically accessible, and cannot comprise more than 5% of total required points.	5 points per "seat"				
Sub Totals				3,677		

Total Number of Points Provided 3,677

* 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.