



Location
2711 West Beltline Highway

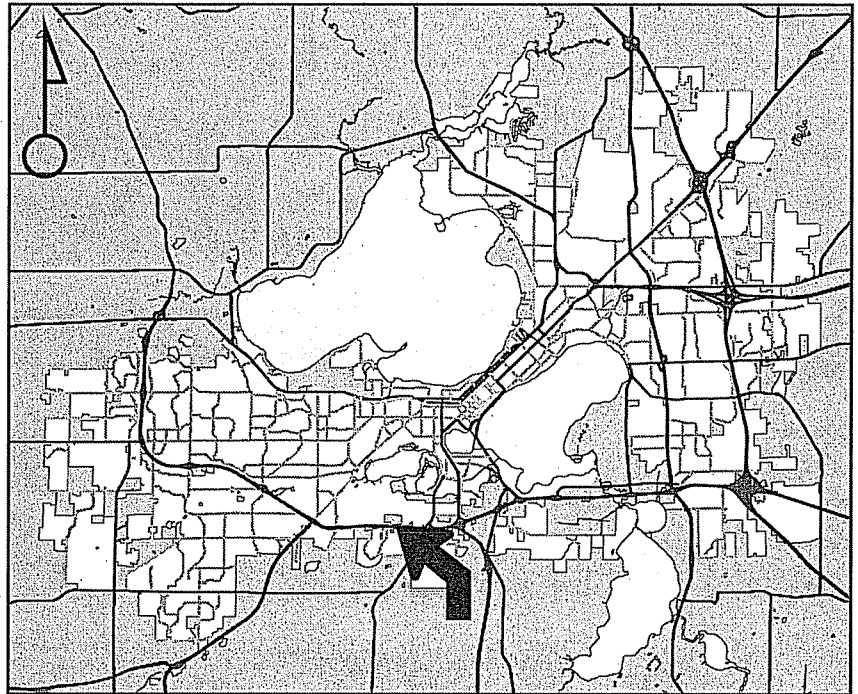
Project Name
Allen/Verlo Design Center

Applicant
Bradley Hutter – Mortenson Investment Group/Andy Inman – Vierbicher Associates

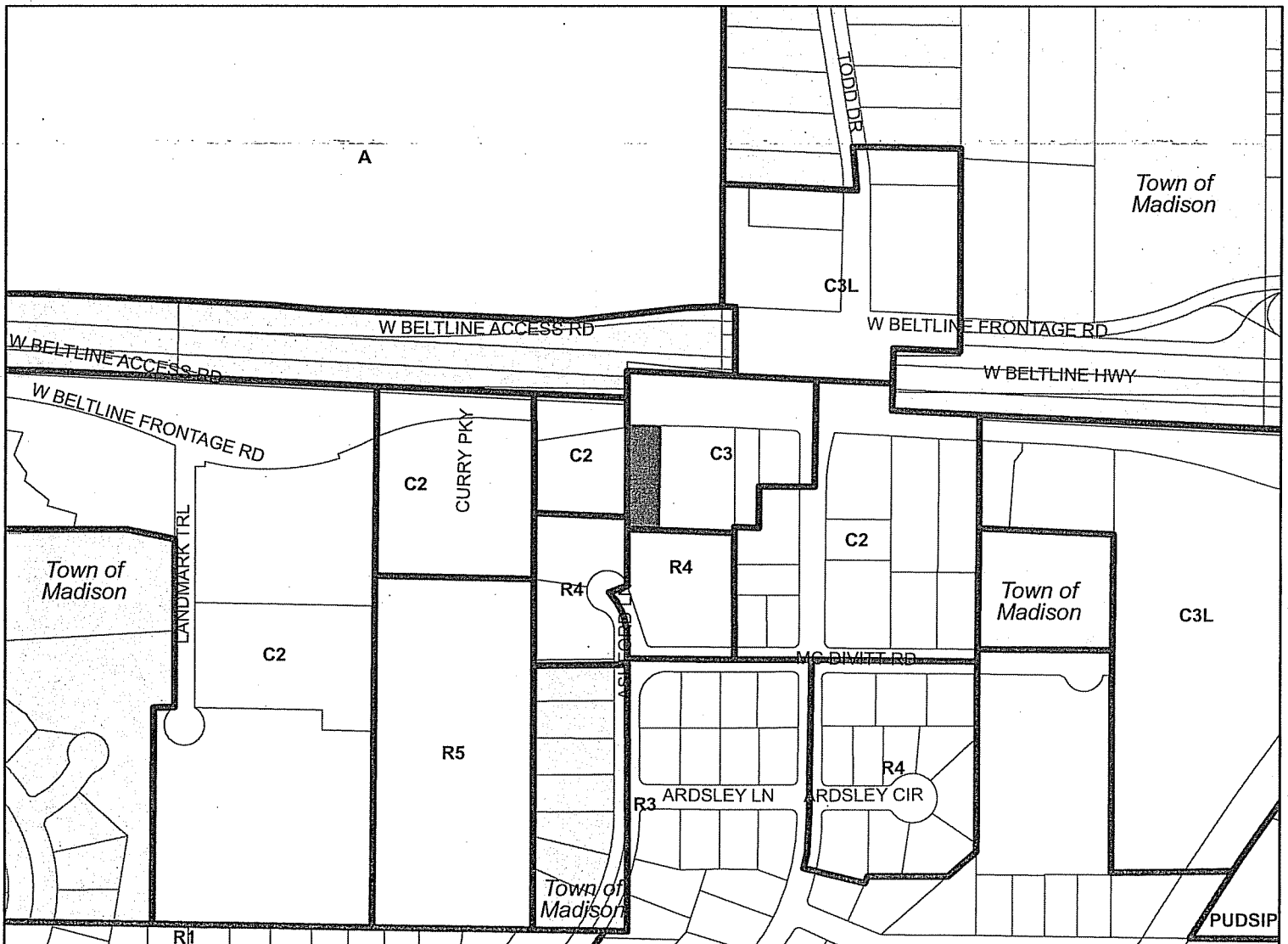
Existing Use
Vacant Commercial Building

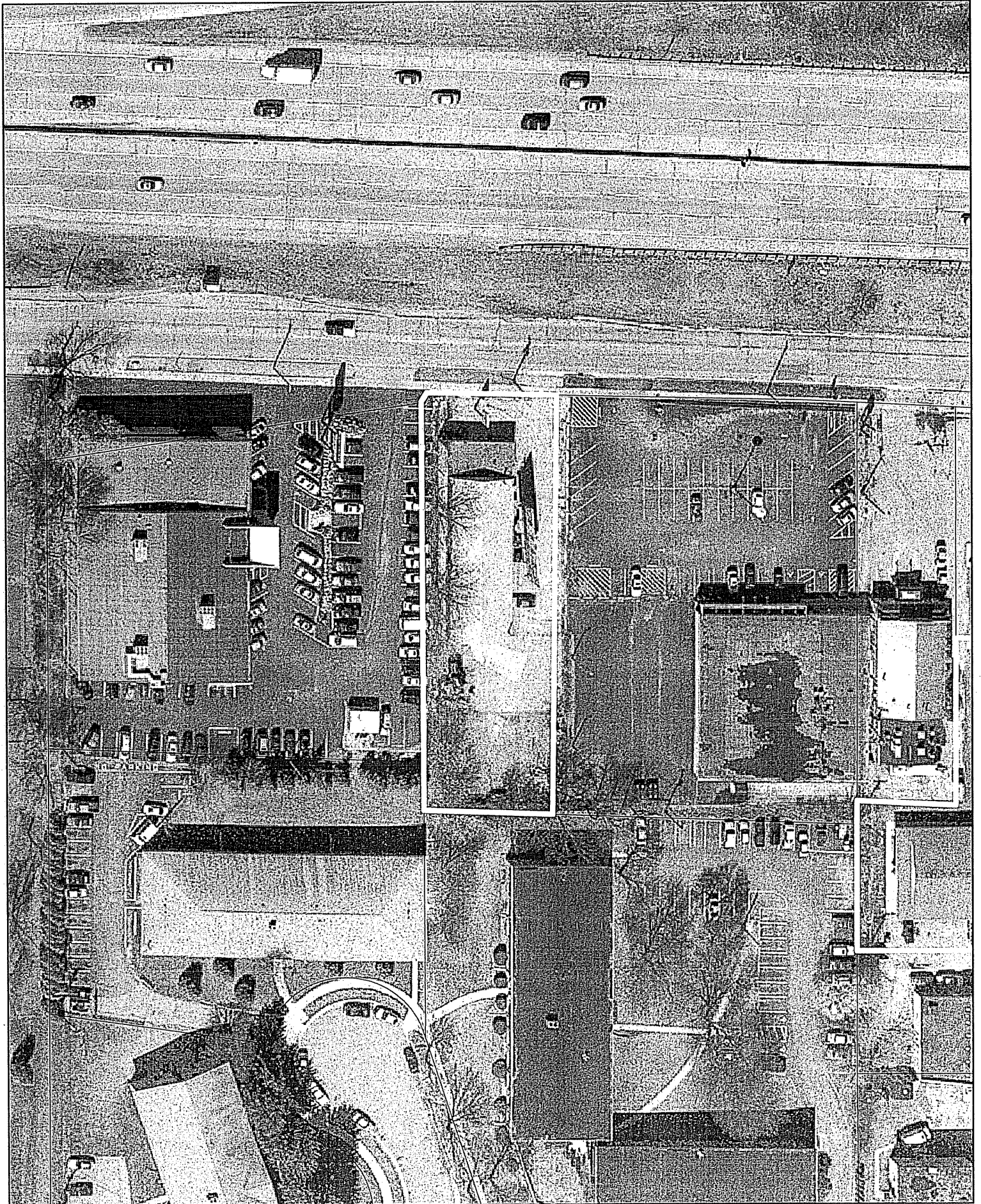
Proposed Use
Demolish Vacant Commercial Building for Future Infill Development

Public Hearing Date
Plan Commission
19 February 2007



For Questions Contact: Bill Roberts at: 266-5974 or wroberts@cityofmadison.com or City Planning at 266-4635





LAND USE APPLICATION Madison Plan Commission

215 Martin Luther King Jr. Blvd; Room LL-100
PO Box 2985; Madison, Wisconsin 53701-2985
Phone: 608.266.4635 | Facsimile: 608.267.8739

- The following information is required for all applications for Plan Commission review.
- Please read all pages of the application completely and fill in all required fields.
- This application form may also be completed online at www.cityofmadison.com/planning/plan.html
- All zoning application packages should be filed directly with the Zoning Administrator's desk.
- All applications will be reviewed against the applicable standards found in the City Ordinances to determine if the project can be approved.

FOR OFFICE USE ONLY:	
Amt. Paid	\$ <u>750⁰⁰</u> Receipt No. <u>77837</u>
Date Received	<u>1-10-07</u>
Received By	<u>BT</u>
Parcel No.	<u>0709-334-0102-1</u>
Aldermanic District	<u>14, Tim Bruer</u>
GQ	<u>OK!</u>
Zoning District	<u>C3</u>
For Complete Submittal	
Application	<input checked="" type="checkbox"/> Letter of Intent <input checked="" type="checkbox"/>
IDUP	<u>N/A</u> Legal Descript. <input checked="" type="checkbox"/>
Plan Sets	<input checked="" type="checkbox"/> Zoning Text <u>N/A</u>
Alder Notification	<input checked="" type="checkbox"/> Waiver <input checked="" type="checkbox"/>
Nbrhd. Assn Not.	Waiver <input checked="" type="checkbox"/>
Date Sign Issued	<u>1-10-07</u>

1. Project Address: 2711 W. Beltline Highway **Project Area in Acres:** 2.57

Project Title (if any): Allen/Verlo Design Center

2. This is an application for: (check at least one)

<input type="checkbox"/> Zoning Map Amendment (check only ONE box below for rezoning and fill in the blanks accordingly)	
<input type="checkbox"/> Rezoning from _____ to _____	<input type="checkbox"/> Rezoning from _____ to PUD/PCD-SIP
<input type="checkbox"/> Rezoning from _____ to PUD/PCD-GDP	<input type="checkbox"/> Rezoning from PUD/PCD-GDP to PUD/PCD-SIP
<input type="checkbox"/> Conditional Use	<input checked="" type="checkbox"/> Demolition Permit
<input type="checkbox"/> Other Requests (Specify): _____	

3. Applicant, Agent & Property Owner Information:

Applicant's Name: Bradley Hutter Company: Mortenson Investment Group
Street Address: 3113 W. Beltline Highway City/State: Madison, WI Zip: 53713
Telephone: (608) 288-2850 Fax: (608) 288-2895 Email: bradley.hutter@mortensoninvestmentgroup.com

Project Contact Person: Andy Inman Company: Vierbicher Associates, Inc.
Street Address: 999 Fourier Drive #201 City/State: Madison, WI Zip: 53717
Telephone: (608) 826-0532 Fax: (608) 826-0530 Email: ainm@vierbicher.com

Property Owner (if not applicant): Daniel Bishop (Selective Video)
Street Address: 2709 W. Beltline Highway City/State: Madison, WI Zip: 53713

4. Project Information:

Provide a general description of the project and all proposed uses of the site: _____

Redevelopment of the former Midwest Billiards building for a Design Center for The Verlo Mattress Factory Store and Allen Kitchen and Bath.

Development Schedule: Commencement 02/20/07 Completion 6/15/07

CONTINUE →

5. Required Submittals:

- Site Plans** submitted as follows below and depicts all lot lines; existing, altered, demolished or proposed buildings; parking areas and driveways; sidewalks; location of any new signs; existing and proposed utility locations; building elevations and floor plans; landscaping, and a development schedule describing pertinent project details:
 - **Seven (7) copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
 - **Seven (7) copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
 - **One (1) copy** of the plan set reduced to fit onto 8 ½ inch by 11 inch paper
- Letter of Intent: Twelve (12) copies** describing this application in detail but not limited to, including: existing conditions and uses of the property; development schedule for the project; names of persons involved (contractor, architect, landscaper, business manager, etc.); types of businesses; number of employees; hours of operation; square footage or acreage of the site; number of dwelling units; sale or rental price range for dwelling units; gross square footage of building(s); number of parking stalls, etc.
- Legal Description of Property:** Lot(s) of record or metes and bounds description prepared by a land surveyor.
- Filing Fee:** \$ 750 See the fee schedule on the application cover page. Make checks payable to: *City Treasurer.*

IN ADDITION, THE FOLLOWING ITEMS MAY ALSO BE REQUIRED WITH YOUR APPLICATION; SEE BELOW:

- For any applications proposing demolition of existing (principal) buildings, photos of the structure(s) to be demolished shall be submitted with your application. Be advised that a *Reuse and Recycling Plan* approved by the City's Recycling Coordinator is required to be approved by the City prior to issuance of wrecking permits.
- A project proposing **ten (10) or more dwelling units** may be required to comply with the City's Inclusionary Zoning requirements outlined in Section 28.04 (25) of the Zoning Ordinance. A separate INCLUSIONARY DWELLING UNIT PLAN application detailing the project's conformance with these ordinance requirements shall be submitted concurrently with this application form. Note that some IDUP materials will coincide with the above submittal materials.
- A *Zoning Text* must accompany **all** Planned Community or Planned Unit Development (PCD/PUD) submittals.

FOR ALL APPLICATIONS: All applicants are required to submit copies of all items submitted in hard copy with their application (including this application form, the letter of intent, complete plan sets and elevations, etc.) as **INDIVIDUAL** Adobe Acrobat PDF files compiled either on a non-returnable CD to be included with their application materials, or in an e-mail sent to pcapplications@cityofmadison.com. The e-mail shall include the name of the project and applicant. Applicants who are unable to provide the materials electronically should contact the Planning Unit at (608) 266-4635 for assistance.

6. Applicant Declarations:

- Conformance with adopted City plans:** Applications shall be in accordance with all adopted City of Madison plans:
 - *The site is located within the limits of* N/A *Plan, which recommends:*
 - N/A *for this property.*
- Pre-application Notification:** Section 28.12 of the Zoning Ordinance requires that the applicant notify the district alder and any nearby neighborhood or business associations by mail no later than **30** days prior to filing this request:
 - *List below the Alderperson, Neighborhood Association(s), Business Association(s) AND dates you sent the notices:*
 - See letter of waiver attached to application.

If the alder has granted a waiver to this requirement, please attach any such correspondence to this form.

- Pre-application Meeting with staff:** Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning Counter and Planning Unit staff; note staff persons and date.

Planner <u>Brad Murphy</u>	Date <u>01/02/07</u>	Zoning Staff <u>Matt Tucker</u>	Date <u>01/02/07</u>
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The signer attests that this form has been completed accurately and all required materials have been submitted:

Printed Name BRADLEY L. HUTER Date 1/2/07
 Signature *Bradley L. Huter* Relation to Property Owner PRESIDENT OF LLC, THAT HOLDS CONTRACT TO PURCHASE PROPERTY

Authorizing Signature of Property Owner _____ Date _____

January 16, 2007

City of Madison Plan Commission
210 Martin Luther King, Jr. Blvd
Madison, WI 53710

Re: Letter of Intent for West Beltline Design Center (2711 W. Beltline Highway) Demolition Permit Application

Dear Plan Commission Members:

This submittal is for a demolition permit for 2711 W. Beltline Highway, located west of the intersection of Todd Drive and the West Beltline Highway Frontage Road in the City of Madison. The parcel is currently occupied by the former Midwest Billiards building.

The redevelopment of 2711 W. Beltline Highway will be a new infill retail project located between the existing Sergenian's Building (2805 W. Beltline Hwy) and the Selective Video store (2709 W. Beltline Hwy) south of the West Beltline Highway. The new building will house a design center to complement the existing Sergenian's Floor Covering store. The building will be one story with a partial mezzanine to house the Allen Kitchen and Bath Showroom and The Verlo Mattress Factory Store.

Relocating Allen Kitchen and Bath and The Verlo Mattress Factory Store from the east side of Todd Drive to the west side of Todd Drive will allow the eastern site to be redeveloped at a higher density. Development of the design center is the first step necessary to allow the redevelopment on the eastern side of Todd Drive.

In addition to the construction of the design center, this redevelopment project will include enhancements to the existing Selective Video and Sergenian's sites with improved parking configurations, paving, landscaping, and lighting throughout the area.

Existing Conditions

The Design Center site is currently occupied by the former Midwest Billiards building at 2711 W. Beltline Highway. This structure currently sits vacant between the existing Sergenian's building, which is occupied by Sergenian's Floor Coverings, Deonne Salon & Day Spa, and Members First Credit Union, and the Selective Video building, both of which will remain on their current sites. The three parcels provide a total land area of approximately 2.57 acres. Other uses in the immediate vicinity include Open Pantry and the Grand China Restaurant. The existing Midwest Billiards building (vacant) will be demolished to allow redevelopment of the site for the Design Center.

Along with the redevelopment of the parcel at 2711 W. Beltline Highway, the parking shared between the three parcels will be redesigned and paved to provide internal circulation, as shown on the attached site plans. Photographs documenting existing conditions and the structure to be demolished are attached.

Parties Involved

The following parties are involved in the redevelopment of this site:

- OwnerLG 1, LLC
- DeveloperMortenson Investment Group
- Builder.....Ideal Builders
- Engineer/Planner/Project Coordinator Vierbicher Associates, Inc.
- Architect.....Potter Lawson, Inc.
- Landscape Architect Vierbicher Associates, Inc.
- Lighting DesignerPotter Lawson, Inc.



Schedule

The intention is to substantially complete tenant spaces in the Design Center by June 15, 2007, as depicted in the following schedule:

Demolition of Existing Buildings	February 20 – February 27, 2007
Site Preparation	February 28 – March 9, 2007
Structural Concrete	March 12 – March 23, 2007
Structural Steel	March 26 – April 6, 2007
Building Envelope Construction	April 9 – May 4, 2007
Building Enclosed.....	May 4, 2007
Substantial Completion of Tenant Spaces.....	Jun 29, 2007

Legal Description

The Design Center site is one of three parcels that make up the conditional use application. The proposed legal description for the parcels and the access easement is as follows:

PARCEL "1" LEGAL DESCRIPTION

Part of the SE ¼ of the SE ¼ of Section 33, Township 7 North, Range 9 East, in the City of Madison, Dane County, Wisconsin, described as follows:

Commencing at the Southeast Corner of said Section 33; thence N 00°05'33" E, along the East line of the said SE ¼ of Section 33, 701.53 feet; thence N 89°35'53" W, (previously recorded as S 89°51'42" W) along the North line of McDivitt Road, 225.20 feet; thence N 00°22'58" E, (previously recorded as S 00°02'30" E) along the East line of the recorded plat of First Addition To Arbor Heights, 288.86 feet to the point of beginning of this description; thence N 00°22'58" E, along said East line, 22.57 feet to the South line of Lot 36 of said First Addition To Arbor Heights; thence N 87°10'01" W, along said South line, 227.54 feet, (previously recorded as N 87°42'30" W, 227.70'); thence N 00°19'27" E, (previously recorded as N 00°08'21" W) along the West line of said Lot 36 and an extension of said West line, 228.89 feet; thence S 87°20'37" E, along the South right of way of the West Beltline Highway, 489.73 feet; thence S 00°22'58" W, along the West line of Lot 2, Certified Survey Map (CSM) No. 343, Vol. 2 of Certified Surveys, Pages 104-105, Doc. No. 1266165 and the West line of Lot 2, CSM No. 2498, Vol. 10 of Certified Surveys, Pages 29-30, Doc. No. 1529657, 249.11 feet to the South line of lands described in Volume 4656 of records, page 48, Doc. No. 1787993; thence N 87°18'14" W, (previously recorded as S 87°48'18" E) along said South line, 181.92 feet; thence N 89°37'02" W, (previously recorded as N 89°51'42" E) along said South line, 80.00 feet to the point of beginning.
Containing 117,460 sq. ft., more or less.

Subject to all easements and agreements of record or use.

ACCESS EASEMENT LEGAL DESCRIPTION

Part of the SE ¼ of the SE ¼ of Section 33, Township 7 North, Range 9 East, in the City of Madison, Dane County, Wisconsin, described as follows:

Commencing at the Southeast Corner of said Section 33; thence N 00°05'33" E, along the East line of the said SE ¼ of Section 33, 701.53 feet; thence N 89°35'53" W, (previously recorded as S 89°51'42" W) along the North line of McDivitt Road, 225.20 feet; thence N 00°22'58" E, (previously recorded as S 00°02'30" E) along the East line of the recorded plat of First Addition To Arbor Heights, 288.86; thence N 00°22'58" E, along said East line, 22.57 feet to the South line of Lot 36 of said First Addition To Arbor Heights; thence N 87°10'01" W, along said South line, 227.54 feet, (previously recorded as N 87°42'30" W, 227.70'); thence N 00°19'27" E, (previously recorded as N 00°08'21" W) along the West line of said Lot 36 and an extension of said West line, 228.89 feet; thence S 87°20'37" E, along the South right of way (R/W) of the West Beltline Highway, 349.33 feet to the point of beginning; thence continuing S 87°20'37" E, along said South R/W line, 33.96 feet; thence S 00°57'29" W, 44.87 feet; thence N 89°57'31" W, 33.18 feet; thence N 00°00'20" E, 46.41 feet to the point of beginning.

Subject to all easements and agreements of record or use.



Zoning

The existing zoning of the Design Center site is C-3. This application is for a conditional use application under this zoning classification. The Design Center meets all dimensional standards under the C-3 zoning classification.

The other existing parcels included in the Design Center redevelopment plan are currently zoned as outlined below:

- 2707 W. Beltline Hwy..... C-3 (Commercial)
- 2805 W. Beltline Hwy..... C-2 (Commercial)

Proposed Uses

The proposed Design Center will have a total of approximately 14,500 square feet of space with a primary first floor showroom and warehouse area with a secondary mezzanine office level. Of this space, Allen Kitchen and Bath will occupy approximately 6,000 square feet, and Verlo Mattress will occupy approximately 8,500 square feet. In addition, two buildings will remain on their existing sites, including the Sergenian's building (28,000 square feet) and the Selective Video building (10,000 square feet). Combined, the site will include approximately 52,500 gross square feet of building area. This produces a Floor Area Ratio (FAR) on the site of 2.14.

	Total Square Feet	Square Feet of Retail
Sergenian's Building	28,000	
<i>Sergenian's Floor Coverings</i>		9,500
<i>Deonne's Salon & Day Spa</i>		2,830
Selective Video	10,000	3,800
Allen/Verlo Design Center	14,500	
<i>Verlo Showroom</i>	8,500	3,500
<i>Allen Showroom</i>	6,000	5,000
Total	52,500	24,630

Of this total area, only 24,630 square feet is utilized for retail purposes. Within the design center, 8,500 square feet is designated as retail showroom, Sergenian's currently has 9,500 square feet of retail area, Deonne Salon & Day Spa (inside of the Sergenian's building) has 2,830 square feet, and Selective Video has 3,800 square feet of retail space. The plans accommodate less than 25,000 square feet of retail space, so the requirements of the City's Planned Commercial Site designation do not apply.

Parking and Loading

The redevelopment will incorporate surface parking for both retail customers and employees. There are a total of 117 parking stalls on the site to serve three addresses, which equates to one space per 447 square feet (or 2.24 stalls per 1,000 square feet).

Trucks will access the Design Center site from the Beltline Highway Frontage Road and deliveries will be made on the southern side of the new building. The loading area will accommodate only one truck at any given time. The loading facilities for the Sergenian's and Selective Video facilities will not be altered from their current location.

Access

Access to the Design Center site will be provided by three separate drives from the West Beltline Frontage Road. Both WisDOT and the City of Madison Traffic Engineering Department have reviewed the revised access points.

Signage

Signage on the site will be provided as shown on the plans provided in the attached documents. The Developer shall install all signage when building construction has been completed. The existing billboard sign on the site will be removed before demolition begins.



Landscaping

Site landscaping will be provided as shown on the plans provide din the attached documents. The Developer shall install landscaping when building construction has been completed.

Hours of Operation

The Design Center is a retail development with some office components. It is anticipated that the showroom (retail) space will be open to the public seven days a week, which during the week will include extended evening hours.

Summary

The redevelopment of this site is only the first of several redevelopment opportunities within the Arbor Hills neighborhood that will spur an increase in the number of jobs, amenities, and quality of life in the area. We look forward to working with City Staff and Plan Commission to make the Design Center a successful project that will trigger further Todd Drive area redevelopment in the City of Madison.

Respectfully Submitted by,



Andrew Inman, P.E.
VIERBICHER ASSOCIATES, INC.

Enclosure

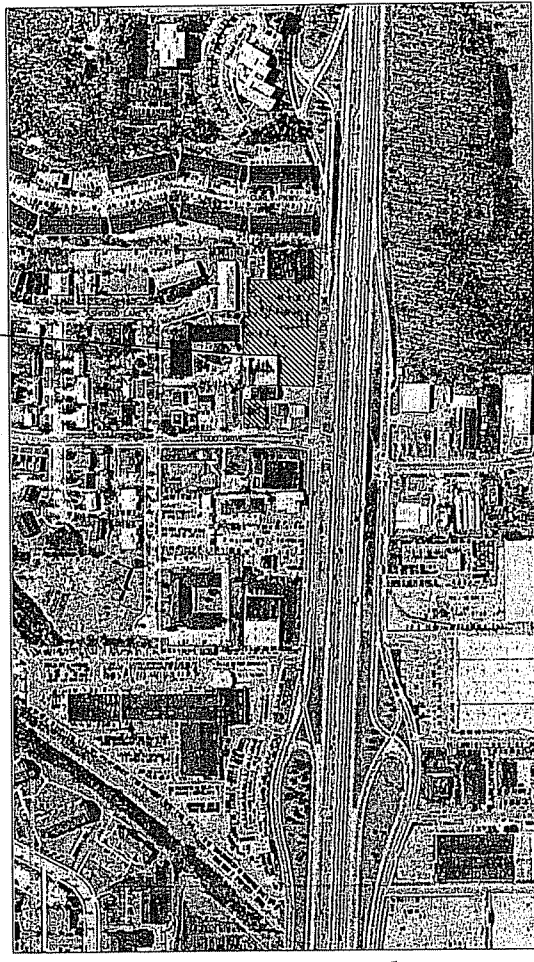


Existing Conditions at 2711 W. Beltline Highway





MORTENSON INVESTMENT GROUP WEST BELTLINE DESIGN CENTER 2711 WEST BELTLINE HIGHWAY MADISON, WISCONSIN



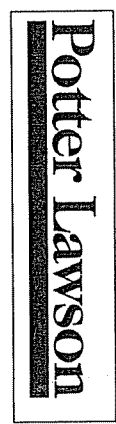
PROJECT LOCATION

LOCATION MAP
NO SCALE



SHEET INDEX

SHEET NO.	DESCRIPTION
1	TITLE SHEET LOCATION MAP
2	EXISTING SITE CONDITIONS
3	DEMOLITION PLAN
4	SITE PLAN
5	GRADING PLAN
6	UTILITY PLAN
7	ROADWAY CONTROL PLAN
8	DRY FILL SHEET
9	EROSION CONTROL PLAN
10	STRENGTHENING PLAN
11	EXTERIOR ELEVATIONS
12	LANDSCAPING PLAN



VIERBICHER ASSOCIATES
 Committed to Quality Service Since 1976
 999 Foster Drive, Suite 201, Madison, Wisconsin 53717
 Phone: (608) 828-0332 Fax: (608) 828-0330



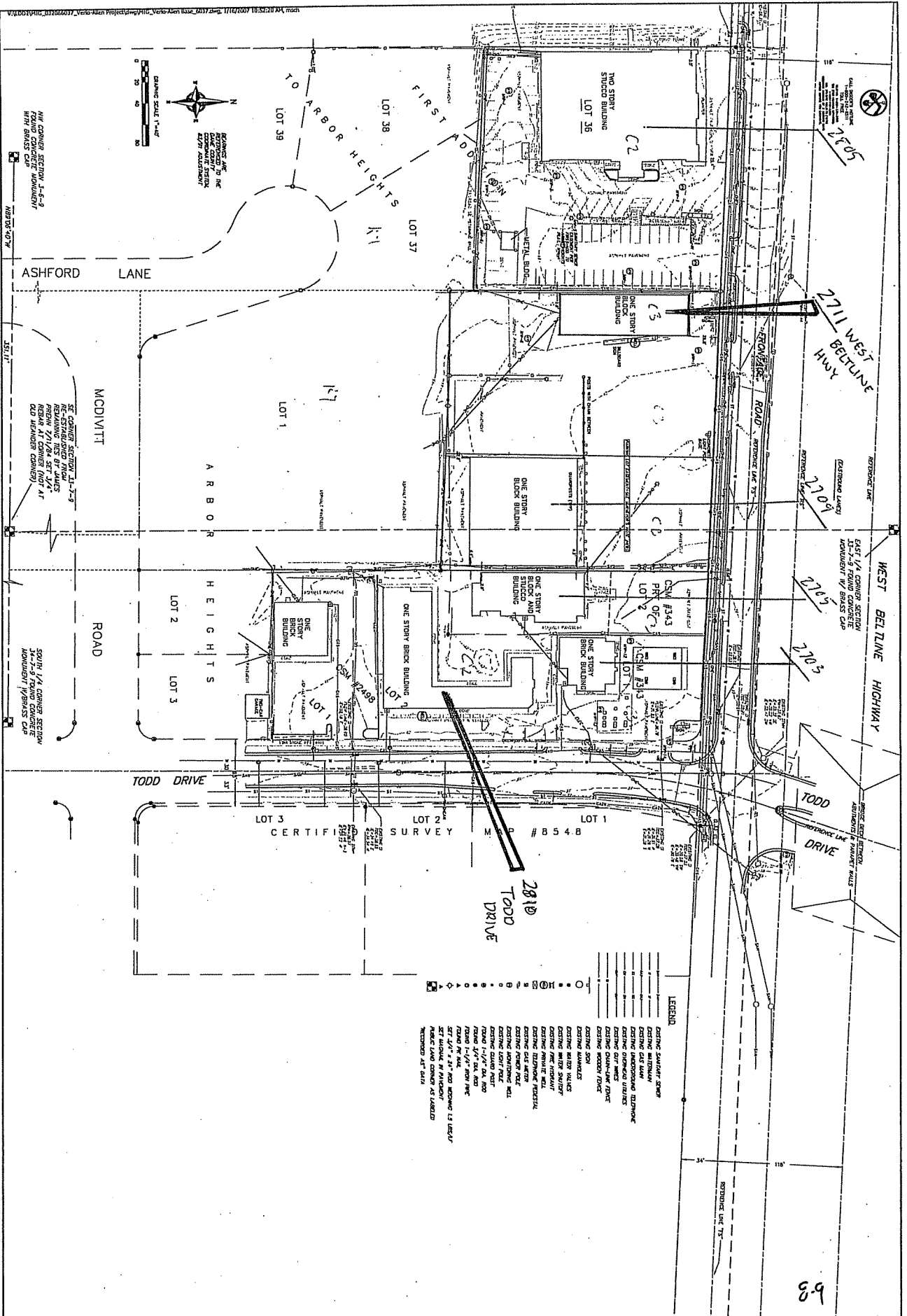
CALL DIGGER'S HOTLINE
 1-800-242-6911
 TOLL FREE
 TELER 1-800-338-3888
 FAX 1-800-343-2338
 800-338-3888
 800-338-3888
 NOTICE: BEFORE YOU EXCAVATE.

REVISIONS	NO.	DATE	REMARKS	REVISIONS	NO.	DATE	REMARKS

Title Sheet
 Mortenson Investment Group
 2711 West Beltline Highway
 Madison, WI

VIERBICHER ASSOCIATES
 Committed to Quality Service Since 1976
 REEDSBURG - MADISON - PRAIRIE DU CHIEN
 999 Foster Drive, Suite 201, Madison, Wisconsin 53717
 Phone: (608) 828-0332 Fax: (608) 828-0330

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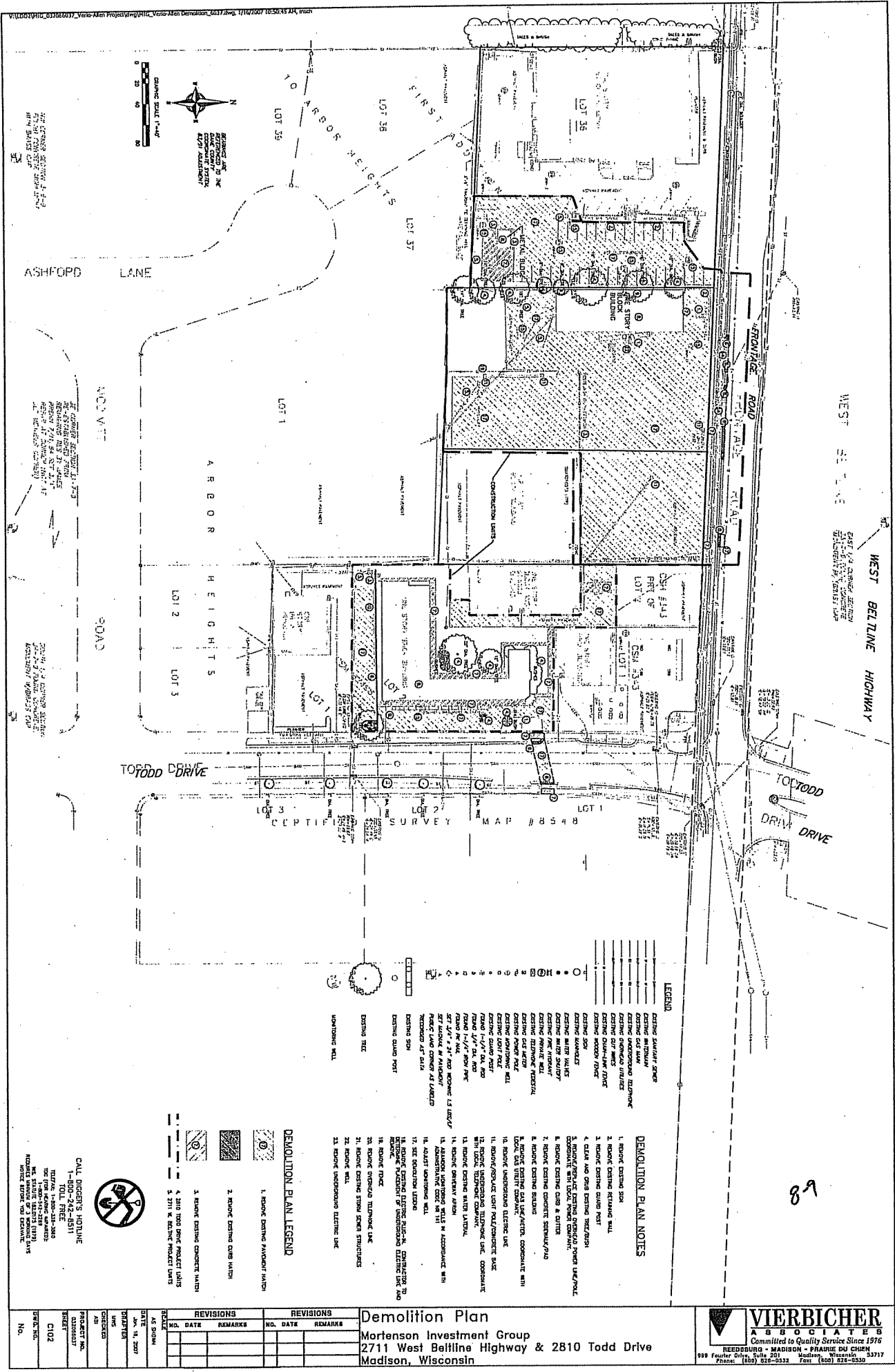


DATE	SCALE	REVISIONS	REVISIONS
NO.		NO. DATE REMARKS	NO. DATE REMARKS

Existing Conditions Plan
 Mortenson Investment Group
 2711 West Beltline Highway & 2810 TODD DRIVE
 Madison, Wisconsin

VIERBICHER ASSOCIATES
 Committed to Quality Service Since 1976
 REDDING - MADISON - PRINCETON - WAUWATOSH
 800 Fausch Drive, Suite 201 Madison, Wisconsin 53717
 Phone: (608) 534-5532 Fax: (608) 628-5530

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Demolition Plan
 Mortenson Investment Group
 2711 West Bellline Highway & 2810 Todd Drive
 Madison, Wisconsin

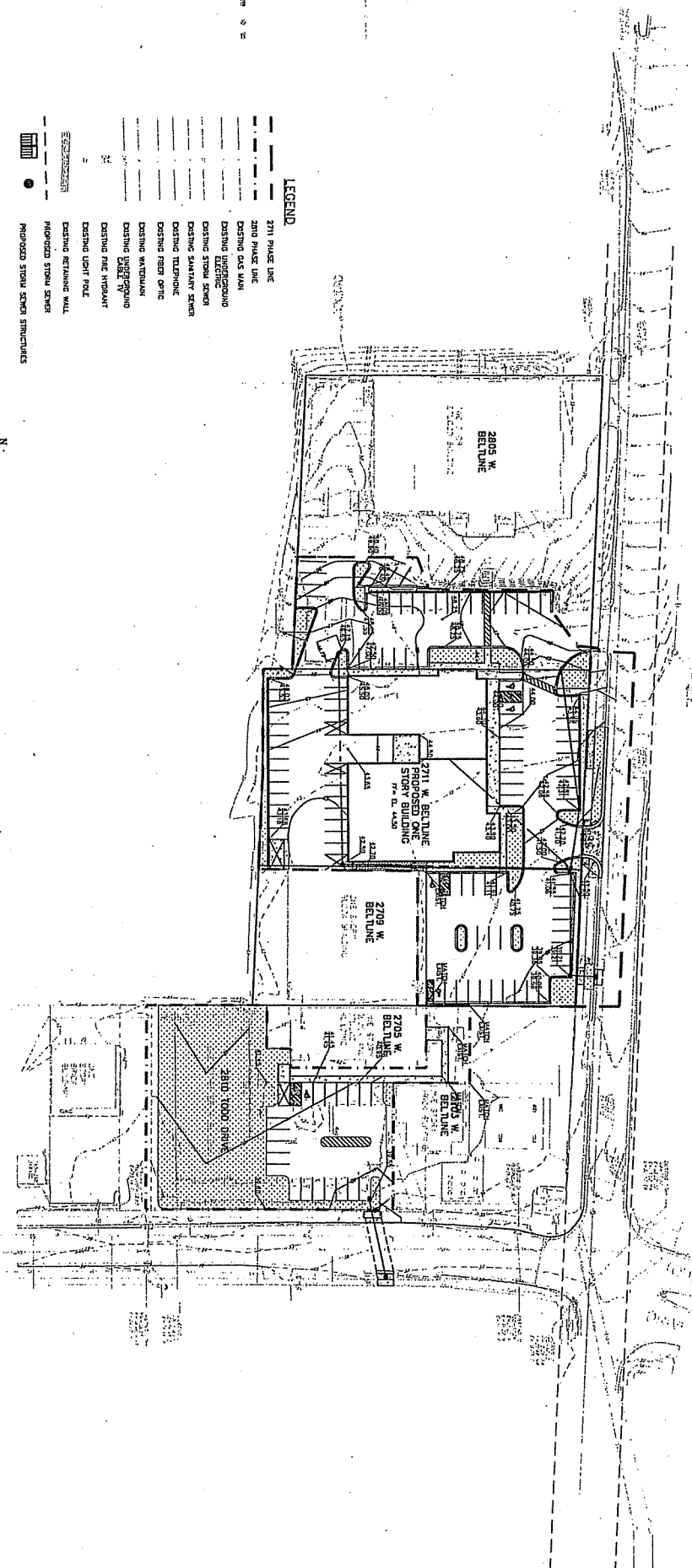
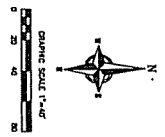
REVISIONS			REVISIONS		
NO.	DATE	REMARKS	NO.	DATE	REMARKS

PROJECT NO. 1000000000
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 DATE: 10/20/2021
 SCALE: AS SHOWN
 SHEET NO. C102
 TOTAL SHEETS: 10

VIERBICHER ASSOCIATES
 Committed to Quality Service Since 1976
 REDESBURG - MADISON - PRAIRIE DU CHIEN
 899 Fowler Drive, Suite 201 Madison, Wisconsin 53717
 Phone: (608) 628-0532 Fax: (608) 628-0530

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- LEGEND**
- 2711 PHASE LINE
 - 2705 PHASE LINE
 - EXISTING GAS MAIN
 - EXISTING UNDERGROUND ELECTRIC
 - EXISTING STORM SEWER
 - EXISTING SANITARY SEWER
 - EXISTING TELEPHONE
 - EXISTING FIBER OPTIC
 - EXISTING WATERMAIN
 - EXISTING LIGHT POLE
 - EXISTING RETAINING WALL
 - EXISTING STORM SEWER
 - PROPOSED STORM SEWER STRUCTURES
 - PROPOSED RETAINING WALL
 - SPOT ELEVATION
 - PROPOSED CONTOUR - 10' MIN
 - PROPOSED CONTOUR - 5' MAX



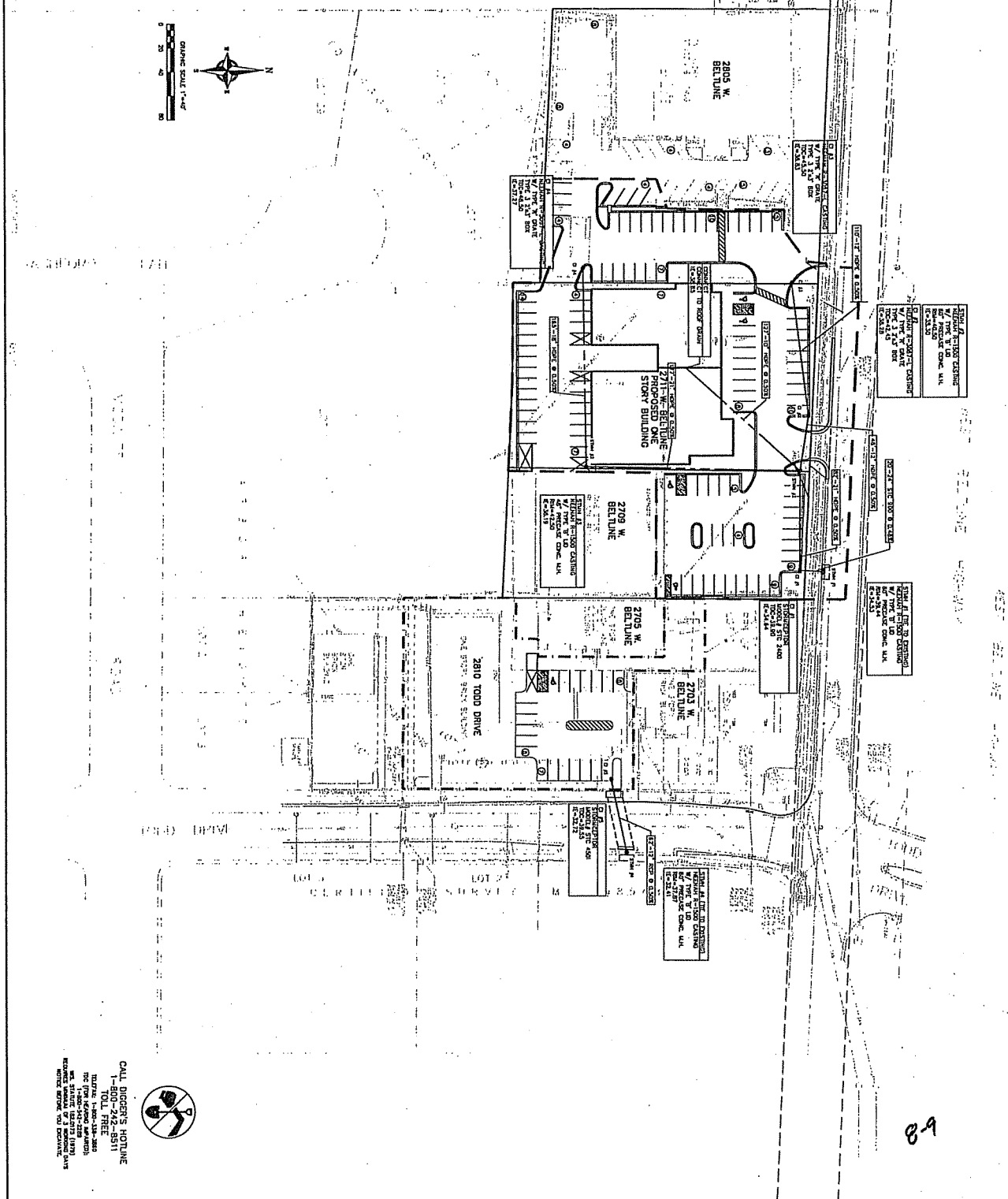
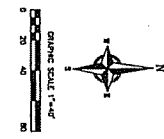
CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE
MIDWEST 1-800-368-3688
WEST 1-800-542-4242
SOUTH 1-800-542-4242
NORTH 1-800-542-4242
MIDWEST SERVICE AND CONSULTING



8-9

DWTG/NO. No.	PROJECT NO. 2006031	SHEET C104	DATE 11.2007	SCALE 1" = 40'	REVISIONS <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>REMARKS</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	NO.	DATE	REMARKS										REVISIONS <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>REMARKS</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	NO.	DATE	REMARKS										<p style="text-align: center;">Grading Plan</p> <p>Mortenson Investment Group 2711 West Beltline Highway & 2810 Todd Drive Madison, Wisconsin</p>	<p>VERBICHER ASSOCIATES Committed to Quality Service Since 1976 REEDSDURG - MADISON - PRAIRIE DU CHIEN 959 Fausch Drive, Suite 201 Madison, Wisconsin 53717 Phone (608) 626-5532 Fax (608) 626-5536</p>
NO.	DATE	REMARKS																														
NO.	DATE	REMARKS																														

- LEGEND**
- 2711 PLANT LINE
 - 2810 PLANT LINE
 - EXISTING GAS MAIN
 - EXISTING UNDERGROUND
 - EXISTING ELECTRIC
 - EXISTING STORM SEWER
 - EXISTING SANITARY SEWER
 - EXISTING TELEPHONE
 - EXISTING FIBER OPTIC
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 - EXISTING UNDERGROUND
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 - EXISTING LIGHT POLE
 - EXISTING RETAINING WALL
 - EXISTING STORM SEWER
 - PROPOSED STORM SEWER STRUCTURES
 - PROPOSED RETAINING WALL



CALL DIGGER'S HOTLINE
1-800-422-8511

UTILITY 1-800-422-8511
NO (FOR AGENCY AGENCIES)
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NO (FOR AGENCY AGENCIES)
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REVISIONS			REVISIONS		
NO.	DATE	REMARKS	NO.	DATE	REMARKS

Utility Plan
Mortenson Investment Group
2711 West Beltline Highway & 2810 Todd Drive
Madison, Wisconsin

VIERBICHER ASSOCIATES
Committed to Quality Service Since 1976

RESOURCES - MADISON - PRAIRIE DU CHIEN
999 Fourier Drive, Suite 201, Madison, Wisconsin 53717
Phone: (608) 828-0532 Fax: (608) 828-0230

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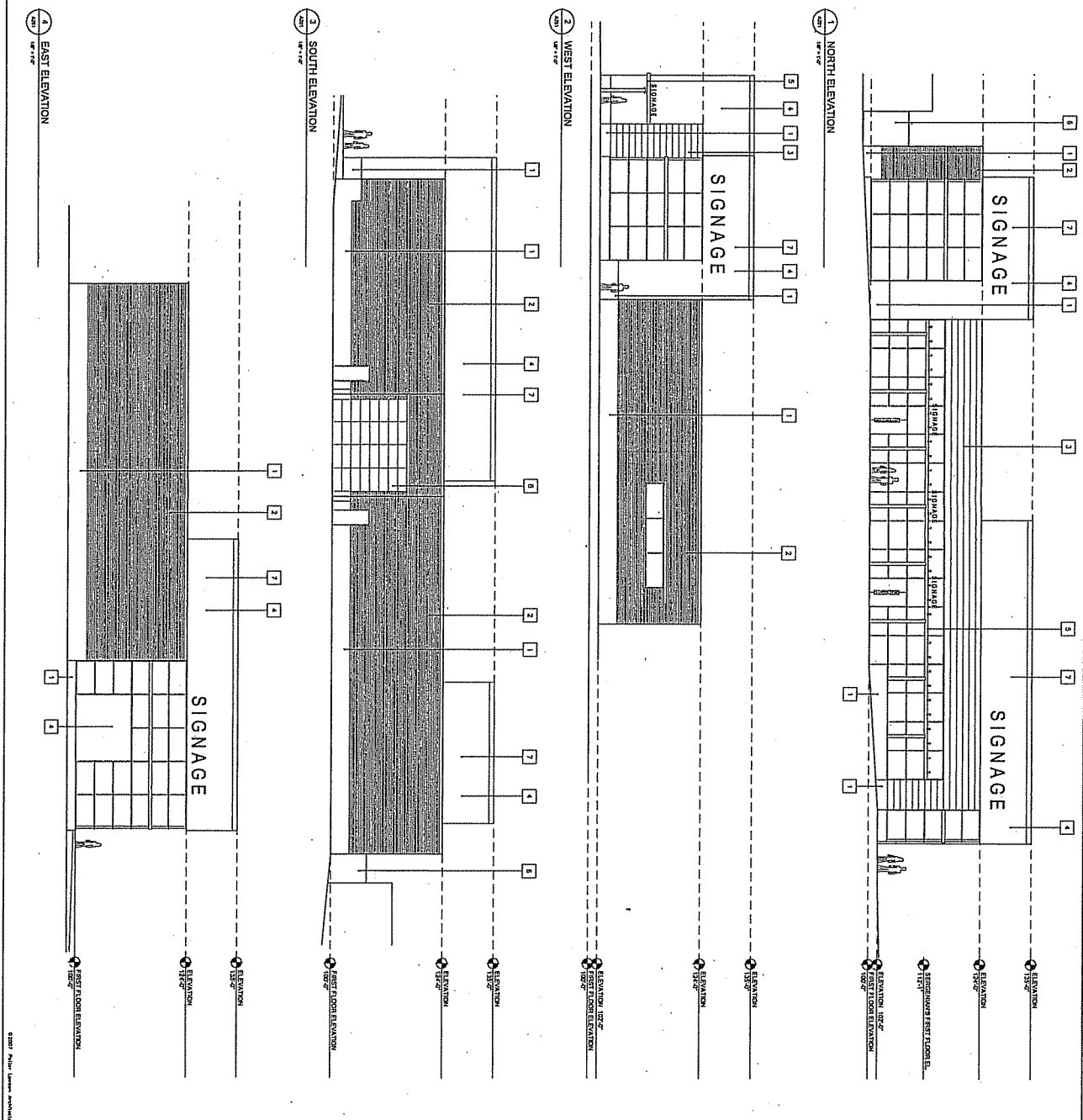
- 8/1/12
- 1 SIK C&T CONCRETE
 - 2 REBAR W/SL. W/SL.
 - 3 FUR STUDD W/SL. PANEL
 - 4 EXTERIOR SOLARIZED FINISH STUCCO
 - 5 SILL, FINISH
 - 6 LINED GUT
 - 7 ROOFING MEMBRANE SYSTEM BRICK WALL
 - 8 UNPAVED CONC. DRIVE

NO.	DESCRIPTION	DATE	BY
1	2/1/12 PRELIMINARY DESIGN		
2	2/1/12 PRELIMINARY DESIGN		
3	2/1/12 PRELIMINARY DESIGN		
4	2/1/12 PRELIMINARY DESIGN		
5	2/1/12 PRELIMINARY DESIGN		
6	2/1/12 PRELIMINARY DESIGN		
7	2/1/12 PRELIMINARY DESIGN		
8	2/1/12 PRELIMINARY DESIGN		
9	2/1/12 PRELIMINARY DESIGN		
10	2/1/12 PRELIMINARY DESIGN		

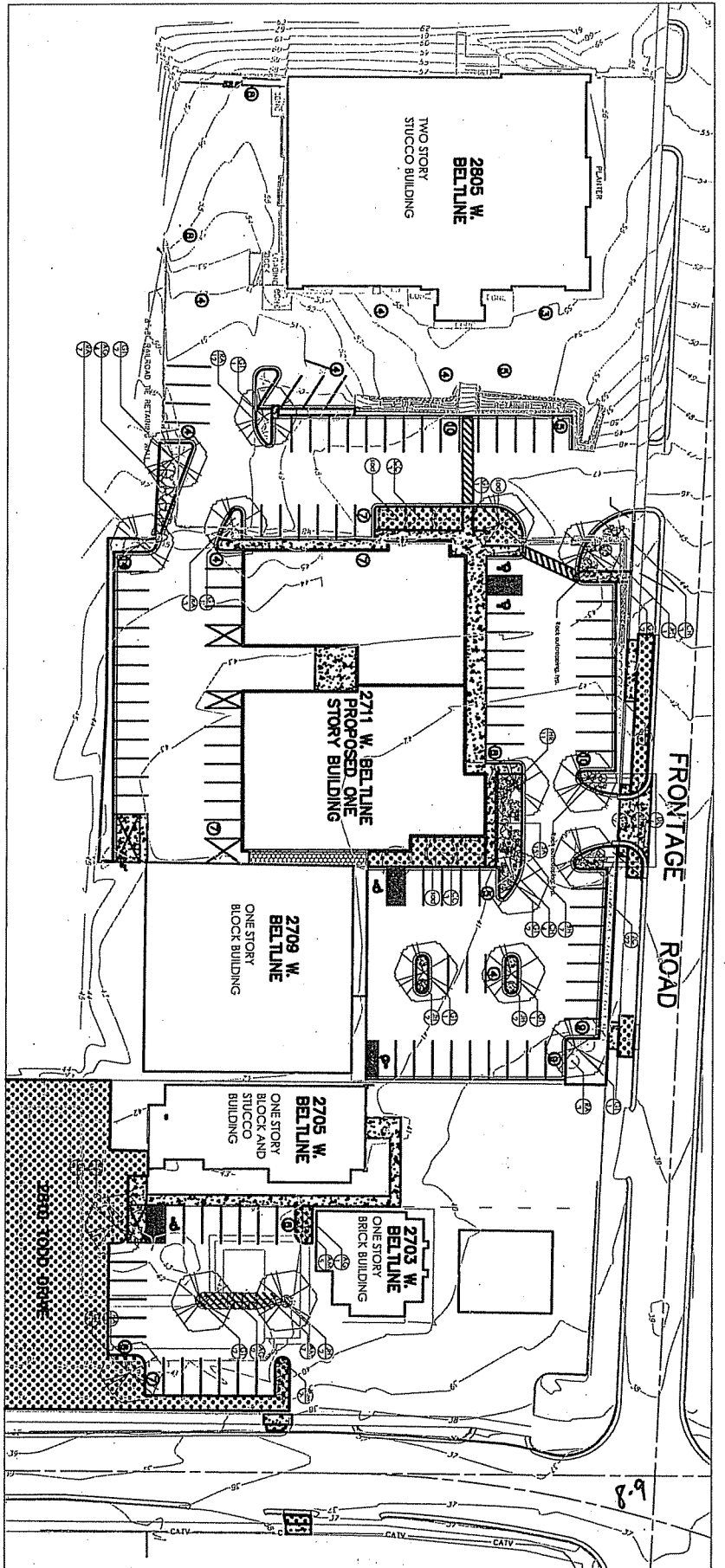
2111 WEST BELLING RIVERVIEW ROAD
MADISON, WISCONSIN

EXTERIOR ELEVATIONS

A201



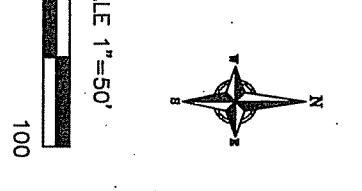
8/20/12 Potter Lawson Architects



Symbol	Botanical Name	Common Name	Planting Size	Native File	Quantity
Q1	Shedulea integrifolia	Hamamelis	2 1/2' cal. U.S.	30x1.5x15'	17
Q2	Quercus macrocarpa	White Oak	7' cal. U.S.	15x27 x 15x27'	6
Q3	Liriodendron tulipifera	Yellow Poplar	12' cal. U.S.	15' x 4'	4
Q4	Liriodendron tulipifera	Yellow Poplar	12' cal. U.S.	15' x 4'	4
Q5	Liriodendron tulipifera	Yellow Poplar	12' cal. U.S.	15' x 4'	4
Q6	Liriodendron tulipifera	Yellow Poplar	12' cal. U.S.	15' x 4'	4
Q7	Liriodendron tulipifera	Yellow Poplar	12' cal. U.S.	15' x 4'	4
Q8	Liriodendron tulipifera	Yellow Poplar	12' cal. U.S.	15' x 4'	4
Q9	Liriodendron tulipifera	Yellow Poplar	12' cal. U.S.	15' x 4'	4
Q10	Liriodendron tulipifera	Yellow Poplar	12' cal. U.S.	15' x 4'	4
Q11	Liriodendron tulipifera	Yellow Poplar	12' cal. U.S.	15' x 4'	4
Q12	Liriodendron tulipifera	Yellow Poplar	12' cal. U.S.	15' x 4'	4
Q13	Liriodendron tulipifera	Yellow Poplar	12' cal. U.S.	15' x 4'	4
Q14	Liriodendron tulipifera	Yellow Poplar	12' cal. U.S.	15' x 4'	4
Q15	Liriodendron tulipifera	Yellow Poplar	12' cal. U.S.	15' x 4'	4
Q16	Liriodendron tulipifera	Yellow Poplar	12' cal. U.S.	15' x 4'	4
Q17	Liriodendron tulipifera	Yellow Poplar	12' cal. U.S.	15' x 4'	4
Q18	Liriodendron tulipifera	Yellow Poplar	12' cal. U.S.	15' x 4'	4
Q19	Liriodendron tulipifera	Yellow Poplar	12' cal. U.S.	15' x 4'	4
Q20	Liriodendron tulipifera	Yellow Poplar	12' cal. U.S.	15' x 4'	4
Q21	Liriodendron tulipifera	Yellow Poplar	12' cal. U.S.	15' x 4'	4
Q22	Liriodendron tulipifera	Yellow Poplar	12' cal. U.S.	15' x 4'	4
Q23	Liriodendron tulipifera	Yellow Poplar	12' cal. U.S.	15' x 4'	4
Q24	Liriodendron tulipifera	Yellow Poplar	12' cal. U.S.	15' x 4'	4
Q25	Liriodendron tulipifera	Yellow Poplar	12' cal. U.S.	15' x 4'	4
Q26	Liriodendron tulipifera	Yellow Poplar	12' cal. U.S.	15' x 4'	4
Q27	Liriodendron tulipifera	Yellow Poplar	12' cal. U.S.	15' x 4'	4
Q28	Liriodendron tulipifera	Yellow Poplar	12' cal. U.S.	15' x 4'	4
Q29	Liriodendron tulipifera	Yellow Poplar	12' cal. U.S.	15' x 4'	4
Q30	Liriodendron tulipifera	Yellow Poplar	12' cal. U.S.	15' x 4'	4
Q31	Liriodendron tulipifera	Yellow Poplar	12' cal. U.S.	15' x 4'	4
Q32	Liriodendron tulipifera	Yellow Poplar	12' cal. U.S.	15' x 4'	4
Q33	Liriodendron tulipifera	Yellow Poplar	12' cal. U.S.	15' x 4'	4
Q34	Liriodendron tulipifera	Yellow Poplar	12' cal. U.S.	15' x 4'	4
Q35	Liriodendron tulipifera	Yellow Poplar	12' cal. U.S.	15' x 4'	4
Q36	Liriodendron tulipifera	Yellow Poplar	12' cal. U.S.	15' x 4'	4
Q37	Liriodendron tulipifera	Yellow Poplar	12' cal. U.S.	15' x 4'	4
Q38	Liriodendron tulipifera	Yellow Poplar	12' cal. U.S.	15' x 4'	4
Q39	Liriodendron tulipifera	Yellow Poplar	12' cal. U.S.	15' x 4'	4
Q40	Liriodendron tulipifera	Yellow Poplar	12' cal. U.S.	15' x 4'	4
Q41	Liriodendron tulipifera	Yellow Poplar	12' cal. U.S.	15' x 4'	4
Q42	Liriodendron tulipifera	Yellow Poplar	12' cal. U.S.	15' x 4'	4
Q43	Liriodendron tulipifera	Yellow Poplar	12' cal. U.S.	15' x 4'	4
Q44	Liriodendron tulipifera	Yellow Poplar	12' cal. U.S.	15' x 4'	4
Q45	Liriodendron tulipifera	Yellow Poplar	12' cal. U.S.	15' x 4'	4
Q46	Liriodendron tulipifera	Yellow Poplar	12' cal. U.S.	15' x 4'	4
Q47	Liriodendron tulipifera	Yellow Poplar	12' cal. U.S.	15' x 4'	4
Q48	Liriodendron tulipifera	Yellow Poplar	12' cal. U.S.	15' x 4'	4
Q49	Liriodendron tulipifera	Yellow Poplar	12' cal. U.S.	15' x 4'	4
Q50	Liriodendron tulipifera	Yellow Poplar	12' cal. U.S.	15' x 4'	4
Q51	Liriodendron tulipifera	Yellow Poplar	12' cal. U.S.	15' x 4'	4
Q52	Liriodendron tulipifera	Yellow Poplar	12' cal. U.S.	15' x 4'	4
Q53	Liriodendron tulipifera	Yellow Poplar	12' cal. U.S.	15' x 4'	4
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Q55	Liriodendron tulipifera	Yellow Poplar	12' cal. U.S.	15' x 4'	4
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Q98	Liriodendron tulipifera	Yellow Poplar	12' cal. U.S.	15' x 4'	4
Q99	Liriodendron tulipifera	Yellow Poplar	12' cal. U.S.	15' x 4'	4
Q100	Liriodendron tulipifera	Yellow Poplar	12' cal. U.S.	15' x 4'	4

Element	Point Value	Quantity	Points Achieved	Quantity	Points
Canopy Tree 2'-2 1/2'	35	8	280		
Deciduous Shrub	2	70	140		
Evergreen Shrub	3	59	177		
Decorative Wall or Fence	5		0		
(per 10 L.F.)					
(per 10 L.F.)					
Avg. Height 15'	5		0		
Evergreen Trees	15		0		
5' Height minimum	15		0		
Canopy Tree or Small Tree	15	6	90		
1 1/2" 2" Caliper					
(i.e. Crab, Hawthorn)					
Sub Totals			687	+	0
TOTAL					687

Total # of Stalls:	115
Number of Canopy Shade Trees Required:	9
Number of Landscape Points Required:	515



NO.	DATE	REVISIONS	BY	DATE	REVISIONS	BY	DATE	REMARKS

LANDSCAPE PLAN
 Verlo/Allen Design Center
 Madison, WI

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