

URBAN DESIGN COMMISSION APPLICATION

UDC

City of Madison
Planning Division
Madison Municipal Building, Suite 017
215 Martin Luther King, Jr. Blvd.
P.O. Box 2985
Madison, WI 53701-2985
(608) 266-4635



FOR OFFICE USE ONLY:

Date Received _____ ☐ Initial Submittal
Paid _____ ☐ Revised Submittal

Complete all sections of this application, including the desired meeting date and the action requested. If your project requires both UDC and Land Use application submittals, a completed Land Use Application and accompanying submittal materials are also required to be submitted.

If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call the Planning Division at (608) 266-4635.

Si necesita interprete, traductor, materiales en diferentes formatos, u otro tipo de ayuda para acceder a estos formularios, por favor llame al (608) 266-4635.

Yog tias koj xav tau ib tug neeg txhais lus, tus neeg txhais ntawv, los sis xav tau cov ntaub ntawv ua lwm hom ntawv los sis lwm cov kev pab kom paub txog cov lus qhia no, thov hu rau Koog Npaj (Planning Division) (608) 266-4635.

1. Project Information

Address (list all addresses on the project site): 229 West Town Mall, E16, Madison, WI 53719

Title: Planet Fitness Madison (West Towne)

2. Application Type (check all that apply) and Requested Date

UDC meeting date requested October 18th 2023

- ☐ New development ☒ Alteration to an existing or previously-approved development
☐ Informational ☒ Initial Approval ☒ Final Approval

3. Project Type

- ☐ Project in an Urban Design District
☐ Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)
☐ Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)
☐ Planned Development (PD)
☐ General Development Plan (GDP)
☐ Specific Implementation Plan (SIP)
☒ Planned Multi-Use Site or Residential Building Complex

Signage

- ☐ Comprehensive Design Review (CDR)
☐ Modifications of Height, Area, and Setback
☐ Sign Exceptions as noted in Sec. 31.043(3), MGO

Other

- ☐ Please specify _____

4. Applicant, Agent, and Property Owner Information

Applicant name Meredith J Evans
Street address 2809 Ajax Avenue, Suite 100
Telephone 479.278.2901

Project contact person Meredith J Evans
Street address 2809 Ajax Avenue, Suite 100
Telephone 479.278.2901

Property owner (if not applicant) Joe Dupree, CBL Properties
Street address 66 West Towne Mall
Telephone 608.841.4000

Company pb2 architecture + engineering
City/State/Zip Rogers, AR 72758
Email meredith.evans@pb2ae.com

Company pb2 architecture + engineering
City/State/Zip Rogers, AR 72758
Email meredith.evans@pb2ae.com

City/State/Zip Madison, WI, 53719
Email joe.dupree@cblproperties.com

Introduction

The City of Madison's Urban Design Commission (UDC) has been created to:

- Encourage and promote high quality in the design of new buildings, developments, remodeling, and additions so as to maintain and improve the established standards of property values within the City.
- Foster civic pride in the beauty and nobler assets of the City, and in all other ways possible assure a functionally efficient and visually attractive City in the future.

Types of Approvals

There are three types of requests considered by the UDC:

- Informational Presentation. A request for an Informational Presentation to the UDC may be requested prior to seeking any approvals to obtain early feedback and direction before undertaking detailed design efforts. Applicants should provide details on the context of the site, design concept, site and building plans, and other relevant information to help the UDC understand the proposal and provide feedback. (Does not apply to CDR's or Signage Modification requests)
- Initial Approval. Applicants may, at their discretion, request Initial Approval of a proposal by presenting preliminary design information. As part of their review, the Commission will provide feedback on the design information that should be addressed at Final Approval stage.
- Final Approval. Applicants may request Final Approval of a proposal by presenting all final project details. Recommendations or concerns expressed by the UDC in the Initial Approval must be addressed at this time.

Presentations to the Commission

The Urban Design Commission meets virtually via Zoom, typically on the second and fourth Wednesdays of each month at 4:30 p.m. Applicant presentations are strongly encouraged, although not required. Prior to the meeting, each individual speaker is required to complete an online registration form to speak at the meeting. A link to complete the online registration will be provided by staff prior to the meeting. Please note that individual presentations will be limited to a **maximum of three (3) minutes**. The pooling of time may be utilized to provide one speaker more time to present, however the additional time will be based on the number of registrants from the applicant team, i.e. two (2) applicant registrants = six (6) minutes for one (1) speaker.

Primarily, the UDC is interested in the appearance and design quality of projects. Emphasis should be given to the site plan, landscape plan, lighting plan, building elevations, exterior building materials, color scheme, and graphics. Please note that presentation slides, in a PDF file format, are required to be submitted **the Friday before** the UDC meeting.

URBAN DESIGN DEVELOPMENT PLANS CHECKLIST

The items listed below are minimum application requirements for the type of approval indicated. Please note that the UDC and/or staff may require additional information in order to have a complete understanding of the project.

1. Informational Presentation

- ☐ Locator Map
- ☐ Letter of Intent (If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required)
- ☐ Contextual site information, including photographs and layout of adjacent buildings/structures
- ☐ Site Plan
- ☐ Two-dimensional (2D) images of proposed buildings or structures.

Providing additional information beyond these minimums may generate a greater level of feedback from the Commission.

Requirements for All Plan Sheets

1. Title block
2. Sheet number
3. North arrow
4. Scale, both written and graphic
5. Date
6. Fully dimensioned plans, scaled at 1"= 40' or larger

**** All plans must be legible, including the full-sized landscape and lighting plans (if required)**

2. Initial Approval

- ☐ Locator Map
- ☐ Letter of Intent (If the project is within a Urban Design District, a summary of how the development proposal addresses the district criteria is required)
- ☐ Contextual site information, including photographs and layout of adjacent buildings/structures
- ☐ Site Plan showing location of existing and proposed buildings, walks, drives, bike lanes, bike parking, and existing trees over 18" diameter
- ☐ Landscape Plan and Plant List (*must be legible*)
- ☐ Building Elevations in **both** black & white and color for all building sides, including material and color callouts
- ☐ PD text and Letter of Intent (if applicable)

Providing additional information beyond these minimums may generate a greater level of feedback from the Commission.

3. Final Approval

All the requirements of the Initial Approval (see above), **plus**:

- ☐ Grading Plan
- ☐ Lighting Plan, including fixture cut sheets and photometrics plan (must be legible)
- ☐ Utility/HVAC equipment location and screening details (with a rooftop plan if roof-mounted)
- ☐ Site Plan showing site amenities, fencing, trash, bike parking, etc. (if applicable)
- ☐ PD text and Letter of Intent (if applicable)
- ☐ Samples of the exterior building materials
- ☐ Proposed sign areas and types (if applicable)

4. Signage Approval (*Comprehensive Design Review (CDR), Sign Modifications, and Sign Exceptions (per Sec. 31.043(3))*)

- ☐ Locator Map
- ☐ Letter of Intent (a summary of how the proposed signage is consistent with the CDR or Signage Modifications criteria is required)
- ☐ Contextual site information, including photographs of existing signage both on site and within proximity to the project site
- ☐ Site Plan showing the location of existing signage and proposed signage, dimensioned signage setbacks, sidewalks, driveways, and right-of-ways
- ☐ Proposed signage graphics (fully dimensioned, scaled drawings, including materials and colors, and night view)
- ☐ Perspective renderings (emphasis on pedestrian/automobile scale viewsheds)
- ☐ Illustration of the proposed signage that meets Ch. 31, MGO compared to what is being requested
- ☐ Graphic of the proposed signage as it relates to what the Ch. 31, MGO would permit

5. Required Submittal Materials☐ **Application Form**

- A completed application form is required for each UDC appearance. For projects also requiring Plan Commission approval, applicants must also have submitted an accepted application for Plan Commission consideration prior to obtaining any formal action (Initial or Final Approval) from the UDC.

☐ **Letter of Intent**

- If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required.
- For signage applications, a summary of how the proposed signage is consistent with the applicable Comprehensive Design Review (CDR) or Signage Modification review criteria is required.

☐ **Development Plans** (Refer to checklist on Page 4 for plan details)☐ **Filing Fee** (Refer to Section 7 (below) for a list of application fees by request type)☐ **Electronic Submittal**

- Complete electronic submittals must be received prior to the application deadline before an application will be scheduled for a UDC meeting. Late materials will not be accepted. All plans must be legible and scalable when reduced. Individual PDF files of each item submitted should be submitted via email to UDCapplications@cityofmadison.com. The email must include the project address, project name, and applicant name.
- Email Size Limits. Note that an individual email cannot exceed 20MB and it is the responsibility of the applicant to present files in a manner that can be accepted. Applicants who are unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.

☐ **Notification to the District Alder**

- Please provide an email to the District Alder notifying them that you are filing this UDC application. Please send this as early in the process as possible and provide a copy of that email with the submitted application.

6. Applicant Declarations

1. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with Jessica Vaughn, AICP on 4/21/2023.
2. The applicant attests that all required materials are included in this submittal and understands that if any required information is not provided by the application deadline, the application will not be placed on an Urban Design Commission agenda for consideration.

Name of applicant Meredith J EvansRelationship to property Architecture ContactAuthorizing signature of property owner Date 8/25/23**7. Application Filing Fees**

Fee payments are due by the submittal date. Payments received after the submittal deadline may result in the submittal being scheduled for the next application review cycle. Fees may be paid in-person, via US Mail, or City drop box. If mailed, please mail to: *City of Madison Building Inspection, P.O. Box 2984, Madison, WI 53701-2984*. The City's drop box is located outside the Municipal Building at 215 Martin Luther King, Jr. Blvd. on the E Doty Street side of the building. Please make checks payable to *City Treasurer*, and include a completed application form or cover letter indicating the project location and applicant information with all checks mailed or submitted via the City's drop box.

Please consult the schedule below for the appropriate fee for your request:

- ☐ Urban Design Districts: \$350 (per §33.24(6) MGO).
- ☐ Minor Alteration in the Downtown Core District (DC) or Urban Mixed-Use District (UMX) : \$150 (per §33.24(6)(b) MGO)
- ☐ Comprehensive Design Review: \$500 (per §31.041(3)(d)(1)(a) MGO)
- ☐ Minor Alteration to a Comprehensive Sign Plan: \$100 (per §31.041(3)(d)(1)(c) MGO)
- ☐ All other sign requests to the Urban Design Commission, including, but not limited to: appeals from the decisions of the Zoning Administrator, requests for Sign Modifications (of height, area, and setback), and additional sign code approvals: \$300 (per §31.041(3)(d)(2) MGO)

A filing fee is not required for the following project applications if part of the combined application process involving both Urban Design Commission and Plan Commission:

- Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)
- Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)
- Planned Development (PD): General Development Plan (GDP) and/or Specific Implementation Plan (SIP)
- Planned Multi-Use Site or Residential Building Complex



2809 Ajax Avenue Suite 100
Rogers, Arkansas 72758
Phone: 479.636.3545

Letter of Intent

Project Information: Planet Fitness tenant improvement
Madison, WI
pb2 reference #: 2023.0777
Date: 08.25.2023

To Whom It May Concern,

This letter is should serve as our Letter of Intent to propose a new Planet Fitness Club at 66 West Towne Mall to the City of Madison. The gross area of this tenancy of the mall is 37,734 sqft and changes the existing M occupancy type to an A-3. This project will add a new exterior entrance, signage, landscaping, 34 bike parking spaces, sidewalk and new ADA parking. Inside, the retail space will be remodeled to include cardio and strength fitness equipment, tanning and massage amenities and locker rooms. This facility will operate 24 hours a day, seven days a week. The exterior lighting will not change and will remain. The parapet of the entry feature has been increased from 25' to 32'-5" and incorporates Nichiha Vintage Wood fiber cement board and brick pilasters, and tan stucco. New black storefront creates the entry vestibule. Thank you for the opportunity to present this project to the City of Madison.

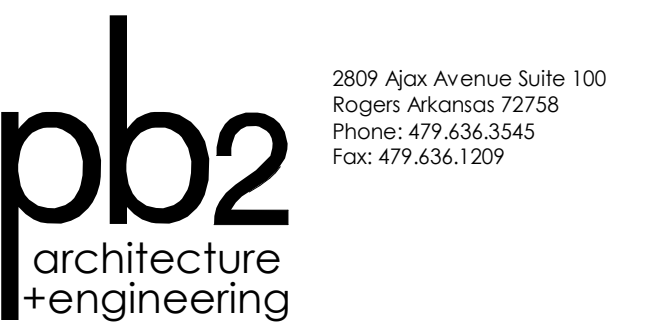
Sincerely,

Meredith J Evans



UDC PRESENTATION 08.25.2023

pb2 architecture + engineering PROJECT NUMBER: 2022.0777

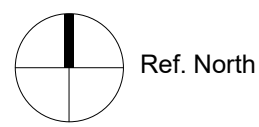
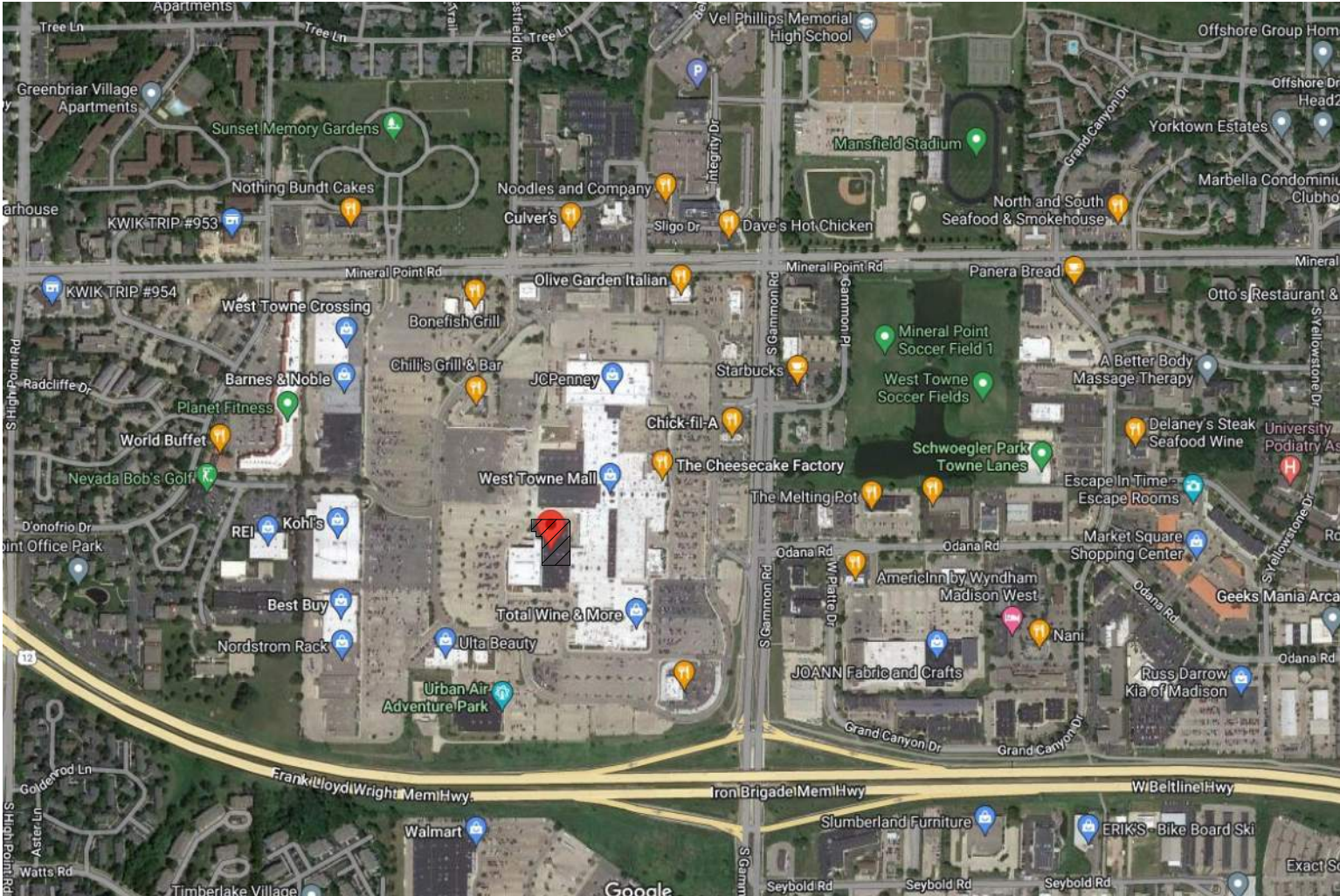


T-100

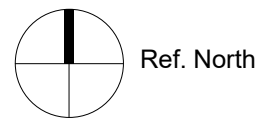
SHEET INDEX

SHEET NUMBER	SHEET NAME
T-100	TITLE SHEET
EX-000	PROJECT INFO
EX-001	EXTERIOR ELEVATIONS
EX-002	EXTERIOR ELEVATIONS
EX-003	EXISTING EXTERIOR ELEVATIONS
EX-004	EXTERIOR SIGNAGE ELEVATIONS
EX-005	EXTERIOR RENDERINGS
S-000	SCHEMATIC PLAN
C-001	EXISTING CONDITIONS
C-002	DEMOLITION PLAN
C-100	SITE PLAN
C-200	GRADING PLAN
L-100	LANDSCAPE PLAN

VICINITY MAP



LOCATION MAP



PLANET FITNESS NORTH EXTERIOR WALL



PLANET FITNESS NORTH EXTERIOR WALL



PLANET FITNESS EAST EXTERIOR WALL LOOKING TOWARD VON MAUR



VON MAUR SOUTH EXTERIOR WALL



VON MAUR WEST EXTERIOR WALL



PLANET FITNESS PARKING LOT ENTRY CORNER



PLANET FITNESS WEST EXTERIOR WALL LOOKING TOWARD VON MAUR



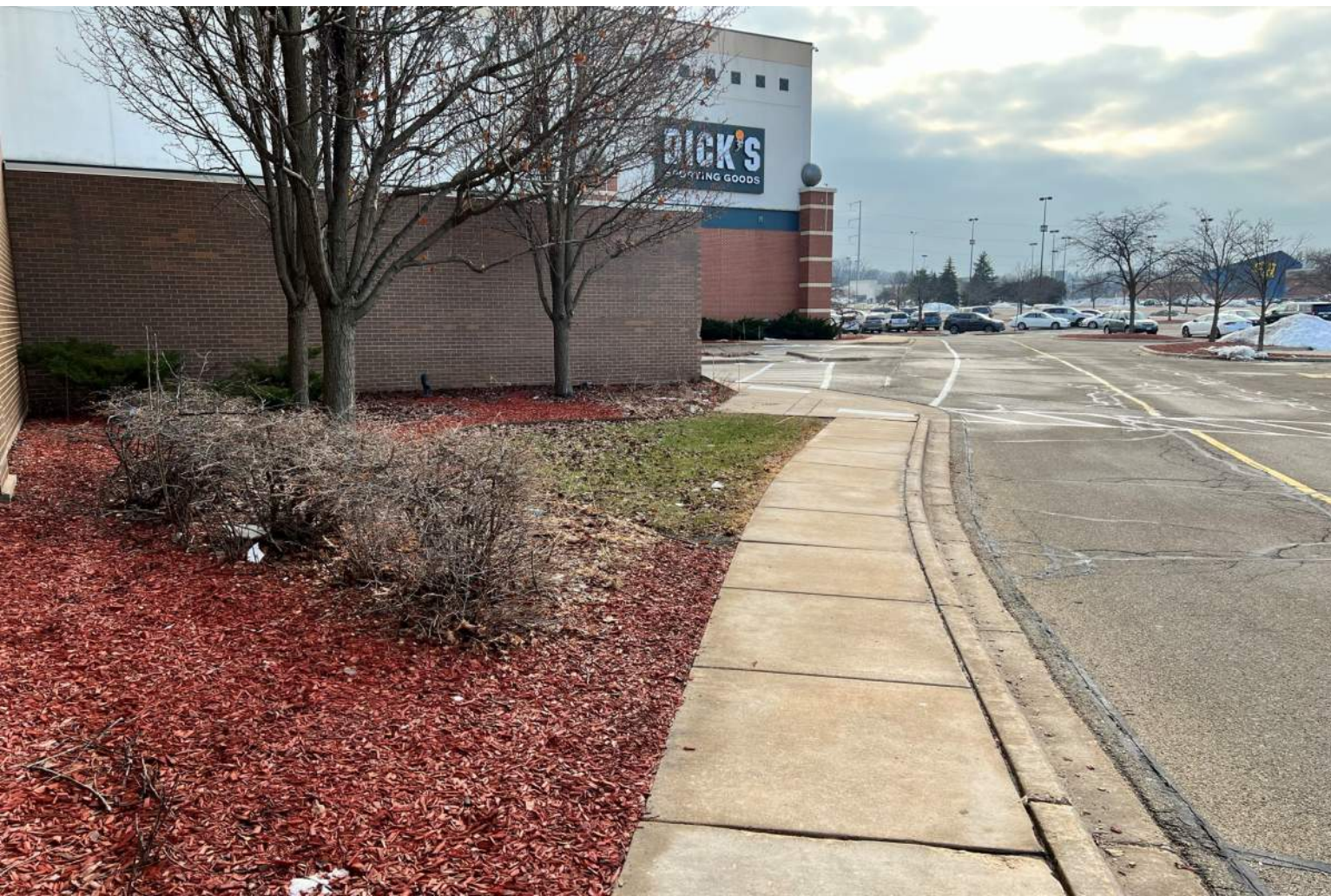
PLANET FITNESS WEST EXTERIOR WALL LOOKING TOWARD DICK'S



PLANET FITNESS WEST EXTERIOR WALL LOOKING TOWARD VON MAUR



PLANET FITNESS EXISTING DOCK DOOR TO BE INFILLED @ WEST EXTERIOR WALL



DICK'S SPORTING GOODS NORTH EXTERIOR WALL



DICK'S SPORTING GOODS NORTH AND WEST EXTERIOR WALLS

CONTEXTUAL SITE IMAGES



229 West Towne Mall, E16
Madison, WI 53719



2809 Algon Avenue Suite 100
Rogers Arkansas 72758
Phone: 479.636.3545
Fax: 479.636.1209

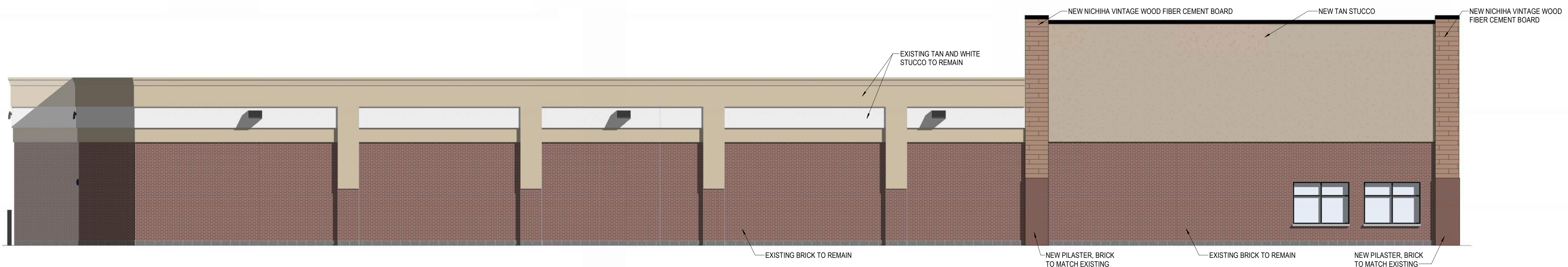
Date	Description
08.25.2023	UDC PRESENTATION

NOT FOR
CONSTRUCTION

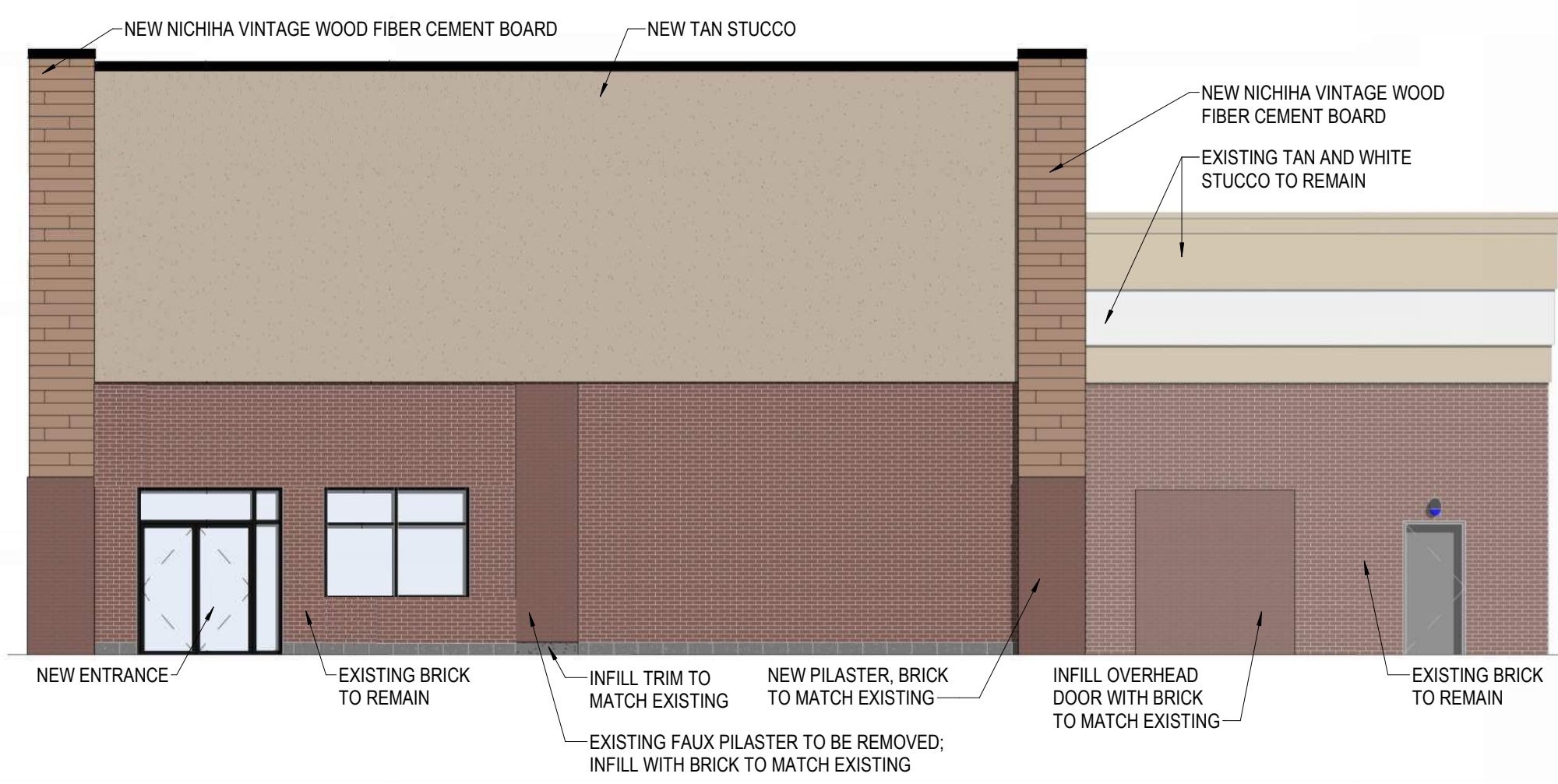
Project Name	PF - Madison (West Towne) WI
Project Number	2022.0777
Description	PROJECT INFO

Scale	NOT TO SCALE
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EX-000



1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



2 WEST ELEVATION
SCALE: 1/8" = 1'-0"

Date	Description
08.25.2023	UDC PRESENTATION

**NOT FOR
CONSTRUCTION**

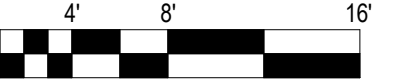
Project Name
PF - Madison (West Towne) WI

Project Number

2022.0777

Description
EXTERIOR ELEVATIONS

Scale

$$1/8'' = 1'-0''$$


EX-001

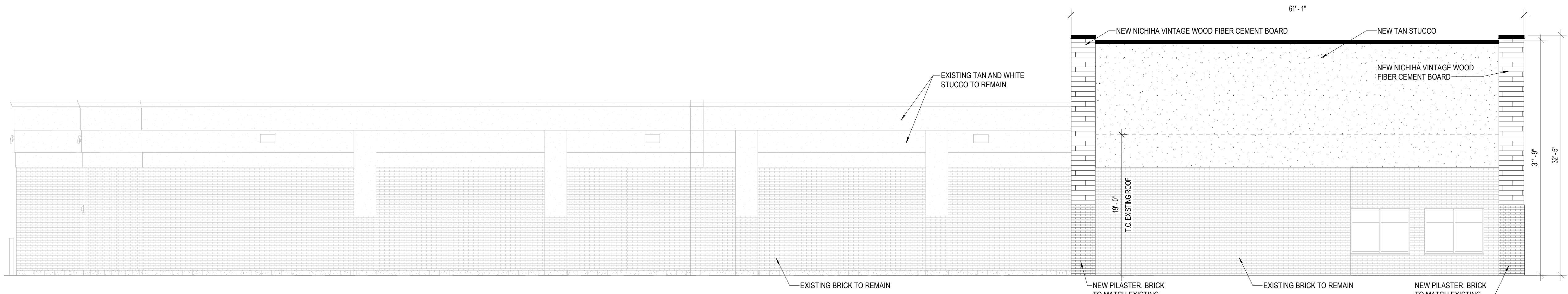
△	Date	Description
	08.25.2023	UDC PRESENTATION

**NOT FOR
CONSTRUCTION**

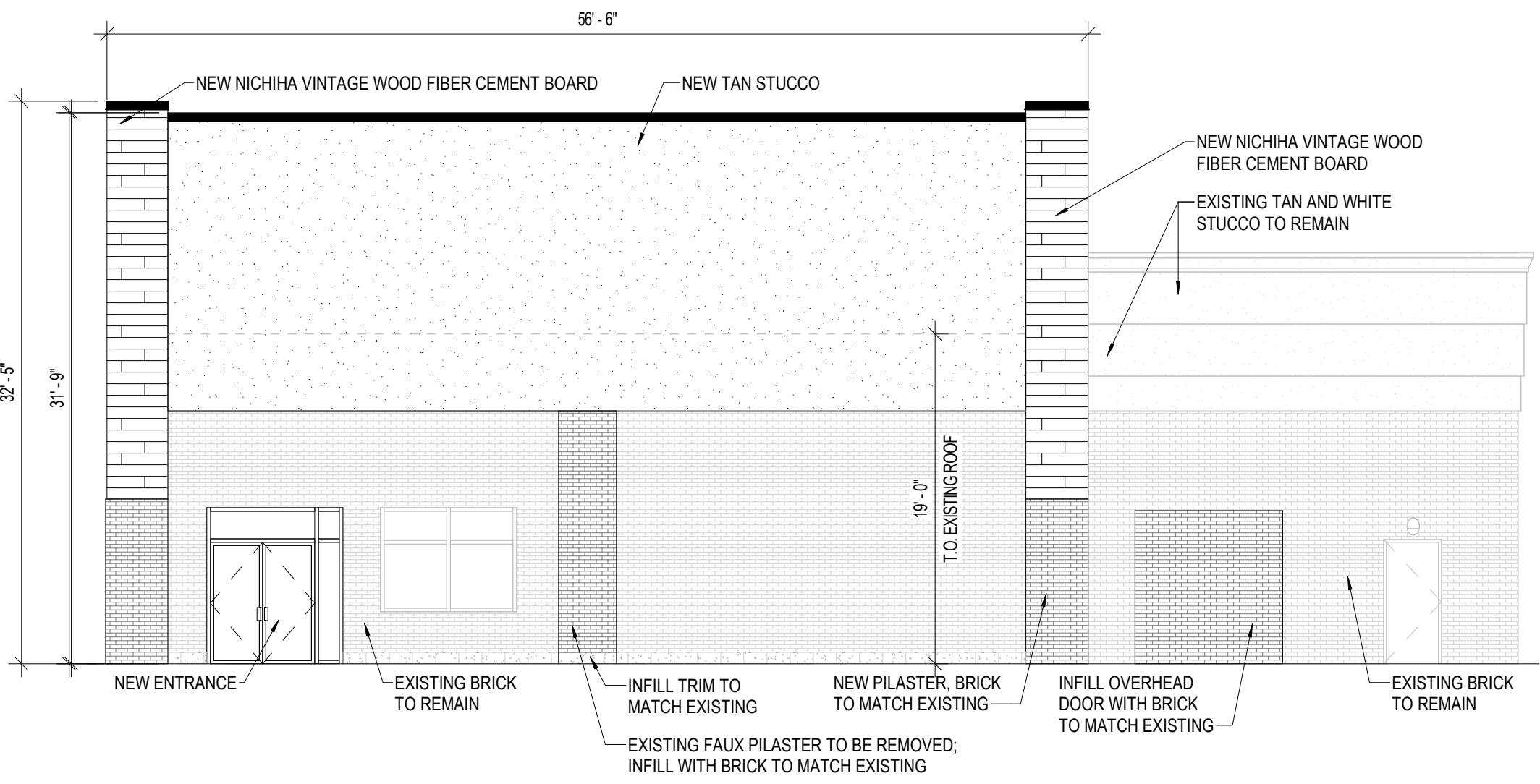
Project Name	PF - Madison (West Towne) WI
Project Number	2022.0777
Description	EXTERIOR ELEVATIONS

Scale	1/8" = 1'-0"
	4' 8' 16'

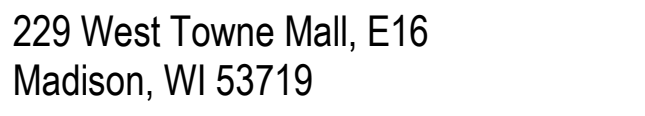
EX-002



1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



2 WEST ELEVATION
SCALE: 1/8" = 1'-0"



pb2
architecture
+engineering

2809 Ajax Avenue Suite 100
Rogers Arkansas 72758
Phone: 479.636.3545
Fax: 479.636.1209



**NOT FOR
CONSTRUCTION**

Project Name

Project Number

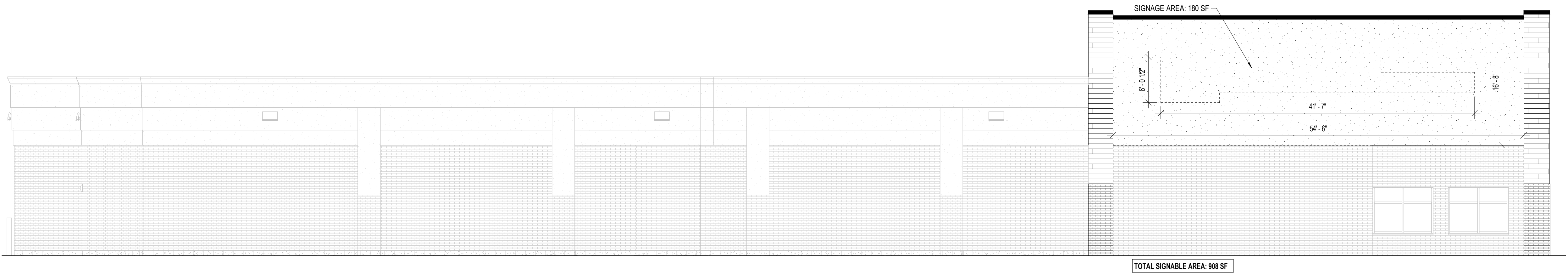
2022.0777

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EXISTING EXTERIOR ELEVATIONS

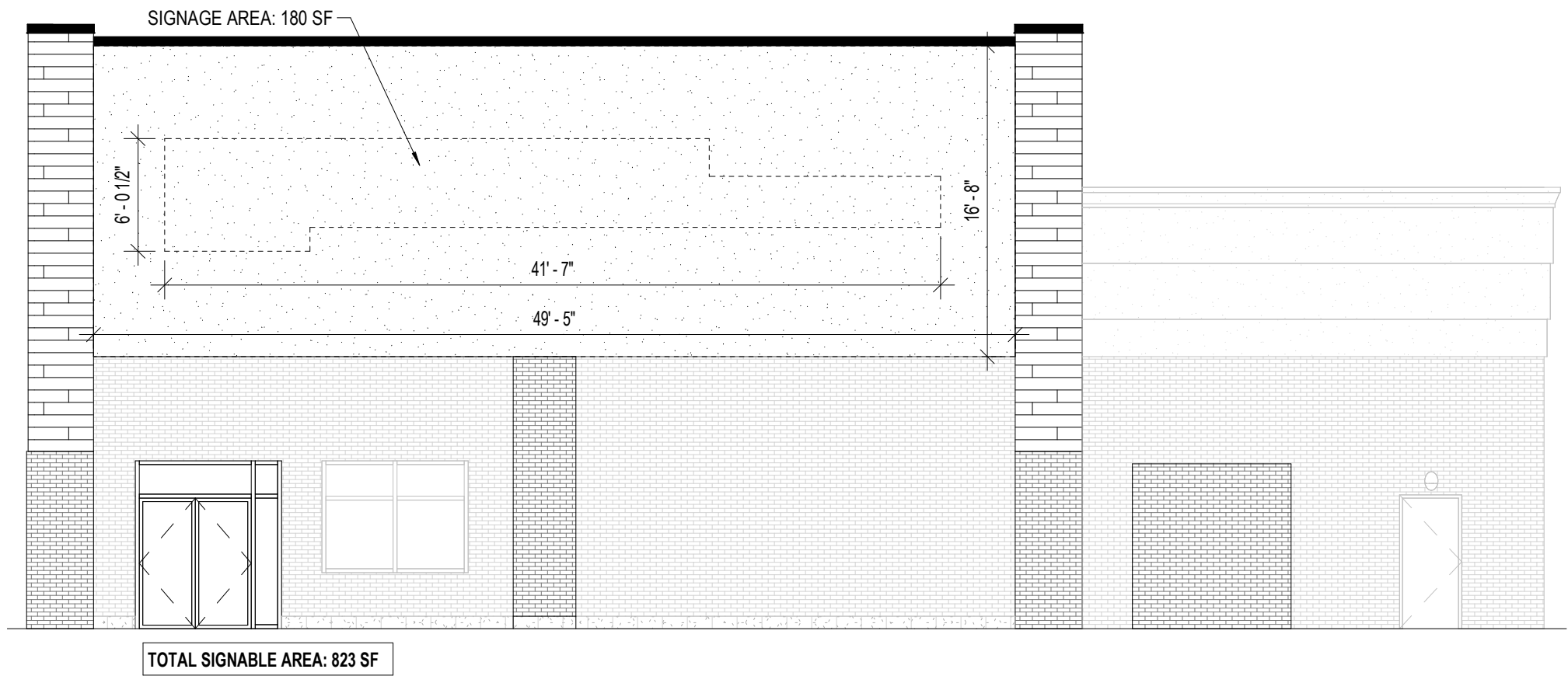
Scale

1/8" = 1'-0" 4' 8' 16'

EX-003



1 NORTH SIGNAGE ELEVATION
SCALE: 1/8" = 1'-0"



2 WEST SIGNAGE ELEVATION
SCALE: 1/8" = 1'-0"

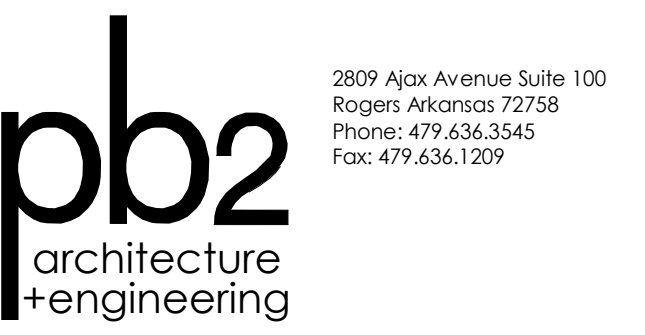
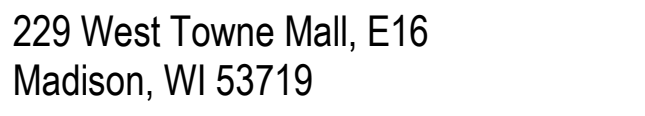
△	Date	Description
	08.25.2023	UDC PRESENTATION

NOT FOR
CONSTRUCTION

Project Name
PF - Madison (West Towne) WI
Project Number
2022.0777
Description
EXTERIOR SIGNAGE ELEVATIONS

Scale
1/8" = 1'-0"
4' 8' 16'

EX-004



Date	Description
08.25.2023	UDC PRESENTATION

**NOT FOR
CONSTRUCTION**

Project Name	
PF - Madison (West Towne) WI	
Project Number	
2022.0777	
Description	
EXTERIOR RENDERINGS	
Scale	

EX-005

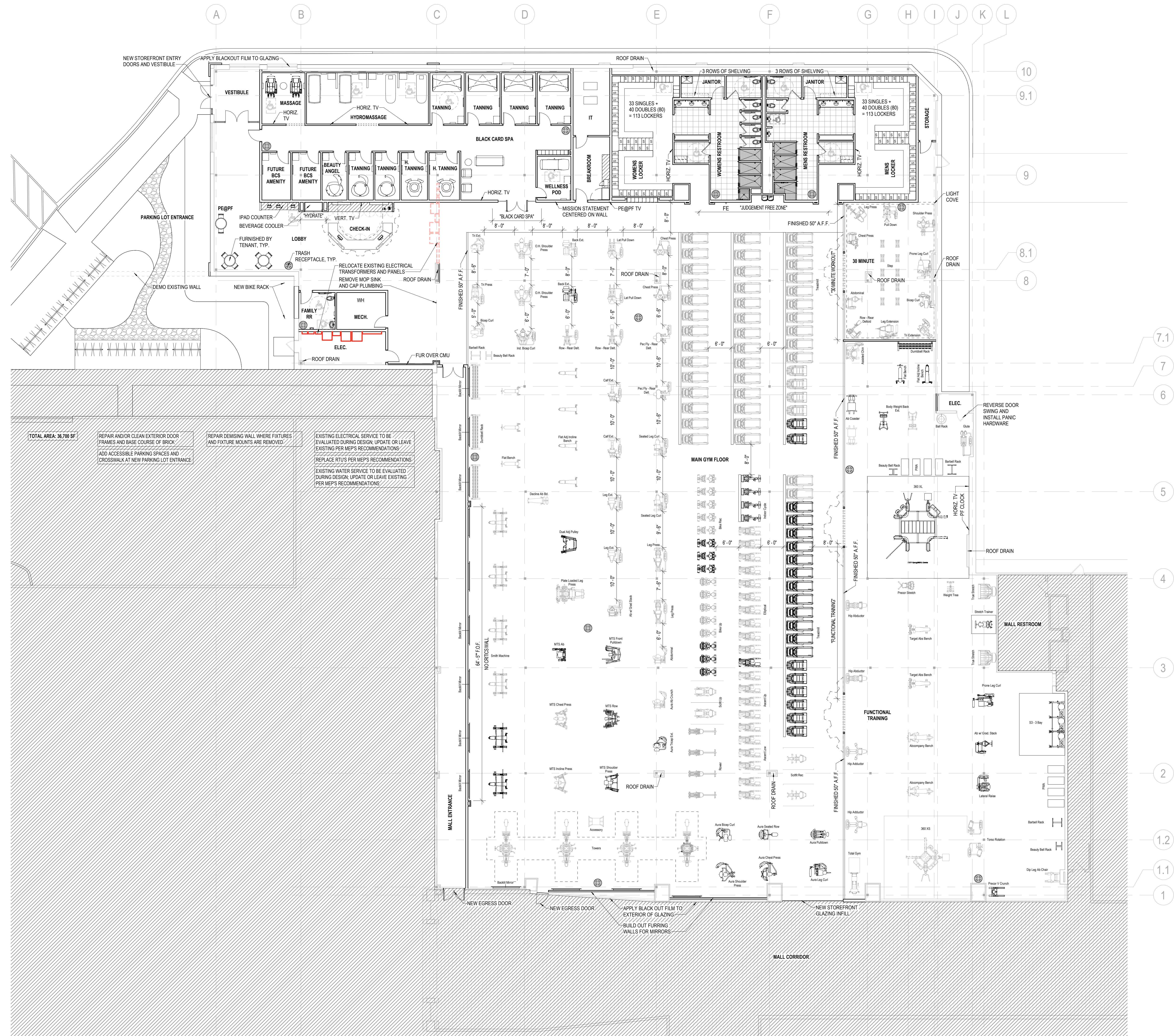
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	08.25.2023	UDC PRESENTATION

**NOT FOR
CONSTRUCTION**

Project Name	
PF - Madison (West Towne) WI	
Project Number	
2022.0777	
Description	
SCHEMATIC PLAN	

Scale
3/32" = 1'-0"

S-000





Seal / Signature

△	Date	Description
	08.21.2023	UDC PRESENTATION

NOT FOR
CONSTRUCTION

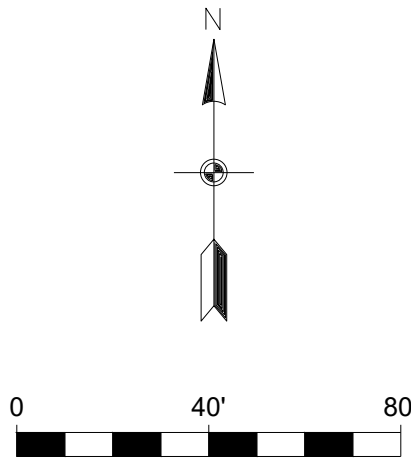
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PF - Madison (West Towne) WI

Project Number
23-05-126

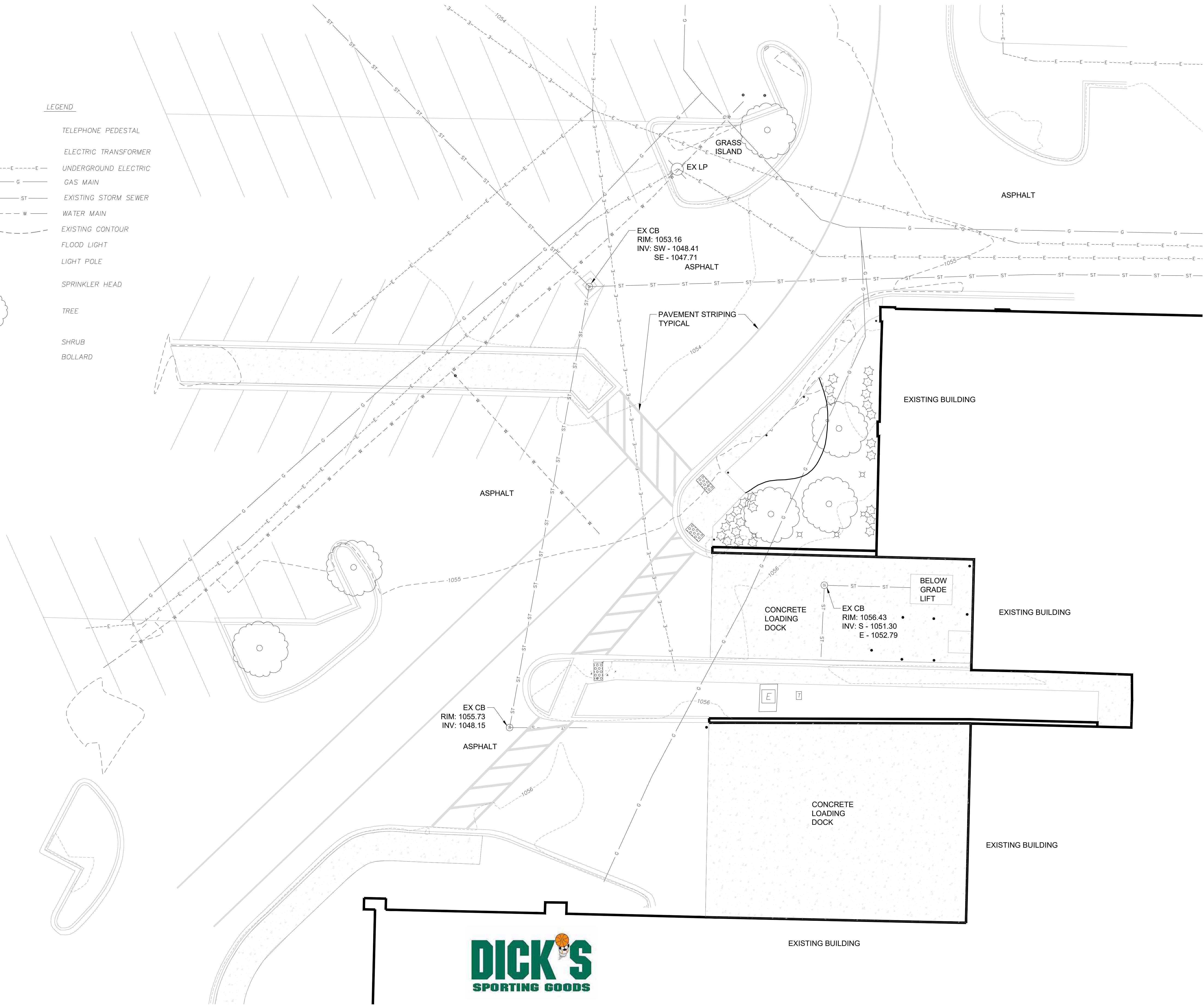
Description
CONTEXTUAL SITE PLAN

Scale

1" = 40'



- LEGEND
- TELEPHONE PEDESTAL
 - ELECTRIC TRANSFORMER
 - UNDERGROUND ELECTRIC
 - GAS MAIN
 - EXISTING STORM SEWER
 - WATER MAIN
 - EXISTING CONTOUR
 - FLOOD LIGHT
 - LIGHT POLE
 - SPRINKLER HEAD
 - TREE
 - SHRUB
 - BOLLARD



Seal / Signature

Date	Description
08.21.2023	UDC PRESENTATION

NOT FOR
CONSTRUCTION

Project Name
PF - Madison (West Towne) WI

Project Number
23-05-126

Description
EXISTING CONDITIONS

Scale
1" = 10'

C-001

Seal / Signature

Date	Description
08.21.2023	UDC PRESENTATION

NOT FOR
CONSTRUCTION

Project Name
PF - Madison (West Towne) WI

Project Number
23-05-126

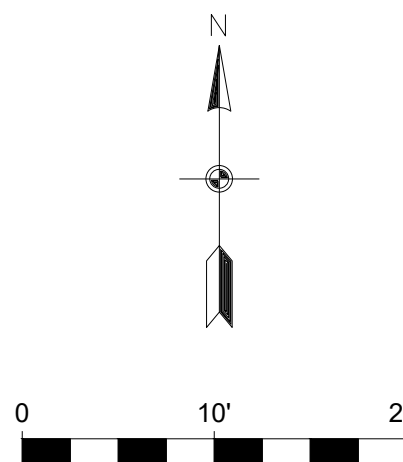
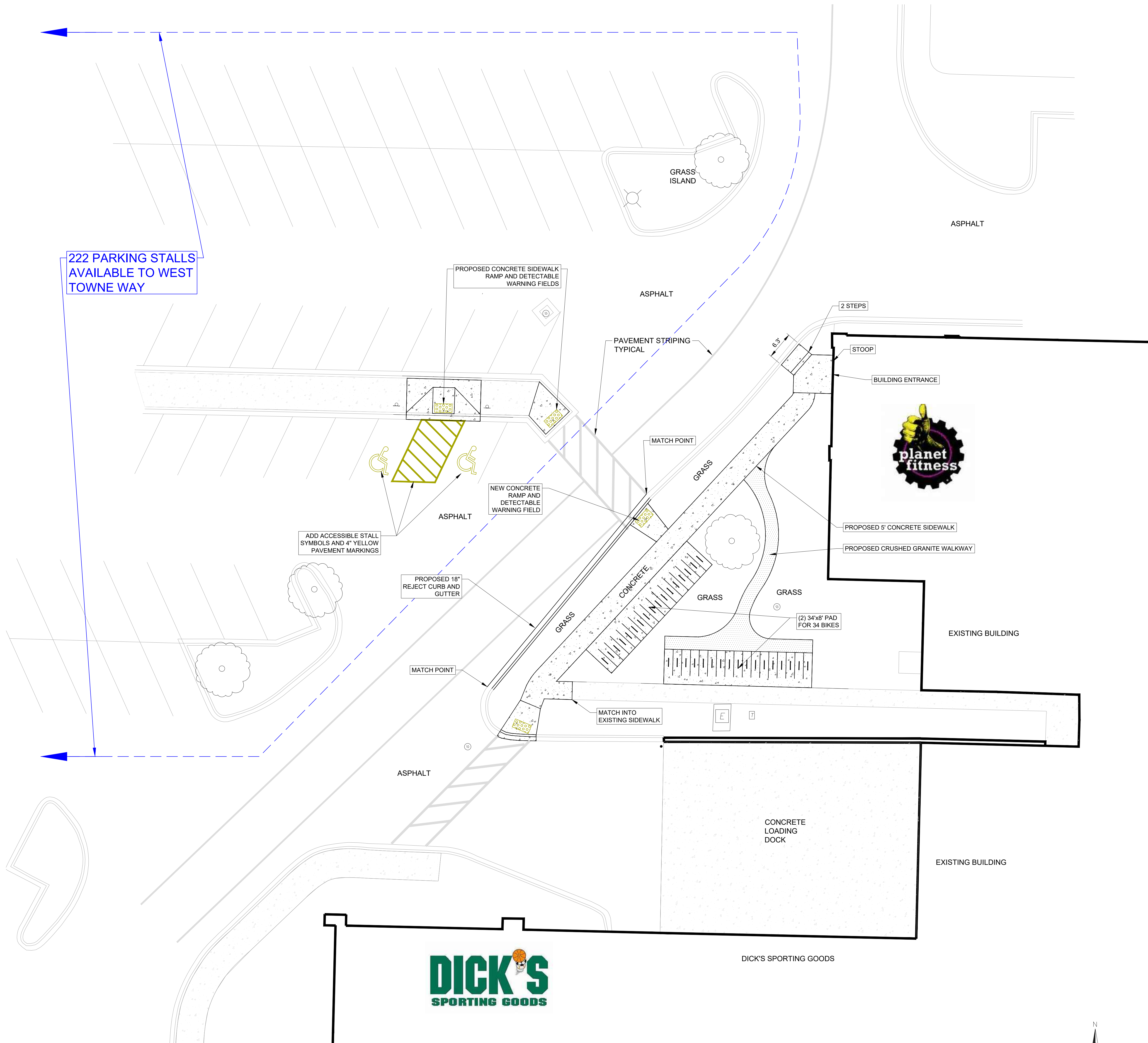
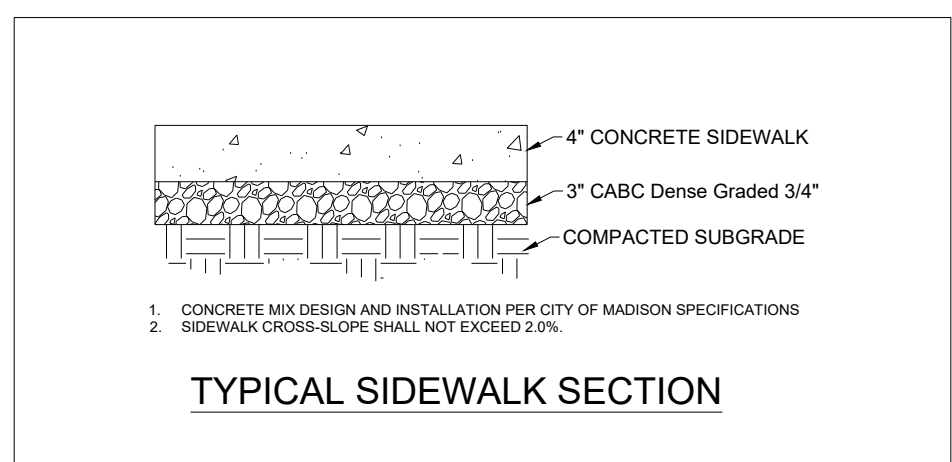
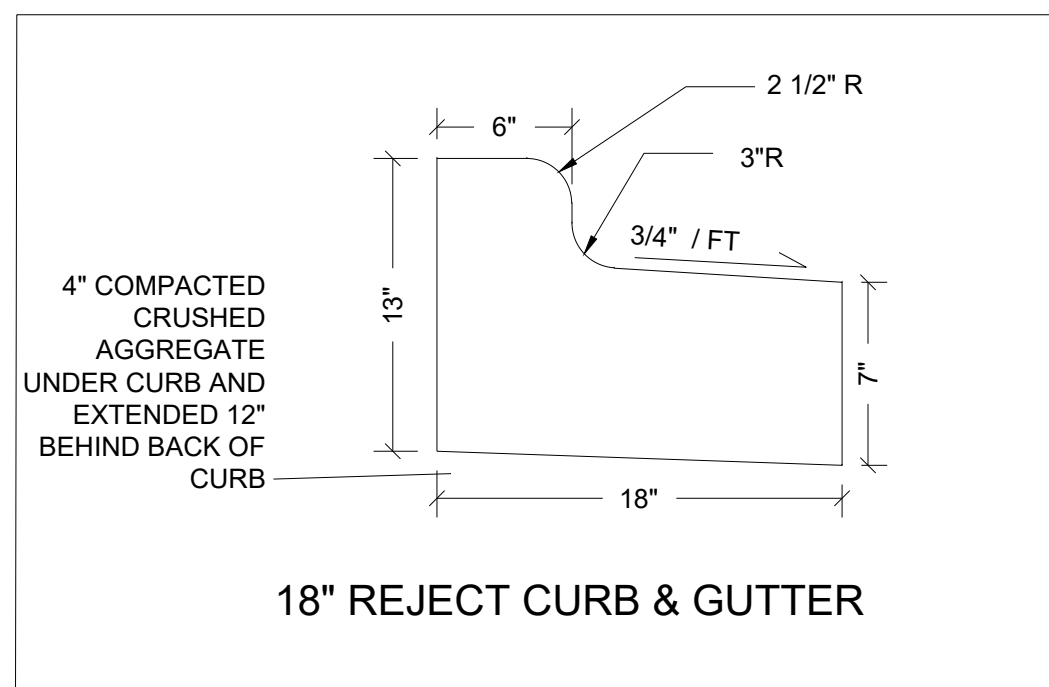
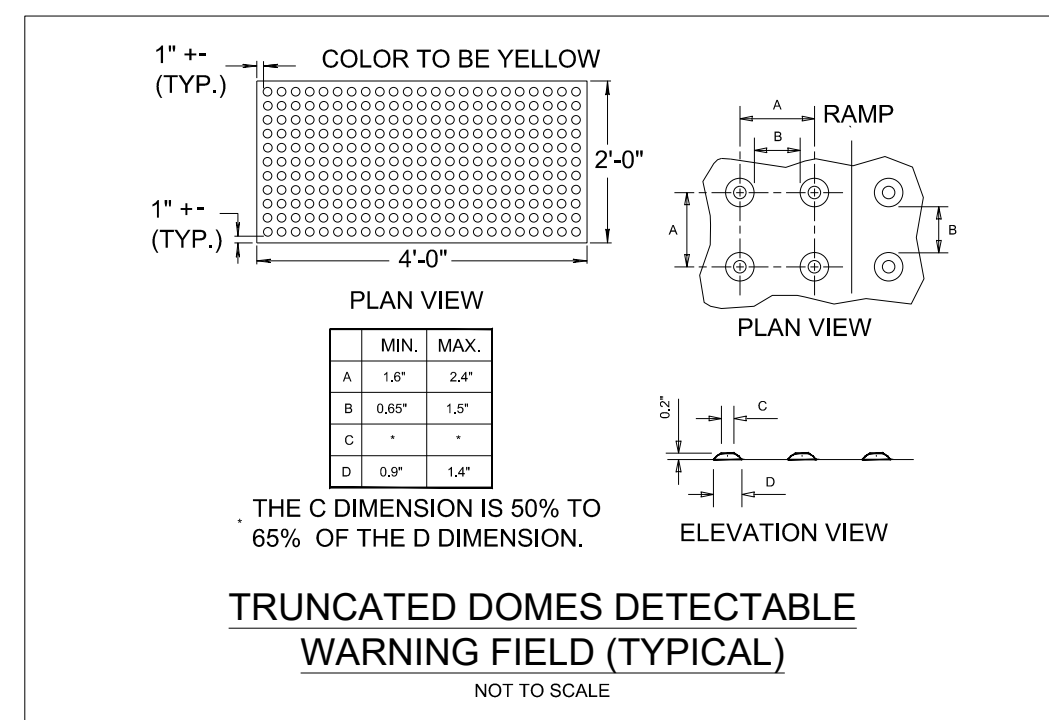
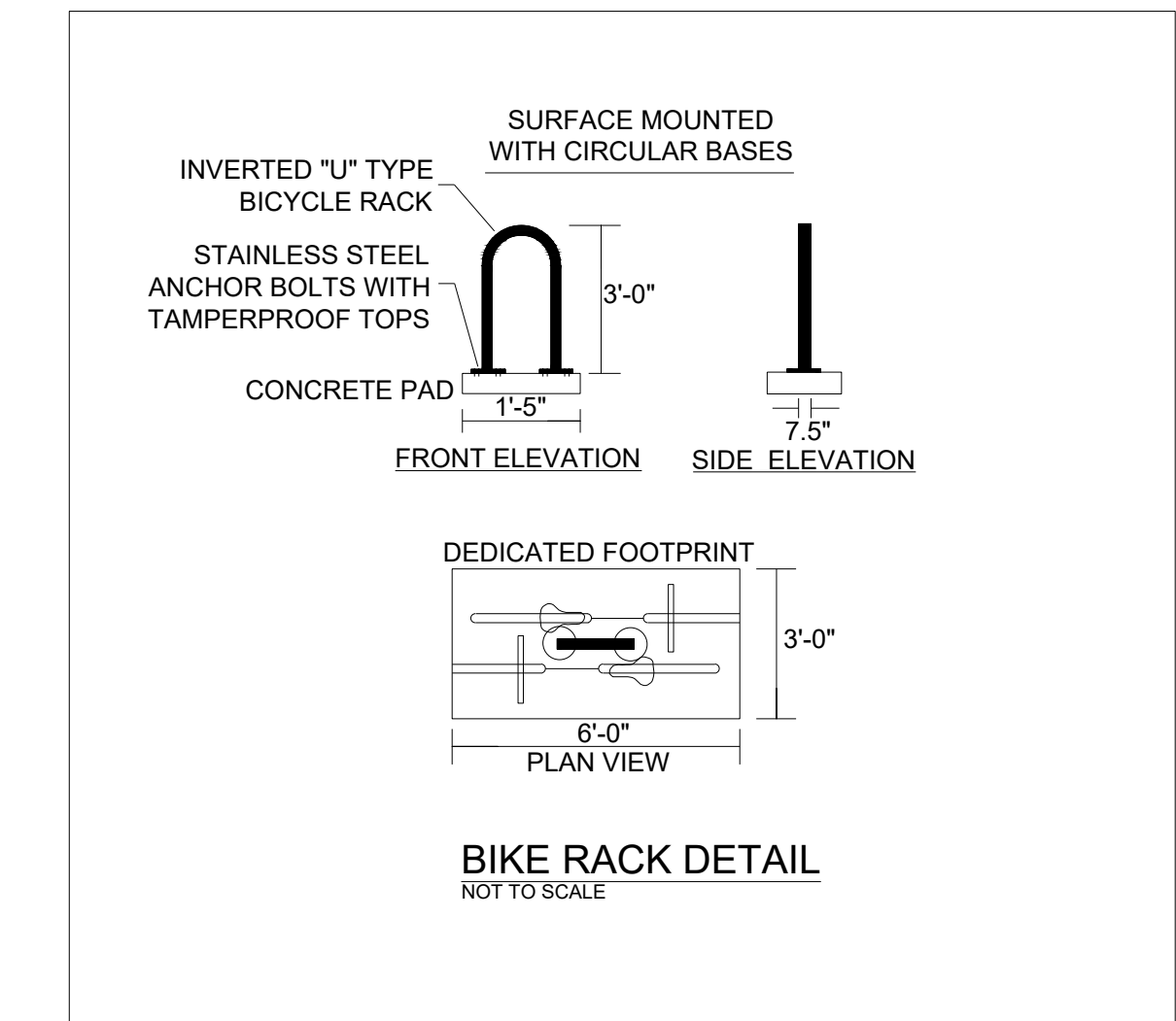
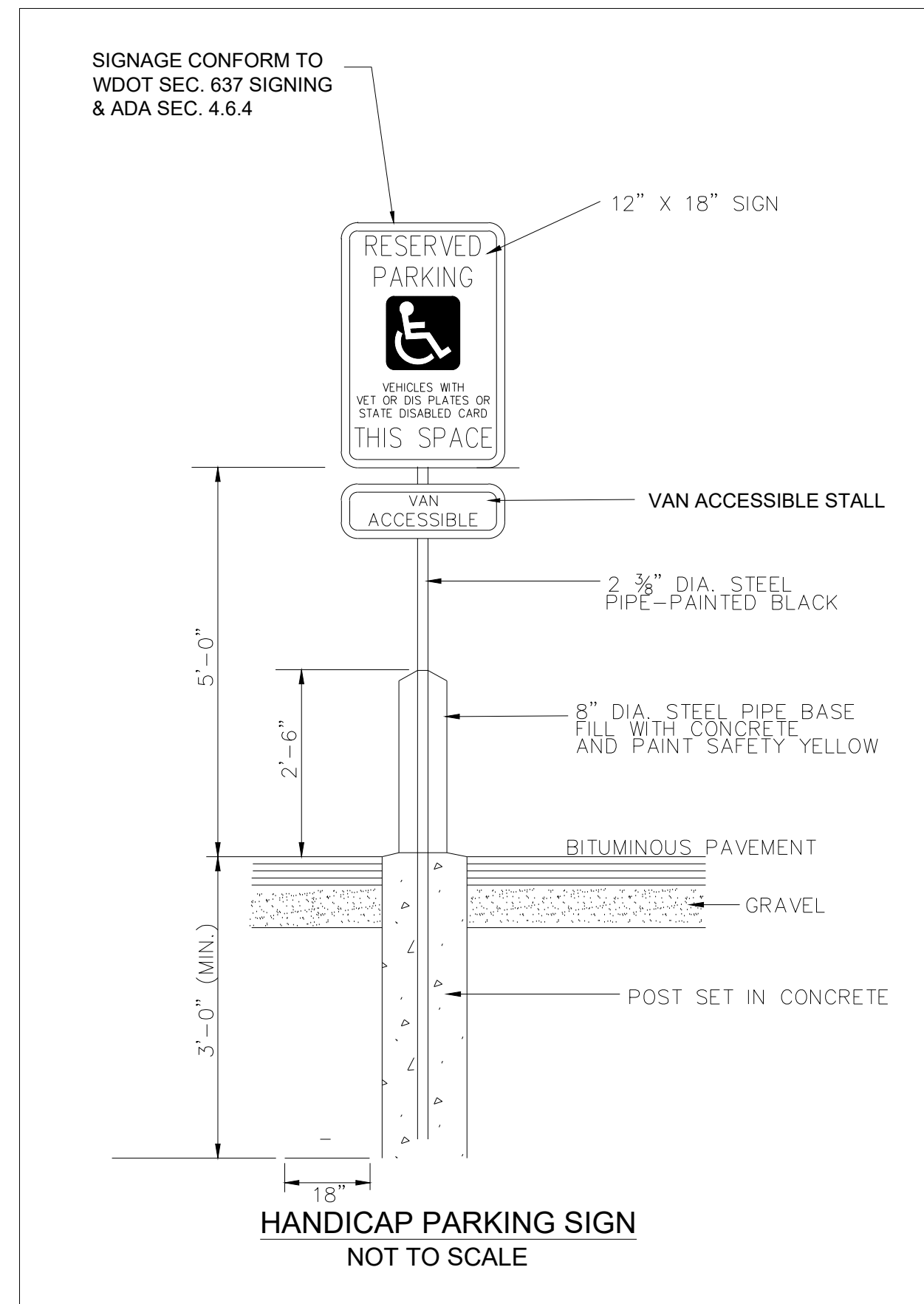
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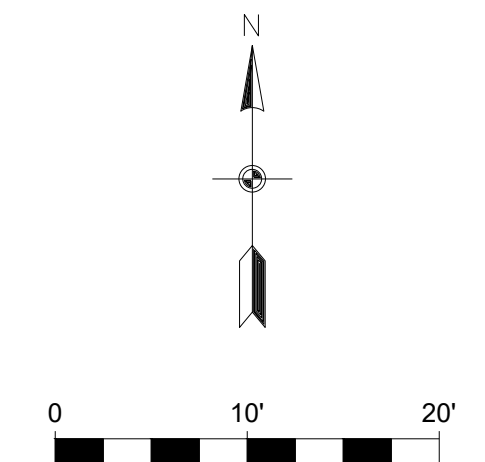
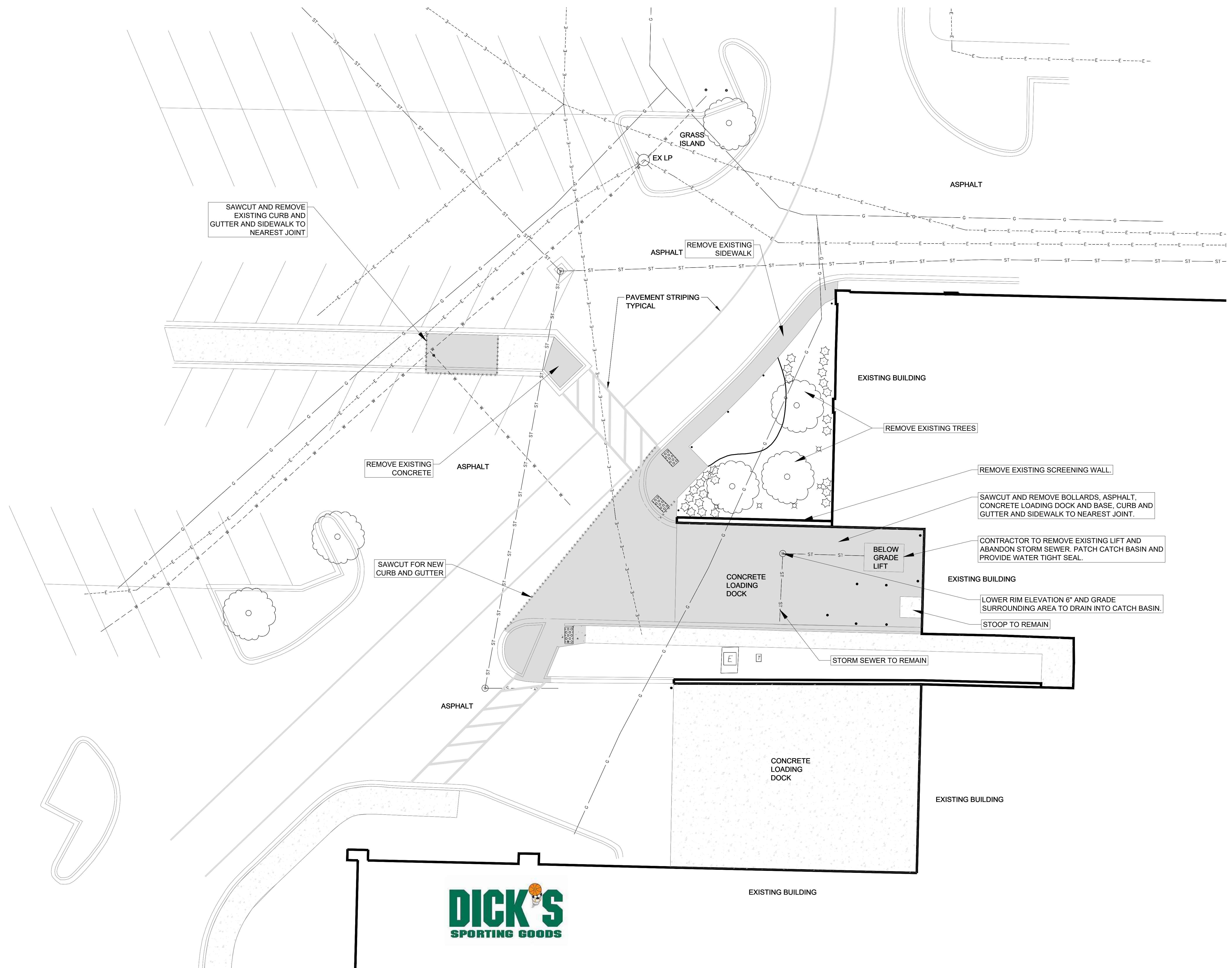
SITE PLAN

Scale

1" = 10'

C-100





Seal / Signature

△	Date	Description
	08.21.2023	UDC PRESENTATION

NOT FOR
CONSTRUCTION

Project Name

PF - Madison (West Towne) WI

Project Number

23-05-126

Description

DEMOLITION PLAN

Scale

1" = 10'

C-002

GRADING & EROSION CONTROL NOTES

1. INSTALL EROSION CONTROL MEASURES PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIALS AS SHOWN ON PLAN. MODIFICATIONS TO SEDIMENT CONTROL DESIGN MAY BE CONDUCTED TO MEET UNFORESEEN FIELD CONDITIONS IF MODIFICATIONS CONFORM TO CITY STANDARDS.
2. EROSION CONTROL MEASURES INDICATED ON THE PLANS SHALL BE CONSIDERED MINIMUMS. IF DETERMINED NECESSARY DURING CONSTRUCTION ADDITIONAL MEASURES SHALL BE INSTALLED TO PREVENT SEDIMENT FROM LEAVING THE SITE.
3. INSPECTIONS AND MAINTENANCE OF ALL EROSION CONTROL MEASURES SHALL BE ROUTINE (ONCE PER WEEK MINIMUM) TO ENSURE PROPER FUNCTION OF EROSION CONTROLS AT ALL TIMES. EROSION CONTROL MEASURES ARE TO BE IN WORKING ORDER AT THE END OF EACH WORK DAY.
4. INSPECT EROSION CONTROL MEASURES AFTER EACH 1/2" OR GREATER RAINFALL. REPAIR ANY DAMAGE OBSERVED DURING THE INSPECTION.
5. NO SITE GRADING OUTSIDE OF THE LIMITS OF DISTURBANCE
6. EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE WITH ALL SOIL SURFACES HAVING AN ESTABLISHED VEGETATIVE COVER.
7. INSTALL INLET PROTECTION IN ALL STORM SEWER INLETS AND CATCH BASINS THAT MAY RECEIVE RUNOFF FROM DISTURBED AREAS. CONTRACTOR SHALL REMOVE THE TYPE D INLET PROTECTION DURING THE TIME PERIOD BETWEEN NOV. 15 AND MARCH 15, AND INSTALL A FRAME TYPE INLET PROTECTION BAG THAT WILL NOT PROJECT ABOVE THE INLET GRATE SUCH AS FLEX STORM BRAND OR EQUIVALENT.
8. ALL INCIDENTAL MUD TRACKING OFF-SITE ONTO ADJACENT PUBLIC AND PRIVATE THOROUGHFARES SHALL BE CLEANED UP AND REMOVED BY THE END OF EACH WORKING DAY USING PROPER DISPOSAL METHODS.
9. ANY DISTURBED AREA THAT REMAINS INACTIVE FOR GREATER THAN 7 DAYS SHALL BE STABILIZED WITH TEMPORARY STABILIZATION METHODS SUCH AS TEMPORARY SEEDING, SOIL TREATMENT, EROSION MATTING, OR MULCH.
10. PREVENT EXCESSIVE DUST FROM LEAVING THE CONSTRUCTION SITE IN ACCORDANCE WITH LOCAL AND STATE REGULATIONS.
11. AT A MINIMUM ALL DISTURBED AREAS SHALL RECEIVE A MINIMUM OF 4" OF TOPSOIL FERTILIZER, SEED AND MULCH. SEE LANDSCAPE PLAN FOR SEED MIXTURE AND PLANTINGS.

GENERAL NOTES

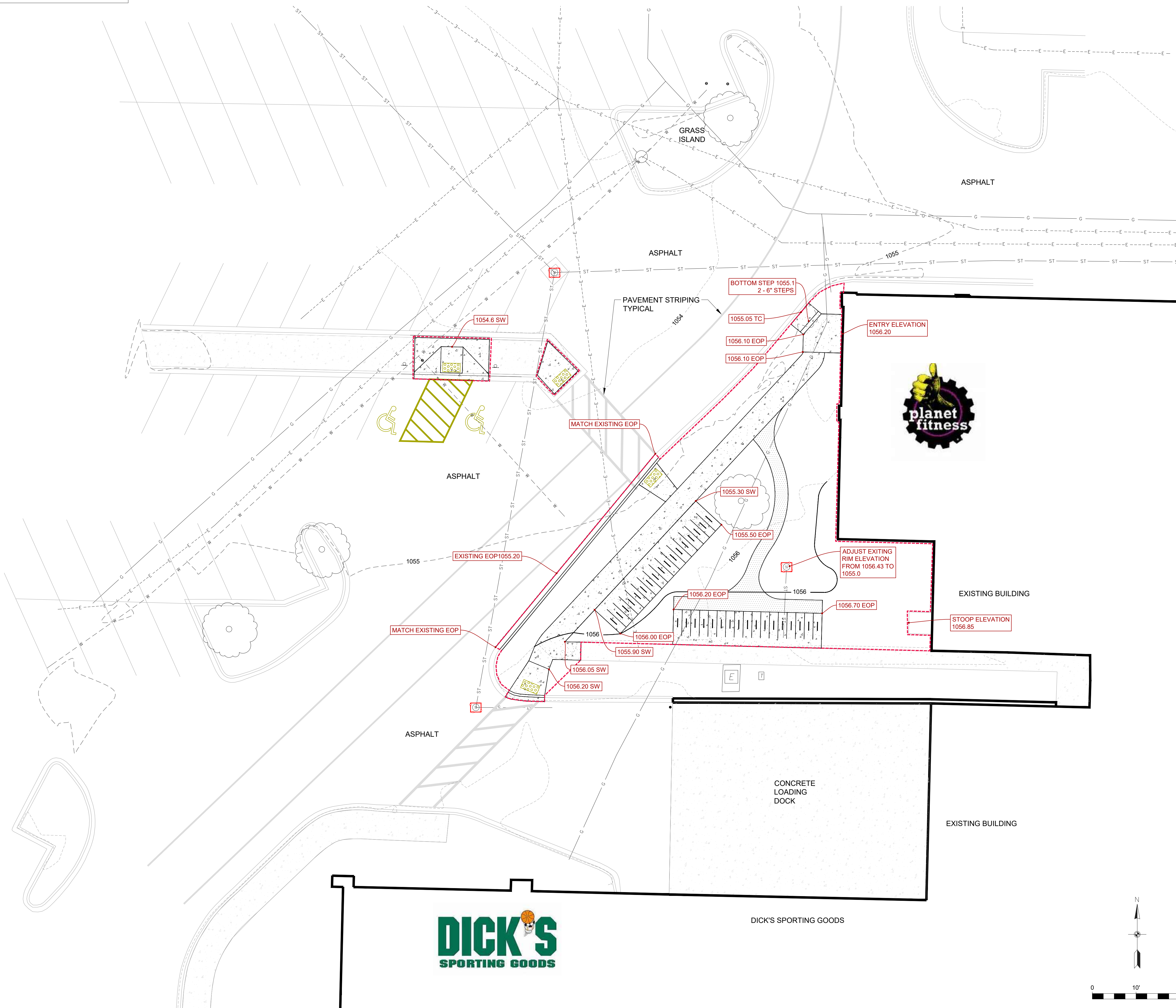
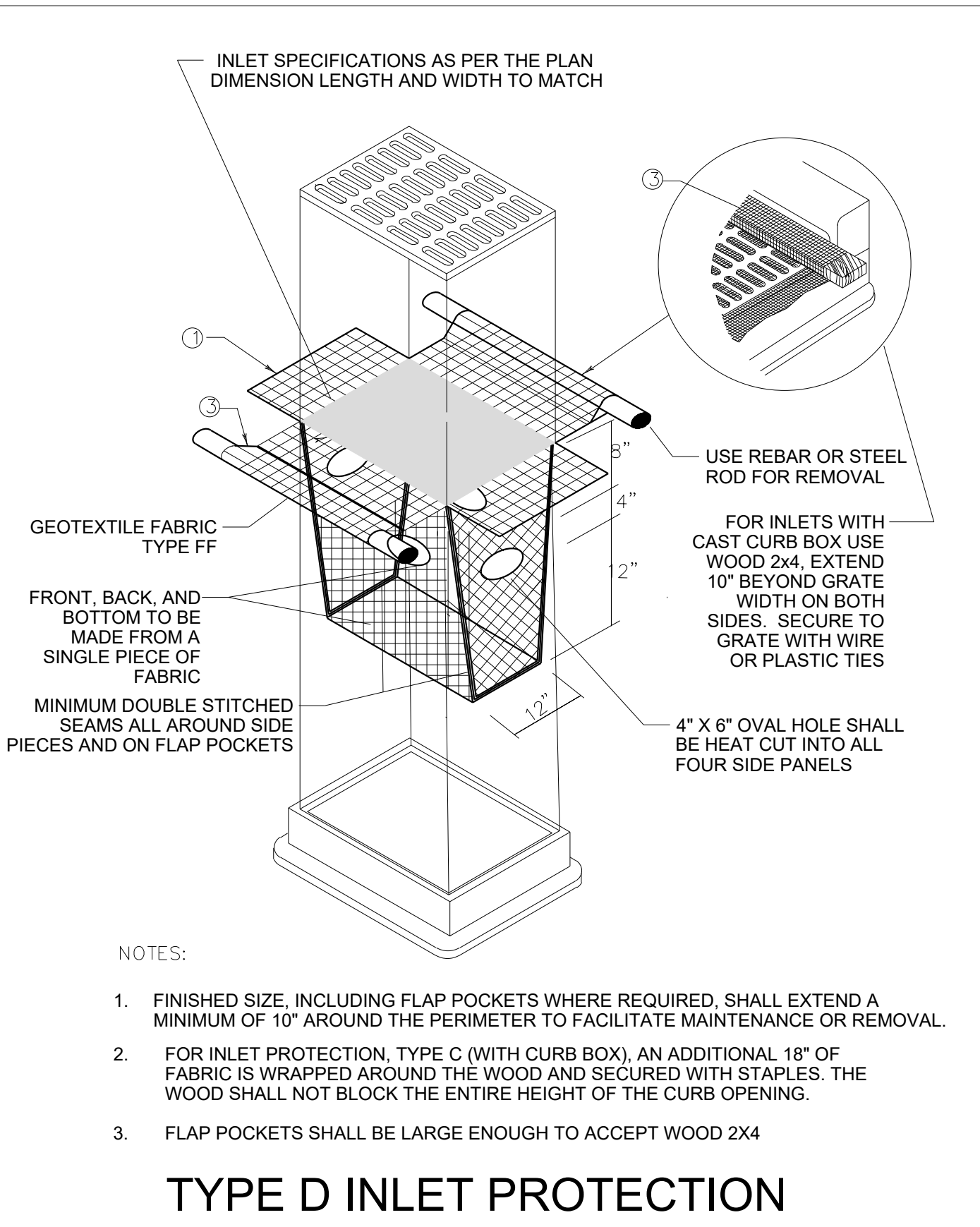
1. ALL WORK SHALL BE PER THE CITY OF MADISON STANDARD SPECIFICATIONS
2. CONTRACTOR IS RESPONSIBLE TO OBTAIN ANY AND ALL PERMITS REQUIRED.
3. BUILDING CORNERS ARE APPROXIMATE AND FOR GENERAL BUILDING FOOTPRINT ONLY
4. IF ANY ERRORS, DISCREPANCIES, OR DIMENSIONS WITH PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION
5. CONTRACTOR SHALL ENSURE THAT ALL STORMWATER DRAINS AWAY FROM BUILDING FOUNDATIONS DURING FINAL RESTORATION
6. ALL DIMENSIONS TO FACE OF CURB UNLESS OTHERWISE NOTED
7. CONTRACTOR SHALL REPLACE ALL SIDEWALK AND CURB AND GUTTER WHICH ABUTS THE PROPERTY AND IS DAMAGED BY CONSTRUCTION OR ANY SIDEWALK AND CURB AND GUTTER WHICH THE CITY ENGINEER DETERMINES NEEDS TO BE REPLACED BECAUSE IT IS NOT AT A DESIRABLE GRADE.

SEQUENCE OF CONSTRUCTION

1. INSTALL EROSION CONTROL
2. REMOVE ASPHALT, CONCRETE BOLLARDS ETC
3. FINE GRADING, CONCRETE CURB AND GUTTER, ASPHALT AND CONCRETE
4. RE-SPREAD TOPSOIL AND FINAL RESTORATION
5. REMOVE EROSION CONTROL WHEN SITE HAS BECOME STABILIZED

PROPOSED IMPROVEMENTS LEGEND

- | | |
|--|---------------------------------|
| | PROPOSED CONTOUR |
| | LIMITS OF DISTURBANCE |
| | TYPE D OR C - INLET PROTECTION |
| | SPOT GRADE - TOP (BACK) OF CURB |
| | SPOT GRADE - SIDEWALK |
| | SPOT GRADE - PAVEMENT SURFACE |



Seal / Signature

Date	Description
08.21.2023	UDC PRESENTATION

**NOT FOR
CONSTRUCTION**

Project Name
PF - Madison (West Towne) WI

Project Number
23-05-126

Description
GRADING PLAN

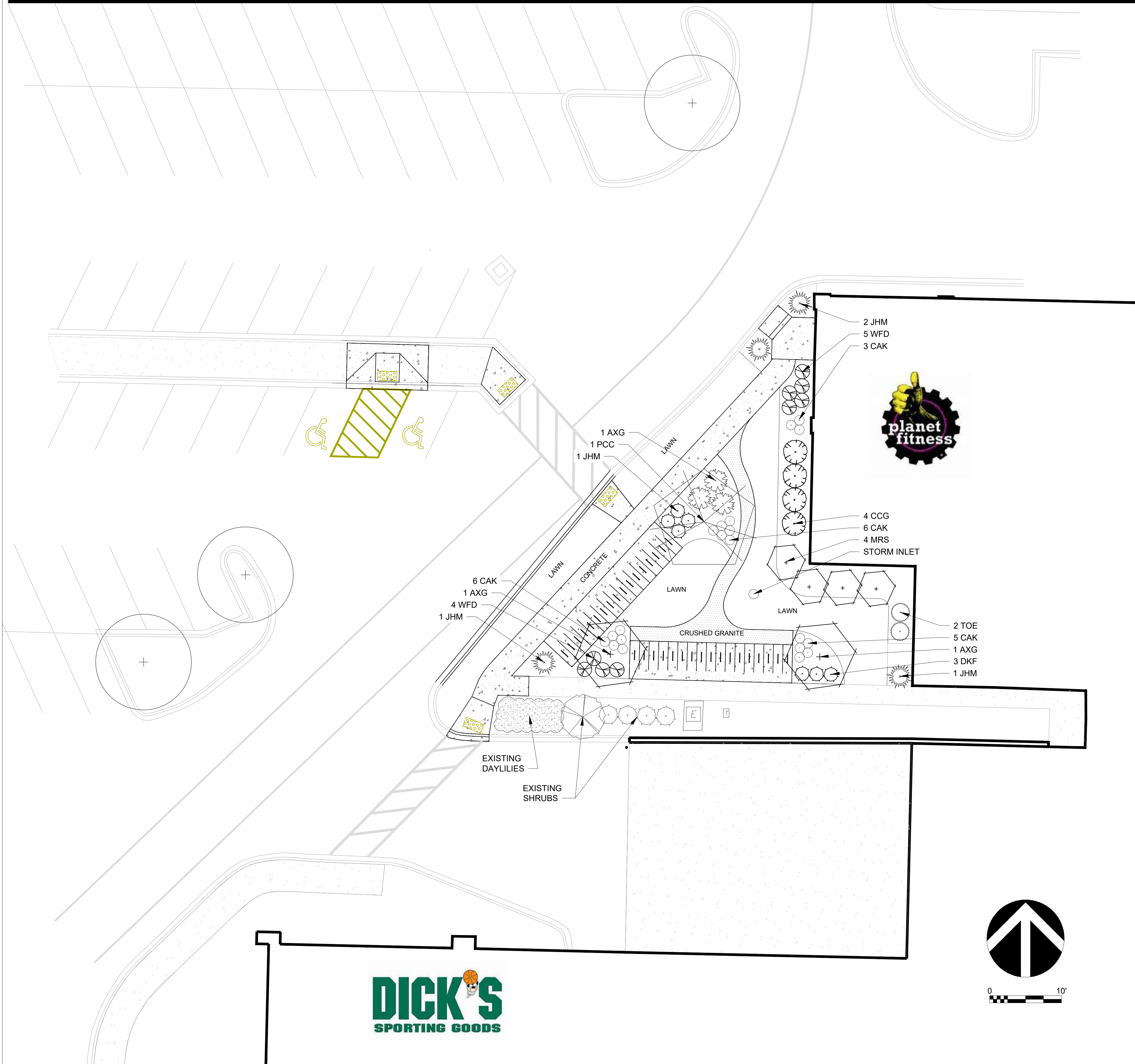
Scale
1" = 10'

C-200

**planet
fitness**

229 West Towne Mall, E16
Madison, WI 53719

D'ONOFRIO KOTTKE AND ASSOCIATES, INC.
7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

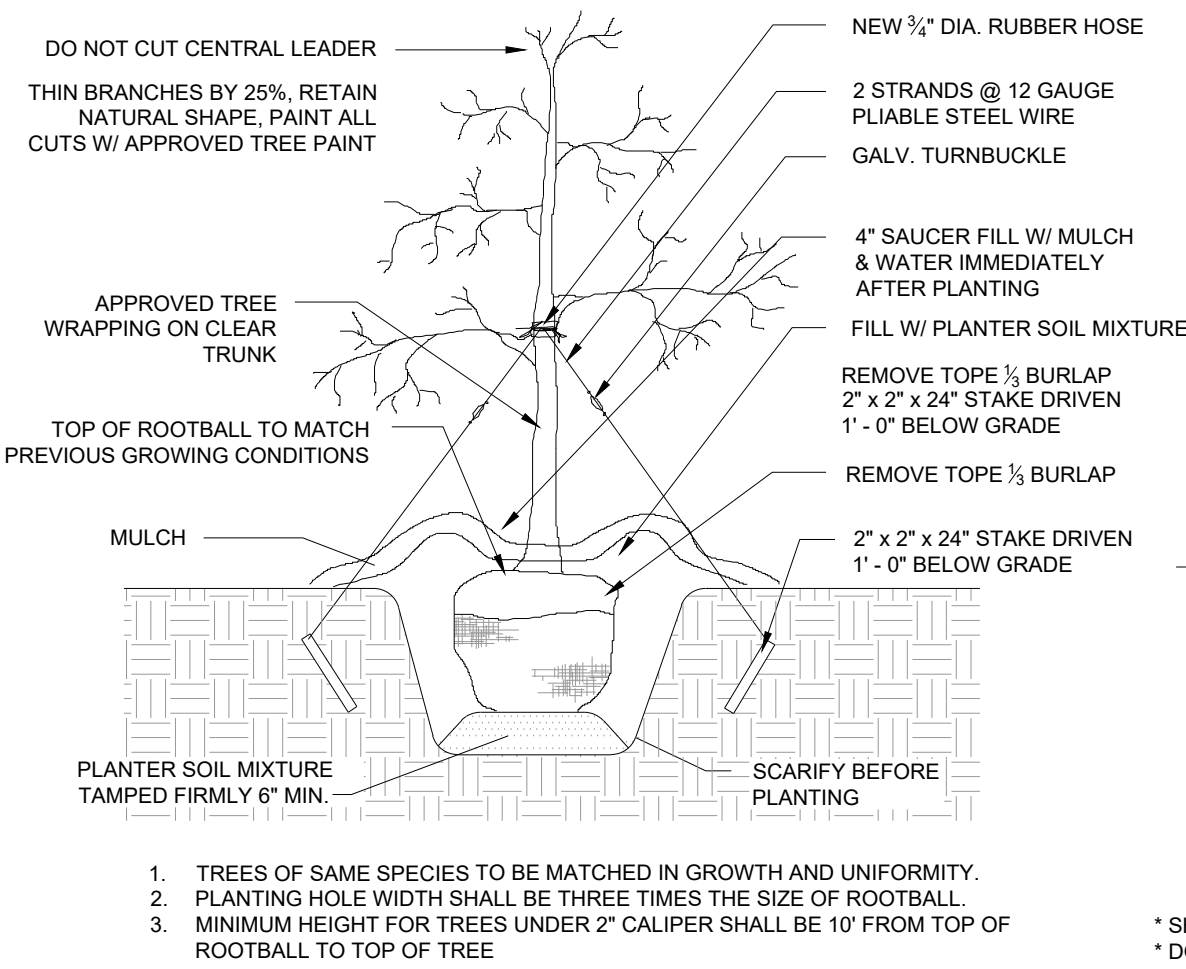


LANDSCAPE NOTES

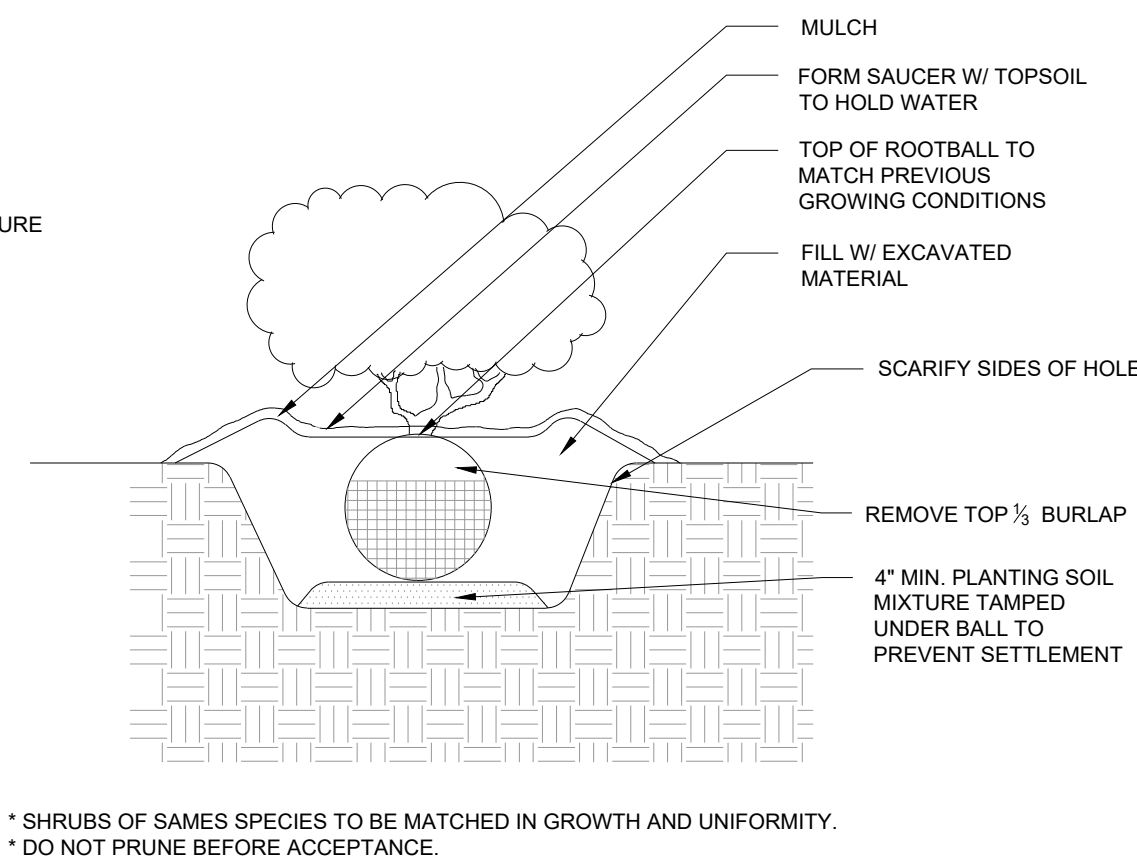
- CONTACT DIGGER'S HOTLINE 3 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION
- CONTRACTOR SHALL VERIFY THE LOCATION OF ALL THE PRIVATE UTILITIES PRIOR TO THE START OF WORK
- ALL LANDSCAPE AREAS SHALL HAVE A MINIMUM 6" DEPTH OF COMPACTED TOPSOIL
- ALL LANDSCAPE BEDS SHALL CONTAIN A 3-INCH DEPTH SHREDDED HARDWOOD BARK MULCH AND SHALL BE CONTAINED BY LANDSCAPE EDGING UNLESS OTHERWISE NOTED
- LANDSCAPE EDGING SHALL BE 3/16" x 4" ALUMINUM EDGING - MILL FINISH
- GENERAL LAWN AREAS SHALL BE SEEDED WITH **MADISON PARKS SEED MIX** AS MANUFACTURED BY LA CROSSE SEED, LLC. PER MANUFACTURER'S SPECIFICATIONS
- ALL LANDSCAPING SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON STANDARDS & REQUIREMENTS
- INSTALLATION OF LANDSCAPING SHALL INCLUDE A 1 YEAR LANDSCAPE MAINTENANCE & WARRANTY PERIOD. LANDSCAPE MAINTENANCE SHALL INCLUDE ANY CARE NECESSARY TO ESTABLISH THE PLANTS CALLED OUT ON THE LANDSCAPE PLAN. LANDSCAPE WARRANTY SHALL INCLUDE THE REPLACEMENT OF ANY DAMAGED, DYING, OR DEAD PLANTS THAT HAVE BEEN INSTALLED AS PART OF THIS PROJECT AS CALLED OUT ON THE LANDSCAPE PLAN

PLANT SCHEDULE

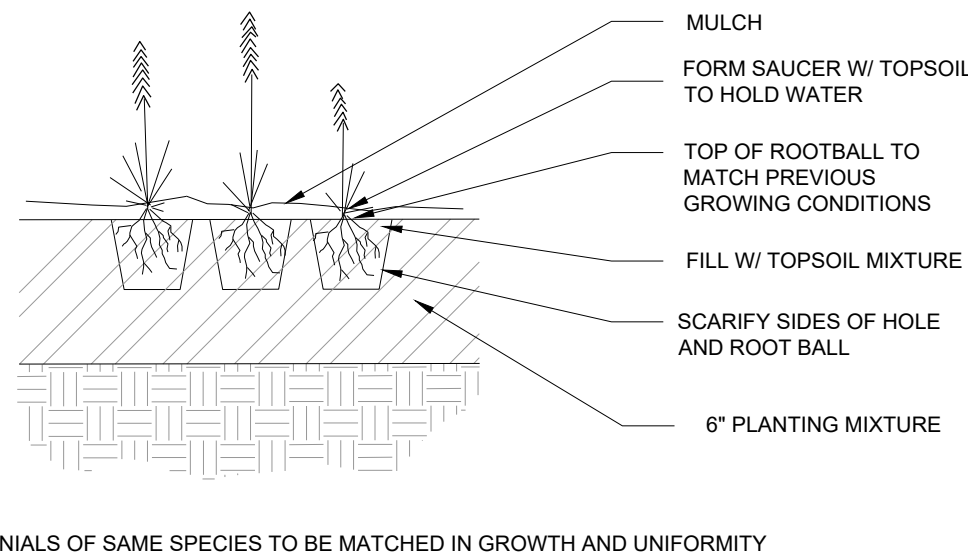
CODE	SCIENTIFIC NAME	COMMON NAME	QTY	PTS PER PLANT	SUB-TOTAL	SIZE	ROOT COND	NOTES
OVERSTORY DECIDUOUS TREES								
PCC	Pyrus calleryana	Callery Pear Tree	1	35	35	6" CAL	EX	EXISTING
ORNAMENTAL TREE								
AXG	Amelanchier x Grandiflora 'Autumn Brilliance'		2	15	30	1.5"	BB	
MRS	Malus 'Raspberry Spear'	Raspberry Spear Crabapple	4	15	60	1.5"	BB	
UPRIGHT EVERGREEN SHRUB								
TOE	Thuja occidentalis 'Emerald'	Emerald Arborvitae	2	10	20	4' TALL	POT	
DECIDUOUS SHRUB								
CCG	Cotinus coggygria 'Golden Spirit'	Golden Spirit Smokebush	4	3	12	36" TALL	POT	
DKB	Diervilla x 'Kodiak Black'	Kodiak Black Bush Honeysuckle	4	3	12	12" TALL	POT	
DKF	Diervilla x 'Kodiak Fresh'	Kodiak Fresh Bush Honeysuckle	3	3	9	12" TALL	POT	
WXD	Weigela 'Dark Horse'	Dark Horse Weigela	9	3	27	18" TALL	POT	
EVERGREEN SHRUB								
JHI	Juniperus horizontalis 'Icee Blue'	Icee Blue Juniper	3	4	12	3 GAL	POT	
JHM	Juniperus horizontalis 'Motherlode'	Motherlode Juniper	4	4	16	3 GAL	POT	
ORNAMENTAL GRASSES								
CAK	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	20	2	40	1 GAL	POT	
			TOTAL:		273	POINTS		



TREE PLANTING DETAIL (N.T.S.)



SHRUB PLANTING DETAIL (N.T.S.)



ORNAMENTAL GRASSES DETAIL (N.T.S.)

Seal / Signature

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Scale
1" = 10'