

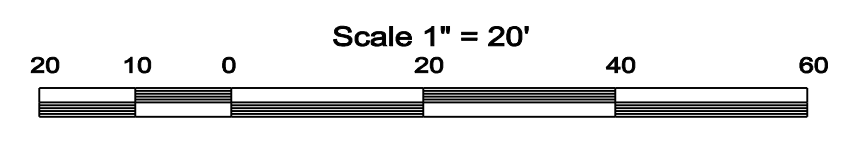
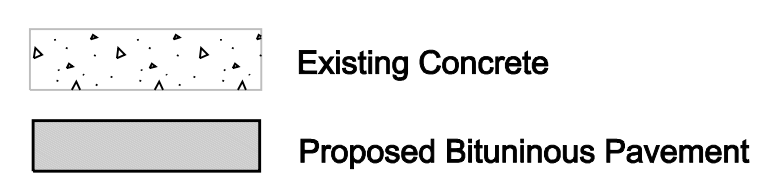
Site Description: St. Joseph's Plat, Lot 7 except the east 75 feet and part of Lot 6 being part of the SE 1/4 of the SW 1/4 of Section 34, T07N, R09E, City of Madison, Dane County, Wisconsin

Plan For: 2122 Luann Lane LLC
710 Clyde Street
Stoughton WI, 53589

Site Information Block	
Site Address	2122 Luann Lane
Site Area	49,597 square feet
Property Zoning	(CC) - Commercial Center District
Total square footage of building	6,804 sq ft
Floor Area Ratio	13 %
Number of bicycle stalls	7 New stalls
Number of parking stalls shown	Existing Proposed
Regular Stalls	69 14
Accessible Stalls	4 0
Total	73 14
Garages	18

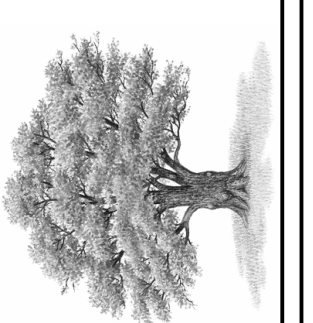
	Areas	Site Ratio
Lot Area	49,597 sq ft	
Existing Building	6,804 sq ft	14%
Existing Pavement / Sidewalk Areas	28,390 sq ft	57%
Existing Total Impervious Areas	35,194 sq ft	71%
Existing Green Space	14,403 sq ft	29%
Existing Building / Proposed Garages	11,988 sq ft	24%
Proposed Pavement / Sidewalks	17,010 sq ft	34%
Proposed Total Impervious Areas	28,998 sq ft	58%
Proposed Green Space	20,599 sq ft	42%

- NOTES:
- Existing Pavment will be removed and replaced in areas shown as new pavement.
 - The rest of the existing pavement areas shall be removed and placed as green space.
 - Proposed bike stalls shall be concrete. The inverted - U Bike Rack anchored into the concrete shall be used. Product - UX190-IG. ("U" Bike Rack with in ground Mount)
 - Proposed Garages are 12' x 24' each. 9 garages per building.



Drawn By: TT	Date: 05/12/20
Checked By: TT	05/17/20
Checked By: CMS	
Approved By: CMS	
Director:	

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



2122 Luann Lane - Site Plan
Part of Lots 6 and 7, St. Joseph's Plat in part of the SE 1/4 of the SW 1/4 of Section 34 T07N, R09E, City of Madison, Wisconsin

Office Map Number	16534-L
Sheet	1
of Sheets	1



CITY OF MADISON LANDSCAPE WORKSHEET

Landscape Calculations and Distribution

- (a) One (1) landscape unit shall be provided for each three hundred (300) square feet of developed area, with the exception of th IL and IG districts as specified in (b) below.
 Total square footage of developed area = 49,598
 Developed area divided by 300 square feet = **165 Landscape Units**
- (b) Within the Industrial - Limited (IL) and Industrial - General (IG) districts, one landscape unit shall be provided for every 600 square feet of developed area.
 Total square footage of developed area =
 Developed area divided by 600 square feet = **0 Landscape Units**
- (c) One landscape unit consists of 5 landscape points. Landscape points are calculated as shown in the Tabulation of Points and Credits table.
 Landscape units multiplied by 5 landscape points = **827 Total Points Required**

Development Frontage Landscape: (1) Overstory Deciduous Tree and (5) Shrubs per (30) lineal feet of lot frontage or (2) ornamental trees or (2) evergreen trees may be substituted for (1) overstory deciduous tree.

Plant Type/ Element	Minimum Size at Installation	Points	Credits/ Existing Landscaping		New/ Proposed Landscaping	
			Quantity	Points Achieved	Quantity	Points Achieved
Overstory deciduous tree	2 1/2 inch caliper	35	5	175	4	140
Tall Evergreen (pine, spruce)	5-6' Tall	35	2	70	0	0
Ornamental Tree	1 1/2 inch Caliper	15	2	30	4	60
Upright Evergreen Shrub (arborvitae)	3-4' Tall	10	2	20	0	0
Shrub, deciduous	12-24" or 3 gallon	3	66	198	16	48
Shrub, evergreen	12-24" or 3 gallon	4	7	28	0	0
Ornamental Grasses/ perennials	8-18" or 1 gallon	2		0	42	84
Ornamental/ decorative fencing or wall	n/a	4 per 10 lineal ft.		0		0
Sub Totals				521		332
Total Points Provided =		853				

PLANT LIST

Latin Name	Common Name	Quantity	Scheduled Size	Points Per Plant	Total Points
Proposed Plants					
"Hydrangea arborescens 'Abetwo' pp#20,571, c Incredible Smooth Hydrangea		4	#1 Grade	3	12
Acer x freemanii 'Celebration'	Celebration Maple	3	2in BB	35	105
Hydrangea paniculata 'Pink Diamond'	Pink Diamond Hydrangea	6	18in	3	18
Malus 'Red Jewel'	Red Jewel Crabapple	4	2in BB	15	60
Nepeta x faassenii 'Walker's Low'	Walker's Low Cat Mint	20	4.5in Pot	2	40
Panicum virgatum 'Cheyenne Sky'	Cheyenne Sky Switch Grass	15	1 Gal	2	30
Platanus x acerifolia 'Exclamation™'	Exclamation™ London Planetree	1	2" BB	35	35
Rudbeckia fulgida 'Goldsturm'	Goldsturm Black Eyed Susan	7	4.5in Pot	2	14
Syringa 'Miss Kim'	Miss Kim Lilac	6	2-3ft	3	18
Proposed Points:					332
Existing Plants					
Euonymus alata	Existing Burning Bush	7	Ex	3	21
Gleditsia triacanthos	Honeylocust Existing	5	Ex	35	175
Juniperis	Juniper Existing	6	Ex	4	24
Malus	Flowering Crabapple Existing	2	Ex	15	30
Picea	Spruce Existing	2	Ex	35	70
Shrub	Ex Shrub	59	Ex	3	177
Taxus	Yew Existing	1	Ex	4	4
Thuja	Arborvitae Existing	2	Ex	10	20
Existing Points:					521
Total Points:					853



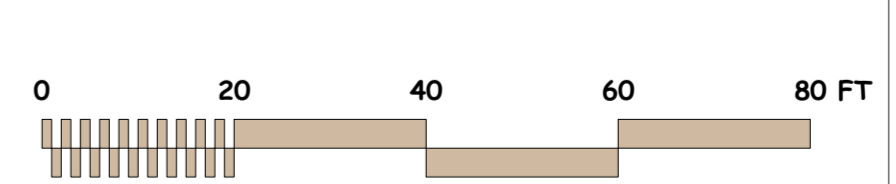
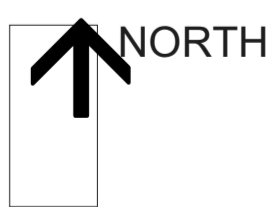
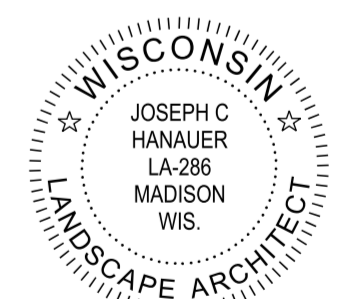
Phone: 608.798.1840
www.landscaparc.com

P.O. Box 46129 Madison, Wisconsin 53744



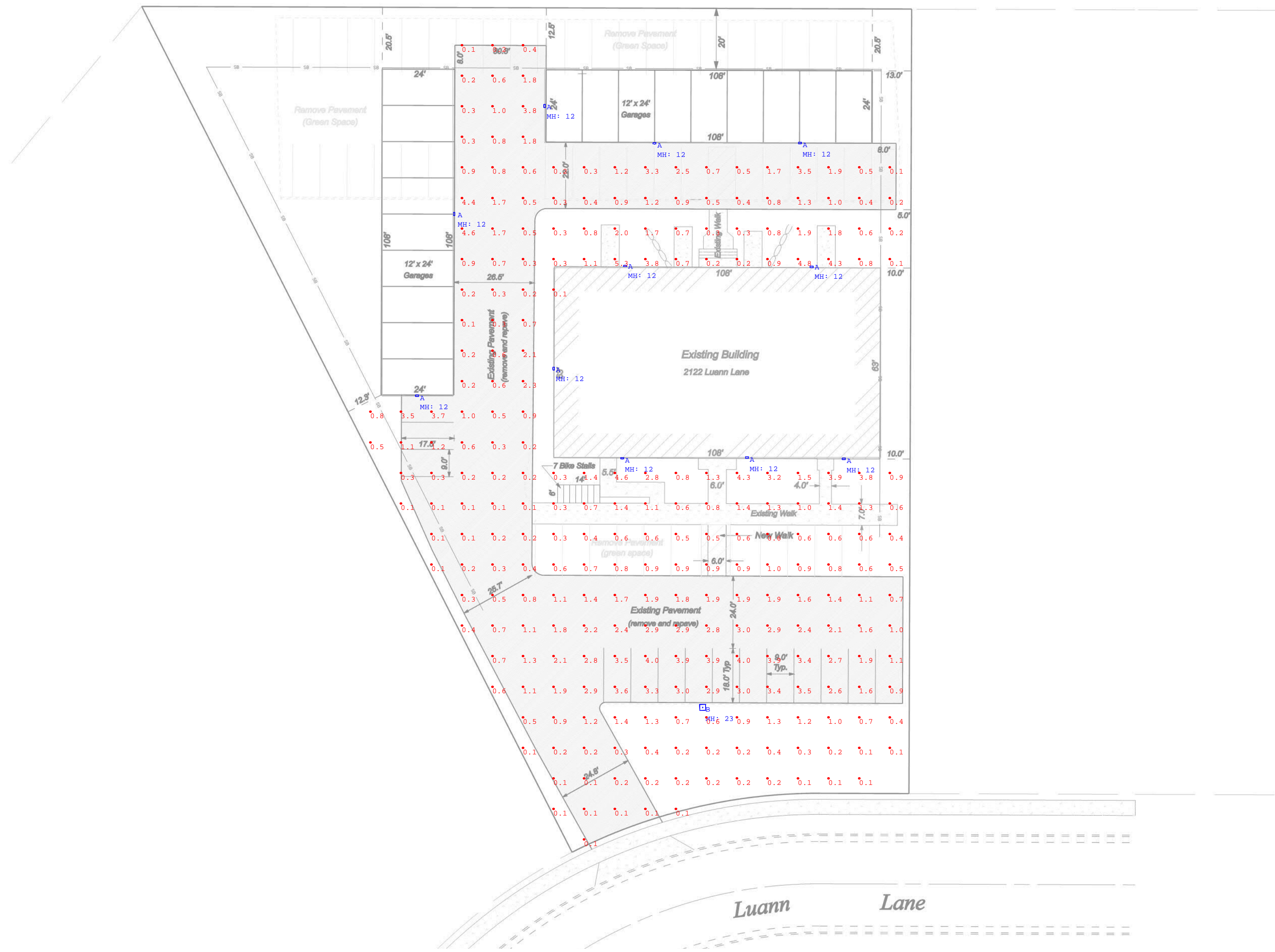
LANDSCAPE PLAN
2122 LUANN LANE

2122 LUANN LANE
MADISON, WISCONSIN



SCALE 1"=20'
DATE FEBRUARY 19, 2020
DESIGN jch
REVISION

Important Note:
These drawings are for bidding purposes only. Final details and measurements may vary according to site conditions during construction. The Landscape Plan and associated drawings and or details are the property of Landscape Architecture, LLC and may not be reproduced in whole or in part, nor may they be utilized in any manner without express written authorization from Landscape Architecture, LLC. Unauthorized use of these documents subjects the user to liability for damages.



Luminaire Schedule

Symbol	Qty	Tag	Description
	11	A	SG1-20-4K7-FT
	1	B	RAR2-320L-140-4K7-3

Calculation Summary

Units	Avg	Max	Min	Avg/Min	Max/Min
Fc	1.18	5.3	0.1	11.80	53.00

#	Date	Comments

Revisions

Drawn By: Ben Lutz
 Checked By:
 Date: 2/19/2020
 Scale:

Project_1



South Elevation

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



North Elevation

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

Jeffery Groenier, Architect
 W125 Amidon Road
 Brooklyn, WI 53521
 608-698-3196

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Proposed for: 2122 Luann Lane, LLC

Address: 710 Clyde Street
 Stoughton, WI 53589
 608-669-1554

Project: 2122 Luann Lane
 Address: Madison, WI

Sheet Title: New Elevations

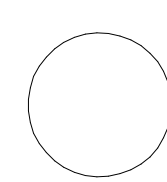
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Scale: As Noted

Job #: 05-01

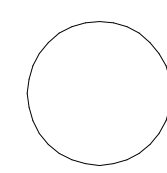
SHEET

6



East Elevation

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



West Elevation

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

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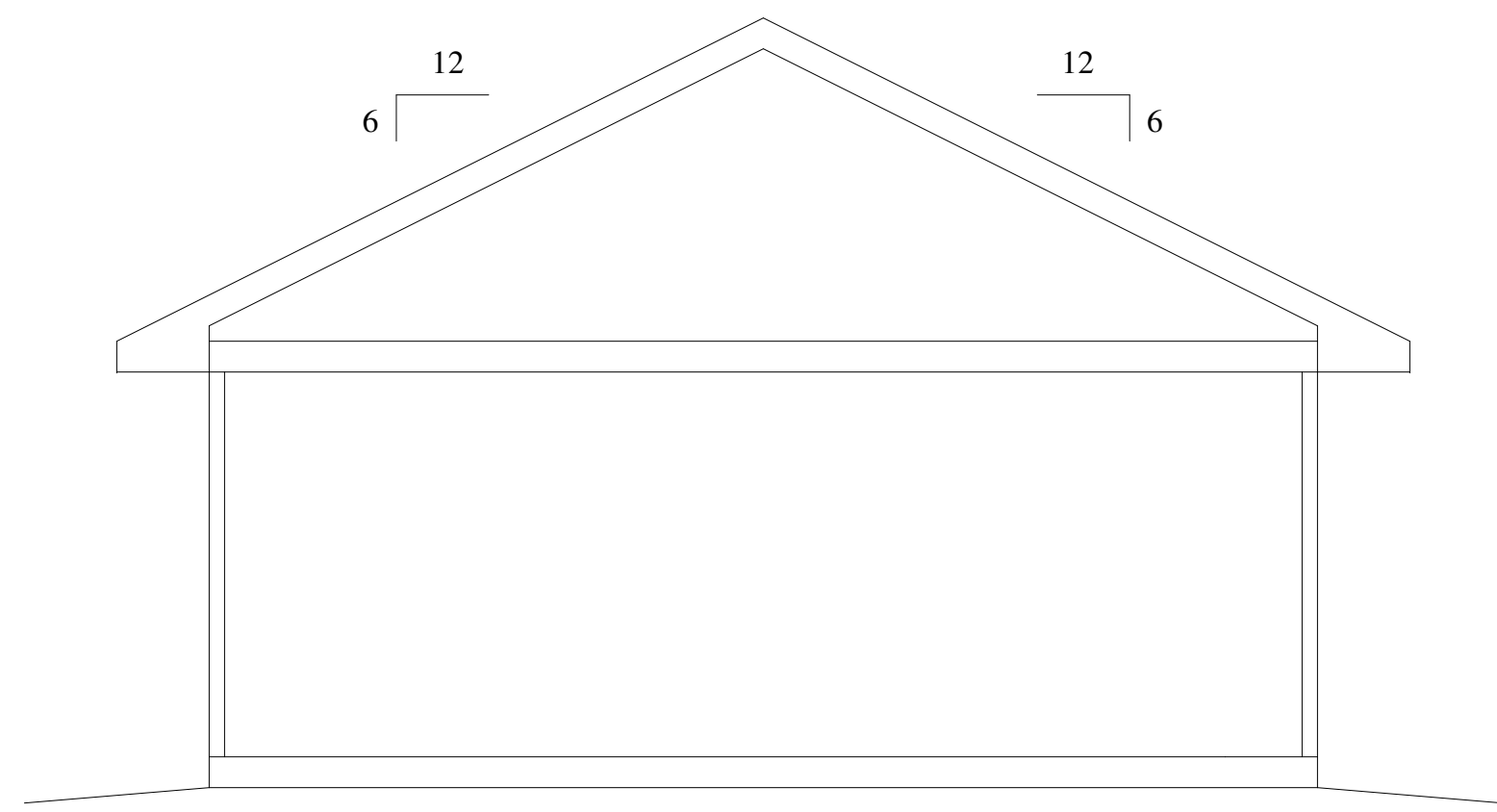
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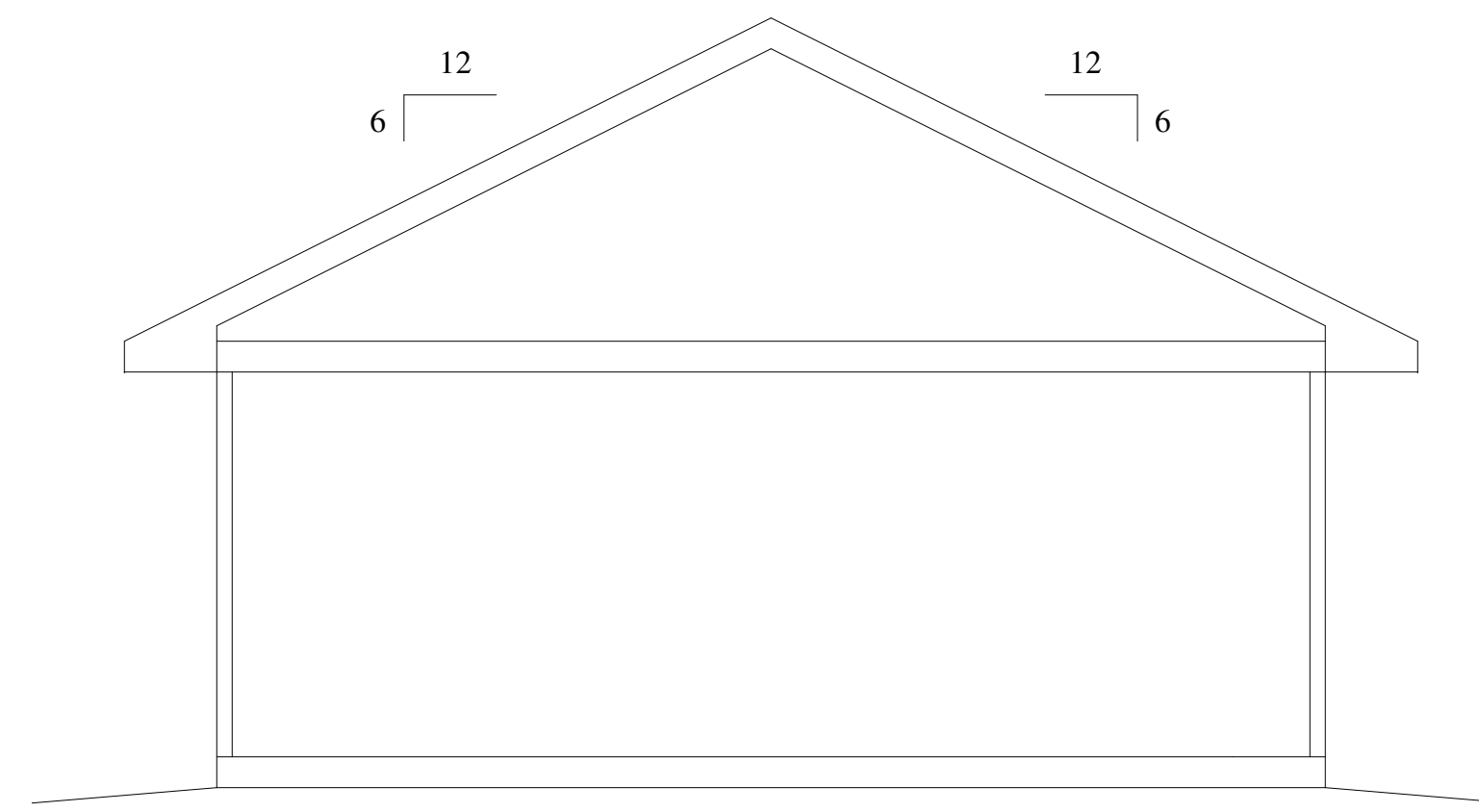
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7



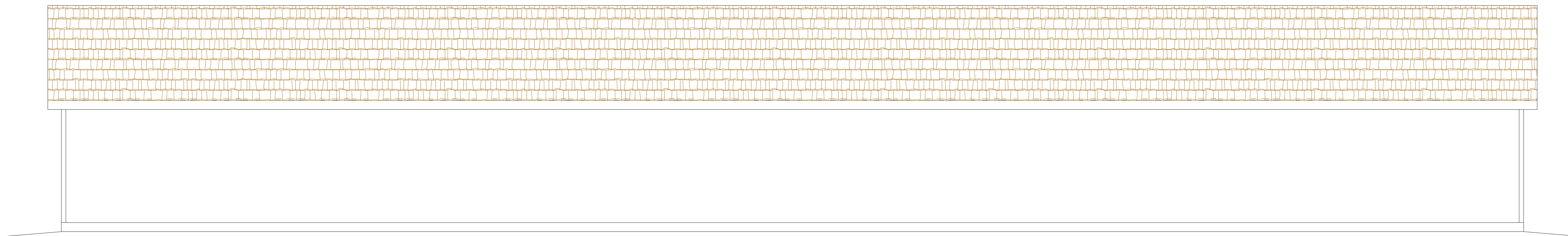
Left Elevation

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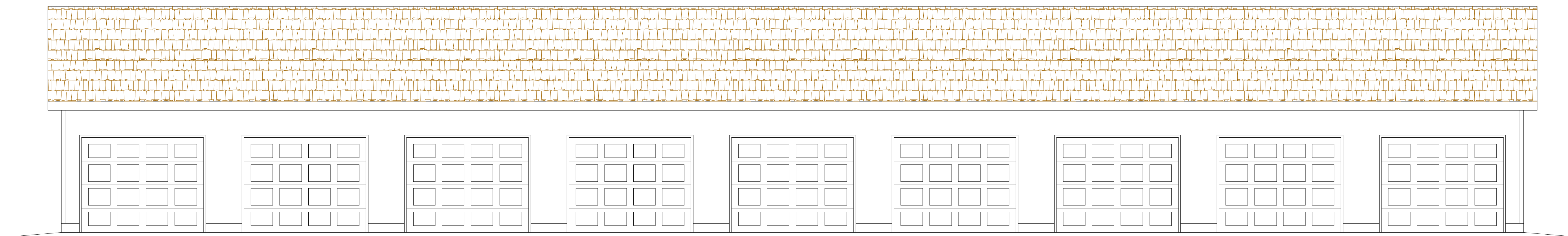
Right Elevation

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



Rear Elevation

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



Front Elevation

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

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Project: 2122 Luann Lane
 Address: Madison, WI

Sheet Title: Garages

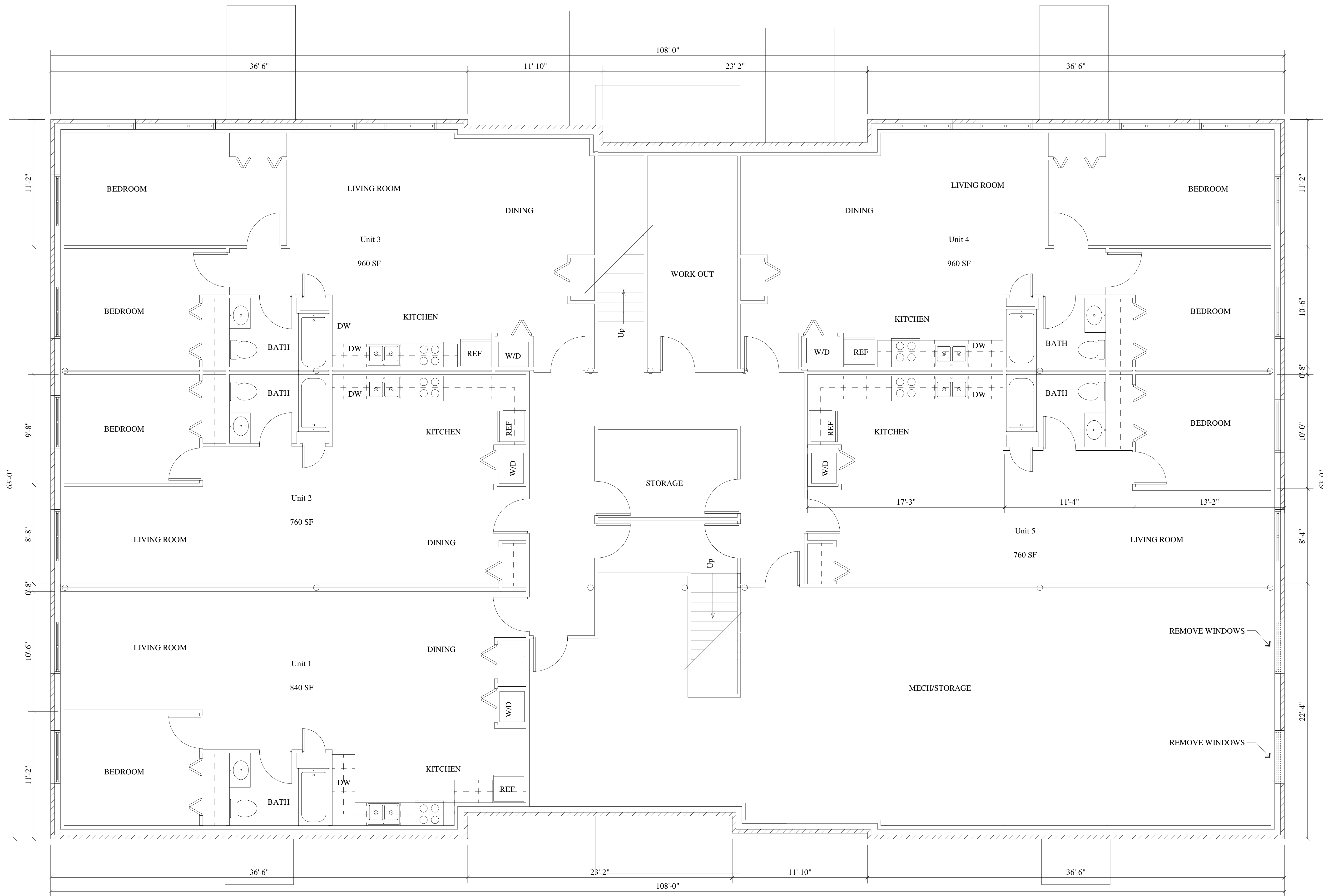
Date: 02-09-2020

Scale: As Noted

Job #: 05-01

SHEET

8



Lower Level Plan - 6,700 S.F.

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

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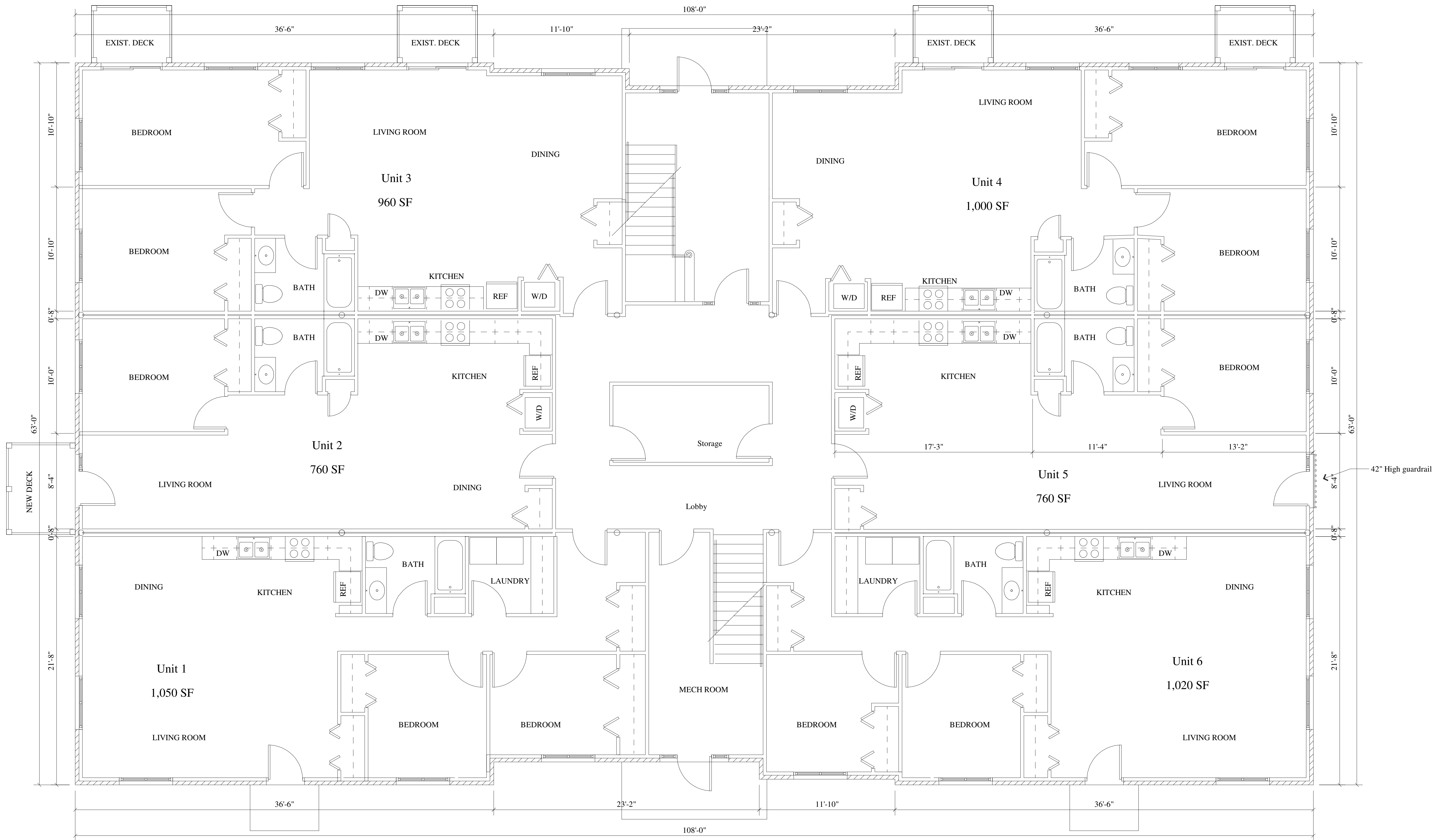
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 Address: 710 Clyde Street
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Project: 2122 Luann Lane
 Address: Madison, WI
 Sheet Title: Lower Level Plan

Date: 02-09-2020
 Scale: As Noted
 Job #: 05-01

SHEET
 1



○ First Floor Plan

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

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Project: **2122 Luann Lane**
 Address: Madison, WI

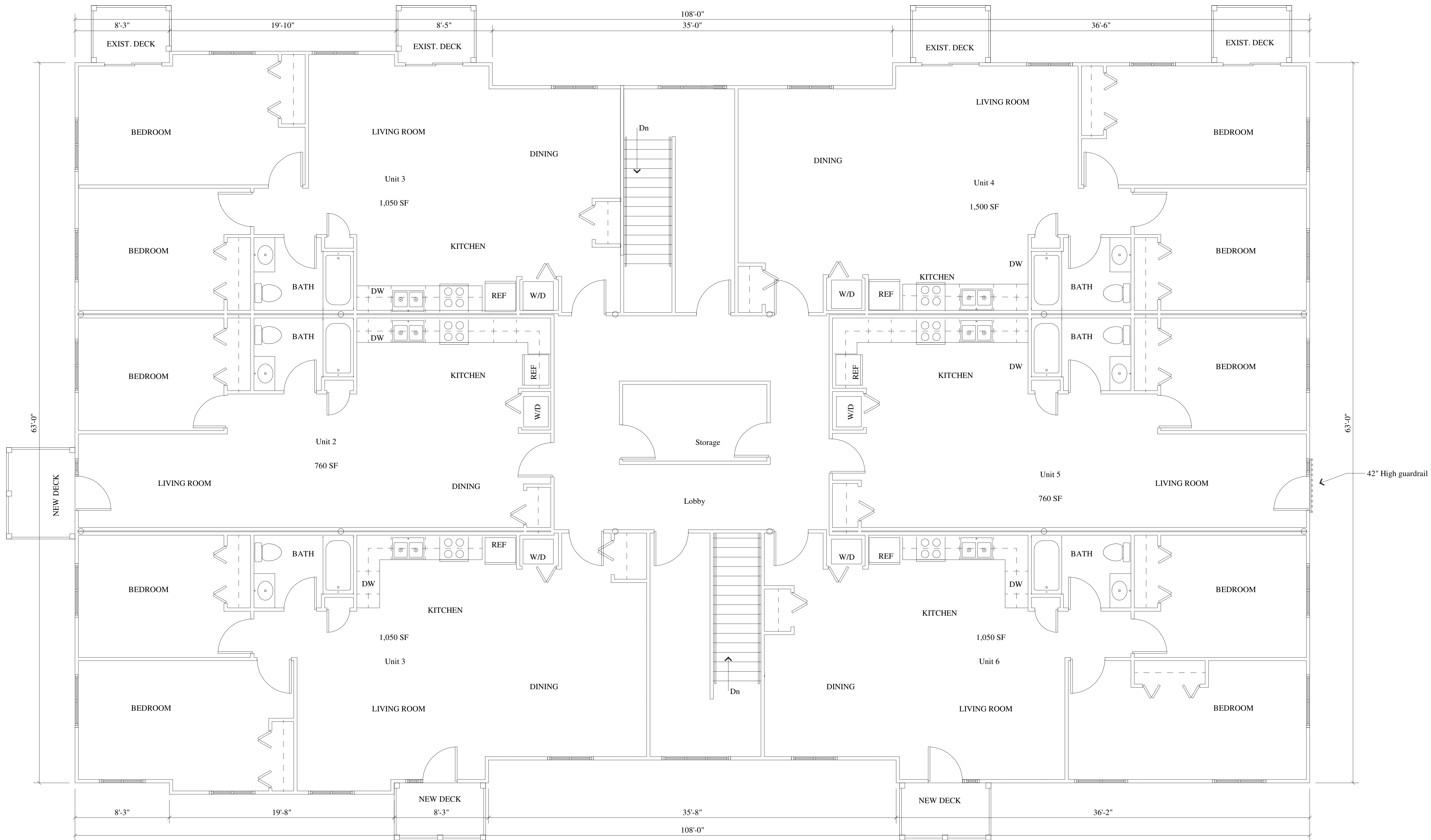
Sheet Title: **First Floor Plan**

Date: 02-09-2020

Scale: As Noted

Job #: 05-01

SHEET
2



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 Address: 710 Clyde Street
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Project: **2122 Luann Lane**
 Address: Madison, WI
 Sheet Title: **Second Floor Plan**

Date: 02-09-2020
 Scale: As Noted
 Job #: 05-01

SHEET
3

Second Floor Plan 6,702 S.F.

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