



To: Urban Design Commission
From: Brian Munson
CC: Core Spaces Design Team
Alder Verveer
Tim Kamps, Capital Neighborhoods Association
Eli Tsarovsky, CANA Neighborhood Association
Date: Monday, July 31, 2023
Re: 304 North Broom Street Et. Al. (See attached): Informational Presentation #2

The attached informational submittal packet #2 for the Johnson & Broom Project, submitted on behalf of CS Acquisition Vehicle, LLC, outlines the revised concepts for informational discussion with the Urban Design Commission. These changes reflect the initial feedback from UDC and staff.

Project Description:

Project Name: Johnson & Broom Project

Properties: 304, 309, 312, 314, 318 North Broom Street
407, 431 West Gorham
408, 412, 414, 416, 422, 430 West Johnson Street

Applicant: Core Madison Broom, LLC.
1643 North Milwaukee Street
Chicago, IL 60647

Project Character:

The proposed project is a 14/8 story multi-family building with 437 units ranging from studios to five bedroom units, commercial uses along Gorham Street, and lobby/amenity space along Broom and Johnson Street. This project implements the adopted downtown plan, downtown design guidelines, and downtown height map with well-articulated urban architecture, vibrant activates streetscapes, and mixed use opportunities.

The overall project is organized into four distinct building expressions with distinct towers. This approach creates unique massing and diverse architectural character throughout the building. The overall character also carefully responds to the adjoining buildings and design datum of the neighborhood.

120 East Lakeside Street • Madison, Wisconsin 53715 • 608.255.3988 • 608.255.0814 Fax
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www.vandewalle.com

Shaping places, shaping change

The building design is focused on the urban context where it is located at Johnson Street, Broom Street and Gorman Street in downtown Madison and will feel as if it grew organically within the fabric of the surrounding neighborhood.

Elegant massing and rhythms in the form of the building create visual interest regardless of which direction the building is seen from. These forms will be expressed in masonry and metal panel wall systems that accentuate and define these massing elements of the building and connect this building to the other buildings in the neighborhood.

Design Team:

Architecture: Antunovich Associates

224 West Huron Street
Chicago, Illinois 60654

Engineering:

Vierbicher
999 Fournier Drive
Madison, WI 53717

Landscape:

Site Design
888 South Michigan Avenue
Chicago, IL 60605

Lighting:

Hartranft Lighting Design
401 Hawthorne Lane
Suite 110-269
Charlotte, NC 28204

Planning:

Vandewalle & Associates
120 East Lakeside Street
Madison, WI 53715

Preliminary Project Summary

Multi-Family Housing	437 units
Studio	33
1 bedroom	40
2 bedroom	141
3 bedroom	2
4 bedroom	110
5 bedroom	105
townhome	6
Bedrooms	1,353
Retail square footage	3,500
Vehicle Parking:	
First Floor	5 short term parking spaces Delivery/loading zone 52 car spaces.

Lower Level:	72 car spaces
Total Car Spaces	124

Bike Parking:

Lower Level 2	190 spaces
Lower Level 1 (At Grade)	367 spaces
Total Spaces	557 spaces

Lot Coverage: 85%

Loading:

All loading, deliveries, and trash/recycling collection will take place within the site, accessed from the Johnson Street entrance.

Car share pickup and deliveries will have access to 5 designated short-term parking stalls within the first-floor enclosed parking area.

Usable Open Space:

Usable open space will be delivered through the Gorham/Broom plaza, balconies and unique rooftop patios with a range of amenities and configurations.

Open Space Required (10 sq. ft./bedroom): 13,530 sq. ft.

Open Space Provided:

Ground Level:	3,468 sq. ft. promenade
	4,565 sq. ft. Gorham/Broom Plaza
14 th floor roof:	16,457 sq. ft.
Balconies:	4,897 sq. ft.
Total	29,387 sq. ft.

Approximate Green Roof Required: 10,000 sq. ft.
(stormwater)

Green Roof Supplied: 10,000 sq. ft.

Affordable Housing

The project is designed to utilize the downtown height definition with the delivery of affordable housing per the recently adopted changes to MGO Sec. 28.071 and Sec. 28.134. The preliminary approach is design to follow the Oliv affordable housing agreement whereas 10% of the beds would be offered to qualifying students at a 40% discount versus market rate. These units would be delivered on every floor distributed throughout the building in 2 bedroom double occupancy units. Students who qualify for

financial assistance, as confirmed by the University of Wisconsin Office of Financial Aid, would automatically qualify for this discount.

Final details of the affordable housing agreement will be set as part of the formal submittal.

Downtown Height Designation:	12 stories/6 stories 172' or Capital View Preservation Limit/88'
Proposal:	14 stories/8 stories Capital View Preservation Limit/88'

Downtown Plan Recommendations:

Identified as a potential redevelopment/infill site this site continues the primarily high-density student residential uses identified in the Johnson Street Bend District along with the recommendations focused on redeveloping under-utilized parcels with active and engaging street frontages. The project concept seeks to implements these recommendations through the utilization of the new downtown height definitions with affordable student housing, placement of active uses along the street edges (amenities, lobbies, and retail uses) and seeks to maintain & improve the existing open space at the corner of Gorham & Broom.

The building is designed to keep all elements of the building below the Capital View Preservation Limit.

Informational UDC Comment/Response Summary

Building relationship with Equinox

The building design seeks to pull back from the Equinox adjacent to the Gorham/Broom plaza, creating a new reveal for the building along with frontage onto the plaza. The design of building 4 utilizes a step back and articulation to create relief and movement in the architecture in relationship to both the Equinox and the Aberdeen.

Johnson Street walk ups/townhomes

The townhome expression has been removed in favor of bringing the vertical expression down to the street level without exterior entrances.

Building relationship with context and existing datum

The buildings utilize setbacks and step backs to create relief and movement of the facades that reflect the adjoining building context and height datum.

Residential scale & cues

The building design has been revised to create more residential scale articulation, fenestration, and overall expressions.

Corner micro-park/plaza design

The plaza concept design has been revised to create opportunities for seating, defined paths that reflect desire lines as well as additional planters & planting space. This design component will continue to be refined, along with the pedestrian walkway through the block.

Style, color, materials

The overall building styles, colors, and materials have been revised to create more interest and vibrancy, with less brutalism.

Drop off detail

This area extends the promenade walkway through the block creating an environment that is both pedestrian and vehicular access. The building design has been revised to create lobby access & residential activation along with access to bike parking. Additional details will be incorporated into the formal submittal to make sure this space is a lively pedestrian realm.

Johnson Street Activation

The design incorporates two lobby entrances onto Johnson Street, in addition to the pedestrian promenade and amenity uses, to facilitate street level interaction and vibrancy. Additional architectural treatments and public art panels are also incorporated to enhance the overall design along the sidewalk.

Downtown Design Guidelines

Site Design + Building Placement

Orientation

The project creates a strong and permeable street wall with minimal setback along all three adjoining streets while employing a slight setback to allow for a larger terrace/sidewalk zone along Johnson Street, Gorham Street, and Broom Street. Useable entrances front out to each street frontage with expansive windowpanes integrated into the first floor to reinforce activity and transparency along the sidewalk.

The primary entrance for the project is accessed from Gorham Street adjacent to the redesigned micro park and project amenities which span the Broom Street frontage and a portion of Johnson Street.

Retail uses are incorporated into the Building 4 frontage of Gorham Street, further activating the streetscape. Two secondary lobbies are designed for the frontage on Johnson Street with an additional lobby accessed off the mid-block pedestrian walkway.

Access + Circulation

The site parking and loading is accessed on Johnson Street with a circular drive to accommodate vehicles and service vehicles while minimizing impacts on regional vehicular and bicycle corridors on Johnson Street and Bassett Street. Guest parking/delivery is located within the building with 5 spots available for short term use outside of the control door for resident parking. Long term parking and bicycle parking is located within the building and includes lower-level long term storage and at grade parking areas.

Usable Open Space -Residential Development

The project offers resident both balcony and roof top useable open space with a variety of activity areas. The project also includes the redesign and expansion of the existing open space at the corner of Gorham and Broom, which features new plaza space, seating and landscaping.

Landscape

The landscape design of the ground level offers urban foundation plantings, expanded sidewalk/terrace area, and buffers from adjoining developments. The overall design seeks to bring color & texture to the streetscape by using landscape and hardscape to further define commercial/public vs. residential/private entrances to the building.

Lighting

Building lighting is proposed to provide appropriate levels of light while maintaining the residential environment.

Architecture

Massing

The massing of the project implements the adopted downtown height map and new downtown height definition while creating multiple building expressions and diversified architectural character. The overall composition of four building types is further broken down into two distinct and separate building towers connected with a glassy second floor walkway.

Building Components

The ground level of the building varies through the perimeter of the site to create diverse configurations for each building. Techniques used include setbacks to create a pedestrian focused activation along each streetscape, upper floor step backs to echo adjoining character & datum, and a range of architectural expressions.

Visual Interest

The overall design of the building, based on UDC feedback, has been revised to incorporate a warm range of colors and details to give each building a separate expression and articulation.

Door and Window Openings

The overall design of the project fits into the context of the adjoining development while implementing a unique design expression that creates architectural diversity within the overall neighborhood. Each section of the building uses different window treatments, proportions, and distribution to reinforce the four building concept.

Building Materials

The building uses high quality durable materials throughout the four-sided design.

Terminal Views and Highly-Visible Corners

While the site is not a previously identified terminal view or highly-visible corner, it does create a unique and vibrant expression at the bend of Johnson Street and Gorham Street, reinforcing the deflected views from the corridor to the west.

Awnings and Canopies

The primary project entry is highlighted with architectural frame to clearly denote the primary pedestrian entrance. The design of this feature reflects and enhances the overall composition while creating a unique entrance along the corner plaza.

Signage

Signage for the building will be integrated into the project through future submittals and will be consistent with the signage ordinance.

Conditional Use Standards

1. *The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, or general welfare.*

The proposal for multi-family housing is consistent with the historic use of the site and the surrounding area.

2. *The City is able to provide municipal services to the property where the conditional use is proposed, given due consideration of the cost of providing those services.*

The site is well served with readily available municipal services adjacent to the site.

3. *The uses, values and enjoyment of other property in the neighborhood for purposes already established will not be substantially impaired or diminished in any foreseeable manner.*

The proposed building is consistent with the previous use of the site and reflects the recommendations of the Comprehensive Plan, Downtown Plan, and current zoning on the site; furthermore, the design has been carefully revised to respond to the surrounding development datum in height, setback, and scale.

4. *The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.*

The proposal will not preclude development or improvement of the surrounding properties.

5. *Adequate utilities, access roads, drainage, parking supply, internal circulation improvements, including but not limited to vehicular, pedestrian, bicycle, public transit and other necessary site improvements have been or are being provided.*

The proposal incorporates the necessary site improvements to support the project through supply of off-street parking and loading with a circular drive isle, expansion of the pedestrian network with widened sidewalk/terraces and a through block walkway.

6. *Measures, which may include transportation demand management (TDM) and participation in a transportation management association have been or will be taken to provide adequate ingress and egress, including all off-site improvements, so designed as to minimize traffic congestion and to ensure public safety and adequate traffic flow, both on-site and on the public streets.*

The full project submittal will include the City of Madison TDMP spreadsheet, illustrating that the project exceeds the required transportation components.

7. *The conditional use conforms to all applicable regulations of the district in which it is located.*

The project meets the standards of the UMX zoning district and downtown plan.

8. *When applying the above standards to an application by a community living arrangement, the Plan Commission shall:*

Not Applicable.

9. *When applying the above standards to any new construction of a building or an addition to an existing building the Plan Commission shall find that the project creates an environment of sustained aesthetic desirability compatible with the existing or intended character of the area and the statement of purpose for the zoning district. In order to find that this standard is met,*

the Plan Commission may require the applicant to submit plans to the Urban Design Commission for comment and recommendation. (Am. by ORD-14-00030, 2-18-14)

The project is working with Staff, Neighborhood and UDC input at the informational stage to create an aesthetically desirable project.

10. When applying the above standards to an application for a reduction in off-street parking requirements, the Plan Commission shall consider and give decisive weight to all relevant facts, including but not limited to, the availability and accessibility of alternative parking; impact on adjacent residential neighborhoods; existing or potential shared parking arrangements; number of residential parking permits issued for the area; proximity to transit routes and/or bicycle paths and provision of bicycle racks; the proportion of the total parking required that is represented by the requested reduction; the proportion of the total parking required that is decreased by Sec. 28.141. The characteristics of the use, including hours of operation and peak parking demand times design and maintenance of off-street parking that will be provided; and whether the proposed use is new or a small addition to an existing use.

The proposal meets the parking requirements for the Urban Mixed Use (UMX) zoning district. This site is well served with pedestrian and bicycle routes and transit service.

11. When applying the above standards to telecommunication facilities, the Plan Commission shall consider the review of the application by a professional engineer required by Sec. 28.143.

Not Applicable.

12. When applying the above standards to an application for height in excess of that allowed in the district, the Plan Commission shall consider recommendations in adopted plans; the impact on surrounding properties, including height, mass, orientation, shadows and view; architectural quality and amenities; the relationship of the proposed building(s) with adjoining streets, alleys, and public rights of ways; and the public interest in exceeding the district height limits.

Not applicable.

13. When applying the above standards to lakefront development under Sec. 28.138, the Plan Commission shall consider the height and bulk of principal buildings on the five (5) developed lots or three hundred (300) feet on either side of the lot with the proposed development.

Not applicable.

14. When applying the above standards to an application for height in excess of that allowed by Section 28.071(2)(a) Downtown Height Map for a development located within the Additional Height Areas identified in Section 28.071(2)(b), the Plan Commission shall consider the recommendations in adopted plans, and no application for excess height shall be granted by the Plan Commission unless it finds that all of the following conditions are present:

- a. The excess height is compatible with the existing or planned (if the recommendations in the Downtown Plan call for changes) character of the surrounding area, including but not limited to the scale, mass, rhythm, and setbacks of buildings and relationships to street frontages and public spaces.*
- b. The excess height allows for a demonstrated higher quality building than could be achieved without the additional stories.*
- c. The scale, massing and design of new buildings complement and positively contribute to the setting of any landmark buildings within or adjacent to the projects and create a pleasing visual relationship with them.*

d. *For projects proposed in priority viewsheds and other views and vistas identified on the Views and Vistas Map in the City of Madison Downtown Plan, there are no negative impacts on the viewshed as demonstrated by viewshed studies prepared by the applicant.*
Not applicable.

15. *When applying the above standards to an application to redevelop a site that was occupied on January 1, 2013 by a building taller than the maximum building height allowed by [Section 28.071](#)(2)(a) Downtown Height Map, as provided by [Section 28.071](#)(2)(a)1., no application for excess height shall be granted by the Plan Commission unless it finds that all the following additional conditions are also present:*

- a. *The new building is entirely located on the same parcel as the building being replaced.*
- b. *The new building is not taller in stories or in feet than the building being replaced.*
- c. *The new building is not larger in total volume than the building being replaced.*
- d. *The new building is consistent with the design standards in [Section 28.071](#)(3) and meets all of the dimensional standards of the zoning district other than height.*
- e. *The Urban Design Commission shall review the proposed development and make a recommendation to the Plan Commission.*

Not applicable.

16. *When applying the above standards to an application for limited production and processing use, the Plan Commission shall consider the effect of such a use on the surrounding properties, including the effects of odors, noise, vibration, glare, hours of operation, and other potential side effects of a manufacturing process. (Cr. by ORD-15-00124, 11-11-15)*

Not Applicable

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UDC INFORMATIONAL PRESENTATION R1

AUGUST 16, 2023

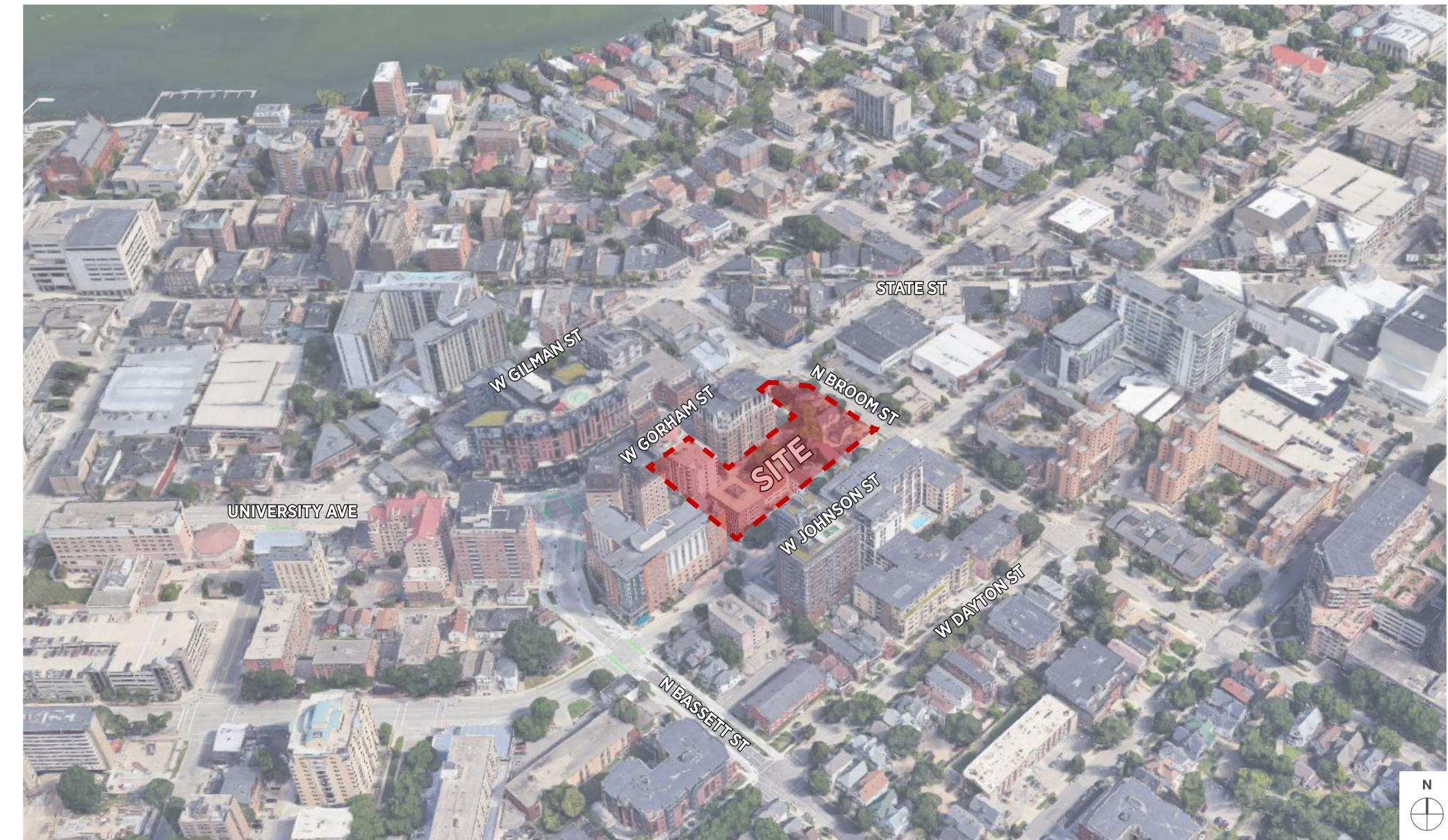
CORE
MADISON BROOM, LLC

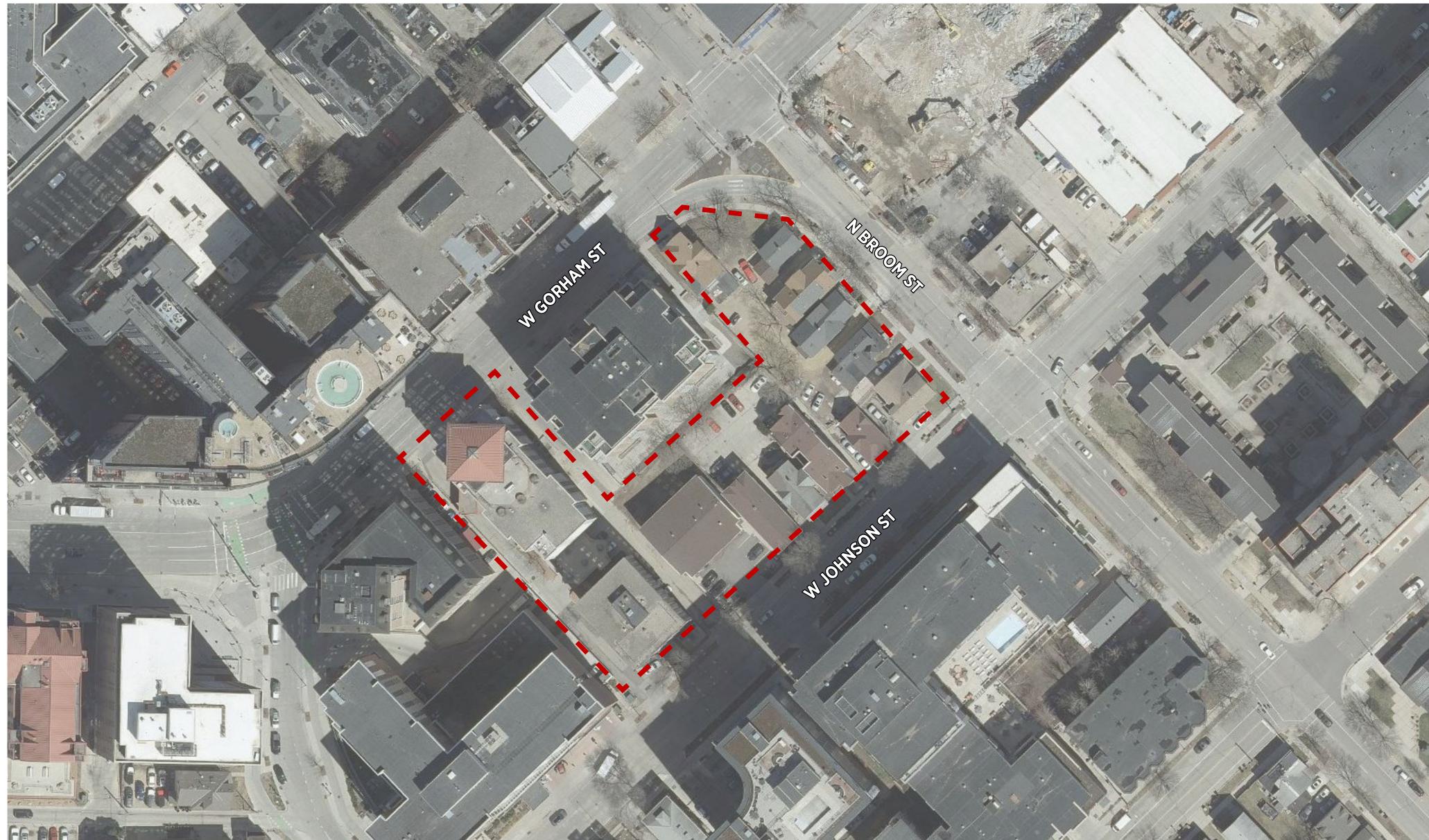
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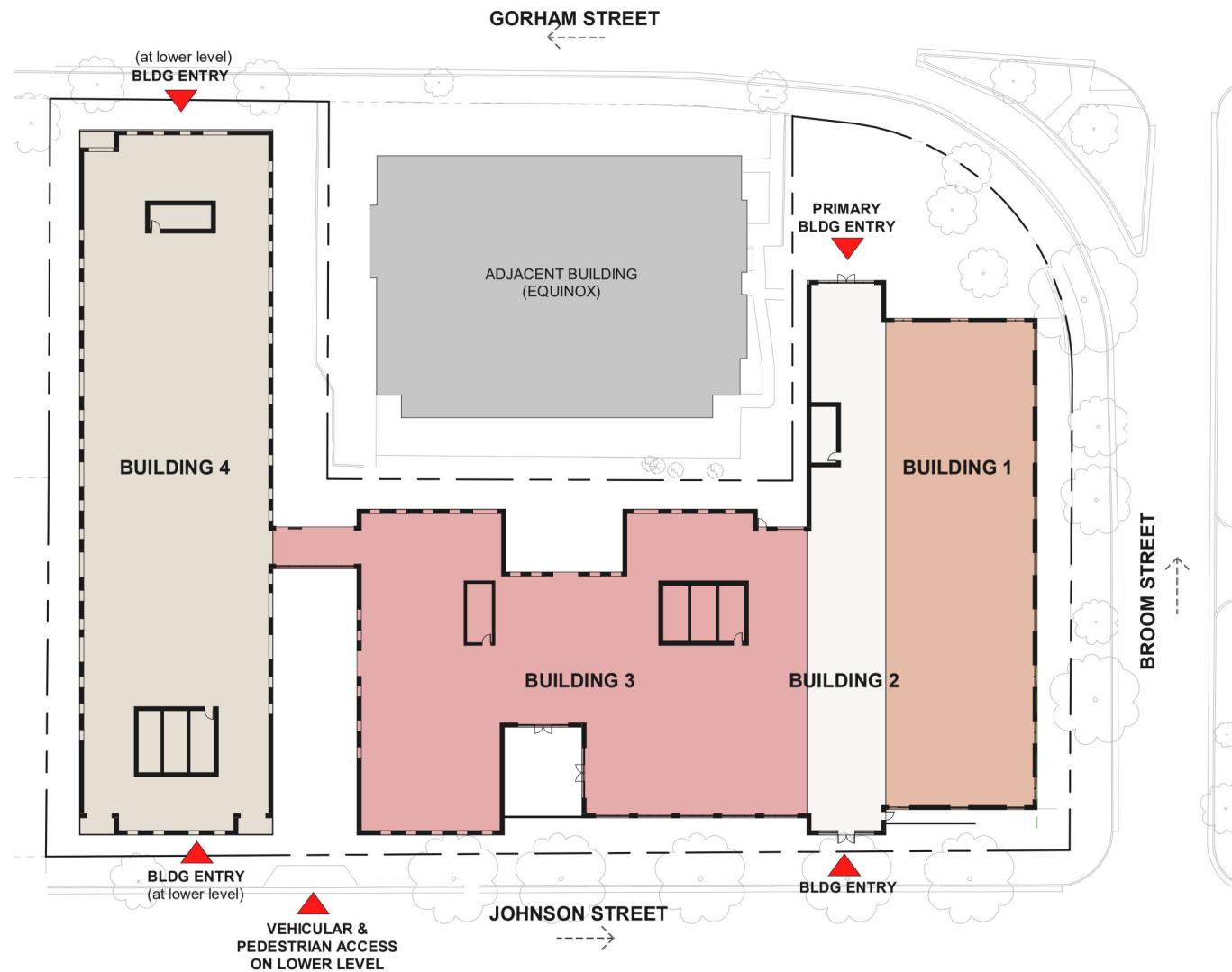
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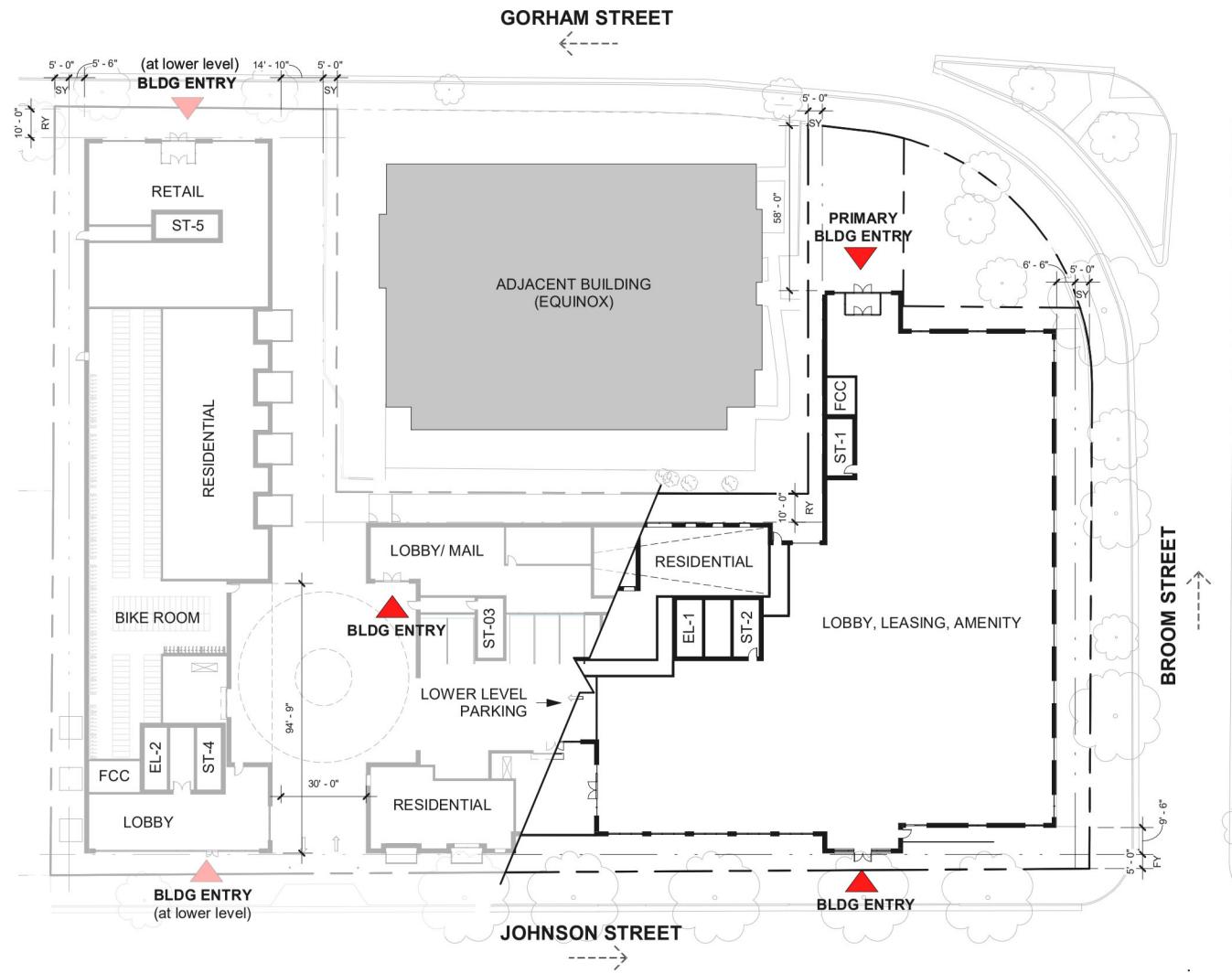
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ASSOCIATES
ARCHITECTURE · PLANNING · INTERIOR DESIGN

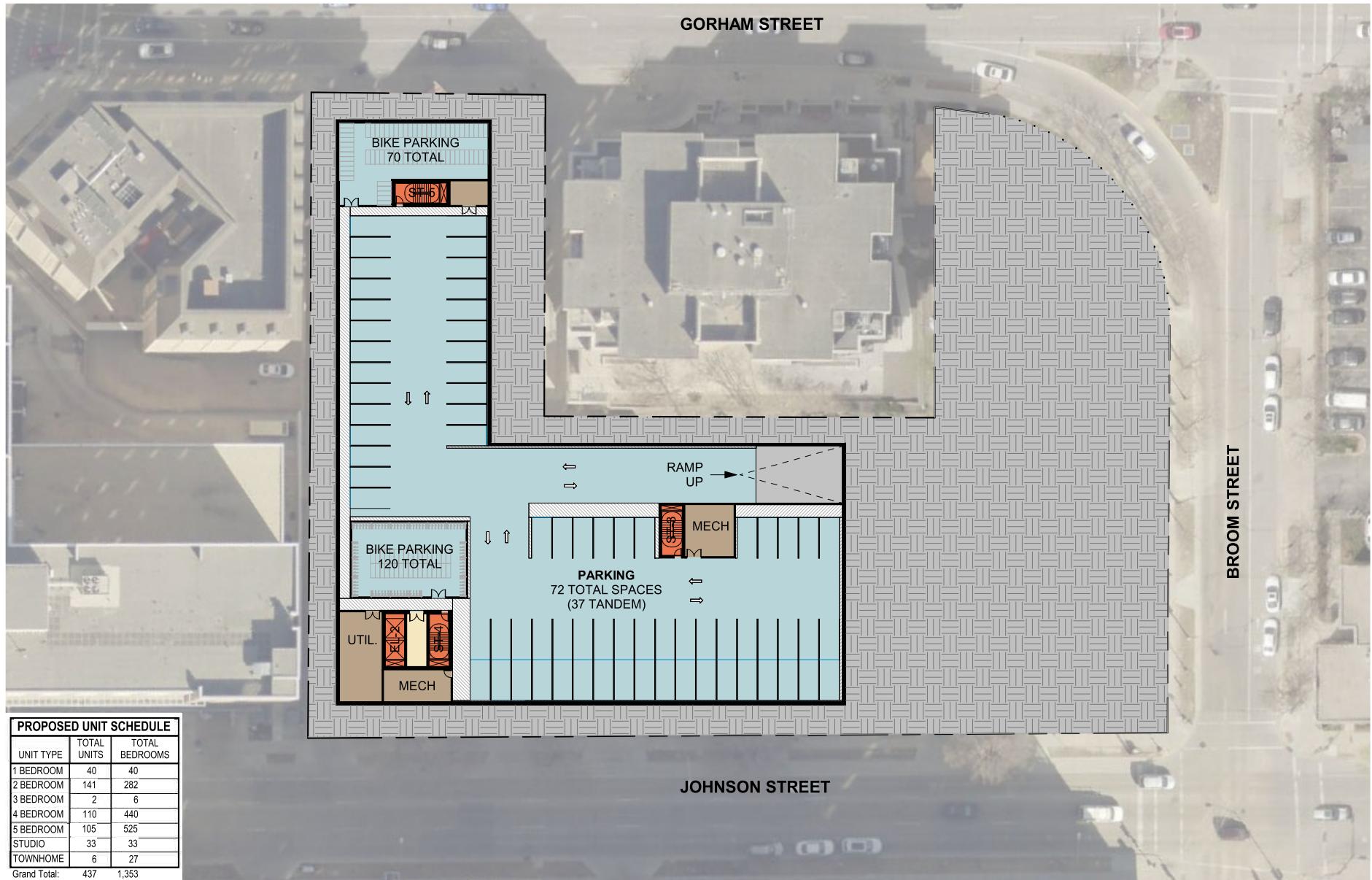
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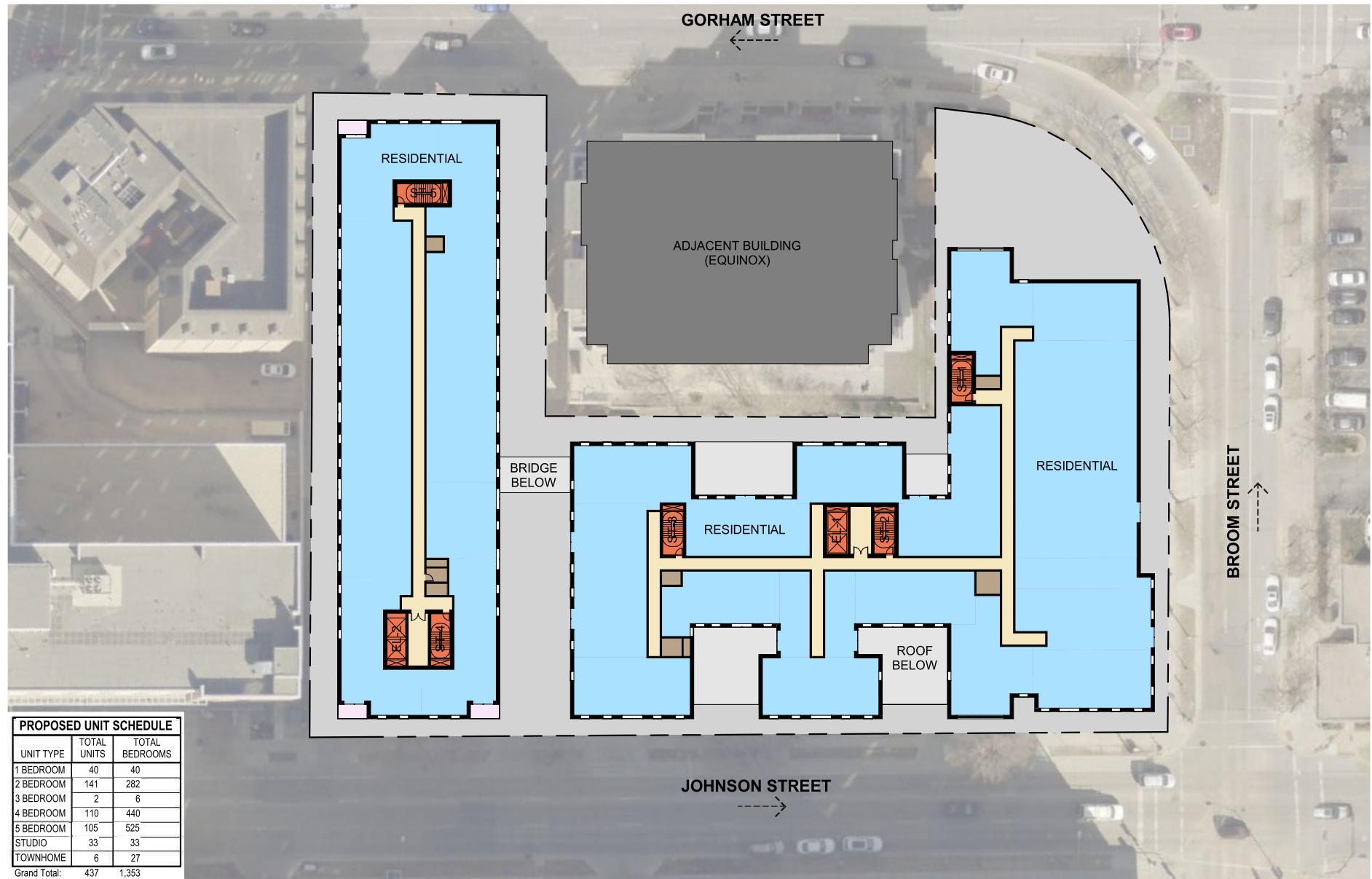


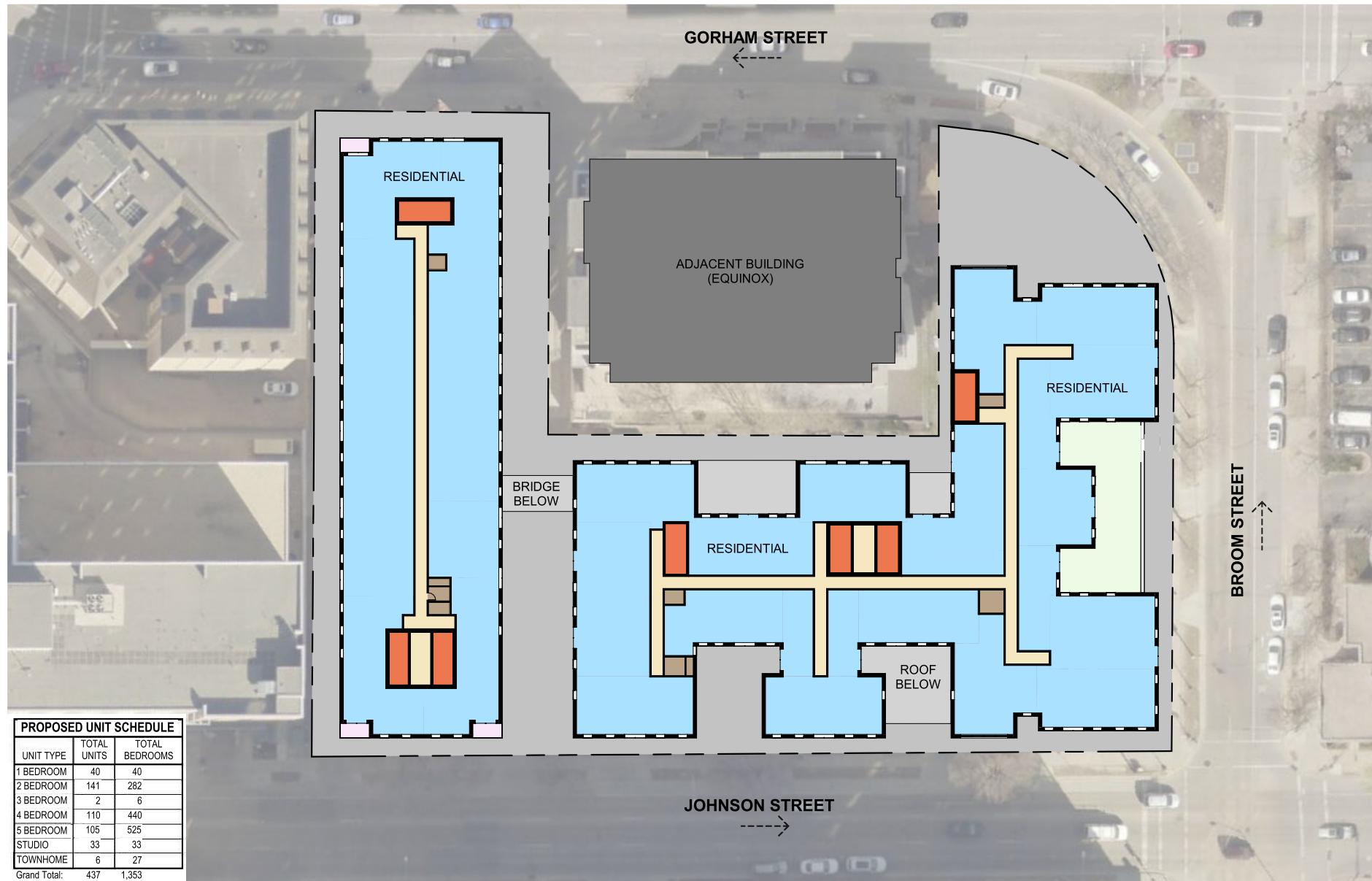


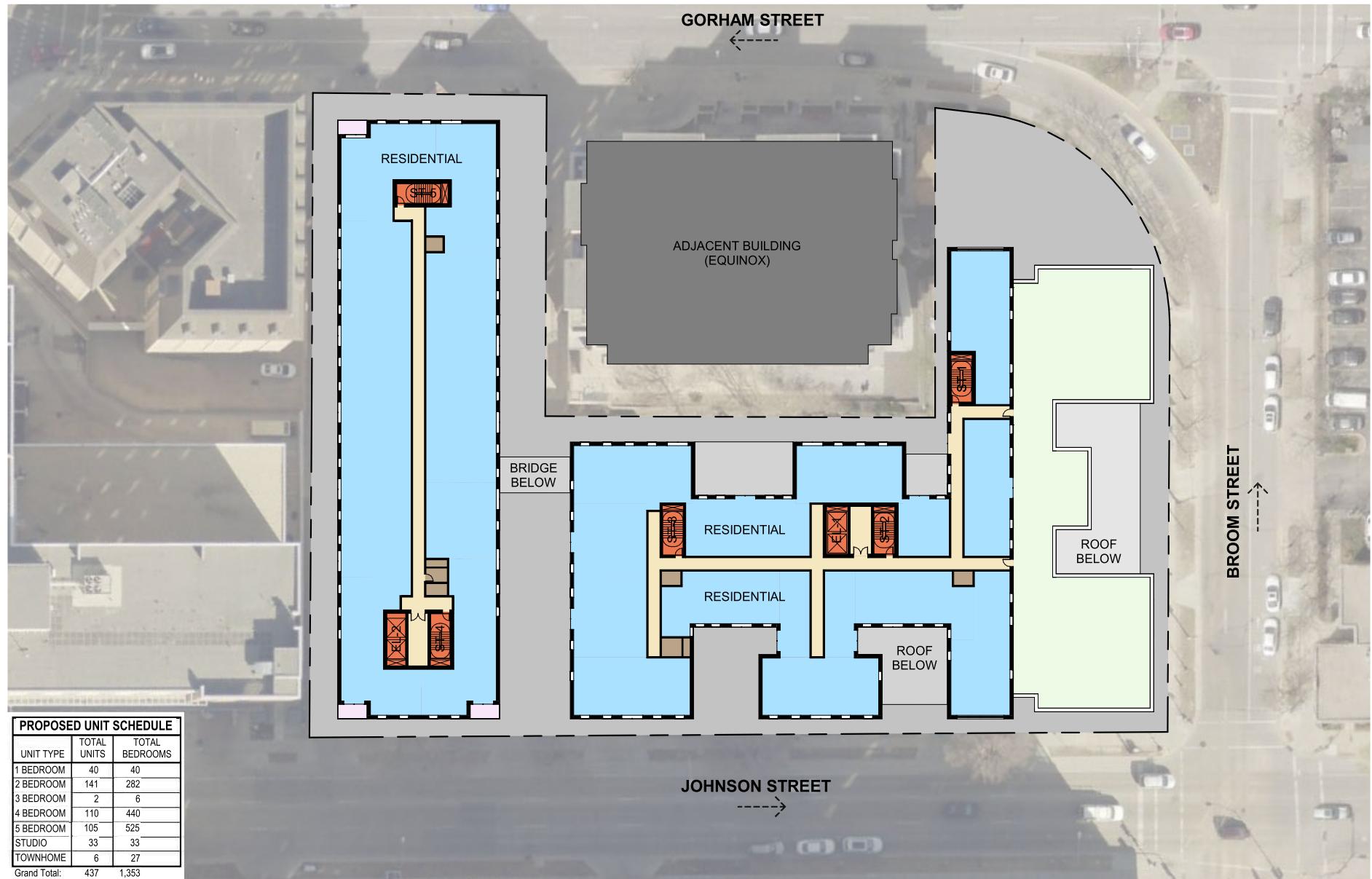


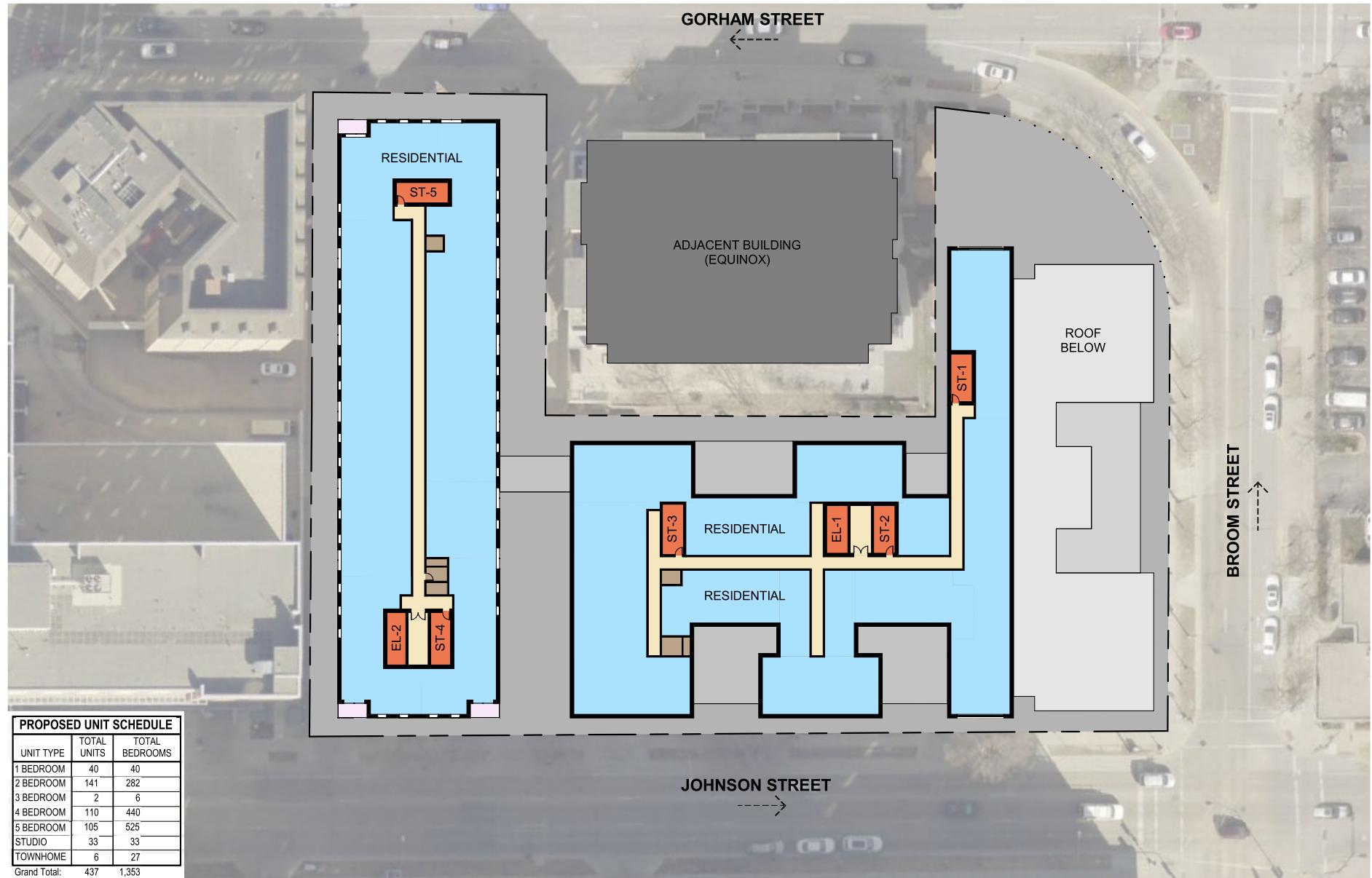
















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UDC INFORMATIONAL PRESENTATION R1

CONCEPTUAL PERSPECTIVE RENDERING

MADISON, WISCONSIN • AUGUST 16, 2023





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PREVIOUS



CURRENT



PREVIOUS



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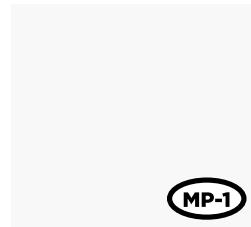
POLYMER WINDOW SYSTEM
COLOR, BLACK



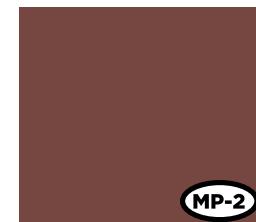
STOREFRONT SYSTEM
COLOR, BLACK



GLAZING UNITS
LOW IRON CLEAR



MP-1
METAL PANEL
COLOR, WARM WHITE



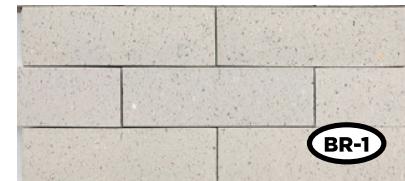
MP-2
METAL PANEL
COLOR, RED



MP-3
METAL PANEL
COLOR, RED



MP-4
METAL PANEL
COLOR, MIDNIGHT BRONZE



BR-1
BRICK
COLOR, CEDAR



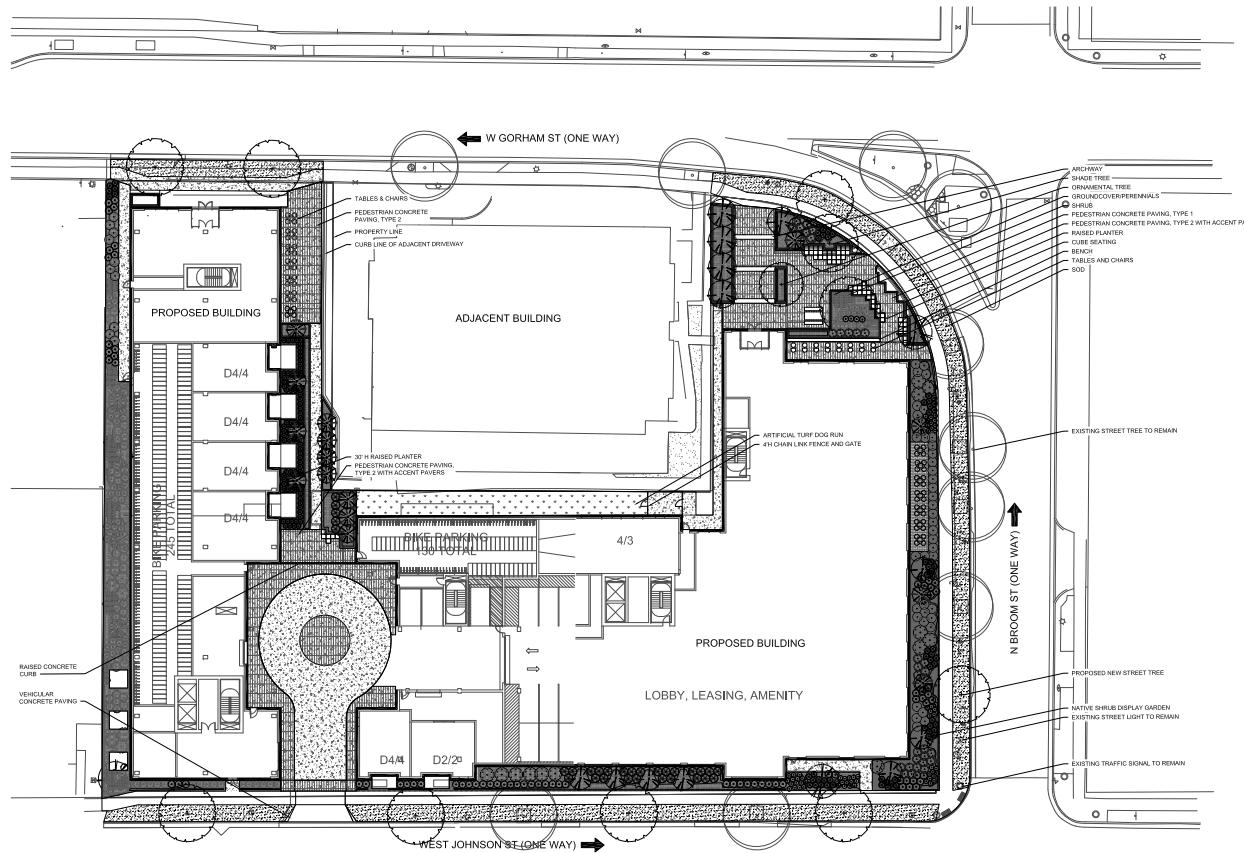
BR-2
BRICK
COLOR, COPPERSTONE



BR-3
BRICK
COLOR, RED

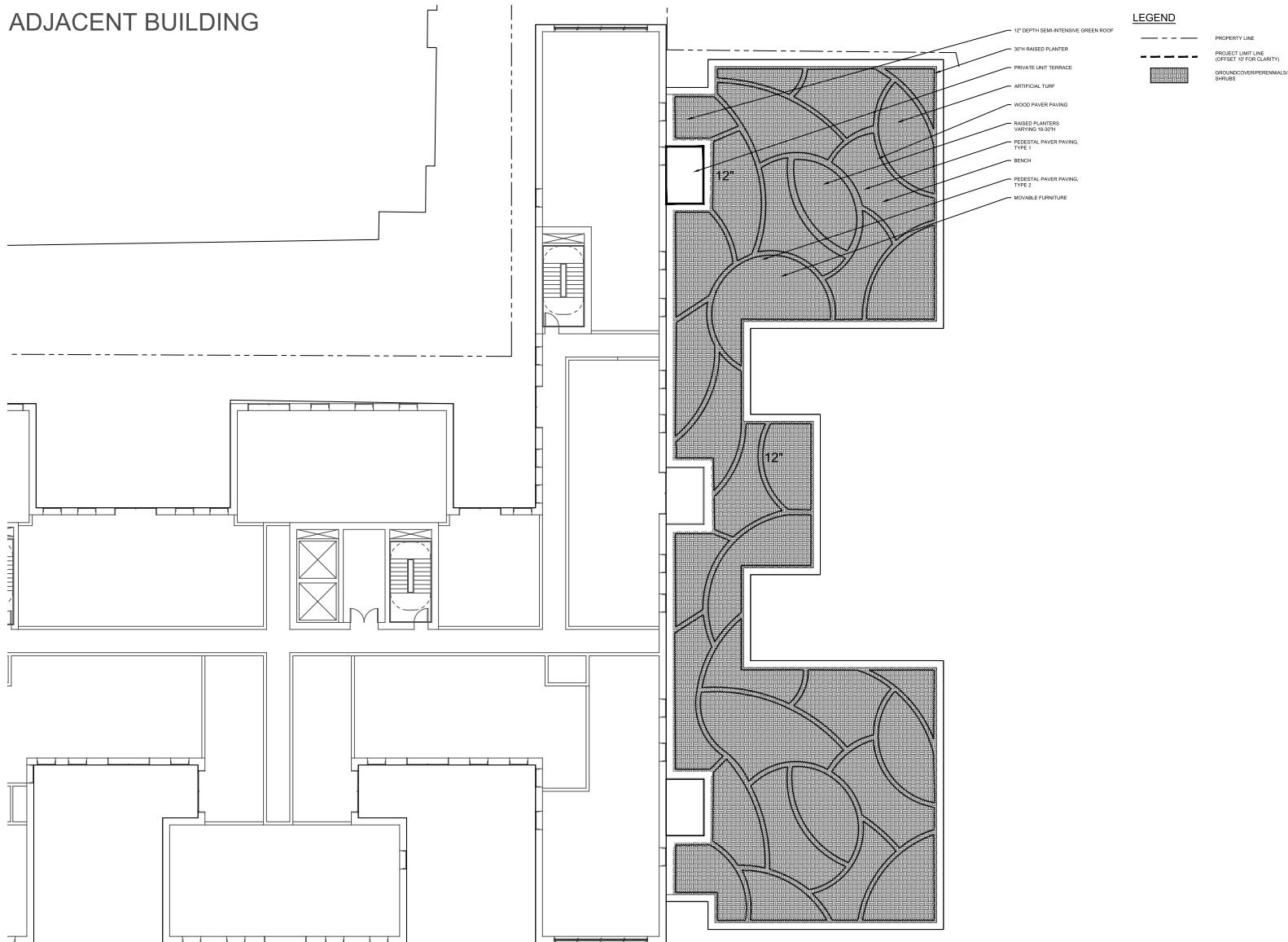


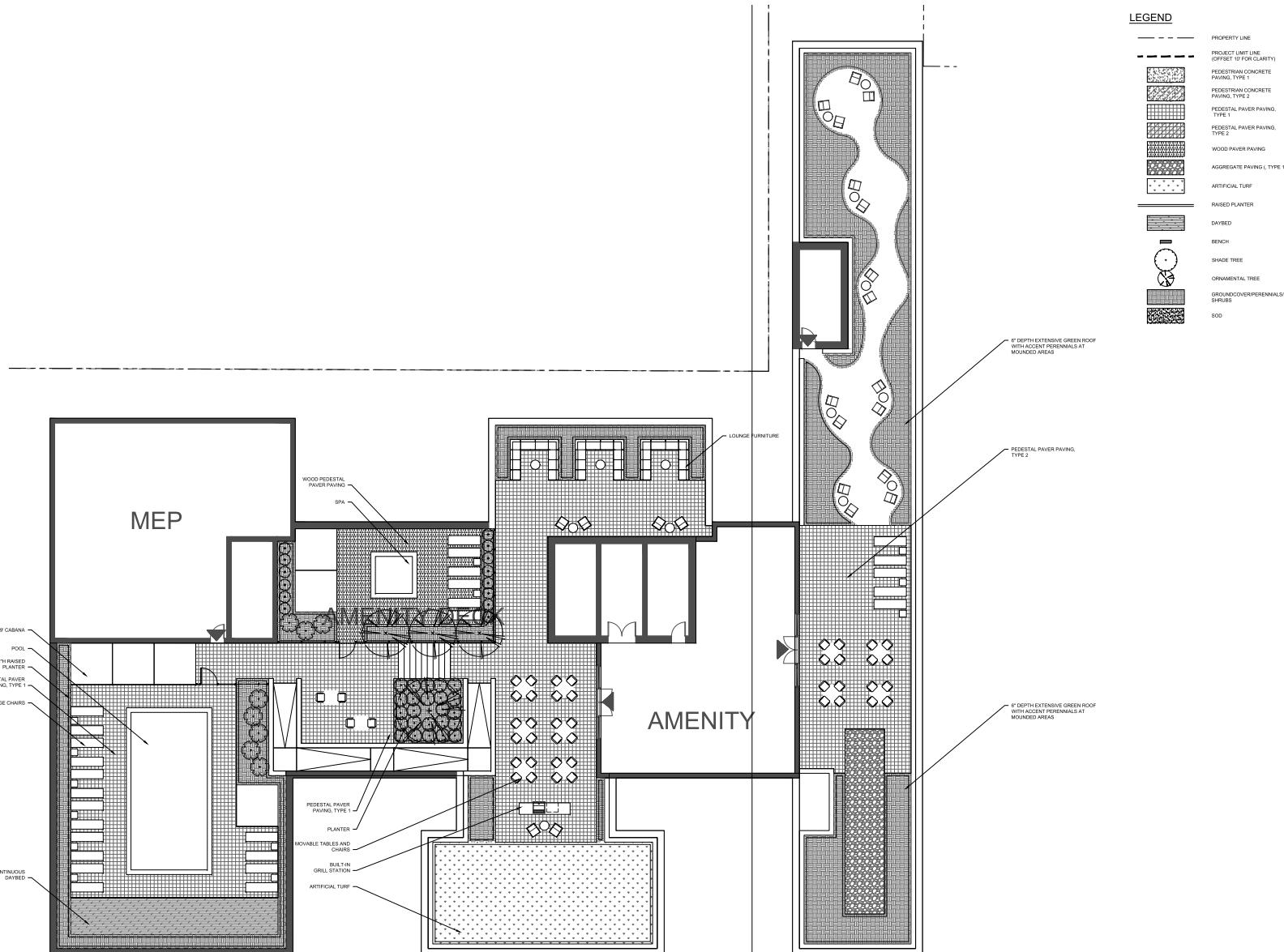
BR-4
BRICK
COLOR, COAL BRINDLE

LEGEND

PROPERTY LINE
PROJECT LIMIT LINE (OFFSET 10' FOR CLARITY)
PEDESTRIAN CONCRETE PAVING, TYPE 1
PEDESTRIAN CONCRETE PAVING, TYPE 2 WITH ACCENT UNI PAVERS
VEHICULAR CONCRETE PAVING
UNI PAVER PAVING
ARTIFICIAL TURF
4' CHAIN LINK FENCE AND GATE
RAISED PLANTER
RAISED CONCRETE CURB
ROLLER CURB
BENCH
EXISTING TREE
SHADE TREE
ORNAMENTAL TREE
SHRUBS
GROUND COVERAGE/PERENNIALS
SOD
CUBE SEATING
TABLES AND CHAIRS
BUILT-IN SEATING
5' H PRIVACY SCREEN
6' H PRIVACY SCREEN

ADJACENT BUILDING







site
site design group, inc.
300 South 11th Street, Suite 600, Milwaukee, WI 53212

PLANT SCHEDULE - GROUND FLOOR						
CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	REMARKS
DECIDUOUS TREES						
GYES	2	Gymnocladus dioicus 'Espresso'	Espresso Kentucky Coffeetree	B&B	2.5' cal	Matching heads
UNDERSTORY / ORNAMENTAL TREES						
AMAB		Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	B&B	6' ht	Multi-stemmed 5-8 canes. Matching heads
BE PA		Betula papyrifera 'Onci'	Renaissance Oasis Paper Birch	B&B	10' ht	Multi-stemmed 3-5 canes. Matching heads
CA CA		Carpinus caroliniana	American Hornbeam	B&B	2.5' cal	
CE CA		Cercis canadensis	Eastern Redbud	B&B	8' ht	Multi-stemmed 3-5 canes. Matching heads
CE CO		Cercis canadensis 'Covey'	Lavender Twist Redbud	B&B	2' cal	Weeping Form
HA V		Hamamelis virginiana	Common Witchhazel	B&B	5' ht	
DECIDUOUS SHRUBS						
AE PA		Aesculus parviflora	Bottlebrush Buckeye	B&B	48" h x w	per plan
AR ME		Aronia melanocarpa	Black Chokeberry	cont	#3, min 18" ht	36" oc
CA FL		Calycanthus floridus 'Aphrodite'	Aphrodite Sweet Shrub	cont	#5, min 30" ht	42" oc
CE AM		Ceanothus americanus	New Jersey Tea	cont	#3, min 18" ht	36" oc
CO AM		Corylus americana	American Hornnut	B&B	48" h x w	per plan
CO BC		Cornus sericea 'Bergersson Compact'	Bergersson Compact Redwing Dogwood	cont	#5, min 30" ht	42" oc
DILLO		Diervilla lonicera	Dwarf Bush Honeysuckle	cont	#3, min 18" ht	36" oc
HY IN		Hydrangea arborescens 'Abelwo'	Incrediblle Smooth Hydrangea	cont	#5, min 30" ht	42" oc
HY KA		Hydrangea kalmianum	Kalm St. John's Wort	cont	#3, min 18" ht	24" oc
LIBE		Lindera benzoin	Spicebush	B&B	48" h x w	6' oc
RO BL		Rosa blanda	Meadow Rose	cont	#5, min 30" ht	48" oc
RO COD		Rubus odoratus	Purple Flowering Raspberry	cont	#5, min 30" ht	48" oc
VIAV		Vitis vinifera 'Christom'	Blue Muffin Arrowwood Viburnum	cont	#5, min 30" ht	48" oc
VIPR		Viburnum prunifolium 'McRouge'	Forest Rouge Arrowwood Viburnum	B&B	min 5' ht x w	6' oc
EVERGREEN SHRUBS						
TA EV	152	Taxus x media 'Evereste'	Everlow Yew	cont	min 24" w	30" oc
ORNAMENTAL GRASSES & PERENNIALS						
AMBI		Amsinckia 'Blue Ice'	Blue Ice Blue Star	cont	#1	12" oc
CA PE		Carex pensylvanica	Penn Sedge	cont	1 GAL	12" oc
CA RA		Carex radicans	Eastern Star Wood Sedge	cont	1 GAL	12" oc
DR MA		Dryopteris marginalis	Margined Wood Fern	cont	1 GAL	18" oc
EU AL		Euonymus alatus	Variegated W. Azelea	cont	1 GAL	18" oc
GE BE		Geranium 'Beverly's Variety'	Beverly Cranesbill	cont	#1	12" oc
HE AB		Heuchera 'Autumn Bride'	Autumn Bride Heuchera	cont	#1	12" oc
HO HB		Hedysarum 'Hadesian Blue'	Hadesian Blue Hedsar	cont	#1	24" oc
HE AB		Heuchera 'Autumn Bride'	Autumn Bride Alumroot	cont	1 GAL	18" oc
PH BM		Phlox divaricata 'Blue Moon'	Blue Moon Woodland Phlox	cont	1 GAL	15" oc
PO AC		Polygonatum multiflorum	Christmas Fern	cont	1 GAL	12" oc
SE AU		Sesleria autumnalis	Autumn Moor Grass	cont	1 GAL	15" oc
TH CO		Taraxacum officinale	Common Dandelion	cont	1 GAL	12" oc

PLANTING NOTES:

SUMMIT PLANT MATERIAL & GROWING MEDIA PRODUCT DATA FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT, AOR, & OWNER'S REP PRIOR TO PURCHASE AND INCLUDE PHOTOS AND NOTE HEIGHTS AND WIDTHS OF ALL PLANT MATERIAL.

PROVIDE PLANT LIST AND SUPPLYING NURSERIES / GROWERS FOR EACH ITEM.

ALL PLANT LOCATION SHALL BE FINALIZED, FACED, AND APPROVED BY LA IN THE FIELD PRIOR TO INSTALLATION.

BULB LAYOUT SHALL BE FIELD DIRECTED BY LA. BULBS SHALL BE INSTALLED IN OCTOBER AND/OR NOVEMBER.

ALL PLANT SUBSTITUTIONS MUST BE REVIEWED WITH & APPROVED BY LA

PLANT SCHEDULE - LEVEL 9

CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	SPACING	REMARKS
ORNAMENTAL GRASSES & PERENNIALS							
AG BF		Agastache 'Blue Fortune'	Blue Fortune Giant Hyssop	pot	LP50 plug		
AL SB		Allium 'Summer Beauty'	Summer Beauty Allium	pot	LP50 plug		
AM BI		Amsonia 'Blue Ice'	Blue Ice Blue Star	pot	LP50 plug		
AM GS		Amsonia 'Gulf Cloud'	Sojourner Blue Star	pot	LP50 plug		
AS SY		Asclepias syriaca	Common Milkweed	pot	LP50 plug		
AS TU		Asclepias tuberosa	Butterflyweed	pot	LP50 plug		
BALM		Baptisia 'Lemon Meringue'	Lemon Meringue False Indigo	pot	LP50 plug		
CA FK		Calamagrostis x 'Karl Foerster'	Karl Foerster Feather Reed Grass	pot	LP50 plug		
CA NE		Calamagrostis nepetoides	Lesser Calamint	pot	LP50 plug		
DE GO		Deschampsia cespitosa 'Goldtau'	Goldtau Tufted Hair Grass	pot	LP50 plug		
EC AL		Echinacea purpurea 'Alba'	White Purple Coneflower	pot	LP50 plug		
EC MG		Echinacea purpurea 'Magnus'	Magnus Purple Coneflower	pot	LP50 plug		
MO FI		Monarda fistulosa	Wild Bergamot	pot	LP50 plug		
RU AG		Rudbeckia 'American Goldrush'	American Goldrush Black Eyed Susan	pot	LP50 plug		
SA MN		Salvia x sylvestris 'Manatch'	May Night Salvia	pot	LP50 plug		
SE AU		Sesleria autumnalis	Autumn Moor Grass	pot	LP50 plug		
SP HE		Sporobolus heterolepis	Prairie Dropseed	pot	LP50 plug		
ST HU		Stachys o. 'Hummelo'	Hummelo Betony	pot	LP50 plug		

PLANTING NOTES:

SUMMIT PLANT MATERIAL & GROWING MEDIA PRODUCT DATA FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT, AOR, & OWNER'S REP PRIOR TO PURCHASE AND INCLUDE PHOTOS AND NOTE HEIGHTS AND WIDTHS OF ALL PLANT MATERIAL.

PROVIDE PLANT LIST AND SUPPLYING NURSERIES / GROWERS FOR EACH ITEM.

ALL PLANT LOCATION SHALL BE FINALIZED, FACED, AND APPROVED BY LA IN THE FIELD PRIOR TO INSTALLATION.

BULB LAYOUT SHALL BE FIELD DIRECTED BY LA. BULBS SHALL BE INSTALLED IN OCTOBER AND/OR NOVEMBER.

ALL PLANT SUBSTITUTIONS MUST BE REVIEWED WITH & APPROVED BY LA

PLANT SCHEDULE - ROOF					
CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE
ORNAMENTAL TREES					
CR WK	1	Crataegus phaeophrynum	Washington Hawthorn	B&B	10' ht
SY IS	3	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	B&B	6' ht

DECIDUOUS SHRUBS					
DILLO	23	Dewvillea lonicera	Dwarf Bush Honeysuckle	cont	24" w
HY LO	14	Hydrangea arborescens 'NCHAf'	Limetta Smooth Hydrangea	cont	18" ht
RH TE	8	Rhus typhina 'Bailey'	Tiger Eyes Sumac	cont/B&B	48" ht

ORNAMENTAL GRASSES, PERENNIALS, & GROUNDCOVERS					
AL SB		Allium 'Summer Beauty'	Summer Beauty Ornamental Onion	cont	#1
AM BI		Amsonia 'Blue Ice'	Blue Ice Bluestar	cont	#1
AS TU		Asclepias tuberosa	Butterflyweed	cont	#1
BO CU		Bouteloua curtipendula	Sideoats Gramma	cont	#1
CA NE		Calamagrostis nepetoides ssp. nepetoides	Lesser Calamint	cont	#1
DE GO		Deschampsia cespitosa 'Goldtau'	Goldtau Tufted Hair Grass	cont	#1
EC KK		Echinacea 'Kiss My Knee High'	Kim's Knee High Purple Coneflower	cont	#1
ER YU		Eryngium yuccifolium	Rattlesnake Master	cont	#1
RU AG		Rudbeckia 'American Goldrush'	American Goldrush Black Eyed Susan	cont	#1
SA WE		Salvia nemorosa 'Weswee'	Weswee Sage	cont	#1
SC SP		Schizanthus scrophularia 'Standing Ovation'	Standing Ovation Little Bluestem	cont	#1
SE KA		Sedum 'Kamtschatcicum'	Desert Stonecrop	pot	quart
SE AU		Sesleria autumnalis	Autumn Moor Grass	cont	#1
SP HE		Sporobolus heterolepis	Prairie Dropseed	cont	#1
YU FU		Yuca filamentosa	Adam's Needle	cont	#3

PLANT SCHEDULE - ROOF WITH ACCENT PLANTINGS					
CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE
REMARKS					
- XX SF					
Sedum mat with 1 accent plant per 2 SF					
As supplied by SemperGreen or approved equal					
Note: Accent plugs may be pre-grown into sedum mats in lieu of being 'plugged' into sedum mats on site.					
Note: Accent plants in sedum mat to be approved by landscape architect prior to installation.					
Note: Layout of accent plants in sedum mat to be approved by landscape architect prior to installation.					
Note: Interplanting of accent plants to be approved by landscape architect in the field prior to installation.					
Note: Interplanting of accent plants to be approved by landscape architect in the field prior to installation.					
Note: Interplanting of accent plants to be approved by landscape architect in the field prior to installation.					
PLANTING NOTES:					
SUBMIT PLANT MATERIAL & GROWING MEDIA PRODUCT DATA FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT, AOR, & OWNER'S REP PRIOR TO PURCHASE AND INCLUDE PHOTOS AND NOTE HEIGHTS AND WIDTHS OF ALL PLANT MATERIAL.					
PROVIDE PLANT LIST AND SUPPLYING NURSERIES / GROWERS FOR EACH ITEM.					
ALL PLANT LOCATION SHALL BE FINALIZED, FACED, AND APPROVED BY LA IN THE FIELD PRIOR TO INSTALLATION.					
BULB LAYOUT SHALL BE FIELD DIRECTED BY LA. BULBS SHALL BE INSTALLED IN OCTOBER AND/OR NOVEMBER.					
ALL PLANT SUBSTITUTIONS MUST BE REVIEWED WITH & APPROVED BY LA					

Note: Accent plugs may be pre-grown into sedum mats in lieu of being 'plugged' into sedum mats on site.

Note: Layout of accent plants in sedum mat to be approved by landscape architect prior to installation.

Note: Interplanting of accent plants to be approved by landscape architect in the field prior to installation.

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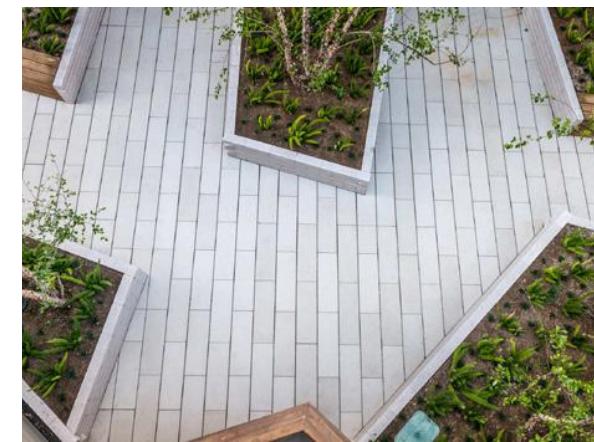
Note: Interplanting of accent plants to be approved by landscape architect in the field prior to installation.

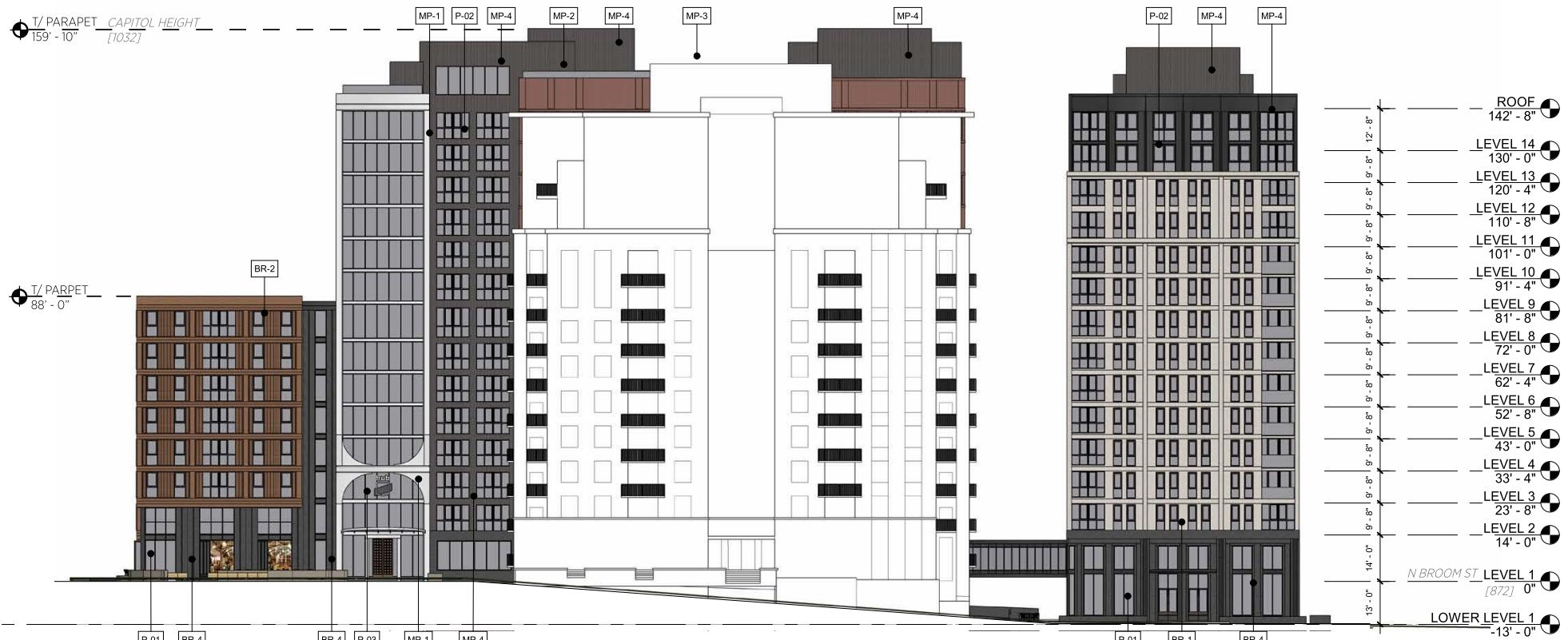


MADISON - JOHNSON & BROOM
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UDC INFORMATIONAL PRESENTATION R1

LANDSCAPE ROOF PLAN
MADISON, WISCONSIN • AUGUST 16, 2023

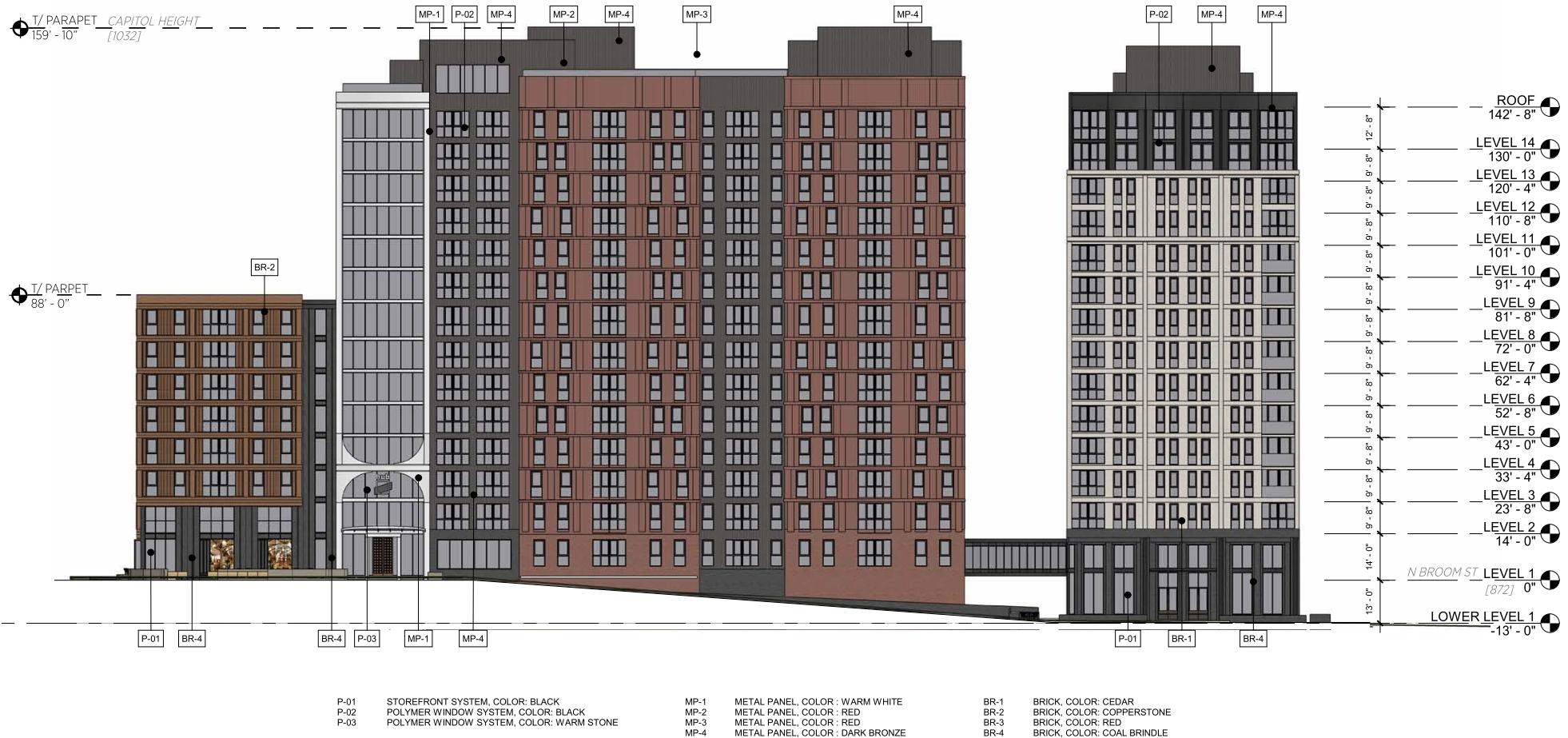




P-01 STOREFRONT SYSTEM, COLOR: BLACK
 P-02 POLYMER WINDOW SYSTEM, COLOR: BLACK
 P-03 POLYMER WINDOW SYSTEM, COLOR: WARM STONE

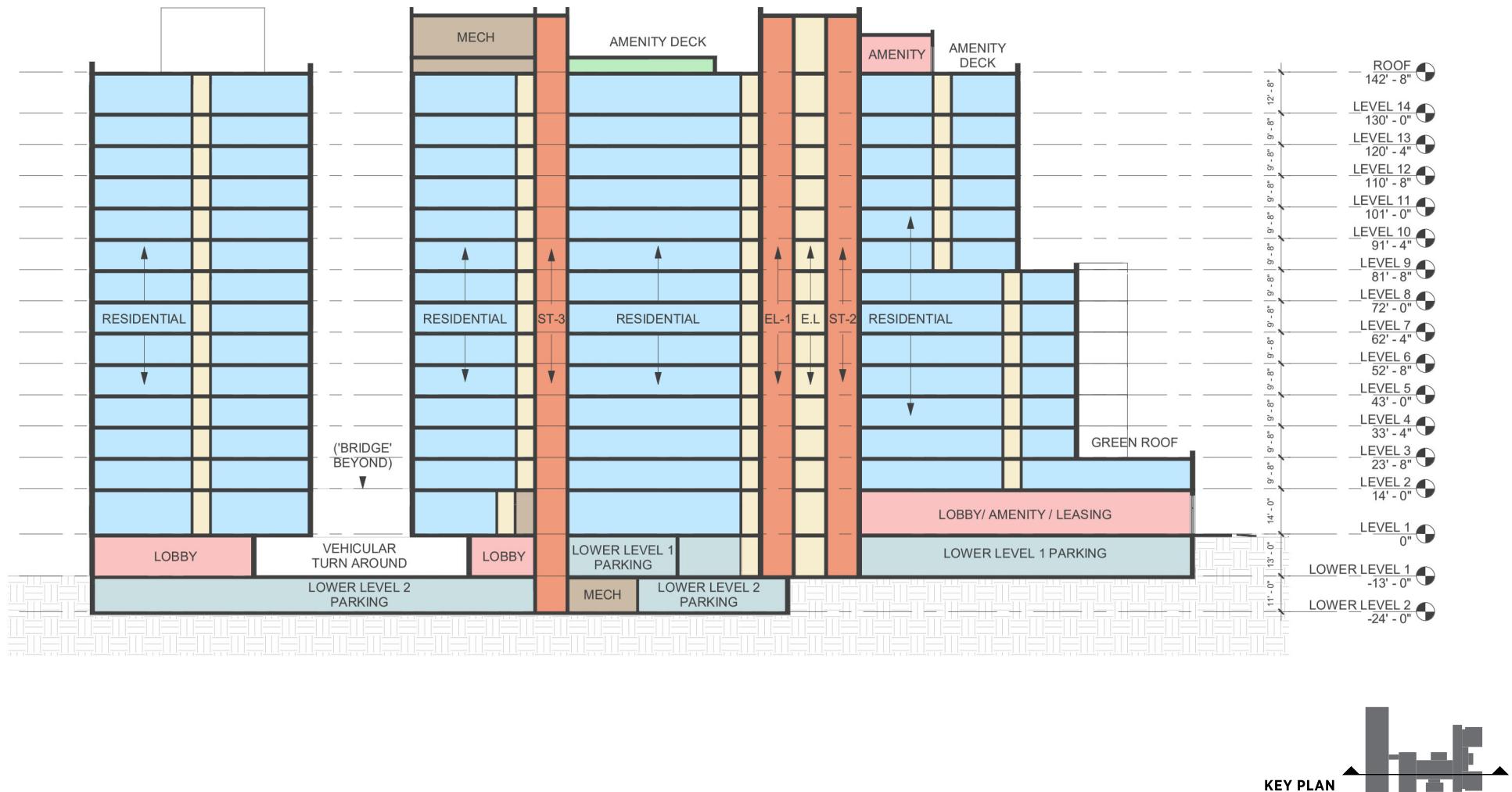
MP-1 METAL PANEL, COLOR: WARM WHITE
 MP-2 METAL PANEL, COLOR: RED
 MP-3 METAL PANEL, COLOR: RED
 MP-4 METAL PANEL, COLOR: DARK BRONZE

BR-1 BRICK, COLOR: CEDAR
 BR-2 BRICK, COLOR: COPPERSTONE
 BR-3 BRICK, COLOR: RED
 BR-4 BRICK, COLOR: COAL BRINDLE



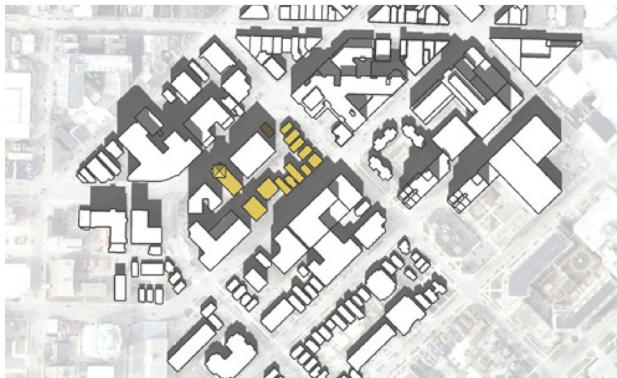








SPRING 10 AM



SPRING 12 PM



SPRING 4 PM



SUMMER 10 AM



SUMMER 12 PM



SUMMER 4 PM



WINTER 10 AM



WINTER 12PM



WINTER 4 PM



SPRING 10 AM



SPRING 12 PM



SPRING 4 PM



SUMMER 10 AM



SUMMER 12 PM



SUMMER 4 PM



WINTER 10 AM



WINTER 12PM



WINTER 4 PM

TOPOGRAPHIC SYMBOL LEGEND

- EXISTING BOLLARD
- EXISTING CEMENT (TYPE NOTE)
- EXISTING PARKING METER
- EXISTING CUM INLET
- EXISTING DRAINAGE RECTANGULAR
- EXISTING FIELD FLET
- EXISTING FLOOR DRAIN
- EXISTING STORM DRAIN
- EXISTING STORMWATER CLEANUP
- EXISTING SANITARY MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING POWER CONNECTION
- EXISTING WATER MAIN VALVE
- EXISTING CAMP STOP
- EXISTING GAS VALVE
- EXISTING GATE
- EXISTING AIR CONDITIONING PEDESTAL
- EXISTING DOWN GUY
- EXISTING MANHOLE
- EXISTING ELECTRIC PEDESTAL
- EXISTING TRANSFORMER
- EXISTING ELECTRIC METER
- EXISTING TELEPHONE
- EXISTING GEMIC LIGHT
- EXISTING UTILITY POLE
- EXISTING TELEPHONE MANHOLE
- EXISTING TELEPHONE PEDESTAL
- EXISTING UNIDENTIFIED MANHOLE
- EXISTING TRAFFIC SIGNAL
- EXISTING CONCRETE
- EXISTING CONFEDERATE TREE
- EXISTING DECODOUS TREE

TOPOGRAPHIC LINework LEGEND

EXISTING STORM STRUCTURE TABLE

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EXISTING SANITARY STRUCTURE TABLE					
NAME	TYPE	TIME	INVERT	DIRECTION	
S41	SMH	810,212	854,56	NE	
			850,54		
			854,52	SW	
			850,54		
S42	SMH	870,19	890,47	NE	
			890,40	SW	
S43	SMH	871,07	893,01	NE	
			893,07	SE	
			890,01		
S44	SMH	809,85	861,70	NE	
			861,62		
			858,65		
			850,65	NW	
S45	SMH	867,83	860,11	NE	
S46	SMH	859,00	850,00	NE	
S47/S17	SMH	857,19	850,38	NE-SW	
S48	SMH	857,25	850,45	SW	
			850,46		
			850,46	NW	

