

1617 SHERMAN AVE

VERMILION
 1617 SHERMAN AVE
 MADISON, WI 53704
 2022.21.00

LAND USE APPLICATION

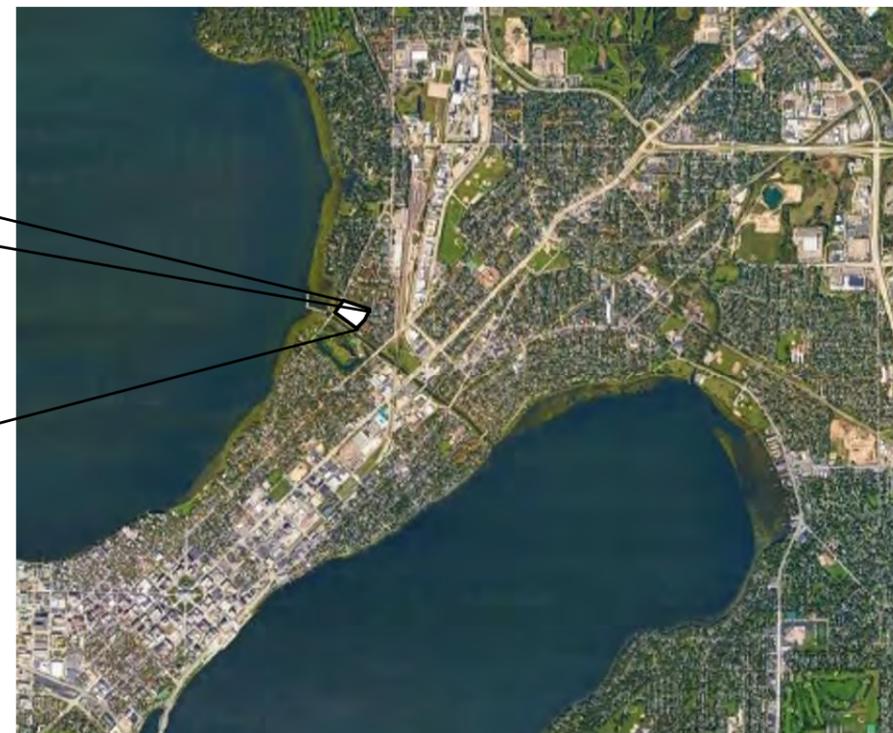
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C = Issued for Construction
 B = Issued for Bidding
 R = Issued for Reference Only

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BUILDING C	
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A102C	SECOND FLOOR PLAN
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A106C	ROOF PLAN
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AERIAL PERSPECTIVE LOOKING EAST



1 SITE LOCATION
 CD01 NOT TO SCALE



Architect:
 749 University Row Suite 300
 Madison, WI 53705
 608-274-2741

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2022.21.00

DATE	ISSUANCE/REVISIONS
01/17/2023	LAND USE APPLICATION
01/30/2023	LAND USE APPLICATION - SUPPLEMENTAL INFO

COVER DRAWING

CD01

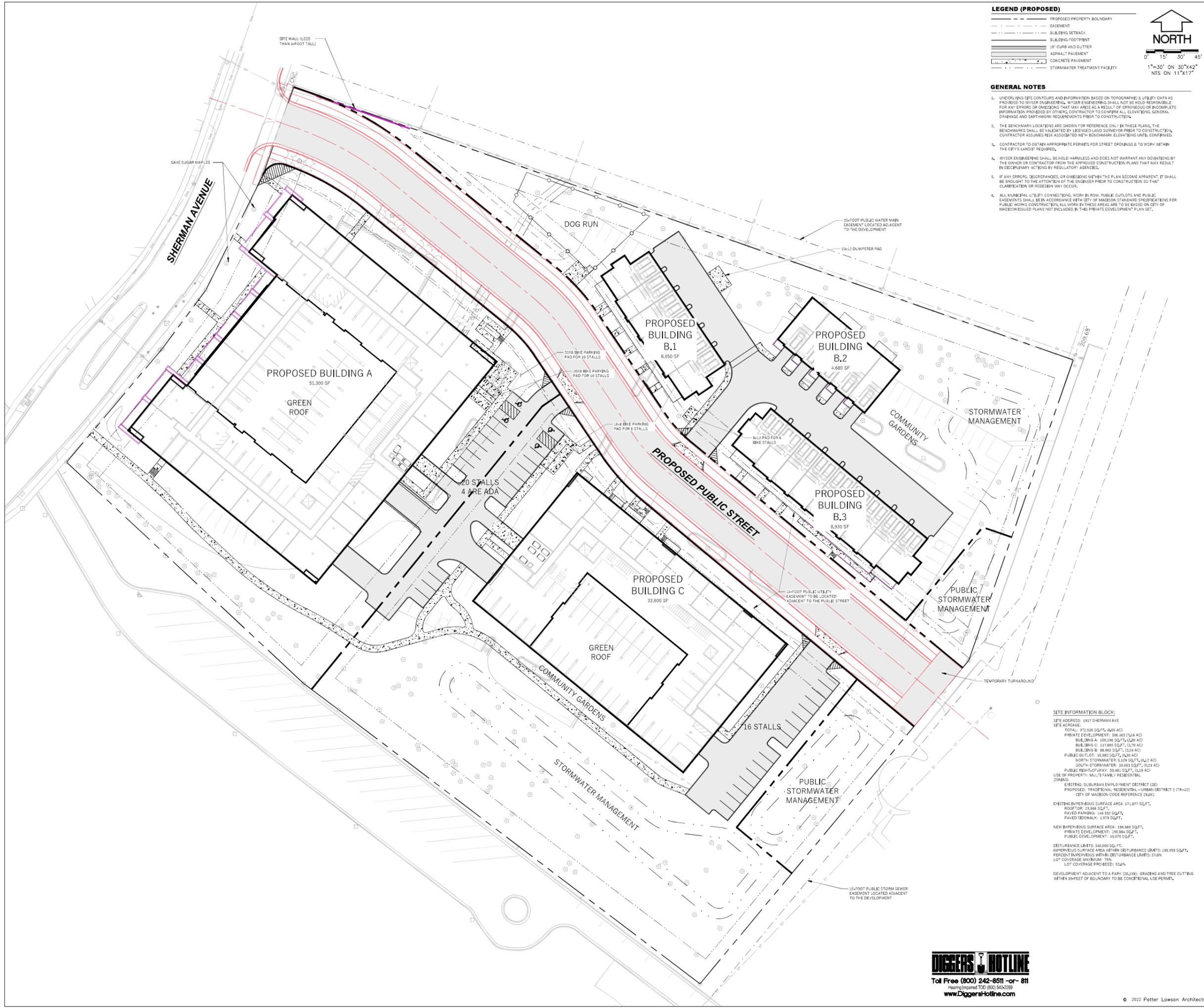
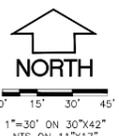
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LEGEND (PROPOSED)

- PROPOSED PROPERTY BOUNDARY
- - - EASEMENT
- BUILDING SETBACK
- BUILDING FOOTPRINT
- 1" CURB AND GUTTER
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- STORMWATER TREATMENT FACILITY

GENERAL NOTES

1. UNDERLYING SITE CONTOURS AND INFORMATION BASED ON TOPOGRAPHIC & UTILITY DATA AS PROVIDED TO WYSER ENGINEERING. WYSER ENGINEERING SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY ARISE AS A RESULT OF ERONEOUS OR INCOMPLETE INFORMATION PROVIDED BY OTHERS. CONTRACTOR TO CONFIRM ALL ELEVATIONS, GENERAL CHANGE AND EARTHWORK REQUIREMENTS PRIOR TO CONSTRUCTION.
2. THE BENCHMARK LOCATIONS ARE SHOWN FOR REFERENCE ONLY. IN THESE PLANS, THE BENCHMARKS SHALL BE VALIDATED BY LICENSED LAND SURVEYOR PRIOR TO CONSTRUCTION. CONTRACTOR ASSUMES RISK ASSOCIATED WITH BENCHMARK ELEVATIONS UNTIL CONFIRMED.
3. CONTRACTOR TO OBTAIN APPROPRIATE PERMITS FOR STREET OPENINGS & TO WORK WITHIN THE CITY LAND IF REQUIRED.
4. WYSER ENGINEERING SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER OR CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY REGULATORY AGENCIES.
5. IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS WITHIN THE PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
6. ALL MUNICIPAL UTILITY CONNECTIONS, WORK IN ROW, PUBLIC OUTLOTS AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION. ALL WORK IN THESE AREAS ARE TO BE BASED ON CITY OF MADISON ISSUED PLANS NOT INCLUDED IN THIS PRIVATE DEVELOPMENT PLAN SET.



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SITE INFORMATION BLOCK:
 SITE ADDRESS: 1617 SHERMAN AVE
 SITE ACREAGE:
 TOTAL: 372,826 SQ.FT. (8.55 AC)
 PRIVATE DEVELOPMENT: 306,563 (7.24 AC)
 BUILDING A: 51,300 SQ.FT. (1.20 AC)
 BUILDING B: 88,862 SQ.FT. (2.04 AC)
 BUILDING C: 117,897 SQ.FT. (2.70 AC)
 BUILDING B.1: 6,050 SQ.FT. (0.14 AC)
 BUILDING B.2: 4,680 SQ.FT. (0.11 AC)
 BUILDING B.3: 8,930 SQ.FT. (0.21 AC)
 BUILDING C: 33,600 SQ.FT. (0.77 AC)
 PUBLIC OUTLOT: 15,842 SQ.FT. (0.36 AC)
 NORTH STORMWATER: 5,129 SQ.FT. (0.12 AC)
 SOUTH STORMWATER: 10,453 SQ.FT. (0.24 AC)
 PUBLIC RIGHT-OF-WAY: 50,485 SQ.FT. (1.16 AC)
 USE OF PROPERTY: MULTI-FAMILY RESIDENTIAL
 ZONING: EXISTING: SUBURBAN EMPLOYMENT DISTRICT (SE)
 PROPOSED: TRADITIONAL RESIDENTIAL - URBAN DISTRICT 2 (TR-U2)
 CITY OF MADISON CODE REFERENCE 23.03

EXISTING IMPERVIOUS SURFACE AREA: 171,877 SQ.FT.
 ROOFTOP: 23,564 SQ.FT.
 PAVED PARKING: 148,332 SQ.FT.
 PAVED SIDEWALK: 1,978 SQ.FT.

NEW IMPERVIOUS SURFACE AREA: 196,989 SQ.FT.
 PRIVATE DEVELOPMENT: 156,884 SQ.FT.
 PUBLIC DEVELOPMENT: 40,075 SQ.FT.

DISTURBANCE LIMITS: 240,000 SQ.FT.
 IMPERVIOUS SURFACE AREA WITHIN DISTURBANCE LIMITS: 196,989 SQ.FT.
 PERCENT IMPERVIOUS WITHIN DISTURBANCE LIMITS: 81.9%
 LOT COVERAGE MAXIMUM: 75%
 LOT COVERAGE PROVIDED: 52.4%

DEVELOPMENT ADJACENT TO A PARK (22.139): GRADING AND TREE CUTTING WITHIN 35-FEET OF BOUNDARY TO BE CONDITIONAL USE PERMIT.

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DIGGERS HOTLINE
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SITE PLAN

C100

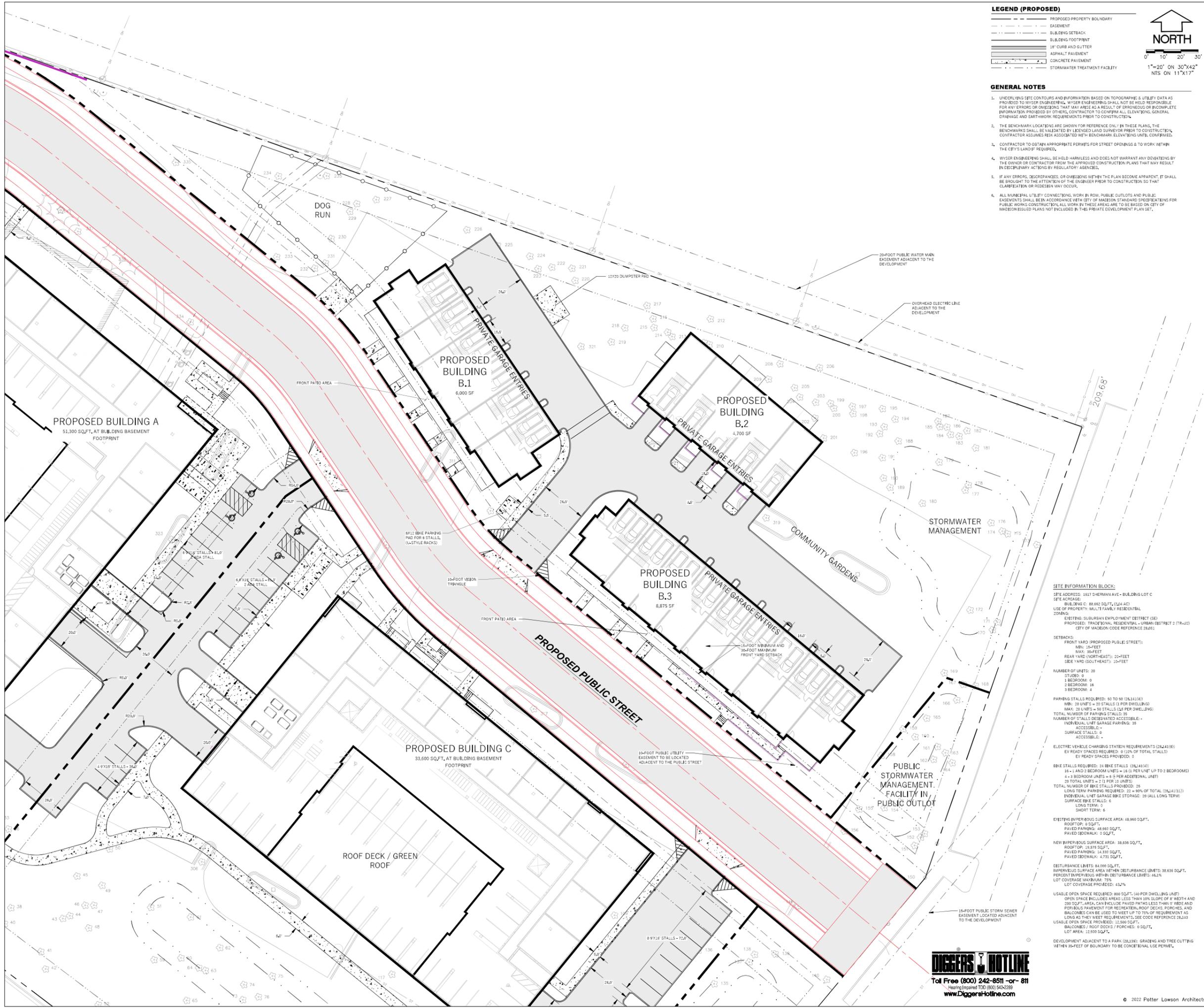
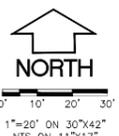
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- PROPOSED PROPERTY BOUNDARY
- EASEMENT
- BUILDING SETBACK
- BUILDING FOOTPRINT
- 1" CURB AND GUTTER
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
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- ALL MUNICIPAL UTILITY CONNECTIONS, WORK IN ROW, PUBLIC OUTLETS AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION. ALL WORK IN THESE AREAS ARE TO BE BASED ON CITY OF MADISON ISSUED PLANS NOT INCLUDED IN THIS PRIVATE DEVELOPMENT PLAN SET.



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WYSER ENGINEERING

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SITE INFORMATION BLOCK:
 SITE ADDRESS: 1617 SHERMAN AVE - BUILDING LOT C
 SITE ACREAGE: 0.24 AC
 BUILDING C: 88,852 SQ.FT. (0.24 AC)
 USE OF PROPERTY: MULTI-FAMILY RESIDENTIAL
 ZONING: SUBURBAN EMPLOYMENT DISTRICT (SE)
 PROPOSED: TRADITIONAL RESIDENTIAL - URBAN DISTRICT 2 (TR-U2)
 CITY OF MADISON CODE REFERENCE 28.01

SETBACKS:
 FRONT YARD (PROPOSED PUBLIC STREET):
 MIN: 15-FOOT
 MAX: 16-FOOT
 REAR YARD (NORTHEAST): 20-FOOT
 SIDE YARD (SOUTH/EAST): 10-FOOT

NUMBER OF UNITS:
 0 STUDIO
 0 1 BEDROOM
 14 2 BEDROOM
 4 3 BEDROOM

PARKING STALLS REQUIRED: 90 TO 90 (28,141/4)
 MIN: 20 UNITS = 20 STALLS (1 PER DWELLING)
 MAX: 20 UNITS = 90 STALLS (2 PER DWELLING)
 TOTAL NUMBER OF PARKING STALLS: 90
 NUMBER OF STALLS DESIGNATED ACCESSIBLE: 9
 INDIVIDUAL UNIT GARAGE PARKING: 39
 ACCESSIBLE: 4
 SURFACE STALLS: 9
 ACCESSIBLE: 4

ELECTRIC VEHICLE CHARGING STATION REQUIREMENTS (28.41(18))
 EV READY SPACES REQUIRED: 0 (10% OF TOTAL STALLS)
 EV READY SPACES PROVIDED: 0

BKE STALLS REQUIRED: 24 BKE STALLS (28.41(14))
 18 - 1 AND 2 BEDROOM UNITS = 18 (1 PER UNIT UP TO 2 BEDROOMS)
 4 - 3 BEDROOM UNITS = 6 (6 PER ADDITIONAL UNIT)
 20 TOTAL UNITS = 21 (1 PER 10 UNITS)
 TOTAL NUMBER OF BKE STALLS PROVIDED: 25
 LONG TERM PARKING REQUIRED: 22 = 90% OF TOTAL (28.41(13))
 INDIVIDUAL UNIT GARAGE BKE STORAGE: 20 (ALL LONG TERM)
 SURFACE BKE STALLS: 4
 LONG TERM: 0
 SHORT TERM: 6

EXISTING IMPERVIOUS SURFACE AREA: 18,900 SQ.FT.
 ROOFTOP: 9 SQ.FT.
 PAVED PARKING: 48,960 SQ.FT.
 PAVED DRIVEWAYS: 9 SQ.FT.

NEW IMPERVIOUS SURFACE AREA: 38,836 SQ.FT.
 ROOFTOP: 19,915 SQ.FT.
 PAVED PARKING: 14,935 SQ.FT.
 PAVED DRIVEWAYS: 4,986 SQ.FT.

DISTURBANCE LIMITS: 84,000 SQ.FT.
 IMPERVIOUS SURFACE AREA WITHIN DISTURBANCE LIMITS: 38,836 SQ.FT.
 PERCENT IMPERVIOUS WITHIN DISTURBANCE LIMITS: 46.1%
 LOT COVERAGE MAXIMUM: 75%
 LOT COVERAGE PROVIDED: 43.7%

USABLE OPEN SPACE REQUIRED: 800 SQ.FT. (40 PER DWELLING UNIT)
 OPEN SPACE INCLUDES AREAS LESS THAN 10% SLOPE OF 6" WIDTH AND 200 SQ.FT. AREAS CAN INCLUDE PAVED PATHS LESS THAN 6" WIDE AND PERVIOUS PAVEMENT FOR RECREATION, ROOF DECKS, PORCHES, AND BALCONIES CAN BE USED TO MEET UP TO 10% OF REQUIREMENT AS LONG AS THEY MEET REQUIREMENTS. SEE CODE REFERENCE 28.41(4)
 USABLE OPEN SPACE PROVIDED: 12,500 SQ.FT.
 BALCONIES / ROOF DECKS / PORCHES: 0 SQ.FT.
 LOT AREA: 12,500 SQ.FT.

DEVELOPMENT ADJACENT TO A PARK (28.139): GRADING AND TREE CUTTING WITHIN 35-FEET OF BOUNDARY TO BE CONDITIONAL USE PERMIT.

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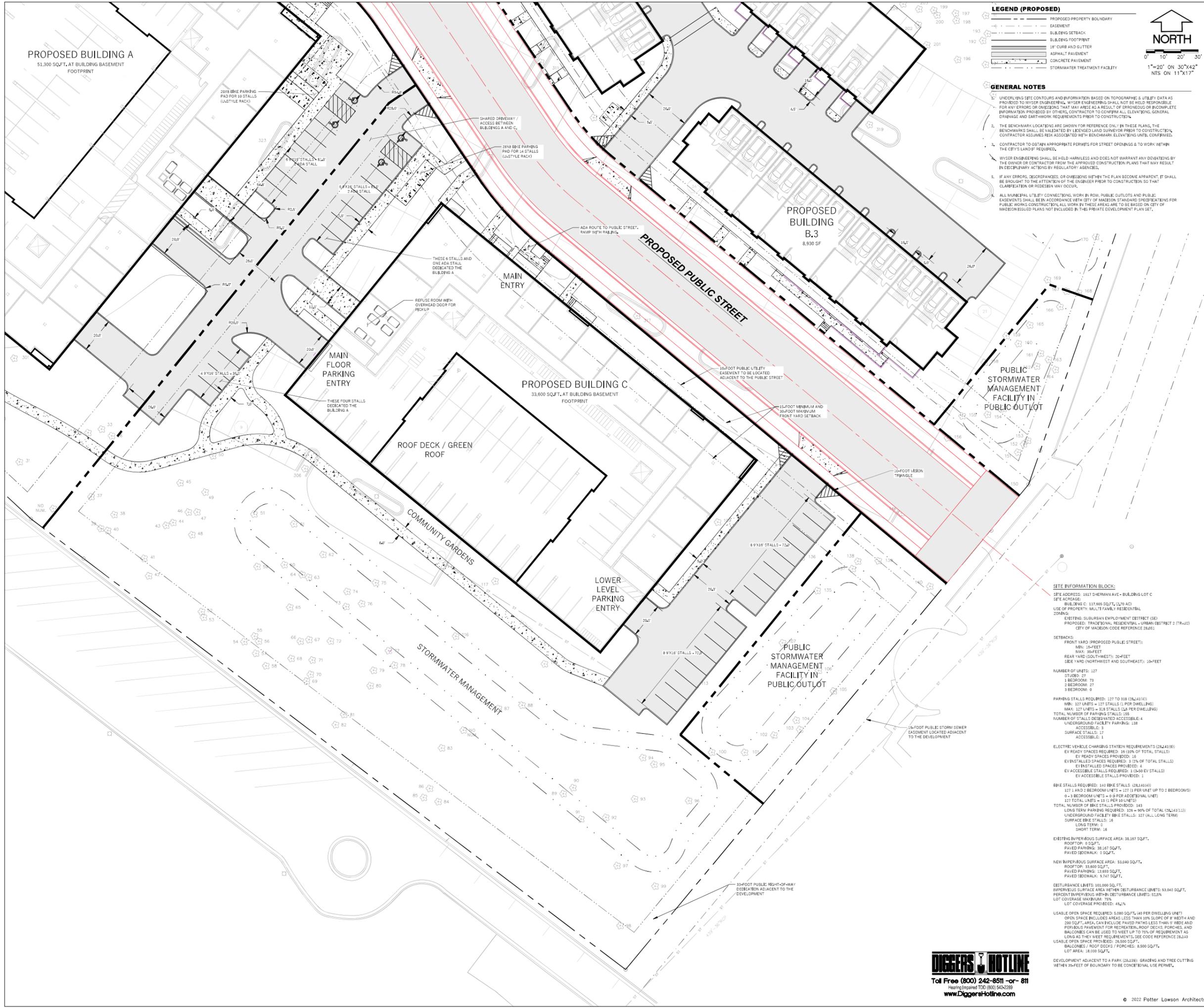
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01/17/2023	LAND USE APPLICATION	

SITE PLAN - BLD B
C102

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WYSER ENGINEERING

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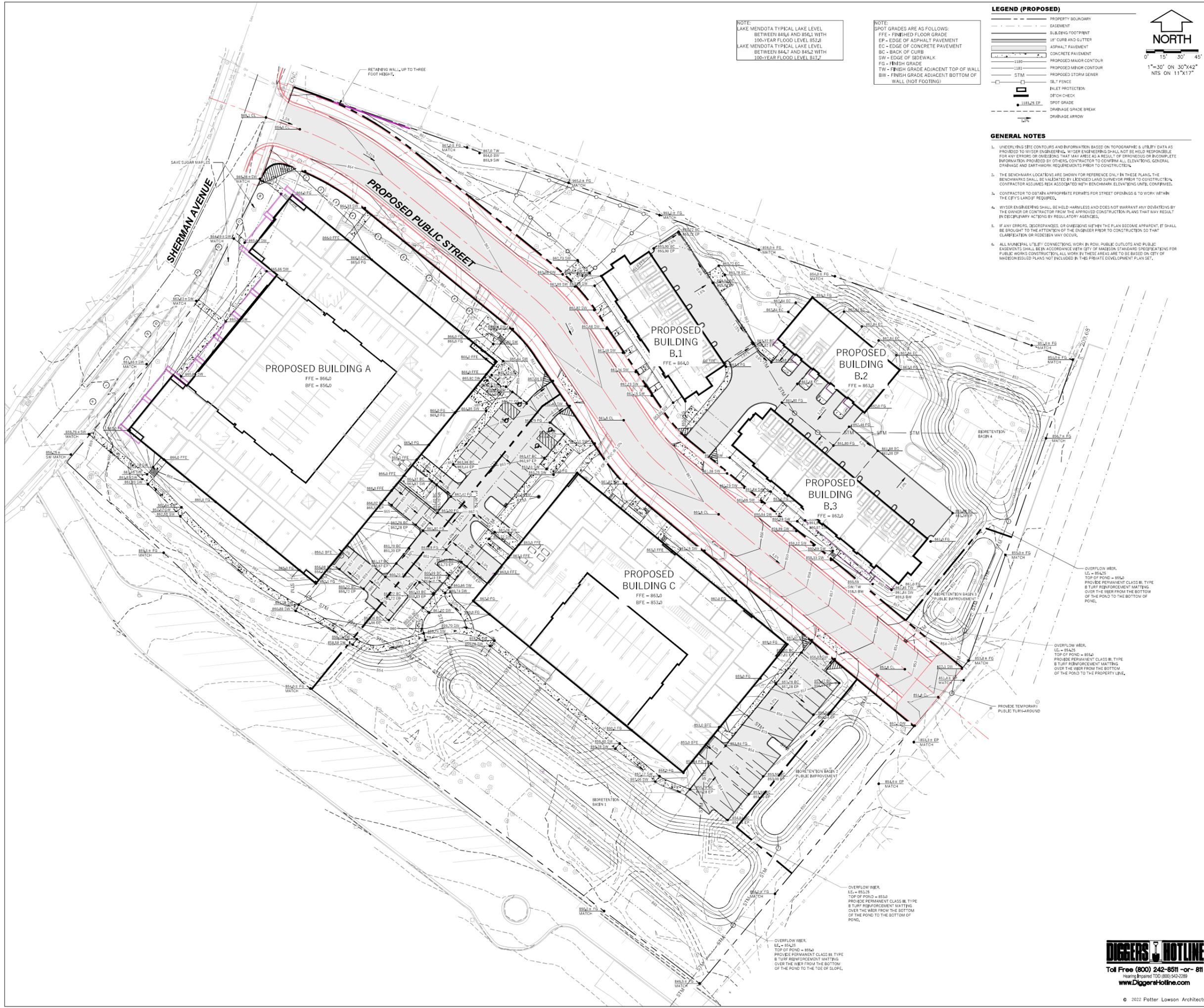
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SITE PLAN - BLD C

C103

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NOTE:
LAKE MENDOTA TYPICAL LAKE LEVEL
BETWEEN 849.5 AND 850.1 WITH
100-YEAR FLOOD LEVEL 852.8
LAKE MENDOTA TYPICAL LAKE LEVEL
BETWEEN 844.7 AND 845.2 WITH
100-YEAR FLOOD LEVEL 847.7

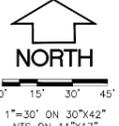
NOTE:
SPOT GRADES ARE AS FOLLOWS:
FFE - FINISHED FLOOR GRADE
EP - EDGE OF ASPHALT PAVEMENT
EC - EDGE OF CONCRETE PAVEMENT
BC - BACK OF CURB
SW - EDGE OF SIDEWALK
FG - FINISH GRADE
TW - FINISH GRADE ADJACENT TOP OF WALL
BW - FINISH GRADE ADJACENT BOTTOM OF WALL (NOT FOOTING)

LEGEND (PROPOSED)

- PROPERTY BOUNDARY
- - - EASEMENT
- ▬ BUILDING FOOTPRINT
- ▬ 18" CURB AND GUTTER
- ▬ ASPHALT PAVEMENT
- ▬ CONCRETE PAVEMENT
- ▬ PROPOSED MAJOR CONTOUR
- ▬ PROPOSED MINOR CONTOUR
- ▬ PROPOSED STORM SEWER
- ▬ SLEET FENCE
- ▬ INLET PROTECTION
- ▬ DITCH CHECK
- ▬ SPOT GRADE
- ▬ DRAINAGE GRADE BREAK
- ▬ DRAINAGE ARROW

GENERAL NOTES

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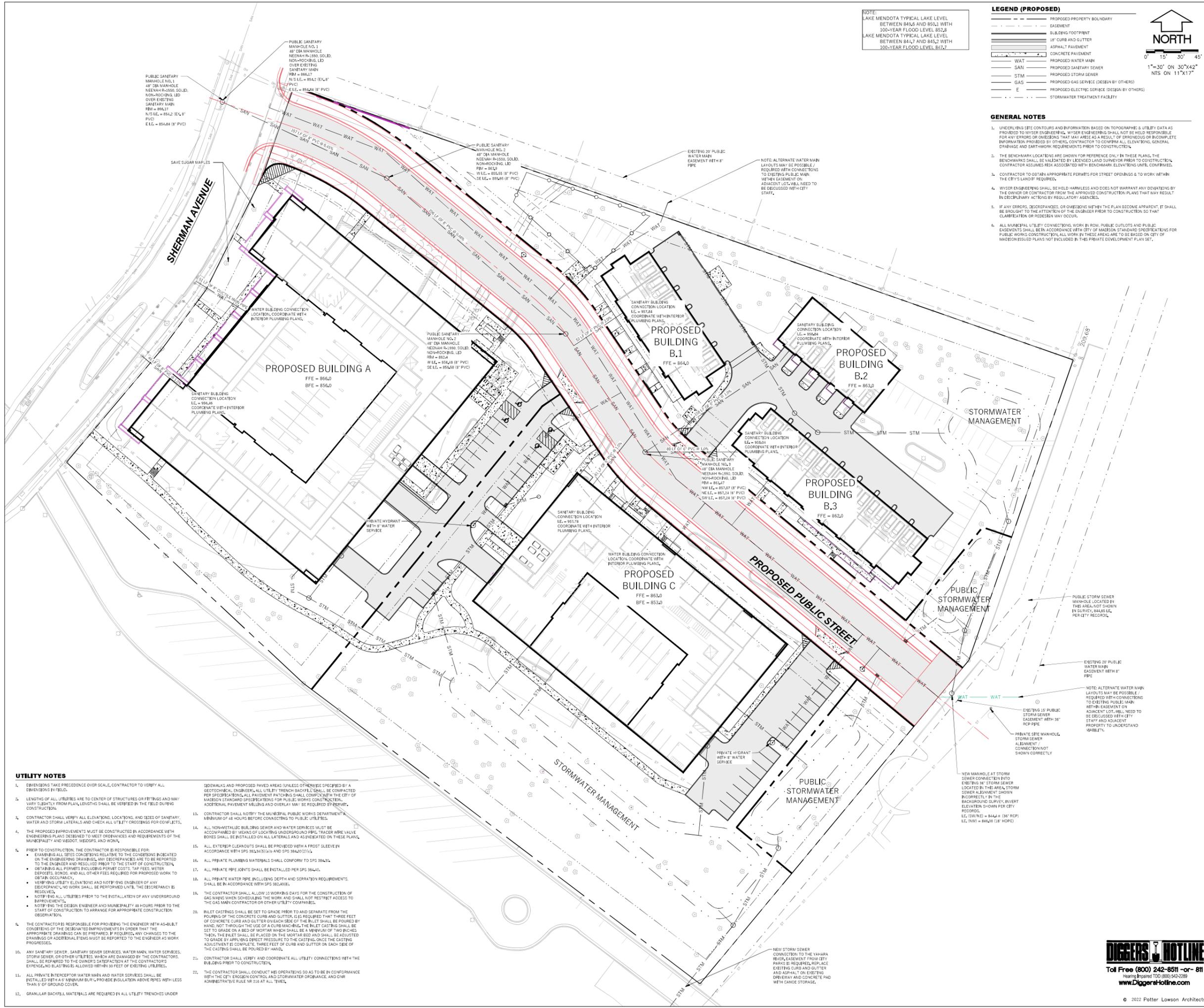
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GRADING PLAN
C200

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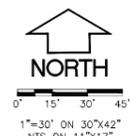
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NOTE:
LAKE MENDOTA TYPICAL LAKE LEVEL BETWEEN 845.4 AND 850.1 WITH 100-YEAR FLOOD LEVEL 852.8
LAKE MENDOTA TYPICAL LAKE LEVEL BETWEEN 841.7 AND 845.2 WITH 100-YEAR FLOOD LEVEL 851.7

LEGEND (PROPOSED)

- PROPOSED PROPERTY BOUNDARY
- EASEMENT
- BUILDING FOOTPRINT
- 18" CURB AND GUTTER
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- WAT - PROPOSED WATER MAIN
- SAN - PROPOSED SANITARY SEWER
- STM - PROPOSED STORM SEWER
- GAS - PROPOSED GAS SERVICE (DESIGN BY OTHERS)
- E - PROPOSED ELECTRIC SERVICE (DESIGN BY OTHERS)
- STORMWATER TREATMENT FACILITY



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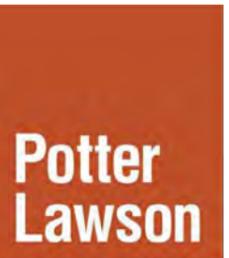
UTILITY NOTES

- DIMENSIONS TAKE PRECEDENCE OVER SCALE, CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD.
- LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM PLAN, LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.
- CONTRACTOR SHALL VERIFY ALL ELEVATIONS, LOCATIONS, AND SIZES OF SANITARY, WATER AND STORM LATERALS AND CHECK ALL UTILITY CROSSINGS FOR CONFLICTS.
- THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH ENGINEERING PLANS DESIGNED TO MEET ORDINANCES AND REQUIREMENTS OF THE MUNICIPALITY AND VENDOR, VENDORS, AND WORKS.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR:
 - EXAMINING ALL SITE CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS, ANY DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.
 - OBTAINING ALL PERMITS INCLUDING PERMIT COSTS, TAP FEES, METER DEPOSIT, BONDS, AND ALL OTHER FEES REQUIRED FOR PROPOSED WORK TO OBTAIN OCCUPANCY.
 - VERIFYING UTILITY ELEVATIONS AND NOTIFYING ENGINEER OF ANY DISCREPANCY, NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS RESOLVED.
 - NOTIFYING ALL UTILITIES PRIOR TO THE INSTALLATION OF ANY UNDERGROUND IMPROVEMENTS.
 - NOTIFYING THE DESIGN ENGINEER AND MUNICIPALITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION OBSERVATION.
- THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE ENGINEER WITH AS-BUILT CONDITIONS OF THE DESIGNATED IMPROVEMENTS IN ORDER THAT THE APPROPRIATE DRAWINGS CAN BE PREPARED. IF REQUIRED, ANY CHANGES TO THE DRAWINGS OR ADDITIONAL ITEMS MUST BE REPORTED TO THE ENGINEER WORK PROGRESS.
- ANY SANITARY SEWER, SANITARY SEWER SERVICES, WATER MAIN, WATER SERVICES, STORM SEWER, OR OTHER UTILITIES WHICH ARE DAMAGED BY THE CONTRACTORS SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE, NO BLASTING IS ALLOWED WITHIN 30 FEET OF EXISTING UTILITIES.
- ALL PRIVATE INTERCEPTOR WATER MAIN AND WATER SERVICES SHALL BE INSTALLED WITH A 6" MINIMUM BUR'G, PROVIDE INSULATION ABOVE PIPES WITH LESS THAN 6" OF GROUND COVER.
- GRANULAR BACKFILL MATERIALS ARE REQUIRED IN ALL UTILITY TRENCHES UNDER

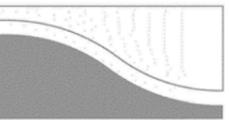
- SIDEWALKS AND PROPOSED PAVED AREAS (UNLESS OTHERWISE SPECIFIED BY A GEOTECHNICAL ENGINEER, ALL UTILITY TRENCH BACKFILL SHALL BE COMPACTED PER SPECIFICATIONS ALL PAYMENT PATCHINGS SHALL COMPLY WITH THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION. ADDITIONAL PAVEMENT MILLING AND OVERLAY MAY BE REQUIRED BY PERMIT.
- CONTRACTOR SHALL NOTIFY THE MUNICIPAL PUBLIC WORKS DEPARTMENT A MINIMUM OF 48 HOURS BEFORE CONNECTING TO PUBLIC UTILITIES.
- ALL NON-METALLIC BUILDING SEWER AND WATER SERVICES MUST BE ACCOMPANIED BY MEANS OF LOCATING UNDERGROUND PIPE, TRACER WIRE VALVE BOXES SHALL BE INSTALLED ON ALL LATERALS AND AS INDICATED ON THESE PLANS.
- ALL EXTERIOR CLEANOUTS SHALL BE PROVIDED WITH A FROST SLEEVE IN ACCORDANCE WITH SPS 385.15(10) AND SPS 384.01(2)G.
- ALL PRIVATE PLUMBING MATERIALS SHALL CONFORM TO SPS 384.25.
- ALL PRIVATE PIPE JOINTS SHALL BE INSTALLED PER SPS 384.0.
- ALL PRIVATE WATER PIPE INCLUDING DEPTH AND SERRATION REQUIREMENTS SHALL BE IN ACCORDANCE WITH SPS 382.40(8).
- THE CONTRACTOR SHALL ALLOW 20 WORKING DAYS FOR THE CONSTRUCTION OF GAS MAINS WHEN SCHEDULING THE WORK AND SHALL NOT RESTRICT ACCESS TO THE GAS MAIN CONTRACTOR OR OTHER UTILITY COMPANIES.
- INLET CASTINGS SHALL BE SET TO GRADE PRIOR TO AND SEPARATE FROM THE POURING OF THE CONCRETE CURB AND GUTTER, IT IS REQUIRED THAT THREE FEET OF CONCRETE CURB AND GUTTER ON EACH SIDE OF THE INLET SHALL BE POURED BY HAND, NOT THROUGH THE USE OF A CURB MACHINE, THE INLET CASTING SHALL BE SET TO GRADE ON A BED OF MORTAR WHICH SHALL BE A MINIMUM OF TWO INCHES THICK, THE INLET SHALL BE PLACED ON THE MORTAR BED AND SHALL BE ADJUSTED TO GRADE BY APPLYING DIRECT PRESSURE TO THE CASTING, ONCE THE CASTING ADJUSTMENT IS COMPLETE, THREE FEET OF CURB AND GUTTER ON EACH SIDE OF THE CASTING SHALL BE POURED BY HAND.
- CONTRACTOR SHALL VERIFY AND COORDINATE ALL UTILITY CONNECTIONS WITH THE BUILDING PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL CONDUCT HIS OPERATIONS SO AS TO BE IN CONFORMANCE WITH THE CITY EROSION CONTROL AND STORMWATER ORDINANCE, AND OUR ADMINISTRATIVE RULE NR 216 AT ALL TIMES.

DIGGERS HOTLINE
Toll Free (800) 242-8511 or 811
Hours: Monday-Friday 8:00-5:00 PM
www.DiggersHotline.com

UTILITY PLAN
C300
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Success by Design



FIGUREGROUND
jporter@figureground-design.com
608-345-5101

PRELIMINARY
NOT FOR CONSTRUCTION

1617 SHERMAN AVE BLDG A
VERMILION

1617 SHERMAN AVE
MADISON, WI 53704

2022.21.00

DATE	ISSUANCE/REVISIONS
01/17/2023	LAND-USE APPLICATION
01/30/2023	LAND-USE APPLICATION - SUPPLEMENTAL INFO 1

Plant Type/Element	Points	Quantity	Points Achieved
Overstory deciduous trees	35	16	560
Tall evergreen trees	35	7	245
Ornamental trees	15	13	195
Upright evergreen shrubs	10	0	0
Shrubs, deciduous	3	194	582
Shrubs, evergreen	4	50	200
Ornamental grasses/perennials	2	59	118
Decorative fencing/wall	4/LF	0	0
Existing specimen tree	14/cal. inch	224	224
Landscape furniture (public)	5/seat	0	0
Total Points Achieved			2,124

PLANTING
SCHEDULES AND
LANDSCAPE
WORKSHEET

L101

PLANT SCHEDULE BUILDING A

EVERGREEN TREES	CODE	BOTANICAL / COMMON NAME	SIZE	STOCK	HEIGHT	WI NATIVE STATUS	QTY
	JSP	Juniperus chinensis 'JUN Select Blue' Star Power Juniper	See Height	B&B	8'	ADAPTIVE	6
ORNAMENTAL TREES	CODE	BOTANICAL / COMMON NAME	SIZE	STOCK	HEIGHT	WI NATIVE STATUS	QTY
	OCF	Carpinus caroliniana 'JUN Upright' Firepole Muscadine	Multi-Stem	B&B	8'	WI NATIVE CULTIVAR	5
	DWK	Crataegus viridis 'Winter King' Winter King Hawthorn	2.5' Cal.	B&B	10'	ADAPTIVE	2
	MST	Malus sargentii 'Tina' Tina Sargent Crabapple	See Height	B&B	4'	ADAPTIVE	4
OVERSTORY DECIDUOUS TREES	CODE	BOTANICAL / COMMON NAME	SIZE	STOCK	HEIGHT	WI NATIVE STATUS	QTY
	GD	Gleditsia triacanthos inermis 'Draves' Street Keeper Honey Locust	3' Cal.	B&B	18'	ADAPTIVE	7
	OV	Ostrya virginiana Ironwood	3' Cal.	B&B	12'	WI NATIVE	5
	UXM	Ulmus x 'Morton' Accolade Elm	3' Cal.	B&B	18'	ADAPTIVE	4
DECIDUOUS SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	STOCK	HEIGHT	WI NATIVE STATUS	QTY
	Ab	Aronia melanocarpa 'Morton' Iroquois Beauty Black Chokeberry	#3	Container	24"	WI NATIVE CULTIVAR	29
	Ab	Aronia melanocarpa 'UCONIAM165' TM Low Scape Mound Black Chokeberry	#3	Container	18"	WI NATIVE CULTIVAR	51
	Dl	Diervilla lonicera 'Copper' Copper Low Bush Honeysuckle	#3	Container	18"	WI NATIVE CULTIVAR	34
	Dms	Diervilla lonicera 'Michigan Sunset' Michigan Sunset Honeysuckle	#3	Container	24"	WI NATIVE CULTIVAR	19
	Fm	Forsythia x 'Meadowlark' Meadowlark Forsythia	#5	Container	48"	ADAPTIVE	2
	Rgl	Rhus aromatica 'Gro-Low' Gro-Low Fragrant Sumac	#3	Container	18"	WI NATIVE CULTIVAR	11
	Slp	Spiraea fritchiana 'JUN Select A' Pink-Alicious Fritsch Spiraea	#3	Container	24"	ADAPTIVE	22
	Smc	Spiraea japonica 'Magic Carpet' PP9.363 Magic Carpet Spiraea	#3	Container	24"	ADAPTIVE	11
	Vrs	Viburnum dentatum 'Ralph Senior' Autumn Jazz Viburnum	#5	Container	36"	ADAPTIVE	4
	Vdc	Viburnum dentatum 'Christom' Blue Muffin Viburnum	#5	Container	36"	ADAPTIVE	6
	Vdr	Viburnum dentatum 'Raztam' Raspberry Tart Viburnum	#5	Container	36"	ADAPTIVE	3
EVERGREEN SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	STOCK	HEIGHT	WI NATIVE STATUS	QTY
	Jpk	Juniperus chinensis 'Pfitzeriana Kallay' Kallay's Compact Pfitzer Juniper	#5	Container	18"	ADAPTIVE	18
	Jjg	Juniperus x pfitzeriana 'Sea Green' Sea Green Pfitzer Juniper	#5	Container	30"	ADAPTIVE	3
	Tmt	Taxus x media 'Tautoni' Tauton Yew	#5	Container	24"	ADAPTIVE	16
	Tob	Thuja occidentalis 'Bobozam' Mt. Bowling Ball Arborvitae	#5	Container	18"	ADAPTIVE	18
GRASSES & SEDGES	CODE	BOTANICAL / COMMON NAME	SIZE	STOCK	HEIGHT	WI NATIVE STATUS	QTY
	msg	Miscanthus sinensis 'Gracillimus' Gracillimus Eulalia Grass	#1	Container	NA	ADAPTIVE	12
HERBACEOUS PERENNIALS	CODE	BOTANICAL / COMMON NAME	SIZE	STOCK	HEIGHT	WI NATIVE STATUS	QTY
	hhr	Hemerocallis x 'Happy Returns' Happy Returns Daylily	#1	Container	NA	ADAPTIVE	34
	hng	Hosta x 'Gacamohe' Gacamohe Hosta	#1	Container	NA	ADAPTIVE	21

BIORETENTION PLANTINGS

Common Name	Botanical Name	Quantity
Red Milkweed	Asclepias incarnata	819
New England Aster	Aster novae-angliae	819
White False Indigo	Baptisia lactuca	819
Joe Pye Weed	Eupatorium maculatum	819
Bonaset	Eupatorium perfoliatum	819
Ox Eye Sunflower	Helianthus scaberrimus	819
Blue Flag Iris	Iris versicolor	819
Prairie Blazing Star	Liatris scariosa	819
Great Blue Lobelia	Lobelia spicata	819
Bergamot	Monarda didyma	819
Smooth Penstemon	Penstemon alpinus	819
Yellow Coneflower	Rudbeckia hirta	819
Sweet Black Eyed Susan	Audubon's black-eyed susan	819
Stiff Goldenrod	Solidago rigida	819
Blue Vervain	Verbena hastata	819
Culver's Root	Veronicastrum virginicum	819

Common Name	Botanical Name	Quantity
Burgrass	Calamagrostis canadensis	819
Canada Wild Rye	Elymus canadensis	819
Virginia Wild Rye	Elymus virginicus	819
Slippery Sedge	Carex acutata	819
Flax Sedge	Carex vulpinoidea	819
Common Rush	Juncus effusus	819

Note: Bioretention plugs shall be planted 12" O.C. - 15,486 SF @ 12" O.C. = 18,039 plugs.

PLANT SCHEDULE BUILDING B

EVERGREEN TREES	CODE	BOTANICAL / COMMON NAME	SIZE	STOCK	HEIGHT	WI NATIVE STATUS	QTY
	JSP	Juniperus chinensis 'JUN Select Blue' Star Power Juniper	See Height	B&B	8'	ADAPTIVE	3
	POD	Picea glauca 'Densata' Black Hills Spruce	See Height	B&B	12'	WI NATIVE CULTIVAR	3
ORNAMENTAL TREES	CODE	BOTANICAL / COMMON NAME	SIZE	STOCK	HEIGHT	WI NATIVE STATUS	QTY
	OCG	Crataegus crus-galli var. inermis Thornless Cockspur Hawthorn	Multi-Stem	B&B	10'	WI NATIVE CULTIVAR	1
	OCW	Crataegus viridis 'Winter King' Winter King Hawthorn	2.5' Cal.	B&B	10'	ADAPTIVE	4
	MST	Malus sargentii 'Tina' Tina Sargent Crabapple	See Height	B&B	4'	ADAPTIVE	1
OVERSTORY DECIDUOUS TREES	CODE	BOTANICAL / COMMON NAME	SIZE	STOCK	HEIGHT	WI NATIVE STATUS	QTY
	GP	Grinkgo biloba 'Princeton Sentry' Princeton Sentry Madenhair Tree	3' Cal.	B&B	14'	ADAPTIVE	11
	GTS	Gleditsia triacanthos inermis 'Skyzole' TM Skyline Thornless Honey Locust	3' Cal.	B&B	18'	ADAPTIVE	3
	PG	Populus grandidentata Lagarto Aspen	See Height	Bare Root	8'	WI NATIVE	30
DECIDUOUS SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	STOCK	HEIGHT	WI NATIVE STATUS	QTY
	Abb	Aronia arbutifolia 'Brilliantissima' Brilliant Red Chokeberry	#5	Container	36"	ADAPTIVE	9
	Crt	Cornus sericea Red Twig Dogwood	#3	Container	36"	WI NATIVE	2
	Cac	Cornus sericea 'Alleman's Compact' Alleman's Compact Dogwood	#3	Container	36"	WI NATIVE CULTIVAR	24
	Csf	Cornus sericea 'Flaviramea' Yellow Twig Dogwood	#3	Container	36"	WI NATIVE CULTIVAR	1
	Dl	Diervilla lonicera 'Copper' Copper Low Bush Honeysuckle	#3	Container	18"	WI NATIVE CULTIVAR	23
	Dms	Diervilla lonicera 'Michigan Sunset' Michigan Sunset Honeysuckle	#3	Container	24"	WI NATIVE CULTIVAR	20
	Fm	Forsythia x 'Meadowlark' Meadowlark Forsythia	#5	Container	48"	ADAPTIVE	1
	Rg	Rhus glabra Smooth Sumac	#5	Container	48"	WI NATIVE	31
	Rt	Rhus typhina Staghorn Sumac	#5	Container	48"	WI NATIVE	25
	Sig	Spiraea japonica 'Goldmound' Goldmound Japanese Spiraea	#3	Container	24"	ADAPTIVE	12
	Smc	Spiraea japonica 'Magic Carpet' PP9.363 Magic Carpet Spiraea	#3	Container	24"	ADAPTIVE	10
	Vrs	Viburnum dentatum 'Ralph Senior' Autumn Jazz Viburnum	#5	Container	36"	ADAPTIVE	13
	Vdc	Viburnum dentatum 'Christom' Blue Muffin Viburnum	#5	Container	36"	ADAPTIVE	6
	Vdr	Viburnum dentatum 'Raztam' Raspberry Tart Viburnum	#5	Container	36"	ADAPTIVE	9
EVERGREEN SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	STOCK	HEIGHT	WI NATIVE STATUS	QTY
	Jpk	Juniperus chinensis 'Pfitzeriana Kallay' Kallay's Compact Pfitzer Juniper	#5	Container	18"	ADAPTIVE	27
	Jjg	Juniperus x pfitzeriana 'Sea Green' Sea Green Pfitzer Juniper	#5	Container	30"	ADAPTIVE	5
	Tob	Thuja occidentalis 'Bobozam' Mt. Bowling Ball Arborvitae	#5	Container	18"	ADAPTIVE	29
GRASSES & SEDGES	CODE	BOTANICAL / COMMON NAME	SIZE	STOCK	HEIGHT	WI NATIVE STATUS	QTY
	msg	Miscanthus sinensis 'Gracillimus' Gracillimus Eulalia Grass	#1	Container	NA	ADAPTIVE	26
HERBACEOUS PERENNIALS	CODE	BOTANICAL / COMMON NAME	SIZE	STOCK	HEIGHT	WI NATIVE STATUS	QTY
	hhr	Hemerocallis x 'Happy Returns' Happy Returns Daylily	#1	Container	NA	ADAPTIVE	25

City of Madison, WI Landscape Worksheet - 1617 Sherman Avenue

1/17/2023
Zoning: Traditional Residential - Urban District 2 (TR-U2)

Lots	Developed Area (SF)	Landscape Points Required	Landscape Points Achieved
Building 'A'	39,366	656	2,124
Building 'B'	64,104	1,068	1,568
Building 'C'	63,536	1,059	1,850
Total	167,026	2,784	5,542

Development Frontage Landscaping	Frontage (LF)	Overstory Trees Required	Overstory Trees Proposed/Existing	Shrubs Required	Shrubs Proposed/Existing
BUILDING A	Sherman Avenue	8	8	42	64
	Proposed Public Street	8	9	42	78
BUILDING B	Proposed Public Street	11	11	53	75
BUILDING C	Proposed Public Street	8	8	40	43

*Interior Parking Lot Landscaping (for lots with 20 or more parking spaces) - N/A
(for surface parking lots with 20 or more parking spaces)

PLANT SCHEDULE BUILDING C

EVERGREEN TREES	CODE	BOTANICAL / COMMON NAME	SIZE	STOCK	HEIGHT	WI NATIVE STATUS	QTY
	JSP	Juniperus chinensis 'JUN Select Blue' Star Power Juniper	See Height	B&B	8'	ADAPTIVE	2
ORNAMENTAL TREES	CODE	BOTANICAL / COMMON NAME	SIZE	STOCK	HEIGHT	WI NATIVE STATUS	QTY
	OCF	Carpinus caroliniana 'JUN Upright' Firepole Muscadine	Multi-Stem	B&B	8'	WI NATIVE CULTIVAR	3
	OCW	Crataegus viridis 'Winter King' Winter King Hawthorn	2.5' Cal.	B&B	10'	ADAPTIVE	3
OVERSTORY DECIDUOUS TREES	CODE	BOTANICAL / COMMON NAME	SIZE	STOCK	HEIGHT	WI NATIVE STATUS	QTY
	GP	Grinkgo biloba 'Princeton Sentry' Princeton Sentry Madenhair Tree	3' Cal.	B&B	14'	ADAPTIVE	3
	GD	Gleditsia triacanthos inermis 'Draves' Street Keeper Honey Locust	3' Cal.	B&B	18'	ADAPTIVE	3
	GTS	Gleditsia triacanthos inermis 'Skyzole' TM Skyline Thornless Honey Locust	3' Cal.	B&B	18'	ADAPTIVE	1
	OV	Ostrya virginiana Ironwood	3' Cal.	B&B	12'	WI NATIVE	6
	PG	Populus grandidentata Lagarto Aspen	See Height	Bare Root	8'	WI NATIVE	10
	QM	Quercus macrocarpa Bur Oak	3' Cal.	B&B	18'	WI NATIVE	3
	UXM	Ulmus x 'Morton' Accolade Elm	3' Cal.	B&B	18'	ADAPTIVE	5
DECIDUOUS SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	STOCK	HEIGHT	WI NATIVE STATUS	QTY
	Ab	Aronia melanocarpa 'Morton' Iroquois Beauty Black Chokeberry	#3	Container	24"	WI NATIVE CULTIVAR	23
	Crt	Cornus sericea Red Twig Dogwood	#3	Container	36"	WI NATIVE	11
	Csf	Cornus sericea 'Flaviramea' Yellow Twig Dogwood	#3	Container	36"	WI NATIVE CULTIVAR	7
	Dl	Diervilla lonicera 'Copper' Copper Low Bush Honeysuckle	#3	Container	18"	WI NATIVE CULTIVAR	4
	Fm	Forsythia x 'Meadowlark' Meadowlark Forsythia	#5	Container	48"	ADAPTIVE	4
	Rgl	Rhus aromatica 'Gro-Low' Gro-Low Fragrant Sumac	#3	Container	18"	WI NATIVE CULTIVAR	10
	Rg	Rhus glabra Smooth Sumac	#5	Container	48"	WI NATIVE	18
	Rt	Rhus typhina Staghorn Sumac	#5	Container	48"	WI NATIVE	27
	Slp	Spiraea fritchiana 'JUN Select A' Pink-Alicious Fritsch Spiraea	#3	Container	24"	ADAPTIVE	6
EVERGREEN SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	STOCK	HEIGHT	WI NATIVE STATUS	QTY
	Jpk	Juniperus chinensis 'Pfitzeriana Kallay' Kallay's Compact Pfitzer Juniper	#5	Container	18"	ADAPTIVE	4
	Jjg	Juniperus x pfitzeriana 'Sea Green' Sea Green Pfitzer Juniper	#5	Container	30"	ADAPTIVE	4
	Tmt	Taxus x media 'Tautoni' Tauton Yew	#5	Container	24"	ADAPTIVE	23
	Tob	Thuja occidentalis 'Bobozam' Mt. Bowling Ball Arborvitae	#5	Container	18"	ADAPTIVE	2
GRASSES & SEDGES	CODE	BOTANICAL / COMMON NAME	SIZE	STOCK	HEIGHT	WI NATIVE STATUS	QTY
	msg	Miscanthus sinensis 'Gracillimus' Gracillimus Eulalia Grass	#1	Container	NA	ADAPTIVE	6