

# 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 9/2/25 8:50 a.m. ☐ 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): 5015 Sheboygan Avenue, Madison, WI 53705

Title: The Monticello Apartments Clubhouse

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

UDC meeting date requested September 17, 2025

- ☒ 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** Kami Brauer  
**Street address** 9001 North White Oak Lane  
**Telephone** 414-332-8080

**Company** Katz Properties, Inc.  
**City/State/Zip** Bayside, WI 53217  
**Email** kami@katzprop.com

**Project contact person** Steve Keymar  
**Street address** 800 W. Broadway, Suite 200  
**Telephone** 414-245-2042

**Company** JLA Architects  
**City/State/Zip** Monona, WI 53713  
**Email** skeymar@jla-ap.com

**Property owner (if not applicant)** Katz Properties Inc.  
**Street address** 9001 North White Oak Lane  
**Telephone** 414-332-8080

**City/State/Zip** Bayside, WI 53217  
**Email** kami@katzprop.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)N/A ☐ **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](mailto: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**

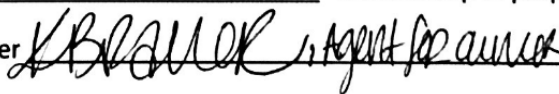
- Please provide an email to the District Alder notifying them that you are filing this UDC application. Please send this as early in the process as possible and provide a copy of that email with the submitted application.

**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 on July 29, 2025.
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 Kami BrauerRelationship to property Director of Design

Authorizing signature of property owner

Date September 2, 2025**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



**JLA**  
ARCHITECTS

September 2, 2025

Ms. Jessica Vaughn  
City of Madison  
Department of Planning & Community & Economic Development  
Madison Municipal Building  
215 Martin Luther King Jr. Blvd, Suite 017  
Madison, WI 53703

Re: Letter of Intent  
Monticello Apartments Clubhouse  
JLA Project #W25-0115

Dear Ms. Vaughn,

The following is submitted together with the UDC Informational Application and associated plans for review by the Urban Design Commission at the September 17, 2025 meeting.

**Project Organizational Structure:**

Owner: Katz Properties, Inc  
9001 North White Oak Lane  
Bayside, WI 53217  
414-332-8080  
Contact: Kami Brauer  
[kbrauer@katzprop.com](mailto:kbrauer@katzprop.com)

Architect: JLA Architects & Planners  
800 W. Broadway, Suite 200  
Monona, WI 53713  
608-210-1232  
Contact: Steve Keymar  
[skeymar@jla-ap.com](mailto:skeymar@jla-ap.com)

**Project Overview:**

Katz Properties, Inc. is requesting an amendment to the existing Planned Development to allow the construction of a new 10,700 sq. ft. Clubhouse on the existing Monticello Apartments site located at 5015 Sheboygan Avenue in the University Hill Farms Neighborhood. The new Clubhouse, which will be for the benefit of the Monticello residents, will include amenity spaces such as a fitness room, study area with internet connections, central gathering area, golf simulator, and outdoor seating areas. Keeping with the current context of the Monticello site, the new Clubhouse has been designed in the Jeffersonian Architectural style to seamlessly blend with the surroundings of the rest of the development. See attached drawings for additional information.

**Site:**

The project site is located between N. Whitney Way and N. Eau Claire Ave. and south of Sheboygan Ave. in the University Hill Farms Neighborhood.

**Zoning:**

The project is located in Planned Design (PD) District 11. The site is currently an undeveloped portion of the overall Monticello Apartment Complex.



How the development will address the district criteria:

- Parking will be located to the south of the building farthest away from Sheboygan Ave.
- Exterior materials will be durable, low-maintenance, and visually harmonious with other buildings on the site.
- All facades are of importance and have been designed to ensure four-sided architectural detailing.
- Lighting will be part of the architectural design to illuminate building facades, pedestrian walkways and parking areas.
- Landscaping will be provided for both visual appeal and architectural enhancement of the project site.

Additional key zoning requirements to be addressed:

- Electric Vehicle Charging Station Requirements - Chapter 28.141 (8)e: (To be addressed as part of the next UDC Application)
- Bike Parking Requirements - Chapter 28.141(11): (To be addressed as part of the next UDC Application)
- Bird Safety Glass Requirements - Chapter 29.129: (N/A)
- Signage – Chapter 31: (To be addressed as part of the next UDC Application)

**Neighborhood Input:**

The project is in the University Hill Farms Neighborhood. A neighborhood meeting will be scheduled later in September.

**Preliminary Project Schedule:**

June 26, 2025:	Pre-Application UDC Meeting
September 17, 2025:	UDC Informational Meeting
November 5, 2025:	UDC Initial-Final / Land Use Application Submittal
November 17, 2025:	Plan Commission Meeting
Spring 2026:	Start of Construction
TBD:	Certificate of Occupancy

Thank you for your time in reviewing our proposal.

Sincerely,

*Steven J. Keymar*

Steven J. Keymar  
Project Manager  
[skeymar@jla-ap.com](mailto:skeymar@jla-ap.com)  
414-245-2042

Cc: Daniel Katz, Katz Properties, Inc.  
Kami Brauer, Katz Properties, Inc.

# Monticello Clubhouse

at The Monticello Apartments  
5015 Sheboygan Avenue

## University Hill Farms Neighborhood

Alder District 11 - Alder Bill Tishler

September 2, 2025



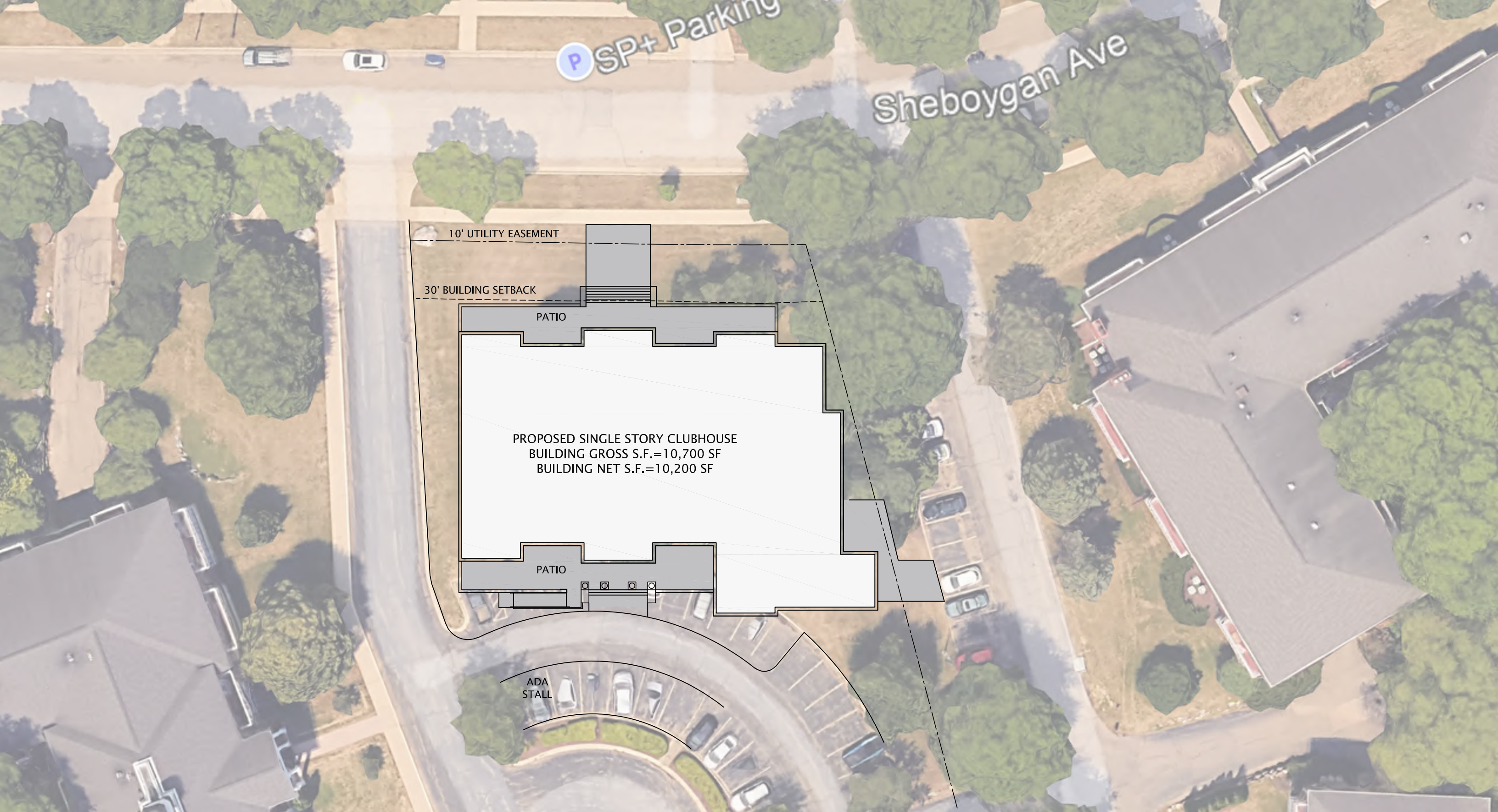
Sheet Index	
09-02-25	Cover Sheet
09-02-25	Proposed Site Plan
09-02-25	Proposed Floor Plan
09-02-25	Top Down View
09-02-25	Perspective - Aerial
09-02-25	Perspective - Southwest Corner
09-02-25	Perspective - South Facade
09-02-25	Perspective - Northeast Corner
09-02-25	Perspective - Northwest Corner
06-19-25	Existing Conditions
06-19-25	Demolition Plan
06-19-25	Site Plan
06-19-25	Grading Plan
06-19-25	Utility Plan
06-19-25	Landscape Plan
06-19-25	Landscape Notes

Typical Monticello Apartment Building



Proposed  
Monticello  
Clubhouse  
Location





PROPOSED SINGLE STORY CLUBHOUSE  
BUILDING GROSS S.F.=10,700 SF  
BUILDING NET S.F.=10,200 SF

PATIO

PATIO

ADA  
STALL

10' UTILITY EASEMENT

30' BUILDING SETBACK

SP+ Parking

Sheboygan Ave



**JLA**  
ARCHITECTS

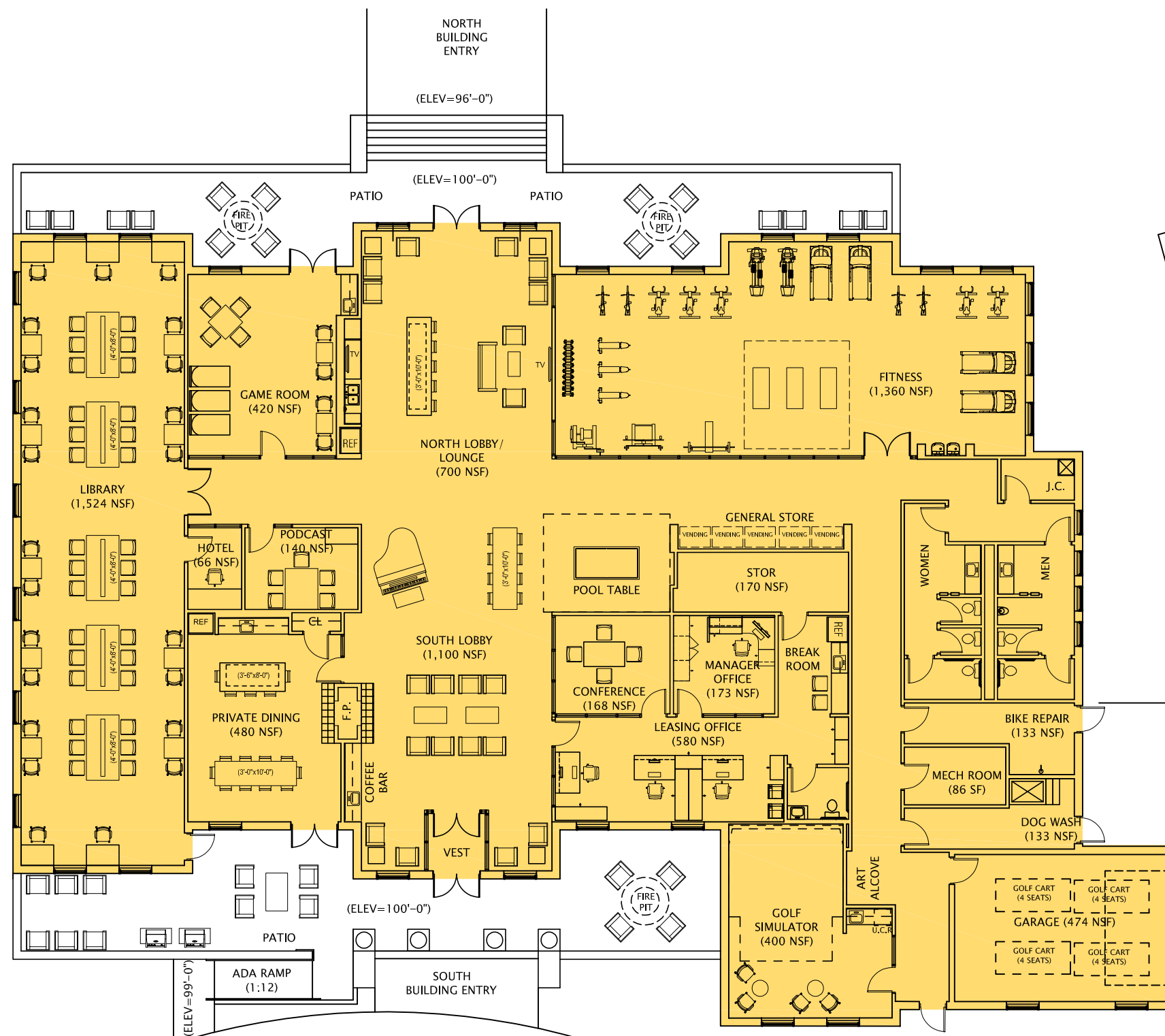
# MONTICELLO CLUBHOUSE

## PROPOSED SITE PLAN

SEPTEMBER 2, 2025  
1"=30' @ 11x17





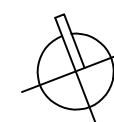


BUILDING GROSS S.F. = 10,700 SF  
 BUILDING NET S.F. = 10,200 SF

# MONTICELLO CLUBHOUSE

## PROPOSED FLOOR PLAN

SEPTEMBER 2, 2025  
 1/16"=1' @ 11x17



**JLA**  
 ARCHITECTS





**JLA**  
ARCHITECTS

## MONTICELLO CLUBHOUSE

TOP DOWN VIEW

SEPTEMBER 2, 2025

NOT TO SCALE







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## MONTICELLO CLUBHOUSE

PERSPECTIVE - AERIAL

SEPTEMBER 2, 2025

NOT TO SCALE







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# MONTICELLO CLUBHOUSE

PERSPECTIVE - SOUTHWEST CORNER

SEPTEMBER 2, 2025  
NOT TO SCALE







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# MONTICELLO CLUBHOUSE

PERSPECTIVE - SOUTH FACADE

SEPTEMBER 2, 2025

NOT TO SCALE







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MONTICELLO CLUBHOUSE  
PERSPECTIVE - NORTHEAST CORNER

SEPTEMBER 2, 2025  
NOT TO SCALE







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# MONTICELLO CLUBHOUSE

PERSPECTIVE - NORTHWEST CORNER

SEPTEMBER 2, 2025
























































NOT TO SCALE


























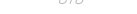









TOPOGRAPHIC SYMBOL LEGEND

-  EXISTING BOLLARD
-  EXISTING FLAG POLE
-  EXISTING MAILBOX
-  EXISTING MONITORING WELL
-  EXISTING POST
-  EXISTING SIGN (TYPE NOTED)
-  EXISTING PARKING METER
-  EXISTING CURB INLET
-  EXISTING ENDWALL
-  EXISTING FIELD INLET RECTANGULAR
-  EXISTING FIELD INLET
-  EXISTING ROOF DRAIN CLEANOUT
-  EXISTING ROOF DRAIN
-  EXISTING STORM MANHOLE
-  EXISTING STORM MANHOLE RECTANGULAR
-  EXISTING STORM TRACER WIRE BOX
-  EXISTING SANITARY CLEANOUT
-  EXISTING SANITARY MANHOLE
-  EXISTING SEPTIC VENT
-  EXISTING SANITARY TRACER WIRE BOX
-  EXISTING FIRE HYDRANT
-  EXISTING FIRE DEPARTMENT CONNECTION
-  EXISTING WATER MAIN VALVE
-  EXISTING CURB STOP
-  EXISTING WELL
-  EXISTING WATER MANHOLE
-  EXISTING WATER TRACER WIRE BOX
-  EXISTING GAS VALVE
-  EXISTING GAS METER
-  EXISTING AIR CONDITIONING PEDESTAL
-  EXISTING DOWN GUY
-  EXISTING ELECTRIC MANHOLE
-  EXISTING ELECTRIC RECTANGULAR MANHOLE
-  EXISTING ELECTRIC PEDESTAL
-  EXISTING TRANSFORMER
-  EXISTING ELECTRIC METER
-  EXISTING GUY POLE
-  EXISTING LIGHT POLE
-  EXISTING GENERIC LIGHT
-  EXISTING UTILITY POLE
-  EXISTING TV MANHOLE
-  EXISTING TV RECTANGULAR MANHOLE
-  EXISTING TV PEDESTAL
-  EXISTING TELEPHONE MANHOLE
-  EXISTING TELEPHONE PEDESTAL
-  EXISTING UNIDENTIFIED MANHOLE
-  EXISTING UNIDENTIFIED UTILITY VAULT
-  EXISTING HANDICAP PARKING
-  EXISTING TRAFFIC SIGNAL
-  EXISTING SHRUB
-  EXISTING CONIFEROUS TREE
-  EXISTING DECIDUOUS TREE
-  EXISTING TREE STUMP
-  EXISTING BORING
-  EXISTING ADA DETECTABLE WARNING FIELD

TOPOGRAPHIC LINEWORK LEGEND

- |   |   |
|---|---|
|    | EXISTING UTILITY CABLE TV                 |
|    | EXISTING OVERHEAD CABLE TV                |
|    | EXISTING FIBER OPTIC LINE                 |
|    | EXISTING OVERHEAD TELEPHONE LINE          |
|    | EXISTING UNDERGROUND TELEPHONE            |
|    | EXISTING RETAINING WALL                   |
|    | EXISTING CHAIN LINK FENCE                 |
|    | EXISTING GENERAL FENCE                    |
|    | EXISTING WIRE FENCE                       |
|    | EXISTING WOOD FENCE                       |
|    | EXISTING GAS LINE                         |
|    | EXISTING UNDERGROUND ELECTRIC LINE        |
|    | EXISTING GUY LINE                         |
|    | EXISTING OVERHEAD ELECTRIC LINE           |
|    | EXISTING OVERHEAD GENERAL UTILITIES       |
|    | EXISTING SANITARY FORCE MAIN (SIZE NOTED) |
|    | EXISTING SANITARY SEWER LINE (SIZE NOTED) |
|    | EXISTING STORM SEWER LINE (SIZE NOTED)    |
|    | EXISTING EDGE OF TREES                    |
|    | EXISTING WATER MAIN (SIZE NOTED)          |
|    | EXISTING WETLAND DELINEATION              |
|    | EXISTING MAJOR CONTOUR                    |
|    | EXISTING MINOR CONTOUR                    |
|    | EXISTING EDGE OF PAVEMENT                 |
|    | EXISTING EDGE OF GRAVEL                   |
|   | EXISTING WETLANDS                         |
|  | EXISTING GRAVEL SURFACE                   |
|  | EXISTING CONCRETE SURFACE                 |
|  | EXISTING ASPHALT SURFACE                  |



GRAPHIC SCALE, FEET

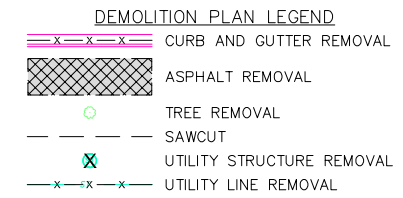
A horizontal scale bar with alternating black and white segments. The segments are labeled 0, 10, 20, and 40, representing feet. The bar is divided into four equal segments, each 10 feet long.

## Existing Conditions

Monticello Apartments  
City of Madison  
Dane County, Wisconsin

		REVISIONS			REVISIONS		
DATE		NO.	DATE	REMARKS	NO.	DATE	REMARKS
06/19/2025							
DRAFTER							
ZFLI							
CHECKED							
KJEN							
PROJECT NO.							
250153							
SHEET							
1		OF 5					

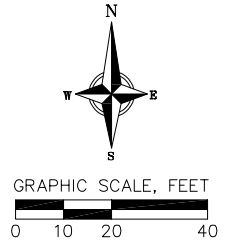
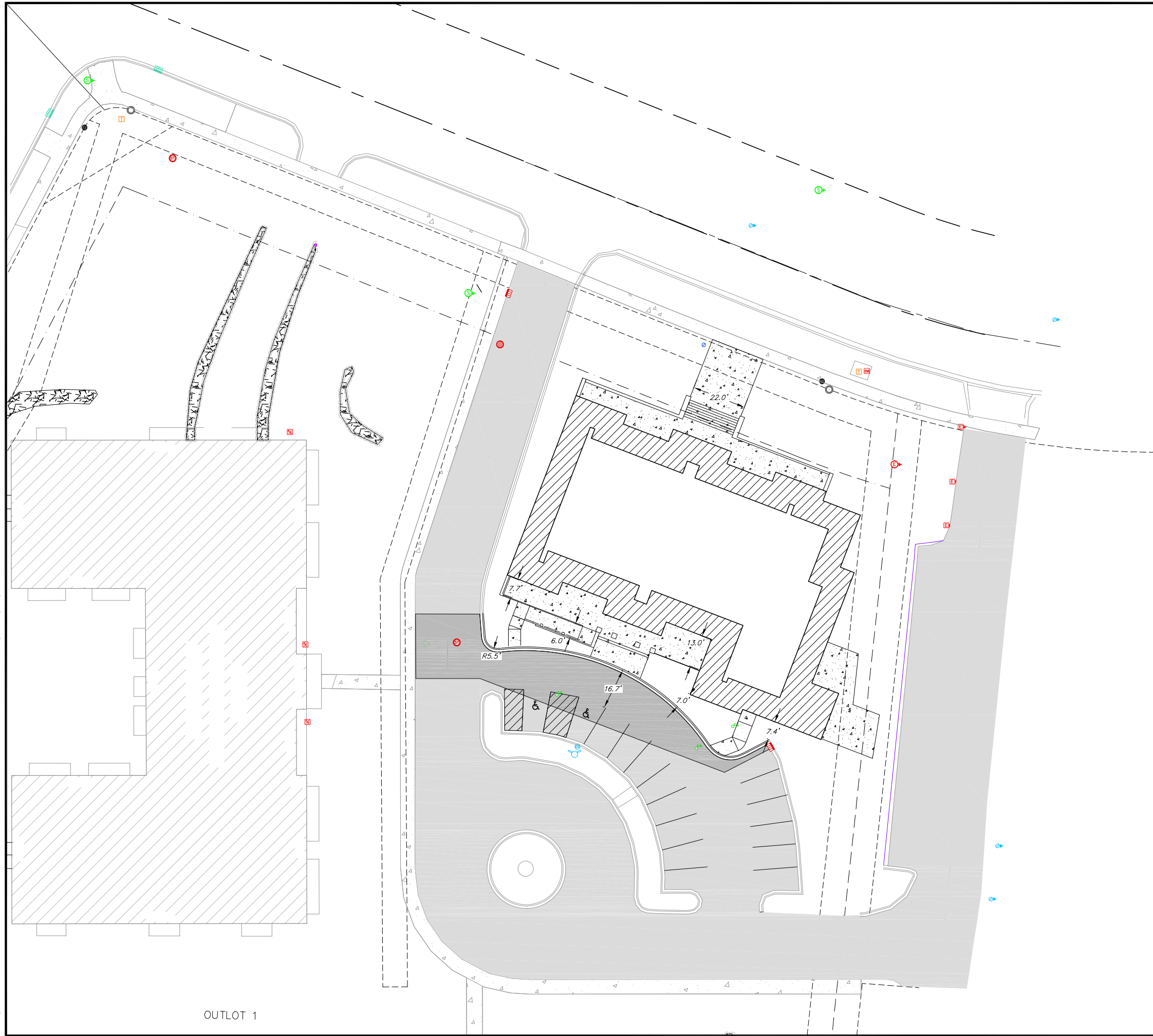
**NOT FOR CONSTRUCTION**




DATE		06/19/2025	
DRAFTER		ZFLJ	
CHECKED		KJEN	
PROJECT NO.		250153	
SHEET		2 OF 5	






**NOT FOR CONSTRUCTION**





SITE PLAN LEGEND

- 
 PROPERTY BOUNDARY  
 CURB AND GUTTER (REVERSE CURB HATCHED)  
 PROPOSED HAND RAIL

- |   |                           |
|---|---------------------------|
|  | PROPOSED CONCRETE         |
|  | PROPOSED ASPHALT          |
|  | PROPOSED BUILDING         |
|  | PROPOSED GREEN ROOF       |
|  | PROPOSED HANDICAP PARKING |

## ABBREVIATIONS

TC - TOP OF CURB  
FF - FINISHED FLOOR  
FL - FLOW LINE  
SW - TOP OF WALK  
TW - TOP OF WALL  
BW - BOTTOM OF WALL

[illegible]

**Site Plan**  
 Monticello Apartments  
 City of Madison  
 Dane County, Wisconsin

## Site Plan

Monticello Apartments  
City of Madison

City of Madison  
Dane County, Wisconsin

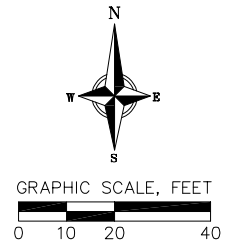
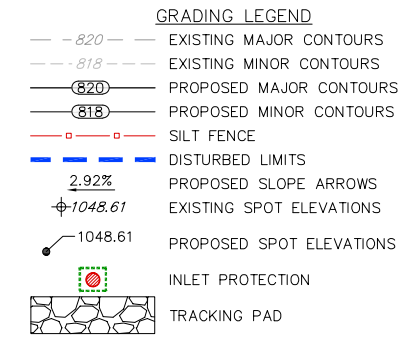
3 OF 5

**NOT FOR CONSTRUCTION**

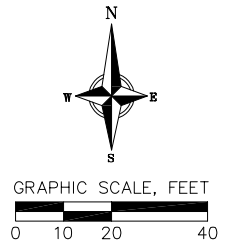
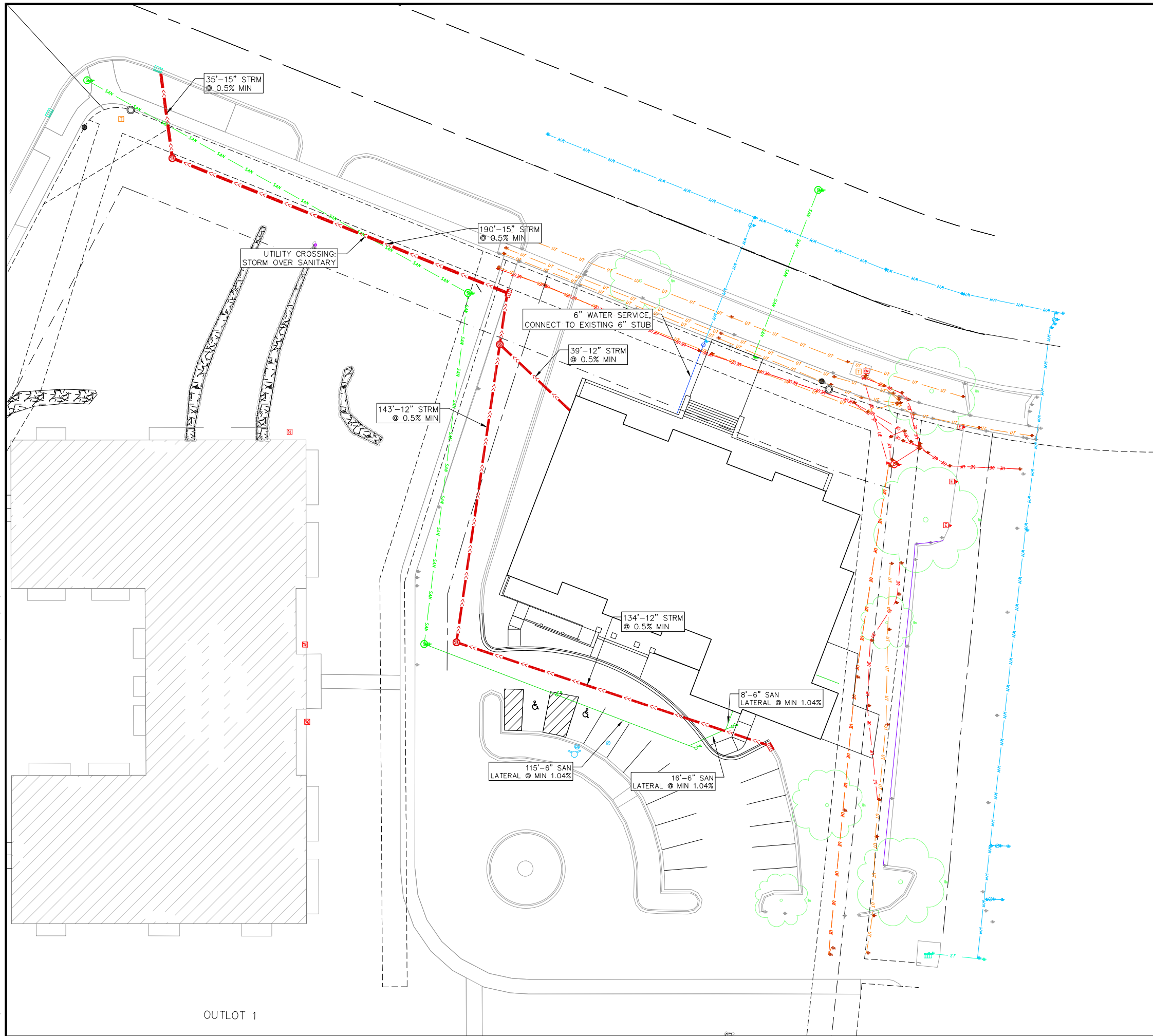




















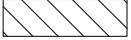


OUTLOT 1

NOT FOR CONSTRUCTION



DATE		06/19/2025	
RAFTER			
ZFLI			
CHECKED			
KJEN			
PROJECT NO.			
250153			
SHEET			
4 OF 5			



- ### PROPOSED UTILITY LEGEND
- |   |                                  |
|---|----------------------------------|
|  | STORM SEWER PIPE                 |
|  | STORM SEWER MANHOLE              |
|  | STORM SEWER ENDWALL              |
|  | STORM SEWER CURB INLET           |
|  | STORM SEWER CURB INLET W/MANHOLE |
|  | STORM SEWER FIELD INLET          |
|  | ROOF DRAIN CLEANOUT              |
|  | SANITARY SEWER PIPE (GRAVITY)    |
|  | SANITARY SEWER PIPE (FORCE MAIN) |
|  | SANITARY SEWER LATERAL PIPE      |
|  | SANITARY SEWER MANHOLE           |
|  | SANITARY SEWER CLEANOUT          |
|  | WATER MAIN                       |
|  | WATER SERVICE LATERAL PIPE       |
|  | FIRE HYDRANT                     |
|  | WATER VALVE                      |
|  | CURB STOP                        |
|  | WATER VALVE MANHOLE              |
|  | PROPOSED PIPE INSULATION         |
|  | GAS MAIN                         |
|  | ELECTRIC SERVICE                 |
- #### ABBREVIATIONS

STMH	=	STORM MANHOLE
FI	=	FIELD INLET
CI	=	CURB INLET
CB	=	CATCH BASIN
EW	=	ENDWALL
SMH	=	SANITARY MANHOLE

## Utility Plan

Monicello Apartments  
City of Madison  
Dane County, Wisconsin

DATE		06/19/2025	
DRAFTER		ZFLI	
CHECKED		KJEN	
PROJECT NO.		250153	
SHEET		5 OF 5	

NOT FOR CONSTRUCTION





PLANT SCHEDULE

CODE	BOTANICAL / COMMON NAME	ROOT COND.	SIZE	NOTES	QTY
DECIDUOUS TREES					
FG	Fagus grandifolia / American Beech	B & B	2.5" Cal		2
LT	Liriodendron tulipifera / Tulip Poplar	B & B	2.5" Cal		2
EVERGREEN TREES					
PD	Picea glauca densata / Black Hills Spruce	B & B	2.5" Cal		4
UNDERSTORY TREES					
AL	Amelanchier laevis / Allegheny Serviceberry	B & B	4' ht.	Multi-Stem	1
CP	Carpinus caroliniana / American Hornbeam	B & B	7' ht.		2
CI	Crataegus crus-galli inermis / Thornless Cockspur Hawthorn	B & B	1.5" Cal		1
DECIDUOUS SHRUBS					
Cm	Ceanothus americanus / New Jersey Tea	Cont.	3 Gal.		6
EVERGREEN SHRUBS					
Bx	Buxus x 'Green Mountain' / Green Mountain Boxwood	Cont.	5 Gal.		21
PERENNIALS					
Gr	Geum triflorum / Prairie Smoke	Cont.	1 Gal.		7
Km	Koeleria macrantha / Prairie Junegrass	Cont.	4 in		28
Ly	Liatris pycnostachya / Gayfeather	Cont.	4 in		14
Ss	Schizachyrium scoparium / Little Bluestem	Cont.	1 Gal.		44
Sh	Sporobolus heterolepis / Prairie Dropseed	Cont.	1 Gal.		19

City of Madison Landscape Worksheet						
Address:		5015 Sheboygan Ave		Date:	7/21/2025	
Total Square Footage of Developed Area:		(Site Area)	-	(Building Footprint at Grade)	=	15521 sf
Total Landscape Points Required (<5 ac):		15,521	/ 300 =	52	x 5 =	259
Landscape Points Required >5 ac:			/ 100 =	0	x 1 =	-
		Credits/ Existing Landscaping		New/ Proposed Landscaping		
Plant Type/ Element	Min. Size at Installation	Points	Quantity	Points Achieved	Quantity	Points Achieved
Overstory deciduous tree	2.5" cal	35		0		0
Tall Evergreen Tree	5-6 feet tall	35		0		0
Ornamental tree	1.5" cal	15		0	2	30
Upright evergreen shrub	3-4 feet tall	10		0		0
Shrub, deciduous	#3 gallon	3		0	6	18
Shrub, evergreen	#3 gallon	4		0	21	84
Ornamental grasses/perennials	#1 gallon	2		0	69	138
Ornamental/decorative fencing or wall	n/a	4 per 10 LF		0		0
Existing significant specimen tree	Min. Size 2.5" cal.	14 per caliper inch.		0		0
Landscape Furniture for public seating and/or transit connections		5 points per "seat"		0		0
Sub Totals				0		270
		Total Points Provided:		270		

NOT FOR CONSTRUCTION

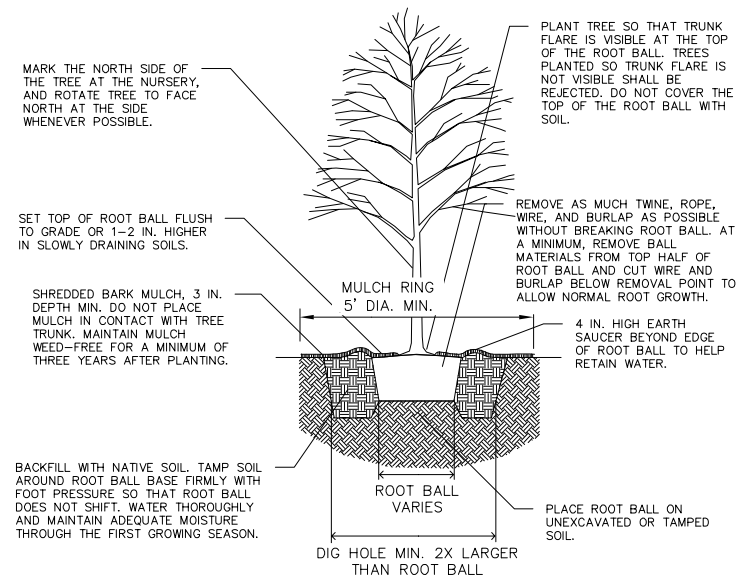
1. ALL PLANTINGS SHALL CONFORM TO QUALITY REQUIREMENTS AS PER ANSI Z60.1.
2. ALL PLANT MATERIAL SHALL BE TRUE TO SPECIES, VARIETY AND SIZE SPECIFIED, NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES, AND UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE OF THE PROJECT SITE.
3. CONTACT LANDSCAPE ARCHITECT, IN WRITING, TO REQUEST ANY PLANT MATERIAL SUBSTITUTIONS DUE TO AVAILABILITY ISSUES.
4. ALL PLANTS SHALL BE GUARANTEED TO BE IN HEALTHY AND FLOURISHING CONDITION DURING THE GROWING SEASON FOLLOWING INSTALLATION. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR ONE YEAR FROM THE TIME OF INSTALLATION.
5. EXACT LOCATIONS OF EACH PLANT ARE GIVEN IN PLAN. WHILE SLIGHT DEVIATIONS ARE ACCEPTABLE, OVERALL SCHEMATIC/ORIENTATION TO BE ADHERED TO AS ACCURATELY AS POSSIBLE. NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS.

1. CONTRACTOR SHALL PROVIDE A SUITABLE AMENDED TOPSOIL BLEND FOR ALL PLANTING AREAS WHERE SOIL CONDITIONS ARE UNSUITABLE FOR PLANT GROWTH. TOPSOIL SHALL CONFORM TO QUALITY REQUIREMENTS AS PER SECTION 625.2(1) OF THE "STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION." PROVIDE A MINIMUM OF 18" OF TOPSOIL IN ALL PLANTING AREAS AND 6" OF TOPSOIL IN AREAS TO BE SEEDED/SODDED.
2. SUBSOIL UNDER TURF AND PLANTING BEDS MUST BE FREE DRAINING AND LOOSE TO ALLOW ROOT PENETRATION AND DRAINAGE. LANDSCAPE CONTRACTOR SHOULD NOTIFY GENERAL CONTRACTOR IF SUBSURFACE COMPACTION IS UNFIT FOR PLANTING. LANDSCAPE CONTRACTOR IS NOT RESPONSIBLE FOR SUBSURFACE SOIL PREPARATION.
3. LANDSCAPE BEDS TO BE MULCHED WITH UNDYED SHREDDED HARDWOOD BARK MULCH TO 3" DEPTH MIN. DO NOT ALLOW MULCH TO COVER LEAVES, STEMS, OR TRUNKS OF INSTALLED PLANTS. NO LANDSCAPE FABRIC TO BE INSTALLED WITHIN PLANTED AREAS.
4. LANDSCAPE BORDERS IDENTIFIED AS STONE BORDERS ARE TO BE INSTALLED USING 1"-2". WASHED STONE TO A DEPTH OF 3" MINIMUM. LAY COMMERCIAL GRADE LANDSCAPE FABRIC BETWEEN GRADE AND STONE.
5. LANDSCAPE BEDS, STONE BORDERS, AND SEEDED AREAS ARE SEPARATED WITH COMMERCIAL GRADE ALUMINUM LANDSCAPE EDGING, PERMALOC CLEANLINE  $\frac{3}{8}$ "x4" OR EQUAL, COLOR BLACK ANODIZED.
4. ALL TREES AND/OR SHRUBS PLANTED IN SEEDED AREAS TO BE INSTALLED WITH A 6" DIAMETER UNDYED SHREDDED HARDWOOD BARK MULCH RING AT A DEPTH OF 3" AND SHOVEL CUT EDGE. A SLOW RELEASE FERTILIZER AND MYCORRHIZAL INOCULATE SHOULD BE APPLIED TOPICALLY AT TIME OF PLANTING PRIOR TO MULCH APPLICATION ACCORDING TO MANUFACTURER SPECIFICATIONS.

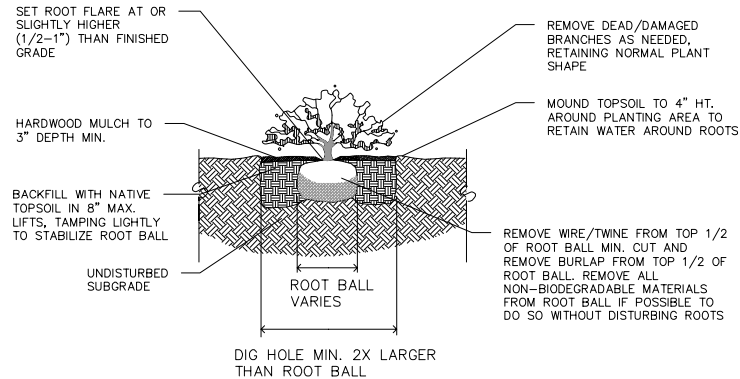
1. ALL UNLABELLED DISTURBED AREAS AND AREAS SHOWN AS TURF GRASS TO BE SEEDDED WITH 'MADISON PARKS' SEED MIX BY LA CROSSE SEED OR EQUIVALENT. ALL SEEDDED AREAS ARE TO BE WATERED DAILY TO MAINTAIN ADEQUATE SOIL MOISTURE FOR PROPER GERMINATION. AFTER VIGOROUS GROWTH IS ESTABLISHED, APPLY  $\frac{1}{2}$ " WATER TWICE WEEKLY UNTIL FINAL ACCEPTANCE. (PRIOR TO ROUTINE MAINTENANCE SCHEDULE ESTABLISHMENT, MOWING SHOULD OCCUR TO MAINTAIN A TURF HEIGHT OF 3"-6"). PRIOR TO SEEDING APPLY A MINIMUM OF 4" TOPSOIL TO ENTIRE AREA. FOLLOWING SEEDING APPLY A MULCH LAYER OF STRAW OR STRAW MAT.

1. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR ANY RIGHT OF WAY WORK.
2. CONTRACTOR SHALL VERIFY ALL UTILITIES WITHIN SCOPE OF CONTRACT.
3. CONTRACTOR SHALL COORDINATE ALL WORK WITH OTHER CONTRACTORS AT SITE AND COMPLETE WORK PER SCHEDULE.
4. CONTRACTOR SHALL CLEAN ALL PAVEMENT AREAS WITHIN SITE AFTER COMPLETION. CONTRACTOR SHALL CLEAN ANY AFFECTED PAVED AREAS OUTSIDE OF DISTURBANCE DELINEATION DAILY.
5. ALL MATERIAL QUANTITIES AND AREA MEASUREMENTS SHOWN ON LANDSCAPE PLAN ARE TO BE CONFIRMED BY LANDSCAPE CONTRACTOR. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND ADJUSTING FOR ANY QUANTITATIVE DISCREPANCIES BETWEEN PLAN, SCHEDULES, AND PREPARED CONDITIONS PRIOR TO INSTALLATION.
6. PLANTS SHALL BE INSTALLED WHEN ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED WITHIN THE IMMEDIATE VICINITY.
7. ANY PREPARED SITE CONDITIONS THAT CONTRADICT THE LANDSCAPE PLAN AND NEGATIVELY AFFECT THE SUCCESS OF PLANTINGS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
8. LANDSCAPE CONTRACTOR TO PROVIDE 60 DAYS OF INITIAL MAINTENANCE PERIOD FOLLOWING LANDSCAPE INSTALLATION. CONTRACTOR IS RESPONSIBLE FOR WATERING ALL SEEDINGS AND PLANTINGS, AS WELL AS MOWING, WEEDING AND MATERIAL CLEAN UP.

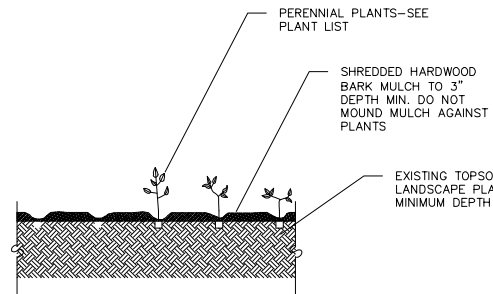
1. DO NOT HEAVILY PRUNE TREE AT PLANTING. PRUNE ONLY CROSSING LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
2. STAKE TREES ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT.
3. WRAP TREES ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT.



1. KEEP CONTAINERS ON PLANTS UNTIL READY TO INSTALL TO MINIMIZE ROOT DAMAGE FROM EXPOSURE TO AIR. GENTLY LOOSEN ROOTS ON ROOTBOUND PLANTS. SEVERELY ROOTBOUND PLANTS WILL BE REJECTED.
2. APPLY BALANCED SLOW RELEASE FERTILIZER PELLETS TO SOIL SURFACE PRIOR TO MULCHING, PER SPECIFIED APPLICATION RATES.
3. WATER PLANTS THOROUGHLY AFTER PLANTING TO SETTLE SOIL.



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A circle divided horizontally with the number 1 in both the top and bottom halves.