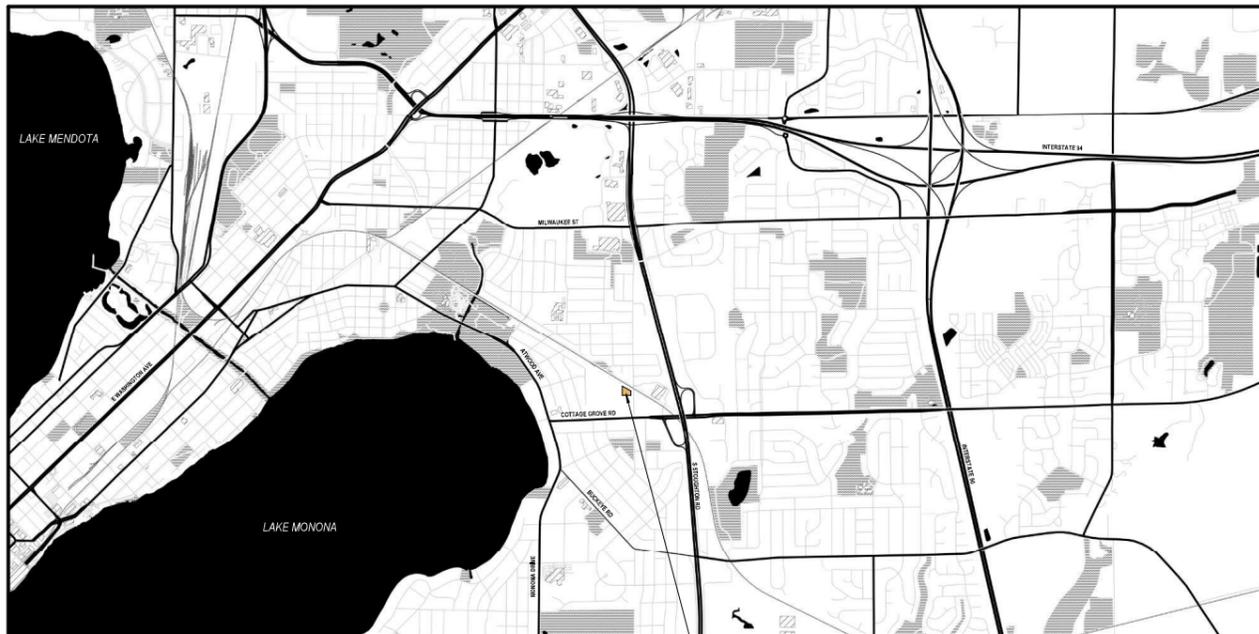




526 PINNEY STREET MADISON, WI 53714

ROYSTER LOT 60



PROJECT LOCATION

SHEET INDEX

SITE	
C100	SITE PLAN
C200	GRADING & EROSION CONTROL PLAN
C300	UTILITY PLAN
L100	LANDSCAPE PLAN
E200	SITE LIGHTING PHOTOMETRIC PLAN

ARCHITECTURAL

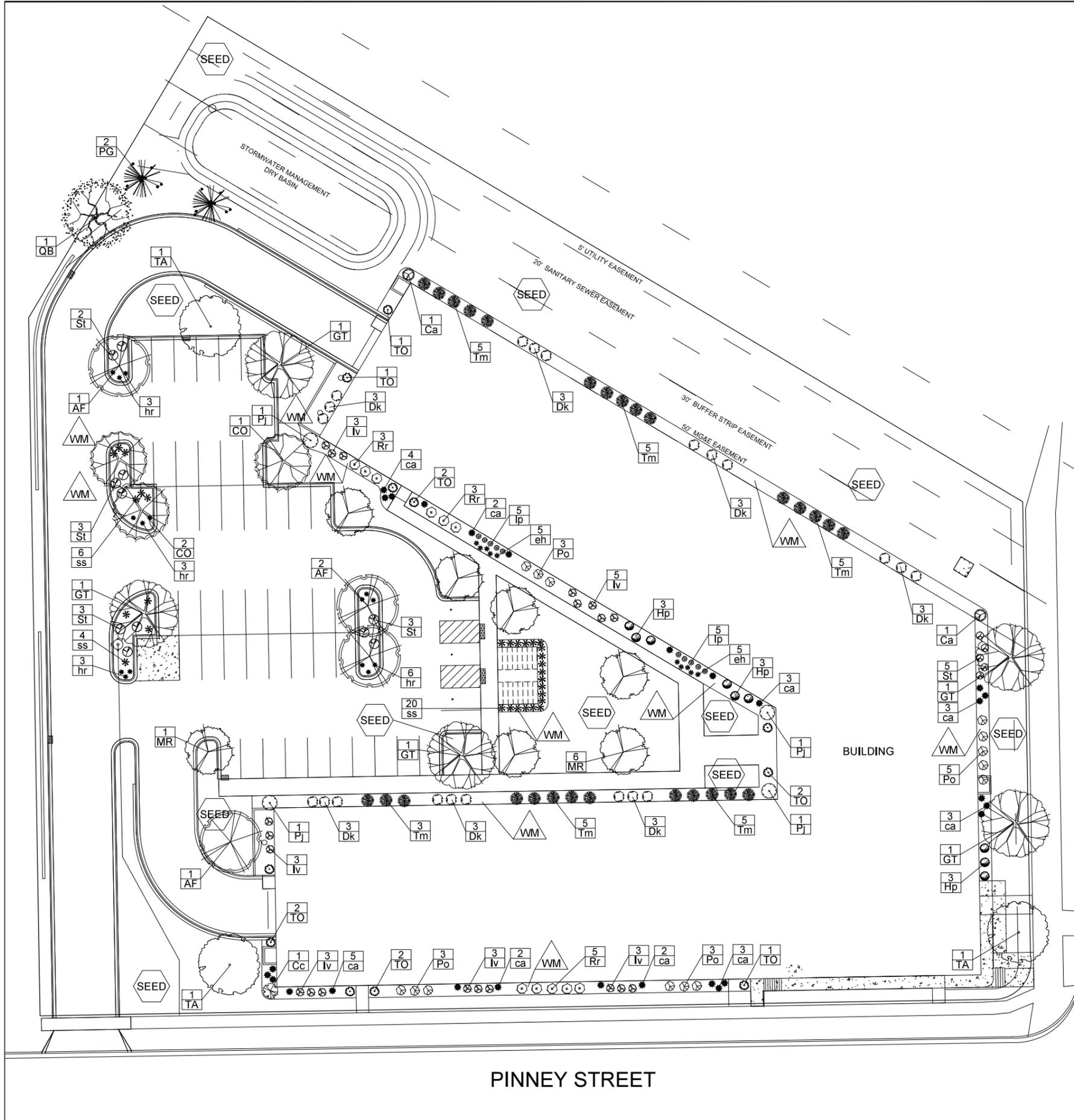
A100	LL & 1ST FLR PLAN
A101	2ND & 3RD FLR PLAN
A102	4TH FLR & ROOF PLAN
A200	EXTERIOR ELEVATIONS
A201	EXTERIOR ELEVATIONS
A202	EXTERIOR ELEVATIONS
A300	BUILDING SECTIONS
A900	EXTERIOR RENDERING
A901	EXTERIOR RENDERING
A902	EXTERIOR RENDERING
A903	EXTERIOR RENDERING
A904	MATERIAL BOARD



PLAN COMMISSION SUBMITTAL

06/12/2023

PROJECT NUMBER: 723129-01



City of Madison, WI Landscape Worksheet
Zoning District Category
6/9/2023
ROYSTER CORNERS - LOT 60

DEVELOPED LOTS	TOTAL DEVELOPED AREA	TOTAL SQUARE FEET	LANDSCAPE POINTS REQ.			
			CREDITS / EXISTING LANDSCAPING	NEW / PROPOSED LANDSCAPING	POINTS ACHIEVED	TOTAL
122543 sf (lot) - 38474 (building footprint)	84,169	1403				
PLANT TYPE / ELEMENT	POINT VALUE	QUANTITY	POINTS ACHIEVED	QUANTITY	POINTS ACHIEVED	
Overstory Deciduous	35	0	0	16	560	
Tall Evergreen Tree	35	0	0	2	70	
Ornamental Tree	15	0	0	7	105	
Upright Evergreen Shrub (i.e. arborvitae)	10	0	0	11	110	
Shrub, deciduous	3	0	0	98	294	
Shrub, evergreen	4	0	0	28	112	
Ornamental Grasses/Perennials	2	0	0	93	186	
Ornamental/Decorative Fencing or Wall (4pts / 10LF)	4	0	0	0	0	
Existing Significant Specimen Tree	14	0	0	0	0	
Landscape Furniture for public seating and/or transit connections	5	0	0	0	0	
			0		1437	
TOTAL POINTS ACHIEVED						1437

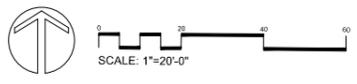
PLANT LIST

KEY	SCIENTIFIC NAME	COMMON NAME	QTY	SIZE	ROOT	STEM
DECIDUOUS TREES						
AF	<i>Acer x freemanii 'Jefersred'</i>	Autumn Blaze Maple	4	2"	B&B	
CO	<i>Celtis occidentalis</i>	Common Hackberry	3	2"	B&B	
GT	<i>Gleditsia triacanthos var. inermis 'Skyline'</i>	Skyline Honeylocust	5	2"	B&B	
QB	<i>Quercus bicolor</i>	Swamp White Oak	1	2"	B&B	
TA	<i>Tilia americana 'McK'Sentry'</i>	American Sentry Linden	3	2"	B&B	
ORNAMENTAL TREES						
MR	<i>Malus 'JFS-KW5'</i>	Royal Raindrops Crabapple	7	2"	B&B	
EVERGREEN TREES						
PG	<i>Picea glauca var. densata</i>	Black Hills Spruce	2	6"	B&B	
TO	<i>Thuja occidentalis 'Emerald Green'</i>	Emerald Green Arborvitae	11	6"	B&B	
EVERGREEN SHRUBS						
Tm	<i>Taxus x media 'Tautoni'</i>	Taunton Yew	28	#5	Cont.	
DECIDUOUS SHRUBS						
Ca	<i>Cornus alba 'Bailhalo'</i>	Ivory Halo Dogwood	2	#5	Cont.	
Cc	<i>Cotinus coggygria 'NCC01'</i>	Winecraft Black Smokebush	1	#5	Cont.	
Dk	<i>Diervilla 'G2X885411'</i>	Kodiak Red Bush Honeysuckle	21	#3	Cont.	
Hp	<i>Hydrangea paniculata 'SMHPLQF'</i>	Little Quickfire Hydrangea	9	#3	Cont.	
Iv	<i>Itea virginica 'Sprich'</i>	Little Henry Dwarf Sweetspire	20	#3	Cont.	
PJ	<i>Physocarpus opulifolius 'JEFAN'</i>	Amber Jubilee Ninebark	4	#3	Cont.	
Po	<i>Physocarpus opulifolius 'SMPOTW'</i>	Tiny Wine Ninebark	14	#3	Cont.	
Rr	<i>Rosa 'Radtko'</i>	Double Knock Out Rose	11	#5	Cont.	
St	<i>Spiraea betulifolia 'Tor'</i>	Tor Birchleaf Spirea	16	#3	Cont.	
ORNAMENTAL GRASSES & PERENNIALS						
ca	<i>Calamagrostis x acutiflora 'Karl Foerster'</i>	Karl Foerster Feather Reed Grass	28	#1	Cont.	
eh	<i>Echinacea 'Hot Papaya'</i>	Hot Papaya Coneflower	10	#1	Cont.	
hr	<i>Hemerocallis 'Rosy Returns'</i>	Rosy Returns Daylily	15	#1	Cont.	
lp	<i>Lavandul x intermedia 'Niko'</i>	Phenomenal Lavender	10	#1	Cont.	
ss	<i>Schizachyrium scoparium 'Prairie Blues'</i>	Prairie Blue Little Bluestem Grass	30	#1	Cont.	

DEMPSEY ROAD

- Brown Dyed Wood Mulch with Dimex EdgePro polyvinyl (black plastic) edging
- Premium sunny grass seed blend with straw mat, (Class 1 Type B single net)

- LANDSCAPE NOTES:**
- Please refer to Grading & Erosion Control Plan for final contour information.
 - See CIVIL PLANS for Stormwater Basin details
 - Individual tree and shrub groupings in lawn areas to receive wood mulch rings with trench edge.
 - Add street trees per the direction of the City Forester, as required.



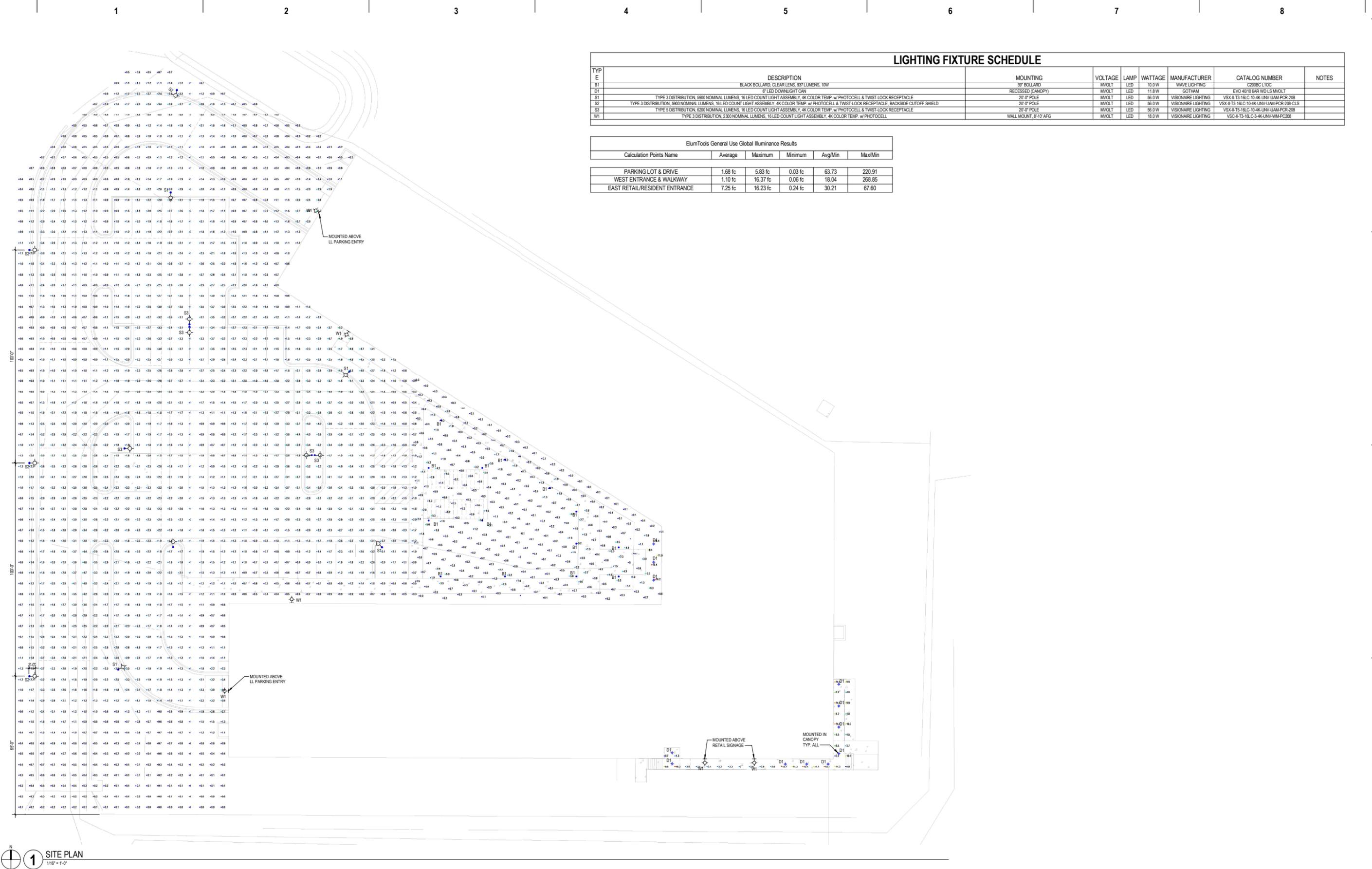
PINNEY STREET

Date: JUNE 9, 2023
Scale: 1" = 20'-0"
Designer: kms
Job #

Seal
To protect against legal liability, the plans presented herein are "schematic" and should not be outsourced as "biddable" or "construction documents" unless approved by the Landscape Designer. This is not an original document unless stamped in red, as ORIGINAL.

Revisions:

L100
Reference Name:
Ruedebsch Development



LIGHTING FIXTURE SCHEDULE

TYP	DESCRIPTION	MOUNTING	VOLTAGE	LAMP	WATTAGE	MANUFACTURER	CATALOG NUMBER	NOTES
E	BLACK BOLLARD, CLEAR LENS, 357 LUMENS, 10W	3" BOLLARD	120V	LED	10.0 W	WAVE LIGHTING	C20BEC L10C	
B1	6" LED DOWNLIGHT CAN	RECESSED (CANOPY)	120V	LED	11.8 W	GOTHAM	EVO 40/10 6AR W/D LS MVOLT	
D1	TYPE 3 DISTRIBUTION, 5000 NOMINAL LUMENS, 16 LED COUNT LIGHT ASSEMBLY, 4K COLOR TEMP, w/ PHOTOCELL & TWIST-LOCK RECEPTACLE	20'-0" POLE	120V	LED	56.0 W	VISIONAIRE LIGHTING	VSK-I-13-16L-10-4K-UNV-UJAM-PCR-208	
S1	TYPE 3 DISTRIBUTION, 5000 NOMINAL LUMENS, 16 LED COUNT LIGHT ASSEMBLY, 4K COLOR TEMP, w/ PHOTOCELL & TWIST-LOCK RECEPTACLE BACKSIDE CUTOFF SHIELD	20'-0" POLE	120V	LED	56.0 W	VISIONAIRE LIGHTING	VSK-I-13-16L-10-4K-UNV-UJAM-PCR-208-CLS	
S2	TYPE 5 DISTRIBUTION, 6200 NOMINAL LUMENS, 16 LED COUNT LIGHT ASSEMBLY, 4K COLOR TEMP, w/ PHOTOCELL & TWIST-LOCK RECEPTACLE	20'-0" POLE	120V	LED	56.0 W	VISIONAIRE LIGHTING	VSK-I-13-16L-10-4K-UNV-UJAM-PCR-208	
S3	TYPE 3 DISTRIBUTION, 2300 NOMINAL LUMENS, 16 LED COUNT LIGHT ASSEMBLY, 4K COLOR TEMP, w/ PHOTOCELL	WALL MOUNT, 8'-10" AFG	120V	LED	18.0 W	VISIONAIRE LIGHTING	VSC-I-13-16L-3-4K-UNV-WM-PCR208	
W1								

ElumTools General Use Global Illuminance Results

Calculation Points Name	Average	Maximum	Minimum	Avg/Min	Max/Min
PARKING LOT & DRIVE	1.68 fc	5.83 fc	0.03 fc	63.73	220.91
WEST ENTRANCE & WALKWAY	1.10 fc	16.37 fc	0.06 fc	18.04	268.85
EAST RETAIL/RESIDENT ENTRANCE	7.25 fc	16.23 fc	0.24 fc	30.21	67.60

1 SITE PLAN
1/16" = 1'-0"



KEY PLAN

DATE	DESCRIPTION
09/12/2023	PLAN COMMISSION SUBMITTAL

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PROJECT INFORMATION

ROYSTER LOT 60

526 PINNEY STREET
MADISON, WI 53714

PROJECT NUMBER: 723129
PROJECT MANAGER: RS

SHEET INFORMATION

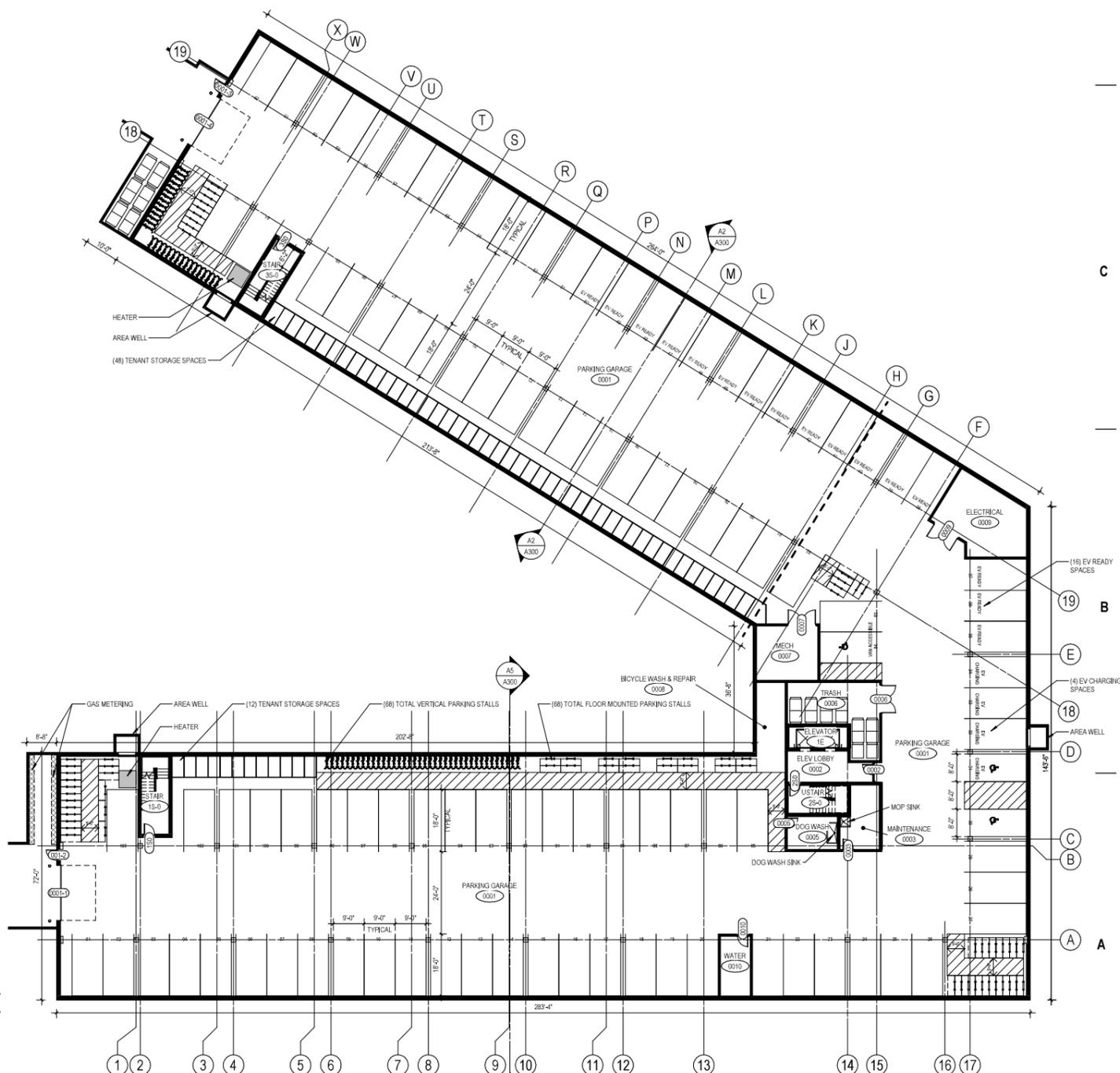
SITE LIGHTING
PHOTOMETRIC PLAN
E200

SHEET NAME:
SHEET NUMBER:

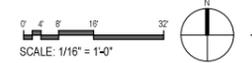
UNIT TYPE LEGEND	
	STUDIO
	1 BEDROOM
	1BR + DEN
	2 BEDROOM



A4 FIRST FLOOR PLAN
1/16" = 1'-0"



A7 LL PLAN
1/16" = 1'-0"



KEY PLAN

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PROJECT INFORMATION
ROYSTER LOT 60

526 PINNEY STREET
MADISON, WI 53714

PROJECT NUMBER: 723129-01
PROJECT MANAGER: RS

SHEET INFORMATION
SHEET NAME: **LL & 1ST FLR PLAN**
A100
SHEET NUMBER:

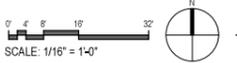
UNIT TYPE LEGEND	
	STUDIO
	1 BEDROOM
	1BR + DEN
	2 BEDROOM



A4 THIRD FLOOR PLAN
1/16" = 1'-0"



A7 SECOND FLOOR PLAN
1/16" = 1'-0"



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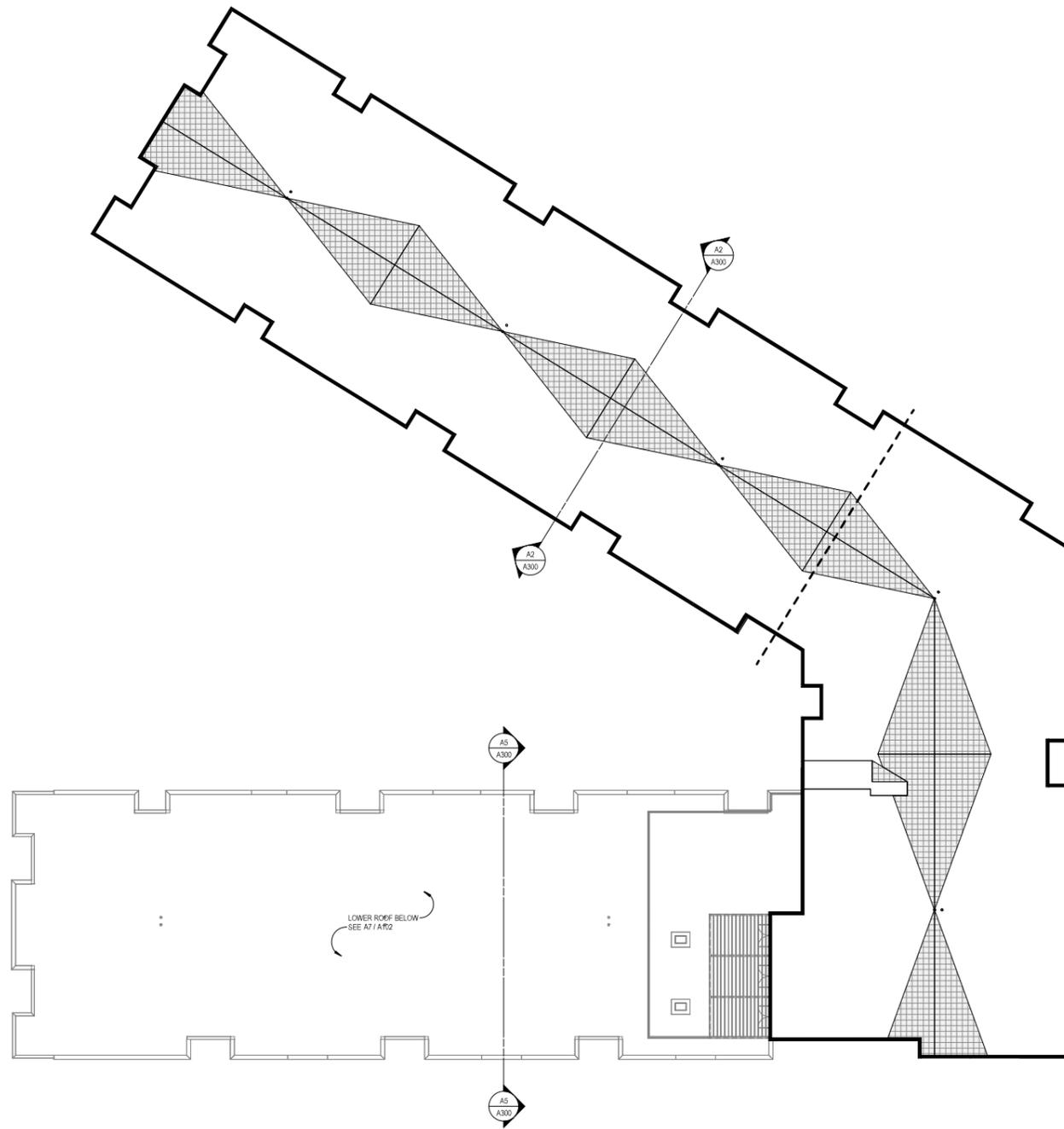
PROJECT INFORMATION
ROYSTER LOT 60

526 PINNEY STREET
MADISON, WI 53714

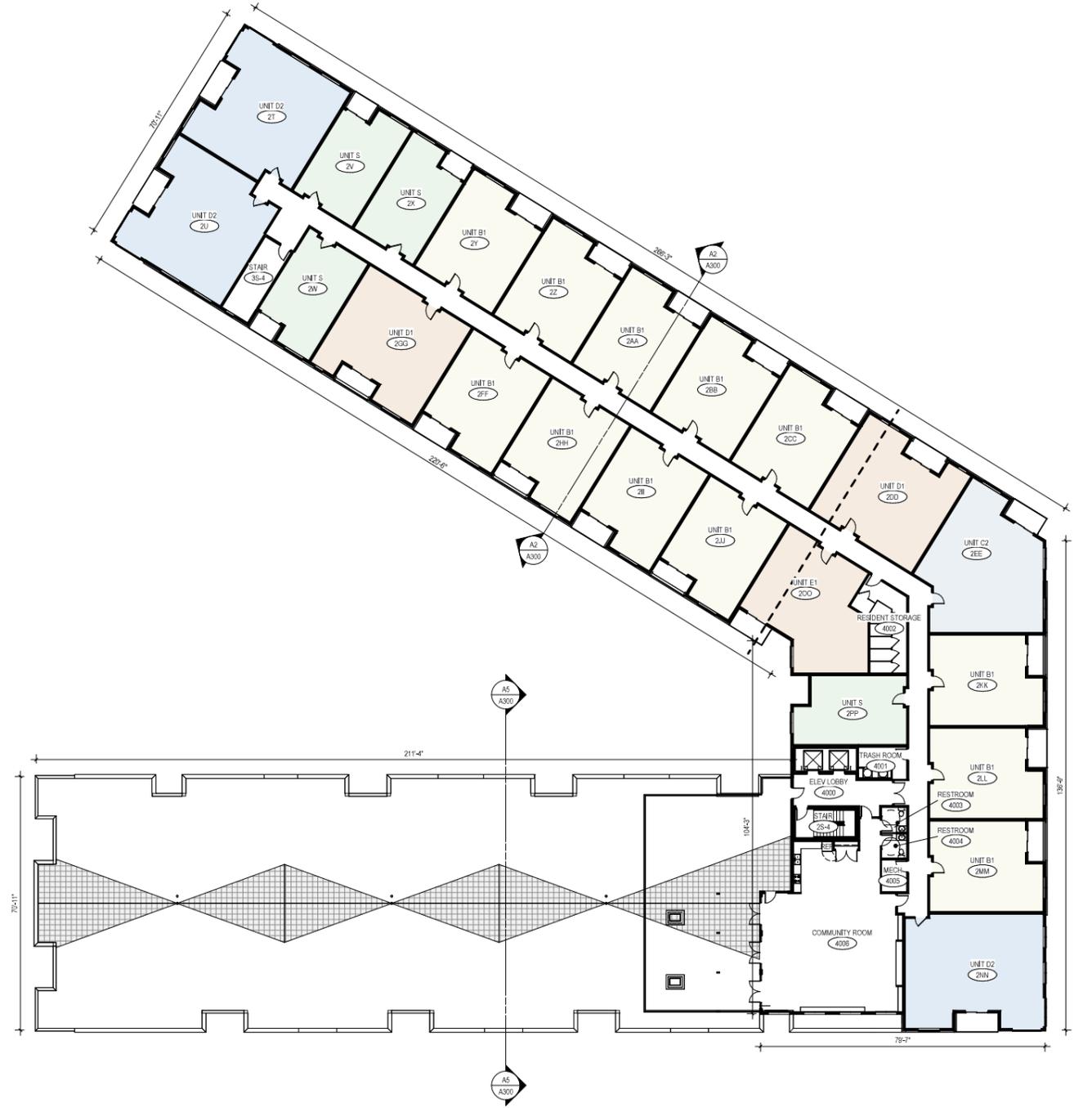
PROJECT NUMBER: 723129-01
PROJECT MANAGER: RS

SHEET NAME: 2ND & 3RD FLR PLAN
A101
SHEET NUMBER:

UNIT TYPE LEGEND	
	STUDIO
	1 BEDROOM
	1BR + DEN
	2 BEDROOM



4A OVERALL ROOF PLAN
1/16" = 1'-0"



A7 FOURTH FLOOR PLAN
1/16" = 1'-0"
SCALE: 1/16" = 1'-0"



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KEY PLAN

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PROJECT INFORMATION

ROYSTER LOT 60

526 PINNEY STREET
MADISON, WI 53714

PROJECT NUMBER: 723129-01
PROJECT MANAGER: RS

SHEET INFORMATION

SHEET NAME: 4TH FLR & ROOF PLAN
A102
SHEET NUMBER:

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- ### SHEET NOTES - EXTERIOR ELEVATIONS
1. SEE SHEET «XXXX» FOR EXTERIOR FRAME TYPES AND DIMENSIONS.
 2. PROVIDE CONTINUOUS SEALANT AND BACKER ROD AT ALL PRECAST CONCRETE JOINTS.
 3. ALL INSIDE AND OUTSIDE CORNERS OF PRECAST TRIM TO NOT BE MITERED.
 4. EXTERIOR SIGNAGE ON BUILDING TO BE COORDINATED AND VERIFIED WITH ARCHITECT, OWNER AND SIGNAGE VENDOR.
 5. ALL VERTICAL INSIDE CORNERS TO HAVE 1/2" MOVEMENT JOINT.
 6. M=C INDICATES MOVEMENT JOINT - 1/2" GAP.
 7. P=C INDICATES METAL PANEL JOINT - 1/2" GAP.



C1 SOUTH ELEVATION
1/8" = 1'-0"



A1 EAST ELEVATION
1/8" = 1'-0"



A6 WEST ELEVATION
1/8" = 1'-0"



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PROJECT INFORMATION

ROYSTER LOT 60

526 PINNEY STREET
MADISON, WI 53714

PROJECT NUMBER: 723129-01
PROJECT MANAGER: RS

SHEET INFORMATION

SHEET NAME: EXTERIOR ELEVATIONS
A200
SHEET NUMBER:

SHEET NOTES - EXTERIOR ELEVATIONS	
1.	SEE SHEET «XXXX» FOR EXTERIOR FRAME TYPES AND DIMENSIONS.
2.	PROVIDE CONTINUOUS SEALANT AND BACKER ROD AT ALL PRECAST CONCRETE JOINTS.
3.	ALL INSIDE AND OUTSIDE CORNERS OF PRECAST TRIM TO NOT BE MITERED.
4.	EXTERIOR SIGNAGE ON BUILDING TO BE COORDINATED AND VERIFIED WITH ARCHITECT, OWNER AND SIGNAGE VENDOR.
5.	ALL VERTICAL INSIDE CORNERS TO HAVE 1/2" MOVEMENT JOINT.
6.	MJ= INDICATES MOVEMENT JOINT - 1/2" GAP.
7.	PI= INDICATES METAL PANEL JOINT - 1/2" GAP.



C1 NORTHEAST ELEVATION
1/8" = 1'-0"



A1 NORTHWEST ELEVATION
1/8" = 1'-0"



A5 EAST COURTYARD ELEVATION
1/8" = 1'-0"



KEY PLAN

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09/12/2023	PLAN COMMISSION SUBMITTAL

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PROJECT INFORMATION
ROYSTER LOT 60

526 PINNEY STREET
MADISON, WI 53714

PROJECT NUMBER: 723129-01
PROJECT MANAGER: RS

SHEET INFORMATION

SHEET NAME:	EXTERIOR ELEVATIONS
SHEET NUMBER:	A201

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**SHEET NOTES -
EXTERIOR ELEVATIONS**

1. SEE SHEET «XXXX» FOR EXTERIOR FRAME TYPES AND DIMENSIONS.
2. PROVIDE CONTINUOUS SEALANT AND BACKER ROD AT ALL PRECAST CONCRETE JOINTS.
3. ALL INSIDE AND OUTSIDE CORNERS OF PRECAST TRIM TO NOT BE MITERED.
4. EXTERIOR SIGNAGE ON BUILDING TO BE COORDINATED AND VERIFIED WITH ARCHITECT, OWNER AND SIGNAGE VENDOR.
5. ALL VERTICAL INSIDE CORNERS TO HAVE 1/2" MOVEMENT JOINT.
6. M=C INDICATES MOVEMENT JOINT - 1/2" GAP.
7. P=C INDICATES METAL PANEL JOINT - 1/2" GAP.



B1 NORTH COURTYARD ELEVATION
1/8" = 1'-0"



A1 SOUTH COURTYARD ELEVATION
1/8" = 1'-0"



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KEY PLAN

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PROJECT INFORMATION

ROYSTER LOT 60

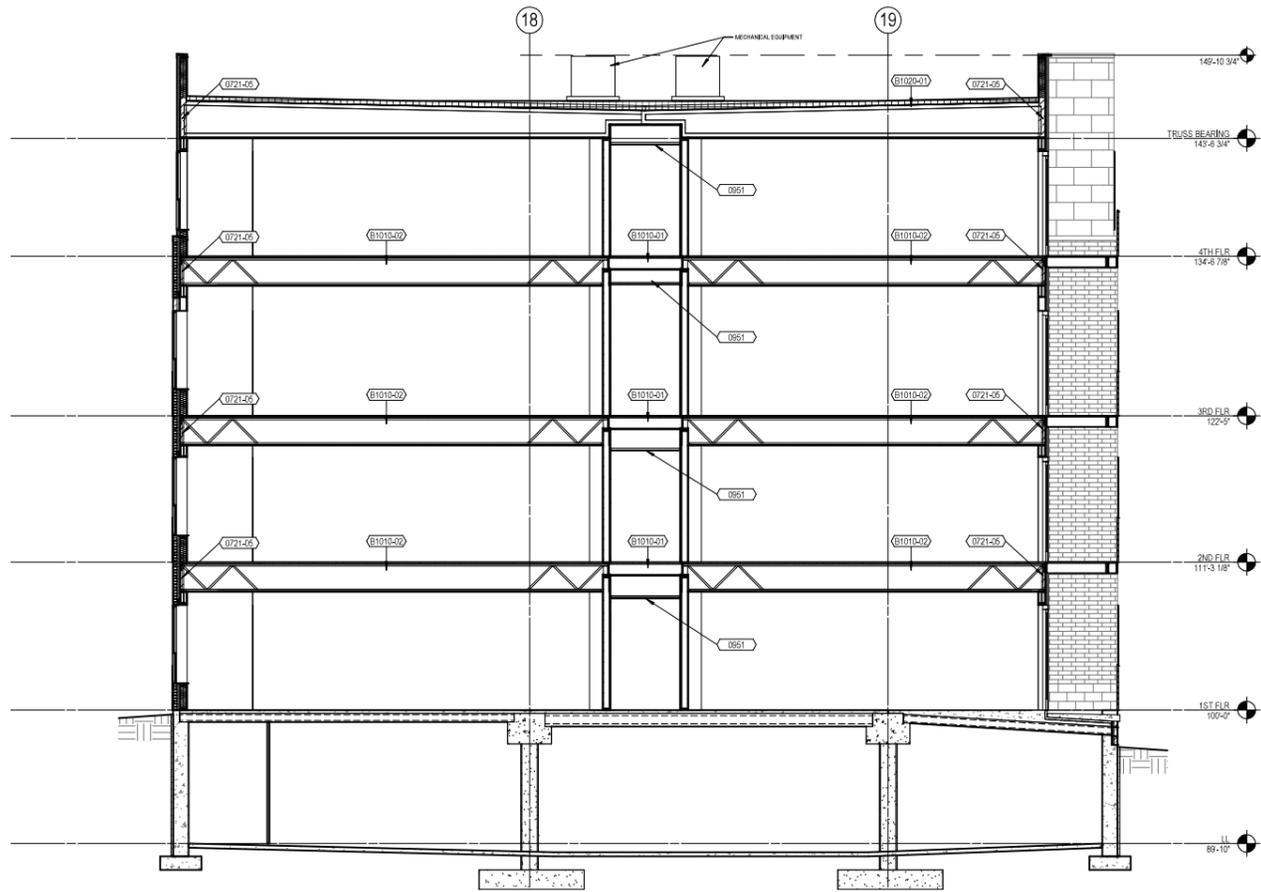
526 PINNEY STREET
MADISON, WI 53714

PROJECT NUMBER: 723129-01
PROJECT MANAGER: RS

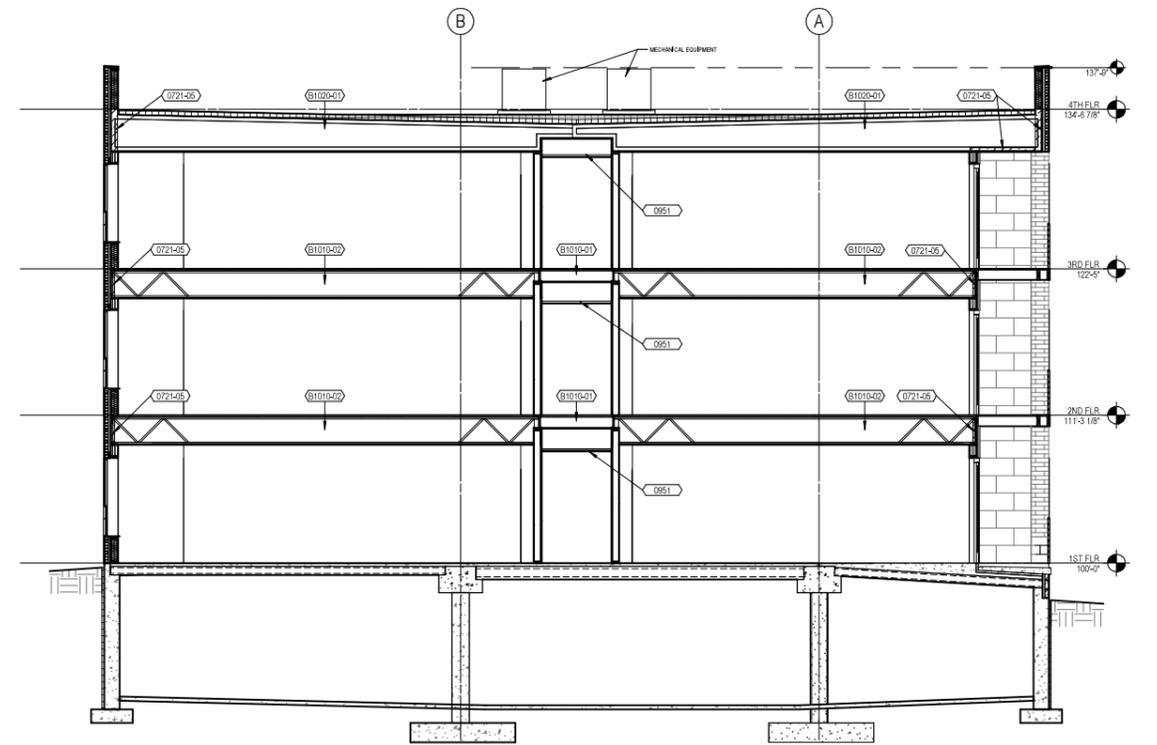
SHEET INFORMATION

SHEET NAME: EXTERIOR ELEVATIONS
A202
SHEET NUMBER:

KEYNOTES PER SHEET	
0721-05	SPRAY-APPLIED CLOSED CELL POLYURETHANE FOAM INSULATION
0951	ACOUSTICAL CEILING
B1010-01	WOOD JOIST FLOOR SYSTEM - SEE BUILDING ASSEMBLIES ON SHEET A000
B1010-02	WOOD TRUSS FLOOR SYSTEM - SEE BUILDING ASSEMBLIES ON SHEET A000
B1020-01	WOOD TRUSS ROOF SYSTEM - SEE BUILDING ASSEMBLIES ON SHEET A000



A2 BUILDING SECTION - 4 STORY
3/16" = 1'-0"



A5 BUILDING SECTION - 3 STORY
3/16" = 1'-0"

SCALE: 3/16" = 1'-0"



KEY PLAN

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PROJECT INFORMATION

ROYSTER LOT 60

526 PINNEY STREET
MADISON, WI 53714

SHEET INFORMATION

SHEET NAME: BUILDING SECTIONS
A300
SHEET NUMBER:

PROJECT NUMBER: 723129-01
PROJECT MANAGER: RS



SOUTHEAST PERSPECTIVE RENDERING



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KEY PLAN

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PROJECT INFORMATION

ROYSTER LOT 60

526 PINNEY STREET
MADISON, WI 53714

PROJECT NUMBER: 723129-01
PROJECT MANAGER: RS

SHEET INFORMATION

SHEET NAME: EXTERIOR RENDERING
A900
SHEET NUMBER:

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SOUTHWEST PERSPECTIVE RENDERING



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PROJECT INFORMATION

ROYSTER LOT 60

526 PINNEY STREET
MADISON, WI 53714

PROJECT NUMBER: 723129-01
PROJECT MANAGER: RS

SHEET INFORMATION

SHEET NAME: EXTERIOR RENDERING
A901
SHEET NUMBER:

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NORTHWEST COURTYARD PERSPECTIVE RENDERING



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KEY PLAN

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PROJECT INFORMATION

ROYSTER LOT 60

526 PINNEY STREET
MADISON, WI 53714

PROJECT NUMBER: 723129-01
PROJECT MANAGER: RS

SHEET INFORMATION

SHEET NAME: EXTERIOR RENDERING
A902
SHEET NUMBER:



AERIAL PERSPECTIVE RENDERING



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KEY PLAN

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PROJECT INFORMATION

ROYSTER LOT 60

526 PINNEY STREET
MADISON, WI 53714

PROJECT NUMBER: 723129-01
PROJECT MANAGER: RS

SHEET INFORMATION

SHEET NAME: EXTERIOR RENDERING
A903
SHEET NUMBER:

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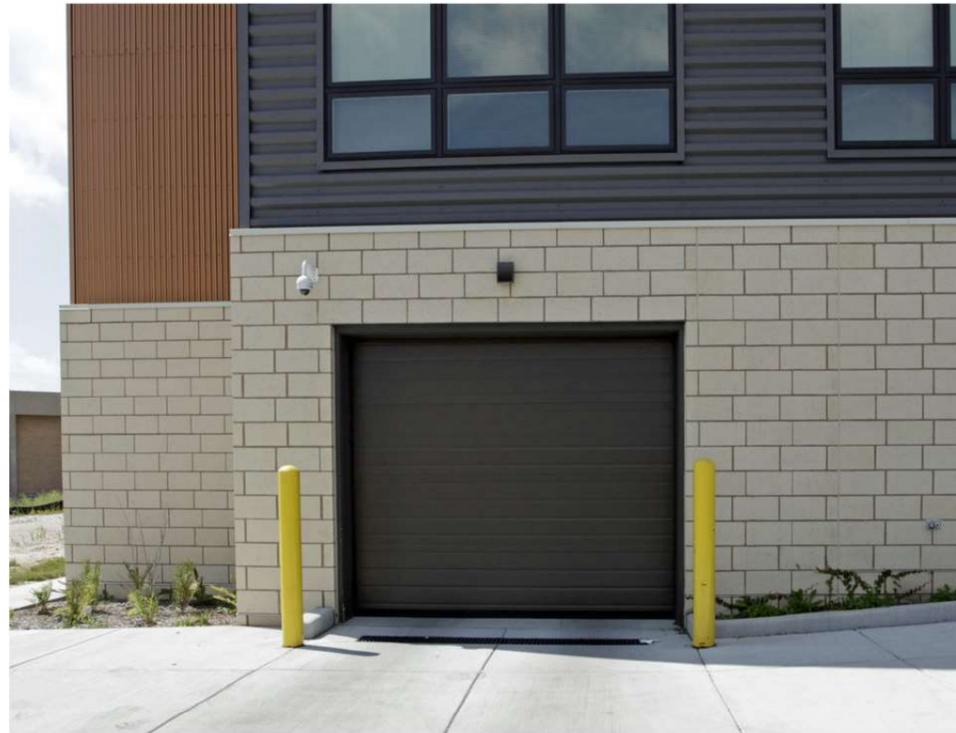
Metal Siding

Color: Gray
Size: 9x15



BRICK 1

Color: Artic White
Size: 8x16



BRICK 2

Color: Artic White
Size: Module



Storefront

Color: Black



Composite/Vinyl Window System

Color: Black



Canopy

Wood Soffit



Precast

Color: Buff



Railings

Color: Black



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ISSUANCE AND REVISIONS

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09/12/2023	PLAN COMMISSION SUBMITTAL

**PROGRESS DOCUMENTS
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PROJECT INFORMATION

Royster Lot 60

526 Pinney Street

PROJECT NUMBER: 723129-01

PROJECT MANAGER: PM

SHEET INFORMATION

SHEET NAME: EXTERIOR MATERIALS

A904

SHEET NUMBER:

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CITY OF MADISON LANDSCAPE WORKSHEET

Section 28.142 Madison General Ordinance

Project Location / Address 526 Pinney Street
 Name of Project Royster Corners Lot 60
 Owner / Contact Ruedebusch Development & Construction, Inc, Carl Ruedebusch
 Contact Phone (608) 243-9052 Contact Email carl@ruedebusch.com

**** Landscape plans for zoning lots greater than ten thousand (10,000) square feet in size
 MUST be prepared by a registered landscape architect. ****

Applicability

The following standards apply to all exterior construction and development activity, including the expansion of existing buildings, structures and parking lots, except the construction of detached single-family and two-family dwellings and their accessory structures. The entire development site must be brought up to compliance with this section unless **all** of the following conditions apply, in which case only the affected areas need to be brought up to compliance:

- (a) The area of site disturbance is less than ten percent (10%) of the entire development site during any ten-(10) year period.
- (b) Gross floor area is only increased by ten percent (10%) during any ten-(10) year period.
- (c) No demolition of a principal building is involved.
- (d) Any displaced landscaping elements must be replaced on the site and shown on a revised landscaping plan.

Landscape Calculations and Distribution

Required landscaped areas shall be calculated based upon the total developed area of the property. Developed area is defined as that area within a single contiguous boundary which is made up of structures, parking, driveways and docking/loading facilities, but excluding the area of any building footprint at grade, land designated for open space uses such as athletic fields, and undeveloped land area on the same zoning lot. There are three methods for calculating landscape points depending on the size of the lot and Zoning District.

- (a) For all lots except those described in (b) and (c) below, five (5) landscape points shall be provided for each three hundred (300) square feet of developed area.

Total square footage of developed area 84,169

Total landscape points required 1,403

- (b) For lots larger than five (5) acres, points shall be provided at five (5) points per three hundred (300) square feet for the first five (5) developed acres, and one (1) point per one hundred (100) square feet for all additional acres.

Total square footage of developed area _____

Five (5) acres = 217,800 square feet

First five (5) developed acres = 3,630 points

Remainder of developed area _____

Total landscape points required _____

- (c) For the Industrial – Limited (IL) and Industrial – General (IG) districts, one (1) point shall be provided per one hundred (100) square feet of developed area.

Total square footage of developed area _____

Total landscape points required _____

Tabulation of Points and Credits

Use the table to indicate the quantity and points for all existing and proposed landscape elements.

Plant Type/ Element	Minimum Size at Installation	Points	Credits/ Existing Landscaping		New/ Proposed Landscaping	
			Quantity	Points Achieved	Quantity	Points Achieved
Overstory deciduous tree	2½ inch caliper measured diameter at breast height (dbh)	35			16	560
Tall evergreen tree (i.e. pine, spruce)	5-6 feet tall	35			2	70
Ornamental tree	1 1/2 inch caliper	15			7	105
Upright evergreen shrub (i.e. arborvitae)	3-4 feet tall	10			11	110
Shrub, deciduous	#3 gallon container size, Min. 12"-24"	3			98	294
Shrub, evergreen	#3 gallon container size, Min. 12"-24"	4			28	112
Ornamental grasses/ perennials	#1 gallon container size, Min. 8"-18"	2			93	192
Ornamental/ decorative fencing or wall	n/a	4 per 10 lineal ft.				
Existing significant specimen tree	Minimum size: 2 ½ inch caliper dbh. *Trees must be within developed area and cannot comprise more than 30% of total required points.	14 per caliper inch dbh. Maximum points per tree: 200				
Landscape furniture for public seating and/or transit connections	* Furniture must be within developed area, publically accessible, and cannot comprise more than 5% of total required points.	5 points per "seat"				
Sub Totals						1443

Total Number of Points Provided 1,443

* As determined by ANSI, ANLA- American standards for nursery stock. For each size, minimum plant sizes shall conform to the specifications as stated in the current American Standard for Nursery Stock.

Landscaping shall be distributed throughout the property along street frontages, within parking lot interiors, as foundation plantings, or as general site landscaping. The total number of landscape points provided shall be distributed on the property as follows.

Total Developed Area

Required landscaped areas shall be calculated based upon the total developed area of the property. Developed area is defined as that area within a single contiguous boundary which is made up of structures, parking, driveways and docking/loading facilities, but excluding the area of any building footprint at grade, land designated for open space uses such as athletic fields, and undeveloped land area on the same zoning lot.

Development Frontage Landscaping

Landscaping and/or ornamental fencing shall be provided between buildings or parking areas and the adjacent street(s), except where buildings are placed at the sidewalk. Landscape material shall include a mix of plant materials.

Interior Parking Lot Landscaping

The purpose of interior parking lot landscaping is to improve the appearance of parking lots, provide shade, and improve stormwater infiltration. All parking lots with twenty (20) or more parking spaces shall be landscaped in accordance with the interior parking lot standards.

Foundation Plantings

Foundation plantings shall be installed along building facades, except where building facades directly abut the sidewalk, plaza, or other hardscape features. Foundation plantings shall consist primarily of shrubs, perennials, and native grasses.

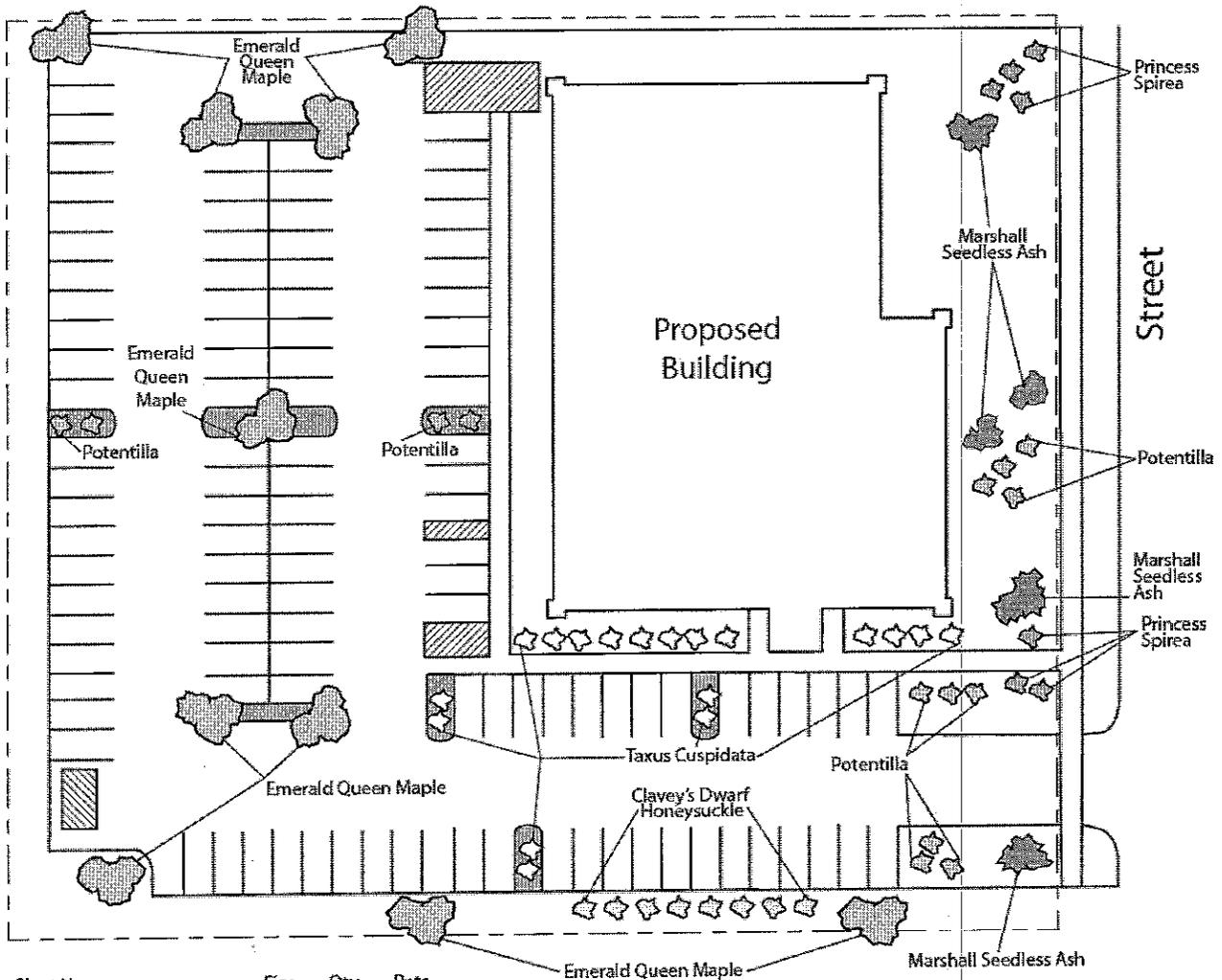
Screening Along District Boundaries

Screening shall be provided along side and rear property boundaries between commercial, mixed use or industrial districts and residential districts.

Screening of Other Site Elements

The following site elements shall be screened in compatibility with the design elements, materials and colors used elsewhere on the site: refuse disposal areas, outdoor storage areas, loading areas, and mechanical equipment.

Example Landscape Plan



Plant Name	Size	Qty.	Pnts.
Emerald Queen Maple	2-2.5"	9	-
Marshall Seedless Ash	2-2.5"	4	450
Clavey's Dwarf Honeysuckle	1 Gal	8	24
Princess Spirea	1 Gal	7	21
Potentilla	1 Gal	10	30
Taxus Cuspidata	2 Gal	12	60
		TOTAL	585

Call City Zoning, 266-4551, with your questions about this type of plan

LANDSCAPE PLAN AND LANDSCAPE WORKSHEET INSTRUCTIONS

Refer to Zoning Code Section 28.142 LANDSCAPING AND SCREENING REQUIREMENTS for the complete requirements for preparing and submitting a Landscape Plan and Landscape Worksheet.

Applicability.

The following standards apply to all exterior construction and development activity, including the expansion of existing buildings, structures and parking lots, except the construction of detached single-family and two-family dwellings and their accessory structures. The entire development site must be brought up to compliance with this section unless all of the following conditions apply, in which case only the affected areas need to be brought up to compliance:

- (a) The area of site disturbance is less than ten percent (10%) of the entire development site during any ten-(10) year period.
- (b) Gross floor area is only increased by ten percent (10%) during any ten-(10) year period.
- (c) No demolition of a principal building is involved.
- (d) Any displaced landscaping elements must be replaced on the site and shown on a revised landscaping plan.

Landscape Plan and Design Standards.

Landscape plans shall be submitted as a component of a site plan, where required, or as a component of applications for other actions, including zoning permits, where applicable. Landscape plans for zoning lots greater than ten thousand (10,000) square feet in size must be prepared by a registered landscape architect.

- (a) Elements of the landscape plan shall include the following:
 1. Plant list including common and Latin names, size and root condition (i.e. container or ball & burlap).
 2. Site amenities, including bike racks, benches, trash receptacles, etc.
 3. Storage areas including trash and loading.
 4. Lighting (landscape, pedestrian or parking area).
 5. Irrigation.
 6. Hard surface materials.
 7. Labeling of mulching, edging and curbing.
 8. Areas of seeding or sodding.
 9. Areas to remain undisturbed and limits of land disturbance.
 10. Plants shall be depicted at their size at sixty percent (60%) of growth.
 11. Existing trees eight (8) inches or more in diameter.
 12. Site grading plan, including stormwater management, if applicable.
- (b) Plant Selection. Plant materials provided in conformance with the provisions of this section shall be nursery quality and tolerant of individual site microclimates.
- (c) Mulch shall consist of shredded bark, chipped wood or other organic material installed at a minimum depth of two (2) inches.

Landscape Calculations and Distribution.

Required landscaped areas shall be calculated based upon the total developed area of the property. Developed area, for the purpose of this requirement, is defined as that area within a single contiguous boundary which is made up of structures, parking driveways and docking/loading facilities, but **excluding** the area of any building footprint at grade, land designated for open space uses such as athletic fields, and undeveloped land area on the same zoning lot.

- (a) Landscaping shall be distributed throughout the property along street frontages, within parking lot interiors, and as foundation plantings, or as general site landscaping.
- (b) Planting beds or planted areas must have at least seventy-five percent (75%) vegetative cover.
- (c) Canopy tree diversity requirements for new trees:
 1. If the development site has fewer than 5 canopy trees, no tree diversity is required.
 2. If the development site has between 5 and 50 canopy trees, no single species may comprise more than 33% of trees.
 3. If the development site has more than 50 canopy trees, no single species may comprise more than 20% of trees.

Development Frontage Landscaping.

Landscaping and/or ornamental fencing shall be provided between buildings or parking areas and the adjacent street(s), except where buildings are placed at the sidewalk. Landscape material shall include a mix of plant material meeting the following minimum requirements:

- (a) One (1) overstory deciduous tree and five (5) shrubs shall be planted for each thirty (30) lineal feet of lot frontage. Two (2) ornamental trees or two (2) evergreen trees may be used in place of one (1) overstory deciduous tree.
- (b) In cases where building facades directly abut the sidewalk, required frontage landscaping shall be deducted from the required point total.
- (c) In cases where development frontage landscaping cannot be provided due to site constraints, the zoning administrator may waive the requirement or substitute alternative screening methods for the required landscaping.
- (d) Fencing shall be a minimum of three (3) feet in height, and shall be constructed of metal, masonry, stone or equivalent material. Chain link or temporary fencing is prohibited.

Interior Parking Lot Landscaping.

The purpose of interior parking lot landscaping is to improve the appearance of parking lots, provide shade, and improve stormwater infiltration. **All parking lots with twenty (20) or more parking spaces** shall be landscaped in accordance with the following interior parking lot standards.

- (a) For new development on sites previously undeveloped or where all improvements have been removed, a minimum of eight percent (8%) of the asphalt or concrete area of the parking lot shall be devoted to interior planting islands, peninsulas, or landscaped strips. For changes to a developed site, a minimum of five percent (5%) of the asphalt or concrete area shall be interior planting islands, peninsulas, or landscaped strips. A planting island shall be located at least every twelve (12) contiguous stalls with no break or alternatively, landscaped strips at least seven (7) feet wide between parking bays.
- (b) The primary plant materials shall be shade trees with at least one (1) deciduous canopy tree for every one hundred sixty (160) square feet of required landscaped area. Two (2) ornamental deciduous trees may be substituted for one (1) canopy tree, but ornamental trees shall constitute no more than twenty-five percent (25%) of the required trees. No light poles shall be located within the area of sixty percent (60%) of mature growth from the center of any tree.
- (c) Islands may be curbed or may be designed as uncurbed bio-retention areas as part of an approved low impact stormwater management design approved by the Director of Public Works. The ability to maintain these areas over time must be demonstrated. (See Chapter 37, Madison General Ordinances, Erosion and Stormwater Runoff Control.)

Foundation Plantings.

Foundation plantings shall be installed along building facades, except where building facades directly abut the sidewalk, plaza, or other hardscape features. Foundation plantings shall consist primarily of shrubs, perennials, and native grasses. The Zoning Administrator may modify this requirement for development existing prior to the effective date of this ordinance, as long as improvements achieve an equivalent or greater level of landscaping for the site.

Screening Along District Boundaries.

Screening shall be provided along side and rear property boundaries between commercial, mixed use or industrial districts and residential districts. Screening shall consist of a solid wall, solid fence, or hedge with year-round foliage, between six (6) and eight (8) feet in height, except that within the front yard setback area, screening shall not exceed four (4) feet in height. Height of screening shall be measured from natural or approved grade. Berms and retaining walls shall not be used to increase grade relative to screening height.

Screening of Other Site Elements.

The following site elements shall be screened in compatibility with the design elements, materials and colors used elsewhere on the site, as follows:

- (a) Refuse Disposal Areas. All developments, except single family and two family developments, shall provide a refuse disposal area. Such area shall be screened on four (4) sides (including a gate for access) by a solid, commercial-grade wood fence, wall, or equivalent material with a minimum height of six (6) feet and not greater than seven (7) feet.
- (b) Outdoor Storage Areas. Outdoor storage areas shall be screened from abutting residential uses with a by a building wall or solid, commercial-grade wood fence, wall, year-round hedge, or equivalent material, with a minimum height of six (6) feet and not greater than seven (7) feet. Screening along district boundaries, where present, may provide all or part of the required screening.
- (c) Loading Areas. Loading areas shall be screened from abutting residential uses and from street view to the extent feasible by a building wall or solid, commercial-grade wood fence, or equivalent material, with a minimum height of six (6) feet and not greater than seven (7) feet. Screening along district boundaries, where present, may provide all or part of the required screening.
- (d) Mechanical Equipment. All rooftop and ground level mechanical equipment and utilities shall be fully screened from view from any street or residential district, as viewed from six (6) feet above ground level. Screening may consist of a building wall or fence and/or landscaping as approved by the Zoning Administrator.

Maintenance.

The owner of the premises is responsible for the watering, maintenance, repair and replacement of all landscaping, fences, and other landscape architectural features on the site. All planting beds shall be kept weed free. Plant material that has died shall be replaced no later than the upcoming June 1.