URBAN DESIGN COMMISSION APPLICATION



City of Madison **Planning Division**



FOR OFFICE USE ONLY: Paid Receipt # Date received Received by _____ Aldermanic District ______5/16/22 Zoning District _____ 10:43 a.m. | RECEIVED Urban Design District ____ Submittal reviewed by Legistar #

Madison Municipal Building, Suite 017 215 Martin Luther King, Jr. Blvd. P.O. Box 2985 Madison, WI 53701-2985 (608) 266-4635 Complete all sections of this application, including the desired meeting date and the action requested. If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call the phone number above immediately. 1. Project Information Address: _____ 2. Application Type (check all that apply) and Requested Date June 15, 2022 UDC meeting date requested _____ New development Alteration to an existing or previously-approved development Informational Initial approval Final approval 3. Project Type Project in an Urban Design District Signage Project in the Downtown Core District (DC), Urban Comprehensive Design Review (CDR) Mixed-Use District (UMX), or Mixed-Use Center District (MXC) Signage Variance (i.e. modification of signage height, Project in the Suburban Employment Center District (SEC), area, and setback) Campus Institutional District (CI), or Employment Campus Signage Exception District (EC) Planned Development (PD) Other General Development Plan (GDP) Please specify Specific Implementation Plan (SIP) Planned Multi-Use Site or Residential Building Complex 4. Applicant, Agent, and Property Owner Information Company _____ Applicant name City/State/Zip _____ Street address Telephone Project contact person _____ Company _____ Street address City/State/Zip _____ Telephone

Property owner (if not applicant) Street address City/State/Zip _____ Telephone Email

Each submittal must include

fourteen (14) 11" x 17" collated

paper copies. Landscape and

Lighting plans (if required)

must be full-sized and legible.

Please refrain from using

plastic covers or spiral binding.

5. Required Submittal Materials

Application Form

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 CDR or Signage Variance review criteria is required.

Development Plans (Refer to checklist on Page 4 for plan details)

Filing fee FILING FEE TO BE FORWARDED BY MAIL

Electronic Submittal*

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.

Both the paper copies and electronic copies <u>must</u> be submitted prior to the application deadline before an application will be scheduled for a UDC meeting. Late materials will not be accepted. 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. All plans must be legible when reduced.

*Electronic copies of all items submitted in hard copy are required. Individual PDF files of each item submitted should be compiled on a CD or flash drive, or submitted via email to udcapplications@cityofmadison.com. The email must include the project address, project name, and applicant name. Electronic submittals via file hosting services (such as Dropbox.com) are not allowed. Applicants who are unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.

6. A	plicant 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 on
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.
Nam	of applicant Relationship to property
Auth	orizing signature of property owner Date
7. A	plication Filing Fees
F	es are required to be naid with the first application for either initial or final approval of a project, upless the project is part

of the combined application process involving the Urban Design Commission in conjunction with Plan Commission and/or Common Council consideration. Make checks payable to City Treasurer. Credit cards may be used for application fees of less than \$1,000.

Please consult the schedule below for the appropriate fee for your request:

Urban Design Districts: \$350 (per §35.24(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 signage variances (i.e. modifications of signage 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

URBAN DESIGN COMMISSION APPROVAL PROCESS



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. Applicants may, at their discretion, request to make an Informational Presentation to the
 UDC prior to seeking any approvals to obtain early feedback and direction before undertaking detailed design. 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 Variance requests)
- <u>Initial Approval</u>. 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.
- <u>Final Approval</u>. 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

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.

When presenting projects to the UDC, applicants must fill out a registration slip provided in the meeting room and present it to the Secretary. Presentations should generally be limited to 5 minutes or as extended by motion by consent of the Commission. The Commission will withhold questions until the end of the presentation.

Applicants are encouraged to consider the use of various graphic presentation material including a locator map, photographs, renderings/model, scale drawings of the proposal in context with adjacent buildings/uses/signs, etc., as may be deemed appropriate to describe the project and its surroundings. Graphics should be mounted on rigid boards so that they may be easily displayed. Applicants/presenters are responsible for all presentation materials, AV equipment and easels.

URBAN DESIGN DEVELOPMENT PLANS CHECKLIST



The items listed below are minimal 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.

UI SIdII IIId	y require additional information in order to	Πd\	ve a complete understanding o	ii tile proj	ect.
1. Informa	ational Presentation				
	Locator Map	١		Require	ements for All Plan Sheets
X	Letter of Intent (If the project is within			1. Ti	tle block
	an Urban Design District, a summary of how the development proposal addresses			2. Sł	neet number
	the district criteria is required)		Providing additional	3. N	orth arrow
X	Contextual site information, including		information beyond these minimums may generate	4. Sc	cale, both written and graphic
	photographs and layout of adjacent		a greater level of feedback	5. Da	
_	buildings/structures		from the Commission.		ully dimensioned plans, scaled to 1"= 40' or larger
	Site Plan				lans must be legible, including
	Two-dimensional (2D) images of			the full	-sized landscape and lighting
	proposed buildings or structures.	/		plans (if	required)
2. Initial A	pproval				
X	Locator Map			•)
X	Letter of Intent (If the project is within a the development proposal addresses the		•	y of <u>how</u>	
X	Contextual site information, including phot structures	:og	raphs and layout of adjacent b	uildings/	Providing additional information beyond these
X	Site Plan showing location of existing and lanes, bike parking, and existing trees over			ves, bike	minimums may generate a greater level of feedback
X	Landscape Plan and Plant List (must be leg	ibl	e)		from the Commission.
X	Building Elevations in both black & white material callouts)	aı	nd color for all building sides	(include	
	PD text and Letter of Intent (if applicable))
3. Final Ap	proval				
All the r	equirements of the Initial Approval (see abo	ve), <u>plus</u> :		
X	Grading Plan				
	Proposed Signage (if applicable) UNDER	FL	JTURE SEPARATE SUBMIT	TAL	
	Lighting Plan, including fixture cut sheets a				
	Utility/HVAC equipment location and screen	eni	ng details (with a rooftop plar	if roof-m	ounted)
	PD text and Letter of Intent (if applicable)				IALS SHOWN IN COLOR
X	Samples of the exterior building materials	(p	resented at the UDC meeting)	PRESE	NTED AT MEETING.
4. Compre	hensive Design Review (CDR) and Variand	ce	Requests (<u>Signage applicati</u>	ons only)	
	Locator Map				
	Letter of Intent (a summary of how the propo	sec	d signage is consistent with the C	DR or Sign	age Variance criteria is required)
	Contextual site information, including pho-	oto	ographs of existing signage bo	th on site	e and within proximity to the

☐ Site Plan showing the location of existing signage and proposed signage, dimensioned signage setbacks, sidewalks,

☐ Proposed signage graphics (fully dimensioned, scaled drawings, including materials and colors, and night view)

☐ Illustration of the proposed signage that meets Ch. 31, MGO compared to what is being requested.

M:\Planning Division\Commissions & Committees\Urban Design Commission\Application — February 2020

☐ Perspective renderings (emphasis on pedestrian/automobile scale viewsheds)

☐ Graphic of the proposed signage as it relates to what the Ch. 31, MGO would permit

project site

driveways, and right-of-ways



22 February 2022

Ms. Jessica Vaughn Urban Design Commission Secretary Madison Urban Design Commission City of Madison Building Inspection P.O. Box 2984. Madison, WI 53701-2984

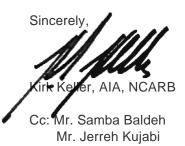
Ms. Vaughn and UDC Members,

On behalf of the Owners of the property at 3554 East Washington Avenue, it is my pleasure to submit for your review and discussion the proposed planning to bring this property back into operation as a community grocery store to serve the needs of the immediate area and Madison. Formally known as Vision's, the building has existed on the corner of Schmedeman Avenue and East Washington Avenue since its original construction in 1947.

Originally built as Kehl's Casino the property has had multiple food and entertainment occupants over the past seventy-five years. The concrete masonry block building was originally built to a modest specification level. Modifications over the life of the structure were done in a manner to complete any given effort at a lowest cost figure. As a result of this construction history, the majority of the project budget needed at this time will be expended to bring the mechanical, electrical, and water services to current standards. Careful analysis by our design/build MEP team members came to the same conclusions that new services for each of these disciplines are needed to bring this building back to life.

Once the MEP work effort was set our attention turned to improving the exterior. New paint, awnings, windows, signage, and modest planting areas will allow this building to present an image that reflects the original design similar to the exterior of the 1947 building views as seen in this Informational package of materials. Windows facing the two main streets will receive new glazing. This effort includes an original round window brought back into the front façade, as well as preserving the original glass block details framing the entry area.

The interior is being designed for efficiency to provide produce, meat, and dry goods in this approximately 3,000 square foot facility. The lower level will be updated for use as dry storage. Remodeling to the second floor will be part of a future effort. This project has been part of discussions with multiple City staff at multiple levels for an extended period. With approvals it is the ownerships intent to move forward soon with the rebuilding, remodeling, and opening of a facility to provide a small grocery store to this underserved area of Madison.









EAST WASHINGTON AVENUE VIEW

SCHMEDEMAN AVENUE VIEW



EAST WASHINGTON AVENUE LOOKING NORTH



EAST WASHINGTON AVENUE LOOKING SOUTH

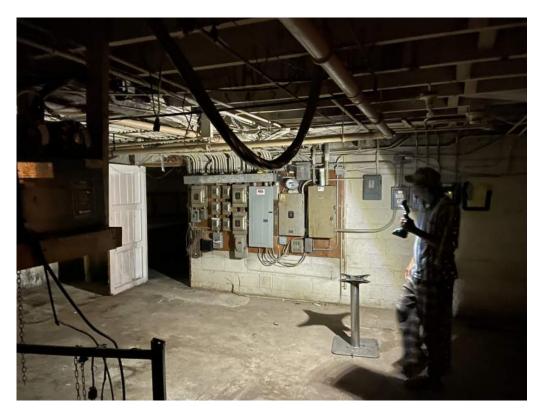
INTERIOR VIEW OF BAR AREA



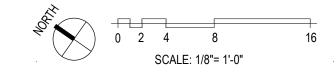
INTERIOR VIEW OF MAIN SPACE



INTERIOR VIEW TOWARDS ENTRY

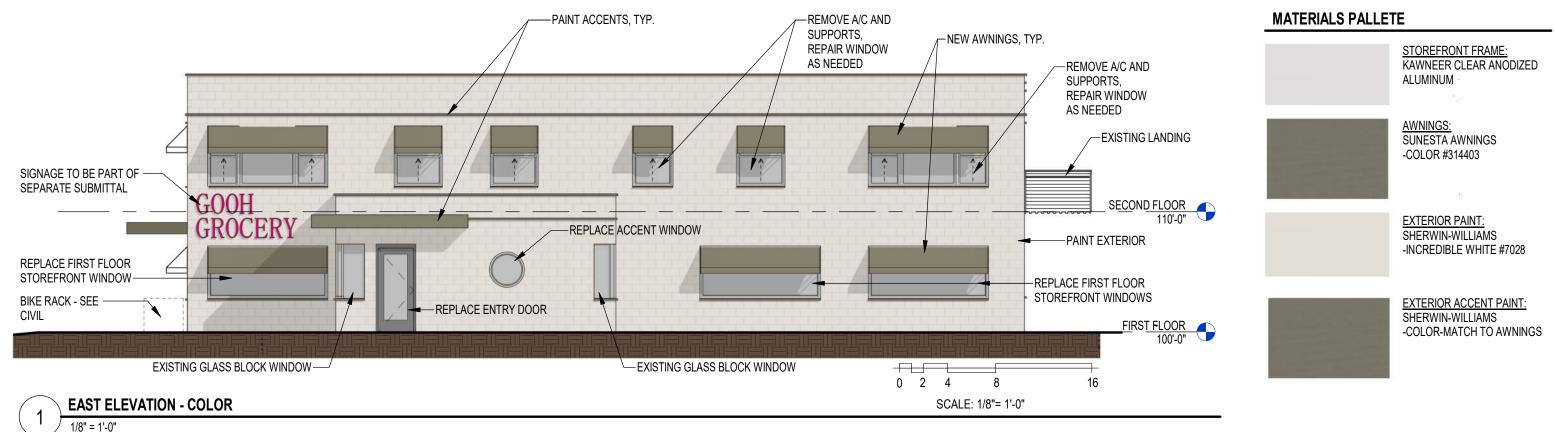


INTERIOR VIEW BASEMENT SPACE



GOOH GROCERY - EXISTING BUILDING RENOVATION













MATERIALS PALLETE



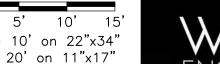












0' 5' 10' 15' 1" = 10' on 22"x34" 1"= 20' on 11"x17"

LEGEND		
		SIGN
0		BOLLARD
\$		SANITARY MANHOLE
GM		GAS METER
GV 		GAS VALVE
		FIRE HYDRANT
wv 		WATER VALVE
(S)		CURB STOP
*		LIGHTPOLE
VLT		UTILITY VAULT
Ø		UTILITY POLE
		DECIDUOUS TREE
		APPROXIMATE PROPERTY LINE
		RIGHT-OF-WAY LINE
////////	/////	BUILDING FOOTPRINT
		EDGE OF CONCRETE
		EDGE OF ASPHALT
× × _	— X —	FENCE LINE
		RAILING
SAN	SAN	SANITARY SEWER
WAT	WAT	WATER MAIN
sтм	STM	STORM SEWER
GAS	GAS ——	NATURAL GAS LINE
сомм	сомм ——	COMMUNICATION LINE
— Е —	- Е	ELECTRIC LINE
ТЕ	TE ———	TRAFFIC ENGINEERING LINE
——— OHE ———	оне ——	OVERHEAD ELECTRIC LINE
— GUY —	<	GUY WIRE
	•	GRAVEL
_		ASPHALT PAVEMENT
· · · · · · · · · · · · · · · · · · ·	4. 4	CONCRETE DAVEMENT

- 1. FIELD WORK PERFORMED BY WYSER ENGINEERING, LLC. ON APRIL 18, 2022.
- 2. NORTH REFERENCE FOR THIS EXISTING CONDITIONS SURVEY AND MAP ARE BASED ON THE WISCONSIN COORDINATE REFERENCE SYSTEM, NAD 83 (2011) WISCRS DANE, GRID NORTH.
- EXISTING MAPS AND RECORDS.
- 4. BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED. FOR EXACT LOCATION OF UNDERGROUND UTILITIES, CONTACT DIGGERS HOTLINE, AT 1.800.242.8511 OR 811
- 5. THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND
- 6. FEATURES HAVE BEEN LOCATED BY SURVEYOR IN FIELD THAT MAY HAVE ADVERSE TITLE ELEMENTS. AS TO WHICH ELEMENT- ENCROACHMENT, CLAIM OF UNRECORDED EASEMENT, PRESCRIPTIVE EASEMENT, AND SO FORTH CAN NOT BE DETERMINED BY SURVEYOR.

			BENCHMARK TABLE	
BN	VI - #	ELEVATION	DESCRIPTION	
RI	M - 1	885 90	TOP NUT OF HYDRANT LOCATED AT NORTHWEST OLIADRANT OF F WASHINGTON AVE AND SCHMEDEMAN AVE	



Toll Free (800) 242-8511 Hearing Impaired TDD (800) 542-2289 www.DiggersHotline.com

UDC 05/16/2022 Sheet Number

22-0921

COUNTY,

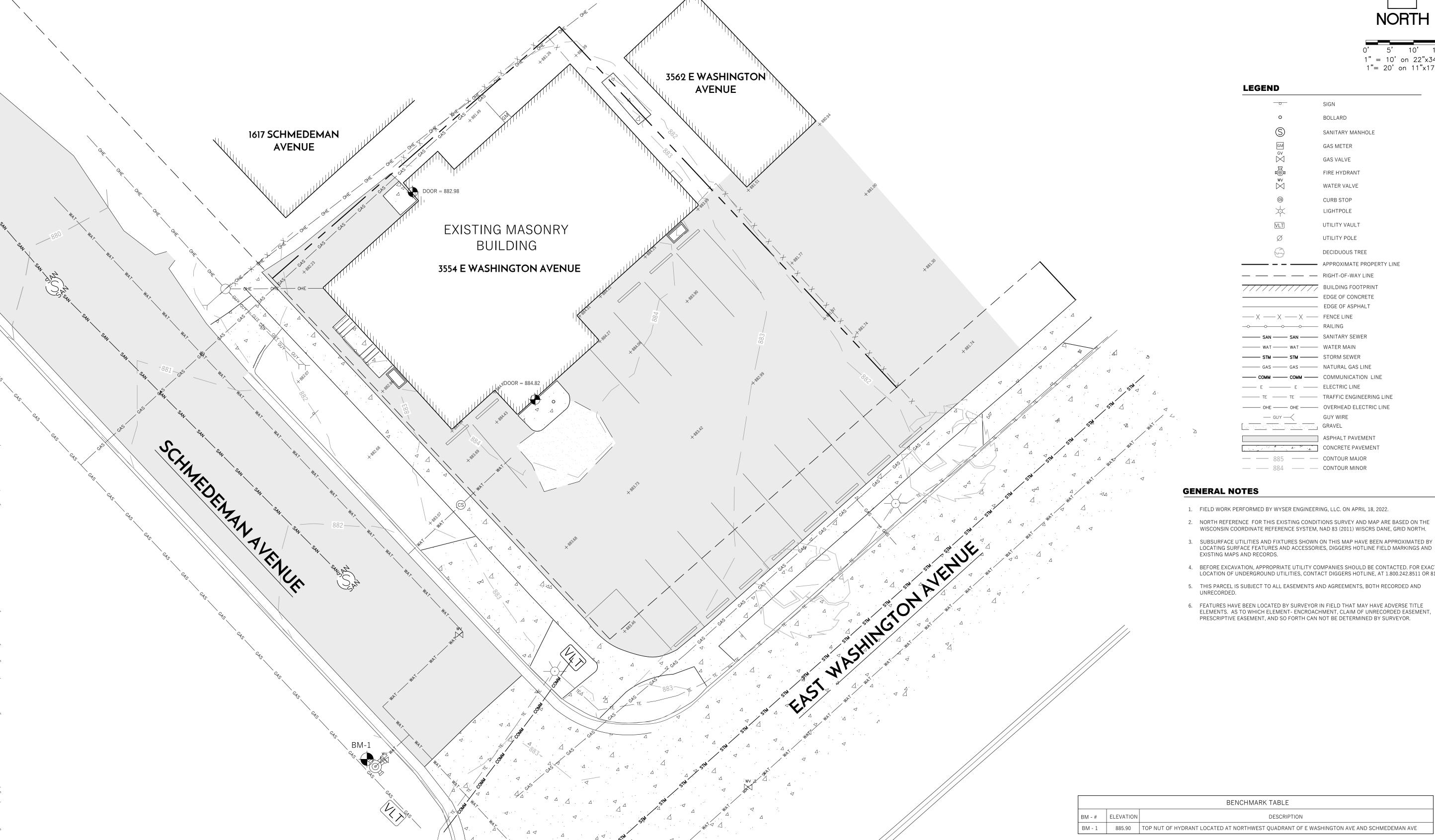
DANE

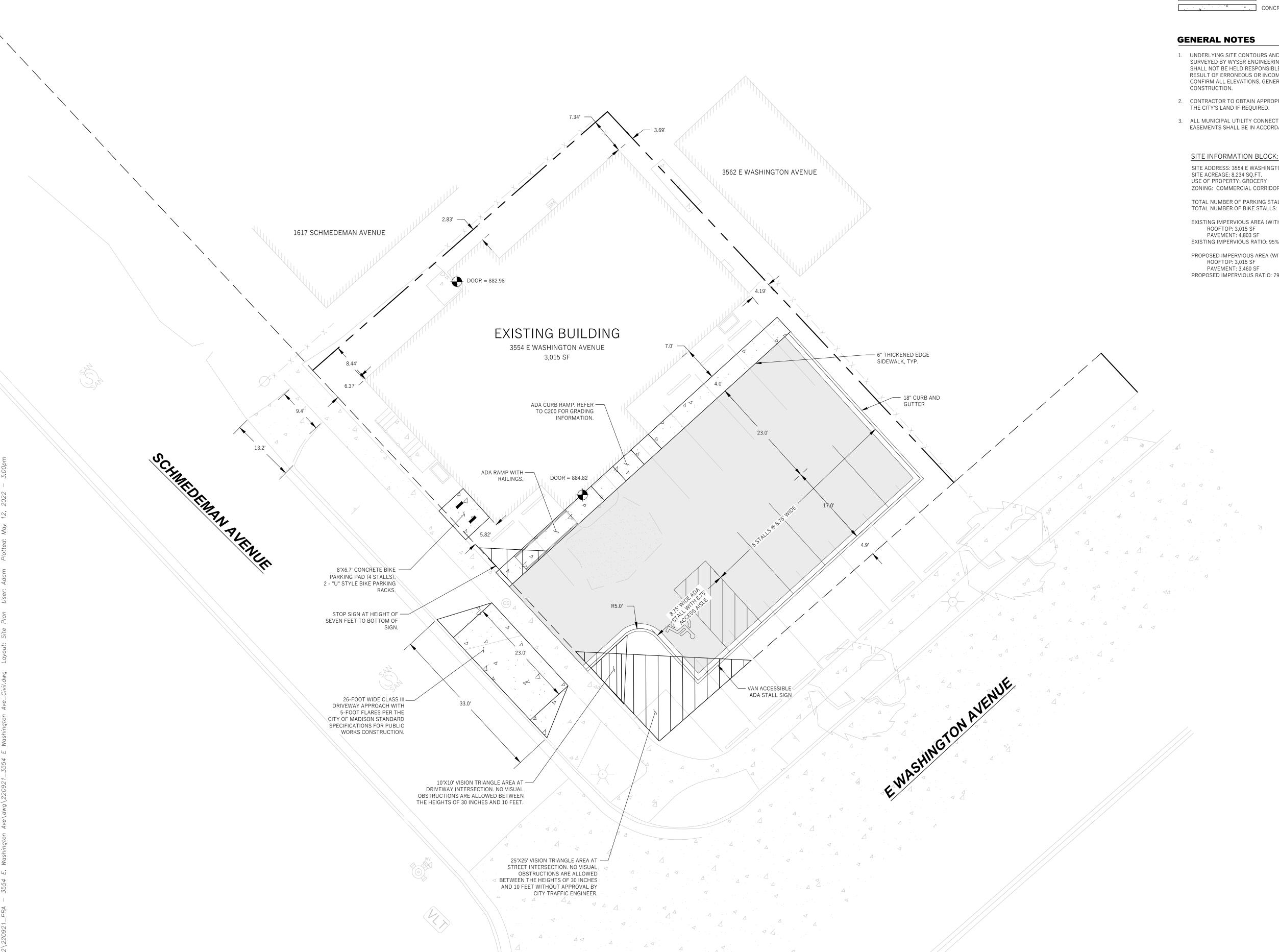
MADISON

Description:

Revisions: No. Date:

Wyser Number





LEGEND (PROPOSED)

APPROXIMATE PROPERTY BOUNDARY 18" CURB AND GUTTER ASPHALT PAVEMENT △ △ CONCRETE PAVEMENT



Toll Free (800) 242-8511 -or- 811

Hearing Impaired TDD (800) 542-2289

www.DiggersHotline.com

- 1. UNDERLYING SITE CONTOURS AND INFORMATION BASED ON TOPOGRAPHIC & UTILITY DATA AS SURVEYED BY WYSER ENGINEERING ON THE WEEK OF APRIL 18, 2022. WYSER ENGINEERING SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY ARISE AS A RESULT OF ERRONEOUS OR INCOMPLETE INFORMATION PROVIDED BY OTHERS. CONTRACTOR TO CONFIRM ALL ELEVATIONS, GENERAL DRAINAGE AND EARTHWORK REQUIREMENTS PRIOR TO
- 2. CONTRACTOR TO OBTAIN APPROPRIATE PERMITS FOR STREET OPENINGS & TO WORK WITHIN THE CITY'S LAND IF REQUIRED.
- 3. ALL MUNICIPAL UTILITY CONNECTIONS, WORK IN ROW, PUBLIC OUTLOTS AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH CITY OF MADISON STANDARD SPECIFICATIONS.

SITE ADDRESS: 3554 E WASHINGTON AVENUE

ZONING: COMMERCIAL CORRIDOR - TRANSITIONAL DISTRICT (CC-T)

TOTAL NUMBER OF PARKING STALLS: 6 (1 ACCESSIBLE) TOTAL NUMBER OF BIKE STALLS: 4

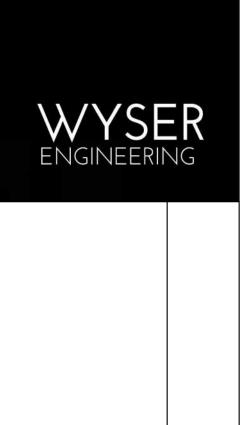
EXISTING IMPERVIOUS AREA (WITHIN LOT AREA): 7,818 SF ROOFTOP: 3,015 SF

PAVEMENT: 4,803 SF

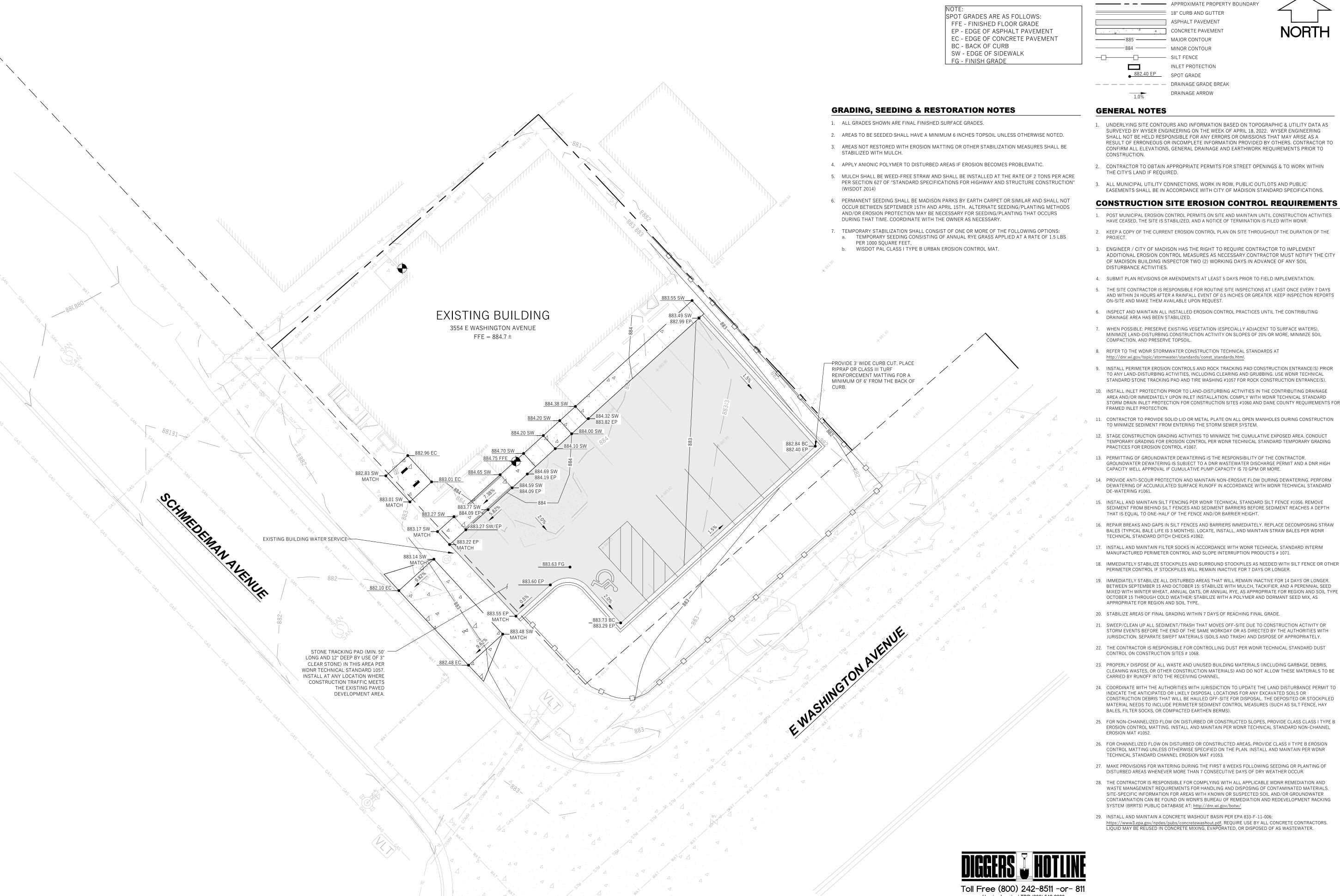
EXISTING IMPERVIOUS RATIO: 95%

PROPOSED IMPERVIOUS AREA (WITHIN LOT AREA): 6,475 SF ROOFTOP: 3,015 SF

PROPOSED IMPERVIOUS RATIO: 79%



			3554 E WASHINGTON AVENUE MADISON, WI 53704
GOOH GROCERY		CITY OF MADISON, DANE COUNTY, WI	Sheet Title: PROPOSED SITE PLAN
Revisions: No. Date		Description	:
Graphic Scale	0'	5'	10' 15'
Wyser Number Set		-0921	
Type Date	UD 05	C /16/2	022
Sheet Number		C10	



LEGEND (PROPOSED)

--- - APPROXIMATE PROPERTY BOUNDARY 18" CURB AND GUTTER ASPHALT PAVEMENT 4 . CONCRETE PAVEMENT ——— 885 ———— MAJOR CONTOUR ------884 ------ MINOR CONTOUR SILT FENCE INLET PROTECTION 882.40 EP SPOT GRADE — — — — — — DRAINAGE GRADE BREAK DRAINAGE ARROW





GENERAL NOTES

- 1. UNDERLYING SITE CONTOURS AND INFORMATION BASED ON TOPOGRAPHIC & UTILITY DATA AS SURVEYED BY WYSER ENGINEERING ON THE WEEK OF APRIL 18, 2022. WYSER ENGINEERING SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY ARISE AS A RESULT OF ERRONEOUS OR INCOMPLETE INFORMATION PROVIDED BY OTHERS. CONTRACTOR TO CONFIRM ALL ELEVATIONS, GENERAL DRAINAGE AND EARTHWORK REQUIREMENTS PRIOR TO
- 2. CONTRACTOR TO OBTAIN APPROPRIATE PERMITS FOR STREET OPENINGS & TO WORK WITHIN THE CITY'S LAND IF REQUIRED.
- 3. ALL MUNICIPAL UTILITY CONNECTIONS, WORK IN ROW, PUBLIC OUTLOTS AND PUBLIC

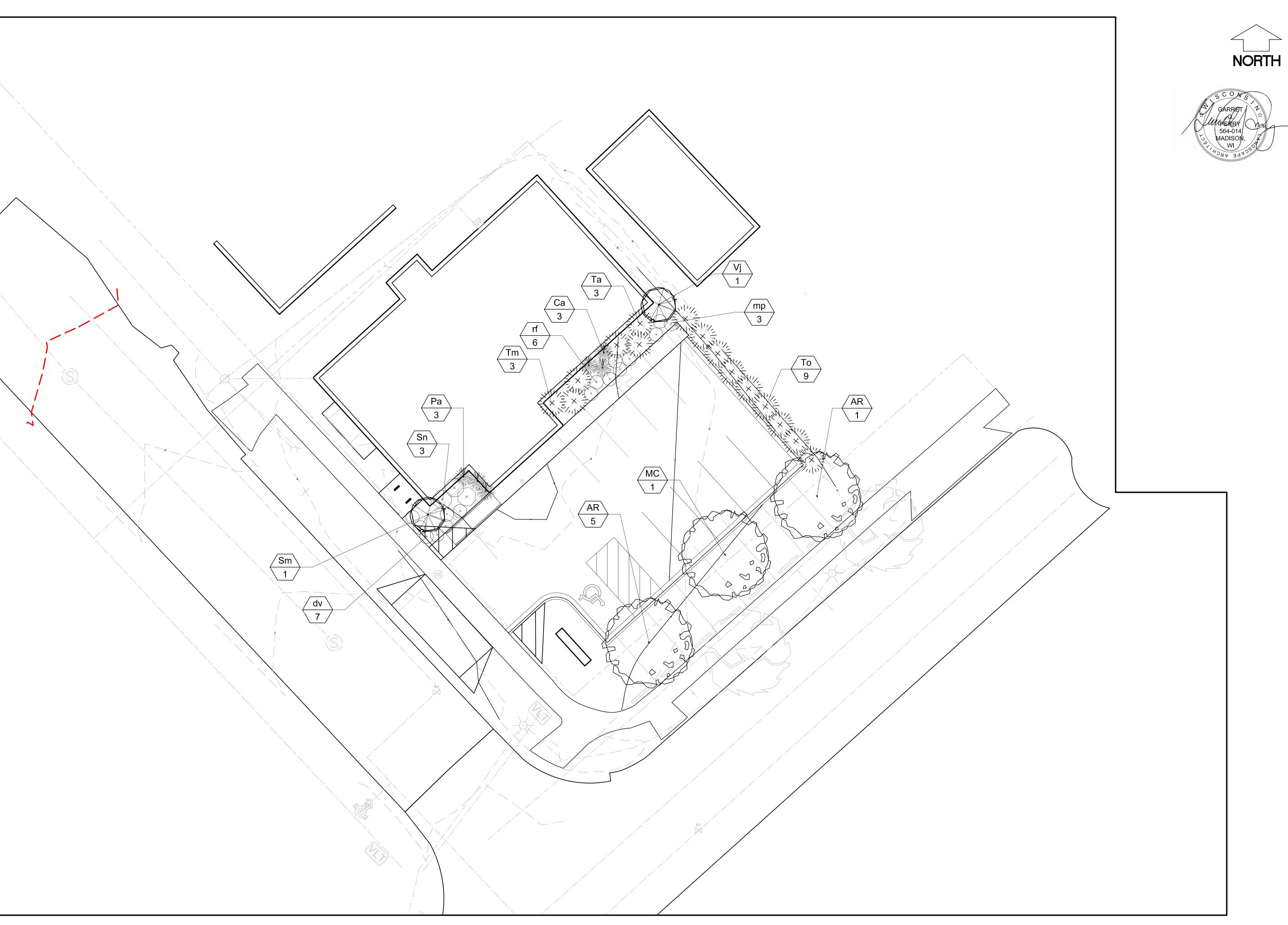
EASEMENTS SHALL BE IN ACCORDANCE WITH CITY OF MADISON STANDARD SPECIFICATIONS.

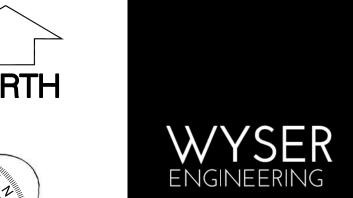
- 1. POST MUNICIPAL EROSION CONTROL PERMITS ON SITE AND MAINTAIN UNTIL CONSTRUCTION ACTIVITIES
- HAVE CEASED, THE SITE IS STABILIZED, AND A NOTICE OF TERMINATION IS FILED WITH WDNR.
- 2. KEEP A COPY OF THE CURRENT EROSION CONTROL PLAN ON SITE THROUGHOUT THE DURATION OF THE
- 3. ENGINEER / CITY OF MADISON HAS THE RIGHT TO REQUIRE CONTRACTOR TO IMPLEMENT ADDITIONAL EROSION CONTROL MEASURES AS NECESSARY.CONTRACTOR MUST NOTIFY THE CITY OF MADISON BUILDING INSPECTOR TWO (2) WORKING DAYS IN ADVANCE OF ANY SOIL DISTURBANCE ACTIVITIES.
- 4. SUBMIT PLAN REVISIONS OR AMENDMENTS AT LEAST 5 DAYS PRIOR TO FIELD IMPLEMENTATION.
- 5. THE SITE CONTRACTOR IS RESPONSIBLE FOR ROUTINE SITE INSPECTIONS AT LEAST ONCE EVERY 7 DAYS AND WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 0.5 INCHES OR GREATER. KEEP INSPECTION REPORTS ON-SITE AND MAKE THEM AVAILABLE UPON REQUEST.
- 6. INSPECT AND MAINTAIN ALL INSTALLED EROSION CONTROL PRACTICES UNTIL THE CONTRIBUTING
- 7. WHEN POSSIBLE: PRESERVE EXISTING VEGETATION (ESPECIALLY ADJACENT TO SURFACE WATERS), MINIMIZE LAND-DISTURBING CONSTRUCTION ACTIVITY ON SLOPES OF 20% OR MORE, MINIMIZE SOIL COMPACTION, AND PRESERVE TOPSOIL.
- 8. REFER TO THE WDNR STORMWATER CONSTRUCTION TECHNICAL STANDARDS AT
- 9. INSTALL PERIMETER EROSION CONTROLS AND ROCK TRACKING PAD CONSTRUCTION ENTRANCE(S) PRIOR TO ANY LAND-DISTURBING ACTIVITIES, INCLUDING CLEARING AND GRUBBING. USE WDNR TECHNICAL STANDARD STONE TRACKING PAD AND TIRE WASHING #1057 FOR ROCK CONSTRUCTION ENTRANCE(S).
- 10. INSTALL INLET PROTECTION PRIOR TO LAND-DISTURBING ACTIVITIES IN THE CONTRIBUTING DRAINAGE AREA AND/OR IMMEDIATELY UPON INLET INSTALLATION. COMPLY WITH WDNR TECHNICAL STANDARD STORM DRAIN INLET PROTECTION FOR CONSTRUCTION SITES #1060 AND DANE COUNTY REQUIREMENTS FOR FRAMED INLET PROTECTION.
- 11. CONTRACTOR TO PROVIDE SOLID LID OR METAL PLATE ON ALL OPEN MANHOLES DURING CONSTRUCTION TO MINIMIZE SEDIMENT FROM ENTERING THE STORM SEWER SYSTEM.
- 12. STAGE CONSTRUCTION GRADING ACTIVITIES TO MINIMIZE THE CUMULATIVE EXPOSED AREA. CONDUCT TEMPORARY GRADING FOR EROSION CONTROL PER WDNR TECHNICAL STANDARD TEMPORARY GRADING PRACTICES FOR EROSION CONTROL #1067.
- 13. PERMITTING OF GROUNDWATER DEWATERING IS THE RESPONSIBILITY OF THE CONTRACTOR. GROUNDWATER DEWATERING IS SUBJECT TO A DNR WASTEWATER DISCHARGE PERMIT AND A DNR HIGH CAPACITY WELL APPROVAL IF CUMULATIVE PUMP CAPACITY IS 70 GPM OR MORE.
- 14. PROVIDE ANTI-SCOUR PROTECTION AND MAINTAIN NON-EROSIVE FLOW DURING DEWATERING. PERFORM DEWATERING OF ACCUMULATED SURFACE RUNOFF IN ACCORDANCE WITH WDNR TECHNICAL STANDARD
- 15. INSTALL AND MAINTAIN SILT FENCING PER WDNR TECHNICAL STANDARD SILT FENCE #1056. REMOVE SEDIMENT FROM BEHIND SILT FENCES AND SEDIMENT BARRIERS BEFORE SEDIMENT REACHES A DEPTH THAT IS EQUAL TO ONE-HALF OF THE FENCE AND/OR BARRIER HEIGHT.
- 16. REPAIR BREAKS AND GAPS IN SILT FENCES AND BARRIERS IMMEDIATELY. REPLACE DECOMPOSING STRAW BALES (TYPICAL BALE LIFE IS 3 MONTHS). LOCATE, INSTALL, AND MAINTAIN STRAW BALES PER WDNR TECHNICAL STANDARD DITCH CHECKS #1062.
- 17. INSTALL AND MAINTAIN FILTER SOCKS IN ACCORDANCE WITH WDNR TECHNICAL STANDARD INTERIM MANUFACTURED PERIMETER CONTROL AND SLOPE INTERRUPTION PRODUCTS # 1071.
- 18. IMMEDIATELY STABILIZE STOCKPILES AND SURROUND STOCKPILES AS NEEDED WITH SILT FENCE OR OTHER PERIMETER CONTROL IF STOCKPILES WILL REMAIN INACTIVE FOR 7 DAYS OR LONGER.
- 19. IMMEDIATELY STABILIZE ALL DISTURBED AREAS THAT WILL REMAIN INACTIVE FOR 14 DAYS OR LONGER. BETWEEN SEPTEMBER 15 AND OCTOBER 15: STABILIZE WITH MULCH, TACKIFIER, AND A PERENNIAL SEED MIXED WITH WINTER WHEAT. ANNUAL OATS. OR ANNUAL RYE. AS APPROPRIATE FOR REGION AND SOIL TYPE OCTOBER 15 THROUGH COLD WEATHER: STABILIZE WITH A POLYMER AND DORMANT SEED MIX, AS APPROPRIATE FOR REGION AND SOIL TYPE.
- 20. STABILIZE AREAS OF FINAL GRADING WITHIN 7 DAYS OF REACHING FINAL GRADE.
- 21. SWEEP/CLEAN UP ALL SEDIMENT/TRASH THAT MOVES OFF-SITE DUE TO CONSTRUCTION ACTIVITY OR STORM EVENTS BEFORE THE END OF THE SAME WORKDAY OR AS DIRECTED BY THE AUTHORITIES WITH JURISDICTION. SEPARATE SWEPT MATERIALS (SOILS AND TRASH) AND DISPOSE OF APPROPRIATELY.
- 22. THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING DUST PER WDNR TECHNICAL STANDARD DUST CONTROL ON CONSTRUCTION SITES # 1068.
- 23. PROPERLY DISPOSE OF ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, OR OTHER CONSTRUCTION MATERIALS) AND DO NOT ALLOW THESE MATERIALS TO BE CARRIED BY RUNOFF INTO THE RECEIVING CHANNEL.
- 24. COORDINATE WITH THE AUTHORITIES WITH JURISDICTION TO UPDATE THE LAND DISTURBANCE PERMIT TO INDICATE THE ANTICIPATED OR LIKELY DISPOSAL LOCATIONS FOR ANY EXCAVATED SOILS OR CONSTRUCTION DEBRIS THAT WILL BE HAULED OFF-SITE FOR DISPOSAL. THE DEPOSITED OR STOCKPILED MATERIAL NEEDS TO INCLUDE PERIMETER SEDIMENT CONTROL MEASURES (SUCH AS SILT FENCE, HAY BALES, FILTER SOCKS, OR COMPACTED EARTHEN BERMS).
- 25. FOR NON-CHANNELIZED FLOW ON DISTURBED OR CONSTRUCTED SLOPES, PROVIDE CLASS CLASS I TYPE B EROSION CONTROL MATTING. INSTALL AND MAINTAIN PER WDNR TECHNICAL STANDARD NON-CHANNEL
- 26. FOR CHANNELIZED FLOW ON DISTURBED OR CONSTRUCTED AREAS, PROVIDE CLASS II TYPE B EROSION CONTROL MATTING UNLESS OTHERWISE SPECIFIED ON THE PLAN. INSTALL AND MAINTAIN PER WDNR TECHNICAL STANDARD CHANNEL EROSION MAT #1053.
- 27. MAKE PROVISIONS FOR WATERING DURING THE FIRST 8 WEEKS FOLLOWING SEEDING OR PLANTING OF DISTURBED AREAS WHENEVER MORE THAN 7 CONSECUTIVE DAYS OF DRY WEATHER OCCUR.
- 28. THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE WDNR REMEDIATION AND WASTE MANAGEMENT REQUIREMENTS FOR HANDLING AND DISPOSING OF CONTAMINATED MATERIALS. SITE-SPECIFIC INFORMATION FOR AREAS WITH KNOWN OR SUSPECTED SOIL AND/OR GROUNDWATER CONTAMINATION CAN BE FOUND ON WDNR'S BUREAU OF REMEDIATION AND REDEVELOPMENT RACKING SYSTEM (BRRTS) PUBLIC DATABASE AT: http://dnr.wi.gov/botw/
- 29. INSTALL AND MAINTAIN A CONCRETE WASHOUT BASIN PER EPA 833-F-11-006: https://www3.epa.gov/npdes/pubs/concretewashout.pdf. REQUIRE USE BY ALL CONCRETE CONTRACTORS. LIQUID MAY BE REUSED IN CONCRETE MIXING, EVAPORATED, OR DISPOSED OF AS WASTEWATER.

www.DiggersHotline.com



		3554 E WASHINGTON AVENUE MADISON, WI 53704
	CITY OF MADISON, DANE COUNTY, WI	Sheet Title: PROPOSED GRADING, EROSION CONTROL & UTILITY PLAN
0'	5'	10' 15'
22	-0921	
UD	С	
05	/16/2	022
	C2	00
	22 UD	CITY OF MADISON, DANE







			udio
			3554 E WASHINGTON AVENUE MADISON, WI 53704
GOOH GROCERY Serious	•	CITY OF MADISON, DANE COUNTY, WI	Sheet Title: LANDSCAPE PLAN
No. Date) :	Description Addendum	•
Graphic Scale DSE	0'	5'	10' 15'
Number Set Type	22 UD	_GOH_)C	_01
יאף כ			

LANDSCAPE PLANT LEGEND

Symbol	Botanical name	Common Name	Size	Root	Quanity	Remarks
ORNA	AMENTAL TREES					
AC	Amelanchier x grandiflora 'Autmn Brilliance'	Autumn Brilliance Serviceberry	5-6' HT.	B&B		
MR	Malus 'Red Jewel'	Red Jewel Crabapple	2" Cal.	B&B		
SHRU	JBS	•		•	•	
Sn	Spirea x bumalda 'A.W.	Anthony Waterer Spirea	2 gal	Pot		
Sm	Syringa patula 'Miss Kim"	Miss Kim Lilac	3 gal	Pot		
Vj	Viburnum x juddi	Judd Viburnum	5 gal	B&B		
GRAS	SES		-			
Са	Calamagrostis x acutifolia 'Karl Foerster'	Karl Foerster's Feather Reed Grass	1 Gal.	CG		
Pa	Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass	2 Gal.	CG		
EVER	GREEN SHRUBS					
То	Thuja occidentalis 'DarK Green'	Dark Green Arborvitae	6'	BB		
Tm	Taxus tauntonii	Taunton yew	5 Gal.	CG		
PERE	NNIALS	•		•	•	
dv	Hemerocallis x sp.	Daylily	1 Gal.	Container		18"0.C.
mp	Monarda 'Petite Delight'	Petite Delight Beebalm	1 Gal.	Container		24"0.C
rf	Rudbeckia fulgida 'Goldstrum'	Goldstrum Black-eyed Susan	1 Gal.	Container		18"0.C.



CITY OF MADISON LANDSCAPE WORKSHEET

Section 28.142 Madison General Ordinance

Project Location	/ Address 355	4 East Washingto	n Avenue, Mad	lison, WI 53704	
Name of Project	Gooh Groce	erv			
Owner / Contact		1			
Contact Phone	Jerreh Kujabi		Contact Email	jkujabi@gmail.com	

Landscape Calculations and Distribution

Required landscaped areas shall be calculated based upon the total developed area of the property. Developed area is defined as all parts of the site that are not left in a natural state within a single contiguous boundary, including building footprints, parking and loading areas, driveways, internal sidewalks, patios, and outdoor activity areas. Developed area does not include other land within required setbacks and natural areas on the same property that are left undisturbed.

(0)	One (1) landscape unit shall be provided for each three hundred (300) square feet of developed area, with	the
(4)	One (1) failuscape unit shair be provided for each tiffee fluidited (500) square feet of developed area, with	Laic
	exception of the IL and the IG districts as specified in (b) below.	

Total square footage of developed area ____8,282

Developed area divided by three hundred (300) square feet = _____ 28 ____ Landscape Units

(b) Within the Industrial – Limited (IL) and Industrial – General (IG) districts, one (1) landscape unit shall be provided for every six hundred (600) square feet of developed area.

Total square footage of developed area _

Developed area divided by six hundred (600) square feet = _____ Landscape Units

(c) One landscape unit consists of five (5) landscape points. Landscape points are calculated as shown in the following table.

Landscape units multiplied by five (5) landscape points = 140 Total Points Required

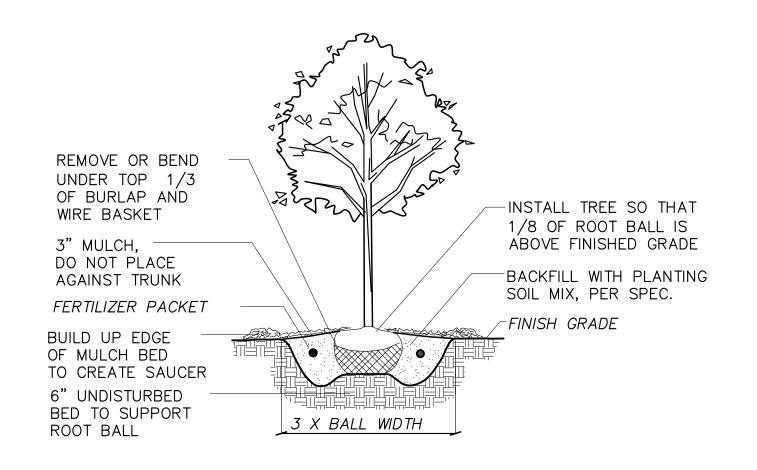
Tabulation of Points and Credits

3/2013

Use the table to indicate the quantity and points for all existing and proposed landscape elements. Calculations yielding a fraction up to one-half (1/2 or 0.5) shall be rounded down to the nearest whole number; fractions of more than one half (1/2) shall be rounded up.

Diant Town / Flour and	Minimum Size at	-	Credits/ Existing Landscaping		New/ Proposed Landscaping	
Plant Type/ Element	Installation	Points	Quantity	Points Achieved	Quantity	Points Achieved
Overstory deciduous tree	2½ inch caliper	35				
Ornamental tree	1 1/2 inch caliper	15			3	45
Evergreen tree	3 feet tall	15				
Shrub, deciduous	18" or 3 gallon container size	2			15	30
Shrub, evergreen	18" or 3 gallon container size	3			15	45
Ornamental grasses	18" or 3 gallon container size	2			6	12
Ornamental/ decorative fencing or wall	n/a 567	4 per 10 lineal ft.				
Sub Totals						132

Total Number of Points Provided 132



1 B&B TREE PLANTING DETAIL

PLANT SPACING
AS INDICATED
ON PLAN

DO NOT PLANT DEEPER
THAN PLANTED IN NURSERY

FINISH GRADE

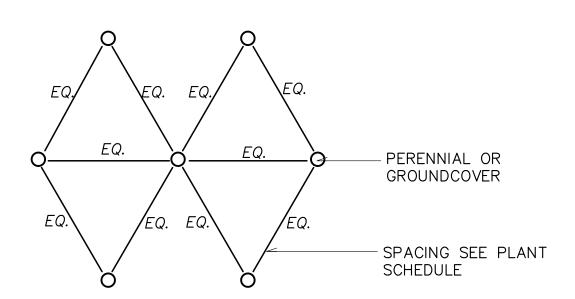
AMENDED PLANTING SOIL.

TILLED AMENDED PLANTING
MIX AND EXISTING SOIL

NTS

3 GROUNDCOVER / PERENNIAL PLANTING DETAIL

NTS



PERENNIAL/GROUNDCOVER SPACING DETAIL

3" MULCH,
DO NOT PLACE
AGAINST TRUNK

BUILD UP EDGE
OF MULCH BED
TO CREATE
SAUCER

DO NOT PLANT DEEPER
THAN PLANTED AT NURSERY

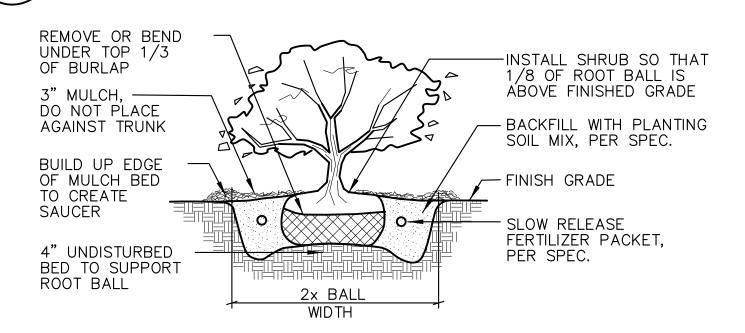
BACKFILL WITH PLANTING
SOIL MIX, PER SPEC.

FINISH GRADE

SLOW RELEASE
FERTILIZER PACKET,
PER SPEC.

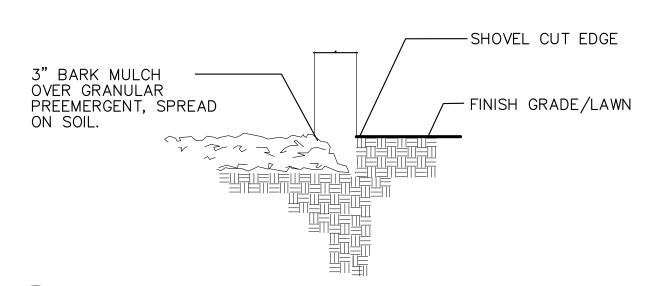
SHRUB/GRASS PLANTING DETAIL

NTS



B&B SHRUB PLANTING DETAIL

NTS



BARK MULCH/SHOVEL CUT EDGE DETAIL

NT

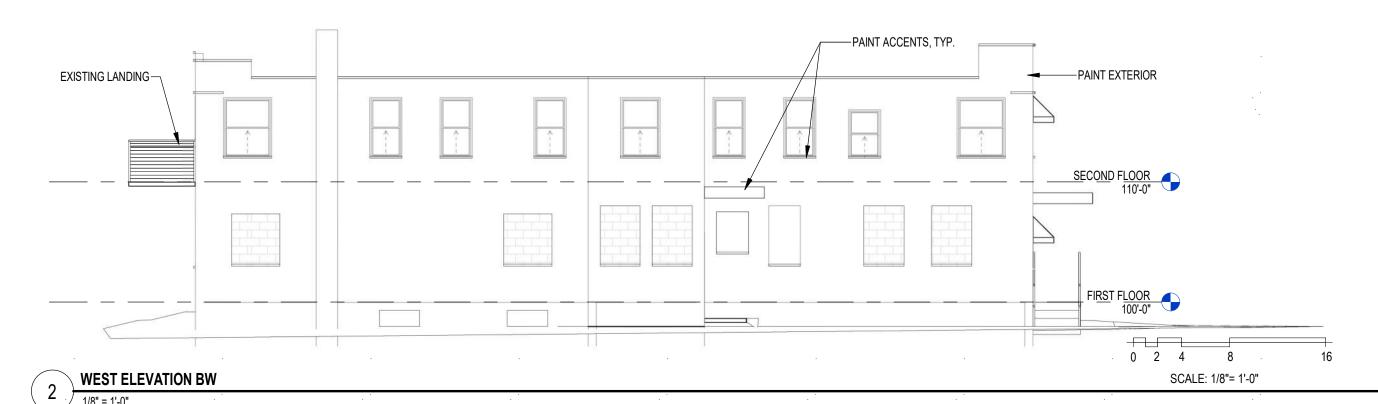




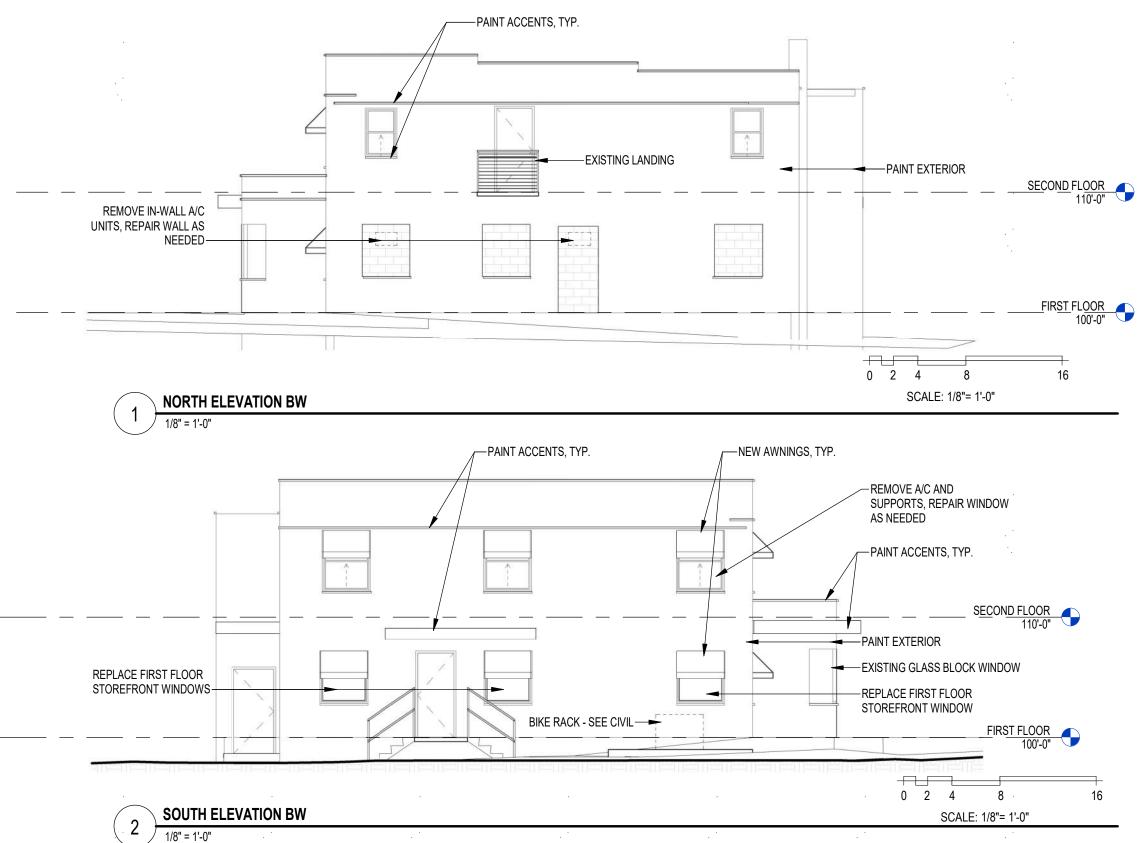
d <mark>es</mark> i	gı	nst	udio
			3554 E WASHINGTON AVENUE MADISON, WI 53704
Revisions No. Date		CITY OF MADISON, DANE COUNTY, WI	
Graphic	0,	5'	10' 15'
DSE Number Set Type Date Issued	UD	_GOH_ C /11/2	
Sheet Number		L2(

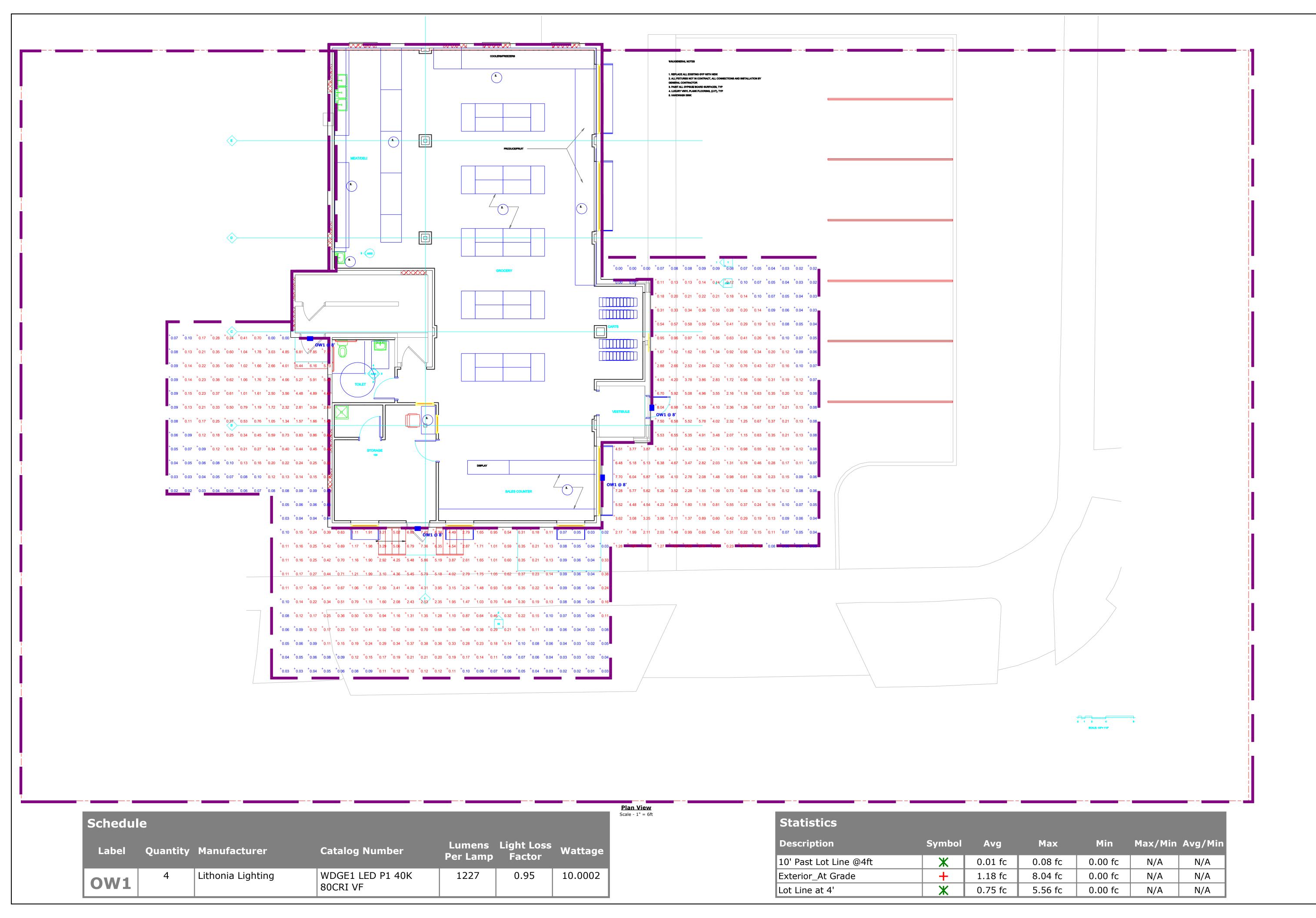
^{**} Landscape plans for zoning lots greater than ten thousand (10,000) square feet in size MUST be prepared by a registered landscape architect. **













Gooh Gr Madisor Exterior

Designer CAS Date 05/25/202

1 of 1