

**APPLICATION FOR  
URBAN DESIGN COMMISSION  
REVIEW AND APPROVAL**

**AGENDA ITEM #** \_\_\_\_\_  
**Project #** \_\_\_\_\_  
**Legistar #** \_\_\_\_\_

DATE SUBMITTED: September 4, 2013

UDC MEETING DATE: \_\_\_\_\_

**Action Requested**

\_\_\_\_ Informational Presentation  
☒ Initial Approval and/or Recommendation  
☒ Final Approval and/or Recommendation

PROJECT ADDRESS: 900 John Nolen Drive

ALDERMANIC DISTRICT: 14

OWNER/DEVELOPER (Partners and/or Principals)  
CAUSEWAY OFFICE CENTRE CONDOMINIUM  
UNIT OWNERS ASSOCIATION, INC.

Developer: T. Wall Enterprises LLC

ARCHITECT/DESIGNER/OR AGENT:  
Plunkett Raysich Architects LLP

2310 Crossroads Dr., Suite 2000  
Madison, WI 53718

CONTACT PERSON: Kirk Keller

Address: Plunkett Raysich Architects LLP  
2310 Crossroads Dr., Suite 2000

Phone: 608 240-9900

Fax: \_\_\_\_\_

E-mail address: kkeller@prarch.com

**TYPE OF PROJECT:**

(See Section A for:)

- \_\_\_\_ Planned Unit Development (PUD)  
    \_\_\_\_ General Development Plan (GDP)  
    \_\_\_\_ Specific Implementation Plan (SIP)  
\_\_\_\_ Planned Community Development (PCD)  
    \_\_\_\_ General Development Plan (GDP)  
    \_\_\_\_ Specific Implementation Plan (SIP)  
\_\_\_\_ Planned Residential Development (PRD)  
☒ New Construction or Exterior Remodeling in an Urban Design District \* (A public hearing is required as well as a fee)  
\_\_\_\_ School, Public Building or Space (Fee may be required)  
\_\_\_\_ New Construction or Addition to or Remodeling of a Retail, Hotel or Motel Building Exceeding 40,000 Sq. Ft.  
\_\_\_\_ Planned Commercial Site

(See Section B for:)

- \_\_\_\_ New Construction or Exterior Remodeling in C4 District (Fee required)

(See Section C for:)

- \_\_\_\_ R.P.S.M. Parking Variance (Fee required)

(See Section D for:)

- \_\_\_\_ Comprehensive Design Review\* (Fee required)  
\_\_\_\_ Street Graphics Variance\* (Fee required)  
\_\_\_\_ Other \_\_\_\_\_

\*Public Hearing Required (Submission Deadline 3 Weeks in Advance of Meeting Date)

Where fees are required (as noted above) they apply with the first submittal for either initial or final approval of a project.

PLEASE PRINT!

PLEASE PRINT!



11000 West Park Place  
Milwaukee, WI 53224  
Tel 414 359-3060  
Fax 414 359-3070  
www.prarch.com

2310 Crossroads Drive  
Suite 2000  
Madison, WI 53718  
Tel 608 240-9900  
Fax 608 240-9690

04 September 2013

Zoning Administrator – Madison Plan Commission  
Representatives - Urban Design Commission  
City of Madison  
215 Martin Luther King Jr. Boulevard  
Room LL-100  
Madison, WI 53701-2985

Re: Project Name: 900 Nolen Residences at 900 John Nolen Drive, Madison, WI  
PRA Project No. 130153-01

ZONING ADMINISTRATOR & UDC REPRESENTATIVES, This Letter of Intent is provided as support to the submittal documents for the 900 Nolen Residences. Each item listed on the City of Madison “Land Use Application” is presented below in the order as listed on page two of the referenced form.

This mixed use project is being developed as the replacement for the professional office building that previously occupied the site and was destroyed by fire. This previous low density suburban style office building will be rebuilt as a mixed use development that allows many of the former commercial tenants to return and also provide up to eighty apartments with excellent access to-and-from both work and recreational sites while also providing most units with exceptional views of the City skyline and Lake Monona. Located adjacent to the upcoming redevelopment planned for the entire Coliseum/Alliant Energy Center complex the new 900 Nolen Residences project supports the intent of creating a higher density mixed-use area along his main corridor into the Madison Central Business district.

Specific site benefits to the mixed used development of 900 John Nolen Drive include:

- Building in a section of the City that is adjacent to both an established residential area and a wide variety of commercial and social activities
- Direct access to the established bike trail and adjacent park lands. The development proposes to build on this ‘green’ base by providing both a second story roof top terrace and an accessible green roof for use by all tenants
- Ready vehicle access to both the City center and South Beltline Highway
- By providing up to 80 parking stalls below grade the ability to achieve cross usage of parking stalls between the commercial and residential users helps to free up open green space above.

*Project Team:* The project is a joint development between Causeway Office Center Unit Association, Inc. and 900 Nolen Residences, LLC.

- Architecture: Plunkett Raysich Architects, LLP
- Structural Engineering: Oneida Total Integrated Enterprises (OTIE)

Partners: Michael P. Brush, Martin P. Choren, D. Scott Davis, Gregg R. Golden, Kim D. Hassell, Mark C. Herr, John J. Holz, Steven A. Kieckhafer, Scott A. Kramer, David J. Raysich, Michael H. Scherbel, Michael J. Sobczak

- Civil Engineering: Vierbicher Associates, Inc.
- Landscape Architecture: The Bruce Company of Wisconsin Inc.
- General Contractor and Design Build MEP lead: Encore Construction, Inc.

*Existing Conditions:* The approximately 1.8 acre site is currently vacant. The previous office structure was destroyed by fire. Photos of the existing site and the immediate surrounding area are provided in the submittal documents.

*Project Schedule:* The general project construction schedule places a ground breaking in late February of 2014. Construction on all portions of the project will proceed as a single project. Occupancy of both the commercial office and residences is intended for the spring of 2015.

*Proposed Uses:* Mixed use development of approximately 1.8 acres consists of several distinct occupancy components.

- Lower Level Parking: – Approximately 28,925 Gross Square Feet (GSF)
- First Floor: - Approximately 20,075 GSF. Approximately 18,000 GSF is provided for professional commercial office space for returning and new tenants. Approximately 2,075 GSF will serve as support components for the residential units, including:
  1. Lobby lounge with stair and elevator access
  2. Community room
  3. Exercise room
  4. Bike storage
  5. Trash room
- Second Floor: - Approximately 20,075 GSF. Approximately 20 apartment units. Roof top terrace with access to developed open yard green space adjacent to Lake Monona.
- Third and Fourth Floors: - Approximately 20,075 GSF per level. Approximately 20 apartment units on each level.
- Fifth Floor: - Approximately 20,075 GSF. Approximately 20 apartment units. Apartments facing primarily west and south will include individual stairs to access mezzanine ‘bonus’ room at the roof top level and private balcony space at the roof level.
- Roof Level: - Approximately 20,075 GSF. Multiple amenities are provided at the roof level, including:
  1. Complete accessible access by two stairs and an elevator
  2. “Green” roof with activity and open spaces
  3. Mezzanine rooms and private balconies as previously listed under the Fifth Floor

*Hours of Operation:* This mixed use development will have overlapping hours of operation between the commercial and residential functions. This allows for a cross use of both amenities on the property and a percentage of both the enclosed and on-site parking. The commercial office space will follow traditional business hours of operation from approximately 8:00 to 5:00. The residential occupancy is intended for twenty-four hour occupancy.

*Building Square Footage:* - The below grade development is approximately 28,925 GSF. The developed above grade area of this five story building is approximately 108,375 GSF.

*Number of Dwelling Units:* - Approximately 80.

*Auto and Bike Parking Stalls:* - Vehicle parking will be provided both at grade and beneath the building. Below grade parking accommodates approximately 80 vehicles. On grade parking provides 47 full size parking stalls.

Bike parking will be provided in several locations and is intended to meet or exceed the numbers required for this mixed use development. Bicycle parking for the residences is listed as 90% of the total units, or approximately 72 bike stalls. It is our intent to provide enclosed bike parking for 100%, or at least 80 bike stalls. Approximately 50% of these bike stalls will be provided on the Lower level and in a bike room on the First floor.

The development is located on a major urban bike corridor and the design team will be designing visitor bike parking in excess of required minimums.

1. Commercial office space visitor bike parking will be provided adjacent to the main entry.
2. Residential bike parking will be provided adjacent to the main entry to the apartment Lobby
3. A bike maintenance station is proposed by the development team on City property at the bike path. The construction and maintenance of this amenity will be the 900 Nolen residence responsibility

*Lot Coverage & Usable Open Space Calculations:* - The development is proposed to have a lot coverage of 39,412 square feet. The lot has an area of 78,313 square feet, which equates to a lot coverage of 50%. The usable open space, which includes landscaped areas, second floor terrace (75% credit), green roof, and balcony (75% credit), consists of 38,901 square feet.

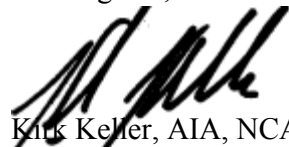
*Value of Land:* - The land value is \$1,200,000.

*Estimated Project Cost:* - The estimated cost of the project is \$16,300,000.

*Number of Construction & Full-Time Equivalent Jobs Created:* - Approximately 240 full time jobs will be created that will last varying lengths of time. During any particular week of this twelve month project there will be between 15 and 70 full time construction staff on site. Within these estimated figures it is the General Contractor's intention to draw up to 85% of the total labor force from the local building trades.

Public Subsidy Requested: - There is no Public Subsidy requested for this project.

Best regards,



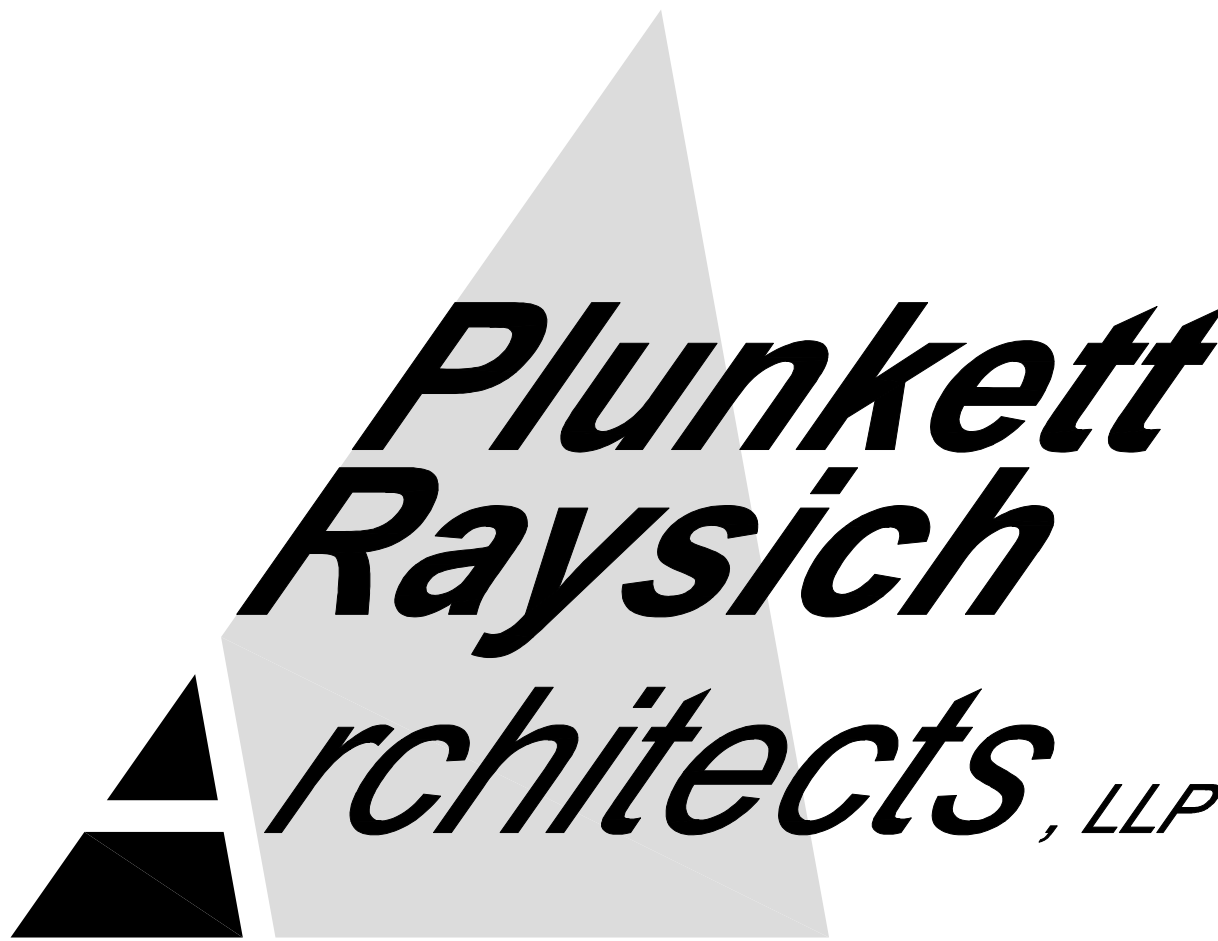
Kirk Keller, AIA, NCARB  
Project Manager

Enclosure









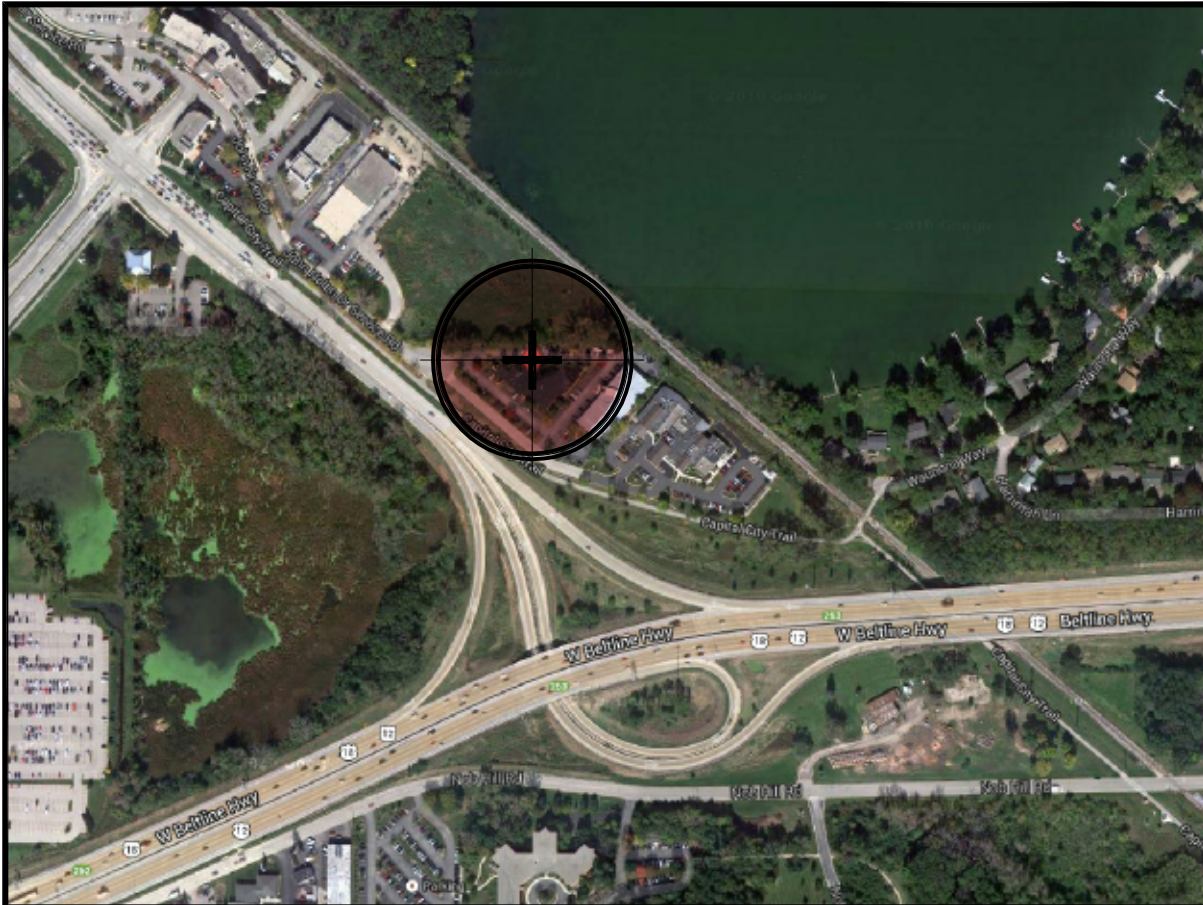
2310 Crossroads Drive  
Suite 2000  
Madison, WI 53718  
TEL 608 240-9900  
FAX 608 240-9690  
www.prarch.com

Milwaukee, WI   ▸   Madison, WI

Intelligent Designs   Inspired Results

CAUSEWAY OFFICE CENTRE CONDOMINIUM  
UNIT OWNERS ASSOCIATION, INC.  
and 900 John Nolen Residences LLC

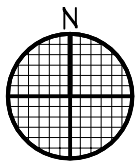
900 NOLEN RESIDENCES



City of Madison Entitlement Submittal Set - Plan Commission and Urban Design Commission

900 Nolen Residences  
900 John Nolen Drive  
Madison, WI 53713

Location Map



T. Wall Enterprises  
900 Nolen Residences  
PRA # 130153-01  
09-04-13

Drawing Index

| Architectural |                                 | Landscape |                                |
|---------------|---------------------------------|-----------|--------------------------------|
| 000           | Title Sheet                     | L1        | Landscape Site Plan            |
| 002           | Architectural Site Plan         | L2        | Second Floor Terrace Plan      |
| 003           | Site Photos                     | L3        | Roof Landscape Plan            |
| 200           | Lower Level Floor Plan          | L2        | Second Floor Terrace Plan      |
| 201           | First Level Floor Plan          | L3        | Roof Landscape Plan            |
| 202           | Second Level Floor Plan         | L3        | Roof Landscape Plan            |
| 203           | Typical Upper Floor Level Plans |           |                                |
| 220           | Roof Plan                       | Lighting  |                                |
| 221           | Daytime Rendering               | E0.1      | Site Lighting Photometric Plan |
| 222           | Evening Rendering               | E0.2      | Site Lighting Details          |
| 400           | Exterior Elevations             |           |                                |
| 401           | Exterior Elevations             |           |                                |
| Site/Civil    |                                 |           |                                |
| C100          | Topographic Survey              |           |                                |
| C101          | Site Plan                       |           |                                |
| C102          | Site Plan - Option B            |           |                                |
| C103          | Grading Plan                    |           |                                |
| C104          | Utility Plan                    |           |                                |
| C105          | Fire Apparatus Plan             |           |                                |

Project Information

Applicable Codes and Zoning

Wisconsin enrolled commercial building code 2011  
Residential occupancy, Group R-2  
Storage occupancy, Group S-2  
Zoning: City of Madison ordinances

Parking Requirements

Automobile Parking Required by Zoning .96 per Unit = 77

Bicycle Parking Required by Zoning 1 per Unit = 80

Bike Parking Exclusive of Visitor Parking

| Parking Provided | Below Grade | On Grade | Accessible Stalls | Van Accessible |
|------------------|-------------|----------|-------------------|----------------|
| Automobile       | 80          | 41       | 4                 | 0              |
| Bicycle          | 53          | 35       |                   |                |

Type of Construction

New Construction  
Lower Level and 1st Floor, protected, type IA - Sprinklered - NFPA 13  
2nd - 5th Floor, protected, type VA - Sprinklered - NFPA 13

| Building Area |                 |
|---------------|-----------------|
| Garage        | 28,925 SQ. FT.  |
| 1st Floor     | 20,075 SQ. FT.  |
| 2nd Floor     | 20,075 SQ. FT.  |
| 3rd Floor     | 20,075 SQ. FT.  |
| 4th Floor     | 20,075 SQ. FT.  |
| 5th Floor     | 20,075 SQ. FT.  |
| Total         | 129,300 SQ. FT. |

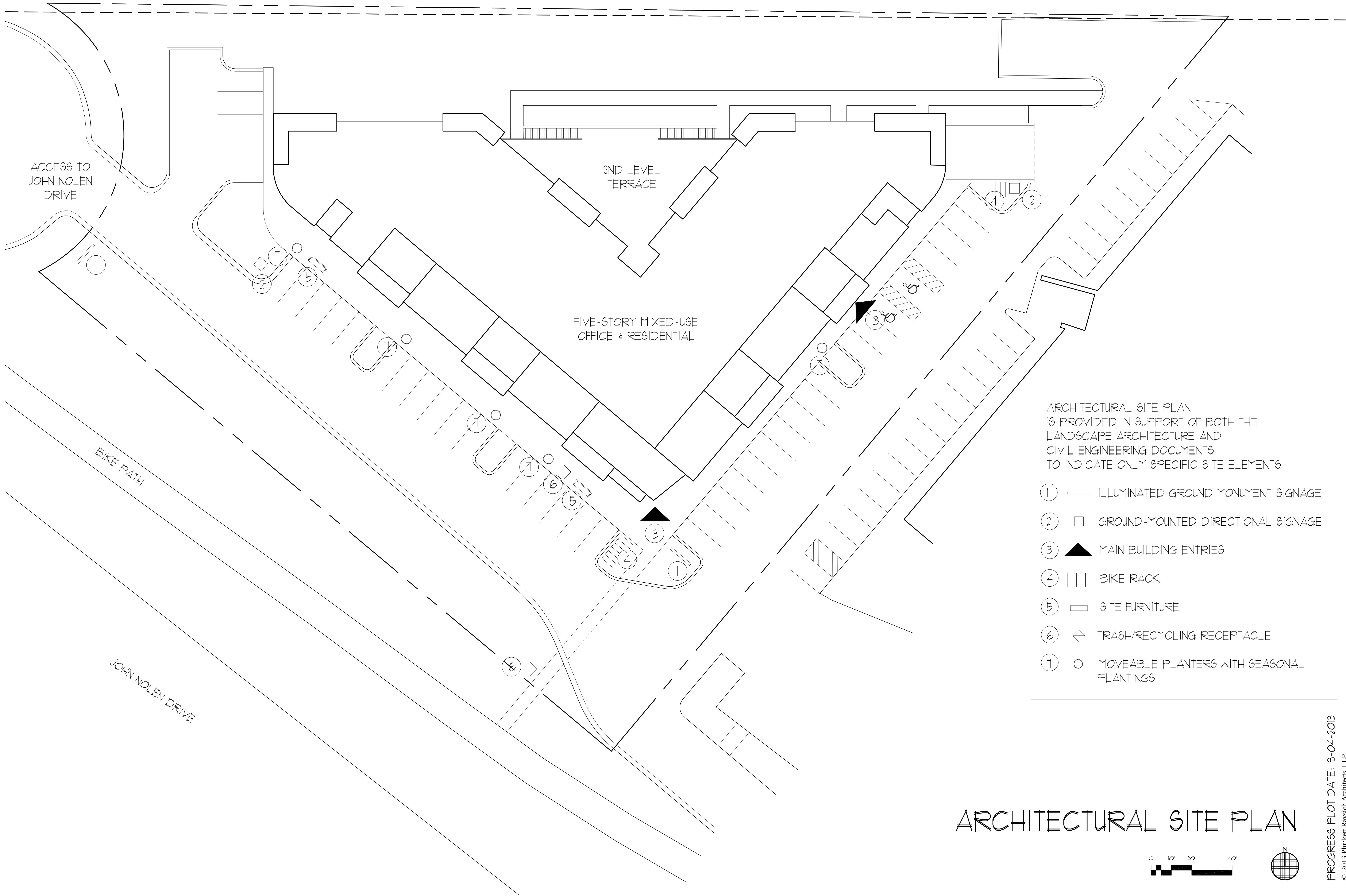
| Total Unit Count |    |
|------------------|----|
| Efficiency       | 12 |
| One-Bedroom      | 64 |
| Two-Bedroom      | 4  |
| Total            | 80 |

Project Team

| OWNER  |
|--|
| CAUSEWAY OFFICE CENTRE CONDOMINIUM<br>UNIT OWNERS ASSOCIATION, INC.<br>and 900 John Nolen Residences LLC |
| ARCHITECT  |
| Plunkett Raysich Architects, LLP   |
| SITE/CIVIL   |
| Vierbicher Associates Inc.   |
| LANDSCAPE  |
| The Bruce Company of Wisconsin Inc.  |
| LIGHTING   |
| Electric Construction, Inc.  |



Plunkett Royach Architects, LLP - T:\130153-01\Production\CAD\130153-01 - 900 John Nolen\_FINAL.dwg [002 ARCHITECTURAL SITE PLAN- 24X36] September 04, 2013 - 5:16pm mcbaj



PROGRESS PLOT DATE: 9-04-2013

© 2013 Plunkett Raysich Architects, LLP

Drawn By:  
MEC

Date:  
09-04-13

Job No.:  
130153-01

Sheet No.:

002

900 Nolen Residences  
900 John Nolen Drive  
Madison, WI 53713

Plunkett  
Raysich  
Architects, LLP  
Intelligent Designs  
Inspired Results  
www.plunkettraysich.com  
2310 Crossroads Dr., Ste 2000 • Madison WI 53718 • Tel 608 240-9900 • Fax 608 240-9990





① ENTERING SITE FROM THE JOHN NOLEN DRIVE ACCESS ROAD



② ENTERING SITE LOOKING SOUTHEAST



③ VIEW FROM WITHIN SITE LOOKING NORTHEAST



④ VIEW OF LAKE MONONA TOWARDS NORTH/NORTHEAST



⑤ VIEW FROM WITHIN SITE LOOKING NORTHWEST



⑥ VIEW TO THE WEST FROM EAST SIDE OF SITE



⑦ LOOKING NORTH FROM THE SOUTHERN EDGE OF THE PROPERTY



⑧ VIEW TO THE EAST OF LAKE MONONA



⑨ VIEW TOWARDS JOHN NOLEN DRIVE LEAVING THE SITE



⑩ DASHBOARD VIEW OF ACCESS/EGRESS TO THE SITE ALONG JOHN NOLEN DRIVE ACCESS ROAD



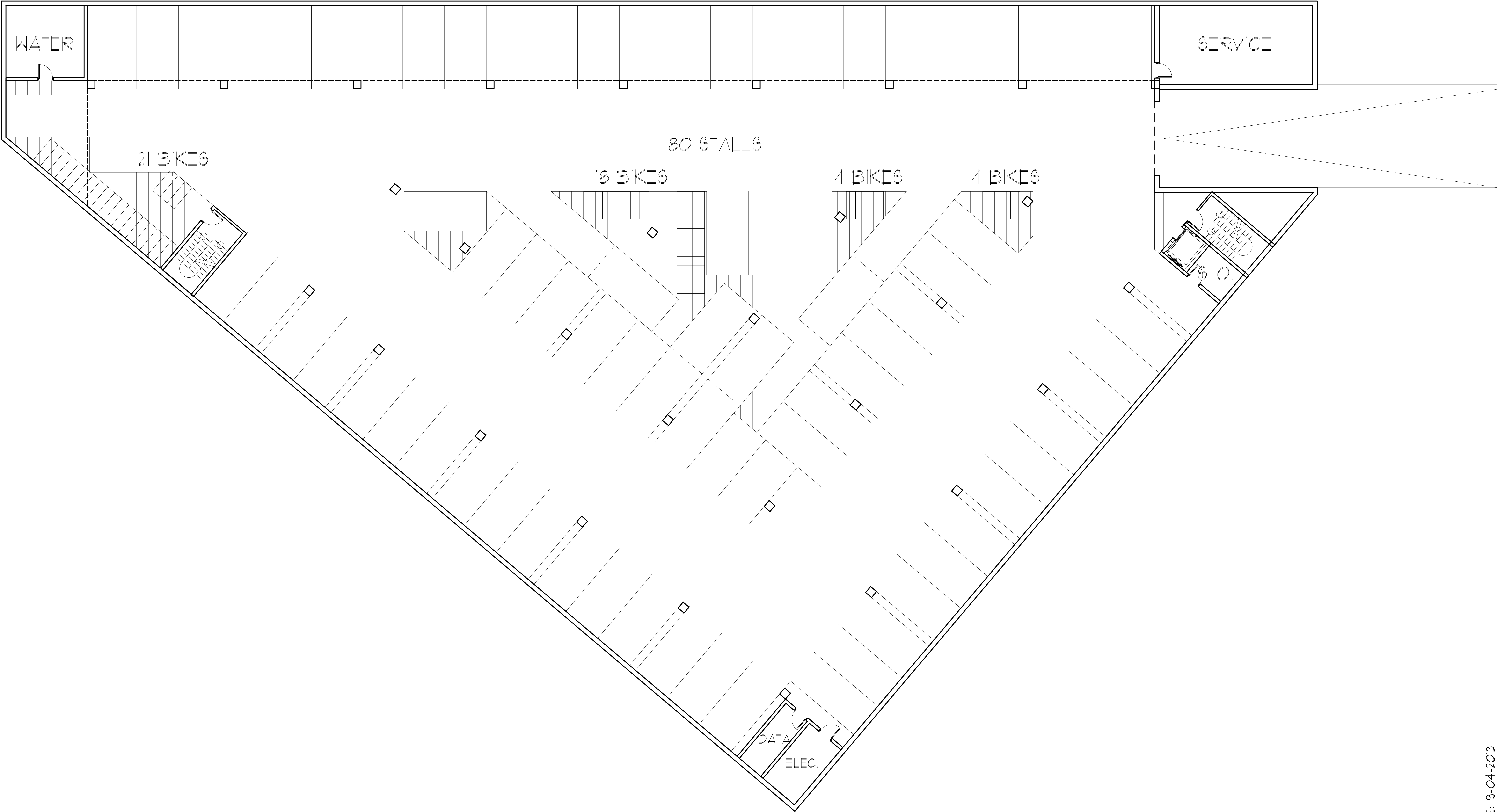
⑪ LOOKING NORTHWEST AT JOHN NOLEN DRIVE, BIKE PATH, AND INTO SITE



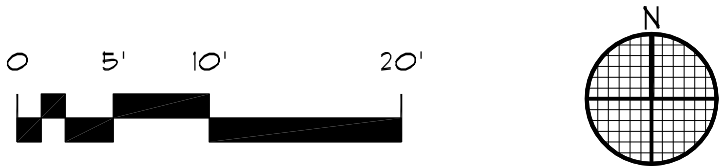
⑫ LOOKING SOUTHEAST ALONG EXISTING ACCESS ROAD

## SITE PHOTOS



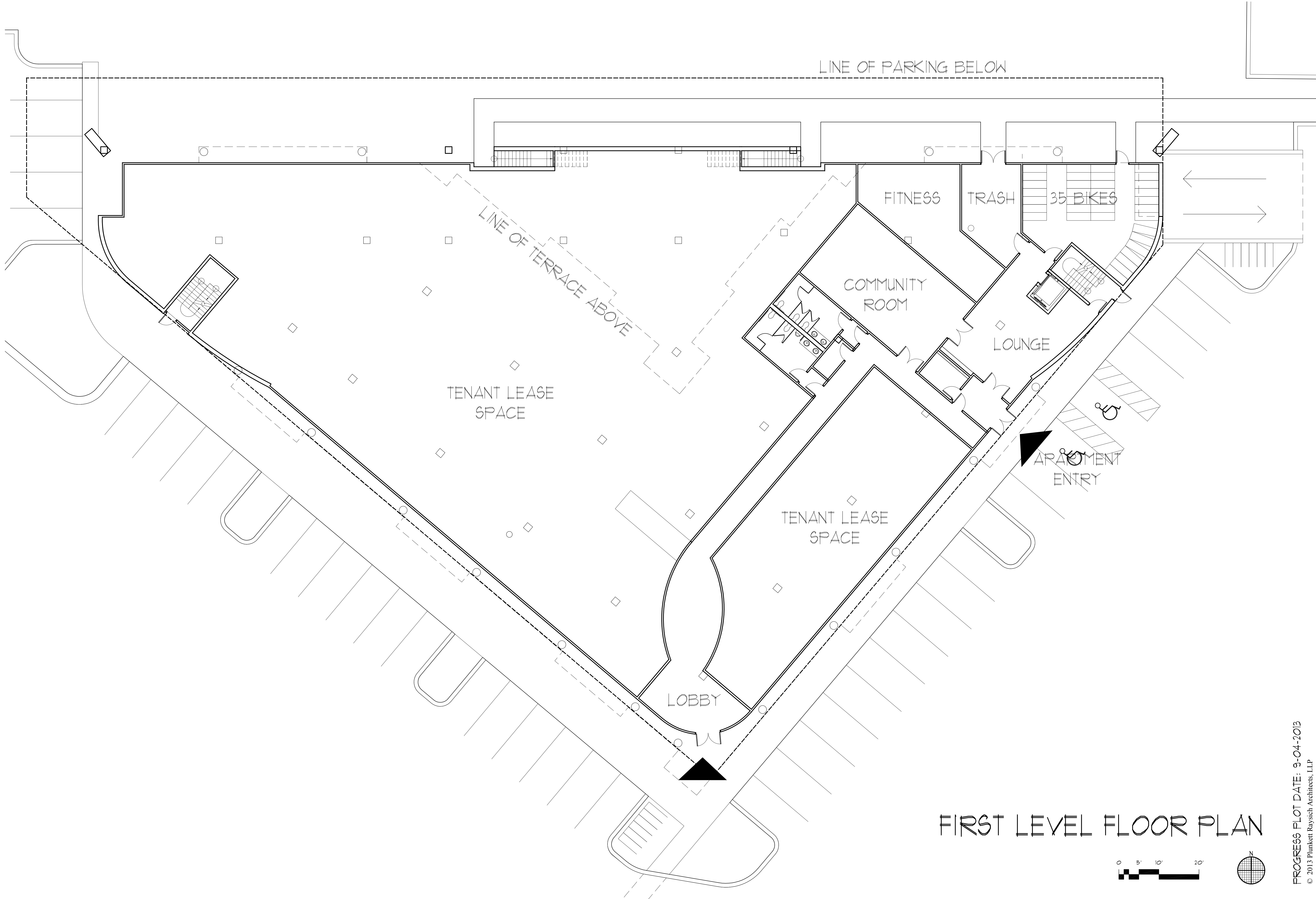


LOWER LEVEL FLOOR PLAN



PROGRESS PLOT DATE: 9-04-2013  
© 2013 Plunkett Raysich Architects, LLP

Plunkett Raysich Architects, LLP - T:\130153-01\Production\CAD\130153-01 - 900 John Nolen\_FINAL.dwg [201 FIRST LEVEL FLOOR PLAN- 24X36] September 04, 2013 - 5:23am modaj



# FIRST LEVEL FLOOR PLAN

PROGRESS PLOT DATE: 9-04-2013  
© 2013 Plunkett Raysich Architects, LLP

**900 Nolen Residences**  
900 John Nolen Drive  
Madison, WI 53713

Drawn By:  
MEC

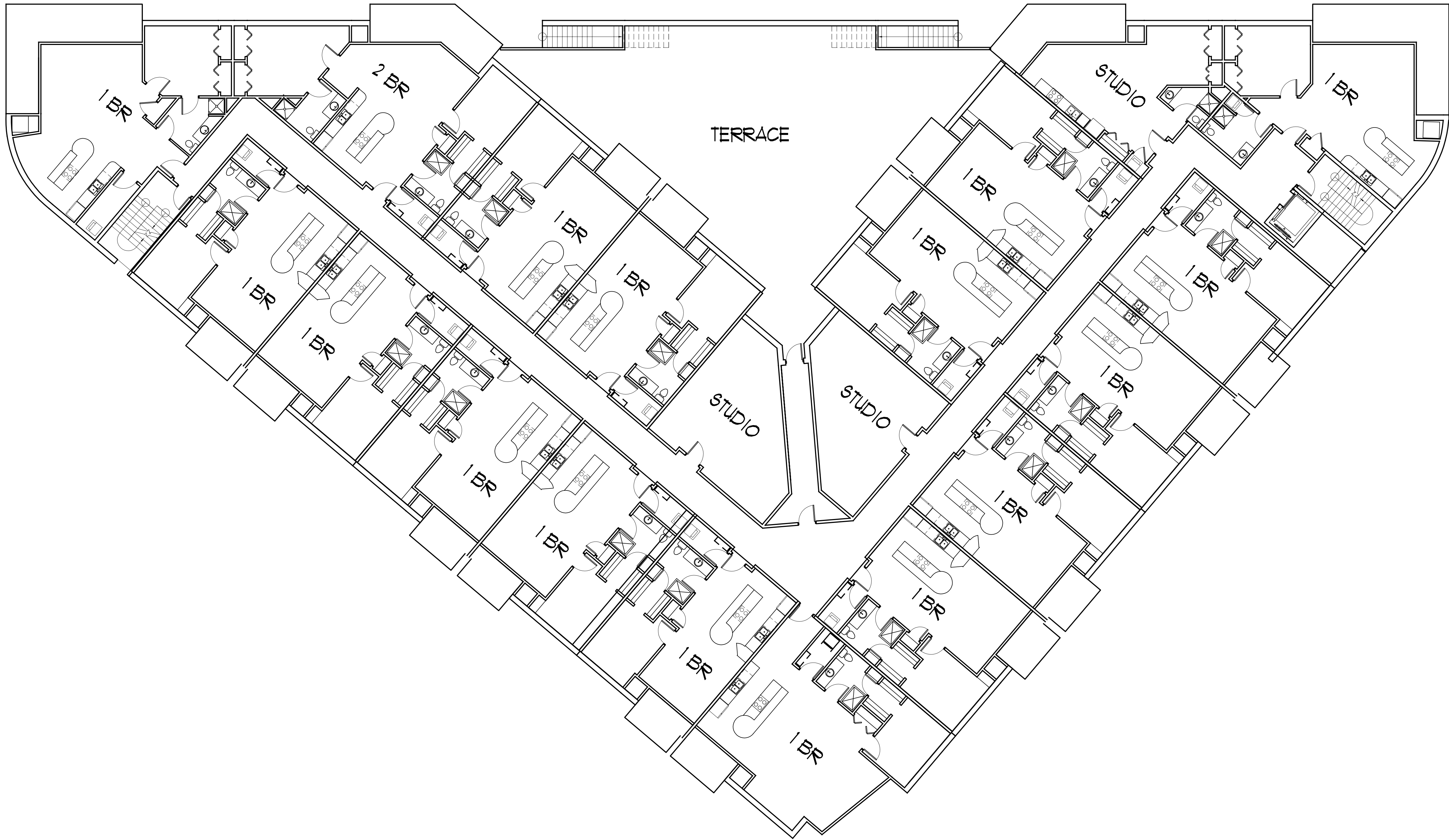
Date:  
09-04-13

Job No.:  
130153-01

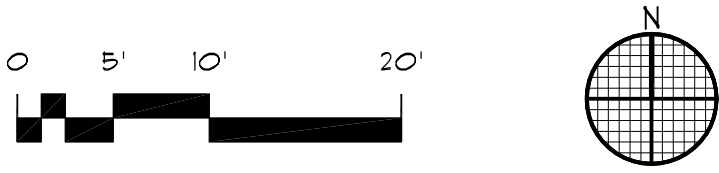
Sheet No.:  
**201**

**Plunkett Raysich Architects**  
Intelligent Designs  
Inspired Results  
2310 Crossroads Dr., Ste 2000 • Madison WI 53718 • Tel 608 240-9900 • Fax 608 240-9990  
www.plunkettraysich.com

Punkett Royach Architects, LLP - T:\130153-01\Production\CAD\130153-01 - 900 John Nolen\_FINAL.dwg [202 SECOND LEVEL FLOOR PLANS - 24X36] September 04, 2013 - 5:24am modaj



SECOND LEVEL FLOOR PLAN



PROGRESS PLOT DATE: 9-04-2013  
© 2013 Punkett Raysich Architects, LLP

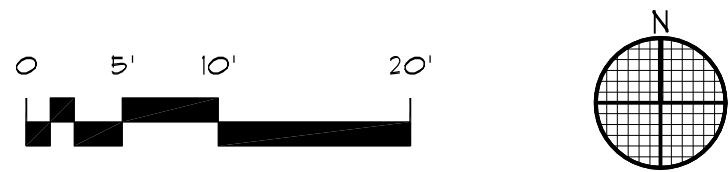
900 Nolen Residences  
900 John Nolen Drive  
Madison, WI 53713

|            |           |
|------------|-----------|
| Drawn By:  | MEC       |
| Date:      | 09-04-13  |
| Job No.:   | 130153-01 |
| Sheet No.: | 202       |

Plunkett Raysich Architects, LLP - T:\130153-01\Production\CAD\130153-01 - 900 John Nolen\_FINAL.dwg [203 TYPICAL UPPER LEVEL FLOOR PLANS - 24X36] September 04, 2013 - 5:25am mcdabj



# TYPICAL UPPER LEVEL FLOOR PLANS

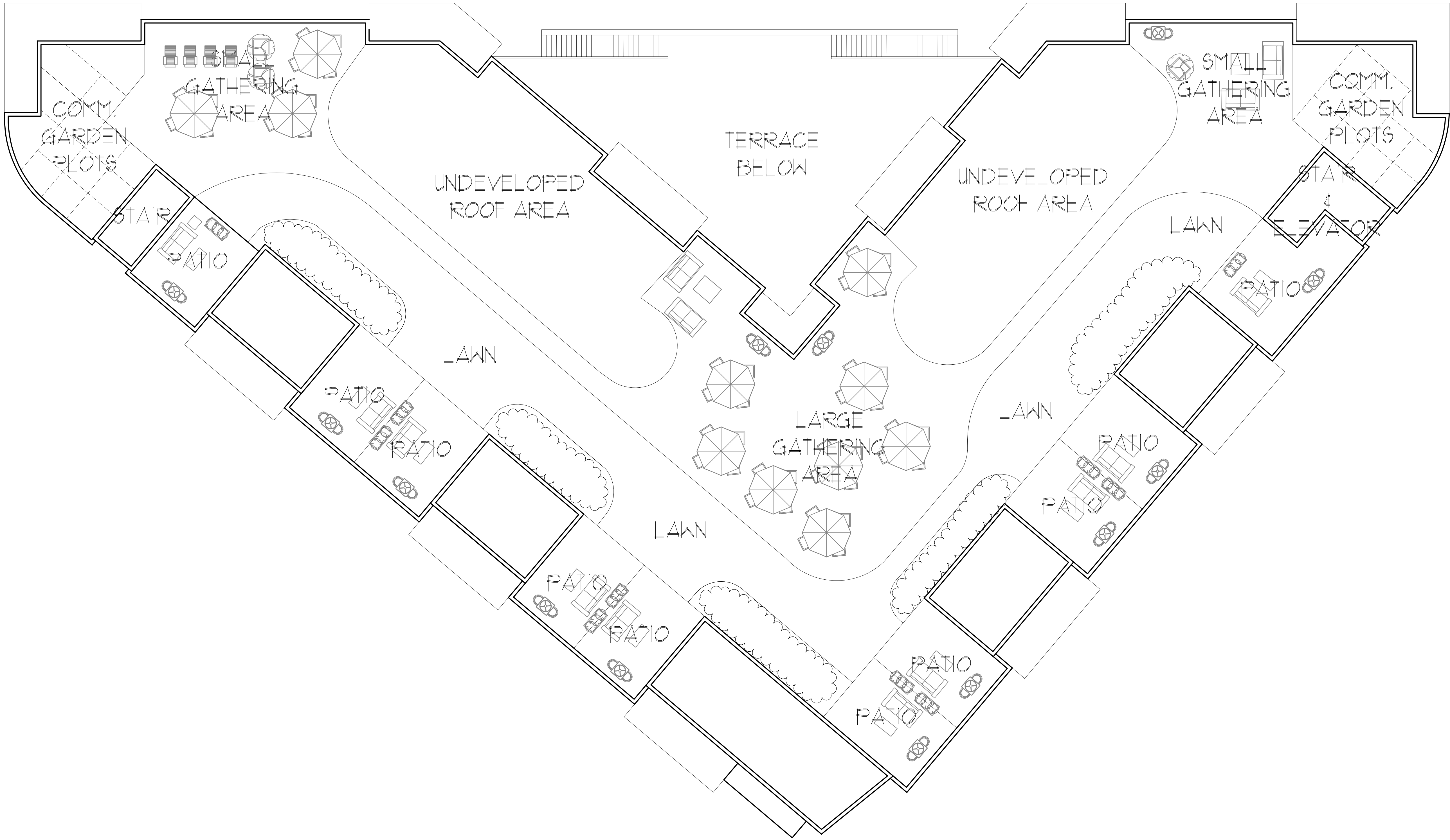


PROGRESS PLOT DATE: 9-04-2013  
© 2013 Plunkett Raysich Architects, LLP

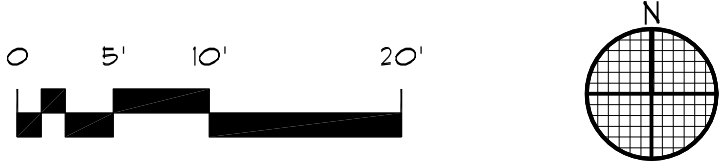
900 Nolen Residences  
900 John Nolen Drive  
Madison, WI 53713

|            |           |
|------------|-----------|
| Drawn By:  | MEC       |
| Date:      | 09-04-13  |
| Job No.:   | 130153-01 |
| Sheet No.: | 203       |





ROOF PLAN



PROGRESS PLOT DATE: 9-04-2013  
© 2013 Plunkett Raysich Architects, LLP

900 Nolen Residences  
900 John Nolen Drive  
Madison, WI 53713

|            |           |
|------------|-----------|
| Drawn By:  | MEC       |
| Date:      | 09-04-13  |
| Job No.:   | 130153-01 |
| Sheet No.: | 220       |





NOTE: CURRENT SITE PLAN PROPOSES RELOCATING PARKING TO FACE THE BUILDING ALONG JOHN NOLEN DRIVE (LEFT SIDE OF IMAGE)

DAYTIME RENDERING





NOTE: CURRENT SITE PLAN PROPOSES RELOCATING PARKING TO FACE THE BUILDING ALONG JOHN NOLEN DRIVE (LEFT SIDE OF IMAGE)

EVENING RENDERING



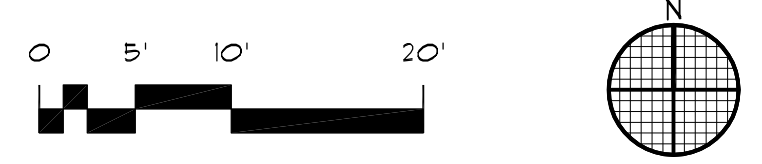
Plunkett Raysich Architects, LLP - T:\130153-01\Production\CAD\130153-01 - 900 John Nolen\_FINAL.dwg [400 ELEVATION - 24X36] September 04, 2013 - 5:28am mcbobj



SOUTHEAST ELEVATION

- |  |  |
|--|--|
| ① FULLY ADHERED EPDM ROOFING MEMBRANE                                | ⑦ PORCELAIN TILE VENEER PANELS   |
| ② THERMALLY BROKEN TINTED INSULATED GLAZING, 1" NOMINAL              | ⑧ ANODIZED COMMERCIAL WINDOW FRAMING SYSTEM WITH 1" NOMINAL TINTED INSULATED GLAZING |
| ③ CLEAR TEMPERED GLASS RAILING SYSTEM WITH ALUMINUM TOP RAIL         | ⑨ VINYL-CLAD, OPERABLE WINDOWS, ¾" NOMINAL THERMALLY BROKEN TINTED INSULATED GLAZING |
| ④ "FINE" RIBBED METAL SIDING, BLIND FASTENING SYSTEM, "KYNAR" FINISH | ⑩ BALCONY PRIVACY SCREENS WITH "VEGETATION" BOXES EACH SIDE                          |
| ⑤ THERMALLY BROKEN INSULATING SLIDING DOOR SYSTEM                    | ⑪ ILLUMINATED COMMERCIAL TENANT IDENTIFICATION SIGNAGE                               |
| ⑥ PHENOLIC BACKED METAL PANEL, "KYNAR" FINISH                        |  |

## EXTERIOR ELEVATION & NOTES



PROGRESS PLOT DATE: 9-04-2013  
© 2013 Plunkett Raysich Architects, LLP

900 Nolen Residences  
900 John Nolen Drive  
Madison, WI 53713

|            |           |
|------------|-----------|
| Drawn By:  | MEC       |
| Date:      | 09-04-13  |
| Job No.:   | 130153-01 |
| Sheet No.: | 400       |

Plunkett Raysich Architects, LLP  
2310 Crossroads Dr., Ste 2000 • Madison WI 53718 • Tel 608 240-9900 • Fax 608 240-9990  
www.plunkettraysich.com

Inspired Results  
Intelligent Designs



Plunkett Royach Architects, LLP - T:\130153-01\Production\CAO\130153-01 - 900 John Nolen\_FINAL.dwg [401 ELEVATIONS - 24X36] September 04, 2013 - 5:29am mcbaj

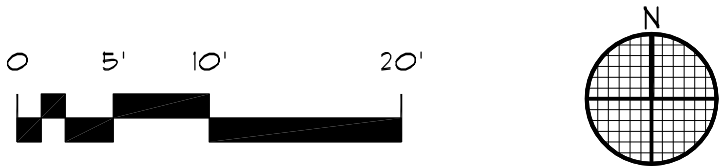


SOUTHWEST ELEVATION



SOUTHEAST ELEVATION

# EXTERIOR ELEVATIONS



PROGRESS PLOT DATE: 9-04-2013  
© 2013 Plunkett Raysich Architects, LLP

900 Nolen Residences  
900 John Nolen Drive  
Madison, WI 53713

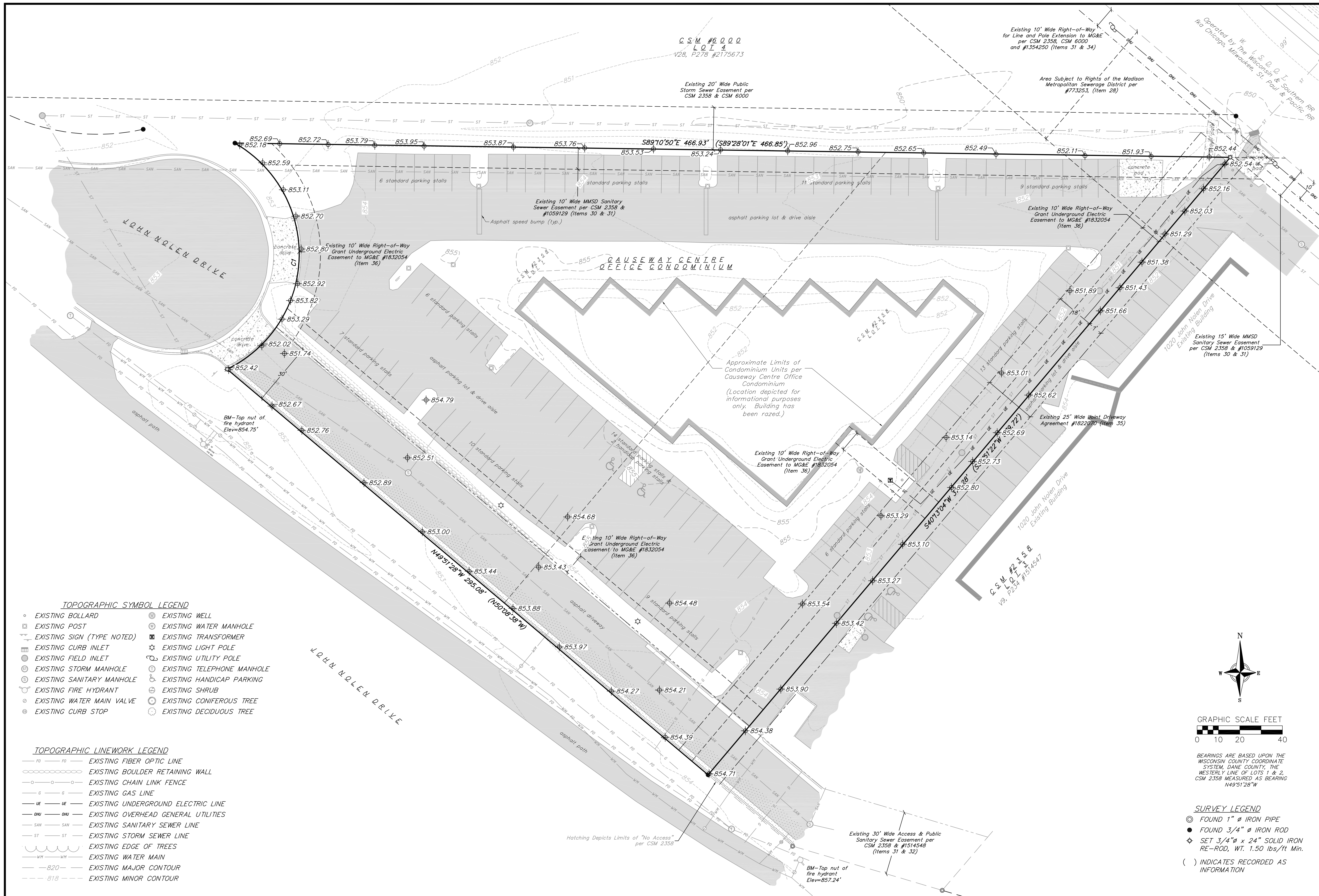
Drawn By:  
MEC

Date:  
09-04-13

Job No.:  
130153-01

Sheet No.:  
401







vierbicher

planners | engineers | advisors

REEDSBURG - MADISON - FARMER DU CHEN

999 Power Drive, Suite 200, Madison, WI 53717

PHONE: (608) 824-0332 FAX: (608) 824-0330

TOPOGRAPHIC SURVEY

900 NOLEN RESIDENCES

900 JOHN NOLEN DRIVE

CITY OF MADISON, WI

| REVISIONS |        | REVISIONS |      |
|-----------|--------|-----------|------|
| NO.       | DATE   | NO.       | DATE |
| 1         | 9/4/13 |           |      |

SCALE

1"=20' (24"x36")

1"=40' (11"x17")

DATE

5/28/13

DRAFTER

JDOY

CHECKED

PROJECT NO.

130100

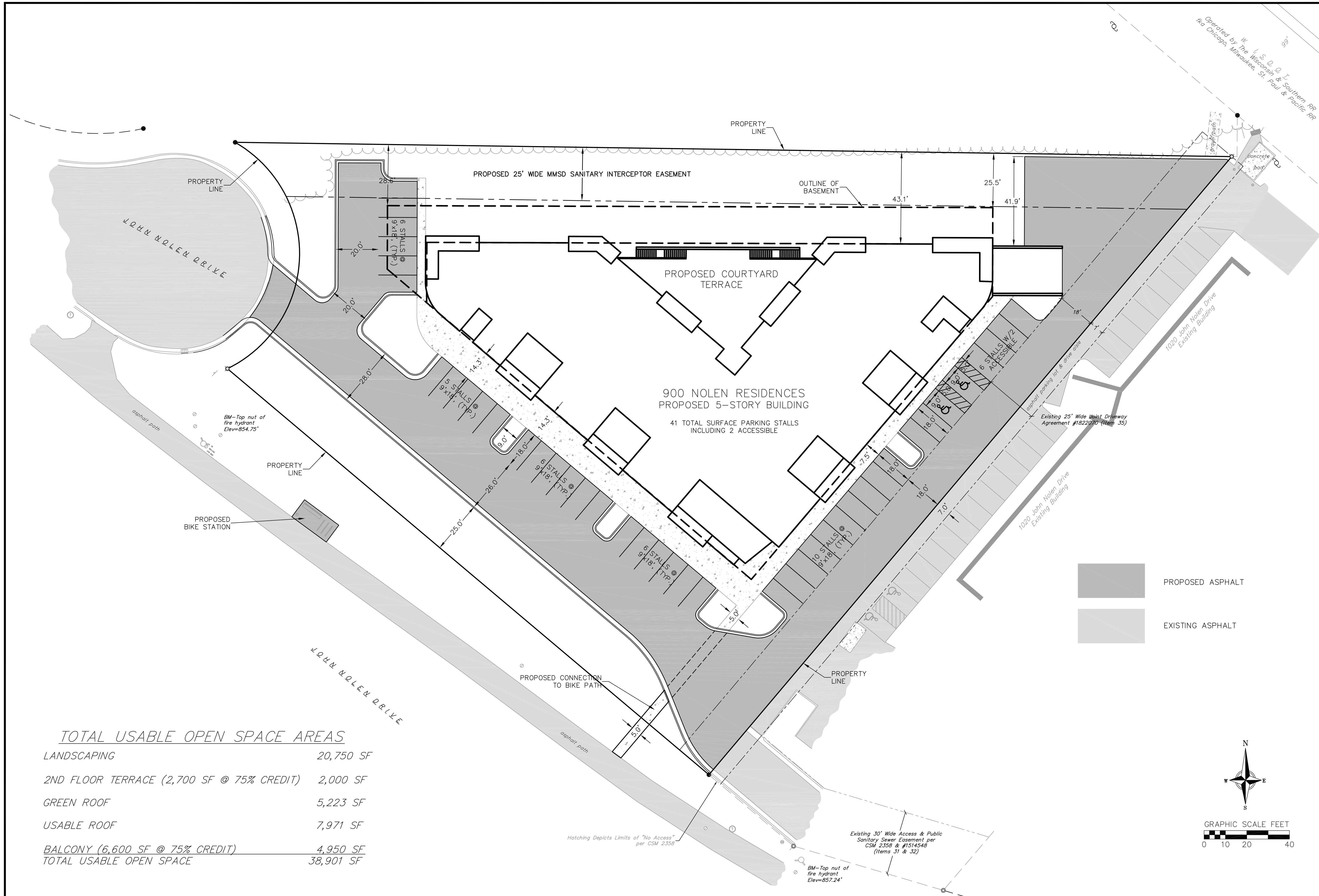
SHEET

1 OF 6

DWG. NO.

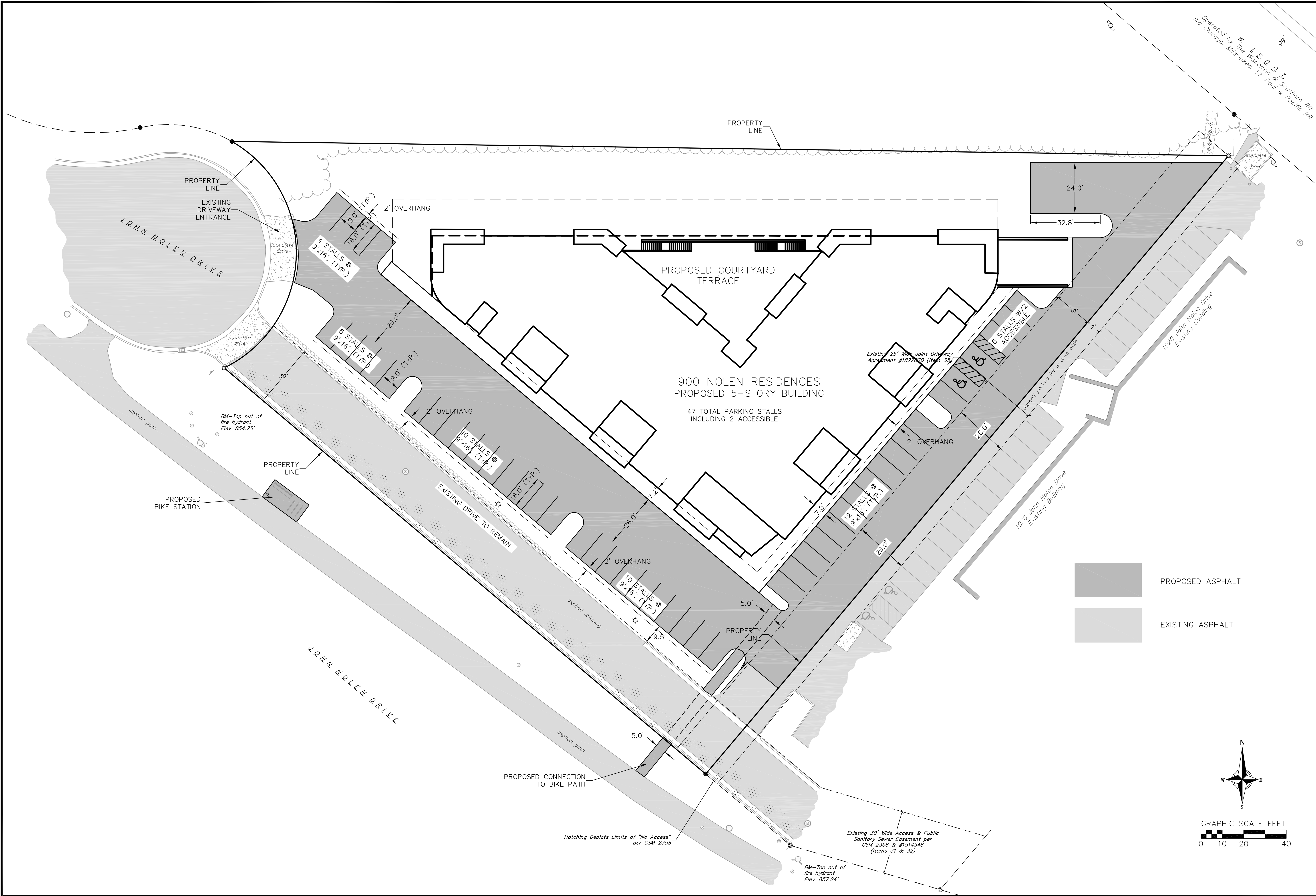
C100





| REVISIONS                                     | NO.    | DATE   | REMARKS   |
|---|--------|--------|-----------|
|   |        |        |           |
| 1   | 9/4/13 | PC/JDC | SUBMITTAL |
| SCALE<br>1"=20' (24"x36")<br>1"=40' (11"x17") |        |        |           |
| DATE<br>8/29/13                               |        |        |           |
| DRAFTER<br>JDOY                               |        |        |           |
| CHECKED                                       |        |        |           |
| PROJECT NO.<br>130100                         |        |        |           |
| SHEET<br>2 OF 6                               |        |        |           |
| DWG. NO.<br>C101                              |        |        |           |





**vierblicher**  
engineers | planners | architects

REEDSBURG - MADISON - PRAIRIE DU CHIEN  
999 Fourier Drive, Suite 201 Madison, Wisconsin 53717  
Phone: (608) 824-6332 Fax: (608) 824-6333

**SITE PLAN - OPTION B**  
900 NOLEN RESIDENCES  
900 JOHN NOLEN DRIVE  
CITY OF MADISON, WI

| REVISIONS |        | REVISIONS |      |
|-----------|--------|-----------|------|
| NO.       | DATE   | NO.       | DATE |
| 1         | 9/4/13 |           |      |

SCALE  
1"=20' (24"x36")  
1"=40' (11"x17")

DATE  
5/28/13

DRAFTER  
JDOY

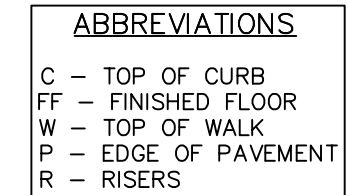
CHECKED

PROJECT NO.  
130100

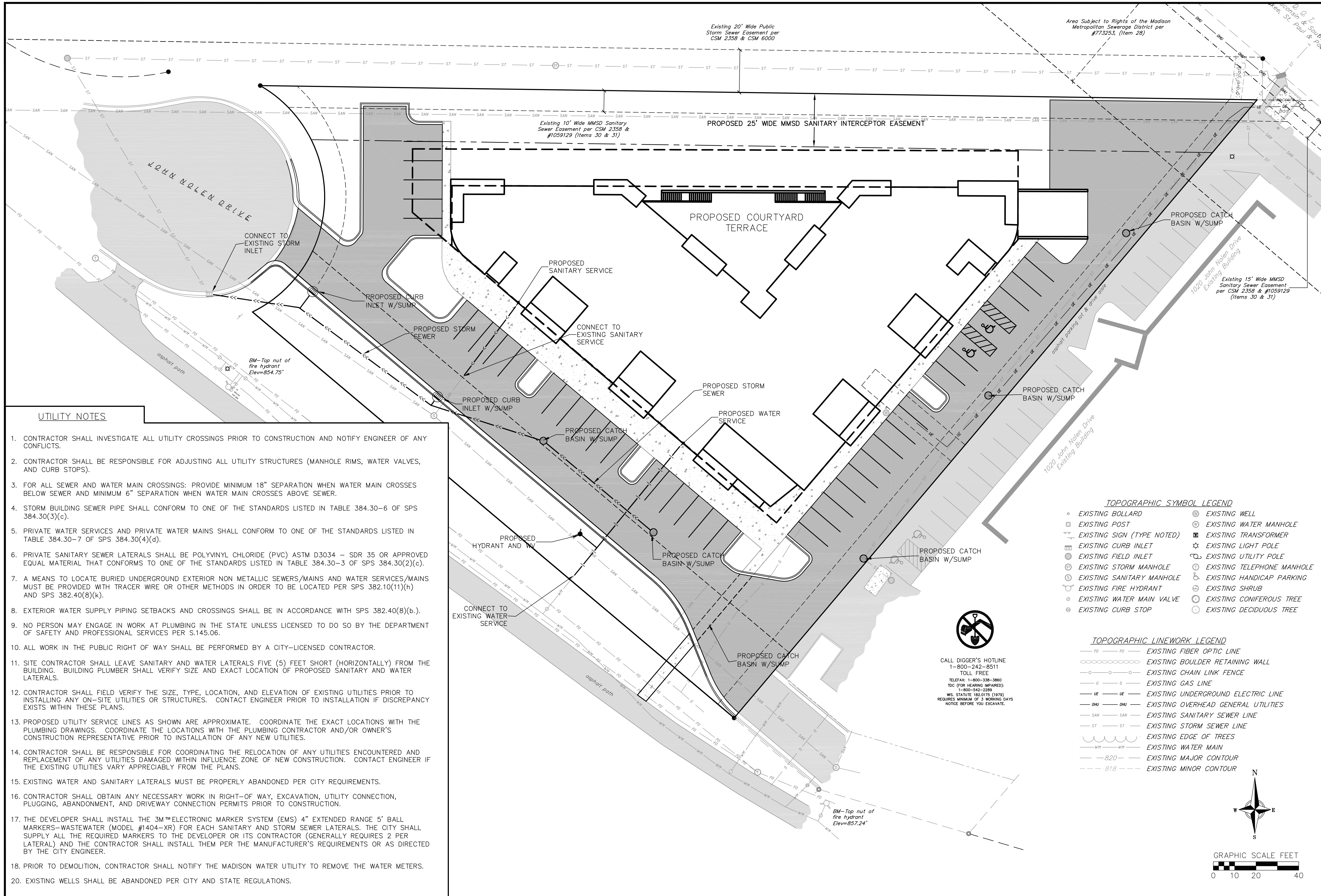
SHEET  
3 OF 6

DWG. NO.  
C102



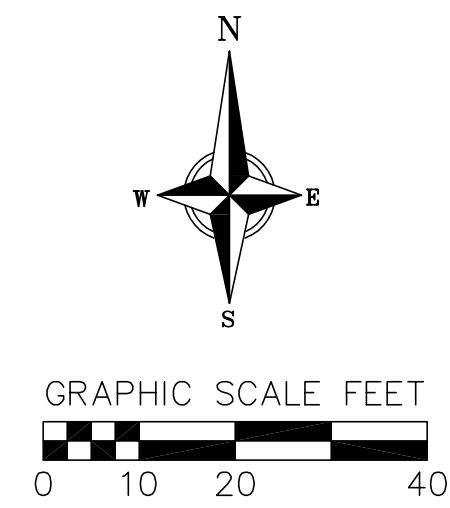




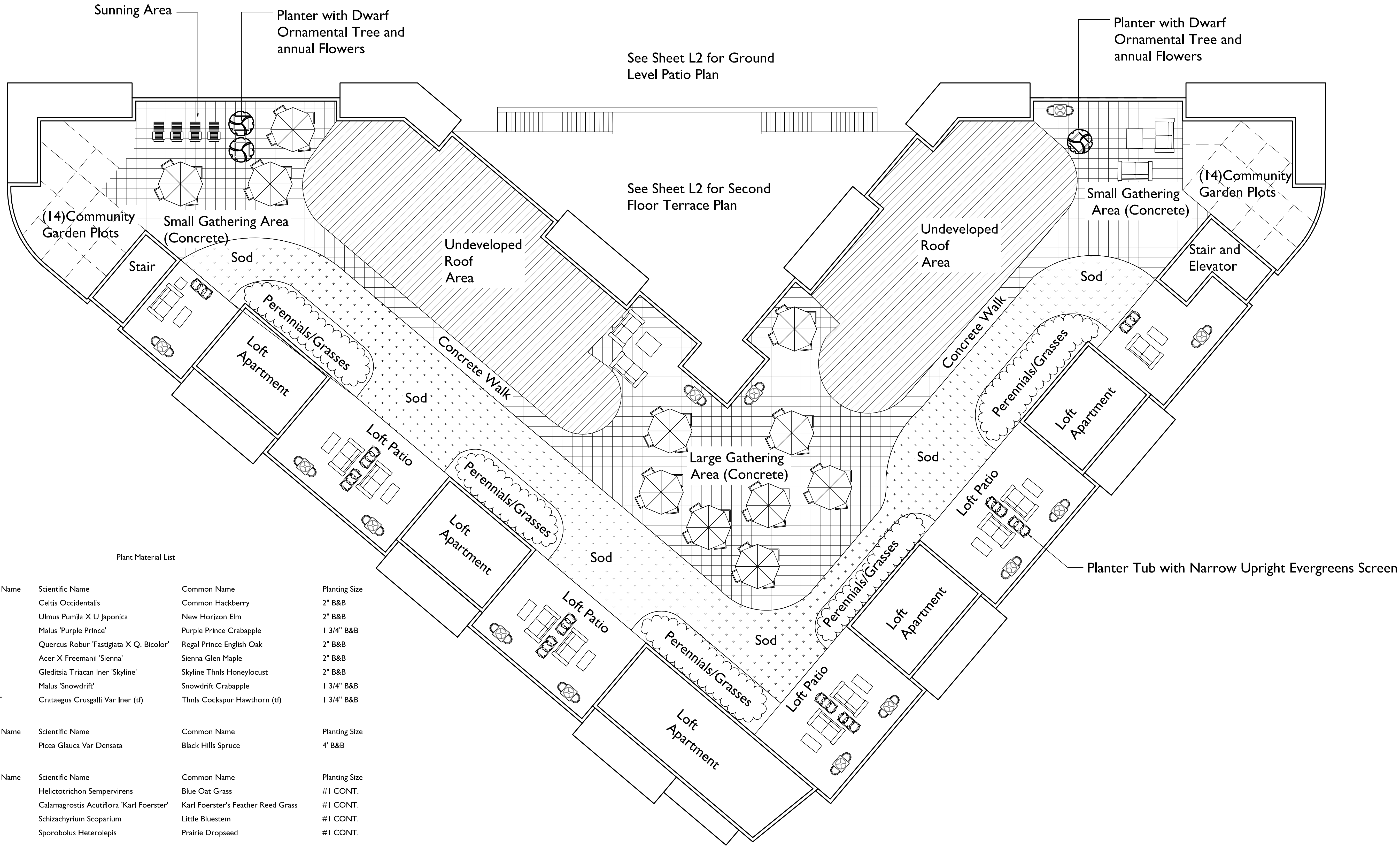


| NO.   | DATE   | REVISIONS | REMARKS   |
|---|--------|-----------|-----------|
|   |        |           |           |
| 1   | 9/4/13 | PC/JDC    | SUBMITTAL |
| SCALE<br>1"=20' (24"x36")<br>1"=40' (11"x17") |        |           |           |
| DATE<br>5/28/13                               |        |           |           |
| DRAFTER<br>JDOY                               |        |           |           |
| CHECKED                                       |        |           |           |
| PROJECT NO.<br>130100                         |        |           |           |
| SHEET<br>5 OF 6                               |        |           |           |
| DWG. NO.<br>C104                              |        |           |           |



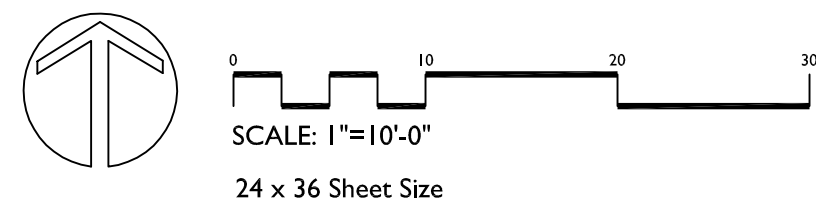




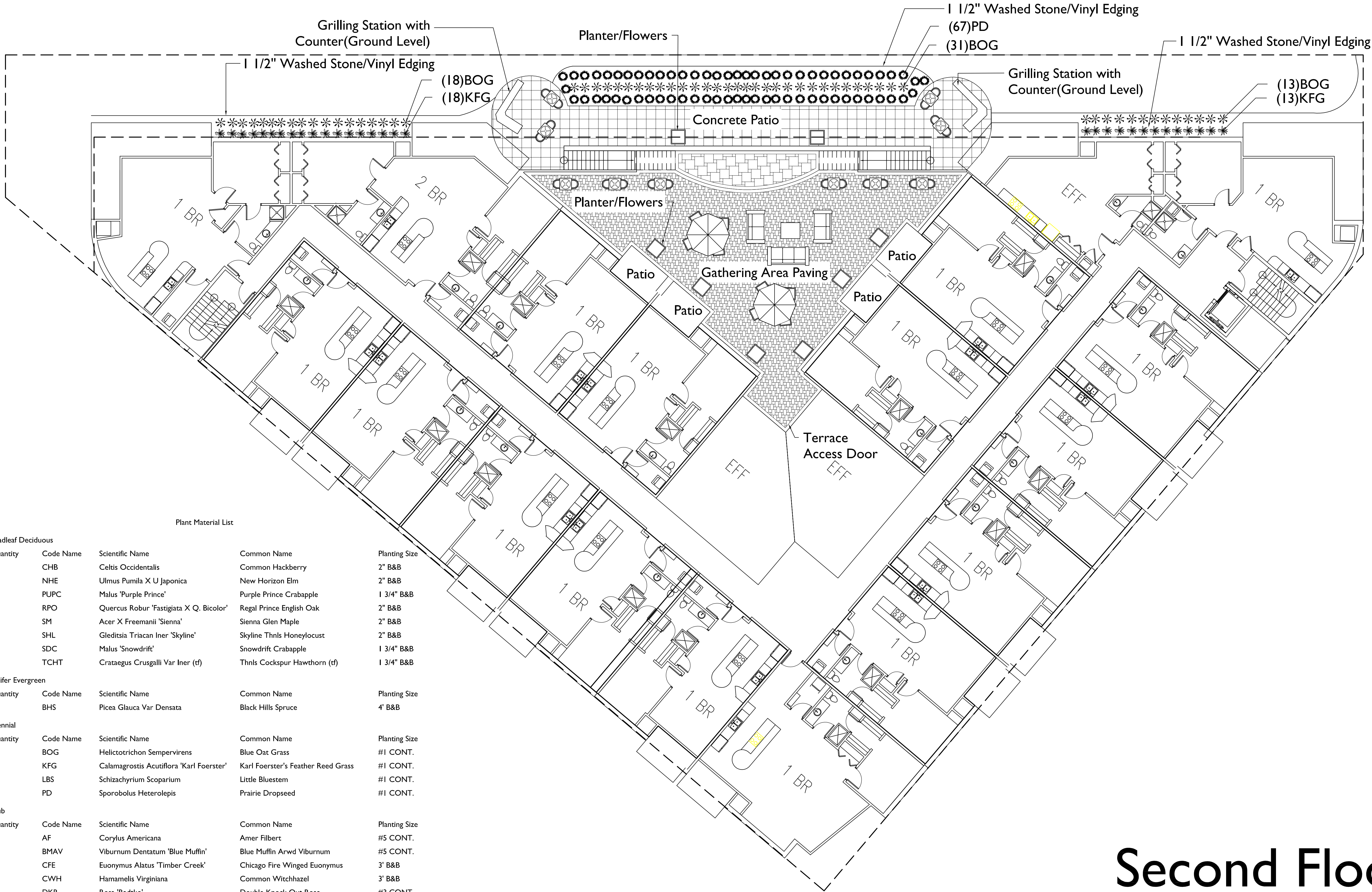


| Plant Material List |           |  |                                    |               |
|---------------------|-----------|--|------------------------------------|---------------|
| Broadleaf Deciduous |           |  |                                    |               |
| Quantity            | Code Name | Scientific Name                          | Common Name                        | Planting Size |
| 1                   | CHB       | Celtis Occidentalis                      | Common Hackberry                   | 2" B&B        |
| 2                   | NHE       | Ulmus Pumila X U Japonica                | New Horizon Elm                    | 2" B&B        |
| 2                   | PUPC      | Malus 'Purple Prince'                    | Purple Prince Crabapple            | 1 3/4" B&B    |
| 2                   | RPO       | Quercus Robur 'Fastigiata X Q. Bicolor'  | Regal Prince English Oak           | 2" B&B        |
| 2                   | SM        | Acer X Freemanii 'Sienna'                | Sienna Glen Maple                  | 2" B&B        |
| 2                   | SHL       | Gleditsia Triacan Iner 'Skyline'         | Skyline Thnls Honeylocust          | 2" B&B        |
| 3                   | SDC       | Malus 'Snowdrift'                        | Snowdrift Crabapple                | 1 3/4" B&B    |
| 3                   | TCHT      | Crataegus Crusgalli Var Iner (tf)        | Thnls Cockspur Hawthorn (tf)       | 1 3/4" B&B    |
| Conifer Evergreen   |           |  |                                    |               |
| Quantity            | Code Name | Scientific Name                          | Common Name                        | Planting Size |
| 2                   | BHS       | Picea Glauca Var Densata                 | Black Hills Spruce                 | 4' B&B        |
| Perennial           |           |  |                                    |               |
| Quantity            | Code Name | Scientific Name                          | Common Name                        | Planting Size |
| 62                  | BOG       | Helictotrichon Sempervirens              | Blue Oat Grass                     | #1 CONT.      |
| 43                  | KFG       | Calamagrostis Acutiflora 'Karl Foerster' | Karl Foerster's Feather Reed Grass | #1 CONT.      |
| 48                  | LBS       | Schizachyrium Scoparium                  | Little Bluestem                    | #1 CONT.      |
| 82                  | PD        | Sporobolus Heterolepis                   | Prairie Dropseed                   | #1 CONT.      |
| Shrub               |           |  |                                    |               |
| Quantity            | Code Name | Scientific Name                          | Common Name                        | Planting Size |
| 8                   | AF        | Corylus Americana                        | Amer Filbert                       | #5 CONT.      |
| 14                  | BMAV      | Viburnum Dentatum 'Blue Muffin'          | Blue Muffin Arwd Viburnum          | #5 CONT.      |
| 5                   | CFE       | Euonymus Alatus 'Timber Creek'           | Chicago Fire Winged Euonymus       | 3' B&B        |
| 6                   | CVWH      | Hamamelis Virginiana                     | Common Witchhazel                  | 3' B&B        |
| 16                  | DKR       | Rosa 'Radtke'                            | Double Knock Out Rose              | #3 CONT.      |
| 8                   | DBH       | Diervilla Lonicera                       | Dwf Bush-honeysuckle               | #2 CONT.      |
| 14                  | GBC       | Aronia Melanocarpa Var Elata             | Glossy Black Chokeberry            | #2 CONT.      |
| 30                  | GLS       | Rhus Aromatica 'Gro-low'                 | Gro-low Fragrant Sumac             | #2 CONT.      |
| 5                   | MCS       | Spiraea Japonica 'Magic Carpet'          | Magic Carpet Spirea                | #2 CONT.      |
| 4                   | MKL       | Syringa Patula 'Miss Kim'                | Miss Kim Lilac                     | 3' B&B        |
| 6                   | MV        | Viburnum Lantana 'Mohican'               | Mohican Viburnum                   | #5 CONT.      |
| 5                   | SS        | Rhus Glabra                              | Smooth Sumac                       | #3 CONT.      |
| 3                   | WACV      | Viburnum Trilobum 'Wentworth'            | Wentworth Amer Crnby Viburnum      | 5' B&B        |

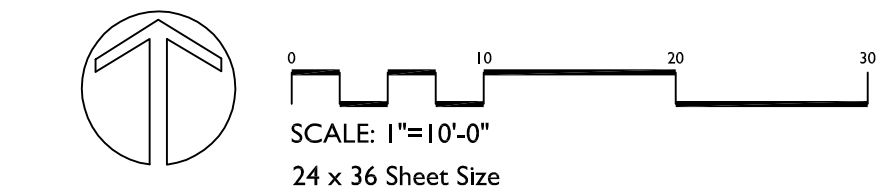
# Roof Landscape








| Plant Material List |           |  |                                    |               |
|---------------------|-----------|--|------------------------------------|---------------|
| Broadleaf Deciduous |           |  |                                    |               |
| Quantity            | Code Name | Scientific Name                          | Common Name                        | Planting Size |
| 1                   | CHB       | Celtis Occidentalis                      | Common Hackberry                   | 2" B&B        |
| 2                   | NHE       | Ulmus Pumila X U Japonica                | New Horizon Elm                    | 2" B&B        |
| 2                   | PUPC      | Malus 'Purple Prince'                    | Purple Prince Crabapple            | 1 3/4" B&B    |
| 2                   | RPO       | Quercus Robur 'Fastigiata X Q. Bicolor'  | Regal Prince English Oak           | 2" B&B        |
| 2                   | SM        | Acer X Freemanii 'Sienna'                | Sienna Glen Maple                  | 2" B&B        |
| 2                   | SHL       | Gleditsia Triacanth 'Skyline'            | Skyline Thorns Honeylocust         | 2" B&B        |
| 3                   | SDC       | Malus 'Snowdrift'                        | Snowdrift Crabapple                | 1 3/4" B&B    |
| 3                   | TCHT      | Crataegus Crusgalli Var. Iner (tf)       | Thorns Cockspur Hawthorn (tf)      | 1 3/4" B&B    |
| Conifer Evergreen   |           |  |                                    |               |
| Quantity            | Code Name | Scientific Name                          | Common Name                        | Planting Size |
| 2                   | BHS       | Picea Glauca Var. Densata                | Black Hills Spruce                 | 4' B&B        |
| Perennial           |           |  |                                    |               |
| Quantity            | Code Name | Scientific Name                          | Common Name                        | Planting Size |
| 62                  | BOG       | Helictotrichon Sempervirens              | Blue Oat Grass                     | #1 CONT.      |
| 43                  | KFG       | Calamagrostis Acutiflora 'Karl Foerster' | Karl Foerster's Feather Reed Grass | #1 CONT.      |
| 48                  | LBS       | Schizachyrium Scoparium                  | Little Bluestem                    | #1 CONT.      |
| 82                  | PD        | Sporobolus Heterolepis                   | Prairie Dropseed                   | #1 CONT.      |
| Shrub               |           |  |                                    |               |
| Quantity            | Code Name | Scientific Name                          | Common Name                        | Planting Size |
| 8                   | AF        | Corylus Americana                        | Amer Filbert                       | #5 CONT.      |
| 14                  | BMAV      | Viburnum Dentatum 'Blue Muffin'          | Blue Muffin Arwd Viburnum          | #5 CONT.      |
| 5                   | CFE       | Euonymus Alatus 'Timber Creek'           | Chicago Fire Winged Euonymus       | 3" B&B        |
| 6                   | CWH       | Hamamelis Virginiana                     | Common Witchhazel                  | 3" B&B        |
| 16                  | DKR       | Rosa 'Radtko'                            | Double Knock Out Rose              | #3 CONT.      |
| 8                   | DBH       | Diervilla Lonicera                       | Dwf Bush-honeysuckle               | #2 CONT.      |
| 14                  | GBC       | Aronia Melanocarpa Var. Elata            | Glossy Black Chokeberry            | #2 CONT.      |
| 30                  | GLS       | Rhus Aromatica 'Gro-low'                 | Gro-low Fragrant Sumac             | #2 CONT.      |
| 5                   | MCS       | Spiraea Japonica 'Magic Carpet'          | Magic Carpet Spirea                | #2 CONT.      |
| 4                   | MKL       | Syringa Patula 'Miss Kim'                | Miss Kim Lilac                     | 3" B&B        |
| 6                   | MV        | Viburnum Lantana 'Mohican'               | Mohican Viburnum                   | #5 CONT.      |
| 5                   | SS        | Rhus Glabra                              | Smooth Sumac                       | #3 CONT.      |
| 3                   | WACV      | Viburnum Trilobum 'Wentworth'            | Wentworth Amer Crnby Viburnum      | 5' B&B        |



# Second Floor Terrace



the  
bruce  
company  
OF WISCONSIN, INC.

LANDSCAPE ARCHITECTS  
LANDSCAPE CONTRACTORS

2830 PARKER STREET  
P.O. BOX 620330  
MIDDLETON, WI 53562-0330

TEL: (608) 836-7041  
FAX: (608) 831-6266

900 NOLEN RESIDENCES

900 JOHN NOLEN DRIVE  
MADISON, WISCONSIN 53573

Checked By: SS  
Drawn By: 9/04/13 RS

Revised: 10/11/13 RS  
Revised:  
Revised:  
Revised:  
Revised:  
Revised:  
Revised:  
Revised:

**L2**  
Second Floor Terrace

This plan made exclusively for the party named in the title block. It remains the property of The Bruce Company of Wisconsin, Inc. and may not be reproduced or implemented in whole or part by any method without prior written consent of The Bruce Company of Wisconsin, Inc.

10/2013 CAD/STEVIE S/900 NOLEN RESIDENCES/900 NOLEN/13/CD.DWG Created: 10/10/2013, Saved: 10/11/2013, Printed: 10/11/2013





# 900 NOLEN RESIDENCES

9900 JOHN NOLEN DRIVE  
MADISON, WISCONSIN 53573

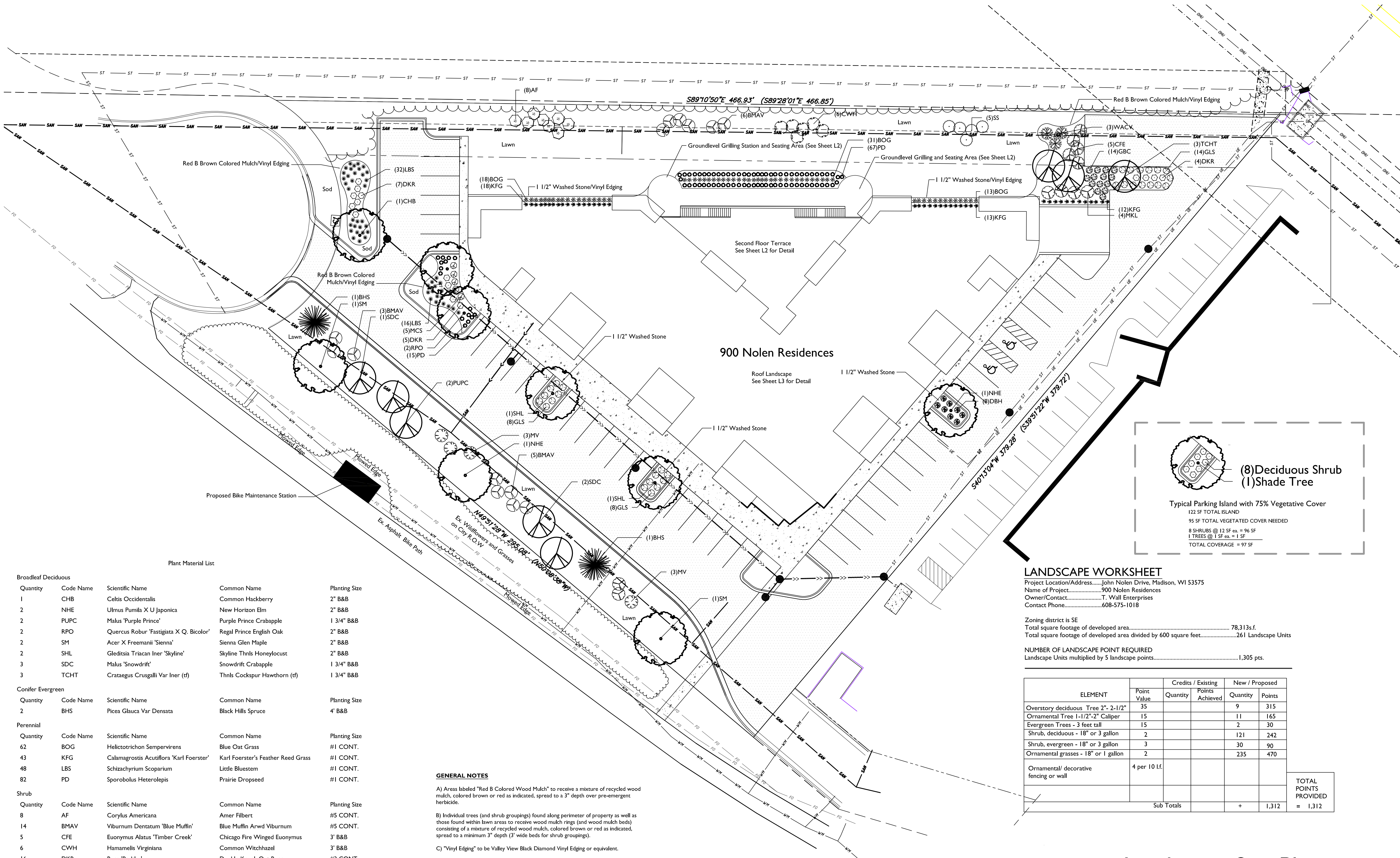
Checked By: SS  
Drawn By: 9/04/13 RS

Revised: 10/11/13 RS  
Revised:  
Revised:  
Revised:  
Revised:  
Revised:  
Revised:  
Revised:  
Revised:

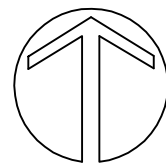
# L1

## Landscape Site Plan

This plan made exclusively for the party named in the title block. It remains the property of **The Bruce Company of Wisconsin, Inc.** and may not be reproduced or implemented in whole or part by any method without prior written consent of **The Bruce Company of Wisconsin, Inc.**



# Landscape Site Plan



0 20 40 60  
SCALE: 1"=20'-0"  
24 x 36 Sheet Size

# LANDSCAPE WORKSHEET

Project Location/Address.....John Nolen Drive, Madison, WI 53575  
Name of Project.....900 Nolen Residences  
Owner/Contact.....T. Wall Enterprises  
Contact Phone.....608-575-1018

Zoning district is SE  
Total square footage of developed area..... 78,313s.f.  
Total square footage of developed area divided by 600 square feet.....261 Landscape Units

## NUMBER OF LANDSCAPE POINT REQUIRED

Landscape Units multiplied by 5 landscape points..... 1,305 pts

| ELEMENT                                | Point Value   | Credits / Existing |                 | New / Proposed |                                      |
|--|---------------|--------------------|-----------------|----------------|--------------------------------------|
|  |               | Quantity           | Points Achieved | Quantity       | Points                               |
| Overstory deciduous Tree 2"- .2-1/2"   | 35            |                    |                 | 9              | 315                                  |
| Ornamental Tree 1-1/2"-2" Caliper      | 15            |                    |                 | 11             | 165                                  |
| Evergreen Trees - 3 feet tall          | 15            |                    |                 | 2              | 30                                   |
| Shrub, deciduous - 18" or 3 gallon     | 2             |                    |                 | 121            | 242                                  |
| Shrub, evergreen - 18" or 3 gallon     | 3             |                    |                 | 30             | 90                                   |
| Ornamental grasses - 18" or 1 gallon   | 2             |                    |                 | 235            | 470                                  |
| Ornamental/ decorative fencing or wall | 4 per 10 l.f. |                    |                 |                |                                      |
|  |               |                    |                 |                |                                      |
| <b>Sub Totals</b>                      |               |                    |                 | +              | 1,312                                |
|  |               |                    |                 |                |                                      |
|  |               |                    |                 |                | <b>TOTAL POINTS PROVIDED = 1,312</b> |

TOTAL  
POINTS  
PROVIDED  
= 1,312

## GENERAL NOTES

A) Areas labeled "Red B Colored Wood Mulch" to receive a mixture of recycled wood mulch, colored brown or red as indicated, spread to a 3" depth over pre-emergent herbicide.

B) Individual trees (and shrub groupings) found along perimeter of property as well as those found within lawn areas to receive wood mulch rings (and wood mulch beds) consisting of a mixture of recycled wood mulch, colored brown or red as indicated, spread to a minimum 3" depth (3' wide beds for shrub groupings).

C) "Vinyl Edging" to be Valley View Black Diamond Vinyl Edging or equivalent.

D) Areas labeled "washed stone" to receive 1-1/2" washed stone spread to a 3" depth over fabric weed barrier.

E) "Lawn" areas shall be finish-graded and seeded at a rate of 4 lbs. per 1,000 sq. ft.

F) Seed shall consist of the following mixture:  
40% Palmer Ryegrass  
20% Baron Bluegrass  
20% Nassau Bluegrass  
20% Pennlawn Creeping Red Fescue

G) Areas labeled "Seed with Straw Erosion Matting" shall be seeded with the above-noted premium lawn seed mixture and overlaid with DS75 straw erosion control netting that is then pegged into the soil with metal staples.

H) Areas labeled "Sod" shall receive only No. 1 grade nursery-grown bluegrass sod

