



# URBAN DESIGN COMMISSION APPLICATION CITY OF MADISON

This form may also be completed online at:

<http://www.cityofmadison.com/planning/documents/UDCapplication.pdf>

215 Martin Luther King Jr. Blvd; Room LL-100  
PO Box 2985; Madison, Wisconsin 53701-2985  
Phone: 608.266.4635 | Facsimile: 608.267.8739

Please complete all sections of the application, including the desired meeting date and the type of action requested.

Date Submitted: <u>September 30, 2015</u>	<input type="checkbox"/> Informational Presentation
UDC Meeting Date: <u>October 7, 2015</u>	<input type="checkbox"/> Initial Approval
Combined Schedule Plan Commission Date (if applicable): _____	<input checked="" type="checkbox"/> Final Approval

1. Project Address: 2500 Winnebago Street, Madison, WI  
Project Title (if any): Union Corners - Bldgs 4 & 5

2. This is an application for (Check all that apply to this UDC application):

☐ New Development ☒ Alteration to an Existing or Previously-Approved Development

## A. Project Type:

- ☒ Project in an Urban Design District\* (public hearing-\$300 fee)  
☐ Project in the Downtown Core District (DC) or Urban Mixed-Use District (UMX) (\$150 fee, Minor Exterior Alterations)  
☐ Suburban Employment Center (SEC) or Campus Institutional District (CI) or Employment Campus District (EC)  
☒ Planned Development (PD)  
☐ General Development Plan (GDP)  
☒ Specific Implementation Plan (SIP)  
☐ Planned Multi-Use Site or Planned Residential Complex

## B. Signage:

- ☐ Comprehensive Design Review\* (public hearing-\$300 fee) ☐ Street Graphics Variance\* (public hearing-\$300 fee)  
☐ Signage Exception(s) in an Urban Design District (public hearing-\$300 fee)

## C. Other:

☐ Please specify: \_\_\_\_\_

## 3. Applicant, Agent & Property Owner Information:

Applicant Name: Ted Matkom  
Street Address: 200 N. Main Street  
Telephone: (608) 835-3900 Fax: ( )

Company: Gorman & Company, Inc.  
City/State: Madison, WI Zip: 53575  
Email: tmatkom@gormanusa.com

Project Contact Person: Marc Ott  
Street Address: 200 N. Main Street  
Telephone: (608) 835-6388 Fax: ( )

Company: Gorman & Company, Inc.  
City/State: Oregon, WI Zip: 53575  
Email: mott@gormanusa.com

Project Owner (if not applicant): \_\_\_\_\_  
Street Address: \_\_\_\_\_  
Telephone: ( ) Fax: ( )

City/State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Email: \_\_\_\_\_

## 4. Applicant Declarations:

A. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with Al Martin on Union Corners GDP Approval  
(name of staff person) (date of meeting)

B. The applicant attests that all required materials are included in this submittal and understands that if any required information is not provided by the application deadline, the application will not be placed on an Urban Design Commission agenda for consideration.

Name of Applicant Marc Ott - Gorman & Company, Inc.

Relationship to Property Architect

Authorized Signature \_\_\_\_\_

Date July 1, 2015



200 N. Main Street • Oregon, WI 53575

P: (608) 835-3900

F: (608) 835-3922

[www.GormanUSA.com](http://www.GormanUSA.com)

## REAL ESTATE DEVELOPMENT

MILWAUKEE MIAMI PHOENIX CHICAGO DENVER

September 30, 2015

Mr. Al Martin  
Urban Design Commission  
215 Martin Luther King Jr. Blvd  
P.O. Box 2985  
Madison, WI 53701

Re: Letter of Intent  
PD-SIP Re Zoning  
2500 Winnebago Street  
Madison, WI 53704

Dear Mr. Martin:

The following is submitted together with the plans, and application for staff approval.

### **Project Organizational Structure:**

Owner: Gorman & Company, Inc.  
200 N. Main Street  
Oregon, WI 53575  
414-617-9997  
Contact: Edward Matkom  
[tmatkom@gormanusa.com](mailto:tmatkom@gormanusa.com)

Architect: Gorman & Company, Inc.  
200 N. Main Street  
Oregon, WI 53575  
608-835-3900  
Contact: Marc Ott  
[mott@gormanusa.com](mailto:mott@gormanusa.com)

Civil: JSD Professional Services, Inc.  
Engineer 161 Horizon Dr, Suite 101  
Madison, WI 53593  
608-848-5060  
Contact: Hans Justeson  
[hans.justeson@jsdinc.com](mailto:hans.justeson@jsdinc.com)

Landscape: JSD Professional Services, Inc.  
Design 161 Horizon Dr, Suite 101  
Madison, WI 53593  
608-848-5060  
Contact: Justin Frahm  
[justin.frahm@jsdinc.com](mailto:justin.frahm@jsdinc.com)

### **Introduction:**

The site property is located on the east side of Madison, on Winnebago Street just off of East Washington Boulevard. The property is within the Union corners General Plan Development. The site is currently vacant.



**Zoning:**

The site is currently within the Union Corners General Plan Development.

**Project Description:**

The Project consists of two four story buildings with a shared basement parking structure. The ground floor contains retail suites, building common areas/ amenity spaces, live/work apartments, and lobbies. The upper three floors are rental apartments. The project includes improvements to Winnebago street outside of the property line of this phase, including new sidewalks, and angled street parking. Additionally, the project constructs a new serpentine pedestrian pathway and stormwater management swales.

**Project Development Data:****Site Density:**

Lot area:	48,701 s.f. (1.118 acres)
Dwelling Units:	90 Units
Lot Area / D.U.	541 s.f / d.u.
Density	80.50 d.u. / acre

**Site Coverage:**

Building:	30,244 s.f. ( 62.1 %)
Ramp:	1,465 s.f. ( 3.0 %)
Sidewalks:	1,012 s.f. ( 2.1 %)
Plaza:	4,708 s.f. ( 9.6%)
Building Patios:	3,641 s.f. ( 7.7% )
Pedestrian Path:	1,123 s.f. ( 2.2% )
Pervious:	6,508 s.f. (13.3 %)

**Building Ratio:**

Retail Shell:	65,211 s.f. (28.4 %)
Apartments & Amenities	72,330 s.f. (31.5 %)
Underground Parking:	9,666 s.f. ( 4.2 %)
Misc (corridor, mech, stairs):	<u>52,280 s.f. (22.7 %)</u>
	229,682 s.f. Total Building Area

**Dwelling Unit Mix**

One Bedroom	19
Two Bedroom	57
Three Bedroom	<u>14</u>
	90 Total

**Bike Parking:**

Enclosed:	68
Surface:	<u>44</u>
	112 Total

**Vehicular Parking:**

Enclosed	97
Surface	<u>33 (In City R.O.W.)</u>
	130 Total

**Schedule:**

The development schedule calls for construction to start October of 2015, with a scheduled completion in October 2016.

**Social & Economic Impacts:**

This development will have a positive social and economic impact on the surrounding community. The re-development of this property will provide high quality affordable housing, create new retail establishments, and infuse local businesses with new revenue sources.

Thank you for your time in reviewing our proposal.

Sincerely,

A handwritten signature in black ink, appearing to read "Edward B. Matkom". The signature is fluid and cursive, with the first name "Edward" and last name "Matkom" being clearly distinguishable.

Edward Matkom  
President – Wisconsin Market  
Gorman & Company, Inc.



**GORMAN & COMPANY**  
**UNION CORNERS SPECIFIC**  
**IMPLEMENTATION PLAN**  
MADISON, WI

Project No. 14-65

Plot Date:

Drawn by: JLF, KJY, M

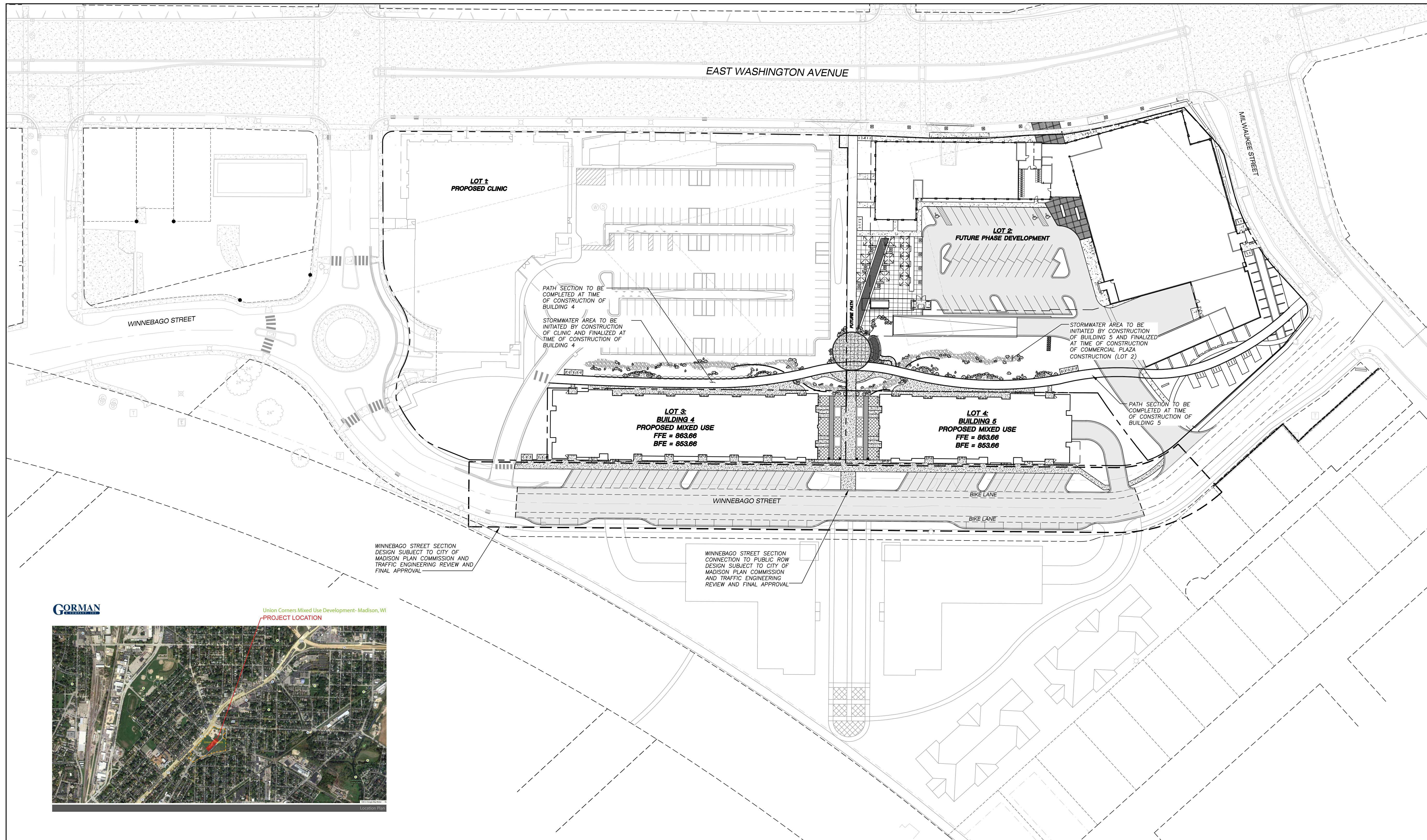
Date	Issue Description
GDP	06-25-14
SIP	11-05-14
UDC/PC	1-14-15
RESUBMITTAL	
UDC FINAL	09-30-15

Sheet Title

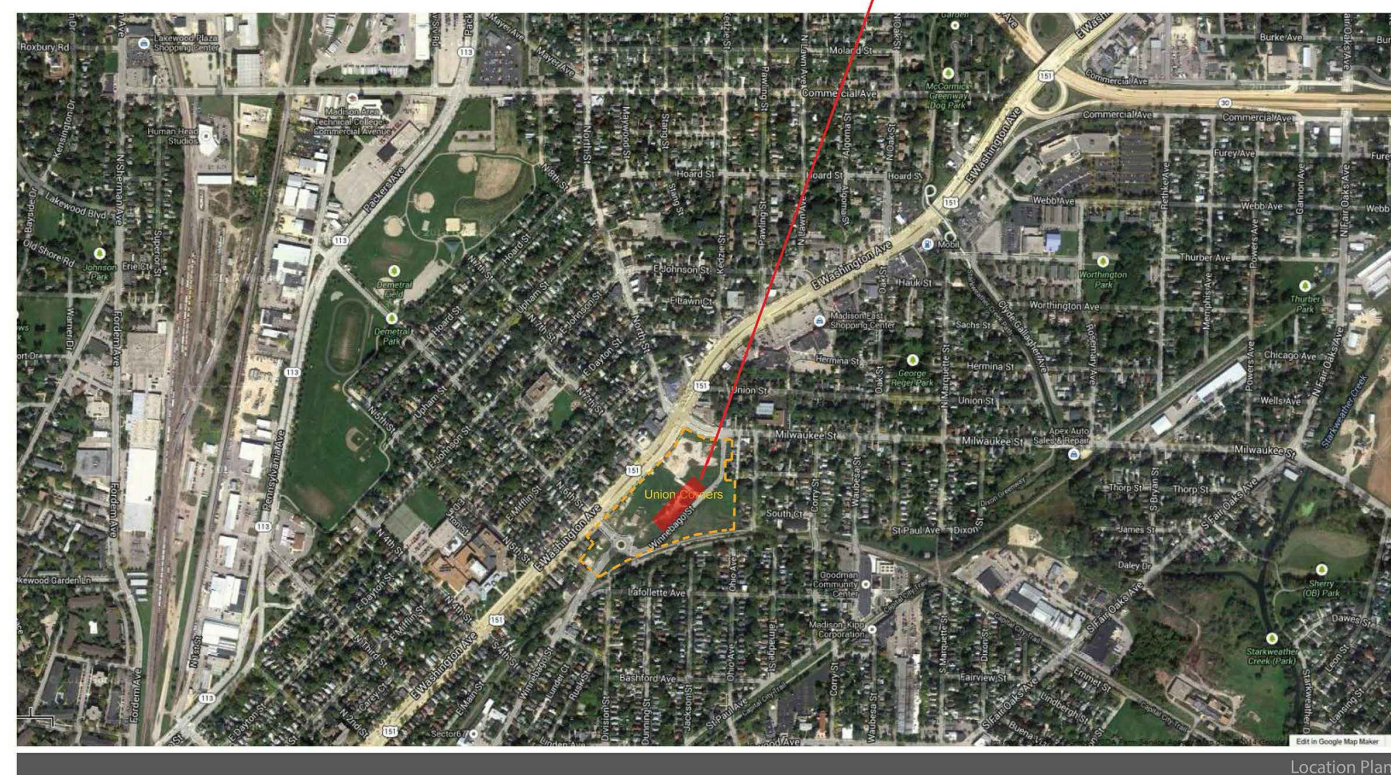
OVERALL SITE PLAN

Sheet No.

**C100**



GORMAN  
& COMPANY, INC.



**SHEET INDEX:**

C100 - OVERALL SITE PLAN  
C200 - BUILDING 4 SITE PLAN  
C201 - BUILDING 5 SITE PLAN  
C300 - GRADING AND EROSION CONTROL PLAN  
C400 - UTILITY PLAN  
C500 - DETAILS  
C501 - DETAILS

L100 - OVERALL LANDSCAPE PLAN  
L200 - BUILDING 4 LANDSCAPE PLAN  
L201 - BUILDING 5 LANDSCAPE PLAN  
L300 - LANDSCAPE DETAILS, NOTES AND SPECIFICATIONS

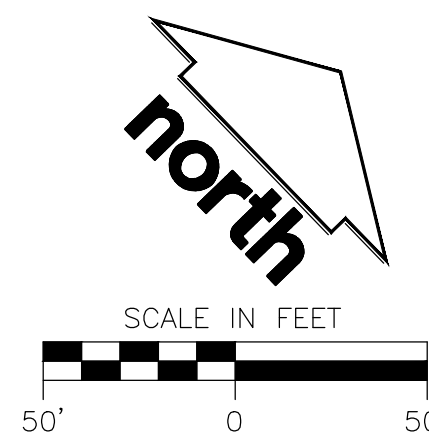
A200 - BUILDING FLOOR PLANS  
A400 - BUILDING ELEVATIONS  
A401 - BUILDING ELEVATIONS

**LEGEND (PROPOSED)**

---	PROPERTY LINE
---	RIGHT-OF-WAY
---	WINNEBAGO STREET PUBLIC WORKS APPROVAL
---	BUILDINGS 4 & 5 OUTLINE
---	SAWCUT
---	BIKE LANE
---	EDGE OF PAVEMENT
---	PROPOSED RAILING
---	CONCRETE PAVEMENT
---	ARCHITECTURAL BRICK PAVERS
---	ARCHITECTURAL BRICK PAVERS 2
---	MASONRY BRICK (RECYCLED)
---	LIMESTONE BOULDERS (VARY IN SIZE AND COLOR)

**GENERAL NOTES**

1. REFER TO THE TOPOGRAPHIC AND UTILITY SURVEY FOR EXISTING CONDITIONS NOTES AND LEGEND.
2. ALL WORK IN THE ROW SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
3. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.
4. DRAWING FOR REVIEW - NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.



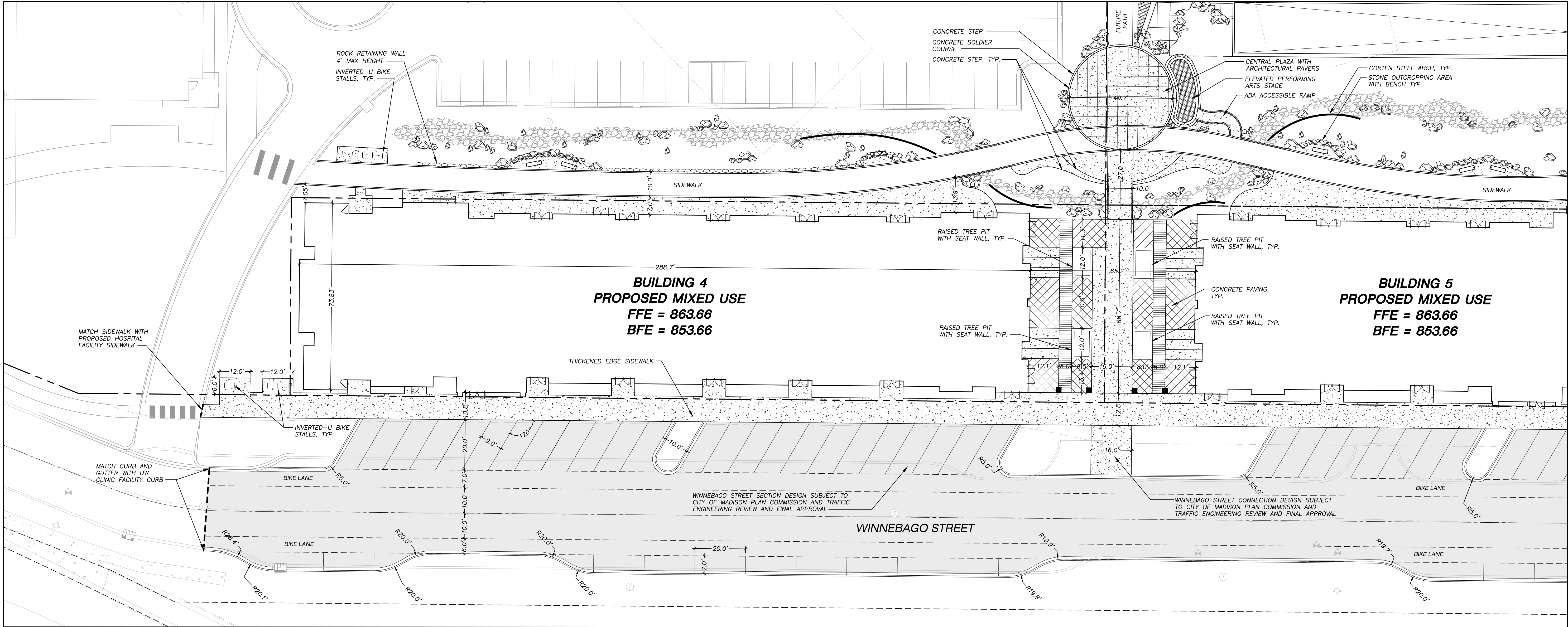
TO OBTAIN LOCATIONS OF PARTICIPANT  
UNDERGROUND FACILITIES BEFORE YOU  
DIG IN WISCONSIN



CALL DIGGERS HOTLINE  
1-800-242-8511 TOLL FREE  
WISCONSIN STATE STATUTE (RESOLUTION) REQUIRES MINIMUM  
THREE (3) WEEKS NOTICE BEFORE YOU EXCAVATE

"THE INFORMATION SHOWN ON THIS DRAWING  
CONCERNING THE TYPE AND LOCATION OF  
UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE  
ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS  
RESPONSIBLE FOR VERIFYING THE LOCATION AND  
DEPTH OF ALL UTILITIES TO BE EXCAVATED. THE  
OWNER WILL PROVIDE EXISTING PLANS AND OTHER  
UTILITIES RECORDS TO THE CONTRACTOR. THE CONTRACTOR  
SHALL BE RESPONSIBLE FOR LOCATING UTILITIES THAT  
OTHERWISE CANNOT BE LOCATED BY A VISUAL  
INSPECTION OF THE PROPERTY OR OF ANY OTHER  
SURVEYOR WOULD HAVE NO KNOWLEDGE."





**GORMAN & COMPANY**  
**UNION CORNERS SPECIFIC**  
**IMPLEMENTATION PLAN**  
MADISON, WI

Project No. 14-65  
Plot Date:  
Drawn by: JLF, KJY, M

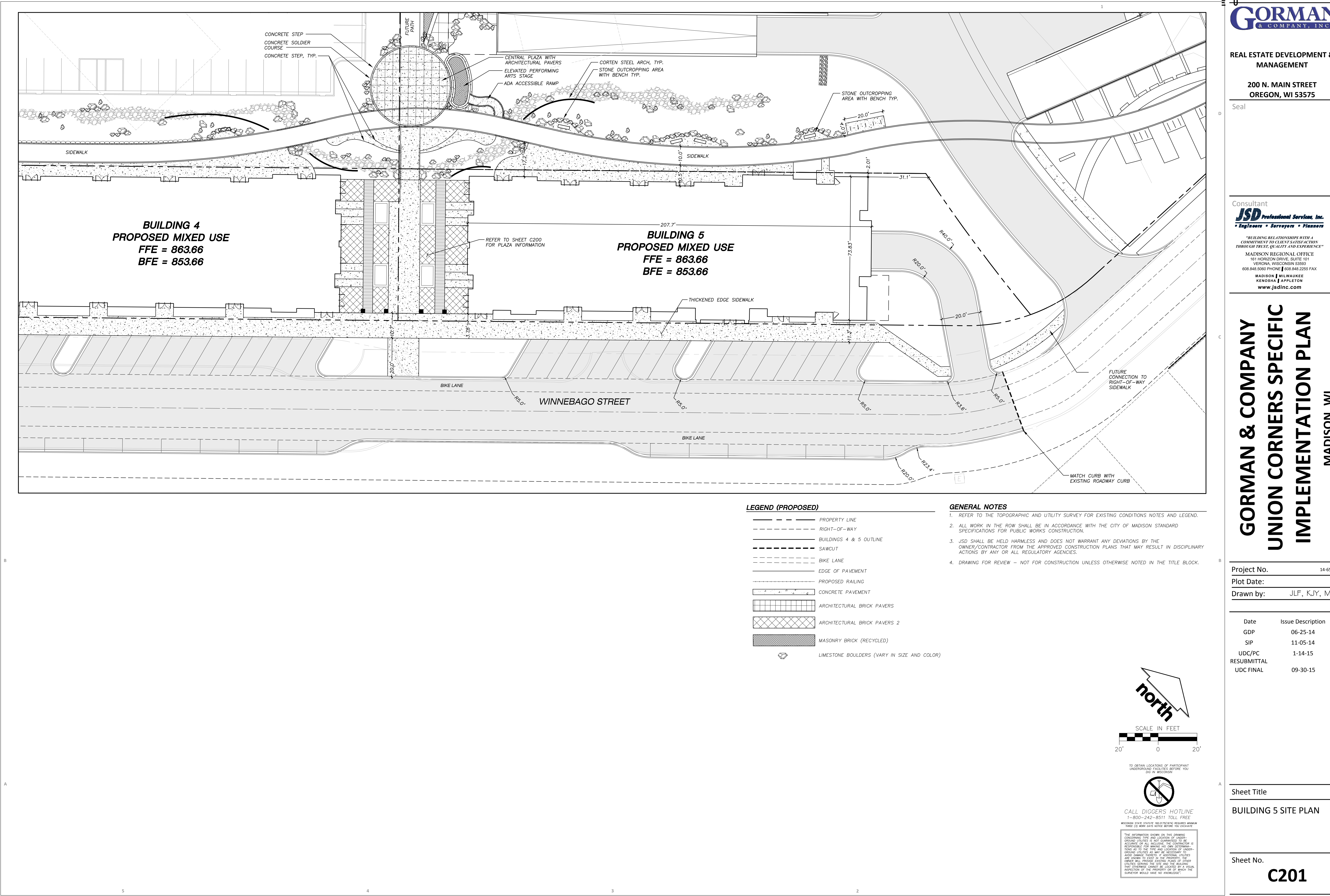
Date	Issue Description
GDP	06-25-14
SIP	11-05-14
UDC/PC	1-14-15
RESUBMITTAL	
UDC FINAL	09-30-15

Sheet Title

BUILDING 4 SITE PLAN

Sheet No.  
**C200**





**GORMAN & COMPANY**  
**UNION CORNERS SPECIFIC**  
**IMPLEMENTATION PLAN**  
MADISON, WI

Project No. 14-65  
Plot Date:  
Drawn by: JLF, KJY, M

Date	Issue Description
GDP	06-25-14
SIP	11-05-14
UDC/PC	1-14-15
RESUBMITTAL	
UDC FINAL	09-30-15

Sheet Title

BUILDING 5 SITE PLAN

Sheet No.  
**C201**



GORMAN & COMPANY  
UNION CORNERS SPECIFIC  
IMPLEMENTATION PLAN  
MADISON WI

Project No.	14-64
Plot Date:	
Drawn by:	JFL, MG, KJ

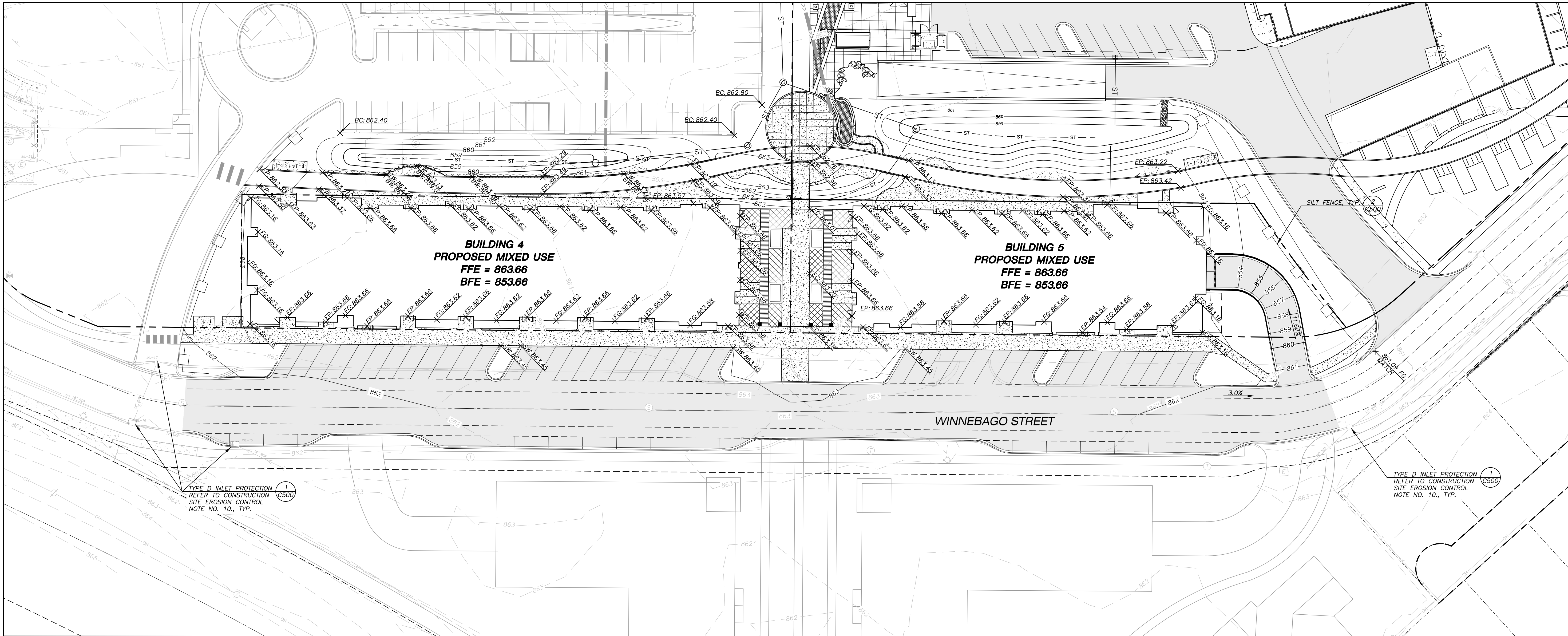
Date	Issue Description
GDP	06-25-14
SIP	11-05-14
UDC/PC	1-14-15
RESUBMITTAL	
UDC FINAL	09-30-15

Sheet Title

GRADING AND EROSION  
CONTROL PLAN

Sheet No.

C300



LEGEND (PROPOSED)

- PROPERTY LINE
- BUILDINGS 4 & 5 OUTLINE
- GRADE BREAK
- RIGHT-OF-WAY
- BIKE PATH
- EDGE OF PAVEMENT
- SILT FENCE

SPOT ELEVATION  
EP - EDGE OF PAVEMENT  
FG - FINAL GRADE  
HP - HIGH POINT  
SW - SIDEWALK  
TS - TOP OF STEP  
BS - BOTTOM OF STEP  
RE - RIM ELEVATION

GENERAL NOTES

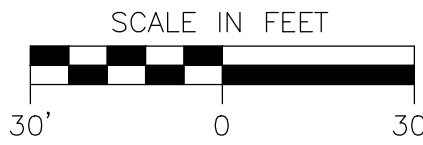
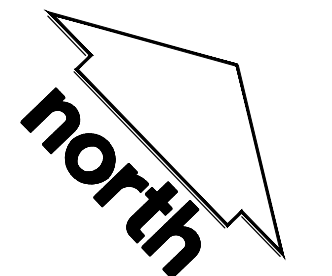
- REFER TO THE TOPOGRAPHIC AND UTILITY SURVEY FOR EXISTING CONDITIONS NOTES AND LEGEND.
- ALL WORK IN THE ROW SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
- JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.
- DRAWING FOR REVIEW - NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.

CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS

- ALL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE DESIGNED AND IMPLEMENTED IN ACCORDANCE WITH THE CURRENT DEPARTMENT OF NATURAL RESOURCES EROSION AND SEDIMENT CONTROL TECHNICAL STANDARDS WHICH ARE AVAILABLE AT:  
<http://www.dnr.state.wi.us/runoff/stormwater/techstds.htm>
- INSTALL EROSION CONTROL MEASURES PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIALS AS SHOWN ON PLAN. MODIFICATIONS TO SEDIMENT CONTROL DESIGN MAY BE CONDUCTED TO MEET UNFORESEEN FIELD CONDITIONS IF MODIFICATIONS CONFORM TO WDNR TECHNICAL STANDARDS.
- INSPECTIONS AND MAINTENANCE OF ALL EROSION CONTROL MEASURES SHALL BE ROUTINE (ONCE PER WEEK MINIMUM) TO ENSURE PROPER FUNCTION OF EROSION CONTROLS AT ALL TIMES. EROSION CONTROL MEASURES ARE TO BE IN WORKING ORDER AT THE END OF EACH WORK DAY. ONLINE REPORTING OF INSPECTIONS AND MAINTENANCE IS REQUIRED TO BE SUBMITTED TO THE CITY OF MADISON.
- INSPECT EROSION CONTROL MEASURES AFTER EACH 1/2" OR GREATER RAINFALL. REPAIR ANY DAMAGE OBSERVED DURING THE INSPECTION.
- EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE WITH ALL SOIL SURFACES HAVING AN ESTABLISHED VEGETATIVE COVER.
- INSTALL EROSION CONTROLS ON THE DOWNSTREAM SIDE OF STOCKPILES AND PROVIDE TEMPORARY SEEDING ON STOCKPILES WHICH ARE TO REMAIN IN PLACE FOR MORE THAN 7 DAYS.
- INSTALL CHECK DAMS WITHIN DRAINAGES/DITCHES AND IN FRONT OF SILT FENCING IN ANY LOW AREA ALL IN ACCORDANCE WITH WDNR TECHNICAL STANDARDS.
- EROSION CONTROL FOR UTILITY CONSTRUCTION (STORM SEWER, SANITARY SEWER, WATER MAIN, ETC.):
  - PLACE EXCAVATED TRENCH MATERIAL ON THE HIGH SIDE OF THE TRENCH.
  - BACKFILL, COMPACT, AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.
  - DISCHARGE TRENCH WATER INTO A SEDIMENTATION BASIN OR FILTERING TANK IN ACCORDANCE WITH THE DEWATERING TECHNICAL STANDARD NO. 1061 PRIOR TO RELEASE INTO THE STORM SEWER, RECEIVING STREAM, OR DRAINAGE DITCH.
- INSTALL TYPE D INLET PROTECTION AROUND ALL STORM SEWER INLETS AND CATCH BASINS THAT MAY RECEIVE RUNOFF FROM AREAS UNDER CONSTRUCTION. REFER TO WISDOT FDM FOR RESPECTIVE DETAILS.
- APPLY ANIONIC POLYMER TO DISTURBED AREAS IF EROSION BECOMES PROBLEMATIC.
- ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED BY STATE INSPECTORS, LOCAL INSPECTORS, AND/OR ENGINEER SHALL BE INSTALLED WITHIN 24 HOURS OF REQUEST.
- ALL SLOPES EXCEEDING 5:1 (20%) SHALL BE STABILIZED WITH A CLASS II, TYPE B EROSION MATTING AND DRAINAGE SWALES SHALL BE STABILIZED WITH CLASS I, TYPE B EROSION MATTING OR APPLICATION OF A WDOT APPROVED POLYMER SOIL STABILIZATION TREATMENT OR A COMBINATION THEREOF, AS REQUIRED. CONTRACTOR SHALL PROVIDE PRODUCT SPECIFICATIONS TO PROJECT ENGINEER FOR APPROVAL.
- CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO CONTROL DUST ARISING FROM CONSTRUCTION OPERATIONS. REFER TO WDNR TECHNICAL STANDARD 1068.
- CONTRACTOR TO PROVIDE SOLID LID OR METAL PLATE ON ALL OPEN MANHOLES DURING CONSTRUCTION TO MINIMIZE SEDIMENT FROM ENTERING THE STORM SEWER SYSTEM.

GRADING AND SEEDING NOTES

- ALL DISTURBED AREAS IN R.O.W. SHALL BE SODDED IMMEDIATELY FOLLOWING GRADING ACTIVITIES. SOD TO BE IN ACCORDANCE WITH LANDSCAPE PLAN.
- ALL PROPOSED GRADES SHOWN ARE FINISHED GRADES. CONTRACTOR SHALL VERIFY ALL GRADES, MAKE SURE ALL AREAS DRAIN PROPERLY AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL PROTECT ADJACENT PROPERTIES WITH SILT FENCING OR OTHER APPLICABLE MEASURES FOR EROSION CONTROL UNTIL CONSTRUCTION IS COMPLETED AND NOTICE OF TERMINATION FILED.
- CONTRACTOR SHALL WATER ALL NEWLY SODDED AREAS IN R.O.W. DURING THE SUMMER MONTHS WHENEVER THERE IS A 7 DAY LAPSE WITH NO SIGNIFICANT RAINFALL.
- CONTRACTOR TO DEEP TILL ALL COMPACTED PERVIOUS SURFACES PRIOR TO SODDING OR SEEDING AND MULCHING. THIS MUST BE VERIFIED BY THE ENGINEER AS PART OF THE AS-BUILT CERTIFICATION.
- THE CONTRACTOR SHALL NOTIFY THE CITY OF MADISON A MINIMUM OF TWO (2) WORKING DAYS IN ADVANCE OF ANY SOIL DISTURBING ACTIVITY.



TO OBTAIN LOCATIONS OF PARTICIPANT  
UNDERGROUND FACILITIES BEFORE YOU  
DIG IN WISCONSIN

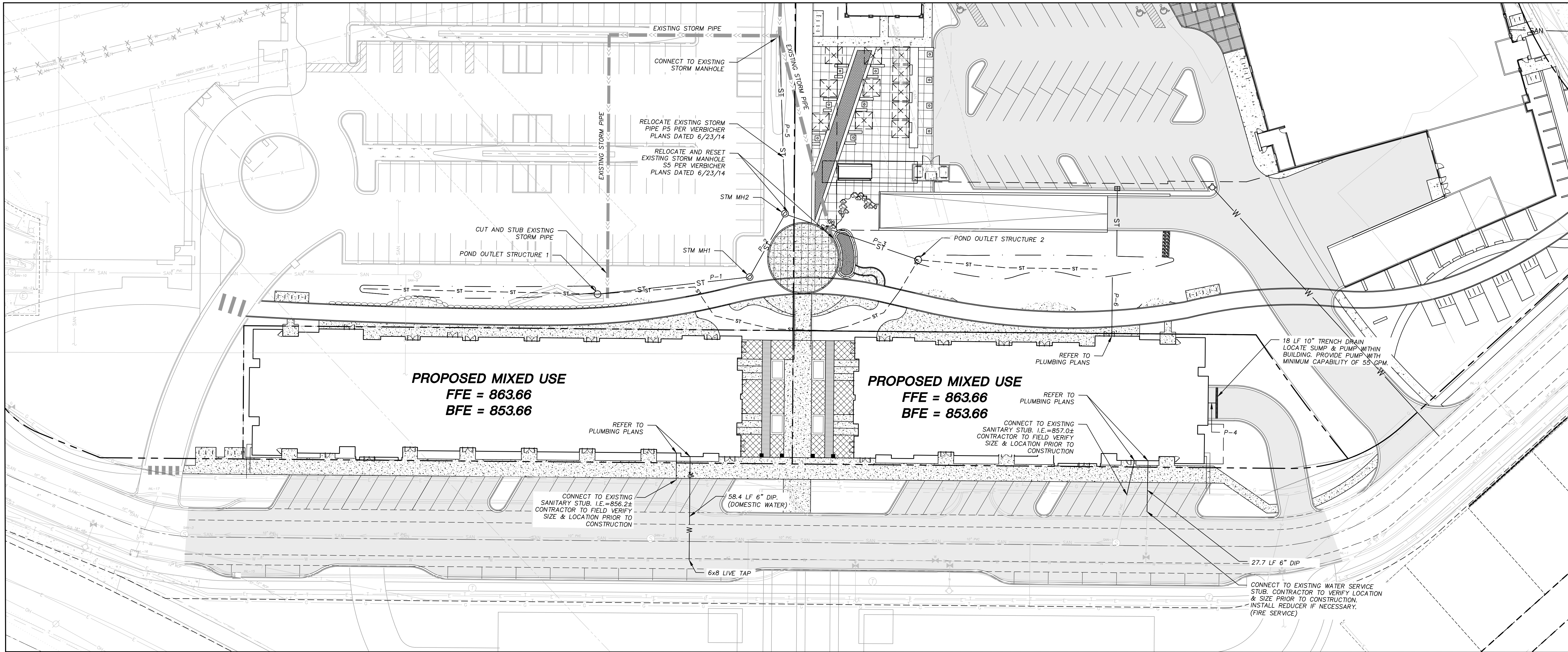


1 CALL DIGGERS HOTLINE  
1-800-242-8511 TOLL FREE  
WISCONSIN (USE DIGGERS HOTLINE) REQUIRES MINIMUM  
THREE (3) WORK DAYS NOTICE BEFORE YOU EXCAVATE

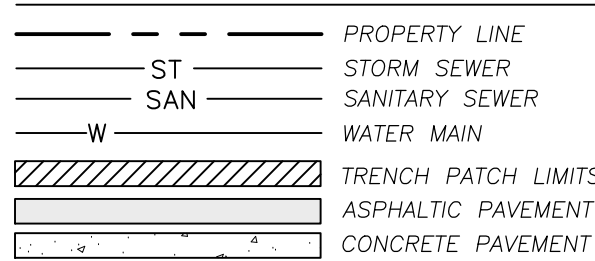
"THE INFORMATION SHOWN ON THIS DRAWING  
CONSIDERING THE TIME AND LOCATION OF UNDER-  
GROUND UTILITIES IS NOT GUARANTEED TO BE  
ACCURATE OR ALL INCLUDING. THE CONTRACTOR IS  
RESPONSIBLE FOR MAKING HIS OWN DETERMINA-  
TIONS AS TO THE TYPE AND LOCATION OF UNDER-  
GROUND UTILITIES. IT IS THE CONTRACTOR'S  
DUTY TO AVOID DAMAGE TO EXISTING UTILITIES.  
THE OWNER WILL PROVIDE EXISTING PLANS OF OTHER  
UTILITIES SERVING THE SITE AND THE BUILDING.  
INSPECTION OF THE PROPERTY OR OF WHICH THE  
SUPERVISOR WOULD HAVE NO KNOWLEDGE."



GORMAN & COMPANY  
UNION CORNERS SPECIFIC  
IMPLEMENTATION PLAN  
MADISON WI



LEGEND (PROPOSED)



GENERAL NOTES

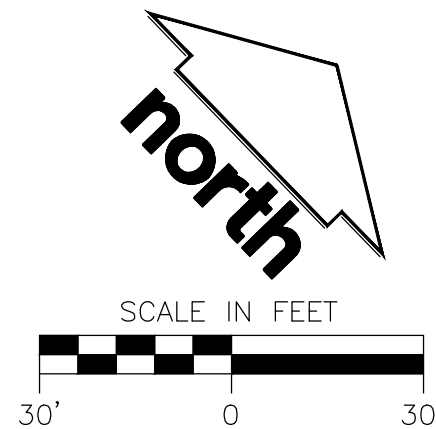
1. REFER TO THE TOPOGRAPHIC AND UTILITY SURVEY FOR EXISTING CONDITIONS NOTES AND LEGEND.
2. EXISTING CONDITIONS SURVEY DATED 11-18-2013. ANY DISCREPANCIES TO BE REPORTED TO JSD IMMEDIATELY UPON DISCOVERY.
3. ALL WORK IN THE ROW SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
4. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.
5. DRAWING FOR REVIEW - NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.

UTILITY NOTES

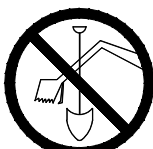
1. DIMENSIONS TAKE PRECEDENCE OVER SCALE. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD.
2. IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS WITHIN THE PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
3. LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.
4. ALL CONSTRUCTION SIGNING TO BE IN ACCORDANCE WITH THE CITY OF MADISON AND WISCONSIN DEPARTMENT OF TRANSPORTATION REQUIREMENTS.
5. THE CONTRACTOR SHALL INSTALL A PEDESTRIAN FENCE AROUND ALL EXCAVATIONS TO BE LEFT OPEN OVER NIGHT AS REQUIRED.
6. THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH ENGINEERING PLANS DESIGNED TO MEET ORDINANCES AND REQUIREMENTS OF THE MUNICIPALITY AND WISDOT, WIDCOMM, AND WDM.
7. PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR:
  - EXAMINING ALL SITE CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.
  - OBTAINING ALL PERMITS INCLUDING PERMIT COSTS, TAP FEES, METER DEPOSITS, BONDS, AND ALL OTHER FEES REQUIRED FOR PROPOSED WORK TO OBTAIN OCCUPANCY.
  - VERIFYING UTILITY ELEVATIONS AND NOTIFYING ENGINEER OF ANY DISCREPANCY. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS RESOLVED.
  - NOTIFYING ALL UTILITIES PRIOR TO THE INSTALLATION OF ANY UNDERGROUND IMPROVEMENTS.
  - NOTIFYING THE DESIGN ENGINEER AND MUNICIPALITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION OBSERVATION.
8. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE ENGINEER WITH AS-BUILT CONDITIONS OF THE DESIGNATED IMPROVEMENTS IN ORDER THAT THE APPROPRIATE DRAWINGS CAN BE PREPARED, IF REQUIRED. ANY CHANGES TO THE DRAWINGS OR ADDITIONAL ITEMS MUST BE REPORTED TO THE ENGINEER AS WORK PROGRESSES.
9. THE PRIME CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL CONSTRUCTION WITH OTHER CONTRACTORS INVOLVED WITH CONSTRUCTION OF THE PROPOSED DEVELOPMENT AND FOR REPORTING ANY ERRORS OR DISCREPANCIES BETWEEN THESE PLANS AND PLANS PREPARED BY OTHERS.
10. ANY SANITARY SEWER, SANITARY SEWER SERVICES, WATER MAIN, WATER SERVICES, STORM SEWER, OR OTHER UTILITIES, WHICH ARE DAMAGED BY THE CONTRACTORS, SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
11. CONTRACTOR IS RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF IMPROVEMENTS.
12. CONTRACTOR SHALL NOTIFY THE CITY OF MADISON PUBLIC WORKS DEPARTMENT A MINIMUM OF 48 HOURS BEFORE CONNECTING TO PUBLIC UTILITIES.
13. ALL PRIVATE STORM BUILDING PIPE AND TUBING SHALL CONFORM TO S&B 384.30, TABLE 384.30-6.
14. WATER SERVICE SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION. CONTRACTOR TO FIELD VERIFY LOCATION AND SIZE. REPORT DISCREPANCIES TO ENGINEER PRIOR TO CONSTRUCTION. CONSTRUCTION TO BE IN ACCORDANCE WITH THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION PART VII. CONTACT CITY OF MADISON DEPARTMENT OF PUBLIC WORKS 48 HOURS PRIOR TO CONSTRUCTION.
15. ALL WORK WITHIN THE RIGHT-OF-WAY SHALL BE INSTALLED PER CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION. PRE-CONSTRUCTION MEETING WITH THE CITY OF MADISON IS REQUIRED PRIOR TO INSTALLATION.
16. THE CONTRACTOR SHALL DETERMINE LOCATION, DEPTH AND SIZE OF EXISTING SANITARY AND WATER SERVICES AND NOTIFY ENGINEER PRIOR TO CONSTRUCTION.

PROPOSED STORM SEWER STRUCTURES SCHEDULE					
LABEL	INVERT ELEV. (FT)	RIM ELEV. (FT)	DEPTH (FT)	STRUCTURE DESCRIPTION	GRATE
POND OUTLET STRUCTURE 1	855.45	860.00	4.55	36" DIA. CONCRETE INLET	TYPE C GRATE
STMMH1	854.92	862.50	7.58	36" DIA. CONCRETE INLET	TYPE C GRATE
POND OUTLET STRUCTURE 2	854.92	860.00	5.08	2'X3' PRECAST BOX	TYPE C GRATE
STMMH2	855.35	862.50	6.07	36" DIA. CONCRETE INLET	TYPE C GRATE
TRENCH DRAIN	851.91	853.51	1.02	10" CONCRETE TRENCH DRAIN	R-4990-CX, TYPE C COVER

PROPOSED STORM SEWER PIPE SCHEDULE						
PIPE LABEL	FROM	TO	LENGTH (FT)	INVERT ELEVATION (FT)	DISCHARGE ELEVATION (FT)	PIPE SIZE & TYPE
P-1	POND OUTLET STRUCTURE 1	STMMH1	90	856.34	855.45	12"HDPE
P-2	STMMH1	STMMH2	43	855.35	854.92	12"HDPE
P-3	POND OUTLET STRUCTURE 2	STMMH2	83	855.35	854.92	12"HDPE
P-4	TRENCH DRAIN	BUILDING	20.00	851.91	851.71	6"PVC
P-5	STMMH2	EX STMMH	104.25	854.82	854.30	18"RCP
P-6	BUILDING	BIORETENTION POND	34.43	960.34	960.00	6"PVC



TO OBTAIN LOCATIONS OF PARTICIPANT  
UNDERGROUND UTILITIES BEFORE YOU  
DIG IN WISCONSIN



CALL DIGGERS HOTLINE  
1-800-242-8511 TOLL FREE

WISCONSIN STATE STATUTE REQUIRES MINIMUM  
THREE (3) WORK DAYS NOTICE BEFORE YOU EXCAVATE

"THE INFORMATION SHOWN ON THIS DRAWING  
CONCERNING TYPE AND LOCATION OF UNDER-  
GROUND UTILITIES IS NOT GUARANTEED TO BE  
ACCURATE. BY ALL INCLUDING, THE CONTRACTOR IS  
RESPONSIBLE FOR MAKING THE OWN DETERMINA-  
TIONS AS TO THE TYPE AND LOCATION OF UNDER-  
GROUND UTILITIES AS MAY BE NECESSARY TO  
AVOID DAMAGE THEREOF. IF ADDITIONAL UTILITIES  
ARE KNOWN TO EXIST ON THE PROPERTY, THE  
OWNER WILL PROVIDE EXISTING PLANS OF THESE  
UTILITIES SERVING THE SITE AND THE BUILDING.  
THAT OTHERWISE CANNOT BE LOCATED BY A VISUAL  
INSPECTION OF THE PROPERTY OR OF WHICH THE  
SURVEYOR WOULD HAVE NO KNOWLEDGE."



Project No. 14-65  
Plot Date:  
Drawn by: JLF, MG, KJ

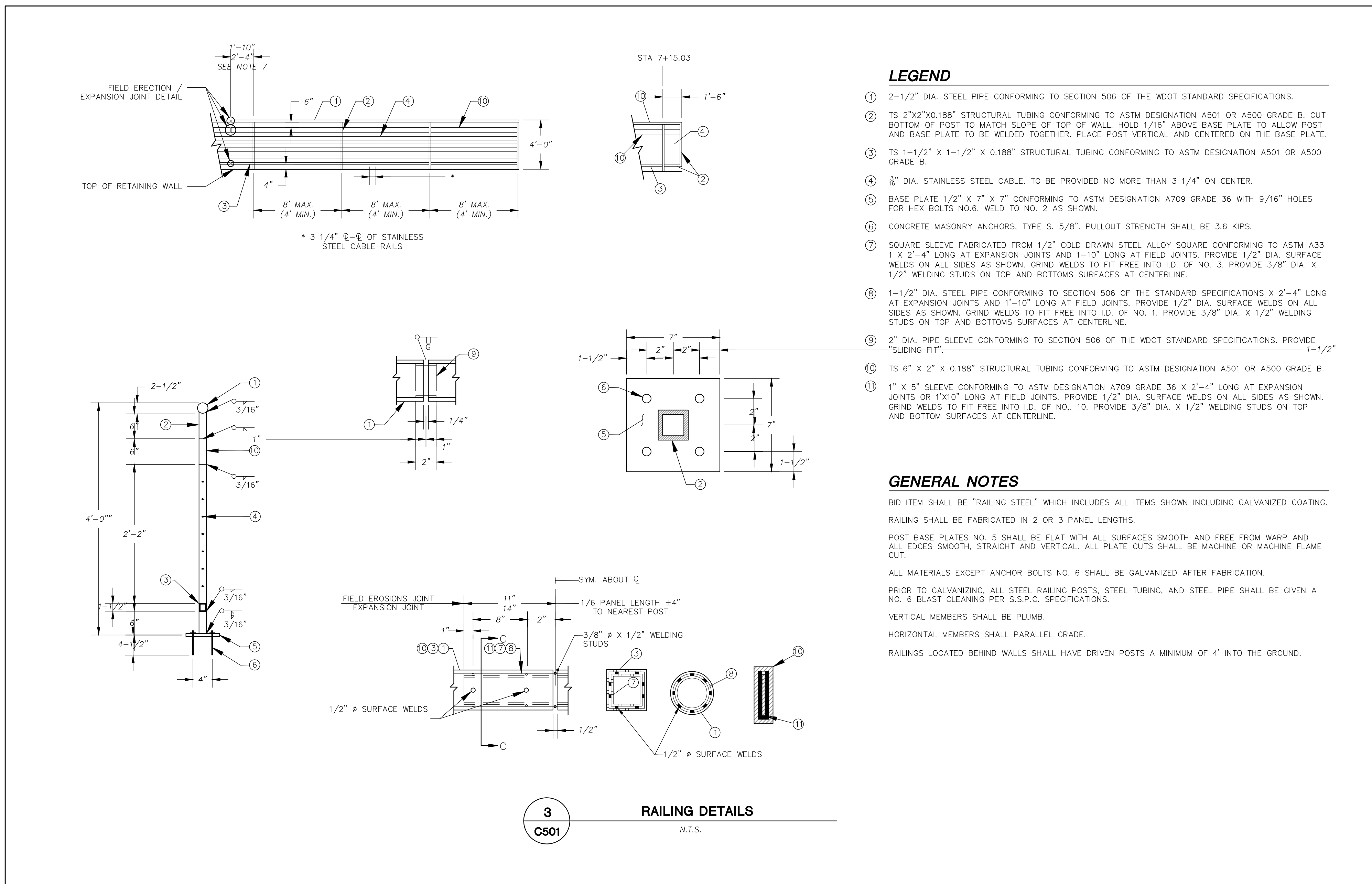
Date	Issue Description
GDP	06-25-14
SIP	11-05-14
UDC/PC	1-14-15
RESUBMITTAL	
UDC FINAL	09-30-15

## DETAILS

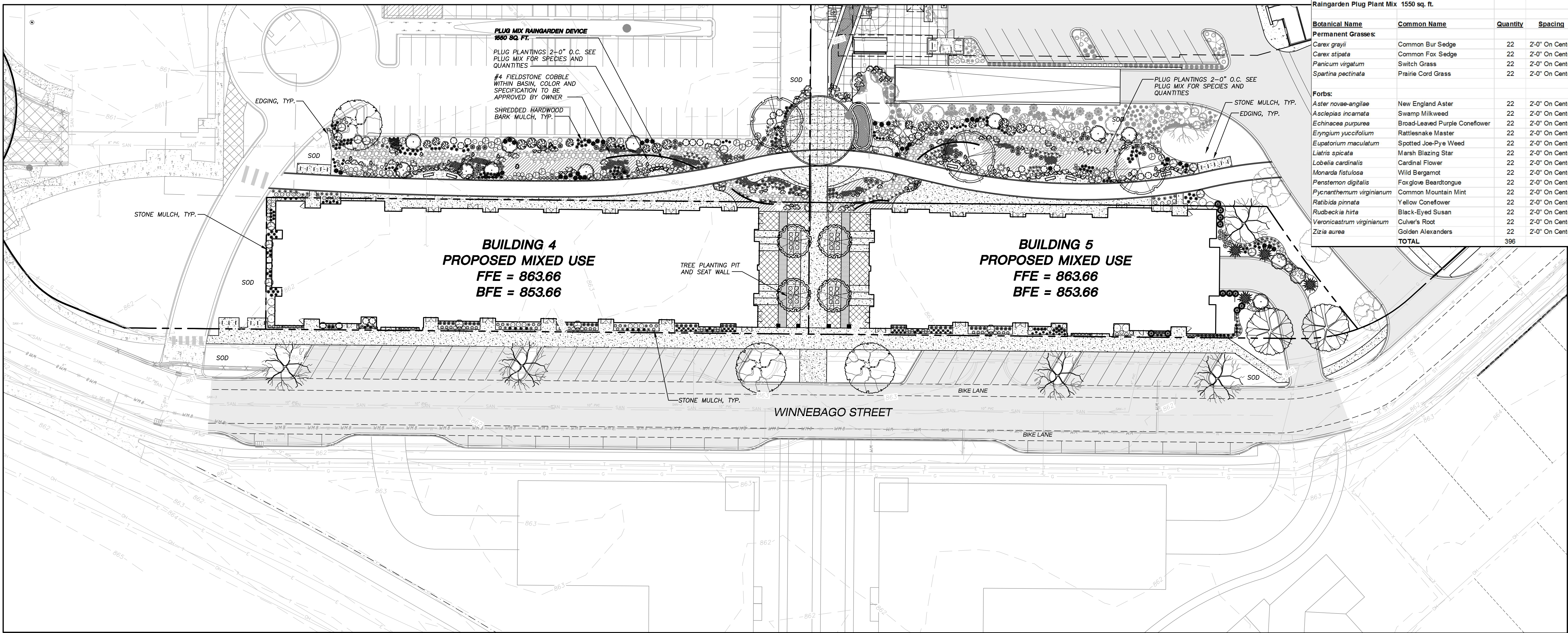
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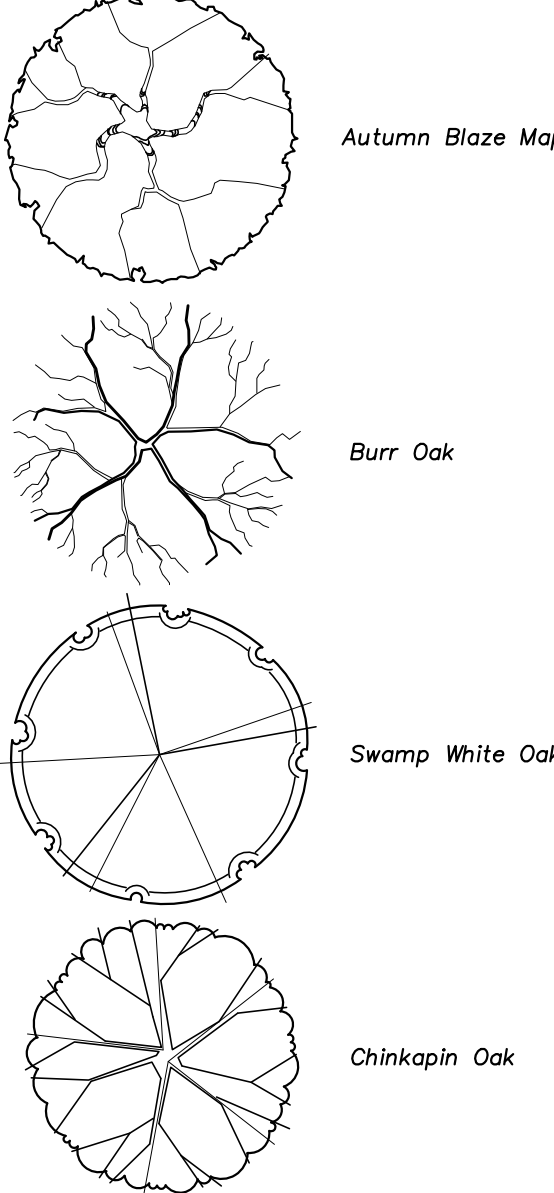




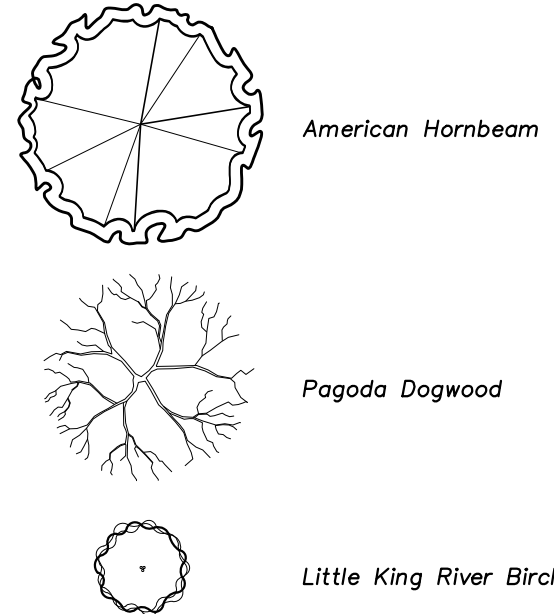
Botanical Name	Common Name	Quantity	Spacing
<b>Permanent Grasses:</b>			
<i>Carex grayi</i>	Common Bur Sedge	22	2'-0" On Center
<i>Carex stipata</i>	Common Fox Sedge	22	2'-0" On Center
<i>Panicum virgatum</i>	Switch Grass	22	2'-0" On Center
<i>Spartina pectinata</i>	Prairie Cord Grass	22	2'-0" On Center
<b>Forbs:</b>			
<i>Aster novae-angliae</i>	New England Aster	22	2'-0" On Center
<i>Asclepias incarnata</i>	Swamp Milkweed	22	2'-0" On Center
<i>Echinacea purpurea</i>	Broad-Leaved Purple Coneflower	22	2'-0" On Center
<i>Eryngium yuccifolium</i>	Rattlesnake Master	22	2'-0" On Center
<i>Eupatorium maculatum</i>	Spotted Joe-Pye Weed	22	2'-0" On Center
<i>Liatris spicata</i>	Marsh Blazing Star	22	2'-0" On Center
<i>Lobelia cardinalis</i>	Cardinal Flower	22	2'-0" On Center
<i>Monarda fistulosa</i>	Wild Bergamot	22	2'-0" On Center
<i>Penstemon digitalis</i>	Foxglove Beardtongue	22	2'-0" On Center
<i>Pycnanthemum virginianum</i>	Common Mountain Mint	22	2'-0" On Center
<i>Ratibida pinnata</i>	Yellow Coneflower	22	2'-0" On Center
<i>Rudbeckia hirta</i>	Black-Eyed Susan	22	2'-0" On Center
<i>Veronicastrum virginianum</i>	Culver's Root	22	2'-0" On Center
<i>Zizia aurea</i>	Golden Alexanders	22	2'-0" On Center
<b>TOTAL</b>		396	

LEGEND (PROPOSED)

TALL CLIMAX DECIDUOUS TREES



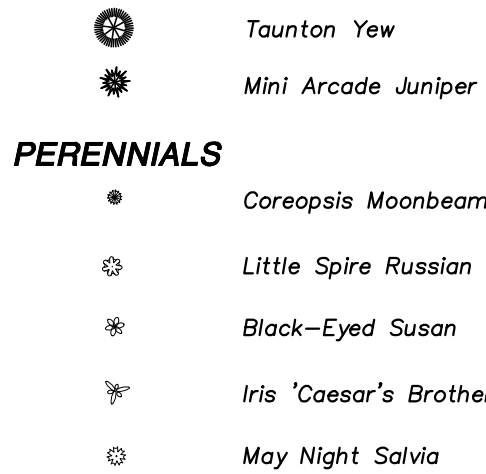
ORNAMENTAL TREES



DECIDUOUS SHRUBS



EVERGREEN SHRUBS



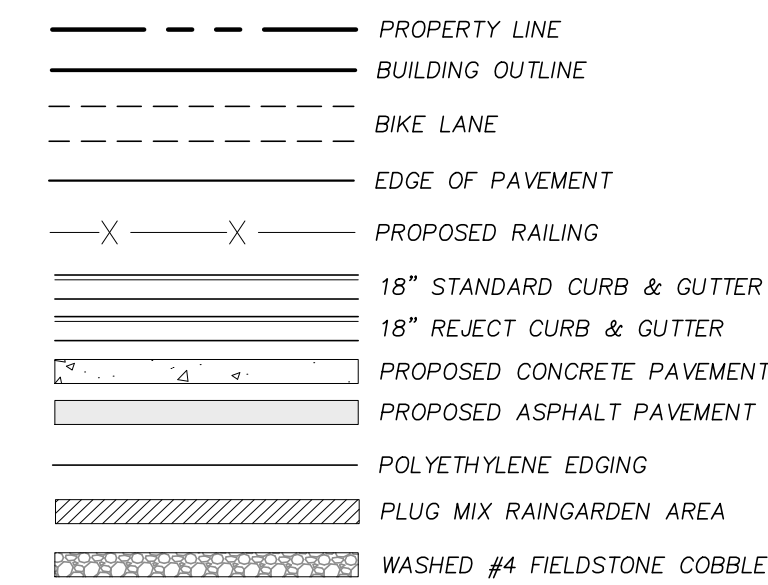
ORNAMENTAL GRASSES



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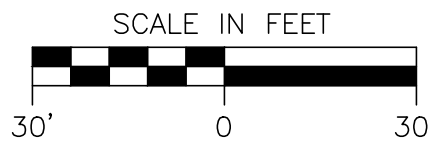
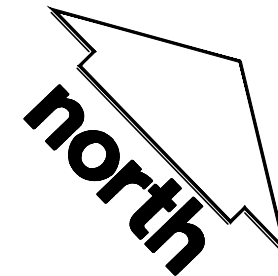
LEGEND (PROPOSED)



LANDSCAPE PLANT LIST

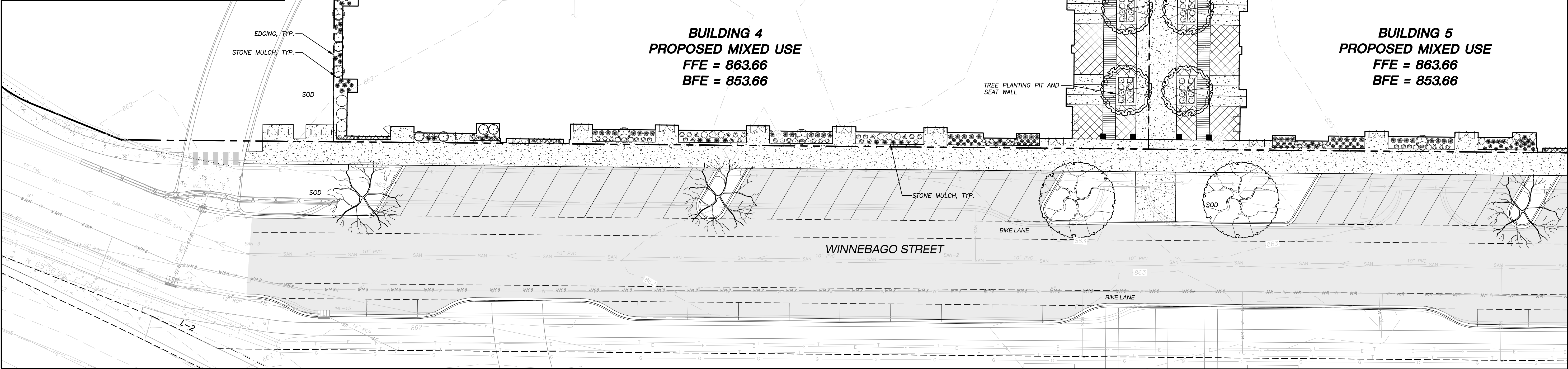
SYM	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	LS POINTS	TOTAL POINTS
<b>TALL CLIMAX DECIDUOUS TREES</b>							
3		Autumn Blaze Maple	ACER x freemanii 'Jeffersred'	2-1/2" Cal.	B&B	35	105
5		Burr Oak	QUERCUS macrocarpa	2-1/2" Cal.	B&B	35	175
3		Swamp White Oak	QUERCUS bicolor	2-1/2" Cal.	B&B	35	105
2		Chinkapin Oak	QUERCUS muehlenbergii	2-1/2" Cal.	B&B	35	70
<b>EVERGREEN TREES</b>							
4		Mountbatten Juniper	JUNIPERUS 'Mountbatten'	5-6' Ht.	B&B	35	140
<b>ORNAMENTAL TREES</b>							
1		Cornus alternifolia 'Argentea'	PAGODA dogwood	1 1/2" Cal.	B&B	15	15
13		Little King River Birch	BETULA nigra 'Little King' FOX VALLEY	1 1/2" Cal.	B&B	15	195
4		American Hornbeam	CARPINUS caroliniana	1 1/2" Cal.	B&B	15	60
<b>DECIDUOUS SHRUBS</b>							
31		Iroquois black chokeberry	ARONIA melanocarpa 'Morton' IROQUOIS BEAUTY	12-24" Min. Ht.	# 3 Cont.	3	93
6		Endless Summer Hydrangea	HYDRANGEA macrophylla 'Endless Summer'	12-24" Min. Ht.	# 3 Cont.	3	18
11		Indian Currant Coralberry	SYMPHORICARPOS orbiculatus	12-24" Min. Ht.	# 3 Cont.	3	33
43		Knock Out Rose	ROSA 'RADRAZZ'	12-24" Min. Ht.	# 3 Cont.	3	129
11		Floribunda Rose	ROSA 'Nearly Wild'	12-24" Min. Ht.	# 3 Cont.	3	33
33		Gold Star Potentilla	POTENTILLA fruticosa 'Gold Star'	12-24" Min. Ht.	# 3 Cont.	3	99
10		Gro-Lo Sumac	RHUS aromatica 'Gro-Low'	12-24" Min. Ht.	# 3 Cont.	3	30
12		Red Twig Dogwood	CORNUS sericea 'Insaunt'	12-24" Min. Ht.	# 3 Cont.	3	36
7		Yellow Twig Dogwood	CORNUS sericea 'Flaviramea'	12-24" Min. Ht.	# 3 Cont.	3	21
16		Spring Red Compact Cranberrybush Vib.	VIBURNUM trilobum 'Spring Red'	12-24" Min. Ht.	# 3 Cont.	3	48

SYM	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	LS POINTS	TOTAL POINTS
<b>EVERGREEN SHRUBS</b>							
11		Taunton Yew	TAXUS x media 'Tauntonii'	12-24" Min. Ht.	# 3 Cont.	4	44
38		Mini Arcade Juniper	JUNIPERUS sabina 'Mini Arcade'	12-24" Min. Ht.	# 3 Cont.	4	152
<b>PERENNIALS</b>							
70		Coreopsis Moonbeam	COREOPSIS verticillata	10 - 12" Ht.	# 1 Cont.	2	140
110		Little Spire Russian Sage	PEROVSKIA atriplicifolia 'Little Spire'	10 - 12" Ht.	# 1 Cont.	2	220
72		Black-Eyed Susan	RUDIBECKIA fulgida var. fulgida	10 - 12" Ht.	# 1 Cont.	2	144
91		Iris 'Caesar's Brother'	IRIS SIBERICA 'Caesar's Brother'	10 - 12" Ht.	# 1 Cont.	2	182
21		May Night Salvia	SALVIA NEMEROSA 'Mainacht'	10 - 12" Ht.	# 1 Cont.	2	42
<b>ORNAMENTAL GRASSES</b>							
100		Karl Foerster Feather Reed Grass	CALAMAGROSTIS x acutiflora 'Karl Foerster'	10 - 12" Ht.	# 1 Cont.	2	200
100		Dwarf Hameln Fountain Grass	FENNISETUM alopecuroides 'Hameln'	10 - 12" Ht.	# 1 Cont.	2	200
10		Blue Oat Grass	HELICTOTRICHON sempervirens	10 - 12" Ht.	# 1 Cont.	2	20
81		Little Bluestem	SCHIZACHYRIUM scoparium	10 - 12" Ht.	# 1 Cont.	2	162
44		Big Bluestem	ANDROPOGON gerardii	10 - 12" Ht.	# 1 Cont.	2	88
167		Prairie Dropseed	SPOROBOLOUS heterolepis	10 - 12" Ht.	# 1 Cont.	2	334
657		Common Oak Sedge	CAREX pensylvanica	PLUG	PLUG	2	1314
						<b>TOTAL POINTS:</b>	4647



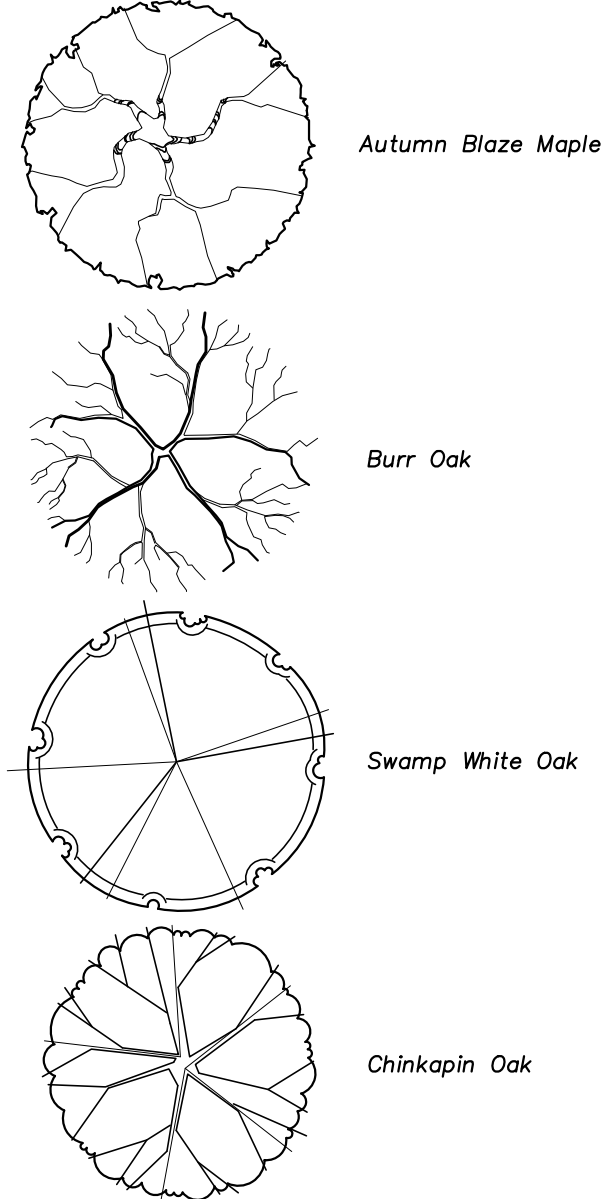


Raingarden Plug Plant Mix 1550 sq. ft.			
Botanical Name	Common Name	Quantity	Spacing
<b>Permanent Grasses:</b>			
<i>Carex grayii</i>	Common Bur Sedge	22	2'-0" On Center
<i>Carex stipata</i>	Common Fox Sedge	22	2'-0" On Center
<i>Panicum virgatum</i>	Switch Grass	22	2'-0" On Center
<i>Spartina pectinata</i>	Prairie Cord Grass	22	2'-0" On Center
<b>Forbs:</b>			
<i>Aster novae-angliae</i>	New England Aster	22	2'-0" On Center
<i>Asclepias incarnata</i>	Swamp Milkweed	22	2'-0" On Center
<i>Echinacea purpurea</i>	Broad-Leaved Purple Coneflower	22	2'-0" On Center
<i>Eryngium yuccifolium</i>	Rattlesnake Master	22	2'-0" On Center
<i>Eupatorium maculatum</i>	Spotted Joe-Pye Weed	22	2'-0" On Center
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<i>Zizia aurea</i>	Golden Alexanders	22	2'-0" On Center
<b>TOTAL</b>		396	



LEGEND (PROPOSED)

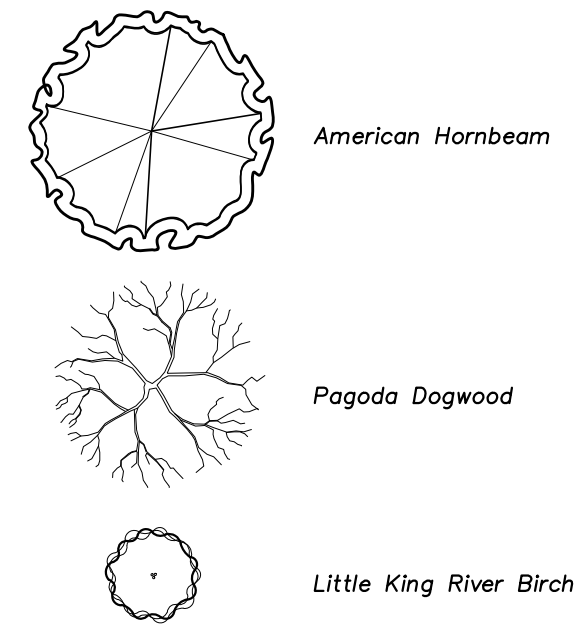
TALL CLIMAX DECIDUOUS TREES



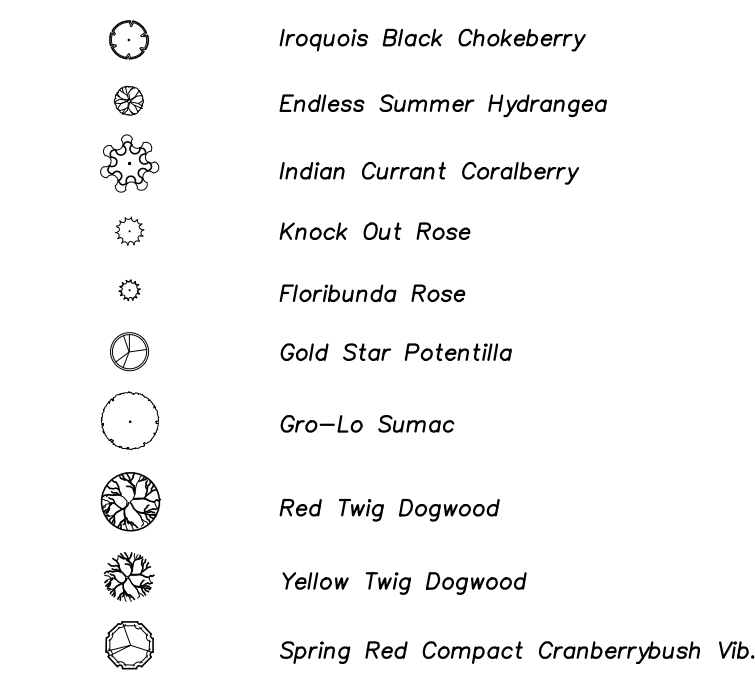
EVERGREEN TREES



ORNAMENTAL TREES



DECIDUOUS SHRUBS



EVERGREEN SHRUBS



PERENNIALS

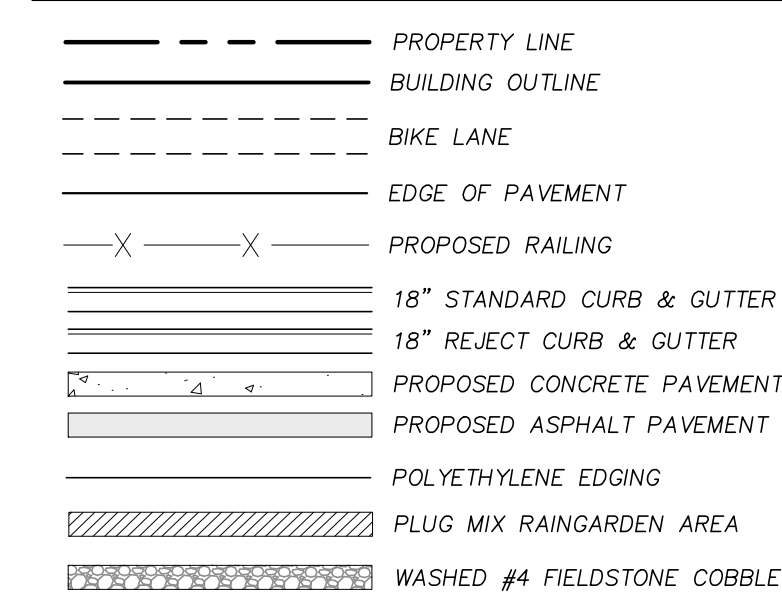
ORNAMENTAL GRASSES



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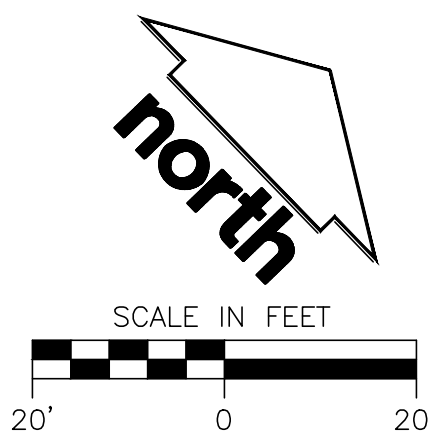
LEGEND (PROPOSED)



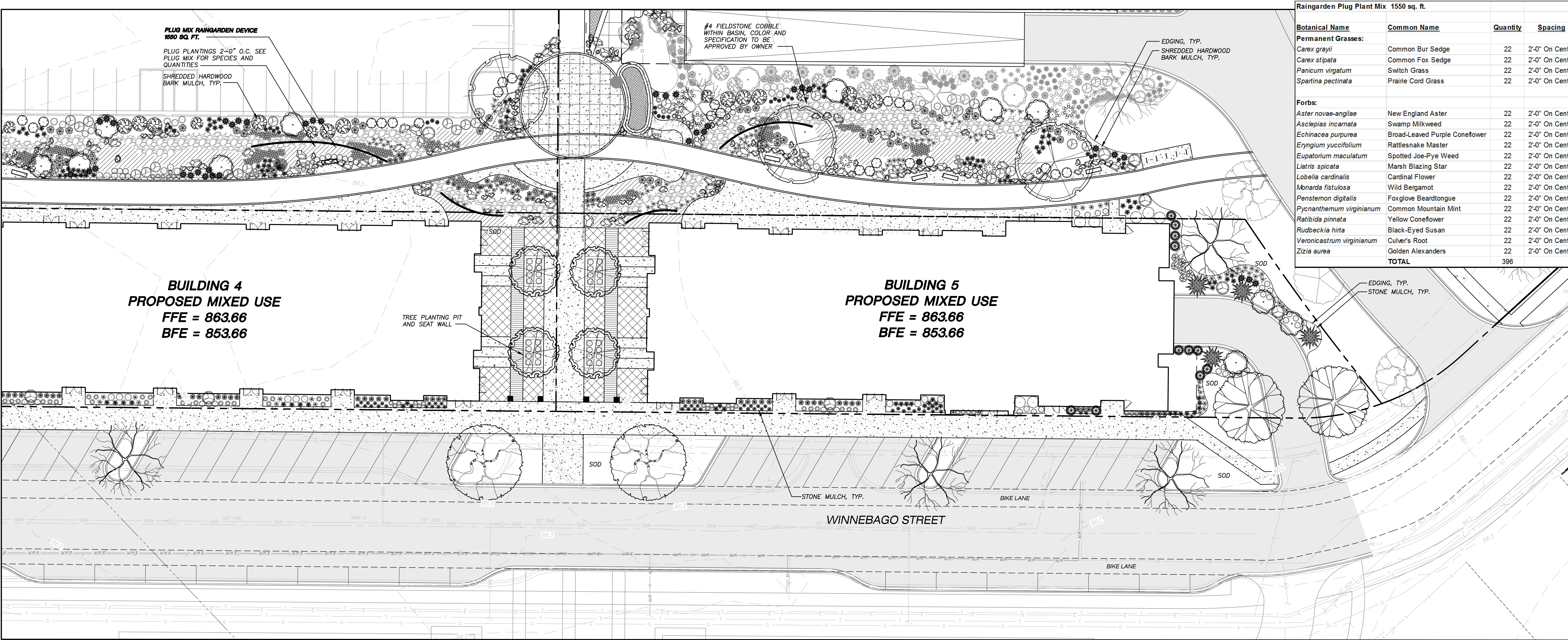
LANDSCAPE PLANT LIST

SYM	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	LS POINTS	TOTAL POINTS
TALL CLIMAX DECIDUOUS TREES							
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	5	Burr Oak	QUERCUS macrocarpa	2-1/2" Cal.	B&B	35	175
	3	Swamp White Oak	QUERCUS bicolor	2-1/2" Cal.	B&B	35	105
	2	Chinkapin Oak	QUERCUS muehlenbergii	2-1/2" Cal.	B&B	35	70
EVERGREEN TREES							
	4	Mountbatten Juniper	JUNIPERUS 'Mountbatten'	5-6' Ht.	B&B	35	140
ORNAMENTAL TREES							
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	13	Little King River Birch	BETULA nigra 'Little King' FOX VALLEY	1 1/2" Cal.	B&B	15	195
	4	American Hornbeam	CARPINUS caroliniana	1 1/2" Cal.	B&B	15	60
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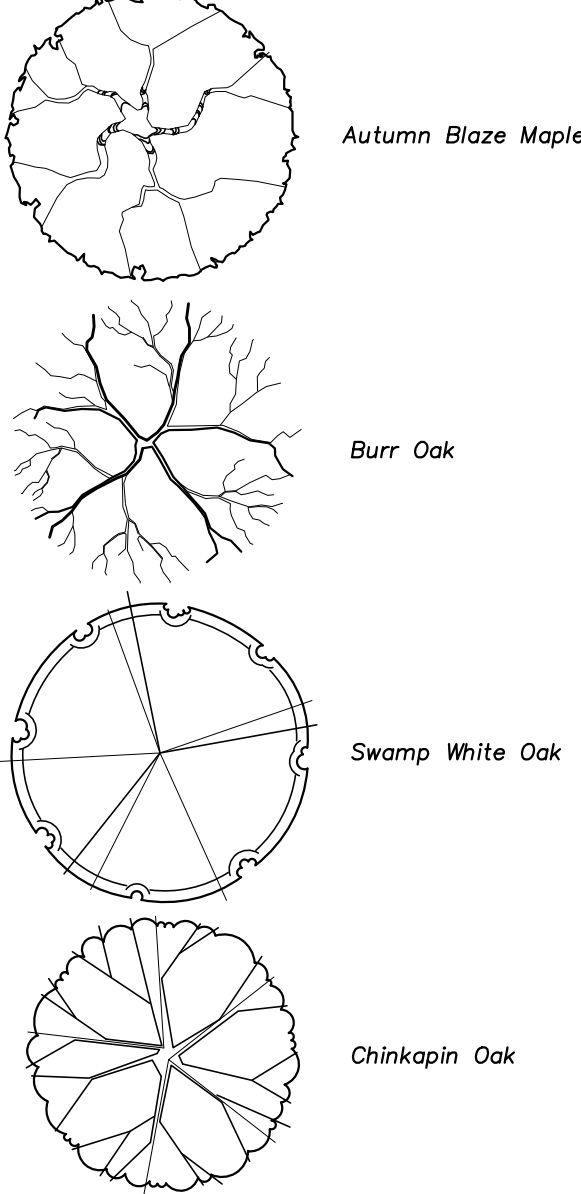


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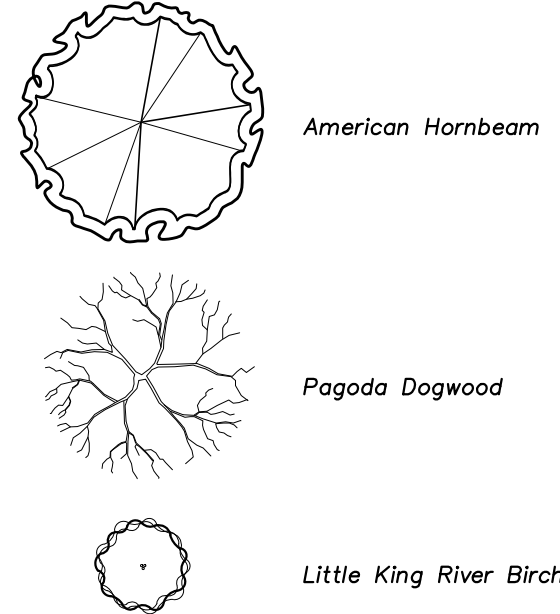
**GORMAN & COMPANY**  
**UNION CORNERS SPECIFIC**  
**IMPLEMENTATION PLAN**  
MADISON, WI

LEGEND (PROPOSED)

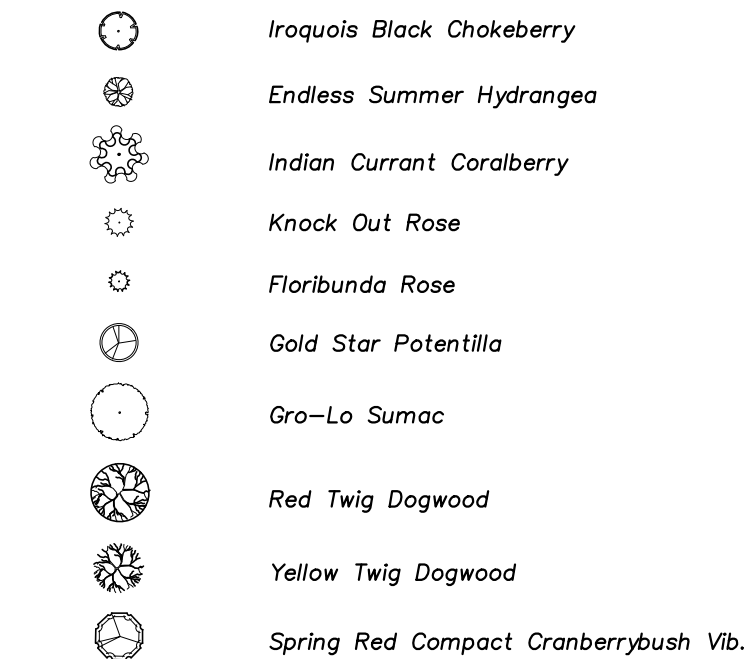
TALL CLIMAX DECIDUOUS TREES



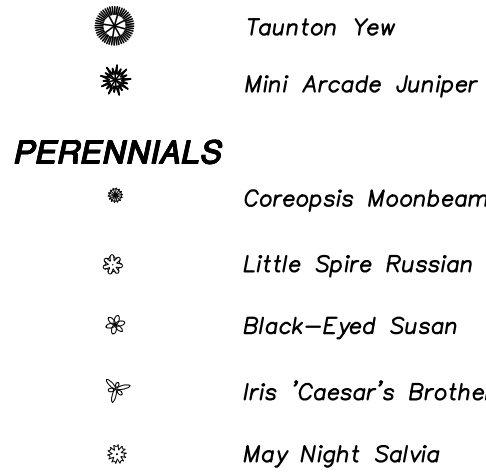
ORNAMENTAL TREES



DECIDUOUS SHRUBS



EVERGREEN SHRUBS



PERENNIALS

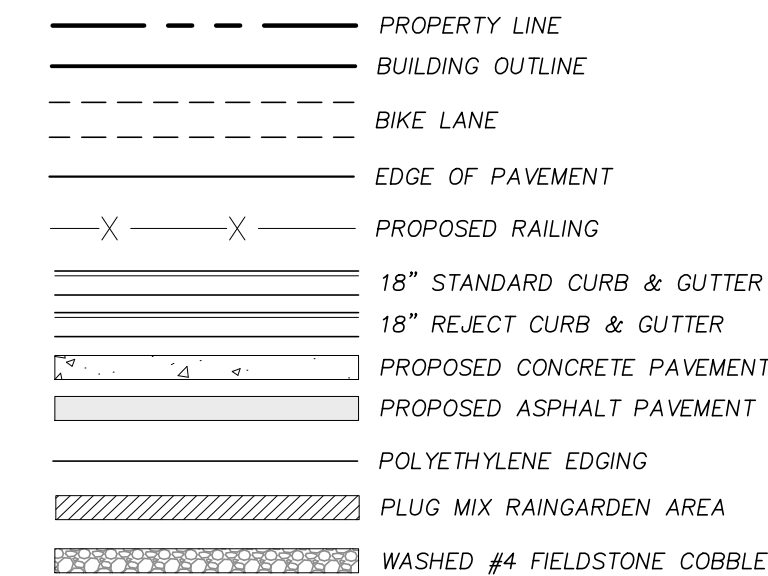
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- JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.
- DRAWING FOR REVIEW - NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.
- THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL FINE GRADING AND TOPSOILING WITH GENERAL CONTRACTOR
- REFER TO SHEET L200 FOR ADDITIONAL DETAILS, NOTES AND SPECIFICATION INFORMATION INCLUDING MATERIALS, GUARANTEE AND EXECUTION RELATED TO LANDSCAPE PLAN

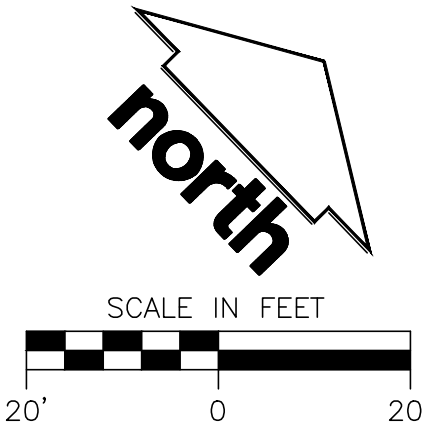
LEGEND (PROPOSED)



LANDSCAPE PLANT LIST

SYM	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	LS POINTS	TOTAL POINTS
TALL CLIMAX DECIDUOUS TREES							
	3	Autumn Blaze Maple	ACER x freemanii 'Jeffersred'	2-1/2" Cal.	B&B	35	105
	5	Burr Oak	QUERCUS macrocarpa	2-1/2" Cal.	B&B	35	175
	3	Swamp White Oak	QUERCUS bicolor	2-1/2" Cal.	B&B	35	105
	2	Chinkapin Oak	QUERCUS muehlenbergii	2-1/2" Cal.	B&B	35	70
EVERGREEN TREES							
	4	Mountain Juniper	JUNIPERUS Mountbatten'	5-6' Ht.	B&B	35	140
ORNAMENTAL TREES							
	1	Cornus alternifolia 'Argentea'	PAGODA dogwood	1 1/2" Cal.	B&B	15	15
	13	Little King River Birch	BETULA nigra 'Little King' FOX VALLEY	1 1/2" Cal.	B&B	15	195
	4	American Hornbeam	CARPINUS caroliniana	1 1/2" Cal.	B&B	15	60
DECIDUOUS SHRUBS							
	31	Iroquois black chokeberry	ARONIA melanocarpa 'Morton' IROQUOIS BEAUTY	12-24" Min. Ht.	# 3 Cont.	3	93
	6	Endless Summer Hydrangea	HYDRANGEA macrophylla 'Endless Summer'	12-24" Min. Ht.	# 3 Cont.	3	18
	11	Indian Currant Coralberry	SYMPHORICARPOS orbiculatus	12-24" Min. Ht.	# 3 Cont.	3	33
	43	Knock Out Rose	ROSA 'RADrazz'	12-24" Min. Ht.	# 3 Cont.	3	129
	11	Floribunda Rose	ROSA 'Nearly Wild'	12-24" Min. Ht.	# 3 Cont.	3	33
	33	Gold Star Potentilla	POTENTILLA fruticosa 'Gold Star'	12-24" Min. Ht.	# 3 Cont.	3	99
	10	Gro-Lo Sumac	RHUS aromatica 'Gro-Lo'	12-24" Min. Ht.	# 3 Cont.	3	30
	12	Red Twig Dogwood	CORNUS sericea 'Insignis'	12-24" Min. Ht.	# 3 Cont.	3	36
	7	Yellow Twig Dogwood	CORNUS sericea 'Flaviramea'	12-24" Min. Ht.	# 3 Cont.	3	21
	16	Spring Red Compact Cranberrybush Vib.	VIBURNUM trilobum 'Spring Red'	12-24" Min. Ht.	# 3 Cont.	3	48

SYM	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	LS POINTS	TOTAL POINTS
EVERGREEN SHRUBS							
	11	Taunton Yew	TAXUS x media 'Tauntonii'	12-24" Min. Ht.	# 3 Cont.	4	44
	38	Mini Arcade Juniper	JUNIPERUS sabina 'Mini Arcade'	12-24" Min. Ht.	# 3 Cont.	4	152
PERENNIALS							
	70	Coreopsis Moonbeam	COREOPSIS verticillata	10 - 12" Ht.	# 1 Cont.	2	140
	110	Little Spire Russian Sage	PEROVSKIA atriplicifolia 'Little Spire'	10 - 12" Ht.	# 1 Cont.	2	220
	72	Black-Eyed Susan	RUDBECKIA fulgida var. fulgida	10 - 12" Ht.	# 1 Cont.	2	144
	91	Iris 'Caesar's Brother'	IRIS SIBERICA 'Caesar's Brother'	10 - 12" Ht.	# 1 Cont.	2	182
	21	May Night Salvia	SALVIA NEMEROSA 'Mainacht'	10 - 12" Ht.	# 1 Cont.	2	42
ORNAMENTAL GRASSES							
	100	Karl Foerster Feather Reed Grass	CALAMAGROSTIS x acutiflora 'Karl Foerster'	10 - 12" Ht.	# 1 Cont.	2	200
	100	Dwarf Hameln Fountain Grass	PENNISETUM alopecuroides 'Hameln'	10 - 12" Ht.	# 1 Cont.	2	200
	10	Blue Oat Grass	HELICTOTRICHON sempervirens	10 - 12" Ht.	# 1 Cont.	2	20
	81	Little Bluestem	SCHIZACHYRIUM scoparium	10 - 12" Ht.	# 1 Cont.	2	162
	44	Big Bluestem	ANDROPOGON gerardii	10 - 12" Ht.	# 1 Cont.	2	88
	167	Prairie Dropseed	SPOROBOLUS heterolepis	10 - 12" Ht.	# 1 Cont.	2	334
	657	Common Oak Sedge	CAREX pensylvanica	PLUG	PLUG	2	1314
						TOTAL POINTS:	4647



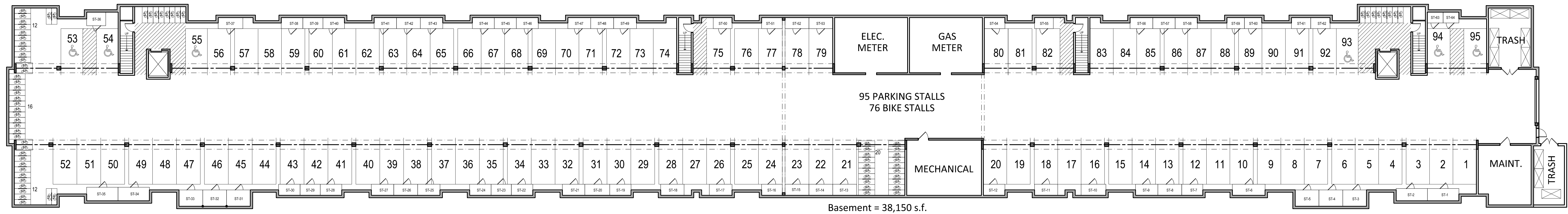
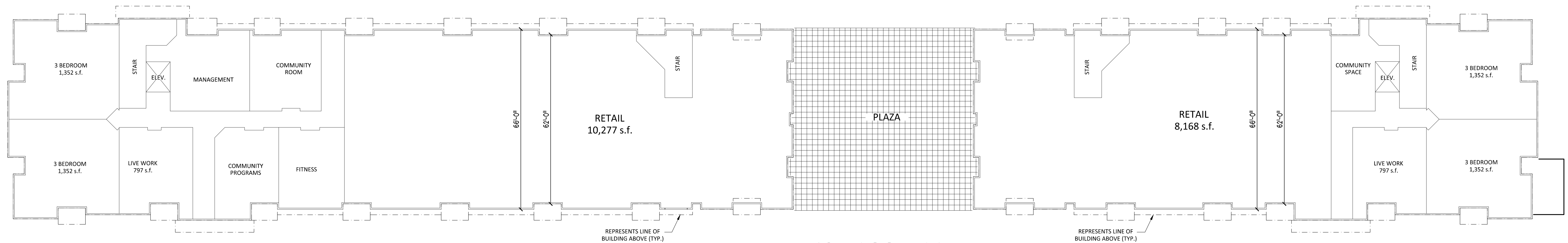
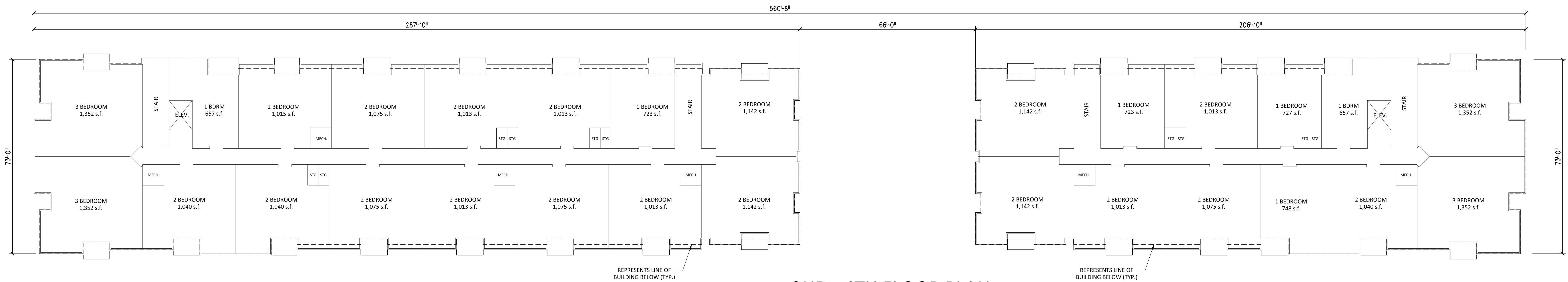






Seal

Consultant



UNIT MIX	S	1BR	2BR	3BR	TOTAL
1ST	0	1	0	2	3
2ND	0	4	6	2	12
3RD	0	4	6	2	12
4TH	0	4	6	2	12
TOTAL	0	13	18	8	39

Project No.	
Plot Date:	9-30-2015
Drawn by:	mott

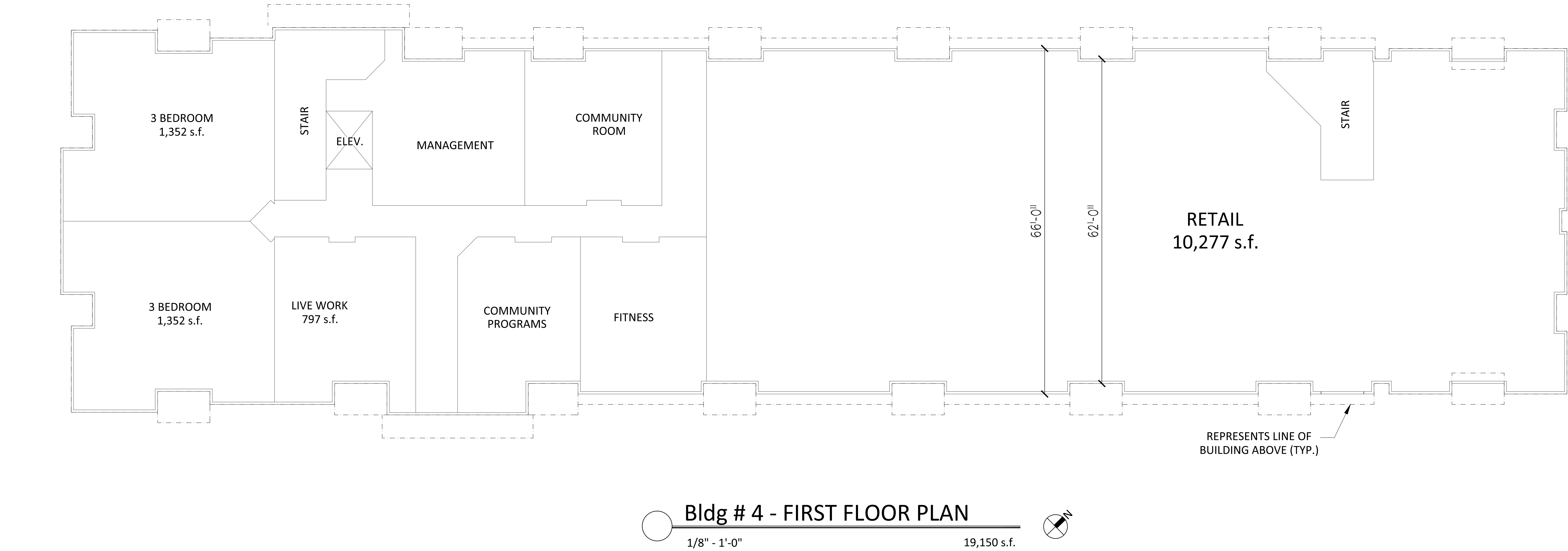
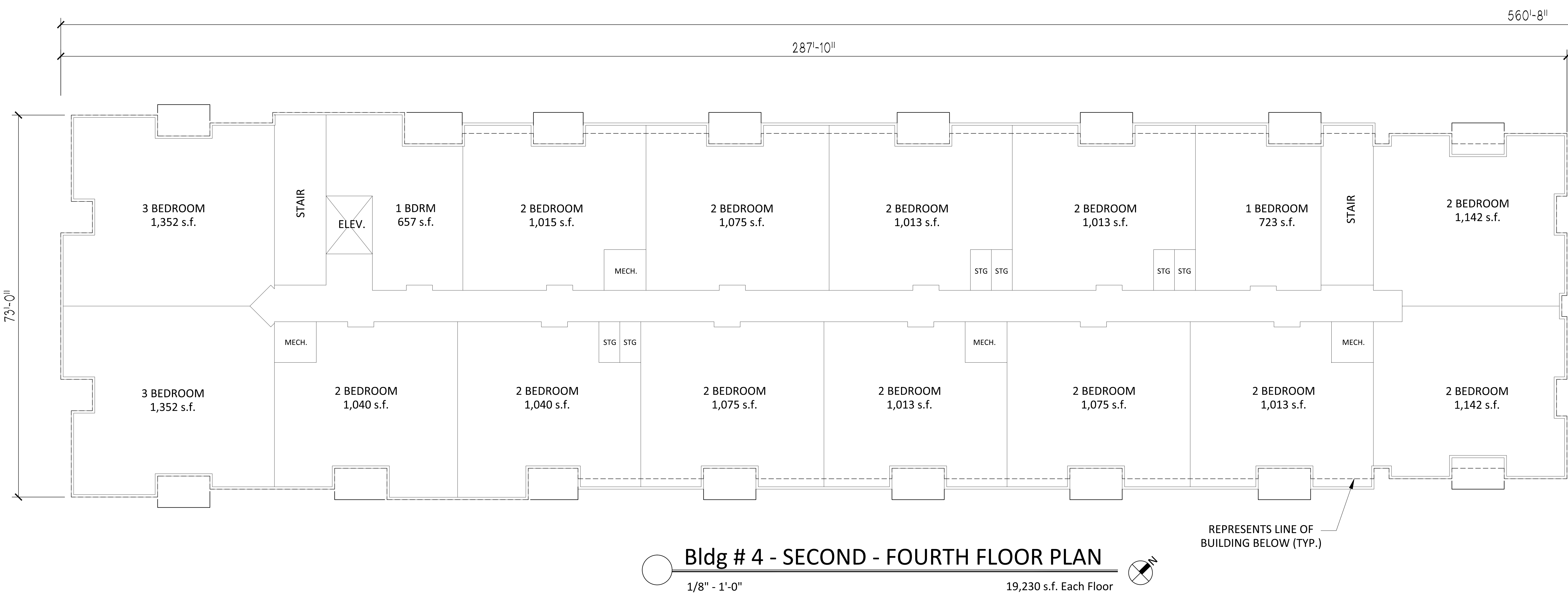
Date	Issue Description
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Sheet Title  
Bldg # 4 & 5  
FLOOR PLANS

Sheet No.  
**A101**

**UNION GREEN**  
UNION CORNERS - BLDGS # 4 & 5  
2500 WINNEBAGO STREET  
MADISON, WI





Seal

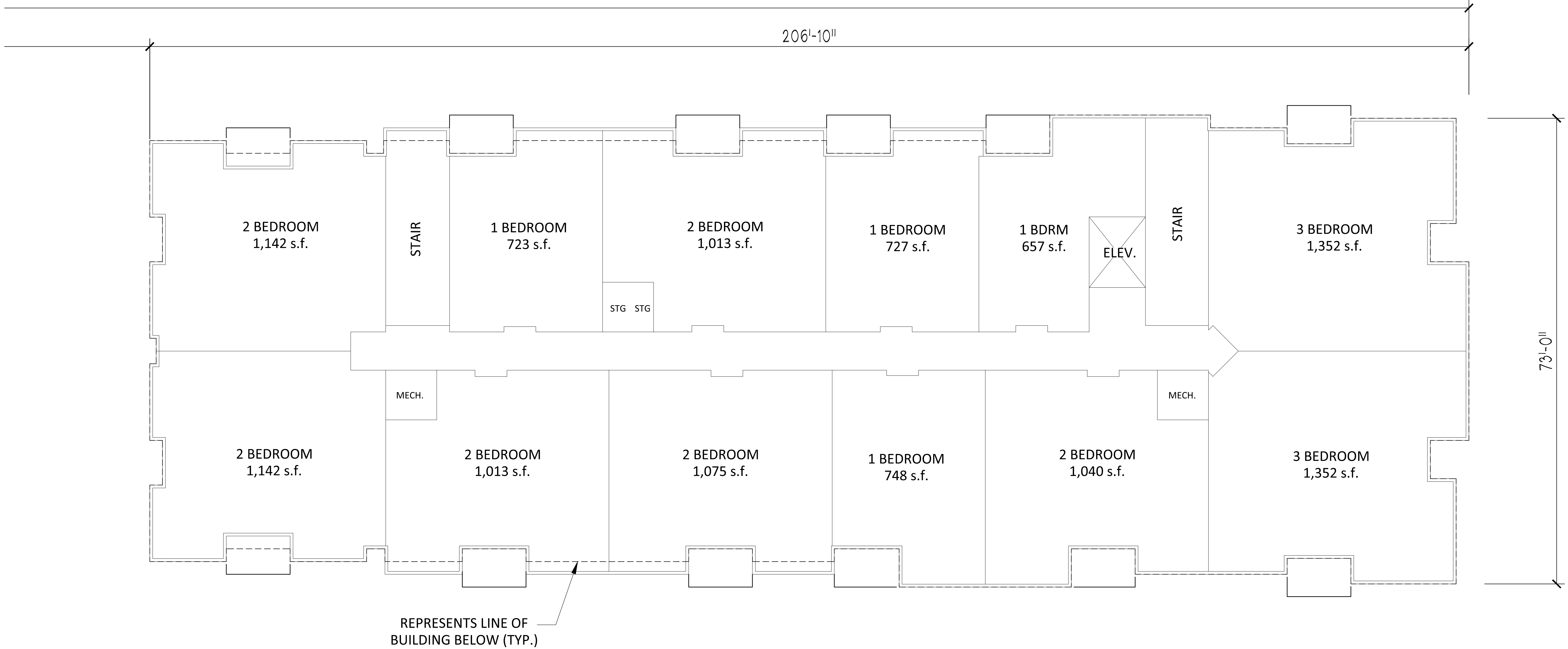
Consultant

UNION GREEN  
UNION CORNERS - BLDG # 4 & 5  
2500 WINNEBAGO STREET  
MADISON, WI

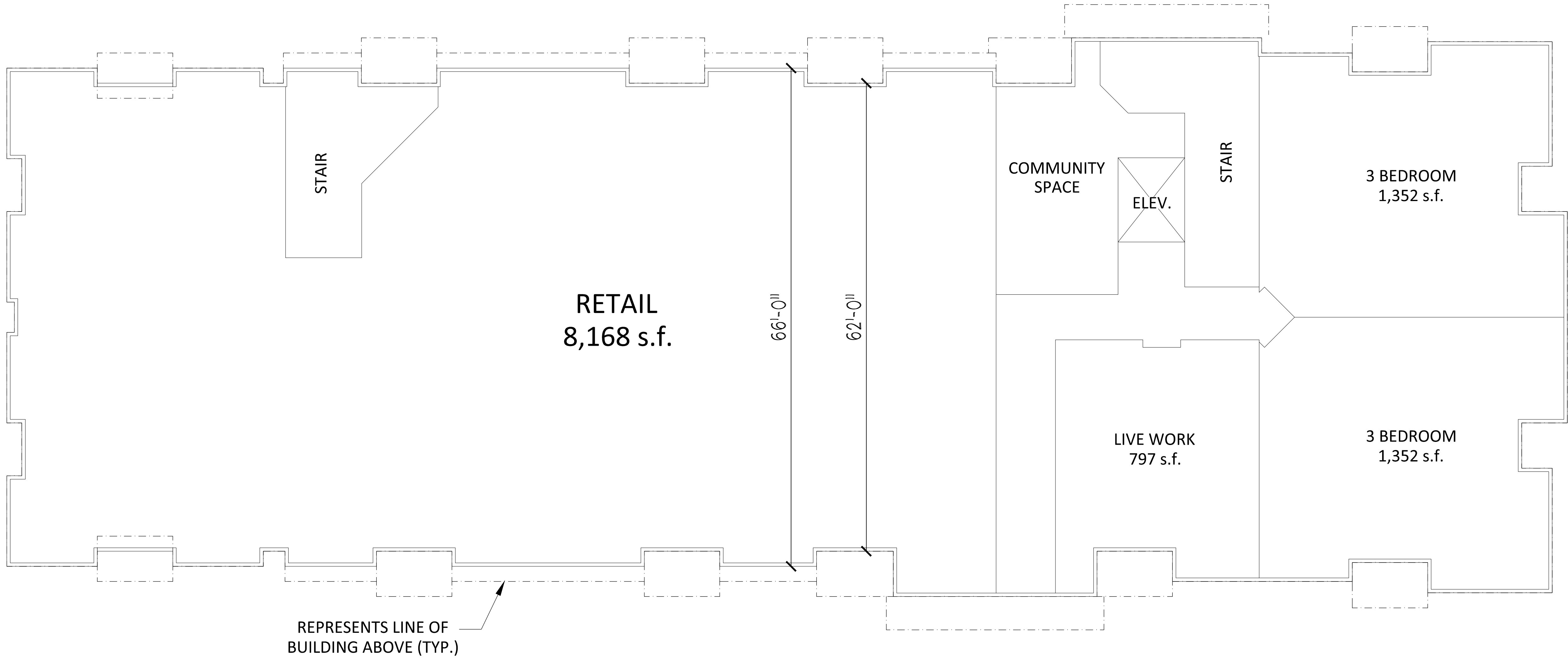
Project No.	
Plot Date:	9-30-2015
Drawn by:	mott
Date	Issue Description

Sheet Title	
Bldg # 5 FLOOR PLANS	
SCALE: 1/8" = 1'-0"	
Sheet No.	

A103



Bldg # 5 - SECOND - FOURTH FLOOR PLAN  
1/8" - 1'-0" 13,850 s.f. Each Floor



Bldg # 5 - FIRST FLOOR PLAN  
1/8" - 1'-0" 13,775 s.f.

Seal

Consultant



1 WINNEBAGO STREET ELEVATION  
SCALE: 1/16" = 1'-0"



2 BLDG #4 - REAR ELEVATION  
SCALE: 1/16" = 1'-0"

UNION GREEN  
UNION CORNERS - BLDG # 4 & 5  
2500 WINNEBAGO STREET  
MADISON, WI

Project No.

Plot Date: 9-30-2015

Drawn by: mott

Date Issue Description

Sheet Title

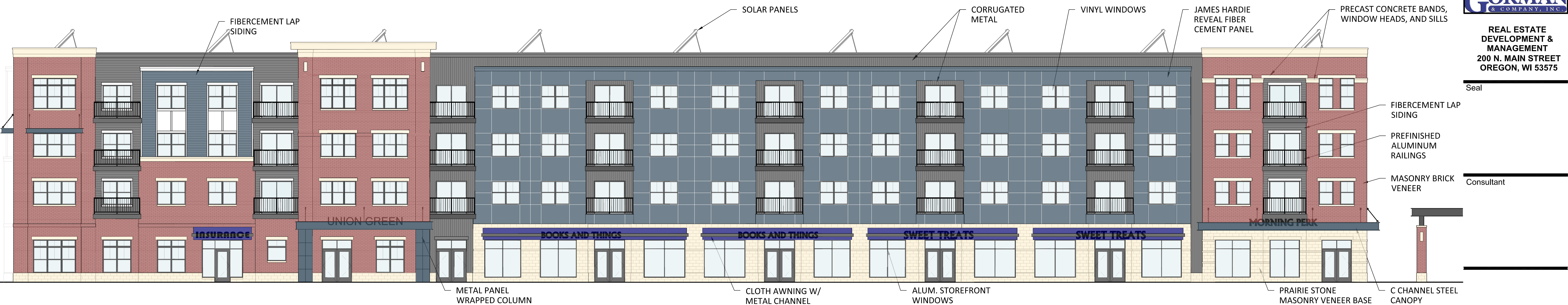
EXTERIOR ELEVATIONS

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

Sheet No.

A200





1 BLDG #4 - WINNEBAGO STREET ELEVATION  
SCALE: 1/8" = 1'-0"



2 BLDG #4 - SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



3 BLDG #4 - PLAZA ELEVATION  
SCALE: 1/8" = 1'-0"



4 BLDG #4 - REAR ELEVATION  
SCALE: 1/8" = 1'-0"



Seal

Consultant



1 BLDG # 5 - WINNEBAGO STREET ELEVATION  
SCALE: 1/8" = 1'-0"



2 BLDG # 5 - NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



3 BLDG # 5 - PLAZA ELEVATION  
SCALE: 1/8" = 1'-0"



4 BLDG # 5 - REAR ELEVATION  
SCALE: 1/8" = 1'-0"

UNION GREEN  
UNION CORNERS - BLDG # 4 & 5  
2500 WINNEBAGO STREET  
MADISON, WI

Project No.  
Plot Date:  
Drawn by: mott

Date Issue Description

Sheet Title  
Bldg # 5  
EXTERIOR ELEVATIONS

SCALE: 1/8" = 1'-0"  
Sheet No.

A202





UNION GREEN

CONCIERGE

UNION CORNERS BAKERY











## **Zoning Text**

Rezoning PD-GDP to PD-SIP

Union Corners – Bldg 4 & 5

2500 Winnebago Road

Lot 3 & 4 of Union Corner

September 30, 2015

### **Legal Description:** Lot 3 & 4 of Union Corners

- A. **Statement of Purpose:** Re-zoning of Lot 3 & 4 from PD-GDP PD-SIP to allow for the construction of two four story mixed-use buildings. Buildings will consist of retail space on the ground floor, and 90 dwelling units on the upper three floors. Tenant parking will be provided in one shared underground parking garage.
- B. **Permitted Uses:** Uses as shown on Exhibit A, attached hereto
- C. **Lot Area:** Lot 3 & 4 – 48,701 s.f. (1.118 acres)
- D. **Floor Area Ratio:** 0.21
- E. **Yard Requirements:** As shown on the attached plans
- F. **Landscaping:** Site landscaping provided as shown on the attached landscape plan.
- G. **Accessory Off-Site Parking:** Off-street and surface parking shall be provided as shown the attached plans.
- H. **Lighting:** Site lighting will be provided along north pedestrian path, plaza, and building façade and meeting MGO requirements. Exhibit to follow.
- I. **Signage:** Retail tenant, and apartment signage will be located on building façade, and meet MGO requirements. See attached plans. Signage approval will made in a separate submittal.
- J. **Alterations and Revisions:** No alteration or revision of the planned unit development shall be permitted unless approved by the City Plan Commission, however, the Zoning Administration may issue permits for minor alterations or additions which are approved by the Director of Planning and Development and the alderperson of the district and are compatible with the concept approved by the City Plan Commission.

# **Exhibit A - Permitted Uses**

## **Residential – Family Living**

- Live/work unit
- Multi-family dwelling (>8 dwelling units)

## **Residential - Group Living**

- Adult family home
- Cohousing community
- Community living arrangement (> 15 residents)
- Housing cooperative

## **Civic and Institutional Uses**

- Counseling, community services organization
- Community center
- Day care center
- Library, museum
- Recreational, community, and neighborhood centers

## **Agriculture and Resource Uses**

- Community garden
- Market garden

## **Accessory Uses and Structures**

- Management office, restaurant, limited retail, recreation facilities within multi-family building
- Non-accessory temporary outdoor events
- On-site agricultural retail, farm stand
- Outdoor display
- Outdoor eating area associated with food & beverage establishment
- Outdoor sales event
- Temporary outdoor events
- Walk-up service windows

## **Offices**

- Artist, photographer studio, etc.
- Insurance office, real estate office, sales office
- General office
- Professional office

## **Medical Facilities**

- Physical, occupational or message therapy
- Dentist
- Chiropractor

**Retail Sales and Services**

- Animal grooming
- Artisan workshop
- Bank, financial institution
- Business sales and services
- Dry cleaning plant, commercial laundry
- Farmers' market
- Food and related goods sales
- Furniture and household goods sales
- General retail
- Health/sports club
- Home occupation
- Indoor recreation
- Package delivery service
- Printing and publishing
- Post office
- Real estate sales office
- Secondhand goods sales
- Service business
- Telecommunications center
- Tobacco shop

**Food and Beverage**

- Catering
- Coffee shop, tea house
- Restaurant
- Restaurant-tavern
- Tavern, brewpub