



# 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>May 25, 2016</u>	<input type="checkbox"/> Informational Presentation
UDC Meeting Date: <u>July 13, 2016</u>	<input checked="" type="checkbox"/> Initial Approval
Combined Schedule Plan Commission Date (if applicable): <u>July 25, 2016</u>	<input checked="" type="checkbox"/> Final Approval

1. Project Address: 6502 Milwaukee Street and 6501 Town Center drive  
Project Title (if any): \_\_\_\_\_

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: Kevin Newell Company: Royal Capital Group  
 Street Address: 710 North Plankinton Street City/State: Milwaukee, Wisconsin Zip: 537203  
 Telephone: (414) 847-6275 Fax: (414) 915-8080 Email: Kevin.Newell@royal-cg.com

Project Contact Person: Brian Munson Company: Vandewalle & Associates  
 Street Address: 120 East Lakeside Street City/State: Madison, Wisconsin Zip: 53715  
 Telephone: (608) 255-3988 Fax: (608) 255-0814 Email: bmunson@vandewalle.com

Project Owner (if not applicant): Metro-Tech LLC  
 Street Address: 1220 Femrite Drive City/State: Monona, Wisconsin Zip: 53716  
 Telephone: (608) 444.1356 Fax: ( ) Email: campfred@chorus.net

## 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 April 15, 2016.  
(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: Kevin Newell Relationship to Property: Principal  
 Authorized Signature: [Signature] Date: 5.25.16

File: L:\User\1603102\Drawings\1603102 Existing Topo.dwg Civil Plans Plotted: May 24, 2016 - 6:34pm

## 6502 MILWAUKEE STREET

EXISTING CONDITIONS

Scale: 

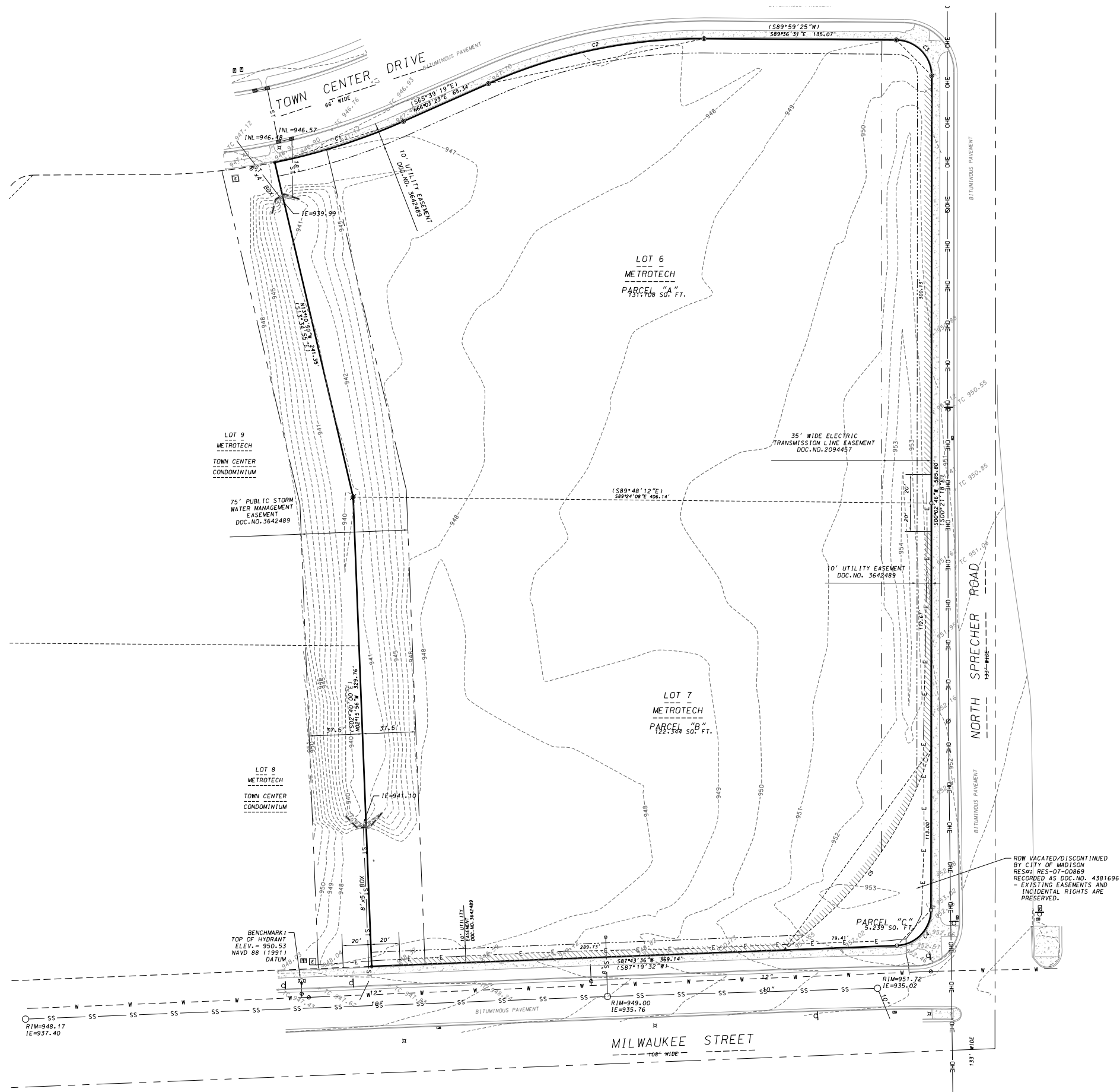
EA Project No.






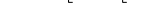





















162564.00

05/25/16

# C100

**ROYAL CAPITAL**  
Group LLC



LEGEND	
	FOUND 1-1/4" IRON REBAR
	FOUND 3/4" IRON REBAR
	FOUND 1" IRON PIPE
	PLACED 3/4" IRON REBAR
	PLACED 1-1/2" IRON REBAR
	UNDERGROUND ELECTRIC
	OVERHEAD ELECTRIC
	SANITARY SEWER
	WATER MAIN
	STORM SEWER
	ELECTRIC TRANSFORMER
	TELEPHONE PEDESTAL
	TELEPHONE VAULT
	INLET
	LIGHT POLE
	POWER POLE
	SIGN
	VALVE
	HYDRANT
	CONCRETE
	CONCRETE WALL
	CONCRETE CURB AND GUTTER
	EXIST. CONTOUR
	SPOT ELEVATION (@ PLUS PT.)
	TOP OF CURB ELEVATION
	NO VEHICULAR ACCESS (DOC. NO. 3642489)
	'RECORDED AS' INFORMATION

### LEGAL DESCRIPTION

**Parcel "A"**  
Lot 6, Metro Tech, recorded in Volume 58-012A of Plats on pages 64-65 as Document Number 3642489, located in the SE1/4 of the NE1/4 of Section 2, T1N, R10E, City of Madison, Dane County, Wisconsin.

**Parcel "B"**  
Lot 7, Metro Tech, recorded in Volume 58-012A of Plats on pages 64-65 as Document Number 3642489, located in the SE1/4 of the NE1/4 of Section 2, T1N, R10E, City of Madison, Dane County, Wisconsin.

**Parcel "C" (per resolution)**  
Part of the Southeast Quarter of the Northeast Quarter of Section 2, Township 7 North, Range 10 East, City of Madison, Dane County, Wisconsin, more fully described as follows:  
Commencing at the East quarter corner of said Section 2; thence North 00 degrees 21 minutes 18 seconds West, along the East line of the Northeast Quarter of said Section 2, 210.24 feet; thence South 89 degrees 38 minutes 42 seconds West, 45.00 feet to the point of beginning of this description; thence South 00 degrees 21 minutes 18 seconds East, parallel with said East line of the Northeast Quarter of Section 2, 113.00 feet to a point of curvature; thence along the arc of a curve to the right through a central angle of 87 degrees 40 minutes 51 seconds, an arc distance of 38.26 feet, a radius of 25.00 feet and a chord bearing South 43 degrees 29 minutes 07 seconds West, 34.63 feet; thence South 87 degrees 19 minutes 32 seconds West, parallel with the South line of the Northeast Quarter of said Section 2, 79.41 feet to a point of curvature; thence along the arc of a curve to the left through a central angle of 38 degrees 00 minutes 55 seconds, an arc distance of 178.21 feet, a radius of 268.60 feet and a chord bearing North 35 degrees 50 minutes 37.5 seconds East, 174.96 feet to the point of beginning. This description contains approximately 5,239 square feet.

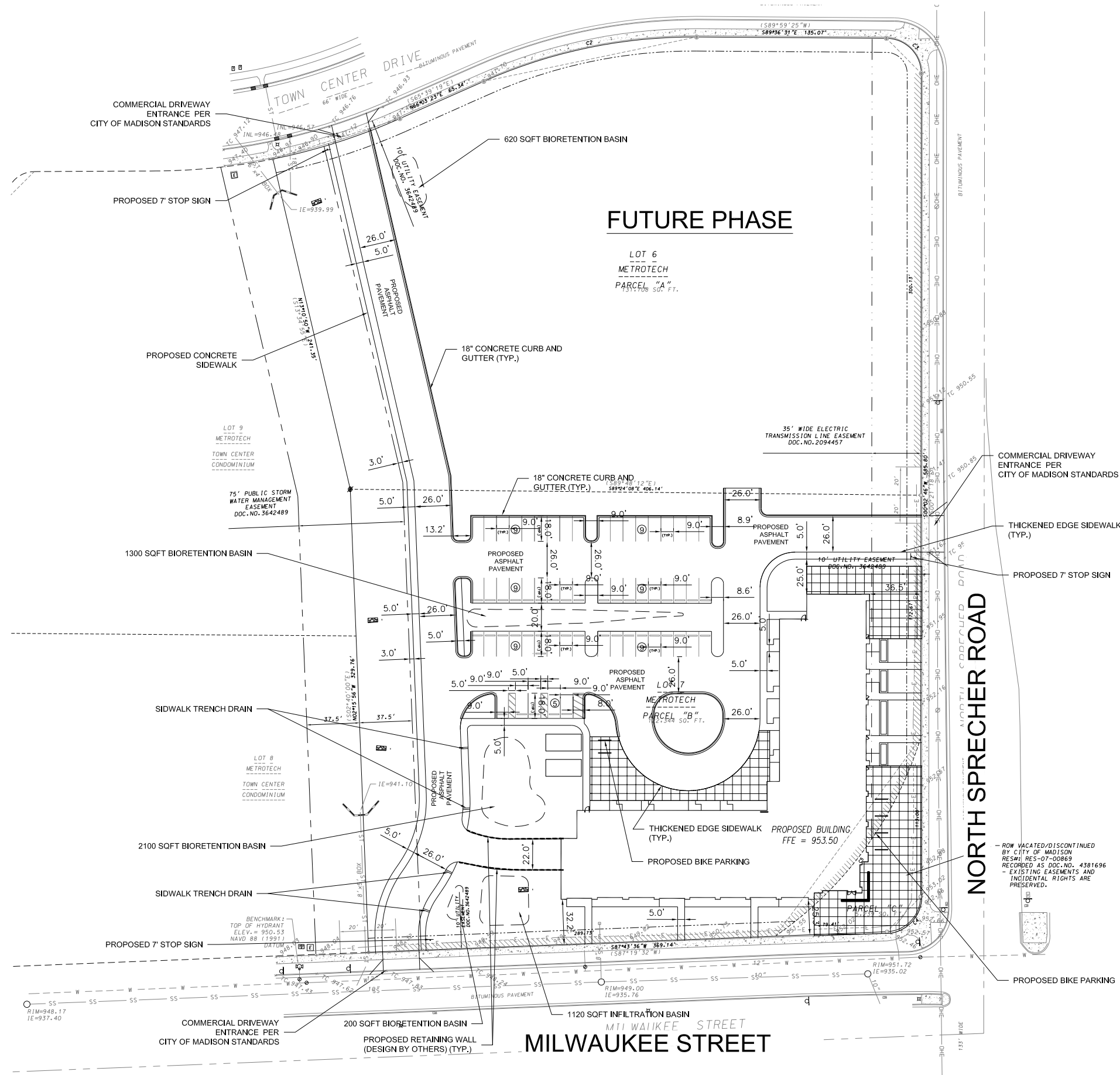
### NOTES

1. Applicable note from Metrotech Plat:  
- All lots within this plat are subject to a non-exclusive easement for drainage purposes and shall be a minimum of six (6) feet in width measured from the property line to the interior of each lot, except that the easement shall be twelve (12) feet in width on the perimeter of the plat. Easements shall not be required on property lines shared with greenways or public streets.  
- The intra-block drainage easements shall be graded with the construction of each principle structure in accordance with the approved stormwater drainage plan on file with the City Engineer and the Zoning Administrator, as amended in accordance with the Madison General Ordinances.  
- Upon review and approval of each PUD (SIP) proposal for multi-family development on lots, provisions for off-street parking are expected not to exceed the minimum R4 requirement of the zoning ordinance.
2. Utilities were marked by Diggers Hotline ticket number 20161904224. These markings and plans were used to show the utilities on this survey.



  
**D'ONOFRIO KOTTKE AND ASSOCIATES, INC.**  
7530 Westward Way, Madison, WI 53717  
Phone: 608.833.7530 • Fax: 608.833.1089  
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

File: L:\User\1603102\Drawings\1603102 Base.dwg Overall Site Plot: May 24, 2016 - 6:26pm



#### GENERAL NOTES

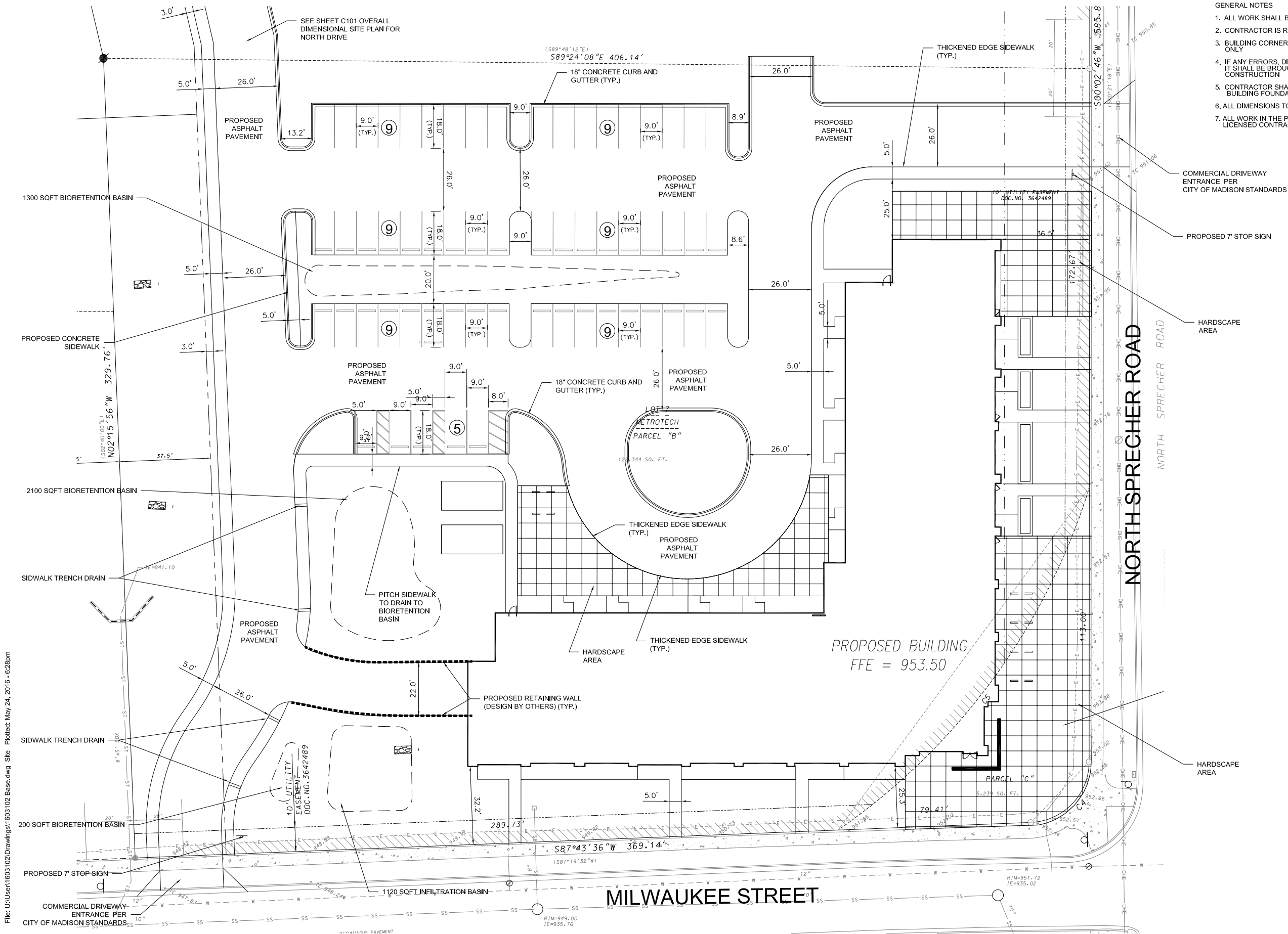
1. ALL WORK SHALL BE PER THE CITY OF MADISON STANDARD SPECIFICATIONS
2. CONTRACTOR IS RESPONSIBLE TO OBTAIN ANY AND ALL PERMITS REQUIRED.
3. BUILDING CORNERS ARE APPROXIMATE AND FOR GENERAL BUILDING FOOTPRINT ONLY
4. IF ANY ERRORS, DISCREPANCIES, OR DIMENSIONS WITH PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION
5. CONTRACTOR SHALL ENSURE THAT ALL STORMWATER DRAINS AWAY FROM BUILDING FOUNDATIONS DURING FINAL RESTORATION
6. ALL DIMENSIONS TO FACE OF CURB UNLESS OTHERWISE NOTED
7. ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A CITY LICENSED CONTRACTOR

SITE PLAN INFORMATION BLOCK 6502 MILWAUKEE STREET	
TOTAL LOT AREAS	5.95 AC ±
EXISTING TOTAL IMPERVIOUS AREA	0 SF±
PROPOSED TOTAL IMPERVIOUS AREA	93,650 SF±
PROPOSED BUILDING AREA	22450 SF±



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File: L:\Users\1603102\Drawings\1603102 Base.dwg Site Plotlet: May 24, 2016 - 6:28pm



- GENERAL NOTES
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COMMERCIAL DRIVEWAY ENTRANCE PER CITY OF MADISON STANDARDS

PROPOSED 7' STOP SIGN

HARDSCAPE AREA

HARDSCAPE AREA



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# 6502 MILWAUKEE STREET

DIMENSIONAL SITE PLAN (SOUTH LOT)

Scale: 0 20'

05/25/16

EA Project No. 162564.00

# C102

**ROYAL CAPITAL**  
Group LLC



File: L:\User1\603102\Drawings\1603102 Base.dwg Overall GECP Plotted: May 24, 2016 - 6:29pm



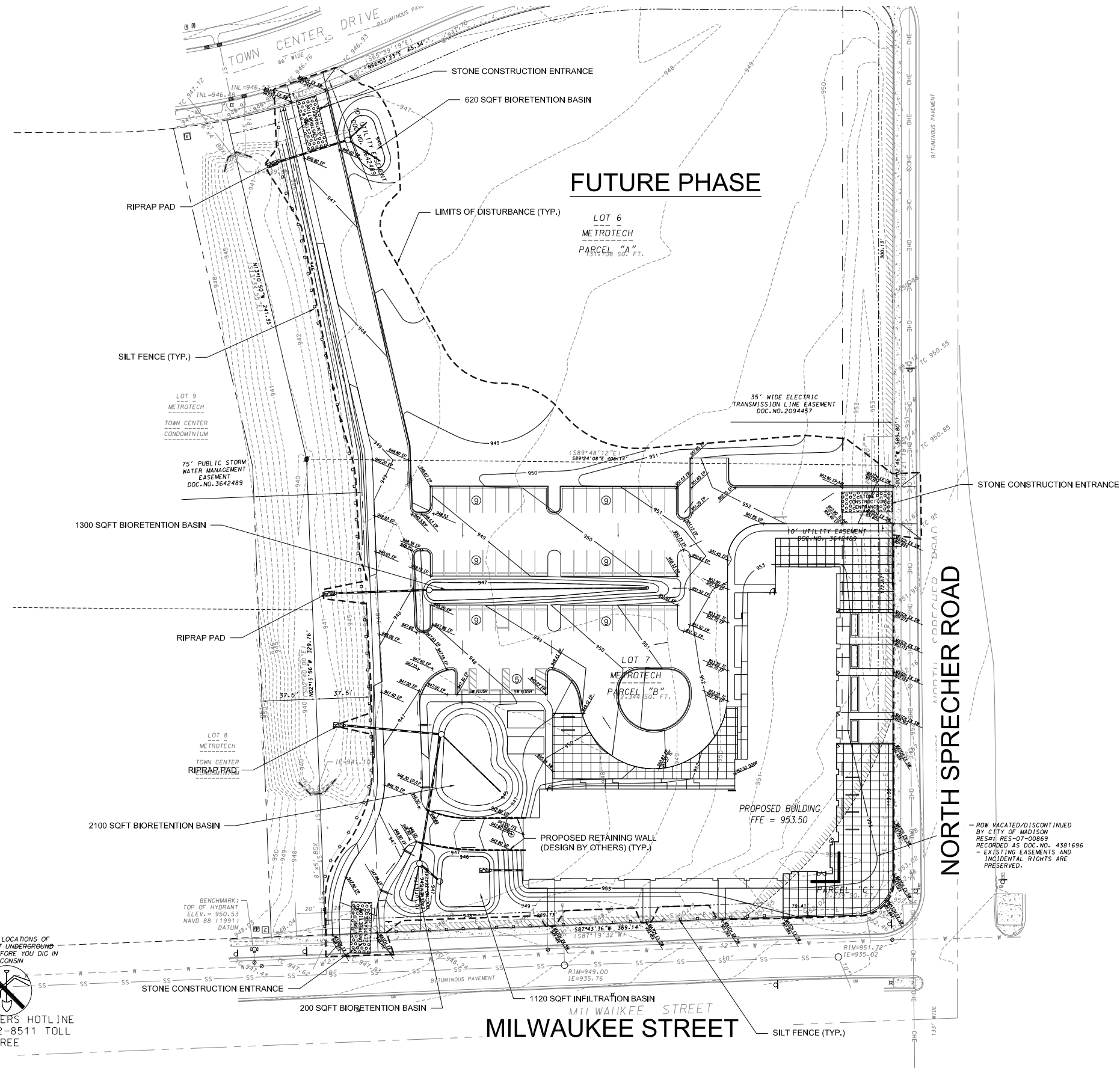
CALL DIGGERS HOTLINE  
1-800-242-8511 TOLL  
FREE



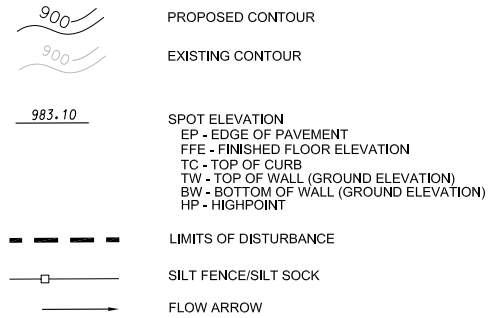
## 6502 MILWAUKEE STREET

OVERALL GRADING AND EROSION CONTROL PLAN

Scale: 0 20



## LEGEND



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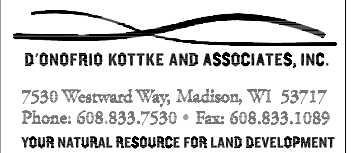
### GRADING AND EROSION CONTROL NOTES:

1. ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED BY THE CONTRACTOR IN ACCORDANCE WITH THE WISCONSIN DNR TECHNICAL STANDARDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY OF THESE STANDARDS.
2. 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.
3. EROSION CONTROL MEASURES INDICATED ON THE PLANS SHALL BE CONSIDERED MINIMUMS. IF DETERMINED NECESSARY DURING CONSTRUCTION ADDITIONAL MEASURES SHALL BE INSTALLED TO PREVENT SEDIMENT FROM LEAVING THE SITE.
4. 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.
5. INSPECT EROSION CONTROL MEASURES AFTER EACH 1/2" OR GREATER RAINFALL. REPAIR ANY DAMAGE OBSERVED DURING THE INSPECTION.
6. NO SITE GRADING OUTSIDE OF THE LIMITS OF DISTURBANCE
7. EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE WITH ALL SOIL SURFACES HAVING AN ESTABLISHED VEGETATIVE COVER
8. INSTALL INLET PROTECTION IN ALL STORM SEWER INLETS AND CATCH BASINS THAT MAY RECEIVE RUNOFF FROM DISTURBED AREAS
9. CUT AND FILL SLOPES SHALL BE NO GREATER THAN 2:1
10. SLOPES EXCEEDING 4:1 SHALL BE STABILIZED WITH CLASS I, TYPE B EROSION MATTING AND ALL DRAINAGE SWALES SHALL BE STABILIZED WITH CLASS II, TYPE B EROSION MATTING.
11. ALL INCIDENTAL MUD TRACKING OFF-SITE ONTO ADJACENT PUBLIC THOROUGHFARES SHALL BE CLEANED UP AND REMOVED BY THE END OF EACH WORKING DAY USING PROPER DISPOSAL METHODS.
12. ANY DISTURBED AREA THAT REMAINS INACTIVE FOR GREATER THAN 7 DAYS SHALL BE STABILIZED WITH TEMPORARY STABILIZATION METHODS SUCH AS TEMPORARY SEEDING, SOIL TREATMENT, EROSION MATTING, OR MULCH
13. PREVENT EXCESSIVE DUST FROM LEAVING THE CONSTRUCTION SITE IN ACCORDANCE WITH LOCAL AND STATE REGULATIONS.
14. INSTALL EROSION CONTROLS ON THE DOWNSTREAM SIDE OF STOCKPILES.
15. AT A MINIMUM ALL DISTURBED AREAS SHALL RECEIVE A MINIMUM OF 4" OF TOPSOIL, FERTILIZER, SEED AND MULCH. SEED MIXTURE SHALL BE WISCONSIN DOT SEED MIX #40 OR EQUIVALENT APPLIED AT A RATE OF 5 POUNDS PER 1000 SQFT ON ALL DISTURBED AREAS. ANNUAL RYEGRASS AT A RATE OF 1.5 POUNDS PER 1000 SQFT SHALL BE ADDED TO THE MIXTURE. FERTILIZER SHALL BE PLACED PER A SOIL TEST. THE BIORETENTION INFILTRATION BASINS SHALL BE PLANTED WITH NATIVE SPECIES TOLERANT OF FLUCTUATING WATER CONDITIONS. SEE LANDSCAPE PLAN FOR A MORE DETAILED PLANTING PLAN AND LANDSCAPE DETAILS.
16. DEWATERING, IF APPLICABLE, SHALL BE CONDUCTED PER WDNR STORM WATER MANAGEMENT TECHNICAL STANDARD 1061.

### SEQUENCE/ ANTICIPATED TIME SCHEDULE

1. INSTALL EROSION CONTROL
2. ROUGH SITE GRADING, BEGIN BUILDING CONSTRUCTION
3. FINE GRADING, CONCRETE CURB AND GUTTER, ASPHALT, CONCRETE, UTILITIES, RETAINING WALL, AND BUILDING CONSTRUCTION.
4. RESPRAD TOPSOIL AND FINAL RESTORATION
5. REMOVE EROSION CONTROL WHEN SITE HAS BECOME STABILIZED.

LIMITS OF DISTURBANCE = 145,800 SQ



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05/25/16

EA Project No.

162564.00

# C103

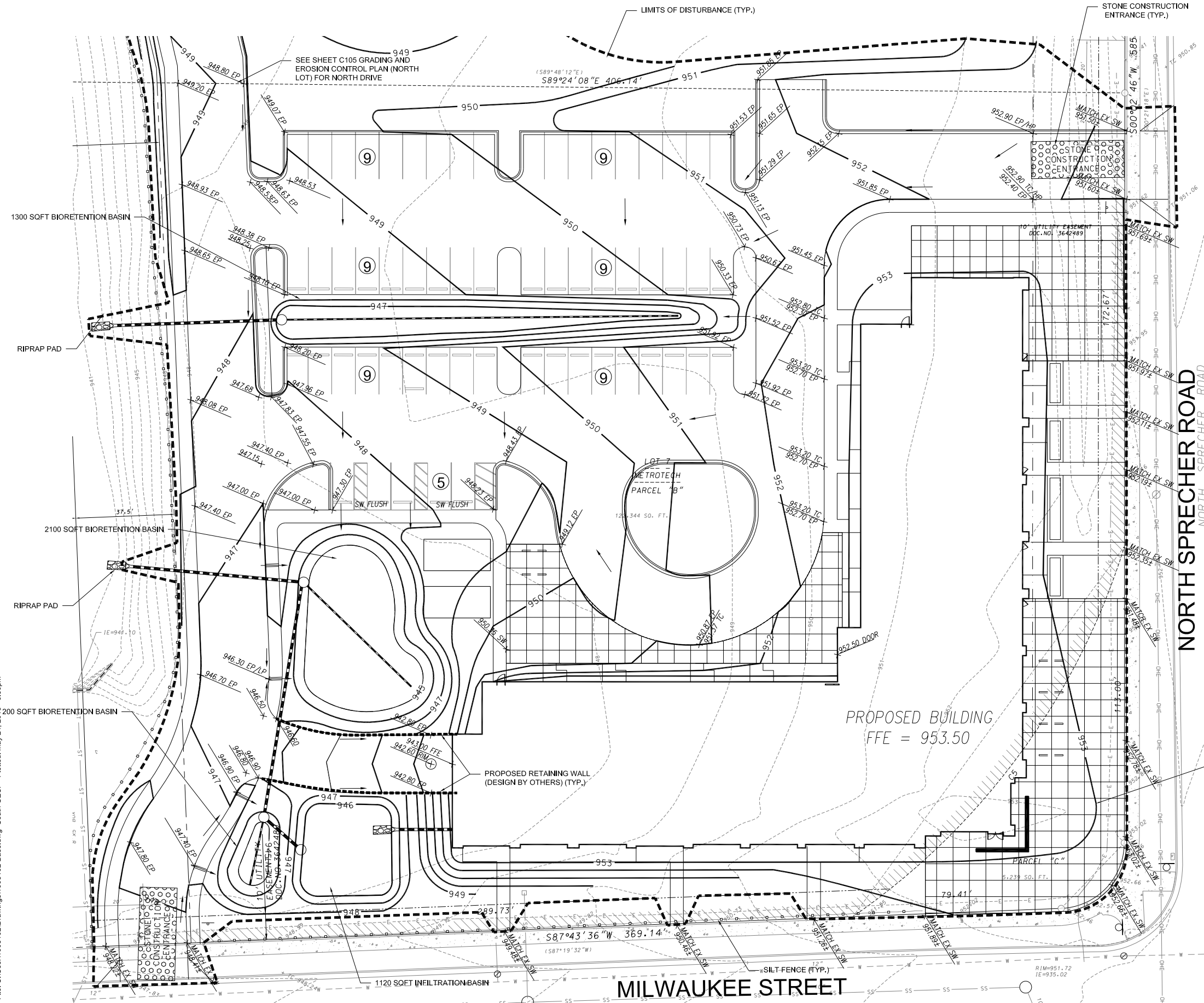
ROYAL CAPITAL  
Group LLC

File: U:\User\1603102\Drawings\1603102 Base.dwg South GECP Plotted: May 24, 2016 - 6:30pm

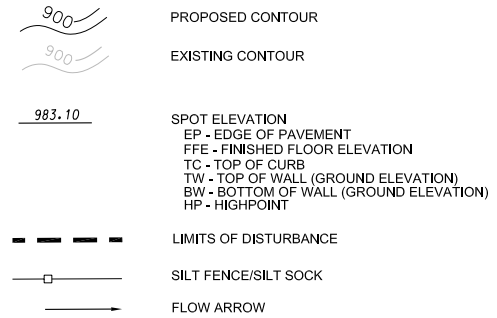
## 6502 MILWAUKEE STREET

GRADING AND EROSION CONTROL PLAN (SOUTH LOT)

Scale: 0' 10' 20'



### LEGEND



#### GENERAL NOTES

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LIMITS OF DISTURBANCE = 145,800 SQFT

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



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

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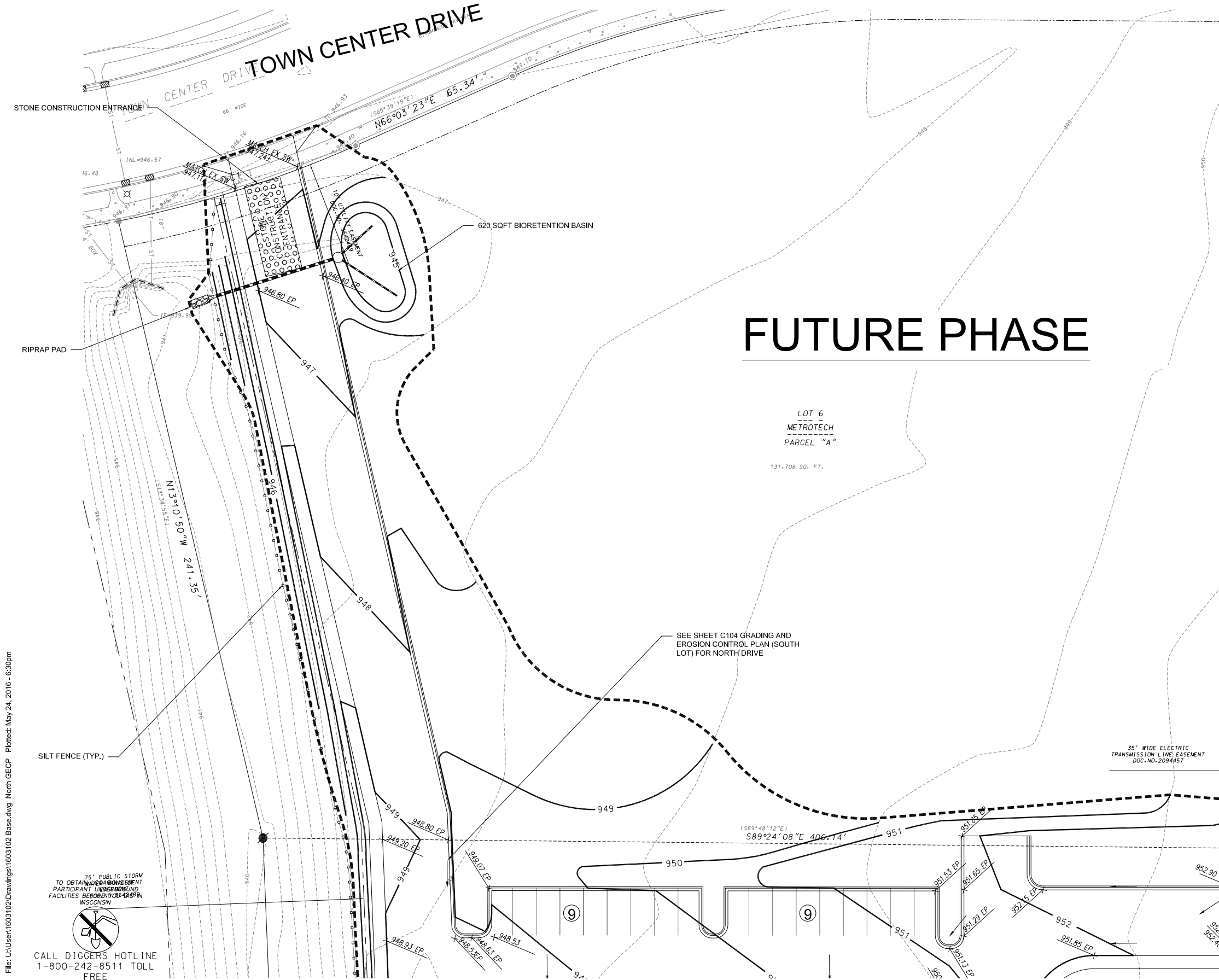
162564.00

# C104

**ROYAL CAPITAL**  
Group LLC



File: U:\User\1603102\Drawings\1603102 Base.dwg North GECP Plotted: May 24, 2016 - 6:30pm



LEGEND

- PROPOSED CONTOUR
- EXISTING CONTOUR
- SPOT ELEVATION
- EP - EDGE OF PAVEMENT
- FFE - FINISHED FLOOR ELEVATION
- TC - TOP OF CURB
- TW - TOP OF WALL (GROUND ELEVATION)
- BW - BOTTOM OF WALL (GROUND ELEVATION)
- HP - HIGHPOINT
- LIMITS OF DISTURBANCE
- SILT FENCE/SILT SOCK
- FLOW ARROW

- GENERAL NOTES
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  - CONTRACTOR IS RESPONSIBLE TO OBTAIN ANY AND ALL PERMITS REQUIRED.
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- GRADING AND EROSION CONTROL NOTES:
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  - ANY DISTURBED AREA THAT REMAINS INACTIVE FOR GREATER THAN 7 DAYS SHALL BE STABILIZED WITH TEMPORARY STABILIZATION METHODS SUCH AS TEMPORARY SEEDING, SOIL TREATMENT, EROSION MATTING, OR MULCH
  - PREVENT EXCESSIVE DUST FROM LEAVING THE CONSTRUCTION SITE IN ACCORDANCE WITH LOCAL AND STATE REGULATIONS.
  - INSTALL EROSION CONTROLS ON THE DOWNSTREAM SIDE OF STOCKPILES.
  - AT A MINIMUM ALL DISTURBED AREAS SHALL RECEIVE A MINIMUM OF 4" OF TOPSOIL, FERTILIZER, SEED AND MULCH. SEED MIXTURE SHALL BE WISCONSIN DOT SEED MIX #40 OR EQUIVALENT APPLIED AT A RATE OF 5 POUNDS PER 1000 SQFT ON ALL DISTURBED AREAS. ANNUAL RYEGRASS AT A RATE OF 1.1 POUNDS PER 1000 SQFT SHALL BE ADDED TO THE MIXTURE. FERTILIZER SHALL BE PLACED PER A SOIL TEST. THE BIORETENTION/FILTRATION BASINS SHALL BE PLANTED WITH NATIVE SPECIES TOLERANT OF FLUCTUATING WATER CONDITIONS. SEE LANDSCAPE PLAN FOR A MORE DETAILED PLANTING PLAN AND LANDSCAPE DETAILS.
  - DEWATERING, IF APPLICABLE, SHALL BE CONDUCTED PER WDNR STORM WATER MANAGEMENT TECHNICAL STANDARD 1061.

SEQUENCE/ ANTICIPATED TIME SCHEDULE

- INSTALL EROSION CONTROL
- ROUGH SITE GRADING, BEGIN BUILDING CONSTRUCTION
- FINE GRADING, CONCRETE CURB AND GUTTER, ASPHALT, CONCRETE UTILITIES, RETAINING WALL, AND BUILDING CONSTRUCTION.
- RESPREAD TOPSOIL AND FINAL RESTORATION
- REMOVE EROSION CONTROL WHEN SITE HAS BECOME STABILIZED.

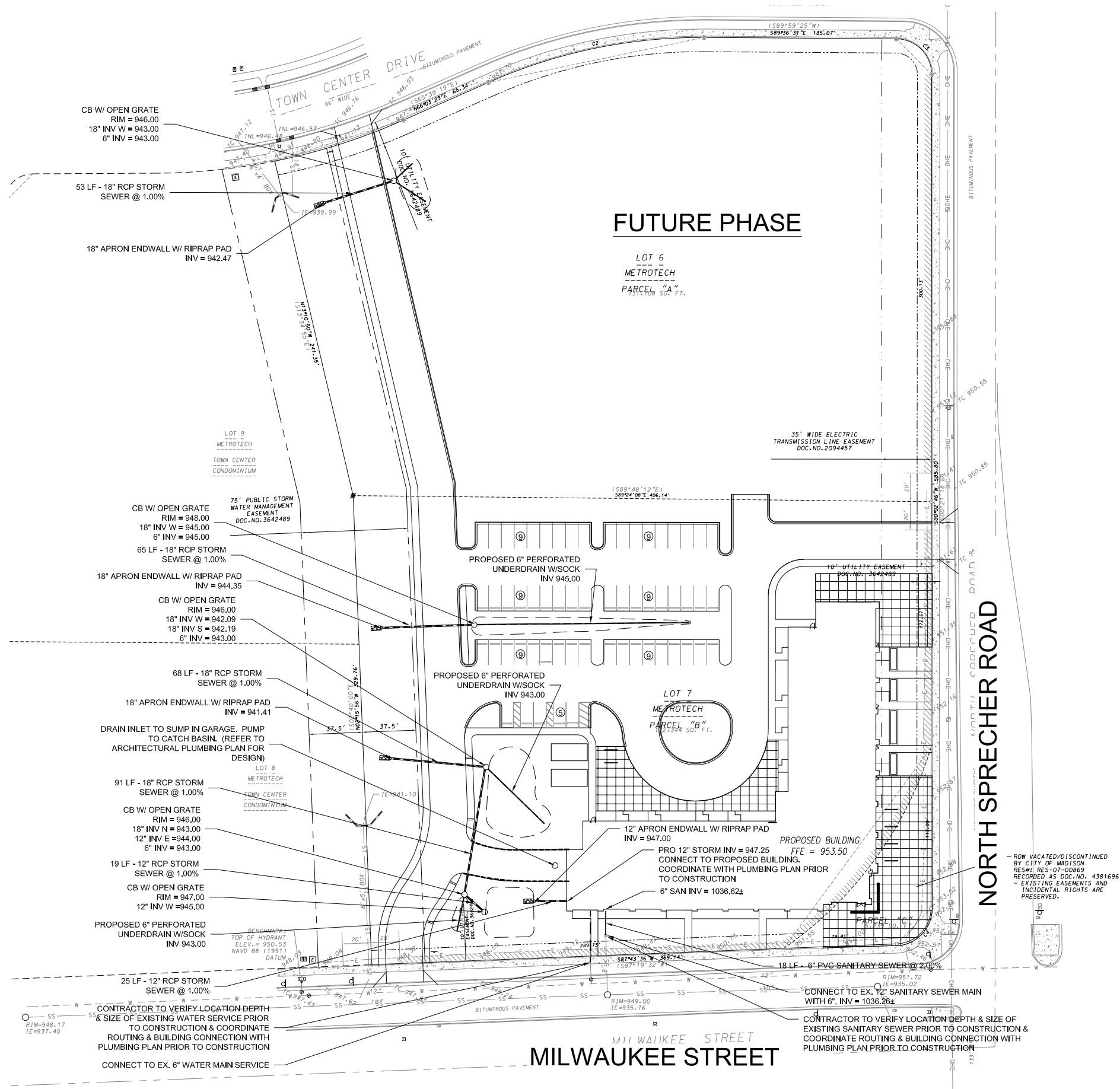
LIMITS OF DISTURBANCE = 145,800 SQ



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File: L:\User\1603102\Drawings\1603102 Base.dwg Utility Plan Plotted: May 24, 2016 - 6:31pm



- GENERAL NOTES
1. ALL WORK SHALL BE PER THE CITY OF MADISON STANDARD SPECIFICATIONS
  2. CONTRACTOR IS RESPONSIBLE TO OBTAIN ANY AND ALL PERMITS REQUIRED.
  3. BUILDING CORNERS ARE APPROXIMATE AND FOR GENERAL BUILDING FOOTPRINT ONLY
  4. IF ANY ERRORS, DISCREPANCIES, OR DIMENSIONS WITH PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION
  5. CONTRACTOR SHALL ENSURE THAT ALL STORMWATER DRAINS AWAY FROM BUILDING FOUNDATIONS DURING FINAL RESTORATION
  6. ALL DIMENSIONS TO FACE OF CURB UNLESS OTHERWISE NOTED
  7. ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A CITY LICENSED CONTRACTOR

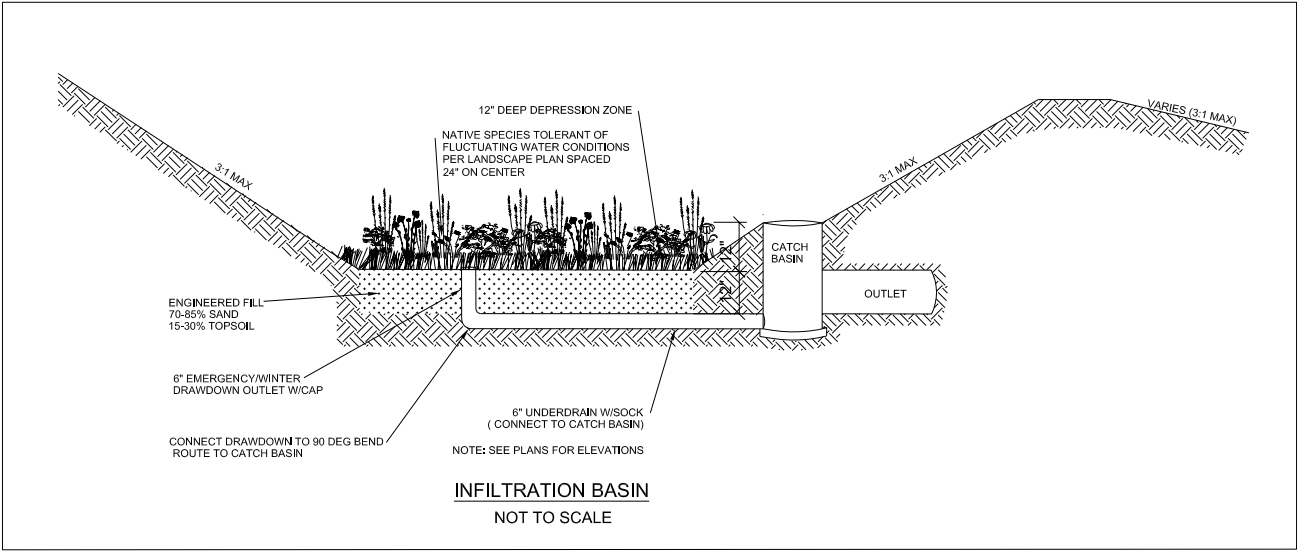
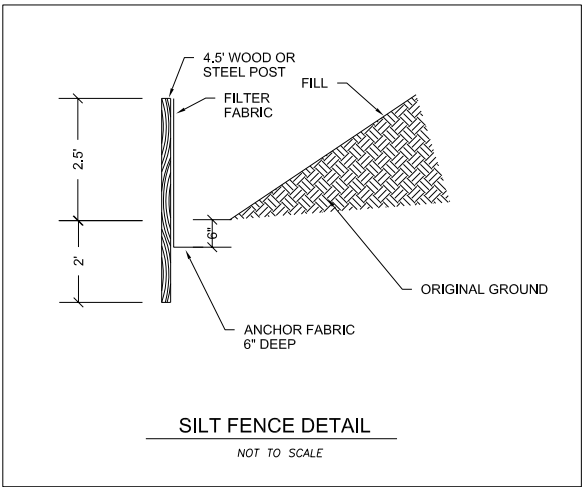
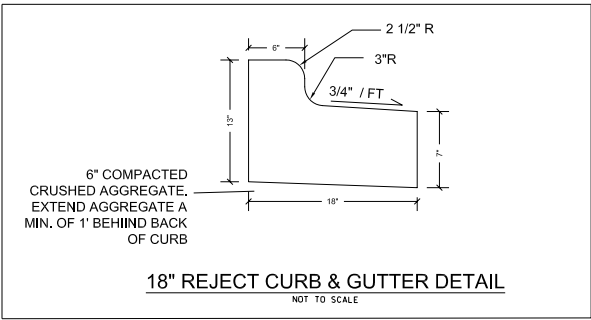
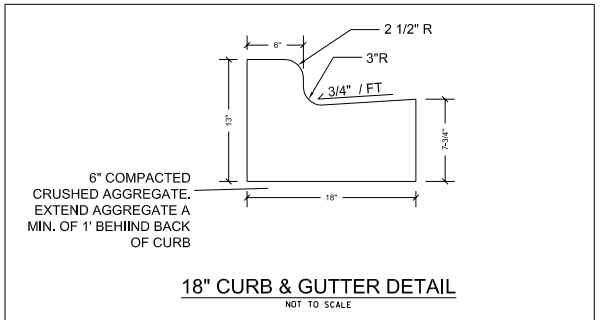
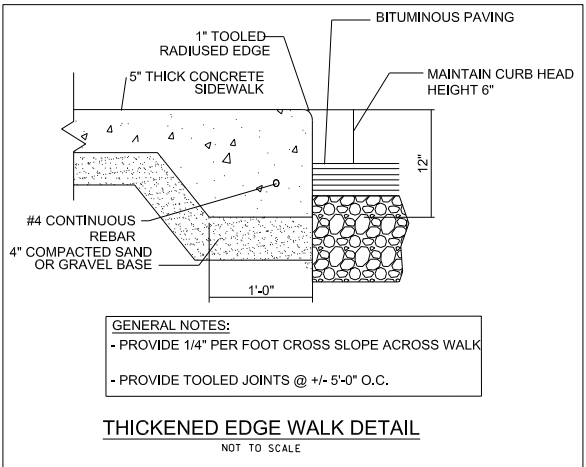
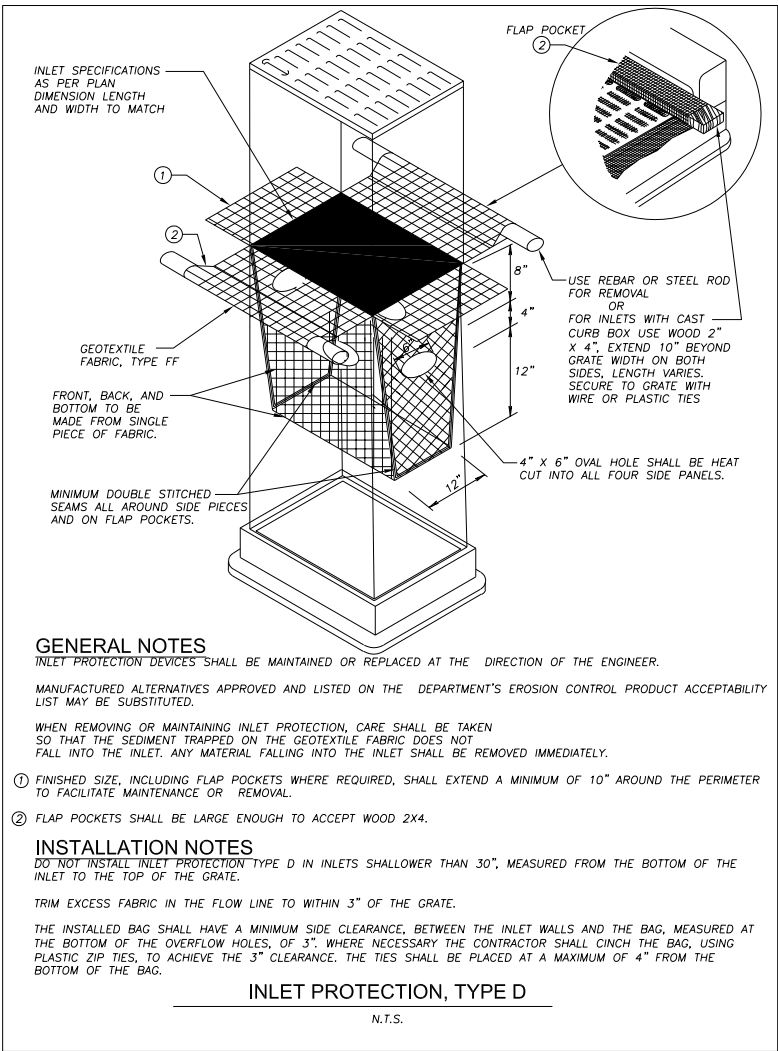
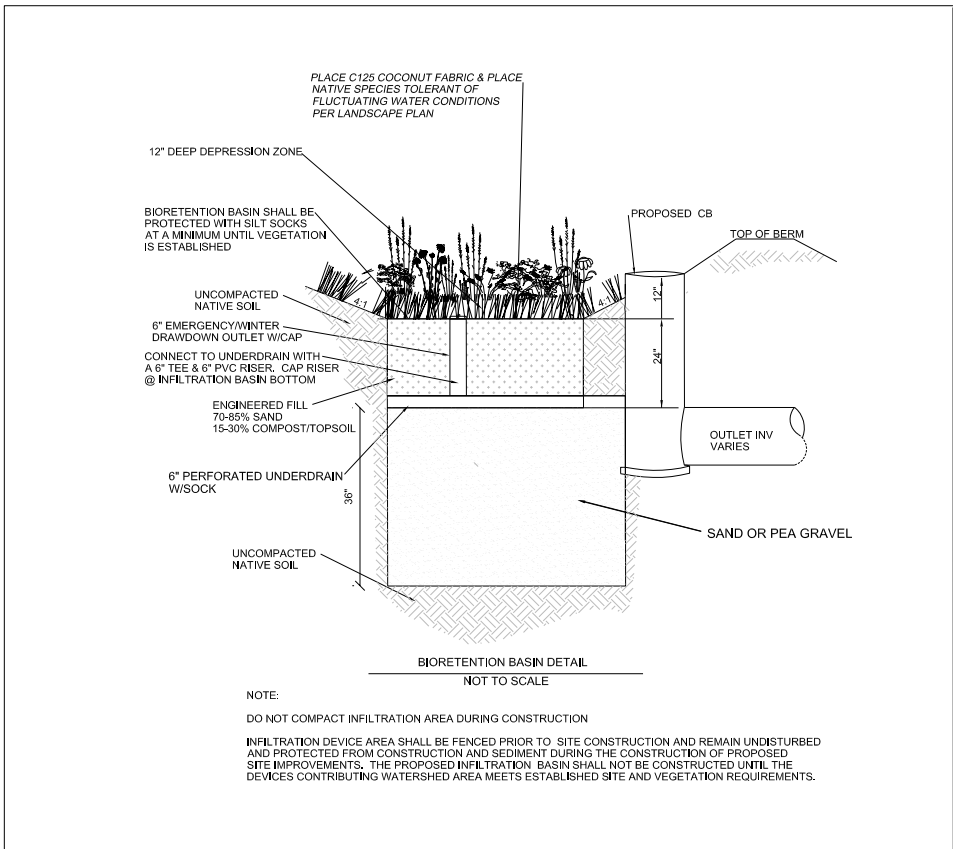
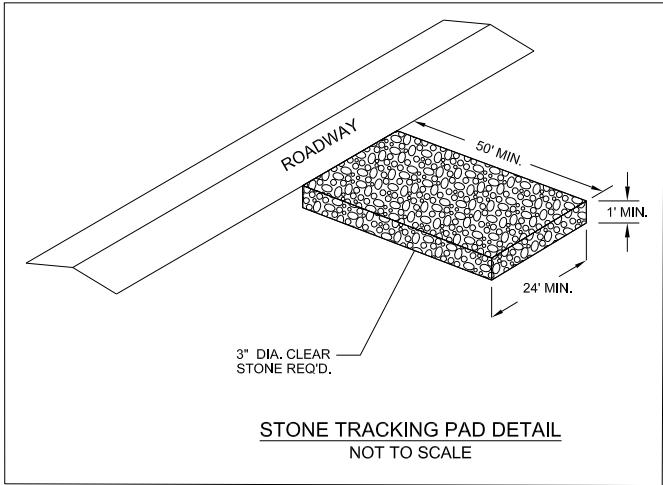
- SITE UTILITY NOTES
1. THE LOCATION OF EXISTING UTILITIES SHOWN ON THE PLANS ARE APPROXIMATE. PROTECTION OF EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY.
  2. CONTRACTOR TO COORDINATE ELECTRIC, GAS, PHONE & CABLE INSTALLATION WITH THE RESPECTIVE UTILITY COMPANIES.
  3. UTILITY CONTRACTOR SHALL VERIFY EXISTING UNDERGROUND UTILITY GRADES AND NOTIFY THE PROJECT SUPERINTENDENT IF A CONFLICT ARISES WITH THE INSTALLATION OF NEW UTILITIES.
  4. ALL STORM MANHOLES TO BE 48" DIAMETER MANHOLE WITH NEENAH R-2501 INLET FRAME, GRATE WITH TYPE G LID UNLESS NOTED AS SOLID LID ON PLAN
  5. UTILITY LENGTHS ARE SHOWN FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE



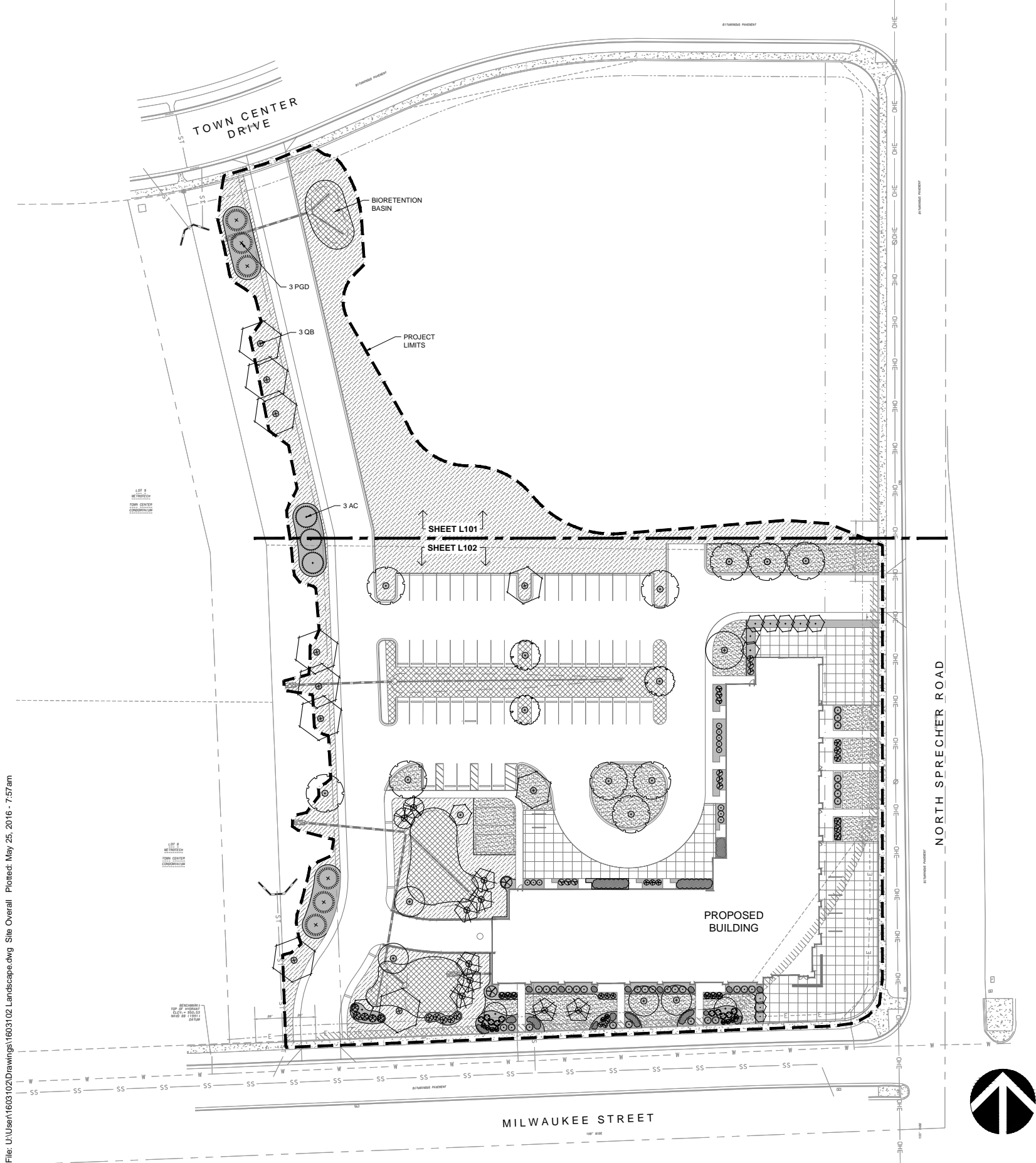
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File: U:\User\1603102\Drawings\1603102 Base.dwg Detail Plotlet: May 24, 2016 - 6:32pm



File: U:\User\1603102\Drawings\1603102 Landscape.dwg Site Overall Plotter: May 25, 2016 - 7:57 am



SITE LANDSCAPE PLAN - GENERAL NOTES

1. CONTACT DIGGER'S HOTLINE 3 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
2. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL THE PRIVATE UTILITIES PRIOR TO THE START OF WORK.
3. ALL LANDSCAPE BEDS SHALL CONTAIN A 3" DEPTH OF SHREDDED HARDWOOD MULCH CONTAINED BY LANDSCAPE EDGING.
4. LANDSCAPE EDGING SHALL BE 3/16" x 4" ALUMINUM EDGING.
5. ALL TREES IN TURF AREAS SHALL HAVE A 5" DIAMETER CIRCLE OF 3" DEPTH SHREDDED HARDWOOD BARK MULCH CONTAINED BY LANDSCAPE EDGING.
6. ALL GENERAL LANDSCAPE AREAS BE SEEDED WITH LAWN SEED PER PER THE PROJECT MANUAL.
7. ALL GENERAL LANDSCAPE AREAS SHALL HAVE A MINIMUM 6" COMPACTED DEPTH OF TOPSOIL.
8. LAWN AREAS SHALL BE SEEDED WITH MADISON PARKS SEED MIX AS MANUFACTURED BY LA CROSSE SEED, LLC. PER MANUFACTURER'S SPECIFICATIONS.
9. BIORETENTION BASINS SHALL BE PLANTED WITH RAINWATER RENEWAL GARDEN PLANT MIX AS MANUFACTURED BY AGRECOLD NATIVE NURSERY. PLANTS SHALL BE FURNISHED IN 2" PLUGS AND SHALL BE PLANTED ON 8"-12" CENTERS OR PER MANUFACTURER'S SPECIFICATIONS.
10. ALL LANDSCAPING SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON ZONING ORDINANCE.

LANDSCAPE REQUIREMENTS SUMMARY

DEVELOPED AREA REQUIREMENT:

5 POINTS PER 300 SF OF DEVELOPED AREA  
GROSS DEVELOPED AREA = 108,622 SQ FT  
BUILDING FOOTPRINTS = 22,452 SQ FT  
NET DEVELOPED AREA = 86,170 SQ FT (1.98 ACRE)

TOTAL POINTS REQUIRED = 1,436 POINTS

POINTS PROVIDED = 2,386 POINTS

STREET FRONTAGE REQUIREMENT:

1 OVERSTORY TREE OR 2 EVERGREEN / ORNAMENTAL & 5 SHRUB PER 30 LF

MILWAUKEE STREET FRONTAGE = 377 FT

PLANTS REQUIRED = 13 OVERSTORY TREES OR  
25 EVERGREEN / ORNAMENTAL TREES  
63 SHRUBS

PLANTS PROVIDED = 12 OVERSTORY TREES  
3 EVERGREEN / ORNAMENTAL TREES  
67 SHRUBS

SPRECHER ROAD FRONTAGE = 273 FT

PLANTS REQUIRED = 9 OVERSTORY TREES OR  
18 EVERGREEN / ORNAMENTAL TREES  
46 SHRUBS

PLANTS PROVIDED = 3 OVERSTORY TREES  
7 EVERGREEN / ORNAMENTAL TREES  
13 SHRUBS

PARKING LOT LANDSCAPING REQUIREMENT:

1 OVERSTORY TREE OR 2 ORNAMENTAL TREES PER 160 SQ FT OF REQUIRED AREA

TOTAL PARKING LOT AREA = 49,076 SQ FT

REQUIRED LANDSCAPED AREA = 3,926 SQ FT (8% TOTAL PARKING LOT AREA)

LANDSCAPED AREA PROVIDED = 13,536 SQ FT

OVERSTORY TREES REQUIRED = 25 OVERSTORY TREES  
OVERSTORY TREES PROVIDED = 25 OVERSTORY TREES

PLANT SCHEDULE

CODE	SCIENTIFIC NAME	COMMON NAME	QTY	PTS PER PLANT	SUB-TOTAL	SIZE	ROOT COND	NOTES
OVERSTORY DECIDUOUS TREES								
AFS	Acer x freemanii 'Sienna Glen'	Sienna Glen Maple	3	35	105	2.5"	B&B	
ARK	Acer rubrum 'Karpick'	Karpick Maple	2	35	70	2.5"	B&B	
BN	Betula nigra 'Improved Heritage'	Improved Heritage River Birch	6	35	210	8" TALL	B&B	3 STEM
COP	Celtis occidentalis 'Prairie Pride'	Prairie Pride Hackberry	3	35	105	2.5"	B&B	
GBP	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo	2	35	70	2.5"	B&B	
GTS	Gleditsia triacanthos 'Shademaster'	Shademaster Honeylocust	2	35	70	2.5"	B&B	
NSW	Nyssa sylvatica 'Wildfire'	Wildfire Black Gum	6	35	210	2.5"	B&B	
PCC	Pyrus calleryana 'Chanticleer'	Cleveland Select Pear	2	35	70	2.5"	B&B	
QB	Quercus bicolor	Swamp White Oak	8	35	280	2.5"	B&B	
QCS	Quercus 'Crimschmidt'	Crimson Spire Oak	2	35	70	2.5"	B&B	
UXA	Ulmus 'Accolade'	Accolade Elm	4	35	140	2.5"	B&B	
TALL EVERGREEN TREE								
AC	Abies concolor	Concolor Spruce	3	35	105	6' TALL	B&B	
PGD	Picea glauca v. densata	Black Hills Spruce	6	35	210	6' TALL	B&B	
ORNAMENTAL TREE								
ACG	Amelanchier canadensis 'Glenform'	Rainbow Pillar Serviceberry	3	15	45	6' TALL	B&B	MULTI-STEM
AXG	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	7	15	105	6' TALL	B&B	MULTI-STEM
VP	Viburnum prunifolium	Blackhaw Viburnum	2	15	30	6' TALL	B&B	MULTI-STEM
DECIDUOUS SHRUB								
CAR	Clethra alnifolia 'Ruby Spice'	Ruby Spice Clethra	3	3	9	24" TALL	POT	
CSB	Cornus sericea 'Bud's Yellow'	Bud's Yellow Twig Dogwood	5	3	15	24" TALL	POT	
FMM	Fothergilla major 'Mt. Airy'	Mt. Airy Fothergilla	3	3	9	24" TALL	POT	
HMA	Hydrangea 'All Summer Beauty'	All Summer Beauty Hydrangea	3	3	9	24" TALL	POT	
HV	Hamamelis virginiana	Witchhazel	2	3	6	36" TALL	POT	
POA	Physocarpus opulifolius 'Amber Jubilee'	Diablo Amber Jubilee	10	3	30	24" TALL	POT	
RTB	Rhus typhina 'Bailtiger'	Tiger Eyes Sumac	11	3	33	36" TALL	POT	
SPM	Syringa 'Minuet'	Minuet Lilac	32	3	96	36" TALL	POT	
SJA	Spiraea japonica 'Anthony Waterer'	Anthony Waterer Spiraea	10	3	30	12" TALL	POT	
SXM	Spiraea 'Magic Carpet'	Magic Carpet Spiraea	3	3	9	12" TALL	POT	
VCC	Viburnum carlesii 'Compactum'	Compact Koreanspice Viburnum	3	3	9	24" TALL	POT	
WB	Weigela 'Bokrasopea'	Sonic Bloom Weigela	6	3	18	12" TALL	POT	
WHD	Weigela 'Dark Horse'	Dark Horse Weigela	10	3	30	12" TALL	POT	
EVERGREEN SHRUB								
MD	Microbiota discussata	Russian Arborvitae	30	4	120	12" TALL	POT	
RP	Rhododendron 'PJM'	PJM Rhododendron	9	4	36	24" TALL	POT	
TCB	Tsuga canadensis 'Bennet'	Bennet Hemlock	8	4	32	24" TALL	POT	
ORNAMENTAL GRASSES								
OG	Ornamental Grasses	To Be Determined	0	2	0	1 GAL	POT	
			TOTAL:		2386	POINTS		

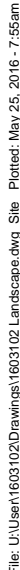
GROUND COVER LEGEND

- LAWN SEED
- PRAIRIE GARDEN FOR SUNNY SITES WITH MEDIUM TO MOIST SOILS AS MANUFACTURED BY AGRECOLD
- BIORETENTION BASIN - RAINWATER RENEWAL GARDEN MIX AS MANUFACTURED BY AGRECOLD
- BARK MULCH



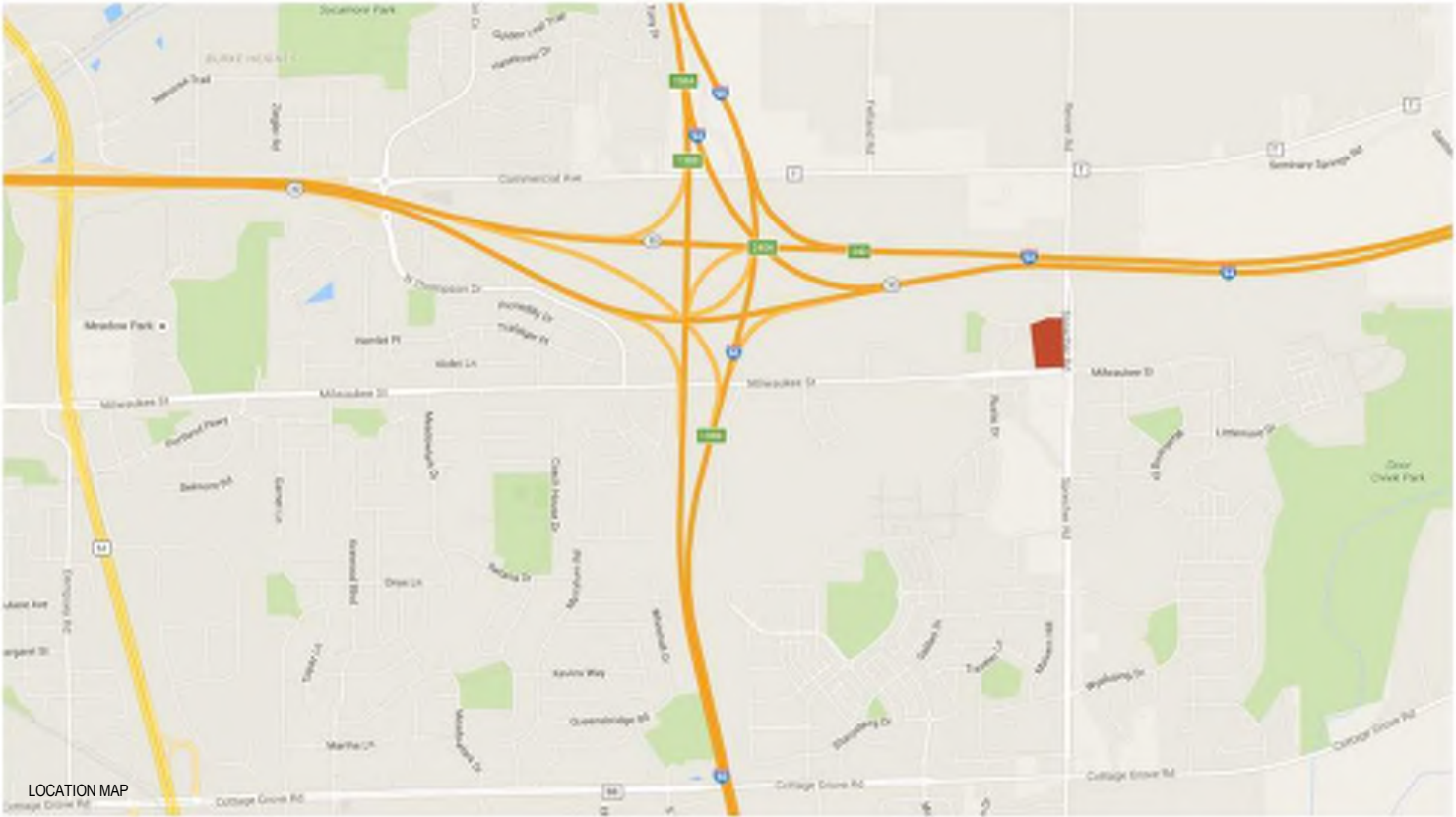
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**PROJECT DESCRIPTION:**

The site is currently zoned PD as part of the Metrotech Neighborhood (2002). Originally intended for mixed use and sharing 83 units with the adjoining lot six, this proposal is part of a two part request for Amended General Development plan for up to 215 units on both sites, and a Specific Implementation Plan for the proposed 5-story, 115-unit mixed-use project located on the corner of Milwaukee Street and North Sprecher Road. Senior citizens living independently are the target demographic, with a mix of one- and two-bedroom units. Retail and amenity space located at the base of the building activate the street and bring guests to the site.

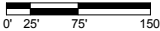
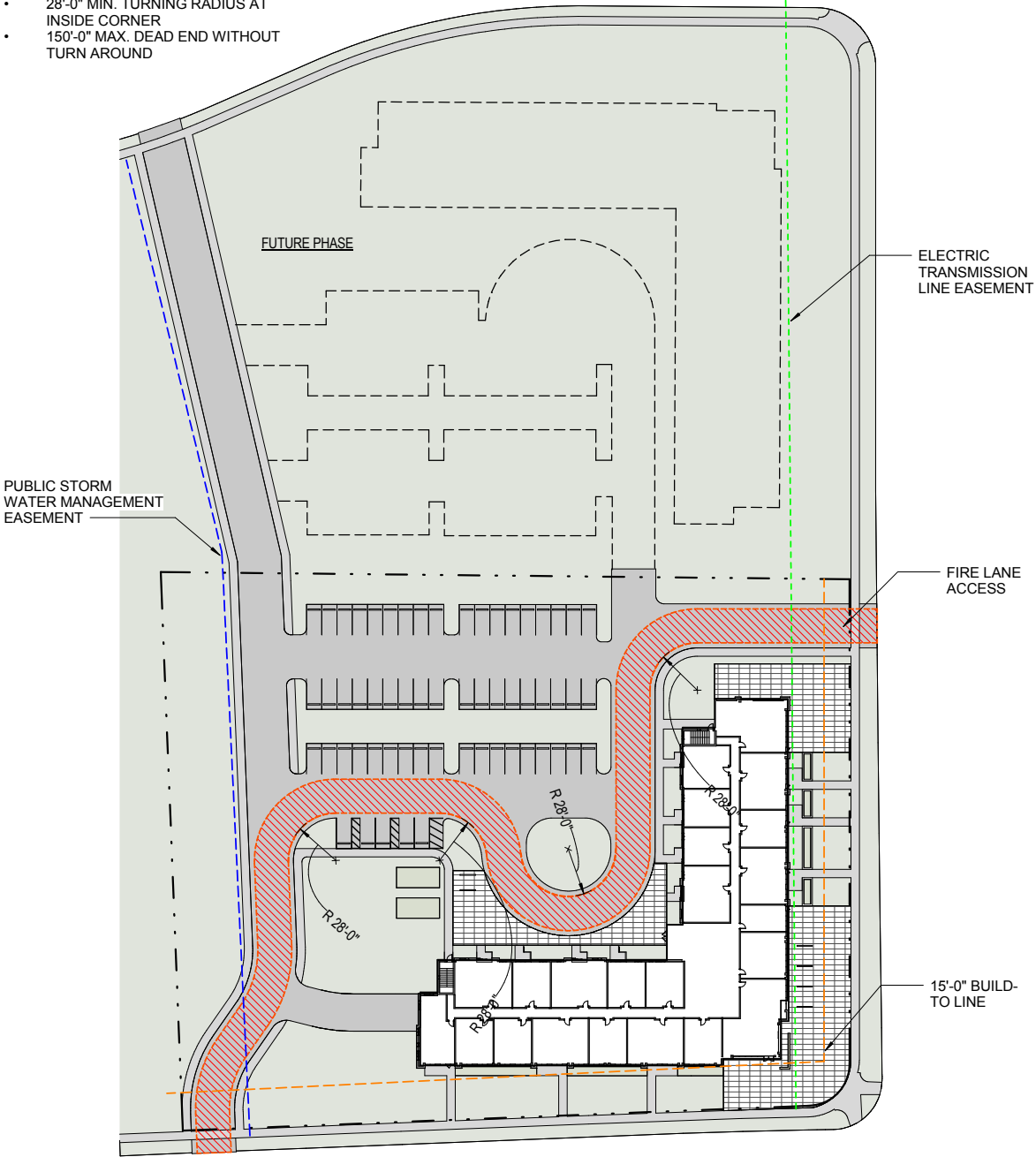


<b>PARKING</b>	
TOTAL ENCLOSED PARKING:	65 SPACES
TOTAL SURFACE PARKING:	59 SPACES
	<b>124 TOTAL SPACES</b>
<b>UNITS</b>	
UNITS PER FLOOR:	24 / FLOOR (4 FLOORS)
UNITS AT LEVEL ONE:	19
TOTAL UNITS:	<b>115 TOTAL UNITS</b>
<b>BICYCLE PARKING</b>	
TOTAL INTERIOR/ENCLOSED:	80 SPACES
TOTAL EXTERIOR:	66 SPACES
	<b>146 TOTAL SPACES</b>
<b>BUILDING AREA</b>	
GROSS SF PER FLOOR:	22,260 SF

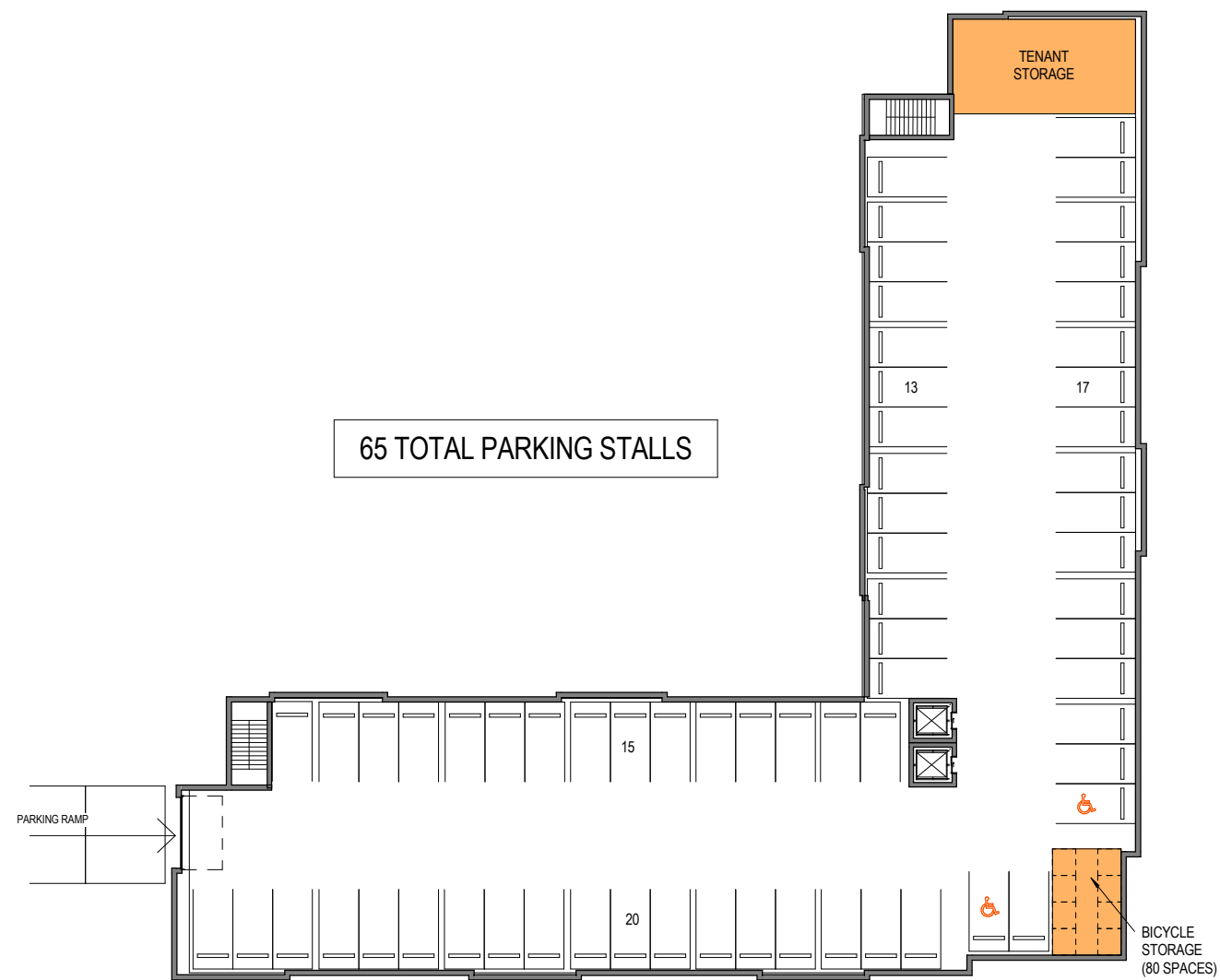
UNIT MIX				
TYPE	AREA	BEDROOMS	BATHROOMS	QUANTITY
1A	594 SF	1	1	54
1B	675 SF	1	1	9
1C	752 SF	1	1	5
2A	891 SF	2	2	39
2B	1012 SF	2	2	4
2C	1048 SF	2	2	4
TOTAL 1BR UNITS				68
TOTAL 2BR UNITS				47
TOTAL UNITS IN BUILDING				115

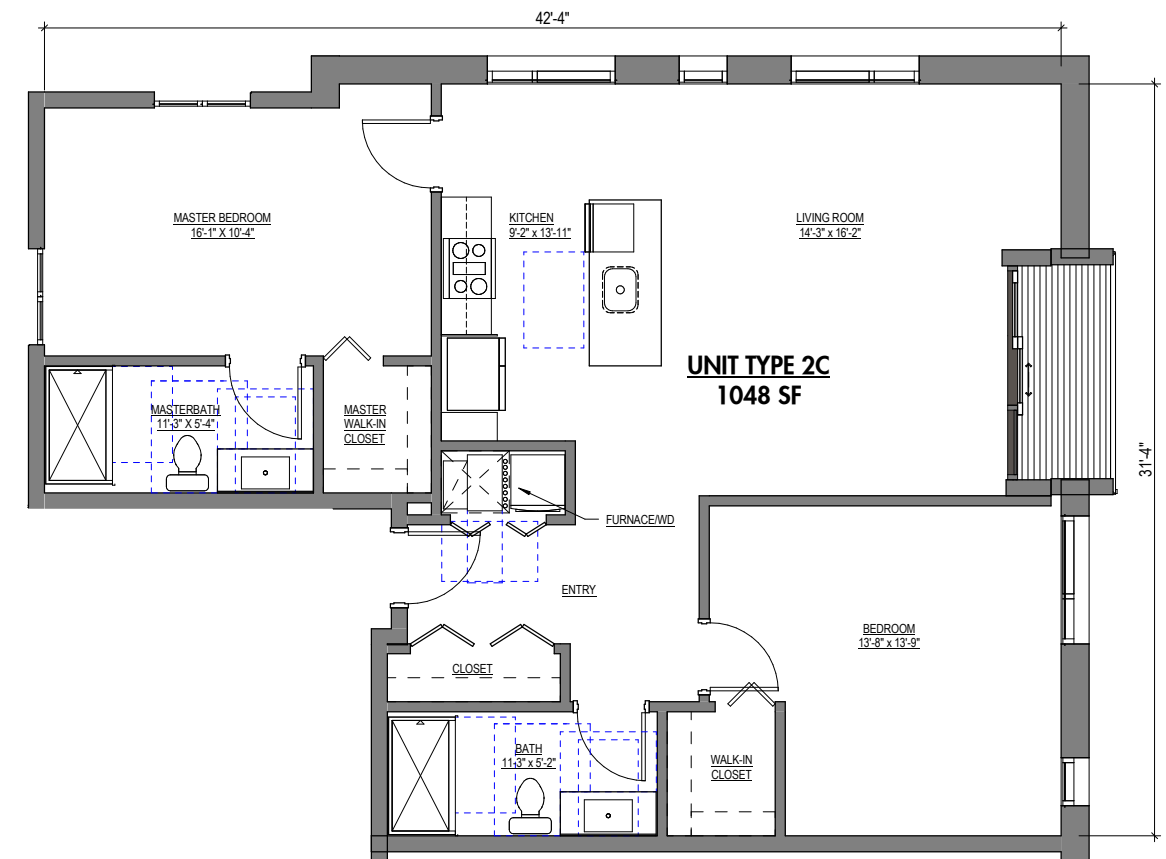
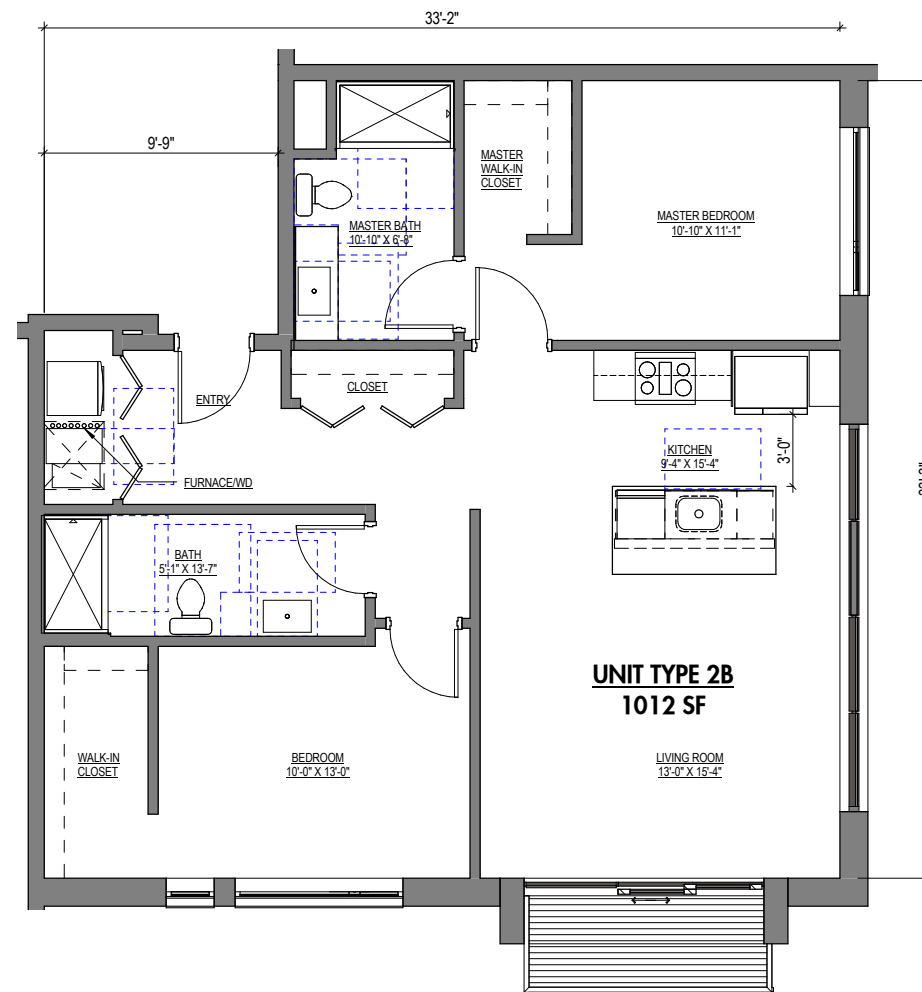
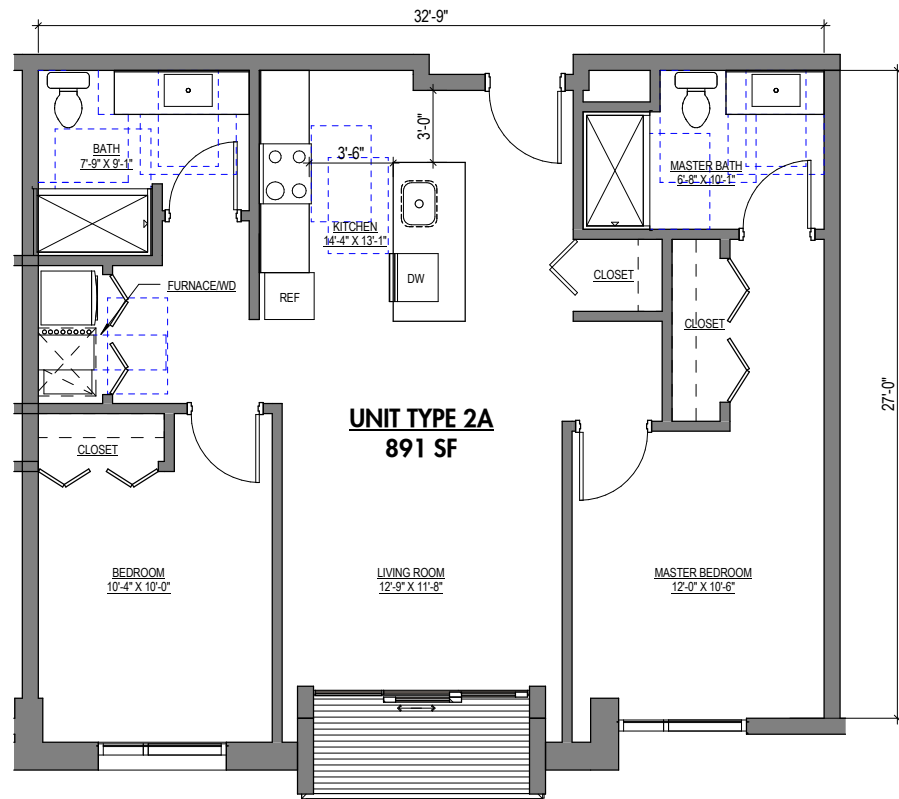
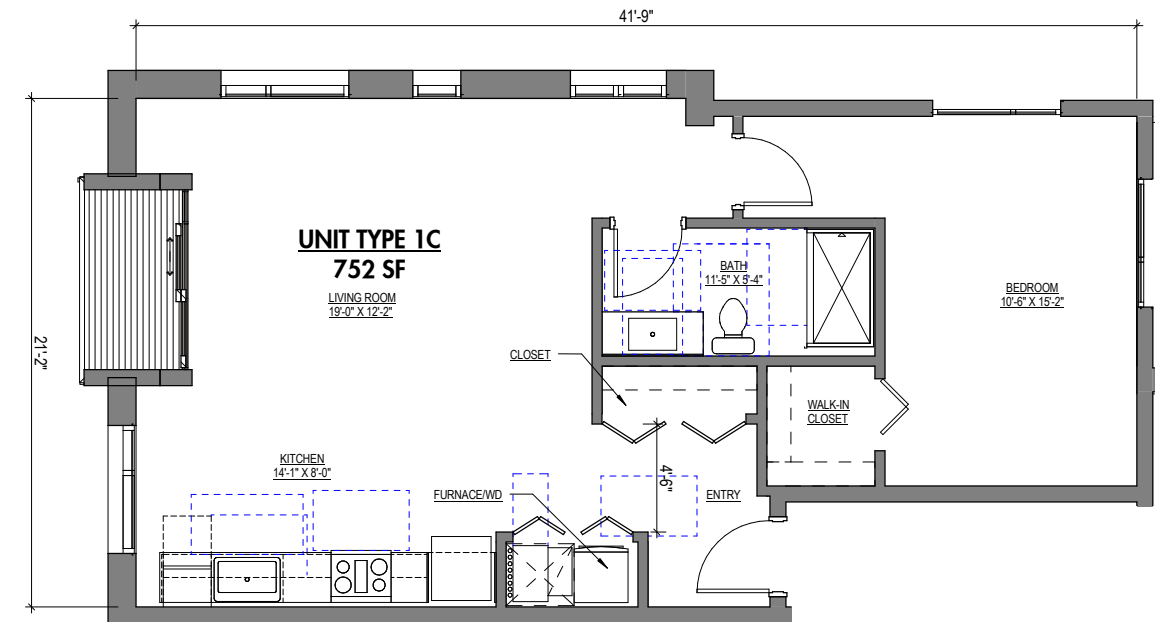
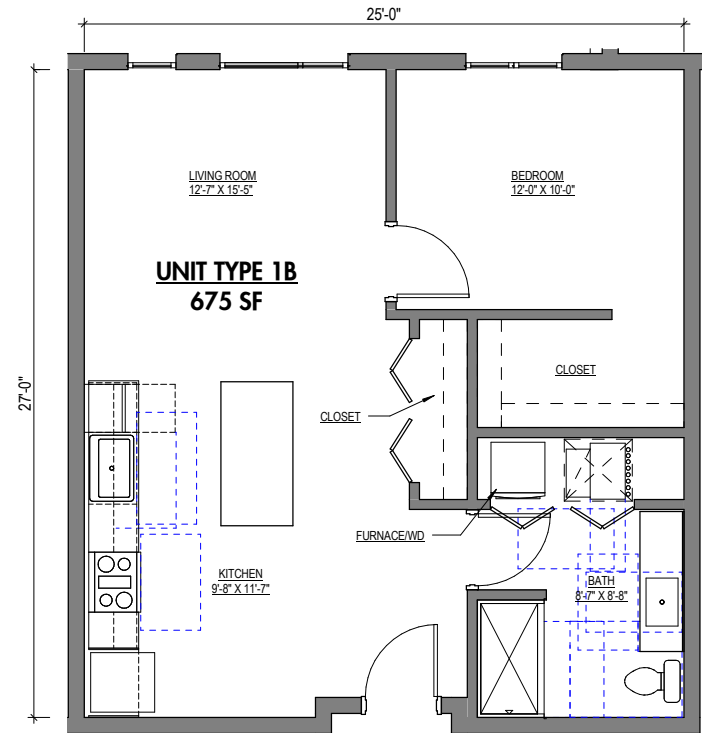
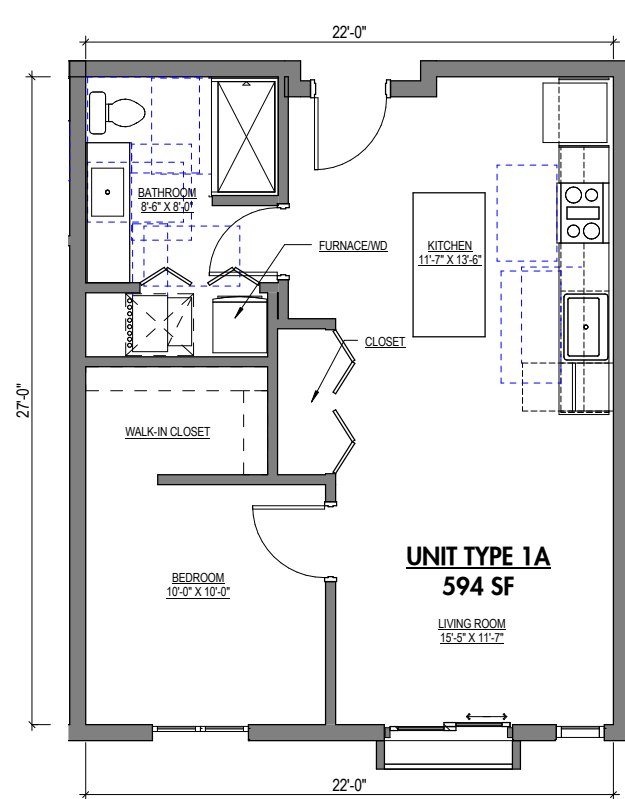


- ACCESS TO 25% OF BUILDING PERIMETER, MAX. 30'-0" FROM DRIVE LANE
- 26'-0" MIN. WIDTH OF DRIVE LANE
- 28'-0" MIN. TURNING RADIUS AT INSIDE CORNER
- 150'-0" MAX. DEAD END WITHOUT TURN AROUND













EAST ELEVATION



SOUTH ELEVATION





NORTH ELEVATION



WEST ELEVATION







