



# City of Madison

Rezoning, Demolition, Conditional  
Use and Certified Survey Map

CSM Name  
Klein's Floral & Greenhouses Redevelopment

Location

3758 East Washington Avenue &  
1518 Mendota Street

Applicant

Susan H. Klein – SUB Properties, LLC  
and JOT Properties, LLC / Michelle Burse  
– Burse Surveying and Engineering, LLC

Proposed Use

Demolish and reconstruct garden  
center with outdoor storage with  
CSM and rezoning to expand site.

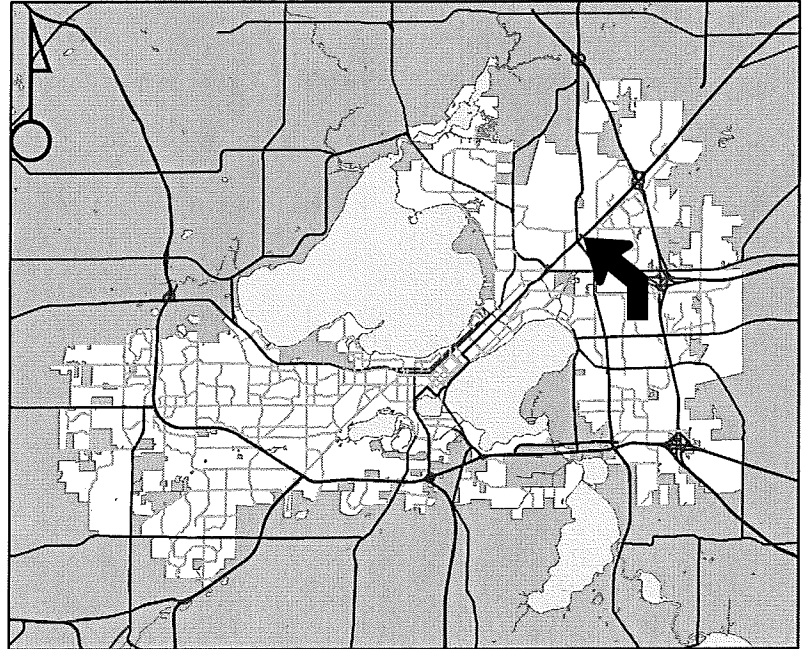
Public Hearing Date

Plan Commission

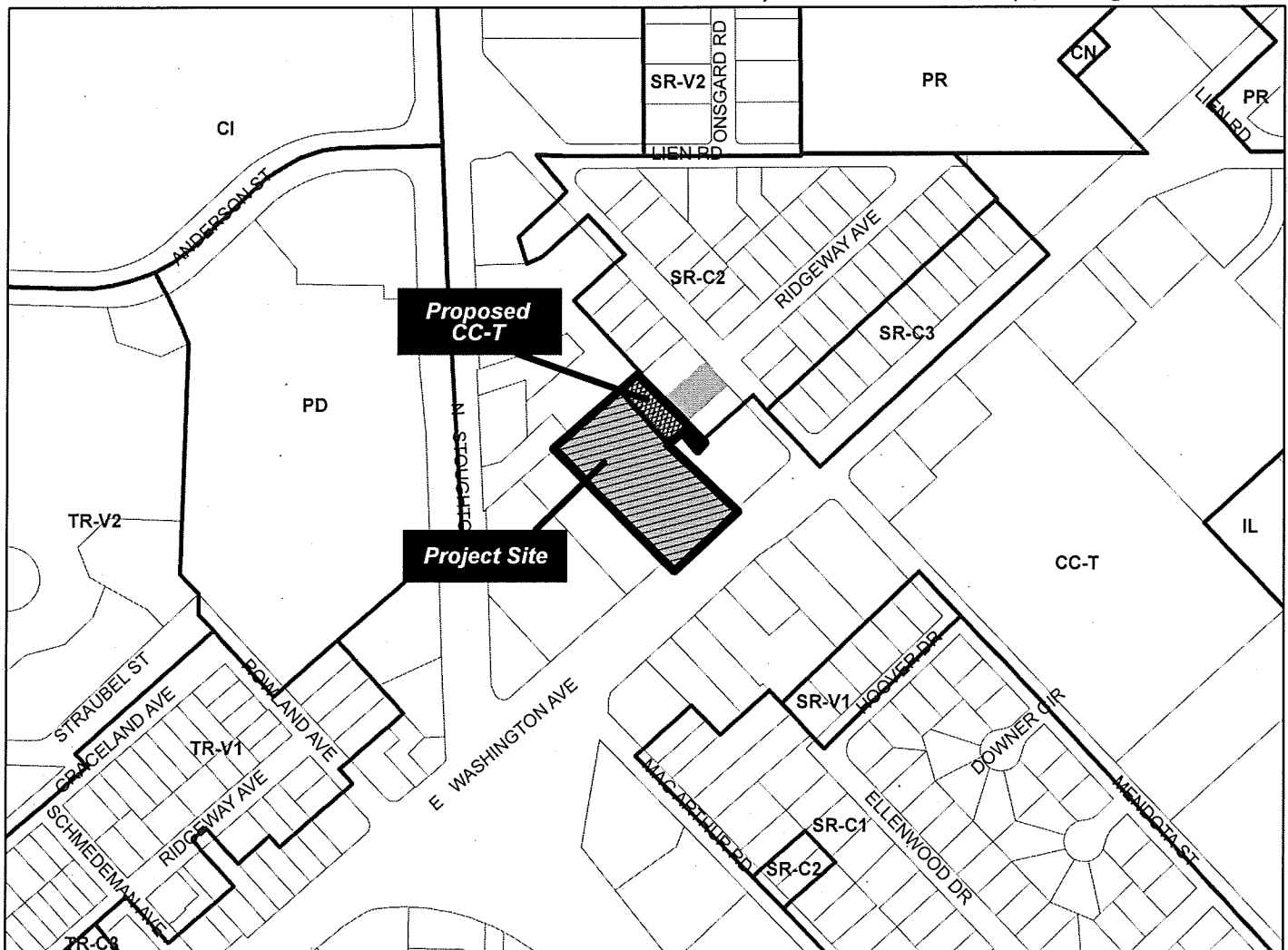
05 June 2017

Common Council

06 June 2017

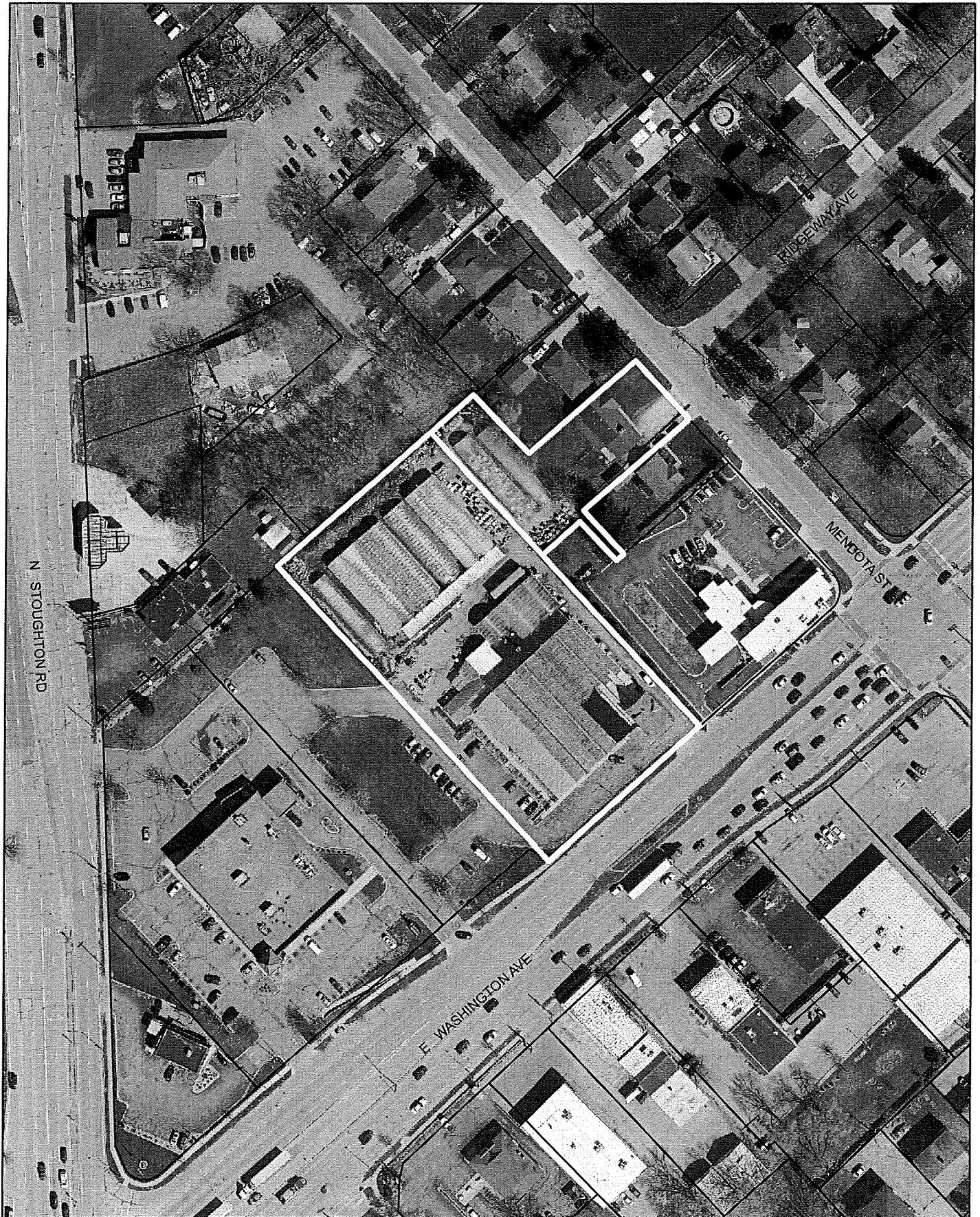


For Questions Contact: Kevin Firchow at: 267-1150 or [kfirchow@cityofmadison.com](mailto:kfirchow@cityofmadison.com) or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : PPE : Date : 30 May 2017





# LAND USE APPLICATION

CITY OF MADISON

126 S. Hmlton St

PO Box 2985; Madison, Wisconsin 53701-2985

Phone: 608.266.4635 | Facsimile: 608.267.8739

- All Land Use Applications should be filed with the Zoning Administrator at the above address.
- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application.
- This form may also be completed online at:  
www.cityofmadison.com/developmentcenter/landdevelopment

## FOR OFFICE USE ONLY:

Amt. Paid \_\_\_\_\_ Receipt No. \_\_\_\_\_

Date Received \_\_\_\_\_

Received By \_\_\_\_\_

Parcel No. \_\_\_\_\_

Aldermanic District \_\_\_\_\_

Zoning District \_\_\_\_\_

Special Requirements \_\_\_\_\_

Review Required By:

☐ Urban Design Commission ☐ Plan Commission

☐ Common Council ☐ Other: \_\_\_\_\_

Form Effective: February 21, 2013

1. **Project Address:** 3758 E. Washington Avenue, Madison, WI

**Project Title (if any):** Klein's Floral and Greenhouses Redevelopment

2. **This is an application for (Check all that apply to your Land Use Application):**

☒ **Zoning Map Amendment from** SR-C2 **to** Commercial Corridor Transitional District

☐ **Major Amendment to Approved PD-GDP Zoning**

☐ **Major Amendment to Approved PD-SIP Zoning**

☐ **Review of Alteration to Planned Development (By Plan Commission)**

CITY OF MADISON

☒ **Conditional Use, or Major Alteration to an Approved Conditional Use**

☒ **Demolition Permit**

☐ **Other Requests:** \_\_\_\_\_

FEB 8 2017  
9:33

Planning & Community  
& Economic Development

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

**Applicant Name:** Susan H. Klein, sole member of each LLC

**Company:** SUB Properties, LLC and JOT Properties, LLC

**Street Address:** 709 Augusta Drive

**City/State:** Waunakee, WI

**Zip:** 53597

**Telephone:** (608) 244-5661

**Fax:** ( )

**Email:** sue@kleinsfloral.com

**Project Contact Person:** Tim Anderson

**Company:** Tim Anderson Consulting, LLC

**Street Address:** 2126 Yahara Place

**City/State:** Madison, WI

**Zip:** 53704

**Telephone:** (608) 514-5402

**Fax:** ( )

**Email:** tander2126@gmail.com

**Property Owner (if not applicant):** JOT Properties, LLC and SUB Properties, LLC

**Street Address:** 709 Augusta Drive

**City/State:** Waunakee, WI

**Zip:** 53597

### 4. Project Information:

**Provide a brief description of the project and all proposed uses of the site:** Removal of most of existing structure and new construction of greenhouses, retail sales areas, administrative offices and parking and access roads.

**Development Schedule:** Commencement May/June, 2017

Completion December, 2017

## 5. Required Submittal Information

All Land Use applications are required to include the following:

☒ **Project Plans** including:\*

- Site Plans (fully dimensioned plans depicting project details including all lot lines and property setbacks to buildings; demolished/proposed/alterd buildings; parking stalls, driveways, sidewalks, location of existing/proposed signage; HVAC/Utility location and screening details; useable open space; and other physical improvements on a property)
- Grading and Utility Plans (existing and proposed)
- Landscape Plan (including planting schedule depicting species name and planting size)
- Building Elevation Drawings (fully dimensioned drawings for all building sides, labeling primary exterior materials)
- Floor Plans (fully dimensioned plans including interior wall and room location)

Provide collated project plan sets as follows:

- ~~Seven (7) copies of a full-sized plan set drawn to a scale of 1 inch = 20 feet (folded or rolled and stapled)~~
- ~~Twenty Five (25) copies of the plan set reduced to fit onto 11 X 17 inch paper (folded and stapled)~~
- ~~One (1) copy of the plan set reduced to fit onto 8 1/4 X 11 inch paper~~

\* For projects requiring review by the **Urban Design Commission**, provide **Fourteen (14) additional 11x17 copies** of the plan set. In addition to the above information, all plan sets should also include: 1) Colored elevation drawings with shadow lines and a list of exterior building materials/colors; 2) Existing/proposed lighting with photometric plan & fixture cutsheet; and 3) Contextual site plan information including photographs and layout of adjacent buildings and structures. The applicant shall bring samples of exterior building materials and color scheme to the Urban Design Commission meeting.

☒ **Letter of Intent: Provide one (1) Copy per Plan Set** describing this application in detail including, but not limited to:

- |   |   |  |
|---|---|--|
| • Project Team                                | • Building Square Footage                       | • Value of Land  |
| • Existing Conditions                         | • Number of Dwelling Units                      | • Estimated Project Cost                                     |
| • Project Schedule                            | • Auto and Bike Parking Stalls                  | • Number of Construction & Full-Time Equivalent Jobs Created |
| • Proposed Uses (and ft <sup>2</sup> of each) | • Lot Coverage & Usable Open Space Calculations | • Public Subsidy Requested                                   |
| • Hours of Operation                          |   |  |

☒ **Filing Fee:** Refer to the Land Use Application Instructions & Fee Schedule. Make checks payable to: *City Treasurer*.

☒ **Electronic Submittal:** All applicants are required to submit copies of all items submitted in hard copy with their application as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or by e-mail to pcapplications@cityofmadison.com.

☐ **Additional Information** may be required, depending on application. Refer to the Supplemental Submittal Requirements.

## 6. Applicant Declarations

☒ **Pre-application Notification:** The Zoning Code requires that the applicant notify the district alder and any nearby neighborhood and business associations in writing no later than **30 days prior to FILING this request**. List the alderperson, neighborhood association(s), and business association(s) AND the dates you sent the notices:  
A waiver has been granted by Alder Samba Baldeh; see attach Ex. 1

→ If a waiver has been granted to this requirement, please attach any correspondence to this effect to this form.

☒ **Pre-application Meeting with Staff:** Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning and Planning Division staff; note staff persons and date.

Planning Staff: Jessica Vaughn Date: 2/1/17 Zoning Staff: Jenny Kirchgatter Date: 1/18/17

The applicant attests that this form is accurately completed and all required materials are submitted:

Name of Applicant Susan H. Klein Relationship to Property: Sole member of JOT Properties, LLC and SUB Properties, LLC

Authorizing Signature of Property Owner Susan H. Klein Date 2/8/17 1-3





April 26, 2017

City of Madison Planning Department  
215 Martin Luther King Jr., Blvd, Room LL-100  
P.O. Box 2985  
Madison, Wisconsin 53701-2985

**RE: LETTER OF INTENT for Land Use Application (LUA) for Rezoning,  
Conditional Use Permit and Demolition Permit for JOT Properties, LLC and  
SUB Properties, LLC d/b/a Klein's Floral & Greenhouses (hereafter "Klein  
Floral") located at 3758 East Washington Ave., Madison WI**

**NOTICE: This LETTER OF INTENT is in complete substitution of the Letter of  
Intent filed with the initial submission on February 8, 2017.**

**PROJECT TITLE: Klein's Floral & Greenhouses Redevelopment**

To Whom It May Concern:

We begin this Letter of Intent (LOI) with a brief history of Klein's Floral & Greenhouses. The present owners of the Property (see "legal description" attached to this LOI as Exhibit A) subject to this LUA are JOT Properties, LLC and SUB Properties, LLC both of which entities are owned and controlled by Susan H. Klein who is the sole member of each LLC. JOT Properties, LLC is also the operator of Klein Floral. Ms. Klein is the 3<sup>rd</sup> generation of Kleins owning and operating Klein Floral. Her grandfather, Frederick Klein, started the business in 1913 at this same location and it has remained in the family ever since. Sue has 4 children, 2 of whom are planning to follow in her footsteps and will continue operation of the business into a fourth generation.

It is the anticipation of this 4<sup>th</sup> generation of family operation that is the motivation for this massive modernization and upgrade of this greenhouse and floral facility to a "state of the art" status. A complicating factor in her decision to undertake this project has been the long-term (but vague and uncertain) plan of the Wisconsin Department of Transportation (DOT) to rebuild the intersection of Hwy 51 and East Washington Avenue (Hwy 151). Sue has participated in several meetings with WDOT and the City of Madison to discuss this intersection project and has viewed several different planning scenarios. At the same time that it appears that the intersection project (if or when it occurs) will impact her greenhouse and floral business with respect to visibility and access, there has been no way to determine what the actual impact will be because of the significant uncertainty of what DOT will ultimately decide to do. In addition, the timing for the reconstruction of the intersection is likewise very uncertain. It has been suggested that

reconstruction of the intersection will not come earlier than 2025 and could easily be later than that. In the meantime, as a business person, Sue has no real choice but to go forward with the modernization of her business because a failure on her part to do so, would lead to the eventual demise of her family business. She is not willing to allow that to happen when she has two sons who are anxious to continue in the family footsteps.

This history leads us directly to the LUA and this LOI in support of the LUA.

The presently existing structures on the site are old and inefficient. The house on the premises was the original homestead of Sue's grandfather, Sue's father, and is the house in which Sue grew up. It is obviously a place of untold precious memories for Sue but it is also very old and is in significant need of repair or demolition. With regret, Sue has chosen demolition because of the overriding needs of the business in order to keep the business viable.

In this context, we submit the following specific information regarding this proposed project:

1] **Project Team:**

- a. Land Use Planner / Project Coordinator: Tim Anderson Consulting, LLC  
Contact Person: Tim Anderson  
2126 Yahara Place  
Madison WI 53704
- b. Architect: Linville Architects, LLC  
Contact Person: Ed Linville  
408 E. Wilson St.  
Madison WI 53703
- c. Engineer and Surveyor: Burse Surveying & Engineering, Inc.  
Contact Person: Michelle Burse  
2801 International Lane, Suite 101  
Madison WI 53704
- d. Landscape Architect: Ken Saiki Design  
Contact Person: Pat Saiki  
303 S. Patterson St., Suite 1  
Madison WI 53703
- e. Garden Center Consultant: Growing Places Marketing  
Contact Person: Judy Sharpton  
32 Navigator Lane  
Savanah, Georgia 31410  
Phone No: 770-815-1052

f. Construction Contractor: Supreme Structures, Inc.  
Contact Person: Eric Heise  
2906 Marketplace Drive, Suite A  
Madison WI 53719

g. Attorney: Jerry E. McAdow  
Boardman & Clark, LLP  
1 So. Pinckney St., 4<sup>th</sup> Floor  
P.O. Box 927  
Madison WI 53701-0927  
Ph: 608-286-7203

2] **Existing Conditions:**

Klein Floral & Greenhouses is currently a fully functioning, year-around greenhouse and retail business with an emphasis on growing a wide variety of plants and flowers for sale. The business intends to stay open during the new construction operating out of temporary quarters which will consist of converting a portion of the existing growing greenhouses (hoop houses) at the rear of the Klein's site to accommodate retail sales and administrative offices. Building Inspection has reviewed and accepted this plan pending additional details that will be provided as part of a temporary permit request. The existing house is part of the retail center and contains administrative offices. That house is currently subject to repair and maintenance orders issued by the City Building Inspector but those orders are in a state of suspension subject to the demolition and construction which is the subject of this LUA. The north side of the site that includes the growing greenhouses (hoop houses) will remain undisturbed and will not be included in the proposed construction. This portion of the property will be reconstructed at a later date to be determined.

3] **Project Schedule:**

With the re-filing of this LUA on April 26, 2017, we are aiming at our appearance before the UDC on May 10, 2017, the Plan Commission on May 22, 2017 and the Common Council on June 6, 2017. We will be asking the UDC for "Initial/Final" approval at our meeting on May 10 so that we can stay on the rest of our proposed schedule. Subject to getting all of the required City recommendations and approvals, we would apply for the Demolition permit in early July, 2017. Modification of the existing greenhouse to allow for the continuation of the business during construction would occur in Mid-July, 2017 with actual demolition and construction commencing in late July, 2017. It is anticipated that construction would be completed in late November or early December, 2017 with



an Open House for the new facility being held in early 2018. It is the intention of Sue Klein to have the new facility actually in full operation in early December in order to not miss participation in the December holiday season.

4] **Proposed Uses:**

|  |                |
|--|----------------|
| Greenhouse (growing plants and flowers)<br>plus storage and equipment: ..... | 22,800 sq. ft. |
| Retail sales:.....   | 5,700 sq. ft.  |
| Administrative:.....   | 1,900 sq. ft.  |
| Parking:.....  | 33,672 sq. ft. |
| Landscaping:.....  | 26,236 sq. ft. |

Square footage as presented above is approximate, but accurate to +/- 5%.

5] **Hours of Operation:**

Weekdays: 8:00 a.m. to 6:00 p.m.  
Saturday: 9:00 a.m. to 5:00 p.m.  
Sunday: 10:00 a.m. to 4:00 p.m.  
Springtime hours:  
Weekdays: 8:00 a.m. to 8:00 p.m.  
Saturday: 8:00 a.m. to 6:00 p.m.  
Sunday: 9:00 a.m. to 5:00 p.m.

Holidays hours are variable and all hours of operation are subject to reasonable adjustment according to needs and circumstances.

6] **Building Square footage:**

|                       |                |
|-----------------------|----------------|
| Greenhouses: .....    | 20,700 sq. ft. |
| Storage: .....        | 2,100 sq. ft.  |
| Retail: .....         | 5,700 sq. ft.  |
| Administrative: ..... | 1,900 sq. ft.  |

Square footage as presented above is approximate, but accurate to +/- 5%.

7] **Number of Dwelling Units:**

None.



8] **Number of Auto and Bike Parking Stalls:**

|                                  |                              |
|----------------------------------|------------------------------|
| Auto parking stalls (customer):  | 61                           |
| Auto parking stalls (employees): | 9                            |
| Bike parking stalls:             | 9 (5/customers; 4/employees) |

9] **Lot Coverage and Useable Open Space Calculations:**

|                          |                 |
|--------------------------|-----------------|
| Lot Coverage: .....      | 110,245 sq. ft. |
| Useable Open Space ..... | 26,236 sq. ft.  |

Square footage as presented above is approximate, but accurate to +/- 5%. The Lot Coverage is the estimated square footage as of the time of completion of the proposed new construction combined with the retained existing lot coverage.

10] **Value of Land (excluding presently existing buildings):**

2016 assessed valuation (land only):

JOT Properties, LLC (Parcel No. 251-0810-332-0317-6): \$517,500

SUB Properties, LLC (Parcel No. 251-0810-332-0320-9) \$304,000

Total: \$821,500

(No recent appraisal.)

11] **Estimated Project Cost:**

\$2,750,000

12] **Number of Construction and Full-time Equivalent Jobs Created:**

|                                 |     |
|---------------------------------|-----|
| Construction jobs created:..... | ?*  |
| Full-time equivalent jobs:..... | 5** |

\* To be determined.

\*\* It is not anticipated that the Klein employee force will substantially increase as a result of the new construction because it will be the continuation of an ongoing business. At the same time, however, the facility will be larger and the Owner anticipates needing to expand her work force by the above estimate. Also, depending upon the season or holiday, part-time employees

are hired from time to time and with growth of the business and with the new facility, it is expected that the part-time work force will also increase.

13] **Public Subsidy Requested:**

None

14] **Rezoning Request**

A small portion of the subject property has not been appropriately zoned (**See Ex. B attached to this LOI**). The area designated in Ex. B has been used by the Greenhouse operation for many, many years, at the same time that it is zoned for residential use. This has been largely overlooked by everyone as a kind of “grandfathered” use which was not being objected to by nor harming anyone. We are seeking the rezoning of the entire Property described in attached **Exhibit A** (referred to as Lot 1 in proposed CSM) to zoning classification CC-T (Commercial Corridor Transitional District) in order to resolve this concern for all future purposes.

15] **Conditional Use Permits**

To facilitate the continued operation of this floral facility and the new construction, we request the granting of the following conditional uses:

- a. To permit outdoor storage in an area having an approximate size of 8 x 70' which will be covered by a metal roof. The product to be stored in this area is bagged soils and mulches, open to the view of customers so they will be aware of its availability for their purchase. It is proposed to be located as far away as possible from any residential area. Specifically, the outdoor storage area will be located near the center of the Property and away from the residences which are located on the Easterly side of the Property. It will be in a fenced in area and securely locked up at the end of each business day.
- b. To permit the construction of a building having an area in excess of 25,000 sq. ft. (see Project Plans)

16] **Curbside Landscaping**

Based upon the revised location of the new building, which is now set further back from Ms. Klein's property line in order to allow the placement and construction of the 2-way driveway, together with limited parking, Ms. Klein has had to significantly curtail the amount of landscaping which she wanted to place

in front of the new building. Where possible, she continues to wish to provide seasonal landscaping as described below but on a reduced scale.

She specifically wishes to avoid any requirement for planting trees along this street because they would shade and detract from the seasonal landscaping. Her landscaping plans include the planting of attractive spring annuals which mature into summer "annuals". In the fall, she would change out the summer annuals and plant fall mums, grasses, kale and other fall plants. In the winter, there would be evergreens. Some plants will be in containers which can be moved from time to time. With these plans in mind, she is requesting that any requirement for the planting of curbside trees would be waived.

17] **Fire Access**

The proposed building will be fully "sprinkled" for fire suppression. In addition, based upon conversations we have had with the Madison Fire Department, it is our understanding that we will have adequate emergency vehicle and hydrant access for the proposed new structures subject to the Fire Department confirming sufficient pressure in the existing hydrants.

18] **Joint Access Easement**

SUB Properties, LLC and Washington East LLC (Scott Faust) entered into a "Grant of Reciprocal Easements" on March 4, 1999 under the terms of which a joint and mutual access easement (and other easement access rights) was agreed to by the parties. A copy of that easement agreement is attached to this LOI as **Exhibit C** (consisting of 16 pages). We have engaged in long-term negotiations with Mr. Faust and Walgreens (tenant of Mr. Faust) seeking to arrive at an agreed interpretation of the terms of the easement agreement. As a result of these negotiations, Sue Klein has made numerous concessions in order to avoid a conflict with Mr. Faust and Walgreens. Specifically and most importantly, Sue Klein has agreed with Mr. Faust and Walgreens to construct a 2-way driveway in front of her proposed new building which will connect Access Point D (the most easterly access point on her property) with Mr. Faust's property (as leased by Walgreens). This reluctant concession by Ms. Klein led directly to the plan revisions which has necessitated this resubmission, including building relocation, parking relocation and a major reduction in the amount of landscaping which she initially wanted to plant in front of the new greenhouses.

In addition, in response to the objections of Walgreens, Ms. Klein has also revised her truck turn-around plans so that no change whatsoever is being made to the radius of the Walgreens truck turn-around track.

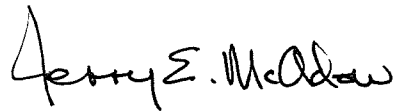


With these revisions and these agreements, we believe that we have satisfied the positions taken by Mr. Faust and Walgreens and that as revised, both Mr. Faust and Walgreens will withdraw their prior objections to Ms. Klein's site plan. We are seeking a written statement from them to that effect and when received, we will deliver it to City Traffic Engineering and the City Planning Department.

Please call the undersigned if there are any questions regarding this LOI or if anyone feels that additional information is needed or would be useful in order to proceed. Thank you for your consideration.

Sincerely,

BOARDMAN & CLARK LLP

A handwritten signature in black ink that reads "Jerry E. McAdow". The signature is written in a cursive, slightly stylized font.

Jerry E. McAdow

JEM:pr



Klein's Floral and Greenhouses, Inc. Proposed Lot 1  
Metes and Bounds Description For Rezone

Part of Lot 2, Certified Survey Map Number 9499, as recorded in Volume 54 of Certified Survey Maps, on pages 136-139, as Document Number 3169025, Dane County Registry and part of Outlots 109, 111, 112 and 113, Burke Assessor's Plat No. 1, as recorded in Volume 9 of plats, on pages 15-21, as Document Number 593673, Dane County Registry, located in the Northwest Quarter of the Northwest Quarter of Section 33, Township 08 North, Range 10 East, City of Madison, Dane County, Wisconsin, more fully described as follows:

Beginning at the west corner of said Lot 2;  
thence North 48 degrees 43 minutes 50 seconds East along the northwest line of said Lot 2, 381.92 feet;  
thence South 42 degrees 51 minutes 37 seconds East, 212.91 feet;  
thence South 48 degrees 43 minutes 04 seconds West, 10.00 feet;  
thence North 42 degrees 45 minutes 47 seconds West, 50.75 feet;  
thence South 48 degrees 08 minutes 27 seconds West, 49.94 feet;  
thence South 42 degrees 48 minutes 12 seconds East, 235.00 feet to the northwest right of way line of East Washington Avenue;  
thence South 48 degrees 43 minutes 04 seconds West along said northwest right of way line, 200.15 feet;  
thence North 42 degrees 49 minutes 28 seconds West along said northwest right of way line, 3.10 feet to a point of curvature;  
thence 13.08 feet along the arc of a curve to the right and along said northwest right of way line, through a central angle of 21 degrees 07 minutes 01 second, a radius of 35.50 feet, a chord bearing North 74 degrees 22 minutes 31 seconds West and a chord length of 13.01 feet;  
thence South 48 degrees 43 minutes 04 seconds West along said northwest right of way line, 114.88 feet to the south corner of aforementioned Lot 2;  
thence North 42 degrees 49 minutes 10 seconds West along the southwest line of said Lot 2, 383.75 feet to the Point of Beginning.  
This description contains 138, 779 square feet or 3.1859 acres,

Bearings are based upon the Wisconsin County Coordinate System (Dane Zone)

Prepared By:  
Burse Surveying and Engineering, Inc.  
2801 International Lane, Suite 101  
Madison WI, 53704

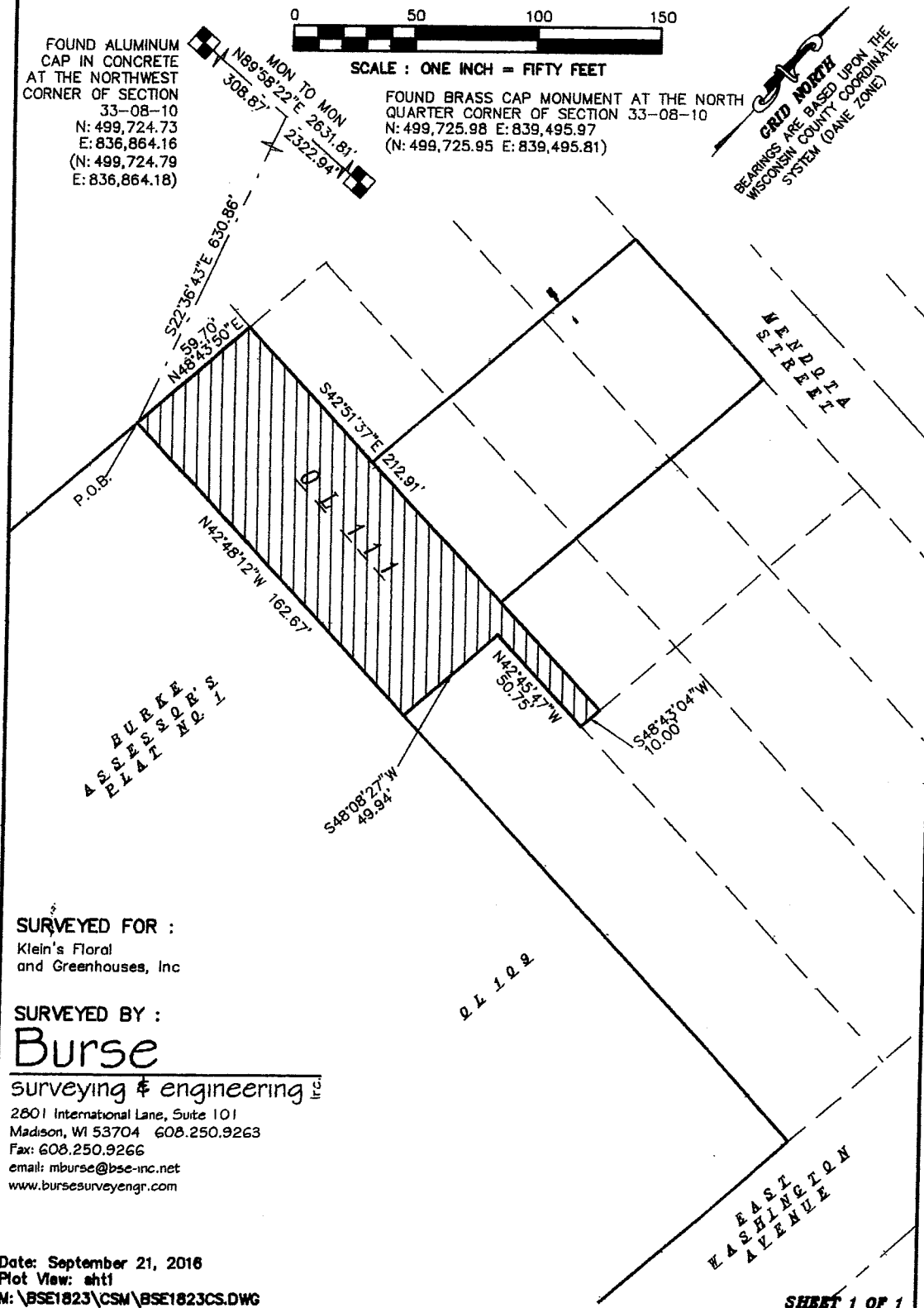
F:\DOCS\WD\58929\35\A2690194.DOCX

**EXHIBIT A**

SCALE : ONE INCH = FIFTY FEET

FOUND BRASS CAP MONUMENT AT THE NORTH  
QUARTER CORNER OF SECTION 33-08-10  
N: 499,725.98 E: 839,495.97  
(N: 499,725.95 E: 839,495.81)

**GRID NORTH**  
BEARINGS ARE BASED UPON THE  
WISCONSIN COUNTY COORDINATE  
SYSTEM (DANE ZONE)



SURVEYED FOR :

Klein's Floral  
and Greenhouses, Inc

**SURVEYED BY :**

# Burse

## surveying & engineering

2801 International Lane, Suite 101

Madison, WI 53704 608.250.9263

**Fax: 608.250.9266**

email: [mburse@bse-inc.net](mailto:mburse@bse-inc.net)

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

**Date: September 21, 2016**

Plot View: sht1

M: \BSE1823\CSM\BSE1823CS.DWG

**SHEET 1 OF 1**

Klein's Floral and Greenhouses, Inc. Proposed Lot 1  
Metes and Bounds Description For Rezone

Part of Outlot 111, Burke Assessor's Plat No. 1, as recorded in Volume 9 of plats, on pages 15-21, as Document Number 593673, Dane County Registry, located in the Northwest Quarter of the Northwest Quarter of Section 33, Township 08 North, Range 10 East, City of Madison, Dane County, Wisconsin, more fully described as follows:

Commencing at the northwest corner of said Section 33;  
thence North 89 degrees 58 minutes 22 seconds East, 551.15 feet;  
thence South 00 degrees 01 minutes 38 seconds, 582.48 feet to the northwest corner of said Outlot 111 and the Point of Beginning;  
thence North 48 degrees 43 minutes 50 seconds East along the northwest line of said Outlot 111, 59.70 feet;  
thence South 42 degrees 51 minutes 37 seconds East, 212.91 feet;  
thence South 48 degrees 43 minutes 04 seconds West, 10.00 feet;  
thence North 42 degrees 45 minutes 47 seconds West, 50.75 feet;  
thence South 48 degrees 08 minutes 27 seconds West, 49.94 feet to the west line of said Outlot 111;  
thence North 42 degrees 48 minutes 12 seconds West along the said west line, 162.67 feet to the Point of Beginning.

This description contains 10,207 square feet or 0.2343 acres.

Bearings are based upon the Wisconsin County Coordinate System (Dane Zone)

Prepared By:  
Burse Surveying and Engineering, Inc.  
2801 International Lane, Suite 101  
Madison WI, 53704

BSE1823\CSM\Descriptions\Rezone.doc

DANE COUNTY  
REGISTER OF DEEDS

31061 J.L.C.

04-26-1999 2:55 PM

Trans. Fee

Rec. Fee 40.00  
Pages 16

RESTRICTIVE COVENANT,  
GRANT OF RECIPROCAL EASEMENTS  
AND TERMINATION OF PRIOR  
EASEMENTS

000581

Name & Return Address:

Bruce Newdager  
122 West Washington Avenue, 6th floor  
Madison, WI 53703

Parcel Identification Nos.: 60-0810-332-0318-4  
60-0810-332-0319-2  
60-0810-332-0317-6

This Agreement for Restrictive Covenant, to Grant Reciprocal Easements and to Terminate Prior Easements made this 4 day of March, 1999, by and between the SUB Properties, LLC (hereafter referred to as the "SUB"), the Klein Trust dated 12/8/92 (hereafter referred to as the "Klein Trust") and Washington East LLC (hereafter referred to as "Washington"),

RECITALS

WHEREAS, on the effective date of this restrictive covenant and reciprocal grant of easement rights, SUB owns parcel 1 as identified on EXHIBIT A attached hereto and incorporated herein by reference; and

WHEREAS, Washington owns parcel 2 as identified on EXHIBIT A; and

WHEREAS, the Klein Trust owns parcel 3 as identified on EXHIBIT A; and

EXHIBIT C

16  
10



WHEREAS, it is intended that the driveway access points designated as A, B, C and D on **EXHIBIT A** are the four exclusive points at which vehicles can accomplish ingress and egress to and from the three numbered parcels at the time of completion of construction of a retail building for Walgreen Co. on parcel 2; and

WHEREAS, the legal descriptions and tax parcel numbers of Parcels of 1, 2 and 3 are set forth in attached **Exhibit B** and the legal descriptions of the center points of Access Points A, B, C and D are set forth in attached **Exhibit C**;

WHEREAS, the parties hereto wish to mutually grant rights and interests to each other to the end that their respective invitees, permittees and assignees will be perpetually authorized and entitled to have access to all four access points subject to the terms and conditions of this Agreement, and

WHEREAS, Parcels 1, 2 and 3 are subject to certain existing easements (the Prior Easements) described on attached **Exhibit D**.

NOW, THEREFORE, for and in consideration of the above-stated recitals and the mutual covenants and agreements hereinafter set forth, the Parties hereto covenant, grant and agree as follows:

1. **Grant of Reciprocal Easements.** Subject to the conditions, limitations and/or reservations set forth in this Agreement, SUB and the Klein Trust hereby grant to Washington, its invitees, permittees and assignees and Washington hereby grants to SUB and the Klein Trust and their invitees, permittees and assignees the following non-exclusive, perpetual, reciprocal easement:

An easement for vehicular and pedestrian ingress, egress and access on and over the paved driveways and roadways designated on **EXHIBIT A** by the dashed line which interconnects all four access points designated as A, B, C and D. This grant of easement shall and hereby does reciprocally permit the passage of motor vehicles and pedestrians between all such access points and to and from the parking areas on each of the three parcels. The curb cuts at the four access points shall be approximately thirty (30) feet in width. The paved driveways and roadways shall be generally thirty (30) feet in width, except that each owner, subject to approval by the City of Madison, shall have the right for reasonable cause to decrease that width provided the driveway or roadway as reduced in width continues to provide reasonable two-way travel by motor vehicles (included trucks which normally service the needs of the owners).

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There shall be no cross parking among the parcels, except that this shall not apply to cross parking between Parcels 1 and 2 after conveyance of Parcel 1 to Washington.

Parcel 1 is included as a part of the Walgreens Leased Premises pursuant to the Walgreens Lease (as described in paragraph 8).

2. **Modification to Grant of Easement.**

(a) Access point C shall not be relocated without the prior written consent of the owners of both Parcels 2 and Parcels 3.

(b) With respect to Access Point D as located on Exhibit A, as between the parties hereto, the Klein Trust reserves the right to develop an additional or alternative roadway access along its easterly property line to its northerly property line and then moving in a westerly direction to provide connection to the northerly portion of Parcel 2 (but not to interfere with truck loading areas) and to also provide access to and across Parcel 2 and to Access Points A, B and C. Simultaneously, motor vehicles shall be entitled to move from Parcel 2 on and over such newly created roadway easement to Parcel 3 so that Washington and/or its assigns shall have continuing and additional access to Access Point D.

(c) Except as provided in paragraph 2(a), the owner of each of Parcels 1, 2 and 3 shall have the right from time to time to relocate the access points and driveways located within the owner's parcel (including specifically the right to modify access between Parcels 1 and 2 to accommodate the creation of a joint parking lot at such time as Parcel 1 is conveyed to Washington), and to demolish and construct buildings within each owner's parcel, but only upon fulfillment of the conditions in paragraph 2(d).

(d) The conditions to the exercise of the rights described in paragraph 2(c) are:

(i) The parcel undergoing relocation or improvement (the Affected Parcel) shall meet all parking requirements required by the City of Madison without reliance on parking on any other parcel.

(ii) Access Point B shall not be relocated prior to April 1, 2009 or such earlier date as the parties may mutually agree.

(iii) Reasonable access across the Affected Parcel to the other two parcels shall be preserved.

(iv) The building setback from East Washington Avenue as required by applicable City of Madison ordinances, shall be followed.

(v) If the Affected Parcel is parcel 2, and if Walgreen, Co. is a tenant of that parcel, any relocation or construction on said Parcel 2 shall require the consent of Walgreen Co., which shall not be unreasonably withheld or delayed.

(vi) Any relocation of any access point or driveway within the Affected Parcel shall be done expeditiously and in a manner to minimize interference with the access rights of the owners of the other parcels. The owner of the Affected Parcel shall at all times during construction maintain reasonable access over some portion of the Affected Parcel for the benefit other parcels.

(vii) Each party hereto agrees to give the other party written notice of any intended significant modification and thereby provide the non-modifying party an opportunity to comment upon the modification in or at any required City hearing on the subject. Subject to the approval of the modification by the City of Madison and compliance with the terms of this Agreement, the parties hereto agree to execute a modification of this Easement Agreement in recordable form in order to ratify and preserve reciprocal easement rights for each party on, over and across any relocated reciprocal easement, including but not limited to the conceptual easement over the new roadway as approximately located on attached **Exhibit E**.

3. **Indemnification.** Each party hereto having rights with respect to an easement granted to the other party hereunder shall indemnify and hold harmless the party whose parcel is subject to the easement from and against all claims, liabilities and expenses (including reasonable attorneys' fees) relating to accidents, injuries, loss or damage of or to any person or property arising from or in any manner relating to the use by the indemnifying party or its invitees, permittees or assignees of any easement granted hereunder, except as may result from the gross negligence or intentional misconduct of the party whose parcel is subject to the easement.
4. **No Public Rights or Implied Easements.** Nothing contained in this Easement Agreement shall create or be construed as creating any rights in the general public or as dedicating for public use any portion of the driveway and roadway easements described above.

5. **Maintenance.** Each party shall maintain the easement roadway and driveway access points located within its particular parcel in a safe and clean condition at its sole cost and expense. This obligation shall include but not be limited to snow removal, repair of potholes and cracks and cleaning as needed. In the event a party (the defaulting party) hereto fails to maintain the roadway or access point in a safe condition as defined by reasonable standards of maintenance, any other party shall have the right to give the defaulting party notice of default. If the defaulting party does not commence and diligently pursue completion of the needed maintenance within 30 days after the giving of the notice, any other party may undertake the needed repair and bill the defaulting party for the costs of the repair and the reasonable costs of collection, including attorneys' fees. No prior notice need be given to the defaulting party in case of an emergency but any other party shall give the defaulting party such oral or written notice as is possible under the circumstances of the emergency. If the defaulting party does not pay such costs within 10 days after demand, the defaulting party shall be liable for interest on those costs from the date of demand until paid at the rate of 12 percent per year.

Notwithstanding any other provision in this paragraph to the contrary, the parties hereto agree that the joint driveway at Access Point C and easement area serving this Access Point and the 24-hour pharmacy drive-up service of Walgreens shall be snowplowed and maintained for winter driving conditions solely by Washington (or its tenant) at its sole cost and expense.

6. **Remedies and Enforcement in the Event of Default.** In the event of any default by any of the Parties to this Agreement in the performance of their obligations hereunder, any non-defaulting party shall be entitled to full and adequate relief by injunction and/or all such other available legal and equitable remedies on the consequences of any such default, including the remedy of specific performance. It is agreed by the Parties that no default under this Agreement shall entitle any party to cancel, rescind or otherwise terminate this Easement Agreement.

As long as Walgreens is a tenant of Washington with respect to Parcel 2, it shall be deemed to be a third party beneficiary of this Agreement and shall have the right but not the obligation to enforce this Agreement and/or to cure defaults under this Agreement committed by the owner of Parcel 2. Any other tenant of Parcels 1, 2 or 3 may be provided with the rights of a third party beneficiary of this Agreement by the Tenant's Landlord, but only on a lease by lease basis and such tenants shall have the right but not

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the obligation to enforce this Agreement and/or to cure defaults under this Agreement committed by their respective landlords.

Any owner of a parcel who as landlord gives such rights to a tenant shall promptly give written notice of such fact and the name and address of the tenant to the other owners. No tenant other than Walgreen Co. shall have the right to approve or disapprove amendments to this agreement unless all owners so agree in writing.

7. **Term of Easement.** This Easement Agreement shall remain in full force and effect in perpetuity, subject to the modification of location of easements as set forth in paragraph 2 of this Agreement.
8. **Restrictive Covenant.** SUB covenants and agrees that at no time between the date of this Agreement and ~~prior to the conveyance of Parcel 1 to~~ Washington shall Parcel 1 be used as or for a prescription pharmacy, drug store, the sale of health or beauty aids, the providing of photo finishing services or the sale of photo film or greeting cards.

until Parcel 1 is included as a part of the Walgreens Lease. Premises pursuant to the Walgreen Lease for a Walgreen shall become the owner thereof.

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9. **Miscellaneous.**

- 9.1 **Attorneys' Fees.** In the event any party institutes any legal action or proceeding for the enforcement of any right or obligation under the terms of this Agreement, the prevailing party shall be entitled to recover its costs and reasonable attorneys' fees incurred in the preparation and prosecution of such action or proceeding.
- 9.2 **No Waiver.** No waiver of any default of any obligation by any party to this Agreement shall be implied from any omission to enforce the terms of this Agreement by the other party with respect to such default.
- 9.3 **No Agency.** Nothing in this Agreement shall be deemed or construed by either party or by any third person to create the relationship of principal and agent or of limited or general partners or of joint venturers or of any other association between the parties hereto.
- 9.4 **Covenants to Run With the Land.** It is intended and agreed that the reciprocal easement, rights and obligations set forth in this Agreement shall run with the land and create equitable servitudes in favor of the real estate benefited thereby and shall bind every person

Walgreens' Lease of Parcel 2 includes rights in favor of Walgreens for Parcel 1 (at a future date at Walgreens' option) to be incorporated as a part of Walgreens' Leased Premises under the Walgreens Lease. Said rights are recorded as a part of the Memorandum of the Walgreens Lease and notice of said rights is hereby given.

SKL

or entity having any fee, leasehold or other interest therein and shall inure to the benefit of and be binding upon the Parties hereto and their respective successors, assigns, heirs, and personal representatives.

- 9.5 **Severability and Enforceability.** Each provision of this Grant of Reciprocal Easement is hereby agreed to be independent of and severable from the remainder of the agreement. If any provision contained herein shall be held to be invalid or unenforceable or not to run with the land, such holdings shall not affect the validity or enforceability of the remainder of this Agreement.
- 9.6 **Entire Agreement.** This Agreement contains the complete understanding and agreement of the parties hereto with respect to all matters referred to herein and all prior representations, negotiations and understandings are superseded hereby.
- 9.7 **Governing Law.** The laws of the state of Wisconsin shall govern the interpretation, validity and enforcement of this Agreement.
- 9.8 **Amendment.** Any amendment to this agreement shall be in writing and signed by the owners of each of parcels 1, 2 and 3 and, as long as Walgreen Co. is a tenant of parcel 2, by Walgreen Co.
- 9.9 **Consents.** No consent required or contemplated by this Agreement shall be unreasonably withheld or delayed.
- 9.10 **The Prior Easements** are terminated in their entirety, except any utility easements described in the Prior Easements shall continue in effect.
- 9.11 In the event any of parcels 1, 2 or 3 are encumbered by mortgages or other liens, the owners of any such parcel covenant and agree to obtain the written consent of any such mortgagees or lienholders to the easements established by this Agreement.

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement as of the date first above written.

KLEIN TRUST dated 12/8/92

By: Susan Klein-Larson, Trustee  
Susan Klein Larson, Trustee



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SUB PROPERTIES, LLC

By: Susan Klein-Larson, Member  
Susan Klein Larson, Member

WASHINGTON EAST LLC

By: Nevac Group Ltd., Manager

By: Bruce D. Neviasser  
Bruce D. Neviasser, Secretary

Walgreen Co., as evidenced by its signature below, joins in this Agreement for the purpose of acknowledging and approving the form and substance of this Agreement and in consideration of the rights which it acquires hereunder, to agree to comply with all of the terms and provisions of this Agreement which impose obligations upon it.

WALGREEN CO.

By: [Signature]  
Vice President

STATE OF WISCONSIN           )  
  )ss.  
COUNTY OF DANE            )

Personally came before me this 5th day of March, 1999 the above named Susan Klein Larson, Trustee of the Klein Trust dated 12/8/92, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Jerry E. McAdams  
Jerry E. McAdams  
Notary Public, State of Wisconsin  
My commission: is permanent

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STATE OF WISCONSIN       )  
                                  )ss.  
COUNTY OF DANE        )

Personally came before me this 5<sup>th</sup> day of March, 1999 the above named Susan Klein Larson, Member of SUB Properties, LLC, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Jerry E. McAdow  
Jerry E. McAdow  
Notary Public, State of Wisconsin  
My commission: is permanent

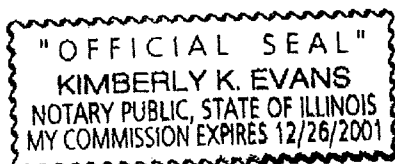
STATE OF WISCONSIN       )  
                                  )ss.  
COUNTY OF DANE        )

Personally came before me this 4<sup>th</sup> day of March, 1999 the above named Bruce D. Neviasser, Secretary of Nevac Group, Ltd. to me known to be the person who executed the foregoing instrument and acknowledged the same.

Jerry E. McAdow  
Jerry E. McAdow  
Notary Public, State of Wisconsin  
My commission: is permanent

STATE OF ILLINOIS       )  
                                  )ss.  
COUNTY OF LAKE        )

Personally came before me this 16<sup>th</sup> day of ~~March~~ <sup>April</sup>, 1999 the above named Allan M. Resnick, Vice President of Walgreen Co., to me known to be the person who executed the foregoing instrument and acknowledged the same.



K. K. Evans  
Notary Public, State of Illinois  
My commission:

17  
5  
5  
4  
2

Access  
Point A.



|             |          |       |  |
|-------------|----------|-------|--|
| MISC INFO   |          | SHEET |  |
| DATE        | 44/70/76 | C17   |  |
| PROJECT NO. | 4401-100 |       |  |
| ISSUED BY   | THOMAS   |       |  |
| DATE        | 4/11/76  |       |  |
| APPROVED BY | REMARKS  |       |  |
| DATE        | 10/2/76  |       |  |

**EXHIBIT B**Parcel 1:

Lot 1, Certified Survey Map No. 150-A, recorded in Volume 1 of Certified Survey Maps, page 150, as Document No. 1107113, in the City of Madison, Dane County, Wisconsin. EXCEPT those parts described as follows:

1. That part conveyed by Quit Claim Deed, recorded in Volume 782 of Deeds, page 338, as Document No. 1107912; and
2. That part awarded by Award of Damages, recorded in Volume 188 of Records, page 410, as Document No. 1268861.

(Being a part of Outlot 109, Burke Assessor's Plat No. 1, in the City of Madison.)

Parcel No.: 60-0810-332-0319-2

Parcel 3:

The NE 200 ft of Outlot 109, Assessor's Plat No. 1, Town of Burke, except SE 5 feet thereof for street as awarded by Award of Damages, recorded in Volume 188 of Records, page 407, as Document No. 1268860.

Parcel No.: 60-0810-332-0317-6

Parcel 2:

Parcel 2 consists of a Retail Parcel and a Surplus Parcel described as follows:

Retail Parcel

Part of Lot 2 of Certified Survey Map Number 150-A, recorded in Volume 1 of Certified Survey Maps of Dane County on Pages 150 and 150-A, Document Number 1107113, Dane County Registry, and located in the NW 1/4 of the NW 1/4 of Section 33, T8N, R10E, City of Madison, Dane County, Wisconsin, more fully described as follows:

Commencing at the most easterly corner of said Lot 2;

Thence S 48° 15' 30" W, 121.66 feet along the northwesterly line of U.S. Highway 151, also known as East Washington Avenue, to the point of beginning of this description (previously recorded as bearing N 48° 22' E);

Thence continuing S 48° 15' 30" W, 44.34 feet along said northwesterly line, (previously recorded as bearing N 48° 22' E);

Thence S 62° 58' 48" W, 35.40 feet;

Thence N 43° 16' 30" W, 10.00 feet along said northwesterly line (previously recorded as bearing S 43° 15' E);

Thence S 48° 15' 30" W, 170.00 feet continuing along said northwesterly line (previously recorded as bearing N 48° 22' E);

Thence N 43° 16' 26" W, 235.60 feet along the southwesterly line of said Lot 2 (previously recorded as bearing S 43° 15' E);

Thence N 02° 28' 00" W, 191.27 feet along the East line of U.S. Highway 51, also known as North Stoughton Road (previously recorded as 191.6 feet);

Thence N 48° 15' 30" E, 123.29 feet along the northwest line of said Lot 2, (previously recorded as bearing S 48° 21' W);

Thence S 43° 16' 30" E, 402.72 feet to the point of beginning of this description.

This parcel contains 87,335 square feet, (or 2.005 acres) of land, more or less and is subject to easements of record.

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Surplus Parcel

Part of Lot 2 of Certified Survey Map Number 150-A, recorded in Volume 1 of Certified Survey Maps of Dane County on Pages 150 and 150-A, Document Number 1107113, Dane County Registry, and located in the NW 1/4 of the NW 1/4 of Section 33, T8N, R10E, City of Madison, Dane County, Wisconsin, more fully described as follows:

Beginning at the most easterly corner of said Lot 2;

Thence S 48° 15' 30" W, 121.66 feet along the northwesterly line of U.S. Highway 151, also known as East Washington Avenue, (previously recorded as bearing N 48° 22' E);

Thence N 43° 16' 30" W, 402.72 feet;

Thence N 48° 15' 30" E, 121.66 feet along the northwest line of said Lot 2, (previously recorded as bearing S 48° 21' W);

Thence S 43° 16' 30" E, 402.72 feet along the northeast line of said Lot 2 to the point of beginning of this description (previously recorded as 402.6 feet and as N 43° 15' W, 403.4 feet).

This parcel contains 48,977 square feet, (or 1.124 acres) on land, more or less and is subject to easements of record.

Parcel No.: 60-0810-332-0318-4

**EXHIBIT C****Access Point A:**

A point 9.0 feet east of the easterly line of USH 51 (North Stoughton Road) said line being the westerly line of Lot 2 of Certified Survey Map No. 150-A, recorded in Volume 1 of Certified Survey Maps of Dane County on Pages 150 and 150-A, Document No. 1107113, Dane county registry, and located in the NW1/4 of the NW1/4 of Section 33, T8N, R10E, City of Madison, Dane County, Wisconsin, more fully described as follows:

Commencing at the northwest corner of said Lot 2, said point also being the northerly point of said Lot 2 on the easterly line of USH 51; thence S2°28'00"E, 107.70 feet along said easterly line; thence N87°32'00"E, 9.00 feet to the point of beginning of the centerline of a driveway.

**Access Point B:**

A point on the Northwesterly line of East Washington Avenue, also known as U.S. Highway 151, said line also being the Southeast line of Lot 2 of Certified Survey Map Number 150-A, recorded in Volume 1 of Certified Survey Maps of Dane County on Pages 150 and 150-A, Document Number 1107113, Dane County Registry, and located in the NW 1/4 of the NW 1/4 of Section 33, T8N, R10E, City of Madison, Dane County, Wisconsin, more fully described as follows:

Commencing at the most Southerly corner of said Lot 2;  
Thence N 48°15'30" E, 51.00 feet along the Southeast line of said Lot 2 to the point of beginning of the centerline of a driveway.

**Access Point C:**

A point on the Northwesterly line of East Washington Avenue, also known as U.S. Highway 151, said line also being the Southeast line of Lot 2 of Certified Survey Map Number 150-A, recorded in Volume 1 of Certified Survey Maps of Dane County on Pages 150 and 150-A, Document Number 1107113, Dane County Registry, and located in the NW 1/4 of the NW 1/4 of Section 33, T8N, R10E, City of Madison, Dane County, Wisconsin, more fully described as follows:

Commencing at the most Easterly corner of said Lot 2;  
Thence S 48°15'30" W, 121.66 feet along the Southeast line of said Lot 2 to the point of beginning of the centerline of a driveway.

**Access Point D:**

20' southwesterly of the most easterly corner of Parcel 3 as discussed in Exhibit B of this Agreement.

1. Easement and conditions contained in instrument recorded on November 24, 1987, in Volume 10849 of Records, page 34, as Document No. 2055798.
- m. Terms, conditions, restrictions, and provisions relating to the use and maintenance of the easement described as PARCEL 2 of the subject premises contained in instrument recorded on July 24, 1964, in Volume 412 of Records, page 442, as Document No. 1107889 and in instrument recorded on July 24, 1964, in Volume 412 of Records, page 447, as Document No. 1107891.
- n. Easement and conditions recorded on July 24, 1964 in Volume 412 of Misc. Page 445, as Document No. 1107890.
- o. Terms, conditions, restrictions, and provisions relating to the use and maintenance of the easement described at m of the subject premises contained in instrument recorded on February 12, 1988, in Volume 11093 of Records, page 51, as Document No. 2066582.
- p. Easement and conditions contained in instrument recorded on February 12, 1988, in Volume 11093 of Records, page 48, as Document No. 2066581.
- g. Terms, conditions, restrictions, and provisions contained in Easement Agreement and Amendment to Easement Agreement, dated September 25, 1986, as disclosed in Notice of Right of First Refusal, recorded on May 8, 1989 in Volume 12803 of Records, page 7, as Document No. 2139579.

## EXHIBIT D



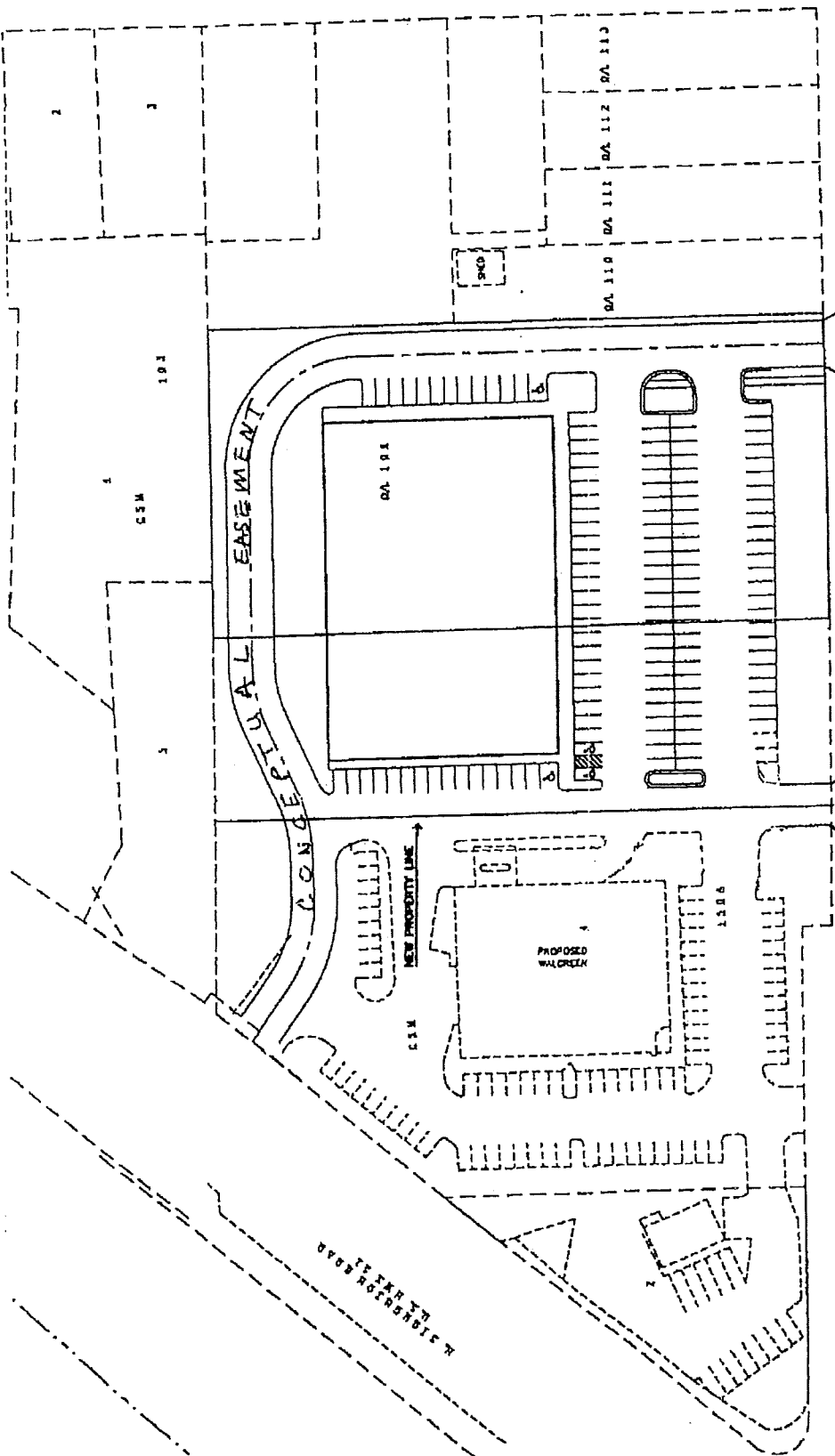
NOTE: PLEASED BE ADVISED THAT THE DOCUMENT GRANTOR(S) HEREBY DIRECT VIEWERS TO IGNORE THE PRINTED TEXT MATERIAL ON THIS MAP. ~~THE~~ THE SPATIAL RELATIONSHIPS OF THE ILLUSTRATIONS ON THE MAP ARE BEING PRESENTED FOR YOUR INFORMATION.

Signed by grantor(s) or grantor(s) agent: Patrick C. Anderson

Date (use black ink) 4/26/99

Name of grantor(s) or grantor(s) agent printed: (use black ink) Patrick C. Anderson

9/1



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LAST REVISION 01/11/99

EXHIBIT E



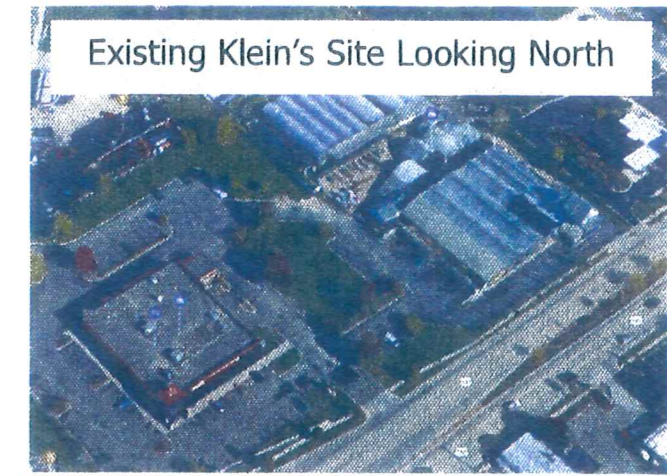
# City of Madison Land Use Application April 26, 2017

Klein's Floral & Greenhouses Redevelopment  
3758 East Washington Avenue, Madison, WI 53704

## Planning Team:

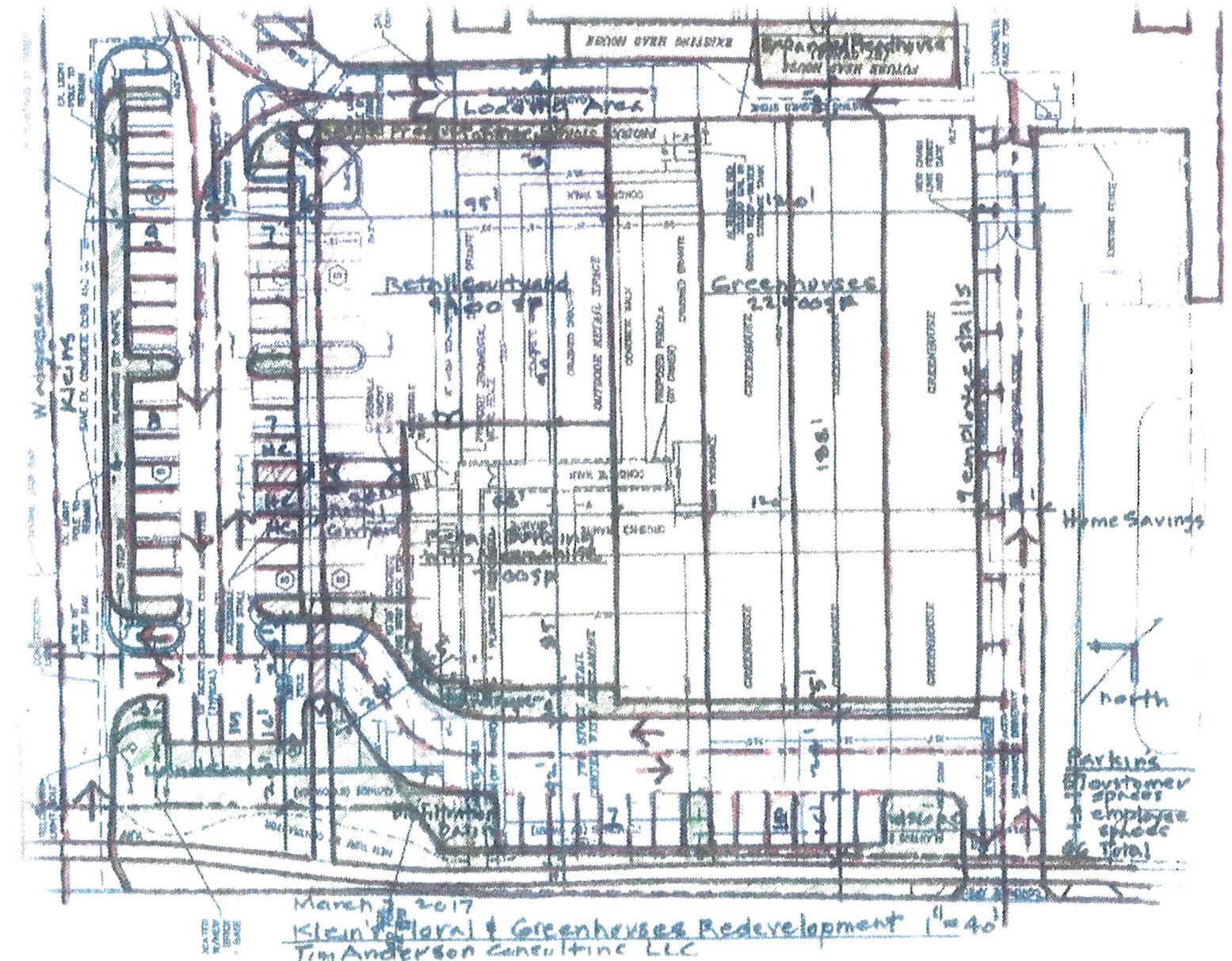
Land Use Planner: Tim Anderson Consulting  
Engineer: Burse Surveying and Engineering  
Landscape Architect: Ken Saiki

Architect: Linville Architects  
Garden Center Consultant: Growing Places  
Design Attorney: Boardman & Clark



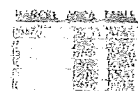
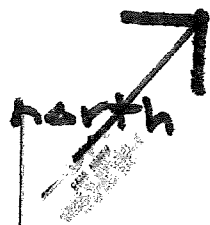
## List of Included Drawings:

- S-100 Site Context Plan
- C-100 Existing Conditions Plan
- C-200 Demolition Plan
- C-300 Site Plan
- C-400 Utility Plan
- C-500 Grading Plan
- C-600 Erosion Control Plan
- C-700 Truck Movement Plan
- C-800 Fire Access Plan
- L-100 Landscape Plan
- L-200 Planting Detail Plan
- L-300 Planting Detail Plan
- L-400 Plant List and Landscape Worksheet
- ~~L-500 Lighting Photometrics~~
- A-100 Building Floor Plan
- A-200 Building Elevations
- ~~A-300 Building Elevations~~





**SITE INFORMATION**  
 SITE AREA: 3.00 ACRES  
 TOTAL WALGREENS PARKING: 75 SPACES  
 TOTAL GREENHOUSE PARKING: 31 SPACES

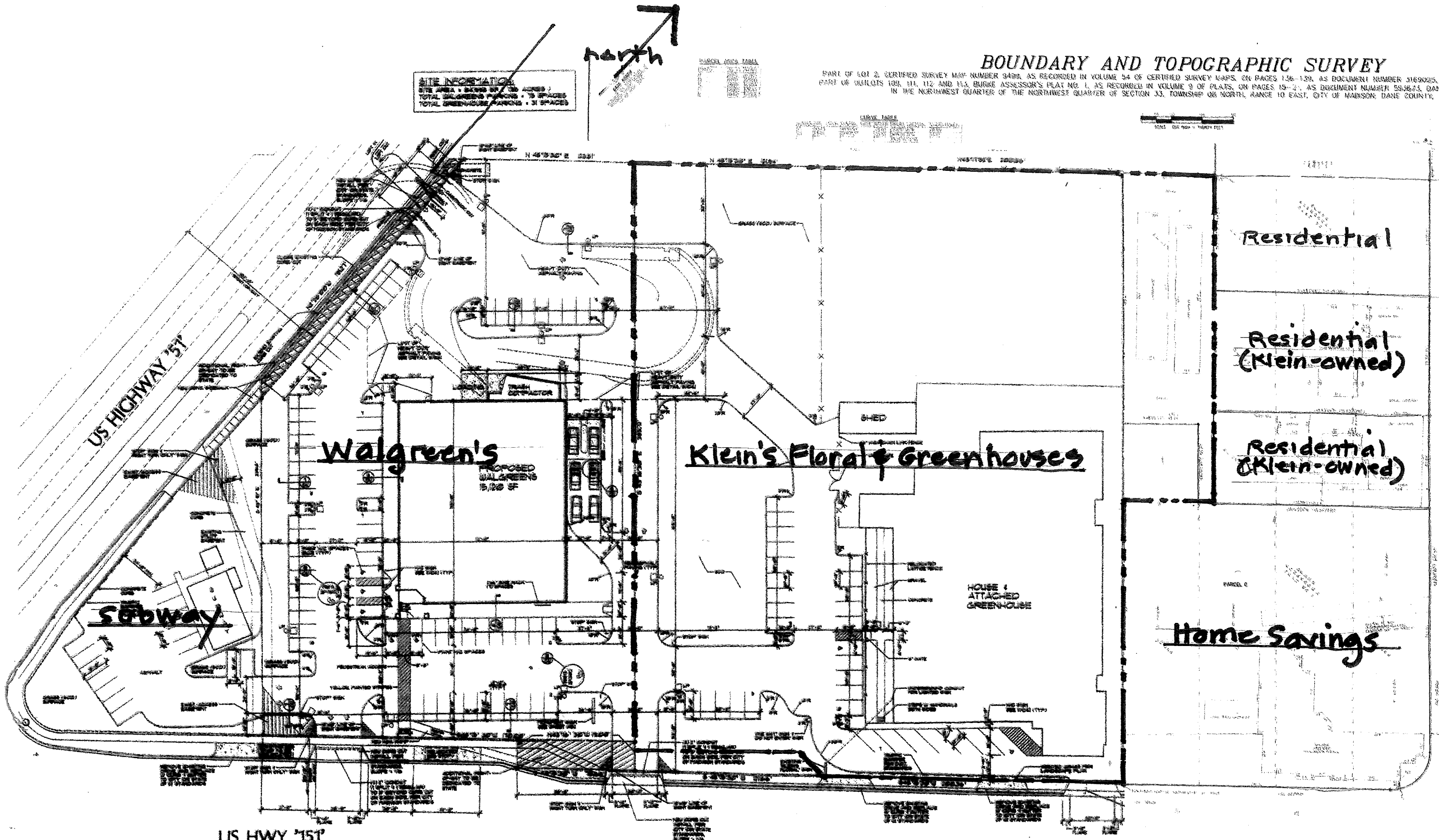


# BOUNDARY AND TOPOGRAPHIC SURVEY

PART OF LOT 2, CERTIFIED SURVEY MAP NUMBER 348A, AS RECORDED IN VOLUME 54 OF CERTIFIED SURVEY MAPS, ON PAGES 136-139, AS DOCUMENT NUMBER 3169025, DANE COUNTY  
 PART OF LOTS 10A, 11A, 11B AND 11C, BURKE ASSESSOR'S PLAT NO. 1, AS RECORDED IN VOLUME 9 OF PLATS, ON PAGES 19-21, AS DOCUMENT NUMBER 553673, DANE COUNTY REC  
 IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 08 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

**CURVE TABLE**

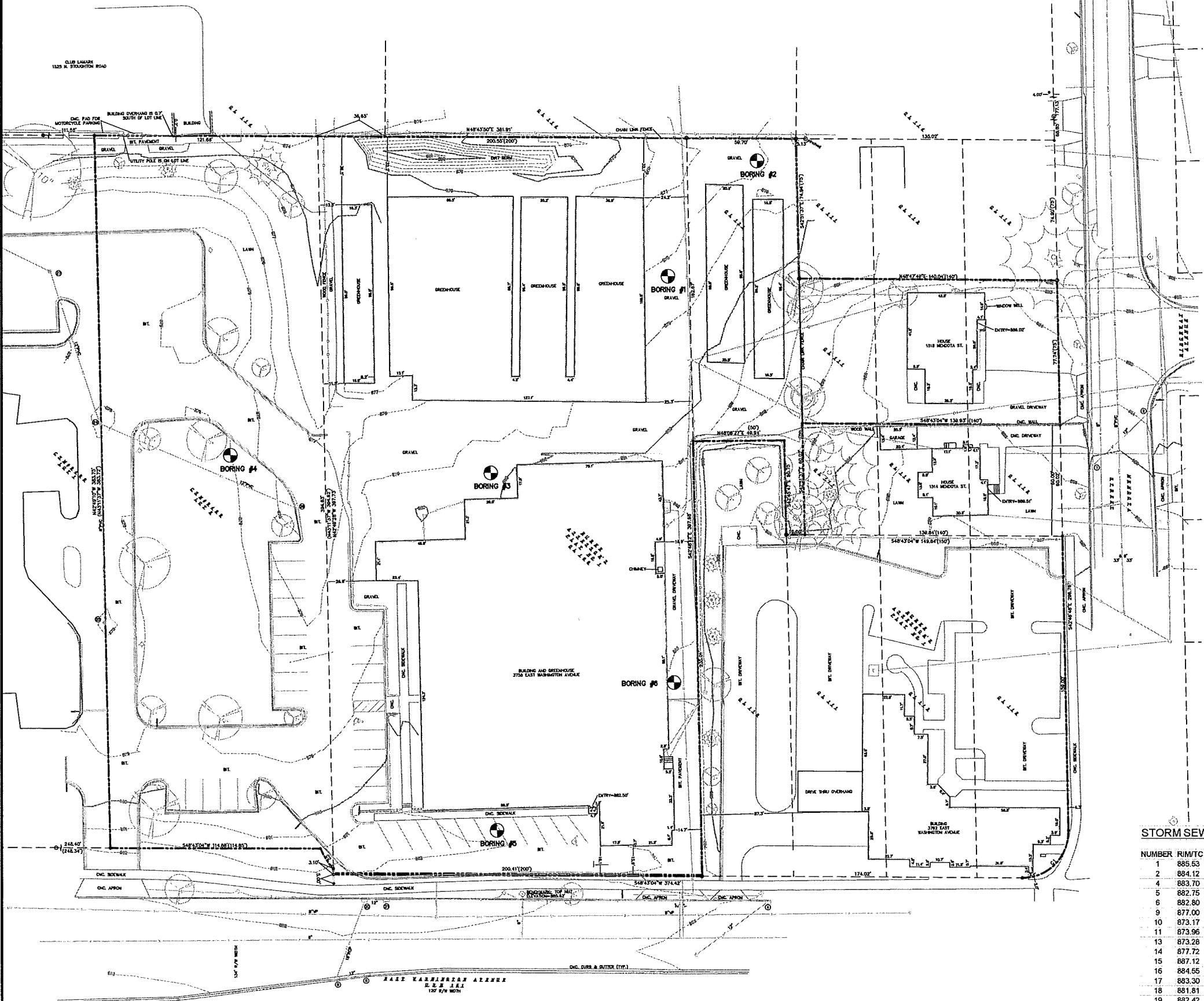
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|---------|-----------------|-------------|-----------|
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| 2       | N 45° 30' 00" E | 228.1       | 228.1     |
| 3       | N 45° 30' 00" E | 228.1       | 228.1     |
| 4       | N 45° 30' 00" E | 228.1       | 228.1     |
| 5       | N 45° 30' 00" E | 228.1       | 228.1     |
| 6       | N 45° 30' 00" E | 228.1       | 228.1     |
| 7       | N 45° 30' 00" E | 228.1       | 228.1     |
| 8       | N 45° 30' 00" E | 228.1       | 228.1     |
| 9       | N 45° 30' 00" E | 228.1       | 228.1     |
| 10      | N 45° 30' 00" E | 228.1       | 228.1     |
| 11      | N 45° 30' 00" E | 228.1       | 228.1     |
| 12      | N 45° 30' 00" E | 228.1       | 228.1     |
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| 22      | N 45° 30' 00" E | 228.1       | 228.1     |
| 23      | N 45° 30' 00" E | 228.1       | 228.1     |
| 24      | N 45° 30' 00" E | 228.1       | 228.1     |
| 25      | N 45° 30' 00" E | 228.1       | 228.1     |
| 26      | N 45° 30' 00" E | 228.1       | 228.1     |
| 27      | N 45° 30' 00" E | 228.1       | 228.1     |
| 28      | N 45° 30' 00" E | 228.1       | 228.1     |
| 29      | N 45° 30' 00" E | 228.1       | 228.1     |
| 30      | N 45° 30' 00" E | 228.1       | 228.1     |
| 31      | N 45° 30' 00" E | 228.1       | 228.1     |
| 32      | N 45° 30' 00" E | 228.1       | 228.1     |
| 33      | N 45° 30' 00" E | 228.1       | 228.1     |
| 34      | N 45° 30' 00" E | 228.1       | 228.1     |
| 35      | N 45° 30' 00" E | 228.1       | 228.1     |
| 36      | N 45° 30' 00" E | 228.1       | 228.1     |
| 37      | N 45° 30' 00" E | 228.1       | 228.1     |
| 38      | N 45° 30' 00" E | 228.1       | 228.1     |
| 39      | N 45° 30' 00" E | 228.1       | 228.1     |
| 40      | N 45° 30' 00" E | 228.1       | 228.1     |
| 41      | N 45° 30' 00" E | 228.1       | 228.1     |
| 42      | N 45° 30' 00" E | 228.1       | 228.1     |
| 43      | N 45° 30' 00" E | 228.1       | 228.1     |
| 44      | N 45° 30' 00" E | 228.1       | 228.1     |
| 45      | N 45° 30' 00" E | 228.1       | 228.1     |
| 46      | N 45° 30' 00" E | 228.1       | 228.1     |
| 47      | N 45° 30' 00" E | 228.1       | 228.1     |
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| 50      | N 45° 30' 00" E | 228.1       | 228.1     |
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| 58      | N 45° 30' 00" E | 228.1       | 228.1     |
| 59      | N 45° 30' 00" E | 228.1       | 228.1     |
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| 62      | N 45° 30' 00" E | 228.1       | 228.1     |
| 63      | N 45° 30' 00" E | 228.1       | 228.1     |
| 64      | N 45° 30' 00" E | 228.1       | 228.1     |
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| 66      | N 45° 30' 00" E | 228.1       | 228.1     |
| 67      | N 45° 30' 00" E | 228.1       | 228.1     |
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| 69      | N 45° 30' 00" E | 228.1       | 228.1     |
| 70      | N 45° 30' 00" E | 228.1       | 228.1     |
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| 72      | N 45° 30' 00" E | 228.1       | 228.1     |
| 73      | N 45° 30' 00" E | 228.1       | 228.1     |
| 74      | N 45° 30' 00" E | 228.1       | 228.1     |
| 75      | N 45° 30' 00" E | 228.1       | 228.1     |
| 76      | N 45° 30' 00" E | 228.1       | 228.1     |
| 77      | N 45° 30' 00" E | 228.1       | 228.1     |
| 78      | N 45° 30' 00" E | 228.1       | 228.1     |
| 79      | N 45° 30' 00" E | 228.1       | 228.1     |
| 80      | N 45° 30' 00" E | 228.1       | 228.1     |
| 81      | N 45° 30' 00" E | 228.1       | 228.1     |
| 82      | N 45° 30' 00" E | 228.1       | 228.1     |
| 83      | N 45° 30' 00" E | 228.1       | 228.1     |
| 84      | N 45° 30' 00" E | 228.1       | 228.1     |
| 85      | N 45° 30' 00" E | 228.1       | 228.1     |
| 86      | N 45° 30' 00" E | 228.1       | 228.1     |
| 87      | N 45° 30' 00" E | 228.1       | 228.1     |
| 88      | N 45° 30' 00" E | 228.1       | 228.1     |
| 89      | N 45° 30' 00" E | 228.1       | 228.1     |
| 90      | N 45° 30' 00" E | 228.1       | 228.1     |
| 91      | N 45° 30' 00" E | 228.1       | 228.1     |
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| 93      | N 45° 30' 00" E | 228.1       | 228.1     |
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| 100     | N 45° 30' 00" E | 228.1       | 228.1     |



US HWY 51  
 (E WASHINGTON AVE)

Klein's Redevelopment - Site Context Plan S-100

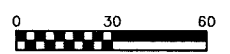
PART OF LOT 2, CERTIFIED SURVEY MAP NUMBER 9499, AS RECORDED IN VOLUME 54 OF CERTIFIED SURVEY MAPS, ON PAGES 136-139, AS DOCUMENT NUMBER 3169025, DANE COUNTY REGISTRY AND PART OF OUTLOTS 109, 111, 112 AND 113, BURKE ASSESSOR'S PLAT NO. 1, AS RECORDED IN VOLUME 9 OF PLATS, ON PAGES 15-21, AS DOCUMENT NUMBER 593673, DANE COUNTY REGISTRY, LOCATED IN THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 08 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



**LEGEND**

- 3/4" SOLID IRON ROD FOUND UNLESS NOTED
- 1" IRON PIPE FOUND UNLESS NOTED
- RAILROAD SPIKE FOUND
- SET CUT X
- SET MAG NAIL
- 3/4" x 18" SOLID IRON RE-ROD SET, WT. 1.50 LBS./FT.
- SPOT ELEVATION
- OVERHEAD UTILITY WIRE
- BURIED GAS LINE
- WATER MAIN
- SANITARY SEWER
- STORM SEWER
- BURIED TELEPHONE
- BURIED ELECTRIC
- BURIED CABLE ACCESS TELEVISION LINE
- BURIED FIBER OPTIC
- WATER VALVE
- GAS VALVE
- GAS METER
- AIR CONDITIONER
- ELECTRIC PEDESTAL
- UTILITY POLE
- LIGHT POLE
- TELEPHONE PEDESTAL
- FIRE HYDRANT
- SIGN
- GUY WIRE
- MAILBOX
- STORM SEWER INLET
- STORM SEWER MANHOLE
- ROUND CATCH BASIN
- SANITARY SEWER MANHOLE
- DECIDUOUS TREE
- CONIFEROUS TREE
- INDICATES RECORDED AS
- DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT. BUILDINGS ARE MEASURED TO THE NEAREST TENTH OF A FOOT.
- BOULDER
- EXISTING CONTOUR MAJOR
- EXISTING CONTOUR MINOR

- NOTES:**
- 1) Except as specifically stated or shown on this map, this survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land use regulations; and any other facts that an accurate and current title search may disclose.
  - 2) No attempt has been made as a part of this survey to obtain or show data concerning existence, size, depth, condition, capacity, or location of any utility or municipal/public service facility. For information regarding these utilities or facilities, please contact the appropriate agencies.
  - 3) Dates of field work:
  - 4) Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
  - 5) All surface and subsurface improvements on and adjacent to the site are not necessarily shown hereon.
  - 6) All trees, hedges and ground cover on the site may not necessarily be shown hereon.
  - 7) Routing of public utilities is based upon drawings obtained from the City of Madison Engineering Department, markings provided by Digger's Hotline Ticket Numbers 20162901252, 20162901170, 20162904682, 20162904696, 20162904719, 20162904735 and visible above ground structures. Additional buried utilities/structures may be encountered. No excavations were made to locate utilities. Before excavations are performed contact Digger's Hotline.
  - 8) Elevations are based upon NAVD83 datum. Surveyor transferred elevations to the site with RTK GPS surveying observing the WSCORS network.



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STORM SEWER AND SANITARY SEWER ELEVATION TABLE

| NUMBER | RUMTC  | ELEVATION  | ELEVATION | ELEVATION | DESCRIPTION                               |
|--------|--------|------------|-----------|-----------|---|
| 1      | 885.53 | NE 881.83  |           |           | STORM SEWER - CURB INLET                  |
| 2      | 884.12 | FLR 880.96 |           |           | STORM SEWER - CURB INLET NO VISIBLE PIPES |
| 4      | 883.70 | SE 881.04  | N 880.69  |           | STORM SEWER - CURB INLET                  |
| 5      | 882.75 | SW 879.74  |           |           | STORM SEWER - CURB INLET                  |
| 6      | 882.80 | N 879.04   | S 879     | NE 879.36 | STORM SEWER - CURB INLET                  |
| 9      | 877.00 | N 867.31   | SE 867.55 |           | SANITARY SEWER - MANHOLE                  |
| 10     | 873.17 | N 862.77   | S 863     |           | SANITARY SEWER - MANHOLE                  |
| 11     | 873.96 | SW 869.22  | NE 869.81 |           | STORM SEWER - MANHOLE                     |
| 13     | 873.28 | SW 870.12  |           |           | STORM SEWER - CATCH BASIN                 |
| 14     | 877.72 | NW 867.74  | SE 867.72 |           | SANITARY SEWER - MANHOLE                  |
| 15     | 887.12 | NW 875.73  | E 875.82  |           | SANITARY SEWER - MANHOLE                  |
| 16     | 884.55 | N 876.54   | SW 876.39 |           | SANITARY SEWER - MANHOLE                  |
| 17     | 883.30 | S 880.45   | N 880.48  |           | STORM SEWER - MANHOLE                     |
| 18     | 881.81 | SW 874.83  | NW 874.95 | NE 874.83 | SANITARY SEWER - MANHOLE                  |
| 19     | 882.42 | SW 871.72  | NW 871.6  | NE 873.23 | SANITARY SEWER - MANHOLE                  |
| 20     | 882.00 | SW 879.29  | S 879.11  | NE 879.4  | STORM SEWER - CURB INLET                  |
| 21     | 882.00 | SW 879.53  | NE 879.7  |           | STORM SEWER - CURB INLET                  |
| 22     | 873.97 | W 869.06   | E 868.94  |           | STORM SEWER - CURB INLET                  |
| 24     | 877.66 | FLR 873.67 |           |           | STORM SEWER - 2' DIAMETER CATCH BASIN     |
| 25     | 877.70 | FLR 873.67 |           |           | STORM SEWER - 2' DIAMETER CATCH BASIN     |
| 26     | 877.58 | SW 874.17  |           |           | STORM SEWER - CURB INLET                  |

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Phone: 608-250-9263  
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e-mail: mburse@BSE-INC.net  
www.bursesurveyeng.com

| APPROVALS | PROJECT ENG | MLB | DESIGNED BY | MLB | CHECKED BY | MLB | APPROVED BY | MLB |
|-----------|-------------|-----|-------------|-----|------------|-----|-------------|-----|
|           |             |     |             |     |            |     |             |     |

**Klein's Floral and Greenhouses**  
3758 E. Washington Avenue  
Madison, Wisconsin  
**Klein's Floral and Greenhouses, Inc**  
3758 E. Washington Avenue  
Madison, WI 53704

|                 |            |
|-----------------|------------|
| PROJECT #:      | BSE1823-15 |
| PLOT DATE:      | 04/24/2017 |
| REVISION DATES: |            |
| ISSUE DATES:    |            |
| LUA Submittal   | 02/08/2017 |
| LUA Submittal   | 04/26/2017 |

EXISTING CONDITIONS PLAN

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DRAWING NUMBER  
**C-100**

E WASHINGTON AVE.

PROPERTY LINE

SAVE AND PROTECT LIGHT POLES  
AND BURIED ELECTRIC

SAWCUT EXISTING  
PAVEMENT FULL DEPTH

SAVE THIS SECTION OF EXISTING CURB & GUTTER  
REMOVE SIGN AND  
SALVAGE FOR RE-USE

LEAVE EXISTING BITUMINOUS PAVEMENT IN  
PLACE AS LONG AS FEASIBLE AS A TRACKING  
SURFACE AND DUST CONTROL MEASURE

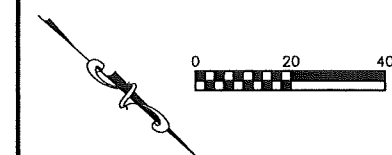
REMOVE ALL CURB & GUTTER EXCEPT WHERE  
INDICATED TO BE SAVED

EXISTING BITUMINOUS PAVEMENT CAN REMAIN IN  
PLACE AS PART OF THE NEW PAVEMENT BASE  
COURSE WHERE GRADES ALLOW

REMOVE, STORE, AND  
RELOCATE EXISTING LIGHT

CONSTRUCTION  
LIMITS

SAWCUT EXISTING  
PAVEMENT FULL DEPTH



#### DEMOLITION NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSING IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES, OF ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PARKING DRIVES, DRAINAGE, STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THE REMAINING PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE SPECIFICATIONS.
2. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.
3. THE CONTRACTOR SHALL COORDINATE WITH THE RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY FORCING ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE DEVELOPER IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
4. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR ONSITE LOCATIONS OF EXISTING UTILITIES. NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
5. ALL EXISTING SEWERS, PIPING, AND UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES. GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING DESTRUCTION AND REMOVAL OF ALL SERVICE LINES BEFORE PROCEEDING WITH THE WORK. UTILITIES DETERMINED TO BE ABANDONED AND LEFT IN PLACE SHALL BE GROUTED IF UNDER BUILDING.
6. ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC CABLE, AND/OR GAS LINES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE.
7. CONTRACTOR SHALL PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, COVERED WALKWAYS, ETC. CONTRACTOR SHALL SUBMIT THEIR STREET OCCUPANCY PLAN TO TRAFFIC ENGINEERING FOR APPROVAL.
8. PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED.
9. THE CONTRACTOR MAY LIMIT SAWCUT AND PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE CONSTRUCTION PLANS, BUT IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR IN KIND.
10. DAMAGE TO ALL EXISTING CONDITION TO REMAIN WILL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
11. CONTINUOUS ACCESS SHALL BE MAINTAINED FOR THE SURROUNDING PROPERTIES AT ALL TIMES DURING DEMOLITION OF THE EXISTING FACILITIES

#### LEGEND

- |  |                            |
|--|----------------------------|
|  | REMOVE BITUMINOUS PAVEMENT |
|  | REMOVE CONCRETE            |
|  | RAZE BUILDING              |
|  | REMOVE GRAVEL              |
|  | REMOVE UTILITY LINE        |
|  | REMOVE TREE                |

**DIGGERS HOTLINE**

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www.burse-surveyor.com

|            |           |       |       |       |       |       |
|------------|-----------|-------|-------|-------|-------|-------|
| APPROVALS: | MLB       | MLB   | PDF   | PDF   | MLB   | MLB   |
| PROJECT:   | REVISION: | DATE: | DATE: | DATE: | DATE: | DATE: |

**Klein's Floral and Greenhouses**  
3758 E. Washington Avenue  
Madison, Wisconsin

**Klein's Floral and Greenhouses, Inc**  
3758 E. Washington Avenue  
Madison, WI 53704

PROJECT #: BSE1823-15  
PLOT DATE: 04/24/2017

REVISION DATES:

ISSUE DATES:  
LUA Submittal 02/08/2017  
LUA Submittal 04/26/2017

DEMOLITION PLAN

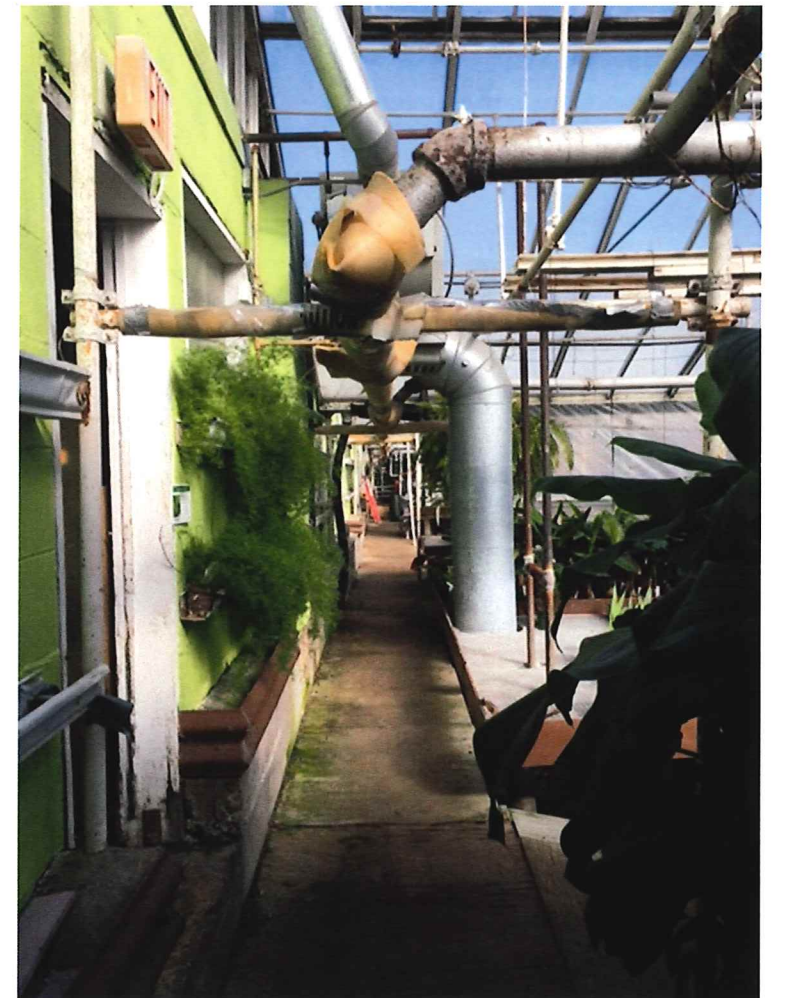
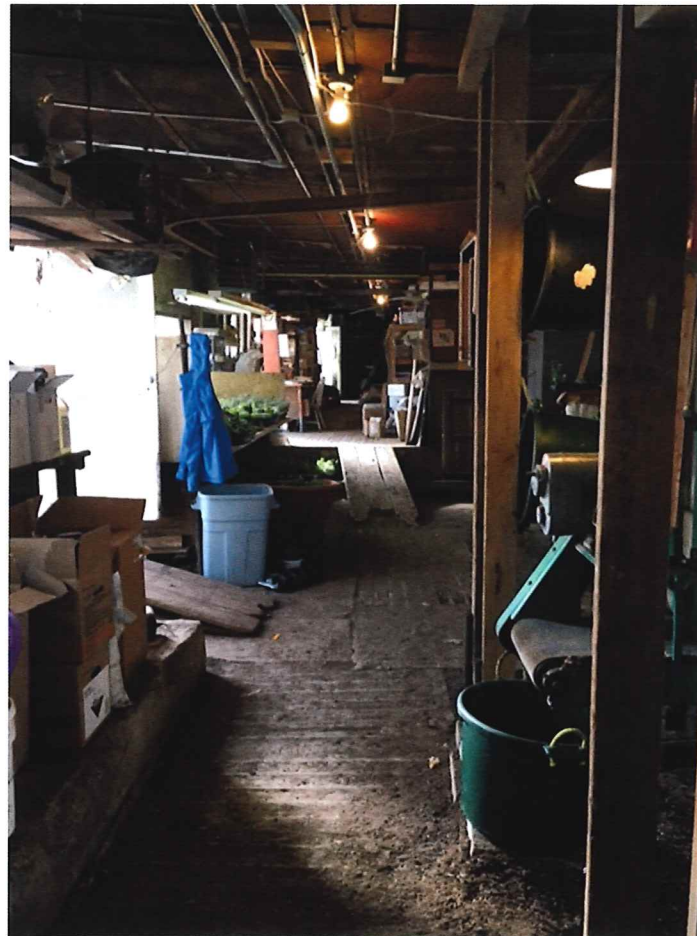
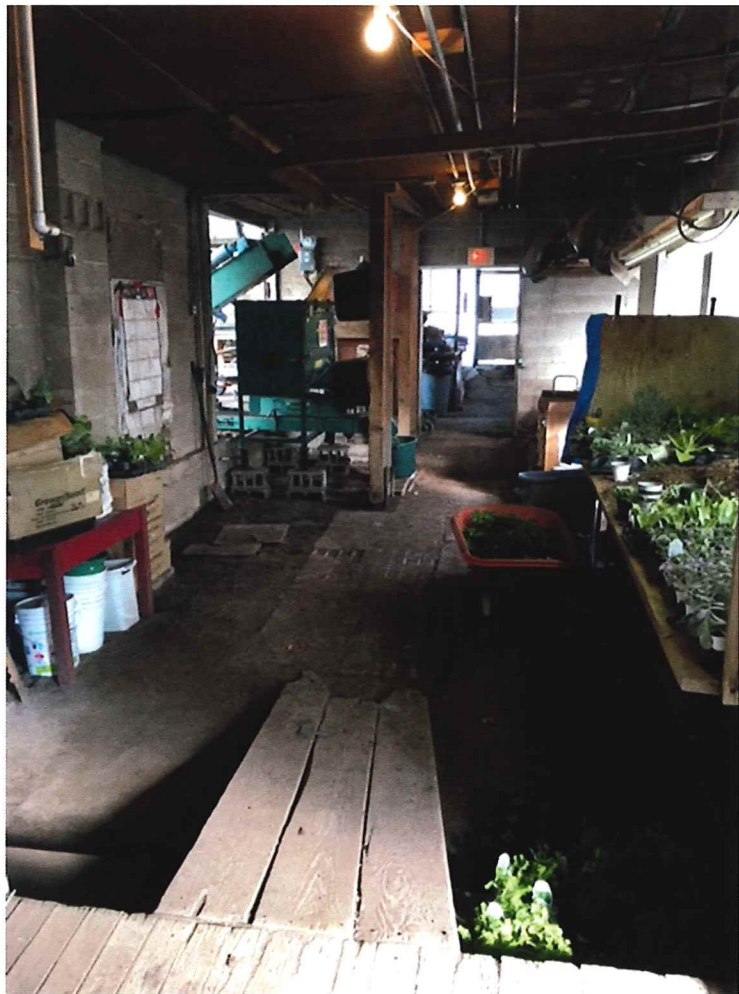
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C-200



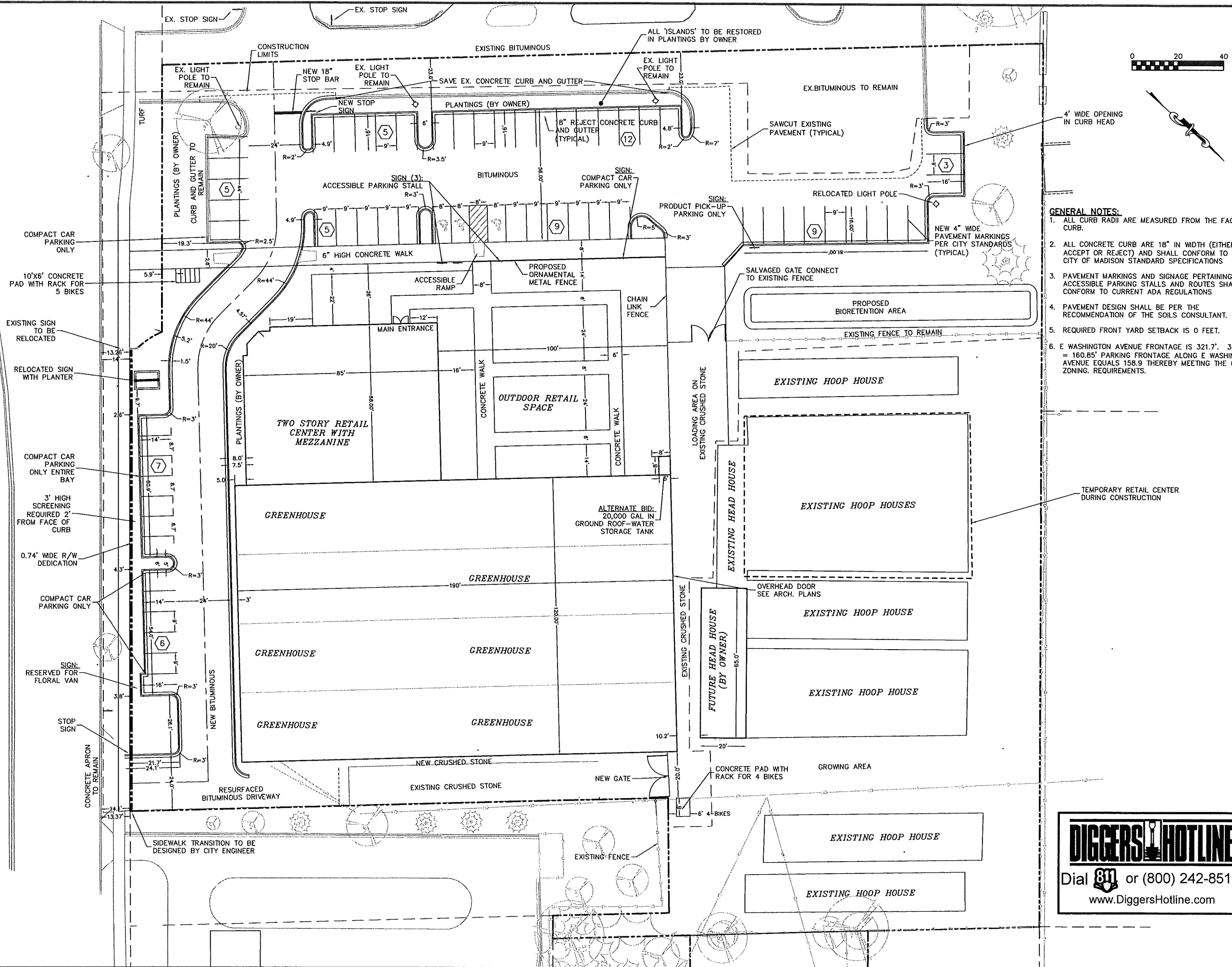








E WASHINGTON AVE.



**GENERAL NOTES:**

1. ALL CURB RADII ARE MEASURED FROM THE FACE OF CURB.
2. ALL CONCRETE CURB ARE 18" IN WIDTH (EITHER ACCEPT OR REJECT) AND SHALL CONFORM TO THE CITY OF MADISON STANDARD SPECIFICATIONS
3. PAVEMENT MARKINGS AND SIGNAGE PERTAINING TO ACCESSIBLE PARKING STALLS AND ROUTES SHALL CONFORM TO CURRENT ADA REGULATIONS
4. PAVEMENT DESIGN SHALL BE PER THE RECOMMENDATION OF THE SOILS CONSULTANT.
5. REQUIRED FRONT YARD SETBACK IS 0 FEET.
6. E WASHINGTON AVENUE FRONTAGE IS 321.7'. 321.7/2 = 160.85' PARKING FRONTAGE ALONG E WASHINGTON AVENUE EQUALS 158.9 THEREBY MEETING THE CC-T ZONING REQUIREMENTS.

**Burse**  
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| APPROVALS | DATE | BY |
|-----------|------|----|
| PROJECT   |      |    |
| MLB       |      |    |
| DESIGN    |      |    |
| MLB       |      |    |
| CHECKED   |      |    |
| MLB       |      |    |
| APPROVED  |      |    |
| MLB       |      |    |

**Klein's Floral and Greenhouses**

3758 E. Washington Avenue  
Madison, Wisconsin

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3758 E. Washington Avenue  
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|                 |            |
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| PLOT DATE:      | 04/24/2017 |
| REVISION DATES: |            |
|                 |            |
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|---------------|------------|
| ISSUE DATES:  |            |
| LUA Submittal | 02/08/2017 |
| LUA Submittal | 04/26/2017 |
|               |            |
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CIVIL SITE PLAN

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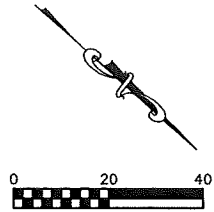
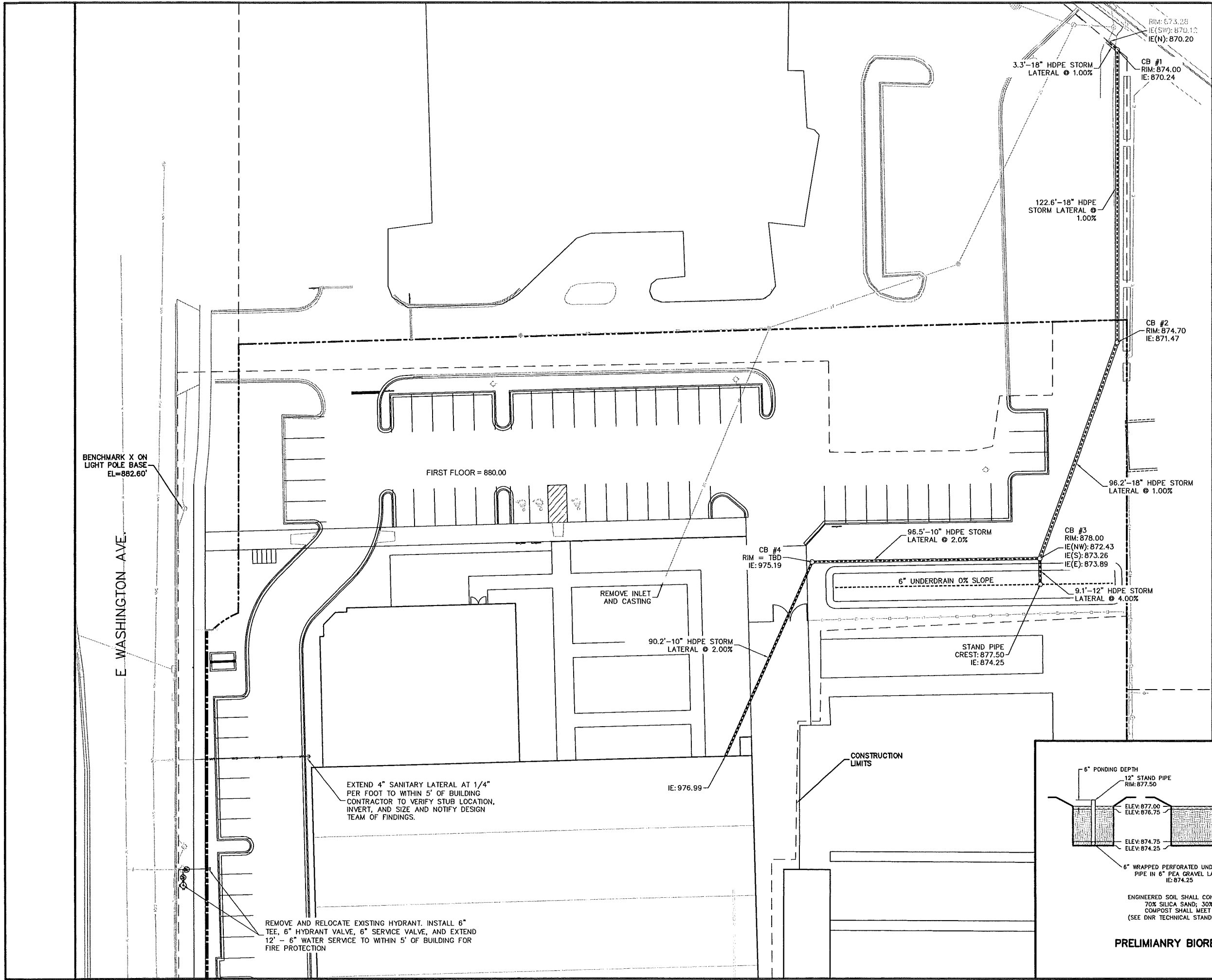
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**C-300**

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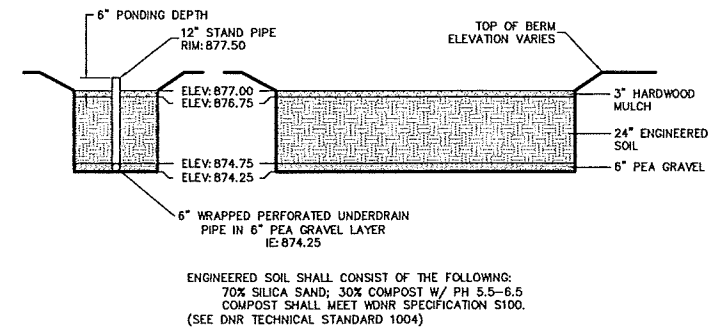




NOTES:

1. ALL PRIVATE UTILITIES (GAS, ELECTRIC, AND TELECOMMUNICATIONS) SERVING EXISTING BUILDINGS SCHEDULED FOR DEMOLITION TO BE ABANDONED OR REMOVED BY CORRESPONDING UTILITY COMPANY.
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF UNDERGROUND UTILITIES. UTILITIES WERE LOCATED BY OBSERVED EVIDENCE, MARKINGS PROVIDED BY DIGGER'S HOTLINE, AND RECORD DRAWINGS FROM THE CITY OF MADISON.
3. CONTRACTOR SHALL VERIFY THE SIZE, TYPE, SLOPE, AND INVERTS OF ALL EXISTING STORM AND SANITARY LATERALS CALLED OUT TO BE CONNECTED TO. CONTRACTOR SHALL SUBMIT THE INFORMATION ON THE PIPES TO THE CITY INSPECTOR AND PROJECT CIVIL ENGINEER.
4. ANY SIDEWALK, CURB, OR OTHER PUBLIC PROPERTY DAMAGED AS PART OF THE CONSTRUCTION OF THE UTILITIES AND BUILDING SHALL BE REPLACED IN-KIND PER THE CITY OF MADISON'S STANDARD SPECIFICATION.

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PRELIMINARY BIORETENTION DETAIL

**Burse**  
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www.bursesurveying.com

| APPROVALS   | DATE | BY |
|-------------|------|----|
| PROJECT MGR |      |    |
| MLB         |      |    |
| DESIGNER    |      |    |
| PD          |      |    |
| REVIEW      |      |    |
| PD          |      |    |
| CHECKED     |      |    |
| MLB         |      |    |
| APPROVED    |      |    |
| MLB         |      |    |

**Klein's Floral and Greenhouses**  
3758 E. Washington Avenue  
Madison, Wisconsin

**Klein's Floral and Greenhouses, Inc**  
3758 E. Washington Avenue  
Madison, WI 53704

PROJECT #: BSE1823-15  
PLOT DATE: 04/26/2017

REVISION DATES:

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
|     |      |             |
|     |      |             |
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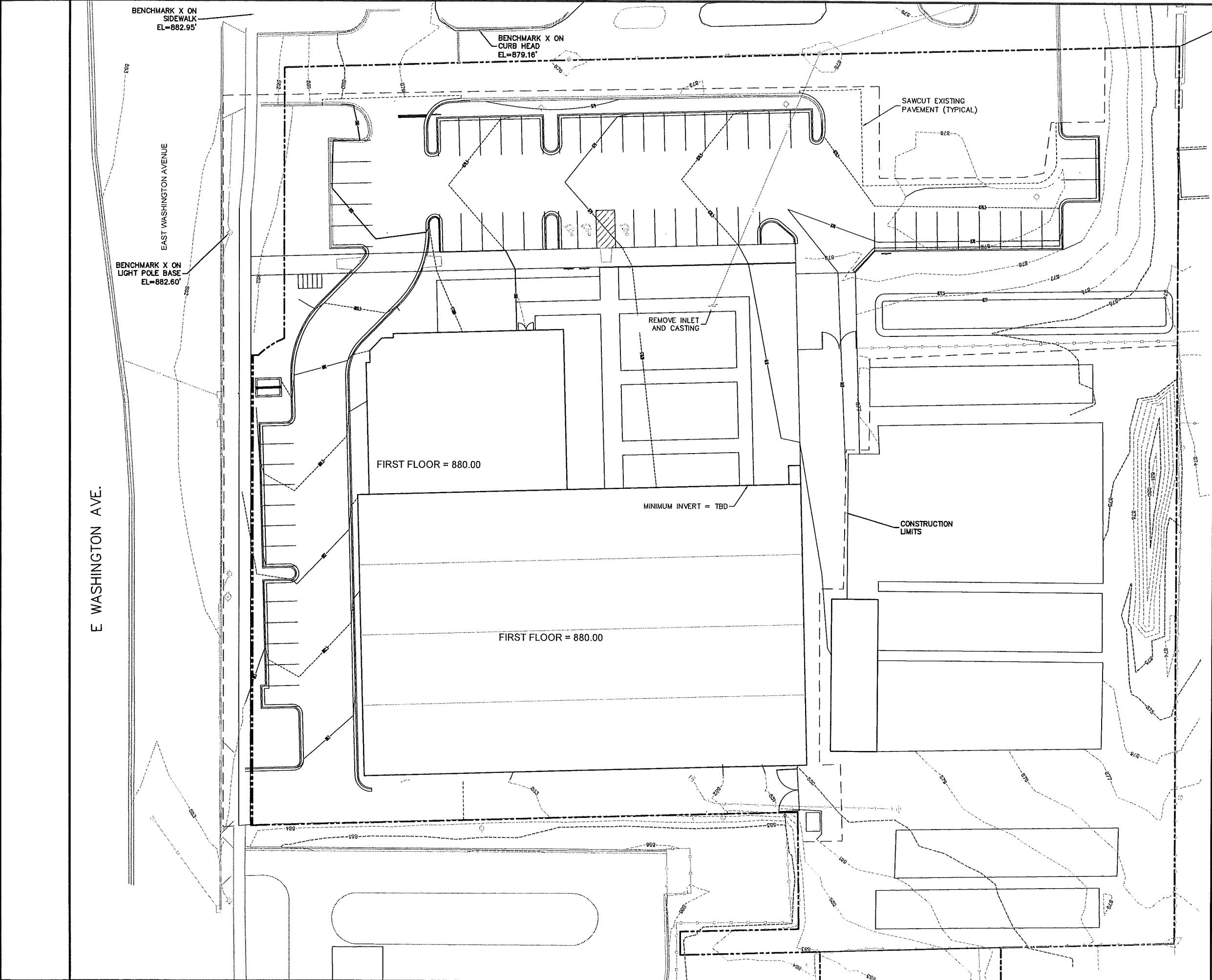
ISSUE DATES:

| NO. | DATE       | DESCRIPTION   |
|-----|------------|---------------|
| 1   | 02/08/2017 | LUA Submittal |
| 2   | 04/26/2017 | LUA Submittal |
|     |            |               |
|     |            |               |
|     |            |               |
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|     |            |               |
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UTILITY PLAN

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DRAWING NUMBER  
**C-400**



BENCHMARK X ON  
MAG NAIL  
EL=874.58'

SCALE: 1" = 20'

0 20 40

**LEGEND**

- 874--- EXISTING MINOR CONTOUR
- 875--- EXISTING MAJOR CONTOUR
- 874— PROPOSED MINOR CONTOUR
- 875— PROPOSED MAJOR CONTOUR
- PROPOSED STORM SEWER
- 875.00 EP PROPOSED EDGE OF PAVEMENT ELEVATION
- 875.00 SW PROPOSED SIDEWALK ELEVATION
- 875.00 TC PROPOSED TOP OF CURB ELEVATION

ALL GRADES ARE FINISH ELEVATION

**NOTES:**

1. ALL PRIVATE UTILITIES (GAS, ELECTRIC, AND TELECOMMUNICATIONS) SERVING EXISTING BUILDINGS SCHEDULED FOR DEMOLITION TO BE ABANDONED OR REMOVED BY CORRESPONDING UTILITY COMPANY.
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF UNDERGROUND UTILITIES. UTILITIES WERE LOCATED BY OBSERVED EVIDENCE, MARKINGS PROVIDED BY DIGGER'S HOTLINE, AND RECORD DRAWINGS FROM THE CITY OF MADISON.
3. CONTRACTOR SHALL VERIFY THE SIZE, TYPE, SLOPE, AND INVERTS OF ALL EXISTING STORM AND SANITARY LATERALS CALLED OUT TO BE CONNECTED TO. CONTRACTOR SHALL SUBMIT THE INFORMATION ON THE PIPES TO THE CITY INSPECTOR AND PROJECT CIVIL ENGINEER.
4. ANY SIDEWALK, CURB, OR OTHER PUBLIC PROPERTY DAMAGED AS PART OF THE CONSTRUCTION OF THE UTILITIES AND BUILDING SHALL BE REPLACED IN-KIND PER THE CITY OF MADISON'S STANDARD SPECIFICATION.
5. SEE UTILITY PLAN FOR BIORETENTION BASIN DETAIL

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**Klein's Floral and Greenhouses**  
3758 E. Washington Avenue  
Madison, Wisconsin

**Klein's Floral and Greenhouses, Inc**  
3758 E. Washington Avenue  
Madison, WI 53704

PROJECT #: BSE1823-15  
PLOT DATE: 04/24/2017

REVISION DATES:

ISSUE DATES:  
LUA Submittal 02/08/2017  
LUA Submittal 04/26/2017

GRADING PLAN

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DRAWING NUMBER  
**C-500**

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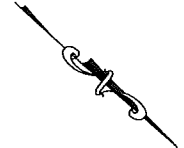
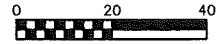
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E WASHINGTON AVE.

WALGREEN'S

STOUGHTON  
ROAD / USH 51



EXISTING BITUMINOUS DRIVE

EXISTING BITUMINOUS PARKING

NEW KLEIN'S PARKING LOT

NEW RETAIL BUILDING

EXISTING HOOP HOUSE

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|              |             |          |            |          |
|--------------|-------------|----------|------------|----------|
| APPROVALS    | MLB         | PDF      | MLB        | MLB      |
| PROJECT ENG. | DESIGNED BY | DRAWN BY | CHECKED BY | APPROVED |

**Klein's Floral and Greenhouses**

3758 E. Washington Avenue  
Madison, Wisconsin

**Klein's Floral and Greenhouses, Inc**

3758 E. Washington Avenue  
Madison, WI 53704

PROJECT #: BSE1623-15  
PLOT DATE: 04/24/2017

REVISION DATES:

ISSUE DATES:

LUA Submittal 02/08/2017  
LUA Submittal 04/26/2017

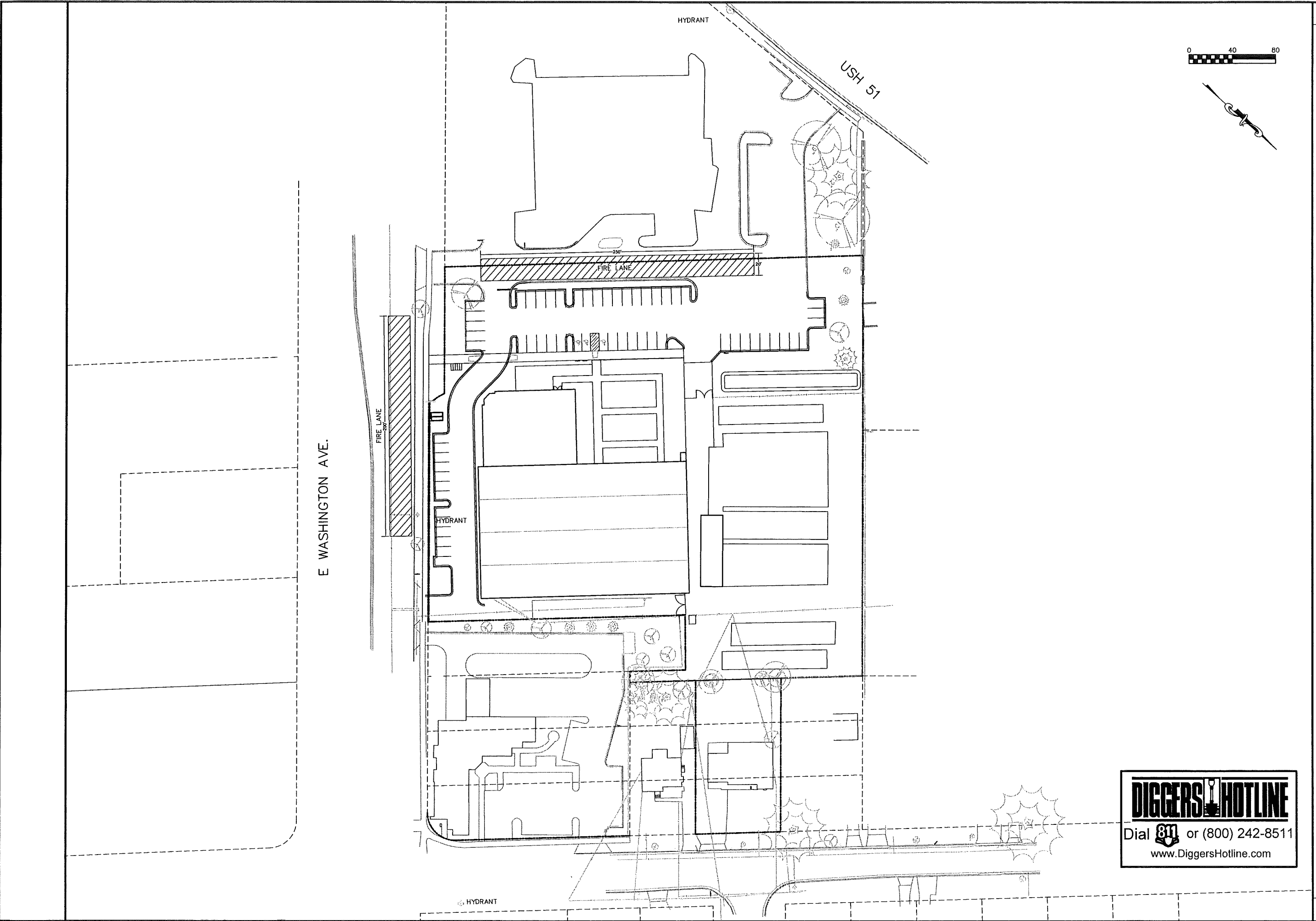
DELIVERY TRUCK  
MOVEMENT

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| APPROVALS    |     |
|--------------|-----|
| PROJECT ENG: | MLB |
| DESIGNED BY: | MLB |
| DRAWN BY:    | PDF |
| CHECKED BY:  | PDF |
| APPROVED BY: | MLB |
| DATE:        | MLB |

**Klein's Floral and Greenhouses**  
3758 E. Washington Avenue  
Madison, Wisconsin

**Klein's Floral and Greenhouses, Inc**  
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Madison, WI 53704

PROJECT #: BSE1823-15  
PLOT DATE: 04/24/2017

REVISION DATES:

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
|     |      |             |
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ISSUE DATES:

| DATE                     | DESCRIPTION |
|--------------------------|-------------|
| LUA Submittal 02/08/2017 |             |
| LUA Submittal 04/26/2017 |             |
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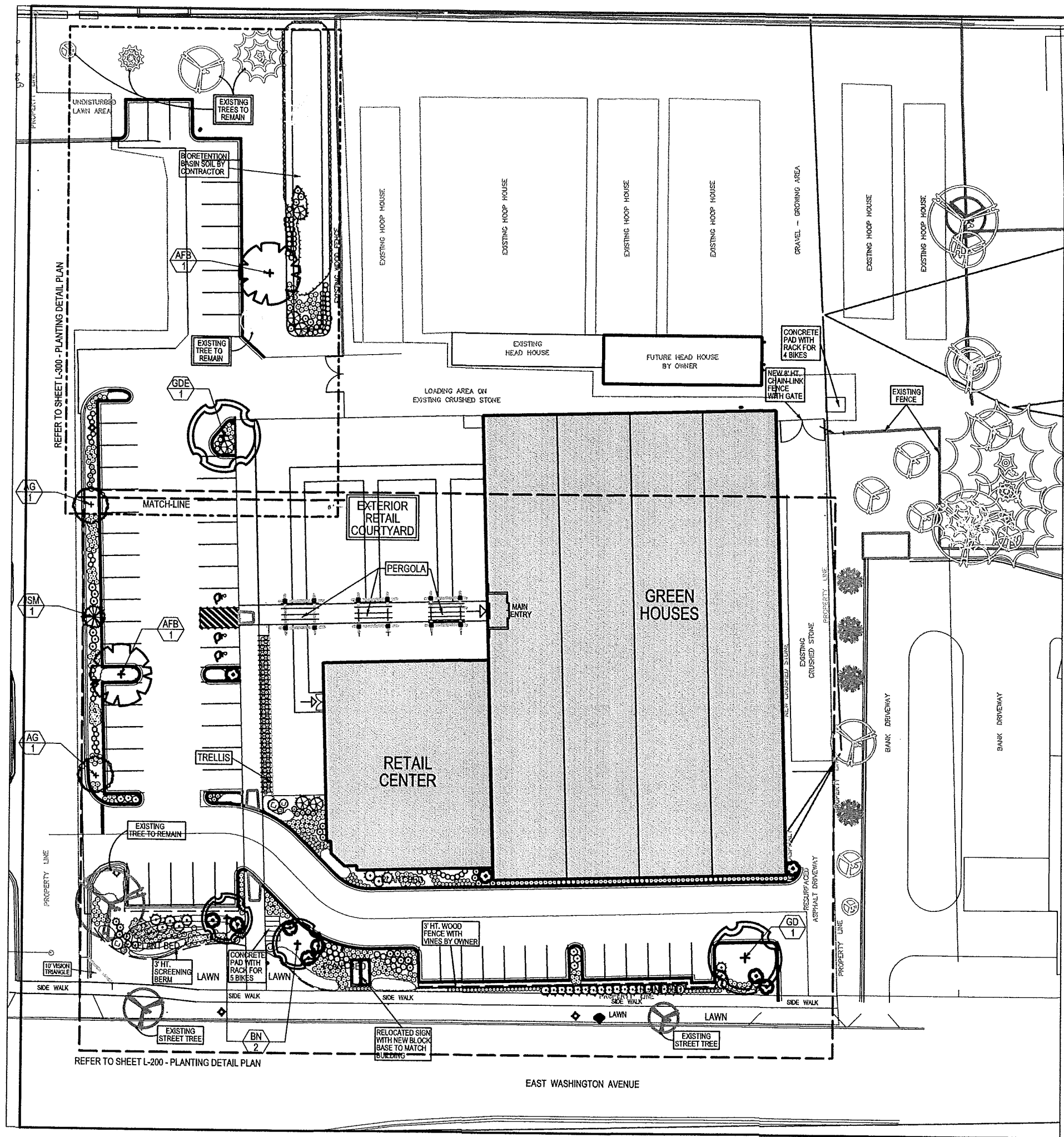
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LEGEND

- PLANTERS BY OWNER
- EXISTING TREES TO REMAIN

NOTES

- 1 - REFER TO ADDITIONAL SHEETS - L-200 PLANTING DETAIL PLAN & L-300 PLANT LIST & LANDSCAPE WORKSHEET FOR MORE INFORMATION.
- 2 - ALL PLANT MATERIALS (TREES, SHRUBS, PERENNIALS, VINES & ANNUALS) PROVIDED BY & INSTALLED BY OWNER.
- 3 - ALL LAWNS, GROUNDCOVERS AND EDGINGS PROVIDED BY & INSTALLED BY OWNER.
- 4 - ALL PLANTING BEDS TO BE MULCHED WITH TWICE SHREDDED BARK MULCH - PROVIDED BY & INSTALLED BY OWNER.
- 5 - ALL MOVEABLE PLANTERS PROVIDED BY & INSTALLED BY OWNER.
- 6 - ALL DISTURBED LAWN AREAS WILL BE SEEDED/INSTALLED BY OWNER.
- 7 - REFER TO BURSE DRAWING C-500 FOR GRADING PLAN INFORMATION.

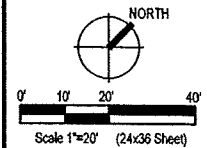
KEN SAIKI DESIGN  
LANDSCAPE  
ARCHITECTS

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Consultants

KLEIN'S FLORAL & GREENHOUSES

3758 E. Washington Ave.  
Madison, WI



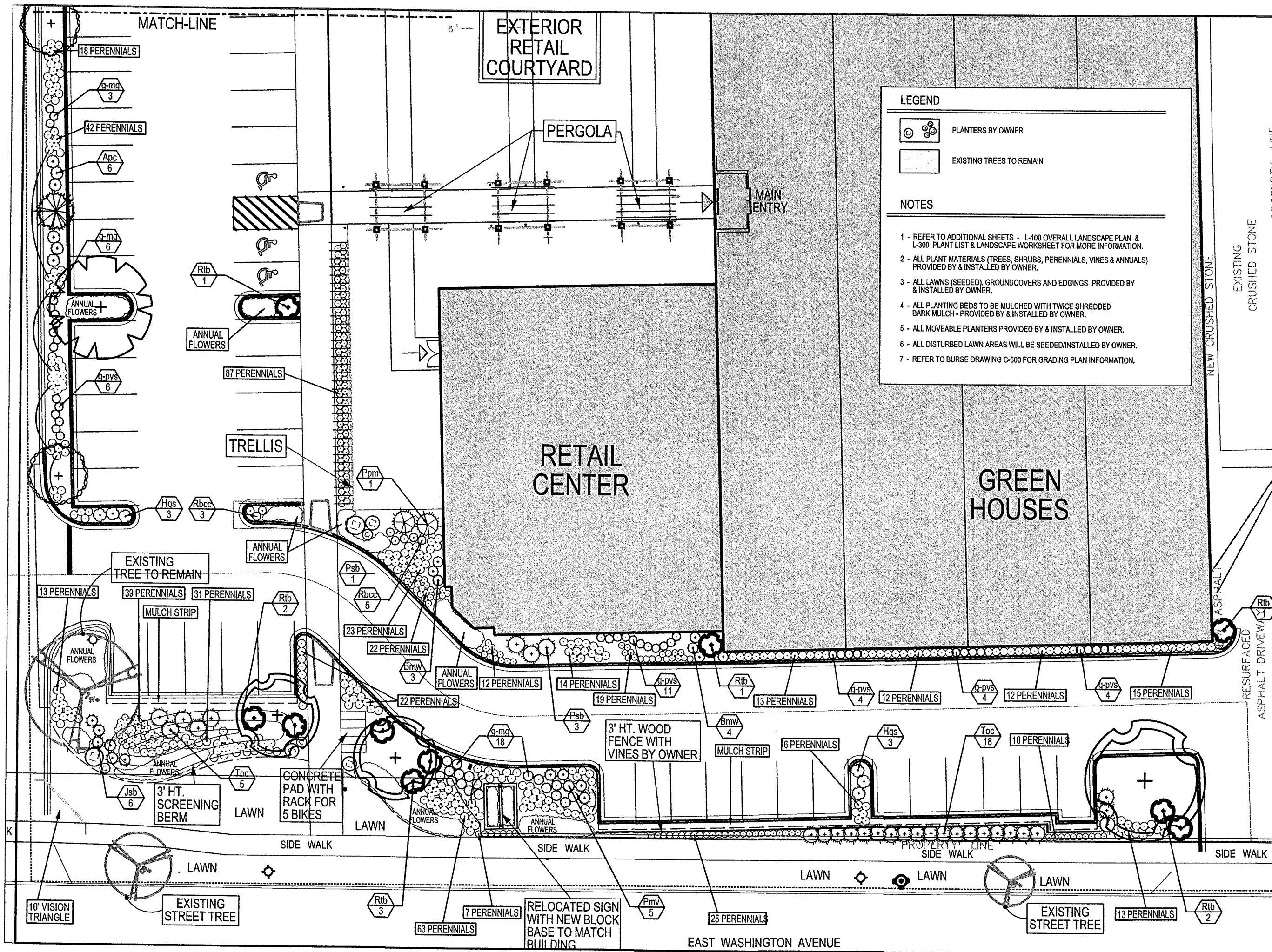
| Issuance/Revision   | Date     |
|---------------------|----------|
| FOR PRELIM REVIEW   | 09-23-16 |
| LUA / UDC SUBMITTAL | 02-08-17 |
| DRAFT - FOR REVIEW  | 04-21-17 |
| LUA/UDC SUBMITTAL   | 04-25-17 |

|                 |          |
|-----------------|----------|
| KSD Project No. | 2016-052 |
| Drawn By        | PAS      |
| Checked By      | PAS      |
| Date            | 04-25-17 |

Sheet Title  
OVERALL  
LANDSCAPE  
PLAN

Sheet No.

L-100



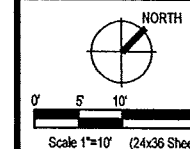
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LANDSCAPE  
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KLEIN'S FLORAL & GREENHOUSES

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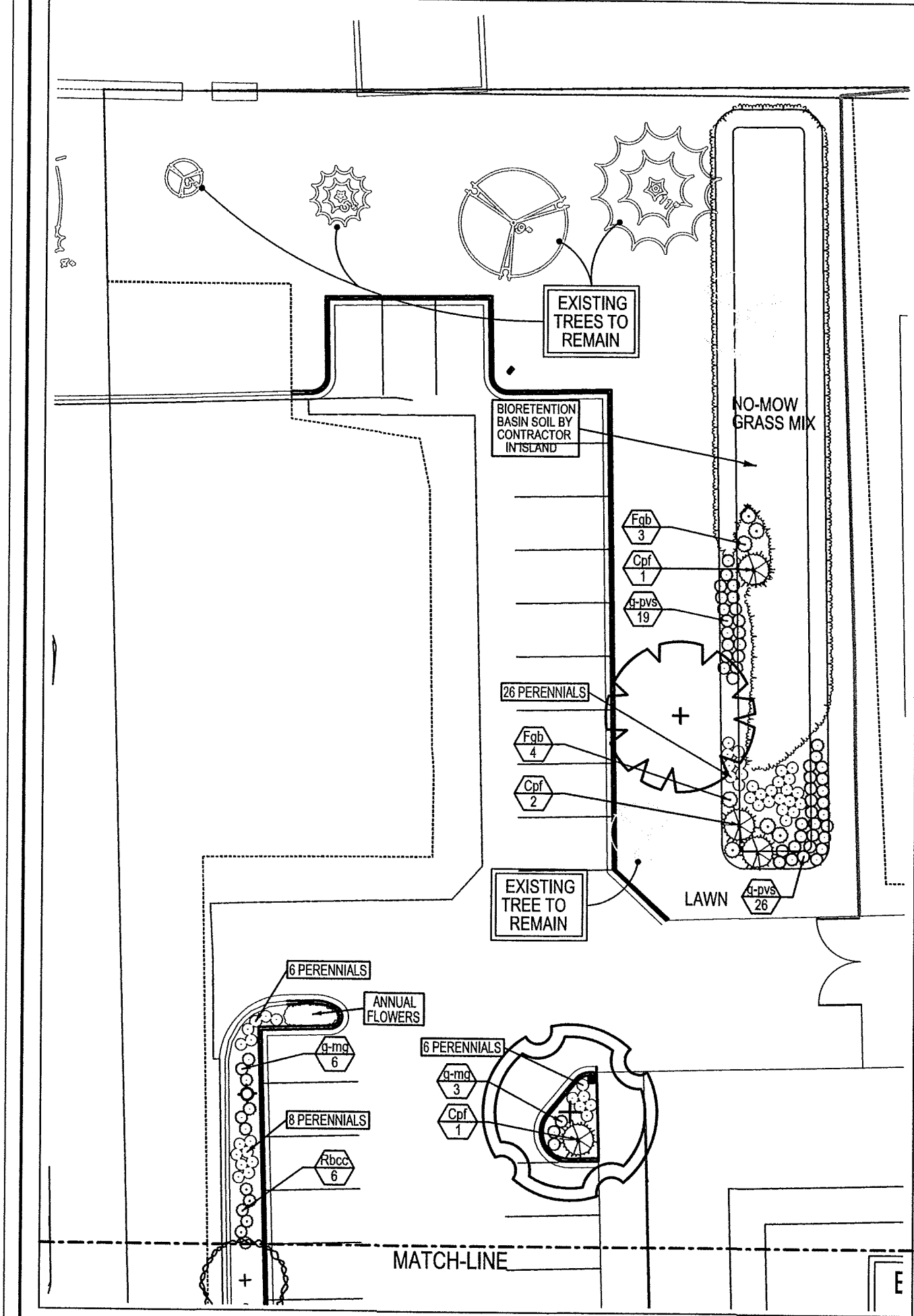


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| LUA/UDC SUBMITTAL   | 04-25-17 |

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| KSD Project No. | 2016-052 |
| Drawn By        | PAS      |
| Checked By      | PAS      |
| Date            | 04-25-17 |

Sheet Title  
PLANTING  
DETAIL PLAN

Sheet No.  
L-200



### LEGEND

- PLANTERS BY OWNER
- EXISTING TREES TO REMAIN

### NOTES

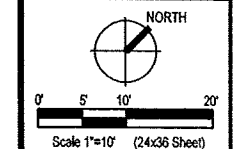
- 1 - REFER TO ADDITIONAL SHEETS - L-100 OVERALL LANDSCAPE PLAN & L-300 PLANT LIST & LANDSCAPE WORKSHEET FOR MORE INFORMATION.
- 2 - ALL PLANT MATERIALS (TREES, SHRUBS, PERENNIALS, VINES & ANNUALS) PROVIDED BY & INSTALLED BY OWNER.
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- 7 - REFER TO BURSE DRAWING C-500 FOR GRADING PLAN INFORMATION.

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| FOR PRELIM REVIEW   | 09-23-16 |
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| LUA/UDC SUBMITTAL   | 04-25-17 |

|                 |          |
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| KSD Project No. | 2016-052 |
| Drawn By        | PAS      |
| Checked By      | PAS      |
| Date            | 04-25-17 |

Sheet Title  
**PLANTING  
DETAIL PLAN**

Sheet No.  
**L-300**



# PLANT LIST & PLANT PALETTE

| PLANT LIST & PLANT PALETTE  |  |   |          |                     |           |   |                         |                          |
|---|--|---|----------|---------------------|-----------|---|-------------------------|--------------------------|
| Key Label   | Botanical Name                                       | Common Name                                       | Quantity | Size                | Root      | Comments                                | Nursery / Availability  | Mature Size              |
| <b>Deciduous Shade Trees</b>  |  |   |          |                     |           |   |                         |                          |
| AFB   | <i>Acer x freemanii</i> 'Ballston'                   | First Editions Matador Maple                      | 2        | 2 1/2" Cal.         | B&B       |   | Bailey Nursery          | 40-45' Ht. x 20-40' Spr. |
| BN  | <i>Betula nigra</i>                                  | River Birch                                       | 2        | 8-10' Ht.           | B&B       | Clump form, 3 stems min. #1" Cal. Min.  | Bailey Nursery          | 40-50' Ht. x 30-40' Spr. |
| GD  | <i>Gymnocladus dioica</i>                            | Kentucky Coffeetree                               | 1        | 2 1/2" Cal.         | B&B       |   | Bailey Nursery          | 50-60' Ht. x 40-50' Spr. |
| GDE   | <i>Gymnocladus dioica</i> 'Espresso'                 | Espresso Kentucky Coffeetree                      | 1        | 2 1/2" Cal.         | B&B       | (Seedless variety)                      | Johnson's Nursery       | 50' Ht. x 35' Spr.       |
| <b>Ornamental Trees</b>   |  |   |          |                     |           |   |                         |                          |
| AG  | <i>Acer ginseng</i>                                  | Paperbark Maple                                   | 2        | 1 1/2" Cal.         | B&B/Cont. |   | Bailey Nursery          | 20-30' Ht. x 10-15' Spr. |
| APR   | <i>Acer palmatum</i> 'Red Emperor'                   | Red Emperor Japanese Maple                        | **       | 1 1/2" Cal.         | B&B/Cont. | (cruse 'Bloodgood' Japanese Maple)      | Bailey Nursery          | 15-18' Ht. x 12-15' Spr. |
| AP  | <i>Acer pseudosieboldianum</i>                       | Korean Maple                                      | **       | 1 1/2" Cal.         | B&B/Cont. | (Tolerates partial shade)               | Bailey Nursery          | 15' Ht. x 10' Spr.       |
| AGA   | <i>Amelanchier grandiflora</i> 'Autumn Brilliance'   | Autumn Brilliance Serviceberry                    | **       | 8-10' Ht.           | B&B/Cont. | Low branched                            | Bailey Nursery          | 20-25' Ht. x 15' Spr.    |
| CC  | <i>Cercis canadensis</i>                             | Redbud  | **       | 1 1/2" Cal.         | B&B/Cont. |   | Bailey Nursery          | 20-30' Ht. x 10-15' Spr. |
| CV  | <i>Cornus x 'KN30-8'</i> PP16,309                    | Venus Dogwood                                     | **       | 8-10' Ht.           | B&B/Cont. | Low branched                            | Bailey Nursery          | 15-18' Ht. x 18-22' Spr. |
| <b>Evergreen Trees</b>  |  |   |          |                     |           |   |                         |                          |
| JSM   | <i>Juniperus scopulorum</i> 'Medora'                 | Medora Juniper                                    | 1        | 7' Ht. Heavy        | B&B       | Full to bottom, Add Holiday Lights      | Bailey Nursery          | 12' Ht. x 8-10' Spr.     |
| PMT   | <i>Pinus leucodermis</i> 'Mint Truffle'              | Mint Truffle Bosnian Pine                         | **       | 7' Ht. Heavy        | B&B       | Low branched, full to bottom            | Bacon, Isak, Monrovia   | 12' Ht. x 8-10' Spr.     |
| PS  | <i>Pinus strobus</i>                                 | Eastern White Pine                                | **       | 4' Ht.              | B&B/Cont. | Low branched, full to bottom            | Bailey Nursery          | 50-80' Ht. x 20-40' Spr. |
| <b>Deciduous Shrubs</b>   |  |   |          |                     |           |   |                         |                          |
| Apc   | <i>Acer palmatum</i> 'Cynthia's Crown Jewel'         | Cynthia's Crown Jewel Japanese Maple              | 6        | 3' Ht.              | B&B/Cont. | Space 3' O.C., 3 Gal. min.              | Bailey Nursery          | 4' Ht. x 3' Spr.         |
| Ch  | <i>Cotoneaster x 'Hessii'</i>                        | Hess Coloneaster                                  | **       | 18" Ht/Spr.         | Cont.     | Space 5' O.C., 3 Gal. min.              | Johnson's               | 1-2' Ht. x 5-8' Spr.     |
| Eaf   | <i>Euonymus alatus</i> 'Fire Ball'                   | Fire Ball Burning Bush                            | **       | 4' Ht.              | B&B/Cont. | Space 6' O.C., 5 Gal. min.              | Johnson's, Beaver Creek | 5-7' Ht. x 5-7' Spr.     |
| Ear   | <i>Euonymus alatus</i> 'Rudy Haag'                   | Rudy Haag Burning Bush                            | **       | 2' Ht.              | Cont.     | Space 4' O.C., 3 Gal. min.              | Johnson's, Beaver Creek | 3-5' Ht. x 3-5' Spr.     |
| Fgb   | <i>Fothergilla gardenii</i> 'Beaver Creek'           | Beaver Creek Dwarf Fothergilla                    | 7        | 30" Ht.             | Cont.     | Space 2' 6" - 3' O.C., 3 Gal. min.      | Johnson's, Beaver Creek | 2-3' Ht. x 3-4' Spr.     |
| Hgs   | <i>Hydrangea quercifolia</i> 'Sikes Dwarf'           | Sikes Dwarf Hydrangea                             | 6        | 2' Ht.              | Cont.     | Space 3' O.C., 3 Gal. min.              | Johnson's, Beaver Creek | 3-4' Ht. x 3-4' Spr.     |
| Ivj   | <i>Ilex verticillata</i> 'Jim Dandy'                 | Jim Dandy Winterberry Holly                       | **       | 24" Ht.             | Cont.     | Space 4' O.C., 3 Gal. min.              | Bailey Nursery          | 3-6' Ht. x 3-6' Spr.     |
| Ivr   | <i>Ilex verticillata</i> 'Red Sprite'                | Red Sprite Winterberry Holly                      | **       | 18" Ht.             | Cont.     | Space 3' O.C., 3 Gal. min.              | Bailey Nursery          | 3-4' Ht. x 3-4' Spr.     |
| Pos   | <i>Physocarpus opulifolius</i> 'Seward' PP14,821     | Summer Wine Ninebark - Tree Form                  | **       | 2' Ht.              | Cont.     | Space 4' O.C., 3 Gal. min.              | Bailey Nursery          | 5-6' Ht. x 4-5' Spr.     |
| Rtb   | <i>Rhus typhina</i> 'Bailliger' PP16,185             | First Editions Tiger Eyes Cutsleaf Slatghom Sumac | 10       | 4' Ht.              | B&B/Cont. | Space 5' - 6' O.C., 5 Gal. min.         | Bailey Nursery          | 6' Ht. x 6' Spr.         |
| Rbcd  | <i>Rosa 'Blaze'</i>                                  | Easy Elegance Coral Cove Rose                     | 14       | 18" Ht.             | Cont.     | Space 2' O.C., 2 Gal. min.              | Bailey Nursery          | 2' (3' Ht.) x 2' Spr.    |
| Rmcd  | <i>Rosa 'Mediterranean'</i> PP19,148                 | Coral Drift Rose                                  | **       | 12" Ht.             | Cont.     | Space 1' 6" O.C., 3 Gal. min.           | Bailey Nursery          | 1 1/2' Ht. x 1 1/2' Spr. |
| Smp   | <i>Syringa meyeri</i> 'Palibin'                      | Meyer Korean Lilac                                | **       | 30" Ht.             | Cont.     | Space 4' O.C., 3 Gal. min.              | Johnson's, Beaver Creek | 4-5' Ht. x 4-6' Spr.     |
| <b>Evergreen Shrubs</b>   |  |   |          |                     |           |   |                         |                          |
| Bmw   | <i>Buxus microphylla</i> 'Wintergreen'               | Wintergreen Littleleaf Boxwood                    | 7        | 18" Ht.             | Cont.     | Space 2' 6" O.C., 3 Gal. min.           | Bailey Nursery          | 2-3' Ht. x 3' Spr.       |
| Cpf   | <i>Chamaecyparis pisifera</i> 'Filifera'             | Green Threadleaf Falsecypress                     | 4        | 30" Ht.             | B&B/Cont. | Space 5' 1/2" O.C., 5 Gal. min.         | Johnson's, Isak         | 6-8' Ht. x 6-8' Spr.     |
| Cpg   | <i>Chamaecyparis pisifera</i> 'Golden Mops'          | Golden Mops Threadleaf Falsecypress               | **       | 30" Ht.             | B&B/Cont. | Space 6' O.C., 5 Gal. min.              | Bailey Nursery          | 5' Ht. x 7' Spr.         |
| Jsb   | <i>Juniperus sabina</i> 'Blue Forest'                | Blue Forest Juniper                               | 6        | 9" Ht.              | Cont.     | Space 3' O.C., 3 Gal.                   | Bacon, Isak, Johnson's  | 12" Ht. x 3' Spr.        |
| Ppm   | <i>Picea pungens</i> 'Montgomery'                    | Montgomery Blue Spruce                            | 1        | 3' Ht.              | B&B/Cont. | 5 Gal. min.                             | Bacon, Isak, Johnson's  | 4-6' Ht. x 5-7' Spr.     |
| Pmp   | <i>Pinus mugo</i> 'pumilo'                           | Mugo Pine   | **       | 18" Ht/Spr.         | B&B/Cont. | Space 5' O.C., 3 Gal. min.              | Bailey Nursery          | 3-5' Ht. x 3-6' Spr.     |
| Pms   | <i>Pinus mugo</i> 'Sherwood Compact'                 | Sherwood Compact Mugo Pine                        | **       | 18" Ht/Spr.         | B&B/Cont. | Space 4' O.C., 3 Gal. min.              | Bachman's, Beaver Creek | 3' Ht. x 4' Spr.         |
| Pmv   | <i>Pinus mugo</i> 'Valley Cushion'                   | Valley Cushion Mugo Pine                          | 5        | 18" Ht/Spr.         | Cont.     | Space 2' 6" O.C., 3 Gal. min.           | Bacon, Isak, Monrovia   | 2-3' Ht. x 2-3' Spr.     |
| Psb   | <i>Pinus strobus</i> 'Blue Shag'                     | Blue Shag White Pine                              | 4        | 18" Ht/Spr.         | Cont.     | Space 4' O.C., 3 Gal. min.              | Bailey Nursery          | 3-4' Ht. x 4-5' Spr.     |
| Psm   | <i>Pinus strobus</i> 'Minuta' - Bush form            | Minuta Dwarf White Pine                           | **       | 18" Ht/Spr.         | Cont.     | Space 3' O.C., 3 Gal. min. Bush form    | Bacon, Isak, Monrovia   | 2' Ht. x 3' Spr.         |
| Psn   | <i>Pinus strobus</i> 'Niagara Falls'                 | Niagara Falls                                     | **       | 24" Spr.            | Cont.     | Space 4' O.C., 3 Gal. min.              | Bacon, Isak, Monrovia   | 3' Ht. x 4' Spr.         |
| Toc   | <i>Thuja occidentalis</i> 'Congabe' PP19,069         | Fire Chief Arborvitae                             | 23       | 18" Ht/Spr.         | Cont.     | Space 3' 4" O.C., 2 Gal. min.           | Bailey Nursery          | 3-4' Ht. x 3-4' Spr.     |
| <b>Perennials &amp; Groundcovers</b>  |  |   |          |                     |           |   |                         |                          |
| * PERENNIALS & GRASSES TO BE SELECTED BY KLEN'S DESIGNER STAFF FROM THIS LISTING OR OTHER NEW BAILEY NURSERY VARIETY - TOTAL PERENNIALS SHOWN ON PLAN = 563 |  |   |          |                     |           |   |                         |                          |
| at  | <i>Allium lusitanicum</i> 'Summer Beauty'            | Summer Beauty Ornamental Onion                    | *        | #1 Pot              | CG        | Space 24" O.C.                          | Bailey Nursery          | 18-24" Ht. x 20-24" Spr. |
| abi   | <i>Anemone</i> 'Blue Ice'                            | Blue Ice Anemone                                  | *        | #1 Pot              | CG        | Space 15-18" O.C.                       | Bailey Nursery          | 12-15" Ht. x 20" Spr.    |
| ahm   | <i>Arunco hybrid</i> 'Misty Lace' PP15,798           | Misty Lace Hybrid Goatsbeard                      | *        | #1 Pot              | CG        | Space 18" O.C.                          | Bailey Nursery          | 18-24" Ht. x 18-24" Spr. |
| at  | <i>Asclepias tuberosa</i>                            | Butterfly Flower                                  | *        | #1 Pot              | CG        | Space 18" O.C.                          | Bailey Nursery          | 18-24" Ht. x 18-24" Spr. |
| acvp  | <i>Astilbe chinensis</i> 'Vision in Pink' PP11,860   | Vision in Pink Astilbe                            | *        | #1 Pot              | CG        | Space 18" O.C.                          | Bailey Nursery          | 32" Ht. x 18-30" Spr.    |
| ass   | <i>Astilbe x simplicifolia</i> 'Sprite'              | Sprite Astilbe                                    | *        | #1 Pot              | CG        | Space 12" O.C.                          | Bailey Nursery          | 15" Ht. x 9-12" Spr.     |
| bvt   | <i>Baptisia</i> 'Solar Flare' PP20,408               | Solar Flare Baptisia False Indigo                 | *        | #1 Pot              | CG        | Space 3 1/2" O.C.                       | Bailey Nursery          | 3' Ht. x 4.4' 1/2" Spr.  |
| bvt   | <i>Baptisia x varicolor</i> 'Twilight' PP19,011      | Twilight Baptisia False Indigo                    | *        | #1 Pot              | CG        | Space 3 1/2" O.C.                       | Bailey Nursery          | 3-5' Ht. x 4-5' Spr.     |
| cnn   | <i>Calamintha nepeta</i> ssp. 'Nepeta'               | Lesser Calamintha                                 | *        | #1 Pot              | CG        | Space 18" O.C., Sterile variety ONLY!   | Bailey Nursery          | 12-15" Ht. x 12-18" Spr. |
| cp  | <i>Ceratostigma plumbaginoides</i>                   | Dwarf Plumbago, Leadwort                          | *        | #1 Pot              | CG        | Space 15" O.C.                          | Bailey Nursery          | 8-10" Ht. x 12" + Spr.   |
| dfl   | <i>Dianthus</i> 'Fire & Ice' PPAF                    | Fire & Ice Pinks                                  | *        | #1 Pot              | CG        | Space 12" O.C.                          | Bailey Nursery          | 10" Ht. x 14" Spr.       |
| epp   | <i>Echinacea purpurea</i> 'PowWow Wild Berry'        | PowWow Wild Berry Coneflower                      | *        | #1 Pot              | CG        | Space 15" O.C.                          | Bailey Nursery          | 16-24" Ht. x 12-18" Spr. |
| gcb   | <i>Geranium x cantabrigiense</i> 'Blokovo'           | Blokovo Geranium / Cranesbill                     | *        | #1 Pot              | CG        | Space 20" O.C.                          | Bailey Nursery          | 10-12" Ht. x 15-24" Spr. |
| hrs   | <i>Heimerocallis</i> 'Ruby Stella' PPAF              | Ruby Stella Daylily                               | *        | #1 Pot              | CG        | Space 20" O.C.                          | Bailey Nursery          | 25-27" Ht. x 18-24" Spr. |
| hgp   | <i>Heuchera</i> 'Georgia Peach' PP19,375             | Georgia Peach Coral Bells                         | *        | #1 Pot              | CG        | Space 22-24" O.C.                       | Bailey Nursery          | 14" Ht. x 24" Spr.       |
| hg  | <i>Hosta</i> 'Guacamole'                             | Guacamole Hosta                                   | *        | #1 Pot              | CG        | Space 30" O.C.                          | Bailey Nursery          | 22-24" Ht. x 32-38" Spr. |
| isc   | <i>Iris sibirica</i> 'Caesar's Brother'              | Caesar's Brother Siberian Iris                    | *        | #1 Pot              | CG        | Space 15" O.C. / For Bioretention Basin | Bailey Nursery          | 24-36" Ht. x 15-24" Spr. |
| isd   | <i>Leucantherum superbum</i> 'Daisy Duke' PP21,914   | Daisy Duke Shasta Daisy                           | *        | #1 Pot              | CG        | Space 18" O.C.                          | Bailey Nursery          | 20-24" Ht. x 18-24" Spr. |
| isf   | <i>Liatris spicata</i> 'Florian Weiss'               | Florian White Spike Gayfeather / Blazingstar      | *        | #1 Pot              | CG        | Space 15" O.C.                          | Bailey Nursery          | 18-24" Ht. x 12-18" Spr. |
| isk   | <i>Liatris spicata</i> 'Kobold'                      | Kobold Spike Gayfeather                           | *        | #1 Pot              | CG        | Space 15" O.C.                          | Bailey Nursery          | 18-24" Ht. x 12-18" Spr. |
| lab   | <i>Lilium asiaticum</i> 'Black Bird'                 | Black Bird Asiatic Lily                           | *        | #1 Pot              | CG        | Space 12-15" O.C.                       | Hoffe                   | 16-18" Ht. x 12-15" Spr. |
| nrb   | <i>Nepeta racemosa</i> 'Blue Wonder'                 | Blue Wonder Catmint                               | *        | #1 Pot              | CG        | Space 18" O.C.                          | Bailey Nursery          | 12-18" Ht. x 12-18" Spr. |
| psb   | <i>Paeonia</i> 'Sarah Bernhardt'                     | Sarah Bernhardt Peony                             | *        | #1 Pot              | CG        | Space 30" O.C.                          | Bailey Nursery          | 3' Ht. x 2 1/2 - 3' Spr. |
| pd  | <i>Penstemon digitalis</i> 'Husker Red'              | Husker Red Foxglove / Beardtongue                 | *        | #1 Pot              | CG        | Space 18" O.C.                          | Bailey Nursery          | 30-36" Ht. x 18-24" Spr. |
| snr   | <i>Salvia nemerosa</i> 'Caradonna' or 'Blue Queen'   | Caradonna or Blue Queen Sage / Salvia             | *        | #1 Pot              | CG        | Space 18" O.C.                          | Bailey Nursery          | 18-30" Ht. x 18" Spr.    |
| snm   | <i>Salvia nemerosa</i> 'Marcus'                      | Marcus Dwarf Meadow Sage / Salvia                 | *        | #1 Pot              | CG        | Space 12" O.C.                          | Bailey Nursery          | 12" Ht. x 8-15" Spr.     |
| sm  | <i>Sedum Matrona</i>                                 | Matrona Sedum                                     | *        | #1 Pot              | CG        | Space 18" O.C.                          | Bailey Nursery          | 18-24" Ht. x 18-24" Spr. |
| ssi   | <i>Sedum spectabile</i> 'Iceberg' (or 'Stardust')    | Iceberg Sedum (or Stardust Sedum)                 | *        | #1 Pot              | CG        | Space 18" O.C.                          | W. & E. Radtke          | 18-24" Ht. x 18" Spr.    |
| srf   | <i>Solidago rugosa</i> 'Fireworks'                   | Fireworks Goldenrod                               | *        | #1 Pot              | CG        | Space 22-24" O.C.                       | W. & E. Radtke          | 30-48" Ht. x 18-24" Spr. |
| sbh   | <i>Stachys byzantina</i> 'Helen von Stein'           | Big Ears Lamb's Ears                              | *        | #1 Pot              | CG        | Space 24" O.C.                          | Bailey Nursery          | 8-10" Ht. x 24" Spr.     |
| vim   | <i>Veronica longifolia</i> 'Maretta' PPAF            | Maretta Veronica                                  | *        | #1 Pot              | CG        | Space 18" O.C.                          | Bailey Nursery          | 2-3' Ht. x 18-24" Spr.   |
| <b>Grasses, Sedges &amp; Rushes</b>   |  |   |          |                     |           |   |                         |                          |
| g-bb  | <i>Bouteloua gracilis</i> 'Blonde Ambition' PP22,048 | Blonde Ambition Blue Grama Grass                  | *        | #1 Pot              | CG        | Space 24" O.C.                          | Bailey Nursery          | 24-36" Ht. x 24-38" Spr. |
| g-cv  | <i>Carex vulpinoidea</i>                             | Fox Sedge   | *        | #1 Pot              | CG        | Space 24" O.C. For Bioretention Basin   | W. & E. Radtke          | 12-36" Ht. x 8-24" Spr.  |
| g-dc  | <i>Deschampsia caespitosa</i>                        | Tufted Hair Grass                                 | *        | #1 Pot              | CG        | Space 24" O.C. For part-shade areas     | Bailey Nursery          | 3' Ht. x 2-3' Spr.       |
| g-hm  | <i>Hakonechloa macra</i> 'All Gold'                  | All Gold Japanese Hakone Grass                    | *        | #1 Pot              | CG        | Space 24" O.C. For shaded areas         | Bailey Nursery          | 9-14" Ht. x 18-24" Spr.  |
| r-jb  | <i>Juncus tenuissimus</i> 'Blue Dart'                | Blue Dart Rush                                    | *        | #1 Pot              | CG        | Space 24" O.C. For Bioretention Basin   | Bailey Nursery          | 12-18" Ht. x 9-12" Spr.  |
| g-mg  | <i>Miscanthus sinensis</i> 'Gracillimus'             | Maiden Grass                                      | 38       | #1 Pot              | CG        | Space 30" O.C.                          | Bailey Nursery          | 5-6' Ht. x 3-4' Spr.     |
| g-pvs   | <i>Panicum virgatum</i> 'Shenandoah'                 | Shenandoah Switch Grass                           | 74       | #1 Pot              | CG        | Space 24" O.C.                          | Bailey Nursery          | 3-4' Ht. x 18-24" Spr.   |
| g-sa  | <i>Sesleria autumnalis</i>                           | Autumn Moor Grass                                 | *        | #1 Pot              | CG        | Space 20" O.C.                          | Bailey Nursery          | 16-30" Ht. x 18-20" Spr. |
| g-sh  | <i>Sesleria heuffleriana</i>                         | Blue-green Moor Grass                             | *        | #1 Pot              | CG        | Space 20" O.C. For shaded areas         | W. & E. Radtke          | 12-24" Ht. x 12-18" Spr. |
| g-sp  | <i>Sporobolus heterolepis</i>                        | Prairie Dropseed                                  | *        | #1 Pot              | CG        | Space 24" O.C.                          | Bailey Nursery          | 2-3' Ht. x 2-3' Spr.     |
| g-sht   | <i>Sporobolus heterolepis</i> 'Tara'                 | Tara Prairie Dropseed                             | *        | #1 Pot              | CG        | Space 20" O.C.                          | W. & E. Radtke          | 18-24" Ht. x 24-36" Spr. |
| <b>Vines @ Pergola</b>  |  |   |          |                     |           |   |                         |                          |
| v-cb  | <i>Clematis</i> 'Eclipso073'                         | Boulevard The Countess of Wessex Clematis         | *        | 18" Ht. min. staked | CG        | Space per plan, 2 Gal. min.             | Bailey Nursery          | 4-6' Ht.                 |
| v-cs  | <i>Clematis</i> 'Eclipso028'                         | Shimmer Clematis                                  | *        | 18" Ht. min. staked | CG        | Space per plan, 2 Gal. min.             | Bailey Nursery          | 8-10' Ht.                |
| Annual Vines will also be installed at Pergola. *Number of vines to be determined by Owner. Provide cables @ pergola columns / train vines toward supports. |  |   |          |                     |           |   |                         |                          |
| <b>Annual Flowers -</b>   |  |   |          |                     |           |   |                         |                          |
| New Selections & Arrangements will be chosen by Klein's each year.  |  |   | Varies   | Vanes               | CG        | Space 12" O.C.                          | Bailey Nursery & Others | Vanes                    |
| <b>Planters -</b>   |  |   |          |                     |           |   |                         |                          |
| New Plant Selections & Arrangements will be chosen by Klein's each year.  |  |   | Varies   | Varies              | CG        | Varies                                  | Bailey Nursery & Others | Vanes                    |
| ** NOTE - LIST SHOWS OPTIONAL PLANTS THAT KLEN'S CAN SUBSTITUTE WITH BASED ON AVAILABILITY. NEWER VARIETIES MAYBE SUBSTITUTED FOR THOSE LISTED.             |  |   |          |                     |           |   |                         |                          |

# LANDSCAPE WORKSHEET

## City of Madison, WI Landscape Worksheet

8-Feb-17

KLEIN FLORAL & GREENHOUSES - Zoning - CC-T - Mixed Use & Commercial Districts

| Developed Lots            | SF     | 5 Landscape Points For Every 300 SF of Developed Area | LANDSCAPE POINTS REQUIRED |
|---------------------------|--------|---|---------------------------|
| Total NEW Developed Area  | 45,296 | 45,533 x 5 / 300                                      | 755                       |
| Landscape Points Required |        |   | 755                       |

| Development Frontage  | LF          | **Overstory Trees Required |                   | Shrubs Required |
|---|-------------|----------------------------|-------------------|-----------------|
| Total LF of Street Frontage<br>Between Bldg./Parking & street | 311         | 10                         |                   | 52              |
| Element   | Point Value | Quantity Proposed          | Quantity Existing | Points Achieved |
| Overstory Deciduous Tree                                      | 35          | 3                          | 1                 | 140             |
| Ex. Significant Specimen Tree                                 | 0           |                            | 0                 | 0               |
| Ornamental Tree   | 15          |                            |                   | 0               |
| Shrub, deciduous  | 3           | 10                         |                   | 30              |
| Shrub, evergreen  | 4           | 37                         |                   | 148             |
| Ornamental Grass/Perennial                                    | 2           | 247                        |                   | 494             |
| Development Frontage Total                                    |             |                            |                   | 812             |

\*\*We request waiver of tree & shrub requirement due to limited space & type of facility. Klein's Floral & Greenhouses will be installing seasonal displays along East Washington Avenue frontage which exhibit plants that they grow and sell. Perennial grasses & flowers and annual flowers will encompass the majority of the plantings including background shrubs. The seasonal plant combinations will be displayed in planting bed borders and raised decorative planters. Annual plants may shift with the seasons and include - spring bulbs, summer annuals, fall plants and holiday greenery and decorations.

## General Site, Foundation, Screening

| Element   | Point Value | Quantity Proposed | Quantity Existing | Points Achieved |
|---|-------------|-------------------|-------------------|-----------------|
| Overstory Deciduous Tree                          | 35          | 3                 |                   | 105             |
| Ornamental Tree                                   | 15          | 2                 |                   | 30              |
| Evergreen Tree                                    | 15          | 1                 |                   | 15              |
| Shrub, deciduous                                  | 3           | 33                |                   | 99              |
| Shrub, evergreen                                  | 4           | 16                |                   | 64              |
| Ornamental Grass/Perennial                        | 2           | 410               |                   | 820             |
| Ornamental/Decorative Fence or Wall (4 pts/10 LF) | 4           |                   |                   | 0               |
| Foundation Plantings Total                        |             |                   |                   | 1133            |

TOTAL LANDSCAPE POINTS PROVIDED 1945  
TOTAL LANDSCAPE POINTS REQUIRED 765

NOTE: Required Point Total is achieved with plants shown on the plan. The Annual / Seasonal plantings are not included in this point total.

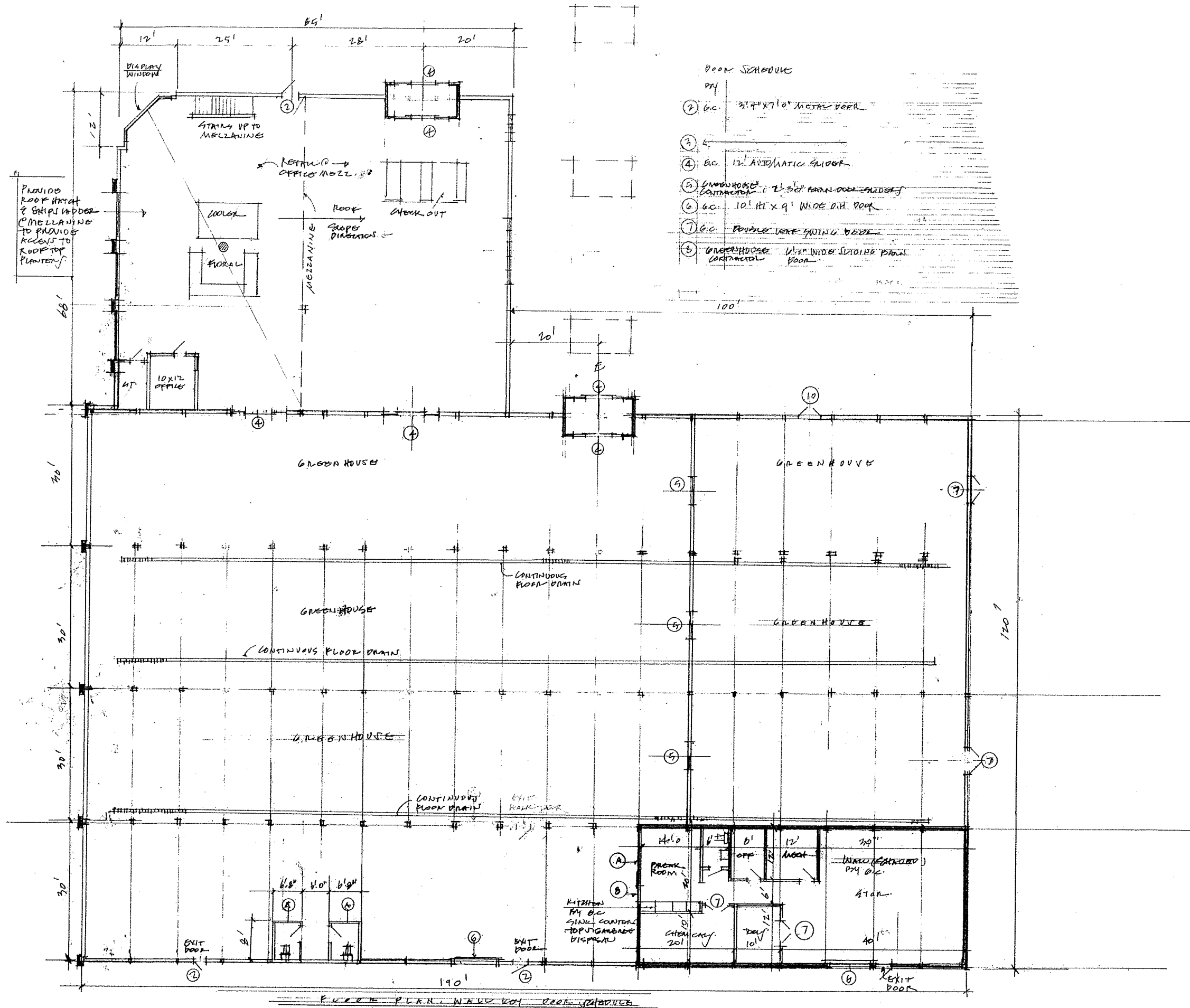
## NOTES

1 - REFER TO ADDITIONAL SHEETS - L-100 OVERALL LANDSCAPE PLAN & L-200 PLANTING DETAIL PLAN FOR MORE INFORMATION.

KEN SAIKI DESIGN

LANDSCAPE ARCHITECTS

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MADISON, WI 53703  
Phone: 608 251-3600



PROJECT NUMBER  
DRAWN BY  
CHECKED BY  
DATE  
NOTED FOR

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APRIL 12, 2017





PROJECT NUMBER  
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CHECKED BY  
DATE  
SCALE

KLEIN GARDEN  
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MADISON, WISCONSIN

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REVISION DATED  
1. FEB 7, 2017

