## **URBAN DESIGN COMMISSION APPLICATION**



City of Madison **Planning Division** 126 S. Hamilton St. P.O. Box 2985 Madison, WI 53701-2985 (608) 266-4635



FOR OFFICE USE ONLY:							
Paid	Receipt #						
Date received							
Received by							
Aldermanic District							
Zoning District							
Urban Design District							
Submittal reviewed by							

_	(000	3) 200-4035			ATOCONSTH.	Alderm	nanic District	
		•			ation, including ction requested.		Design District	
	form	u need an interp ats or other acco se call the phone	ommodations	to acce	terials in alternate ess these forms, ediately.	Submit	ttal reviewed by	
1.		ect Informati		A	20110			
	Addı	ress: 333	3 University	y Ave				
	Title	:						
2.	Арр	lication Type	(check all t	hat a	pply) and Requested Da	ate		
	UDC	meeting date	erequested	_	December 6, 2017			
	X	New develop	ment		Alteration to an existing	or previ	ously-approved development	
		Informationa	I	X I	Initial approval		Final approval	
3.	Proj	ect Type						
	X	Project in an l	Urban Design	Distri	ict	Sigr	nage	
					strict (DC), Urban d-Use Center District (MXC)		Comprehensive Design Review (CDR) Signage Variance (i.e. modification of signage height,	
					nent Center District (SEC) , or Employment Campus	, —	area, and setback)	
		District (EC)	acional Biscii	(0.)	, or Employment campus	Oth		
		Planned Deve	elopment (PD)	)			Please specify	
			Development		• •			
	_	•	Implementati ·					
		Planned Mult	1-Use Site or i	Reside	ential Building Complex			
4.	App	licant, Agent	, and Prope	rty O	wner Information			
	App	licant name	<u>Martin</u>				any Realm Real Estate Development LLC	
	Stre	et address			ton Drive, Suite 300	_ City/S	tate/Zip Sun Prairie, WI 53590	
	Tele	phone	608-712	2-146	3	_ Email	marty@homeagainliving.com	
	Proj	ect contact pe	erson Rai	ndy B	Bruce	_ Compa	any Knothe & Bruce Architects, LLC	
	Stre	et address	_7601 U	niver	sity Avenue, Suite 201	_ City/S	tate/Zip Middleton, WI 53562	
	Tele	phone	608-836	<u>6-369</u>	0	_ Email	rbruce@knothebruce.com	
	Prop	erty owner (i	if not applica	ant) _	same			
	Stre	et address				_ City/S	tate/Zip	
	Telei	phone				Email		

#### 5. Required Submittal Materials

- **Application Form**
- $\square$ **Letter of Intent** 
  - If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required
  - For signage applications, a summary of how the proposed signage is consistent with the applicable CDR or Signage Variance review criteria is required.
- $\square$ **Development plans** (Refer to checklist provided below for plan details)
- M Filing fee
- X **Electronic Submittal\***

Each submittal must include fourteen (14)11" x 17" collated paper copies. Landscape and Lighting plans (if required) must be full-sized. Please refrain from using plastic covers or spiral binding.

Both the paper copies and electronic copies must be submitted prior to the application deadline before an application will be scheduled for a UDC meeting. Late materials will not be accepted. A completed application form is required for each UDC appearance.

For projects also requiring Plan Commission approval, applicants must also have submitted an accepted application for Plan Commission consideration prior to obtaining any formal action (initial or final approval) from the UDC. All plans must be legible when reduced.

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

5.	App	licant Declarations													
	1.	Prior to submitting this Commission staff. This October 26, 2017	application, application	the was	applicant discussed	is W	required ith <u>Ch</u>	to ris	discuss <b>Wells,</b>	the <b>Janin</b>	proposed ne Glaeser	project	with	Urban	Design on

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

Applicant name Martin O'Connor	111	Relationship to property Owner	
Authorized signature of <b>Property Owner</b>	My	Date _	Nov. 21, 2017

#### 7. Application Filing Fees

Fees are required to be paid with the first application for either initial or final approval of a project, unless the project is part of the combined application process involving the Urban Design Commission in conjunction with Plan Commission and/or Common Council consideration. Make checks payable to City Treasurer. Credit cards may be used for application fees of less than \$1,000.

fee for your request:

Plea	ise consult the schedule below for the appropriate fee
X	Urban Design Districts: \$350 (per §35.24(6) MGO).
	Minor Alteration in the Downtown Core District (DC) or Urban Mixed-Use District (UMX): \$150 (per §33.24(6)(b) MGO)
	Comprehensive Design Review: \$500 (per §31.041(3)(d)(1)(a) MGO)
	Minor Alteration to a Comprehensive Sign Plan: \$100 (per §31.041(3)(d)(1)(c) MGO)
	All other sign requests to the Urban Design Commission, including, but not limited to: appeals from the decisions of the Zoning Administrator, requests for signage variances (i.e. modifications of

signage height, area, and setback), and additional sign

code approvals: \$300 (per §31.041(3)(d)(2) MGO)

A filing fee is not required for the following project applications if part of the combined application process involving both Urban Design Commission and Plan Commission:

- Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)
- Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)
- Planned Development (PD): General Development Plan (GDP) and/or Specific Implementation Plan (SIP)
- Planned Multi-Use Site or Residential Building Complex

## **URBAN DESIGN COMMISSION APPROVAL PROCESS**



#### Introduction

The City of Madison's Urban Design Commission (UDC) has been created to:

- Encourage and promote high quality in the design of new buildings, developments, remodeling, and additions so as to maintain and improve the established standards of property values within the City.
- Foster civic pride in the beauty and nobler assets of the City, and in all other ways possible assure a functionally efficient and visually attractive City in the future.

#### **Types of Approvals**

There are three types of requests considered by the UDC:

- <u>Informational Presentation</u>. Applicants may, at their discretion, request to make an Informational Presentation to the UDC prior to seeking any approvals to obtain early feedback and direction before undertaking detailed design. Applicants should provide details on the context of the site, design concept, site and building plans, and other relevant information to help the UDC understand the proposal and provide feedback. (Does not apply to CDR's or Signage Variance requests)
- <u>Initial Approval</u>. Applicants may, at their discretion, request initial approval of a proposal by presenting preliminary design information. As part of their review, the Commission will provide feedback on the design information what should be addressed at Final Approval stage.
- <u>Final Approval</u>. Applicants may request Final Approval of a proposal by presenting all final project details. Recommendations or concerns expressed by the UDC in the initial approval must be addressed at this time.

#### **Presentations to the Commission**

Primarily, the UDC is interested in the appearance and design quality of projects. Emphasis should be given to the site plan, landscape plan, lighting plan, building elevations, exterior building materials, color scheme, and graphics.

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

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

## **URBAN DESIGN DEVELOPMENT PLANS CHECKLIST**



The items listed below are minimal application requirements for the type of approval indicated. Please note that the UDC and/or staff may require additional information in order to have a complete understanding of the project.

1. Informa	ational Presentation			Requirements	for All Plan Sheets		
	Locator Map	١		1. Title bloc	ck		
	Letter of Intent (If the project is within a			2. Sheet nu	mber		
		D . II	1.190	3. North ar	row		
				4. Scale, bo	oth written and graphic		
	Contextual site information, including	minimum	s may generate	5. Date			
	photographs and layout of adjacent buildings/structures						
	Site Plan						
	Two-dimensional (2D) images of proposed buildings or structures.						
2. Initial A	pproval						
	•			)			
	Letter of Intent (If the project is within a l	_	·	· .			
X	Contextual site information, including phobuildings/structures						
X				a greater level of feedb			
X	Landscape Plan and Plant List (must be leg	ndscape Plan and Plant List ( <i>must be legible</i> )					
×	Building Elevations in both black & white material callouts)	and color for	all building sides	(include			
	PD text and Letter of Intent (if applicable)			J			
3. Final Ap	proval						
All the r	equirements of the Initial Approval (see ab	ove), <u>plus</u> :					
	Grading Plan						
	Proposed Signage (if applicable)						
		_	s (with a rooftop p	lan if roof-mour	nted)		
	Samples of the exterior building materials	s (presented	at the UDC meetir	ng)			
4. Compre	Letter of Intent (If the project is within a Urban Design District, a summary of how the development proposal addresses the buildings/structures  Site Plan  Two-dimensional (2D) images of proposed buildings or structures.  Isial Approval  Letter of Intent (If the project is within a Urban Design District, a summary of proposed buildings/structures  Isial Approval  Letter of Intent (If the project is within a Urban Design District, a summary of how the development proposal addresses the district criteria is required)  Contextual site information, including photographs and layout of adjacent buildings/structures  Isial Approval  Letter of Intent (If the project is within a Urban Design District, a summary of how the development proposal addresses the district criteria is required)  Contextual site information, including photographs and layout of adjacent buildings/structures  Site Plan showing location of existing and proposed buildings, walks, drives, bike lanes, bike parking, and existing trees over 18" diameter  Landscape Plan and Plant List (must be legible)  Building Elevations in both black & white and color for all building sides (include material callouts)  Pot ext and Letter of Intent (If applicable)  al Approval  the requirements of the Initial Approval (see above), plus:  Grading Plan  Proposed Signage (if applicable)  Lighting Plan, including fixture cut sheets and photometrics plan (must be legible)  Lighting Plan, including fixture cut sheets and photometrics plan (must be legible)  Lighting Plan, including fixture cut sheets and photometrics plan (must be legible)  Samples of the exterior building materials (presented at the UDC meeting)  mprehensive Design Review (CDR) and Variance Requests (Signage applications only)  Locator Map  Letter of Intent (a summary of how the proposed signage is consistent with the CDR or Signage Variance criteria is required)  Contextual site information, including photographs of existing signage both on site and within proximity to the project site						
	•	•					
		roposed sign	age is consistent w	vith the CDR or	Signage Variance criteria		
	Contextual site information, including pho	otographs of	existing signage b	oth on site and	within proximity to the		
	Site Plan showing the location of existing sidewalks, driveways, and right-of-ways	signage and	proposed signage,	, dimensioned s	ignage setbacks,		

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

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

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

November 21, 2017

Ms. Janine Glaeser
Secretary Urban Design Commission
City of Madison
146 S. Hamilton Street
P.O. Box 2985
Madison, Wisconsin 53701

Re: Letter of Intent 5533 University Avenue KBA Project # 1735

Ms. Janine Glaeser:

The following is submitted together with the plans and application for initial UDC approval.

#### **Organizational Structure:**

Owner: Realm Real Estate Development LLC Architect: Knothe & Bruce Architects, LLC

3120 Edmonton Drive, Suite 300 7601 University Avenue, Ste 201

Sun Prairie, WI 53590 Middleton, WI 53562

608-712-1463 608-836-3690

Contact: Martin O'Connor Contact: Randy Bruce
marty@homeagainliving.com rbruce@knothebruce.com

Engineer: Snyder & Associates, Inc. Landscape Nelson Landscaping, Inc.

5010 Voges Rd Design: P.O. Box 823

Madison, WI 53718 Waukesha, WI 53187

(608) 838-0444 (608) 262-549-6111 Contact: Mike Calkins Contact: Corey Nelson

#### Introduction:

The site is located at the southeast corner of University Avenue and Capitol Street and is currently zoned Neighborhood Mixed-Use District. The site is currently occupied by a I-story retail business that served as the former Brennan's Market. This proposal requests a conditional use approval for a mixed-use development with commercial uses on the first floor and three levels of housing above the commercial. A Certified Survey Map has been submitted to combine the underlying parcels into one lot.

#### **Project Description:**

This proposed project is a mixed-use development consisting of approximately 4,500 square feet of retail space and 56 apartments with vehicle parking located primarily below the building in two levels; at the grade and basement levels. The building is broken into two modules that are linked on the upper floors and horizontally break up the massing of the building. Along University Avenue, a generous set back is provided to allow for a landscape buffer and the building is stepped back above the third floor to reduce the perceived height. The building also has significant setbacks on the side and rear lot lines allowing for landscaping and solar access to neighboring properties.



Letter of Intent 5533 University Ave. November 21, 2017 Page 2 of 2

The applicant has worked with the City Traffic Engineering department to identify vehicular access locations on both Capitol Avenue and University Avenue

The exterior architecture is a clean urban architecture. On the street and eastern facades, the major material is brick masonry accented with fiber-cement siding. Towards the rear of the building the material palette uses a higher amount of fiber-cement siding consistent with the transition to the residential uses to the south.

#### Spring Harbor Neighborhood Plan and UDD #6

This project is consistent with the goals and guidelines of both the Spring Harbor Neighborhood Plan and the UDD #6 Guidelines. The SHNP calls for attractive mixed-use development at specified redevelopment sites including the Brennan's Market site. In addition, the plan calls for pedestrian-oriented and transit-oriented development to occur; both of which are met with the proposed plan. The commercial use face the two streets and have direct pedestrian access. A Madison Metro bus stop is currently located at the street intersection but the City of Madison has plans in the future for the bus stop to be located along University Avenue in front of the commercial area.

UDD # 6 generally refers to the SHNP but specifically calls for a minimum and maximum building height of three to four stories with parking areas located to the rear of the site.

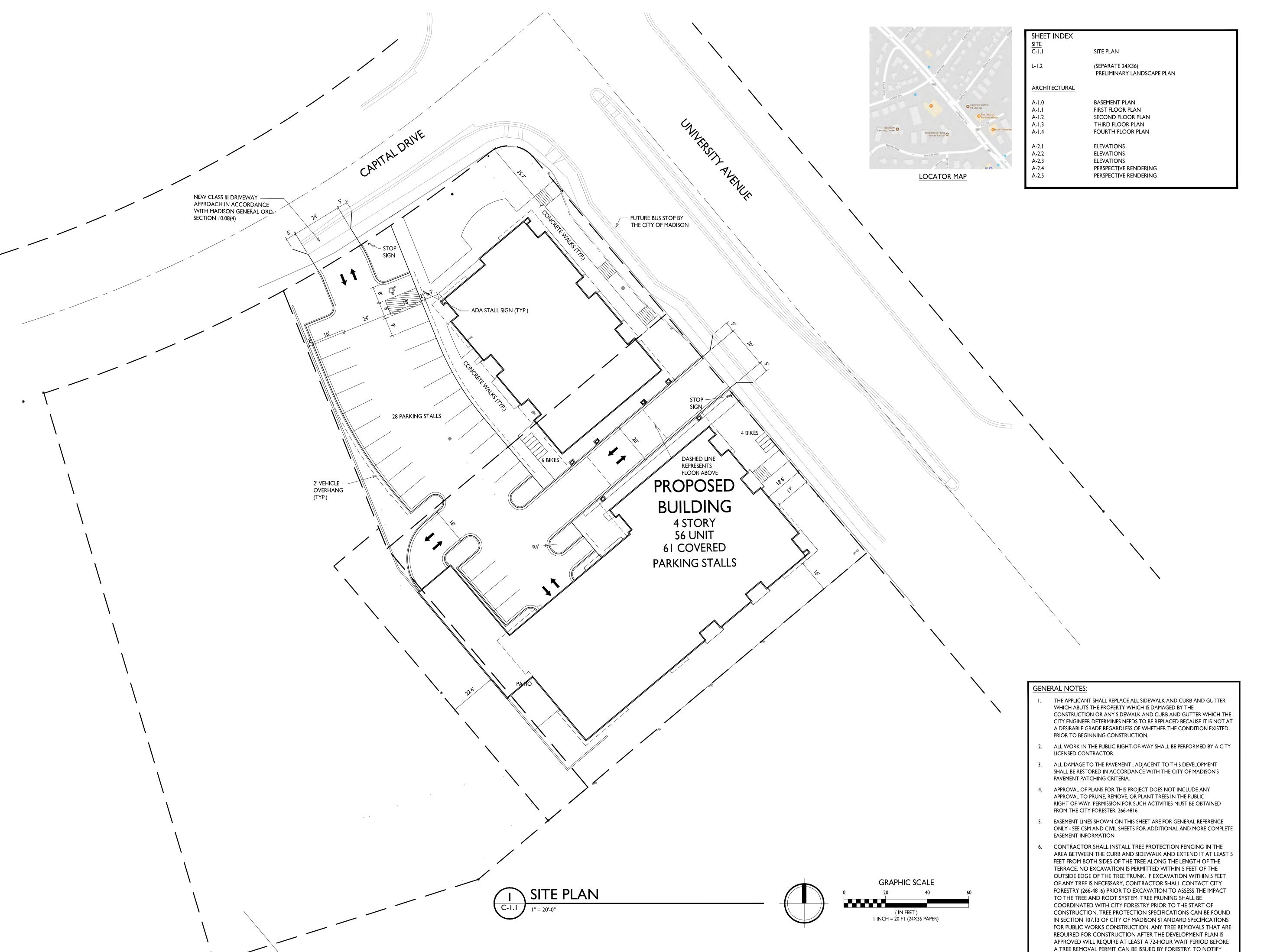
#### **Project Schedule:**

It is anticipated that the construction on this site will start in June 1, 2018 with a final completion date of June 1, 2019.

Thank you for your time reviewing our proposal.

Sincerely.

Randy Bruce, Al



Phone: 7601 University Ave, Ste 201 608.836.3690 Middleton, WI 53562

**ISSUED** 

Issued for Initial UDC - November 21, 2017

PROJECT TITLE Mixed-Use Development

5533 University Ave. Madison, WI

SHEET TITLE

Site Plan

SHEET NUMBER

PROJECT NO.

THE ALDER OF THE CHANGE IN THE TREE PLAN.

1735

	Botanical Name	Common Name	Size/Condition
Tre			- 7 1500
3	Acer miyabei Morton'	STATE STREET MYABE MAPLE	2 1/2"/b. b.
3	Corpirus betulus 'Fostigiata'	FASTIGIATA COMMON HORNBEAM	2 V2"/b. b.
2	Cornus mas 'Golden Glory'	GOLDEN GLORY CORNELIAN CHERRY DOGWOOD	4/b. b.
2	Prunus x cerosifera 'Cripoizorn' Plant Patent #19,564	CRIMSON POINTE FLOWERING PLUM	2"/b. b.
3	Prunus maackii	AMUR CHOKE CHERRY	2 V2"/b. b.
5	Quercus robur x bicolor Long	REGAL PRINCE(R) OAK	2 1/2"/b. b.
16	Thuja occidentalis 'Techny'	TECHNY ARBORVITAE	6'/b. b.
2	Tilio cordata 'Greenspire'	GREENSPIRE SMALL-LEAVED LINDEN	2 V2"/b. b.
Shri		DOGUCE OF LEEK OF LEEK DESCRIEG LEGALL	m add .
8	Aronia melanacarpa Marton'	ROQUOS BEAUTY BLACK BERRIED ARONA	18-24"/cont.
25	Buxus 'Green Velvet'	GREEN VELVET BOXWOOD	18-24"/b. b.
4	Chamaecyparis pisifera 'Golden Maps'	GOLDEN MOPS JAPANESE FALSE CYPRESS	18-24"/cont.
6	Corrus stolonifero Kelseyi	KELSEYS DOGWOOD	18-24"/cont.
7	Diervilla Ionicera	BUSH HONEYSUCKLE	18-24"/cont.
3	Diervilla sessilifolia 'Cool Splash'	COOL SPLASH BUSH HONEYSUCKLE	18-24"/cont.
4	Euonymus fortunei 'Emerold Gaiety'	EMERALD GAETY EUONYMUS	18-24"/cont.
21	Hydrangea arborescens 'Abetwo' pp#20,571, cbr#4166 (Proven Winners)		18-24"/cont.
5	Hydrangea arborescens 'Annabelle'	ANNABELLE HYDRANGEA	18-24"/cont.
8	Hydrangea arborescens NCHAI PP: 20765	hvincibelle@ Spirit Hydrangea	18-24"/cont.
13	Hydrangea paniculata 'SMHPLQF' pp#25,136, cbraf (Proven Winners)	LITTLE QUICK FIRE (HARDY HYDRANGEA (Proven Winners)	18-24"/cont.
1	Physocorpus opulifolis Donna May	LITTLE DEVIL NNEBARK	24-30°/cont.
5	Picea abies 'Nidiformis'	NDFORMS NORWAY SPRUCE	18-24"/cont.
1	Pinus mugo 'Compocta'	COMPACTA MUGO PINE	18-24"/cont.
0	Rhus aromatica 'Gro-law'	GRO-LOW FRAGRANT SUMAC	18-24"/cont.
6	Ribes alpinum 'Green Mound'	GREEN MOUND ALPINE CURRANT	18-24"/cont
3	Symphoricarpos 'Sofie' pp#21,226 (Proven Winners)	PROUD BERRY CORAL BERRY (Proven Winners)	18-24"/cont.
2	Syringa patula 'Miss Kim'	MISS KIM MANCHURIAN LILAC	24-30°/cont.
Ю	Syringa vulgaris 'Sensation'	SENSATION COMMON LILAC	6'/b, b.
12	Taxus x media 'Everlaw'	EVERLOW YEW	18-24"/cont.
	omental Grosses		
17	Colomograstis x acutiflora Karl Foerster'	KARL FOERSTER FEATHER REED GRASS	#I cont
	Calamagrastis x acutiflora 'Overdam'	OVERDAM FEATHER REED GRASS	#I cont
22	Deschampsia caespitosa	TUFTED HAIR GRASS	#I cont
_	ennials and Annuals		
28	Achillea millefolium 'Summer Berries'	SUMMER BERRIES YARROW	#I cont.
12	Asclepios tuberoso	BUTTERFLY WEED	#I cont.
В	Baptisia australis	BLUE WILD NDIGO	#I cont.
Ю	Echinocea purpurea Kims Knee High!	KMS KNEE HIGH CONEFLOWER	#I cont.
12	Geranium x contabrigiense 'Biokova'	BIOKOVO CRANESBILL	#I cont.
В	Hemerocallis 'Prairie Blue Eyes'	PRAIRIE BLUE EYES DAYLILY	#I cont.
12	Hemerocallis 'Strawberry Candy'	STRAWBERRY CANDY DAYLLY	#I cont.
15	Heuchera micrantha 'Palace Purple'	PALACE PURPLE CORAL BELLS	#I cont.
6	Hosta fortunei 'Patriot'	PATRIOT HOSTA	#I cont.
27	Nepeta x faassenii Walkers Law	WALKERS LOW CATMINT	#I cont
12	Penstemon digitalis 'Husker Red'	HUSKER RED PENSTEMON	#I cont.
5	Perovskia atriplicifolia Little Spire'	LITTLE SPIRE RUSSIAN SAGE	#I cont.
6	Pycnanthemum virginianum	VIRGNA MOUNTAN MINT	#I cont.
8	Rudbeckia fulgida 'Goldsturm'	GOLDSTURM BLACK-EYED SUSAN	#I cont.
6	Sedum 'Autumn Joy'	AUTUMN JOY SEDUM	#I cont.
28	Solidago shortii 'Solar Cascade'	SOLAR CASCADE GOLDENROD	#I cont.
18	Stochy's mornieri "Hummelo"	HUMMELO COMMON BETONY	#I cont.
	Full Carte David — Ign TV, K av V	CONTRACTOR OF MANAGEMENT	2. 1250pm   1
Vine	5	ALCO AND	
6	Parthenocissus quinquefolia	VIRGNA CREEPER	#I cont.

#### LANDSCAPE CALCULATIONS & DISTRIBUTION:

TOTAL SQUARE FOOTAGE OF DEVELOPED AREA = 35,483 SQUARE FEET TOTAL LANDSCAPE POINTS REQUIRED= 595

### **Cabulation of Points and Credits**

Use the table to indicate the quantity and points for all existing and proposed landscape elements.

Blood Town / Filmond	Minimum Size at	Points		Existing caping	New/ Proposed Landscaping	
Plant Type/ Element	Installation		Quantity	Points Achieved	Quantity	Points Achieved
Overstory deciduous tree	2½ inch caliper measured diameter at breast height (dbh)	35			16	560
Tall evergreen tree (i.e. pine, spruce)	5-6 feet tall	35				
Ornamental tree	1 1/2 inch caliper	15			2	30
Upright evergreen shrub (i.e. arborvitae)	3-4 feet tall	10			16	160
Shrub, deciduous	#3 gallon container size, Min. 12"-24"	3			107	321
Shrub, evergreen	#3 gallon container size, Min. 12"-24"	4			47	188
Ornamental grasses/ perennials	#1 gallon container size, Min. 8"-18"	2			332	664
Ornamental/ decorative fencing or wall	n/a	4 per 10 lineal ft.				
Existing significant specimen tree	Minimum size: 2 ½ inch caliper dbh. *Trees must be within developed area and cannot comprise more than 30% of total required points.	14 per caliper inch dbh. Maximum points per tree: 200				
Landscape furniture for public seating and/or transit connections	* Furniture must be within developed area, publically accessible, and cannot comprise more than 5% of total required points.	5 points per "seat"				
Sub Totals						1923

Total Number of Points Provided 1923

## PLANTING NOTES:

DCONTRACTOR SHALL VERIFY LOCATION OF ALL ON-SITE UTILITIES PRIOR TO COMMENCING ANY WORK ON SITE. WI STATE STATUTE 182.0715 REQUIRES THREE WORK DYAS NOTICE BEFORE YOU EXCAVATE. CALL DIGGER'S HOTLINE AT 1-800-242-8511. 2)SUPPLY AND INSTALL ALL WISCONSIN GROWN NURSERY STOCK. GUARANTEE ALL STOCK FOR A PERIOD OF ONE YEAR. ALL PLANTING MATERIAL IS TO MEET AMERICAN STANDARDS FOR NURSERY STOCK ANSI Z60.1-2004. ALL PLANT MATERIAL IS TO BE PLANTED IMMEDIATELY AFTER ARRIVAL AND UNLOADING ON SITE. PLANT TYPES, SIZES, AND QUANTITIES ARE ACCORDING TO THE PROPOSED PLANS. IF ANY DISCREPANCIES ARE PRESENT BETWEEN PLANT LEGEND AND GRAPHIC DEPICTION, GRAPHICALLY DEPICTED QUANTITIES SHALL HOLD PRECEDENCE. ANY POTENTIAL PLANT SUBSTITUTIONS MUST BE APPROVED IN WRITING

3)ACTUAL LOCATIONS OF PLANT MATERIAL ARE SUBJECT TO FINAL SITE LAYOUT AND CONDITIONS AND MAY BE ADJUSTED ACCORDINGLY. 4)ALL DECIDUOUS TREES SHALL BE GUYED AND STAKED ACCORDINGLY AS PER

5)ALL PLANTS ARE TO BE BACKFILLED WITH A 50/50 MIX OF PLANT STARTER AND TOPSOIL BLEND AND IS TO BE FREE OF ROOTS, ROCKS LARGER THAN 1" IN DIAMETER,

BUBSOIL DEBRIS, AND WEEDS. 6)OPEN AND REMOVE THE TOP BURLAP AND TWINE OR STRING FROM ALL BALLED AND BURLAPPED PLANTS AND SET ALL PLANTS AT FINISH GRADE. 7) SUPPLY AND INSTALL 3" OF WASHED STONE MULCH IN ALL PLANTING BEDS. STONE MULCH SHALL BE SPREAD EVENLY OVER A COMMERCIAL GRADE, WEED-BARRIER, NON-WOVEN LANDSCAPE FABRIC, AND SHALL BE SECURED WITH 4" STEEL STAPLES AND

1'-0" LAP JOINTS. 8)SUPPLY AND INSTALL BLACK VINYL EDGING 'ACE OF DIAMOND' MANUFACTURED BY VALLEY VIEW INDUSTRIES IN ALL PLANTING BEDS THAT ADJOIN TURF AREAS. INSTALL ACCORDING TO MANUFACTURER'S WRITTEN INSTALLATION INSTRUCTIONS. IN ADDITION, INSTALL 1'-0" SPIKES 3'-0" ON CENTER IN ADDITION TO MANUFACTURER SUPPLIED HARDWARE TO PREVENT FROST HEAVING.

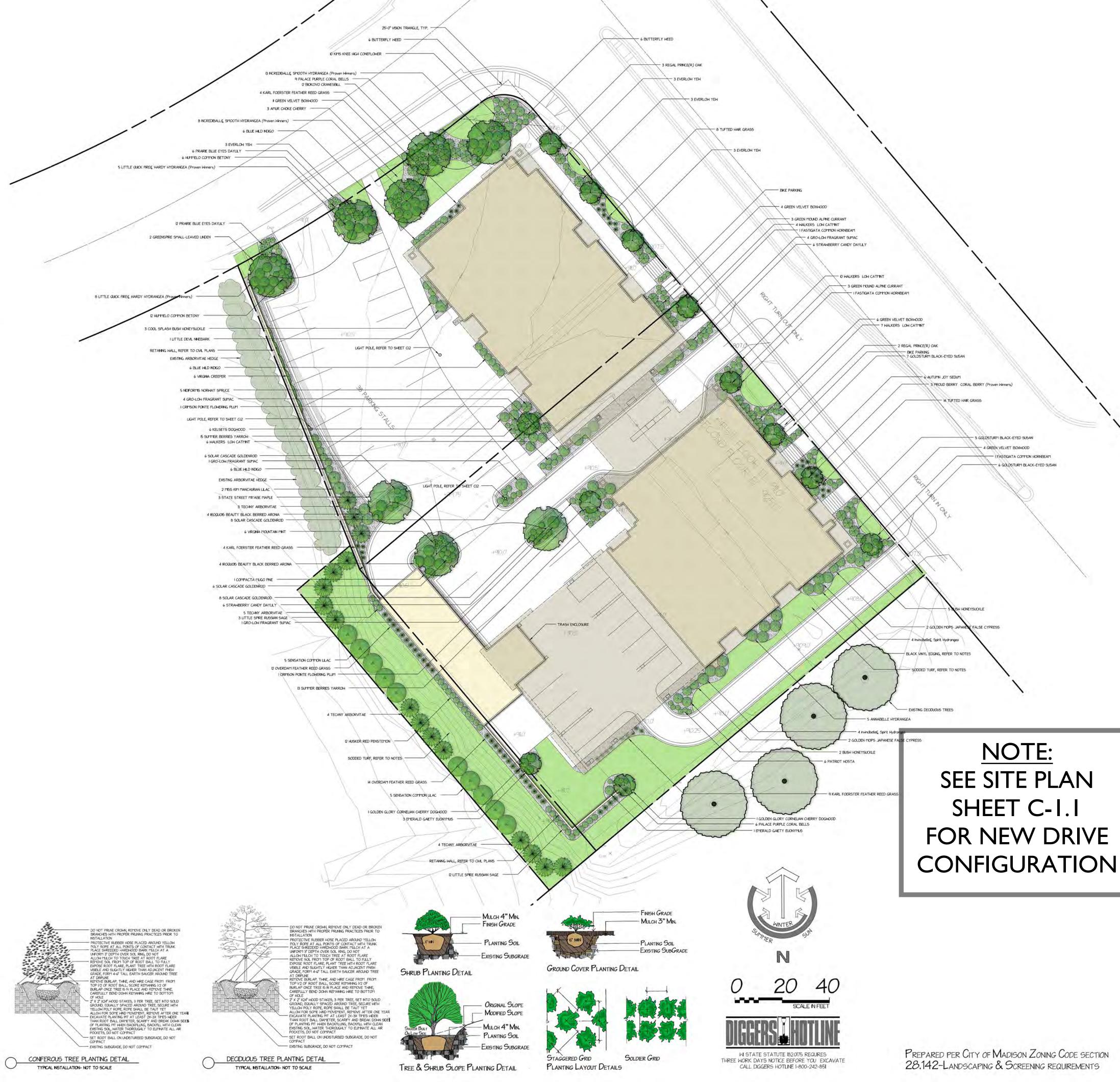
9)SUPPLY AND INSTALL 3-4" OF SHREDDED HARDWOOD BARK MULCH 1'-0" PAST THE DRIPLINE OF ALL INDIVIDUAL TREES. DO NOT PLACE MULCH AGAINST TREE TRUNK OR

10)ALL TURF AREAS SHALL BE FINE GRADED, REMOVING ALL SURFACE STONES 1" OR LARGER. APPLY A STARTER FERTILIZER AT THE RECOMMENDED RATE IN ALL TURF AREAS. ALL TURF AREAS SHALL BE SODDED WITH A KENTUCKY BLUEGRASS BLEND SOD, INSTALLED IN A STAGGERED JOINT LAYING FASHION. ALL SODDED AREAS SHALL BE WATERED IMMEDIATELY AFTER INSTALLATION AND SATURATED TO A DEPTH OF 3".

## GENERAL NOTES:

1) REFER TO GRADING AND CIVIL PLANS FOR RETAINING WALLS. 2) SUPPLY AND INSTALL A DESIGN/BUILD IRRIGATION SYSTEM FOR ALL LANDSCAPED AREAS. CONTRACTOR TO PROVIDE CAD SHOP DRAWINGS AND ALL PRODUCT LITERATURE SUBMITTALS PRIOR TO FINAL APPROVAL. AS-BUILT DRAWINGS, MANUALS, AND, WARRANTIES SHALL BE PROVIDED TO THE OWNER UPON PROJECT

3)THE OWNER IS RESPONSIBLE FOR ALL ON-GOING MAINTENANCE OF LANDSCAPING ON THE SITE. ALL PLANTING BEDS SHALL BE KEPT FREE OF WEEDS, ANY PLANT MATERIAL THAT HAS DIED SHALL BE REPLACED NO LATER THAN THE UPCOMING JUNE 1. ANY PLANT MATERIAL THAT HAS DIED DURING THE FIRST YEAR WARRANTLY PERIOD SHALL BE REPLACED BY THE LANDSCAPE CONTRACTOR AT NO ADDITIONAL COST.



# LANDSCAPE INC.

Post Office Box 823 Waukesha, WI 53187-0823

**262-549-6111** 

**262-549-9229** 

www.nelsonlandscape.com

### **Sheet Title:**

# LANDSCAPE PLAN **PRELIMINARY**

PROPOSED DEVELOPMENT 5533 UNIVERSITY AVENUE MADISON, WI 53705

Client:

## Plan Notes:

Designed By: Drawn By: C. J. N. Date: 10-03-17 Revisions: 10-04-17

## Notice:

Copyright © 2017.

Nelson Landscape Incorporated

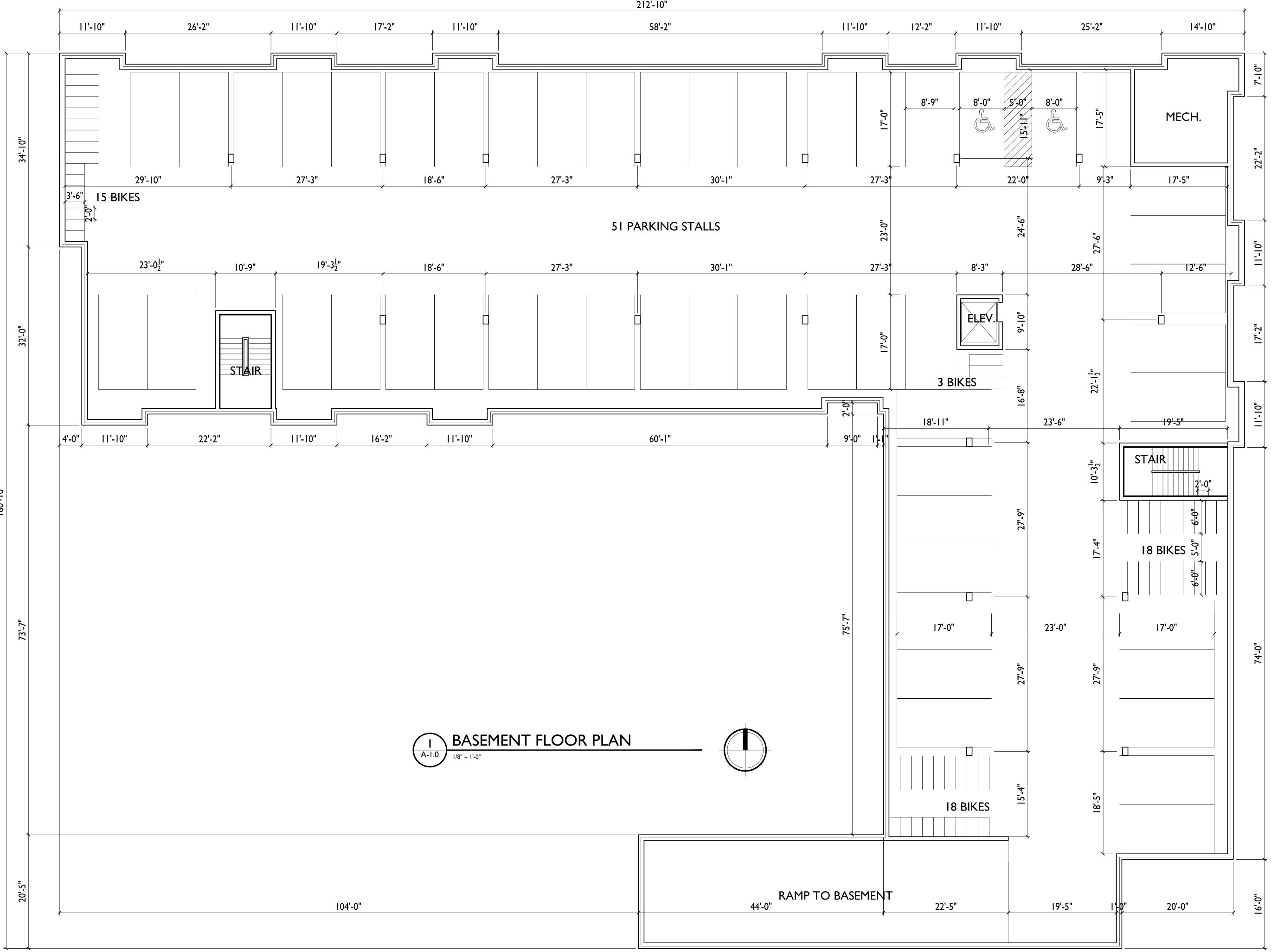
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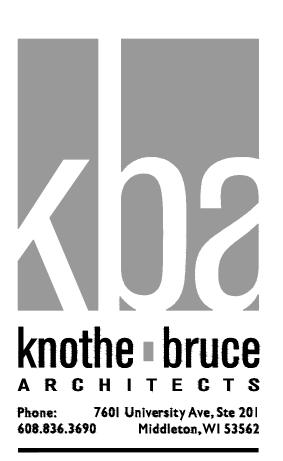
This plan is subject to final on-site conditions and may be modified to account for unforseen obstacles, other changes, or site modifications that were not made known at the time of preparation dated on this plan.



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ISSUED

Issued for Land Use & UDC - October 4, 2017 Issued for Initial UDC - November 21, 2017

PROJECT TITLE

Mixed-Use Development

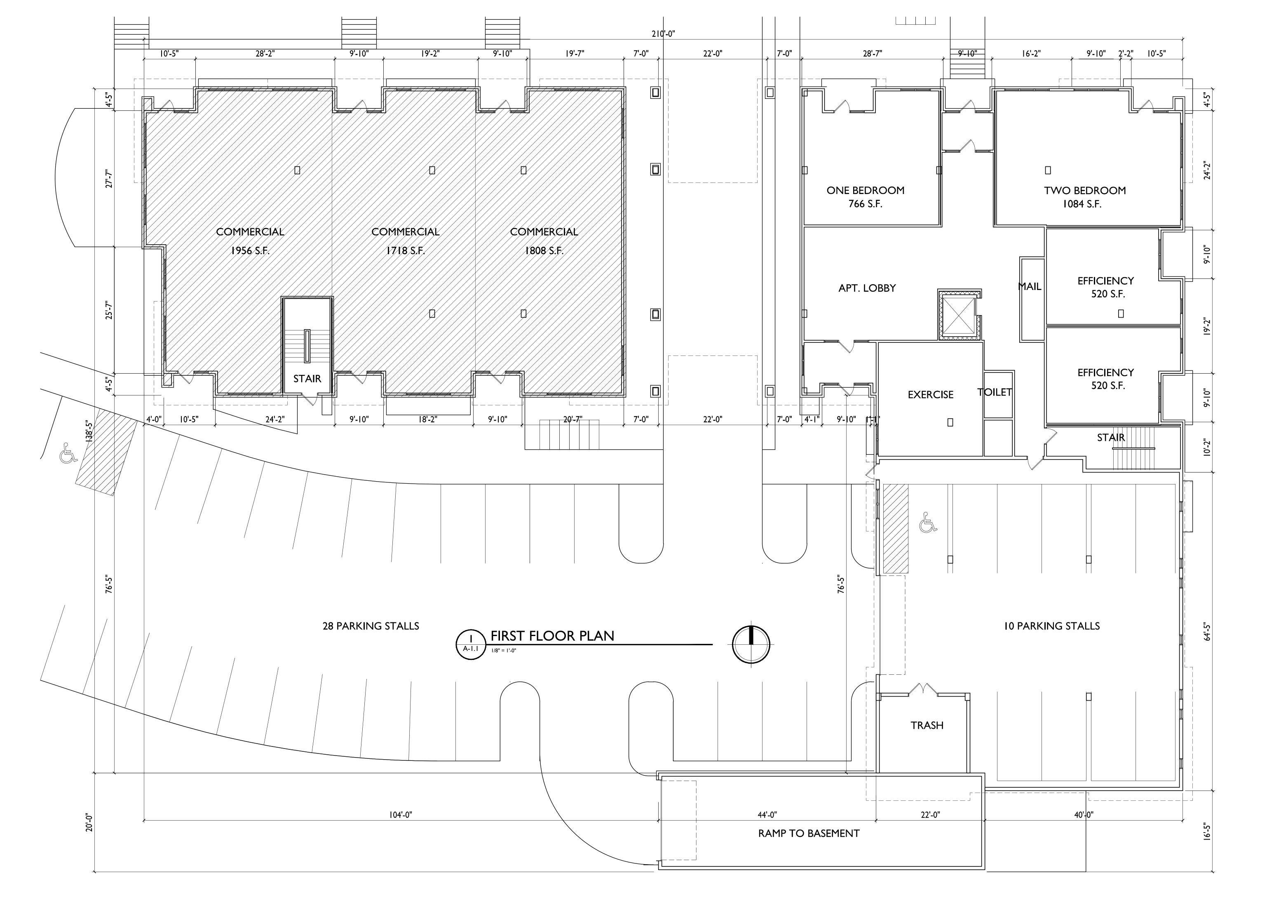
5533 University Ave. Madison, WI

SHEET TITLE

Basement Floor Plan

SHEET NUMBER

PROJECT NO. 1735





PROJECT TITLE

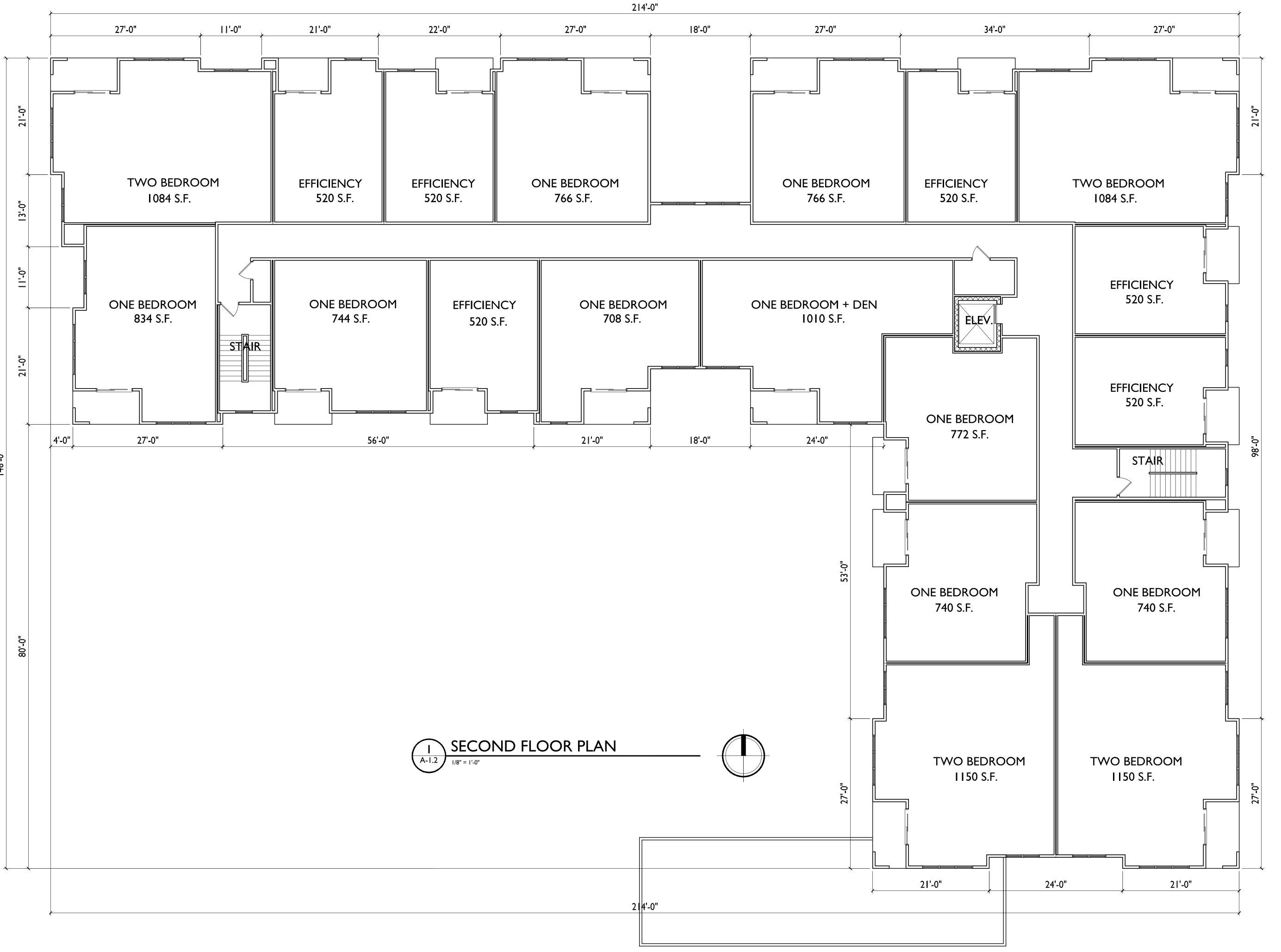
Mixed-Use Development

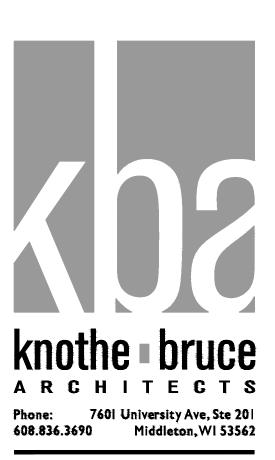
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SHEET TITLE
First Floor Plan

SHEET NUMBER

PROJECT NO. 1735





PROJECT TITLE Mixed-Use Development

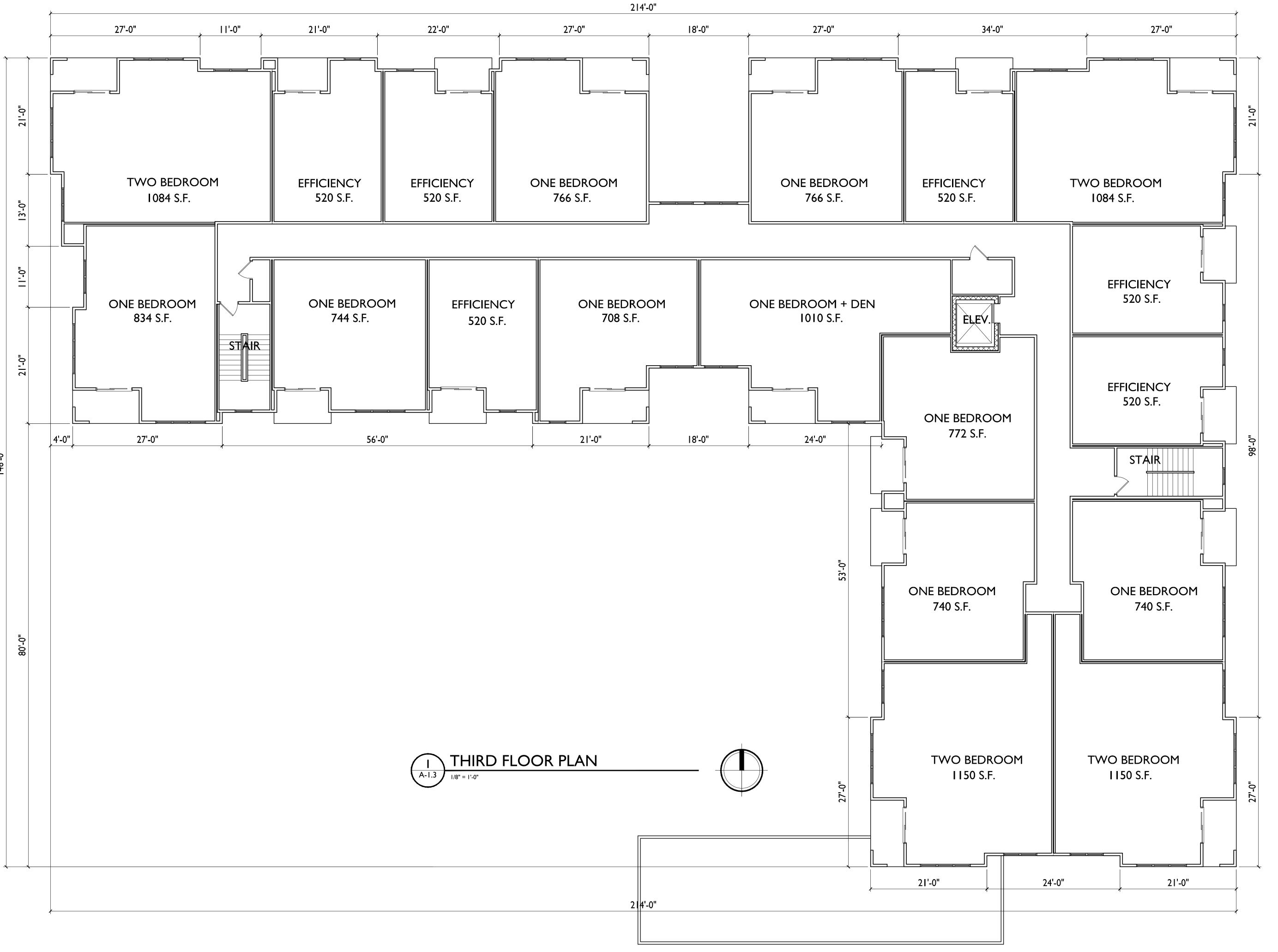
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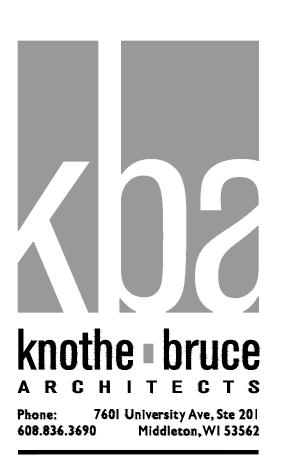
SHEET TITLE

Second Floor Plan

SHEET NUMBER

PROJECT NO. 1735





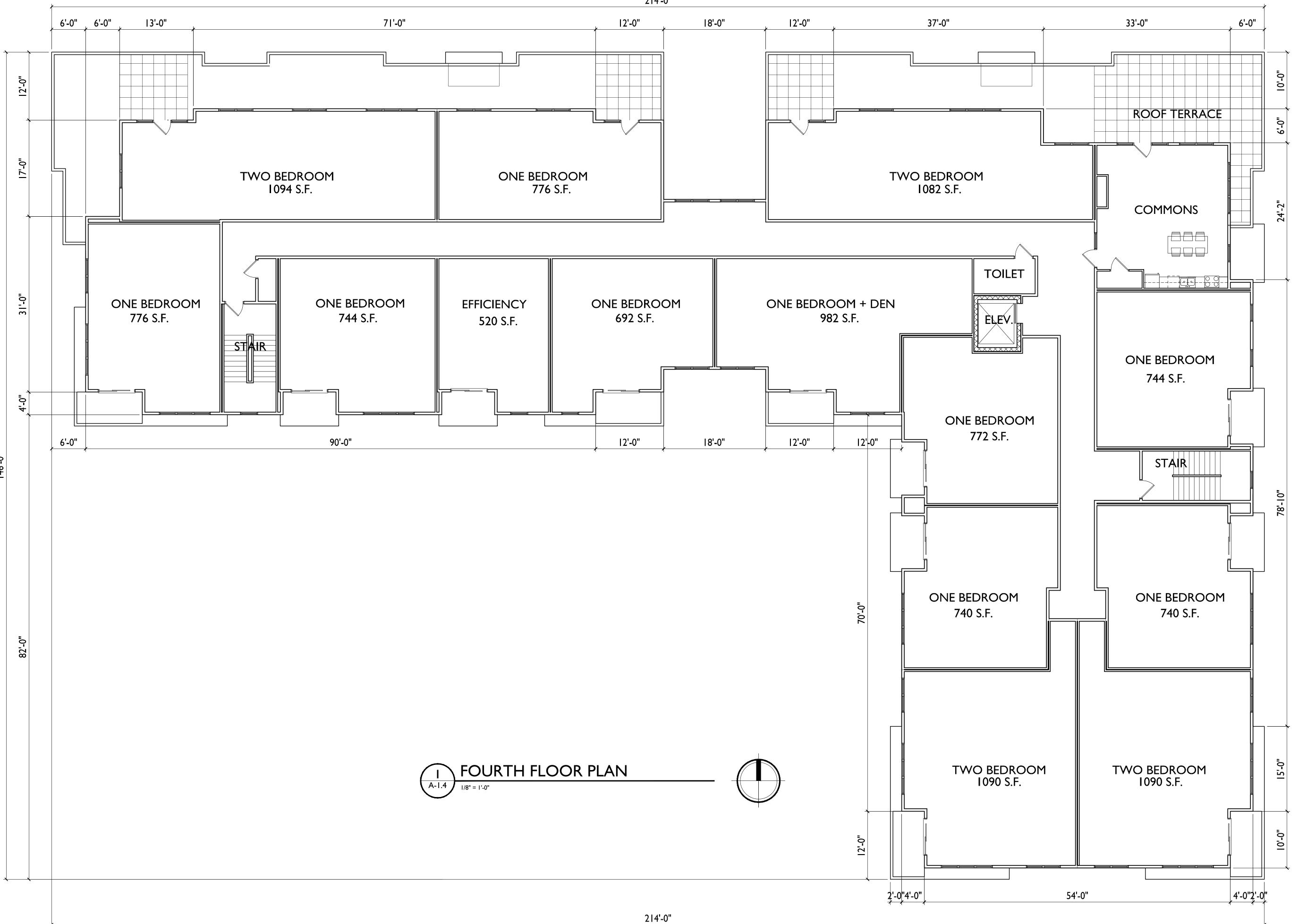
PROJECT TITLE Mixed-Use Development

5533 University Ave. Madison, WI

SHEET TITLE
Third Floor Plan

SHEET NUMBER

PROJECT NO. 1735





PROJECT TITLE Mixed-Use Development

5533 University Ave. Madison, WI

SHEET TITLE

Fourth Floor Plan

SHEET NUMBER

PROJECT NO. 1735





ISSUED

Issued for Land Use - October 4, 2017
Issued for Land Use Supplement - Oct. 6, 2017
Issued for Initial UDC - November 21, 2017

NORTH ELEVATION
ALONG UNIVERSITY AVENUE



PROJECT TITLE

Mixed-Use

Development

5533 University Ave. Madison, WI

SHEET TITLE

**Elevations** 

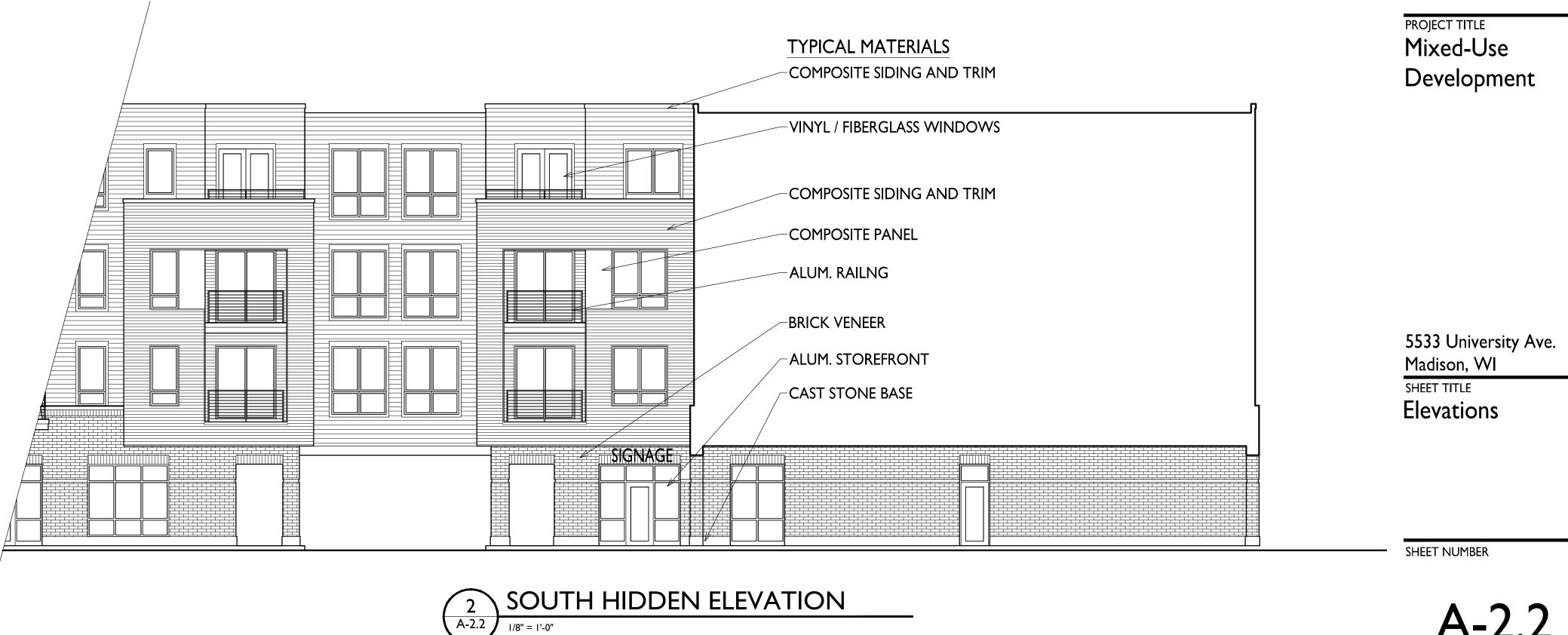
SHEET NUMBER

A-2.1

PROJECT NO. 1735





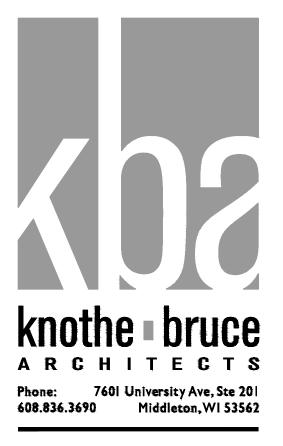


A-2.2

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ISSUED
Issued for Land Use - October 4, 2017
Issued for Land Use Supplement - Oct. 6, 2017
Issued for Initial UDC - November 21, 2017

PROJECT TITLE

Mixed-Use

Development

5533 University Ave. Madison, WI

SHEET TITLE
Elevations

SHEET NUMBER

A-2.3

PROJECT NO. **1735** 







