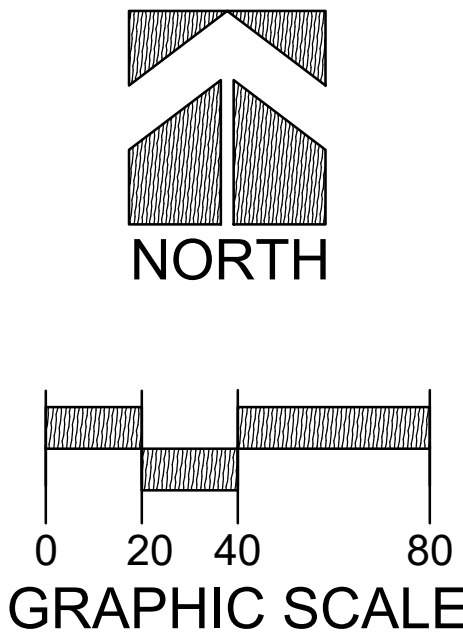


West Towne Mall - von Maur  
Tree Inventory 10-22-2019  
Existing Trees and Shrubs

Key	QTY	Size DBH	Tree	Condition
1	1	12" Cal.	Maple	Good
2	1	14" Cal.	Maple	Good
3	1	18" Cal.	Maple	Good
4	1	25'-30' HT	Spruce	Good
5	1	3" CAL	Crabapple	Poor
6	1	5" & 7" Cal.	Birch - Twin	Good
7	1	25' HT	Magnolia - Multistem	Good
8	1	25'-30' HT	Concolor Fir	Good
9	1	25'-30' HT	Concolor Fir	Good
10	1	25'-30' HT	Spruce	Fair
11	1	25'-30' HT	Spruce	Fair
12	1	4", 4" & 4" Cal.	Birch - Multistem	Good
13	1	5" & 3" Cal.	Birch - Twin	Good
14	1	25'-30' HT	Austrian Pine	Good
15	1	25'-30' HT	Spruce	Fair
16	1	25'-30' HT	Spruce	Good
17	1	25'-30' HT	Spruce	Good
18	1	25'-30' HT	Spruce	Good
19	1	20' HT	Crabapple	Fair
20	1	15' HT	Amelanchier	Good
21	1	15' HT	Amelanchier	Good
22	1	7" Cal.	Locust	Good
23	1	5" Cal.	Linden	Good
24	1	8" Cal.	Ash	Good
25	1	2" Cal.	Locust	Good
26	1	6" Cal.	Locust	Poor
27	1	12" Cal.	Locust	Good
28	1	8" Cal.	Locust	Good
29	1	2" Cal.	Maple	Good
30	1	2" Cal.	Maple	Good
31	1	8" Cal.	Locust	Good
32	1	8" Cal.	Locust	Good
33	1	2" Cal.	Maple	Good
34	1	2" Cal.	Maple	Good
35	1	12" Cal.	Locust	Good
36	1	15'-20' HT	Upright Juniper	Good
37	1	20' HT.	Crabapple	Good
38	1	20' HT.	Crabapple - Multistem	Good
39	1	20' HT.	Crabapple - Multistem	Good
40	1	20' HT.	Crabapple - Multistem	Good
41	1	5' HT.	Dwarf Lilac	Good
42	1	15'-20' HT	Upright Juniper	Good
43	1	15'-20' HT	Upright Juniper	Good
44	1	20' HT.	Crabapple - Multistem	Good
45	1	20' HT.	Crabapple - Multistem	Good
46	1	8" CAL	Locust	Good
47	1	11" CAL	Maple	Good
48	1	8" CAL	Hackberry	Good
49	1	25'-30' HT	Austrian Pine (20" CAL	Good
50	1	14" CAL	Linden	Good



Know what's below.  
Call before you dig.

R.A.SMITH, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF R.A.SMITH, INC.

DESCRIPTION

DATE

16745 W. Bluemound Road  
Brookfield, WI 53005-5938  
(262) 781-1000  
rasmith.com

**raSmith**  
CREATIVITY BEYOND ENGINEERING

Brookfield, WI | Milwaukee, WI | Appleton, WI | Madison, WI | Cedarburg, WI  
Mount Pleasant, WI | Naperville, IL | Irvine, CA

WEST TOWNE MALL REDVELOPMENT  
CITY OF MADISON, WI

EXISTING TREE INVENTORY

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R.A. Smith, Inc.

DATE: 01/08/20

SCALE: 1" = 40'

JOB NO. 3190329

PROJECT MANAGER:  
MATTHEW P. KOCOUREK, P.E.

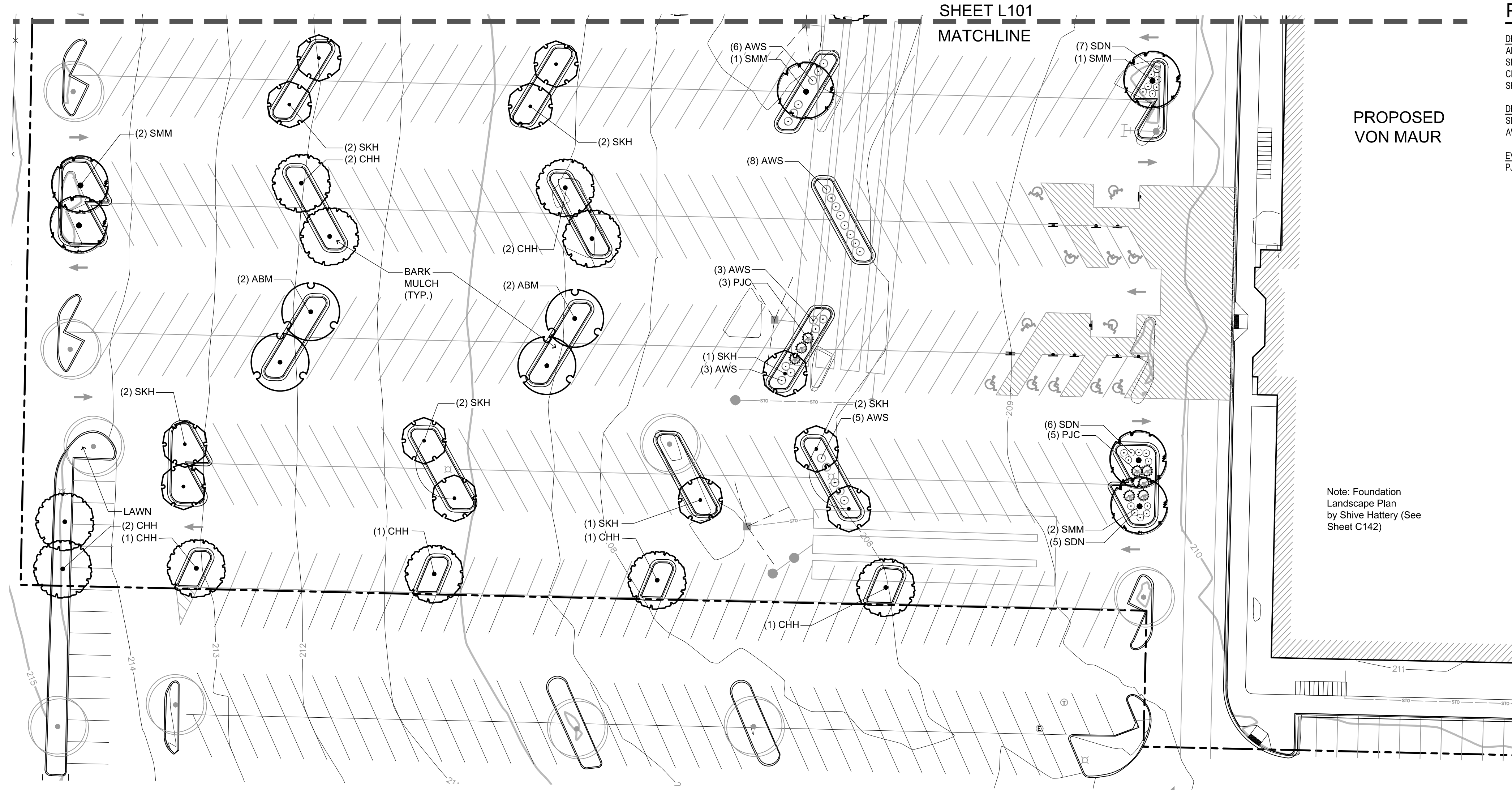
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CHECKED BY: CNS

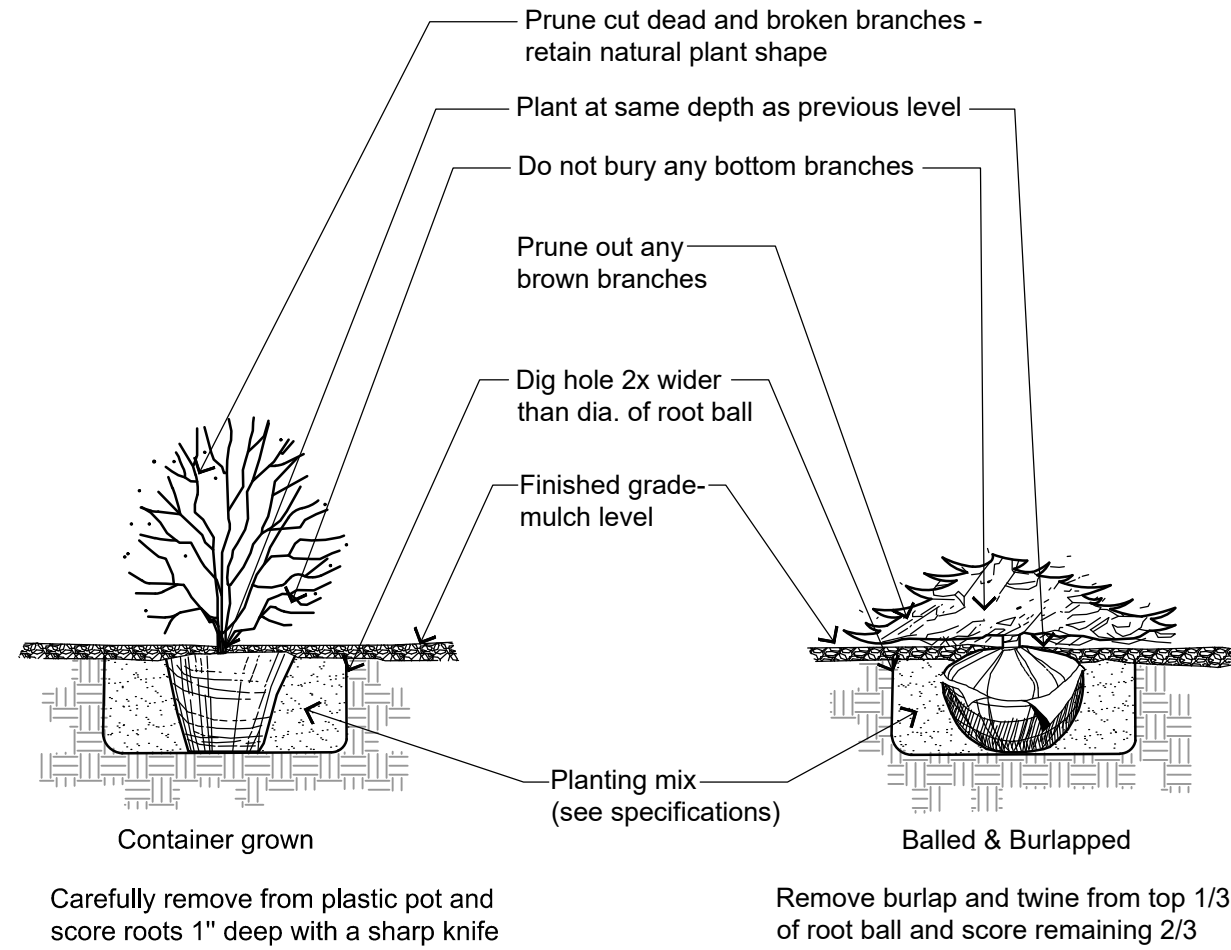
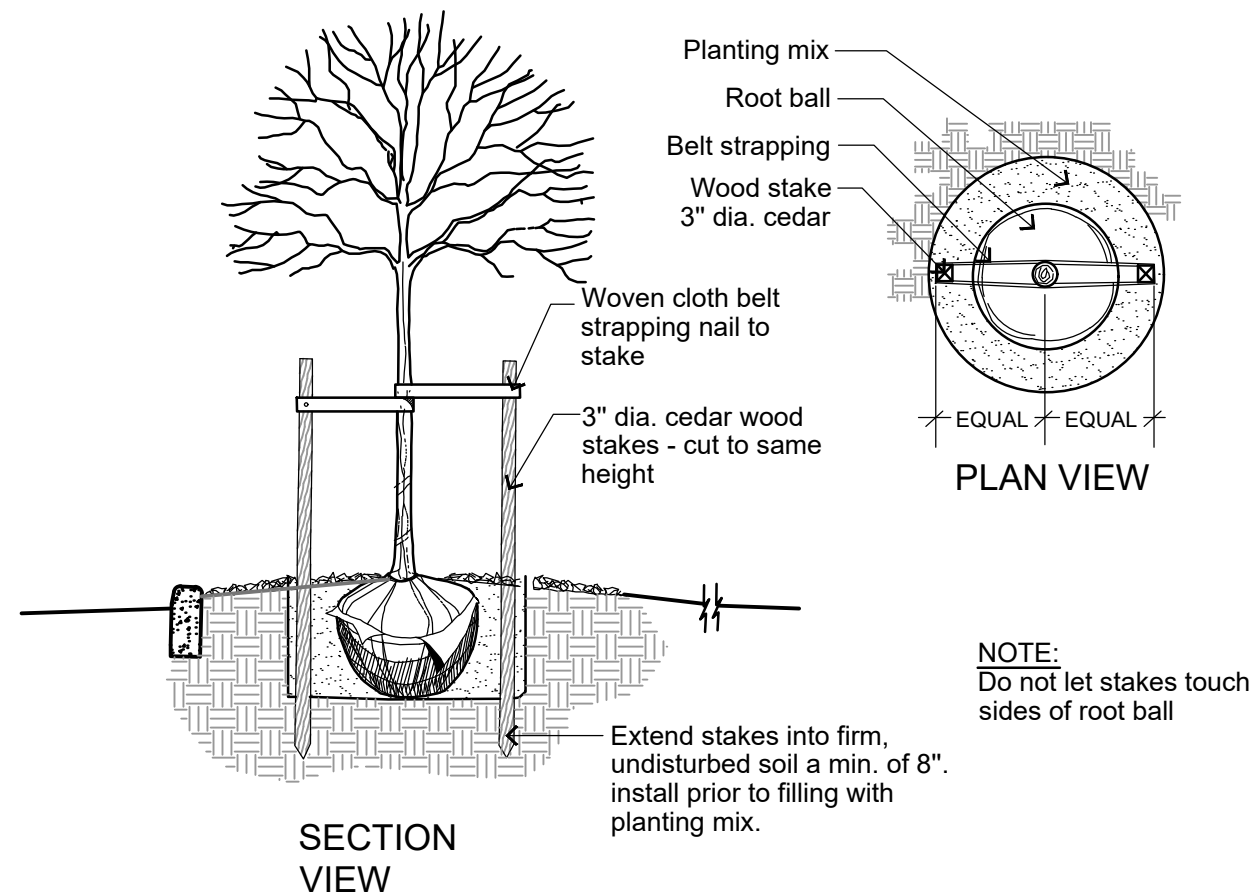
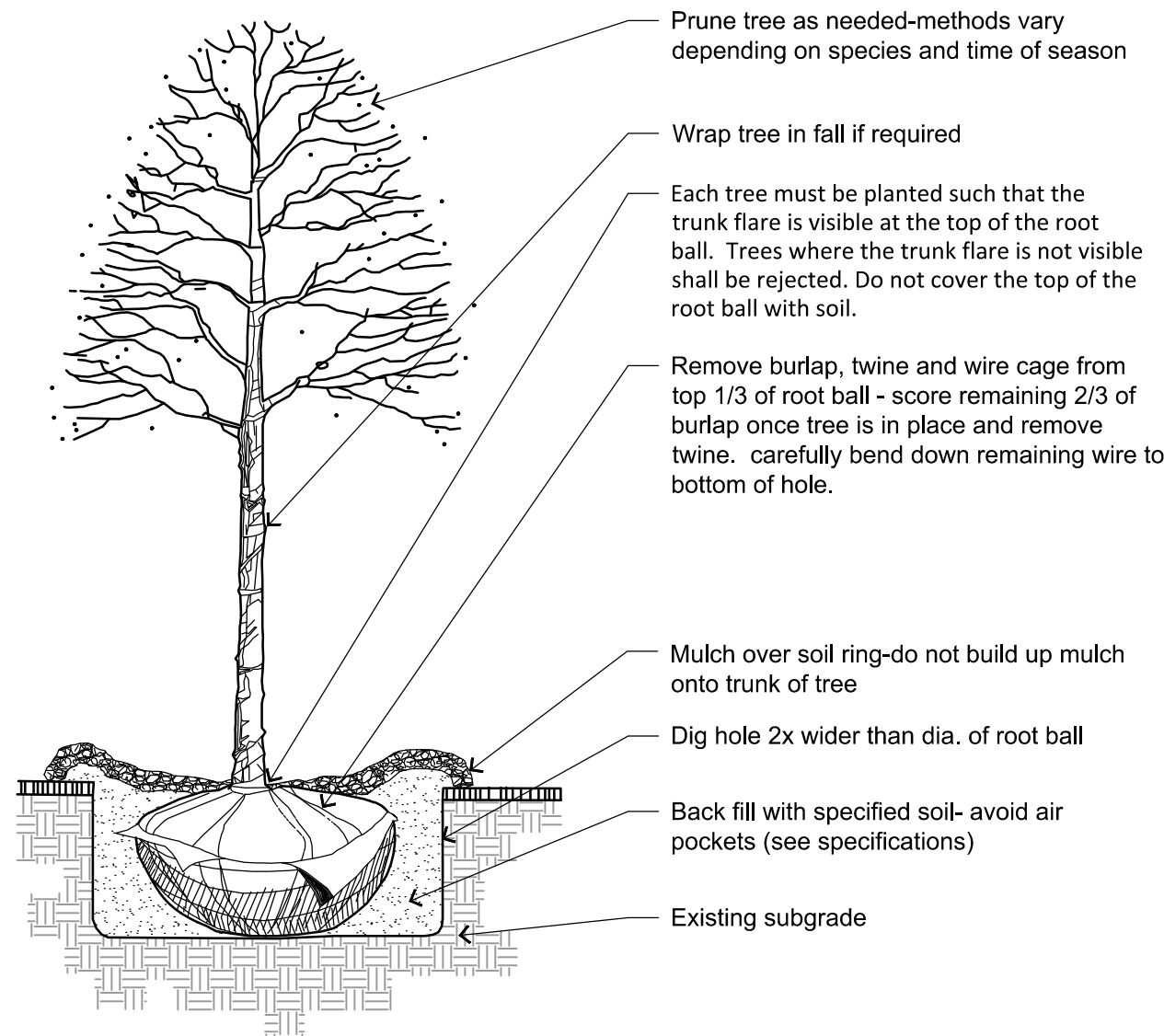
SHEET NUMBER

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## GENERAL LANDSCAPE DETAILS



## GENERAL LANDSCAPE NOTES

- Contractor responsible for contacting public and private underground utility locating service to have site marked prior to any digging or earthwork.
- Contractor to verify all plant quantities shown on plant list and verify with plan. Report any discrepancies immediately to general contractor.
- All plantings shall comply with standards as described in American Standard of Nursery Stock - ANSI Z60.1 (latest version). General contractor or owner's representative reserves the right to inspect and potentially reject any plants that are inferior, compromised, undersized, diseased, improperly transported, installed incorrectly or damaged.
- Any potential plant substitutions must be submitted in writing and approved by the general contractor or owner's representative prior to installation. All plants must be installed as per sizes shown on plant material schedule, unless approved by general contractor or owner's representative.
- All seeded areas and planting beds require topsoil to be placed within 3" of finish grade during rough grading operations. All parking lot islands require topsoil placed to a minimum depth of 18" to insure long term plant health. These requirements should be coordinated between the general contractor, grading contractor and landscape contractor.
- Tree planting (see planting detail):  
Plant all trees slightly higher than finished grade at root flare. Remove excess soil from top of root ball, if needed Scarify side walls of tree pit prior to installation. Remove and discard non-biodegradable ball wrapping and support wire. Remove biodegradable burlap and wire cage (if applicable) from top one-third of rootball. Carefully bend remaining wire down to the bottom of hole once the tree has been placed into the hole and will no longer be moved. Score the remaining two-thirds of burlap and remove twine. Backfill pit with 80% existing soil removed from excavation and 20% plant starter mix blended prior to backfilling holes. Discard any gravel, heavy clay or stones. Avoid any air pockets and do not tamp soil down. When hole is two-thirds full, trees shall be watered thoroughly, and water left to soak in before proceeding.  
Provide a 3" deep, 4 ft. diameter shredded hardwood bark mulch ring around all lawn trees. Do not build up any mulch onto trunk of any tree. Trees that are installed incorrectly will be replaced at the time and expense of the landscape contractor. Stake trees according to the staking detail.
- Shrub planting: all shrubs to be pocket planted with a 50/50 mix of plant starter and topsoil. Install topsoil into all plant beds as needed to achieve proper grade and replace undesirable soil (see planting detail). Remove all excessive gravel, clay and stones from plant beds prior to planting. When hole is two-thirds full, shrubs shall be watered thoroughly and water left to soak in before proceeding.
- Mulching: all tree and shrub planting beds to receive a 3" deep layer of high quality shredded hardwood bark mulch (not enviromulch). All perennial planting areas to receive a 2" layer and groundcover areas a 1-2" layer of the same mulch. Do not mulch annual flower beds (if applicable). Do not allow mulch to contact plant stems and tree trunks.
- Edging: edge all planting beds with a 4" deep spaded edge (shovel cut or mechanical). Bedlines are to be cut crisp, as per plan. A clean definition between lawn area and plant bed is required.
- Plant bed preparation: all perennial, ornamental grass, annual and groundcover areas are required to receive a blend of organic soil amendments prior to installation. Rototill the following materials, at the ratio given, into the required 18" of topsoil to a depth of approx. 6":  
Per every 100 square feet of bed area add:  
2 cu. ft. bale of peat moss  
2 lbs. of 5-10-5 slow release fertilizer  
1/4 cu. yard of composted manure
- Lawn installation for all seeded turfgrass areas: remove / kill off any existing unwanted vegetation prior to seeding. Prepare the topsoil and seed bed by removing all surface stones 1" or larger and grading lawn areas to finish grade. Apply a starter fertilizer and specified seed uniformly and provide mulch covering suitable to germinate and establish turf. Provide seed and fertilizer mix information to general contractor prior to installation. Erosion control measures are to be used in swales and on steep grades, where applicable. Methods of installation may vary at the discretion of the landscape contractor on his/her responsibility to establish and guarantee a smooth, uniform, quality turf. A minimum depth of 3" of blended, prepared and non-compacted topsoil is required for all lawn areas. If straw mulch is used as a mulch covering, a tackifier may be necessary to avoid wind damage. Marsh hay containing seed canary grass is not acceptable as a mulch covering.  
An acceptable quality turf is defined as having no more than 10% of the total area with bare spots larger than 1 square foot and uniform coverage throughout all turf areas.
- Seed mix for lawn areas - use only a premium quality seed mix installed at recommended rates. Premium blend seed mix example (or equivalent): 50% blended bluegrass, 25% creeping red fescue, 25% perennial rye applied at 5 lbs per 1,000 SF. Provide seed specifications to general contractor prior to installation.
- Warranty and replacements: Trees, evergreens, and shrubs to be guaranteed (100% replacement) for a minimum of one (1) year from the date of substantial project completion. Perennials, groundcovers, and ornamental grasses to be guaranteed for a minimum of one growing season from the date of substantial project completion. Perennials, groundcovers, and ornamental grasses planted after September 1st shall be guaranteed through May 31st of the following year. Only one replacement per plant will be required during the warranty period, except for losses or replacements due to failure to comply with specified requirements.
- The landscape contractor is responsible for the watering and maintenance of all landscape areas at time of planting and throughout construction until the substantial completion of the installation and acceptance by the owner. This includes all trees, shrubs, evergreens, perennials, ornamental grasses and turf grass. Work also includes weeding, edging, mulching (only if required), fertilizing, trimming, sweeping up grass clippings, pruning and deadheading.
- Project completion: upon substantial completion of the project, the landscape contractor is responsible to conduct a final review with the owner's representative and the general contractor to answer questions and insure that all specifications have been met. The landscape contractor is to provide watering and general ongoing maintenance instructions (in writing) for the new plantings and lawn to the owner and general contractor.

WEST TOWNE MALL REDEVELOPMENT

CITY OF MADISON, WI

LANDSCAPE PLAN  
SOUTH

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R.A. Smith, Inc.

DATE: 01/08/20

SCALE: 1" = 30'

JOB NO. 3190329

PROJECT MANAGER:  
MATTHEW P. KOCOUREK, P.E.

DESIGNED BY: NJW

CHECKED BY: CNS

SHEET NUMBER

L102

DESCRIPTION

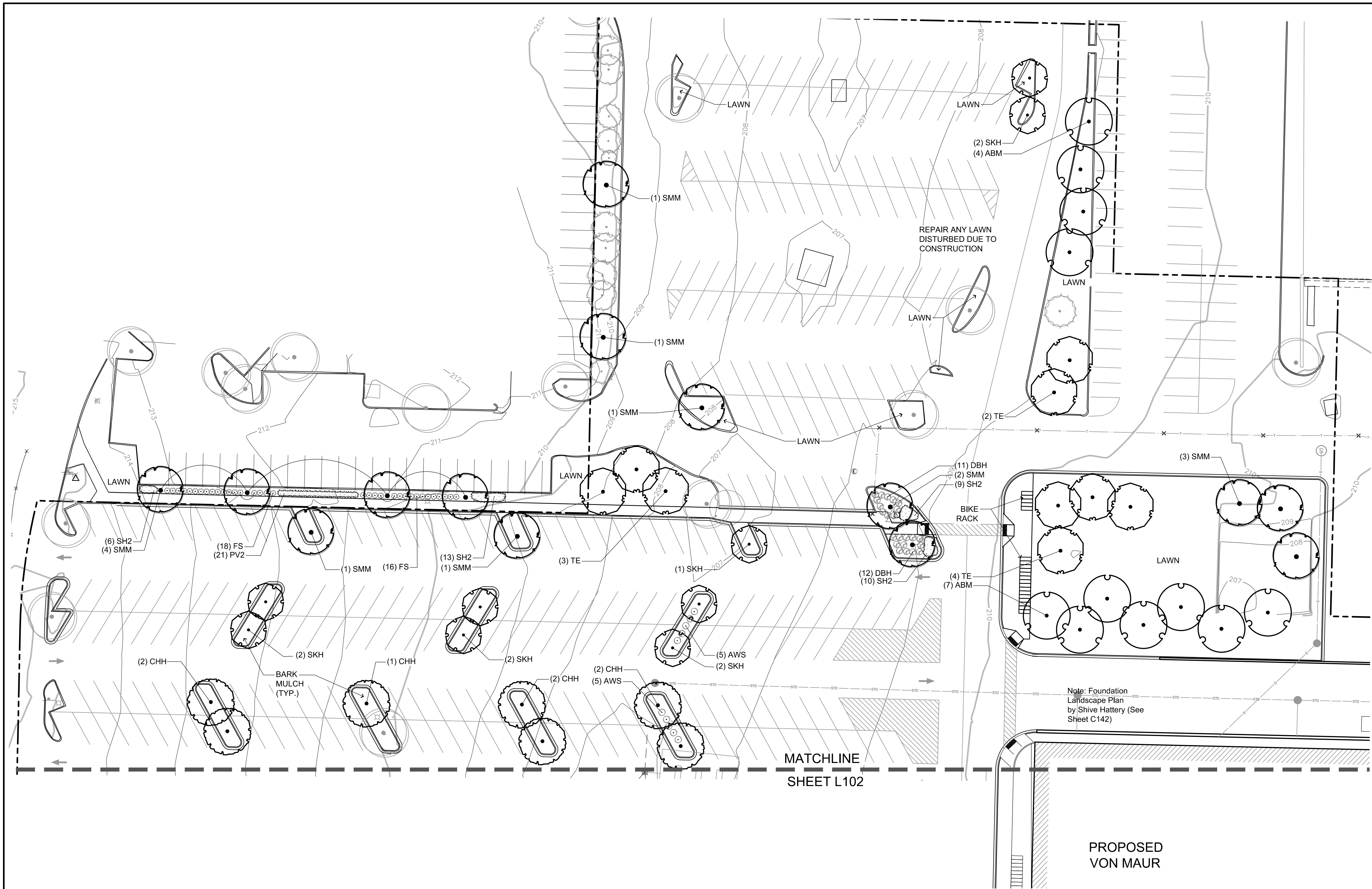
DATE

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Mount Pleasant, WI | Naperville, IL | Irvine, CA





### PLANT SCHEDULE NORTH

DECIDUOUS TREES	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
ABM	11	Autumn Blaze Maple	Acer freemanii 'Autumn Blaze'	2 1/2" CAL	B&B	Full, matching heads
SMM	14	State Street Miyabei Maple	Acer miyabei 'Morton' TM	2 1/2" CAL	B&B	Full, matching heads
CHH	7	Chicagoland Hackberry	Celtis occidentalis 'Chicagoland'	2 1/2" CAL	B&B	Full, matching heads
SKH	9	Street Keeper Honey Locust	Gleditsia triacanthos 'Draves'	2 1/2" CAL	B&B	Full, matching heads
TE	9	Triumph Elm	Ulmus x 'Morton Glossy' TM	2 1/2" CAL	B&B	Full, matching heads
DECIDUOUS SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
DBH	23	Dwarf Bush Honeysuckle	Diervilla lonicera	15" HT	CONT.	
AWS	10	Anthony Waterer Spiraea	Spiraea x bumalda 'Anthony Waterer'	15" HT	CONT.	
FS	34	Froebel Spirea	Spiraea x bumalda 'Froebeli'	15" HT	CONT.	
ORNAMENTAL GRASSES	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
PV2	21	Cheyenne Sky Switch Grass	Panicum virgatum 'Cheyenne Sky'	1 GAL	POT	18" Spacing
SH2	38	Tara Prairie Dropseed	Sporobolus heterolepis 'Tara'	1 GAL	POT	18" Spacing

### LANDSCAPE CALCULATIONS

Total Site area 308,011 SF

Landscape Calculations and distribution  
(see Madison worksheet for calculations)  
Total Developed Area: 308,011 SF

REQUIRED: 4,533 points  
PROVIDED: 4,675 points

5) Development Frontage Landscape  
NA  
6) Interior Parking Lot Landscaping  
for changes to a developed site a minimum of 5% of paving shall be  
landscape islands & strips & peninsulas

REQUIRED: 5% of 308,011 = 15,401 SF landscape  
PROVIDED: 20,174 SF

1 overstory deciduous tree for very 160 SF required landscape area  
(2 ornamental trees equivalent to 1 overstory tree)

REQUIRED: 15,401 SF / 160SF = 97 trees  
PROVIDED: Existing: 13 overstory deciduous trees and 6 ornamental trees (equal to 3 overstory trees)  
Proposed: : 78 overstory trees in parking lot & 3 overstory trees in foundation planting

7) Foundation Plantings  
Foundation planting by others



### CITY OF MADISON LANDSCAPE WORKSHEET

Section 28.142 Madison General Ordinance

Project Location / Address West Towne Mall, Madison, WI  
Name of Project West Towne Mall Redevelopment  
Owner / Contact Ken Wittler  
Contact Phone 423-490-8385 Contact Email Ken.wittler@cblproperties.com

\*\* Landscape plans for zoning lots greater than ten thousand (10,000) square feet in size  
MUST be prepared by a registered landscape architect. \*\*

#### Applicability

The following standards apply to all exterior construction and development activity, including the expansion of existing buildings, structures and parking lots, except the construction of detached single-family and two-family dwellings and their accessory structures. The entire development site must be brought up to compliance with this section unless all of the following conditions apply, in which case only the affected areas need to be brought up to compliance:

- The area of site disturbance is less than ten percent (10%) of the entire development site during any ten-(10) year period.
- Gross floor area is only increased by ten percent (10%) during any ten-(10) year period.
- No demolition of a principal building is involved.
- Any displaced landscaping elements must be replaced on the site and shown on a revised landscaping plan.

#### Landscape Calculations and Distribution

Required landscaped areas shall be calculated based upon the total developed area of the property. Developed area is defined as that area within a single contiguous boundary which is made up of structures, parking, driveways and docking/loading facilities, but excluding the area of any building footprint at grade, land designated for open space uses such as athletic fields, and undeveloped land area on the same zoning lot. There are three methods for calculating landscape points depending on the size of the lot and Zoning District.

- For all lots except those described in (b) and (c) below, five (5) landscape points shall be provided for each three hundred (300) square feet of developed area.

Total square footage of developed area \_\_\_\_\_

Total landscape points required \_\_\_\_\_

- For lots larger than five (5) acres, points shall be provided at five (5) points per three hundred (300) square feet for the first five (5) developed acres, and one (1) point per one hundred (100) square feet for all additional acres.

Total square footage of developed area 308,011 SF

Five (5) acres = 217,800 square feet

First five (5) developed acres = 3,630 points

Remainder of developed area 90,211 SF

Total landscape points required 4,533

- For the Industrial - Limited (IL) and Industrial - General (IG) districts, one (1) point shall be provided per one hundred (100) square feet of developed area.

Total square footage of developed area \_\_\_\_\_

Total landscape points required \_\_\_\_\_

10/2013

1

#### Tabulation of Points and Credits

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

Plant Type/Element	Minimum Size at Installation	Points	Credits/ Existing Landscaping		New/ Proposed Landscaping	
			Quantity	Points Achieved	Quantity	Points Achieved
Overstory deciduous tree	2 1/2 inch caliper measured diameter at breast height (dbh)	35	13	455	78 * 3	2730 * 105
Tall evergreen tree (i.e. pine, spruce)	5-6 feet tall	35	4	140	* 6	* 210
Ornamental tree	1 1/2 inch caliper	15	6	90	* 2	* 30
Upright evergreen shrub (i.e. arbovitae)	3-4 feet tall	10				
Shrub, deciduous	#3 gallon container size, Min. 12"-24"	3	1	3	68 * 64	204 * 192
Shrub, evergreen	#3 gallon container size, Min. 12"-24"	4			8	32
Ornamental grasses/perennials	#1 gallon container size, Min. 8"-18"	2			10 * 232	20 * 464
Ornamental/decorative fencing or wall	n/a	4 per 10 lineal ft.				
Existing significant specimen tree	Minimum size: 2 1/2 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, publicly accessible, and cannot comprise more than 5% of total required points.	5 points per "seat"				
Sub Totals				688		3987

Total Number of Points Provided 4675

\* As determined by ANSI, ANLA- American standards for nursery stock. For each size, minimum plant sizes shall conform to the specifications as stated in the current American Standard for Nursery Stock.

10/2013

2

WEST TOWNE MALL REDEVELOPMENT  
CITY OF MADISON, WI

LANDSCAPE PLAN  
NORTH

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R.A. Smith, Inc.

DATE: 01/08/20

SCALE: 1" = 30'

JOB NO. 3190329

PROJECT MANAGER:  
MATTHEW P. KOCOUREK, P.E.

DESIGNED BY: NJW

CHECKED BY: CNS

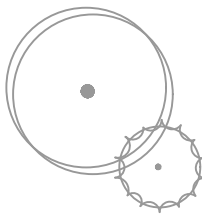
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EXISTING TREE TO REMAIN

