



48,517 SF / I.I ACRES

APPROX. 5,617 SF (44% OF FIRST FLR)

808 SF / UNIT

4 STORIES

38 STALLS

52 STALLS 90 STALLS

3 STALLS

6 STALLS (10% OF UNITS)

19 STALLS (COVERED)

35,565 S.F. = 73.3%

Issued for Land Use & UDC - September 5, 2018 Issued for Land Use Supplement - Nov. 2, 2018 Issued for Site Plan Review - December 21, 2018 Issued Supplements-Traffic & Zoning- Feb. 1,2019
Issued Supplements-Traffic & Zoning- 2/12/2019
Issues Supplements - Traffic & Zoning 1/16/2020

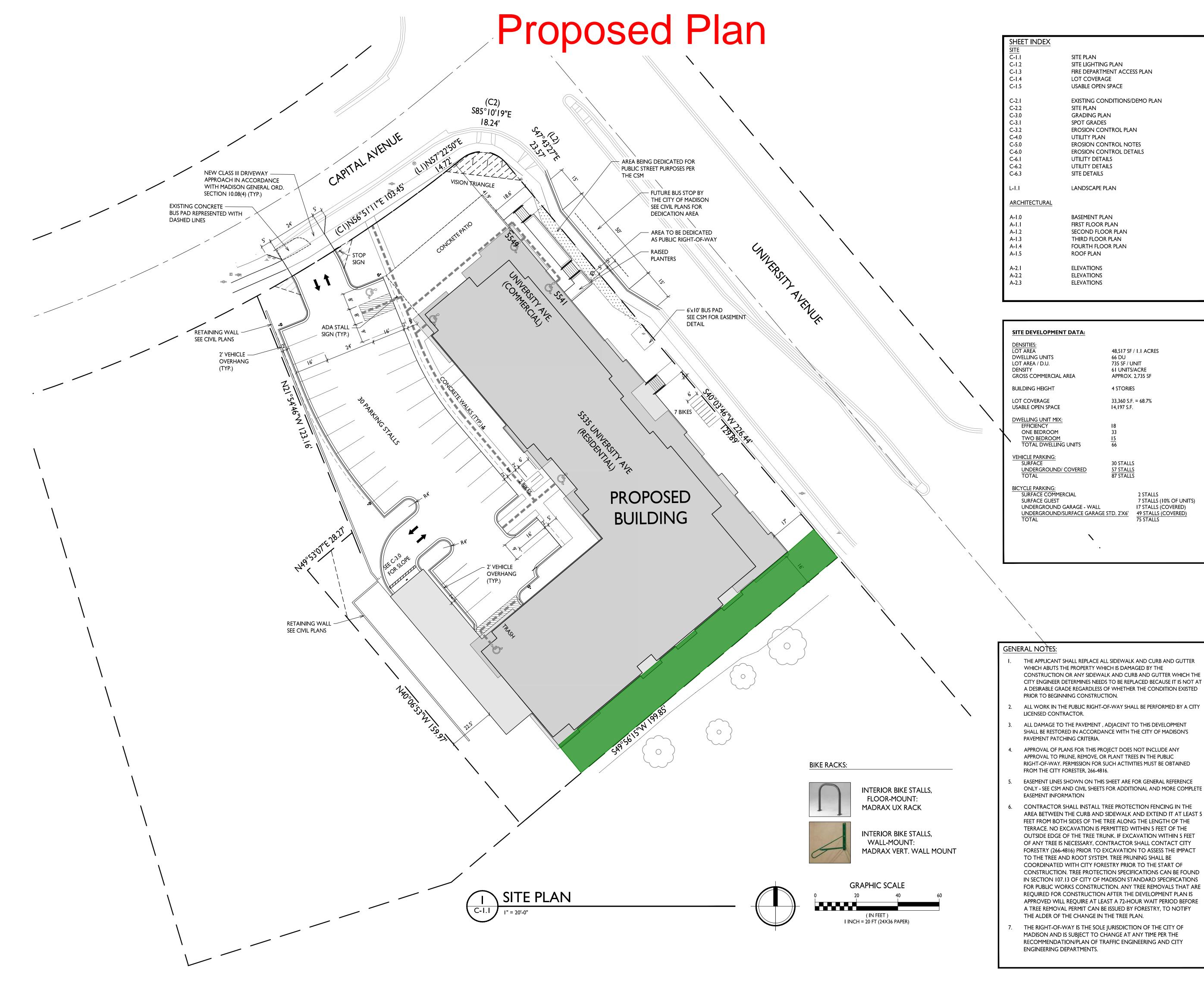
PROJECT TITLE Mixed-Use Development

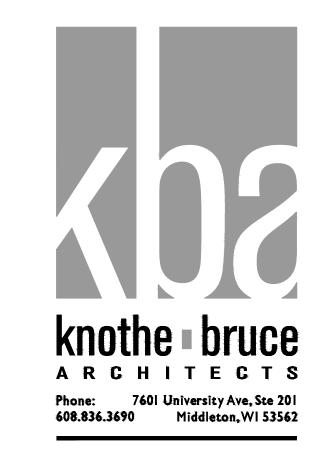
5535 University Ave. Madison, W (Residential)

5541, 5545 & 5549 University Ave. (Commercial)

SHEET TITLE Site Plan

SHEET NUMBER





SITE PLAN

SITE PLAN

GRADING PLAN SPOT GRADES

UTILITY PLAN

UTILITY DETAILS

UTILITY DETAILS

LANDSCAPE PLAN

BASEMENT PLAN

ROOF PLAN

ELEVATIONS

ELEVATIONS

ELEVATIONS

FIRST FLOOR PLAN

SECOND FLOOR PLAN

48,517 SF / I.I ACRES

735 SF / UNIT

4 STORIES

14,197 S.F.

30 STALLS 57 STALLS 87 STALLS

7 STALLS (10% OF UNITS)

17 STALLS (COVERED)

75 STALLS

61 UNITS/ACRE

APPROX. 2,735 SF

33,360 S.F. = 68.7%

THIRD FLOOR PLAN FOURTH FLOOR PLAN

SITE DETAILS

EROSION CONTROL PLAN

EROSION CONTROL NOTES

EROSION CONTROL DETAILS

SITE LIGHTING PLAN

LOT COVERAGE **USABLE OPEN SPACE**

FIRE DEPARTMENT ACCESS PLAN

EXISTING CONDITIONS/DEMO PLAN

Issued for Land Use & UDC - September 5, 2018 Issued for Land Use Supplement - Nov. 2, 2018 Issued for Site Plan Review - December 21, 2018 Issued Supplements-Traffic & Zoning- Feb. 1,2019
Issued Supplements-Traffic & Zoning- 2/12/2019
Issues Supplements - Traffic & Zoning 1/16/2020
Issued for Revision to Previously Approved Plans - April 6, 2020

Issued for Revision to Previously Approved Plans - June 16, 2021

PROJECT TITLE Mixed-Use Development

5535 University Ave. Madison, WI (Residential)

5541, 5545 & 5549 University Ave. (Commercial)

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PROJECT NO.

Qty	Botanical Name	Common Name	Size/Cond
Tree	5		
3	Amelanchier x grandiflora 'Autumn Brilliance'	AUTUMN BRILLIANCE APPLE SERVICEBERRY (multi-stem)	8-101/b. b.
2	Acer miyabei 'Morton'	STATE STREET MYABE MAPLE	2 1/2"/b. b
4	Carpinus betulus 'Frans Fontaine'	FRANS FONTAINE HORNBEAM	2 1/2"/b. b
3	Cornus mas 'Golden Glory'	GOLDEN GLORY CORNELIAN CHERRY DOGWOOD	2"/b. b.
6	Juniperus virginiana 'Burkii'	BURKI BURK EASTERN RED CEDAR	6'/b. b.
3	Prunus maackii	AMUR CHOKE CHERRY	2 1/2"/b. b
4	Quercus 'Crimschmidt'	CRIMSON SPIRE OAK	2 1/2"/b. b
39	Thuja occidentalis 'Techny'	TECHNY ARBORVITAE	6'/b. b.
2	Tilia cordata 'Greenspire'	GREENSPIRE SMALL-LEAVED LINDEN	2 1/2"/b. b
Shru	95		
Ю	Aronia melanocarpa Morton'	IROQUOIS BEAUTY BLACK BERRIED ARONIA	18-24"/cor
26	Buxus 'Green Velvet'	GREEN VELVET BOXWOOD	18-24"/b. b
5	Chamaecyparis pisifera 'Golden Mops'	GOLDEN MOPS JAPANESE FALSE CYPRESS	18-24"/cor
3	Cornus stolonifera 'Kelseyi'	KELSEYS DOGWOOD	18-24"/cor
6	Diervilla lonicera	BUSH HONEYSUCKLE	18-24"/cor
4	Diervilla sessilifolia 'Cool Splash'	COOL SPLASH BUSH HONEYSUCKLE	18-24"/cor
3	Euonymus fortunei 'Emerald Gaiety'	EMERALD GAIETY EUONYMUS	18-24"/cor
21	Hydrangea arborescens 'Abetwo' pp#20,571, cbr#4166 (Proven Winners)	NCREDIBALL SMOOTH HYDRANGEA (Proven Winners)	18-24"/cor
5	Hydrangea arborescens 'Annabelle'	ANNABELLE HYDRANGEA	18-24"/cor
9	Hydrangea arborescens NCHA! PP: 20765	Invincibelle Spirit Hydrangea	18-24"/cor
14	Hydrangea paniculata 'SMHPLQF' pp#25,136, cbraf (Proven Winners)	LITTLE QUICK FIRE HARDY HYDRANGEA (Proven Winners)	18-24"/cor
4	Physocarpus apulifolis Donna May	LITTLE DEVIL NINEBARK	24-30"/cd
4	Picea abies 'Nidiformis'	NIDIFORMIS NORWAY SPRUCE	18-24"/cor
5	Pinus mugo 'Compacta'	COMPACTA MUGO PINE	18-24"/cor
9	Rhus aromatica 'Gro-law'	GRO-LOW FRAGRANT SUMAC	18-24"/cor
25	Symphoricarpos 'Sofie' pp#21,226 (Proven Winners)	PROUD BERRY CORAL BERRY (Proven Winners)	18-24"/cor
3	Syringa patula Miss Kim ¹	MISS KIM MANCHURIAN LILAC	24-30"/cd
11	Taxus x media 'Everlaw'	EVERLOW YEW	18-24"/cor
Orna	mental Grasses		
22	Calamagrostis x acutiflora 'Karl Foerster'	KARL FOERSTER FEATHER REED GRASS	#I cont.
22	Calamagrostis x acutiflora 'Overdam'	OVERDAM FEATHER REED GRASS	#I cont.
28	Deschampsia caespitosa	TUFTED HAIR GRASS	#I cont.
4	Sporobolus heterolepis	PRAIRIE DROPSEED GRASS	#I cont.
Pere	nnials and Annuals	A CONTROL OF THE CONT	
В	Asclepios tuberosa	BUTTERFLY WEED	#I cont.
33	Baptisia australis	BLUE WILD INDIGO	#I cont.
Ю	Echinacea purpurea 'Kims Knee High'	KIMS KNEE HIGH CONEFLOWER	#I cont.
38	Geranium x cantabrigiense 'Biokovo'	BIOKOVO CRANESBILL	#I cont.
39	Hemerocallis 'Prairie Blue Eyes'	PRAIRIE BLUE EYES DAYLILY	#I cont.
27	Hemerocallis 'Strauberry Condy'	STRAWBERRY CANDY DAYLLY	#I cont.
20	Nepeta x faassenii Walkers Low	WALKERS LOW CATMINT	#I cont.
12	Pensternon digitalis 'Husker Red'	HUSKER RED PENSTEMON	#I cont.
9	Perovskia atriplicifolia 'Little Spire'	LITTLE SPIRE RUSSIAN SAGE	#I cont,
12	Pycnanthemum virginianum	VIRGINA MOUNTAIN MINT	#I cont.
34	Rudbeckia fulgida 'Goldsturm'	GOLDSTURM BLACK-EYED SUSAN	#I cont.
11	Sedum 'Autumn Joy'	AUTUMN JOY SEDUM	#I cont.
В	Solidago shortii 'Solar Cascade'	SOLAR CASCADE GOLDENROD	#I cont.
30	Stachys monnieri 'Hummelo'	HUMMELO COMMON BETONY	#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

Parthenocissus quinquefolia

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

	Minimum Size at Installation	Points	Credits/ Existing Landscaping		New/ Proposed Landscaping	
Plant Type/ Element			Quantity	Points Achieved	Quantity	Points Achieved
Overstory deciduous tree	2½ inch caliper measured diameter at breast height (dbh)	35			15	525
Tall evergreen tree (i.e. pine, spruce)	5-6 feet tall	35				
Ornamental tree	1 1/2 inch caliper	15			6	90
Upright evergreen shrub (i.e. arborvitae)	3-4 feet tall	10			28	280
Shrub, deciduous	#3 gallon container size, Min. 12"-24"	3			114	342
Shrub, evergreen	#3 gallon container size, Min. 12"-24"	4			51	204
Ornamental grasses/ perennials	#1 gallon container size, Min. 8"-18"	2			386	772
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						2213

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 DAYS 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

Total Number of Points Provided _____

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, SUBSOIL 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"-4" OF SHREDDED HARDWOOD BARK MULCH IN ALL PLANT BEDS TREATED WITH A GRANULAR PRE-EMERGENT HERBICIDE PRIOR TO PLACING MULCH. 8)SUPPLY AND INSTALL STEEL EDGING, (3/16" x 4" SIZE) WHERE ALL PLANT BEDS ADJOIN TURF AREAS. SUPPLY AND INSTALL ACCORDING TO THE MANUFACTURER'S WRITTEN INSTALLATION INSTRUCTIONS. TYPE TO BE APPROVED BY OWNER.

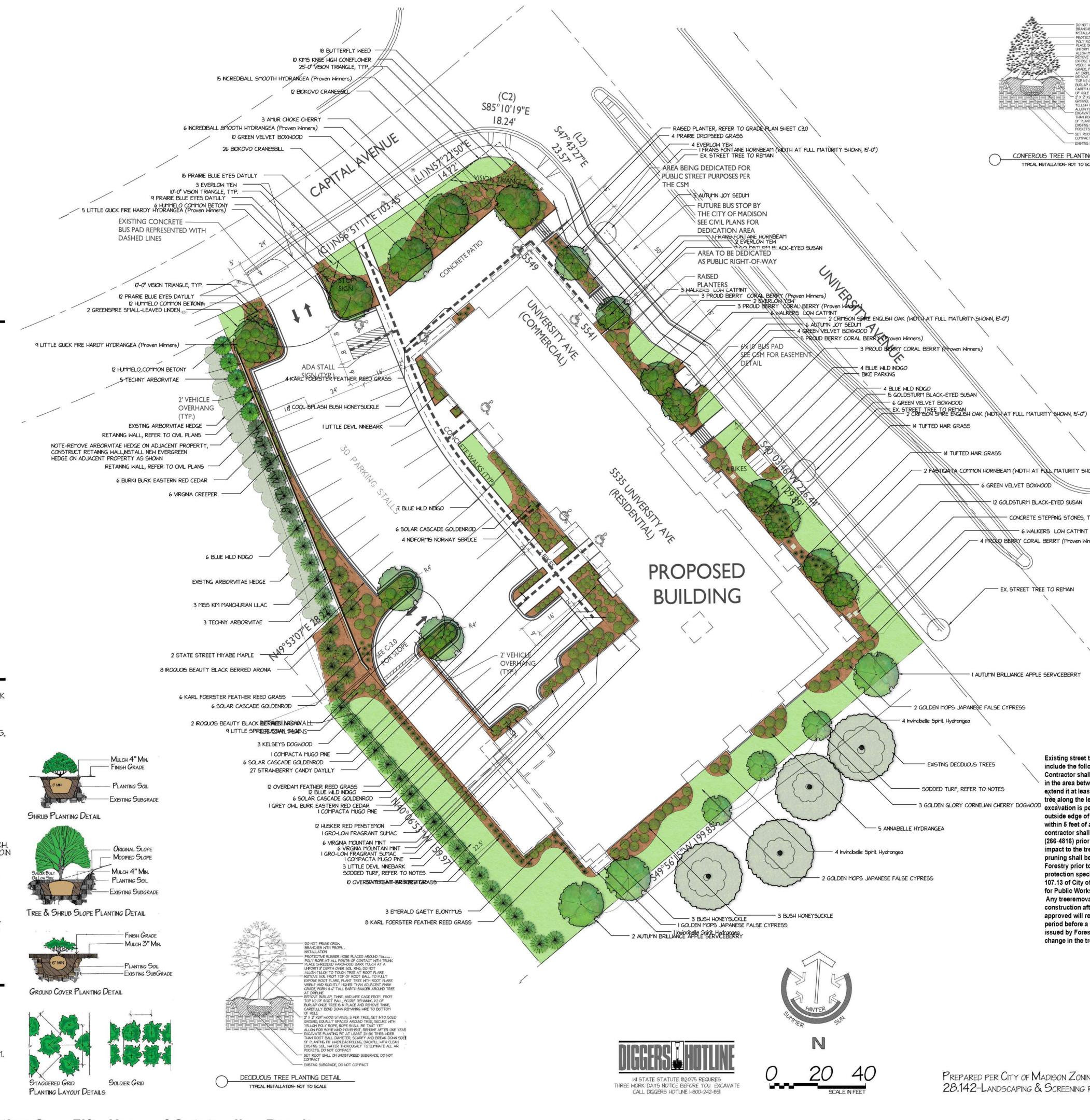
9)SUPPLY AND INSTALL 3-4" OF SHREDDED HARDWOOD BARK MULCH 1'-O" PAST THE DRIPLINE OF ALL INDIVIDUAL TREES. DO NOT PLACE MULCH AGAINST TREE TRUNK OR ROOT FLARE AT TREE BASE

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.



BRANCHES WITH PROPER PRUNNIG PRACTICES PRIOR TO NSTALLATION

PROTECTIVE RUBBER HOSE PLACED AROUND YELLOW POLY ROPE AT ALL POINTS OF CONTACT WITH TRUNK

PLACE SHREDDED HARDWOOD BARK MULCH AT A UNFORM 3' DEPTH OVER SOL RING, DO NOT ALLOW HULCH TO TOUCH TIRE AT ROOT FLARE

PEMOVE SOL FROM TOP OF ROOT BALL TO FULLY EXPOSE ROOT FLARE, PLANT TREE WITH ROOT FLARE VISBLE AND SLIGHTLY HIGHER THAN ADJACENT FINSH GRADE, FORM 4-6' TALL EARTH SAUCER AROUND TREE AT DRIVINE

PEMOVE BURLAP, TIME, AND WIRE CAGE FROM FROM TOP V2 OF ROOT BALL, SCORE RETINAND, V2 OF BURLAP ONCE TIRE 5 N PLACE AND REMOVE TIME, CARPILLY BIND DOWN REMANNIG WRE TO BOTTOM OF HOLLE BIND DOWN REMANNIG WRE TO BOTTOM THE SECURE WITH YELLOW POLY ROPE, ROPE SHALL BE TAUT YET ALLOW FOR SOME WIND MOVEMENT, REMOVE AFTER ONE YEAR EXCAVATE FLANTING BY THE ALLOST ZV-3X THES INDER THAN ROOT BALL DANFETER, SCARRY AND BREAK DOWN SIDES OF PLANTING BY THEN BACKFLUNG, BACKFLU HITH CLEAN DOGSTING SOLL WATER THOROUGHLY TO BLINNATE ALL AR POCKETS, DO NOT COMPACT EXISTING SUBGRADE, DO NOT COMPACT

CONFEROUS TREE PLANTING DETAIL TYPICAL INSTALLATION- NOT TO SCALE

4 TUFTED HAIR GRASS

PASTIGIATA COMMON HORNBEAM (WIDTH AT PULL MATURITY SHOWN, 16'-0")

12 GOLDSTURM BLACK-EYED SUSAN

— 4 PROUD BERRY CORAL BERRY (Proven Winners)

— EX, STREET TREE TO REMAIN

I AUTUMN BRILLIANCE APPLE SERVICEBERRY

CONCRETE STEPPING STONES, TYP

- 6 WALKERS LOW CATMINT

6 GREEN VELVET BOXWOOD

LANDSCAPE INC.

Post Office Box 823

Waukesha, WI 53187-0823

262-549-6111

262-549-9229

www.nelsonlandscape.com

Sheet Title:

LANDSCAPE PLAN

Project:

PROPOSED DEVELOPMENT 5535 University Avenue Madison, WI 53705

Client:

TURITY SHOWN, 15'-0")

Plan Notes:

Designed By: Drawn By: C. J. N.

Date: 10-03-17

Revisions: 10-04-17, 12-05-17, 12-07-17, 12-11-17, 4-04-18, 4-06-18, 4-09-18, 7-17-18, 1-14-19

Notice:

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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.



Landscape Designers & Contractors Celebrating Over Fifty Years of Outstanding Results

Existing street trees shall be protected. Please

Contractor shall install tree protection fencing

in the area between the curb and sidewalk and

extend it at least 5 feet from both sides of the

excavation is permitted within 5 feet of the

(266-4816) prior to excavation to assess the

Forestry prior to the start of construction. Tree

protection specifications can be found in section

107.13 of City of Madison Standard Specifications

impact to the tree and root system. Tree

pruning shall be coordinated with City

Any treeremovals that are required for

construction after the development plan is

approved will require at least a 72 hour wait

period before a tree removal permit can be

issued by Forestry, to notify the Alder of the

for Public Works Construction -

change in the tree plan.

Prepared per City of Madison Zoning Code Section

28.142-LANDSCAPING & SCREENING REQUIREMENTS

outside edge of a tree trunk. If excavation

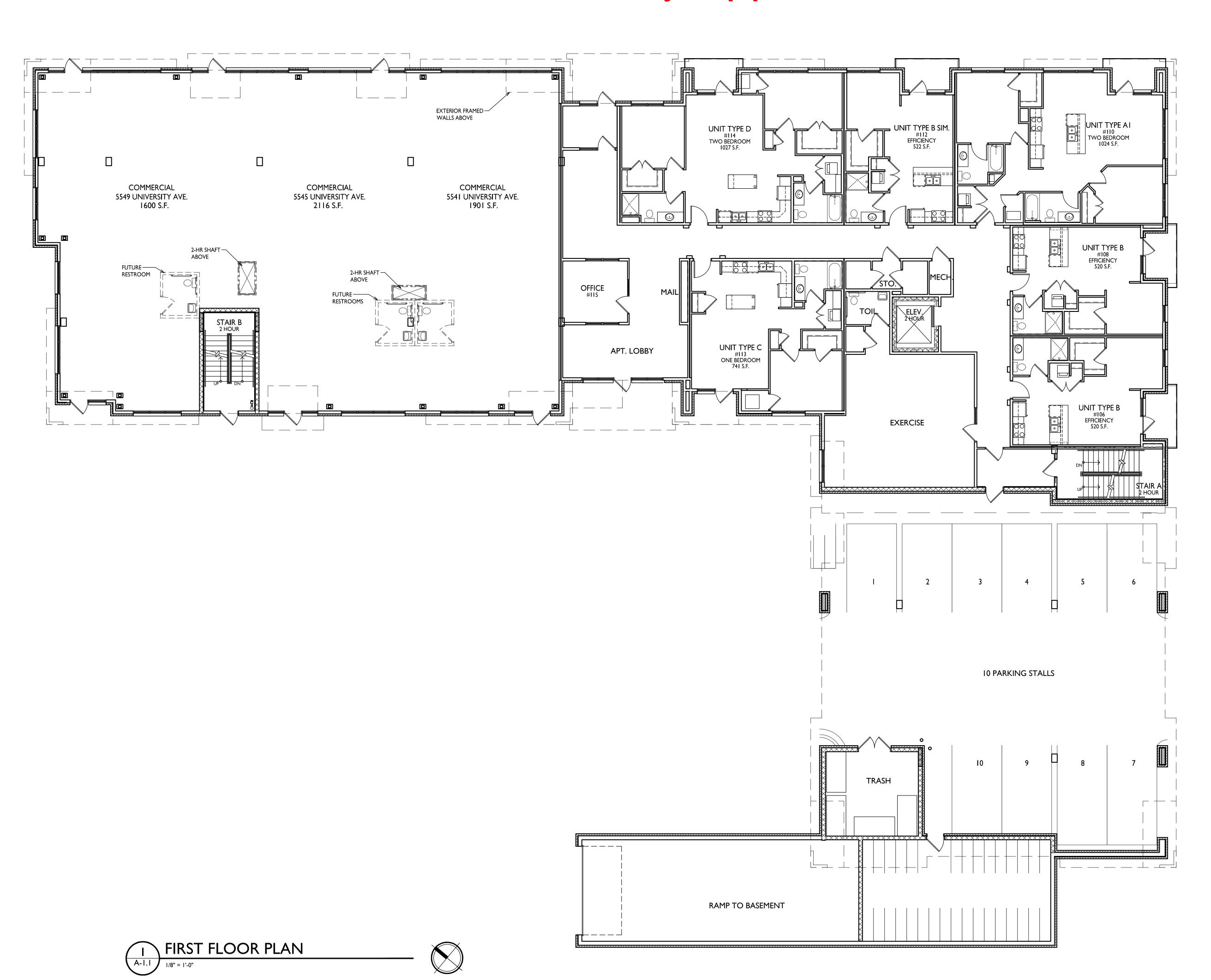
include the following note on the site plan:

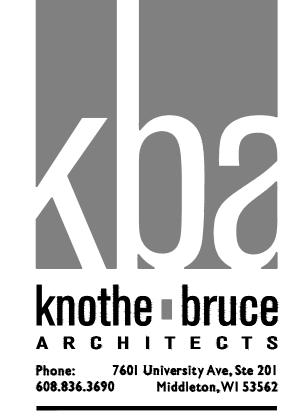
tree along the length of the terrace. No

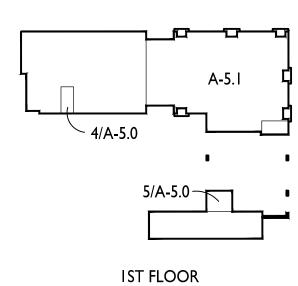
within 5 feet of any tree is necessary,

contractor shall contact City Forestry

Currently Approved Plan







ISSUED
Issued for Land Use & UDC - July 18, 2018

PROJECT TITLE

Mixed-Use

Development

5535 University Ave. Madison, WI (Residential)

5541, 5545 & 5549 University Ave. (Commercial)

SHEET TITLE
First Floor Plan

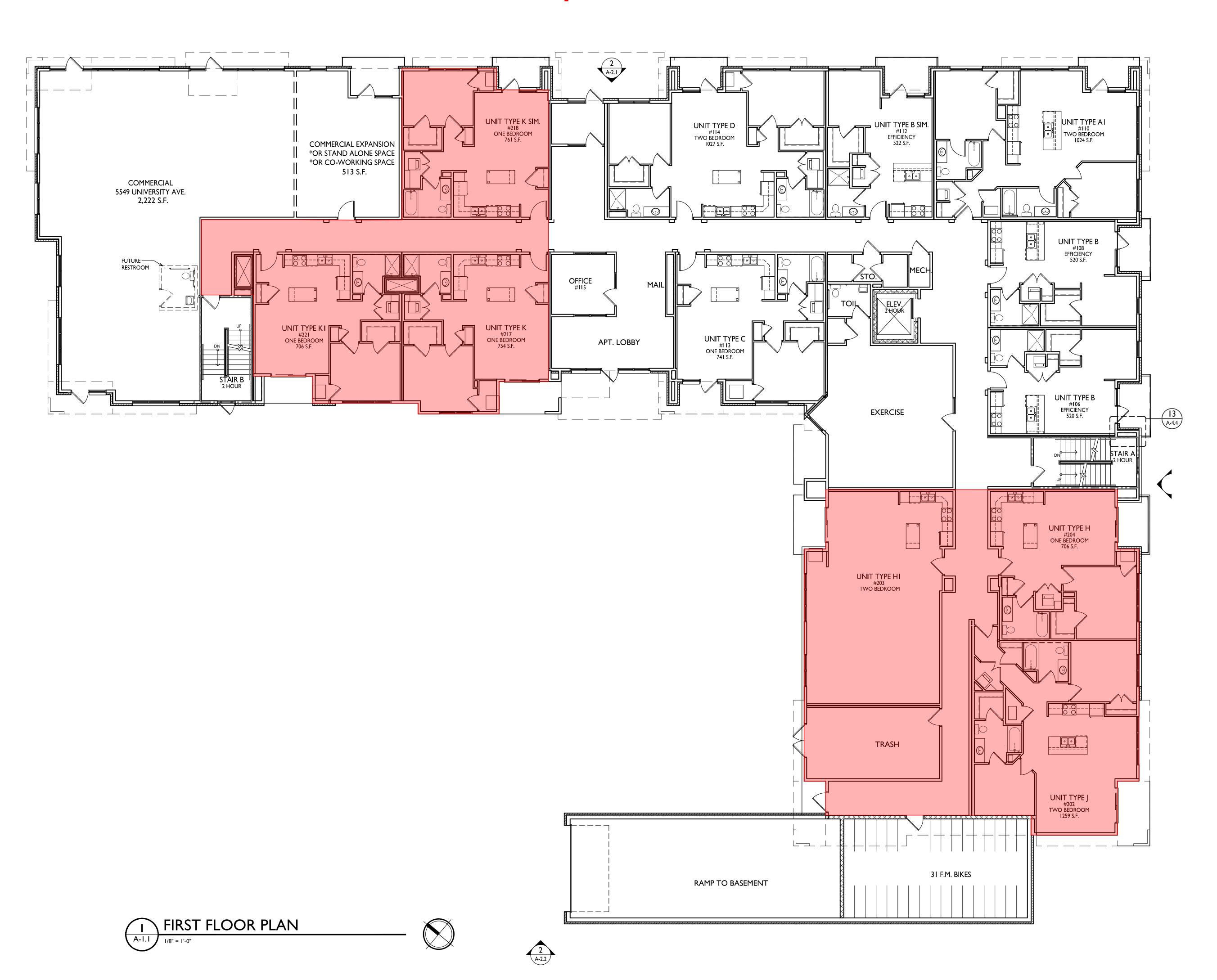
SHEET NUMBER



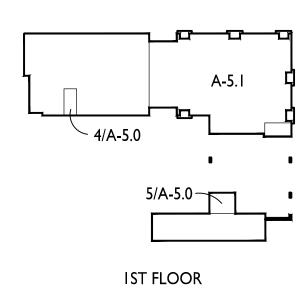
PROJECT NO.

PROJECT NO. 1735
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Proposed Plan







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PROJECT TITLE Mixed-Use Development

5535 University Ave. Madison, WI (Residential)

5541, 5545 & 5549 University Ave. (Commercial)

SHEET TITLE First Floor Plan

SHEET NUMBER



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1735

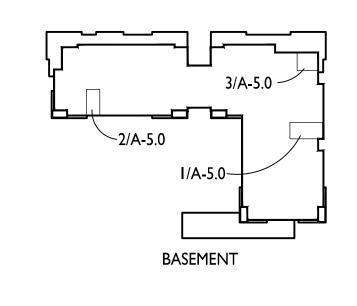
PROJECT NO.



Currently Approved Plan







ISSUED
Issued for Traffic Eng - April 11, 2018

PROJECT TITLE

Mixed-Use

Development

5535 University Ave. Madison, WI (Residential)

5541, 5545 & 5549
University Ave.
(Commercial)

SHEET TITLE

Basement Plan

SHEET NUMBER

A-1.0

PROJECT NO. 1735
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Proposed Plan MECH. I HR PARKING GARAGE 57 PARKING STALLS 35 BIKE PARKING STALLS (17 WALL MOUNTED + 18 FLOOR MOUNTED) 7'-0" MIN. CLEAR HEADROOM TYPICAL 23 24 STAIR B < 2 HOUR BASEMENT FLOOR PLAN 1/8" = 1'-0" RAMP TO BASEMENT



Issued for Land Use & UDC - July 18, 2018
Issued for Revision to Previously Approved Plans
- June 16, 2021

PROJECT TITLE

Mixed-Use Development

5535 University Ave. Madison, WI (Residential)

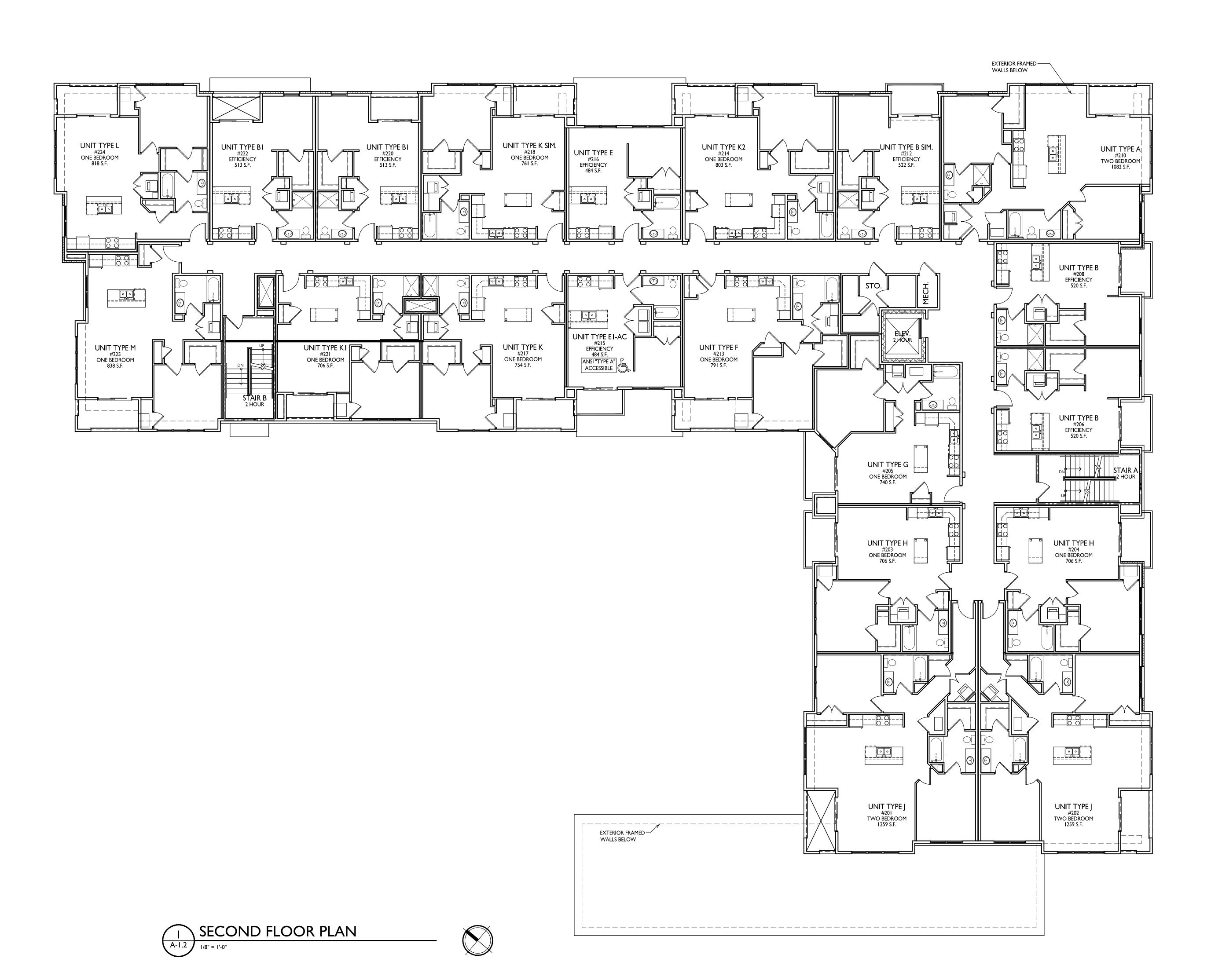
5541, 5545 & 5549 University Ave. (Commercial)

SHEET TITLE Basement Floor Plan

SHEET NUMBER

A-1.0

PROJECT NO.





ISSUED Issued for Land Use & UDC - July 18, 2018 Issued for Revision to Previously Approved Plans - June 16, 2021

PROJECT TITLE Mixed-Use Development

5535 University Ave. Madison, WI (Residential)

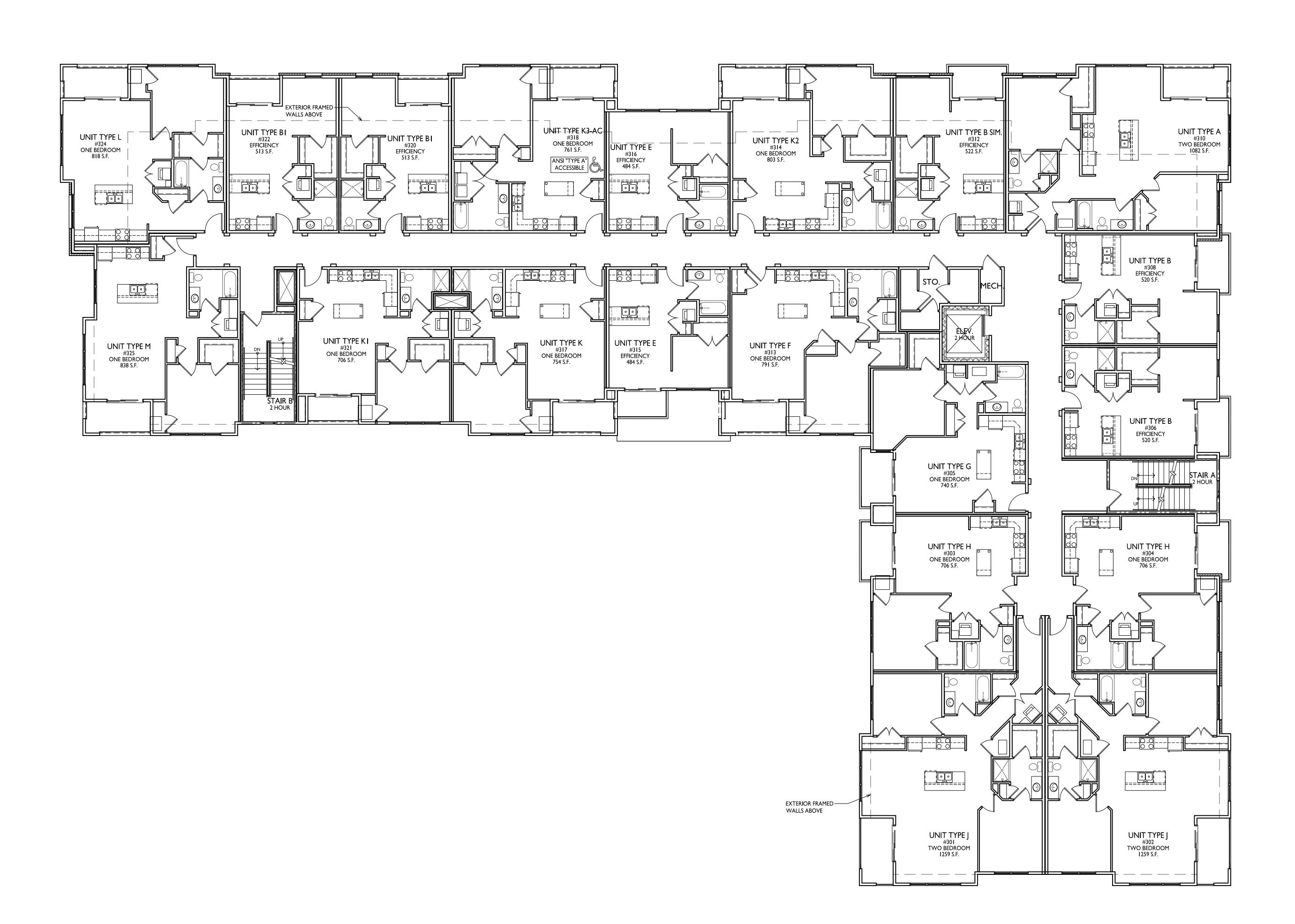
5541, 5545 & 5549 University Ave. (Commercial)

SHEET TITLE Second Floor Plan

SHEET NUMBER

A-1.2

PROJECT NO.





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PROJECT TITLE Mixed-Use Development

5535 University Ave. Madison, WI (Residential)

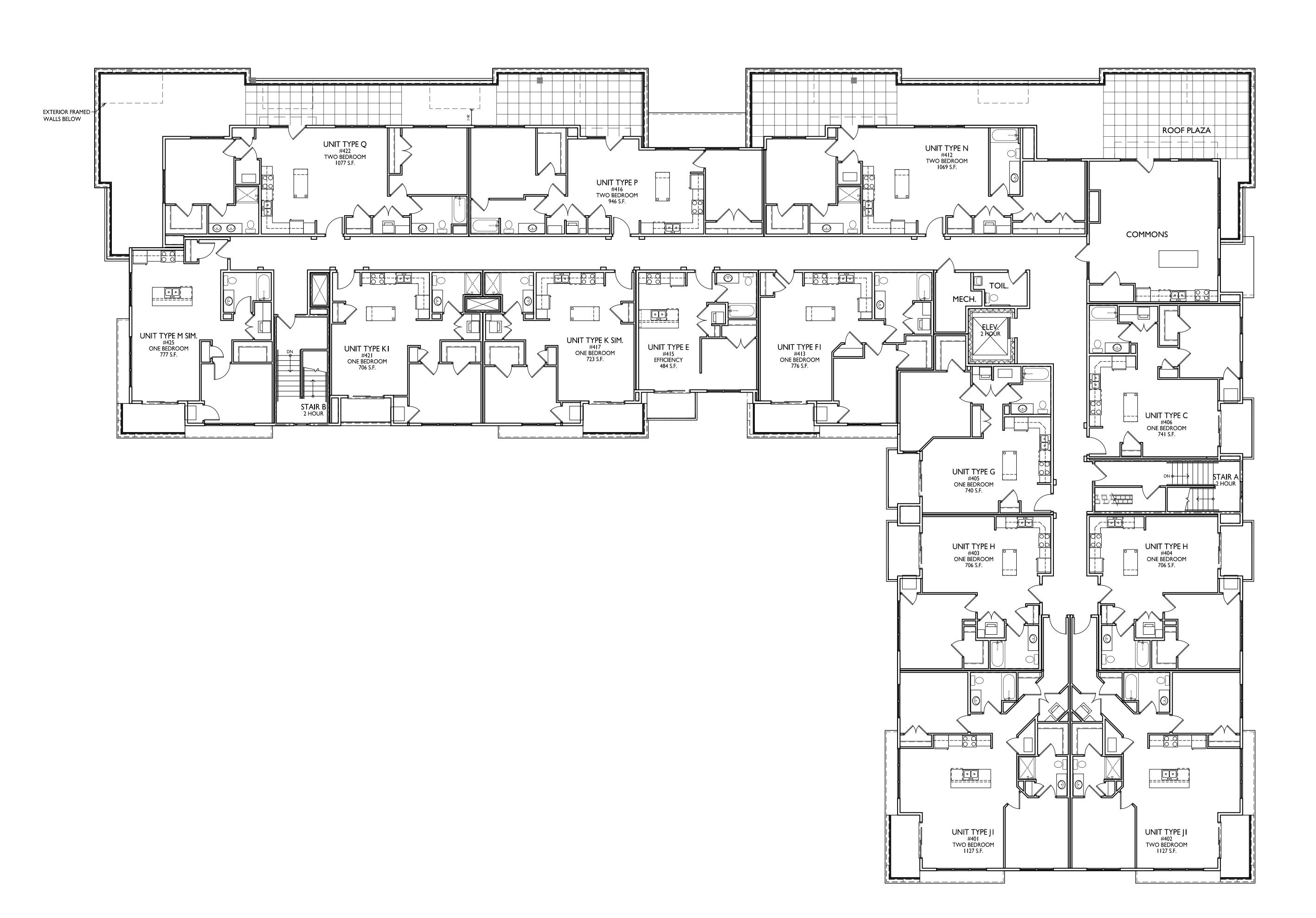
5541, 5545 & 5549 University Ave. (Commercial)

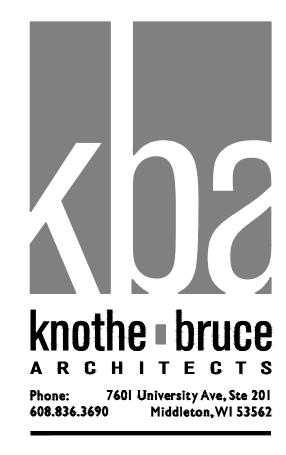
SHEET TITLE Third Floor Plan

SHEET NUMBER

A-1.3

PROJECT NO.





ISSUED
Issued for Land Use & UDC - July 18, 2018
Issued for Revision to Previously Approved Plans
- June 16, 2021

PROJECT TITLE

Mixed-Use

Development

5535 University Ave. Madison, WI (Residential)

5541, 5545 & 5549 University Ave. (Commercial)

SHEET TITLE
Fourth Floor Plan

SHEET NUMBER

A-1.4

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1735

PROJECT NO.





Currently Approved Design







Currently Approved Design









Currently Approved Design









