

URBAN DESIGN COMMISSION APPLICATION

UDC

City of Madison
Planning Division
Madison Municipal Building, Suite 017
215 Martin Luther King, Jr. Blvd.
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 _____

Legistar # _____

7/12/21
1:37 p.m.

RECEIVED

Complete all sections of this application, including the desired meeting date and the action requested.

If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call the phone number above immediately.

1. Project Information

Address: _____

Title: _____

2. Application Type (check all that apply) and Requested Date

UDC meeting date requested _____

New development

Alteration to an existing or previously-approved development

Informational

Initial approval

Final approval

3. Project Type

Project in an Urban Design District

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)

Specific Implementation Plan (SIP)

Planned Multi-Use Site or Residential Building Complex

Signage

Comprehensive Design Review (CDR)

Signage Variance (i.e. modification of signage height, area, and setback)

Signage Exception

Other

Please specify _____

4. Applicant, Agent, and Property Owner Information

Applicant name _____

Street address _____

Telephone _____

Project contact person _____

Street address _____

Telephone _____

Property owner (if not applicant) _____

Street address _____

Telephone _____

Company _____

City/State/Zip _____

Email _____

Company _____

City/State/Zip _____

Email _____

City/State/Zip _____

Email _____

5. Required Submittal Materials

Application Form

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.

Development Plans (Refer to checklist on Page 4 for plan details)

Filing fee

Electronic Submittal*

Notification to the District Alder

- Please provide an email to the District Alder notifying them that you are filing this UDC application. Please send this as early in the process as possible and provide a copy of that email with the submitted application.

Each submittal must include fourteen (14) 11" x 17" **collated** paper copies. Landscape and Lighting plans (if required) must be **full-sized and legible**. 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 udcapplications@cityofmadison.com. 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.*

6. Applicant Declarations

1. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with _____ on _____.
2. The applicant attests that all required materials are included in this submittal and understands that if any required information is not provided by the application deadline, the application will not be placed on an Urban Design Commission agenda for consideration.

Name of applicant _____ Relationship to property _____

Authorizing signature of property owner Brandon Halverson Date _____

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.

Please consult the schedule below for the appropriate fee for your request:

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

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:

- Informational Presentation. 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)
- Initial Approval. 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 that should be addressed at Final Approval stage.
- Final Approval. 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. Informational Presentation

- ☐ Locator Map
- ☐ 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)
- ☐ Contextual site information, including photographs and layout of adjacent buildings/structures
- ☐ Site Plan
- ☐ Two-dimensional (2D) images of proposed buildings or structures.

Providing additional information beyond these minimums may generate a greater level of feedback from the Commission.

Requirements for All Plan Sheets

1. Title block
2. Sheet number
3. North arrow
4. Scale, both written and graphic
5. Date
6. Fully dimensioned plans, scaled at 1"= 40' or larger

**** All plans must be legible, including the full-sized landscape and lighting plans (if required)**

2. Initial Approval

- ☐ Locator Map
- ☐ 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)
- ☐ PD text and Letter of Intent (if applicable)

Providing additional information beyond these minimums may generate a greater level of feedback from the Commission.

3. Final Approval

All 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*)
- ☐ Utility/HVAC equipment location and screening details (with a rooftop plan if roof-mounted)
- ☐ PD text and Letter of Intent (if applicable)
- ☐ Samples of the exterior building materials (presented at the UDC meeting)

4. Comprehensive 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
- ☐ Site Plan showing the location of existing signage and proposed signage, dimensioned signage setbacks, sidewalks, driveways, and right-of-ways
- ☐ Proposed signage graphics (fully dimensioned, scaled drawings, including materials and colors, and night view)
- ☐ Perspective renderings (emphasis on pedestrian/automobile scale viewsheds)
- ☐ Illustration of the proposed signage that meets Ch. 31, MGO compared to what is being requested.
- ☐ Graphic of the proposed signage as it relates to what the Ch. 31, MGO would permit



milwaukee : 333 E Chicago St	414.271.5350
madison : 309 W Johnson St, Ste 202	608.442.5350
denver : 1899 Wynkoop St, Ste 300	303.595.4500
	eua.com

July 12th, 2021

Urban Design Commission
City of Madison, Planning Division
215 Martin Luther King Blvd. #017
Madison, WI 53701-2985

Re: Memorial High School Additions and Renovations
Letter of Intent – Project Description
EUA Project No.: 320536-01

Contacts:

Owner: Madison Metropolitan School District
address
Contact: Brandon Halverson
blhalverson@madison.k12.wi.us
(608) 204-7912

Civil Engineer: Wyser Engineering
312 Main Street
Mount Horeb, WI 53572
Contact: Wade P. Wyse, P.E.
wade.wyse@wyserengineering.com
(608) 437-1980

Landscape Design: Saiki Design
1110 S. Park Street
Madison, WI 53715
Contact: Jared Vincent
JVincent@ksd-la.com
(608) 405-8148

Architect: EUA
309 W. Johnson Street #202
Madison, WI 53703
Contact: Colleen O'Meara
colleen@eua.com
(608) 442-5350

Dear Commission Members:

The proposed project includes updating Memorial High School located at 201 South Gammon Road. The goal of this project is to provide up to date learning environments for our Madison students. We are also updating much of the building infrastructure as many of those systems have reached the end of their life expectancy.

The project will include additions and interior renovations to the school building and renovations to the grounds and athletics fields. The summary of the proposed project follows.

School Building:

- Infill a currently underutilized outdoor courtyard space and provide additional common spaces for students and improve building circulation.
- Add new music addition along Gammon Road to provide better student learning environments for these expanding programs.
- Add new fine arts addition, and connect the current technical education building with the main school building. This provides an accessible route to these programs.
- Enhance the south façade of the building to provide a better and more welcoming first impression to the main entrance of the school facing Mineral Point Road.
- In addition to the additions listed, much of the building interior spaces and Mechanical, Electrical and Plumbing systems will be renovated. All toilet rooms will be made ADA accessible and 2 new elevators are to be added.
- For improved safety, the building is being fully sprinklered and an updated fire alarm system is being added.
- The building envelope is being improved with the addition of new thermally broken, insulated storefront systems in all classrooms.

Grounds and Athletics:

- Mansfield Stadium is being converted to a turf field to serve both football and soccer. The track will be widened and replaced to accommodate the wider field.
- The entrance sequence to the stadium is being improved by adding new concessions, ticketing building and new ramping to the stadium and the field.
- The existing stadium facilities are being improved to include accessible bleacher seating, toilets, and locker rooms.
- A new concrete sidewalk is being added to connect the main parking/south school entrance with the bus stop terrace on Mineral Point Road.
- New storm water bio retention areas are being planned to offset the new planned additions.



CITY OF MADISON LANDSCAPE WORKSHEET

Section 28.142 Madison General Ordinance

Project Location / Address 201 SOUTH GAMMON ROAD MADISON, WI 53717
Name of Project MMSD - JAMES MADISON MEMORIAL ADDITION AND RENOVATION
Owner / Contact SAIKI DESIGN - SAMANTHA FARRELL FOLGER
Contact Phone 608-405-8160 Contact Email SFARRELL@SAIKI.DESIGN

**** 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:

- (a) The area of site disturbance is less than ten percent (10%) of the entire development site during any ten-(10) year period.
- (b) Gross floor area is only increased by ten percent (10%) during any ten-(10) year period.
- (c) No demolition of a principal building is involved.
- (d) 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.

- (a) 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 68,799

Total landscape points required 2,140

- (b) **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 68,799

Five (5) acres = 217,800 square feet

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

Remainder of developed area _____

Total landscape points required 2,140

- (c) **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 _____

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	2½ inch caliper measured diameter at breast height (dbh)	35			15 frontage 7 parking 3 site	875
Tall evergreen tree (i.e. pine, spruce)	5-6 feet tall	35				
Ornamental tree	1 1/2 inch caliper	15			11	165
Upright evergreen shrub (i.e. arborvitae)	3-4 feet tall	10			4 frontage 11 site	150
Shrub, deciduous	#3 gallon container size, Min. 12"-24"	3			218	654
Shrub, evergreen	#3 gallon container size, Min. 12"-24"	4			65	260
Ornamental grasses/ perennials	#1 gallon container size, Min. 8"-18"	2			155	310
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						2414

Total Number of Points Provided 2414

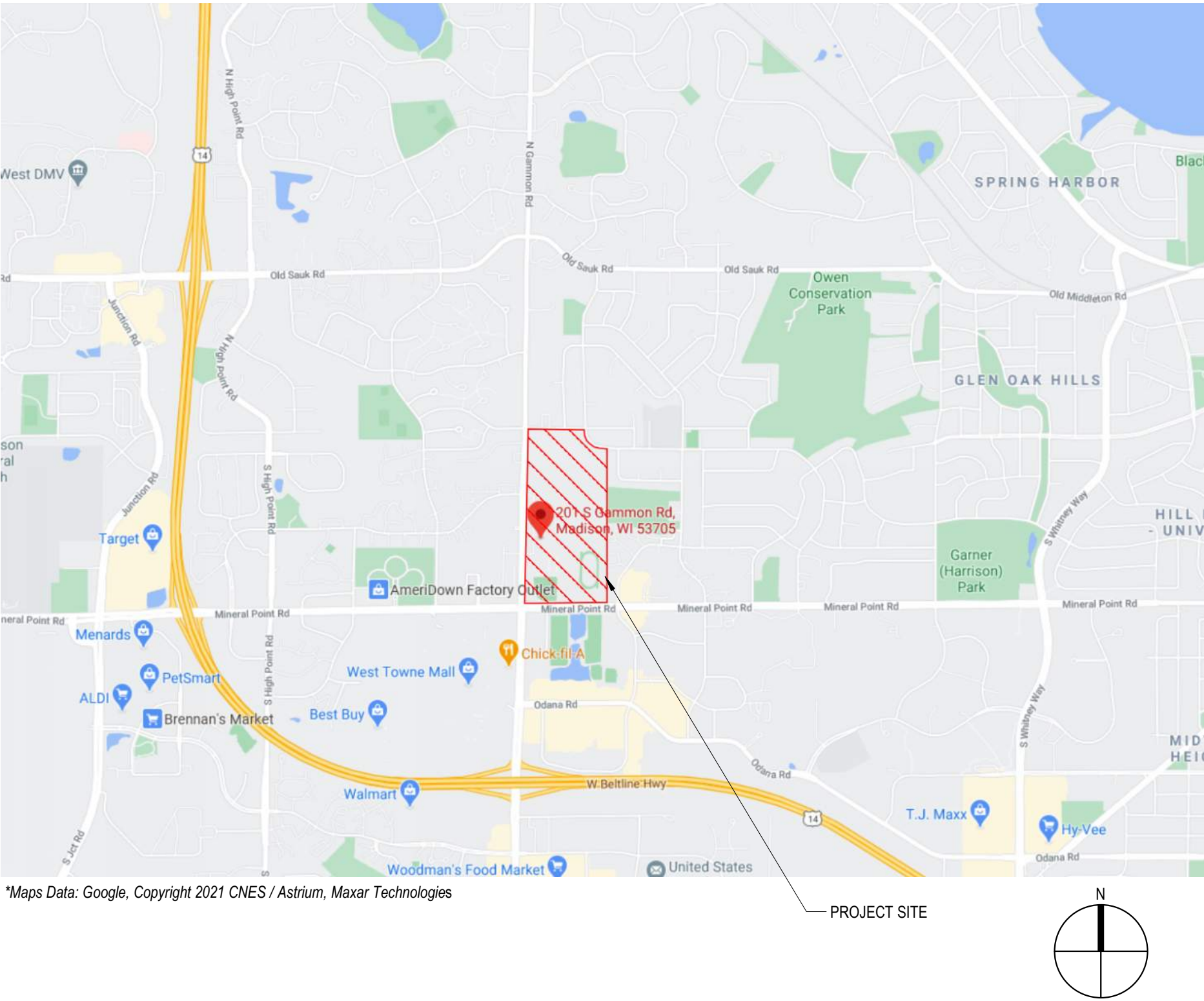
* As determined by ANSI, ANLA- American standards for nursery stock. For each size, minimum plant sizes shall conform to the specifications as stated in the current American Standard for Nursery Stock.

SHEET NUMBER	SHEET NAME
G01	COVER
G02	SITE LOCATION
C100	SITE PLAN
L100	EXISTING CONDITIONS
L101	LANDSCAPE PLAN
L102	LANDSCAPE ENLARGEMENTS
L200	LANDSCAPE DETAILS
A00	EXISTING SITE PHOTOS
A01	EXISTING SITE PHOTOS
A02	CONTEXTUAL SITE PHOTOS
A03	BASEMENT FLOOR PLAN - OVERALL
A04	FIRST FLOOR PLAN - OVERALL
A05	SECOND FLOOR PLAN - OVERALL
A06	EXTERIOR VIEWS
A07	EXTERIOR ELEVATIONS
A08	EXTERIOR ELEVATIONS
A09	PROPOSED BUILDING MATERIALS
E010	ELECTRICAL SITE PLAN



MMSD - MEMORIAL HIGH SCHOOL ADDITIONS AND RENOVATION

201 S GAMMON RD
MADISON, WI 53717



UDC SUBMITTAL

07/12/2021

PROJECT NUMBER: 320536-01

E

D

C

B

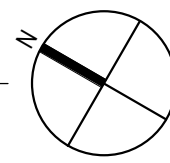
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*Maps Data: Google, Imagery Copyright 2021 Maxar Technologies, USDA Farm Service Agency

SITE LOCATION

NOT TO SCALE



PROJECT INFORMATION

MMSD - MEMORIAL
HIGH SCHOOL
ADDITIONS AND
RENOVATION

201 S GAMMON RD
MADISON, WI 53717

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
07/12/2021	UDC SUBMITTAL

KEY PLAN

SHEET INFORMATION

**PROGRESS DOCUMENTS
NOT FOR CONSTRUCTION**

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and shall not be used for final bidding or construction-related purposes.

PROJECT MANAGER Colleen O'Meara

PROJECT NUMBER 320536-01

SITE LOCATION

G02

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LEGEND (PROPOSED)

- PROPOSED PROPERTY BOUNDARY
- EASEMENT
- BUILDING FOOTPRINT
- 18" CURB AND GUTTER
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- STORMWATER TREATMENT FACILITY

NORTH

0' 20' 40' 80' 120'

- GENERAL NOTES**
- UNDERLYING SITE CONTOURS AND INFORMATION BASED ON TOPOGRAPHIC & UTILITY DATA AS PROVIDED TO WYSER ENGINEERING. WYSER ENGINEERING SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY ARISE AS A RESULT OF ERRONEOUS OR INCOMPLETE INFORMATION PROVIDED BY OTHERS. CONTRACTOR TO CONFIRM ALL ELEVATIONS, GENERAL DRAINAGE AND EARTHWORK REQUIREMENTS PRIOR TO CONSTRUCTION.
 - THE BENCHMARK LOCATIONS ARE SHOWN FOR REFERENCE ONLY ON THIS PLAN. THE BENCHMARKS SHALL BE VALIDATED BY LICENSED LAND SURVEYOR PRIOR TO CONSTRUCTION. CONTRACTOR ASSUMES RISK ASSOCIATED WITH BENCHMARK ELEVATIONS UNTIL CONFIRMED.
 - CONTRACTOR TO OBTAIN APPROPRIATE PERMITS FOR STREET OPENINGS & TO WORK WITHIN THE CITY'S LAND IF REQUIRED.
 - WYSER ENGINEERING SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER OR CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY REGULATORY AGENCIES.
 - IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS WITHIN THE PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
 - ALL MUNICIPAL UTILITY CONNECTIONS, WORK IN ROW, PUBLIC OUTLOTS AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.



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Milwaukee, Wisconsin 53202
414.271.5350

madison 309 West Johnson Street, Suite 202
Madison, Wisconsin 53703
608.442.2550

denver 1899 Wynkoop Street, Suite 300
Denver, Colorado 80202
303.595.4500

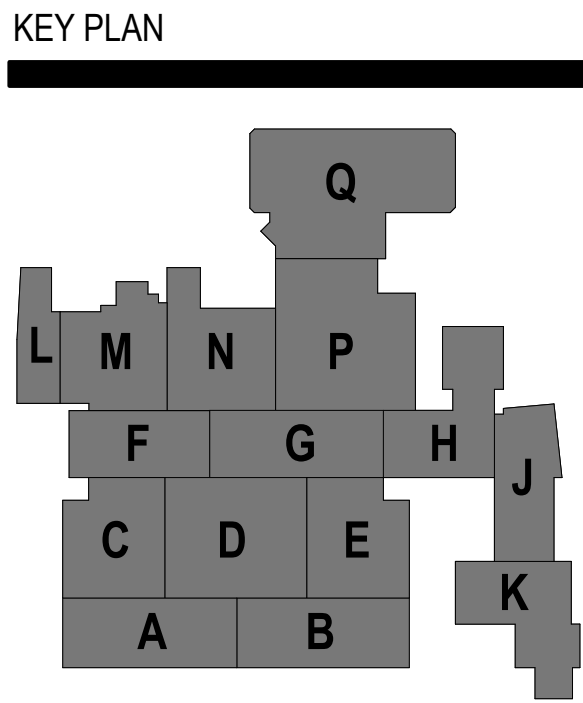
PROJECT INFORMATION

**JAMES MADISON
MEMORIAL HIGH
SCHOOL
RENOVATION**

201 S GAMMON RD
MADISON, WI 53717

ISSUANCE AND REVISIONS

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PROJECT MANAGER Colleen O'Meara

PROJECT NUMBER 320536

SITE PLAN

C100

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414.271.5350

madison 309 West Johnson Street, Suite 202
Madison, Wisconsin 53703
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denver 1899 Wynkoop Street, Suite 300
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PROJECT INFORMATION

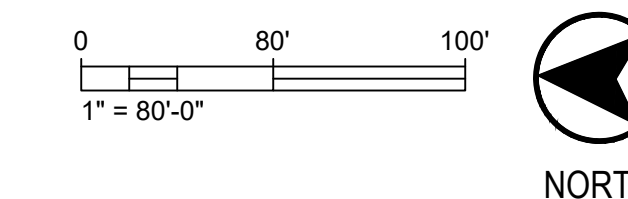
**MMSD - JAMES
MADISON MEMORIAL
HIGH SCHOOL**

**201 S GAMMON RD
MADISON, WI 53717**

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
07/12/2021	UDC SUBMITTAL

KEY PLAN



SHEET INFORMATION

**PROGRESS DOCUMENTS
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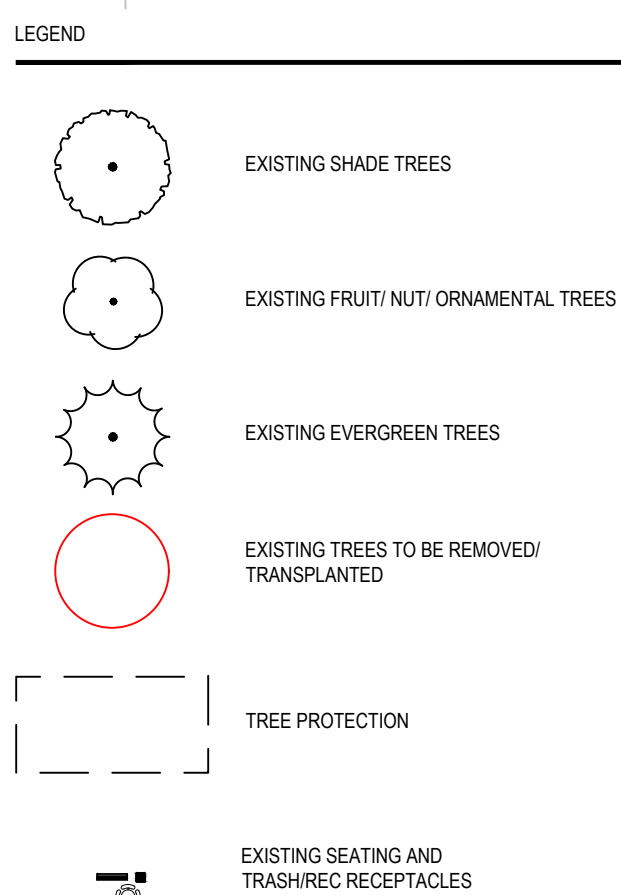
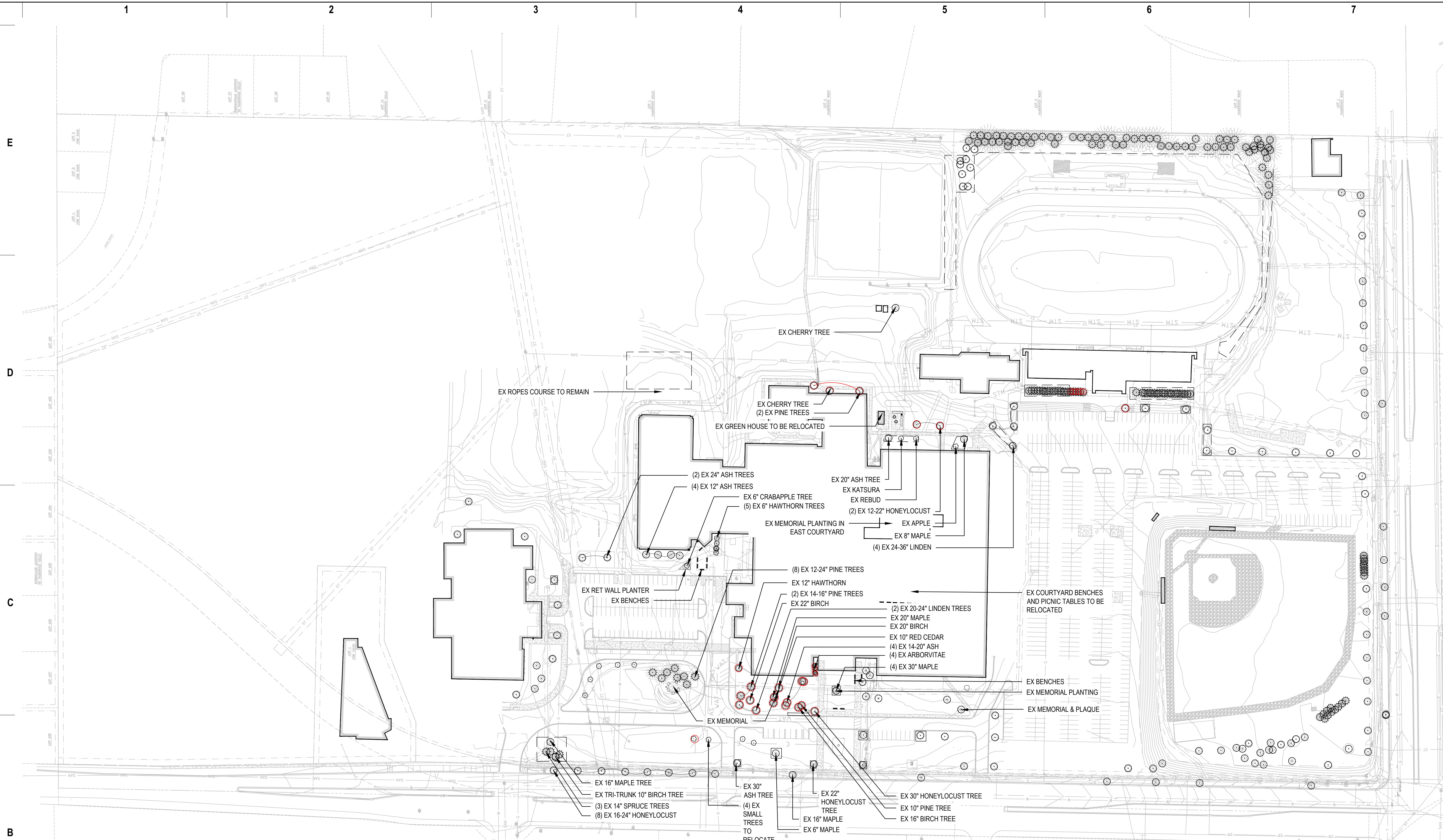
PROJECT MANAGER

PROJECT NUMBER

EXISTING CONDITIONS

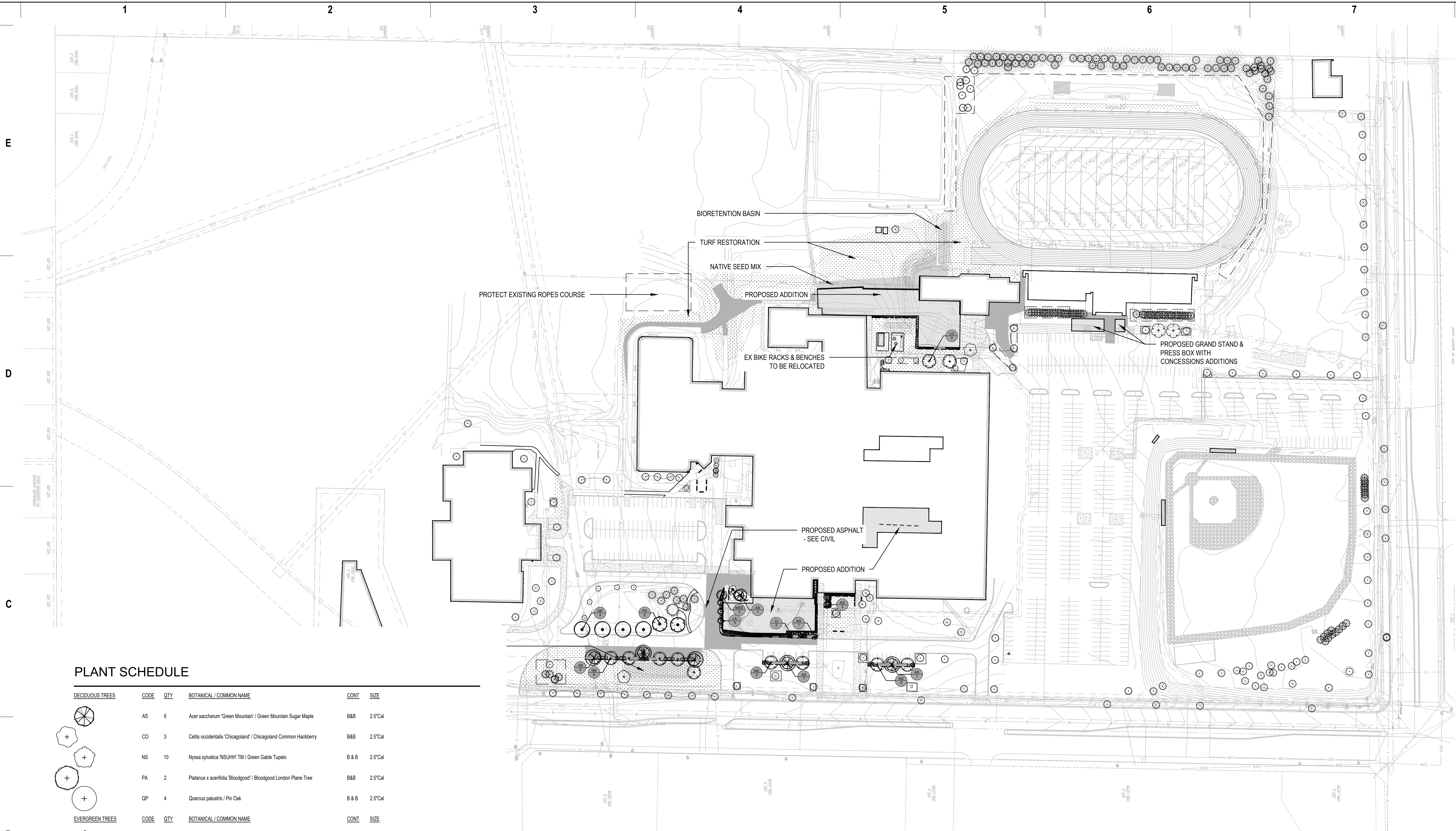
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TREE PROTECTION & REMOVAL NOTES

- All proposed street tree removals within the right of way shall be reviewed by City Forestry before the Plan Commission meeting. Street tree removals require approval and a tree removal permit issued by City Forestry. Any street tree removals requested after the development plan is approved by the Plan Commission or the Board of Public Works and City Forestry will require a minimum of a 72-hour review period which shall include the notification of the Alderperson within who's district is affected by the street tree removal(s) prior to a tree removal permit being issued.
- Contractor shall contact City Forestry at 266-4816 to issue a street tree removal permit for (X) tree(s) (dbh) diameter (variety) tree due to (reason) at (location).
- As defined by the Section 107.13 of City of Madison Standard Specifications for Public Works Construction: No excavation is permitted within 5 feet of the trunk of the street tree or when cutting roots over 3 inches in diameter. If excavation is necessary, the Contractor shall contact Madison City Forestry (266-4816) prior to excavation. City of Madison Forestry personnel shall assess the impact to the tree and to its root system prior to work commencing. Tree protection specifications can be found on the following website: <https://www.cityofmadison.com/business/pw/specs.cfm>
- Contractor shall take precautions during construction to not disfigure, scar, or impair the health of any street tree. Contractor shall operate equipment in a manner as to not damage the branches of the street tree(s). This may require using smaller equipment and loading and unloading materials in a designated space away from trees on the construction site. Any damage or injury to existing street trees (either above or below ground) shall be reported immediately to City Forestry at 266-4816. Penalties and remediation shall be required.
- Section 107.13(g) of City of Madison Standard Specifications for Public Works Construction addresses soil compaction near street trees and shall be followed by Contractor. The storage of parked vehicles, construction equipment, building materials, refuse, excavated spoils or dumping of poisonous materials on or around trees and roots within five (5) feet of the tree or within the protection zone is prohibited.
- On this project, street tree protection zone fencing is required. The fencing shall be erected before the demolition, grading or construction begins. The fence shall include the entire width of terrace and, extend at least 5 feet on both sides of the outside edge of the tree trunk. Do not remove the fencing to allow for deliveries or equipment access through the tree protection zone.
- Street tree pruning shall be coordinated with Madison Forestry at a minimum of two weeks prior to the start of construction for this project. All pruning shall follow the American National Standards Institute (ANSI) A300 - Part 1 Standards for pruning.
- At least one week prior to street tree planting, Contractor shall contact City Forestry at (608) 266-4816 to schedule inspection and approval of nursery tree stock and review planting specifications with the landscaper.
- Forestry Specialist: Wayne Buckley (District 2, 4, 6, and 10)
 - Wayne Buckley
 - 608.220.0637 (Cell)
 - 608.266.4892 (Office)
 - wbuckley@cityofmadison.com



PLANT SCHEDULE

DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SIZE
	AS	6	Acer saccharum 'Green Mountain' / Green Mountain Sugar Maple	B&B	2.5'Cal
	CO	3	Celtis occidentalis 'Chicagoland' / Chicagoland Common Hackberry	B&B	2.5'Cal
	NS	10	Nyssa sylvatica 'NSUHH TM' / Green Gable Tupelo	B & B	2.5'Cal
	PA	2	Platanus x acerifolia 'Bloodgood' / Bloodgood London Plane Tree	B&B	2.5'Cal
	QP	4	Quercus palustris / Pin Oak	B & B	2.5'Cal
EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SIZE
	Jm2	10	Juniperus chinensis 'Mountbatten' / Mountbatten Juniper	B & B	5' HT. (MIN)
	Tw	5	Thuja occidentalis 'Wareana' / Siberian Arborvitae	B&B	6' HT (MIN.)
ORNAMENTAL TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SIZE
	AG	3	Amelanchier x grandiflora 'Autumn Brilliance' / Autumn Brilliance Serviceberry	B&B	6' HT (MIN.), MULTI-STEMMED
	Cj	3	Carpinus caroliniana 'J.N. Upright' / Firespire American Hornbeam	15 gal	2'Cal
	LA	3	Liriodendron tulipifera 'Arnold' / Arnold Tulip Poplar	B&B	2.5'Cal
	MSS	2	Malus x 'Spring Snow' / Spring Snow Crabapple	B&B	2.5'Cal

LEGEND	
	EXISTING SHADE TREES
	EXISTING FRUIT/NUT/ORNAMENTAL TREES
	EXISTING EVERGREEN TREES

PROJECT INFORMATION

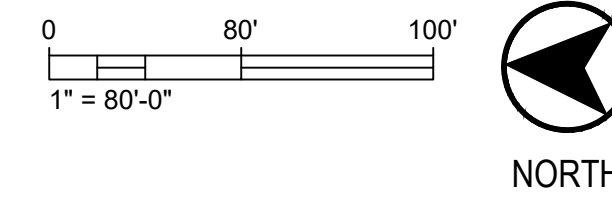
MMSD - JAMES
MADISON MEMORIAL
HIGH SCHOOL

201 S GAMMON RD
MADISON, WI 53717

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
07/12/2021	UDC SUBMITTAL

KEY PLAN



SHEET INFORMATION

**PROGRESS DOCUMENTS
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PROJECT MANAGER

PROJECT NUMBER

LANDSCAPE PLAN

L101

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denver 1899 Wynkoop Street, Suite 300
Denver, Colorado 80202
303.595.4500

PROJECT INFORMATION

**MMSD - JAMES
MADISON MEMORIAL
HIGH SCHOOL**

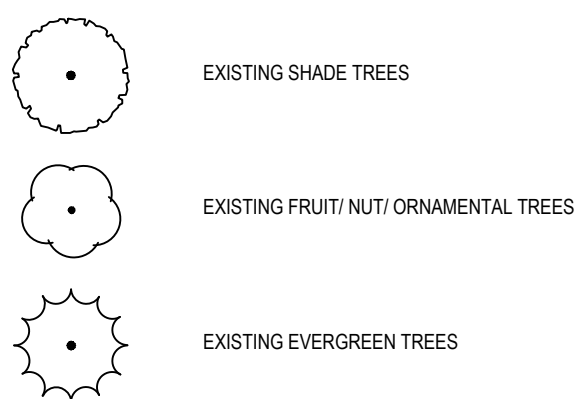
**201 S GAMMON RD
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ISSUANCE AND REVISIONS



DATE	DESCRIPTION
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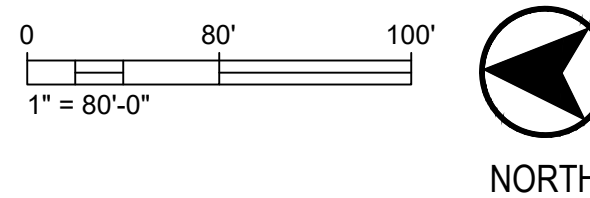
LEGEND



PLANT SCHEDULE

EVERGREEN SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	Jk	40	Juniperus x pfitzeriana 'Kallay's Compact' / Juniper	3 gal
	Tm	25	Taxus x media 'Densaformis' / Dense Yew	5 gal
ORNAMENTAL GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	ssa	23	Sesleria autumnalis / Autumn Moor Grass	1 gal
	sht	37	Sporobolus heterolepis 'Tara' / Prairie Dropseed	1 gal
DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	Al	18	Aronia melanocarpa Low Scape Mound / Low Scape Mound Aronia	2 gal
	Cl	13	Diervilla lonicera 'Michigan Sunset' / Dwarf Bush Honeysuckle	3 gal
	Dlk	16	Diervilla lonicera 'Kodiak Orange' / Kodiak Orange Bush Honeysuckle	3 gal
	Fm	12	Forsythia x 'Meadowlark' / Meadowlark Forsythia	5 gal
	Hb	36	Hydrangea paniculata 'ILVOCO' TM / Bobo Panicle Hydrangea	3 gal
	Ha2	35	Hypericum kalmianum 'Ames' / Ames St. Johnswort	3 gal
	Pd	15	Physocarpus opulifolius 'Donna May' TM / Little Devil Ninebark	3 gal
	Sm	17	Salvia nemorosa 'May Night' / May Night Sage	3 gal
	St	28	Spiraea betulifolia 'Tor' / Tor Birchleaf Spirea	5 gal
	Vdl	28	Viburnum dentatum 'KLMseventeen' TM / Little Joe Viburnum	3 gal

HERBACEOUS PERENNIALS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	Hh	15	Hemerocallis x 'Happy Returns' / Happy Returns Daylily	1 gal
	Hw	31	Hemerocallis x 'White' / White Daylily	1 gal
	Nw	21	Nepeta x 'Walker's Low' / Walker's Low Catmint	1 gal
	rfe	14	Rutbeckia fulgida 'Early Bird Gold' / Early Bird Gold Coneflower	1 gal
	vw	14	Veronica x 'White Wands' / Spike Speedwell	1 gal
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
		3,861 sf	BIORETENTION BASIN	
	acn	402	Allium cernuum / Nodding Onion	3" plug
	dpp	402	Dalea purpurea / Purple Prairie Clover	3" plug
	ivb	402	Iris versicolor / Blue Flag	3" plug
	lsg	402	Lobelia siphilica / Great Lobelia	3" plug
	mfb	402	Monarda fistulosa / Bergamot	3" plug
	pvg	402	Panicum virgatum / Switch Grass	3" plug
	rs	402	Rutbeckia submontana / Sweet Black-eyed Susan	3" plug
	sng	402	Sorghastrum nutans / Indian Grass	3" plug
	shp	402	Sporobolus heterolepis / Prairie Dropseed	3" plug
	sna	402	Symphyotrichum novae-angliae / New England Aster	3" plug



SHEET INFORMATION

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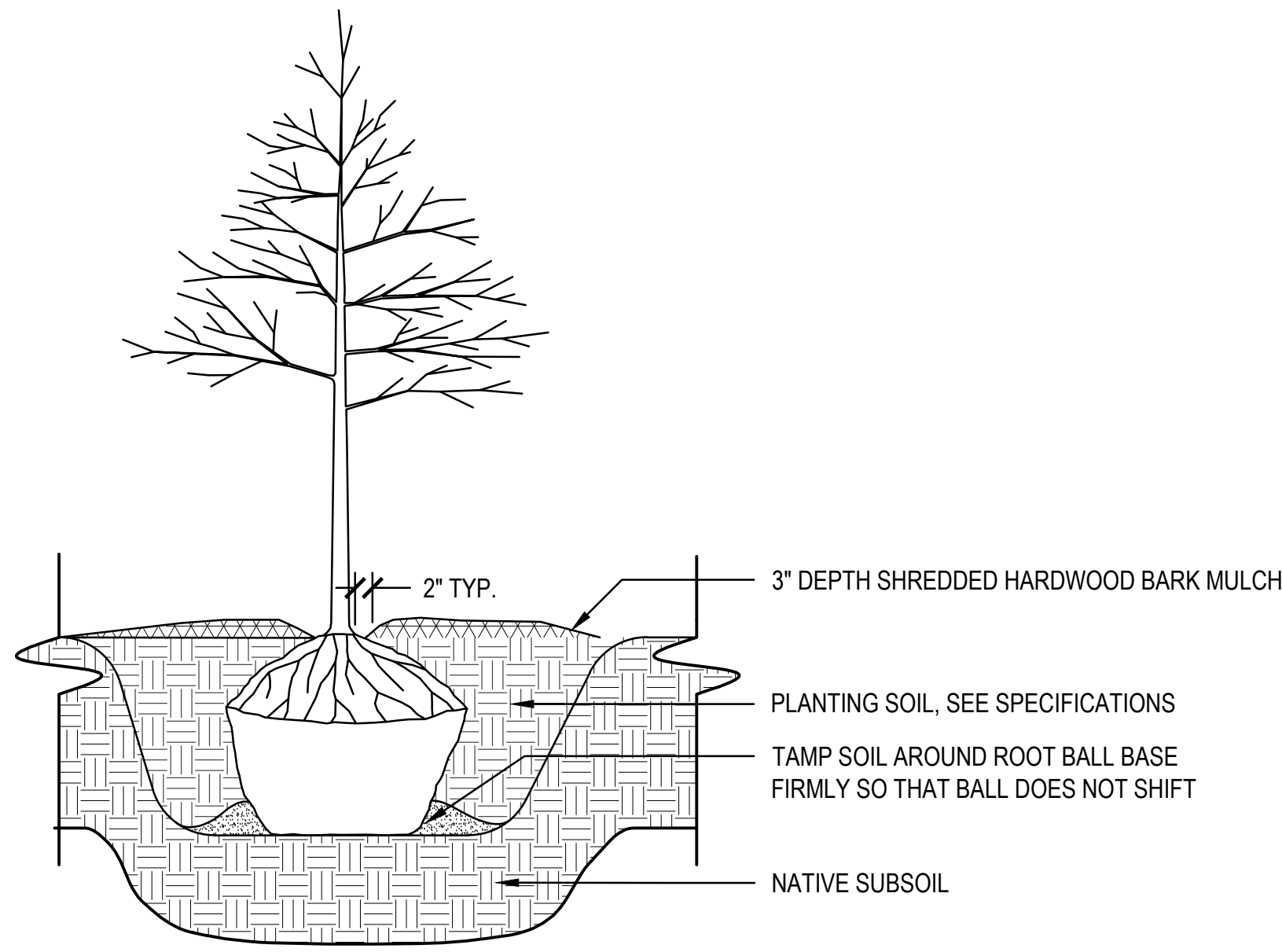
PROJECT MANAGER

PROJECT NUMBER

**LANDSCAPE
ENLARGEMENTS**

L102

E

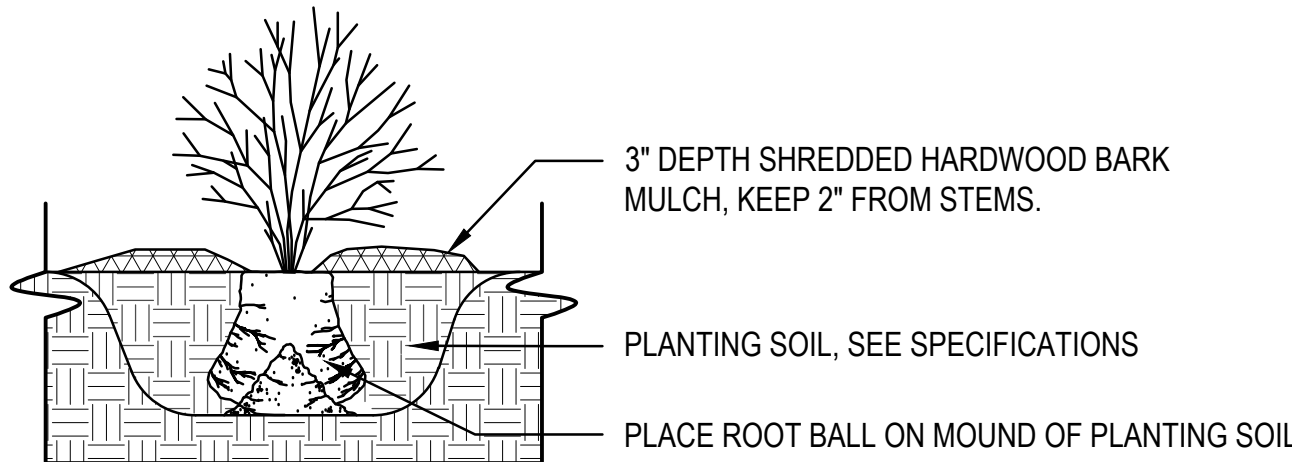


- NOTES:
1. PLANT EACH TREE SUCH THAT THE ROOT FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. DO NOT COVER THE TOP OF THE ROOT BALL WITH SOIL.
 2. DEPTH OF THE PLANTING HOLE SHOULD BE DETERMINED AND DUG AFTER THE ROOT FLARE IS LOCATED. PLANTING HOLE MUST BE NO DEEPER THAN THE HEIGHT OF THE ROOT BALL.
 3. IF PLANT IS SHIPPED WITH A WIRE BASKET AROUND THE ROOT BALL, CUT AND REMOVE THE WIRE BASKET, REMOVE ALL TWINE, ROPE, AND BURLAP FROM ALL ROOT BALLS.
 4. DO NOT PLACE MULCH IN CONTACT WITH STEMS.
 5. WATER ALL PLANTS WITHIN 2 HOURS OF INSTALLATION.
 6. PRUNE ONLY AS NECESSARY TO REMOVE UNHEALTHY BRANCHES. DO NOT REMOVE MORE THAN $\frac{1}{2}$ OF THE ORIGINAL PLANT MASS.

1 TYPICAL TREE PLANTING

SCALE: NTS

C

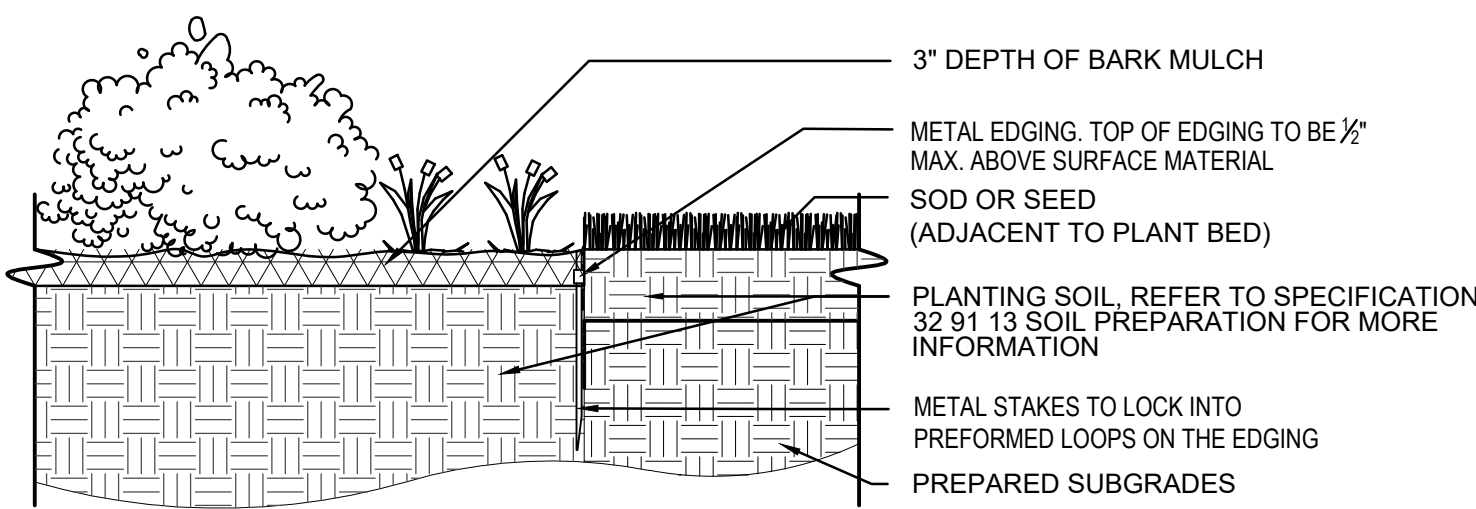


- NOTES:
1. FOR 1 TO 2 GALLON CONTAINERS: BUTTERFLY ROOT BALL. SEVER LOWER $\frac{1}{2}$ TO $\frac{1}{4}$ OF ROOT BALL WITH SINGLE CUT. SPREAD OPEN SEVERED ROOT BALL AND PLACE AGAINST BOTTOM OF MOUNDED PLANTING HOLE.
 2. PLANT EACH SHRUB OR PERENNIAL SUCH THAT THE ROOT FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. DO NOT COVER THE TOP OF THE ROOT BALL WITH PLANTING MEDIA.
 3. PLANTING HOLE MUST NOT BE DEEPER THAN THE HEIGHT OF THE ROOT BALL.
 4. WATER ALL PLANTS WITHIN 2 HOURS OF INSTALLATION.
 5. PRUNE ONLY AS NECESSARY TO REMOVE UNHEALTHY BRANCHES. DO NOT REMOVE MORE THAN $\frac{1}{2}$ OF THE ORIGINAL PLANT MASS.

4 TYPICAL SMALL CONTAINER PLANTING

SCALE: NTS

B

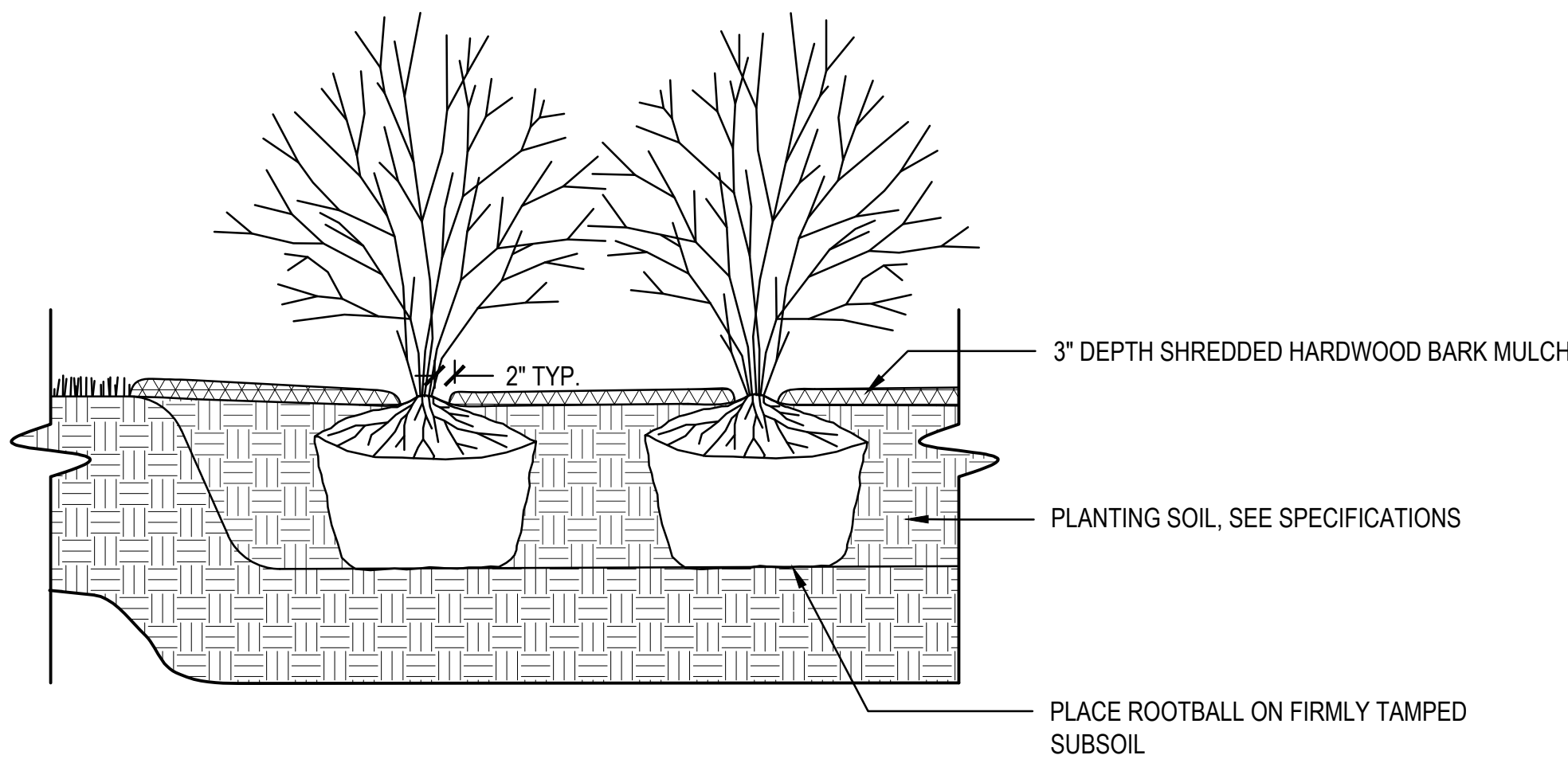


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7 TYPICAL METAL BED EDGE

SCALE: NTS

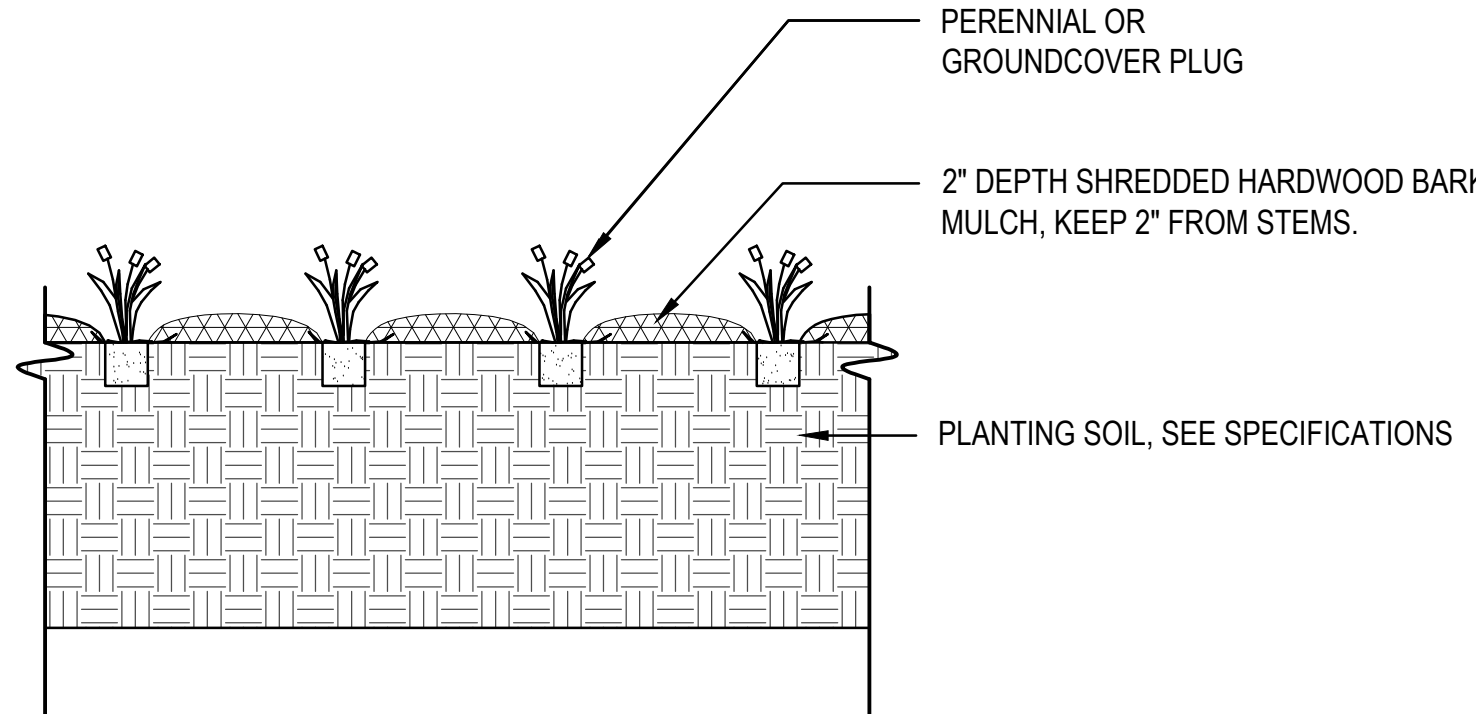
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- NOTES:
1. PLANT EACH SHRUB SUCH THAT THE ROOT FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. DO NOT COVER THE TOP OF THE ROOT BALL WITH SOIL.
 2. DEPTH OF THE PLANTING HOLE SHOULD BE DETERMINED AND DUG AFTER THE ROOT FLARE IS LOCATED. PLANTING HOLE MUST BE NO DEEPER THAN THE HEIGHT OF THE ROOT BALL.
 3. IF PLANT IS SHIPPED WITH A WIRE BASKET AROUND THE ROOT BALL, CUT AND REMOVE THE WIRE BASKET, REMOVE ALL TWINE, ROPE, AND BURLAP FROM ALL ROOT BALLS.
 4. DO NOT PLACE MULCH IN CONTACT WITH STEMS.
 5. WATER ALL PLANTS WITHIN 2 HOURS OF INSTALLATION.
 6. PRUNE ONLY AS NECESSARY TO REMOVE UNHEALTHY BRANCHES. DO NOT REMOVE MORE THAN $\frac{1}{2}$ OF THE ORIGINAL PLANT MASS.

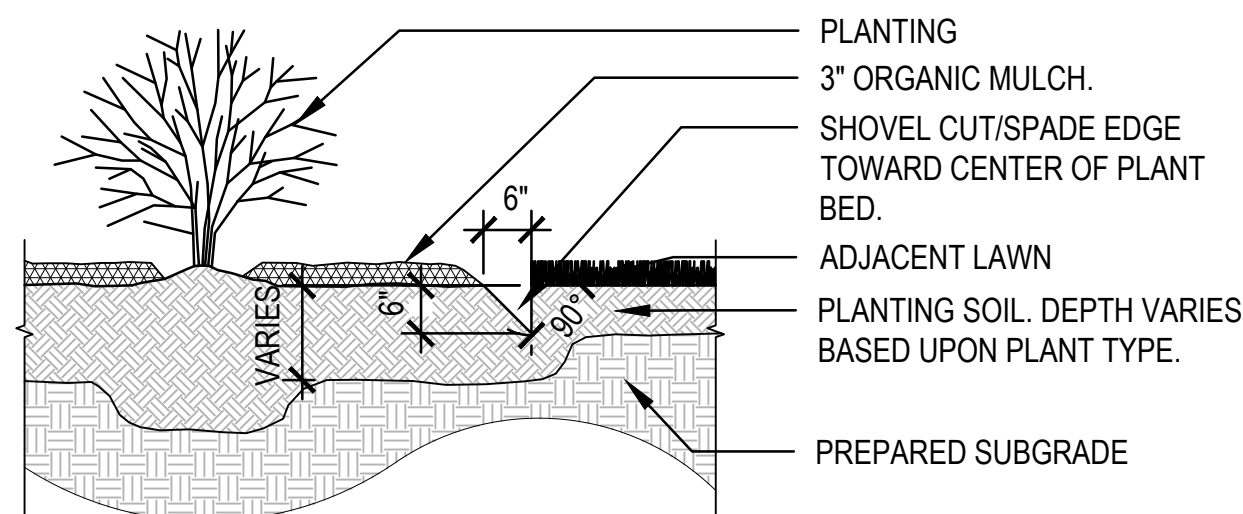
2 TYPICAL SHRUB PLANTING

SCALE: NTS



5 TYPICAL PERENNIAL PLUG PLANTING

SCALE: NTS

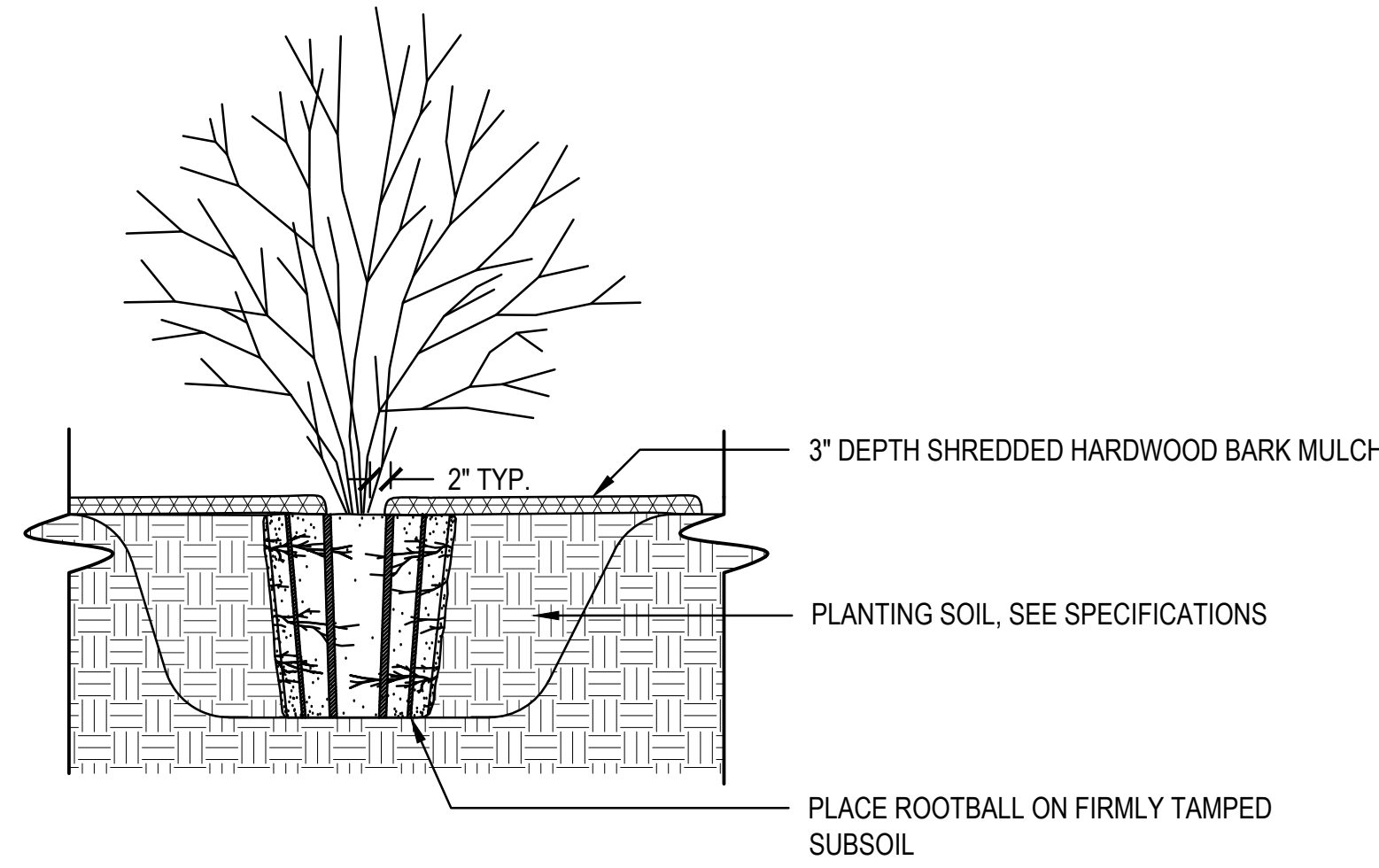


- NOTE:
1. SHOVEL CUT/SPADE EDGE AROUND ALL LANDSCAPE BEDS ADJACENT TO LAWN AREAS.
 2. SHOVEL CUT/SPADE EDGE AROUND ALL SINGLE TREES PLANTED IN LAWN AREAS (4'-0" DIAMETER FROM CENTER OF TRUNK, TYP.).

8 TYPICAL SHOVEL CUT/SPADED EDGE

SCALE: NTS

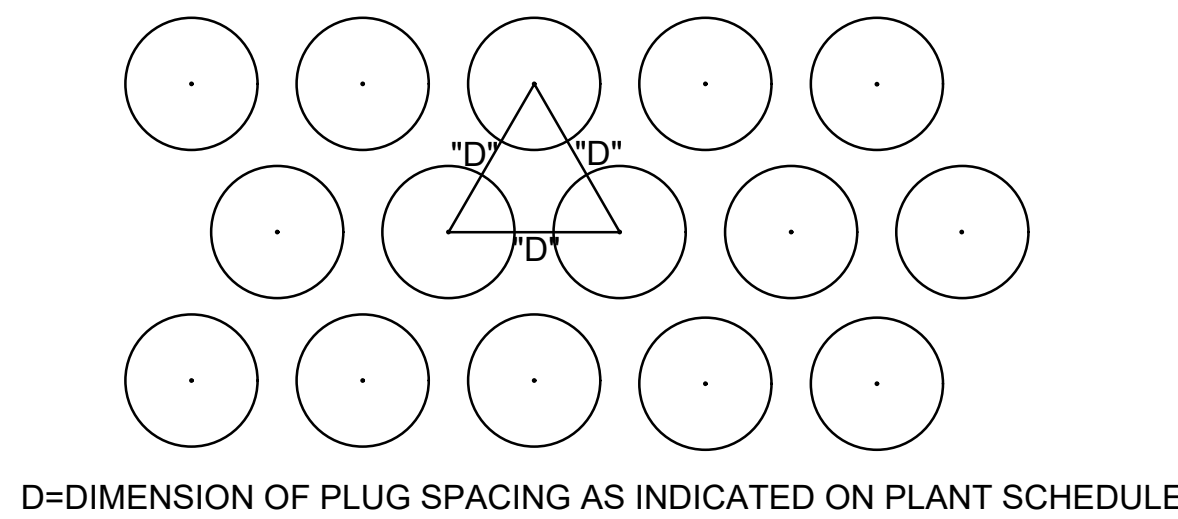
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- NOTES:
1. FOR 3 TO 10 GALLON CONTAINERS: MAKE 1" TO 2" DEEP VERTICAL CUTS EVERY 6" AROUND THE CIRCUMFERENCE OF THE ROOT BALL BEFORE PLANTING.
 2. PLANT EACH SHRUB OR PERENNIAL SUCH THAT THE ROOT FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. DO NOT COVER THE TOP OF THE ROOT BALL WITH SOIL.
 3. PLANTING HOLE MUST NOT BE DEEPER THAN THE HEIGHT OF THE ROOT BALL.
 4. DO NOT PLACE MULCH IN CONTACT WITH STEMS.
 5. WATER ALL PLANTS WITHIN 2 HOURS OF INSTALLATION.
 6. PRUNE ONLY AS NECESSARY TO REMOVE UNHEALTHY BRANCHES. DO NOT REMOVE MORE THAN $\frac{1}{2}$ OF THE ORIGINAL PLANT MASS.

3 TYPICAL LARGE CONTAINER PLANTING

SCALE: NTS



D=DIMENSION OF PLUG SPACING AS INDICATED ON PLANT SCHEDULE

6 TYPICAL PLANT SPACING

SCALE: NTS



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303.595.4500

PROJECT INFORMATION

MMSD - JAMES
MADISON MEMORIAL
HIGH SCHOOL

201 S GAMMON RD
MADISON, WI 53717

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
07/12/2021	UDC SUBMITTAL

C

KEY PLAN

B

SHEET INFORMATION

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PROJECT MANAGER

PROJECT NUMBER

LANDSCAPE DETAILS

L200

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E



VIEW LOOKING SOUTHEAST FROM NORTHERN DRIVE LANE LOOKING AT PROPOSED NEW PERFORMING ARTS ADDITION

D



VIEW LOOKING NORTHEAST FROM NORTHERN DRIVE LANE LOOKING AT PROPOSED NEW PERFORMING ARTS ADDITION

C

B



VIEW LOOKING EAST FROM WESTERN DRIVE LANE LOOKING AT PROPOSED NEW PERFORMING ARTS ADDITION

A



VIEW LOOKING NORTHEAST LOOKING AT FINE ARTS ADDITION



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PROJECT INFORMATION

MMSD - MEMORIAL
HIGH SCHOOL
ADDITIONS AND
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PROJECT MANAGER Colleen O'Meara
PROJECT NUMBER 320536-01

EXISTING SITE
PHOTOS

A00

E



VIEW LOOKING NORTH FROM SOUTHERN PARKING LOT LOOKING AT PROPOSED NEW BUILDING SIGNAGE LOCATION

D

C

B

A



VIEW LOOKING NORTH FROM SOUTHERN PARKING LOT LOOKING AT MAIN ENTRANCE



VIEW LOOKING NORTH FROM SOUTHERN PARKING LOT LOOKING AT EXISTING WINDOWS



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PROJECT INFORMATION

MMSD - MEMORIAL
HIGH SCHOOL
ADDITIONS AND
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PROJECT MANAGER Colleen O'Meara
PROJECT NUMBER 320536-01

EXISTING SITE
PHOTOS

A01

E

D



*Image Capture: Google, Imagery Copyright 2019

VIEW LOOKING NORTHWEST FROM GAMMON RD LOOKING AT SOUTHERN FACADE OF BUILDING



*Image Capture: Google, Imagery Copyright 2019

VIEW LOOKING NORTHEAST FROM GAMMON RD AND MINERAL POINT RD LOOKING AT NAVITUS AND MOD PIZZA COMMERCIAL BUILDINGS

C

B

A



*Image Capture: Google, Imagery Copyright 2019

VIEW LOOKING SOUTHEAST FROM GAMMON RD AND COLONY DR LOOKING AT RESIDENTIAL HOUSES



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VIEW LOOKING WEST FROM MINERAL POINT RD AND GRAND CANYON DR LOOKING AT CVS AND CAPITOL PETROL MART



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PROJECT INFORMATION

MMSD - MEMORIAL
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ISSUANCE AND REVISIONS

DATE	DESCRIPTION
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KEY PLAN

B

SHEET INFORMATION

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PROJECT MANAGER Colleen O'Meara

PROJECT NUMBER 320536-01

CONTEXTUAL SITE
PHOTOS

A02



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PROJECT INFORMATION

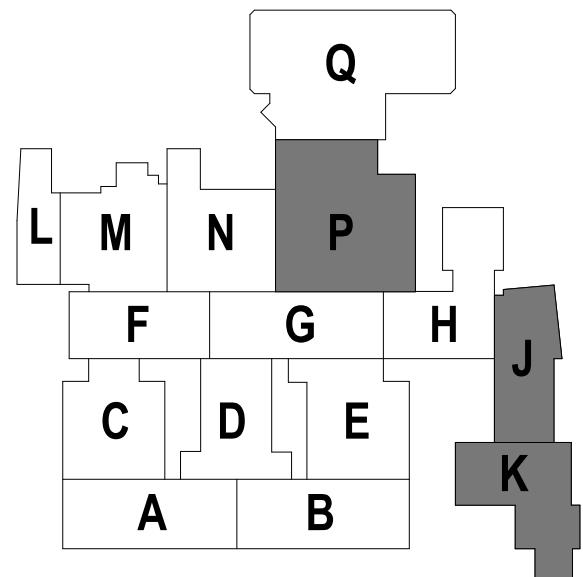
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ISSUANCE AND REVISIONS

DATE	DESCRIPTION
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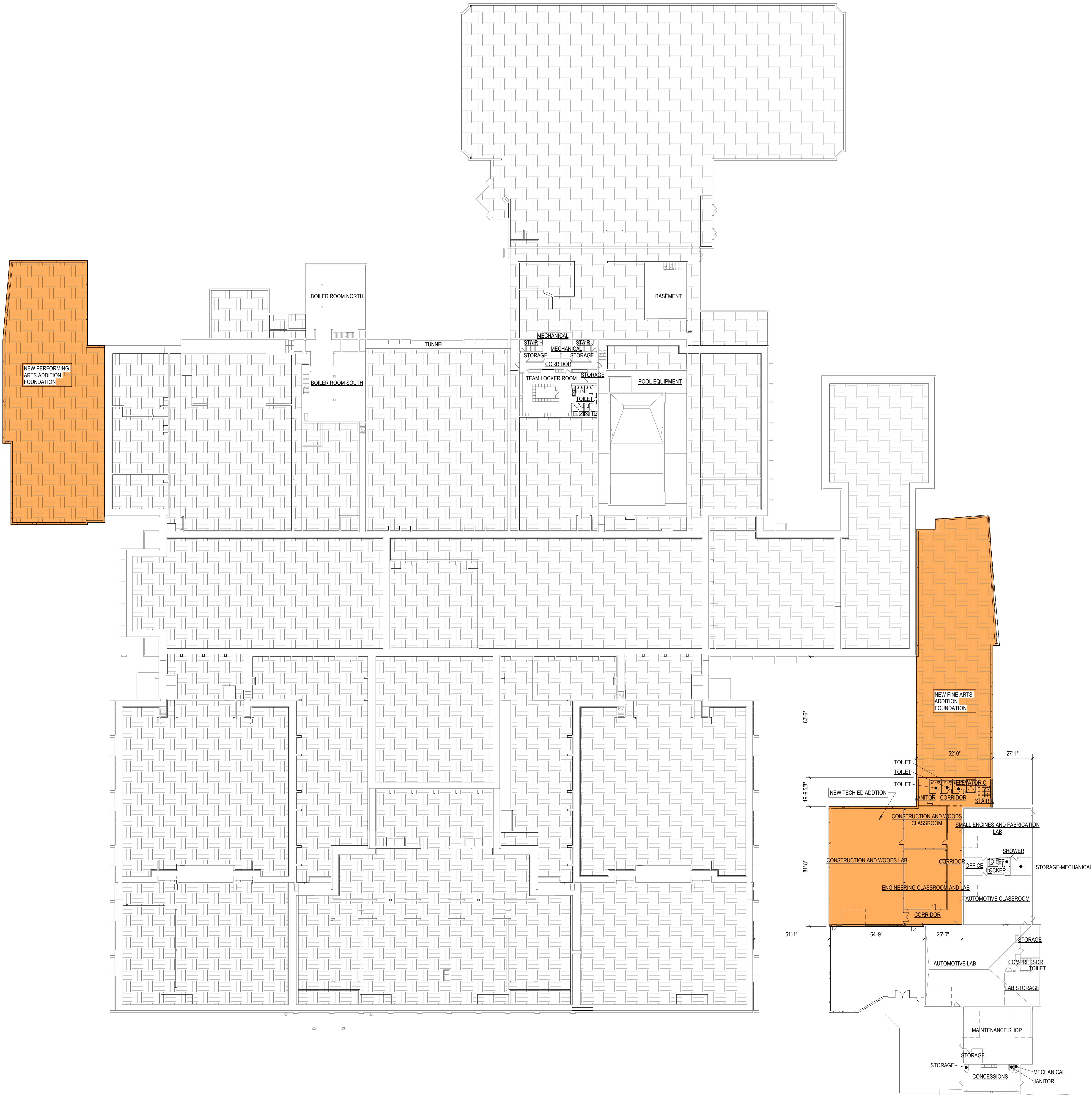
PROJECT MANAGER Colleen O'Meara

PROJECT NUMBER 320536-01

BASEMENT FLOOR
PLAN

A03

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1 BASEMENT PLAN - OVERALL
1" = 30'-0"



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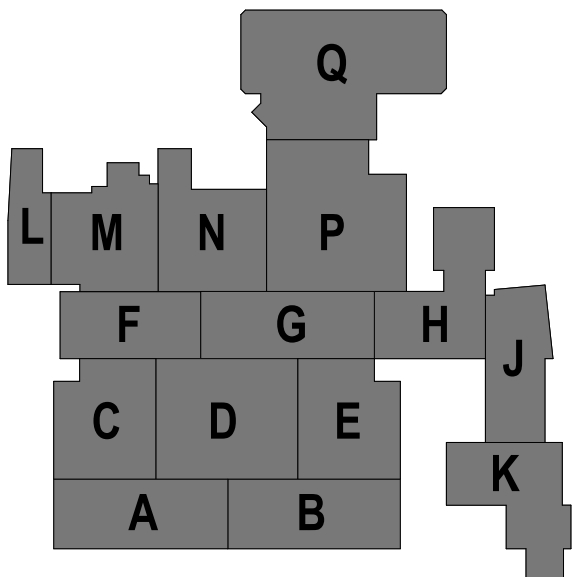
MMSD - MEMORIAL
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ISSUANCE AND REVISIONS

DATE	DESCRIPTION
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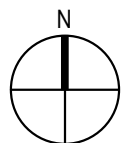
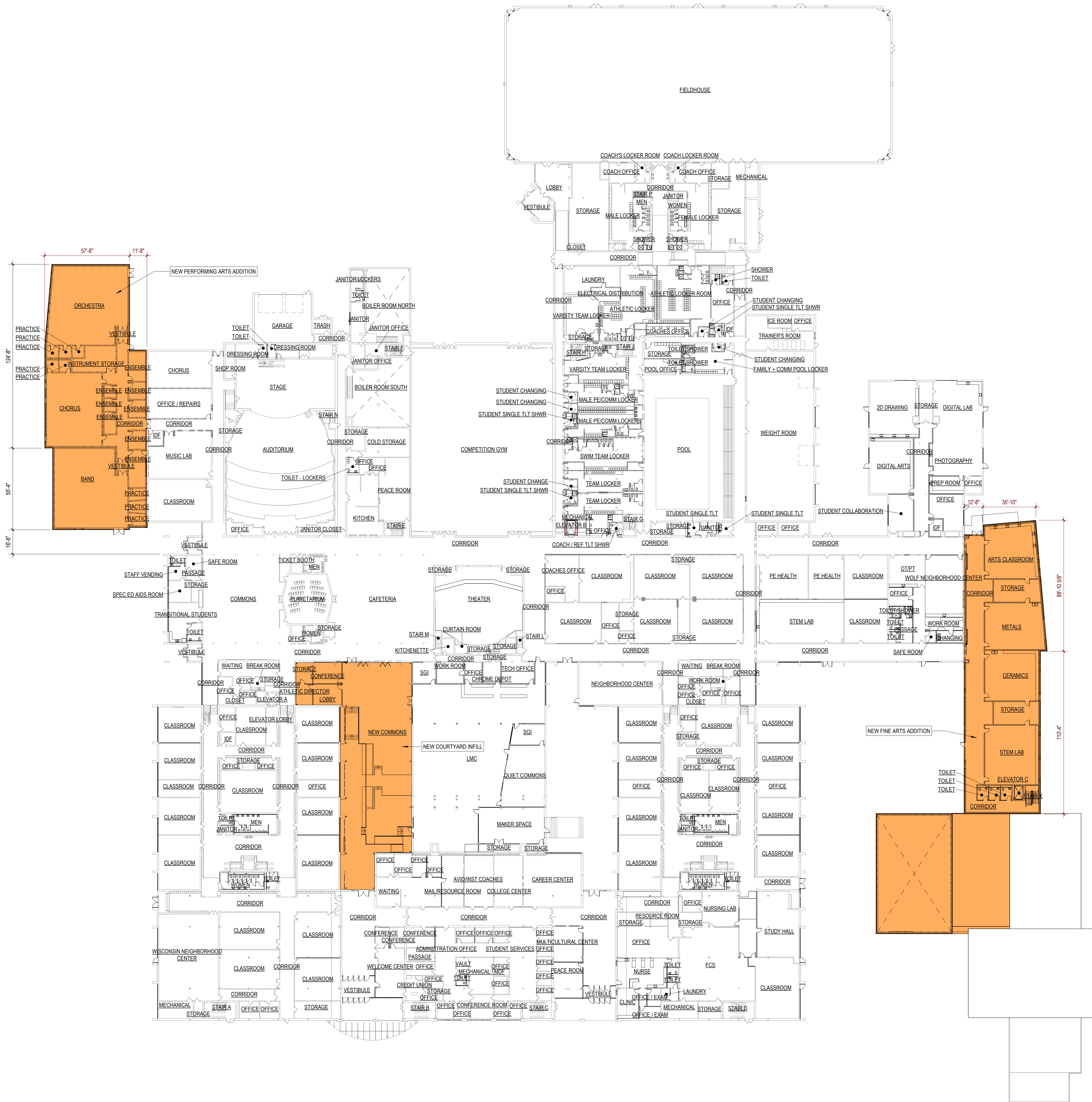
PROJECT MANAGER Colleen O'Meara

PROJECT NUMBER 320536-01

FIRST FLOOR PLAN

A04

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A2 1ST FLR PLAN - OVERALL
1" = 30'-0"



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PROJECT INFORMATION

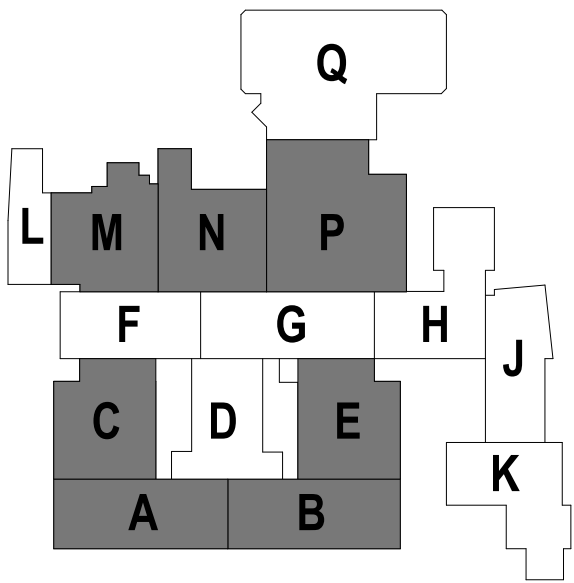
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ISSUANCE AND REVISIONS

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KEY PLAN



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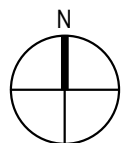
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SECOND FLOOR
PLAN

A05

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A2

2ND FLR PLAN - OVERALL
1" = 30'-0"

E

D

C

B

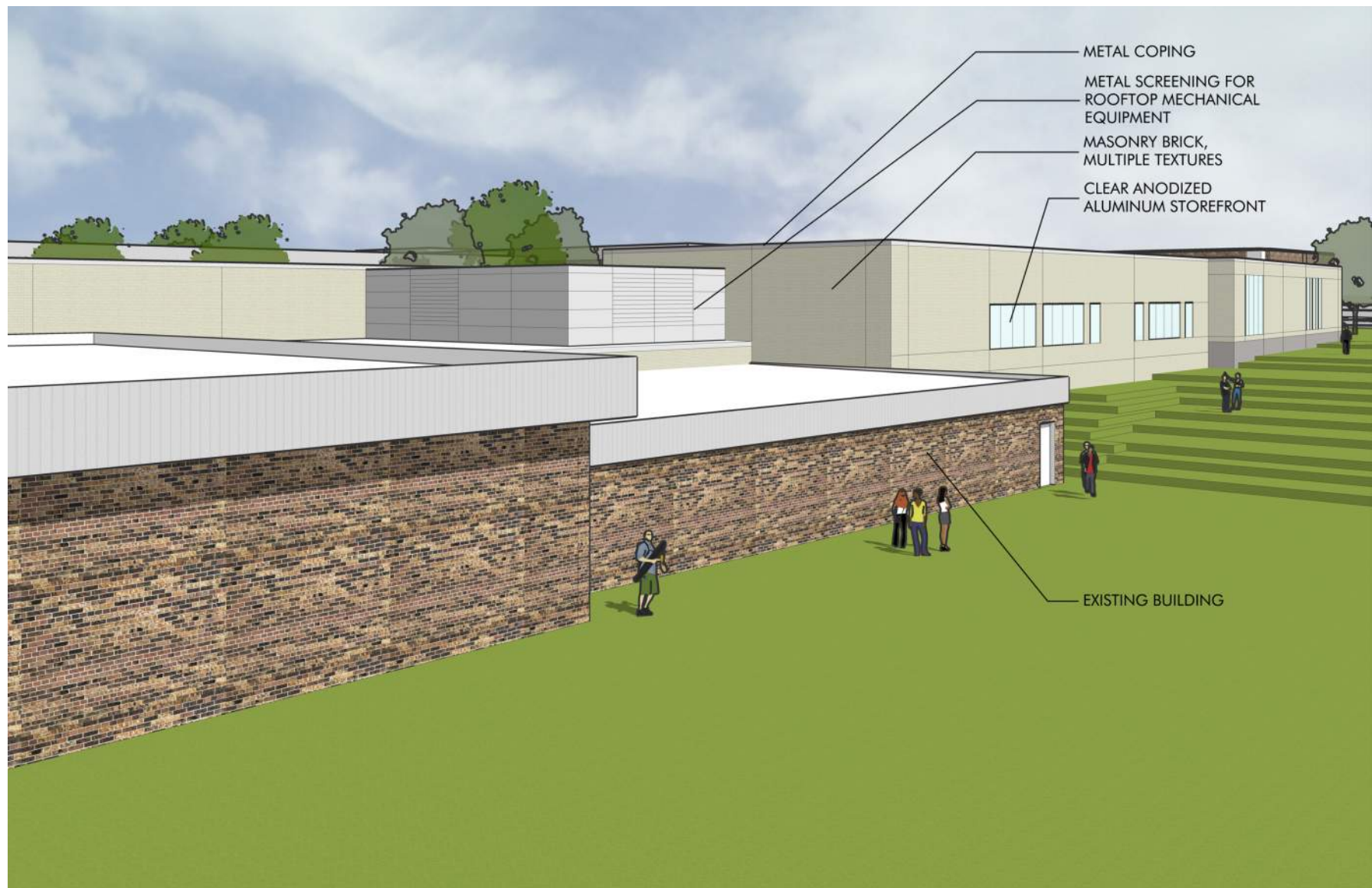
A



AERIAL VIEW LOOKING NORTHEAST AT PERFORMING ARTS ADDITION



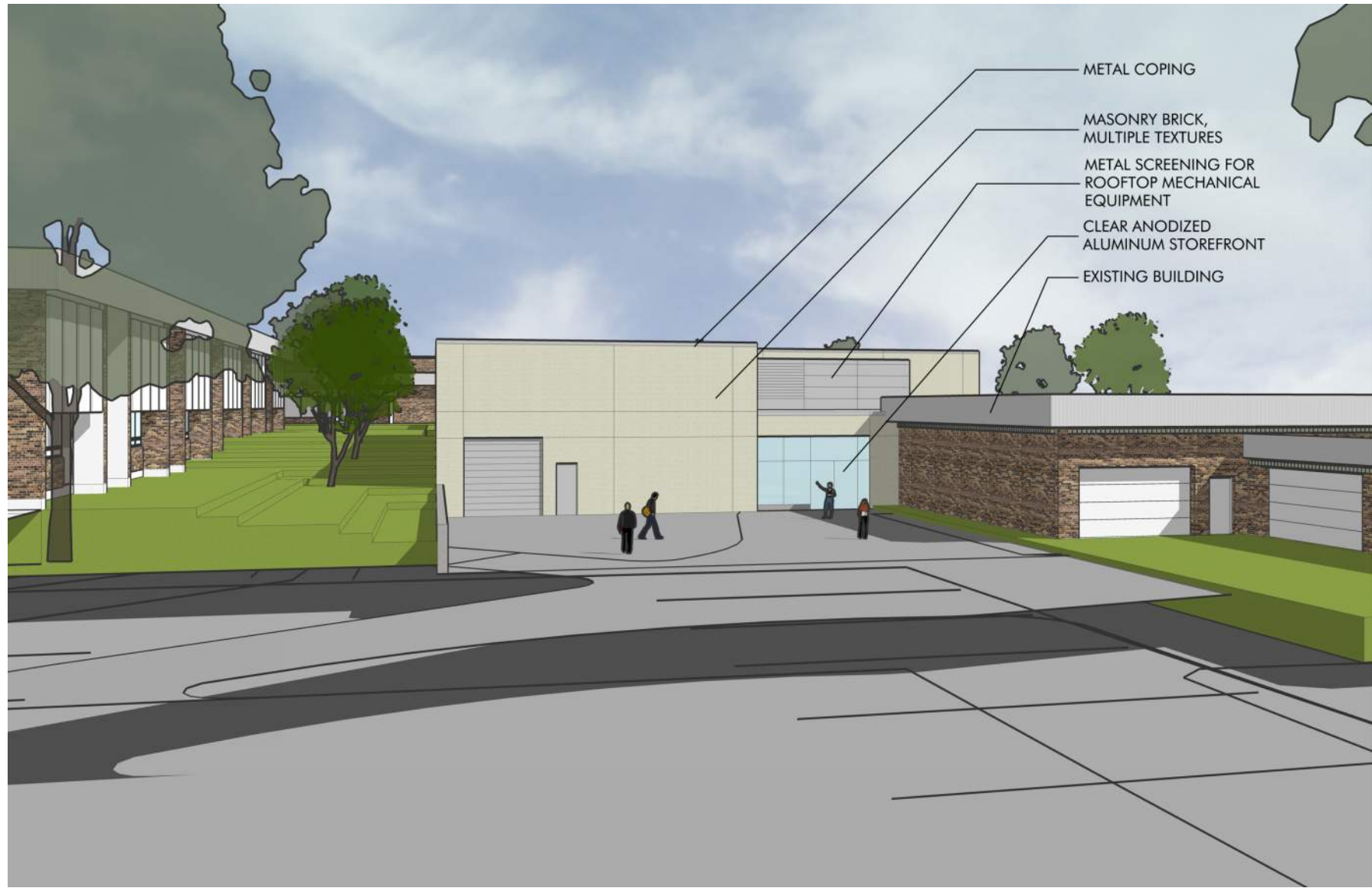
VIEW LOOKING SOUTHWEST AT FINE ARTS ADDITION



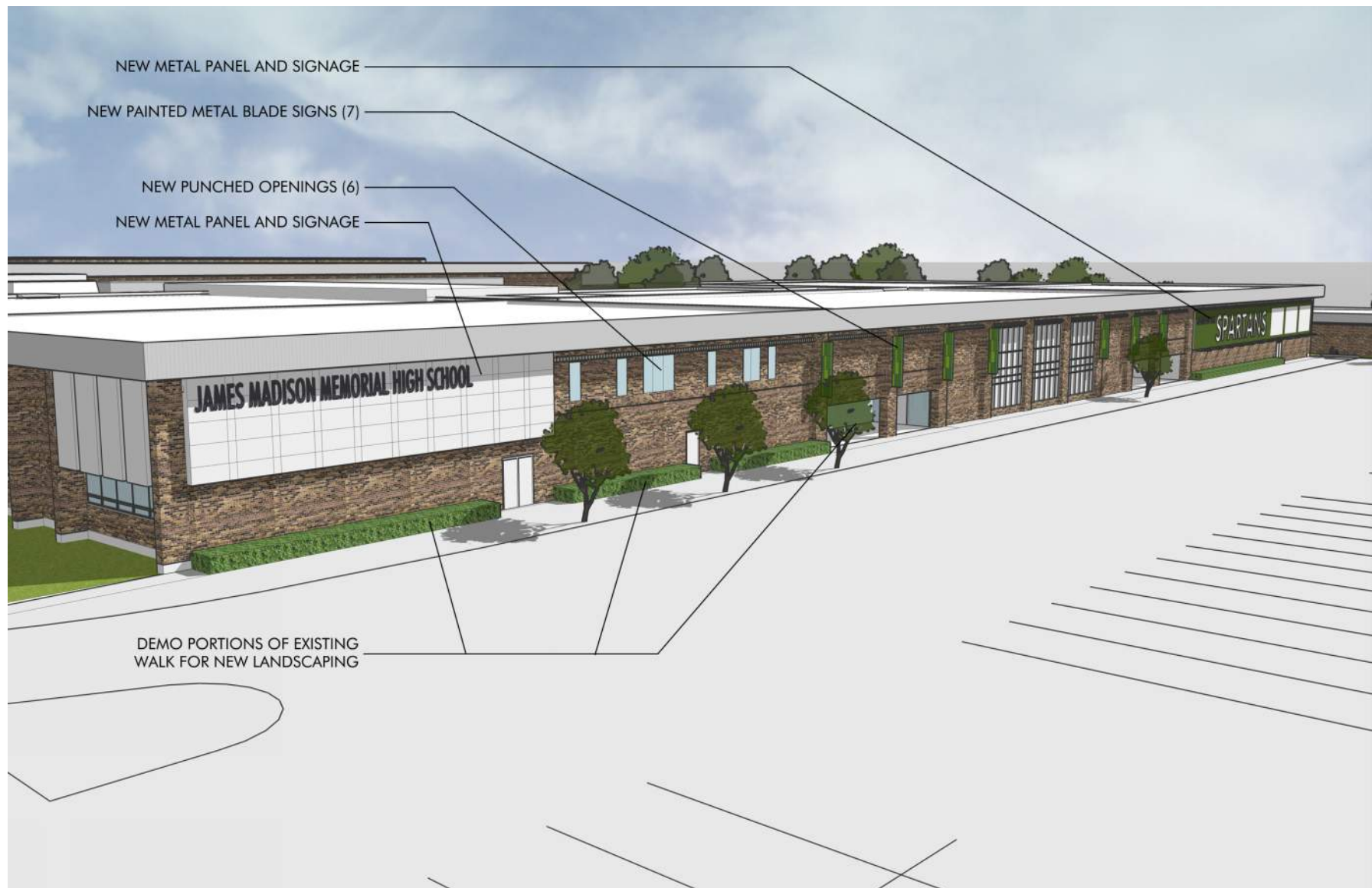
AERIAL VIEW LOOKING NORTHWEST AT FINE ARTS ADDITION



VIEW LOOKING SOUTHEAST AT PERFORMING ARTS ADDITION



VIEW LOOKING NORTH AT FINE ARTS ADDITION



AERIAL VIEW LOOKING NORTHEAST AT SOUTH FACADE



VIEW LOOKING NORTHEAST AT MANSFIELD STADIUM FROM PARKING LOT



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PROJECT INFORMATION

MMSD - MEMORIAL
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PROJECT MANAGER Colleen O'Meara
PROJECT NUMBER 320536-01

EXTERIOR VIEWS

A06



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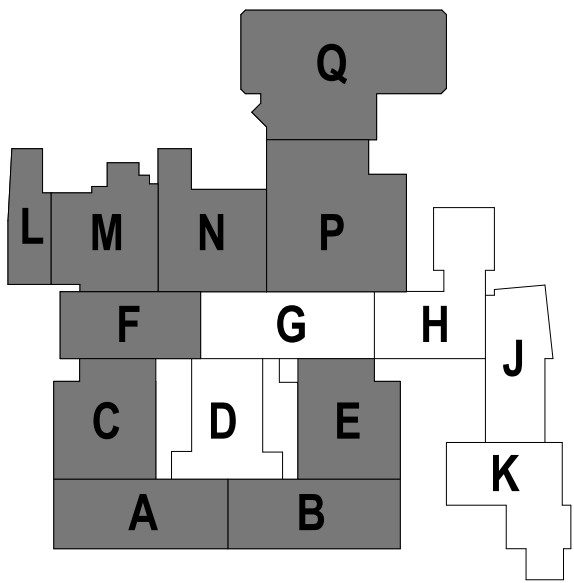
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PROJECT MANAGER Colleen O'Meara

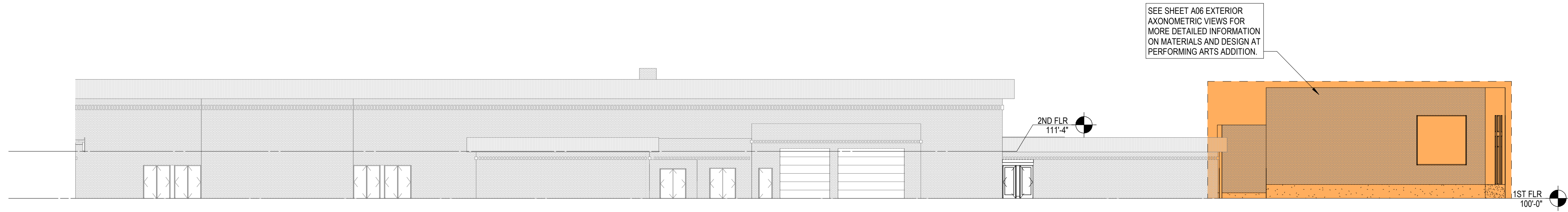
PROJECT NUMBER 320536-01

EXTERIOR
ELEVATIONS

A07

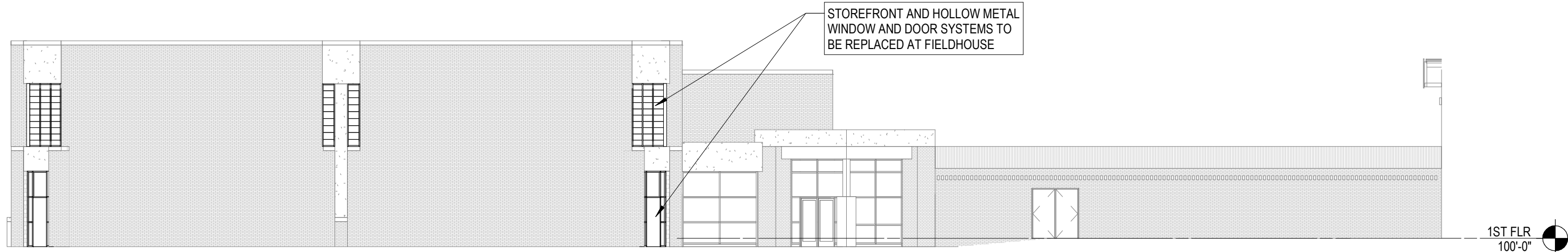
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E



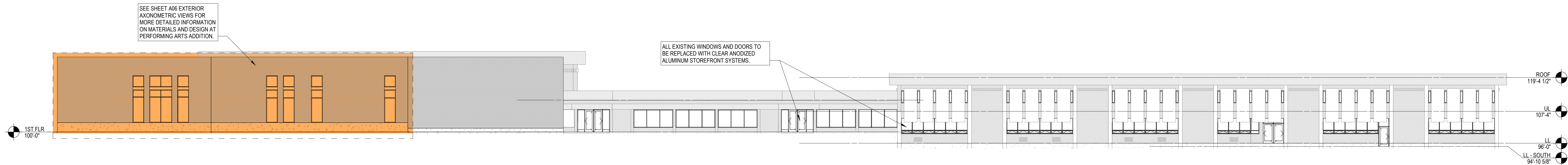
E3 OVERALL NORTH ELEVATION - AREAS L/M/N
1/16" = 1'-0"

D



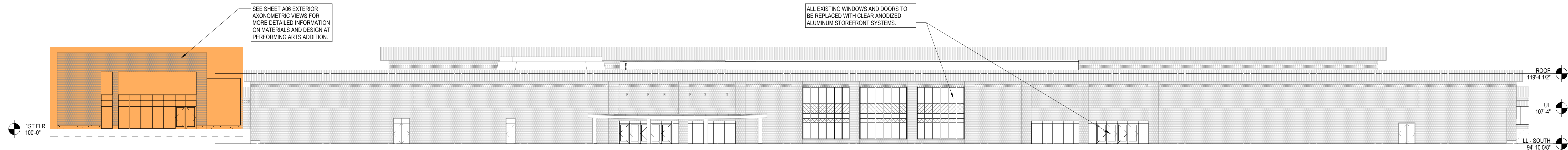
D4 OVERALL WEST ELEVATION - AREAS P/Q
1/16" = 1'-0"

C



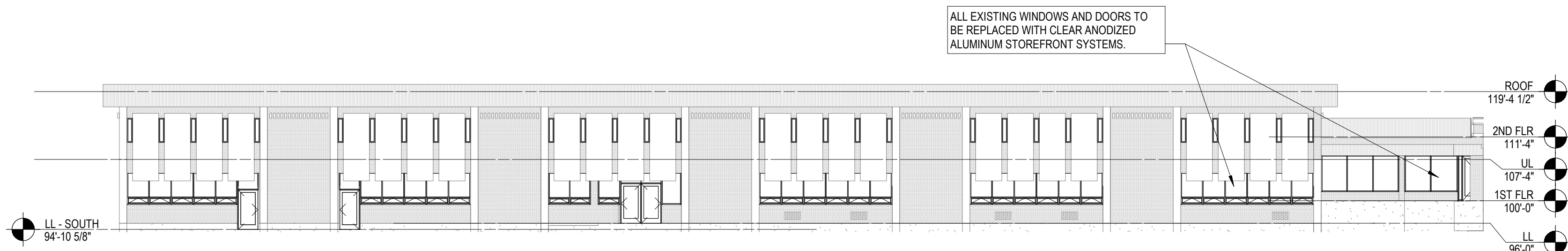
C1 OVERALL WEST ELEVATION - AREAS A/C/F/L
1/16" = 1'-0"

B

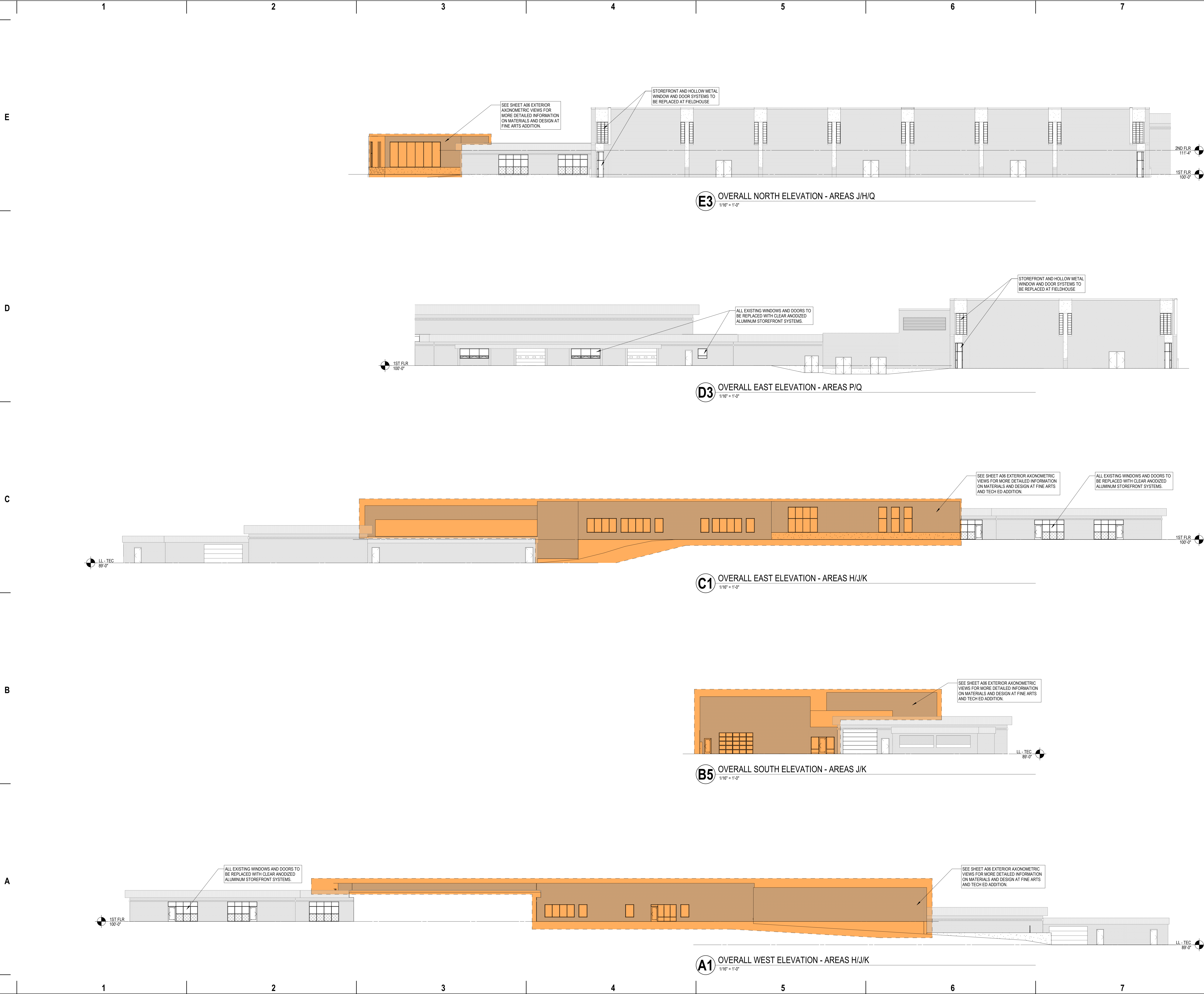


B1 OVERALL SOUTH ELEVATION - AREAS A/B/L
1/16" = 1'-0"

A



A4 OVERALL EAST ELEVATION - AREAS B/E
1/16" = 1'-0"



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303.595.4500

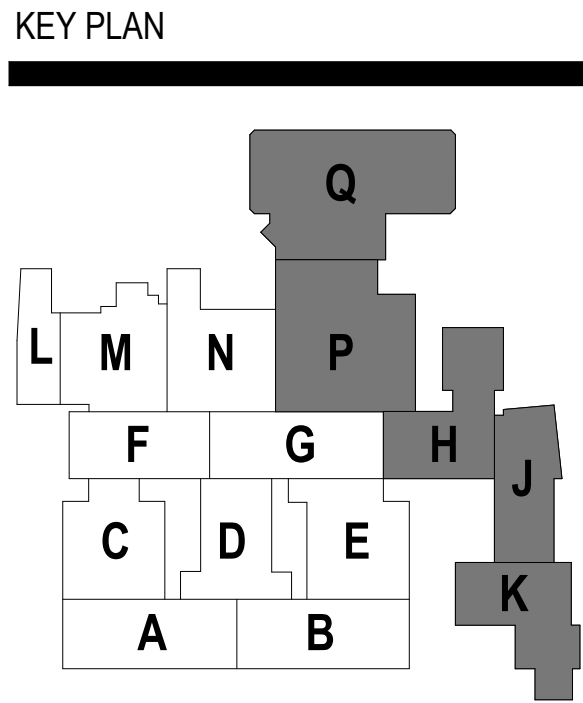
PROJECT INFORMATION

**MMSD - MEMORIAL
HIGH SCHOOL
ADDITIONS AND
RENOVATION**

**201 S GAMMON RD
MADISON, WI 53717**

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
07/12/2021	UDC SUBMITTAL



SHEET INFORMATION

**PROGRESS DOCUMENTS
NOT FOR CONSTRUCTION**

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PROJECT MANAGER Colleen O'Meara

PROJECT NUMBER 320536-01

**EXTERIOR
ELEVATIONS**

A08



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PROJECT INFORMATION

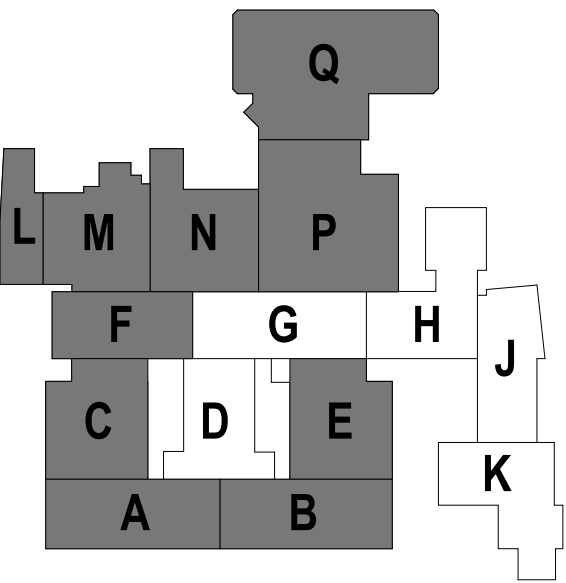
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PROJECT MANAGER Colleen O'Meara

PROJECT NUMBER 320536-01

EXTERIOR
ELEVATIONS

A07

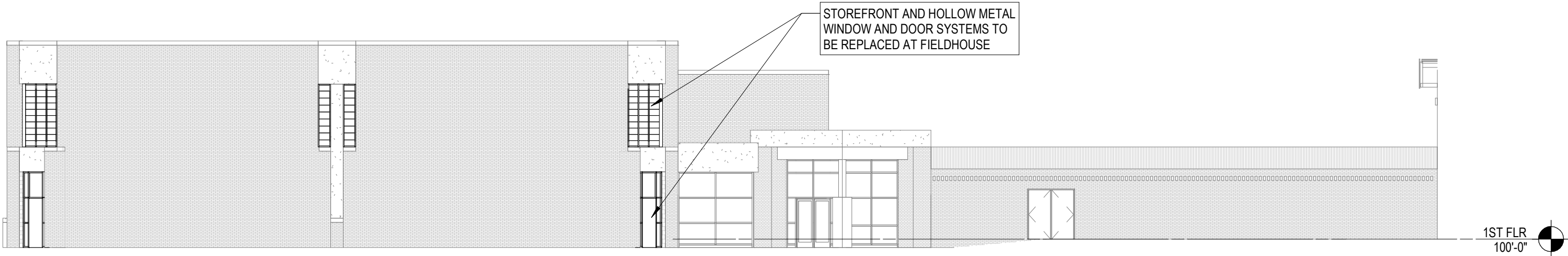
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E



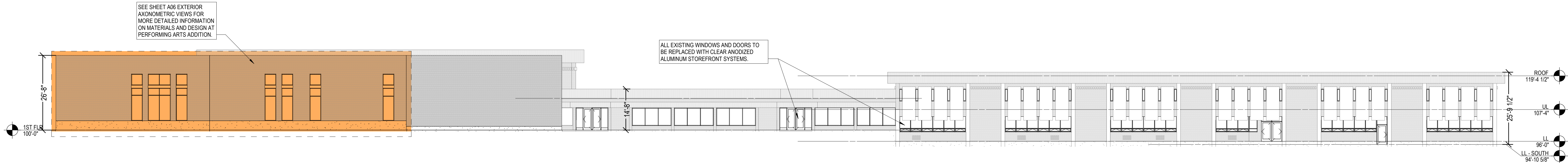
E3 OVERALL NORTH ELEVATION - AREAS L/M/N
1/16" = 1'-0"

D



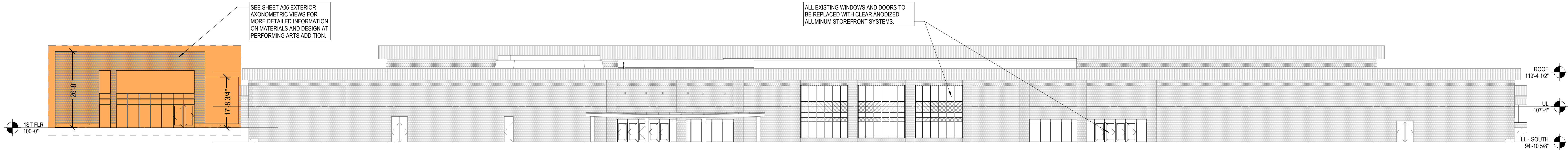
D4 OVERALL WEST ELEVATION - AREAS P/Q
1/16" = 1'-0"

C



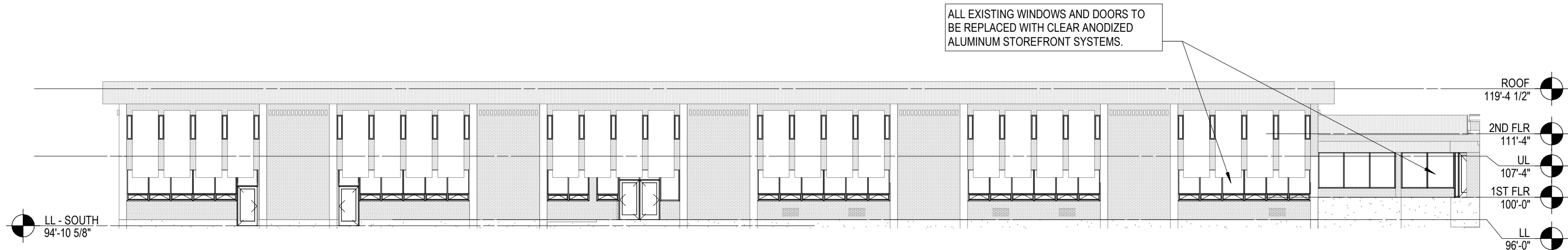
C1 OVERALL WEST ELEVATION - AREAS A/C/F/L
1/16" = 1'-0"

B



B1 OVERALL SOUTH ELEVATION - AREAS A/B/L
1/16" = 1'-0"

A



A4 OVERALL EAST ELEVATION - AREAS B/E
1/16" = 1'-0"



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PROJECT INFORMATION

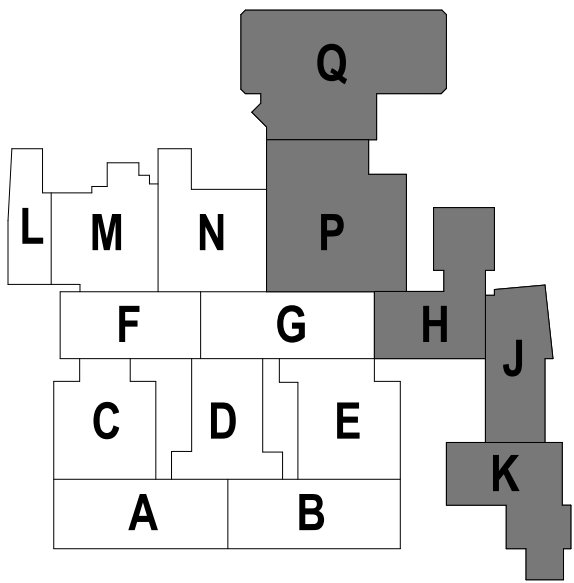
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PROJECT MANAGER Colleen O'Meara

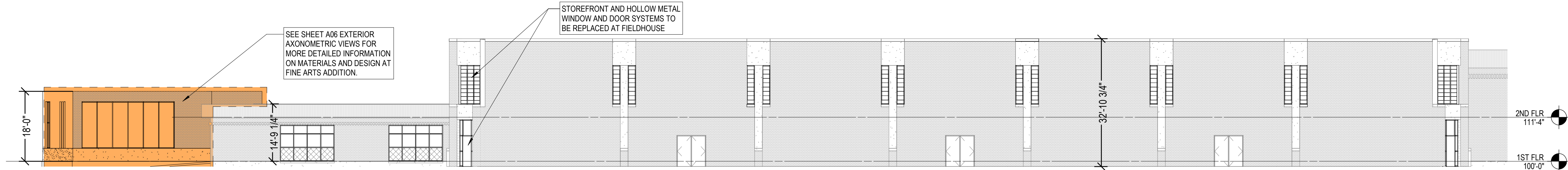
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EXTERIOR
ELEVATIONS

A08

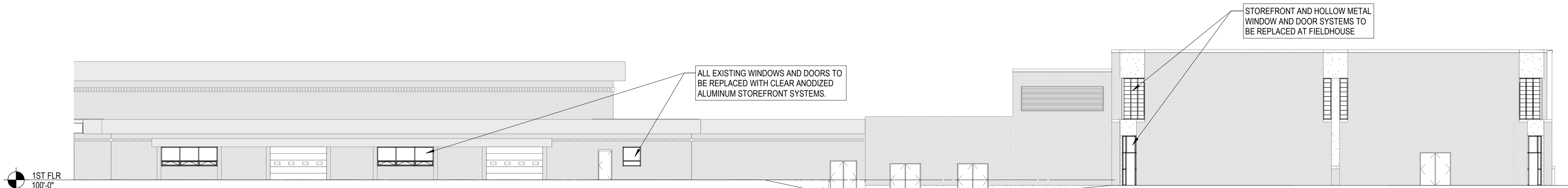
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E



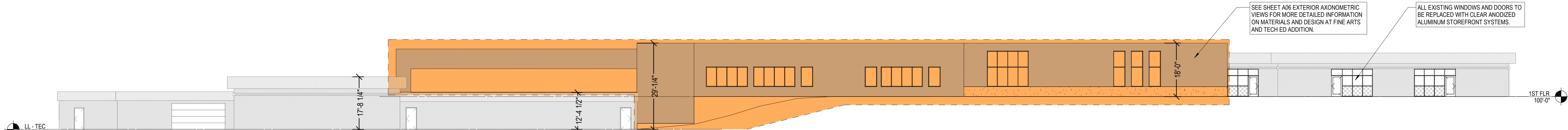
E3 OVERALL NORTH ELEVATION - AREAS J/H/Q
1/16" = 1'-0"

D



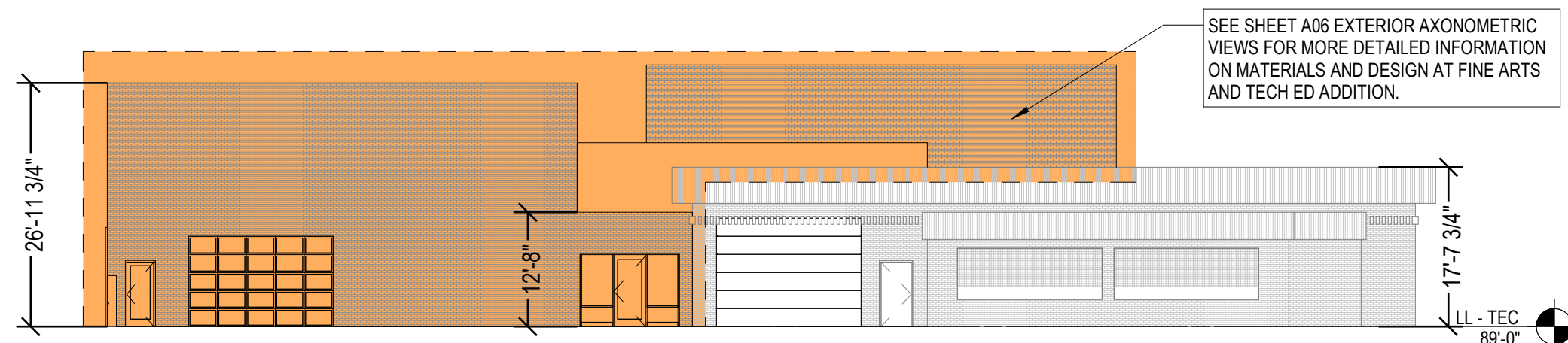
D3 OVERALL EAST ELEVATION - AREAS P/Q
1/16" = 1'-0"

C



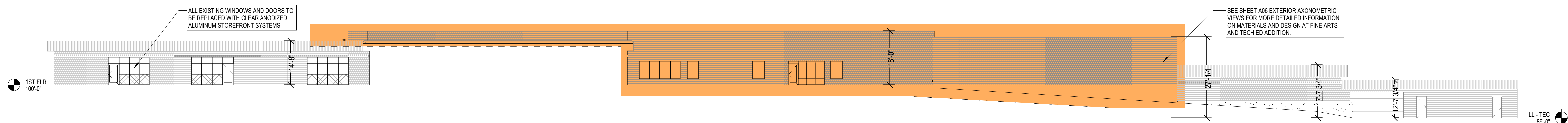
C1 OVERALL EAST ELEVATION - AREAS H/J/K
1/16" = 1'-0"

B

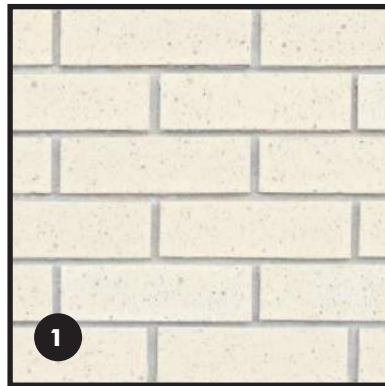


B5 OVERALL SOUTH ELEVATION - AREAS J/K
1/16" = 1'-0"

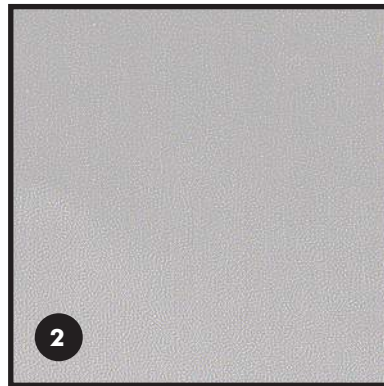
A



A1 OVERALL WEST ELEVATION - AREAS H/J/K
1/16" = 1'-0"



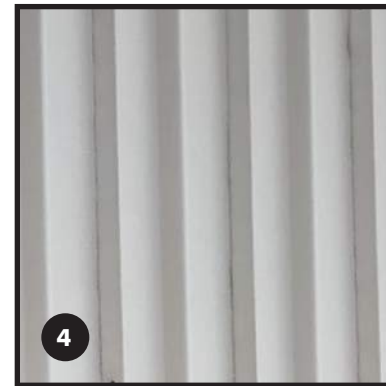
1
INTERSTATE ALMOND
MODULAR BRICK



2
CLEAR ANODIZED
ALUMINUM STOREFRONT
MULLIONS AND METAL
PANEL



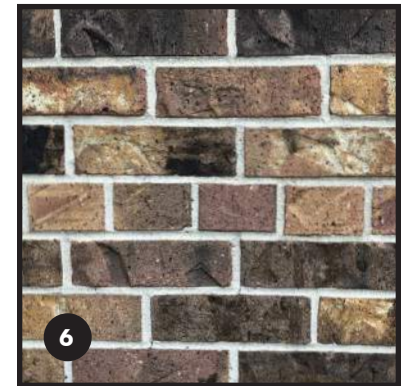
3
LIMESTONE GREY PRECAST
CONCRETE



4
EXISTING METAL PANEL



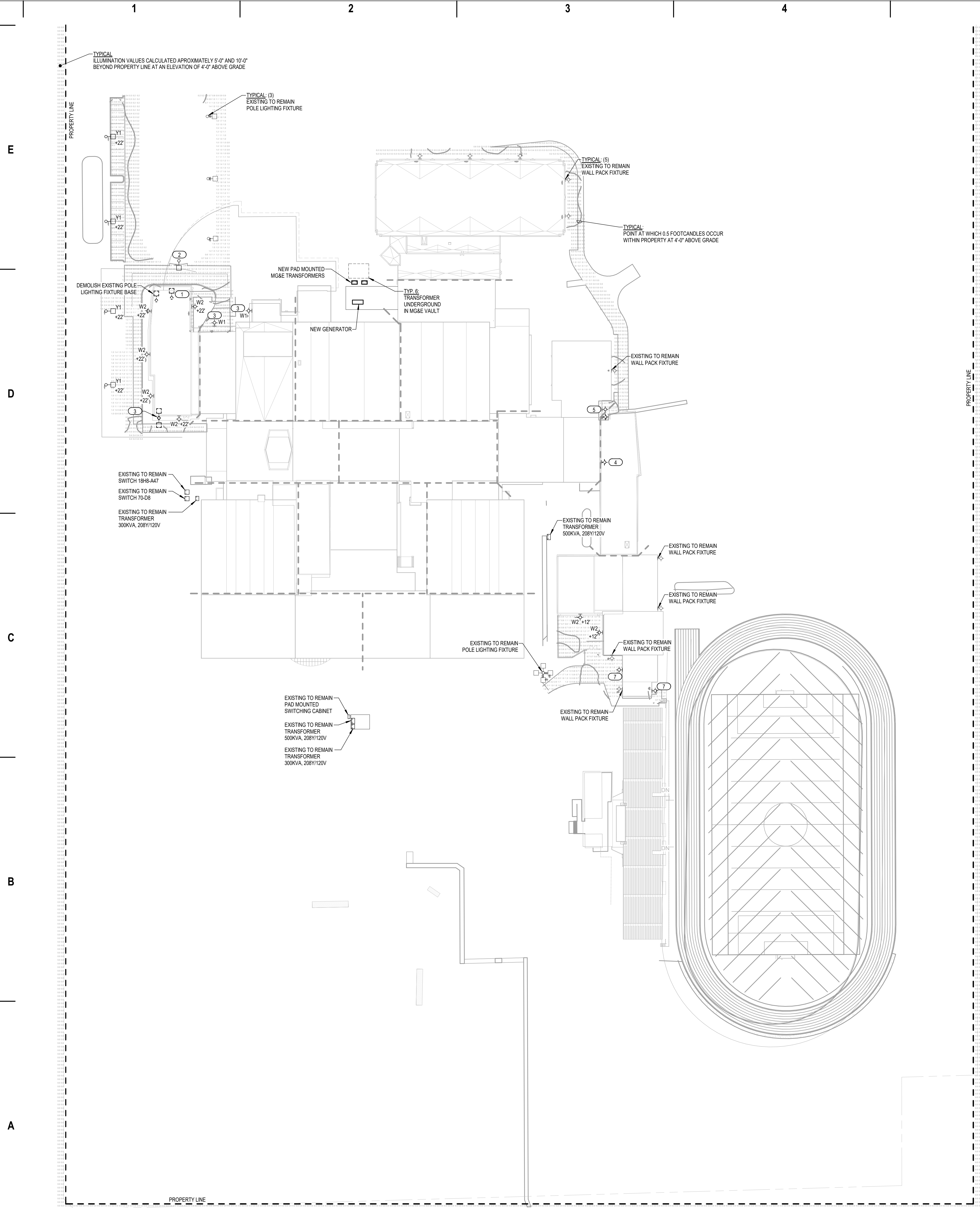
5
EXISTING ACCENT BRICK



6
EXISTING FIELD BRICK

A09

NORTHWEST VIEW_NEW PERFORMING ARTS ADDITION



KEYED NOTES	
1	REMOVE AND RETAIN EXISTING LIGHT POLE AND FIXTURE FOR RELOCATION IN NEW LOCATION.
2	NEW LOCATION FOR RETAINED LIGHT POLE AND FIXTURE.
3	DEMOLISH EXISTING WALL MOUNTED FIXTURE IN THIS LOCATION. RETAIN CIRCUITING FOR REUSE WITH NEW LIGHT FIXTURE.
4	REMOVE AND RETAIN EXISTING WALL MOUNTED FIXTURE FOR RELOCATION IN NEW LOCATION.
5	NEW LOCATION FOR RETAINED WALL MOUNTED FIXTURE.
6	DEMOLISH EXISTING LIGHT POLE AND RETAIN (2) FIXTURES. FIXTURES TO BE RELOCATED.
7	DEMOLISH EXISTING WALL MOUNTED FIXTURE IN THIS LOCATION. RETAIN CIRCUITING FOR REUSE WITH RELOCATED FIXTURE.

EXTERIOR LIGHTING STATISTICS				
LOCATION	AVERAGE	A/E / MIN	MAX	MIN
WEST DRIVEWAY	1.0	5.0:1	3.3	0.2
WEST PARKING	1.2	3.0:1	2.7	0.4
WEST ENTRANCE	0.5	1.7:1	0.6	0.3
SOUTH-EAST WALKWAY	1.2	4.0:1	6.2	0.3

LIGHT FIXTURE SCHEDULE								
TYPE	DESCRIPTION	LAMP	LUMENS	WATTS	VOLTS	CCT	MANUFACTURER	SERIES
W1	EXTERIOR LED WALL MOUNTED LIGHT FIXTURE, 10 LEDs, 530ma DRIVE CURRENT, TYPE 1FTM DISTRIBUTION, BRONZE FINISH.	LED	LUMENS	19	MVOLT	4000 K	LITHONIA	DSXW1
W2	EXTERIOR LED WALL MOUNTED LIGHT FIXTURE, 10 LEDs, 700ma DRIVE CURRENT, TYPE 12M DISTRIBUTION, BRONZE FINISH.	LED	LUMENS	27	MVOLT	4000 K	LITHONIA	DSXW1
Y1	EXTERIOR LED POLL MOUNTED LIGHT FIXTURE, P203 PERFORMANCE PACKAGE, R2 OPTICS.	LED	10,056	70	MVOLT	4000 K	AUTOBAHN	ATB0

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PROJECT INFORMATION

JAMES MADISON
MEMORIAL HIGH
SCHOOL
RENOVATION

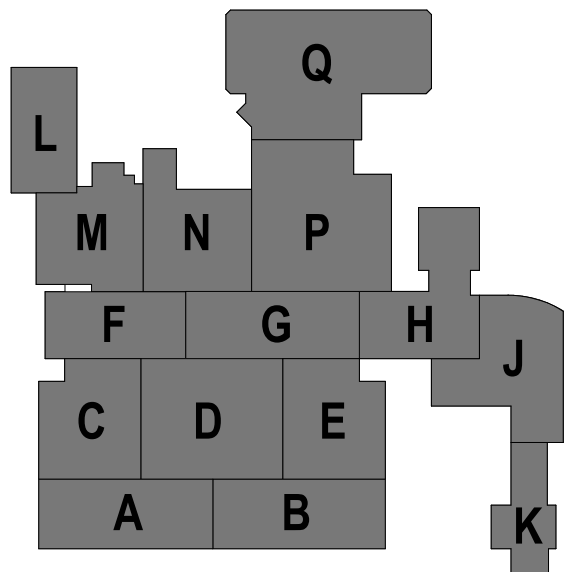
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EXPECT A DIFFERENCE
1111 Denning Way, Suite 202 | Madison, WI 53717
P: 608.846.9556 | mepassociates.com | sales@mep.com

ISSUANCE AND REVISIONS

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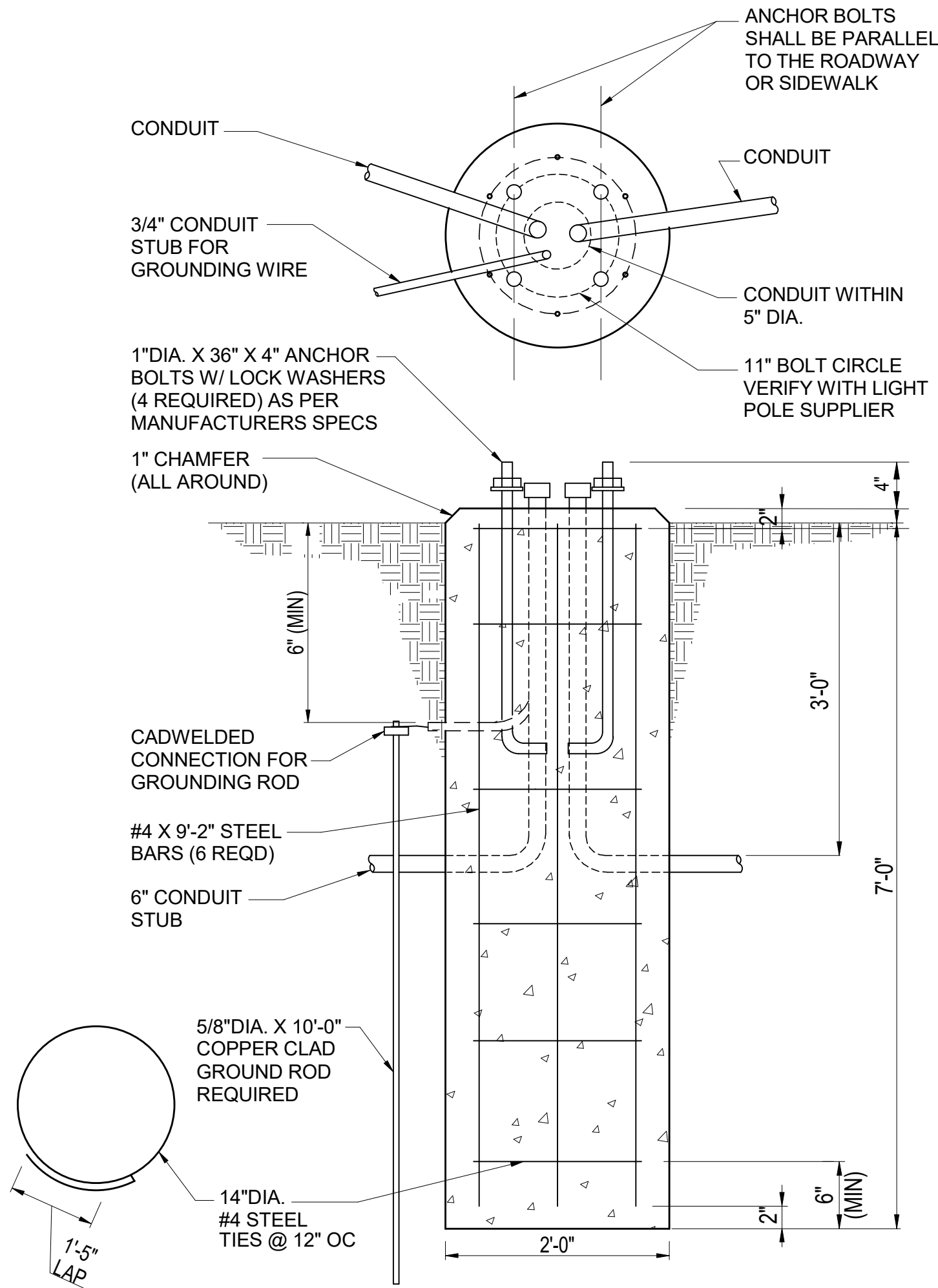
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PROJECT MANAGER	PCC
PROJECT NUMBER	320536

ELECTRICAL SITE
PLAN

E010



2 POLE BASE DETAIL
NOT TO SCALE