

MCKEE ROAD MIXED USE DEVELOPMENT

6701 MCKEE ROAD
MADISON, WISCONSIN 53719



CITY OF MADISON LAND USE AND URBAN DESIGN COMMISSION SUBMITTAL



JLA
ARCHITECTS

OCTOBER 18, 2024

JLA PROJECT NUMBER: W22-0201

McKEE ROAD MIXED-USE DEVELOPMENT BUILDING A1

October 7, 2024



UNIT NAME	STUDIO			1 BEDROOM		2 BEDROOMS	(1) TOTAL UNITS	(2) TOTAL BEDROOMS	COMMERCIAL NET AREA LEASABLE	RESIDENTIAL NET AREA LEASABLE	(3) GROSS AREA (S.F.)	EFFICIENCY	PARKING AREA (S.F.)	COVERED PARKING	SURFACE PARKING	PARKING RATIO
	A1	A2	A3	B1	B2	D1										
BEDROOMS	1	1	1	1	1	2										
AREA (S.F.)	558	559	584	718	680	1,249										
FLOOR	3RD	2	1	4	9	2	4	22	26	-	16,829	19,460	86.5%			
	2ND	2	1	4	9	2	4	22	26	-	16,829	19,460	86.5%			
	1ST	2	0	3	9	2	0	16	16	-	10,690	19,460	54.9%		19	7.6
	LL									2,500	-	24,628	10.2%	21,350	54	18
TOTALS	6	2	11	27	6	8	60	68	2,500	-	44,348	53.4%	21,350	54	18	1.20
PERCENT	10.0%	3.3%	18.3%	45.0%	10.0%	13.3%										

739 Average N.S.F. per unit
973 Average G.S.F. per unit
395 Average S.F. per space

McKEE ROAD MIXED-USE DEVELOPMENT BUILDING A2

October 7, 2024

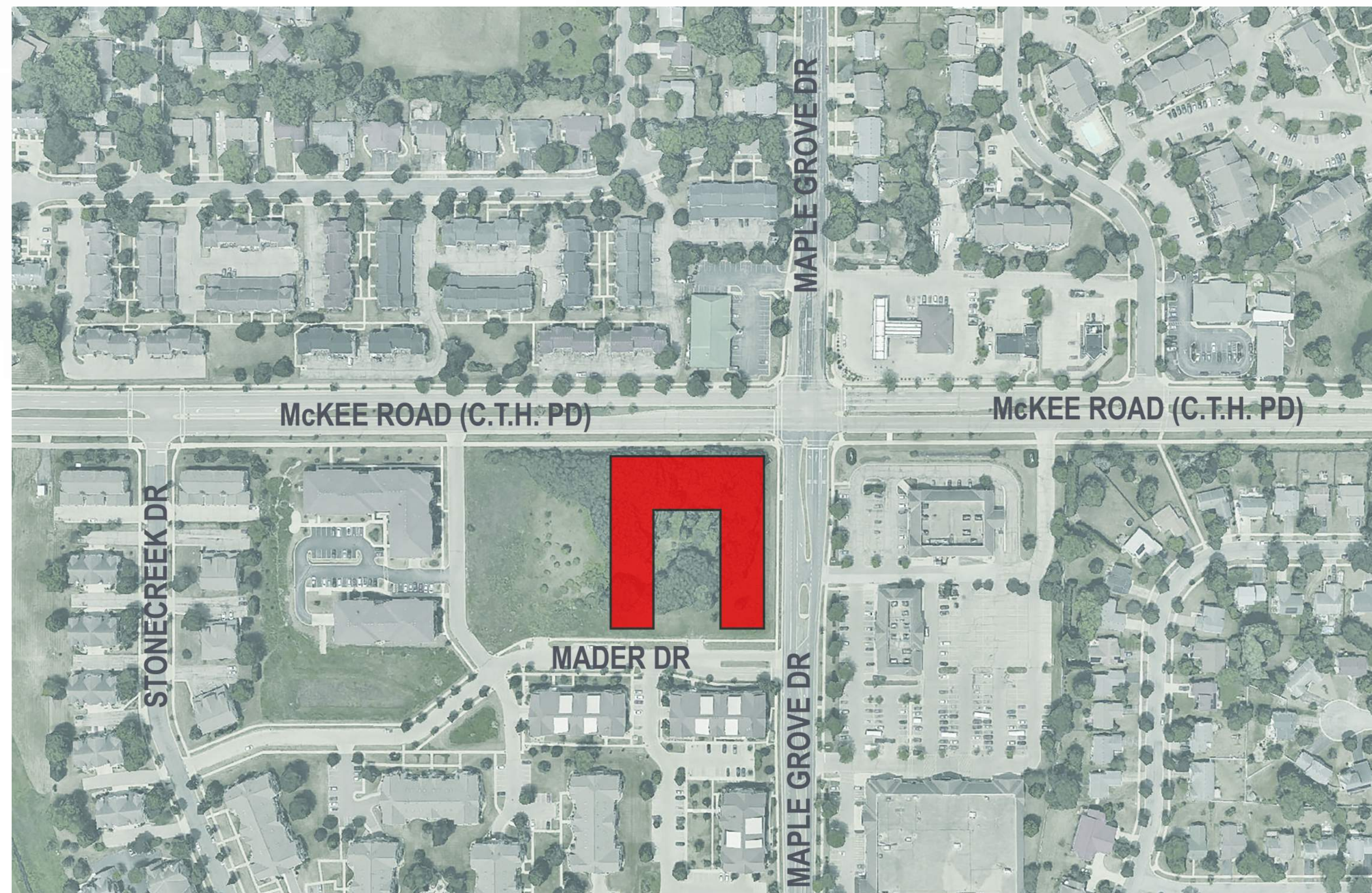


UNIT NAME	STUDIO			1 BEDROOM		2 BEDROOMS	(1) TOTAL UNITS	(2) TOTAL BEDROOMS	COMMERCIAL NET AREA LEASABLE	RESIDENTIAL NET AREA LEASABLE	(3) GROSS AREA (S.F.)	EFFICIENCY	PARKING AREA (S.F.)	COVERED PARKING	SURFACE PARKING	PARKING RATIO
	A1	A2	A3	B1	B2	D1										
BEDROOMS	1	1	1	1	1	2										
AREA (S.F.)	558	559	584	718	680	1,249										
FLOOR	3RD	2	1	4	9	2	4	22	26	-	16,829	19,460	86.5%			
	2ND	2	1	4	9	2	4	22	26	-	16,829	19,460	86.5%			
	1ST	3	0	4	8	2	4	21	25	-	16,110	19,460	82.8%			
	LL									-	24,628	0.0%	24,300	50	43	PER UNIT PER BR
TOTALS	7	2	12	26	6	12	65	77	-	49,768	60.0%	24,300	50	43	1.43	1.21
PERCENT	10.8%	3.1%	18.5%	40.0%	9.2%	18.5%										

766 Average N.S.F. per unit
898 Average G.S.F. per unit
486 Average S.F. per space

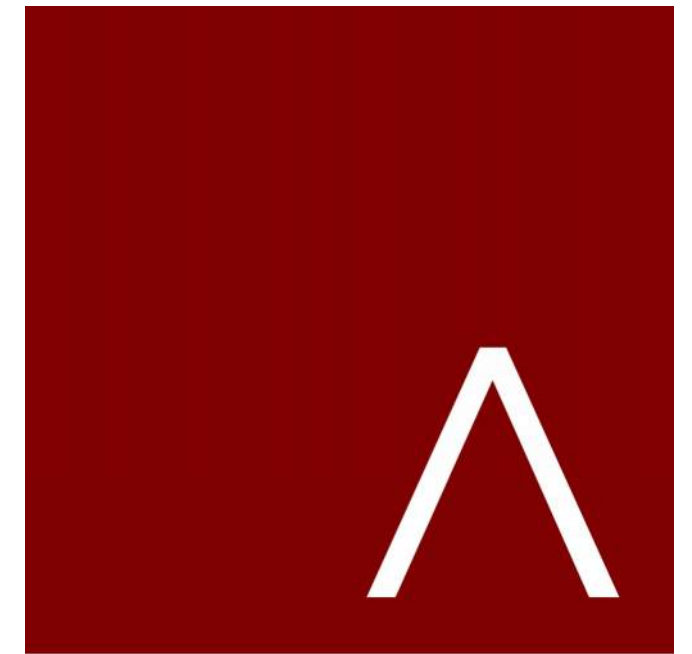
NOTES:

- TOTAL UNIT & BEDROOM COUNT ASSUMES IDENTICAL FOOTPRINT FROM FLOORS 2 & 3.
- TABLE ABOVE ASSUMES 3,500 S.F. (+/-) OF COMMON AMENITY SPACE ON 1st FLOOR. ADDITIONAL COMMON AMENITY SPACE WOULD REDUCE NET LEASABLE S.F. OF THE BUILDING.
- GROSS AREA DOES NOT INCLUDE PARKING AREAS.
- 1st FLOOR IN EACH BUILDING CONTAINS THE MAIN ENTRY LOBBY AT MID-LEVEL.
- PARKING AREAS INCLUDE THE STAIRS & ELEVATOR.
- LOWER LEVEL GROSS SQUARE FOOTAGE IS DIVIDED EQUALLY BETWEEN BUILDINGS A1 & A2.



PROJECT LOCATOR MAP

SHEET INDEX - UDC SUBMITTAL	
SHEET NUMBER	SHEET NAME
U000	COVER
U001	INDEX SHEET
C100	SITE LAYOUT PLAN
C200	SITE GRADING PLAN
C300	SITE UTILITY PLAN
C400	CONSTRUCTION DETAILS
C500	FIRE ACCESS PLAN
L100	LANDSCAPE PLAN
U010	EXISTING SITE CONTEXT PHOTOS
U011	EXISTING SITE CONTEXT PHOTOS
USP-100	MASTER SITE PLAN
U100	LOWER LEVEL PLAN
U101	FIRST FLOOR PLAN
U102	TYPICAL FLOOR PLAN
U103	ROOF PLAN
U200	EXTERIOR ELEVATIONS
U201	EXTERIOR ELEVATIONS
U202	EXTERIOR ELEVATIONS
U210	EXTERIOR ELEVATIONS- BIRDGLASS
U211	EXTERIOR ELEVATIONS- BIRDGLASS
U212	EXTERIOR ELEVATIONS- BIRDGLASS
U213	BIRDGLASS CALCULATIONS
U220	EXTERIOR MATERIALS & BUILDING DETAILS
U230	EXTERIOR RENDERINGS
U231	EXTERIOR RENDERINGS
U232	EXTERIOR RENDERINGS
U233	EXTERIOR RENDERINGS
U234	EXTERIOR RENDERINGS
U235	EXTERIOR RENDERINGS
U236	EXTERIOR RENDERINGS
U300	BUILDING SECTIONS
U400	SITE PHOTOMETRICS



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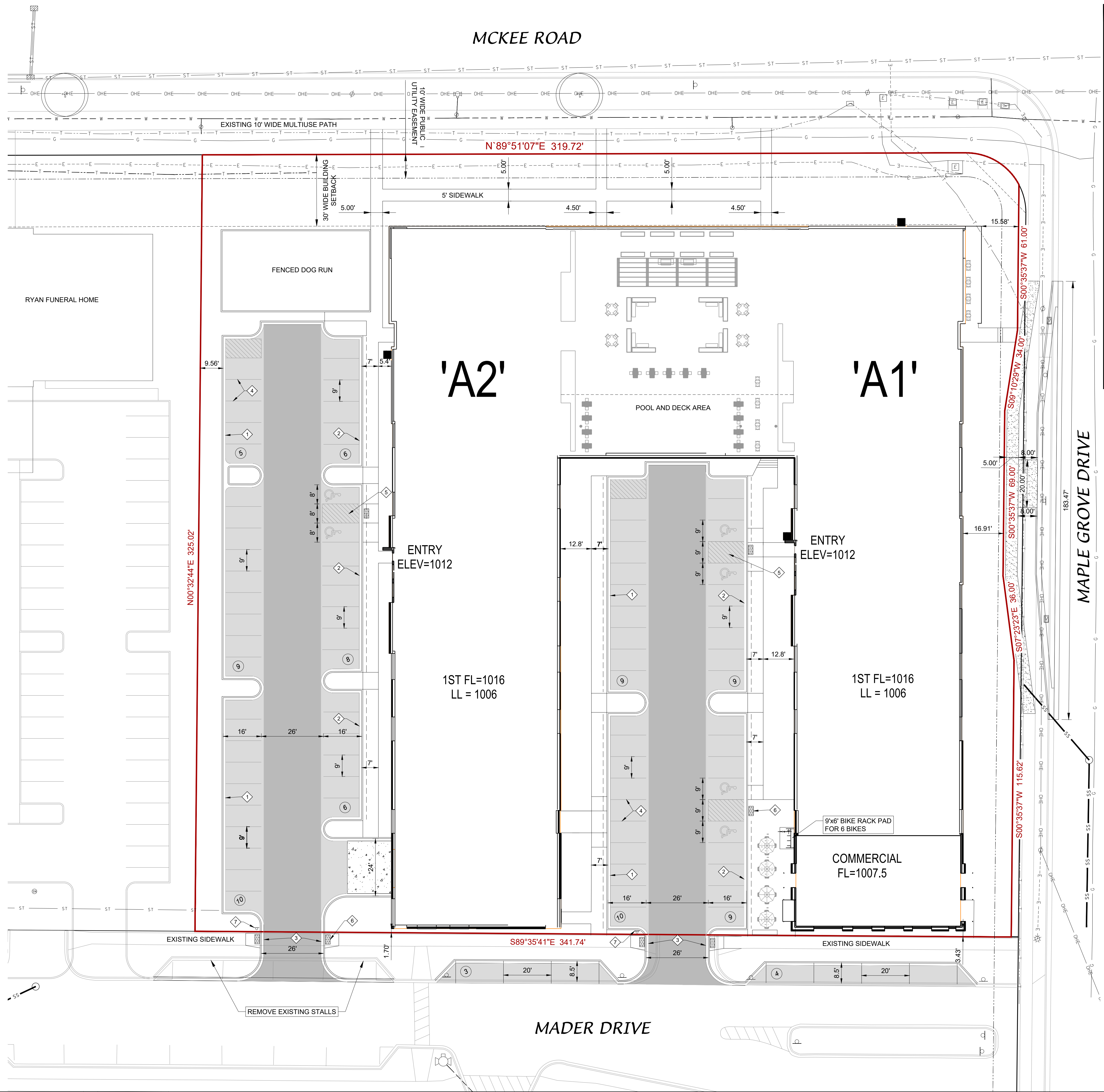
REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

INDEX SHEET

SHEET NUMBER

U001



- SITE PLAN NOTES**
- SEE GRADING PLAN TO DETERMINE LOCATIONS OF HOLDING OR REJECT CURBS.
 - PROVIDE CONTROL JOINTS 10'+/- O.C. PROVIDE EXPANSION JOINTS 50' O.C.
 - EARTHWORK CONTRACTOR TO SUBGRADE AND STONE 12" BEYOND BACK OF CURB TO PROVIDE COMPACTED LEVELING BASE FOR CURB AND GUTTER.
 - EARTHWORK CONTRACTOR TO OVER EXCAVATE/CLEAN OUT ALL LANDSCAPE AREAS TO ALLOW FOR THE PLACEMENT OF 12" OF BLACK DIRT/TOPSOIL.
 - EARTHWORK CONTRACTOR TO REMOVE ALL EXCESS STONE BEHIND BACK OF CURB IN LANDSCAPE ISLANDS. THIS APPLIES TO EXCESS STONE BEYOND 12" AT BACK OF CURB.
 - PAVING CONTRACTOR SHALL PROVIDE FLUSH ASPHALT PAVING TO CONCRETE CURB. IF SURFACE COURSE IS RAISED AFTER PAVING, PAVING CONTRACTOR SHALL HEAT UP, REMOVE AND COMPACT EXCESS PAVEMENT.
 - IF ANY ERRORS, DISCREPANCIES, OR DIMENSIONS WITH PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION.
 - ALL DIMENSIONS TO FACE OF CURB UNLESS OTHERWISE NOTED.
 - CONTRACTOR SHALL REPLACE CURB AND GUTTER AND PAVEMENT WHICH ABUTS THE PROJECT AND IS DAMAGED BY CONSTRUCTION OR CURB AND GUTTER WHICH THE ENGINEER DETERMINES NEEDS TO BE REPLACED BECAUSE IT IS NOT AT A DESIRABLE GRADE.
 - ALL WORK SHALL BE PER THE CITY OF MADISON STANDARD SPECIFICATIONS.
 - CONTRACTOR IS RESPONSIBLE TO OBTAIN ANY AND ALL PERMITS REQUIRED.
 - THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANYTIME PER THE RECOMMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS.
 - UPON CONSULTATION, THE CITY TRAFFIC ENGINEER MAY DETERMINE A DELAY IN CONSTRUCTION OF THE STREETS IS APPROPRIATE.
 - ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A CITY LICENSED CONTRACTOR.

- PAVEMENT LEGEND**
- LIGHT DUTY PAVEMENT
3.5" ASPHALT (2.00" BINDER, 1.50" SURFACE)
4" UPPER BASE COURSE, 1-1/4" STONE
4" LOWER BASE COURSE, 3" STONE
 - MEDIUM DUTY PAVEMENT
4" ASPHALT (2.25" BINDER, 1.75" SURFACE)
4" UPPER BASE COURSE, 1-1/4" STONE
6" LOWER BASE COURSE, 3" STONE
 - CONCRETE SIDEWALK
4" CONCRETE OVER 3" GRANULAR BASE
 - CONCRETE PAVEMENT
6" CONCRETE WITH WIRE MESH REINFORCEMENT
6" CRUSHED AGGREGATE BASE COURSE
 - PROPOSED PARKING SPACE COUNT
- KEYNOTES**
- 18-INCH CURB & GUTTER (TYPE D - ACCEPTING PAN)
 - 18-INCH CURB & GUTTER (TYPE D - REJECTING PAN)
 - DEPRESSED CURB & GUTTER (NO CURB HEAD)
 - 4" WIDE PARKING SPACE STRIPING - TYP.
 - 4" WIDE STRIPING, 2' ON-CENTER, 45-DEGREES
 - 2'x4' DETECTABLE WARNING FIELD
 - STOP SIGN

SITE PLAN INFORMATION BLOCK

PROPERTY AREA	111,071 SF
EXISTING IMPERVIOUS AREA	0 SF
PROPOSED IMPERVIOUS AREA	32,366 SF
TOTAL BUILDING AREA	51,348 SF
IMPERVIOUS SURFACE RATIO	0.754
ABOVE-GROUND OFF-STREET STALLS	84
BELOW GRADE STALLS	104
TOTAL PARKING STALLS	188
TOTAL ACCESSIBLE STALLS INCLUDED	9
EXTERIOR BICYCLE STALLS	6
INTERIOR BICYCLE STALLS	125
TOTAL BICYCLE STALLS	131



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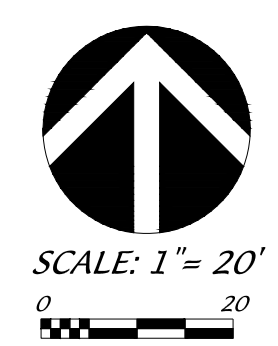
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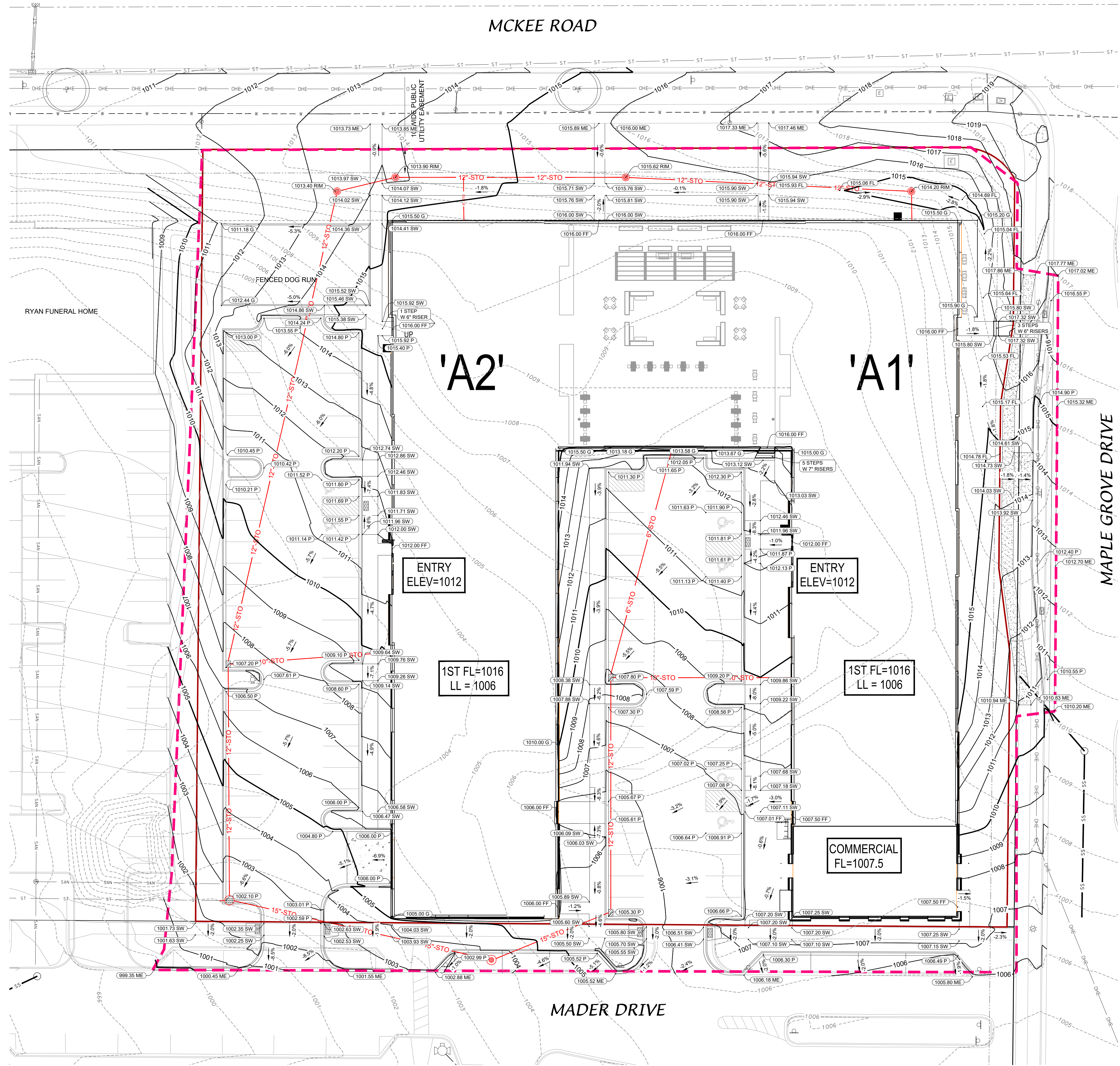
REVISION SCHEDULE

Mark	Description	Date
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SHEET TITLE: **SITE LAYOUT PLAN**

SHEET NUMBER: **C100**





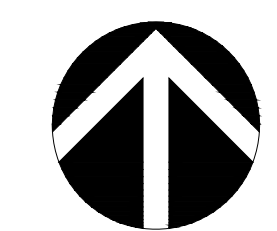
GRADING AND EROSION CONTROL NOTES:

1. ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED BY THE CONTRACTOR IN ACCORDANCE WITH THE WISCONSIN DNR AND CITY OF MADISON TECHNICAL STANDARDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY OF THESE STANDARDS.
2. INSTALL EROSION CONTROL MEASURES PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIALS AS SHOWN ON PLAN. MODIFICATIONS TO SEDIMENT CONTROL DESIGN MAY BE CONDUCTED TO MEET UNFORESEEN FIELD CONDITIONS IF MODIFICATIONS CONFORM TO CITY OR WDNR TECHNICAL STANDARDS.
3. EROSION CONTROL MEASURES INDICATED ON THE PLANS SHALL BE CONSIDERED MINIMUMS. IF DETERMINED NECESSARY DURING SITE CONSTRUCTION ADDITIONAL MEASURES SHALL BE INSTALLED TO PREVENT SEDIMENT FROM LEAVING THE SITE.
4. INSPECTIONS AND MAINTENANCE OF ALL EROSION CONTROL MEASURES SHALL BE ROUTINE (ONCE PER WEEK MINIMUM) TO ENSURE PROPER FUNCTION OF EROSION CONTROLS AT ALL TIMES. EROSION CONTROL MEASURES ARE TO BE IN WORKING ORDER AT THE END OF EACH WORK DAY.
5. INSPECT EROSION CONTROL MEASURES AFTER EACH 1/2" OR GREATER RAINFALL. REPAIR ANY DAMAGE OBSERVED DURING THE INSPECTION.
6. NO SITE GRADING OUTSIDE OF THE LIMITS OF DISTURBANCE
7. EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE WITH ALL SOIL SURFACES HAVING AN ESTABLISHED VEGETATIVE COVER
8. SLOPES EXCEEDING 4:1 SHALL BE STABILIZED WITH CLASS I, TYPE B EROSION MATTING AND ALL DRAINAGE SWALES SHALL BE STABILIZED WITH CLASS II, TYPE B EROSION MATTING.
9. ALL INCIDENTAL MUD TRACKING FROM CONSTRUCTION AND MATERIAL HAULING WILL OCCUR ON INTERNAL ROADS. TRACKING WILL BE KEPT ON-SITE AND CLEANED UP AND REMOVED BY THE END OF EACH WORKING DAY USING PROPER DISPOSAL METHODS.
10. ANY DISTURBED AREA EXPECTED TO BE DORMANT FOR GREATER THAN 5 DAYS SHALL BE STABILIZED WITH TEMPORARY SEEDING AND MULCH.
11. PREVENT EXCESSIVE DUST FROM LEAVING THE CONSTRUCTION SITE IN ACCORDANCE WITH LOCAL AND STATE REGULATIONS.
12. INSTALL EROSION CONTROLS ON THE DOWNSTREAM SIDE OF STOCKPILES
13. AT A MINIMUM ALL DISTURBED AREAS SHALL RECEIVE A MINIMUM OF 4" OF TOPSOIL, FERTILIZER, SEED AND MULCH. SEED MIXTURE SHALL BE WISCONSIN DOT SEED MIX #40 OR EQUIVALENT APPLIED AT A RATE OF 5 POUNDS PER 1000 SQFT ON ALL DISTURBED AREAS. ANNUAL RYEGRASS AT A RATE OF 1.1 POUNDS PER 1000 SQFT SHALL BE ADDED TO THE MIXTURE. FERTILIZER RATES SHALL BE PLACED PER A SOIL TEST.
14. EARTHWORK CONTRACTOR TO OVER EXCAVATE/CLEAN OUT ALL LANDSCAPE AREAS TO ALLOW FOR THE PLACEMENT OF 6" OF BLACK DIRT/TOPSOIL.
15. CONTRACTOR SHALL VERIFY DEPTH OF ALL UTILITIES TO ENSURE PROPOSED GRADES HAVE ENOUGH COVER.

GRADING PLAN LEGEND

- PROPOSED CONTOURS
- EXISTING CONTOURS
- DISTURBED AREA
- SPOT GRADE - TOP (BACK) OF CURB
- SPOT GRADE - TOP OF WALL
- SPOT GRADE - FINISH GRADE (PAVEMENT)
- SPOT GRADE - SIDEWALK FINISH GRADE
- SPOT GRADE - GROUND (BOTTOM OF WALL)

LIMITS OF DISTURBANCE = 120,500 SQ FT
= 2.77 AC



SCALE: 1" = 20'



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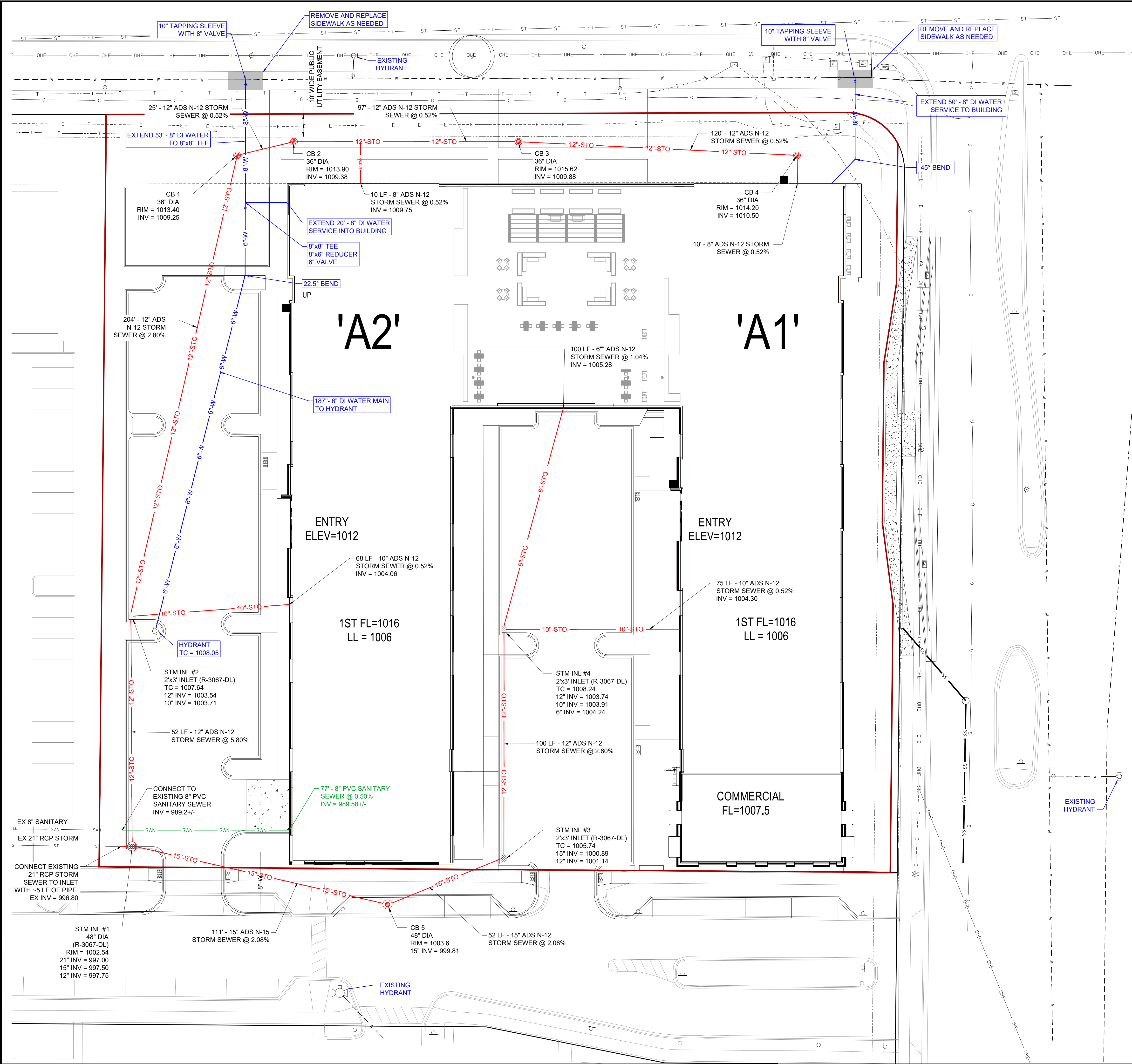
Mark	Description	Date

SHEET TITLE

SITE GRADING PLAN

SHEET NUMBER

C200



- SITE UTILITY NOTES**
1. THE LOCATION OF EXISTING UTILITIES SHOWN ON THE PLANS ARE APPROXIMATE. PROTECTION OF EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY.
 2. ALL SITE UTILITY WORK SHALL BE CONSTRUCTED PER THE CITY OF MADISON STANDARD SPECIFICATIONS.
 3. CONTRACTOR TO COORDINATE ELECTRIC, GAS, PHONE & CABLE INSTALLATION WITH THE RESPECTIVE UTILITY COMPANIES.
 4. WATER MAIN SHALL HAVE A MINIMUM 6.5' BURY TO TOP OF PIPE.
 5. CONTRACTOR TO COORDINATE SANITARY LATERAL AND WATER SERVICE ROUTING AND BUILDING CONNECTION WITH PLUMBING PLANS PRIOR TO CONSTRUCTION.
 6. UTILITY CONTRACTOR SHALL VERIFY EXISTING UNDERGROUND UTILITY GRADES AND NOTIFY THE PROJECT SUPERINTENDENT IF A CONFLICT ARISES WITH THE INSTALLATION OF NEW UTILITIES.
 7. ALL INLETS TO BE 2' X 3' INLET BOXES WITH NEENAH R-3067 COMBINATION INLET FRAME, GRATE UNLESS OTHERWISE NOTED.
 8. CIRCULAR CATCH BASIN CASTINGS IN GRASS AREAS TO BE NEENAH R-2560-D8
 9. CITY OF MADISON WATER UTILITY TO BE NOTIFIED PRIOR TO ANY LIVE TAPPING.



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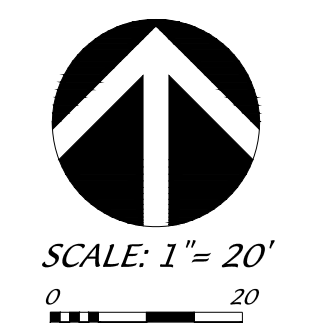
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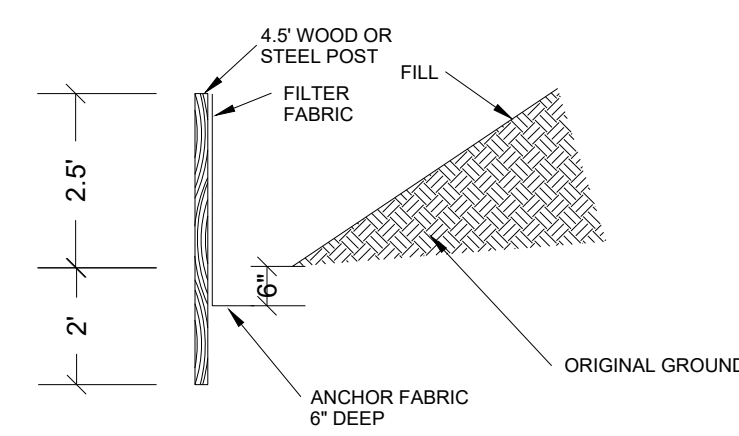
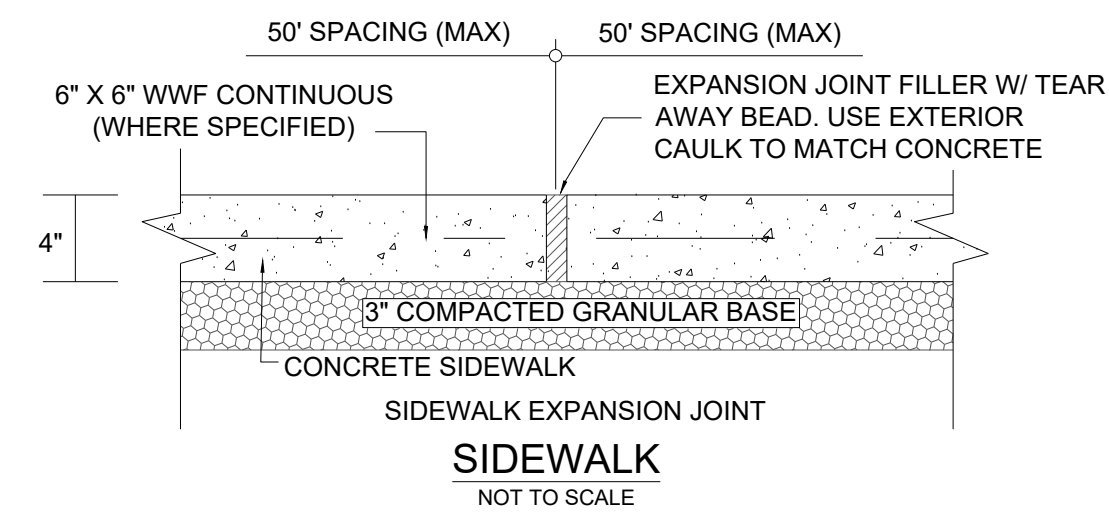
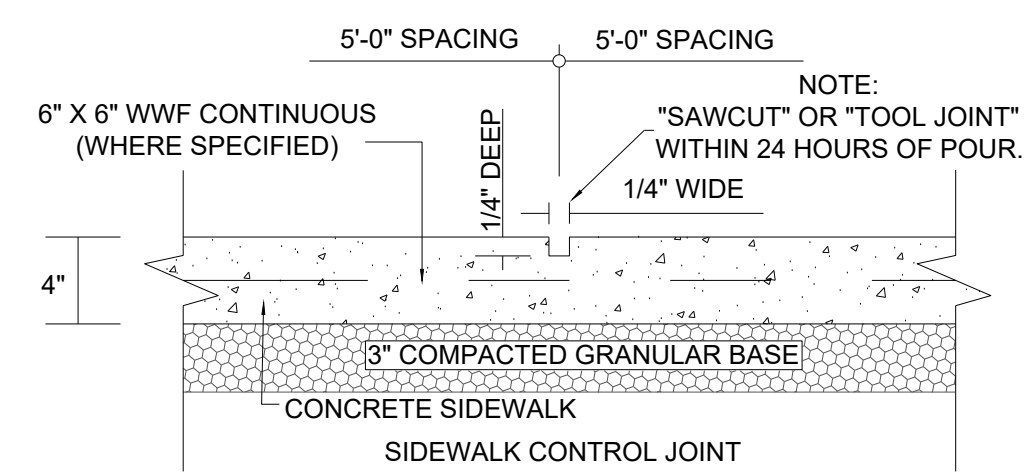
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SITE UTILITY PLAN

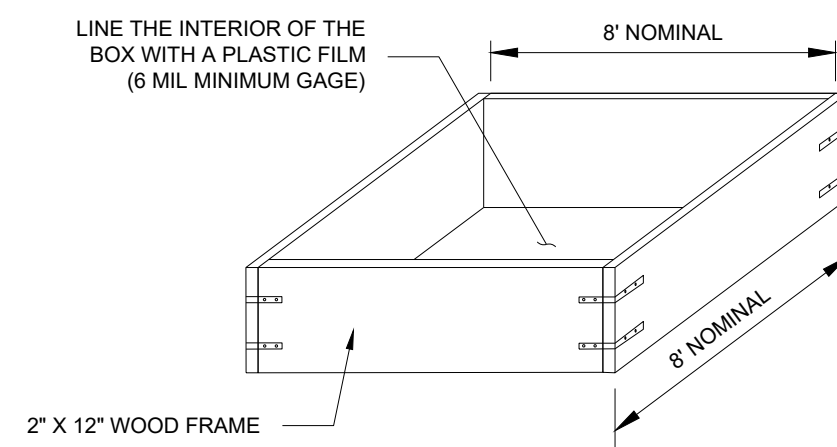
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C300

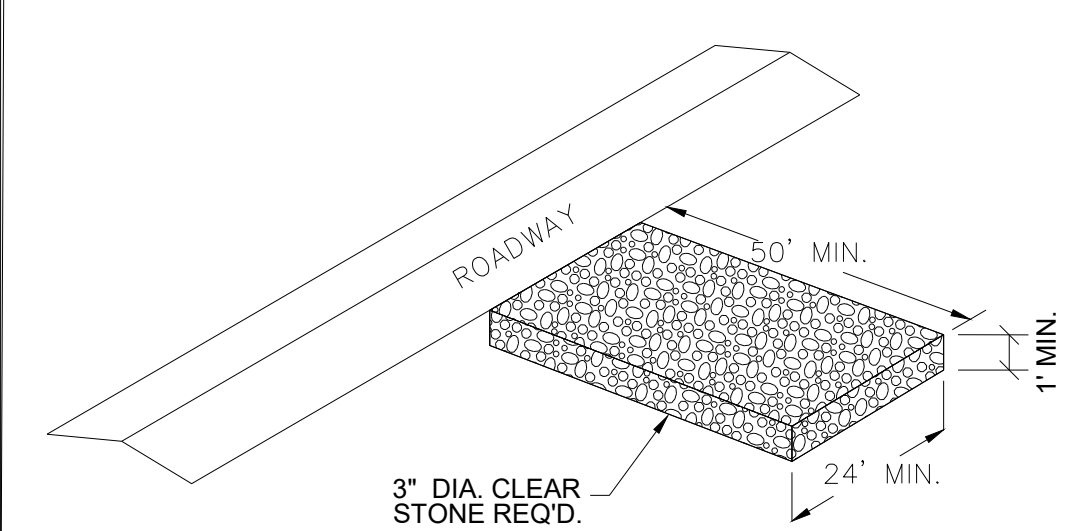




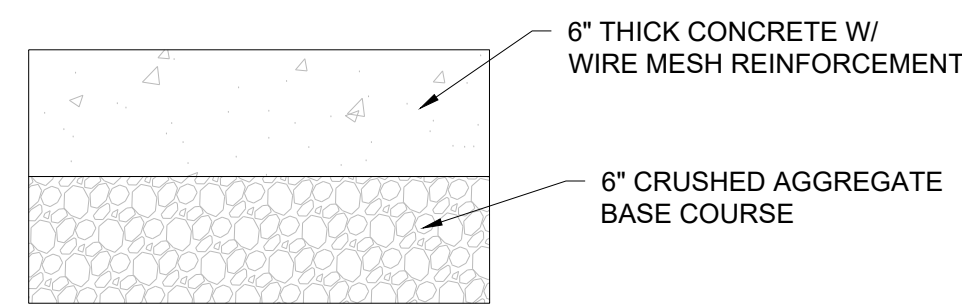
SILT FENCE DETAIL
NOT TO SCALE



CONCRETE WASHOUT BOX DETAIL
NOT TO SCALE

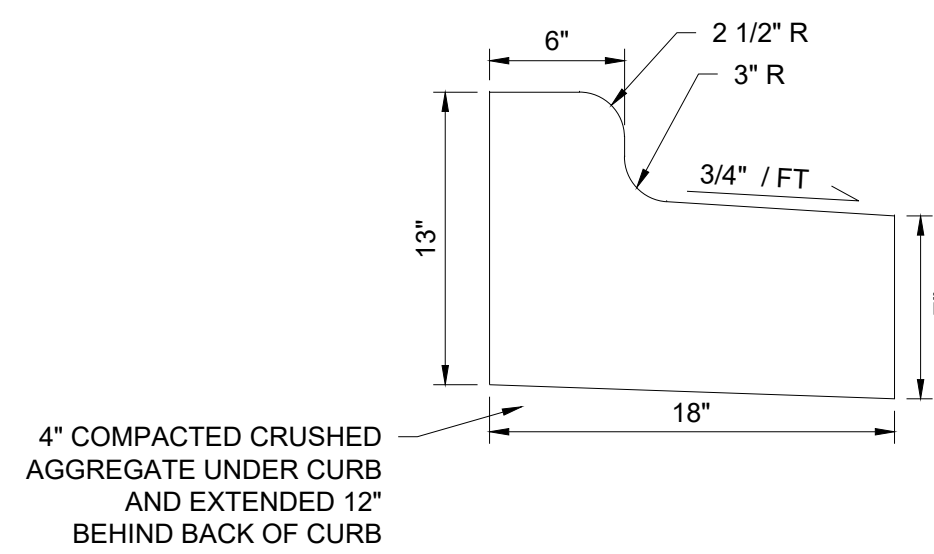


STONE TRACKING PAD DETAIL

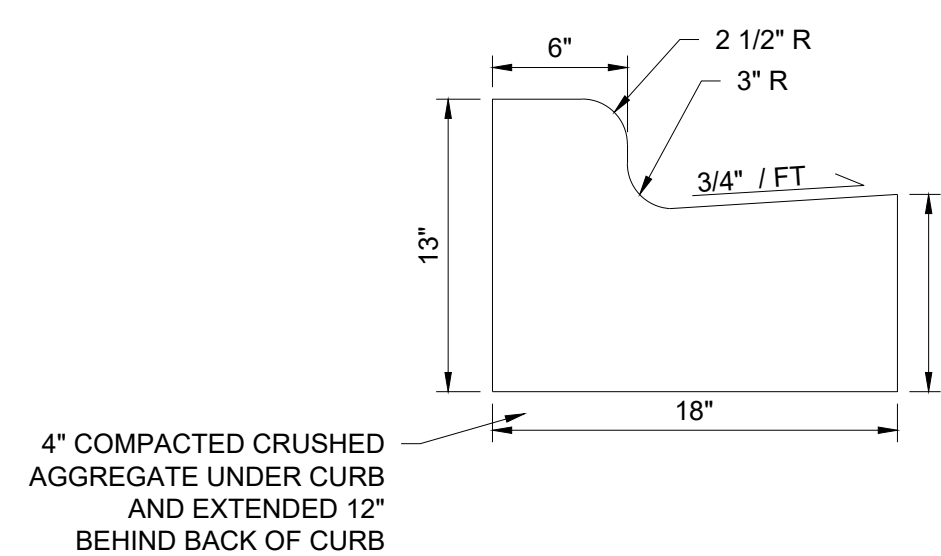


* REFER TO GEOTECHNICAL EXPLORATION REPORT FOR FURTHER DETAILS AND SPECIFICATIONS.

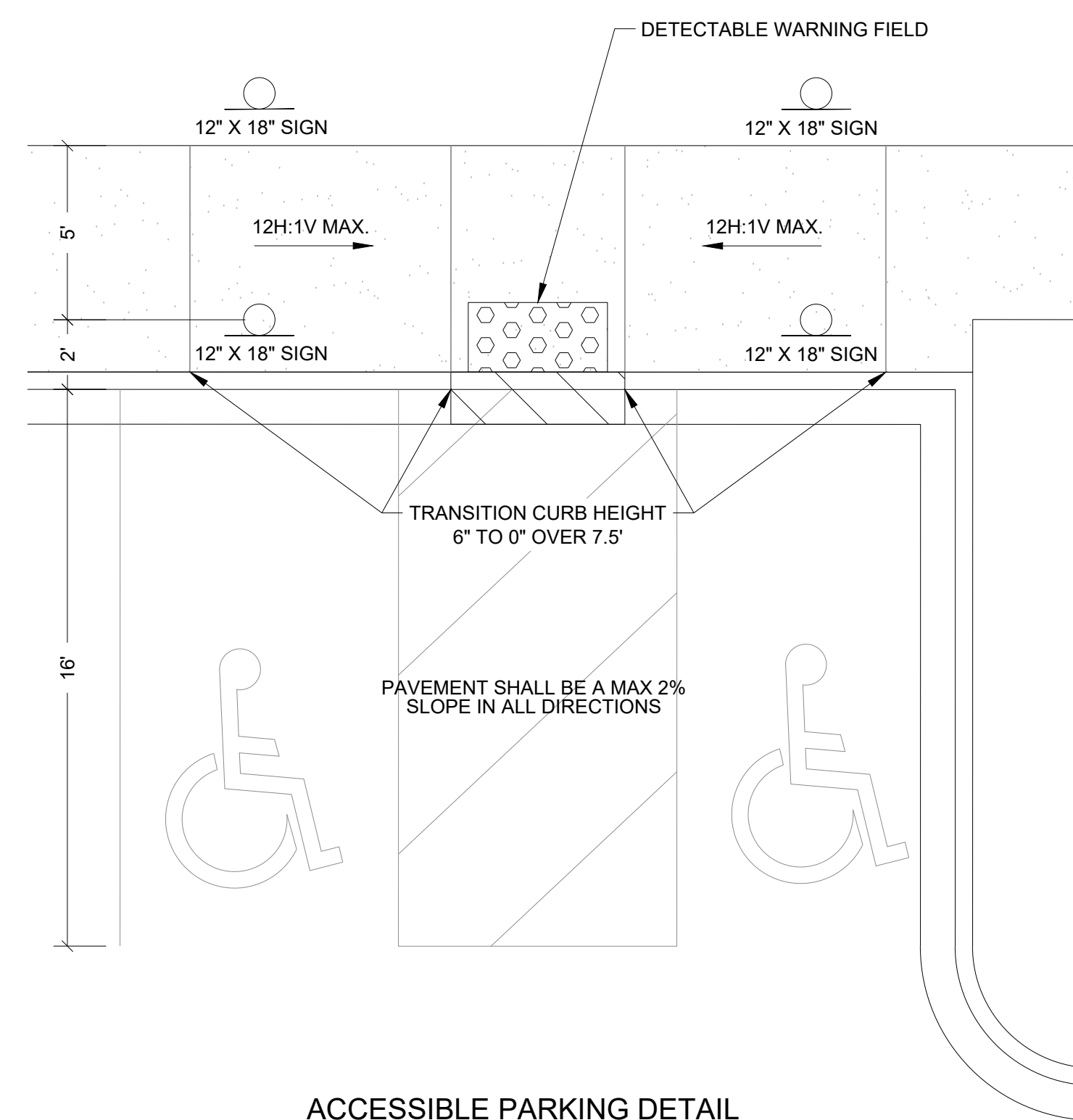
CONCRETE SECTION
NOT TO SCALE



18" REJECT CURB AND GUTTER
NOT TO SCALE

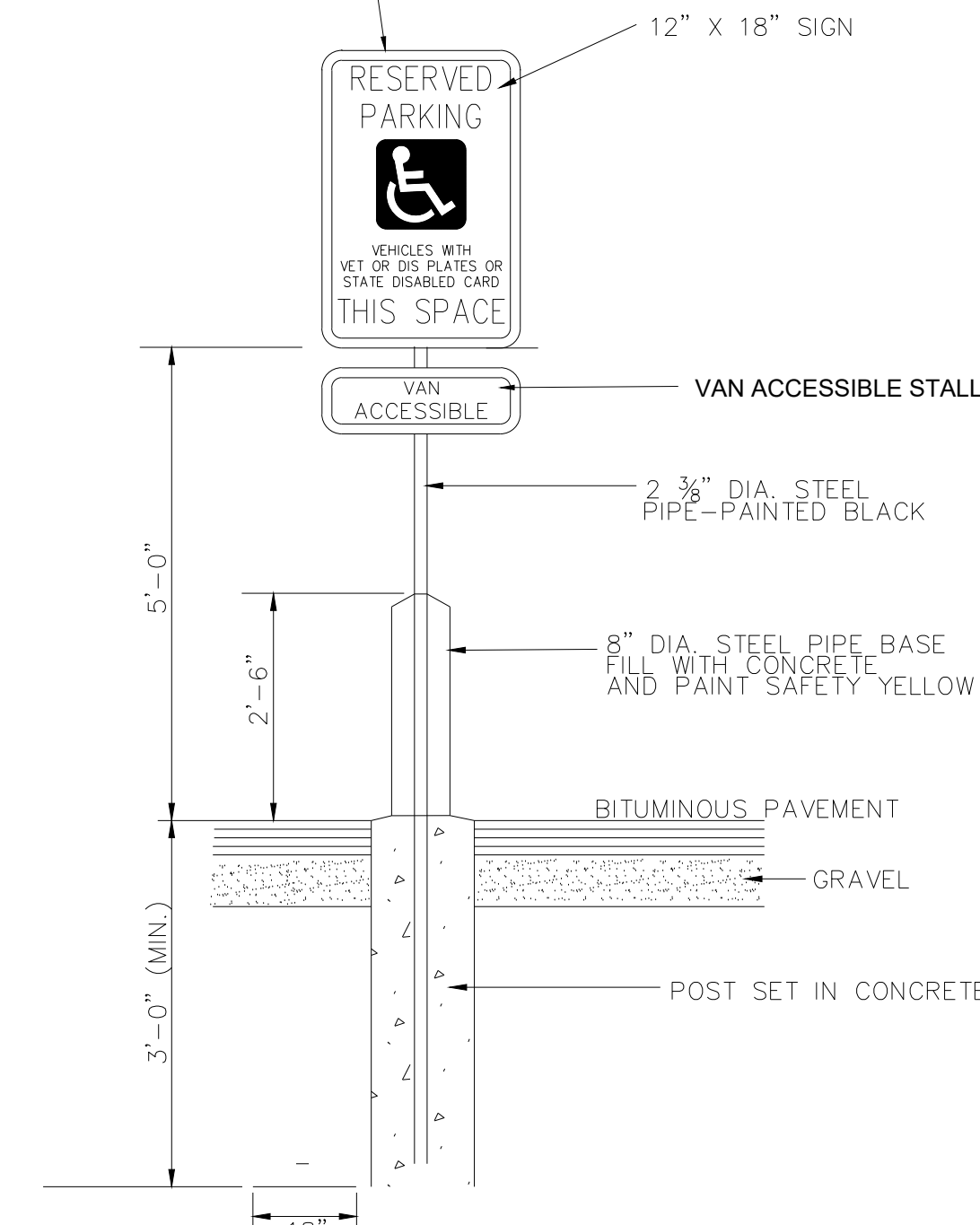


18" CURB AND GUTTER
NOT TO SCALE

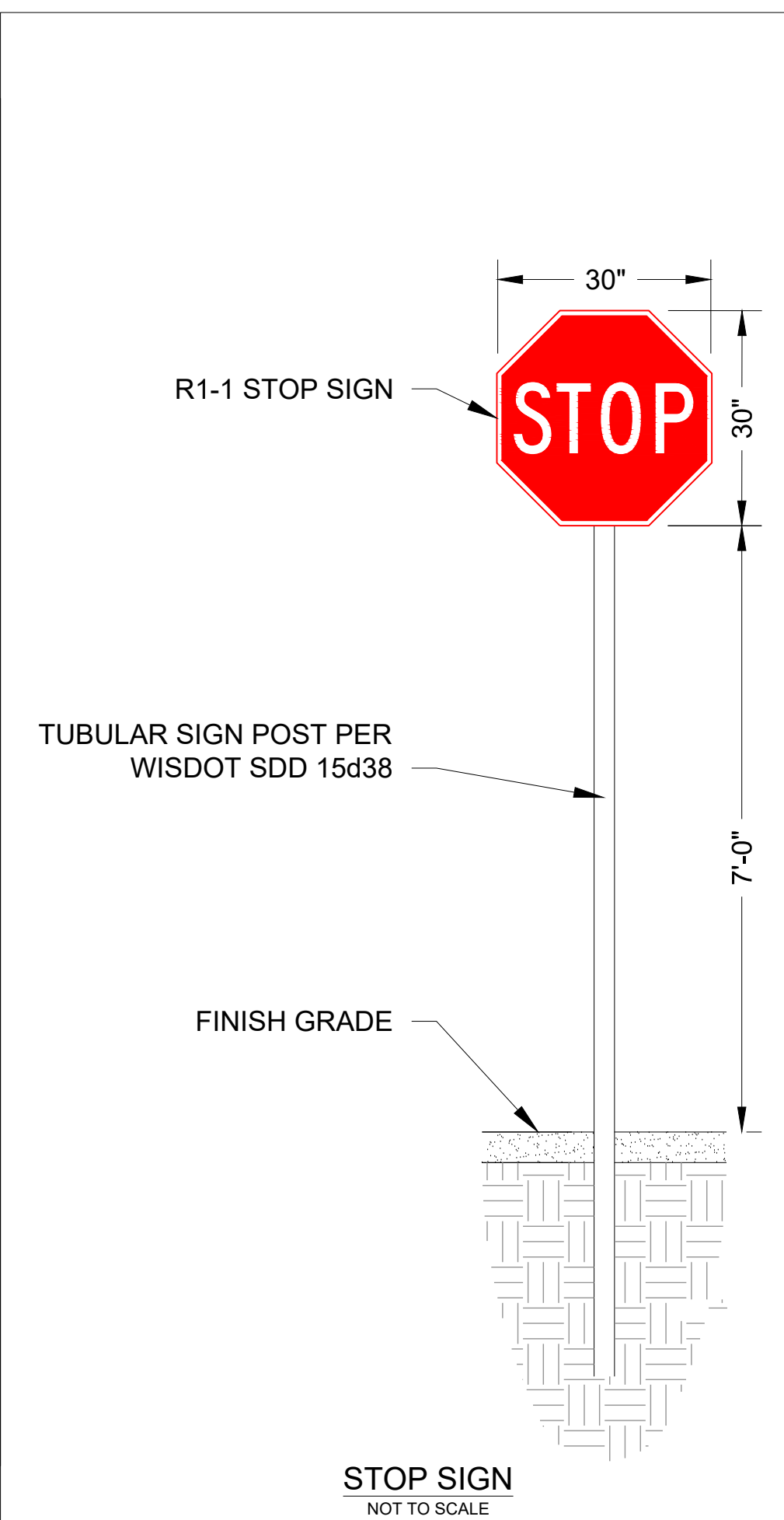


ACCESSIBLE PARKING DETAIL
N.T.S.

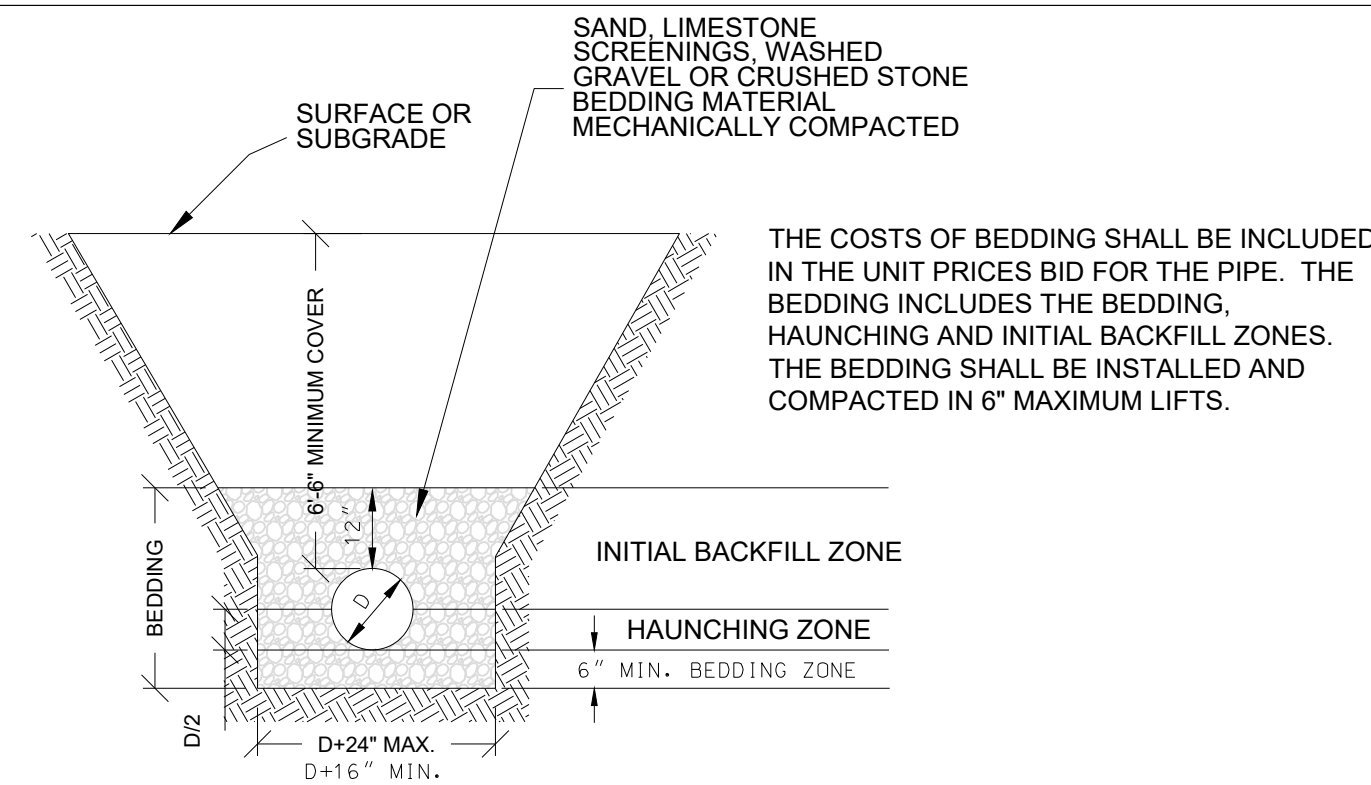
SIGNAGE CONFORM TO WDOT SEC. 637 SIGNING & ADA SEC. 4.6.4



HANDICAP PARKING SIGN
NOT TO SCALE

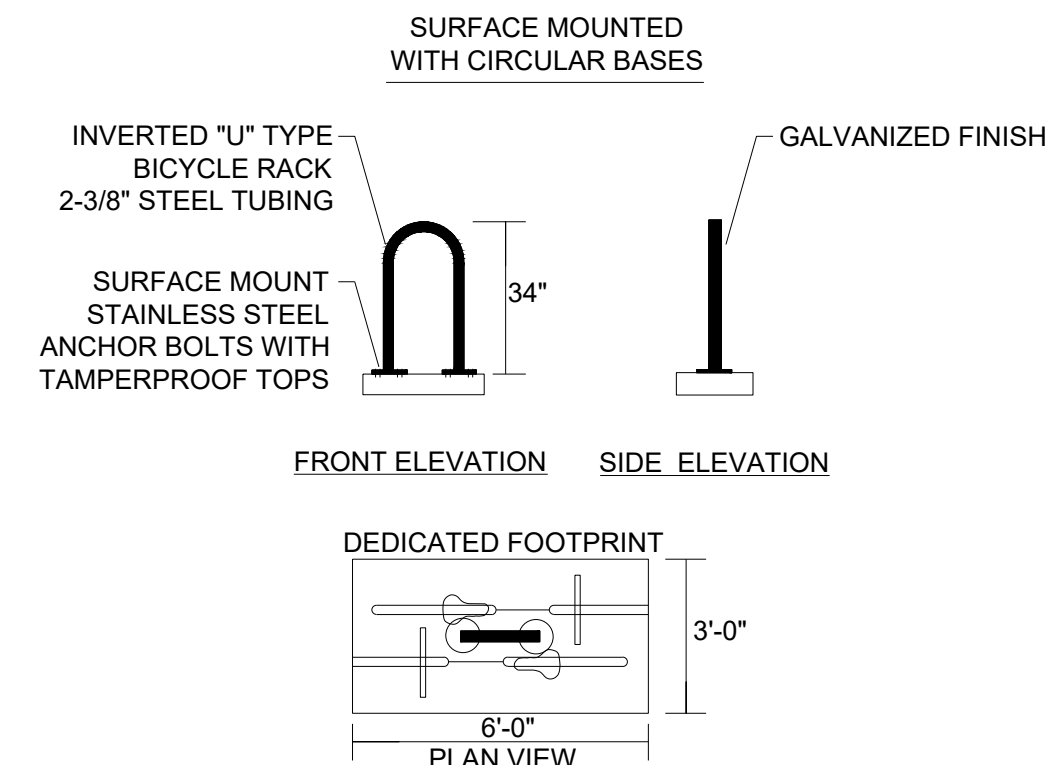


STOP SIGN
NOT TO SCALE

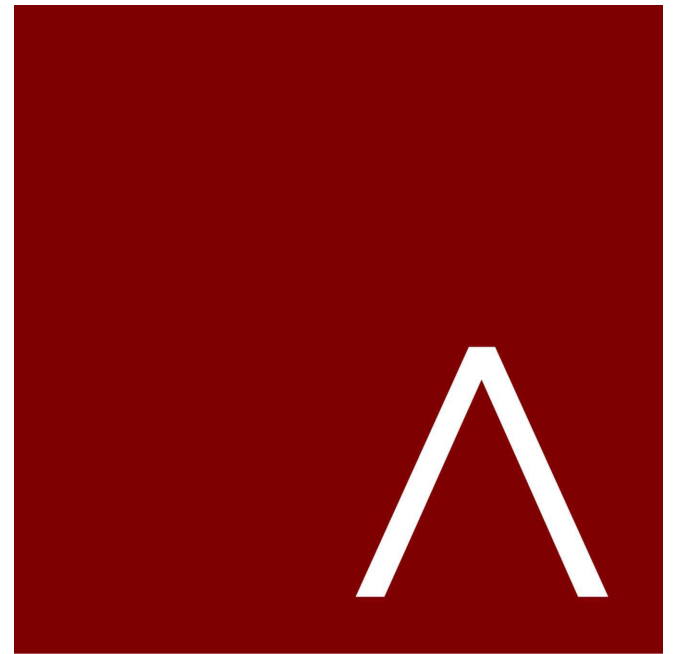


UTILITY TRENCH BACKFILL DETAIL
NOT TO SCALE

THE COSTS OF BEDDING SHALL BE INCLUDED IN THE UNIT PRICES BID FOR THE PIPE. THE BEDDING INCLUDES THE BEDDING, HAUNCHING AND INITIAL BACKFILL ZONES. THE BEDDING SHALL BE INSTALLED AND COMPACTED IN 6" MAXIMUM LIFTS.



BIKE RACK DETAIL - MADRAX 'U' RACK
NOT TO SCALE



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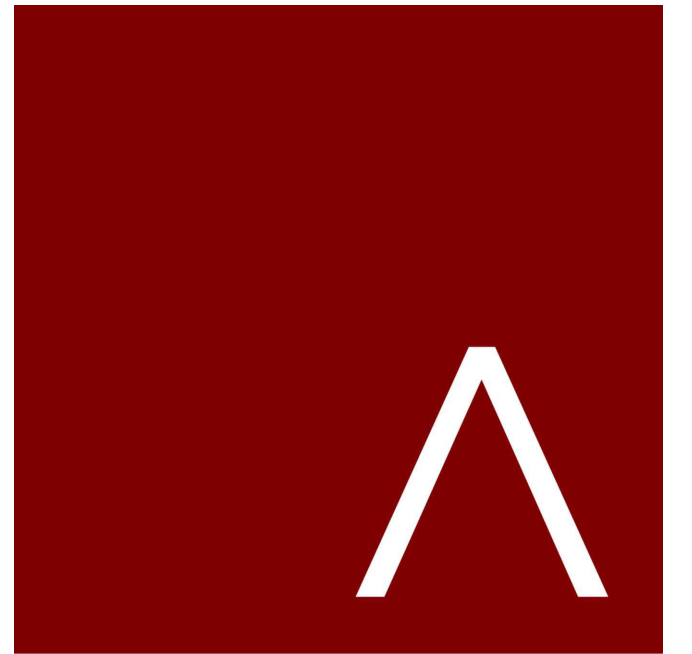
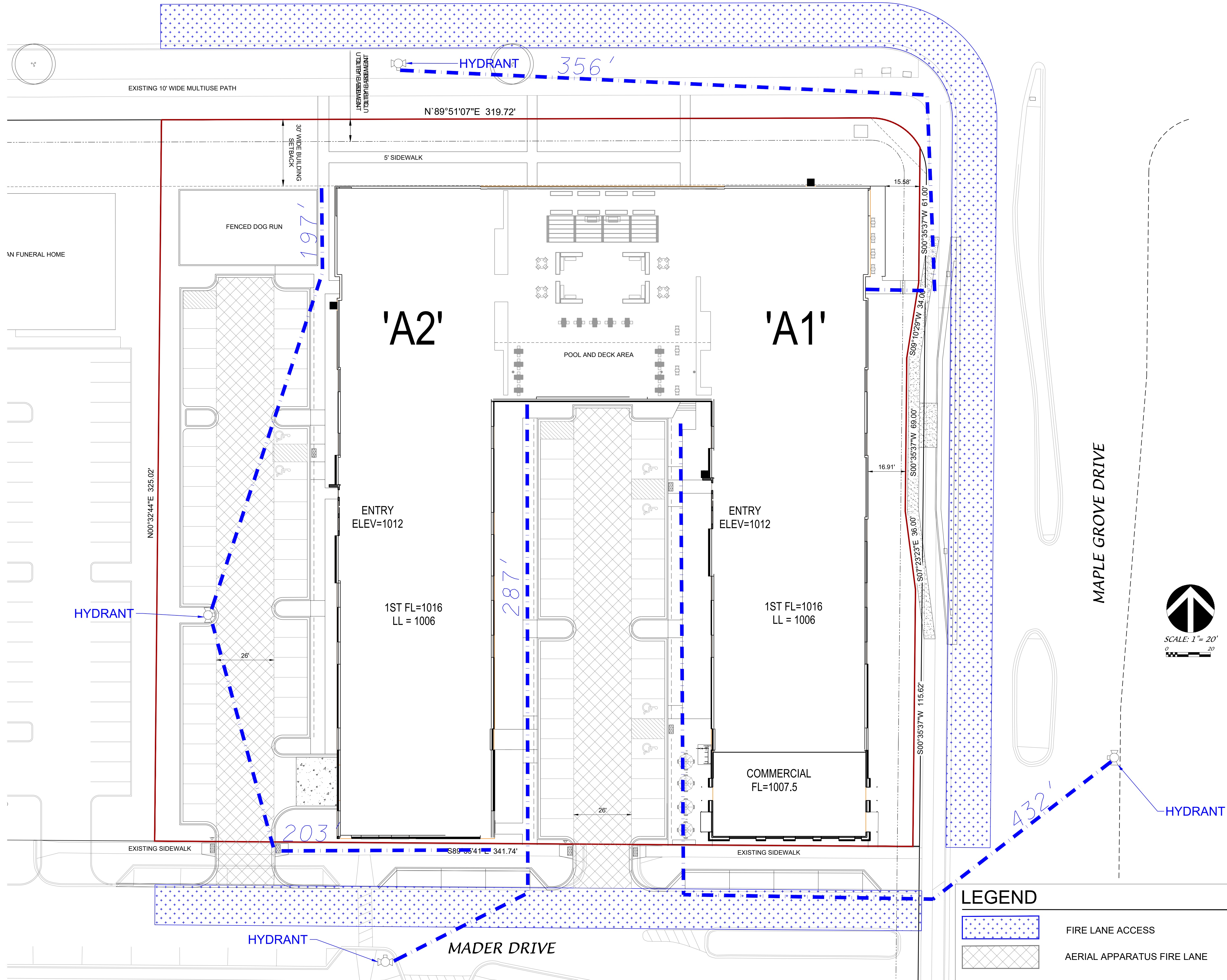
SHEET TITLE

CONSTRUCTION DETAILS

SHEET NUMBER

C400

MCKEE ROAD



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SHEET TITLE

FIRE ACCESS PLAN

SHEET NUMBER

C500

LEGEND

- FIRE LANE ACCESS
- AERIAL APPARATUS FIRE LANE



3570 Pioneer Road
Verona, WI 53593
PH: (608) 827-9401
FAX: (608) 827-9402
WEB: www.olsontoon.com



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LANDSCAPE PLAN

SHEET NUMBER

L100

CITY OF MADISON LANDSCAPE WORKSHEET					
Total Developed Area	SQUARE FEET	5 points per 300 sq ft	LANDSCAPE POINTS REQ.		
111,071 sf (tot) - 50,951 sf (building footprint)	59,723			995	
		CREDITS / EXISTING LANDSCAPING		NEW / PROPOSED LANDSCAPING	
PLANT TYPE / ELEMENT	POINT VALUE	QUANTITY	POINTS ACHIEVED	QUANTITY	POINTS ACHIEVED
Overstory Deciduous (2.5" caliper)	35	0	0	19	665
Tall Evergreen Tree (5'-6")	35	0	0	0	0
Ornamental Tree (1.5" caliper)	15	0	0	14	210
Upright Evergreen Shrub (i.e. arborvitae) 3'-4" tall	10	0	0	51	510
Shrub, deciduous (#3 gal cont)	3	0	0	95	285
Shrub, evergreen (#3 gal cont)	4	0	0	8	32
Ornamental Grasses/Perennials (#1 gal cont)	2	0	0	337	674
Ornamental/Decorative Fencing or Wall (4pts / 10LF)	4	0	0	0	0
Existing Significant Specimen Tree (2.5" dbh)	14	0	0	0	0
Landscape Furniture for public seating and/or transit connections (Spts. per seat)	5	0	0	0	0
					2376

KEY	SCIENTIFIC NAME	QTY	SIZE	ROOT	STEM
DECIDUOUS TREES					
AF	<i>Acer x freemanii</i> 'Armstrong'	5	2.5"	B&B	
GB	<i>Ginkgo biloba</i> 'Princeton Sentry'	4	2"	B&B	
GD	<i>Gymnocladus dioica</i> 'Espresso-JFS'	1	2"	B&B	
GS	<i>Gleditsia triacanthos</i> var. <i>inermis</i> 'Skyline'	2	2"	B&B	
GT	<i>Gleditsia triacanthos</i> 'Drawers' PPT1, 698	2	2"	B&B	
PA	<i>Platanus x acutifolia</i> 'Morton Circle'	2	2.5"	B&B	
QW	<i>Quercus x warei</i> 'Long'	3	2.5"	B&B	
ORNAMENTAL TREES					
CC	<i>Cercis canadensis</i>	3	6"	B&B	CLUMP
MR	<i>Malus 'Jewelcole'</i>	4	2"	B&B	
SR	<i>Syringa reticulata</i> 'Ivory Silk'	7	2"	B&B	TF
UPRIGHT EVERGREEN SHRUBS					
JC	<i>Juniperus chinensis</i> 'Mountbatten'	4	6"	B&B	
JS	<i>Juniperus x 'J.N. Select Blue'</i>	18	6"	B&B	
JT	<i>Juniperus virginiana</i> 'Taylor'	7	6"	B&B	
JV	<i>Juniperus virginiana</i> 'Canevert'	5	6"	B&B	
TS	<i>Thuja occidentalis</i> 'Smaragd'	17	5"	B&B	
EVERGREEN SHRUBS					
To	<i>Thuja occidentalis</i> 'Limeville'	6	#5	Cont.	
Pm	<i>Pinus mugo</i> 'Stowmound'	2	#3	Cont.	
DECIDUOUS SHRUBS					
Dk	<i>Dierodendron</i> 'G2XR85411'	9	#3	Cont.	
Lv	<i>Lonicera virginica</i> 'Spartan'	18	#3	Cont.	
Ha	<i>Hydrangea arborescens</i> 'Abelto'	7	#3	Cont.	
Hp	<i>Hydrangea paniculata</i> 'Jane'	9	#3	Cont.	
Hq	<i>Hydrangea paniculata</i> 'Bulk'	12	#3	Cont.	
Po	<i>Physocarpus opulifolius</i> 'Dionne May'	12	#3	Cont.	
Sb	<i>Spiraea betulifolia</i> 'Tor'	16	#3	Cont.	
Sd	<i>Syringa 'SNSJBP7'</i>	9	#3	Cont.	
Vd	<i>Viburnum dentatum</i> 'Christina'	3	#5	Cont.	
ORNAMENTAL GRASSES & PERENNIALS					
as	<i>Allium 'M3Gmmpab57'</i>	39	#1	Cont.	
ca	<i>Calamagrostis x acutiflora</i> 'Karl Foerster'	75	#1	Cont.	
hg	<i>Hosta 'Guacamole'</i>	24	#1	Cont.	
nk	<i>Hosta 'Krossa Regal'</i>	8	#1	Cont.	
nc	<i>Nepeta 'Cat's Pajamas'</i>	20	#1	Cont.	
ph	<i>Phacelia virgata</i> 'Heavy Metal'	30	#1	Cont.	
ms	<i>Panicum virgatum</i> 'Shenandoah'	23	#1	Cont.	
sh	<i>Sporobolus heterolepis</i>	74	#1	Cont.	
rt	<i>Rutbeckia fulgida</i> 'Vatte's Little Suzy'	44	#1	Cont.	

LANDSCAPE NOTES:
 • Please refer to Grading & Erosion Control Plan for final contour information.
 • Individual trees in lawn areas to receive wood mulch rings

SM 1.5" diameter washed stone mulch spread to 3" depth, over weed barrier fabric with Dimex EdgePro polyvinyl edging or equivalent.

WM Brown Dyed Wood Mulch spread to 3" depth, with Dimex EdgePro polyvinyl edging or equivalent.

SEED Premium grass seed with straw mat erosion blanket.



SCALE: 1"=20'-0"

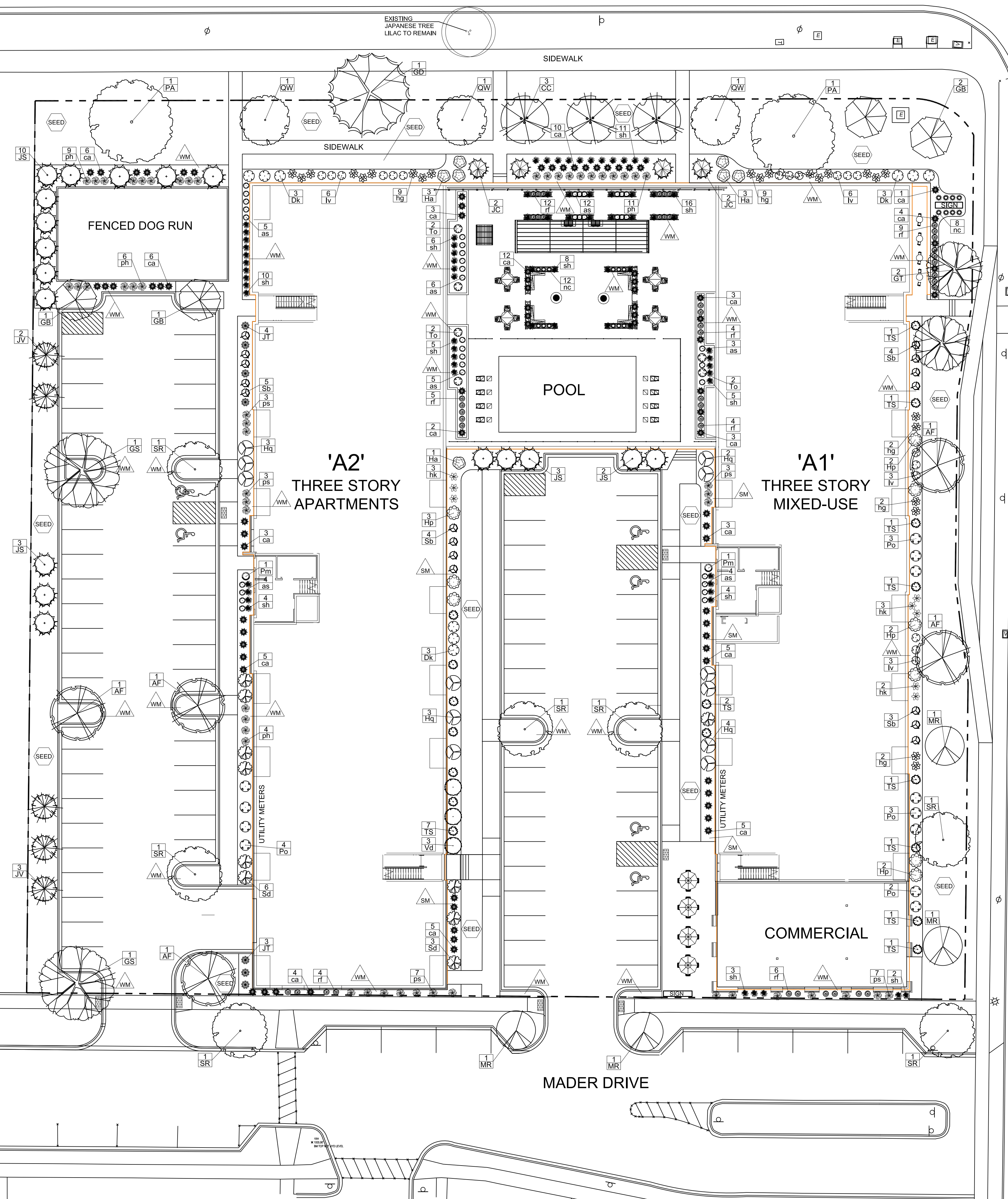
STREET TREE NOTE:

Existing street trees shall be protected. 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 tree along the length of the terrace. No excavation is permitted within 5 feet of the outside edge of a tree trunk. If excavation within 5 feet of any tree is necessary, contractor shall contact City Forestry at (608-266-4816) prior to excavation to assess the impact to the tree and root system. Tree pruning shall be coordinated with City Forestry prior to the start of construction. Tree protection specifications can be found in section 107.13 of City of Madison Standard Specifications for Public Works Construction.

<http://www.cityofmadison.com/business/pw/documents/StdSpecs/2013/Part1.pdf>

Any tree removals 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 change in the tree plan.

At least one week prior to street tree planting, Contractor shall contact City Forestry (608-266-4816) to schedule inspection and approval of nursery tree stock and review planting specifications with the landscaper.





NORTHEAST CORNER - McKEE RD (LOOKING WEST)



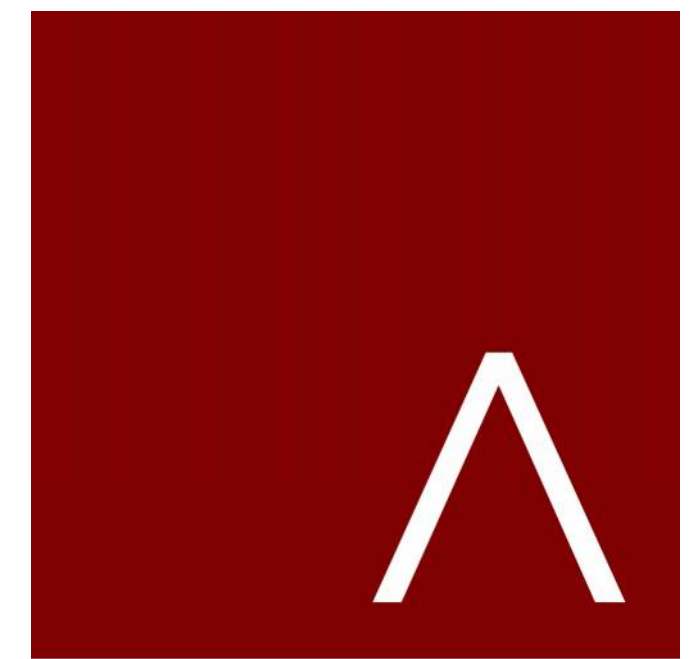
NORTHEAST CORNER - McKEE RD & MAPLE GROVE DR (OPPOSITE CORNER)



NORTHEAST CORNER - MAPLE GROVE DR (LOOKING WEST)



NORTHEAST CORNER - McKEE RD & MAPLE GROVE DR (SITE CORNER)



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ARCHITECTS

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JLA PROJECT NUMBER: W22-0201



MCKEE ROAD MIXED
USE DEVELOPMENT

CITY OF MADISON LAND USE AND
URBAN DESIGN COMMISSION
SUBMITTAL

PROGRESS DOCUMENTS

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REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

EXISTING SITE
CONTEXT PHOTOS

SHEET NUMBER

U010



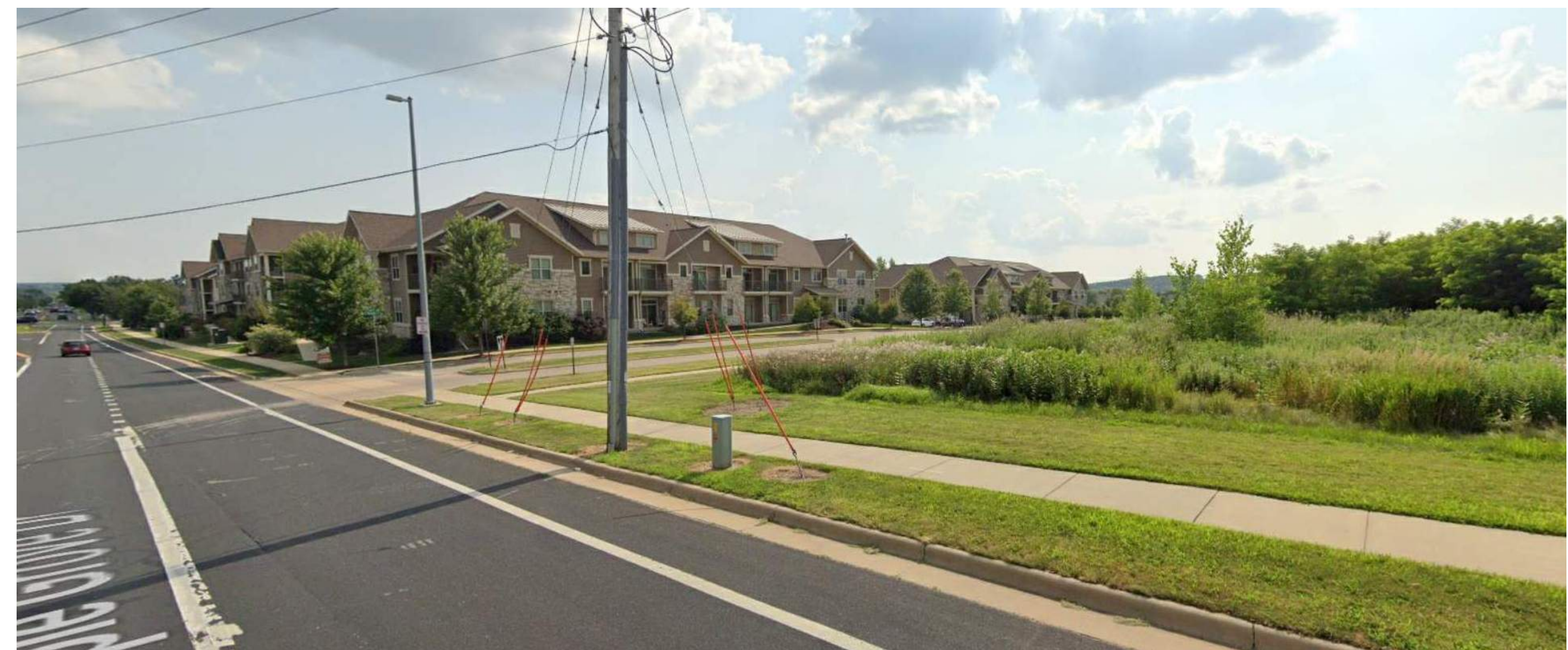
NORTHWEST CORNER - McKEE RD (LOOKING SOUTHEAST)



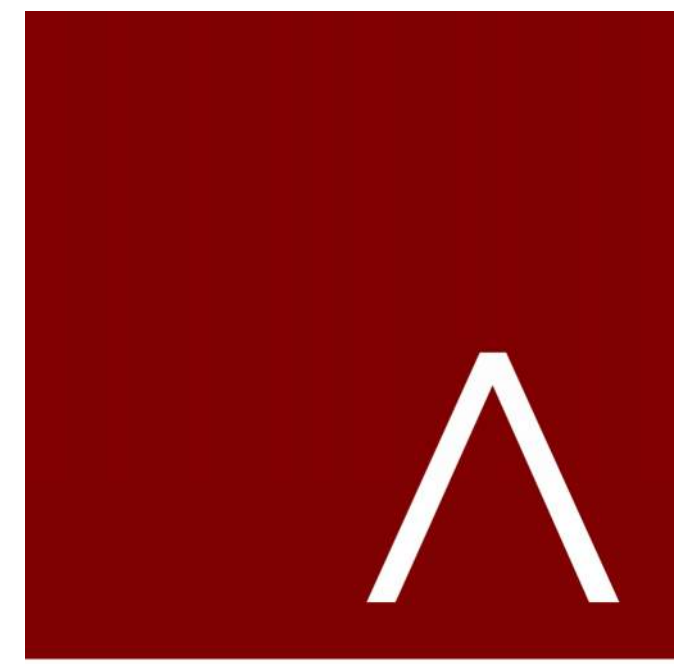
NORTHWEST CORNER - McKEE RD (LOOKING SOUTHWEST)



NORTHWEST CORNER - McKEE RD (LOOKING EAST)



SOUTHEAST CORNER - MAPLE GROVE DR (LOOKING TOWARDS MARDER DR)



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SHEET TITLE

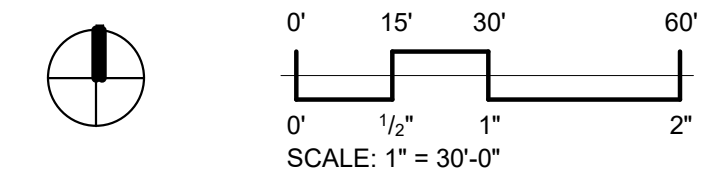
EXISTING SITE
CONTEXT PHOTOS

SHEET NUMBER

U011



1 ARCHITECTURAL SITE PLAN
SCALE: 1" = 30'-0"



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MCKEE ROAD MIXED USE DEVELOPMENT

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PROGRESS DOCUMENTS

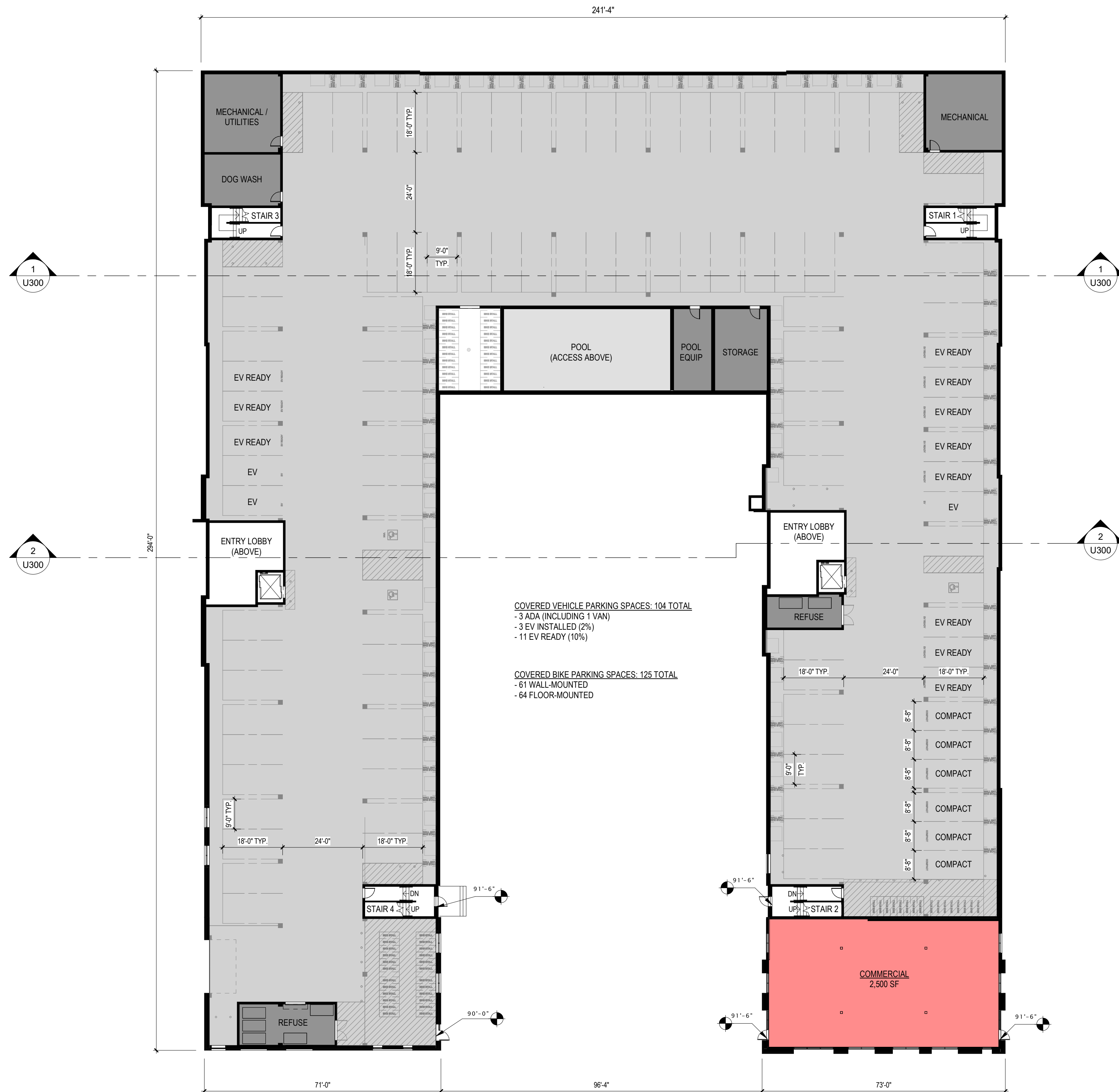
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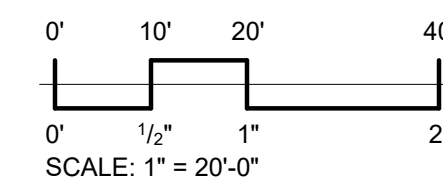
SHEET TITLE
MASTER SITE PLAN

SHEET NUMBER
USP-100



1 LOWER LEVEL PLAN

SCALE: 1" = 20'-0"



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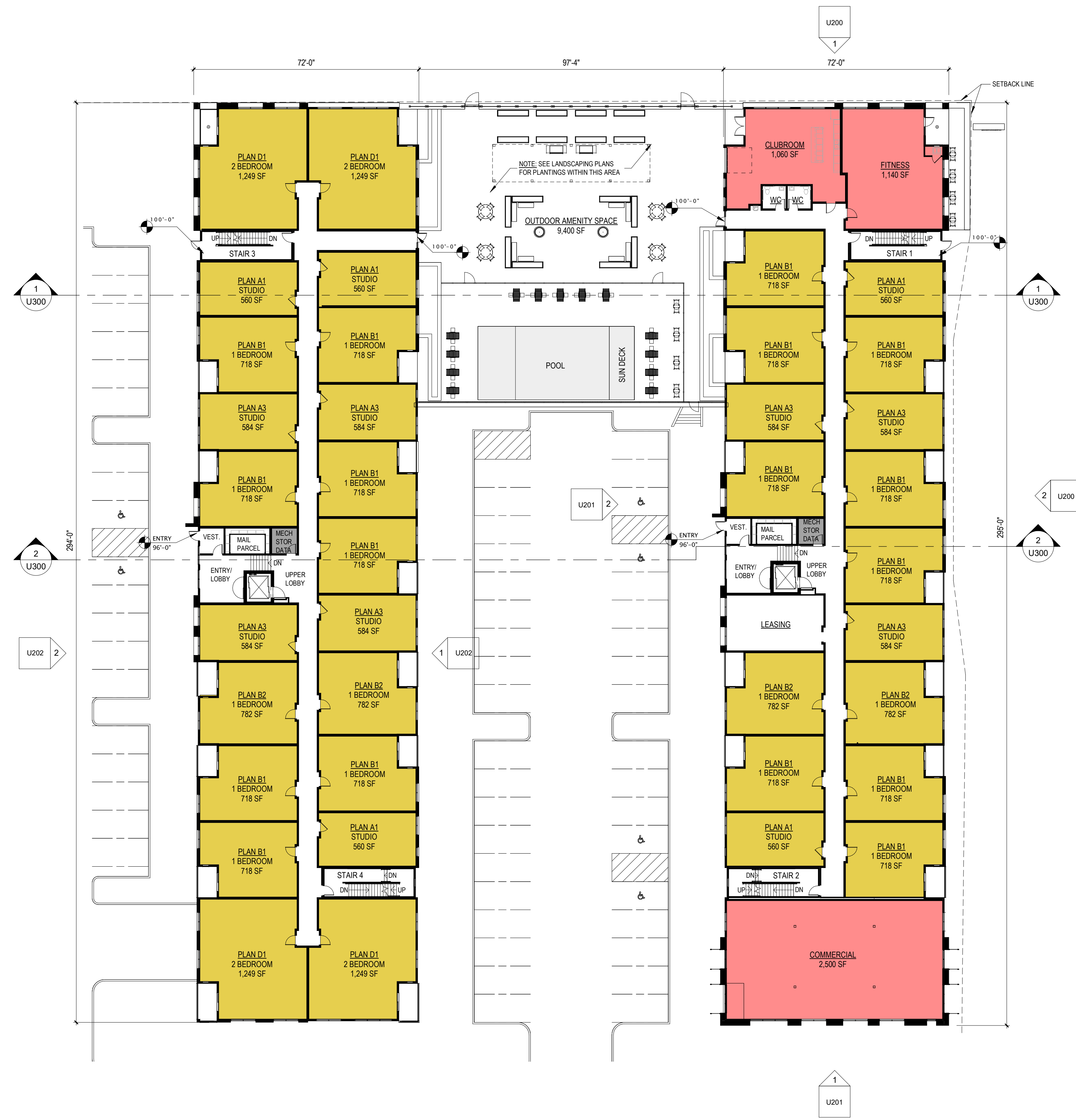
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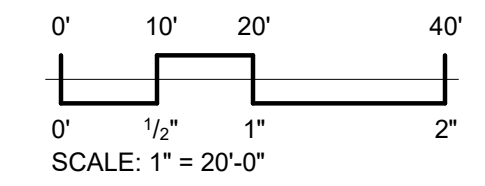
LOWER LEVEL PLAN

SHEET NUMBER

U100



1 FIRST FLOOR PLAN
SCALE: 1" = 20'-0"



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REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

FIRST FLOOR PLAN

SHEET NUMBER

U101



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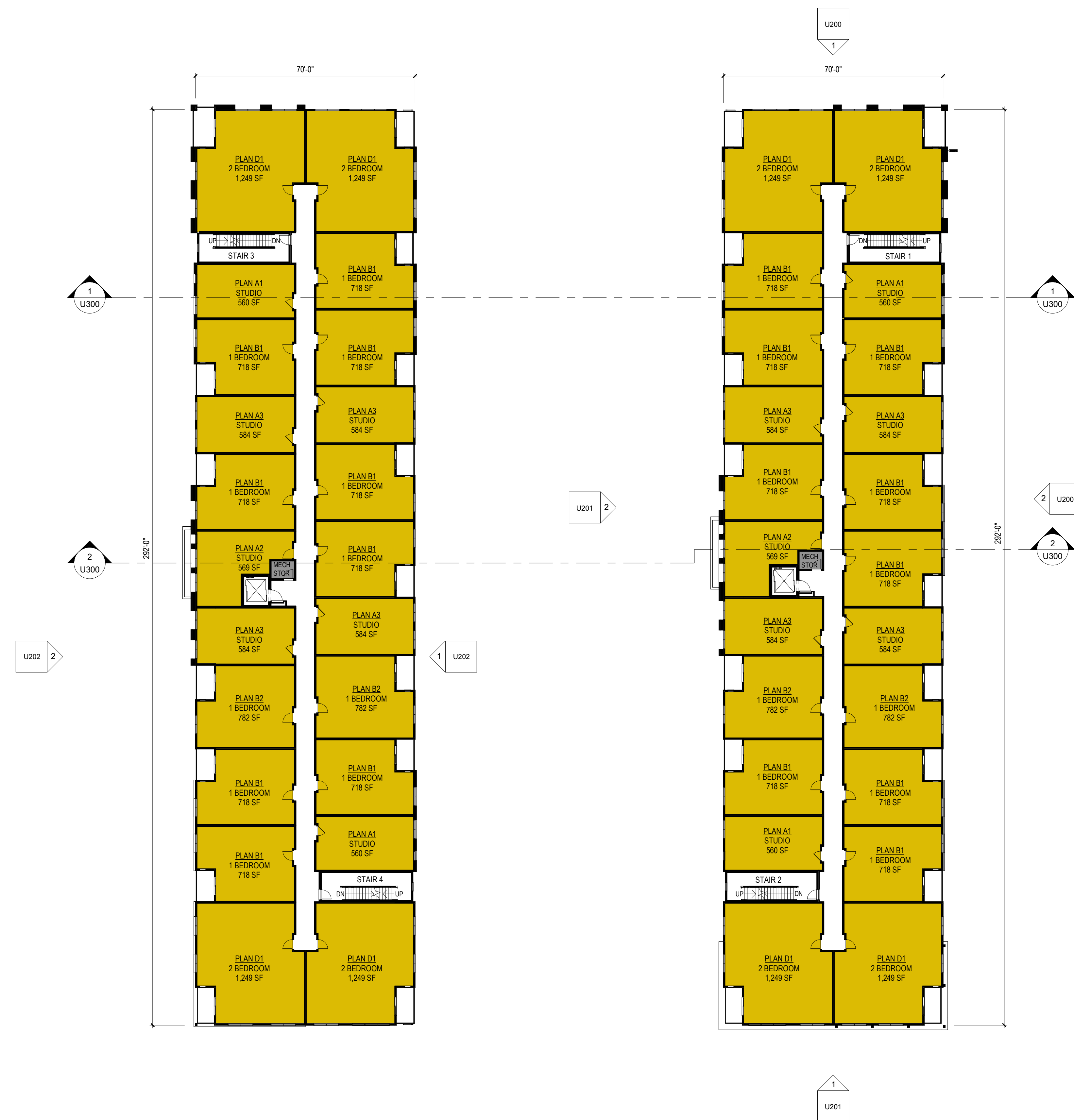
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SHEET TITLE

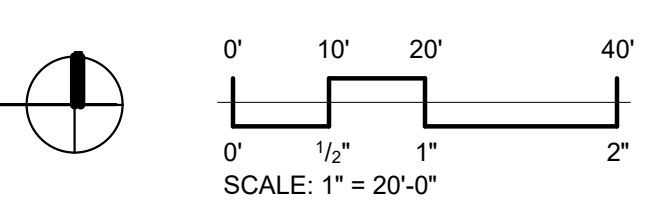
TYPICAL FLOOR PLAN

SHEET NUMBER

U102



1 SECOND FLOOR PLAN (THIRD FLOOR PLAN SIM.)
SCALE: 1" = 20'-0"





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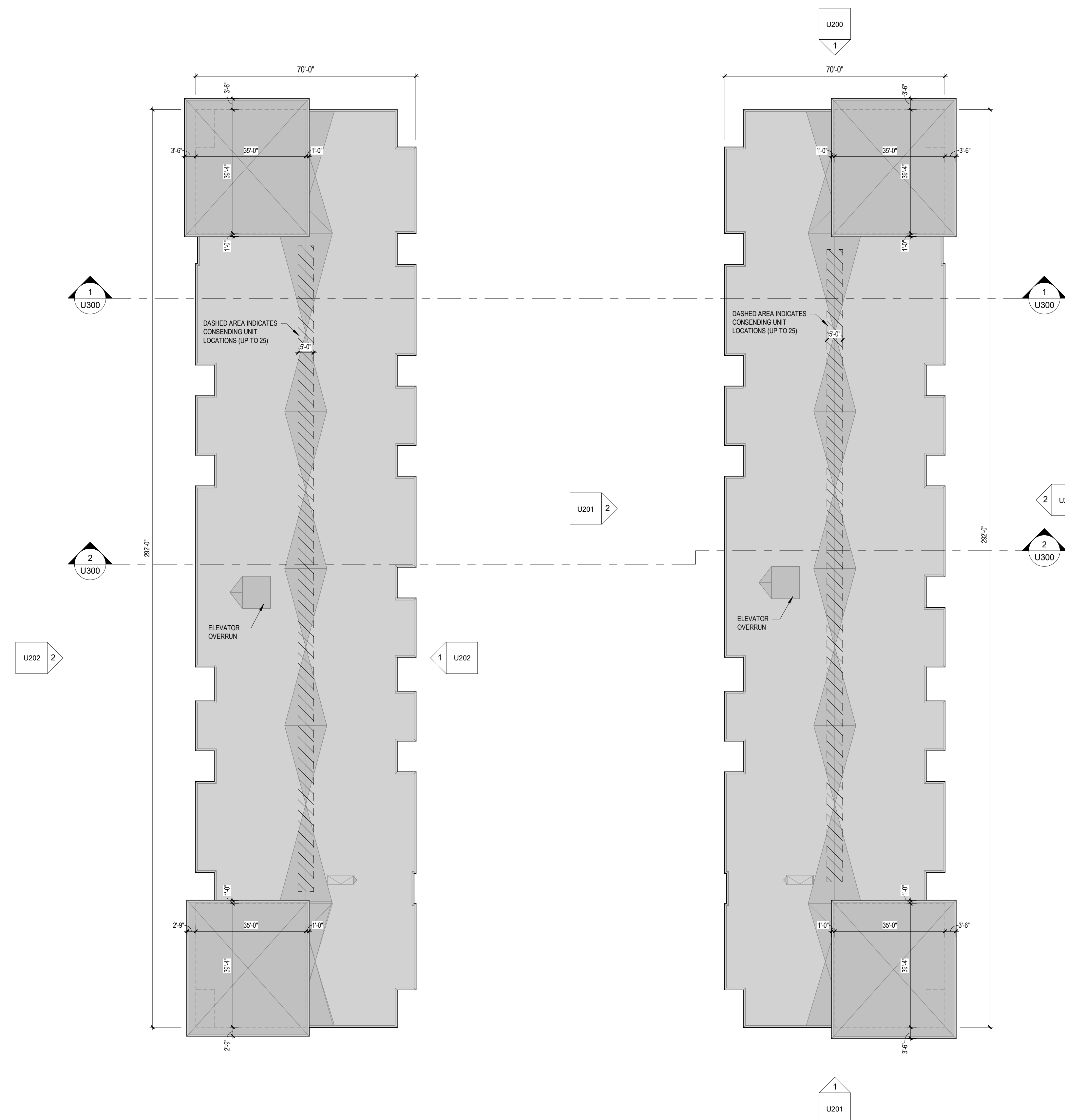
Mark	Description	Date

SHEET TITLE

ROOF PLAN

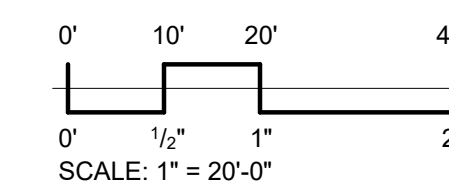
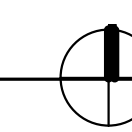
SHEET NUMBER

U103



1 ROOF PLAN

SCALE: 1" = 20'-0"





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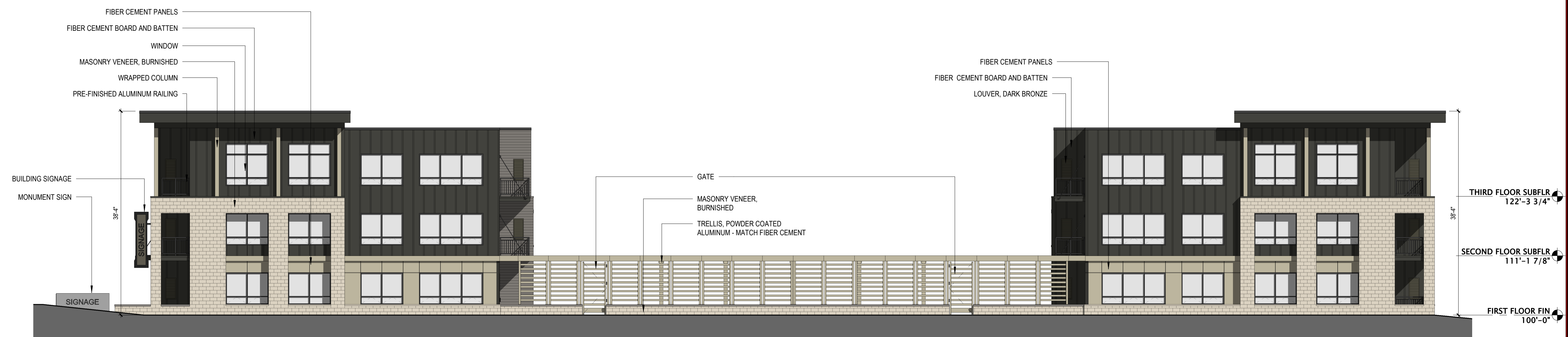
Mark	Description	Date

SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

U200



1 NORTH ELEVATION

SCALE: 3/32" = 1'-0"



2 EAST ELEVATION - A1 BLDG

SCALE: 3/32" = 1'-0"



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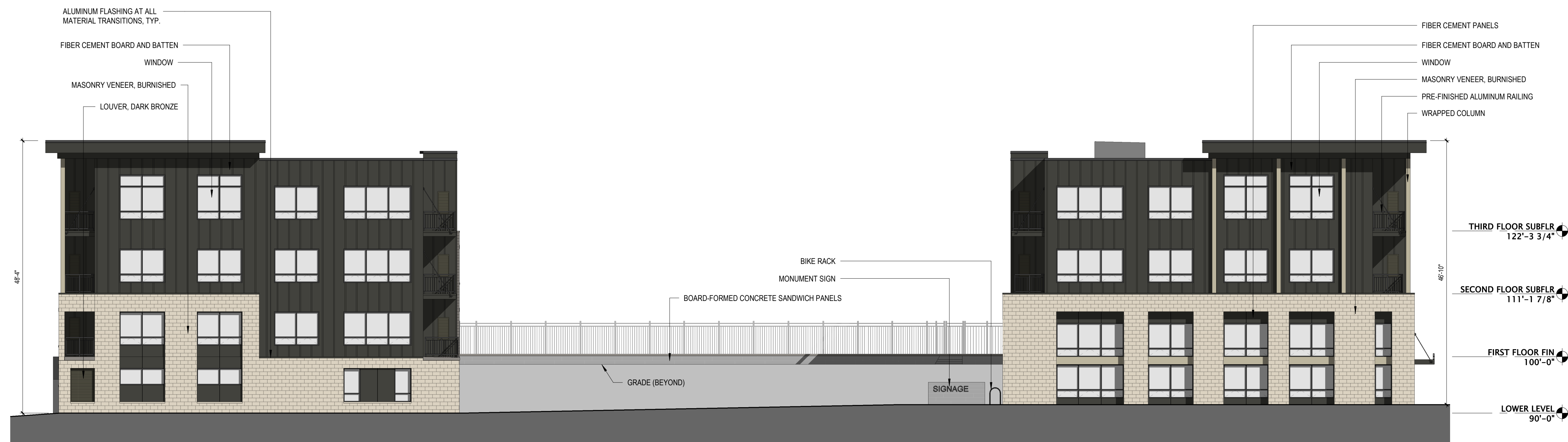
Mark	Description	Date

SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

U201



1 SOUTH ELEVATION

SCALE: 3/32" = 1'-0"



2 WEST ELEVATION - A1 BLDG

SCALE: 3/32" = 1'-0"



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Mark	Description	Date

SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

U202



1 EAST ELEVATION - A2 BLDG

SCALE: 3/32" = 1'-0"

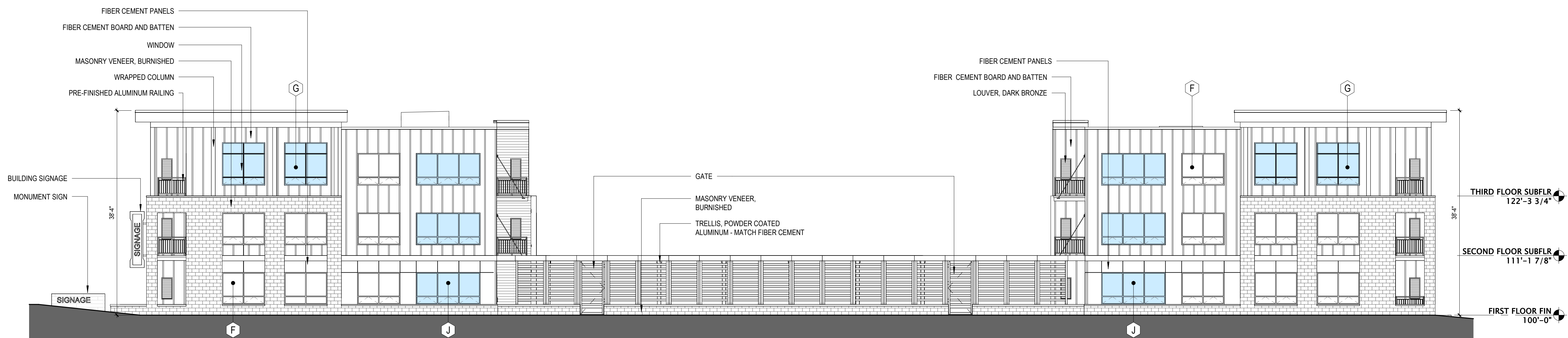


2 WEST ELEVATION - A2 BLDG

SCALE: 3/32" = 1'-0"

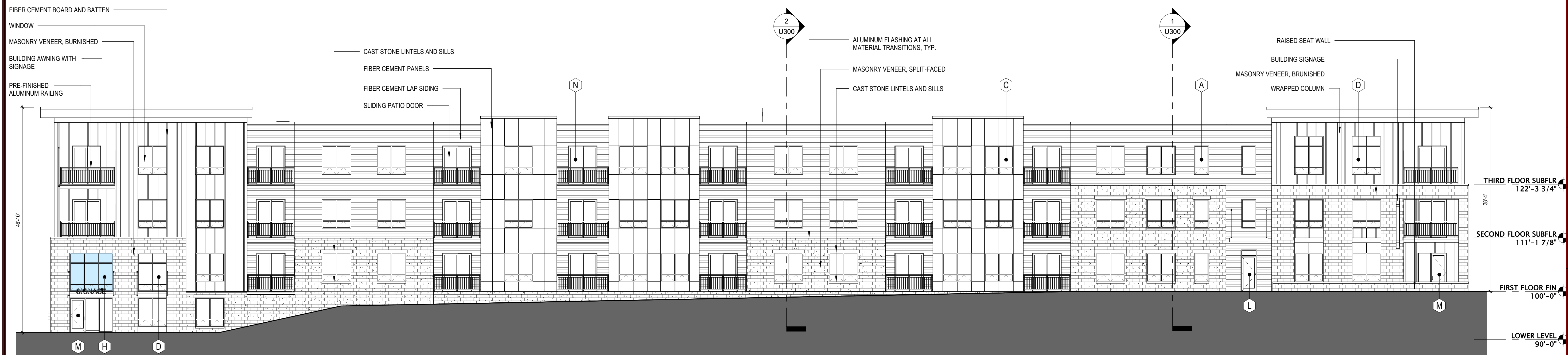
BIRD GLASS KEYNOTES - SEE SALCULATIONS

- A WINDOW: 3'-0"W x 6'-0"H
 - B WINDOW: 6'-0"W x 3'-0"H
 - C WINDOW: 6'-0"W x 6'-0"H
 - D WINDOW: 6'-0"W x 8'-0"H
 - E WINDOW: 8'-0"W x 3'-0"H
 - F WINDOW: 8'-0"W x 6'-0"H
 - G WINDOW: 8'-0"W x 8'-0"H
 - H WINDOW: 9'-0"W x 8'-0"H
 - J WINDOW: 12'-0"W x 6'-0"H
 - K SINGLE DOOR: 3'-0"W x 7'-0"H
 - L SINGLE DOOR w/ TRANSOM: 3'-0"W x 9'-4"H
 - M SINGLE DOOR w/ SIDELITE: 6'-0"W x 8'-0"H
 - N PATIO DOOR / DOUBLE DOOR: 6'-0"W x 8'-0"H
- BIRD GLASS LOCATIONS



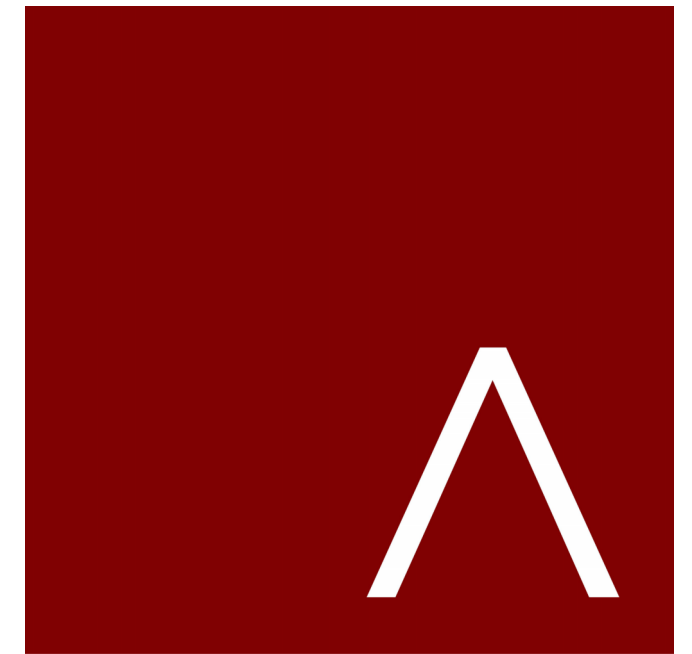
1 NORTH ELEVATION (BIRD GLASS)

SCALE: 3/32" = 1'-0"



2 EAST ELEVATION - A1 BLDG (BIRD GLASS)

SCALE: 3/32" = 1'-0"



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MCKEE ROAD MIXED USE DEVELOPMENT

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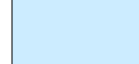
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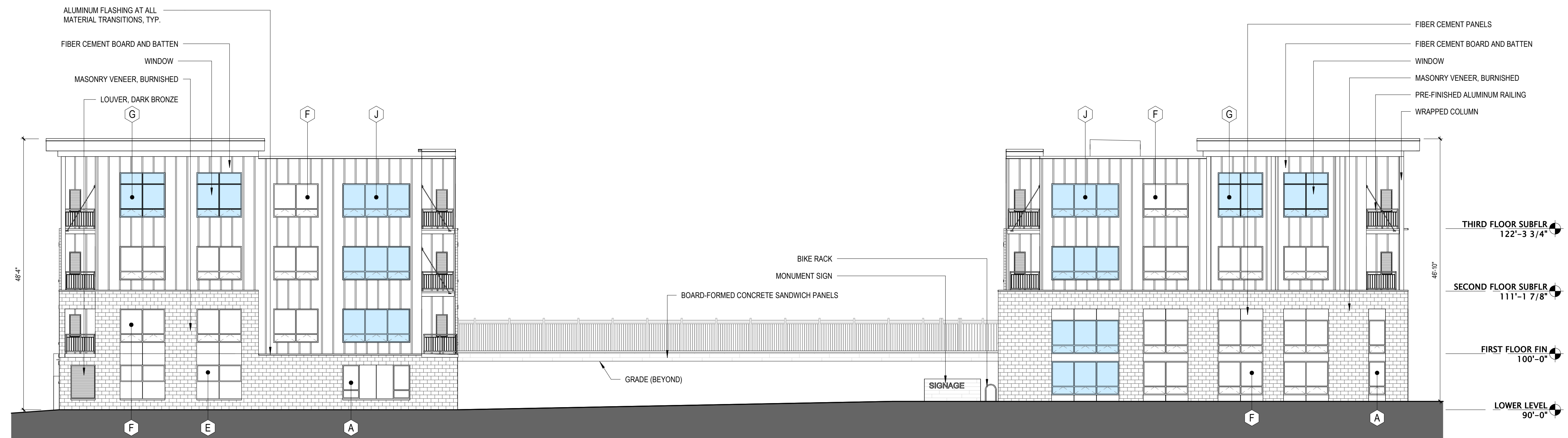
EXTERIOR ELEVATIONS- BIRGLASS

SHEET NUMBER

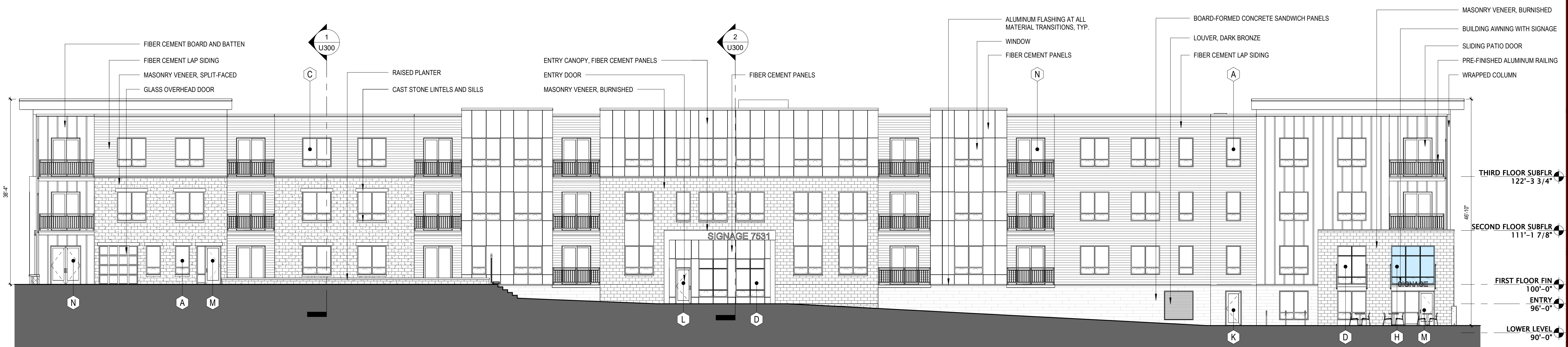
U210

BIRD GLASS KEYNOTES - SEE SALCULATIONS

A WINDOW: 3'-0"W x 6'-0"H	K SINGLE DOOR: 3'-0"W x 7'-0"H
B WINDOW: 6'-0"W x 3'-0"H	L SINGLE DOOR w/ TRANSOM: 3'-0"W x 9'-4"H
C WINDOW: 6'-0"W x 6'-0"H	M SINGLE DOOR w/ SIDELITE: 6'-0"W x 8'-0"H
D WINDOW: 6'-0"W x 8'-0"H	N PATIO DOOR / DOUBLE DOOR: 6'-0"W x 8'-0"H
E WINDOW: 8'-0"W x 3'-0"H	
F WINDOW: 8'-0"W x 6'-0"H	
G WINDOW: 8'-0"W x 8'-0"H	
H WINDOW: 9'-0"W x 8'-0"H	
J WINDOW: 12'-0"W x 6'-0"H	 BIRD GLASS LOCATIONS



1 SOUTH ELEVATION (BIRD GLASS)
SCALE: 3/32" = 1'-0"



2 WEST ELEVATION - A1 BLDG (BIRD GLASS)
SCALE: 3/32" = 1'-0"



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MCKEE ROAD MIXED USE DEVELOPMENT

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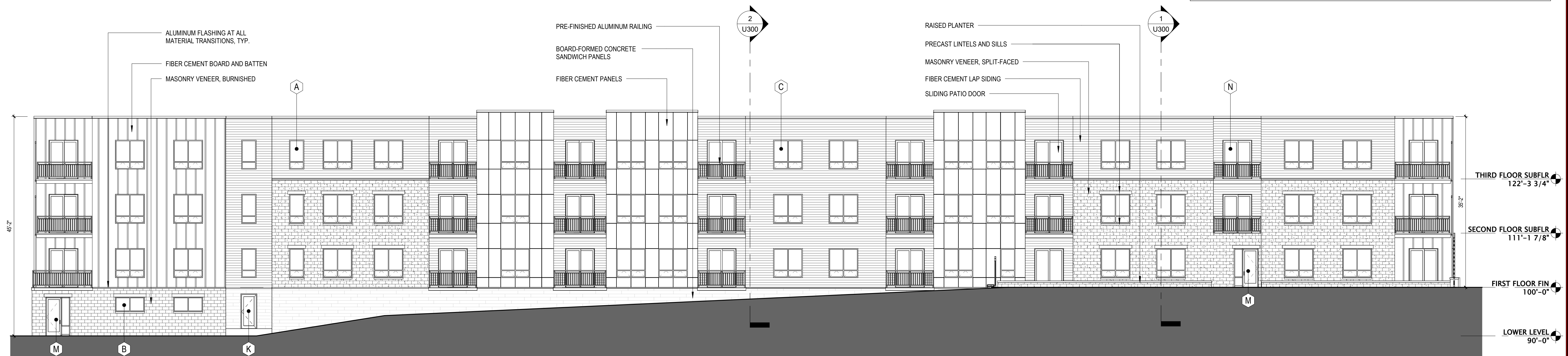
EXTERIOR ELEVATIONS- BIRGLASS

SHEET NUMBER

U211

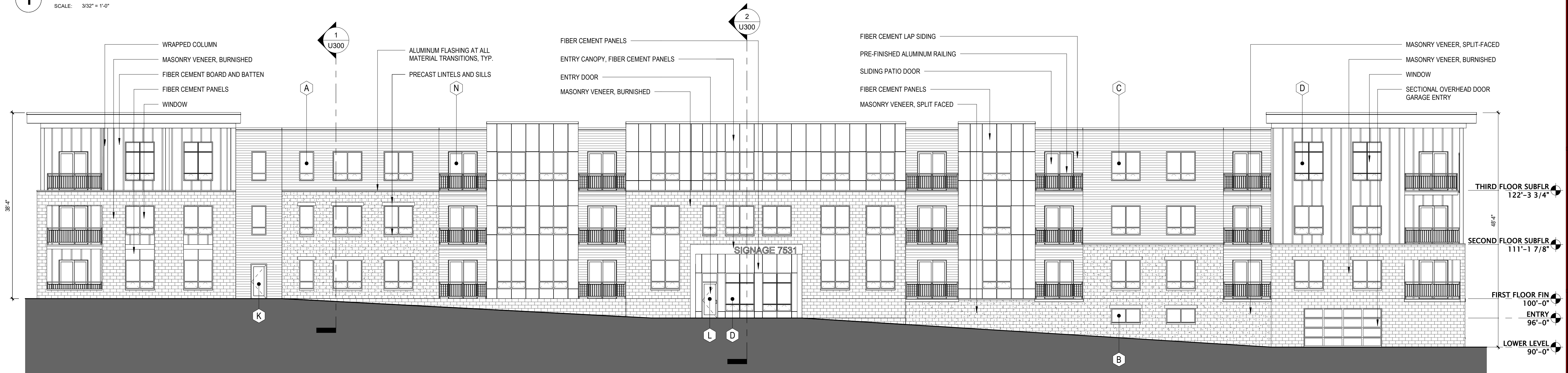
BIRD GLASS KEYNOTES - SEE SALCULATIONS

- A WINDOW: 3'-0"W x 6'-0"H
 - B WINDOW: 6'-0"W x 3'-0"H
 - C WINDOW: 6'-0"W x 6'-0"H
 - D WINDOW: 6'-0"W x 8'-0"H
 - E WINDOW: 8'-0"W x 3'-0"H
 - F WINDOW: 8'-0"W x 6'-0"H
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 - K SINGLE DOOR: 3'-0"W x 7'-0"H
 - L SINGLE DOOR w/ TRANSOM: 3'-0"W x 9'-4"H
 - M SINGLE DOOR w/ SIDELITE: 6'-0"W x 8'-0"H
 - N PATIO DOOR / DOUBLE DOOR: 6'-0"W x 8'-0"H
- BIRD GLASS LOCATIONS



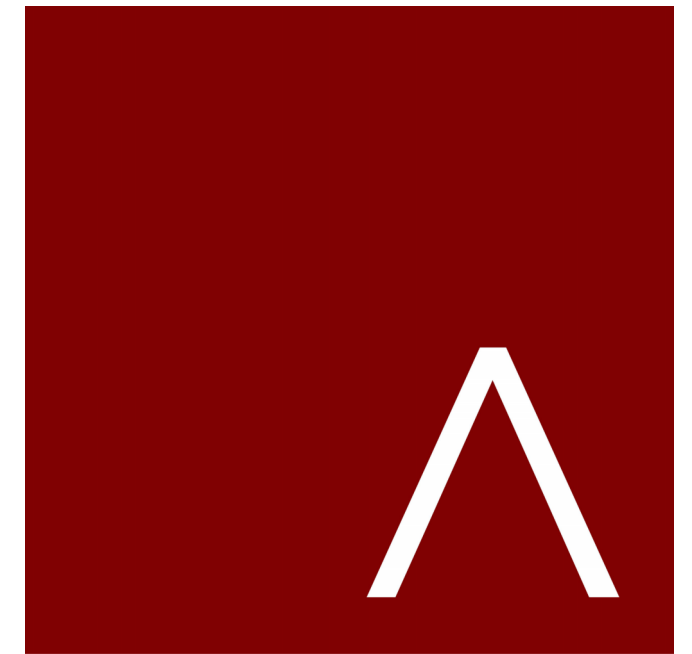
1 EAST ELEVATION - A2 BLDG (BIRD GLASS)

SCALE: 3/32" = 1'-0"



2 WEST ELEVATION - A2 BLDG (BIRD GLASS)

SCALE: 3/32" = 1'-0"



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**MCKEE ROAD MIXED
USE DEVELOPMENT**

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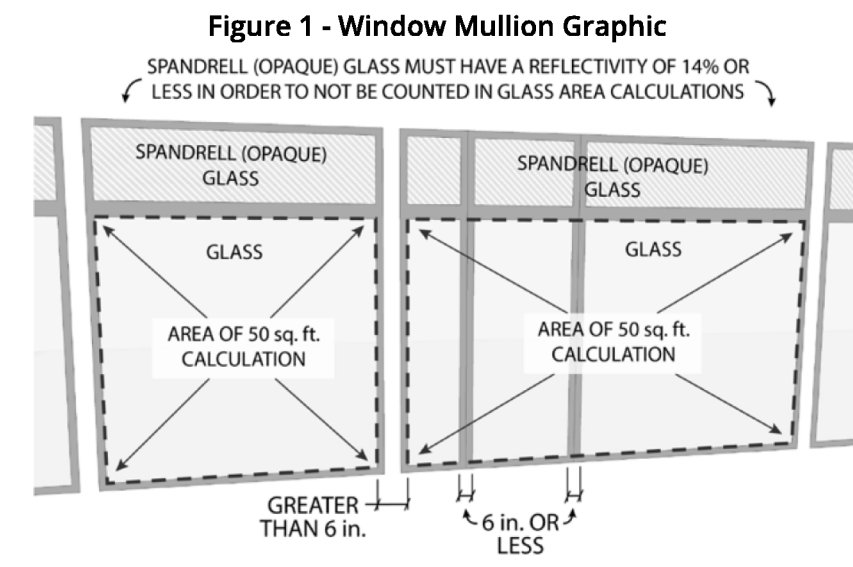
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SHEET TITLE

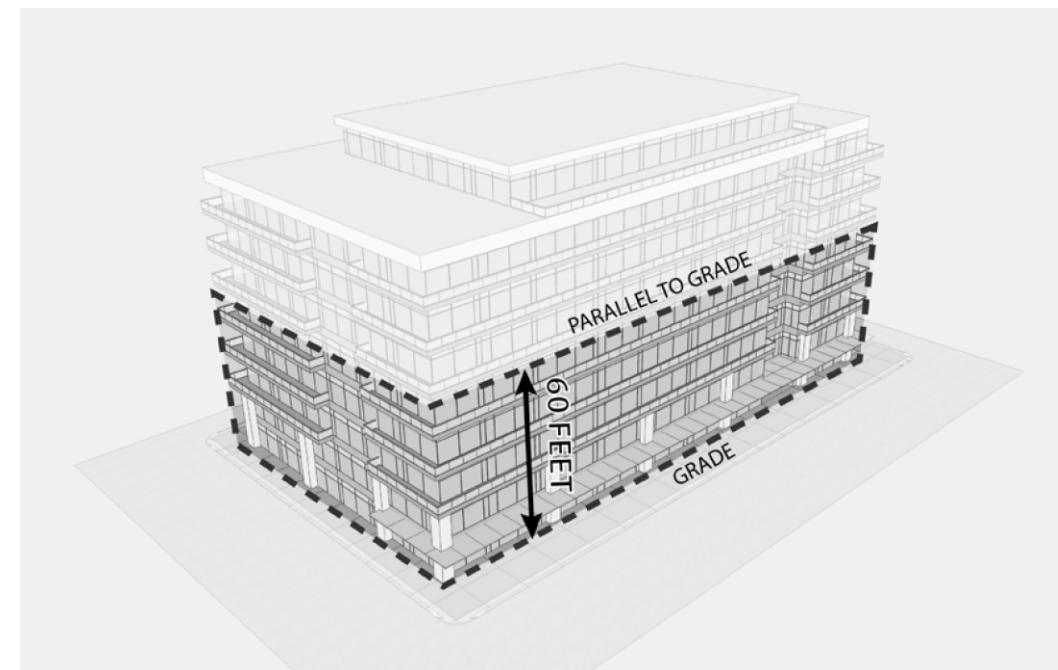
**EXTERIOR ELEVATIONS-
BIRGLASS**

SHEET NUMBER

U212



BIRD-SAFE GLASS WINDOW MULLION GRAPHIC



BIRD-SAFE GLASS 60-FOOT GRAPHIC

28.129 BIRD-SAFE REQUIREMENTS:

(1) Statement of Purpose: The Bird-Safe Glass Requirements in this section are intended to reduce the heightened risk for bird collisions with glass on specified building designs and configurations.

(2) Applicability: Subsection (4) applies to all exterior construction and development activity, including the expansion of existing buildings and structures, as specified therein.

(3) Measuring Glass Area: Under this Ordinance, glass area shall be measured as one (1) continuous panel of glass or other transparent material, or a set of two (2) or more such panels divided by mullions of six (6) inches in width or narrower. Panels surrounded on all sides by solid walls or mullions wider than six (6) inches shall be considered individual windows. Spandrel or opaque reflectivity of 14% or less shall not be included in the calculation of glass area. See Revised Figure 1.

(4) Bird-Safe Glass Treatment Requirements: Glass areas on the following buildings or structures shall be treated to reduce the risk of bird collision by incorporating a pattern of visual markers that are either: a) dots or other isolated shapes that are 1/4" in diameter or larger and spaced at not more than a two-inch (2") by two-inch (2") pattern; or b) lines that are 1/8" in width or greater and spaced no more than 2" apart; low reflective opaque materials; building-integrated structures like non-glass double-skin facades, metal screens, fixed solar shading, exterior insect screens, and other features that cover the glass surface; or other similar mitigation treatments approved by the Zoning Administrator.

(a) Buildings or structures over 10,000 square feet: For any building or structure over 10,000 square feet in size (floor area of above-grade stories), bird-safe glass treatment is required as follows:

1. For building facades where the first sixty (60) feet (See REVISED Figure 2) from grade are comprised of greater than or equal to fifty percent (50%) glass:
 - a. At least eighty-five percent (85%) of the glass must be treated; and
 - b. All glass within fifteen (15) feet of a building corner must be treated when see through or fly through conditions exist. See Figure 3.
2. For building facades where the first sixty (60) feet from grade are comprised of less than fifty percent (50%) glass:
 - a. At least eighty-five percent (85%) of the glass on glass areas fifty (50) square feet or over must be treated; and
 - b. Of all glass areas over fifty (50) square feet, any glass within fifteen (15) feet of a building corner must be treated.
3. All glass railings must be treated.
4. All glass on enclosed building connections shall be treated up to sixty (60) feet above grade.

(b) Sky-bridges: For buildings and structures of any size, all glass on above-ground bridges must be treated.

(c) At grade glass: For buildings and structures of any size, all at grade glass features such as sound walls or glass screens must be treated.

(5) This Ordinance shall become effective October 1, 2020.

McKee Avenue Mixed-Use
BIRD GLASS CALCULATIONS
10/7/2024

***50+ SQ FT AND REQUIRE A BIRD GLAZING SAFETY SYSTEM ON A MIN. OF 85% OF THE GLAZING**

Building A1

WINDOW/ DOOR DESIGNATION	WIDTH	HEIGHT	# OF PANES	AREA	WALL DESIGNATION							
					NORTH ELEVATION		SOUTH ELEVATION		EAST ELEVATION		WEST ELEVATION	
					GLZ AREA	# WINDOW	GLZ AREA	# WINDOW	GLZ AREA	# WINDOW	GLZ AREA	# WINDOW
A: WINDOW - 3'-0" x 6'-0"	3.0	6.0	2	18.0	0.0	0	36.0	2	162.0	9	180.0	10
B: WINDOW - 6'-0" x 3'-0"	6.0	3.0	2	18.0	0.0	0	0.0	0	0.0	0	0.0	0
C: WINDOW - 6'-0" x 6'-0"	6.0	6.0	4	36.0	0.0	0	0.0	0	1620.0	45	1620.0	45
D: WINDOW - 6'-0" x 8'-0"	6.0	8.0	6	48.0	0.0	0	0.0	0	144.0	3	144.0	3
E: WINDOW - 8'-0" x 3'-0"	8.0	3.0	2	24.0	0.0	0	0.0	0	0.0	0	0.0	0
F: WINDOW - 8'-0" x 6'-0"	8.0	6.0	4	48.0	336.0	7	480.0	10	0.0	0	0.0	0
G: WINDOW - 8'-0" x 8'-0"	8.0	8.0	6	64.0	128.0	2	128.0	2	0.0	0	0.0	0
H: WINDOW - 9'-0" x 8'-0"	9.0	8.0	9	72.0	0.0	0	0.0	0	72.0	1	72.0	1
J: WINDOW - 12'-0" x 6'-0"	12.0	6.0	6	72.0	216.0	3	288.0	4	0.0	0	0.0	0
K: DOOR - 3'-0" x 7'-0"	3.0	7.0	1	21.0	0.0	0	0.0	0	21.0	1	21.0	1
L: DOOR & TRANSOM: 3'-0" x 9'-4"	3.0	9.3	2	27.9	0.0	0	0.0	0	27.9	1	27.9	1
M: DOOR & SIDELITE: 6'-0" x 8'-0"	6.0	8.0	2	48.0	0.0	0	0.0	0	96.0	2	96.0	2
N: PATIO DOOR: 6'-0" x 8'-0"	6.0	8.0	2	48.0	0.0	0	0.0	0	960.0	20	960.0	20
					680.0	TOTAL GLZ	932.0	TOTAL GLZ	3,102.9	TOTAL GLZ	3,120.9	TOTAL GLZ
					2,045	WALL AREA	2,834	WALL AREA	11,592	WALL AREA	11,087	WALL AREA
					33.25%	% GLAZING	32.89%	% GLAZING	26.77%	% GLAZING	28.15%	% GLAZING

***50+ SQ FT AND REQUIRE A BIRD GLAZING SAFETY SYSTEM ON A MIN. OF 85% OF THE GLAZING**

Building A2

WINDOW/ DOOR DESIGNATION	WIDTH	HEIGHT	# OF PANES	AREA	WALL DESIGNATION							
					NORTH ELEVATION		SOUTH ELEVATION		EAST ELEVATION		WEST ELEVATION	
					GLZ AREA	# WINDOW	GLZ AREA	# WINDOW	GLZ AREA	# WINDOW	GLZ AREA	# WINDOW
A: WINDOW - 3'-0" x 6'-0"	3.0	6.0	2	18.0	0.0	0	36.0	2	108.0	6	126.0	7
B: WINDOW - 6'-0" x 3'-0"	6.0	3.0	2	18.0	0.0	0	0.0	0	36.0	2	36.0	2
C: WINDOW - 6'-0" x 6'-0"	6.0	6.0	4	36.0	0.0	0	0.0	0	1620.0	45	1512.0	42
D: WINDOW - 6'-0" x 8'-0"	6.0	8.0	6	48.0	0.0	0	0.0	0	0.0	0	288.0	6
E: WINDOW - 8'-0" x 3'-0"	8.0	3.0	2	24.0	0.0	0	0.0	0	0.0	0	0.0	0
F: WINDOW - 8'-0" x 6'-0"	8.0	6.0	4	48.0	336.0	7	336.0	7	0.0	0	0.0	0
G: WINDOW - 8'-0" x 8'-0"	8.0	8.0	6	64.0	128.0	2	128.0	2	0.0	0	0.0	0
H: WINDOW - 9'-0" x 8'-0"	9.0	8.0	9	72.0	0.0	0	0.0	0	0.0	0	0.0	0
J: WINDOW - 12'-0" x 6'-0"	12.0	6.0	6	72.0	216.0	3	216.0	3	0.0	0	0.0	0
K: DOOR - 3'-0" x 7'-0"	3.0	7.0	1	21.0	0.0	0	0.0	0	21.0	1	21.0	1
L: DOOR & TRANSOM: 3'-0" x 9'-4"	3.0	9.3	2	27.9	0.0	0	0.0	0	0.0	0	27.9	1
M: DOOR & SIDELITE: 6'-0" x 8'-0"	6.0	8.0	2	48.0	0.0	0	0.0	0	96.0	2	0.0	0
N: PATIO DOOR: 6'-0" x 8'-0"	6.0	8.0	2	48.0	0.0	0	0.0	0	1104.0	23	1008.0	21
					680.0	TOTAL GLZ	716.0	TOTAL GLZ	2,985.0	TOTAL GLZ	3,018.9	TOTAL GLZ
					2,045	WALL AREA	2,755	WALL AREA	11,384	WALL AREA	11,785	WALL AREA
					33.25%	% GLAZING	25.99%	% GLAZING	26.22%	% GLAZING	25.62%	% GLAZING



JLA
ARCHITECTS
MADISON : MILWAUKEE
jla-ap.com

JLA PROJECT NUMBER: W22-0201



MCKEE ROAD MIXED USE DEVELOPMENT

CITY OF MADISON LAND USE AND URBAN DESIGN COMMISSION SUBMITTAL

PROGRESS DOCUMENTS

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

DATE OF ISSUANCE: OCTOBER 18, 2024

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

BIRDGLASS CALCULATIONS

SHEET NUMBER

U213



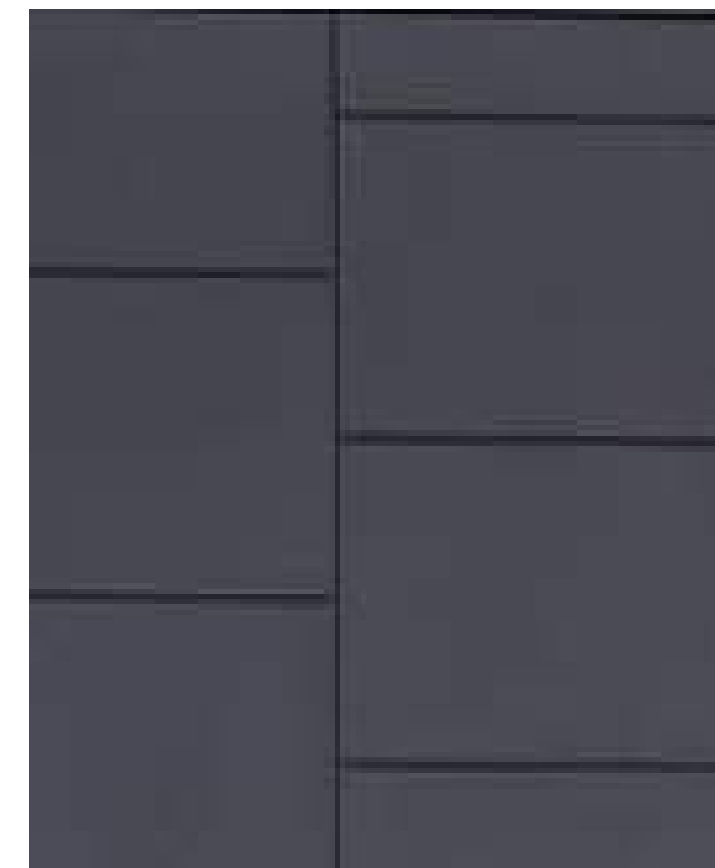
DARK BRONZE FINISH:
WINDOWS, LOUVERS, COPING,
RAILINGS, PICKET FENCES



FIBER CEMENT LAP SIDING:
AGED PEWTER



METALLIC BRONZE: FIBER CEMENT
CLADDING AND ARCHITECTURAL
SCREEN POWDER COAT



FIBER CEMENT PANEL:
IRON GRAY



CMU: BURNISHED CREAM COLOR



FIBER CEMENT BOARD AND BATTEN:
IRON GRAY



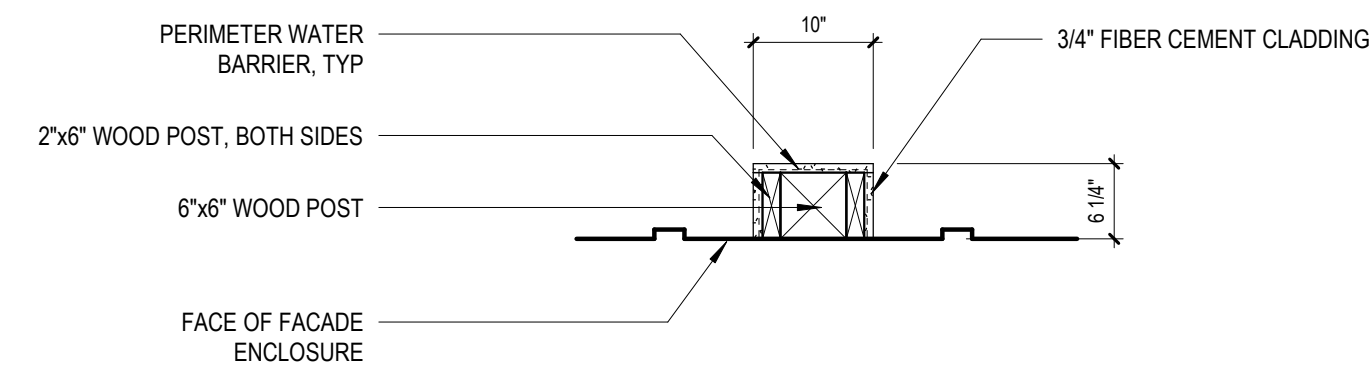
CMU: SPLITFACE CREAM COLOR



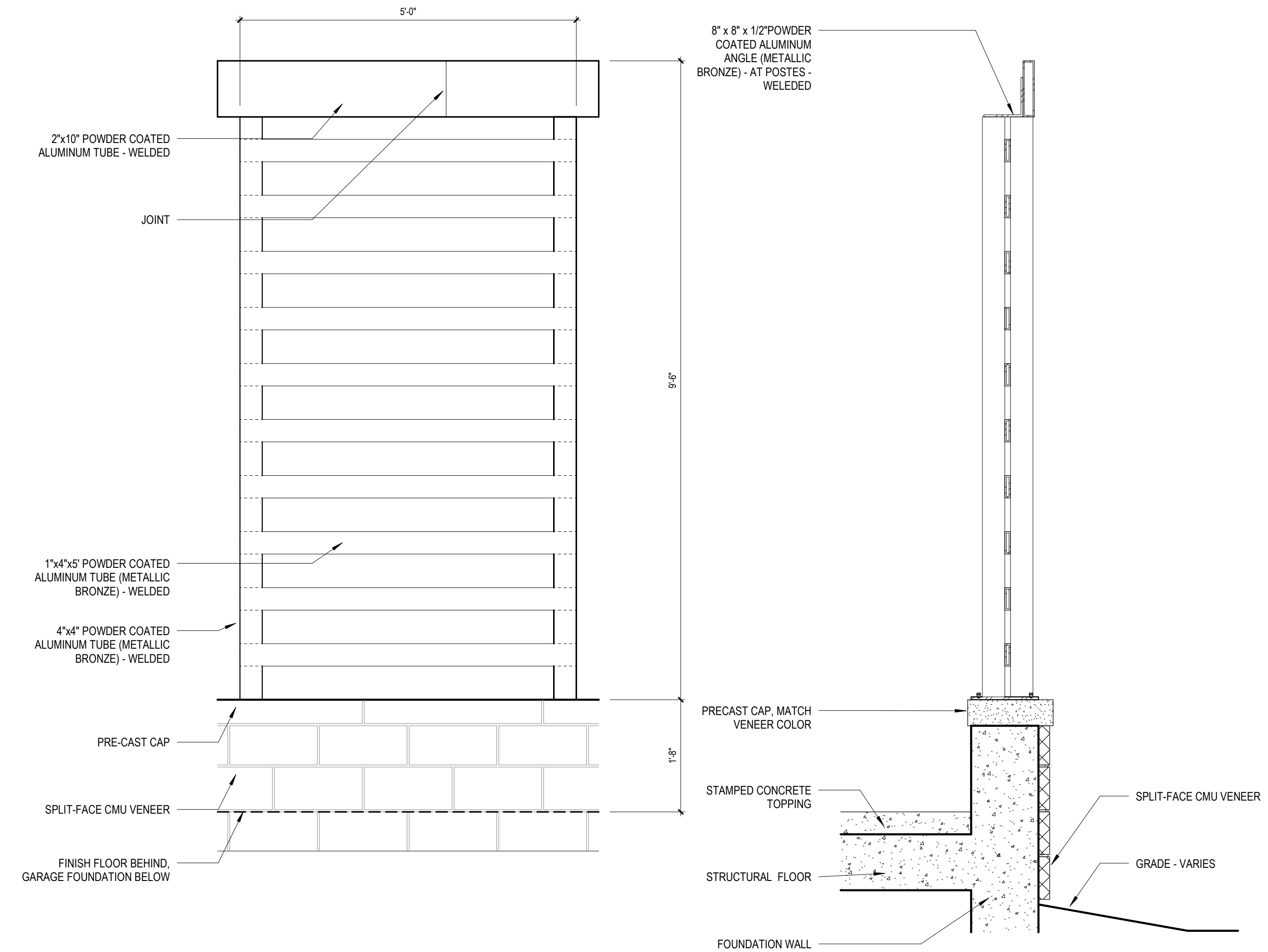
PRECAST CONCRETE: LINTEL, SILL,
WALL CAPS



BOARD FORMED CONCRETE

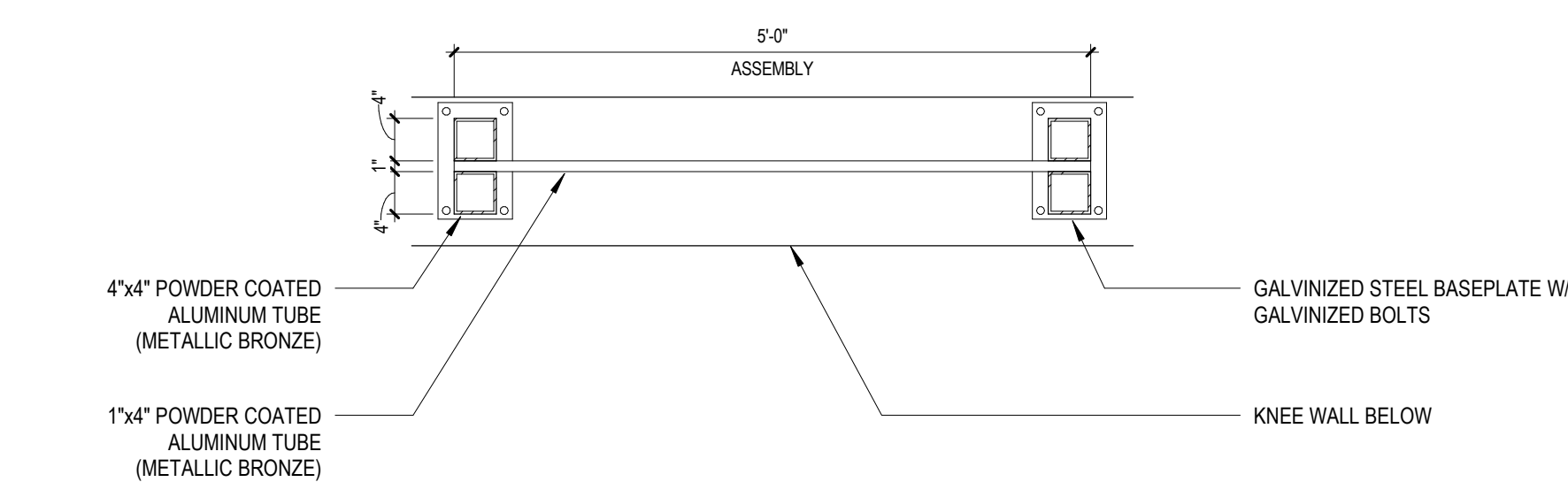


PLAN DETAIL: CLAD PILASTER

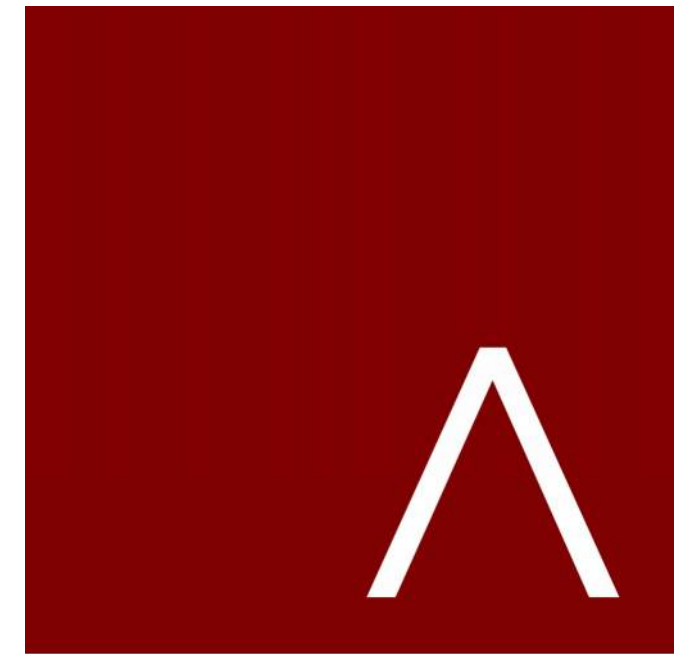


ENLARGED ELEVATION:
ARCHITECTURAL SCREEN PANEL

WALL SECTION:
ARCHITECTURAL SCREEN PANEL



ENLARGED PLAN: ARCHITECTURAL
SCREEN PANEL



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MADISON : MILWAUKEE
jla-ap.com

JLA PROJECT NUMBER: W22-0201



MCKEE ROAD MIXED
USE DEVELOPMENT

CITY OF MADISON LAND USE AND
URBAN DESIGN COMMISSION
SUBMITTAL

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SHEET TITLE

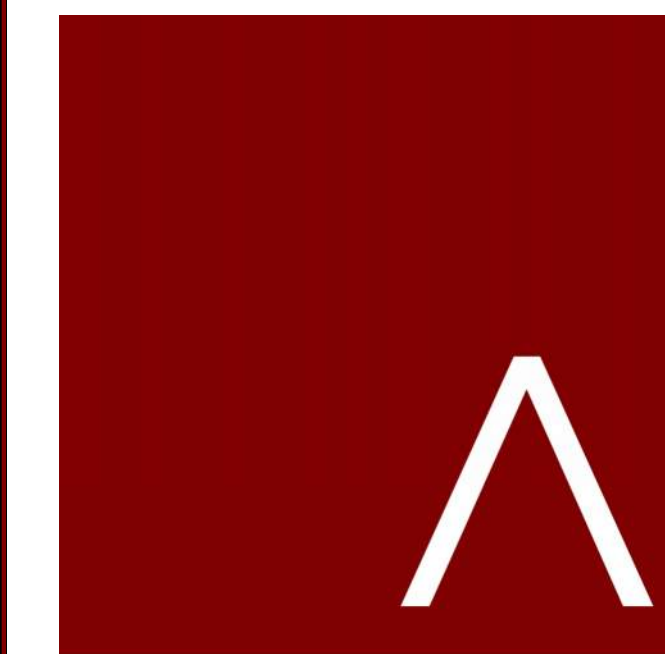
EXTERIOR MATERIALS
& BUILDING DETAILS

SHEET NUMBER

U220



PERSPECTIVE RENDERING: CORNER OF MCKEE ROAD AND MAPLE GROVE DR.



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ARCHITECTS

MADISON : MILWAUKEE
jla-ap.com

JLA PROJECT NUMBER: W22-0201



MCKEE ROAD MIXED
USE DEVELOPMENT

CITY OF MADISON LAND USE AND
URBAN DESIGN COMMISSION
SUBMITTAL

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SHEET TITLE

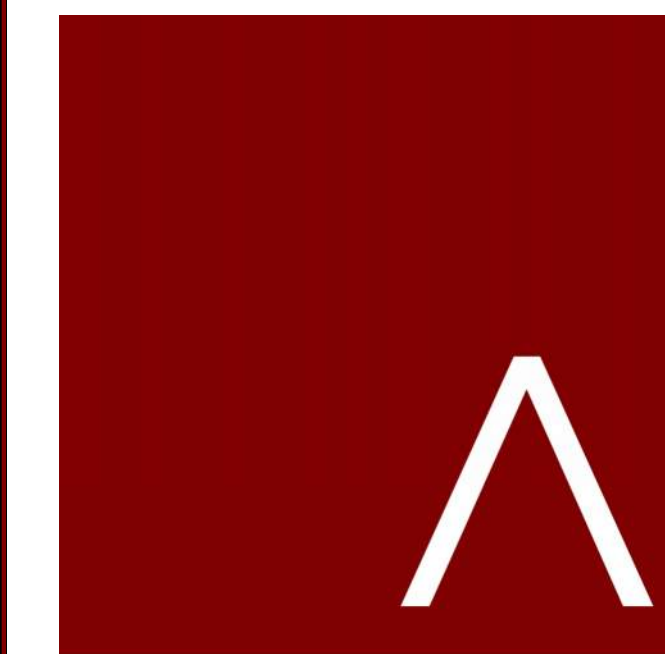
EXTERIOR
RENDERINGS

SHEET NUMBER

U230



PERSPECTIVE RENDERING: MCKEE ROAD - CORNER OF BUILDING A2



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ARCHITECTS

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JLA PROJECT NUMBER: W22-0201



MCKEE ROAD MIXED
USE DEVELOPMENT

CITY OF MADISON LAND USE AND
URBAN DESIGN COMMISSION
SUBMITTAL

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DATE OF ISSUANCE OCTOBER 18, 2024

REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

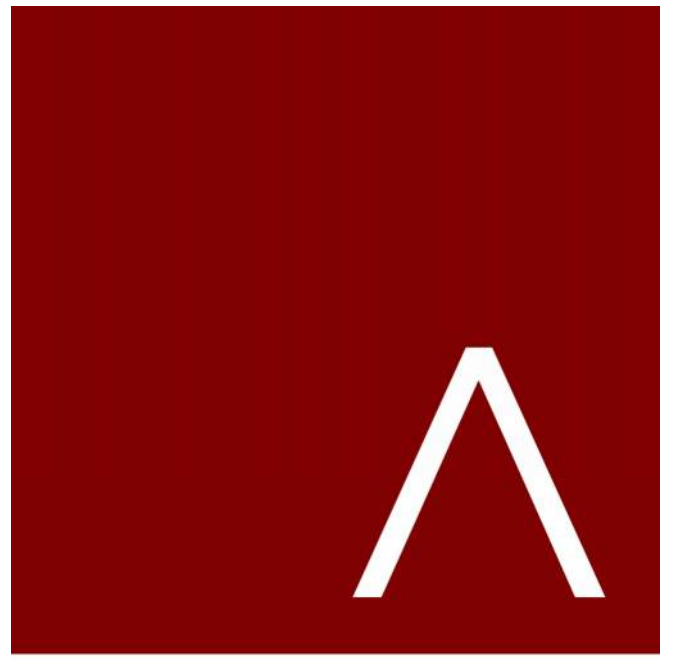
EXTERIOR
RENDERINGS

SHEET NUMBER

U231



PERSPECTIVE RENDERING: TERRACE AND POOL DECK FROM BALCONY



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JLA PROJECT NUMBER: W22-0201



MCKEE ROAD MIXED
USE DEVELOPMENT

CITY OF MADISON LAND USE AND
URBAN DESIGN COMMISSION
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REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

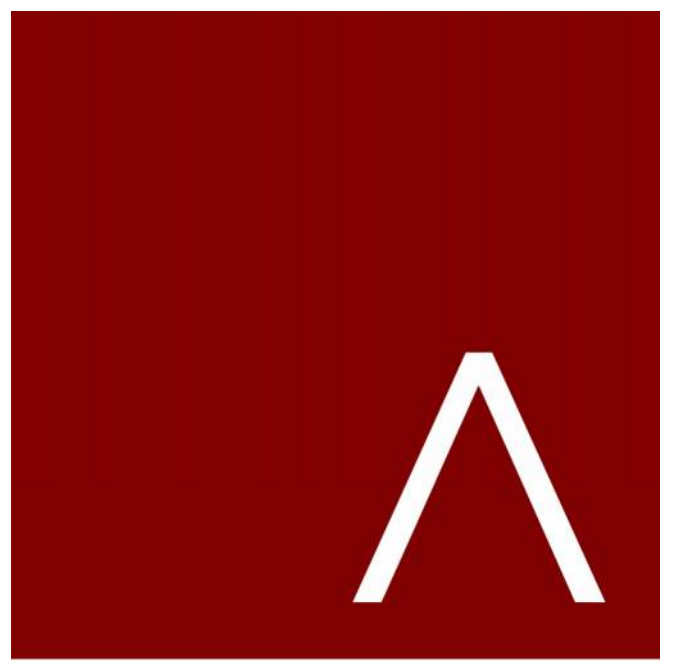
EXTERIOR
RENDERINGS

SHEET NUMBER

U232



PERSPECTIVE RENDERING: CORNER OF MAPLE GROVE DR. AND MADER DR. COMMERCIAL FACADE



JLA
ARCHITECTS

MADISON : MILWAUKEE
jla-ap.com

JLA PROJECT NUMBER: W22-0201



**MCKEE ROAD MIXED
USE DEVELOPMENT**

CITY OF MADISON LAND USE AND
URBAN DESIGN COMMISSION
SUBMITTAL

PROGRESS DOCUMENTS

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REVISION SCHEDULE		
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SHEET TITLE

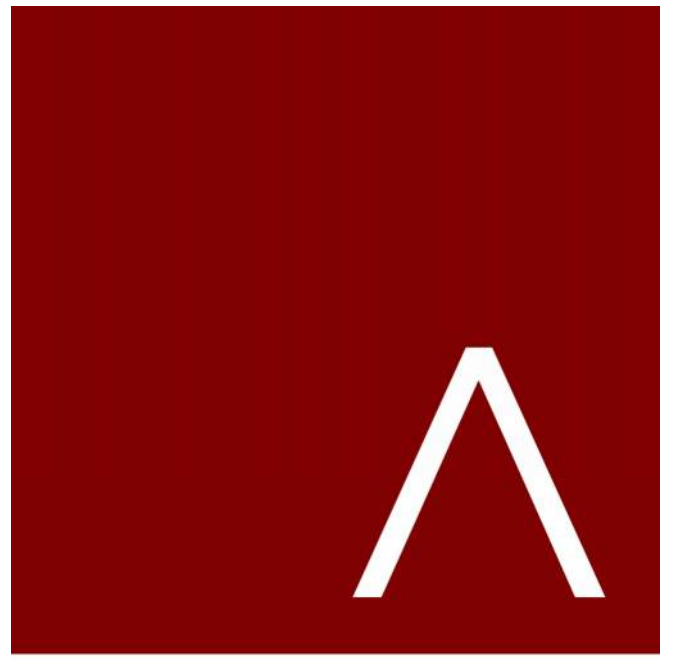
**EXTERIOR
RENDERINGS**

SHEET NUMBER

U233



PERSPECTIVE RENDERING: INTERNAL PARKING LOT AND COMMERCIAL FACADE



JLA
ARCHITECTS

MADISON : MILWAUKEE
jla-ap.com

JLA PROJECT NUMBER: W22-0201



MCKEE ROAD MIXED
USE DEVELOPMENT

CITY OF MADISON LAND USE AND
URBAN DESIGN COMMISSION
SUBMITTAL

PROGRESS DOCUMENTS

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REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

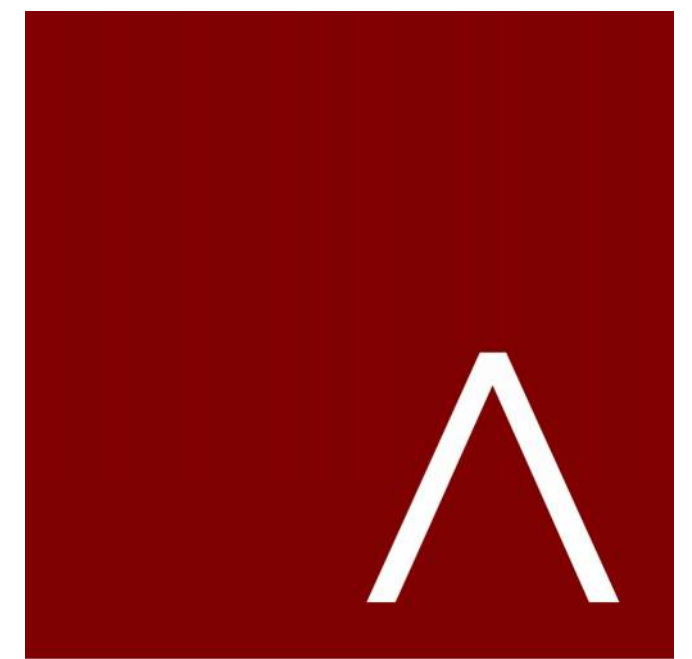
EXTERIOR
RENDERINGS

SHEET NUMBER

U234



PERSPECTIVE RENDERING: MAIN RESIDENTIAL ENTRY



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ARCHITECTS

MADISON : MILWAUKEE
jla-ap.com

JLA PROJECT NUMBER: W22-0201



MCKEE ROAD MIXED
USE DEVELOPMENT

CITY OF MADISON LAND USE AND
URBAN DESIGN COMMISSION
SUBMITTAL

PROGRESS DOCUMENTS

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REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

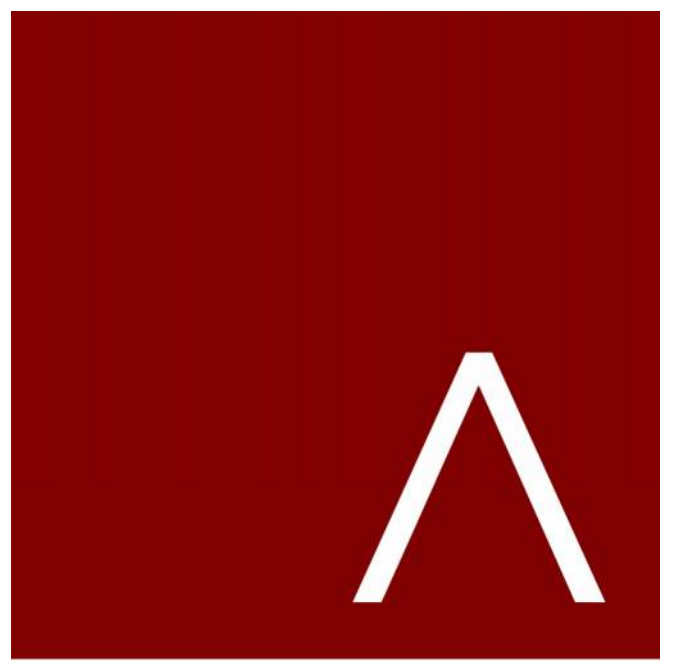
EXTERIOR
RENDERINGS

SHEET NUMBER

U235



RENDERING: PARTIAL ELEVATION OF PATIO AMENITY AND RESIDENTIAL STAIR ACCESS



JLA
ARCHITECTS

MADISON : MILWAUKEE
jla-ap.com

JLA PROJECT NUMBER: W22-0201



MCKEE ROAD MIXED
USE DEVELOPMENT

CITY OF MADISON LAND USE AND
URBAN DESIGN COMMISSION
SUBMITTAL

PROGRESS DOCUMENTS

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DATE OF ISSUANCE OCTOBER 18, 2024

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

EXTERIOR
RENDERINGS

SHEET NUMBER

U236



JLA
ARCHITECTS

MADISON : MILWAUKEE
jla-ap.com

JLA PROJECT NUMBER: W22-0201



MCKEE ROAD MIXED USE DEVELOPMENT

CITY OF MADISON LAND USE AND URBAN DESIGN COMMISSION SUBMITTAL

PROGRESS DOCUMENTS

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DATE OF ISSUANCE: OCTOBER 18, 2024

REVISION SCHEDULE

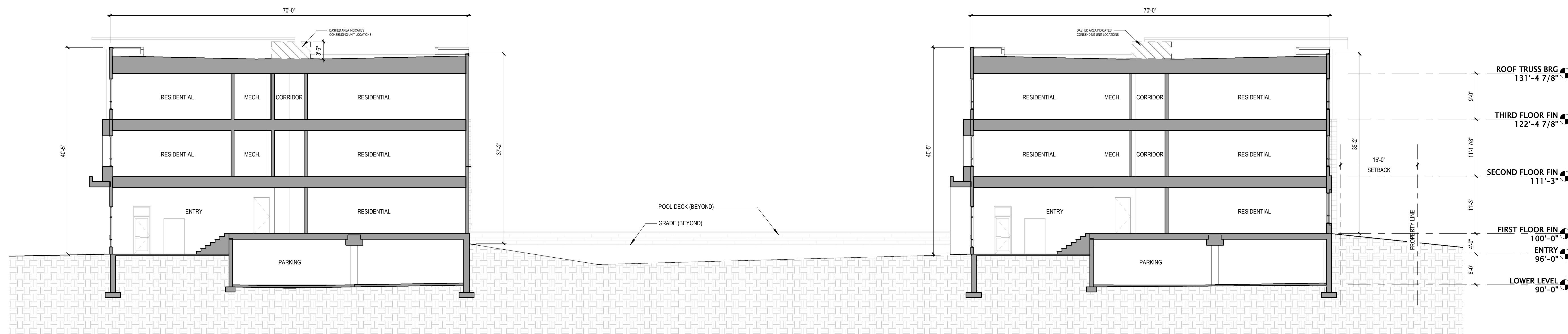
Mark	Description	Date

SHEET TITLE

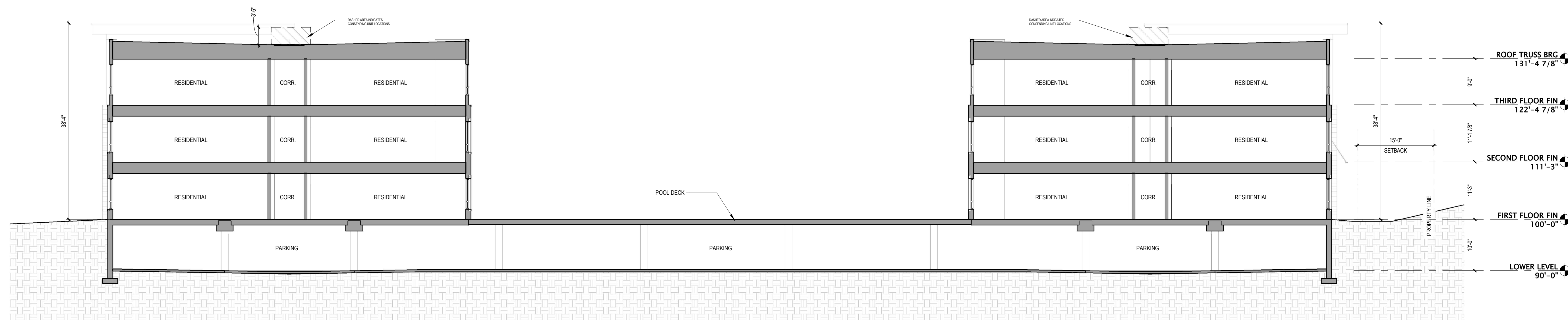
BUILDING SECTIONS

SHEET NUMBER

U300



② CROSS SECTION - LOOKING NORTH (AT BLDG ENTRIES)
3/32" = 1'-0"



① CROSS SECTION - LOOKING NORTH (AT POOL DECK)
3/32" = 1'-0"



CITY OF MADISON LANDSCAPE WORKSHEET

Section 28.142 Madison General Ordinance

Project Location / Address 6701 McKee Rd./ 6702 Mader Dr.
 Name of Project McKee Rd Mixed Use Development
 Owner / Contact Livesey Company
 Contact Phone 608-833-2929 Contact Email jake@liveseyco.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:

- (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 59,723

Total landscape points required 995

- (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 _____

Five (5) acres = 217,800 square feet

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

Remainder of developed area _____

Total landscape points required _____

- (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			19	665
Tall evergreen tree (i.e. pine, spruce)	5-6 feet tall	35			0	0
Ornamental tree	1 1/2 inch caliper	15			14	210
Upright evergreen shrub (i.e. arborvitae)	3-4 feet tall	10			51	510
Shrub, deciduous	#3 gallon container size, Min. 12”-24”	3			95	285
Shrub, evergreen	#3 gallon container size, Min. 12”-24”	4			8	32
Ornamental grasses/ perennials	#1 gallon container size, Min. 8”-18”	2			337	674
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						2376

Total Number of Points Provided 2376

* 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.

Landscaping shall be distributed throughout the property along street frontages, within parking lot interiors, as foundation plantings, or as general site landscaping. The total number of landscape points provided shall be distributed on the property as follows.

Total Developed Area

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.

Development Frontage Landscaping

Landscaping and/or ornamental fencing shall be provided between buildings or parking areas and the adjacent street(s), except where buildings are placed at the sidewalk. Landscape material shall include a mix of plant materials.

Interior Parking Lot Landscaping

The purpose of interior parking lot landscaping is to improve the appearance of parking lots, provide shade, and improve stormwater infiltration. **All parking lots with twenty (20) or more parking spaces** shall be landscaped in accordance with the interior parking lot standards.

Foundation Plantings

Foundation plantings shall be installed along building facades, except where building facades directly abut the sidewalk, plaza, or other hardscape features. Foundation plantings shall consist primarily of shrubs, perennials, and native grasses.

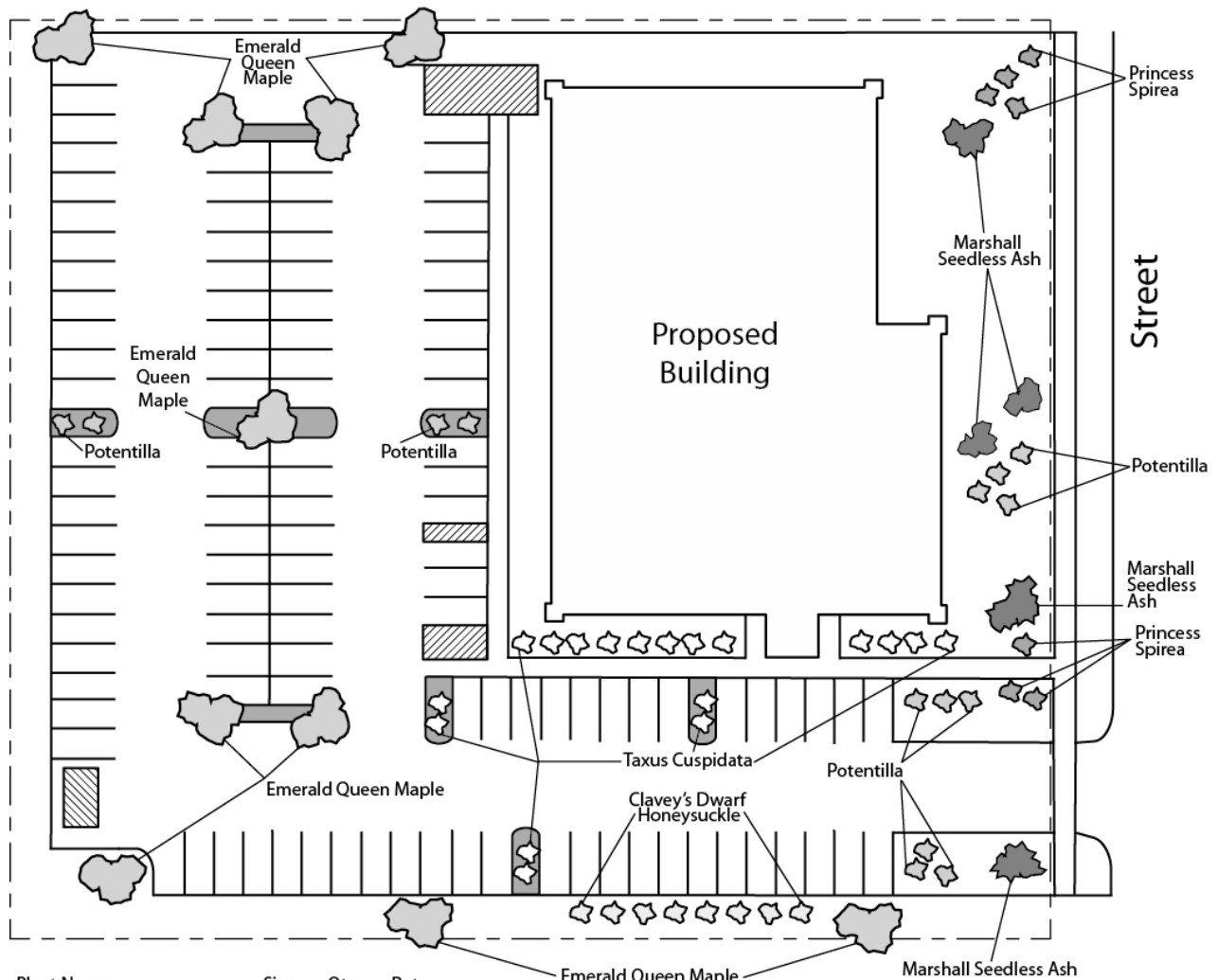
Screening Along District Boundaries

Screening shall be provided along side and rear property boundaries between commercial, mixed use or industrial districts and residential districts.

Screening of Other Site Elements

The following site elements shall be screened in compatibility with the design elements, materials and colors used elsewhere on the site: refuse disposal areas, outdoor storage areas, loading areas, and mechanical equipment.

Example Landscape Plan



Plant Name	Size	Qty.	Pnts.
Emerald Queen Maple	2-2.5"	9	-
Marshall Seedless Ash	2-2.5"	4	450
Clavey's Dwarf Honeysuckle	1 Gal	8	24
Princess Spirea	1 Gal	7	21
Potentilla	1 Gal	10	30
Taxus Cuspidata	2 Gal	12	60
			TOTAL 585

Call City Zoning, 266-4551, with your questions about this type of plan

LANDSCAPE PLAN AND LANDSCAPE WORKSHEET INSTRUCTIONS

Refer to Zoning Code Section 28.142 LANDSCAPING AND SCREENING REQUIREMENTS for the complete requirements for preparing and submitting a Landscape Plan and Landscape Worksheet.

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 Plan and Design Standards.

Landscape plans shall be submitted as a component of a site plan, where required, or as a component of applications for other actions, including zoning permits, where applicable. Landscape plans for zoning lots greater than ten thousand (10,000) square feet in size must be prepared by a registered landscape architect.

- (a) Elements of the landscape plan shall include the following:
 1. Plant list including common and Latin names, size and root condition (i.e. container or ball & burlap).
 2. Site amenities, including bike racks, benches, trash receptacles, etc.
 3. Storage areas including trash and loading.
 4. Lighting (landscape, pedestrian or parking area).
 5. Irrigation.
 6. Hard surface materials.
 7. Labeling of mulching, edging and curbing.
 8. Areas of seeding or sodding.
 9. Areas to remain undisturbed and limits of land disturbance.
 10. Plants shall be depicted at their size at sixty percent (60%) of growth.
 11. Existing trees eight (8) inches or more in diameter.
 12. Site grading plan, including stormwater management, if applicable.
- (b) Plant Selection. Plant materials provided in conformance with the provisions of this section shall be nursery quality and tolerant of individual site microclimates.
- (c) Mulch shall consist of shredded bark, chipped wood or other organic material installed at a minimum depth of two (2) inches.

Landscape Calculations and Distribution.

Required landscaped areas shall be calculated based upon the total developed area of the property. Developed area, for the purpose of this requirement, 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.

- (a) Landscaping shall be distributed throughout the property along street frontages, within parking lot interiors, and as foundation plantings, or as general site landscaping.
- (b) Planting beds or planted areas must have at least seventy-five percent (75%) vegetative cover.
- (c) Canopy tree diversity requirements for new trees:
 1. If the development site has fewer than 5 canopy trees, no tree diversity is required.
 2. If the development site has between 5 and 50 canopy trees, no single species may comprise more than 33% of trees.
 3. If the development site has more than 50 canopy trees, no single species may comprise more than 20% of trees.

Development Frontage Landscaping.

Landscaping and/or ornamental fencing shall be provided between buildings or parking areas and the adjacent street(s), except where buildings are placed at the sidewalk. Landscape material shall include a mix of plant material meeting the following minimum requirements:

- (a) One (1) overstory deciduous tree and five (5) shrubs shall be planted for each thirty (30) lineal feet of lot frontage. Two (2) ornamental trees or two (2) evergreen trees may be used in place of one (1) overstory deciduous tree.
- (b) In cases where building facades directly abut the sidewalk, required frontage landscaping shall be deducted from the required point total.
- (c) In cases where development frontage landscaping cannot be provided due to site constraints, the zoning administrator may waive the requirement or substitute alternative screening methods for the required landscaping.
- (d) Fencing shall be a minimum of three (3) feet in height, and shall be constructed of metal, masonry, stone or equivalent material. Chain link or temporary fencing is prohibited.

Interior Parking Lot Landscaping.

The purpose of interior parking lot landscaping is to improve the appearance of parking lots, provide shade, and improve stormwater infiltration. **All parking lots with twenty (20) or more parking spaces** shall be landscaped in accordance with the following interior parking lot standards.

- (a) For new development on sites previously undeveloped or where all improvements have been removed, a minimum of eight percent (8%) of the asphalt or concrete area of the parking lot shall be devoted to interior planting islands, peninsulas, or landscaped strips. For changes to a developed site, a minimum of five percent (5%) of the asphalt or concrete area shall be interior planting islands, peninsulas, or landscaped strips. A planting island shall be located at least every twelve (12) contiguous stalls with no break or alternatively, landscaped strips at least seven (7) feet wide between parking bays.
- (b) The primary plant materials shall be shade trees with at least one (1) deciduous canopy tree for every one hundred sixty (160) square feet of required landscaped area. Two (2) ornamental deciduous trees may be substituted for one (1) canopy tree, but ornamental trees shall constitute no more than twenty-five percent (25%) of the required trees. No light poles shall be located within the area of sixty percent (60%) of mature growth from the center of any tree.
- (c) Islands may be curbed or may be designed as uncurbed bio-retention areas as part of an approved low impact stormwater management design approved by the Director of Public Works. The ability to maintain these areas over time must be demonstrated. (See Chapter 37, Madison General Ordinances, Erosion and Stormwater Runoff Control.)

Foundation Plantings.

Foundation plantings shall be installed along building facades, except where building facades directly abut the sidewalk, plaza, or other hardscape features. Foundation plantings shall consist primarily of shrubs, perennials, and native grasses. The Zoning Administrator may modify this requirement for development existing prior to the effective date of this ordinance, as long as improvements achieve an equivalent or greater level of landscaping for the site.

Screening Along District Boundaries.

Screening shall be provided along side and rear property boundaries between commercial, mixed use or industrial districts and residential districts. Screening shall consist of a solid wall, solid fence, or hedge with year-round foliage, between six (6) and eight (8) feet in height, except that within the front yard setback area, screening shall not exceed four (4) feet in height. Height of screening shall be measured from natural or approved grade. Berms and retaining walls shall not be used to increase grade relative to screening height.

Screening of Other Site Elements.

The following site elements shall be screened in compatibility with the design elements, materials and colors used elsewhere on the site, as follows:

- (a) Refuse Disposal Areas. All developments, except single family and two family developments, shall provide a refuse disposal area. Such area shall be screened on four (4) sides (including a gate for access) by a solid, commercial-grade wood fence, wall, or equivalent material with a minimum height of six (6) feet and not greater than seven (7) feet.
- (b) Outdoor Storage Areas. Outdoor storage areas shall be screened from abutting residential uses with a by a building wall or solid, commercial-grade wood fence, wall, year-round hedge, or equivalent material, with a minimum height of six (6) feet and not greater than seven (7) feet. Screening along district boundaries, where present, may provide all or part of the required screening.
- (c) Loading Areas. Loading areas shall be screened from abutting residential uses and from street view to the extent feasible by a building wall or solid, commercial-grade wood fence, or equivalent material, with a minimum height of six (6) feet and not greater than seven (7) feet. Screening along district boundaries, where present, may provide all or part of the required screening.
- (d) Mechanical Equipment. All rooftop and ground level mechanical equipment and utilities shall be fully screened from view from any street or residential district, as viewed from six (6) feet above ground level. Screening may consist of a building wall or fence and/or landscaping as approved by the Zoning Administrator.

Maintenance.

The owner of the premises is responsible for the watering, maintenance, repair and replacement of all landscaping, fences, and other landscape architectural features on the site. All planting beds shall be kept weed free. Plant material that has died shall be replaced no later than the upcoming June 1.