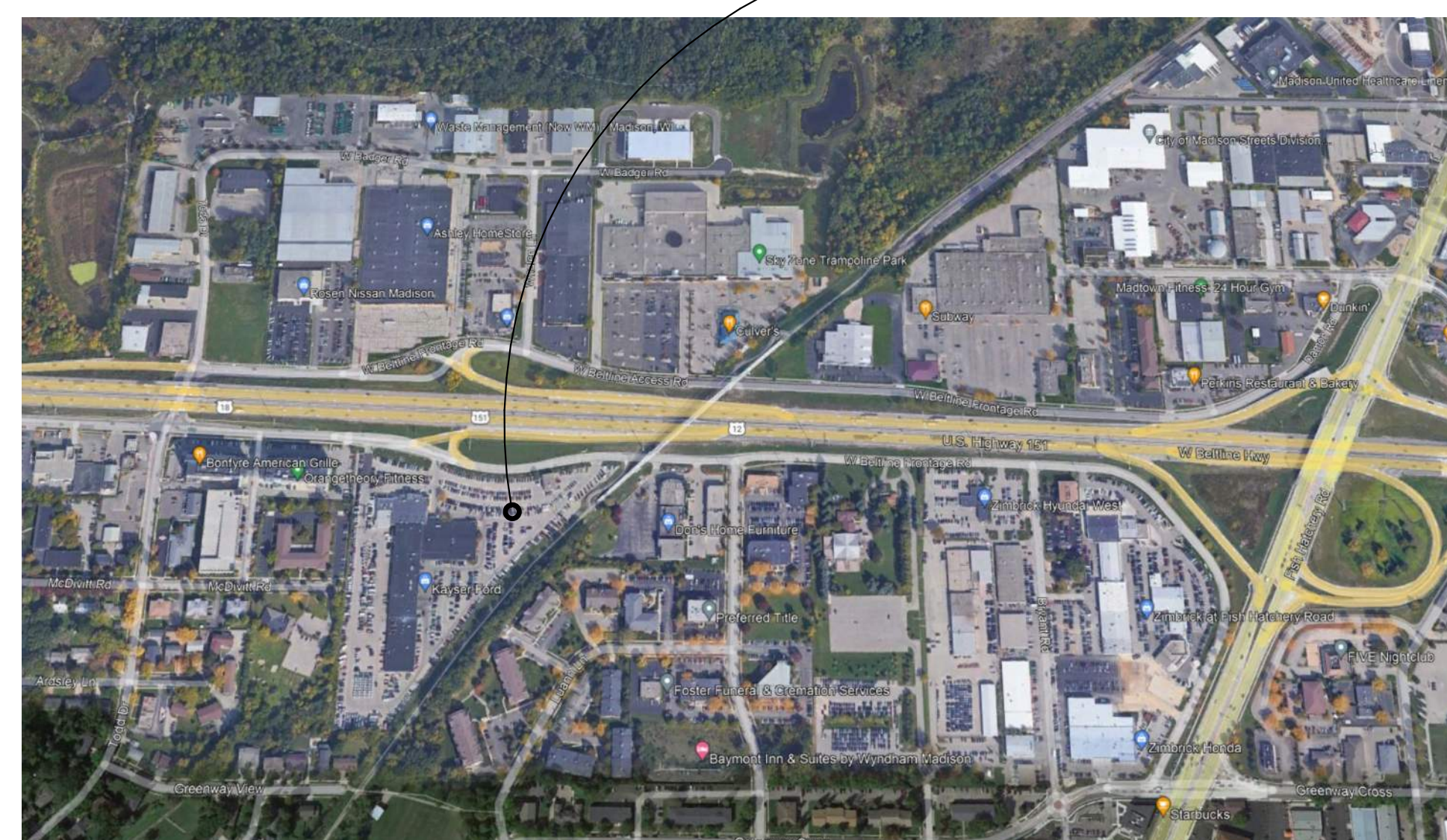




**ISSUE FOR DEMOLITION PERMIT
APRIL 11, 2022**

VACINITY LOCATION MAP: LOCATION



C100	EXISTING CONDITIONS PLAN
C200	DEMOLITION PLAN - 1
C201	DEMOLITION PLAN - 2
C300	SITE PLAN OVERALL
C301	SITE PLAN - 1
C302	SITE PLAN - 2
A-10.05	EXISTING BUILDING PHOTOS

OWNER:
PATRICK J. BAXTER REVOCABLE TRUST
350 N. HAMILTON #905
MADISON, WI 53703
PHONE: (608) 276-0238
CONTACT: SEAN P. BAXTER
EMAIL: kayserexec@yahoo.com

ARCHITECT/INTERIOR DESIGNER:
GARY BRINK AND ASSOCIATES, INC
2248 DEMING WAY, SUITE 120
MIDDLETON, WI 53762
PHONE: (608) 829-1750
CONTACT: JOSH WILCOX
EMAIL: Josh.Wilcox@garybrink.com

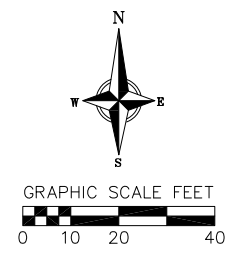
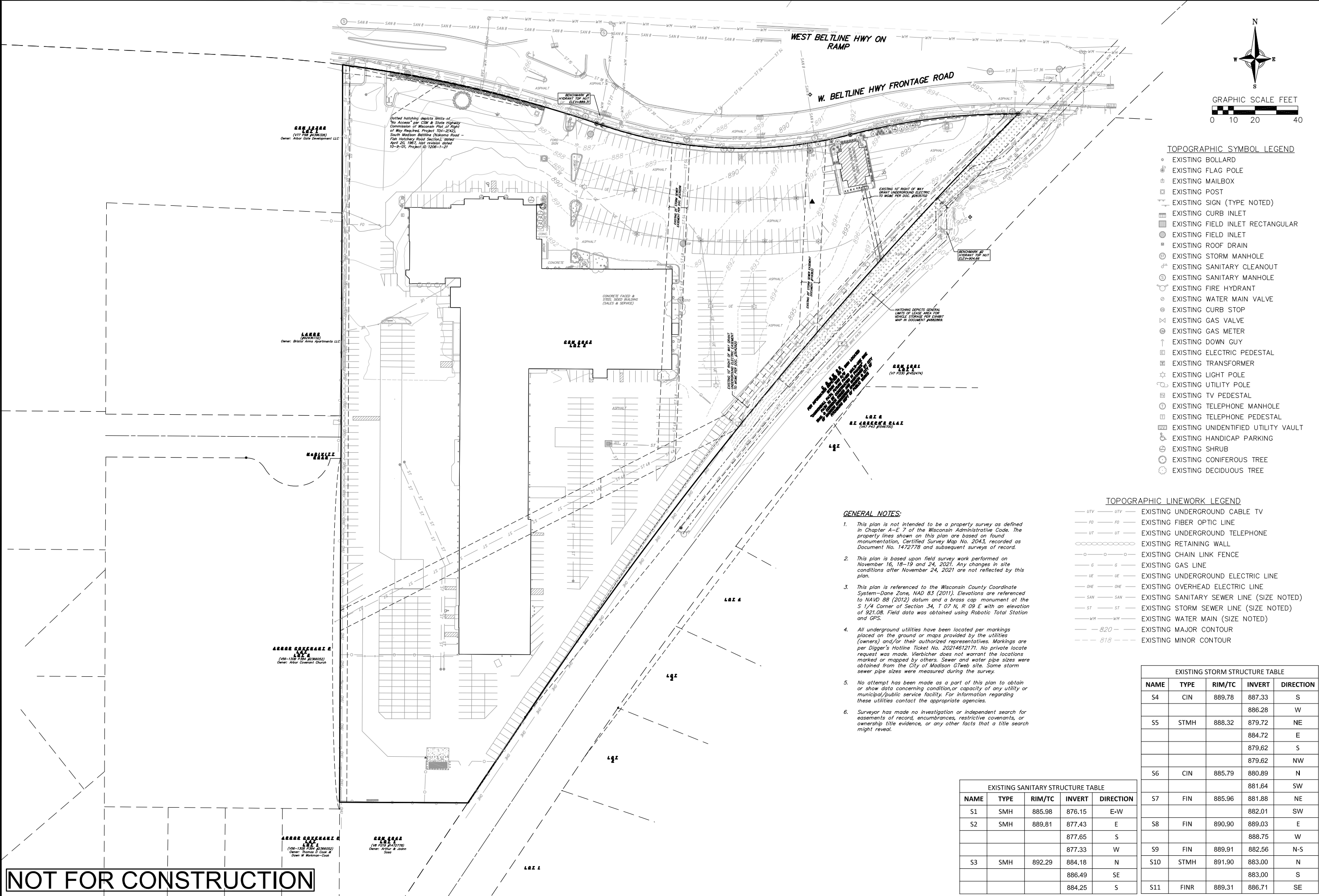
CIVIL/LANDSCAPE:
VIERBICHER
999 FOURIER DRIVE #201
MADISON, WI 53717
PHONE: (608) 821-3983
CONTACT: JOHNATHON LILLEY
EMAIL: jil@vierbicher.com

GENERAL CONTRACTOR:
IDEAL BUILDERS
1406 EMIL STREET
MADISON, WI 53713
PHONE: (608) 271-8111
CONTACT: SETH WILLIAMS
EMAIL: swilliams@idealbuilders.com

STRUCTURAL ENGINEER:
RAKER RHODES ENGINEERING
2 SOUTH CARROLL STREET, SUITE 200
MADISON, WI 53703
PHONE: (608) 770-4265
CONTACT: Chad Whittinghill
EMAIL: cwittinghill@rakerrhodes.com

PROJECT: **KAYSER LINCOLN**
2303 WEST BELTLINE HIGHWAY
MADISON, WI 53713
CLIENT: **KAYSER FORD INC.**
2303 WEST BELTLINE HIGHWAY
MADISON, WI 53713

PROJECT: 202136
DRAWN BY: GBA
DATE: 04/11/2022
SCALE: AS NOTED



TOPOGRAPHIC SYMBOL LEGEND

- EXISTING BOLLARD
- EXISTING FLAG POLE
- EXISTING MAILBOX
- EXISTING POST
- ↑ EXISTING SIGN (TYPE NOTED)
- EXISTING CURB INLET
- ▭ EXISTING FIELD INLET RECTANGULAR
- EXISTING FIELD INLET
- ▭ EXISTING ROOF DRAIN
- EXISTING STORM MANHOLE
- ⊕ EXISTING SANITARY CLEANOUT
- EXISTING SANITARY MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER MAIN VALVE
- EXISTING CURB STOP
- ⊗ EXISTING GAS VALVE
- EXISTING GAS METER
- ↑ EXISTING DOWN GUY
- EXISTING ELECTRIC PEDESTAL
- EXISTING TRANSFORMER
- ☆ EXISTING LIGHT POLE
- EXISTING UTILITY POLE
- EXISTING TV PEDESTAL
- EXISTING TELEPHONE MANHOLE
- EXISTING TELEPHONE PEDESTAL
- EXISTING UNIDENTIFIED UTILITY VAULT
- EXISTING HANDICAP PARKING
- EXISTING SHRUB
- EXISTING CONIFEROUS TREE
- EXISTING DECIDUOUS TREE

TOPOGRAPHIC LINEWORK LEGEND

- UTY --- EXISTING UNDERGROUND CABLE TV
- FO --- EXISTING FIBER OPTIC LINE
- UT --- EXISTING UNDERGROUND TELEPHONE
- ○ --- EXISTING RETAINING WALL
- ○ --- EXISTING CHAIN LINK FENCE
- G --- EXISTING GAS LINE
- UE --- EXISTING UNDERGROUND ELECTRIC LINE
- OHE --- EXISTING OVERHEAD ELECTRIC LINE
- SAN --- EXISTING SANITARY SEWER LINE (SIZE NOTED)
- ST --- EXISTING STORM SEWER LINE (SIZE NOTED)
- WM --- EXISTING WATER MAIN (SIZE NOTED)
- 820 --- EXISTING MAJOR CONTOUR
- 818 --- EXISTING MINOR CONTOUR

GENERAL NOTES:

1. This plan is not intended to be a property survey as defined in Chapter A-E 7 of the Wisconsin Administrative Code. The property lines shown on this plan are based on found monumentation, Certified Survey Map No. 2043, recorded as Document No. 1472778 and subsequent surveys of record.
2. This plan is based upon field survey work performed on November 16, 18-19 and 24, 2021. Any changes in site conditions after November 24, 2021 are not reflected by this plan.
3. This plan is referenced to the Wisconsin County Coordinate System-Dane Zone, NAD 83 (2011). Elevations are referenced to NAVD 88 (2012) datum and a brass cap monument at the S 1/4 Corner of Section 34, T 07 N, R 09 E with an elevation of 921.08. Field data was obtained using Robotic Total Station and GPS.
4. All underground utilities have been located per markings placed on the ground or maps provided by the utilities (owners) and/or their authorized representatives. Markings are per Digger's Hotline Ticket No. 20214612171. No private locate request was made. Vierbicher does not warrant the locations marked or mapped by others. Sewer and water pipe sizes were obtained from the City of Madison O'web site. Some storm sewer pipe sizes were measured during the survey.
5. No attempt has been made as a part of this plan to obtain or show data concerning condition, or capacity of any utility or municipal/public service facility. For information regarding these utilities contact the appropriate agencies.
6. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, or ownership title evidence, or any other facts that a title search might reveal.

EXISTING SANITARY STRUCTURE TABLE				
NAME	TYPE	RIM/TC	INVERT	DIRECTION
S1	SMH	885.98	876.15	E-W
S2	SMH	889.81	877.43	E
			877.65	S
			877.33	W
S3	SMH	892.29	884.18	N
			886.49	SE
			884.25	S

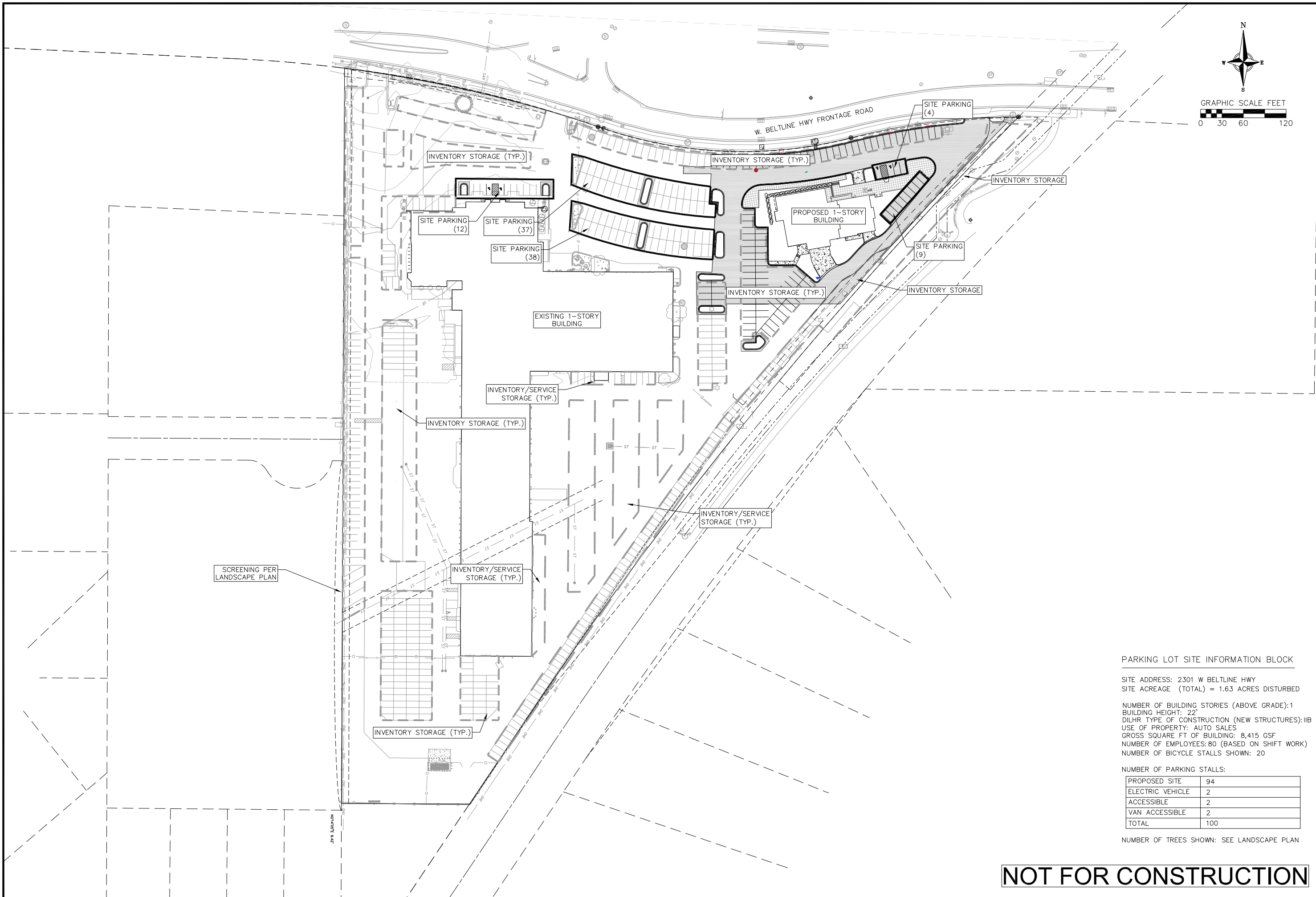
EXISTING STORM STRUCTURE TABLE				
NAME	TYPE	RIM/TC	INVERT	DIRECTION
S4	CIN	889.78	887.33	S
			886.28	W
S5	STMH	888.32	879.72	NE
			884.72	E
			879.62	S
			879.62	NW
S6	CIN	885.79	880.89	N
			881.64	SW
S7	FIN	885.96	881.88	NE
			882.01	SW
S8	FIN	890.90	889.03	E
			888.75	W
S9	FIN	889.91	882.56	N-S
S10	STMH	891.90	883.00	N
			883.00	S
S11	FINR	889.31	886.71	SE

NOT FOR CONSTRUCTION

REVISIONS		NO.	DATE	REMARKS

DATE: 2022-4-8
DRAFTER: MKRI
CHECKED: JLL
PROJECT NO.: 210333

C100



SITE PLAN OVERALL
 KAYSER LINCOLN
 CITY OF MADISON
 DANE COUNTY, WI

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

DATE: 2022-2-23
 DRAFTER: BHAN/BBAR
 CHECKED: JLL
 PROJECT NO.: 210333

PARKING LOT SITE INFORMATION BLOCK

SITE ADDRESS: 2301 W BELTLINE HWY
 SITE ACREAGE (TOTAL) = 1.63 ACRES DISTURBED

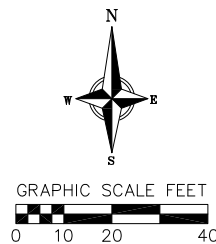
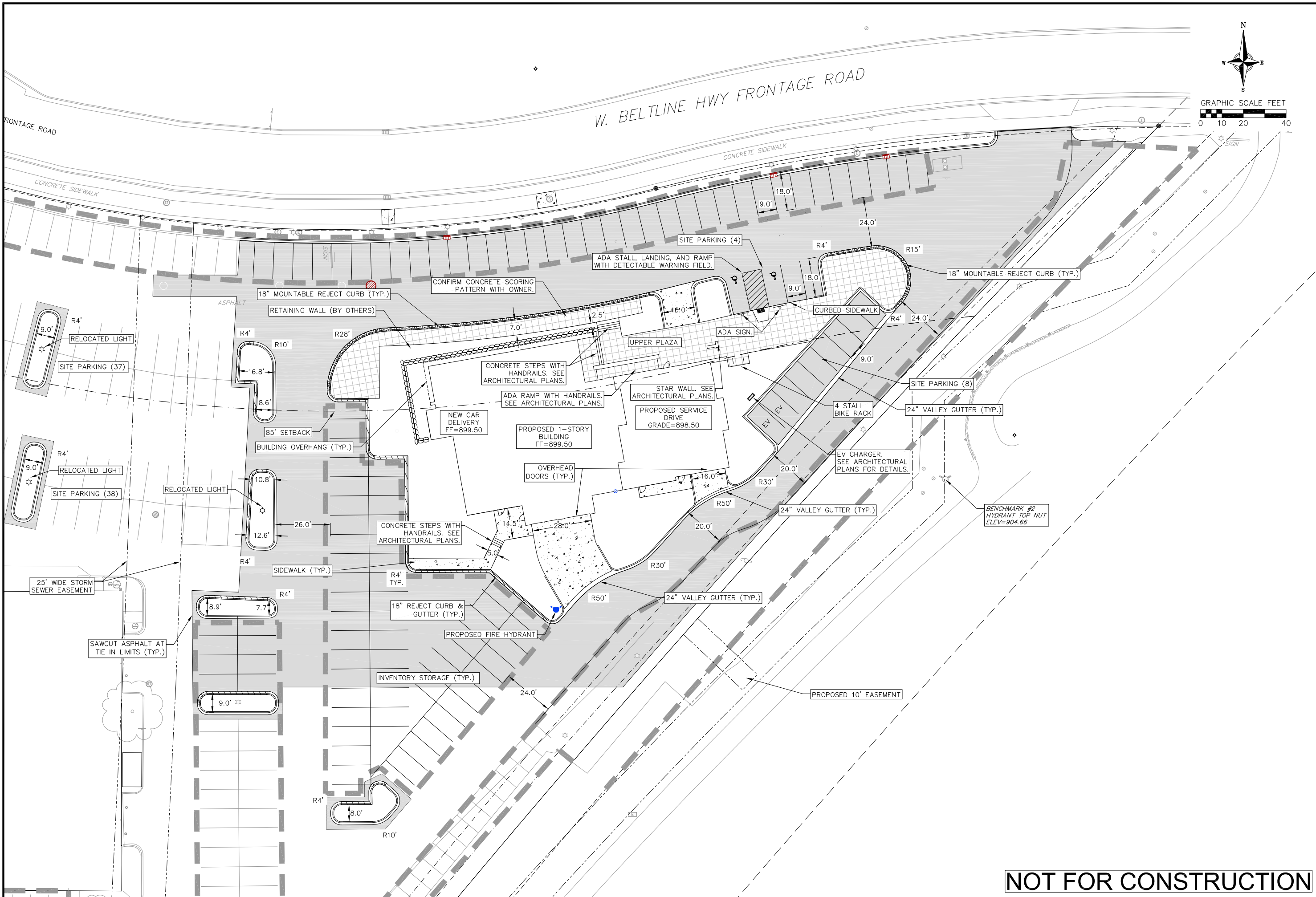
NUMBER OF BUILDING STORIES (ABOVE GRADE): 1
 BUILDING HEIGHT: 22
 DILHR TYPE OF CONSTRUCTION (NEW STRUCTURES): IB
 USE OF PROPERTY: AUTO SALES
 GROSS SQUARE FT OF BUILDING: 8,415 GSF
 NUMBER OF EMPLOYEES: 80 (BASED ON SHIFT WORK)
 NUMBER OF BICYCLE STALLS SHOWN: 20

NUMBER OF PARKING STALLS:

PROPOSED SITE	94
ELECTRIC VEHICLE	2
ACCESSIBLE	2
VAN ACCESSIBLE	2
TOTAL	100

NUMBER OF TREES SHOWN: SEE LANDSCAPE PLAN

NOT FOR CONSTRUCTION



SITE PLAN - 2
 KAYSER LINCOLN
 CITY OF MADISON
 DANE COUNTY, WI

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

DATE: 2022-3-24
 DRAFTER: CLAN
 CHECKED: JIL
 PROJECT NO.: 210333

NOT FOR CONSTRUCTION