



Location
434 Gammon Place

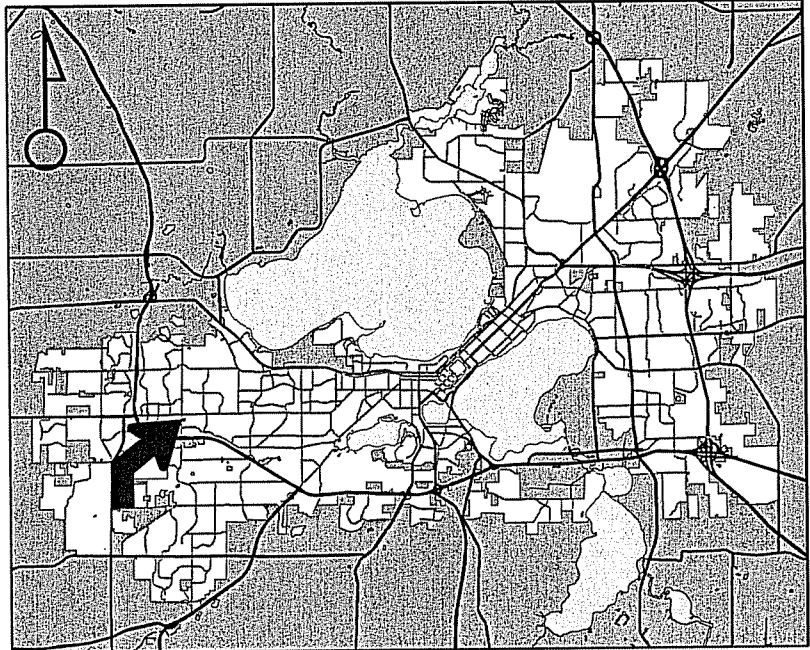
Project Name
Drive-Through Window Proposal

Applicant
434 Gammon Investors, LLC/
Gary Brink & Associates, Inc.

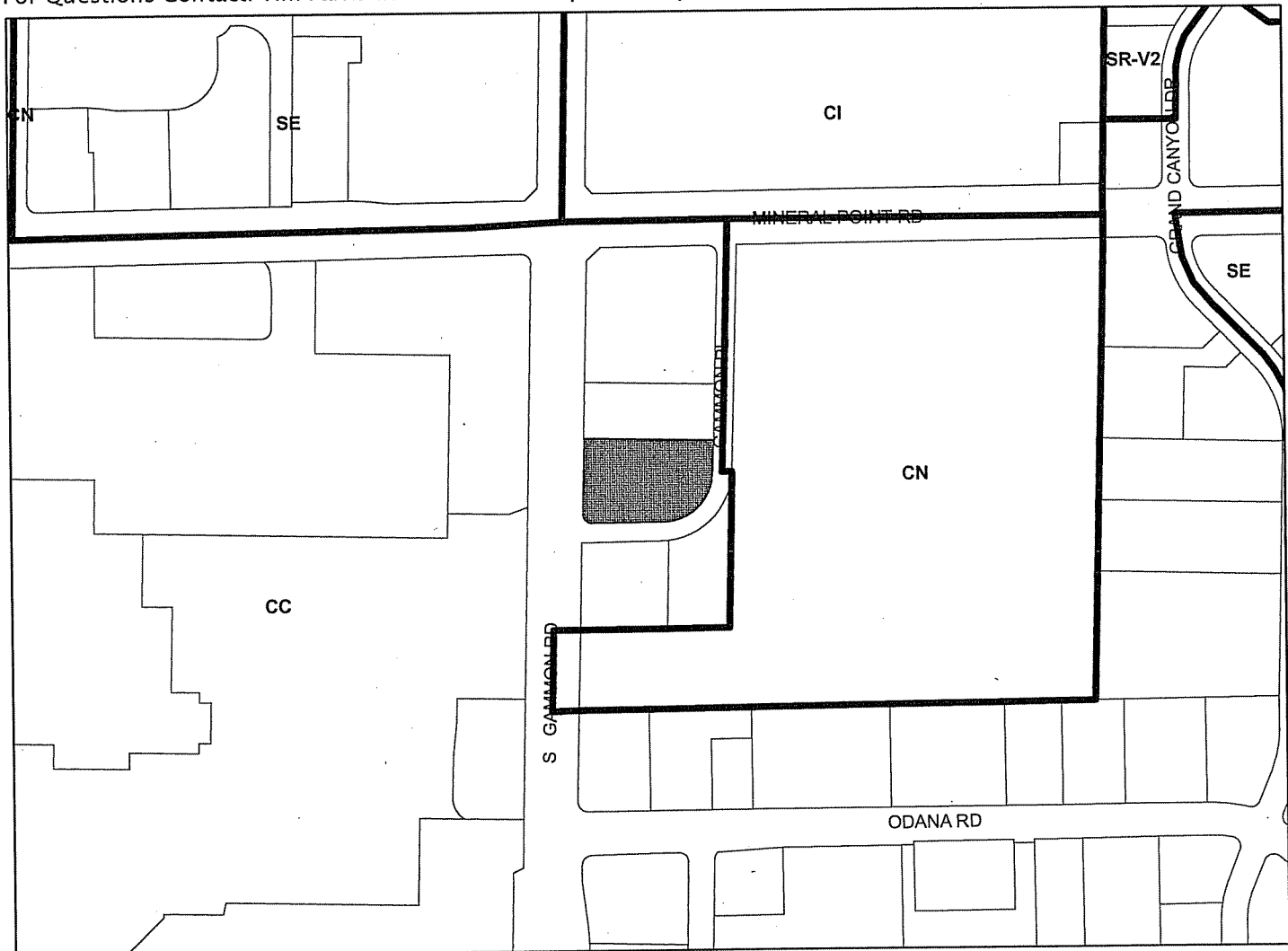
Existing Use
Multi-tenant commercial building

Proposed Use
Construct vehicle access sales and
service window in existing multi-tenant
commercial building

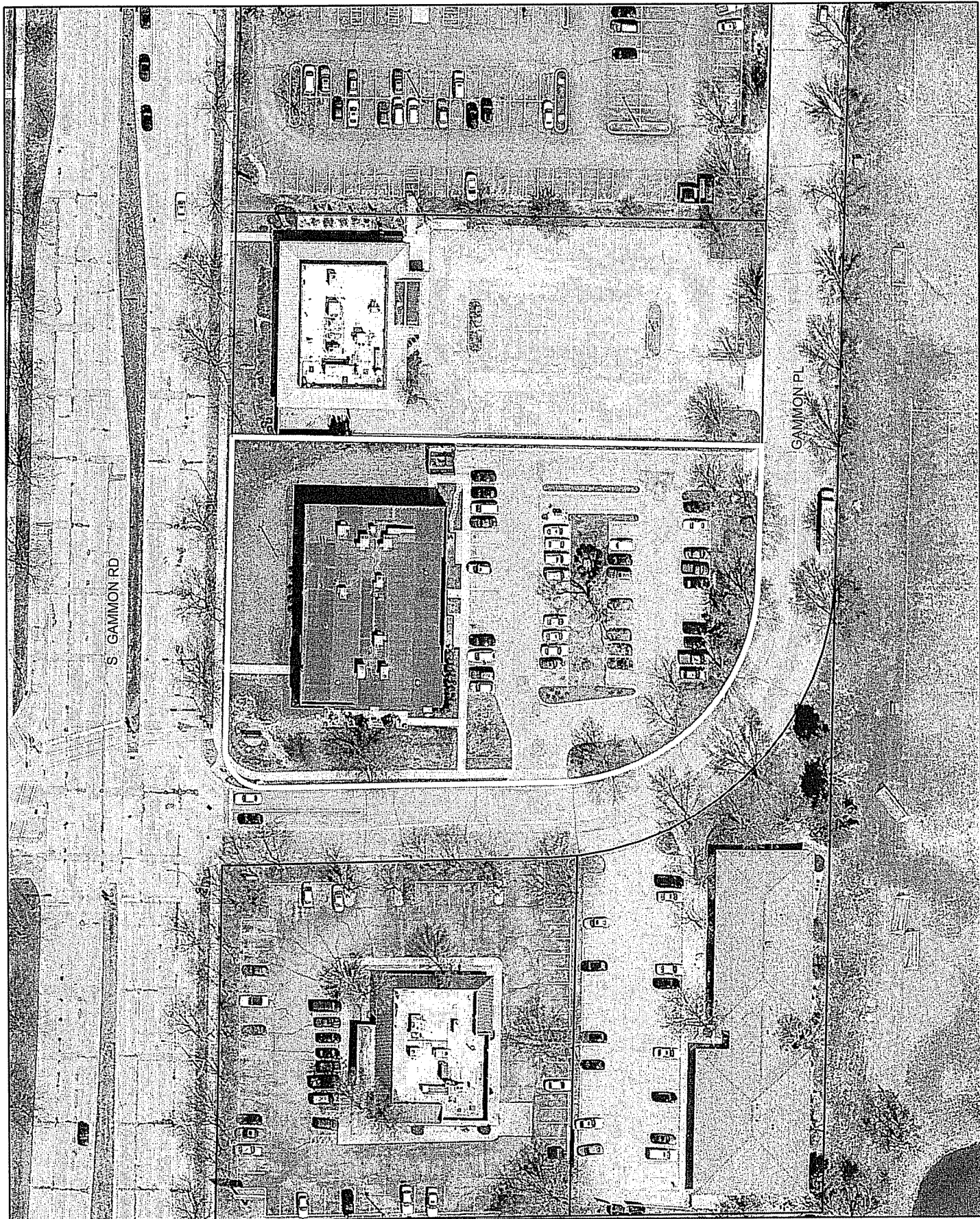
Public Hearing Date
Plan Commission
18 May 2015



For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'





LAND USE APPLICATION

CITY OF MADISON

215 Martin Luther King Jr. Blvd; Room LL-100
PO Box 2985; Madison, Wisconsin 53701-2985
Phone: 608.266.4635 | Facsimile: 608.267.8739

- All Land Use Applications should be filed with the Zoning Administrator at the above address.
- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application.
- This form may also be completed online at: www.cityofmadison.com/developmentcenter/landdevelopment

FOR OFFICE USE ONLY:	
Amt. Paid _____	Receipt No. _____
Date Received <u>4/10/15</u>	
Received By <u>[Signature]</u>	
Parcel No. <u>0708-252-0505-2</u>	
Aldermanic District <u>19 Mark Cleary</u>	
Zoning District <u>CC</u>	
Special Requirements <u>CU, WP-16</u>	
Review Required By:	
<input type="checkbox"/> Urban Design Commission	<input type="checkbox"/> Plan Commission
<input type="checkbox"/> Common Council	<input type="checkbox"/> Other: _____

Form Effective: February 21, 2013

1. **Project Address:** 434 Gammon Place
Project Title (if any): 434 Gammon Place Drive-Through Window Proposal

2. This is an application for (Check all that apply to your Land Use Application):

- Zoning Map Amendment from _____ to _____
- Major Amendment to Approved PD-GDP Zoning Major Amendment to Approved PD-SIP Zoning
- Review of Alteration to Planned Development (By Plan Commission)
- Conditional Use, or Major Alteration to an Approved Conditional Use
- Demolition Permit
- Other Requests: _____

3. Applicant, Agent & Property Owner Information:

Applicant Name: Jeff Kraemer **Company:** Kraemer Development, LLC
Street Address: 7601 University Avenue, Suite 202 **City/State:** Middleton/WI **Zip:** 53562
Telephone: (608) 203-6174 **Fax:** () **Email:** jeff@kraemerdevelopment.com

Project Contact Person: Gary Brink **Company:** Gary Brink & Associates, Inc.
Street Address: 7780 Elmwood Avenue, Suite 200 **City/State:** Middleton/WI **Zip:** 53562
Telephone: (608) 829-1750 **Fax:** (608) 829-3056 **Email:** gary.brink@garybrink.com

Property Owner (if not applicant): 434 Gammon Investors, LLC
Street Address: 7601 University Avenue, Suite 202 **City/State:** Middleton/WI **Zip:** 53562

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: _____
 Construction of a drive-thru window, ancillary site features (ie: sidewalks, order board, drive lanes, etc) and building facade upgrades.

Development Schedule: Commencement July 2015 Completion October 2015

5. Required Submittal Information

All Land Use applications are required to include the following:

Project Plans including:*

- Site Plans (fully dimensioned plans depicting project details including all lot lines and property setbacks to buildings; demolished/proposed/altered buildings; parking stalls, driveways, sidewalks, location of existing/proposed signage; HVAC/Utility location and screening details; useable open space; and other physical improvements on a property)
- Grading and Utility Plans (existing and proposed)
- Landscape Plan (including planting schedule depicting species name and planting size)
- Building Elevation Drawings (fully dimensioned drawings for all building sides, labeling primary exterior materials)
- Floor Plans (fully dimensioned plans including interior wall and room location)

Provide collated project plan sets as follows:

- **Seven (7) copies** of a full-sized plan set drawn to a scale of 1 inch = 20 feet (folded or rolled and stapled)
- **Twenty Five (25) copies** of the plan set reduced to fit onto 11 X 17-inch paper (folded and stapled)
- **One (1) copy** of the plan set reduced to fit onto 8 ½ X 11-inch paper

* For projects requiring review by the **Urban Design Commission**, provide **Fourteen (14) additional 11x17 copies** of the plan set. In addition to the above information, all plan sets should also include: 1) Colored elevation drawings with shadow lines and a list of exterior building materials/colors; 2) Existing/proposed lighting with photometric plan & fixture cutsheet; and 3) Contextual site plan information including photographs and layout of adjacent buildings and structures. The applicant shall bring samples of exterior building materials and color scheme to the Urban Design Commission meeting.

Letter of Intent: Provide one (1) Copy per Plan Set describing this application in detail including, but not limited to:

- | | | |
|---|---|--|
| • Project Team | • Building Square Footage | • Value of Land |
| • Existing Conditions | • Number of Dwelling Units | • Estimated Project Cost |
| • Project Schedule | • Auto and Bike Parking Stalls | • Number of Construction & Full-Time Equivalent Jobs Created |
| • Proposed Uses (and ft ² of each) | • Lot Coverage & Usable Open Space Calculations | • Public Subsidy Requested |
| • Hours of Operation | | |

Filing Fee: Refer to the Land Use Application Instructions & Fee Schedule. Make checks payable to: *City Treasurer*.

Electronic Submittal: All applicants are required to submit copies of all items submitted in hard copy with their application as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or by e-mail to pcapplications@cityofmadison.com.

Additional Information may be required, depending on application. Refer to the Supplemental Submittal Requirements.

6. Applicant Declarations

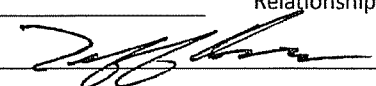
Pre-application Notification: The Zoning Code requires that the applicant notify the district alder and any nearby neighborhood and business associations in writing no later than 30 days prior to FILING this request. List the alderperson, neighborhood association(s), and business association(s) AND the dates you sent the notices: "e-mail notification sent to Alder on 2/2/15."

→ If a waiver has been granted to this requirement, please attach any correspondence to this effect to this form.

Pre-application Meeting with Staff: Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning and Planning Division staff; note staff persons and date.

Planning Staff: Tim Parks Date: 5/28/14 Zoning Staff: Matt Tucker Date: 9/4/14

The applicant attests that this form is accurately completed and all required materials are submitted:

Name of Applicant Jeff Kraemer Relationship to Property: Owner
Authorizing Signature of Property Owner  Date 4/7/15



April 7, 2015

Mr. Matt Tucker
Zoning Administrator
City of Madison Zoning
215 Martin Luther King Jr. Blvd.
Madison, WI 53709

Re: 434 Gammon Place Land Use Application – Conditional Use

Dear Mr. Tucker:

On behalf of the owner, 434 Gammon Investors LLC, thank you for your consideration of our intent to construct a drive thru addition to the existing development located at 434 Gammon Place in the City of Madison. In addition to the drive thru this submittal includes façade improvements and upgrades. It is our understanding the proposed improvements will require a Conditional Use Permit in accordance with the City of Madison Zoning Code Ordinance.

The property is a multi-tenant retail center with four tenants occupying the entire building. The current tenants are Starbucks (2000SF), 2nd Wind Exercise (3036SF), Scottrade (1685SF) and Stanton Optical (4009SF). There is also a UW Credit Union ATM in the parking lot with a dedicated drive lane. The existing tenants will remain in the building. The hours of operation vary by tenant but generally the property is open from 5am -10pm.

The proposal consists of installing a drive thru for Starbucks and renovating the exterior of the building. As indicated by the site plan the existing trash enclosure would be relocated and a drive lane constructed which wraps around the building to serve Starbucks. Due to the restricted access on Gammon Road from the property the drive lane must wrap around the front of the property. Also the position of Starbucks on the south end of the property limits alternate drive lane options. In addition to the drive lane a new patio is created for Starbucks. Additional linkages to the public sidewalk on Gammon Road will also be created and three new bioretention devices are constructed.

As part of the construction, Starbucks will rebuild the inside of their store to align with the new sales and service window. Starbucks anticipates closing the business for 3 months and completely renovating the interior with the latest design concept for the brand. The kitchen, service line, seating and ancillary spaces will be shifted from the north side of the space to the south side. The main entrance will shift south from the current location which will bring customer directly into the Starbucks space. This major renovation is viewed by Starbucks as a new store and thus every aspect of the interior will be rebuilt. The drive thru will also free up parking spaces which are currently used by Starbucks customers for short term parking needs.



In addition to the drive thru, the ownership is interested in renovating the exterior of the building to position the property for long term success. As indicated by the architectural elevations you will see the west, south and east sides of the building will be renovated to give the building a more up-to-date appearance. The property was originally constructed in 2001 however some of the design elements suggest the building is much older. In an effort to establish a relevant long term design, the owner is planning to invest significantly in the building. These modifications will increase the curb appeal, allow for further subdividing of tenant spaces (in the future) and provide more connectivity to Gammon Road. Future tenants will have the option of creating another "front door" facing Gammon Road. The new storefront on the northwest corner of the building will allow the tenant (Stanton Optical) to create a more interactive space. Currently the eye lab is in this location however because of the sloped windows the eye lab function is not visible from the street. The new store front will open this area up and create visual interest on Gammon Road.

The Site Information Block on sheet C100 contains area calculations including Lot coverage and usable open space calculations. Specifically, please also note the following:

Building Details:

10,730 square feet
4 tenant suites
48 surface parking stalls
Bike rack for 5 bikes

Project Team:

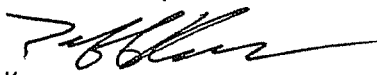
Kraemer Development, LLC
Wyser Engineering, LLC
Gary Brink & Associates, Inc.
Olson Toon Landscaping, Inc.

The project would start in July with completion estimated in November. The project cost and number of construction jobs created have not been determined. There is no public subsidy requested.

Again, thank you for your consideration. If you have any questions or require additional information, please do not hesitate to contact our office.

Respectfully,

Kraemer Development, LLC


Jeff Kraemer

Enclosures: Project Plans, Filing Fee



Starbucks Coffee Company

PO Box 34067, Seattle, WA 98124-1067

May 13, 2015

VIA OVERNIGHT COURIER SERVICE

Jeff Kraemer
Kraemer Development, LLC
7601 University Avenue, Suite 202
Middleton, WI 53562

Re: Starbucks at 434 Gammon Place
Madison, Wisconsin 53719

Dear Jeff:

This letter is in reference to our occupancy at 434 Gammon Place in Madison, Wisconsin and our ultimate objective of adding a drive-thru to this location. Starbucks has occupied space in the building since 2001, and over the past 14 years, we have enjoyed serving the neighborhood and patrons of the area. This is an important location in Madison for our many dedicated customers and we would like to position the store for continued success for years to come. Our customers have been yearning for the added convenience of drive-thru service. The plan that we have been working on not only meets that demand, but also provides significant stacking for cars and a long-term solution for all parties. In addition to adding the drive-thru, the store will undergo a complete interior renovation. Starbucks is committed to building a new store to provide customers with the latest décor, equipment and furnishings. With these improvements – and the drive-thru - Starbucks is committed to serving customers well into the future.

A drive-thru in this location will deliver:

- Increased speed of service for our customers.
- The hiring of more partners to work in the store in order to meet demand.
- A commitment by Starbucks to remodel and spend at least \$300,000 to complete the renovation. All work will be completed by local construction workers.
- Long-term dedication to the area.

Should you have any questions regarding this letter, please contact me at (312) 380-3701 at your convenience.

Very truly yours,

Phillip Golding
Starbucks Corporation
store development manager
US Store Development



April 7, 2015

Mr. Matt Tucker
Zoning Administrator
City of Madison Zoning
215 Martin Luther King Jr. Blvd.
Madison, WI 53709

Re: 434 Gammon Place Land Use Application – Conditional Use

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Building Details:

10,730 square feet
4 tenant suites
48 surface parking stalls
Bike rack for 5 bikes

Project Team:

Kraemer Development, LLC
Wyser Engineering, LLC
Gary Brink & Associates, Inc.
Olson Toon Landscaping, Inc.

The project would start in July with completion estimated in November. The project cost and number of construction jobs created have not been determined. There is no public subsidy requested.

Again, thank you for your consideration. If you have any questions or require additional information, please do not hesitate to contact our office.

Respectfully,

Kraemer Development, LLC


Jeff Kraemer

Enclosures: Project Plans, Filing Fee



GARY BRINK & ASSOCIATES
ARCHITECTS
7780 ELMWOOD AVENUE
MIDDLETON, WI 53562
608-829-1750
608-829-3056 (FAX)

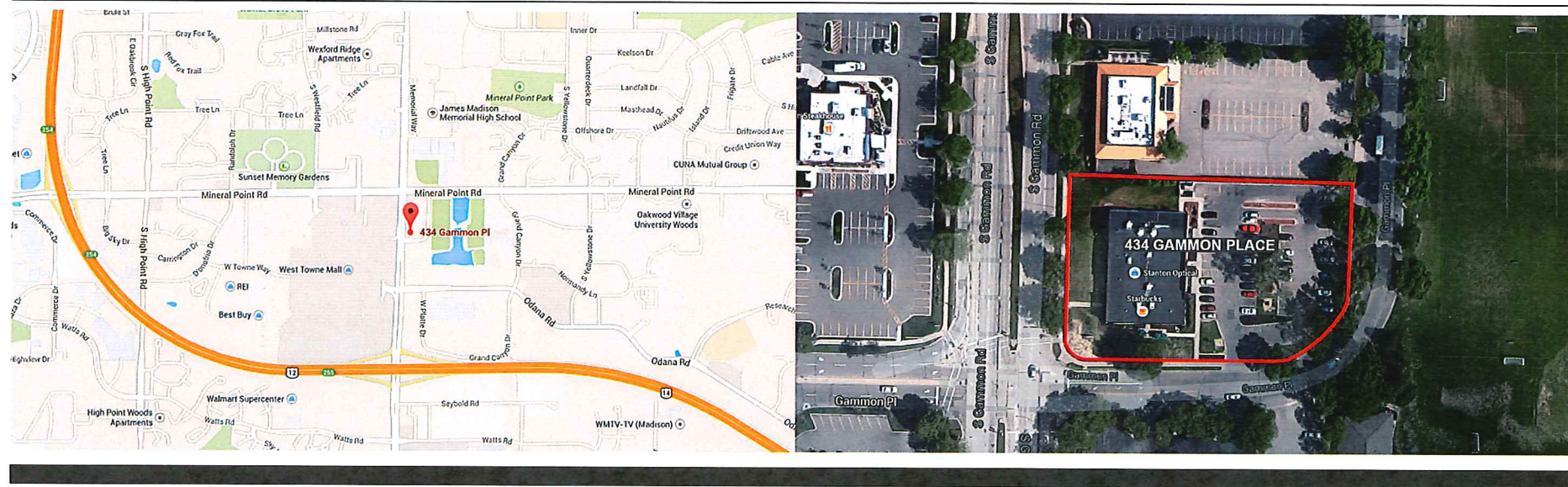
EXTERIOR RETAIL RENOVATION AT

434 GAMMON PLACE
MADISON, WISCONSIN

PLAN COMMISSION SUBMITTAL

APRIL 8, 2015

PROJECT LOCATION:



OWNER / DEVELOPER :

434 GAMMON INVESTORS, LLC
7601 UNIVERSITY AVENUE
SUITE 202
MIDDLETON, WISCONSIN 53562
PHONE: (608) 203-6174
CELL: (608) 334-4046
EMAIL: jeff@kraemerdevelopment.com
CONTACT: JEFF KRAEMER

ARCHITECT :

GARY BRINK & ASSOCIATES, INC.
7780 ELMWOOD AVENUE
SUITE 204
MIDDLETON, WISCONSIN 53562
PHONE: (608) 829-1750
CELL: (608) 695-3674
EMAIL: gary.brink@garybrink.com
CONTACT: GARY BRINK

CIVIL ENGINEER

WYSER ENGINEERING
201 1/2 EAST MAIN STREET
MOUNT HOREB, WISCONSIN 53572
PHONE: (608) 843-3388
EMAIL: wade.wyse@wyserengineering.com
CONTACT: WADE WYSE

LANDSCAPE DESIGNER

OLSON TOON LANDSCAPING, INC.
4387 SCHWARTZ ROAD
MIDDLETON, WISCONSIN 53562
PHONE: (608) 827-9401
EMAIL: brad@olsontoon.com
CONTACT: BRAD FREGIEN

SHEET INDEX

T-1 COVER SHEET, PROJECT CONTACTS & SHEET INDEX

CIVIL DRAWINGS
C100 SITE PLAN
C200 GRADING AND EROSION CONTROL PLAN

LANDSCAPE DRAWINGS
L1.0 LANDSCAPE PLAN

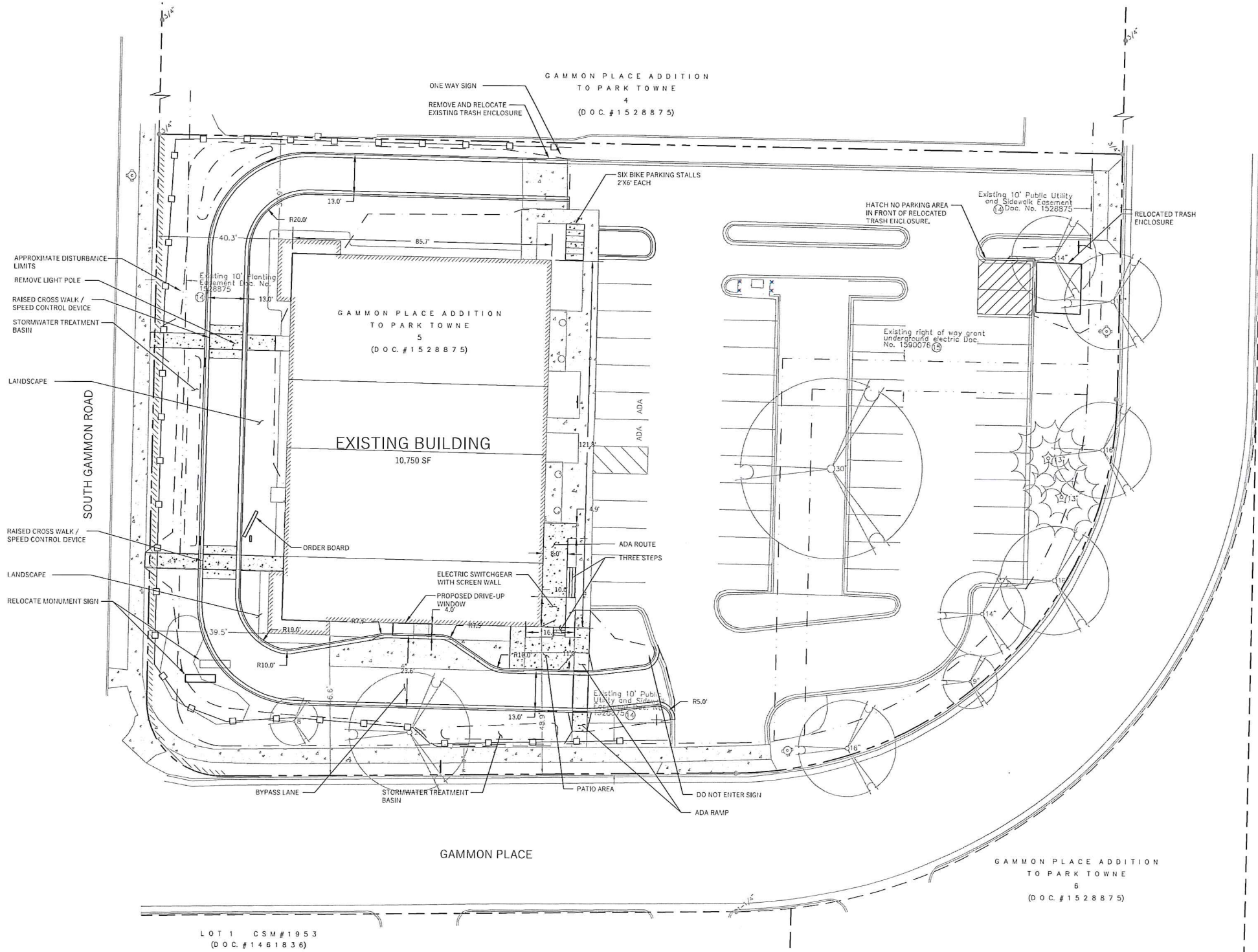
ARCHITECTURAL DRAWINGS
A2.02 FLOOR PLAN
A6.01 PROPOSED EXTERIOR ELEVATIONS

PROJECT:
434 GAMMON PLACE
434 GAMMON PLACE
MADISON, WISCONSIN 53719
DEVELOPER:
434 GAMMON INVESTORS, LLC
7601 UNIVERSITY AVENUE, SUITE 202
MIDDLETON, WISCONSIN 53562

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authorization is received from GARY BRINK &
ASSOC.
PROJECT: 201503
DRAWN BY:
DATE: 04/08/2015
SCALE: AS NOTED
P.C. SUBMITTAL 04.08.2015

COVER SHEET
PROJECT INFO.
SHEET INDEX

T-1



LEGEND (PROPOSED)

- PROPOSED PROPERTY BOUNDARY
- - - EASEMENT
- ▭ BUILDING FOOTPRINT
- ▬ 18" CURB AND GUTTER
- ▬ ASPHALT PAVEMENT
- ▬ CONCRETE PAVEMENT
- ▬ STORMWATER TREATMENT FACILITY
- LIMITS OF DISTURBANCE



GENERAL NOTES

1. 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.
2. THE BENCHMARK LOCATIONS ARE SHOWN FOR REFERENCE ONLY ON THIS PLAN. THE BENCHMARKS SHALL BE VALIDATED BY REGISTERED LAND SURVEYOR PRIOR TO CONSTRUCTION. CONTRACTOR ASSUMES RISK ASSOCIATED WITH BENCHMARK ELEVATIONS UNTIL CONFIRMED.
3. CONTRACTOR TO OBTAIN APPROPRIATE PERMITS FOR STREET OPENINGS & TO WORK WITHIN CITY LANDS. A CONSTRUCTION MEETING IS REQUIRED A MINIMUM OF 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITIES.
4. 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.
5. 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.
6. ALL MUNICIPAL UTILITY CONNECTIONS, WORK IN ROW, PUBLIC OUTLOTS AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH CITY OF MADISON STANDARD SPECIFICATIONS.

SITE INFORMATION BLOCK:

SITE ADDRESS: 434 GAMMON PLACE
 SITE ACREAGE: 1.45 AC
 USE OF PROPERTY: COMMERCIAL
 BUILDING SQUARE FOOTAGE: 10,750 SF
 TOTAL NUMBER OF PARKING STALLS (EXISTING): 41 (43)
 NUMBER OF STALLS DESIGNATED ACCESSIBLE: 2
 EXISTING IMPERVIOUS SURFACE AREA:
 ROOFTOP: 10,750 SQ.FT.
 PAVED: 26,000 SQ.FT.
 PERCENT IMPERVIOUS: 58.1%
 PROPOSED SITE:
 TOTAL DISTURBANCE LIMITS: 14,000 SQ. FT.
 TOTAL IMPERVIOUS SURFACE AREA: 39,750 SQ.FT.
 ROOFTOP: 10,750 SQ.FT.
 PAVED: 29,000 SQ.FT.
 PERCENT IMPERVIOUS: 62.8%



434 GAMMON PLACE
MADISON, WI 53719

434 GAMMON PLACE
CITY OF MADISON, DANE COUNTY, WI
Sheet Title: SITE PLAN

Revisions:

No.	Date:	Description:

Graphic Scale	0' 5' 10' 20' 30'
Wyser Number	14-0127
Set Type	PERMIT
Date Issued	04/08/2015
Sheet Number	C100

DIGGERS HOTLINE
 Toll Free (800) 242-8511
 Hearing Impaired TDD (800) 542-2289
 www.DiggersHotline.com

NOTE:
ALL SLOPES GREATER THAN 4:1 SHALL HAVE EROSION MATTING OR TEMPORARY SEED AND MULCH WITHIN 2 WEEKS OF DISTURBANCE.
SLOPES LESS THAN 5% DO NOT REQUIRE COVER THROUGHOUT CONSTRUCTION UNLESS OTHERWISE SPECIFIED BY THE CITY OF MADISON OR SIGNIFICANT EROSION IS VISIBLE.

LEGEND (PROPOSED)

- PROPERTY BOUNDARY
- - - EASEMENT
- ▭ BUILDING FOOTPRINT
- ▭ 18" CURB AND GUTTER
- ▭ ASPHALT PAVEMENT
- ▭ CONCRETE PAVEMENT
- ▭ PROPOSED MAJOR CONTOUR
- ▭ PROPOSED MINOR CONTOUR
- ▭ SILT FENCE
- ▭ INLET PROTECTION
- ▭ DITCH CHECK
- ▭ SPOT GRADE
- ▭ DRAINAGE ARROW



GENERAL NOTES

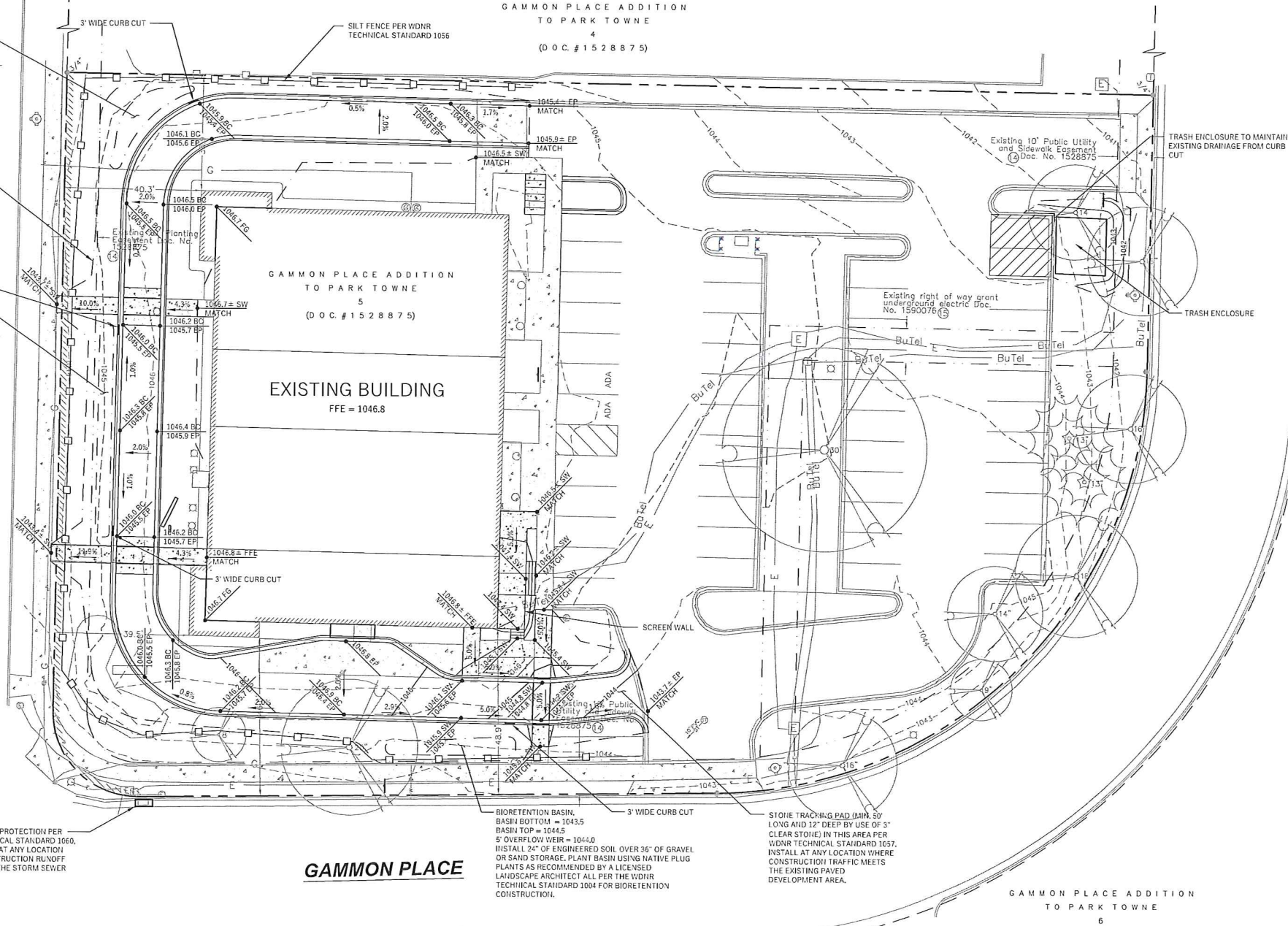
- UNDERLYING SITE CONTOURS AND INFORMATION BASED ON TOPOGRAPHIC & UTILITY DATA AS PROVIDED TO WYSER ENGINEERING. WYSER ENGINEERING SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY ARISE AS A RESULT OF ERRONEOUS OR INCOMPLETE INFORMATION PROVIDED BY OTHERS. CONTRACTOR TO CONFIRM ALL 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 REGISTERED 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 CITY LANDS. A CONSTRUCTION MEETING IS REQUIRED A MINIMUM OF 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITIES.
- 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.

CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS

- ALL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE IMPLEMENTED IN ACCORDANCE WITH THE CURRENT WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR) EROSION AND SEDIMENT CONTROL TECHNICAL STANDARDS (dnr.wis.gov).
- EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO SITE DISTURBANCE.
- ENGINEER / CITY OF MADISON HAS THE RIGHT TO REQUIRE CONTRACTOR TO IMPLEMENT ADDITIONAL EROSION CONTROL MEASURES AS NECESSARY. CONTRACTOR MUST NOTIFY THE CITY OF MADISON A MINIMUM OF TWO (2) WORKING DAYS IN ADVANCE OF ANY SOIL DISTURBANCE ACTIVITIES.
- EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE INSPECTED ONCE PER WEEK AND FOLLOWING EACH RAINFALL EVENT. INSPECTION REPORTING SHALL BE IN ACCORDANCE WITH MUNICIPAL REQUIREMENTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. A PRE-CONSTRUCTION MEETING IS REQUIRED TO GO OVER IMPLEMENTATION OF THIS EROSION CONTROL PLAN.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN EROSION AND SEDIMENT CONTROL PRACTICES IN WORKING ORDER. EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE WITH ALL SOIL SURFACES HAVING AN ESTABLISHED VEGETATIVE COVER.
- DEWATERING PRACTICES SHALL COMPLY WITH TECHNICAL STANDARD 1061.
- ALL SLOPES EXCEEDING 20% (6:1) SHALL BE STABILIZED WITH A CLASS I, TYPE B EROSION MAT.
- DUST CONTROL SHALL BE MITIGATED IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1068.
- ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED IMMEDIATELY FOLLOWING FINAL GRADING ACTIVITIES.
- SEED MIX AND RATE SHALL BE, AT A MINIMUM, IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1059.
- PRIOR TO CONSTRUCTION, CONTRACTOR SHALL PROVIDE VEGETATION PLAN FOR ENGINEER / OWNER APPROVAL. VEGETATION PLAN AND BIORETENTION INSTALLATION SHALL BE IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1004.
- CONTRACTOR TO PROVIDE SOLID LID OR METAL PLATE ON ALL OPEN MANHOLES DURING CONSTRUCTION TO MINIMIZE SEDIMENT FROM ENTERING THE STORM SEWER SYSTEM.

GRADING, SEEDING & RESTORATION NOTES

- ALL GRADES SHOWN ARE FINAL FINISHED SURFACE GRADES.
- AREAS TO BE SEEDED SHALL HAVE A MINIMUM 6 INCHES TOPSOIL UNLESS OTHERWISE NOTED.
- RESTORATION SHALL OCCUR AS SOON AS PRACTICABLE AFTER THE DISTURBANCE, WITHIN 7 DAYS OF TOPSOILING.
- AREAS NOT RESTORED WITH EROSION MATTING OR OTHER STABILIZATION MEASURES SHALL BE STABILIZED WITH MULCH.
- APPLY ANIONIC POLYMER TO DISTURBED AREAS IF EROSION BECOMES PROBLEMATIC.
- INSTALL EROSION CONTROLS ON THE DOWNSTREAM SIDE OF STOCKPILES AND PROVIDE TEMPORARY SEEDING ON STOCKPILES WHICH ARE TO REMAIN IN PLACE FOR MORE THAN 7 DAYS.
- CONTRACTOR SHALL CHISEL-PLow OR DEEP TILL WITH DOUBLE TINES THE STORMWATER MANAGEMENT FACILITY JUST PRIOR TO SEEDING AND MULCHING TO PROMOTE INFILTRATION.
- CONTRACTOR TO DEEP TILL ALL COMPACTED PERVIOUS SURFACES PRIOR TO SEEDING AND MULCHING.
- MULCH SHALL BE WEED-FREE STRAW AND SHALL BE INSTALLED AT THE RATE OF 2 TONS PER ACRE PER SECTION 627 OF STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION (WISDOT 2014)
- PERMANENT SEEDING SHALL NOT OCCUR BETWEEN SEPTEMBER 15TH AND APRIL 15TH. ALTERNATE SEEDING/PLANTING METHODS AND/OR EROSION PROTECTION MAY BE NECESSARY FOR SEEDING/PLANTING THAT OCCURS DURING THAT TIME. COORDINATE WITH THE OWNER AS NECESSARY.
- TEMPORARY STABILIZATION SHALL CONSIST OF ONE OR MORE OF THE FOLLOWING OPTIONS:
 - TEMPORARY SEEDING CONSISTING OF ANNUAL RYE GRASS APPLIED AT A RATE OF 1.5 LBS PER 1000 SQUARE FEET.
 - WISDOT PAL CLASS I TYPE B URBAN EROSION CONTROL MAT.
- ALL SLOPES EXCEEDING 4:1 SHALL BE STABILIZED WITHIN 1-WEEK OF DISTURBANCE WITH TEMPORARY SEEDING AND CLASS I, TYPE B (URBAN) EROSION MATTING AND ALL DRAINAGE SWALES SHALL BE STABILIZED WITH CLASS II, TYPE B MATTING.



SOUTH GAMMON ROAD

LANDS

GAMMON PLACE

LOT 1 CSM #1953
(D.O.C. # 1461836)

EROSION CONTROL CONSTRUCTION SCHEDULE

- 3/15/2015 - INITIAL LAND DISTURBING - INSTALL ALL PERIMETER EROSION CONTROL DEVICES INCLUDING STONE TRACKING PAD, SILT FENCE AND INLET PROTECTION OF EXISTING INLETS, INCLUDING PUBLIC INLETS WITHIN THE PUBLIC STREET.
- DURING CONSTRUCTION
 - SOIL STOCKPILES WHICH ARE LEFT UNUSED FOR MORE THAN 7 DAYS SHALL BE STABILIZED AND SILT FENCE INSTALLED AROUND THE PILE.
 - ALL SLOPES GREATER THAN 4:1 SHALL BE STABILIZED WITHIN TWO MONTHS (60 DAYS) OF BEING DISTURBED.
 - NO CONSTRUCTION VEHICLES SHALL BE DRIVEN ON THE PROPOSED BIORETENTION BASINS TO MINIMIZE COMPACTION.
- 7/15/2015 - BIORETENTION CONSTRUCTION INCLUDING SUBSURFACE MATERIALS, FINAL PLANTING TO BE COMPLETED WHEN CONSTRUCTION SITE HAS BEEN STABILIZED.
- 7/25/2015 - FINAL SITE STABILIZATION - ALL PERVIOUS AREAS DISTURBED DURING CONSTRUCTION WILL BE RESTORED WITH A MINIMUM OF 6" OF TOPSOIL, FERTILIZER, SEED, AND MULCH WITHIN SEVEN (7) DAYS OF FINAL GRADING.

KRAEMER DEVELOPMENT

434 GAMMON PLACE
MADISON, WI 53719

434 GAMMON PLACE
CITY OF MADISON, DANE COUNTY, WI
Sheet Title:
GRADING AND EROSION CONTROL PLAN

Revisions:

No.	Date:	Description:

Graphic Scale	0' 5' 10' 20' 30'
Wysen Number	14-0127
Set Type	PERMIT
Date Issued	04/08/2015
Sheet Number	C200

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File: W:\2014\14-0127-Kramer_434 Gammon Place.dwg | 14-0127_Civil Design.dwg | Layout: C200 User: dancs_000 | Plot: Apr 06, 2015 - 12:39pm

KRAEMER - GAMMON PLACE RETAIL

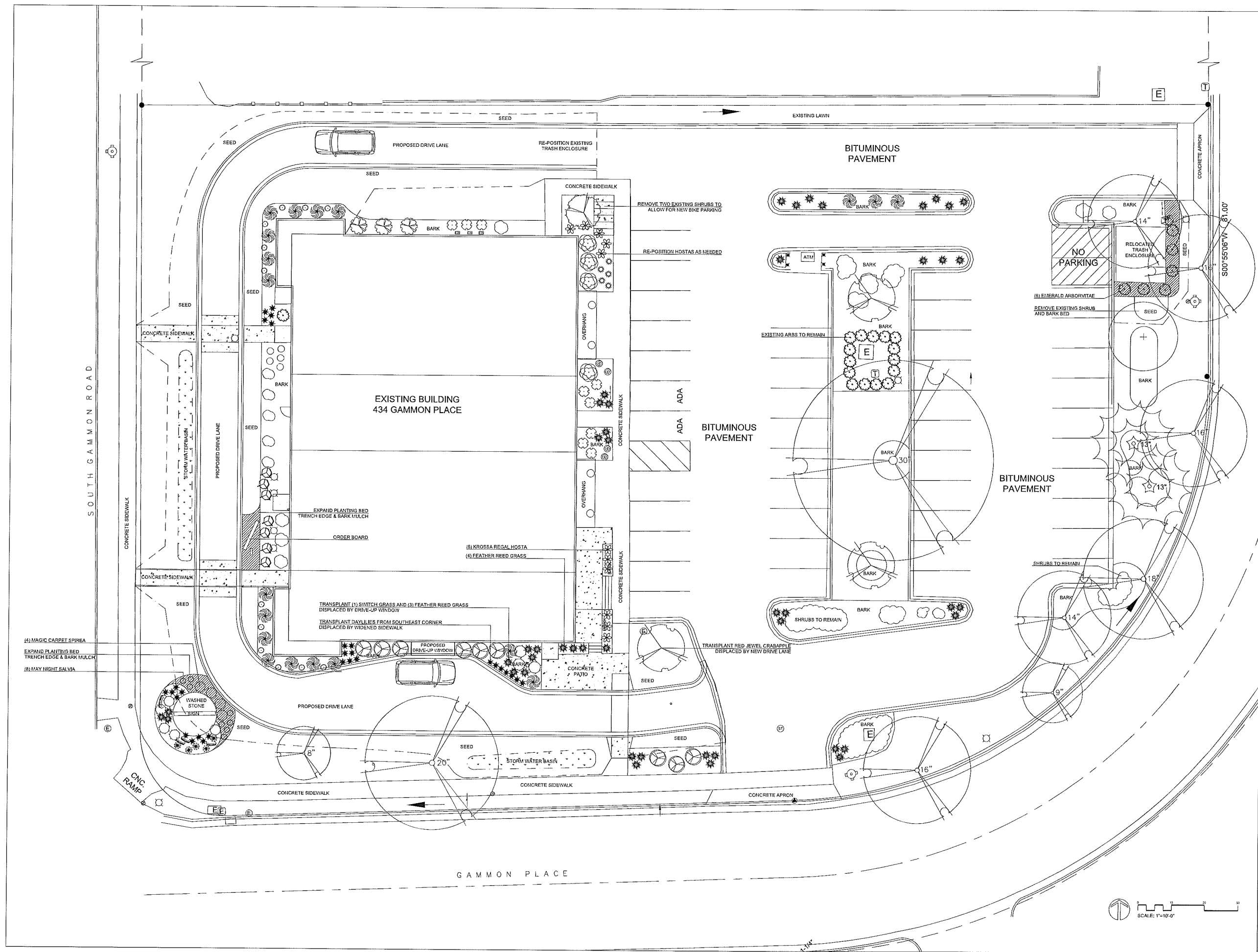
434 Gammon Place
Madison, Wisconsin

Date: 6-9-12
Scale: 1"=10'-0"
Designer:BNF

Seal:
To protect against legal liability,
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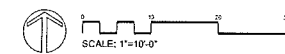
Revisions:
March 2, 2015
April 7, 2015

Reference Name:
Jeff Kraemer



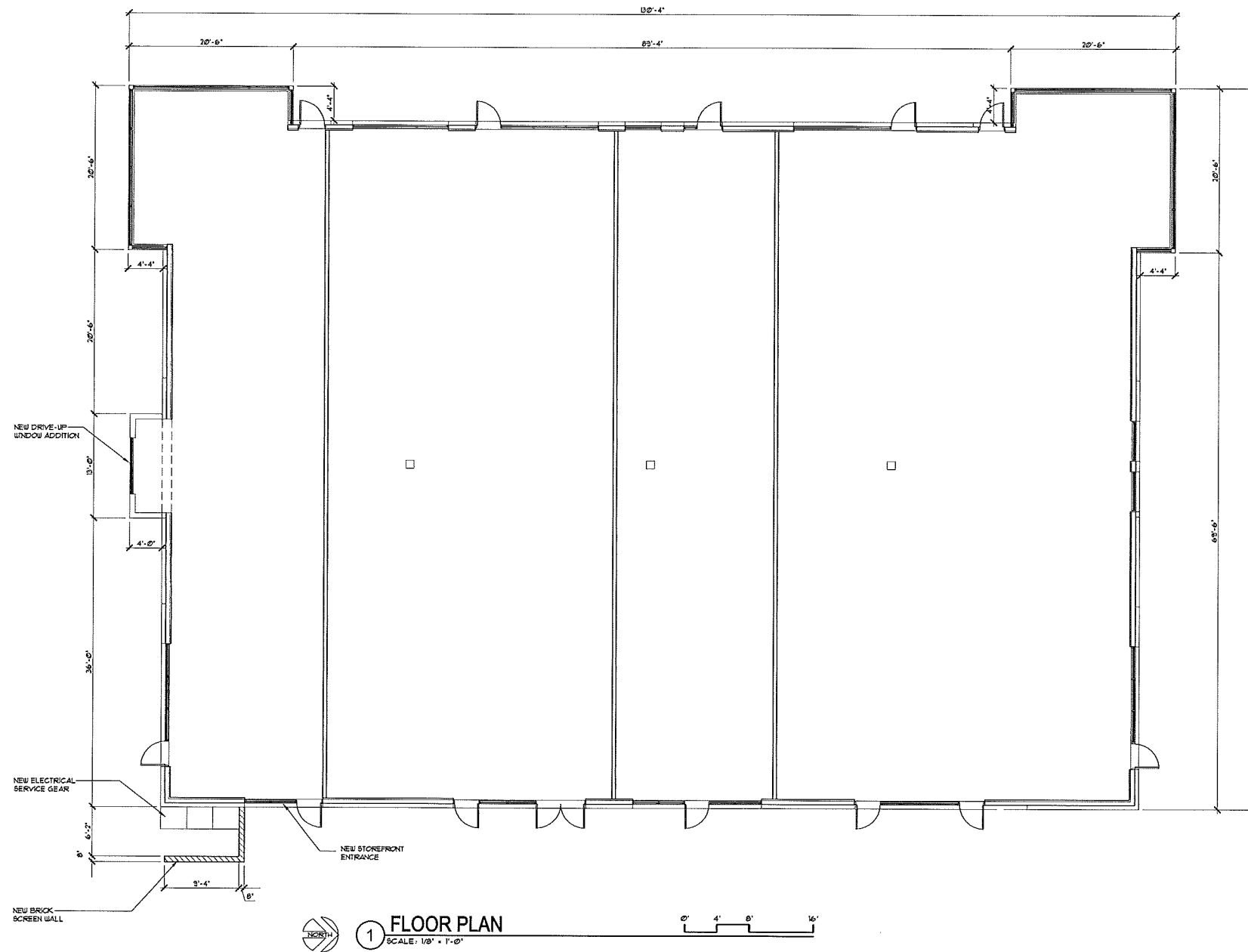
SOUTH GAMMON ROAD

GAMMON PLACE

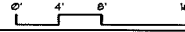




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7780 ELMWOOD AVENUE
MIDDLETON, WI 53562
608-829-1750
608-829-3056 (FAX)



1 FLOOR PLAN
SCALE: 1/8" = 1'-0"



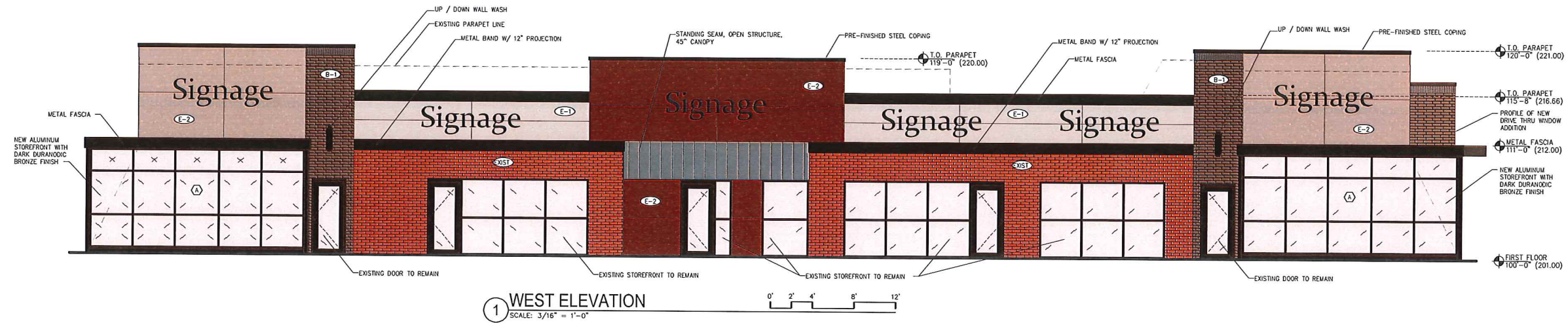
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434 GAMMON PLACE
MADISON, WISCONSIN 53719
DEVELOPER: 434 GAMMON INVESTORS, LLC
7601 UNIVERSITY AVENUE, SUITE 202
MIDDLETON, WISCONSIN 53562

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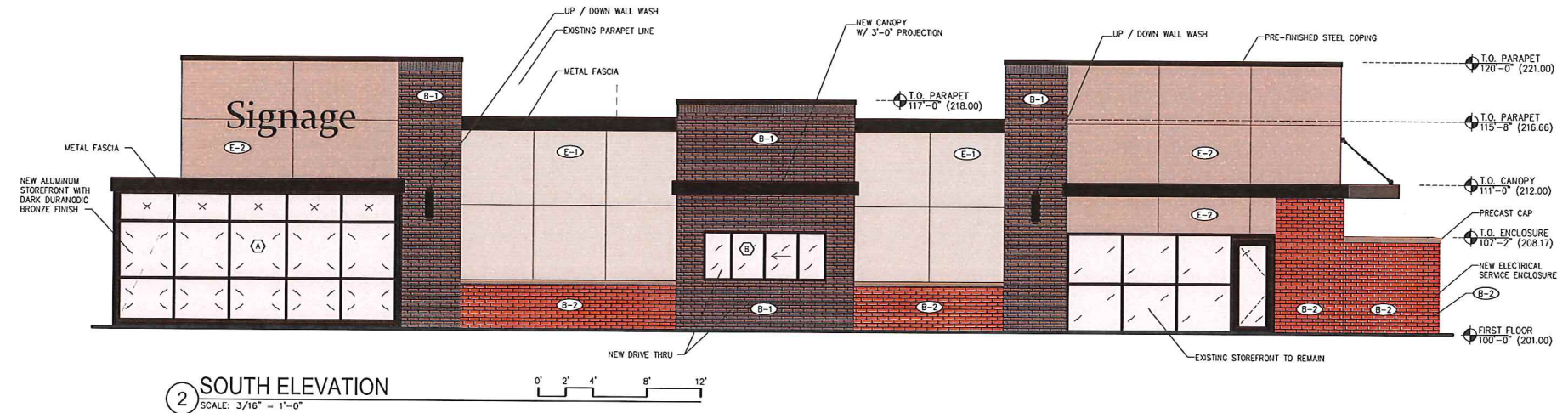
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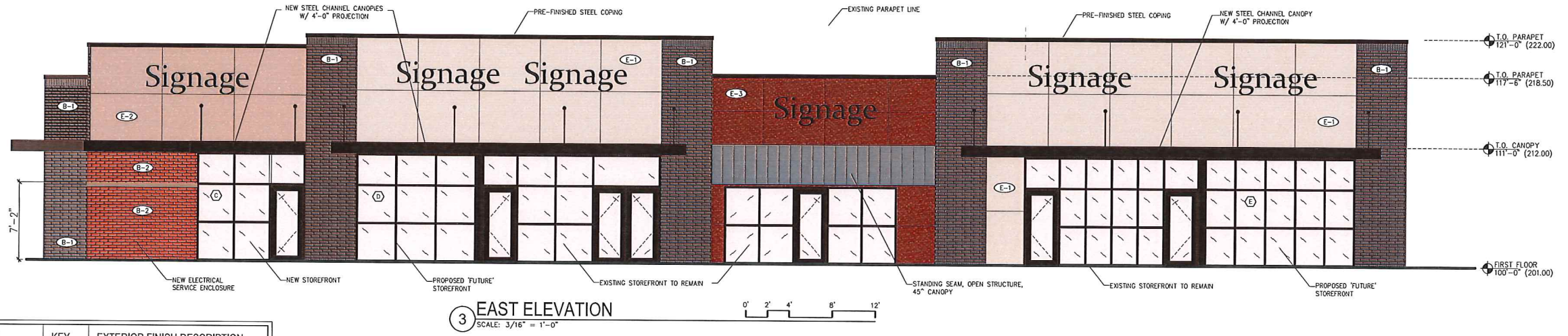
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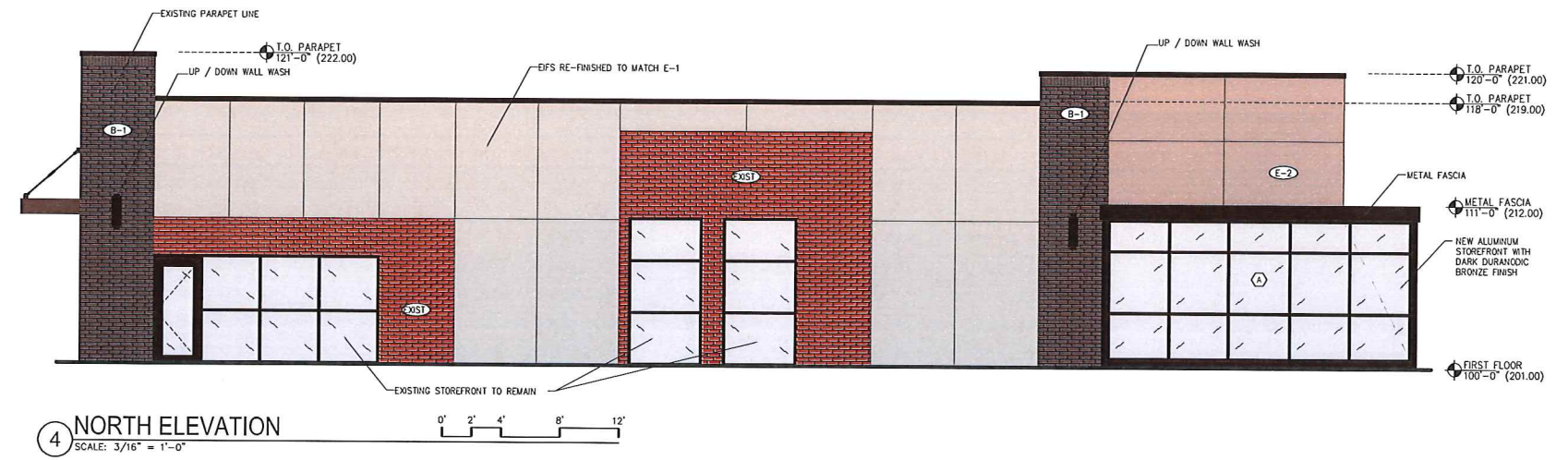
1 WEST ELEVATION
SCALE: 3/16" = 1'-0"



2 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



3 EAST ELEVATION
SCALE: 3/16" = 1'-0"



4 NORTH ELEVATION
SCALE: 3/16" = 1'-0"

GRAPHIC	KEY	EXTERIOR FINISH DESCRIPTION
	E-1	EFS-1: SIZE: REFER TO ELEVATIONS COLOR: BM, BRANDY CREAM (0C-4)
	E-2	EFS-2: SIZE: REFER TO ELEVATIONS COLOR: BM, PISMO DUNES (AC-32)
	E-3	EFS-3: SIZE: REFER TO ELEVATIONS COLOR: BM, COTTAGE RED (EXT. RM)
	B-1	BRICK-1: MANUFACTURER: WATSONTOWN BRICK CO. SIZE: MODULAR COLOR: HOLLAND SMOOTH T-8
	B-2	BRICK-2: SIZE: MATCH EXISTING BRICK COLOR: MATCH EXISTING BRICK
	—	STANDING SEAM STEEL CANOPY: MANUFACTURER: PAC-CLAD COLOR: SLATE GRAY
	—	PRE-FINISHED STEEL COPINGS & FASCIA: MANUFACTURER: PAC-CLAD COLOR: DARK BRONZE

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PROJECT: 201503
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