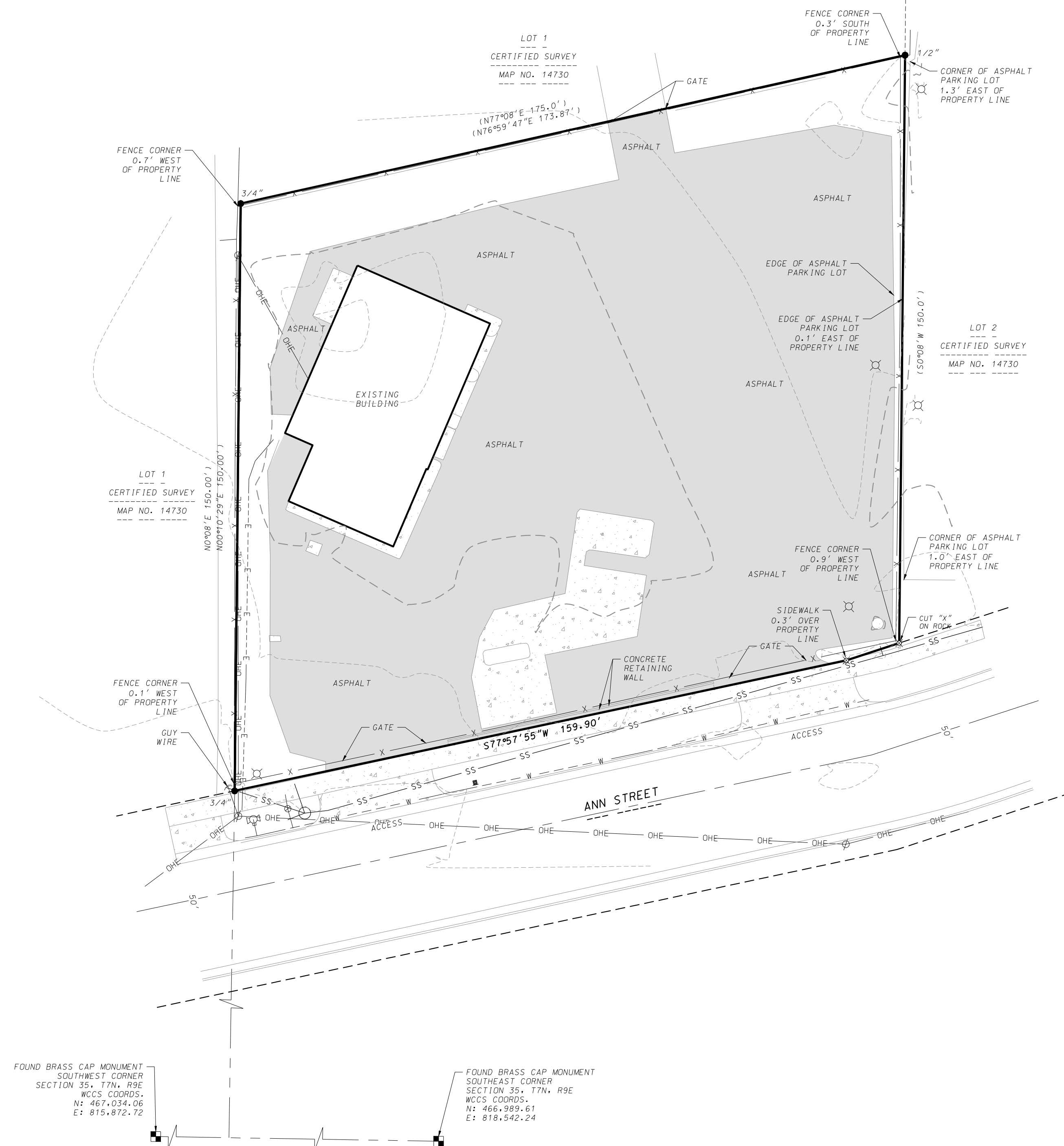


LEGEND

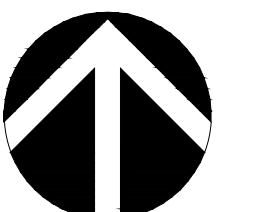
●	FOUND REBAR (SIZE NOTED)
⊗	FOUND CUT "X" IN CONCRETE
SS	SANITARY SEWER
W	WATER MAIN
OHE	OVERHEAD UTILITIES
—E—E—	UNDERGROUND ELECTRIC
○	MANHOLE
⊕	POWER POLE
⊗	LIGHT POLE
■	MAILBOX
⊖	VALVE
⊕	HYDRANT
□	CONCRETE
X	FENCE
==	CONCRETE CURB AND GUTTER
()	"RECORDED AS" INFORMATION



EXISTING CONDITIONS SURVEY

1010 ANN STREET

CITY OF MADISON, DANE COUNTY, WISCONSIN



SCALE: 1" = 20'
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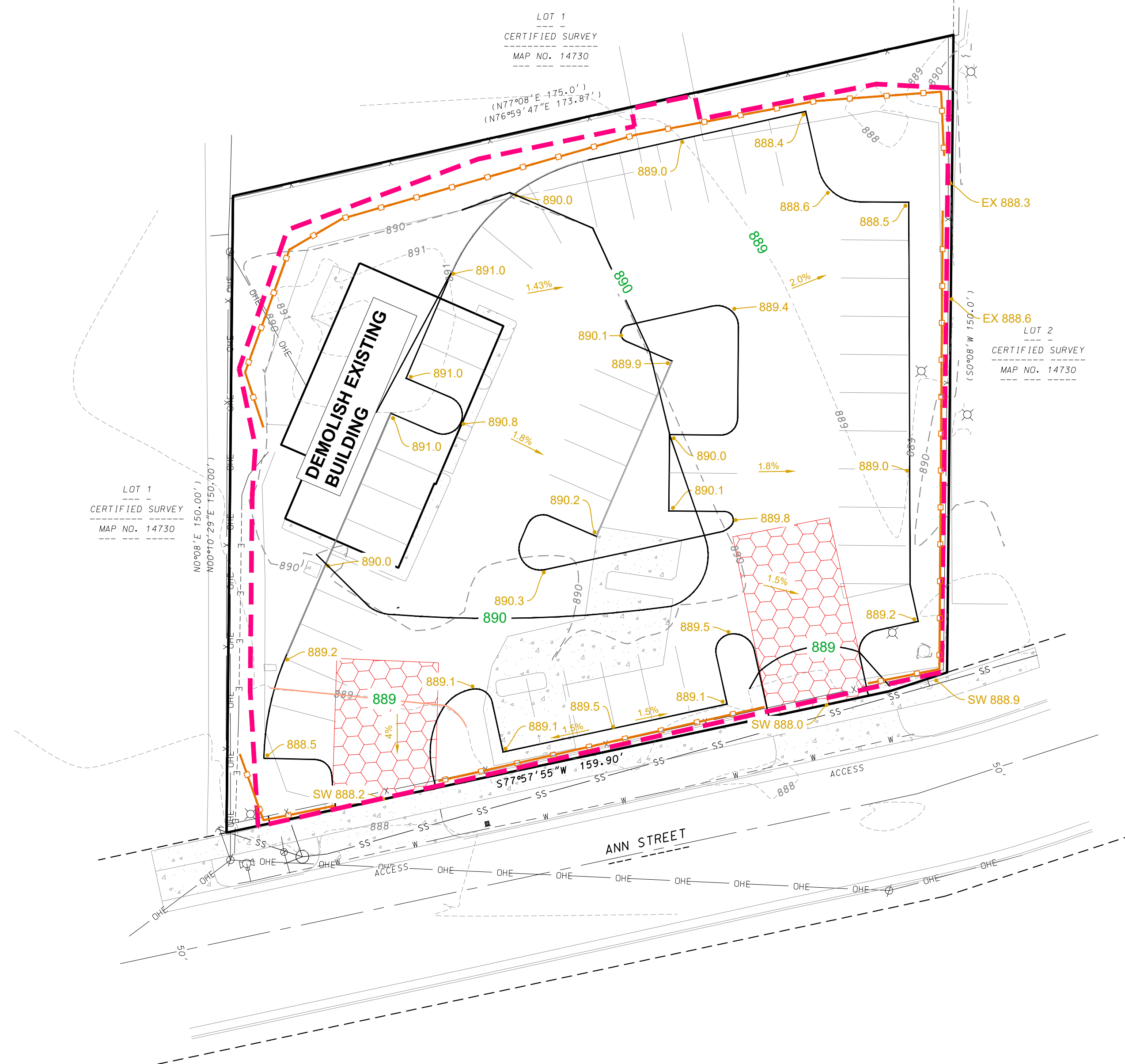
DATE: 03-12-2026
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DRAWN BY: BJH

FN: 25-05-124

Sheet Number:
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Phone: 608.833.7530 • Fax: 608.833.1089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT



CONTRACTOR SHALL PEEL UP EXISTING PAVEMENT, PROOF ROLL AND UNDERCUT AS NECESSARY THEN FINISH GRADE UPPER LAYER OF BASE COURSE TO ESTABLISH A STABLE BASE PRIOR TO PAVING.

GENERAL NOTES

1. ALL WORK SHALL BE PER THE CITY OF MADISON STANDARD SPECIFICATIONS
2. CONTRACTOR IS RESPONSIBLE TO OBTAIN ANY AND ALL REQUIRED PERMITS.
3. BUILDING CORNERS ARE APPROXIMATE AND FOR GENERAL BUILDING FOOTPRINT ONLY
4. IF ANY ERRORS, DISCREPANCIES, OR DIMENSIONS WITH PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION
5. CONTRACTOR SHALL ENSURE THAT ALL STORMWATER DRAINS AWAY FROM BUILDING FOUNDATIONS DURING FINAL RESTORATION
6. CONTRACTOR SHALL REPLACE ALL SIDEWALK AND CURB AND GUTTER WHICH ABUTS THE PROPERTY AND IS DAMAGED BY CONSTRUCTION OR ANY SIDEWALK AND CURB AND GUTTER WHICH THE CITY ENGINEER DETERMINES NEEDS TO BE REPLACED BECAUSE IT IS NOT AT A DESIRABLE GRADE.

GRADING AND EROSION CONTROL NOTES:

1. ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED BY THE CONTRACTOR IN ACCORDANCE WITH THE WISCONSIN DNR 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 WDNR TECHNICAL STANDARDS.
3. EROSION CONTROL MEASURES INDICATED ON THE PLANS SHALL BE CONSIDERED MINIMUMS. IF DETERMINED NECESSARY DURING 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. 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.
9. ANY DISTURBED AREA EXPECTED TO BE DORMANT FOR GREATER THAN 5 DAYS SHALL BE STABILIZED WITH TEMPORARY SEEDING AND MULCH.
10. PREVENT EXCESSIVE DUST FROM LEAVING THE CONSTRUCTION SITE IN ACCORDANCE WITH LOCAL AND STATE REGULATIONS.
11. INSTALL EROSION CONTROLS ON THE DOWNSTREAM SIDE OF STOCKPILES.
12. 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 1/2 POUNDS PER 1000 SQFT SHALL BE ADDED TO THE MIXTURE. FERTILIZER SHALL BE PLACED PER A SOIL TEST.

SEQUENCE OF CONSTRUCTION

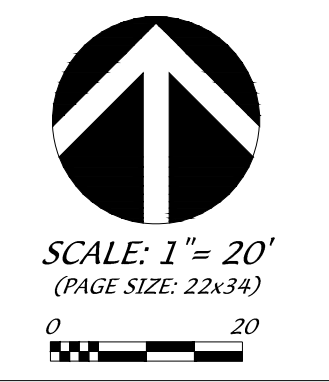
1. INSTALL EROSION CONTROL
2. SAWCUT AND REMOVE EXISTING ASPHALT
3. FINISH GRADE TOP LAYER OF BASE COURSE
4. REPAVE PARKING LOT
5. SPREAD TOPSOIL AND COMPLETE FINAL RESTORATION
6. REMOVE EROSION CONTROL WHEN SITE HAS BECOME STABILIZED

LIMITS OF DISTURBANCE = 23,357 SQ FT

GRADING PLAN LEGEND	
	PROPOSED CONTOUR
	LIMITS OF DISTURBANCE
	LIMITS OF DISTURBANCE
	STONE TRACKING PAD
	FINISHED PAVEMENT GRADE

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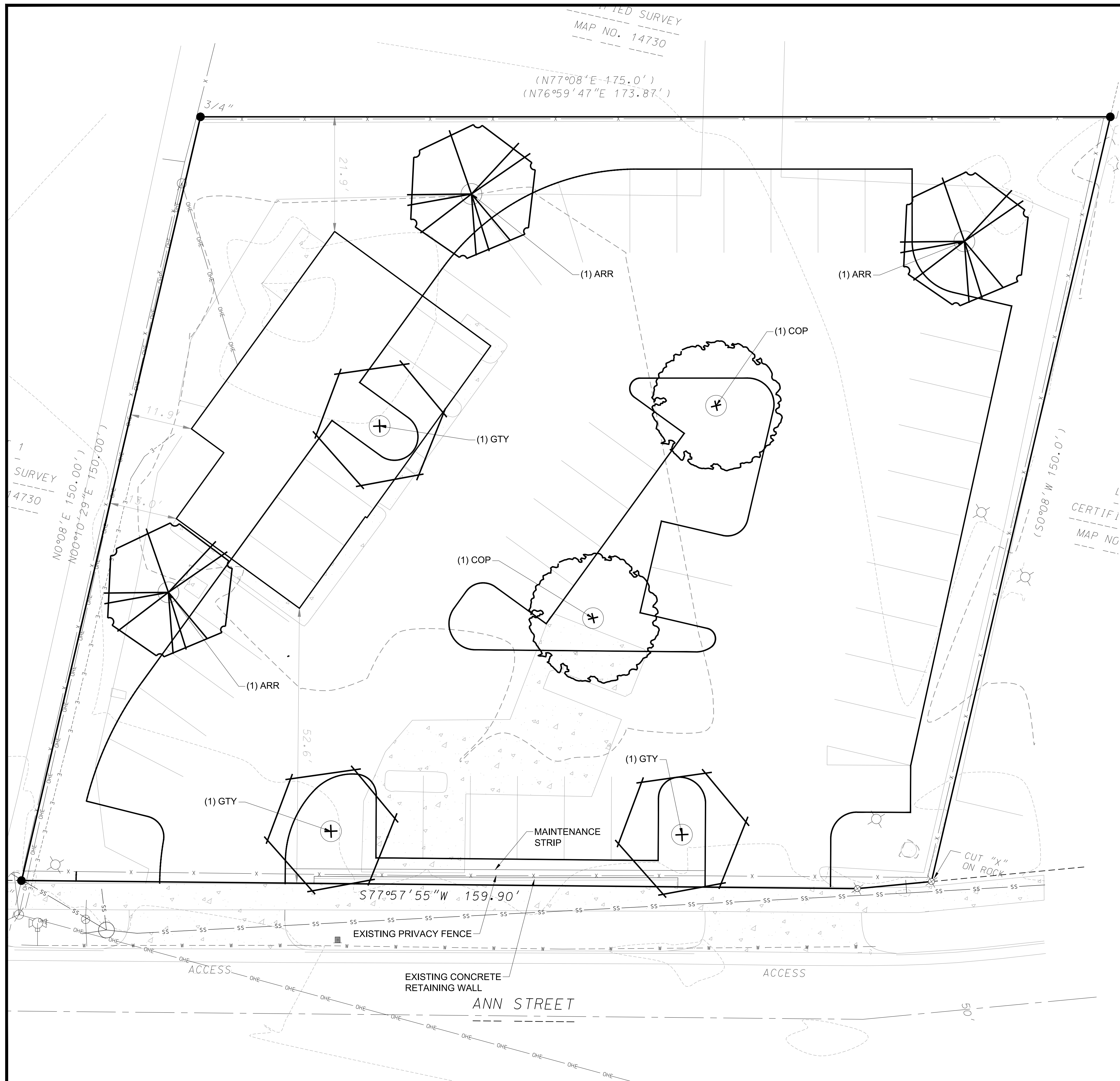
GRADING PLAN
1010 ANN STREET
 CITY OF MADISON, DANE COUNTY, WISCONSIN



SCALE: 1" = 20'
 (PAGE SIZE: 22x34)

DATE: 03-12-2026
 REVISED:

 DRAWN BY: B/JH
 FN: 25-05-124
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C 200



LANDSCAPE NOTES

- CONTACT DIGGER'S HOTLINE 3 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION
- CONTRACTOR SHALL VERIFY THE LOCATION OF ALL THE PRIVATE UTILITIES PRIOR TO THE START OF WORK
- ALL LANDSCAPE AREAS SHALL HAVE A MINIMUM 6" DEPTH OF COMPACTED TOPSOIL
- MAINTENANCE STRIPS SHALL BE INSTALLED ADJACENT TO THE BUILDING FOUNDATION WHERE LANDSCAPE BEDS ARE NOT PRESENT - SEE DETAIL
- ALL LANDSCAPE BEDS SHALL CONTAIN A 3-INCH DEPTH SHREDDED HARDWOOD BARK MULCH AND SHALL BE CONTAINED BY LANDSCAPE EDGING UNLESS OTHERWISE NOTED
- LANDSCAPE EDGING SHALL BE **BLACK DIAMOND** VINYL EDGING AS MANUFACTURED BY **VALLEY VIEW INDUSTRIES** (www.valleyviewind.com)
- ALL DECIDUOUS TREES IN LAWN AREAS SHALL HAVE A 4-FOOT DIAMETER CIRCLE OF 3-INCH DEPTH SHREDDED HARDWOOD BARK MULCH CONTAINED BY LANDSCAPE EDGING UNLESS INDICATED DIFFERENTLY ON THE PLANS
- ALL EVERGREEN TREES IN TURF AREAS SHALL HAVE A 8' DIAMETER CIRCLE OF 3-INCH DEPTH SHREDDED HARDWOOD BARK MULCH CONTAINED BY LANDSCAPE EDGING UNLESS INDICATED DIFFERENTLY ON THE PLANS
- GENERAL LANDSCAPE AREAS SHALL BE SEEDED WITH **MADISON PARKS SEED MIX** AS MANUFACTURED BY LA CROSSE SEED, LLC. PER MANUFACTURER'S SPECIFICATIONS
- ALL LANDSCAPING SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON STANDARDS & REQUIREMENTS
- INSTALLATION OF LANDSCAPING SHALL INCLUDE A 1 YEAR LANDSCAPE MAINTENANCE & WARRANTY PERIOD. LANDSCAPE MAINTENANCE SHALL INCLUDE ANY CARE NECESSARY TO ESTABLISH THE PLANTS CALLED OUT ON THE LANDSCAPE PLAN. LANDSCAPE WARRANTY SHALL INCLUDE THE REPLACEMENT OF ANY DAMAGED, DYING, OR DEAD PLANTS THAT HAVE BEEN INSTALLED AS PART OF THIS PROJECT AS CALLED OUT ON THE LANDSCAPE PLAN

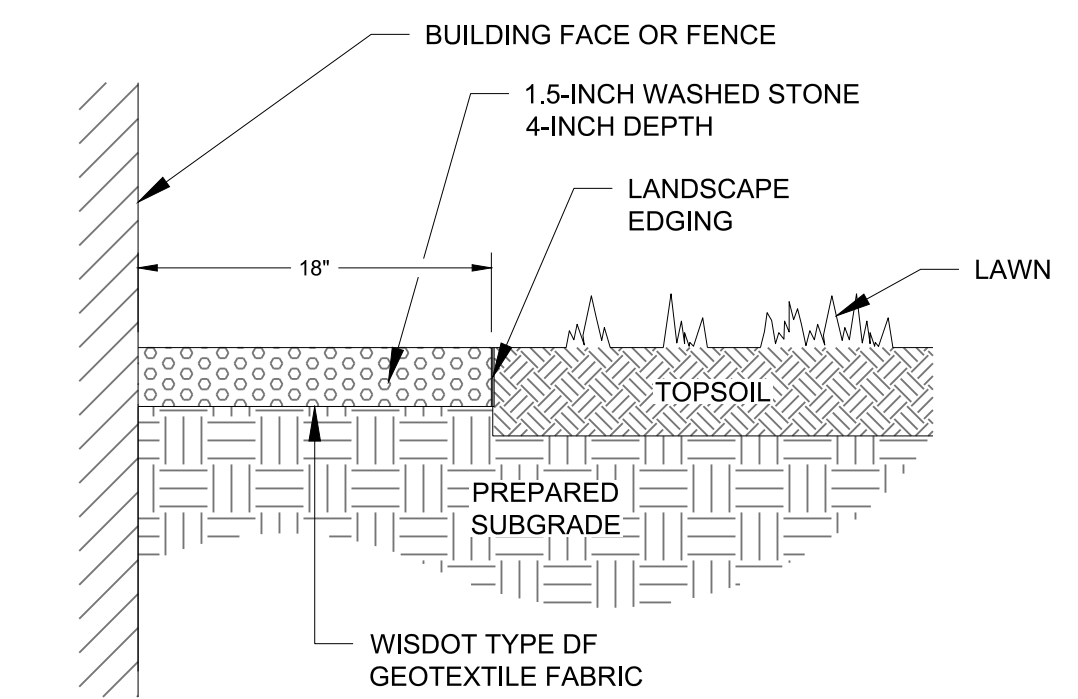
LANDSCAPE REQUIREMENTS

DEVELOPED AREA = 16,490 SQ. FT.
5 POINTS PER 300 SQ. FT. DEVELOPED AREA

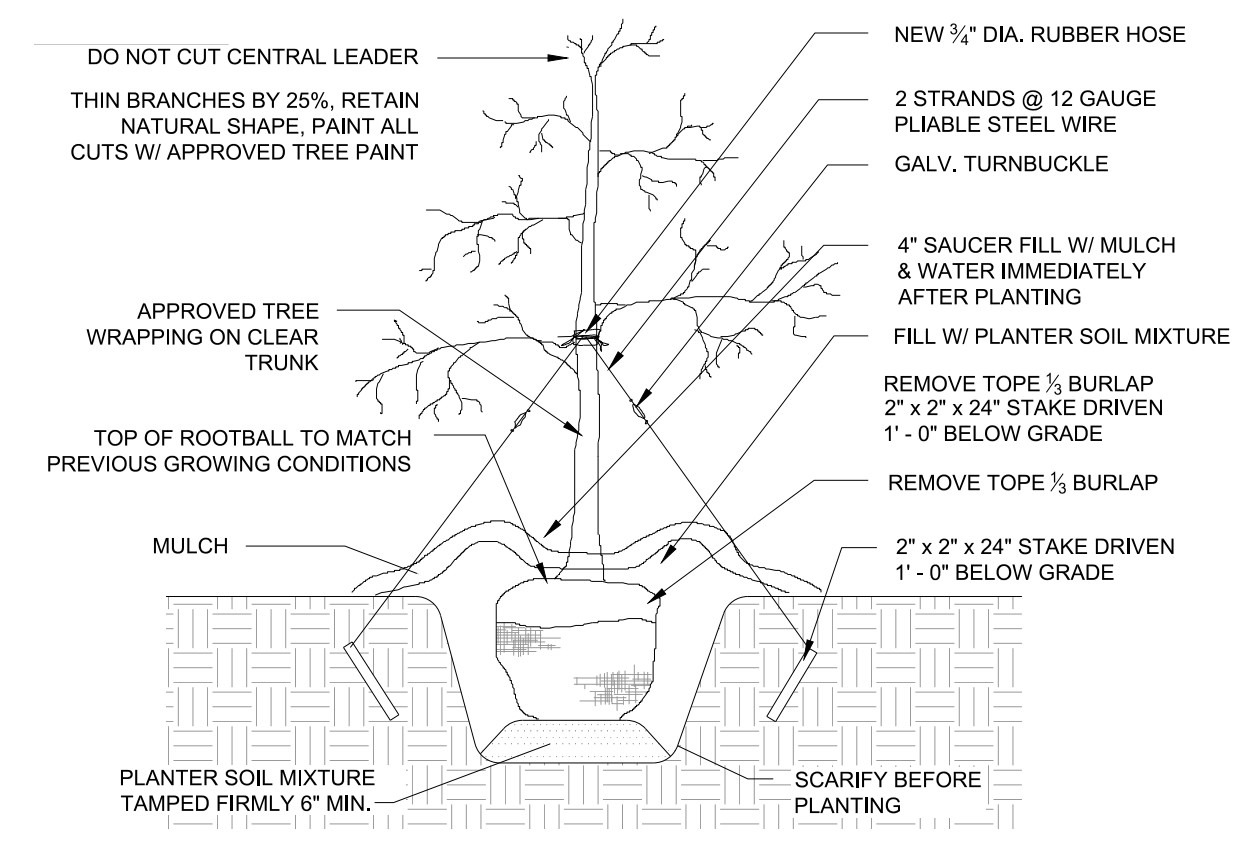
275 POINTS REQUIRED
280 POINTS PROVIDED

PLANT SCHEDULE

CODE	SCIENTIFIC NAME	COMMON NAME	QTY	PTS PER PLANT	SUB-TOTAL	SIZE	ROOT COND
CANOPY TREES							
ARR	Acer rubrum 'Redpointe'	Redpointe Maple	3	35	105	2.5"	B&B
COP	Celtis occidentalis 'Prairie Pride'	Prairie Pride Hackberry	2	35	70	2.5"	B&B
GTY	Gleditsia triacanthos 'Skycole'	Skyline Honeylocust	3	35	105	2.5"	B&B
			TOTAL:	280	POINTS		



STONE MAINTENANCE STRIP

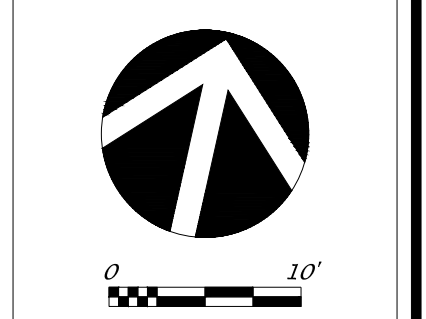
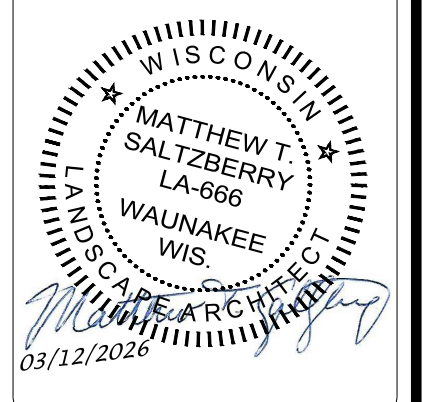


- TREES OF SAME SPECIES TO BE MATCHED IN GROWTH AND UNIFORMITY.
- PLANTING HOLE WIDTH SHALL BE THREE TIMES THE SIZE OF ROOTBALL.
- MINIMUM HEIGHT FOR TREES UNDER 2" CALIPER SHALL BE 10' FROM TOP OF ROOTBALL TO TOP OF TREE

TREE PLANTING DETAIL (N.T.S.)

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LANDSCAPE PLAN
1010 ANN STREET
CITY OF MADISON, DANE COUNTY, WISCONSIN



DATE: 03/12/2026
REVISED:

DRAWN BY: MTS
FN: 25-05-124
Sheet Number:
L100



CITY OF MADISON LANDSCAPE WORKSHEET

Section 28.142 Madison General Ordinance

Project Location / Address 1010 Ann Street

Name of Project Kunes Mitsubishi Parking Lot

Owner / Contact Kunes Mitsubishi Madison Property, LLC. / Matt Saltzberry, PLA

Contact Phone 608-833-7530 Contact Email msaltzberry@donofrio.cc

**** 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 16,490

Total landscape points required 275

- (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			8	280
Tall evergreen tree (i.e. pine, spruce)	5-6 feet tall	35				
Ornamental tree	1 1/2 inch caliper	15				
Upright evergreen shrub (i.e. arborvitae)	3-4 feet tall	10				
Shrub, deciduous	#3 gallon container size, Min. 12”-24”	3				
Shrub, evergreen	#3 gallon container size, Min. 12”-24”	4				
Ornamental grasses/ perennials	#1 gallon container size, Min. 8”-18”	2				
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						280

Total Number of Points Provided 280

* 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.