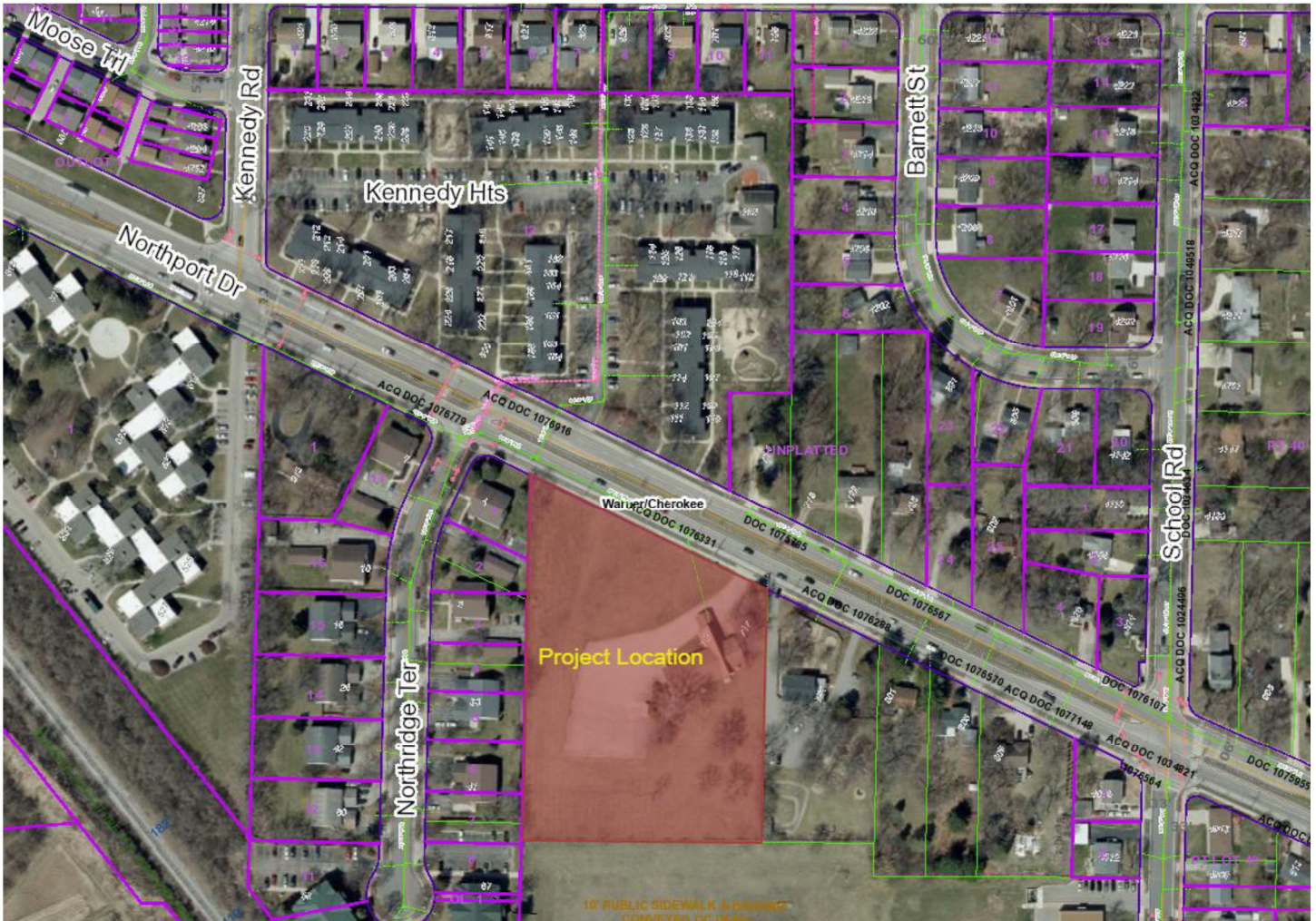


701-709 Northport Drive
Contract 9735
Project 16094
Developer: Northpointe Development II Corporation



The Developer, Northpointe Development II Corporation, has received conditional approve for a four-lot certified survey map for a planned multi-use site. This will include the construction of a four-story, 80-unit apartment building, a proposed four-story, 24-unit apartment building, an existing place of worship, and a lot for future development. The development is located on the south side of Northport Drive between Kennedy Road and School Road.

Summary of Improvements:

- Certified Survey Map including a Public Sidewalk Easement for and construction of a minimum five (5)-foot wide sidewalk, eight (8)-foot terrace, and additional one (1) foot for maintenance.
- Construction of water, storm, and sewer lateral connections to public mains to serve all lots within the development.
- The private storm sewer connection will require the additional construction of public storm pipe and an inlet to make the connection into existing public storm main on Northport Drive near Northridge Terrace.
- The removal of three City terrace trees due to utility connections required to serve the development. The Developer shall be financially responsible for a payment of \$1,950 to cover the benefits lost from each tree removal. The Developer shall also be responsible for tree replacement with soil amendments.

- Public infrastructure restoration due to project construction including street, terrace, pavement markings, and signing.
- Close abandoned driveways with curb and gutter. Construct new private drive entrance aprons per plans approved by the City Engineering and per the Commercial Driveway Permit approved by the City Traffic Engineer.
- Protect existing public streetlights, electrical, and fiber facilities in the project area. Coordinate with City Traffic Engineering and City IT on relocations needed to facilitate construction.
- Coordinate project access, street closures, and street occupancy with other projects in the area and as approved by City Traffic Engineering.

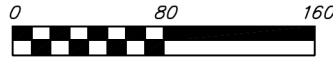
CERTIFIED SURVEY MAP No.

A PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26,
TOWNSHIP 08 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

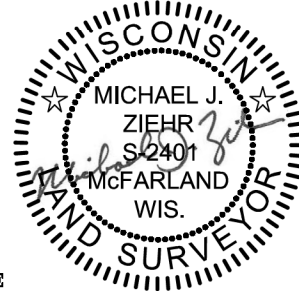
SURVEY LEGEND

- FOUND 3/4" Ø IRON ROD
- ⊙ FOUND 1" Ø IRON PIPE
- ⊗ FOUND 2" Ø IRON PIPE
- ⊠ SET 3/4" x 18" SOLID IRON RE-ROD, MIN. WT. 1.50 lbs./ft.
- () INDICATES RECORDED AS

DISTANCES ARE MEASURED TO THE
NEAREST HUNDREDTH OF A FOOT

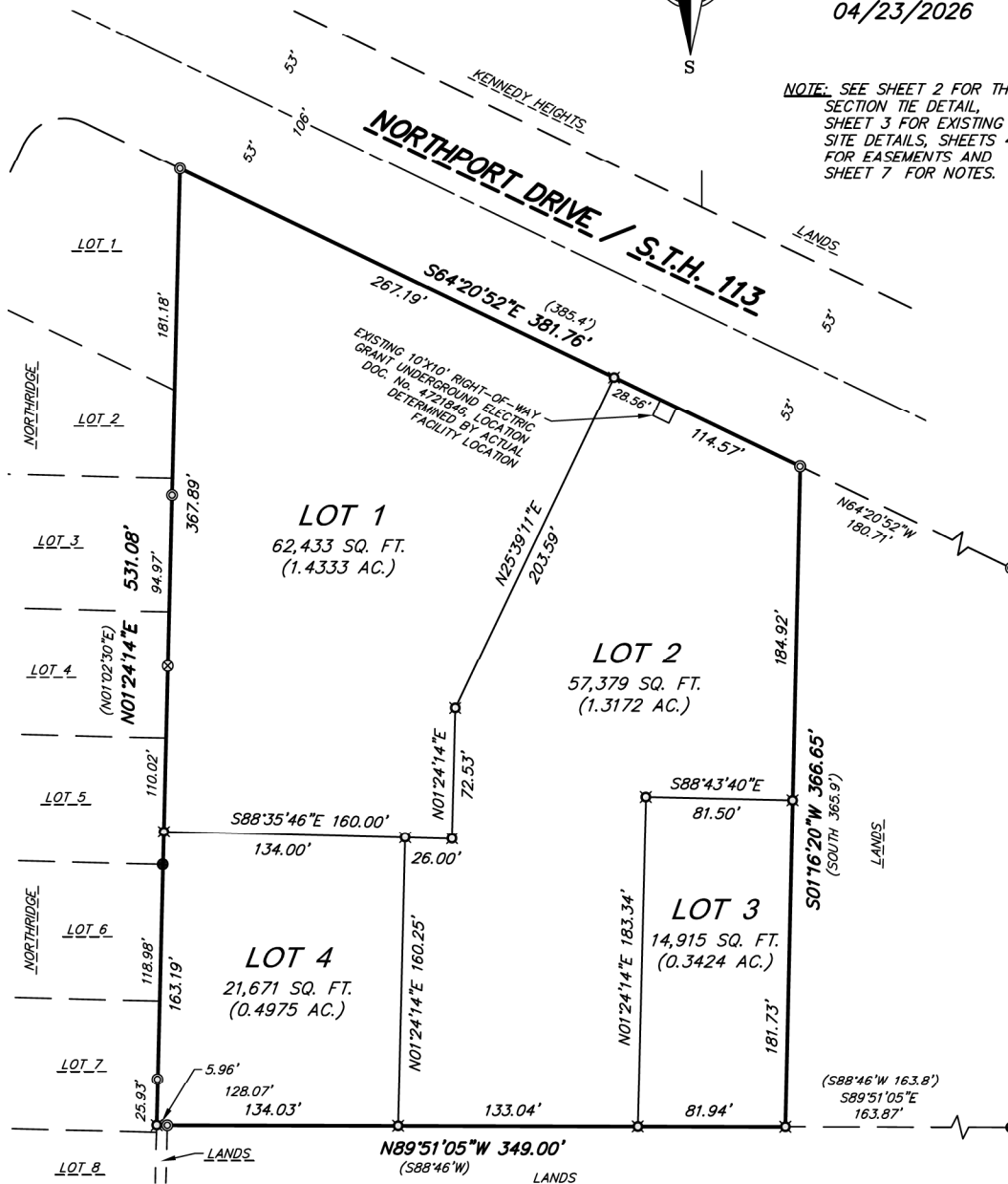


GRID NORTH
BEARINGS ARE REFERENCED TO
THE WISCONSIN COUNTY
COORDINATE SYSTEM, DANE
COUNTY, WISCONSIN, NAD83 (2011),
THE EAST LINE OF THE SE 1/4 OF
SECTION 26 MEASURED AS
BEARING S01°25'59"W



04/23/2026

NOTE: SEE SHEET 2 FOR THE
SECTION TIE DETAIL,
SHEET 3 FOR EXISTING
SITE DETAILS, SHEETS 4-6
FOR EASEMENTS AND
SHEET 7 FOR NOTES.



23 Apr 2026 - 9:36a M:\Northpointe Development\240474_709 Northport Drive\CADD\240474_CSM.dwg by: mde



FN: 240474
DATE: 12/04/2025
REV: 04/23/2026
Drafted By: MZIE
Checked By: SCHU

SURVEYED FOR:
Northpointe Development
230 Ohio Street,
Suite 200
Oshkosh, WI 54902

SURVEYED BY:
Vierbicher Associates, Inc.
525 Junction Road,
Suite 7000
Madison, WI 53717
(608) 826-0532

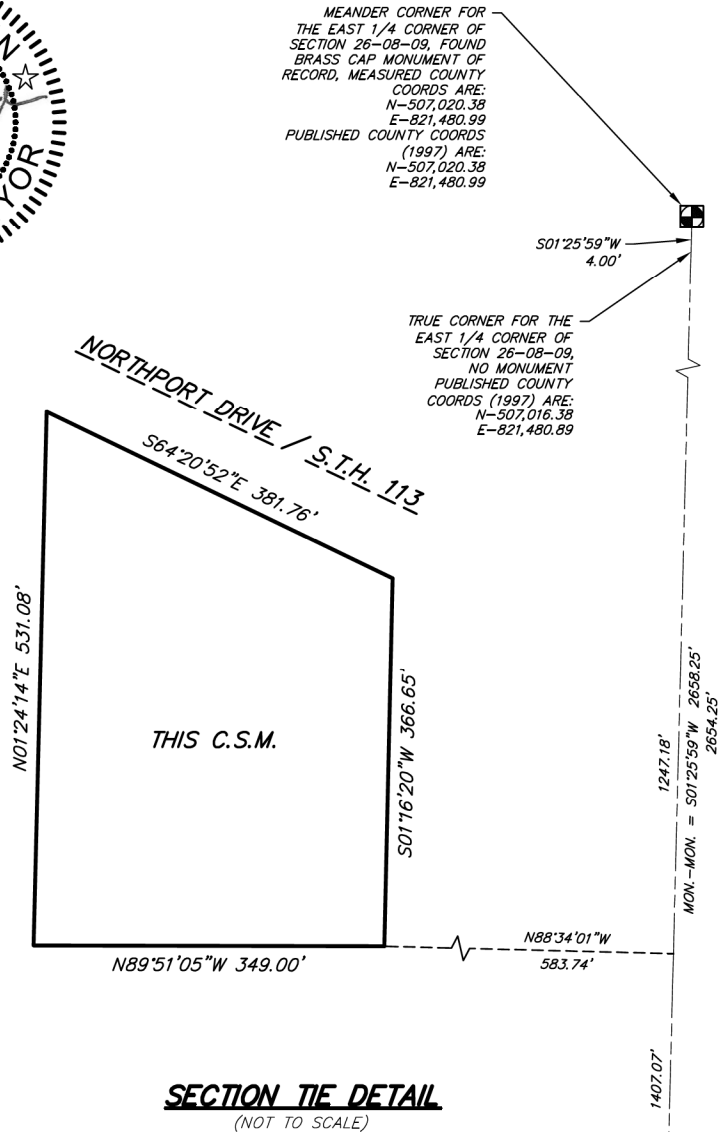
SHEET
1 OF 9

CERTIFIED SURVEY MAP No.

A PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26,
TOWNSHIP 08 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN



04/23/2026



GRID NORTH
BEARINGS ARE REFERENCED TO THE
WISCONSIN COUNTY COORDINATE
SYSTEM, DANE COUNTY, WISCONSIN,
NAD83 (2011), THE EAST LINE OF THE
SE 1/4 OF SECTION 26 MEASURED
AS BEARING S01°25'59"W

SECTION TIE DETAIL
(NOT TO SCALE)

SOUTHEAST CORNER OF
SECTION 26-08-09,
FOUND BRASS CAP
MONUMENT OF RECORD,
MEASURED COUNTY
COORDS ARE:
N-504,362.96
E-821,414.52
PUBLISHED COUNTY
COORDS (1991) ARE:
N-504,363.17
E-821,414.49

23 Apr 2026 - 9:39a M:\Northpointe Development\240474_709 Northport Drive\CADD\240474_CSM.dwg by: mde



FN: 240474
DATE: 12/04/2025
REV: 04/23/2026
Drafted By: MZIE
Checked By: SCHU

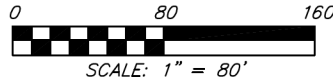
SURVEYED FOR:
Northpointe Development
230 Ohio Street,
Suite 200
Oshkosh, WI 54902

SURVEYED BY:
Vierbicher Associates, Inc.
525 Junction Road,
Suite 7000
Madison, WI 53717
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**SHEET
2 OF 9**

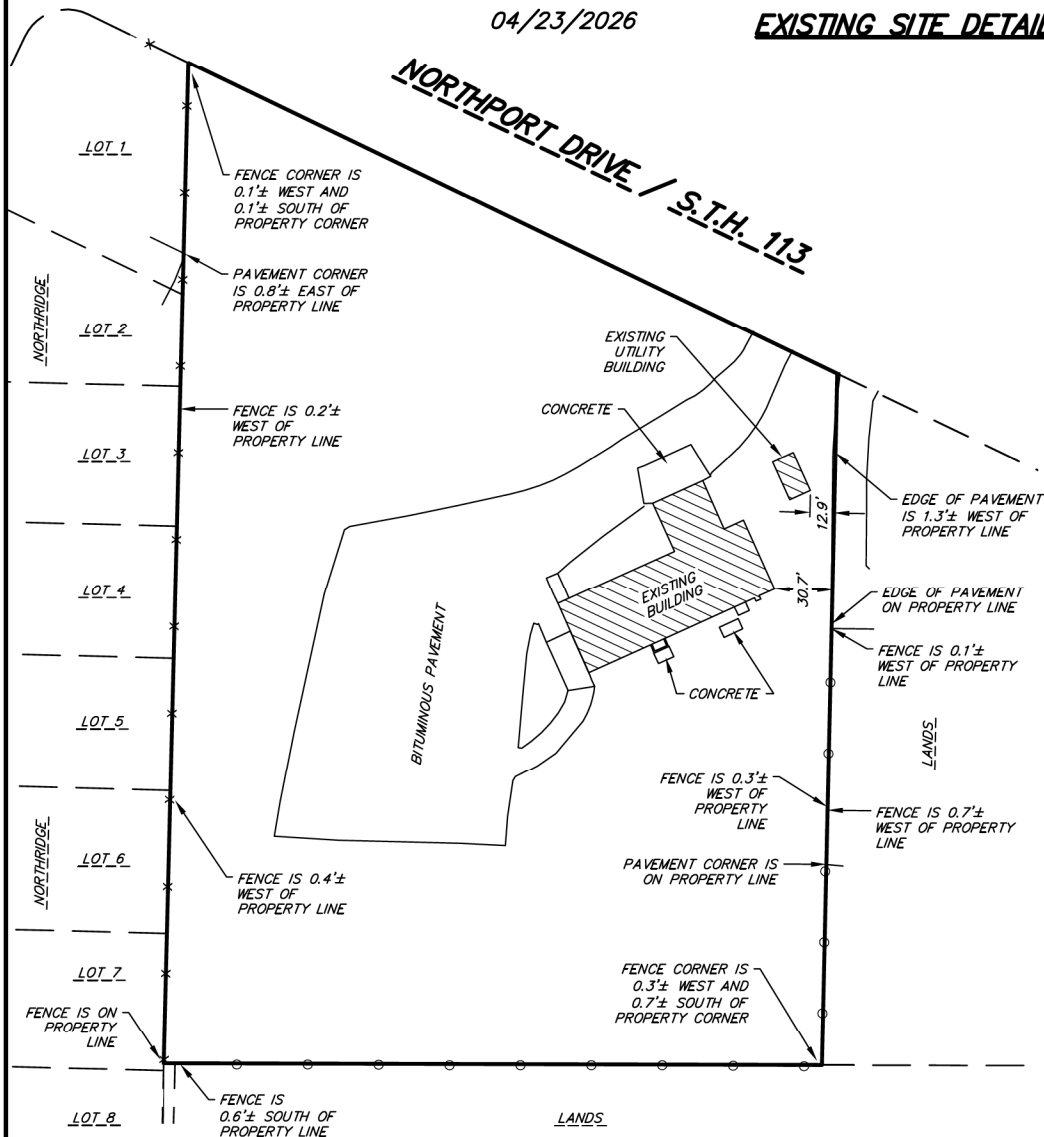
CERTIFIED SURVEY MAP No.

A PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26,
TOWNSHIP 08 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN



04/23/2026

EXISTING SITE DETAILS



23 Apr 2026 - 9:41 a M:\Northpointe Development\240474_709 Northport Drive\CADD\240474_CSM.dwg by: mde



FN: 240474
DATE: 12/04/2025
REV: 04/23/2026
Drafted By: MZIE
Checked By: SCHU

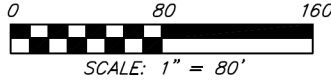
SURVEYED FOR:
Northpointe Development
230 Ohio Street,
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Oshkosh, WI 54902

SURVEYED BY:
Vierbicher Associates, Inc.
525 Junction Road,
Suite 7000
Madison, WI 53717
(608) 826-0532

**SHEET
3 OF 9**

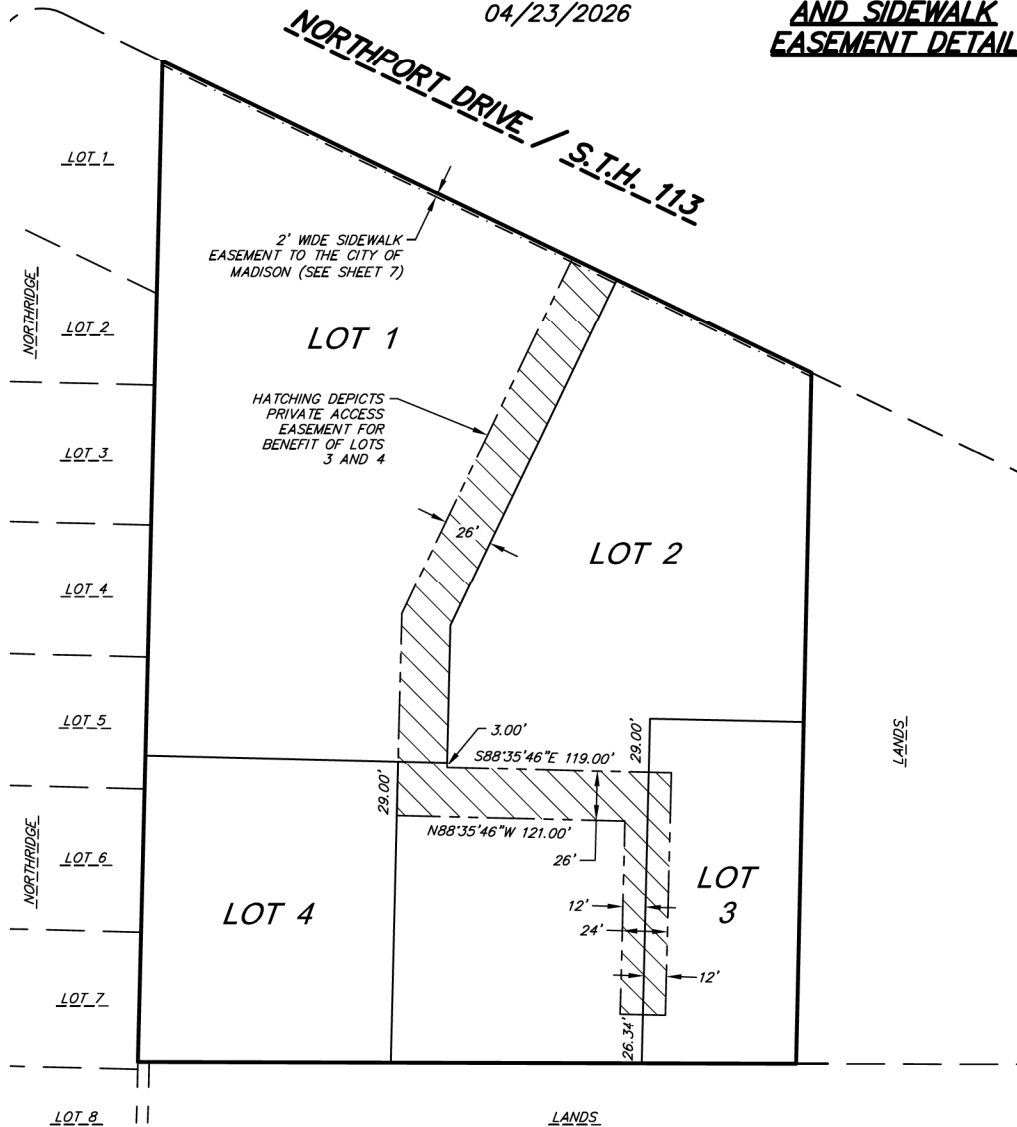
CERTIFIED SURVEY MAP No.

A PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26,
TOWNSHIP 08 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN



NEW PRIVATE ACCESS AND SIDEWALK EASEMENT DETAIL

04/23/2026



23 Apr 2026 - 9:42a M:\Northpointe Development\240474_709 Northport Drive\CADD\240474_CSM.dwg by: mde



FN: 240474
DATE: 12/04/2025
REV: 04/23/2026
Drafted By: MZIE
Checked By: SCHU

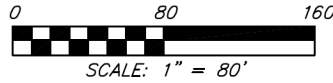
SURVEYED FOR:
Northpointe Development
230 Ohio Street,
Suite 200
Oshkosh, WI 54902

SURVEYED BY:
Vierbicher Associates, Inc.
525 Junction Road,
Suite 7000
Madison, WI 53717
(608) 826-0532

**SHEET
4 OF 9**

CERTIFIED SURVEY MAP No.

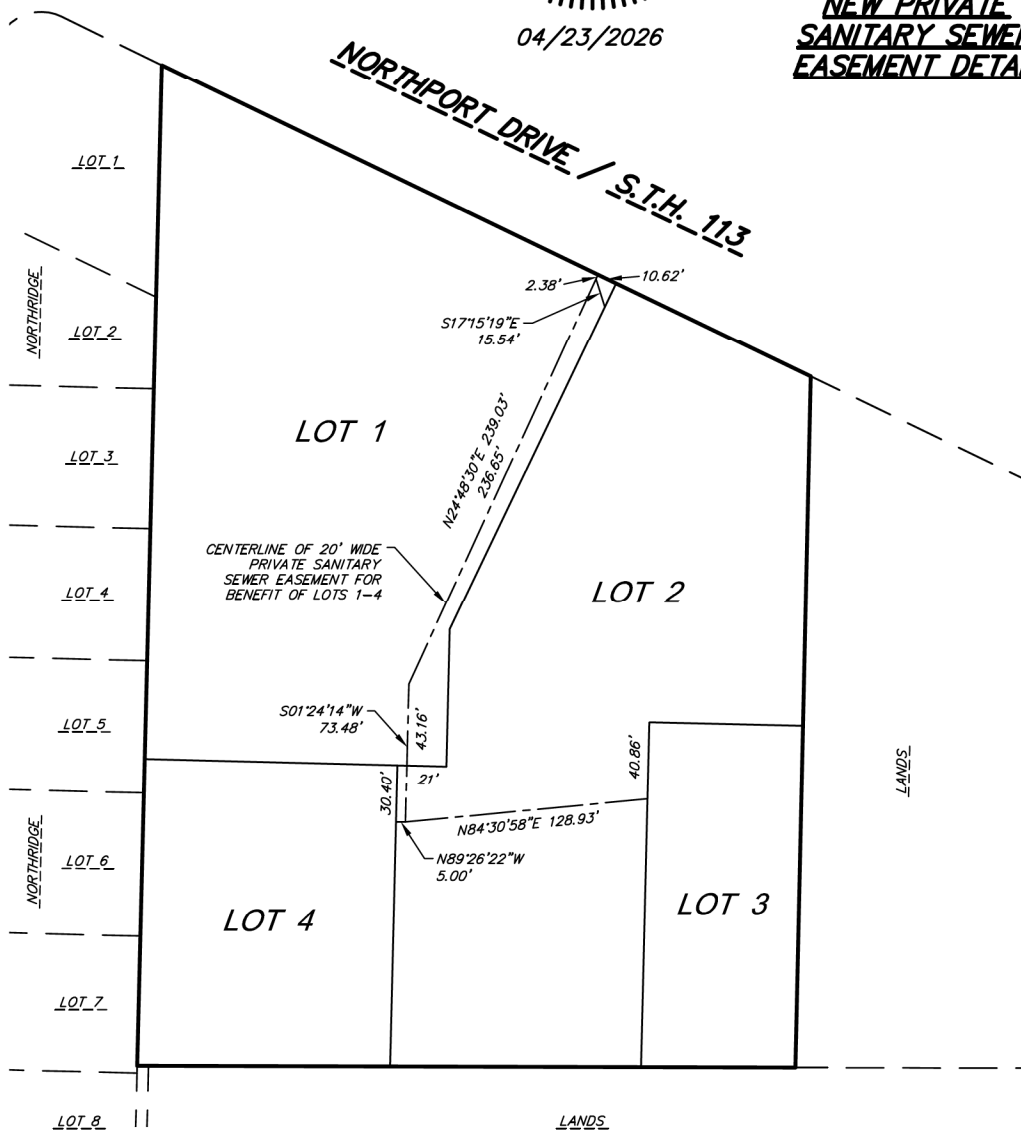
A PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26,
TOWNSHIP 08 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN



04/23/2026



**NEW PRIVATE
SANITARY SEWER
EASEMENT DETAIL**



23 Apr 2026 - 9:42a M:\Northpointe Development\240474_709 Northport Drive\CADD\240474_CSM.dwg by: mzie



vierbicher
advisors / engineers / surveyors

FN: 240474
DATE: 12/04/2025
REV: 04/23/2026
Drafted By: MZIE
Checked By: SCHU

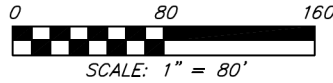
SURVEYED FOR:
Northpointe Development
230 Ohio Street,
Suite 200
Oshkosh, WI 54902

SURVEYED BY:
Vierbicher Associates, Inc.
525 Junction Road,
Suite 7000
Madison, WI 53717
(608) 826-0532

**SHEET
5 OF 9**

CERTIFIED SURVEY MAP No.

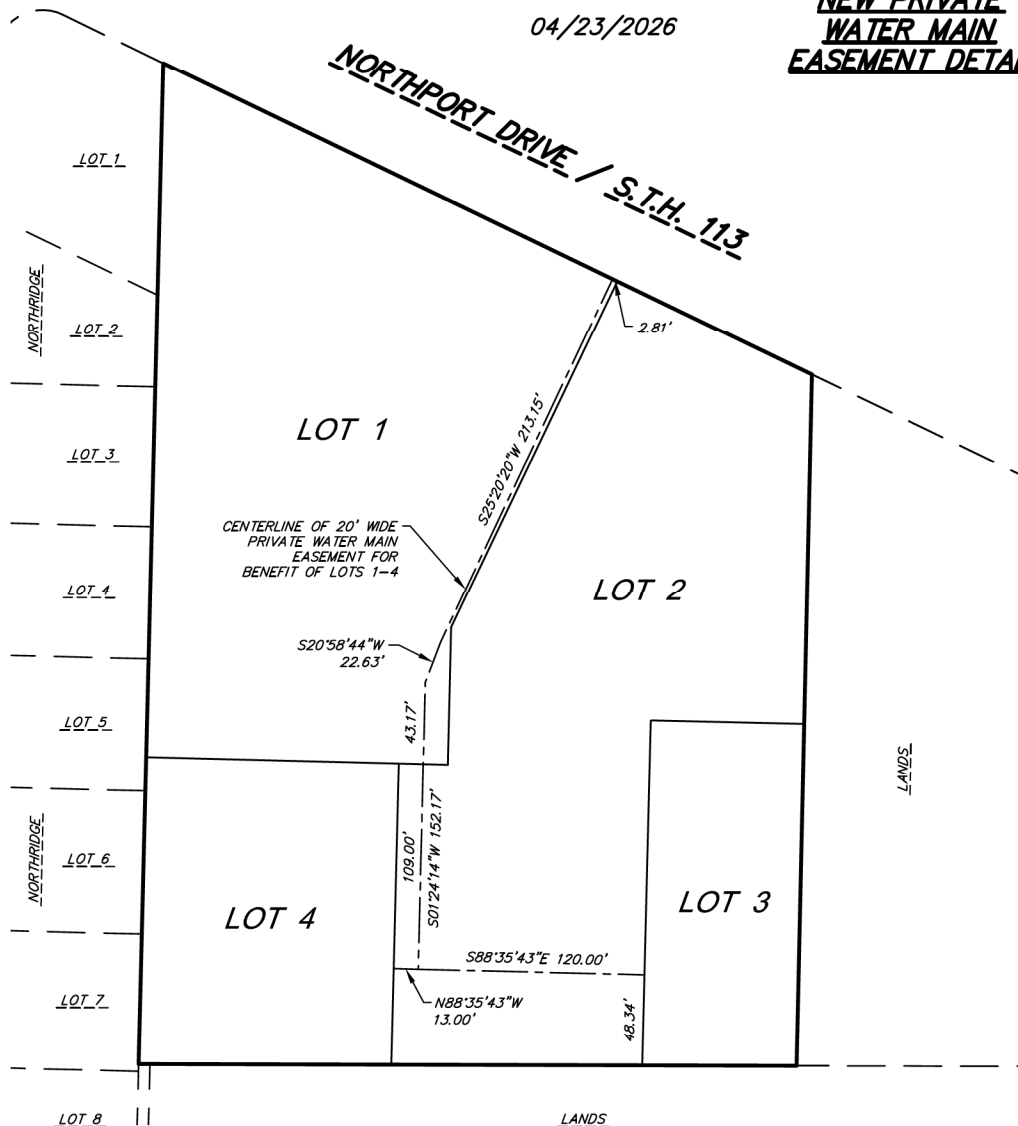
A PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26,
TOWNSHIP 08 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN



04/23/2026



**NEW PRIVATE
WATER MAIN
EASEMENT DETAIL**



23 Apr 2026 - 9:43a M:\Northpointe Development\240474_709 Northport Drive\CADD\240474_CSM.dwg by: mde



FN: 240474
DATE: 12/04/2025
REV: 04/23/2026
Drafted By: MZIE
Checked By: SCHU

SURVEYED FOR:
Northpointe Development
230 Ohio Street,
Suite 200
Oshkosh, WI 54902

SURVEYED BY:
Vierbicher Associates, Inc.
525 Junction Road,
Suite 7000
Madison, WI 53717
(608) 826-0532

**SHEET
6 OF 9**



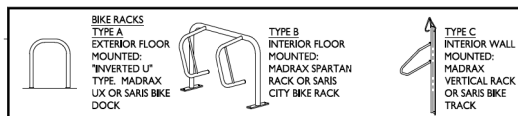
701 & 705 Northport
Drive, Madison, WI

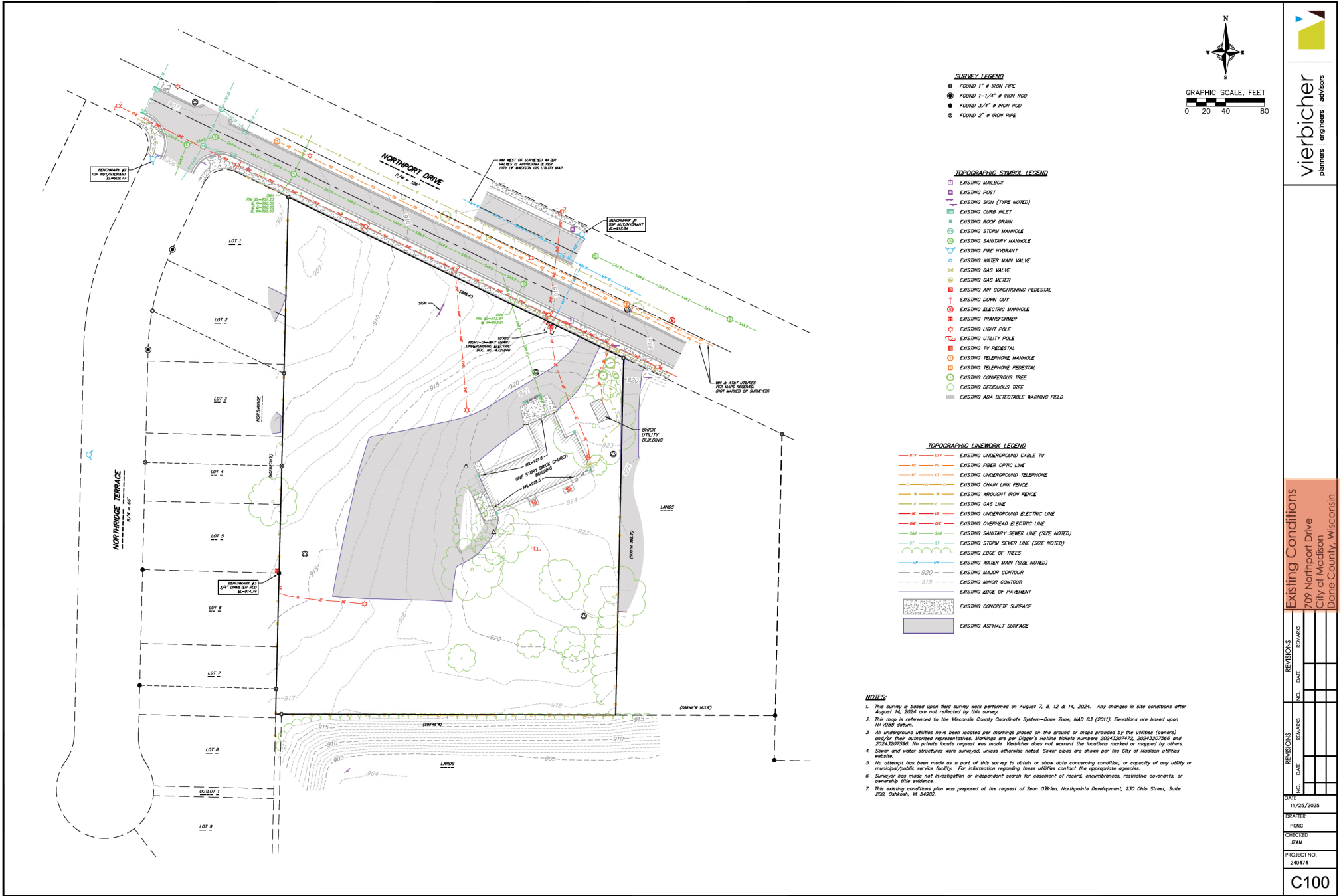
SHEET TITLE

**Architectural
Site Plan**

CA101

©Knotle & Bruce Architects, LLC





vierbicher
planners engineers advisors

Existing Conditions
709 Northport Drive
City of Madison
Dane County, Wisconsin

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

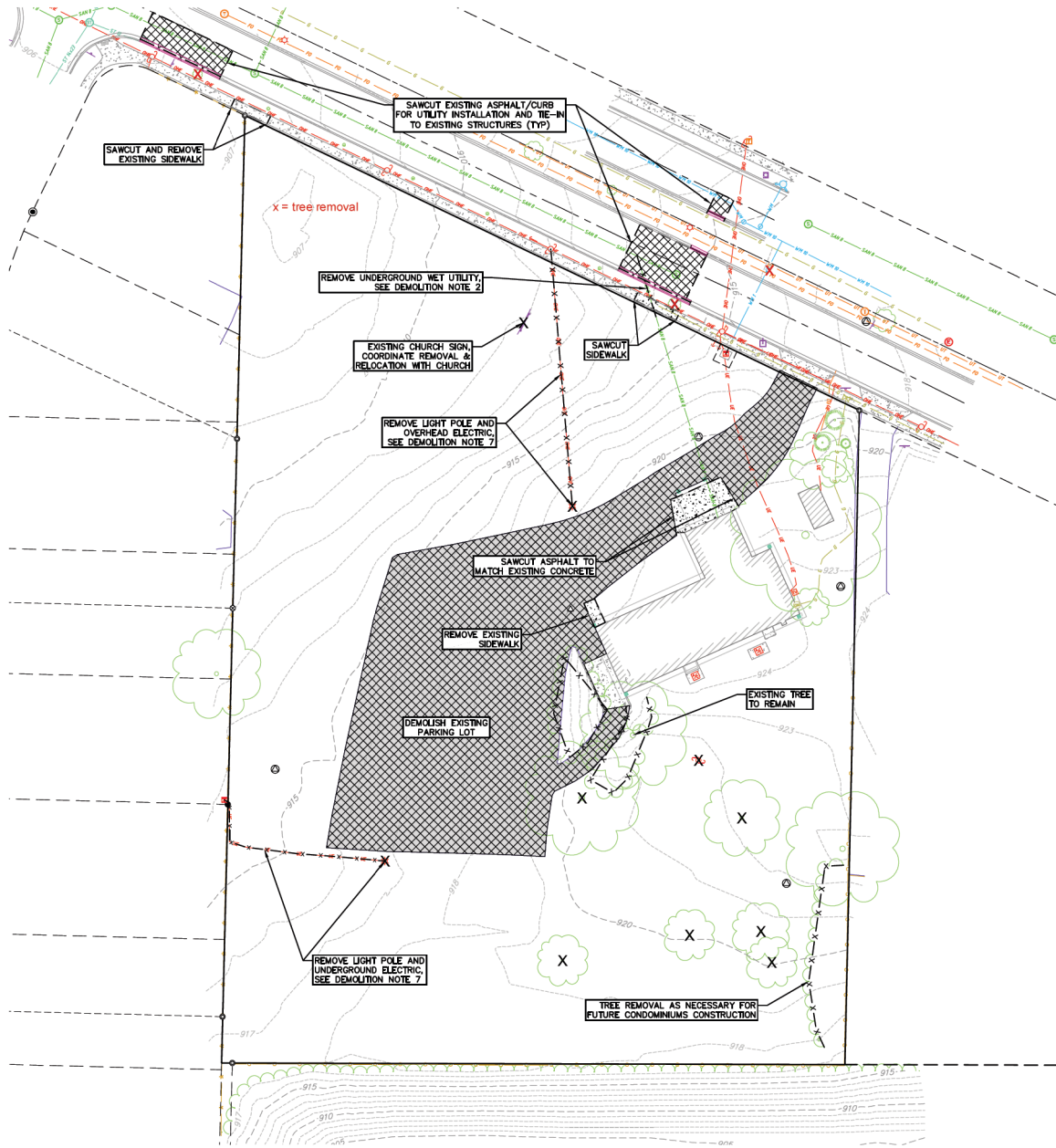
DATE: 11/25/2025

DRAWN: PONG

CHECKED: JAM

PROJECT NO.: 240474

C100

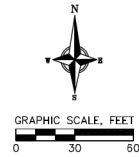
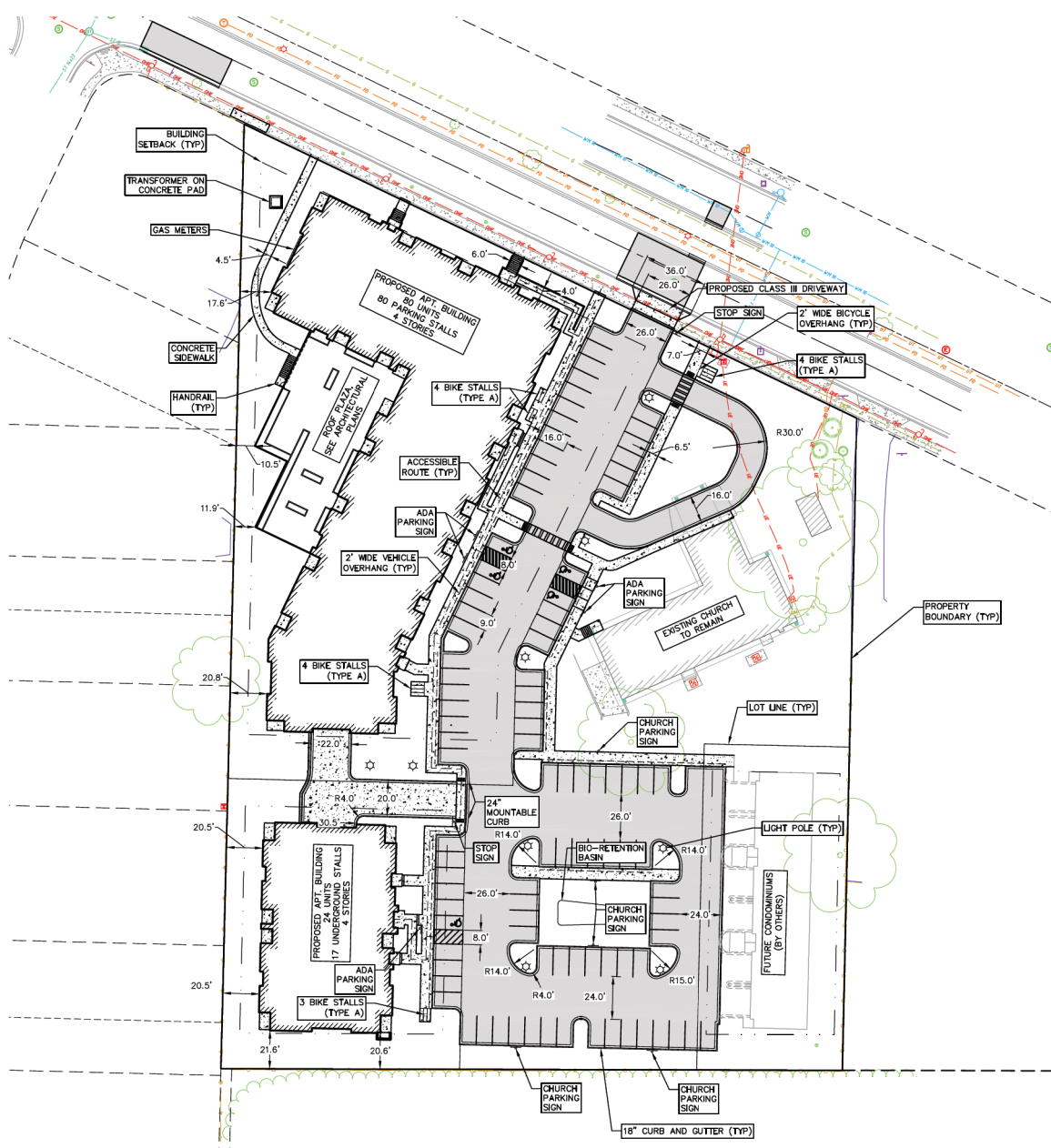


DEMOLITION NOTES:

1. THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS.
2. CONTRACTOR SHALL KEEP ALL CITY STREETS FREE AND CLEAR OF CONSTRUCTION RELATED DIRT/DUST/DEBRIS.
3. COORDINATE EXISTING UTILITY REMOVAL/ABANDONMENT WITH LOCAL AUTHORITIES AND UTILITY COMPANIES HAVING JURISDICTION.
4. ALL SAWCUTTING SHALL BE FULL DEPTH TO PROVIDE A CLEAN EDGE TO MATCH NEW CONSTRUCTION. MATCH EXISTING ELEVATIONS AT POINTS OF CONNECTION FOR NEW AND EXISTING PAVEMENT, CURB, SIDEWALKS, ETC. ALL SAWCUT LOCATIONS SHOWN ARE APPROXIMATE AND MAY BE FIELD ADJUSTED TO ACCOMMODATE CONDITIONS, JOINTS, MATERIAL TYPE, ETC. REMOVE MINIMUM AMOUNT NECESSARY FOR INSTALLATION OF PROPOSED IMPROVEMENTS.
5. CONTRACTOR SHALL PROVIDE AND SHALL BE RESPONSIBLE FOR ANY NECESSARY TRAFFIC CONTROL, SIGNAGE AND SAFETY MEASURES DURING DEMOLITION AND CONSTRUCTION OPERATIONS WITHIN OR NEAR THE PUBLIC ROADWAY.
6. COORDINATE TREE REMOVAL WITH LANDSCAPE ARCHITECT. ALL TREES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY AND STUMPS SHALL BE GROUND TO 12" BELOW PROPOSED SUBGRADE.
7. IF APPLICABLE, PROVIDE TREE PROTECTION FENCING PRIOR TO CONSTRUCTION OPERATIONS. MAINTAIN THROUGHOUT CONSTRUCTION.
8. ALL LIGHT POLES TO BE REMOVED FROM PRIVATE PROPERTY SHALL BE REMOVED IN THEIR ENTIRETY, INCLUDING BASE AND ALL APPURTENANCES. COORDINATE ABANDONMENT OF ELECTRICAL LINES WITH ELECTRICAL ENGINEER AND OWNER PRIOR TO DEMOLITION.
9. CONTRACTOR SHALL CLOSE ALL ABANDONED DRIVEWAYS BY REPLACING THE CURB IN FRONT OF THE DRIVEWAYS AND RESTORING THE TERRACE WITH GRASS.
10. CONTRACTOR SHALL OBTAIN ANY NECESSARY DEMOLITION AND UTILITY PLUGGING PERMITS.
11. ANY DAMAGE TO THE CITY PAVEMENT, INCLUDING DAMAGE RESULTING FROM CURB REPLACEMENT, WILL REQUIRE RESTORATION IN ACCORDANCE WITH THE CITY ENGINEERING PATCHING CRITERIA.

DEMOLITION PLAN LEGEND

- CURB AND GUTTER REMOVAL
- ASPHALT REMOVAL
- CONCRETE REMOVAL
- BUILDING REMOVAL
- TREE REMOVAL
- SAWCUT
- UTILITY STRUCTURE REMOVAL
- UTILITY LINE REMOVAL



SITE PLAN NOTES:

1. THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS.
2. CONCRETE TO BE 5" THICK, CONSTRUCTED ON A BASE OF 4" COMPACTED SAND OR CRUSHED STONE.
3. CONCRETE FOR DRIVEWAYS AND SIDEWALK AT DRIVEWAY ENTRANCES SHALL BE 7" THICK, CONSTRUCTED ON A BASE OF 5" COMPACTED SAND OR CRUSHED STONE.
4. ALL DIMENSIONS WITH CURB & GUTTER ARE REFERENCED TO THE FACE OF CURB.
5. CONTRACTOR SHALL DEEP TILL ANY DISTURBED AREAS AFTER CONSTRUCTION IS COMPLETE AND BEFORE RESTORING.
6. CONTRACTOR TO OBTAIN ANY NECESSARY DRIVEWAY CONNECTION, RIGHT OF WAY AND EXCAVATION PERMITS PRIOR TO CONSTRUCTION.
7. ALL ABANDONED DRIVEWAYS ADJACENT TO THE SITE SHALL BE REPLACED WITH CURB AND THE TERRACE SHALL BE RESTORED WITH GRASS.
8. ANY SIDEWALK AND CURB & GUTTER ABUTTING THE PROPERTY SHALL BE REPLACED IF IT IS DAMAGED DURING CONSTRUCTION OR IF THE CITY ENGINEERING DEPARTMENT DETERMINES THAT IT IS NOT BEING MAINTAINABLE AT ANY TIME, REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.

LAND USE SUMMARY TABLE	
SITE AREA	85,350 SF
LOT COVERAGE	60%
BUILDING 1 FOOTPRINT AREA	24,455 SF
BUILDING 2 FOOTPRINT AREA	8,196 SF
STUDIO	7
1-BEDROOM	45
2-BEDROOM	33
3-BEDROOM	19
DENSITY	55 UNITS/ACRE
SURFACE PARKING STALLS	36
UNDER STRUCTURE PARKING STALLS	98
GARAGE BIKE PARKING	116
SURFACE BIKE PARKING	11

SITE PLAN LEGEND

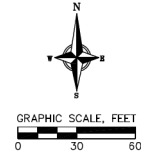
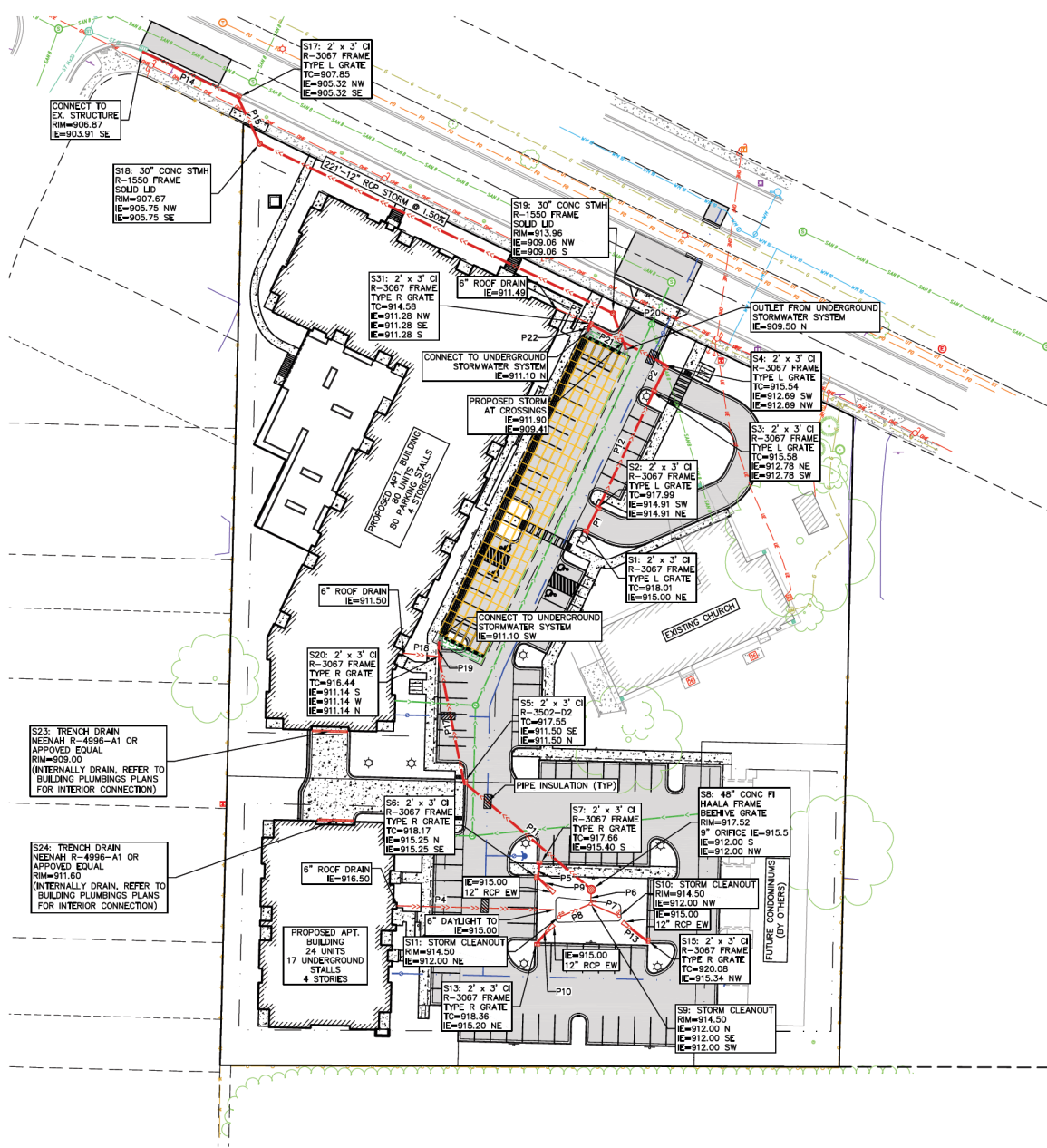
- | | | |
|--|--|--|
| | PROPERTY BOUNDARY | |
| | CURB AND GUTTER (REVERSE CURB HATCHED) | |
| | PROPOSED CHAIN LINK FENCE | |
| | PROPOSED WOOD FENCE | |
| | PROPOSED CONCRETE | |
| | PROPOSED LIGHT-DUTY ASPHALT | |
| | PROPOSED HEAVY-DUTY ASPHALT | |
| | PROPOSED BUILDING | |
| | PROPOSED SIGN | |
| | PROPOSED LIGHT POLE | |
| | PROPOSED BOLLARD | |
| | PROPOSED ADA DETECTABLE WARNING FIELD | |
| | PROPOSED HANDICAP PARKING | |
- ABBREVIATIONS**

TC = TOP OF CURB
 PF = FINISHED PAVEMENT
 FL = FLOW LINE
 TW = TOP OF WALKWAY
 BT = BOTTOM

ABBREVIATIONS

TC - TOP OF CURB
FF - FINISHED FLOOR
FL - FLOW LINE
SW - TOP OF WALK
TW - TOP OF WALL
BW - BOTTOM OF WALL

NOT FOR CONSTRUCTION



PIPE NAME	PIPE TYPE	SIZE (IN.)	FROM	TO	LENGTH (FT)	START INV.	END INV.	SLOPE
P1	RCP	12	S2	S1	17	914.91	915.00	0.50%
P2	RCP	12	S4	S3	17	912.89	912.78	0.50%
P3	PVC	6	S31	S30	21	911.28	911.49	1.00%
P4	PVC	6	S29	S34	89	915.00	916.50	1.69%
P5	RCP	12	S6	S7	8	915.25	915.40	2.00%
P6	PVC	6	S8	S9	8	912.00	912.00	0.00%
P7	HDPE Perforated	6	S9	S10	17	912.00	912.00	0.00%
P8	HDPE Perforated	6	S9	S11	19	912.00	912.00	0.00%
P9	RCP	12	S12	S6	13	915.00	915.25	2.00%
P10	RCP	12	S14	S13	14	915.00	915.30	1.50%
P11	RCP	12	S5	S8	94	911.50	912.00	0.53%
P12	RCP	12	S3	S2	71	912.78	914.91	3.00%
P13	RCP	12	S16	S15	17	915.00	915.34	2.00%
P14	RCP	12	S49	S17	60	903.91	905.32	2.35%
P15	RCP	12	S17	S18	29	905.32	905.75	1.50%
P16	RCP	12	S18	S19	221	905.75	909.06	1.50%
P17	RCP	12	S20	S5	72	911.14	911.50	0.50%
P18	PVC	6	S20	S25	20	911.14	911.50	1.69%
P19	RCP	12	S26	S20	8	911.10	911.14	0.51%
P20	RCP	12	S19	S26	22	909.06	909.50	2.00%
P21	RCP	12	S31	S4	49	911.28	912.49	2.86%
P22	RCP	12	S21	S31	4	911.10	911.28	4.00%

NOTES:

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2. SEE PREVIOUS SHEET FOR FULL LIST OF UTILITY NOTES.

PROPOSED UTILITY LEGEND

- STORM SEWER PIPE
- STORM SEWER MANHOLE
- STORM SEWER ENDWALL
- STORM SEWER CURB INLET
- STORM SEWER CURB INLET W/MANHOLE
- STORM SEWER FIELD INLET
- ROOF DRAIN CLEANOUT
- SANITARY SEWER PIPE (GRAVITY)
- SANITARY SEWER PIPE (FORCE MAIN)
- SANITARY SEWER LATERAL PIPE
- SANITARY SEWER CLEANOUT
- WATER MAIN
- WATER SERVICE LATERAL PIPE
- FIRE HYDRANT
- WATER VALVE
- CURB STOP
- WATER VALVE MANHOLE
- PROPOSED PIPE INSULATION

ABBREVIATIONS

STMH = STORM MANHOLE
PI = FIELD INLET
CI = CURB INLET
CS = CATCH BASIN
EW = ENDWALL
SMH = SANITARY MANHOLE

Utility Plan - Storm Sewer
709 Northport Drive
City of Madison
Dane County, Wisconsin

REVISIONS	NO.	DATE	REMARKS

REVISIONS	NO.	DATE	REMARKS

PROJECT NO.
240474

C401

