

**APPLICATION FOR  
URBAN DESIGN COMMISSION  
REVIEW AND APPROVAL**

**AGENDA ITEM #** \_\_\_\_\_  
**Project #** \_\_\_\_\_  
03723

DATE SUBMITTED: 5/17/06	<input checked="" type="checkbox"/> Informational Presentation
UDC MEETING DATE: 5/24/06	<input type="checkbox"/> Initial Approval and/or Recommendation
	<input type="checkbox"/> Final Approval and/or Recommendation

PROJECT ADDRESS: 7050 Watts Road, Madison, WI 53719

ALDERMANIC DISTRICT: 1

OWNER/DEVELOPER (Partners and/or Principals) Sam's Real Estate Business Trust	ARCHITECT/DESIGNER/OR AGENT: Core States Engineering
2001 S.E. 10th Street	50 Crestwood Executive Center, Suite 500
Bentonville, AR 72716-0500	St. Louis, MO 63126

CONTACT PERSON: Joan M. Bachleitner, Reinhart Boerner Van Deuren s.c.  
Address: 22 East Mifflin Street, Suite 600  
Madison, WI 53703  
Phone: 608-229-2241  
Fax: 608-229-2100  
E-mail address: jbachlei@reinhartlaw.com

TYPE OF PROJECT:  
(See Section A for:)

- Planned Unit Development (PUD)
- General Development Plan (GDP)
- Specific Implementation Plan (SIP)
- Planned Community Development (PCD) (Alteration)
- General Development Plan (GDP)
- Specific Implementation Plan (SIP)
- Planned Residential Development (PRD)
- New Construction or Exterior Remodeling in an Urban Design District \* (A public hearing is required as well as a fee)
- School, Public Building or Space (Fee may be required)
- New Construction or Addition to or Remodeling of a Retail, Hotel or Motel Building Exceeding 50,000 Sq. Ft.
- Planned Commercial Site

(See Section B for:)

- New Construction or Exterior Remodeling in C4 District (Fee required)

(See Section C for:)

- R.P.S.M. Parking Variance (Fee required)

(See Section D for:)

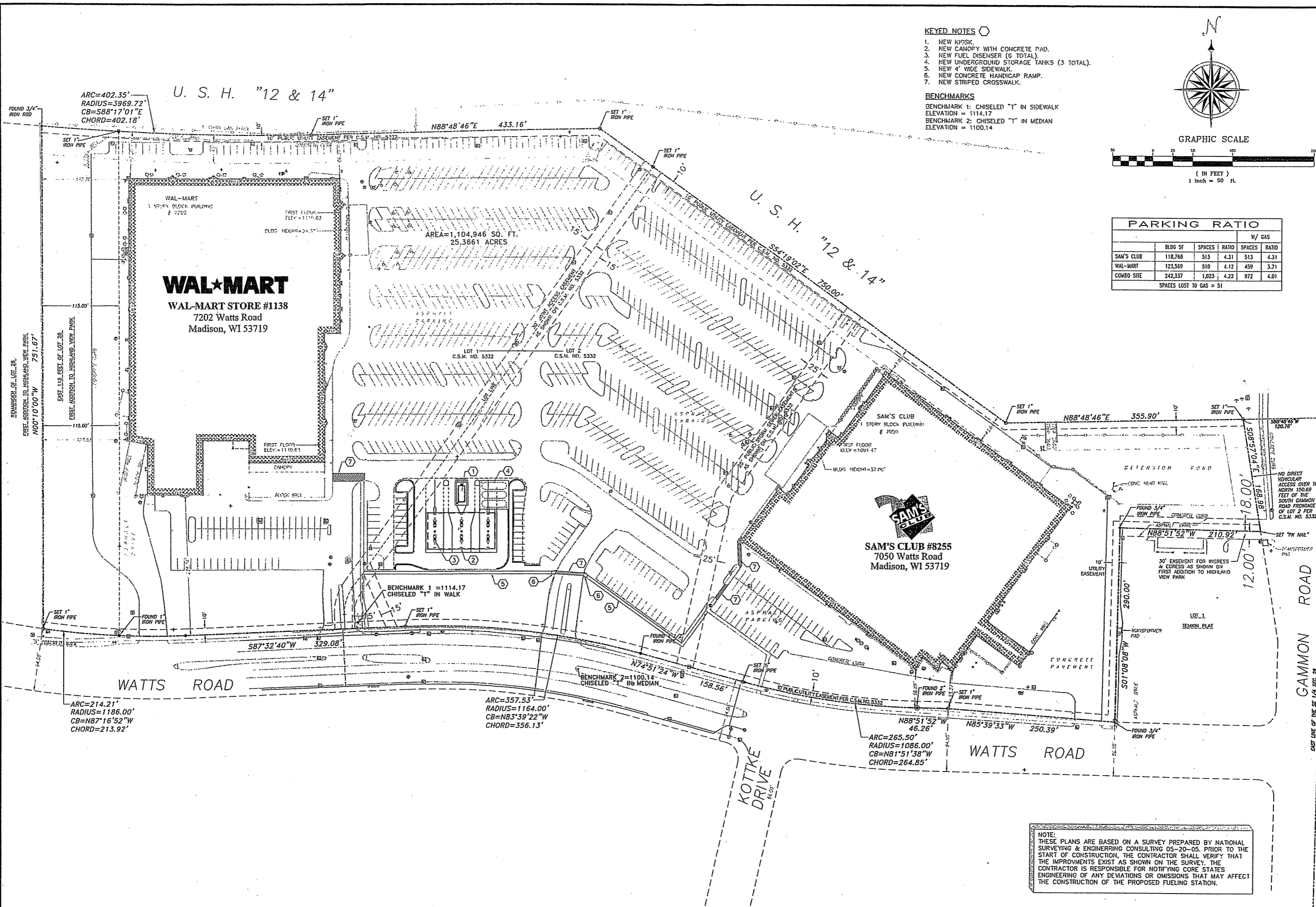
- Comprehensive Design Review\* (Fee required)
- Street Graphics Variance\* (Fee required)
- Other \_\_\_\_\_

\*Public Hearing Required (Submission Deadline 3 Weeks in Advance of Meeting Date)



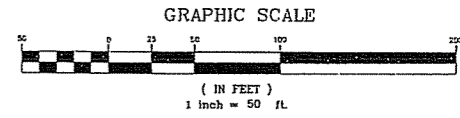
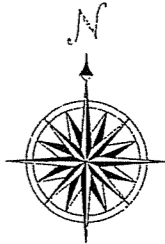


May 11, 2006 - 4:49pm S:\AS\MS CLUBS\Watts\Watts.dwg



- KEYED NOTES**
1. NEW KIOSK.
  2. NEW CANOPY WITH CONCRETE PAD.
  3. NEW FUEL DISPENSER (6 TOTAL).
  4. NEW UNDERGROUND STORAGE TANKS (3 TOTAL).
  5. NEW 4' WIDE SIDEWALK.
  6. NEW CONCRETE HANDCAP RAMP.
  7. NEW STRIPED CROSSWALK.

**BENCHMARKS**  
 BENCHMARK 1: CHISELED "T" IN SIDEWALK  
 ELEVATION = 1114.17  
 BENCHMARK 2: CHISELED "T" IN MEDIAN  
 ELEVATION = 1100.14



**PARKING RATIO**

	BLOG SF	SPACES	RATIO	W/ GAS	SPACES	RATIO
SAM'S CLUB	118,768	513	4.31	513	4.31	
WAL-MART	123,569	510	4.12	459	3.71	
COMBO SITE	242,337	1,023	4.22	972	4.01	

SPACES LOST TO GAS = 51

Rev. # | Date | Description

Sam's Real Estate Business Trust  
 2001 S.E. 10th Street, Bentonville AR 72716-0500

Fuel Center  
 at Sam's Club #8255  
 7050 Watts Road, Madison, WI 53719

Development Plan



**CORE STATES**  
 ENGINEERING

30 Grammer Drive  
 Suite 600  
 St. Louis, MO 63128  
 314-943-4320 fax 314-943-4323  
 pherrill@core-eng.com

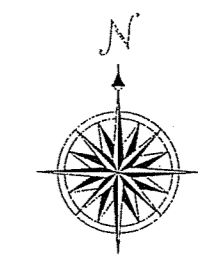
Job#: SAM-3537  
 Scale: 1"=50'  
 Date: 05-11-06  
 Drawn By: MAB  
 Checked By: PTB

Documents prepared by Core States Engineering are to be used only for the specific project and in specific use for which they are prepared. They are not to be used for other projects, by owner or any other party, without the expressed, written consent of Core States Engineering. If used in a way other than that specifically intended, user will hold Core States Engineering harmless from all claims and losses.

**NOTE:**  
 THESE PLANS ARE BASED ON A SURVEY PREPARED BY NATIONAL SURVEYING & ENGINEERING CONSULTING 05-20-05. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THAT THE IMPROVEMENTS EXIST AS SHOWN ON THE SURVEY. THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING CORE STATES ENGINEERING OF ANY DEVIATIONS OR OMISSIONS THAT MAY AFFECT THE CONSTRUCTION OF THE PROPOSED FUELING STATION.

U. S. H. "12 & 14"

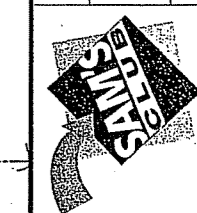
ARC=402.35'  
RADIUS=3969.72'  
CB=S88°17'01"E  
CHORD=402.18'



**WAL\*MART**  
WAL-MART STORE #1138  
7202 Watts Road  
Madison, WI 53719

AREA=1,104,946 SQ. FT.  
25.3661 ACRES

**SAM'S CLUB**  
SAM'S CLUB #8255  
7050 Watts Road  
Madison, WI 53719



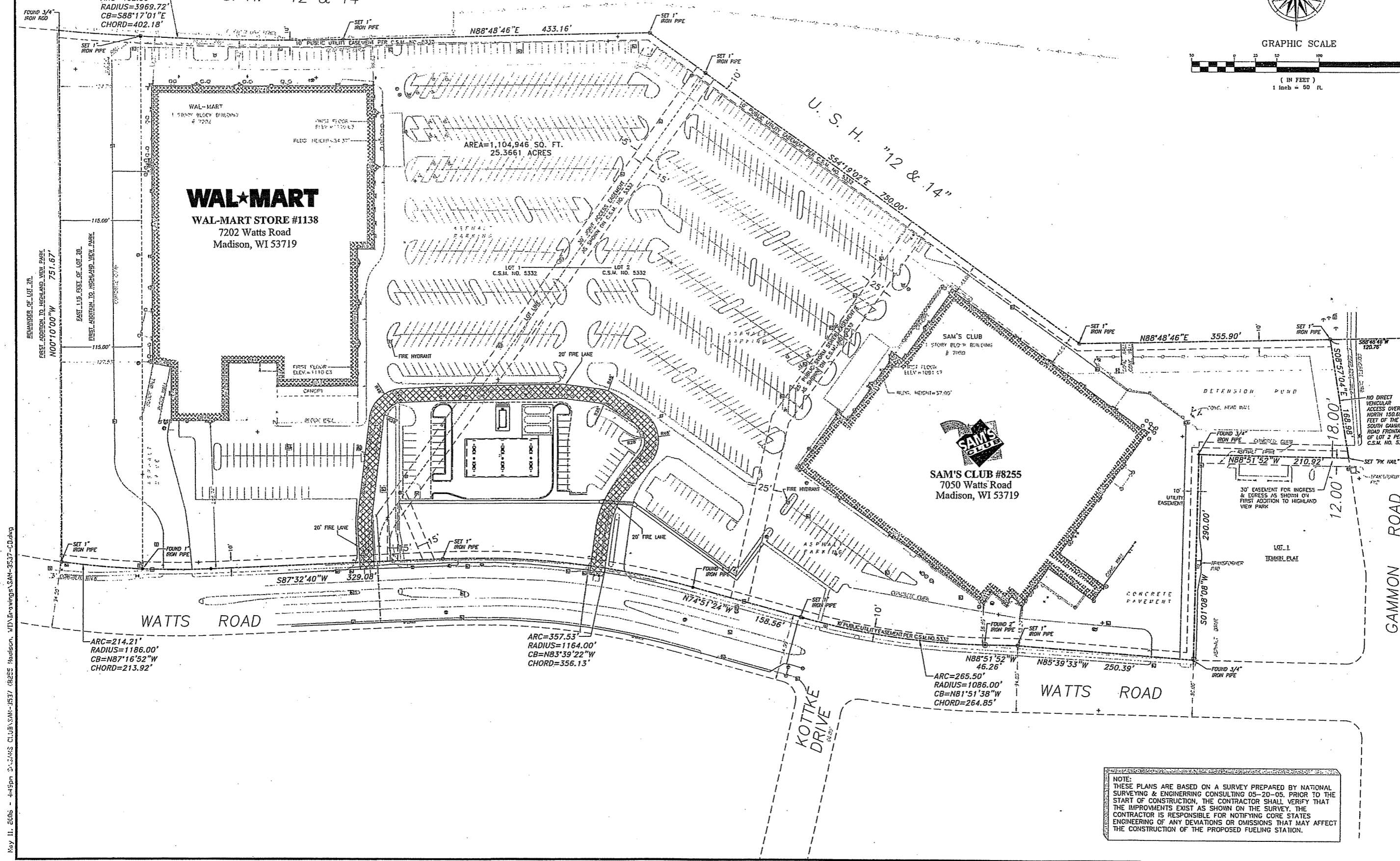
**CORE STATES**  
ENGINEERING & SURVEYING  
P.C.  
314-943-4320 (in WI 314-943-4323)  
www.corestateseng.com

Job#: SAM-3537  
Scale: 1"=50'  
Date: 05-11-06  
Drawn By: MAB  
Checked By: PTB

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Sheet #  
C-3  
of  
6

NOTE:  
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May 11, 2006 - 14:45pm 3'-x-4'48S CLUB/SAM-3537 (8255 Roadscap. V.D.W. Drawings) SAM-3537-C.Dwg

Rev. #	Date	Description

Sam's Real Estate Business Trust  
2001 S.E. 10th Street, Bentonville AR 72716-0900  
Fuel Center  
at Sam's Club #8255  
7050 Watts Road, Madison, WI 53719  
Fire Access Plan

GAMMON ROAD

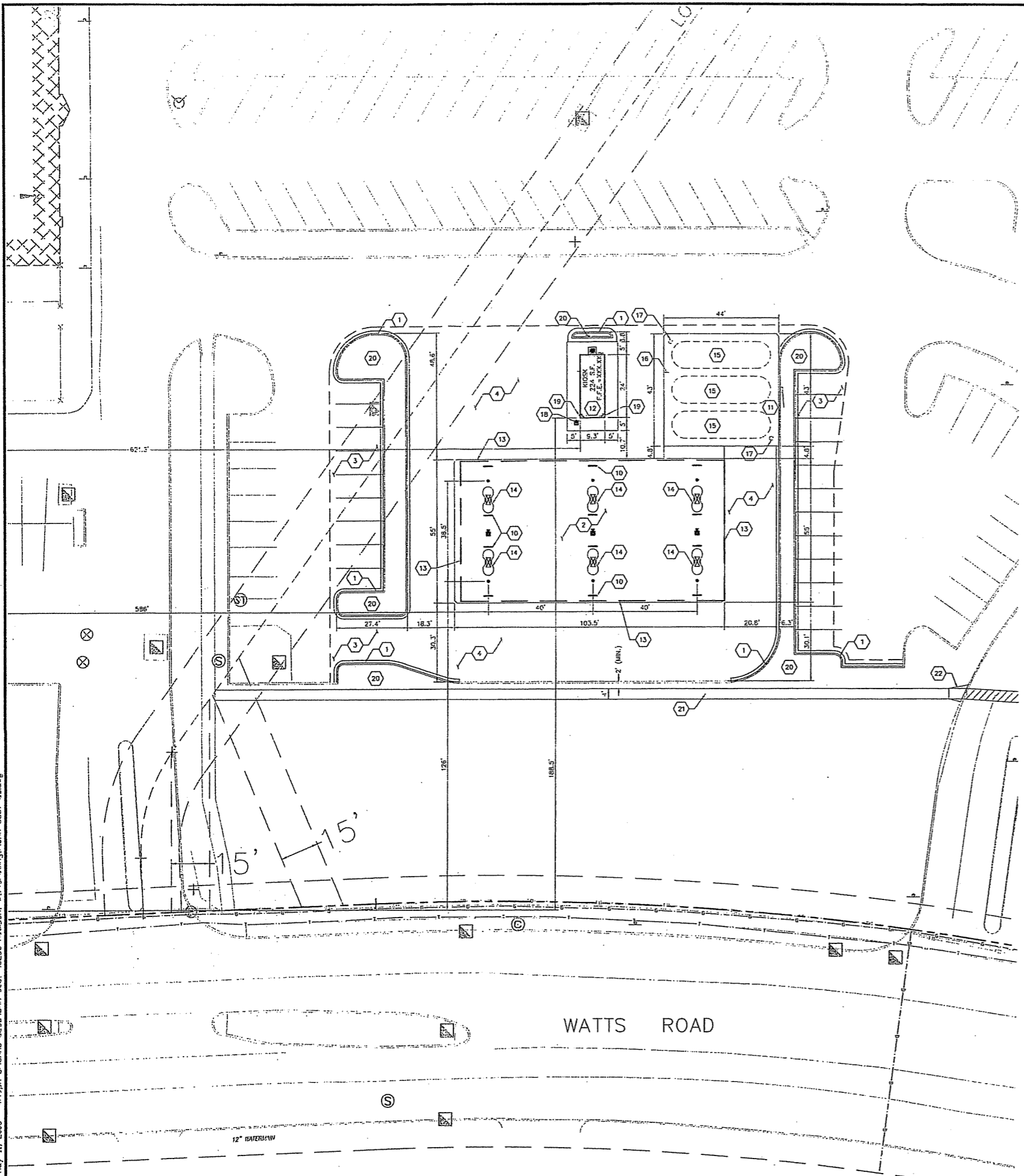
WATTS ROAD

WATTS ROAD

KOTTKE DRIVE

U. S. H. "12 & 14"

U. S. H. "12 & 14"

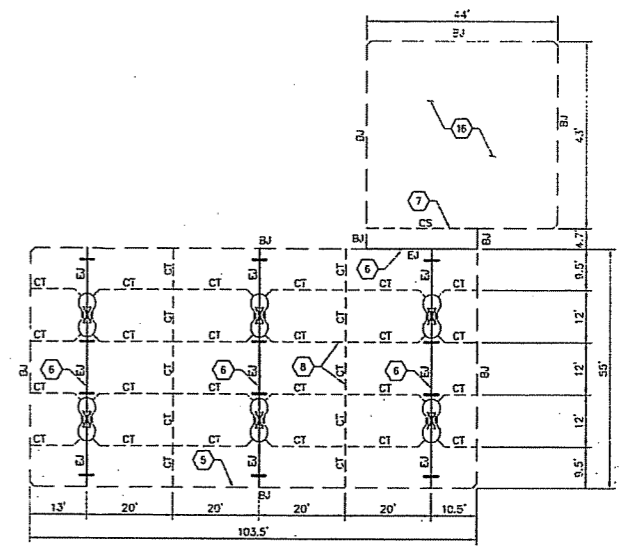
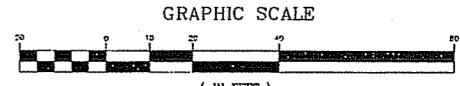
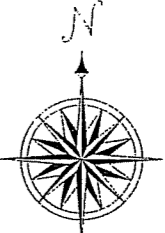


**SITE NOTES**

- A. REFER TO SHEET C-2 FOR GENERAL NOTES.
- B. REFER TO SHEET C-3 FOR IDENTIFICATION OF EXISTING IMPROVEMENTS.
- C. REFER TO SHEET C-5 FOR DEMOLITION.
- D. REFER TO SHEET C-8 FOR GRADING AND DRAINAGE.
- E. REFER TO SHEET C-9 FOR EROSION CONTROL.
- F. REFER TO SHEET C-10 FOR ABOVE AND BELOW GROUND SEWERS AND UTILITIES.
- G. REFER TO SHEET C-11 FOR LANDSCAPE MATERIALS.
- H. ALL EXISTING IMPROVEMENTS TO REMAIN UNLESS NOTED OTHERWISE ON SHEET C-5.
- I. ALL IMPROVEMENTS ARE PARALLEL AND PERPENDICULAR TO THE NORTHWEST PROPERTY LINE.

**KEYED NOTES**

- 1. NEW CONCRETE CURB AND GUTTER. REFER TO DETAIL ON SHEET C-12.
- 2. NEW STANDARD DUTY CONCRETE PAVING. REFER TO DETAIL ON SHEET C-12.
- 3. NEW STANDARD DUTY ASPHALT PAVING. REFER TO DETAIL ON SHEET C-12.
- 4. NEW HEAVY DUTY ASPHALT PAVING. REFER TO DETAIL ON SHEET C-12.
- 5. NEW BUTT JOINT. REFER TO DETAIL ON SHEET C-12.
- 6. NEW TRANSVERSE EXPANSION JOINT. REFER TO DETAIL ON SHEET C-12.
- 7. NEW CONSTRUCTION JOINT. REFER TO DETAIL ON SHEET C-12.
- 8. NEW CONTRACTION JOINT. REFER TO DETAIL ON SHEET C-12.
- 9. NOT USED.
- 10. NEW PIPE GUARD. (12 TOTAL) REFER TO ARCHITECTURAL PLANS.
- 11. NEW VENT RISER. REFER TO ARCHITECTURAL PLANS.
- 12. NEW KIOSK. REFER TO ARCHITECTURAL PLANS.
- 13. NEW CANOPY. REFER TO ARCHITECTURAL PLANS.
- 14. NEW FUEL DISPENSER/ISLAND (6 TOTAL). REFER TO ARCHITECTURAL PLANS.
- 15. NEW UNDERGROUND STORAGE TANK (3 TOTAL). REFER TO ARCHITECTURAL PLANS.
- 16. NEW CONCRETE UNDERGROUND STORAGE TANK SLAB. REFER TO ARCHITECTURAL PLANS.
- 17. NEW MONITOR WELL. REFER TO ARCHITECTURAL PLANS.
- 18. NEW EMERGENCY PHONE. REFER TO ARCHITECTURAL PLANS.
- 19. NEW EMERGENCY STOP BUTTON. REFER TO ARCHITECTURAL PLANS.
- 20. NEW LANDSCAPE AREA. REFER TO SHEET C-11.
- 21. NEW 4' WIDE SIDEWALK. REFER TO SHEET C-12.
- 22. NEW CONCRETE HANDICAP RAMP. REFER TO SHEET C-12.



REINFORCED CONCRETE SLAB JOINT DETAIL  
SCALE: 1"=20'

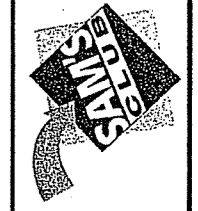
	LEGEND	
	EXISTING	PROPOSED
ASPHALT PAVEMENT (STANDARD DUTY)		
ASPHALT PAVEMENT (HEAVY DUTY)		
BENCHMARK		
CHAINLINK FENCE		
CONCRETE PAVEMENT		
CONTOUR - MAJOR		
CONTOUR - MINOR		
ELECTRIC - LIGHT		
ELECTRIC - MANHOLE		
ELECTRIC - TRANSFORMER		
ELECTRIC - UNDERGROUND LINE		
GAS - GAS LINE		
PROPERTY LINE		
SANITARY SEWER - CLEANOUT		
SANITARY SEWER - MANHOLE		
SANITARY SEWER - SANITARY LINE		
SIGN		
SPOT ELEVATION		
STORM SEWER - CLEANOUT		
STORM SEWER - GRATE INLET		
STORM SEWER - MANHOLE		
STORM SEWER - MANHOLE (GRADED)		
STORM SEWER - STORM LINE		
TELEPHONE - BOX		
TELEPHONE - TELEPHONE LINE		
WATER - FIRE HYDRANT		
WATER - METER		
WATER - WATER LINE		
WATER - VALVE		

Rev. # Date Description

Sam's Real Estate Business Trust  
2001 S.E. 10th Street, Bentonville, AR 72716-0500

Fuel Center  
at Sam's Club #8255  
7050 Watts Road, Madison, WI 53719

Site Plan



**CORE STATES ENGINEERING, INC.**  
50 Crawford Executive Center  
Suite 500  
St. Louis, MO 63128  
314-842-3200 fax 314-842-4233  
www.corestateseng.com

Job#: SAM-3537  
Scale: 1"=20'  
Date: 05-11-06  
Drawn By: MAB  
Checked By: PTB

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**Toll Free (800) 242-8511**  
Milwaukee Area (414) 269-1161 • TDD (800) 542-2269

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. CORE STATES, INC. DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES.

Sheet #  
C-4  
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May 11, 2006 - 1:49pm S:\S\SAWS\CLUBS\SAH-3537-03255 Modellan\_V\Drawings\SAH-3537-C3.dwg

ARC=402.35'  
RADIUS=3969.72'  
CB=S88°17'01"E  
CHORD=402.18'

U. S. H. "12 & 14"

N88°48'46"E 433.16'

AREA=1,104,946 SQ. FT.  
25.3661 ACRES

**WAL\*MART**

WAL-MART STORE #1138  
7202 Watts Road  
Madison, WI 53719

LANDSCAPE NOTE:  
THE CONTRACTOR WILL INSTALL THE LANDSCAPING SHOWN AROUND THE FUELING STATION. THE LANDSCAPING IN THE PARKING LOT AND AROUND THE SAM'S CLUB STORE WILL BE EXAMINED BY THE CONTRACTOR AND ANY DEAD LANDSCAPING WILL BE REMOVED AND REPLACED. THIS WILL BRING THE SITE INTO COMPLIANCE WITH THE LANDSCAPE PLAN APPROVED BY THE CITY OF MADISON WITH THE PLANS FOR THE SAM'S CLUB STORE, SHOWN IN GRAY SCALE FOR REFERENCE ON THIS PLAN.

NO.	PLANT CODE	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	COMMENTS
<b>SHADE TREES</b>						
1	NM	ACER PLATANIFOLIES	HOPWAY MAPLE	2"-2.5"	-	CRIMSON KING
2	BE	BETULA NIGRA	RIVER BIRCH	10'-12'	-	MULTI-STEM SPECIMEN
3	LO	GLEDITSIA TRIACANTHOS	HONEY LOCUST	2"-2.5"	-	"IMPERIAL" THORNLESS
4	GA	FRAXINUS PENNSYLVANICA	GREEN ASH	2"-2.5"	-	"MARSHALL'S SEEDLESS"
5	BW	TILIA AMERICANA	LINDEN, BASSWOOD	2"-2.5"	-	
<b>ORNAMENTAL TREES</b>						
6	SE	AMELANCHIER ARBOREA	SERVICE BERRY	2"-2.5"	-	
7	WH	CRATAEGUS PHAENOXYRUM	WASHINGTON HAWTHORNE	6'-8'	-	
8	CA	MALUS "HOPA"	CRABAPPLE	6'-8'	-	"HOPA" TYPE
<b>EVERGREEN TREES</b>						
9	SP	PINUS SYLVESTRIS	SCOTCH PINE	6'-8'	-	
10	NS	PICEA ABIES	NORWAY SPRUCE	6'-8'	-	
11	AP	PINUS NIGRA	AUSTRIAN PINE	6'-8'	-	
<b>SHRUBS</b>						
12	AV	THUJA OCCIDENTALIS	ARBORVITAE	36"	-	
13	JY	TAXUS CUSPIDATA	JAPANESE YEW	24"	-	"TAUNTON"
14	CV	VIBURNUM TRILOBUM	CRANBERRY VIBURNUM	36"	-	"COMPACTA"
15	HJ	JUNIPERUS CHINENSIS	HETZI JUNIPER	36"	-	"HETZI"
16	PJ	JUNIPERUS CHINENSIS	PFITZER JUNIPER	36"	-	"PFITZERIANA"
17	GV	VIBURNUM OPULUS	EUROPEAN CRAN	36"	-	
<b>GROUND COVER</b>						
18	SJ	JUNIPERUS CHINENSIS	SARGENTS JUNIPER	12"	-	IN PLANTERS AT BUILDING
19	AJ	JUNIPERUS HORIZONTALIS	ANDORRA JUNIPER	12"	-	"PLUMOSA"
20	CT	COTONEASTER HORIZONTALIS	COTONEASTER	12"	-	
<b>TURF / SLOPE STABILIZATION</b>						
21	KB	POA PRATENSIS	KENTUCKY BLUEGRASS	-	-	
22	CO	CORONILLA VARIA	CROWN VETCH	-	-	SEED

REMAINDER OF LOT 2B  
FIRST ADDITION TO HIGHLAND VIEW PARK  
N00°10'00"W 791.67'

EAST 115 FEET OF LOT 2B  
FIRST ADDITION TO HIGHLAND VIEW PARK  
N00°10'00"W 791.67'

ARC=214.21'  
RADIUS=1186.00'  
CB=N87°16'52"W  
CHORD=213.92'

ARC=357.53'  
RADIUS=1164.00'  
CB=N83°39'22"W  
CHORD=356.13'

ARC=265.50'  
RADIUS=1086.00'  
CB=N81°51'38"W  
CHORD=264.85'

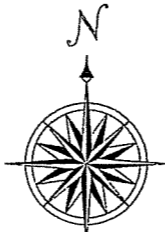
WATTS ROAD

WATTS ROAD

GAMMON ROAD

KOTTKE DRIVE

**SAM'S CLUB**  
SAM'S CLUB #8255  
7050 Watts Road  
Madison, WI 53719



GRAPHIC SCALE

(IN FEET)  
1 inch = 60 ft.

NOTE:  
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NOTE:  
CONTRACTOR SHALL INSTALL AUTOMATIC IRRIGATION SYSTEM FOR 100% COVERAGE.



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Milwaukee Area (414) 269-1161 • TDD (800) 642-2269

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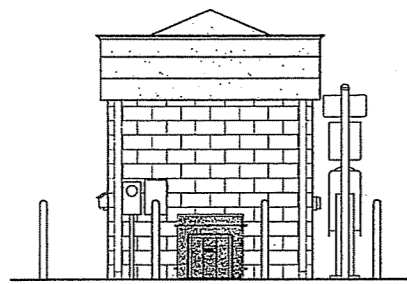
**CORE STATES ENGINEERING**  
29 Crawford Executive Center  
Suite 500  
St. Louis, MO 63128  
314-463-4300 fax 314-463-4323  
Planets@corestates.com

Job#: SAM-3537  
Scale: 1"=60'  
Date: 05-11-06  
Drawn By: MAB  
Checked By: PTB

Sheet #  
C-5  
of  
6

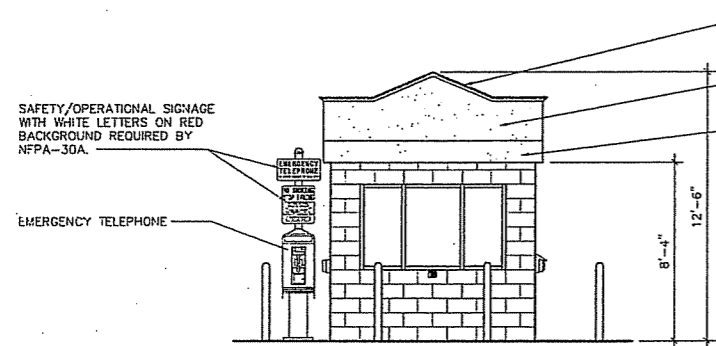
Sam's Real Estate Business Trust  
2001 S.E. 10th Street, Bentonville, AR 72716-0500  
Fuel Center  
at Sam's Club #8255  
7050 Watts Road, Madison, WI 53719  
Landscape Plan

May 11, 2006 - 4:45 PM - S:\SALES\CL\NEW\SAM-3537 - 02205 - NewPlan - V:\Jr\cmr\p\p\SAM-3537 - C:\d\eng



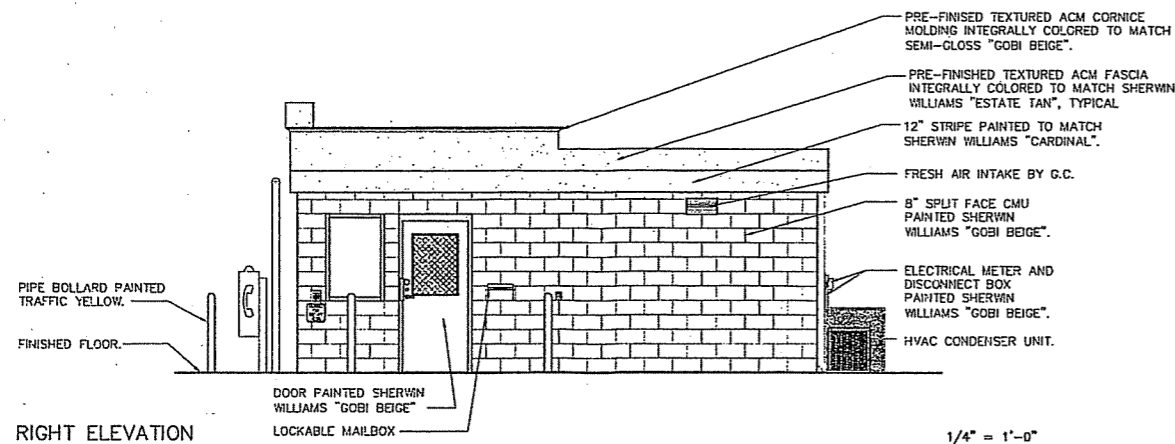
BACK ELEVATION

1/4" = 1'-0"



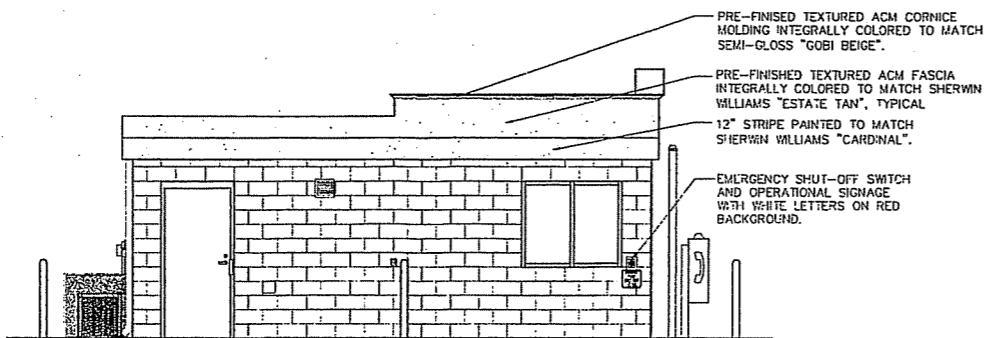
FRONT ELEVATION

1/4" = 1'-0"



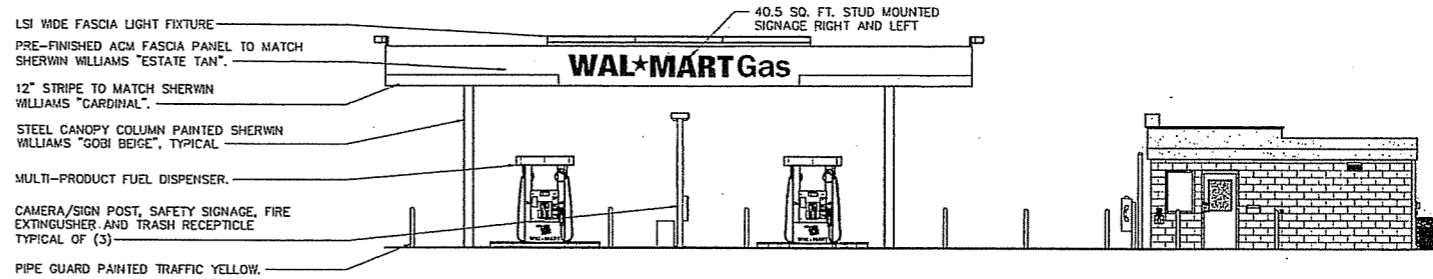
RIGHT ELEVATION

1/4" = 1'-0"



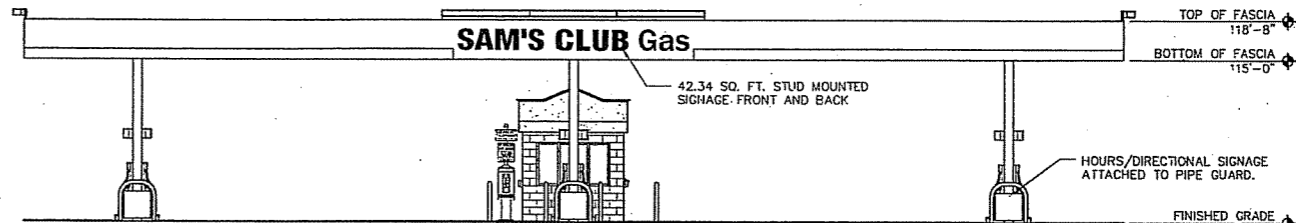
LEFT ELEVATION

1/4" = 1'-0"



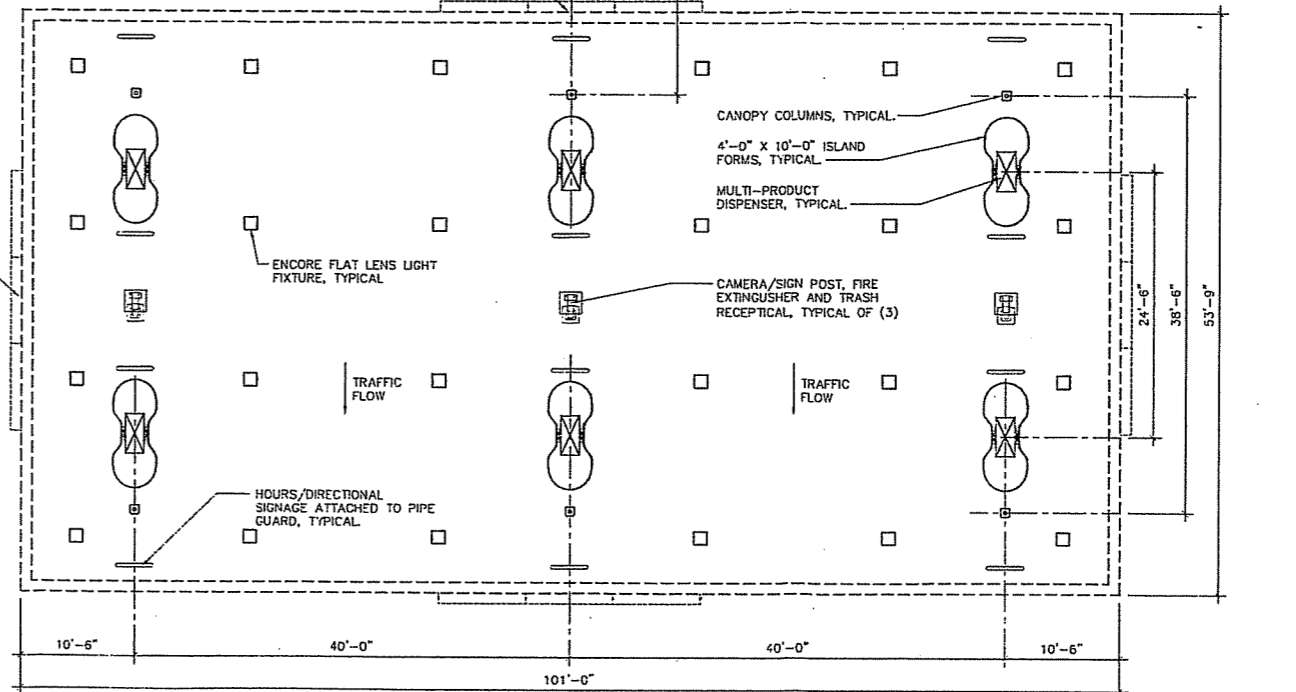
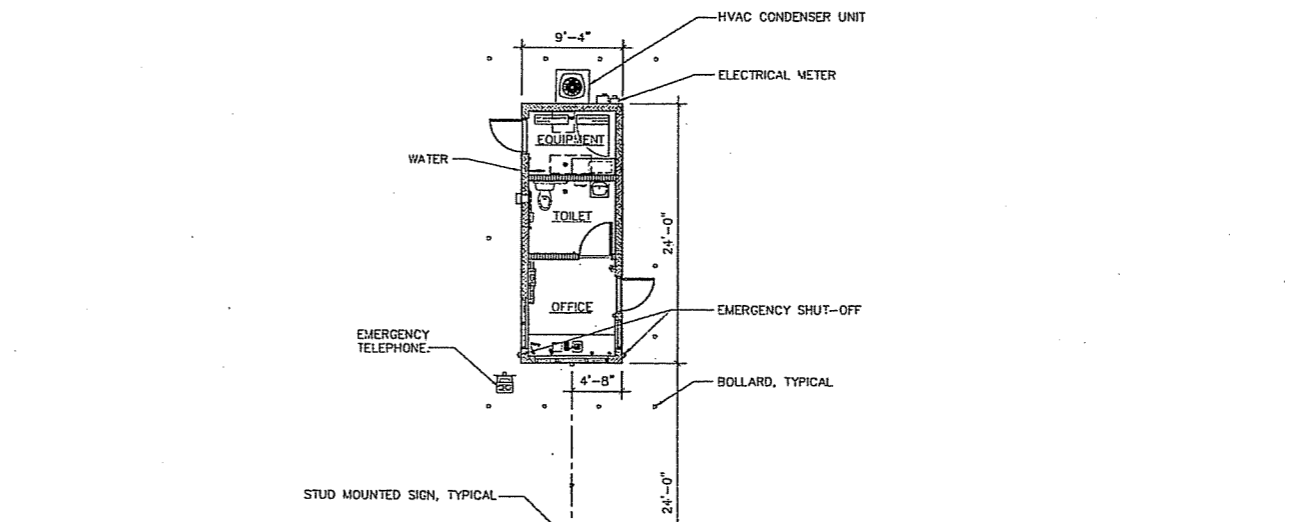
RIGHT AND LEFT (SIM) ELEVATION

1/8" = 1'-0"



FRONT AND BACK (SIM) ELEVATION

1/8" = 1'-0"



CANOPY AND SERVICE BUILDING PLAN

1/8" = 1'-0"

HARRISON FRENCH  
 ARCHITECTS  
 ARCHITECTS ENGINEERS PLANNERS LANDSCAPE ARCHITECTS  
 809 S.W. A Street, Suite 201  
 Dentonville, Arkansas 72712  
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 www.harrisonfrench.com

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MADISON,  
 WISCONSIN  
 CLUB NO. 8255 DOC. DATE: 07-11-05  
 JOB NUMBER: 075055

ISSUE BLOCK


CHECKED BY: TWP  
 DRAWN BY: BDM  
 DOCUMENT DATE: 07-11-05



SITE REVIEW

SHEET: SR1