



Location
4009 Felland Road

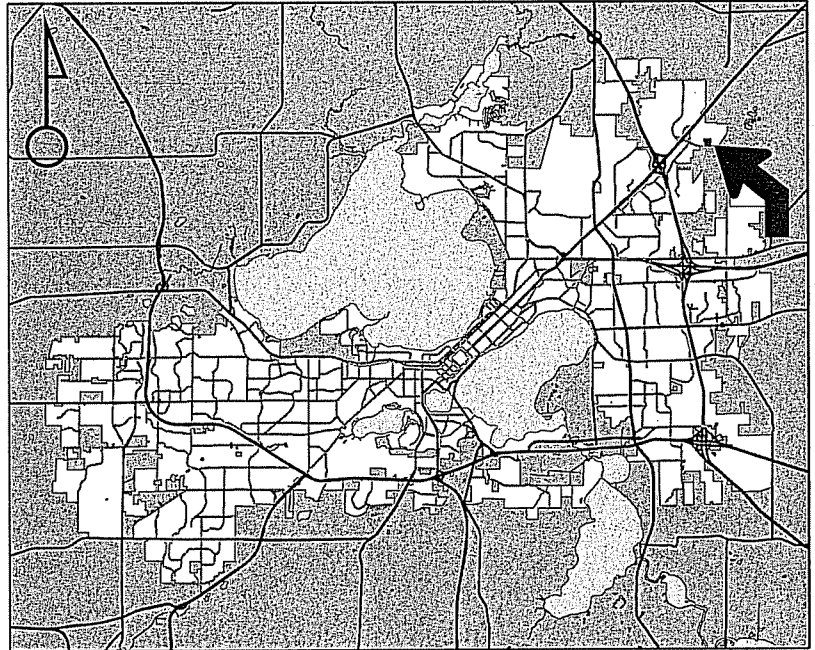
Project Name
Fury Athletics of Madison

Applicant
St John Properties/
Dustin Atkielski

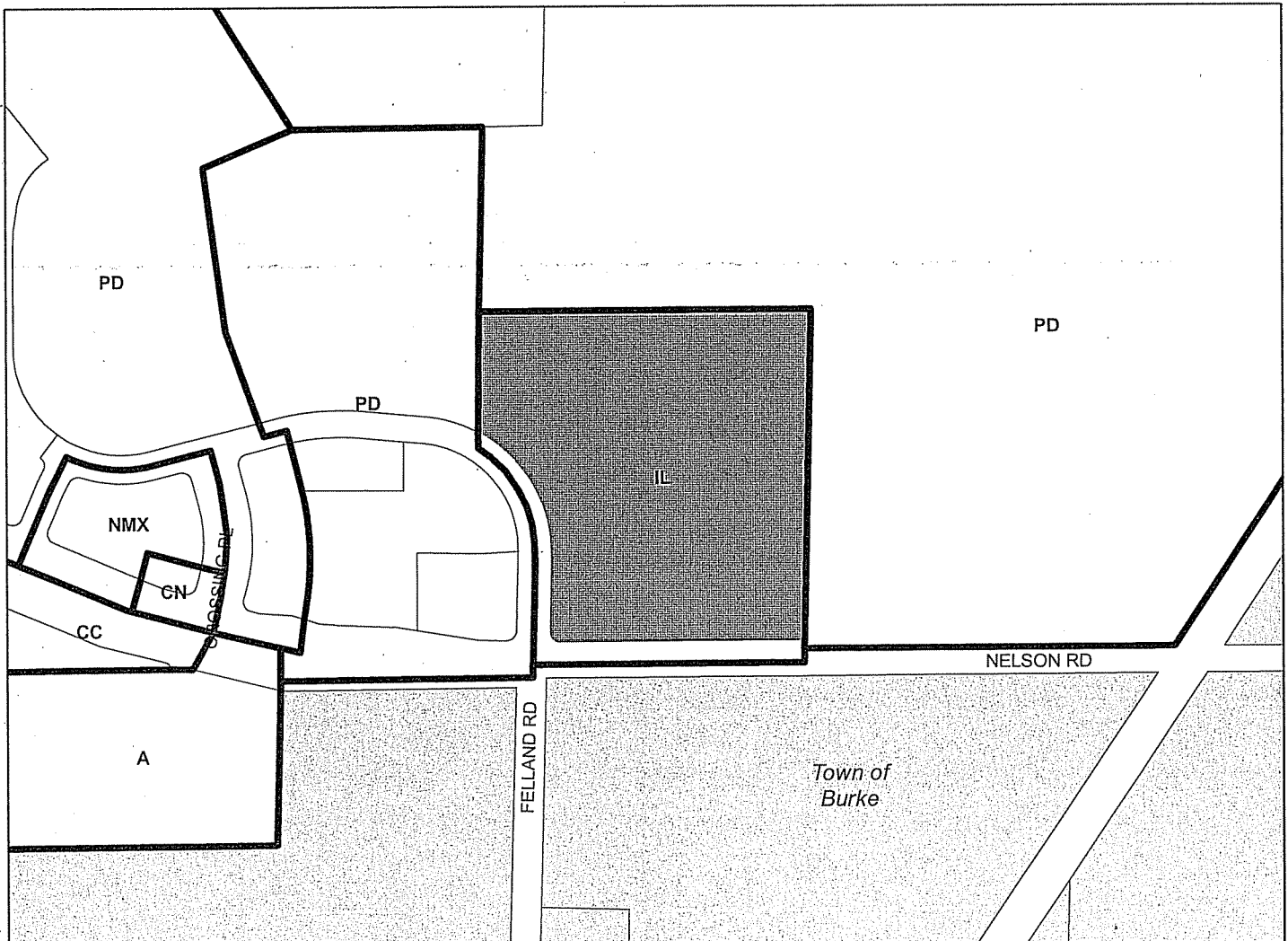
Existing Use
Multi-tenant office building

Proposed Use
Establish arts/technical/trade school
(cheerleading instruction) in IL zoning

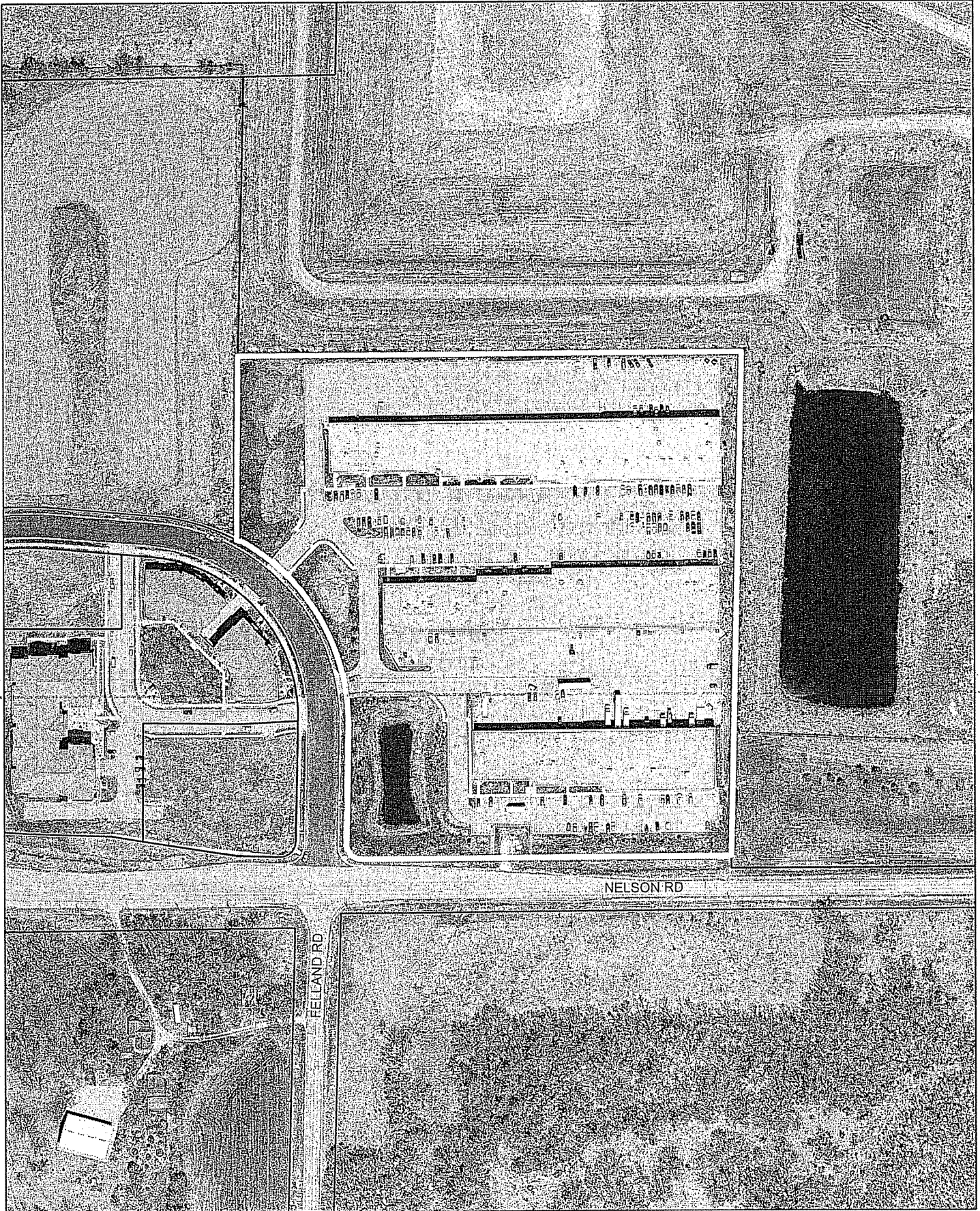
Public Hearing Date
Plan Commission
23 June 2014



For Questions Contact: Heather Stouder at: 266-5974 or hstouder@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>5/5/14</u>	
Received By <u>JLK</u>	
Parcel No. <u>0810-231-0097-8</u>	
Aldermanic District <u>17 - Joe Clausius</u>	
Zoning District <u>1C</u>	
Special Requirements <u>OK</u>	
Review Required By:	
<input type="checkbox"/> Urban Design Commission	<input checked="" type="checkbox"/> Plan Commission
<input type="checkbox"/> Common Council	<input type="checkbox"/> Other: _____

Form Effective: February 21, 2013

1. **Project Address:** 4009 Felland Rd. Suite 112, Madison, WI 53714
Project Title (if any): Fury Athletics of Madison LLC

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: Andrew Petersen **Company:** Fury Athletics of Madison LLC
Street Address: 808 Walsh Road **City/State:** Madison/Wisconsin **Zip:** 53714
Telephone: (608) 245-9565 **Fax:** () **Email:** andrewjaypetersen@gmail.com

Project Contact Person: Dustin Atkielski **Company:** St John Properties
Street Address: 1020 James Dr. Suite G **City/State:** Hartland/Wisconsin **Zip:** 53029
Telephone: (262) 370-6855 **Fax:** (262) 369-9075 **Email:** datkielski@smpi.com

Property Owner (if not applicant): St John Properties
Street Address: 1020 James Dr. Suite G **City/State:** Hartland/Wisconsin **Zip:** 53029

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: Building occupancy for training facility, schools, arts/technical trades (clearing instruction)
Development Schedule: Commencement May 2014 Completion June 2014

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/alterd 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:

Alder: Joe Clausius, District 17- Waver Granted

→ 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: Alta Soto Date: 5-5-14 Zoning Staff: Matt Tucker Date: 5-8-14

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

Name of Applicant Dustin Atkielski Relationship to Property: Property Owner

Authorizing Signature of Property Owner  Date 5-6-14



Fury Athletics of Madison, L.L.C.

4009 Felland Road, Suite 112

Madison, WI 53718

Phone: (319) 621-3781

furyathleticsmadison@gmail.com

May 5, 2014

To whom it may concern:

The business of Fury Athletics of Madison will operate as a cheerleading-specific gym/facility. This business will primarily operate between 4:00 and 9:00 on weeknights and between 3:00 and 9:00 on Sunday. The purpose of this business is to provide competitive, all-star style cheerleading instruction to children between the ages of 4 and 18. This instruction will utilize a stationary competition floor mounted on 4-inch springs, as well as a "tumble-track" designed to assist in the progression of tumbling skills under proper instruction. Please note that while this type of facility is similar in nature to a gymnastics facility, we will not be maintaining any gymnastics equipment (such as vault, beam, or bar apparatus).

During our daily operations, we will typically have between 20-25 children participating in classes at any one point in time. For our busiest times, we will have approximately 35 participants in the gym. Due to some parents staying in the reception/lobby area during these times, we expect an estimate of 50 people as the maximum amount we would have at any one point in time.

Sincerely,

Andrew Petersen

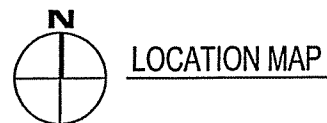
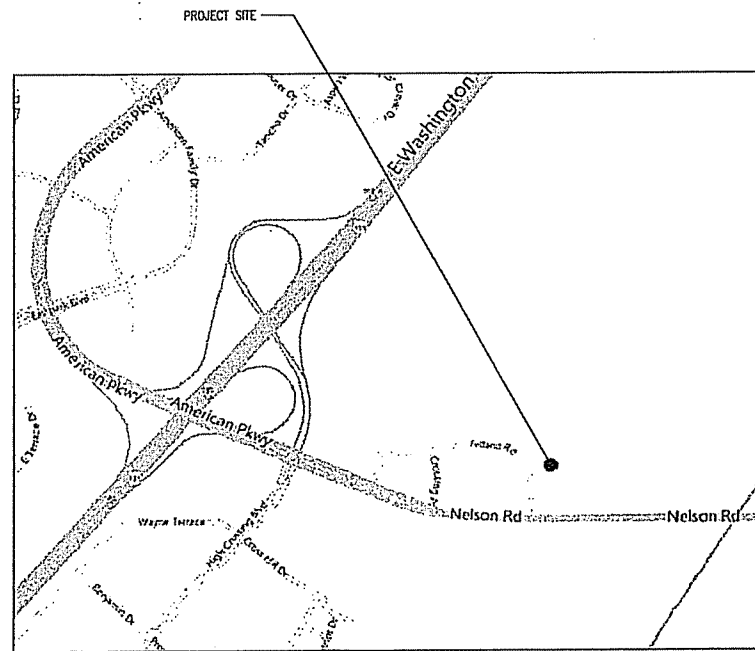
Owner



1020 JAMES DRIVE SUITE G
 HARTLAND, WISCONSIN 53029
 262.524.0100

TENANT BUILDOUT FOR: FURY ATHLETICS OF MADISON, LLC

THECROSSING
 4009 FELLAND RD. STE 110-112, 132-133
 MADISON, WI 53714



CODE DATA - TENANT BUILDOUT*				
WISCONSIN COMMERCIAL BUILDING CODE (IBC 2009)				
CODE DATA	PROPOSED			CODE REFERENCE
DESIGNATION*				
USE AND OCCUPANCY	B (CHEERLEADING/DANCE INSTRUCTION)	S2	TOTAL	S-301
ACTUAL AREA	6444 SF	147 SF	6591 SF	MEASURED
OCCUPANCY RATE	ANTICIPATED MAXIMUM			T-1004.1.1 EXCEPTION
OCCUPANCY LOAD	50 OCCUPANTS MAX			TENANT LETTER
CONSTRUCTION TYPE	2-B			T-601
PLUMBING FACILITIES	1 WC MEN; 1 WC WOMEN			T-2902.1
USE SEPARATIONS	NON-SEPARATED			S-508.3.2
PROJECT VOLUME	6591 SF X 18'-8" = 123,052 CU FT			CH 61.30

* SEE SP-1 FOR CODE DATA FOR OVERALL BUILDING AND OCCUPANCY AREA DESIGNATION

Index of Drawings

Sheet Number	Sheet Title
T-1	TITLE SHEET
SP-1	SITE PLAN
A-1	FLOOR PLAN



FURY ATHLETICS OF MADISON, LLC
 THECROSSING
 4009 FELLAND RD. STE 110-112, 132-133
 MADISON, WI 53714

4.16.14	DATE
	ISSUED FOR
	PLAN REVIEW SET

TITLE SHEET

5402 4.16.14

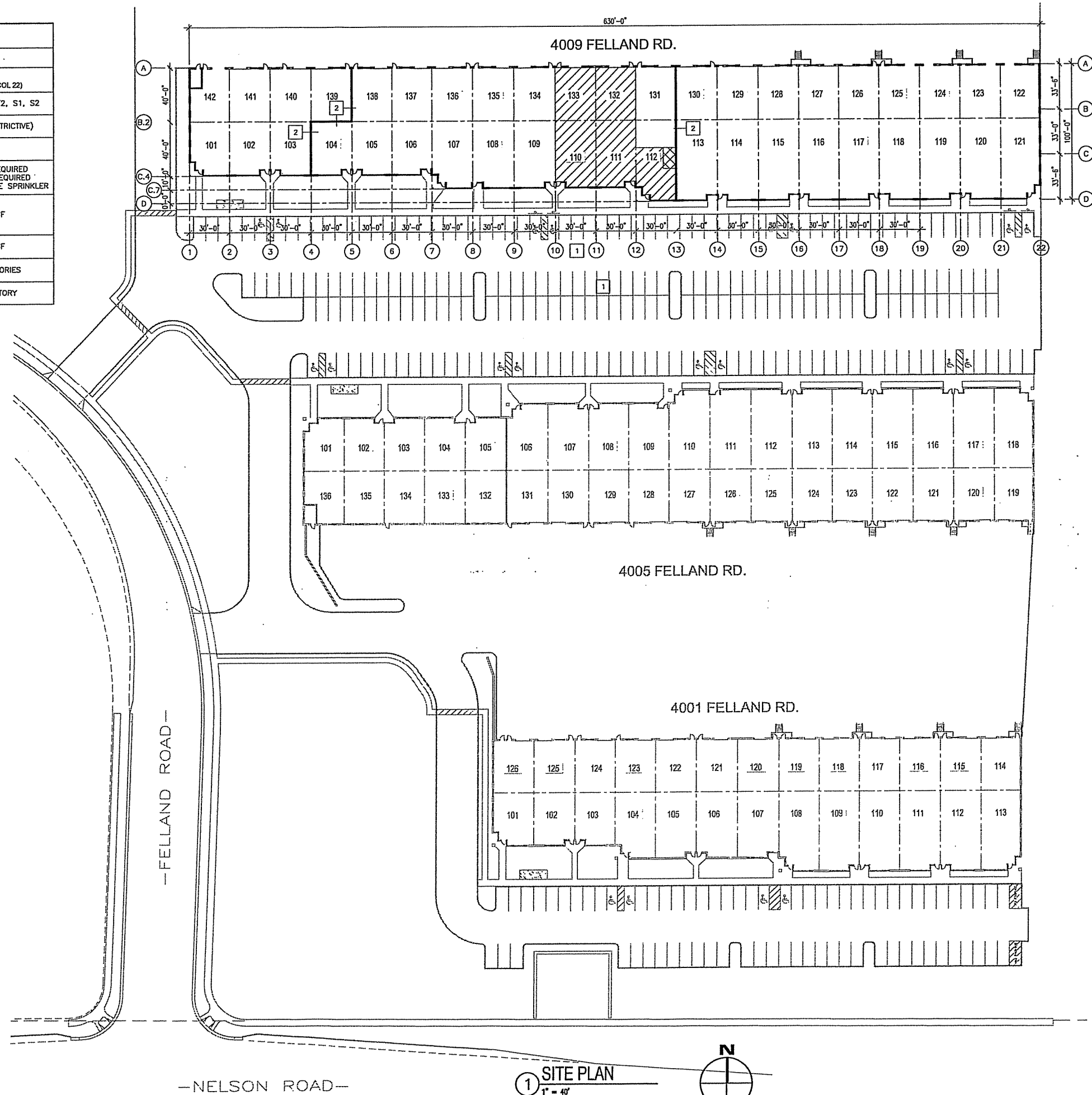
T-1

Drawn by: JPD Checked by: MMH Approved by: MMH Title: T-1 TITLE SHEET Date: 4/16/14 Plotted on: 4/16/14 2:52 PM By: jpd

CODE DATA - OVERALL BUILDING			
WISCONSIN COMMERCIAL BUILDING CODE (IBC 2009)			
CODE DATA	WEST (COL 1 THRU COL 4/5)	CENTER (COL 4/5 THRU COL 13)	EAST (COL 13 THRU COL 22)
USE AND OCCUPANCY (S-302)	A, B, E, M, F1, F2, S1, S2	A, B, E, M, F1, F2, S1, S2	A, B, E, M, F1, F2, S1, S2
CURRENT OR PROPOSED USE AND OCCUPANCY	A-3 (MOST RESTRICTIVE)		A-3 (MOST RESTRICTIVE)
CONSTRUCTION TYPE (T-601)	IIB		IIB
FIRE SUPPRESSION (CH. 9)	CH. 9: NOT REQUIRED LOCAL REGS: REQUIRED PROVIDED: COMPLETE SPRINKLER	CH. 9: NOT REQUIRED LOCAL REGS: REQUIRED PROVIDED: COMPLETE SPRINKLER	CH. 9: NOT REQUIRED LOCAL REGS: REQUIRED PROVIDED: COMPLETE SPRINKLER
ALLOWABLE AREA W/ INCREASE FOR FRONTAGE AND SPRINKLER (S-506)	45,125 SF	45,125 SF	45,125 SF
ACTUAL AREA	8,400 SF	22,500 SF	27,000 SF
HEIGHT/STORIES (T-503)	55'-0"/2 STORIES	55'-0"/2 STORIES	55'-0"/2 STORIES
ACTUAL HEIGHT/STORIES	18'-8"/1 STORY	18'-8"/1 STORY	18'-8"/1 STORY

NOTES:

- 1 17 PARKING STALLS ASSIGNED TO SUITES 110-112, 132-132 UNDESIGNATED.
- 2 3 HOUR FIREWALL, PER S-705



Applied Technologies
 Engineers/Architects
 ST. JOHN PROPERTIES
 FURY ATHLETICS OF MADISON, LLC
 THE CROSSING
 4009 FELLAND RD. STE 110-112, 132-133
 MADISON, WI 53714
 PLAN REVIEW SET
 ISSUED FOR
 DATE
 4.16.14

1 SITE PLAN
1" = 40'

5402 4.16.14

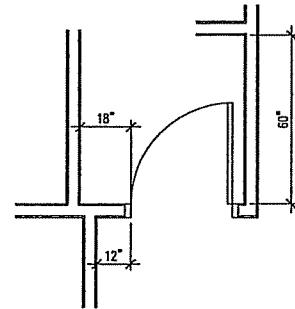
SP-1

GENERAL NOTES:

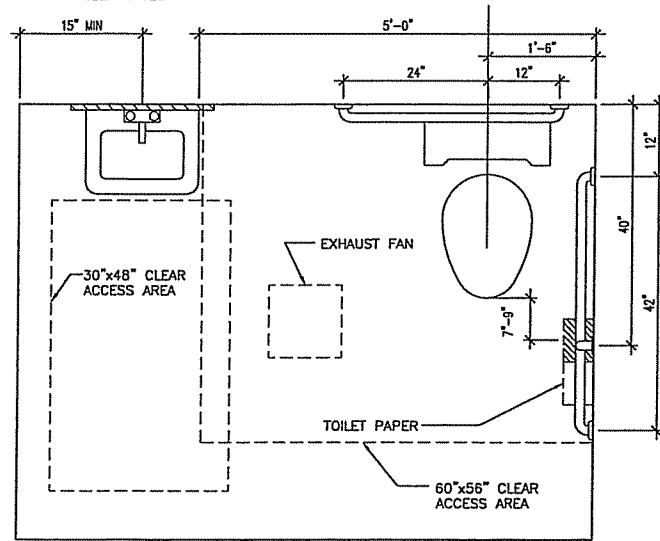
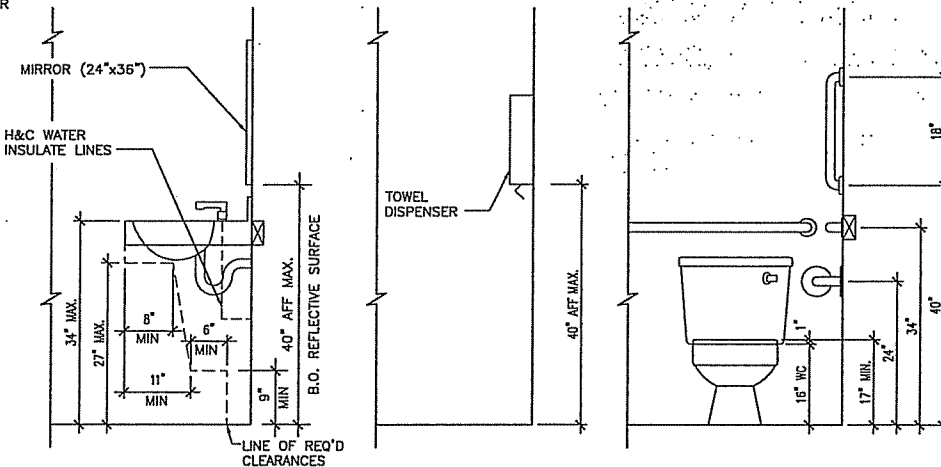
- ALL WORK IN THIS PROJECT SHALL CONFORM TO ALL APPLICABLE CODES, STANDARDS, REGULATIONS, ETC., REQUIRED, ISSUED, OR OTHERWISE ENFORCED BY ANY AND ALL AUTHORITIES HAVING JURISDICTION.
- ALL SUBCONTRACTORS (PLUMBING, ELECTRICAL, HVAC, AND FIRE SPRINKLER) ARE RESPONSIBLE FOR DESIGNING THEIR RESPECTIVE SYSTEMS, AND FOR PREPARING AND SUBMITTING DRAWINGS AND CALCULATIONS (TO THE STATE AND LOCAL MUNICIPALITY) NECESSARY TO OBTAIN PERMITS.
- ALL EXISTING DIMENSIONS, CONSTRUCTION, AND CONDITIONS ARE TO BE FIELD-VERIFIED BY CONTRACTOR PRIOR TO COMMENCING WORK. CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES BETWEEN ACTUAL FIELD CONDITIONS AND DRAWINGS.
- ALL MANUFACTURED ARTICLES, MATERIALS, AND EQUIPMENT SHALL BE APPLIED, INSTALLED, CONNECTED, ERECTED, USED, CLEANED, AND CONDITIONED IN ACCORDANCE WITH MANUFACTURER'S DIRECTIONS, UNLESS HEREIN SPECIFIED TO THE CONTRARY.
- ALL WORK BE GUARANTEED AGAINST DEFECTS IN WORKMANSHIP AND MATERIALS FOR ONE (1) YEAR FROM OCCUPANCY UNLESS A LONGER PERIOD IS SPECIFIED HEREIN.
- INCLUDE ALL CLEANUP DURING AND AT THE COMPLETION OF THE PROJECT. THE CONSTRUCTION MANAGER WILL DESIGNATE AREAS FOR TEMPORARY STORAGE OF WASTE MATERIALS AND RUBBISH FOR EACH CONTRACTOR. EACH CONTRACTOR IS RESPONSIBLE FOR CLEANING UP HIS OWN MATERIALS AS SOON AS HE HAS COMPLETED A PHASE OF WORK, OR AT LEAST ONCE A WEEK IF HIS WORK IS ONGOING.
- INCLUDE ALL PATCHING AND REPAIR OF FINISHES THAT HAVE BEEN DISTURBED OR DAMAGED AS A RESULT OF THE WORK.
- ALL DOORS 3'-0" x 7'-0". ALL DOORS TO BE SOLID CORE OAK IN HOLLOW METAL FRAME UNLESS OTHERWISE NOTED. HARDWARE TO BE 1-1/2" PAIR BUTTS AND LATCHSET. PRIVACY LOCKSET REQUIRED AT TOILET ROOMS. DOOR HARDWARE SHALL BE ADA COMPLIANT. ALL GLAZING AT DOORS AND SIDELIGHTS TO BE TEMPERED GLASS.
- TENANT AND BUILDER TO COORDINATE ALL FINISH MATERIALS WITH THE OWNER, PRIOR TO CONSTRUCTION.
- PROVIDE 6" HIGH WATERPROOF BASE IN TOILET ROOMS.
- ALL WINDOWS TO BE INSTALLED W/ 42" SILL HEIGHT UNLESS OTHERWISE NOTED.
- IT SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR TO DETERMINE THE QUANTITY AND LOCATION OF LIGHT FIXTURES, SWITCHES, OUTLETS ETC. IN ACCORDANCE WITH APPLICABLE CODES. COORDINATE QUANTITIES, LOCATIONS AND POWER REQUIREMENTS FOR WAREHOUSE AREA WITH TENANT AND OWNER.
- FE - FIRE EXTINGUISHER: MULTIPURPOSE DRY-CHEMICAL TYPE: UL RATED 4-A-B-C, 10 LB. MOUNT PER ADA REQUIREMENTS.
- ADA APPROVED DRINKING WATER DISPENSER TO BE PROVIDED BY TENANT.
- DROP-IN SERVICE SINK. VERITEK MODEL NO. D100000-018 OR EQUAL, WITH THREADED HOSE CONNECTION AND BACKFLOW PREVENTER.

WALL CONSTRUCTION:

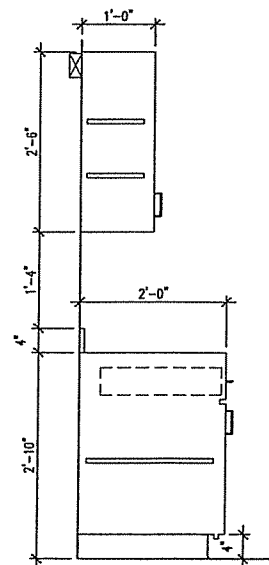
- NEW EXISTING
- TYPICAL WALL: 3/4" 25 GAGE METAL STUD AT 24" O.C. 5/8" GYPSUM WALL BOARD ON BOTH SIDES TO 10'-0" A.F.F. AT TOILET ROOMS AND OTHER PLUMBING WALLS USE WATER-RESISTANT GYPSUM WALLBOARD PLUS 3/2" ACOUSTIC BATT INSULATION.
 - FULL HEIGHT WALL: 6" 20 GAGE METAL STUDS AT 24" O.C. EXTEND WALL UP TO ROOF DECK. PROVIDE STIFFENING PILASTERS WHERE NECESSARY. CONNECT WALL TO ROOF DECK WITH SLIP JOINT ALLOWING FOR 1/2" ROOF DEFLECTION. 5/8" GYPSUM WALLBOARD TO 10'-0" A.F.F. ON OFFICE SIDE. 5/8" GYPSUM WALLBOARD FULL HEIGHT ON WAREHOUSE SIDE. 5/2" ACOUSTIC BATT INSULATION TO 10'-0" A.F.F. TAPED AND FINISHED READY FOR PAINTING.
 - EXISTING FIRE WALL: 3 HOUR RATED (UL#V438). 6" 25 GAGE METAL STUDS AT 16" O.C. CONNECT WALL TO ROOF DECK WITH SLIP JOINT ALLOWING FOR 1/2" ROOF DEFLECTION. 3 LAYERS OF 5/8" GYPSUM WALLBOARD BOTH SIDES, WITH 5/2" ACOUSTIC BATT INSULATION FULL HEIGHT. PROVIDE FIRE SAFING AS REQUIRED TO MAINTAIN 3-HR RATING. FIRE TAPED AND FINISHED READY FOR PAINTING.



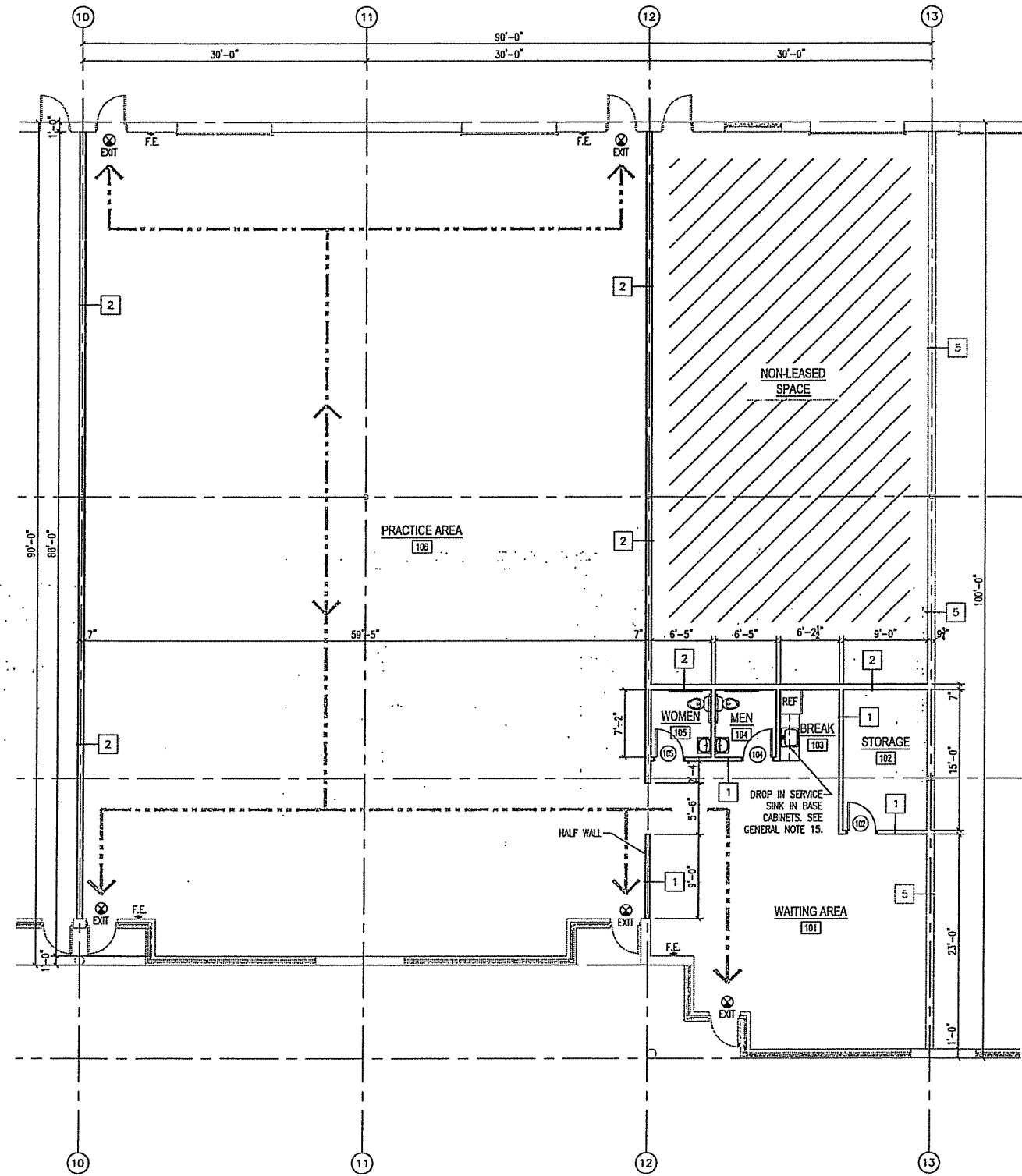
3 ADA DOOR CLEARANCE
NTS



2 TOILET ROOM REQUIREMENTS
NTS



4 CASEWORK DETAIL
NTS

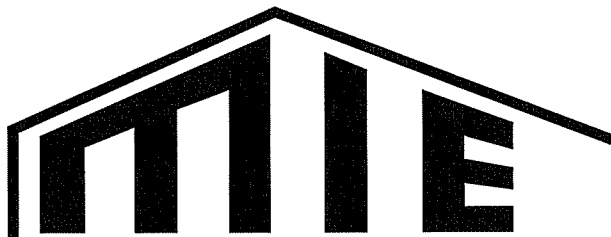


1 FLOOR PLAN
1/8" = 1'-0"

SYMBOL LEGEND:

- ROOM TAG
- DOOR TAG
- WALL TAG
- EGRESS PATH

Designed By: JRG Down By: JRG Checked By: UMI Approved By: UMI
 A: \\arch\Temporary\project\04_08_madison - Fury Athletics of Madison, Inc\A-1 FLOOR PLAN.dwg Plot Date: 5.2.14 2:52 PM By: jon_moraski
 Copyright ©2009 Applied Technologies, Inc.



MIE PROPERTIES, INC.

1020 JAMES DRIVE SUITE G
HARTLAND, WISCONSIN 53029
262.524.0100

"THE CROSSING"

NELSON AND FELLAND RDs. MADISON, WISCONSIN 53704

CONSULTANTS

ARCHITECT:



STRUCTURAL ENGINEER:



MECH. / ELEC. ENGINEER:



CIVIL ENGINEER:



DRAWING INDEX

COVER SHEET (LOCATION MAP & INDEX OF DRAWINGS)

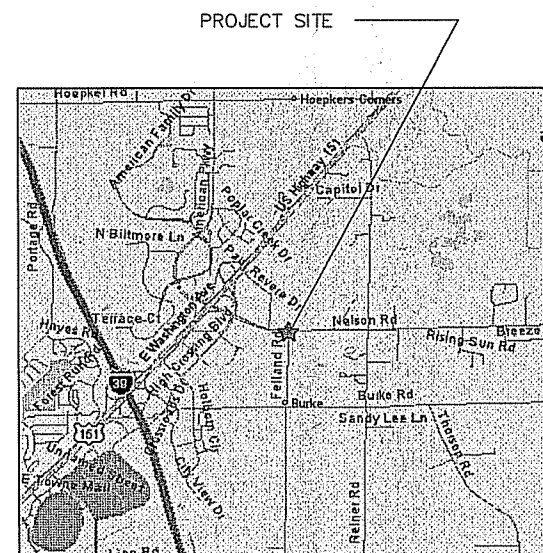
SITE

- C-1 SITE PLAN
- C-2 SITE GRADING PLAN
- C-3 UTILITY PLAN
- C-4 EROSION CONTROL PLAN
- L-1 LANDSCAPE PLAN

BUILDING C

ARCHITECTURAL / STRUCTURAL

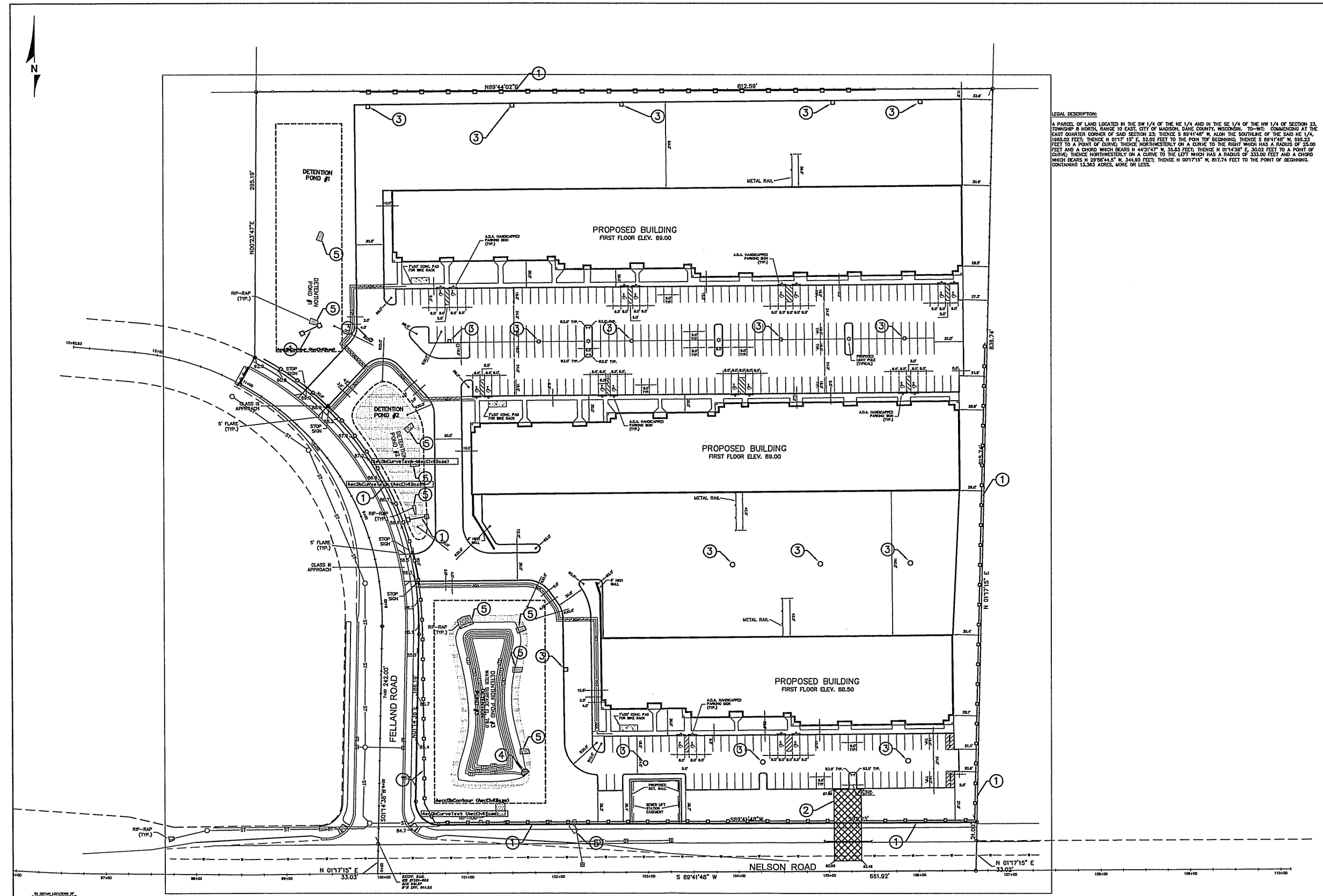
- CA1 LEASING PLAN
- CA2 FLOOR PLAN WEST
- CA3 FLOOR PLAN MIDDLE
- CA4 FLOOR PLAN EAST
- CA5 ELEVATIONS
- CA7 ARCHITECTURAL SECTIONS & DETAILS





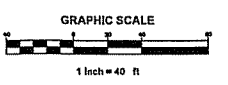
LAND INFORMATION SERVICES, INC.
 ENGINEERS, SURVEYORS
 AND CONSULTANTS
 1748 N. DR. MARTIN LUTHER KING
 MILWAUKEE, WISCONSIN 53212
 PHONE: 414-267-2220
 FAX: 414-267-2223
 www.lisinc.net

LEGAL DESCRIPTION:
 A PARCEL OF LAND LOCATED IN THE SW 1/4 OF THE NE 1/4 AND IN THE SE 1/4 OF THE NW 1/4 OF SECTION 23, TOWNSHIP 8 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN, TO-WIT: COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 23; THENCE S 89°41'48" W, ALONG THE SOUTHWEST CORNER OF SAID NE 1/4, 188.02 FEET; THENCE N 01°17'15" E, 33.03 FEET TO THE POINT OF BEGINNING; THENCE S 89°41'48" W, 58.23 FEET TO A POINT OF CURVE; THENCE NORTHWESTERLY ON A CURVE TO THE RIGHT WHICH HAS A RADIUS OF 25.00 FEET AND A CHORD WHICH BEARS N 44°01'47" W, 35.83 FEET; THENCE N 01°17'15" E, 30.02 FEET TO A POINT OF CURVE; THENCE NORTHWESTERLY ON A CURVE TO THE LEFT WHICH HAS A RADIUS OF 333.00 FEET AND A CHORD WHICH BEARS N 29°04'45" W, 344.80 FEET; THENCE N 01°17'15" W, 817.74 FEET TO THE POINT OF BEGINNING, CONTAINING 13.343 ACRES, MORE OR LESS.



SITE PLAN
M.I.E. PROPERTIES, INC.
"THE CROSSING" NELSON & FELLAND ROADS
 MADISON, WI

CURVE NO.	LENGTH	RADIUS	DELTA	CHORD	CH. BEARING
C1	372.03'	300.00'	67°27'32"	311.08'	N29°04'45"W
C2	374.45'	341.00'	92°00'04"	306.77'	S20°17'15"E
C3	39.95'	25.00'	91°32'50"	35.83'	S44°01'47"E

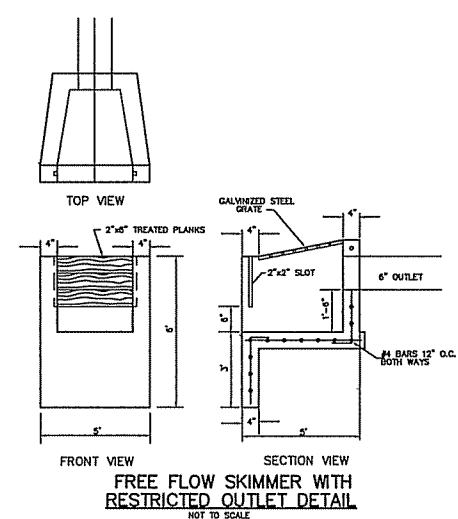
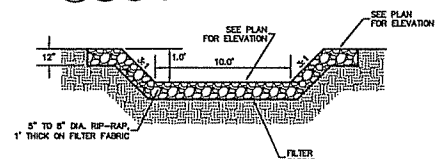
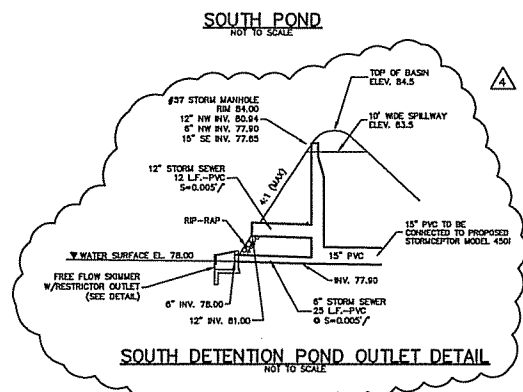
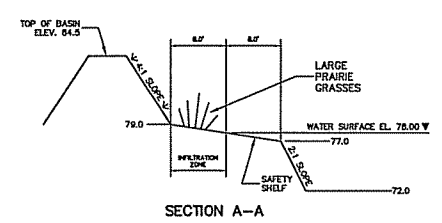
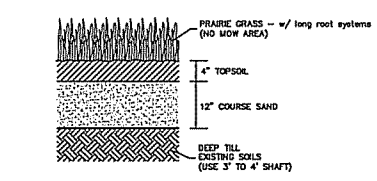
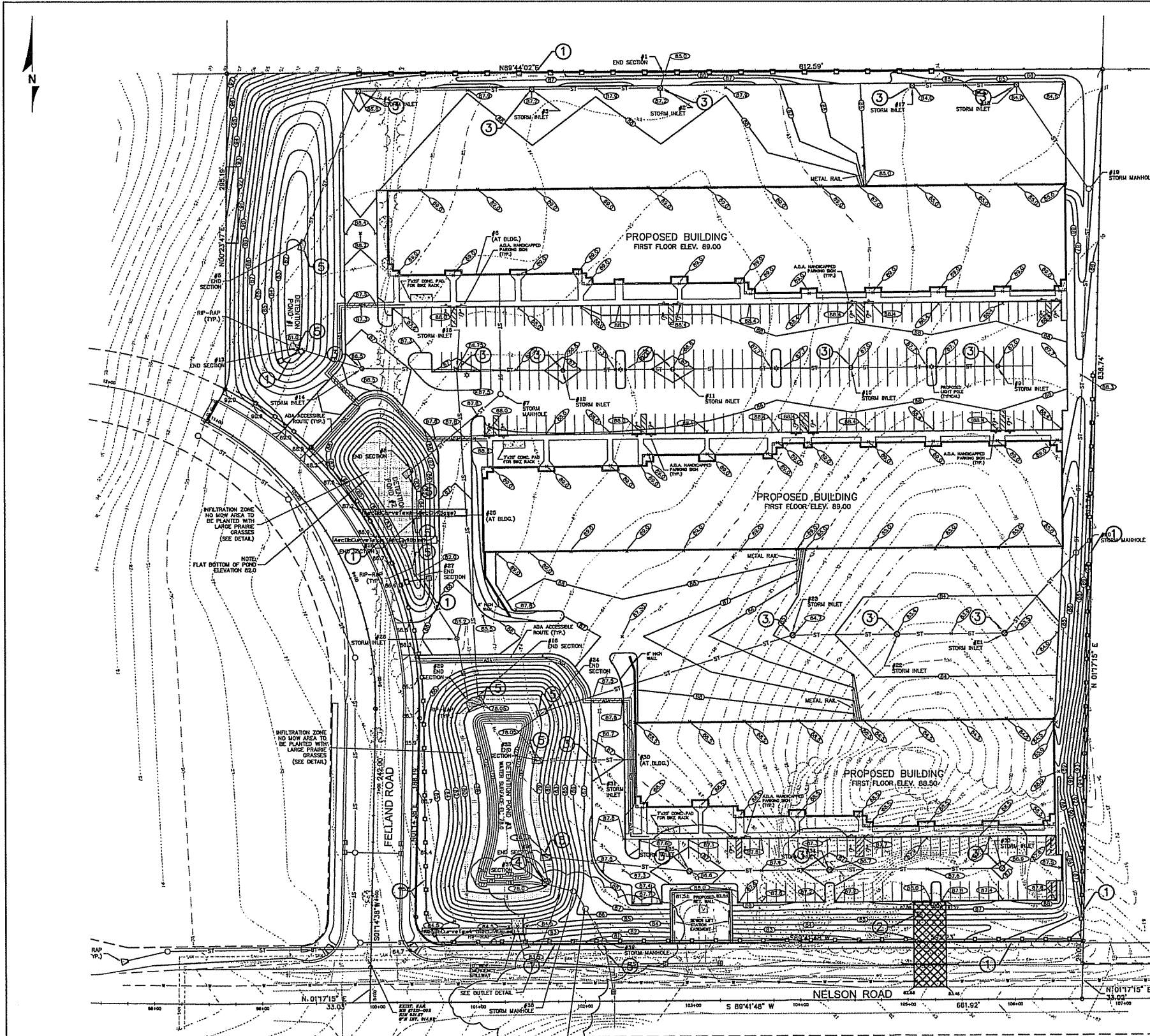


TO OBTAIN LOCATION OF
 PROPOSED IMPROVEMENTS
 CALL 608-267-2220
 OR VISIT THE WEBSITE
 www.lisinc.net
 M.I.E. PROJ. 11-23-01

DRAWN BY: R.L.S.
 CHECKED BY: C.A.J.
 DATE: 11-23-01
 JOB NUMBER: C0104BR2

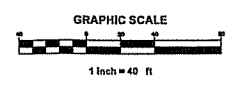
C-1

THE CROSSING
 C01-04B
 SHEET 1 OF 16



CURVE

CURVE NO.	LENGTH	BEARING	DELTA	CHORD	CHL BEARING
C1	327.03	300.00	82.732	311.06	N20229.102W
C2	378.51	341.00	83.924	358.72	S3017.922E
C3	39.82	25.00	81.3250	35.82	S4421.472E



NOTE:

- CENTERLINE AND EDGE OF PAVEMENT GRADES ON FELLAND ROAD AND NELSON ROAD ARE BASED ON PLANS BY THE CITY OF MADISON, PROJECT NO. 5391832, DATED 6-11-02, AND ARE TO BE CONSTRUCTED "BY OTHERS".
- THE CENTERLINE AND EDGE OF PAVEMENT GRADES IN FELLAND AND NELSON ROAD ARE REFERENCED TO USGS DATUM. THE CONVERSION FROM USGS DATUM TO LOCAL DATUM IS 845.60. (PLAN BY L.I.S. DATUM)

LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED SPOT GRADE
- PROPOSED GRADE BY OTHERS PER FELLAND AND NELSON ROAD CITY PROJECT NO. 5391832 APPROVED BY MADISON CITY ENGINEERS DATED 6-11-02
- PROPOSED GRADE BY OTHERS PER FELLAND AND NELSON ROAD CITY PROJECT NO. 5391832 APPROVED BY MADISON CITY ENGINEERS DATED 6-11-02 (CONVERTED FROM USGS DATUM TO LOCAL DATUM)
- EXISTING SANITARY SEWER
- PROPOSED STORM SEWER

LEGAL DESCRIPTION:
A PARCEL OF LAND LOCATED IN THE SW 1/4 OF THE NE 1/4 AND IN THE SE 1/4 OF THE NW 1/4 OF SECTION 23, TOWNSHIP 8 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN, TO-WIT: COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 23; THENCE S 89°41'48" W, ALONG THE SOUTHWEST CORNER OF SAID NE 1/4, 1985.02 FEET; THENCE N 01°17'15" E, 52.02 FEET TO THE POINT OF BEGINNING; THENCE S 89°41'48" W, 599.23 FEET TO A POINT OF CURVE; THENCE NORTHEASTLY ON A CURVE TO THE RIGHT WHICH HAS A RADIUS OF 23.00 FEET AND A CHORD WHICH BEARS N 44°31'47" W, 35.83 FEET; THENCE N 01°17'15" E, 30.02 FEET TO A POINT OF CURVE; THENCE NORTHEASTLY ON A CURVE TO THE LEFT WHICH HAS A RADIUS OF 33.00 FEET AND A CHORD WHICH BEARS N 22°58'44.5" W, 344.80 FEET; THENCE N 00°17'15" W, 817.74 FEET TO THE POINT OF BEGINNING, CONTAINING 13.383 ACRES, MORE OR LESS.

L.I.S. LAND INFORMATION SERVICES, INC.
ENGINEERS, SURVEYORS and CONSULTANTS
1748 N. DR. MARTIN LUTHER KING JR. BLVD.
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4/29/02	C.A.J.	REVISED PER DANE COUNTY REGIONAL PLANNING COMMENTS
11-13-02	C.A.J.	ADDED CURB AND ADA ROUTE
3-26-03	C.A.J.	ADDED PROPOSED GRADES IN FELLAND ROAD, MODIFIED ENTRANCE GRADES AND RESPONDED TO CITY COMMENTS
7-8-03	C.A.J.	ADDED STORMSEWER PER CITY REVIEW COMMENTS

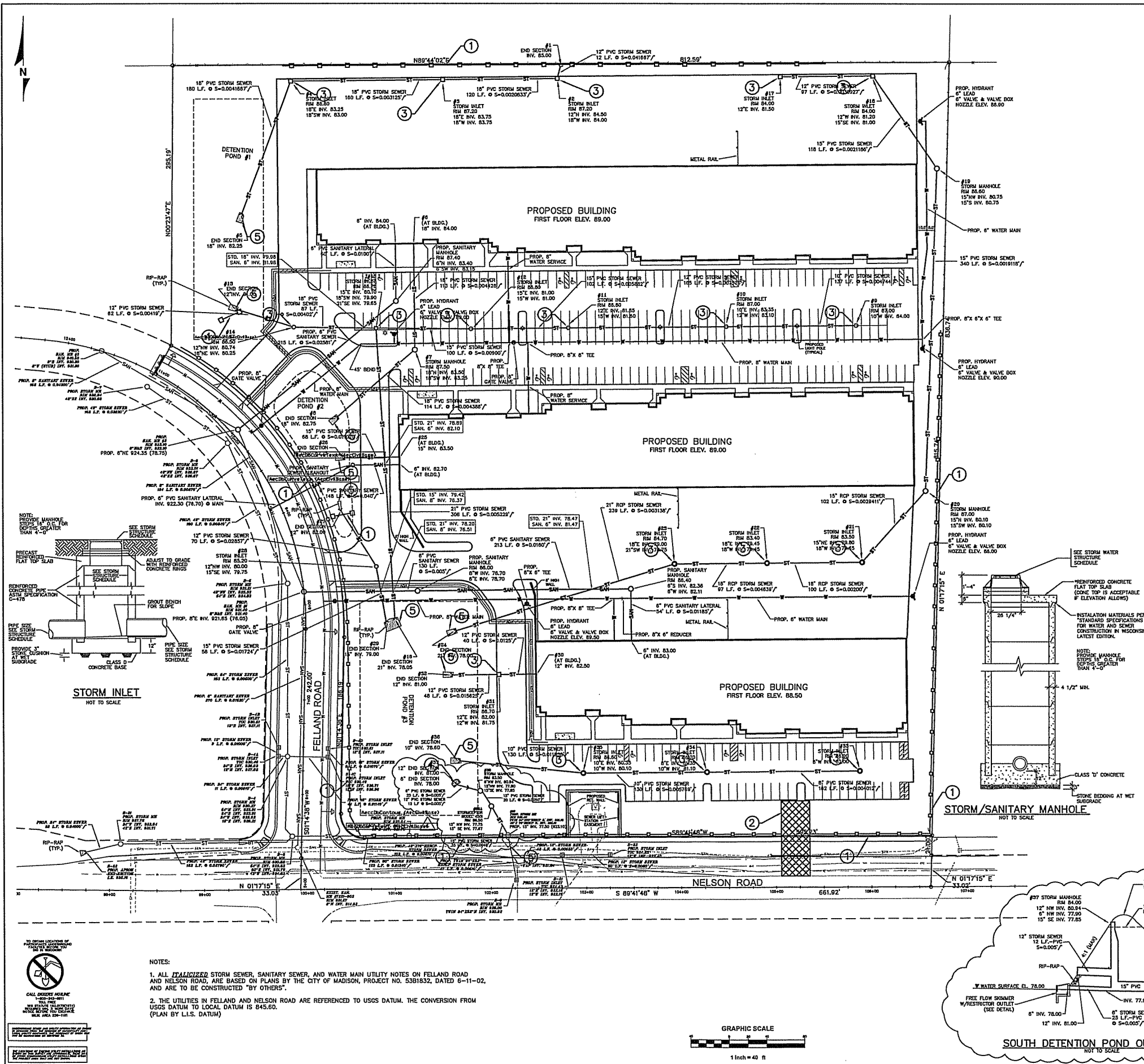
SITE GRADING PLAN

M.I.E. PROPERTIES, INC.
"THE CROSSING" NELSON & FELLAND ROADS
MADISON, WI

DRAWN BY: V.L.C.
CHECKED BY: C.A.J.
DATE: 7/08/03
JOB NUMBER: C010489

C-2

THE CROSSING
C01-048
SHEET 1 OF 1

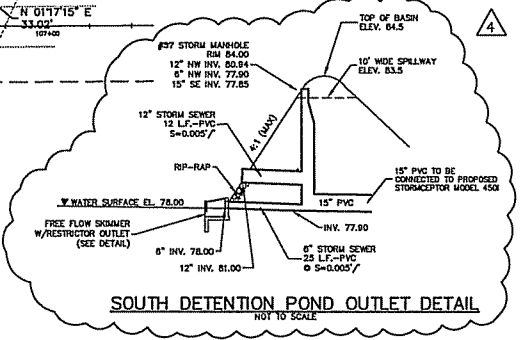
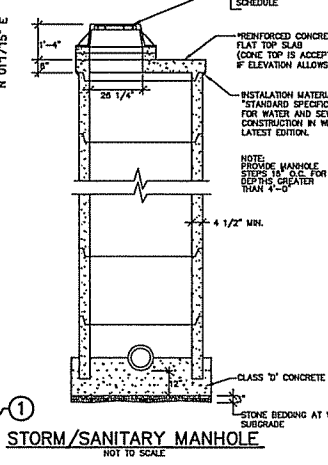
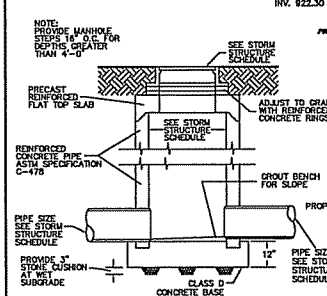


STORM WATER STRUCTURE SCHEDULE

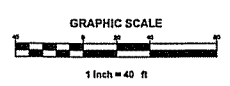
CODE	TYPE	COVER	RM ELEV.	SIZE	INVERT	OUT	REMARKS
#2	36" DIA. STORM INLET	R-3229-A	87.20	12"	84.50	84.00	
#3	36" DIA. STORM INLET	R-3229-A	87.20	12"	83.75	83.75	
#4	36" DIA. STORM INLET	R-3229-A	86.80	12"	83.25	83.00	
#7	42" DIA. STORM MANHOLE	R-1768-A	87.20	18"	83.50	83.25	
#9	36" DIA. STORM INLET	R-3229-A	87.00	12"	84.00	84.00	
#10	36" DIA. STORM INLET	R-3229-A	87.00	12"	83.33	83.10	
#11	36" DIA. STORM INLET	R-3229-A	86.80	12"	81.85	81.80	
#12	36" DIA. STORM INLET	R-3229-A	86.80	12"	81.00	81.00	
#14	36" DIA. STORM INLET	R-3229-A	86.50	12"	80.74	80.23	
#15	36" DIA. STORM INLET	R-3229-A	86.75	12"	80.10	79.85	
#17	36" DIA. STORM INLET	R-3229-A	84.00	12"	81.50	81.00	
#18	36" DIA. STORM INLET	R-3229-A	84.00	12"	81.00	81.00	
#19	36" DIA. STORM INLET	R-1768-A	86.80	12"	80.75	80.75	
#20	36" DIA. STORM INLET	R-1768-A	87.00	12"	80.10	80.10	
#21	36" DIA. STORM INLET	R-3229-A	83.50	12"	79.80	79.85	
#22	36" DIA. STORM INLET	R-3229-A	83.40	12"	79.43	79.43	
#23	42" DIA. STORM INLET	R-3229-A	83.70	21"	79.00	78.75	
#28	36" DIA. STORM INLET	R-3229-A	84.30	12"	80.00	79.75	
#31	36" DIA. STORM INLET	R-3229-A	86.70	12"	82.00	81.75	
#33	36" DIA. STORM INLET	R-3229-A	86.80	12"	82.00	81.75	
#34	36" DIA. STORM INLET	R-3229-A	86.70	12"	81.33	81.10	
#35	36" DIA. STORM INLET	R-3229-A	86.80	12"	80.33	80.10	
#38	36" DIA. STORM MANHOLE	R-1768-A	83.50	12"	80.93	77.85	

STORM WATER PIPE SCHEDULE

FROM	TO	WATER DISCHARGE (CFS)	SIZE (DIA.)	SLOPE (FT/100)	LENGTH (FT)	MATERIAL
#1	#2	4.20	12"	0.041667	12	ASTM D3034 PVC WITH SDR OF 26 OR LESS
#2	#3	5.33	12"	0.002933	120	ASTM D3034 PVC WITH SDR OF 26 OR LESS
#3	#4	6.37	12"	0.003125	160	ASTM D3034 PVC WITH SDR OF 26 OR LESS
#4	#5	7.44	12"	0.004167	100	ASTM D3034 PVC WITH SDR OF 26 OR LESS
#5	#7	6.80	12"	0.004423	113	ASTM D3034 PVC WITH SDR OF 26 OR LESS
#7	#8	6.60	12"	0.004384	114	ASTM D3034 PVC WITH SDR OF 26 OR LESS
#8	#10	1.33	10"	0.004744	137	ASTM D3034 PVC WITH SDR OF 26 OR LESS
#10	#11	2.56	12"	0.007916	163	ASTM D3034 PVC WITH SDR OF 26 OR LESS
#11	#12	2.48	12"	0.005683	102	ASTM D3034 PVC WITH SDR OF 26 OR LESS
#12	#15	6.82	15"	0.009900	100	ASTM D3034 PVC WITH SDR OF 26 OR LESS
#13	#14	4.87	12"	0.004919	82	ASTM D3034 PVC WITH SDR OF 26 OR LESS
#14	#15	5.91	12"	0.004021	87	ASTM D3034 PVC WITH SDR OF 26 OR LESS
#15	#18	12.70	21"	0.003229	306	ASTM D3034 PVC WITH SDR OF 26 OR LESS
#17	#18	2.18	12"	0.003021	97	ASTM D3034 PVC WITH SDR OF 26 OR LESS
#18	#19	3.19	15"	0.002184	118	ASTM D3034 PVC WITH SDR OF 26 OR LESS
#19	#20	3.19	15"	0.001918	340	ASTM D3034 PVC WITH SDR OF 26 OR LESS
#20	#21	3.19	15"	0.002241	102	ASTM C-76, CL. B.R.C.P.
#21	#22	4.36	12"	0.002000	100	ASTM C-76, CL. B.R.C.P.
#22	#23	8.81	18"	0.004639	97	ASTM C-76, CL. B.R.C.P.
#23	#24	8.84	21"	0.003136	239	ASTM C-76, CL. B.R.C.P.
#25	#26	5.66	15"	0.011259	66	ASTM D3034 PVC WITH SDR OF 26 OR LESS
#27	#28	4.87	12"	0.002857	70	ASTM D3034 PVC WITH SDR OF 26 OR LESS
#28	#29	8.65	15"	0.01724	58	ASTM D3034 PVC WITH SDR OF 26 OR LESS
#29	#31	4.13	12"	0.0025	40	ASTM D3034 PVC WITH SDR OF 26 OR LESS
#31	#32	4.64	12"	0.015633	48	ASTM D3034 PVC WITH SDR OF 26 OR LESS
#33	#34	0.84	8"	0.004012	182	ASTM D3034 PVC WITH SDR OF 26 OR LESS
#34	#35	1.88	10"	0.003789	130	ASTM D3034 PVC WITH SDR OF 26 OR LESS
#35	#38	3.69	12"	0.015326	130	ASTM D3034 PVC WITH SDR OF 26 OR LESS



- NOTES:**
1. ALL ITALICIZED STORM SEWER, SANITARY SEWER, AND WATER MAIN UTILITY NOTES ON FELLAND ROAD AND NELSON ROAD, ARE BASED ON PLANS BY THE CITY OF MADISON, PROJECT NO. S381832, DATED 6-11-02, AND ARE TO BE CONSTRUCTED "BY OTHERS".
 2. THE UTILITIES IN FELLAND AND NELSON ROAD ARE REFERENCED TO USGS DATUM. THE CONVERSION FROM USGS DATUM TO LOCAL DATUM IS 845.60. (PLAN BY L.I.S. DATUM)



LEGEND

---	EXISTING STORM SEWER
---	PROPOSED STORM SEWER
---	PROPOSED STORM SEWER (BY OTHERS)
---	EXISTING SANITARY SEWER
---	PROPOSED SANITARY SEWER
---	PROPOSED SANITARY SEWER (BY OTHERS)
---	EXISTING WATER MAIN
---	PROPOSED WATER MAIN
---	PROPOSED WATER MAIN (BY OTHERS)

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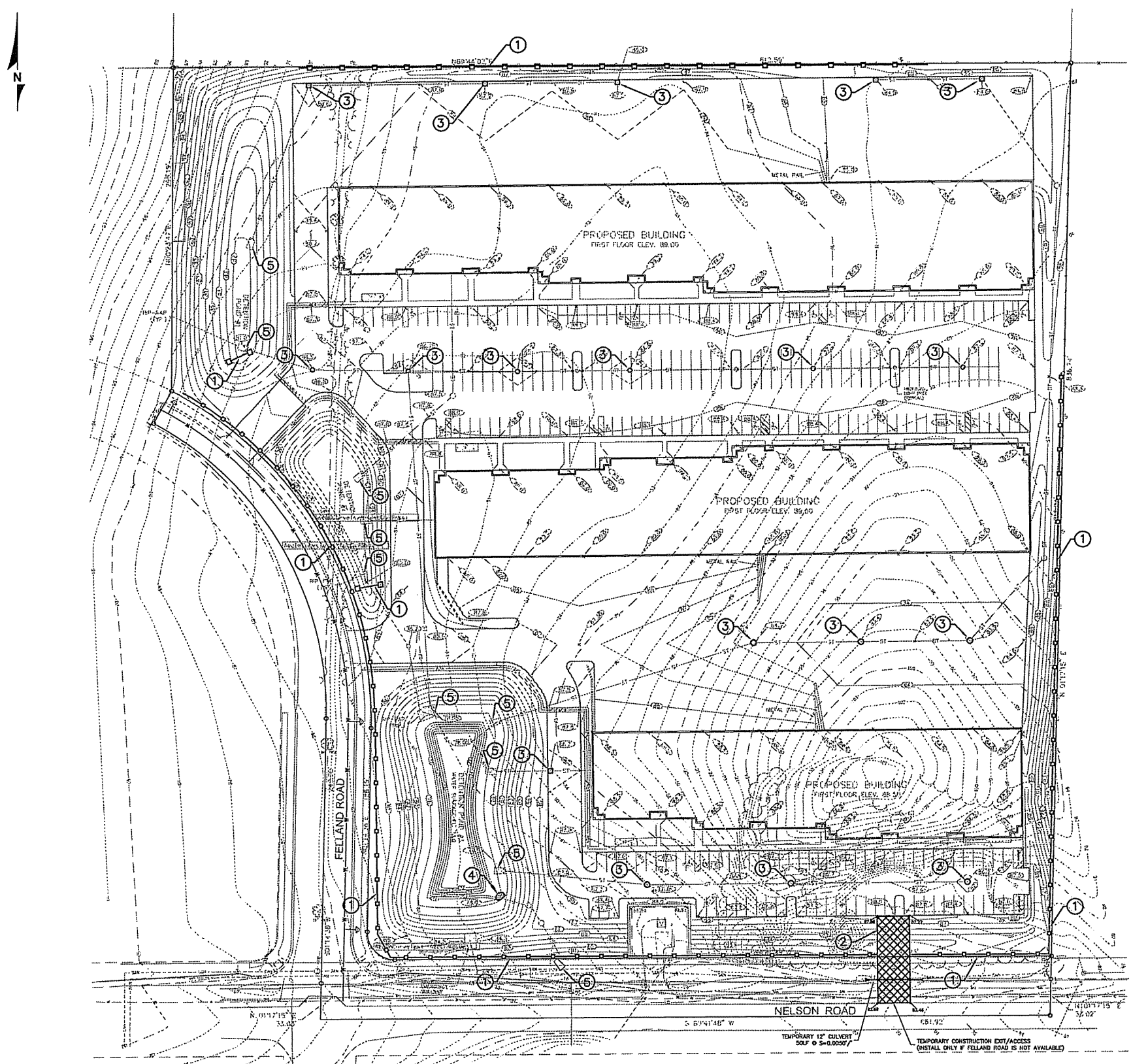
SITE UTILITY PLAN

"THE CROSSING" NELSON & FELLAND ROADS
MADISON, WI

DRAWN BY: V.L.G.
CHECKED BY: C.A.J.
DATE: 07/08/03
JOB NUMBER: C0148R9

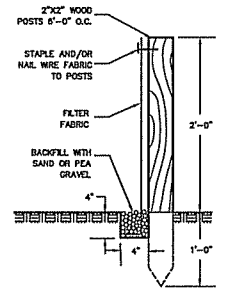
C-3

THE CROSSING
C01-048
SHEET 2 OF 2

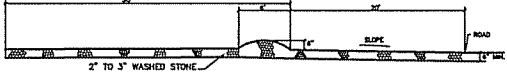


SILT FENCE CONSTRUCTION SPECIFICATIONS

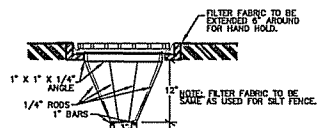
- CONSTRUCT SILT FENCE AROUND THE DISTURBED AREAS AS SHOWN ON EROSION CONTROL PLAN TO PREVENT SEDIMENT FROM BEING WASHED INTO THE DRAINAGE SYSTEM.
- LOCATE POSTS DOWN-SLOPE OF FABRIC TO HELP SUPPORT FENCING.
- WHEN JOINTS ARE NECESSARY, SECURELY FASTEN THE FABRIC AT A SUPPORT POST WITH OVER LAP TO THE NEXT POST.
- FILTER FABRIC TO BE OF NYLON, POLYESTER, PROPYLENE OR ETHYLENE YARN WITH EXTRA STRENGTH - 50 LB/42 IN. SQ. (MINIMUM) - AND WITH A FLOW RATE OF AT LEAST 0.3 GAL./SQ. FT./MIN. FABRIC SHOULD CONTAIN ULTRAVIOLET RAY INHIBITORS AND STABILIZERS.
- THE FILTER FABRIC SHALL BE ANCHORED BY SPREADING AT LEAST 8 INCHES OF FABRIC IN A 4" X 4" TRENCH.
- THE FILTER FABRIC SHALL BE STAPLED AND/OR NAILED TO THE UPSLOPE SIDE OF THE POSTS.
- POST TO BE 2X2" PINE, 3 FEET LONG, SPACED A MAXIMUM OF 3 FEET APART.



① SILT FENCE
NOT TO SCALE

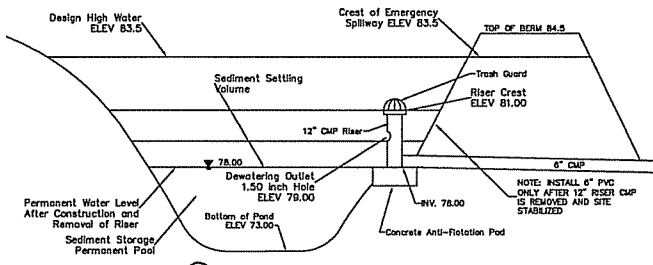


② CONSTRUCTION EXIT
NOT TO SCALE

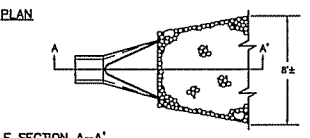


③ INLET INSERT BASKET
NOT TO SCALE

NOTE: INSTALL AN INLET BASKET OR EQUAL INTO ALL PROPOSED STORM INLETS.



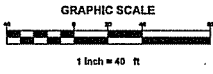
④ SEDIMENTATION BASIN
NOT TO SCALE



⑤ OUTLET PROTECTION FOR END APRON
(FOR RRAP PROTECTION USE 5" TO 8" DIA. STONE)

CONSTRUCTION SPECIFICATIONS

- EXCAVATE BELOW CHANNEL, OUTLET AND WORK CHANNELS TO THE REQUIRED RRAP THICKNESS FOR EACH APRON. FOUNDATION TO BE CUT TO 2250 GRADE AND SMOOTHED.
- PLACE FILTER CLOTH ON BOTTOM AND SIDES OF PREPARED FOUNDATION. ALL JOINTS TO OVERLAP A MINIMUM OF 1 FT.
- EXPOSED CHAIN IN RRAP PLACEMENT TO AVOID DAMAGE TO FILTER FABRIC.
- PLACE RRAP ON ZERO GRADE - TOP OF RRAP TO BE LEVEL WITH EXISTING OUTLET - NO OVERFALL AT ENDS.
- RRAP TO BE HARD, ANGULAR, WELL GRADE STONE OF 5" TO 8" DIA.
- IMMEDIATELY AFTER CONSTRUCTION, STABILIZE ALL DISTURBED AREAS WITH VEGETATION.



EROSION CONTROL PRACTICES SCHEDULE

- SILT FENCE
- CONSTRUCTION EXIT
- INLET INSERT BASKET
- SEDIMENTATION BASIN
- OUTLET PROTECTION FOR END APRON

CONSTRUCTION SCHEDULE

- OBTAIN PLAN APPROVAL AND OTHER APPLICABLE PERMITS.
- FLAG THE WORK LIMIT AND BUFFER AREA FOR PROTECTION.
- INSTALL SILT FENCE.
- INSTALL CONSTRUCTION EXIT.
- ROUGH GRADE SOUTH POND AND INSTALL SEDIMENT TRAP.
- STOP TOP SOIL ON SITE STOCK PILE TOP SOIL. SURROUND STOCKPILE WITH SILT FENCE. SIZE AND LOCATION OF STOCK PILE TO BE DETERMINED BY CONTRACTOR.
- ROUGH GRADE SITE.
- INSTALL STORM SEWER.
- INSTALL INLET INSERT BASKETS.
- INSTALL RRAP WHERE INDICATED.
- FINAL GRADING OF SLOPES, TOPSOIL, CRITICAL SLOPES, VEGETATE AND MULCH ALL DISTURBED AREAS.
- INSTALL BASE COURSE OF ASPHALT PAVEMENT.
- ALL EROSION CONTROL PRACTICES WILL BE INSPECTED WEEKLY AND AFTER RAINFALL. NEEDED REPAIRS WILL BE PERFORMED IMMEDIATELY.
- AFTER SITE IS STABILIZED, REMOVE ALL TEMPORARY MEASURES AND VEGETATE THE DISTURBED AREAS.
- ESTIMATED TIME BEFORE FINAL STABILIZATION - 6 MONTHS.

MAINTENANCE PLAN

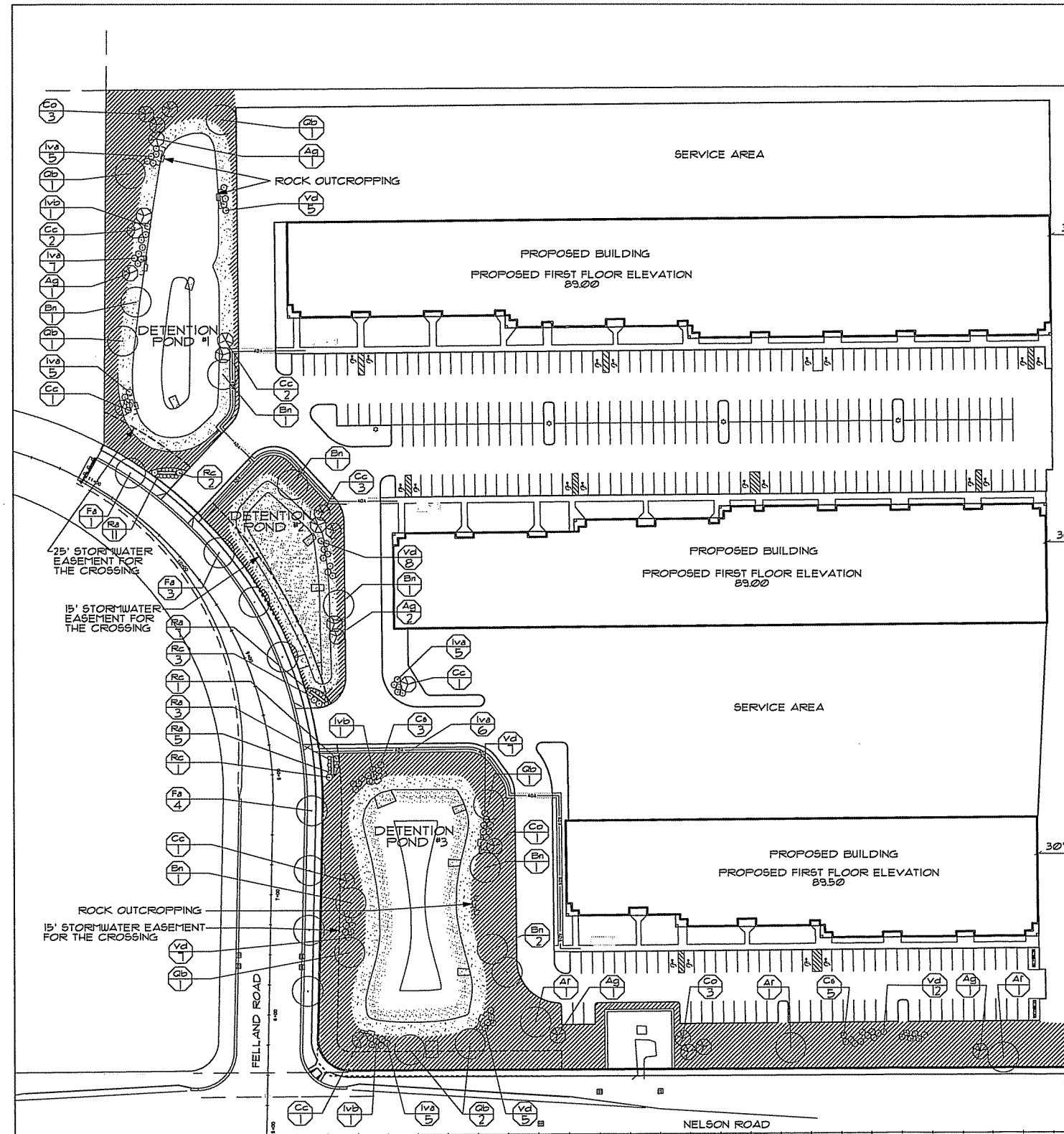
- ALL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE CHECKED FOR STABILITY AND OPERATION FOLLOWING EVERY RUNOFF-PRODUCTION RAINFALL, BUT IN NO CASE LESS THAN ONCE EVERY WEEK. ANY NEEDED REPAIRS WILL BE MADE IMMEDIATELY TO MAINTAIN ALL PRACTICES AS DESIGNED.
- SEDIMENT WILL BE REMOVED FROM BEHIND THE SILT FENCE WHEN IT BECOMES ABOUT 0.5 FT. DEEP AT THE FENCE. THE SILT FENCE WILL BE REPAIRED AS NECESSARY TO MAINTAIN A BARRIER.
- ALL SEDIMENT AREAS WILL BE FERTILIZED, RESEEDED AS NECESSARY, AND MULCHED ACCORDING TO SPECIFICATIONS IN THE VEGETATIVE PLAN TO MAINTAIN A VIGOROUS, DENSE VEGETATIVE COVER.
- ANY SEDIMENT REACHING A PUBLIC OR PRIVATE ROAD SHALL BE REMOVED BY STREET CLEANING BEFORE THE END OF EACH DAY.

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C.A.J.
3-26-03
ADDED PROPOSED INFORMATION IN FELLAND ROAD AND ALTERNATIVE CONSTRUCTION EXIT

EROSION CONTROL PLAN
"THE CROSSING" NELSON & FELLAND ROADS
MADISON, WI

DRAWN BY: V.L.G.
CHECKED BY: C.A.J.
DATE: 3/26/03
JOB NUMBER: C01048RB



PLANT LEGEND						
Symbol	Botanical name	Common Name	Size	Root	Quantity	Remarks
SHADE TREES						
Af	Acer x freemanii 'Autumn Blaze'	Autumn Blaze Maple	3" Cal.	B4B	3	
Bn	Betula nigra 'Heritage'	River Birch	2 1/2" Cal.	B4B	8	Multi-stem
Fa	Fraxinus americana 'Autumn Applause'	White Ash	3" Cal.	B4B	8	
Qb	Quercus bicolor	Swamp White Oak	2 1/2" Cal.	B4B	1	
ORNAMENTAL TREES						
Ag	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	2 1/2" Cal.	B4B	6	
Cc	Cercis canadensis	Eastern Redbud	2 1/2" Cal.	B4B	11	
Co	Crataegus crugalli var. inermis	Cockspur Hawthorn	2 1/2" Cal.	B4B	1	
SHRUBS						
Cs	Cornus stolonifera	Redosier Dogwood	4' Ht.	B4B	8	
Iva	Illex verticillata	Common Winterberry 'Winter Red'	5 gal.	CONT.	33	
Ivb	Illex verticillata	Common Winterberry 'Southern Gentleman'	5 gal.	CONT.	3	
Ra	Rhus aromatica 'Low Grow'	Low Grow Sumac	5 gal.	CONT.	26	
Rc	Rosa 'Carefree Beauty'	Carefree Beauty Rose	5 gal.	CONT.	1	
Vd	Viburnum dentatum	Arrow Wood Viburnum	5' Ht.	B4B	44	

PRAIRIE MIX A

Grasses, Sedges, Rushes

- Andropogon gerardi
- Carex cornosa
- Carex vulpinoidea
- Elymus canadensis
- Glyceria striata
- Juncus torreyi
- Panicum virgatum
- Scirpus atrovirens

Forbs

- Asclepias incarnata
- Anemone canadensis
- Aster novae-angliae
- Aster puniceus
- Aster simplex
- Aster umbellatus
- Cacalia atriplicifolia
- Eupatorium maculatum
- Helenium autumnale
- Hypericum pyramidatum
- Liatris pycnostachya
- Labelia cardinalis
- Labelia siphilitica
- Physostegia virginiana
- Pycnanthemum virginianum
- Rudbeckia laciniata
- Silphium perfoliatum
- Silphium terebinthinaceum
- Solidago graminifolia
- Solidago rigida
- Thalictrum dasycarpum
- Verbena hastata
- Veronica fasciculata
- Veronicastrum virginicum
- Zizia aurea

- Big bluestem
- Bottlebrush sedge
- Fox sedge
- Canada wild rye grass
- Fowl manna grass
- Torrey's rush
- Switch grass
- Dark-green bulrush

- Red milkweed
- Canada anemone
- New England aster
- Swamp aster
- Panicled aster
- Flat topped aster
- Pale Indian plantain
- Joe Pye weed
- Boneset
- Sneezeweed
- Saint John's wort
- Blazing star
- Cardinal flower
- Great blue labelia
- Obedient plant
- Mountain mint
- Green headed coneflower
- Cup plant
- Prairie dock
- Grass leaved goldenrod
- Stiff goldenrod
- Meadow rue
- Blue vervain
- Ironweed
- Cuver's root
- Golden Alexander

PRAIRIE MIX B

Grasses, Sedges, Rushes

- Andropogon gerardi
- Andropogon scoparius
- Elymus canadensis
- Sorghobolus heterolepis
- Sorghastrum nutans

Forbs

- Amorpha canescens
- Asclepias incarnata
- Asclepias tuberosa
- Aster azureus
- Aster laevis
- Aster novae-angliae
- Aster plumbicoides
- Baptisia leucantha
- Cacalia atriplicifolia
- Coreopsis palmata
- Desmodium canadense
- Desmodium illinoense
- Eryngium yuccifolium
- Helianthus grosseserratus
- Helianthus helianthoides
- Helianthus occidentalis
- Lespedeza capitata
- Liatris aspera
- Liatris pycnostachya
- Monarda fistulosa
- Penstemon digitalis
- Petalostemum candidum
- Petalostemum purpureum
- Pycnanthemum virginianum
- Ratibida pinnata
- Rudbeckia hirta
- Rudbeckia subtomentosa
- Sambucus canadensis
- Silphium integrifolium
- Silphium laciniatum
- Silphium perfoliatum
- Silphium terebinthinaceum
- Solidago rigida
- Tradescantia ohiensis
- Verbena stricta
- Veronicastrum virginicum
- Zizia aurea

- Big bluestem
- Little bluestem
- Sideoats grama
- Canada wild rye grass
- Prairie dropseed
- Indian grass

- Lead plant
- Red milkweed
- Butterflyweed
- Sky blue aster
- Smooth aster
- New England aster
- White Aster
- White baptisia
- Pale Indian plantain
- Prairie coreopsis
- Tick-trefoil
- Illinois tick-trefoil
- Rattlesnake master
- Saw tooth sunflower
- Ox-eye sunflower
- Western sunflower
- Roundheaded bush clover
- Rough blazingstar
- Prairie blazingstar
- Bergamot
- Smooth penstemon
- White prairie clover
- Purple prairie clover
- Mountain mint
- Yellow coneflower
- Black eyed Susan
- Brown eyed Susan
- Elderberry
- Rosin weed
- Compass plant
- Cup plant
- Prairie dock
- Stiff goldenrod
- Spiderwort
- Hoary vervain
- Cuver's root
- Golden Alexander

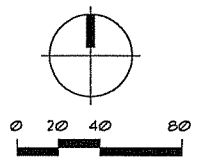
TEMPORARY SEED MIX

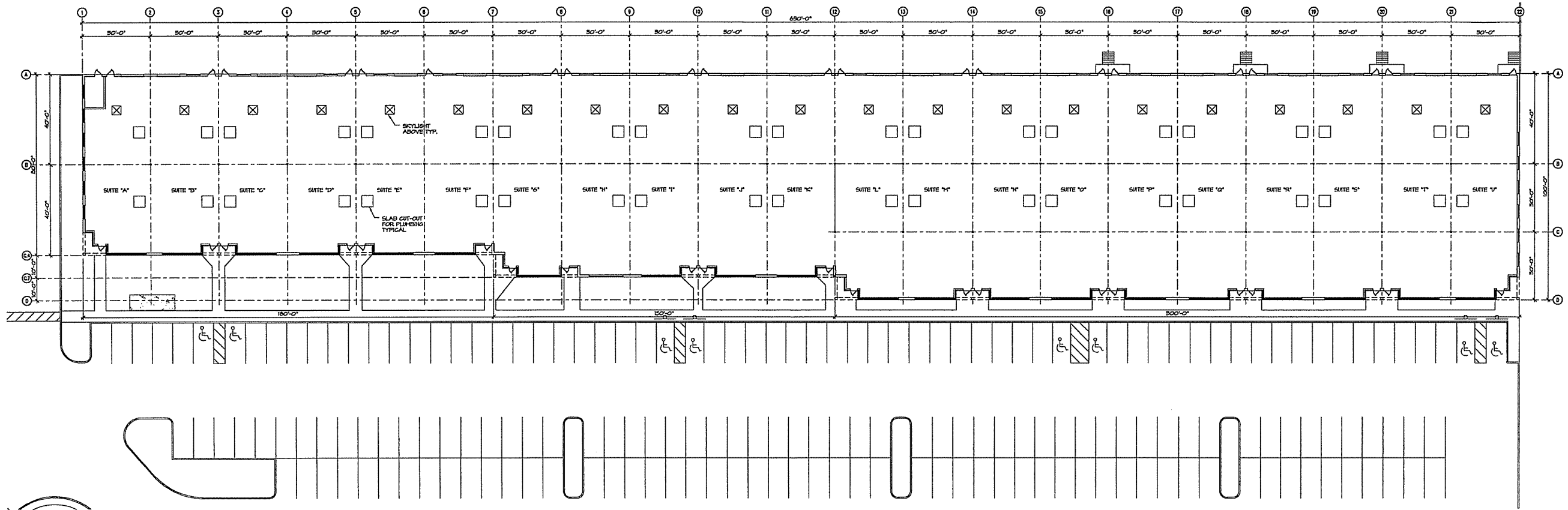
- Elymus canadensis Canada wild rye grass

LEGEND

- PRAIRIE MIX A
- PRAIRIE MIX B

NOTE SEE SHEET L2 FOR PLANTING DETAILS





BUILDING "C"
LEASING PLAN
N.T.S.

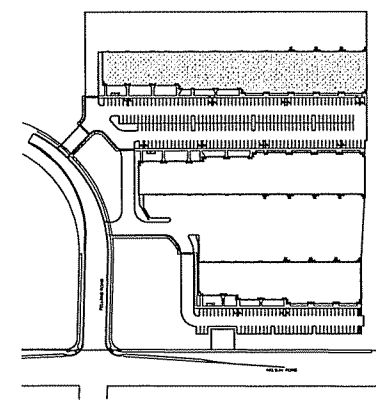


WISCONSIN ENROLLED COMMERCIAL CODE 2002

		CODE REFERENCE
BUILDING ID	BUILDING 'C'	
USE GROUP	B*	S-302
CONSTRUCTION TYPE	IIB	S-602
FIRE SUPPRESSION	YES, LOCAL REQUIREMENT	CH. 9
FIRE WALL(S)	NO	T-105.4
FIRE ACCESS FRONTAGE	100%	S-506
ALLOWABLE STORIES / AREA	2 / 73,625*	T-503 / S-506
PROJECT STORIES / AREA	1 / 51,900	MEASURED

		CODE REFERENCE
PROJECT AREA	51,900	MEASURED
OCCUPANCY RATE	100	T-1003.2.2.2
OCCUPANCY LOAD	579	AREA / RATE
MIN. TOTAL WIDTH EGRESS	115.8	15' / OCC - T-1003.2.3
EXIT TRAVEL DISTANCE	300	T-1004.2.4
SANITARY REQUIREMENTS	6 INC / SEX** UNIBEX IF OCC < 15	1/50 OCC - T-2902.1 S2902.2.3
USE SEPARATIONS	NON-SEPARATED	S-302.3.2
TENANT SEPARATIONS	1-HR	S-108.3
AVERAGE CLEAR HEIGHT	16.75	MEASURED
PROJECT VOLUME	969,625	HEIGHT X AREA
PLAN REVIEW REQUIRED	YES	CH 61.30

* ASSUME GROUP B AS MOST RESTRICTIVE (EXCEPT FOR AREA, ASSUME F-1)
(OTHER POTENTIAL USES: S-1, S-2, F-1, F-2).
** BUILDING UNOCCUPIED INITIALLY WITH NO TOILETS.
TOILETS WILL BE ADDED WITH EACH TENANT BUILDOUT.



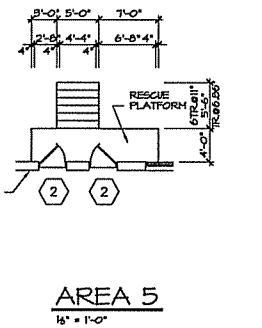
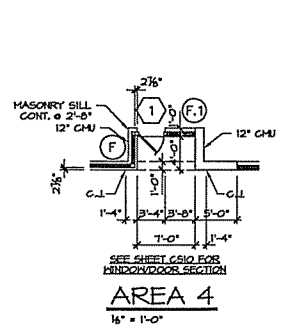
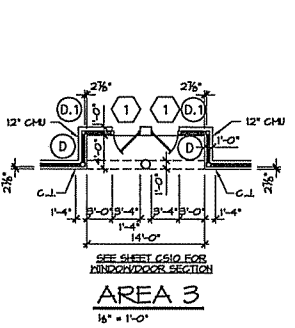
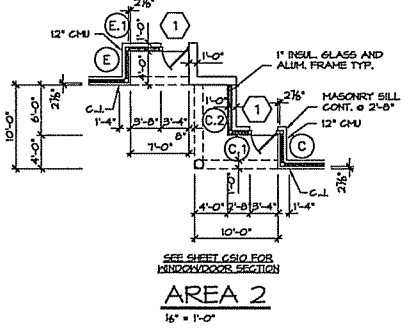
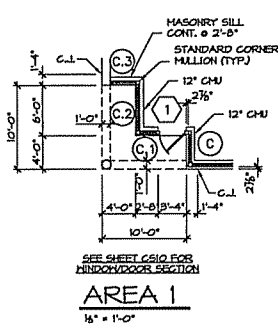
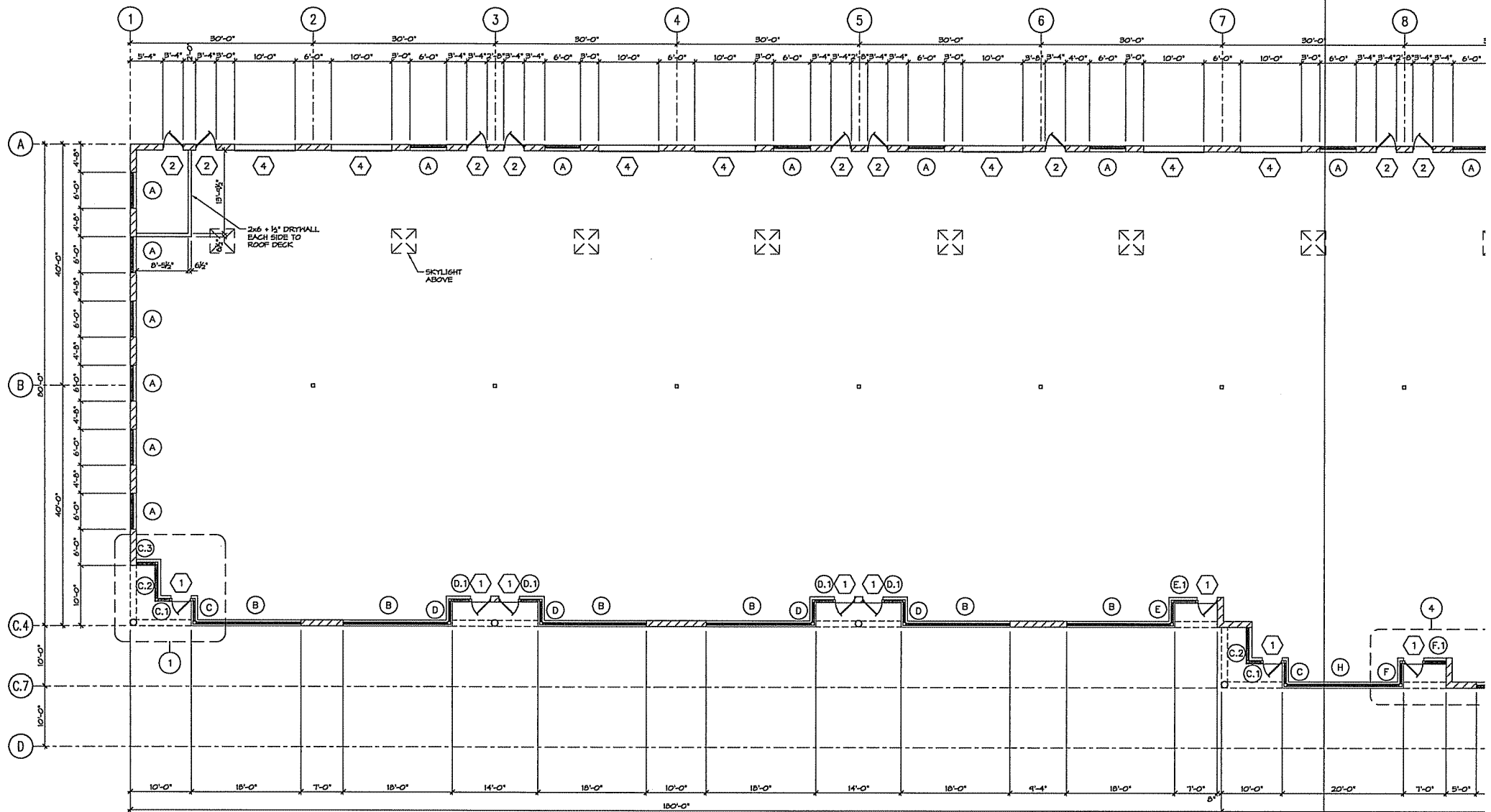
SITE PLAN
N.T.S.



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 MIE PROPERTIES, INC. 1875 F WISCONSIN INC. BROOKFIELD, WI 53005 TEL: 262.784.7800 FAX: 262.784.4417	 APPLIED TECHNOLOGIES 1875 F WISCONSIN INC. BROOKFIELD, WI 53005 TEL: 262.784.7800 FAX: 262.784.4417	 AMERIKO ENGINEERING, INC. 1875 F WISCONSIN INC. BROOKFIELD, WI 53005 TEL: 262.784.7800 FAX: 262.784.4417	2024-08-14
		PROJECT: "THE CROSSING" NELSON RD. & FELLAND RD. MADISON, WISCONSIN	SHEET NO: BUILDING "C" LEASING PLAN

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**BUILDING "C"
FLOOR PLAN - WEST**

- NOTES:**
- ALL ALUMINUM ENTRANCE DOORS TO BE KAMNEER NUCORE ISO HOLLOW STYLE, 4-1/2" DEEP STORGEFRONT SYSTEM WITH 1" INSULATING GLASS, TID-FERED.
 - ALL STEEL DOORS TO BE 501-100 GRADE, TYPE III MODEL 2, 16 GA. INSULATED WITH POLYURETHANE IN A STEEL CHANNEL GRID WITH NO EDGE SEAMS (R1125). ALL STEEL DOOR FRAMES TO BE 14 GA. AND SUITED TO STEEL DOOR WITH 4" HEAD. STEEL DOORS & FRAMES ARE TO BE GALVANIZED.
 - PROVIDE PRESSURE TREATED HOOD BLOCKING FOR JANES TO MOUNT OVERHEAD DOORS.
 - SLIGHT SHOP DRAININGS FOR APPROVAL ON ALL DOORS, DOOR AND WINDOW FRAMES, GLASS, STORE FRONTS AND HARDWARE.
 - FOR ALL 12" ROUND COLUMNS PAINT BY OWNER.

CONTRACTOR SHALL VERIFY THAT ALL DOORS AND HARDWARE ARE IN COMPLIANCE WITH CHAPTER 64 OF THE WISCONSIN ADMINISTRATIVE CODE.

HARDWARE 652UP-1
TOP AND BOTTOM PIVOT, STANDARD MANUFACTURERS PUSH FULL PACKAGE, ADAMS-HRIST MAXIMUM SECURITY LOCK WITH THIRTB TURN ON INTERIOR LCN 4000 CLOSURE WITH 10 GA. BRONZ PLATE, DOOR SWEEP ON EXTERIOR, FITTING, ALL LOCK CYLINDERS TO BE OPERATED BY A GRAND MASTER KEY SYSTEM. FURNISH TWO KEYS FOR EACH LOCK AND FOUR MASTER KEYS. TAG ALL KEYS.

HARDWARE 652UP-2
HINGES - REGULAR HEIGHT, TWO BALL RACES, FULL MORTISE, STAINLESS STEEL - FB8141-32D, 56450TB, B64101-32D HAGER - B6127H OR APPROVED EQUAL.

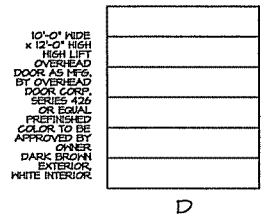
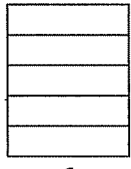
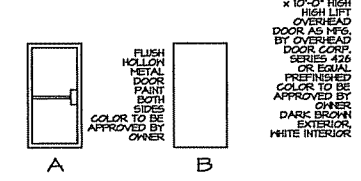
LOCK: ENTRANCE LOCK WITH LEVER STYLE HANDLES, CHROME SCHLAGE - D55PD (RND) OR APPROVED EQUAL.

HOLDER: OVERHEAD DOOR HOLDER, SURFACE MOUNTED - 6J 90H THRESHOLD, SADDLES 5-1/2" H x 4-1/2"

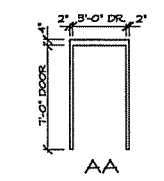
WEATHERSTRIP: RESUMEETER AT JAMBES AND HEAD - 133NDKB, DOOR BOTTOM SEAL, IV DRIP - 316DKB

KEYING: ALL LOCK CYLINDERS TO BE OPERATED BY A GRAND MASTER KEY SYSTEM. FURNISH TWO KEYS FOR EACH LOCK AND FOUR MASTER KEYS. TAG ALL KEYS.

DOOR TYPES



FRAME TYPES



DOOR SCHEDULE

NUMBER	DOOR			FRAME		FINISH	HARDWARE	REMARKS
	SIZE	TYPE	MATERIAL	TYPE	MATERIAL			
1	3'-0" x 7'-10" x 10"	A	ALUMINUM	-	ALUMINUM	CLEAR ANODIZED	1	SEE NOTE 1
2	3'-0" x 7'-0" x 18"	B	HOLLOW METAL	AA	H.M.	PREFINISHED/ FIELD PAINT	2	SEE NOTE 2
3	8'-0" x 10'-0"	C	1/4 GA OUTER 26 GA INNER	-	2" TRACK	PREFINISHED/ FIELD PAINT	INSIDE LOCK	INSULATED EXPANDED POLYSTYRENE
4	10'-0" x 12'-0"	D	1/4 GA OUTER 26 GA INNER	-	2" TRACK	PREFINISHED/ FIELD PAINT	INSIDE LOCK	INSULATED EXPANDED POLYSTYRENE

WINDOW SCHEDULE

NUMBER	QTY.	SIZE	FRAME	FR. FIN.	GLASS	GLASS FINISH	REMARKS
A	30	6'-0" x 4'-8" HIGH	ALUMINUM	CLEAR ANODIZED	1" INSUL.	LT. GREY TINT	
B	18	18'-0" x 5'-4" HIGH	ALUMINUM	CLEAR ANODIZED	1" INSUL.	LT. GREY TINT	3 EQUAL SECTIONS
C	4	5'-4" HIGH	ALUMINUM	CLEAR ANODIZED	1" INSUL.	LT. GREY TINT	SEE ENTRY DIA FOR NOTHS
D	4	5'-4" HIGH	ALUMINUM	CLEAR ANODIZED	1" INSUL.	LT. GREY TINT	SEE ENTRY DIA FOR NOTHS
E	2	5'-4" HIGH	ALUMINUM	CLEAR ANODIZED	1" INSUL.	LT. GREY TINT	SEE ENTRY DIA FOR NOTHS
F	2	5'-4" HIGH	ALUMINUM	CLEAR ANODIZED	1" INSUL.	LT. GREY TINT	SEE ENTRY DIA FOR NOTHS
G	2	5'-4" HIGH	ALUMINUM	CLEAR ANODIZED	1" INSUL.	LT. GREY TINT	SEE ENTRY DIA FOR NOTHS
H	1	15'-0" x 5'-4" HIGH	ALUMINUM	CLEAR ANODIZED	1" INSUL.	LT. GREY TINT	3 EQUAL SECTIONS
I	1	20'-0" x 5'-4" HIGH	ALUMINUM	CLEAR ANODIZED	1" INSUL.	LT. GREY TINT	3 EQUAL SECTIONS

AMERSCO ENGINEERING, INC.
1815 W. MONROE AVE. MADISON, WI 53704
608.263.7400 FAX 608.263.7407

MIE PROPERTIES, INC.
"THE CROSSING"
NELSON RD. & FELLAND RD.
MADISON, WISCONSIN

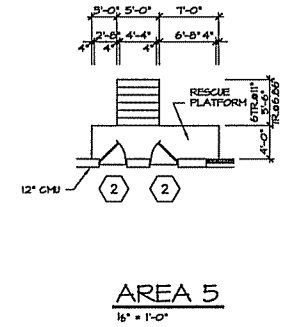
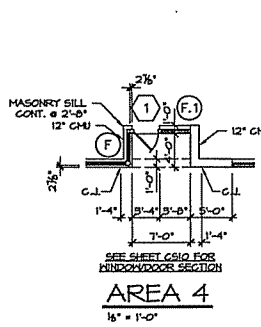
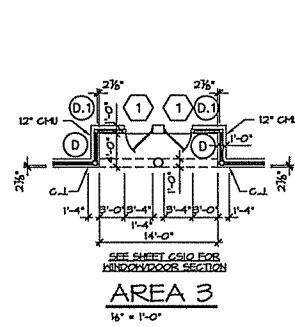
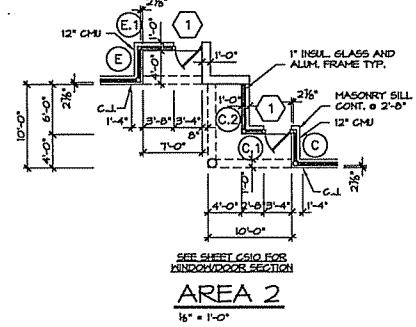
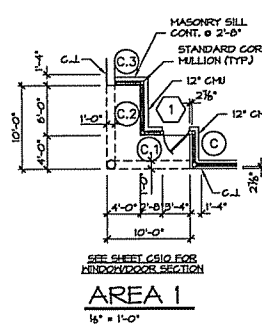
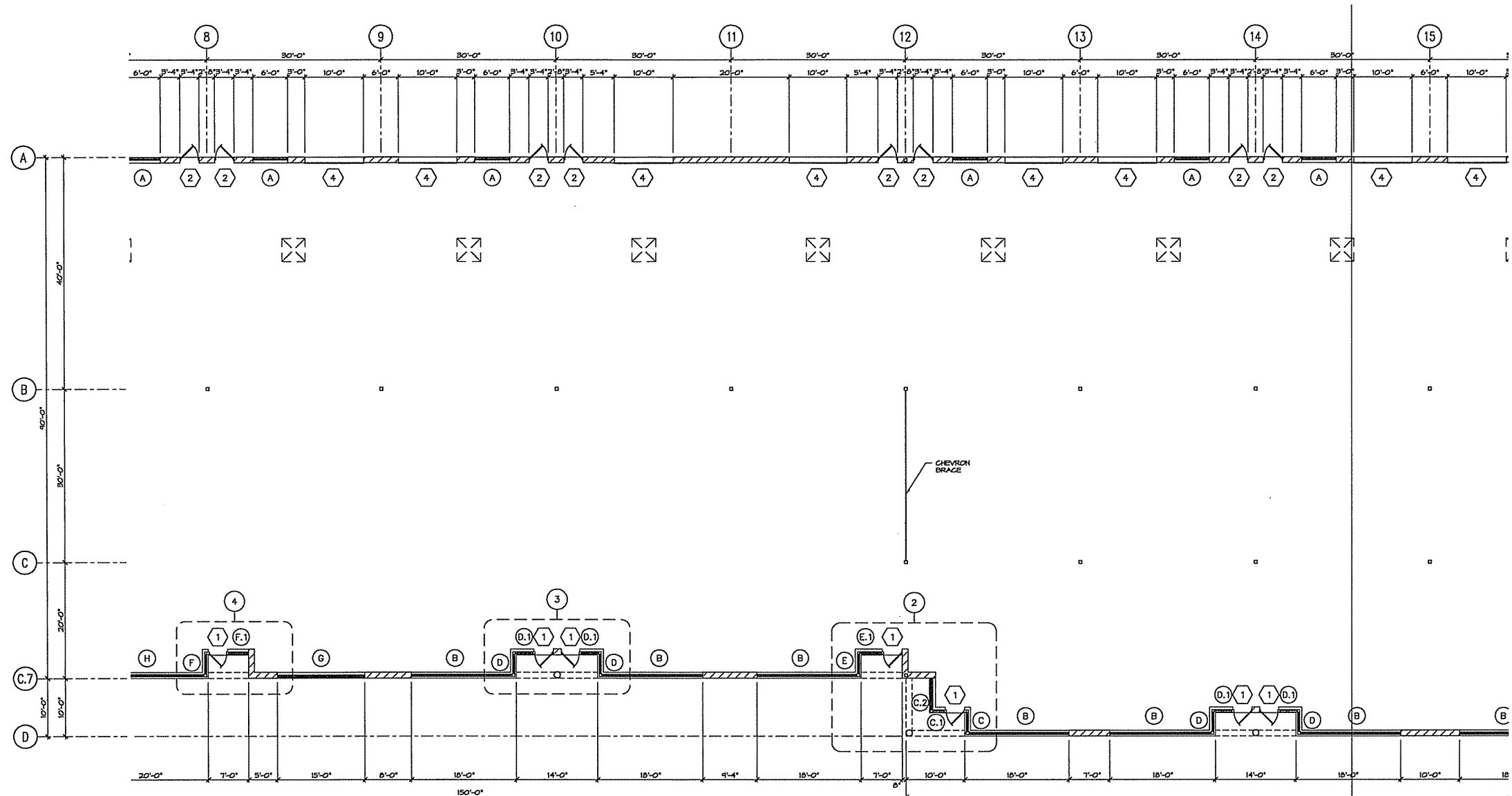
Applied Technologies
1815 W. MONROE AVE. MADISON, WI 53704
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2004-08-14

FOR CONSTRUCTION DOCUMENTS

CA2

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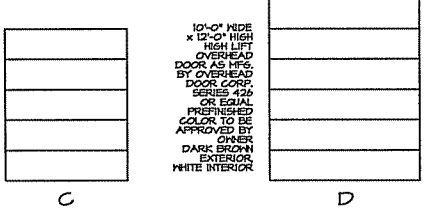
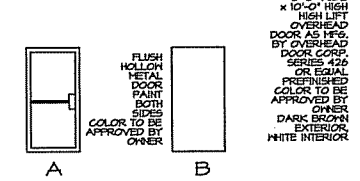
**BUILDING "C"
FLOOR PLAN - MIDDLE**
1/8" = 1'-0"

CONTINUED ON SHEET CA4

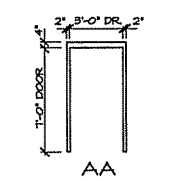
- NOTES:**
- ALL ALUMINUM ENTRANCE DOORS TO BE RAHNEER NUCORE 150 NARROW STILE 4-1/2" DEEP STOREFRONT SYSTEM WITH 1" INSULATING GLASS, TEMPERED.
 - ALL STEEL DOORS TO BE 60H-100 GRADE, TYPE III MODEL 2, 16 GA. INSULATED WITH POLYURETHANE IN A STEEL CHANNEL GRID WITH NO EDGE SEAMS (R-HI-ZE). ALL STEEL DOOR FRAMES TO BE 14 GA. AND SUITED TO STEEL DOOR WITH 4" HEAD. STEEL DOORS & FRAMES ARE TO BE GALVANIZED.
 - PROVIDE PRESSURE TREATED WOOD BLOCKING FOR JAMBES TO MOUNT OVERHEAD DOORS.
 - SUBMIT SHOP DRAWINGS FOR APPROVAL ON ALL DOORS, DOOR AND WINDOW FRAMES, GLASS, STORE FRONTS AND HARDWARE.
 - FOR ALL 1/2" ROUND COLUMNS PAINT BY OWNER.

CONTRACTOR SHALL VERIFY THAT ALL DOORS AND HARDWARE ARE IN COMPLIANCE WITH CHAPTER 64 OF THE WISCONSIN ADMINISTRATIVE CODE.

DOOR TYPES



FRAME TYPES



DOOR SCHEDULE

NUMBER	DOOR		FRAME		FINISH	HARDWARE	REMARKS
	SIZE	TYPE	MATERIAL	TYPE			
1	3'-0" x 7'-10" x 10"	A	ALUMINUM	-	ALUMINUM	1	SEE NOTE 1
2	3'-0" x 7'-0" x 18"	B	HOLLOW METAL	AA	H.M.	2	SEE NOTE 2
3	8'-0" x 10'-0"	C	24 GA OUTER 26 GA INNER	-	2" TRACK	INSIDE LOCK	INSULATED EXPANDED POLYSTYRENE
4	10'-0" x 12'-0"	D	24 GA OUTER 26 GA INNER	-	2" TRACK	INSIDE LOCK	INSULATED EXPANDED POLYSTYRENE

WINDOW SCHEDULE

NUMBER	QTY.	SIZE	FRAME	FR. FIN.	GLASS	GLASS FINISH	REMARKS
A	30	6'-0" x 4'-8" HIGH	ALUMINUM	CLEAR ANODIZED	1" PSLG.	LT. GREY TINT	
B	18	10'-0" x 5'-4" HIGH	ALUMINUM	CLEAR ANODIZED	1" PSLG.	LT. GREY TINT	3 EQUAL SECTIONS
C	4	5'-4" HIGH	ALUMINUM	CLEAR ANODIZED	1" PSLG.	LT. GREY TINT	SEE ENTRY DATA FOR WINDOW
D	4	5'-4" HIGH	ALUMINUM	CLEAR ANODIZED	1" PSLG.	LT. GREY TINT	SEE ENTRY DATA FOR WINDOW
E	4	5'-4" HIGH	ALUMINUM	CLEAR ANODIZED	1" PSLG.	LT. GREY TINT	SEE ENTRY DATA FOR WINDOW
F	2	5'-4" HIGH	ALUMINUM	CLEAR ANODIZED	1" PSLG.	LT. GREY TINT	SEE ENTRY DATA FOR WINDOW
G	5	5'-4" HIGH	ALUMINUM	CLEAR ANODIZED	1" PSLG.	LT. GREY TINT	SEE ENTRY DATA FOR WINDOW
H	5	5'-4" HIGH	ALUMINUM	CLEAR ANODIZED	1" PSLG.	LT. GREY TINT	SEE ENTRY DATA FOR WINDOW
I	4	5'-4" HIGH	ALUMINUM	CLEAR ANODIZED	1" PSLG.	LT. GREY TINT	SEE ENTRY DATA FOR WINDOW
J	4	5'-4" HIGH	ALUMINUM	CLEAR ANODIZED	1" PSLG.	LT. GREY TINT	SEE ENTRY DATA FOR WINDOW
K	1	15'-0" x 5'-4" HIGH	ALUMINUM	CLEAR ANODIZED	1" PSLG.	LT. GREY TINT	3 EQUAL SECTIONS
L	1	30'-0" x 5'-4" HIGH	ALUMINUM	CLEAR ANODIZED	1" PSLG.	LT. GREY TINT	3 EQUAL SECTIONS

HARDWARE SCHEDULE 1
TOP AND BOTTOM PIVOT, STANDARD MANUFACTURERS PUSH PULL PACKAGE, ADAMS-RIGHT MAXIMUM SECURITY LOCK WITH THUMB TURN ON INTERIOR, LCN 4040 CLOSURE WITH 15 GA. DROP PLATE, DOOR SWEEP ON EXTERIOR, TESTING ALL LOCK CYLINDERS TO BE OPERATED BY A GRAND MASTER KEY SYSTEM. FURNISH TWO KEYS FOR EACH LOCK AND FOUR MASTER KEYS. TAG ALL KEYS.

HARDWARE SCHEDULE 2
HINGES - REGULAR HEIGHT, TWO BALL RACES, FULL MORTISE, STAINLESS STEEL - FB81H-32D, 554507BD, BB4101-32D HANGER - BB412H OR APPROVED EQUAL.

LOCK - ENTRANCE LOCK WITH LEVER STYLE HANDLES, CHROME SCHLAGE - D55FD (RHO) OR APPROVED EQUAL.

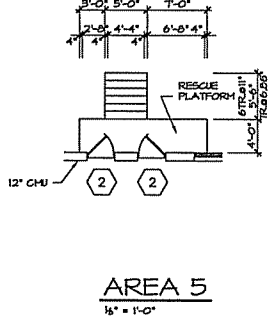
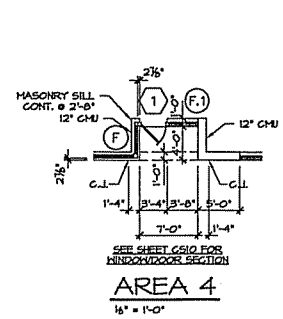
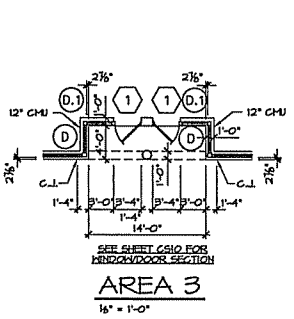
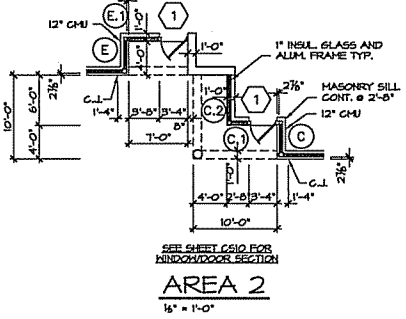
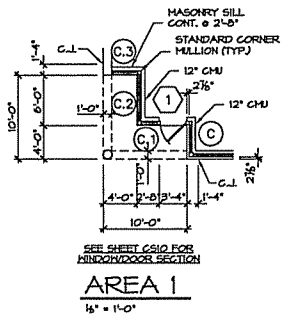
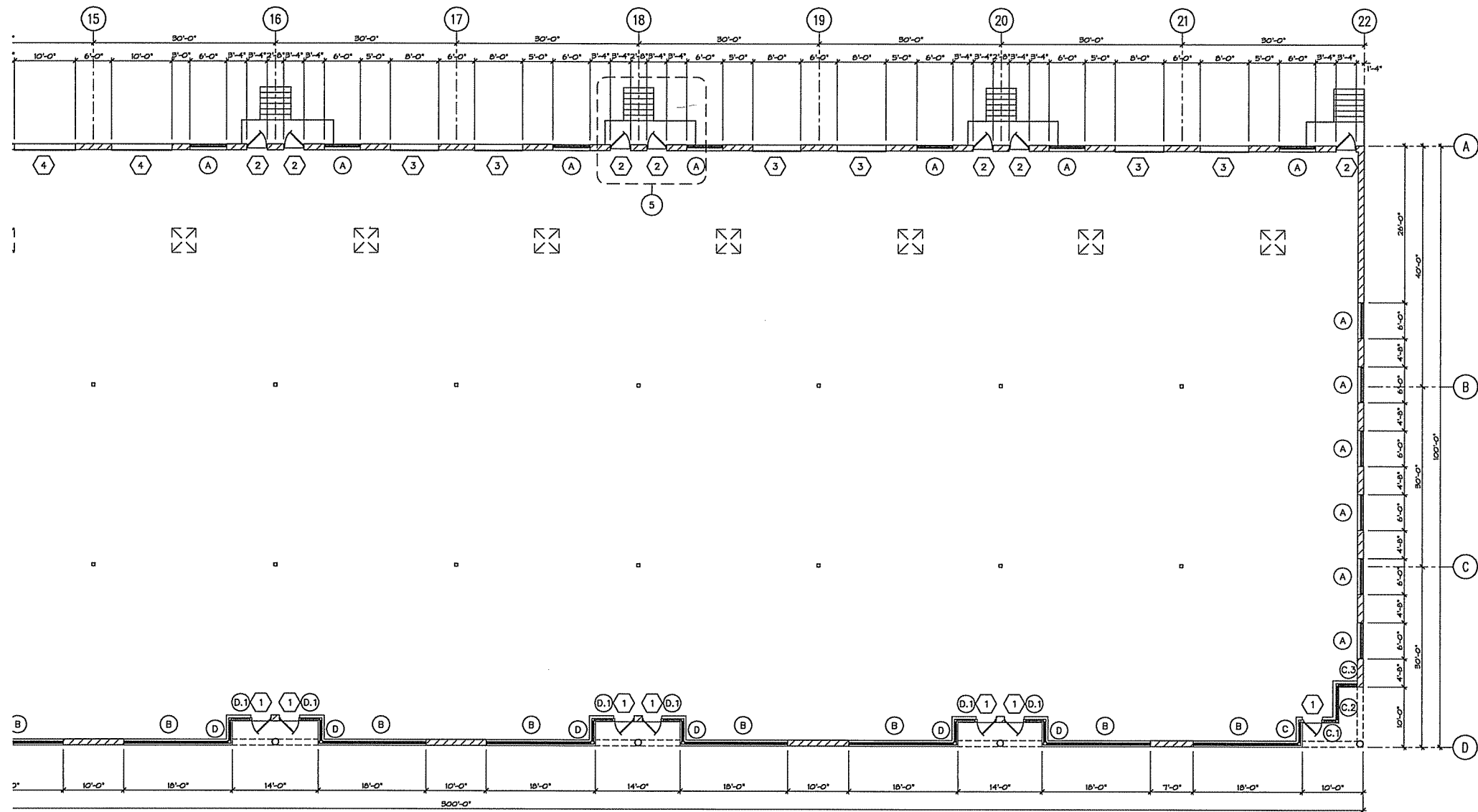
HOLDER - OVERHEAD DOOR HOLDER, SURFACE MOUNTED - 6J 90H THRESHOLD, SADDLE 3/8" x 428

WEATHERSTRIP - PERI-FETER AT JAMBES AND HEAD - 133KDK3, DOOR BOTTOM SEAL W/ DRIP - 318DK3

KEYING: ALL LOCK CYLINDERS TO BE OPERATED BY A GRAND MASTER KEY SYSTEM. FURNISH TWO KEYS FOR EACH LOCK AND FOUR MASTER KEYS. TAG ALL KEYS.

TERMINAL ENVELOPE, SEE DETAILS ON SHEETS CA1 & CS10

				2004-06-14
PROJECT: "THE CROSSING" NELSON RD. & FELLAND RD. MADISON, WISCONSIN		SHEET NO: BUILDING "C" FLOOR PLAN - MIDDLE		CONSTRUCTION DOCUMENTS CA3

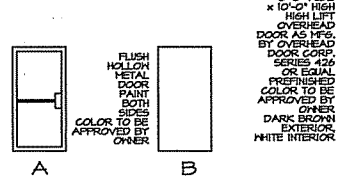


**BUILDING "C"
FLOOR PLAN - EAST**
1/8" = 1'-0"

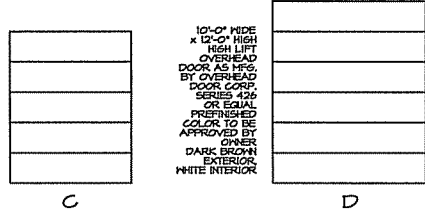
- NOTES:**
- ALL ALUMINUM ENTRANCE DOORS TO BE KANNEER NICKER, 1/2" NARROW STILE, 4-1/2" DEEP STOREFRONT SYSTEM WITH 1" INSULATING GLASS, TENERFER.
 - ALL STEEL DOORS TO BE SDI-100 GRADE, TYPE III MODEL 2, 1/2" GA. INSULATED WITH POLYURETHANE IN A STEEL CHANNEL GRID WITH NO EDGE SEAMS (R-11.25). ALL STEEL DOOR FRAMES TO BE 1/4" GA. AND WELDED TO STEEL DOOR WITH 4" HEAD. STEEL DOORS & FRAMES ARE TO BE GALVANIZED.
 - PROVIDE PRESSURE TREATED HOOD BLOCKING FOR JAMBES TO MOUNT OVERHEAD DOORS.
 - SUBMIT SHOP DRAWINGS FOR APPROVAL ON ALL DOORS, DOOR AND WINDOW FRAMES, GLASS, STORE FRONTS AND HARDWARE.
 - FOR ALL 12" ROUND COLUMN PAINT BY OWNER.

CONTRACTOR SHALL VERIFY THAT ALL DOORS AND HARDWARE ARE IN COMPLIANCE WITH CHAPTER 64 OF THE WISCONSIN ADMINISTRATIVE CODE.

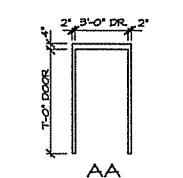
DOOR TYPES



8'-0" HIDE x 10'-0" HIGH HIGH LIFT OVERHEAD DOOR AS MFG. BY OVERHEAD DOOR CORP. SERIES 426 OR EQUAL. PREFINISHED FIELD PAINT. COLOR TO BE APPROVED BY OWNER. DARK BROWN EXTERIOR, WHITE INTERIOR.



FRAME TYPES



DOOR SCHEDULE							
NUMBER	DOOR			FRAME		HARDWARE	REMARKS
	SIZE	TYPE	MATERIAL	TYPE	MATERIAL		
1	3'-0" x 7'-10" x 10"	A	ALUMINUM	-	ALUMINUM	1	SEE NOTE 1
2	3'-0" x 7'-0" x 18"	B	HOLLOW METAL	AA	H.M.	2	SEE NOTE 2
3	8'-0" x 10'-0"	C	24 GA OUTER 28 GA INNER	-	2" TRACK	INSIDE LOCK	INSULATED EXPANDED POLYSTYRENE
4	10'-0" x 12'-0"	D	24 GA OUTER 28 GA INNER	-	2" TRACK	INSIDE LOCK	INSULATED EXPANDED POLYSTYRENE

WINDOW SCHEDULE							
NUMBER	QTY.	SIZE	FRAME	FR. FIN.	GLASS	GLASS FINISH	REMARKS
A	30	6'-0" x 4'-8" HIGH	ALUMINUM	CLEAR ANODIZED	1" INSUL.	LT. GREY TINT	
B	18	18'-0" x 5'-4" HIGH	ALUMINUM	CLEAR ANODIZED	1" INSUL.	LT. GREY TINT	3 EQUAL SECTIONS
C	4	5'-4" HIGH	ALUMINUM	CLEAR ANODIZED	1" INSUL.	LT. GREY TINT	SEE ENTRY DATA FOR NOTES
D	4	5'-4" HIGH	ALUMINUM	CLEAR ANODIZED	1" INSUL.	LT. GREY TINT	SEE ENTRY DATA FOR NOTES
E	2	5'-4" HIGH	ALUMINUM	CLEAR ANODIZED	1" INSUL.	LT. GREY TINT	SEE ENTRY DATA FOR NOTES
F	5	5'-4" HIGH	ALUMINUM	CLEAR ANODIZED	1" INSUL.	LT. GREY TINT	SEE ENTRY DATA FOR NOTES
G	4	5'-4" HIGH	ALUMINUM	CLEAR ANODIZED	1" INSUL.	LT. GREY TINT	SEE ENTRY DATA FOR NOTES
H	4	5'-4" HIGH	ALUMINUM	CLEAR ANODIZED	1" INSUL.	LT. GREY TINT	SEE ENTRY DATA FOR NOTES
I	1	12'-0" x 5'-4" HIGH	ALUMINUM	CLEAR ANODIZED	1" INSUL.	LT. GREY TINT	3 EQUAL SECTIONS
J	1	20'-0" x 5'-4" HIGH	ALUMINUM	CLEAR ANODIZED	1" INSUL.	LT. GREY TINT	3 EQUAL SECTIONS

HARDWARE GROUP 1
TOP AND BOTTOM PIVOT, STANDARD MANUFACTURERS FISH PULL PACKAGE, ADAMS-RIEHL MAXIMUM SECURITY LOCK WITH THUMB TURN ON INTERIOR, LCN 4040 CLOSURE WITH 1/2" GA. DROP PLATE, DOOR SWEEP ON EXTERIOR, KEYS: ALL LOCK CYLINDERS TO BE OPERATED BY A GRAND MASTER KEY SYSTEM. FURNISH TWO KEYS FOR EACH LOCK AND FOUR MASTER KEYS. TAG ALL KEYS.

HARDWARE GROUP 2
HINGES: REGULAR HEIGHT, TWO BALL RACES, FULL MORITSE, STAINLESS STEEL - FBH11-32D, 5545020B, BB4101-32D HASER - BBL17R OR APPROVED EQUAL.

LOCK: ENTRANCE LOCK WITH LEVER STYLE HANDLES, CHROME. SCHLAG - D59FD (R40) OR APPROVED EQUAL.

HOLDER, OVERHEAD DOOR HOLDER, SURFACE MOUNTED - 6J 90H THRESHOLD, 54DLES 5-HIGH - 425

WEATHERSTRIP, FRESHETER AT JAMBES AND HEAD - 139NKH3; DOOR BOTTOM SEAL, IV D5P - 319CB

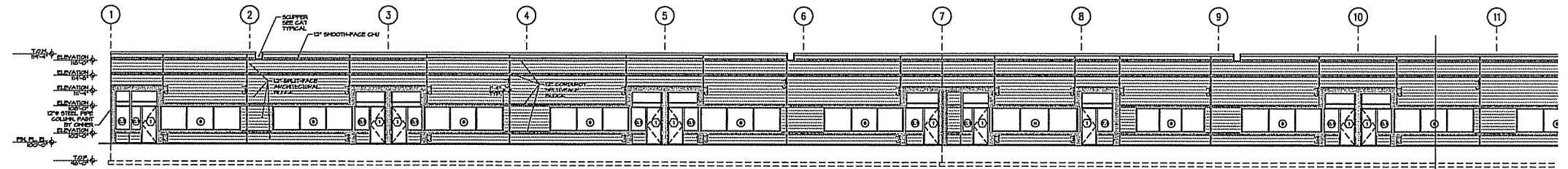
KEYS: ALL LOCK CYLINDERS TO BE OPERATED BY A GRAND MASTER KEY SYSTEM. FURNISH TWO KEYS FOR EACH LOCK AND FOUR MASTER KEYS. TAG ALL KEYS.

TERMINAL ENVELOPE, SEE DETAILS ON SHEETS CA7 & CS10

<p>MIE PROPERTIES, INC. 1100 W. WISCONSIN ST., MADISON, WI 53706 TEL: 608.263.7373 FAX: 608.263.7447</p>	<p>Applied Technologies 1100 W. WISCONSIN ST., MADISON, WI 53706 TEL: 608.263.7373 FAX: 608.263.7447</p>	<p>2004-08-14</p>
<p>PROJECT: "THE CROSSING" NELSON RD. & FELLAND RD. MADISON, WISCONSIN</p>	<p>CLIENT: BUILDING "C" FLOOR PLAN - EAST</p>	<p>CORST. DOCUMENTS CA4</p>

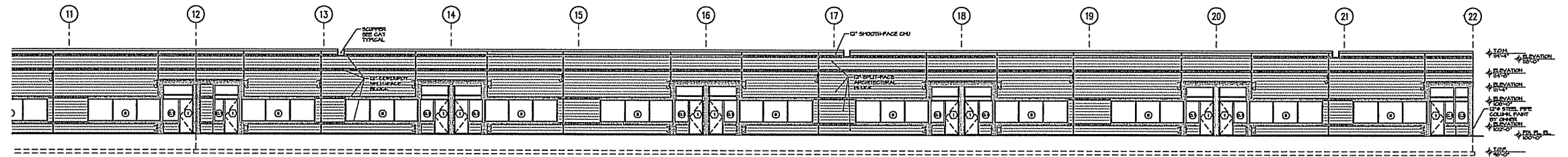
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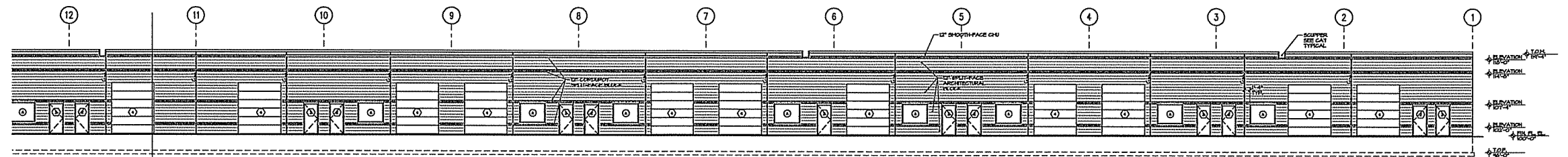


BUILDING "C"
SOUTH ELEVATION - WEST
 3/32" = 1'-0"

CONTINUED ON SOUTH ELEVATION - EAST

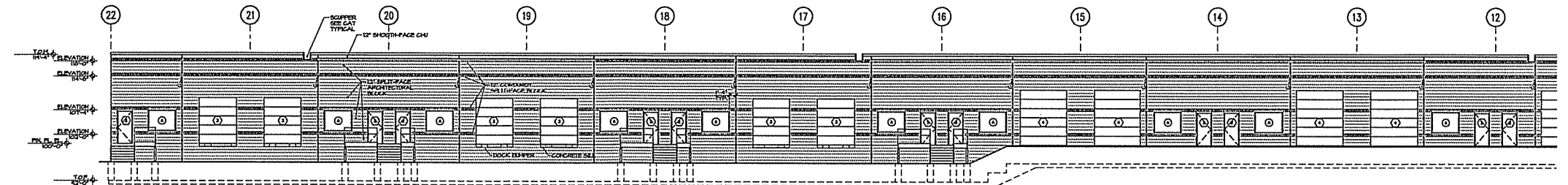


BUILDING "C"
SOUTH ELEVATION - EAST
 3/32" = 1'-0"

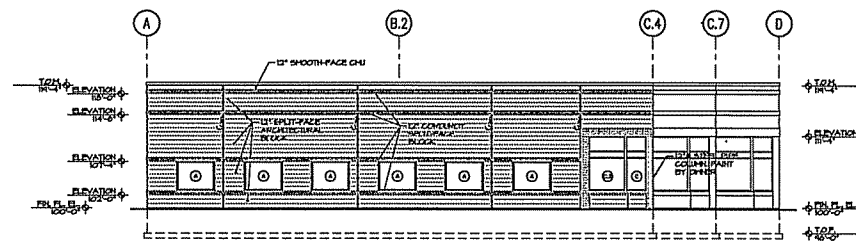


BUILDING "C"
NORTH ELEVATION - WEST
 3/32" = 1'-0"

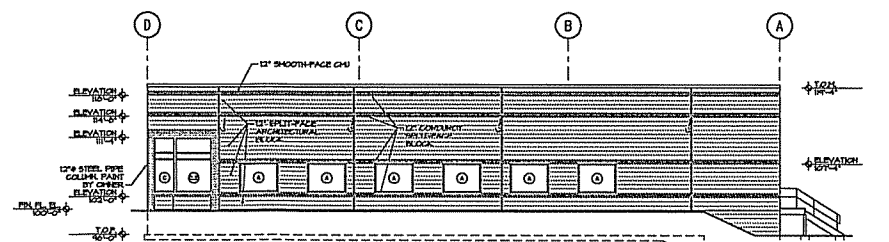
CONTINUED ON NORTH ELEVATION - EAST



BUILDING "C"
NORTH ELEVATION - EAST
 3/32" = 1'-0"



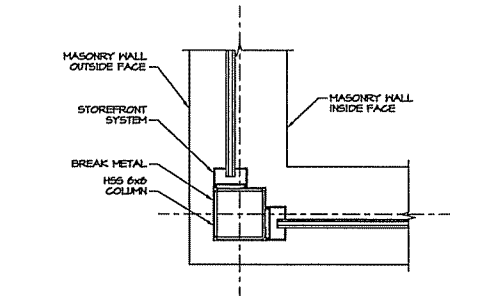
BUILDING "C"
WEST ELEVATION
 3/32" = 1'-0"



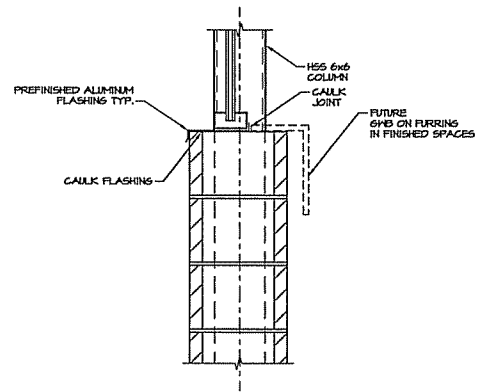
BUILDING "C"
EAST ELEVATION
 3/32" = 1'-0"

		2004-05-14
1825 W WISCONSIN AVE, BROOKFIELD, WI 53005 (608) 782-7470 / FAX 782-7474-6857		CONST. DOCUMENTS
PROJECT: "THE CROSSING" NELSON RD. & FELLAND RD. MADISON, WISCONSIN		SHEET NO: BUILDING "C" ELEVATIONS CA5

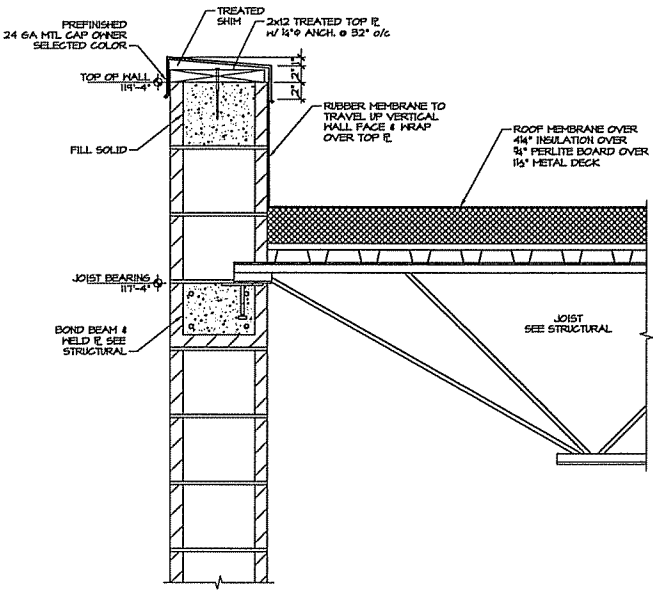
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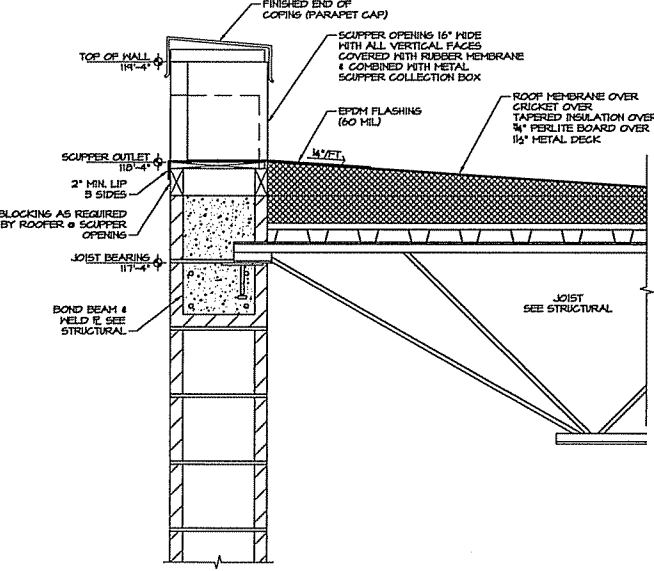
STOREFRONT SYSTEM ENTRANCE OUTSIDE CORNER
1/2" = 1'-0"



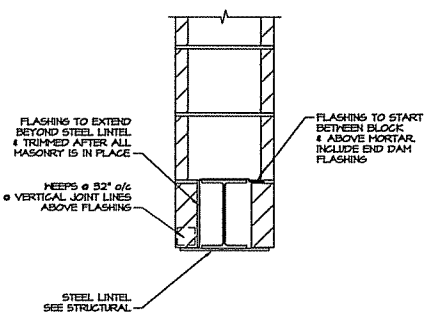
STOREFRONT SYSTEM SILL FLASHING
1/2" = 1'-0"



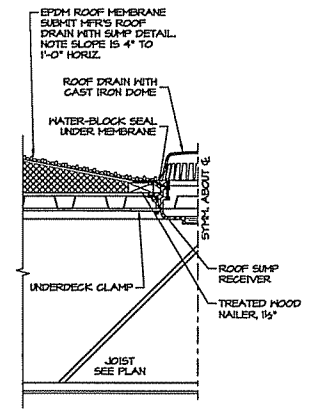
PARAPET CAP DETAIL
1/2" = 1'-0"



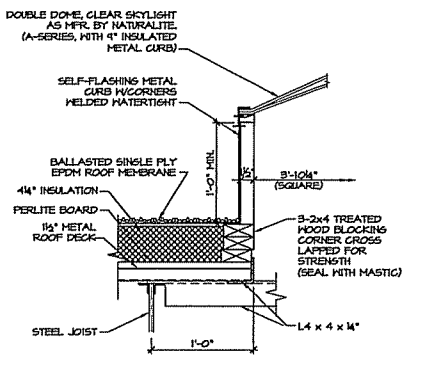
SCUPPER OPENING DETAIL
1/2" = 1'-0"



LINTEL FLASHING @ WINDOWS
1/2" = 1'-0"



ROOF DRAIN DETAIL
1/2" = 1'-0"



SKYLIGHT DETAIL
1/2" = 1'-0"