

KIPP CIRCLE CSM

Contract No.: 9783, Project No.: 16253

Developer: Better Way Investments – Madison, LLC



PROJECT AREA

NOT TO SCALE



Project Description

The Developer, Better Way Investments – Madison, LLC, has received conditional approval for a one-lot certified survey map (CSM) at property currently addressed as 3910 Kipp Street and 1-10 Kipp Circle. A pending permitted use project, tracking with a separate approval process, is also scheduled for the construction of a warehouse, parking, and a loading zone on the newly created CSM lot.

The proposed Certified Survey Map requires the discontinuance and vacation of Kipp Circle as a condition of approval. Prior to final sign off and recording of this Certified Survey Map, Kipp Circle shall be discontinued and vacated by the City of Madison through a separate approval process. The discontinuance will not become effective until the Owner enters into this Developer Agreement with the City of Madison which requires the removal of the City's public improvements and the construction of public improvements necessary.

Summary of Additional Work with Developer Agreement:

- Certified Survey Map
- Provide an additional 5' wide easement area adjacent to the north side of the existing 15' wide Pedestrian and Bike Path Easement which runs east/west between Marsh Road and Kipp Street. This will result in a 20' wide easement area.
- Construction of and paving of a 10' wide pedestrian and bike path located in the newly created 20' wide Pedestrian and Bike Path Easement.
- Construction of public terrace/sidewalk/curb and gutter to close the gap following the vacation of Kipp Circle.
- Construction of public water, storm, and sanitary utilities to serve the development.
- Storm pipe connection to public inlet on Marsh Road.
- Construction and installation of other public infrastructure including street lighting, signing, and pavement markings related to the development and Kipp Circle vacation.
- Traffic contract as required by Traffic Engineering.
- Tree protection and new plantings are required by City Forestry.

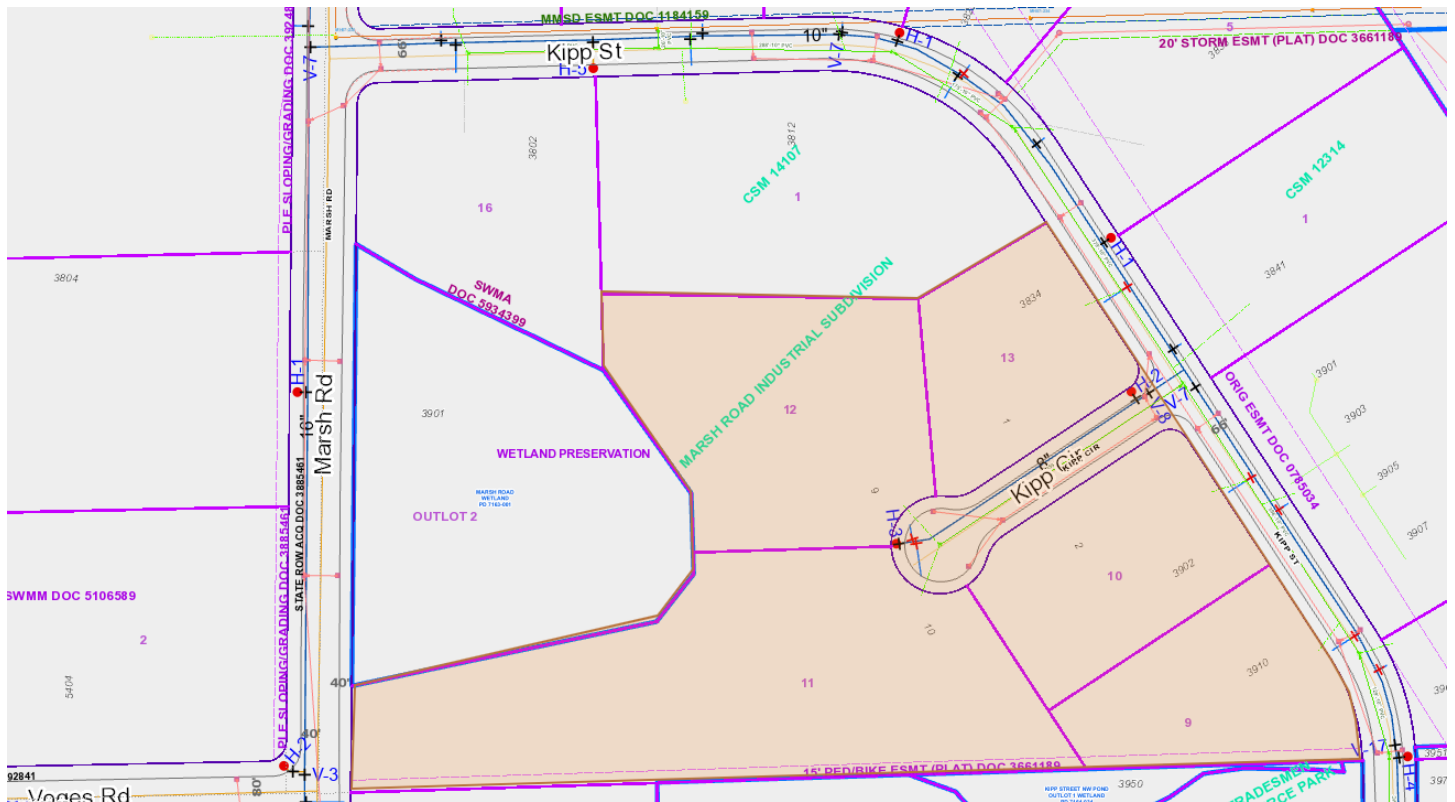
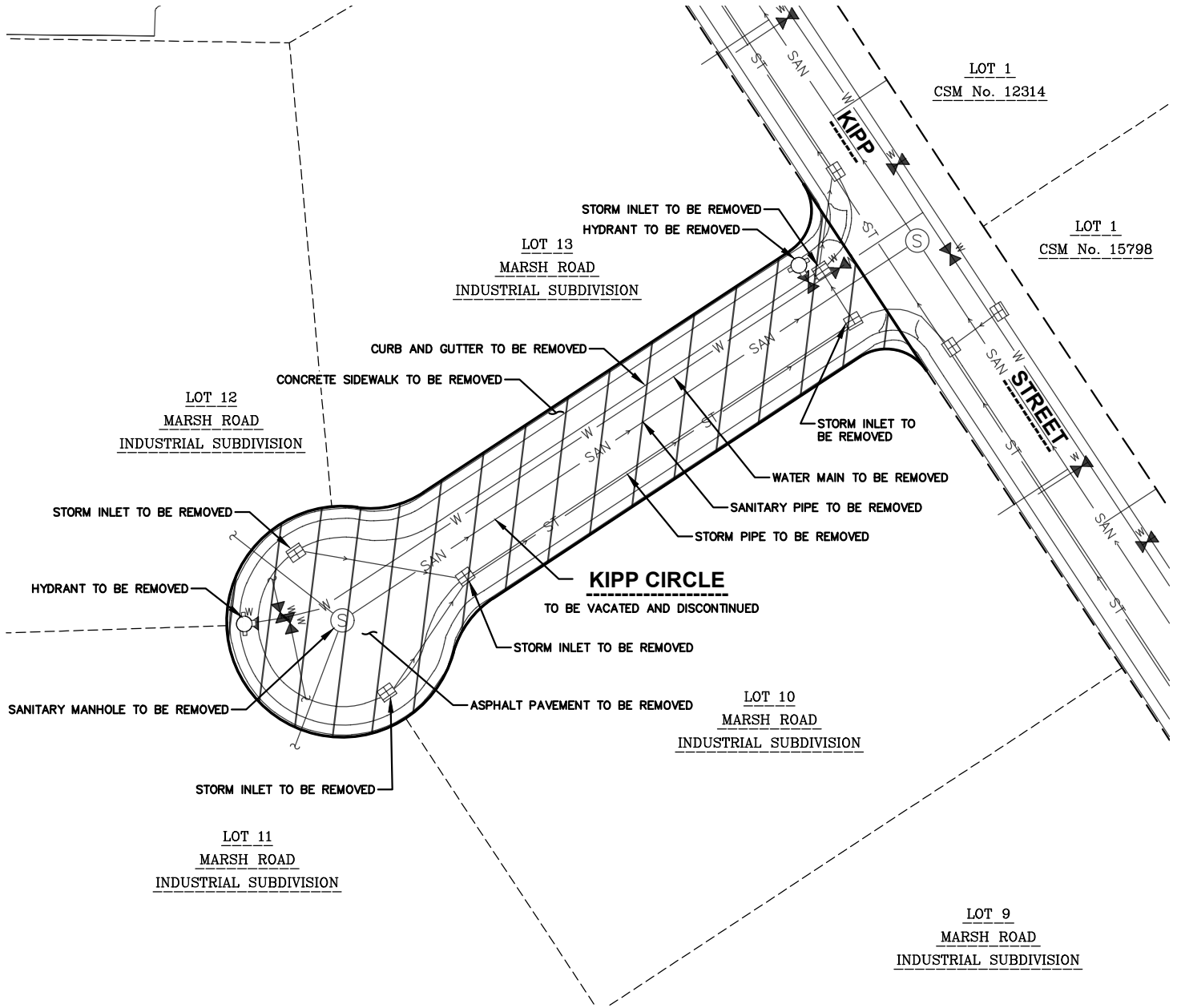


EXHIBIT C

EXISTING CITY OF MADISON PUBLIC IMPROVEMENTS TO BE REMOVED AS PART OF A PRIVATE CONTRACT WITH THE CITY

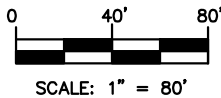


LEGEND

- VACATION AND DISCONTINUANCE AREA
- RIGHT-OF-WAY LINE
- PLATTED LOT LINE

NOTES

1. EXISTING CITY OF MADISON PUBLIC IMPROVEMENTS TO BE REMOVED AS PART OF A PRIVATE CONTRACT WITH THE CITY OF MADISON



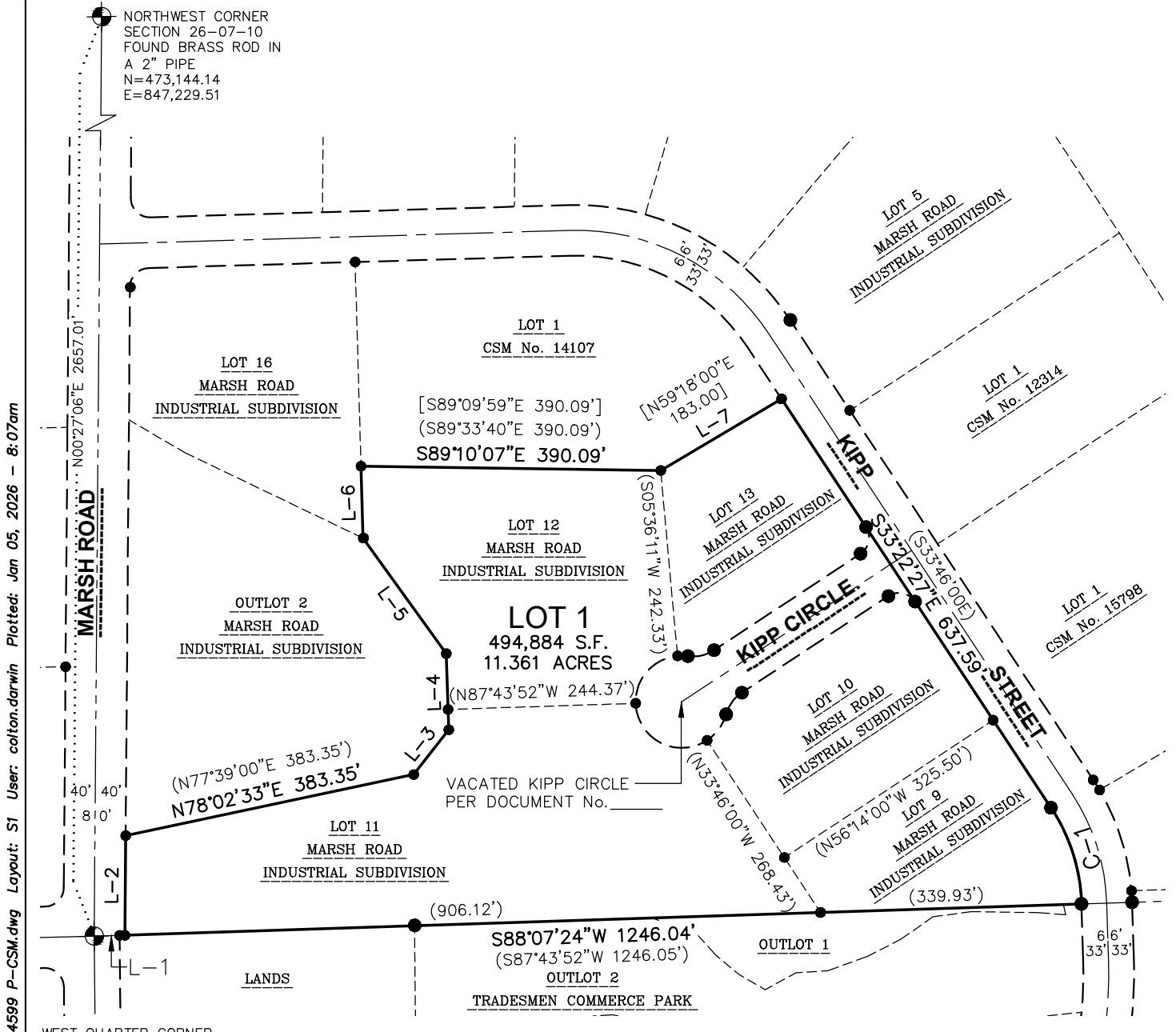
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<p>JSD MADISON REGIONAL OFFICE 507 WEST VERONA AVENUE, SUITE 500 VERONA, WISCONSIN 53593 P. 608-848-5060</p>	PROJECT: KELLER	SHEET TITLE: EXHIBIT C KIPP CIRCLE VACATION AND DISCONTINUANCE	PROJECT NUMBER: 24-14599	SHEET NUMBER: 1
	N216 W-55 KAUKAUNA, WI		DRAWN BY: CMD	
			DATE: 03-16-2026	

PRELIMINARY

CERTIFIED SURVEY MAP NO. _____

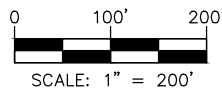
LOTS 9, 10, 11, 12 AND 13, MARSH ROAD INDUSTRIAL SUBDIVISION, RECORDED IN VOLUME 58-014B OF PLATS, ON PAGES 75-76 AS DOCUMENT No. 3661189, AND VACATED KIPP CIRCLE PER DOCUMENT No. xxxxxxxx, LOCATED IN PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 07 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



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LEGEND	
	GOVERNMENT CORNER
	1/4" REBAR FOUND
	3/4" REBAR FOUND
	3/4" x 24" REBAR SET (1.50 LBS/LF)
	PLAT BOUNDARY
	CHORD LINE
	CENTERLINE
	RIGHT-OF-WAY LINE
	PLATTED LOT LINE
	SECTION LINE

- NOTES**
1. FIELD WORK PERFORMED ON JUNE 15, 2022.
 2. BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY. THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 26-07-10, BEARS N00°27'06"E.
 3. SEE SHEET 2 FOR EASEMENTS AND SHEET 3 FOR WETLANDS.
 4. SEE SHEET 4 FOR LINE AND CURVE TABLE.
 5. () RECORD BEARINGS AND DISTANCES PER PLAT.
 6. [] RECORD BEARINGS AND DISTANCES PER CSM No. 14107.



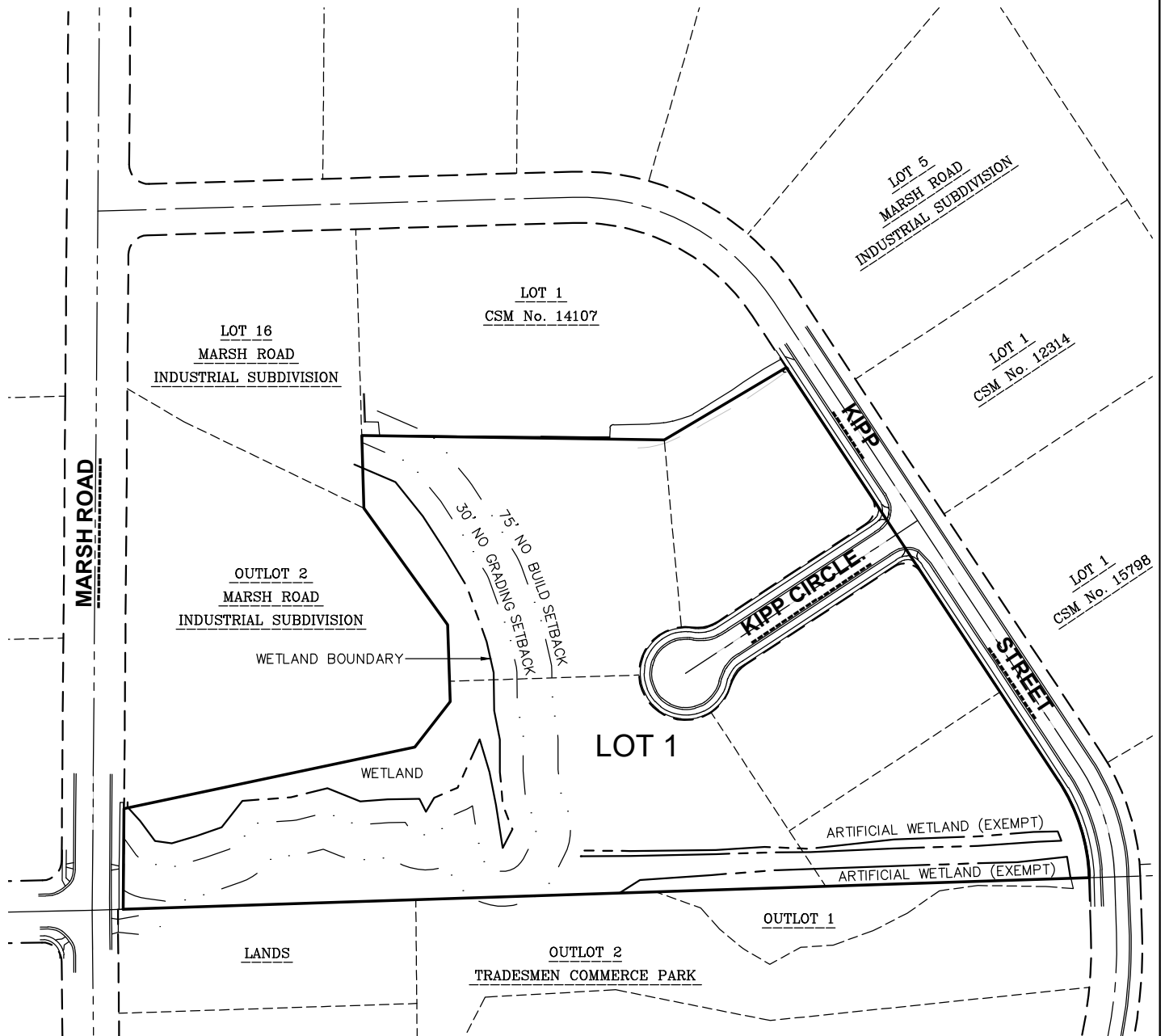
SURVEYED BY: MADISON REGIONAL OFFICE 507 W. VERONA AVENUE, SUITE 500 VERONA, WI 53593 P. 608.848.6060	SURVEYED FOR: KELLER N216 WI-55 KAUKAUNA, WI	PROJECT NO: 24-14599 FIELDBOOK/PG: 22/393 SHEET NO: 1 OF 6	SURVEYED BY: RAC DRAWN BY: JK	VOL. _____ PAGE _____ DOC. NO. _____ C.S.M. NO. _____
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PRELIMINARY

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EXISTING IMPROVEMENTS AND WETLANDS

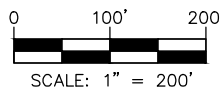


LEGEND

- 3/4" REBAR FOUND
- 3/4" x 24" REBAR SET (1.50 LBS/LF)
- PLAT BOUNDARY
- - - CENTERLINE
- - - RIGHT-OF-WAY LINE
- - - PLATTED LOT LINE
- - - SECTION LINE
- - - WETLAND LINE
- - - SETBACK LINE

NOTES

1. WETLANDS SHOWN PER RECEIVED WETLAND DELINEATION REPORT, PROJECT No. 22-165, DATED JULY 22, 2022 AND SUPPLIED BY HELIANTHUS.



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SURVEYED BY:



MADISON REGIONAL OFFICE
507 W. VERONA AVENUE, SUITE 500
VERONA, WI 53593
P. 608.848.5060

SURVEYED FOR:

KELLER

N216 WI-55
KAUKAUNA, WI

PROJECT NO: 24-14599

FIELDBOOK/PG: 22/393

SHEET NO: 2 OF 6

SURVEYED BY: RAC

DRAWN BY: JK

VOL. _____ PAGE _____

DOC. NO. _____

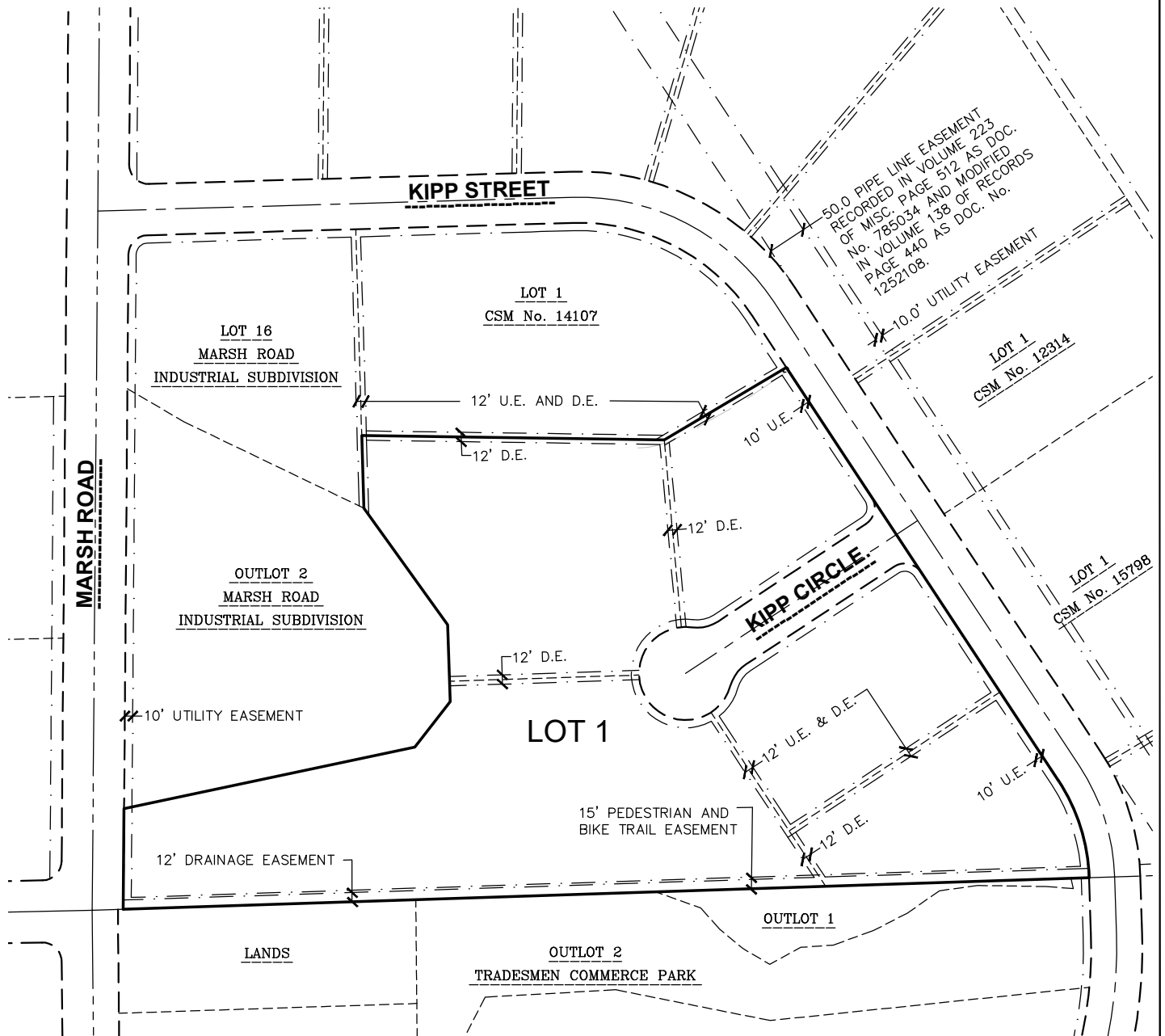
C.S.M. NO. _____

PRELIMINARY

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EXISTING AND NEW EASEMENTS



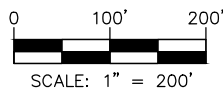
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LEGEND

- PLAT BOUNDARY
- CHORD LINE
- CENTERLINE
- RIGHT-OF-WAY LINE
- PLATTED LOT LINE
- SECTION LINE
- NEW EASEMENT LINE
- EXISTING EASEMENT LINE

NOTES

1. ALL EASEMENTS SHOWN ON THIS CSM DERIVE FROM MARSH ROAD INDUSTRIAL SUBDIVISION PLAT, DOCUMENT No. 3661189, UNLESS NOTED OTHERWISE.
2. U.E. = UTILITY EASEMENT
3. D.E. = DRAINAGE EASEMENT



SURVEYED BY:



MADISON REGIONAL OFFICE
507 W. VERONA AVENUE, SUITE 500
VERONA, WI 53593
P. 608.848.6060

SURVEYED FOR:

KELLER

N216 WI-55
KAUKAUNA, WI

PROJECT NO: 24-14599

FIELDBOOK/PG: 22/393

SHEET NO: 3 OF 6

SURVEYED BY: RAC

DRAWN BY: JK

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LEGAL DESCRIPTION

LOTS 9, 10, 11, 12 AND 13, MARSH ROAD INDUSTRIAL SUBDIVISION, RECORDED IN VOLUME 58-014B OF PLATS, PAGES 75-76 AS DOCUMENT No. 3661189, AND VACATED KIPP CIRCLE PER DOCUMENT No. xxxxxxxx, LOCATED IN PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 07 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SECTION 26, AFORESAID;
THENCE N88°07'24"E, ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 26, AFORESAID, 40.03 FEET TO THE SOUTHWEST CORNER OF LOT 11, MARSH ROAD INDUSTRIAL SUBDIVISION ON THE EAST RIGHT-OF-WAY LINE OF MARSH ROAD, ALSO BEING THE POINT OF BEGINNING;
THENCE N00°27'09"E ALONG SAID LINE, 129.82 FEET TO THE NORTHWEST CORNER OF LOT 11, MARSH ROAD INDUSTRIAL SUBDIVISION;
THENCE N78°02'33"E ALONG THE NORTH LINE OF LOT 11, MARSH ROAD INDUSTRIAL SUBDIVISION, 383.35 FEET;
THENCE N37°57'40"E ALONG THE WEST LINE OF LOT 11, MARSH ROAD INDUSTRIAL SUBDIVISION, 74.08 FEET;
THENCE N01°52'35"E ALONG THE WEST LINE OF LOT 11 AND 12, MARSH ROAD INDUSTRIAL SUBDIVISION, 99.06 FEET;
THENCE N35°44'22"W ALONG THE WEST LINE OF LOT 12, MARSH ROAD INDUSTRIAL SUBDIVISION, 185.23 FEET;
THENCE N01°39'57"W ALONG THE WEST LINE OF LOT 12, MARSH ROAD INDUSTRIAL SUBDIVISION, 93.72 FEET TO THE NORTHWEST CORNER OF LOT 12, MARSH ROAD INDUSTRIAL SUBDIVISION;
THENCE S89°10'07"E ALONG THE NORTH LINE OF LOT 12, MARSH ROAD INDUSTRIAL SUBDIVISION, 390.09 FEET;
THENCE N59°17'52"E ALONG THE NORTH LINE OF LOT 12, MARSH ROAD INDUSTRIAL SUBDIVISION, 182.99 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF KIPP STREET;
THENCE S33°22'27"E ALONG SAID LINE, 637.59 FEET TO A POINT OF CURVE;
THENCE SOUTHEASTERLY ALONG SAID LINE 133.04 FEET ALONG AN ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 242.00 FEET, THE CHORD BEARS S33°22'29"E, 131.37 FEET TO THE SOUTH LINE OF LOT 9, MARSH ROAD INDUSTRIAL SUBDIVISION;
THENCE S88°07'24"W ALONG SAID LINE, 1246.04 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 494,884 SQUARE FEET OR 11.361 ACRES.

SURVEYOR'S CERTIFICATE

I, TODD J. BUHR, PROFESSIONAL LAND SURVEYOR S-2614, DO HEREBY CERTIFY THAT BY DIRECTION OF KELLER, I HAVE SURVEYED, DIVIDED, AND MAPPED THE LANDS DESCRIBED HEREON, AND THAT THE MAP IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARY OF THE LANDS SURVEYED AND THE DIVISION THEREOF, IN ACCORDANCE WITH THE INFORMATION PROVIDED. I FURTHER CERTIFY THAT THIS CERTIFIED SURVEY MAP IS IN FULL COMPLIANCE WITH CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE CITY] OF MADISON, DANE COUNTY, WISCONSIN.



TODD J. BUHR, S-2614
PROFESSIONAL LAND SURVEYOR

DATE

LINE TABLE

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L-1	N88°07'24"E	40.03'	(L-1)	N87°43'52"E	40.03'
L-2	N00°27'09"E	129.82'	(L-2)	N00°03'36"E	129.81'
L-3	N37°57'40"E	74.08'	(L-3)	N37°34'07"E	74.08'
L-4	N01°52'35"W	99.06'	(L-4)	N02°16'08"W	99.06'
L-5	N35°44'22"W	185.23'	(L-5)	N36°07'55"W	185.23'
L-6	N01°39'57"W	93.72'	(L-6)	N02°03'30"W	93.72'
L-7	N59°17'52"E	182.99'	(L-7)	N58°54'19"E	183.00'

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD	TANGENT IN	TANGENT OUT
C-1	133.04'	242.00'	31°29'55"	S17°37'31"E	131.37'	S33°22'29"E	S01°52'34"E
()	133.04'	242.00'	31°29'52"	S18°01'04"E	131.37'	-	S02°16'08"E

SURVEYED BY:



MADISON REGIONAL OFFICE
507 W. VERONA AVENUE, SUITE 500
VERONA, WI 53593
P. 608.848.5060

SURVEYED FOR:

KELLER

N216 WI-55
KAUKAUNA, WI

PROJECT NO: 24-14599

FIELDBOOK/PG: 22/393

SHEET NO: 4 OF 6

SURVEYED BY: RAC

DRAWN BY: JK

VOL. _____ PAGE _____

DOC. NO. _____

C.S.M. NO. _____

PRELIMINARY

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CORPORATE OWNER'S CERTIFICATE

BETTER WAY INVESTMENTS - MADISON, LLC, A LIMITED LIABILITY CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, DOES HEREBY CERTIFY THAT SAID CORPORATION HAS CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, MAPPED, [AND DEDICATED] AS REPRESENTED HEREON. SAID CORPORATION FURTHER CERTIFIES THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S.236.34, WISCONSIN STATUTES TO BE SUBMITTED TO THE CITY OF MADISON FOR APPROVAL.

IN WITNESS WHEREOF, THE SAID BETTER WAY INVESTMENTS - MADISON, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS REPRESENTATIVES THIS _____ DAY OF _____, 2025.

BETTER WAY INVESTMENTS - MADISON, LLC
[_____] , MANAGING MEMBER

STATE OF WISCONSIN) SS
DANE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2025, THE ABOVE NAMED REPRESENTATIVES OF THE ABOVE NAMED [_____] TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, DANE COUNTY, WISCONSIN MY COMMISSION EXPIRES _____

PUBLIC SIDEWALK AND BIKE PATH EASEMENTS

CREATION OF EASEMENT RIGHTS: A PERMANENT EASEMENT OVER, ACROSS A PORTION OF THE PROPERTY (THE "EASEMENT AREA") IS ESTABLISHED, MEMORIALIZED, RESERVED BY, GRANTED, CONVEYED, TRANSFERRED AND ASSIGNED TO THE CITY OF MADISON FOR THE USES AND PURPOSES HEREINAFTER SET FORTH. THE EASEMENT AREA MAY BE USED BY THE CITY OF MADISON FOR PUBLIC SIDEWALK AND BIKE PATH PURPOSES. CITY OF MADISON AND ITS EMPLOYEES, AGENTS AND CONTRACTORS SHALL HAVE THE RIGHT TO CONSTRUCT, INSTALL, MAINTAIN, OPERATE, REPAIR, REPLACE AND RECONSTRUCT THE PUBLIC SIDEWALK AND BIKE PATH WITHIN THE EASEMENT AREA. CITY OF MADISON SHALL HAVE THE FURTHER RIGHT OF INGRESS AND EGRESS TO AND FROM THE EASEMENT AREA IN ORDER TO EXERCISE ITS RIGHTS AND PRIVILEGES HEREUNDER, AND TO CUT AND REMOVE TREES, VEGETATION AND OTHER IMPEDIMENTS IN THE EASEMENT AREA WHICH MAY OBSTRUCT OR INTERFERE WITH THE ACTUAL OR POTENTIAL USE OF THE EASEMENT AREA FOR THE FOREGOING PURPOSES.

PROPERTY RESTORATION: CITY OF MADISON SHALL REPAIR ANY DAMAGE CAUSED TO ANY PAVEMENT, CONCRETE OR TURF LOCATED WITHIN THE EASEMENT AREA AND/OR THE PROPERTY AS A RESULT OF THE USE OF THE EASEMENT AREA BY OR ON BEHALF OF THE CITY OF MADISON AS PROVIDED HEREIN. FOLLOWING COMPLETION OF ANY EXCAVATION WORK, CITY OF MADISON SHALL PROMPTLY RESTORE THE AREA AFFECTED BY THE WORK TO THE ORIGINAL GRADE AND SURFACE CONDITION INCLUDING THE REPAIR OR REPLACEMENT OF PAVEMENT, CONCRETE AND TURF.


LIMITATIONS ON USE OF EASEMENT AREA: THE OWNER OF THE PROPERTY SHALL HAVE THE RIGHT TO USE THE EASEMENT AREA FOR ANY PURPOSE, PROVIDED SUCH USE SHALL NOT INTERFERE WITH THE EASEMENT RIGHTS OF THE CITY OF MADISON HEREUNDER. NO BUILDINGS OR STRUCTURES OR FENCES UNRELATED TO THE PUBLIC USE SHALL BE CONSTRUCTED IN AND NO GRADE CHANGE SHALL BE MADE TO THE EASEMENT AREA WITHOUT THE WRITTEN CONSENT OF THE CITY OF MADISON'S ENGINEERING DIVISION CITY ENGINEER.

BINDING EFFECT: THIS EASEMENT SHALL RUN WITH THE LAND DESCRIBED HEREIN AND SHALL BE BINDING UPON THE OWNERS OF THE PROPERTY, AND THEIR SUCCESSORS IN INTEREST.

RELEASE OF RIGHTS TO EASEMENTS CREATED BY PLAT: ANY RELEASE OF RIGHTS THAT WERE PLACED ON PLATTED LAND WHICH WAS REQUIRED BY A PUBLIC BODY OR WHICH NAMES A PUBLIC BODY OR PUBLIC UTILITY AS GRANTEE SHALL BE RELEASED BY RECORDING A SEPARATE EASEMENT RELEASE DOCUMENT WITH THE DANE COUNTY REGISTER OF DEEDS IN ACCORDANCE WITH SS236.293.



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SURVEYED BY:  <small>MADISON REGIONAL OFFICE 507 W. VERONA AVENUE, SUITE 500 VERONA, WI 53593 P. 608.848.5060</small>	SURVEYED FOR: KELLER	PROJECT NO: 24-14599 FIELDBOOK/PAGE: 22/393 SHEET NO: 5 OF 6	SURVEYED BY: RAC DRAWN BY: JK	VOL. _____ PAGE _____ DOC. NO. _____ C.S.M. NO. _____
	N216 WI-55 KAUKAUNU, WI			

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CITY OF MADISON PLAN COMMISSION APPROVAL

APPROVED FOR RECORDING PER CITY OF MADISON PLAN COMMISSION ACTION OF _____, 2025.

MATT WACHTER, SECRETARY
CITY OF MADISON PLAN COMMISSION

DATE

CITY OF MADISON COMMON COUNCIL APPROVAL CERTIFICATE

RESOLVED THAT THIS CERTIFIED SURVEY MAP LOCATED IN THE CITY OF MADISON WAS HEREBY APPROVED BY ENACTMENT NUMBER _____, FILE ID NUMBER _____, ADOPTED ON THE _____ DAY OF _____, 2025, AND THAT SAID ENACTMENT FURTHER PROVIDED FOR THE ACCEPTANCE OF THOSE LANDS DEDICATED AND RIGHTS CONVEYED BY SAID CERTIFIED SURVEY MAP TO THE CITY OF MADISON FOR PUBLIC USE.

DATED THIS _____ DAY OF _____, 2025

LYDIA McCOMAS, CITY CLERK
CITY OF MADISON



OFFICE OF THE REGISTER OF DEEDS

_____ COUNTY, WISCONSIN

RECEIVED FOR RECORD _____

20__ AT _____ O'CLOCK __M


AS DOCUMENT # _____

IN VOL. _____ OF CERTIFIED

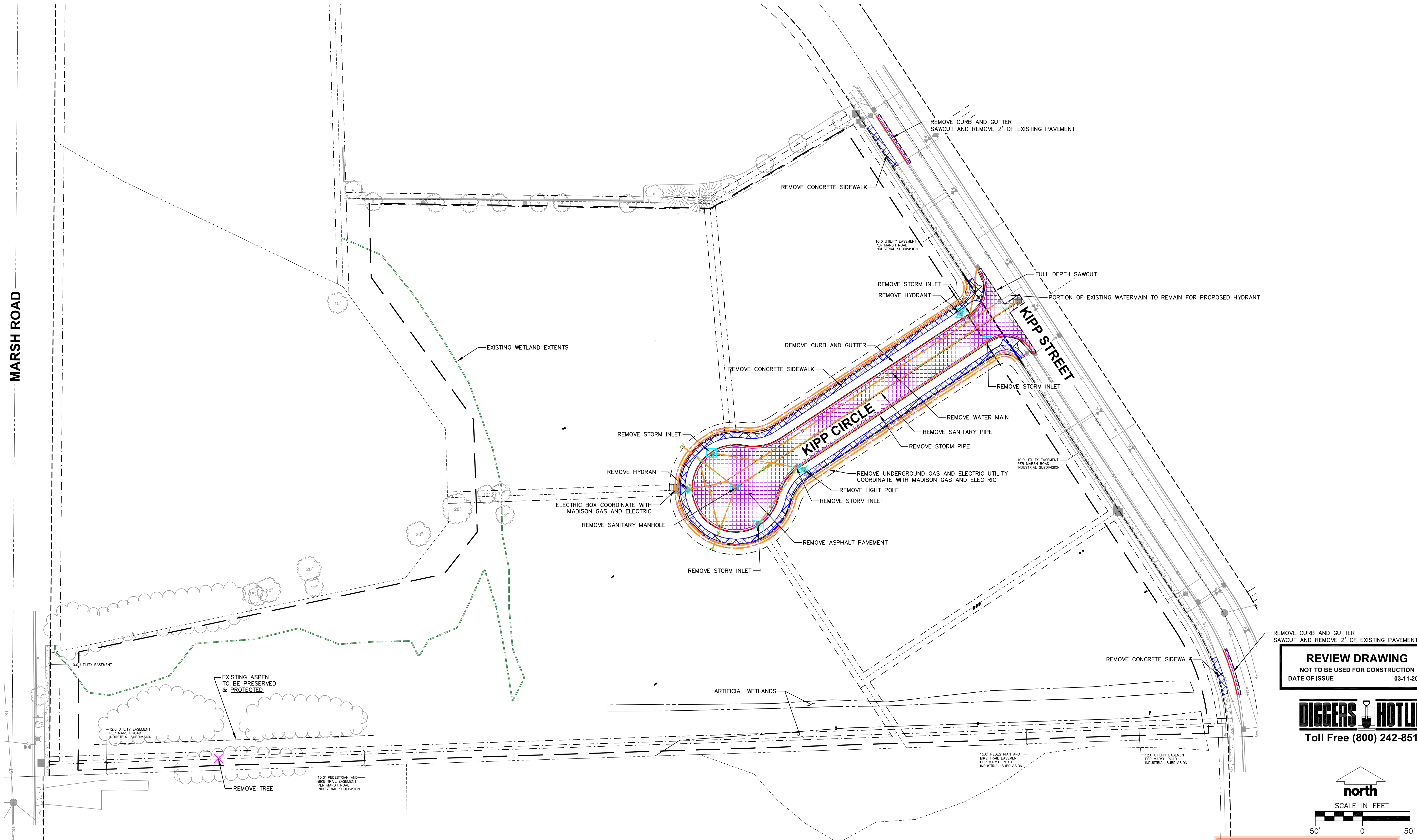
SURVEY MAPS ON PAGE(S) _____

REGISTER OF DEEDS

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	N216 WI-55	FB/PG: <u>22/393</u>	DRAWN BY: <u>JK</u>
	KAUKAUNA, WI	SHEET NO: <u>6 OF 6</u>	

File: \\SJD\NC\All Projects\2024\2414599\DWG\Civil Sheets\2414599 - Con Dec.dwg Layout: C1.0 - DEMOLITION PLAN User: Isaac Newman Plotted: Mar 15, 2026 - 2:29pm Xref's:



LEGEND

- PROPERTY LINE
- - - RIGHT-OF-WAY
- - - EASEMENT LINE
- DEMOLITION - REMOVAL OF ONSITE CURB SURFACES AND BASE COURSE
- DEMOLITION - SAWCUT EXISTING PAVEMENT
- DEMOLITION - REMOVAL OF ASPHALT SURFACES
- DEMOLITION - REMOVAL OF CONCRETE SURFACES
- DEMOLITION - REMOVAL OF UTILITIES
- DEMOLITION - REMOVAL OF UNDERGROUND UTILITY
- ⊗ TREE REMOVAL
- PRESERVE & PROTECT EXISTING TREES (SEE L2.0)

Keller
PLANNERS | ARCHITECTS | BUILDERS

FOX CITIES
N216 State Road 55
P.O. Box 620
Kaukauna, WI 54130
PHONE (920) 766-5795
1-800-236-2334
FAX (920) 766-5004

MADISON
711 Lok Dr.
Sun Prairie, WI 53590
PHONE (608) 318-2336
FAX (608) 318-2337

MILWAUKEE
N224 N11500
Goldendale Rd
Cermantown, WI 53022
PHONE (262) 250-9710
1-800-236-2334
FAX (262) 250-9740

WALWAUKEE
5605 Lilee Ave
Waukesha, WI 54401
PHONE (715) 849-3141
FAX (715) 849-3181

www.kellerbuilds.com

PROPOSED FOR:
WAREHOUSE FACILITY DEVELOPMENT
KIPP CIRCLE
MADISON
WISCONSIN, 53718

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REVISIONS

1		
2		
3		
4		
5		
6		

PROJECT MANAGER:
T. FRICKE

DESIGNER:
S. KLESSIG

INTERIOR DESIGNER:

DRAWN BY:
IRN (JSD-CIVIL)

EXPEDITOR:

SUPERVISOR:

PRELIMINARY NO.:
P25097

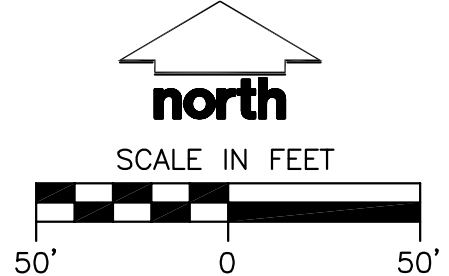
CONTRACT NO.:

DATE:
03.11.2026

SHEET:
C1.0

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1 DEMOLITION PLAN
C1.0 1" = 50'

JSD PROJECT #:24-14599

File: \\SDIN\Civil\Projects\2024\2414599\DWG\Civil\Sheets\2414599_Can Dec.dwg Layout: C2.0 - OVERALL SITE PLAN User: Isaac Newman Plotted: Mar 12, 2026 - 2:36pm Xref's:

MARSH ROAD

SITE INFORMATION BLOCK	
SITE ADDRESS	KIPP STREET
PROPERTY ACREAGE	11.02 ACRES (494,085 SF)
NUMBER OF BUILDING STORIES	1
TOTAL BUILDING SQUARE FOOTAGE	118,720
NUMBER OF PARKING STALLS	
SURFACE	
EMPLOYEE PARKING	71 REGULAR + 3 ADA = 74
LARGE TRAILER PARKING	6
SMALL TRUCK PARKING	12
TOTAL SURFACE	92
EXISTING VS. PROPOSED SITE COVERAGE	
EXISTING IMPERVIOUS SURFACE AREA	19,674 SF
EXISTING PERVIOUS SURFACE AREA	474,411 SF
EXISTING IMPERVIOUS SURFACE AREA RATIO	0.04
PROPOSED IMPERVIOUS SURFACE AREA	262,032 SF
PROPOSED PERVIOUS SURFACE AREA	232,053 SF
PROPOSED IMPERVIOUS SURFACE AREA RATIO	0.53

LEGEND	
	PROPERTY LINE
	RIGHT-OF-WAY
	EASEMENT LINE
	BUILDING OUTLINE
	BUILDING SETBACK LINE
	EDGE OF PAVEMENT
	STANDARD CURB AND GUTTER
	ASPHALT PAVEMENT
	HEAVY DUTY ASPHALT PAVEMENT
	CONCRETE PAVEMENT
	HEAVY DUTY CONCRETE PAVEMENT
	STORMWATER MANAGEMENT AREA
	RETAINING WALL
	FENCE
	LIGHT POLE (REFER TO PHOTOMETRIC PLAN)
	ADA PARKING SIGN
	FLAG POLE
	BOLLARD
	WETLAND EXTENTS
	30'-0" GRADING SETBACK FROM WETLANDS
	75'-0" BUILDING SETBACK FROM WETLANDS

KEY NOTES	
(A1)	18" STANDARD CURB AND GUTTER
(A2)	18" REJECT CURB AND GUTTER
(A3)	30" STANDARD CURB AND GUTTER
(A4)	THICKENED EDGE SIDEWALK - FLUSH
(A5)	THICKENED EDGE SIDEWALK - 6"
(B1)	HEAVY DUTY CONCRETE PAVEMENT
(B2)	HEAVY DUTY ASPHALT PAVEMENT
(B3)	ASPHALT PAVEMENT
(B4)	CONCRETE SIDEWALK
(B5)	EXISTING SIDEWALK TO REMAIN
(B6)	STAIRS WITH HANDRAIL
(B7)	DRIVEWAY ENTRANCE
(B8)	CONCRETE STOOP
(B9)	ASPHALT BIKE PATH
(C1)	PAVEMENT MARKING: PARKING STALL - 4" WIDE, WHITE
(C2)	PAVEMENT MARKING: DIAGONAL HATCH - SWSL/4" AT 45° @ 2'-0" O.C. WHITE
(C3)	VAN ACCESSIBLE PARKING SPACE & SYMBOL
(C4)	EV PARKING SPACE & MARKING
(D1)	VAN ACCESSIBLE PARKING SIGN
(D2)	TYPE R1-1 STOP SIGN
(E1)	MONUMENT SIGN (REFER TO SIGNAGE PLAN)
(E2)	TRANSFORMER PAD (REFER TO ELECTRICAL) CONTRACTOR SHALL CONFIRM FINAL PLACEMENT OF PAD AND BOLLARDS WITH ALLIANT PRIOR TO CONSTRUCTION
(E3)	GENERATOR PAD (REFER TO ELECTRICAL)
(E4)	TRASH ENCLOSURE (REFER TO ARCHITECTURAL)
(E5)	LIGHT POLE (REFER TO ELECTRICAL)
(E6)	LIGHT BOLLARD (REFER TO ELECTRICAL)
(E7)	EV CHARGING STATION (REFER TO ELECTRICAL)
(F1)	8" CONCRETE BOLLARD
(F2)	BIKE RACK
(F3)	CAST IN PLACE RETAINING WALL WITH GUARDRAIL
(F4)	6' TALL ALUMINUM SLAT FENCE
(F5)	6' TALL - 40' WIDE - SLIDING ALUMINUM SLAT FENCE GATE



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KIPP CIRCLE
MADISON

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REVISIONS	
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PROJECT MANAGER:
T. FRICKE

DESIGNER:
S. KLESSIG

INTERIOR DESIGNER:

DRAWN BY:
IRN (JSD-CIVIL)

EXPEDITOR:

SUPERVISOR:

PRELIMINARY NO:
P25097

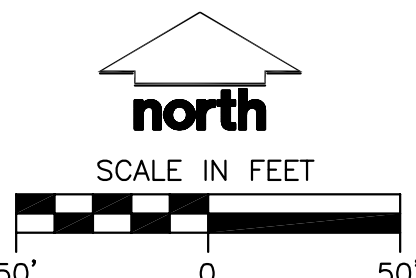
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1 OVERALL SITE PLAN
C2.0 1" = 50'

JSD PROJECT #:24-14599

PROPOSED STORM SEWER STRUCTURE TABLE					
LABEL	RIM EL. (FT)	INVERT EL. (FT)	DEPTH (FT)	STRUCTURE DESC.	FRAME & GRATE
CO D-1	862.81	W INV: 861.50 (6")	1.3	12 IN DB	
CO D-2	862.81	E INV: 861.50 (6") SW INV: 860.50 (12")	2.3	12 IN DB	
EX INL-5	862.28	NW INV: 859.14 (21") S INV: 859.31 (12") NE INV: 859.17 (18") SW INV: 859.20 (21")	3.1	48 IN MH (FLAT)	R-1550 SOLID LID
FES C-1		W INV: 863.20 (12")		12 IN RCP FES	
FES C-2		E INV: 863.00 (12")		12 IN RCP FES	
FES D-3		NE INV: 860.00 (12")			
FES E-2		SE INV: 862.50 (24")			
RD E-1		NW INV: 864.08 (24")			
STO CB A-2	865.01	NE INV: 858.65 (24") S INV: 858.65 (24")	6.4	2 x 3 INLET	R-3067 TYPE L
STO CB B-2	865.65	NE INV: 859.49 (18") S INV: 859.49 (15")	6.2	2 x 3 INLET	R-3067 TYPE L
STO INL A-1	863.09	NE INV: 857.83 (30") SW INV: 857.83 (24")	5.3	2 x 3 INLET	R-3067 TYPE L
STO INL B-1	865.43	NE INV: 859.28 (21") SW INV: 859.28 (18")	6.2	2 x 3 INLET	R-3067 TYPE L
STO INL B-3	863.81	N INV: 859.59 (15") W INV: 859.59 (12")	4.2	2 x 3 INLET	R-3067 TYPE L
STO INL B-4	863.96	E INV: 860.27 (12")	3.7	2 x 3 INLET	R-3067 TYPE L
STO TRENCH A-3	861.12	N INV: 858.84 (24")			

PROPOSED STORM SEWER PIPE TABLE							
LABEL	FROM	TO	LENGTH	INVERT EL. (FT)	DISCHARGE EL. (FT)	SLOPE	SIZE & MATERIAL
6" UNDERDRAIN	CO D-2	CO D-1	185'	861.50	861.50	0.00%	6 IN HDPE
STO A	STO INL A-1	EX INL-1	138'	857.83	857.21	0.45%	30 IN HDPE
STO A-1	STO CB A-2	STO INL A-1	233'	858.65	857.83	0.35%	24 IN HDPE
STO A-2	STO TRENCH A-3	STO CB A-2	64'	858.84	858.65	0.30%	24 IN HDPE
STO B	STO INL B-1	EX INL-5	40'	859.28	859.20	0.20%	21 IN RCP
STO B-1	STO CB B-2	STO INL B-1	83'	859.49	859.28	0.25%	18 IN HDPE (HP)
STO B-2	STO INL B-3	STO CB B-2	49'	859.59	859.49	0.20%	15 IN HDPE (HP)
STO B-3	STO INL B-4	STO INL B-3	338'	860.27	859.59	0.20%	12 IN HDPE (HP)
STO C	FES C-2	FES C-1	68'	863.00	863.20	0.29%	12 IN RCP
STO D	FES D-3	CO D-2	57'	860.00	860.50	0.88%	12 IN HDPE (HP)
STO E	RD E-1	FES E-2	116'	864.08	862.50	1.37%	24 IN HDPE (HP)

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
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- BUILDING OUTLINE
- EDGE OF PAVEMENT
- STANDARD CURB AND GUTTER
- ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
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- HEAVY DUTY CONCRETE PAVEMENT
- STORMWATER MANAGEMENT AREA
- RETAINING WALL
- FENCE
- WETLAND EXTENTS
- 30'-0" GRADING SETBACK FROM WETLANDS
- 75'-0" BUILDING SETBACK FROM WETLANDS
- SANITARY SEWER
- WATERMAIN
- STORM SEWER
- ELECTRIC
- GAS
- 8'x4'x2" INSULATION (PLAN VIEW)
- 8'x4'x2" INSULATION (PROFILE VIEW)



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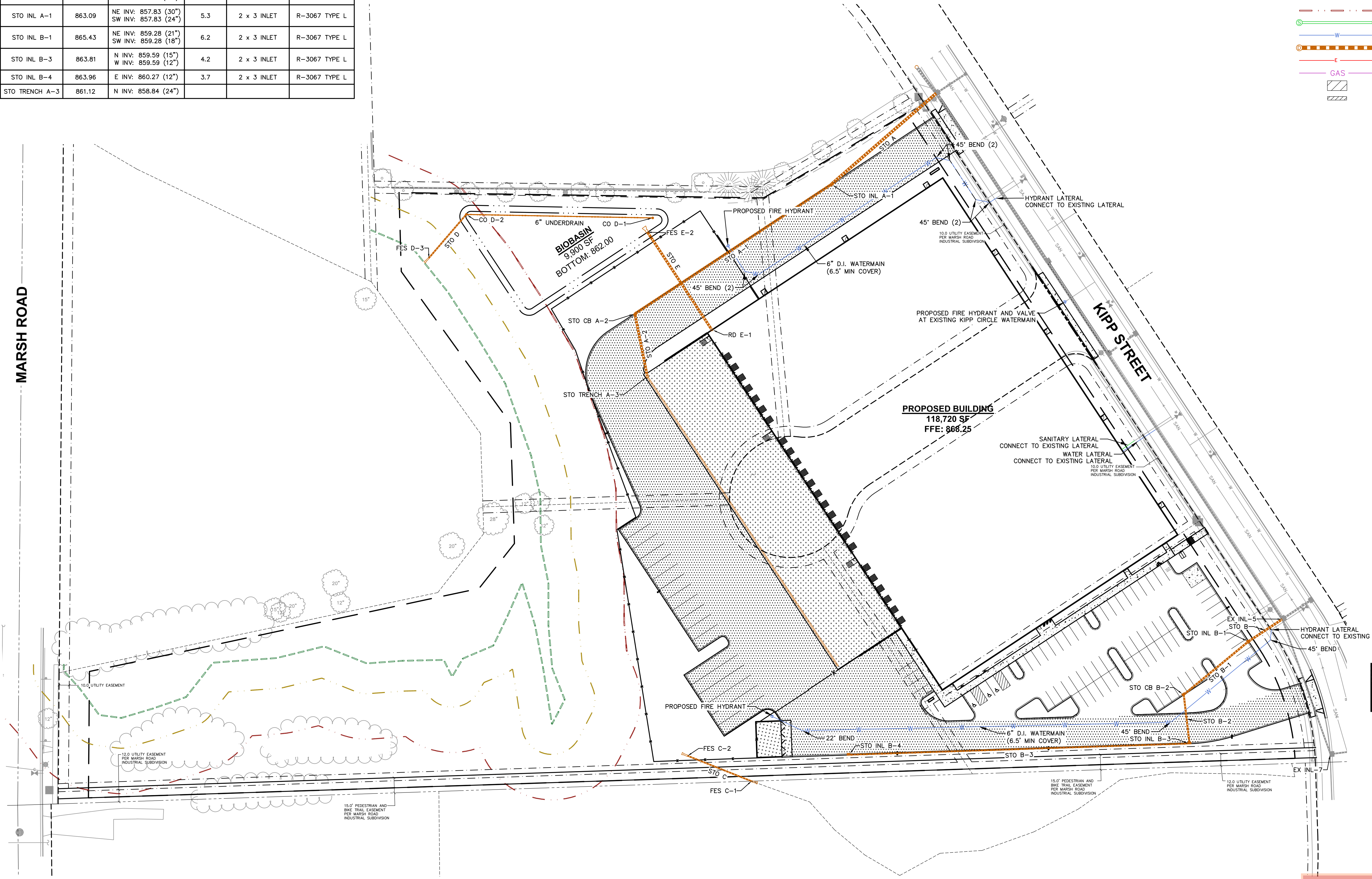
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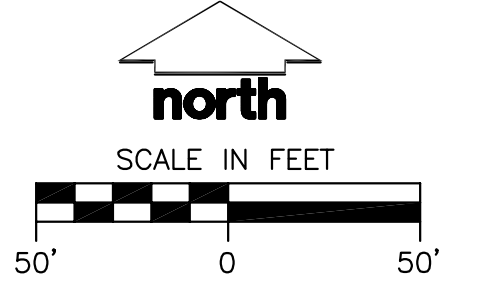
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PROJECT MANAGER: T. FRICKE
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DRAWN BY: IRN (JSD-CIVIL)
EXPEDITOR:
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CONTRACT NO:
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SHEET: C4.0

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UTILITY PLAN
C4.0 1" = 50'

JSD PROJECT #:24-14599

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WAUBESA BUSINESS CAMPUS LANDSCAPE REQUIREMENTS

SITE PERIMETER (2,522 LF)
 Landscape Requirement: (1) 2-inch caliper tree per 100 LF of perimeter. 1/3 of trees to be native.
 Calculation: 2,522 / 100 = 25.22
 Trees Required: 26 Trees
 Trees Provided: 37 Trees
 Provisions: 1/3 of all proposed trees to be native to original prairie habitat.

FRONT YARD (771 LF)
 Landscape Requirement: Must contain 30% of total proposed trees + (1) shrub per 25 LF of public street frontage.
 Calculation: 771 / 25 = 30.84
 Total Shrubs Required: 31 Shrubs
 Total Shrubs Provided: 135 Shrubs
 Provisions: 1/2 of shrubs shall be native prairie plantings appropriate for site conditions. Shrub branches shall have 15" minimum circumference. Remainder of site shall include shrubs ≥ 1/2 of front-yard shrub count

CITY OF MADISON LANDSCAPE REQUIREMENTS

DEVELOPMENT FRONTAGE LANDSCAPING (771 Linear Feet)
 Landscape Requirement: (1) Overstory tree + (5) shrubs per 30 LF of frontage
 Calculation: 771 / 30 = 25.7 x 5 = 128.5
 Landscaping Required: 26 Overstory Trees + 129 Shrubs
 Landscaping Provided: 33 Overstory Trees + 19 Overstory + 17 Evergreen (8) + 12 Ornamental (6) + 131 Shrubs
 Provisions: (2) Ornamental Trees or (2) Evergreen Trees may be used in place of (1) Overstory Tree

LANDSCAPE CALCULATIONS AND DISTRIBUTIONS

Required landscaped area 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:
 Total landscape points required:

(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:
 First five (5) developed acres:
 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: 138,620 square feet
 Total landscape points required: 1,387

TABULATION OF LANDSCAPE CREDITS AND POINTS

PLANT TYPE/ELEMENT	MINIMUM INSTALLATION SIZE	POINTS	CREDITS / EXISTING LANDSCAPING		NEW / PROPOSED LANDSCAPING	
			QUANTITY	POINTS ACHIEVED	QUANTITY	POINTS ACHIEVED
OVERSTORY DECIDUOUS TREE	2.5" CAL MIN.	35	0	0	37	1295
TALL EVERGREEN TREE	5-6" TALL MIN.	35	0	0	30	1050
ORNAMENTAL TREE	1.5" CAL MIN.	15	0	0	24	360
UPRIGHT EVERGREEN SHRUB	3-4" TALL MIN.	10	0	0	4	40
SHRUB, DECIDUOUS	#3 CONT., MIN. 12"-24"	3	0	0	99	297
SHRUB, EVERGREEN	#3 CONT., MIN. 12"-24"	4	0	0	38	152
ORNAMENTAL GRASS & PERENNIAL	#1 CONT., MIN. 8"-18"	2	0	0	180	360
ORNAMENTAL / DECORATIVE FENCING OR WALL	4 POINTS / 10 LF	.4	0	0	0	0
EXISTING SIGNIFICANT SPECIMAN TREE	14 POINTS / CAL. (BASED ON 300 POINTS PER TREE)	14	0	0	0	0
LANDSCAPE FURNITURE	5 POINTS PER SEAT (WITHIN PUBLICLY ACCESSIBLE DEVELOPED AREA. CANNOT COMRISE MORE THAN 5% OF TOTAL REQUIRED POINTS)	5	0	0	0	0
SUBTOTAL			0	0	354	3,554
TOTAL NUMBER OF POINTS PROVIDED			3,554			

COMPREHENSIVE PLANT SCHEDULE

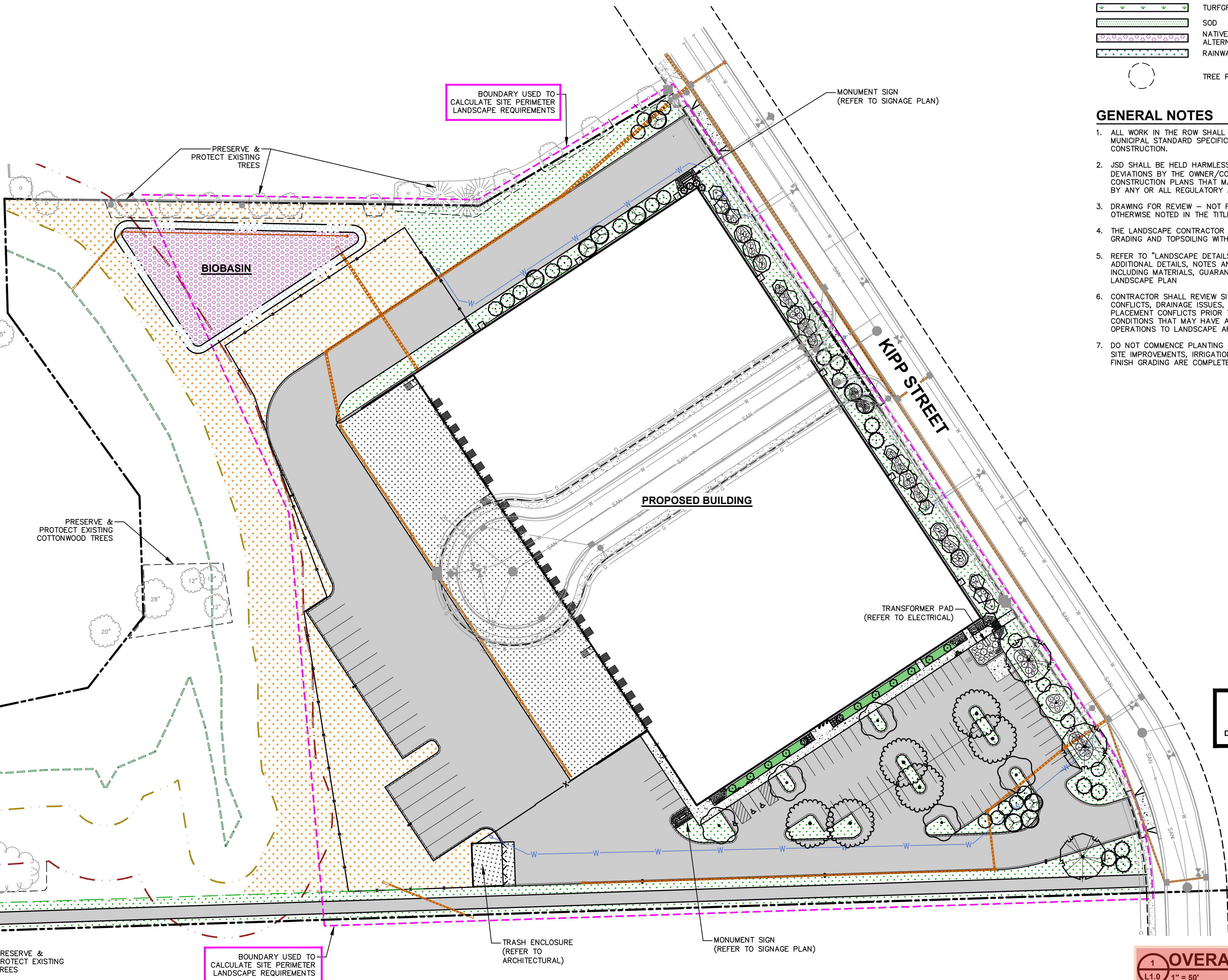
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY	UPLIGHT EVERGREEN SHRUB
THIE		<i>Thuja occidentalis</i> 'Hetz Wintergreen' / Hetz Wintergreen Arborvitae	B & B	6" Ht. (min)	4	
EVERGREEN TREE						
PGLD		<i>Picea glauca</i> 'Densata' / Black Hills Spruce	B & B	6" Ht. (min)	20	
TADI		<i>Taxodium distichum</i> 'Mickelson' TM / Shawnee Brove Bald Cypress	B & B	6" Ht. (min)	10	
ORNAMENTAL TREES						
CACAU		<i>Carpinus caroliniana</i> 'J.N. Upright' / Firespire® American Hornbeam	B & B	1.5" Cal	12	
COMA		<i>Cornus mas</i> / Cornelian Cherry	B & B	6" Ht. (min)	12	
OVERSTORY DECIDUOUS TREES						
BEPO		<i>Betula populifolia</i> 'Whitespire' - Single / Whitespire Birch - Single	B & B	2.5" Cal	10	
CEOC		<i>Celtis occidentalis</i> / Common Hackberry	B & B	2.5" Cal	6	
QLTR		<i>Gleditsia triacanthos inermis</i> 'Shademaster' TM / Shademaster Locust	B & B	2.5" Cal	6	
QLDRS		<i>Gleditsia triacanthos inermis</i> 'Draves' / Street Keeper® Honey Locust	B & B	2.5" Cal	6	
QUBI		<i>Quercus bicolor</i> / Swamp White Oak	B & B	2.5" Cal	4	
QUMA		<i>Quercus macrocarpa</i> 'JFS-KW3' / Urban Pinnacle® Oak	B & B	2.5" Cal	6	
DECIDUOUS SHRUBS						
ARME		<i>Aronia melanocarpa</i> 'Marion' TM / Iroquois Beauty Black Chokeberry	#3	18" Ht. (min)	35	
CEAM		<i>Ceanothus americanus</i> / New Jersey Tea	#3	18" Dia. (min)	18	
DILO		<i>Diervilla lonicera</i> / Bush Honeysuckle	#3	18" Ht. (min)	11	
ILVEB		<i>Ilex verticillata</i> 'Variegata' / Berry Poppins® Winterberry	#3	18" Ht. (min)	10	
ILVEM		<i>Ilex verticillata</i> 'Variegata' / Mr. Poppins® Winterberry	#3	18" Ht. (min)	2	
RHAR		<i>Rhus aromatica</i> 'Gra-Low' / Gra-Low Fragrant Sumac	#3	24" Dia. (min)	23	
EVERGREEN SHRUBS						
JUCH		<i>Juniperus chinensis</i> 'Sea Green' / Sea Green Juniper	#5	24" Ht. (min)	11	
TAMET		<i>Taxus x media</i> 'Tauntonii' / Taunton's Anglo-Japanese Yew	#5	24" Ht. (min)	27	
PERENNIALS & GRASSES						
ALCH		<i>Allium x 'Chivette'</i> / Chivette Allium	#1	Min. 8"-18"	17	
CAAC		<i>Calamagrostis x acutiflora</i> 'Karl Foerster' / Karl Foerster Feather Reed Grass	#1	Min. 8"-18"	33	
SANEC		<i>Salvia nemorosa</i> 'Caradonna' / Caradonna Meadow Sage	#1	Min. 8"-18"	41	
SPHET		<i>Sporobolus heterolepis</i> 'Tara' / Prairie Dropseed	#1	Min. 8"-18"	89	

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	75'-0" BUILDING SETBACK FROM WETLANDS
	WETLAND EXTENTS
	LANDSCAPE EDGING
	DECORATIVE STONE MULCH
	PRAIRIE SEED MIX
	TURFGRASS SEED MIX
	SOD
	NATIVE VEGETATIVE MAT OR PLUG PLANTING ALTERNATIVE
	RAINWATER RENEWAL SEED MIX
	TREE PROTECTION (REFER TO L2.0)

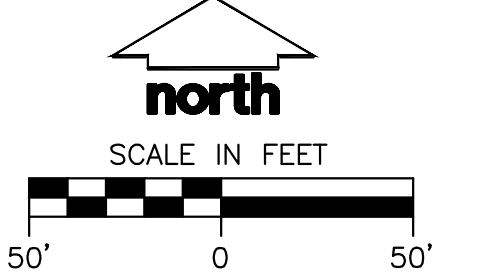
GENERAL NOTES

- ALL WORK IN THE ROW SHALL BE IN ACCORDANCE WITH THE MUNICIPAL STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
- JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.
- DRAWING FOR REVIEW - NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.
- THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL FINE GRADING AND TOPSOILING WITH GENERAL CONTRACTOR
- REFER TO "LANDSCAPE DETAILS AND NOTES" SHEET FOR ADDITIONAL DETAILS, NOTES AND SPECIFICATION INFORMATION INCLUDING MATERIALS, GUARANTEE AND EXECUTION RELATED TO LANDSCAPE PLAN
- CONTRACTOR SHALL REVIEW SITE CONDITIONS FOR UTILITY CONFLICTS, DRAINAGE ISSUES, SUBSURFACE ROCK, AND PLANT PLACEMENT CONFLICTS PRIOR TO PLANT INSTALLATION. REPORT ANY CONDITIONS THAT MAY HAVE ADVERSE IMPACT ON PLANTING OPERATIONS TO LANDSCAPE ARCHITECT
- DO NOT COMMENCE PLANTING OPERATIONS UNTIL ALL ADJACENT SITE IMPROVEMENTS, IRRIGATION INSTALLATION (IF APPLICABLE), AND FINISH GRADING ARE COMPLETE.



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1 OVERALL LANDSCAPE PLAN
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JSD PROJECT #: 24-14599



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PROJECT MANAGER: T. FRICKE

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INTERIOR DESIGNER: -----

DRAWN BY: HMB (JSD-LA)

EXPEDITOR: -----

SUPERVISOR: MWS (JSD-LA)

PRELIMINARY NO: P25097

CONTRACT NO: -----

DATE: 03.11.2026

SHEET: **L1.0**