



Location  
2600 West Beltline Highway

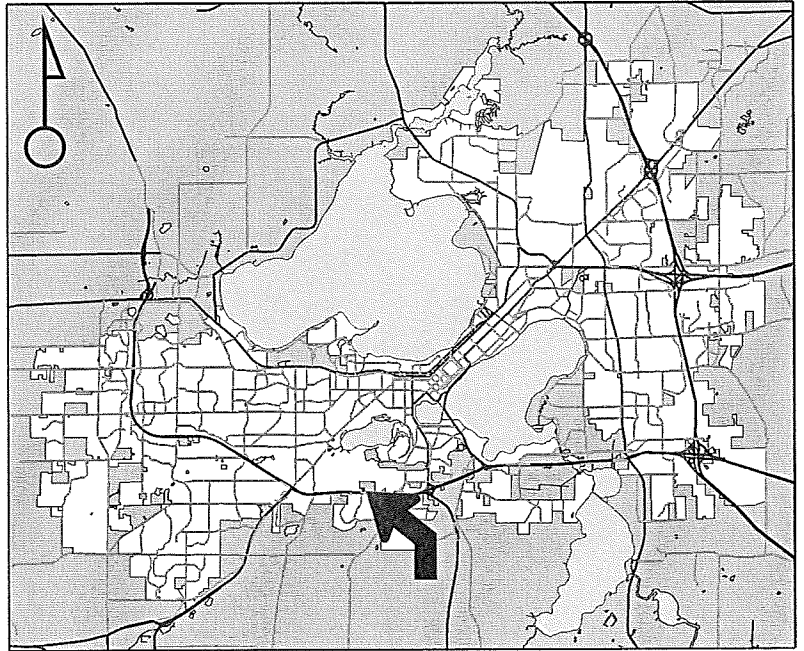
Project Name  
Johannsen's Greenhouse Demolition

Applicant  
Sean Baxter-Mustang Properties/  
Travis J. Schreiber-Vierbicher Associates

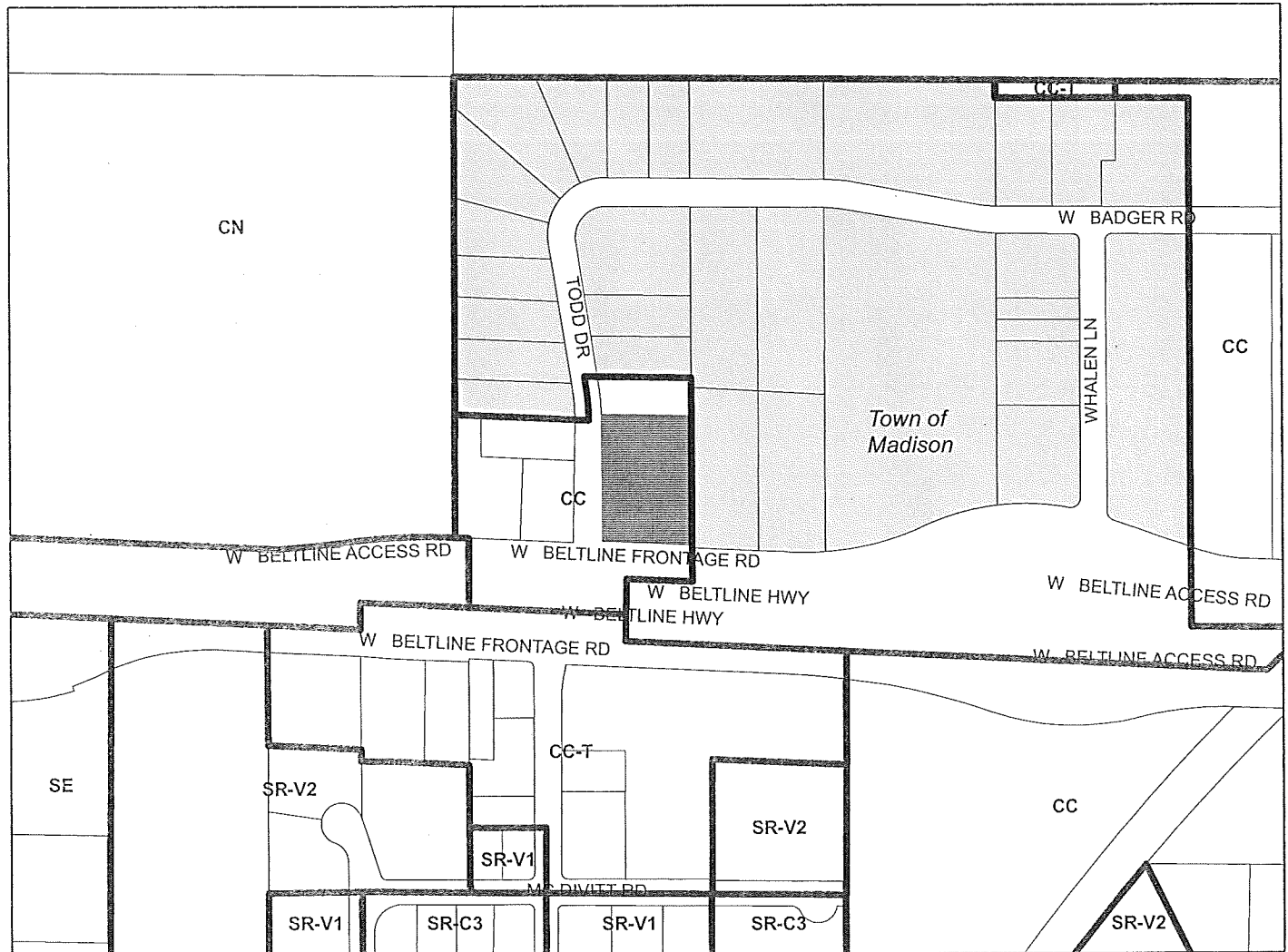
Existing Use  
Johannsen's Greenhouse

Proposed Use  
Demolish greenhouse and retail  
buildings with no proposed use

Public Hearing Date  
Plan Commission  
26 August 2013

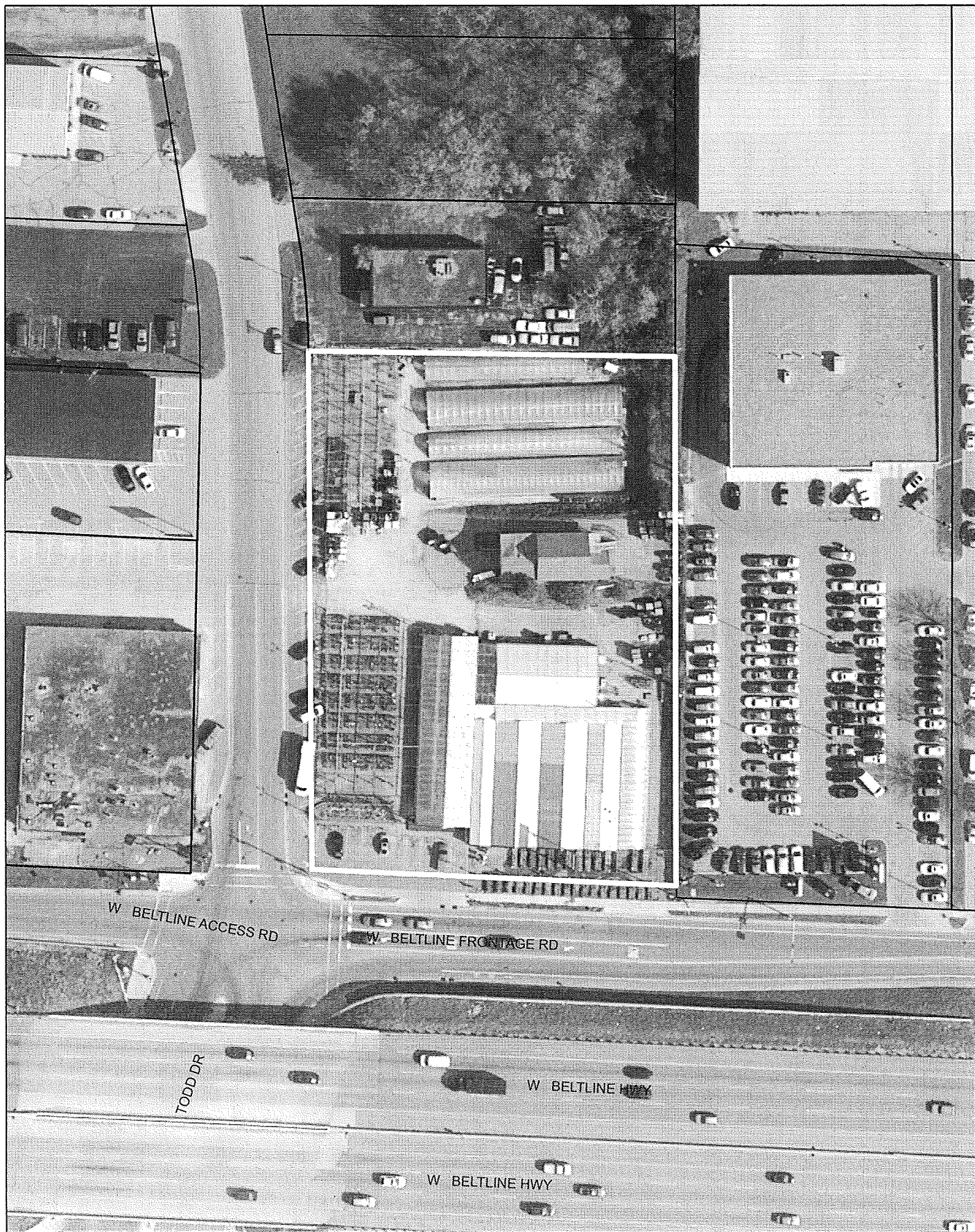


For Questions Contact: Kevin Firchow at: 267-1150 or [kfirchow@cityofmadison.com](mailto:kfirchow@cityofmadison.com) or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 20 August 2013



Date of Aerial Photography : Spring 2010



# 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](http://www.cityofmadison.com/developmentcenter/landdevelopment)

FOR OFFICE USE ONLY:	
Amt. Paid <u>600</u>	Receipt No. <u>145038</u>
Date Received <u>7/17/13</u>	
Received By <u>PDA</u>	
Parcel No. <u>0709-343-1201-1</u>	
Aldermanic District <u>14 STRASSON</u>	
Zoning District <u>CC</u>	
Special Requirements _____	
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:** 2600 West Beltline Highway  
**Project Title (if any):** Johannsen's Greenhouse Demolition

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:** Sean Baxter      **Company:** Mustang Properties, LLC  
**Street Address:** 2303 West Beltline Highway      **City/State:** Madison, WI      **Zip:** 53713  
**Telephone:** (608) 276-0238      **Fax:** ( )      **Email:** Kayserexec@yahoo.com

**Project Contact Person:** Travis J. Schreiber, P.E.      **Company:** Vierbicher Associates, Inc  
**Street Address:** 999 Fourier Drive, Ste 201      **City/State:** Madison, WI      **Zip:** 53717  
**Telephone:** (608) 821-3960      **Fax:** ( )      **Email:** TSCH2@Vierbicher.com

**Property Owner (if not applicant):** \_\_\_\_\_  
**Street Address:** \_\_\_\_\_      **City/State:** \_\_\_\_\_      **Zip:** \_\_\_\_\_

4. **Project Information:**

Provide a brief description of the project and all proposed uses of the site: Reuse, recycle, or demolish existing structures, asphalt, and concrete on-site. Restore areas with grass. No proposed use identified

Development Schedule: Commencement 9/3/2013      Completion 10/31/2013

**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/altered 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 <sup>2</sup> 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:  
See attached correspondence

→ 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: Kevin Firchow Date: 7/1/13 Zoning Staff: Matt Tucker Date: 7/11/13

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

Name of Applicant Sean Baxter Relationship to Property: Owner  
Authorizing Signature of Property Owner  Date July 17, 2013



999 Fourier Drive, Suite 201  
Madison, Wisconsin 53717  
(608) 826-0532 phone  
(608) 826-0530 FAX  
[www.vierbicher.com](http://www.vierbicher.com)

July 17, 2013

City of Madison Planning Commission  
c/o Kevin Firchow  
Department of Planning and Development  
215 Martin Luther King Jr. Blvd., Room LL100  
Madison, WI 53703

**Re: Johannsen's Greenhouse Demolition - Letter of Intent**  
Site Address: 2600 West Beltline Highway

Dear Planning Commission:

This letter is to accompany the Land Use Application for a Demolition Permit for the current Johannsen's Greenhouse property at 2600 West Beltline Highway, Madison, WI. Mustang Properties, LLC, the owner of the property, intends to raze existing structures and prepare the 1.58 acre site for future redevelopment.

**Existing Conditions**

Johannsen's Greenhouse opened in this location in 1960 and has operated as a family-owned business since that time. The business will close its doors on August 4, 2013 according to its website. The Johannsen family will pursue retirement and/or other interests. The current owner is unrelated to the Johannsen family.

The existing property includes a retail shop (principal structure), four hoop-house greenhouses, a former farmhouse turned warehouse, and lath houses. As part of the closure of the business, hoop-houses and lath houses will be reused. Reuse and recycling will be encouraged for all existing structures where possible.

**Proposed Use**

A proposed use is not yet identified for this site. The applicant intends to complete demolition and market a development ready site for one or more commercial tenants.

The demolition of the existing structures on the property is a critical step to the ultimate redevelopment of the property. The initial plan for this property was to create more dealership space for adjacent Kayser Nissan; however, that plan is no longer under consideration. The plan is now to remove structures, make the site development ready, and market the site to one or more potential tenants. The applicant intends to be the long-term owner of the site. A reuse of the site for commercial purposes is consistent with the adopted City comprehensive plan for the site.

July 17, 2013

Page 2

Leaving the existing structures vacant until a land use is identified does not provide a benefit to the applicant, neighborhood, or City. The vacant structures will become a blight influence and could be used for illegal activities if left as-is. The site is readily accessible to trespassers at this location, so securing the site if the structures remain vacant could be difficult. The applicant cannot predict the timing of a potential tenant and redevelopment activity. The applicant believes that it is in their interest and in the interest of the public to remove the existing structures. As the accompanying pictures show, in the reuse and recycling plan, the existing structures are single-use commercial structures and are not the highest and best use of the site, so preserving the existing buildings for re-use at this location is not a viable option.

The applicant's proposed schedule for demolition and site restoration is September and October of 2013. The structures will be removed by a qualified demolition contractor in compliance with City requirements, including a recycling plan and erosion control plan. After the structures are removed and utilities properly abandoned, the site will be restored with grass.

Once a tenant and use are identified, a site plan application will be prepared and submitted for review by City staff. The use, bulk and design requirements of the existing zoning district are adequate to ensure that development will conform to existing adopted City plans.

If you have any questions concerning the above information or attached plans, please contact me at [tsch2@vierbicher.com](mailto:tsch2@vierbicher.com) or 826-0532.

Sincerely,



Travis Schreiber, PE

Attachments: Land Use Application Form  
Reuse and Recycling Plan (Building Photos of 2600 West Beltline Highway)  
Site Plan Packet for 2600 West Beltline Highway  
Correspondence with Alder, Neighborhood Association, on-line City notification

vierbicher  
DIVERS ENGINEERS ARCHITECTS



ONLINE NOTICE OF DEMOLITION

Travis Schreiber <tsch2@vierbicher.com>

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## Fw: City of Madison Demolition Notification Approved

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Sean P. Baxter <kayserexec@yahoo.com>

Wed, Jun 5, 2013 at 3:33 PM

Reply-To: "Sean P. Baxter" <kayserexec@yahoo.com>

To: Michael Lawton <MLawton@boardmanclark.com>, Travis Schreiber <tsch2@vierbicher.com>, "Dave M. Martin" <dmmartin@idealbuildersinc.com>, "Jason L. Bollig" <jlbollig@idealbuildersinc.com>

Cc: Patrick Baxter <pbax51@yahoo.com>

FYI on the Johannsen demo permit. Thanks Mike for getting the clock running on this.

SPB

# Sean P. Baxter

**Kayser Automotive Group**

**2303 West Beltline Hwy**

**Madison, WI 53713**

**608.276.0238 (P)**

**608.276.0221 (F)**

**kayserexec@yahoo.com**

**<http://www.kayseronline.com/>**

*"A Kayser Buyer's a Wiser Buyer"*

----- Forwarded Message -----

**From:** "noreply@cityofmadison.com" <noreply@cityofmadison.com>

**To:** kayserexec@yahoo.com

**Sent:** Wednesday, June 5, 2013 3:01 PM

**Subject:** City of Madison Demolition Notification Approved

Dear applicant,

Please be advised that your demolition permit notification message was sent to all interested parties registered with the City of Madison on June 5, 2013 at 3:01 PM. Your demolition permit application can be filed with the Zoning Office, Room LL-100 of the Madison Municipal Building, 215 Martin Luther King Jr. Blvd. on the next business day following 30 or 60 days of the posting of this notification message based on the year the building or buildings were constructed. Please consult the annual Plan Commission schedule for application deadline days and the corresponding Plan Commission hearing dates. For more information on filing your Plan Commission application for a demolition permit, please contact the City of Madison Planning Division at (608) 266-4635.

**Comments:**

Please contact Planning staff at 266-4635 to schedule a pre-application meeting with Planning and Zoning if you have not done so already.





# NOTICE TO NEIGHBORHOOD ASSOCIATION

11/11/12 10:00 AM

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## Fw: Johannsen's Greenhouses, a longtime garden store along the Beltline, to close this fall

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Sean P. Baxter <kayserexec@yahoo.com>

Mon, Jul 15, 2013 at 1:30 PM

Reply-To: "Sean P. Baxter" <kayserexec@yahoo.com>

To: Michael Lawton <MLawton@boardmanclark.com>, Travis Schreiber <tsch2@vierbicher.com>

Ooop, use this one for Sheri.

SPB

## Sean P. Baxter

**Kayser Automotive Group**

**2303 West Beltline Hwy**

**Madison, WI 53713**

**608.276.0238 (P)**

**608.276.0221 (F)**

**kayserexec@yahoo.com**

**<http://www.kayseronline.com/>**

*"A Kayser Buyer's a Wiser Buyer"*

----- Forwarded Message -----

**From:** Sean Baxter <kayserexec@yahoo.com>

**To:** "myarborhills@gmail.com" <myarborhills@gmail.com>

**Sent:** Sunday, June 2, 2013 8:34 AM

**Subject:** Fwd: Johannsen's Greenhouses, a longtime garden store along the Beltline, to close this fall

Hi Sheri,

This email came back so I'm guessing the email address I had for you is not active anymore. Please see below, hopefully we can get together this week. I hope all is well.

Best,  
SPB

Sean P. Baxter  
Kayser Automotive Group

Begin forwarded message:

**From:** Sean Baxter <kayserexec@yahoo.com>  
**Date:** June 2, 2013, 8:15:56 AM CDT  
**To:** Sheri Carter <sheri.carter@wicourts.gov>  
**Subject:** Johannsen's Greenhouses, a longtime garden store along the Beltline, to close this fall

Hi Sheri,

I'm sure you've seen this by now. I've been wanting to reach out to you about our purchase and I suspect that your call last week may have pertained to news of this. Unfortunately, I've been bound by a confidentiality agreement that was part of the sale. The agreement ended yesterday and Gary and the family decided to announce the closing in this way. But now that the gap order is up, I'd love a chance to share with you our plans in the hopes of gaining your support and the neighborhoods approval.

Lets talk next week, do you have any time? Thanks Sherry. I hope all is well.

Best,

Sean Baxter  
698.276.0238  
Kayserexec@yahoo.com

Johannsen's Greenhouses, a longtime garden store along the Beltline, to close this fall:  
[http://host.madison.com/business/article\\_5ad90c3a-a869-54fa-a979-abd602abf99f.html](http://host.madison.com/business/article_5ad90c3a-a869-54fa-a979-abd602abf99f.html)

Sean P. Baxter  
Kayser Automotive Group

vierbicher  
owners engineers advisors



NOTICE TO ALDER

John R. Strasser, District 14  
City of Madison, Wisconsin

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## Fw: Kayser Nissan/Johannsen's demo support

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Sean P. Baxter <kayserexec@yahoo.com>

Mon, Jul 15, 2013 at 2:51 PM

Reply-To: "Sean P. Baxter" <kayserexec@yahoo.com>

To: Travis Schreiber <tsch2@vierbicher.com>, Michael Lawton <MLawton@boardmanclark.com>

FYI from Alder Strasser,

Please confirm that we do not need his waiver of the 30 days. Thanks.

Best,

SPB

# Sean P. Baxter

**Kayser Automotive Group**

**2303 West Beltline Hwy**

**Madison, WI 53713**

**608.276.0238 (P)**

**608.276.0221 (F)**

**kayserexec@yahoo.com**

**<http://www.kayseronline.com/>**

*" A Kayser Buyer's a Wiser Buyer"*

----- Forwarded Message -----

**From:** "Strasser, John Robert" <district14@cityofmadison.com>

**To:** Sean P. Baxter <kayserexec@yahoo.com>

**Sent:** Monday, July 15, 2013 2:36 PM

**Subject:** RE: Kayser Nissan/Johannsen's demo support

Sean

I am in support of the permit to demo the property you acquired at 2600 W Beltline Highway.

John Strasser

Alder John R. Strasser

Madison Common Council, District 14

www.cityofmadison.com/council/district14  
(c) 608-271-1080

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From: Sean P. Baxter [kayserexec@yahoo.com]  
Sent: Monday, July 15, 2013 1:37 PM  
To: Strasser, John Robert  
Subject: Re: Kayser Nissan/Johannsen's

Hello Alder Strasser,

I hope your summer is treating you well!

I wanted to reach out to let you know that our plans have changed some for the property we own at 2600 West Beltline Highway. We spoke previously about expansion of our Nissan dealership operation onto that site, but after further review and analysis, it appears that option is not viable for us. We do still wish to demolish the exiting structures, after Johannsen's closes sometime in September, to help ensure neighborhood safety and marketability of the site as a development ready pad for commercial use.

We expect to file our demo permit by July 17, for consideration on the August 26th Plan Commission meeting agenda. I would ask that you either speak to planning staff directly regarding this application, or reply to this email with your support of this effort. I would also like the opportunity to meet with you to explain our new plans, should you have any interest in learning more. While we haven't prepared a site plan because we do not have an intended future user, I'm happy to share our thoughts about how and when we plan to execute the demolish and site restoration process.

Best,  
SPB

Sean P. Baxter  
Kayser Automotive Group  
2303 West Beltline Hwy  
Madison, WI 53713  
608.276.0238 (P)  
608.276.0221 (F)  
kayserexec@yahoo.com<mailto:kayserexec@yahoo.com>  
<http://www.kaysersonline.com/>  
" A Kayser Buyer's a Wiser Buyer"

From: "Strasser, John Robert" <district14@cityofmadison.com>  
To: Sean P. Baxter <kayserexec@yahoo.com>  
Sent: Monday, June 3, 2013 4:39 PM  
Subject: RE: Kayser Nissan/Johannsen's

Sean

Thanks for the update. FYI I will be on vacation from June 20 until July 5. I will be checking email but will be out of the country.

John

Alder John R. Strasser

Madison Common Council, District 14

[www.cityofmadison.com/council/district14](http://www.cityofmadison.com/council/district14)

(c) 608-271-1080

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From: Sean P. Baxter [[kayserexec@yahoo.com](mailto:kayserexec@yahoo.com)<<mailto:kayserexec@yahoo.com>>]

Sent: Monday, June 03, 2013 4:35 PM

To: Strasser, John Robert

Cc: Patrick Baxter; Michael Lawton

Subject: Kayser Nissan/Johannsen's

Hi Alder Strasser,

As you are already aware, we intend to make application for demolition of the structures located at 2600 West Beltline Highway very soon. This past weekend we did notify the city online regarding this matter, and we wanted to make formal mention of this action to you. We would welcome additional dialogue with you once we are able to formally present a plan for our intended use. We anticipate this plan to be prepared sometime in June, and will anticipate a formal demolition permit application to be submitted very shortly thereafter. If you have any questions, please don't hesitate to ask.

Also, I have reached out to Sheri Carter and the Arbor Hills Neighborhood Association. Although technically our property is not located within the neighborhood, it would still be our intention to share any information they request, and would welcome their full support of our project where appropriate. I'll be speaking with Sheri in greater detail as our plans come together later this month.

Thanks for your help in this matter, we are excited to get started on our work and look forward to upgrading the visual presence of our Nissan dealership and the heavily traveled corner of Todd Drive and West Beltline Highway. I hope all is well.

Best,

SPB

Sean P. Baxter

Kayser Automotive Group

2303 West Beltline Hwy

Madison, WI 53713

608.276.0238 (P)

608.276.0221 (F)

[kayserexec@yahoo.com](mailto:kayserexec@yahoo.com)<<mailto:kayserexec@yahoo.com>><<mailto:kayserexec@yahoo.com>><<mailto:kayserexec@yahoo.com>><<mailto:kayserexec@yahoo.com>>>



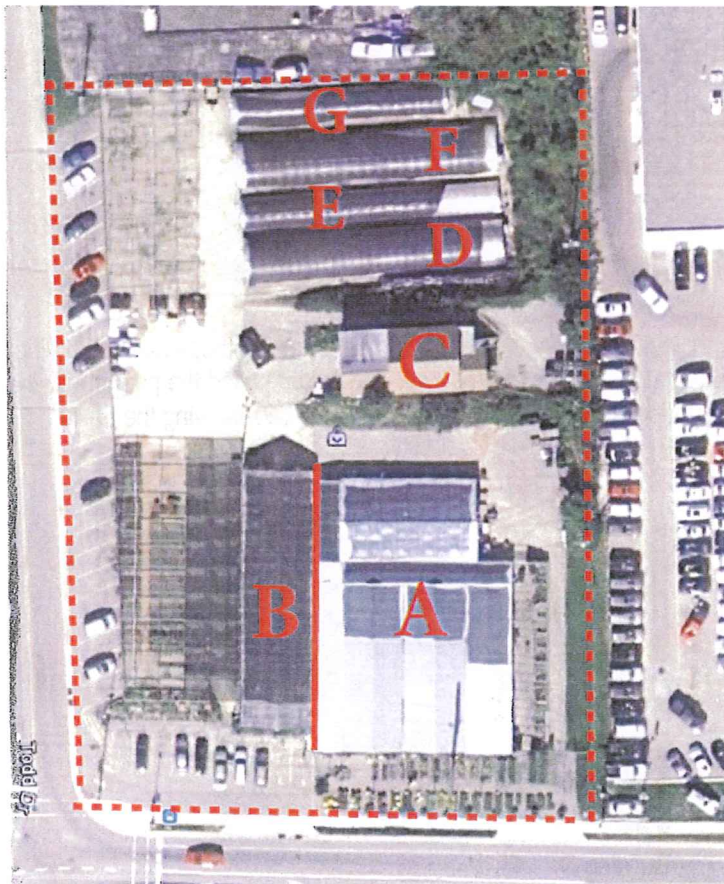
## Demolition Recycling and Reuse Plan

July 17, 2013

Client: Mustang Properties, LLC  
Location: 2600 W. Beltline Hwy.

### Summary:

The properties located at this address will no longer be in use and are scheduled to be razed. There are two buildings (Buildings A and C) and six greenhouses (Buildings B, D, E, F, and G) on the site. This deconstruction work is scheduled to start in late August. This demolition and recycling plan was prepared by Ideal Builders, Inc. who agrees to follow the procedures listed below.





Building A



Building C

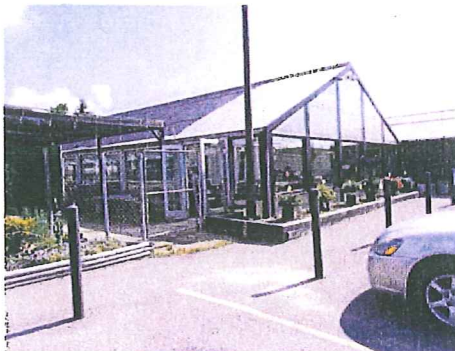
### 1. Reuse Phase

Ideal Builders conducted a preliminary walk-thru of the various building to investigate possible reusable items. Certain high value materials will be deconstructed and sold at Habitat for Humanity's ReStore. Below is a list of interior materials that the Habitat ReStore may be interested in.

- Wood doors.
- Door hardware.
- Plumbing fixtures.
- Windows.
- PVC Piping



The owner of the free standing greenhouse buildings will be removing and selling these buildings. They are labeled Buildings B, D, E, F, and G on the aerial photo above. The owner pulled the permit with the City of Madison on 7/16/13 to remove these structures. The owner will also be removing the trellis system west of building B.



Building B



Building D

## 2. Pre-Deconstruction Phase Recycling

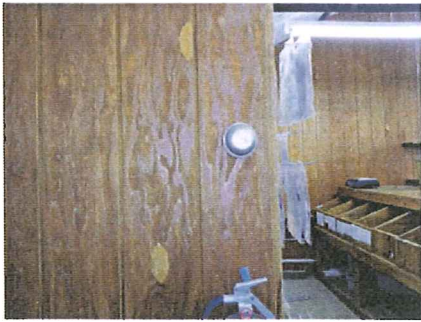
For all materials recycled during the pre-deconstruction phase, receipts or other proof of recycling will be kept on file showing dates, material type, weights/quantities, and recycling company information.

Light Bulbs – All light bulbs will be re-used or recycled. The following items will be recycled thru PKK Lighting, Midwest Lamp Recycling or similar company.

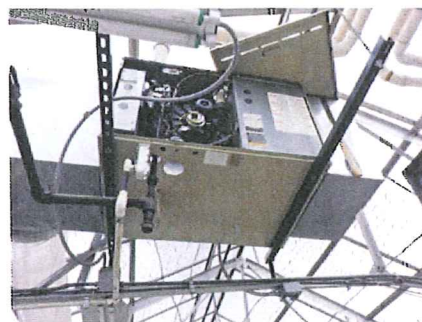
- Fluorescent bulbs and ballasts
- Compact fluorescent lamps
- Batteries in emergency lighting and exit signs

Paint and Chemicals – Paint and chemicals will be delivered to Dane County Clean Sweep.

Thermostats – Thermostats containing mercury will be delivered to Dane County Clean Sweep. Mercury is a hazardous waste.



Mechanical Equipment – HVAC equipment and plumbing equipment not removed for re-use will be removed from the buildings and taken to the scrap yard. Prior to scrapping, CFC's will be removed by a licensed contractor that is registered with the WI DNR. Documentation of the CFC removal including company contact information, description of the appliances serviced and dates will be kept on file.





**3. Deconstruction Phase Recycling**

Concrete, Asphalt, and Brick – Clean concrete and concrete block will be crushed to be used as fill. These materials will be taken to Wingra Stone or similar facility for recycling.

Metals – Habitat for Humanity will remove all accessible copper tubing, copper wire, and accessible steel for scrap. Remaining materials will be sorted and sent to All Metals Recycling Co.

Wood – Habitat for Humanity will have the opportunity to salvage any wood materials that would be of value. All clean wood products that can be practically sorted will be recycled by Royal Container Service.

**Jason L. Bollig**  
Vice President

# EROSION CONTROL MEASURES

- EROSION CONTROL SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON EROSION CONTROL ORDINANCE AND CHAPTER NR 216 OF THE WISCONSIN ADMINISTRATIVE CODE.
- CONSTRUCT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH WISCONSIN DNR TECHNICAL STANDARDS (<http://dnr.wi.gov/runoff/stormwater/techstds.htm>) AND WISCONSIN CONSTRUCTION SITE BEST MANAGEMENT PRACTICE HANDBOOK.
- INSTALL SEDIMENT CONTROL PRACTICES (TRACKING PAD, PERIMETER SILT FENCE, SEDIMENT BASINS, ETC.) PRIOR TO INITIATING OTHER LAND DISTURBING CONSTRUCTION ACTIVITIES.
- THE CONTRACTOR IS REQUIRED TO MAKE EROSION CONTROL INSPECTIONS AT THE END OF EACH WEEK AND WHEN 0.5 INCHES OF RAIN FALLS WITHIN 24 HOURS. INSPECTION REPORTS SHALL BE PREPARED AND FILED AS REQUIRED BY THE DNR AND/OR CITY. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.
- EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE OF THIS PROJECT. EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE DEVELOPER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.
- A 3" CLEAR STONE TRACKING PAD SHALL BE INSTALLED AT THE END OF ROAD CONSTRUCTION LIMITS TO PREVENT SEDIMENT FROM BEING TRACKED ONTO THE ADJACENT PAVED PUBLIC ROADWAY. SEDIMENT TRACKING PAD SHALL CONFORM TO WISDNR TECHNICAL STANDARD 1057. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORK DAY.
- CHANNELIZED RUNOFF:** FROM ADJACENT AREAS PASSING THROUGH THE SITE SHALL BE DIVERTED AROUND DISTURBED AREAS.
- STABILIZED DISTURBED GROUND:** ANY SOIL OR DIRT PILES WHICH WILL REMAIN IN EXISTENCE FOR MORE THAN 7-CONSECUTIVE DAYS, WHETHER TO BE WORKED DURING THAT PERIOD OR NOT, SHALL NOT BE LOCATED WITHIN 25- FEET OF ANY ROADWAY, PARKING LOT, PAVED AREA, OR DRAINAGE STRUCTURE OR CHANNEL (UNLESS INTENDED TO BE USED AS PART OF THE EROSION CONTROL MEASURES). TEMPORARY STABILIZATION AND CONTROL MEASURES (SEEDING, MULCHING, TARPING, EROSION MATTING, BARRIER FENCING, ETC.) ARE REQUIRED FOR THE PROTECTION OF DISTURBED AREAS AND SOIL PILES, WHICH WILL REMAIN UN-WORKED FOR A PERIOD OF MORE THAN 14-CONSECUTIVE CALENDAR DAYS. THESE MEASURES SHALL REMAIN IN PLACE UNTIL SITE HAS STABILIZED.
- SITE DE-WATERING:** WATER PUMPED FROM THE SITE SHALL BE TREATED BY TEMPORARY SEDIMENTATION BASINS OR OTHER APPROPRIATE CONTROL MEASURES. SEDIMENTATION BASINS SHALL HAVE A DEPTH OF AT LEAST 3 FEET, BE SURROUNDED BY SNOWFENCE OR EQUIVALENT BARRIER AND HAVE SUFFICIENT SURFACE AREA TO PROVIDE A SURFACE SETTLING RATE OF NO MORE THAN 750 GALLONS PER SQUARE FOOT PER DAY AT THE HIGHEST DEWATERING PUMPING RATE. WATER MAY NOT BE DISCHARGED IN A MANNER THAT CAUSES EROSION OF THE SITE, A NEIGHBORING SITE, OR THE BED OR BANKS OF THE RECEIVING WATER. POLYMERS MAY BE USED AS DIRECTED BY DNR TECHNICAL STANDARD 1061 (DE-WATERING).
- INLET FILTERS ARE TO BE PLACED IN EXISTING STORMWATER INLET STRUCTURES. ALL PROJECT AREA STORM INLETS NEED WISCONSIN D.O.T. TYPE D INLET PROTECTION.
- RESTORATION (SEED, FERTILIZE AND MULCH) SHALL BE PER SPECIFICATIONS ON THIS SHEET.
- ALL AREAS SHALL BE RESTORED WITH 2" TOPSOIL, PERMANENT SEED, FERTILIZER AND MULCH.
- SEED, FERTILIZER AND MULCH SHALL BE APPLIED WITHIN 7 DAYS AFTER FINAL GRADE HAS BEEN ESTABLISHED. IF DISTURBED AREAS WILL NOT BE RESTORED IMMEDIATELY AFTER ROUGH GRADING, TEMPORARY SEED SHALL BE PLACED.
- EROSION MAT (CLASS I, TYPE A URBAN PER WISCONSIN D.O.T. P.A.L.) SHALL BE INSTALLED ON ALL SLOPES 3:1 OR GREATER BUT LESS THAN 1:1.
- SILT FENCE OR EROSION MAT SHALL BE INSTALLED ALONG THE CONTOURS AT 100 FOOT INTERVALS DOWN THE SLOPE ON THE DISTURBED SLOPES STEEPER THAN 5% AND MORE THAN 100 FEET LONG THAT SHEET FLOW TO THE ROADWAY UNLESS SOIL STABILIZERS ARE USED.
- INSTALL MINIMUM 6'-7' WIDE EROSION MAT ALONG THE BACK OF CURB AFTER TOPSOIL HAS BEEN PLACED IN THE TERRACE IF THIS AREA WILL NOT BE SEEDED AND MULCHED WITHIN 48 HOURS OF PLACING TOPSOIL.
- SILT FENCE TO BE USED ACROSS AREAS OF THE LOT THAT SLOPE TOWARDS A PUBLIC STREET OR WATERWAY. SEE DETAILS.
- SEDIMENT SHALL BE CLEANED FROM CURB AND GUTTER AFTER EACH RAINFALL AND PRIOR TO PROJECT ACCEPTANCE.
- ANY PROPOSED CHANGES TO THE EROSION CONTROL PLAN MUST BE SUBMITTED AND APPROVED BY PERMITTING MUNICIPALITY.
- THE CITY, OWNER AND/OR ENGINEER MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES AT ANY TIME DURING CONSTRUCTION.

### SEEDING RATES:

#### TEMPORARY:

- USE ANNUAL OATS AT 3.0 LB./1,000 S.F. FOR SPRING AND SUMMER PLANTINGS.
- USE WINTER WHEAT OR RYE AT 3.0 LB./1,000 SF FOR FALL PLANTINGS STARTED AFTER SEPTEMBER 15.

#### PERMANENT:

- USE WISCONSIN D.O.T. SEED MIX #40 AT 2 LB./1,000 S.F.

### FERTILIZING RATES:

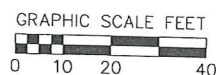
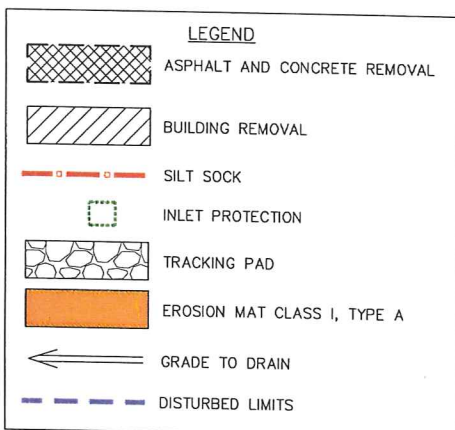
#### TEMPORARY AND PERMANENT:

- USE WISCONSIN D.O.T. TYPE A OR B AT 7 LB./1,000 S.F.

### MULCHING RATES:

#### TEMPORARY AND PERMANENT:

- USE 1/2" TO 1-1/2" STRAW OR HAY MULCH, CRIMPED PER SECTION 607.3.2.3, OR OTHER RATE AND METHOD PER SECTION 627, WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION



### DEMOLITION NOTES:

- COORDINATE EXISTING UTILITY REMOVAL WITH LOCAL AUTHORITIES AND UTILITY COMPANIES HAVING JURISDICTION.
- ALL SAWCUTTING SHALL BE FULL DEPTH TO PROVIDE A CLEAN EDGE. MATCH EXISTING ELEVATIONS AT POINTS OF CONNECTION FOR NEW GRASS RESTORATION AND EXISTING PAVEMENT, CURB, SIDEWALKS, ETC. ALL SAWCUT LOCATIONS SHOWN ARE APPROXIMATE AND MAY BE FIELD ADJUSTED TO ACCOMMODATE CONDITIONS, MATERIAL TYPE, ETC.
- CONTRACTOR SHALL PROVIDE AND SHALL BE RESPONSIBLE FOR ANY NECESSARY TRAFFIC CONTROL AND SAFETY MEASURES DURING DEMOLITION AND CONSTRUCTION OPERATIONS WITHIN OR NEAR THE PUBLIC ROADWAY.
- ALL TREES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY. STUMPS SHALL BE GROUND TO 12" BELOW EXISTING GRADE.
- PROVIDE TREE PROTECTION FENCING PRIOR TO CONSTRUCTION OPERATIONS. MAINTAIN THROUGHOUT CONSTRUCTION.
- ALL DEMOLISHED MATERIAL TO BE REMOVED FROM SITE UNLESS NOTED AS SALVAGE OR AS DIRECTED BY OWNER.
- ASPHALT AND CONCRETE DEMOLITION TO INCLUDE CURB AND GUTTER DEMOLITION WITHIN REMOVAL LIMITS. NO CURB REMOVAL WITHIN PUBLIC RIGHT OF WAY.
- CONCRETE DEMOLITION TO INCLUDE STOOP DEMOLITION



NOTE: AERIAL IMAGE AND CONTOURS SHOWN ARE FROM DCI, Dane County

REVISIONS	NO.	DATE	REMARKS

SCALE: 1" = 20'

DATE: 7/16/13

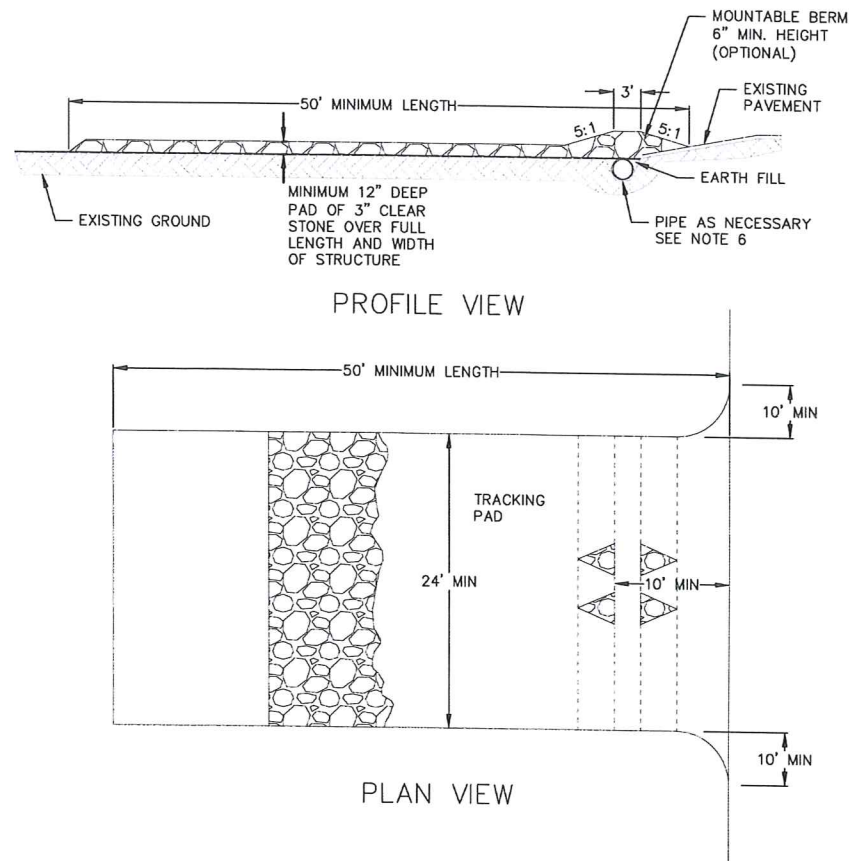
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PROJECT NO.: 130116.00

SHEET: 1 OF 2

DWG. NO.:

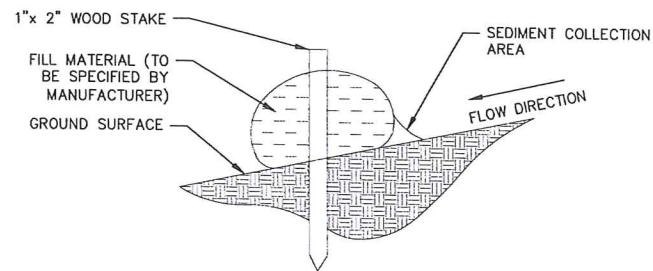


**CONSTRUCTION SEQUENCE:**

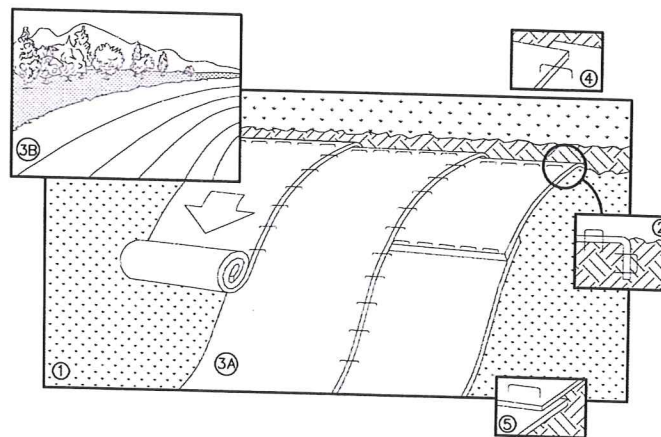
1. INSTALL SILT SOCK, INLET FILTERS AND TRACKING PAD
2. DEMOLITION BUILDING, ASPHALT PARKING LOT, GRAVEL LOT, AND CONCRETE DRIVE APRONS
3. STRIP TOPSOIL
4. RESTORE ALL DISTURBED AREAS
5. REMOVE TRACKING PAD, SILT FENCE AND INLET FILTERS MEASURES AFTER DISTURBED AREAS ARE RESTORED

1. FOLLOW WISCONSIN DNR TECHNICAL STANDARD 1057 FOR FURTHER DETAILS AND INSTALLATION.
2. LENGTH - MINIMUM OF 50'.
3. WIDTH - 24' MINIMUM, SHOULD BE FLARED AT THE EXISTING ROAD TO PROVIDE A TURNING RADIUS.
4. ON SITES WITH A HIGH GROUND WATER TABLE OR WHERE SATURATED CONDITIONS EXIST, GEOTEXTILE FABRIC SHALL BE PLACED OVER EXISTING GROUND PRIOR TO PLACING STONE. FABRIC SHALL BE WISDOT TYPE-HR GEOTEXTILE FABRIC.
5. STONE - CRUSHED 3" CLEAR STONE SHALL BE PLACED AT LEAST 12" DEEP OVER THE ENTIRE LENGTH AND WIDTH OF ENTRANCE.
6. SURFACE WATER - ALL SURFACE WATER FLOWING TO OR DIVERTED TOWARDS CONSTRUCTION ENTRANCES SHALL BE PIPED THROUGH THE ENTRANCE. MAINTAINING POSITIVE DRAINAGE. PIPE INSTALLED THROUGH THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE PROTECTED WITH A MOUNTABLE BERM WITH 5:1 SLOPES AND MINIMUM OF 6" STONE OVER THE PIPE. PIPE SHALL BE SIZED ACCORDING TO THE DRAINAGE REQUIREMENTS. WHEN THE ENTRANCE IS LOCATED AT A HIGH SPOT AND HAS NO DRAINAGE TO CONVEY A PIPE SHALL NOT BE NECESSARY. THE MINIMUM PIPE DIAMETER SHALL BE 6". CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID PIPE.
7. LOCATION - A STABILIZED CONSTRUCTION ENTRANCE SHALL BE LOCATED WHERE CONSTRUCTION TRAFFIC ENTERS AND/OR LEAVES THE CONSTRUCTION SITE. VEHICLES LEAVING THE SITE MUST TRAVEL OVER THE ENTIRE LENGTH OF THE TRACKING PAD.

1 TRACKING PAD  
1 NOT TO SCALE



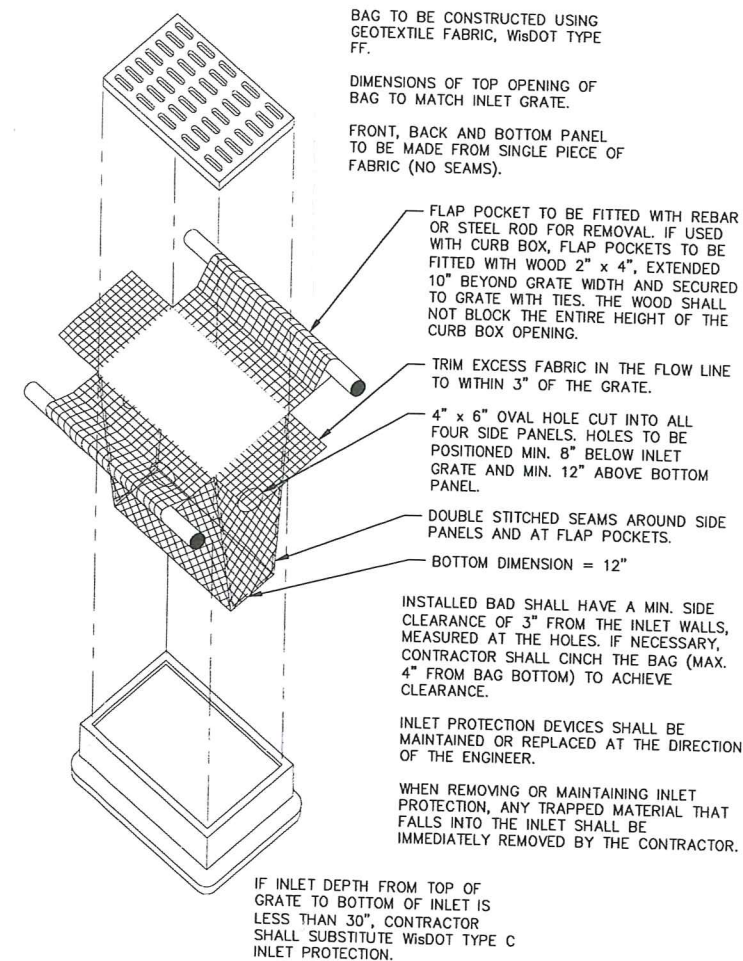
1 SILT SOCK  
1 NOT TO SCALE



NOTE: REFER TO GENERAL STAPLE PATTERN GUIDE FOR CORRECT STAPLE PATTERN RECOMMENDATIONS FOR SLOPE INSTALLATIONS.

1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF FERTILIZER AND SEED.  
NOTE: WHEN USING CELL-O-SEED, DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN 6" DEEP BY 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
3. ROLL THE BLANKETS <A.> DOWN, OR <B.> HORIZONTALLY ACROSS THE SLOPE.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2" OVERLAP.
5. WHEN BLANKETS MUST BE SPLICED DOWN THE SLOPE, PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH APPROXIMATELY 4" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART.
6. ALL BLANKETS MUST BE SECURELY FASTENED TO THE SLOPE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS RECOMMENDED BY THE MANUFACTURER.

1 EROSION MAT  
1 NOT TO SCALE



1 INLET PROTECTION TYPE D  
1 NOT TO SCALE

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

SCALE  
1" = 20'

DATE  
7/16/13

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PROJECT NO.  
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SHEET  
2 OF 2

DWG. NO.