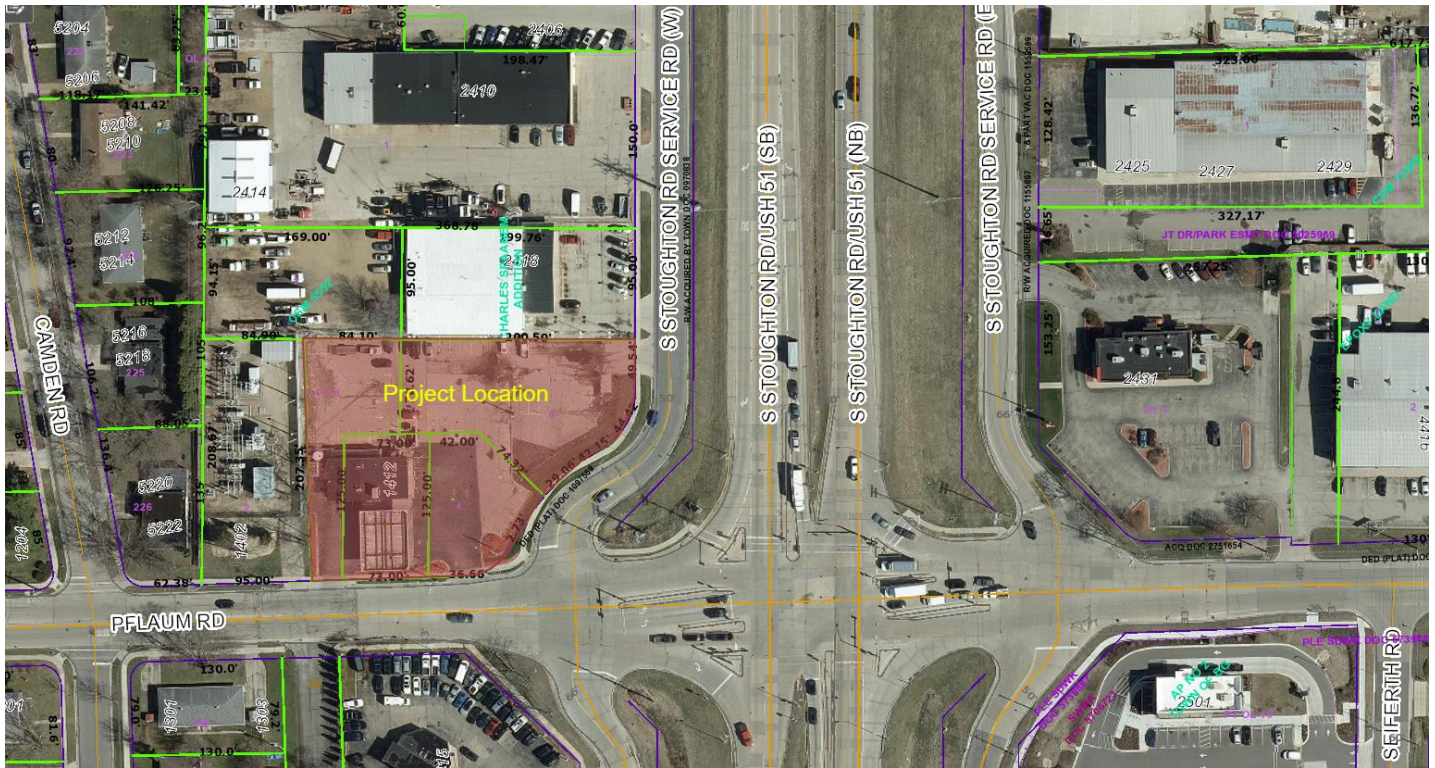


2430 S Stoughton Road
Project: 15442, Contract: 9581
Entity: Dahm No. 70, LLC



The developer, Dahm No. 70, LLC, has been conditionally approved for a one-lot Certified Survey Map (CSM) at the property currently addressed as 1412 Pflaum Road and to be addressed as 2430 S Stoughton Road after the CSM is recorded. The developer shall demolish the existing vehicle fueling station and convenience store and construct a car wash. The developer shall coordinate private project construction with a proposed Public Works (PW) project on Pflaum Road (Monona Dr to Stoughton Rd). Any work required as a condition of approval for the private project that is completed with the PW project shall be assessed back to the developer. The developer shall be required to sign a Declaration of Conditions and Covenants and Restrictions waiver of hearing.

Developer Agreement Work:

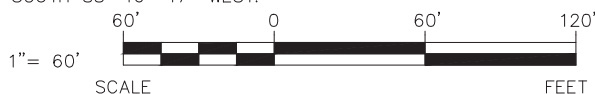
- One-lot Certified Survey Map
- The developer shall grant a Public Sidewalk Easement to the City on the face of this Certified Survey Map as required along the south side of this CSM as required for the construction of a public sidewalk measuring as five (5)-foot wide sidewalk, eight (8)-foot terrace, and additional one (1) foot for maintenance along Pflaum Road.
- The developer shall construct a public five (5)-foot wide sidewalk, eight (8)-foot terrace, and additional one (1) foot for maintenance along S. Stoughton Road Service Road.
- Private sanitary, storm, and water lateral connections into the public infrastructure.
- The developer shall be responsible for offsite sanitary sewer improvements due to the projected wastewater flow volumes. The developer shall pipe burst an existing 8" diameter sewer to a 12" diameter sewer where it will then connect into existing 12" sewer on Joylynne Drive.
- Street, terrace, and pavement marking restoration and crosswalk ramps as required by the City of Madison to serve the development.

FOR
CARLYSLE PARTNERS, LLC
 LOTS 3, 4 & 5 AND PART OF LOT 6,
 CHARLES SPAANEM ADDITION, LOCATED IN PART OF
 THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4,
 SECTION 16, TOWNSHIP 7 NORTH, RANGE 10 EAST,
 CITY OF MADISON, DANE COUNTY, WISCONSIN.

[illegible]

- - 3/4" x 18" REBAR SET
WEIGHING 1.50 LBS/FT.
- ✕ - CUT "X" SET
- ▲ - 1" IRON PIPE FOUND
- - 3/4" REBAR FOUND
- △ - RAILROAD SPIKE FOUND
- - MAG NAIL FOUND
- ⊙ - SECTION CORNER MONUMENT FOUND

NORTH POINT REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY. THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 16 HAS A BEARING OF SOUTH 88°-16'-47" WEST.



CURVE 1
L=46.46'
R=45.00'
CB=S29°28'28"W (R.A. S30°33'12.5"W)
CH=44.42'
Δ=059°08'57" (R.A. 059°08'45")
TAN=S59°02'56"W
TAN=S00°06'01"E

CURVE 2
L=75.66'
R=96.00'
CB=S36°28'00"W (R.A. S37°32'45"W)
CH=73.72'
Δ=045°09'29" (R.A. 045°09'40")
TAN=S59°02'45"W
TAN=S13°53'16"W

CURVE 3
L=52.01'
R=40.00'
CB=S51°08'10"W (R.A. S52°12'55"W)
CH=48.42'
Δ=074°29'37" (R.A. 074°30'00")
TAN=S88°22'59"W
TAN=S13°53'22"W

SHEET 1 OF 4 SHEETS



100 Camelot Drive
Fond Du Lac, WI 54935
Phone: (920) 926-9800
www.EXCELENGINEER.com
JOB NO. 230005500

SPECIFICATION NOTE:
SEE SHEET C0.1 FOR PLAN
SPECIFICATIONS AND REQUIREMENTS



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100 Carlelet Drive
Fond du Lac, WI 54935
920-926-9800
excelengineer.com

PROJECT INFORMATION

CARWASH FOR:
CREW CARWASH
2430 S STOUGHTON RD • MADISON, WI 53716

PROFESSIONAL SEAL

PRELIMINARY DATES

AUG. 7, 2023
DEC. 27, 2023

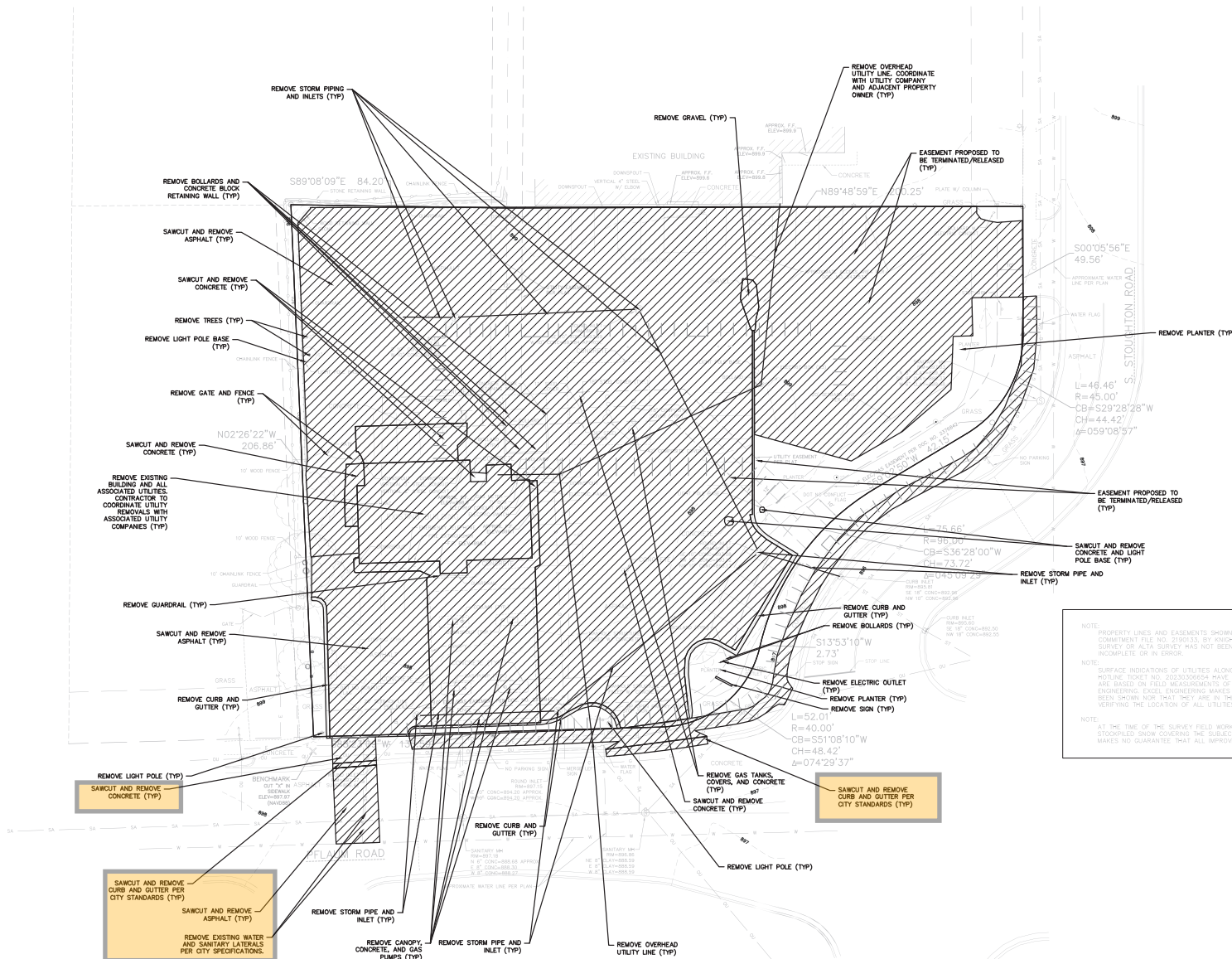
JOB NUMBER

230005500

SHEET NUMBER

C1.0

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NOTE: PROPERTY LINES AND EASEMENTS SHOWN ON THIS PLAN WERE DRAFTED FROM INFORMATION CONTAINED IN TITLE COMMITMENT FILE NO. 20030306044. BY KNIGHT BARRY TITLE GROUP DATED DECEMBER 23, 2020. AN UPDATED PLAT OF SURVEY OR ALTA SURVEY HAS NOT BEEN AUTHORIZED AND THE PROPERTY LINES SHOWN ON THIS PLAN MAY BE INCOMPLETE OR IN ERROR.

NOTE: SURFACE INDICATIONS OF UTILITIES ALONG WITH DODGE'S HOTLINE MARKINGS ON THE SURVEYED PARCEL PER DODGE'S HOTLINE TICKET NO. 20030306044 HAVE BEEN SHOWN. SIZES AND ELEVATION OF UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON FIELD MEASUREMENTS OF VISIBLE STRUCTURES IN COMBINATION WITH AVAILABLE DATA PROVIDED TO EXCEL ENGINEERING. EXCEL ENGINEERING MAKES NO GUARANTEE THAT ALL THE EXISTING UTILITIES IN THE SURVEYED AREA HAVE BEEN SHOWN NOR THAT THEY ARE IN THE EXACT LOCATION INDICATED. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES CRITICAL TO CONSTRUCTION.

NOTE: AT THE TIME OF THE SURVEY FIELD WORK, THERE WAS APPROXIMATELY 1\"/>



CIVIL EXISTING SITE AND DEMOLITION PLAN

SPECIFICATION NOTE:
SEE SHEET C0.1 FOR PLAN
SPECIFICATIONS AND REQUIREMENTS

SITE INFORMATION:

PROPERTY AREA: 46,951 S.F. (1.08 ACRES).
EXISTING ZONING: CC-T COMMERCIAL CORRIDOR-TRANSITIONAL DISTRICT
PROPOSED ZONING: CC-T COMMERCIAL CORRIDOR-TRANSITIONAL DISTRICT
PROPOSED USE: AUTOMATIC CARWASH
AREA OF SITE DISTURBANCE: 50,586 SF (1.16 AC)
SETBACKS: BUILDING: FRONT = MIN. 50% OF STREET FACING BUILDING WALL SHALL BE SETBACK NOT MORE THAN 25'
SIDE = 5'
REAR = 5'
STREET = SAME AS FRONT
PAVEMENT: FRONT = WIDTH OF FRONTAGE LANDSCAPING
SIDE = SCREEN WITH 6" FENCE OR WALL
REAR = SCREEN WITH 6" FENCE OR WALL
STREET = WIDTH OF FRONTAGE LANDSCAPING
PROPOSED BUILDING HEIGHT: 35' (MAX. HEIGHT ALLOWED: 78')
PARKING REQUIRED: 1 SPACE PER 2 EMPLOYEES + 1 FOR OWNER OR MANAGER
RESERVOIR PARKING REQUIRED: 5 TIMES EACH 20' OF PRODUCTION LINE (38 REQ.)
PARKING PROVIDED: 17 SPACES (1 H.C. ACCESSIBLE) (11 VACUUM STALLS)
RESERVOIR PARKING PROVIDED: 39 STALLS (7 ON CONVEYOR)
HANDICAP STALLS REQUIRED: 1, HANDICAP STALLS PROVIDED: 1
LANDSCAPE REQUIREMENTS: MIN. LANDSCAPE SURFACE RATIO: 15%

SITE PLAN KEYNOTES

- 3 CONCRETE SIDEWALK (TYP.)
- 5 HEAVY DUTY CONCRETE (TYP.)
- 7 DUMPSTER PAD/APRON CONCRETE (TYP.)
- 8 CONCRETE STOOP (TYP.) SEE ARCH. PLANS FOR DETAILS.
- 9 RAISED WALK (TYP.)
- 10 FLUSH WALK (TYP.)
- 12 CURB RAMP (TYP.)
- 13 ADA CURB RAMP (TYP.)
- 14 18" CURB & GUTTER (TYP.)
- 16 CURB TAPER (TYP.)
- 18 CONCRETE TRANSFORMER PAD BY UTILITY SUPPLIER (CONTRACTOR TO VERIFY FINAL LOCATION & DESIGN PRIOR TO CONSTRUCTION)
- 19 HANDICAP SIGN (TYP.)
- 20 HANDICAP STALL & STRIPING PER STATE CODES.
- 23 DUMPSTER ENCLOSURE (SEE ARCH PLANS FOR DETAILS)
- 24 BOLLARDS (SEE ARCH PLANS FOR DETAILS)
- 25 STOP SIGN (TYP.)
- 27 BIKE RACK (TYPE & COLOR BY OWNER)
- 29 TRAFFIC FLOW ARROWS. COLOR TO MATCH PARKING STALL STRIPING.
- 30 PAINT STRIPING (TYP.). COLOR TO MATCH PARKING STALL STRIPING.
- 32 CANOPY (TYP.) SEE ARCH PLANS.
- 33 DO NOT ENTER SIGN (TYP.)
- 34 ASPHALT PER CITY STANDARDS (TYP.)
- 35 MOUNTABLE CURB AND GUTTER PER CITY STANDARDS (TYP.)
- 36 POS PER ARCH PLANS (TYP.)
- 37 6" BOARD ON BOARD WOOD FENCE. PAINT/STAIN COLOR BY OWNER (TYP.)
- 38 CURB AND GUTTER PER CITY STANDARDS (TYP.)
- 39 VACUUM STATION. SEE DETAIL ON C2.1 (TYP.)

PAVEMENT HATCH KEY:

- STANDARD ASPHALT
- SIDEWALK CONCRETE
- HEAVY DUTY CONCRETE
- DUMPSTER PAD CONCRETE

1" = 20' SCALE
NORTH
CIVIL SITE PLAN

EXISTING SITE DATA			
	AREA (AC)	AREA (SF)	RATIO
PROJECT SITE	1.08	46,951	
BUILDING FLOOR AREA	0.10	4,523	9.6%
PAVEMENT (ASP. & CONC.)	0.87	37,692	80.3%
TOTAL IMPERVIOUS	0.97	42,215	89.9%
LANDSCAPE/ OPEN SPACE	0.11	4,736	10.1%

PROPOSED SITE DATA			
	AREA (AC)	AREA (SF)	RATIO
PROJECT SITE	1.08	46,951	
BUILDING FLOOR AREA	0.14	5,979	12.7%
PAVEMENT (ASP. & CONC.)	0.88	38,720	83.3%
TOTAL IMPERVIOUS	0.92	35,695	76.0%
LANDSCAPE/ OPEN SPACE	0.26	11,256	24.0%

EXCEL
Always a Better Plan
100 Carleton Drive
Fond du Lac, WI 54935
920-926-9800
excelengineer.com

PROJECT INFORMATION

CARWASH FOR:
CREW CARWASH
2430 S STOUGHTON RD • MADISON, WI 53716

PROFESSIONAL SEAL

PRELIMINARY DATES

MAR. 9, 2023
MAR. 31, 2023
APR. 28, 2023
MAY 1, 2023
MAY 3, 2023
AUG. 1, 2023
AUG. 7, 2023
DEC. 27, 2023

JOB NUMBER

230005500

SHEET NUMBER

C1.1

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PROJECT INFORMATION

CARWASH FOR:
CREW CARWASH
2430 S STOUGHTON RD • MADISON, WI 53716

PROFESSIONAL SEAL

PRELIMINARY DATES

AUG. 7, 2023
DEC. 27, 2023

JOB NUMBER

230005500

SHEET NUMBER

C1.3

SPECIFICATION NOTE:
SEE SHEET C0.1 FOR PLAN
SPECIFICATIONS AND REQUIREMENTS

DOWNSPOUT NOTE:

DS = DENOTES DOWNSPOUT TO
GRADE LOCATIONS. PROVIDE SPLASH BLOCKS AT
ALL DS TO GRADE LOCATIONS. SEE ARCH PLANS
FOR FINAL LOCATIONS.

CLEANOUT NOTE:

CO = DENOTES LOCATIONS WHERE
CONTRACTOR SHALL INSTALL CLEANOUTS, SEE
C0.1 FOR SPECIFICATION.

CURB INLET NOTE:

ALL CURB INLETS TO CONTAIN FLOWWARD +PLUS
OR FILTER SEPARATOR INSERT. SEE DETAIL ON
C2.0.

WATER RECLAIM SYSTEM (GRIT PIT) STRUCTURE TABLE								
STR. NO.	STRUCTURE DIAMETER (INCHES)	T.O.R.	INVERT IN (FEET)	INVERT OUT (FEET)	SUMP (FEET)	SUBGRADE (FEET)	STORAGE (CU. FT.)	PROVIDED STORAGE (GAL.)
1	60	899.3	894.5	894.25	886.17	885.67	137.40	1028
2	60	899.15	894.25	894	886.17	885.67	132.54	992
3	84	899.3	894.5	894.25	886.17	885.67	298.25	2231
4	72	899.15	894.25	894	886.17	885.67	212.06	1586
5	72	899.1	894	893.75	886.17	885.67	205.00	1534
6	72	899.3	893.75	893.5	886.17	885.67	197.92	1481
7	60	899.3	894.5	894.25	886.17	885.67	142.35	1065
8	60	899.1	894.25	894	886.17	885.67	137.40	1028

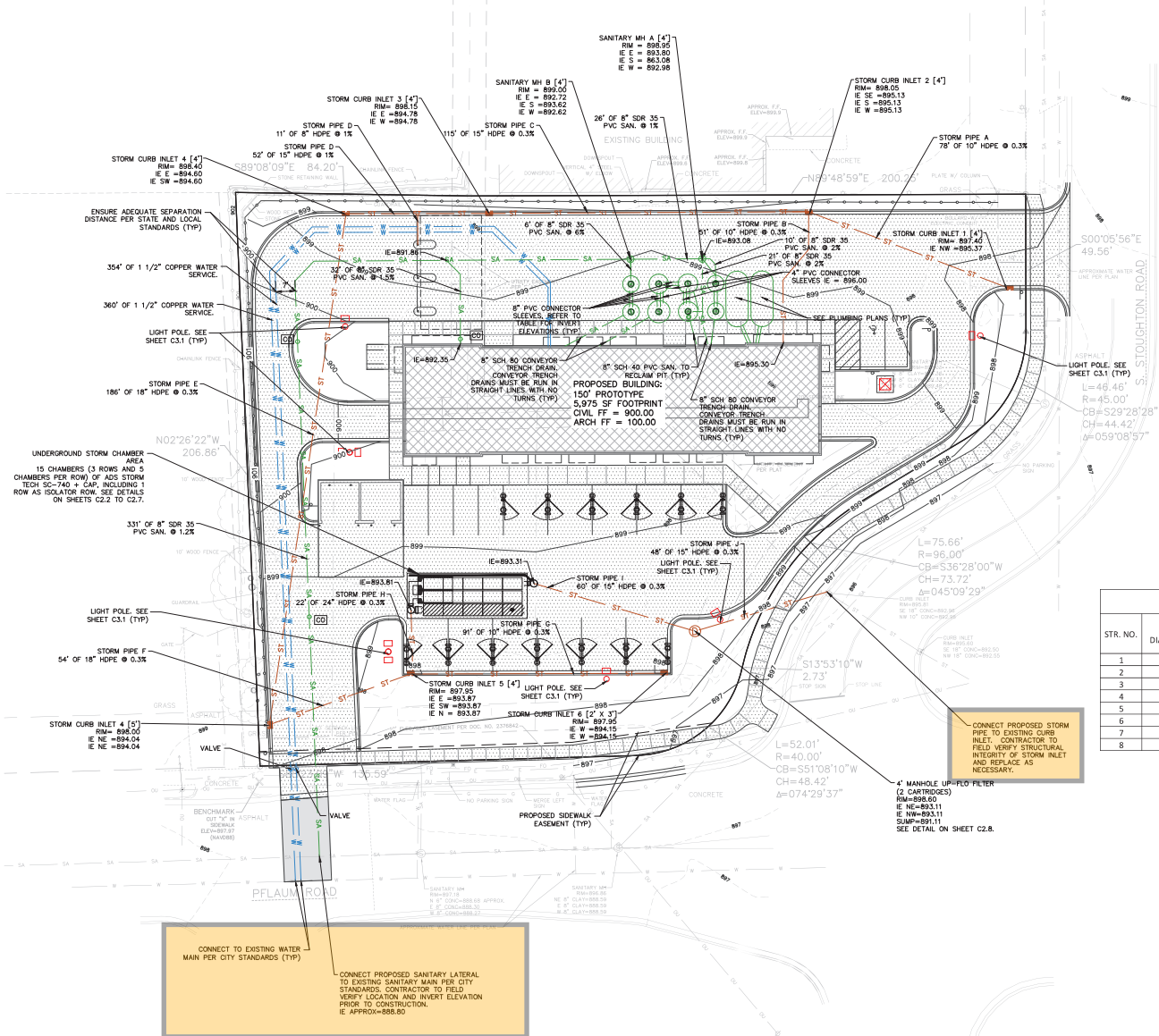
WATER RECLAIM STRUCTURE NOTE:

ACCESS RISER AND OPERATING 38" DIAMETER
STEEL PLATE LID, MODEL PER OWNER
SPECIFICATIONS. STRUCTURE TO P TO HAVE A
36" DIAMETER AND A 6" THICKNESS TO
ACCOMMODATE SITE CONCRETE OPENING CASTING.
LID TO BE ALIGNED WITH LADDER RUNGS IN
MANHOLE.

1" = 20'
SCALE

NORTH

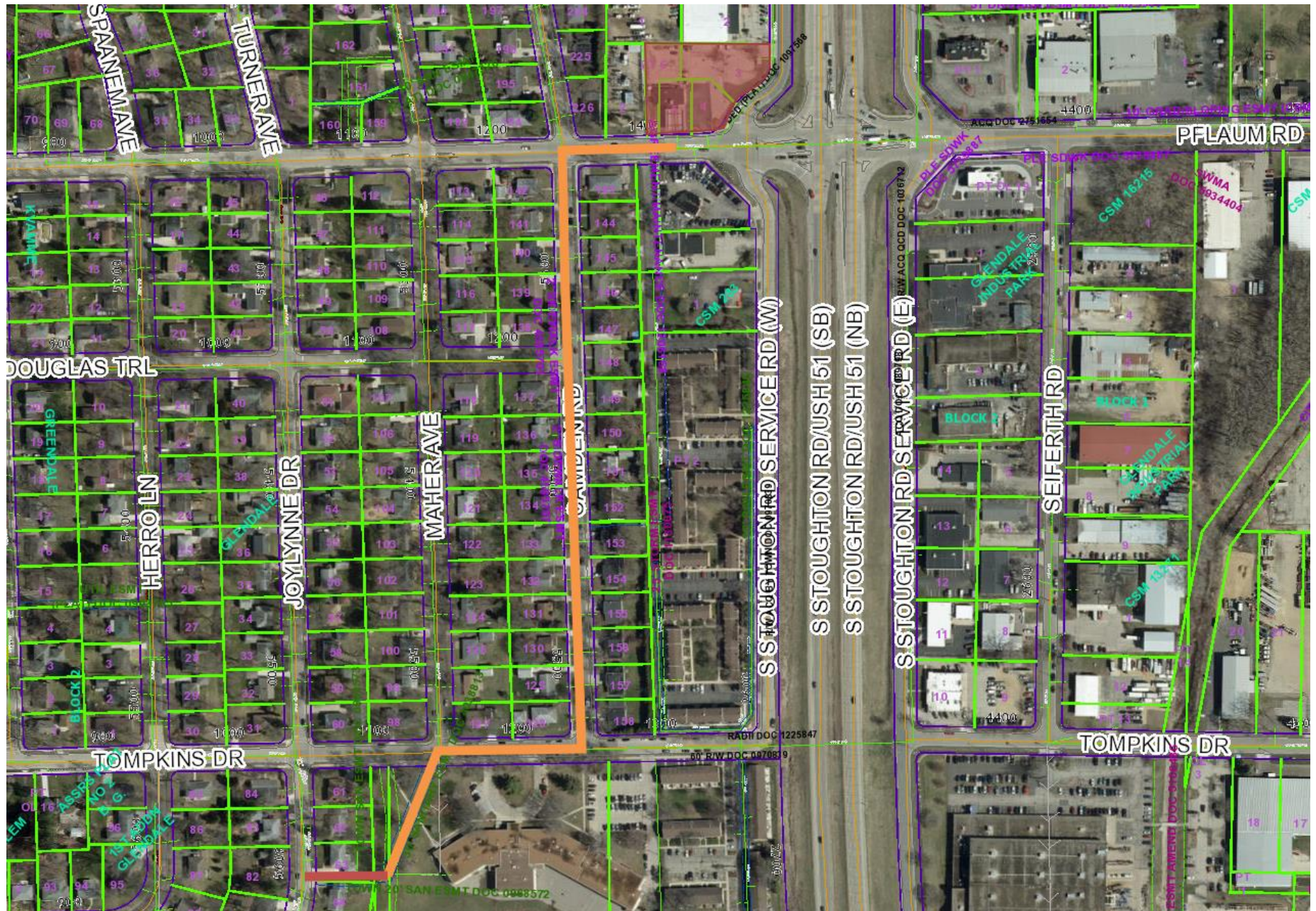
CIVIL UTILITY PLAN

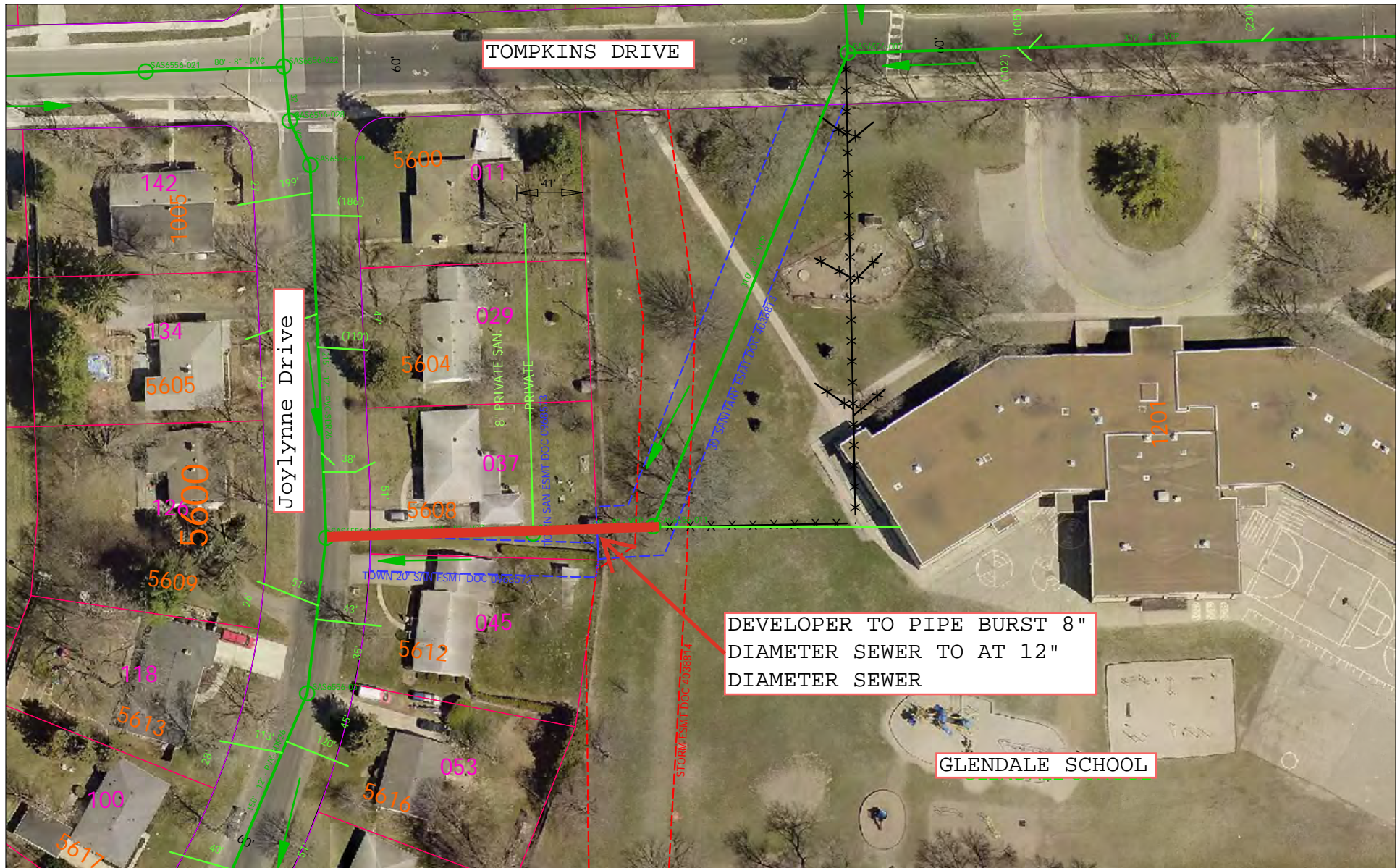


Offsite Sanitary Sewer Improvements

Existing 8" sanitary sewer pipe (orange) from project to location of offsite pipe bursting to 12" pipe (red)

For location reference only





Time: 2/21/2025 10:56:50 AM
 Session: C:\Users\enmdm\pflaum.gts

Scale: 1 In = 80 Ft

City of Madison, WI - GIS/Mapping data

Printed By: enmdm

Disclaimer: The City makes no representation about the accuracy of these records and shall not be liable for any damages