



Location
502-506 East Badger Road

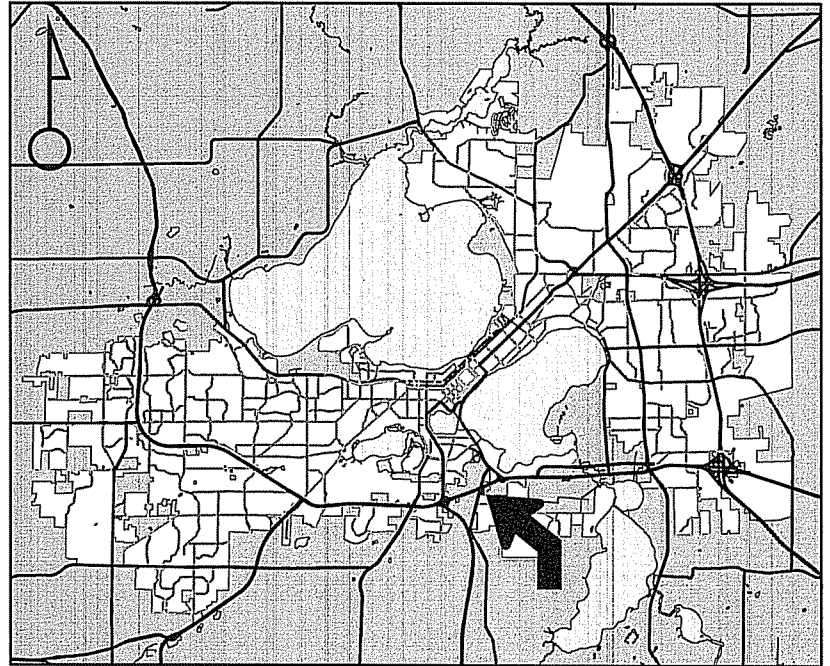
Project Name
Fields Volvo Jaguar Land Rover

Applicant
Carey and Slinde Enterprises, LLC /
Jerry Mortier - The Redmond Company

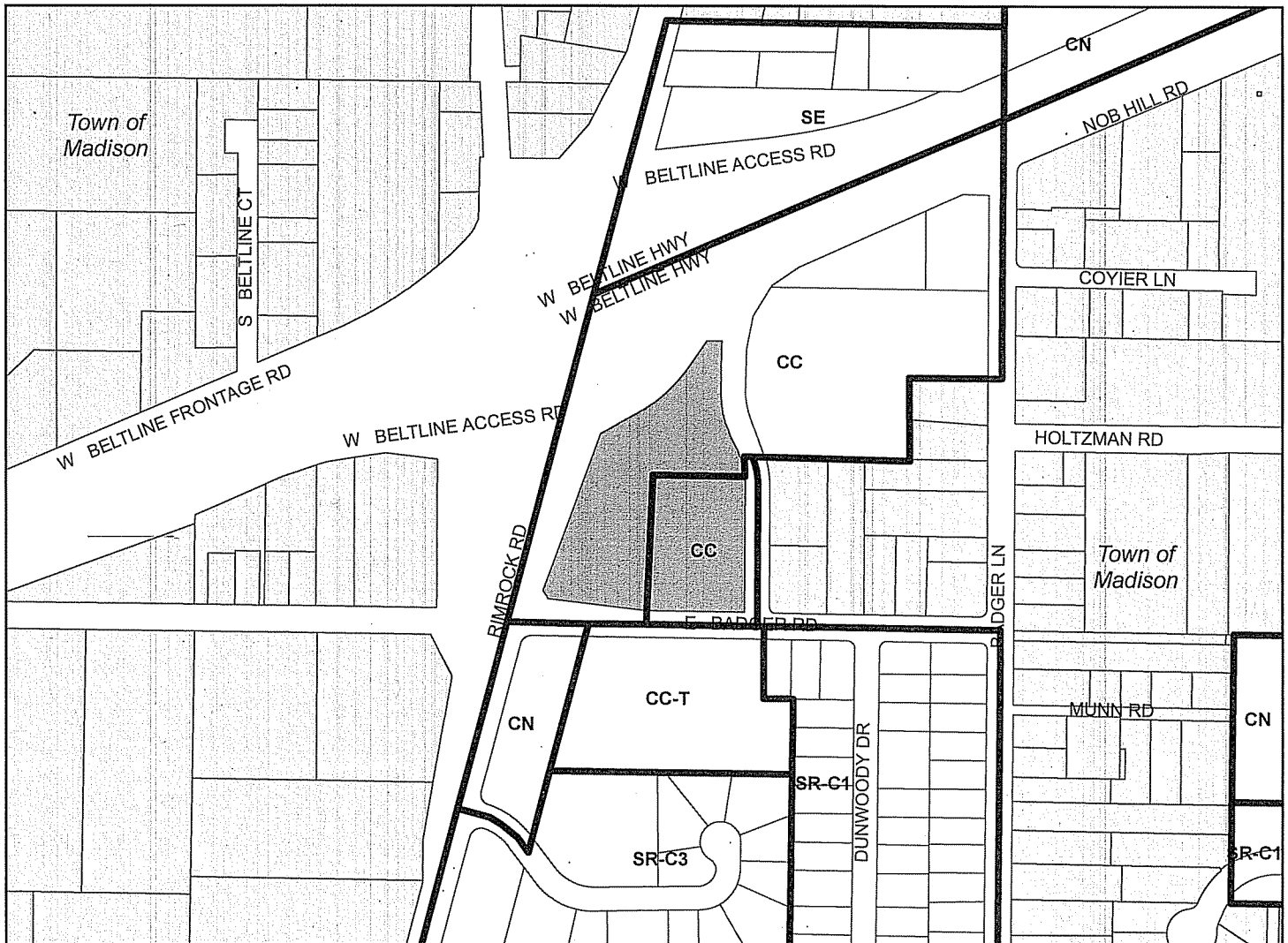
Existing Use
Bowling Alley

Proposed Use
Demolish bowling alley and
construct auto sales facility

Public Hearing Date
Plan Commission
23 January 2017

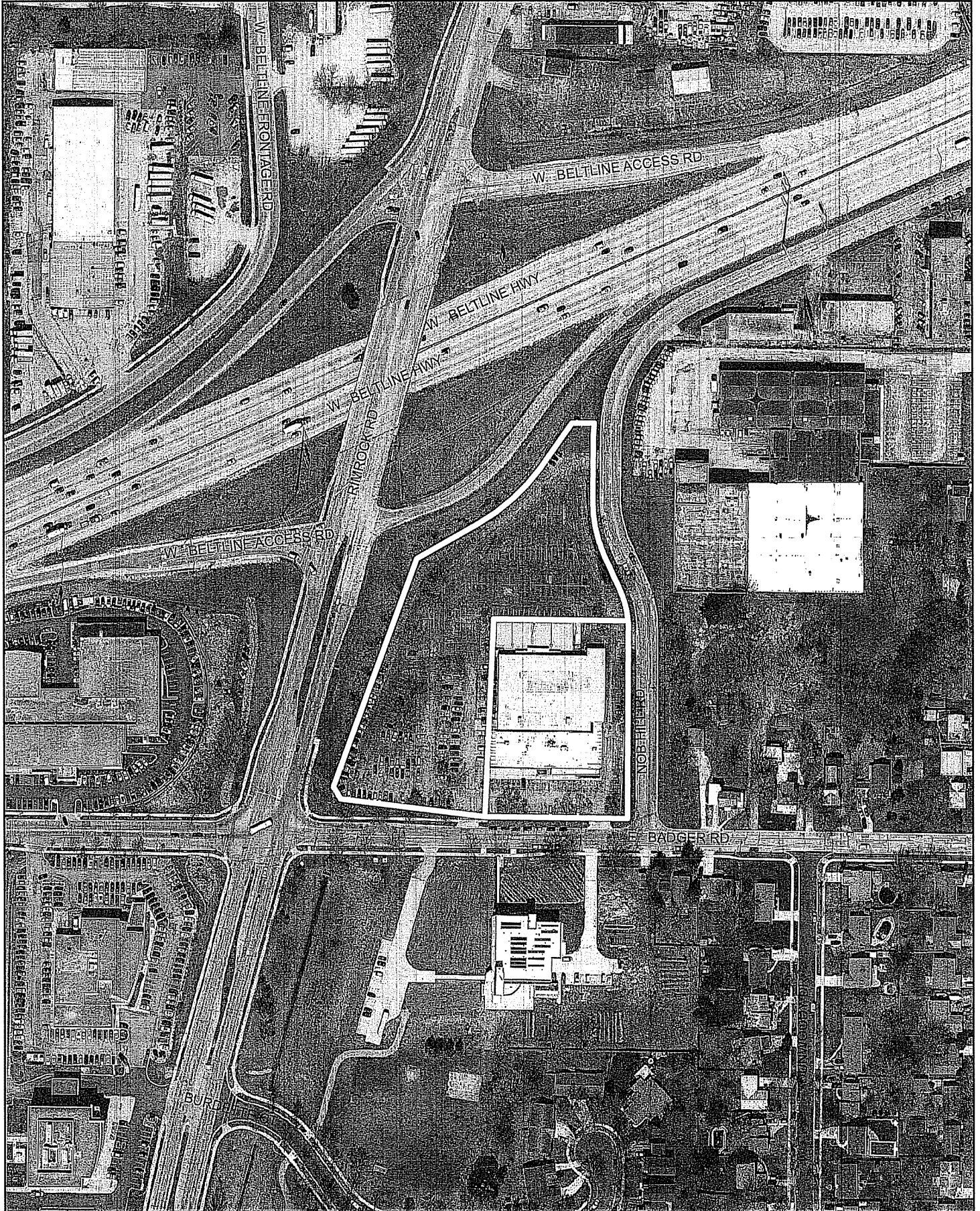


For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : PPE : Date : 17 January 2017





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 \$ 2050 Receipt No. 023808-0002
 Date Received 12/7/16
 Received By [Signature]
 Parcel No. 0709-362-0201-2
 Aldermanic District 14-Carter
 Zoning District CC
 Special Requirements N/A
 Review Required By:
 Urban Design Commission Plan Commission
 Common Council Other: _____

Form Effective: February 21, 2013

LANDUSE-2016-00138

1. **Project Address:** 506 E. Badger Road
Project Title (if any): Fields Volvo Jaguar Land Rover

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: Jerry Mortier **Company:** The Redmond Company
Street Address: W228 N745 Westmound Dr **City/State:** Waukesha WI **Zip:** 53186
Telephone: (262) 896-8753 **Fax:** (262) 596-1314 **Email:** jmortier@theredmondco.com

Project Contact Person: Jerry Mortier **Company:** The Redmond Company
Street Address: W228 N745 Westmound Dr **City/State:** Waukesha WI **Zip:** 53186
Telephone: (262) 896-8753 **Fax:** (262) 549-1314 **Email:** jmortier@theredmondco.com

Property Owner (if not applicant): Carey and Slinde Enterprises LLC
Street Address: 506 E. Badger Rd **City/State:** Madison WI **Zip:** 53713

4. **Project Information:**

Provide a brief description of the project and all proposed uses of the site: Demolition of existing structure and then construction of new automobile dealership.

Development Schedule: Commencement 4/28/17 Completion 1/22/18

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 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 Carter (8/8/16), Indian Spring and Capitol View Neighborhood associations (11/3/16).

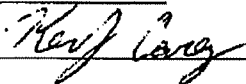
→ If a waiver has been granted to this requirement, please attach any correspondence to this effect to this form.

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: Tim Parks Date: 7/19/16 Zoning Staff: Matt Tucker Date: 7/19/16

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

Name of Applicant Jerry Mortier Relationship to Property: Agent

Authorizing Signature of Property Owner  Date Nov. 30, 2016
17

Badger Bowl



South elevation



Southeast elevation



Primary parking area. Western portion of site.



West Elevation



Northwest portion of site and building



View of sand pits (Volleyball courts)



East Elevation. Rear of building



North Elevation



Meeting Room



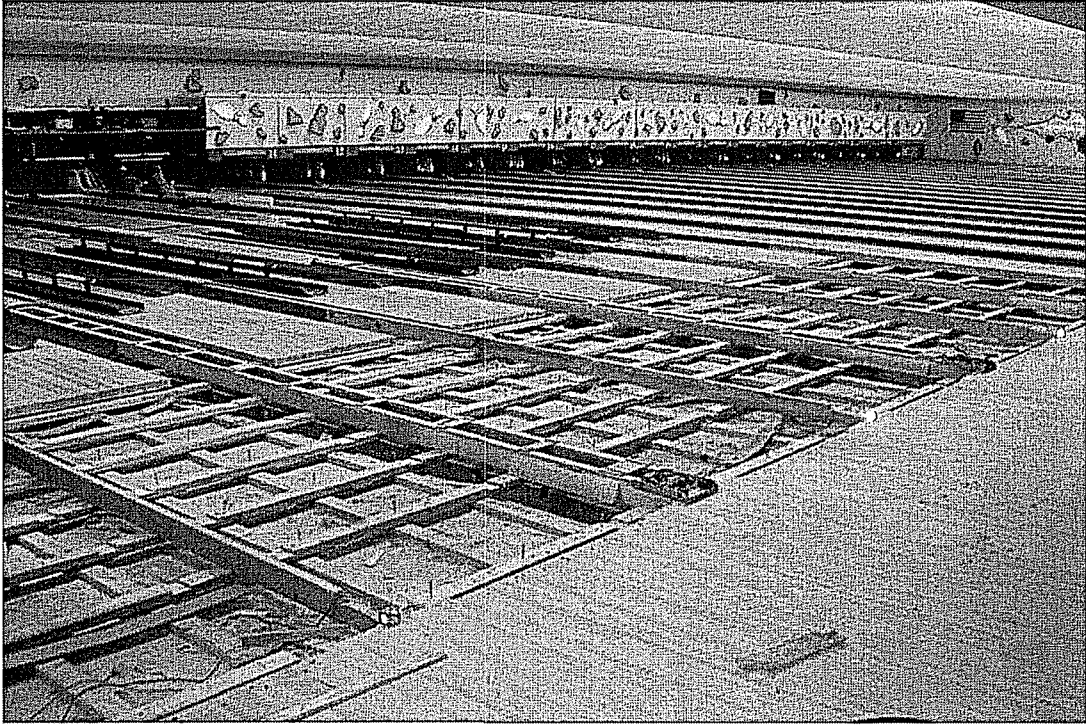
Meeting Room. Picture taken pre-closure.



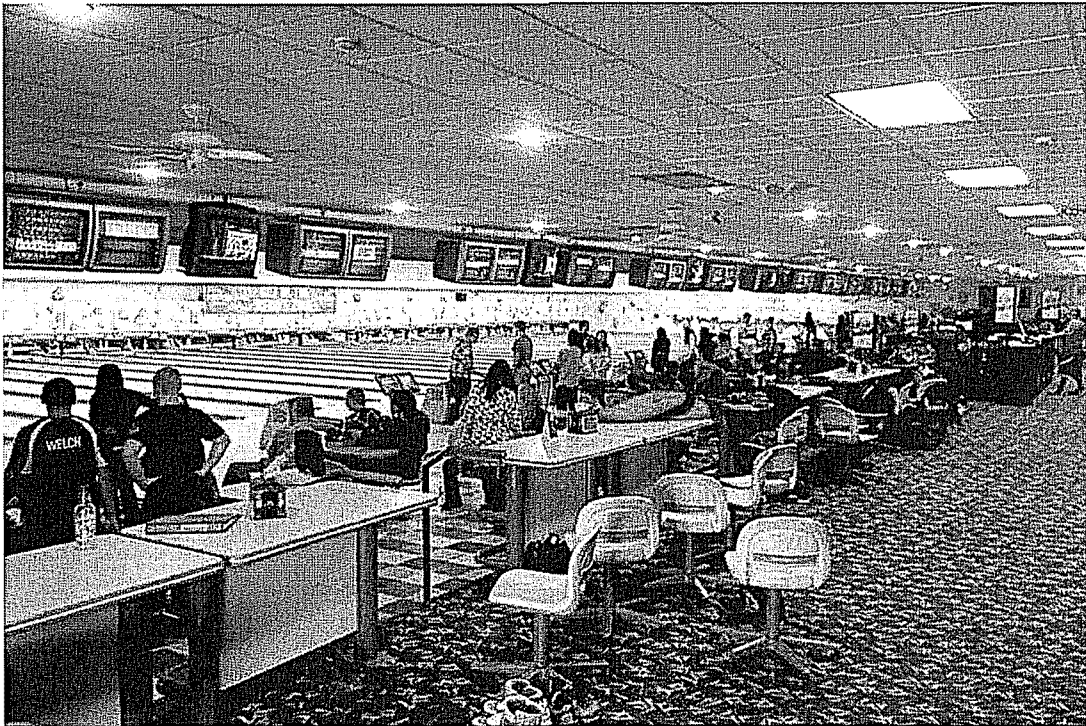
Bar Area. Picture taken pre-closure.



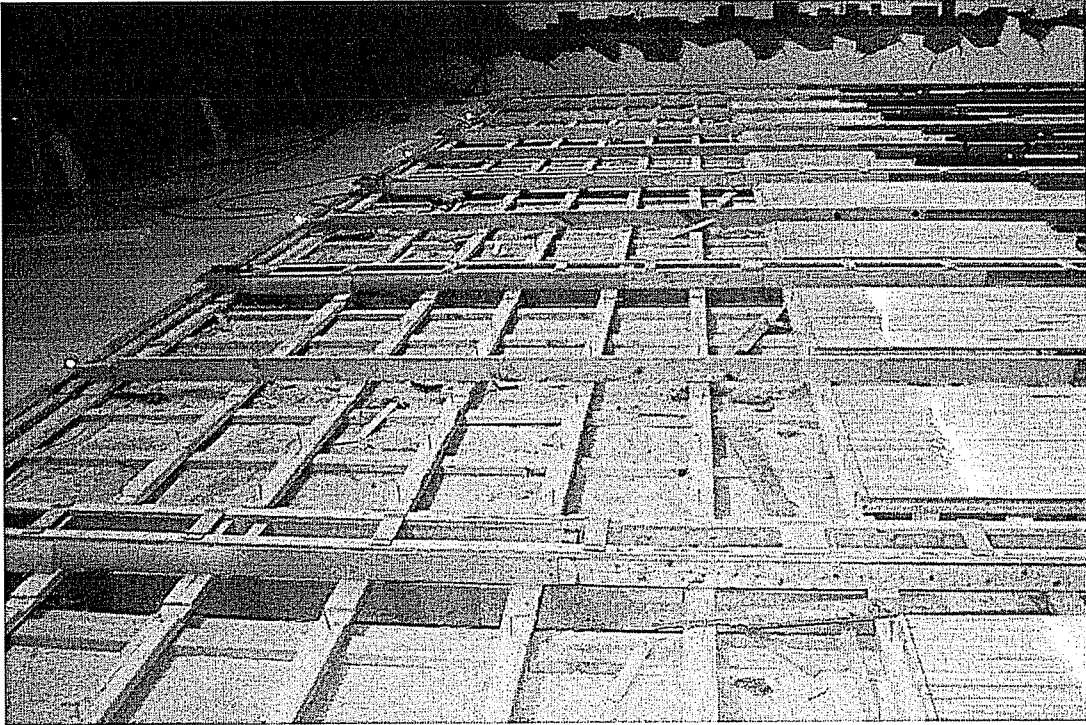
Meeting Room. Picture taken pre-closure.



Dismantled bowling lanes



Lanes. Picture taken pre-closure.



Dismantled bowling lanes

December 7th, 2016

TO: City of Madison Planning Department and Plan Commission
215 Martin Luther King Jr. Blvd
Madison WI 53701

RE: Conditional Use Application
Demolition Permit
CSM

Fields Automotive along with the Redmond Company is excited to present the concept to construct a new luxury automobile dealership for Volvo, Jaguar, and Land Rover at 506 E. Badger Road. The site is formally known as Badger Bowl. In late October, Badger Bowl closed its doors and ceased operating at this location. Today, the building and site is vacant. Although a few adjacent business continue to park vehicles at the site.

Fields Auto was founded in Evanston, IL 1971. Fields opened their current Madison location at Seybold Road in 2006 and while remaining a family owned and operated business has grown to over 30 locations. Ryan Fields, son of founder John Fields, came to Madison in 2008 and after earning his MBA at UW-Madison, remained in Madison to take over the groups Wisconsin operations and raise his family in the city of Middleton. Fields dealerships take great pride in their community involvement and with the help of the ME Fields Foundation have supported many local charities and organizations such as the Madison Symphony Orchestra, Tri 4 Schools, The Wisconsin Chamber Orchestra, The UW-Carbone Cancer Center, The Madison Museum of Contemporary Art, The Waunakee Area Soccer Club, Clean Lakes Alliance, and The Ronald McDonald House of Madison as well as being a charter partner of the Overture Center.

Like many automobile dealers throughout the nation, Fields is being required by the manufacturers to either update or construct a new facility that meets specific guidelines. The manufacturer is the driving force behind the building aesthetics, interior and exterior and overall size of the building needed. The goal of the manufacturer requirements are to shape the customer experience as they search for the perfect vehicle.

There are timeline requirements from the manufacturer. As result, demolition of the vacant bowling center is scheduled to begin in April, with construction of the new dealership to immediately follow afterward. The project schedule currently shows that Fields will be able to move in to the new store in February of 2018.

The project began with an attachment process that just concluded in late November of this year. During the attachment process, the project was presented to DAT on two occasions. The project was also presented to Alder Carter in district 14 in early October. Alder Carter then scheduled a neighborhood meeting with the Indian Springs and Capitol View neighborhood associations in early November. Response to the project has been mostly positive.

The 33,000 square foot building will house the three brands; Volvo, Jaguar, and Land Rover all under one roof. Each showroom will be represented on the exterior using manufacturer mandated exterior materials and façade proportions. In addition to the three showrooms, a central service reception area is included along with a service department and a car wash. Fields hours of operation are 7am – 8pm on Monday through Thursday. Friday, the store will close at 6pm. Saturdays are currently scheduled to be open 8am – 12pm.

Here are some additional specifications on the project:

Stall Count

Customer	32
Accessible	4
Bicycle	10
Inventory	184
Service	135

Lot Areas

Lot Coverage	84%
Impervious	184,404 sqft
Building	33,000 sqft
Green Space	33,400 sqft

Costs

Value of Land	3.5 Million
Estimated Project Costs	6.5 Million
Number of Jobs	
Construction	Unknown
Full Time	30+ (Most are relocating from current location)

If there is additional information that would be helpful, please don't hesitate to reach out.

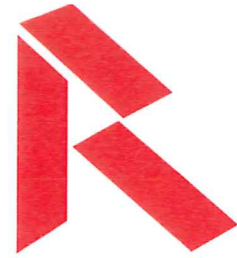
Sincerely



Jerry Mortier

The Redmond Company

jmortier@theredmondco.com



THE REDMOND COMPANY

W 228 N 745 WESTMOUND DRIVE, WAUKESHA, WISCONSIN 53186-1725

PHONE: (262) 549-9600 FAX: (262) 549-1314

FIELDS AUTO GROUP MADISON

506 E BADGER ROAD
MADISON, WI 53713



THE REDMOND COMPANY
• DESIGN • CONSTRUCTION
• CONSULTING • MANAGEMENT
W228 N745 Westmound Drive
Waukesha, Wisconsin 53186
tel 262.549.9600 fax 262.549.1314
Innovative Approach. Unique Solutions.
www.theredmondco.com

PROJECT INFORMATION

**FIELDS AUTO
GROUP MADISON**
506 E BADGER ROAD
MADISON, WI 53713

ISSUANCE AND REVISIONS

Land Use Submittal

REVISIONS

#	Description	Date

SHEET INFORMATION

OWNERSHIP AND USE OF DOCUMENTS

The drawings, specifications and other documents furnished by the Design/Builder are instruments of service and shall not become the property of the Owner whether or not the Project for which they are made is commenced. Drawings, specifications and other documents furnished by the Design/Builder shall not be used by the Owner on other projects, for additions to this project or for completion to use, liability and compensation. Submission or distribution of documents to meet official regulatory requirements or for other purposes in connection with the Project is not to be construed as publication in derogation of the Design/Builder or the Architect's common law copyrights or other reserved rights. The Owner shall own neither the documents nor the copyrights.

PROJECT NUMBER 16060

DATE 12.07.16

DRAWN BY DRN

Index

G000

PROJECT TEAM

OWNER
FIELDS AUTO GROUP
1901 E. Moreland
Waukesha, WI 53186
PROJECT CONTACT: Ryan Fields
EMAIL: .
P: 608.443.3600
F: .

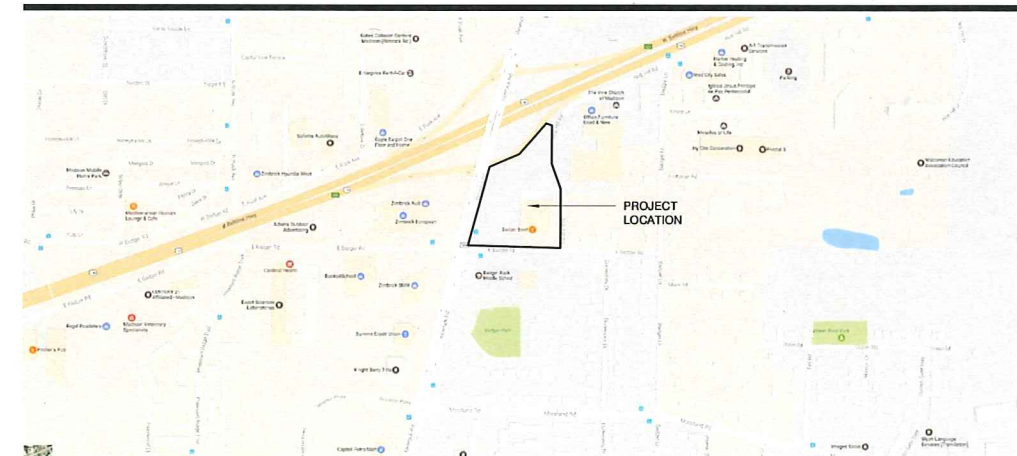
ARCHITECT
THE REDMOND COMPANY
W228 N745 Westmound Dr
Waukesha, WI 53186
PROJECT CONTACT: Jerry Mortier
EMAIL: jmortier@theredmondco.com
P: 262.896.8753
F: 262.549.1314

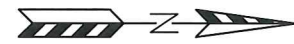
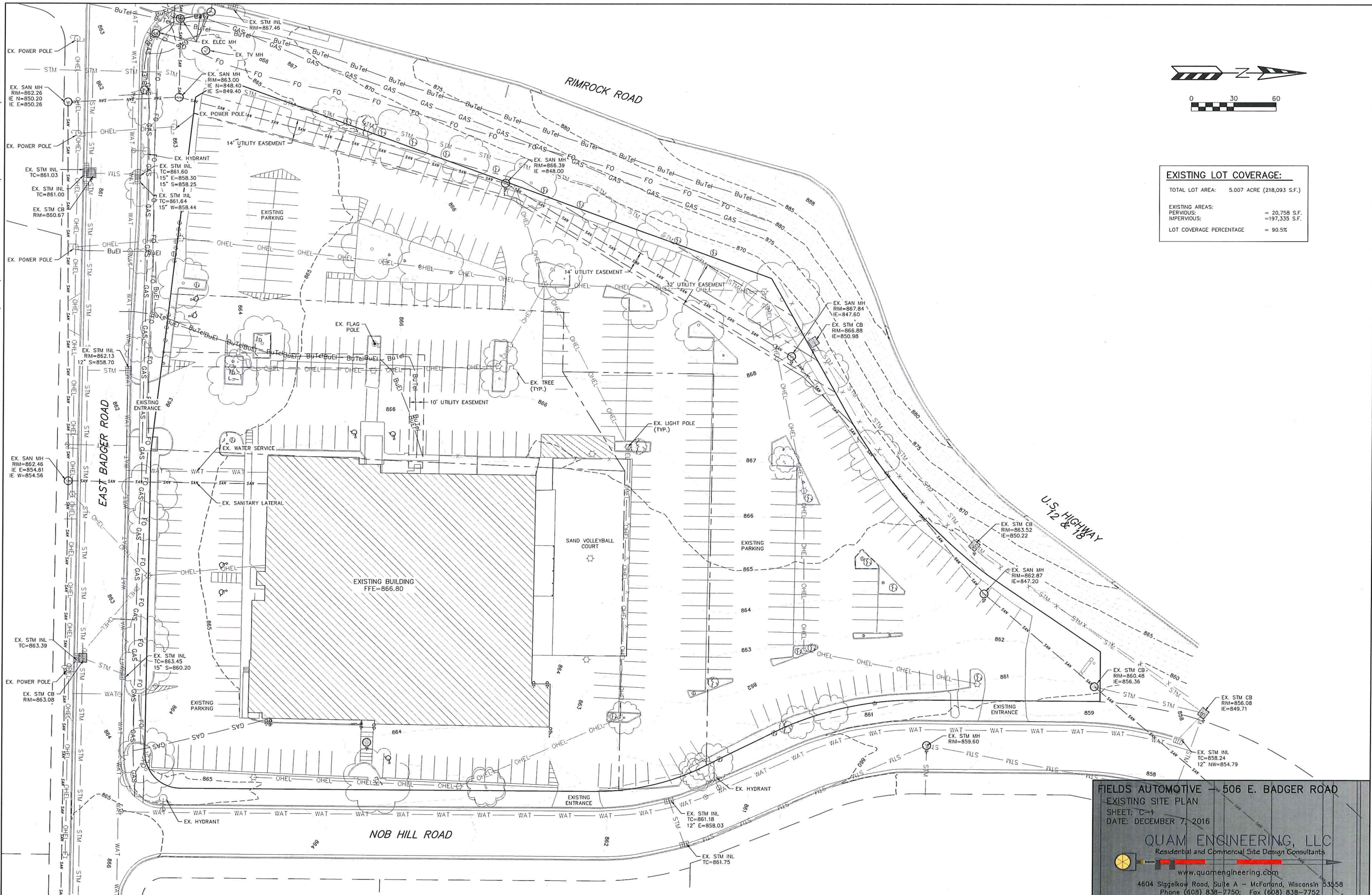
CIVIL ENGINEER
QUAM ENGINEERING
4604 Siggelkow Road, Suite A
McFarland, WI 53558
PROJECT CONTACT: Contact Name
EMAIL: rquam@quamengineering.com
P: 608.838.7750
F: .

SHEET INDEX

SHEET INDEX	
GENERAL	
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C-3	Grading and Erosion Control Plan
C-4	Utility and Fire Lane Plan
C-5	Landscape Plan
ARCHITECTURAL	
A101	Floor Plans
A200	Exterior Elevations
A201	3D Exterior Elevations
ELECTRICAL	
E1	Site Lighting

VICINITY MAP



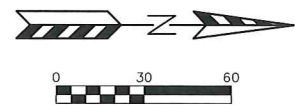
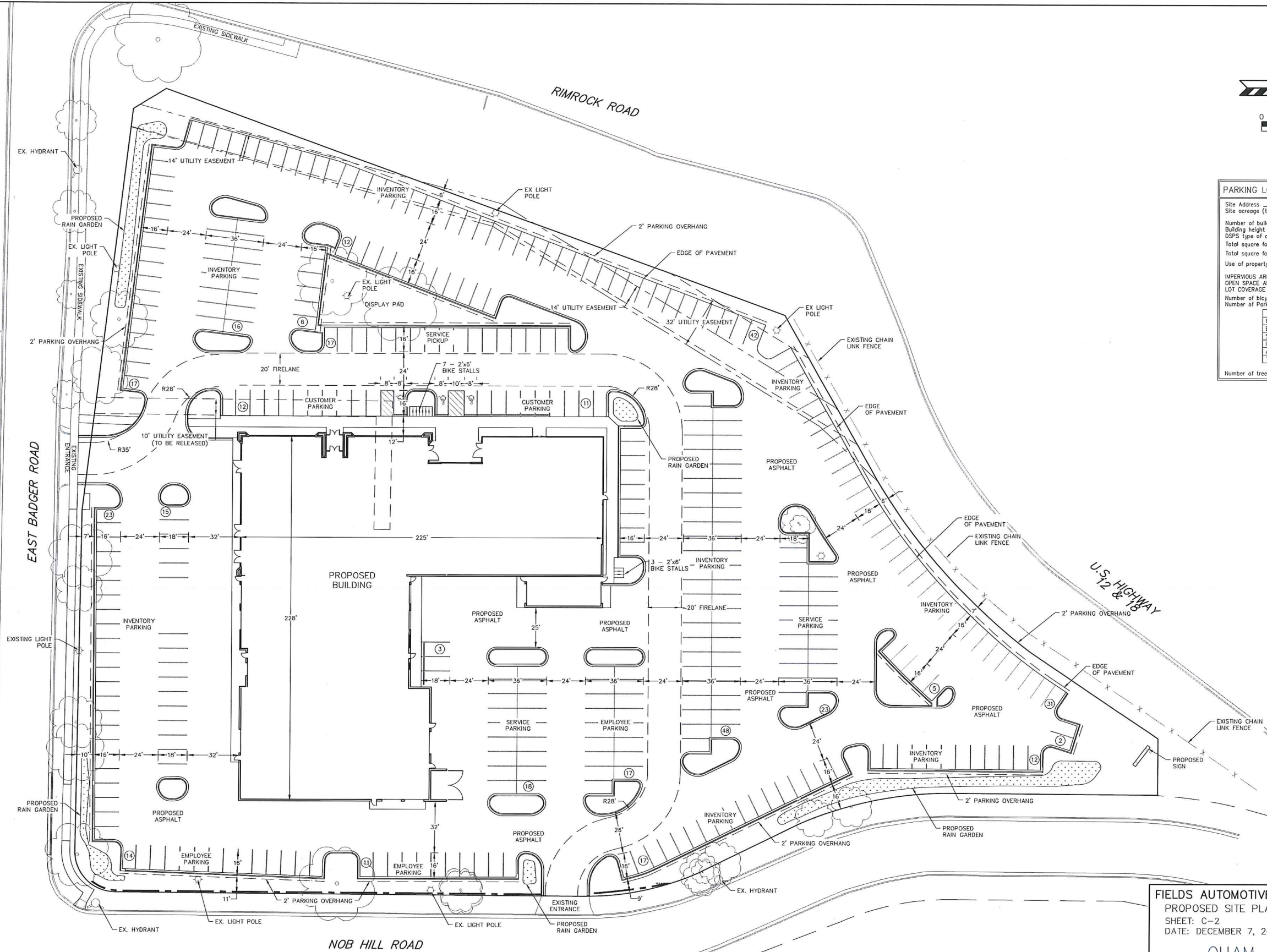


EXISTING LOT COVERAGE:

TOTAL LOT AREA:	5.007 ACRE (218,093 S.F.)
EXISTING AREAS:	
PERVIOUS:	= 20,758 S.F.
IMPERVIOUS:	= 197,335 S.F.
LOT COVERAGE PERCENTAGE	= 90.5%

FIELDS AUTOMOTIVE - 506 E. BADGER ROAD
 EXISTING SITE PLAN
 SHEET: C-1
 DATE: DECEMBER 7, 2016

QUAM ENGINEERING, LLC
 Residential and Commercial Site Design Consultants
 www.quamengineering.com
 4604 Siggelkow Road, Suite A - McFarland, Wisconsin 53558
 Phone (608) 838-7750; Fax (608) 838-7752



PARKING LOT PLAN SITE INFORMATION BLOCK

Site Address 506 E. BADGER ROAD
 Site acreage (total) 5.007 Acres (218,093 S.F.)
 Number of building stories (above grade) 1
 Building height 28'-10"
 DSPS type of construction (new structures or additions) IB
 Total square footage of building 34,984 S.F.
 Total square footage of garage N/A
 Use of property CAR DEALERSHIP

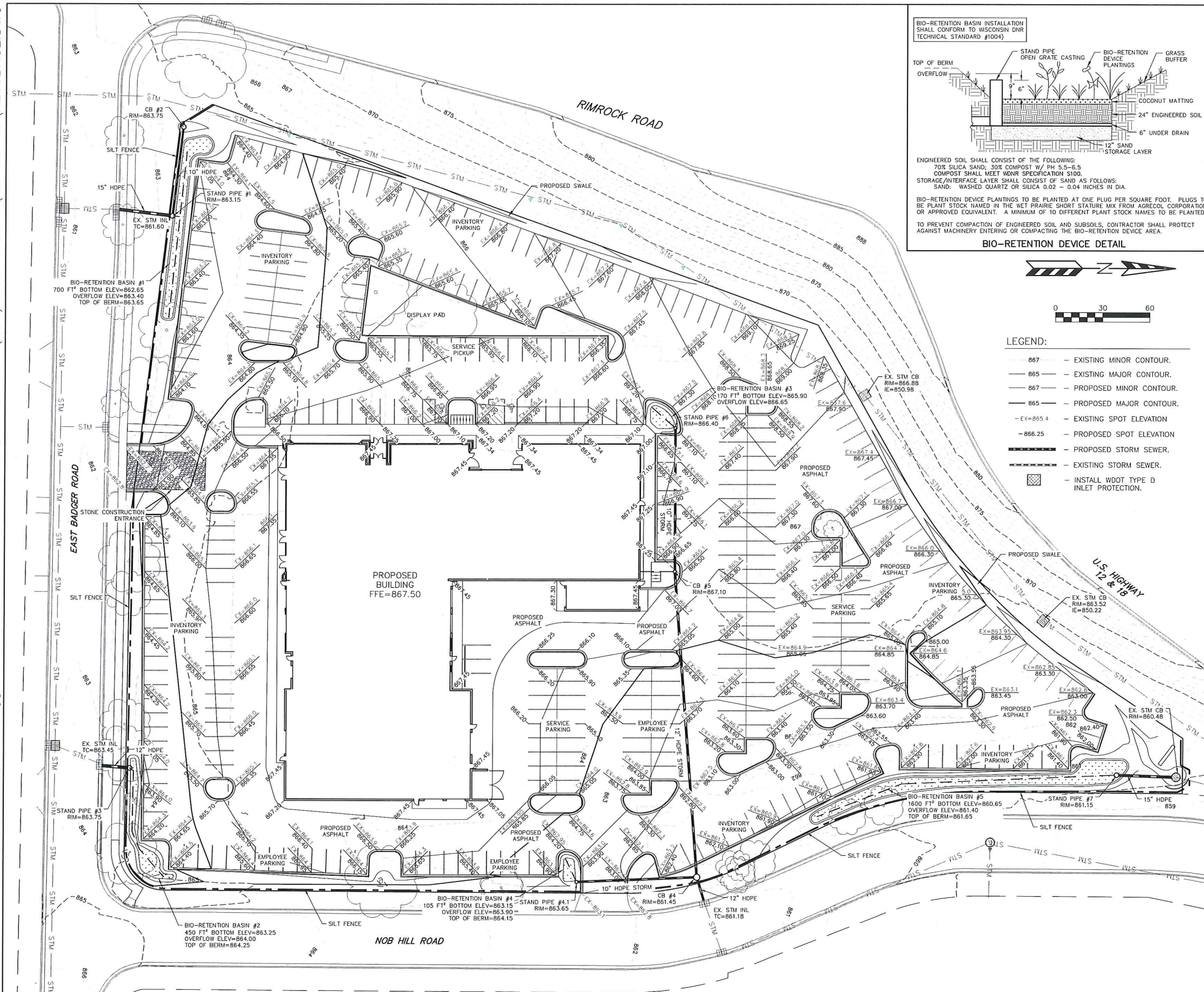
IMPERVIOUS AREA 190,705 S.F.
 OPEN SPACE AREA 27,388 S.F.
 LOT COVERAGE 87.4%
 Number of bicycle stalls shown 10
 Number of Parking stalls:

	SHOWN
Customer Parking	20
Employee Parking	42
Service Parking	59
Inventory Parking	239
Accessible	3
Total	363

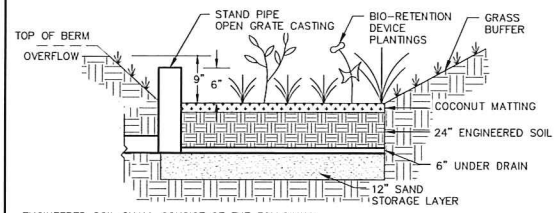
Number of trees shown (See Landscape Plan)

FIELDS AUTOMOTIVE - 506 E. BADGER ROAD
 PROPOSED SITE PLAN
 SHEET: C-2
 DATE: DECEMBER 7, 2016

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BIO-RETENTION BASIN INSTALLATION
SHALL CONFORM TO WISCONSIN DNR TECHNICAL STANDARD #1004

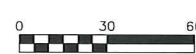
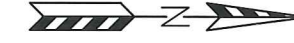


ENGINEERED SOIL SHALL CONSIST OF THE FOLLOWING:
70% SILICA SAND; 30% COMPOST W/ PH 5.5-6.5
COMPOST SHALL MEET WDWV SPECIFICATION S100.
STORAGE/INTERFACE LAYER SHALL CONSIST OF SAND AS FOLLOWS:
SAND: WASHED QUARTZ OR SILICA 0.02 - 0.04 INCHES IN DIA.

BIO-RETENTION DEVICE PLANTINGS TO BE INSTALLED AT ONE PLUG PER SQUARE FOOT. PLUGS TO BE PLANT STOCK NAMED IN THE WET PRAIRIE SHORT STATURE MIX FROM AGRECOL CORPORATION OR APPROVED EQUIVALENT. A MINIMUM OF 10 DIFFERENT PLANT STOCK NAMES TO BE PLANTED.

TO PREVENT COMPACTION OF ENGINEERED SOIL AND SUBSOILS, CONTRACTOR SHALL PROTECT AGAINST MACHINERY ENTERING OR COMPACTING THE BIO-RETENTION DEVICE AREA.

BIO-RETENTION DEVICE DETAIL



- LEGEND:**
- 867 — EXISTING MINOR CONTOUR.
 - 865 — EXISTING MAJOR CONTOUR.
 - - - 867 - - - PROPOSED MINOR CONTOUR.
 - - - 865 - - - PROPOSED MAJOR CONTOUR.
 - EX=865.4 - EXISTING SPOT ELEVATION
 - 866.25 - PROPOSED SPOT ELEVATION
 - - - - - PROPOSED STORM SEWER.
 - - - - - EXISTING STORM SEWER.
 - [Symbol] - INSTALL WDOT TYPE D INLET PROTECTION.

EROSION NOTES:

THE STONE TRACKING PAD SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION. THE TRACKING PAD IS TO BE MAINTAINED BY THE CONTRACTOR IN A CONDITION WHICH WILL PREVENT THE TRACK OF MUD OR DRY SEDIMENT ONTO THE ADJACENT PUBLIC STREETS. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORKDAY.

SOIL STOCKPILES SHALL BE LOCATED A MINIMUM OF 75 FEET FROM LAKES, STREAMS, WETLANDS, DITCHES, DRAINAGE WAYS, CURBS AND GUTTERS OR OTHER STORMWATER CONVEYANCE SYSTEM, UNLESS OTHERWISE APPROVED BY THE ENGINEER. MEASURES SHALL BE TAKEN TO MINIMIZE EROSION AND RUNOFF FROM ANY SOIL STOCKPILES THAT WILL LIKELY REMAIN FOR MORE THAN FIVE WORKING DAYS. ANY STOCKPILE THAT REMAINS FOR MORE THAN 30 DAYS SHALL BE COVERED OR TREATED WITH STABILIZATION PRACTICES SUCH AS TEMPORARY OR PERMANENT SEEDING AND MULCHING.

EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO GRADING OPERATIONS AND SHALL BE PROPERLY MAINTAINED FOR MAXIMUM EFFECTIVENESS UNTIL VEGETATION IS ESTABLISHED. ALL EROSION CONTROL MEASURES AND STRUCTURES SERVING THE SITE MUST BE INSPECTED AT LEAST WEEKLY OR WITHIN 24 HOURS OF A 0.5 INCH RAIN EVENT. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.

CUT AND FILL SLOPES SHALL BE NO GREATER THAN 3:1.

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. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECOGNIZING AND CORRECTING ALL EROSION CONTROL PROBLEMS THAT ARE A RESULT OF CONSTRUCTION ACTIVITIES. 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.

ALL DISTURBED SLOPES OF 4:1 OR GREATER AND DRAINAGE SWALES SHALL BE STABILIZED WITH CURLEX EROSION CONTROL FABRIC (INSTALL PER MANUFACTURER'S SPECIFICATIONS).

TIME SCHEDULE:

- | | |
|------------------------|--|
| APRIL 1, 2017 | INSTALL INITIAL EROSION CONTROL DEVICES. |
| APRIL 1 - SEPT 2, 2017 | CONSTRUCT PROPOSED BUILDING, PARKING LOT AND UTILITIES. |
| SEPT 2 - 15, 2017 | COMPLETE FINAL LANDSCAPING AND RESTORE ALL PERVIOUSLY DISTURBED AREAS. |

RESTORATION NOTES:

ALL DISTURBED AREAS, EXCEPT STREET PAVEMENT AND SIDEWALK AREAS, SHALL RECEIVE A MINIMUM OF FOUR (4) INCHES OF TOPSOIL, FERTILIZER, SEED AND MULCH. RESTORATION WILL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL. LAWN AREAS WITH SLOPES GREATER THAN 4:1 SHALL BE SEED WITH OLDS "NOMOW" MIX OR EQUAL. ALL OTHER DISTURBED AREAS SHALL BE SEED WITH MADISON PARKS MIX OR EQUAL. MIXTURES SHALL BE IN ACCORDANCE WITH SECTION 630 OF D.O.T. SPECIFICATIONS.

AN EQUAL AMOUNT OF ANNUAL RYEGRASS SHALL BE ADDED TO THE MIX. SEED MIXTURES SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL MEET THE MINIMUM REQUIREMENTS THAT FOLLOW: NITROGEN, NOT LESS THAN 16%; PHOSPHORIC ACID, NOT LESS THAN 6%; POTASH, NOT LESS THAN 6%.

ALL FINISH GRADED AREAS SHALL BE SEED AND MULCHED BY SEPTEMBER 15TH. IF THE SITE DOES NOT HAVE FINISH GRADED AREAS COMPLETED BY OCTOBER 15TH, ALL DISTURBED AREAS SHALL BE RESTORED WITH TEMPORARY SEEDING (COVER CROP). AREAS NEEDING PROTECTION DURING PERIODS WHEN PERMANENT SEEDING IS NOT APPLIED SHALL BE SEED WITH ANNUAL SPECIES FOR TEMPORARY PROTECTION. SEE TABLE 1 OF THE WISCONSIN DNR CONSERVATION PRACTICE STANDARD 1059. FOR SEEDING RATES OF COMMONLY USED SPECIES. THE RESIDUE FROM THIS CROP MAY EITHER BE INCORPORATED INTO THE SOIL DURING SEEDBED PREPARATION AT THE NEXT PERMANENT SEEDING PERIOD OR LEFT ON THE SOIL SURFACE AND THE PLANTING MADE AS A NO-TILL SEEDING.

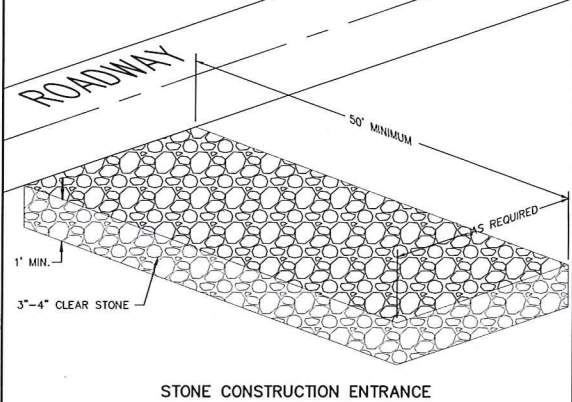
THE CONTRACTOR SHALL BE RESPONSIBLE FOR A SATISFACTORY STAND OF GRASS ON ALL SEEDED AREAS FOR ONE YEAR AFTER THE PROJECT'S FINAL ACCEPTANCE.

OWNER:

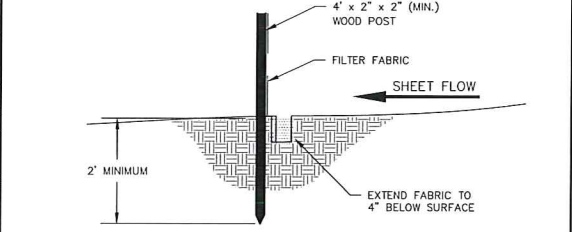
FIELDS AUTO GROUP
700 W. FRONTAGE RD.
NORTHFIELD, IL 60022

ENGINEER:

QUAM ENGINEERING, LLC
ATTN: RYAN QUAM
4604 SIGGELKOW ROAD, SUITE A
MCFARLAND, WI 53558



STONE CONSTRUCTION ENTRANCE



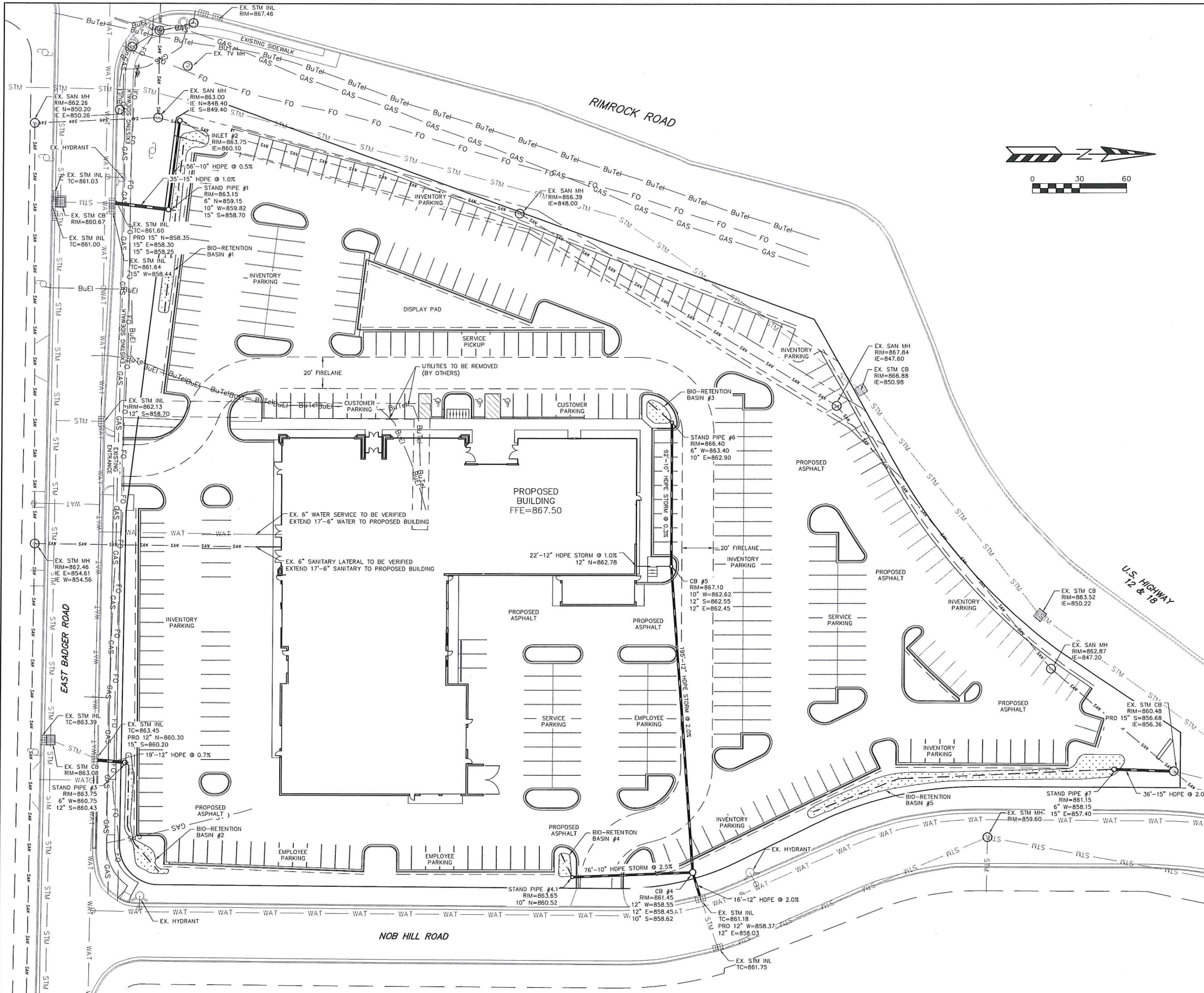
SILT FENCE CONSTRUCTION (SHEET FLOW)

FIELDS AUTOMOTIVE - 506 E. BADGER ROAD
GRADING AND EROSION CONTROL PLAN

SHEET: C-3
DATE: DECEMBER 7, 2016

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Phone (608) 838-7750; Fax (608) 838-7752



GENERAL NOTES:

ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A PRE-APPROVED CONTRACTOR AUTHORIZED TO WORK IN THE RIGHT-OF-WAY.

THE CONTRACTOR SHALL REPLACE ALL SIDEWALK AND CURB AND GUTTER WHICH ABUTS THE PROPERTY WHICH IS DAMAGED BY THE CONSTRUCTION OR ANY SIDEWALK AND CURB AND GUTTER WHICH THE CITY ENGINEER DETERMINES NEEDS TO BE REPLACED BECAUSE IT IS NOT AT A DESIRABLE GRADE REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.

THE CONTRACTOR SHALL OBTAIN A CONNECTION PERMIT AND EXCAVATION PERMIT PRIOR TO COMMENCING THE STORM SEWER CONSTRUCTION.

ANY DAMAGE TO THE PAVEMENT ON NOB HILL ROAD OR EAST BADGER ROAD ADJACENT TO THE DEVELOPMENT WHICH IS DAMAGED BY THE CONSTRUCTION, SHALL BE RESTORED IN ACCORDANCE WITH THE CITY OF MADISON'S PAVEMENT PATCHING CRITERIA.

THE PAVEMENT WITHIN THE FIRE LANE WILL BE DESIGNED TO SUPPORT A MINIMUM LOAD OF 85,000 LBS.

CONTRACTOR SHALL FIELD VERIFY EXISTING SANITARY SEWER, WATER MAIN, AND STORM SEWER CONNECTION INVERTS, SIZES, AND MATERIALS, PRIOR TO BUILDING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO ENGINEER.

UTILITY NOTES:

ALL WATER AND SEWER CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE CITY OF MADISON AND WISCONSIN DSPS STANDARDS.

THE LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM THE PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.

ALL WATER MAIN SHALL BE BURIED TO A DEPTH OF 6.5 FEET. THE DEPTH IS DEFINED AS THE DISTANCE BETWEEN THE FINISHED GRADE ELEVATION AND THE TOP OF WATER MAIN OR SERVICE.

PROVIDE 18" MINIMUM VERTICAL SEPARATION WHERE SEWER CROSSES OVER WATER MAIN AND PROVIDE 12" MINIMUM VERTICAL SEPARATION WHERE WATER MAIN CROSSES OVER SEWER.

ANY UTILITIES WHICH ARE DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.

ALL UNDERGROUND EXTERIOR WATER SERVICES/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED IN ACCORDANCE WITH 182.0715(2r) OF STATE STATUTES.

THE PROPOSED ELECTRIC, TELEPHONE AND GAS UTILITY LOCATIONS ARE NOT SHOWN. ACTUAL LOCATIONS AND DESIGN SHALL BE COMPLETED BY OTHERS.

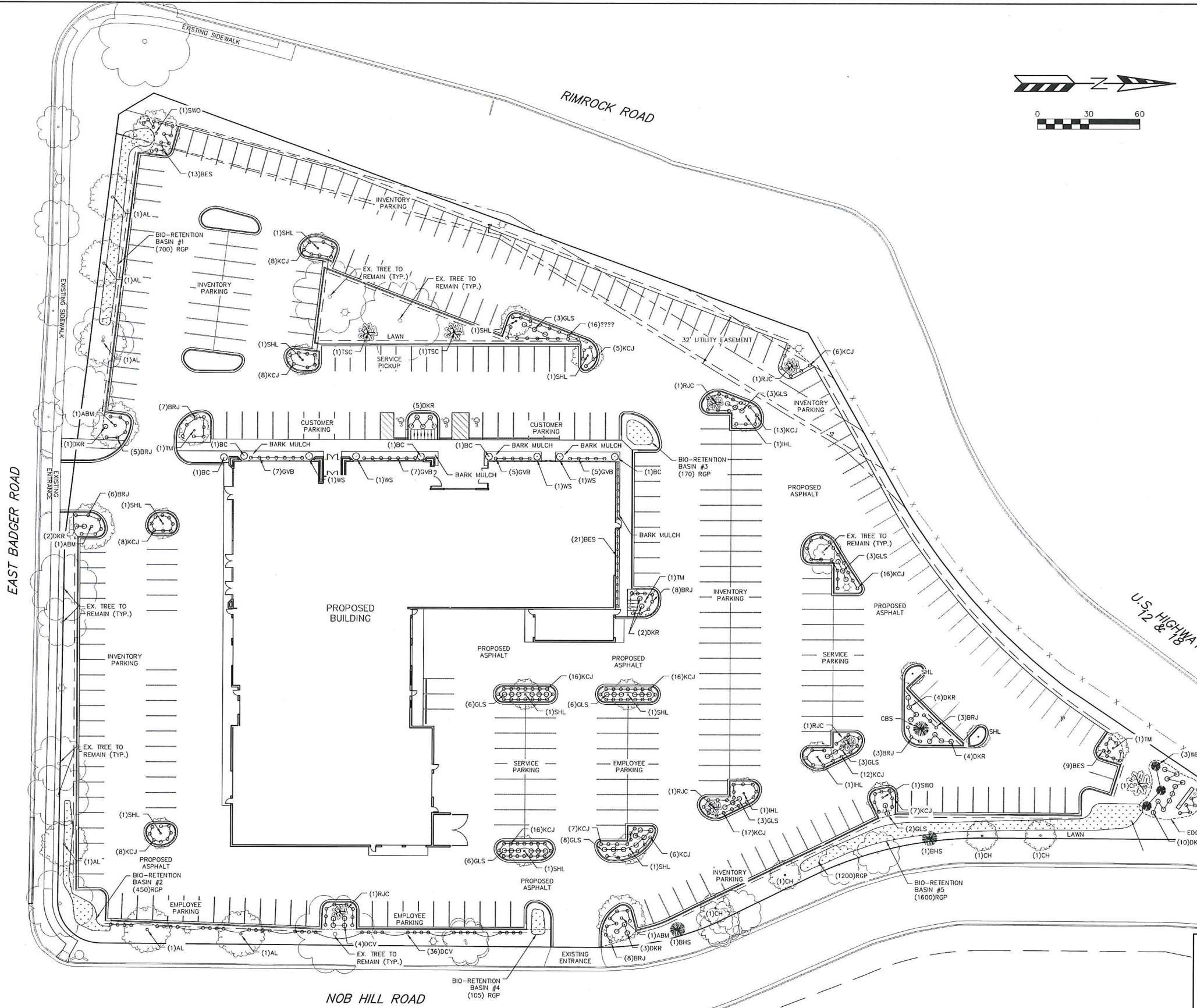
CONTRACTOR SHALL CONTACT MADISON WATER UTILITY PRIOR TO INSTALLING WATER SERVICE AND PAY CITY INSPECTION FEE.

FIELDS AUTOMOTIVE - 506 E. BADGER ROAD
 UTILITY AND FIRE LANE PLAN
 SHEET: C-4
 DATE: DECEMBER 7, 2016

QUAM ENGINEERING, LLC
 Residential and Commercial Site Design Consultants

www.quamengineering.com

4604 Siggelkow Road, Suite A - McFarland, Wisconsin 53558
 Phone (608) 838-7750; Fax (608) 838-7752



PLANT LIST				
KEY	QUAN	SIZE	COMMON NAME	ROOT
CANOPY TREES				
ABM	3	2 1/2"	AUTUMN BLAZE MAPLE	BB
AL	6	2 1/2"	AMERICAN LINDEN	BB
CH	4	2 1/2"	HACKBERRY	BB
IHL	3	2 1/2"	IMPERIAL HONEYLOCUST	BB
SHL	12	2 1/2"	SKYLINE HONEYLOCUST	BB
SWO	2	2 1/2"	SWAMP WHITE OAK	BB
TM	3	2 1/2"	TATARIAN MAPLE	BB
LOW ORNAMENTAL TREES				
CP	1	2"	GALLERY PEAR	BB
RJC	5	2"	RED JADE CRAB	BB
TSC	2	2"	TINA SARGENT CRAB	BB
EVERGREEN TREES				
BHS	2	4"	BLACK HILLS SPRUCE	BB
CBS	2	4"	COLORADO BLUE SPRUCE	BB
WBJ	3	4"	WICHITA BLUE JUNIPER	BB
DECIDUOUS SHRUBS				
BC	123	5"	BLACK CHOKEBERRY	POT
DCV	40	18"	DWARF CRANBERRYBUSH VIBURNUM	POT
DKR	31	18"	DOUBLE KNOCKOUT ROSE	POT
GLS	43	18"	GRD LOW SUMAC	POT
WS	4	24"	WHITE SNOWBERRY	POT
EVERGREEN SHRUBS				
BRJ	233	40"	1 G BLUE RIDG JUNIPER	CON
GVB	24	15"	1 G GREEN VALLEY BOXWOOD	CON
KCJ	169	1 G	1 G KALEY'S COMPACT JUNIPER	CON
PERENNIALS				
BES	61	1 G	1 G BLACK EYED SUSAN	CON
BIO-RETENTION PLANTINGS				
RGP	3,030	2 1/2"	COMMON BLUE STAR	PLUG
			BOTTLE GENTIAN	
			OBEDIENT PLANT	
			COLUMBINE	
			SWITCHGRASS	
			BLACK EYED SUSAN	
			WILD IRIS	
			SWAMP MILKWEED	
			WHITE TURKLEHEAD	
			CARDINAL FLOWER	
			TURK'S CAP LILY	
			LITTLE BLUESTEM	
			CANADA WILD RYE	

- NOTES:
- 1) LAWN AREAS TO RECEIVE A MINIMUM OF 4" OF TOPSOIL, STARTER FERTILIZER, AND LOCALLY GROWN BLUEGRASS SOD.
 - 2) TURF AREAS IN DRAINAGE SWALES AND SLOPES 3:1 AND GREATER SHALL BE MULCHED WITH STRAW MAT FABRIC (INSTALLED PER MANUFACTURER'S SPECIFICATIONS).
 - 3) FOUNDATION PLANTING BEDS TO BE MULCHED WITH SHREDDED HARDWOOD BARK TO A DEPTH OF 3".
 - 4) INDIVIDUAL TREES AND SHRUB GROUPINGS IN LAWN AREAS TO RECEIVE SHREDDED HARDWOOD BARK MULCH PLANT RINGS (4" DIAMETER) SPREAD TO A DEPTH OF 3".
 - 5) DESIGNATED PLANTING BEDS TO BE SEPARATED FROM LAWN AREAS WITH 5" BLACK VINYL EDGE.
 - 6) RAIN GARDEN TO RECEIVE COCONUT MAT MULCH.
 - 7) RAIN GARDEN PLANTS (RGP) TO BE INSTALLED 12" ON CENTER.
 - 8) RAIN GARDEN TO BE CONSTRUCTED PER WDR SPECIFICATIONS.
 - 9) OWNER WILL BE RESPONSIBLE FOR LANDSCAPE MAINTENANCE AFTER COMPLETION AND ACCEPTANCE OF THE PROJECT.

LANDSCAPE WORKSHEET	
ZONING CLASSIFICATION:	CC
LANDSCAPE POINTS REQUIRED:	
DEVELOPED AREA =	155,721 SF
LANDSCAPE POINTS: 155,721 / 300 X 5 =	2,595 POINTS
TOTAL LANDSCAPE POINTS REQUIRED:	2,595 POINTS
LANDSCAPE POINTS SUPPLIED:	
EXISTING CANOPY TREES - 5 @ 35 =	175 POINTS
PROPOSED CANOPY TREES - 33 @ 35 =	1,155 POINTS
EXISTING EVERGREEN TREES - 0 @ 35 =	0 POINTS
PROPOSED EVERGREEN TREES - 4 @ 35 =	140 POINTS
EXISTING ORNAMENTAL TREES - 0 @ 15 =	0 POINTS
PROPOSED ORNAMENTAL TREES - 6 @ 15 =	90 POINTS
EXISTING UPRIGHT EVERGREEN SHRUBS - 0 @ 10 =	0 POINTS
PROPOSED UPRIGHT EVERGREEN SHRUBS - 0 @ 10 =	0 POINTS
EXISTING DECIDUOUS SHRUBS - 0 @ 3 =	0 POINTS
PROPOSED DECIDUOUS SHRUBS - 55 @ 3 =	165 POINTS
EXISTING EVERGREEN SHRUBS - 0 @ 4 =	0 POINTS
PROPOSED EVERGREEN SHRUBS - 275 @ 4 =	1,100 POINTS
EXISTING PERENNIALS & GRASSES 0 @ 2 =	0 POINTS
PROPOSED PERENNIALS & GRASSES 50 @ 2 =	100 POINTS
TOTAL LANDSCAPE POINTS SUPPLIED =	3,061 POINTS

FIELDS AUTOMOTIVE - 506 E. BADGER ROAD
 LANDSCAPE PLAN
 SHEET: C-5
 DATE: DECEMBER 7, 2016

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 W228 N745 Westmound Drive
 Waukesha, Wisconsin 53196
 tel 262.549.9600 fax 262.549.1314
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PROJECT INFORMATION

**FIELDS AUTO
 GROUP MADISON**

506 E BADGER ROAD
 MADISON, WI 53713

ISSUANCE AND REVISIONS

Land Use Submittal

REVISIONS

#	Description	Date

SHEET INFORMATION

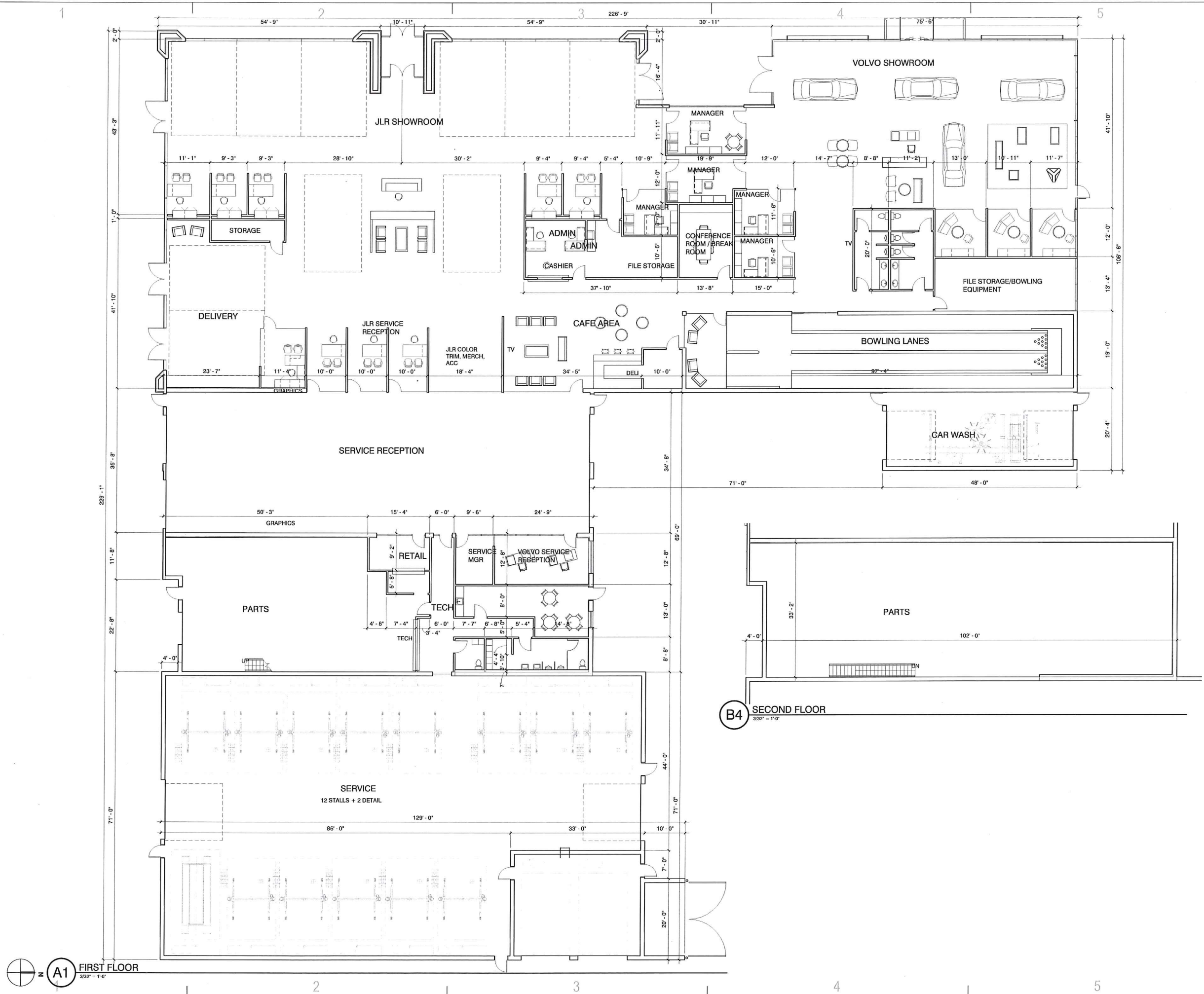
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PROJECT NUMBER	16060
DATE	12.07.16
DRAWN BY	DRB

Floor Plans

A101



A1 FIRST FLOOR
 3/32" = 1'-0"

B4 SECOND FLOOR
 3/32" = 1'-0"



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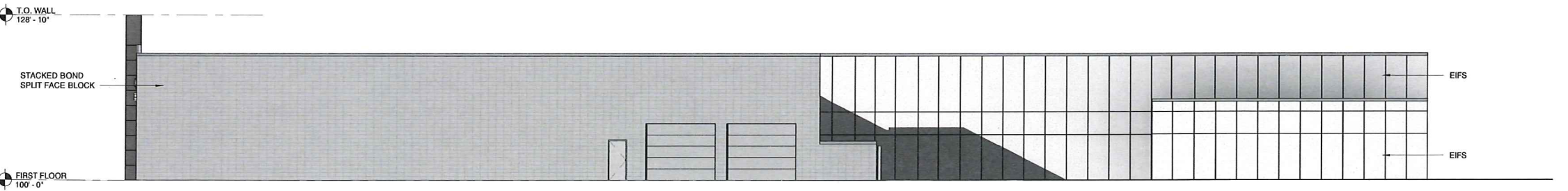
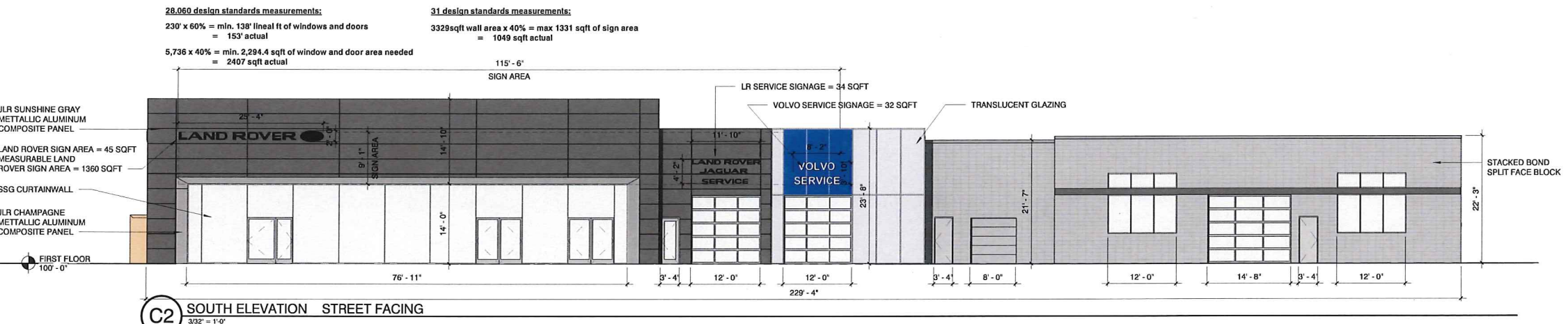
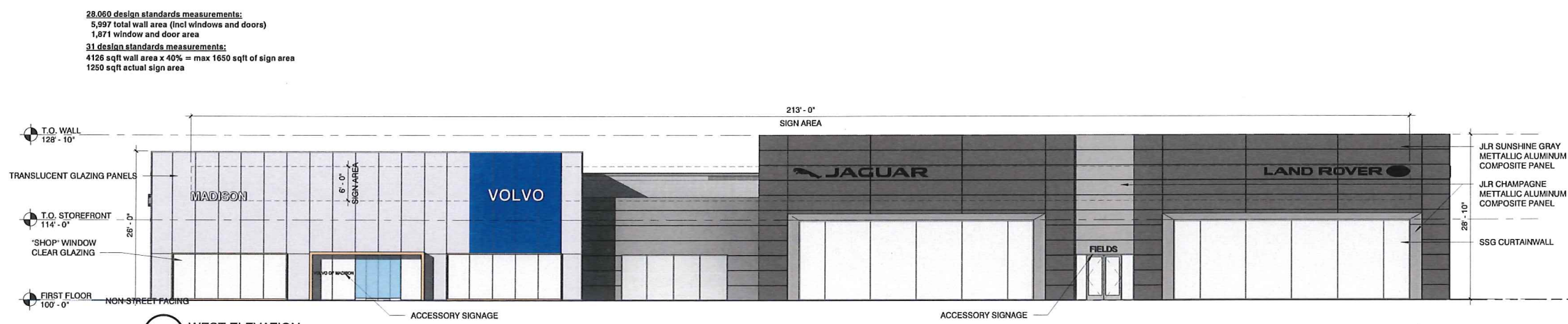
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DATE	12.07.16
DRAWN BY	MTH

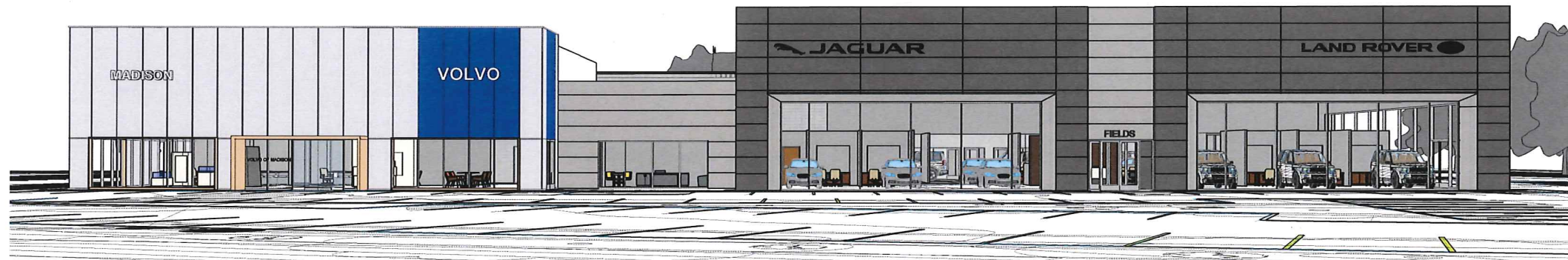
Exterior Elevations

A200





BIRDS EYE VIEW



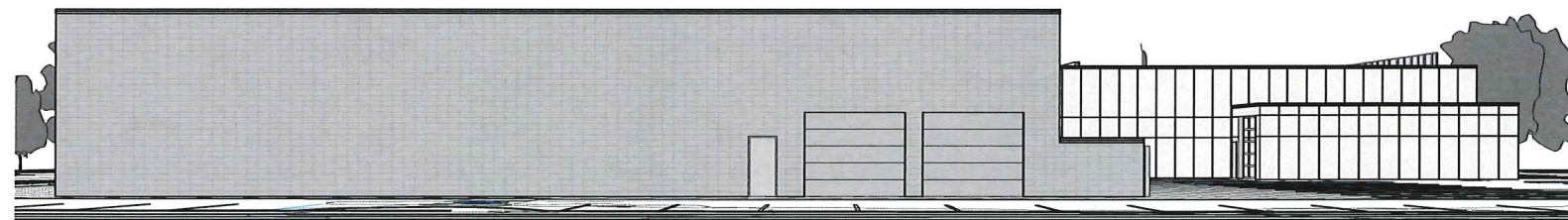
WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION



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SHEET INFORMATION

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PROJECT NUMBER	16060
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DRAWN BY	Author

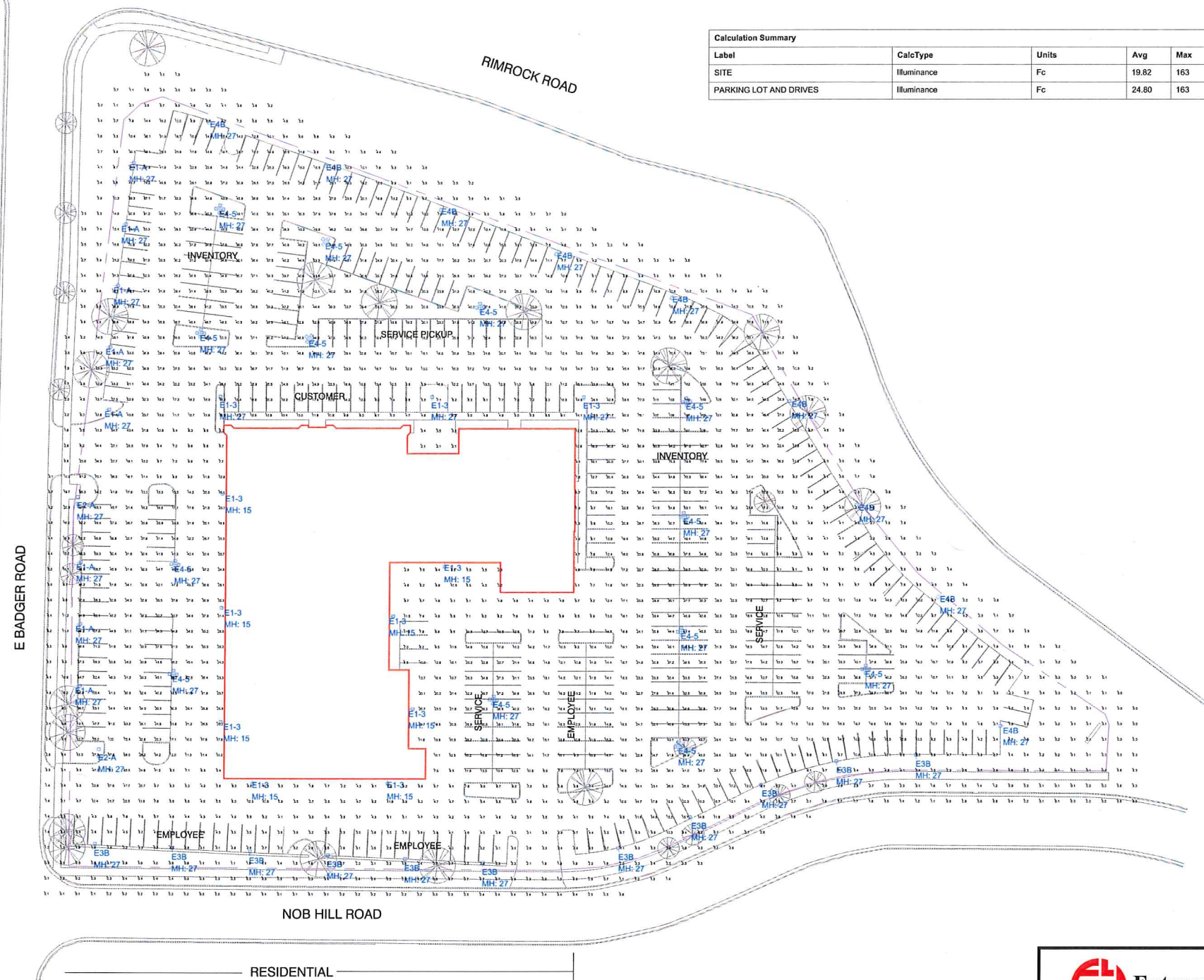
Exterior Elevations

A201

Luminaire Location Summary						
LumNo	Label	X	Y	Z	Orient	Tilt
1	E4B	504.274	740.038	27	248.53	0
9	E4B	1017.909	347.791	27	180.211	0
10	E3B	961.532	326.339	27	94.244	0
16	E2-A	435.24	330.393	27	0	0
19	E1-A	437.338	552.652	27	357.789	0
32	E1-3	515.883	498.202	15	180	0
33	E1-3	515.883	424.327	15	180	0
34	E1-3	515.883	350.453	15	180	0
35	E1-3	534.509	312.799	15	270.048	0
37	E1-3	621.348	313.033	15	270.048	0
38	E1-A	420.1	373.661	27	0	0
39	E1-A	420.134	413.661	27	0	0
40	E1-A	420.169	453.661	27	0	0
41	E2-A	420.203	493.661	27	0	0
42	E1-A	437.744	592.971	27	357.789	0
43	E1-A	442.453	632.693	27	357.789	0
44	E1-A	447.162	672.415	27	357.789	0
45	E1-A	451.871	712.136	27	357.789	0
47	E4B	579.303	712.277	27	248.53	0
55	E4B	654.078	683.84	27	248.53	0
57	E4B	728.854	655.404	27	248.53	0
59	E4B	803.629	626.967	27	248.53	0
60	E4-5	510.527	682.26	27	354.738	0
61	E4-5	578.967	661.289	27	319.577	0
62	E4-5	569.046	598.553	27	325.009	0
63	E4-5	812.433	557.738	27	6.113	0
64	E4B	880.763	559.163	27	210.954	0
66	E4B	924.351	492.08	27	210.954	0
68	E4B	976.857	432.911	27	227.876	0
82	E3B	433.194	268.624	27	87.46	0
83	E1-3	634.883	359	15	0.188	0
84	E1-3	621.883	419	15	359.89	0
85	E1-3	657.216	453.516	15	269.462	0
86	E4-5	679.009	618.998	27	6.113	0
87	E1-3	511.823	558.809	27	90	0
88	E1-3	648.213	558.719	27	90	0
90	E1-3	746.205	558.533	27	90	0
95	E4-5	498.762	602.025	27	354.738	0
96	E4-5	688.887	364.994	27	354.738	0
97	E4-5	482.754	381.268	27	354.738	0
98	E4-5	483.357	452.39	27	354.738	0
99	E4-5	928.716	384.453	27	0	0
100	E3B	483.139	266.281	27	87.46	0
101	E3B	533.084	263.939	27	87.46	0
102	E3B	583.029	261.596	27	87.46	0
103	E3B	632.974	259.253	27	87.46	0
104	E3B	682.919	256.91	27	87.46	0
105	E3B	910.554	322.351	27	100.536	0
106	E3B	862.611	307.392	27	113.883	0
107	E3B	817.236	286.596	27	116.095	0
108	E3B	770.693	266.501	27	102.968	0
109	E4-5	812.434	557.738	27	6.113	0
110	E4-5	812.434	557.738	27	6.113	0
111	E4-5	812.435	557.738	27	6.113	0
112	E4-5	811.236	483.493	27	6.113	0
113	E4-5	810.039	409.249	27	6.113	0
114	E4-5	808.841	335.004	27	6.113	0

Luminaire Schedule						
Qty	Label	Arrangement	Lum. Lumens	Lum. Watts	LLF	Description
11	E1-3	SINGLE	10430	134.2	0.900	CREE + (1) ARE-EHO-3M-DM-24-E-UL-1000-40K
2	E2-A	TWIN	69320	851	0.900	CREE + (2) ARE-EHO-AF-DM-24-E-UL-1000-40K
16	E4-5	4 @ 90 DEGRE	64539	851	0.900	CREE + (4) ARE-EHO-5M-DM-24-E-UL-1000-40K
8	E1-A	SINGLE	69320	851	0.900	CREE + (2) ARE-EHO-AF-DM-24-E-UL-1000-40K
11	E3B	SINGLE	7998	131.9	0.900	CREE + (1) ARE-EHO-3MB-DM-24-E-UL-1000-40K
9	E4B	SINGLE	9015	132.8	0.900	CREE + (1) ARE-EHO-4MB-DM-24-E-UL-1000-40K

Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Avg/Min
SITE	Illuminance	Fc	19.82	163	0.0	N.A.
PARKING LOT AND DRIVES	Illuminance	Fc	24.80	163	0.6	41.33



**FIELD'S JAGUAR/VOLVO
MADISON, WISCONSIN**

LIGHTING PLAN