

# SANDBURG STUDIOS

4757 HAYES ROAD  
 MADISON, WISCONSIN  
 LAND USE APPLICATION  
 JULY 17, 2023



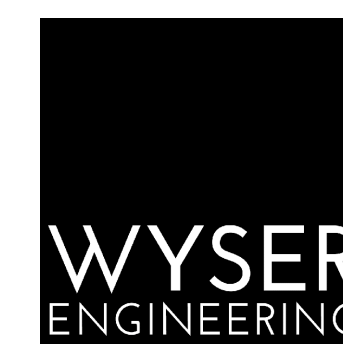
GBA PROJECT NO. 202026



**DEVELOPER:**  
**WISEMAN CAPITAL**  
 25 W MAIN STREET, SUITE 500  
 MADISON, WISCONSIN 53703  
 PHONE: (715)205-2639  
 PRINCIPAL CONTACT: CODY WISEMAN  
 EMAIL: cody@wisemancapitalgroup.com



**PREPARED BY:**  
**GARY BRINK AND ASSOCIATES, INC**  
 2248 DEMING WAY, SUITE 120  
 MIDDLETON, WISCONSIN 53562  
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 PRINCIPAL CONTACT: JOSH WILCOX  
 EMAIL: josh.wilcox@garybrink.com



**CIVIL ENGINEERING:**  
**WYSER ENGINEERING**  
 300 E. FRONT ST  
 MOUNT HOREB, WI 53572  
 PHONE: (608)437-1980  
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 EMAIL: wade.wyse@wyserengineering.com



**LANDSCAPE ARCHITECT:**  
**SAIKI DESIGN**  
 1110 S. PARK ST  
 MADISON, WI 53715  
 PHONE: (608)251-3600  
 PRINCIPAL CONTACT: ABBIE MOILIEU  
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## PROJECT LOCATION MAP



## SHEET INDEX

T-1 TITLE SHEET

### CIVIL

- C001 EXISTING CONDITIONS SITE PLAN
- C100 DEMOLITION PLAN
- C101 PROPOSED SITE PLAN
- C200 PROPOSED GRADING PLAN

### LANDSCAPE

- L100 LANDSCAPE PLAN - OVERALL

### SITE LIGHTING

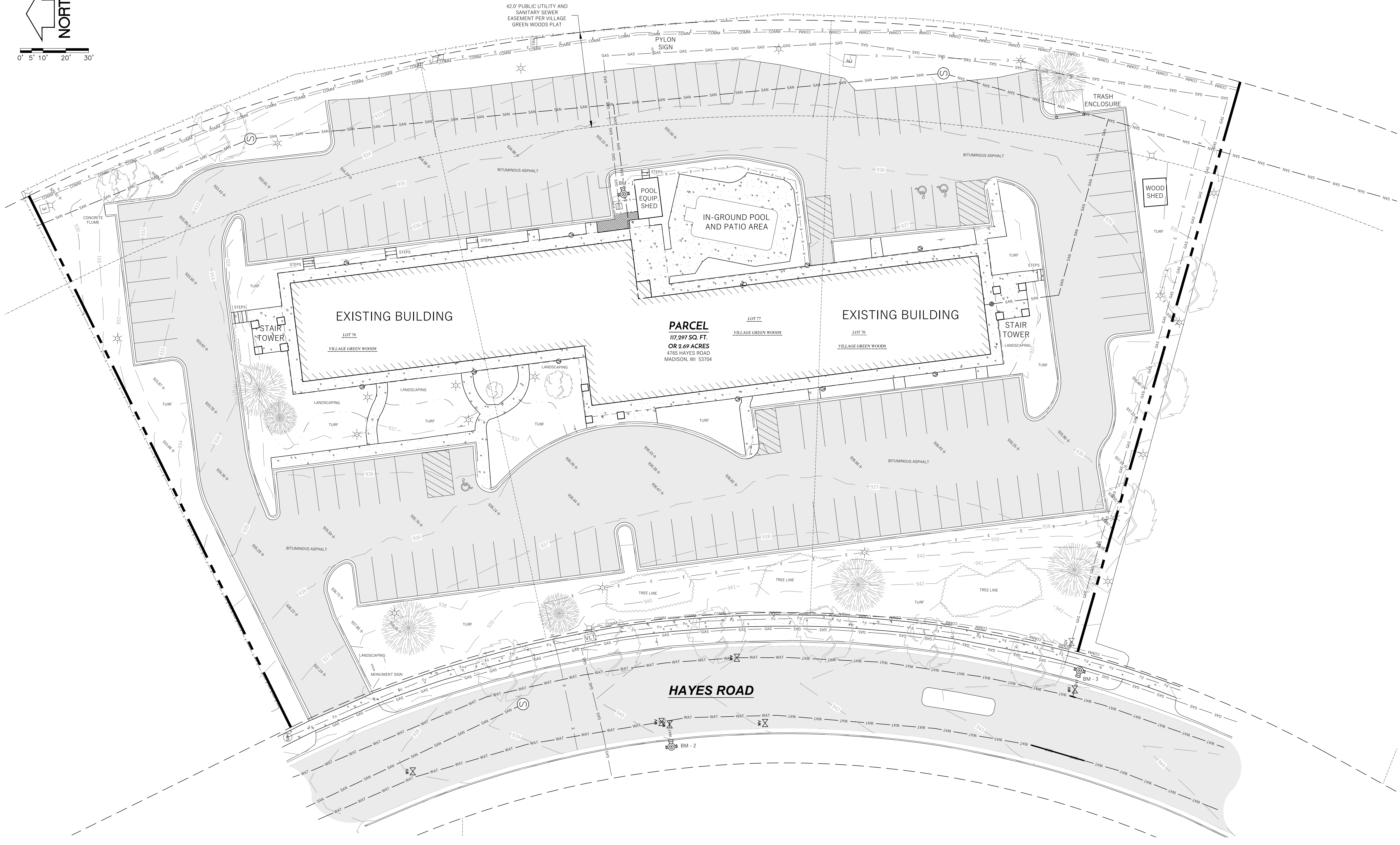
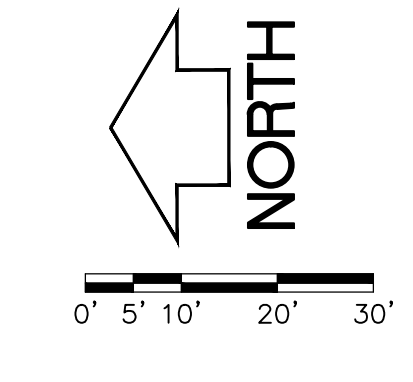
- SITE LIGHTING PLAN

### ARCHITECTURAL PLANS

- A1.01 AERIAL IMAGES OF EXISTING SITE
- D2.01 FIRST FLOOR DEMOLITION PLAN
- D2.02 SECOND & THIRD DEMOLITION PLANS
- D2.03 ROOF DEMOLITION PLAN
- A2.01 FIRST FLOOR PLAN
- A2.02 SECOND & THIRD FLOOR PLANS
- A2.03 ROOF PLAN
- A5.01 ENLARGED UNIT PLANS
- A6.01 BUILDING ELEVATIONS
- A6.02 BUILDING ELEVATIONS

HAYES ROAD MULTI-FAMILY				
Floor	1st	2nd	3rd	Total
Area	13,260	12,735	16,475	<b>42,470</b>
Unit Type A	19	25	0	<b>44</b>
Unit Type B	14	21	0	<b>35</b>
Unit Type C	0	0	18	<b>18</b>
Unit Type D	0	0	2	<b>2</b>
Unit Type E	0	0	23	<b>23</b>
Unit Type F	0	0	2	<b>2</b>
Acc. Level 1 & 2	3	2	0	<b>5</b>
Acc. Level 3	0	0	2	<b>2</b>
Total Rooms	36	48	47	<b>131</b>
Total Bike Parking		120		
Total Parking				

**INTERSTATE HIGHWAY 90/94**



**LEGEND**

- SIGN
- BOLLARD
- ⊕ SANITARY MANHOLE
- ⊕ SEWER CLEANOUT
- ⊕ GAS METER
- ⊕ GAS VALVE
- ⊕ FIRE HYDRANT
- ⊕ WATER VALVE
- ⊕ LIGHTPOLE
- ⊕ ELECTRICAL TRANSFORMER
- ⊕ ELECTRICAL PANEL BOX
- ⊕ COMMUNICATION PEDESTAL
- ⊕ DOWNSPOUT
- ⊕ CONIFEROUS TREE/BUSH
- ⊕ DECIDUOUS TREE
- PROPERTY LINE
- PLATTED LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- EASEMENT LINE
- ▨ BUILDING FOOTPRINT
- EDGE OF CONCRETE
- EDGE OF ASPHALT
- SAN — SAN SANITARY SEWER
- WAT — WAT WATER MAIN
- STM — STM STORM SEWER
- GAS — GAS NATURAL GAS LINE
- COMM — COMM COMMUNICATION LINE
- ELECTRIC LINE
- EDGE OF TREES/BUSH
- LANDSCAPING LIMITS
- ▨ ASPHALT PAVEMENT
- ▨ CONCRETE PAVEMENT
- ▨ BRICK/PATIO PAVERS
- 536 — 536 CONTOUR MAJOR
- 536 — 536 CONTOUR MINOR

**GENERAL NOTES**

1. FIELD WORK FURNISHED BY WYSER ENGINEERING, LLC ON JUNE 15, 21 AND 23, 2023.
2. ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD83).
3. NORTH REFERENCE FOR THIS EXISTING CONDITIONS SURVEY AND MAP ARE BASED ON THE WISCONSIN COORDINATE REFERENCE SYSTEM, NAD 83 (2011) WISCONSIN DATUM, GRID NORTH.
4. SUBSURFACE UTILITIES AND FIXTURES SHOWN ON THIS MAP HAVE BEEN APPROXIMATED BY LOCATING SURFACE FEATURES AND ACCESSORIES, DIGGERS HOTLINE FIELD MARKINGS AND EXISTING MAPS AND RECORDS.
5. BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED FOR EXACT LOCATION OF UNDERGROUND UTILITIES. CONTACT DIGGERS HOTLINE AT 1.800.242.8511 OR 811.
6. THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.
7. FEATURES HAVE BEEN LOCATED BY SURVEYOR IN FIELD THAT MAY HAVE ADVERSE TITLE ELEMENTS, AS TO WHICH ELEMENT ENCROACHMENT, CLAIM OF UNRECORDED EASEMENT, PRESCRIPTIVE EASEMENT, AND SO FORTH CAN NOT BE DETERMINED BY SURVEYOR.

BENCHMARK TABLE		
BM - #	ELEVATION	DESCRIPTION
BM - 1	939.44	TOP NUT OF HYDRANT ON NORTH SIDE OF BUILDING LOCATED NEXT TO POOL EQUIPMENT SHED
BM - 2	944.12	TOP NUT OF HYDRANT LOCATED ON SOUTH SIDE OF HAYES ROAD ACROSS FROM SITE
BM - 3	946.15	TOP NUT OF HYDRANT ON NORTH SIDE OF HAYES ROAD NEAR SOUTHEAST CORNER OF SITE

PROJECT FOR  
**SANDBURG STUDIOS**  
 4400 HAYES ROAD, MADISON, WISCONSIN 53704  
 DEVELOPER:  
**WISEMAN CAPITAL**

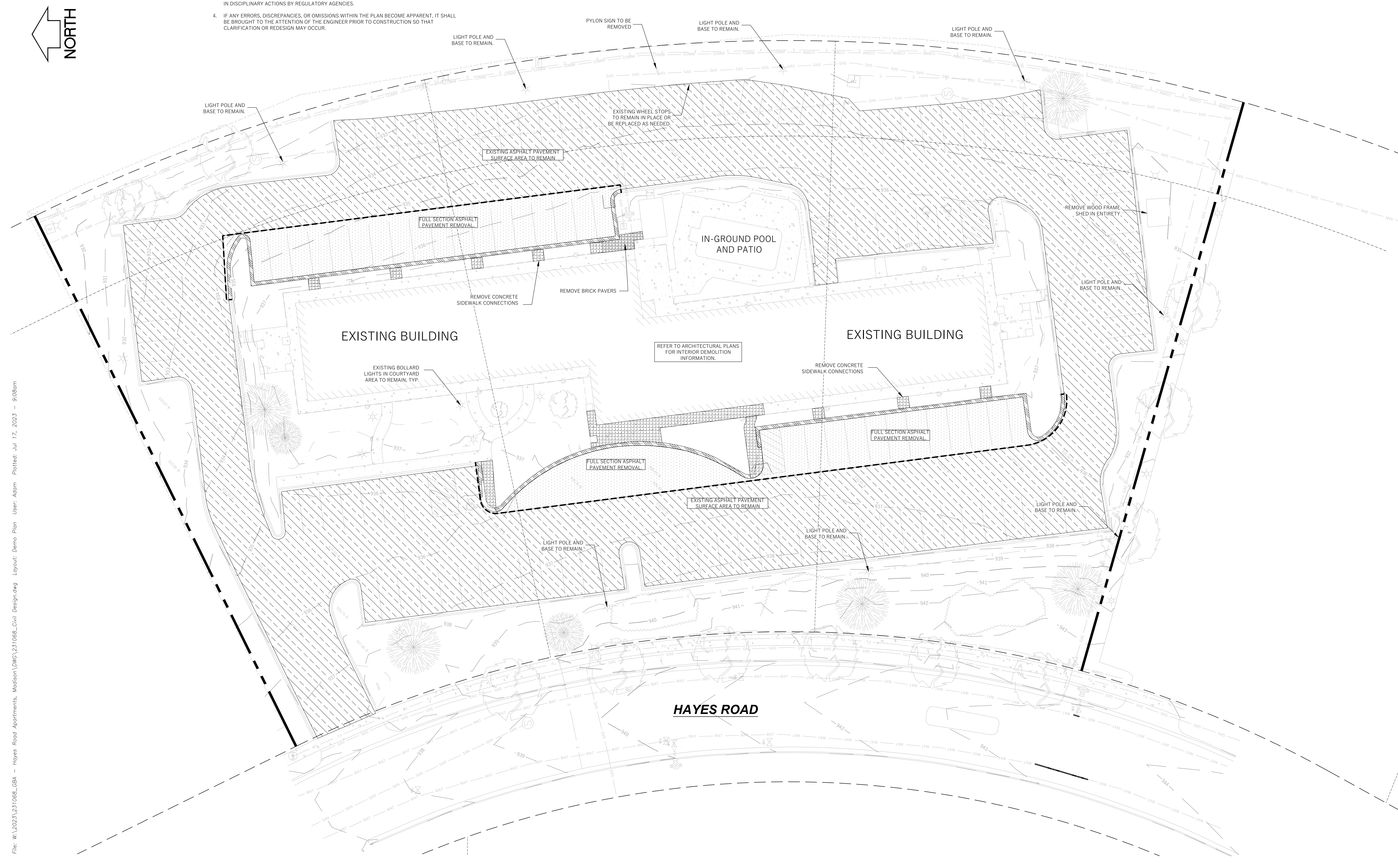
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 SCALE: **AS NOTED**  
 LW 07/17/2023

**LEGEND (PROPOSED)**

	PARCEL PROPERTY LINE
	SAWCUT LIMITS
	ASPHALT SURFACE SEAL COAT AREA
	FULL SECTION ASPHALT REMOVAL AREA
	CONCRETE REMOVAL AREA
	CURB AND GUTTER REMOVAL

- GENERAL NOTES**
1. UNDERLYING SITE CONTOURS AND INFORMATION BASED ON TOPOGRAPHIC & UTILITY DATA AS SURVEYED BY WYSER ENGINEERING ON JUNE 15, 21 AND 23, 2023. WYSER ENGINEERING SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY ARISE AS A RESULT OF ERRORS/OMISSIONS OR INCOMPLETE INFORMATION PROVIDED BY OTHERS. CONTRACTOR TO CONFIRM ALL ELEVATIONS, GENERAL DRAINAGE AND EARTHWORK REQUIREMENTS PRIOR TO CONSTRUCTION.
  2. CONTRACTOR TO OBTAIN APPROPRIATE PERMITS FOR STREET OPENINGS & TO WORK WITHIN THE CITY'S LAND IF REQUIRED.
  3. WYSER ENGINEERING SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER OR CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY REGULATORY AGENCIES.
  4. IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS WITHIN THE PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION SO THAT CLARIFICATION OR REVISION MAY OCCUR.

**INTERSTATE HIGHWAY 90/94**



- DEMOLITION NOTES**
1. THIS PLAN INDICATES ITEMS ON THE SITE, NOT INCLUDING INTERNAL BUILDING DEMOLITION, INTENDED FOR DEMOLITION BASED ON THE CURRENT SITE DESIGN THAT HAVE BEEN IDENTIFIED BY A REASONABLE OBSERVATION OF THE EXISTING CONDITIONS THROUGH FIELD SURVEY RECONNAISSANCE BY OTHERS. "DIGGERS HOTLINE" LOCATION AND GENERAL "STANDARD OF CARE" THERE MAY BE ADDITIONAL ITEMS THAT CAN NOT BE IDENTIFIED BY A REASONABLE ABOVE-GROUND OBSERVATION, WHERE NOT INCLUDED WITHIN THE FIELD SURVEY, OF WHICH THE ENGINEER WOULD HAVE NO KNOWLEDGE OR MAY BE A PART OF ANOTHER DESIGN DISCIPLINE. IT IS THE CONTRACTOR'S / BIDDER'S RESPONSIBILITY TO REVIEW THE PLANS, INSPECT THE SITE AND PROVIDE HIS OWN DUE DILIGENCE TO INCLUDE IN HIS BID WHAT ADDITIONAL ITEMS, IN HIS OPINION, MAY BE NECESSARY FOR DEMOLITION. ANY ADDITIONAL ITEMS IDENTIFIED BY THE CONTRACTOR / BIDDER SHALL BE IDENTIFIED IN THE BID AND REPORTED TO THE OWNER AND ENGINEER OF RECORD. WYSER ENGINEERING TAKES NO RESPONSIBILITY FOR ITEMS ON THE PROPERTY THAT COULD NOT BE LOCATED BY A REASONABLE OBSERVATION OF THE PROPERTY OR OF WHICH THEY WOULD HAVE NO KNOWLEDGE.
  2. PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR:
  - 2.1. EXAMINING ALL SITE CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE OWNER AND ENGINEER AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.
  - 2.2. VERIFYING UTILITY ELEVATIONS AND NOTIFYING OWNER AND ENGINEER OF ANY DISCREPANCIES. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCIES ARE RESOLVED.
  - 2.3. NOTIFYING ALL UTILITIES PRIOR TO THE REMOVAL OF ANY UNDERGROUND UTILITIES.
  - 2.4. NOTIFYING THE OWNER, DESIGN ENGINEER AND LOCAL CONTROLLING MUNICIPALITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION INSPECTION.
  3. CONTRACTOR IS SOLELY RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF THESE IMPROVEMENTS.
  4. CONTRACTOR SHALL KEEP ALL STREETS AND ADJOINING SHARED ACCESS ROADWAY'S FREE AND CLEAR OF ALL CONSTRUCTION RELATED DIRT, DUST AND DEBRIS.
  5. ALL TREES WITHIN THE CONSTRUCTION LIMITS SHALL BE REMOVED UNLESS SPECIFICALLY CALLED OUT FOR PROTECTION. ALL TREES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY. STUMPS SHALL BE GROUND TO PROPOSED SUBGRADE.
  6. PERFORM TREE PRUNING IN ALL LOCATIONS WHERE PROPOSED PAVEMENT AND/OR UTILITY INSTALLATION ENDS WITHIN THE EXISTING DRIP LINE OF THE TREES TO REMAIN. ALL TREES WITHIN THE EXISTING DRIP LINE OF THE TREES TO REMAIN SHALL BE SKEWED RADICALLY AWAY FROM THE TRUNK IF ROOTS IN EXCESS OF 1" DIAMETER ARE EXPOSED. ROOTS MUST BE CUT BY REPUTABLE TREE PRUNING SERVICE PRIOR TO ANY TRANSVERSE TRENCHING.
  7. ALL LIGHT POLES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY, INCLUDING BASE AND ALL APPURTENANCES. SAWKIFE FOR RELOCATION, COORDINATE RELOCATION AND / OR ABANDONMENT OF ALL ELECTRIC LINES WITH ELECTRICAL ENGINEER AND OWNER PRIOR TO DEMOLITION.
  8. CONTRACTOR SHALL COORDINATE PRIVATE UTILITY REMOVAL / ABANDONMENT AND NECESSARY RELOCATIONS WITH RESPECTIVE UTILITY COMPANY. COORDINATION REQUIRED PRIOR TO CONSTRUCTION.
  9. ABANDONED / REMOVED ITEMS SHALL BE DISPOSED OF OFF SITE UNLESS OTHERWISE NOTED.
  10. THE CONTRACTOR SHALL INSTALL A PEDESTRIAN FENCE AROUND ALL EXCAVATIONS TO BE LEFT OPEN OVERNIGHT AS REQUIRED.
  11. CONTRACTOR TO REMOVE EXISTING UTILITY PIPE AND BACKFILL WITH SELECT FILL OR PROVIDE PIPE BACK-FILLING WITHIN BUILDING FOOTPRINT USING LOW DENSITY CONCRETE / FLOWABLE FILL.
  12. GRANULAR BACKFILL MATERIALS ARE REQUIRED FOR FILL UNDER PROPOSED PAVED AREAS.
  13. ANY SANITARY SEWER, SANITARY SEWER SERVICES, WATER MAIN, WATER SERVICES, STORM SEWER, OR OTHER UTILITIES, WHICH ARE DAMAGED BY THE CONTRACTORS, SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.

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PROJECT FOR  
**SANDBURG STUDIOS**  
1400 BERRY AVE, SUITE 100  
MADISON, WI 53704  
DEVELOPER:  
**WISEMAN CAPITAL**

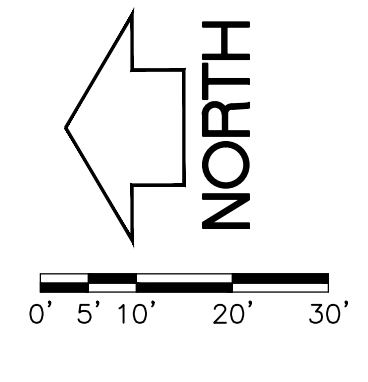
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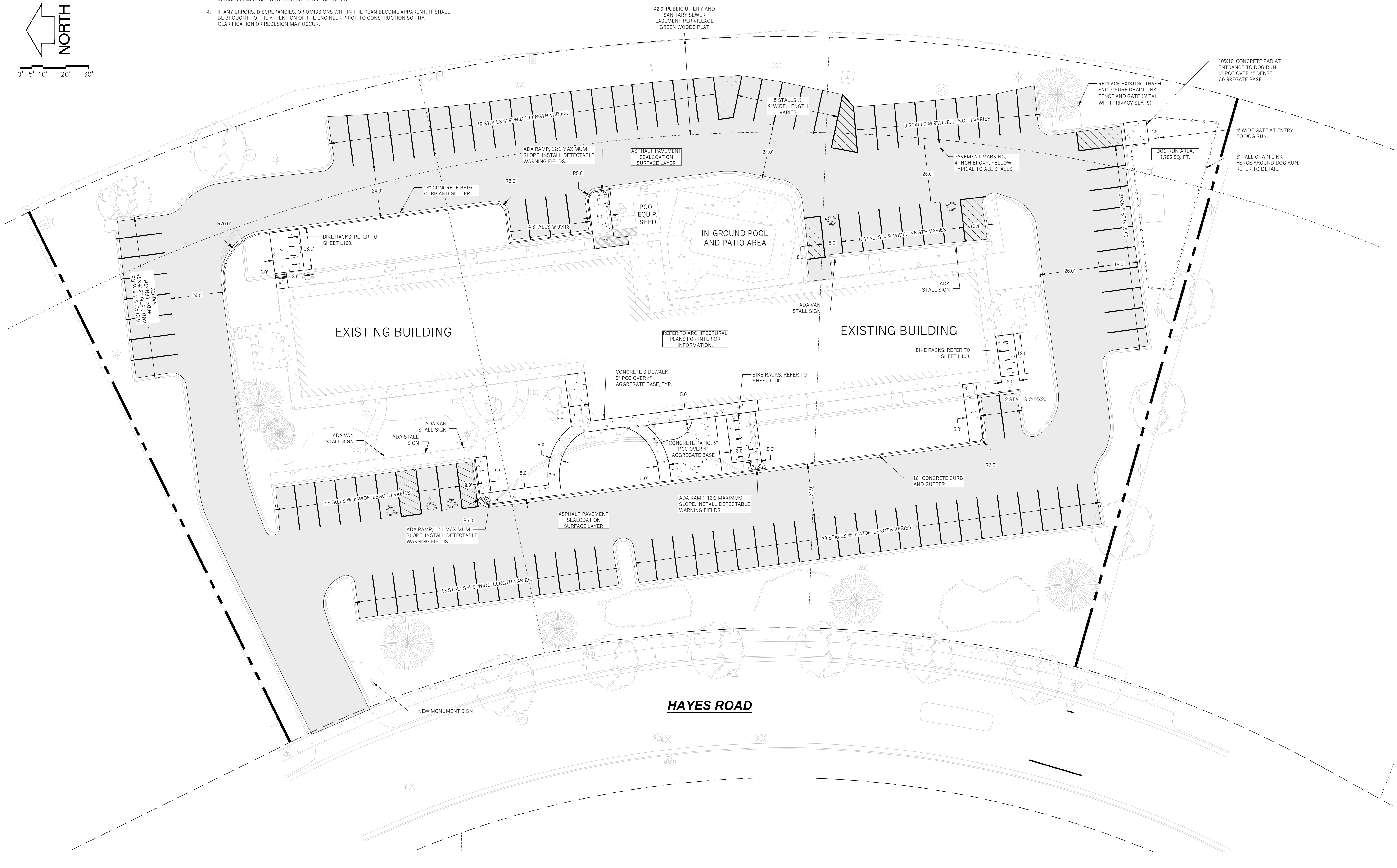
**LEGEND (PROPOSED)**

- PROPERTY BOUNDARY
- EASEMENT
- 18" CURB AND GUTTER
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT

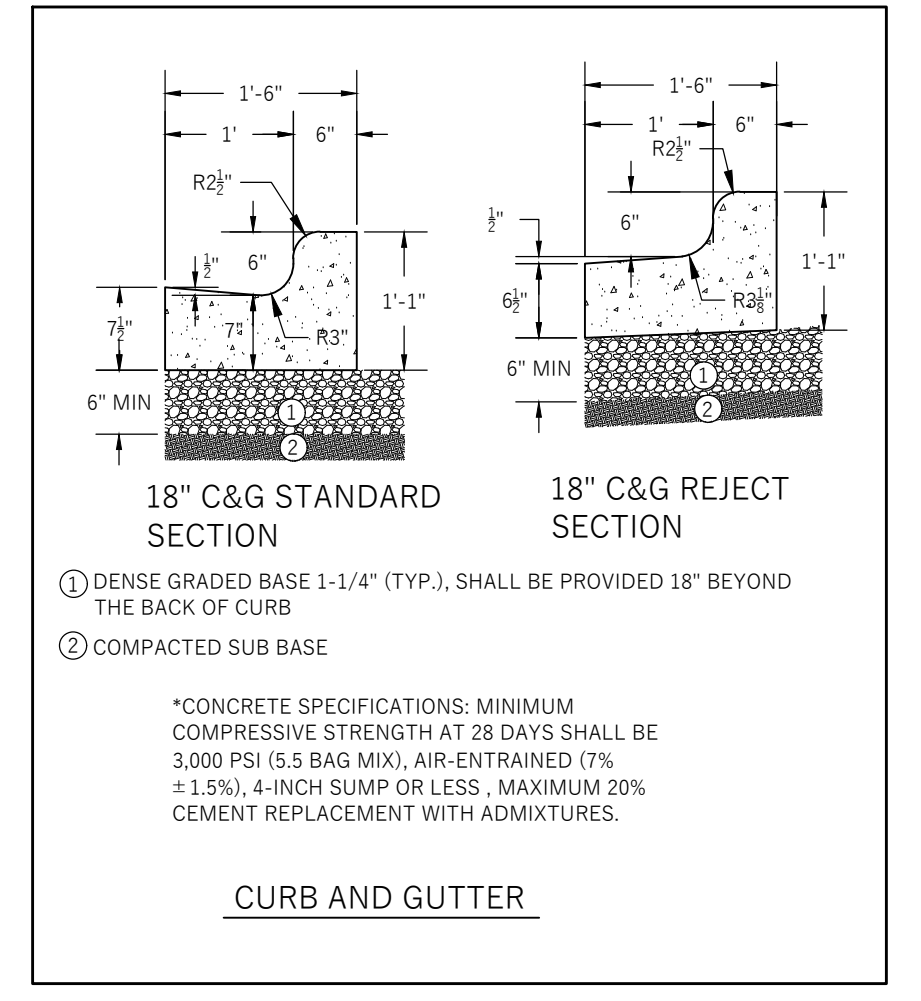
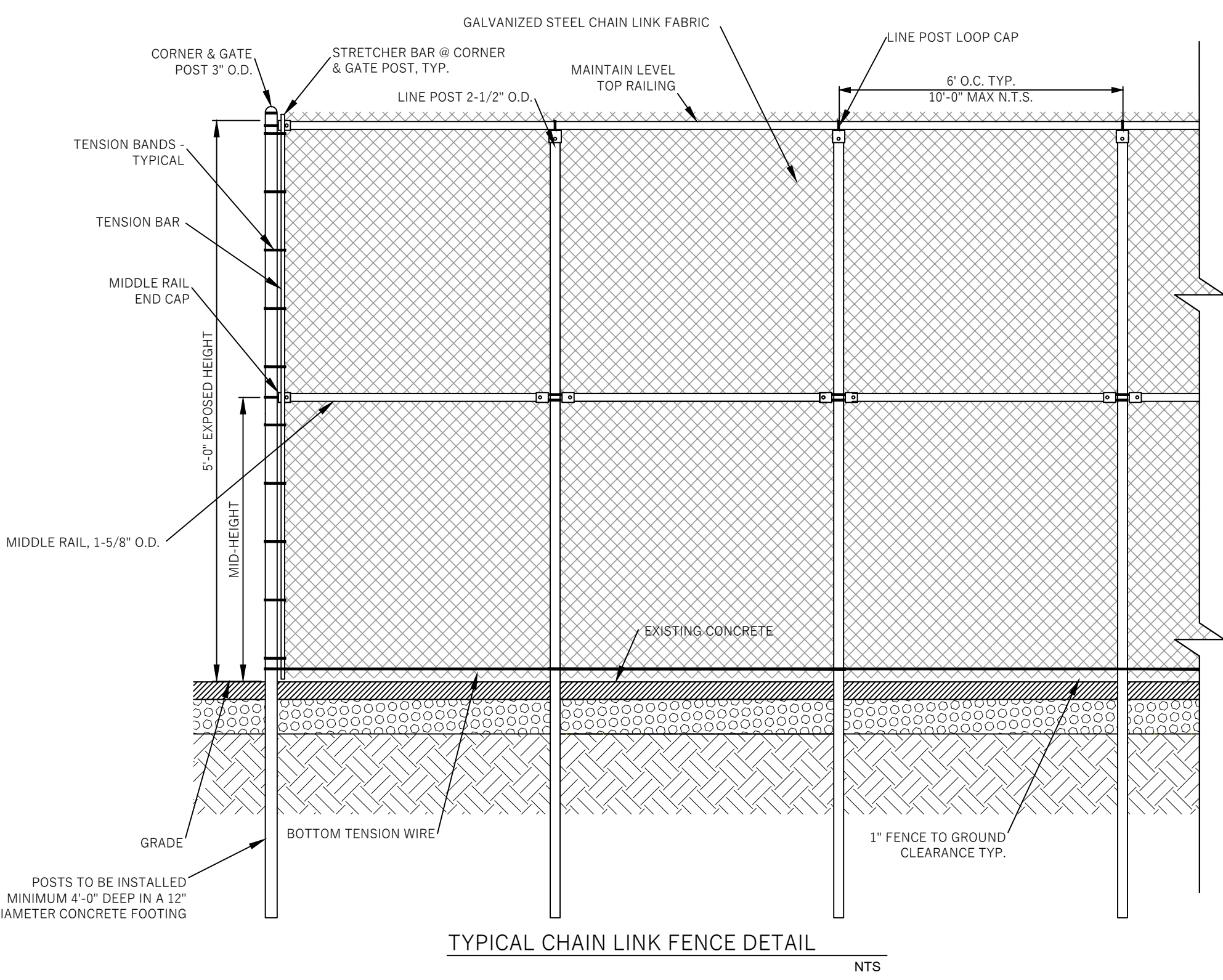


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**INTERSTATE HIGHWAY 90/94**



**SITE INFORMATION BLOCK:**  
 SITE ADDRESS: 4765 HAYES ROAD  
 SITE ACREAGE: VILLAGE GREEN WOODS LOT 76, 77 AND 78: 117,297 SQ.F.T. (0.89 AC)  
 PROPOSED USE OF PROPERTY: MULTIFAMILY RESIDENTIAL  
 ZONING: COMMERCIAL CORRIDOR - TRANSITIONAL DISTRICT (CC-T)  
 TOTAL NUMBER OF PARKING STALLS: 186  
 NUMBER OF STALLS DESIGNATED ACCESSIBLE: 5  
 TOTAL NUMBER OF BIKE STALLS: 30 EXTERIOR; REFER TO ARCHITECTURAL PLANS FOR INTERIOR BIKE STALL DETAIL.  
 EXISTING IMPERVIOUS SURFACE AREA: 74,431 SQ.FT.  
 ROOF TOP: 14.181 SQ.FT.  
 PAVED: 60,250 SQ.FT.  
 EXISTING IMPERVIOUS SURFACE AREA RATIO: 63.4%  
 POST-IMPROVEMENTS IMPERVIOUS SURFACE AREA: 69,912 SQ.FT.  
 ROOF TOP: 14,657 SQ.FT.  
 PAVED: 55,895 SQ.FT.  
 POST-IMPROVEMENTS IMPERVIOUS SURFACE AREA RATIO: 59.6%



PROJECT FOR  
**SANDBURG STUDIOS**  
 4400 BERRY AVE, SUITE 100  
 WISCONSIN 53704  
 DEVELOPER:  
**WISEMAN CAPITAL**

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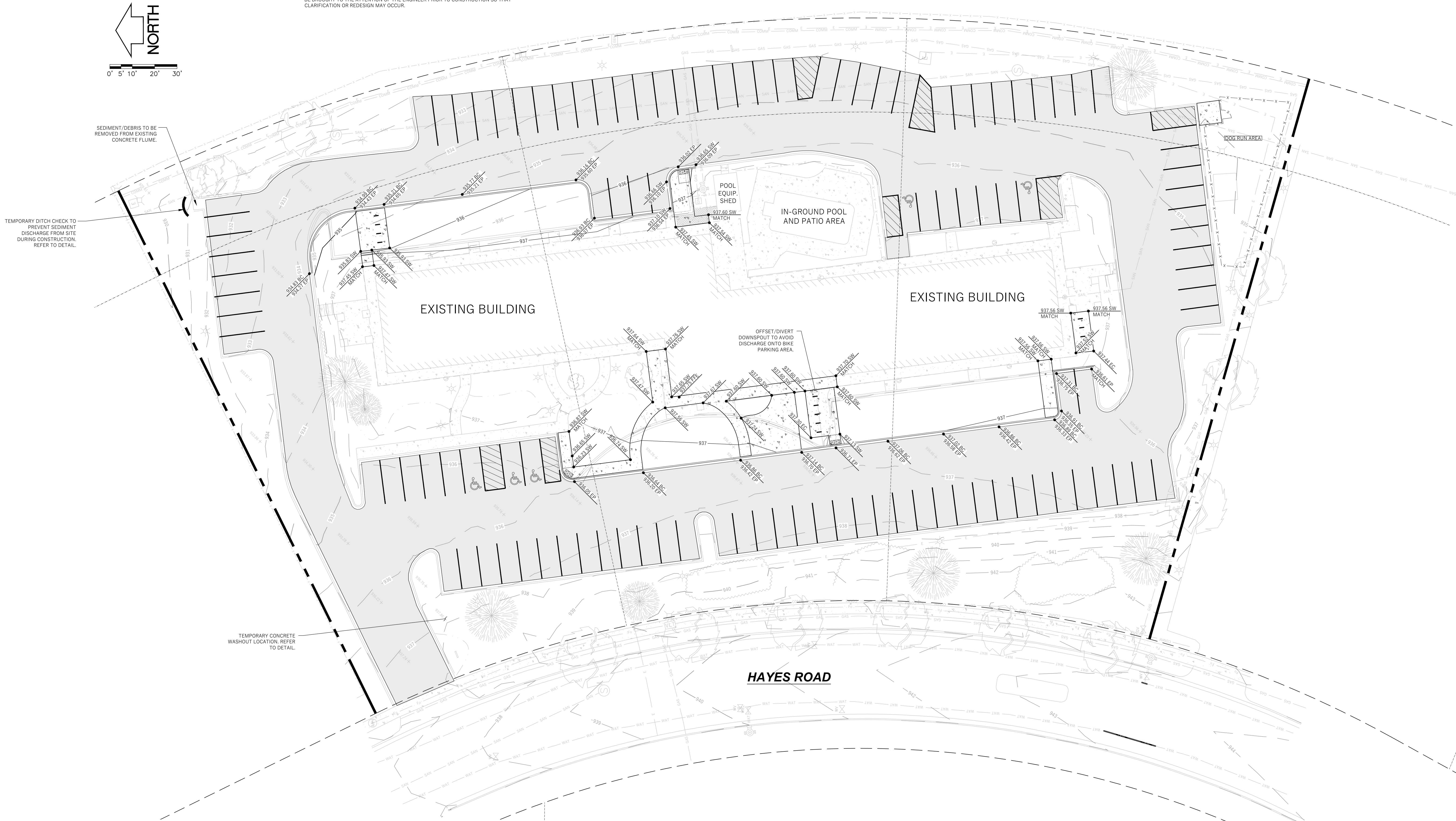
- LEGEND (PROPOSED)**
- PROPERTY BOUNDARY
  - - - EASEMENT
  - ▬ 1" CURB AND GUTTER
  - ▬ ASPHALT PAVEMENT
  - ▬ CONCRETE PAVEMENT
  - ▬ MAJOR CONTOUR
  - ▬ 935
  - ▬ MINOR CONTOUR
  - ▬ 936
  - SPOT ELEVATION

**GENERAL NOTES**

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**NOTE:**  
SPOT GRADES ARE AS FOLLOWS:  
FFE - FINISHED FLOOR GRADE  
EP - EDGE OF ASPHALT PAVEMENT  
EC - EDGE OF CONCRETE PAVEMENT  
BC - BACK OF CURB  
SW - EDGE OF SIDEWALK

**INTERSTATE HIGHWAY 90/94**

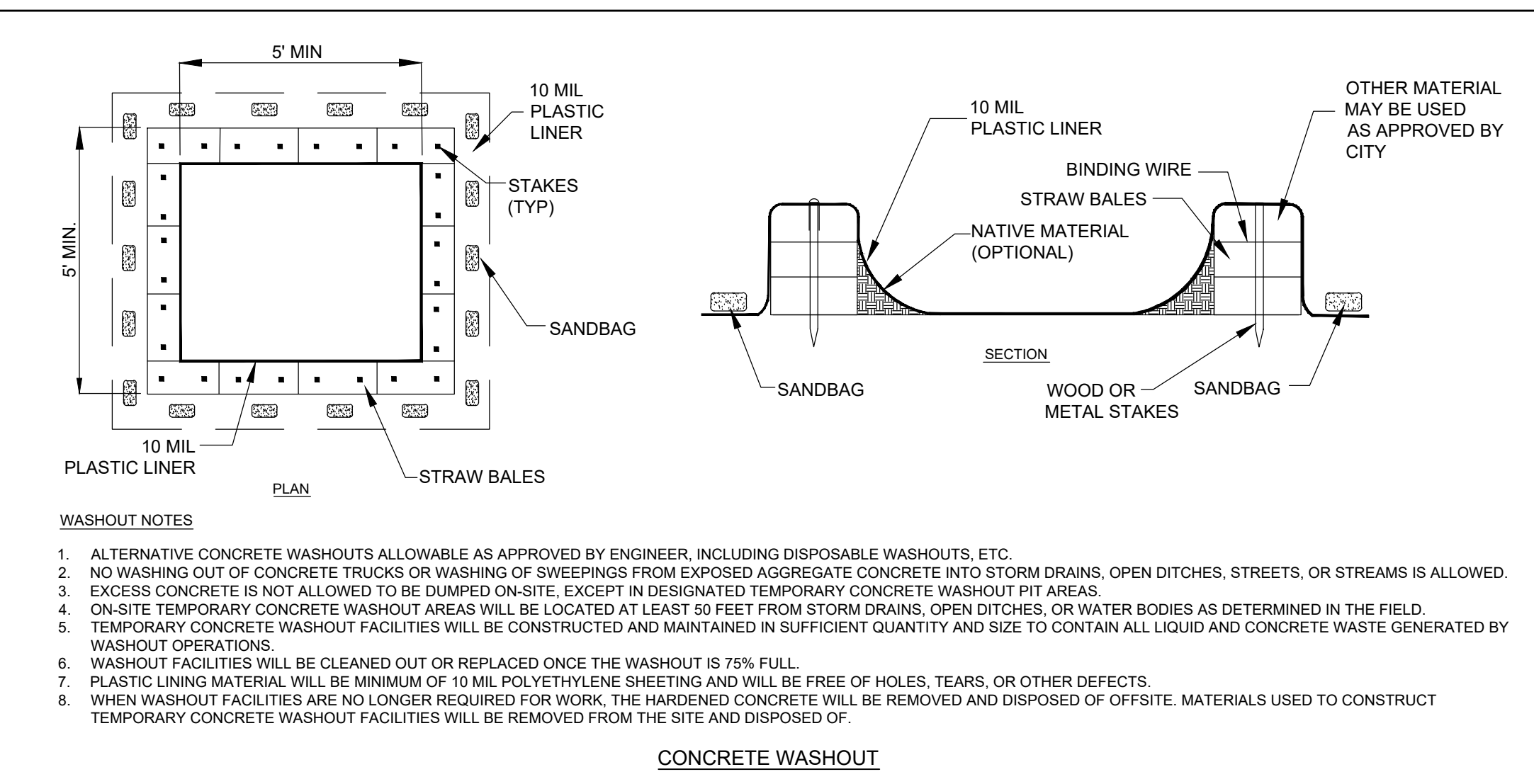


**CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS**

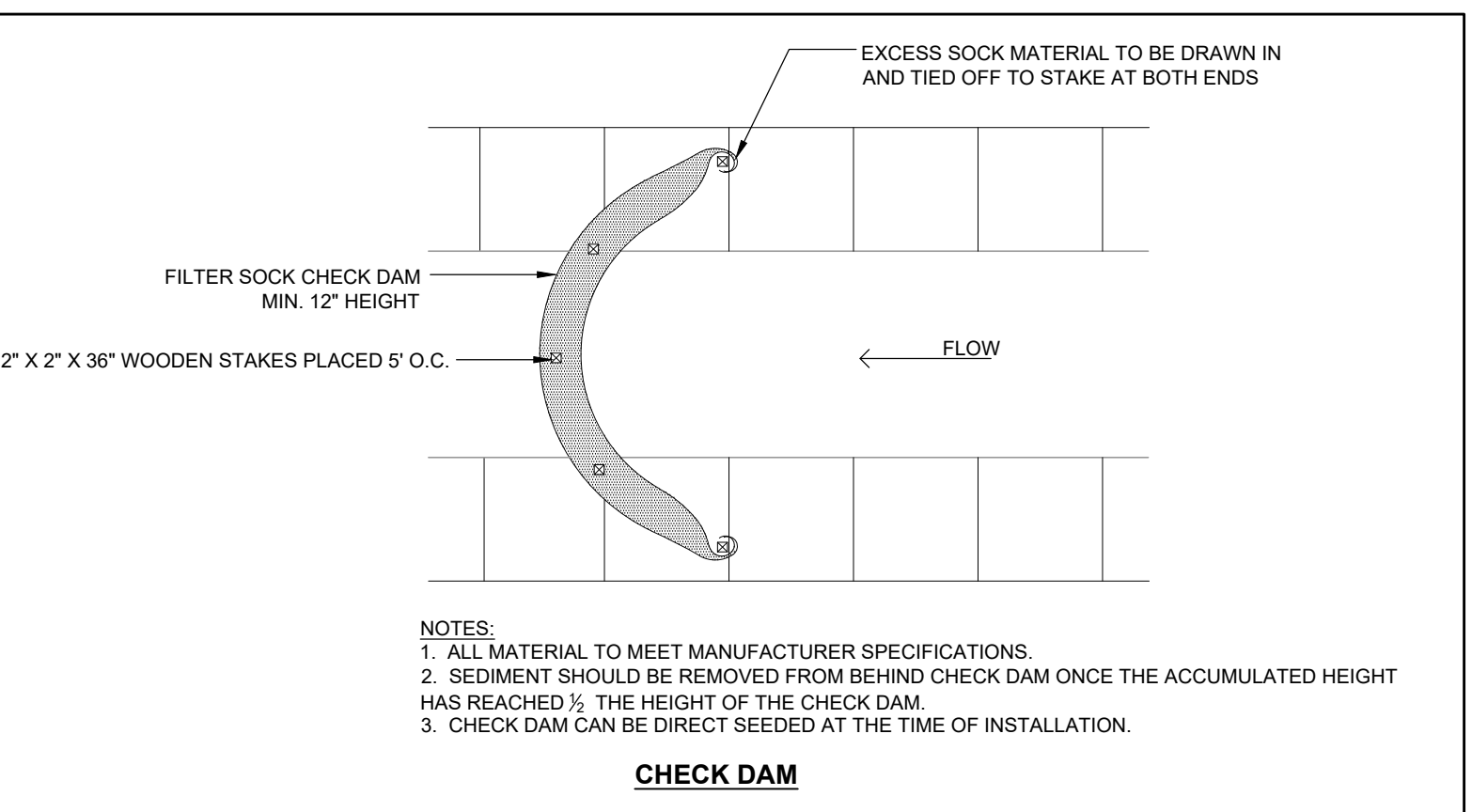
- KEEP A COPY OF THE CURRENT EROSION CONTROL PLAN ON SITE THROUGHOUT THE DURATION OF THE PROJECT.
- ENGINEER / DTY OF MADISON HAS THE RIGHT TO REQUIRE CONTRACTOR TO IMPLEMENT ADDITIONAL EROSION CONTROL MEASURES AS NECESSARY.
- THE SITE CONTRACTOR IS RESPONSIBLE FOR ROUTINE SITE INSPECTIONS AT LEAST ONCE EVERY 7 DAYS AND WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 0.5 INCHES OR GREATER. KEEP INSPECTION REPORTS ON-SITE AND MAKE THEM AVAILABLE UPON REQUEST.
- INSPECT AND MAINTAIN ALL INSTALLED EROSION CONTROL PRACTICES UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.
- WHEN POSSIBLE, PRESERVE EXISTING VEGETATION ESPECIALLY ADJACENT TO SURFACE WATERS. MINIMIZE LAND-DISTURBING CONSTRUCTION ACTIVITIES TO A DEPTH OF 20% OR MORE. MINIMIZE SOIL COMPACTION, AND PRESERVE TOPSOIL.
- REFER TO THE WORK STORMWATER CONSTRUCTION TECHNICAL STANDARDS AT [http://dnr.wisconsin.gov/topic/stormwater/standards/cons\\_tech\\_standards.html](http://dnr.wisconsin.gov/topic/stormwater/standards/cons_tech_standards.html).
- INSTALL PERIMETER EROSION CONTROLS AND ROCK TRACKING PAD CONSTRUCTION ENTRANCES PRIOR TO ANY LAND-DISTURBING ACTIVITIES, INCLUDING CLEARING AND GRUBBING. USE WORK TECHNICAL STANDARD TRACKING PAD AND THE WASHING PAD FOR ROCK CONSTRUCTION ENTRANCES.
- STAGE CONSTRUCTION GRADING ACTIVITIES TO MINIMIZE THE CUMULATIVE EXPOSED AREA. CONDUCT TEMPORARY GRADING FOR EROSION CONTROL PER WORK TECHNICAL STANDARD TEMPORARY GRADING PRACTICES FOR EROSION CONTROL #1687.
- PERMITTING OF GROUNDWATER DEWATERING IS THE RESPONSIBILITY OF THE CONTRACTOR. GROUNDWATER DEWATERING IS SUBJECT TO A GWR WASTEWATER DISCHARGE PERMIT AND A DNR HIGH CAPACITY WELL APPROVAL IF CUMULATIVE PUMP CAPACITY IS TO SPAN OR MORE.
- PROVIDE ANTI-SLOUR PROTECTION AND MAINTAIN NON-EROSIVE FLOW DURING DEWATERING. PERFORM DEWATERING OF ACCUMULATED SURFACE RUNOFF IN ACCORDANCE WITH WORK TECHNICAL STANDARD #1688.
- INSTALL AND MAINTAIN FILTER SOCKS IN ACCORDANCE WITH WORK TECHNICAL STANDARD INTERNAL MANUFACTURED PERIMETER CONTROL AND SLOPE INTERUPTION PRODUCTS # 1071.
- IMMEDIATELY STABILIZE STOCKPILES AND SURROUND STOCKPILES AS NEEDED WITH SILT FENCE OR OTHER PERIMETER CONTROL IF STOCKPILES WILL REMAIN INACTIVE FOR 7 DAYS OR LONGER.
- IMMEDIATELY STABILIZE ALL DISTURBED AREAS THAT WILL REMAIN INACTIVE FOR 14 DAYS OR LONGER. BETWEEN SEPTEMBER 15 AND OCTOBER 31, STABILIZE WITH MULCH, COCHURE, AND A PERENNIAL. SEED MIXED WITH BRITTS BRACK, ANNUAL, DATE, OR ANNUAL RYE, AS APPROPRIATE FOR REGION AND SOIL TYPE. OCTOBER 15 THROUGH COOL WEATHER, STABILIZE WITH A POLYMER AND COMBUST SEED SOIL, AS APPROPRIATE FOR REGION AND SOIL TYPE.
- STABILIZE AREAS OF FINAL GRADING WITHIN 7 DAYS OF REACHING FINAL GRADE.
- SWEEP TO CLEAN UP ALL SEDIMENT/TRASH THAT MOVES OFF-SITE DUE TO CONSTRUCTION ACTIVITY OR STORM EVENTS BEFORE THE END OF THE SAME WORKDAY OR AS DIRECTED BY THE AUTHORITIES WITH JURISDICTION. SEPARATE SWEEP MATERIALS (SOILS AND TRASH) AND DISPOSE OF APPROPRIATELY.
- THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING DUST PER WORK TECHNICAL STANDARD DUST CONTROL ON CONSTRUCTION SITES # 1068.
- PROPERLY DISPOSE OF ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTE, OR OTHER CONSTRUCTION MATERIALS) AND DO NOT ALLOW THESE MATERIALS TO BE CARRIED BY WINDUP INTO THE RECEIVING CHANNELS.
- COORDINATE WITH THE AUTHORITIES WITH JURISDICTION TO UPDATE THE LAND DISTURBANCE PERMIT TO INDICATE THE ANTICIPATED OR LIKELY DISPOSAL LOCATIONS FOR ANY EXCAVATED SOILS OR CONSTRUCTION DEBRIS THAT WILL BE HAULLED OFF-SITE FOR DISPOSAL. THE EXCAVATED OR STOCKPILED MATERIAL NEEDS TO INCLUDE PERIMETER EROSION CONTROL MEASURES (SUCH AS SILT FENCE, HAY BALES, FILTER SOCKS, OR COMPACTED EARTHEN BARRIERS).
- FOR NON-CHANNELIZED FLOW ON DISTURBED OR CONSTRUCTED SLOPES, PROVIDE CLASS CLASS 1 TYPE B EROSION CONTROL MATTING. INSTALL AND MAINTAIN PER WORK TECHNICAL STANDARD NON-CHANNEL EROSION MAT #1052.
- FOR CHANNELIZED FLOW ON DISTURBED OR CONSTRUCTED SLOPES, PROVIDE CLASS 1 TYPE B EROSION CONTROL MATTING UNLESS OTHERWISE SPECIFIED ON THE PLAN. INSTALL AND MAINTAIN PER WORK TECHNICAL STANDARD CHANNEL EROSION MAT #1053.
- MAKE PROVISIONS FOR WATERING DURING THE FIRST 3 WEEKS FOLLOWING SEEDING OR PLANTING OF DISTURBED AREAS WHENEVER MORE THAN 7 CONSECUTIVE DAYS OF DRY WEATHER OCCUR.
- THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE WORK REMEDIATION AND WASTE MANAGEMENT REQUIREMENTS FOR HANDLING AND DISPOSING OF CONTAMINATED MATERIALS. SITE SPECIFIC INFORMATION FOR AREAS WITH KNOWN OR SUSPECTED SOIL AND/OR GROUNDWATER CONTAMINATION CAN BE FOUND ON WISCONSIN BUREAU OF REMEDIATION AND REDEVELOPMENT PAGES 15 TO 18 (BUREAU PUBLIC DRAWING AT <http://dnr.wisconsin.gov/topic/water>).
- INSTALL AND MAINTAIN A CONCRETE WASHOUT BASIN PER EPA 823-B-11-006 <https://www3.epa.gov/ncr/11/006/ncr11006.pdf>. REQUIRE USE BY ALL CONCRETE CONTRACTORS. LIQUID MAY BE REUSED IN CONCRETE MIXTURE, EVAPORATED, OR DISPOSED OF AS WASTEWATER.

**GRADING, SEEDING & RESTORATION NOTES**

- ALL GRADES SHOWN ARE FINAL FINISHED SURFACE GRADES.
- REFER TO LANDSCAPE PLANS FOR SEEDING AND RESTORATION INFORMATION.



- WASHOUT NOTES**
- ALTERNATIVE CONCRETE WASHOUTS ALLOWABLE AS APPROVED BY ENGINEER, INCLUDING DISPOSABLE WASHOUTS, ETC.
  - NO WASHING OUT OF CONCRETE TRUCKS OR WASHING OF SHEEPHOES FROM EXPOSED AGGREGATE CONCRETE INTO STORM DRAINING, OPEN DITCHES, STREETS, OR STREAMS IS ALLOWED.
  - EXCESS CONCRETE IS NOT ALLOWED TO BE DUMPED ON-SITE, EXCEPT IN DESIGNATED TEMPORARY CONCRETE WASHOUT PIT AREAS.
  - ON-SITE TEMPORARY CONCRETE WASHOUT AREAS WILL BE LOCATED AT LEAST 5 FEET FROM STORM DRAINING, OPEN DITCHES, OR WATER BODIES AS DETERMINED IN THE FIELD.
  - TEMPORARY CONCRETE WASHOUT FACILITIES WILL BE CONSTRUCTED AND MAINTAINED IN SUFFICIENT QUANTITY AND SIZE TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATION.
  - WASHOUT FACILITIES WILL BE CLEANED OUT OR REPLACED ONCE THE WASHOUT IS 75% FULL.
  - PLASTIC LINING MATERIAL WILL BE MINIMUM OF 10 MIL POLYETHYLENE SHEETING AND WILL BE FREE OF HOLES, TEARS, OR OTHER DEFECTS.
  - WHEN WASHOUT FACILITIES ARE NO LONGER REQUIRED FOR WORK, THE HARDENED CONCRETE WILL BE REMOVED AND DISPOSED OF OFF-SITE. MATERIALS USED TO CONSTRUCT TEMPORARY CONCRETE WASHOUT FACILITIES WILL BE REMOVED FROM THE SITE AND DISPOSED OF.



- NOTES:**
- ALL MATERIAL TO MEET MANUFACTURER SPECIFICATIONS.
  - SEDIMENT SHOULD BE REMOVED FROM BEHIND CHECK DAM ONCE THE ACCUMULATED HEIGHT HAS REACHED 1/3 THE HEIGHT OF THE CHECK DAM.
  - CHECK DAM CAN BE DIRECT SEEDING AT THE TIME OF INSTALLATION.

PROJECT FOR  
**SANDBURG STUDIOS**  
400 WISCONSIN WISCONSIN 53704  
DEVELOPER:  
**WISEMAN CAPITAL**

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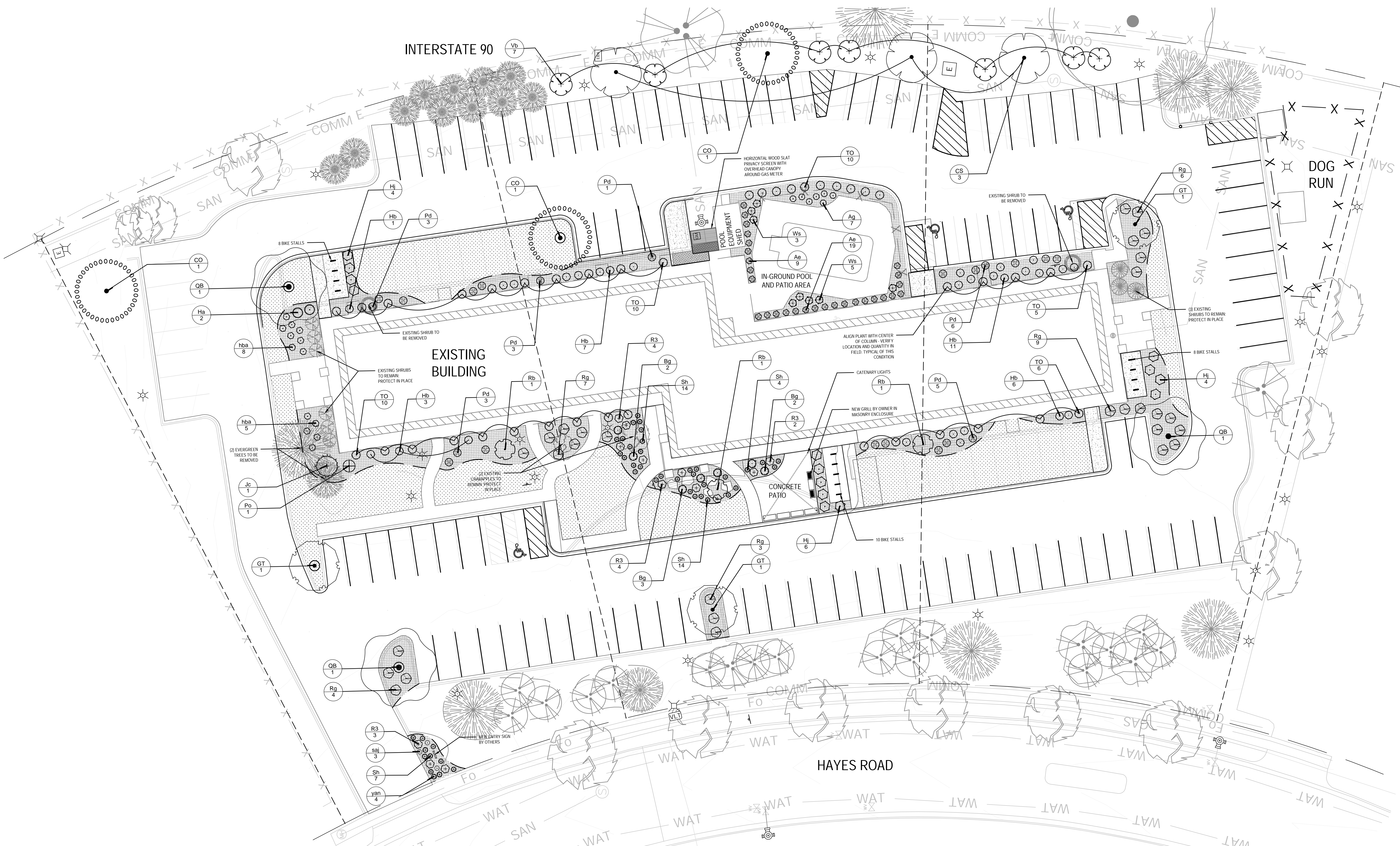
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**NOTES**

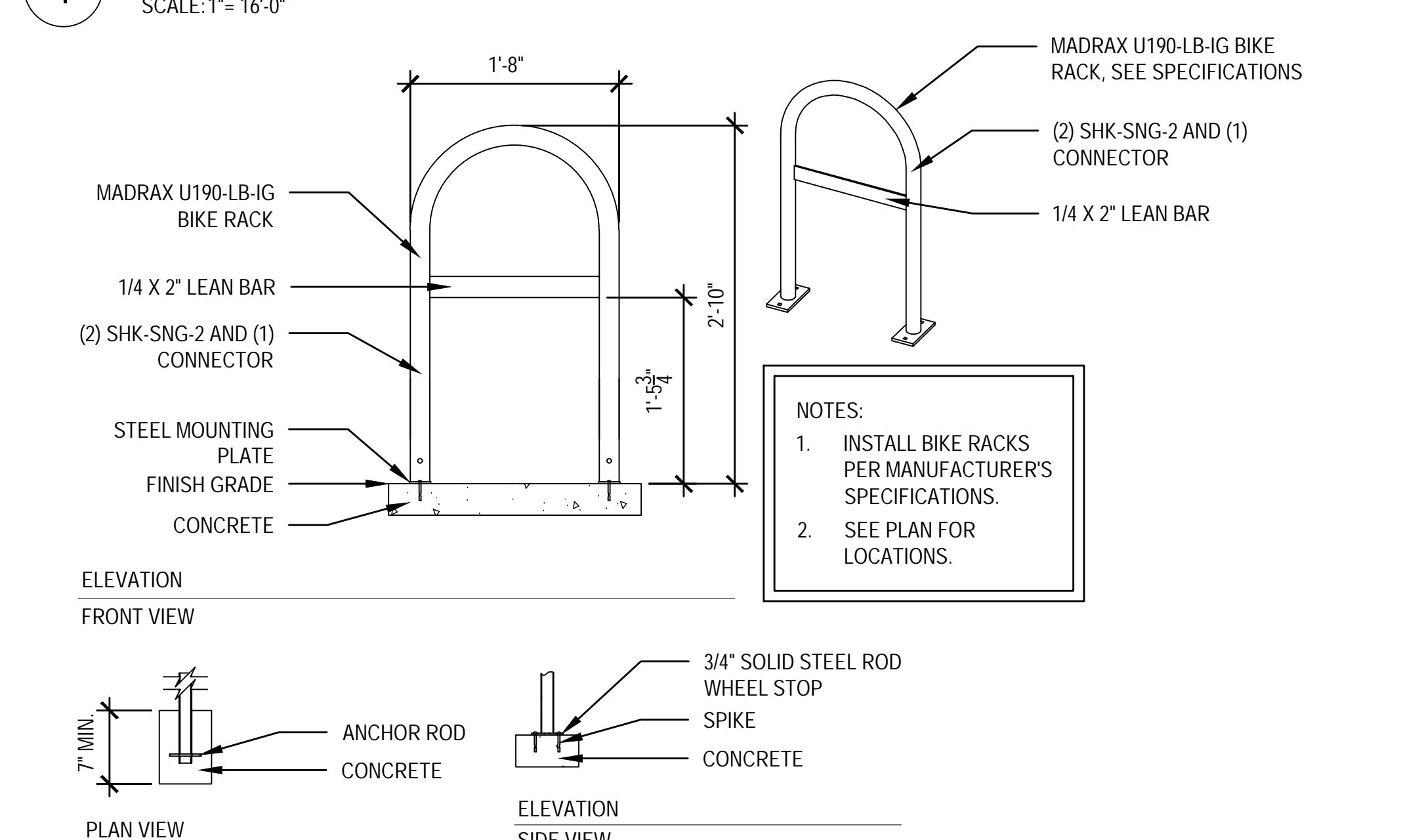
- FIELD VERIFY SURVEY INFORMATION PRIOR TO START OF CONSTRUCTION AND REPORT ANY DISCREPANCIES TO THE PROJECT REPRESENTATIVE.
- CONTACT DIGGER'S HOTLINE TO LOCATE ALL PUBLIC AND PRIVATE UTILITIES PRIOR TO STARTING WORK.
- FIELD VERIFY ALL EXISTING SITE CONDITIONS AND UTILITIES PRIOR TO STARTING WORK. ANY DAMAGE CAUSED TO UTILITIES, EITHER SHOWN OR NOT, SHALL BE REPAIRED AND PAID FOR AT THE CONTRACTOR'S EXPENSE.
- PROTECT ALL BENCHMARKS.
- PROTECT ALL EXISTING PAVEMENTS, CURBS, UTILITIES, AND OTHER IMPROVEMENTS (TO REMAIN) FROM CONSTRUCTION ACTIVITIES. RESTORE ALL AREAS DISTURBED BY CONSTRUCTION RELATED ACTIVITIES TO EXISTING CONDITIONS AT COMPLETION OF WORK UNLESS SHOWN OTHERWISE ON PLANS.
- VERIFY THAT SPECIFIED TOPSOIL, PLANTING MIXTURE, AND ENGINEERED SOIL DEPTHS ARE PRESENT PRIOR TO PLANTING PER SECTION 32.91.13 SOIL PREPARATION. NOTIFY PROJECT REPRESENTATIVE OF ANY NON-CONFORMING CONDITIONS.
- ALL WRAPPINGS, WIRE BASKETS, BURLAP, AND OTHER MISCELLANEOUS MATERIAL SHALL BE COMPLETELY REMOVED FROM ALL SHRUB AND TREE ROOT BALLS PRIOR TO INSTALLATION.
- ALL EXISTING PLANT MATERIAL IS SHOWN AT EXISTING APPROXIMATE SIZE PER CITY OF MADISON STANDARDS.
- ALL EXISTING LAWN AREAS WITHIN AND ADJACENT TO THE PROJECT SITE THAT ARE DISTURBED BY CONSTRUCTION ACTIVITIES INCLUDING, BUT NOT LIMITED TO, UTILITY TRENCHING, ACCESS, OR MATERIALS STORAGE SHALL BE REPAIRED WITH SEED PER SECTION 32.92.00, 'TURF AND GRASSES.'
- CONTRACTORS SHALL TAKE PRECAUTIONS DURING CONSTRUCTION TO NOT DISFIGURE, SCAR, OR IMPAIR THE HEALTH OF ANY STREET TREES. CONTRACTOR SHALL OPERATE EQUIPMENT IN A MANNER AS TO NOT DAMAGE THE BRANCHES OF THE STREET TREES. THIS MAY REQUIRE USING SMALLER EQUIPMENT AND LOADING AND UNLOADING MATERIALS IN A DESIGNATED SPACE AWAY FROM TREES ON THE CONSTRUCTION SITE. ANY DAMAGE OR INJURY TO EXISTING STREET TREES (EITHER ABOVE OR BELOW GROUND) SHALL BE REPORTED IMMEDIATELY TO CITY FORESTRY AT (608) 266-4816. PENALTIES AND REMEDIATION SHALL BE REQUIRED.
- AS DEFINED BY THE SECTION 107.13 (G) OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, NO EXCAVATIONS PERMITTED WITHIN 5 FEET OF THE TRUNK OF THE STREET TREE OR WHEN CUTTING ROOTS OVER 3 INCHES IN DIAMETER. IF EXCAVATION IS NECESSARY, THE CONTRACTOR SHALL CONTACT MADISON CITY FORESTRY AT (608) 266-4816 PRIOR TO EXCAVATION. CITY OF MADISON FORESTRY PERSONNEL SHALL ASSESS THE IMPACT TO THE TREE AND TO ITS ROOT SYSTEM PRIOR TO WORK COMMENCING. TREE PROTECTION SPECIFICATIONS CAN BE FOUND ON THE FOLLOWING WEBSITE: [HTTPS://WWW.CITYOFMADISON.COM/BUSINESS/PW/SPECS.CFM](https://www.cityofmadison.com/business/pw/specs.cfm).
- SECTION 107.13 (G) OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (WEBSITE: [HTTPS://WWW.CITYOFMADISON.COM/BUSINESS/PW/SPECS.CFM](https://www.cityofmadison.com/business/pw/specs.cfm)) ADDRESSES SOIL COMPACTION NEAR STREET TREES AND SHALL BE FOLLOWED BY CONTRACTOR. THE STORAGE OF PARKED VEHICLES, CONSTRUCTION EQUIPMENT, BUILDING MATERIALS, REFUSE, EXCAVATED SPOILS OR DUMPING OF POISONOUS MATERIALS ON OR AROUND TREES AND ROOTS WITHIN FIVE (5) FEET OF THE TREE OR WITHIN THE PROTECTION ZONE IS PROHIBITED.
- CONTRACTOR SHALL EMPLOY A RESTORATION ECOLOGIST TO IDENTIFY AND SELECTIVELY REMOVE INVASIVE SPECIES AND RESTORE ANY DISTURBED AREAS WITH NATIVE VEGETATION ALONG THE INSIDE OF THE FENCE ADJACENT TO INTERSTATE 90.

**LEGEND**

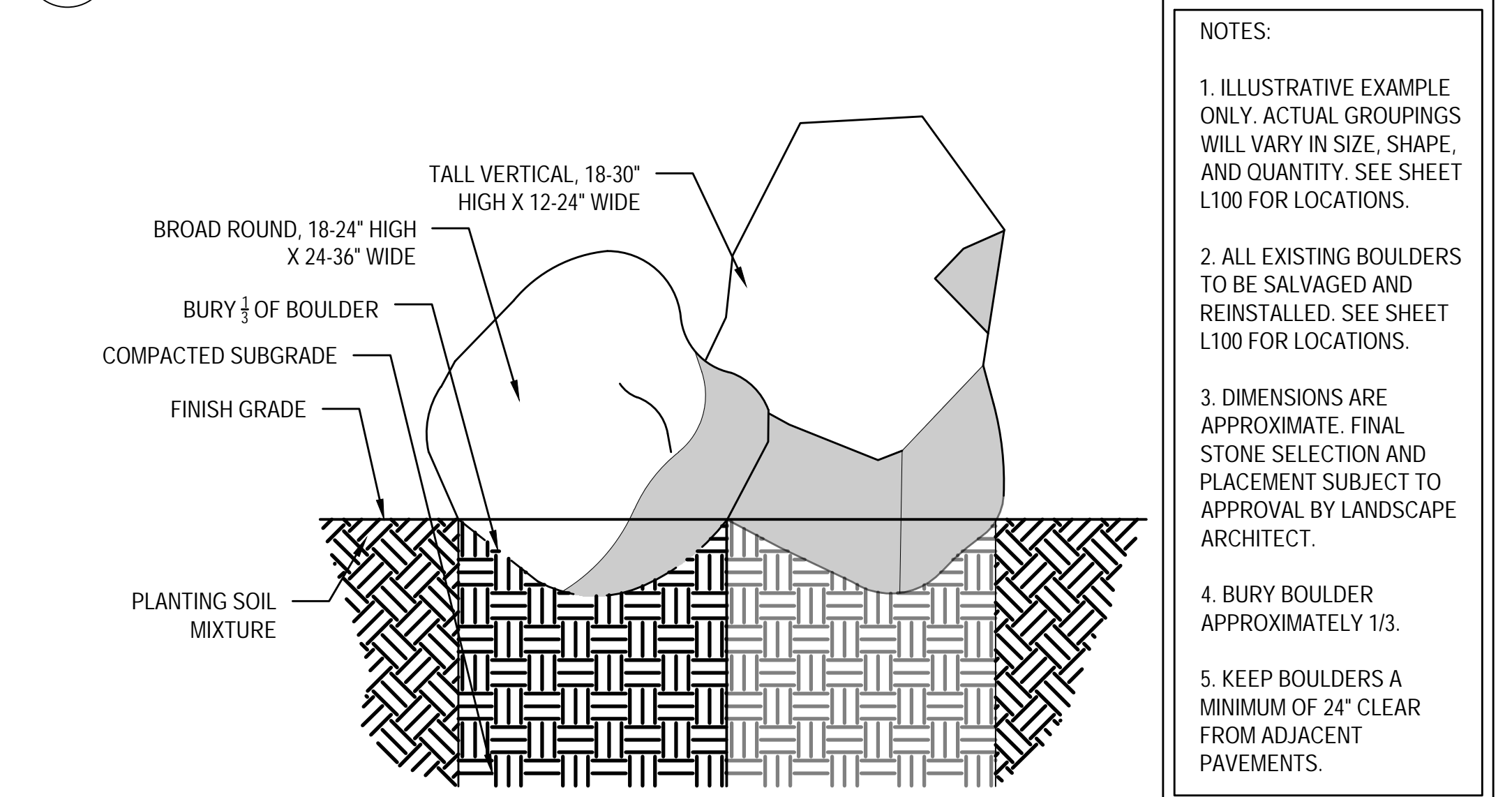
- PROPERTY BOUNDARY
- DOG RUN FENCING
- PLANTING BED WITH SHREDDED HARDWOOD BARK MULCH
- BLUEGRASS LAWN SOD
- SALVAGED ACCENT BOULDERS, SEE DETAIL 3/L100
- BIKE RACKS, SEE DETAIL 2/L100
- EXISTING LIGHT POLE BASE TO REMAIN
- 3" DEPTH SHREDDED HARDWOOD BARK MULCH NEW BED
- 4" DIAMETER 3" DEPTH SHREDDED HARDWOOD BARK MULCH RING AT BASE OF TREE
- SHOVEL-CUT PLANTING BED EDGE



**1 LANDSCAPE PLAN-OVERALL**



**2 BIKE RACK**

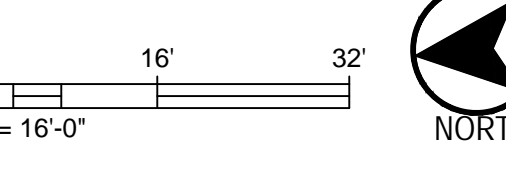


**3 SALVAGED ACCENT BOULDERS**



**PLANT SCHEDULE**

DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	CS	3	Catalpa speciosa / Northern Catalpa	B & B
	CO	3	Celtis occidentalis / Common Hackberry	B & B
	GT	3	Gleditsia triacanthos / Honeylocust	B & B
	QB	3	Quercus bicolor / Swamp White Oak	B & B
EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	Jc	1	Juniperus chinensis 'Mountbatten' / Mountbatten Juniper	5 gal
	TO	41	Thuja occidentalis 'Smaragd' / Emerald Green Arborvitae	5 gal
DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	Ae	28	Aronia arbutifolia 'Erecta' / Upright Red Chokeberry	1 gal
	Ag	7	Aronia melanocarpa 'UCCONNAMO12' / Ground Hug® Black Chokeberry	1 gal
	Ha	2	Hydrangea arborescens 'Annabelle' / Annabelle Hydrangea	1 gal
	Hb	28	Hydrangea paniculata 'ILVOBO' / Bobo® Panicle Hydrangea	1 gal
	Hj	14	Hydrangea paniculata 'Janel' / Little Lime® Panicle Hydrangea	1 gal
	Po	1	Physocarpus opulifolius 'SMNPOBLR' / Ginger Wine® Ninebark	1 gal
	Pd	21	Physocarpus opulifolius 'SMNPOTWG' / Tiny Wine® Gold Ninebark	1 gal
	Rg	29	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	1 gal



**4765 Hayes Road - Sandburg Studios**  
**Madison, WI**  
07-17-2023  
Commercial Corridor- Transitional District (CC-T) Zoning

Developed Lots	SF	Acres	Landscape Points Subtotal
Total Developed Area (Lot - Building Area)	104,895	2.41	
Landscape Points (5 pts/300 SF for first 5 acres, 1 pt/100 SF for additional)			1748
			<b>Landscape Points Required 1748</b>


Development Frontage - Hayes Road	LF		Overstory Trees Required *		Shrubs Required
	Total LF of Street Frontage	Between Parking/Building & Street	12	60	
Element	Point Value	Quantity Proposed	Quantity Existing	Points Achieved	
Overstory Deciduous Tree	35	2	0	70	
Tall Evergreen Tree	35	0	4	140	
Ornamental Tree	15	0	0	0	
Upright Evergreen Shrub	10	0	0	0	
Shrub, deciduous	3	0	18	54	
Shrub, evergreen	4	0	0	0	
Ornamental Grass/Perennial	2	0	0	0	
					<b>Development Frontage Points Total 264</b>

General Site, Foundation, Screening				
Element	Point Value	Quantity Proposed	Quantity Existing	Points Achieved
Existing Overstory Deciduous Tree (caliper" at DBH)	14	0	3	42
Overstory Deciduous Tree	35	10	0	350
Tall Evergreen Tree	35	43	13	1960
Ornamental Tree	15	0	2	30
Upright Evergreen Shrub	10	0	0	0
Shrub, deciduous	3	148	4	456
Shrub, evergreen	4	7	5	48
Ornamental Grass/Perennial	2	48	0	96
Ornamental/Decorative Fence or Wall (4 pts/10 LF)	4	0	0	0
				<b>Foundation Plantings Total 2882</b>
				<b>TOTAL LANDSCAPE POINTS 3246</b>

PROJECT FOR  
**SANDBURG STUDIOS**  
4765 HAYES ROAD, MADISON, WI 53704  
DEVELOPER:  
**WISEMAN CAPITAL**

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### D-Series Size 1 LED Area Luminaire



**Specifications**


- Height: 14.5"
- Length: 22.12"
- Width: 14.5"
- Weight: 11.5 lbs
- Height w/ Mount: 22.12"
- Weight w/ Mount: 17.5 lbs

**Ordering Information**

EXAMPLE: D001 LED P7 40K 7000K T3M MVOLT SP1 NLS18Z P10N D000

Code	Color Temperature	Beam Spread	Mounting	Notes
D001	40K	7000K	T3M	3000-3500 Lumens
SP1	SP1	SP1	SP1	SP1
NLS18Z	NLS18Z	NLS18Z	NLS18Z	NLS18Z
P10N	P10N	P10N	P10N	P10N

### HYDREL 3110C LED Impact Resistant Round Bullard Dome Top



**HIGHLIGHTS**

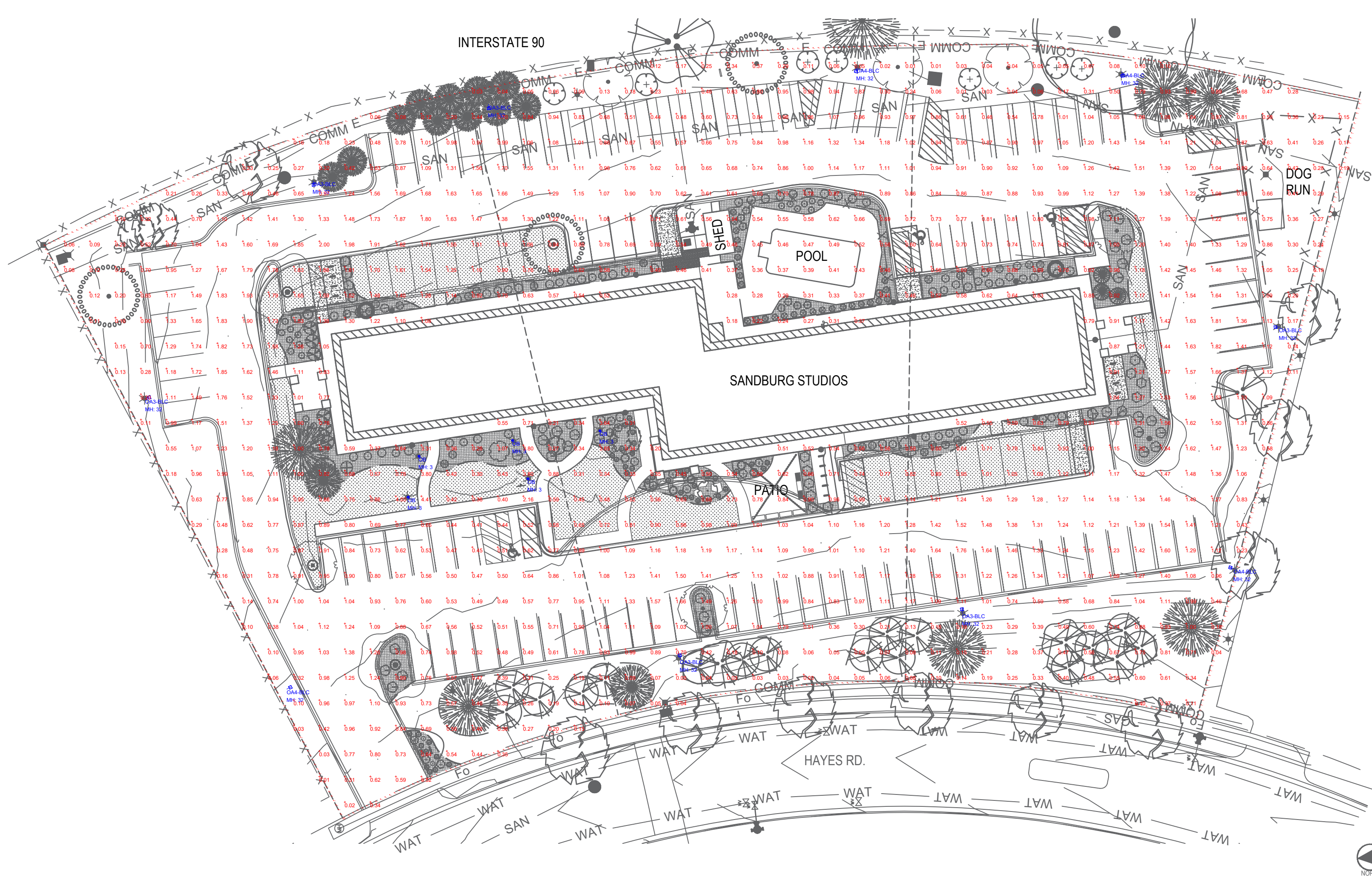
- Available in clear or white and performance in a proven, sealed, impact resistant design
- Mounts to a wide range of mounting hardware
- 100% recyclable (excluding LED chips)
- 100,000 hours life expectancy
- 100,000 lumens

**DIMENSIONS**

**LUMEN PACKAGES**

Code	Color Temperature	Beam Spread	Mounting	Notes
3110C	40K	7000K	T3M	3000-3500 Lumens

Code	Color Temperature	Beam Spread	Mounting	Notes
D001	40K	7000K	T3M	3000-3500 Lumens
D002	40K	7000K	T3M	3000-3500 Lumens
D003	40K	7000K	T3M	3000-3500 Lumens



**SITE PHOTOMETRIC PLAN**  
1/32" = 1'-0"

PROJECT ECR  
SANDBURG STUDIOS  
4757 HAYES ROAD  
MADISON, WISCONSIN 53704  
DEVELOPER:  
WISEMAN CAPITAL

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EXISTING AERIAL OF SITE - LOOKING EAST



EXISTING BUILDING - LOOKING NORTH WEST



EXISTING BUILDING - LOOKING SOUTH WEST



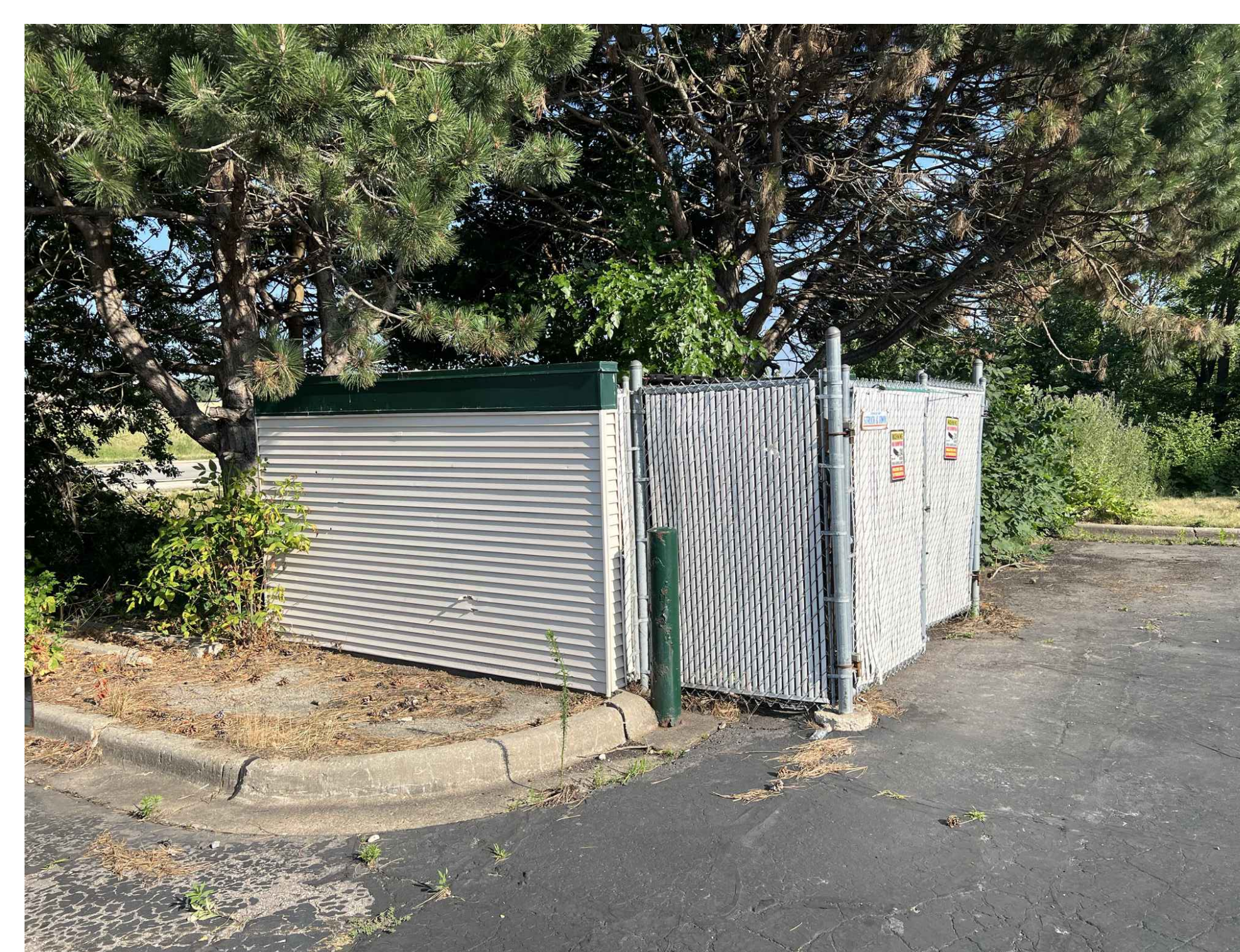
EXISTING AERIAL OF SITE - LOOKING WEST



EXISTING BUILDING - LOOKING SOUTH EAST

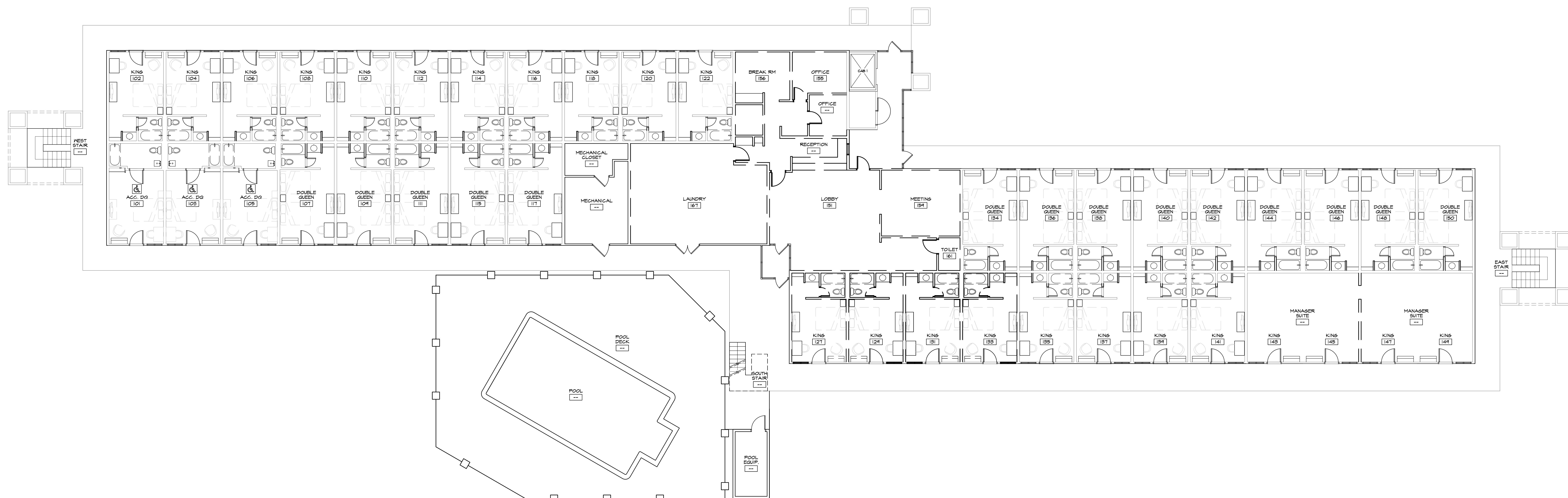


EXISTING UTILITY SCREENING - LOOKING WEST



EXISTING TRASH ECLOSURE - LOOKING SOUTH

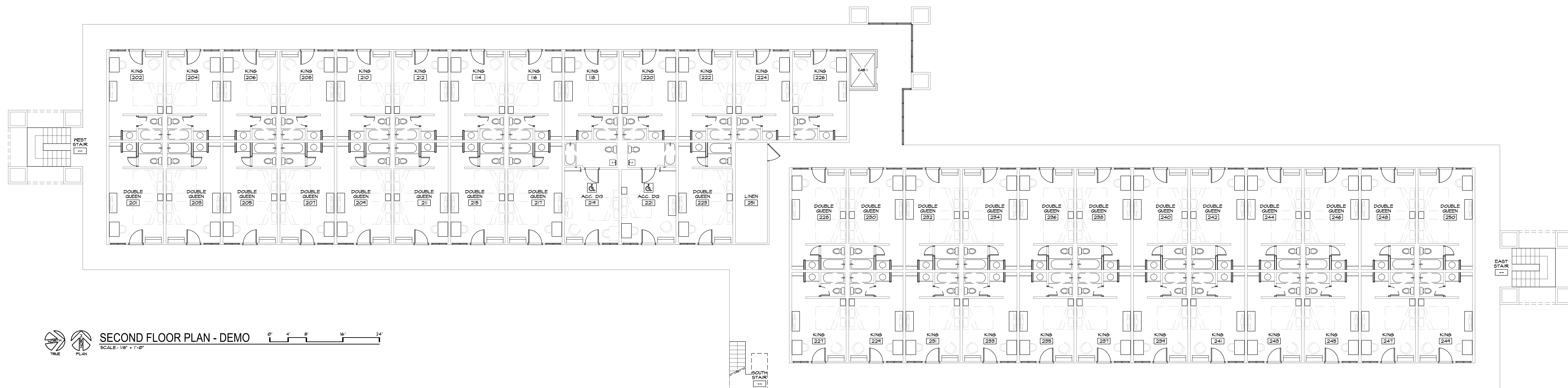




 **FIRST FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"  
 0' 4' 8' 16' 24'

PROJECT FOR  
**SANDBURG STUDIOS**  
 4757 HAYES ROAD  
 MADISON, WISCONSIN 53704  
 DEVELOPER:  
**WISEMAN CAPITAL**

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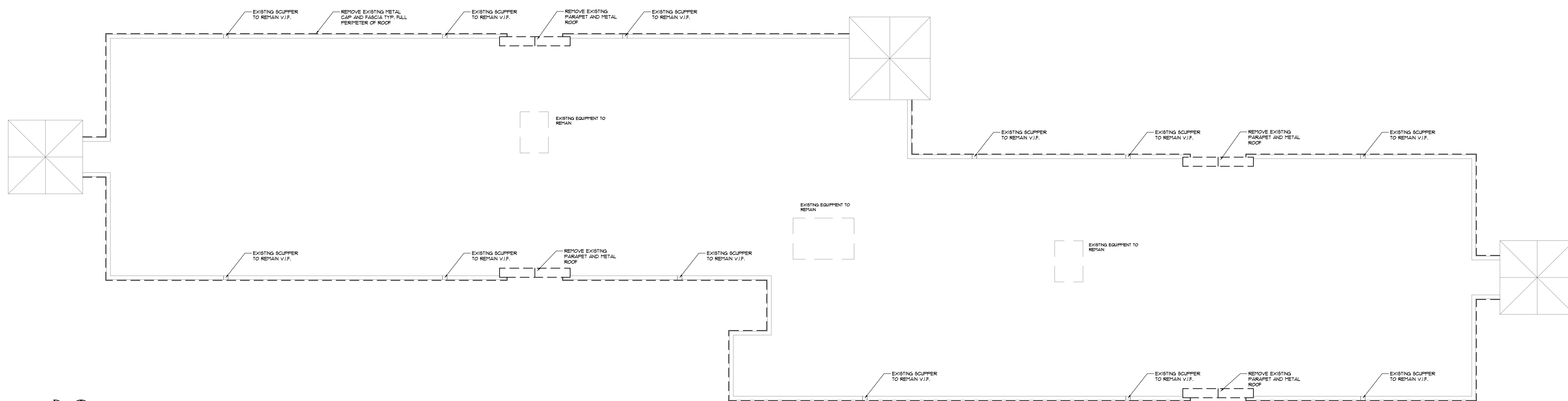
**SECOND FLOOR PLAN - DEMO**  
SCALE: 1/8" = 1'-0"  
0' 4' 8' 16' 24'



**THIRD FLOOR PLAN - DEMO**  
SCALE: 1/8" = 1'-0"  
0' 4' 8' 16' 24'

PROJECT FOR:  
**SANDBURG STUDIOS**  
4757 HAYES ROAD  
MADISON, WISCONSIN 53704  
DEVELOPER:  
**WISEMAN CAPITAL**

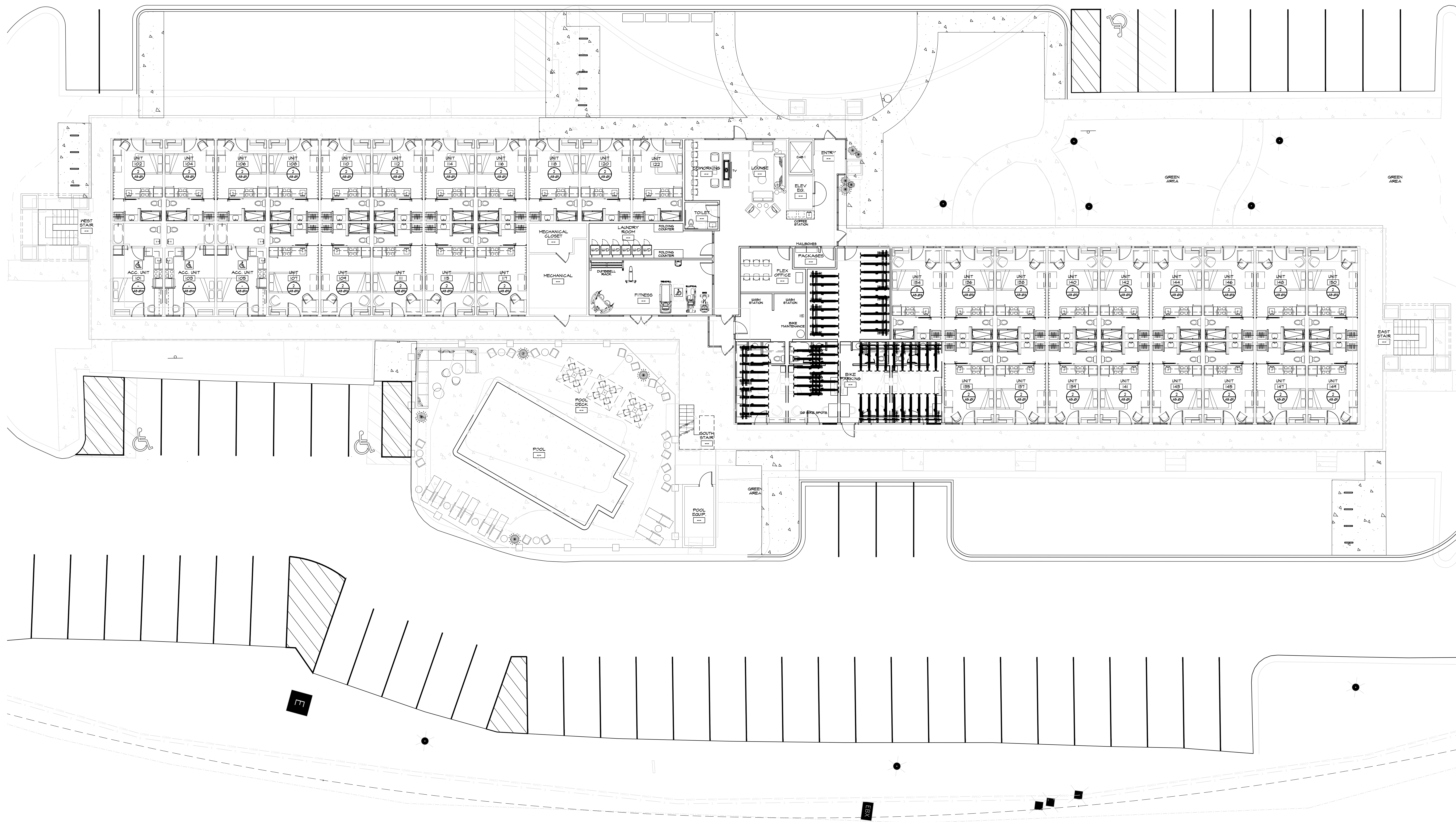
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**ROOF PLAN - DEMO**  
 SCALE: 1/8" = 1'-0"  
 0' 4' 8' 16' 24'

PROJECT FOR  
**SANDBURG STUDIOS**  
 4757 HAYES ROAD  
 MADISON, WISCONSIN 53704  
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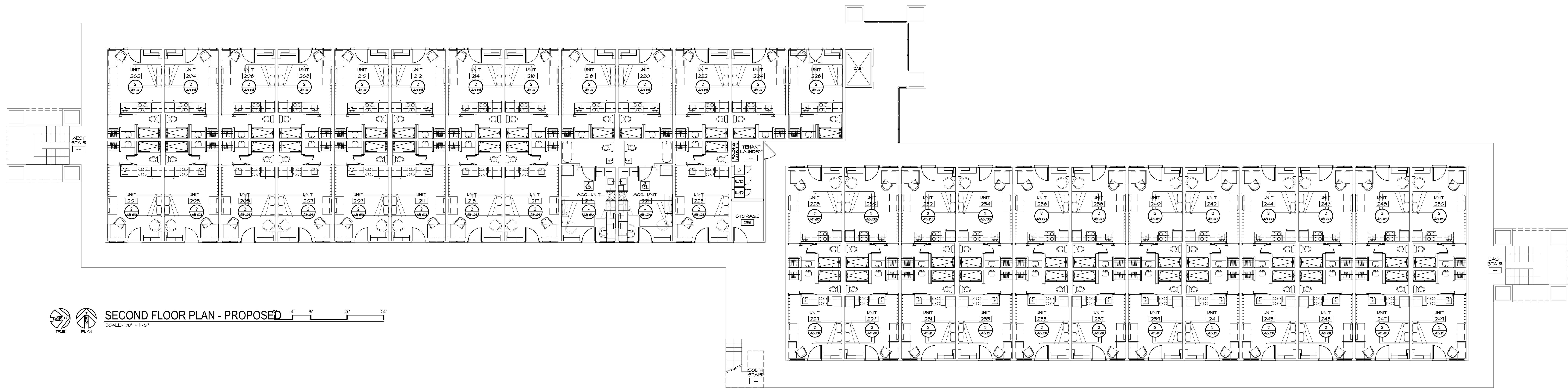


**FIRST FLOOR PLAN - PROPOSED**  
 SCALE: 1/8" = 1'-0"

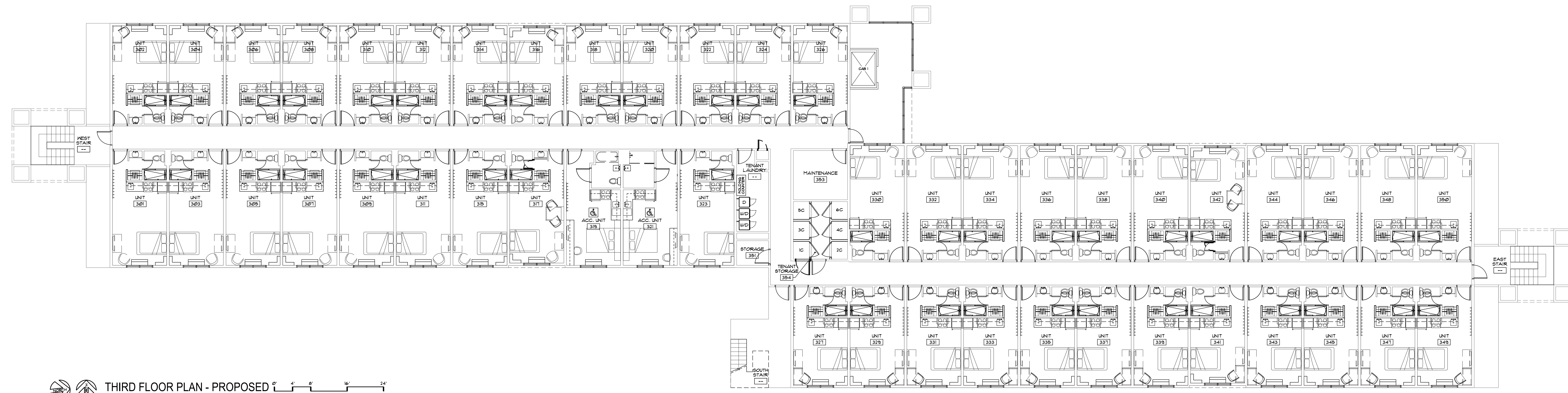
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 4767 HAYES ROAD  
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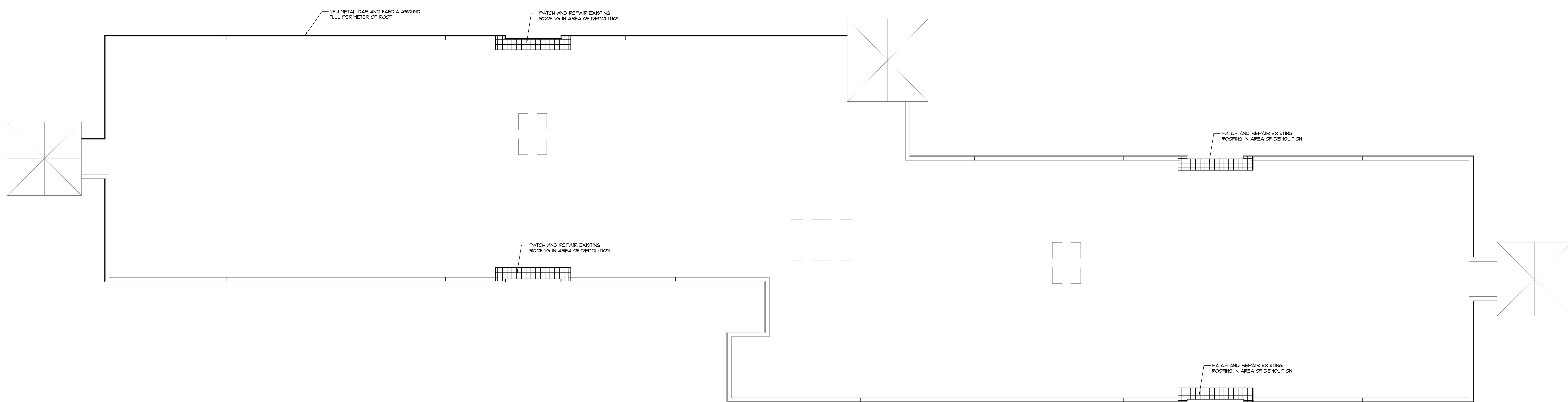
**SECOND FLOOR PLAN - PROPOSED**  
 SCALE: 1/8" = 1'-0"



**THIRD FLOOR PLAN - PROPOSED**  
 SCALE: 1/8" = 1'-0"

PROJECT FOR  
**SANDBURG STUDIOS**  
 4757 HAYES ROAD  
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**ROOF PLAN - PROPOSED**  
 SCALE: 1/8" = 1'-0"  
 0' 4' 8' 16' 24'

PROJECT FOR  
**SANDBURG STUDIOS**  
 4757 HAYES ROAD  
 MADISON, WISCONSIN 53704  
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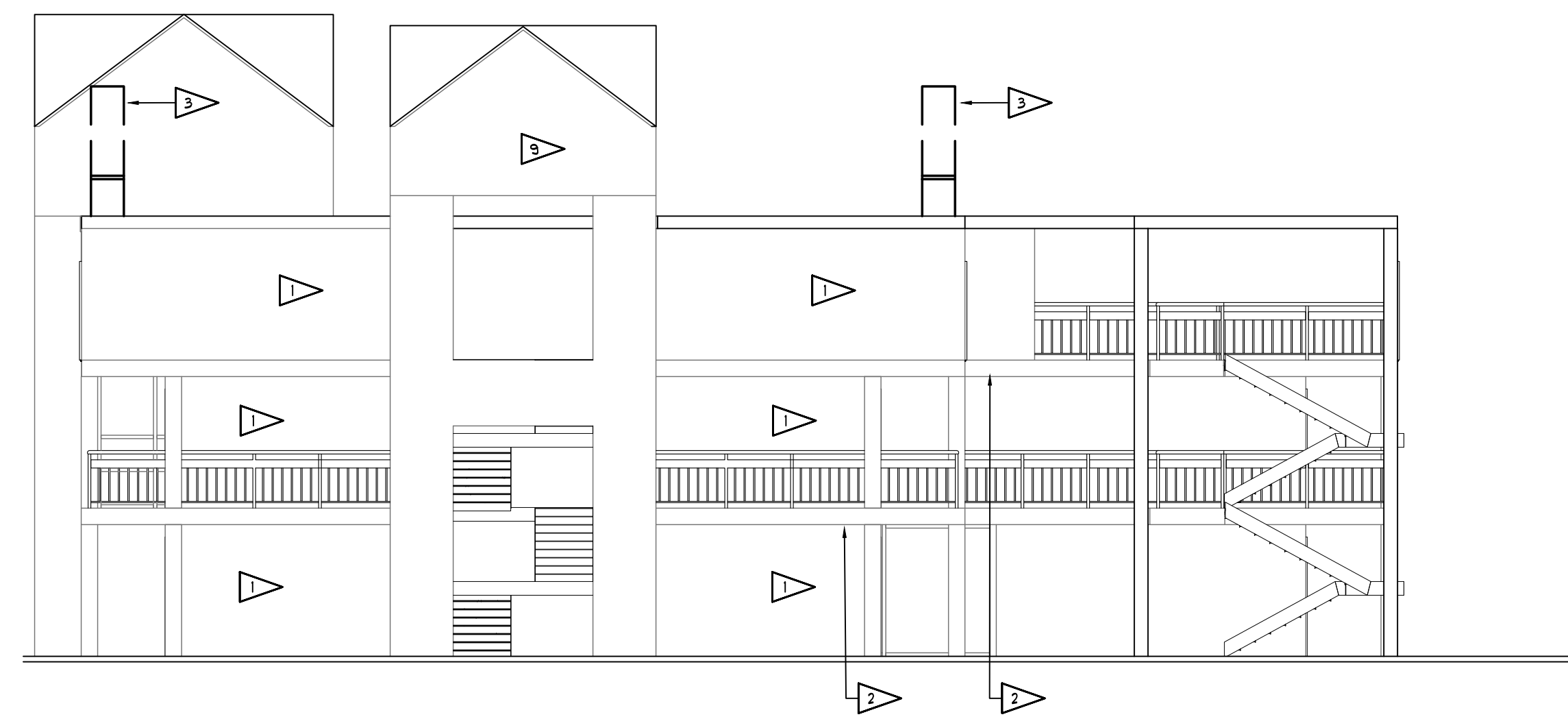




**NORTH ELEVATION - DEMO**  
 SCALE: 1/8" = 1'-0"  
 0' 4' 8' 16' 24'



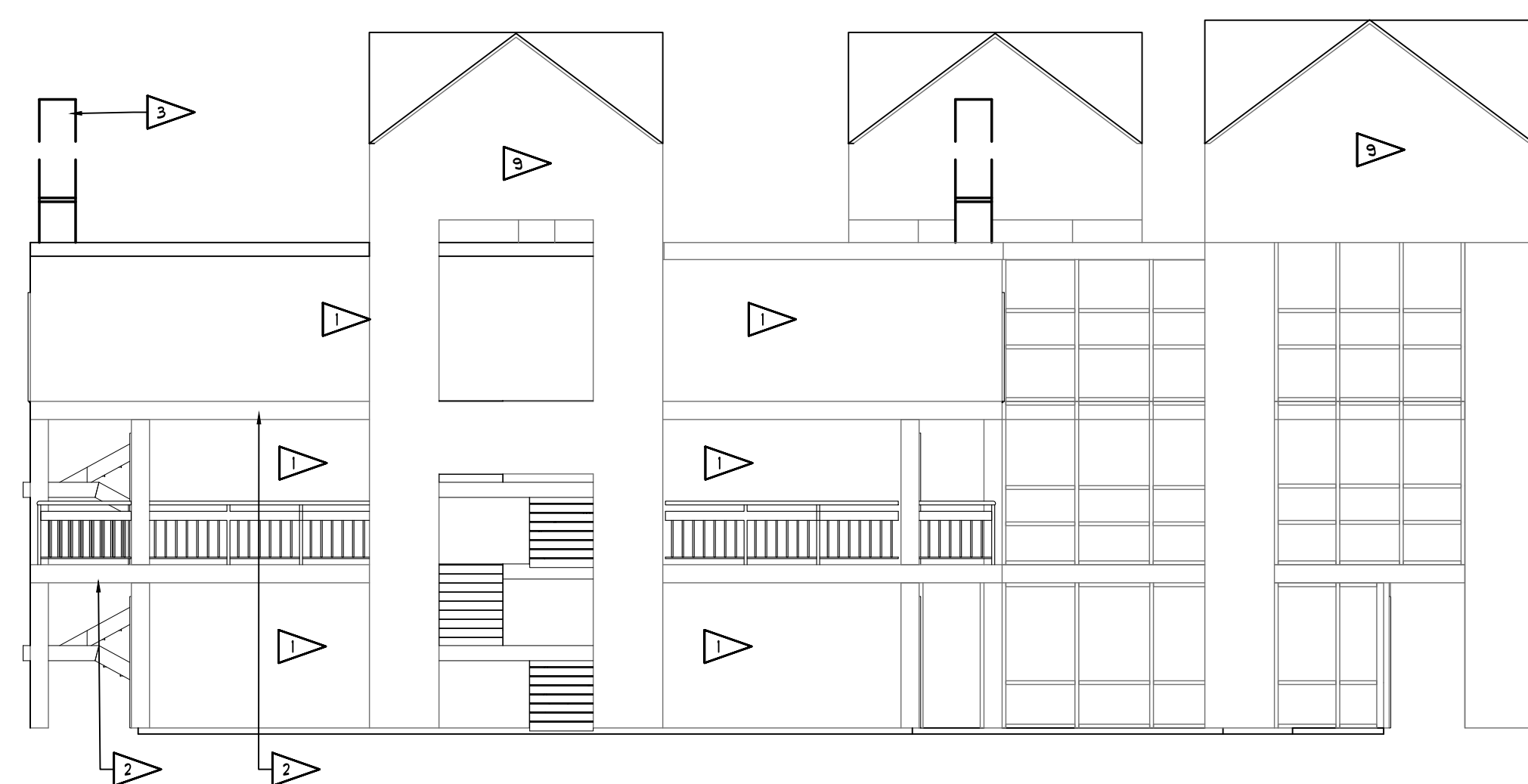
**NORTH ELEVATION - PROPOSED**  
 SCALE: 1/8" = 1'-0"  
 0' 4' 8' 16' 24'



**WEST ELEVATION - DEMO**  
 SCALE: 1/8" = 1'-0"  
 0' 4' 8' 16' 24'



**WEST ELEVATION - PROPOSED**  
 SCALE: 1/8" = 1'-0"  
 0' 4' 8' 16' 24'

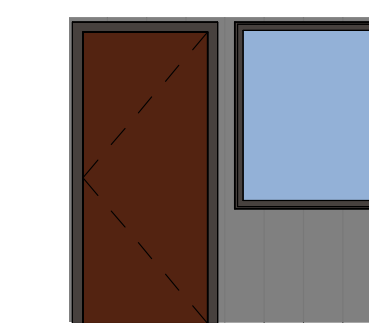


**EAST ELEVATION**  
 SCALE: 1/8" = 1'-0"  
 0' 4' 8' 16' 24'



**EAST ELEVATION**  
 SCALE: 1/8" = 1'-0"  
 0' 4' 8' 16' 24'

GRAPHIC	EXTERIOR FINISH KEY
	(E3-1) EXISTING WHITE VINYL LAP SIDING
	(S-1) VERTICAL BOARD AND BATTEN - SHERWIN WILLIAMS 6201 (THUNDEROUS)
	(S-2) LAP SIDING - SHERWIN WILLIAMS 6201 (THUNDEROUS)
	(M-1) VERTICAL CORRUGATED METAL - PAC-CLAD DARK BRONZE
	(M-2) PAC-CLAD DARK BRONZE
	(M-3) EXISTING WHITE ALUMINUM - PAC-CLAD BONE WHITE
	(MR-1) STANDING SEAM METAL ROOF - PAC CLAD HEMLOCK GREEN
	(PT-1) WHITE TO MATCH PAC-CLAD BONE WHITE
	(WD-1) WALNUT (DOOR PANEL AND SOFFIT)



TYPICAL DOOR AND WINDOW FRAME (DARK BRONZE)

- ELEVATION DEMO KEY NOTES**
- REMOVE EXISTING SIDING
  - REMOVE EXISTING SOFFIT AND LIGHTING
  - REMOVE ALL FRAMING, SIDING, AND ROOFING OF GABLES DOWN TO EXISTING ROOF STRUCTURE. PATCH AND REPAIR EXISTING ROOFING.
  - REMOVE EXISTING SAULTERS
  - REMOVE EXISTING BUILDING SIGNS. PATCH AND REPAIR SIDING TO MATCH EXISTING.
  - REMOVE EXISTING FASCIA
  - REMOVE EXISTING DOORS, FRAMES, AND HARDWARE
  - REMOVE EXISTING WINDOWS AND FRAMES
  - EXISTING SIDING TO REMAIN PATCH AND REPAIR AS NEEDED
  - EXISTING CURTAIN WALL SYSTEM TO REMAIN

PROJECT FOR  
**SANDBURG STUDIOS**  
 400 W. WISCONSIN ST. SUITE 3704  
 MADISON, WISCONSIN 53704  
 DEVELOPER:  
**WISEMAN CAPITAL**

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BUILDING ELEVATIONS





**SOUTH ELEVATION - DEMO**  
 SCALE: 1/8" = 1'-0"  
 0' 4' 8' 16' 24'



**SOUTH ELEVATION - PROPOSED**  
 SCALE: 1/8" = 1'-0"  
 0' 4' 8' 16' 24'



EXISTING BUILDING FACADE



PROPOSED BUILDING FACADE

GRAPHIC	EXTERIOR FINISH KEY
	(ES-1) EXISTING WHITE VINYL LAP SIDING
	(S-1) VERTICAL BOARD AND BATTEN - SHERWIN WILLIAMS 6201 (THUNDEROUS)
	(S-2) LAP SIDING - SHERWIN WILLIAMS 6201 (THUNDEROUS)
	(M-1) VERTICAL CORRUGATED METAL - PAC-CLAD DARK BRONZE
	(M-2) PAC-CLAD DARK BRONZE
	(M-3) EXISTING WHITE ALUMINUM - PAC-CLAD BONE WHITE
	(MR-1) STANDING SEAM METAL ROOF - PAC CLAD HEMLOCK GREEN
	(PT-1) WHITE TO MATCH PAC-CLAD BONE WHITE
	(WD-1) WALNUT (DOOR PANEL AND SOFFIT)
	TYPICAL DOOR AND WINDOW FRAME (DARK BRONZE)

- ELEVATION DEMO KEY NOTES**
- REMOVE EXISTING SIDING
  - REMOVE EXISTING SOFFIT AND LIGHTING
  - REMOVE ALL RAFTING, SIDING AND ROOFING OF GABLES DOWN TO EXISTING ROOF STRUCTURE. PATCH AND REPAIR EXISTING ROOFING.
  - REMOVE EXISTING SHUTTERS.
  - REMOVE EXISTING BUILDING SIGNS. PATCH AND REPAIR SIDING TO MATCH EXISTING.
  - REMOVE EXISTING FACIALS.
  - REMOVE EXISTING DOORS, FRAMES AND HARDWARE.
  - REMOVE EXISTING WINDOWS AND FRAMES.
  - EXISTING SIDING TO REMAIN PATCH AND REPAIR AS NEEDED.
  - EXISTING CURTAIN WALL SYSTEM TO REMAIN.

PROJECT FOR  
**SANDBURG STUDIOS**  
 1402 BROWN WISCONSIN 53704  
 DEVELOPER:  
**WISEMAN CAPITAL**

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