

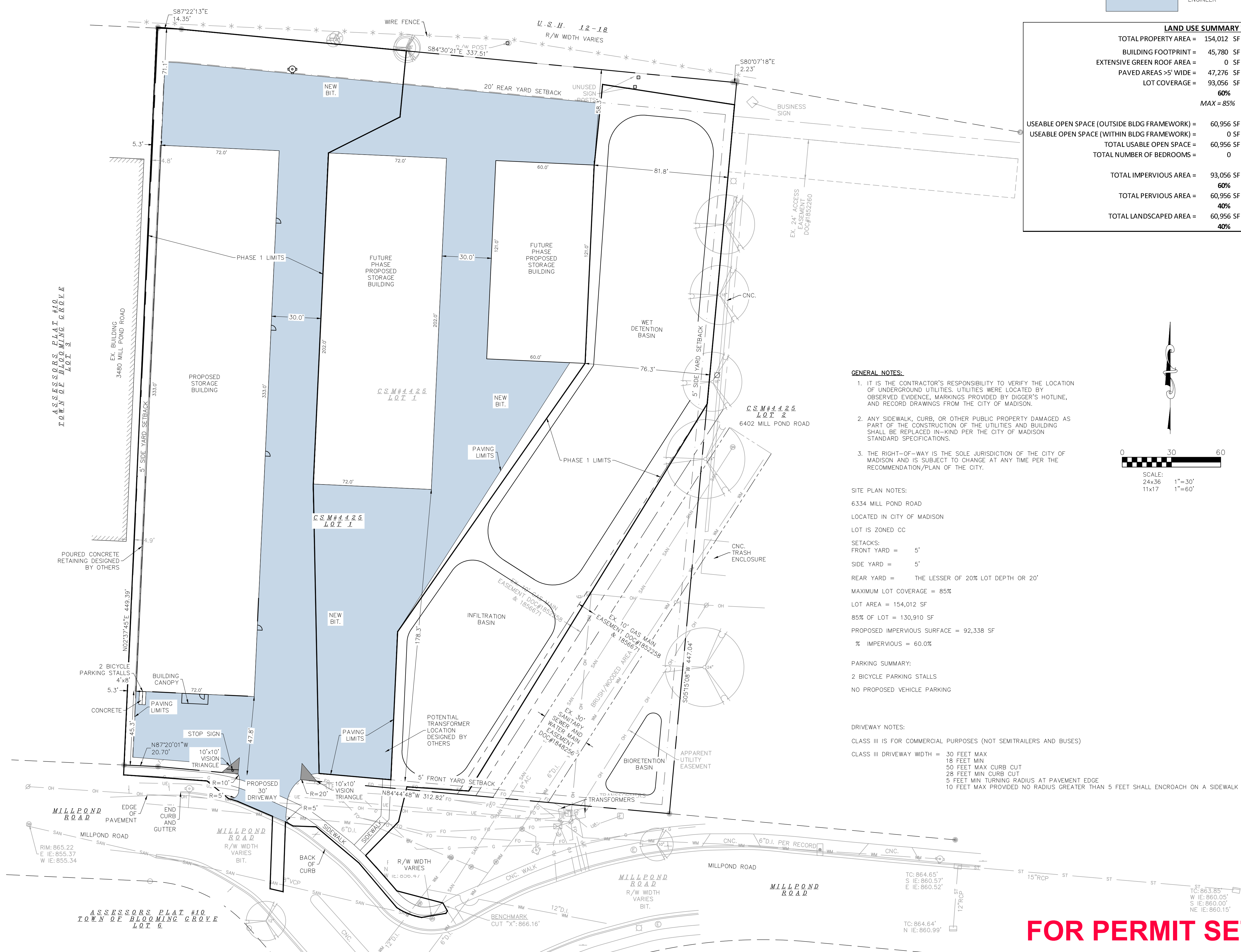








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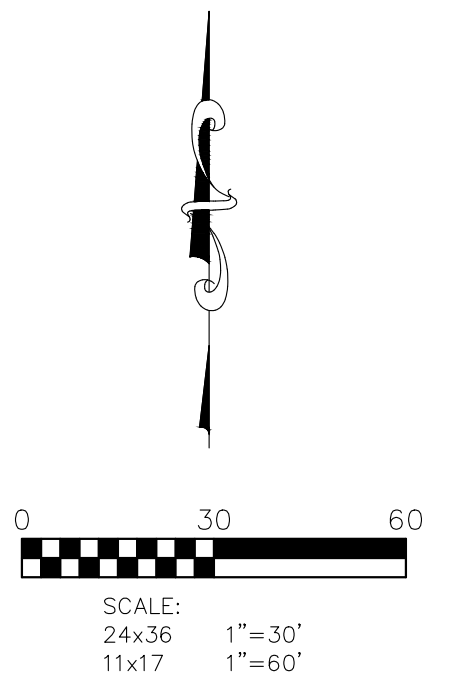


SITE PLAN LEGEND

PAVEMENT DEFINED BY GEOTECHNICAL ENGINEER

**LAND USE SUMMARY TABLE**

TOTAL PROPERTY AREA =	154,012 SF
BUILDING FOOTPRINT =	45,780 SF
EXTENSIVE GREEN ROOF AREA =	0 SF
PAVED AREAS >5' WIDE =	47,276 SF
LOT COVERAGE =	93,056 SF
	60%
	MAX = 85%
USEABLE OPEN SPACE (OUTSIDE BLDG FRAMEWORK) =	60,956 SF
USEABLE OPEN SPACE (WITHIN BLDG FRAMEWORK) =	0 SF
TOTAL USABLE OPEN SPACE =	60,956 SF
TOTAL NUMBER OF BEDROOMS =	0
TOTAL IMPERVIOUS AREA =	93,056 SF
	60%
TOTAL PERVIOUS AREA =	60,956 SF
	40%
TOTAL LANDSCAPED AREA =	60,956 SF
	40%



**GENERAL NOTES:**

- IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF UNDERGROUND UTILITIES. UTILITIES WERE LOCATED BY OBSERVED EVIDENCE, MARKINGS PROVIDED BY DIGGER'S HOTLINE, AND RECORD DRAWINGS FROM THE CITY OF MADISON.
- ANY SIDEWALK, CURB, OR OTHER PUBLIC PROPERTY DAMAGED AS PART OF THE CONSTRUCTION OF THE UTILITIES AND BUILDING SHALL BE REPLACED IN-KIND PER THE CITY OF MADISON STANDARD SPECIFICATIONS.
- THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATION/PLAN OF THE CITY.

**SITE PLAN NOTES:**

6334 MILL POND ROAD  
 LOCATED IN CITY OF MADISON  
 LOT IS ZONED CC  
 SETBACKS:  
 FRONT YARD = 5'  
 SIDE YARD = 5'  
 REAR YARD = THE LESSER OF 20% LOT DEPTH OR 20'  
 MAXIMUM LOT COVERAGE = 85%  
 LOT AREA = 154,012 SF  
 85% OF LOT = 130,910 SF  
 PROPOSED IMPERVIOUS SURFACE = 92,338 SF  
 % IMPERVIOUS = 60.0%

**PARKING SUMMARY:**

2 BICYCLE PARKING STALLS  
 NO PROPOSED VEHICLE PARKING

**DRIVEWAY NOTES:**

CLASS III IS FOR COMMERCIAL PURPOSES (NOT SEMITRAILERS AND BUSES)  
 CLASS III DRIVEWAY WIDTH = 30 FEET MAX  
 18 FEET MIN  
 50 FEET MAX CURB CUT  
 28 FEET MIN CURB CUT  
 5 FEET MIN TURNING RADIUS AT PAVEMENT EDGE  
 10 FEET MAX PROVIDED NO RADIUS GREATER THAN 5 FEET SHALL ENCR OACH ON A SIDEWALK



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 e-mail: Mburse@BSE-INC.net  
 www.bursesurveying.com

APPROVALS	MLB	MLB	DJM	PJF	MLB
PROJECT ENG	DESIGNED BY	CHECKED BY	ENGINEER	APPROVED	

**6334 Millpond Road**  
 6334 Mill Pond Rd.  
 Madison, WI 53718  
**SCHULEBURG & DAUGHTER ENTERPRISES II, LLC**  
 1400 OLSTAD RD  
 DEERFIELD, WI 53531-9309

PROJECT #: BSE2849  
 PLOT DATE: 05/13/2024

**REVISION DATES:**


**ISSUE DATES:**  
 05/13/2024

CIVIL/SITE PLAN

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DRAWING NUMBER

C-300

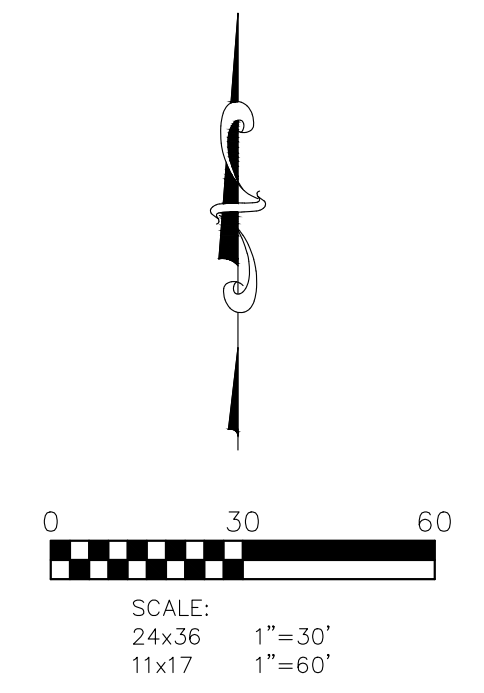
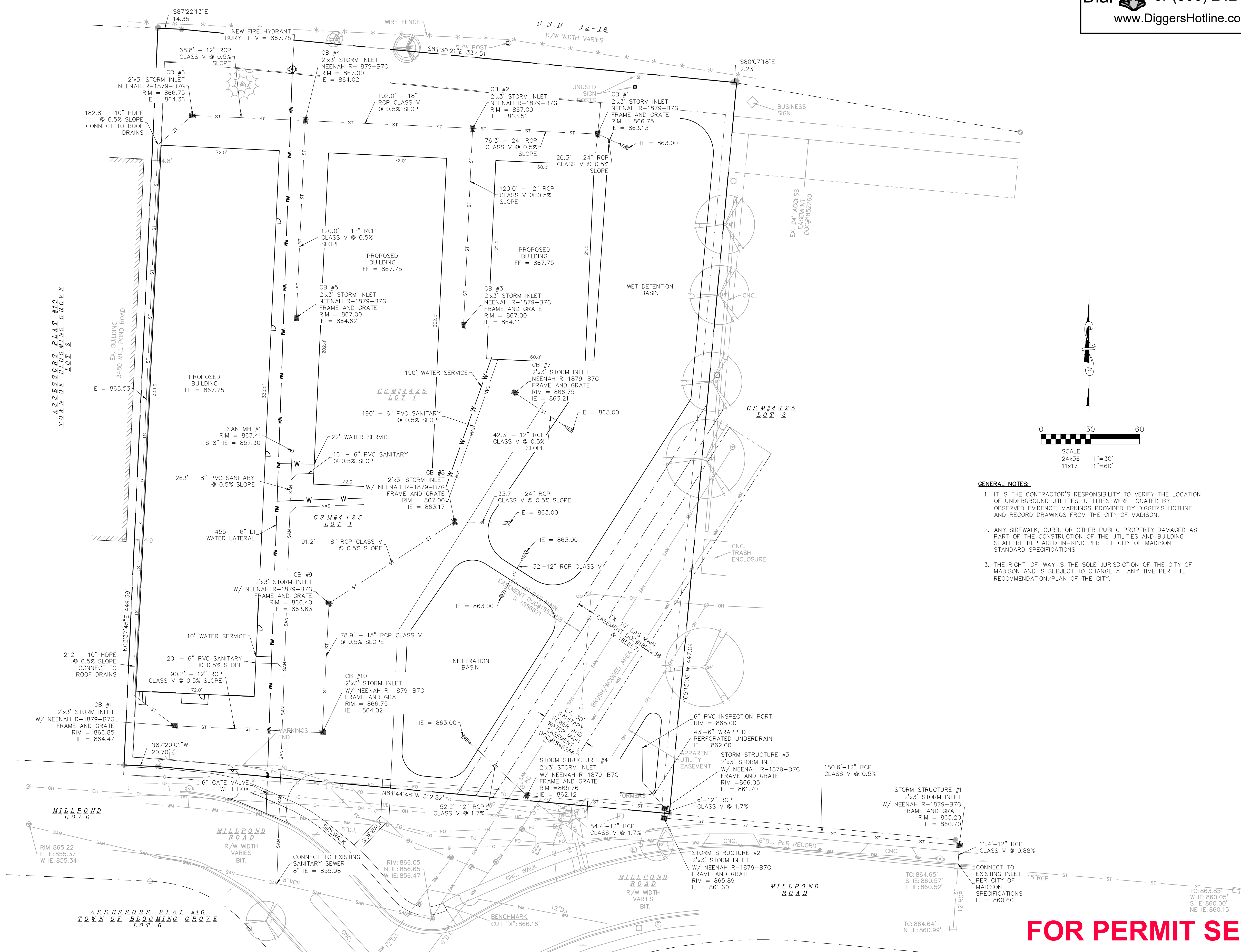
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**DIGGERS HOTLINE**  
 Dial 811 or (800) 242-8511  
 www.DiggersHotline.com

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 www.bursesurveying.com



- GENERAL NOTES:**
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APPROVALS	PROJECT ENG.	MLB	DESIGNED BY	MLB	DJM	CHECKED BY	PDF
	MEASUREMENT	MLB	REVISION BY	MLB	APPROVED	MLB	

**6334 Millpond Road**  
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 Madison, WI 53718

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 1400 OLSTAD RD  
 DEERFIELD, WI 53531-9309

<b>PROJECT #:</b> BSE2849
<b>PLOT DATE:</b> 05/13/2024
<b>REVISION DATES:</b>

<b>ISSUE DATES:</b>
05/13/2024

UTILITY PLAN

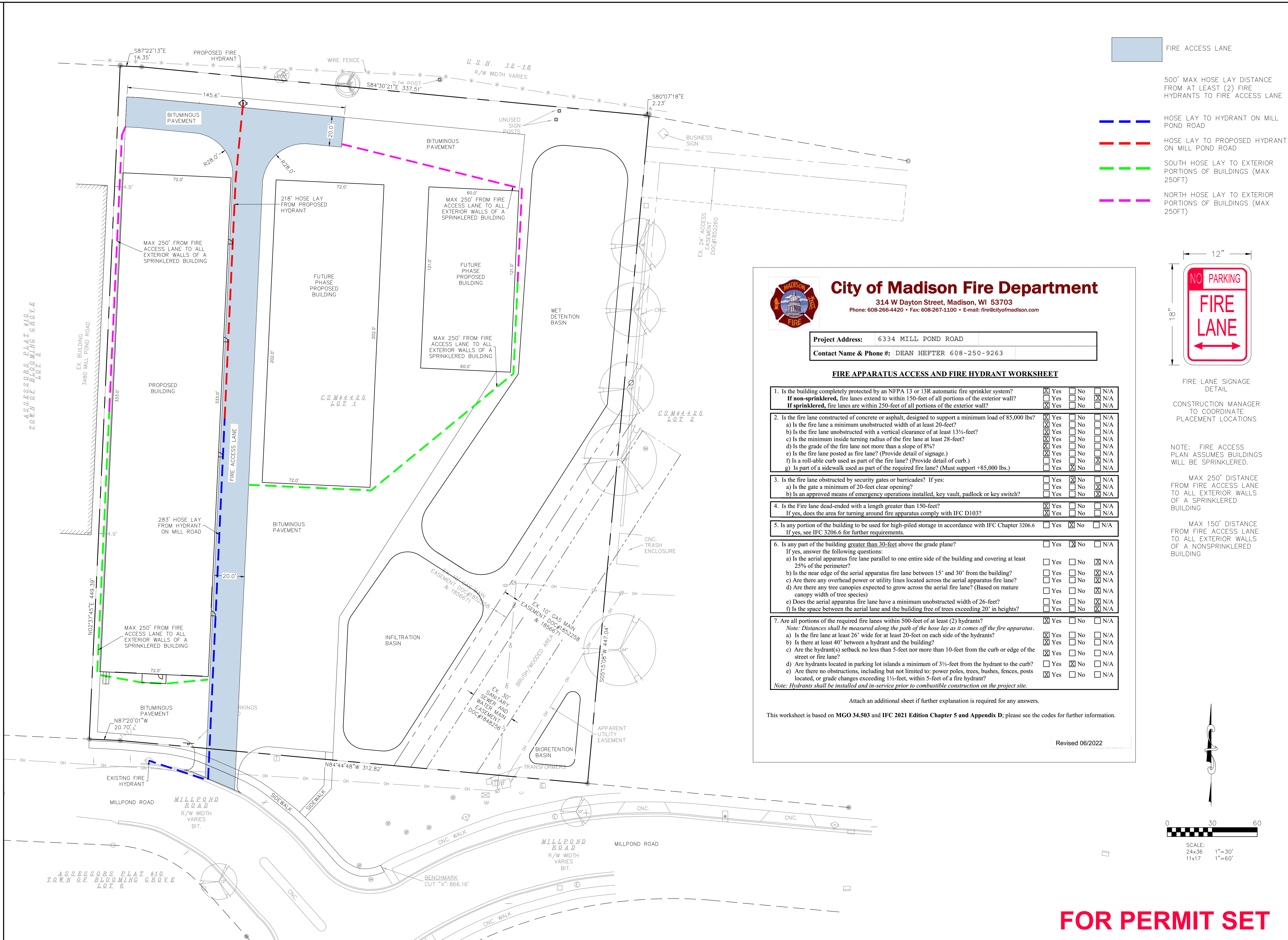
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DRAWING NUMBER

**C-500**

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**City of Madison Fire Department**  
 314 W Dayton Street, Madison, WI 53703  
 Phone: 608-266-4420 • Fax: 608-267-1100 • E-mail: fire@cityofmadison.com

Project Address: 6334 MILL POND ROAD  
 Contact Name & Phone #: DEAN HEPTER 608-250-9263

**FIRE APPARATUS ACCESS AND FIRE HYDRANT WORKSHEET**

- Is the building completely protected by an NFPA 13 or 13R automatic fire sprinkler system?  Yes  No  N/A  
 If non-sprinklered, fire lanes extend to within 150-feet of all portions of the exterior wall?  Yes  No  N/A  
 If sprinklered, fire lanes are within 250-feet of all portions of the exterior wall?  Yes  No  N/A
- Is the fire lane constructed of concrete or asphalt, designed to support a minimum load of 85,000 lbs?  Yes  No  N/A  
 a) Is the fire lane a minimum unobstructed width of at least 20-feet?  Yes  No  N/A  
 b) Is the fire lane unobstructed with a vertical clearance of at least 13½-feet?  Yes  No  N/A  
 c) Is the minimum inside turning radius of the fire lane at least 28-feet?  Yes  No  N/A  
 d) Is the grade of the fire lane not more than a slope of 8%?  Yes  No  N/A  
 e) Is the fire lane posted as fire lane? (Provide detail of signage.)  Yes  No  N/A  
 f) Is a roll-able curb used as part of the fire lane? (Provide detail of curb.)  Yes  No  N/A  
 g) Is part of a sidewalk used as part of the required fire lane? (Must support +85,000 lbs.)  Yes  No  N/A
- Is the fire lane obstructed by security gates or barricades? If yes:  Yes  No  N/A  
 a) Is the gate a minimum of 20-foot clear opening?  Yes  No  N/A  
 b) Is an approved means of emergency operations installed, key vault, padlock or key switch?  Yes  No  N/A
- Is the fire lane dead-ended with a length greater than 150-feet?  Yes  No  N/A  
 If yes, does the area for turning around fire apparatus comply with IFC D103?  Yes  No  N/A
- Is any portion of the building to be used for high-piled storage in accordance with IFC Chapter 3206.6?  Yes  No  N/A  
 If yes, see IFC 3206.6 for further requirements.
- Is any part of the building greater than 30-feet above the grade plane?  Yes  No  N/A  
 If yes, answer the following questions:  
 a) Is the aerial apparatus fire lane parallel to one entire side of the building and covering at least 25% of the perimeter?  Yes  No  N/A  
 b) Is the near edge of the aerial apparatus fire lane between 15' and 30' from the building?  Yes  No  N/A  
 c) Are there any overhead power or utility lines located across the aerial apparatus fire lane?  Yes  No  N/A  
 d) Are there any tree canopies expected to grow across the aerial fire lane? (Based on mature canopy width of tree species)  Yes  No  N/A  
 e) Does the aerial apparatus fire lane have a minimum unobstructed width of 26-feet?  Yes  No  N/A  
 f) Is the space between the aerial fire lane and the building free of trees exceeding 20' in heights?  Yes  No  N/A
- Are all portions of the required fire lanes within 500-feet of at least (2) hydrants?  Yes  No  N/A  
 Note: Distances shall be measured along the path of the hose lay as it comes off the fire apparatus.  
 a) Is the fire lane at least 26' wide for at least 20-feet on each side of the hydrants?  Yes  No  N/A  
 b) Is there at least 40' between a hydrant and the building?  Yes  No  N/A  
 c) Are the hydrant(s) setback no less than 5-feet nor more than 10-feet from the curb or edge of the street or fire lane?  Yes  No  N/A  
 d) Are hydrants located in parking lot islands a minimum of 3½-feet from the hydrant to the curb?  Yes  No  N/A  
 e) Are there no obstructions, including but not limited to: power poles, trees, bushes, fences, posts located, or grade changes exceeding 1½-feet, within 5-feet of a fire hydrant?  Yes  No  N/A  
 Note: Hydrants shall be installed and in-service prior to combustible construction on the project site.

Attach an additional sheet if further explanation is required for any answers.  
 This worksheet is based on MGO 34.503 and IFC 2021 Edition Chapter 5 and Appendix D; please see the codes for further information.  
 Revised 06/2022



FIRE ACCESS LANE  
 500' MAX HOSE LAY DISTANCE FROM AT LEAST (2) FIRE HYDRANTS TO FIRE ACCESS LANE  
 HOSE LAY TO HYDRANT ON MILL POND ROAD  
 HOSE LAY TO PROPOSED HYDRANT ON MILL POND ROAD  
 SOUTH HOSE LAY TO EXTERIOR PORTIONS OF BUILDINGS (MAX 250FT)  
 NORTH HOSE LAY TO EXTERIOR PORTIONS OF BUILDINGS (MAX 250FT)

FIRE LANE SIGNAGE DETAIL  
 CONSTRUCTION MANAGER TO COORDINATE PLACEMENT LOCATIONS  
 NOTE: FIRE ACCESS PLAN ASSUMES BUILDINGS WILL BE SPRINKLERED.  
 MAX 250' DISTANCE FROM FIRE ACCESS LANE TO ALL EXTERIOR WALLS OF A SPRINKLERED BUILDING  
 MAX 150' DISTANCE FROM FIRE ACCESS LANE TO ALL EXTERIOR WALLS OF A NONSPRINKLERED BUILDING

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 www.bursesurveyeng.com

APPROVALS  
 PROJECT ENG: [Signature]  
 DESIGNER: [Signature]  
 CHECKER: [Signature]  
 D.J.M.  
 P.D.F.  
 M.L.B.

6334 Millpond Road  
 6334 Mill Pond Rd.  
 Madison, WI 53718  
 SCHULEBURG & DAUGHTER ENTERPRISES II, LLC  
 1400 OLSTAD RD  
 DEERFIELD, WI 53531-9309

PROJECT #: BSE2849  
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FIRE ACCESS PLAN  
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 DRAWING NUMBER  
 C-600

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 Printed: May 13, 2024 - 9:49am Printed By: Survey

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**PLANT LIST**

KEY	QUAN	SIZE	COMMON NAME	Botanical Name	ROOT
<b>(24) Canopy Trees</b>					
CH	3	2 1/2"	Common Hackberry	Celtis Occidentalis	BB
EP	2	2 1/2"	Exclamation Planetree	Platanus Acerifolia	BB
E-HL	2	12"	Existing Honeylocust	Gleditsia Tricanthos	EX street tree
E-LLL	1	10"	Existing Little Leaf Linden	Tilia Cordata	EX street tree
KCT	2	2 1/2"	Kentucky Coffeetree	Gymnocladus Dioicus	BB
QA	3	2 1/2"	Quaking Aspen	Populus Tremuloides	BB
RO	4	2 1/2"	Red Oak	Quercus Rubrum	BB
SWO	7	2 1/2"	Swamp White Oak	Quercus Bicolor	BB
T	3	2 1/2"	Tamarack	Larix Laricina	BB
<b>(7) Ornamental Trees</b>					
ACH	1	2"	Amur Chokecherry	Prunus Americana	BB
IW	2	2"	Ironwood	Ostrya Virginiana	BB
RBC	2	10"	River Birch Clump	Betula Nigra	BB
WBC	2	10"	Whitespire Birch Clump	Betula Papyrifera	BB
<b>(4) Evergreen Trees</b>					
BHS	4	5'	Black Hills Spruce	Picea Pungens Densata	BB
<b>(145) Deciduous Shrubs</b>					
AV	9	24"	Alfredo Viburnum	Viburnum Trilobum 'Alfredo'	Pot
AVB	13	24"	Arrowwood Viburnum	Viburnum Dentatum	Pot
BC	9	24"	Black Chokeberry	Aronia Melanocarpa	Pot
DBH	32	24"	Dwarf Bush Honeysuckle	Diervilla Lonicera	Pot
MV	6	24"	Mohican Viburnum	Viburnum Lantana 'Mohican'	Pot
RTD	42	24"	Red Twig dogwood	Cornus Sericea	Pot
WS	14	24"	White Snowberry	Symphoricarpos Alba	Pot
YTD	20	24"	Yellow Twig dogwood	Cornus Lutea	Pot
<b>(2) Tall Evergreen Shrubs</b>					
WBJ	2	4'	Wichita Blue Juniper	Juniperus Scoparium	BB
RGP	300	2 1/2"	Bio-retention Plantings (Planted 12' on center)		plug

**LANDSCAPE WORKSHEET**

**Zoning Category:** (CC)

**Landscape Points Required**

Developed Area = 92,338 SF  
Landscape Points: 92,338 / 300 x 5 = **1,539 points**

**Total Landscape Points Required** **1,539 points**

**Landscape Points Supplied**

Existing canopy trees - 0 @ 35 = 0 points  
Proposed canopy trees - 24 @ 35 = 840 points  
Existing evergreen trees - 0 @ 35 = 0 points  
Proposed evergreen trees - 4 @ 35 = 140 points  
Existing ornamental trees - 6 @ 15 = 90 points  
Proposed ornamental trees - 7 @ 15 = 105 points  
Existing upright evergreen shrubs - 0 @ 10 = 0 points  
Proposed upright evergreen shrubs - 2 @ 10 = 20 points  
Existing deciduous shrubs - 0 @ 3 = 0 points  
Proposed deciduous shrubs - 145 @ 3 = 435 points  
Existing evergreen shrubs - 0 @ 4 = 0 points  
Proposed evergreen shrubs - 0 @ 4 = 0 points  
Existing perennials & grasses 0 @ 2 = 0 points  
Proposed perennials & grasses 0 @ 2 = 0 points

**Total landscape points supplied = 1,540 points**

**Lot Frontage Landscape Required**  
(Section 28.142(5) Development Frontage Landscaping)

Mill Pond Road and USH 12 & 18 = 650 LF  
Over story trees required 650/30' = 21.6  
Shrubs required (650.5/30') x 5 = 108.4

**22 trees**  
**108 shrubs**

Over story trees supplied **16 trees**  
Ornamental or evergreen trees supplied **6 trees**  
Shrubs supplied **108 shrubs**

- NOTES:
- 1) All new turf areas and existing turf areas that are disturbed by construction to receive a minimum of 4" of topsoil, no mow seed mix, starter fertilizer, and straw mulch.
  - 2) Designated infiltration basin area and side slopes of wet detention basin and 'bioretention basin' to receive a minimum of 4" of topsoil. 'Rainwater Renewal seed mix (supplied by Agrecol) or approved equal and straw mulch.
  - 3) Lawn areas in the Mill Pond Road ROW areas that are disturbed by construction to receive a minimum of 4" of topsoil, premium bluegrass seed mix, starter fertilizer, and straw mulch.
  - 4) Turf areas in swales and on slopes in excess of 3:1 shall be mulched with straw mulch.
  - 5) Designated planting beds to be mulched with shredded hardwood bark mulch spread to a depth of 3".
  - 6) Individual trees and shrub groupings in turf areas to receive shredded hardwood bark mulch plant rings (4' diameter) spread to a depth of 3".
  - 7) Designated planting beds to be separated from turf areas with 5" crisp shovel cut edge.
  - 8) Bioretention Basin to receive bark or cocoa mat mulch, per WDRN specifications.
  - 9) Bioretention Basin plants (RGP) to be installed 12" on center.
  - 10) Bioretention Basin to be constructed per WDRN specifications.

**LEGEND**

X TREE TO BE REMOVED

█ BARK MULCH

0 30 60

SCALE: 24x36 1"=30'  
11x17 1"=60'

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**APPROVALS**

PROJECT ENG	MLB	DESIGNED BY	MLB	DRAWN BY	DJM	CHECKED BY	PDF	APPROVED	MLB
-------------	-----	-------------	-----	----------	-----	------------	-----	----------	-----

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Madison, WI 53718

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1400 OLSTAD RD  
DEERFIELD, WI 53531-9309

PROJECT #: BSE2849  
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REVISION DATES:

ISSUE DATES: 05/13/2024

**LANDSCAPE PLAN**

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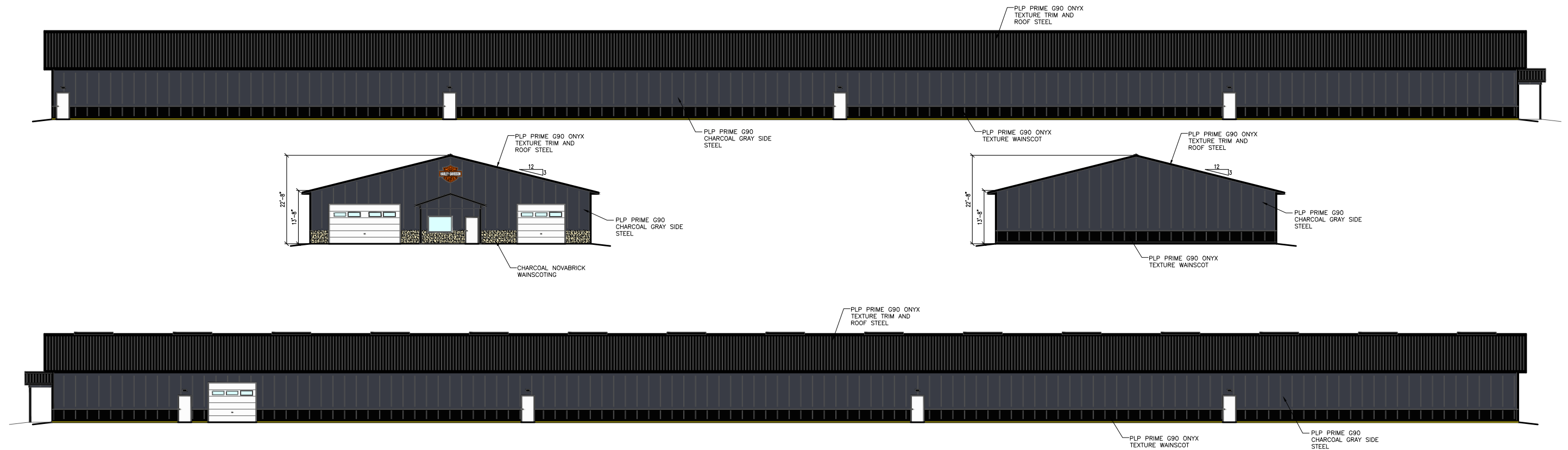
**DRAWING NUMBER**  
**L-100**

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# Proposed Building for: Harley-Davidson of Madison

76'x376x13'-8"



**BUILDING COLORS**  
 ROOF: ONYX TEXTURE  
 SIDES: CHARCOAL GRAY  
 TRIM: ONYX TEXTURE  
 WAINSCOTING: ONYX TEXTURE  
 NOVABRICK: CHARCOAL

## BUILDING ELEVATIONS

**We Protect What You Value™**

NOTE:  
 THE COLORS SHOWN ON THIS  
 PROPOSAL ARE AS CLOSE TO  
 THE ACTUAL PAINTED COLORS  
 AS PERMITTED BY THE PRINTING  
 PROCESS

SCALE: 1/32"=1'-0"



190 PAOLI STREET / P.O. BOX 930220  
VERONA, WI 53593 / (800) 373-5550

DRAWN BY: WALDERA

DATE DRAWN: 5/13/24

PLAN REVISIONS:

NUMBER	DATE	BY
1		
2		
3		
4		

BUILDING ACCESSORY SCHEDULE					
ITEM	SIZE	B.E./T.E.	QTY	ROUGH OPENING & ACCESSORY FEATURES	
[1]	SOLID WALK DOOR	3' 0"x6' 8"	B.E. =100' 4"	4	R.O. 3' 4 1/2"x6' 10 1/2", PREMIUM, BRILLIANT, I.C. LOCKSET WITH LEV./LEV. D.B., LATCH GUARD, KEYED ALIKE, CLOSER, H.CAP THRESHOLD
[2]	WALK DOOR 20X24 LITE	3' 0"x6' 8"	B.E. =100' 4"	4	R.O. 3' 4 1/2"x6' 10 1/2", PREMIUM, BRILLIANT, LEV./LEV. LOCKSET, KEYED ALIKE, CLOSER, H.CAP THRESHOLD
[3]	OVERHEAD DOOR	12' 0"x10' 0"	B.E. =100' 4"	2	I.D. =11' 11 1/2", 13-20" HEADROOM OPTION WITH LINER, DOOR BY CLEARY SUB
[4]	SOLID WALK DOOR	3' 0"x6' 8"	B.E. =100' 4"	1	R.O. 3' 4 1/2"x6' 10 1/2", PREMIUM, BRILLIANT, LATCH GUARD, KEYED ALIKE, CLOSER, H.CAP THRESHOLD, PANIC HARDWARE
[5]	FIXED LITE WINDOW	6' 0"x4' 0"	T.E. = 107' 2"	1	HIGH PERFORMANCE, BRILLIANT, INSULATED DOUBLE PANE, NAIL FIN, LOW-E / WARM EDGE, TYVEK AT WINDOW ONLY
[6]	OVERHEAD DOOR	18' 0"x10' 0"	B.E. =100' 4"	1	I.D. =17' 11 1/2", 13-20" HEADROOM OPTION WITH LINER, DOOR BY CLEARY SUB



PROJECT NAME:  
**HARLEY-DAVIDSON OF MADISON**

PROJECT SITE ADDRESS:

COTTAGE GROVE, WI 53527 (DANE)

BUILDING SIZE:

72' 0" x 376' 0" x 13' 8"

SHEET NAME:

FLOOR PLAN

PROJECT NUMBER:  
**PR202404**

SHEET NUMBER:  
**A-200**

WHEN PRINTED ON 24"x36"  
PAPER SCALE IS 1/16"=1'-0"

