



# Keller

**Planners | Architects | Builders**

*Offices in Fox Cities, Madison,  
Milwaukee, & Wausau*

November 16, 2015

Urban Design Commission  
215 Martin Luther King Jr. Blvd LL-100  
PO Box 2985  
Madison, WI 53701-2985

RE: Lawrence Leasing, 3626 Agriculture Dr. Madison, WI

To Whom It May Concern,

The Lawrence Leasing project is a 6,072 square-foot large truck service facility, the project is located in the Tradewinds Parkway Extension. The property is zoned light industrial. Lawrence Leasing is an over the road trucking company based out of St. Paul, Minnesota. They are currently leasing a facility in McFarland and have outgrown their needs. This new facility will be used for light maintenance and servicing such as tire and brake repair, oil changes and minor engine repair. It will not be utilized for major engine repairs. Vehicles are intended to only be in the facility for a couple of days.

The new building will be comprised of lite gray masonry split face block on the lower two thirds of the building with vertical masonry dark gray columns that will be full height at the entrance of the building and vertical columns at the midpoint of the building and the corners of the building. The upper one third will be a smooth lite gray composite panel. The front entrance and the side office elevation will have Glass 8' high and a flat canopy projecting out 4' with matching colors to the rest of the building.

A 4' high berm will be graded on the front side of the building to hide the building from the street view. The entire site will be landscaped with trees and shrubs. All lighting will be LED and meet city photo metric standards.

Construction will start immediately upon all approvals and should be completed within four months.

If you have any questions please contact me on my cell phone (262)894-8820 or email [duttech@kellerbuilds.com](mailto:duttech@kellerbuilds.com).

Sincerely,

Dave Uttech  
Regional Manager/Co-Owner  
Keller, Inc. Planners | Architects | Builders  
*With offices in the Fox Cities, Madison, Milwaukee and Wausau*

**ADDRESS**

W204 N11509 Goldendale Road  
Germantown, WI 53022

**PHONE**

262.250.9710 1.800.236.2534

**FAX**

262.250.9740

**WEB SITE**

[www.kellerbuilds.com](http://www.kellerbuilds.com)

# SHEET INDEX

- A3.0 3D VIEWS
- C1.0 SITE PLAN
- A1.0 FLOOR PLAN
- A2.0 ELEVATIONS

## PROJECT INFORMATION

### APPLICABLE BUILDING CODE

2009 INTERNATIONAL BUILDING CODE (WITH WISCONSIN AMENDMENTS)  
ASHRE STANDARD 90.1-2007

### BUILDING CONTENT

PROPOSED BUILDING 6,072 S.F.

### OCCUPANCY

S-1 - MODERATE HAZARD STORAGE - VEHICLE REPAIR (COMMERCIAL VEHICLE)  
NON SEPARATED

### CONSTRUCTION CLASSIFICATION

TYPE IIB CONSTRUCTION  
SPRINKLED  
NO FIREWALL

### ALLOWABLE AREA

TABULAR FLOOR AREA: 17,500 S.F.  
FRONTAGE INCREASE: 13,125 S.F.  
SPRINKLER INCREASE: 52,500 S.F.  
TOTAL ALLOWABLE AREA: 83,125 S.F.  
ALLOWABLE FIRE AREA: 5,000 S.F.

### BUILDING/SITE CONTENT

#### LOT 1

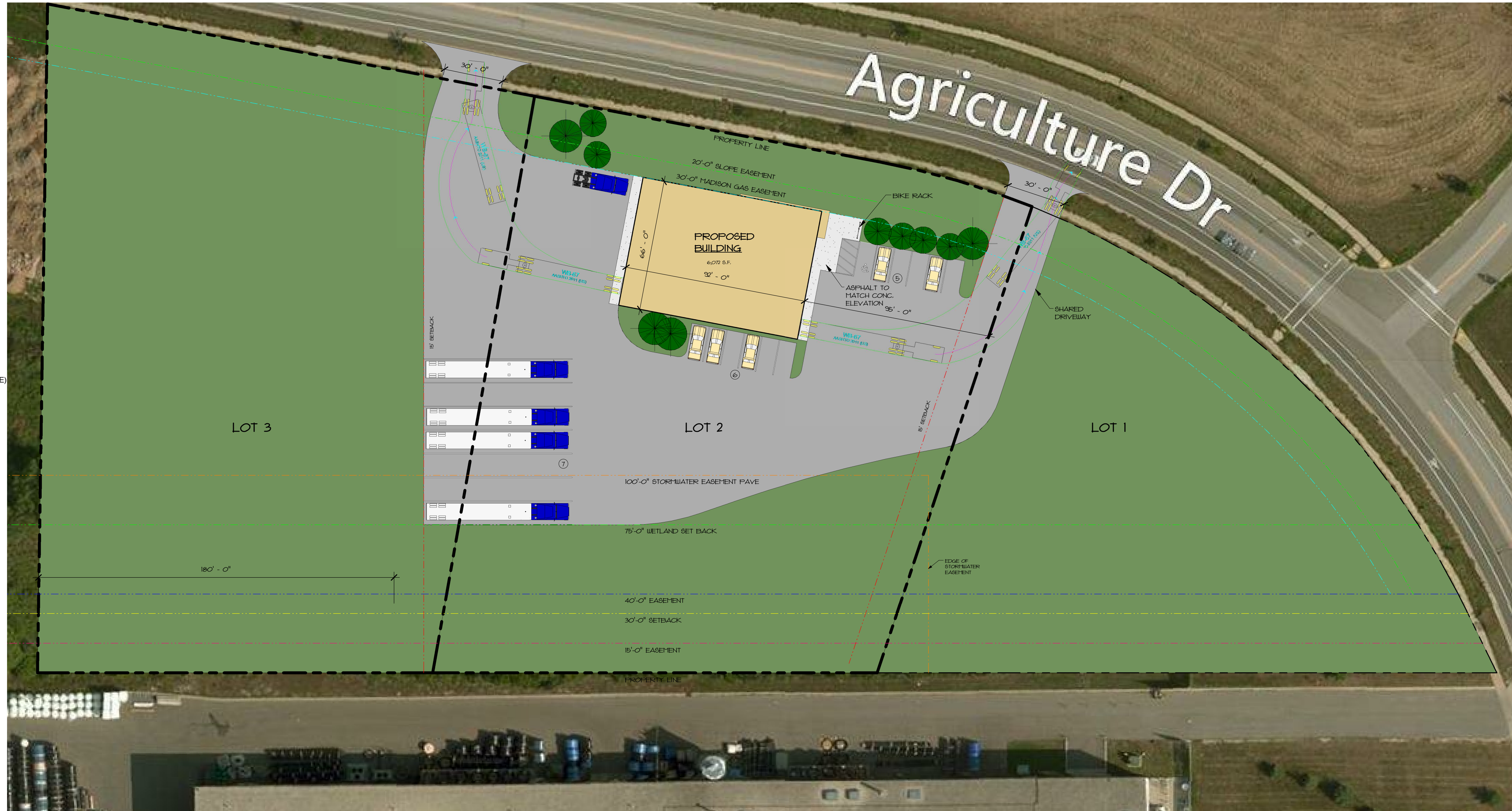
BUILDING SIZE X,XXX S.F. XX.X%  
HARD SURFACE X,XXX S.F. XX.X%  
GREEN SPACE 44,600 S.F. XX.X%  
PARCEL SIZE (APPROX.) 44,600 S.F. 1.02 ACRES  
PARKING PROVIDED XX STALLS (1 STALL/XXX S.F.)

#### LOT 2

BUILDING SIZE 6,072 S.F. 9.3%  
HARD SURFACE 40,033 S.F. 61%  
GREEN SPACE 29,116 S.F. 44.4%  
PARCEL SIZE (APPROX.) 65,568 S.F. 1.5 ACRES  
PARKING PROVIDED 11 STALLS (1 STALL/759 S.F.)

#### LOT 3

BUILDING SIZE X,XXX S.F. XX.X%  
HARD SURFACE X,XXX S.F. XX.X%  
GREEN SPACE 71,068 S.F. XX.X%  
PARCEL SIZE (APPROX.) 71,068 S.F. 1.6 ACRES  
PARKING PROVIDED XX STALLS (1 STALL/759 S.F.)



**Keller**  
PLANNERS | ARCHITECTS | BUILDERS

**FOX CITIES**  
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211 Lois Dr.  
Sun Prairie, WI 53590  
PHONE (608) 318-2336  
FAX (608) 318-2337

**MILWAUKEE**  
W177N856 Rivercrest Dr.  
Suite 104  
Cremontown, WI 53022  
PHONE (262) 250-9710  
FAX (262) 250-9740

**WAUSAU**  
5605 Llac Ave.  
Wausau, WI 54401  
PHONE (715) 849-3141  
FAX (715) 849-3181

www.kellerbuilds.com

PROPOSED BUILDING FOR:  
**LAWRENCE LEASING**  
MADISON,  
WISCONSIN

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**NORTH**  
  
**CONCEPTUAL SITE PLAN**  
1" = 30'-0"

THE LOT DIMENSIONS AND BEARINGS SHOWN ON THIS PLAN ARE INTERPRETED VALUES. FOLLOW UP INVESTIGATION WITH STATE AND LOCAL AUTHORITIES AND/OR WITH CERTIFIED SURVEY MAP DATA WHEN AVAILABLE IS REQUIRED.

PROPOSED BUILDING FOR:

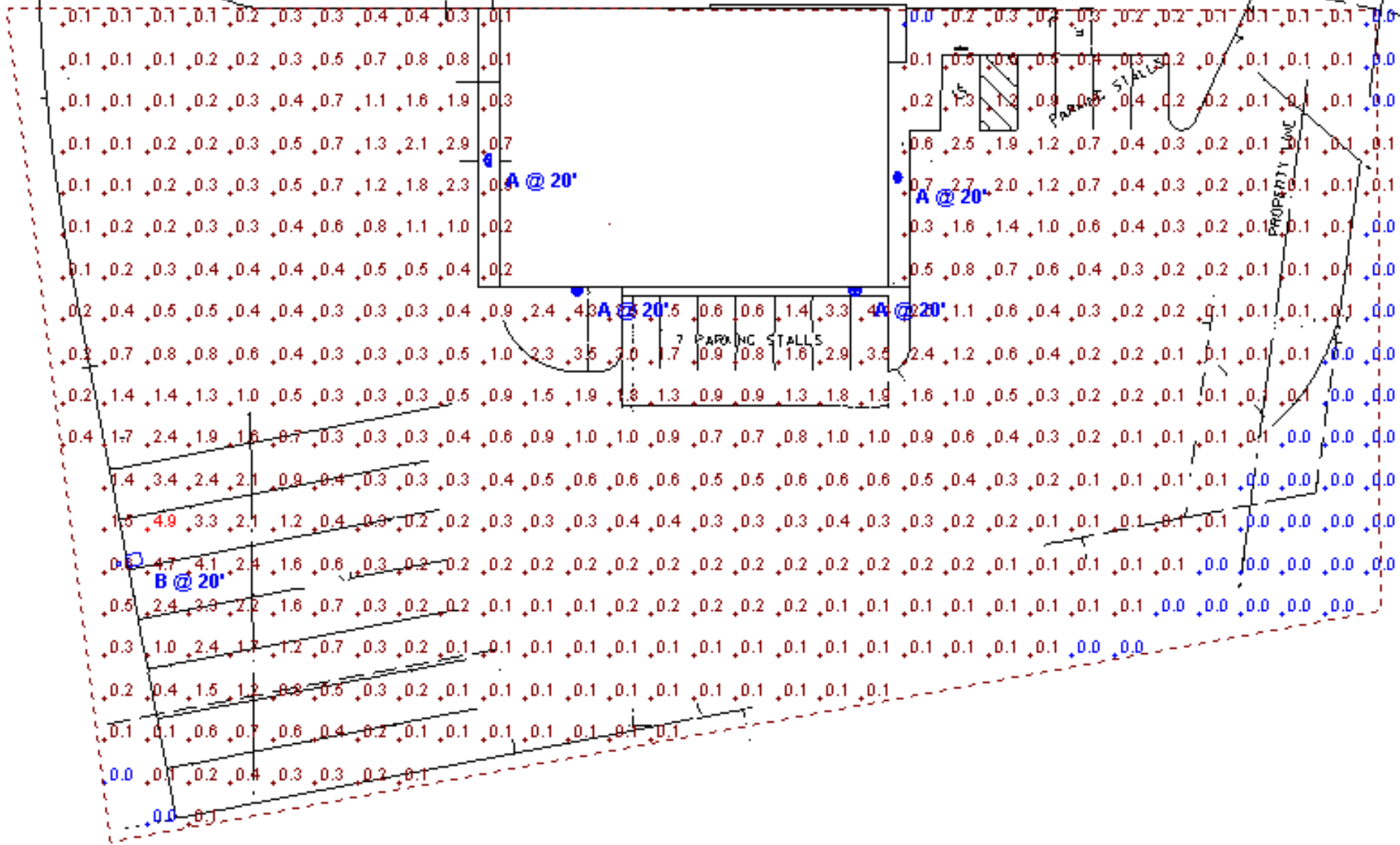
**LAWRENCE LEASING**

MADISON,

WISCONSIN

PRELIMINARY - NOT FOR CONSTRUCTION

REVISIONS	
R6	7/13/15 PAS
R7	01/22/15 CDT
PROJECT MANAGER:	D. UTTECH
DESIGNER:	R. LINDSTROM
DRAWN BY:	AWS
EXPEDITOR:	
SUPERVISOR:	
PRELIMINARY NO.:	P14081
CONTRACT NO.:	
DATE:	11.03.2015
SHEET:	<b>C1.0</b>



Current View

						Clumps	Clump		
	A	4	RAB LIGHTING, INC.	WPLED52 / ALED52 (15-DEGREE UPTILT - STANDARD CUTOFF)	CAST FINNED METAL HOUSING, 2 CIRCUIT BOARDS EACH WITH 1 LED, MOLDED PLASTIC REFLECTOR WITH SPECULAR FINISH AND 1 OPTICAL COMPARTMENT WITH 1 APERTURE PER LED, CLEAR FLAT GLASS LENS IN CAST BROWN PAINTED METAL LENS FRAME.	2	WPLED52.ies	2948.148	60.7
	B	1	RAB LIGHTING, INC.	ALED3T105 - RWLED3T105 - RWLED3T105SF - WPLED3T105 (TYPE III)	CAST FINNED METAL HOUSING, 6 CIRCUIT BOARDS EACH WITH 1 LED, MOLDED PLASTIC REFLECTOR WITH SPECULAR FINISH AND 1 APERTURE PER LED, CLEAR FLAT GLASS LENS IN CAST GRAY PAINTED METAL LENS FRAME.	6	ALED3T105.ies	1518.031	107.4

Designer

Date  
9/3/2015  
Scale  
Not to Scale  
Drawing No.

Summary



**Keller**

PLANNERS | ARCHITECTS | BUILDERS

**FOX CITIES**  
 N216 State Road 55  
 P.O. Box 620  
 Kaukaun, WI 54130  
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**MILWAUKEE**  
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 3600 Stewart Avenue  
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 FAX (715) 849-3181

www.kellerbuilds.com

PROPOSED BUILDING FOR:

**LAWRENCE LEASING**

WISCONSIN

MADISON,

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REVISIONS

- 06 7/15/15 PAS
- △
- △
- △
- △

PROJECT MANAGER:

D. UTECH

DESIGNER:

R. LINDSTROM

DRAWN BY:

AMS

EXPEDITOR:

\*\*\*\*\*

SUPERVISOR:

\*\*\*\*\*

PRELIMINARY NO.:

PH081

CONTRACT NO.:

\*\*\*\*\*

DATE:

01/15/15

SHEET:

**A3.0**



# Keller

PLANNERS | ARCHITECTS | BUILDERS

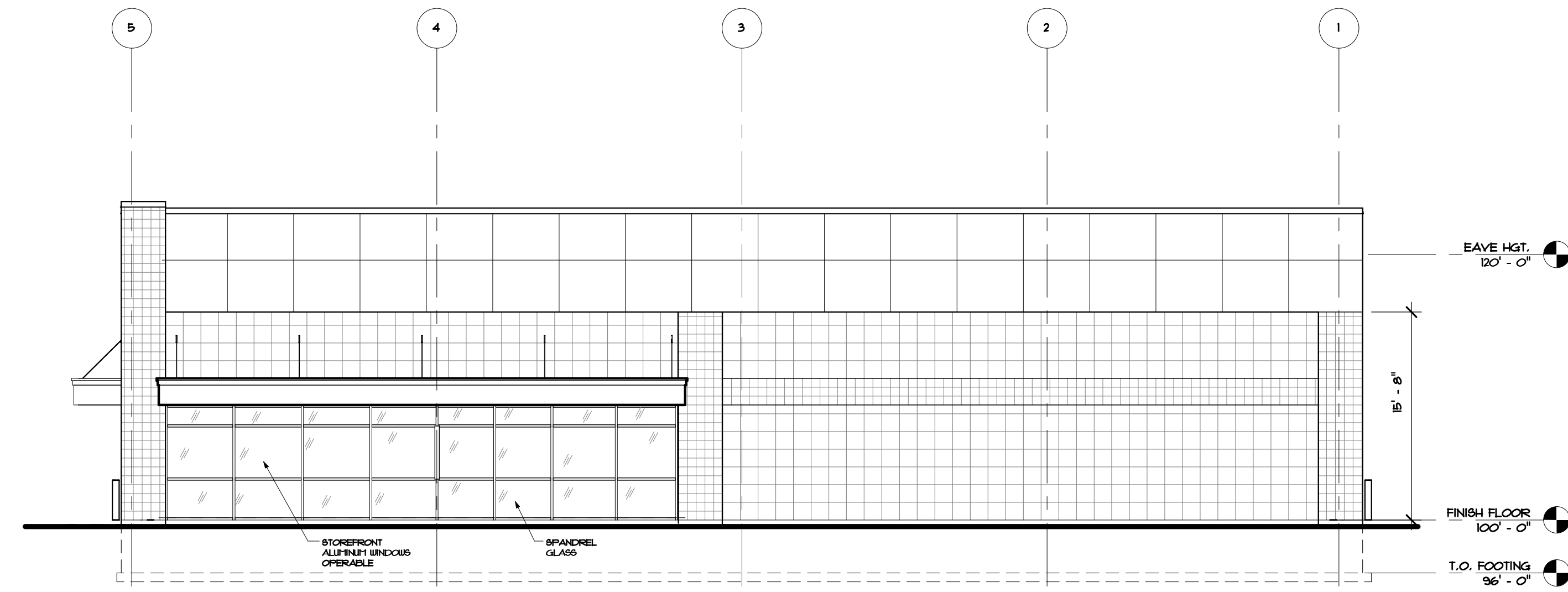
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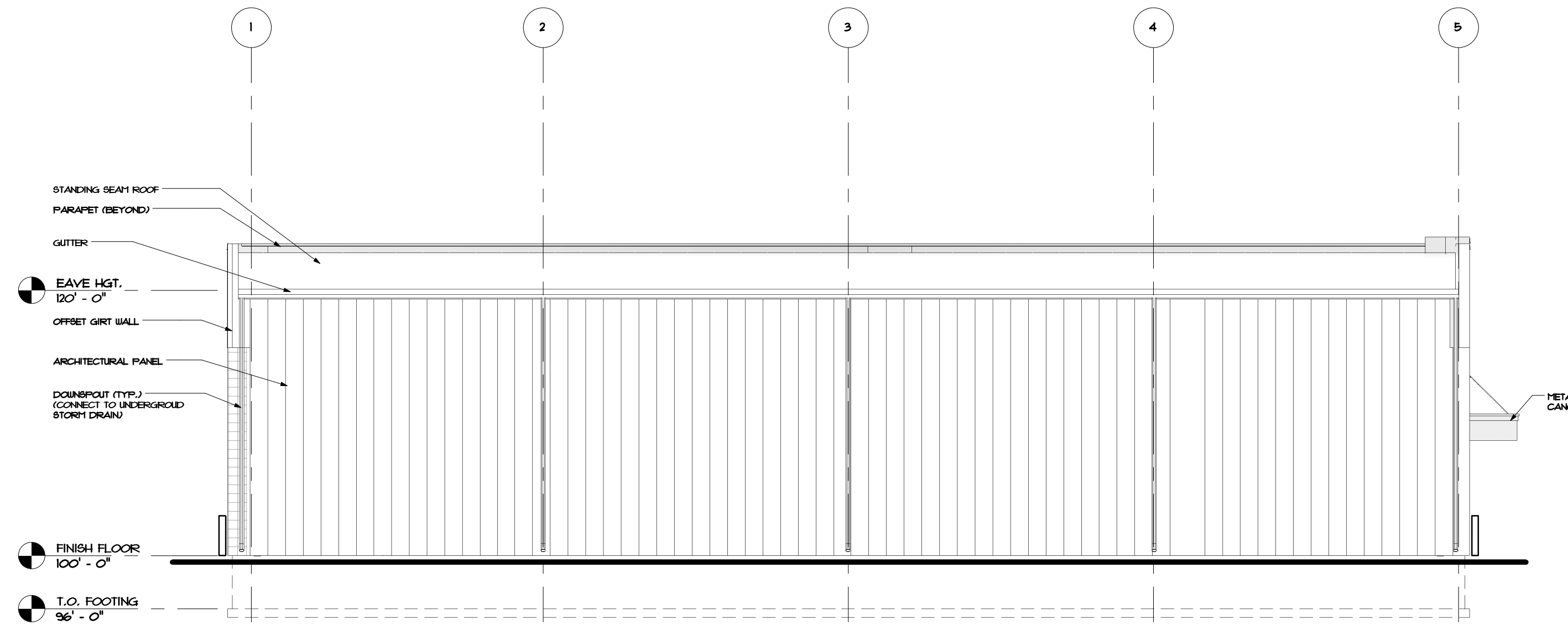
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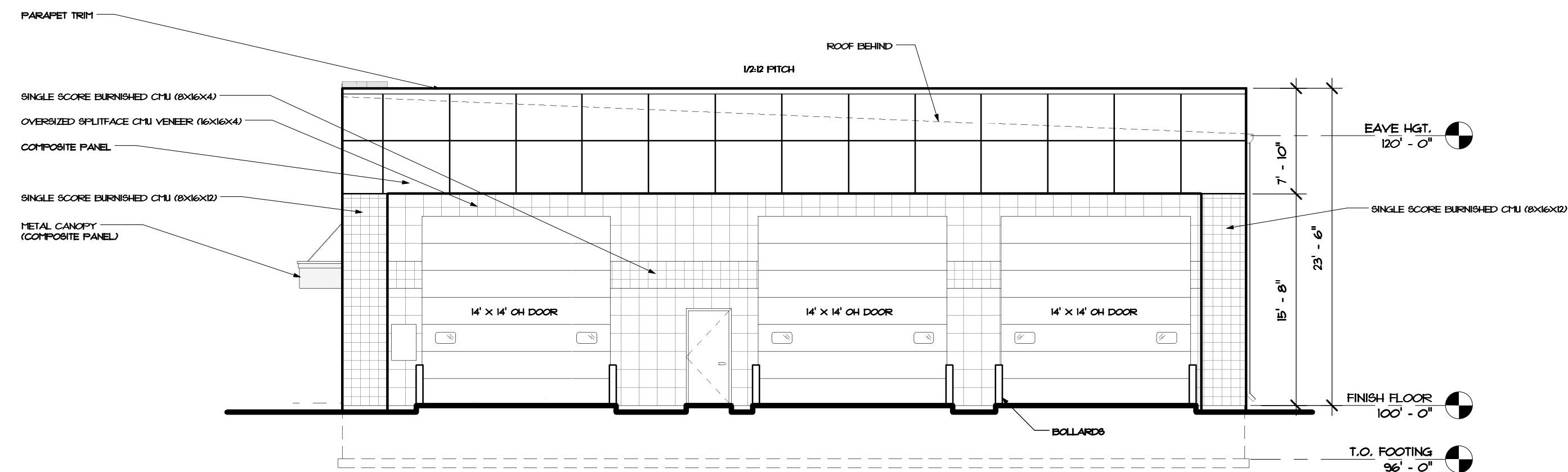
### NORTH ELEVATION

1/8" = 1'-0"



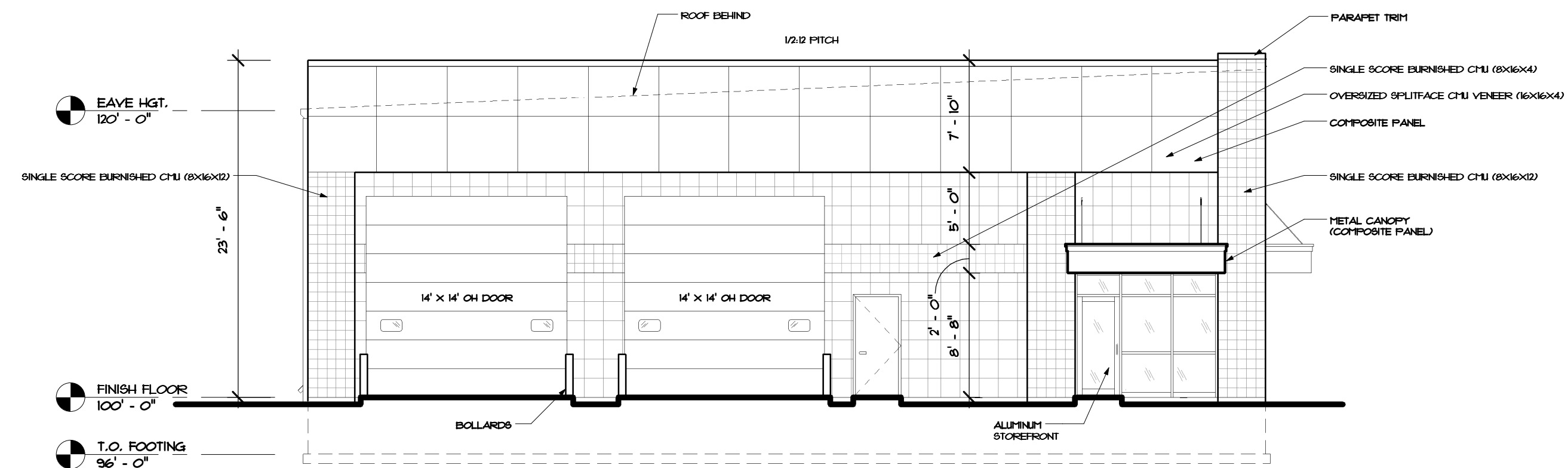
### SOUTH ELEVATION

1/8" = 1'-0"



### WEST ELEVATION

1/8" = 1'-0"



### EAST ELEVATION

1/8" = 1'-0"

PROPOSED BUILDING FOR:

# LAWRENCE LEASING

MADISON, WISCONSIN

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PRELIMINARY - NOT FOR CONSTRUCTION

REVISIONS  
 R6 7/13/15 PAS

PROJECT MANAGER: D. UTTECH

DESIGNER: R. LINDSTROM

DRAWN BY: AUB

EXPEDITOR: \_\_\_\_\_

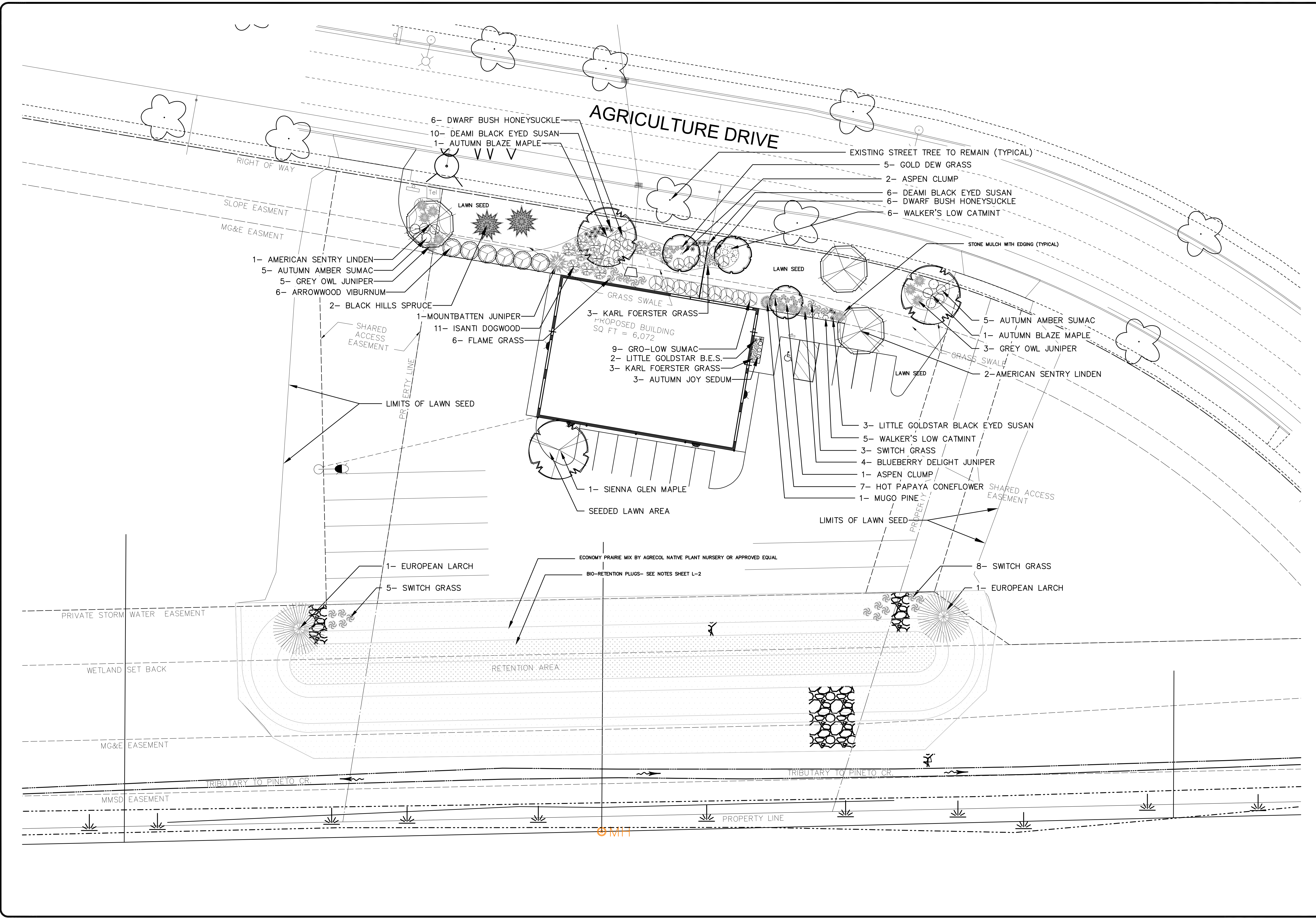
SUPERVISOR: \_\_\_\_\_

PRELIMINARY NO: P14081

CONTRACT NO: \_\_\_\_\_

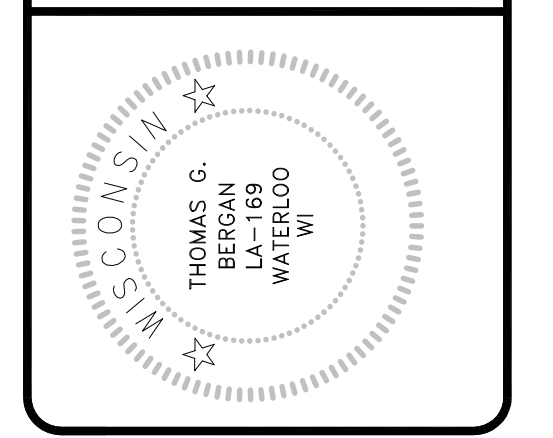
DATE: MARCH 25, 2014

SHEET: **A2.0**



**MCKAY NURSERY COMPANY**  
Since 1897 - An Employee Owned Company  
PO Box 165  
750 S. Monroe Street  
Walterboro, WI 53584  
www.mckaynursery.com

(T) 920.475.2121  
(T) 800.235.4442  
(F) 920.475.3615



**LAWRENCE LEASING**  
AGRICULTURAL DRIVE, MADISON, WISCONSIN

Drawing Title  
**Landscape Plan**

**811**  
Know what's below. Call before you dig.

This drawing remains the property of the undersigned, and no use of it shall be made without their consent. The undersigned and McKay Nursery Company assume no responsibility for accuracy, zoning compliance, structural integrity and all details and dimensions.

DRAWN BY  
**MC FREER**  
PROJECT NUMBER

DATE  
10-20-2015

CAD FILE  
2015 Projects\Design\LAWRENCE LEASING

SHEET  
1 OF 2

SHEET NUMBER  
**L1**

OVERALL LANDSCAPE CALCULATIONS

DEVELOPED AREA	36,469 SF
LANDSCAPE POINTS REQUIRED	365 POINTS
LANDSCAPE POINTS PROVIDED	743 POINTS

PLANT SCHEDULE- PROPOSED PLANTINGS

DECIDUOUS TREES		Qty	Size	Points
Autumn Blaze Maple	Acer x freemani 'Jeffersred'	2	2 1/2" B&B	70
American Sentry Linden	Tilia americana 'McKSentry'	3	2 1/2" B&B	105
Quaking Aspen (clump)	Populus tremuloides	3	12" B&B	45
Sienna Glen Maple	Acer x freemani 'Sienna Glen'	1	2 1/2" B&B	35
DECIDUOUS SHRUBS				
Dwarf Bush Honeysuckle	Diervilla lonicera	12	3 gal. Cont.	36
Isanti Dogwood	Cornus sericea 'Isanti'	11	3 gal. Cont.	33
Arrowwood Viburnum	Viburnum dentatum	6	#7 Grow Bag	18
Gro-Low Sumac	Rhus aromatica 'Gro-Low'	9	3 gal. Cont.	27
Autumn Amber Sumac	Rhus trilobata 'Autumn Amber'	10	3 gal. Cont.	30
EVERGREEN SHRUBS				
Blueberry Delight Juniper	Juniperus communis depressa 'Ami Dak'	4	3 gal. Cont.	12
Grey Owl Juniper	Juniperus virginiana 'Grey Owl'	7	3 gal. Cont.	28
Mugho Pine	Pinus var. mugho	1	5 gal. Cont.	4
UPRIGHT EVERGREEN				
Mountbatten Juniper	Juniperus chinensis 'Mountbatten'	1	7" B&B	10
Black Hills Spruce	Picea glauca densata	2	6" B&B	70
European Larch	Larix decidua	2	6" B&B	70
HERBACEOUS PLANTS				
Karl Foerster Reed Grass	Calamagrostis acutiflora 'Karl Foerster'	6	1 gal. Cont.	12
Shenandoah Switchgrass	Panicum virgatum 'Shenandoah'	16	1 gal. Cont.	32
Gold Dew Grass	Deschampsia 'Gold Dew'	5	1 gal. Cont.	10
Flame Grass	Miscanthus purpurascens	6	1 gal. Cont.	12
Catmint	Nepeta x faassenii 'Walkers Low'	11	1 gal. Cont.	22
Hot Papaya Coneflower	Echinacea purpurea 'Hot Papaya'	7	1 gal. Cont.	14
Deam! Blackeyed Susan	Rudbeckia fulgida 'Deam!'	16	1 qt. Cont.	32
Little Goldstar Blackeyed Susan	Rudbeckia fulgida var. 'Sullivanti'	5	1 qt. Cont.	10
Autumn Joy Sedum	Sedum x Herbstfruede'	3	1 gal. Cont.	6
<b>TOTAL POINTS</b>			<b>743</b>	

PLAN NOTES:

ALL TOPSOIL TO BE IN PLACE TO WITHIN 1" OF FINAL GRADE BEFORE DECORATIVE LANDSCAPING STARTS

BED BORDERS TO INSTALLED WITH DIMEX PRO EDGING EXCEPT WITHIN CONCRETE BORDERS

STONE MULCH SHALL BE 1 1/2" DIA. WASHED STONE MULCH INSTALLED AT 3" DEPTH OVER APPROVED WEED FABRIC BARRIER

ALL SINGLE OUTER TREES TO RECEIVE 3-4 FT DIAM. SHREDDED BARK MULCH RING

ALL SINGLE OUTER EVERGREEN TREES TO RECEIVE 5 FT DIAM. SHREDDED BARK RING

LAWN AREAS SHALL BE FINE GRADED, SEEDED (W/ APPROVED SEED) AT A RATE OF 4#/1000SQFT, FERTILIZED WITH 10-10-10 AND MULCHED WITH CHOPPED STRAW

PLANT MATERIAL PROVIDED BY QUALIFIED NURSERY AND INSTALLED BY QUALIFIED AND EXPERIENCED INSTALLER

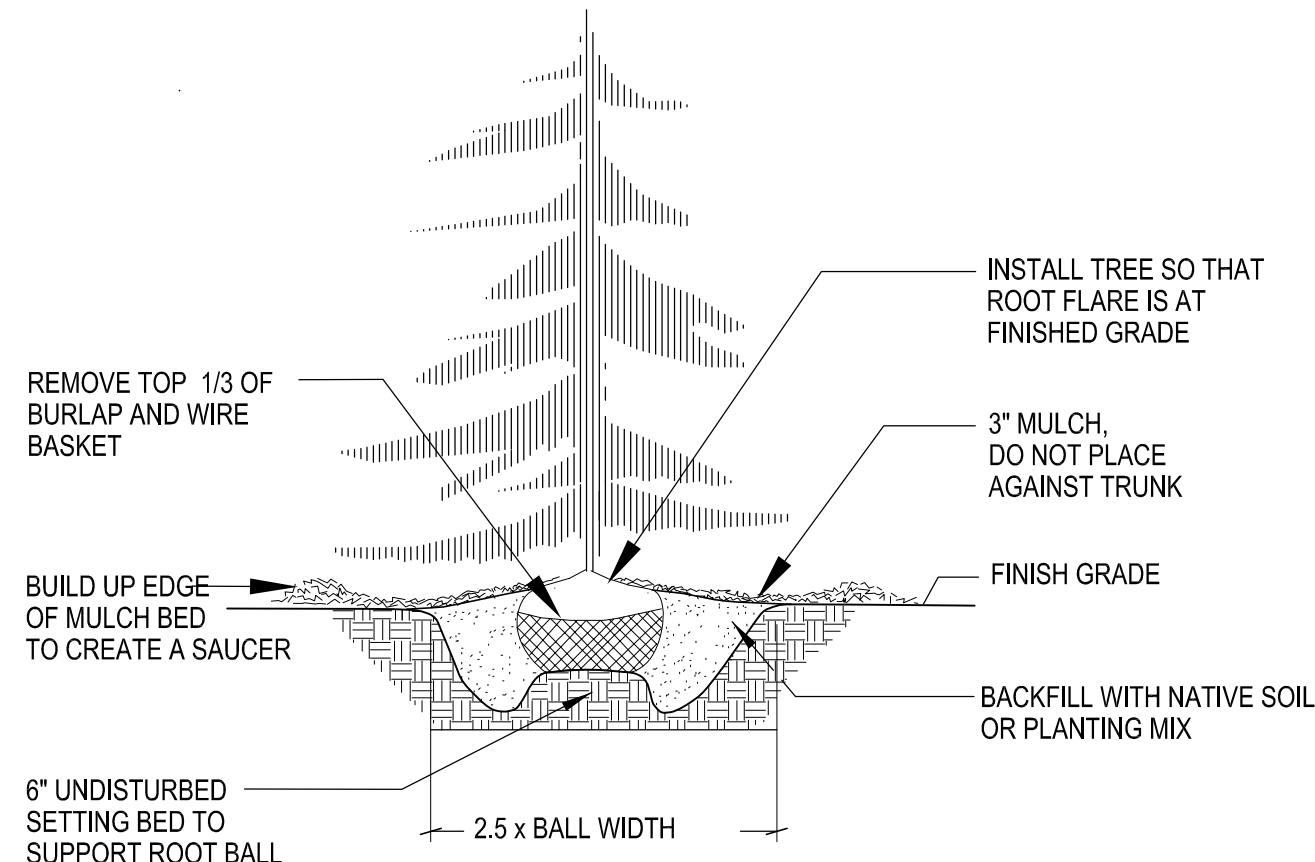
PLANTS TO BE WATERED DAILY BY INSTALLER UNTIL COMPLETION. WATERING IS THEN OWNERS RESPONSIBILITY.

NURSERY STOCK GUARANTEED FOR 1 YEAR; ALL SUBJECT TO AVAILABILITY

BIORETENTION AREA SHALL BE IN PLACE BEFORE DECORATIVE LANDSCAPING STARTS.

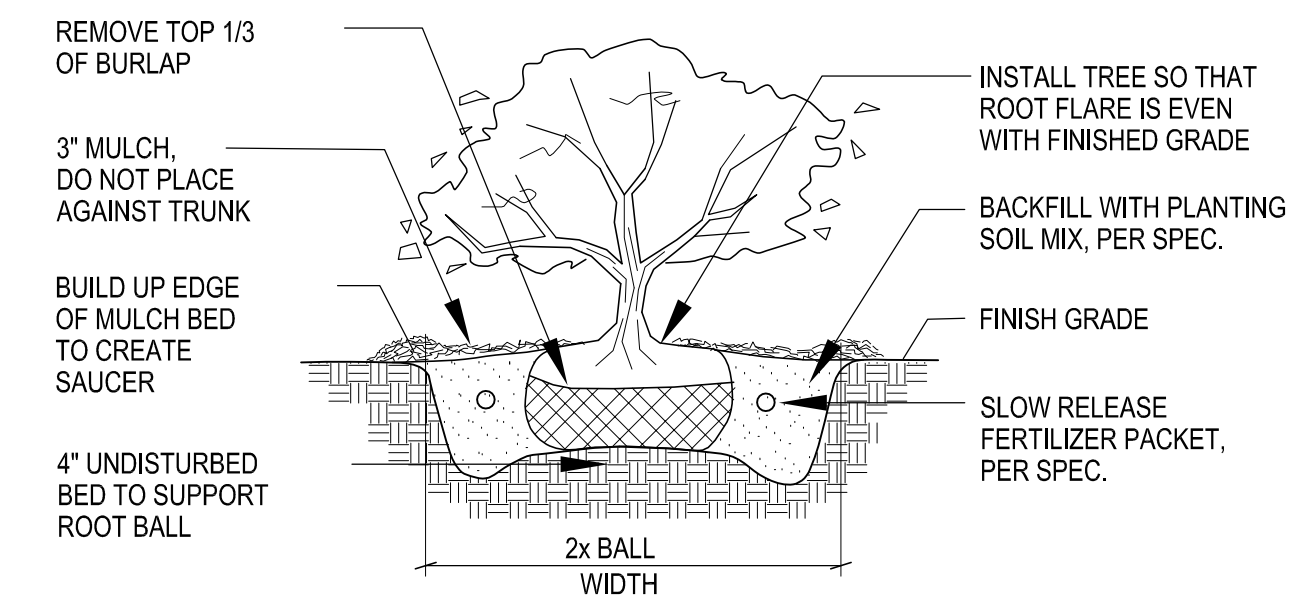
2" PLUGS TO BE PLANTED 1.5 FT O.C.; BED TO BE MULCHED WITH 2-3" AGED ( 12 MO.) SHREDDED BARK MULCH

PLANTING TO COMMENCE IN THE SPRING WHEN PLUGS ARE AVAILABLE  
BIORETENTION BASINS SHALL BE PLANTED WITH A MINIMUM OF 16 DIFFERENT SPECIES ( 1/3 GRASSES, 2/3 FORBS) FROM 'RAINWATER RENEWAL GARDEN PLANT MIX' AS SUPPLIED BY AGRECOL NATIVE PLANT NURSERY



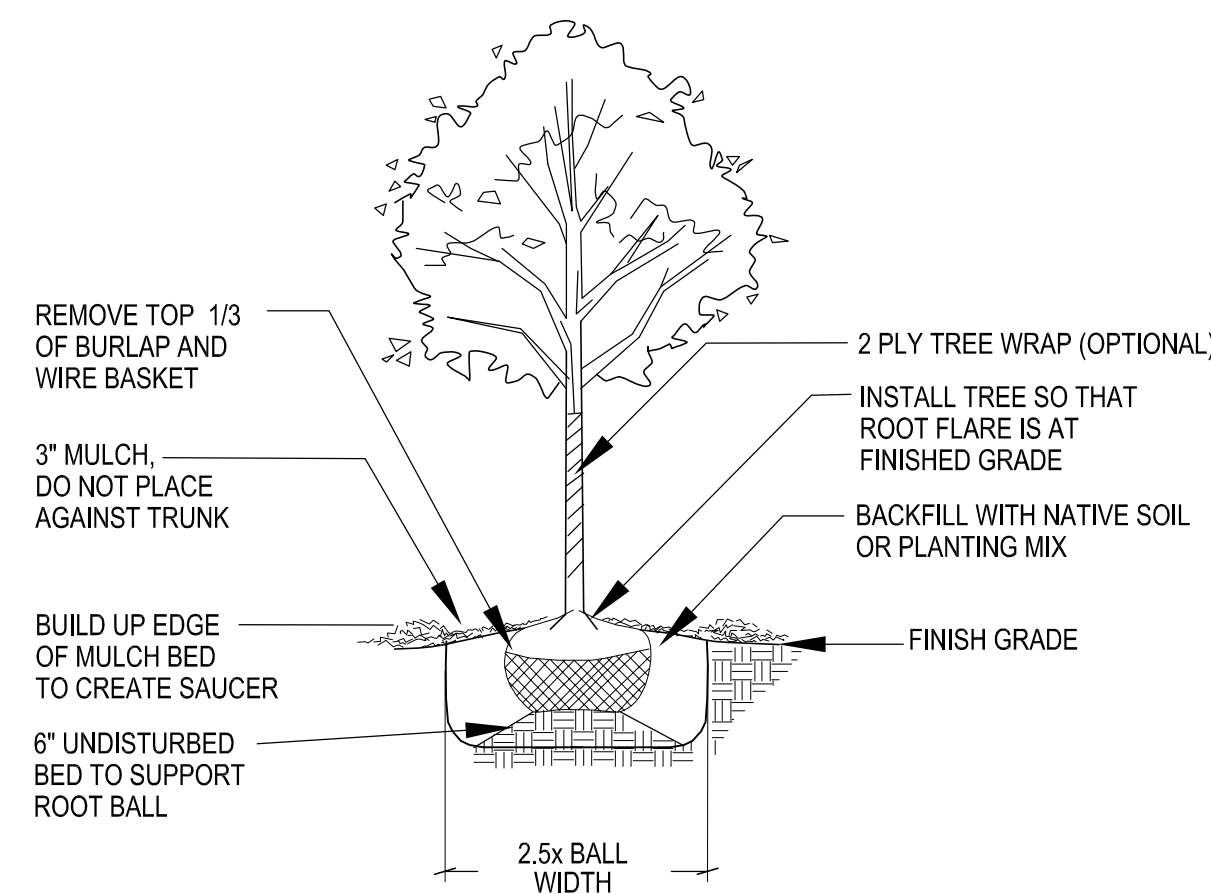
B&B EVERGREEN TREE PLANTING DETAIL

NTS



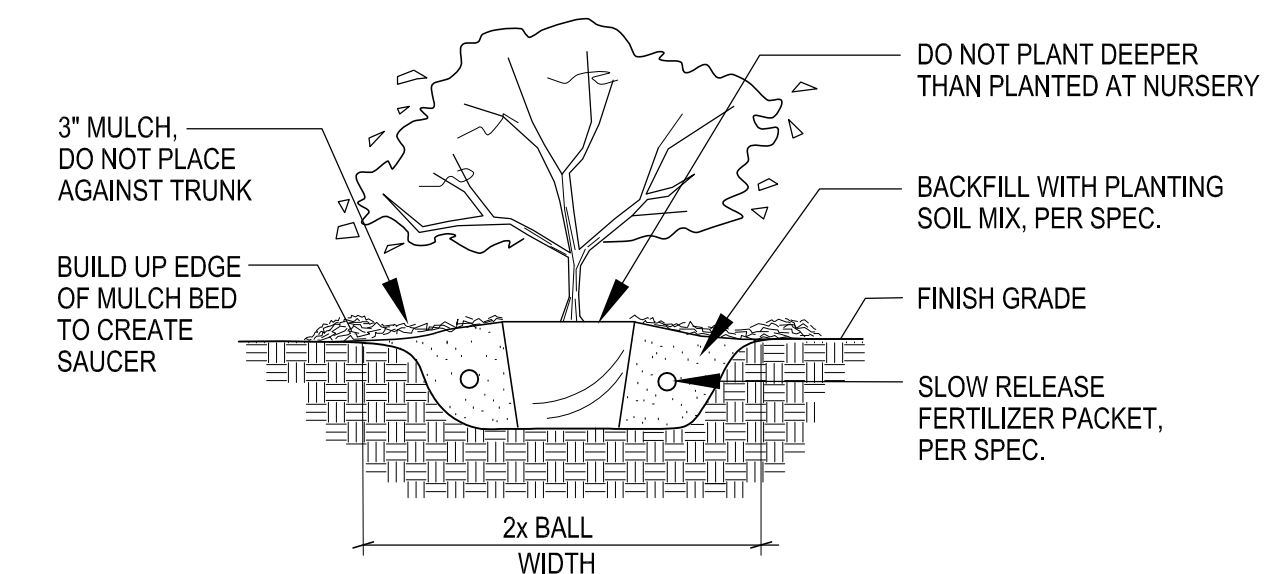
B&B SHRUB PLANTING DETAIL

NTS



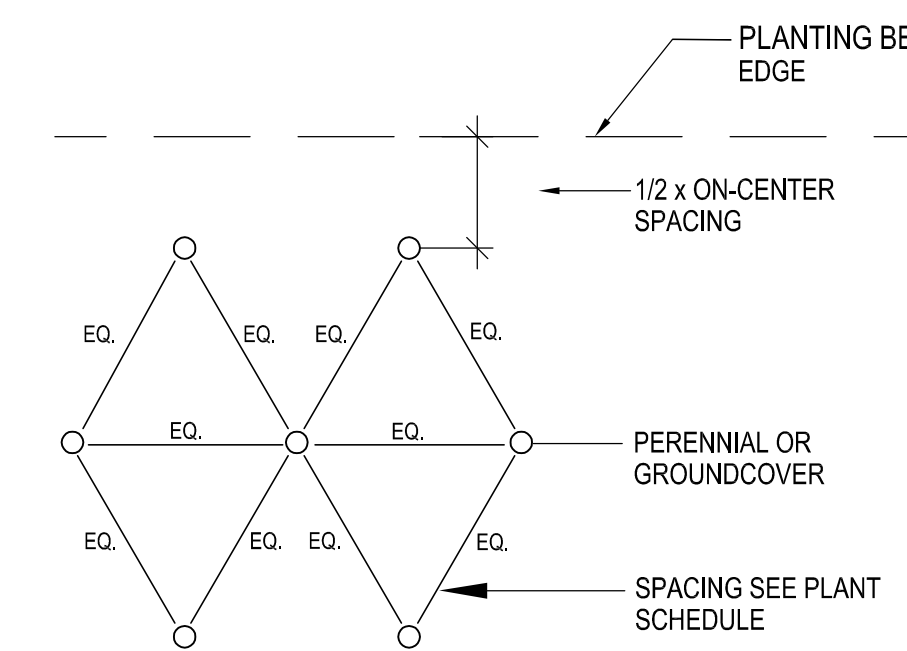
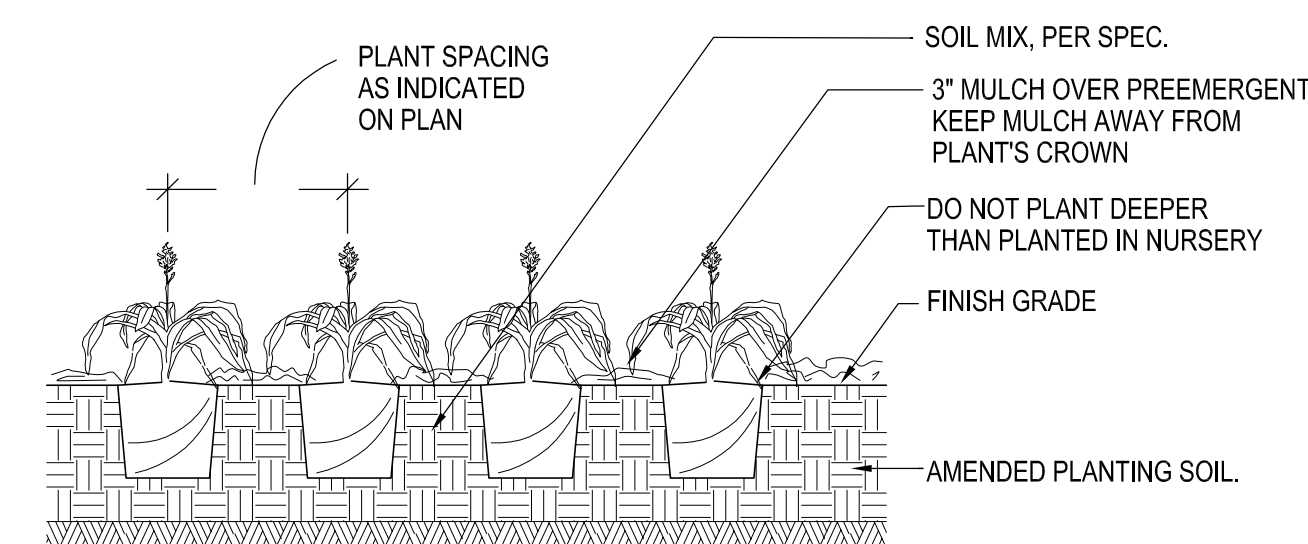
B&B TREE PLANTING DETAIL

NTS



POTTED / CONTAINER PLANTING DETAIL

NTS



PLANT SPACING DETAIL

NTS

**MCKAY NURSERY COMPANY**  
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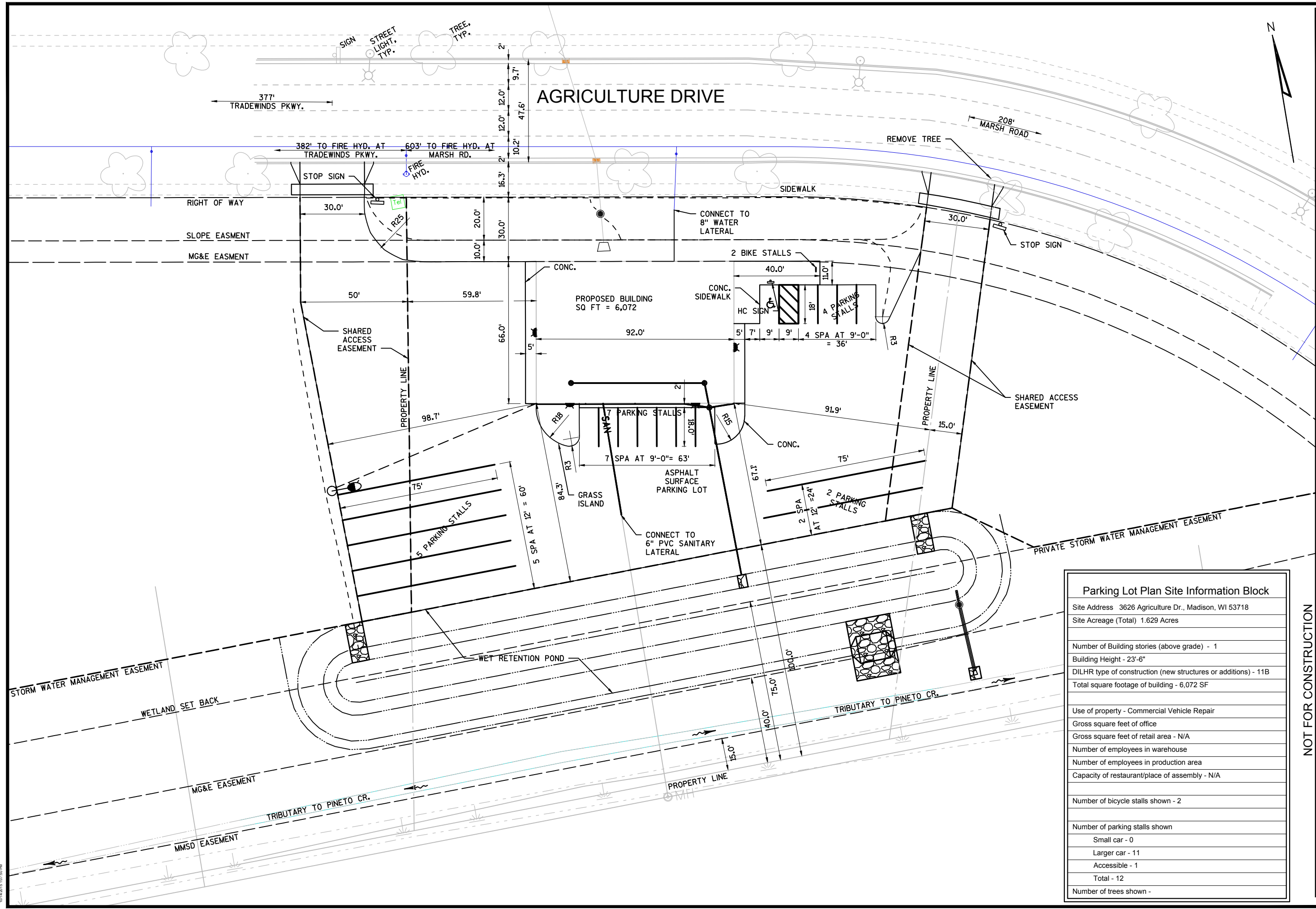
**LAWRENCE LEASING**  
 AGRICULTURAL DRIVE, MADISON, WISCONSIN

Drawing Title  
**Landscape Plan**

DRAWN BY  
**MC FREER**  
 PROJECT NUMBER  
 DATE:  
 10-20-2015  
 CAD FILE  
 2015 DESIGN LAWRENCE LEASING  
 SHEET  
 2 OF 2  
 SHEET NUMBER  
**L2**

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PROPOSED BUILDING FOR:  
**LAWRENCE LEASING**  
MADISON, WISCONSIN



Parking Lot Plan Site Information Block	
Site Address	3626 Agriculture Dr., Madison, WI 53718
Site Acreage (Total)	1.629 Acres
Number of Building stories (above grade)	- 1
Building Height	- 23'-6"
DILHR type of construction (new structures or additions)	- 11B
Total square footage of building	- 6,072 SF
Use of property	- Commercial Vehicle Repair
Gross square feet of office	
Gross square feet of retail area	- N/A
Number of employees in warehouse	
Number of employees in production area	
Capacity of restaurant/place of assembly	- N/A
Number of bicycle stalls shown	- 2
Number of parking stalls shown	
Small car	- 0
Larger car	- 11
Accessible	- 1
Total	- 12
Number of trees shown	

NOT FOR CONSTRUCTION

REVISION  
CORRE NO.: C0513-E-03  
DATE: 10-15-2015  
DESIGNED BY: R.POLKINGHORN  
DRAWN BY: BXJ  
CHECKED BY: RP

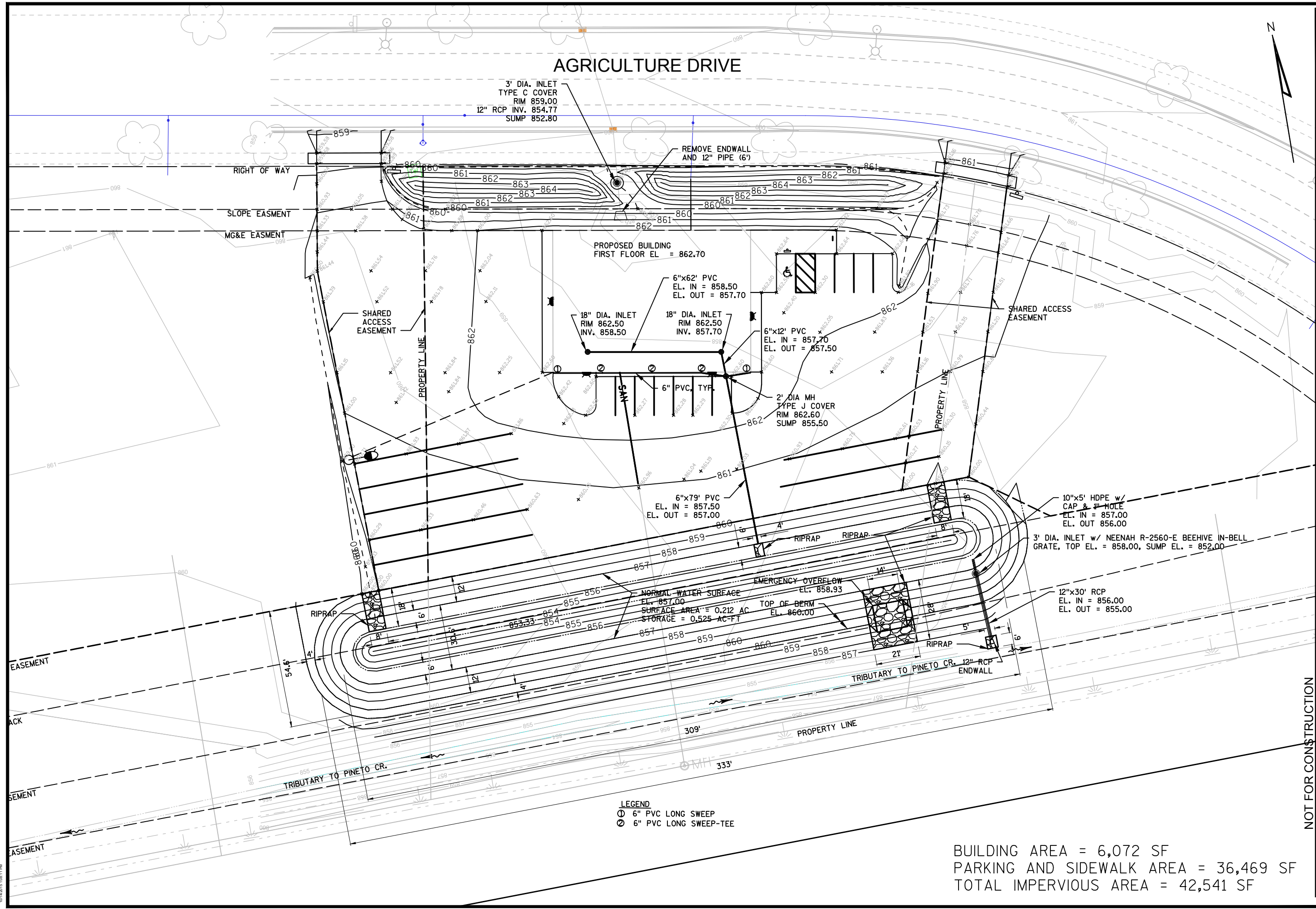
SCALE 1:40  
SHEET CONTENTS  
SITE PLAN

P:\WI\53719\CONSTRUCTION\3626 TRADEWINDS DEVELOPMENT\3626\_CADD\C1\_0\_SITE.PLAN.DWG  
DATE PLOTTED: 10/15/2015



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PROPOSED BUILDING FOR:  
**LAWRENCE LEASING**  
MADISON, WISCONSIN



**LEGEND**  
① 6" PVC LONG SWEEP  
② 6" PVC LONG SWEEP-TEE

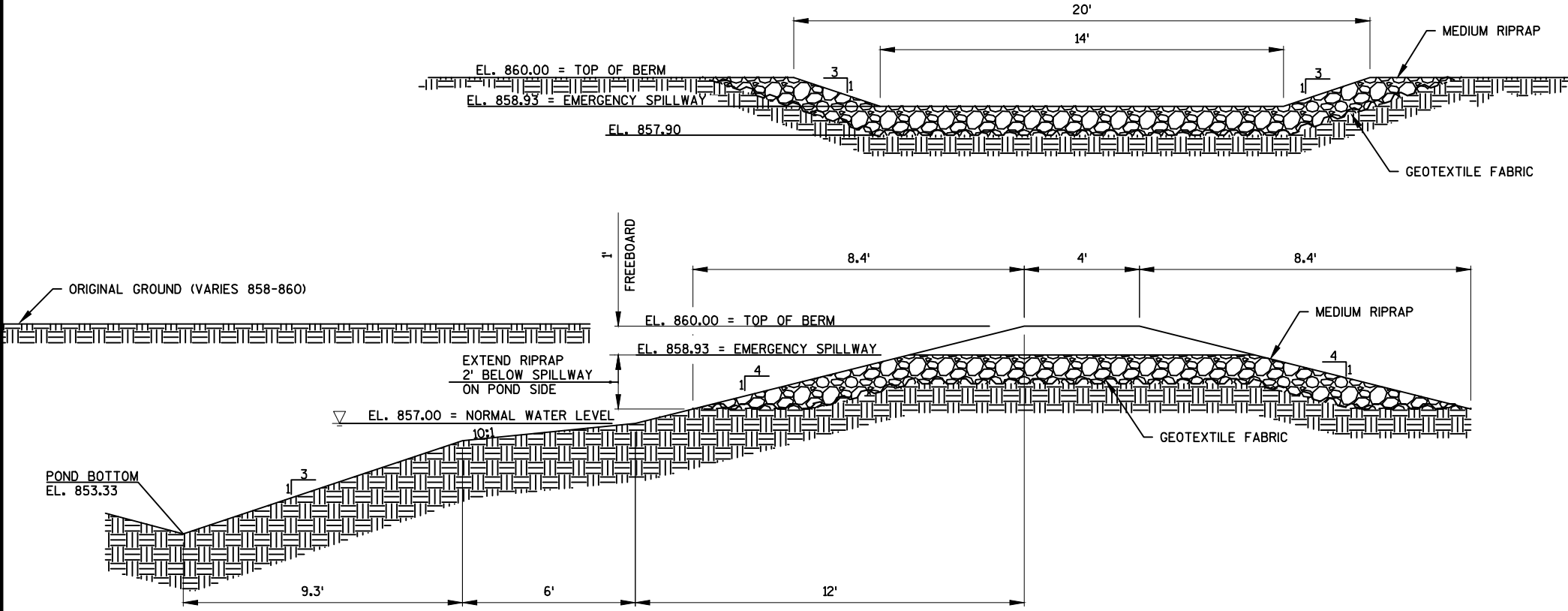
BUILDING AREA = 6,072 SF  
PARKING AND SIDEWALK AREA = 36,469 SF  
TOTAL IMPERVIOUS AREA = 42,541 SF

NOT FOR CONSTRUCTION

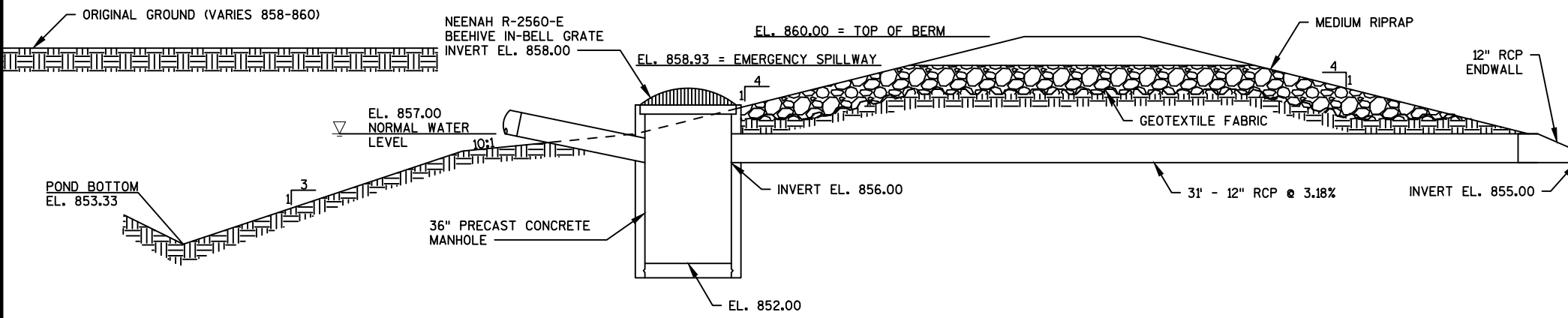
REVISION	
CORRE NO.:	C0513-E-03
DATE:	10-15-2015
DESIGNED BY:	R POLKINGHORN
DRAWN BY:	BXJ
CHECKED BY:	RP
SCALE	1:40
SHEET CONTENTS	DRAINAGE PLAN

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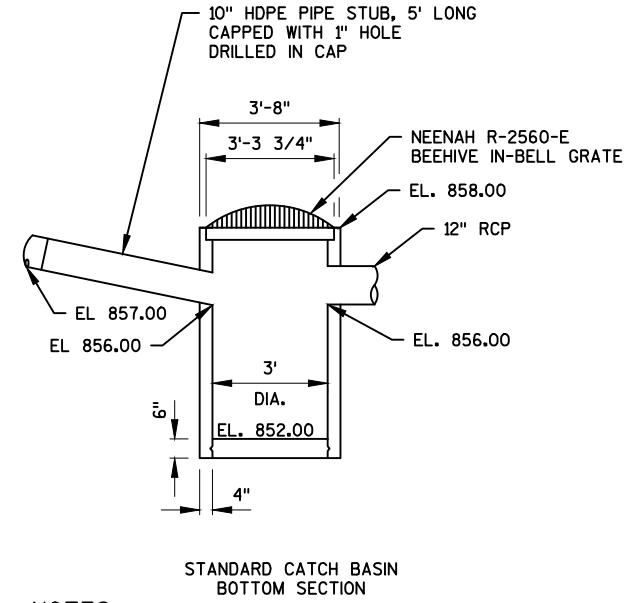
PROPOSED BUILDING FOR:  
**LAWRENCE LEASING**  
MADISON, WISCONSIN



**1**  
**100** **WET POND EMERGENCY SPILLWAY**  
NOT TO SCALE



**2**  
**100** **WET POND OUTFALL STRUCTURE**  
NOT TO SCALE



**NOTES**

BY THE NEENAH FOUNDRY COMPANY TO MADISON CONCRETE PIPE SPECIFICATIONS

PRECAST REINFORCED CONCRETE CATCH BASIN IS MANUFACTURED TO MEET ASTM C-748 AND AASHTO M199 SPECIFICATIONS

CATCH BASIN JOINT MATERIAL: CONSEAL CS-102 AND/OR CS-202 AS MANUFACTURED BY CONCRETE SEALANTS INC. WHICH MEETS OR EXCEEDS REQUIREMENTS OF FEDERAL SPECIFICATION SS-S-210 (210A), AASHTO

PIPE TO CATCH BASIN CONNECTORS: KOR-N-SAEL AS MANUFACTURED BY NPC INC., WHICH MEETS OR EXCEEDS REQUIREMENTS OF ASTM C-923 CONNECTION MUST BE WATERPROOF

**3**  
**100** **STANDARD CATCH BASIN DETAIL**  
NOT TO SCALE

NOT FOR CONSTRUCTION

REVISION	

CORRE NO.: C0513-E-03  
DATE: 10-15-2015  
DESIGNED BY: R POLKINGHORN  
DRAWN BY: BXJ  
CHECKED BY: RP

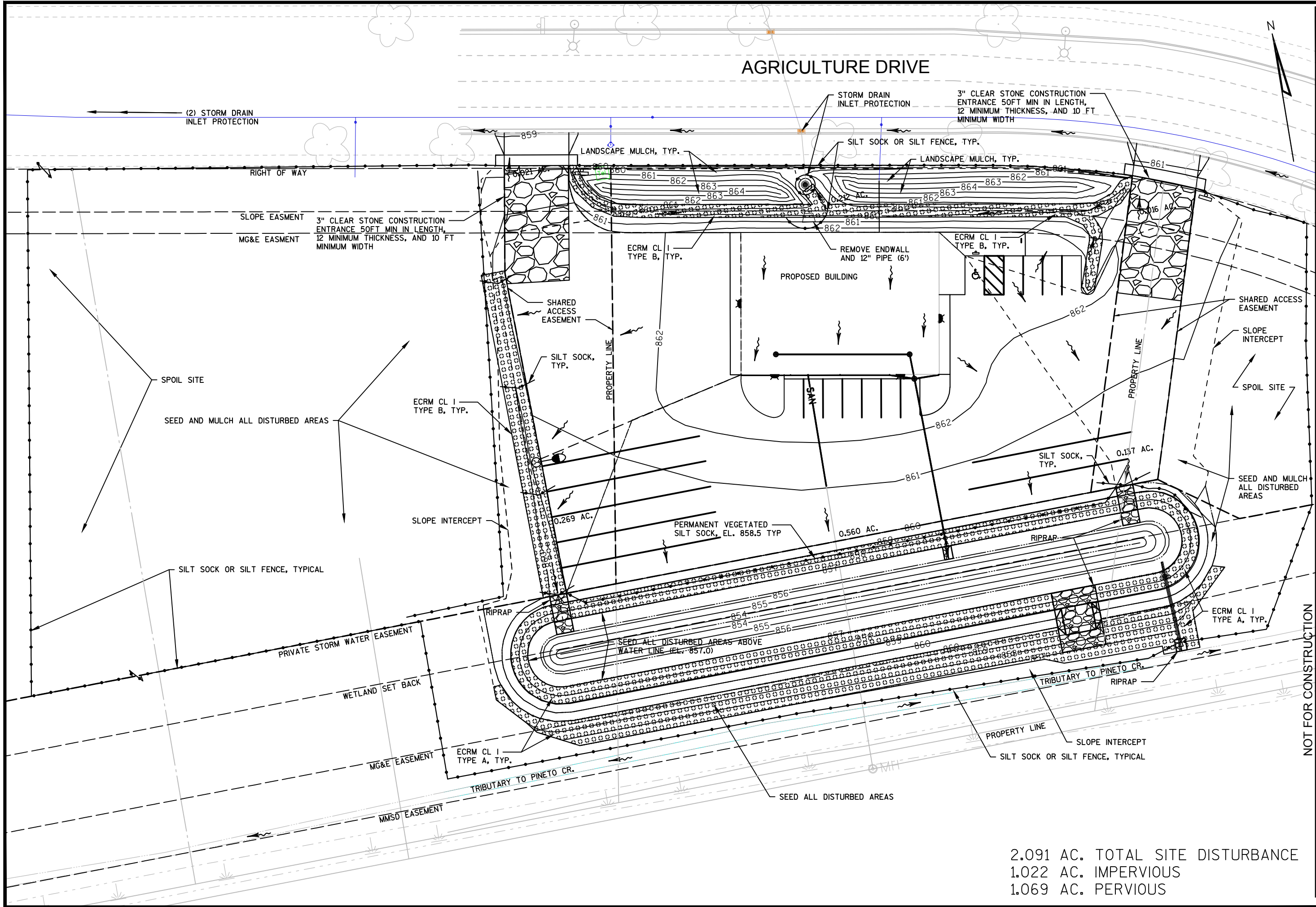
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SHEET CONTENTS  
DRAINAGE  
DETAILS

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PROPOSED BUILDING FOR:  
**LAWRENCE LEASING**  
MADISON, WISCONSIN

REVISION	
CORRE NO.:	C0513-E-03
DATE:	10-15-2015
DESIGNED BY:	R POLKINGHORN
DRAWN BY:	BXJ
CHECKED BY:	RP

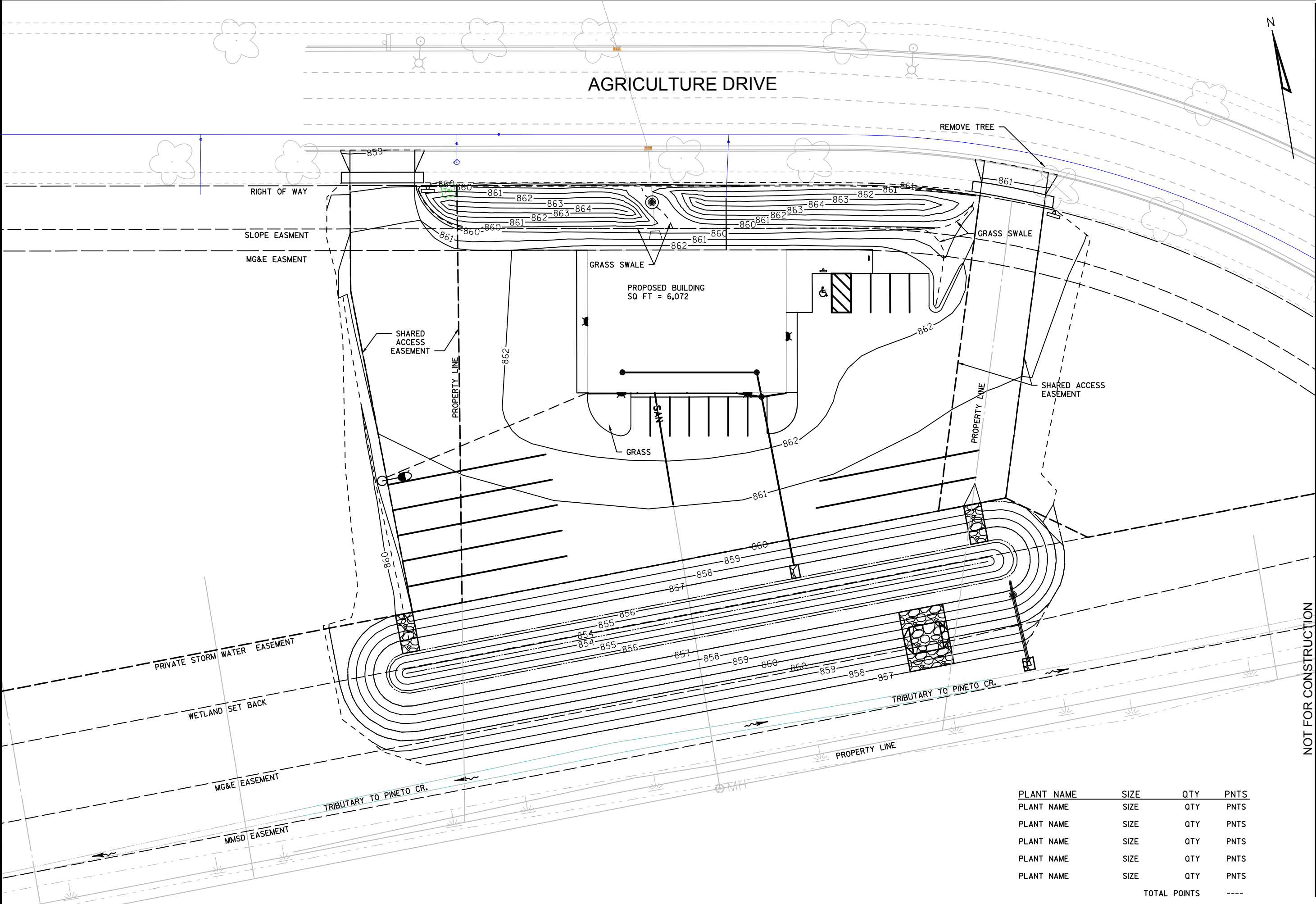
SCALE 1:40  
SHEET CONTENTS  
EROSION CONTROL PLAN



2.091 AC. TOTAL SITE DISTURBANCE  
1.022 AC. IMPERVIOUS  
1.069 AC. PERVIOUS

NOT FOR CONSTRUCTION

P:\15 - WISCONSIN\0513-E-03 TRINERWISSE DEVELOPMENT\0513-E-03\_EC\_PLAN.DWG  
DATE PLOTTED 10/15/15



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PROPOSED BUILDING FOR:  
**LAWRENCE LEASING**  
 MADISON, WISCONSIN

REVISION


CORRE NO.: C0513-E-03  
 DATE: 10-15-2015  
 DESIGNED BY: R. POLKINGHORN  
 DRAWN BY: BXJ  
 CHECKED BY: RP

SCALE 1:40  
 SHEET CONTENTS  
 LANDSCAPE PLAN

PLANT NAME	SIZE	QTY	PNTS
PLANT NAME	SIZE	QTY	PNTS
PLANT NAME	SIZE	QTY	PNTS
PLANT NAME	SIZE	QTY	PNTS
PLANT NAME	SIZE	QTY	PNTS
PLANT NAME	SIZE	QTY	PNTS
TOTAL POINTS			----

NOT FOR CONSTRUCTION

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 10/15/2015 10:51:17 AM