

**APPLICATION FOR  
URBAN DESIGN COMMISSION  
REVIEW AND APPROVAL**

**AGENDA ITEM #** \_\_\_\_\_  
**Project #** \_\_\_\_\_

DATE SUBMITTED: _____	<b>Action Requested</b>
UDC MEETING DATE: _____	<input type="checkbox"/> Informational Presentation
	<input type="checkbox"/> Initial Approval and/or Recommendation
	<input type="checkbox"/> Final Approval and/or Recommendation

PROJECT ADDRESS: \_\_\_\_\_ 117 Junction Road \_\_\_\_\_

ALDERMANIC DISTRICT: 9, Paul Skidmore

OWNER/DEVELOPER (Partners and/or Principals)	ARCHITECT/DESIGNER/OR AGENT:
WCB Properties, LLC/Wisconsin Community Bank	GMK Architecture Inc.
Mr. Tom Wilkinson, President	Russ Kowalski
Flad Development & Investment Corp.	3220 Syene Road, Suite 103
Mr. John Flad, President	Madison, WI 53713

CONTACT PERSON: \_\_\_\_\_ John Flad \_\_\_\_\_  
 Address: \_\_\_\_\_ 7941 Tree Lane \_\_\_\_\_  
 \_\_\_\_\_ Madison, WI 53717 \_\_\_\_\_  
 Phone: \_\_\_\_\_ 833-8100 \_\_\_\_\_  
 Fax: \_\_\_\_\_ 833-8105 \_\_\_\_\_  
 E-mail address: jflad@flad-development.com

**TYPE OF PROJECT:**

(See Section A for:)

- Planned Unit Development (PUD)
- General Development Plan (GDP)
- Specific Implementation Plan (SIP)
- \_\_\_\_\_ Planned Community Development (PCD)
- \_\_\_\_\_ General Development Plan (GDP)
- \_\_\_\_\_ Specific Implementation Plan (SIP)
- \_\_\_\_\_ Planned Residential Development (PRD)
- \_\_\_\_\_ New Construction or Exterior Remodeling in an Urban Design District \* (A public hearing is required as well as a fee)
- \_\_\_\_\_ School, Public Building or Space (Fee may be required)
- \_\_\_\_\_ New Construction or Addition to or Remodeling of a Retail, Hotel or Motel Building Exceeding 40,000 Sq. Ft.
- \_\_\_\_\_ Planned Commercial Site

Amendment to Planned Unit Development  
Approved by Madison City Council  
May 16, 2006

(See Section B for:)

- \_\_\_\_\_ New Construction or Exterior Remodeling in C4 District (Fee required)

(See Section C for:)

- \_\_\_\_\_ R.P.S.M. Parking Variance (Fee required)

(See Section D for:)

- \_\_\_\_\_ Comprehensive Design Review\* (Fee required)
- \_\_\_\_\_ Street Graphics Variance\* (Fee required)
- \_\_\_\_\_ Other \_\_\_\_\_

\*Public Hearing Required (Submission Deadline 3 Weeks in Advance of Meeting Date)

Where fees are required (as noted above) they apply with the first submittal for either initial or final approval of a project.

## **Flad Development & Investment Corp.**

Oakbridge Commons  
7941 Tree Lane, Suite 105  
Madison, Wisconsin 53717-2029  
(608) 833-8100 FAX (608) 833-8105  
E-mail: flad@flad-development.com

November 17, 2010

Plan Commission  
c/o Dept. of Planning & Development  
City of Madison  
215 Martin Luther King Jr. Blvd.  
Madison, WI 53703

Re: WCB Office & Retail Center  
WCB Properties, LLC/Wisconsin Community Bank

Dear Chair & Members of the City of Madison Plan Commission:

WCB Properties, LLC/Wisconsin Community Bank is the owner of 8240 Mineral Point Road and 117 Junction Road, located at the southwest corner of the Prairie Towne Shopping Center/Target which is located at the northeast corner of Mineral Point Road/Junction Road. 8240 Mineral Point Road is presently improved with a two-story Wisconsin Community Bank building and 117 Junction Road is currently vacant land.

WCB Properties, LLC/Wisconsin Community Bank subdivided the subject property into two parcels in 2006 with Certified Survey Map 11867 and secured final rezoning approval from C2 to PUD-GDP and PUD-GDP-SIP for 117 Junction Road and 8240 Mineral Point Road respectively on May 16, 2006 (Madison Common Council).

WCB Properties, LLC/Wisconsin Community Bank has entered into a contractual relationship with Flad Development & Investment Corp. to develop the vacant land at 117 Junction Road. Flad Development has had several meetings with representatives of Planning & Development, Engineering & Traffic Engineering over the past few months to resolve site, access and development issues. There have also been meetings with the district alderperson, Paul Skidmore.

Specifically, the adjacent intersection at Mineral Point Road/Junction Road is scheduled to under-go major reconstruction in the coming years which directly impacts the adjacent parcels' plans as to size, access, stormwater management, etc. Planning & Development staff recommends that we amend the approved PUD-GDP and PUD-GDP-SIP and finalize the PUD-SIP zoning for new Lot 2 (retail parcel) with this Application. Engineering and Traffic Engineering staff recommend that a new Certified Survey Map be introduced to secure additional right-of-way along Mineral Point Road, establish the limited access restriction along Mineral Point Road, and create the necessary utility and cross-drive easements. These recommendations, of course, have significant impacts across the two parcels relative to siting, access, storm water management, etc.

Enclosed with this Letter of Intent are a Subdivision Application and Land Use Application. The Subdivision Application is accompanied by a new Certified Survey Map which re-delineates Lot 1 (bank parcel) and Lot 2 (retail parcel) and is responsive to the dictates of City Engineering and Traffic Engineering. The site plans enclosed with the plan submittals reflect the new legal lots and effectively integrate the amended plan for Lot 1 (bank parcel) and the new plan for Lot 2 (retail parcel). We have highlighted on Site Plan "A" the specific changes to the previously approved PUD-GDP-SIP for Lot 1 (bank parcel); the significant items illustrated on the site plan are:

- Approximately 5-6 feet of land along Mineral Point Road is converted to municipal right-of-way to provide for a pedestrian/bicycle sidewalk and access onto Mineral Point Road is eliminated and replaced with two parking stalls.
- The original storm water management plan is somewhat impacted by the right-of-way conveyance to the City, but the new storm water management plan provided for on new Lot 2 (retail parcel) effectively addresses the overall storm water issue. A storm water bioretention basin is located in the middle of the parking lot on Lot 2 (retail lot) and provides for sediment control and infiltration; a stormwater easement across Lot 2 (retail lot) anticipates and addresses Lot 1 (bank parcel) stormwater.
- The access drive out to Junction Road has been slightly reoriented and enlarged from a 20-foot drive to a 26-foot drive. This access drive out to Junction Road is our main access to Lot 1 and Lot 2. A non-exclusive drive easement will exist between Lot 1 and Lot 2 relative to all drives.

Site Plan "B" (new Lot 2, PUD-SIP) illustrates the proposed site plan for the retail parcel; significant items delineated on the proposed site plan are:

- A 4,500 square foot retail building is located on Lot 2 (retail lot) and is directly on the corner with pedestrian access to the north and south of the building provided for. This four-sided building is architecturally integrated with the existing bank building as to materials, color, detailing, etc.
- The landscape plan illustrates all plant materials and the landscape point schedule which exceeds municipal requirements. Following the public sidewalk North along Junction Road is a pedestrian edge of landscaping and low masonry elements that screen the auto parking, delineate the bicycle parking, and extend the materials of the building.
- An off-premises monument sign for Target is provided at the Mineral Point Road/Junction Road intersection on Lot 2 to compensate Target for the access drive easements on the north side of the subject site to their internal loop road and for a limited non-exclusive employee parking easement.

The total site includes new Lot 1 (51,883 square feet) and new Lot 2 (25,844) square feet for a total of 77,727 square feet. The total site will have 91 parking spaces and a parking ratio of 4.0 per 1,000 square feet. Also, per Code, 10 bicycle parking spaces are provided.

Lot 2, the retail parcel, is proposed for a retail building of 4,500 square feet with hours of operation consistent with the hours at Prairie Towne Shopping Center..... typically, Monday-Friday 9:00 a.m. – 9:00 p.m., Saturday 9:00 a.m.- 8:00 p.m., and Sunday 11:00 a.m.- 6:00 p.m. The anticipated number of employees is 15 with up to 20 people employed during the holidays. The proposed schedule for the development of Lot 2 is a Spring, 2011, construction start with a Fall, 2011, opening. All trash removal and snow removal will be done by private contractor. All of this information regarding Lot 2 is in harmony with the approved PUD-GDP in 2006.

There exist two time sensitive issues specified in the Zoning Text of the previously approved PUD (GDP & SIP), May 16, 2006, and in the existing Certified Survey Map #11867 respectively. First, the Zoning Text states that as to Lot 2, 117 Junction Road, “No additional uses shall be permitted until after December 31, 2011 unless sooner approved by the City of Madison and only upon the approval of the PUD-GDP-SIP for Lot 2.” Secondly, Page 3 of the previously approved Certified Survey Map #11867 states, “30 foot wide public grading and sloping easement is to terminate upon the completion of improvements to Mineral Point Road and/or Junction Road or on December 31, 2015, whichever comes first.” The City of Madison by its approval of this Amended PUD-GDP-SIP and new PUD-SIP for Lot 2, 117 Junction Road, hereby approves and waives the above-referenced time constraints.

The Fee Owner of Lot 1 & Lot 2 is: WCB Properties, LLC  
8240 Mineral Point Road  
Madison, WI 53717  
Attn: Thomas Wilkinson, CEO  
Telephone: (608) 203-1200  
Fax: (608) 203-1210  
Email: [twilkinson@thewcb.com](mailto:twilkinson@thewcb.com)

The Contractual Owner of Lot 2 is: Flad Development & Investment Corp.  
7941 Tree Lane, Suite 105  
Madison, WI 53717  
Attn: John J. Flad, President  
Telephone: (608) 833-8100  
Fax: (608) 833-8105  
Email: [jflad@flad-development.com](mailto:jflad@flad-development.com)

Plan Commission  
November 17, 2010  
Page Four


The Architectural Firm is: GMK Architecture, Inc.  
3220 Syene Road, Suite 109  
Madison, WI 53713  
Attn: Russell Kowalski, Principal  
Telephone: (608) 277-0585  
Email: [russgmk@gmkarch.com](mailto:russgmk@gmkarch.com)

The Engineering Firm is: Vierbicher  
999 Fourier Drive, Suite 201  
Madison, WI 53717  
Attn: David Glusick, P.E.  
Telephone: (608) 826-0532  
Fax: (608) 826-0530  
Email: [dglu@vierbicher.com](mailto:dglu@vierbicher.com)

We look forward to presenting this project to you.

Sincerely,

WCB Properties, LLC

By:   
\_\_\_\_\_  
Thomas Wilkinson, President

Sincerely,

Flad Development & Investment Corp.

By:   
\_\_\_\_\_  
John J. Flad, President

## Zoning Text

### Amendment of Planned Unit Development WCB Office & Retail Center 8240 Mineral Point Road & 117 Junction Road

- General Development Plan & Specific Implementation Plan Approved by Common Council on May 16, 2006
- This Amendment provides for the Specific Implementation Plan for new Lot 2...The Retail Center, 117 Junction Road

#### A. Statement of Purpose:

This Amendment to the previously approved Planned Unit Development-General Development Plan & Specific Implementation Plan (GDP & SIP) – May 16, 2006 provides for the Wisconsin Community Bank facility on new Lot 1 (8240 Mineral Point Road) and the 4,500 square foot retail building on new Lot 2 (117 Junction Road). New Lot 1 consists of 51,883 square feet and its current zoning of PUD (GDP & SIP) is appropriately amended by this Application. New Lot 2 consists of 25,844 square feet and its current zoning of PUD (GDP) is now appropriately established as PUD (GDP & SIP).

#### B. Permitted Uses:

Lots 1 and 2: Banks and financial institutions; loan offices; offices, business and Professional, including banks and financial institutions, and medical, dental and optical clinics; and retail shops and stores as permitted in the C2 zoning district and uses accessory thereto, together with related drive-through facilities.

C. **Excluded Use:** Drive-through windows for restaurants are prohibited.

D. **Lot Area:** As shown on the approved plans.

E. **Floor Area Ratio:** As shown on the approved plans.

F. **Yard Requirements:** As shown on the approved plans.

G. **Landscaping:** As shown on the approved plans.

H. **Accessory Off-Street Parking and Loading:**  
As shown on the approved plans.

I. **Building Description and Design, including Height:**  
As shown on the approved plans.

J. **Lighting (Building and Site):**  
As shown on the approved plans.

**K. Signage:**

Signage will be allowed as per Chapter 31 of the Madison General Ordinances or as shown on the approved plans. All signage to be approved by the Urban Design Commission.

**L. Alterations and Revisions:**

No alteration or revision of this Planned Unit Development shall be permitted unless approved by the City Plan Commission. However, the Zoning Administrator may issue permits for minor alterations or additions that are approved by the Director of Planning and Development and the Alderperson of the district and are compatible with the concept approved by the City Plan Commission, except that any alteration or revision to Section C above (prohibition against drive-through windows for restaurants) shall constitute a major (non-minor) alteration or addition.

Amendment of Planned Unit  
Development  
WCB & Retail Center  
8240 Mineral Point Road &  
117 Junction Road



# Urban Design Commission

## Table of Contents

Application Form

Letter of Intent/PUD Zoning Text

Aerial Photograph

Drawings

Title Sheet

Location Map

Site Survey

Site Plan A

Site Plan B

Site Grading and Erosion Control Plan

Utility Plan

Site Civil Details

Site Landscaping Plan

Site Lighting Plan

Site Lighting Photometric Plan

Floor Plan

Building Elevation Plan

Building Elevation Plan/Rendering

Site Details

Signs

Sign Summary

Sign Chart

Site Plan

Elevations

Directional Sign

Off-Premises Directional Sign for Target

Appendix

Subdivision Application Form

Proposed CSM

Legal Description

## **US Cellular – Junction Road at Mineral Point Road**

### **Sign Summary**

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All new signs for Lot 2 of this PUD re-submission will comply with Chapter 31 of the City of Madison Zoning Code as revised on August 1, 2009. Signs for Lot 1 (existing Community Bank Building) will remain as originally approved in the original PUD submission.

#### **I. Wall Signs:**

Wall signs used for Lot 2 of this PUD re-submission will comply with the limitation of a Planned Development with a collective square footage of over 25,000 square feet per Section 31.07(4), due to the cross-easement connection with the adjacent Community Bank Building parking lot (adjacent to the east) and the cross-easement connection with the Target parking lot (adjacent to the north). This limitation restricts all signs to the “30% of signable area” requirement, and this development will comply.

#### **II. Free-Standing Sign:**

The new retail development on Lot 2 will not use the free-standing sign allocation of 64 SF that is permitted for this new building per Section 31.08(2) and Ground Signs Chart 31-08. In place of this sign, we are proposing a 9 SF entrance marker along Junction Road to allow for proper identification of this singular entrance point (the existing access point on Mineral Point Road is being vacated as a part of this re-submission).

#### **III. Off-Premises Directional Sign:**

As a part of this re-submission, we are proposing an off-premises directional sign (permitted by Section 31.115) be placed at the south-west corner of Lot 2 (outside of the existing vision triangle and with permitted set-backs). This sign will facilitate notice to east-bound traffic that Target customers make a left turn onto Junction Road, as a left-hand turn is not allowed at the next marked entrance point to the east, opposite Menards. This will minimize traffic confusion and reduce u-turns further east on Mineral Point Road. This sign will be particularly useful once the full Junction Road south-bound overpass is completed, as advanced visibility of the Target turn onto Junction Road will be diminished.

**US Cellular Proposed Sign Package**  
**Madison, WI - NEC of Mineral Point Road and Junction Road**  
**Sign Code District "PUD"**

Prepared by: SPH - 11/5/10

**Assumptions:** All four sides of the building have at least 33 feet of paved parking and drives, therefore, per Sec 31.07(5)(d) of the Madison Mun. Code we are proposing one wall sign per side. All signs are below the square footage maximum dictated by 31.07(4).

<u>Sign Message</u>	<u>Letter Height</u>		<u>Maximum (Tip to Tip) Sign Height</u>	<u>Maximum Sign Length</u>	<u>Total Sign Square Footage</u>	<u>Measuring Method</u>	<u>Size Permitted by Code</u>	<u>Code Reference(s)</u>	<u>Code Reference(s)</u>
<b>I. Building Wall Signs:</b>									
<b>North Wall Sign - facing off-street parking:</b>									
Signable Area = 23.75' (W) X 8.0' (H)									
Star Logo	4.0'	Indiv. Channel letter	4.0'	4.0'	16.00 SF			31.07(4)	31.07(5)(d)
"US Cellular" (27")	2.25'	Indiv. Channel letter	2.25'	15.0'	33.75 SF			31.07(4)	31.07(5)(d)
<b>TOTAL SF - North Wall</b>					<b>49.75 SF</b>		Two touching rectangles	148 SF	
<b>West Wall Sign - facing Junction Road:</b>									
Signable Area = 23.75' (W) X 8.0' (H)									
Star Logo	4.0'	Indiv. Channel letter	4.0'	4.0'	16.00 SF			31.07(4)	
"US Cellular" (27")	2.25'	Indiv. Channel letter	2.25'	15.0'	33.75 SF			31.07(4)	
<b>TOTAL SF - West Wall</b>					<b>49.75 SF</b>		Two touching rectangles	118 SF	
<b>South Wall Sign - facing Mineral Point Road:</b>									
Signable Area = 23.75' (W) X 8.0' (H)									
Star Logo	4.0'	Indiv. Channel letter	4.0'	4.0'	16.00 SF			31.07(4)	
"US Cellular" (27")	2.25'	Indiv. Channel letter	2.25'	15.0'	33.75 SF			31.07(4)	
<b>TOTAL SF - South Wall</b>					<b>49.75 SF</b>		Two touching rectangles	148 SF	
<b>East Wall Sign - facing off-street parking:</b>									
Signable Area = 23.75' (W) X 8.0' (H)									
Star Logo	4.0'	Indiv. Channel letter	4.0'	4.0'	16.00 SF			31.07(4)	31.07(5)(d)
"US Cellular" (27")	2.25'	Indiv. Channel letter	2.25'	15.0'	33.75 SF			31.07(4)	31.07(5)(d)
<b>TOTAL SF - East Wall</b>					<b>49.75 SF</b>		Two touching rectangles	118 SF	
<b>II. Off-Premises Monument Sign (at SWC of property):</b>									
Target Directional Sign (2-sided - square footage is per side-->)			5.5'	5.5'	30.25 SF			31.115(1)(a)	
<b>TOTAL GROUND SIGN</b>					<b>30.25 SF</b>		Rectangle enclosed		
<b>III. On-site Entrance Marker:</b>									
9 SF Entrance Marker near Junction Road Entrance (2-sided - square footage is per side)			1.33'	6.58'	8.75 SF			31.08	
<b>TOTAL GROUND SIGN</b>					<b>8.75 SF</b>		Rectangle enclosed	9 SF	

**IV. Special Notes:**

- A. All Signs: meet City zoning code for C-2 category.
- B. Wall Signs: will be individually-lit channel letters with LED lighting (see attached drawing)
- C. Off-Premises Monument Sign: will be a panel sign mounted on a base of material consistent with the building materials (see attached drawing)
- D. On-Premises Entrance Marker: will be an internally illuminated box sign mounted on a base of material consistent with the building materials (see attached drawing)

**DEVELOPER:**

**Flad Development & Investment Corp.**  
 Oakbridge Commons  
 7941 Tree Lane - Suite 105  
 Madison, Wisconsin 53717-2029  
 (608) 833-8100 Fax (608) 833-8105  
 E-Mail: flad@flad-development.com


**ARCHITECT:**

**GMK**  
 architecture  
 3220 Syrus Road, Suite 103 Madison, WI 53713  
 608.277.0585  
 www.gmkarch.com

**CIVIL ENGINEER:**

**vierbicher** |   
 planners | engineers | advisors  
 REEDSBURG - MADISON - FRANK DU CHIEN  
 799 Foster Drive, Suite 201 Madison, Wisconsin 53717  
 Phone: (608) 831-5332 Fax: (608) 831-5330

**ELECTRICAL ENGINEER:**

**Electric Construction inc**  
 Electrical Design, Contracting & Consulting  
  
 2881 Index Road  
 Madison, WI 53713  
 (608) 271-2046 FAX 271-0160  
 www.ecidesign.com

**LANDSCAPE ARCHITECT:**

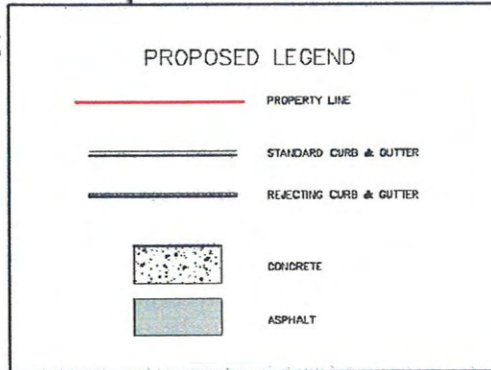
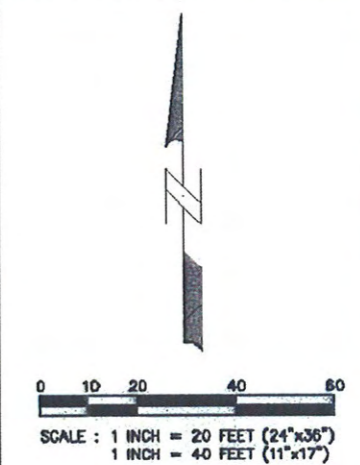
**the bruce company**  
 of wisconsin, inc.  
 LANDSCAPE ARCHITECTS  
 LANDSCAPE CONTRACTORS  
 2820 W. BELTLINE HWY  
 P.O. BOX 8200  
 MADISON, WI 53702-8200  
 TEL: (608) 839-7961  
 FAX: (608) 231-8206

**PROJECT TITLE:**  
**WCB OFFICE & RETAIL CENTER**  
 MADISON, WI  
 8240 MINERAL POINT ROAD  
 117 JUNCTION ROAD

Rev	Date	Description of Issue
	11/17/10	PLANNING COMMISSION REVIEW SET

**DRAWING TITLE:**  
 SITE PLAN B

**PROJECT #:** 33107379  
**SHEET #:** C1.1  
**DRAWN BY:** JJD



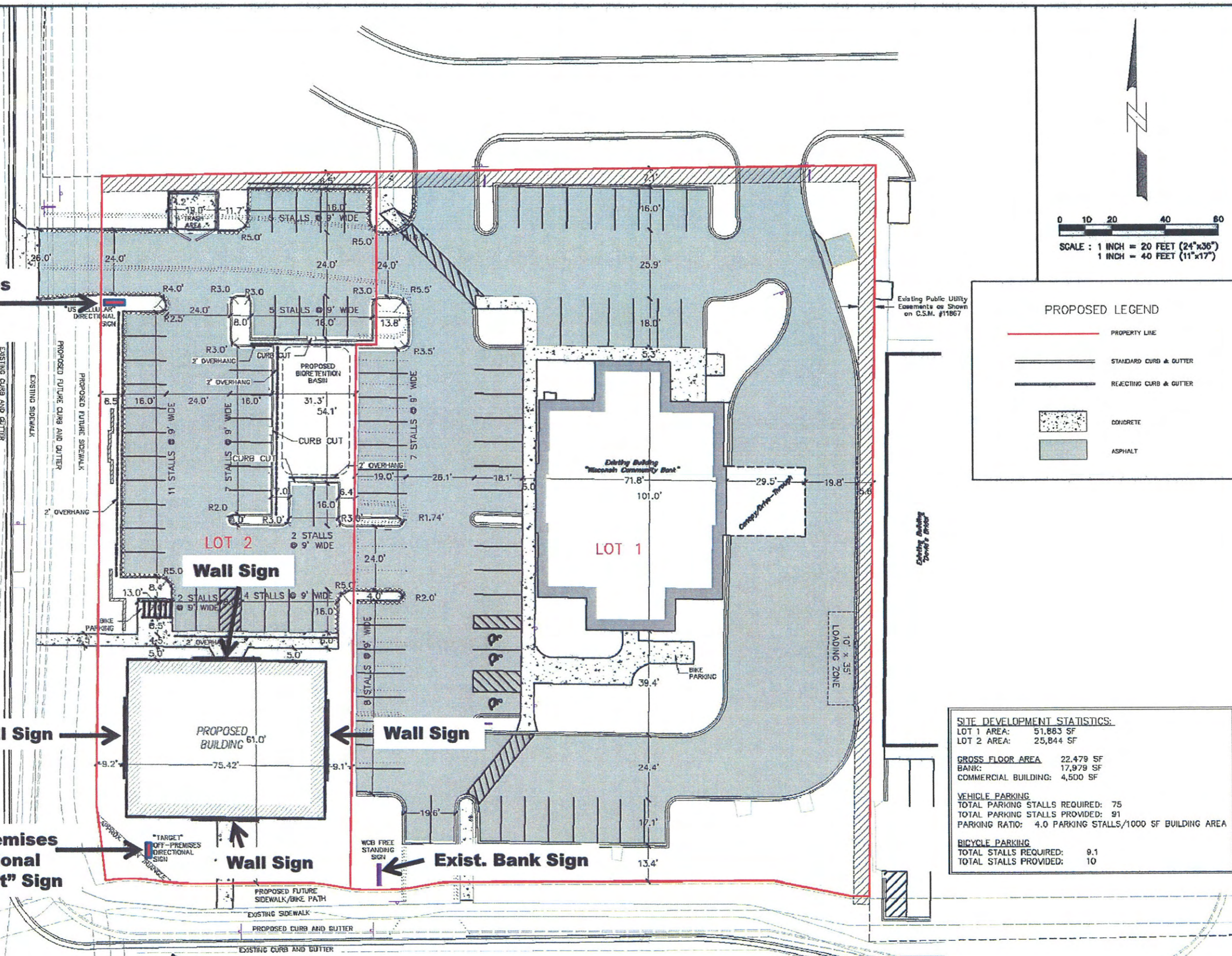
**SITE DEVELOPMENT STATISTICS:**

LOT 1 AREA:	51,883 SF
LOT 2 AREA:	25,844 SF

**GROSS FLOOR AREA** 22,479 SF  
**BANK:** 17,979 SF  
**COMMERCIAL BUILDING:** 4,500 SF

**VEHICLE PARKING**  
 TOTAL PARKING STALLS REQUIRED: 75  
 TOTAL PARKING STALLS PROVIDED: 91  
 PARKING RATIO: 4.0 PARKING STALLS/1000 SF BUILDING AREA

**BICYCLE PARKING**  
 TOTAL STALLS REQUIRED: 9.1  
 TOTAL STALLS PROVIDED: 10



**On-Premises Entrance Marker**

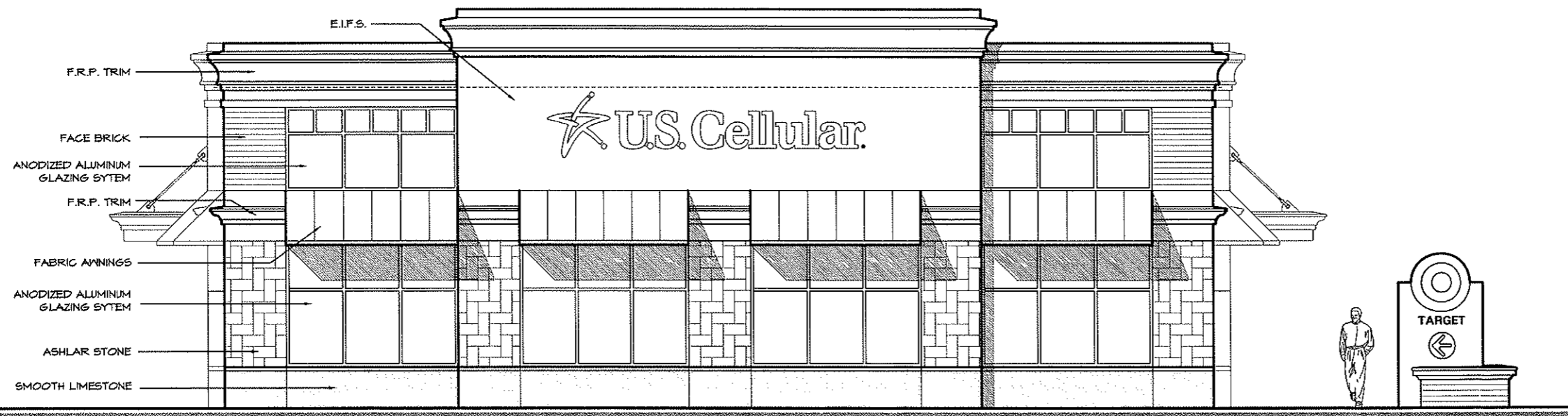
JUNCTION ROAD

**Off-Premises Directional "Target" Sign**

MINERAL POINT ROAD  
 C.T.H. S



SOUTH



WEST



DEVELOPER:

**F**lad Development & Investment Corp.  
 Oakbridge Commons  
 7941 Tree Lane - Suite 105  
 Madison, Wisconsin 53717-2029  
 (608) 833-8100 Fax (608) 833-8105  
 E-Mail: flad@flad-development.com

ARCHITECT:




3220 syene road, suite 103 608.  
 271.0585 | madison, WI 53713  
 www.gmkarch.com

CIVIL ENGINEER:

**vierbicher** |   
 planners | engineers | advisors  
 REEDSBURG - MADISON - PRAIRIE DU CHIEN  
 999 Fourier Drive, Suite 201 Madison, Wisconsin 53717  
 Phone: (608) 826-0532 Fax: (608) 826-0530

ELECTRICAL ENGINEER:



Electrical Design, Contracting & Consulting  
  
 2861 Index Road  
 Madison, WI 53713  
 (608) 271-2046 FAX 271-0160  
 www.ecidesign.com

LANDSCAPE ARCHITECT:



PROJECT TITLE:

WCB OFFICE & RETAIL CENTER  
 MADISON, WI  
 8240 MINERAL POINT ROAD  
 117 JUNCTION ROAD

11/17/10	PLANNING COMMISSION REVIEW SET
Rev	Date Description of Issue

DRAWING TITLE:

ELEVATIONS

PROJECT #:

K1040

DRAWN BY:


RKK


SHEET #:


A2.1

**DEVELOPER:**  
**F**lad Development & Investment Corp.  
 Oakbridge Commons  
 7941 Tree Lane - Suite 105  
 Madison, Wisconsin 53717-2029  
 (608) 833-8100 Fax (608) 833-8105  
 E-Mail: flod@flad-development.com

**ARCHITECT:**  
**GMK** architect  
 3220 sjene road, suite 103 608  
 271.0581 madison, WI 53713  
 www.gmkarch.com

**CIVIL ENGINEER:**  
**vierbicher** |   
 planners | engineers | advisors  
 REEDSBURG - MADISON - PRAIRIE DU CHIEN  
 999 Foucher Drive, Suite 201 Madison, Wisconsin 53717  
 Phone: (608) 826-0532 Fax: (608) 826-0530

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 Electrical Design, Contracting & Consulting  
  
 2861 Index Road  
 Madison, WI 53713  
 (608) 271-2046 FAX 271-0160  
 www.ecidesign.com

**LANDSCAPE ARCHITECT:**  
  
 the bruce company  
 OF MADISON, WI  
 LANDSCAPE ARCHITECTS  
 LANDSCAPE CONTRACTORS  
 2520 N. BELTLINE HWY  
 P.O. BOX 420930  
 MADISON, WI 53742-0930  
 TEL: (608) 506-1041  
 FAX: (608) 651-6214

**PROJECT TITLE:**  
**WCB OFFICE & RETAIL CENTER**  
 MADISON, WI  
 8240 MINERAL POINT ROAD  
 117 JUNCTION ROAD

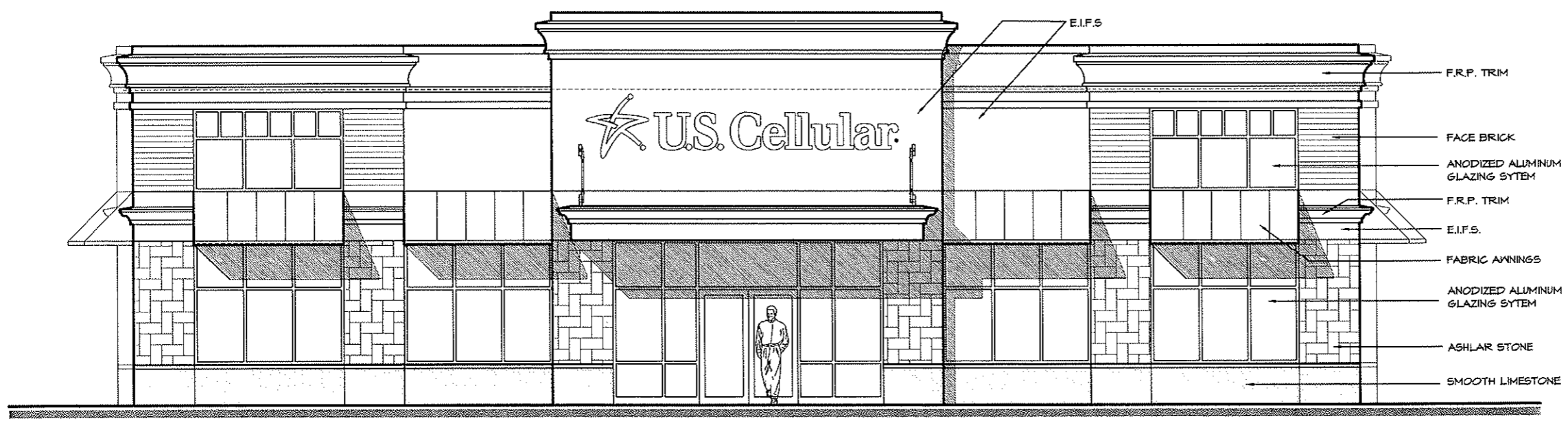
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	11/17/10	PLANNING COMMISSION REVIEW SET

**DRAWING TITLE:**  
 ELEVATIONS

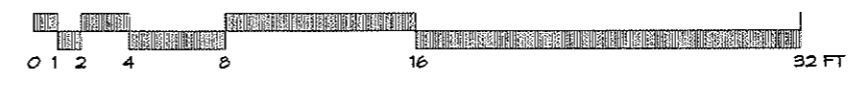
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<b>DRAWN BY:</b> RKK	

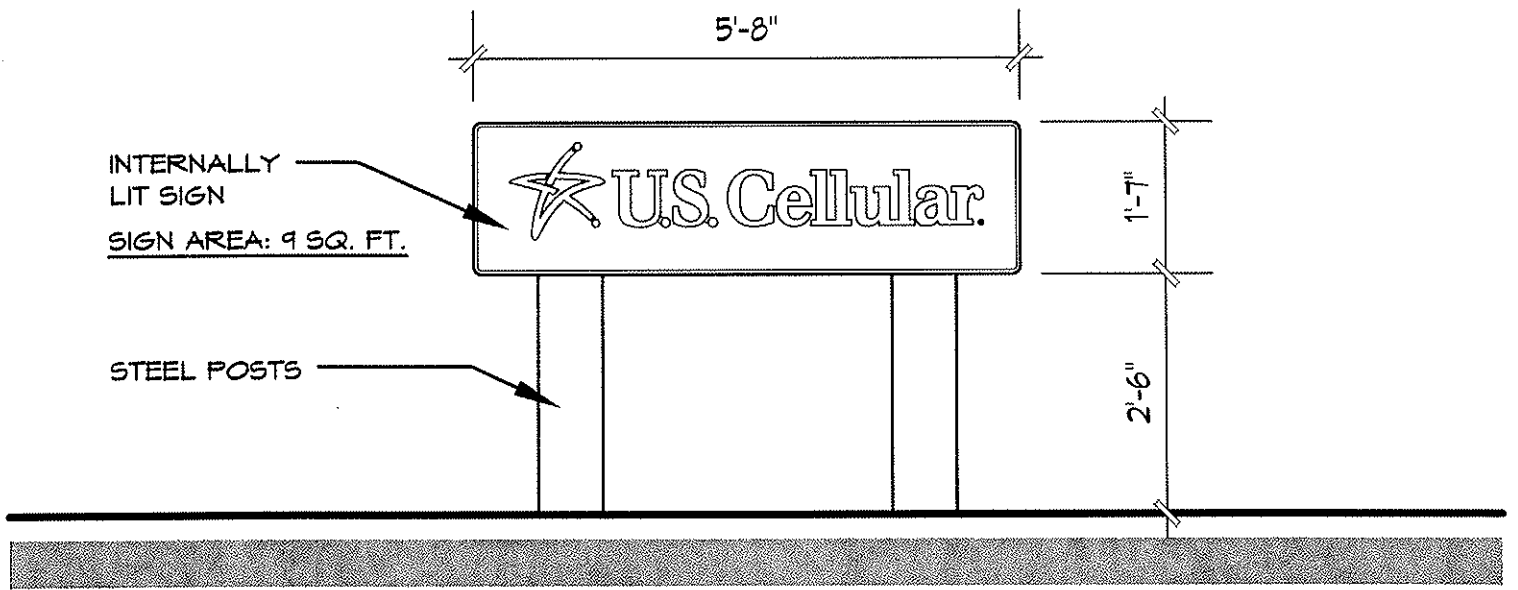


**EAST**

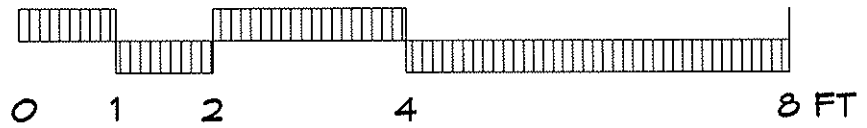


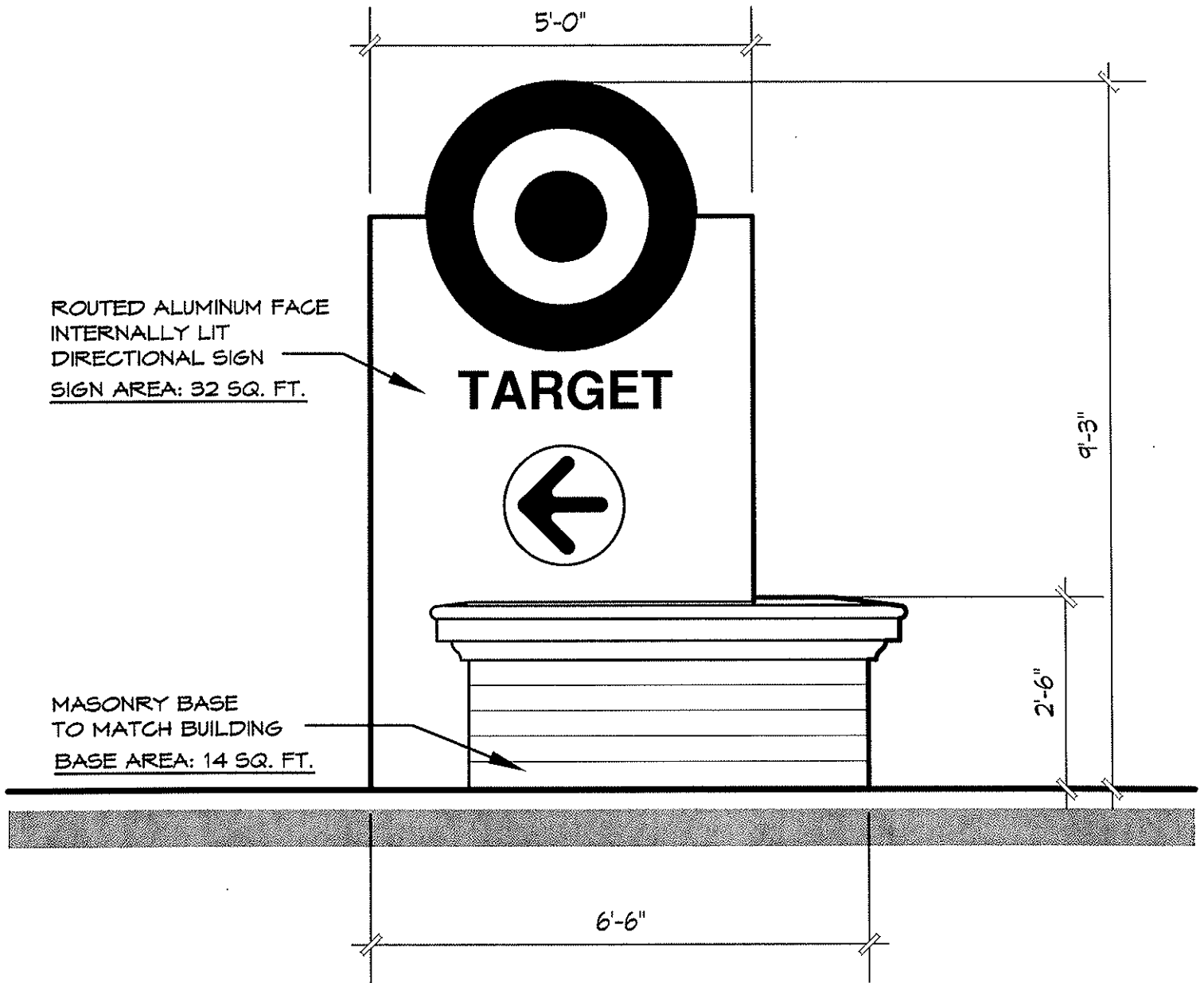
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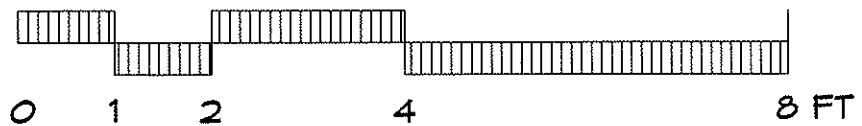


## ENTRANCE MARKER





## OFF PREMISES DIRECTIONAL SIGN





# Flad Development & Investment Corp. AMENDMENT OF PLANNED UNIT DEVELOPMENT WCB OFFICE & RETAIL CENTER

MADISON, WI  
8240 MINERAL POINT ROAD  
117 JUNCTION ROAD

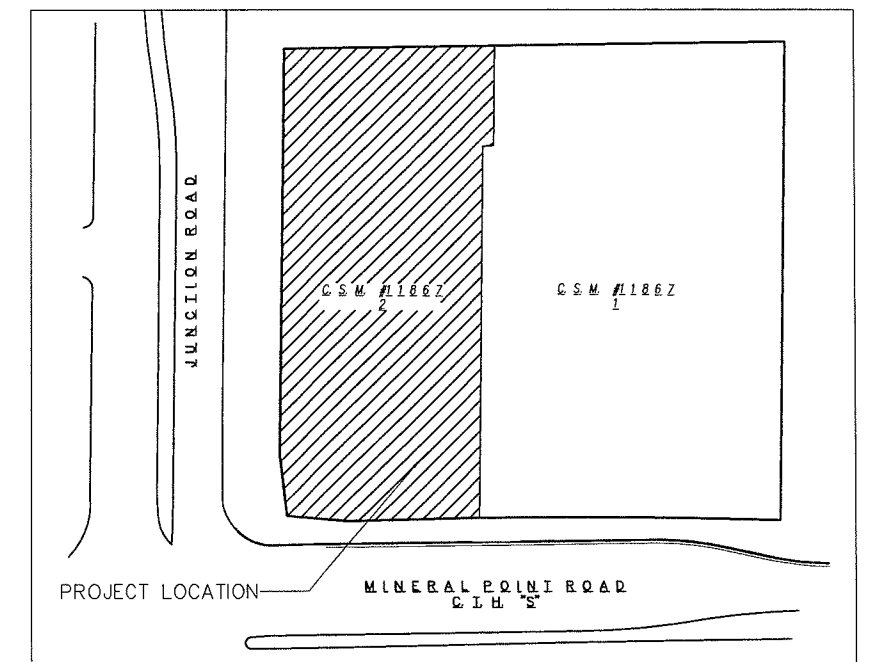
## MUNICIPAL REVIEW SET

Project Number: 33107379

Date: 11/17/10

### DRAWINGS

- TO.1 TITLE SHEET
- CO.0 LOCATION MAP
- CO.1 SITE SURVEY
- C1.0 SITE PLAN A
- C1.1 SITE PLAN B
- C2.0 GRADING AND EROSION CONTROL PLAN
- C3.0 UTILITY PLAN
- C4.0 SITE CIVIL DETAILS
- L1.0 SITE LANDSCAPING PLAN
- EO.1 SITE LIGHTING PLAN
- EO.2 SITE LIGHTING PHOTOMETRIC PLAN
- A1.1 FLOOR PLAN
- A2.1 BUILDING ELEVATION PLAN
- A2.2 BUILDING ELEVATION PLAN
- A3.1 SITE DETAILS



LOCATION MAP

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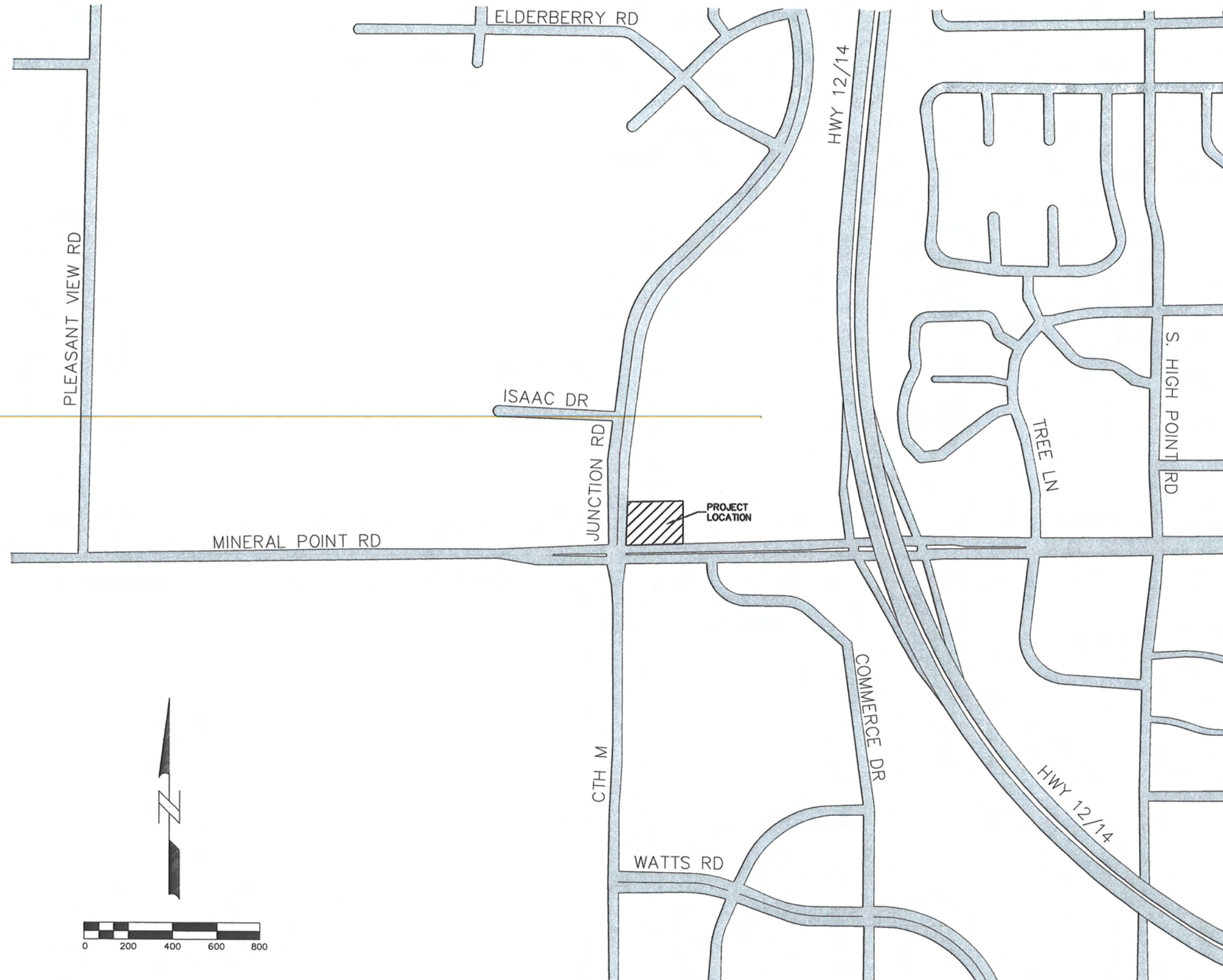
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### STAMPS & APPROVALS

Project Title  
**WCB OFFICE & RETAIL CENTER**  
8240 MINERAL POINT ROAD  
117 JUNCTION ROAD

Project Number  
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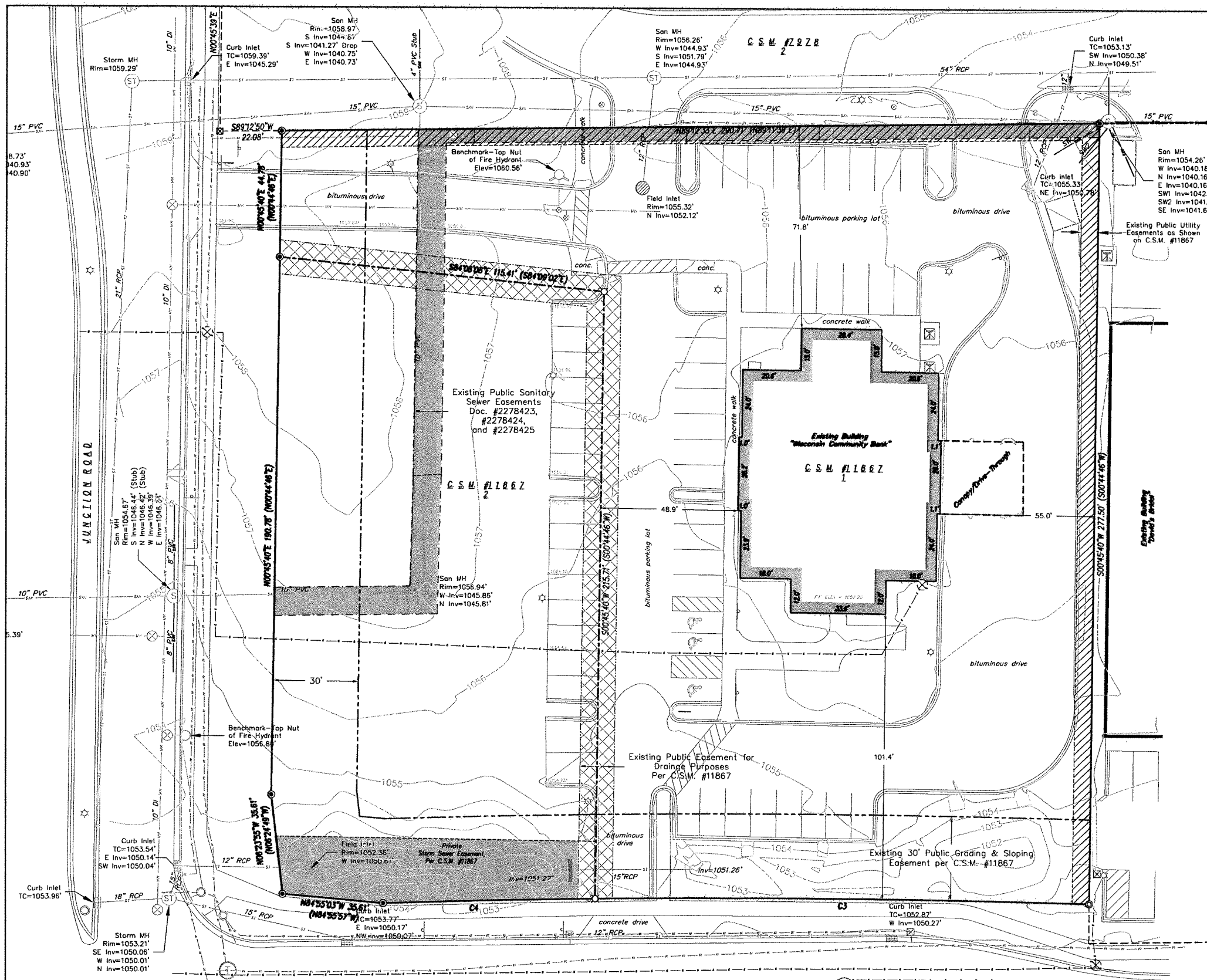
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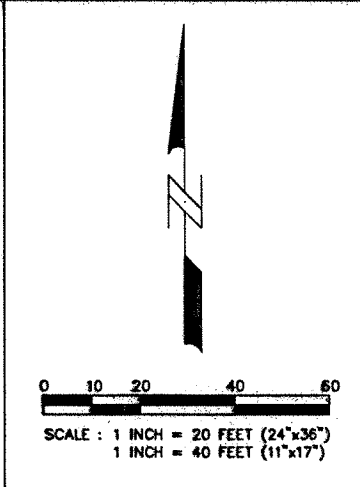
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DRAWING TITLE:  
 LOCATION MAP

PROJECT #: 33107379	SHEET #: CO.0
DRAWN BY: JJD	



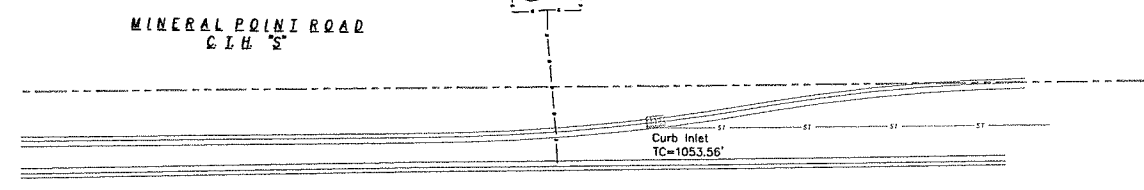
BEARINGS ARE BASED UPON THE WISCONSIN COUNTY CORPORATE SYSTEM, BASE OF THE S.E. 1/4 OF SEC. 22-47-48 MEASURED AS BEARING S89113°W



EXISTING TOPOGRAPHIC LEGEND

- ☒ YELLOW CAPPED STAKE FOUND "WOOLPERT LLP" STAMPED ON TOP
- ☒ EXISTING BRASS "SURVEY MARKER" IN CONC.
- ⊙ EXISTING 3/4" dia. IRON ROD
- ⊙ SET 3/4" dia. x 24" SOLID IRON RE-BAR WT. 1.50 lbs./in.ft.
- SAN — EXISTING SANITARY SEWER (SIZE NOTED)
- WM — EXISTING WATER MAIN (SIZE NOTED)
- ST — EXISTING STORM SEWER (SIZE NOTED)
- GAS — EXISTING GAS MAIN
- UG — EXISTING UNDERGROUND ELECTRIC
- FIBER — EXISTING FIBER OPTIC TELEPHONE
- ⊙ EXISTING SANITARY MANHOLE
- ⊙ EXISTING WATER MAIN VALVE
- ⊙ EXISTING WATER MANHOLE
- ⊙ EXISTING FIRE HYDRANT
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- ⊙ EXISTING TELEPHONE MANHOLE
- ⊙ EXISTING MG&E MANHOLE
- ⊙ EXISTING TELEPHONE PEDESTAL
- ⊙ EXISTING TV PEDESTAL
- WOOD — EXISTING WOOD BOARD FENCE
- CHAIN — EXISTING CHAINLINK FENCE
- F.F. ELEV = 0.00 — FIRST FLOOR ELEVATION
- SIGN — EXISTING SIGN
- 100 — EXISTING MAJOR CONTOUR
- 100 — EXISTING MINOR CONTOUR
- ⊙ TRAFFIC LIGHT

- NOTES:
- Dates of field work: September 13th & 14th, 2010.
  - Existing sanitary sewer easements shown per sheet 3 of C.S.M. #11867, which reference Document Numbers 2278423, 2278424, and 2278425.
  - Existing 6" wide public utility easements shown per sheet 2 of C.S.M. #11867, which reference Document Numbers 2530336, 2530337, and 2530338.
  - Per sheet 3 of C.S.M. #11867 the existing 30' wide public grading & sloping easement will terminate upon the completion of improvements to Mineral Point Road and/or Junction Road, or on December 31, 2015, whichever comes first.
  - Notes per sheet 4 of C.S.M. #11867
  - Arrows indicate the direction of surface drainage swale at individual property lines. Said drainage swale shall be graded with the construction of each principal structure and maintained by that lot owner unless modified with the approval of the City Engineer. Elevations given are for property corners of ground level and shall be maintained by the lot owner.
  - All lots within this survey are subject to a public easement for drainage purposes which shall be a minimum of 6-feet in width measured from the property line to the interior of each lot except that the easement shall be 12-feet in width on the perimeter of the certified survey map. Easements shall not be required on property lines shared with greenways or public streets. No structures may be constructed within said easement and no other obstructions to drainage, including landscaping are permitted without prior written approval of the City Engineer.
  - All lots created by this certified survey map are individually responsible for compliance with Chapter 37 of the Madison General Ordinances in regard to storm water detention at the time they develop.
  - In the event of a City of Madison Plan Commission and/or Common Council approved redivision of a previously subdivided property, the underlying public easements for drainage purposes are released and replaced by those required and created by the current approved subdivision.



Curve Table				
Curve No.	Radius	Delta	Length	Chord Bearing
C1	4025.00	2'30"02"	175.66'	N89°36'38"W (N89°37'30"W)
C2	4025.00	1'04"06"	75.05'	S88°36'21"W (S88°35'26"W)

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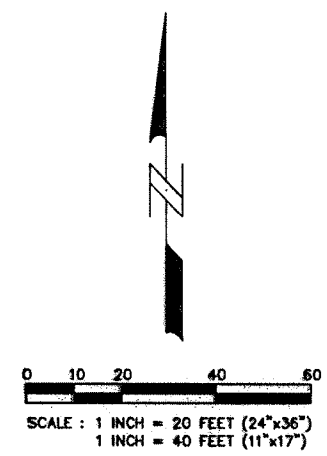
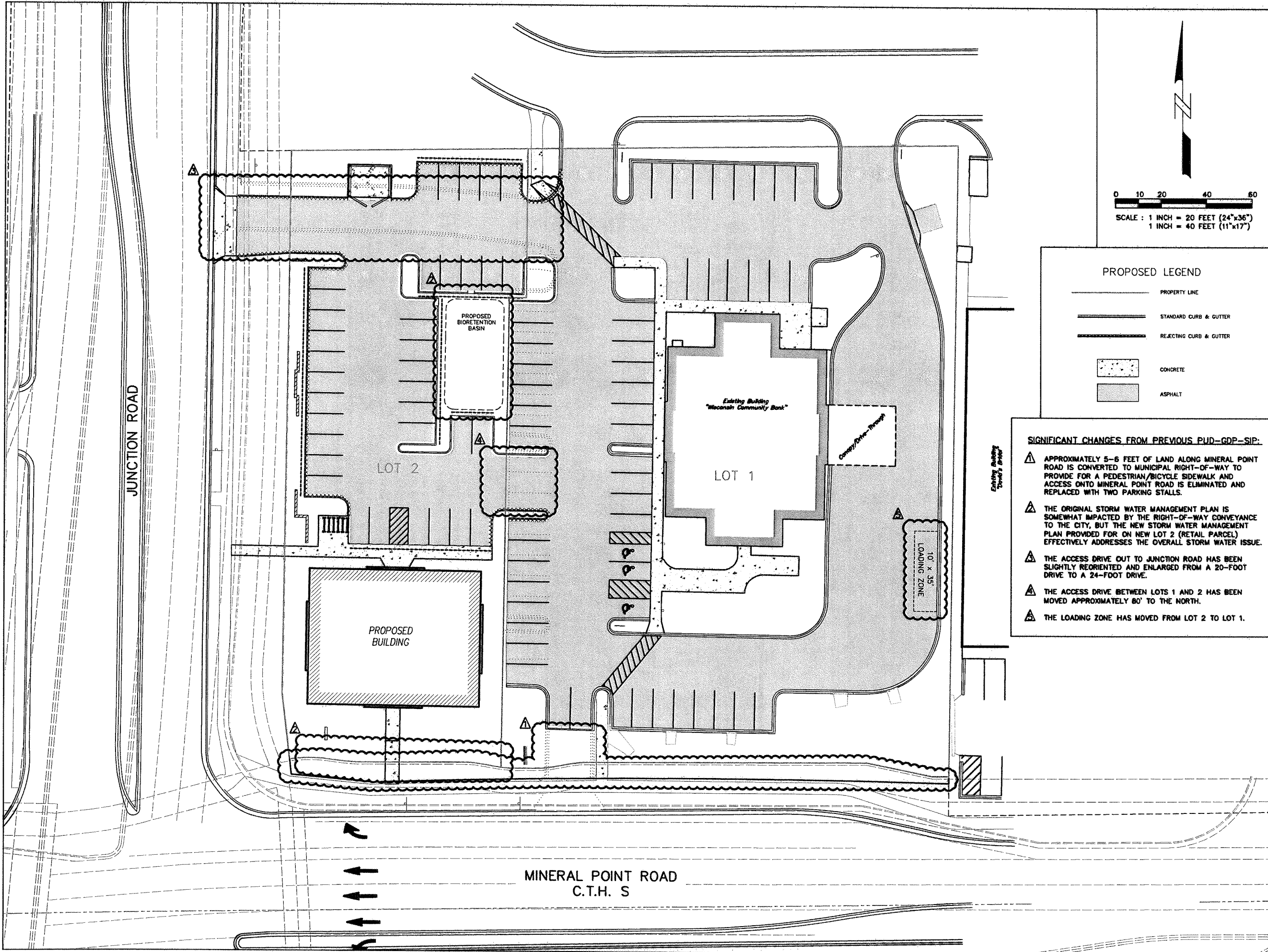
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PROJECT TITLE:  
**WCB OFFICE & RETAIL CENTER**  
 MADISON, WI  
 8240 MINERAL POINT ROAD  
 117 JUNCTION ROAD

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DRAWING TITLE:  
 SITE SURVEY

PROJECT #: 33107379 SHEET #: C0.1  
 DRAWN BY: JJD



PROPOSED LEGEND

	PROPERTY LINE
	STANDARD CURB & GUTTER
	REJECTING CURB & GUTTER
	CONCRETE
	ASPHALT

- SIGNIFICANT CHANGES FROM PREVIOUS PUD-GDP-SIP:**
- ▲ APPROXIMATELY 5-6 FEET OF LAND ALONG MINERAL POINT ROAD IS CONVERTED TO MUNICIPAL RIGHT-OF-WAY TO PROVIDE FOR A PEDESTRIAN/BICYCLE SIDEWALK AND ACCESS ONTO MINERAL POINT ROAD IS ELIMINATED AND REPLACED WITH TWO PARKING STALLS.
  - ▲ THE ORIGINAL STORM WATER MANAGEMENT PLAN IS SOMEWHAT IMPACTED BY THE RIGHT-OF-WAY CONVEYANCE TO THE CITY, BUT THE NEW STORM WATER MANAGEMENT PLAN PROVIDED FOR ON NEW LOT 2 (RETAIL PARCEL) EFFECTIVELY ADDRESSES THE OVERALL STORM WATER ISSUE.
  - ▲ THE ACCESS DRIVE OUT TO JUNCTION ROAD HAS BEEN SLIGHTLY REORIENTED AND ENLARGED FROM A 20-FOOT DRIVE TO A 24-FOOT DRIVE.
  - ▲ THE ACCESS DRIVE BETWEEN LOTS 1 AND 2 HAS BEEN MOVED APPROXIMATELY 80' TO THE NORTH.
  - ▲ THE LOADING ZONE HAS MOVED FROM LOT 2 TO LOT 1.

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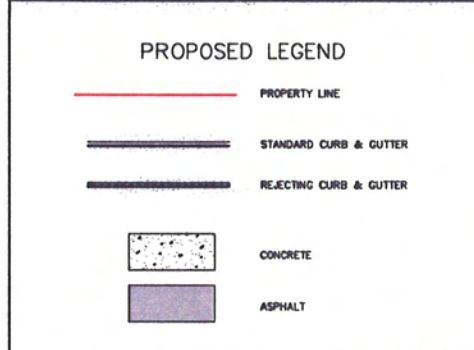
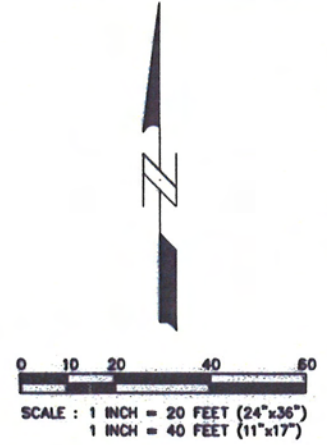
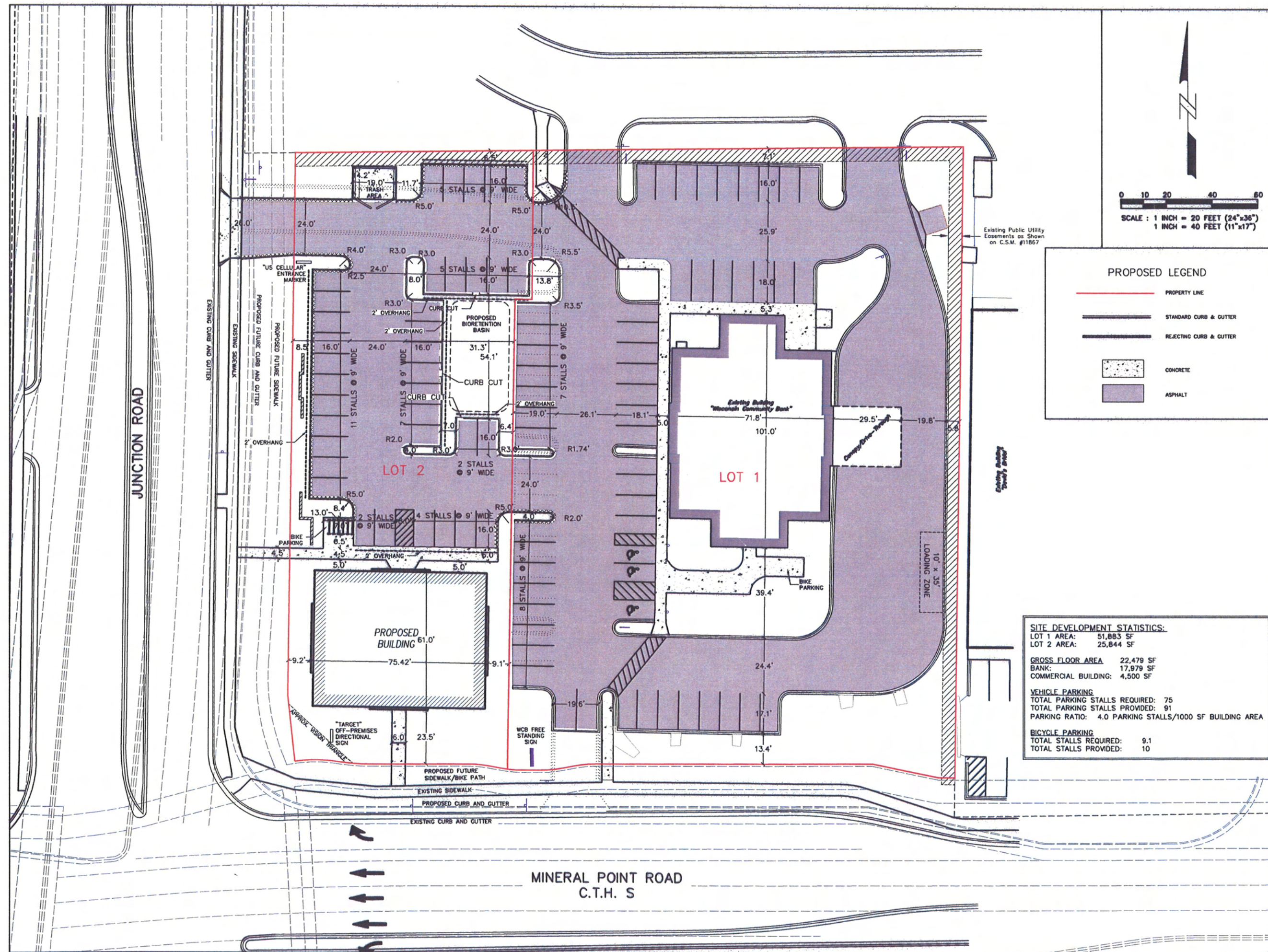
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**DRAWING TITLE:**  
 SITE PLAN A

<b>PROJECT #:</b> 33107379	<b>SHEET #:</b> C1.0
<b>DRAWN BY:</b> JJD	



**SITE DEVELOPMENT STATISTICS:**

LOT 1 AREA:	51,883 SF
LOT 2 AREA:	25,844 SF
<b>GROSS FLOOR AREA</b>	22,479 SF
BANK:	17,979 SF
COMMERCIAL BUILDING:	4,500 SF
<b>VEHICLE PARKING</b>	
TOTAL PARKING STALLS REQUIRED:	75
TOTAL PARKING STALLS PROVIDED:	91
PARKING RATIO:	4.0 PARKING STALLS/1000 SF BUILDING AREA
<b>BICYCLE PARKING</b>	
TOTAL STALLS REQUIRED:	9.1
TOTAL STALLS PROVIDED:	10

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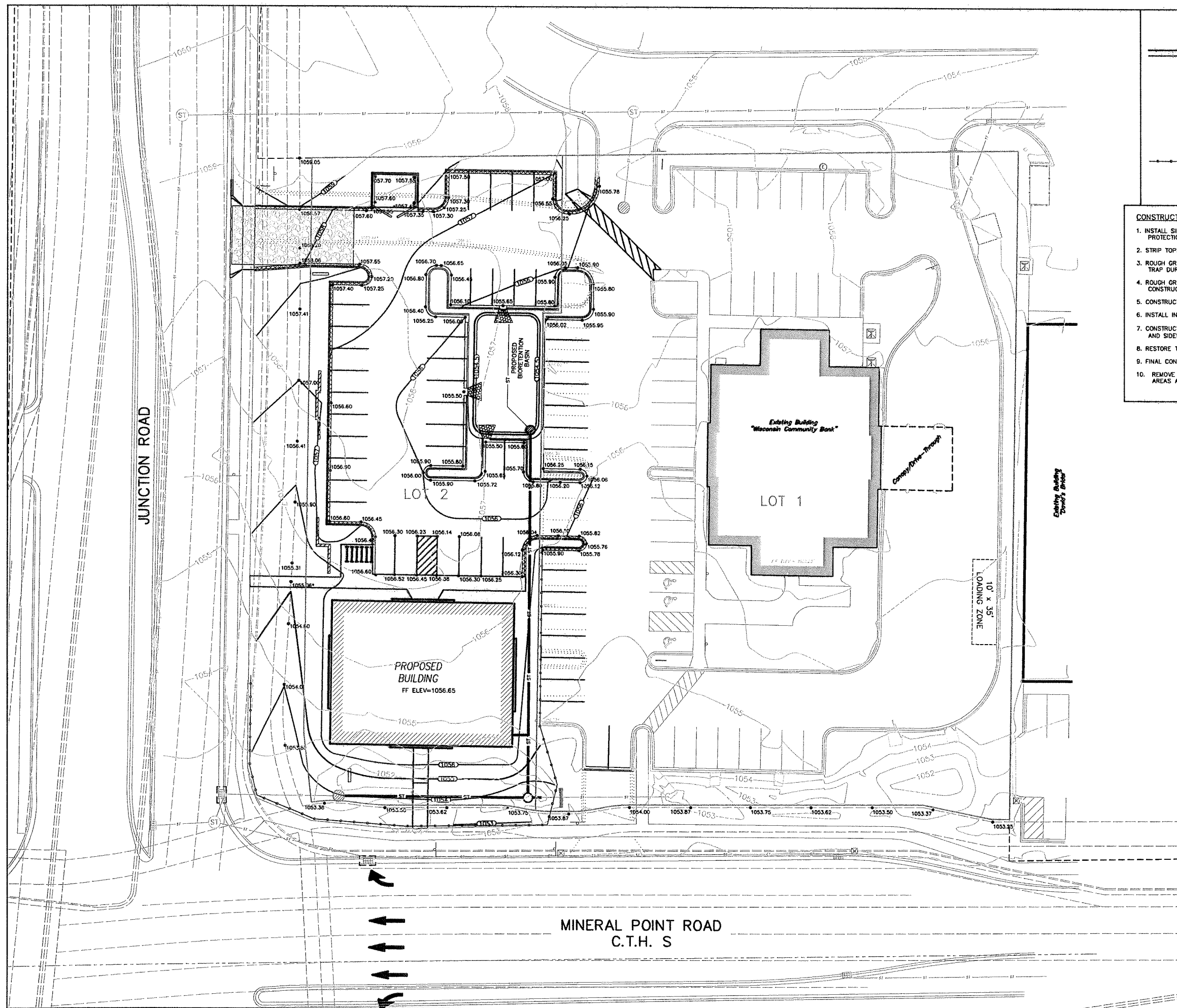
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**DRAWING TITLE:**  
 SITE PLAN B

<b>PROJECT #:</b> 33107379	<b>SHEET #:</b> C1.1
<b>DRAWN BY:</b> JJD	



**PROPOSED LEGEND**

	CONTOUR
	SITE GRADE SPOT ELEVATION
	DRAINAGE DIRECTION
	RIPRAP
	TRACKING PAD
	SILT FENCE
	INLET PROTECTION

- CONSTRUCTION SEQUENCE:**
1. INSTALL SILT FENCE, TRACKING PAD, AND INSTALL INLET PROTECTION ON EXISTING INLETS
  2. STRIP TOPSOIL
  3. ROUGH GRADE BIORETENTION BASIN TO UTILIZE AS SEDIMENT TRAP DURING CONSTRUCTION
  4. ROUGH GRADE PARKING LOT AND BEGIN BUILDING CONSTRUCTION
  5. CONSTRUCT UNDERGROUND UTILITIES
  6. INSTALL INLET PROTECTION ON NEW INLETS
  7. CONSTRUCT PARKING LOT (STONE BASE, CURB & GUTTER, AND SIDEWALK).
  8. RESTORE TERRACES
  9. FINAL CONSTRUCTION OF BIORETENTION BASIN
  10. REMOVE TRACKING PAD AND SILT FENCE AFTER DISTURBED AREAS ARE RESTORED

**SEEDING RATES:**

**TEMPORARY:**  
 1. USE ANNUAL OATS AT 3.0 LB./1,000 S.F. FOR SPRING AND SUMMER PLANTINGS.  
 2. USE WINTER WHEAT OR RYE AT 3.0 LB./1,000 SF FOR FALL PLANTINGS STARTED AFTER SEPTEMBER 15.

**PERMANENT:**  
 1. USE WISCONSIN D.O.T. SEED MIX #40 AT 2 LB./1,000 S.F.

**FERTILIZING RATES:**

**TEMPORARY AND PERMANENT:**  
 USE WISCONSIN D.O.T. TYPE A OR B AT 7 LB./1,000 S.F.

**MULCHING RATES:**

**TEMPORARY AND PERMANENT:**  
 USE 1/2" TO 1-1/2" STRAW OR HAY MULCH, CRIMPED PER SECTION 607.3.2.3, OR OTHER RATE AND METHOD PER SECTION 627, WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION

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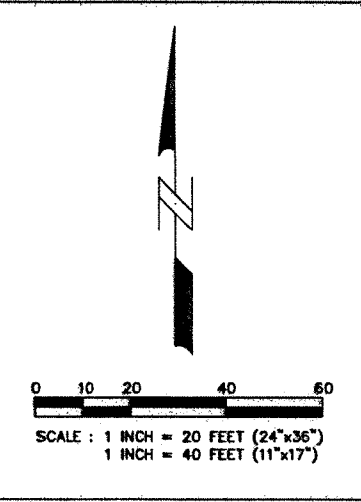
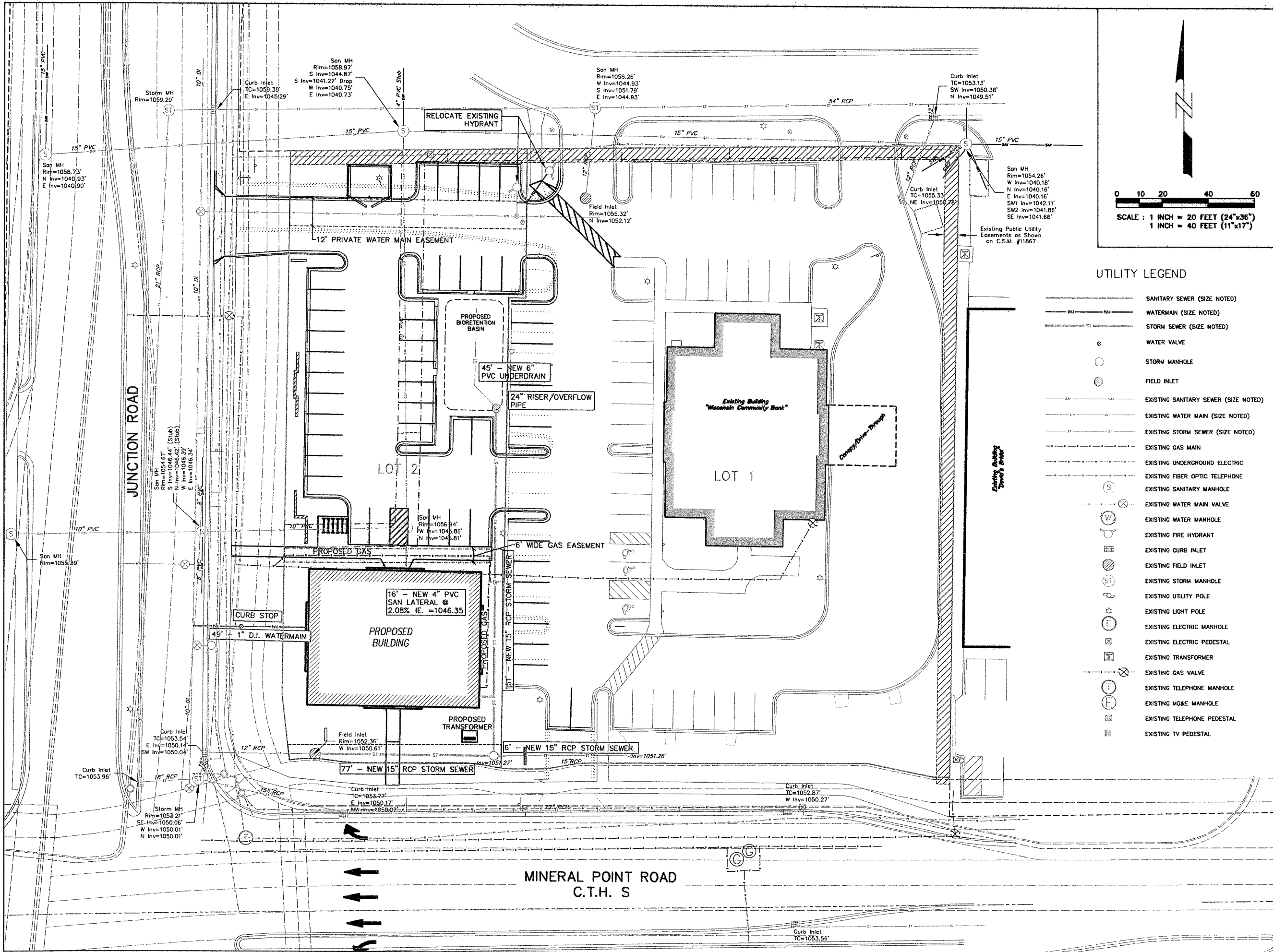
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**DRAWING TITLE:**  
**GRADING & EROSION CONTROL PLAN**

<b>PROJECT #:</b> 33107379	<b>SHEET #:</b> C2.0
<b>DRAWN BY:</b> JJD	



**UTILITY LEGEND**

- SANITARY SEWER (SIZE NOTED)
- WATERMAIN (SIZE NOTED)
- ST — STORM SEWER (SIZE NOTED)
- ⊙ WATER VALVE
- STORM MANHOLE
- FIELD INLET
- — — EXISTING SANITARY SEWER (SIZE NOTED)
- — — EXISTING WATER MAIN (SIZE NOTED)
- — — EXISTING STORM SEWER (SIZE NOTED)
- — — EXISTING GAS MAIN
- — — EXISTING UNDERGROUND ELECTRIC
- — — EXISTING FIBER OPTIC TELEPHONE
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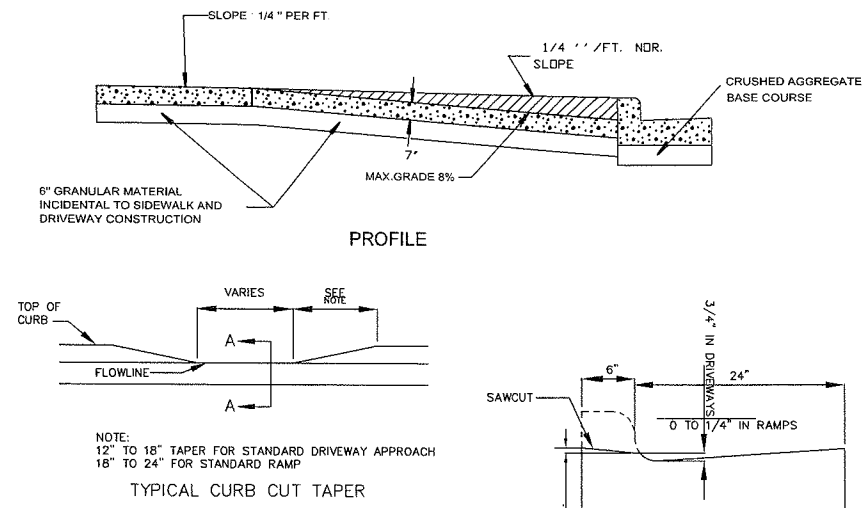
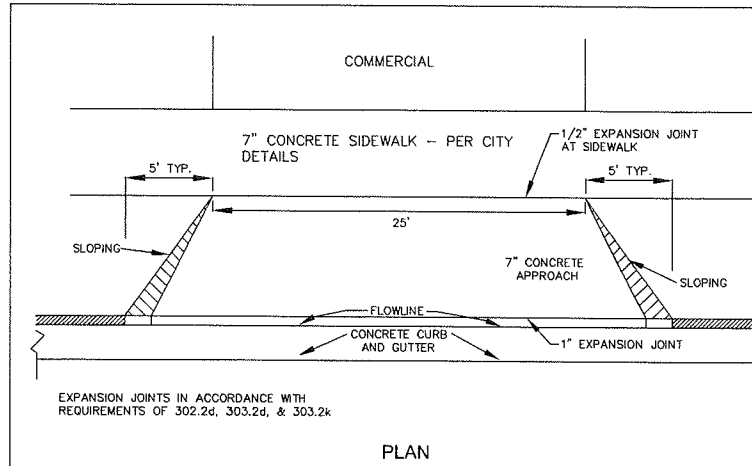
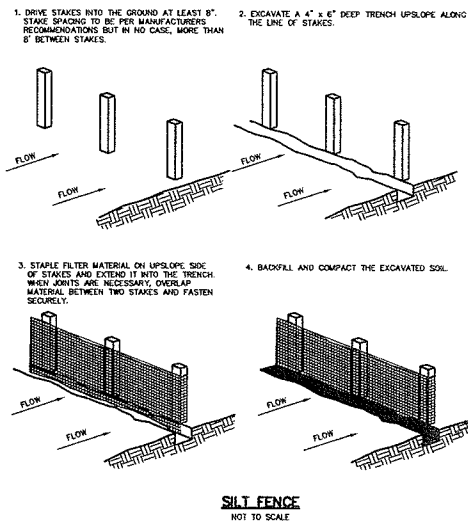
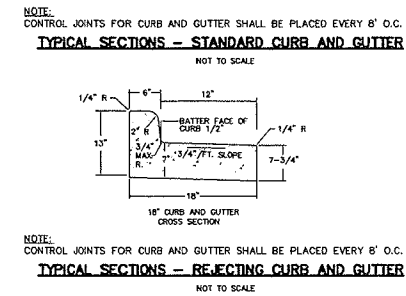
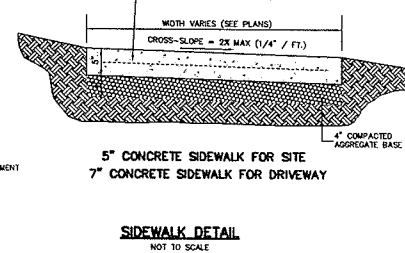
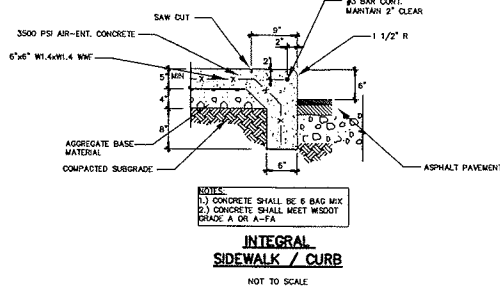
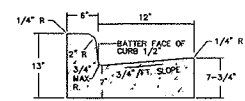
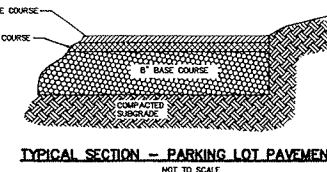
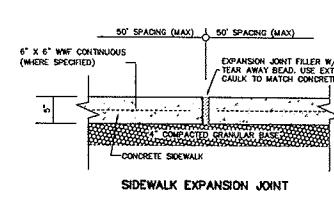
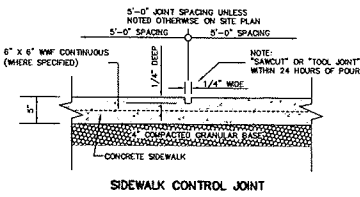
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 UTILITY PLAN

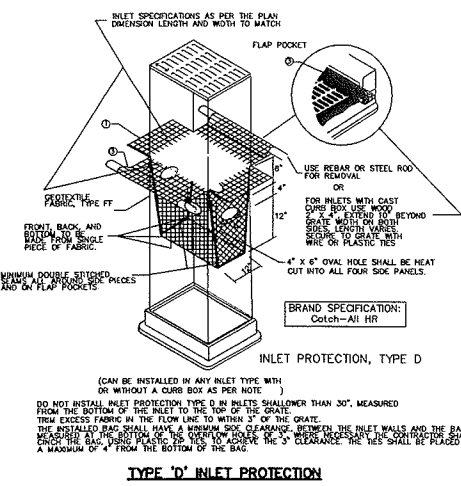
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**EROSION CONTROL MEASURES**

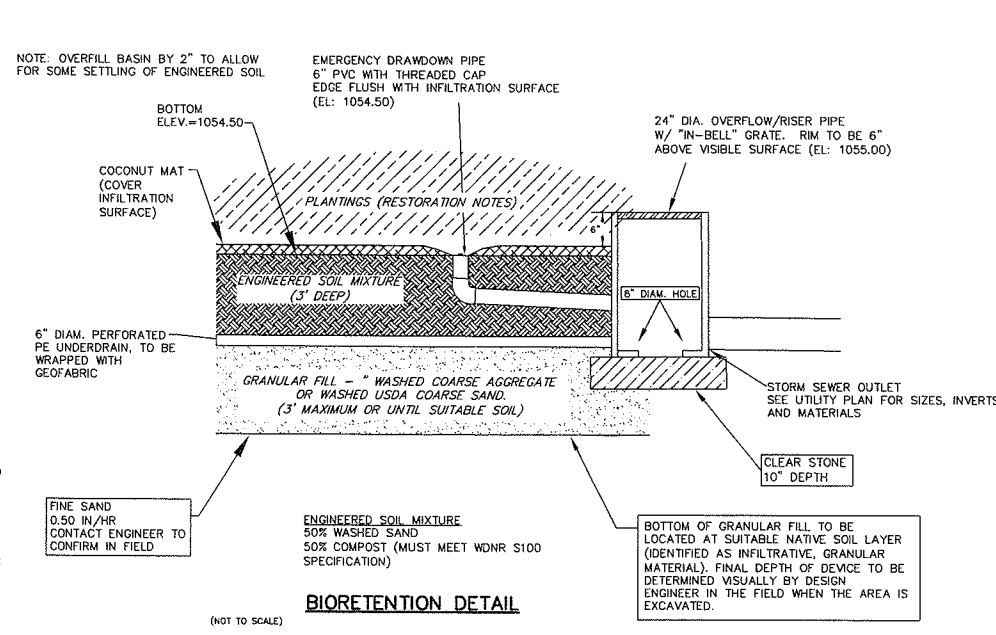
- EROSION CONTROL SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON EROSION CONTROL ORDINANCE AND CHAPTER NR 216 OF THE WISCONSIN ADMINISTRATIVE CODE.
- CONSTRUCT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH WISCONSIN DNR TECHNICAL STANDARDS (<http://dnr.wis.gov/runoff/atomwater/techstds.htm>) AND WISCONSIN CONSTRUCTION SITE BEST MANAGEMENT PRACTICE HANDBOOK.
- INSTALL SEDIMENT CONTROL PRACTICES (TRACKING PAD, PERIMETER SILT FENCE, SEDIMENT BASINS, ETC.) PRIOR TO INVITING OTHER LAND DISTURBING CONSTRUCTION ACTIVITIES.
- THE CONTRACTOR IS REQUIRED TO MAKE EROSION CONTROL INSPECTIONS AT THE END OF EACH WEEK AND WHEN 0.5 INCHES OF RAIN FALLS WITHIN 24 HOURS. INSPECTION REPORTS SHALL BE PREPARED AND FILED AS REQUIRED BY THE DNR AND/OR CITY. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.
- 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. 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.
- A 3" CLEAR STONE TRACKING PAD SHALL BE INSTALLED AT THE END OF ROAD CONSTRUCTION LIMITS TO PREVENT SEDIMENT FROM BEING TRACKED ONTO THE ADJACENT PAVED PUBLIC ROADWAY. SEDIMENT TRACKING PAD SHALL CONFORM TO WISCONSIN TECHNICAL STANDARD 1057. SEDIMENT TRACKING PAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORK DAY.
- CHANNELIZED RUNOFF:** FROM ADJACENT AREAS PASSING THROUGH THE SITE SHALL BE DIVERTED AROUND DISTURBED AREAS.
- STABILIZED DISTURBED GROUND:** ANY SOIL OR DIRT PILES WHICH WILL REMAIN IN EXISTENCE FOR MORE THAN 7-CONSECUTIVE DAYS, WHETHER TO BE WORKED DURING THAT PERIOD OR NOT, SHALL NOT BE LOCATED WITHIN 25'-FEET OF ANY ROADWAY, PARKING LOT, PAVED AREA, OR DRAINAGE STRUCTURE OR CHANNEL (UNLESS INTENDED TO BE USED AS PART OF THE EROSION CONTROL MEASURES). TEMPORARY STABILIZATION AND CONTROL MEASURES (SEEDING, MULCHING, TARPING, EROSION MATTING, BARBER FENCING, ETC.) ARE REQUIRED FOR THE PROTECTION OF DISTURBED AREAS AND SOIL PILES, WHICH WILL REMAIN UN-WORKED FOR A PERIOD OF MORE THAN 14-CONSECUTIVE CALENDAR DAYS. THESE MEASURES SHALL REMAIN IN PLACE UNTIL SITE HAS STABILIZED.
- SITE DE-WATERING:** WATER PUMPED FROM THE SITE SHALL BE TREATED BY TEMPORARY SEDIMENTATION BASINS OR OTHER APPROPRIATE CONTROL MEASURES. SEDIMENTATION BASINS SHALL HAVE A DEPTH OF AT LEAST 3 FEET, BE SURROUNDED BY SLOTTED OR CAUSES EROSION OF THE SITE, A NEIGHBORING SITE, OR THE BED OR BANKS OF THE RECEIVING WATER. POLYMERS MAY BE USED AS DIRECTED BY DNR TECHNICAL STANDARD 1061 (DE-WATERING).
- IN NO CASE WILL RAP-BE SMALLER THAN 3" TO 6".
- INLET FILTERS ARE TO BE PLACED IN STORMWATER INLET STRUCTURES AS SOON AS THEY ARE INSTALLED. ALL PROJECT AREA STORM INLETS NEED WISCONSIN D.O.T. TYPE D INLET PROTECTION. THE FILTERS SHALL BE MAINTAINED UNTIL THE CITY HAS ACCEPTED THE BINDER COURSE OF ASPHALT.
- USE BIORETENTION BASIN AS SEDIMENT BASIN DURING CONSTRUCTION. AT THE END OF CONSTRUCTION, REMOVE SEDIMENT AND RESTORE PER PLAN.
- RESTORATION (SEED, FERTILIZER AND MULCH) SHALL BE PER SPECIFICATIONS ON THIS SHEET (NOTE: ADD SEEDING RATE STANDARD OF DETAIL BLOCK TO PLAN) UNLESS SPECIAL RESTORATION IS CALLED FOR ON THE LANDSCAPE PLAN OR THE DETENTION BASIN DETAIL SHEET.
- TERRACES SHALL BE RESTORED WITH 6" TOPSOIL, PERMANENT SEED, FERTILIZER AND MULCH. LOTS SHALL BE RESTORED WITH 6" TOPSOIL, TEMPORARY SEED, FERTILIZER AND MULCH.
- SEED, FERTILIZER AND MULCH SHALL BE APPLIED WITHIN 7 DAYS AFTER FINAL GRADE HAS BEEN ESTABLISHED. IF DISTURBED AREAS WILL NOT BE RESTORED IMMEDIATELY AFTER ROUGH GRADING, TEMPORARY SEED SHALL BE PLACED.
- FOR THE FIRST SIX WEEKS AFTER RESTORATION (E.G. SEED & MULCH, EROSION MAT, SOO) OF A DISTURBED AREA, INCLUDE SUMMER WATERING PROVISIONS OF ALL NEWLY SEEDING AND MULCHED AREAS WHENEVER 7 DAYS ELAPSE WITHOUT A RAIN EVENT.
- EROSION MAT (TYPE I CLASS A PER WISCONSIN D.O.T. P.A.L.) SHALL BE INSTALLED ON ALL SLOPES 3:1 OR GREATER BUT LESS THAN 1:1.
- EROSION MAT (TYPE I CLASS B PER WISCONSIN D.O.T. P.A.L.) SHALL BE INSTALLED ON THE BOTTOM (INVERT) OF ROADSIDE DITCHES/SWALES AS SHOWN ON THIS PLAN. 1 ROLL WIDTH.
- SOIL STABILIZERS SHALL BE APPLIED TO DISTURBED AREAS WITH SLOPES BETWEEN 10R AND 3:1 (DO NOT USE IN CHANNELS). SOIL STABILIZERS SHALL BE TYPE B, PER WISCONSIN D.O.T. P.A.L. (PRODUCT ACCEPTABILITY LIST), OR EQUAL. APPLY AT RATES AND METHODS SPECIFIED PER MANUFACTURER. SOIL STABILIZERS SHALL BE APPLIED WHENEVER VEHICLES OR OTHER EQUIPMENT TRACK ON THE AREA.
- SILT FENCE OR EROSION MAT SHALL BE INSTALLED ALONG THE CONTOURS AT 100 FOOT INTERVALS DOWN THE SLOPE ON THE DISTURBED SLOPES STEEPER THAN 5R AND MORE THAN 100 FEET LONG THAT SHEET FLOW TO THE ROADWAY UNLESS SOIL STABILIZERS ARE USED.
- INSTALL MINIMUM 6"-7" WIDE EROSION MAT ALONG THE BACK OF CURB AFTER TOPSOIL HAS BEEN PLACED IN THE TERRACE IF THIS AREA WILL NOT BE SEEDING AND MULCHED WITHIN 48 HOURS OF PLACING TOPSOIL. SILT FENCE TO BE USED ACROSS AREAS OF THE LOT THAT SLOPE TOWARDS A PUBLIC STREET OR WATERWAY. SEE DETAILS.
- SEDIMENT SHALL BE CLEANED FROM CURB AND GUTTER AFTER EACH RAINFALL AND PRIOR TO PROJECT ACCEPTANCE.
- ACCUMULATED CONSTRUCTION SEDIMENT SHALL BE REMOVED FROM ALL PERMANENT BASINS TO THE ELEVATION SHOWN ON THE GRADING PLAN FOLLOWING THE STABILIZATION OF DRAINAGE AREAS.
- ALL CONSTRUCTION ENTRANCES SHALL HAVE TEMPORARY ROAD CLOSED SIGNS THAT WILL BE IN PLACE WHEN THE ENTRANCE IS NOT IN USE AND AT THE END OF EACH DAY.
- ANY PROPOSED CHANGES TO THE EROSION CONTROL PLAN MUST BE SUBMITTED AND APPROVED BY THE CITY OF MADISON.
- THE CITY, OWNER AND/OR ENGINEER MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES AT ANY TIME DURING CONSTRUCTION.



**GENERAL NOTE:**  
IF THE CURB CUT IS NOT CONSTRUCTED WITH THE INITIAL CURB AND GUTTER CONSTRUCTION, THE CURB CUT CAN BE MADE BY REMOVING AND REPLACING THE ENTIRE CURB AND GUTTER SECTION OR BY SAWCUTTING THE EXISTING CURB HEAD BY MEANS OF A SPECIAL SAW DESIGNED TO MEET THE DETAILS ABOVE FOR MADISON STANDARD CURB CUTS.



- FOLLOW WISCONSIN DNR TECHNICAL STANDARD 1057 FOR FURTHER DETAILS AND INSTALLATION.
  - LENGTH - MINIMUM OF 50'.
  - WIDTH - 24" MINIMUM, SHOULD BE FLARED AT THE EXISTING ROAD TO PROVIDE A TURNING RADIUS.
  - ON SITES WITH A HIGH GROUND WATER TABLE OR WHERE SATURATED CONDITIONS EXIST, GEOTEXTILE FABRIC SHALL BE PLACED OVER EXISTING GROUND PRIOR TO PLACING STONE. FABRIC SHALL BE WISDOT TYPE-HR GEOTEXTILE FABRIC.
  - STONE - CRUSHED 3" CLEAR STONE SHALL BE PLACED AT LEAST 12" DEEP OVER THE ENTIRE LENGTH AND WIDTH OF ENTRANCE.
  - SURFACE WATER - ALL SURFACE WATER FLOWING TO OR DIVERTED TOWARDS CONSTRUCTION ENTRANCES SHALL BE PIPED THROUGH THE ENTRANCE. MAINTAINING POSITIVE DRAINAGE. PIPES INSTALLED THROUGH THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE PROTECTED WITH A MOUNTABLE BERM WITH S11 SLOPES AND MINIMUM OF 6" STONE OVER THE PIPE. PIPES SHALL BE SIZED ACCORDING TO THE DRAINAGE REQUIREMENTS. WHEN THE ENTRANCE IS LOCATED AT A HIGH SPOT AND HAS NO DRAINAGE TO CONVEY A PIPE SHALL NOT BE NECESSARY. THE MINIMUM PIPE DIAMETER SHALL BE 6". CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAND PIPES.
  - LOCATION - A STABILIZED CONSTRUCTION ENTRANCE SHALL BE LOCATED WHERE CONSTRUCTION TRAFFIC ENTERS AND/OR LEAVES THE CONSTRUCTION SITE. VEHICLES LEAVING THE SITE MUST TRAVEL OVER THE ENTIRE LENGTH OF THE TRACKING PAD.
- STONE TRACKING PAD**  
NOT TO SCALE



**BIORETENTION AREA RESTORATION SPECIFICATIONS:**  
NOTE: BIORETENTION AREA MUST NOT BE CONSTRUCTED (INSTALLED) UNTIL THE SITE IS STABILIZED, I.E. THE GRASS COVER IS WELL ESTABLISHED.  
BIORETENTION AREA MUST CONFORM TO WISCONSIN DNR TECHNICAL STANDARD 1004 (BIORETENTION FOR INFILTRATION)  
USE RAINWATER GARDEN LIVE NATIVE PLANT PLUGS FROM AGRECOL (SUNNY, SHORT OR MEDIUM STATURE) - OR ENGINEER APPROVED EQUAL.  
PLANT PLUGS AT 12" SPACING.  
**PLANTING MULCH AND MAINTENANCE NOTES:**  
PLANTING SHOULD TAKE PLACE BETWEEN AVAILABILITY OF PLANTS IN SPRING AND JUNE 30 OR BETWEEN SEPTEMBER 1 AND OCTOBER 15. IF PLANTED JULY 1 THROUGH AUGUST 31, HEAVILY WATER THE PLANTS AT THE TIME THEY ARE PLANTED AND EVERY OTHER DAY FOR A TOTAL OF 4 WATERINGS. A RAIN EVENT GREATER THAN 0.5 INCHES CONSTITUTES A WATERING. IF PLANTED SEPTEMBER 1 THROUGH OCTOBER 15, PLACE CERTIFIED WEED-FREE STRAW MULCH AT 3" MIN. THICKNESS BETWEEN PLANTS TO HELP PREVENT FROST HEAVE. IF PLANTING IS TO OCCUR AFTER OCTOBER 15 IT MUST BE POSTPONED UNTIL THE FOLLOWING SPRING (MAY). FOR THE FIRST 3 YEARS AFTER PLANTING, SPOT TREAT THE AREA WITH HERBICIDE TO REMOVE WEEDS.

**RESTORATION OF THE INFILTRATION AREA (NOT INCLUDING SIDE SLOPES):**  
1. OVER-EXCAVATE THE AREA TO INFILTRATIVE LAYER TO BE DETERMINED IN THE FIELD, DURING EXCAVATION, BY DESIGN ENGINEER  
2. GHESEL FLOW, OR ROTO-TILL, THE BASE OF THE AREA TO BREAK UP ANY HARDPAN IN THE NATIVE SOIL LAYER  
3. PLACE WASHED SAND (FREE OF P200 PARTICLES) TO 39 INCHES BELOW GROUND SURFACE (IF REQUIRED)  
4. PLACE 36 INCHES OF ENGINEERED SOIL, COMPRISED OF:  
A. 50% WASHED SAND  
B. 50% COMPOST (MUST MEET WDNR S100 SPECIFICATION)  
5. PLANT PLUGS, MULCH, WATER AND MAINTAIN AS DIRECTED ABOVE

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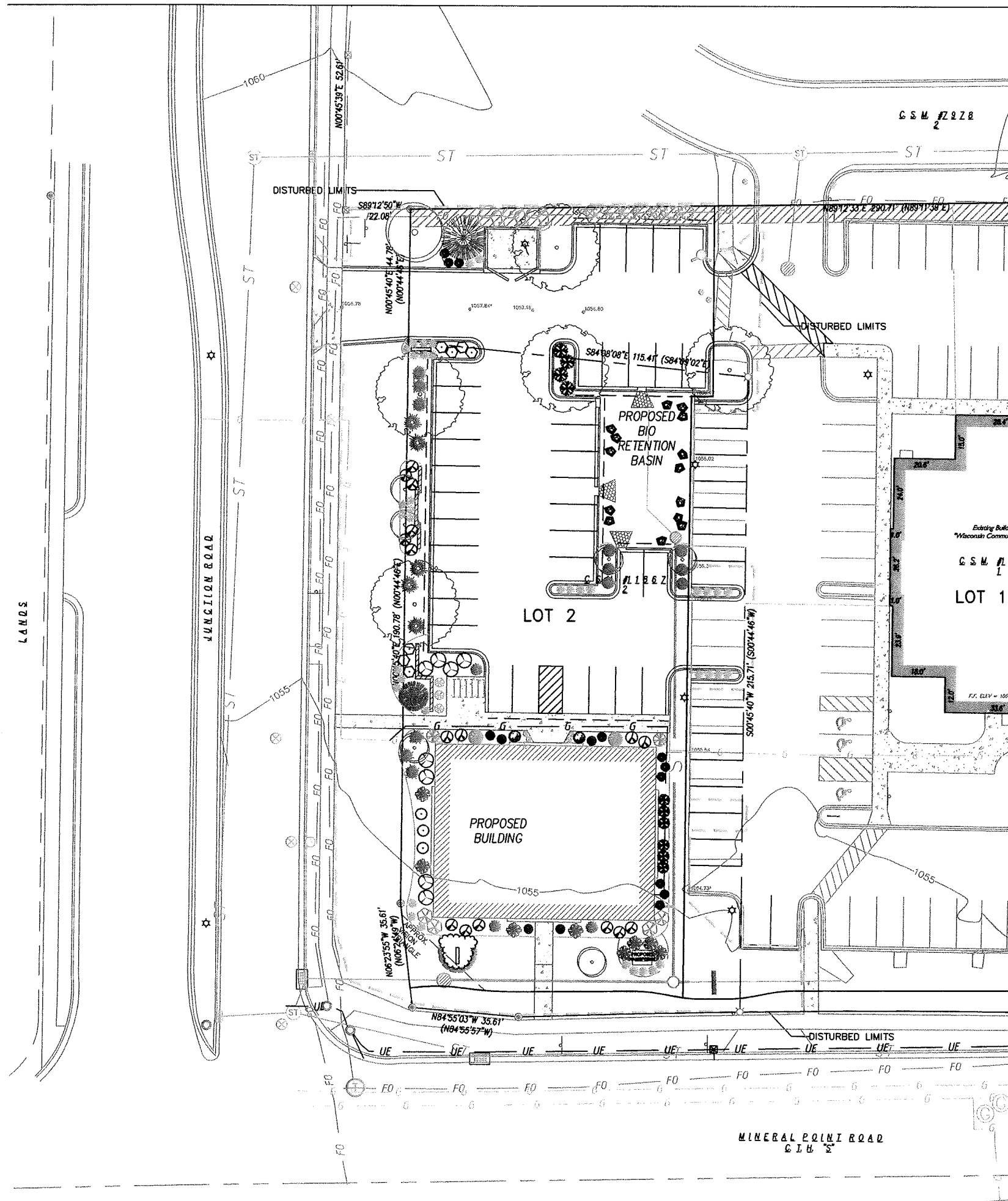
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MADISON, WI  
8240 MINERAL POINT ROAD  
117 JUNCTION ROAD

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**DRAWING TITLE:**  
SITE CIVIL DETAILS

**PROJECT #:** 33107379  
**SHEET #:** C4.0  
**DRAWN BY:** JJD





### Plant Material List

Quantity	Code Name	Scientific Name	Common Name	Planting Size
1	AE	Ulmus Japonica X Wilsoniana 'Hortor'	Accolade Elm	2 1/2" B&B
1	ABM	Acer X Freemanii 'Autumn Blaze'	Autumn Blaze Maple	2 1/2" B&B
2	CHB	Celtis Occidentalis	Common Hackberry	2 1/2" B&B
6	CBCA	Malus 'Coralbloss' (std)	Coralbloss Crabapple (std)	2" B&B
1	ERB	Cercis Canadensis	Eastern Redbud	5" B&B
1	SHL	Gleditsia Triacanth Iner 'Skyline'	Skyline Thins Honeylocust	2 1/2" B&B

### Conifer Evergreen

Quantity	Code Name	Scientific Name	Common Name	Planting Size
1	BHS	Picea Glauca Var. densata	Black Hills Spruce	5" B&B
3	BSP	Pinus Strobus 'Blue Spag'	Blue Spag Eastern White Pine	#3 CONT.
6	CNYS	Picea Abies 'Pumila'	Compact Norway Spruce	#3 CONT.
8	EA	Thuja Occidentalis 'Smaragd'	Emerald Arborvitae	1" B&B
1	FAS	Picea pungens 'Fat Albert'	Fat Albert Blue Spruce	5" B&B
3	KCJ	Juniperus Chinensis 'Kallitys Compacta'	Kallity Compact Juniper	#2 CONT.
3	MAJ	Juniperus Sabina 'Mini Arcadia'	Mini Arcadia Juniper	#2 CONT.
5	MBJ	Juniperus Chinensis 'Moonbatten'	Moonbatten Juniper	4" B&B
2	TY	Taxus X Media 'Tranquill'	Tranquil Yew	16" B&B

### Perennial

Quantity	Code Name	Scientific Name	Common Name	Planting Size
5	BES	Rudbeckia Full Var Sullivan 'Goldstorm'	Goldstorm Black-eyed Susan	#1 CONT.
9	HLLT	Claytonia lysionot 'Hot Lips'	Hot Lips Turtlehead	#1 CONT.
19	BFG	Calamagrostis Acutiflora 'Karl Foerster'	Karl Foerster's Feather Reed Grass	#1 CONT.
4	PCB	Heuchera Microantha 'Palace Purple'	Palace Purple Coral Bells	#1 CONT.
7	PO	Sporobolus Heloniensis	Prairie Dropseed	#1 CONT.
7	RSD	Hemerocallis 'Ruby Stella'	Ruby Stella Daylily	#1 CONT.
3	WLC	Nepeta X Faassoni 'Walker's Low'	Walker's Low Catmint	#1 CONT.

### Shrub

Quantity	Code Name	Scientific Name	Common Name	Planting Size
6	AC	Berberis Alpinum	Alpine Currant	#2 CONT.
3	CLV	Viburnum Dentatum 'Synneshvedt'	Chicago Lustre Arrow Viburnum	#2 CONT.
8	DBH	Diervilla Lonicera	Dwarf Bush-honeyuckle	#2 CONT.
4	GLS	Rhus Anomala 'Gink-love'	Gink-love Fragrant Sumac	#2 CONT.
6	LHDS	Itea Virginica 'Spitch'	Little Henry Dwarf Sweetgum	#5 CONT.
12	LPS	Spiraea Japonica 'Little Princess'	Little Princess Spirea	#2 CONT.
4	NCS	Spiraea Japonica 'Heigk Carpet'	Magic Carpet Spirea	#2 CONT.
2	NML	Syringa Patula 'Miss Kim'	Miss Kim Lilac	#5 CONT.
3	NWR	Rosa 'Nearly Wild'	Nearly Wild Rose	#2 CONT.
7	RGB	Berberis Thunb Var Atrop 'Rose Glow'	Rose Glow Berberry	#2 CONT.
4	SNS	Spiraea Nipponica 'Snowmound'	Snowmound Nippon Spirea	#5 CONT.
7	TBS	Spiraea Betulifolia 'Tor'	Tor Birchleaf Spirea	#2 CONT.
2	TSH	Hydrangea Macro 'Rhim-F'	Twist-n-shoot Hydrangea	#2 CONT.

### BIORETENTION BASIN PLANT LIST

Quantity	Location	Common Name	Scientific Name	Code Name	Planting Size
96	BIO BASIN	Butterfly Weed	Asclepias tuberosa	BPW	2.5" Plug
64	BIO BASIN	Blue False Indigo	Baptisia australis	BI	2.5" Plug
32	BIO BASIN	White False Indigo	Baptisia leuca	WBI	2.5" Plug
96	BIO BASIN	Purple Coneflower	Echinacea purpurea 'magnus'	PCF	2.5" Plug
64	BIO BASIN	Blue Flag Iris	Iris virginica	BFI	2.5" Plug
32	BIO BASIN	Cord-Rot Flower	Labella crotolaria	CF	2.5" Plug
64	BIO BASIN	Marsh Marigold	Limnolobos	MB	2.5" Plug
64	BIO BASIN	Brown Eyed Susan	Rudbeckia hirta	BES	2.5" Plug
64	BIO BASIN	Stiff Goldenrod	Solidago rigida	GR	2.5" Plug

### Grasses

Quantity	Location	Common Name	Scientific Name	Code Name	Planting Size
256	BIO BASIN	Karl Foerster's Feather Reed Grass	Calamagrostis acutiflora 'Karl Foerster'	KFG	2.5" Plug
64	BIO BASIN	Little Bluestem	Schizachyrium scoparium	LBS	2.5" Plug
96	BIO BASIN	Prairie Dropseed	Sporobolus heterolepis	PD	2.5" Plug

### CITY OF MADISON

LANDSCAPE POINTS REQUIREMENTS

NUMBER OF PARKING STALLS	36
NUMBER OF 3" MIN CAL. TREES REQUIRED	124
NUMBER OF LANDSCAPE POINTS REQUIRED	124

SOLUTION

2 CANOPY TREES (2'-2 1/2') @ 35 PTS	70
5 CANOPY TREES OR SMALL ORNAMENTAL TREES (1 1/2'-2') @ 15 PTS	75
37 DECIDUOUS SHRUBS @ 2 PTS	74
12 EVERGREEN SHRUBS @ 3 PTS	36
7 EVERGREEN TREES (1" HT.) @ 15 PTS	105
32.4' DECORATIVE WALL OR FENCE @ 5 PTS (PER 10 L.F.)	162
EARTH SEEDING (PER 10 L.F.)	36
AVERAGE HEIGHT - 30' @ 5 PTS	180
AVERAGE HEIGHT - 15' @ 2 PTS	72
<b>TOTAL POINTS</b>	<b>361</b>

### GENERAL NOTES

- A) Areas labeled "Red B Colored Wood Mulch" to receive a mixture of recycled wood mulch, colored brown or red as indicated, spread to a 3" depth over pre-emergent herbicide.
- B) Individual trees (and shrub groupings) found along perimeter of property as well as those found within lawn areas to receive wood mulch rings (and wood mulch beds) consisting of a mixture of recycled wood mulch, colored brown or red as indicated, spread to a minimum 3" depth (3" wide beds for shrub groupings).
- C) "Vinyl Edging" to be Valley View Black Diamond Vinyl Edging or equivalent.
- D) Areas labeled "washed stone" to receive 1-1/2" washed stone spread to a 3" depth over fabric weed barrier.
- E) "Lawn" areas shall be finish-graded and seeded at a rate of 4 lbs. per 1,000 sq. ft.
- F) Seed shall consist of the following mixture:  
40% Palmer Ryegrass  
20% Baron Bluegrass  
20% Nassau Bluegrass  
20% Pennlawn Creeping Red Fescue
- G) Slope areas of 3:1 or greater and overland drainage areas shall receive "Seed with Straw Erosion Matting" shall be seeded with the above-noted premium lawn seed mixture and overlaid with D575 straw erosion control matting that is then pegged into the soil with metal staples.
- H) Plant beds adjacent to building foundation to be mulched with 1-1/2" diameter washed stone mulch spread to a 3" depth over fabric weed barrier.

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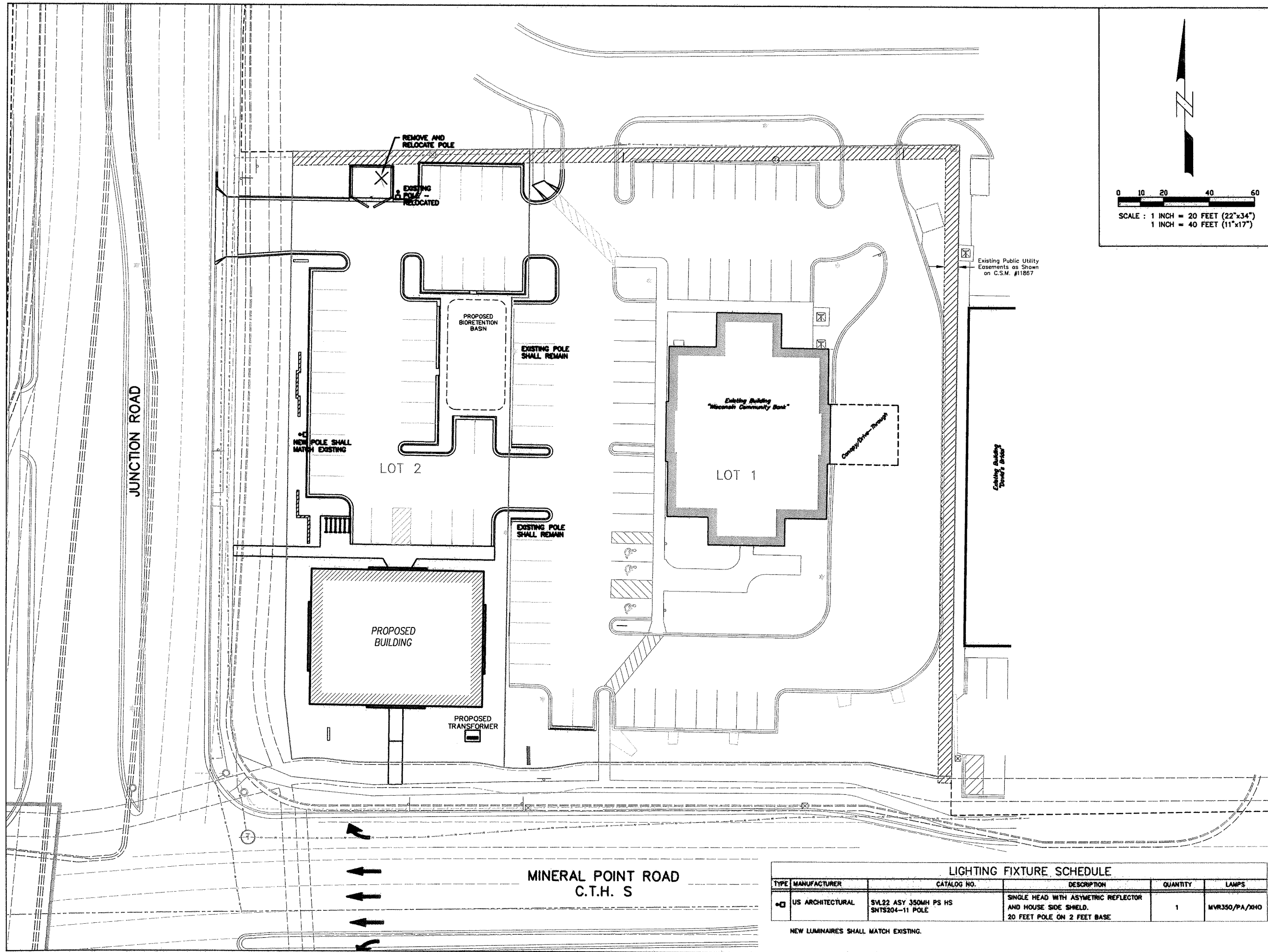
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SITE  
LANDSCAPING PLAN

**PROJECT #:** **SHEET #:**


**DRAWN BY:** **L.I.O**

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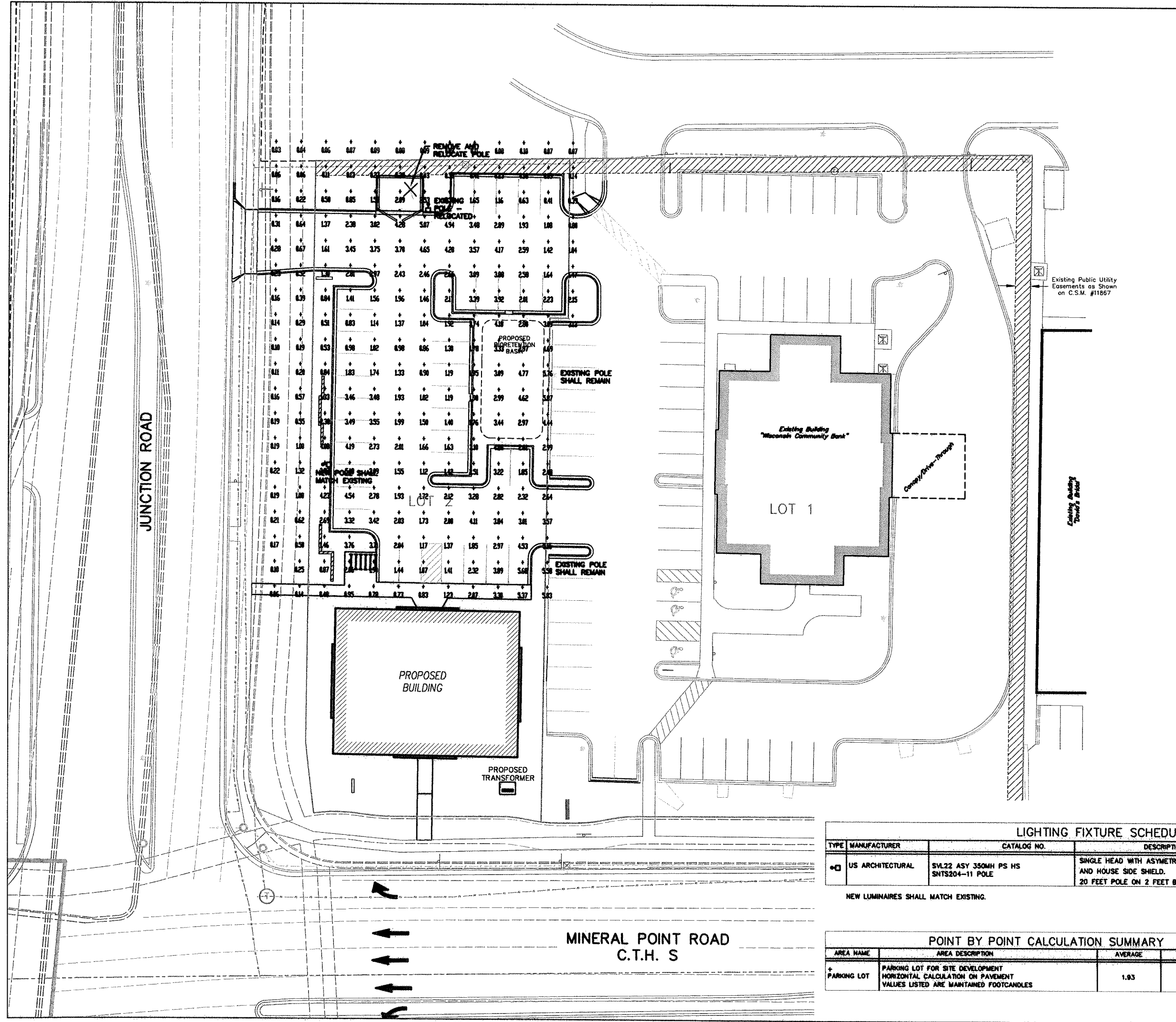
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**PROJECT #:** \_\_\_\_\_ **SHEET #:** E0.1  
**DRAWN BY:** \_\_\_\_\_

TYPE	MANUFACTURER	CATALOG NO.	DESCRIPTION	QUANTITY	LAMPS
•□	US ARCHITECTURAL	SVL22 ASY 350MH PS HS SNTS204-11 POLE	SINGLE HEAD WITH ASYMETRIC REFLECTOR AND HOUSE SIDE SHIELD. 20 FEET POLE ON 2 FEET BASE	1	NVR350/PA/XHO

NEW LUMINAIRES SHALL MATCH EXISTING.



**DEVELOPER:**  
 Flad Development & Investment Corp.  
 Oakbridge Commons  
 7941 Tree Lane - Suite 105  
 Madison, Wisconsin 53717-2029  
 (608) 833-8100 Fax (608) 833-8105  
 E-Mail: flad@flad-development.com

**ARCHITECT:**  
**GMK**  
 architecture  
 3220 syrene road, suite 103 608 . 277.0585  
 madison, wi 53713 www.gmkarch.com

**CIVIL ENGINEER:**  
**vierbicher**  
 planners | engineers | advisors  
 REEDSBURG - MADISON - PRAIRIE DU CHIEN  
 999 Fourter Drive, Suite 201 Madison, Wisconsin 53717  
 Phone: (608) 826-0532 Fax: (608) 826-0530

**ELECTRICAL ENGINEER:**  
**Electric Construction inc**  
 Electrical Design, Contracting & Consulting  
 2861 Index Road  
 Madison, WI 53713  
 (608) 271-2046 FAX 271-0160  
 www.ecdesign.com

**LANDSCAPE ARCHITECT:**  
**the bruce company**  
 LANDSCAPE ARCHITECTS  
 LANDSCAPE CONTRACTORS  
 2030 W. BELLEVUE HWY  
 P.O. BOX 620330  
 MADISON, WI 53762-0330  
 TEL (608) 836-7041  
 FAX (608) 837-4266

**PROJECT TITLE:**  
**WCB OFFICE & RETAIL CENTER**  
**MADISON, WI**  
**8240 MINERAL POINT ROAD**  
**117 JUNCTION ROAD**

Rev	Date	Description of Issue
11/17/10		PLANNING COMMISSION REVIEW SET

**DRAWING TITLE:**  
 SITE LIGHTING  
 PHOTOMETRIC PLAN

**PROJECT #:** \_\_\_\_\_ **SHEET #:** E0.2  
**DRAWN BY:** \_\_\_\_\_

**LIGHTING FIXTURE SCHEDULE**

TYPE	MANUFACTURER	CATALOG NO.	DESCRIPTION	QUANTITY	LAMPS
□	US ARCHITECTURAL	SVL22 ASY 350MH PS HS SNTS204-11 POLE	SINGLE HEAD WITH ASYMETRIC REFLECTOR AND HOUSE SIDE SHIELD. 20 FEET POLE ON 2 FEET BASE	1	MVR350/PA/XHO

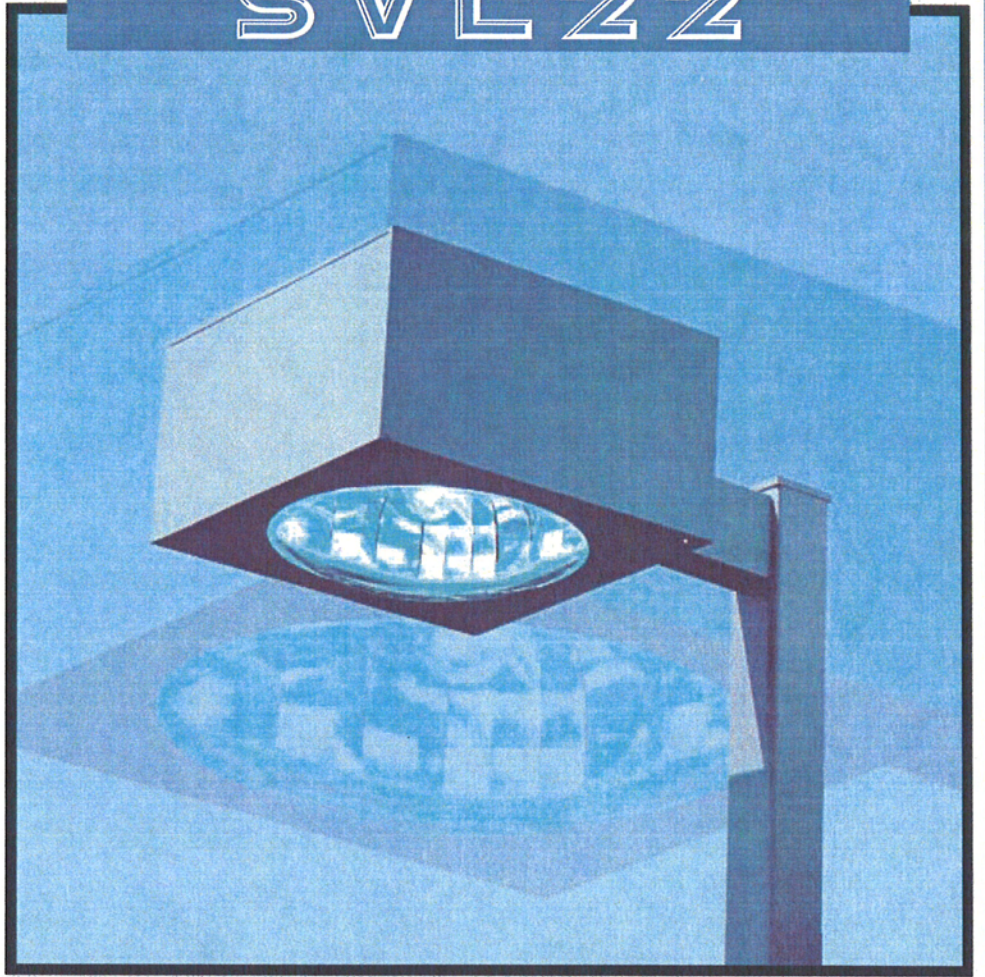
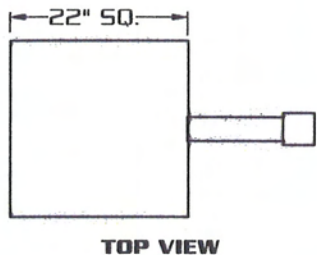
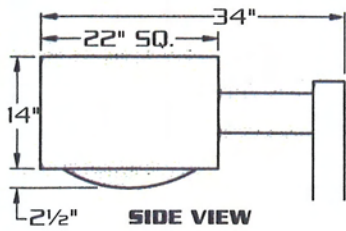
NEW LUMINAIRES SHALL MATCH EXISTING.

**POINT BY POINT CALCULATION SUMMARY**

AREA NAME	AREA DESCRIPTION	AVERAGE	MAXIMUM	MINIMUM
+ PARKING LOT	PARKING LOT FOR SITE DEVELOPMENT HORIZONTAL CALCULATION ON PAVEMENT VALUES LISTED ARE MAINTAINED FOOTCANDLES	1.93	5.87	0.41

# SVL22

(1000 WATT MAX.)



E.P.A. = 3.20

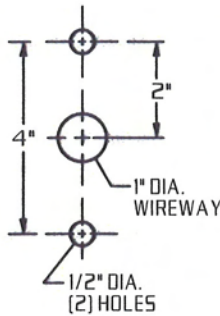
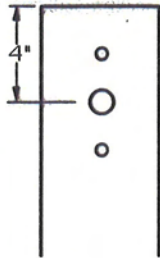


## SPECIFICATIONS

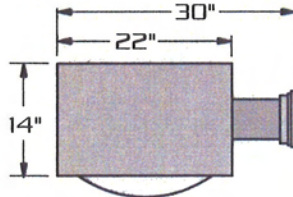
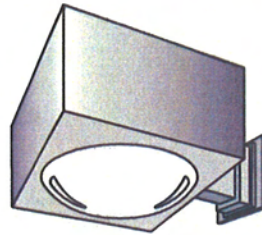
- HOUSING:** ONE PIECE DIE FORMED ALUMINUM CONSTRUCTION WITH SEPARATE BALLAST COMPARTMENT.
- LENS ASS'Y:** ONE PIECE HINGED HEAVY GAUGE DIE FORMED ALUMINUM DOOR FRAME SURROUNDS 3/16" CLEAR CONVEX GLASS LENS. GLASS IS SEALED TO DOOR WITH HIGH TEMPERATURE SILICONE SEAL. TWO CAPTIVE THUMB SCREWS DISENGA GE LENS ASSEMBLY FROM HOUSING WITHOUT THE USE OF TOOLS.
- OPTICS:** COMPUTER DESIGNED ONE PIECE SEGMENTED SPECULAR REFLECTOR COMBINES WITH CLEAR CONVEX LENS TO PRODUCE A HIGHLY EFFICIENT WIDE SYMMETRIC LIGHT DISTRIBUTION WITH OUTSTANDING UNIFORMITY.
- GASKETING:** CLOSED CELL EPDM GASKETING COMPRESSED BETWEEN DOOR AND HOUSING SEALS OPTICAL CHAMBER.
- LAMP HOLDER:** M06UL BASE PORCELAIN.
- LAMP:** (BY OTHERS)
- BALLAST:** H.P.F./C.W.A. AUTOTRANSFORMER, -20° STARTING TEMPERATURE.
- ARM:** 3"X5"X12" LONG HEAVY WALL EXTRUDED ALUMINUM. ARM IS SECURED TO HOUSING AND TO POLE WITH STAINLESS STEEL RODS.
- FINISH:** POLYESTER POWDER COAT-STATE OF THE ART 20 PSI PRESSURE POWER WASH AT 140° TEMPERATURE INCORPORATES FOUR STEP IRON PHOSPHATE PROCESS TO CLEANSE AND PRETREAT THE METAL SURFACE FOR MAXIMUM PAINT ADHESION. ELECTROSTATICALLY APPLIED TEXTURED POLYESTER POWDER TOP COAT IS BAKED AT 400° TEMPERATURE FOR MAXIMUM HARDNESS AND EXTERIOR DURABILITY.



**POLE DRILLING TEMPLATE**

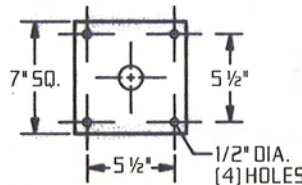


**WALL MOUNT**

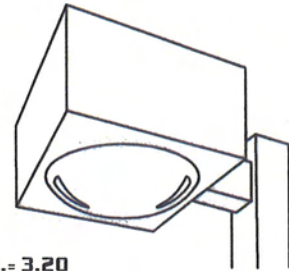


EXTRUDED ALUMINUM ARM AND CAST ALUMINUM WALL BRACKET ASSEMBLY PROVIDED WITH BUILT IN GASKETED WIRE ACCESS FOR FIXTURE/SUPPLY WIRE CONNECTION.

**WALL PLATE**



**LAMP SIZE:  
250 - 1000 WATT**



E.P.A. = 3.20

**WIDE THROW BEAM PATTERN.**

**VERTICAL LAMP.**

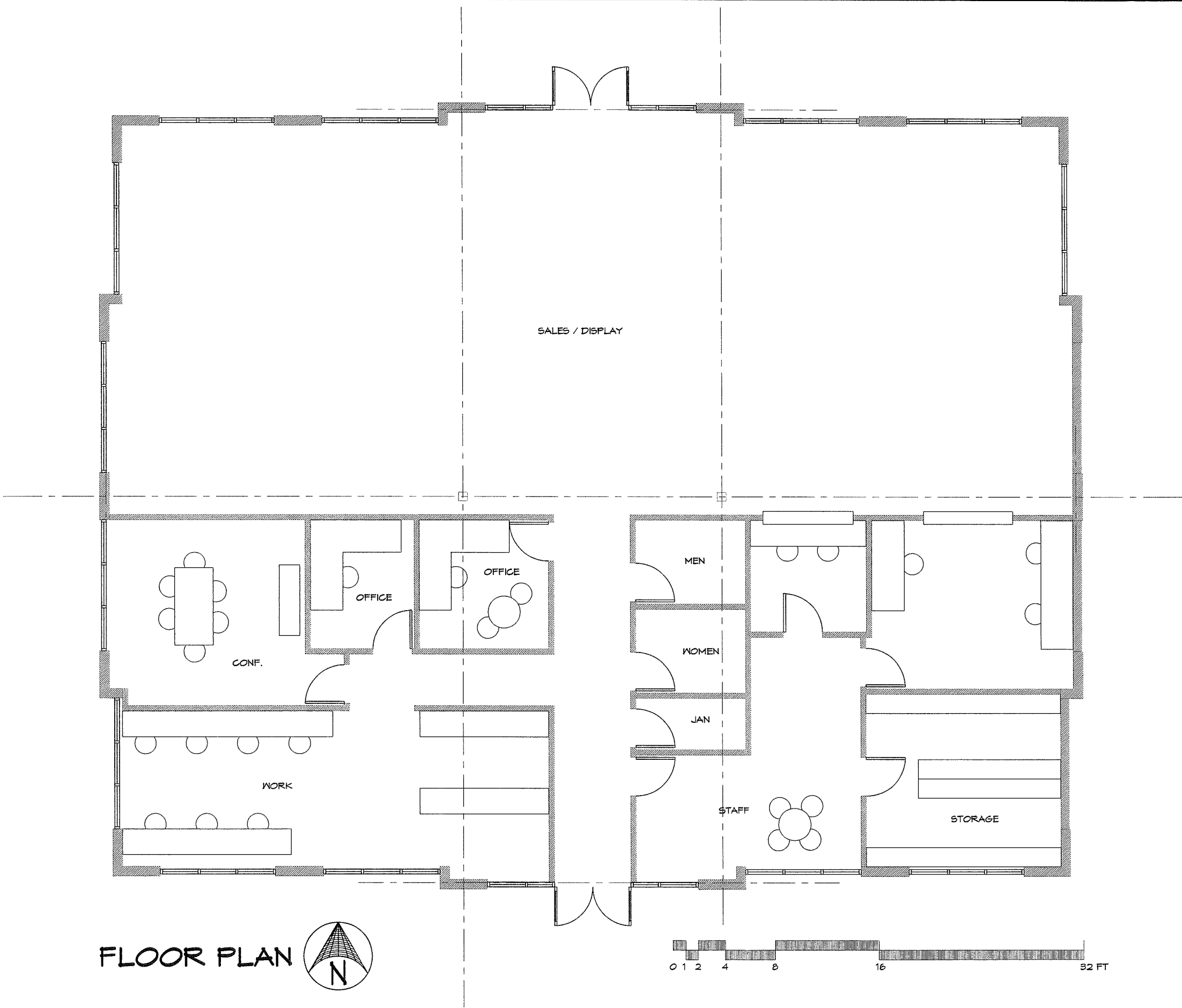
**COMPUTER DESIGNED SEGMENTED OPTICS.**

**THREE OPTICAL CONFIGURATIONS.**

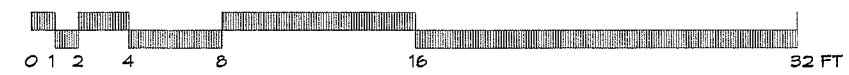
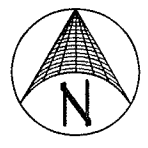
**FLAT GLASS OPTION FOR FULL CUTOFF OPTICS.**

**ORDERING INFORMATION**

MODEL NO.:	OPTICS	WATTAGE TYPE VOLTAGE	MOUNTING	FINISH	OPTIONS
<b>SVL22</b>					
MODEL NO.:	OPTICS	LAMP	MOUNTING	FINISH	OPTIONS
<b>S V L 2 2</b>	<input type="checkbox"/> ASYMMETRIC ASY...	<input type="checkbox"/> 1000 MH (BT37) <input type="checkbox"/> 120 <input type="checkbox"/> 1000 PSMH (BT37) <input type="checkbox"/> 208 <input type="checkbox"/> 750 PSMH (BT37) <input type="checkbox"/> 240 <input type="checkbox"/> 450 PSMH (ED37) <input type="checkbox"/> 277 <input type="checkbox"/> 400 MH (ED37) <input type="checkbox"/> 480 <input type="checkbox"/> 400 PSMH (ED37) <input type="checkbox"/> MT	<input type="checkbox"/> 1 .....	STANDARD TEXTURED FINISH  <input type="checkbox"/> BLACK RAL-9005-T <input type="checkbox"/> WHITE RAL-9003-T <input type="checkbox"/> GREY RAL-7004-T <input type="checkbox"/> DRK BRONZE RAL-8019-T <input type="checkbox"/> GREEN RAL-6005-T	<input type="checkbox"/> FLAT TEMPERED GLASS. .... FG <input type="checkbox"/> CLEAR POLYCARBONATE DIFFUSER ..... LEX <input type="checkbox"/> HOUSE SIDE SHIELD ..... HS <input type="checkbox"/> PHOTO CELL + VOLTAGE (EXAMPLE: PC120V) ..... PC+V <input type="checkbox"/> TWIST LOCK PHOTO CELL+VOLTAGE (EXAMPLE TPC120V) ..... TPC+V <input type="checkbox"/> TWIST LOCK RECEPTACLE ONLY ..... TPR
	<input type="checkbox"/> TYPE IV (FORWARD THROW) IV..... <input type="checkbox"/> TYPE V V-SQ...	<input type="checkbox"/> 750 HPS (BT37) <input type="checkbox"/> 400 HPS (ED18)	<input type="checkbox"/> ST 23 ..... (TO FIT OVER 2 3/8" O.D. ARM)  <input type="checkbox"/> NKLE23 ..... (TO FIT OVER 2 3/8" O.D.)  <input type="checkbox"/> NKLE27 ..... (TO FIT OVER 2 7/8" O.D.)  WALL MOUNT <input type="checkbox"/> WM .....	FOR SMOOTH FINISH REMOVE SUFFIX "T" (EXAMPLE: RAL-9500)  SEE WEBSITE FOR ADDITIONAL COLORS	<input type="checkbox"/> SINGLE FUSE (120V., 277V) ..... SF <input type="checkbox"/> DOUBLE FUSE (208V., 240V) ..... DF
			SEE ACCESSORIES SECTION FOR ST23 AND NKLE DETAILS		



FLOOR PLAN



DEVELOPER:

**Flad Development & Investment Corp.**  
 Oakbridge Commons  
 7941 Tree Lane - Suite 105  
 Madison, Wisconsin 53717-2029  
 (608) 833-8100 Fax (608) 833-8105  
 E-Mail: flad@flad-development.com

ARCHITECT:

**GMK architecture**  
 3220 syene road, suite 103  
 608 . 271.0585 madison, wi 53713  
 www.gmkarch.com

CIVIL ENGINEER:

**vierbicher** |   
 planners | engineers | advisors  
 REEDSBURG - MADISON - PRAIRIE DU CHIEN  
 999 Fouquier Drive, Suite 201 Madison, Wisconsin 53717  
 Phone: (608) 824-0532 Fax: (608) 824-0530

ELECTRICAL ENGINEER:

**Electric Construction inc**  
 Electrical Design, Contracting & Consulting  
  
 2861 Index Road  
 Madison, WI 53713  
 (608) 271-2046 FAX 271-0160  
 www.ecdesign.com

LANDSCAPE ARCHITECT:

**the bruce company**  
 of mcdoug + co.  
 LANDSCAPE ARCHITECTS  
 LANDSCAPE CONTRACTORS  
 2830 N. BELL LINE HWY  
 P.O. BOX 422030  
 MADISON, WI 53702-0330  
 TEL: (608) 836-1241  
 FAX: (608) 551-8266

PROJECT TITLE:

**WCB OFFICE & RETAIL CENTER  
 MADISON, WI  
 8240 MINERAL POINT ROAD  
 117 JUNCTION ROAD**

Rev	Date	Description of Issue

DRAWING TITLE:

FLOOR PLAN

PROJECT #: K1040	SHEET #: A1.1
DRAWN BY: RKK	

**DEVELOPER:**

**Flad Development & Investment Corp.**  
 Oakbridge Commons  
 7941 Tree Lane - Suite 105  
 Madison, Wisconsin 53717-2029  
 (608) 833-8100 Fax (608) 833-8105  
 E-Mail: flad@flad-development.com

**ARCHITECT:**


**GMK**  
**architecture**  
 3220 sjene road, suite 103  
 608 . 271.0585 madison, wi 53713  
 www.gmkarch.com

**CIVIL ENGINEER:**

**vierbicher** |   
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 REEDSBURG - MADISON - PRAIRIE DU CHIEN  
 999 Fourier Drive, Suite 201 Madison, Wisconsin 53717  
 Phone: (608) 824-0532 Fax: (608) 824-0530

**ELECTRICAL ENGINEER:**

**Electric Construction INC**  
 Electrical Design, Contracting & Consulting

  
 2861 Index Road  
 Madison, WI 53713  
 (608) 271-2046 FAX 271-0160  
 www.ecdesign.com

**LANDSCAPE ARCHITECT:**

**the bruce company**  
 OF REEDSBURG, WI  
 LANDSCAPE ARCHITECTS  
 LANDSCAPE CONTRACTORS  
 2300 PL. BEULINE HWY  
 P.O. BOX 622335  
 REEDSBURG, WI 53662-0335  
 TEL. (608) 855-1241  
 FAX (608) 855-4266

**PROJECT TITLE:**

**WCB OFFICE & RETAIL CENTER  
 MADISON, WI  
 8240 MINERAL POINT ROAD  
 117 JUNCTION ROAD**

Rev	Date	Description of Issue

**DRAWING TITLE:**

**ELEVATIONS**

**PROJECT #:**

K1040

**DRAWN BY:**

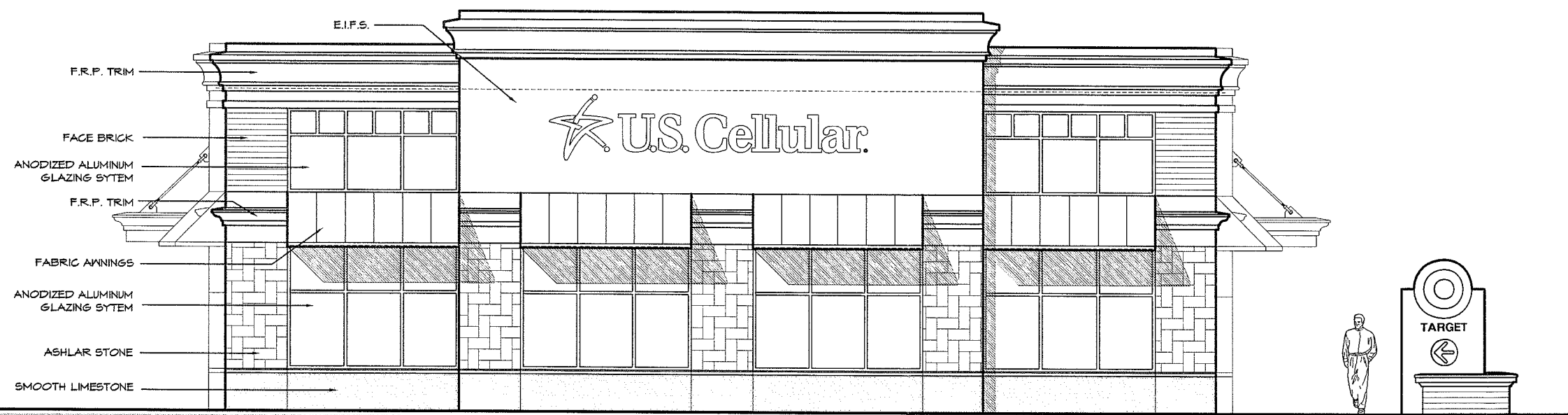
RKK

**SHEET #:**

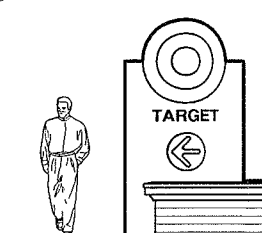
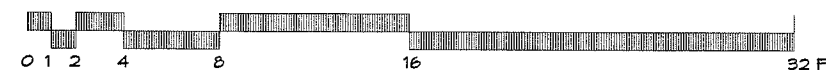
A2.1



**SOUTH**

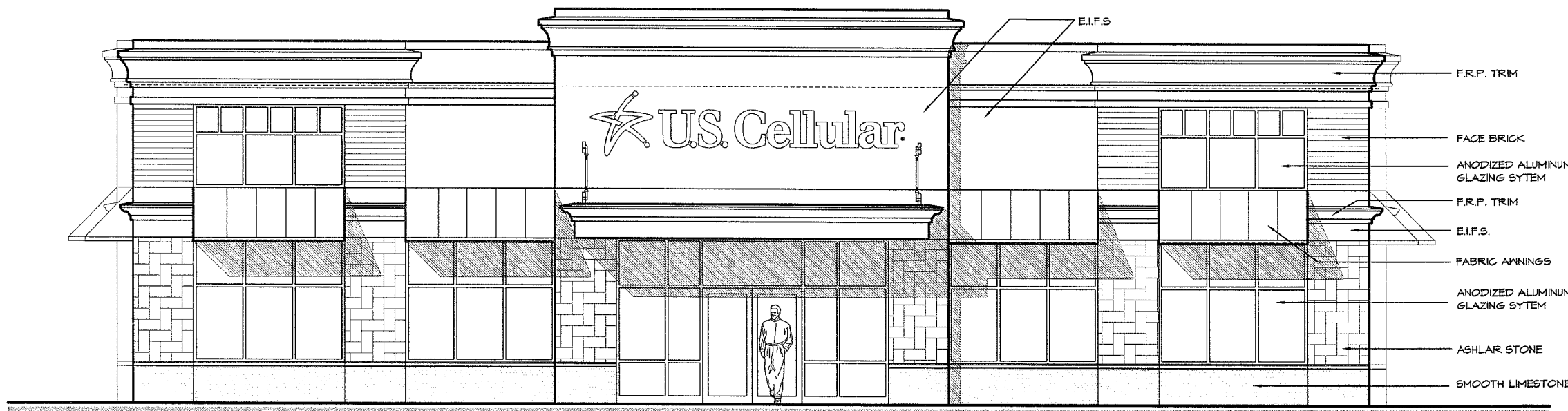


**WEST**

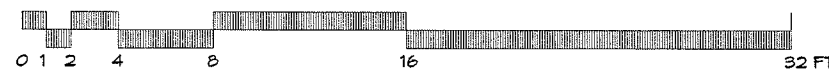




EAST



NORTH



DEVELOPER:

**Flad Development & Investment Corp.**  
 Oakbridge Commons  
 7941 Tree Lane - Suite 105  
 Madison, Wisconsin 53717-2029  
 (608) 833-8100 Fax (608) 833-8105  
 E-Mail: flod@flad-development.com

ARCHITECT:

**GMK architecture**  
 9220 Syene Road, Suite 103  
 608 . 271.0585 Madison, WI 53713  
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CIVIL ENGINEER:

**vierbicher** |   
 planners | engineers | advisors  
 REEDSBURG - MADISON - PRAIRIE DU CHIEN  
 999 Fourier Drive, Suite 201 Madison, Wisconsin 53717  
 Phone: (608) 824-0532 Fax: (608) 824-0530

ELECTRICAL ENGINEER:

**Electric Construction inc**  
 Electrical Design, Contracting & Consulting  
  
 2861 Index Road  
 Madison, WI 53713  
 (608) 271-2046 FAX 271-0160  
 www.ecdesign.com

LANDSCAPE ARCHITECT:

**the bruce company**  
 OF MADISON, WI  
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 LANDSCAPE CONTRACTORS  
 2330 N. DELTUNE HWY  
 P.O. BOX 652890  
 MADISON, WI 53762-0330  
 TEL: (608) 268-1041  
 FAX: (608) 87-4248

PROJECT TITLE:

WCB OFFICE & RETAIL CENTER  
 MADISON, WI  
 8240 MINERAL POINT ROAD  
 117 JUNCTION ROAD

Rev	Date	Description of Issue
11/17/10		PLANNING COMMISSION REVIEW SET

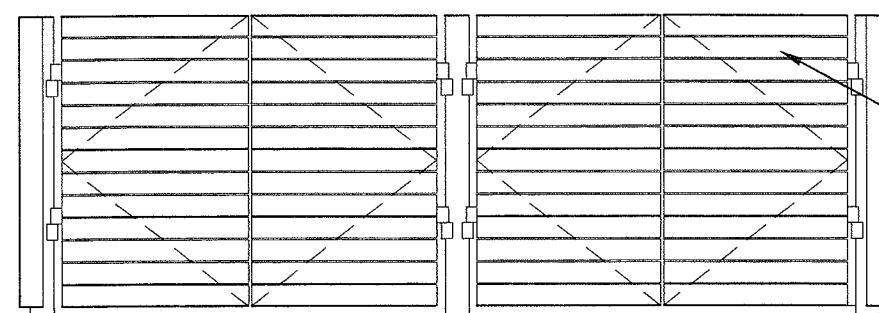
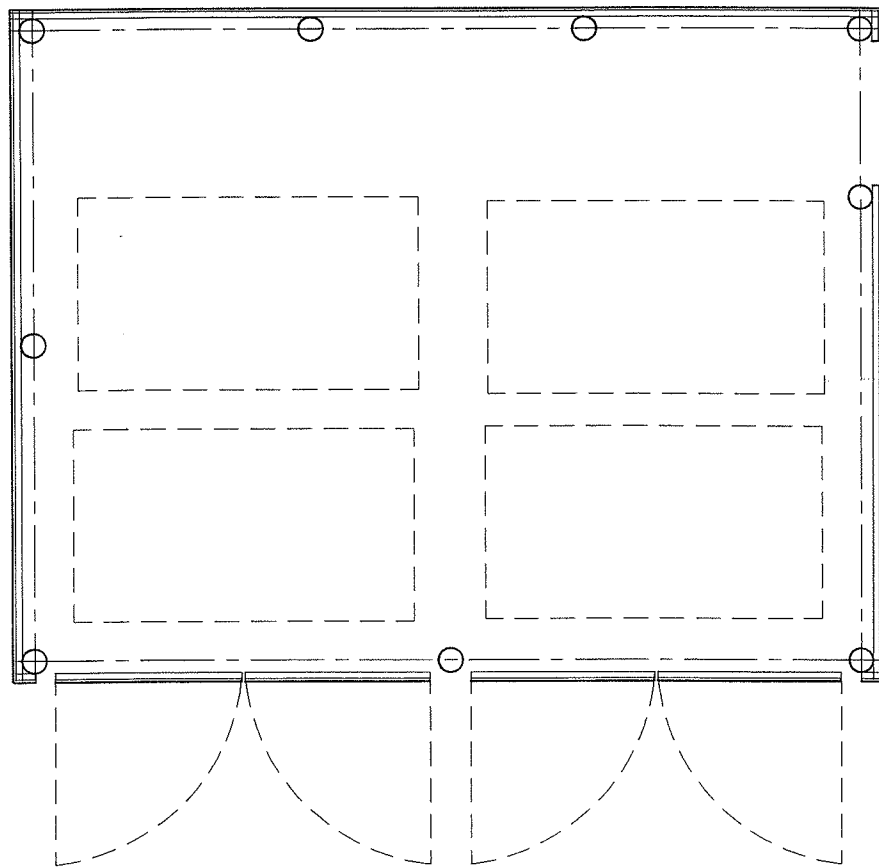
DRAWING TITLE:

ELEVATIONS

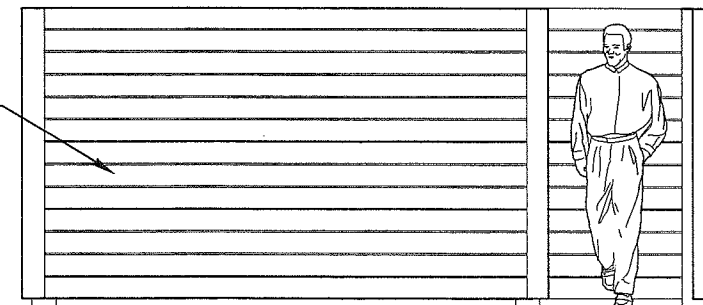
PROJECT #: K1040	SHEET #: 2.2
DRAWN BY: RKK	



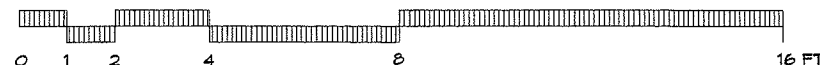




1x6 CEDAR STAINED TO MATCH BUILDING



**REFUSE ENCLOSURE**



**DEVELOPER:**

**Flad Development & Investment Corp.**  
 Oakbridge Commons  
 7941 Tree Lane - Suite 105  
 Madison, Wisconsin 53717-2029  
 (608) 833-8100 Fax (608) 833-8105  
 E-Mail: flad@flad-development.com

**ARCHITECT:**

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 architecture  
 3220 syene road, suite 103  
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**CIVIL ENGINEER:**

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 Phone: (608) 826-0532 Fax: (608) 826-0530

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 2861 Index Road  
 Madison, WI 53713  
 (608) 271-2046 FAX 271-0160  
 www.ecdesign.com

**LANDSCAPE ARCHITECT:**

**the bruce company**  
 OF MIDDLETON, WI  
 LANDSCAPE ARCHITECTS  
 LANDSCAPE CONTRACTORS  
 2680 N. BELTLINE HWY  
 P.O. BOX 620850  
 MIDDLETON, WI 53562-0850  
 TEL: (608) 836-1241  
 FAX: (608) 831-4266

**PROJECT TITLE:**

**WCB OFFICE & RETAIL CENTER  
 MADISON, WI  
 8240 MINERAL POINT ROAD  
 117 JUNCTION ROAD**

Rev	Date	Description of Issue
	11/17/10	PLANNING COMMISSION REVIEW SET

**DRAWING TITLE:**

**SITE DETAILS**

<b>PROJECT #:</b> K1040	<b>SHEET #:</b> A3.1
<b>DRAWN BY:</b> RKK	

**Flad Development  
& Investment Corp.**  
7941 Tree Lane, Suite 105  
Madison, WI 53717  
608-833-8100  
608-833-8105 fax  
flad@flad-development.com



Northeast Corner of Mineral Point Road and Junction Road  
Madison, Wisconsin



**SUBDIVISION APPLICATION  
Madison Plan Commission**

215 Martin Luther King Jr. Blvd; Room LL-100  
PO Box 2985; Madison, Wisconsin 53701-2985  
Phone: 608.266.4635 | Facsimile: 608.267.8739

**\*\* Please read both pages of the application completely and fill in all required fields\*\***  
This application form may also be completed online at [www.cityofmadison.com/planning/plan.html](http://www.cityofmadison.com/planning/plan.html)

**NOTICE REGARDING LOBBYING ORDINANCE:** If you are seeking approval of a development that has over 40,000 square feet of non-residential space, or a residential development of over 10 dwelling units, or if you are seeking assistance from the City with a value of \$10,000 (including grants, loans, TIF or similar assistance), then you likely are subject to Madison's lobbying ordinance (Sec. 2.40, MGO). You are required to register and report your lobbying. Please consult the City Clerk's Office for more information. Failure to comply with the lobbying ordinance may result in fines.

**1a. Application Type.**

- Preliminary Subdivision Plat     Final Subdivision Plat     Land Division/ Certified Survey Map (CSM)

If a Plat, Proposed Subdivision Name: \_\_\_\_\_

**1b. Review Fees.** Make checks payable to "City Treasurer."

- For **Preliminary and Final Plats**, an application fee of \$200, plus \$35 per lot or outlot contained on the plat drawing.
- For **Certified Survey Maps**, an application fee of \$200 plus \$150 per lot and outlot contained on the certified survey.

**2. Applicant Information.**

Name of Property Owner: Flad Development & Investment Corp. Representative, if any: John Flad

Street Address: 7941 Tree Lane City/State: Madison, WI Zip: 53717

Telephone: (608) 833-8100 Fax: (608) 833-8105 Email: jflad@flad-development.com

Firm Preparing Survey: Vierbicher Contact: Dave Glusick

Street Address: 999 Fourier Drive City/State: Madison, WI Zip: 53717

Telephone: (608) 826-0532 Fax: (608) 826-0530 Email: dglu@vierbicher.com

Check only ONE - ALL Correspondence on this application should be sent to:  Property Owner     Survey Firm

**3a. Project Information.**

Parcel Address: 8240 Mineral Point Rd., 117 Junction Rd. in the City or Town of: Madison

Tax Parcel Number(s): 251/0708-224-0213-0; 251/0708-224-0212-2 School District: Mid - Cr Plains

Existing Zoning District(s): PUD (GDP) Development Schedule: Spring 2011 - Start

Proposed Zoning District(s) (if any): PUD (GDP-SIP) **Please provide a Legal Description on your CSM or plat.**  
Fall 2011 - Completion

**3b. For Surveys Located Outside the Madison City Limits in the City's Extraterritorial Jurisdiction:**

Date of Approval by Dane County: \_\_\_\_\_ Date of Approval by Town: \_\_\_\_\_

In order for an exterritorial request to be processed, a copy of the approval letters from both the town and Dane County must be submitted

**4. Survey Contents and Description.** Complete table as it pertains to the survey; do not complete gray areas.

Land Use	Lots	Outlots	Acres	Land Use	Lots	Outlot	Acres
Residential				Outlots Dedicated to the Public (Parks, Stormwater, etc.)			
<del>Retail</del> Office (Bank)	Lot 1		1.19				
<del>Industrial</del> Retail	Lot 2		.594	Outlots Maintained by a Private Group or Association			
Other (state use)							
<b>PROJECT TOTAL</b>			1.784				<b>OVER →</b>

**5. Required Submittals.** Your application is required to include the following (check all that apply):

**Surveys** (prepared by a Registered Land Surveyor):

- For Preliminary Plats, **eighteen (18) copies** of the drawing drawn to scale are required. The drawing is required to provide all information as it pertains to the proposed subdivision as set forth in Section 16.23 (7)(a) of the Madison General Ordinances. The drawings shall include, but are not limited to, a description of existing site conditions and natural features, delineation of all public and private utilities that serve the site (denote field located versus record drawings), the general layout of the proposed subdivision, the dimensions of lots and outlots, widths of existing and proposed rights of way, topographic information, and any other information necessary for the review of the proposed subdivision.
- For Final Plats, **sixteen (16) copies** of the drawing are required to be submitted. The final plat shall be drawn to the specifications of Section 236.20 of the Wisconsin Statutes.
- For Certified Survey Maps (CSM), **sixteen (16) copies** of the drawing are required. The drawings shall include all of the information set forth in Sections 16.23 (7)(a) & (d) of the Madison General Ordinances, including existing site conditions, the nature of the proposed division and any other necessary data. Utility data (field located or from utility maps) may be provided on a separate map submitted with application.
- All surveys submitted with this application are required to be collated, stapled and folded so as to fit within an 8 1/2" X 14" folder. An 8-1/2 X 11-inch reduction of each sheet shall also be submitted.

**Letter of Intent: Twelve (12) copies** of a letter describing the proposed subdivision in detail including, but not limited to: the number and type/ use of lots proposed with this subdivision; existing conditions and uses of the property; development and phasing schedule for the project, and; the names of persons involved (contractor, architect, landscaper, business manager, etc.). **\*The letter of intent for a subdivision can be the same document as the letter of intent required for a concurrent Land Use Application for the same property. \*\*The requirement to include a letter of intent is not required for applications for lot combinations or split duplexes.**

**Report of Title and Supporting Documents:** All plats and certified surveys submitted for approval shall include a Report of Title satisfactory to the Office of Real Estate Services as required in Section 16.23 of the Madison General Ordinances. A minimum of **two (2) copies** of a City of Madison standard 60-year Report of Title shall be obtained from a title insurance company. **Title insurance or a title commitment policy is NOT acceptable** (i.e. a Preliminary Title Report or a Record Information Certificate). The applicant shall submit a copy of all documents listed in the Report of Title for each copy of the report submitted. The survey firm and property owner should refer to the Report of Title when preparing the plat or CSM.

**For any plat or CSM creating common areas to be maintained by private association:** Two copies of proposed development restrictions and covenants shall be submitted for City approval prior to recording of the survey instrument.


**For Surveys Outside the Madison City Limits:** A copy of the approval letters from both the town where the property is located and Dane County must be submitted with your request. The City of Madison may not consider a survey within its extraterritorial jurisdiction without prior approval **town and Dane County**.

**For Surveys Conveying Land to the Public:** A Phase I Environmental Site Assessment Report may be required if any interest in these lands are to be conveyed to the public. Please contact the City's Office of Real Estate Services at 266-4222 for a determination as soon as possible.

**Completed application and required fee (from Section 1b):** Make all checks payable to "City Treasurer."

**Electronic Application Submittal:** All applicants are required to submit a copy of the completed application form, legal description and preliminary and/or final plats or certified survey map as individual Adobe Acrobat PDF files compiled either on a non-returnable CD-ROM to be included with their application materials, or in an e-mail sent to [pcapplications@cityofmadison.com](mailto:pcapplications@cityofmadison.com). The transmittal shall include the name of the project and applicant. Applicants unable to provide the materials electronically should contact the Planning Division at 266-4635 for assistance.

The signer attests that the application has been completed accurately and all required materials have been submitted:

**Applicant's Printed Name** Flad Development  
c/o John J. Flad **Signature**   
**Date** 11/17/10 **Interest In Property On This Date** Contractual Owner

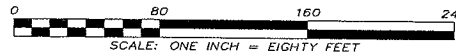
<b>For Office Use Only</b>	Date Rec'd: _____	PC Date: _____	Alder, District: _____	Amount Paid: \$ _____
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# CERTIFIED SURVEY MAP No.

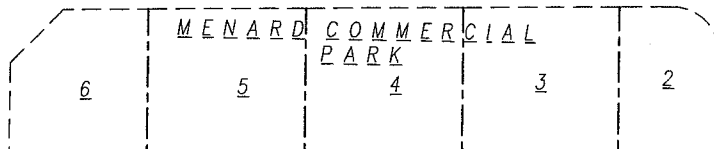
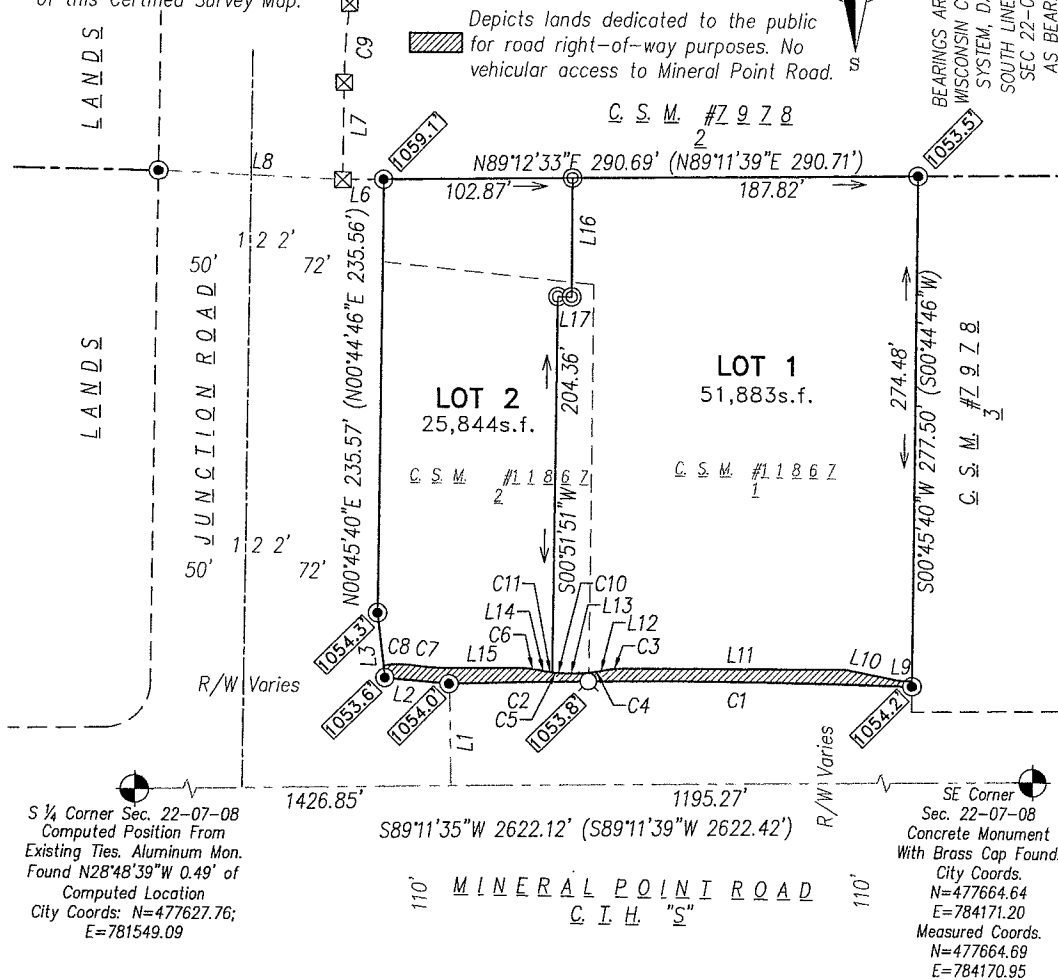
ALL OF LOTS 1 & 2, CERTIFIED SURVEY MAP NUMBER 11867, AS RECORDED IN VOLUME 72 OF CERTIFIED SURVEY MAPS, ON PAGES 340-344, AS DOCUMENT NUMBER 4217624, DANE COUNTY REGISTRY, LOCATED IN THE SE ¼ OF THE SE ¼ OF SECTION 22, TOWNSHIP 07 NORTH, RANGE 08 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

**NOTES:**

1. See sheets 3 & 4 for easements.
2. See sheet 5 for existing conditions.
3. See sheet 2 for R/W dedication detail and legend.
4. See sheet 6 for additional notes, line table & curve table.
5. See sheet 7 for description & surveyor's certificate.
6. There shall be no vehicular access to Mineral Point Road from Lots 1 & 2 of this Certified Survey Map.



BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, THE SOUTH LINE OF THE SE ¼ OF SEC 22-07-08 MEASURED AS BEARING S89°11'35"W



**vierbicher**  
planners | engineers | advisors



REEDSBURG - MADISON - PRAIRIE DU CHIEN  
999 Fourier Drive, Suite 201 Madison, Wisconsin 53717  
Phone: (608) 826-0532 Fax: (608) 826-0530

FN: 33107379  
DATE: 11/12/2010

Drafted By: MMAR  
Checked By: JQUA

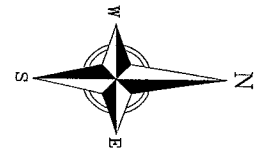
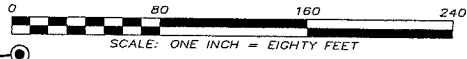
**SURVEYED FOR:**  
Flad Development & Investment Corp.  
7941 Tree Lane,  
Suite #105  
Madison, WI 53717

C.S.M. No. \_\_\_\_\_  
Doc. No. \_\_\_\_\_  
Vol. \_\_\_\_\_ Page \_\_\_\_\_

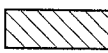
SHEET  
1 OF 8

# CERTIFIED SURVEY MAP No.

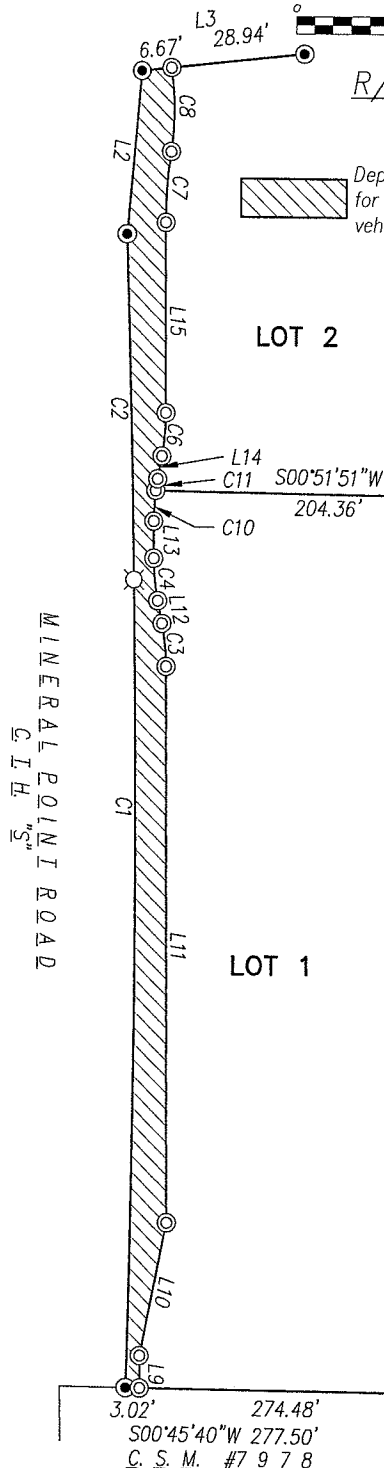
ALL OF LOTS 1 & 2, CERTIFIED SURVEY MAP NUMBER 11867, AS RECORDED IN VOLUME 72 OF CERTIFIED SURVEY MAPS, ON PAGES 340-344, AS DOCUMENT NUMBER 4217624, DANE COUNTY REGISTRY, LOCATED IN THE SE 1/4 OF THE SE 1/4 OF SECTION 22, TOWNSHIP 07 NORTH, RANGE 08 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN









R/W DEDICATION DETAIL  
(Not to Scale)

 Depicts lands dedicated to the public for road right-of-way purposes. No vehicular access to Mineral Point Road.

BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, THE SOUTH LINE OF THE SE 1/4 OF SEC 22-07-08 MEASURED AS BEARING S89°11'35"W

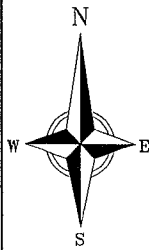


LEGEND	
	YELLOW CAPPED STAKE FOUND "WOOLPERT LLP" STAMPED ON TOP
	EXISTING BRASS "SURVEY MARKER" IN CONC.
	EXISTING 3/4" dia. IRON ROD
	SET 3/4" dia. x 24" SOLID IRON RE-BAR WT. 1.50 lbs./lin.ft.
	PROPERTY CORNER SPOT ELEVATION NAVD88 DATUM
	DRAINAGE ARROW (SEE NOTE #1 ON SHEET 6)

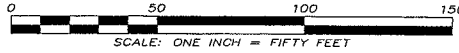
<b>vierbicher</b> planners   engineers   advisors REEDSBURG - MADISON - PRAIRIE DU CHIEN 999 Fourrier Drive, Suite 201 Madison, Wisconsin 53717 Phone: (608) 826-0532 Fax: (608) 826-0530	FN: 33107379 DATE: 11/12/2010	SURVEYED FOR: Flad Development & Investment Corp. 7941 Tree Lane, Suite #105 Madison, WI 53717	C.S.M. No. _____ Doc. No. _____ Vol. _____ Page _____	SHEET 2 OF 8
	Drafted By: MMAR Checked By: JQUA	Drawing Name: \\M:\Flad Development\33107379 Junction Rd Property\Engineering\Civil 30\Flad_CSM_7379.dwg		

# CERTIFIED SURVEY MAP No.


ALL OF LOTS 1 & 2, CERTIFIED SURVEY MAP NUMBER 11867, AS RECORDED IN VOLUME 72 OF CERTIFIED SURVEY MAPS, ON PAGES 340-344, AS DOCUMENT NUMBER 4217624, DANE COUNTY REGISTRY, LOCATED IN THE SE ¼ OF THE SE ¼ OF SECTION 22, TOWNSHIP 07 NORTH, RANGE 08 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN




BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, THE SOUTH LINE OF THE SE ¼ OF SEC 22-07-08 MEASURED AS BEARING S89°11'35"W



**EXISTING EASEMENT LEGEND**

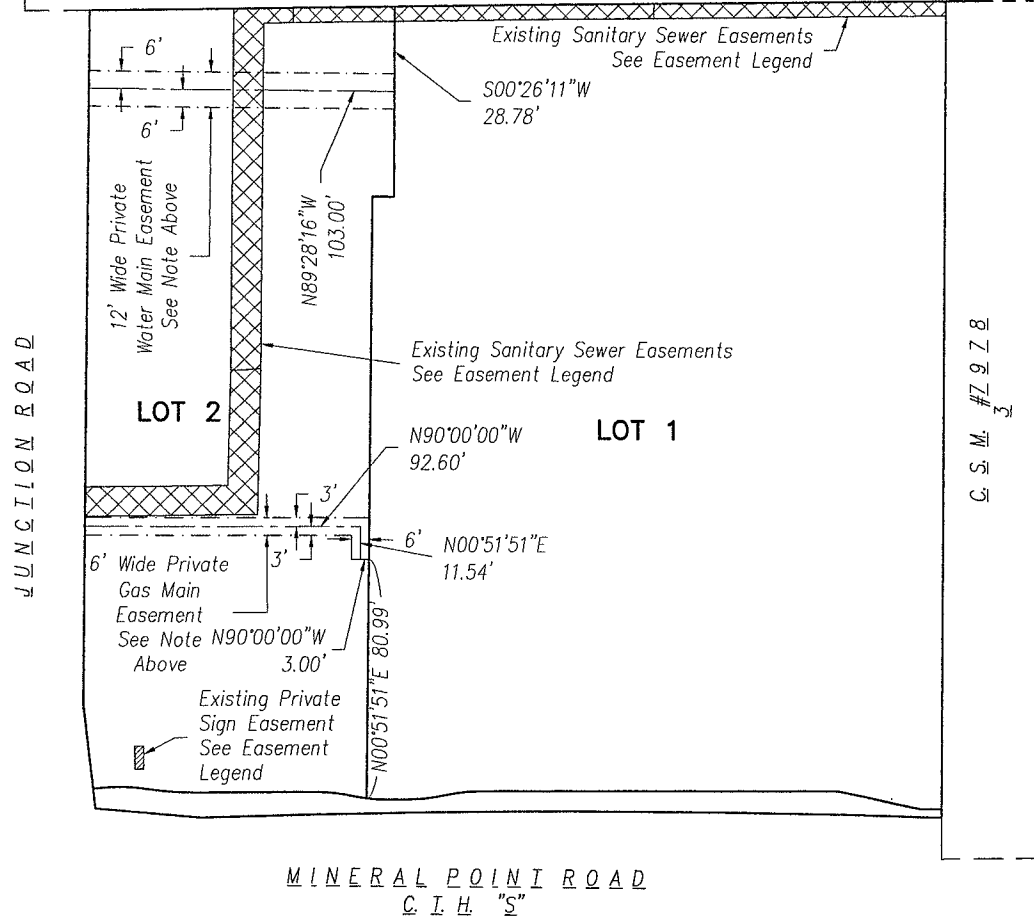
 Existing Sanitary Sewer Easements as shown on C.S.M. #11867, per Doc. #'s 2259818, 2278423, 2278424, & 2278425.

 Existing Private Sign Easement, per Doc. # \_\_\_\_\_.


NOTE: The private water main & private gas main easements are for the benefit of Lot 1 of this C.S.M. only.

## EASEMENT DETAIL

C. S. M. #Z 9 7 8  
2



C. S. M. #Z 9 7 8  
3

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		Drafted By: MMAR Checked By: JQUA	Drawing Name: W:\Flad Development\33107379 Junction Rd Property\Engineering\Civil 3D\Flad_CSM_7379.dwg		

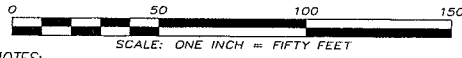


# CERTIFIED SURVEY MAP No.

ALL OF LOTS 1 & 2, CERTIFIED SURVEY MAP NUMBER 11867, AS RECORDED IN VOLUME 72 OF CERTIFIED SURVEY MAPS, ON PAGES 340-344, AS DOCUMENT NUMBER 4217624, DANE COUNTY REGISTRY, LOCATED IN THE SE ¼ OF THE SE ¼ OF SECTION 22, TOWNSHIP 07 NORTH, RANGE 08 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN




BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, THE SOUTH LINE OF THE SE ¼ OF SEC 22-07-08 MEASURED AS BEARING S89°11'35"W



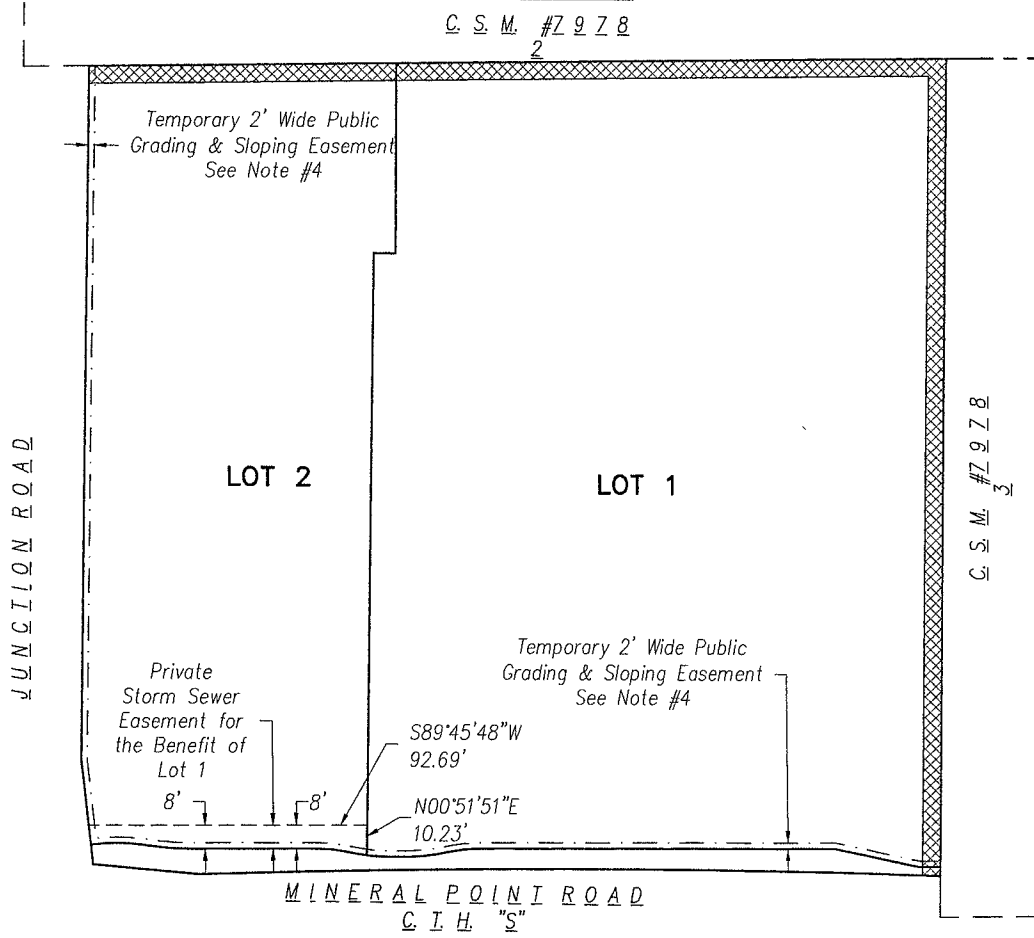
**NOTES:**



1. The existing 6' wide Public Utility Easement as shown on C.S.M. #11867 and recorded as Doc. #2530338 lies entirely within the R/W of Junction Road and therefore is not shown.
2. The existing 6' wide Public Utility easement recorded as Doc. #2530337 lies partially within the existing R/W of Mineral Point Road. That part within said R/W has not been shown hereon.
3. The existing 6' wide Public Utility easement recorded as Doc. #2530339 lies partially within the existing R/W of Junction Road. That part within said R/W has not been shown hereon.
4. Temporary 2' wide Public Grading & Sloping Easement, to terminate upon the completion of improvements to Mineral Point Road and/or Junction Road or on (date to be determined) whichever comes first.

**EXISTING EASEMENT LEGEND**

 Existing 6' Wide Public Utility Easement as shown on C.S.M. #11867, per Doc. #'s 2530336, 2530337, & 2530339.

**EASEMENT DETAIL**



 planners   engineers   advisors REEDSBURG - MADISON - PRAIRIE DU CHIEN 999 Foutter Drive, Suite 201 Madison, Wisconsin 53717 Phone: (608) 824-0532 Fax: (608) 824-0530		FN: 33107379 DATE: 11/12/2010	SURVEYED FOR: Flod Development & Investment Corp. 7941 Tree Lane, Suite #105 Madison, WI 53717	C.S.M. No. _____ Doc. No. _____ Vol. _____ Page _____	SHEET 4 OF 8
		Drafted By: MMAR Checked By: JQUA	Drawing Name: \\M:\Flod Development\33107379 Junction Rd Property\Engineering\Civil 3D\Flod_CSM_7379.dwg		

# CERTIFIED SURVEY MAP No.

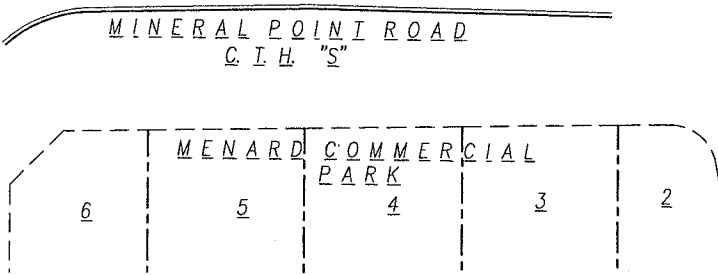
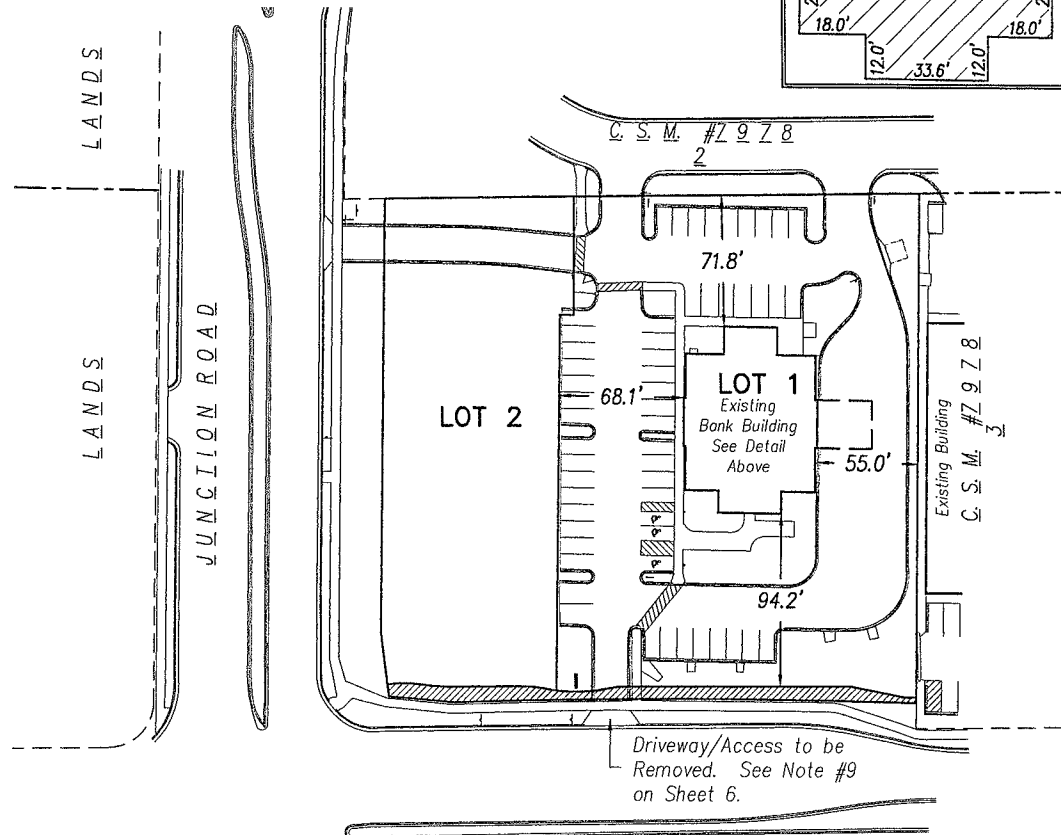
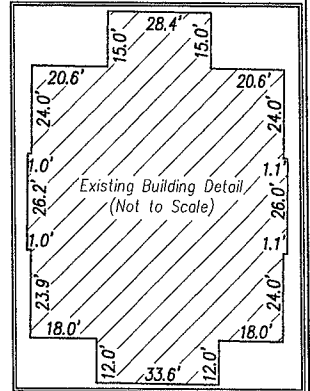
ALL OF LOTS 1 & 2, CERTIFIED SURVEY MAP NUMBER 11867, AS RECORDED IN VOLUME 72 OF CERTIFIED SURVEY MAPS, ON PAGES 340-344, AS DOCUMENT NUMBER 4217624, DANE COUNTY REGISTRY, LOCATED IN THE SE ¼ OF THE SE ¼ OF SECTION 22, TOWNSHIP 07 NORTH, RANGE 08 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN



BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, THE SOUTH LINE OF THE SE ¼ OF SEC 22-07-08 MEASURED AS BEARING S89°11'35"W



## EXISTING CONDITIONS DETAIL



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planners | engineers | advisors

REEDSBURG - MADISON - PRAIRIE DU CHIEN  
999 Foutler Drive, Suite 201 Madison, Wisconsin 53717  
Phone: (608) 826-0532 Fax: (608) 826-0530

FN: 33107379  
DATE: 11/12/2010  
Drafted By: MMAR  
Checked By: JQUA

SURVEYED FOR:  
Flad Development & Investment Corp.  
7941 Tree Lane,  
Suite #105  
Madison, WI 53717

C.S.M. No. \_\_\_\_\_  
Doc. No. \_\_\_\_\_  
Vol. \_\_\_\_\_ Page \_\_\_\_\_

SHEET  
5 OF 8



# CERTIFIED SURVEY MAP No.

ALL OF LOTS 1 & 2, CERTIFIED SURVEY MAP NUMBER 11867, AS RECORDED IN VOLUME 72 OF CERTIFIED SURVEY MAPS, ON PAGES 340-344, AS DOCUMENT NUMBER 4217624, DANE COUNTY REGISTRY, LOCATED IN THE SE ¼ OF THE SE ¼ OF SECTION 22, TOWNSHIP 07 NORTH, RANGE 08 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

CURVE TABLE						LINE TABLE			LINE TABLE		
Curve No.	Radius	Delta	Length	Chord Bearing	Ch. Length	Line No.	Bearing	Distance	Line No.	Bearing	Distance
C1	4025.00'	02°30'02"	175.66'	N89°36'35"W (N89°37'30"W)	175.65'	L1	N00°48'25"W	55.65'	L8	N87°21'36"W	100.05'
C2	4025.00'	01°04'06"	75.05'	S88°36'21"W (S88°35'26"W)	75.05'	L2	N84°55'03"W (N84°55'57"W)	35.61'	L9	S89°45'48"W	7.02'
C3	50.50'	10°43'04"	9.45'	S84°24'15"W	9.43'	L3	N06°23'55"W (N06°24'49"W)	35.61'	L10	N78°29'28"W	29.47'
C4	49.50'	10°43'04"	9.26'	S84°24'15"W	9.25'	L4	S00°26'11"W	64.68'	L11	S89°45'48"W	120.92'
C5	49.50'	10°43'04"	9.26'	N84°52'40"W	9.25'	L5	N89°08'09"W	7.41'	L12	S79°02'43"W	5.03'
C6	50.50'	10°43'04"	9.45'	N84°52'40"W	9.43'	L6	S89°12'50"W (S89°11'39"W)	22.02'	L13	S89°45'48"W	8.09'
C7	99.00'	08°57'01"	15.47'	N85°45'42"W	15.45'	L7	N00°45'40"E (N00°20'37"E)	52.61'	L14	N79°31'08"W	5.03'
C8	61.00'	17°11'09"	18.30'	N89°52'46"W	18.23'				L15	S89°45'48"W	41.29'
C9	390.00'	06°19'29"	43.05'	N03°55'24"E (N03°50'22"E)	43.03'				L16	S00°26'11"W	64.68'
C10	49.50'	07°46'02"	6.71'	N86°21'11"W	6.71'				L17	N89°08'09"W	7.41'
C11	49.50'	02°57'02"	2.55'	N80°59'39"W	2.55'						

**NOTES:**

1. Arrows indicate the direction of surface drainage swale at individual property lines. Said drainage swale shall be graded with the construction of each principal structure and maintained by the lot owner unless modified with the approval of the City Engineer. Elevations depicted on sheet 1 are for property corners at ground level and shall be maintained by the lot owner. Elevations are based upon NAVD88 Datum.
2. All lots within this survey are subject to a public easement for drainage purposes which shall be a minimum of 6-feet in width measured from the property line to the interior of each lot except that the easement shall be 12-feet in width on the perimeter of the Certified Survey Map. Easements shall not be required on property lines shared with green ways or public streets. No structures may be constructed within said easement and no other obstructions to drainage, including landscaping are permitted without the prior written approval of the City Engineer. In the event of the City of Madison Plan Commission and/or Common Council approved re-division of a previously subdivided property, the underlying public easements for drainage purposes are released and replaced by those required and created by the current approved subdivision.
3. All lots created by this Certified Survey map are individually responsible for compliance with Chapter 37 of the Madison General Ordinances in regard to storm water detention at the time they develop.
4. Distances are ground and measured to the nearest hundredth of a foot (0.01').
5. Dates of field work: September 10, 13, 14 and October 01 & 04, 2010.
6. All lots within this Certified Survey Map are subject to Highway Access Control Regulations as recorded in V.447 of Records, Page 483-496 as Doc. #1368501.
7. Subject to Restriction on New Development recorded as Doc. #4004421.
8. Subject to an Access Easement Agreement recorded as Doc. #4216284. Easement provides additional Ingress/Egress rights to Junction Road & Mineral Point Road from adjacent properties. Refer to document for conditions & restrictions.
9. Subject to Highway Access Deed Restriction recorded as Doc. #4218375. Document provides the right by the City to order the removal of direct access to Mineral Point Road. Refer to document for conditions & restrictions.
10. Subject to Planned Unit Development General Development Plan & Specific Implementation Plan recorded as Doc. #4218912. (Subject to revised Planned Unit Development General Development Plan & Specific Implementation Plan recorded as Doc. #\_\_\_\_\_)
11. Subject to Declaration of Conditions and Covenants recorded as Doc. #'s 4281325 & 4281327.
12. Subject to Declaration of Conditions, Covenants, and Restrictions for the Maintenance of Stormwater Management Measures recorded as Doc. #4241433. Subject to Amendment to Declaration of Conditions, Covenants, and Restrictions for the Maintenance of Stormwater Management Measures recorded as Doc. #\_\_\_\_\_
13. The private stormwater easement as shown on C.S.M. #11867 has been released by "Release of Private Stormwater Easement" document recorded as Doc. #\_\_\_\_\_. Therefore easement not shown.
14. The temporary 30' wide Public Grading & Sloping Easement as shown on C.S.M. #11867 has been released by "Release of Temporary Easement" document recorded as Doc. #\_\_\_\_\_. Therefore easement not shown.
15. Subject to a Reciprocal Access Easement Agreement recorded as Doc. #\_\_\_\_\_

 <p style="font-size: small;">planners   engineers   advisors</p> <p style="font-size: x-small;">REEDSBURG - MADISON - PRAIRIE DU CHIEN 999 Fouler Drive, Suite 201 Madison, Wisconsin 53717 Phone: (608) 626-0332 Fax: (608) 626-0330</p>		FN: 33107193	SURVEYED FOR:	C.S.M. No. _____	<p style="font-size: large;">SHEET</p> <p style="font-size: large;">6 OF 8</p>
		DATE: 11/12/2010	Flood Development & Investment Corp. 7941 Tree Lane, Suite #105 Madison, WI 53717	Doc. No. _____	
		Drafted By: MMAR	Vol. _____ Page _____		
		Checked By: JOUA	Drawing Name: W:\Flood Development\33107193 Wolgreens-Wausau\Flood_CSM_7193.dwg		

# CERTIFIED SURVEY MAP No.

ALL OF LOTS 1 & 2, CERTIFIED SURVEY MAP NUMBER 11867, AS RECORDED IN VOLUME 72 OF CERTIFIED SURVEY MAPS, ON PAGES 340-344, AS DOCUMENT NUMBER 4217624, DANE COUNTY REGISTRY, LOCATED IN THE SE ¼ OF THE SE ¼ OF SECTION 22, TOWNSHIP 07 NORTH, RANGE 08 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

**SURVEYOR'S CERTIFICATE:**

I, Michael S. Marty, Professional Land Surveyor No. 2452 hereby certify: that under the direction of Flad Development & Investment Corp., and WCB Properties, LLC, owners of said land, I have surveyed, divided, and mapped Lots 1 & 2, Certified Survey Map (C.S.M.) #11867, as recorded in Volume 72 of Certified Survey Maps, on Pages 340-344, as Document Number 4217624, Dane County Registry, located in the SE ¼ of the SE ¼ of Section 22, Township 07 North, Range 08 East, City of Madison, Dane County, Wisconsin, more fully described as follows:

Commencing at the SE corner of said Section 22; thence N89°11'35"W along the South line of the SE ¼ of said Section 22, 1195.27'; thence N00°48'25"W, 55.65' to the southerly line of said C.S.M. #11867, a point of intersection with the northerly right-of-way line of Mineral Point Road, and the point of beginning; thence along the boundary of said C.S.M. #11867 for the next six (6) courses; 1-thence N84°55'03"W along said northerly right-of-way line, 35.61' to the easterly right-of-way line of Junction Road; 2-thence N06°23'55"W along said easterly right-of-way line, 35.61'; 3-thence N00°45'40"E along said easterly right-of-way line, 235.56'; 4-thence N89°12'33"E, 290.71'; 5-thence S00°45'40"W, 277.50' to the said northerly right-of-way line of Mineral Point Road and a point of non-tangential curvature; 6-thence 250.71' along said northerly right-of-way line and the arc of a curve to the left, through a central angle of 03°34'08", a radius of 4025.00', and a chord bearing S89°51'21"W, 250.67' to the point of beginning. Said description contains 79,684 square feet.

I further certify that the map on sheet 1 is a correct representation of the exterior boundaries of the land surveyed and that I have fully complied with the provisions of Chapter 236.34 of the State Statutes and the Subdivision Ordinance of the City of Madison in surveying, dividing, and mapping the same.

Vierbicher Associates  
By: Michael S. Marty, P.L.S. No. 2452

Dated this \_\_\_ day of \_\_\_\_\_, 201\_\_

Signed: \_\_\_\_\_  
Michael S. Marty, P.L.S. No. 2452

**OWNER'S CERTIFICATE:**

Flad Development & Investment Corp., as owner, does hereby certify that we caused the lands described on this Certified Survey Map to be surveyed, divided, mapped, and dedicated as represented hereon.

Dated this \_\_\_ day of \_\_\_\_\_, 201\_\_

Signed: \_\_\_\_\_  
John J. Flad, President  
Flad Development & Investment Corp.

State of Wisconsin )  
                                  )  
County of Dane        )

Personally came before me this \_\_\_ day of \_\_\_\_\_, 201\_\_, the above named John J. Flad, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public: \_\_\_\_\_  
My Commission Expires/is permanent: \_\_\_\_\_

**MADISON COMMON COUNCIL CERTIFICATE:**

Resolved that this Certified Survey Map located in the City of Madison was hereby approved by Enactment Number \_\_\_\_\_ File ID Number \_\_\_\_\_, adopted on the \_\_\_ day of \_\_\_\_\_, 201\_\_, and that said enactment further provided for the acceptance of those lands dedicated and rights conveyed by said Certified Survey Map to the City of Madison for public use.

Dated this \_\_\_ day of \_\_\_\_\_, 201\_\_



Signed: \_\_\_\_\_  
Maribeth Witzel-Behl, City Clerk, City of Madison  
Dane County, Wisconsin

**MADISON PLAN COMMISSION CERTIFICATE:**

Approved for recording per the City of Madison Plan Commission.

Dated this \_\_\_ day of \_\_\_\_\_, 201\_\_

Signed: \_\_\_\_\_  
Mark A. Olinger, Secretary,  
Madison Plan Commission

 <p style="font-size: small;">planners   engineers   advisors</p> <p style="font-size: x-small;">REEDSBURG - MADISON - PRAIRIE DU CHIEN 999 Foulter Drive, Suite 201 Madison, Wisconsin 53717 Phone: (608) 826-0532 Fax: (608) 826-0530</p>		FN: 33107193 DATE: 11/12/2010	SURVEYED FOR: Flad Development & Investment Corp. 7941 Tree Lane, Suite #105 Madison, WI 53717	C.S.M. No. _____ Doc. No. _____ Vol. _____ Page _____	<p style="font-size: large; font-weight: bold;">SHEET 7 OF 8</p>
		Drafted By: MMAR Checked By: JQUA	Drawing Name: \\W\Flad Development\33107193 Wolgreens-Wausou\Flad_CSM_7193.dwg		

**CERTIFIED SURVEY MAP No.**

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OWNER'S CERTIFICATE:

WCB Properties, LLC as owner, does hereby certify that we caused the lands described on this Certified Survey Map to be surveyed, divided, mopped, and dedicated as represented hereon.

Dated this \_\_\_\_ day of \_\_\_\_\_, 201\_\_.

Signed: \_\_\_\_\_  
Authorized Representative

State of Wisconsin )  
County of Dane )

Personally came before me this \_\_\_\_ day of \_\_\_\_\_, 201\_\_, the above named \_\_\_\_\_ to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public: \_\_\_\_\_ My Commission Expires/is permanent: \_\_\_\_\_

CONSENT OF MORTGAGEE:

\_\_\_\_\_, a banking association duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping, and dedicating of the land described on this Certified Survey Map and does hereby consent to the Owner's Certificate.

IN WITNESS WHEREOF, said \_\_\_\_\_ has caused these presents to be signed by \_\_\_\_\_, its \_\_\_\_\_ at \_\_\_\_\_ Wisconsin, this \_\_\_\_ day of \_\_\_\_\_, 201\_\_.

Signed: \_\_\_\_\_  
Authorized Representative

State of Wisconsin )  
County of Dane )

Personally came before me this \_\_\_\_ day of \_\_\_\_\_, 201\_\_, the above named \_\_\_\_\_ to me known to be the person who executed the foregoing instrument and acknowledged the same.


Notary Public: \_\_\_\_\_

My Commission Expires/is permanent: \_\_\_\_\_

REGISTER OF DEEDS CERTIFICATE:

Received for recording on this \_\_\_\_ day of \_\_\_\_\_, 201\_\_, at \_\_\_\_ o'clock \_\_m. and recorded in Volume \_\_\_\_ of Certified Survey Maps on pages \_\_\_\_\_.

Kristi Chlebowski, Dane County Register of Deeds

<b>vierbicher</b> planners   engineers   advisors REEDSBURG - MADISON - PRAIRIE DU CHIEN 999 Fourier Drive, Suite 201 Madison, Wisconsin 53717 Phone: (608) 826-0532 Fax: (608) 826-0530		FN: 33107193 DATE: 11/12/2010	SURVEYED FOR: Flad Development & Investment Corp. 7941 Tree Lane, Suite #105 Madison, WI 53717	C.S.M. No. _____ Doc. No. _____ Vol. _____ Page _____	SHEET 8 OF 8
		Drafted By: MMAR Checked By: JQUA			
		Drawing Name: \M\Flad Development\33107193 Walgreens-Wausou\Flad_CSM_7193.dwg			

## **Description – Proposed Lot 1, Existing Bank Lot**

Part of Lots 1 & 2, Certified Survey Map (C.S.M.) Number 11867, as recorded in Volume 72 of Certified Survey Maps, on Pages 340-344, as Document Number 4217624, Dane County Registry, located in the SE ¼ of the SE ¼ of Section 22, Township 07 North, Range 08 East, City of Madison, Dane County, Wisconsin, more fully described as follows:

Commencing at the SE corner of said Section 22; thence S89°11'35"W along the South line of the SE ¼ of said Section 22, 1195.27'; thence N00°48'25"W, 55.65' to the South line of said C.S.M. #11867; thence along the boundary line of said C.S.M. for the next six (6) courses; 1- thence N84°55'03"W, 35.61'; 2-thence N06°23'55"W, 35.61'; 3-thence N00°45'40"E, 235.57'; 4- thence N89°12'33"E, 102.87' to the point of beginning; 5-thence continuing N89°12'33"E, 187.82'; 6-thence S00°45'40"W, 274.48'; thence S89°45'48"W, 7.02'; thence N78°29'28"W, 29.47'; thence S89°45'48"W, 120.92' to a point of curvature; thence 9.45' along the arc of a curve to the left, through a central angle of 10°43'04", a radius of 50.50', and a chord bearing S84°24'15"W, 9.43'; thence S79°02'43"W, 5.03' to a point of curvature; thence 9.26' along the arc of a curve to the right, through a central angle of 10°43'04", a radius of 49.50', and a chord bearing S84°24'15"W, 9.25'; thence S89°45'48"W, 8.09' to a point of curvature; thence 6.71' along the arc of a curve to the right, through a central angle of 07°46'02", a radius of 49.50', and a chord bearing N86°21'11"W, 6.71'; thence N00°51'51"E, 204.36'; thence S89°08'09"E, 7.41'; thence N00°26'11"E, 64.68' to the point of beginning. Said description contains 51,883 square feet or 1.191 acres more or less.

## **Description – Proposed Lot 2, Flad Lot**

Part of Lots 1 & 2, Certified Survey Map (C.S.M.) Number 11867, as recorded in Volume 72 of Certified Survey Maps, on Pages 340-344, as Document Number 4217624, Dane County Registry, located in the SE ¼ of the SE ¼ of Section 22, Township 07 North, Range 08 East, City of Madison, Dane County, Wisconsin, more fully described as follows:

Commencing at the SE corner of said Section 22; thence S89°11'35"W along the South line of the SE ¼ of said Section 22, 1195.27'; thence N00°48'25"W, 55.65' to the South line of said C.S.M. #11867; thence along the boundary line of said C.S.M. for the next five (5) courses; 1- thence N84°55'03"W, 35.61'; 2-thence N06°23'55"W, 6.67 feet to the point of beginning; 3- thence continuing N06°23'55"W, 28.94'; 4-thence N00°45'40"E, 235.57'; 5-thence N89°12'33"E, 102.87'; thence S00°26'11"W, 64.68'; thence N89°08'09"W, 7.41'; thence S00°51'51"W, 204.36' to a point of non-tangential curvature; thence 2.55' along the arc of a curve to the right, through a central angle of 02°57'02", a radius of 49.50', and a chord bearing N80°59'39"W, 2.55'; thence N79°31'08"W, 5.03' to a point of curvature; thence 9.45' along the arc of a curve to the left, through a central angle of 10°43'04", a radius of 50.50', and a chord bearing N84°52'40"W, 9.43'; thence S89°45'48"W, 41.29' to a point of curvature; thence 15.47' along the arc of a curve to the right, through a central angle of 08°57'01", a radius of 99.00', and a chord bearing N85°45'42"W, 15.45' to a point of reverse curvature; thence 18.30' along the arc of a curve to the left, through a central angle of 17°11'09", a radius of 61.00', and a chord bearing N89°52'46"W, 18.23' to the point of beginning. Said description contains 25,844 square feet or 0.593 acres more or less.