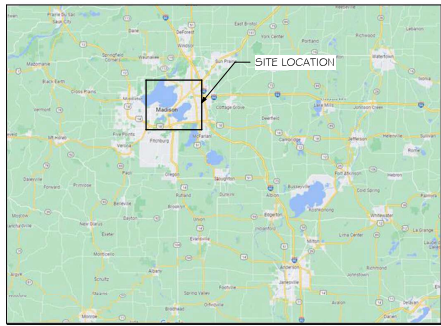
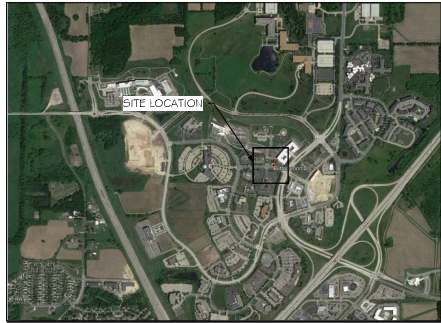


VICINITY MAP



AERIAL VIEW OF SITE



GENERAL LOCATION



# KRAEMER - AMERICAN CENTER DEVELOPMENT

59565



MADISON  
 DANE COUNTY, WISCONSIN  
 4902 AMCENTER PARKWAY  
 AMERICAN CENTER

SHEET INDEX

<b>GENERAL</b>	
TOO1	TITLE SHEET
<b>CIVIL</b>	
(CIVIL PLANS BY: WYSE ENGINEERING)	
V001	ADJACENT LAND TITLE SURVEY
C100	SITE PLAN
C101	FIRE APPARATUS ACCESS EXHIBIT
C200	GRADING & EROSION CONTROL PLAN
C201	DETAIL GRADING PLAN
C300	UTILITY PLAN
C400	DETAILS
C401	DETAILS
<b>ARCHITECTURAL</b>	
A001	ARCHITECTURAL SITE PLAN
A002	ARCHITECTURAL SITE DETAILS
A101	FIRST FLOOR PLAN
A102	FIRST FLOOR REFLECTED CEILING PLAN
A103	ROOF PLAN
A201	EXTERIOR ELEVATIONS
A202	EXTERIOR ELEVATIONS - FINISHES
A301	BUILDING SECTIONS
---	3D IMAGERY (5 SHEETS AT 8.5' x 11')
<b>LANDSCAPE</b>	
(LANDSCAPE PLANS BY: OLSON TOON LANDSCAPING)	
L10	LANDSCAPE PLAN
---	LANDSCAPE WORKSHEET (5 SHEETS AT 8.5' x 14')

PROJECT INFORMATION

<b>OWNER/DEVELOPER:</b> KRAEMER DEVELOPMENT, LLC 8591 GREENWAY BOULEVARD, SUITE 130 MIDDLETON, WI 53562 PH: (608) 823-6174 CONTACT: JEFF KRAEMER EMAIL: JKRAEMER@KRAEMERDEVELOPMENT.COM	<b>LANDSCAPE DESIGNER:</b> OLSON TOON LANDSCAPING, INC. 3870 PIONEER ROAD VERONA, WI 53593 PH: (608) 827-1940 CONTACT: BRAD FRIEHLIN EMAIL: BRAD@OLSONTOON.COM
<b>ARCHITECT:</b> RAMAKER 855 COMMUNITY DRIVE SALK CITY, WI 53593 PH: (608) 643-4100 CONTACT: RICHNDA HEGGE EMAIL: RHEGGE@RAMAKER.COM	<b>MECHANICAL CONTRACTOR:</b> TBD
<b>STRUCTURAL ENGINEER:</b> RAMAKER 855 COMMUNITY DRIVE SALK CITY, WI 53593 PH: (608) 643-4100 CONTACT: JEFF ZANDER EMAIL: JZANDER@RAMAKER.COM	<b>ELECTRICAL CONTRACTOR:</b> TBD
<b>GENERAL CONTRACTOR:</b> SUPREME STRUCTURES, INC. 2906 MARKETPLACE DR. MADISON, WI 53719 PH: (608) 442-6433 CONTACT: ANDY LOCK EMAIL: ANDY.LOCK@SUPREMESTRUCTURES.COM	<b>PLUMBING CONTRACTOR:</b> TBD
<b>CIVIL:</b> WYSE ENGINEERING 300 EAST FRONT STREET MOUNT HORN, WI 53572 PH: (608) 437-1390 CONTACT: ADAM WATKINS EMAIL: ADAM.WATKINS@WYSEENGINEERING.COM	



**PRELIMINARY**  
 FOR REVIEW  
 PURPOSES ONLY

REV	DATE
	08/06/2024

ISSUE	PLAN REVIEW

PROJECT TITLE  
**KRAEMER - AMERICAN CENTER DEVELOPMENT**

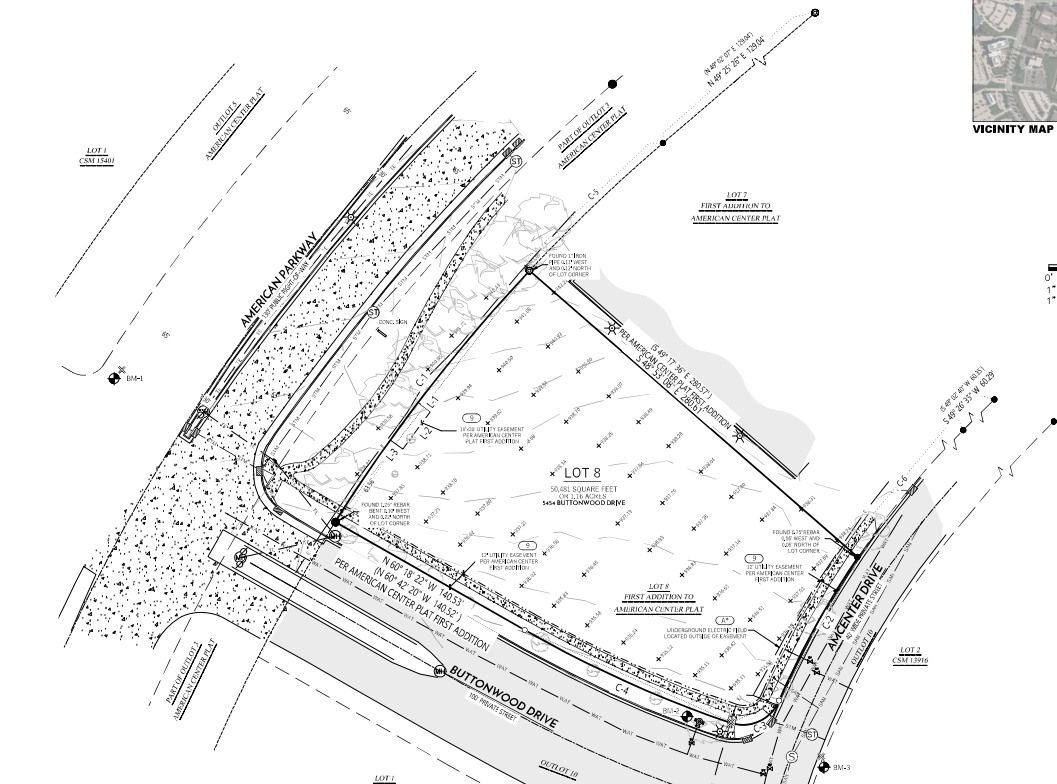
PROJECT OWNER  
 KRAEMER DEVELOPMENT, LLC

PROJECT LOCATION  
 4902 AMCENTER PKWY  
 MADISON, WI 53718

SHEET TITLE  
**TITLE SHEET**

PROJECT NUMBER  
**59565**

SHEET NUMBER  
**TOO1**



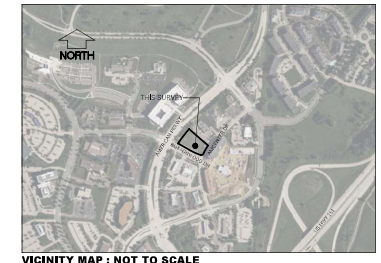
CURVE TABLE			
SURVEY	CURVE LENGTH	ARC CHORD	CHORD BEARING
C1	294.87	1983.027	10° 48' 32"
C2	394.83	2686.027	10° 49' 04"
C3	196.27	1308.739	10° 32' 34"
C4	196.19	1308.739	10° 32' 34"
C5	373.84	2509.687	10° 49' 04"
C6	146.54	772.544	10° 47' 40"
C7	119.69	608.607	10° 17' 18"
C8	146.54	772.544	10° 47' 40"
C9	180.84	938.739	10° 18' 48"
C10	146.62	773.244	10° 47' 40"

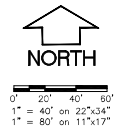
BENCHMARK TABLE			
BM#	ELEVATION	DESCRIPTION	
BM#-1	946.24	CUT CROSS LOCATED AT NORTH SIDE OF THE INTERSECTION OF AMERICAN PARKWAY AND BUTTONWOOD DRIVE.	
BM#-2	936.29	TOP-NAIL OF BENCHMARK LOCATED ON THE NORTH SIDE OF BUTTONWOOD DRIVE AND AMERICAN CENTER PLAT.	
BM#-3	938.29	CUT CROSS LOCATED ON THE EAST SIDE OF THE INTERSECTION BUTTONWOOD DRIVE AND AMERICAN CENTER PLAT.	

LINE TABLE			
LINE	BEARING	DISTANCE	
L1	S 13° 42' 02" E	10.02	
L2	N 89° 08' 01" E	20.00	
L3	N 35° 58' 00" W	10.02	

FOR AMERICAN CENTER FIRST ADDITION



VICINITY MAP : NOT TO SCALE



LEGEND	
	FOUND PLSS SECTION MONUMENT TYPE NOTED
	FOUND 3/4" REBAR
	FOUND 1/4" REBAR
	FOUND 1" IRON PIPE
	FOUND CHISELED X
	SET 3/4" REBAR
	CUT CROSS SET
	TELECOM MANHOLE
	SANITARY MANHOLE
	COMMUNICATION PEDISTAL
	GAS VALVE
	FIRE HYDRANT
	WATER VALVE
	FLET
	STORM MANHOLE
	UTILITY POLE
	LIGHT POLE
	DRAINAGE INDICATORS
	TREE
	FOUND AS
	PROPERTY LINE
	PLATTED RECORD LINE
	RIGHT-OF-WAY LINE
	CENTERLINE
	SECTION LINE
	EASEMENT LINE
	HIGHWAY REFERENCE LINE
	BUILDING SETBACK LINE
	NO HIGHWAY ACCESS
	EDGE OF ASPHALT
	EDGE OF CONCRETE
	EDGE OF GRAVEL
	EDGE OF TOPSOIL FILL
	SAN SEWER
	WATER MAIN
	STORM SEWER
	NATURAL GAS LINE
	COMMUNICATION LINE
	TELECOM LINE
	OVERHEAD ELECTRIC LINE
	ASPHALT PAVEMENT
	CONCRETE PAVEMENT

**GENERAL NOTES**

- FIELD WORK PERFORMED BY WYSER ENGINEERING, LLC. ON THE WEEKS OF NOVEMBER 6, 2023, AND NOVEMBER 15, 2023.
- NORTH REFERENCE FOR THIS ALTA/NSPS LAND TITLE SURVEY AND MAP ARE BASED ON THE WISCONSIN COORDINATE REFERENCE SYSTEM, WADCS DANE, NAD 83 (2011), 680 NORTH, 1" = 40' ON 22° 43' 4" N, 1" = 80' ON 11° 13' 17" N.
- ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD83) DATUM.
- SUBSURFACE UTILITIES AND FEATURES SHOWN ON THE MAP HAVE BEEN APPROXIMATED BY LOCATING SURFACE FEATURES AND ACCESSORIES. DIGGERS MUST BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES AND FEATURES.
- BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED FOR EXACT LOCATION OF UNDERGROUND UTILITIES. CONTACT DIGGERS HOTLINE AT 1-800-488-8811 OR 811.
- THE ACCURACY OF THE BENCHMARKS SHOWN ON THIS MAP SHALL BE VERIFIED BEFORE USE. WYSER ENGINEERING, LLC DOES NOT WARRANT THE ACCURACY OF THESE BENCHMARKS.
- FEATURES HAVE BEEN LOCATED BY SURVEYOR IN FIELD THAT MAY HAVE ADVERSE TITLE ELEMENTS, AS TO WHICH ELEMENTS ENCROACHMENT, CLAIM OF UNRECORDED EASEMENT, PREScriptive EASEMENT, AND SO FORTH CAN NOT BE DETERMINED BY SURVEYOR.

**LEGAL DESCRIPTION AS FURNISHED AND SURVEYED**

PER FIRST AMERICAN TITLE LLC, TITLE COMMITMENT, FILE NO. W05-16938-40M DATED FEBRUARY 08, 2023 AT 7:30 A.M.  
 LOT 8 OF THE AMERICAN CENTER PLAT FIRST ADDITION RECORDED SEPTEMBER 27, 1998 IN VOLUME 564-22A OF PLATS, PAGES 529-530 AS DOCUMENT NO. 209978 IS A PART OF THE SOUTHWEST 1/4, A PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 15 AND A PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4, A PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15 AND A PART OF THE NORTHWEST 1/4 OF SECTION 22, ALL LOCATED IN THE TOWNSHIP 9 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN. TAX PARCEL NO. 25116932454-2094.

**NOTES REGARDING ALTA TABLE REQUIREMENTS**

- ALL OF THE SUBJECT PARCELS ARE IN "ZONE" IF AREAS DETERMINED TO BE BELOW THE 10% ANNUAL CHANCE FLOODPLAIN PER NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NO. 52020X08X DATED SEPTEMBER 17, 2014.
- ALL LOCATIONS WERE COLLECTED BY LOCATING SURFACE FEATURES AND MARKINGS PROVIDED BY DIGGERS HOTLINE IN THE FIELD. MARKINGS FOR THE SITE WERE REQUESTED UNDER TICKET NO. 20230219747 DATED OCTOBER 25TH 2023. THE SURVEYOR CANNOT KNOW WHETHER ALL UNDERGROUND UTILITIES ON THE SUBJECT PARCELS WERE MARKED AND BY WYSER ENGINEERING, LLC CANNOT BE HELD RESPONSIBLE FOR UTILITIES THAT WERE NOT FIELD LOCATED.
- NO EVIDENCE OF CURRENT EARTHWORK OR CONSTRUCTION WAS OBSERVED OR HEARD AT THE TIME OF THIS SURVEY.

**NOTES REGARDING SCHEDULE B - PART II**

PER FIRST AMERICAN TITLE LLC, TITLE COMMITMENT, FILE NO. W05-16938-40M DATED FEBRUARY 08, 2023 AT 7:30 A.M.  
 ANY FACTS, RIGHTS, INTERESTS, OR CLAIMS THAT ARE NOT SHOWN BY THE PUBLIC RECORDS BUT THAT COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR BY INTERVIEW OF PERSONS IN POSSESSION OF THE LAND.  
 EASEMENTS, CLAIMS OF EASEMENTS OR ENCUMBRANCES THAT ARE NOT SHOWN BY THE PUBLIC RECORDS.  
 ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE INCLUDING DISCREPANCIES, CONFLICT OF BOUNDARY LINES, SHORTAGES IN AREA, OR ANY OTHER FACTS THAT WOULD BE AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND THAT ARE NOT SHOWN BY THE PUBLIC RECORDS.  
 ONE OF THESE ITEMS MAY AFFECT THE SUBJECT PROPERTY AND IS PLOTTED HEREON AS TO WHICH ADVERSE TITLE ELEMENT, CLAIM OF EASEMENT, ENCROACHMENT OR DEFECT CANNOT BE DETERMINED BY SURVEYOR.

- RESTRICTIONS, CONDITIONS, COVENANTS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF THE AMERICAN CENTER PLAT FIRST ADDITION AS RECORDED BY VOLUME 564-22A OF PLATS, PAGES 529-530 AS DOCUMENT NO. 209978 ON SEPTEMBER 27, 1998 BUT NOT PLOTTED ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILY STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 40 USC 3601C.
- THE ITEM DOES AFFECT THE SUBJECT PARCEL AND IS PLOTTED HEREON.
- EASEMENTS AS SET FORTH BY WARRANTY DEEDS RECORDED DECEMBER 23, 1991 IN VOLUME 10492, PAGE 14 AS DOCUMENT NO. 206994A. THE EASEMENTS DESCRIBED IN THIS DEED ARE ROADWAY EASEMENTS FOR HICKPICK AND PORTAGE ROAD NORTHWEST OF THE SUBJECT PARCEL. DOES NOT AFFECT THE SUBJECT PARCEL AND ARE NOT PLOTTED HEREON.
- COVENANTS, CONDITIONS, RESTRICTIONS AND ADVERSE TITLE. THE DOCUMENT RECORDED AUGUST 05, 1999 IN VOLUME 1988, PAGE 14 AS DOCUMENT NO. 222709 OF PUBLIC RECORDS, BUT IS NOT PLOTTED HEREON. COVENANT OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILY STATUS, NATIONAL ORIGIN, SEXUAL ORIENTATION, MARITAL STATUS, ANCESTRY, GENDER OR BIRTH DATE OR BIRTHPLACE TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE TITLE 42, SECTION 3601C OF THE UNITED STATES CODES, ANY SUCH RESTRICTIONS UNDER STATE AND FEDERAL LAW OR THE AGE OF OCCUPANTS IN SENIOR HOUSING OR HOUSING FOR OLDER PERSONS SHALL NOT BE CONSIDERED AS RESTRICTIONS BASED ON FAMILY STATUS.
- MODIFICATION AND AMENDMENT BY INSTRUMENT: REMOVAL OF LAND USE PLAN AFFIDAVIT RECORDED AUGUST 26, 2023 AS DOCUMENT NO. 236643.
- THE ITEM DEALS WITH EASEMENT RESTRICTIONS & GUIDELINES. THE ITEM DOES NOT AFFECT SAID PARCEL. THE ITEM IS NOT GRAPHIC IN NATURE AND IS NOT PLOTTED HEREON.
- AGREEMENT UPON THE TERMS, CONDITIONS AND PROVISIONS CONTAINED THEREIN.

DATE: APRIL 08, 1993  
 PARTIES: CITY OF MADISON AND AMERICAN FAMILY MUTUAL INSURANCE COMPANY  
 RECORDED: OCTOBER 23, 1998 IN VOLUME 2515, PAGE 45  
 INSTRUMENT NO. 253373  
 THIS ITEM DEALS WITH EASEMENTS IN THE ADJACENT OUTLINES AND MAY AFFECT THE SUBJECT PARCEL, BUT IS NOT GRAPHIC IN NATURE AND IS NOT SHOWN HEREON.

THIS IS A CONTIGUOUS ADJACENCY BETWEEN LOTS 11 & 12 OF THE AMERICAN CENTER PLAT FIRST ADDITION. THIS ITEM DOES NOT AFFECT THE SUBJECT PARCEL AND IS NOT PLOTTED HEREON.

**SURVEYORS CERTIFICATE**

TO: WISNER DEVELOPMENT, LLC  
 AMERICAN FAMILY MUTUAL INSURANCE COMPANY  
 FIRST AMERICAN TITLE INSURANCE COMPANY  
 THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, WHICH IS BASED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 6, 11(a), 16, AND 19 OF TABLE THEREOF. THE FIELD WORK WAS COMPLETED ON NOVEMBER 6, 2023 AND NOVEMBER 15, 2023.  
 DATE OF PLAT OR MAP: DECEMBER 11, 2023.  
 IN ACCORDANCE WITH SECTION 3.0 OF THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, ADDITIONAL CERTIFICATION BELOW TO FULLY DISCLOSE ANY RESTRICTIONS, CONDITIONS, COVENANTS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF THE AMERICAN CENTER PLAT FIRST ADDITION AS RECORDED BY VOLUME 564-22A OF PLATS, PAGES 529-530 AS DOCUMENT NO. 209978 ON SEPTEMBER 27, 1998 BUT NOT PLOTTED ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILY STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 40 USC 3601C.  
 I, CARRIE M. REYNOLDS, WISCONSIN PROFESSIONAL LAND SURVEYOR S-2423, DO HEREBY CERTIFY THAT THIS SURVEY AND MAP IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF WITH THE INFORMATION PROVIDED, BY THE ORDER OF THOSE LISTED HEREON AND THAT THIS SURVEY COMPLIES WITH ALL OF THE WISCONSIN ADMINISTRATIVE CODES.

CARRIE M. REYNOLDS, S-2423  
 WISCONSIN PROFESSIONAL LAND SURVEYOR



**DIGGER'S HOTLINE**  
 Toll Free (800) 242-8511  
 Hearing Impaired TDD (800) 545-2289  
 www.DiggersHotline.com

**WYSER ENGINEERING**  
 PREPARED BY: WYSER ENGINEERING, LLC  
 801 CEDARHURST DR., SUITE 200, MADISON, WI 53713  
 PHONE: 608.278.8811  
 FAX: 608.278.8812  
 WWW.WYSERENGINEERING.COM

PREPARED FOR: WISNER DEVELOPMENT, LLC  
 801 CEDARHURST DR., SUITE 200, MADISON, WI 53713  
 PHONE: 608.278.8811  
 FAX: 608.278.8812  
 WWW.WISNERDEVELOPMENT.COM

SUPERVISED BY: WYSER ENGINEERING, LLC  
 DRAWN BY: WYSER ENGINEERING, LLC  
 APPROVED BY: WYSER ENGINEERING, LLC

5454 BUTTONWOOD DRIVE,  
 MADISON WI 53718

**LOT 8, AMERICAN CENTER PLAT FIRST ADDITION  
 PART OF THE SE1/4-SE1/4 SEC. 15-T8N-R10E &  
 PART OF THE NE1/4-NE1/4 SEC. 22-T8N-R10E  
 CITY OF MADISON, DANE COUNTY, WI**  
 Sheet Title: **ALTA/NSPS LAND TITLE SURVEY**

Revisions:  

No.	Date	Description

Graphic Scale: 0' 10' 20' 30'

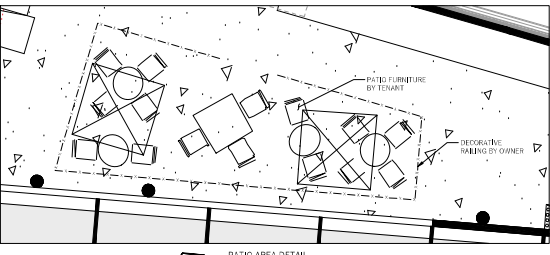
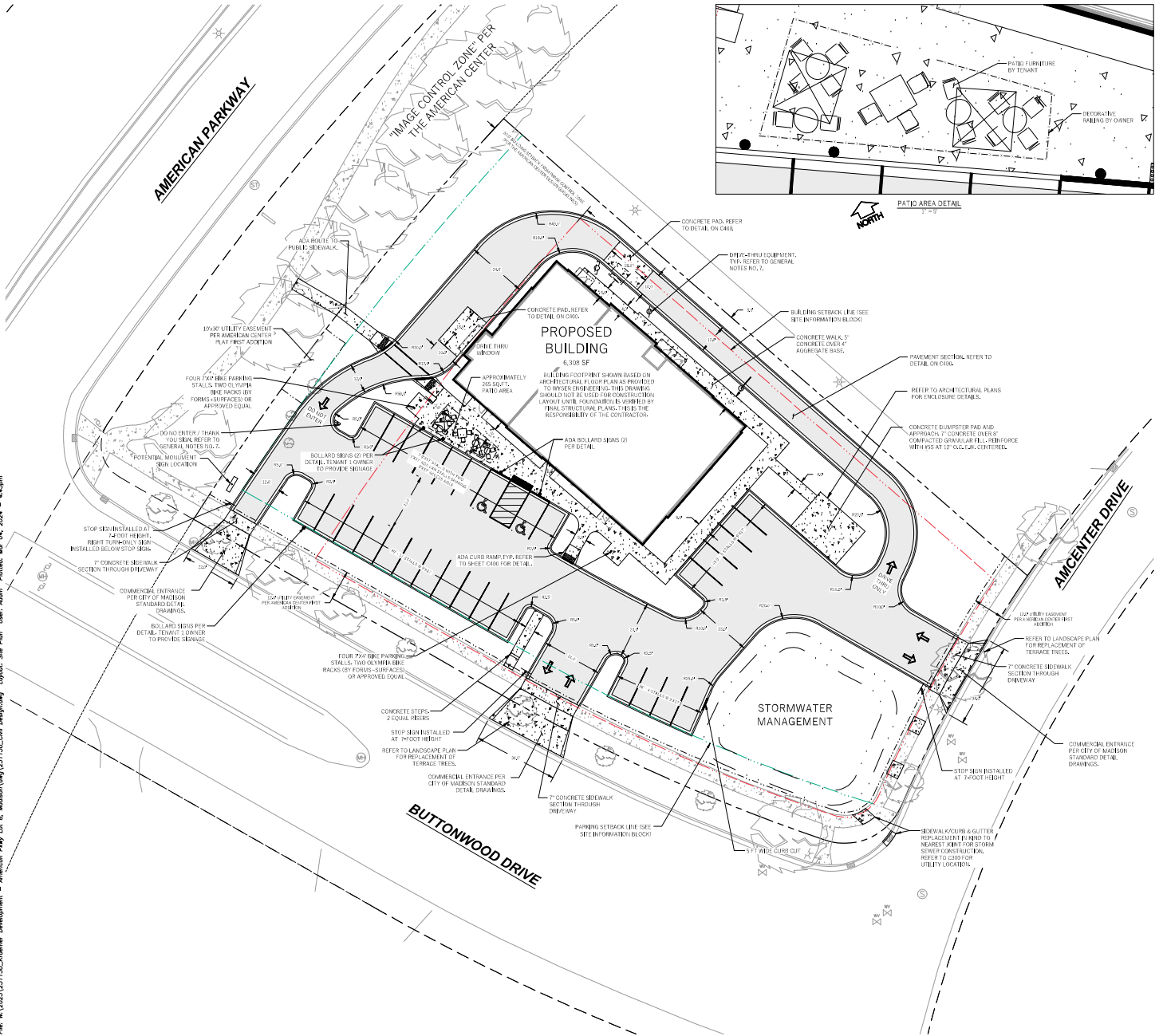
Wysen Number: **23-1130**

Set Type: **ALTA**

Date Issued: **12/11/2023**

Sheet Number: **V-001**

Plot: W:\2023\1231130\_Kraemer\_Development - American Play Lot B Madison (Log)\231230\_001\_Designing Layout\_Site Plan User: Adam Platko, Mon, 04/20/2024 - 4:50pm



**LEGEND (PROPOSED)**

- PRIORITY BOUNDARY
- EASEMENT
- BUILDING SETBACK LINE
- PARKING SETBACK LINE
- BUILDING FOOTPRINT
- 8" CURB AND GUTTER
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- STORMWATER TREATMENT FACILITY



- GENERAL NOTES**
- UNDER THIS SITE CONDITIONS AND INFORMATION BASED ON TOPOGRAPHIC UTILITY DATA AS SURVEYED BY WYSER ENGINEERING ON NOVEMBER 8 AND 15, 2023. WYSER ENGINEERING SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY ARISE AS A RESULT OF ERRORS OR INCOMPLETE INFORMATION PROVIDED BY OTHERS. CONTRACTOR TO CONFIRM ALL ELECTRICAL, GENERAL DRAINAGE AND EARTHWORK REQUIREMENTS PRIOR TO CONSTRUCTION.
  - THE BENCHMARK LOCATIONS ARE SHOWN FOR REFERENCE ONLY ON THIS PLAN. THE BENCHMARKS SHALL BE VALIDATED BY LICENSED LAND SURVEYOR PRIOR TO CONSTRUCTION. CONTRACTOR ASSUMES RESPONSIBILITY FOR BENCHMARK CLEARANCE UNLESS OTHERWISE SPECIFIED.
  - CONTRACTOR TO OBTAIN APPROPRIATE PERMITS FOR STREET OPENINGS & TO WORK WITHIN THE CITY'S LAND IF REQUIRED.
  - WYSER ENGINEERING SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY CONDITIONS BY THE OWNER OR CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY REGULATORY AGENCIES.
  - IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS WITHIN THE PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION SO THAT CLARIFICATION OR REVISION MAY OCCUR.
  - ALL MANHOLE UTILITY CONNECTIONS, WORK BY ROW, PUBLIC OUTLETS AND PUBLIC FACILITIES SHALL BE IN ACCORDANCE WITH CITY OF MADISON STANDARDS AND SPECIFICATIONS.
  - CONTRACTOR TO COORDINATE AND INSTALL DRAINAGE EQUIPMENT FOOTINGS AND ASSOCIATED ELECTRICAL CONDUITS. REFER TO SPECIFIC TENANT DETAILS.

- SITE INFORMATION BLOCK**
- SITE ADDRESS: 4902 AMCENTER DRIVE  
 SITE AREA: 236,433 SQ. FT.  
 USE OF PROPERTY: COMMERCIAL RETAIL ZONING: COMMERCIAL CENTER (C2)
- SETBACKS FROM THE AMERICAN CENTER DEVELOPMENT GUIDELINES:**  
 BUILDING SETBACKS:  
 FROM BASE CONTROL ZONE (WEST): 50 FEET  
 SIDE YARD (EAST): 10 FEET  
 INTERIOR CORNER (NORTH/SOUTH): NONE
- PARKING SETBACKS:**  
 FROM BASE CONTROL ZONE (WEST): 10 FEET  
 SIDE YARD (EAST): 10 FEET  
 STREET FRONTAGE (SOUTH): 20 FEET  
 INTERIOR CORNER (NORTH/SOUTH): NONE
- MINIMUM PARKING REQUIREDS IN A COMMERCIAL CENTER ZONING:**  
 TOTAL NUMBER OF PARKING STALLS PROPOSED: 33  
 NUMBER OF STALLS DESIGNATED ACCESSIBLE: 2
- TOTAL NUMBER OF BIKE STALLS:** 8 (5% OF 160 PERSON TOTAL CAPACITY)  
**EXISTING IMPERVIOUS SURFACE AREA:** 4,934 SQ. FT.  
**NEW IMPERVIOUS SURFACE AREA:** 26,433 SQ. FT.  
**ROOFTOP:** PLUS SQ. FT.  
**PAVED:** PLUS SQ. FT.
- MAXIMUM IMPERVIOUS SURFACE RATIO FROM THE AMERICAN CENTER DEVELOPMENT GUIDELINES:** 4.5%  
**PROPOSED IMPERVIOUS SURFACE RATIO:** 4.5%  
**PROPOSED FLOOR AREA RATIO:** 0.2

**WYSER ENGINEERING**

**KRAEMER DEVELOPMENT**

AMERICAN CENTER RETAIL

CITY OF MADISON, DANE COUNTY, WI

Sheet Title: SITE PLAN

4902 AMCENTER DRIVE  
MADISON, WI 53718

**Revisions:**

No.	Date	Description

**Graphic Scale:** 0' 5' 10' 20' 30'

**Wysyer Number:** 23-1130

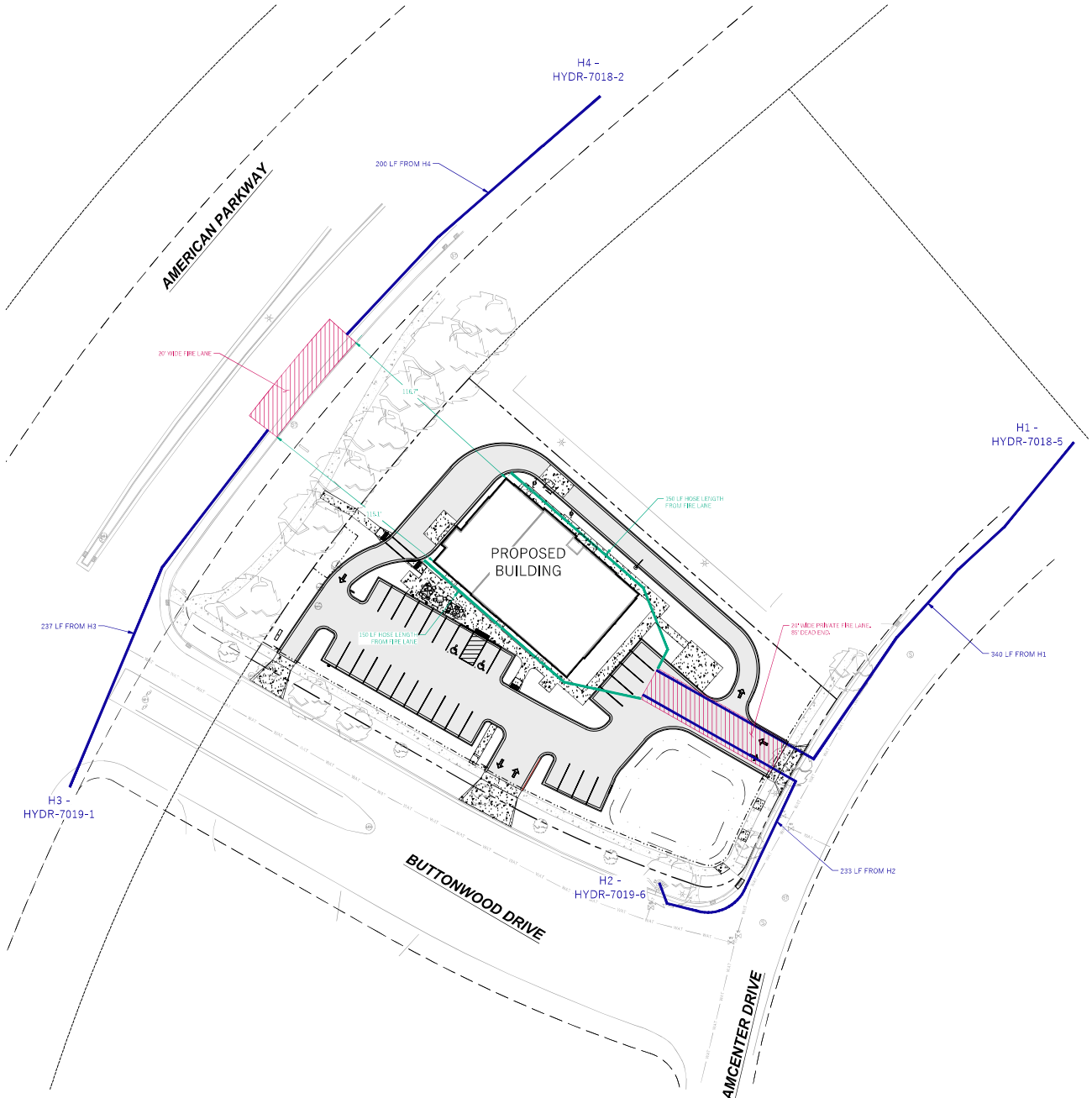
**Set Type:** PLAN REVIEW

**Date Issued:** 03/06/2024

**Sheet Number:** C100

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**LEGEND (PROPOSED)**

- PRIORITY BOUNDARY
- EASEMENT
- BUILDING FOOTPRINT
- FIRE LANE
- HOSE LENGTH FROM FIRE LANE
- HOSE LENGTH FROM HYDRANT



**GENERAL NOTES**

1. UNDERLYING SITE CONTOURS AND INFORMATION BASED ON TOPOGRAPHIC UTILITY DATA AS SUPPLIED BY WYSER ENGINEERING ON NOVEMBER 6 AND 15, 2022. WYSER ENGINEERING SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY ARISE AS A RESULT OF UPGRADES OR INCOMPLETE INFORMATION PROVIDED BY OTHERS. CONTRACTOR TO CONFIRM ALL ELEVATIONS, GENERAL DRAINAGE AND EARTHWORK REQUIREMENTS PRIOR TO CONSTRUCTION.
2. THE BENCHMARK LOCATIONS ARE SHOWN FOR REFERENCE ONLY ON THIS PLAN. THE BENCHMARKS SHALL BE VERIFIED BY THE LAND SURVEYOR PRIOR TO CONSTRUCTION. CONTRACTOR ASSUMES RISK ASSOCIATED WITH BENCHMARK ELEVATIONS UNTIL CONFIRMED.
3. CONTRACTOR TO OBTAIN APPROPRIATE PERMITS FOR STREET PENETRATIONS & TO WORK WITHIN THE CITY'S LAND IF REQUIRED.
4. WYSER ENGINEERING SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEFINITIONS BY THE OWNER OR CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY REGULATORY AGENCIES.
5. IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS WITHIN THE PLAN BECOME APPARENT IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
6. ALL MAINTENANCE UTILTY COLLECTIONS, WORK IN ROW, PUBLIC OUTLETS AND PUBLIC FACILITIES SHALL BE IN ACCORDANCE WITH CITY OF MADISON STANDARDS SPECIFICATIONS.
7. CONTRACTOR TO COORDINATE AND INSTALL DEPENDANT EQUIPMENT FOOTINGS AND ASSOCIATED ELECTRICAL CONDUITS, REFER TO SPECIFIC TENANT DETAILS.



**City of Madison Fire Department**

314 W Dayton Street, Madison, WI 53703  
 Phone: 608-265-4420 • Fax: 608-267-2500 • Email: firecityofmadison.com

**Project Address:** 4902 AMCENTER DRIVE  
**Contact Name & Phone #:** ADAM WATKINS - 608.437.1980

**FIRE APPARATUS ACCESS AND FIRE HYDRANT WORKSHEET**

1. Is the building completely protected by an NFPA 13 or 13R automatic fire sprinkler system? If non-sprinklered, fire lanes extend to within 150-feet of all portions of the exterior wall? If sprinklered, fire lanes are within 250-feet of all portions of the exterior wall?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
2. Is the fire lane constructed of concrete or asphalt, designed to support a minimum load of 85,000 lbs? a) Is the fire lane a minimum unobstructed width of at least 20-feet? b) Is the fire lane unobstructed with a vertical clearance of at least 13½-feet? c) Is the minimum inside turning radius of the fire lane at least 28-feet? d) Is the grade of the fire lane not more than a slope of 5%? e) Is the fire lane posted as fire lane? (Provide detail of curb.) f) Is a rollable curb used as part of the fire lane? (Provide detail of curb.) g) Is part of a sidewalk used as part of the required fire lane? (Must support 185,000 lbs.)	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
3. Is the fire lane obstructed by security gates or barricades? If yes: a) Is the gate a minimum of 20-feet clear opening? b) Is an approved means of emergency operations installed, key vault, padlock or key switch?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
4. Is the Fire lane dead-ended with a length greater than 150-feet? If yes, does the area for turning around fire apparatus comply with IFC D1103?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
5. Is any portion of the building to be used for high-pled storage in accordance with IFC Chapter 1206.6 If yes, see IFC 1206.6 for further requirements.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
6. Is any part of the building greater than 3½-feet above the grade plane? If yes, answer the following questions: a) Is the aerial apparatus fire lane parallel to one entire side of the building and covering at least 25% of the perimeter? b) Is the near edge of the aerial apparatus fire lane between 15' and 30' from the building? c) Are there any overhead power or utility lines located across the aerial apparatus fire lane? d) Are there any tree canopies expected to grow across the aerial fire lane? (Based on mature canopy width of tree species) e) Does the aerial apparatus fire lane have a minimum unobstructed width of 26-feet? f) Is the space between the aerial lane and the building free of trees exceeding 20' in heights?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
7. Are all portions of the required fire lanes within 500-feet of at least (2) hydrants? Note: Distances shall be measured along the path of the hose lay as it comes off the fire apparatus. a) Is the fire lane at least 90' wide for at least 20-feet on each side of the hydrant? b) Is there at least 40' between a hydrant and the building? c) Are the hydrant(s) setback no less than 5-feet nor more than 10-feet from the curb or edge of the street or fire lane? d) Are hydrants located in parking lot islands a minimum of 3½-feet from the hydrant to the curb? e) Are there no obstructions, including but not limited to power poles, trees, bushes, fences, poles located, or grade changes exceeding 1½-feet, within 5-feet of a fire hydrant?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A

Attach an additional sheet if further explanation is required for any answers.  
 This worksheet is based on MGO 34.583 and IFC 2021 Edition Chapter 5 and Appendix D, please see the codes for further information.

Revised 06/2022

Revisions:	
No.	Description:

Graphic Scale	0' 7.5' 15' 30' 45'
Wysers Number	23-1130
Set Type	PLAN REVIEW
Date Issued	03/06/2024
Sheet Number	C101

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**GRADING, SEEDING & RESTORATION NOTES**

1. ALL GRADES SHOWN ARE FINAL UNLESS OTHERWISE NOTED.
2. AREAS TO BE SEEDDED SHALL HAVE A MINIMUM 6 INCHES TOPSOIL UNLESS OTHERWISE NOTED.
3. AREAS NOT RESTORED WITH EROSION MATTING OR OTHER STABILIZATION MEASURES SHALL BE STABILIZED WITH MULCH.
4. APPLY ANKING POLYMER TO DISTURBED AREAS IF EROSION BECOMES PROBLEMATIC.
5. CONTRACTOR SHALL CHISEL OR PLOW OR KEEP TILL WITH DOUBLE TIMES THE STORMWATER MANAGEMENT FACILITY JUST PRIOR TO SEEDING AND MULCHING TO PROMOTE INFILTRATION.
6. MULCH SHALL BE WET-FINES STRACK AND SHALL BE INSTALLED AT THE RATE OF 2 TONS PER ACRE PER SECTION 627 OF STANDARDS SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION THROUGH 2018.
7. PERMANENT SEEDINGS SHALL NOT OCCUR BETWEEN SEPTEMBER 15TH AND APRIL 15TH. ALTERNATE SEEDING/PLANTING METHODS AND/OR EROSION PROTECTION MAY BE NECESSARY FOR SEEDING/PLANTING THAT OCCURS DURING THAT TIME CONCORDANT WITH THE PROVIDER'S RECOMMENDATION.
8. TEMPORARY STABILIZATION SHALL CONSIST OF ONE OR MORE OF THE FOLLOWING OPTIONS:
  - a. TEMPORARY SEEDING CONSIDERING ANNUAL EYE GRASS APPLIED AT A RATE OF 15 LBS PER 1000 SQUARE FEET.
  - b. REDUOT PAL CLASS TYPE B URBAN EROSION CONTROL MAT.

**LEGEND (PROPOSED)**

- PROPERTY BOUNDARY
- - - EASEMENT
- BUILDING FOOTPRINT
- CURB AND GUTTER
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- 100' MAJOR CONTOUR
- 50' MAJOR CONTOUR
- 10' MINOR CONTOUR
- 3" STORM SEWER
- 6" STORM SEWER
- EROSION PROTECTION

**GENERAL NOTES**

1. UNDERWATER SITE CONTOURS AND INFORMATION BASED ON TOPOGRAPHIC & UTILITY DATA AS SURVEYED BY WYSER ENGINEERING IN NOVEMBER 2023 AND 2024. WYSER ENGINEERING SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY ARISE AS A RESULT OF EROSION CONTROL INFORMATION PROVIDED BY OTHERS. CONTRACTOR TO CORRELATE ALL ELEVATIONS, GENERAL GRADING AND EROSION REQUIREMENTS PRIOR TO CONSTRUCTION.
2. THE BENCHMARK LOCATIONS ARE SHOWN FOR REFERENCE ONLY ON THIS PLAN. THE BENCHMARKS SHALL BE MAINTAINED BY CONTRACTOR AND SUBCONTRACTORS TO CONSTRUCTION. CONTRACTOR ASSUMES RISK ASSOCIATED WITH BENCHMARK ELEVATIONS UPON CONSTRUCTION.
3. CONTRACTOR TO OBTAIN APPROPRIATE PERMITS FOR STREET OPENINGS & TO WORK WITHIN THE CITY'S LAND IF REQUIRED.
4. WYSER ENGINEERING SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY CONDITIONS BY THE OWNER OR CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN UNDESIRABLE ACTIONS BY REGULATORY AGENCIES.
5. IF ANY EROSION, SEDIMENTATION, OR OMISSIONS WITHIN THE PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION SO THAT CORRECTION OR REVISION MAY OCCUR.
6. ALL MUNICIPAL UTILITY CONNECTIONS, WORK IN NOW PUBLIC OUTLETS AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH CITY OF MADISON STANDARD SPECIFICATIONS.
7. CONTRACTOR TO COORDINATE AND INSTALL SEWAGE EQUIPMENT FOOTINGS AND ASSOCIATED ELECTRICAL CONDUITS. REFER TO SPECIFIC TECHNICAL STANDARDS.

**CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS**

1. POST REAR CERTIFICATE OF PERMIT COVERAGE AND MUNICIPAL EROSION CONTROL PERMITS ON SITE AND MAINTAIN UPON CONSTRUCTION ACTIVITIES THAT GRAB, THE SITE IS DEMOLISHED AND A PORTION OF TEMPORARY BARRIER WORKING.
2. KEEP LOGS OF THE CURRENT EROSION CONTROL PLAN ON SITE THROUGHOUT THE DURATION OF THE PROJECT.
3. CONTRACTOR, CITY OF MADISON, & OWNER HAS THE RIGHT TO REQUIRE CONTRACTOR TO IMPLEMENT ADDITIONAL EROSION CONTROL MEASURES AS NECESSARY. CONTRACTOR MUST NOTIFY THE CITY OF MADISON BUILDING INSPECTIVE DURING 2 WORKING DAYS IN ADVANCE OF ANY SOIL DISTURBANCE ACTIVITIES.
4. SAME PLAN REVISIONS OR AMENDMENTS TO THE WORK AT LEAST 5 DAYS PRIOR TO BE IMPLEMENTED.
5. THE SITE CONTRACTOR IS RESPONSIBLE FOR HOLDING SITE INSPECTORS AT LEAST 4 HOURS EVERY 7 DAYS AND AT LEAST 24 HOURS AFTER A RAINFALL EVENT OF 30 INCHES OR GREATER, UPON REQUEST BY INSPECTOR, AND MAKE THEM AVAILABLE UPON REQUEST.
6. UPGRADE AND MAINTAIN ALL INSTALLED EROSION CONTROL PROCEDURES UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.
7. WHERE POSSIBLE PRESERVE EXISTING VEGETATION (ESPECIALLY ADJACENT TO SURFACE WATER), MINIMIZE LAND DISTURBANCE CONSTRUCTION ACTIVITIES ON SLOPES OF 3% OR MORE, MINIMIZE SOIL CONSTRUCTION AND PREVENT TOPSOIL.
8. REFER TO THE WORK STORMWATER CONSTRUCTION TECHNICAL STANDARDS AT [www.cityofmadison.com/development/permits/erosion-control/erosion-control-standards](http://www.cityofmadison.com/development/permits/erosion-control/erosion-control-standards)
9. INSTALL PERMITTED EROSION CONTROL AND BEST MANAGEMENT PRACTICES AND CONSTRUCTION CONTROLLED PRIOR TO ANY LAND-DISTURBING ACTIVITIES. INCLUDE CLEANING AND GRASSING, USE WORK TECHNICAL STANDARDS STONE TRAPPING AND THE WASHING POND FOR ROCK CONSTRUCTION OF BRIDGES.
10. INSTALL BARRIER WORK PRIOR TO ANY LAND-DISTURBING ACTIVITIES. THE CONTRIBUTING DRAINAGE AREA AND BARRIER MUST BE INSTALLED PER ALL CITY WORK TECHNICAL STANDARDS STORMWATER INLET PROTECTION FOR CONSTRUCTION SITES FOR WASHING POND, STONE TRAPPING AND BARRIER PROTECTION.
11. CONTRACTOR TO PROVIDE 6" TO 18" OR METAL PLATE OR ALL OPEN MANHOLES DURING CONSTRUCTION TO MINIMIZE SEWERAGE FROM ENTERING THE STORM SEWER SYSTEM.
12. STAGE CONSTRUCTION GRADING ACTIVITIES TO MINIMIZE THE CALCULATED EXPOSED AREA, CONDUCT TEMPORARY GRADING FOR SLOPE CONTROL PER WORK TECHNICAL STANDARDS TEMPORARY CONSTRUCTION CONTROLLED PRIOR TO ANY LAND-DISTURBING ACTIVITIES.
13. MAINTAININGS OF GROUNDWATER DOWNSINKING IS THE RESPONSIBILITY OF THE CONTRACTOR. GROUNDWATER DOWNSINKING SUBJECT TO GROUNDWATER DISCHARGE PERMIT AND A DRAINAGE CAPACITY WELL APPROVAL. CALCULATE PUMP CAPACITY TO BE 50% OF WQDE.
14. PROVIDE ANTI-COLLISION PROTECTION AND MAINTAIN MINIMUM FLOW DURING DOWNSTREAMING. PERFORM OR MAINTENANCE OF ACCUMULATED SURFACE RUNOFF IN ACCORDANCE WITH WORK TECHNICAL STANDARD DRAWING 400.101.
15. COMPLETE AND STABILIZE SEDIMENT BARRIERS/TRAPS OR SET PRIOR TO ANY LAND-DISTURBING TO CONTROL RUNOFF. BARRIERS/CONSTRUCTION BARRIERS MUST BE MAINTAINED TO MAINTAIN FLOW OF DEPTH TO THE OUTLET, AND PROPERLY DEPOSE OF SEDIMENT REMOVED DURING MAINTENANCE. ORDER TO WEIR, CONSTRUCT AND MAINTAIN THE SEDIMENT BARRIER PER WORK TECHNICAL STANDARDS SEDIMENT BARRIERS AND SEDIMENT TRAP 400.104.
16. CONSTRUCT AND PROTECT THE BARRIERS/TRAPS BARRIERS AND VEGETATION FROM RUNOFF AND SEDIMENT DURING CONSTRUCTION, REFERENCE THE WORK TECHNICAL STANDARDS BARRIERS/TRAPS FOR INFORMATION 400.104.
17. INSTALL AND MAINTAIN SILT FENCE PER WORK TECHNICAL STANDARDS 400.105. REMOVE SEDIMENT FROM BEHIND SILT FENCE AND SEDIMENT BARRIERS BEFORE SEDIMENT REACHES A POINT THAT IS EQUAL TO THE HEIGHT OF THE FENCE AND THE BARRIER HEIGHT.
18. REPAIR BREAKS AND DAMAGED SILT FENCES AND BARRIERS IMMEDIATELY. REPLACE EXPOSED/WORKING STRAIN BARS. IF METAL BARS ARE IN CONTACT WITH REBAR, INSTALL AND MAINTAIN STRAIN BARS PER WORK TECHNICAL STANDARDS BARRIERS/TRAPS 400.105.
19. MAINTAIN SILT FENCE STAKES AND SUPPLYING STAKES AS NEEDED WITH SILT FENCE OR OTHER PERMITTED CONTROL BY STRUCTURES WILL BE MAINTAINED FOR 10 FEET OR LONGER.
20. IMMEDIATELY STABILIZE ALL DISTURBED AREAS THAT WILL REMAIN EXPOSED FOR 14 DAYS OR LONGER, BETWEEN SEPTEMBER 15 AND OCTOBER 15. STABILIZE WITH MULCH, TACKLING, AND A NET. NETS SHALL BE USED ADJACENT TO WATERWAYS, JAWA WATTS OR ANIMAL WELLS. CONSIDER USING EROSION CONTROL MATS, PER WORK TECHNICAL STANDARDS SEDIMENT BARRIERS AND VEGETATION 400.105. STABILIZE USING A PERMITTED SOIL STABILIZER AS APPROPRIATE FOR REGION AND SOIL TYPE.
21. STABILIZE AREAS OF FINAL GRADING WITH EROSION CONTROL MATS OR BARRIERS TO PREVENT SOIL LOSS.
22. OVERLAP ALL SEDIMENT TRAPS THAT MAKE UP A SET TO PREVENT CONSTRUCTION ACTIVITY ON DRAINAGE EVENTS BEFORE THE END OF THE SMALL WORKDAY OR AS DIRECTED BY THE AUTHORITIES WITH JURISDICTION. SEPARATE SWIFT MATERIALS, SOILS AND TRAPS AND DEPOSE OF APPROPRIATELY.
23. THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING DUST PER WORK TECHNICAL STANDARDS DUST CONTROL ON CONSTRUCTION SITES 400.106.
24. PROPERLY DEPOSE OF ALL WASTE AND UNLINED BUILDING MATERIALS INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, OR OTHER CONSTRUCTION MATERIALS. AND DO NOT ALLOW THESE MATERIALS TO BE CARRIED BY WINDY BY THE RECEIVING CHANNEL.
25. COORDINATE WITH THE AUTHORITY WITH JURISDICTION TO SUBJECT THE LAND DISTURBANCE PERMIT TO REALIZE THE WORK. PREPARE OR INSTALL TEMPORARY LOCATIONS FOR ANY EXCAVATED SOIL OR CONSTRUCTION DEBRIS THAT WILL BE Hauled OFF-SITE FOR DISPOSAL. THE DISPOSAL OF TOPSOIL AND SOILS, NEEDS TO INCLUDE PERMIT FOR SEDIMENT CONTROL, MEASURES SUCH AS SILT FENCE, RUN BARS, SILT SOCKS, OR CONTRACTOR SIGNED BARRIERS.
26. FOR ANY UNDESIRABLE FLOW ON DISTURBED OR CONTRACTED SLOPES, PROVIDE CLASS CLASS TYPE EROSION CONTROL MATTING. INSTALL AND MAINTAIN PER WORK TECHNICAL STANDARDS NON-CORROSIVE EROSION MAT 400.106.
27. FOR UNDESIRABLE FLOW ON DISTURBED OR CONTRACTED SLOPES, PROVIDE CLASS CLASS TYPE EROSION CONTROL MATTING. USES OTHERS SPECIFIED ON THE PLAN. INSTALL AND MAINTAIN PER WORK TECHNICAL STANDARDS CHANNEL, EROSION MAT 400.106.
28. TAKE PRECAUTIONS FOR WORKING DURING THE FIRST 3 WEEKS FOLLOWING SEEDING OR PLANTING OF DISTURBED AREAS. HOWEVER MORE THAN 11 MONTHS PRIOR TO CONSTRUCTION OF ANY OTHER CONSTRUCTION ACTIVITIES.
29. THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE WORK RESTRICTION AND WASTE MANAGEMENT REQUIREMENTS FOR HANDLING AND DISPOSAL OF CONTAMINATED MATERIALS. OFF-SITE DISPOSAL OF CONTAMINATED AREAS WITH PROGRAM SUPERVISOR. AND ANY GROUNDWATER CONTAMINATION CAN BE COVERED BY WORKS MANUAL OF RESTRICTION AND REDEVELOPMENT TRACKING SYSTEM (BIRTS) PUBLIC DATABASE AT: <https://birts.wisconsin.gov/>
30. INSTALL AND MAINTAIN A CONCRETE WASHOUT BASK PER PER 404-1.14.06. <https://www.wisconsin.gov/development/permits/erosion-control/erosion-control-standards>. WASHOUT BASKS MAY NOT BE USED BY CONTRACTORS TO DISPOSE OF WASTEWATER.



**WYSER ENGINEERING**

**KRAEMER DEVELOPMENT**

AMERICAN CENTER RETAIL  
CITY OF MADISON, DANE COUNTY, WI  
Sheet Title:  
GRADING & EROSION CONTROL PLAN

Revisions:		
No.	Date:	Description:

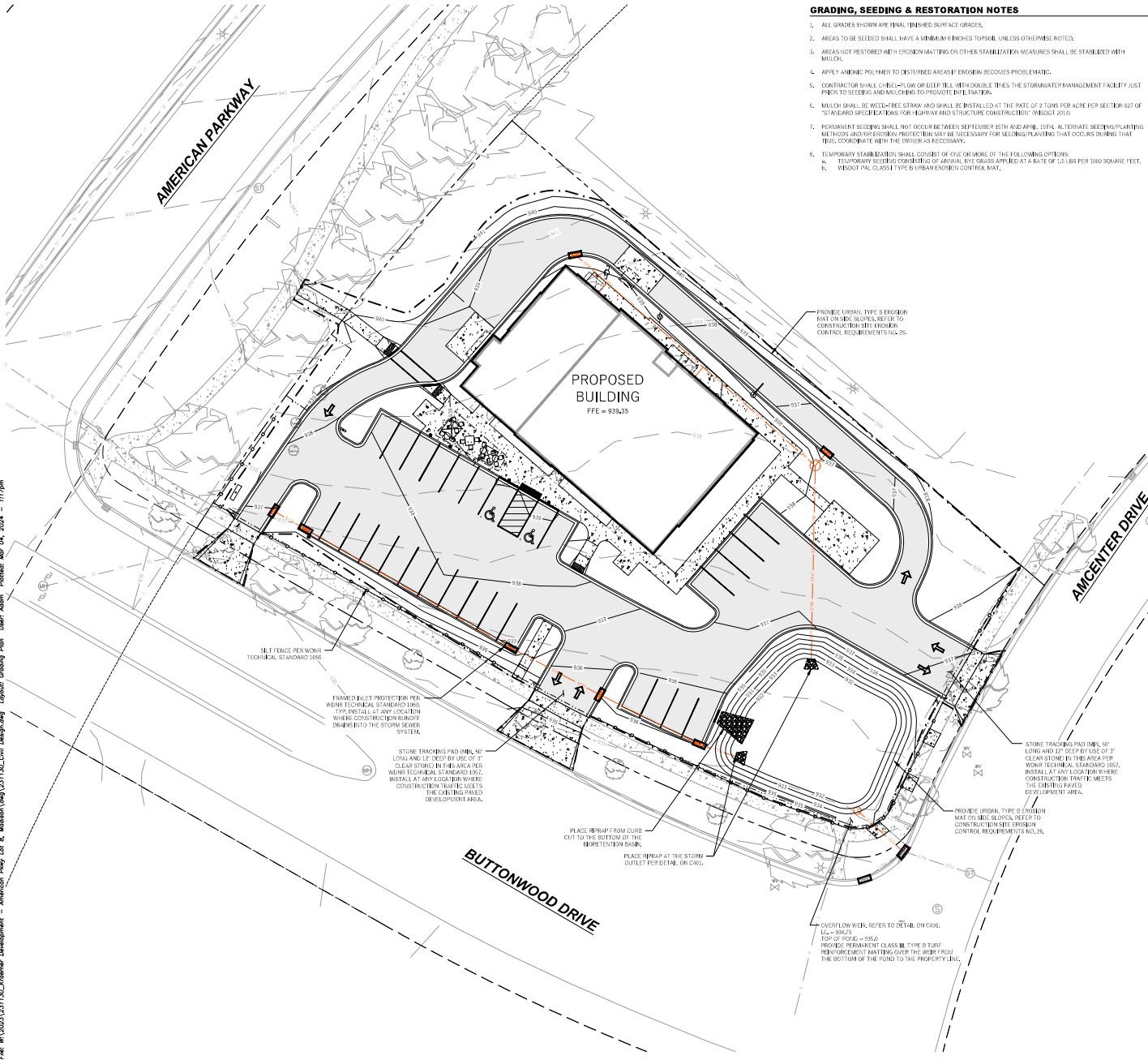
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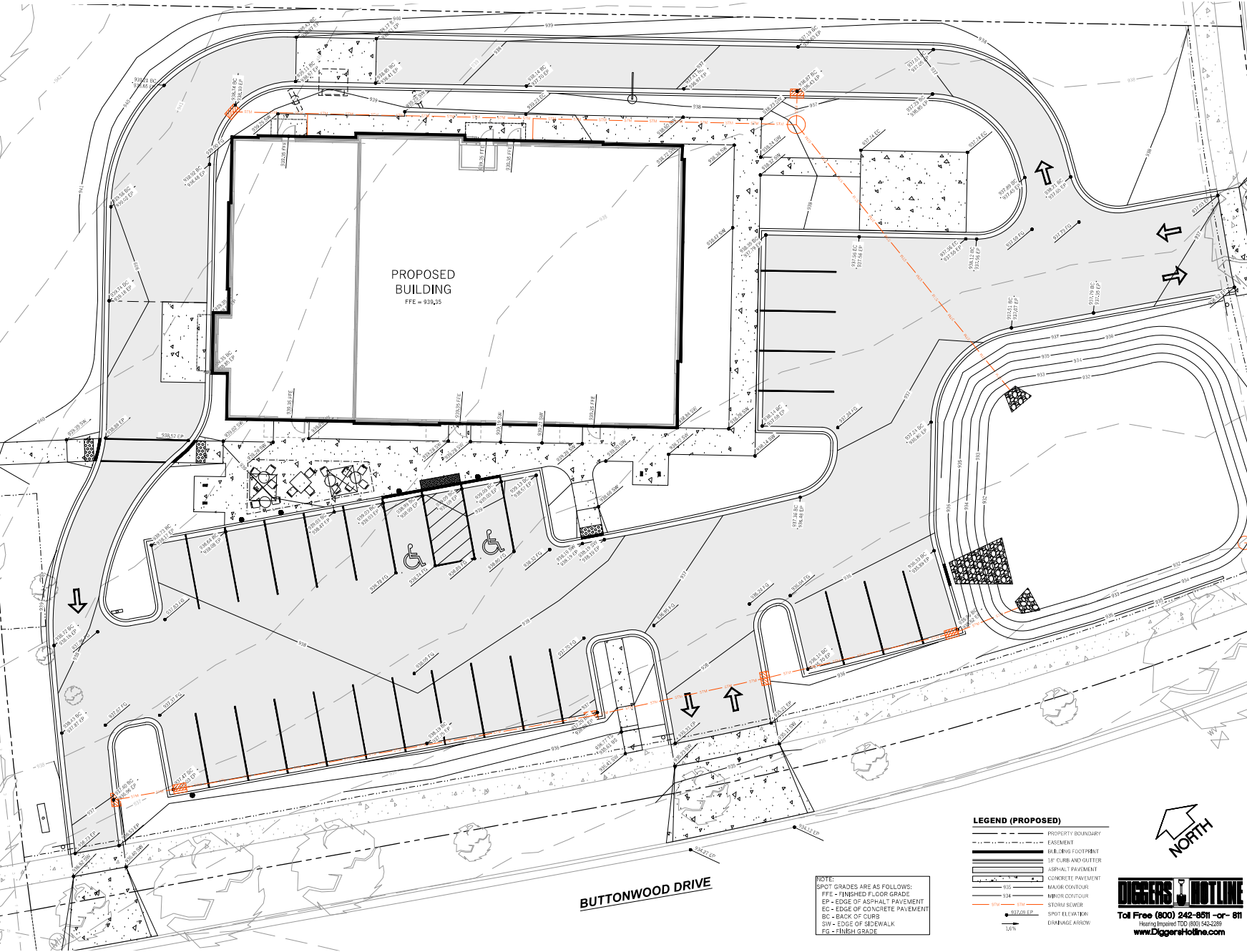
Set type: PLAN REVIEW

Date issued: 03/06/2024

Sheet Number: C200



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**BUTTONWOOD DRIVE**

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

**LEGEND (PROPOSED)**

- PROPERTY BOUNDARY
- - - EASEMENT
- ▬ BUILDING FOOTPRINT
- ▬ 3" CURB AND GUTTER
- ▬ ASPHALT PAVEMENT
- ▬ CONCRETE PAVEMENT
- ▬ MAJOR OUTLINE
- ▬ MINOR OUTLINE
- ▬ STORM SEWER
- ▬ SPOT ELEVATION
- ▬ DRAINAGE ARROW
- 1/4" = 1'

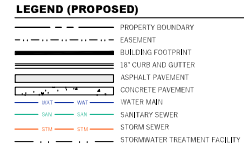


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Wysers Number	23-1130
Set Type	PLAN REVIEW
Date Issued	03/06/2024
Sheet Number	C201

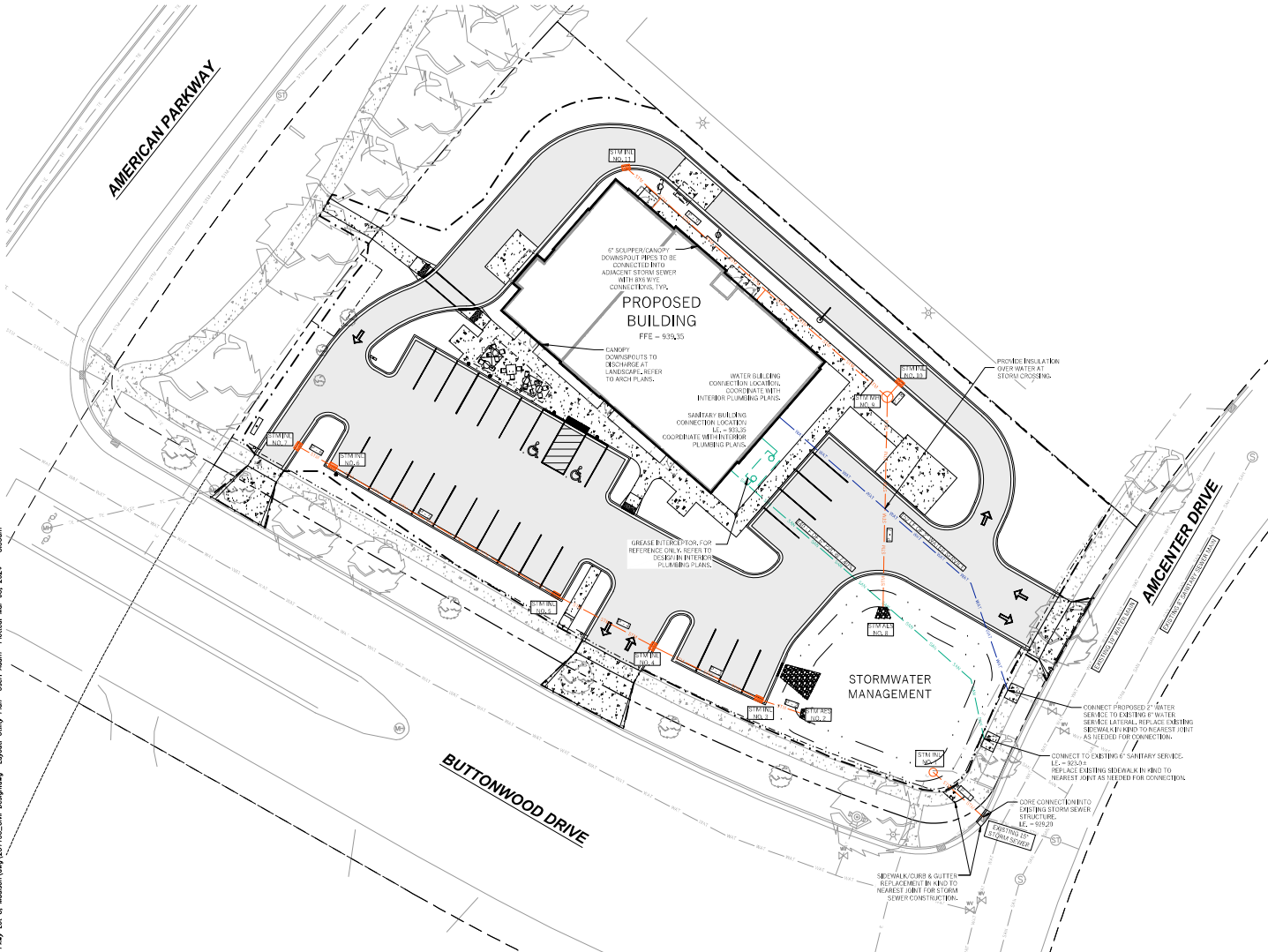


**GENERAL NOTES**

- UNDERLIEING SITE CONTOURS AND INFORMATION BASED ON TOPOGRAPHIC & UTILITY DATA AS SURVEYED BY WYSER ENGINEERING ON NOVEMBER AND 15, 2024. WYSER ENGINEERING SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY ARISE AS A RESULT OF ERRORS OR OMISSIONS FROM INCOMPLETE INFORMATION PROVIDED BY OTHER CONTRACTORS TO CORRECT ALL ELEVATIONS, GENERAL DRAINAGE AND EARTHWORK REQUIREMENTS PRIOR TO CONSTRUCTION.
- THE BENCHMARK LOCATIONS ARE SHOWN FOR REFERENCE ONLY ON THIS PLAN. THE BENCHMARKS SHALL BE VALIDATED BY LICENSED LAND SURVEYOR PRIOR TO CONSTRUCTION. CONTRACTOR ASSUMES RISK ASSOCIATED WITH BENCHMARK ELEVATIONS UNLESS OTHERWISE NOTED.
- CONTRACTOR TO OBTAIN APPROPRIATE PERMITS FOR STREET OPENINGS & TO WORK WITHIN THE CITY'S LAND USE REQUIREMENTS.
- WYSER ENGINEERING SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS IF IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION SO THAT CLARIFICATION OR PERMISSION MAY OCCUR.
- IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS WITHIN THE PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION SO THAT CLARIFICATION OR PERMISSION MAY OCCUR.
- ALL LOCAL AND UTILITY CONNECTIONS, WORK BELOW PUBLIC OPENINGS AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH CITY OF MADISON STANDARD SPECIFICATIONS.
- CONTRACTOR TO COORDINATE AND INSTALL SERVICING EQUIPMENT FOUNDINGS AND ASSOCIATED ELECTRICAL CONDUITS. REFER TO SPECIFIC TENDRY DETAILS.

**UTILITY NOTES**

- DIMENSIONS TAKE PRECEDENCE OVER SCALE. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD.
- LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM PLANS. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.
- CONTRACTOR SHALL VERIFY ALL ELEVATIONS, LOCATIONS, AND SIZES OF SANITARY, WATER AND STORM LATERALS AND CHECK ALL UTILITY CROSSINGS FOR CONFLICTS.
- THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH ENGINEERING PLANS DESIGNED TO MEET ORDINANCES AND REQUIREMENTS OF THE MUNICIPALITY AND VARIOUS AGENCIES AND AGENCIES.
- BEFORE CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR EXAMINING ALL SITES CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.
  - OBTAINING ALL PERMITS INCLUDING PERMITS, TAP FEES, WATER DEPOSITS, BONDS, AND ALL OTHER FEES REQUIRED FOR PROPOSED WORK TO OBTAIN OCCUPANCY.
  - VERIFYING UTILITY ELEVATIONS AND NOTING CONFLICTS OF ANY DISCREPANCY. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS RESOLVED.
  - NOTIFYING ALL UTILITIES PRIOR TO THE INSTALLATION OF ANY UNDERGROUND IMPROVEMENTS.
  - NOTIFYING THE DESIGN ENGINEER AND MUNICIPALITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION OBSERVATION.
- THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE ENGINEER WITH AS-BUILT CONDITIONS OF THE DESIGNATED IMPROVEMENTS IN ORDER THAT THE APPROPRIATE DRAWINGS CAN BE PREPARED IF REQUIRED. ANY CHANGES TO THE DRAWINGS OR ADDITIONAL ITEMS MUST BE REPORTED TO THE ENGINEER AS WORK PROGRESSES.
- ANY SANITARY SEWER, SANITARY SEWER SERVICES, WATER MAIN, WATER SERVICES, STORM SEWER OR OTHER UTILITIES, WHICH ARE DAMAGED BY THE CONTRACTOR, SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE. NO CLAIMS ARE ALLOWED IN THE EVENT OF DAMAGING UTILITIES.
- ALL PRIVATE INTERFERING WATER MAIN AND WATER SERVICES SHALL BE INSTALLED WITH A 6" MINIMUM BURIAL. PROVIDE INSULATION ABOVE PIPES UNLESS THAN 3" OF GROUND COVER.
- GRAVEL BACKFILL MATERIALS ARE REQUIRED BY ALL UTILITY TRENCHES UNDER SUBWAYS AND PROPOSED PIPES. UNLESS OTHERWISE SPECIFIED BY A SPECIFICATIONS ENGINEER, ALL UTILITY TRENCH BACKFILL SHALL BE COMPACTED PER SPECIFICATIONS. ALL EXISTING PATCHES SHALL COMPLY WITH THE CITY OF MADISON STANDARD SPECIFICATIONS. ADDITIONAL PAYMENT INCLUDING AND OVERLAY MAY BE REQUIRED BY PERMITS.
- CONTRACTOR SHALL NOTIFY THE MUNICIPAL PUBLIC WORKS DEPARTMENT A MINIMUM OF 48 HOURS BEFORE CONNECTING TO PUBLIC UTILITIES.
- ALL NON-METALIC BUILDING SEWER AND WATER SERVICES MUST BE ACCOMPANIED BY 12" APRON ENDWALLS AND AS INDICATED ON THESE PLANS.
- ALL EXTERIOR CLEANOUTS SHALL BE PROVIDED WITH A FROST SLEEVE IN ACCORDANCE WITH SPS 382.045(3) AND SPS 382.020(1).
- ALL PRIVATE PLUMBING MATERIALS SHALL CONFORM TO SPS 384.0.
- ALL PRIVATE PIPE JOINTS SHALL BE INSTALLED PER SPS 384.0.
- ALL PRIVATE WATER PIPES, INCLUDING DEPTH AND SEPARATION REQUIREMENTS, SHALL BE IN ACCORDANCE WITH SPS 384.0.
- THE CONTRACTOR SHALL ALLOW TO WORKING DAYS FOR THE CONNECTION OF GAS MAINS WHEN SCHEDULING THE WORK AND SHALL NOT RESTRICT ACCESS TO THE GAS MAIN CONTRACTOR OR OTHER UTILITY COMPANIES.
- INLET CASTINGS SHALL BE SET TO GRADE PRIOR TO AND SEPARATE FROM THE POURING OF THE CONCRETE CURB AND GUTTER. IT IS REQUIRED THAT THREE FEET OF CONCRETE CURB AND GUTTER EACH SIDE OF THE INLET SHALL BE POURED BY THE INLET CONTRACTOR. THE USE OF A CURB MACHINE, THE INLET CASTING SHALL BE SET TO GRADE ON A BED OF FOOTING UNLESS SHOWN AS A MINIMUM OF 12" ABOVE GRADE. THE INLET SHALL BE PLACED ON THE NORTHERN SIDE AND SHALL BE ADJUSTED TO GRADE BY APPLYING DIRECT PRESSURE TO THE CASTING. ONCE THE CASTING IS SET TO GRADE, THREE FEET OF CURB AND GUTTER ON EACH SIDE OF THE CASTING SHALL BE POURED BY HAND.
- CONTRACTOR SHALL VERIFY AND COORDINATE ALL UTILITY CONNECTIONS WITH THE BUILDING PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL CONSIDER THEIR OPERATIONS AS TO BE IN CONFORMANCE WITH THE CITY EROSION CONTROL AND STORMWATER ORDINANCES, AND OTHER APPLICABLE RULES HEREIN AT ALL TIMES.

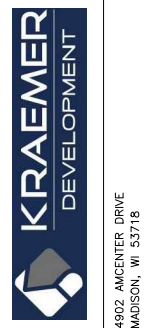


**PROPOSED STORM SEWER / CULVERT PIPE SCHEDULE**

PIPE LABEL	FROM	TO	LENGTH (FT)	INVERT ELEV. (FT)	DISCHARGE ELEV. (FT)	SLOPE (%)	PIPE SIZE & TYPE	MANNING'S NUMBER	DESIGN RUNOFF (GPM)	PIPE CAPACITY (GPM)
P - 1	STM INL NO. 1	EX STM INL	24	929.50	929.20	1.25%	8" HDPE	0.012	430.88	656.51
P - 2	STM INL NO. 3	STM AES NO. 2	15	932.15	932.00	1.00%	12" HDPE	0.012	1642.45	1732.36
P - 3	STM INL NO. 4	STM INL NO. 3	44	932.50	932.15	1.00%	12" HDPE	0.012	1199.12	1732.36
P - 4	STM INL NO. 5	STM INL NO. 4	40	932.99	932.59	1.00%	12" HDPE	0.012	1118.41	1732.36
P - 5	STM INL NO. 6	STM INL NO. 5	34	933.35	932.99	1.00%	12" HDPE	0.012	823.29	1732.36
P - 6	STM INL NO. 7	STM INL NO. 6	15	934.06	933.83	1.50%	12" HDPE	0.012	21.73	1732.36
P - 7	STM MH NO. 9	STM AES NO. 8	77	932.77	932.00	1.00%	12" HDPE	0.012	869.71	1732.36
P - 8	STM INL NO. 10	STM MH NO. 9	7	932.84	932.77	1.00%	12" HDPE	0.012	279.28	1732.36
P - 9	STM INL NO. 11	STM MH NO. 9	127	934.04	932.77	1.00%	12" HDPE	0.012	590.43	1732.36

**PROPOSED STORM SEWER STRUCTURES SCHEDULE**

LABEL	INVERT ELEV. (FT)	RIM ELEV. (FT)	DEPTH (FT)	STRUCTURE DESCRIPTION	GRATE
STM INL NO. 1	928.50	933.85	5.35	36" MANHOLE	HAALA P536-44S
STM AES NO. 2	932.00	-	-	12" APRON ENDWALL	
STM INL NO. 3	932.15	935.52	3.37	2'X3' BOX	R-3067, TYPE R GRATE
STM INL NO. 4	932.59	935.59	3.00	2'X3' BOX	R-3067, TYPE L GRATE
STM INL NO. 5	932.99	936.85	3.86	2'X3' BOX	R-3067, TYPE R GRATE
STM INL NO. 6	933.93	937.03	3.10	2'X3' BOX	R-3067, TYPE R GRATE
STM INL NO. 7	934.08	936.96	2.88	2'X3' BOX	R-3067, TYPE L GRATE
STM AES NO. 8	932.00	-	-	12" APRON ENDWALL	
STM MH NO. 9	932.77	937.75	4.98	48" MANHOLE	R-1550, SOLID LID
STM INL NO. 10	932.84	936.43	3.59	2'X3' BOX	R-3067, TYPE R GRATE
STM INL NO. 11	934.04	938.30	4.26	2'X3' BOX	R-3067, TYPE R GRATE



AMERICAN CENTER RETAIL  
 CITY OF MADISON, DANE COUNTY, WI  
 Sheet Title: UTILITY PLAN

**Revisions:**

No.	Date:	Description:

Graphic Scale: 0' 5' 10' 20' 30'

Wysér Number: 23-1130

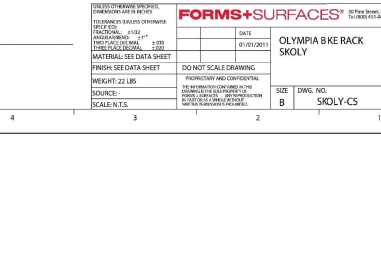
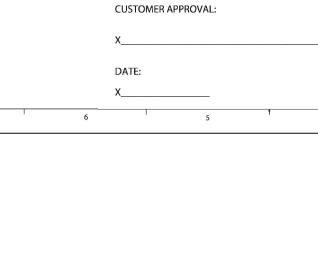
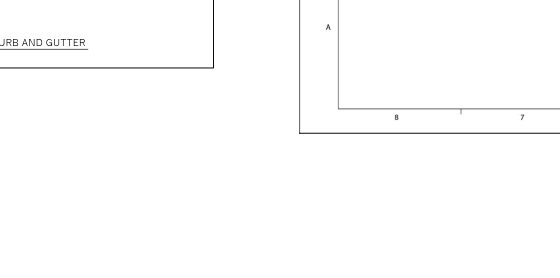
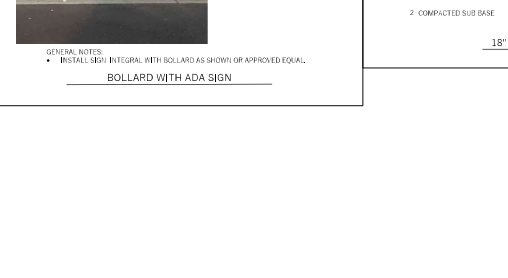
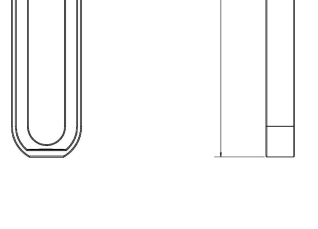
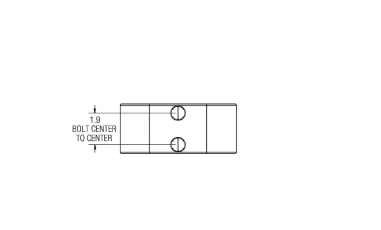
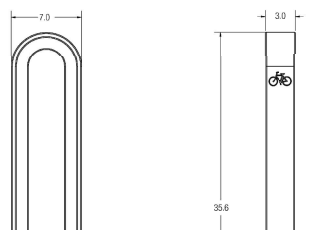
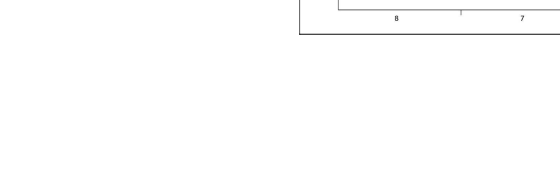
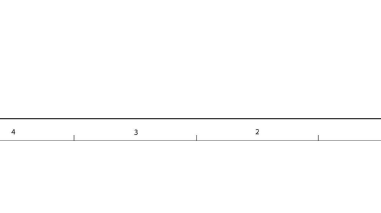
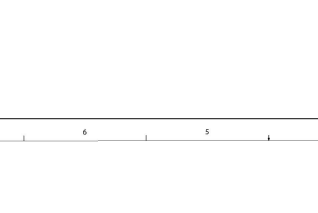
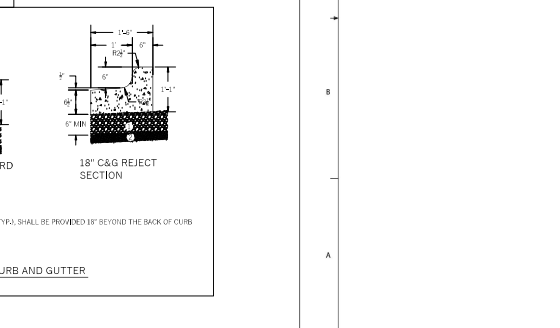
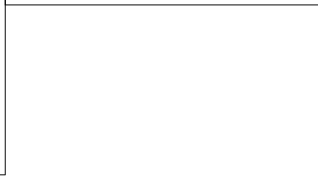
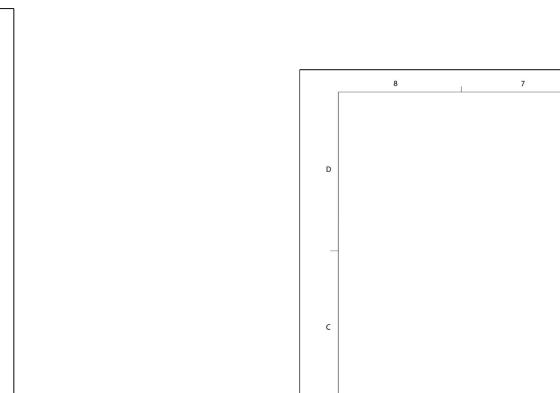
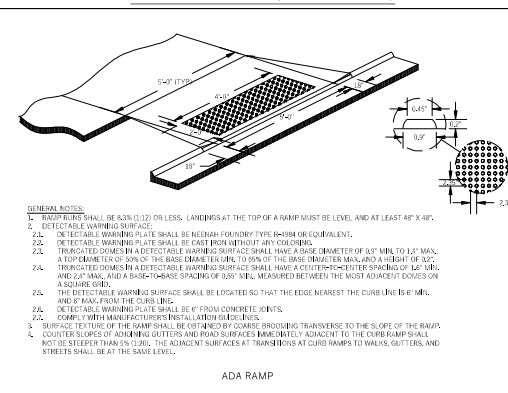
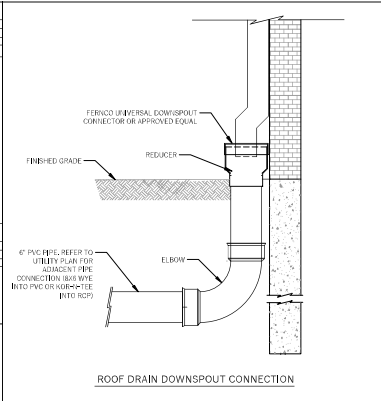
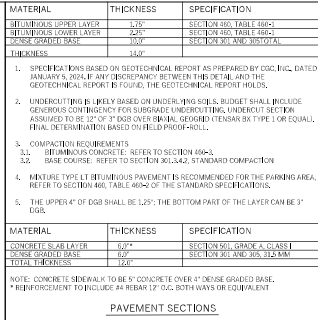
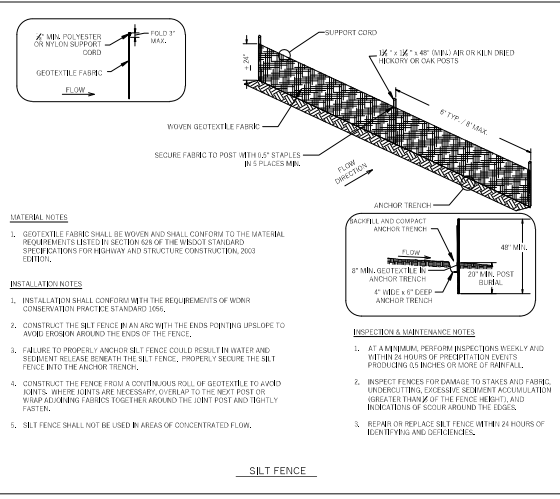
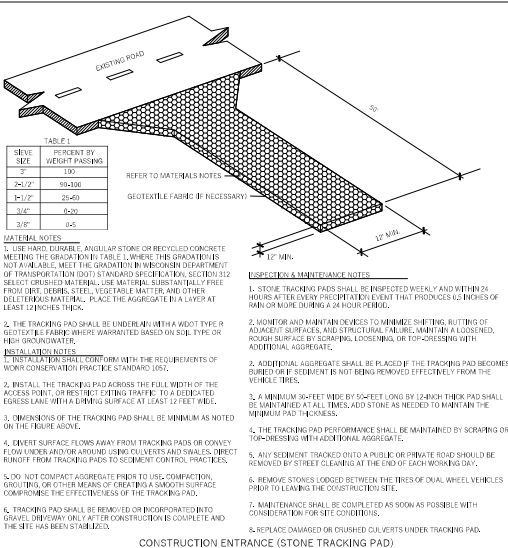
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Date Issued: 03/06/2024

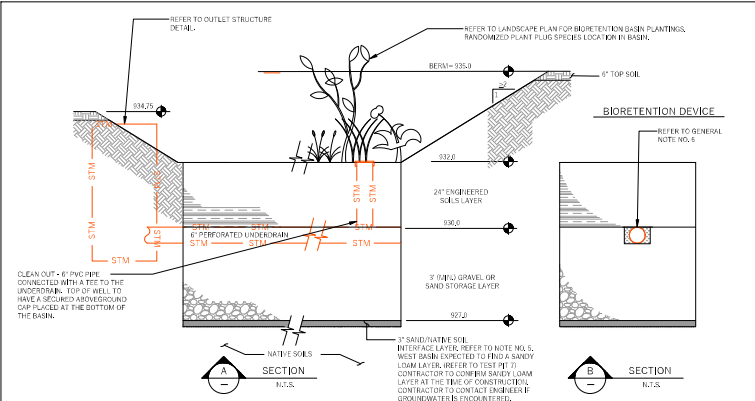
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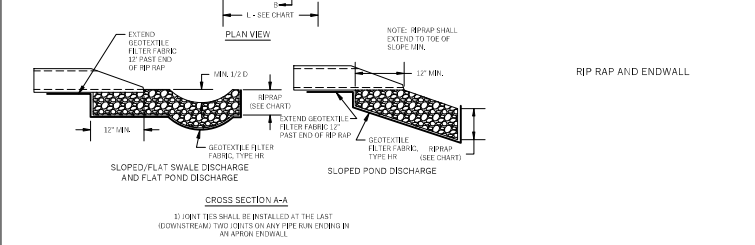
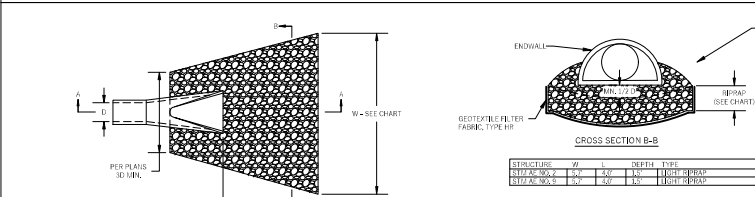
**GENERAL NOTES:**

- ALL CONSTRUCTION PRACTICES SHALL MEET THE SPECIFICATIONS OF THE WISCONSIN TECHNICAL STANDARD FOR BIORETENTION FOR BUILT TECHNIQUE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY OF THIS STANDARD AND CONSTRUCT THE BIORETENTION BASIN IN ACCORDANCE WITH THE REQUIREMENTS OUTLINED THEREIN.
- CONTRACTOR SHALL INSTALL NINE (9) PLANT PLUGS IN THE BASIN AND INSTALL A CLASS II FIBER GLASS REINFORCED MAT OVER APPROVED AND ANCHORED WITH MIN. 6" LONG HARDWOOD STAKES, CUT AN "X" IN THE MATTING AND ALLOW DOWN TO PLACE APPROPRIATE PLANTING PLUGS EVERY 6 INCHES ON CENTER.
- CONTRACTOR SHALL INSTALL 2" OF ENGINEERED SOILS, CONSISTING OF 70% ASTM C33 SAND AND 30% CERTIFIED COMPOST (SEE GENERAL NOTE 4).
- CERTIFIED COMPOST SHALL CONSIST OF ~40% ORGANIC MATTER, ~60% ASH CONTENT, PH OF 6-8, AND MOISTURE CONTENT OF 35-60% BY WEIGHT.
- SAND/NATIVE SOIL INTERFACE LAYER SHALL BE FORMED BY A LAYER OF SAND 6 INCHES DEEP IN WHICH VERTICALLY PLACED WITH THE NATIVE SOIL TO A DEPTH OF 2-4 INCHES, A CONSTRUCTION REPRESENTATIVE MUST BE PRESENT DURING OVER EXCAVATION TO APPROVE OF THE DEPTH AND SOIL TYPES.
- FILTER FABRIC SHALL BE PLACED ABOVE THE PERFORATED PIPE, BETWEEN THE FIBER GLASS, AND THE ENGINEERED SOIL, A WIDTH OF 4 FEET CENTERED OVER THE FLOW LINE OF THE PIPE.
- ANNUAL PINE GRASS SHALL BE SEED AT 40 LB/AC WITH THE SEED WHEN THE AREAS SURROUNDING THE BASIN, ON SLOPES, AND OVER ANY LAND THAT DISCHARGES INTO THE BASIN FOR EROSION CONTROL WHEN BARE SOILS ARE BROUGHT OUT. ROCK SOCKS AND PLUGS ARE REQUIRED TO ESTABLISH VEGETATION AT THE INVERT OF THE BASIN.
- ROOFLET SHALL INFILTRATE WITHIN 24 HOURS, BASINS UNABLE TO MAINTAIN THESE RATES MUST BE DEEP RELEED, REGRADED, AND IF NECESSARY REPLANTED TO RESTORE ORIGINAL INFILTRATION RATES.
- ALL WORK TO BE CONDUCTED IN COMPLIANCE WITH APPLICABLE LOCAL, REGIONAL, AND STATE EROSION CONTROL STANDARDS FOR THE PROJECT AS APPROVED BY THE REGULATORY ENGINEER.
- REFER TO LANDSCAPE PLAN FOR PLANTING REQUIREMENTS.

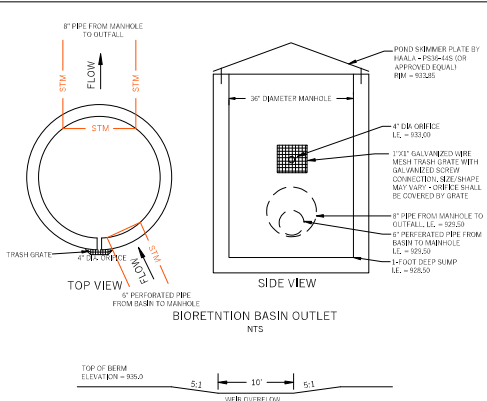
THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING PERMITS FROM THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR), COUNTY MUNICIPALITY, AND ENGINEERING BOARD OF CARE. ALL PERMITTED BIORETENTION AREAS AND POND AREAS SHALL BE FENCED PRIOR TO CONSTRUCTION AND REMAIN UNFENCED AND PROTECTED DURING THE CONSTRUCTION OF PROPOSED SITE IMPROVEMENTS. PROPOSED BIORETENTION DEVICES SHALL NOT BE CONSTRUCTED UNTIL THE COUNTY DETERMINES WATERBODIES ARE MEETING REQUIRED WATER QUALITY REQUIREMENTS SET FORTH WITHIN THE RESPECTIVE COUNTY TECHNICAL STANDARDS. IF THE LOCATION OF THE BIORETENTION AREA CONTACTS WITH A CONSTRUCTION TRAILER, A FIBER GLASS REINFORCED MAT INSTALLATION WILL BE REQUIRED AT THE CONTRACTOR'S EXPENSE.

THE CONTRACTOR IS REQUIRED TO PROVIDE QUALIFIED STAFF FOR INSPECTION AND OBSERVATION OF THE CONSTRUCTION ACTIVITIES RELATING TO ALL JOB SITE REGULATORY COMPLIANCE INCLUDING THE PROTECTION AND CONSTRUCTION OF ALL STORABLE WATER MANAGEMENT FEATURES. ANY OBSERVATION OF PLAN OR SET DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER OF RECORD PRIOR TO CONSTRUCTION.

BIORETENTION BASIN	REFERENCE	SOIL DEPTH	SOIL TYPE	PILE DRIVING RATE	PILE DRIVING LAYER
	1P-01	30" MIN	Sandy Loam	AS	NONE

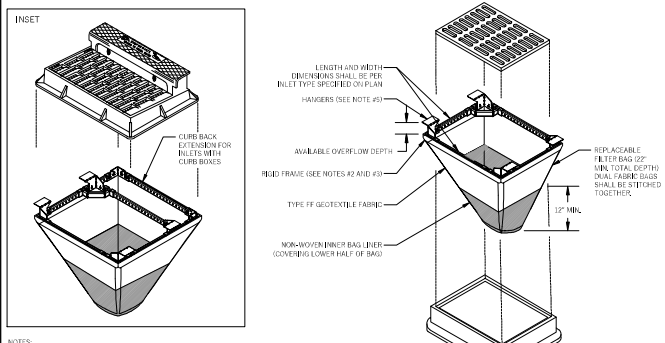
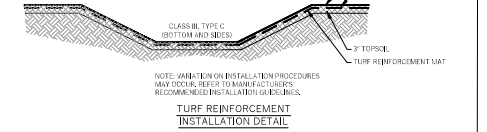


30" DIA. THIS SHALL BE INSTALLED AT THE LAST DOWNSTREAM TOWARD ENDWALL PIPE END OR IN AN OPEN ENDWALL.



**BIORETENTION BASIN OVERFLOW WEIR**

NOTE: OVERFLOW SHALL BE REINFORCED WITH TURF REINFORCED MAT (TRM) - CLASS II, TYPE C OR FIBERGLASS OR APPROVED EQUAL. TRM SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.



**NOTES:**

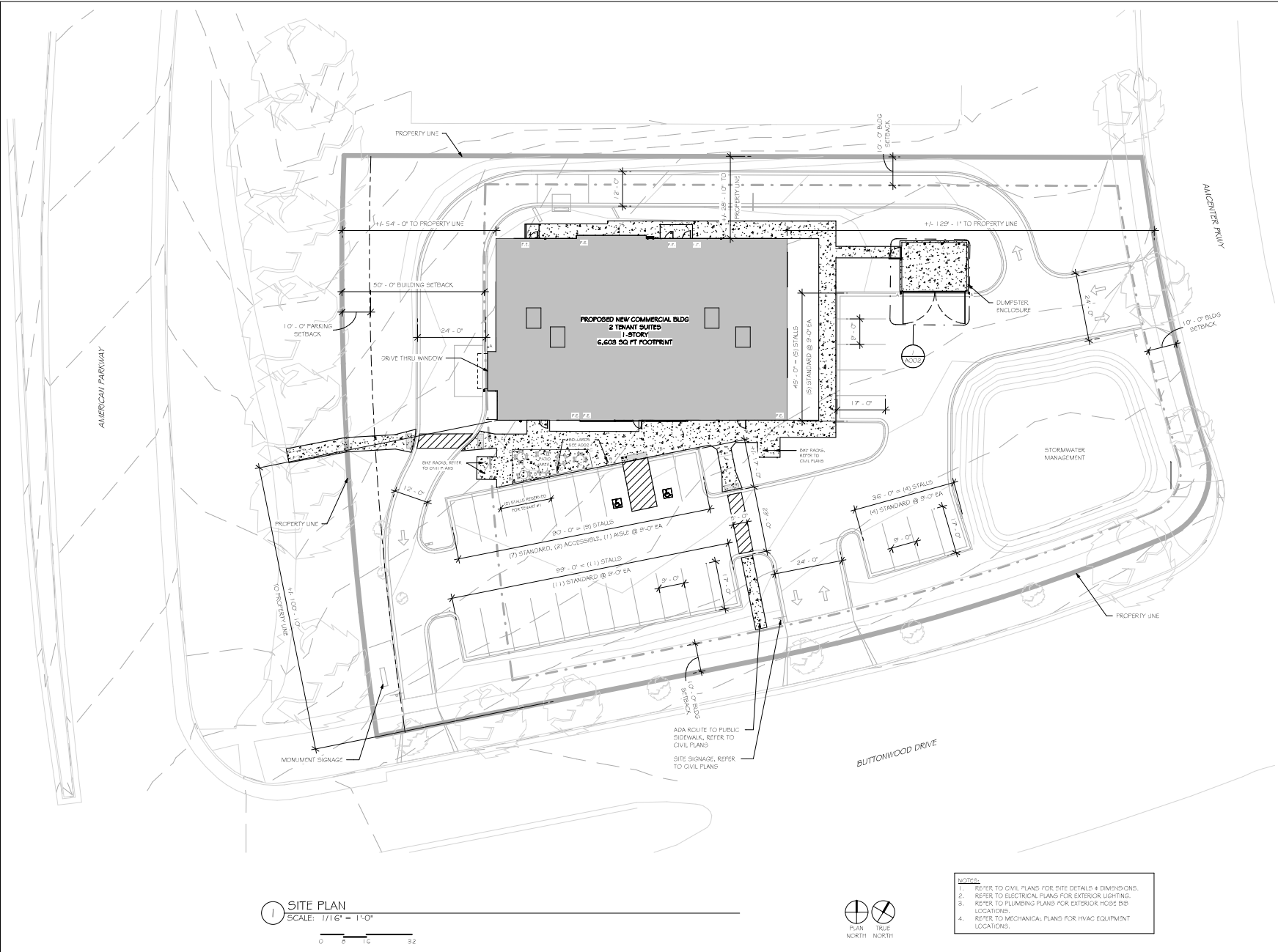
- DETAIL BASED ON WISCONSIN TECHNICAL STANDARD 109.1 ANY VARIATIONS FROM THAT STANDARD IS UNINTENDED AND SHOULD NOT BE USED.
- TAPER BOTTOM OF BAG TO MAINTAIN 8" CLEARANCE BETWEEN THE BAG AND THE STRUCTURE MEASURED FROM THE BOTTOM OF THE OVERFLOW OPENINGS TO THE STRUCTURE WALL.
- THE ROUND FRAME SHALL BE CONSTRUCTED OF GALVANIZED STEEL AND HAVE ADEQUATE STRENGTH TO SUPPORT THE WEIGHT OF THE SEDIMENT BAG WHEN COMPLETELY FULL.
- THE ROUND FRAME SHALL NOT INTERFERE WITH OR ELEVATE THE GRATE MORE THAN 1/4".
- DROP THE INLET FILTER THROUGH THE CLEAR OPENING SUCH THAT THE HANGERS REST FIRMLY ON THE TOP OF THE STRUCTURE.

**MAINTENANCE NOTES:**

- WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED IN THE FABRIC DOES NOT FALL INTO THE STRUCTURE. MATERIAL THAT HAS FALLEN INTO THE STRUCTURE SHALL BE IMMEDIATELY REMOVED.

**Revisions:**

No.	Date:	Description:



**1 SITE PLAN**  
 SCALE: 1/16" = 1'-0"  
 0 8 16 32



- NOTES**
- REFER TO CIVIL PLANS FOR SITE DETAILS 4 DIMENSIONS.
  - REFER TO ELECTRICAL PLANS FOR EXTERIOR LIGHTING.
  - REFER TO PLUMBING PLANS FOR EXTERIOR HOSE BIB LOCATIONS.
  - REFER TO MECHANICAL PLANS FOR HVAC EQUIPMENT LOCATIONS.



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 PURPOSES ONLY

REV	DATE
ISSUED	08/06/2024

ISSUE PHASE: PLAN REVIEW

PROJECT TITLE:  
**KRAEMER - AMERICAN CENTER DEVELOPMENT**

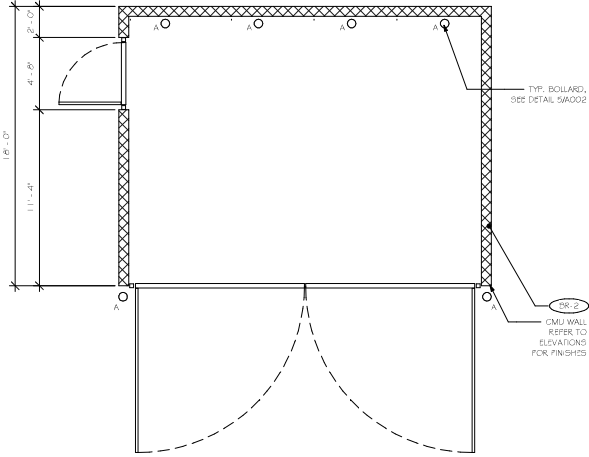
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 KRAEMER DEVELOPMENT, LLC

PROJECT LOCATION:  
 4902 AMCENTER PKWY  
 MADISON, WI 53718

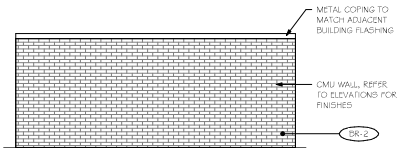
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PROJECT NUMBER: **59565**  
 SHEET NUMBER: **A001**

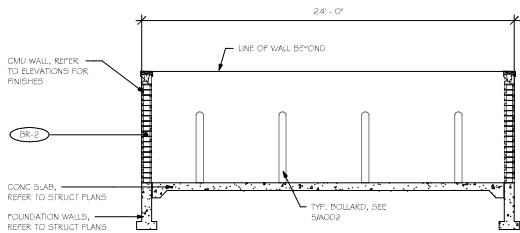




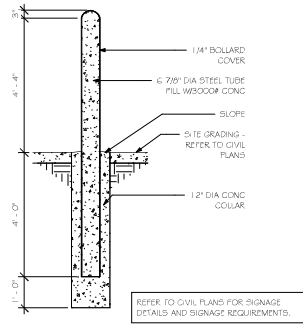
1 ENLARGED PLAN @ TRASH ENCLOSURE  
 SCALE: 1/4" = 1'-0"



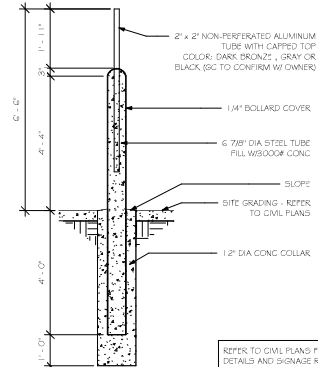
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 SCALE: 1/4" = 1'-0"



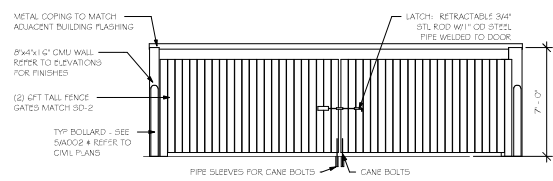
2 SECTION @ TRASH ENCLOSURE  
 SCALE: 1/4" = 1'-0"



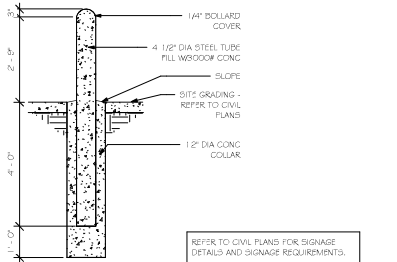
5 BOLLARD DETAIL - A  
 SCALE: 1/2" = 1'-0"



6 BOLLARD DETAIL - B  
 SCALE: 1/2" = 1'-0"



3 TRASH ENCLOSURE ELEVATION 1  
 SCALE: 1/4" = 1'-0"



7 BOLLARD DETAIL - C  
 SCALE: 1/2" = 1'-0"

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REV	DATE

DATE ISSUED:	08/06/2024
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ISSUE PHASE:	PLAN REVIEW
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PROJECT TITLE  
**KRAEMER - AMERICAN CENTER DEVELOPMENT**

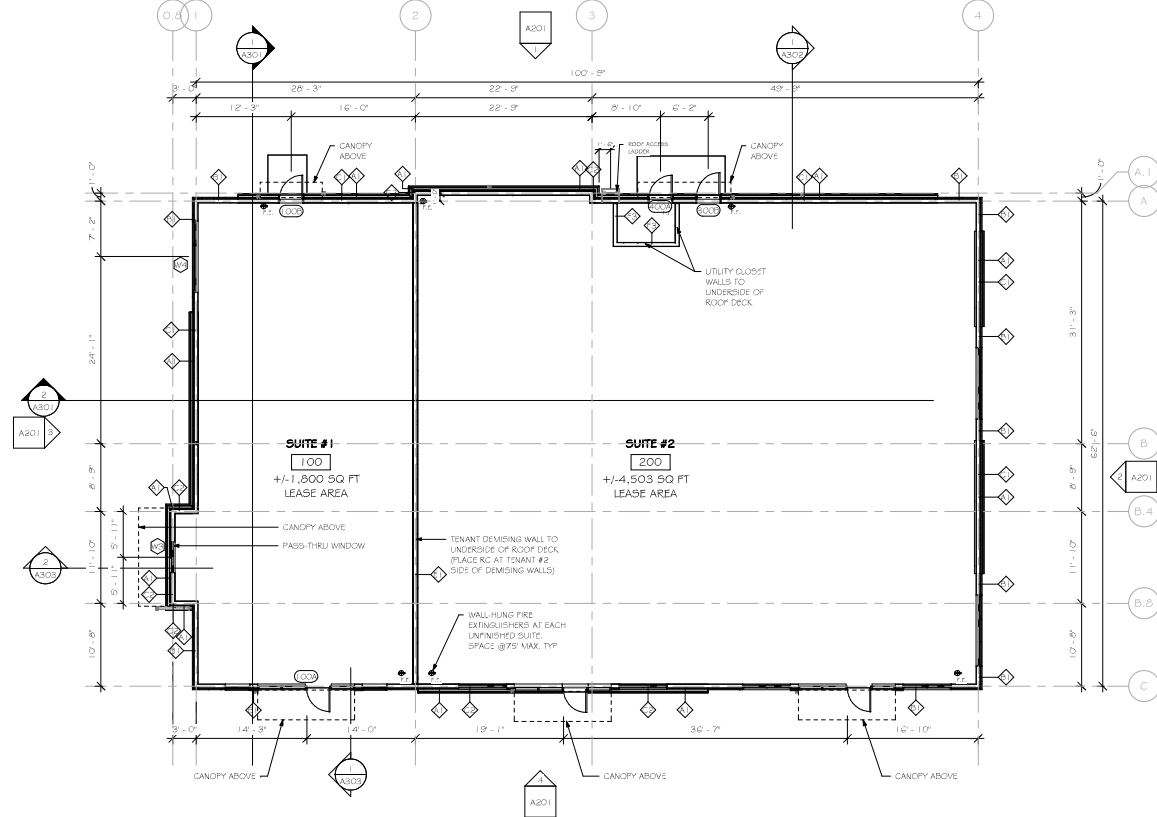
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 KRAEMER DEVELOPMENT, LLC

PROJECT LOCATION  
 4902 AMCENTER PKWY  
 MADISON, WI 53718

SHEET TITLE  
**ARCHITECTURAL SITE DETAILS**

PROJECT NUMBER  
 59565

SHEET NUMBER  
 A002



NOTE:  
 FINAL INTERIOR LAYOUTS TO BE CONFIRMED BY TENANT COORDINATION DRAWINGS

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



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REV	DATE
DATE ISSUED	08/06/2024

ISSUE PHASE: PLAN REVIEW

PROJECT TITLE:  
**KRAEMER - AMERICAN CENTER DEVELOPMENT**

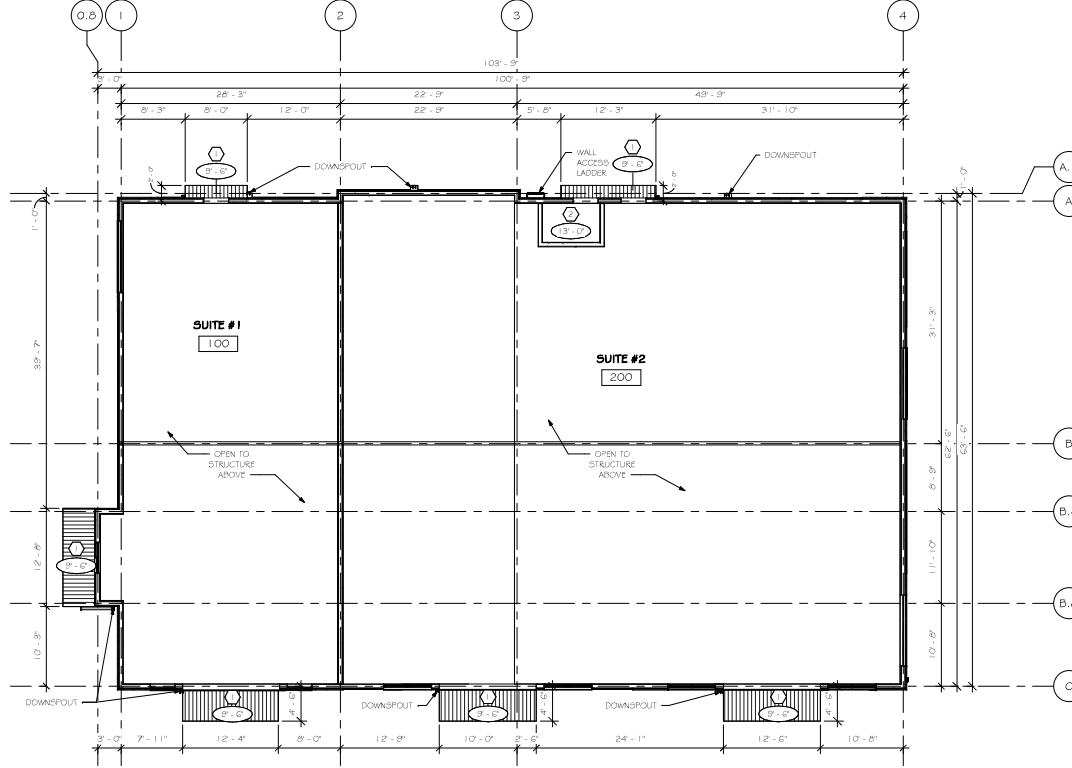
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 KRAEMER DEVELOPMENT, LLC

PROJECT LOCATION:  
 4902 AMCENTER PKWY  
 MADISON, WI 53718

SHEET TITLE:  
**FIRST FLOOR PLAN**

PROJECT NUMBER: **59565**

SHEET NUMBER: **A101**



1 FIRST FLOOR REFLECTED CEILING PLAN  
 SCALE: 1/8" = 1'-0"



**RCF GENERAL NOTES**

1. THIS PLAN SHOWS THE LOCATIONS OF ITEMS THAT ARE ARCHITECTURALLY SIGNIFICANT ONLY. PLUMBING, MECHANICAL, AND ELECTRICAL ITEMS INDICATED ARE REFERENCE ONLY.
2. REFER TO MEP PLANS FOR EXACT LOCATIONS AND DETAILS.
3. CONTRACTOR HAS OPTION TO USE GYP BD SUSP SYSTEM OR LIGHT GAGE METAL FRAMING AT DROPPED GYP BD CEILING LOCATIONS.
4. GYP BD TO BE MUDGED, TAPED, SANDED AND READY FOR PAINT.

**LEGEND**

- |   |   |
|---|---|
| <br>ALUMINUM VENTED SOFFIT SYSTEM. COLOR TO MATCH FASCIA/WALL CAP. SEE ELEVATIONS FOR COLOR. | <br>FIBERGLASS FACED GYPSUM WALLBOARD CEILING - DO NOT EXCEED 200' SF BETWEEN CONTROL JOINTS |
|---|---|



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REV	DATE
DATE ISSUED	08/06/2024
ISSUE PHASE	PLAN REVIEW

PROJECT TITLE  
**KRAEMER - AMERICAN CENTER DEVELOPMENT**

PROJECT OWNER  
 KRAEMER DEVELOPMENT, LLC

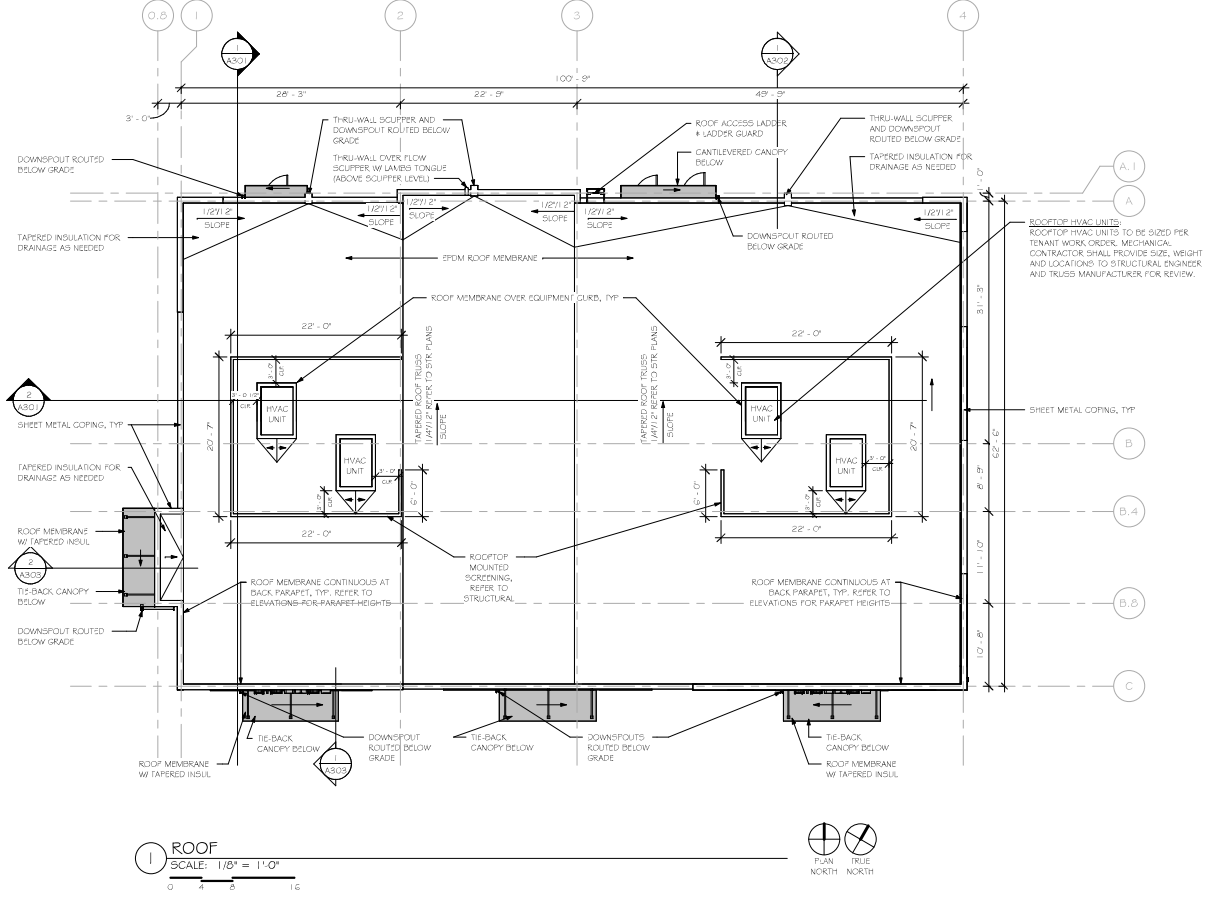
PROJECT LOCATION  
 4902 AMCENTER PKWY  
 MADISON, WI 53718

SHEET TITLE  
**FIRST FLOOR REFLECTED CEILING PLAN**

PROJECT NUMBER  
**59565**

SHEET NUMBER  
**A102**





- ROOF PLAN NOTES:**
1. VERIFY EXACT LOCATIONS OF ROOF TOP MECHANICAL EQUIPMENT & MECHANICAL CURBS WITH THE MECHANICAL DRAWINGS.
  2. REFER TO PLUMBING DRAWINGS FOR ALL PLUMBING PENETRATIONS.
  3. REFER TO PLUMBING DRAWINGS FOR ROOFTOP HOSEBIB LOCATIONS(S).
  4. REFER TO ELECTRICAL DRAWINGS FOR ALL ROOF PENETRATIONS AND EXACT LOCATIONS.
  5. PROVIDE WATER TIGHT INTEGRITY AT ALL PENETRATIONS AND EQUIPMENT PER ROOFING MANUFACTURERS STANDARD DETAILS AND REQUIREMENTS FOR WARRANTY AND CURRENT NRCA STANDARDS.
  6. DESIGN BUILD CONTRACTORS PROVIDING ROOF PENETRATIONS MUST PROVIDE TEMPORARY WEATHER TIGHT COVERS FOR OPENING UNTIL PLACEMENT OF FINISHED WORK OR COVERING.
  7. PROVIDE FINISHED SHEET METAL COPINGS PER PLANS. REFER TO EXTERIOR ELEVATIONS MATERIAL SCHEDULE FOR SPECIFIED METAL COLORS.
  8. PROVIDE FINISHED SHEET METAL DOWNSPOUTS WHERE INDICATED. REFER TO EXTERIOR ELEVATIONS MATERIAL SCHEDULE FOR SPECIFIED METAL COLORS. DESIGN BUILD PLUMBING CONTRACTOR SHALL PROVIDE NECESSARY CALCULATIONS AND DETERMINE FINAL QUANTITY, SIZE, AND LOCATION OF DOWNSPOUTS AND SHALL COORDINATE WITH ROOFING CONTRACTOR TO PROVIDE PROPER DRAINAGE.
  9. REFER TO CIVIL PLANS FOR DOWNSPOUT CONNECTION AND ROUTE BELOW GRADE.



**PRELIMINARY**  
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 PURPOSES ONLY

REV	DATE
DATE ISSUED	08/06/2024
ISSUE PHASE	PLAN REVIEW

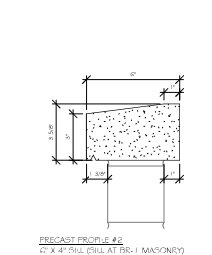
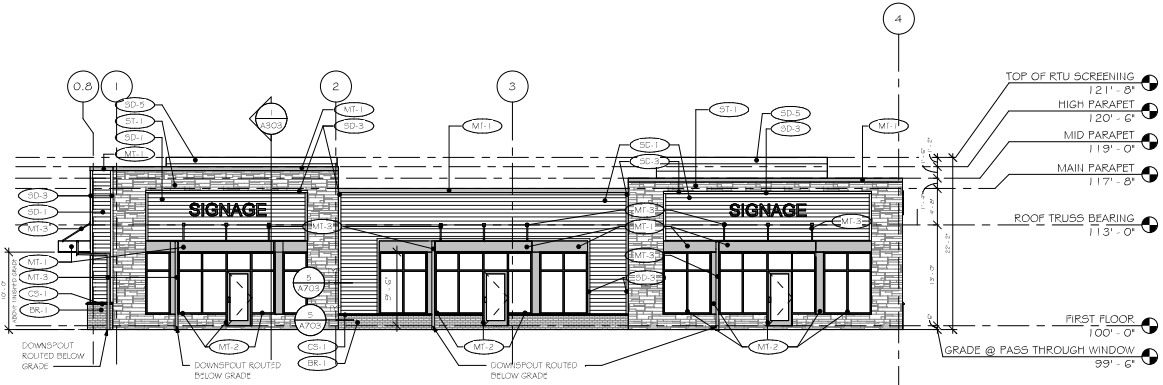
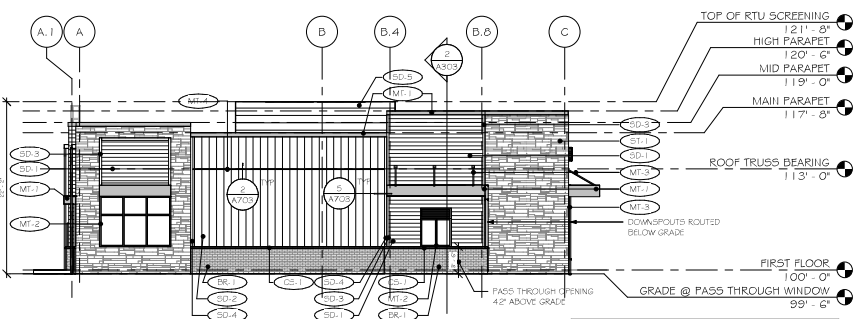
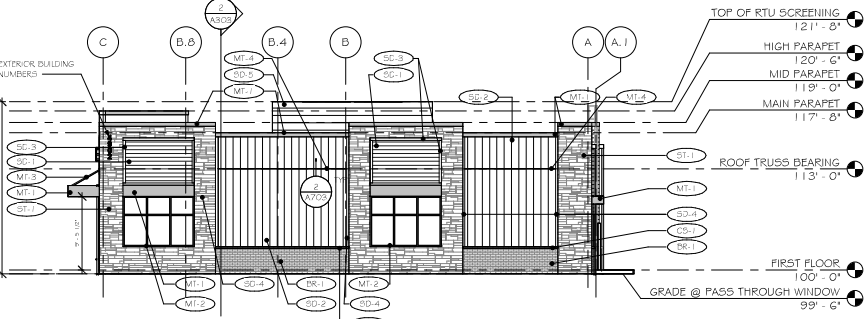
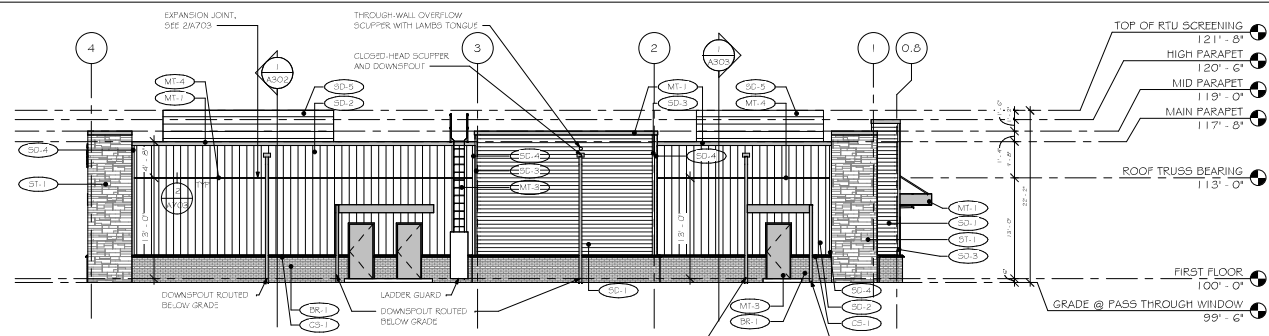
PROJECT TITLE  
**KRAEMER - AMERICAN CENTER DEVELOPMENT**

PROJECT OWNER  
**KRAEMER DEVELOPMENT, LLC**

PROJECT LOCATION  
**4902 AMCENTER PKWY MADISON, WI 53718**

SHEET TITLE  
**ROOF PLAN**

PROJECT NUMBER **59565**  
 SHEET NUMBER **A103**



**EXTERIOR MATERIALS LEGEND**

- SD-1 - LP SMARTSIDE, RIGID STACK, 8" W/ DIAMOND KOTE DUEBLIND PREMIUM COLOR: CHES NUT
- SD-2 - LP SMARTSIDE, PANEL 4 BOARD AND BATTER, 8" W/ STANDARD SOLID COLOR: SAND
- SD-3 - LP SMARTSIDE 4" TRIM COLOR: MATCH SD-1
- SD-4 - LP SMARTSIDE 4" TRIM COLOR: MATCH SD-2
- SD-5 - PERFORATED METAL SCREENING AT RTUS COLOR: MATCH SD-2
- ST-1 - EDEN VALDEKS STONE, ADHERED BUCKINGHAM MACHINE CUT VENER SPFC MIX MORTAR: SM-350 SU5D5
- BR-1 - HERITAGE COLLECTION DESIGNER CONCRETE BRICK, SMOOTH FACE, MODULAR COLOR: SABLE SPFC MIX MORTAR: SM-350 SU5D5
- BR-2 - HERITAGE COLLECTION DESIGNER CONCRETE BRICK, SMOOTH FACE, 8x4 1/2 COLOR: SABLE (DUMPSITE) SPFC MIX MORTAR: SM-350 SU5D5
- CS-1 - CAST STONE CAP AT CONCRETE BRICK. COLOR: MATCH BR-1
- MT-1 - CMG STEEL AT CANOPY AND WALL CAP COLOR: EXTRA DARK BRONZE
- MT-2 - ANODIZED ALUMINUM AT WINDOWS AND WINDOW TRIM COLOR: KAWNEER #40 DARK BRONZE
- MT-3 - PREFINISHED STEEL AT SERVICE DOORS, AND ROOF ACCESS LADDER COLOR: MATCH MT-2
- MT-4 - PREFINISHED ALUMINUM SIDING COLOR: MATCH ADJACENT SIDING

NOTE:  
-GC TO PROVIDE PHYSICAL SAMPLES FOR REVIEW.  
-ALL COLORS AND FINISHES TO BE VERIFIED BY OWNER PRIOR TO ORDERING AND INSTALLING.

**SIGNAGE NOTES:**  
-OWNER TO COORDINATE SITE SIGNAGE DESIGN WITH SIGN SUPPLIER.  
-ELECTRICAL CONTRACTOR TO VERIFY ELECTRICAL REQUIREMENTS FOR ALL SIGNAGE LOCATIONS.  
-GC TO VERIFY BLOCKING REQUIREMENTS FOR SIGNAGE.  
-TENTANT TO PROVIDE EXTERIOR SIGNAGE.

**NOTE:**  
AWINGS AT DRIVE TRHU IS 10'-0" ABOVE FINISHED GRADE.  
AWINGS AT FRONT 4 PACK DOORS ARE 9'-6" ABOVE FINISHED GRADE.

- EXTERIOR ELEVATION NOTES**
1. ALL EXTERIOR VENTS & LOUVERS TO BE PAINTED TO MATCH ADJACENT WALL COLOR. SEE MECHANICAL FOR SIZE AND LOCATION.
  2. FOAM PLASTIC INSULATION GREATER THAN 4" IN THICKNESS SHALL HAVE A MAXIMUM FLAME SPREAD INDEX OF 75 AND A SMOKE DEVELOPED INDEX OF 450 WHERE TESTED AT A MINIMUM THICKNESS OF 4". PROVIDE BLOCKING AND ELECTRICAL GROUNDING TO ALL SIGN LOCATIONS. COORDINATE WITH SIGN CONTRACTOR.
  3. 8'-0" MAXIMUM BUILDING HEIGHT FOR AMERICAN CENTER GUIDELINES (PFA CEILING AT THIS PARCEL IS 200' AGL, BUILDING HEIGHT IS <200' AGL).



**PRELIMINARY**  
FOR REVIEW  
PURPOSES ONLY

REV	DATE
ISSUED	03/06/2024
FRASE	PLAN REVIEW

PROJECT TITLE  
**KRAEMER - AMERICAN CENTER DEVELOPMENT**

PROJECT OWNER  
KRAEMER DEVELOPMENT, LLC

PROJECT LOCATION  
4902 AMCENTER PKWY  
MADISON, WI 53718

SHEET TITLE  
**EXTERIOR ELEVATIONS**

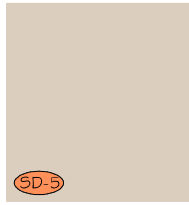
PROJECT NUMBER **59565**  
SHEET NUMBER **A201**



LP SMARTSIDE, RIGID STACK 8" W/  
DIAMOND KOTE DUOBLEND PREMIUM  
COLOR: CHESTNUT



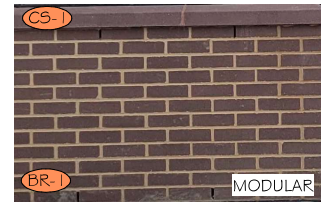
LP SMARTSIDE, PANEL & BOARD AND BATTEN  
TRIM W/ STANDARD  
COLOR: SAND



HVAC SCREEN,  
COLOR:  
MATCH SD-2, SAND



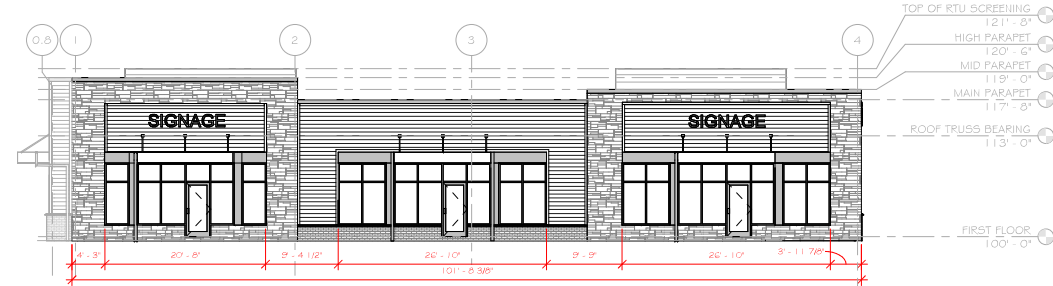
EDEN VALDERS STONE, ADHERED BUCKINGHAM  
MACHINE CUT VENEER  
SPEC MIX MORTAR: SM-350 SUEDE



HERITAGE COLLECTION DESIGNER CONCRETE BRICK, SMOOTH FACE  
COLOR: SABLE  
SPEC MIX MORTAR: SM-350 SUEDE

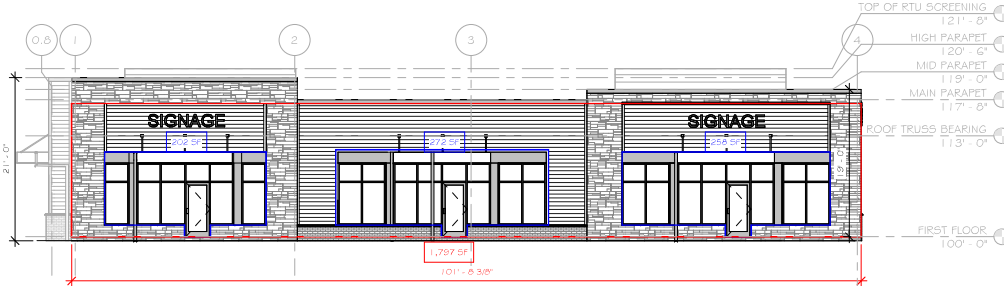


- STEEL: CMG  
COLOR: EXTRA DARK BRONZE
- MT-1
- ALUMINIUM: KAWNEER  
COLOR: DARK BRONZE
- MT-2
- MT-3



1 SOUTH EXTERIOR ELEVATION - GLAZING LENGTH  
SCALE: 1/8" = 1'-0"

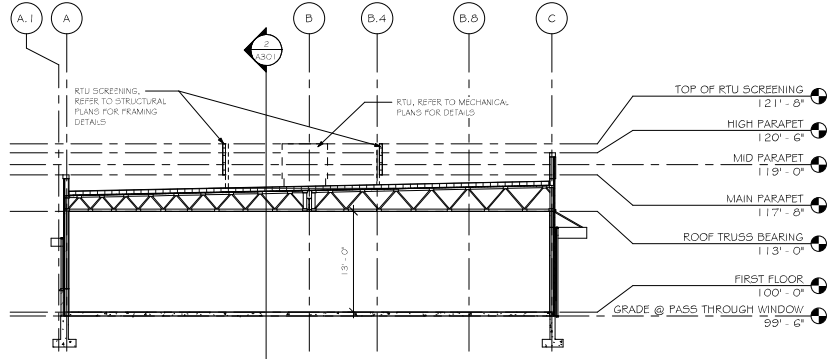
BASE OF THE LENGTH OF BUTTWOOD FACADE:  
TOTAL LENGTH OF BUILDING: 66.42 FT  
TOTAL LENGTH OF GLASS: 74.33 FT  
= 84.06% OF LENGTH OF BUTTWOOD FACADE IS DOOR & WINDOW OPENINGS



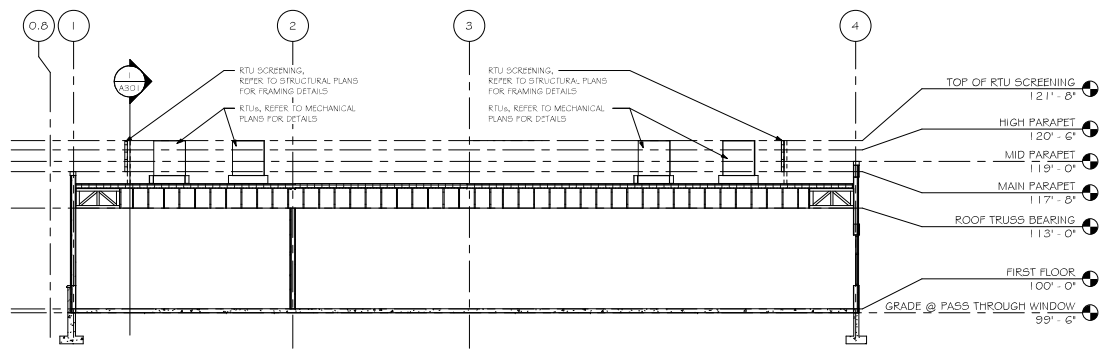
2 SOUTH EXTERIOR ELEVATION - DOOR & WINDOW / BIRD-SAFE GLASS  
SCALE: 1/8" = 1'-0"

BASE OF THE GLAZING FLOOR AREA:  
TOTAL PRIMARY FACADE AREA: 1,797 SF  
TOTAL DOOR & WINDOW AT PRIMARY FACADE: 732 SF  
= 41% OF PRIMARY STREET FACADE IS DOOR & WINDOW OPENINGS

(a) 20-1 (2014) - BIRD-SAFE GLASS TREATMENT REQUIREMENTS - NOT REQUIRED  
(b) LESS THAN 10,000 SQ FT BUILDING  
(c) NO SKY-BRIDGES PRESENT  
(d) NO AT-GRADE GLASS PRESENT



**1 BUILDING SECTION - N/S**  
 SCALE: 1/8" = 1'-0"  
 0 4 8 16



**2 BUILDING SECTION - E/W**  
 SCALE: 1/8" = 1'-0"  
 0 4 8 16



**PRELIMINARY**  
 FOR REVIEW  
 PURPOSES ONLY

REV	DATE
DATE ISSUED	03/06/2024
ISSUE PHASE	PLAN REVIEW

PROJECT TITLE  
**KRAEMER - AMERICAN CENTER DEVELOPMENT**

PROJECT OWNER  
 KRAEMER DEVELOPMENT, LLC

PROJECT LOCATION  
 4902 AMCENTER PKWY  
 MADISON, WI 53718

SHEET TITLE  
**BUILDING SECTIONS**

PROJECT NUMBER  
**59565**

SHEET NUMBER  
**A301**





3970 Pioneer Road  
Verona, WI 53593  
PH: (608) 827-0461  
FAX: (608) 827-0462  
WEB: www.olsontoon.com

**THE AMERICAN CENTER RETAIL**

5454 Buttonwood Drive  
Madison, Wisconsin 53718

Date: December 6, 2023  
Scale: 1/16" = 1'-0"  
Designer: kws  
Job #

Seal  
To protect against legal liability, the plans presented herein are "schematic," and should not be outlaid as "bidding" or "construction documents" unless approved by the Landscape Designer. This is not an original document unless stamped in red, as ORIGINAL.

Revisions:  
2024.01.29  
2024.03.04

Reference Name:  
Kraemer Development

**BIORETENTION BASIN PLUGS: 1,898 SQ FT**

Joe Pye Weed	114	2.5"	Plug	12" O.C.
Marsh Milkweed	114	2.5"	Plug	12" O.C.
Blue Yarrow	114	2.5"	Plug	12" O.C.
Culver's Root	114	2.5"	Plug	12" O.C.
Purple Coneflower	152	2.5"	Plug	12" O.C.
Blue Hitting	152	2.5"	Plug	12" O.C.
Cardinal Flower	114	2.5"	Plug	12" O.C.
Marsh Blackberry	152	2.5"	Plug	12" O.C.
Brown Eyed Susan	152	2.5"	Plug	12" O.C.
Swamp Goldenrod	152	2.5"	Plug	12" O.C.
Bristly Sedge	114	2.5"	Plug	12" O.C.
Brown Fox Sedge	152	2.5"	Plug	12" O.C.
Torrey's Rush	114	2.5"	Plug	12" O.C.
Switch Grass	152	2.5"	Plug	12" O.C.

City of Madison, WI Landscape Worksheet

3/6/2024

City of Madison, Wisconsin Landscape Worksheet

DEVELOPED LOTS	SQUARE FEET	LANDSCAPE POINTS REQ.
Total Developed Area Lot 13A	53,655	300 * 5 pts
59,481 sq ft (lot) - 5,126 sq ft (building)		84

PLANT TYPE / ELEMENT	POINT VALUE	QUANTITY	TOTAL POINTS
Overstory Deciduous	35	10	300
Tall Evergreen Tree	35	3	105
Ornamental Tree	15	5	75
Upright Evergreen Shrub (i.e. arbovitae)	10	15	150
Shrub, deciduous	3	31	93
Shrub, evergreen	4	11	44
Ornamental Grasses/Perennials	2	64	128
Ornamental/Decorative Fencing or Wall (4pts / 10LF)	4		3
Existing Significant Specimen Tree	14		3
Landscape Furniture for public seating and/or transit connections	5		3
<b>POINTS PROVIDED</b>			<b>915</b>

- Decorative Stone Mulk  
1.5" CapTop Sand & Gravel washed stone over weed barrier fabric with Dimex EdgePro polyvinyl (black plastic) edging
- Organic Bark Mulk with Dimex EdgePro polyvinyl (black plastic) edging
- Premium sunny grass seed blend with straw mat, (Class 1 Type 5 single net)

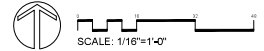
**STREET TREE NOTES:**

New street tree locations and tree species within the rights-of-way are to be determined in conjunction with City Forestry. Contractor shall contact City Forestry, Wayne Buckley wbuckley@cityofmadison.com or 266-4892 for determination of final planting locations and tree species.

At least one week prior to street tree planting Contractor shall contact City Forestry at (608) 266-4816 to schedule inspection and approval of nursery stock and review planting specifications with the landscaper.

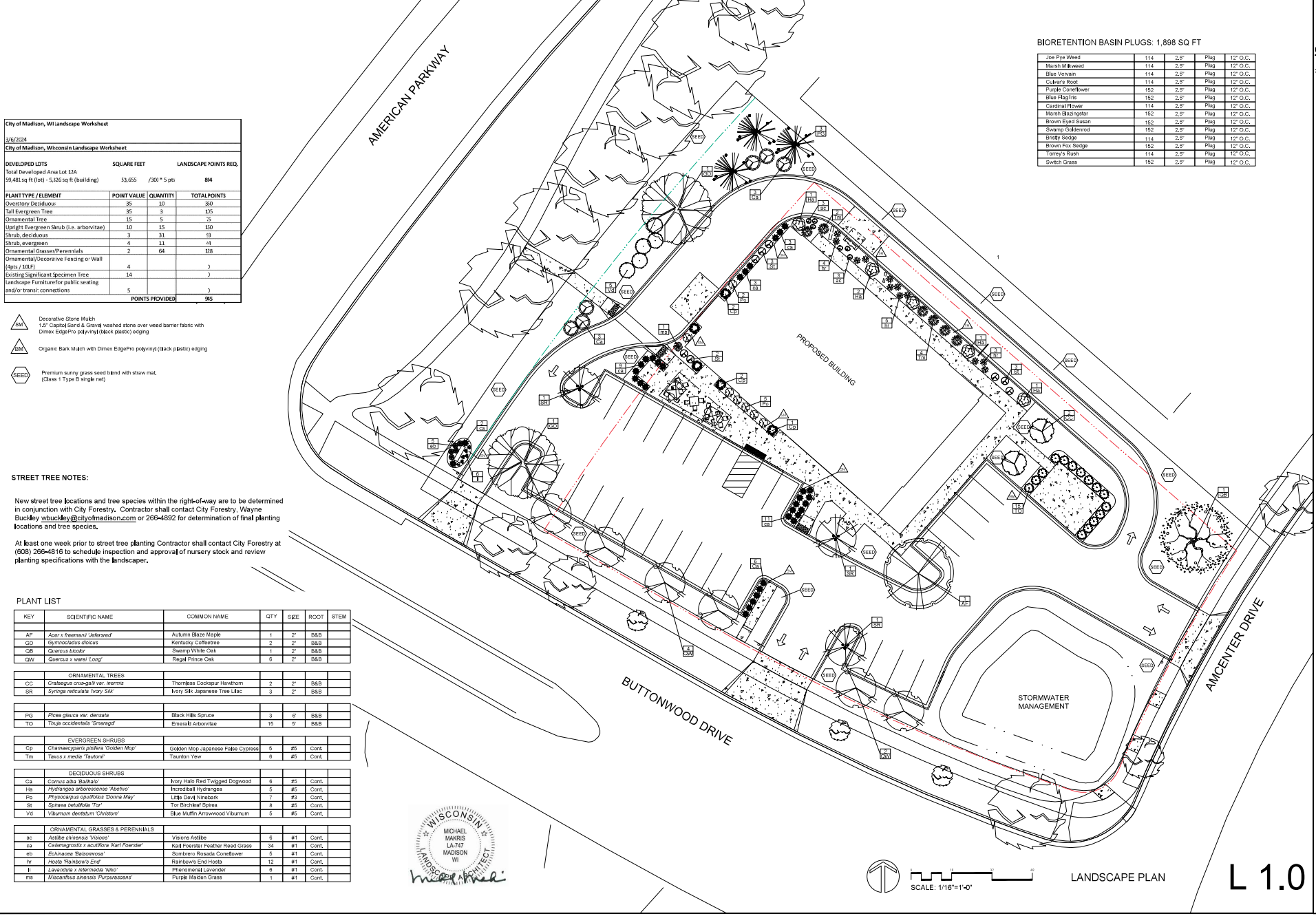
**PLANT LIST**

KEY	SCIENTIFIC NAME	COMMON NAME	QTY	SIZE	ROOT	STEM
AF	<i>Acer x freemanii 'Sulcatifolium'</i>	Autumn Blaze Maple	1	2"	B&B	
GD	<i>Gymnocladia dioica</i>	Kentucky Coffeetree	2	2"	B&B	
OS	<i>Quercus bicolor</i>	Swamp White Oak	1	2"	B&B	
QW	<i>Quercus x wawa 'Lacey'</i>	Regal Prince Oak	6	2"	B&B	
<b>ORNAMENTAL TREES</b>						
CC	<i>Crataegus crataegus var. 'Irene'</i>	Thornless Cockspur Hawthorn	2	2"	B&B	
SR	<i>Syringa reticulata 'Ivory Silk'</i>	Ivory Silk Japanese Tree Lilac	3	2"	B&B	
PD	<i>Platanus occidentalis</i>	Black Hick Sycamore	3	6"	B&B	
TO	<i>Tilia cordata 'Smaragd'</i>	Emerald Arborvitae	15	2"	B&B	
<b>EVERGREEN SHRUBS</b>						
CD	<i>Chamaecyparis pallida 'Golden Mist'</i>	Golden Mist Japanese False Cypress	6	#5	Cont.	
Tr	<i>Taxus x media 'Tussock'</i>	Tussock Tree	6	#5	Cont.	
<b>DECIDUOUS SHRUBS</b>						
GA	<i>Galearia angustata</i>	Irony Holly (Red Twigged Dogwood)	6	#5	Cont.	
HA	<i>Hydrangea arborescens 'Ablette'</i>	Incredible Hydrangea	15	#5	Cont.	
PO	<i>Physocarpus opulifolius 'Diana May'</i>	Little Devil Ninebark	7	#3	Cont.	
SP	<i>Spiraea ovalifolia 'Tor'</i>	Tor Beechleaf Spirea	6	#5	Cont.	
VB	<i>Viburnum dentatum 'Chirloster'</i>	Blue Muffin Arrowwood Viburnum	5	#5	Cont.	
<b>ORNAMENTAL GRASSES &amp; PERENNIALS</b>						
AC	<i>Astilbe chinensis 'Violet'</i>	Violet Astilbe	5	#1	Cont.	
CA	<i>Carex flacca 'Sculpture Wall Fountains'</i>	Wall Fountain Feather Reed Grass	24	#1	Cont.	
EB	<i>Echinacea 'Balsanova'</i>	Sombrero Rosada Coneflower	5	#1	Cont.	
IR	<i>Iris 'Rainbow's End'</i>	Rainbow's End Iris	12	#1	Cont.	
L	<i>Levander x intermedia 'New'</i>	Phenomenal Lavender	6	#1	Cont.	
PS	<i>Platanus arvensis 'Purple Rain'</i>	Purple Rain Grass	1	#1	Cont.	



LANDSCAPE PLAN

**L 1.0**







# CITY OF MADISON LANDSCAPE WORKSHEET

Section 28.142 Madison General Ordinance

Project Location / Address 3434 Buttonwood Drive, Madison, Wisconsin 53718

Name of Project The American Center Retail

Owner / Contact Kraemer Development

Contact Phone (608)203-6174 Contact Email jeff@kraemerdevelopment.com

**\*\* Landscape plans for zoning lots greater than ten thousand (10,000) square feet in size  
MUST be prepared by a registered landscape architect. \*\***

### Applicability

The following standards apply to all exterior construction and development activity, including the expansion of existing buildings, structures and parking lots, except the construction of detached single-family and two-family dwellings and their accessory structures. The entire development site must be brought up to compliance with this section unless **all** of the following conditions apply, in which case only the affected areas need to be brought up to compliance:

- (a) The area of site disturbance is less than ten percent (10%) of the entire development site during any ten-(10) year period.
- (b) Gross floor area is only increased by ten percent (10%) during any ten-(10) year period.
- (c) No demolition of a principal building is involved.
- (d) Any displaced landscaping elements must be replaced on the site and shown on a revised landscaping plan.

### Landscape Calculations and Distribution

Required landscaped areas shall be calculated based upon the total developed area of the property. Developed area is defined as that area within a single contiguous boundary which is made up of structures, parking, driveways and docking/loading facilities, but excluding the area of any building footprint at grade, land designated for open space uses such as athletic fields, and undeveloped land area on the same zoning lot. There are three methods for calculating landscape points depending on the size of the lot and Zoning District.

- (a) For all lots except those described in (b) and (c) below, five (5) landscape points shall be provided for each three hundred (300) square feet of developed area.

Total square footage of developed area 53,655 square feet

Total landscape points required 894

- (b) **For lots larger than five (5) acres**, points shall be provided at five (5) points per three hundred (300) square feet for the first five (5) developed acres, and one (1) point per one hundred (100) square feet for all additional acres.

Total square footage of developed area \_\_\_\_\_

Five (5) acres = 217,800 square feet

First five (5) developed acres = 3,630 points

Remainder of developed area \_\_\_\_\_

Total landscape points required \_\_\_\_\_

- (c) **For the Industrial – Limited (IL) and Industrial – General (IG) districts**, one (1) point shall be provided per one hundred (100) square feet of developed area.

Total square footage of developed area \_\_\_\_\_

Total landscape points required \_\_\_\_\_

**Tabulation of Points and Credits**

Use the table to indicate the quantity and points for all existing and proposed landscape elements.

Plant Type/ Element	Minimum Size at Installation	Points	Credits/ Existing Landscaping		New/ Proposed Landscaping	
			Quantity	Points Achieved	Quantity	Points Achieved
Overstory deciduous tree	2½ inch caliper measured diameter at breast height (dbh)	35			10	350
Tall evergreen tree (i.e. pine, spruce)	5-6 feet tall	35			3	105
Ornamental tree	1 1/2 inch caliper	15			5	75
Upright evergreen shrub (i.e. arborvitae)	3-4 feet tall	10			15	150
Shrub, deciduous	#3 gallon container size, Min. 12"-24"	3			31	93
Shrub, evergreen	#3 gallon container size, Min. 12"-24"	4			11	44
Ornamental grasses/ perennials	#1 gallon container size, Min. 8"-18"	2			64	128
Ornamental/ decorative fencing or wall	n/a	4 per 10 lineal ft.				
Existing significant specimen tree	Minimum size: 2 ½ inch caliper dbh. *Trees must be within developed area and cannot comprise more than 30% of total required points.	14 per caliper inch dbh. Maximum points per tree: 200				
Landscape furniture for public seating and/or transit connections	* Furniture must be within developed area, publically accessible, and cannot comprise more than 5% of total required points.	5 points per "seat"				
<b>Sub Totals</b>						

**Total Number of Points Provided** 945

\* As determined by ANSI, ANLA- American standards for nursery stock. For each size, minimum plant sizes shall conform to the specifications as stated in the current American Standard for Nursery Stock.

Landscaping shall be distributed throughout the property along street frontages, within parking lot interiors, as foundation plantings, or as general site landscaping. The total number of landscape points provided shall be distributed on the property as follows.

**Total Developed Area**

Required landscaped areas shall be calculated based upon the total developed area of the property. Developed area is defined as that area within a single contiguous boundary which is made up of structures, parking, driveways and docking/loading facilities, but excluding the area of any building footprint at grade, land designated for open space uses such as athletic fields, and undeveloped land area on the same zoning lot.

**Development Frontage Landscaping**

Landscaping and/or ornamental fencing shall be provided between buildings or parking areas and the adjacent street(s), except where buildings are placed at the sidewalk. Landscape material shall include a mix of plant materials.

**Interior Parking Lot Landscaping**

The purpose of interior parking lot landscaping is to improve the appearance of parking lots, provide shade, and improve stormwater infiltration. All parking lots with twenty (20) or more parking spaces shall be landscaped in accordance with the interior parking lot standards.

**Foundation Plantings**

Foundation plantings shall be installed along building facades, except where building facades directly abut the sidewalk, plaza, or other hardscape features. Foundation plantings shall consist primarily of shrubs, perennials, and native grasses.

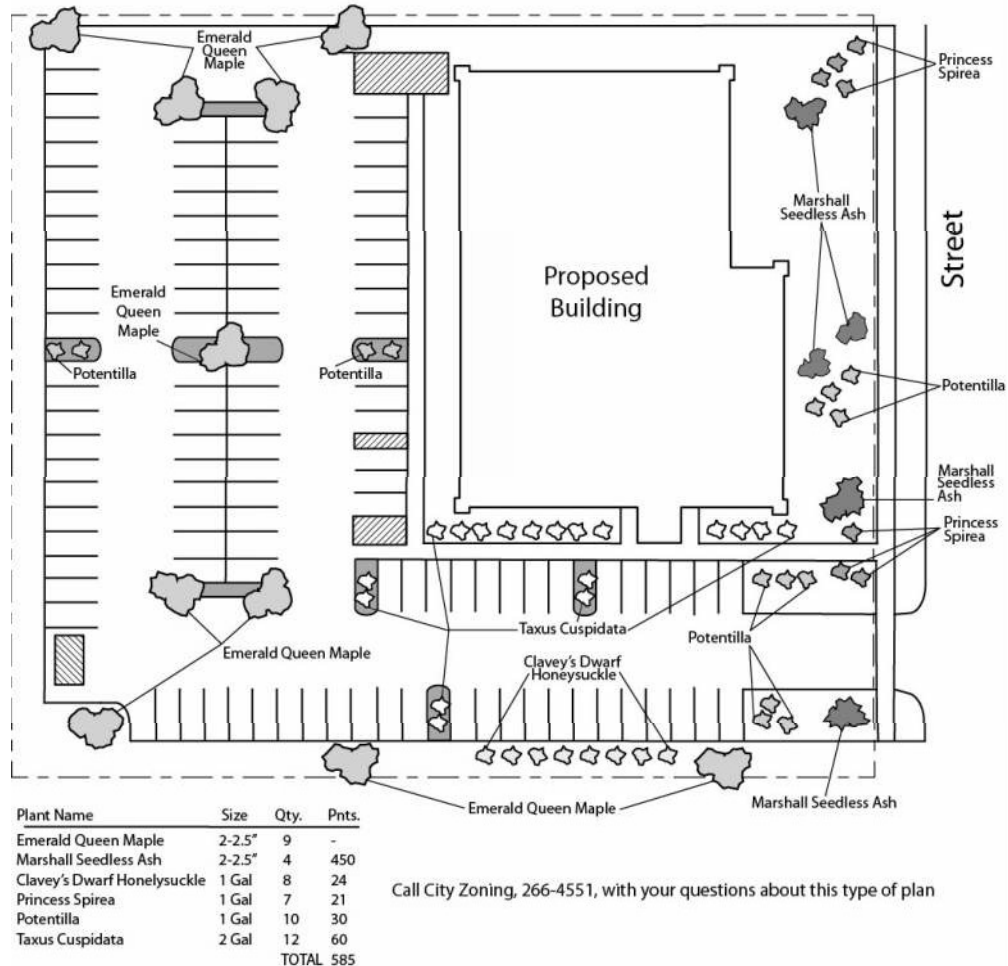
**Screening Along District Boundaries**

Screening shall be provided along side and rear property boundaries between commercial, mixed use or industrial districts and residential districts.

**Screening of Other Site Elements**

The following site elements shall be screened in compatibility with the design elements, materials and colors used elsewhere on the site: refuse disposal areas, outdoor storage areas, loading areas, and mechanical equipment.

**Example Landscape Plan**



## LANDSCAPE PLAN AND LANDSCAPE WORKSHEET INSTRUCTIONS

Refer to Zoning Code Section 28.142 LANDSCAPING AND SCREENING REQUIREMENTS for the complete requirements for preparing and submitting a Landscape Plan and Landscape Worksheet.

### **Applicability.**

The following standards apply to all exterior construction and development activity, including the expansion of existing buildings, structures and parking lots, except the construction of detached single-family and two-family dwellings and their accessory structures. The entire development site must be brought up to compliance with this section unless all of the following conditions apply, in which case only the affected areas need to be brought up to compliance:

- (a) The area of site disturbance is less than ten percent (10%) of the entire development site during any ten-(10) year period.
- (b) Gross floor area is only increased by ten percent (10%) during any ten-(10) year period.
- (c) No demolition of a principal building is involved.
- (d) Any displaced landscaping elements must be replaced on the site and shown on a revised landscaping plan.

### **Landscape Plan and Design Standards.**

Landscape plans shall be submitted as a component of a site plan, where required, or as a component of applications for other actions, including zoning permits, where applicable. Landscape plans for zoning lots greater than ten thousand (10,000) square feet in size must be prepared by a registered landscape architect.

- (a) Elements of the landscape plan shall include the following:
  - 1. Plant list including common and Latin names, size and root condition (i.e. container or ball & burlap).
  - 2. Site amenities, including bike racks, benches, trash receptacles, etc.
  - 3. Storage areas including trash and loading.
  - 4. Lighting (landscape, pedestrian or parking area).
  - 5. Irrigation.
  - 6. Hard surface materials.
  - 7. Labeling of mulching, edging and curbing.
  - 8. Areas of seeding or sodding.
  - 9. Areas to remain undisturbed and limits of land disturbance.
  - 10. Plants shall be depicted at their size at sixty percent (60%) of growth.
  - 11. Existing trees eight (8) inches or more in diameter.
  - 12. Site grading plan, including stormwater management, if applicable.
- (b) Plant Selection. Plant materials provided in conformance with the provisions of this section shall be nursery quality and tolerant of individual site microclimates.
- (c) Mulch shall consist of shredded bark, chipped wood or other organic material installed at a minimum depth of two (2) inches.

### **Landscape Calculations and Distribution.**

Required landscaped areas shall be calculated based upon the total developed area of the property. Developed area, for the purpose of this requirement, is defined as that area within a single contiguous boundary which is made up of structures, parking driveways and docking/loading facilities, but **excluding** the area of any building footprint at grade, land designated for open space uses such as athletic fields, and undeveloped land area on the same zoning lot.

- (a) Landscaping shall be distributed throughout the property along street frontages, within parking lot interiors, and as foundation plantings, or as general site landscaping.
- (b) Planting beds or planted areas must have at least seventy-five percent (75%) vegetative cover.
- (c) Canopy tree diversity requirements for new trees:
  - 1. If the development site has fewer than 5 canopy trees, no tree diversity is required.
  - 2. If the development site has between 5 and 50 canopy trees, no single species may comprise more than 33% of trees.
  - 3. If the development site has more than 50 canopy trees, no single species may comprise more than 20% of trees.

### **Development Frontage Landscaping.**

Landscaping and/or ornamental fencing shall be provided between buildings or parking areas and the adjacent street(s), except where buildings are placed at the sidewalk. Landscape material shall include a mix of plant material meeting the following minimum requirements:



- (a) One (1) overstory deciduous tree and five (5) shrubs shall be planted for each thirty (30) lineal feet of lot frontage. Two (2) ornamental trees or two (2) evergreen trees may be used in place of one (1) overstory deciduous tree.
- (b) In cases where building facades directly abut the sidewalk, required frontage landscaping shall be deducted from the required point total.
- (c) In cases where development frontage landscaping cannot be provided due to site constraints, the zoning administrator may waive the requirement or substitute alternative screening methods for the required landscaping.
- (d) Fencing shall be a minimum of three (3) feet in height, and shall be constructed of metal, masonry, stone or equivalent material. Chain link or temporary fencing is prohibited.

**Interior Parking Lot Landscaping.**

The purpose of interior parking lot landscaping is to improve the appearance of parking lots, provide shade, and improve stormwater infiltration. **All parking lots with twenty (20) or more parking spaces** shall be landscaped in accordance with the following interior parking lot standards.

- (a) For new development on sites previously undeveloped or where all improvements have been removed, a minimum of eight percent (8%) of the asphalt or concrete area of the parking lot shall be devoted to interior planting islands, peninsulas, or landscaped strips. For changes to a developed site, a minimum of five percent (5%) of the asphalt or concrete area shall be interior planting islands, peninsulas, or landscaped strips. A planting island shall be located at least every twelve (12) contiguous stalls with no break or alternatively, landscaped strips at least seven (7) feet wide between parking bays.
- (b) The primary plant materials shall be shade trees with at least one (1) deciduous canopy tree for every one hundred sixty (160) square feet of required landscaped area. Two (2) ornamental deciduous trees may be substituted for one (1) canopy tree, but ornamental trees shall constitute no more than twenty-five percent (25%) of the required trees. No light poles shall be located within the area of sixty percent (60%) of mature growth from the center of any tree.
- (c) Islands may be curbed or may be designed as uncurbed bio-retention areas as part of an approved low impact stormwater management design approved by the Director of Public Works. The ability to maintain these areas over time must be demonstrated. (See Chapter 37, Madison General Ordinances, Erosion and Stormwater Runoff Control.)

**Foundation Plantings.**

Foundation plantings shall be installed along building facades, except where building facades directly abut the sidewalk, plaza, or other hardscape features. Foundation plantings shall consist primarily of shrubs, perennials, and native grasses. The Zoning Administrator may modify this requirement for development existing prior to the effective date of this ordinance, as long as improvements achieve an equivalent or greater level of landscaping for the site.

**Screening Along District Boundaries.**

Screening shall be provided along side and rear property boundaries between commercial, mixed use or industrial districts and residential districts. Screening shall consist of a solid wall, solid fence, or hedge with year-round foliage, between six (6) and eight (8) feet in height, except that within the front yard setback area, screening shall not exceed four (4) feet in height. Height of screening shall be measured from natural or approved grade. Berms and retaining walls shall not be used to increase grade relative to screening height.

**Screening of Other Site Elements.**

The following site elements shall be screened in compatibility with the design elements, materials and colors used elsewhere on the site, as follows:

- (a) Refuse Disposal Areas. All developments, except single family and two family developments, shall provide a refuse disposal area. Such area shall be screened on four (4) sides (including a gate for access) by a solid, commercial-grade wood fence, wall, or equivalent material with a minimum height of six (6) feet and not greater than seven (7) feet.
- (b) Outdoor Storage Areas. Outdoor storage areas shall be screened from abutting residential uses with a by a building wall or solid, commercial-grade wood fence, wall, year-round hedge, or equivalent material, with a minimum height of six (6) feet and not greater than seven (7) feet. Screening along district boundaries, where present, may provide all or part of the required screening.
- (c) Loading Areas. Loading areas shall be screened from abutting residential uses and from street view to the extent feasible by a building wall or solid, commercial-grade wood fence, or equivalent material, with a minimum height of six (6) feet and not greater than seven (7) feet. Screening along district boundaries, where present, may provide all or part of the required screening.
- (d) Mechanical Equipment. All rooftop and ground level mechanical equipment and utilities shall be fully screened from view from any street or residential district, as viewed from six (6) feet above ground level. Screening may consist of a building wall or fence and/or landscaping as approved by the Zoning Administrator.

**Maintenance.**

The owner of the premises is responsible for the watering, maintenance, repair and replacement of all landscaping, fences, and other landscape architectural features on the site. All planting beds shall be kept weed free. Plant material that has died shall be replaced no later than the upcoming June 1.



**RAMAKER**  
employee owned

**KRAEMER - AMERICAN CENTER**





**RAMAKER**  
employee owned

KRAEMER - AMERICAN CENTER





**RAMAKER**  
employee owned

**KRAEMER - AMERICAN CENTER**





**RAMAKER**  
employee owned

**KRAEMER - AMERICAN CENTER**





**RAMAKER**  
employee owned

**KRAEMER - AMERICAN CENTER**