



Location
 2101 – 2115 East Springs Drive

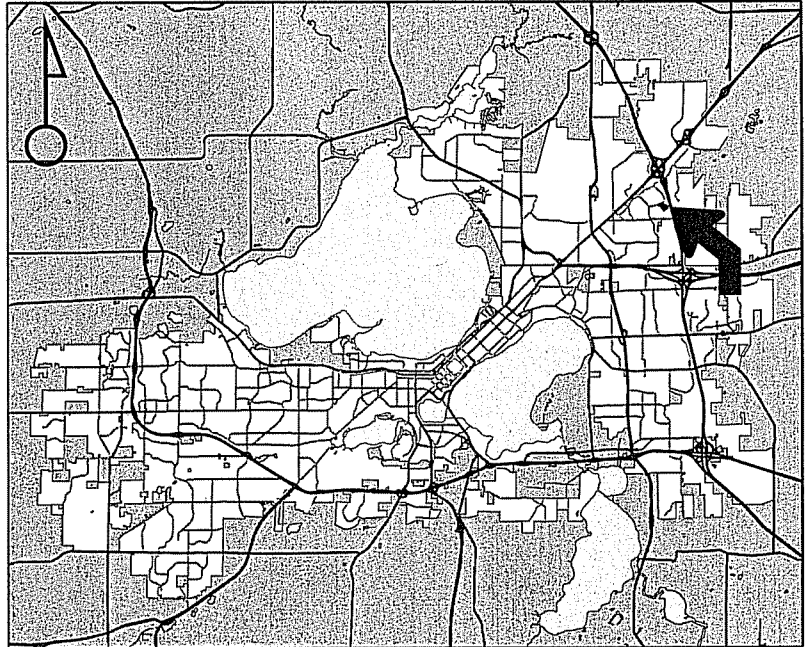
Project Name
 Steinhafels – Madison East Development

Applicant
 Madison East Store, LLC/
 Alan Theobald – Iconica

Existing Use
 Undeveloped land

Proposed Use
 Construct large-format furniture store with
 2 pad sites for future commercial buildings.

Public Hearing Date
 Plan Commission
 23 July 2012



For Questions Contact: Kevin Firchow at: 267-1150 or kfirchow@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 10 July 2012



Date of Aerial Photography : Spring 2010

0810-274-0106-7
0810-274-0105-9



**LAND USE 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

- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed with the Subdivision Application.
- Before filing your application, please review the information regarding the **LOBBYING ORDINANCE** on the first page.
- Please read all 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
- All Land Use Applications should be filed directly with the Zoning Administrator.

FOR OFFICE USE ONLY:

Amt. Paid 2200 Receipt No. 132217
 Date Received 6/6/12
 Received By GSP
 Parcel No. 0810-274-0107-5
 Aldermanic District 17-CLAUDIUS
 GQ ENG-HOLD
 Zoning District C3/C

For Complete Submittal

Application	Letter of Intent	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
IDUP	Legal Descript.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Plan Sets	Zoning Text	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Alder Notification	Waiver	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Nbrhd. Assn Not.	Waiver	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Date Sign Issued		<u>6/6/12</u>	

1. **Project Address:** 2101, 2109 & 2115 East Springs Drive **Project Area in Acres:** 14.5
Project Title (if any): Steinhafels - Madison East Development

2. **This is an application for:**

Zoning Map Amendment (check the appropriate box(es) in only one of the columns below)

<input type="checkbox"/> Rezoning to a Non-PUD or PCD Zoning Dist.: Existing Zoning: _____ to _____ Proposed Zoning (ex: R1, R2T, C3): _____	Rezoning to or Amendment of a PUD or PCD District: <input type="checkbox"/> Ex. Zoning: _____ to PUD/PCD-GDP <input type="checkbox"/> Ex. Zoning: _____ to PUD/PCD-SIP <input type="checkbox"/> Amended Gen. Dev. <input type="checkbox"/> Amended Spec. Imp. Plan
<input checked="" type="checkbox"/> Conditional Use	<input type="checkbox"/> Demolition Permit
<input type="checkbox"/> Other Requests (Specify): _____	

3. **Applicant, Agent & Property Owner Information:**

Applicant's Name: Alan Theobald Company: Iconica
 Street Address: 901 Deming Way City/State: Madison, WI Zip: 53717
 Telephone: (608) 664-3583 Fax: (608) 664-3535 Email: atheobald@iconicacreates.com

Project Contact Person: Alan Theobald Company: Iconica
 Street Address: (see above) City/State: _____ Zip: _____
 Telephone: () Fax: () Email: _____

Property Owner (if not applicant): Madison East Store, LLC
 Street Address: W231 N1013 County Hwy F City/State: Waukesha, WI Zip: 53186

4. **Project Information:**

Provide a brief description of the project and all proposed uses of the site: _____
14.5 acre development to be divided into (3) lots for retail

Development Schedule: Commencement 2013 Completion 2014

5. Required Submittals:

- Plans submitted as follows below and depicts all lot lines; existing, altered, demolished or proposed buildings; parking areas and driveways; sidewalks; location of any new signs; existing and proposed utility locations; building elevations and floor plans; landscaping, and a development schedule describing pertinent project details:
 - **7 copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
 - **7 copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
 - **1 copy** of the plan set reduced to fit onto 8 1/2 inch by 11 inch paper
- Letter of Intent (12 copies):** describing this application in detail including, but not limited to: existing conditions and uses of the property; development schedule for the project; names of persons involved (contractor, architect, landscaper, business manager, etc.); types of businesses; number of employees; hours of operation; square footage or acreage of the site; number of dwelling units; sale or rental price range for dwelling units; gross square footage of building(s); number of parking stalls, etc.
- Legal Description of Property:** Lot(s) of record or metes and bounds description prepared by a land surveyor. For any application for rezoning, the description must be submitted as an electronic word document via CD or e-mail. For applications proposing rezoning to more than one district, a separate description of each district shall be submitted.
- Filing Fee:** \$_____ See the fee schedule on the application cover page. Make checks payable to: *City Treasurer.*
- Electronic Submittal:** All applicants are required to submit copies of all items submitted in hard copy with their application (including this application form, the letter of intent, complete plan sets and elevations, etc.) as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or in an e-mail sent to pcapplications@cityofmadison.com. The e-mail shall include the name of the project and applicant. Applicants unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.

In Addition, The Following Items May Also Be Required With Your Application:

- For any applications proposing demolition or removal of existing buildings, the following items are required:
 - Prior to the filing of an application, the applicant or his/her agent is required to notify a list of interested persons registered with the City **30 or 60 days prior to filing** their application using the online notification tool found at: <https://www.cityofmadison.com/developmentCenter/demolitionNotification/>
 - A photo array (6-12 photos) of the **interior and exterior** of the building(s) to be demolished or removed. A written assessment of the condition of the building(s) to be demolished or removed is highly recommended.
 - Note: A Reuse and Recycling Plan approved by the City's Recycling Coordinator is required prior to issuance of wrecking permits and the start of construction.
- Zoning Text (12 copies):** must accompany Planned Community or Planned Unit Development (PCD/PUD) submittals.

6. Applicant Declarations:

- Conformance with adopted City plans:** Applications shall be in accordance with all adopted City of Madison plans:
 - The site is located within the limits of _____ Plan, which recommends: _____ for this property.
- Pre-application Notification:** Section 28.12 of the Zoning Code requires that the applicant notify the district alder and any nearby neighborhood & business associations in writing no later than **30 days** prior to filing this request:
 - List below the Alderperson, Neighborhood Association(s), Business Association(s) AND dates you sent the notices:
 Joe Clausius - District 17 Alderperson, 05-03-12; John Steines - Friends of Starkweather Creek, 05-03-12

NOTE: If the alder has granted a waiver to this requirement, please attach any such correspondence to this form.
- Pre-application Meeting with staff:** Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning and Planning Division staff; note staff persons and date.
 - Planning Staff: Al Martin Date: 05-24-12 Zoning Staff: Kevin Firchow/Matt T. Date: 04-12-12
- Check here if this project will be receiving a public subsidy.** If so, indicate type in your Letter of Intent.

The signer attests that this form is accurately completed and all required materials are submitted:

Printed Name Alan Theobald Date 05-22-12
 Signature *Alan Theobald* Relation to Property Owner Owners Architect
 Authorizing Signature of Property Owner *Alan Theobald* Date 5-30-12

Effective May 11, 2009

June 6, 2012



Plan Commission
Department of Planning & Development
City of Madison
215 Martin Luther King Jr. Blvd.
Madison, WI 53703

Via: Hand Delivery

Re: Letter of Intent
Request for Plan Commission Zoning Review-Plan Commission Meeting on July 23, 2012
Proposed Steinhafels Development located at 2101, 2109 and 2115 East Springs Drive

Dear Plan Commission Members:

We are respectfully requesting to be added to the agenda and be allowed attendance at the Plan Commission Meeting on July 23, 2012. Please accept our application and request for Plan Commission Zoning Review.

Steinhafels received final approval of their Conditional Use Permit from the City of Madison Plan Commission on May 4th 2009. During the course of deliberations, one comment received from the Urban Design Committee cited the project as having superior design. Unfortunately, the state of the economy forced Steinhafels to delay the projected start of the project. They asked for, and were granted (2) 1-year extensions of their Conditional Use Permit. The final extension expired on May 4th 2012. Since Madison only allows (2) extensions, Steinhafels would like to re-submit their project to the City of Madison to get a current approval. The hope is that the economy is getting better, and Steinhafels wants to be ready to launch the project when the economics are right to do so.

The following is a recap of the proposed development:

The project site is environmentally and ecologically sensitive to development due to the proximity of Starkweather Creek, which runs along the Eastern edge of the property. Advocacy groups and local agencies have taken a vested interest in the development of this property. They include the local alderperson (Joe Clausius), Friends of Starkweather Creek, the adjacent neighborhood associations, and Madison's Urban Design Committee. We have had numerous meetings with these groups and have incorporated their suggestions into the development plans for the property.

The proposed project is situated on a 14.5-acre parcel on Madison's East side, between Interstate 90/94 and East Springs Drive. The development includes plans for a 99,995 s.f. furniture store on an 8.2 acre site and (2) outlots for small retail development. The (2) proposed outlot sites are divided into a 2.1 acre site for building #2 (16,500 s.f.) and a 2.4 acre site for building #3 (10,000 s.f.). The intent for the (2) outlot buildings is to attract uses that would compliment Steinhafels. We are targeting retail specialty such as: flooring/kitchen cabinet, pool/spa/patio, lighting or home accents, recreation/game room, or fireplace stores. We hope to create a home center development concept that will minimize traffic and also be pedestrian friendly, with an internal network of sidewalks, small exterior gathering spaces, and a bike path that will connect to the City's adjacent trail. Outlot #1 was created to include

the bike path and the wetlands area adjacent to Starkweather Creek and will be dedicated to the Public.

The total planned parking for the overall development is 378 stalls (3.0 stalls per 1,000 g.s.f. of building). The parking ratios for the individual sites are as follows:

Building #1 (Steinhafels): 274 stalls or 2.7 per thousand gross square feet of building.

The calculated occupant load for Steinhafels is 3,256 people.

Building #2: 66 stalls or 3.9 per thousand gross square feet of building.

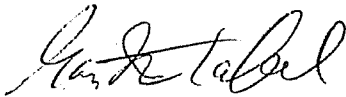
Building #3: 38 stalls or 3.8 per thousand gross square feet of building.

A trash enclosure for each building is shown on the site plan and trash will be removed on a weekly basis by a local company. Snow will be plowed into designated areas on the site that will divert the melting snow to retention areas. Large snow removal equipment will not be stored on site. The hours of operation for all buildings would be approximately 8:00 A.M. to 9:00 P.M. 7 days a week. Steinhafels will employ approximately 85 people (75 in the store and 10 in the warehouse). The employee counts for the (2) outlot buildings are undetermined at this time.

A master plan has been established for the entire development, and with city approval, Steinhafels would like to begin construction in 2013-2014. The development of the (2) outlots will take place as tenants are acquired, or if a developer or owner purchases the vacant land. We are hopeful that the (2) outlots can be developed at the same time as the Steinhafels' store, however, the (2) outlot buildings are indicated as future at this time. During construction of the Steinhafels store, the (2) outlot sites will be rough graded and all retention ponds will be constructed, at a minimum. Iconica has been hired as the design builder for this project. The landscape architect is Paul Skidmore and the land surveyor / civil engineer is Arnold and O'Sheridan, Inc.

Steinhafels is committed to making this a quality development. We have found that consulting with local groups and government advisory teams has resulted in a development that we are not only proud of, but one that will enhance the community we look forward to becoming an active part of. We are committed to protecting Starkweather Creek and implementing sustainable building and site practices. Steinhafels will bring good paying jobs to the community, and supports its workforce with excellent benefits. We welcome your thoughts and suggestions regarding our plan and hope to gain with your approval.

Sincerely,



Gary Steinhafel, Owner
Madison East Store, LCC



Alan Theobald
Iconica

AT/lk

cc: Project File



June 06, 2012

Plan Commission
Department of Planning & Development
City of Madison
215 Martin Luther King Jr. Blvd.
Madison WI 53703

Via: Hand Delivery

Re: Large Retail Development Compliance
Plan Commission Meeting on July 23rd, 2012
Steinhafel's Project located at 2101, 2109 & 2115 East Springs Drive

Dear Plan Commission members:

The proposed Steinhafels building is greater than 40,000 square feet and thus puts this development under the Large Retail Development guidelines. The intent of this letter is to outline how this development fits into these guidelines. As a reminder, this is a Planned commercial site which is zoned C3. The following Sections and requirements are pulled from the City of Madison Large Retail Development guidelines.

Section 4: Faces and Exterior Walls

North Elevation:

The North Elevation has a well defined customer entrance and faces I-94 and East Springs Drive. This elevation has (2) corner tower elements that are rotated 30 degrees and project out from the plane of the main façade. The total length of the main façade is approximately 370'-0". The projections encompass about 40% of this façade. The remaining 60% of this façade has good articulation and window arcades with awnings. The façade has a horizontal window bay pattern that repeats horizontally along the façade and incorporates color change and material change with the use of brick, cast stone, storefront glazing and EIFS. No wall length exceeds 75'-0" of uninterrupted.

West Elevation:

The West Elevation has a well defined customer entrance and faces East Springs Drive. This elevation has (1) corner tower element that is rotated 60 degrees and projects out from the main façade with about 50'-0" of length. The entrance projects out 9'-0" while the adjacent storefront glazing recesses inward 4'-0". The total length of this façade is approximately 290'-0. The entrance articulation, without the corner element, is about 30% of the total façade length. The façade has a horizontal window bay pattern with awnings that repeats horizontally along the façade and incorporates color change and material change with the use of brick, cast stone, storefront glazing and EIFS. No wall length exceeds 75'-0" of uninterrupted.

East Elevation:

The East elevation faces the railroad tracks and will get minimal visibility from I-94. The views from the adjacent neighborhood are screened by the existing dense tree line along

the railroad tracks. This elevation has (1) corner tower element that is rotated 60 degrees and projects out from the main façade with about 50'-0" of length. The total length of this façade is approximately 290'-0. This façade has a horizontal window bay pattern with awnings that repeats horizontally along the façade and incorporates color change and material change with the use of brick, cast stone, and EIFS. This window bay arcade is about 180'-0" of this façade. Brick piers occur at each side of the window bays. The loading dock is on this façade at the rear corner and is recessed back about 70'-0". It will be out of view from passers by on I-94 and East Springs Drive.

South Elevation:

The South elevation faces Starkweather Creek and is slightly visible through the existing tree line from East Springs drive. This façade has a cast stone base along the entire facade. Articulation on this façade is created by incorporating piers approximately every 45'-0. These piers have a cast stone base and projected EIFS above to simulate the brick piers on the other sides of the building. This façade incorporates color change and material change with the use of cast stone and EIFS. This is an economical approach to the rear façade that is not highly visible, yet still lends articulation in community with the other 3 building facades.

Section 5: Roofs

North Elevation:

The North elevation has standing seam metal roofs that define the main entrance and corner tower elements. These roofs vary in height every 40' - 50' to provide a vertical hierarchy leading to the main entrance. The Main entrance has a large gable with lower hip roofs directly adjacent on each side. The overhangs on the hip and gable elements vary from 2'-0" to 4'-0". These tall roof elements will hide the roof top heating/cooling units from I-94 visibility. Each corner tower element also has a hipped standing seam metal roof. The parapet walls for the main roof on this façade are about 4'-0" in height and will have a three dimensional EIFS cornice element.

West Elevation:

A gabled standing seam metal roof element frames the main entry on this façade. The parapets adjacent to this entry are stepped up to create a hierarchy. These parapets and roof elements will shield any rooftop mechanicals from being seen from East Springs Drive. This façade also takes advantage of the roof element at the corner, further articulating this façade. The overhang on the eaves of the gable is approximately 4'-0" on the sides and 2'-0" on the front of the gable. The parapet incorporates a three dimensional cornice element.

East Elevation:

The trees along the railroad screen the roof from the neighborhood to the Southeast. The parapet on this façade maintains a single elevation since it is tertiary to the other facades. This façade takes advantage of the roof element at the Southeast corner helping articulate the façade. The parapet incorporates a three dimensional EIFS cornice element.

South Elevation:

Since this façade faces Starkweather Creek, views of the building and roof will be minimal. The parapet is thus held at a consistent height and secondary roof elements have not been introduced. The parapet incorporates a three dimensional EIFS cornice element.

Section 6: Material and Color

The exterior building materials for the Steinhafels building are a cast stone sill, brick, EIFS, aluminum storefront glazing, and standing seam awnings and roofs.

Section 7: Customer Entrances

The Steinhafels building has (2) primary entrances that are clearly defined by projected facades and high roof elements and are highly visible. Both entrances are projected out from the main structure of the building about 7'-0" and include an interior enclosed vestibule. The entrances are surrounded by an abundant amount of storefront glazing on both sides. The entrance roofs are lower gables with overhangs which invite you in.

Section 8: Site Design

- a. The guidelines require that one building in the development be a maximum of 20'-0" from the adjacent street frontage. Building #3 is roughly 15'-0" from East Springs Drive while Building #2 is approximately 75'-0" from East Springs Drive.
- b. Building street frontage along East Springs is approximately 210'-0". The lengths are: 130'-0" for Building #3 and 80'-0" for Building #2. The total frontage of the development property abutting East Springs Drive is 535'-0". Approximately 40% of the street frontage has building facades within 75'-0".
- c. This item is not applicable to this development.
- d. Street trees will be planted 30'-0" on center along East Springs Drive as required.

Section 9: Parking Lots

- a. This item is not applicable to this development.
- b. This development is going to be for retail use and thus the parking minimum per the City of Madison is 1 car per 300 s.f. of building s.f. The provided parking does not exceed 60% of the minimum required amount of parking.
- c. All off street parking for the development is a minimum of 10'-0" from all property lines and right-of-ways.
- d. The employee count for the Steinhafels store will be approximately 85 people. A TDM will not be required for this site plan per discussions with city zoning officials.

Section 10: Outdoor Storage, Trash Collection, Loading Areas and Mechanical Equipment

- a. Areas of outdoor storage, truck parking and trash collection have been incorporated into the design of the development. The trash collection at each building will be enclosed in a stand alone screened area. There will not be any outdoor storage for the buildings. 10'x 35' loading zones have been designated for building #2 and building #3. The Steinhafels building will have a 2-bay loading dock and 2-bay merchandise pick-up area which will provide space for (3) 10'x35' loading zones.
- b. The trash enclosures have been located in areas that are in the best interest of the development. The enclosure at building #2 is the only one that is closer than 20'-0" to an internal pedestrian way. This building is surrounded on all sides by public views and walks so the location had to be carefully thought out. Even though it is close to a pedestrian way it is the best location for this building. It is screened from East Springs Drive by the building and is out of the views of the main circulation. It will be screened with landscaping and the architecture will be congruent with the surrounding buildings.

- c. The Loading dock for the Steinhafels building has been located on the Southeast corner of the building adjacent to the loading dock and is recessed 70'-0" from the main façade. The roof top mechanical units will be screened from I-94 and East Springs Drive by the raised gabled and hipped roof elements. The pad mounted electrical transformer for the Steinhafels building will be on the South side of the building and will be screened with landscaping.

Section 11: Pedestrian Circulation

- a. 6'-0" sidewalks have been indicated at all areas not directly adjacent to building frontage.
- b. All continuous internal pedestrian walkways have been indicated as 6'-0" in width. Sidewalks have been connected from the public sidewalks along East Springs Drive to the internal circulation and to the customer entrances of all buildings in the development. Landscaping and trees along these walkways has also been incorporated.
- c. 8'-0" wide sidewalks have been indicated at all areas directly adjacent to building facades that contain customer entrances. These sidewalks have been located a min. of 6'-0" from the façade of the buildings.
- d. This item is not applicable to this development.
- e. Designated pedestrian walkways across vehicular drive aisles will be distinguished with painted striping. The main parking field at the Steinhafels building will have a few colored concrete walkways across the main drive aisle.
- f. Internal sidewalks will connect to public sidewalks where public transit stops are located.
- g. Sidewalks are provided along the entire length of all buildings with parking lots on that facade.

Section 12: Central Features and Community Spaces

- a. Community gathering areas are indicated within the development, with one indicated on each lot. A circular design at each area will have seating and landscaping that is warm and inviting. There are also opportunities to window shop with several bench type seats at the sidewalk along the front of the Steinhafels building. A water feature will be incorporated into the retention pond "B" at the Northwest corner of the development near the main entrance drive of the Steinhafels building.
- b. All community spaces are linked together through a series of pedestrian walkways. These walkways are linked to all buildings entrances, the bike path and the public sidewalk along East Springs Drive. A future 10'-0" wide crushed stone bike path will be incorporated along Starkweather Creek connecting the public sidewalk at East Springs Drive to the future City bike path along the railroad tracks.

Section 13: Delivery/ Loading Options

Delivery times for the buildings on this site will be between 7 AM and 10 PM.

(b) General Regulations

A plan and reciprocal land use agreement must be approved by the Traffic Engineer, City Engineer and Director of Planning and Development. This agreement will be part of the CSM and recorded in the office of the Dane County Register of Deeds.

This development contains more than 40,000 s.f. of gross floor area and has at least 25,000 s.f. of gross floor area intended for retail use; thus the Urban Design Commission shall

March 18, 2009
Page 5 of 5

review the site and make recommendations to the plan commission regarding all development within the site.

24. Per John Leach from traffic engineering and Kevin Firchow and Matt Tucker in zoning, the Steinhafels development will not need a transportation study.

If you have any questions or concerns regarding this submittal package please contact me directly at 608-664-3583. Thank you very much for your assistance. We look forward to collaborating on this project with the Plan Commission.

Sincerely,



Alan Theobald, Iconica

AT/ik

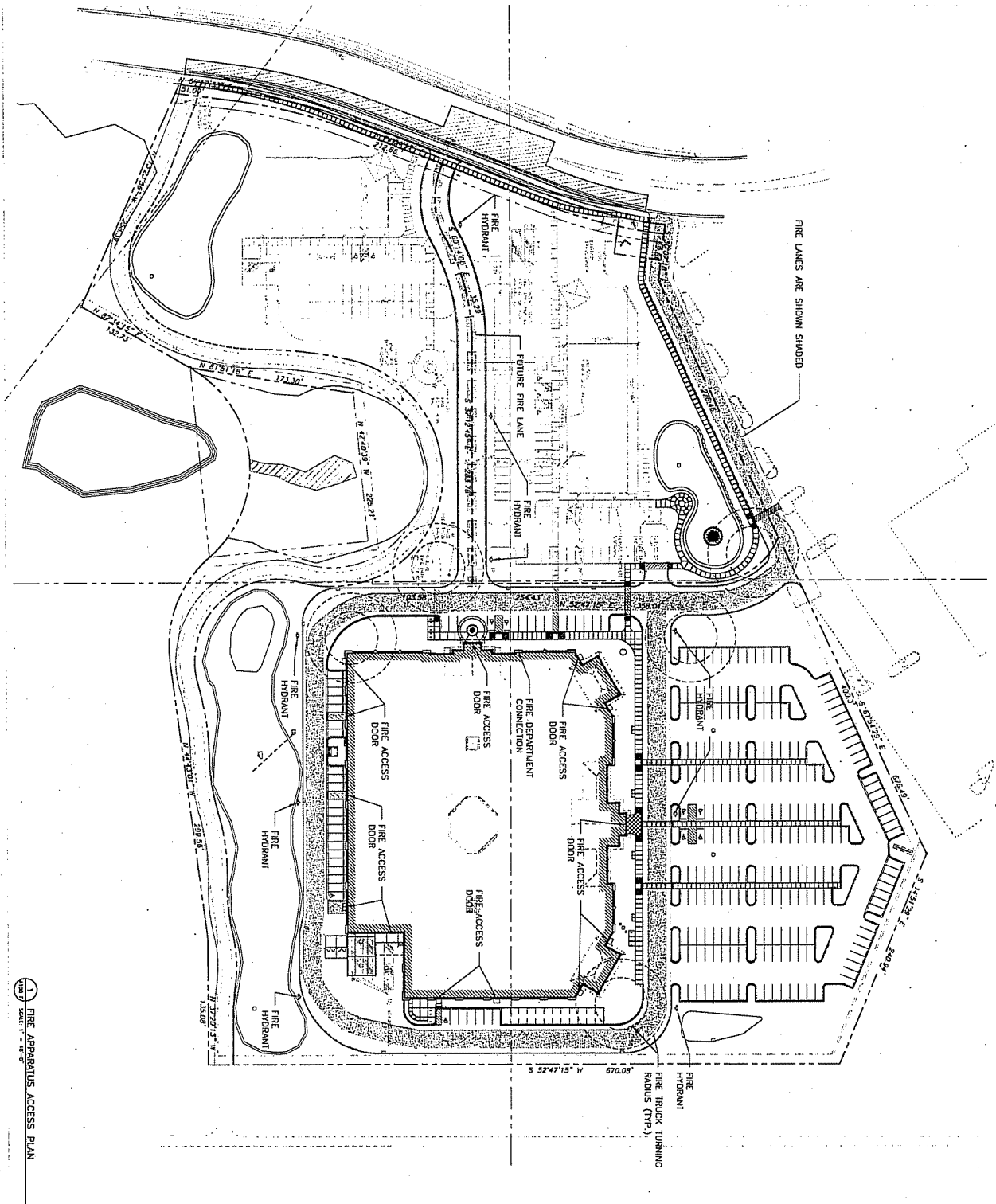
cc: Project file

Madison East: City/Organizations Consulting Meeting History at a glance

1. **Nov 30th 2006:** Madison Dept of Planning & Development Planning Unit: *Brad Murphy*
2. **Dec 27th 2006:** 17th Dist. Alderman: *Santiago Rosas*
3. **Jan 10th 2007:** Friends Of Starkweather Creek: *Larry Palm, Laura Hewitt, John Steines*
4. **Sept 18th 2008:** City of Madison DAT (Development Assistance Team)
 - *Tim Parks:* Planning & Zoning
 - *Sy Woodstrand:* Zoning
 - *Erich Pederson:* Engineering
 - *Janet Daily:* Engineering
 - *Dan Calliwater:* Traffic Engineering
 - *Arthur Ross:* Traffic Engineering
 - *John Leach:* Traffic Engineering
 - *Bill Sullivan:* Fire
5. **Oct 15th 2008:** Friends Of Starkweather Creek: *Larry Palm, Laura Hewitt, John Steines*
6. **Oct 15th 2008:** City of Madison Urban Design Commission: Informational Presentation
7. **Nov 18th 2008:** Focus On Energy: Preliminary direction/sustainability information
8. **Dec 3rd 2008:** City of Madison Urban Design Commission: Informational Presentation
9. **Dec 5th 2008:** Madison Traffic Engineering: *John Leach, Dan McCormick, Al Martin: Madison Planning, Larry Stone :Iconica*
10. **Dec 11th 2008:** City of Madison Zoning and Planning: *Al Martin: Madison Planning, Kevin Firchow: Madison Zoning, Matt Tucker: Madison Zoning.*
11. **Dec 30th 2008:** 17th Dist. Alderman: *Joe Clausius*
12. **Jan 21st 2009:** City of Madison Urban Design Commission: Informational Presentation

13. ~~**Jan 22nd 2009:** Focus On Energy Construction Team: Sustainability~~

14. **Feb. 25nd 2009:** Wisconsin DNR: Wetlands and permits
15. **April 22nd 2009:** City of Madison Urban Design Commission: Final Approval
16. **May 4th 2009:** City of Madison Plan Commission: Conditional Use Approval
17. **May 19th 2009:** City of Madison Common Council: CSM Approval
18. **April 12th 2012:** City of Madison Zoning: *Kevin Firchow, Matt Tucker*
19. **May 3rd 2012:** 17th Dist. Alderman: *Joe Clausius and F.S.C.: John Steines (informed)*
20. **May 24th 2012:** City of Madison Planning: *Al Martin (plan review)*

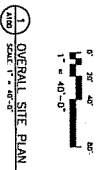
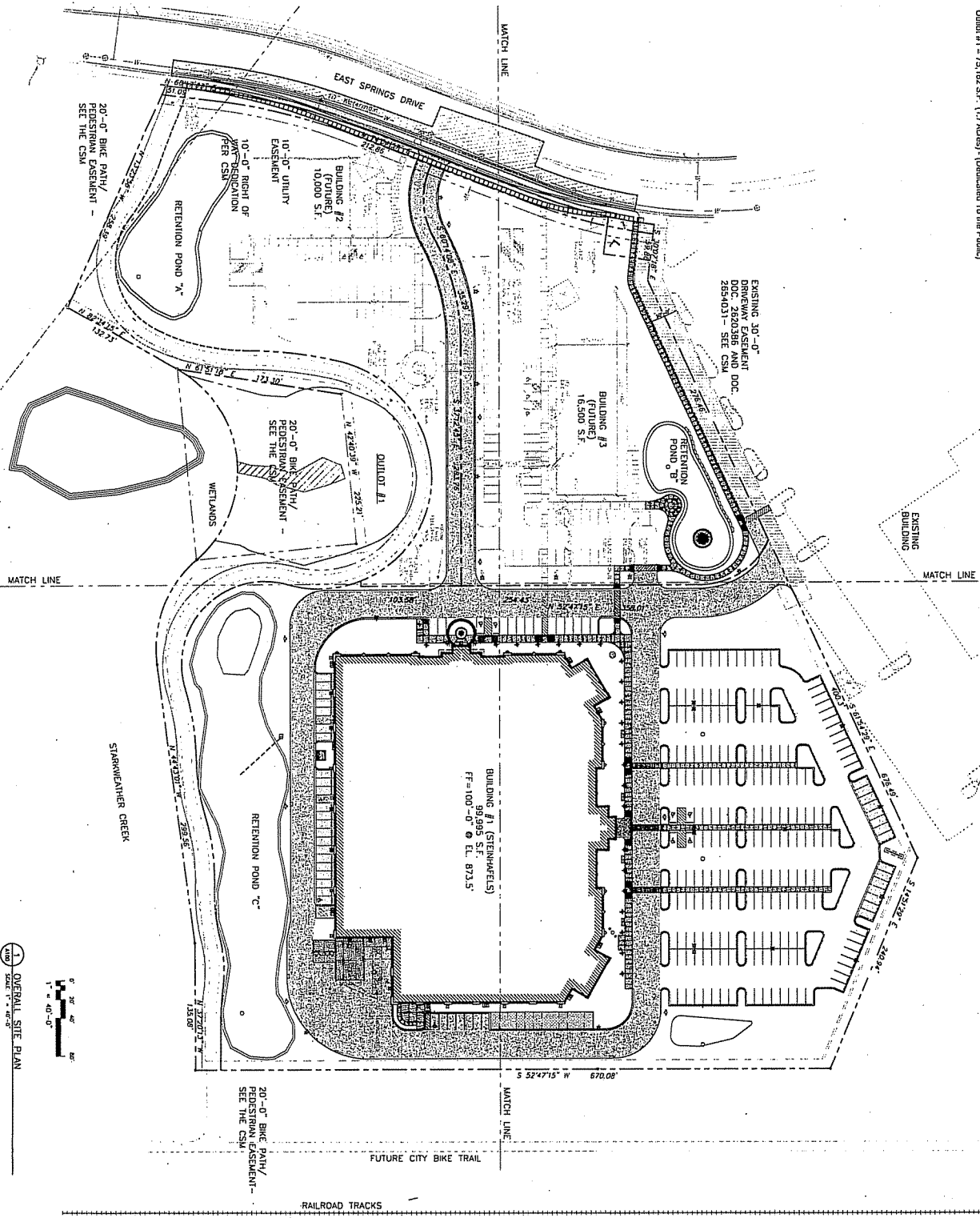


1 FIRE APPARATUS ACCESS PLAN



<p>PROJECT # 200000</p> <p>SHEET NUMBER</p> <p>A100 F</p>	<p>STEINHAFELS FURNITURE STORE</p> <p>EAST SPRINGS DRIVE MADISON, WI</p> <p>MADISON EAST STORE, LLC</p> <p>W231 N1013 CNTY HWY F WAUKESHA, WI 53185-1502</p>	<p>ICONICA Title Block Group</p> <p>10</p>
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Building #3 16,500 S.F. (72) 66 3.9 Per 1,000 S.F. 105,430 S.F. (2.4 Acres) 40,149 S.F. GREEN 38% 16,500 / 105,430 = 16
 TOTAL 126,455 S.F. 378 3.0 Per 1,000 S.F. 552,935 S.F. (12.7 Acres) Total GREEN 189,457 S.F. = 34% 126,455 / 552,935 = 23
 Building #1 = 75,182 S.F. (1.7 Acres) - (Dedicated To the Public) Total IMPERVIOUS 289,978 S.F. = 43%



1 OVERALL SITE PLAN
 SCALE: 1" = 40'-0"

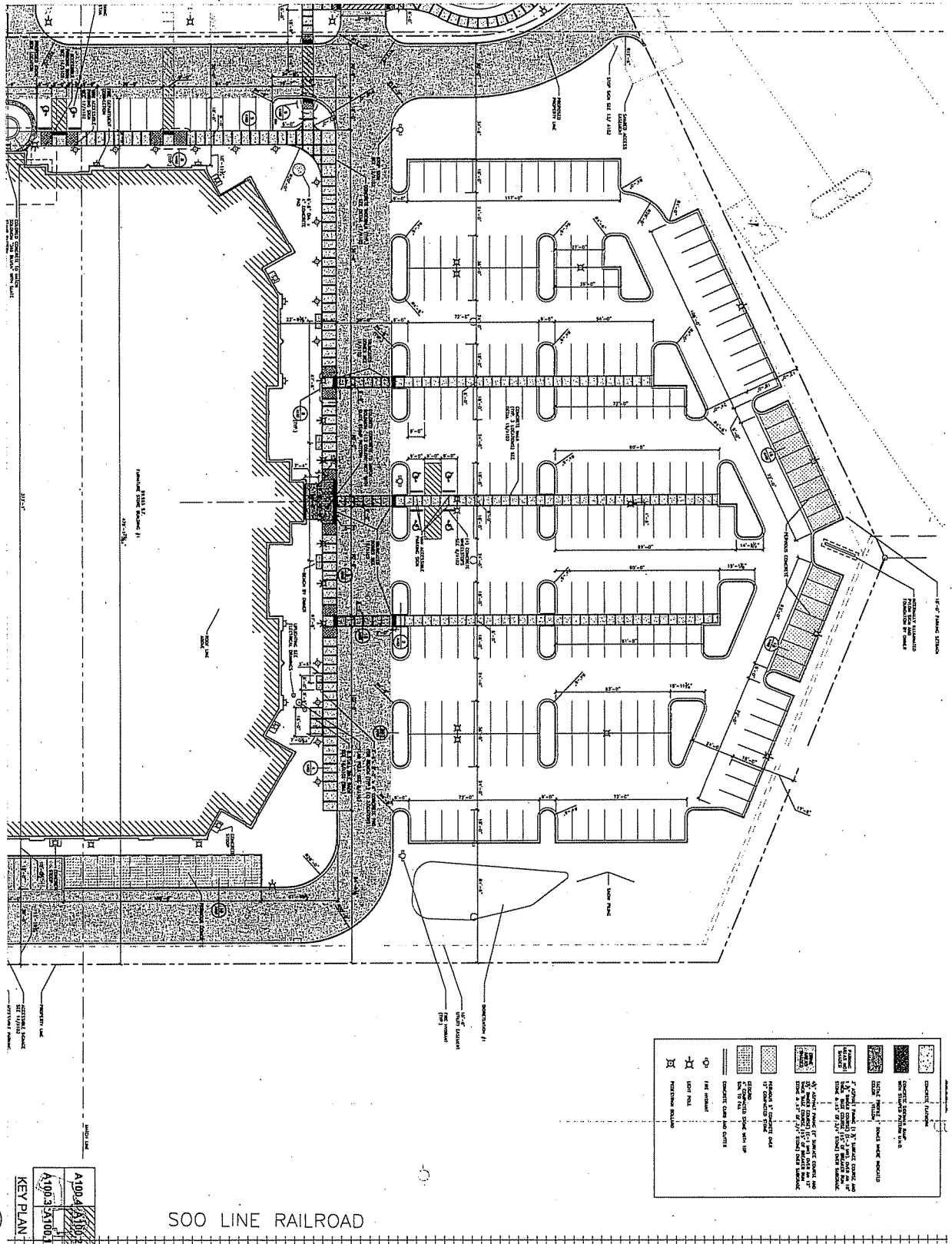
LEGEND

	CONCRETE FOUNDATION
	CONCRETE RETAINING WALL
	CONCRETE CURB AND GUTTER
	ASPHALT
	LIGHT GRAVEL
	PEDESTRIAN ISLAND

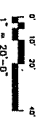
<p>DATE: 11/11/2010 TIME: 10:00 AM DRAWN BY: [Name] CHECKED BY: [Name]</p>	
<p>PROJECT: STEINHAFELS FURNITURE STORE SHEET: A100.1 OF: 2</p>	
<p>DATE: 11/11/2010 TIME: 10:00 AM DRAWN BY: [Name] CHECKED BY: [Name]</p>	<p>DATE: 11/11/2010 TIME: 10:00 AM DRAWN BY: [Name] CHECKED BY: [Name]</p>

<p>STEINHAFELS FURNITURE STORE EAST SPRINGS DRIVE MADISON, WI</p> <p>MADISON EAST STORE, LLC W231 N1013 CITY HWY F WAUKESHA, WI 53186-1502</p>	<p>DATE: 11/11/2010 TIME: 10:00 AM DRAWN BY: [Name] CHECKED BY: [Name]</p>
	<p>PROJECT: STEINHAFELS FURNITURE STORE SHEET: A100.1 OF: 2</p>

ICONICA
 THE ARCHITECTS
 1000 E. MICHIGAN ST., SUITE 200
 ANN ARBOR, MI 48106
 TEL: 734.769.7000
 FAX: 734.769.7001
 WWW.ICONICA.COM



PARTIAL SITE PLAN
SCALE: 1" = 20'-0"

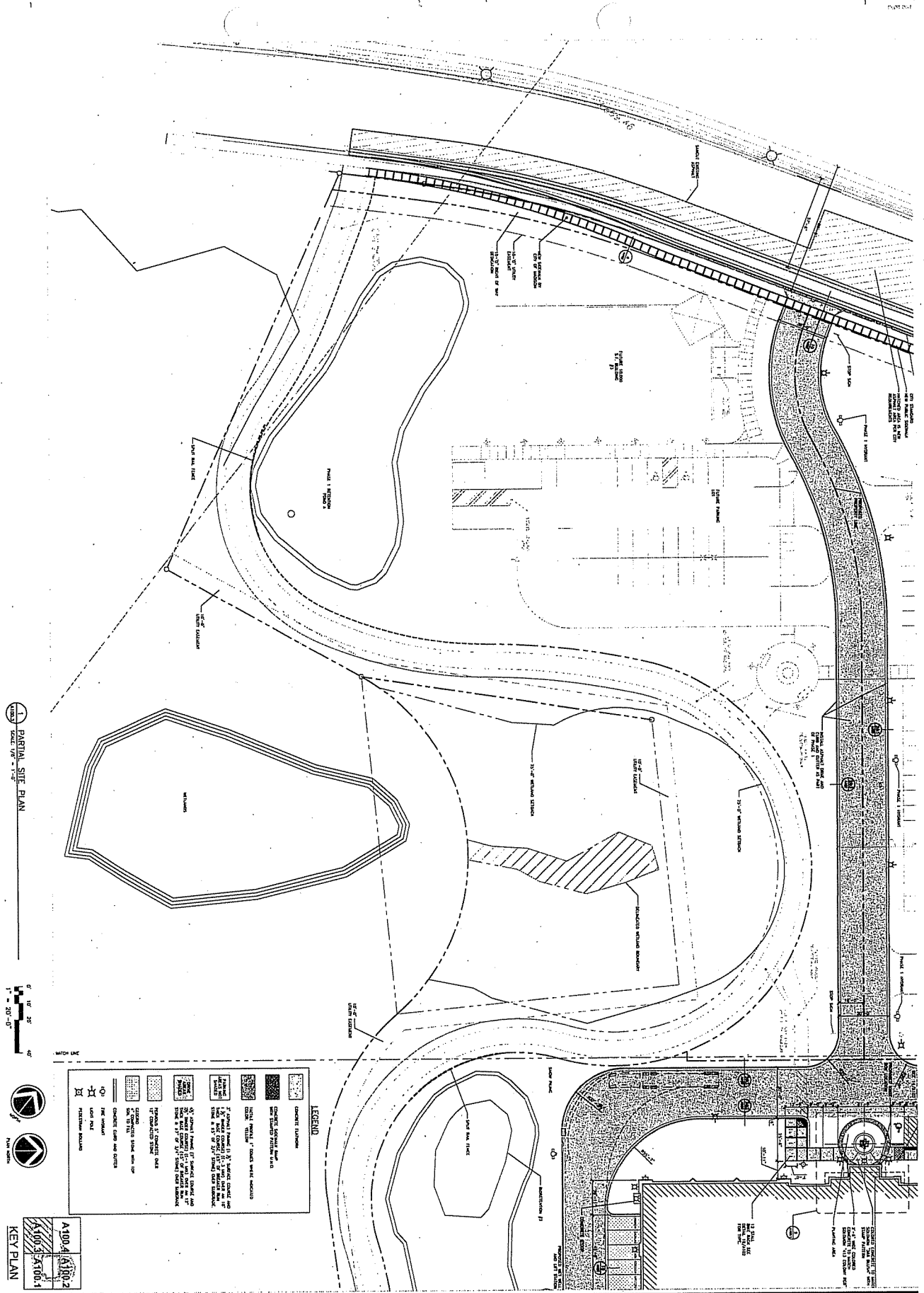


A1000
A1003-310003
KEY PLAN

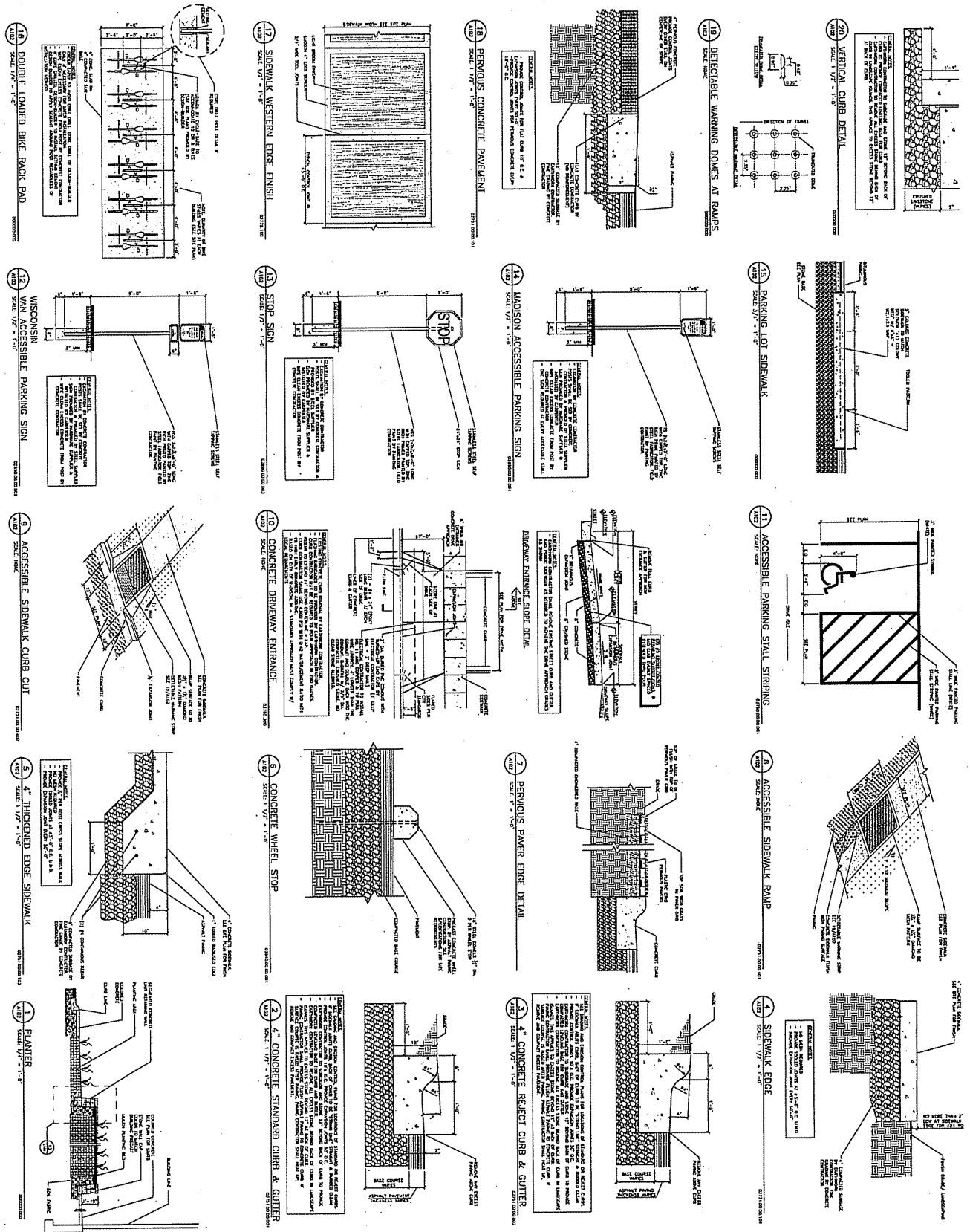
SOO LINE RAILROAD

[Symbol]	CONCRETE FINISH	CONCRETE DRIVE	CONCRETE DRIVE WITH CURB
[Symbol]	CONCRETE CURB AND DRIVE	CONCRETE DRIVE WITH CURB	CONCRETE DRIVE WITH CURB
[Symbol]	PARKING STALL	CONCRETE DRIVE WITH CURB	CONCRETE DRIVE WITH CURB
[Symbol]	PARKING STALL WITH CURB	CONCRETE DRIVE WITH CURB	CONCRETE DRIVE WITH CURB
[Symbol]	CONCRETE DRIVE WITH CURB	CONCRETE DRIVE WITH CURB	CONCRETE DRIVE WITH CURB
[Symbol]	CONCRETE DRIVE WITH CURB	CONCRETE DRIVE WITH CURB	CONCRETE DRIVE WITH CURB
[Symbol]	CONCRETE DRIVE WITH CURB	CONCRETE DRIVE WITH CURB	CONCRETE DRIVE WITH CURB
[Symbol]	CONCRETE DRIVE WITH CURB	CONCRETE DRIVE WITH CURB	CONCRETE DRIVE WITH CURB
[Symbol]	CONCRETE DRIVE WITH CURB	CONCRETE DRIVE WITH CURB	CONCRETE DRIVE WITH CURB
[Symbol]	CONCRETE DRIVE WITH CURB	CONCRETE DRIVE WITH CURB	CONCRETE DRIVE WITH CURB
[Symbol]	CONCRETE DRIVE WITH CURB	CONCRETE DRIVE WITH CURB	CONCRETE DRIVE WITH CURB
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STEINHAFELS FURNITURE STORE EAST SPRINGS DRIVE MADISON, WI		IICONICA TRADE DESIGN/SHIELD 2000 SOUTH CARROLL STREET WASHINGTON, DC 20001 PHONE: (202) 442-1111 FAX: (202) 442-1112
MADISON EAST STORE, LLC 7231 WISCONSIN DRIVE # 1000 WAUKESHA, WI 53186-1502		
REVISIONS: NO. DATE BY DESCRIPTION 1 05/08/03 MSA/MLB CITY COMPLETION 05/13/23		
A1000.2 PROJECT # 2310000 SHEET NUMBER THIS SHEET IS A PART OF THE PROJECT SHOWN ON THE DRAWING.		



STEINHAFELS FURNITURE STORE EAST SPRINGS DRIVE MADISON, WI		ICONICA THOMAS SPURBULL
MADISON EAST STORE, LLC W231 N1013 CNTY HWY F WAUKESHA, WI 53156-1502		
PROJECT NO. 100000 SHEET NUMBER A100.3	DATE: 05/13/10 CITY: MADISON, WI 53706	10

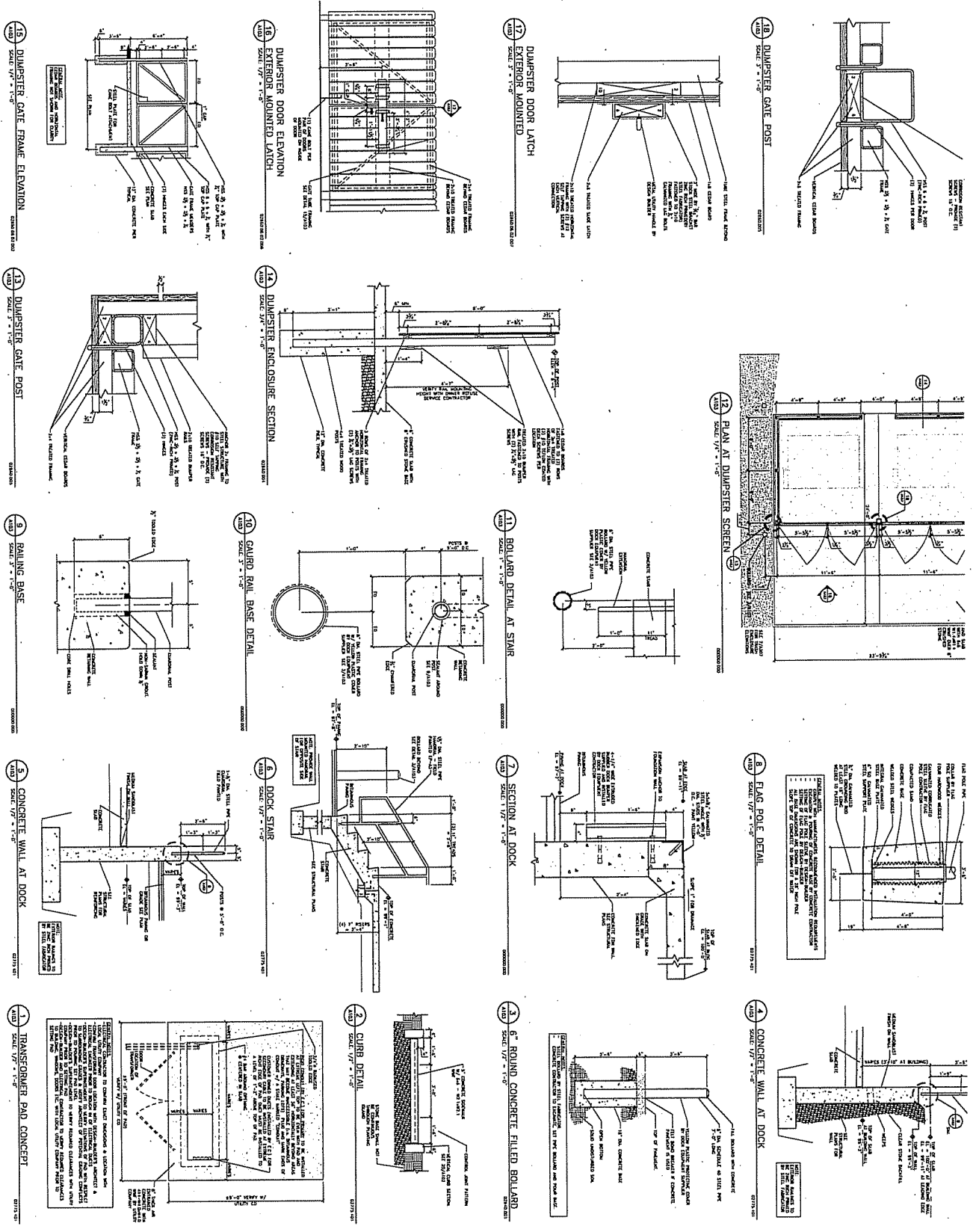


STEINHAFELS FURNITURE STORE
EAST SPRINGS DRIVE
MADISON, WI

MADISON EAST STORE, LLC
N2311 N103 Cnty Hwy F
WALKEHA, WI 53186-1502

ICONICA
1125 SOUTH MAIN STREET
MADISON, WI 53704

10



STEINHAFELS FURNITURE STORE
 EAST SPRINGS DRIVE
 MADISON, WI

MADISON EAST STORE, LLC
 W221 N1D13 CHTY HWY F
 WAUKESHA, WI 53185-1522

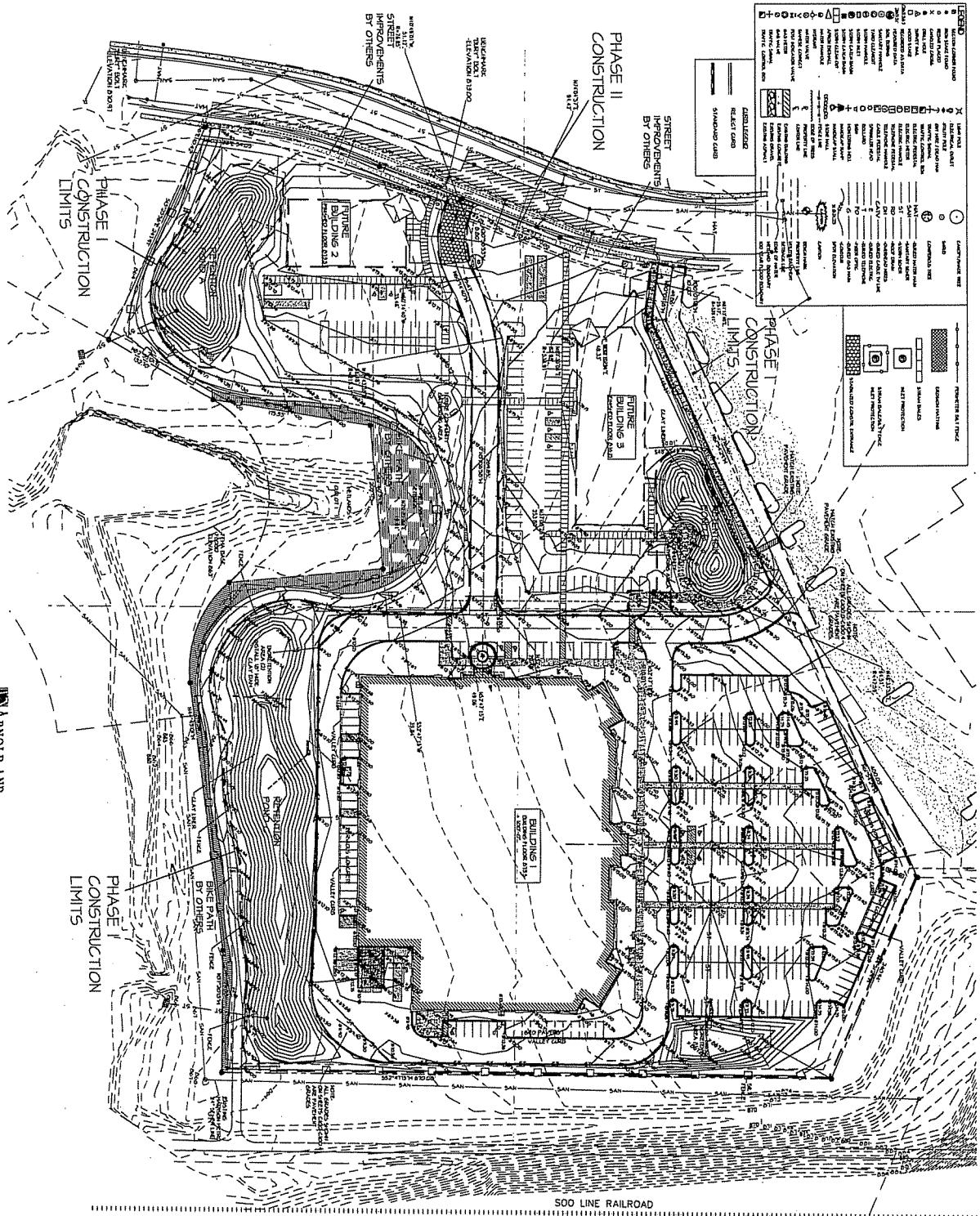
ICONICA
 Third Floor Build

100

REVISIONS

NO.	DATE	DESCRIPTION

PROJECT # 202100000
SHEET NUMBER A103



LEGEND

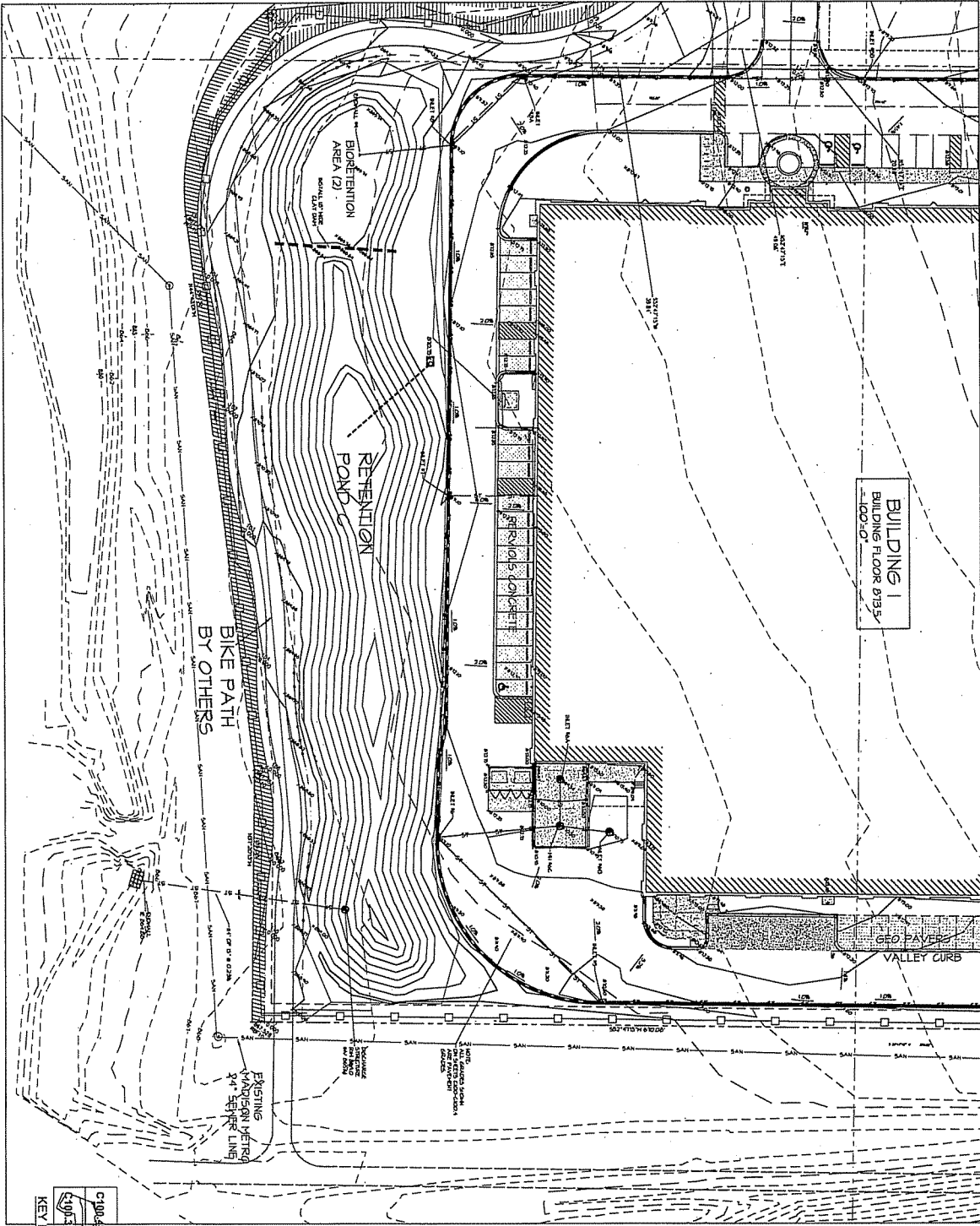
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[Symbol]	PROPOSED BUILDING
[Symbol]	EXISTING DRIVEWAY
[Symbol]	PROPOSED DRIVEWAY
[Symbol]	EXISTING PAVEMENT
[Symbol]	PROPOSED PAVEMENT
[Symbol]	EXISTING CURB
[Symbol]	PROPOSED CURB
[Symbol]	EXISTING SIDEWALK
[Symbol]	PROPOSED SIDEWALK
[Symbol]	EXISTING UTILITY
[Symbol]	PROPOSED UTILITY
[Symbol]	EXISTING ELEVATION
[Symbol]	PROPOSED ELEVATION
[Symbol]	EXISTING VEGETATION
[Symbol]	PROPOSED VEGETATION
[Symbol]	EXISTING FENCE
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[Symbol]	EXISTING TREE
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[Symbol]	EXISTING RAILROAD
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[Symbol]	EXISTING LOT
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[Symbol]	PROPOSED DOOR
[Symbol]	EXISTING WINDOW
[Symbol]	PROPOSED WINDOW
[Symbol]	EXISTING ROOF
[Symbol]	PROPOSED ROOF
[Symbol]	EXISTING FLOOR
[Symbol]	PROPOSED FLOOR
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[Symbol]	EXISTING WALL
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[Symbol]	PROPOSED FLOOR
[Symbol]	EXISTING CEILING
[Symbol]	PROPOSED CEILING

ARNOLD AND SHERIDAN INC.
 1200 W. MONROE STREET
 MILWAUKEE, WI 53233
 TEL: 414.224.4444
 FAX: 414.224.4444

GRADING & EROSION CONTROL PLAN
 SCALE: 1" = 40'

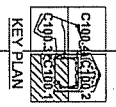


 Iconica <small>The Right Way to Build Right</small>	<p>STEINHAFELS FURNITURE STORE EAST SPRINGS DRIVE MADISON, WI</p> <p>MADISON EAST STORE, LLC W231 N1913 CITY HWY F WAUKESHA, WI 53186-1922</p>	<p>DATE DATE: 03/08/2011</p> <p>PROJECT & SITE: STEINHAFELS FURNITURE STORE</p> <p>SCALE: 1" = 40'</p> <p>PROJECT NO.: C100</p>
--	---	---

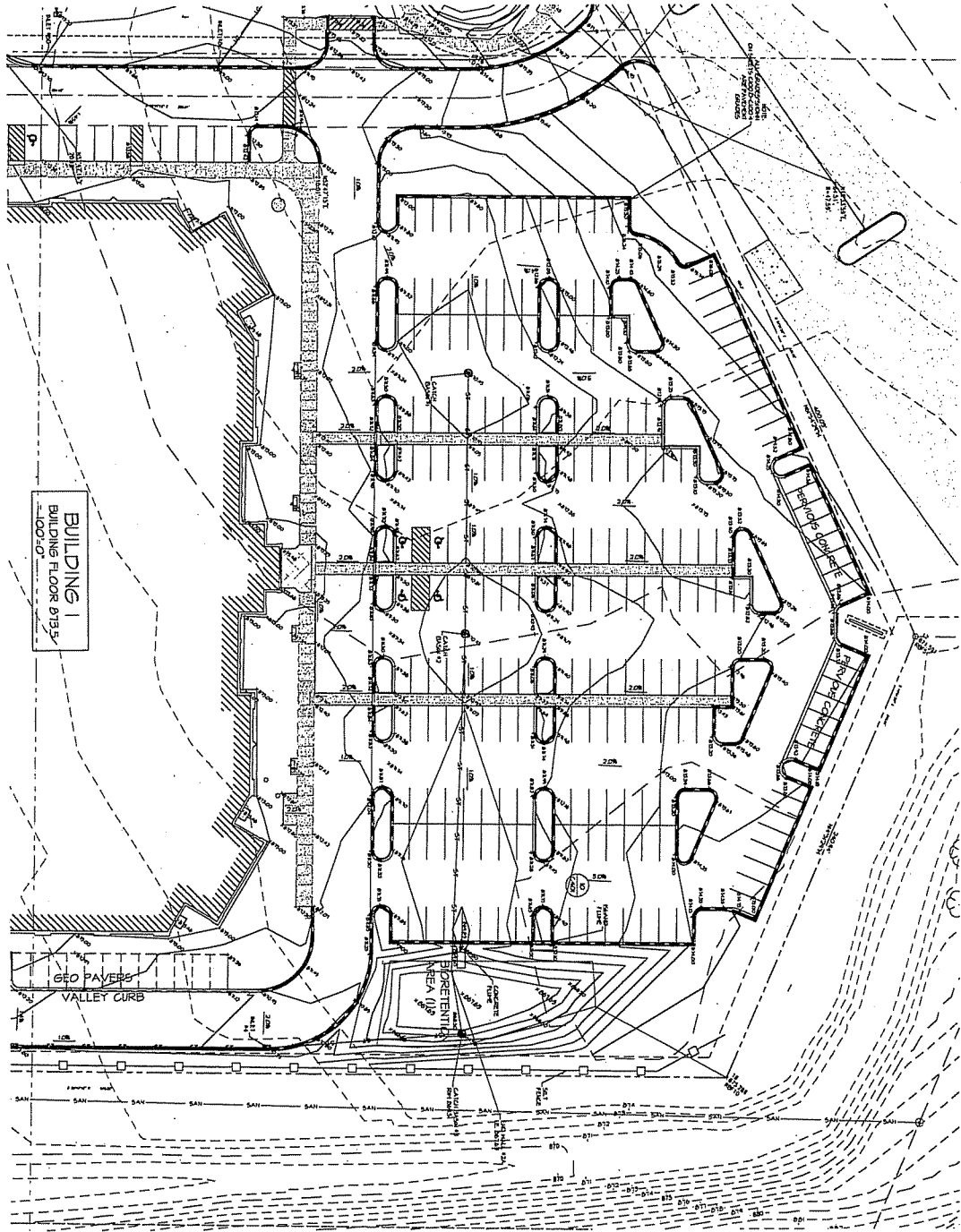


ARNOLD AND SHERIDAN INC
 1200 W. WISCONSIN AVENUE
 MADISON, WI 53706
 TEL: 608.261.1111
 FAX: 608.261.1112

PARTIAL, GRADING AND EROSION CONTROL PLAN
 SCALE: 1" = 20'-0"



	STEINHAFFELS FURNITURE STORE EAST SPRINGS DRIVE MADISON, WI
	MADISON EAST STORE, LLC 2011 F11812 CHRYSLER HWY # 2 WAUKESHA, WI 53186-1002
C100.1	DATE: 03/02/11 PROJECT: FURNITURE STORE SHEET: 1 OF 1 SCALE: 1" = 20'-0"



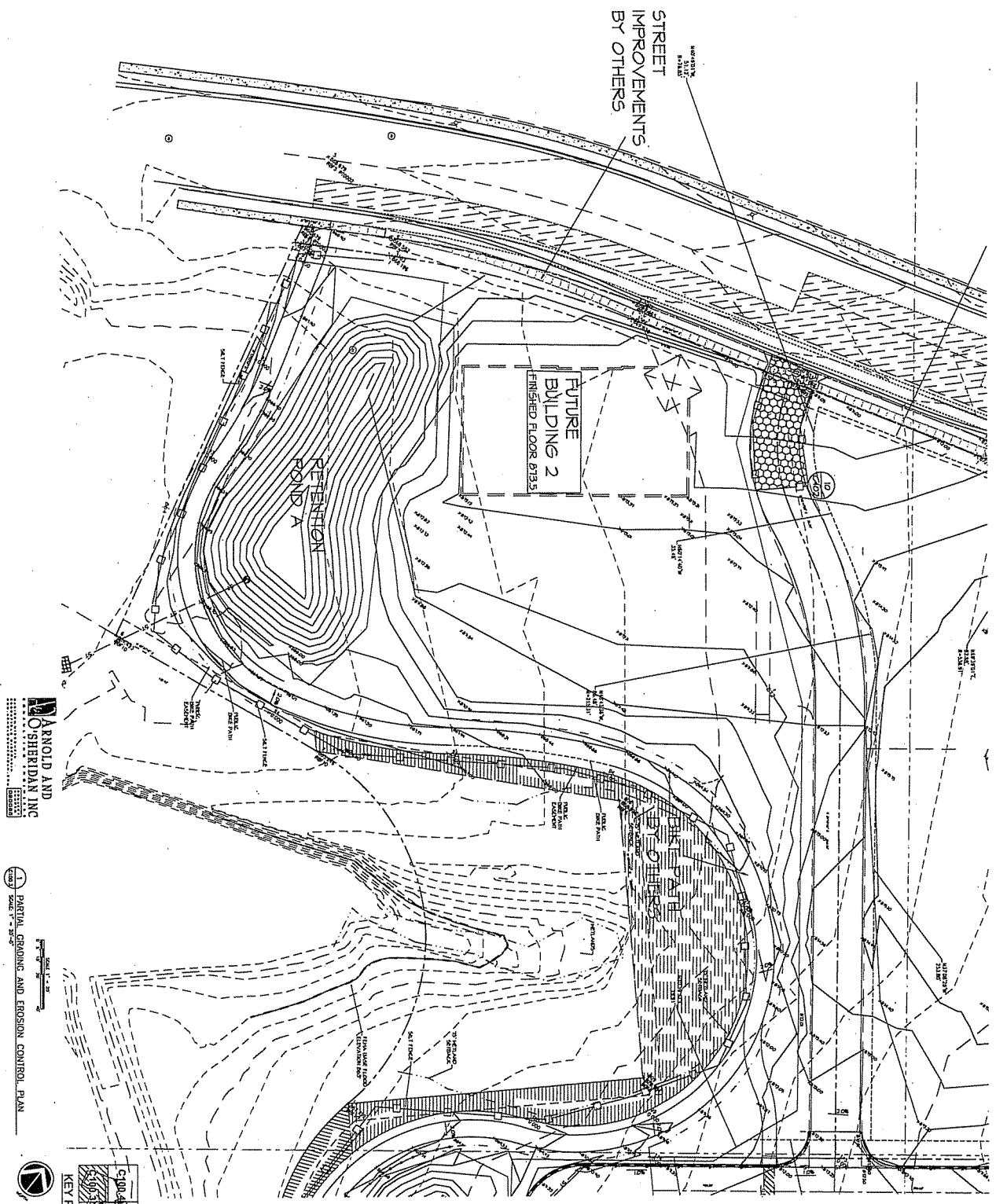
BUILDING 1
BUILDING FLOOR 0135
100-01

**ARNOLD AND
SHERIDAN INC**
1000 W. WISCONSIN AVENUE
MADISON, WI 53706
TEL: 608-261-1111
FAX: 608-261-1112

PARTIAL GRADING AND EROSION CONTROL PLAN
SCALE: 1" = 30'-0"

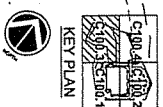


<p>C100.2</p>	<p>STEINHAFELS FURNITURE STORE EAST SPRINGS DRIVE MADISON, WI</p>	<p>ICONICA TRADE SHOWS</p>
	<p>MADISON EAST STORE, LLC W231 F11013 CNTY HWY F WAUKESHA, WI 53186-1522</p>	
<p>DATE: 02/28/2011</p> <p>BY: [Signature]</p> <p>CHECKED: [Signature]</p> <p>PROJECT: [Signature]</p> <p>SCALE: 1" = 30'-0"</p>	<p>PROJECT: STEINHAFELS FURNITURE STORE</p> <p>SHEET NUMBER: C100.2</p> <p>TOTAL SHEETS: 4</p>	<p>DATE: 02/28/2011</p> <p>BY: [Signature]</p> <p>CHECKED: [Signature]</p> <p>PROJECT: [Signature]</p> <p>SCALE: 1" = 30'-0"</p>



ARNOLD AND SHERIDAN INC.
 ENGINEERS
 1000 W. WISCONSIN AVENUE
 MADISON, WI 53706
 TEL: 608.261.1111
 FAX: 608.261.1112

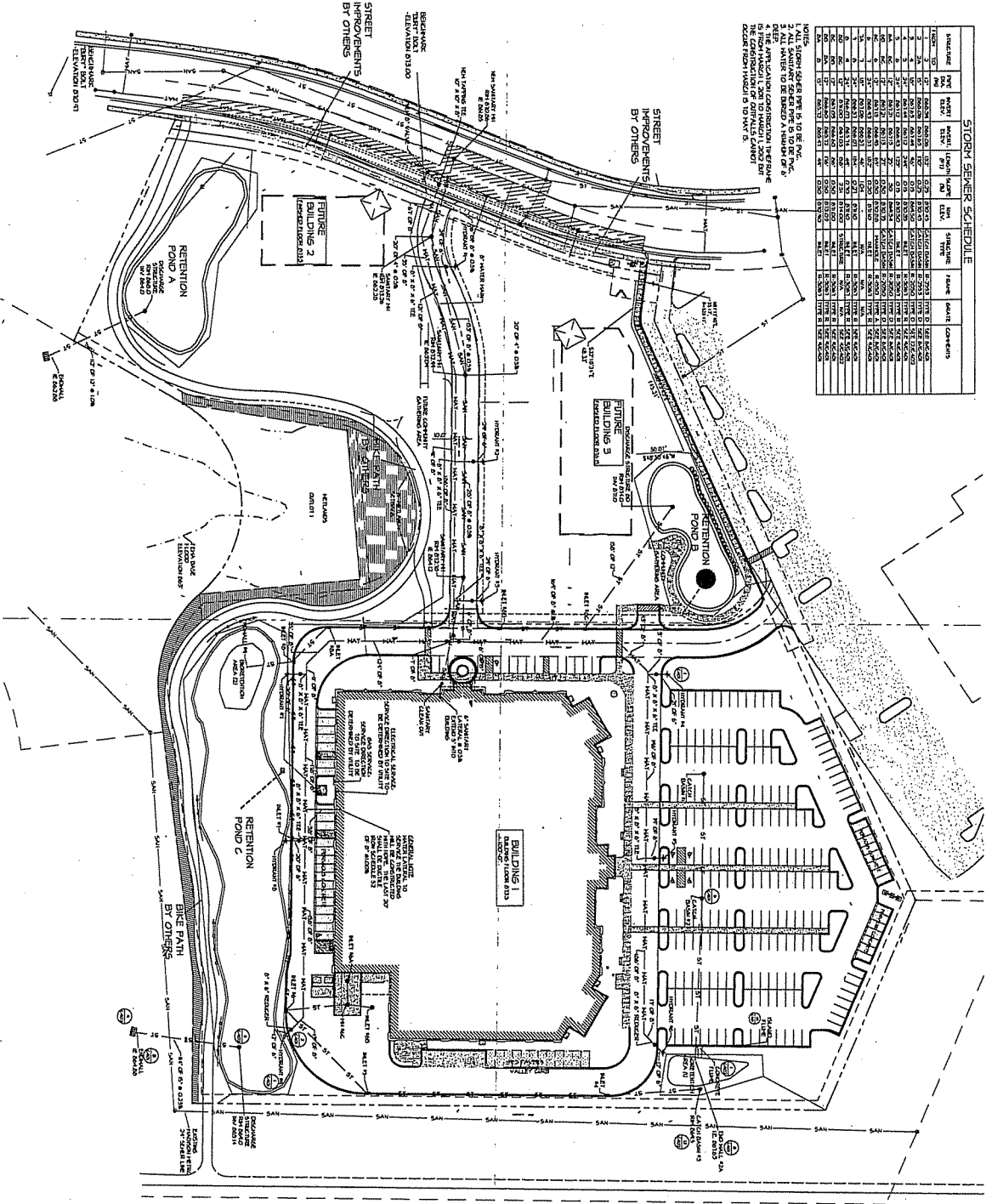
1 PARTIAL GRADING AND EROSION CONTROL PLAN
 SCALE: 1" = 30'
 DATE: 07/26/2011



<p>ICONICA 1000 W. WISCONSIN AVENUE MADISON, WI 53706 TEL: 608.261.1111 FAX: 608.261.1112</p>	<p>STEINHAFELS FURNITURE STORE EAST SPRING DRIVE MADISON, WI</p>
	<p>MADISON EAST STORE, LLC 1821 WISCONSIN AVENUE WALKER, WI 53186-1502</p>
<p>C100.3</p>	<p>DATE: 07/26/2011</p>

STORM SEWER SCHEDULE

NO.	DESCRIPTION	DATE	BY
1	REVISION	05/26/21	...
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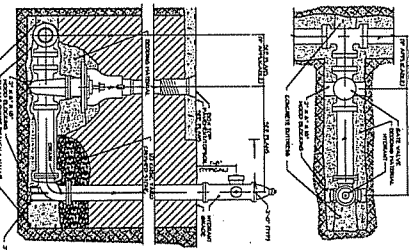
NOTES:
 1. ALL STORM SEWER PIPE IS TO BE 12" DIA.
 2. ALL WATER TO BE BORED A MINIMUM OF 6" FROM EXISTING UTILITIES TO A DEPTH OF 48" FROM FINISH GRADE.
 3. ALL WATER TO BE BORED A MINIMUM OF 6" FROM EXISTING UTILITIES TO A DEPTH OF 48" FROM FINISH GRADE TO 10' DIA.

ARNOLD AND SHERIDAN INC.
 ENGINEERS
 1000 EAST SPRING DRIVE
 MADISON, WI 53717
 TEL: 608/261-1111
 FAX: 608/261-1112

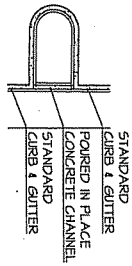
1 JANUARY PLAN
 SCALE: 1" = 60'-0"



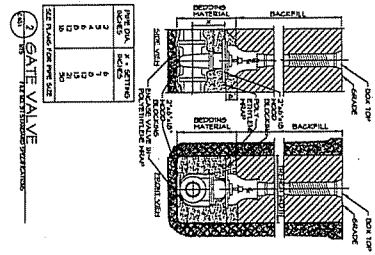
<p>ICDNICA 1000 EAST SPRING DRIVE MADISON, WI 53717 TEL: 608/261-1111 FAX: 608/261-1112</p>	<p>STEINHAFELS FURNITURE STORE EAST SPRING DRIVE MADISON, WI</p>
	<p>MADISON EAST STORE, LLC W231 N1512 CITY HWY F WAUKESHA, WI 53186-1502</p>
<p>C200</p>	<p>DATE: 05/26/21</p>



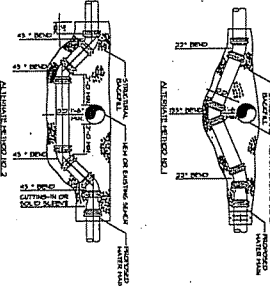
10 HYDRANT



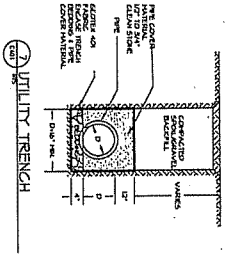
11 STANDARD CURB & GUTTER



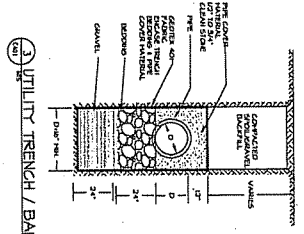
12 GATE VALVE



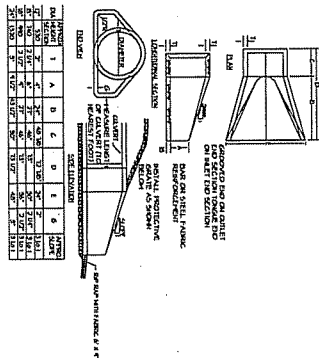
13 WATER MAIN OFFSET



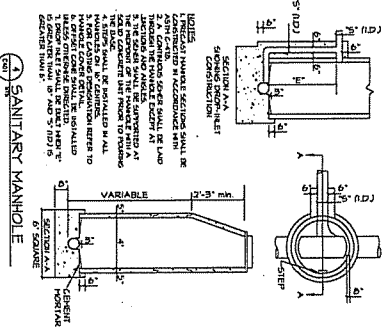
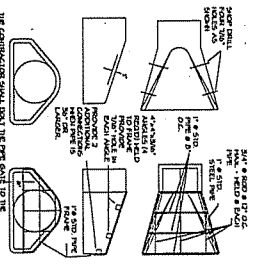
14 UTILITY TRENCH



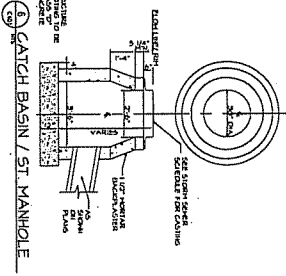
15 UTILITY TRENCH / BAD SOIL CONDITION



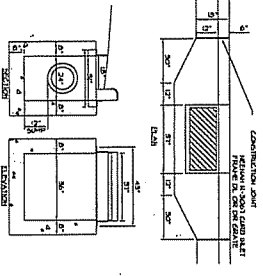
16 CONC. ABRON ENDMILLS W/PIPE GRATE



17 SANITARY MANHOLE



18 CATCH BASIN / ST. MANHOLE



19 CURB INLET

20 CIVIL DETAILS SCALE: 1/8" = 1'-0"

ARNOLD AND SHERIDAN INC.

C401

STEINHAFELS FURNITURE STORE
 EAST SPRINGS DRIVE
 MADISON, WI
 MADISON EAST STORE, LLC
 W231 N1513 CITY HWY F
 WALKERSHA, WI 53186-1502

GENERAL NOTES:
1. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE IN FEET AND INCHES.
2. ALL MATERIALS SHALL BE AS SHOWN ON THE DRAWING UNLESS OTHERWISE NOTED.
3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE LATEST EDITIONS OF THE CONCRETE REINFORCING STEEL BAR SPECIFICATION (ACI 308R).

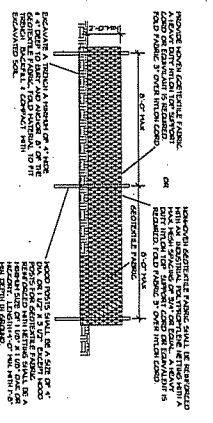
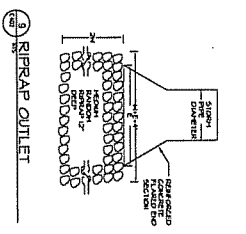
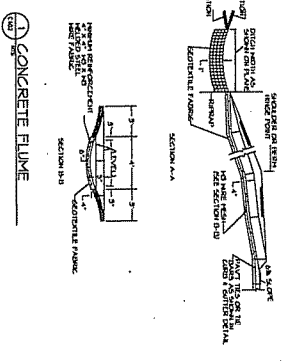
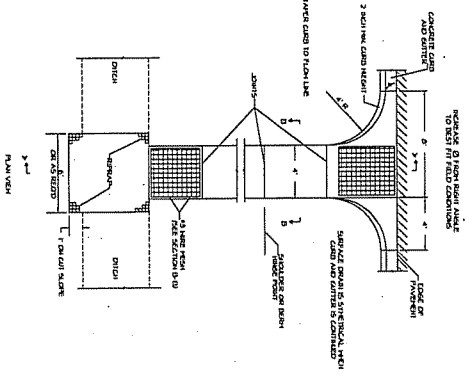
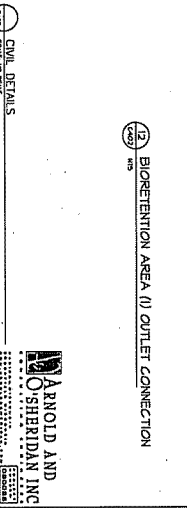
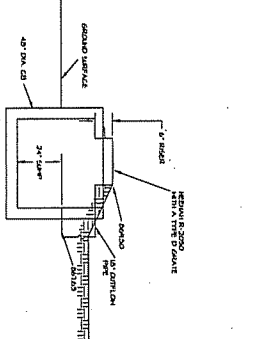
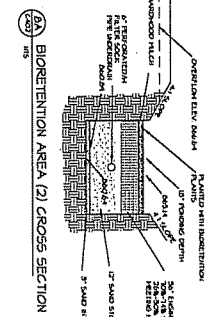
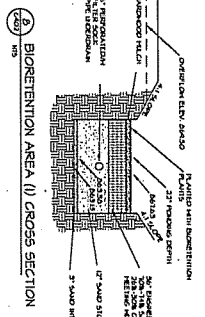
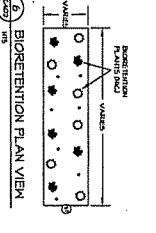
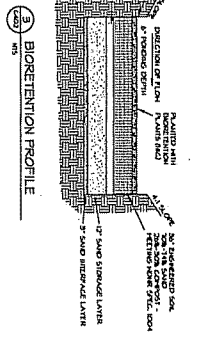
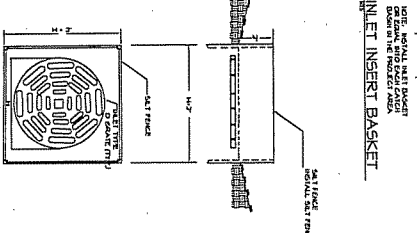
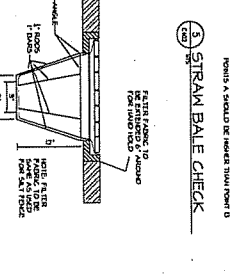
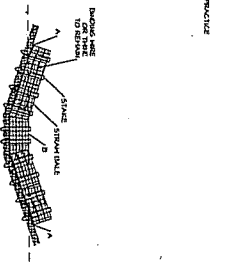
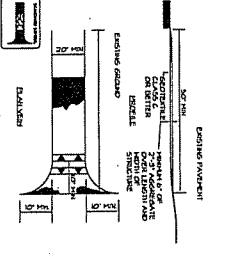
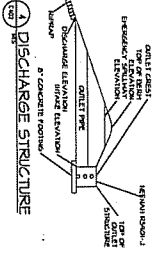
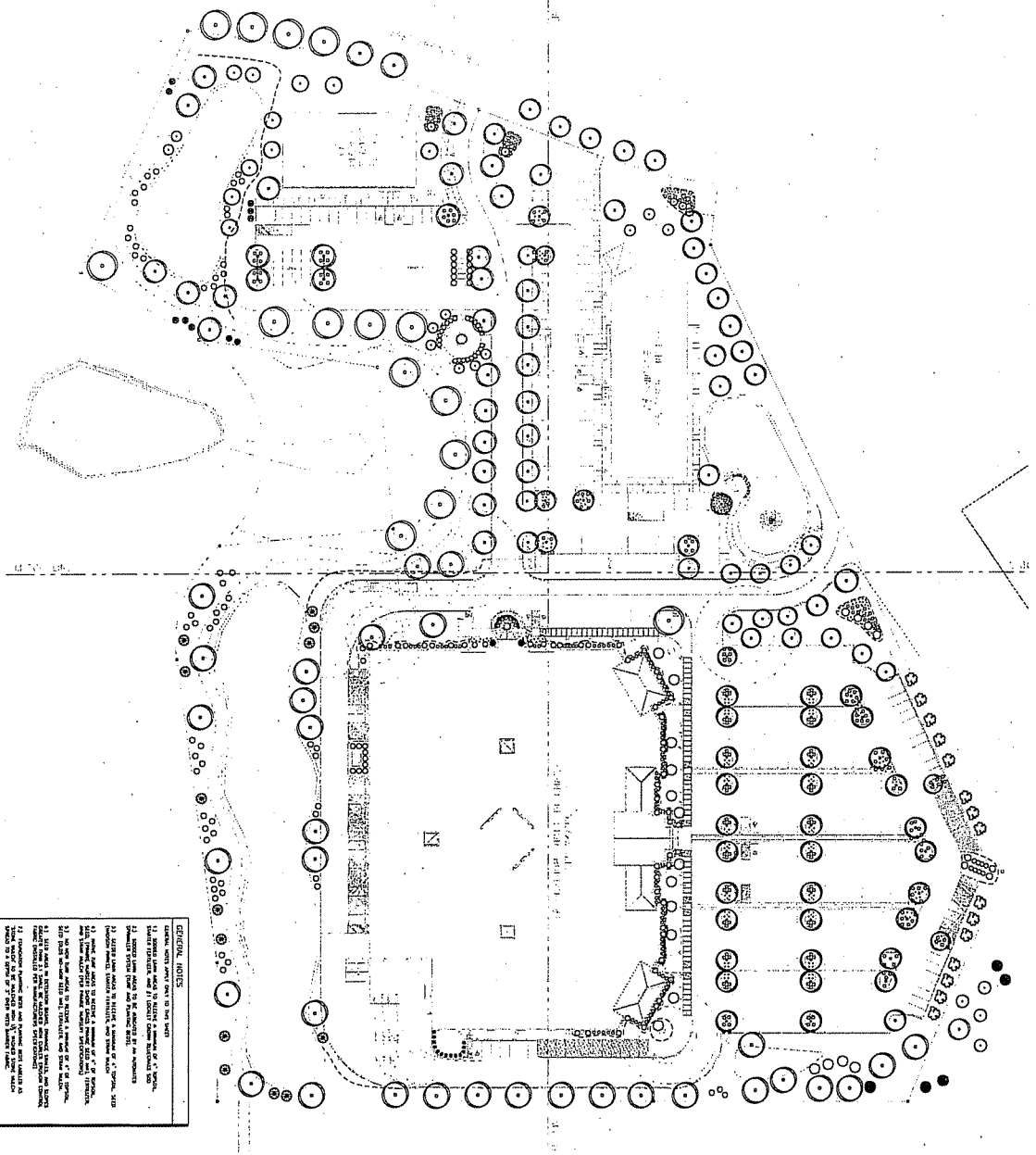


Table with 4 columns: ITEM NO., DESCRIPTION, QUANTITY, UNIT. Lists items for the silt fence and discharge structure.



STEINHAFELS FURNITURE STORE
MADISON EAST STORE, LLC
WALKEEHA, WI 53186-1502
ICGNICA
SHELDON AND SHELDON INC.



1 LANDSCAPE PLAN
SCALE: 1" = 20'-0"



GENERAL NOTES

1. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF WAUKESHA LANDSCAPE MAINTENANCE AND CARE MANUAL.
2. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF WAUKESHA LANDSCAPE MAINTENANCE AND CARE MANUAL.
3. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF WAUKESHA LANDSCAPE MAINTENANCE AND CARE MANUAL.
4. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF WAUKESHA LANDSCAPE MAINTENANCE AND CARE MANUAL.
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6. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF WAUKESHA LANDSCAPE MAINTENANCE AND CARE MANUAL.
7. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF WAUKESHA LANDSCAPE MAINTENANCE AND CARE MANUAL.
8. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF WAUKESHA LANDSCAPE MAINTENANCE AND CARE MANUAL.
9. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF WAUKESHA LANDSCAPE MAINTENANCE AND CARE MANUAL.
10. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF WAUKESHA LANDSCAPE MAINTENANCE AND CARE MANUAL.

2 PLANT SCHEDULE
SCALE: 1" = 20'-0"

NO.	PLANT NAME	QUANTITY	NOTES
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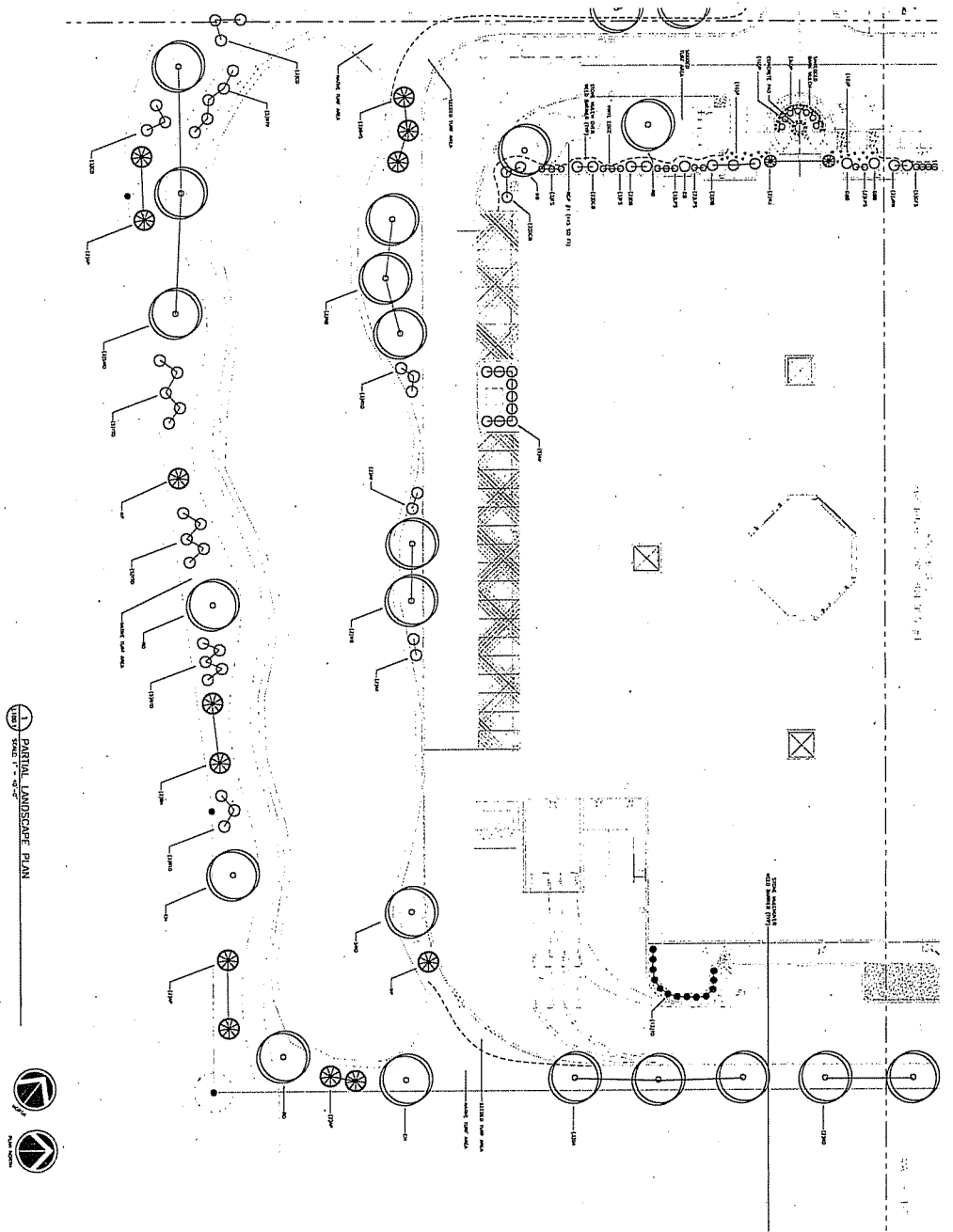
NO.	PLANT NAME	QUANTITY	NOTES
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STEINHAFELS FURNITURE STORE
EAST SPRINGS DRIVE
MADISON, WI

MADISON EAST STORE, LLC
W231 N1813 CANY HWY F
WAUKESHA, WI 53186-1522

IGNONICA
1400 STATE ST
MADISON, WI 53706

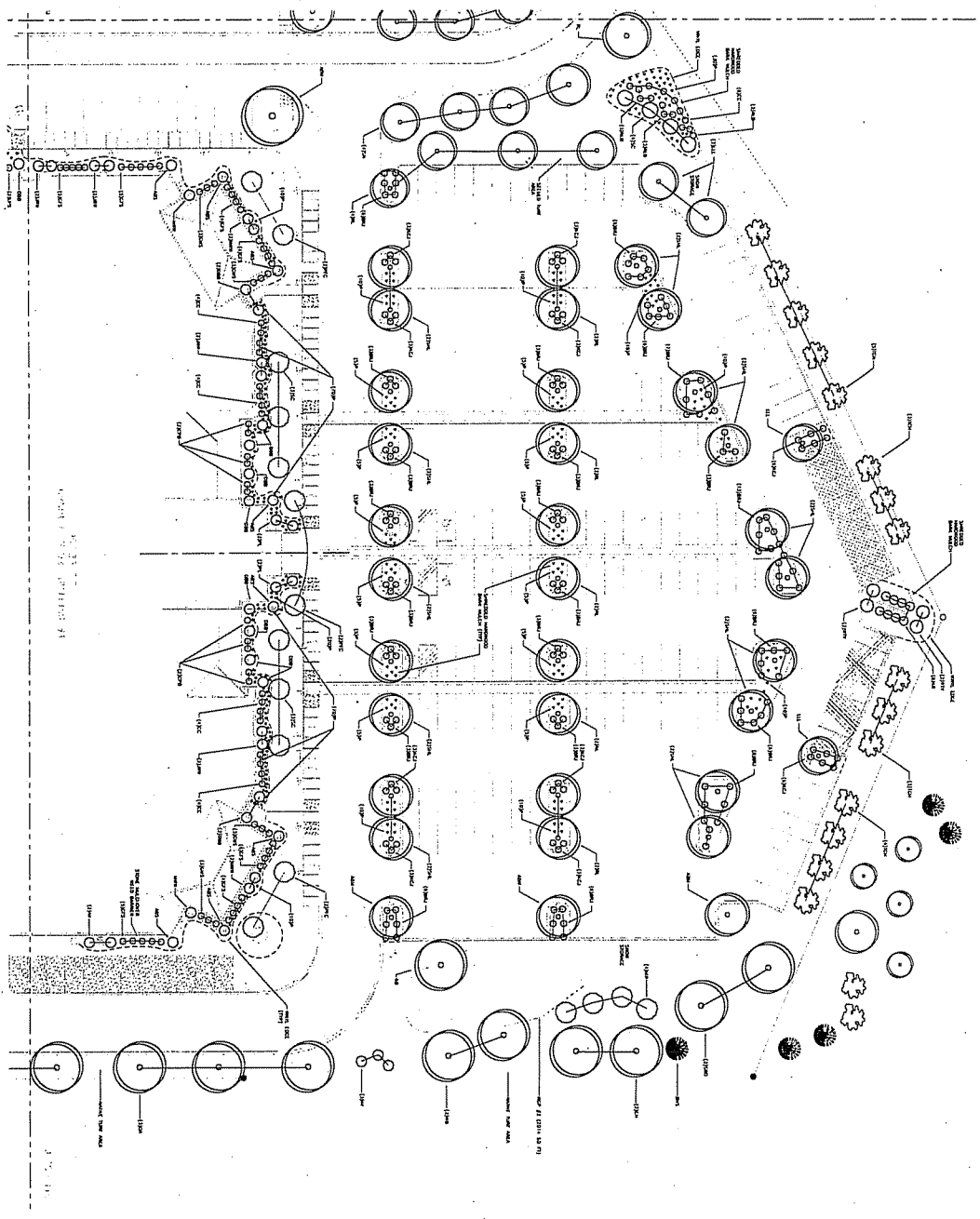
L100



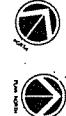
1 PARTIAL LANDSCAPE PLAN
SCALE: 1" = 10'-0"




<p>ICONICA The Design-build Professional Firm</p> <p>1000 Park Avenue Madison, WI 53706 608.261.1111</p>	<p align="center">STEINHAFELS FURNITURE STORE EAST SPRINKLES DRIVE MADISON, WI</p> <p align="center">MADISON EAST STORE, LLC 2131 HIGH CRYSTAL HWY WATKINSHA, WI 53186-1502</p>	
	<p>DATE: _____</p> <p>PROJECT: _____</p> <p>SHEET NUMBER: _____</p>	<p>SCALE: _____</p> <p>DATE: _____</p> <p>PROJECT: _____</p> <p>SHEET NUMBER: _____</p>



PARTIAL LANDSCAPE PLAN



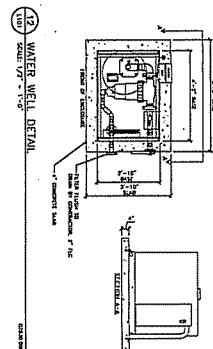
 ICONICA Landscape Architecture 1000 Wisconsin Avenue, Suite 1000 Madison, WI 53706 Phone: 608.261.1000 Fax: 608.261.1001 www.iconicalandscape.com	STEINHAFELS FURNITURE STORE EAST SPRINGS DRIVE MADISON, WI
	MADISON EAST STORE, LLC 16231 WISCONSIN DRIVE HWY F WAUKESHA, WI 53186-1522
PROJECT # 20170001 DATE 10/10/17 SCALE 1" = 20' PROJECT PARTIAL LANDSCAPE PLAN SHEET NUMBER L100.2	DATE BY CHECKED APPROVED



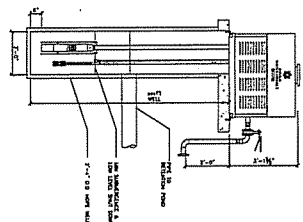
1 PARTIAL LANDSCAPE PLAN
SCALE: 1" = 40'-0"



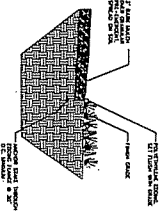
STEINHAFELS FURNITURE STORE EAST SPRINGS DRIVE MADISON, WI	
MADISON EAST STORE, LLC 16231 MIDCO CITY HWY S WALKESSA, WI 53188-1522	
ICONICA The Design-build The Building & Landscape Division 1000 Lakeshore Drive Madison, WI 53703 Phone: 608.261.1000	
DATE: 11/15/11	
PROJECT: 1100.3	
SHEET NUMBER: 1100.3-01	
SCALE: AS SHOWN	
DRAWN BY: [REDACTED]	
CHECKED BY: [REDACTED]	
DATE: [REDACTED]	
PROJECT: [REDACTED]	
SHEET: [REDACTED]	
SCALE: [REDACTED]	
DRAWN BY: [REDACTED]	
CHECKED BY: [REDACTED]	
DATE: [REDACTED]	
PROJECT: [REDACTED]	
SHEET: [REDACTED]	
SCALE: [REDACTED]	
DRAWN BY: [REDACTED]	
CHECKED BY: [REDACTED]	
DATE: [REDACTED]	



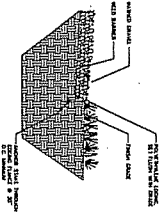
12 WATER WELL DETAIL
SCALE: 1/2" = 1'-0"
DATE: 02/20/08



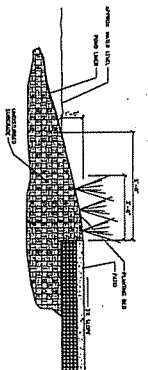
11 WATER WELL DETAIL
SCALE: 1/2" = 1'-0"
DATE: 02/20/08



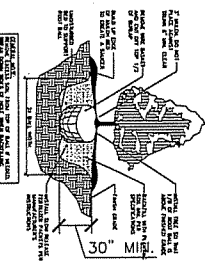
13 ERIKING AT BARK MULCH
SCALE: 1/2" = 1'-0"
DATE: 02/20/08



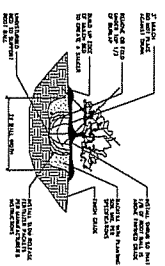
14 ERIKING AT STONE MULCH
SCALE: 1/2" = 1'-0"
DATE: 02/20/08



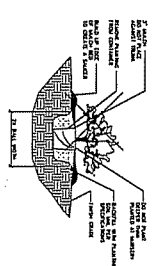
10 SECTION AT PAINO PLANTINGS
SCALE: 1/2" = 1'-0"
DATE: 02/20/08



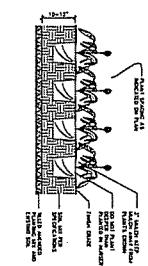
15 BALL & BURLAP EVERGREEN TREE PLANTING
SCALE: 1/2" = 1'-0"
DATE: 02/20/08



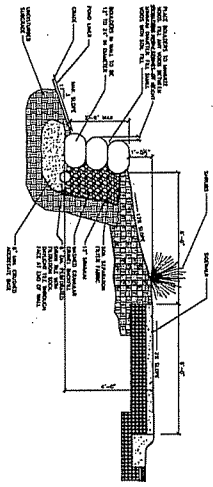
16 BALL & BURLAP SHRUB PLANTING
SCALE: 1/2" = 1'-0"
DATE: 02/20/08



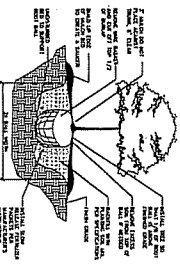
17 POTTED / CONTAINER PLANTING
SCALE: 1/2" = 1'-0"
DATE: 02/20/08



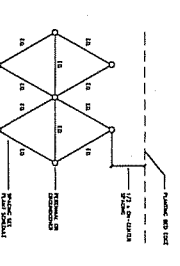
18 PERENNIAL / GROUNDCOVER PLANTING
SCALE: 1/2" = 1'-0"
DATE: 02/20/08



9 BOULDER RETAINING WALL
SCALE: 1/2" = 1'-0"
DATE: 02/20/08

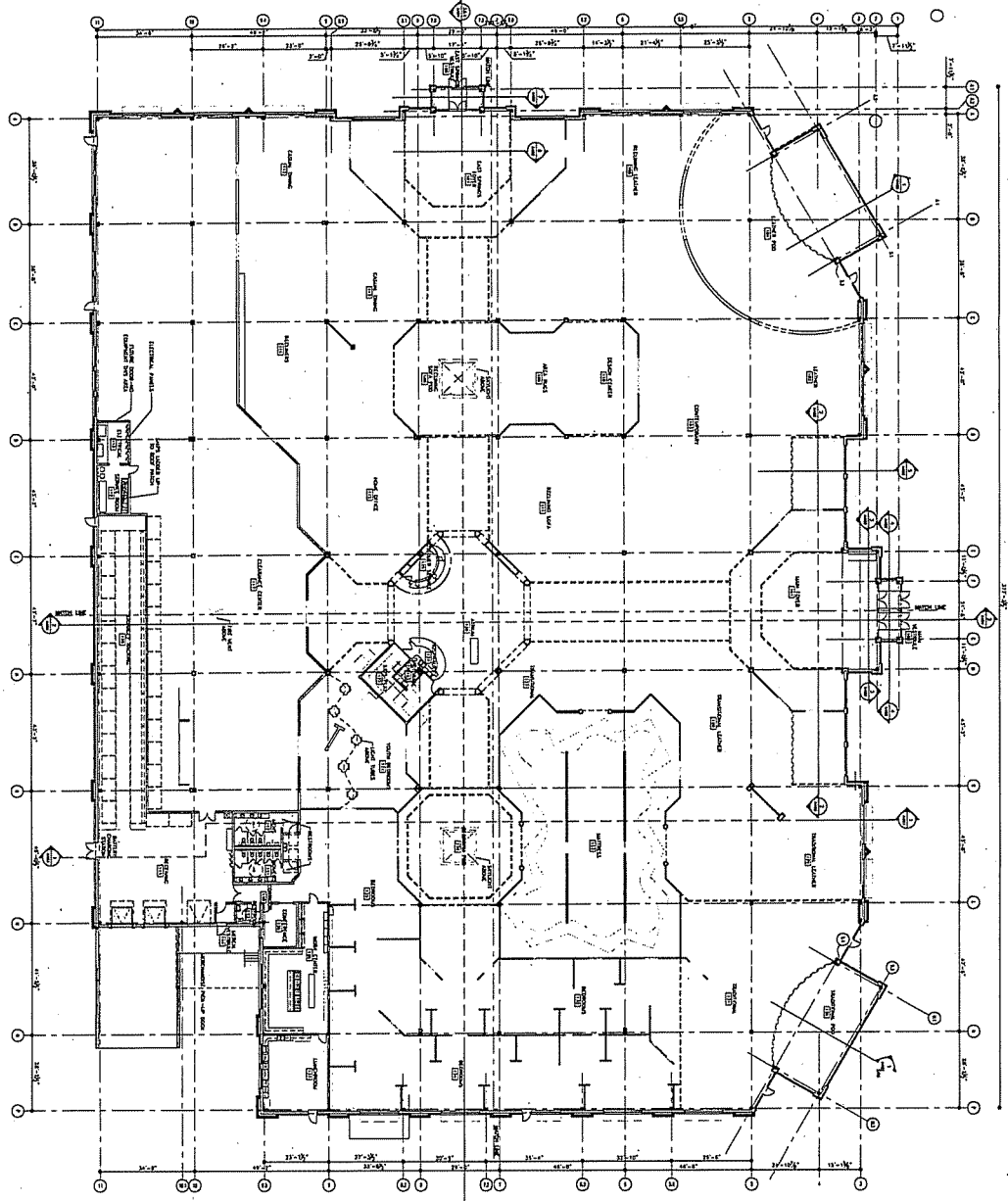


8 BALL & BURLAP TREE PLANTING
SCALE: 1/2" = 1'-0"
DATE: 02/20/08

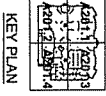


7 PERENNIAL / GROUNDCOVER SPACING
SCALE: 1/2" = 1'-0"
DATE: 02/20/08

		STEINHAFELS FURNITURE STORE 4501 WISCONSIN DRIVE MADISON, WI	
MADISON EAST STORE, LLC 4501 WISCONSIN DRIVE WAUKESHA, WI 53186-1502		1/10 L101 SHEET NUMBER	



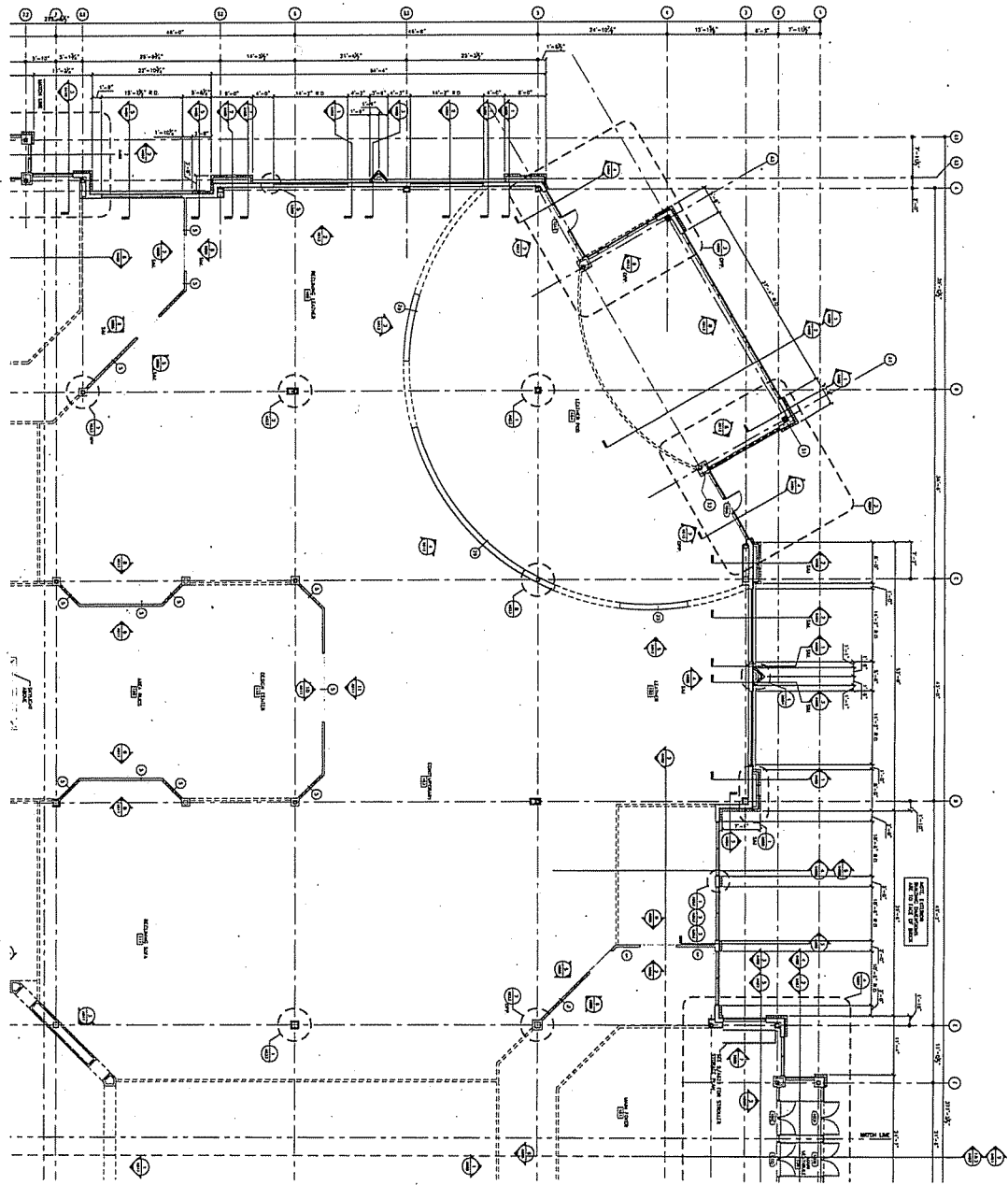
1.1 FIRST FLOOR PLAN



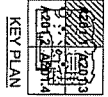
KEY PLAN

THIS PLAN IS A PART OF THE CONSTRUCTION SET.

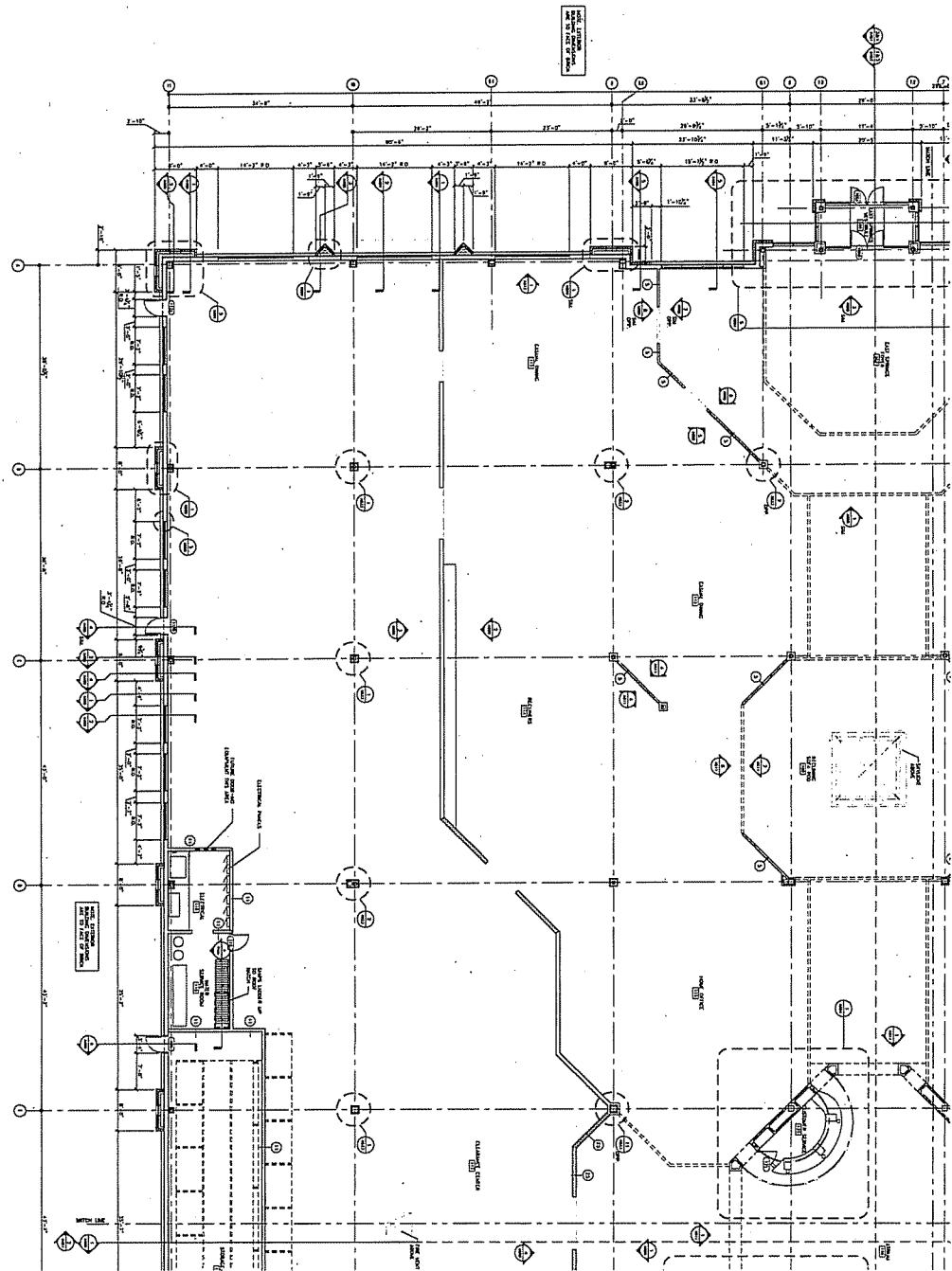
STEINHAFELS FURNITURE STORE EAST SPRINGS DRIVE MADISON, WI		 ICONICA Title Block & Project Information
MADISON EAST STORE, LLC 2201 S 151ST WY WAUKESHA, WI 53186-1022		
SHEET NO. A201	PROJECT NO. 2008-001	DATE 08/11/08
DRAWN BY J. J. JENSEN	CHECKED BY J. J. JENSEN	PROJECT MANAGER J. J. JENSEN
SCALE AS SHOWN	CONTRACT NO. 2008-001	CLIENT MADISON EAST STORE, LLC
REVISIONS 1. 08/11/08	PROJECT LOCATION EAST SPRINGS DRIVE, MADISON, WI	PROJECT DESCRIPTION FURNITURE STORE



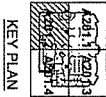
PARTIAL FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



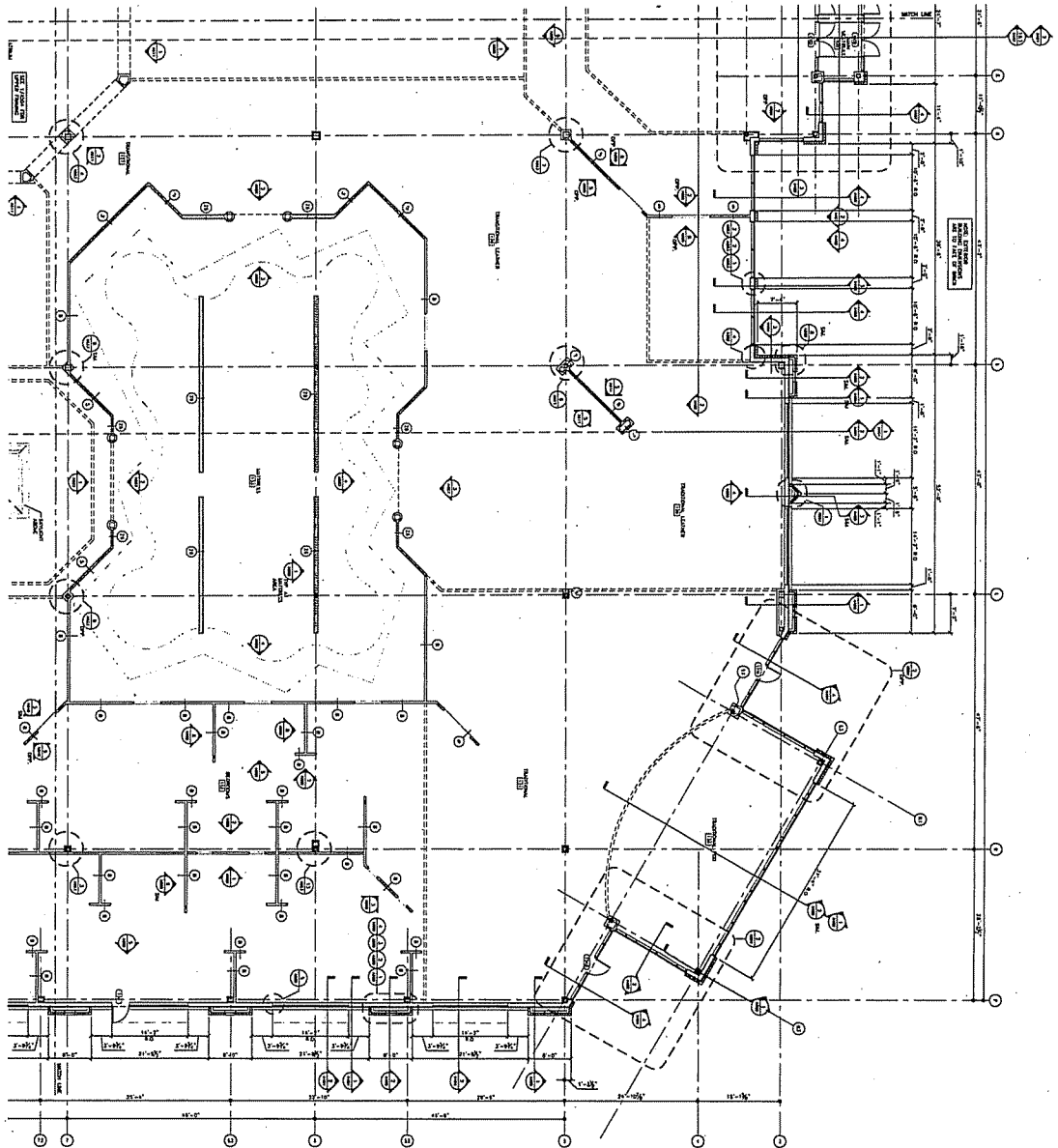
<p>ICONDA The Design Group</p> <p>1100 West Park Avenue, Suite 100 Madison, WI 53704 Tel: 608.261.1100 Fax: 608.261.1101</p>	<p>STEINHAFELS FURNITURE STORE EAST SPRINGS DRIVE MADISON, WI</p> <p>MADISON EAST STORE, LLC W231 MIDCO CITY HWY S WAUKESHA, WI 53186-1502</p>	<p>DATE:</p> <p>REVISIONS:</p>
<p>PROJECT: STEINHAFELS FURNITURE STORE SHEET NUMBER: A201.1</p>		




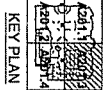
PARTIAL FIRST FLOOR PLAN




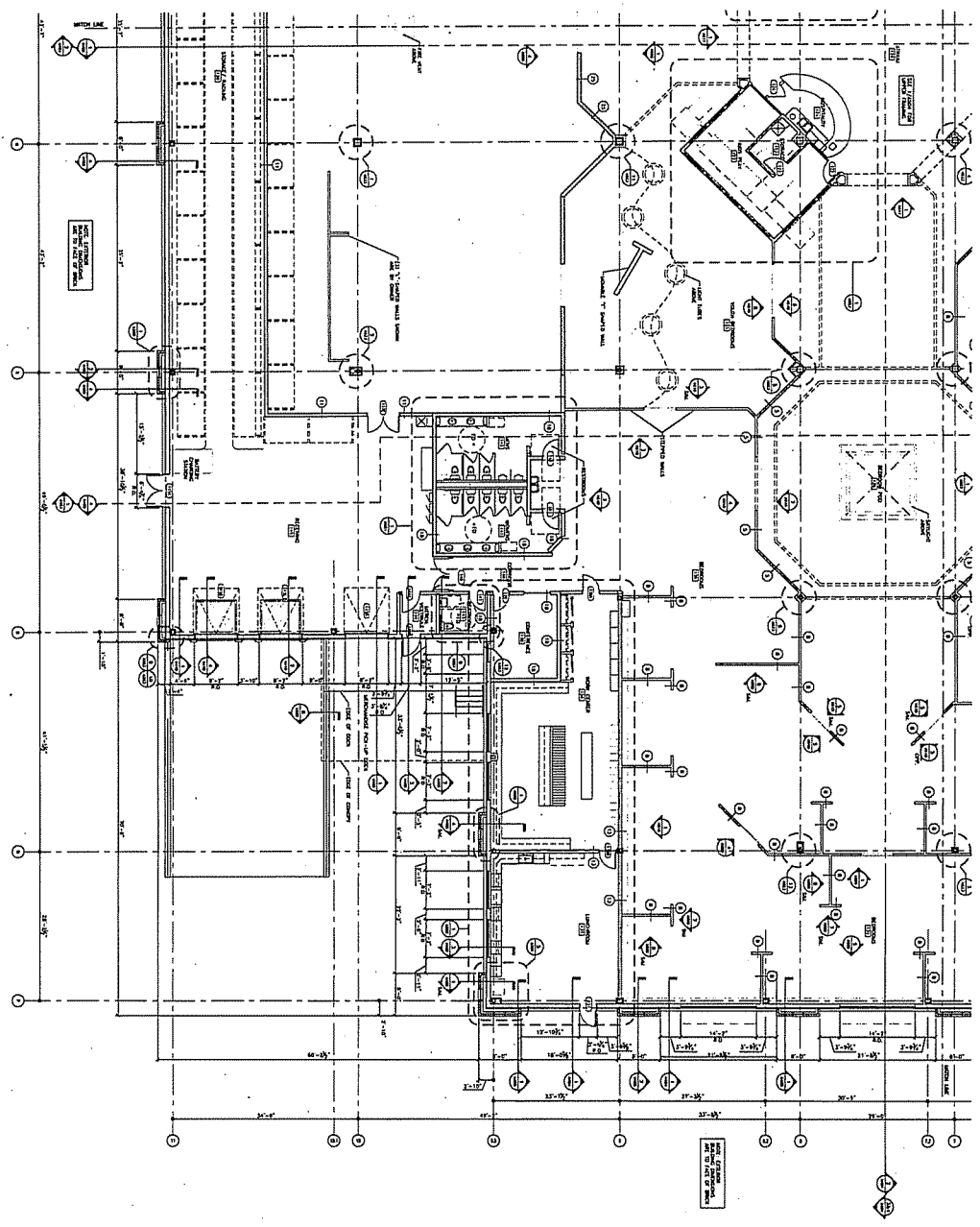
<p>STEINHAFELS FURNITURE STORE EAST SPRINGS DRIVE MADISON, WI</p> <p>MADISON EAST STORE, LLC 18211 MIDCORY HWY # WALKESHA, WI 53186-1502</p>	<p>ICONICA 1125 Ridge Street Madison, WI 53703 608.261.1111</p>	<p>DATE: 08/20/13</p>
		<p>SHEET NUMBER: A201.2</p>



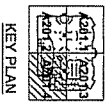
 PARTIAL FIRST FLOOR PLAN
 SCALE: 1/8" = 1'-0"



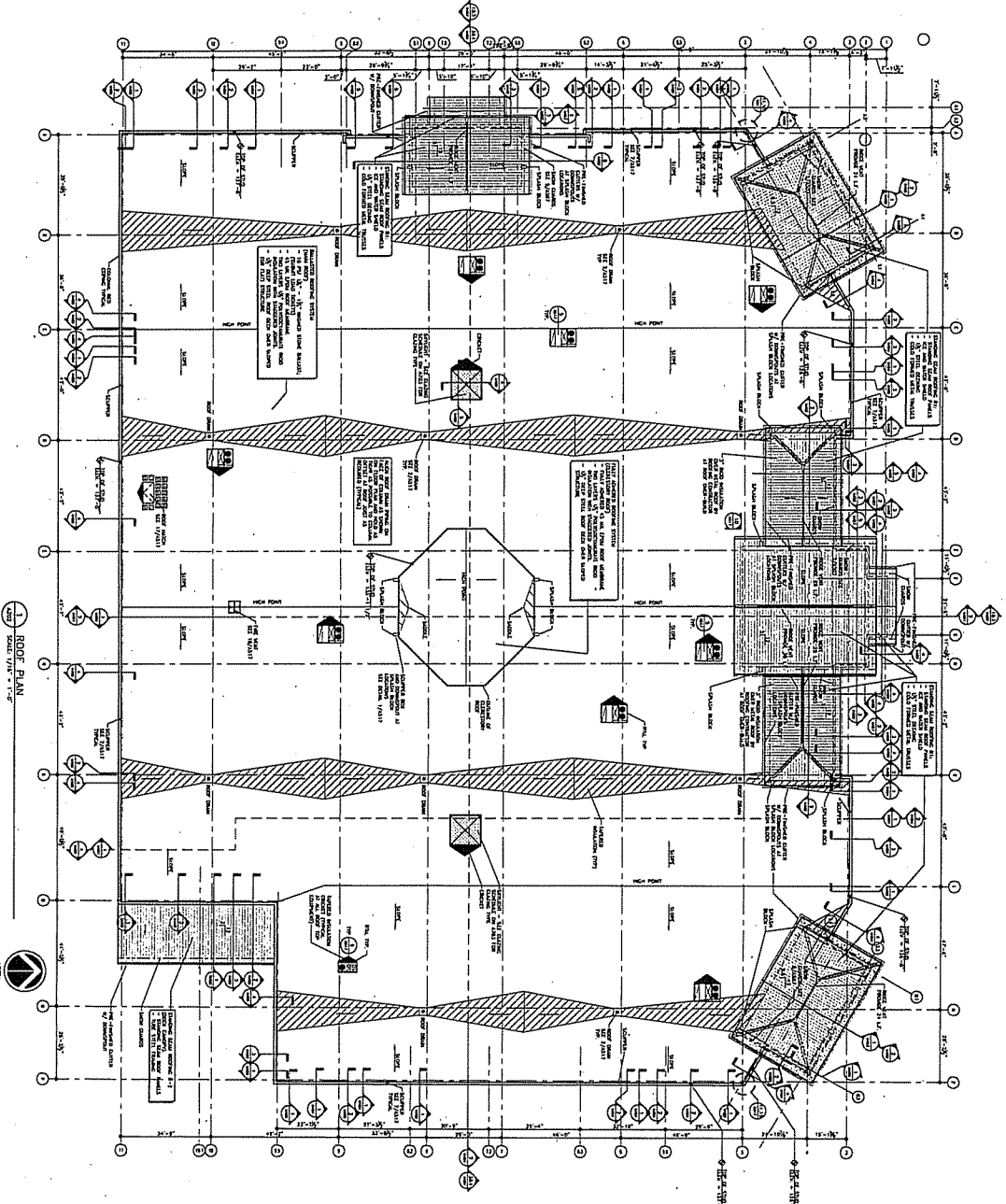
<p>  ICONICA <small>1110 East Spring Road Waukesha, WI 53186-1502</small> </p>	<p>STEINHAFELS FURNITURE STORE</p> <p>EAST SPRINGS DRIVE MADISON, WI</p> <p>MADISON EAST STORE, LLC W231 N1813 CNTY HWY F WAUKESHA, WI 53186-1502</p>	<p> <small> PROJECT NO. 101010 DATE: 10/10/10 DRAWN BY: [Name] CHECKED BY: [Name] </small> </p>
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1 PARTIAL FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"




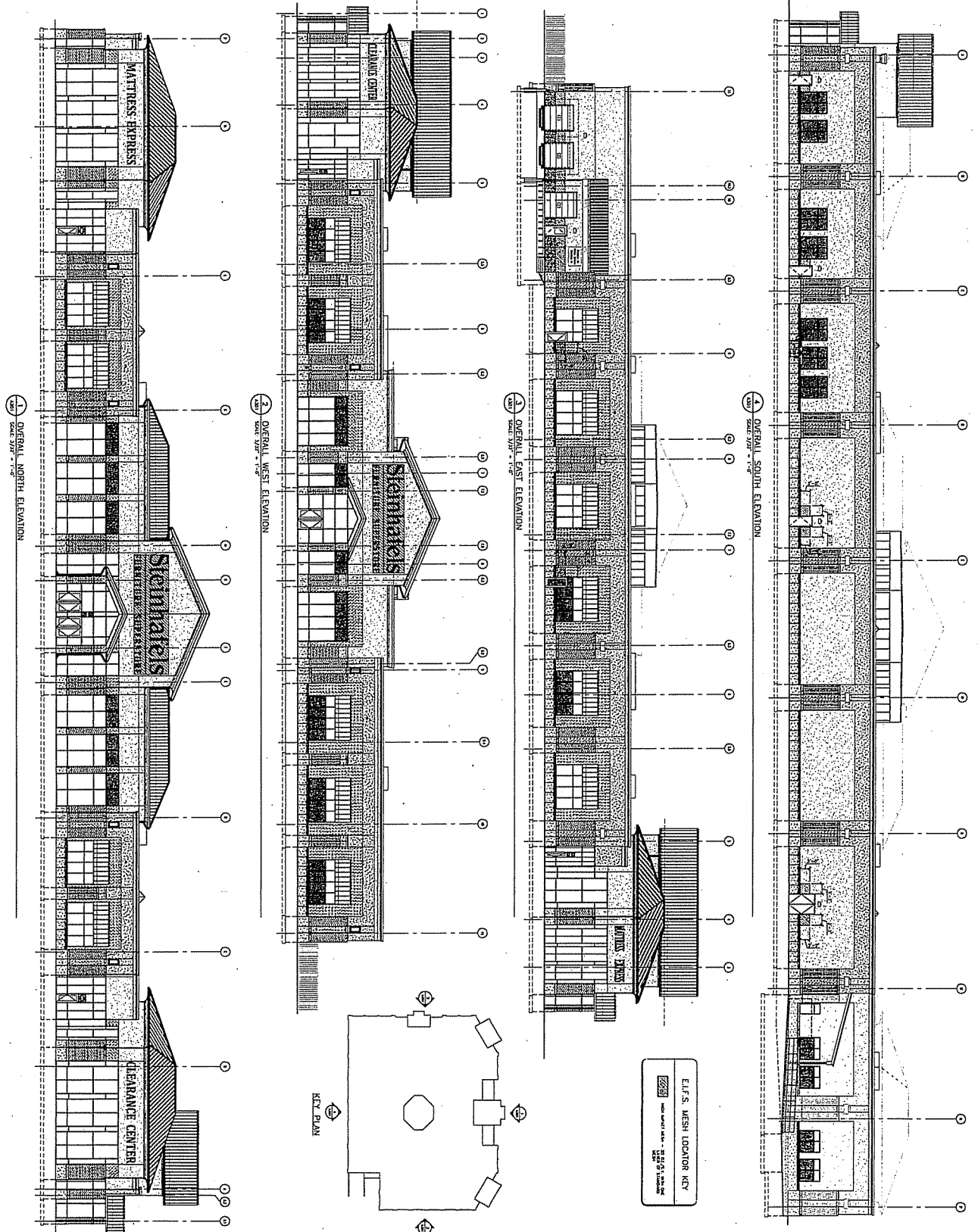
<p>ICONICA True Design-Build</p> <p>1000 Lakeshore Drive, Suite 200 Madison, WI 53704 Tel: 608.261.1111</p>	<p>STEINHAFELS FURNITURE STORE EAST SPRINGS DRIVE MADISON, WI</p> <p>MADISON EAST STORE, LLC 10231 MIDWAY HWY F WALKESSHA, WI 53186-1502</p>	<p>PROJECT & DRAWING INFORMATION</p> <p>PROJECT: STEINHAFELS FURNITURE STORE</p> <p>DRAWING: PARTIAL FIRST FLOOR PLAN</p> <p>DATE: 10/15/13</p> <p>SCALE: 1/8" = 1'-0"</p>
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ROOF PLAN
SCALE: 1/8" = 1'-0"

DATE	DESCRIPTION	BY	CHECKED
08/14/13	ISSUED FOR PERMITS	J. H. HARRIS	J. H. HARRIS
08/14/13	ISSUED FOR PERMITS	J. H. HARRIS	J. H. HARRIS
08/14/13	ISSUED FOR PERMITS	J. H. HARRIS	J. H. HARRIS
08/14/13	ISSUED FOR PERMITS	J. H. HARRIS	J. H. HARRIS
08/14/13	ISSUED FOR PERMITS	J. H. HARRIS	J. H. HARRIS
08/14/13	ISSUED FOR PERMITS	J. H. HARRIS	J. H. HARRIS
08/14/13	ISSUED FOR PERMITS	J. H. HARRIS	J. H. HARRIS
08/14/13	ISSUED FOR PERMITS	J. H. HARRIS	J. H. HARRIS
08/14/13	ISSUED FOR PERMITS	J. H. HARRIS	J. H. HARRIS

<p>A202</p> <p>PROJECT NUMBER</p>	<p>STEINHAFELS FURNITURE STORE</p> <p>EAST SPRINGS DRIVE MADISON, WI</p> <p>MADISON EAST STORE, LLC</p> <p>W231 HIGH CITY HWY F WALKERSHA, WI 53188-1002</p>	 <p>ICONICA Third Design Build</p> <p>10100 Wisconsin Avenue, Suite 1000 Washington, DC 20014 Phone: (703) 441-1111 www.iconicad.com</p>
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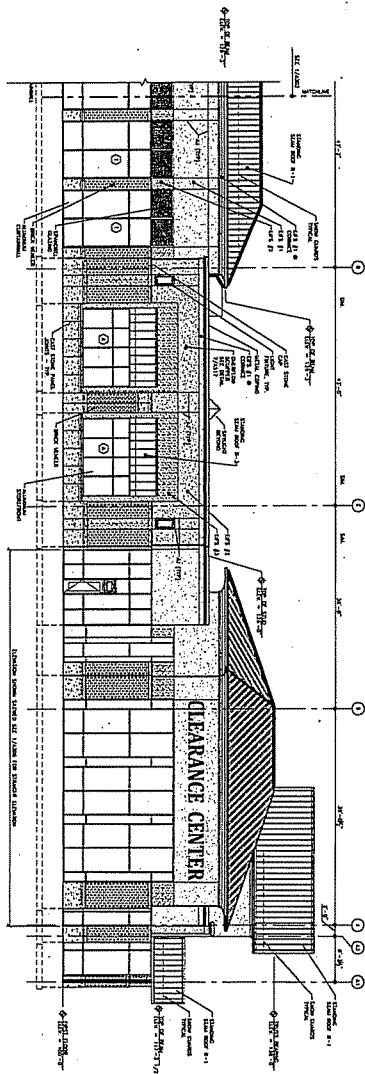
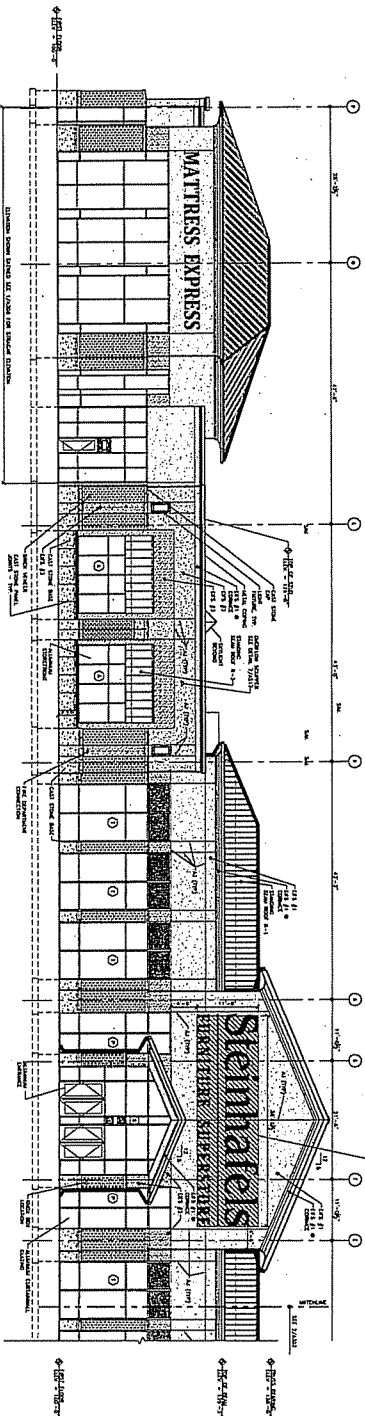
<p>A301</p> <p>PROJECT: STEINHAFELS FURNITURE STORE 2021 N. HWY 10, MADISON, WI DATE: 01/20/2021</p>	<p>STEINHAFELS FURNITURE STORE EAST SPRINGS DRIVE MADISON, WI</p>	<p>ICONICA Inc. Design Build</p> <p>1000 W. WISCONSIN AVENUE SUITE 200, MILWAUKEE, WI 53212</p>
	<p>MADISON EAST STORE, LLC 2021 N. HWY 10, MADISON, WI WAUKESHA, WI 53186-1502</p>	

EXTERIOR MATERIAL KEY

NO.	DESCRIPTION	NOTES
1	CONCRETE	FORMED IN PLACE
2	BRICK	SEE SPECIFICATIONS
3	GLASS	SEE SPECIFICATIONS
4	WOOD	SEE SPECIFICATIONS
5	ROOFING	SEE SPECIFICATIONS
6	PAINT	SEE SPECIFICATIONS
7	FINISH	SEE SPECIFICATIONS
8	LANDSCAPE	SEE SPECIFICATIONS
9	MECHANICAL	SEE SPECIFICATIONS
10	ELECTRICAL	SEE SPECIFICATIONS
11	PLUMBING	SEE SPECIFICATIONS
12	HVAC	SEE SPECIFICATIONS
13	INSULATION	SEE SPECIFICATIONS
14	FOUNDATION	SEE SPECIFICATIONS
15	RETENTION WALL	SEE SPECIFICATIONS
16	WATER TREATMENT	SEE SPECIFICATIONS
17	CONCRETE	FORMED IN PLACE
18	BRICK	SEE SPECIFICATIONS
19	GLASS	SEE SPECIFICATIONS
20	WOOD	SEE SPECIFICATIONS
21	ROOFING	SEE SPECIFICATIONS
22	PAINT	SEE SPECIFICATIONS
23	FINISH	SEE SPECIFICATIONS
24	LANDSCAPE	SEE SPECIFICATIONS
25	MECHANICAL	SEE SPECIFICATIONS
26	ELECTRICAL	SEE SPECIFICATIONS
27	PLUMBING	SEE SPECIFICATIONS
28	HVAC	SEE SPECIFICATIONS
29	INSULATION	SEE SPECIFICATIONS
30	FOUNDATION	SEE SPECIFICATIONS
31	RETENTION WALL	SEE SPECIFICATIONS
32	WATER TREATMENT	SEE SPECIFICATIONS


EXTERIOR PAINTING / STAINING SCHEDULE

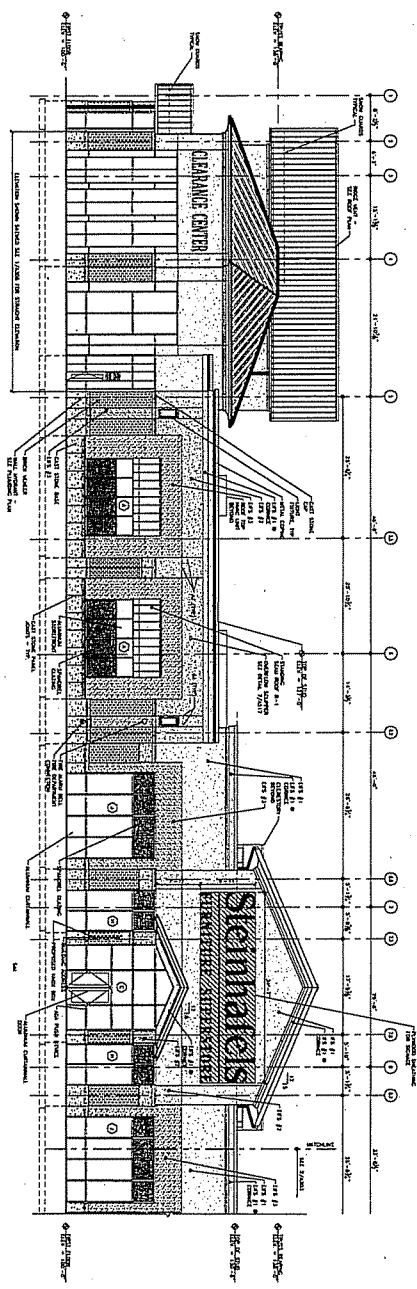
NO.	DESCRIPTION	NOTES
1	CONCRETE	FORMED IN PLACE
2	BRICK	SEE SPECIFICATIONS
3	GLASS	SEE SPECIFICATIONS
4	WOOD	SEE SPECIFICATIONS
5	ROOFING	SEE SPECIFICATIONS
6	PAINT	SEE SPECIFICATIONS
7	FINISH	SEE SPECIFICATIONS
8	LANDSCAPE	SEE SPECIFICATIONS
9	MECHANICAL	SEE SPECIFICATIONS
10	ELECTRICAL	SEE SPECIFICATIONS
11	PLUMBING	SEE SPECIFICATIONS
12	HVAC	SEE SPECIFICATIONS
13	INSULATION	SEE SPECIFICATIONS
14	FOUNDATION	SEE SPECIFICATIONS
15	RETENTION WALL	SEE SPECIFICATIONS
16	WATER TREATMENT	SEE SPECIFICATIONS
17	CONCRETE	FORMED IN PLACE
18	BRICK	SEE SPECIFICATIONS
19	GLASS	SEE SPECIFICATIONS
20	WOOD	SEE SPECIFICATIONS
21	ROOFING	SEE SPECIFICATIONS
22	PAINT	SEE SPECIFICATIONS
23	FINISH	SEE SPECIFICATIONS
24	LANDSCAPE	SEE SPECIFICATIONS
25	MECHANICAL	SEE SPECIFICATIONS
26	ELECTRICAL	SEE SPECIFICATIONS
27	PLUMBING	SEE SPECIFICATIONS
28	HVAC	SEE SPECIFICATIONS
29	INSULATION	SEE SPECIFICATIONS
30	FOUNDATION	SEE SPECIFICATIONS
31	RETENTION WALL	SEE SPECIFICATIONS
32	WATER TREATMENT	SEE SPECIFICATIONS



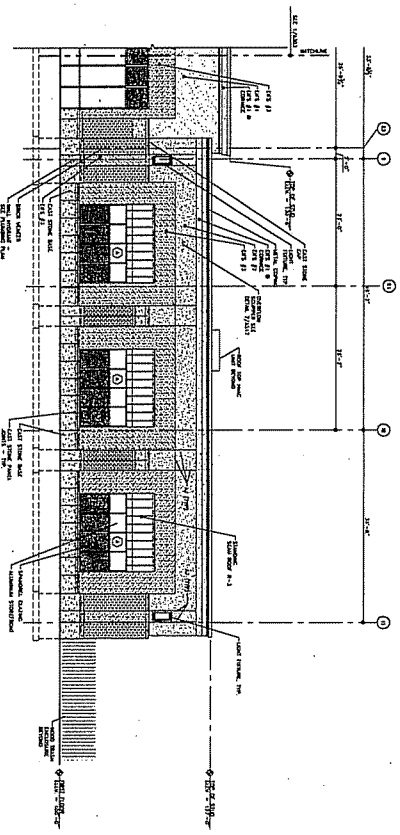
1 PARTIAL NORTH ELEVATION

2 PARTIAL NORTH ELEVATION

 ICONICA Title Designer/Builder <small>1000 University Avenue, Suite 1000 Madison, WI 53706 Tel: 608.261.8888</small>	STEINHAFELS FURNITURE STORE EAST STORE 4801 SPRING VALLEY DRIVE MADISON, WI 53711 MADISON EAST STORE, LLC 4801 SPRING VALLEY DRIVE WAUKESHA, WI 53186-1502	A302 PROJECT NO: SHEET NUMBER
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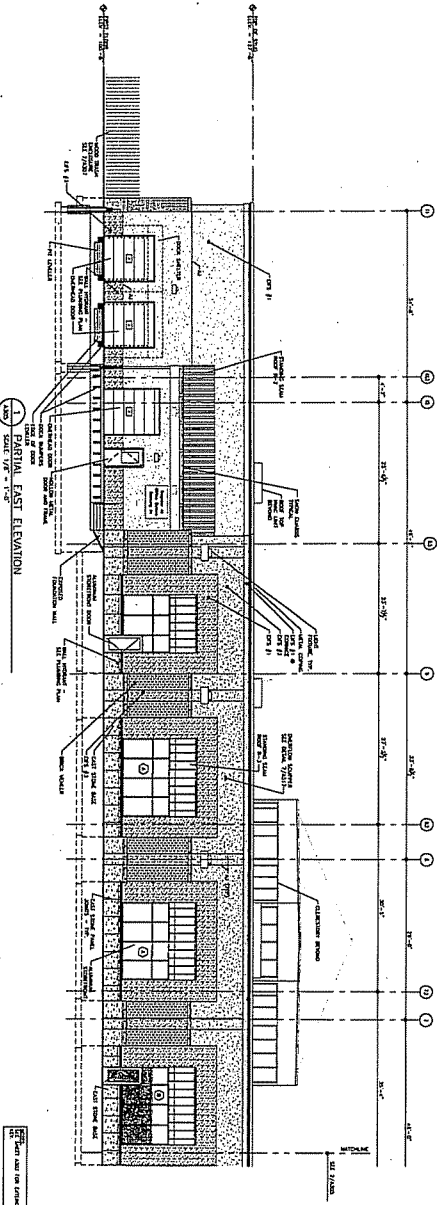
1 PARTIAL WEST ELEVATION
SCALE: 1/8" = 1'-0"



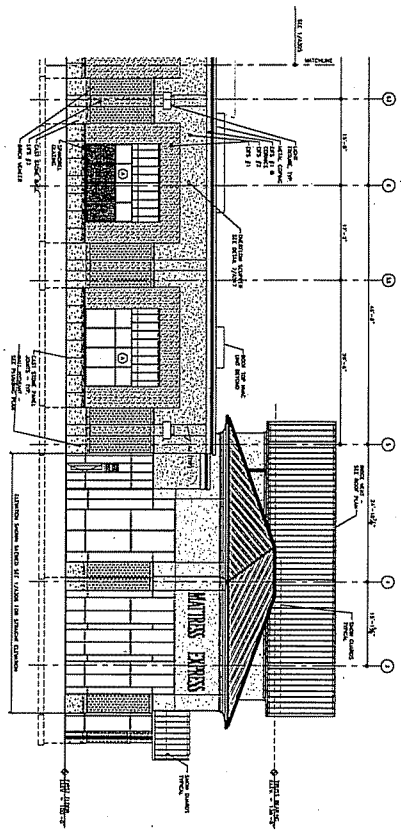
2 PARTIAL WEST ELEVATION
SCALE: 1/8" = 1'-0"

SEE PLAN FOR WINDOW SCHEDULE

<p>A303</p> <p><small>PROJECT & REVISIONS</small></p> <p><small>SHEET NUMBER</small></p>	<p>STEINHAFELS FURNITURE STORE</p> <p><small>EAST SPRINGS DRIVE MADISON, WI</small></p> <p>MADISON EAST STORE, LLC</p> <p><small>2231 MID CITY HWY # WALKESHA, WI 53166-1502</small></p>	<p>ICONICA</p> <p><small>THE DESIGN BUILD</small></p> <p><small>1000 W. WISCONSIN AVENUE, SUITE 200 MADISON, WI 53706</small></p>
<p><small>DATE</small></p> <p><small>BY</small></p> <p><small>REVISION</small></p>		

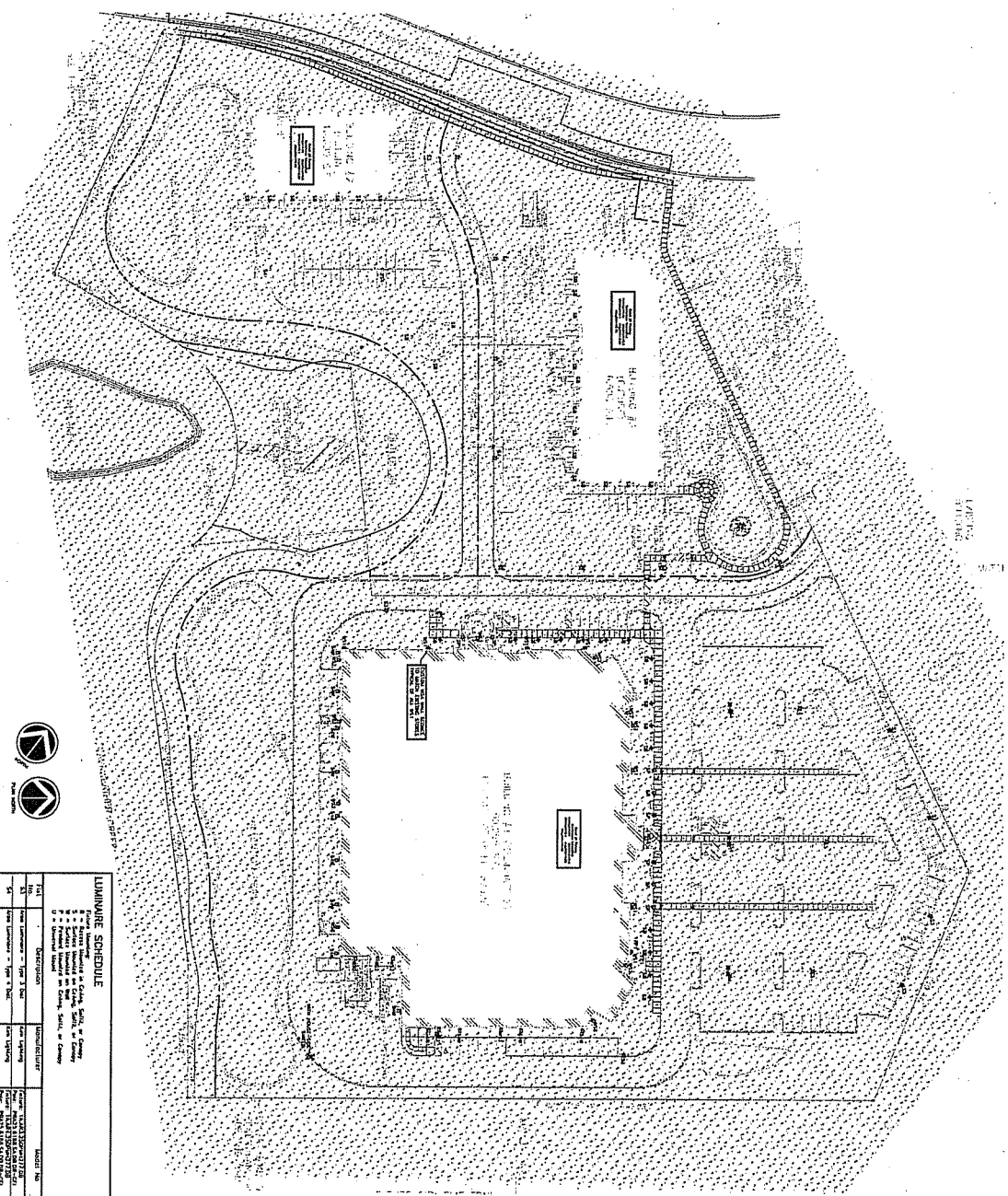


2 PARTIAL EAST ELEVATION
SCALE: 1/8" = 1'-0"



SEE PLAN FOR WINDOW SCHEDULE

<p>ICONICA The Design-Build</p> <p>1000 Wisconsin Avenue, Suite 1000 Madison, WI 53703 Tel: 608.261.1111</p>	<p>STEINHAFELS FURNITURE STORE EAST SPRINGS DRIVE MADISON, WI</p>	
	<p>MADISON EAST STORE, LLC W231 N1013 CNTY HWY F WAUKESHA, WI 53186-1502</p>	
<p>A305</p> <p>PROJECT # 2010010</p> <p>DATE: 07/20/11</p>	<p>DATE: 07/20/11</p> <p>BY: [Signature]</p>	<p>DATE: 07/20/11</p> <p>BY: [Signature]</p>



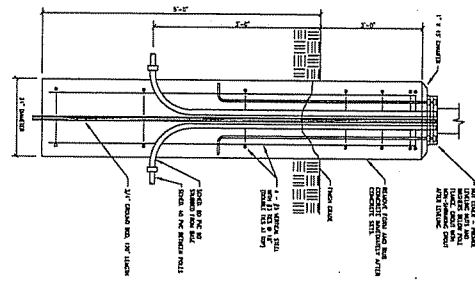
1. ELECTRICAL SITE PLAN



LUMINAIRE SCHEDULE
 1. All fixtures mounted on poles shall be Category 1 or 2.
 2. All fixtures mounted on buildings shall be Category 1 or 2.
 3. All outdoor lighting shall be Category 1 or 2.

ID	Description	Manufacturer	Model No.	Height	Mounting	Notes
101	10' Pole	...	...	10'	...	...
102	10' Pole	...	...	10'	...	...
103	10' Pole	...	...	10'	...	...
104	10' Pole	...	...	10'	...	...
105	10' Pole	...	...	10'	...	...
106	10' Pole	...	...	10'	...	...
107	10' Pole	...	...	10'	...	...
108	10' Pole	...	...	10'	...	...
109	10' Pole	...	...	10'	...	...
110	10' Pole	...	...	10'	...	...
111	10' Pole	...	...	10'	...	...
112	10' Pole	...	...	10'	...	...
113	10' Pole	...	...	10'	...	...
114	10' Pole	...	...	10'	...	...
115	10' Pole	...	...	10'	...	...
116	10' Pole	...	...	10'	...	...
117	10' Pole	...	...	10'	...	...
118	10' Pole	...	...	10'	...	...
119	10' Pole	...	...	10'	...	...
120	10' Pole	...	...	10'	...	...

2. POLE BASE DETAIL



STEINHAFFELS FURNITURE STORE
 EAST SPRINGS DRIVE
 MADISON, WI

MADISON EAST STORE, LLC
 4 WEST WATSON CITY WAY #
 WAUKESHA, WI 53186-1502

ICONICA
 Three-Step System

DATE: _____

PROJECT: E-100

10

