



Location  
2810 Todd Drive

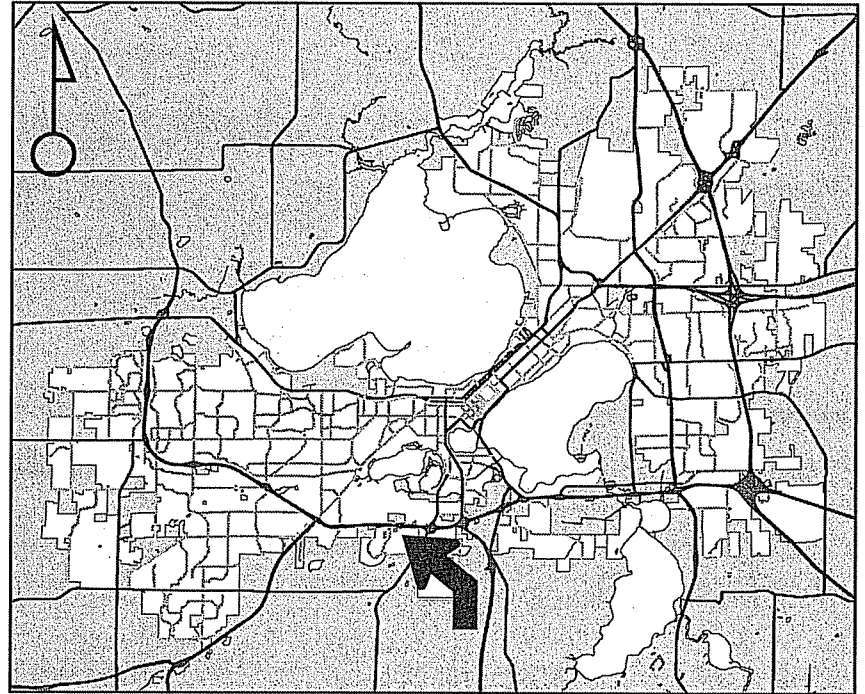
Project Name  
Ripple Apartments Demo

Applicant  
Bradley Hutter – Mortenson Investment Group/Andy Inman – Vierbicher Associates

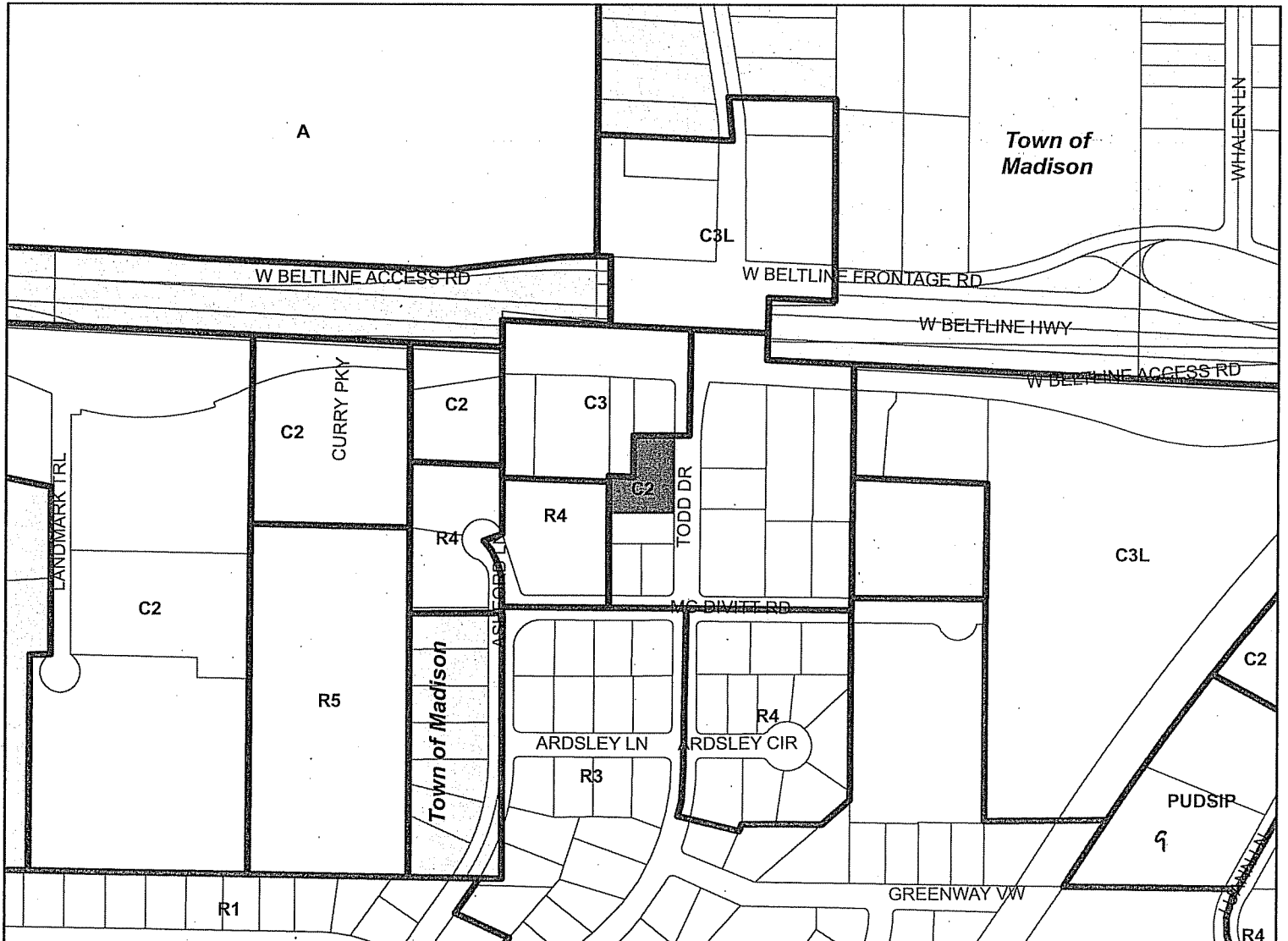
Existing Use  
Vacant Apartment Building

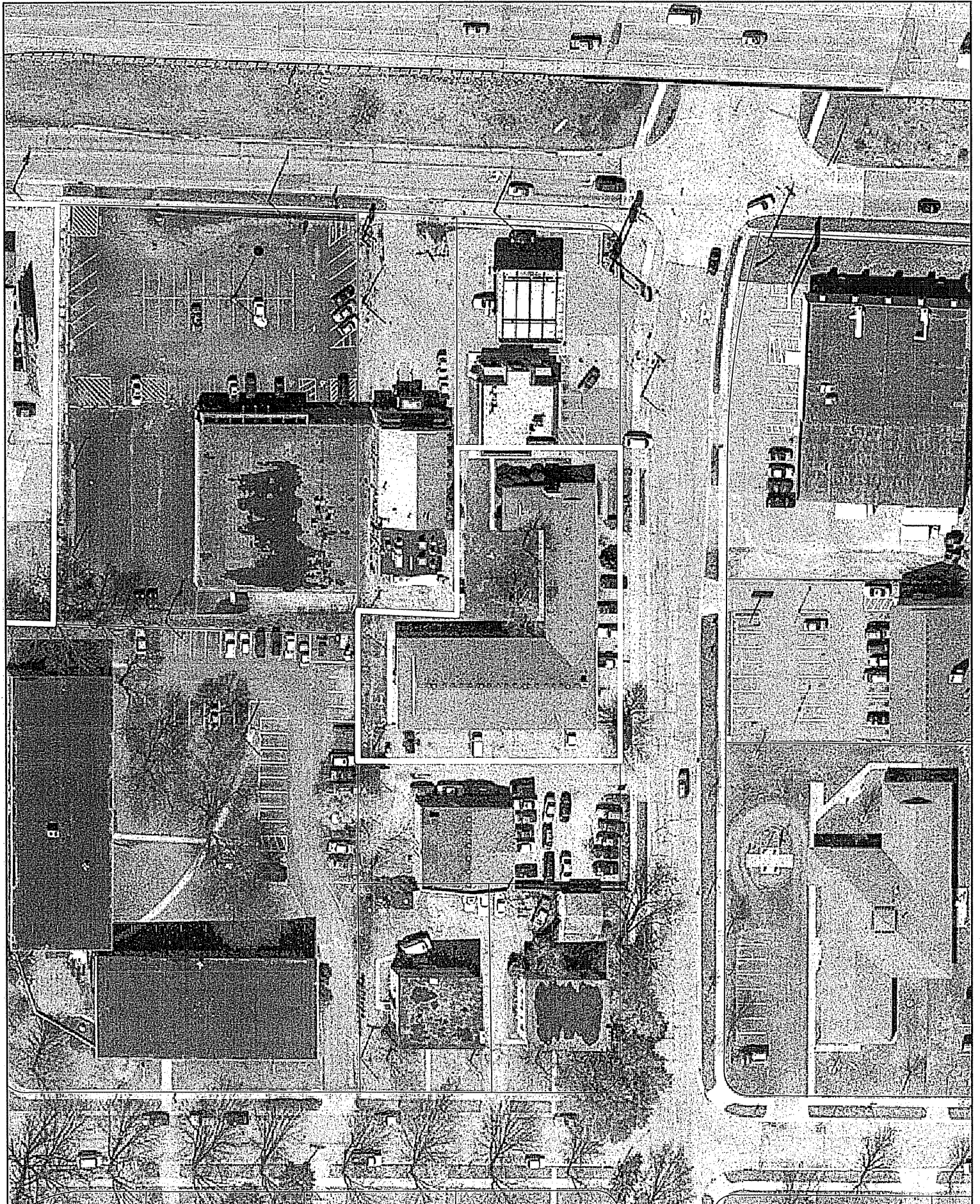
Proposed Use  
Demolish Vacant Apartment Building for Accessory Parking Located Elsewhere

Public Hearing Date  
Plan Commission  
19 February 2007



For Questions Contact: Bill Roberts at: 266-5974 or wroberts@cityofmadison.com or City Planning at 266-4635





# 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.
- 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](http://www.cityofmadison.com/planning/plan.html)
- All zoning application packages should be filed directly with the Zoning Administrator's desk.
- All applications will be reviewed against the applicable standards found in the City Ordinances to determine if the project can be approved.

## FOR OFFICE USE ONLY:

Amt. Paid \$550<sup>4</sup> Receipt No. 77838  
Date Received 1-10-07  
Received By RT  
Parcel No. 0709-343-0803-6  
Aldermanic District 14 Tim Bruer  
GQ ENG Hold  
Zoning District A  
**For Complete Submittal**  
Application ✓ Letter of Intent ✓  
IDUP N/A Legal Descript. ✓  
Plan Sets ✓ Zoning Text N/A  
Alder Notification \_\_\_\_\_ Waiver ✓  
Ngrhd. Assn Not. \_\_\_\_\_ Waiver \_\_\_\_\_  
Date Sign Issued 1-10-07

**1. Project Address:** 2810 Todd Drive **Project Area in Acres:** .56

**Project Title (if any):** Ripple Apartments

**2. This is an application for:** (check at least one)

**Zoning Map Amendment** (check only ONE box below for rezoning and fill in the blanks accordingly)

Rezoning from \_\_\_\_\_ to \_\_\_\_\_  Rezoning from \_\_\_\_\_ to PUD/PCD-SIP

Rezoning from \_\_\_\_\_ to PUD/PCD-GDP  Rezoning from PUD/PCD-GDP to PUD/PCD-SIP

**Conditional Use**  **Demolition Permit**  **Other Requests** (Specify): \_\_\_\_\_

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

Applicant's Name: Bradley Hutter Company: Mortenson Investment Group  
Street Address: 3113 W. Beltline Highway City/State: Madison, WI Zip: 53713  
Telephone: (608) 288-2850 Fax: (608) 288-2895 Email: bradley.hutter@mortensoninvestmentgroup.com

Project Contact Person: Andy Inman Company: Vierbicher Associates, Inc.  
Street Address: 999 Fourier Drive #201 City/State: Madison, WI Zip: 53717  
Telephone: (608) 826-0532 Fax: (608) 826-0530 Email: ainm@vierbicher.com

Property Owner (if not applicant): \_\_\_\_\_  
Street Address: \_\_\_\_\_ City/State: \_\_\_\_\_ Zip: \_\_\_\_\_

**4. Project Information:**

Provide a general description of the project and all proposed uses of the site: \_\_\_\_\_

Demolition of the former Ripple Apartments to provide surface parking for the Grand China restaurant, due to the vacation of an existing parking easement in front of the Selective Video building.

Development Schedule: Commencement 02/20/07 Completion 2/28/07

CONTINUE →

**5. Required Submittals:**

- Site 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:
  - **Seven (7) copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
  - **Seven (7) copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
  - **One (1) copy** of the plan set reduced to fit onto 8 ½ inch by 11 inch paper
- Letter of Intent: Twelve (12) copies** describing this application in detail but not limited to, including: 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.
- Filing Fee:** \$ 550 See the fee schedule on the application cover page. Make checks payable to: *City Treasurer.*

**IN ADDITION, THE FOLLOWING ITEMS MAY ALSO BE REQUIRED WITH YOUR APPLICATION; SEE BELOW:**

- For any applications proposing demolition of existing (principal) buildings, photos of the structure(s) to be demolished shall be submitted with your application. Be advised that a *Reuse and Recycling Plan* approved by the City's Recycling Coordinator is required to be approved by the City prior to issuance of wrecking permits.
- A project proposing **ten (10) or more dwelling units** may be required to comply with the City's Inclusionary Zoning requirements outlined in Section 28.04 (25) of the Zoning Ordinance. A separate **INCLUSIONARY DWELLING UNIT PLAN** application detailing the project's conformance with these ordinance requirements shall be submitted concurrently with this application form. Note that some IDUP materials will coincide with the above submittal materials.
- A *Zoning Text* must accompany all Planned Community or Planned Unit Development (PCD/PUD) submittals.

**FOR ALL APPLICATIONS:** 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 **INDIVIDUAL** Adobe Acrobat PDF files compiled either on a non-returnable CD to be included with their application materials, or in an e-mail sent to [pcapplications@cityofmadison.com](mailto:pcapplications@cityofmadison.com). The e-mail shall include the name of the project and applicant. Applicants who are unable to provide the materials electronically should contact the Planning Unit at (608) 266-4635 for assistance.

**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* N/A *Plan, which recommends:* \_\_\_\_\_ *for this property.*
- Pre-application Notification:** Section 28.12 of the Zoning Ordinance requires that the applicant notify the district alder and any nearby neighborhood or business associations by mail 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:*
  - See attached letter of waiver.
  - \_\_\_\_\_
  - 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 Counter and Planning Unit staff; note staff persons and date.
  - Planner Brad Murphy Date 01/02/07 | Zoning Staff Matt Tucker Date 01/02/07

**The signer attests that this form has been completed accurately and all required materials have been submitted:**

Printed Name BRADLEY L. HUTTER Date 1/2/07  
 Signature *Bradley L. Hutter* Relation to Property Owner PRESIDENT OF COMPANY / PROPERTY OWNER  
 Authorizing Signature of Property Owner *Bradley L. Hutter, President* Date 1/2/07  
MONTAGNON INVESTMENT GROUP, LLC

January 15, 2007

City of Madison Plan Commission  
210 Martin Luther King, Jr. Blvd  
Madison, WI 53710

Re: Letter of Intent for Demolition Permit and Conditional Use for 2810 Todd Drive

Dear Plan Commission Members:

This submittal is for a demolition permit and conditional use for 2810 Todd Drive, located west of the intersection of Todd Drive and the West Beltline Highway Frontage Road in the City of Madison. The parcel is currently occupied by the former Ripple Apartments building.

This application is associated with the redevelopment of 2711 West Beltline Highway for a Design Center (a separate application and letter of intent have been provided). The Design Center redevelopment will greatly improve the access and parking for Selective Video and the Grand China Restaurant along the Beltline Frontage Road. However, due to existing access and parking easements, the Grand China Restaurant is currently using the Selective Video site for parking, and the corner convenience store is utilizing the Grand China site for access from the Frontage Road. The purpose of this application is to demolish the former Ripple Apartments building and provide designated parking for the Grand China Restaurant, which will be relocated to the northeast end of the site south of the Open Pantry convenience store. The new surface parking would provide 21 designated spaces for the Grand China Restaurant with access off of Todd Drive.

**Existing Conditions**

The building currently located at 2810 Todd Drive is the former Ripple Apartments. This building is blighted and currently sits vacant. Photographs of the existing building are attached to this application.

**Parties Involved**

The following parties are involved in the redevelopment of this site:

- Owner .....LG 1, LLC
- Developer .....Mortenson Investment Group
- Builder.....Ideal Builders
- Engineer/Planner/Project Coordinator ..... Vierbicher Associates, Inc.
- Architect.....Potter Lawson, Inc.
- Landscape Architect ..... Vierbicher Associates, Inc.
- Lighting Designer .....Potter Lawson, Inc.

**Schedule**

The intention is to complete demolition of the former Ripple Apartments building and complete the new parking lot by May 1, 2007.

**Legal Description**

The legal description for this parcel is:

**LOT 2 LEGAL DESCRIPTION**

Lot 2, Certified Survey Map No. 2498, recorded in Volume 10 of Certified Survey Maps of Dane County, Wisconsin, Pages 29-30, as Document No. 1529657 in the City of Madison, Dane County, Wisconsin.

Subject to all easements and agreements of record or use.

**PARKING EASEMENT LEGAL DESCRIPTION (TO 2709)**



The north 101.97 feet of Lot 2, Certified Survey Map No. 2498, recorded in Volume 10 of Certified Survey Maps of Dane County, Wisconsin, Pages 29-30, as Document No. 1529657 in the City of Madison, Dane County, Wisconsin.

Subject to all easements and agreements of record or use.

**Zoning**

The existing zoning of the parcel at 2810 Todd Drive is (A) agriculture. This application is for a conditional use application to accommodate off-site surface parking.

**Proposed Uses**

The former Ripple Apartments building will be demolished to accommodate a surface parking lot to serve the Grand China Restaurant.

**Parking and Loading**

A new surface parking area will be provided south of Open Pantry on the former Ripple Apartments site to accommodate customers of the Grand China Restaurant. The new parking will be access from Todd Drive and will move some of the existing parking along the Frontage Road to the unoccupied site south of the Open Pantry. This improvement will provide better utilization of space and create a more pedestrian-friendly site. This new parking lot will provide 21 spaces.

**Access**

Access to the surface parking will be provided by one driveway off of Todd Drive. Both WisDOT and the City of Madison Traffic Engineering Department have reviewed this access point.

**Signage**

Signage on the site will be provided as shown on the plans provided in the attached documents. The Developer shall install all signage when building construction has been completed. The existing billboard sign on the site will be removed before demolition begins.

**Landscaping**

Site landscaping will be provided as shown on the plans provide din the attached documents. The Developer shall install landscaping when building construction has been completed.

**Summary**

The demolition of the former Ripple Apartments is a necessary step to complete the redevelopment of the Design Center at 2711 W. Beltline Highway. It will assist in enhancing a pedestrian-friendly atmosphere along the West Beltline Frontage Road by removing parking from the front of buildings and moving it to the back. Also, it will provide designated parking for the Grand China Restaurant, which currently does not have designated surface parking.

Respectfully Submitted by,



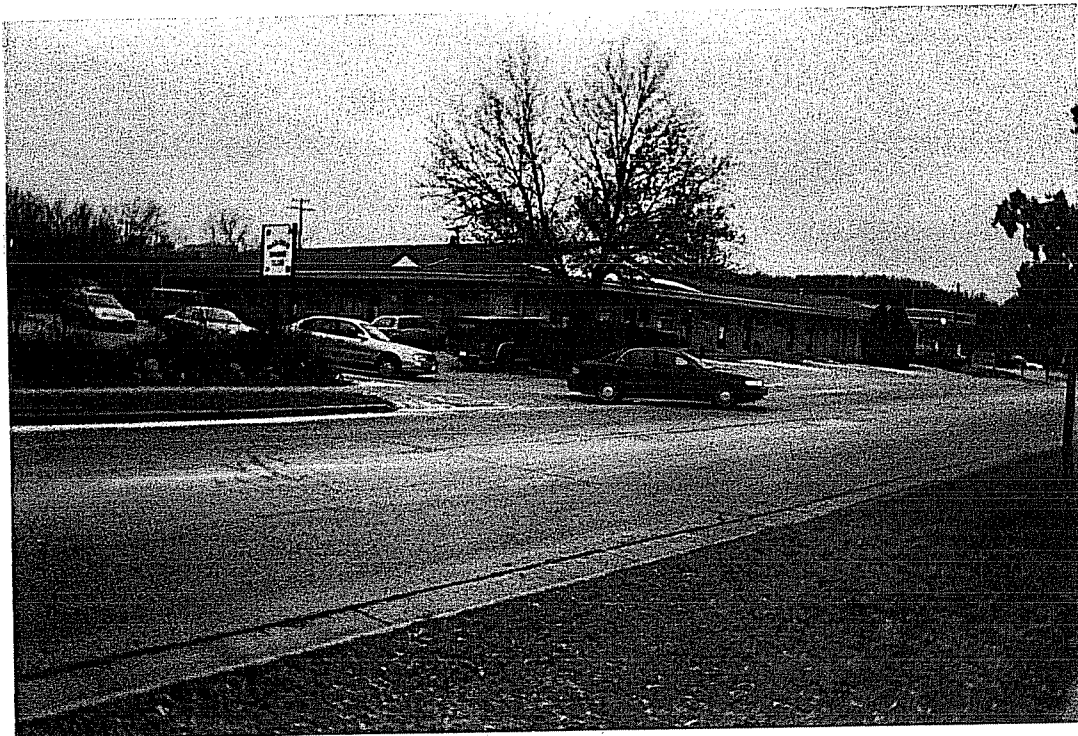
Andrew Inman, P.E.  
VIERBICHER ASSOCIATES, INC.

Enclosure



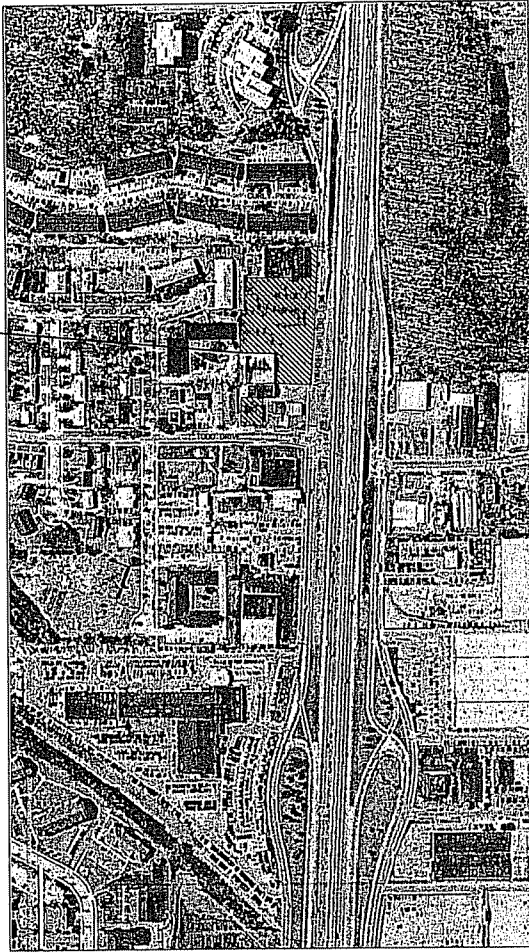
Existing Conditions at 2810 Todd Drive







# MORTENSON INVESTMENT GROUP WEST BELLINE DESIGN CENTER 2711 WEST BELLINE HIGHWAY MADISON, WISCONSIN



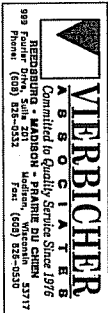
PROJECT LOCATION

LOCATION MAP  
NO SCALE



### SHEET INDEX

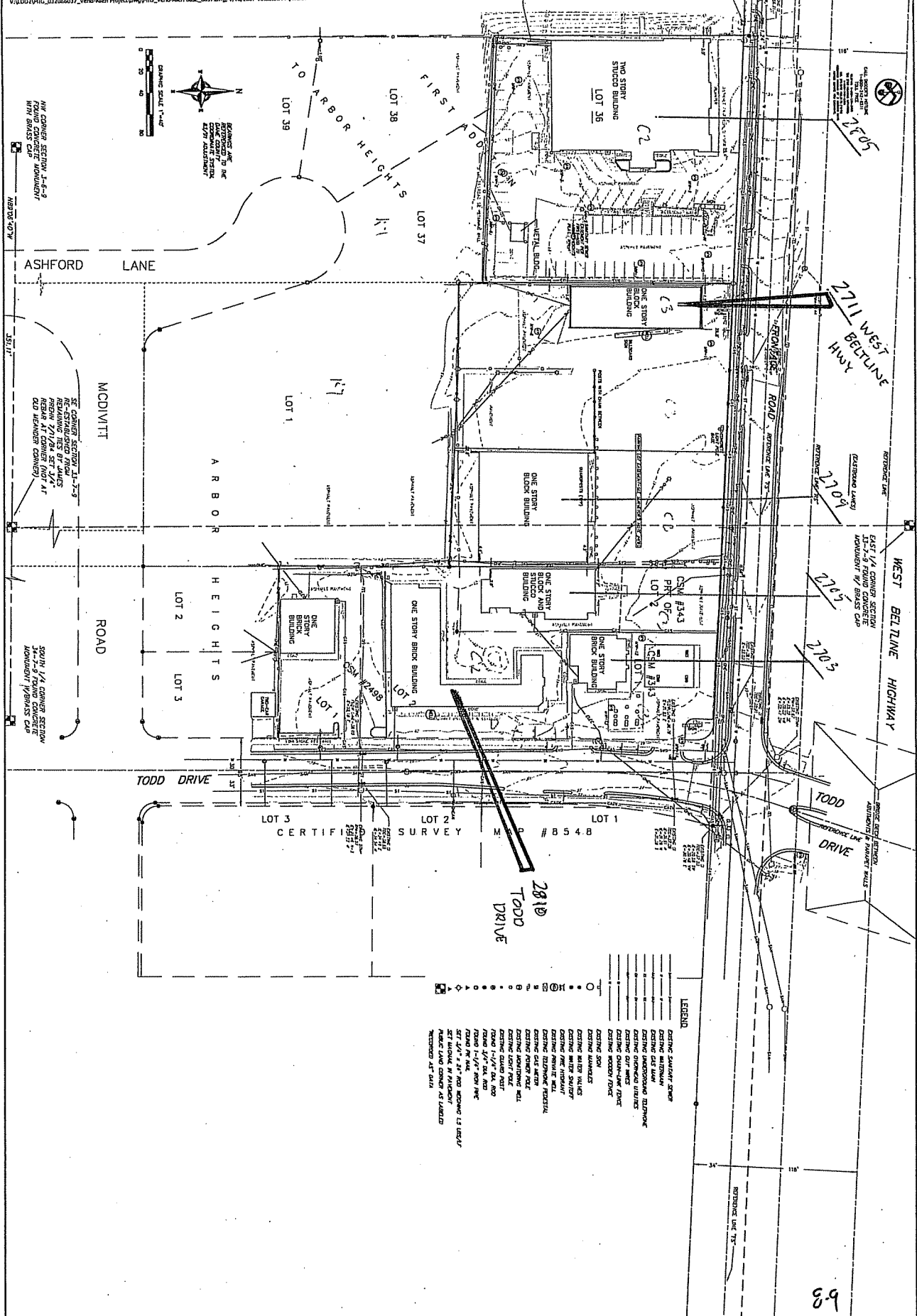
SHEET NO.	DESCRIPTION
1	TITLE SHEET LOCATION MAP
2	EXISTING SITE CONDITIONS
3	DEMOLITION PLAN
4	SITE PLAN
5	GRADING PLAN
6	UTILITY PLAN
7	IRRIGATION CONTROL PLAN
8	DRYWALL SHEET
9	DRYWALL SHEET
10	SITE LIGNING PLAN
11	EXTERIOR ELEVATIONS
12	LANDSCAPING PLAN



CALL DIGGER'S HOTLINE  
1-800-242-6911  
TOLL FREE  
TEL: 608-263-3383  
FAX: 608-263-3383  
MIG, 2711 WEST BELLINE HWY  
MADISON, WI 53717  
NOTICE: BEFORE YOU EXCAVATE

DWG. NO. 1 of 9	PROJECT NO. SHEET DATE: 10.2007 DRAWN BY: [blank] CHECKED BY: [blank]	REVISIONS NO. DATE REMARKS [blank]	REVISIONS NO. DATE REMARKS [blank]	<b>Title Sheet</b> Mortenson Investment Group 2711 West Belline Highway Madison, WI	 VIERBICHER ASSOCIATES Committed to Quality Service Since 1976 REEDSBURG - MADISON - PRAIRIE DU CHIEN 999 Fowler Drive, Suite 201, Madison, Wisconsin 53717 Phone: (608) 826-0332 Fax: (608) 826-0330
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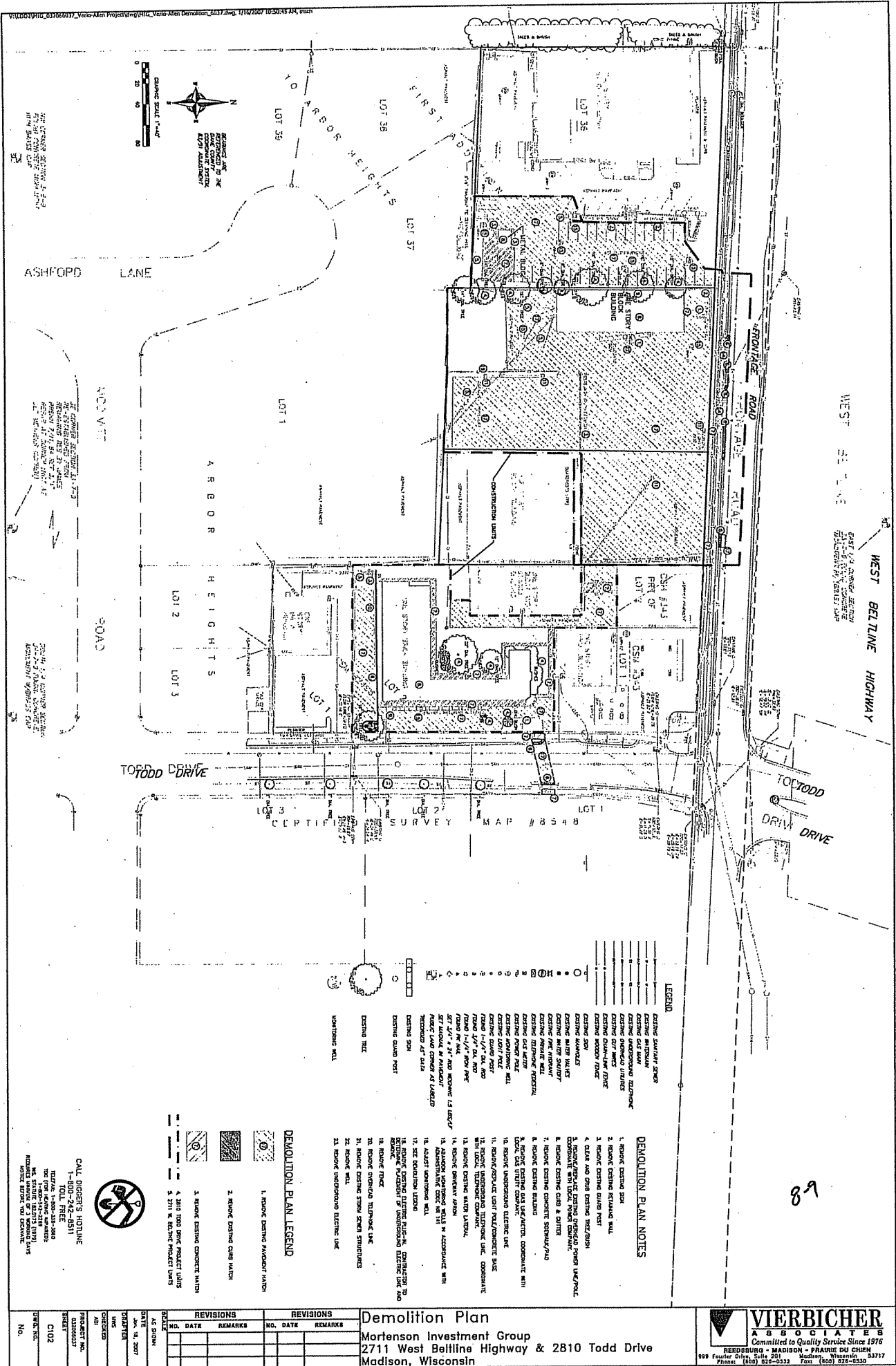
89



NO.	DATE	REVISIONS	
		NO.	REMARKS

**Existing Conditions Plan**  
 Mortenson Investment Group  
 2711 West Bellline Highway & 2810 TODD DRIVE  
 Madison, Wisconsin

**VIERBICHER ASSOCIATES**  
 Committed to Quality Service Since 1978  
 REDDING - MADISON - PRINCIPAL OFFICE  
 888 Fuller Drive, Suite 201 Madison, Wisconsin 53717  
 Phone: (608) 534-5332 Fax: (608) 628-2530



WEST BELTLINE HIGHWAY  
 WEST 2810 TODD DRIVE

**LEGEND**

- EXISTING EXTERIOR WALL
- EXISTING ROOF
- EXISTING EXTERIOR WALL WITH ROOF
- EXISTING EXTERIOR WALL WITH ROOF AND FOUNDATION
- EXISTING EXTERIOR WALL WITH ROOF AND FOUNDATION AND INTERIOR WALL
- EXISTING EXTERIOR WALL WITH ROOF AND FOUNDATION AND INTERIOR WALL AND FLOOR
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**DEMOLITION PLAN NOTES**

1. REMOVE EXISTING ROOF
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**DEMOLITION PLAN LEGEND**

- 1. REMOVE EXISTING EXTERIOR WALL
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CALL DESIGNER'S OFFICE FOR DEMOLITION SCHEDULE.  
 1-800-555-4411  
 TOLL FREE  
 1-608-271-2810  
 1-608-271-2811  
 1-608-271-2812  
 1-608-271-2813  
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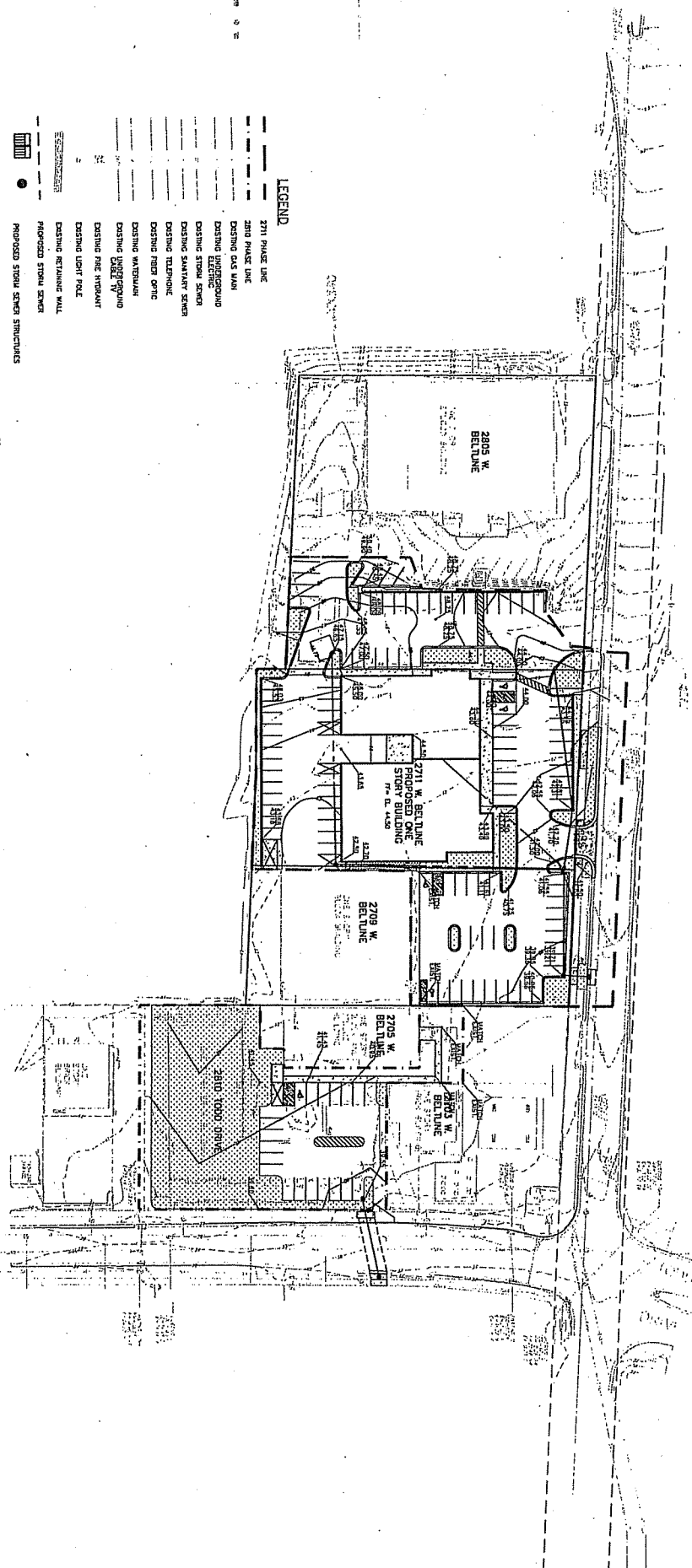
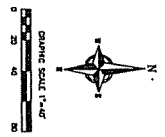
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<p><b>Demolition Plan</b>          Mortenson Investment Group          2711 West Beltline Highway &amp; 2810 Todd Drive          Madison, Wisconsin</p>		<p><b>VIERBICHER ASSOCIATES</b>          Committed to Quality Service Since 1976          REDESBURG - MADISON - PRAIRIE DU CHIEN          899 Fourie Drive, Suite 201 Madison, Wisconsin 53717          Phone: (608) 628-0532 Fax: (608) 628-0530</p>																											
<p>DATE: 10/20/07</p>	<p>PROJECT NO.: 0102</p>	<p>REVISIONS</p> <table border="1" style="width: 100%;"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>REMARKS</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	DATE	REMARKS										<p>REVISIONS</p> <table border="1" style="width: 100%;"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>REMARKS</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	DATE	REMARKS										<p>PROJECT NO.: 0102</p>	<p>DATE: 10/20/07</p>
NO.	DATE	REMARKS																											
NO.	DATE	REMARKS																											



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- LEGEND**
- 2711 PHASE LINE
  - 2705 PHASE LINE
  - EXISTING GAS MAIN
  - EXISTING UNDERGROUND ELECTRIC
  - EXISTING STORM SEWER
  - EXISTING SANITARY SEWER
  - EXISTING TELEPHONE
  - EXISTING FIBER OPTIC
  - EXISTING WATERMAIN
  - EXISTING LIGHT POLE
  - EXISTING RETAINING WALL
  - EXISTING STORM SEWER
  - PROPOSED STORM SEWER STRUCTURES
  - PROPOSED RETAINING WALL
  - SPOT ELEVATION
  - PROPOSED CONTOUR - 10' MIN
  - PROPOSED CONTOUR - 5' MAX



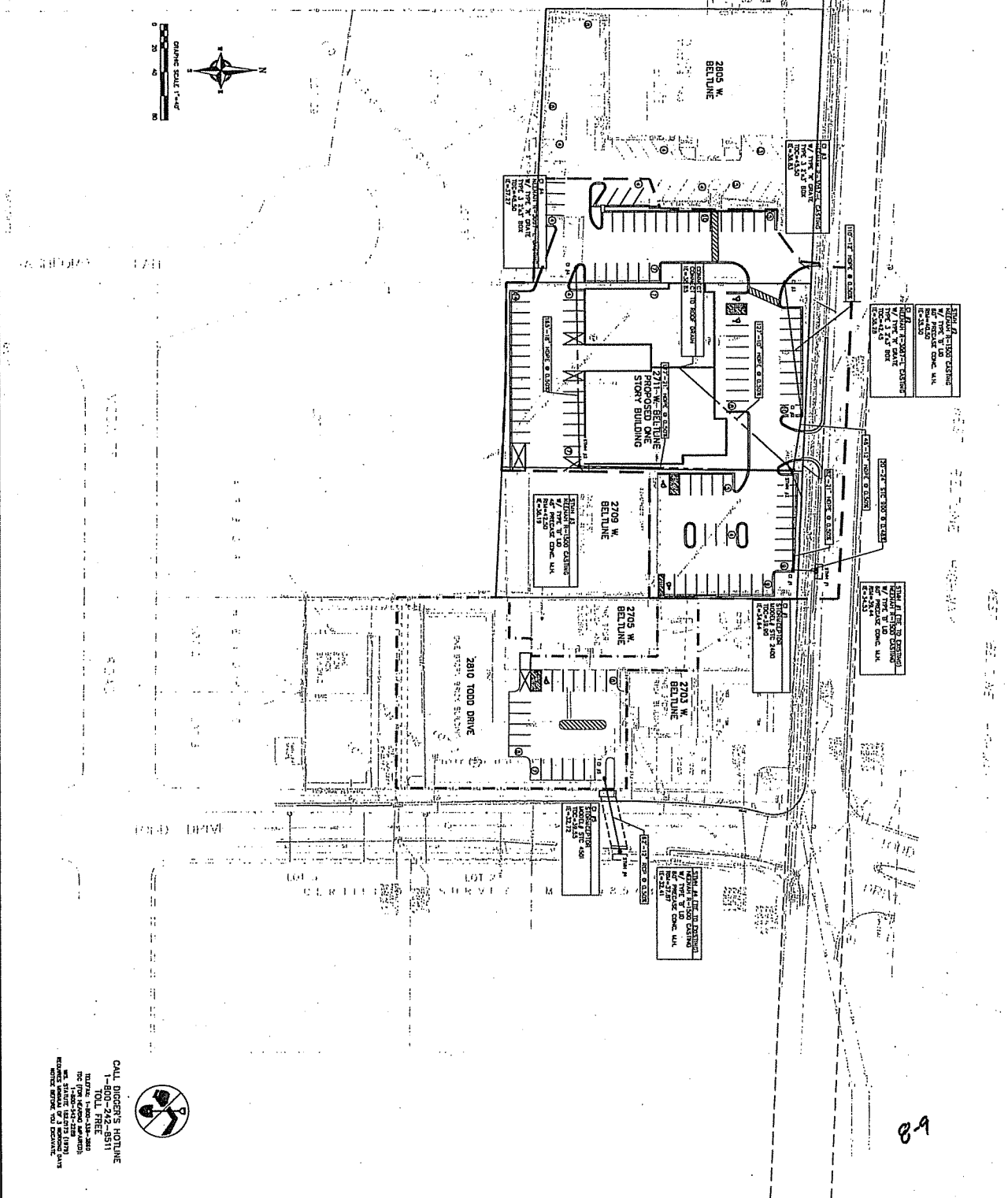
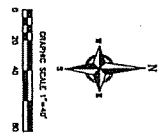
CALL DIGGERS HOTLINE  
1-800-242-8511  
TOLL FREE  
MADISON 1-608-242-8511  
MILWAUKEE 1-800-542-2222  
MILWAUKEE 1-800-542-2222  
MILWAUKEE 1-800-542-2222  
MILWAUKEE 1-800-542-2222



8-9

DWTG/NO. No.	DATE 14, 2007	REVISIONS		REVISIONS		<b>Grading Plan</b> Mortenson Investment Group 2711 West Beltline Highway & 2810 Todd Drive Madison, Wisconsin	<b>VIERBICHER</b> ASSOCIATES Committed to Quality Service Since 1976 REEDSDORF - MADISON - PRAIRIE DU CHIEN 959 Fausch Drive, Suite 201 Madison, Wisconsin 53717 Phone: (608) 626-5532 Fax: (608) 626-5536
		NO.	DATE	REMARKS	NO.		

- LEGEND**
- 2711 PLANT LINE
  - 2810 PLANT LINE
  - EXISTING GAS MAIN
  - EXISTING UNDERGROUND
  - EXISTING ELECTRIC
  - EXISTING STORM SEWER
  - EXISTING SANITARY SEWER
  - EXISTING TELEPHONE
  - EXISTING FIBER OPTIC
  - EXISTING WATERMAIN
  - EXISTING UNDERGROUND
  - EXISTING UNDERGROUND
  - EXISTING LIGHT POLE
  - EXISTING RETAINING WALL
  - PROPOSED STORM SEWER STRUCTURES
  - PROPOSED STORM SEWER
  - PROPOSED RETAINING WALL



CALL DIGGER'S HOTLINE  
 1-800-472-8511  
 TOLLFREE 1-800-384-3883  
 FOR THE SAFETY OF YOU AND YOUR PROPERTY  
 WE STRONGLY RECOMMEND THAT YOU  
 CONTACT US BEFORE ANY EXCAVATION

89

REVISIONS		REVISIONS			
NO.	DATE	REMARKS	NO.	DATE	REMARKS

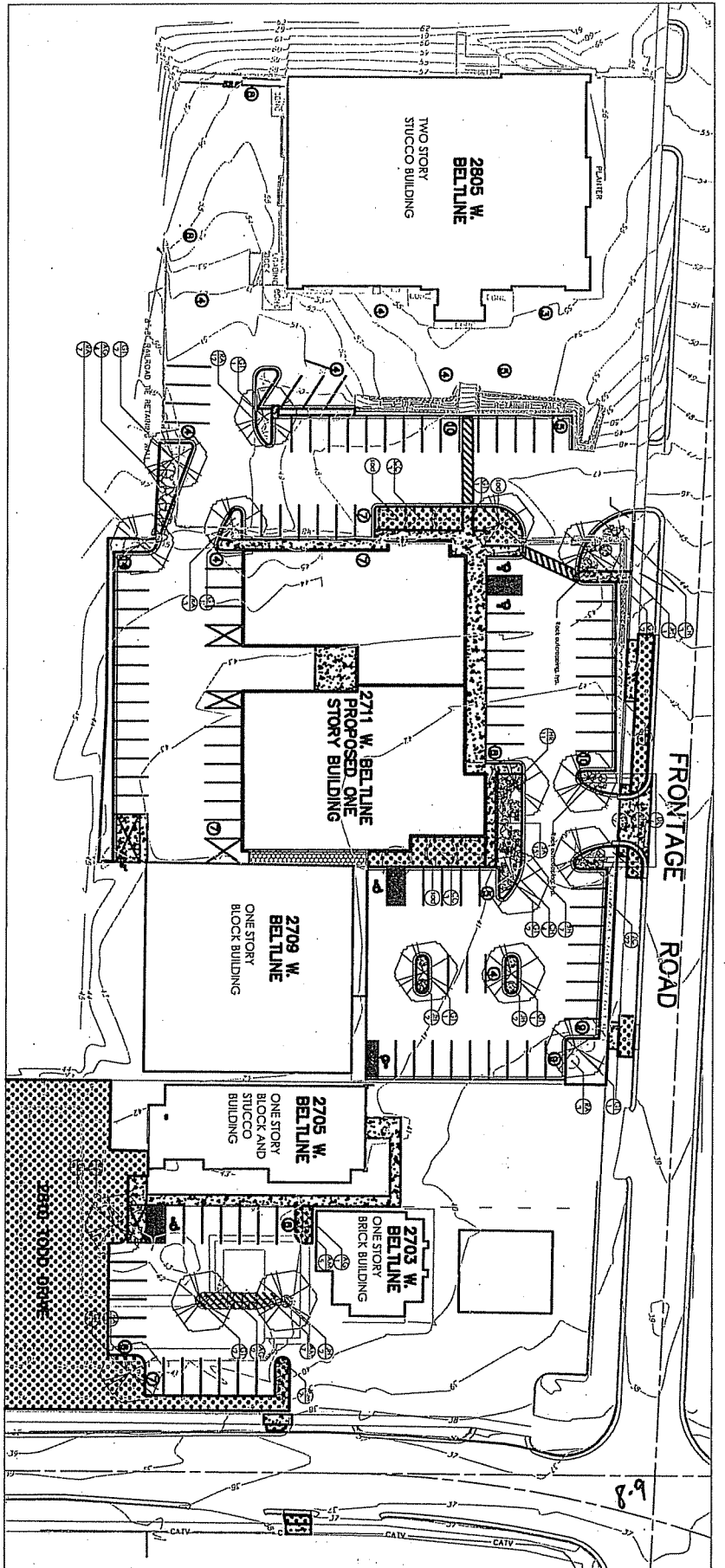
**Utility Plan**  
 Mortenson Investment Group  
 2711 West Beltline Highway & 2810 Todd Drive  
 Madison, Wisconsin

**VIERBICHER**  
 ASSOCIATES  
 Committed to Quality Service Since 1976  
 REGISTRATION - MADISON - PREMIER DESIGN  
 939 Fourier Drive, Suite 201, Madison, Wisconsin 53717  
 Phone: (608) 828-0532 Fax: (608) 828-0230









Symbol	Botanical Name	Common Name	Planting Size	Native Size	Quantity
Q1	Shedulea integrifolia	Hamamelis	2 1/2' cal. U.S.	30x31 x 30x31'	17
Q2	Castanopsis coccinea	ornamental/Tree	7' cal. U.S.	15'0" x 15'0"	6
Q3	Lonicera sibirica	avergreen shrub	17' cal.	15' x 4'	41
Q4	Lonicera sibirica	avergreen shrub	17' cal.	10' x 8'	18
Q5	Lonicera sibirica	avergreen shrub	17' cal.	15' x 4'	41
Q6	Lonicera sibirica	avergreen shrub	17' cal.	10' x 8'	18
Q7	Lonicera sibirica	avergreen shrub	17' cal.	15' x 4'	41
Q8	Lonicera sibirica	avergreen shrub	17' cal.	10' x 8'	18
Q9	Lonicera sibirica	avergreen shrub	17' cal.	15' x 4'	41
Q10	Lonicera sibirica	avergreen shrub	17' cal.	10' x 8'	18
Q11	Lonicera sibirica	avergreen shrub	17' cal.	15' x 4'	41
Q12	Lonicera sibirica	avergreen shrub	17' cal.	10' x 8'	18
Q13	Lonicera sibirica	avergreen shrub	17' cal.	15' x 4'	41
Q14	Lonicera sibirica	avergreen shrub	17' cal.	10' x 8'	18
Q15	Lonicera sibirica	avergreen shrub	17' cal.	15' x 4'	41
Q16	Lonicera sibirica	avergreen shrub	17' cal.	10' x 8'	18
Q17	Lonicera sibirica	avergreen shrub	17' cal.	15' x 4'	41
Q18	Lonicera sibirica	avergreen shrub	17' cal.	10' x 8'	18
Q19	Lonicera sibirica	avergreen shrub	17' cal.	15' x 4'	41
Q20	Lonicera sibirica	avergreen shrub	17' cal.	10' x 8'	18
Q21	Lonicera sibirica	avergreen shrub	17' cal.	15' x 4'	41
Q22	Lonicera sibirica	avergreen shrub	17' cal.	10' x 8'	18
Q23	Lonicera sibirica	avergreen shrub	17' cal.	15' x 4'	41
Q24	Lonicera sibirica	avergreen shrub	17' cal.	10' x 8'	18
Q25	Lonicera sibirica	avergreen shrub	17' cal.	15' x 4'	41
Q26	Lonicera sibirica	avergreen shrub	17' cal.	10' x 8'	18
Q27	Lonicera sibirica	avergreen shrub	17' cal.	15' x 4'	41
Q28	Lonicera sibirica	avergreen shrub	17' cal.	10' x 8'	18
Q29	Lonicera sibirica	avergreen shrub	17' cal.	15' x 4'	41
Q30	Lonicera sibirica	avergreen shrub	17' cal.	10' x 8'	18
Q31	Lonicera sibirica	avergreen shrub	17' cal.	15' x 4'	41
Q32	Lonicera sibirica	avergreen shrub	17' cal.	10' x 8'	18
Q33	Lonicera sibirica	avergreen shrub	17' cal.	15' x 4'	41
Q34	Lonicera sibirica	avergreen shrub	17' cal.	10' x 8'	18
Q35	Lonicera sibirica	avergreen shrub	17' cal.	15' x 4'	41
Q36	Lonicera sibirica	avergreen shrub	17' cal.	10' x 8'	18
Q37	Lonicera sibirica	avergreen shrub	17' cal.	15' x 4'	41
Q38	Lonicera sibirica	avergreen shrub	17' cal.	10' x 8'	18
Q39	Lonicera sibirica	avergreen shrub	17' cal.	15' x 4'	41
Q40	Lonicera sibirica	avergreen shrub	17' cal.	10' x 8'	18
Q41	Lonicera sibirica	avergreen shrub	17' cal.	15' x 4'	41
Q42	Lonicera sibirica	avergreen shrub	17' cal.	10' x 8'	18
Q43	Lonicera sibirica	avergreen shrub	17' cal.	15' x 4'	41
Q44	Lonicera sibirica	avergreen shrub	17' cal.	10' x 8'	18
Q45	Lonicera sibirica	avergreen shrub	17' cal.	15' x 4'	41
Q46	Lonicera sibirica	avergreen shrub	17' cal.	10' x 8'	18
Q47	Lonicera sibirica	avergreen shrub	17' cal.	15' x 4'	41
Q48	Lonicera sibirica	avergreen shrub	17' cal.	10' x 8'	18
Q49	Lonicera sibirica	avergreen shrub	17' cal.	15' x 4'	41
Q50	Lonicera sibirica	avergreen shrub	17' cal.	10' x 8'	18

Element	Point Value	Quantity	Points Achieved	Quantity	Points
Canopy Tree 2'-2 1/2'	35	8	280		
Deciduous Shrub	2	70	140		
Evergreen Shrub	3	59	177		
Decorative Wall or Fence	5		0		
(per 10 L.F.)					
Avg. Height 10'					
Avg. Height 15'	5		0		
Evergreen Tree	2		0		
5' Height minimum	15		0		
Canopy Tree or Small Tree					
1 1/2" 2" Caliper	15	6	90		
(i.e. Crab, Hawthorn)					
Sub Totals			687	+	0
TOTAL					687

**GRAPHIC SCALE 1" = 50'**

0 25 50 100

**REVISIONS**

NO.	DATE	REMARKS	BY	DATE	REMARKS

**LANDSCAPE PLAN**  
Verlo/Allen Design Center  
Madison, WI

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