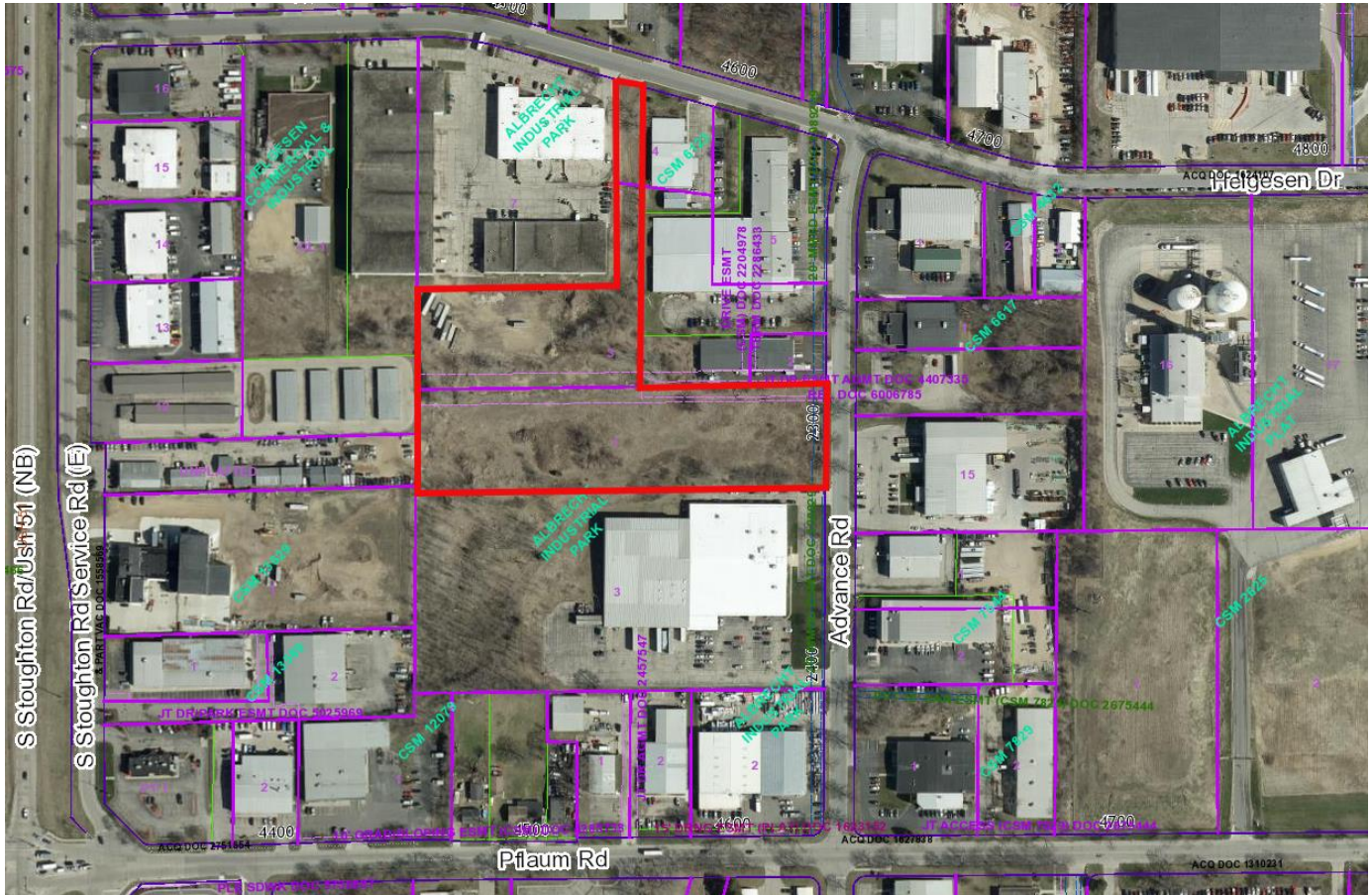


4575 HELGESEN DRIVE CSM
Contract 9669
MUNIS 15862
Developer: Oakleaf Properties, Inc.



Summary of Improvements:

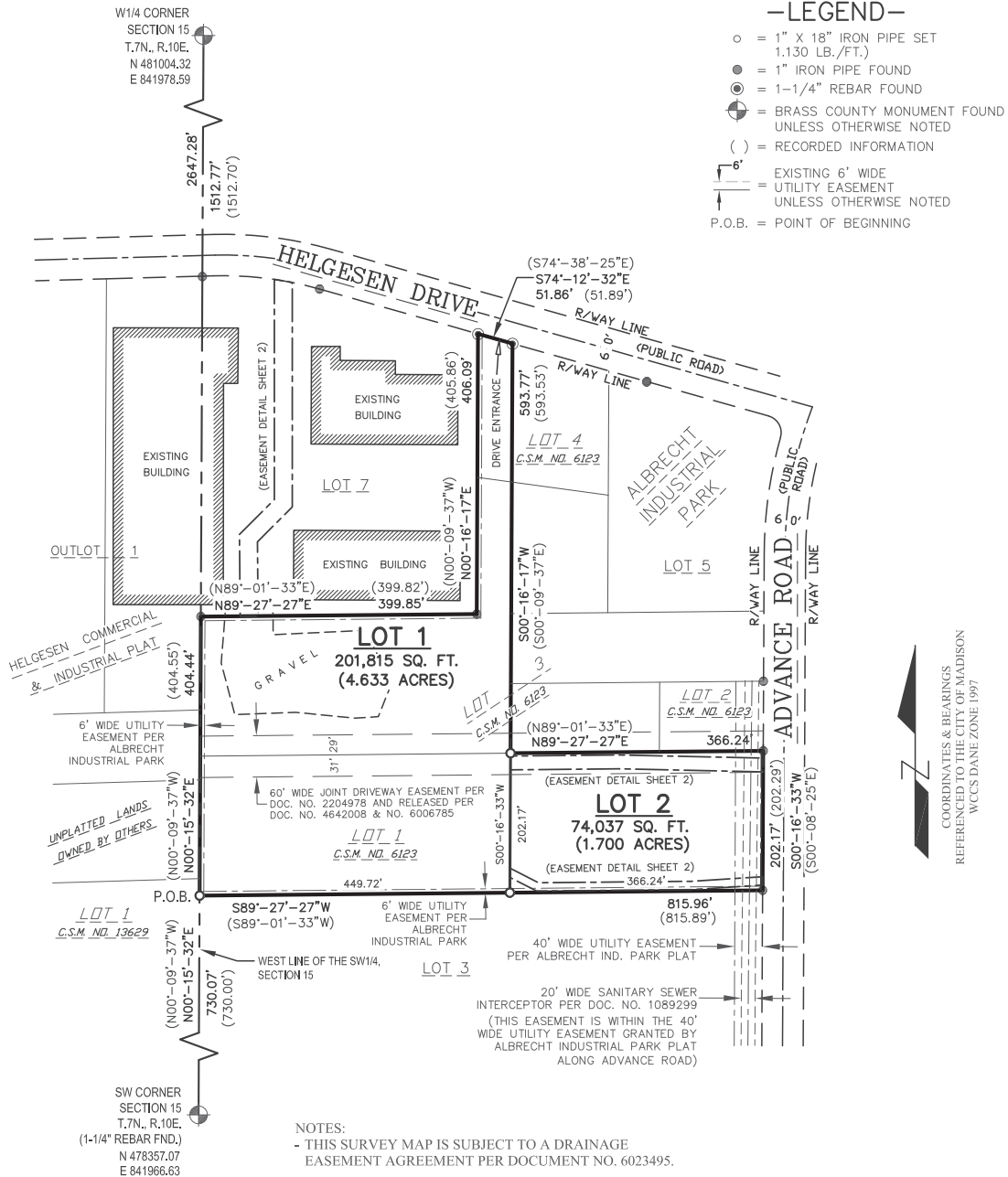
The Developer, Oakleaf Properties, Inc., has been conditionally approved for a two-lot Certified Survey Map (CSM) at 4575 Helgesen Drive and 2318 Advance Road. They have permitted use projects for each lot. Lot 1 (4575 Helgesen Drive) build-out will be a 53,300 square foot building with a parking lot. Lot 2 (2318 Advance Road) build out is a 28,500 square foot building with a parking lot.

- Construct public sidewalk on Helgesen Drive and Advance Road adjacent to the properties per plan approved by the City Engineer.
- Both lots will connect private sanitary, storm, and water laterals into the public mains on Advance Road.
- Construction of public storm inlets, 15" concrete storm pipe, and a manhole structure on Advance Road.
- Provide public street terrace tree protection, removals, and plantings per City Forestry approvals. Install street tree terrace support systems per City Forestry approvals and per plans approved by the City Engineer.
- Construct new private drive entrance aprons per plans approved by the City Engineering and per the Commercial Driveway Permit approved by the City Traffic Engineer.
- Restoration of terraces and streets as required due to construction operations.

DANE COUNTY CERTIFIED SURVEY MAP

SHEET 1 OF 7

ALL OF LOT 1 AND PART OF LOT 3 AND LOT 4, CERTIFIED SURVEY MAP NO. 6123,
LOCATED IN THE NW1/4 OF THE SW1/4 AND THE SW1/4 OF THE SW1/4 SECTION 15, T.7N., R.10E.,
CITY OF MADISON, DANE COUNTY, WISCONSIN



SURVEYED FOR:
EDGE CONSULTING ENGINEERS, INC.
624 WATER STREET
PRAIRIE DU SAC, WI 53578

MERIDIAN
SURVEYING, LLC

N9637 Friendship Drive
Kaukauna, WI 54130

Office: 920-993-0881
Fax: 920-273-6037

DRAWN BY: J.D.
CHECKED BY: C.A.K.
JOB NO.: 10354

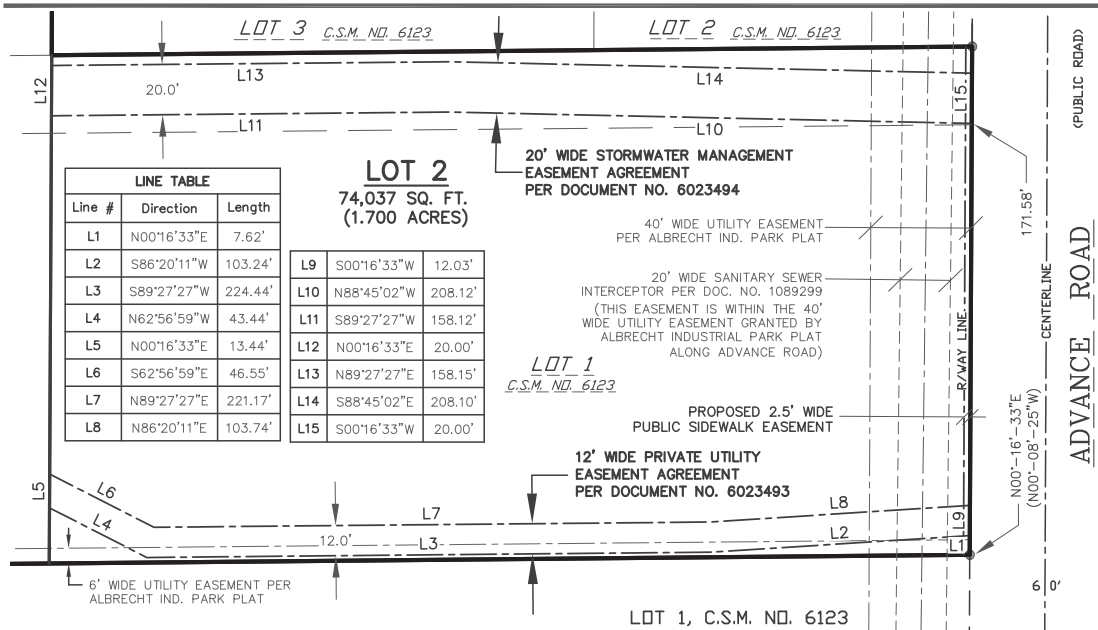
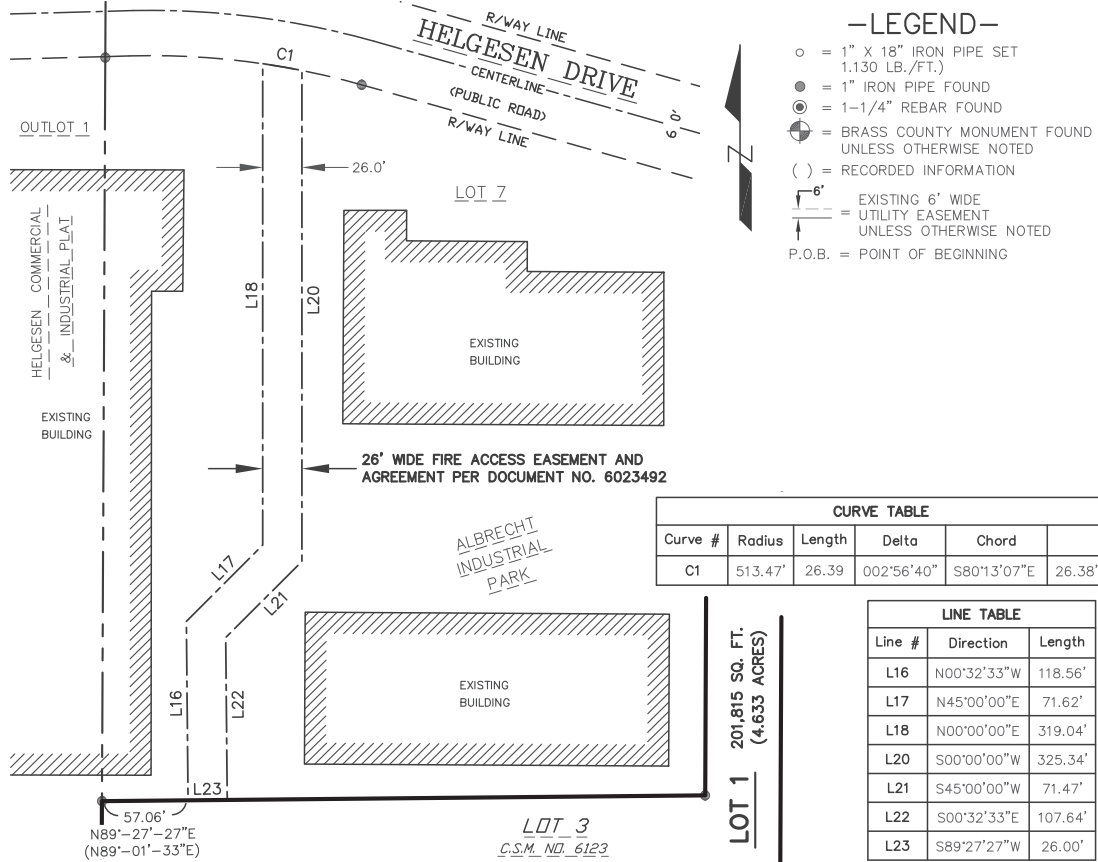
FIELD WORK DATE: 7-1-24
FIELD BOOK: M-6, PG. 59
SHEET 1 **OF** 7

DOCUMENT NO. _____
C.S.M. NO. _____
VOLUME _____ **PAGES** _____

DANE COUNTY CERTIFIED SURVEY MAP

SHEET 2 OF 7

ALL OF LOT 1 AND PART OF LOT 3 AND LOT 4, CERTIFIED SURVEY MAP NO. 6123,
LOCATED IN THE NW1/4 OF THE SW1/4 AND THE SW1/4 OF THE SW1/4 SECTION 15, T.7N., R.10E.,
CITY OF MADISON, DANE COUNTY, WISCONSIN



MERIDIAN
SURVEYING, LLC
N9637 Friendship Drive
Kaukauna, WI 54130
Office: 920-993-0881
Fax: 920-273-6037

DRAWN BY: J.D.
CHECKED BY: C.A.K.
JOB NO.: 10354
FIELD WORK DATE: 7-1-24
FIELD BOOK: M-6, PG. 59
SHEET 2 OF 7

DOCUMENT NO. _____
C.S.M. NO. _____
VOLUME _____ PAGES _____

PARKING SUMMARY:

| | | |
|--------------------------|---|--|
| ASSUMED LAND USE(S): | LIGHT MANUFACTURING LIMITED PRODUCTION & PROCESSING WAREHOUSING & STORAGE | |
| ASSUMED EMPLOYEES: | 50 | |
| MINIMUM STALL COUNT: | 1 PER 2 EMPLOYEES (25) | |
| MAXIMUM STALL COUNT: | 1 PER EMPLOYEE (50) | |
| MINIMUM BIKE STALLS: | 1 PER 10 EMPLOYEES (5) | |
| VEHICLE STALLS PROVIDED: | 45 (2 ADA STALLS) | |
| BIKE STALLS PROVIDED: | 6 (MADRAX U190-ST) | |
| TRUCK DOCKS PROVIDED: | 18 | |

LAND USES PERMITTED PER TABLE 28F-1 OF CITY ZONING CODE
PARKING REQUIREMENTS PER TABLE 28F-3 OF CITY ZONING CODE

SITE COVERAGES:

| | | |
|------------------------|-------------------------|--------------------|
| PROPERTY AREA: | 201,815 SF (4.63 ACRES) | |
| | EXISTING | PROPOSED |
| ROOF AREA: | 0 SF (0%) | 53,500 SF (26.5%) |
| PAVEMENT AREA: | 38,138 SF (18.9%) | 95,977 SF (47.6%) |
| TOTAL IMPERVIOUS AREA: | 38,138 SF (18.9%) | 149,477 SF (74.1%) |
| TOTAL PERVIOUS AREA: | 163,677 SF (81.1%) | 52,338 SF (25.9%) |

ZONING SUMMARY:

| | | |
|-------------------|---------------------------|----------|
| ZONING DISTRICT: | IL (INDUSTRIAL - LIMITED) | |
| BUILDING SETBACKS | REQUIRED | PROPOSED |
| FRONT: | 10 FT | 104.8 FT |
| SIDE: | 15 FT | 15.5 FT |
| REAR: | 30 FT | 148.2 FT |
| MAX LOT COVERAGE: | 75% | 74.1% |

ZONING REQUIREMENTS PER SECTION 28.08B CITY ZONING CODE

RIGHT-OF-WAY NOTES:

- THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS.

COVERAGE LEGEND:

| | |
|--|--|
| | CONCRETE PAVEMENT |
| | ASPHALT PAVEMENT |
| | TURF GRASS |
| | TURF REINFORCEMENT MAT; SEE DETAIL D/C507 |
| | LANDSCAPE BED |
| | STORMWATER BASIN |

Overall site plan showing
Lots 1 and 2 as proposed

4575 HELGESEN DRIVE

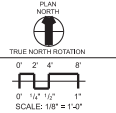
NEW BUILDING
4575 HELGESEN DRIVE
MADISON, WI 53718

Project Status

2025.03.08 PERMIT SET

PROJ.#: 24078-01

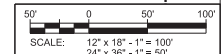
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OVERALL SITE PLAN

C101

PRELIMINARY



4575 HELGESEN DRIVE

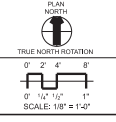
NEW BUILDING
4575 HELGESEN DRIVE
MADISON, WI 53718

Project Status

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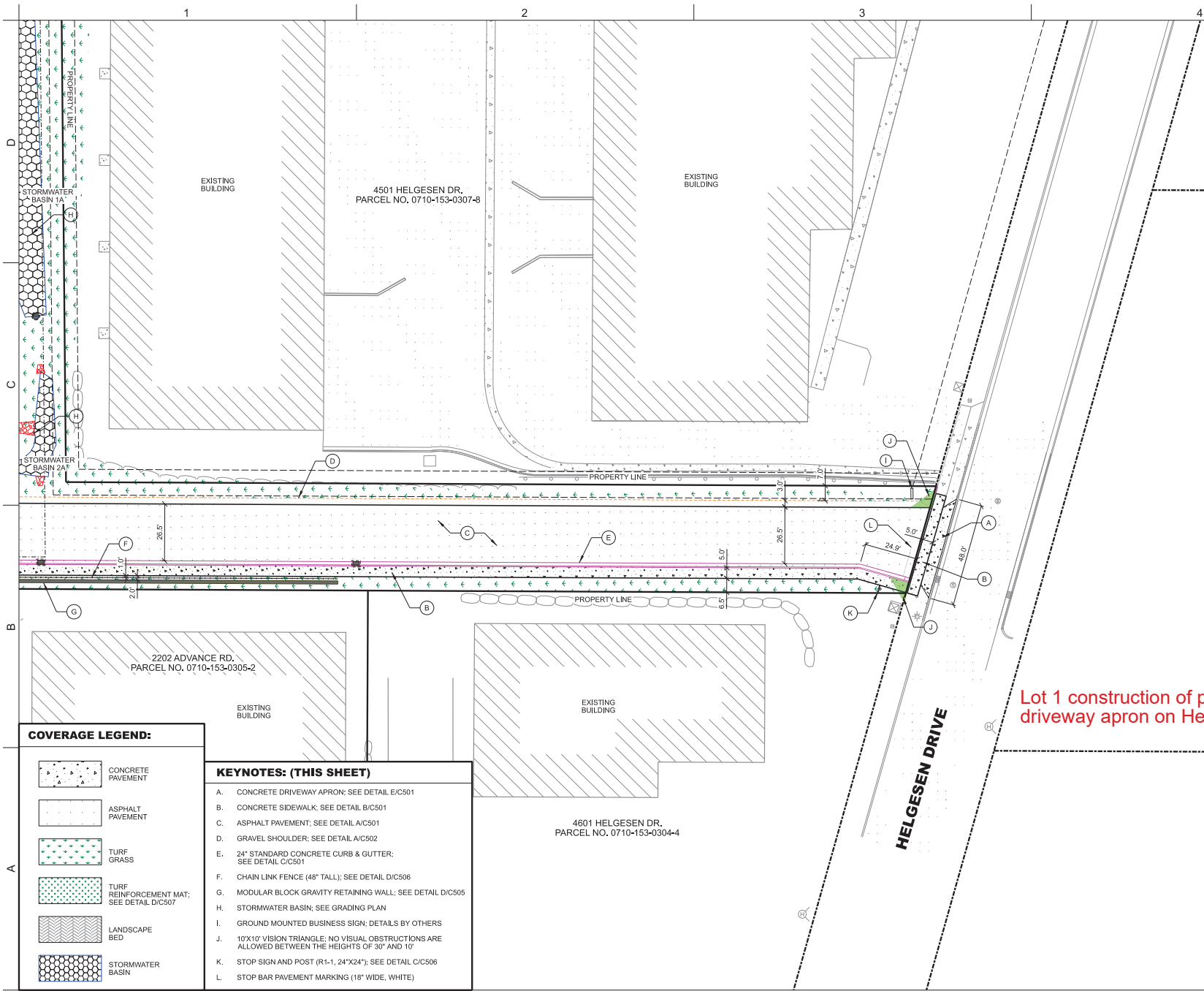
PROJECT 24078-01

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ENLARGED
SITE PLAN
NORTH

C102



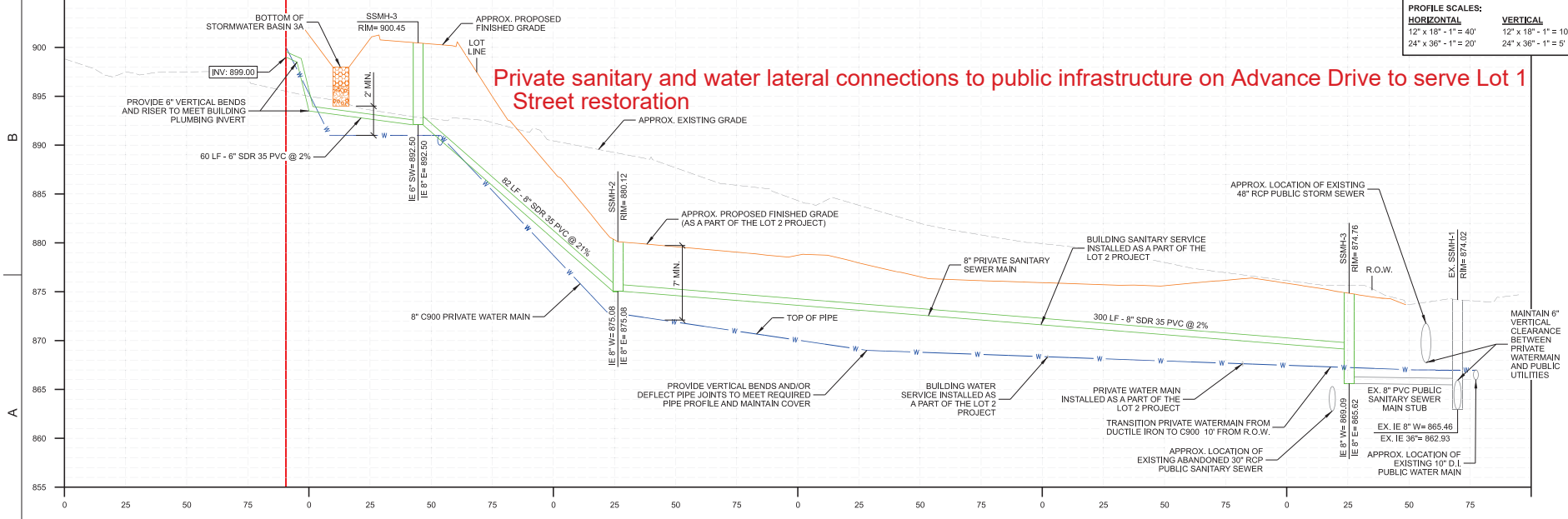
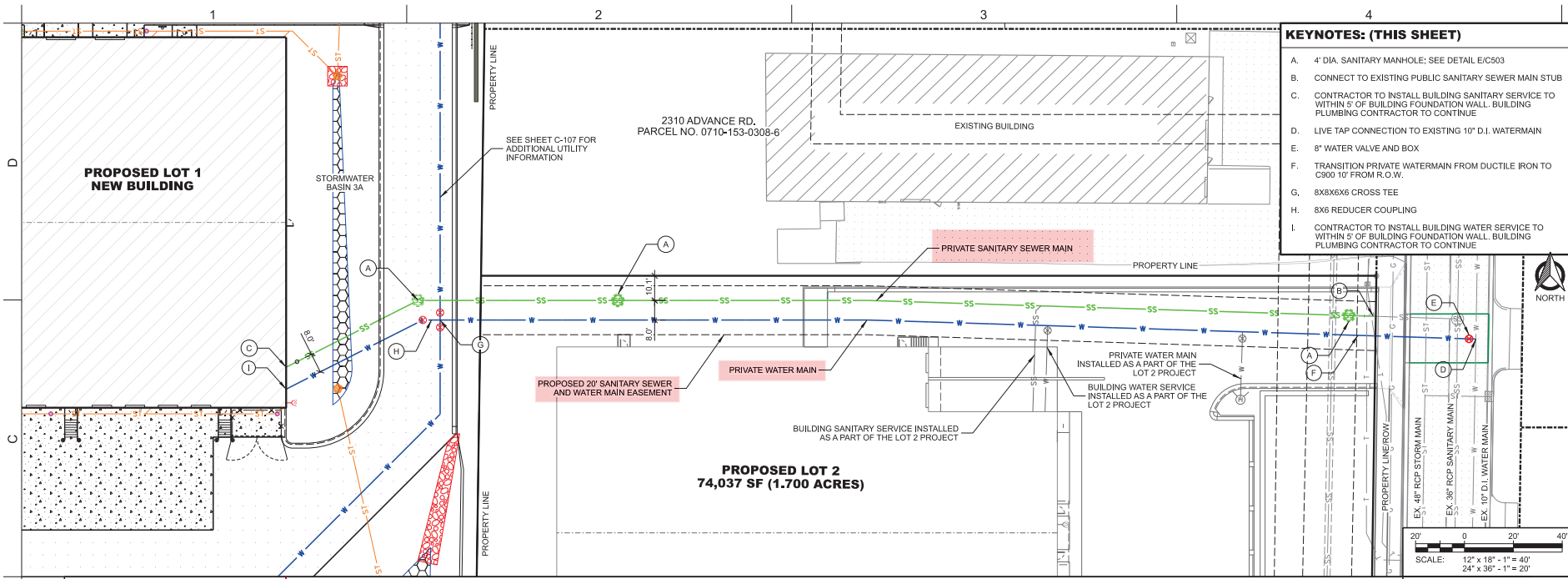
COVERAGE LEGEND:

- CONCRETE PAVEMENT
- ASPHALT PAVEMENT
- TURF GRASS
- TURF REINFORCEMENT MAT; SEE DETAIL D/C507
- LANDSCAPE BED
- STORMWATER BASIN

KEYNOTES: (THIS SHEET)

- A. CONCRETE DRIVEWAY APRON; SEE DETAIL E/C501
- B. CONCRETE SIDEWALK; SEE DETAIL B/C501
- C. ASPHALT PAVEMENT; SEE DETAIL A/C501
- D. GRAVEL SHOULDER; SEE DETAIL A/C502
- E. 24" STANDARD CONCRETE CURB & GUTTER; SEE DETAIL C/C501
- F. CHAIN LINK FENCE (48" TALL); SEE DETAIL D/C506
- G. MODULAR BLOCK GRAVITY RETAINING WALL; SEE DETAIL D/C505
- H. STORMWATER BASIN; SEE GRADING PLAN
- I. GROUND MOUNTED BUSINESS SIGN; DETAILS BY OTHERS
- J. 10'X10' VISION TRIANGLE; NO VISUAL OBSTRUCTIONS ARE ALLOWED BETWEEN THE HEIGHTS OF 30' AND 10'
- K. STOP SIGN AND POST (R1-1, 24"X24"); SEE DETAIL C/C506
- L. STOP BAR PAVEMENT MARKING (18" WIDE, WHITE)

PRELIMINARY



4575 HELGESEN DRIVE

NEW BUILDING

4575 HELGESEN DRIVE

MADISON, WI 53718

Project Status

| | |
|------------|------------|
| 2025.03.08 | PERMIT SET |
|------------|------------|

PROJ.#: 24078-01

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PLAN NORTH

UTILITY PLAN & PROFILE NORTH

C201

PRELIMINARY

Construction of public sidewalk on Advance Drive adjacent to property.
Construction of public storm inlet, manhole, and 15" storm pipe on Advance Road to serve Lot 2

