

PROJECT INFORMATION	
ZONING	SUBURBAN EMPLOYMENT (SE)
LOT AREA	1.92 ACRES (83,490 SF)
EXISTING IMPERVIOUS	1.03 ACRES (44,867 SF)
PROPOSED IMPERVIOUS	1.34 ACRES (58,370 SF)
STANDARD PARKING SPACES	34
ADA PARKING SPACES	4
TOTAL PARKING SPACES	38 - NOT INCLUDING SHARED PARKING AREA
LANDSCAPE SURFACE AREA (LANDSCAPE RATIO)	0.58 ACRES (30%)
PARKING LOT AREA	0.48 ACRES (21,074 SF)
SITE ADDRESS	1650 PANKRATZ ST
USE OF PROPERTY	OFFICE/WAREHOUSE/GARAGE

- LEGEND**
- PROPOSED BUILDING
  - PROPOSED ASPHALT PAVEMENT
  - PROPOSED CONCRETE

- NOTES:**
1. THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATION OF THE TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS.
  2. THE ELECTRIC VEHICLE (EV) PARKING STALLS SHALL HAVE PROVIDED THE NECESSARY ELECTRICAL COMPONENTS TO ACCOMMODATE SEVEN (7) EV-READY PARKING SPOTS INCLUDING ONE (1) INSTALLED CHARGING STATION. THIS INCLUDES ELECTRICAL PANEL CAPACITY AND SPACE TO SUPPORT A MINIMUM 40-AMPERE, 208/240-VOLT BRANCH CIRCUIT, AND THE INSTALLATION OF RACEWAYS, BOTH UNDERGROUND AND SURFACE MOUNTED, TO SUPPORT THE FUTURE INSTALLATION OF ADDITIONAL CHARGING STATIONS NECESSARY TO SERVE THE PARKING SPACES.

DANE COUNTY  
 1502 PANKRATZ ST  
 TAX KEY: 251/0810-311-0312-0

S.T.H. "113"

PACKERS AVENUE

PANKRATZ ST

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WISCONSIN  
 MADISON

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PROJECT MANAGER:	D. FLANIGAN
DESIGNER:	C. MEISEL
DRAWN BY:	G. DEPREY
EXPEDITOR:	S. LAMON
SUPERVISOR:	D. CRAKER
PRELIMINARY NO.:	-----
CONTRACT NO.:	-----
DATE:	12/19/2022
SHEET:	C5.0

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PURSUANT TO WISCONSIN STATUTE 182.0175, AVAILABLE DATA ON UNDERGROUND STRUCTURES, CONDUIT AND PIPES HAS BEEN SHOWN ON THIS MAP. THE LOCATIONS SHOWN HAVE BEEN COMPILED FROM A COMBINATION OF EXISTING UTILITY MAPS AND MARKINGS PLACED IN THE FIELD FOR THE VARIOUS FACILITIES BY "DIGGERS HOTLINE" (TICKET NO. 202114408347) SHALL NOT BE TAKEN AS CONCLUSIVE. FIELD VERIFICATION SHALL BE REQUIRED BEFORE ANY EXCAVATION.



# Keller

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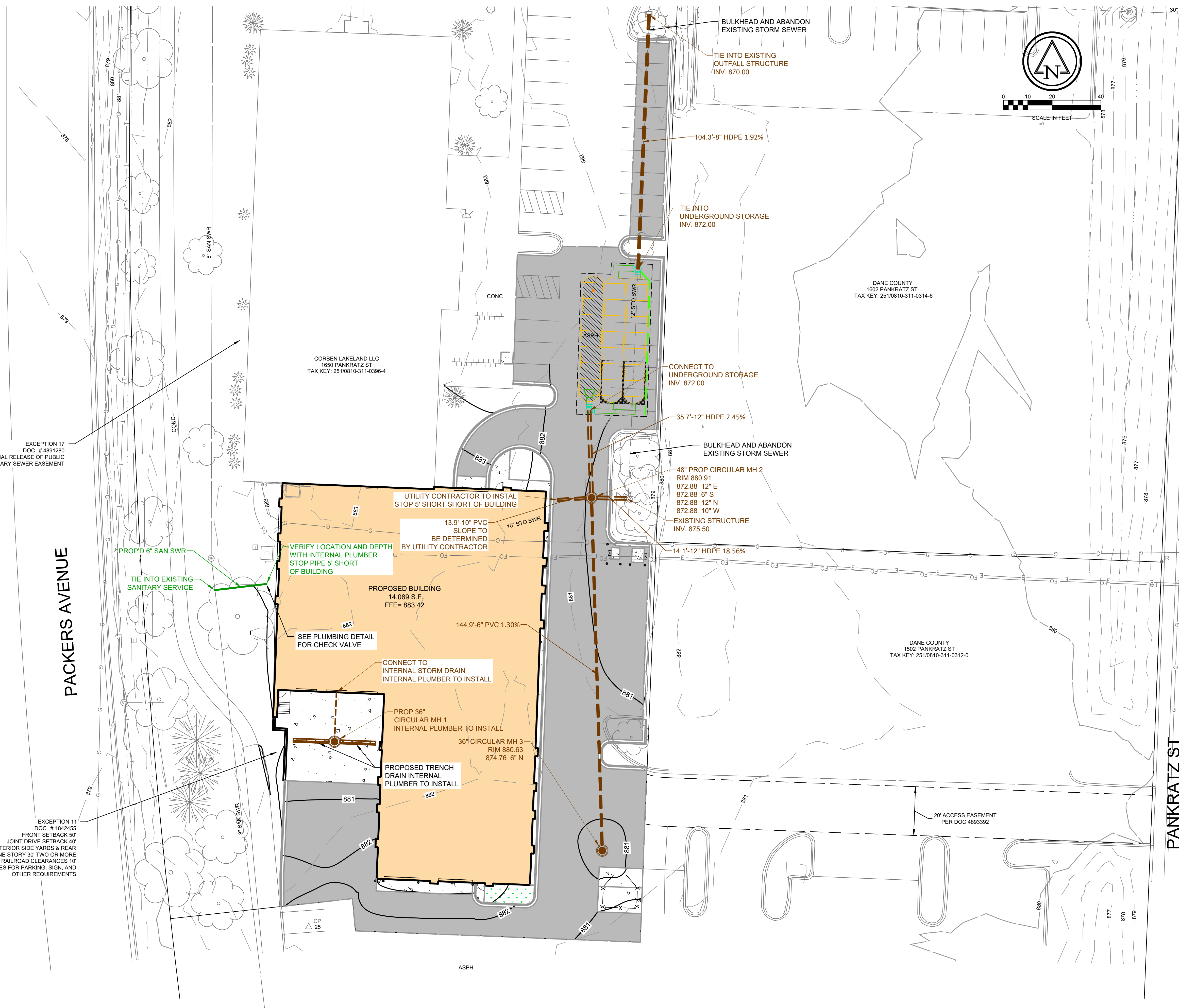
12/19/2022

SHEET:

C7.0

# UTILITY PLAN

"ISSUED NOT FOR CONSTRUCTION"



EXCEPTION 17  
 DOC. # 4891280  
 PARTIAL RELEASE OF PUBLIC  
 SANITARY SEWER EASEMENT

S.T.H. "113"

PACKERS AVENUE

PANKRATZ ST

EXCEPTION 11  
 DOC. # 1842455  
 FRONT SETBACK 50'  
 JOINT DRIVE SETBACK 40'  
 INTERIOR SIDE YARDS & REAR  
 20' ONE STORY 30' TWO OR MORE  
 RAILROAD CLEARANCES 10'  
 SEE NOTES FOR PARKING, SIGN, AND  
 OTHER REQUIREMENTS

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**PLANT LIST**

SYM	BOTANIC NAME	COMMON NAME	SIZE	QTY	PTS
<b>SHADE TREES</b>					
GYDI	Gymnocladus dioicus 'Espresso'	Kentucky Coffeetree	2.5"	2	70
		Sub-total			70
<b>LARGE SHRUBS</b>					
COCA	Cotoneaster acutifolia	Peking Cotoneaster	2.5'	7	21
COSE	Cornus sericea 'Isanti'	Redosier Dogwood	2.5'	9	27
HYQU	Hydrangea quercifolia 'Ruby Slippers'	Oakleaf Hydrangea	2.5'	7	21
SYME	Syringa meyeri 'Palibin'	Dwarf Korean Lilac	2.5'	10	30
VIDE	Viburnum dentatum 'Christom'	Blue Muffin Arrowwood Viburnum	2.5'	14	42
VICA	Viburnum carlesii	Korean Spice Viburnum	2.5'	7	21
		Sub-total			162
<b>SMALL SHRUBS</b>					
DISE	Diervilla sessilifolia 'Butterfly'	Bush Honeysuckle	1.5'	16	48
HYKA	Hypericum kalmianum 'SMHKBF'	Hypericum Blues Festival	1.5'	11	33
JUCH	Juniperus chinensis 'Kallay's Compact'	Kallay's Compact Juniper	1.5'	12	48
POBA	Potentilla fruticosa 'Bailbrule'	Crème Brulee Potentilla	1.5'	22	66
POFR	Potentilla fruticosa 'Jackmanii'	Jackman's Potentilla	1.5'	13	39
SPJA	Spiraea japonica 'Yan'	Spiraea Double Play Gold	1.5'	25	75
SYSO	Symphoricarpos sp. 'Sofie'	Proud Berry Coralberry	1.5'	12	36
		Sub-total			345
		Total Proposed			577
		Preserve 25 ex. trees			55
		Project Total			632
		Required for Project			182

**NOTES**

- All disturbed turf areas will be seeded with WISDOT turf mixture 10 at 3 pounds per 1000sf and covered with erosion blanket.
- Topsoil depth shall be per the Engineers drawings. Recommend a 12" min. depth for all new landscape areas.
- All trees and shrub beds shall be mulched with three inch (3") depth of shredded bark mulch.
- Remove plants and weeds from foundation beds with existing building, leaving only the plants shown.

**EXISTING TREE LIST**

Sym.	Size	Species	Points
A	6"	Linden	84
B	8"	Riverbirch	112
C	6"	Riverbirch	84
D	3"	Japanese Lilac	42
E	12"	Norway Maple	168
F	13"	Norway Maple	182
G	9"	Hackberry	126
H	8"	Redbud	112
I	10"	Hackberry	140
J	10"	Hackberry	140
K	4"	Redbud	56
L	10"	Hackberry	140
M	10"	Hackberry	140
N	16"	Locust	200 (224)
O	13"	Hackberry	182
P	8"	Austrian Pine	112
Q	9"	Austrian Pine	126
R	8"	Austrian Pine	112
S	12"	Hackberry	168
T	7"	Austrian Pine	98
U	8"	Red Maple	112
V	7"	Riverbirch	98
W	8"	Riverbirch	112
X	10"	Riverbirch	140
Y	5"	Red Maple	70
		Total	3056

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**REVISIONS**


**PROJECT MANAGER:** P. VARGULICH

**DESIGNER:** P. VARGULICH

**DRAWN BY:** D. BOOR

**EXPEDITOR:** -----

**SUPERVISOR:** -----

**PRELIMINARY NO.:** -----

**CONTRACT NO.:** -----

**DATE:** 12/19/2022

**SHEET:** L1.0

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Waukesha • Kenosha • Madison  
Global Water Center • Fox Valley  
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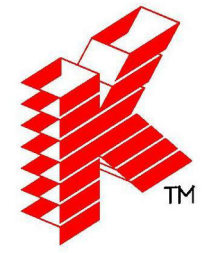
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**BLUE STEM DESIGN, INC.**  
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**LANDSCAPE PLAN L1.0**

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**REVISIONS**

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6	

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**DRAWN BY:** NML

**EXPEDITOR:** -----

**SUPERVISOR:** -----

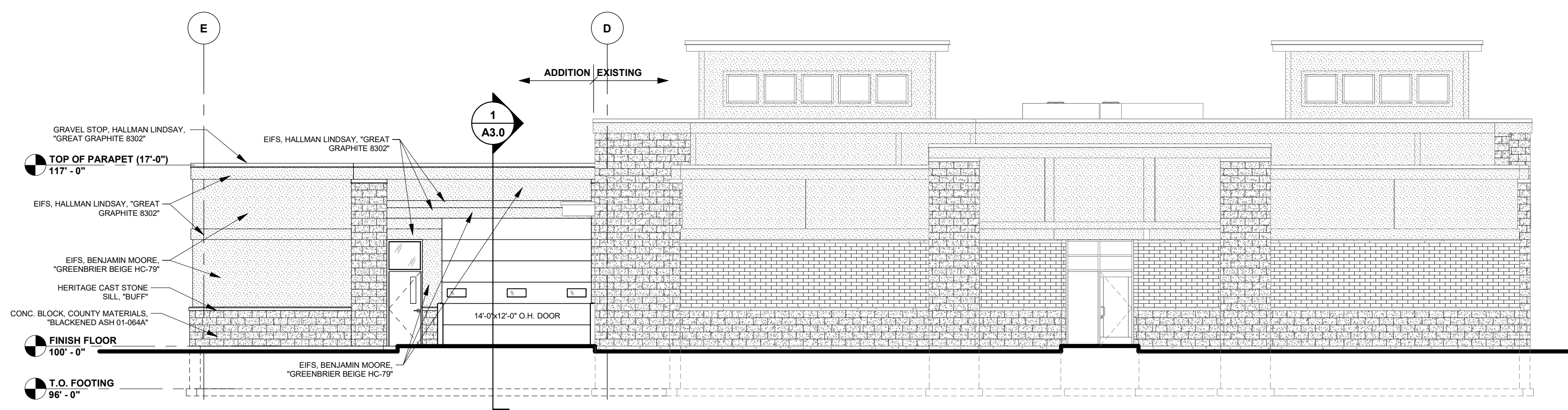
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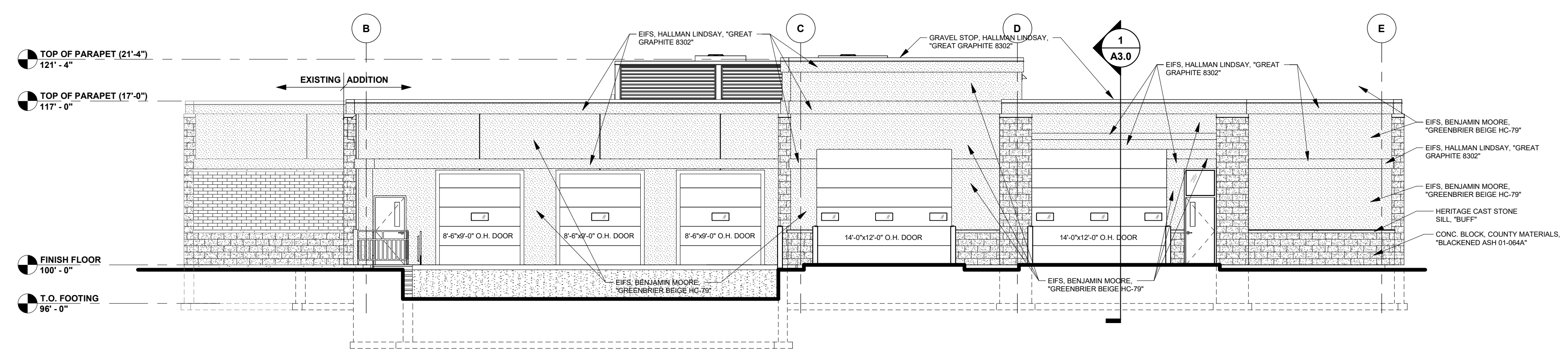
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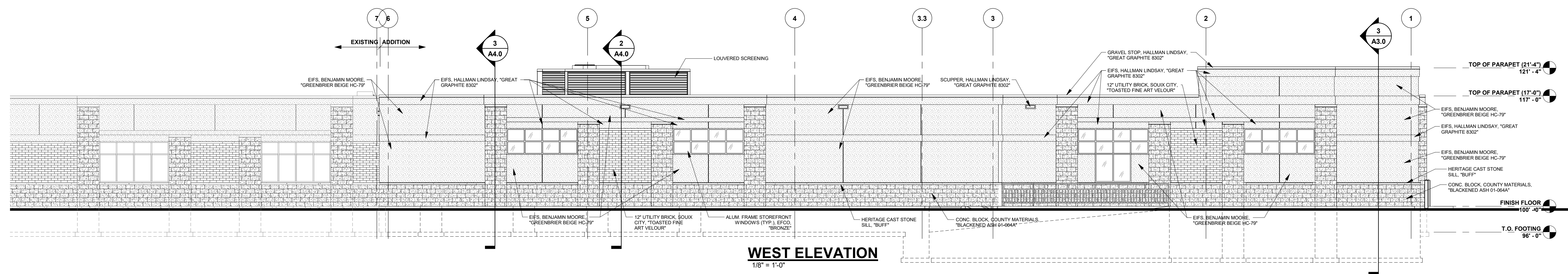
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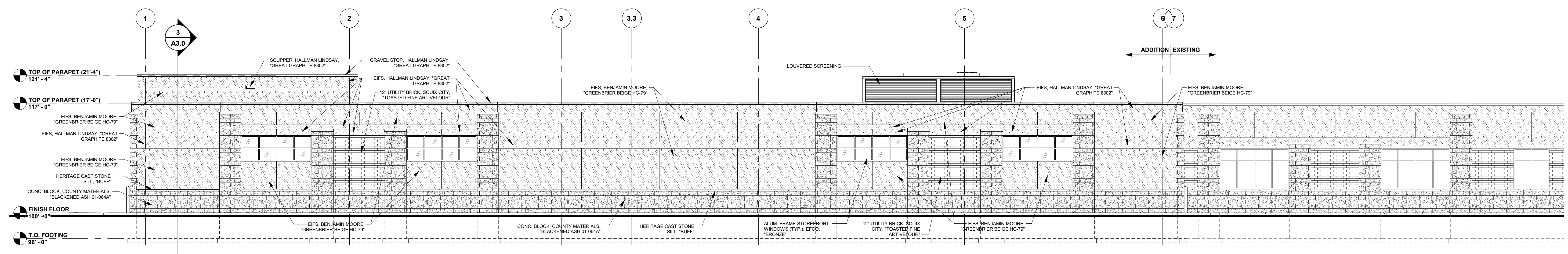
**NORTH ELEVATION**  
1/8" = 1'-0"



**SOUTH ELEVATION**  
1/8" = 1'-0"



**WEST ELEVATION**  
1/8" = 1'-0"



**EAST ELEVATION**  
1/8" = 1'-0"



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