



Location  
4198 Nakoosa Trail

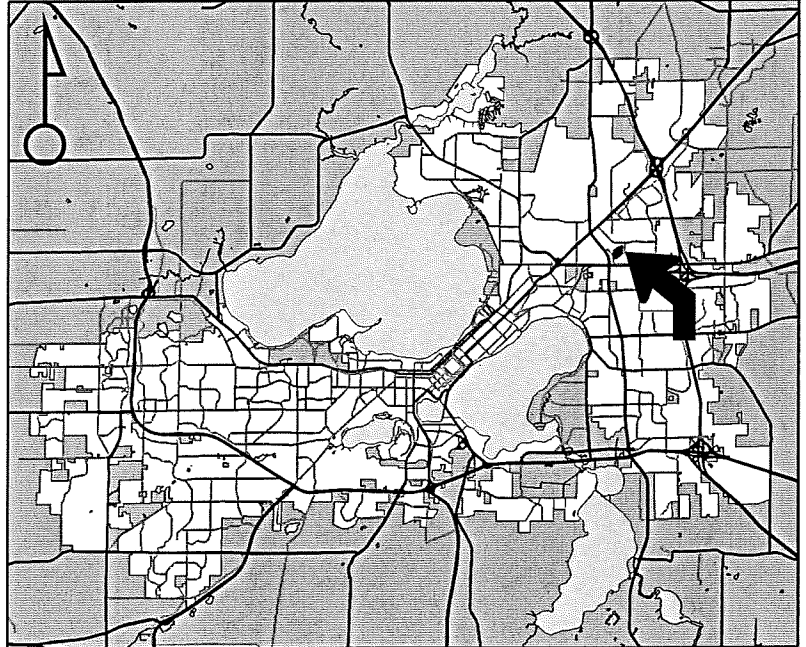
Project Name  
Wal-Mart Expansion

Applicant  
Wal-Mart R.E. Business Trust/  
Ryan Solum – Manhard Consulting, Ltd.

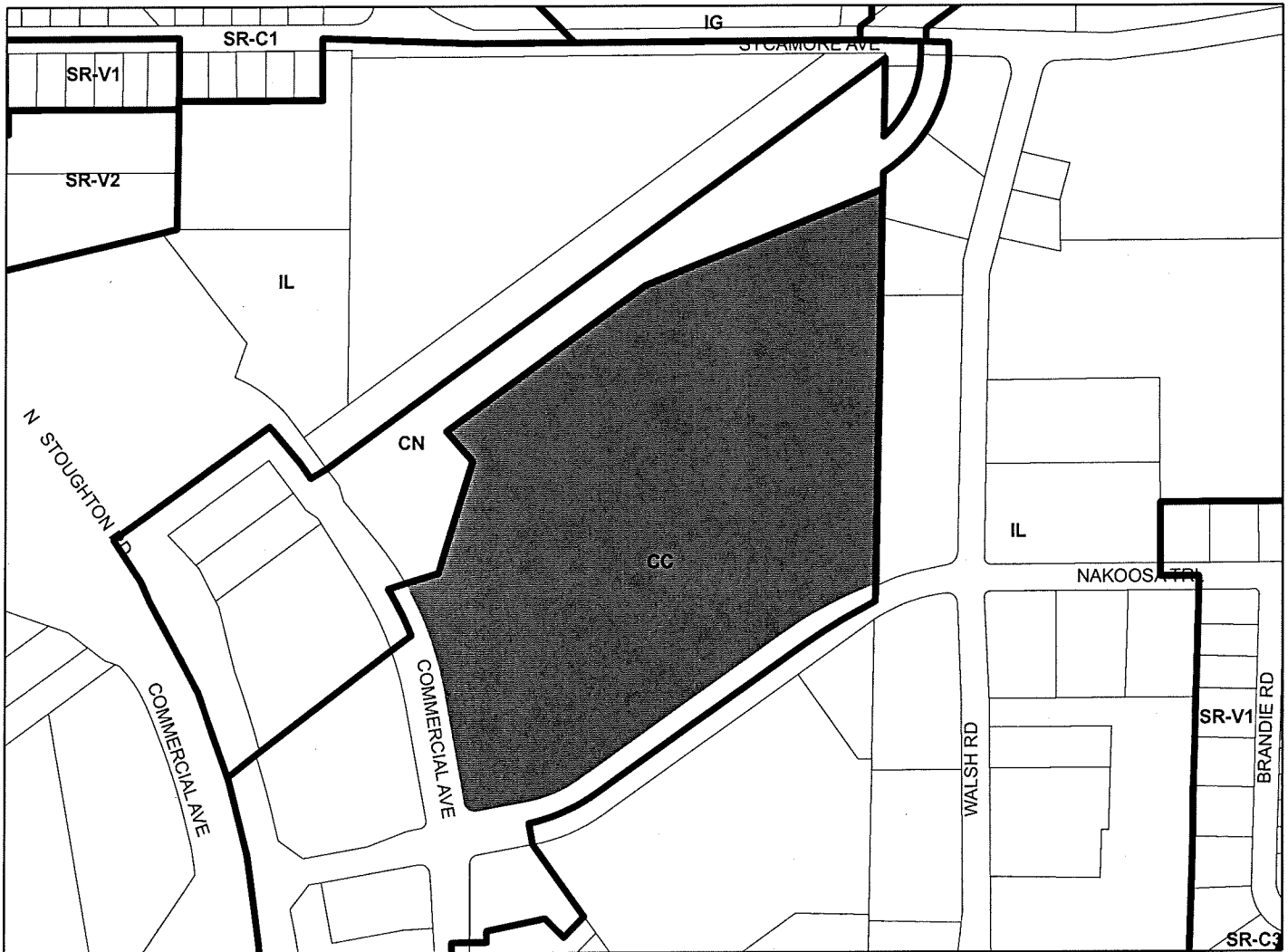
Existing Use  
Wal-Mart

Proposed Use  
Demolish street-facing façade of large retail establishment to allow construction of an addition and approve outdoor sales and display areas

Public Hearing Date  
Plan Commission  
09 February 2015

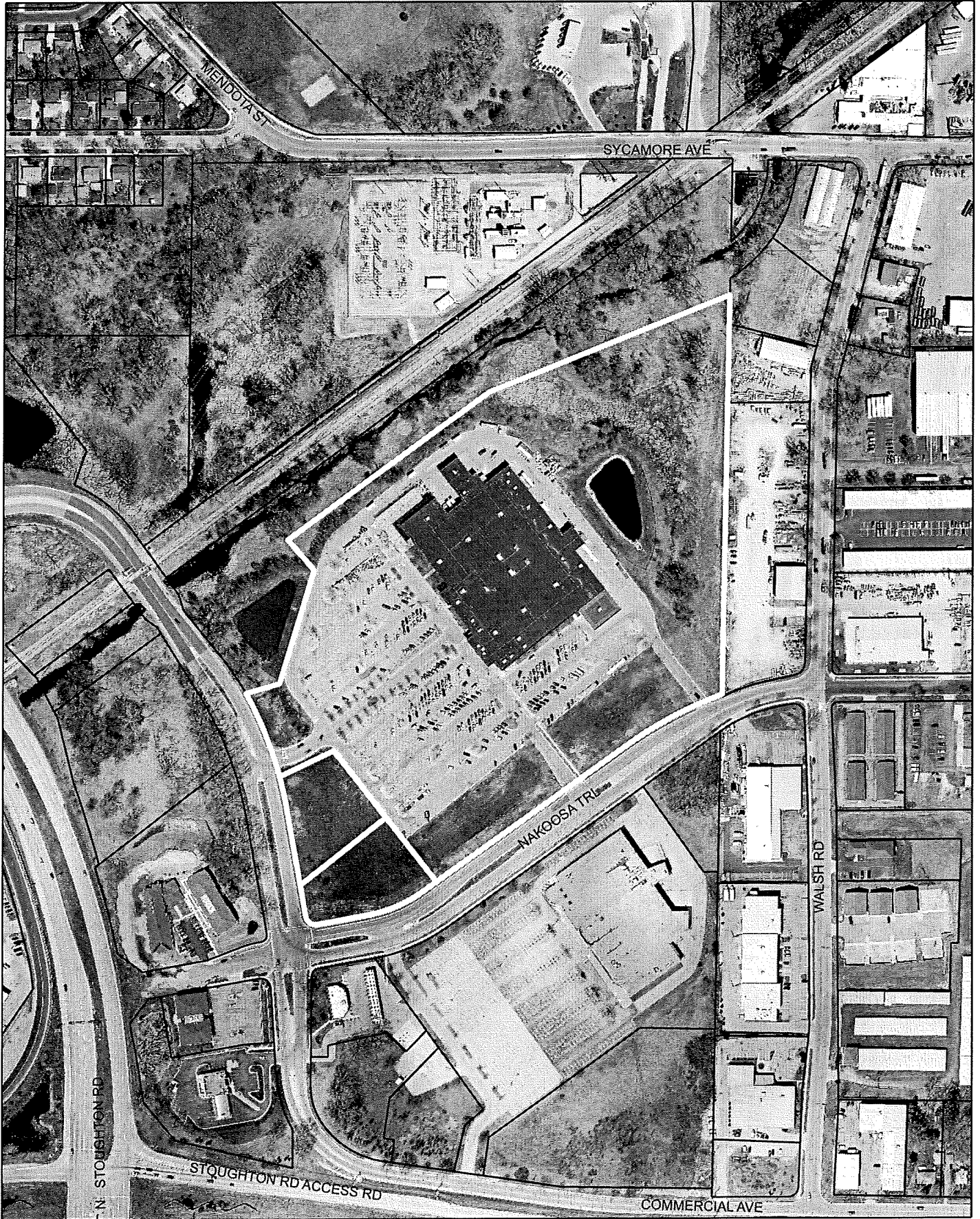


For Questions Contact: Tim Parks at: 261-9632 or [tparks@cityofmadison.com](mailto:tparks@cityofmadison.com) or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 02 February 2015





# LAND USE APPLICATION

CITY OF MADISON

215 Martin Luther King Jr. Blvd; Room LL-100  
PO Box 2985; Madison, Wisconsin 53701-2985  
Phone: 608.266.4635 | Facsimile: 608.267.8739

- All Land Use Applications should be filed with the Zoning Administrator at the above address.
- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application.
- This form may also be completed online at:  
[www.cityofmadison.com/developmentcenter/landdevelopment](http://www.cityofmadison.com/developmentcenter/landdevelopment)

FOR OFFICE USE ONLY:	
Amt. Paid <u>2,850</u>	Receipt No. <u>156006</u>
Date Received <u>7/15/14</u>	
Received By <u>JLH</u>	
Parcel No. <u>0810-334-0407-1</u>	
Aldermanic District <u>15 David Arveus</u>	
Zoning District <u>CC</u>	
Special Requirements <u>flood plain, wetland</u>	
Review Required By:	
<input type="checkbox"/> Urban Design Commission	<input type="checkbox"/> Plan Commission
<input type="checkbox"/> Common Council	<input type="checkbox"/> Other: _____

Form Effective: February 21, 2013

1. **Project Address:** 4198 Nakoosa Trail, Madison, WI  
**Project Title (if any):** \_\_\_\_\_

2. **This is an application for (Check all that apply to your Land Use Application):**

- Zoning Map Amendment from \_\_\_\_\_ to \_\_\_\_\_
- Major Amendment to Approved PD-GDP Zoning       Major Amendment to Approved PD-SIP Zoning
- Review of Alteration to Planned Development (By Plan Commission)
- Conditional Use, or Major Alteration to an Approved Conditional Use
- Demolition Permit (Technical)
- Other Requests: Temporary Outdoor Event and Outdoor Display

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

**Applicant Name:** \_\_\_\_\_ **Company:** Wal-Mart R.E. Business Trust  
**Street Address:** 2001 SE 10th St. **City/State:** Bentonville, AR **Zip:** 72712  
**Telephone:** (479) 273-4000 **Fax:** ( ) N/A **Email:** N/A

**Project Contact Person:** Ryan Solum **Company:** Manhard Consulting, Ltd.  
**Street Address:** 900 Woodlands Pkwy. **City/State:** Vernon Hills, IL **Zip:** 60061  
**Telephone:** (847) 325-7084 **Fax:** (847) 634-0095 **Email:** rsolum@manhard.com

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

4. **Project Information:**

Provide a brief description of the project and all proposed uses of the site: See attached letter of intent

Development Schedule: Commencement April, 2015 Completion April, 2016

## 5. Required Submittal Information

All Land Use applications are required to include the following:

**Project Plans** including:\*

- Site Plans (fully dimensioned plans depicting project details including all lot lines and property setbacks to buildings; demolished/proposed/altered buildings; parking stalls, driveways, sidewalks, location of existing/proposed signage; HVAC/Utility location and screening details; useable open space; and other physical improvements on a property)
- Grading and Utility Plans (existing and proposed)
- Landscape Plan (including planting schedule depicting species name and planting size)
- Building Elevation Drawings (fully dimensioned drawings for all building sides, labeling primary exterior materials)
- Floor Plans (fully dimensioned plans including interior wall and room location)

Provide collated project plan sets as follows:

- **Seven (7) copies** of a full-sized plan set drawn to a scale of 1 inch = 20 feet (folded or rolled and stapled)
- **Twenty Five (25) copies** of the plan set reduced to fit onto 11 X 17-inch paper (folded and stapled)
- **One (1) copy** of the plan set reduced to fit onto 8 ½ X 11-inch paper

\* For projects requiring review by the **Urban Design Commission**, provide **Fourteen (14) additional 11x17 copies** of the plan set. In addition to the above information, all plan sets should also include: 1) Colored elevation drawings with shadow lines and a list of exterior building materials/colors; 2) Existing/proposed lighting with photometric plan & fixture cutsheet; and 3) Contextual site plan information including photographs and layout of adjacent buildings and structures. The applicant shall bring samples of exterior building materials and color scheme to the Urban Design Commission meeting.

**Letter of Intent: Provide one (1) Copy per Plan Set** describing this application in detail including, but not limited to:

- |   |   |  |
|---|---|--|
| • Project Team                                | • Building Square Footage                       | • Value of Land  |
| • Existing Conditions                         | • Number of Dwelling Units                      | • Estimated Project Cost                                     |
| • Project Schedule                            | • Auto and Bike Parking Stalls                  | • Number of Construction & Full-Time Equivalent Jobs Created |
| • Proposed Uses (and ft <sup>2</sup> of each) | • Lot Coverage & Usable Open Space Calculations | • Public Subsidy Requested                                   |
| • Hours of Operation                          |   |  |

**Filing Fee:** Refer to the Land Use Application Instructions & Fee Schedule. 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 as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or by e-mail to pcapplications@cityofmadison.com.

**Additional Information** may be required, depending on application. Refer to the Supplemental Submittal Requirements.

## 6. Applicant Declarations

**Pre-application Notification:** The Zoning Code requires that the applicant notify the district alder and any nearby neighborhood and business associations in writing no later than **30 days prior to FILING this request**. List the alderperson, neighborhood association(s), and business association(s) AND the dates you sent the notices:  
Alder D. Ahrens and J. Mintzlaff (Burke Heights Neigh. Assn.) - May 9, 2014

→ If a waiver has been granted to this requirement, please attach any correspondence to this effect 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: Tim Parks Date: 06/18/14 Zoning Staff: Matt Tucker Date: 06/18/14

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

Name of Applicant Wal-Mart R.E. Business Trust Relationship to Property: Owner

Authorizing Signature of Property Owner  Date July 14, 2104

Ryan Selum, Manager

## Letter of Intent

### Name of Project

Walmart/4198 Nakoosa Trail, Madison, WI (See Locator Map attached as Exhibit A)

### Project Team

Property Owner: Wal-Mart R.E. Business Trust  
2001 SE 10th Street  
Bentonville, AR, 72712

Architect: Leidos Engineering, LLC  
60 E. Plato Blvd, Suite 300  
St. Paul, MN 55107  
Attn: Spencer Deinard  
Telephone: 651-209-2852

Civil Engineer: Manhard Consulting Ltd.  
900 Woodlands Parkway  
Vernon Hills, IL 60061  
Attn: Ryan Solum  
Telephone: 847-325-7084

Attorney: Reinhart Boerner Van Deuren s.c.  
22 E. Mifflin Street, Suite 600  
Madison, WI 53703  
Attn: Nathan Wautier/Lucas Roe  
Telephone: 608-229-2251

### Description of Existing Conditions

The property consists of a one-story 133,450 square foot masonry building with related parking and loading areas that is currently occupied by Walmart. Photographs of the existing site and surrounding buildings are attached as Exhibit B.

### Project Schedule

Expansion construction schedule would include an approximate start date of April, 2015 and a completion date of April, 2016.

## **Proposed Uses of All Areas**

The intended use of the property is an approximately 188,800 square foot Walmart Supercenter (including garden center, pharmacy with drive-thru and full-service grocery with deli, bakery, fresh produce, meat, dry goods, frozen goods, and alcohol beverage departments). We are seeking a conditional use permit for: (a) an addition to and remodeling of a retail building exceeding 40,000 square feet; (b) the "drive-thru" portion of the project; (c) temporary outdoor events and displays (described in more detail below); and (d) a (technical) demolition permit to remove certain walls of the existing building in order to accommodate the expansion. The proposed site will incorporate 637 parking stalls and will initially incorporate 40 short term bicycle stalls. There is sufficient room to expand bicycle parking for 52 additional short term bicycle stalls if deemed reasonably necessary by the zoning administrator. Based on the proposed expansion, the parking ratio at the site will be reduced to 3.37/1,000 S.F. from the existing 4.89/1,000 S.F.

As mentioned above, Walmart is seeking a conditional use permit to allow certain outdoor sales events in connection with the proposed expansion and facility upgrade. The enclosed site plans illustrate the area within the parking lot that would be used for specific sales events (temporary outdoor events). The two (2) primary events would be for the planting season extending from April 1 through September 1. The second event would be for the fall and holiday season running from October 1 through January 15. In addition to the temporary outdoor events, the applicant desires to utilize the sidewalk display areas located between and immediately adjacent to the general merchandise vestibule and grocery vestibule for temporary displays during business hours (to be removed daily). The displays would be arranged in such a manner so as to maintain at least 8 feet of open sidewalk to accommodate pedestrian movement along the sidewalk and to bicycle parking stalls.

## **Hours of Operation**

The hours of operation for the main store are 6:00 a.m. to 11:00 p.m. Sunday through Saturday, with option for 24-hour operation in the future.

## **Lot Coverage and Usable Open Space Calculations**

The development consists of approximately 22.76 acres. The Lot Coverage and Usable Open Space calculations for the proposed development are 60.94% and 7.05 AC, respectively.

## **Number of Employees/Construction Jobs**

Walmart intends to employ approximately 90 additional associates as a result of the expansion (the current store employs approximately 160 associates). Approximately 60% of the associates will be full-time and 40% part-time.

## **Value of Land/Estimated Project Cost**

The current value of the land and building according to City of Madison tax records is \$6,674,500. The expansion cost is under development.

## **Signage**

Signage depicted on the enclosed plans is for informational purposes and a separate application for Comprehensive Design Review will be submitted.

## **Analysis of Big Box Ordinance Requirements**

Section 33.24(4)(f) of the City of Madison Ordinances as applied to the expansion or remodeling of existing sites is intended to allow for improvements to the site while recognizing that existing constraints may make full compliance with all provisions difficult or infeasible. The proposed development meets or exceeds many of the requirements of the ordinance.

The proposed project incorporates off street parking facilities that are screened with attractive, high quality landscaping that significantly exceeds code requirements (see section 33.24(4)(f)6.a.). As part of its commitment to sustainability and in an effort to reduce single-occupant automobile trips to the store, in connection with the proposed store expansion, the applicant has prepared a proposed transportation demand management plan that offers employees subsidized bus passes from Madison Metro (at a 20% discount) and encourages alternate modes of transportation and carpooling (see section 33.24(4)(f)6.b.). A copy of the proposed Travel Demand Management Plan is enclosed with this application.

The site layout encourages pedestrian access from Nakoosa Trail where improvements to the existing bus stop location will be made and proposed sidewalks will direct customers to the store entrance. The sidewalks extending from Nakoosa Trail incorporate trees, shrubs and other decorative landscaping over a majority of their length. Pedestrian walkways will be marked with signage and striping as opposed to varying materials which can impede cart traffic and create issues with expansion/contraction in a climate such as Wisconsin. In addition to high quality landscaping that significantly exceeds City ordinances, the site incorporates the following central features and community spaces: an improved bus stop with concrete pad, benches, landscaping, and refuse containers; an employee break area with picnic benches; and two pedestrian plazas with benches, refuse containers, and landscaping (see section 33.24(f)7-8).

The proposed expansion includes a reduction in the parking ratio from 4.89 spaces/1,000 square feet to 3.37 spaces/1,000 square feet. The existing site constraints require a building setback greater than 85 feet with some parking located between the proposed expansion and Nakoosa Trail. Building entrances will continue to face Commercial Avenue and the proposed expansion will include an additional pedestrian sidewalk extending from Nakoosa Trail to encourage customer traffic to move toward the front of the store.

The proposed site will meet or exceed the City's landscaping requirements. The required Interior Parking Lot Landscaping Area is 5% and the proposed expansion provides 12%. The required number of Landscape Points is 4,739 and the proposed expansion provides 7,932. In addition, to the addition of high quality landscaping, the proposed expansion will incorporate upgrades to both store and parking lot lighting utilizing LED fixtures which will significantly reduce the overall energy consumption and improve lighting at the facility. Additional information regarding the proposed parking lot lighting is attached as Exhibit C.

EXHIBIT B



Front of Existing Store From Commercial Avenue Entrance



Side of Existing Store From Nakoosa Trail





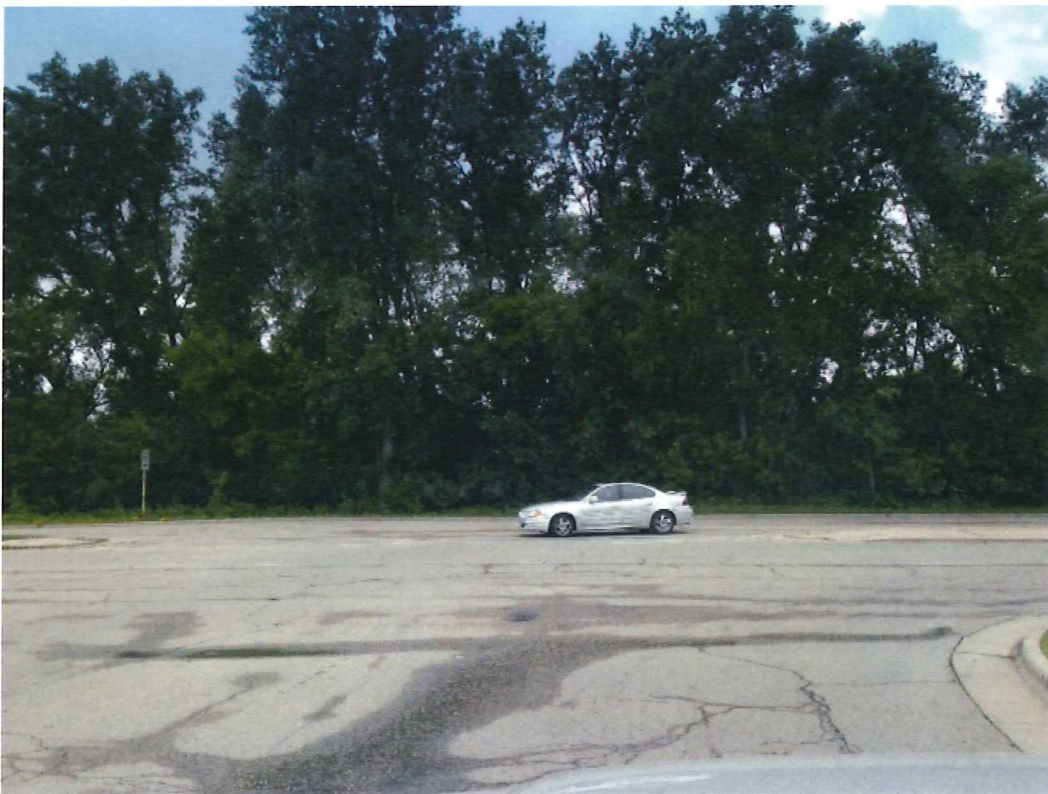
Front of Existing Store from Parking Lot Near Intersection of Commercial/Nakoosa



View of Cub Foods (From Store Parking Lot)



View Southwest from Existing Store Parking Lot (Intersection of Commercial/Nakoosa)



View West of Entrance from Commercial Avenue



## **TRAVEL DEMAND MANAGEMENT PLAN**

Proposed Walmart Expansion No. 2335-11

CITY OF MADISON, DANE COUNTY, WISCONSIN

PREPARED FOR:

WALMART REAL ESTATE BUSINESS TRUST  
2001 SOUTHEAST 10th STREET  
BENTONVILLE, ARKANSAS 72716

PREPARED BY:

MANHARD CONSULTING, LTD.  
900 WOODLANDS PARKWAY  
VERNON HILLS, ILLINOIS 60061

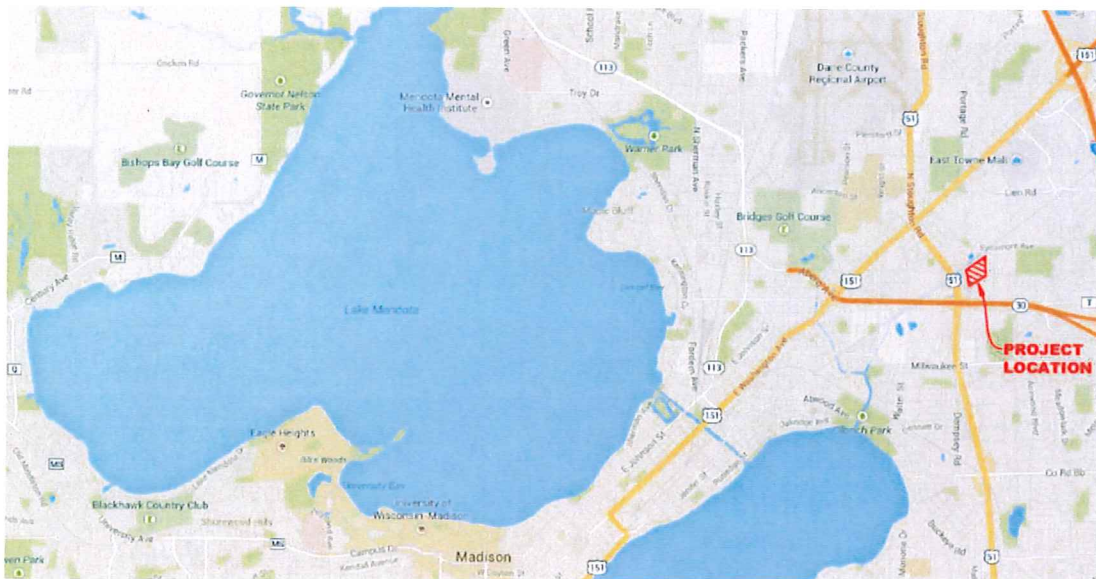
MCL PROJECT: WALMAW/120750

**July 14, 2014**

## Overview and Background

Walmart Real Estate Business Trust is proposing an expansion of the existing  $\pm 22.76$  acre Walmart site located at 4198 Nakoosa Trail in Madison, Wisconsin. The proposed project will include a  $\pm 55,354$  sf expansion to the existing Walmart building, a parking lot expansion on the southern portion of the site, a proposed sidewalk connection to Nakoosa Trail, and associated underground utility improvements. The Walmart site is bordered on the southeast side across Nakoosa Trail by a Cub Foods which has been converted to City Public Works equipment and vehicle storage facility, to the northeast by industrial development, to the northwest by wetlands and railroad tracks, and to the southwest by a vacant lot across Commercial Drive. Existing single-family residential subdivisions are located within a half mile to the northwest and east of the Walmart site. This Transportation Demand Management (TDM) Plan addresses the Proposed Expanded Walmart development.

**FIGURE 1**  
**PROJECT LOCATION MAP**



Source: Google Maps

The proposed Walmart expansion will be approximately 188,804 square feet in size and will have an on-site parking lot containing 637 spaces.

Environmental sustainability has become a top priority of Walmart to help ensure a better world for generations to come. In designing the expansion to the existing Walmart site, multiple elements have been incorporated to reduce the store's overall transportation-related environmental impacts. The existing site is located along Nakoosa Trail which has a designated bike lane and pedestrian sidewalk as well as a Madison Metro bus stop. In an effort to make the site more accessible to pedestrians, cyclists, and public transit users, a second sidewalk connection is proposed along Nakoosa Trail extending from the southeast corner of the site to the front of the building. The infrastructure within Nakoosa Trail will allow employees and customers alike to make use of numerous methods of transportation. The existing residential neighborhoods located near the site provide a great opportunity to take advantage of alternate transportation modes.

In addition to offering several modes of transportation to reduce the number of single-occupant automobile trips, Walmart plans to address environmental sustainability through parking lot and building modifications. These modifications include the replacement of both store and parking lot lighting with LED fixtures which will significantly reduce the overall energy consumption at this location and improve parking lot safety.

With the nearby residential neighborhood, future development of adjacent outlots, and the future re-occupancy of the abandoned Cub Foods building to the south, the Walmart site is in a great position to promote alternate modes of transportation in the area.

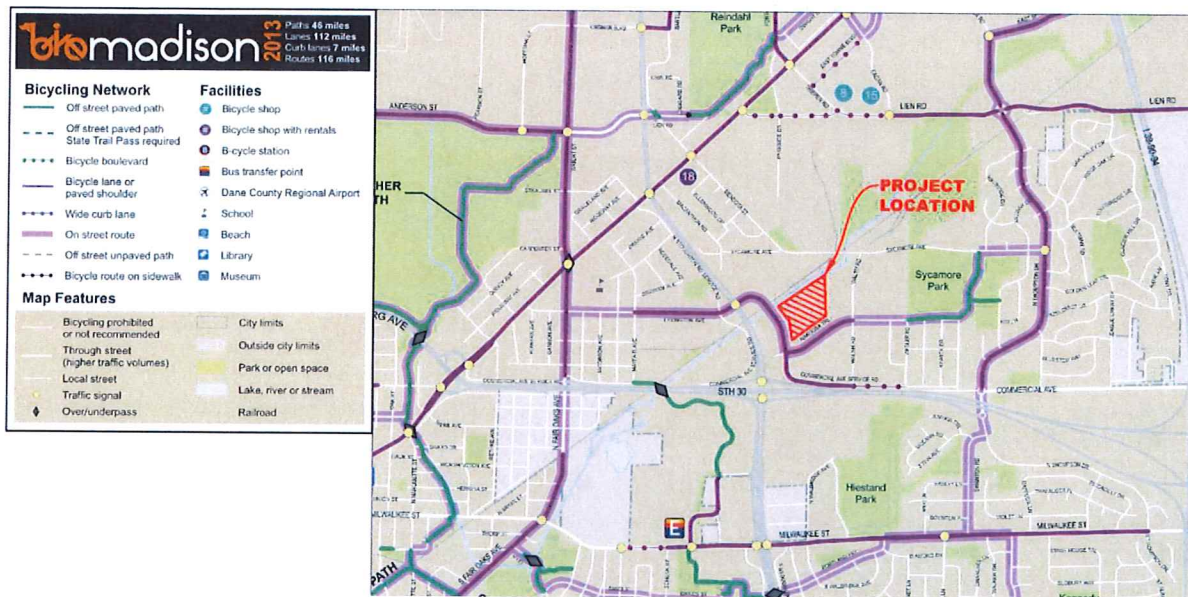
The remaining sections of this TDM Plan will focus on the following elements intended to minimize the number of single-occupant automobile trips:

- Bicycle Opportunities
- Madison Metro Transit System
- TDM Strategies
  - Employment Transportation Coordinator Contact
  - Site Characteristics
  - Marketing Strategies
  - Transit Use Support
  - On-site Services and Facilities

### **Bicycle Opportunities**

Bicycling offers commuters a mode of transportation with a wide array of benefits for both the individual and the community. Included in these benefits are reduced traffic congestion, decreased need for auto parking, reduced pollution, physical health improvements, flexibility and decreased travel costs. The City of Madison has an extensive network of bike routes allowing cyclists to go almost anywhere throughout the city. Figure 2 shows the Walmart project location bordered by on-street bicycle routes to the south and west along Nakoosa Trail and Commercial Avenue, connecting the site to nearby residential areas, commercial centers, and parks.

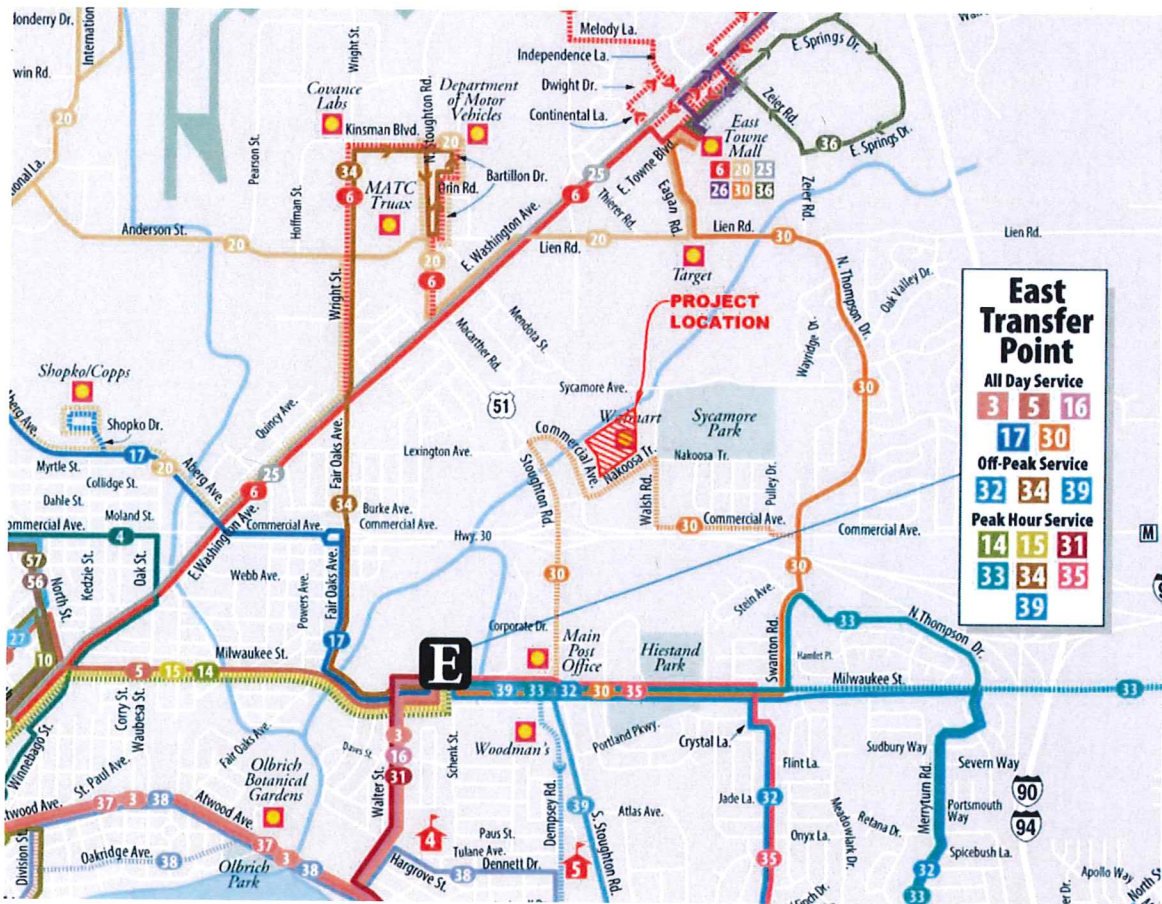
**FIGURE 2**  
**CITY OF MADISON BIKE MAP**



### Transit System

Madison Metro Transit operates a bus service throughout the city of Madison and the surrounding communities of Middleton, Fitchburg, and Verona. The bus service offers members of the communities a convenient alternative to auto-mobile commuting, which is not only more economic, but also better for the environment. In addition, all Madison Metro Transit buses are equipped with a bike rack on the front of the bus to accommodate cyclists as well as pedestrians. As depicted in Figure 3, the existing Wal-Mart site is currently located on Route 30 of the Madison Metro Transit system. Route 30 serves the Nakoosa/Swanton and Lien Road areas and has a stop specifically designated for the Wal-Mart site along the north side of Nakoosa Trail. In 2011, Madison Metro Transit fixed route ridership was 14,923,970, demonstrating that the bus service in Madison is heavily utilized. Wal-Mart plans to continue to take advantage of the Metro Transit system for both its customers and employees.

**FIGURE 3**  
**CITY OF MADISON METRO TRANSIT MAP**



Source: City of Madison Metro Transit Website

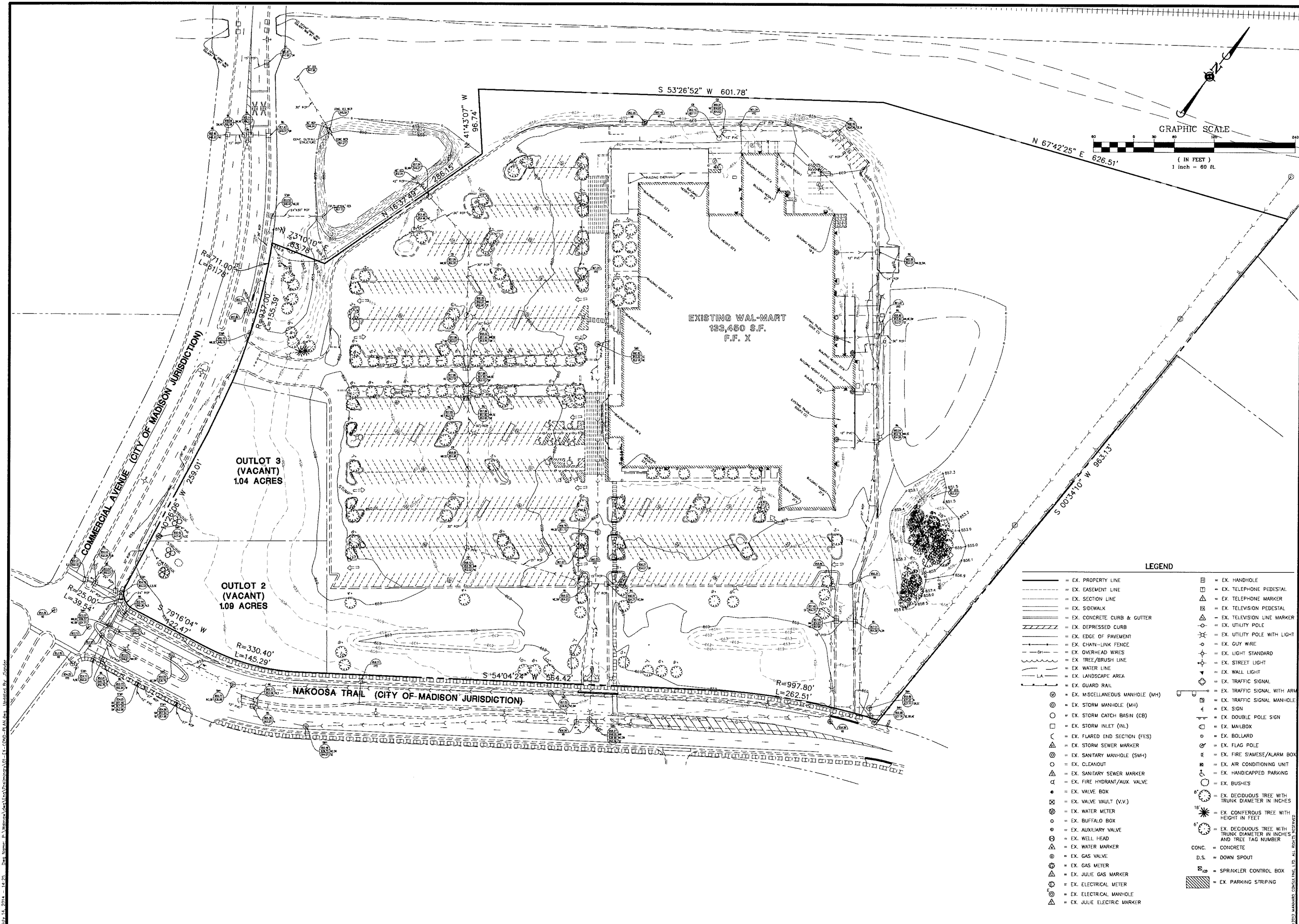
## TDM Strategies

<b>Employee Transportation Coordinator</b>	Kelly Weidemann Walmart National Rideshare Coordinator
<b>Contact Information</b>	(479) 366-7326 Kelly.Justis@wal-mart.com

### Trip Reduction Strategies

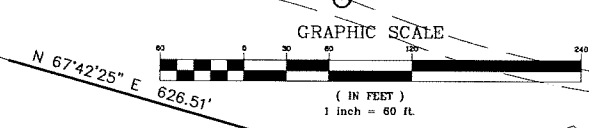
<b>Site Characteristics</b>	
Additional sidewalk connection	Facility will provide an additional sidewalk connection to Nakoosa Trail at the southeast corner of the site.
Short-term bicycle parking	Facility will provide 40 short-term bicycle racks near entrances with additional locations designated for up to 52 additional bicycle racks if needed.
Pedestrian plazas	Facility will provide areas for pedestrians to sit outside.
Existing bus stop improvements	Facility will provide improvements to existing bus stop along Nakoosa Trail.
Outdoor employee break area	Facility will provide outdoor employee break area to encourage on-site breaks.
<b>Marketing Strategies</b>	
On-site Transportation Coordinator	An onsite, designated Transportation Coordinator will be available to answer Rideshare Program questions and provide needed assistance during the hours the majority of associates work.
Alternate Transportation Bulletin Board	Facility will maintain a Rideshare Bulletin Board centrally accessible to employees with Rideshare Program information, transit pass subsidy information, and other alternative commute information.
Rideshare orientation for new employees	New Hires receive information on the facility Rideshare Program, transit pass subsidies, and commute mode alternatives.
<b>Transit Use Support</b>	
Transit Subsidy	Facility will work with Metro Transit to <ul style="list-style-type: none"> <li>• Provide on-site Adult 31-Day and Senior/Disabled 31-Day bus passes for employee purchase</li> <li>• Monthly transit passes will be available for employee purchase at a 20% discount</li> </ul>
<b>On-site Services and Facilities</b>	
Lockers onsite	Facility maintains lockers for employee use
Onsite Kitchen	Facility provides an eating area with a sink, microwave and refrigerator
Onsite ATM	Facility provides an onsite ATM
Onsite vending machines	Facility provides onsite vending machines in the employee eating area





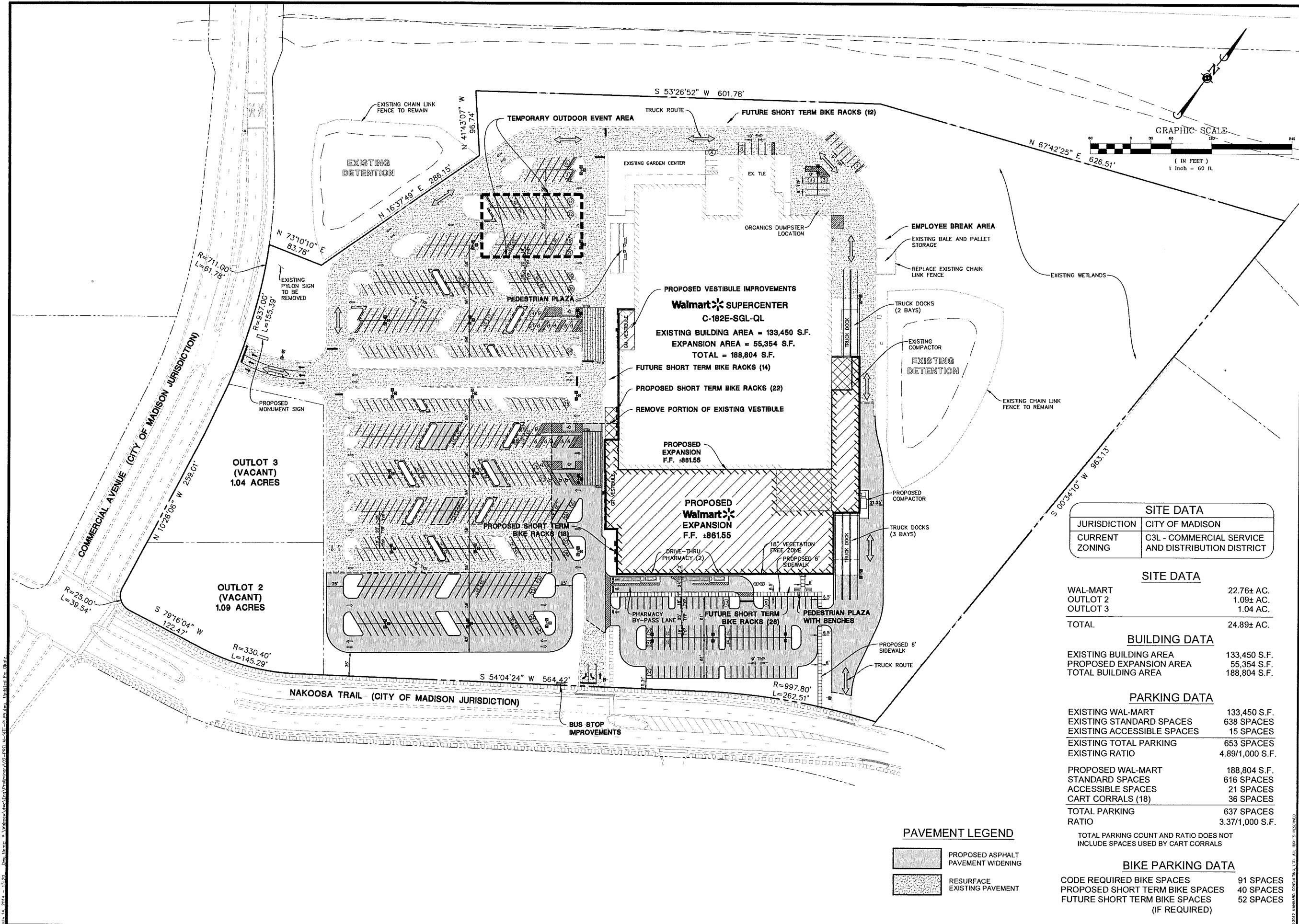
**LEGEND**

—	= EX. PROPERTY LINE	⊠	= EX. HANDHOLE
- - -	= EX. EASEMENT LINE	⊡	= EX. TELEPHONE PEDESTAL
---	= EX. SECTION LINE	⊢	= EX. TELEPHONE MARKER
----	= EX. SIDEWALK	⊣	= EX. TELEVISION PEDESTAL
=====	= EX. CONCRETE CURB & GUTTER	⊤	= EX. TELEVISION LINE MARKER
	= EX. DEPRESSED CURB	⊥	= EX. UTILITY POLE
-----	= EX. EDGE OF PAVEMENT	⊙	= EX. UTILITY POLE WITH LIGHT
-----	= EX. CHAIN-LINK FENCE	⊚	= EX. LIGHT STANDARD
-----	= EX. OVERHEAD WIRE	⊛	= EX. STREET LIGHT
-----	= EX. TREE/BRUSH LINE	⊜	= EX. WALL LIGHT
-----	= EX. LANDSCAPE AREA	⊝	= EX. TRAFFIC SIGNAL
-----	= EX. GUARD RAIL	⊞	= EX. TRAFFIC SIGNAL WITH ARM
⊙	= EX. MISCELLANEOUS MANHOLE (MH)	⊠	= EX. TRAFFIC SIGNAL MANHOLE
⊙	= EX. STORM MANHOLE (MH)	⊡	= EX. SIGN
⊙	= EX. STORM CATCH BASIN (CB)	⊢	= EX. DOUBLE POLE SIGN
⊙	= EX. STORM INLET (INL)	⊣	= EX. MAILBOX
⊙	= EX. FLARED END SECTION (FES)	⊤	= EX. BOLLARD
⊙	= EX. STORM SEWER MARKER	⊥	= EX. FLAG POLE
⊙	= EX. SANITARY MANHOLE (SMH)	⊙	= EX. FIRE SIAMSE/ALARM BOX
⊙	= EX. CLEANOUT	⊚	= EX. AIR CONDITIONING UNIT
⊙	= EX. SANITARY SEWER MARKER	⊛	= EX. HANDICAPPED PARKING
⊙	= EX. FIRE HYDRANT/AUX. VALVE	⊜	= EX. BUSHES
⊙	= EX. VALVE BOX	⊝	= EX. DECIDUOUS TREE WITH TRUNK DIAMETER IN INCHES
⊙	= EX. VALVE VAULT (V.V.)	⊞	= EX. CONIFEROUS TREE WITH HEIGHT IN FEET
⊙	= EX. WATER METER	⊠	= EX. DECIDUOUS TREE WITH TRUNK DIAMETER IN INCHES AND TREE TAG NUMBER
⊙	= EX. BUFFALO BOX	CONC.	= CONCRETE
⊙	= EX. AUXILIARY VALVE	D.S.	= DOWN SPOUT
⊙	= EX. WELL HEAD	⊙	= SPRINKLER CONTROL BOX
⊙	= EX. WATER MARKER	▨	= EX. PARKING STRIPING
⊙	= EX. GAS VALVE		
⊙	= EX. GAS METER		
⊙	= EX. JULIE GAS MARKER		
⊙	= EX. ELECTRICAL METER		
⊙	= EX. ELECTRICAL MANHOLE		
⊙	= EX. JULIE ELECTRIC MARKER		



<p>DATE</p> <p>REVISIONS</p>	<p><b>Manhard CONSULTING LTD.</b></p> <p>200 Lakeshore Drive, Verona, WI, U.S.A. 53593-1000 TEL: 762.724.2200 FAX: 762.724.2208          200 Lakeshore Drive, Verona, WI, U.S.A. 53593-1000 TEL: 762.724.2200 FAX: 762.724.2208          Construction Management • Environmental Sciences • Landscape Architecture • Planning</p>
<p>PROPOSED WAL-MART SUPERCENTER NO. 2335-11</p> <p>CITY OF MADISON, DANE COUNTY, WISCONSIN</p> <p>EXISTING CONDITIONS PLAN</p>	
<p>PROJ MGR: <b>TJR</b></p> <p>PROJ ASSOC: <b>RJS</b></p> <p>DRAWN BY: <b>MEI</b></p> <p>DATE: <b>8-24-14</b></p> <p>SCALE: <b>1"=60'</b></p>	
<p>SHEET</p> <p><b>1 OF 11</b></p> <p>WALMAM 120750</p>	

July 14, 2014 - 14:21 Drawn by: MEI, Checked by: RJS, Title: Manhard Consulting Ltd., Project: 2335-11, City of Madison, Dane County, Wisconsin, Wal-Mart Supercenter No. 2335-11, Existing Conditions Plan



**Walmart** SUPERCENTER  
 C-182E-SGL-QL  
 EXISTING BUILDING AREA = 133,450 S.F.  
 EXPANSION AREA = 55,354 S.F.  
 TOTAL = 188,804 S.F.

SITE DATA	
JURISDICTION	CITY OF MADISON
CURRENT ZONING	C3L - COMMERCIAL SERVICE AND DISTRIBUTION DISTRICT

SITE DATA	
WAL-MART	22.76± AC.
OUTLOT 2	1.09± AC.
OUTLOT 3	1.04 AC.
TOTAL	24.89± AC.

BUILDING DATA	
EXISTING BUILDING AREA	133,450 S.F.
PROPOSED EXPANSION AREA	55,354 S.F.
TOTAL BUILDING AREA	188,804 S.F.

PARKING DATA	
EXISTING WAL-MART	133,450 S.F.
EXISTING STANDARD SPACES	638 SPACES
EXISTING ACCESSIBLE SPACES	15 SPACES
EXISTING TOTAL PARKING	653 SPACES
EXISTING RATIO	4.89/1,000 S.F.

PROPOSED WAL-MART	188,804 S.F.
STANDARD SPACES	616 SPACES
ACCESSIBLE SPACES	21 SPACES
CART CORRALS (18)	36 SPACES
TOTAL PARKING	637 SPACES
RATIO	3.37/1,000 S.F.

TOTAL PARKING COUNT AND RATIO DOES NOT INCLUDE SPACES USED BY CART CORRALS

BIKE PARKING DATA	
CODE REQUIRED BIKE SPACES	91 SPACES
PROPOSED SHORT TERM BIKE SPACES	40 SPACES
FUTURE SHORT TERM BIKE SPACES (IF REQUIRED)	52 SPACES

PAVEMENT LEGEND	
	PROPOSED ASPHALT PAVEMENT WIDENING
	RESURFACE EXISTING PAVEMENT

**Manhard CONSULTING LTD.**  
 800 Wisconsin Avenue, Suite 1100, Madison, WI 53703  
 608.261.8800  
 www.manhardconsulting.com  
 Construction Management • Environmental Science • Landscape Architecture • Planning

PROPOSED WAL-MART SUPERCENTER NO. 2335-11  
 CITY OF MADISON, DANE COUNTY, WISCONSIN  
 PRELIMINARY SITE PLAN

DATE: \_\_\_\_\_  
 DRAWN BY: JTB  
 CHECKED BY: RLS  
 SCALE: 1"=50'  
 SHEET 2 OF 11  
 WALMAW 120750

**Walmart**  **SUPERCENTER**

**C-182E-SGL-QL**

**EXISTING BUILDING AREA = 133,450 S.F.**

**EXPANSION AREA = 55,354 S.F.**


**TOTAL = 188,804 S.F.**

**PROPOSED VESTIBULE IMPROVEMENTS**

GM VESTIBULE

**REMOVE PORTION OF EXISTING VESTIBULE**

**PROPOSED SHORT TERM  
BIKE RACKS (18)**

**PROPOSED  
Walmart**   
**EXPANSION**  
F.F. ±861.55

DRIVE-THRU  
PHARMACY (2)

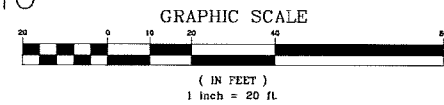
PROPOSED 6'  
SIDEWALK



TRUCK DOCKS  
(2 BAYS)

TRUCK DOCK

EXISTING  
COMPACTOR TO  
BE REMOVED

EXISTING  
DETENTION




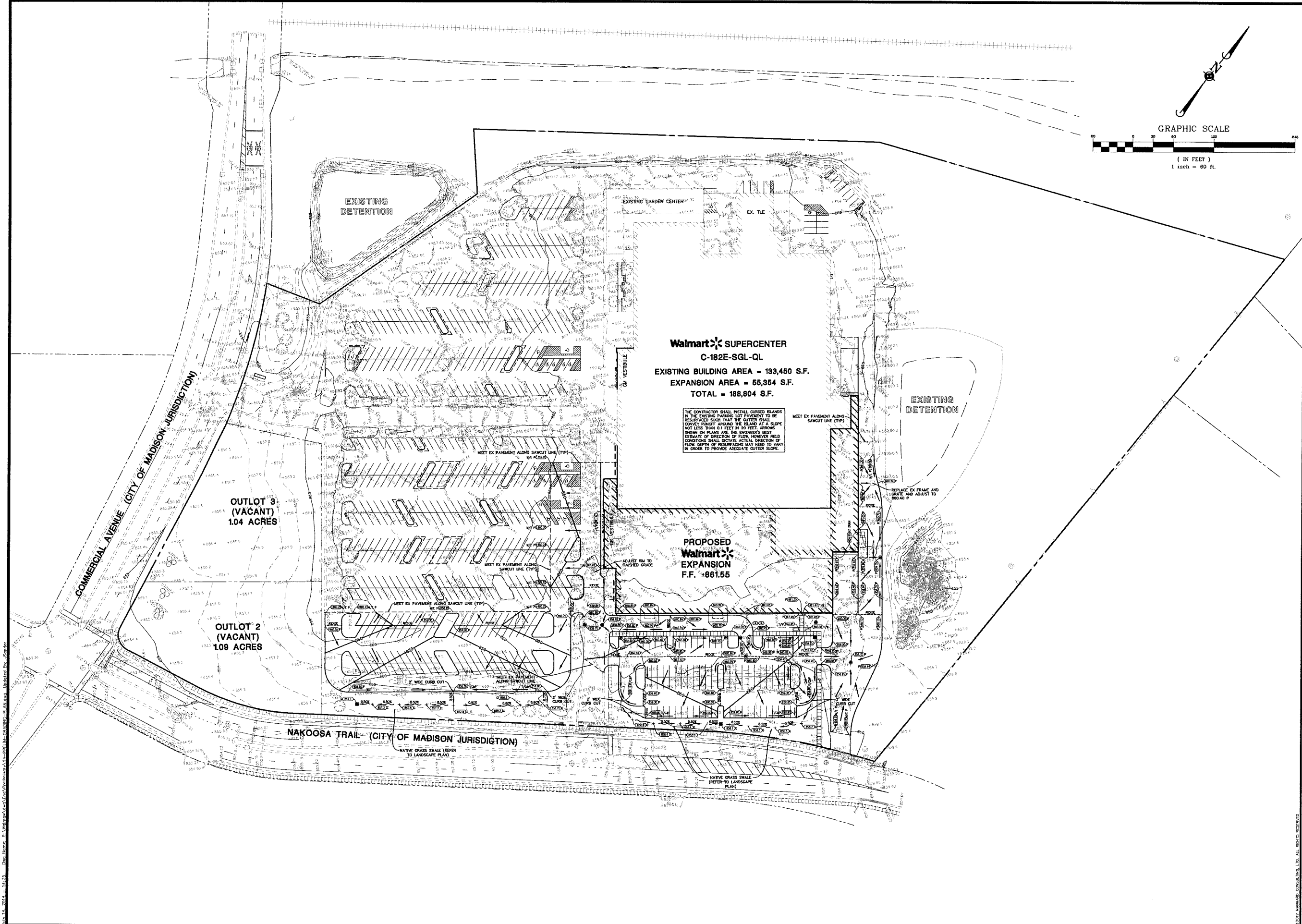
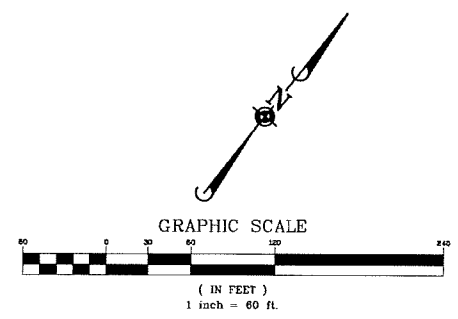
-  AREA OF BUILDING REMOVAL
-  AREA OF STORE EXPANSION

PROPOSED  
COMPACTOR

TRUCK DOCKS  
(3 BAYS)

TRUCK DOCK

DATE	
REVISIONS	
 <b>Manhard</b> CONSULTING LTD <small>Manhard Consulting Ltd, 11000 1st Avenue, Vancouver, BC V6P 6E1, Canada. Phone: (604) 271-8888. Fax: (604) 271-8889. Email: info@manhard.com          Manhard Consulting Ltd is a member of the Manhard Group of Companies. Manhard Group of Companies is a leading provider of professional services in the fields of Engineering, Architecture, Construction Management, Environmental Sciences, Landscape Architecture &amp; Forestry.</small>	
<b>PROPOSED WAL-MART SUPERCENTER NO. 2335-11</b> <b>CITY OF MADISON, DANE COUNTY, WISCONSIN</b> <b>BUILDING EXPANSION PLAN</b>	
PROJ. NO.	ITB
PROJ. ASSOC.	R/S
DRAWN BY	DKK
DATE	6-24-14
SCALE	1"=20'
SHEET	
<b>3</b> OF <b>11</b>	
WALMAM 120750	



**Walmart** SUPERCENTER  
**C-182E-SGL-QL**  
 EXISTING BUILDING AREA = 133,450 S.F.  
 EXPANSION AREA = 55,354 S.F.  
 TOTAL = 188,804 S.F.

PROPOSED  
**Walmart**  
 EXPANSION  
 F.F. ±861.55

OUTLOT 3  
 (VACANT)  
 1.04 ACRES

OUTLOT 2  
 (VACANT)  
 1.09 ACRES

NAKOOSA TRAIL (CITY OF MADISON JURISDICTION)

COMMERCIAL AVENUE (CITY OF MADISON JURISDICTION)

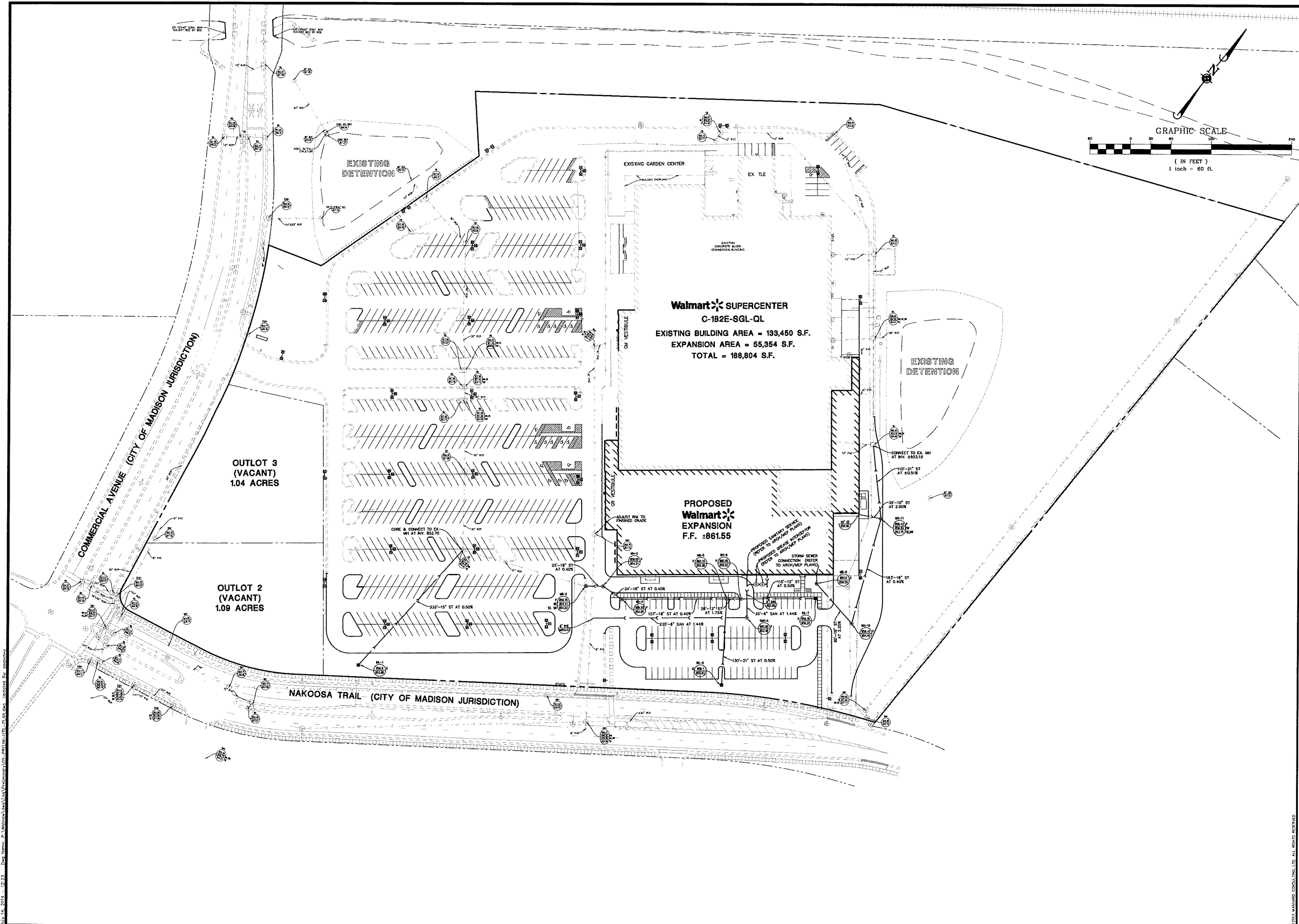
DATE	
BY	
CHECKED	
APPROVED	
DESIGNED	
DRAWN	

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PROPOSED WAL-MART SUPERCENTER NO. 2335-11  
 CITY OF MADISON, DANE COUNTY, WISCONSIN  
 PRELIMINARY GRADING PLAN

PROJ MGR: JTR  
 PROJ ASSOC: RJS  
 DRAWN BY: MN  
 DATE: 6-24-14  
 SCALE: 1"=50'  
 SHEET  
**4** OF **11**  
 WALMART 120750

July 14, 2014, 1:45 PM. Draw Name: D:\Manhard\Manhard\Projects\2014\2335-11\2335-11-01-01.dwg. Plot Date: 6/24/2014 1:45 PM. Plot Scale: 1"=50'. Plot Sheet: 4 of 11.



July 14, 2014 - 12:23 - Don Hamer, P. Engineer, Manhard Consulting, Ltd., 2014, All Rights Reserved.

NO.	DATE	REVISIONS

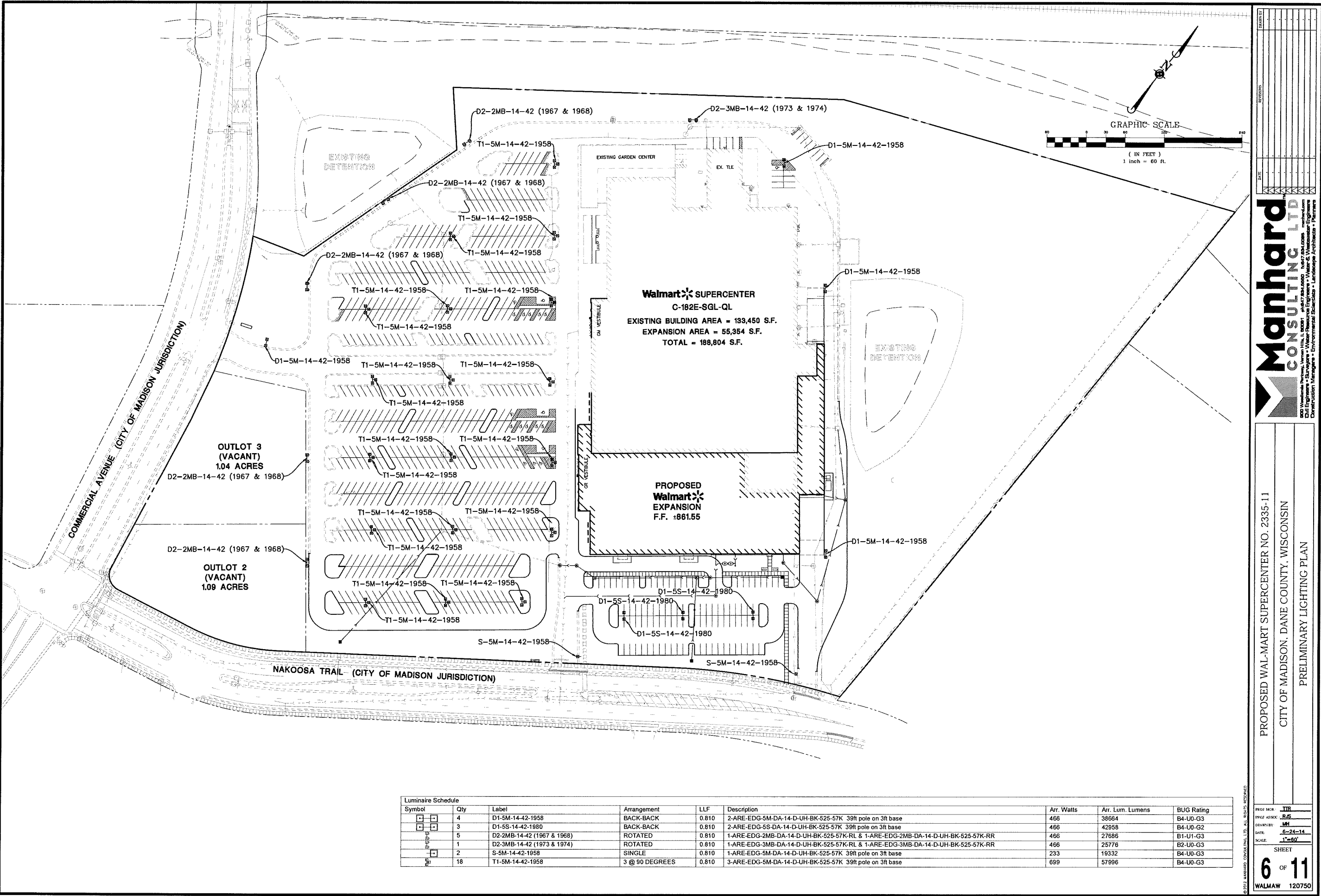
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PROPOSED WAL-MART SUPERCENTER NO. 2335-11  
 CITY OF MADISON, DANE COUNTY, WISCONSIN  
 PRELIMINARY UTILITY PLAN

PROJECT MANAGER: JTR  
 PROJECT ASSOCIATE: RJS  
 DRAWN BY: MHI  
 DATE: 6-24-14  
 SCALE: 1"=60'

SHEET  
**5** OF **11**  
 WALMAW 120750

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DATE	REVISIONS

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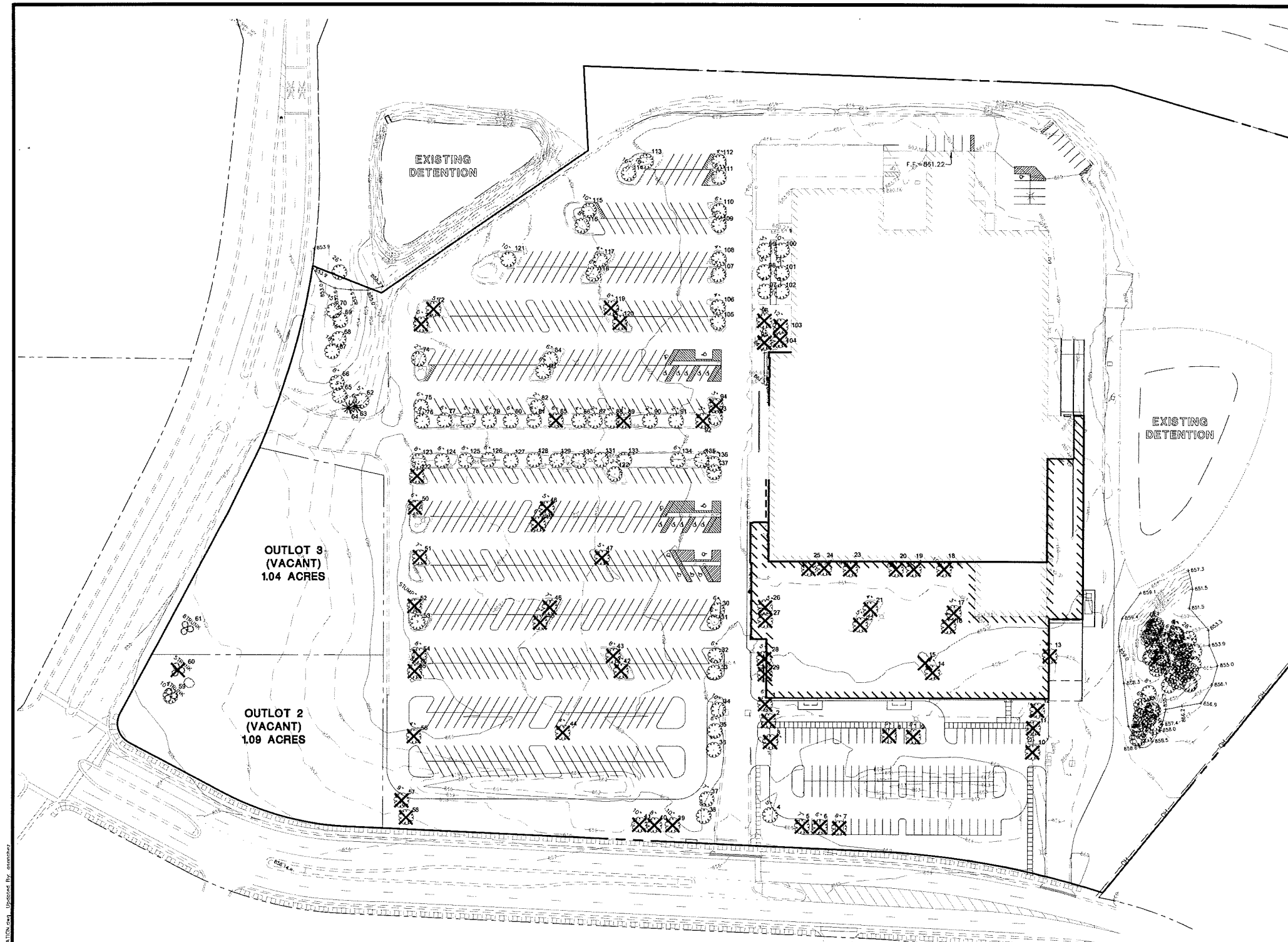
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PROPOSED WAL-MART SUPERCENTER NO. 2335-11  
CITY OF MADISON, DANE COUNTY, WISCONSIN  
PRELIMINARY LIGHTING PLAN

Symbol	Qty	Label	Arrangement	LLF	Description	Arr. Watts	Arr. Lum. Lumens	BUG Rating
[Symbol]	4	D1-5M-14-42-1958	BACK-BACK	0.810	2-ARE-EDG-5M-DA-14-D-UH-BK-525-57K 39ft pole on 3ft base	466	38664	B4-U0-G3
[Symbol]	3	D1-5S-14-42-1980	BACK-BACK	0.810	2-ARE-EDG-5S-DA-14-D-UH-BK-525-57K 39ft pole on 3ft base	466	42958	B4-U0-G2
[Symbol]	5	D2-2MB-14-42 (1967 & 1968)	ROTATED	0.810	1-ARE-EDG-2MB-DA-14-D-UH-BK-525-57K-RL & 1-ARE-EDG-2MB-DA-14-D-UH-BK-525-57K-RR	466	27686	B1-U1-G3
[Symbol]	1	D2-3MB-14-42 (1973 & 1974)	ROTATED	0.810	1-ARE-EDG-3MB-DA-14-D-UH-BK-525-57K-RL & 1-ARE-EDG-3MB-DA-14-D-UH-BK-525-57K-RR	466	25776	B2-U0-G3
[Symbol]	2	S-5M-14-42-1958	SINGLE	0.810	1-ARE-EDG-5M-DA-14-D-UH-BK-525-57K 39ft pole on 3ft base	233	19332	B4-U0-G3
[Symbol]	18	T1-5M-14-42-1958	3 @ 90 DEGREES	0.810	3-ARE-EDG-5M-DA-14-D-UH-BK-525-57K 39ft pole on 3ft base	699	57996	B4-U0-G3

PROJ. NO. 2335-11  
PROJ. ASSOC. R.S.  
DRAWN BY: J.M.  
DATE: 5-24-14  
SCALE: 1"=60'  
SHEET 6 OF 11  
WALMAY 120750



Tree Survey

Tree Number	DBH (inches)	Scientific Name	Common Name	Condition (1-5)	Form (1-5)	Removal	Notes
1	6	Tilia cordata	Little Leaf Linden	4	2	X	Deadwood
2	5	Tilia cordata	Little Leaf Linden	2	2	X	
3	7	Tilia cordata	Little Leaf Linden	2	2	X	
4	5	Acer saccharinum	Silver Maple	2	2	X	
5	7	Fraxinus americana	White Ash	1	1	X	
6	8	Fraxinus americana	White Ash	1	1	X	
7	9	Fraxinus americana	White Ash	1	1	X	
8	9	Gleditsia triacanthos	Honeylocust	1	1	X	
9	9	Gleditsia triacanthos	Honeylocust	1	1	X	
10	10	Gleditsia triacanthos	Honeylocust	1	1	X	
11	8	Gleditsia triacanthos	Honeylocust	1	1	X	
12	8	Gleditsia triacanthos	Honeylocust	1	1	X	
13	5	Gleditsia triacanthos	Honeylocust	1	1	X	
14	4	Gleditsia triacanthos	Honeylocust	2	2	X	
15	4	Gleditsia triacanthos	Honeylocust	2	2	X	
16	3	Malus sp	Crabapple	2	2	X	
17	3	Malus sp	Crabapple	2	2	X	
18	10	Betula nigra	River Birch	2	2	X	
19	3	Crataegus sp	Thornless Hawthorn	1	1	X	
20	3	Crataegus sp	Thornless Hawthorn	1	1	X	
21	4	Gleditsia triacanthos	Honeylocust	2	2	X	
22	5	Gleditsia triacanthos	Honeylocust	2	2	X	
23	9	Betula nigra	River Birch	2	2	X	
24	4	Crataegus sp	Thornless Hawthorn	1	1	X	
25	4	Crataegus sp	Thornless Hawthorn	1	1	X	
26	5	Gleditsia triacanthos	Honeylocust	4	4	X	Deadwood, topped
27	2	Gleditsia triacanthos	Honeylocust	4	4	X	Deadwood
28	5	Gleditsia triacanthos	Honeylocust	3	3	X	
29	4	Gleditsia triacanthos	Honeylocust	3	3	X	
30	6	Gleditsia triacanthos	Honeylocust	2	2	X	
31	6	Gleditsia triacanthos	Honeylocust	2	2	X	
32	6	Gleditsia triacanthos	Honeylocust	3	4	X	Pruned
33	6	Gleditsia triacanthos	Honeylocust	3	4	X	Pruned
34	10	Tilia cordata	Little Leaf Linden	1	1	X	
35	6	Tilia cordata	Little Leaf Linden	1	1	X	
36	4	Tilia cordata	Little Leaf Linden	2	2	X	
37	7	Acer saccharinum	Silver Maple	2	2	X	
38	5	Acer rubrum	Red Maple	4	4	X	Deadwood
39	10	Fraxinus americana	White Ash	1	1	X	
40	8	Fraxinus americana	White Ash	1	1	X	
41	10	Fraxinus americana	White Ash	1	1	X	
42	8	Fraxinus americana	White Ash	2	3	X	
43	8	Fraxinus americana	White Ash	2	1	X	
44	4	Acer saccharinum	Silver Maple	3	2	X	
45	7	Acer saccharinum	Silver Maple	3	2	X	
46	7	Acer saccharinum	Silver Maple	3	2	X	
47	5	Fraxinus americana	White Ash	4	3	X	Deadwood
48	4	Acer rubrum	Red Maple	4	2	X	Deadwood
49	5	Acer rubrum	Red Maple	4	2	X	Deadwood
50	6	Gone		5	5	X	Stump
51	7	Fraxinus americana	White Ash	2	1	X	
52	6	Gone		5	5	X	Stump
53	6	Acer saccharinum	Silver Maple	1	1	X	
54	8	Fraxinus americana	White Ash	2	2	X	
55	8	Fraxinus americana	White Ash	2	2	X	
56	4	Acer saccharinum	Silver Maple	2	2	X	
57	9	Fraxinus americana	White Ash	1	1	X	
58	10	Fraxinus americana	White Ash	1	1	X	
59	10	Acer negundo	Box Elder	2	3	X	
60	10	Fraxinus americana	White Ash	2	3	X	
61	10	Acer negundo	Box Elder	4	3	X	Deadwood
62	5	Acer rubrum	Red Maple	4	2	X	Deadwood
63	6	Pinus strobus	White Pine	3	1	X	Die Back
64	5	Pinus strobus	White Pine	3	1	X	
65	9	Acer saccharinum	Silver Maple	1	1	X	
66	8	Acer saccharinum	Silver Maple	1	1	X	
67	18	Populus deltoides	Cottonwood	3	2	X	
68	18	Populus deltoides	Cottonwood	2	1	X	
69	18	Populus deltoides	Cottonwood	3	2	X	
70	18	Populus deltoides	Cottonwood	3	2	X	
71	26	Populus deltoides	Cottonwood	2	2	X	
72	5	Fraxinus americana	White Ash	3	2	X	
73	6	Fraxinus americana	White Ash	3	2	X	
74	2	Gleditsia triacanthos	Honeylocust	2	2	X	
75	6	Tilia cordata	Little Leaf Linden	4	2	X	Die Back, Deadwood
76	8	Tilia cordata	Little Leaf Linden	1	1	X	
77	6	Tilia cordata	Little Leaf Linden	3	1	X	
78	6	Tilia cordata	Little Leaf Linden	7	1	X	
79	6	Tilia cordata	Little Leaf Linden	2	1	X	
80	6	Tilia cordata	Little Leaf Linden	4	2	X	Die Back, Deadwood
81	8	Tilia cordata	Little Leaf Linden	3	2	X	
82	2	Gleditsia triacanthos	Honeylocust	3	3	X	
83	8	Acer rubrum	Red Maple	4	2	X	Deadwood
84	6	Acer rubrum	Red Maple	4	2	X	Deadwood
85	6	Tilia cordata	Little Leaf Linden	5	3	X	Dead
86	4	Tilia cordata	Little Leaf Linden	5	4	X	Dying, Deadwood
87	2	Tilia cordata	Little Leaf Linden	1	1	X	
88	2	Tilia cordata	Little Leaf Linden	8	1	X	
89	2	Tilia cordata	Little Leaf Linden	5	4	X	Dead
90	2	Tilia cordata	Little Leaf Linden	1	1	X	
91	2	Tilia cordata	Little Leaf Linden	1	1	X	
92	2	Tilia cordata	Little Leaf Linden	5	4	X	Dead
93	2	Crataegus sp	Thornless Hawthorn	3	3	X	
94	3	Crataegus sp	Thornless Hawthorn	5	4	X	Dead
95	3	Malus sp	Crabapple	4	3	X	Die back
96	3	Malus sp	Crabapple	5	4	X	Dead
97	3	Malus sp	Crabapple	2	2	X	Dead
98	5	Malus sp	Crabapple	4	3	X	Die back
99	3	Acer saccharum	Sugar Maple	4	3	X	Deadwood
100	10	Gleditsia triacanthos	Honeylocust	2	3	X	
101	12	Gleditsia triacanthos	Honeylocust	2	3	X	
102	5	Gleditsia triacanthos	Honeylocust	2	3	X	
103	12	Gleditsia triacanthos	Honeylocust	2	3	X	
104	12	Gleditsia triacanthos	Honeylocust	2	3	X	
105	4	Crataegus sp	Thornless Hawthorn	1	1	X	
106	4	Crataegus sp	Thornless Hawthorn	1	1	X	
107	4	Crataegus sp	Thornless Hawthorn	4	3	X	Die Back
108	4	Crataegus sp	Thornless Hawthorn	4	3	X	Die Back
109	6	Gleditsia triacanthos	Honeylocust	2	2	X	
110	6	Gleditsia triacanthos	Honeylocust	2	2	X	
111	6	Gleditsia triacanthos	Honeylocust	4	3	X	Die Back
112	4	Gleditsia triacanthos	Honeylocust	2	2	X	
113	10	Gleditsia triacanthos	Honeylocust	3	2	X	
114	10	Gleditsia triacanthos	Honeylocust	2	2	X	
115	10	Gleditsia triacanthos	Honeylocust	2	2	X	
116	8	Gleditsia triacanthos	Honeylocust	2	2	X	
117	4	Gleditsia triacanthos	Honeylocust	3	2	X	
118	6	Gleditsia triacanthos	Honeylocust	2	2	X	
119	8	Fraxinus americana	White Ash	3	2	X	
120	8	Fraxinus americana	White Ash	3	2	X	
121	10	Acer saccharinum	Silver Maple	1	1	X	
122	4	Tilia cordata	Little Leaf Linden	5	4	X	Dead
123	8	Tilia cordata	Little Leaf Linden	3	2	X	
124	8	Tilia cordata	Little Leaf Linden	3	2	X	
125	6	Tilia cordata	Little Leaf Linden	3	2	X	
126	6	Tilia cordata	Little Leaf Linden	4	2	X	Die Back
127	6	Tilia cordata	Little Leaf Linden	4	2	X	Die Back
128	6	Tilia cordata	Little Leaf Linden	3	2	X	
129	6	Tilia cordata	Little Leaf Linden	3	2	X	
130	6	Tilia cordata	Little Leaf Linden	3	2	X	
131	6	Tilia cordata	Little Leaf Linden	3	2	X	
132	2	Gleditsia triacanthos	Honeylocust	2	3	X	
133	6	Tilia cordata	Little Leaf Linden	2	2	X	
134	6	Tilia cordata	Little Leaf Linden	4	3	X	Deadwood, lean
135	8	Tilia cordata	Little Leaf Linden	4	3	X	Die Back
136	3	Crataegus sp	Thornless Hawthorn	1	1	X	
137	3	Crataegus sp	Thornless Hawthorn	1	1	X	

Tree Preservation Plan

Scale:

CALL DIGGERS HOTLINE

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TOLL FREE  
MS STATUTE 182.0175(1974)  
REQUIRES MIN. 3 WORK DAYS  
NOTICE BEFORE YOU EXCAVATE  
1-800-242-8511

SEAL

Glenn M Christensen, ASLA, RLA  
Wisconsin Registered Landscape Architect LA-172

Tree Survey dated 5-30-14  
Information Prepared by:

Bollinger Environmental, Inc.  
4901 Forest Avenue, Suite C  
Downers Grove, Illinois 60515  
Phone: 630-968-1960

X Indicates Tree to be Removed

1" = 60'-0"



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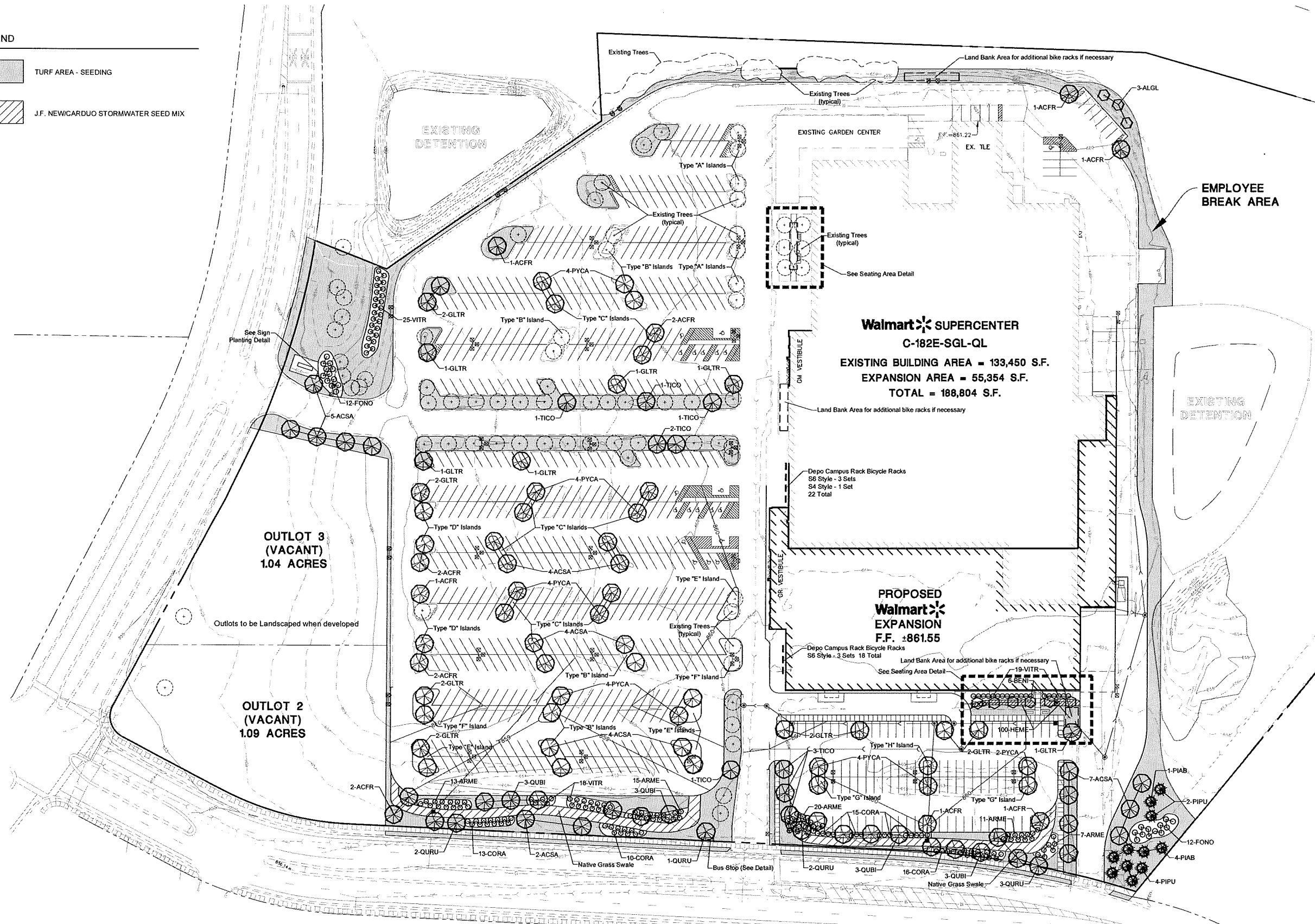
PROPOSED WAL-MART SUPERCENTER NO. 2335-11  
CITY OF MADISON, DANE COUNTY, WISCONSIN  
TREE PRESERVATION PLAN

PROJ MGR: JTR  
PROJ ASSOC: RJS  
DRAWN BY: RD  
DATE: 6-24-14  
SCALE: 1"=60'

SHEET 7 OF 11  
WALMART 120750

LEGEND

-  TURF AREA - SEEDING
-  J.F. NEWCARDUO STORMWATER SEED MIX



**Walmart** SUPERCENTER  
 C-182E-SGL-QL  
 EXISTING BUILDING AREA = 133,450 S.F.  
 EXPANSION AREA = 55,354 S.F.  
 TOTAL = 188,804 S.F.

**PROPOSED Walmart**  
**EXPANSION**  
 F.F. ±861.55

See Sheet 9 for plant list

Landscape Plan - Overall  
 Scale:

1" = 50'-0"



DATE	
REVISIONS	



PROPOSED WAL-MART SUPERCENTER NO. 2335-11  
 CITY OF MADISON, DANE COUNTY, WISCONSIN  
 OVERALL LANDSCAPE PLAN

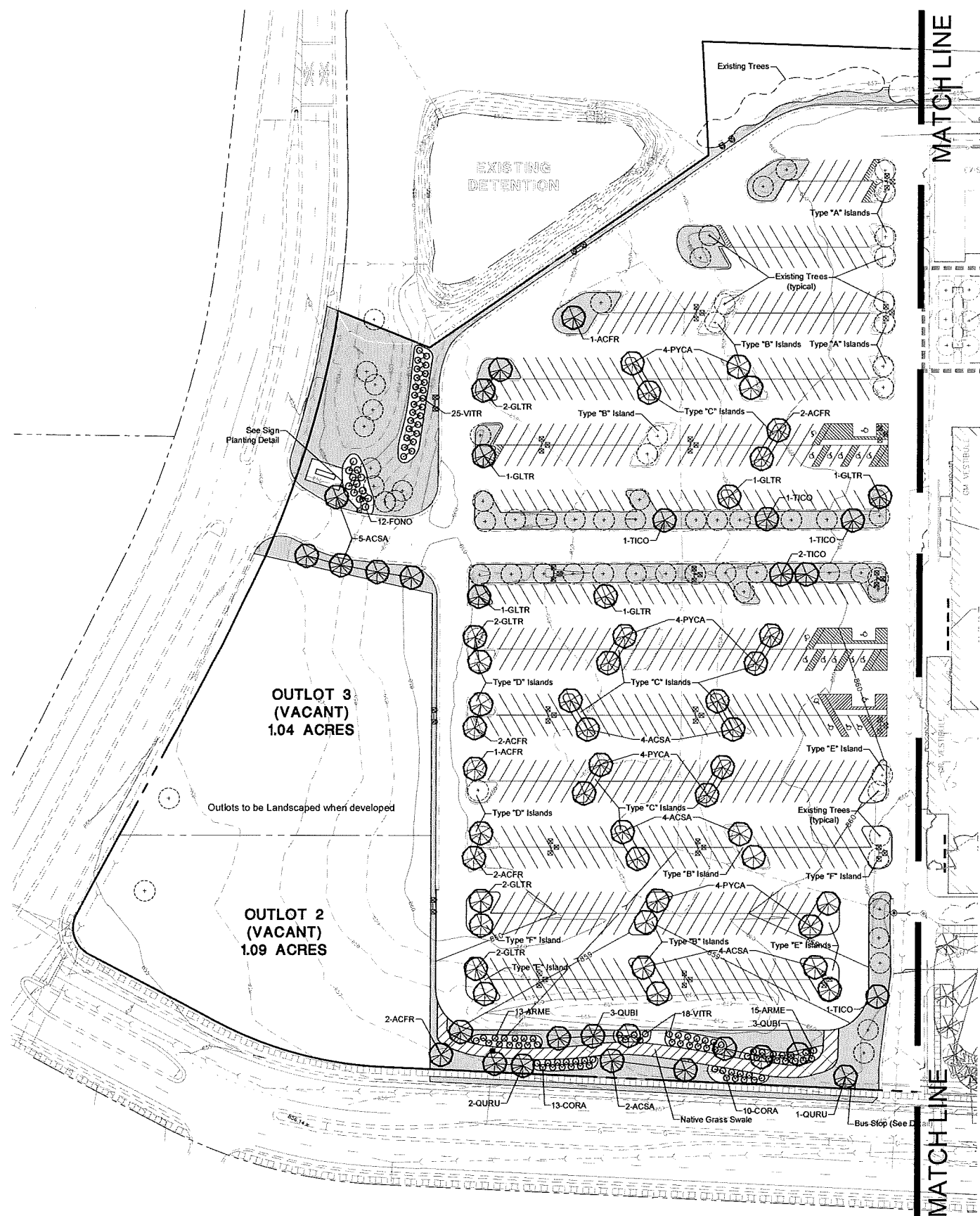
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PROJ ASSOC:	RJS
DRAWN BY:	BD
DATE:	6-24-14
SCALE:	1"=50'

SHEET  
**8** OF **11**

WALMAW 120750

Date: 06/14/2014 12:35:15  
 User: jtr  
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 Plot Scale: 1:1  
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 Plot Color: Black  
 Plot Lineweight: 0.25  
 Plot Linetype: Solid  
 Plot Font: Arial, 10  
 Plot Title: Landscape Plan - Overall  
 Plot Sheet: 8 of 11  
 Plot Date: 6/24/2014  
 Plot User: jtr





**Preliminary Plant List**

Key	Quantity	Name	COMMON Botanical	Size
ACFR	15	AUTUMN BLAZE MAPLE	Acer x freemanii 'Jeffersred'	2-1/2" BB
ACSSA	26	GREEN MOUNTAIN SUGAR MAPLE	Acer saccharum 'Green Mountain'	2-1/2" BB
ALGL	3	BLACK ALDER	Alnus glutinosa	8' BB
ARME	48	VIKING BLACK CHOKEBERRY	Aronia melanocarpa 'Viking'	3'
BENI	6	RIVER BIRCH	Betula nigra	10' BB
CAAC	130	KARL FOERSTER FEATHER REED GRASS	Calamagrostis acutifolia 'Karl Foerster'	#3 Container
COAP	206	CRANBERRY COTONEASTER	Cotoneaster apiculatus	#5 Container - 18"
CORA	54	GRAY DOGWOOD	Cornus racemosa	3'
FONO	24	NORTHERN GOLD FORSYTHIA	Forsythia 'Northern Gold'	3'
GLTR	19	SKYLINE HONEYLOCUST	Gleditsia triacanthos var. inermis 'Skyline'	2-1/2" BB
HEME	100	HAPPY RETURNS DAYLILY	Hemerocallis 'Happy Returns'	#1 Container
MSI	146	PURPLE FLAME GRASS	Miscanthus sinensis 'Purpurascens'	#3 Container
PIAB	5	NORWAY SPRUCE	Picea abies	6' BB
PIPU	6	GREEN COLORADO SPRUCE	Picea pungens	6' BB
PYCA	22	ARISTOCRAT PEAR	Pyrus calleryana 'Aristocrat'	2-1/2" BB
QUBI	12	SWAMP WHITE OAK	Quercus bicolor	2-1/2" BB
QURU	8	NORTHERN RED OAK	Quercus rubra borealis	2-1/2" BB
RHAR	498	GRO-LOW FRAGRANT SUMAC	Rhus aromatica 'Gro-Low'	#5 Container - 18"
RIAL	31	ALPINE CURRANT	Ribes alpinum	3'
SPBU	252	ANTHONY WATERER SPIREA	Spiraea bumalda 'Anthony Waterer Spirea'	#5 Container - 18"
TICO	9	LITTLELEAF LINDEN	Tilia cordata	2-1/2" BB
VITR	62	AMERICAN CRANBERRYBUSH	Viburnum trilobum	3'

**LEGEND**

- TURF AREA - SEEDING
- J.F. NEW/CARDUO STORMWATER SEED MIX

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**SEAL**  
 Glenn M Christensen, ASLA, RLA  
 Wisconsin Registered Landscape Architect LA-172

DATE	REVISION	DRAWN BY

**Manhard CONSULTING LTD.**  
 400 Vandewater Parkway, Verona, WI, 53593  
 P: 608-784-0000 F: 608-784-0005  
 Manhard@manhardconsulting.com  
 Environmental Stewardship • Landscape Architecture • Planning

PROPOSED WAL-MART SUPERCENTER NO. 2335-11  
 CITY OF MADISON, DANE COUNTY, WISCONSIN  
 LANDSCAPE PLAN - WEST SECTION

PROJ MEK: **TR**  
 PROJ ASSOC: **RJS**  
 DRAWN BY: **BD**  
 DATE: **6-24-14**  
 SCALE: **1"=50'**

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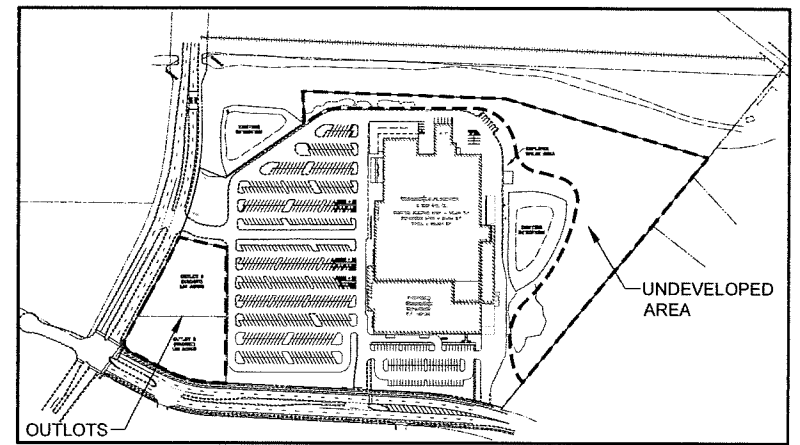
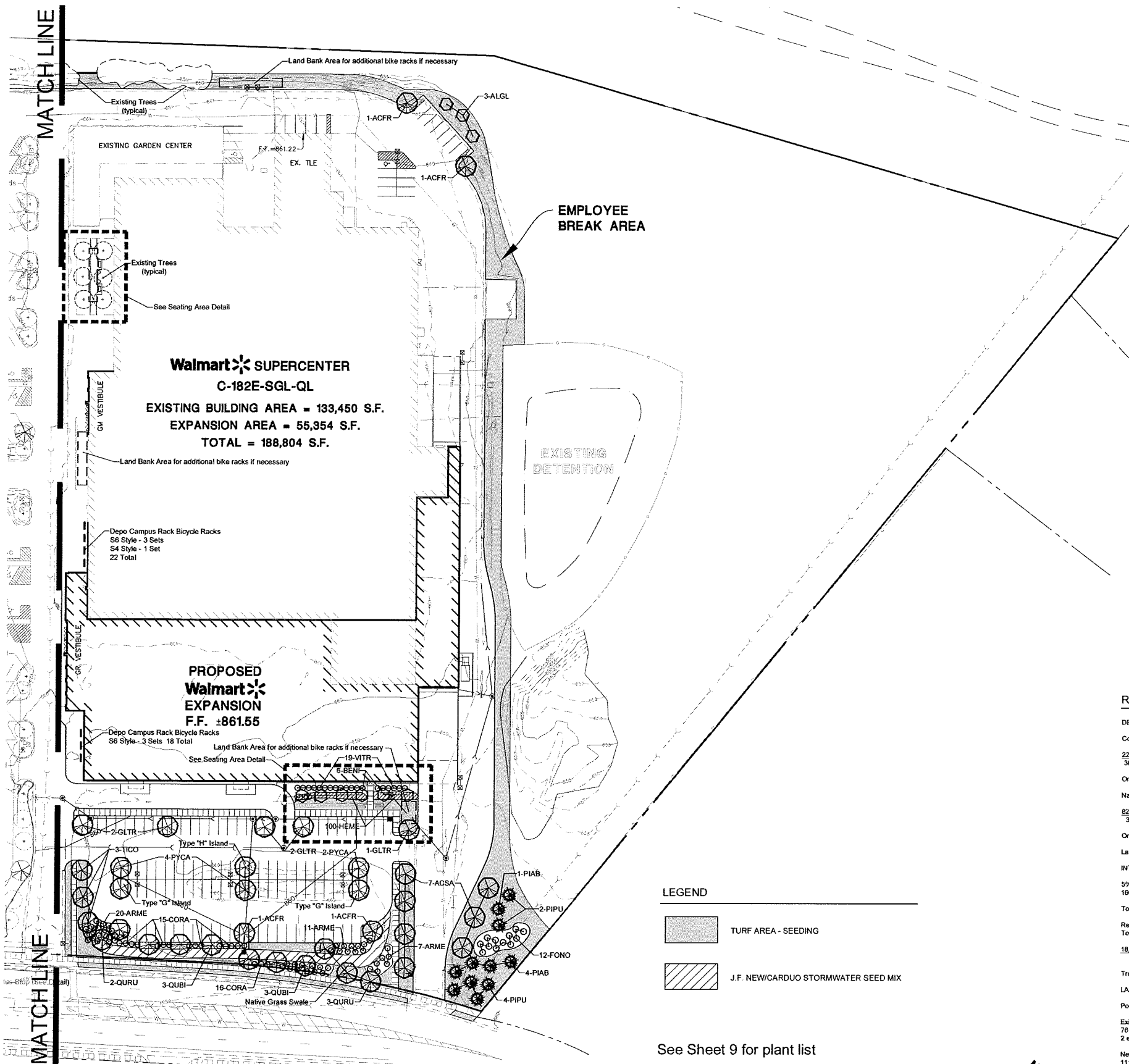
SHEET  
**9** OF **11**  
 WALMART 120750

Landscape Plan - West Section  
 Scale:

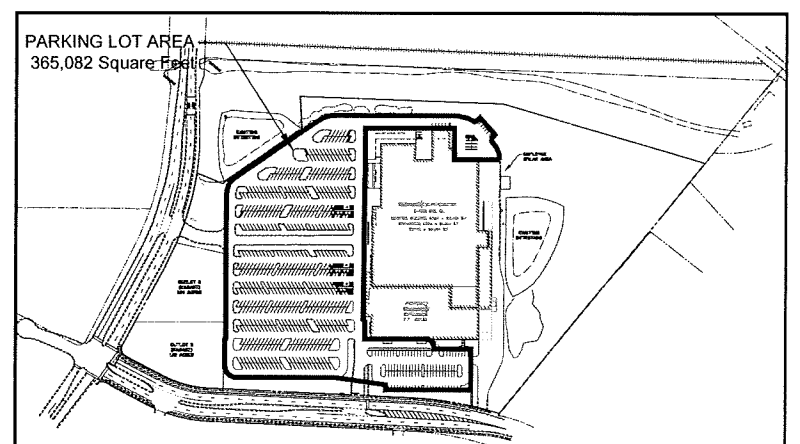
1" = 50'-0"



July 14, 2014 - 12:31 Date Name: D:\bmc\mca\proj\2335-11\2335-11\_LANDSCAPE.dwg User: mchris...



Landscape Plan - Undeveloped Areas  
Scale: 1" = 250'-0"



Landscape Plan - Parking Lot Area  
Scale: 1" = 250'-0"

Required Landscaping		Preliminary Site Calculations	
<b>DEVELOPMENT FRONTAGE LANDSCAPING</b>		Total Site	24.89 acres 1,084,208.4 sq.ft.
Commercial Avenue Frontage - 220 feet		Less	
220 feet	30 feet = 7.3	2 Outlots	2.13 acres 92,782.8 sq.ft.
One overstory tree and five shrubs per 30 feet X 7.3 = (7.3) = 7 trees & (36.5) = 37 shrubs		Undeveloped Area	5.79 acres 252,225.0 sq.ft.
Nakoosa Trail Frontage - 828 feet		Building Footprint	4.33 acres 188,804.0 sq.ft.
828 feet	30 feet = 27.6	Total Landscape Area	550,396.6 sq.ft.
One overstory tree and five shrubs per 30 feet X 27.6 = (27.6) = 28 trees & (138.0) = 138 shrubs		First 5 developed acres@ 5 points per 300 sq.ft. (217,800 sq.ft.)	3,630 points
Landscaping on plan meets or exceeds the required landscaping.		Remainder of developed area @ 1 point per 300 sq.ft. (332,596.6 sq.ft.)	1,109 points
<b>INTERIOR PARKING LOT LANDSCAPING</b>		Total landscape points required	4,739 points
5% of parking lot shall be interior planting islands, peninsulas, or landscape strips. One tree per 180 square feet of required landscape area.			
Total Square Footage of Parking Lot (see drawing) - 365,082 square feet			
Required (5%) Landscape Area - 18,254.1 square feet			
Total Landscape Area on Plan - 45,967 square feet (12%)			
18,254.1 square feet			
180 square feet = (114.08) = 114 trees			
Trees in islands on plan both existing and proposed exceed the 114 trees.			
LANDSCAPE POINTS REQUIRED - (see map & calculations above) - 4,739 points			
Points on the Plan			
Existing Plant Material to Remain			
78 deciduous trees @ 35 points = 2,660 points			
2 evergreen trees @ 35 points = 70			
New Plant Material			
111 deciduous trees @ 35 points = 3,885 points			
11 evergreen trees @ 35 points = 385			
10 ornamental trees @ 15 points = 150			
188 deciduous shrubs @ 3 points = 564			
109 Ornamental Grasses			
& perennials @ 2 points = 218			
TOTAL POINTS ON PLAN		7,932 Points	

**LEGEND**

	TURF AREA - SEEDING
	J.F. NEWCARDUO STORMWATER SEED MIX

See Sheet 9 for plant list

1" = 50'-0"

**NORTH**

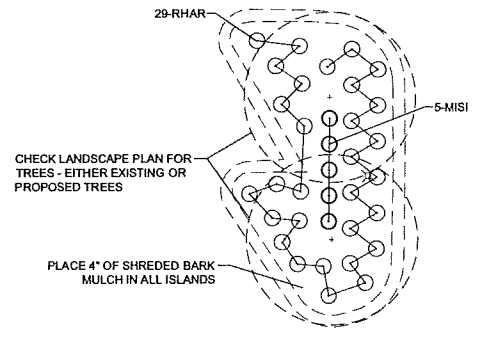
Landscape Plan - East Section  
Scale:

**Manhard CONSULTING LTD.**  
250 Engineering Drive, Verona, WI 53593  
Tel: 608.785.1000 Fax: 608.785.1001  
www.manhardconsulting.com  
Landscape Architecture • Planning • Environmental Science • Construction Management

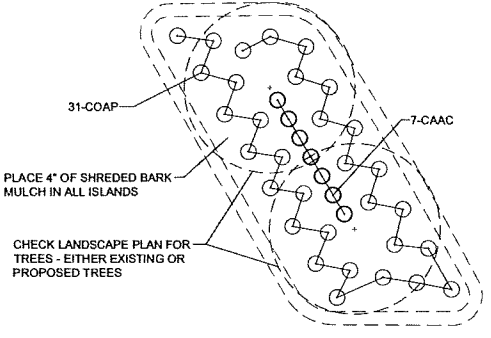
PROPOSED WAL-MART SUPERCENTER NO. 2335-11  
CITY OF MADISON, DANE COUNTY, WISCONSIN  
LANDSCAPE PLAN - EAST SECTION

PROJ MGR: JTB  
PRJ ASSOC: RJS  
DRAWN BY: BD  
DATE: 6-24-14  
SCALE: 1"=50'

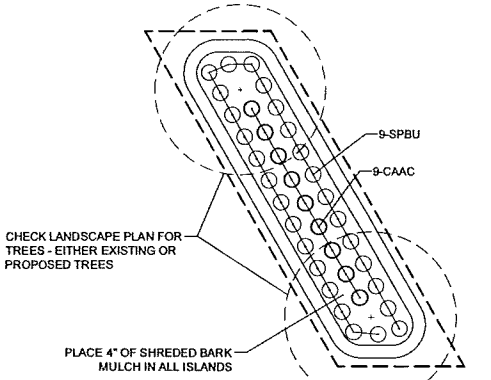
SHEET  
**10 OF 11**  
WALMAW 120750



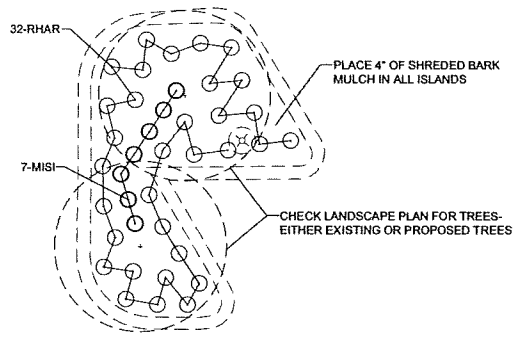
Type "A" Island Planting Plan - (4 total)  
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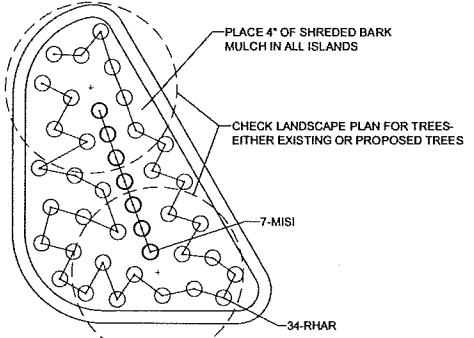
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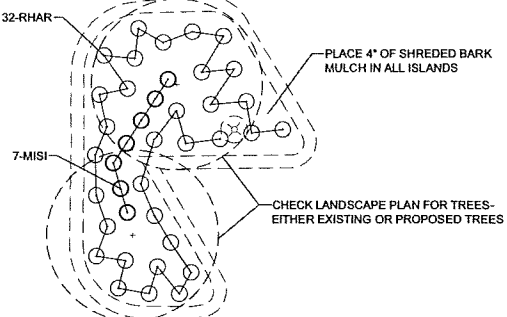
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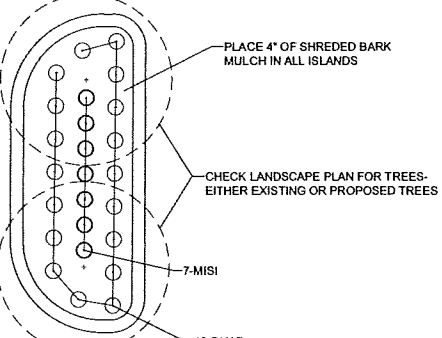
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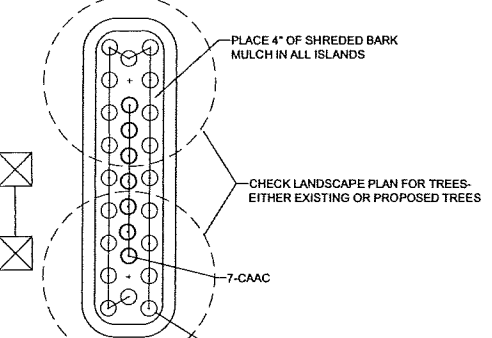
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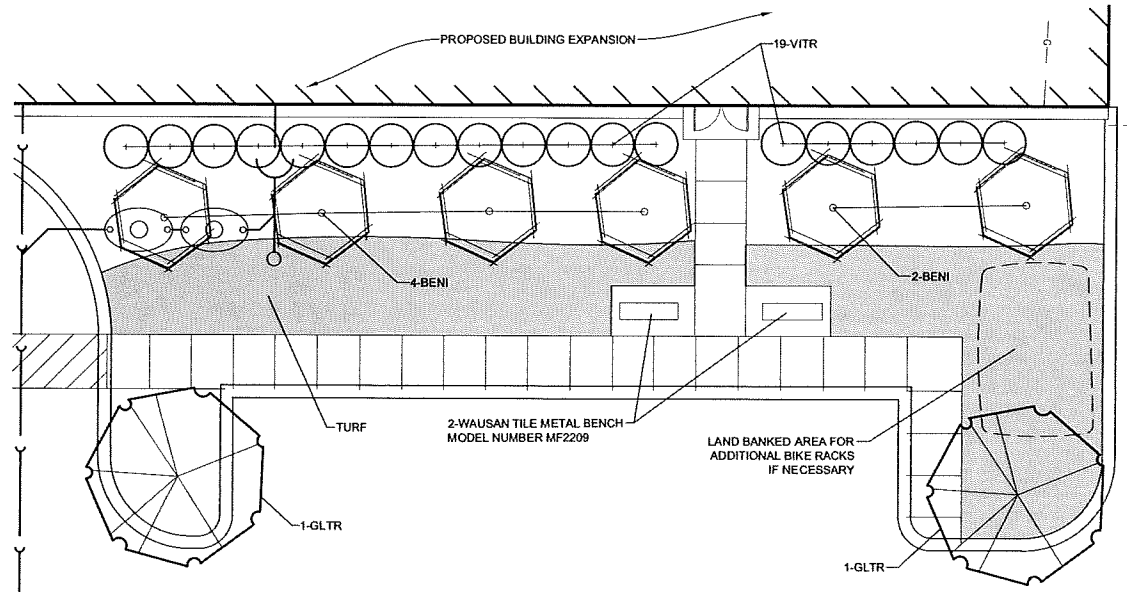
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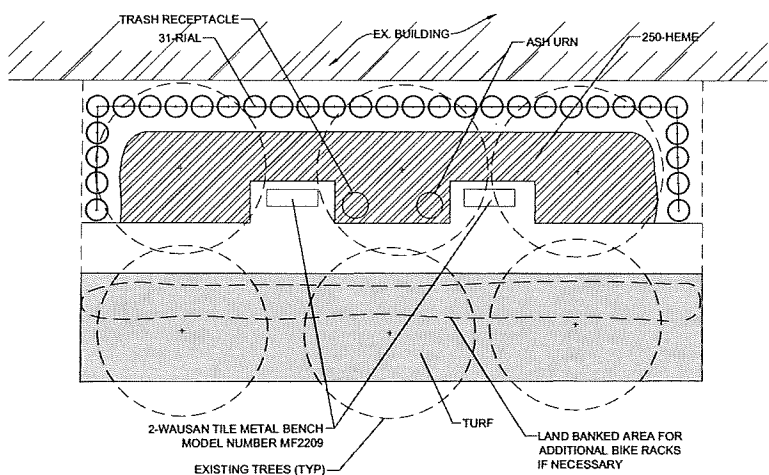
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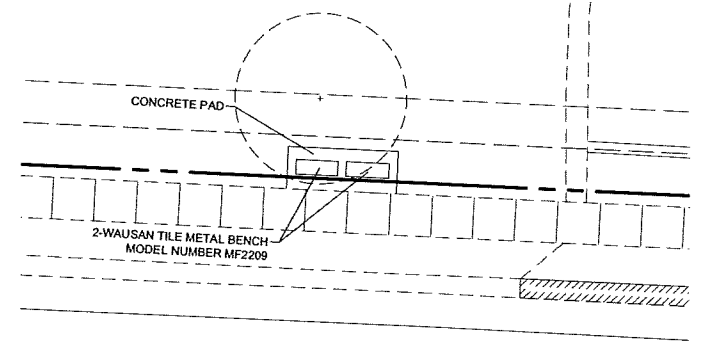
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Scale: 1" = 10'-0"



SEATING AREA DETAIL  
Scale: 1" = 10'-0"



SEATING AREA DETAIL  
Scale: 1" = 10'-0"



BUS STOP DETAIL  
Scale: 1" = 10'-0"

NO.	DATE	BY	REVISION

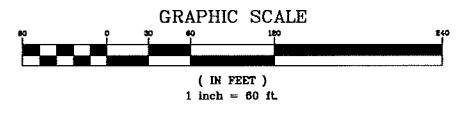
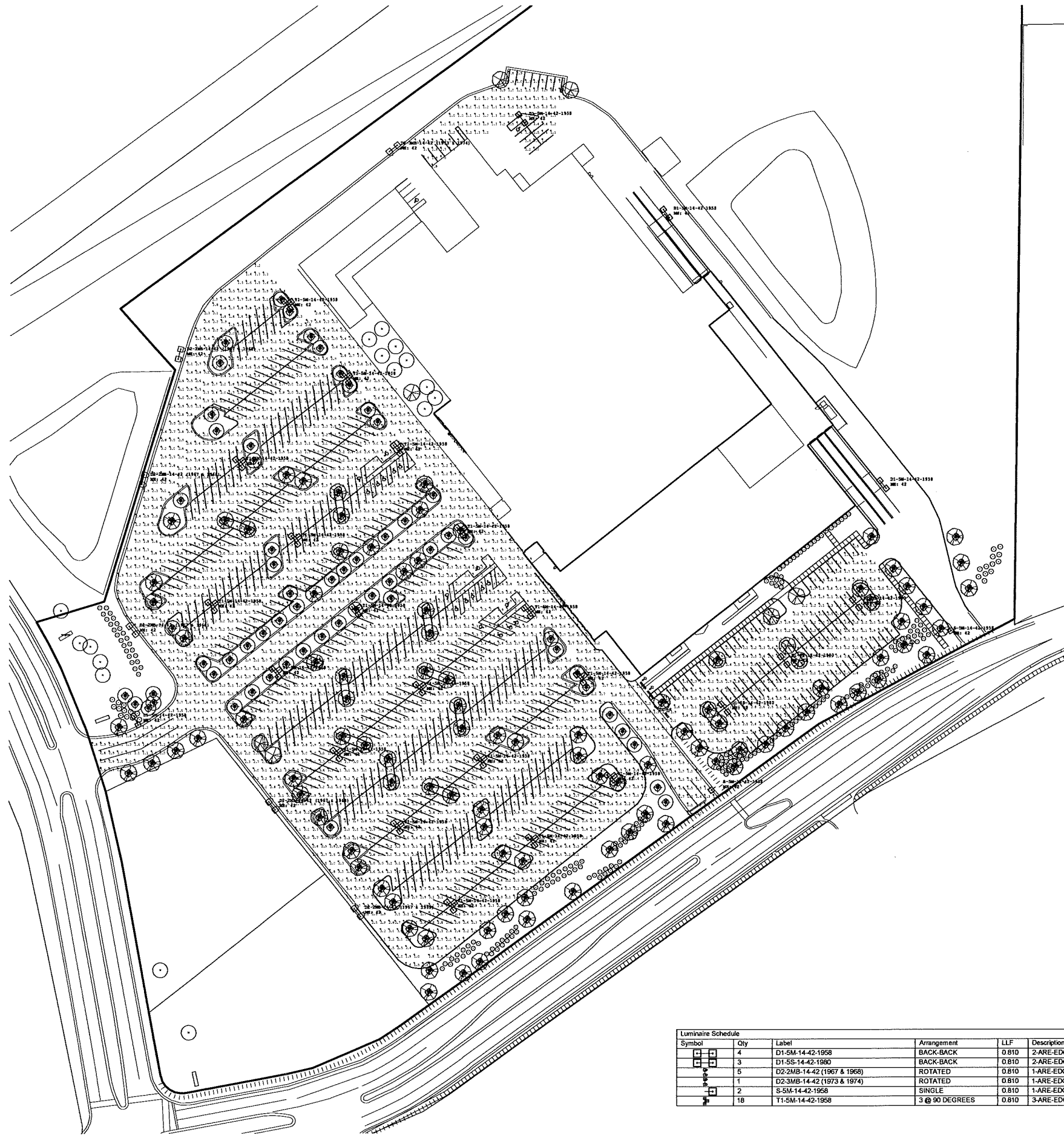
**Manhard CONSULTING LTD.**  
 400 Westlake Parkway, Verona, WI, U.S.A. 53593 Tel: 608.785.4000 Fax: 608.785.4005  
 72 Singapore Street, Singapore 069721 Tel: 65 434 3222 Fax: 65 434 3223  
 400 Westlake Parkway, Verona, WI, U.S.A. 53593 Tel: 608.785.4000 Fax: 608.785.4005  
 72 Singapore Street, Singapore 069721 Tel: 65 434 3222 Fax: 65 434 3223  
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PROPOSED WAL-MART SUPERCENTER NO. 2335-11  
 CITY OF MADISON, DANE COUNTY, WISCONSIN  
 LANDSCAPE DETAILS

PROJ MGR: JTB  
 PROJ ASSN: RJS  
 DRAWN BY: RHM  
 DATE: 6-24-14  
 SCALE: 1"=10'  
 SHEET 11 OF 11  
 WALMART 120750

July 14, 2014 - 14:22  
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 PLOT DATE: 07/14/14  
 PLOT BY: JTB

Day Meter: P:\Walmart\Day\Drawings\Photometrics\PHOTOMETRICS\_PLOT.DWG Updated By: AJohnson  
 May 14, 2014 14:17



- LIGHTING NOTES**
- REFER TO ARCHITECTURAL PLANS FOR SITE LIGHTING ELECTRICAL PLAN.
  - ALL LP CAMERA PULL BOXES LOCATED IN PAVED AREAS SUBJECT TO TRUCK TRAFFIC SHALL BE "H-20" LOAD RATED, THE TYPICAL PULL BOX SIZE WILL BE 17" X 30" X 28" "QUAZITE" PG1730BA28 BOX WITH PG1730PH00 LID, OR APPROVED EQUAL. DEEPER BOXES MAY BE REQUIRED WHEN THE CONDUIT ALIGNMENT IS AFFECTED BY OTHER UTILITIES. THE PULL BOX SHALL BE INSTALLED PER THE MANUFACTURER'S SPECIFICATION WITH A CONCRETE COLLAR AND A MINIMUM OF 8" OF GRAVEL COMPACTED PER PROJECT SPECIFICATIONS.
  - SECURITY CAMERA CONDUIT FROM BUILDING AND BETWEEN PULL BOXES SHALL BE ONE 3" DIAMETER CARLON TYPE "DB" DIRECT BURIAL TELEPHONE DUCT OR 3" SCHEDULE 40 PVC. INSTALL GALVANIZED PULL WIRE OR PURPLE PROPYLENE POLYETHYLENE ROPE WITH A MINIMUM PULLING TENSION OF 100 POUNDS. THE MINIMUM BURIAL DEPTH SHALL BE 24". INSTALL AN ORANGE DETECTABLE HAZARD TAPE WITH INTEGRAL "BURIED CABLE" WORDING, 12" ABOVE CONDUIT.
  - CONDUIT FOR SECURITY CAMERAS FROM THE PULL BOXES TO CAM LIGHT POLE TO SHALL BE ONE 2" CONDUIT SHALL BE CARLON TYPE "DB" DIRECT BURIAL TELEPHONE DUCT OR SCHEDULE 40 PVC. INSTALL GALVANIZED PULL WIRE OR PURPLE PROPYLENE POLYETHYLENE ROPE WITH A MINIMUM PULLING TENSION OF 100 POUNDS. THE MINIMUM BURIAL DEPTH SHALL BE 24". INSTALL AN ORANGE DETECTABLE HAZARD TAPE WITH INTEGRAL "BURIED CABLE" WORDING, 12" ABOVE CONDUIT. THE 2" LP CAMERA CONDUIT SHALL BE SEPARATED FROM THE 480VAC LIGHT FIXTURE POWER BY A DIVIDER PLACED IN THE LIGHT POLE BASE JUNCTION BOX.
  - EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW LINES.
  - THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
  - LINES UNDERGROUND SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.
  - ALL CONCRETE FOR ENCASUREMENTS SHALL HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH AT 3000 P.S.I.
  - CAM INDICATES LOSS PREVENTION POLE MOUNTED SECURITY CAMERA (SUPPLIED BY WAL-MART).

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Drive Aisle Zone	Illuminance	Fc	2.32	3.7	0.6	3.87	6.17
Drive Aisle Zone South	Illuminance	Fc	1.62	2.2	0.6	2.70	3.67
Front Drive Aisle Zone	Illuminance	Fc	2.43	3.1	1.7	1.43	1.82
Limited Parking Zone	Illuminance	Fc	2.09	2.9	0.7	2.99	4.14
Limited Parking Zone North	Illuminance	Fc	1.24	1.9	0.7	1.77	2.71
Main Parking Zone North	Illuminance	Fc	2.31	3.9	1.0	2.31	3.90
Main Parking Zone South	Illuminance	Fc	2.68	4.1	0.9	2.98	4.56

Symbol	Qty	Label	Arrangement	LLF	Description	Arr. Watts	Arr. Lum. Lumens	BUG Rating
[Symbol]	4	D1-5M-14-42-1958	BACK-BACK	0.810	2-ARE-EDG-SM-DA-14-D-UH-BK-525-57K 39ft pole on 3ft base	466	38664	B4-U0-G3
[Symbol]	3	D1-5S-14-42-1980	BACK-BACK	0.810	2-ARE-EDG-SS-DA-14-D-UH-BK-525-57K 39ft pole on 3ft base	466	42958	B4-U0-G2
[Symbol]	5	D2-2MB-14-42 (1967 & 1968)	ROTATED	0.810	1-ARE-EDG-2MB-DA-14-D-UH-BK-525-57K-RL & 1-ARE-EDG-2MB-DA-14-D-UH-BK-525-57K-RR	466	27696	B1-U1-G3
[Symbol]	1	D2-3MB-14-42 (1973 & 1974)	ROTATED	0.810	1-ARE-EDG-3MB-DA-14-D-UH-BK-525-57K-RL & 1-ARE-EDG-3MB-DA-14-D-UH-BK-525-57K-RR	466	25716	B2-U0-G3
[Symbol]	2	S-5M-14-42-1958	SINGLE	0.810	1-ARE-EDG-SM-DA-14-D-UH-BK-525-57K 39ft pole on 3ft base	233	18332	B4-U0-G3
[Symbol]	18	T1-5M-14-42-1958	3 @ 90 DEGREES	0.810	3-ARE-EDG-SM-DA-14-D-UH-BK-525-57K 39ft pole on 3ft base	699	57996	B4-U0-G3

DRAWN BY: [ ]  
 CHECKED BY: [ ]  
 DATE: [ ]  
**Manhard CONSULTING LTD.**  
 800 Wisconsin Avenue, Suite 1000, Madison, WI 53703  
 608.261.8000  
 Fax: 608.261.8001  
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 Professional Land Surveyors - Wisconsin  
 Professional Planners - Wisconsin  
 Professional Architects - Wisconsin  
 Professional Environmental Scientists - Wisconsin

PROPOSED WAL-MART SUPERCENTER NO. 2335-11  
 CITY OF MADISON, DANE COUNTY, WISCONSIN  
 PHOTOMETRICS PLAN

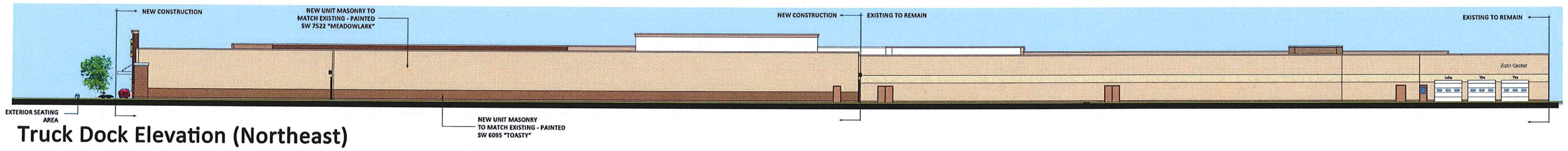
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 PROJ. ASSOC.: RJS  
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 SCALE: 1"=60'  
 SHEET  
**1** OF **1**  
 WALMAW 120750



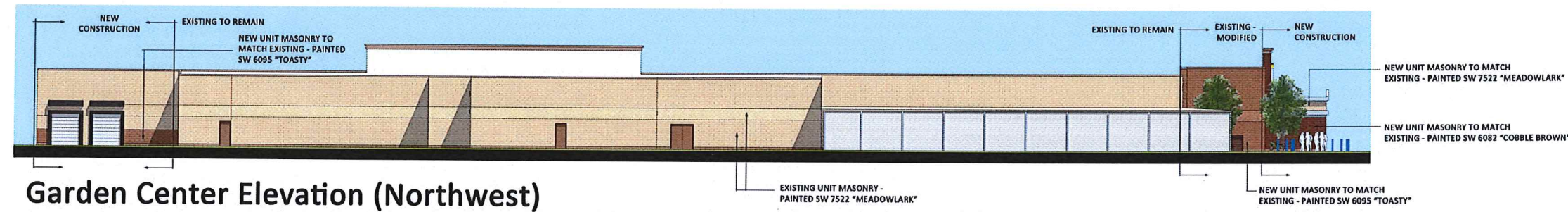
View from Commercial Avenue



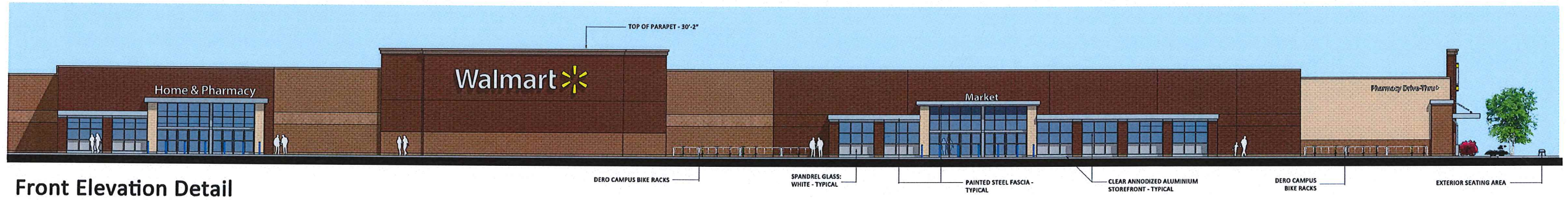
View from Nakoosa Trail



Truck Dock Elevation (Northeast)



Garden Center Elevation (Northwest)



Front Elevation Detail



DESIGN REPRESENTATION ONLY - NOT FOR CONSTRUCTION The building images shown are a representation of the current design intent only. The building images may not reflect variations in color, tone, hue, tint, shading, ambient light intensity, materials, texture, contrast, font style, construction variations required by building codes or inspectors, material availability or final design detailing.

BUILDING SIGNAGE SCHEDULE					
FRONT SIGNAGE	QTY	COLOR	INDIVIDUAL AREA	TOTAL AREA	
Walmart	2	WHITE	298.00 SF	596.00	SF
* (spark)	2	YELLOW			
Pharmacy Drive-Thru →	1	WHITE	74.66 SF	74.66	SF
Market	1	WHITE	28.17 SF	28.17	SF
Home & Pharmacy	1	WHITE	97.66 SF	97.66	SF
Outdoor Living	1	WHITE	77.17 SF	77.17	SF
← Auto Center	1	WHITE	34.55 SF	34.55	SF
<b>TOTAL FRONT SIGNAGE</b>				<b>610.21</b>	<b>SF</b>
PHARMACY DRIVE-THRU SIGNAGE					
Pharmacy Drive-Thru	2	WHITE	39.90 SF	79.80	SF
<b>TOTAL PHARMACY DRIVE-THRU SIGNAGE</b>				<b>79.80</b>	<b>SF</b>
AUTO CENTER SIGNAGE					
Auto Center	1	WHITE	31.51 SF	31.51	SF
<b>TOTAL AUTO CENTER SIGNAGE</b>				<b>31.51</b>	<b>SF</b>
<b>TOTAL BUILDING SIGNAGE</b>				<b>1019.52</b>	<b>SF</b>

SITE SIGNAGE SCHEDULE					
SIGNAGE	QTY	COLOR	INDIVIDUAL AREA	TOTAL AREA	
Walmart Pylon (INTERNALLY ILLUMINATED)	1	WHITE LETTERING, YELLOW SPARK	95.00 SF	95.00	SF
<b>TOTAL SITE SIGNAGE</b>				<b>95.00</b>	<b>SF</b>



Proposed Monument Sign

