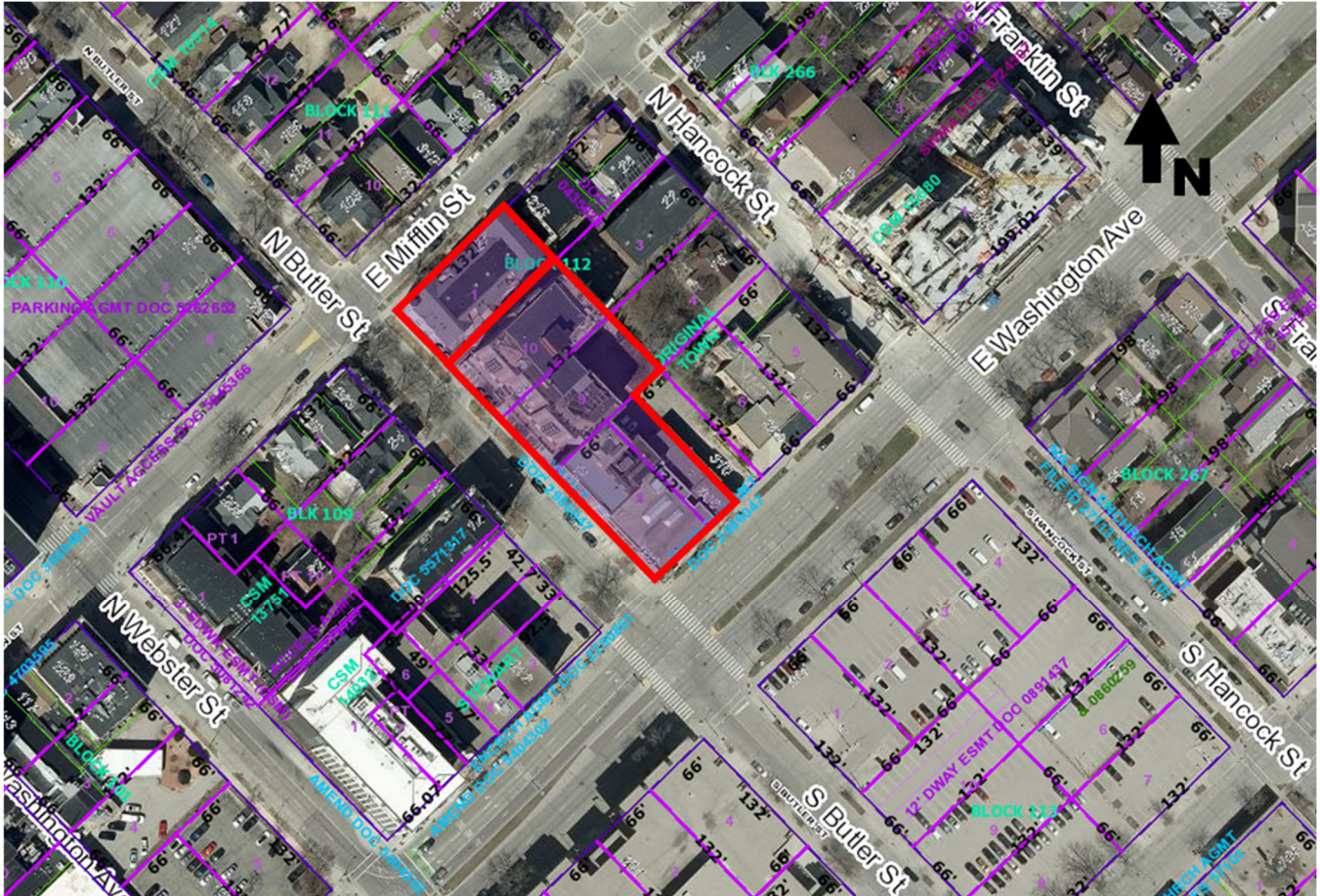


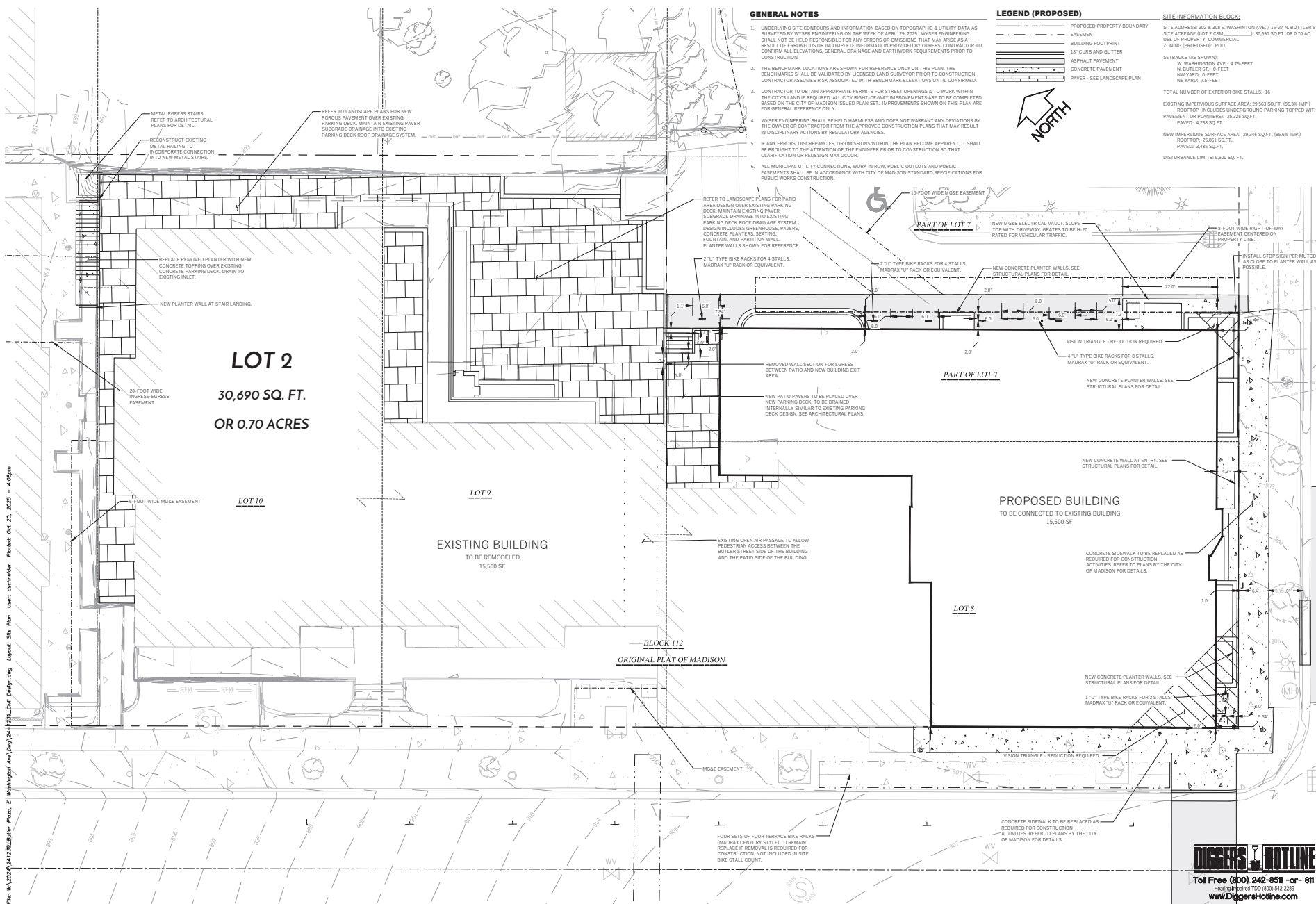
9 N Butler Street
Contract 9713
MUNIS 16042
Developer: Butler Plaza, LLC



The developer, Butler Plaza, LLC, received conditional approval for a two-lot Certified Survey Map, demolition of two existing commercial buildings and construction of a new 11-story mixed-use building including 76 multifamily dwelling units mixed use building, approximately 9,000 SF of commercial space, and 16 parking stalls in two levels of underground parking that will connect through the existing parking beneath Butler Plaza not requiring new curb cuts. The site has frontage on E Washington Avenue and N Butler Street.

Summary of Improvements:

- Recording of a Certified Survey Map.
- Dedicate Right of Way or grant a Public Sidewalk Easement for and be responsible for the construction of a minimum six (6)-foot wide sidewalk, eight (8)-foot wide terrace, and additional one (1) foot for maintenance, where applicable, along their site's frontage of E Washington Avenue.
- Construct sidewalk, terrace, curb, gutter, and pavement along E Washington Avenue and N Butler Street to a plan as approved by the City Engineer.
- Provide public street terrace tree protection, removals, and plantings per City Forestry approvals.
- City Forestry will issue a street tree removal permit for three (3) trees due to decline and construction staging needs along E Washington Avenue & N Butler Street.
 - E Washington Avenue:
 - 12" Ginkgo Tree
 - 12" Ginkgo Tree
 - N Butler Street
 - 10" Honeylocust Tree
- Construct private sanitary, storm, and water service laterals necessary to serve the private redevelopment project per plans approved by the City Engineer.
- Protect existing public streetlights and fiber facilities in the project area. Coordinate with City Traffic Engineering and City IT on relocations needed to facilitate construction.
- Coordinate project access, street closures, and street occupancy with other projects in the area and as approved by City Traffic Engineering.



2. THE CONTRACTOR SHALL PRECEDE WORK OVER SCALE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN FIELD.

3. LENGTHS OF UTILITIES ARE TO CENTER OF STRUCTURES OR ENDINGS AND MAY VARY. UTILITIES NOT ON PLANS, LAYOUT SHALL BE VERIFIED IN FIELD DURING CONSTRUCTION.

4. CONTRACTOR SHALL VERIFY ALL ELEVATIONS, LOCATIONS, AND SIZES OF SANITARY, WATER, GAS, AND OTHER UTILITIES AND CHECK ALL UTILITY CROSSINGS FOR CONFLICTS.

5. THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH ENGINEERING PLANS DESIGNED TO MEET ORDINANCES AND REQUIREMENTS OF THE CITY OF CHICAGO AND STATE OF ILLINOIS.

6. PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR:

- a. EXAMINING ALL SITE CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE CONTRACT DOCUMENTS.
- b. NOTIFYING THE CITY OF CHICAGO AND THE CITY ENGINEER OF ANY DISCREPANCY TO THE ENGINEER AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.
- c. OBTAINING ALL PERMITS AND PAYING ALL FEES, INCLUDING DEPOSITS, BOND, AND ALL OTHER FEES REQUIRED FOR PROPOSED WORK TO AVOID OCCUPANCY.
- d. NOTIFYING ALL UTILITIES AND NOTIFYING ENGINEER OF ANY DISCREPANCY. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS RESOLVED.
- e. NOTIFYING ALL UTILITIES PRIOR TO ANY CONSTRUCTION OF ANY SURROUND IMPROVEMENTS.

7. THE DESIGN ENGINEER AND MUNICIPALITY HAS 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION OCCUPANCY.

8. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE ENGINEER WITH AS-BUILT CONDITIONS OF THE DESIGNATED IMPROVEMENTS IN ORDER THAT THE APPROPRIATE RECORD DRAWINGS BE PREPARED. THE CONTRACTOR SHALL SUBMIT ALL AS-BUILT AND ADDITIONAL ITEMS MUST BE REPORTED TO THE ENGINEER AS WORK PROGRESSES.

15. ANY SANITARY SEWER, SANITARY SEWER SERVICES, WATER MAIN, WATER SERVICES, WATER MAIN SERVICES, WATER MAINS, WATER MAINS SERVICES, WATER MAINS SERVICES, SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE. NO BLASTING IS ALLOWED WITHIN 30 FEET OF EXISTING UTILITIES.
16. ALL PRIVATE INTERCEPTOR WATER MAIN AND WATER SERVICES SHALL BE INSTALLED AT A MINIMUM BURY PROTECTION INSULATOR ABOVE PIPES WITH LESS THAN 2' OF GROUND COVER.
17. GRANULAR BACKFILL MATERIALS ARE REQUIRED IN ALL UTILITY TRENCHES UNDER ALL EXISTING AND NEW UTILITIES UNLESS OTHERWISE SPECIFIED BY A GEOTECHNICAL ENGINEER. ALL UTILITY TRENCH BACKFILL SHALL BE COMPACTED PER SPECIFICATIONS. ALL PAVEMENT PATCHES SHALL COMPLY WITH THE CITY OF MADISON SPECIFICATIONS. ALL PATCHES SHALL BE MATCHED TO THE EXISTING PAVEMENT. ADDITIONAL PAVEMENT MILLING AND OVERLAY MAY BE REQUIRED BY PERMIT.
18. CONTRACTOR SHALL NOTIFY THE MUNICIPAL PUBLIC WORKS DEPARTMENT A MINIMUM OF 72 HOURS BEFORE ANY CONSTRUCTION OF ANY TYPE.
19. ALL NON-METALLIC BUILDING SEWER AND WATER SERVICES MUST BE ACCOMPANIED BY MEANS OF LOCATING UNDERGROUND PIPE. TRACKER WIRE VALVE BOXES SHALL BE INSTALLED ON ALL LATERALS AND MAINS TO ASSIST WITH THESE PLANS.
20. ALL UTILITY CLEANSING SHALL BE COMPLETED WITH A FIRST LEESE IN ACCORDANCE WITH SPEC 382.353(SUBSECTION 3) AND SPEC 384.300(3).
21. ALL PRIVATE PLUMBING MATERIALS SHALL CONFORM TO SPEC 384.300.
22. ALL PRIVATE PIPE JOINTS SHALL BE INSTALLED PER SPEC 384.40.
23. ALL PRIVATE WATER PIPE, INCLUDING DITCHES AND SEWERATION REQUIREMENTS, SHALL BE IN ACCORDANCE WITH SPEC 382.400.

19. THE CONTRACTOR SHALL ALLOW 10 WORKING DAYS FOR THE CONSTRUCTION OF GAS MAINS WHEN SCHEDULING THE WORK AND SHALL NOT RESTRICT ACCESS TO THE GAS MAIN CONTRACTOR OR OTHER UTILITY COMPANIES.
20. CONTRACTOR SHALL VERIFY AND COORDINATE ALL UTILITY CONNECTIONS WITH THE BUILDING PRIOR TO CONSTRUCTION.
21. THE CONTRACTOR SHALL CONDUCT HIS OPERATIONS SO AS TO BE IN CONFORMANCE WITH THE CITY EROSION CONTROL AND STORMWATER ORDINANCE, AND DNR ADMINISTRATIVE RULE NR 216 AT ALL TIMES.

UNDERLYING SITE CONTROL AND INFORMATION BASED ON TOPOGRAPHIC & UTILITY DATA AS SURVEYED BY WYSE ENGINEERING ON THE WEEK OF APRIL 29, 2024. WYSE ENGINEERING SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THE DATA OR AREAS NOT COVERED BY THE SURVEY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DATA AND INFORMATION TO CONFORM TO ALL ELEVATIONS, GENERAL DRAINAGE AND EARTHWORK REQUIREMENTS PRIOR TO CONSTRUCTION.

2. THE BENCHMARK LOCATIONS ARE SHOWN FOR REFERENCE ONLY ON THIS PLAN. THE BENCHMARKS SHALL BE VALIDATED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR ASSUMES RISK ASSOCIATED WITH BENCHMARK ELEVATIONS UNLIT. CONFIRMED.

3. CONTRACTOR TO OBTAIN APPROPRIATE PERMITS FOR STREET OPENINGS & TO WORK WITHIN THE CITY'S LAND IF REQUIRED. ALL CITY RIGHT-OF-WAY IMPROVEMENTS ARE TO BE COMPLETED BASED ON THE CITY OF MADISON ISSUED PLAN SET.

4. WYSE ENGINEERING SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER OR CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY REGULATORY AGENCIES.

5. IF ANY ERRORS, OMISSIONS, OR OMBUSIONS WITHIN THE PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION SO THAT CLARIFICATION OR REVISIONS MAY OCCUR.

6. ALL MUNICIPAL UTILITY CONNECTIONS, WORK IN ROW, PUBLIC OUTLOTS AND PUBLIC EXPOSURES SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON STANDARD SPECIFICATIONS.

7. CONTRACTOR SHALL TAKE PRECAUTIONS DURING CONSTRUCTION TO NOT DISBURSE, SCAR, OR IMPAIR THE HEALTH OF ANY TREE. CONTRACTOR SHALL OPERATE EQUIPMENT IN A MANNER AS TO NOT DAMAGE THE BRANCHES OF THE STREET TREES. CONTRACTOR SHALL REQUIRE ALL OPERATORS TO BE TRAINED TO AVOID CONTACT WITH ANY TREE TRUNK OR BRANCHES AWAY FROM TREES ON THE CONSTRUCTION SITE. ANY DAMAGE OR INJURY TO EXISTING STREET TREES (THREE ABOVE OR BELOW GROUND) SHALL BE REPORTED IMMEDIATELY TO THE CITY FORESTRY AT (608) 264-2834. PENALTIES AND REMEDIATION SHALL BE ASSESSMENT BY THE CITY OF MADISON.

8. AS DEFINED BY SECTION 107.3.3 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, NO EXCAVATION IS PERMITTED WITHIN 5 FEET OF THE TRUNK OF THE STREET TREE OR WHEN CUTTING ROOTS OVER 1 INCHES IN DIAMETER. CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING AND MARKING ALL TREES TO BE REMOVED PRIOR TO EXCAVATION. CITY OF MADISON FORESTRY PERSONNEL SHALL ASSESS THE IMPACT TO THE TREE AND ITS ROOT SYSTEM. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SPECIFICATIONS CAN BE FOUND ON THE FOLLOWING WEBSITE: <https://www.cityofmadison.com/business/pw/specs.cfm>

- - - - - PROPERTY BOUNDARY
 - - - - - EASEMENT
 _____ BUILDING FOOTPRINT
 _____ CONCRETE PAVEMENT
 PROPOSED WATER MAIN
 PROPOSED SANITARY SEWER
 PROPOSED STORM SEWER
 PROPOSED GAS SERVICE (DESIGN BY OTHERS)
 PROPOSED ELECTRIC SERVICE (DESIGN BY OTHERS)



WYSER
ENGINEERING

115 N BUTLER ST. & 302 E. WASHINGTON AVE.
MADISON, WI 53703

BUTLER ST. REDEVELOPMENT

CITY OF MADISON, DANE COUNTY, WI

Worksheet Title: UTILITY PLAN

Revisions:		
No.	Date:	Description:
Graphic Scale		
Wyser Number	24-1239	
Set Type	SPR	
Date Issued	10/15/2025	
Sheet Number	C300	

DIGGERS HOTLINE
Toll Free (800) 242-8511 -or- 811
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

Toll Free (800) 242-8511 -or- 811
Hearing Impaired TDD (800) 542-2269
www.DiggersHotline.com

NOTES

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY SURVEY INFORMATION AND SITE CONDITIONS PRIOR TO START OF CONSTRUCTION AND REPORT ANY DISCREPANCIES. CONTRACTOR SHALL CONTACT DIGGERS HOTLINE TO LOCATE ALL PUBLIC AND PRIVATE UTILITIES PRIOR TO THE START OF CONSTRUCTION. ANY DAMAGE CAUSED TO EXISTING UTILITIES, EITHER SHOWN OR NOT, SHALL BE REPAIRED AND PAID FOR AT THE CONTRACTOR'S EXPENSE.

2. CONTRACTOR SHALL PROTECT BENCHMARKS

3. ALL EXISTING PLANT MATERIAL IS SHOWN AT EXISTING, APPROXIMATED SIZE PER CITY OF MADISON STANDARDS.

4. ALL PROPOSED STREET TREE REMOVALS WITHIN THE RIGHT OF WAY SHALL BE REVIEWED BY CITY FORESTRY BEFORE THE PLAN COMMISSION MEETING. STREET TREE REMOVALS REQUIRE APPROVAL AND A TREE REMOVAL PERMIT ISSUED BY CITY FORESTRY. ANY STREET TREE REMOVALS REQUESTED AFTER THE DEVELOPMENT PLAN IS APPROVED BY THE PLAN COMMISSION OR THE BOARD OF PUBLIC WORKS AND CITY FORESTRY WILL REQUIRE A MINIMUM OF A 72-HOUR REVIEW PERIOD WHICH SHALL INCLUDE THE NOTIFICATION OF THE ALDERPERSON WITHIN WHO'S DISTRICT IS AFFECTED BY THE STREET TREE REMOVAL(S) PRIOR TO A TREE REMOVAL PERMIT BEING ISSUED.

5. CITY FORESTRY WILL ISSUE A STREET TREE REMOVAL PERMIT FOR TWO GINKGO TREES 12 & 13" DIAMETER DUE TO DECLINE & CONSTRUCTION STAGING NEEDS AT ALONG E WASHINGTON AVE. THE CONTRACTOR SHALL CONTACT CITY FORESTRY AT (608)266-4816 TO OBTAIN PERMIT.

6. CONTRACTOR SHALL TAKE PRECAUTIONS DURING CONSTRUCTION TO NOT DISFIGURE, SCALD OR IMPAIR THE HEALTH OF ANY STREET TREE. CONTRACTOR SHALL OPERATE EQUIPMENT IN A MANNER AS TO NOT DAMAGE THE BRANCHES OF THE STREET TREE(S). THIS MAY REQUIRE USING SMALLER EQUIPMENT AND LOADING AND UNLOADING MATERIALS IN A DESIGNATED SPACE AWAY FROM TREES ON THE CONSTRUCTION SITE. ANY DAMAGE OR INJURY TO EXISTING STREET TREES (EITHER ABOVE OR BELOW GROUND) SHALL BE REPORTED IMMEDIATELY TO CITY FORESTRY AT (608) 266-4816. PENALTIES AND REMEDIATION SHALL BE REQUIRED.

7. AS DEFINED BY THE SECTION 107.13 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION: NO EXCAVATION IS PERMITTED WITHIN 5 FEET OF THE TRUNK OF THE STREET TREE OR WHEN CUTTING ROOTS OVER 3 INCHES IN DIAMETER. IF EXCAVATION IS NECESSARY, THE CONTRACTOR SHALL CONTACT MADISON CITY FORESTRY AT (608) 266-4816 PRIOR TO EXCAVATION. CITY OF MADISON FORESTRY PERSONNEL SHALL ASSESS THE IMPACT TO THE TREE AND TO ITS ROOT SYSTEM PRIOR TO WORK COMMENCING. TREE PROTECTION SPECIFICATIONS CAN BE FOUND ON THE FOLLOWING WEBSITE: [HTTPS://WWW.CITYOFMADISON.COM/BUSINESS/PW/SPECS.CFM](https://www.cityofmadison.com/business/pw/specs.cfm)

8. SECTION 107.13(G) OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION WEBSITE: [HTTPS://WWW.CITYOFMADISON.COM/BUSINESS/PW/SPECS.CFM](https://www.cityofmadison.com/business/pw/specs.cfm) ADDRESSES SOIL COMPACTION NEAR STREET TREES AND SHALL BE FOLLOWED BY CONTRACTOR. THE STORAGE OF PARKED VEHICLES, CONSTRUCTION EQUIPMENT, BUILDING MATERIALS, REFUSE, EXCAVATED SPOILS OR DUMPING OF POISONOUS MATERIALS ON OR AROUND TREES AND ROOTS WITHIN FIVE (5) FEET OF THE TREE OR WITHIN THE PROTECTION ZONE IS PROHIBITED

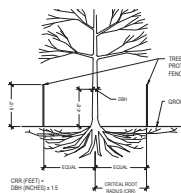
9. ON THIS PROJECT, STREET TREE PROTECTION ZONE FENCING IS REQUIRED. THE FENCING SHALL BE ERECTED BEFORE THE DEMOLITION, GRADING OR CONSTRUCTION BEGINS. THE FENCE SHALL INCLUDE THE ENTIRE WIDTH OF TERRACE AND, EXTEND AT LEAST 5 FEET ON BOTH SIDES OF THE OUTSIDE EDGE OF THE TREE TRUNK. DO NOT REMOVE THE FENCING TO ALLOW FOR DELIVERIES OR EQUIPMENT ACCESS THROUGH THE TREE PROTECTION ZONE.

10. STREET TREE PRUNING SHALL BE COORDINATED WITH CITY FORESTRY AT A MINIMUM OF TWO WEEKS PRIOR TO THE START OF CONSTRUCTION FOR THIS PROJECT. CONTACT CITY FORESTRY AT (608)266-4816. ALL PRUNING SHALL FOLLOW THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A300 - PART 1 STANDARDS FOR PRUNING.

11. AT LEAST ONE WEEK PRIOR TO STREET TREE PLANTING, CONTRACTOR SHALL CONTACT CITY FORESTRY AT (608) 266-4816 TO SCHEDULE INSPECTION AND APPROVAL OF NURSERY TREE STOCK AND REVIEW PLANTING SPECIFICATIONS WITH THE LANDSCAPER.

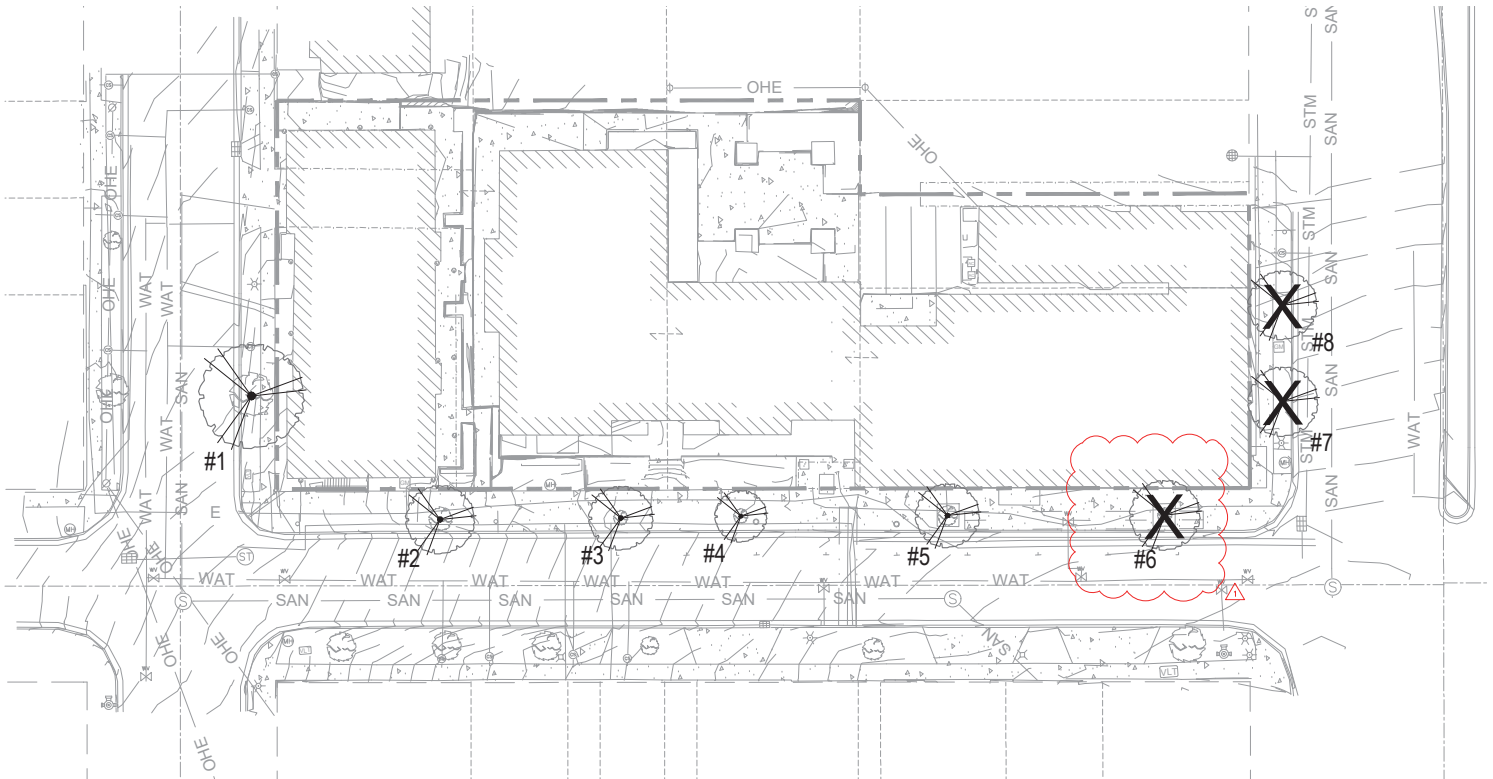
STREET TREE INVENTORY

Street Tree Inventory				
Number	Location	Species	Caliper (in)	Disposition
1	Butler St.	Green Ash	18	Remain
2	Butler St.	Honey Locust	12	Remain
3	Butler St.	Honey Locust	11	Remain
4	Butler St.	Honey Locust	9	Remain
5	Butler St.	Honey Locust	11	Remain
6	Butler St.	Honey Locust	10	Remove
7	E Wash Ave	Ginkgo	12	Remove in decline
8	E Wash Ave	Ginkgo	12	Remove in decline



- NOTE:
1. ALL TREES SHOWN TO BE RETAINED WITHIN THE LIMITS OF CONSTRUCTION ON THE PLANS SHALL BE PROTECTED DURING CONSTRUCTION WITH FENCING.
 2. PROTECT TREE CANOPIES FROM OVERHEAD DAMAGE.
 3. TEMPORARY TREE PROTECTION FENCES FOR DEMOLITION PHASE SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY SITE DEMOLITION OR PREPARATION WORK. CLEARING, GRADING, OR GRADING, AFTER DEMOLITION ACTIVITIES ARE COMPLETE FENCES SHALL BE RELOCATED TO PERMANENT CONSTRUCTION PHASE LOCATION AND SHALL BE MAINTAINED THROUGHOUT REMAINANCE OF THE CONSTRUCTION PROJECT.
 4. TREE PROTECTION FENCE TO BE 6' HEIGHT CHAIN-LINK SUPPORTED BY POSTED POLES. DO NOT USE SANGRADE.
 5. DO NOT INSTALL FENCING ANY CLOSER THAN 4' FROM THE TRUNK OF ANY TREE.
 6. NO STORAGE OF CONSTRUCTION MATERIALS, EQUIPMENT, OR SUPPLIES PERMITTED WITHIN TREE PROTECTION ZONES.
 7. NO DISPOSAL OF CONSTRUCTION MATERIALS, BYPRODUCTS, OR SOLUTIONS PERMITTED WITHIN TREE PROTECTION ZONES.
 8. TRUNK DIAMETER AT BREAST HEIGHT (DBH) MEASURED AT 4'4" ABOVE THE GROUND.

1 TREE PROTECTION DETAIL



1 TREE PRESERVATION AND REMOVAL PLAN

knothe

bruce

ARCHITECTS

Phone: 608.836.3490

8401 Greenway Blvd., STE 900
Madison, WI 53762

saiki

DESIGN

SPR SUPPLEMENT - 12-17-25
ISSUED
SITE PLAN REVIEW - 10-15-2025

Adrian Madison
L-475
Madison
10/15/2025

BUTLER ST
REDEVELOPMENT
PROJECT TITLE

15 N. BUTLER ST. & 302
E. WASHINGTON AVE.
MADISON, WI.

SHEET TITLE
TREE
PRESERVATION
AND REMOVAL
PLAN

SHEET NUMBER
L100
PROJECT NUMBER
2406

© Knothe & Bruce Architects, LLC

File: W:\2024\241239_Butler Plaza, E. Washington Ave\DWG\24-1239_CSM 1 OF 5 User: shearn Plotted: Jun 30, 2025 - 10:31am

CERTIFIED SURVEY MAP NO.

A CONSOLIDATION AND REDIVISION OF LOTS 1, 8, 9, 10, AND PART OF LOT 7, BLOCK 112, ORIGINAL PRITCHETTE PLAT OF MADISON, RECORDED ON OCTOBER 10, 1839 IN VOLUME A OF PLATS, PAGE 3, AS DOCUMENT NO. 102, BEING A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWN 7 NORTH, RANGE 9 EAST, ALL IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

NOTES:

- FIELD WORK PERFORMED BY WYSER ENGINEERING, LLC. ON THE WEEKS OF APRIL 29TH, MAY 3RD, JUNE 24TH 2025.
- NORTH REFERENCE FOR THIS CERTIFIED SURVEY AND MAP ARE BASED ON THE WISCONSIN COORDINATE REFERENCE SYSTEM, WISCRS DANE, NAD 83 (2011), GRID NORTH. THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 13, T7N, R9E, BEARS S 89°53' 29" E.
- SEE SHEETS 2 AND 3 OF 5 FOR FURTHER DETAILS ON EXISTING CONDITIONS AND EASEMENTS.

