



City of Madison

Proposed Conditional Use

Location
5518-5702 Manufacturers Drive

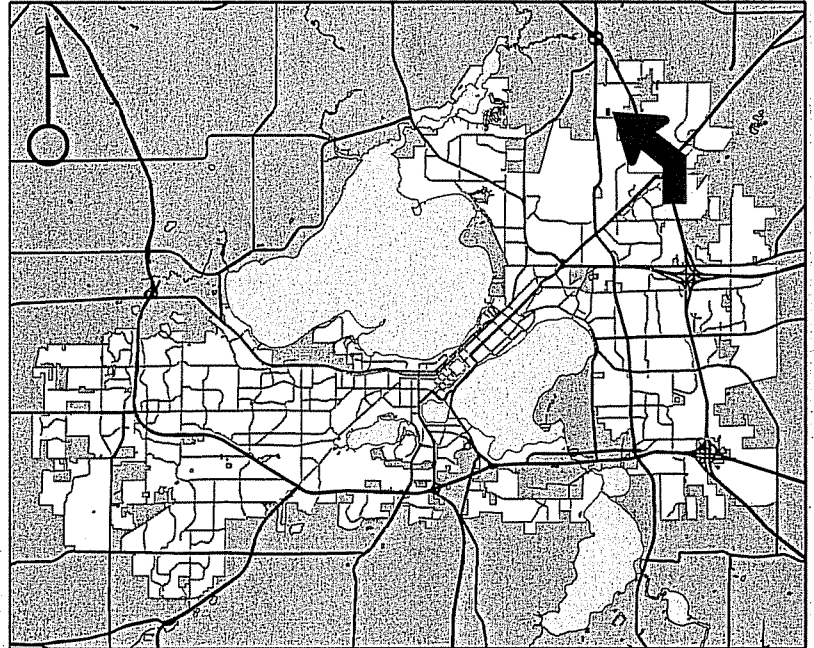
Project Name
Pulvermacher Cartage Parking Lot

Applicant
Mary Pulvermacher-Pulvermacher Properties/
Brian Beaulieu-Edge Consulting Engineers

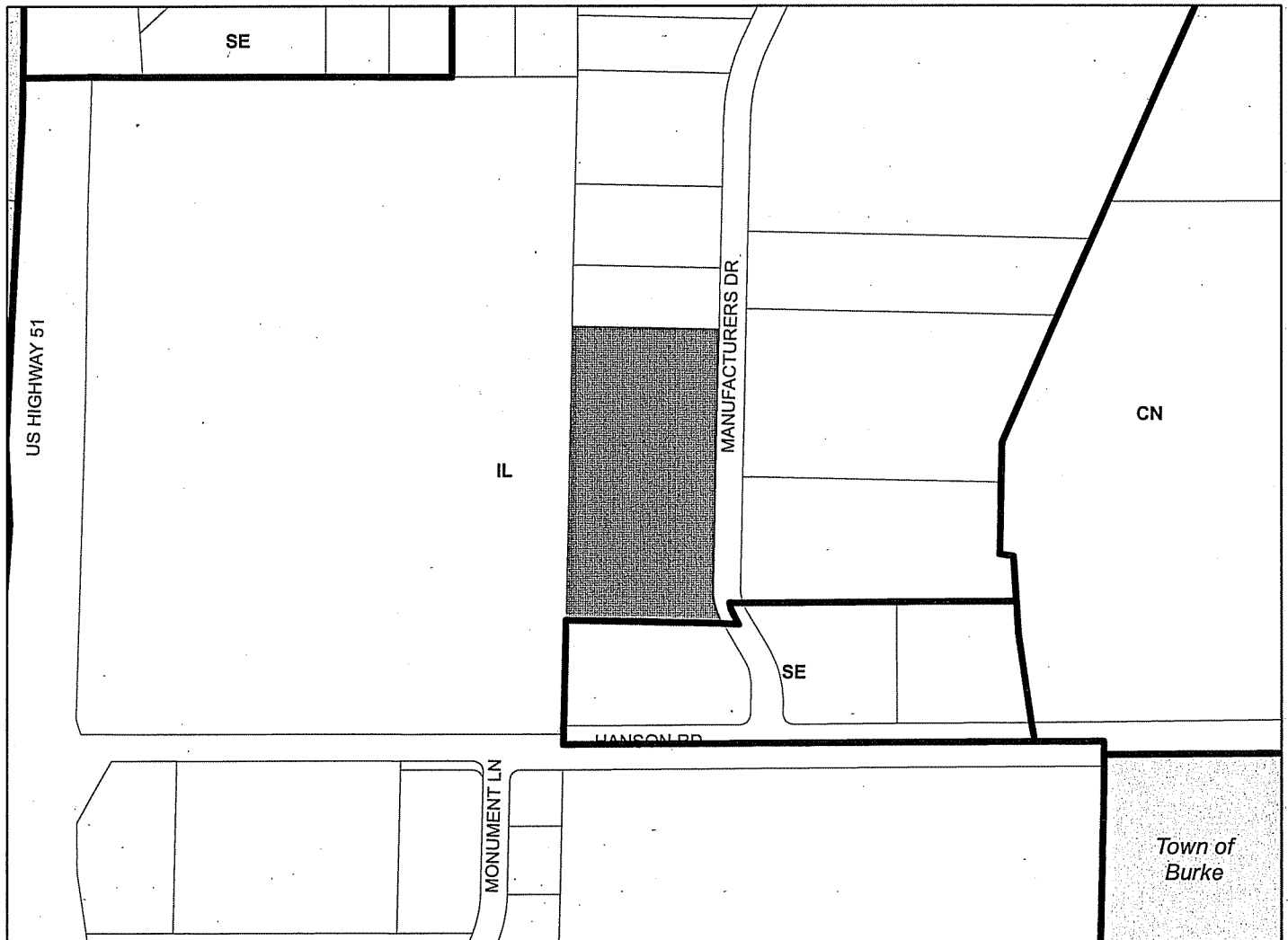
Existing Use
Motor Freight Terminal Facility

Proposed Use
Conditional use approval for an existing
motor freight terminal facility to provide
conforming zoning and approval of a
parking lot expansion for this existing use

Public Hearing Date
Plan Commission
08 February 2016



For Questions Contact: Jessica Vaughn at: 267-8733 or jvaughn@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 1 February 2016





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

FOR OFFICE USE ONLY:	
Amt. Paid	<u>1200</u> Receipt No. <u>011187-0002</u>
Date Received	<u>12/21/15</u>
Received By	<u>[Signature]</u>
Parcel No.	<u>0810-163-0105-4</u>
Aldermanic District	<u>#17 - Baldeh</u>
Zoning District	<u>IL</u>
Special Requirements	<u>OK</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:** 5518 Manufacturers Drive
Project Title (if any): Pulvermacher Cartage Parking Lot

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
- Other Requests: _____

3. Applicant, Agent & Property Owner Information:

Applicant Name: Mary Pulvermacher **Company:** Pulvermacher Properties, LLC.
Street Address: 5702 Manufacturers Drive **City/State:** Madison, WI **Zip:** 53704
Telephone: (608) 245-8060 **Fax:** () **Email:** mary@pcowllc.com

Project Contact Person: Brian Beaulieu **Company:** Edge Consulting Engineers
Street Address: 624 Water Street **City/State:** Prairie du Sac **Zip:** 53578
Telephone: (608) 644-1449 **Fax:** () **Email:** bbeaulieu@edgeconsult.com

Property Owner (if not applicant): _____
Street Address: _____ **City/State:** _____ **Zip:** _____

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: _____
 Existing development is considered a motor freight terminal. The new development is a parking lot to support the existing land use.

Development Schedule: Commencement March/April 2016 Completion July 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 ² 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 Samba Baldeh, District 17 (11-19-15); Center for Industry & Commerce Plat Review Board, Peggy Yessa (11-19-15)

→ 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: Kevin Firchow (DAT) Date: 11-12-15 Zoning Staff: Jenny Kirchgatter (DAT) Date: 11-12-15

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

Name of Applicant Mary Pulvermacher Relationship to Property: Owner

Authorizing Signature of Property Owner Mary J. Pulvermacher Date 12/18/15



624 Water Street
Prairie du Sac, WI 53578

608.644.1449 phone
608.644.1549 fax
www.edgeconsult.com

December 21, 2015

Department of Planning & Community & Economic Development
City of Madison
215 Martin Luther King Jr. Blvd., Room LL100
Madison, WI 53701

**SUBJECT: LETTER OF INTENT
PULVERMACHER PROPERTIES LLC.
MADISON, WISCONSIN**

Pulvermacher Properties is proposing the construction of a new parking lot to support their existing operations as Pulvermacher Cartage of Wisconsin. The parking lot will be constructed at 5518 Manufacturers Drive, which is the parcel immediately south of their existing facility.

This parking lot will be a permitted accessory use to the existing development. However, the existing development is now considered a 'motor freight terminal' which in the current Industrial-Limited zoning district is a conditional use. Therefore a conditional use permit is now being requested from the Plan Commission by Pulvermacher Properties to allow the parking lot project to move forward.

PROJECT TEAM:

Applicant:

Pulvermacher Properties, LLC.
5702 Manufacturers Dr.
Madison, WI 53704
Contact: Mary Pulvermacher
Phone: (608) 245-8060
Email: pcow@tds.net

Engineer:

Edge Consulting Engineers, Inc.
624 Water Street
Prairie du Sac, WI 53578
Contact: Brian Beaulieu
Phone: (608) 644-1449
Email: bbeaulieu@edgeconsult.com

General Contractor:

Stevens Construction Corp.
Two Buttonwood Court
Madison, WI 53718
Contact: Keith Misustin
Phone: (608) 222-5100
Email: kmisustin@stevensconstruction.com

EXISTING CONDITIONS:

The proposed project site is located at 5518 Manufacturer Drive on the north side of the City of Madison, which is also Lot 91 of the Center for Industry & Commerce (CIC) Plat. The site is currently an undeveloped grass field.

The property is bounded by Pulvermacher Cartage to the north; Manufacturers Drive to the east; an undeveloped grass/wooded lot to the south; and an agricultural field to the west.

PROJECT DESCRIPTION:

This project will add a new asphalt parking lot to be used as employee parking, semi-truck parking, and trailer staging area for the Pulvermacher Cartage facility to the north. Additional landscaping, site lighting, and stormwater infiltration areas will also be installed to meet City and CIC Plat covenant requirements.

HOURS OF OPERATION:

Pulvermacher Cartage of Wisconsin is open for operation 24 hours a day, seven days a week. Traffic through the site is considerably less during nights and weekends.

PARKING:

Approximately 50 employees will be on site during the peak work shift. A total of 68 vehicle stalls and 3 ADA stalls are shown to be provided on the construction drawings.

LOT COVERAGE SUMMARY:

Maximum lot coverage allowed by Industrial-Limited zoning is 75%.

AREA TYPE	LOT 91	OVERALL PROPERTY AREA (LOTS 89, 90, 91)
Impervious Area (SF)	64,023 (70.5%)	196,405 (74.9%)
Pervious Area (SF)	26,772 (29.5%)	65,592 (25.1%)
Totals (SF)	90,795 (100%)	261,997 (100%)

PROJECT SCHEDULE:

<u>Activity</u>	<u>Timeframe</u>
Submit Land Use Application	December 21, 2015
Plan Commission Meeting	February 8, 2016
Submit Site Plan Review Application	Week of February 8, 2016
Start Construction	March/April 2016
Substantial Completion	July 2016

PULVERMACHER CARTAGE PARKING LOT

5518 MANUFACTURERS DRIVE CITY OF MADISON, DANE COUNTY, WI

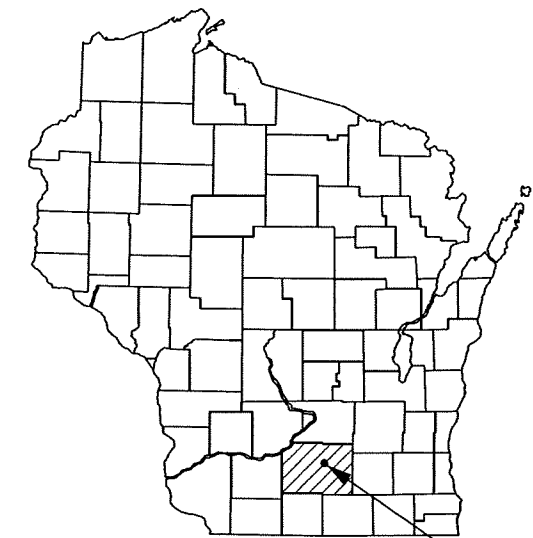
LAND USE APPLICATION DRAWINGS

DECEMBER 2015

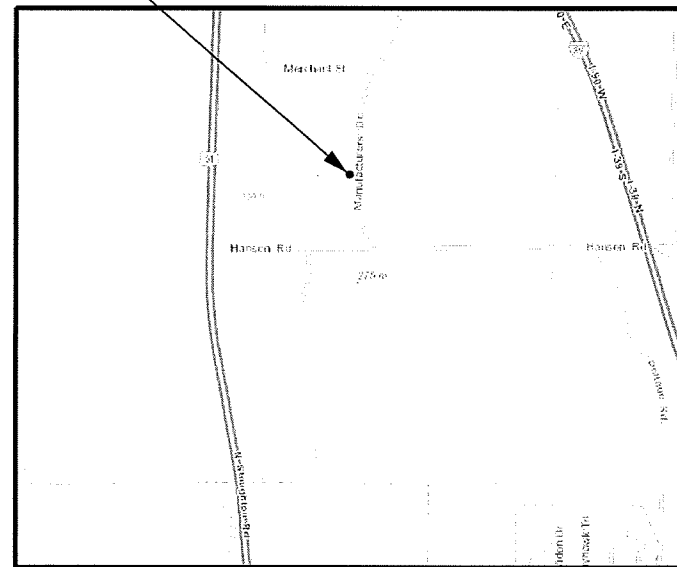
MARK	DATE	DESCRIPTION
		PRELIMINARY NOT FOR CONSTRUCTION

ISSUE DATE: 12/18/2015
SET TYPE: FR
GRAPHIC SCALE: 0.167" = 1'
DRAWN BY: AMF, NED
CHECKED BY: BJB
PLOT DATE: 12/18/2015
PROJECT NUMBER: 11942
FILE NAME: G-001.dgn

SHEET IDENTIFICATION:
G-001



SITE LOCATION



SITE LOCATION MAP
SCALE: NTS



PROJECT DIRECTORY:

OWNER:
PULVERMACHER PROPERTIES, LLC
5702 MANUFACTURERS DRIVE
MADISON, WI 53704
CONTACT: MARY PULVERMACHER
PHONE: (608) 245-8060

ENGINEER:
EDGE CONSULTING ENGINEERS, INC.
624 WATER STREET
PRAIRIE DU SAC, WI 53578
CONTACT: BRIAN BEAULIEU
PHONE: (608) 644-1449 x 309

GENERAL CONTRACTOR:
STEVENS CONSTRUCTION
2 BUTTONWOOD COURT
MADISON, WI 53718
CONTACT: KEITH MISUSTIN
PHONE: (608) 222-5100

PROJECT INFO:

SITE LOCATION:
5518 MANUFACTURERS DRIVE
MADISON, WI 53704

PLSS LOCATION:
LOT 91 OF THE CENTER FOR
INDUSTRY & COMMERCE PLAT,
NE 1/4 OF THE SW 1/4,
SEC 16, T8N, R10E,
CITY OF MADISON
DANE COUNTY,
WISCONSIN

ZONING:
INDUSTRIAL - LIMITED (IL)

PARCEL NO.:
251/0810-163-0105-4

PROJECT AREAS:
TOTAL LOT AREA - 90,795 SF
TOTAL DISTURBED AREA - 89,920 SF

SHEET INDEX:

NO.: **PAGE TITLE**

G-001	TITLE SHEET
V-101	EXISTING SITE OVERVIEW
V-102	EXISTING SITE SURVEY
C-100	ZONING COMPLIANCE OVERVIEW
C-101	SITE PLAN
C-102	GRADING & EROSION CONTROL PLAN
C-103	UTILITY PLAN
C-501	SITE DETAILS
C-502	SITE DETAILS
C-503	SITE DETAILS
L-101	LANDSCAPING PLAN
L-102	LANDSCAPING DETAILS



TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

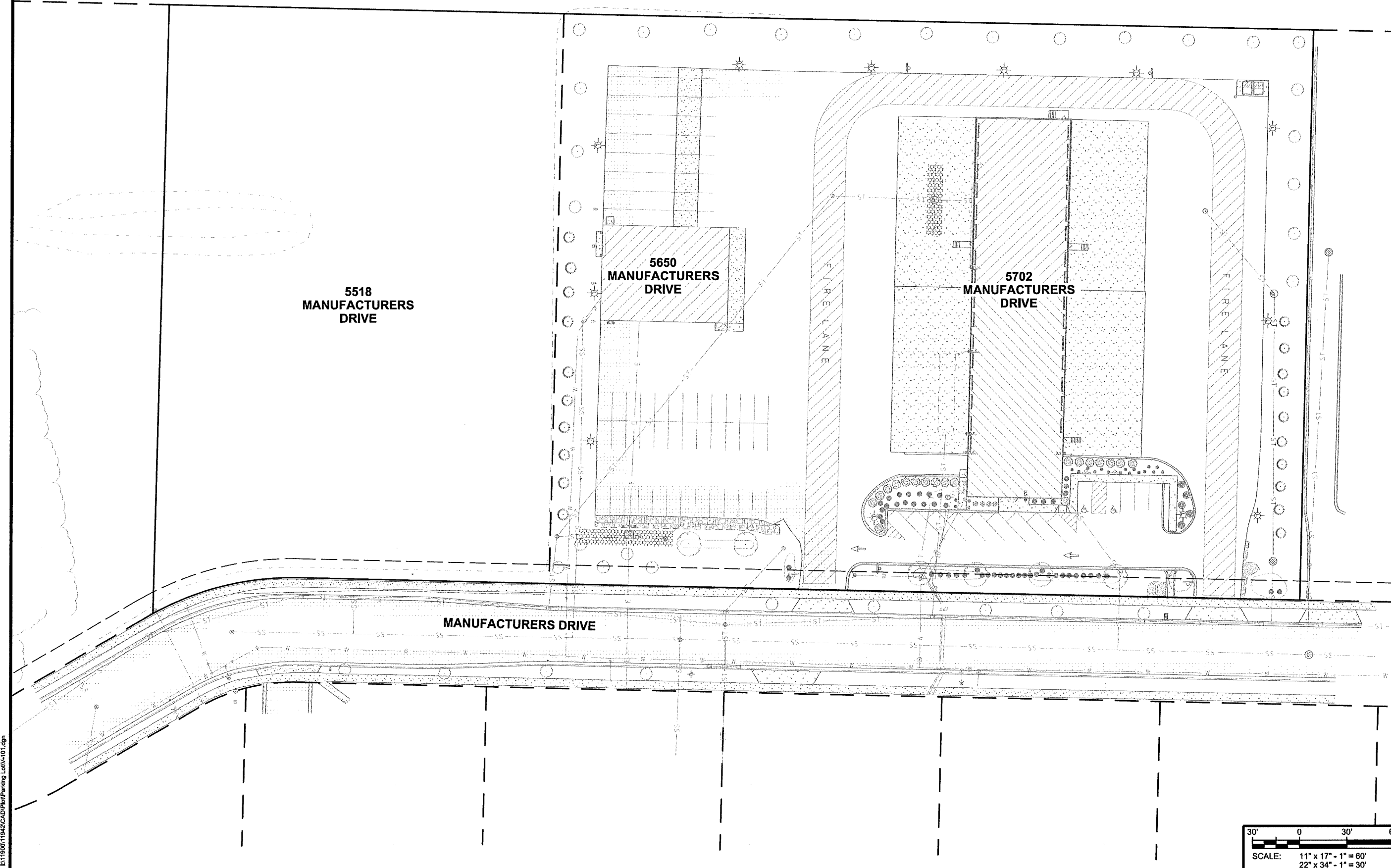
CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE

FAX A LOCATE 1-800-338-3860
TDD(FOR HEARING IMPAIRED) 1-800-542-2289

WIS. STATUTE 182.0175 (1974)
REQUIRES MIN. OF 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE.

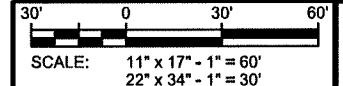


PULVERMACHER CARTAGE PARKING LOT
5518 MANUFACTURERS DRIVE
MADISON, WISCONSIN
EXISTING SITE OVERVIEW



REVISIONS:	DESCRIPTION:
MARK:	DATE:

ISSUE DATE:
12/18/2015
SET TYPE:
FR
GRAPHIC SCALE:
60,000' / in.
DRAWN BY:
AMF, NED
CHECKED BY:
BJB
PLOT DATE:
12/18/2015
PROJECT NUMBER:
11942
FILE NAME:
V-101.dgn



SHEET IDENTIFICATION:
V-101

R1190011942CAD\Plat\Parking Lot\V-101.dgn



NORTH

SURVEY LEGEND:

W	EX. WATER SERVICE	⊠	SIGNAGE
SS	EX. SANITARY SEWER	⊠	TRANSFORMER
ST	EX. STORM SEWER	⊠	PEDESTAL (ELEC./CABLE/TEL)
G	EX. GAS	⊠	METER (PARKING)
E	EX. UNDERGROUND ELECTRIC	⊠	CURB INLET (INL)
OHE	EX. OVERHEAD ELECTRIC	⊠	CATCH BASIN (CB)
⊠	EX. MAN HOLE	⊠	BENCHMARK
⊠	HYDRANT	⊠	CONTROL POINT
⊠	VALVE	⊠	SOIL BORING
⊠	UTILITY POLE	⊠	IRON PIPE - FOUND
⊠	LIGHT POLE	— 931 —	EXISTING CONTOUR
⊠	CONCRETE	⊠	GRAVEL
⊠	ASPHALT	⊠	LANDSCAPE/MULCH BED

GENERAL SURVEY NOTES: (THIS SHEET)

- NO PROPERTY SURVEY WAS PERFORMED AS PART OF THIS PROJECT. ALL PROPERTY AND R.O.W. LINES SHOWN ARE BASED ON THE CENTER FOR INDUSTRY & COMMERCE PLAT OF SURVEY, VOL. 58-024B PAGE 129, DATED: 04-24-2003.
- HORIZONTAL COORDINATES REFERENCED TO WISCONSIN COUNTY COORDINATE SYSTEM GREEN COUNTY.
- ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
- CONTOUR INTERVAL IS ONE FOOT
- SUBSURFACE UTILITIES AND FEATURES SHOWN ON THIS MAP HAVE BEEN APPROXIMATED BY LOCATING SURFICIAL FEATURES AND APPURTENANCES AND BY LOCATING DIGGERS HOT LINE FIELD MARKINGS.
- PRIVATE UTILITIES SHOWN ARE BASED ON PRIOR PLANS AND ARE SCHEMATIC ONLY. NO FIELD VERIFICATION WAS COMPLETED. A PRIVATE UTILITY LOCATE SHALL BE PERFORMED PRIOR TO ANY EXCAVATION.
- BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED. FOR EXACT LOCATION OF PUBLIC UTILITIES, CONTACT DIGGERS HOT LINE, AT 1.800.242.8511.
- THE ACCURACY OF THE CONTROL POINTS AND BENCHMARKS SHOWN ON THIS MAP SHALL BE VERIFIED BEFORE BEING UTILIZED. EDGE CONSULTING ENGINEERS, INC. DOES NOT WARRANT THE ACCURACY OF THESE CONTROL POINTS AND BENCHMARKS. THE ENGINEER SHALL BE NOTIFIED OF ANY DEVIATIONS AND/OR DISCREPANCIES.

SANITARY SEWER MANHOLES

STRUCT. ID	RIM ELEV.	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE
SAN-1	889.19	E	878.91	8"	PVC
		W	878.91	8"	PVC
		N	878.79	8"	PVC
SAN-2	888.83	S	877.45	8"	PVC
		N	877.43	8"	PVC
SAN-3	887.70	N	877.70	8"	PVC
		W	877.70	8"	PVC
		S	876.40	8"	PVC
		E	876.25	8"	PVC

STORM SEWER MANHOLES

STRUCT. ID	RIM ELEV.	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE
STM-1	889.77	N	883.73	24"	RCP
STM-2	887.22	E	883.71	12"	RCP
		N	881.72	36"	RCP
		S	881.22	30"	RCP
		E	881.02	42"	RCP
STM-3	891.44	N	885.37	8"	HDPE
		NW	885.37	12"	HDPE
		E	885.27	15"	HDPE

STORM SEWER INLETS

STRUCT. ID	RIM/GUTTER ELEVATION	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE
INL-1	888.44	SE	883.30	24"	RCP
		N	883.26	27"	RCP
INL-2	888.00	SE	882.70	27"	RCP
		N	882.65	27"	RCP
INL-3	887.30	W	881.40	15"	HDPE
		S	881.35	27"	RCP
		N	881.30	30"	RCP
		N	881.30	30"	RCP
CB-4	888.93	SE	885.98	12"	PVC
CB-5	891.23	S	888.07	8"	HDPE
CB-6	891.89	SE	887.74	12"	HDPE

CONTROL POINTS

POINT ID	NORTHING	EASTING	ELEVATION	DESCRIPTION
CP-1	512194.063	838688.874	887.63	PK NAIL SET IN ASPHALT
CP-2	512052.608	838650.254	888.267	PK NAIL SET IN ASPHALT
CP-3	511955.252	838713.763	888.896	PK NAIL SET IN ASPHALT

BENCHMARK

POINT ID	ELEVATION	DESCRIPTION
BM-1	891.00	HYDRANT FLANGE NUT
BM-2	892.63	HYDRANT FLANGE NUT
BM-3	891.23	HYDRANT FLANGE NUT

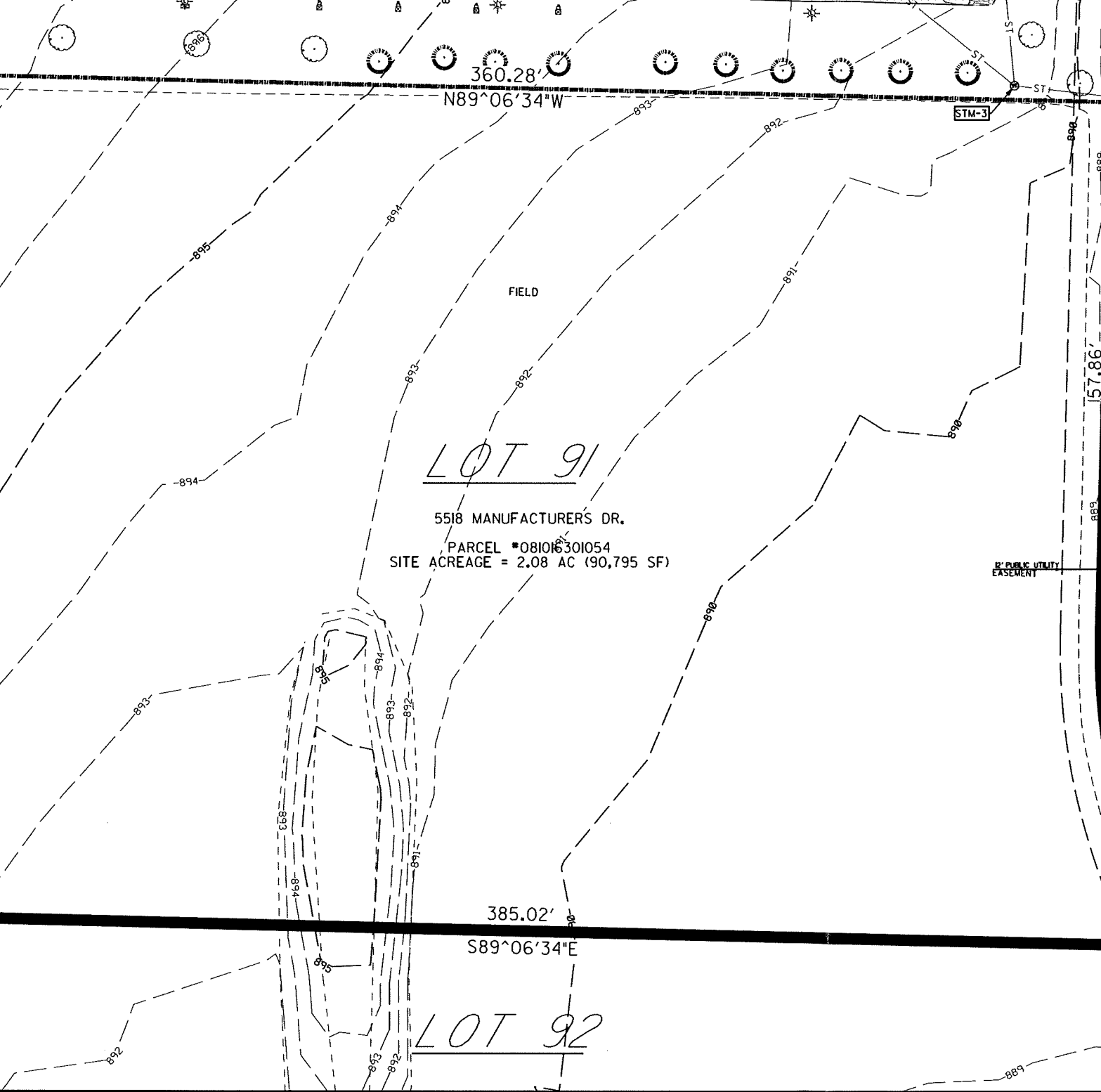
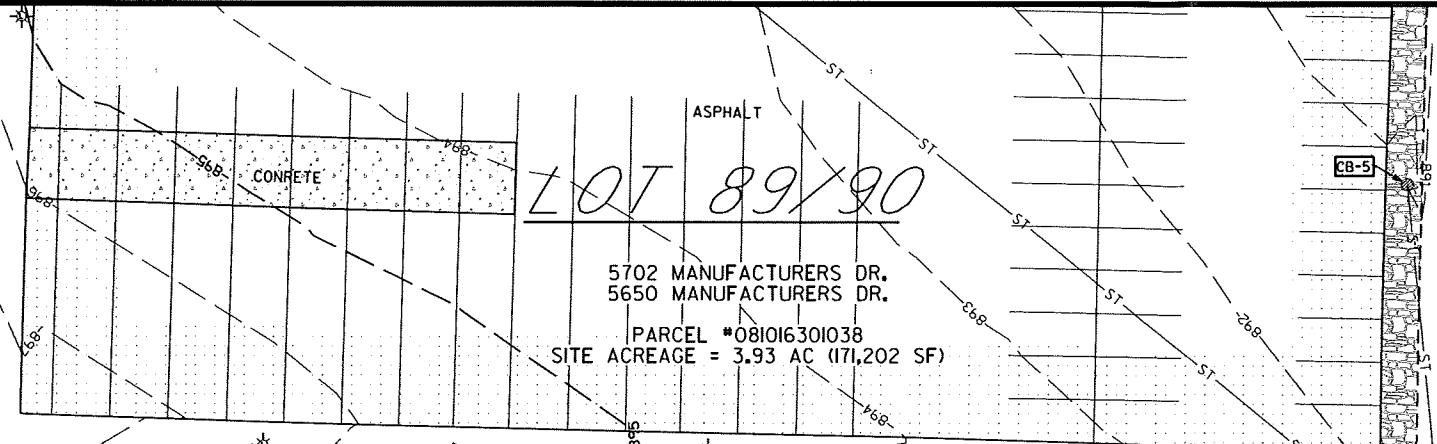
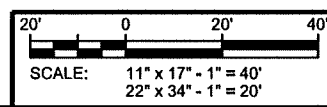
Edge Consulting Engineers, Inc.
 424 Water Street
 P.O. Box 1100
 Madison, WI 53708
 608.644.1449 voice
 608.644.1549 fax
 www.edgeconsult.com

PULVERMACHER CARTAGE PARKING LOT
5518 MANUFACTURERS DRIVE
MADISON, WISCONSIN
EXISTING SITE SURVEY

REVISIONS:	DESCRIPTION:
MARK:	DATE:

ISSUE DATE:	12/18/2015
SET TYPE:	FR
GRAPHIC SCALE:	40,000' / in.
DRAWN BY:	AMF, NED
CHECKED BY:	BJB
PLOT DATE:	12/18/2015
PROJECT NUMBER:	11942
FILE NAME:	V-102.dgn

SHEET IDENTIFICATION:
V-102



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NEW PERIMETER LANDSCAPING
PER CENTER FOR INDUSTRY
AND COMMER PLAT COVENANTS
(1 TREE EVERY 40 LF)

EXISTING PERIMETER LANDSCAPING TO
REMAIN PER CENTER FOR INDUSTRY
AND COMMERCE PLAT COVENANTS

THIS AREA RESERVED
FOR TRAILER STAGING

EXISTING TRAILER
STAGING AREA

THIS AREA RESERVED
FOR SEMI-TRUCK
TURNING MOVEMENTS

EXISTING BUILDING

EXISTING BUILDING

SEE SHEET L-102 FOR
ANALYSIS OF INTERIOR
LANDSCAPE ISLAND SIZING

FIRE LANE

FIRE LANE

EMPLOYEE ENTRANCE
PROPOSED BIKE RACK MADRAX
SHARK RACK MOUNTED TO
EXISTING CONCRETE PAVEMENT
(7 STALLS)

1400 SF LANDSCAPE
BED AREA

1150 SF LANDSCAPE
BED AREA

MAIN ENTRANCE
EXISTING BIKE
RACK (3 STALLS)

EXISTING SITE LANDSCAPING SHALL BE
UPDATED TO MEET THE CURRENT ZONING
REQUIREMENTS OF 1 TREE AND 5 SHRUBS
EVERY 30 FEET ALONG THE FRONTAGE

MANUFACTURERS DRIVE

E:\11942\CAD\Plot\Parking Lot-C-100.dgn

PULVERMACHER CARTAGE PARKING LOT
5518 MANUFACTURERS DRIVE
MADISON, WISCONSIN

ZONING COMPLIANCE OVERVIEW

REVISIONS:	DESCRIPTION:
MARK:	DATE:

ISSUE DATE:	12/18/2015
SET TYPE:	FR
GRAPHIC SCALE:	60,000' / in.
DRAWN BY:	AMF, NED
CHECKED BY:	BJB
PLOT DATE:	12/18/2015
PROJECT NUMBER:	11942
FILE NAME:	C-100.dgn

PARKING SUMMARY:		BIKE RACK SUMMARY:		LOT COVERAGES:	
	VEHICLE STALLS	ADA STALLS	*1 BIKE RACK STALL REQUIRED PER 5 EMPLOYEES	*MAXIMUM IMPERVIOUS LOT COVERAGE PER 'IL' ZONING IS 75%.	
EXISTING TO REMAIN:	12	2	EX. BIKE RACKS TO REMAIN = 3	IMPERVIOUS AREA = 64,023 SQ.FT. (70.5%)	
NEW STALLS:	56	1	NEW BIKE RACKS = 7	PERVIOUS AREA = 26,772 SQ.FT. (29.5%)	
TOTALS:	68	3	TOTAL BIKE RACKS = 10	TOTAL AREA = 90,795 SQ.FT. (100%)	

LEGEND:

VEHICLE STALL COUNT

SCALE: 11" x 17" - 1" = 60'
22" x 34" - 1" = 30'

SHEET IDENTIFICATION:
C-100



PROPERTY LINE

NON-PERMEABLE STONE TRENCH
130' LONG x 3' WIDE

100 LF - 6" DIA. PERFORATED
PVC UNDERDRAIN PIPING

UNDERGROUND INFILTRATION TRENCH
12' WIDE x 100' LONG x 5.5' TALL

110 LF - 6" DIA. PERFORATED
PVC UNDERDRAIN PIPING

110 LF - 6" DIA. PERFORATED
PVC UNDERDRAIN PIPING

PROVIDE 6 LF OF PERFORATED PVC
DRAIN PIPE FOR CROSS CONNECTION.
PROVIDE PVC CROSS AND TEE

66 LF - 6" PVC DRAIN PIPE

2' DIA. PRECAST CATCH BASIN
NEENAH R-4030-24
RIM= 889.50
IE 6" W= 887.40
IE 6" E= 887.40
IE 6" N= 887.00

30 LF - 6" DIA. PERFORATED PVC
UNDERDRAIN PIPING

8 LF - 6" DIA. PERFORATED PVC
UNDERDRAIN PIPING

2' DIA. PRECAST CATCH BASIN
NEENAH R-4030-24
RIM= 890.95
IE 6" W= 885.80
IE 6" E= 885.60
IE 6" N= 886.40
IE 6" S= 886.40
IE 12" E= 884.50

CONNECT TO EXISTING
CONCRETE INLET. SEAL
AROUND NEW PIPE OPENING
IE 12" W= 883.9

NON-PERMEABLE STONE TRENCH
185' LONG x 3' WIDE

92 LF - 6" DIA. PERFORATED
PVC UNDERDRAIN PIPING

5 LF - 6" DIA. PVC DRAIN PIPE.
PROVIDE PVC TEE AT
INFILTRATION TRENCH

2' DIA. PRECAST CATCH BASIN
NEENAH R-4030-24
RIM= 889.59
IE 6" N= 887.00
IE 6" S= 887.00
IE 6" E= 886.50

ADJUST MANHOLE CASTING DOWN
EX RIM= 891.44
NEW RIM= 90.88

115 LF - 6" DIA. PERFORATED
PVC UNDERDRAIN PIPING

92 LF - 6" DIA. PERFORATED
PVC UNDERDRAIN PIPING

UNDERGROUND INFILTRATION TRENCH
6' WIDE x 125' LONG x 5.5' TALL

MANUFACTURERS DRIVE

PROVIDE INLET FILTER FOR
OIL/GREASE CONTROL (ADS
FLEXSTORM 62LSQ, OR EQUAL)

2'x3' PRECAST INLET
NEENAH R-3403-F
TYPE 'A' GRATE
RIM= 893.40
IE 6" N= 890.90
IE 6" E= 890.90
IE 12"E= 887.46

EXTEND 6" TRENCH DRAIN OUTLET
APPROX. 9 LF TO NEW INLET.
PROVIDE 45-DEG VERTICAL
BENDS TO REACH DOWNSTREAM
INLET INVERT IF NECESSARY

(5) TRENCH DRAINS
NEENAH R-4996-C
TYPE 'A' GRATE
RIM= 893.60

177 LF - 12" HDPE @ 1.0%

EXTEND 6" TRENCH DRAIN OUTLET APPROX. 6 LF TO
NEW INLET. PROVIDE 45-DEG VERTICAL BENDS TO
REACH DOWNSTREAM INLET INVERT IF NECESSARY

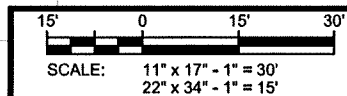
(3) TRENCH DRAINS
NEENAH R-4996-C
TYPE 'Q' GRATE
RIM= 893.55

EXISTING SHOP BUILDING

LOT LINE

CONNECT TO EXISTING 12"
HDPE WITH 12x12 HDPE WYE
12" IE= 885.7

PROPERTY LINE @ RIGHT-OF-WAY



PULVERMACHER CARTAGE PARKING LOT
5518 MANUFACTURERS DRIVE
MADISON, WISCONSIN

UTILITY PLAN

REVISIONS:

DESCRIPTION:
DATE:
MARK:

ISSUE DATE:

12/18/2015

SET TYPE:

FR

GRAPHIC SCALE:

30,000' / in.

DRAWN BY:

AMF, NED

CHECKED BY:

BJB

PLOT DATE:

12/18/2015

PROJECT NUMBER:

11942

FILE NAME:

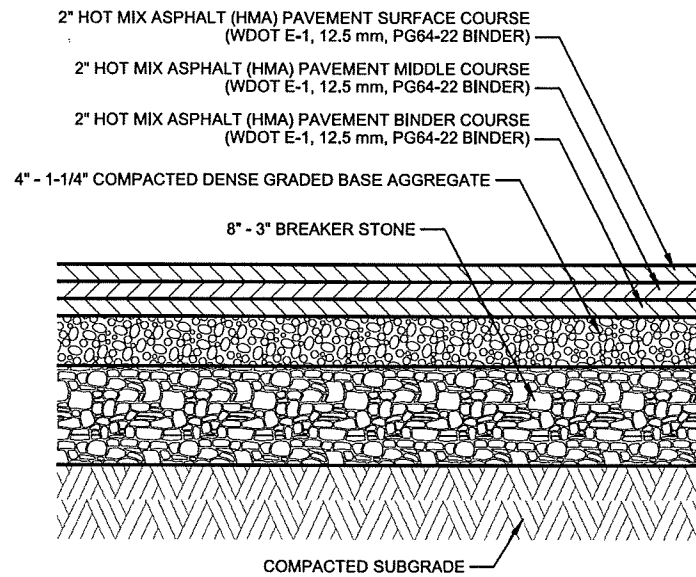
C-103.dgn

SHEET
IDENTIFICATION:

C-103

Edge
Consulting Engineers, Inc.
524 Water Street
Prairie du Sac, WI 53578
608.644.1449 voice
608.644.1549 fax
www.edgeconsulting.com

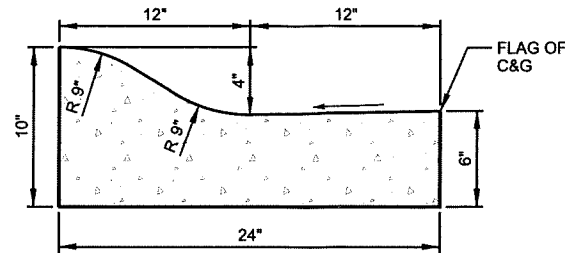
R:\1190011542\CAD\Plan\Parking_Lot\C-103.dgn



NOTES:

1. APPLY TACK COAT BETWEEN LAYERS

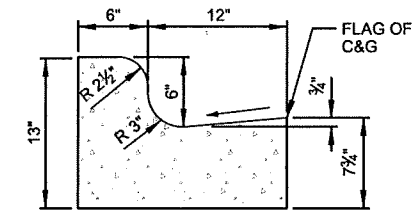
A ASPHALT PAVEMENT SECTION
SCALE: NTS



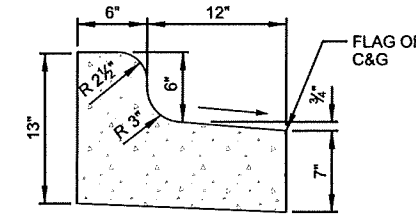
NOTES:

1. LATERAL CONTRACTION JOINTS SHALL BE PLACED AT INTERVALS OF NOT MORE THAN 15' NOR LESS THAN 6' IN LENGTH. THE JOINTS SHALL BE A MINIMUM OF 3" IN DEPTH.
2. EXPANSION JOINTS SHALL BE PLACED TRANSVERSLY AT RADIUS POINTS ON CURVES OF 200' OF LESS, AND AT ANGLE POINTS, OR AS DIRECTLY BY THE ENGINEER. THE EXPANSION JOINT SHALL BE A ONE PIECE ASPHALTIC MATERIAL HAVING THE SAME DIMENSIONS AS CURB & GUTTER AT THAT STATION AND BE 1/2" THICK.
3. IN ALL CASES, CONCRETE CURB & GUTTER SHALL BE PLACED ON 6" OF THOROUGHLY COMPACTED CRUSHED STONE.
4. HAND TOOL ALL JOINTS.
5. MEDIUM BROOM FINISH.

B 24" MOUNTABLE CONCRETE CURB & GUTTER
SCALE: NTS



STANDARD 18" CONCRETE CURB & GUTTER



REJECT 18" CONCRETE CURB & GUTTER

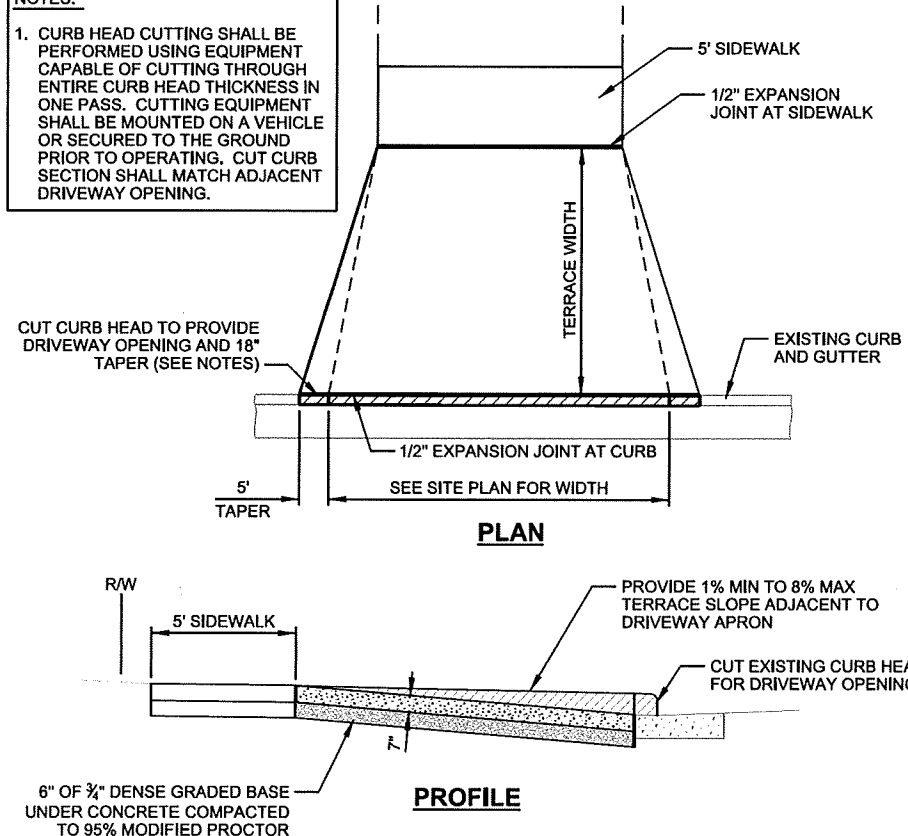
NOTES:

1. LATERAL CONTRACTION JOINTS SHALL BE PLACED AT INTERVALS OF NOT MORE THAN 15' NOR LESS THAN 6' IN LENGTH. THE JOINTS SHALL BE A MINIMUM OF 3" IN DEPTH.
2. EXPANSION JOINTS SHALL BE PLACED TRANSVERSLY AT RADIUS POINTS ON CURVES OF 200' OF LESS, AND AT ANGLE POINTS, OR AS DIRECTLY BY THE ENGINEER. THE EXPANSION JOINT SHALL BE A ONE PIECE ASPHALTIC MATERIAL HAVING THE SAME DIMENSIONS AS CURB & GUTTER AT THAT STATION AND BE 1/2" THICK.
3. IN ALL CASES, CONCRETE CURB & GUTTER SHALL BE PLACED ON 6" OF THOROUGHLY COMPACTED CRUSHED STONE.
4. HAND TOOL ALL JOINTS.
5. MEDIUM BROOM FINISH.
6. SEE GRADING PLAN FOR LOCATION OF STANDARD VS. REJECT CURB

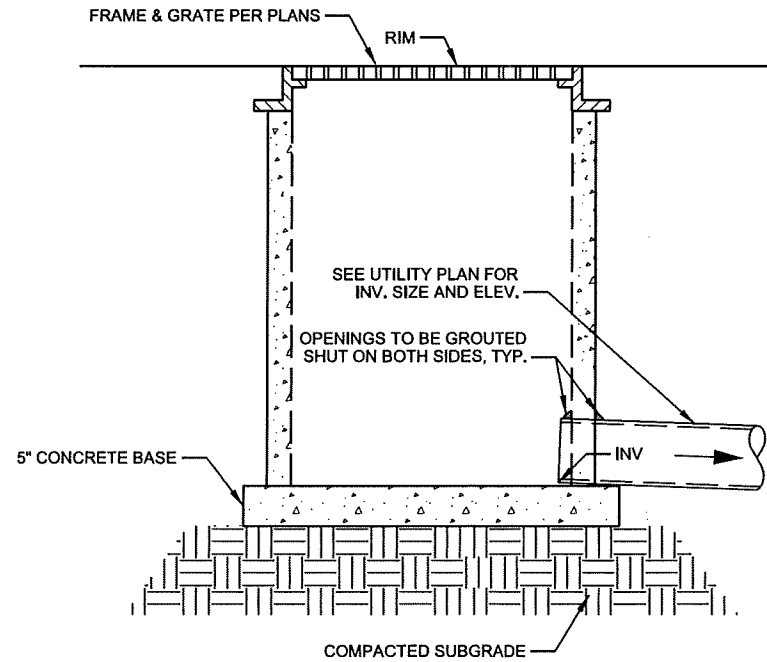
C TYP. 18" CURB & GUTTER DETAIL
SCALE: NTS

NOTES:

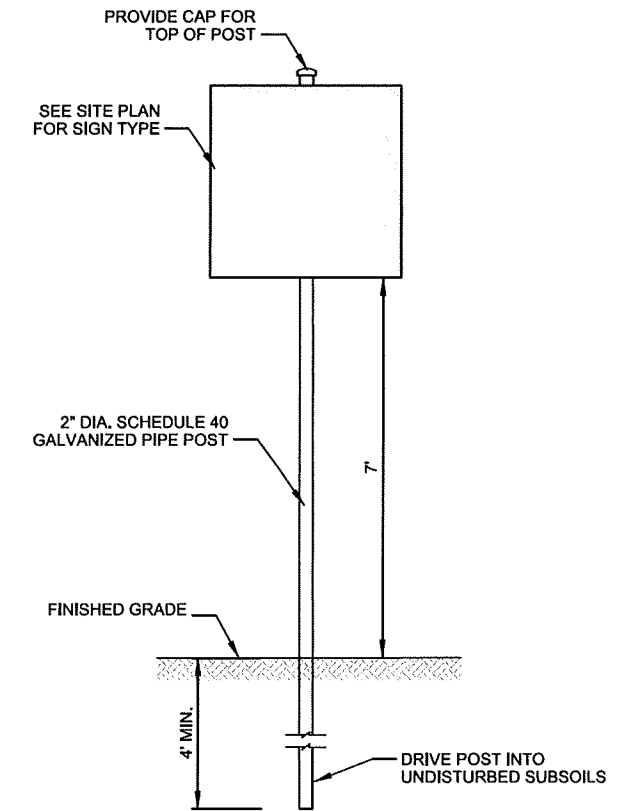
1. CURB HEAD CUTTING SHALL BE PERFORMED USING EQUIPMENT CAPABLE OF CUTTING THROUGH ENTIRE CURB HEAD THICKNESS IN ONE PASS. CUTTING EQUIPMENT SHALL BE MOUNTED ON A VEHICLE OR SECURED TO THE GROUND PRIOR TO OPERATING. CUT CURB SECTION SHALL MATCH ADJACENT DRIVEWAY OPENING.



D CONCRETE DRIVEWAY APRON DETAIL
SCALE: NTS



E 2' X 3' PRECAST INLET DETAIL
SCALE: NTS



F SIGN AND POST DETAIL
SCALE: NTS

REVISIONS:	
MARK	DESCRIPTION

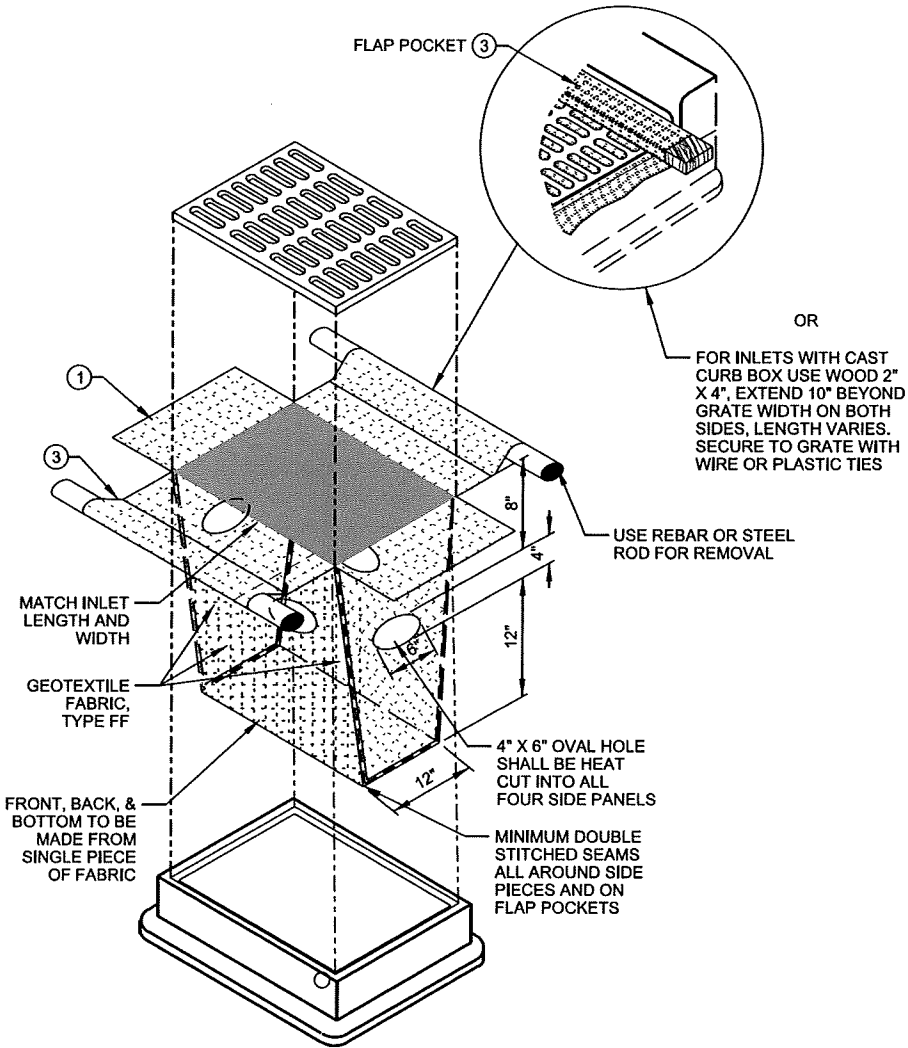
ISSUE DATE:	12/18/2015
SET TYPE:	FR
GRAPHIC SCALE:	2,000' / in.
DRAWN BY:	AMF, NED
CHECKED BY:	BJB
PLOT DATE:	12/18/2015
PROJECT NUMBER:	11942
FILE NAME:	C-501.dgn

GENERAL NOTES

1. MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON WDOT'S EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED.
2. WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.
3. FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.
4. FOR INLET PROTECTION, TYPE C (WITH CURB BOX), AN ADDITIONAL 18" OF FABRIC IS WRAPPED AROUND THE WOOD AND SECURED WITH STAPLES. THE WOOD SHALL NOT BLOCK THE ENTIRE HEIGHT OF THE CURB BOX OPENING.
5. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2X4.
6. TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.

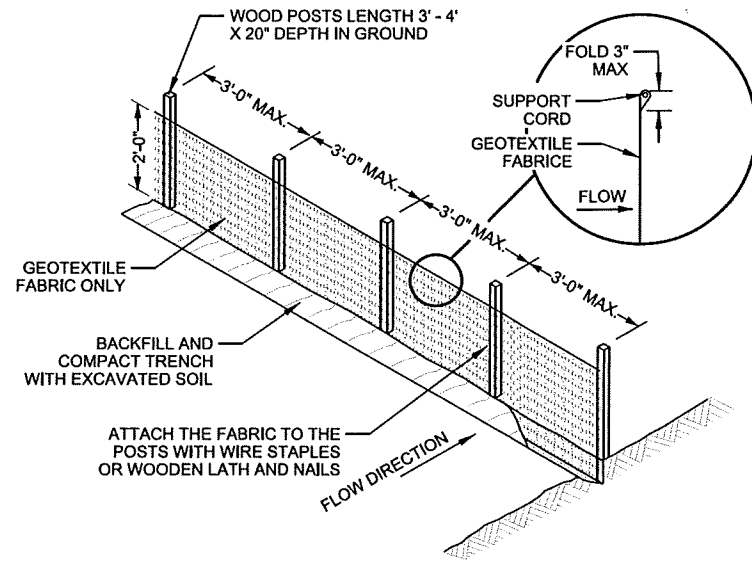
INSTALLATION NOTES, TYPE D

1. DO NOT INSTALL TYPE D IN INLETS SHALLOWER THAN 30", MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE.
2. THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE, BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES, OF 3". WHERE NECESSARY THE CONTRACTOR SHALL
3. CINCH THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3" CLEARANCE. THE TIES SHALL BE PLACED AT A MAXIMUM OF 4" FROM THE BOTTOM OF THE BAG.



INLET PROTECTION, TYPE D

A INLET PROTECTION DETAILS
SCALE: NTS

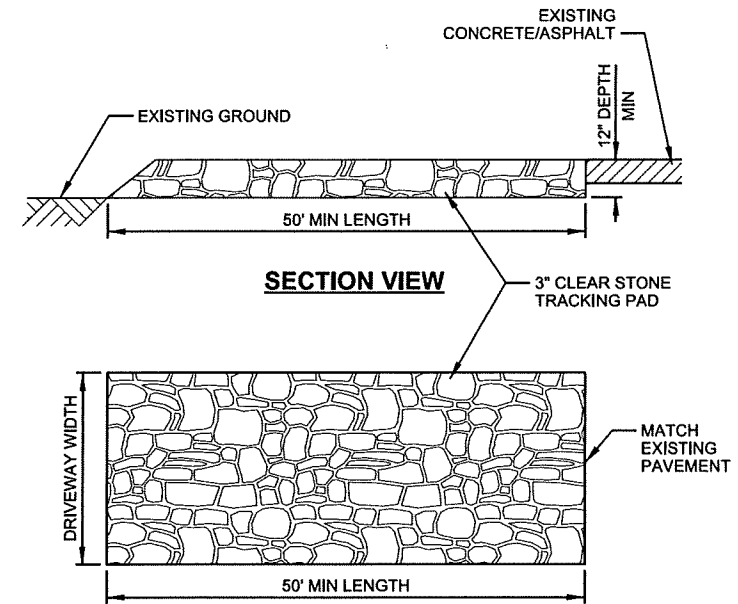


NOTES

1. TRENCH SHALL BE A MINIMUM OF 4" WIDE & 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL & COMPACT TRENCH WITH EXCAVATED SOIL.
2. WOOD POSTS SHALL BE A MINIMUM SIZE OF 1" X 1" OF HICKORY OR OAK.
3. 8'-0" POST SPACING ALLOWED IF WOVEN GEOTEXTILE FABRIC IS USED.
4. ADDITIONAL POST DEPTH OR TIE BACKS MAYBE REQUIRED IN UNSTABLE SOILS.

B SILT FENCE DETAIL
SCALE: NTS

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NOTES

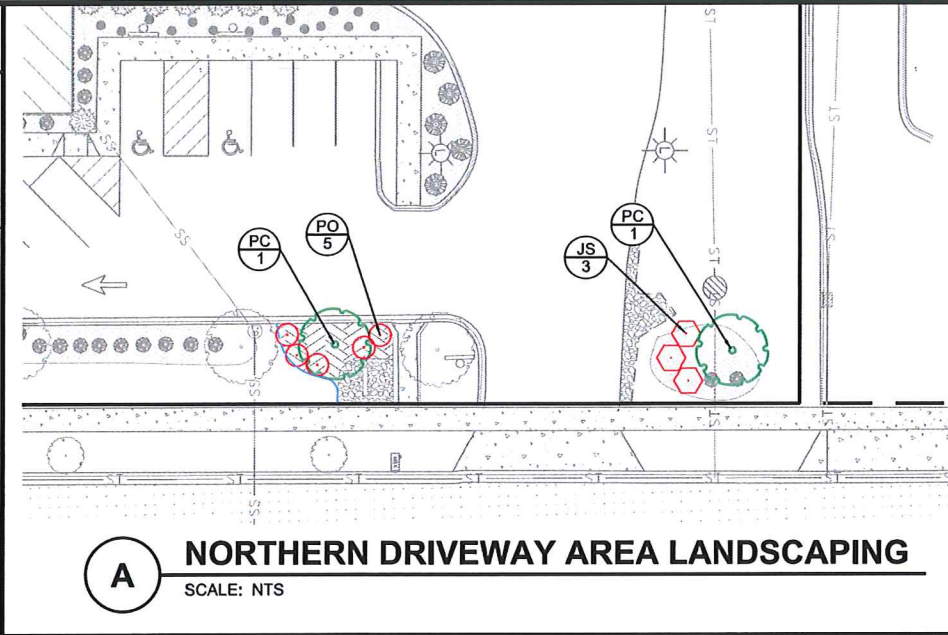
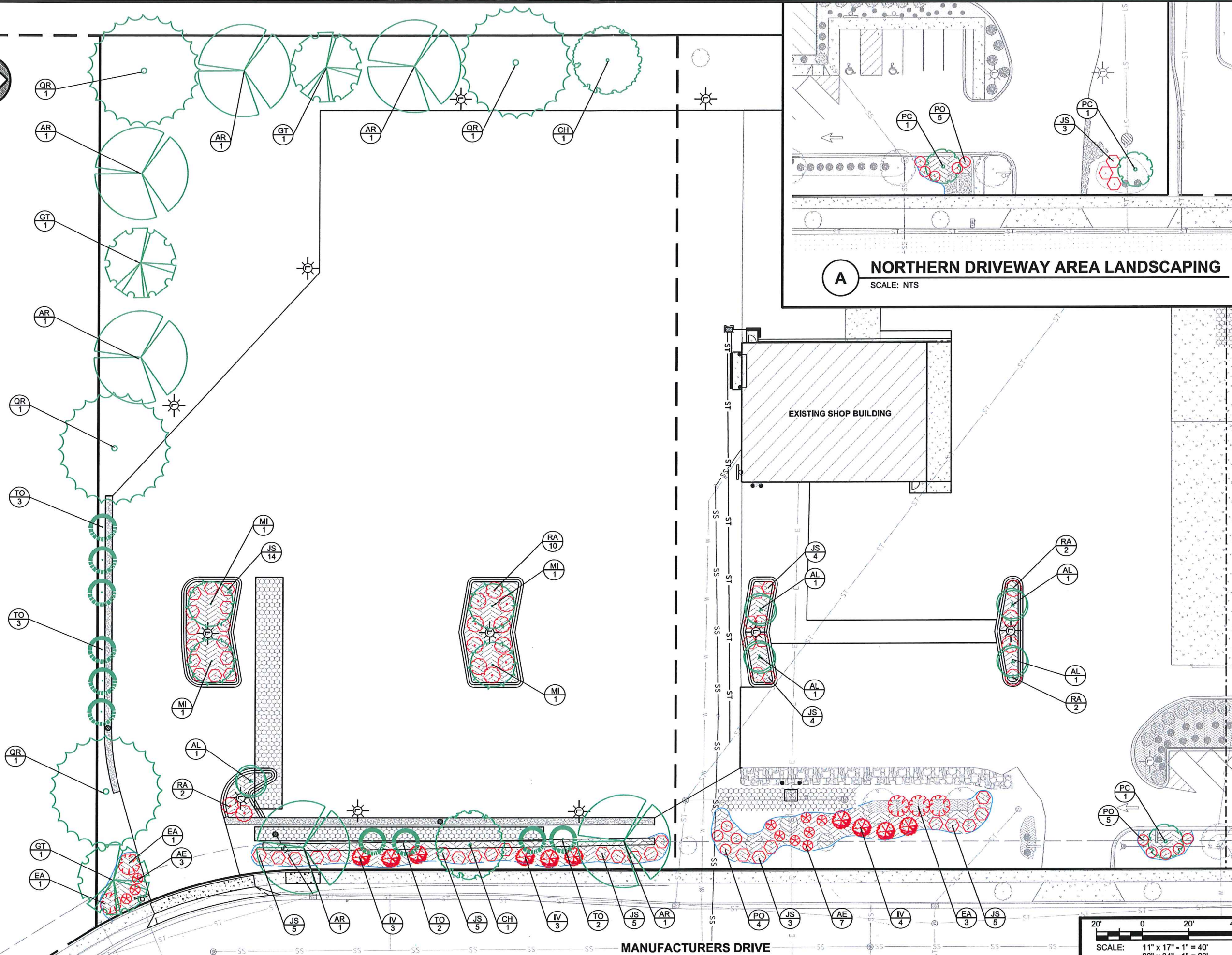
1. TRACKING PAD WILL BE UNDERLAIN WITH A GEOTEXTILE FABRIC IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1057

C STONE TRACKING PAD
SCALE: NTS

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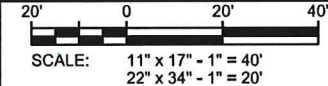
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ISSUE DATE:	12/18/2015
SET TYPE:	FR
GRAPHIC SCALE:	2,000' / 1" =
DRAWN BY:	AMF, NED
CHECKED BY:	BJB
PLOT DATE:	12/18/2015
PROJECT NUMBER:	11942
FILE NAME:	C-503.dgn



REVISIONS:	DESCRIPTION:
MARK:	DATE:

ISSUE DATE:	12/18/2015
SET TYPE:	FR
GRAPHIC SCALE:	40,000' / in.
DRAWN BY:	AMF, NED
CHECKED BY:	CJB
PLOT DATE:	12/18/2015
PROJECT NUMBER:	11942
FILE NAME:	L-101.dgn



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Pulvermacher Cartage Parking Lot

5518 Manufacturers Drive

LANDSCAPING POINT SUMMARY

74,259 = Lot 91 Developed Area (SF)
 743 = Landscape Points Required (1/100 SF)
 IL = Zoning District

32,558 = Site Area for New Parking Stalls (SF)
 14,354 = Site Area for Modified Ex. Parking Stalls (SF)
 2,605 = 8% of New Parking Stall Area (SF)
 2,611 = Provided Landscape Island Area (SF)
 718 = 5% of Existing Parking Stall Area (SF)
 1,038 = Provided Landscape Island Area (SF)

New Interior Island Areas

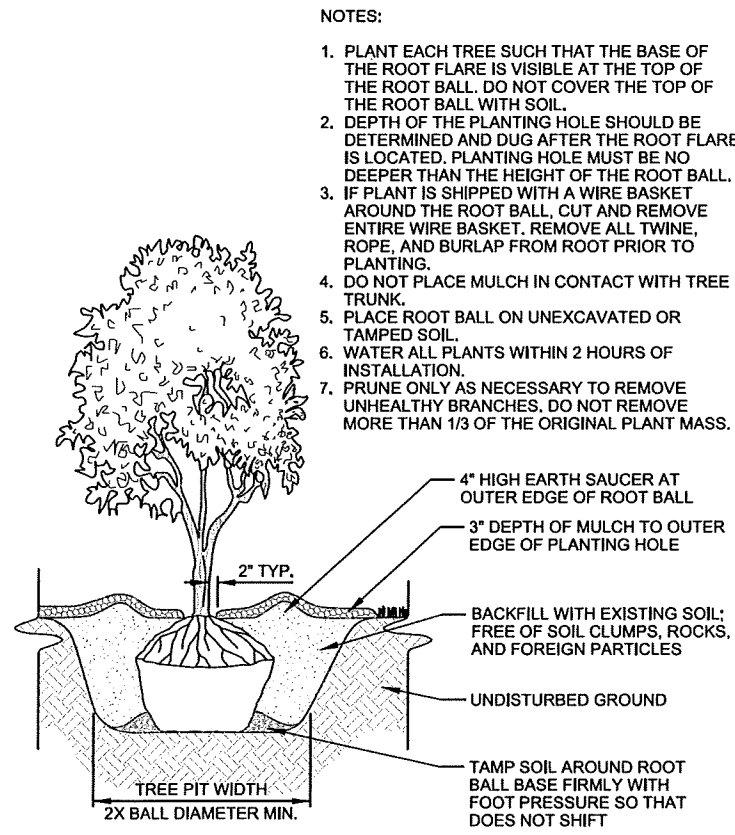
Symbol	Quantity	Scientific Name	Common Name	Height	Spread	Size	Points Each	Total Points
TREES								
AL	5	Amelanchier laevis	Alleghany Serviceberry	25'	15'	1.5" BB	15	75
MI	4	Malus ioensis	Prairie Crabapple	10-25'	20'	1-1/2" BB	15	60
SHRUBS								
JS	22	Juniperus sabina 'Arcadia'	Arcadia Juniper	12"	6-8'	3 gal.	4	88
RA	16	Rhus aromatica 'Gro-low'	Gro-low Sumac	2-3'	6-8'	3 gal.	3	48
							Subtotal	271

Lot 91 Development Boundary

Symbol	Quantity	Scientific Name	Common Name	Height	Spread	Size	Points Each	Total Points
TREES								
AR	6	Acer rubrum	Red Maple	40-70'	30-50'	2.5" BB	35	210
CH	2	Crataegus crusgalli var. inermis	Thornless Cockspur Hawthorn	20-30'	20-30'	2" BB	35	70
GT	3	Gleditsia triacanthos var. inermis 'Skycolor'	Skyline Honeylocust	50-60'	35-45'	2.5" BB	35	105
QR	4	Quercus rubra	Red Oak	50-75'	50-75'	2.5" BB	35	140
TO	10	Thuja occidentalis 'Nigra'	Dark Green Arborvitae	20-30'	8-10'	5' Height	35	350
SHRUBS								
AE	3	Arnoia melanocarpa var. elata	Glossy Black Chokeberry	5-6'	4-5'	3 gal.	3	9
EA	2	Euonymus alatus	Burning Bush	8'	8'	3 gal.	3	6
IV	6	Ilex verticillata	Winterberry	5-10'	5-10'	3 gal.	3	18
JS	15	Juniperus sabina 'Arcadia'	Arcadia Juniper	12"	6-8'	3 gal.	4	60
							Subtotal	968
							Total Points	1,239
							Points Req'd	743

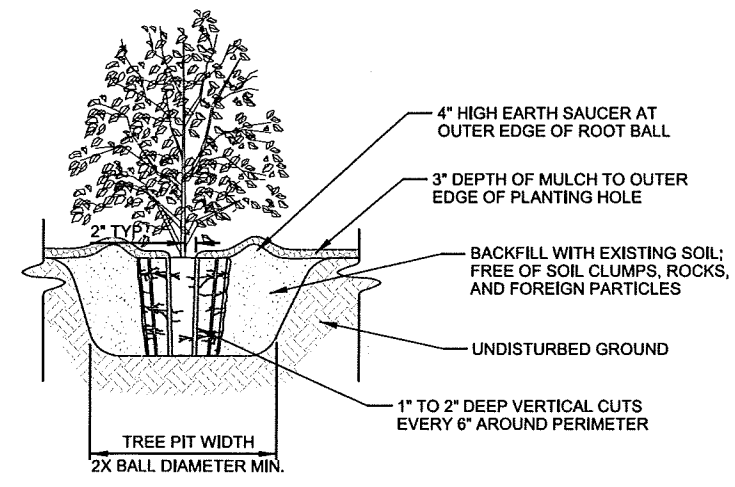
Lots 89 & 90 Zoning Compliance

Symbol	Quantity	Scientific Name	Common Name	Height	Spread	Size	Points Each	Total Points
TREES								
PC	3	Pyrus calleryana 'Chanticleer'	Callery Pear	25-35'	13-16'	3" BB	35	105
SHRUBS								
AE	7	Arnoia melanocarpa var. elata	Glossy Black Chokeberry	5-6'	4-5'	3 gal.	3	21
EA	3	Euonymus alatus	Burning Bush	8'	8'	3 gal.	3	9
IV	4	Ilex verticillata	Winterberry	5-10'	5-10'	3 gal.	3	12
JS	11	Juniperus sabina 'Arcadia'	Arcadia Juniper	12"	6-8'	3 gal.	4	44
PO	14	Physocarpus opulifolius	Common Ninebark	5-8'	4-6'	3 gal.	3	42

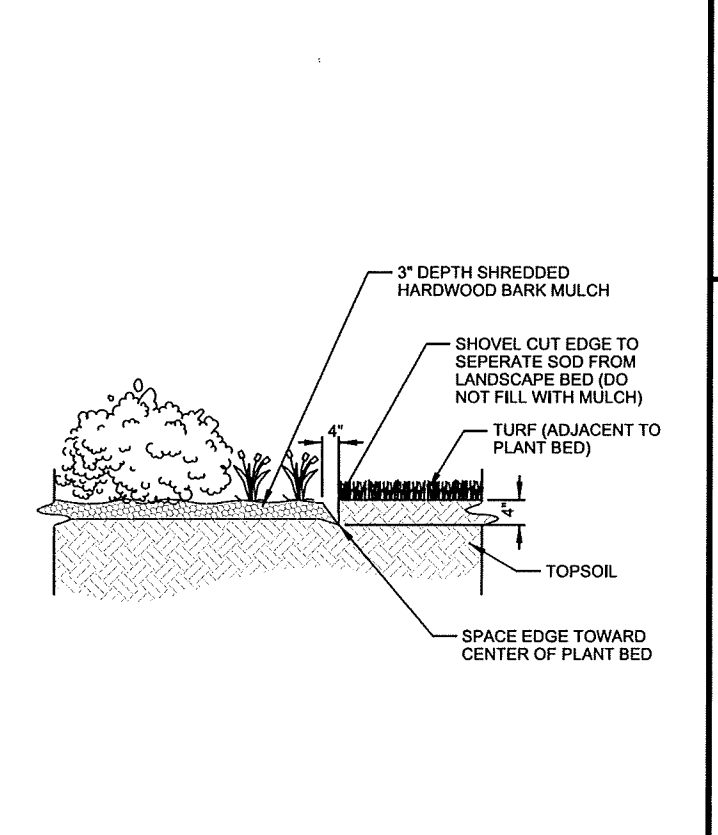


A BALL & BURLAP TREE PLANTING DETAIL
 SCALE: NTS

- NOTES:
- FOR 3 TO 10 GALLON CONTAINERS: MAKE 1" TO 2" DEEP VERTICAL CUTS EVERY 6" AROUND THE CIRCUMFERENCE OF THE ROOT BALL BEFORE PLANTING.
 - PLANT EACH SHRUB OR PERENNIAL SUCH THAT THE ROOT FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. DO NOT COVER THE TOP OF THE ROOT BALL WITH SOIL.
 - PLANTING HOLE MUST NOT BE DEEPER THAN THE HEIGHT OF THE ROOT BALL.
 - DO NOT PLACE MULCH IN CONTACT WITH STEMS.
 - PLACE ROOT BALL ON UNEXCAVATED OR TAMPED SOIL.
 - WATER ALL PLANTS WITHIN 2 HOURS OF INSTALLATION.
 - PRUNE ONLY AS NECESSARY TO REMOVE UNHEALTHY BRANCHES. DO NOT REMOVE MORE THAN 1/3 OF THE ORIGINAL PLANT MASS.

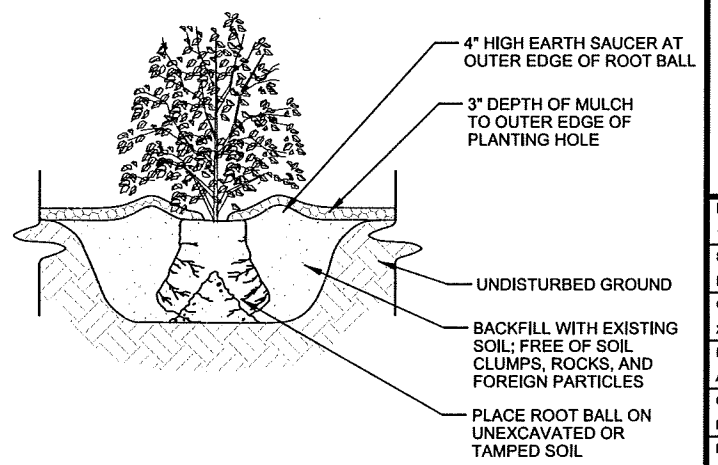


C LARGE CONTAINER PLANTING DETAIL
 SCALE: NTS



B PLANTING BED EDGE DETAIL
 SCALE: NTS

- NOTES:
- FOR 1 TO 2 GALLON CONTAINERS: BUTTERFLY ROOT BALL. SEVER LOWER 1/3 TO 1/2 OF ROOTBALL WITH A SINGLE CUT. SPREAD OPEN SEVERED ROOT BALL AND PLACE AGAINST BOTTOM OF THE MOUNDED PLANTING HOLE.
 - PLANT EACH SHRUB OR PERENNIAL SUCH THAT THE ROOT FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. DO NOT COVER THE TOP OF THE ROOT BALL WITH SOIL.
 - PLANTING HOLE MUST NOT BE DEEPER THAN THE HEIGHT OF THE ROOT BALL.
 - DO NOT PLACE MULCH IN CONTACT WITH STEMS.
 - PLACE ROOT BALL ON UNEXCAVATED OR TAMPED SOIL.
 - WATER ALL PLANTS WITHIN 2 HOURS OF INSTALLATION.
 - PRUNE ONLY AS NECESSARY TO REMOVE UNHEALTHY BRANCHES. DO NOT REMOVE MORE THAN 1/3 OF THE ORIGINAL PLANT MASS.



D SMALL CONTAINER PLANTING DETAIL
 SCALE: NTS

REVISIONS:	DESCRIPTION:
MARK:	
DATE:	

ISSUE DATE:	12/18/2015
SET TYPE:	FR
GRAPHIC SCALE:	2,000' / 1"n.
DRAWN BY:	AMF, NED
CHECKED BY:	BJB
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PROJECT NUMBER:	11942
FILE NAME:	L-102.dgn

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