



# City of Madison

## Proposed Rezoning and Conditional Use

Location  
6302 Town Center Drive

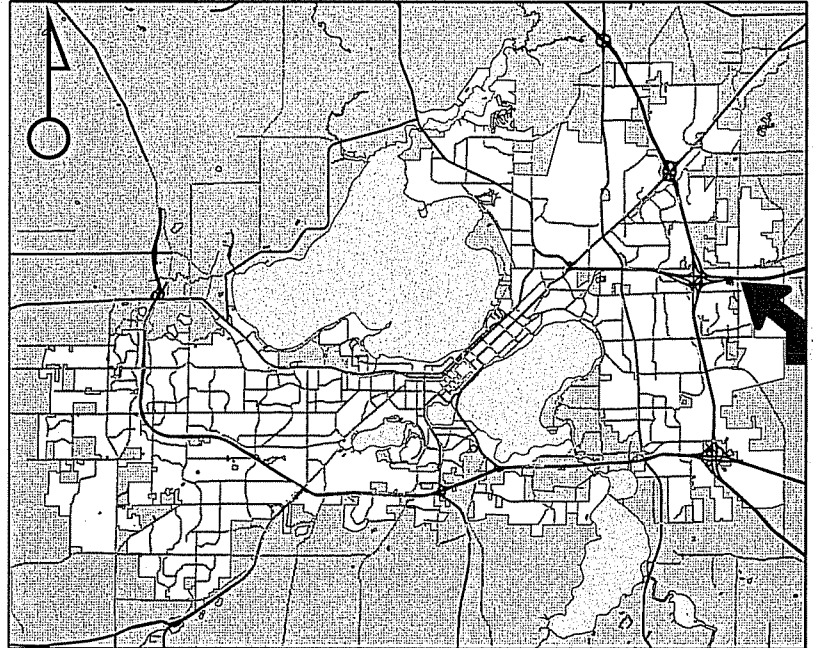
Applicant  
Joel Zielke – Steamfitters Local Union 601/  
Jody Shaw – Potter Lawson Inc

From: PD(GDP) To: PD(SIP)

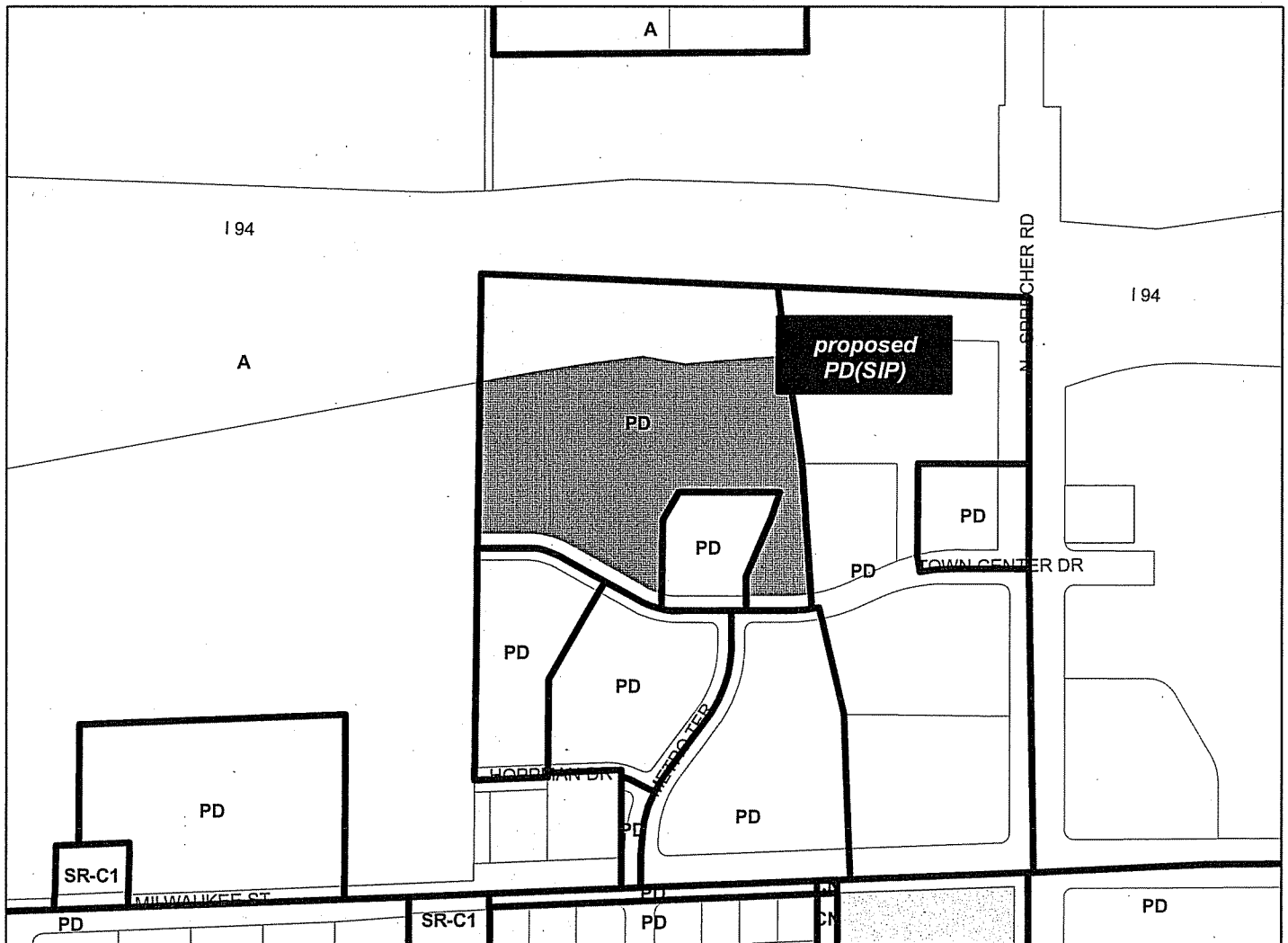
Existing Use  
Vacant Land

Proposed Use  
Construct technical school  
and training center

Public Hearing Date  
Plan Commission  
23 May 2016  
Common Council  
07 June 2016

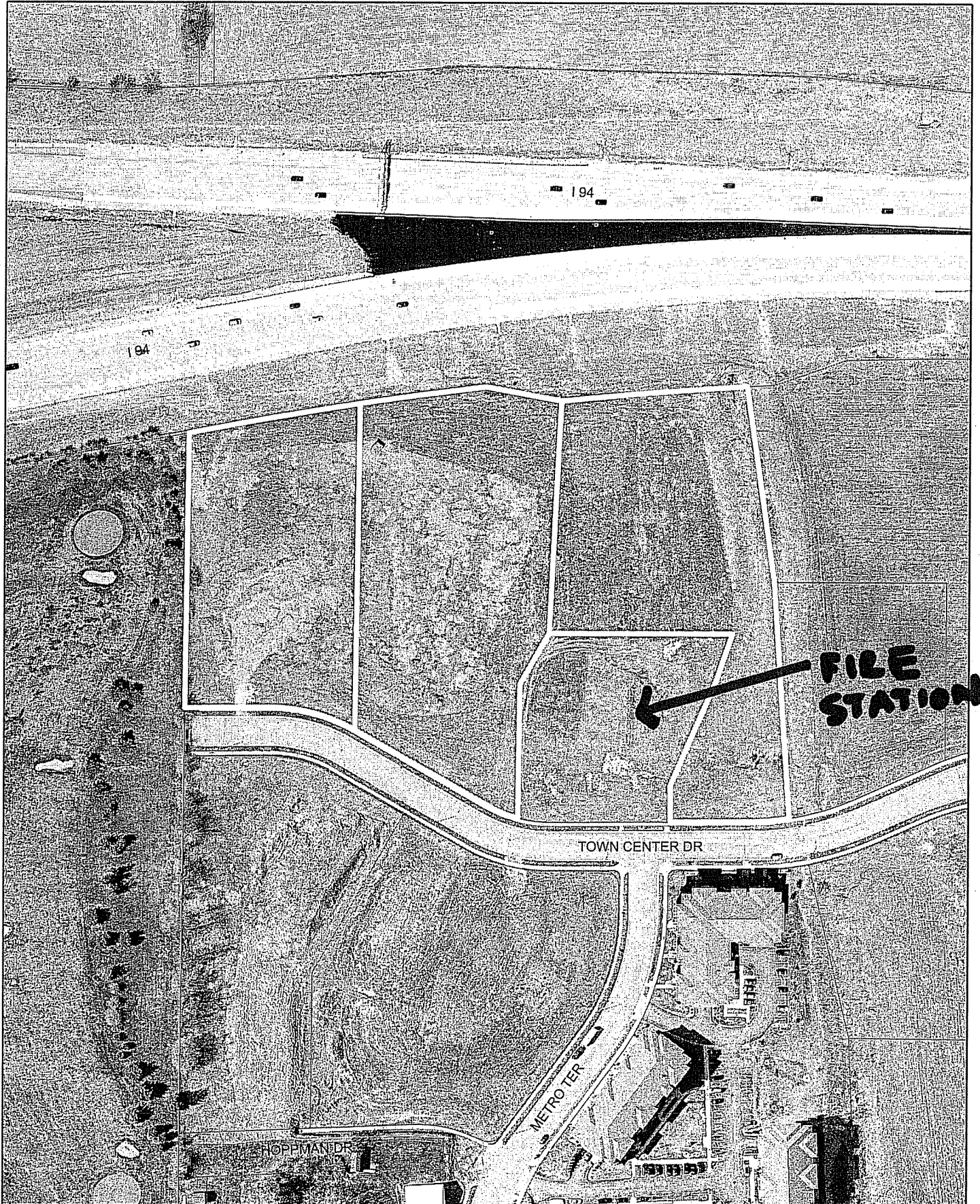


For Questions Contact: Kevin Firchow at: 267-1150 or [kfirchow@cityofmadison.com](mailto:kfirchow@cityofmadison.com) or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 16 May 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](http://www.cityofmadison.com/developmentcenter/landdevelopment)

FOR OFFICE USE ONLY:	
Amt. Paid <u>\$ 3,100</u>	Receipt No. <u>M456-0003</u>
Date Received <u>3/23/16</u>	
Received By <u>JK</u>	
Parcel No. <u>0710-021-0309-3</u>	
Aldermanic District <u>3 Amanda Hall</u>	
Zoning District <u>PD</u>	
Special Requirements <u>zoned PD</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: 6302 Town Center Drive, Madison WI  
Project Title (if any): Steamfitters Local 601 Training Facility

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

- Zoning Map Amendment from \_\_\_\_\_ to Amended PD
- 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: Initial and Final Approval (UDC)

3. Applicant, Agent & Property Owner Information:

Applicant Name: Joel Zielke Company: Steamfitters Local Union 601  
 Street Address: 3300 South 103rd Street City/State: Milwaukee Zip: 53227  
 Telephone: (414) 543-0601 Fax: (414) 988-7721 Email: jzielke@steam601.org

Project Contact Person: Jody Shaw Company: Potter Lawson Inc.  
 Street Address: 749 University Row Suite 300 City/State: Madison Zip: 53705  
 Telephone: (608) 274-2741 Fax: ( ) Email: jody@potterlawson.com

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

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: Training center for the Steamfitters, including classrooms, on hands training areas, administration space, large community room and a future clinic.

Development Schedule: Commencement 07/2016 Completion 08/2017

**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:  
3rd District Alder Amanda Hall notified on Tuesday February 16th, 2016.

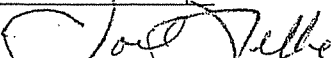
→ If a waiver has been granted to this requirement, please attach any correspondence to this effect to this form.

**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: Al Martin Date: 02/17/2016 Zoning Staff: Kevin Firchow Date: 02/12/2016

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

Name of Applicant Joel Zielke Relationship to Property: Owner

Authorizing Signature of Property Owner  Date 3-21-16 ?

**LETTER OF INTENT**

**Steamfitters Local 601 Training Facility**

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March 23<sup>rd</sup>, 2016

**To: City of Madison Planning Department and Plan Commission**  
215 Martin Luther King Jr. Blvd. LL110  
Madison, WI 53703

**Re: Major Amendment to Approved PD-SIP Zoning**

Owner – Steamfitters Local 601  
Architect – Potter Lawson, Inc.  
Contractor – Hunzinger Construction

**Project Address**

6302, 6318, 6334, 6402 Town Center Drive, Madison WI, 53718

**Development Team**

Owner/Developer	Steamfitters Local 601	Joel Zielke
Architect	Potter Lawson, Inc.	Gene Post, Jody Shaw
MEP	KJWW	Ryan Jester, Scott Holes
Structural Engineer	KJWW Engineers	Angie Protexter
Landscape Architect	Plan Design	Andrew Albright
Civil Engineer	Wyser Engineering	Wade Wyse

**Proposed Development**

Steamfitters UA Local 601 represents the Journeymen, Apprentices and Helpers, who work in the Heating, Air Conditioning, Refrigeration and Process Piping Industry in the Southern Wisconsin area. This development will create a state of the art, Madison based training facility, and bring more public awareness to the Steamfitters profession. This facility will provide the important, hands-on training to both men and women in order to keep current with the ever-changing technologies of the construction industry, while maintaining the knowledge and skills to remain competitive over the span of their careers.

The Steamfitters Local 601 has purchased CSM lot2, CSM lot 3 and CSM lot 4 as described on the "SitePlan Hoppman Property General Development Plan" dated 8/31/2009 for the amendment to the Metro-Tech General Development Plan. This submittal includes a draft of a new CSM that will combine these lots (CSM Lots 2, 3 and 4) into one property. Also included is a proposed amendment to the GDP Zoning text to allow the use of the training school on the new lot created by this submittal.

The development proposed by this submittal meets all of the other zoning requirements of the Metro-Tech Development Plan. The intent of this amendment to the GDP is to remove the the separate CSM Lots 2, 3 and 4, to be replaced by a single lot as indicated on the attached CSM, and to allow the use of the training facility as described in this Letter of Intent and the information submitted for this SIP. All other zoning requirements will match the existing Metro-Tech General Development Plan. Please see the attached zoning text for the proposed amendments to the existing General Development Plan.

**Construction Schedule**

August 2016 – Start site work,  
August 2017 – Construction completion and Occupancy

**Proposed Uses**

The facility will house the Madison area training Hall for the local 601 Steamfitters Union. This will consist of traditional classrooms, as well as hands-on training areas that include welding and fabrication. There is also projected to be a rigging area that replicates working on a steel structure jobsite. There are welding booths for training and a pipe trench area for welding pipes in a dugout location. There will be an HVAC Lab that consists of distinct training areas for specific Mechanical units ranging from Rooftop Package units to Ice Machines. There is also a lower section of roof that will have a piece of training equipment on it to simulate working in an exposed environment.

In addition to the training component, there will be a small office/administration area for the teachers and Union official.

There is a community room which will serve as a meeting hall for union members, and will also be made available to the third district Alder and community for events.

Lastly there is a shelled space that is planned for a small Clinic to serve union members only. This will not be constructed with the initial buildout of the facility, and is planned to be completed within the next few years.

**Approvals Requested**

This application is for approval of a Major Amendment to an Existing PD/SIP as modified by a new CSM.

Approvals requested include:

- Amendment to the Metro-Tech PD to combine CSM lots 2, 3, and 4 into a single Lot 2.
- Amendment to the Metro-Tech PD to allow the use of the training School and the accompanying zoning text.
- Approval for the SIP to begin construction of the proposed project.

The development team will submit a separate exterior signage package for approval at a later date.

**Existing Conditions**

The existing site is located on CSM lots 2, 3 and 4 of the Metrotech plat. These lots are located between Highway 94 and Town Center Drive, just west of Sprecher Road. The site is currently open, with a significant grade change ranging from 980' to 952'. There is an existing stormwater management area on the eastern portion of the site that runs the entire length of the site. These lots effectively wrap around the East, North and West sides of the existing Madison Fire Station 13.

**Sustainable Design**

This project is registered with the USGBC for LEED certification and is targeting a Gold Certification level. Key sustainable strategies will be focused on energy savings through a very efficiency HVAC system, a high performance building shell, and skylights for daylighting.

**Legal Description**

LOTS 2, 3 AND 4 CERTIFIED SURVEY MAP NO. 12761 RECORDED ON SEPTEMBER 8TH, 2009  
IN VOLUME 80 OF CERTIFIED SURVEY MAPS ON PAGES 304-307 AS DOCUMENT NO.

4593131

ALL LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER AND THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 2, TOWN 7 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

**Certified Survey Map**

A draft CSM is included with this submittal.

**Demolition**

There are no existing structures on the project site.

**Building Area**

58,450 total square feet.

By Use:

Office (B Occupancy):	3,198 SF
Future Clinic (B Occupancy):	2,394 SF
Community Room (A3 Occupancy)	4,616 SF (Maximum Code Occupancy of 242)
Education (B Occupancy):	48,242 SF (Includes all gross space)

**Hours of Operation**

The facility has several different functions so the proposed hours are listed by function:

Office: 8:00 am to 5:00 pm, Monday through Friday.

Training Center 8:00 am to 10:00 pm, Monday through Friday, 8:00 am to 12:00 pm on Weekends.

Community Center: Will be used for Union and community based meetings as required or requested, all events will end by 10:00 pm.

Future Clinic hours: Open by appointment only, available between 8:00 am and 5:00 pm.

**Site Area**

The total site is 343,686.5 square ft or 7.89 acres.

**Open Space Areas**

The total site is 343,686.5 square ft or 7.89 acres.

Building footprint:	37,760 SF
Asphalt Pavement:	79,500 SF
Concrete:	8,643 SF

Open Space: 217,783.5 SF

**Site Access**

The site will have two vehicular access points, both off Town Center Drive. There is a loop drive that circles the facility so both access points are connected. The western access point serves the visitor parking lot at the entrance on the south side of the building, the employee parking and future clinic parking on the west side of the building, and also serves as the main entrance for loading trucks. The eastern access point serves for all trainee parking, and for event parking for the community room.

Pedestrian access points include a sidewalk on the western end of the site, connecting Town Center Drive to the front door, and another sidewalk on the eastern end, connecting to the existing sidewalk that leads to Town Center Drive.

**Parking, Bike Parking and Loading Zones**

Proposed passenger vehicle parking is provided by a combination of on grade parking areas:

Area	Standard	Accessible	Van Accessible	Total
West	134	1	1	136
South	10	1	1	12
East	6	1	1	8
<b>Totals</b>	<b>150</b>	<b>3</b>	<b>3</b>	<b>156</b>

Proposed parking numbers are generated from the City of Madison parking ordinance by program:

Program	Size	Minimum	Maximum	Proposed Amount
Office	3,620 SF	10	19	14
Education	14 Classrooms	14	14	14
	314 Students	63	105	84
Assembly	152 seats	30	60	45
<b>Totals</b>		<b>117</b>	<b>198</b>	<b>156</b>

There are an additional eight future stalls proposed on the western edge of the site for the future Clinic, to be installed with the buildout of the clinic.

Bike stall requirements have been broken down by the proposed program.

Office:	2
Clinic:	2
Assembly:	8
Education:	0*
<b>Total Proposed</b>	<b>12</b>

\*Due to the nature of the trainees there is almost no use of Bikes to the training classes. The Steamfitters have documented that between both the Milwaukee Training Facility and the existing Madison Training Facility there has been only one trainee using a bike to get to classes. This was also observed at the tours of the Pipefitters Local 597 in Aurora Illinois, and the Steamfitters Local 455 in St Paul Minnesota, where neither facility had any bike racks. This is due to several factors:

1. Many of the trainees come directly from their jobsite for additional training.



2. Many trainees bring their own equipment in the form of tools and welding helmets/jackets that cannot be carried on a bike.
3. The adjacent bus lines provide more convenient transportation.

**Trash, Recycling, and Snow Removal**

There is a single loading zone sized for semi deliveries, located at the North eastern part of the building. There is an overhead door that will allow all but the largest of semi's to be completely inside the building during delivery. The facility will get several smaller deliveries per month, but actual semi deliveries are anticipated to be only once per month on average.

For waste collection there are currently two four yard dumpsters, one for recycling and one for trash. These are located in an enclosed structure with a slatted roof, just off the loading apron. The structure is proposed to be clad in the same architectural precast as the building.

The owners will contract to have snow plowed and stored on site.

**Value of Land**

\$950,000 appraised value.

**Estimated Project Cost**

\$12.3 Million.

**Number of Construction and Fulltime Equivalent Jobs Created**

The Project is estimated to create 342 On-Site FTE Construction Jobs during Construction.

**Public Subsidy Requested**

There are currently no Public Subsidies requested with this project.

Respectfully submitted,  
Steamfitters Local Union 601

**Attachments:**

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Proposed Amendment to the GDP Zoning Text  
Draft CSM  
Location Map  
Existing Context images

Supporting documents in the form of a drawing set dated March 23<sup>rd</sup>, 2016, showing the proposed development plans for the PD/SIP are bound separately and are a part of this letter of intent by reference.

Light fixture cut sheets for the light fixtures indicated on the Site Lighting plan are submitted separately from the drawing set.

**Zoning Text**

**Steamfitters Local 601 Training Facility**

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March 23<sup>rd</sup>, 2016

**To: City of Madison Planning Department and Plan Commission**  
215 Martin Luther King Jr. Blvd. LL110  
Madison, WI 53703

**Re: Major Amendment to Approved PD-SIP Zoning**

Owner – Steamfitters Local 601  
Architect – Potter Lawson, Inc.  
Contractor – Hunzinger Construction

All provisions in the GDP pertaining to sites CSM 2, CSM 3 and CSM 4 will apply to Lot 2 of the CSM except as amended herein. CSM lots 2, 3 and 4 of the CSM will be referred to as Lot 2 in the GDP from and after the date of this third amendment.

The following text shall be part of the GDP in the zoning text section - Development Area Descriptions beginning on page 17 and continuing through page 19.

Development Area Descriptions: The following will replace Site 1A (CSM Lot 4), Site 1B (CSM Lot 3), and Site 2B (CSM Lot 2):

LOT 2

**Description:**

This professional office development area is located in a prominent location along Interstate-94. This location will become part of the eastern gateway to the city.

**Permitted Uses:**

- Offices, business and professional
- Banks and financial uses including drive through teller services
- Medical, dental, and optical clinics
- Telephone (Communication) exchanges, microwave relay towers, and communication transmission equipment buildings.
- Training School

Accessory uses to the permitted uses listed above.

**Lot Area:**

Site 2, 7.89 acres

**Intensity:**

Maximum F.A.R. is .70

**Height Requirements:**

A maximum of 3 stories, or 42' feet in height on the high side of the site, 4 stories or 56' on the lower portion of the site.

**Build-to Lines:**

No build to lines are located on this site.

**Minimum Building Setbacks:**

20' from Street "A" r.o.w.

50' from Interstate 94 r.o.w.

20' from eastern property line

40' from western property line

**Yard Requirements:**

Yard areas will be provided as part of the SIP submittal.

**Sign Requirements:**

Finalized signage design will be provided as part of the SIP submittal. Sign requirements will conform to the City of Madison sign regulations.

**Accessory Off-Site Parking and Loading:**

Accessory off-street parking and loading requirements per approved plans shall be provided as part of the SIP submittal.

Bicycle parking shall be provided as part of the SIP submittal

Parking areas that occur on Site 1 between the building façade and the public street must have a high level of visual screening or be integrated into the overall design of the building.

Parking for this site may include a mixture of surface and underground parking if necessary. Structured parking entrances should be screened appropriately from adjacent public streets or highways.

**Development Phasing:**

Development phasing on any of the Area 1 may be appropriate, but all future phases must be shown on any Specific Implementation Plan (SIP) to insure that the goals of this document are achieved. The floor area ratio (F.A.R.) will be based on the improved area of the development site.

## **Firchow, Kevin**

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**From:** Gene Post [REDACTED]  
**Sent:** Wednesday, May 18, 2016 2:57 PM  
**To:** Firchow, Kevin  
**Cc:** Jody Shaw  
**Subject:** Steamfitter Training Facility - Request for Waiver to Bicycle Parking

Kevin ,

We would like to request that you submit this email as our formal request to the Plan Commission and the Common Council to waive the bicycle parking requirements.

**To:** City of Madison Plan Commission  
City of Madison Common Council

**Re:** Steamfitter Local 601 Training Facility  
6302 Town Center Drive

The Steamfitter are requesting a waiver to the bicycle parking requirements of Section 28.141(4)(g) and 28.141(11) due to the nature of the proposed trade school and training facility.

Further justification for this request is explained on page 4 and 5 of the Letter of Intent dated March 23, 1016.

Let us know if you require any additional information.

Thank you.

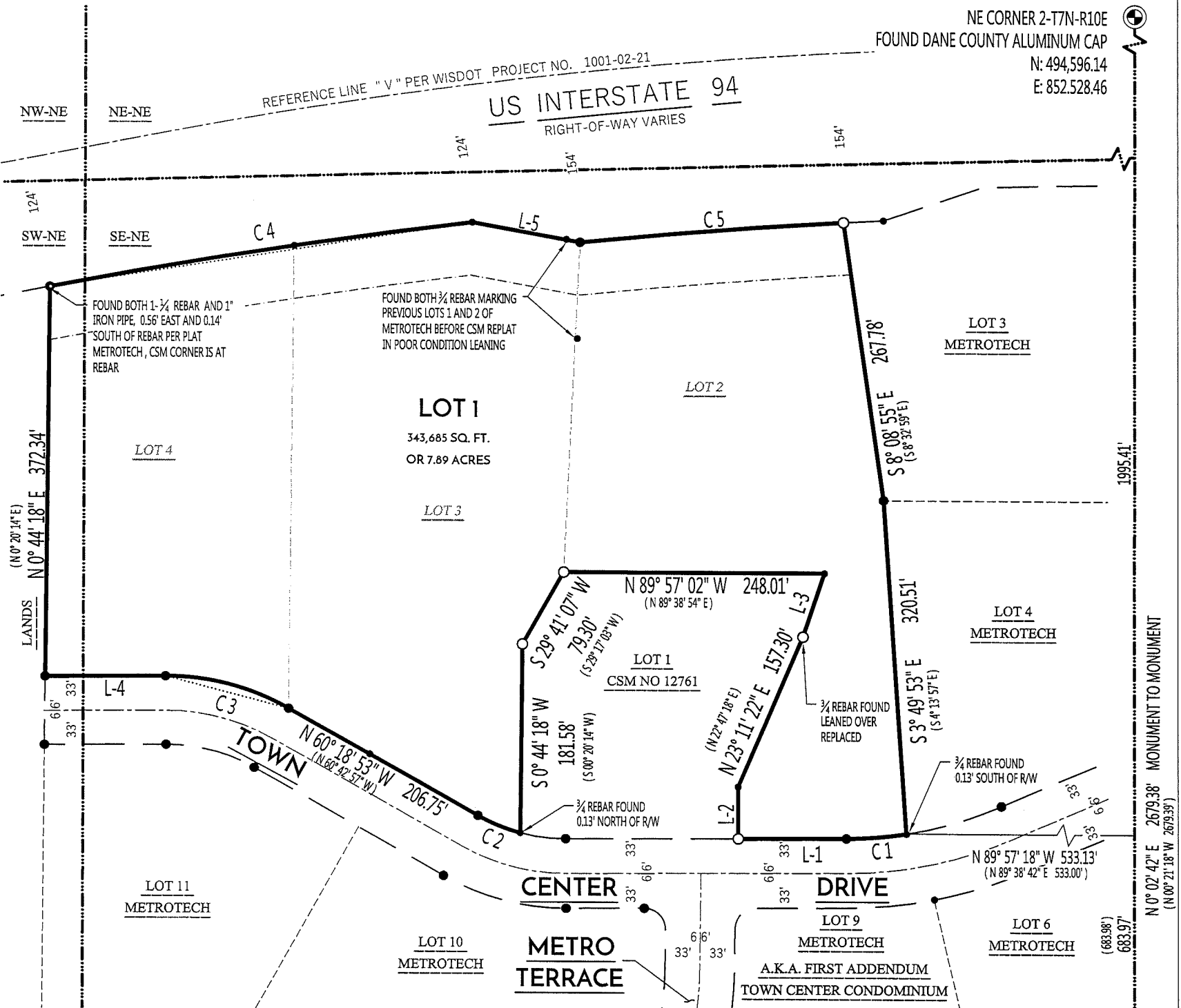
Gene Post, AIA, LEED AP for Jody Shaw AIA, LEED AP BD+C  
Potter Lawson, Inc.

[REDACTED] University Row, Suite 300 | Madison, WI 53705  
[REDACTED]  
www.potterlawson.com

**Celebrating 100 Years of Success by Design**

# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

CONSOLIDATION OF LOTS 2, 3 AND 4 CERTIFIED SURVEY MAP NO. 12761 RECORDED ON SEPTEMBER 8TH, 2009 IN VOLUME 80 OF CERTIFIED SURVEY MAPS ON PAGES 304-307 AS DOCUMENT NO. 4593131, ALL BEING A PART OF THE SE 1/4 OF THE NE 1/4 AND THE SW 1/4 OF THE NE 1/4 OF SECTION 2, TOWN 7 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	57.28'	367.00'	8.94	S 85° 15' 08" W (S 84° 51' 05" W)	57.22'
C2	43.66'	167.00'	14.98	N 67° 48' 51" W (N 68° 12' 22" W)	43.54'
C3	121.84'	233.00'	29.96	N 75° 17' 44" W (N 75° 41' 48" W)	120.46'
C4	405.57'	5605.58'	4.15	N 81° 03' 15" E (N 80° 39' 11" E)	405.49'
C5	251.21'	5575.58'	2.58	N 85° 26' 23" E (N 85° 02' 20" E)	251.19'

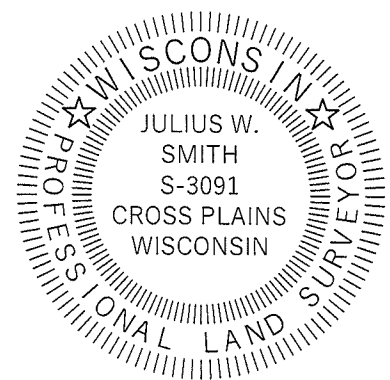
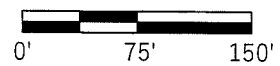
LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S 89° 43' 26" W (S 89° 19' 22" W)	102.67'
L2	N 00° 16' 34" W (N 00° 40' 38" W)	49.45'
L3	N 18° 35' 46" E (N 18° 11' 42" E)	64.24'
L4	S 89° 43' 26" W (S 89° 19' 22" W)	113.99'
L5	S 79° 37' 15" E (S 80° 01' 19" E)	104.14'

### LEGEND

- SECTION CORNER FOUND
- 3/4" REBAR FOUND
- 1-1/4" REBAR FOUND
- 1-1/4" IRON PIPE FOUND
- 1" REBAR SET
- CSM BOUNDARY
- RIGHT-OF-WAY LINE
- CENTERLINE
- CHORD LINE
- SECTION LINE
- PLATTED LINE
- ( ) RECORDED INFORMATION

### NOTES:

- FIELD WORK PERFORMED BY WYSER ENGINEERING, LLC. ON DECEMBER 30TH, 2015.
- NORTH REFERENCE FOR THIS SURVEY AND MAP ARE BASED ON THE WISCONSIN COORDINATE REFERENCE SYSTEM, NAD 83 (2011) GRID NORTH FOR THIS LOCATION IS WITHIN 6' 22" OF TRUE NORTH. THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 2 BEARS N 00° 02' 42" E
- THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.
- SEE SHEET (2 AND 3) OF 4 FOR EASEMENT AND TRANSPORTATION DETAILS AND NOTES.



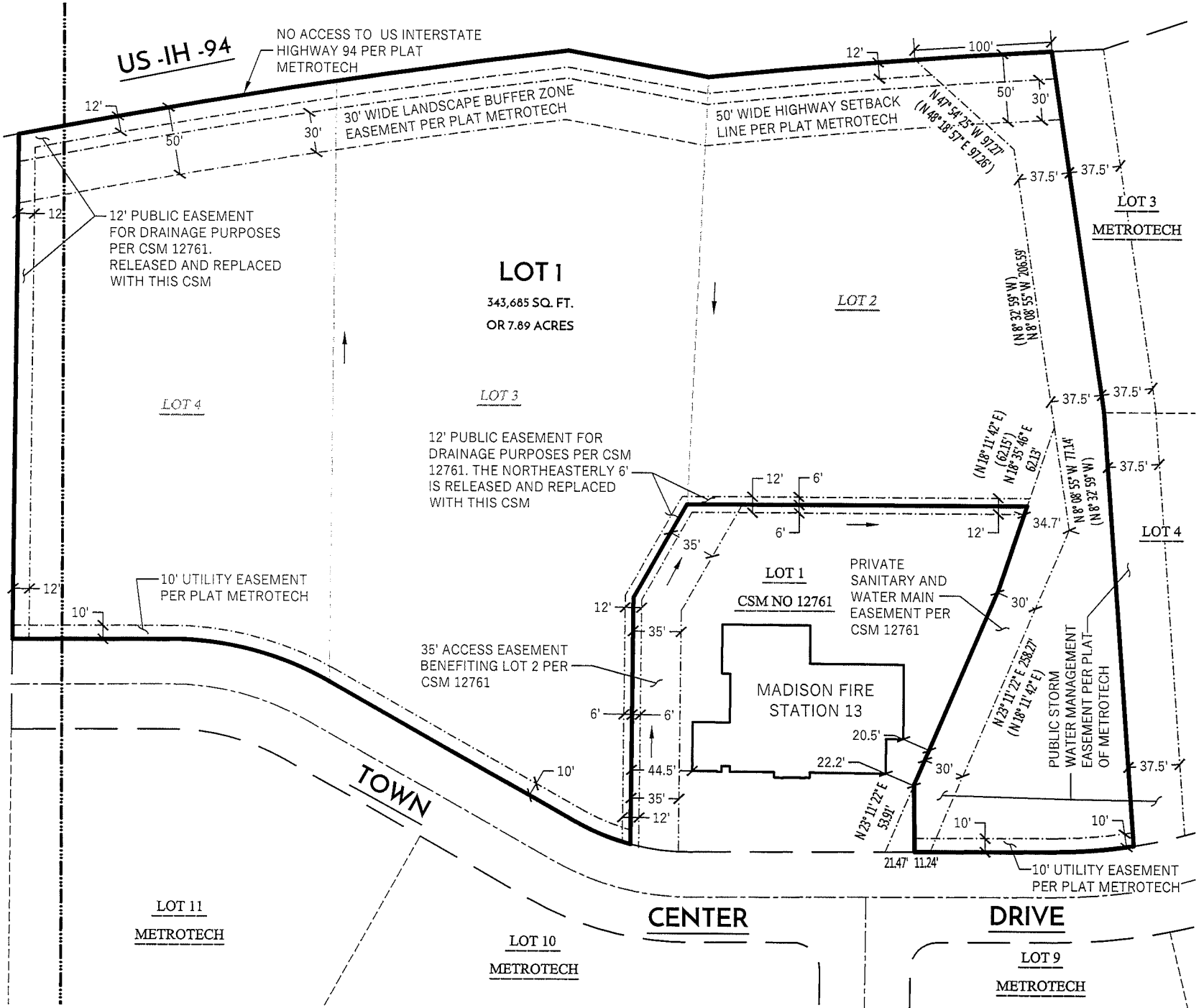
File: \\WYSER\SERVER\Wyseng\Engineering\2015\150297\_P1 - Steamfitters Training Center.dwg - CSM.dwg Layout: CSM 1 OF 4 User: Julie Plotted: Mar 16, 2016 - 11:55am

<b>WYSER ENGINEERING</b>	PREPARED BY:	PREPARED FOR:	SURVEYED BY: JWS/BJK	VOL. _____ PAGE _____
	201 1/2 EAST MAIN STREET MOUNT HOREB, WI 53572 www.wyserengineering.com	STEAMFITTERS LOCAL 601 3300 S 103RD STREET MILWAUKEE, WI 53227	DRAWN BY: JWS	PROJECT NO: 150297
		APPROVED BY: JWS	SHEET NO: 1 of 4	C.S.M. NO. _____

# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

CONSOLIDATION OF LOTS 2, 3 AND 4 CERTIFIED SURVEY MAP NO. 12761 RECORDED ON SEPTEMBER 8TH, 2009 IN VOLUME 80 OF CERTIFIED SURVEY MAPS ON PAGES 304-307 AS DOCUMENT NO. 4593131, ALL BEING A PART OF THE SE 1/4 OF THE NE 1/4 AND THE SW 1/4 OF THE NE 1/4 OF SECTION 2, TOWN 7 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

## EASEMENT DETAIL



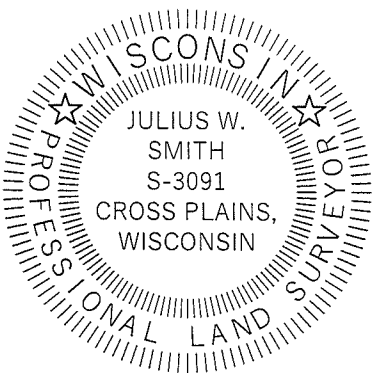
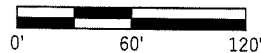
### LEGEND

- CSM BOUNDARY
- RIGHT-OF-WAY LINE
- CENTERLINE
- CHORD LINE
- PREVIOUSLY PLATTED LINE
- EASEMENT LINE
- HIGHWAY SETBACK LINE
- EXISTING BUILDING
- RECORDED INFORMATION
- DRAINAGE ARROW PER CSM 12761

### NOTES:

1. PER CSM 12761 ARROWS INDICATE DIRECTION OF SURFACE DRAINAGE SWALE AT INDIVIDUAL PROPERTY LINES. SAID DRAINAGE SWALE SHALL BE GRADED WITH THE CONSTRUCTION OF EACH PRINCIPAL STRUCTURE AND MAINTAINED BY THE LOT OWNER UNLESS MODIFIED WITH THE APPROVAL OF THE CITY ENGINEER. ELEVATIONS GIVEN ARE PROPERTY CORNERS AT GROUND LEVEL AND SHALL BE MAINTAINED.
2. PER CSM 12761 AND PERTAINING TO THIS CSM, ALL LOTS WITHIN THIS PLAT ARE SUBJECT TO PUBLIC EASEMENTS FOR DRAINAGE PURPOSES WHICH SHALL BE A MINIMUM OF SIX (6) FEET IN WIDTH MEASURED FROM THE PROPERTY LINE TO THE INTERIOR OF EACH LOT EXCEPT THAT THE EASEMENTS SHALL BE TWELVE (12) FEET IN WIDTH ON THE PERIMETER OF THE PLAT. FOR PURPOSES OF TWO (2) OR MORE LOTS COMBINED FOR A SINGLE DEVELOPMENT SITE, OR WHERE TWO (2) OR MORE LOTS HAVE A SHARED DRIVEWAY AGREEMENT, THE PUBLIC EASEMENT FOR DRAINAGE PURPOSES SHALL BE A MINIMUM OF SIX (6) FEET IN WIDTH AND SHALL BE MEASURED ONLY FROM THE EXTERIOR PROPERTY LINES OF THE COMBINED LOTS THAT CREATE A SINGLE DEVELOPMENT SITE, OR HAVE A SHARED DRIVEWAY AGREEMENT, EXCEPT THAT THE EASEMENT SHALL BE TWELVE (12) FEET IN WIDTH ALONG THE PERIMETER OF THE PLAT. EASEMENTS SHALL NOT BE REQUIRED ON PROPERTY LINES SHARED WITH GREENWAYS OR PUBLIC STREETS. NO BUILDINGS, DRIVEWAYS, OR RETAINING WALLS SHALL BE PLACED IN ANY EASEMENT FOR DRAINAGE PURPOSES. FENCES MAY BE PLACED IN THE EASEMENT ONLY IF THEY DO NOT IMPEDE THE ANTICIPATED FLOW OF WATER. IN THE EVENT OF A CITY OF MADISON PLAN COMMISSION AND/OR COMMON COUNCIL APPROVED REDIVISION OF A PREVIOUSLY SUBDIVIDED PROPERTY THE UNDERLYING PUBLIC EASEMENTS OF R DRAINAGE PURPOSES ARE RELEASED AND REPLACED BY THOSE REQUIRED AND CREATED BY THE CURRENT SUBDIVISION.
3. PER CSM 12761 ALL LOTS CREATED BY THIS CERTIFIED SURVEY MAP ARE INDIVIDUALLY RESPONSIBLE FOR COMPLIANCE WITH CHAPTER 37 OF MADISON GENERAL ORDINANCES IN REGARD TO STORM WATER MANAGEMENT AT THE TIME THEY DEVELOP.

SEE SHEET 3 OF 4 FOR CONTINUATION



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DRAWN BY: JWS  
APPROVED BY: JWS

PROJECT NO: 150297  
SHEET NO: 2 of 4

VOL. \_\_\_\_\_ PAGE \_\_\_\_\_  
DOC. NO. \_\_\_\_\_  
C.S.M. NO. \_\_\_\_\_

**CERTIFIED SURVEY MAP NO. \_\_\_\_\_**

CONSOLIDATION OF LOTS 2, 3 AND 4 CERTIFIED SURVEY MAP NO. 12761 RECORDED ON SEPTEMBER 8TH, 2009 IN VOLUME 80 OF CERTIFIED SURVEY MAPS ON PAGES 304-307 AS DOCUMENT NO. 4593131, ALL BEING A PART OF THE SE 1/4 OF THE NE 1/4 AND THE SW 1/4 OF THE NE 1/4 OF SECTION 2, TOWN 7 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

**NOTES:**

CONTINUED FROM SHEET 2 OF 4

4. PER CSM 12761 LOT 2 SHALL COMPLY WITH M.G.O SEC. 16.23(3)(D) - HIGHWAY NOISE LAND USE PROVISIONS POLICIES AND ORDINANCES.
5. ACCESS RESTRICTED TO I-94 BY WISDOT PROJECTS CA 056-1(1) & I-90-2(12)122.
6. NO IMPROVEMENTS OR STRUCTURES ARE ALLOWED BETWEEN THE RIGHT-OF-WAY AND THE HIGHWAY SETBACK LINE. IMPROVEMENTS AND STRUCTURES INCLUDE, BUT ARE NOT LIMITED TO SIGNS, PARKING AREAS, DRIVEWAYS, WELLS SEPTIC SYSTEMS, DRAINAGE FACILITIES, BUILDINGS AND RETAINING WALLS. IT IS EXPRESSLY INTENDED THAT THIS RESTRICTION IS FOR THE BENEFIT OF THE PUBLIC AS PROVIDED IN SECTION 236.293, WISCONSIN STATUTES, AND SHALL BE ENFORCEABLE BY THE WISCONSIN DEPARTMENT OF TRANSPORTATION OR ITS ASSIGNS. CONTACT THE WISCONSIN DEPARTMENT OF TRANSPORTATION FOR MORE INFORMATION. THE PHONE NUMBER MAY BE OBTAINED BY CONTACTING THE COUNTY HIGHWAY DEPARTMENT.
7. PER PLAT METROTECH, THE LOTS OF THIS LAND DIVISION MAY EXPERIENCE NOISE AT LEVELS EXCEEDING THE LEVELS IN S. TRANS 405.04 TABLE 1. THESE LEVELS ARE BASED ON FEDERAL STANDARDS. THE DEPARTMENT OF TRANSPORTATION IS NOT RESPONSIBLE FOR ABATING NOISE FROM EXISTING STATE TRUNK HIGHWAYS OR CONNECTING HIGHWAYS OR CONNECTING HIGHWAYS, IN THE ABSENCE OF ANY INCREASE BY THE DEPARTMENT TO THE HIGHWAY'S THROUGH-LANE CAPACITY.
8. PER PLAT METROTECH 30' WIDE LANDSCAPE BUFFER ZONE EASEMENT, THIS STRIP RESERVED FOR THE PLANTING OF TREES OR SHRUBS BY THE OWNER, THE BUILDING OF BUILDINGS HEREON IS PROHIBITED, AND THE REAR 30 FEET OF THIS STRIP SHALL NOT BE COUNTED AS ANY REQUIRED YARD. THE MAINTENANCE OF THIS STRIP IS THE RESPONSIBILITY OF THE LOT OWNER. THE LANDSCAPE BUFFER ZONE WILL REQUIRE APPROVAL OF THE CITY OF MADISON PLANNING DEPARTMENT.
9. PER PLAT METROTECH UTILITY EASEMENT NOTE, UTILITY EASEMENTS. NO POLES OR BURIED CABLES ARE TO BE PLACED SUCH THAT THE INSTALLATION WOULD DISTURB ANY SURVEY STAKE, OR OBSTRUCT VISION ALONG ANY LOT LINE. THE DISTURBANCE OF A SURVEY MONUMENT BY ANYONE IS A VIOLATION OF SECTION 236.32 OF WISCONSIN STATUTES. UTILITY EASEMENTS AS HEREIN SET FORTH ARE FOR THE USE OF PUBLIC BODIES AND PRIVATE PUBLIC UTILITIES HAVING THE RIGHT TO SERVE THE AREA.

ADDITIONAL NOTES AS NEEDED...

**LEGAL DESCRIPTION**

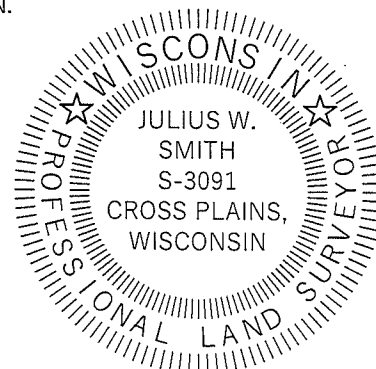
CONSOLIDATION OF LOTS 2, 3 AND 4 OF CERTIFIED SURVEY MAP NO. 12761 RECORDED ON SEPTEMBER 8TH, 2009 IN VOLUME 80 OF CERTIFIED SURVEY MAPS ON PAGES 304-307 AS DOCUMENT NO. 4593131, ALL BEING A PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER AND A PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 2, TOWN 7 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN  
 SAID PARCEL CONTAINS 343,685 SQUARE FEET OR 7.89 ACRES.

**SURVEYOR'S CERTIFICATE**

I, JULIUS W. SMITH, WISCONSIN PROFESSIONAL LAND SURVEYOR S-3091, DO HEREBY CERTIFY THAT BY DIRECTION OF STEAMFITTERS LOCAL 601, I HAVE SURVEYED, DIVIDED, AND MAPPED THE LANDS DESCRIBED HEREON AND THAT THE MAP IS A CORRECT REPRESENTATION IN ACCORDANCE WITH THE INFORMATION PROVIDED. I FURTHER CERTIFY THAT THIS CERTIFIED SURVEY MAP IS IN FULL COMPLIANCE WITH CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE CITY OF MADISON AND DANE COUNTY, WISCONSIN.

\_\_\_\_\_  
 JULIUS W. SMITH, S-3091  
 WISCONSIN PROFESSIONAL LAND SURVEYOR

\_\_\_\_\_  
 DATE



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 MILWAUKEE, WI 53227

SURVEYED BY: JWS/BJK  
 DRAWN BY: JWS  
 APPROVED BY: JWS

PROJECT NO: 150297  
 SHEET NO: 3 of 4

VOL. \_\_\_\_\_ PAGE \_\_\_\_\_  
 DOC. NO. \_\_\_\_\_  
 C.S.M. NO. \_\_\_\_\_

**CERTIFIED SURVEY MAP NO. \_\_\_\_\_**

CONSOLIDATION OF LOTS 2, 3 AND 4 CERTIFIED SURVEY MAP NO. 12761 RECORDED ON SEPTEMBER 8TH, 2009 IN VOLUME 80 OF CERTIFIED SURVEY MAPS ON PAGES 304-307 AS DOCUMENT NO. 4593131, ALL BEING A PART OF THE SE 1/4 OF THE NE 1/4 AND THE SW 1/4 OF THE NE 1/4 OF SECTION 2, TOWN 7 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

**CORPORATE OWNER'S CERTIFICATE**

STEAMFITTERS TRAINING SCHOOL, INC., CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, DOES HEREBY CERTIFY THAT SAID CORPORATION CAUSED THE LAND DESCRIBED HEREON TO BE SURVEYED, DIVIDED, MAPPED, AND DEDICATED AS SHOWN. STEAMFITTERS TRAINING SCHOOL, INC., FURTHER CERTIFIES THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S. 236.34 OF THE WISCONSIN STATE STATUES TO BE SUBMITTED TO THE CITY OF MADISON FOR APPROVAL. IN WITNESS WHEREOF, THE SAID STEAMFITTERS TRAINING SCHOOL, INC. HAS CAUSED THESE PRESENTS TO BE SIGNED BY \_\_\_\_\_, ITS PRESIDENT, AND COUNTERSIGNED BY \_\_\_\_\_, ITS SECRETARY(CASHIER), AT \_\_\_\_\_ WISCONSIN, AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED ON THIS \_\_\_\_\_, DAY OF \_\_\_\_\_, 2016. IN THE PRESENCE OF:

\_\_\_\_\_  
STEAMFITTERS TRAINING SCHOOL, INC.

\_\_\_\_\_  
PRESIDENT

COUNTERSIGNED: \_\_\_\_\_  
SECRETARY OR CASHIER

STATE OF WISCONSIN)  
\_\_\_\_\_ COUNTY) SS

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016, \_\_\_\_\_, PRESIDENT, AND \_\_\_\_\_, SECRETARY (CASHIER) OF THE ABOVE NAMED CORPORATION, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND TO ME KNOWN TO BE SUCH PRESIDENT AND SECRETARY (CASHIER) OF SAID CORPORATION, AND ACKNOWLEDGED THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICERS AS THE DEED OF SAID CORPORATION, BY ITS AUTHORITY.

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF WISCONSIN MY COMMISSION EXPIRES \_\_\_\_\_

**CONSENT OF MORTGAGEE**

XXX BANK, A BANKING ASSOCIATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, MORTGAGGEE OF THE ABOVE DESCRIBED LAND, DOES HEREBY CONSENT TO THE SURVEY, DIVIDING, MAPPING AND DEDICATIONS OF THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP AND DOES HEREBY CONSENT TO THE OWNER'S CERTIFICATE.

BY: \_\_\_\_\_  
AUTHORIZED MEMBER

STATE OF WISCONSIN) SS  
DANE COUNTY ) SS

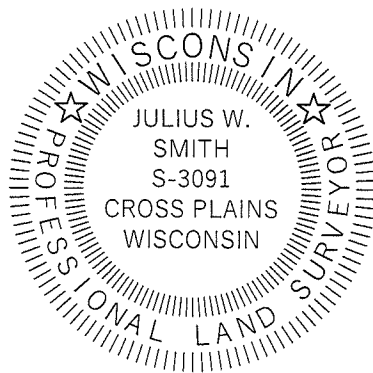
PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016, THE ABOVE NAMED BANKING ASSOCIATION, XXX AUTHORIZED MEMBER \_\_\_\_\_ TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF WISCONSIN MY COMMISSION EXPIRES \_\_\_\_\_

**MADISON COMMON COUNCIL CERTIFICATE**

RESOLVED THAT THIS CERTIFIED SURVEY MAP LOCATED IN THE CITY OF MADISON WAS HERBY APPROVED BY ENACTMENT NUMBER \_\_\_\_\_, FILE ID NUMBER \_\_\_\_\_, ADOPTED ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016. DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

\_\_\_\_\_  
MARIBETH WITZEL-BEHL, CITY CLERK,  
CITY OF MADISON



OFFICE OF THE REGISTER OF DEEDS  
\_\_\_\_\_  
COUNTY, WISCONSIN  
RECEIVED FOR RECORD \_\_\_\_\_  
20\_\_ AT \_\_\_\_\_ O'CLOCK \_\_\_\_ M AS  
DOCUMENT # \_\_\_\_\_  
IN VOL. \_\_\_\_\_ OF CERTIFIED SURVEY  
MAPS ON PAGE(S) \_\_\_\_\_  
REGISTER OF DEEDS



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APPROVED BY: JWS

PROJECT NO: 150297  
SHEET NO: 4 of 4

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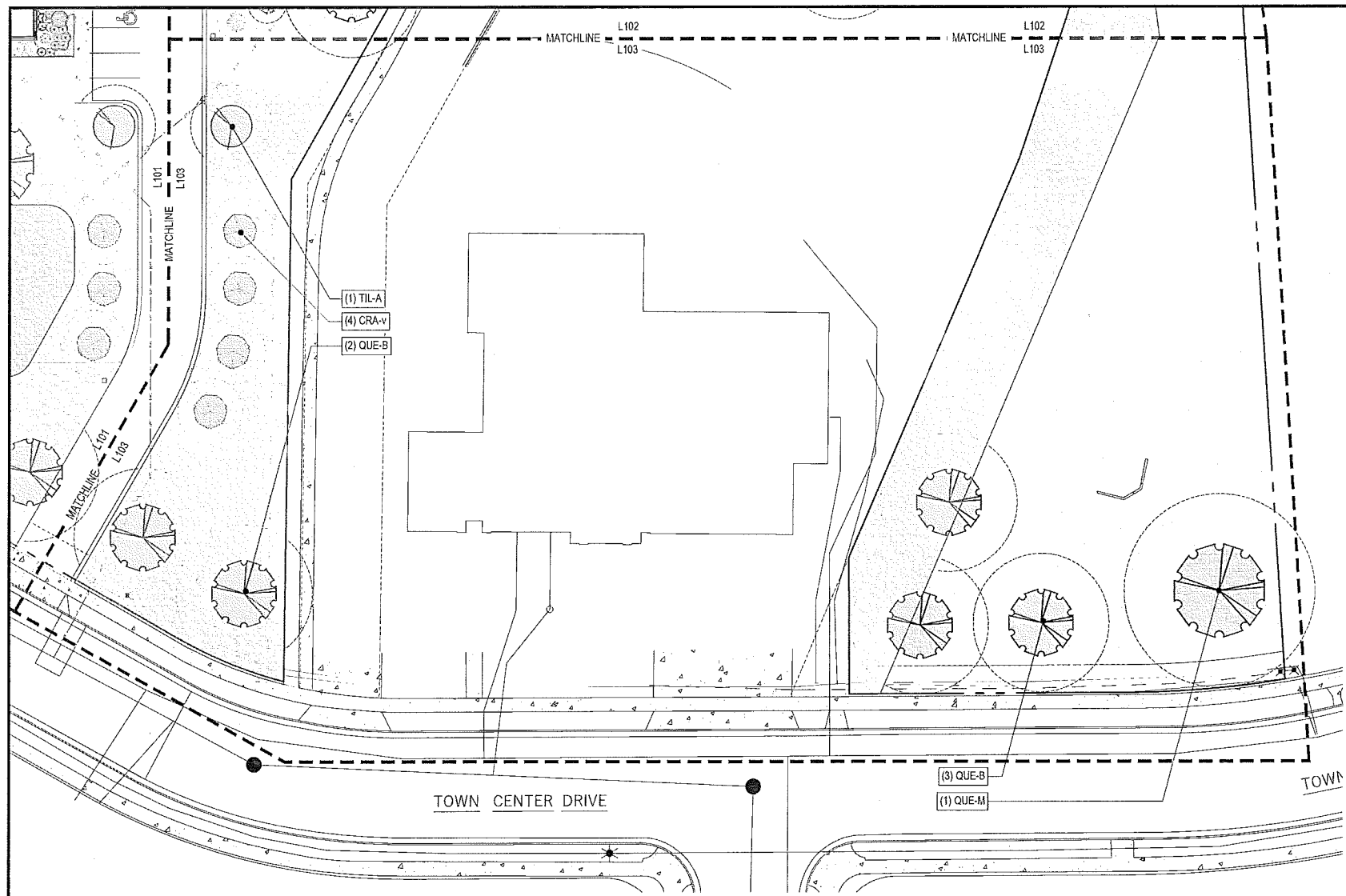












SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	NOTES	MATURE SIZE	DETAIL
ACE-R	Acer rubrum Marsh	Marsh Maple	2.5' cal	B&B	Full, symmetrical, strong central leader	40' H x 30' W	
ACE-S	Acer saccharum	Green Mountain Sugar Maple	2.5' cal	B&B	Full, symmetrical, strong central leader	50' H x 35' W	
GN-B	Ginkgo biloba Autumn Gold	Autumn Glory Ginkgo	4.5' cal	B&B	Full, symmetrical, strong central leader	45' H x 30' W	
GLE-T	Gleditsia triacanthos var. inermis Saylor	Shiny-leafed Thornless Honeylocust	2.5' cal	B&B	Full, symmetrical, strong central leader	40' H x 30' W	1A,200
QUE-B	Quercus bicolor	Swamp White Oak	2.5' cal	B&B	Full, symmetrical, strong central leader	50' H x 20' W	
QUE-M	Quercus macrocarpa	Bur Oak	2.5' cal	B&B	Full, symmetrical, strong central leader	70' H x 70' W	
TIL-A	Tilia americana American Beauty	American Beauty American Linden	2.5' cal	B&B	Full, symmetrical, strong central leader	60' H x 25' W	

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	NOTES	MATURE SIZE	DETAIL
AME-B	Americanis grandiflora Autumn Brilliance	Autumn Brilliance Serviceberry	8' H	B&B	Full, upright, 3-5 stems	20' H x 20' W	2A,200
CRA-V	Crataegus viridis Winter King	Winter King Hawthorn	8' H	B&B	Full, multi-trunk, single-stem tree form	30' H x 30' W	
CRA-V	Crataegus nivalis v. maxima	Thomas Cockspur Hawthorn	8' H	B&B	Full, multi-trunk, single-stem tree form	30' H x 30' W	1A,200
MAL-R	Malus Red Jewel	Red Jewel Crabapple	8' H	B&B	Full, multi-trunk, single-stem tree form	15' H x 12' W	

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	NOTES	MATURE SIZE	DETAIL
PIE-P	Pinus pungens	Colorado Green Spruce	8' H	B&B	Symmetrical	50' H x 15' W	
PIE-B	Pinus pungens Fat Albert	Fat Albert Blue Spruce	8' H	B&B	Symmetrical	12' H x 8' W	
PIE-M	Pinus strobus	Eastern White Pine	8' H	B&B	Symmetrical	25' H x 12' W	3A,200

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	NOTES	MATURE SIZE	DETAIL
JUN-P	Juniperus horizontalis Plumosa	Andorra Juniper	16"	cont.		18" H x 4' W	
MCO-D	Microbiota decussata	Russian Cypress	12"	cont.		12" H x 4' W	4A,200
PIE-M	Pinus strobus	Mugo Pine	16"	cont.		3-5' H x 3-4' W	
TAX-M	Taxus canadensis Tauckeri	Canadian Yew	15"	cont.		3' H x 4' W	

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	NOTES	MATURE SIZE	DETAIL
ARE-B	Artemisia biennis	Common Wormwood	36"	cont.		15' H x 10' W	
ARE-B	Artemisia tridentata	Big Sagebrush	36"	cont.		5' H x 3' W	
CLA-A	Chaenactis glabra Hummingbird	Hummingbird Sweet	24"	cont.		2' H x 4' W	
HYD-M	Hydrangea macrophylla Balmorhea	Endless Summer Hydrangea	24"	cont.		3' H x 4' W	
HYD-M	Hydrangea macrophylla Grandiflora	Arden Hydrangea	18"	cont.		3' H x 3' W	
PHY-D	Physocarpus opulifolius Diabolum	Diablo Physocarpus	18"	cont.		4' H x 4' W	4A,200
PHY-S	Physocarpus opulifolius Sibiricus	Summer Wine Ninebark	18"	cont.		6' H x 5' W	
PEL-F	Potentilla fruticosa Variegata	Variegated Potentilla	18"	cont.		2' H x 3' W	
RUS-C	Rosa Carolina	Carolina Rose	18"	cont.		3' H x 3' W	
VIB-M	Viburnum chinensis Bailey Compact	Bailey Compact American	2-4'	cont.		4' H x 4' W	
WEI-F	Weigela florida Alexander	Wine & Roses Weigela	24"	cont.		4' H x 6' W	
WEI-M	Weigela florida	Minuet Weigela	18"	cont.		2' H x 3' W	

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	NOTES	MATURE SIZE	DETAIL
CON-V	Conocarpus verticillatus Zigzag	Tricolor Cocksfoot	1 gal	cont.	18" x 6" triangular spacing		
IMP-M	Impatiens maritima Purple Drizzle	Purple Drizzle Spotted Dead Nettle	1 gal	cont.	18" x 6" triangular spacing		4A,200
IMP-M	Impatiens spicata Hobbit	Hobbit Spotted Dead Nettle	1 gal	cont.	18" x 6" triangular spacing		
PER-M	Perovskia atriplicata Fuzzy	Fuzzy Russian Sage	1 gal	cont.	3' x 6" triangular spacing		

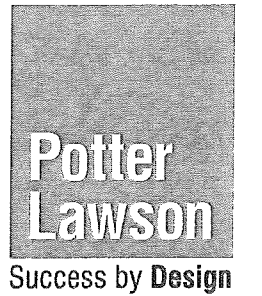
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	NOTES	MATURE SIZE	DETAIL
PER-VH	Panicum virgatum Heavy Metal	Heavy Metal Switchgrass	1 gal	cont.	30" x 6" triangular spacing unless noted otherwise		
PER-VS	Panicum virgatum Showman	Showman Red Switchgrass	1 gal	cont.	30" x 6" triangular spacing unless noted otherwise		4A,200
SPR-M	Sporobolus heterostachys Teas	Teas Dwarf Prairie Dropseed	1 gal	cont.	30" x 6" triangular spacing		

- GENERAL LANDSCAPE & PLANTING NOTES**
- Plant material to be installed and maintained by a qualified and experienced landscape installer.
  - All materials, plant locations and plant bed conditions are subject to the approval of the Landscape Architect and Owner at any time. Plants are to be heavily dug. Transporting of plants shall be done in a manner as to not destroy the natural shape, compromise the health, or alter the characteristics of plant materials.
  - Rootballs shall meet or exceed size standards as set forth in American Standards for Nursery Stock. MAIN LEADERS OF ALL TREES SHALL REMAIN INTACT. Remove from the site any plant material that turns brown or deteriorates within five (5) days after planting. Replace immediately with approved, specified material.
  - Plant counts indicated on drawings are for Landscape Architect's use only. Contractor shall make own plant quantity takeoffs using drawings, and plant schedule requirements (i.e., spacing), unless otherwise directed by Landscape Architect. Contractor to verify bed measurements and install appropriate quantities as governed by plant spacing per schedule.
  - All plant beds shall receive 3" minimum of genuine shredded hardwood bark mulch (unless otherwise noted). Apply pre-emergent herbicide as directed by the manufacturer prior to installing mulch.
  - The Contractor shall install and/or amend topsoil in all proposed bed areas to meet ASTM D5268 standards. Landscaper shall verify depth and quality of topsoil prior to plant installation. A minimum of 4" of topsoil is required for seeded areas; 12" for plant beds. Topsoil sources shall include the reuse of surface soil stockpiled on site, clean of roots, plants, sod, stones, clay lumps, and other extraneous or foreign materials larger than 1". Supplement with imported topsoil from off-site sources when quarries are insufficient. Do not obtain supplemental topsoil from agricultural land, bogs, or marshes. Inorganic amendments, organic amendments, and fertilizers shall be used to amend topsoil as needed for long-term plant health.
  - Verify utility locations in the field prior to beginning work. Repair all damaged utilities to satisfaction of the Owner and Operating Authority at no additional cost.
  - Install all plant material in accordance with all local codes and ordinances. Obtain any required permits necessary to complete work. All workmanship and materials shall be guaranteed by the Contractor for a period of one (1) calendar year after Final Acceptance.
  - Maintain all new lawn and plant material for a three (3) month period from date of Substantial Completion. Maintenance shall include pruning, cultivating, watering, weeding, fertilizing, reseeding plant sources, spraying for diseases and insects, and replacing tree wrappings. Recommended long-term maintenance procedures shall be provided to the Owner before expiration of this period.
  - Recondition soil and seed-to-reseed all areas disturbed by construction activities that are not to receive other surface treatment (i.e., pavement, planting bed, etc.). Seed with WIDOT 40 or equal.
  - All plant beds to receive steel edge (see Detail 8L301) where bed is not bounded by a structure or pavement unless otherwise noted.
  - Scientific names of plants to take precedence over common names.

- KEY TO SYMBOLS AND COMMON ABBREVIATIONS**
- Tree: Approximate size of canopy at full maturity (seeded trees) or existing (existing trees)
  - Shrub: Approximate size of canopy at full maturity (all trees)
- Ex: Existing  
Typ: Typical
- Scale: 1" = 20' (printed 30x42)

**PRELIMINARY**  
NOT FOR CONSTRUCTION

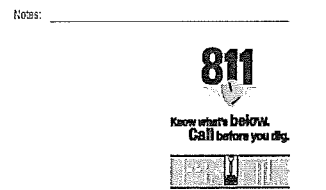
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**PLANDesign**  
LAND-VISION-PASSION

Plandesign LLC • 480 Maynard Drive • Sun Prairie, WI 53590  
Tel 608.318.1217 • Fax 608.318.1216 • www.plandesignllc.com

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Steamfitters Local 601 Training Facility  
Steamfitters Local 601

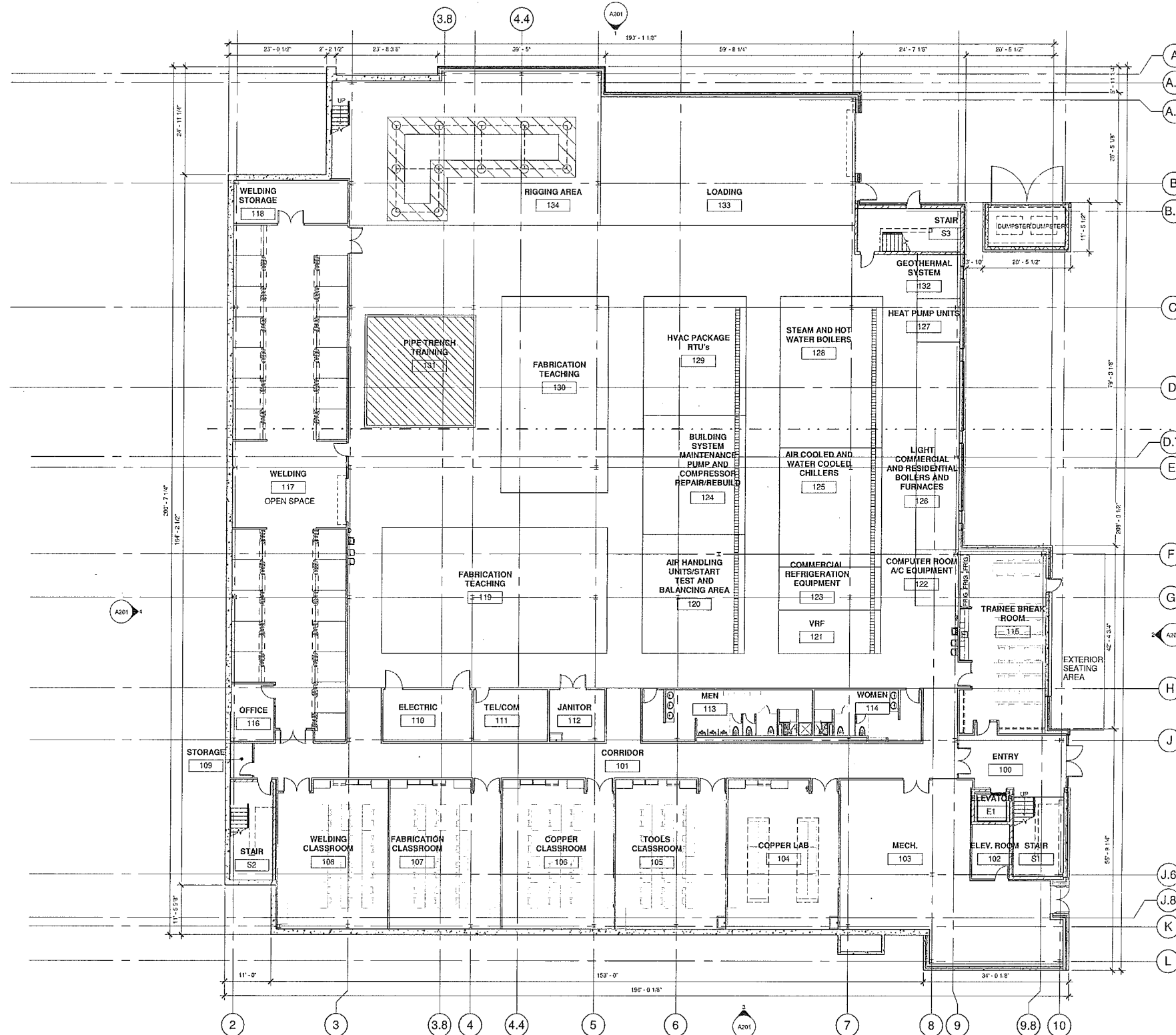
Madison, Wisconsin

2015.26.00

Date	Revised/By	Symbol
03/24/2016	SCOTTIE BEPES	
03/24/2016	LACORSE BOBETAL	

**LANDSCAPE PLAN**  
**SOUTHEAST**  
**L103**





Notes:

**PRELIMINARY**  
NOT FOR CONSTRUCTION

Steamfitters Local 601 Training  
Facility  
Steamfitters Local 601  
Madison, WI

2015.26.00

Date	Issuance/Revisions	Symbol
03/23/2016	LAND USE SUBMITTAL	

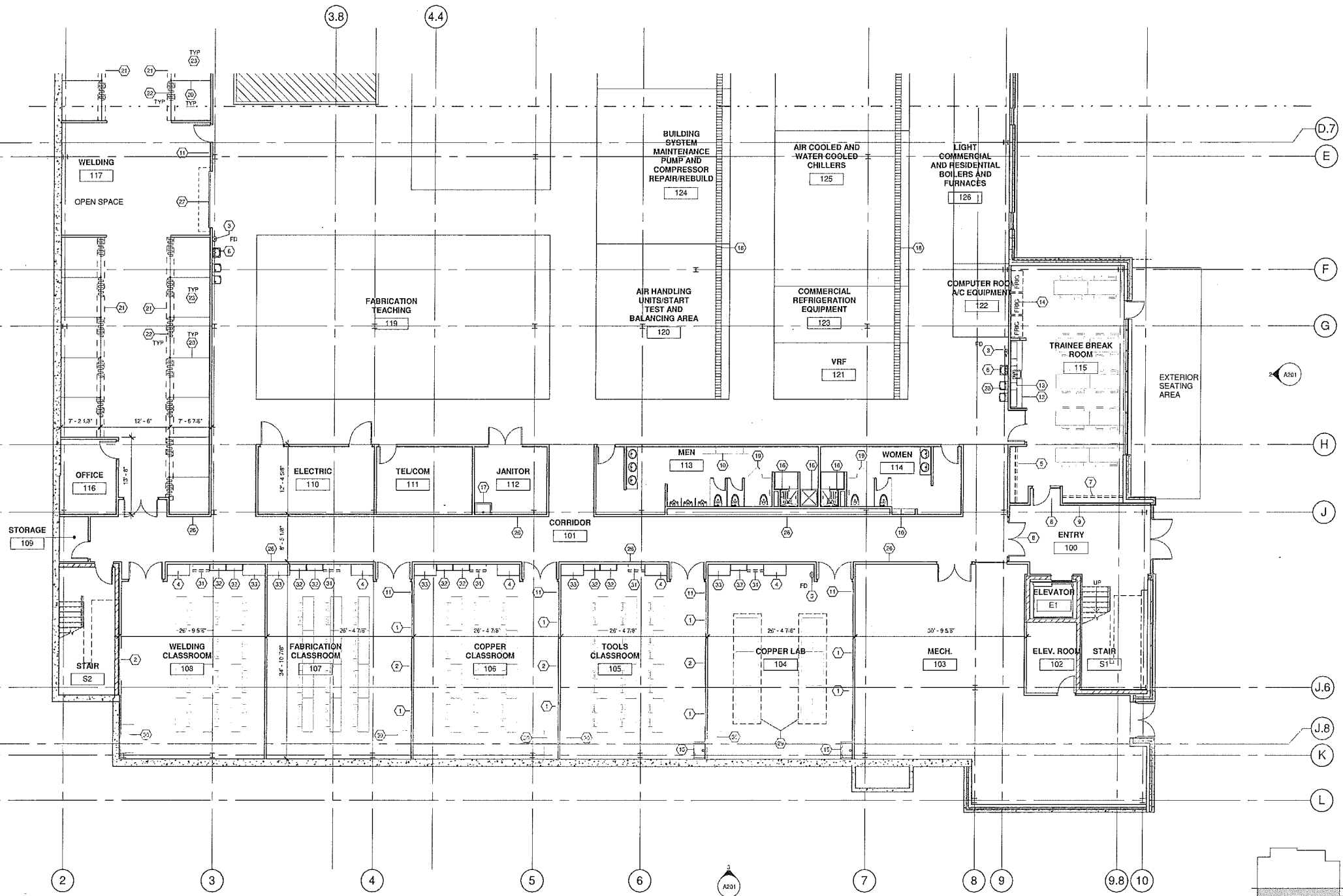
1 LOWER LEVEL REFERENCE PLAN  
A004 3/32" = 1'-0"



**LOWER LEVEL  
REFERENCE PLAN**

**A004**





- Notes:
- KEYNOTES
  - 1 GL MARKER BOARD
  - 2 FLOOR (I.L.C.)
  - 3 EYE WASH AND EMERGENCY SHOWER  
SEE PLUMBING DRAWINGS
  - 4 WALL MOUNTED SAFETY CABINET
  - 5 REFRIGERATOR (I.L.C.)
  - 6 BRAGLEY SHIR
  - 7 BUILT-IN COAT RACK
  - 8 CARD READER ACCESS
  - 9 ALARM ARM/PAID/SAR/NO KEYPAD
  - 10 METAL LOCKERS STACKED 2 HIGH  
(18-18-36)
  - 11 FIRE EXTINGUISHER CABINET
  - 12 31" HIGH PLANK BASE CABINETS
  - 13 PLANK UPPER CABINETS
  - 14 VENDING MACHINES (I.L.C.)
  - 15 UTILITY SINK
  - 16 DRAIN-IN SHOWER UNIT
  - 17 VOP SINK
  - 18 TRENCH DRAIN
  - 19 CEILING HUNG METAL TOILET PARTITION
  - 20 7'-0" WIDE BY 5'-0" TALL 1 1/2" METAL  
PANEL MOUNTED AT 15" A.F.F.  
ANCHORED TO THE WALL AND  
SUPPORTED BY A 2" STEEL TUBE  
COLUMN
  - 21 1'-0" WIDE BY 9'-0" DEEP STEEL  
RACKWAY FULLY ENCLOSED W/ TOP  
ACCESS PANELS
  - 22 WELDING CURTAIN (TYP) SUPPORTED BY  
UNISTRUT TRACK BETWEEN STEEL  
TUBES
  - 23 PROVIDE GRIDDLE EXHAUST IN EACH  
WELDING BOOTH (TYP)
  - 24 VENT CONDUIT
  - 25 STALISED STEEL ARMOUR PLATING TO  
35" A.F.F. - FULL CORRIDOR
  - 27 10'-0" WIDE BY 10'-0" TALL ROLL UP DOOR
  - 28 DRINKING FOUNTAINS - PROVIDE 1 AT  
ADA HEIGHT
  - 29 DUST COLLECTION HOODS
  - 30 20'-00" TEACHING STATION DESK
  - 31 GARMENT RACK
  - 32 5'-0" WIDE BY 5'-0" TALL BOOKCASE
  - 33 LOCKABLE STORAGE CABINET

**PRELIMINARY**  
NOT FOR CONSTRUCTION

Steamfitters Local 601 Training  
Facility  
Steamfitters Local 601  
Madison, WI

2015.26.00

Date	Revised/Revised By	Symbol
02/15/2016	SCHEMATIC DESIGN	
02/23/2016	EARLY USER SURVEY	

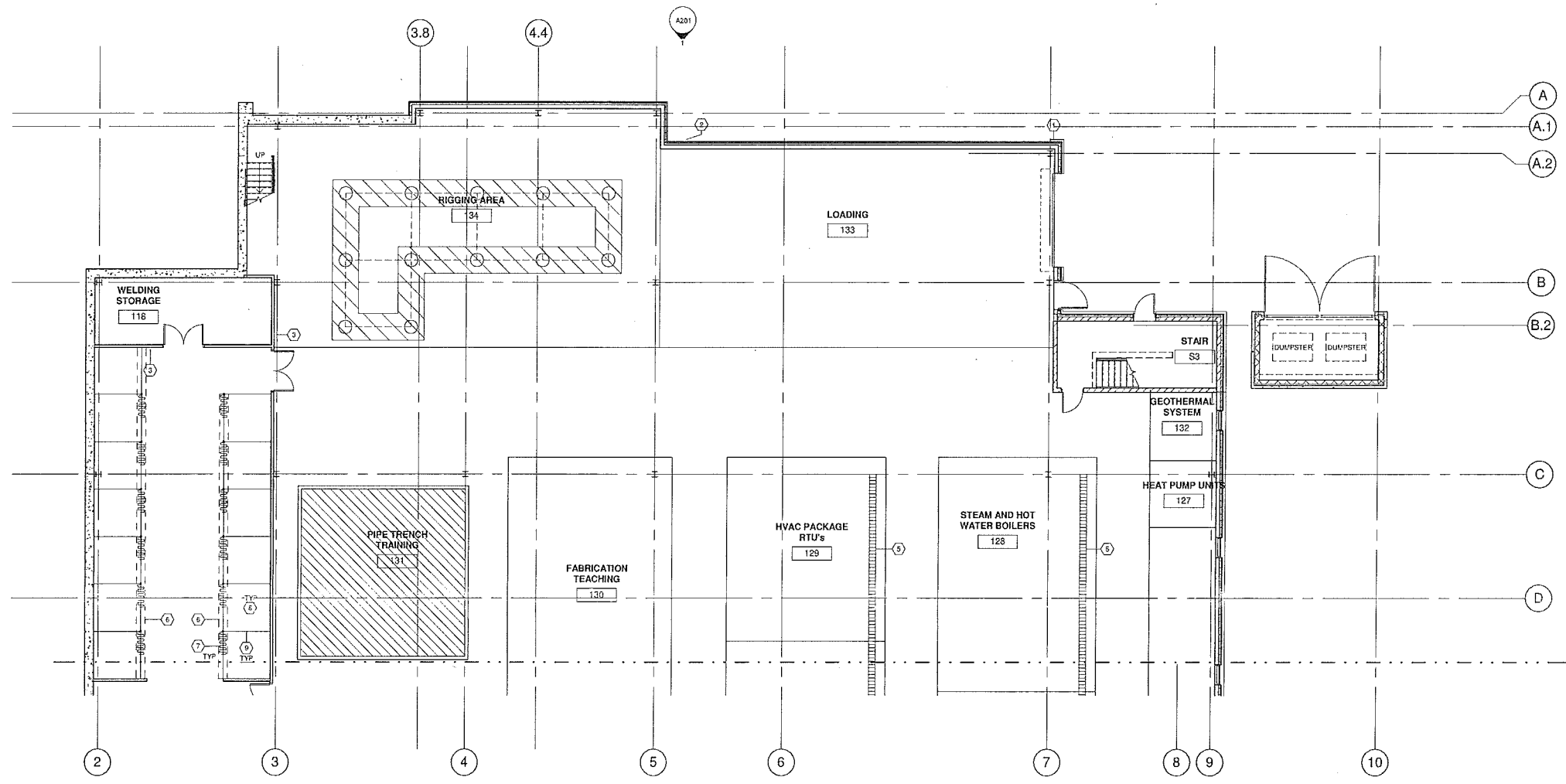
**PARTIAL LOWER  
FLOOR PLAN -  
SOUTH**

1 01 LOWER LEVEL - SOUTH  
A101 1/8" = 1'-0"

NORTH  
KEY PLAN  
1" = 100'-0"

Notes:

- KEYNOTES
- 1 VIDEO INTERCOM
- 2 VIDEO SURVEILLANCE CAMERA
- 3 FIRE EXTINGUISHER CABINET
- 4
- 5 TRENCH DRAIN
- 6 1'-3" WIDE BY 6"-8" DEEP STEEL FRIDGEWAY, FULLY ENCLOSED W/ TOP ACCESS PANELS
- 7 WELDING CURTAIN (TYP) SUPPORTED BY LAMSTRUT TRACK BETWEEN STEEL TUBES
- 8 PROVIDE SMOKE EXHAUST IN EACH WELDING SMOOTH (TYP)
- 9 7'-0" WIDE BY 6'-0" TALL, 1'-4" METAL PANEL MOUNTED AT 18" A.F.F., ANCHORED TO THE WALL AND SUPPORTED BY A 3" STEEL TUBE COLUMN



**PRELIMINARY**  
NOT FOR CONSTRUCTION

Steamfitters Local 601 Training Facility  
Madison, WI

2015.26.00

Date	Issued for	Revisions	Symbol
03/24/2016	SCHWAB, DEBRA		
03/24/2016	LACD USE SUBMITTAL		

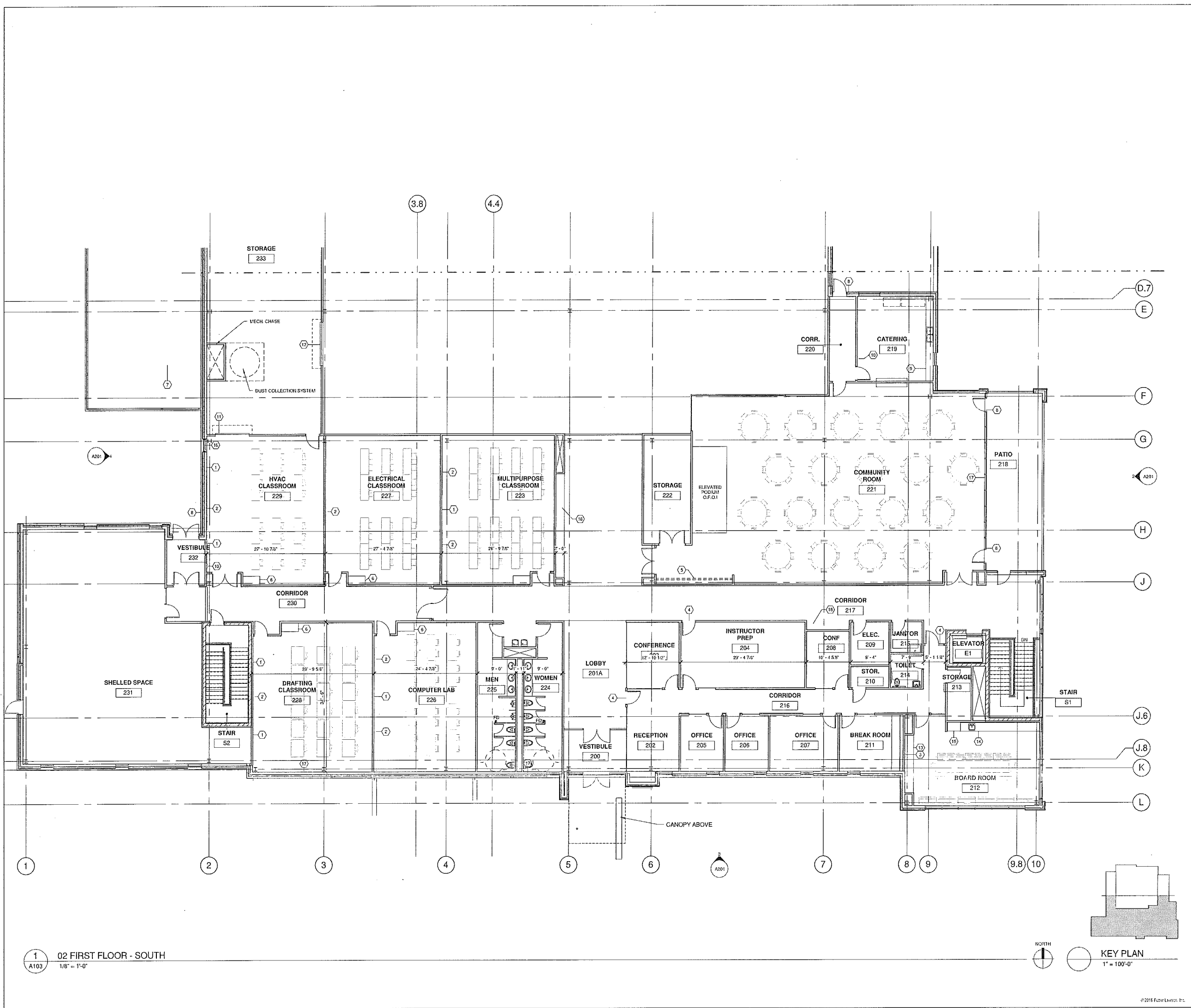
1 01 LOWER LEVEL - NORTH  
1/8" = 1'-0"

NORTH  
KEY PLAN  
1" = 100'-0"

**PARTIAL LOWER FLOOR PLAN - NORTH**

3/22/2016 2:56:24 PM

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- Notes:
- KEYNOTES
  - 1 6L MARKER BOARD
  - 2 1'x2' (H x L) 1
  - 3 1'x2' (H x L) W/ CREDENZA BELOW
  - 4 CARD READER ACCESS
  - 5 BUILT-IN COAT RACK
  - 6 WALL MOUNTED SAFETY CABINET
  - 7 DUST COLLECTION SYSTEM- SEE HVAC NARRATIVE
  - 8 VIDEO SURVEILLANCE CAMERA
  - 9 34" HIGH FLAM BASE CABINETS
  - 10 FIRE EXTINGUISHER CABINET
  - 11 6'-0" WIDE BY 7'-0" TALL ROLL-UP DOOR - PAINTED METAL (1 HR RATED)
  - 12 10'-0" WIDE BY 7'-0" TALL ROLL-UP DOOR (1 HR RATED)
  - 13 24" HIGH SOLID WOOD CREDENZA, WALL MOUNTED AT 55" AFF., SOLID SURFACE COUNTER
  - 14 31" H SOLID WOOD BASE CABINET WITH SOLID SURFACE COUNTER
  - 15 6'-0" TALL SOLID WOOD CABINET
  - 16 PROVIDE MANUAL ROLLER SHADES, FULL LENGTH OF WINDOWS
  - 17 PROVIDE ELECTRONIC CONTROLLED ROLLER SHADES, FULL LENGTH OF WINDOWS
  - 18 GLASS DISPLAY CASE

**PRELIMINARY**  
NOT FOR CONSTRUCTION

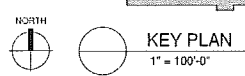
Steamfitters Local 601 Training Facility  
Madison, WI

2015.26.00

Date	Revisions	Symbol
02/01/2016	SCHEMATIC DESIGN	
03/21/2016	FIELD USE SUBMITTAL	

**PARTIAL FIRST  
FLOOR PLAN -  
SOUTH**

**1** 02 FIRST FLOOR - SOUTH  
1/8" = 1'-0"



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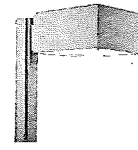












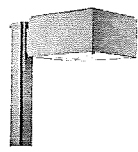
Philips Gardco Form Ten LED square arm mount luminaire is a high performance, energy efficient LED luminaire. It is designed for use in industrial and commercial applications. The luminaire is available in various sizes and configurations to meet your specific needs. For more information, please contact your local distributor or visit our website at [www.philipsgardco.com](http://www.philipsgardco.com).

Ordering guide

Part	Control	Mounting	Output System	Wattage	Color Temp	Voltage	Finish	Options
EH14L	Standard	1	2	70W	4000K	120V	Black	None
EH14L	Standard	2	3	140W	4000K	120V	Black	None
EH14L	Standard	3	4	210W	4000K	120V	Black	None
EH14L	Standard	4	5	280W	4000K	120V	Black	None
EH14L	Standard	5	6	350W	4000K	120V	Black	None
EH14L	Standard	6	7	420W	4000K	120V	Black	None
EH14L	Standard	7	8	490W	4000K	120V	Black	None
EH14L	Standard	8	9	560W	4000K	120V	Black	None
EH14L	Standard	9	10	630W	4000K	120V	Black	None
EH14L	Standard	10	11	700W	4000K	120V	Black	None
EH14L	Standard	11	12	770W	4000K	120V	Black	None
EH14L	Standard	12	13	840W	4000K	120V	Black	None
EH14L	Standard	13	14	910W	4000K	120V	Black	None
EH14L	Standard	14	15	980W	4000K	120V	Black	None
EH14L	Standard	15	16	1050W	4000K	120V	Black	None
EH14L	Standard	16	17	1120W	4000K	120V	Black	None
EH14L	Standard	17	18	1190W	4000K	120V	Black	None
EH14L	Standard	18	19	1260W	4000K	120V	Black	None
EH14L	Standard	19	20	1330W	4000K	120V	Black	None
EH14L	Standard	20	21	1400W	4000K	120V	Black	None
EH14L	Standard	21	22	1470W	4000K	120V	Black	None
EH14L	Standard	22	23	1540W	4000K	120V	Black	None
EH14L	Standard	23	24	1610W	4000K	120V	Black	None
EH14L	Standard	24	25	1680W	4000K	120V	Black	None
EH14L	Standard	25	26	1750W	4000K	120V	Black	None
EH14L	Standard	26	27	1820W	4000K	120V	Black	None
EH14L	Standard	27	28	1890W	4000K	120V	Black	None
EH14L	Standard	28	29	1960W	4000K	120V	Black	None
EH14L	Standard	29	30	2030W	4000K	120V	Black	None
EH14L	Standard	30	31	2100W	4000K	120V	Black	None
EH14L	Standard	31	32	2170W	4000K	120V	Black	None
EH14L	Standard	32	33	2240W	4000K	120V	Black	None
EH14L	Standard	33	34	2310W	4000K	120V	Black	None
EH14L	Standard	34	35	2380W	4000K	120V	Black	None
EH14L	Standard	35	36	2450W	4000K	120V	Black	None
EH14L	Standard	36	37	2520W	4000K	120V	Black	None
EH14L	Standard	37	38	2590W	4000K	120V	Black	None
EH14L	Standard	38	39	2660W	4000K	120V	Black	None
EH14L	Standard	39	40	2730W	4000K	120V	Black	None
EH14L	Standard	40	41	2800W	4000K	120V	Black	None
EH14L	Standard	41	42	2870W	4000K	120V	Black	None
EH14L	Standard	42	43	2940W	4000K	120V	Black	None
EH14L	Standard	43	44	3010W	4000K	120V	Black	None
EH14L	Standard	44	45	3080W	4000K	120V	Black	None
EH14L	Standard	45	46	3150W	4000K	120V	Black	None
EH14L	Standard	46	47	3220W	4000K	120V	Black	None
EH14L	Standard	47	48	3290W	4000K	120V	Black	None
EH14L	Standard	48	49	3360W	4000K	120V	Black	None
EH14L	Standard	49	50	3430W	4000K	120V	Black	None
EH14L	Standard	50	51	3500W	4000K	120V	Black	None
EH14L	Standard	51	52	3570W	4000K	120V	Black	None
EH14L	Standard	52	53	3640W	4000K	120V	Black	None
EH14L	Standard	53	54	3710W	4000K	120V	Black	None
EH14L	Standard	54	55	3780W	4000K	120V	Black	None
EH14L	Standard	55	56	3850W	4000K	120V	Black	None
EH14L	Standard	56	57	3920W	4000K	120V	Black	None
EH14L	Standard	57	58	3990W	4000K	120V	Black	None
EH14L	Standard	58	59	4060W	4000K	120V	Black	None
EH14L	Standard	59	60	4130W	4000K	120V	Black	None
EH14L	Standard	60	61	4200W	4000K	120V	Black	None
EH14L	Standard	61	62	4270W	4000K	120V	Black	None
EH14L	Standard	62	63	4340W	4000K	120V	Black	None
EH14L	Standard	63	64	4410W	4000K	120V	Black	None
EH14L	Standard	64	65	4480W	4000K	120V	Black	None
EH14L	Standard	65	66	4550W	4000K	120V	Black	None
EH14L	Standard	66	67	4620W	4000K	120V	Black	None
EH14L	Standard	67	68	4690W	4000K	120V	Black	None
EH14L	Standard	68	69	4760W	4000K	120V	Black	None
EH14L	Standard	69	70	4830W	4000K	120V	Black	None
EH14L	Standard	70	71	4900W	4000K	120V	Black	None
EH14L	Standard	71	72	4970W	4000K	120V	Black	None
EH14L	Standard	72	73	5040W	4000K	120V	Black	None
EH14L	Standard	73	74	5110W	4000K	120V	Black	None
EH14L	Standard	74	75	5180W	4000K	120V	Black	None
EH14L	Standard	75	76	5250W	4000K	120V	Black	None
EH14L	Standard	76	77	5320W	4000K	120V	Black	None
EH14L	Standard	77	78	5390W	4000K	120V	Black	None
EH14L	Standard	78	79	5460W	4000K	120V	Black	None
EH14L	Standard	79	80	5530W	4000K	120V	Black	None
EH14L	Standard	80	81	5600W	4000K	120V	Black	None
EH14L	Standard	81	82	5670W	4000K	120V	Black	None
EH14L	Standard	82	83	5740W	4000K	120V	Black	None
EH14L	Standard	83	84	5810W	4000K	120V	Black	None
EH14L	Standard	84	85	5880W	4000K	120V	Black	None
EH14L	Standard	85	86	5950W	4000K	120V	Black	None
EH14L	Standard	86	87	6020W	4000K	120V	Black	None
EH14L	Standard	87	88	6090W	4000K	120V	Black	None
EH14L	Standard	88	89	6160W	4000K	120V	Black	None
EH14L	Standard	89	90	6230W	4000K	120V	Black	None
EH14L	Standard	90	91	6300W	4000K	120V	Black	None
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EH14L	Standard	93	94	6510W	4000K	120V	Black	None
EH14L	Standard	94	95	6580W	4000K	120V	Black	None
EH14L	Standard	95	96	6650W	4000K	120V	Black	None
EH14L	Standard	96	97	6720W	4000K	120V	Black	None
EH14L	Standard	97	98	6790W	4000K	120V	Black	None
EH14L	Standard	98	99	6860W	4000K	120V	Black	None
EH14L	Standard	99	100	6930W	4000K	120V	Black	None

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EH14L	Standard	13	14	910W	4000K	120V	Black	None
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EH14L	Standard	22	23	1540W	4000K	120V	Black	None
EH14L	Standard	23	24	1610W	4000K	120V	Black	None
EH14L	Standard	24	25	1680W	4000K	120V	Black	None
EH14L	Standard	25	26	1750W	4000K	120V	Black	None
EH14L	Standard	26	27	1820W	4000K	120V	Black	None
EH14L	Standard	27	28	1890W	4000K	120V	Black	None
EH14L	Standard	28	29	1960W	4000K	120V	Black	None
EH14L	Standard	29	30	2030W	4000K	120V	Black	None
EH14L	Standard	30	31	2100W	4000K	120V	Black	None
EH14L	Standard	31	32	2170W	4000K	120V	Black	None
EH14L	Standard	32	33	22				