

May 30, 2007

Madison Pain Management Project Description

The project consists of a three-story, 54,000sf office building with a basement parking garage. The tenants will include a surgery center on the third floor, and the remaining building will be medical/ professional offices. The new building will be in the same approximate location as the building to be removed. Parking will consist of 129 spaces located on the exterior, and in the 39 spaces in the basement. The exterior of the building will be brick. Hours of operation will be approximately 8:00am to 6:00pm. The design of the building will meet UDC and Planning Commission requirements.

LANDSCAPE WORKSHEET
 Parking Lots, Storage Areas and Loading Areas
 (Section 28.04 Madison General Ordinance)

Project Location/Address:	34 Seward Ct Madison
Name of Project:	MADISON PAIR HOUSE
Owner/Contact:	Ray Kaden
Address:	2675 Longview Dr. Waukesha WI

FOR PARKING LOTS WITH GREATER THAN 20 STALLS, LANDSCAPE PLANS MUST BE STAMPED BY A REGISTERED LANDSCAPE ARCHITECT

I. Number of Trees Required

The number of trees required for a parking lot is based on the number of parking stalls. Using the Schedule for Required Trees on the reverse side of this worksheet, determine the number of trees required. (Example: One tree is required for 10 parking stalls).

Landscape requirements for storage areas are determined by dividing the total square footage of the storage area by (300) square feet. This converts area to stalls.

[Example: 10,000 square feet is equivalent to (33) stalls or (3) trees and (160) points].

Number of Parking Stalls _____ **129**

Total Square Footage of the Storage Area _____
 Divided by Three Hundred (300) Square Feet _____ **1**

Number of Canopy Shade Trees Required (2" - 2 1/2" Caliper) _____
 (See Schedule on reverse side) _____ **10**

TOTAL

II. Number of Landscape Points Required

The number of points required is also based on the number of parking stalls. Using the Point Schedule for Landscape Elements on the reverse side of this worksheet, determine the number of points required. (Example: 49.5 points are required for 10 stalls). A point fraction of (.5) or less may be disregarded, while a fraction in excess of (.5) must be counted as one point. Thus: 49.5 points would be rounded down to 49.0 points required.

The number of points required for loading areas is (75) points for each loading berth. _____
 (See Schedule on reverse side) _____ **75**

Number of Points Required (See Schedule on reverse side) _____
TOTAL _____ **650**

Tabulation of Points and Credits

Indicate below the quantity and points for all pertinent landscape elements. Also, credit information for boundary screening and any existing elements to be retained.

ELEMENT	POINT VALUE	QUANTITY	POINTS ACHIEVED	CREDITS	
				QUANTITY	POINTS
Canopy Tree: 2" - 2 1/2"	35	9	315		
Deciduous Shrub	2	70	140		
Evergreen Shrub	3	55	165		
Decorative Wall or Fence (per 10 L.F.)	5	-	-		
Earth Berm (per 10 L.F.)					
Avg. Height 30"	5	-	-		
Avg. Height 15"	2				
Evergreen Trees 3' height minimum	15	13	195		
Canopy Tree or Small Tree 1 1/2" - 2" Caliper (i.e., Crab, Hawthorn)	15				
Sub Totals			815	+	

TOTAL
 = **815**

Total No. of Points Provided
 (Equal to or greater than points required)

*Trees required in Part I above, are not to be included in the point count.

Approved by: _____ Date: _____

CITY OF MADISON UDC INITIAL APPROVAL SUBMITTAL

DATE: 05.30.2007

**MADISON PAIN MANAGEMENT
34 SCHROEDER COURT MADISON, WI**

PROJECT No. 27036

ARCHITECT

OWNER

ENGINEERING CONSULTANTS

CONTRACTOR

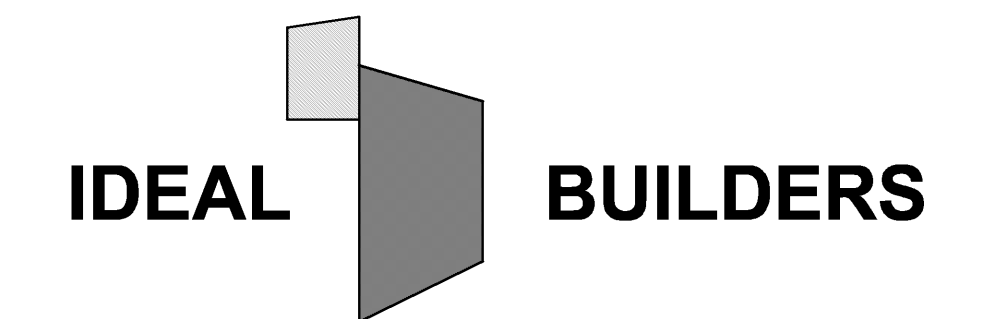


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FAX: (414)-489-4881

Jenkins Survey & Design, Inc.
161 Horizon Drive, Suite 101
Verona, WI 53593
PHONE: (608)-848-5060
FAX: (608)-848-225

**Structural
Dimension Inc.**
11529 NORTH AVENUE
WAUWATOSA, WI 53226
Tel: (414) 771-4652 Fax: (414) 771-4653



1406 Emil St.
Madison, WI 53713
PHONE: (608)-271-8111
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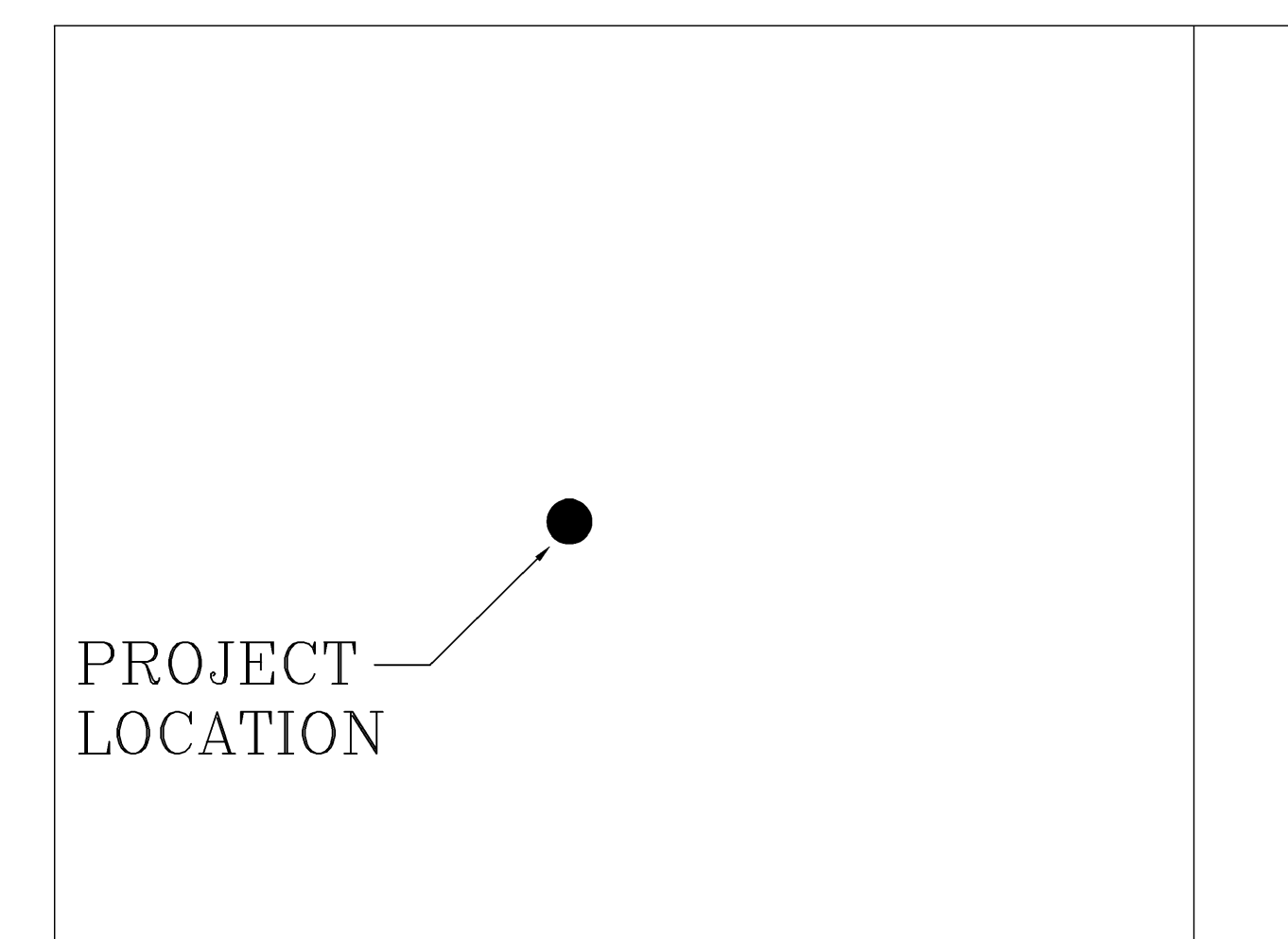
SHEET INDEX

- T1.0 TITLE SHEET
- EXISTING SITE SURVEY (BY OTHERS)
- A0.3 LANDSCAPE PLAN
- A0.1 SITE PLAN
- A1.0 BASEMENT PLAN
- A1.1 FIRST FLOOR PLAN
- A1.2 SECOND FLOOR PLAN
- A1.3 THIRD FLOOR PLAN
- A2.1 EXTERIOR BUILDING ELEVATIONS
- A2.2 EXTERIOR BUILDING ELEVATIONS

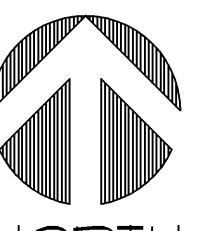
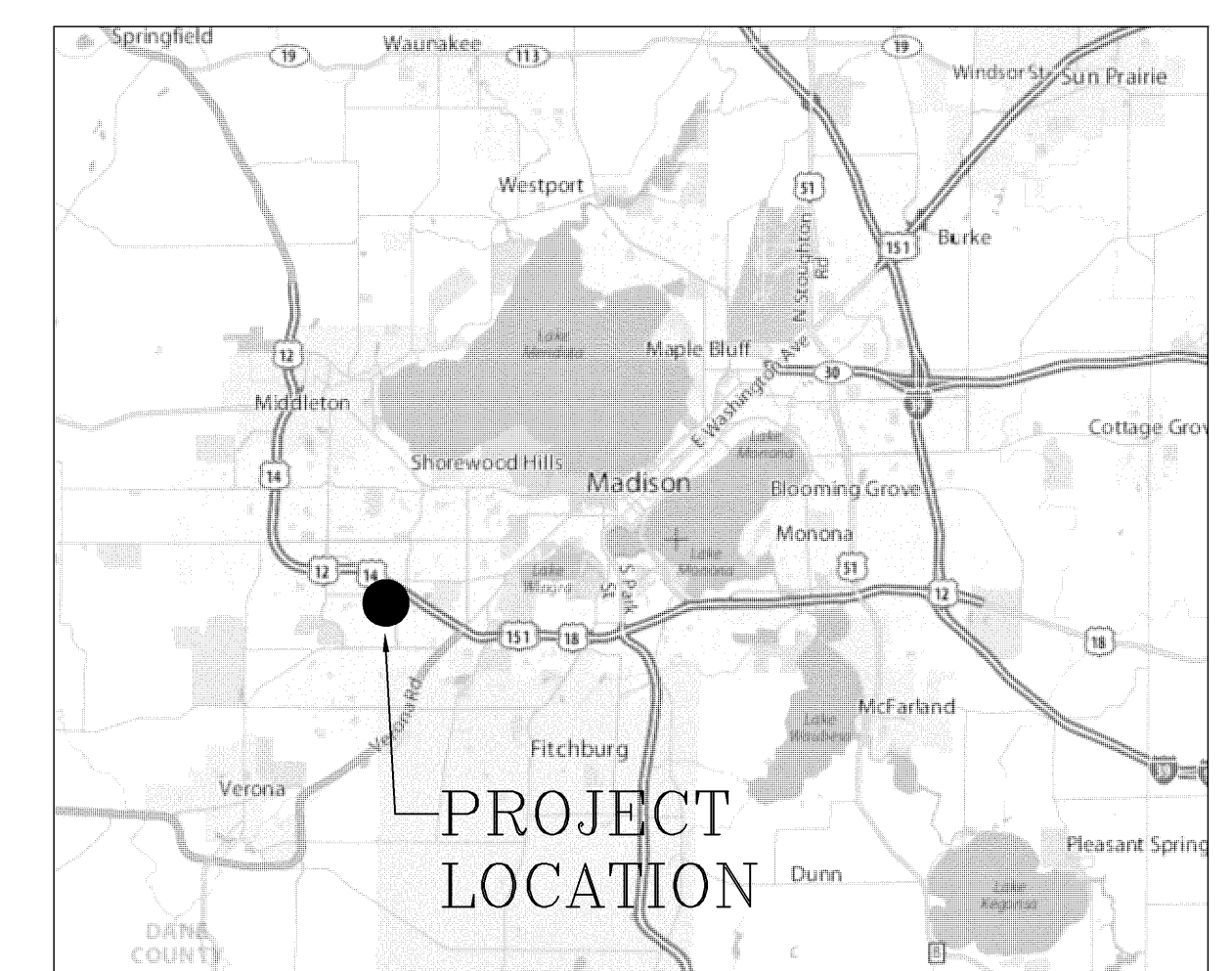
CODE & BUILDING INFORMATION

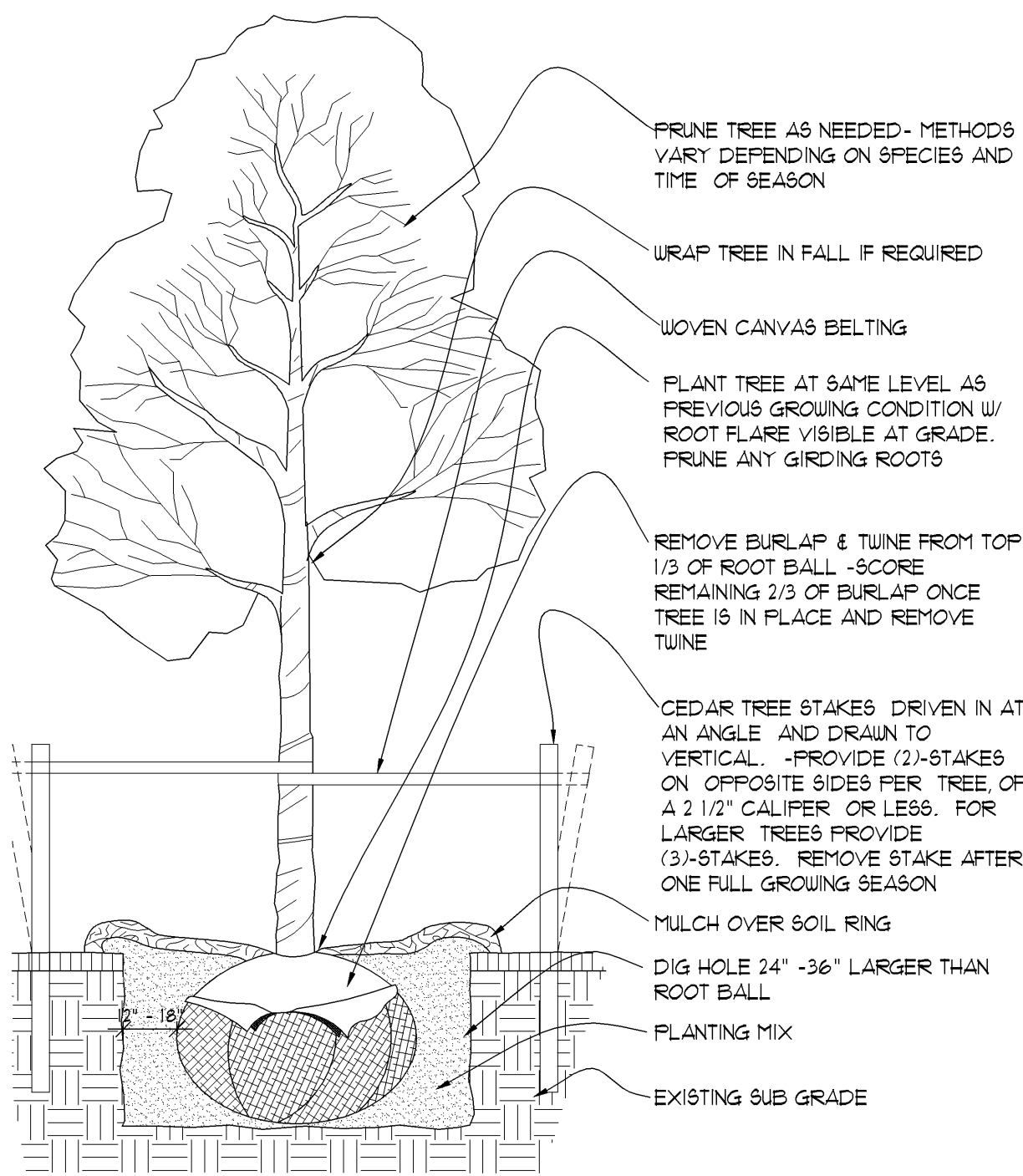
GOVERNING CODES:	WISCONSIN ENROLLED COMMERCIAL CODE 2002	FLOOR AREA (GROSS):	
OCCUPANCY CLASSIFICATION:	Business - Use Group B, SECTION 304	FIRST FLOOR:	18,187 SQ. FT.
CONSTRUCTION TYPE:	TYPE IIA, Section 602	SECOND FLOOR:	18,187 SQ. FT.
ALLOWABLE HEIGHT:	5 Stories, Table 503	THIRD FLOOR:	18,187 SQ. FT.
ALLOWABLE AREA:	37,500 sf/floor, Table 503	TOTAL BUILDING AREA (GROSS):	54,561 SQ. FT.
ALLOWABLE AREA INCREASE:	200% For Automatic Sprinkler System		
SPRINKLER SYSTEM:	(Automatic) Fully Sprinklered, NFPA 13		
EGRESS REQUIREMENTS:			
EXIT ACCESS TRAVEL DISTANCE	300' (w/auto. sprink. system), Section 1004.2.4		
OCCUPANT LOAD	100 SF Gross (Other Egress Components .15"/occupant)		
	1st Floor 18,187 SF / 100 SF = 182 Occupants		
	2nd Floor 18,187 SF / 100 SF = 182 Occupants		
	3rd Floor 18,187 SF / 100 SF = 182 Occupants		
	<u>546 Occupants</u>		
NUMBER OF REQUIRED EXITS	2, Table 1005.2.1		
DEAD END PASSAGEWAY	50'-0", Section 1004.3.2.3		
COMMON PATH OF EGRESS TRAVEL	100'-0", Section 1004.2.5		
FIRE EXTINGUISHERS:	1 Per 3,000 SF (75'-0" Max. Travel Distance)		

LOCATION MAP

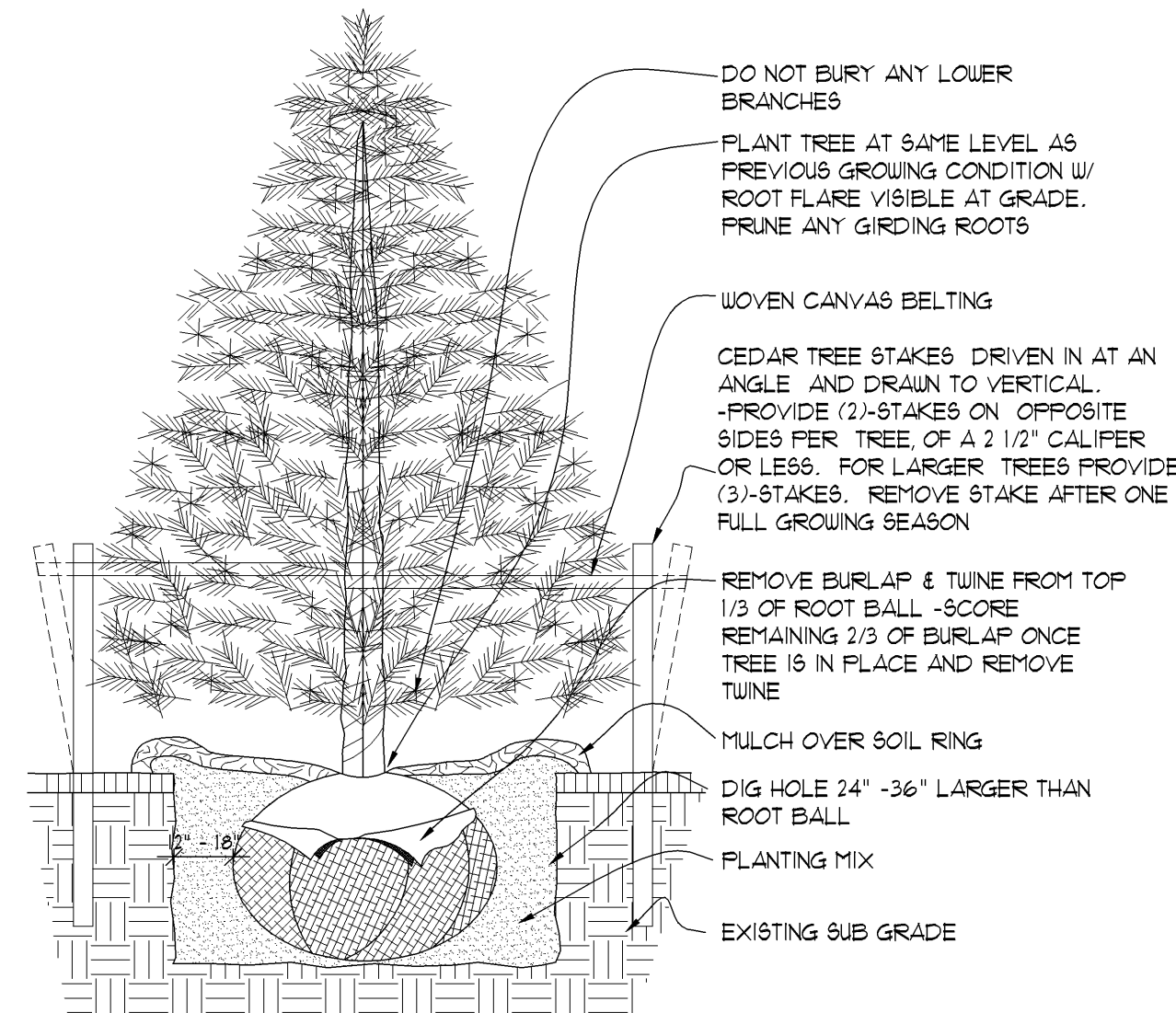


VICINITY MAP

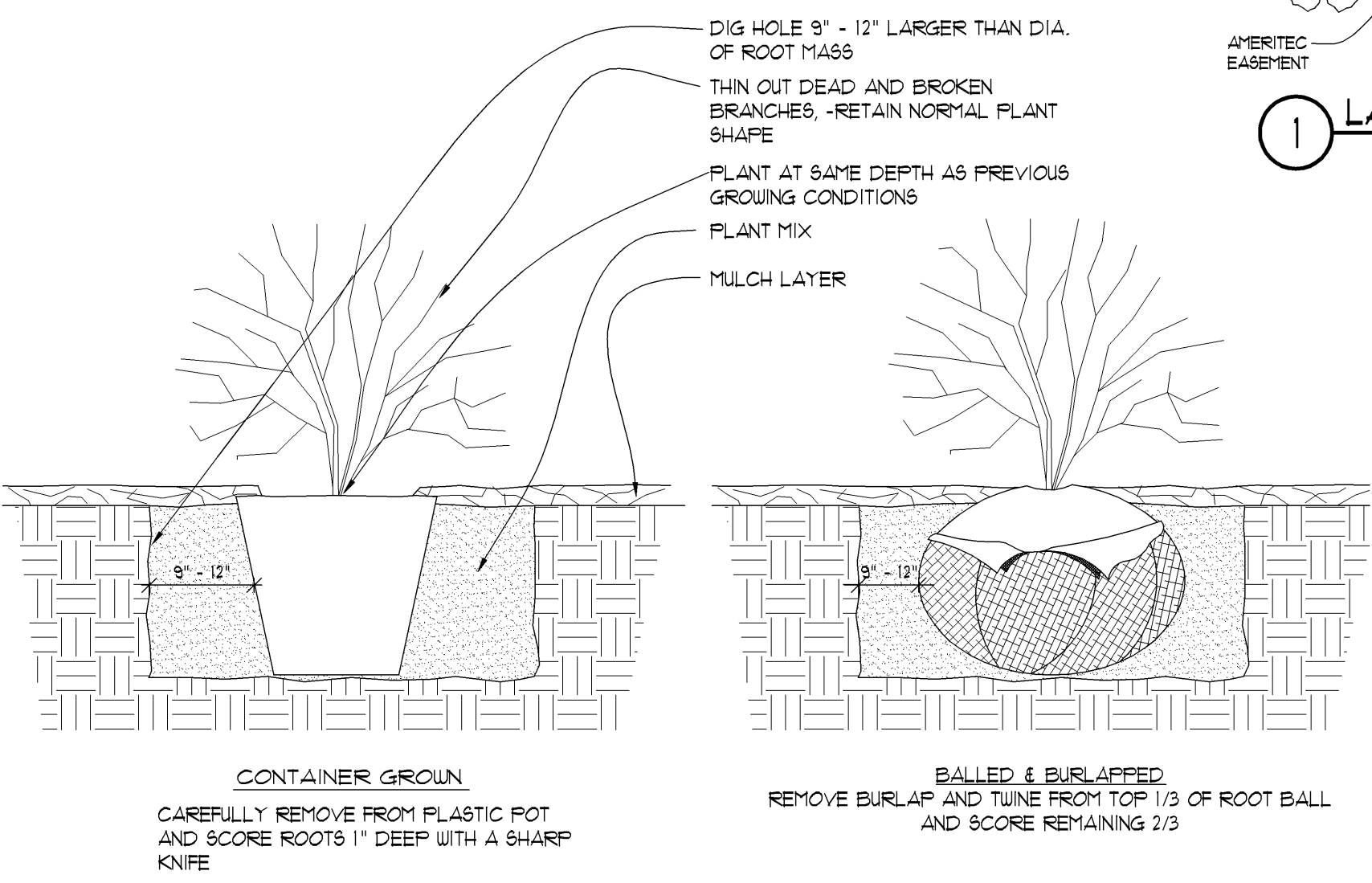




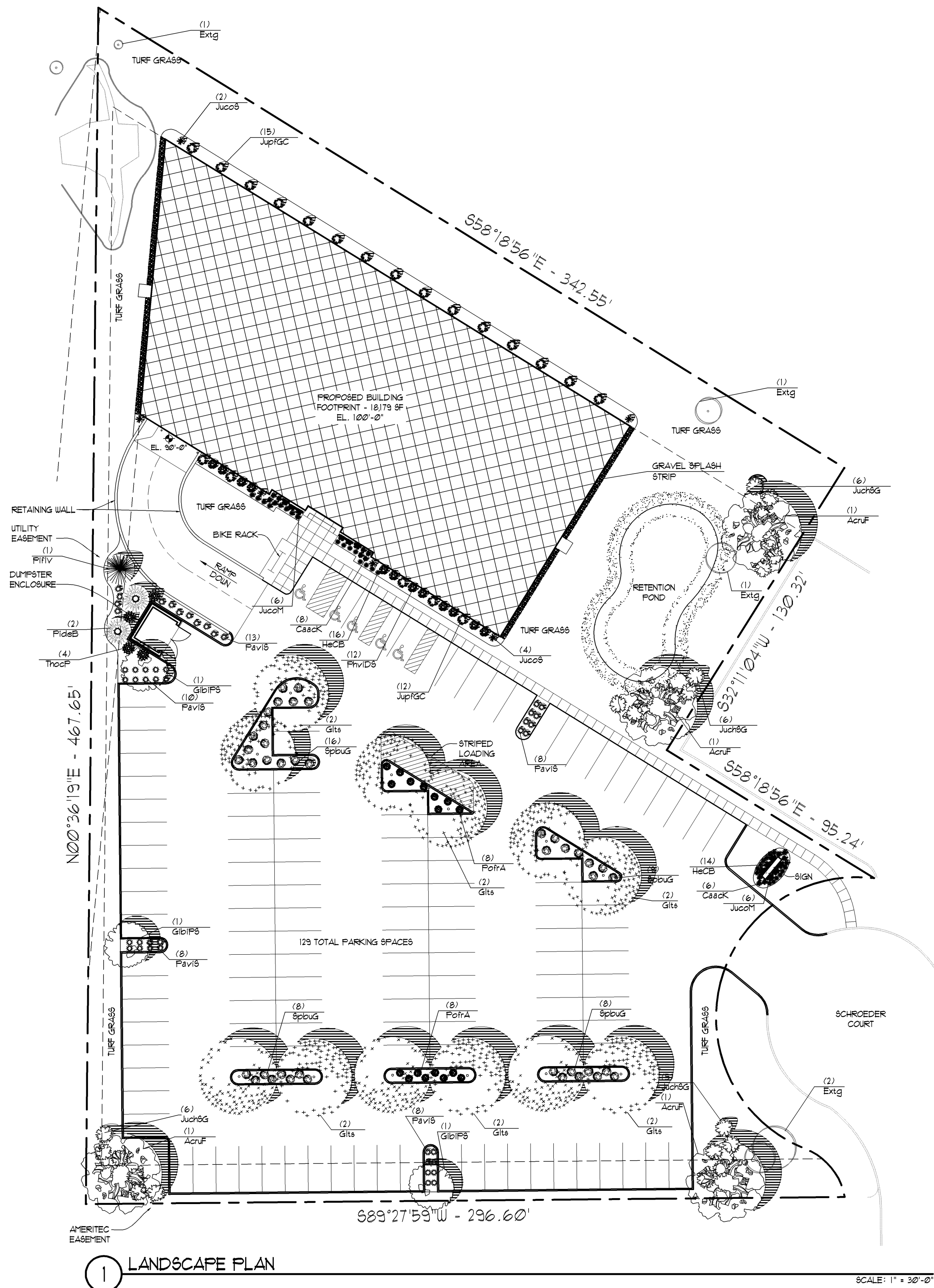
2 DECIDUOUS TREE PLANTING DETAIL
SCALE: NOT TO SCALE



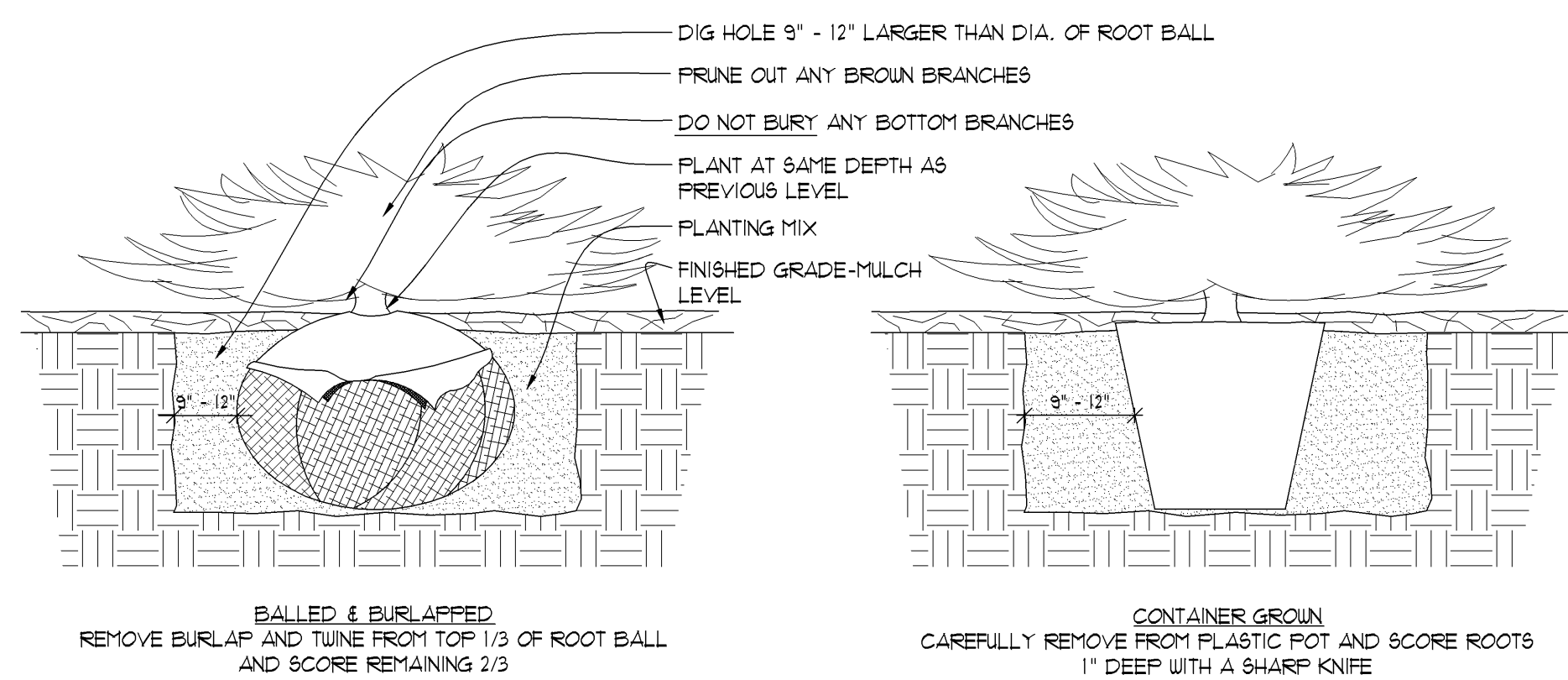
3 CONIFEROUS TREE PLANTING DETAIL
SCALE: NOT TO SCALE



4 DECIDUOUS TREE PLANTING DETAIL
SCALE: NOT TO SCALE



1 LANDSCAPE PLAN
SCALE: 1\"/>



5 CONIFEROUS SHRUB PLANTING DETAIL
SCALE: NOT TO SCALE

Plant Material Table

Broadleaf Deciduous								
Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Points	Total Points	Comments
3	GtIPFS		Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Maidenhair Tree	2 1/2'-Cal	35	105	1
12	AcuF		Acer rubrum 'Frakered'	Red Sunset Maple	3"-Cal	35	140	
4	Gts		Gleditsia triacanthos 'Surburnt'	Surburnt Honey Locust	2 1/2'-Cal	35	70	
Conifer Evergreen Tree								
Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Points	Total Points	Comments
2	PideB		Picea densata 'Bailey'	Black Hills Spruce	5' - 6'	15	30	
4	ThocP		Thuja occidentalis 'Pyramidalis'	Pyramidal Arborvitae	5' - 6'	15	60	
1	Piriv		Pinus flexilis 'Vanderwolf's Pyramid'	Vanderwolf's Pyramid Limber Pine	5' - 6'	15	15	
6	JucoB		Juniperus scopulorum 'Skyrocket'	Skyrocket upright Juniper	5' - 6'	15	90	
Conifer Evergreen Shrub								
Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Points	Total Points	Comments
23	JucoB		Juniperus chinensis 'Sea Green'	Sea Green Juniper	18" - 24"	3	69	
20	JuprGC		Juniperus x pfitzeriana 'MonBar'	Gold Coast Juniper	18" - 24"	3	60	
12	JucoH		Juniperus communis 'Mondap'	Alpine Carpet Juniper	18"	3	36	
Perennial Grass								
Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Points	Total Points	Comments
14	CascK		Calamagrostis aquiliflora 'Karl Forester'	Karl Forester Feather Reed Grass	1-Gal	0	0	
46	FavvB		Panicum virgatum 'Shenandoah'	Shenandoah Switch Grass	1-Gal	0	0	
Perennial								
Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Points	Total Points	Comments
30	HecB		Hemerocallis x 'Cranberry Baby'	Cranberry Baby Daylily	1-Gal	0	0	
Shrub								
Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Points	Total Points	Comments
41	SprvG		Spiraea x bumaldii 'Goldmound'	Goldmound Spiraea	15" - 18"	2	82	
12	FhrvB		Philadelphus x virginialis 'Dwarf Shouflake'	Dwarf Shouflake Mock Orange	18"	2	24	
17	PotrA		Potentilla fruticosa 'Abbotswood'	Abbotswood Potentilla	15" - 18"	2	34	

TOTAL LANDSCAPE POINTS 650 points required (LESS 10 TREES REQUIRED PER PARKING STALL COUNT) 815 TOTAL POINTS

Moist Meadow Seed Mix

Quantity	Symbol	Type
1500 sq. ft.		Prairie Frontier Moist Meadow Seed Mix - mixture contains 12 wildflowers and 4 grasses and sedges

1. MALE ONLY

- GENERAL PLANTING NOTES
- ALL PLANTS SHOWN AT MATURE SIZE.
- NOTE: PER MEETING WITH THE CITY OF KENOSHA FORESTER, DIK NIELSON ON DECEMBER 11, 2006, A MINIMUM OF (30) - 2" CALIPER QUALITY TREES ARE TO BE PROVIDED ON THE GENESIS CLINIC LANDSCAPE PLAN. THE EXISTING TREES BEING REMOVED ARE NOT QUALITY TREES. (30) - 2" CALIPER TREES = A TOTAL CUMULATIVE OF 60 CALIPER INCHES. THIS WILL BE SPELLED OUT IN THE LEFT COLUMN OF THE PLANT MATERIAL TABLE.
- AT LEAST SEVENTY-TWO HOURS PRIOR TO ANY EXCAVATION, CONTRACTOR SHALL VERIFY UTILITY LOCATIONS AS GIVEN BY THE ELECTRIC, GAS, TELEPHONE, WATER, SEWER, AND CABLE TELEVISION COMPANIES UTILITIES OR ENTITIES. REVIEW WITH OWNER'S REPRESENTATIVE SITE MECHANICAL, SITE ELECTRICAL, AND LIGHTING, SITE GRADING AND DRAINAGE, SITE IRRIGATION AND ALL OTHER DRAWINGS PERTAINING TO UNDERGROUND UTILITY LOCATIONS. RECORD SET OF INFORMATION TO THE SAME AS IN POSSESSION OF OWNER'S REPRESENTATIVE. ALSO REVIEW OWNER'S 'MARK SETS' OF ALL OF THESE DRAWINGS IN POSSESSION OF THE CONTRACTOR OR OWNER. MARK ALL SUCH UTILITIES ON THE SITE PRIOR TO COMMENCING. COORDINATE WITH OWNER BEFORE AND DURING CONSTRUCTION. REPAIR ANY DAMAGE TO ANY SYSTEM THAT IS CAUSED BY LANDSCAPE CONTRACTOR AT NO COST TO OWNER.
 - ALL PLANTINGS SHALL COMPLY WITH STANDARDS AS DESCRIBED IN AMERICAN STANDARD OF NURSERY STOCK ANSI Z60.0 1986.
 - ALL PLANTS MUST BE BID AND SELECTED PER THE SIZES AND SPECIES SPECIFIED ON THE PLANS.
 - PROTECT PUBLIC FROM CONSTRUCTION WITH BARRIERS AND BARRICADES.
 - ALL AREAS THAT WERE DISTURBED DURING CONSTRUCTION AND AREAS NOT COVERED WITH PAVEMENT, BUILDING, PLANTING BEDS, OR TREE PITS ARE TO BE TOPSOILED 6" DEEP (MIN.) AND SHALL BE SOEDED/SEEDED WITH SPECIFIED LAWN GRASS.
 - CONTRACTOR IS RESPONSIBLE FOR FURNISHING ALL MATERIALS, TOOLS, EQUIPMENT, LABOR, AND PLANTS NECESSARY FOR PROPER PLANTING AND INSTALLATION OF ALL LANDSCAPE MATERIAL.
 - QUANTITIES ON PLANT MATERIALS LIST ARE FOR CONVENIENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR ALL PLANTS SHOWN ON LANDSCAPE PLANS AND COVERAGE OF ALL AREAS DELINEATED. WHERE DISCREPANCIES OCCUR BETWEEN PLANT LIST AND LANDSCAPE PLANS, THE PLANS ARE TO SUPERSEDE THE PLANT LIST IN ALL CASES.
 - ALL DISEASED, NOXIOUS OR INAPPROPRIATE MATERIALS SHALL BE REMOVED FROM THE PROPOSED SITE PRIOR TO THE START OF CONSTRUCTION AND DURING THE MAINTENANCE PERIOD.
 - GENERAL CONTRACTOR SHALL LEAVE THE SITE FREE OF CONSTRUCTION DEBRIS.
 - FINISH GRADES FOR SHRUB AND GROUND COVER AREAS SHALL BE HELD 1" BELOW TOP OF ADJACENT PAVEMENTS AND CURBS, UNLESS NOTED OTHERWISE ON THE PLANS.
 - ALL LAWN AND PLANTING AREAS SHALL SLOPE TO DRAIN A MINIMUM OF 2% UNLESS NOTED OTHERWISE AND REVIEWED WITH OWNER'S REPRESENTATIVE FOR FINAL APPROVAL.
 - ALL PERENNIAL, ANNUAL AND GROUND COVER AREAS TO RECEIVE A BLEND OF ORGANIC SOIL AMENDMENTS PRIOR TO PLANTING. ROTOTILL THE FOLLOWING MATERIALS INTO EXISTING TOPSOIL TO A DEPTH OF APPROXIMATELY 8". A DEPTH OF 12" IN TREE PITS. PROPORTIONS AND QUANTITIES MAY REQUIRE ADJUSTMENT DEPENDING ON THE CONDITION OF EXISTING SOIL.
 - PER EVERY 100 SQUARE FEET ADD:
 - ONE - 2 CUBIC FOOT BALE OF FEAT MOSS,
 - 2 POUNDS OF 5 - 10 - 5 GARDEN FERTILIZER,
 - 1/4 CUBIC YARD OF COMPOSTED MANURE,
 - PLANT STARTER OR OTHER COMPOSTED, ORGANIC MATERIAL.
 - ALL SHRUBS TO BE POCKET PLANTED WITH A 50/50 MIX OF PLANT STARTER AND EXISTING SOIL. INSTALL TOPSOIL INTO ALL BEDS AS NEEDED TO ACHIEVE PROPER GRADE. REMOVE ALL EXCESSIVE GRAVEL, CLAY AND STONES. REFER TO DETAIL 4/A0.3 AND 3/A0.3.
 - PLANT ALL TREES SLIGHTLY HIGHER THAN FINISHED GRADE AT ROOT FLARE. BACK FILL HOLE WITH 2/3 EXISTING TOPSOIL AND 1/3 FEAT MOSS. AVOID ANY AIR POCKETS. DISCARD ANY GRAVEL, CLAY OR STONES. REFER TO DETAILS 2/A0.3 AND 3/A0.3.
 - ALL TREES TO BE INSTALLED, STAKED AND GUYED ACCORDING TO DETAILS. REFER TO DETAILS 2/A0.3 AND 3/A0.3.
 - PROVIDE A 4'-0" DIAMETER MULCH RING ALL LAWN TREES.
 - ALL PLANTINGS TO BE WATERED AT THE TIME OF PLANTING, THROUGHOUT CONSTRUCTION AND UPON COMPLETION OF PROJECT AS REQUIRED.
 - WHERE SPECIFIED, ALL PLANT BEDS, PITS AND TREE RINGS ARE TO RECEIVE A MINIMUM OF 2'-3" DRESSING OF SHREDDED HARDWOOD BARK MULCH (OR BROWN BIVRO-MULCH). TAKE CARE WITH INSTALLATION NOT TO DAMAGE OR COVER PLANTS.
 - LAWN INSTALLATION: CONTRACTOR TO FURNISH AND PREPARE TOPSOIL (2" MIN) AND SEED BED (REMOVE ALL STONES 1" OR LARGER). APPLY STARTER FERTILIZER AND SEED UNIFORMLY. PROVIDE A MULCH COVERING SUITABLE TO GERMINATE AND ESTABLISH TURF. EROSION CONTROL MESH SHOULD BE USED IN GUILLES AND STEEP GRADES WHERE APPLICABLE. METHODS OF INSTALLATION MAY VARY AT THE DISCRETION OF CONTRACTOR. IT IS HIS/HER RESPONSIBILITY TO ESTABLISH AND GUARANTEE A SMOOTH, UNIFORM, QUALITY TURF. STRAW MULCH IS USED AS A COVERING, A TACKIFIER MAY BE NECESSARY TO AVOID WIND DAMAGE.
 - RECOMMENDED SEED MIX:
 - SUPREME GRASS SEED MIX:
 - 17% RUGBY KENTUCKY BLUE GRASS
 - 16% MERIT KENTUCKY BLUE GRASS
 - 17% CREST KENTUCKY BLUE GRASS
 - 12% KEN BLUE KENTUCKY BLUE GRASS
 - 25% PENNLAWN RED FESCUE
 - 15% CUTTER PERENNIAL RYE GRASS

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INSITE LANDSCAPE DESIGN

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MADISON PAIN MANAGEMENT
MADISON, WI

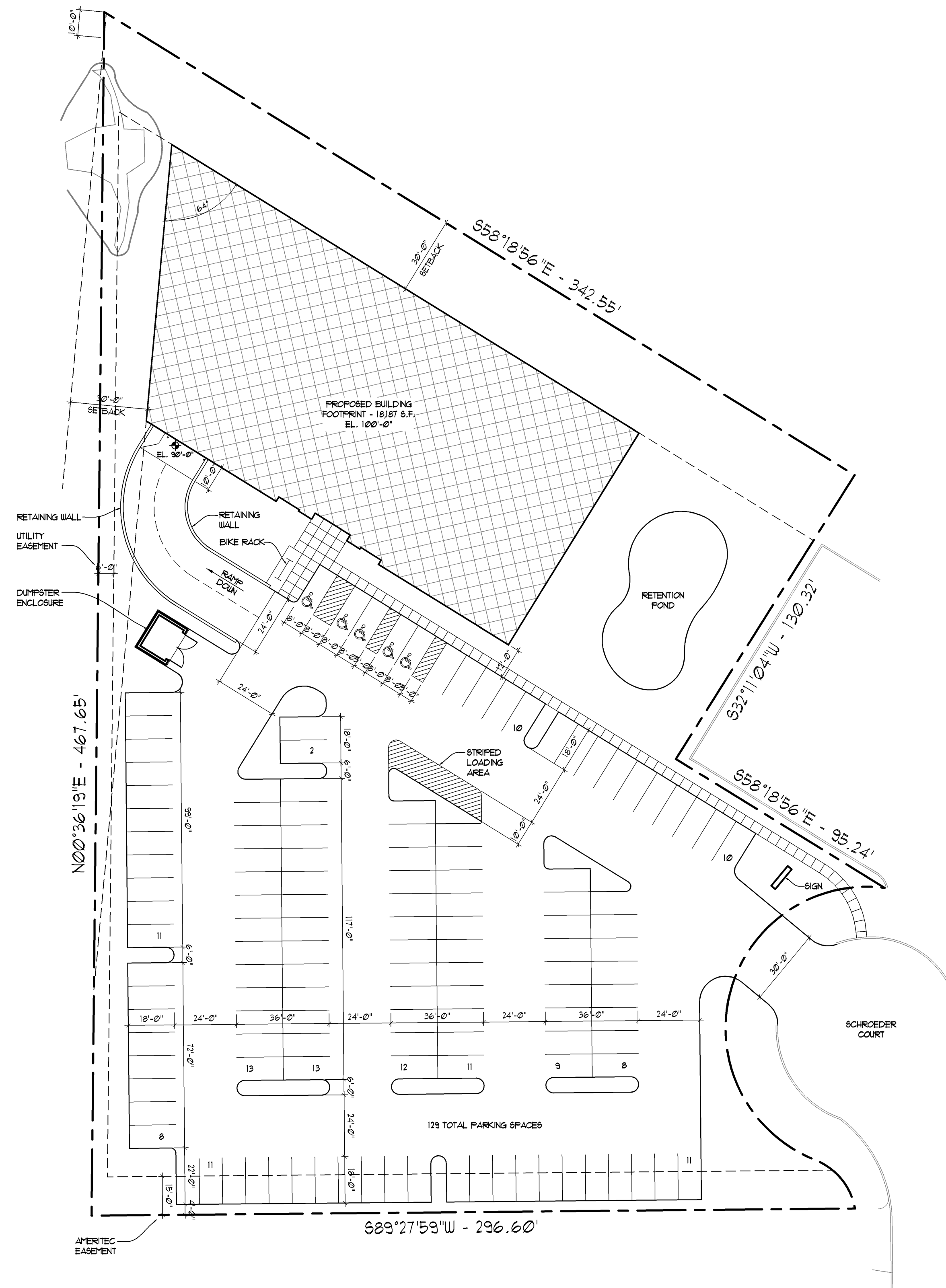
REVISION:

NO.	DATE	DESCRIPTION
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PROJECT NO. 27036

DATE: 05-30-07

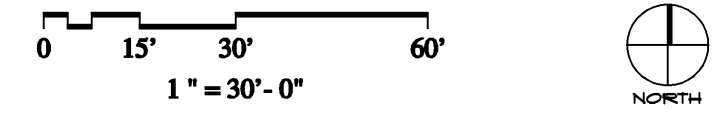
SHEET NAME:
LANDSCAPE PLAN,
GENERAL NOTES,
AND PLANTING DETAILS
SHEET NO:



SITE INFORMATION

ZONING	C3 - L
LOT 4 & PARTIAL LOT 5	2.325 ACRES
SITE	161,200 S.F.
FLOOR AREA RATIO	3.0 (33,760 SF)
REQUIRED	1.8 (18,875 SF)
PROVIDED	
PARKING	
BUSINESS/OFFICE (1 PER 300 SF)	
REQUIRED	181 CARS
PROVIDED (129 OUTSIDE & 39 BASEMENT)	168 CARS
BUILDING SETBACKS	
NORTH SIDE	30'
WEST SIDE (PARALLEL TO FRONT PROPERTY LINE)	30'
BUILDING	
PROPOSED FIRST FLOOR AREA, TOTAL	18,875 S.F.
PROPOSED SECOND FLOOR AREA, TOTAL	18,875 S.F.
PROPOSED THIRD FLOOR AREA, TOTAL	18,875 S.F.
TOTAL BUILDING	54,561 S.F.

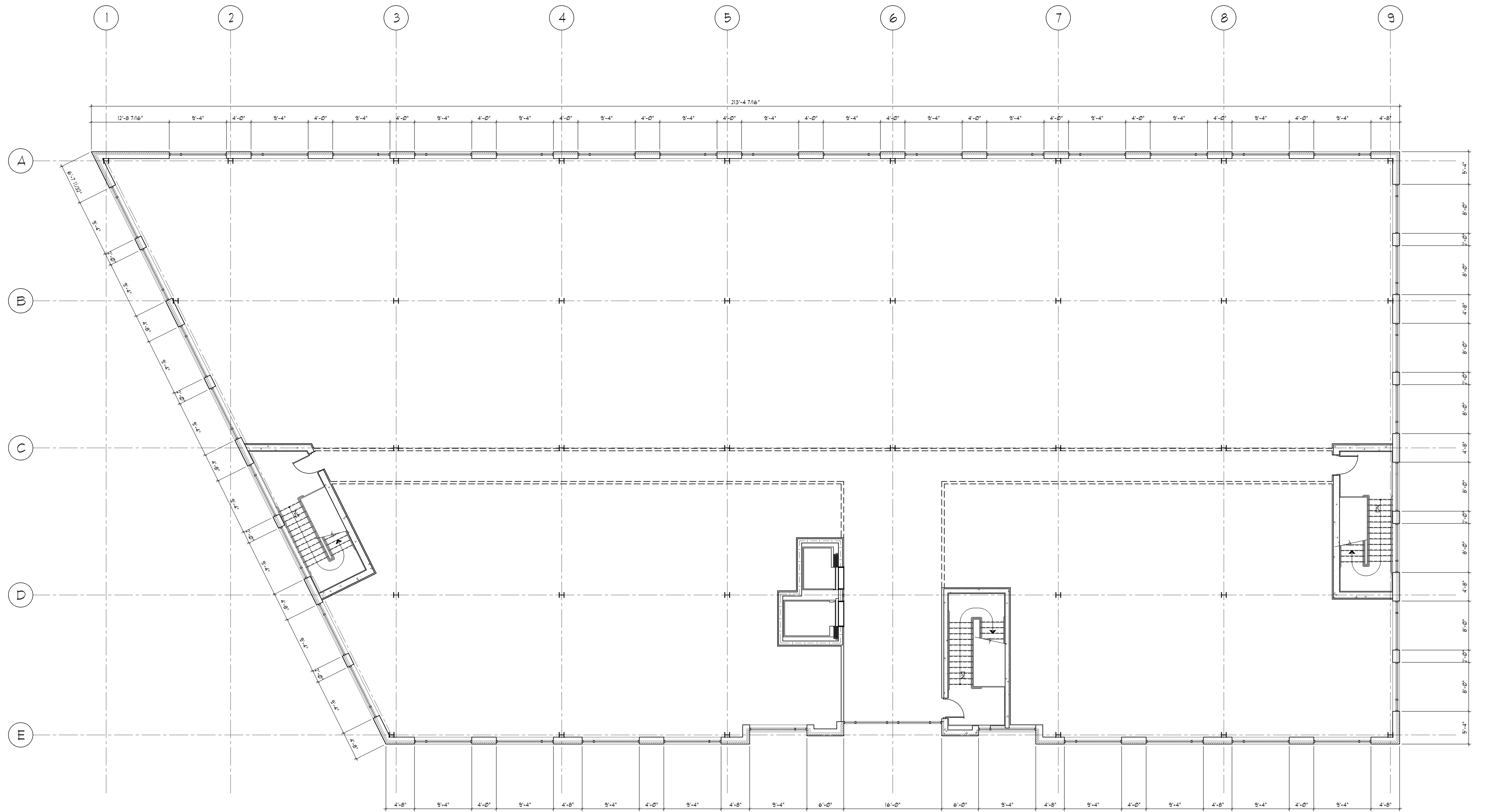
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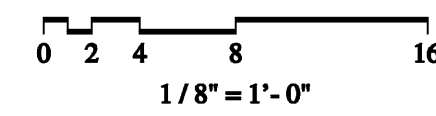
M A D I S O N P A I N M A N A G E M E N T



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THIRD FLOOR PLAN

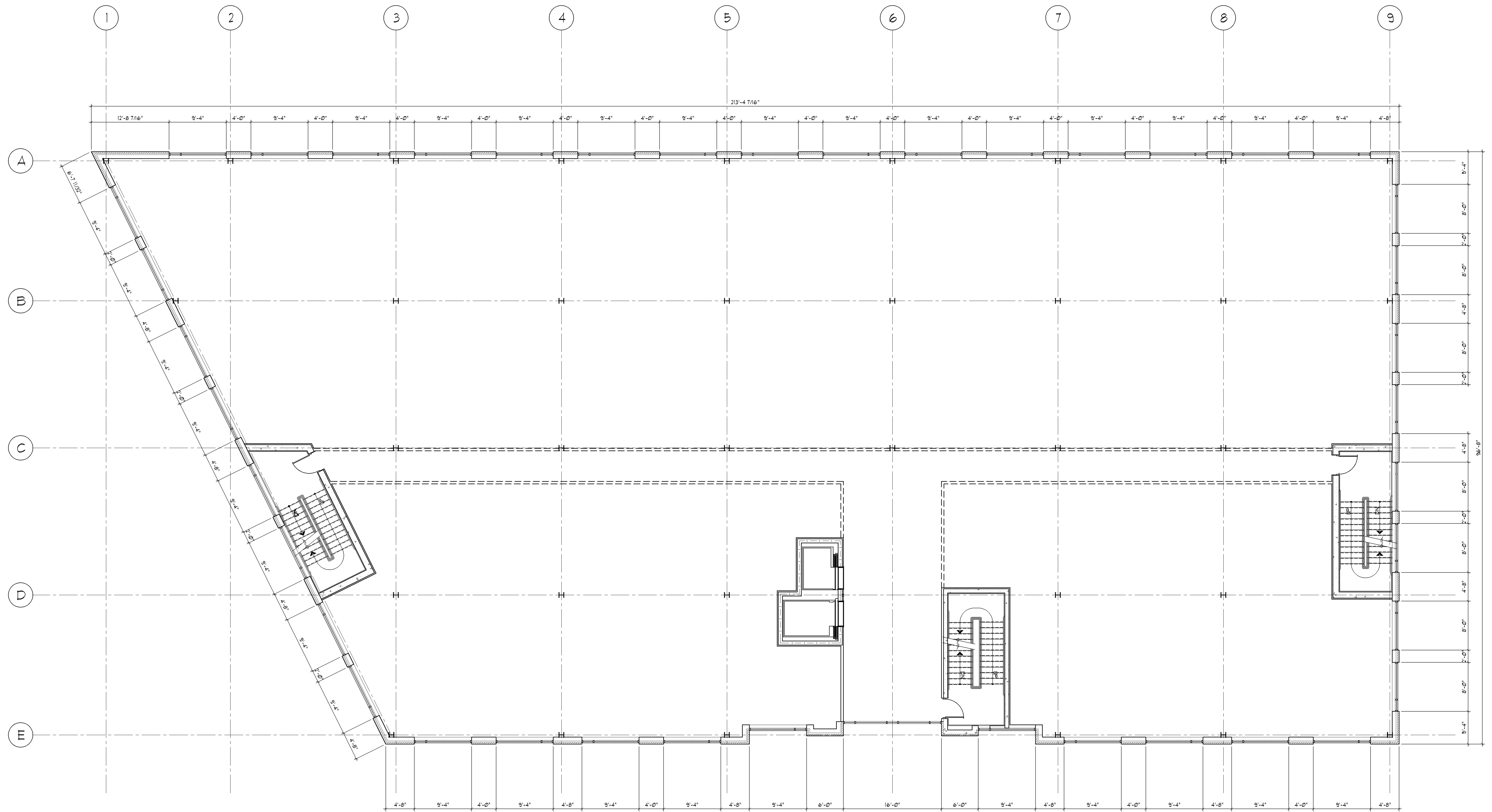


MADISON PAIN MANAGEMENT

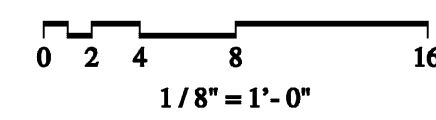


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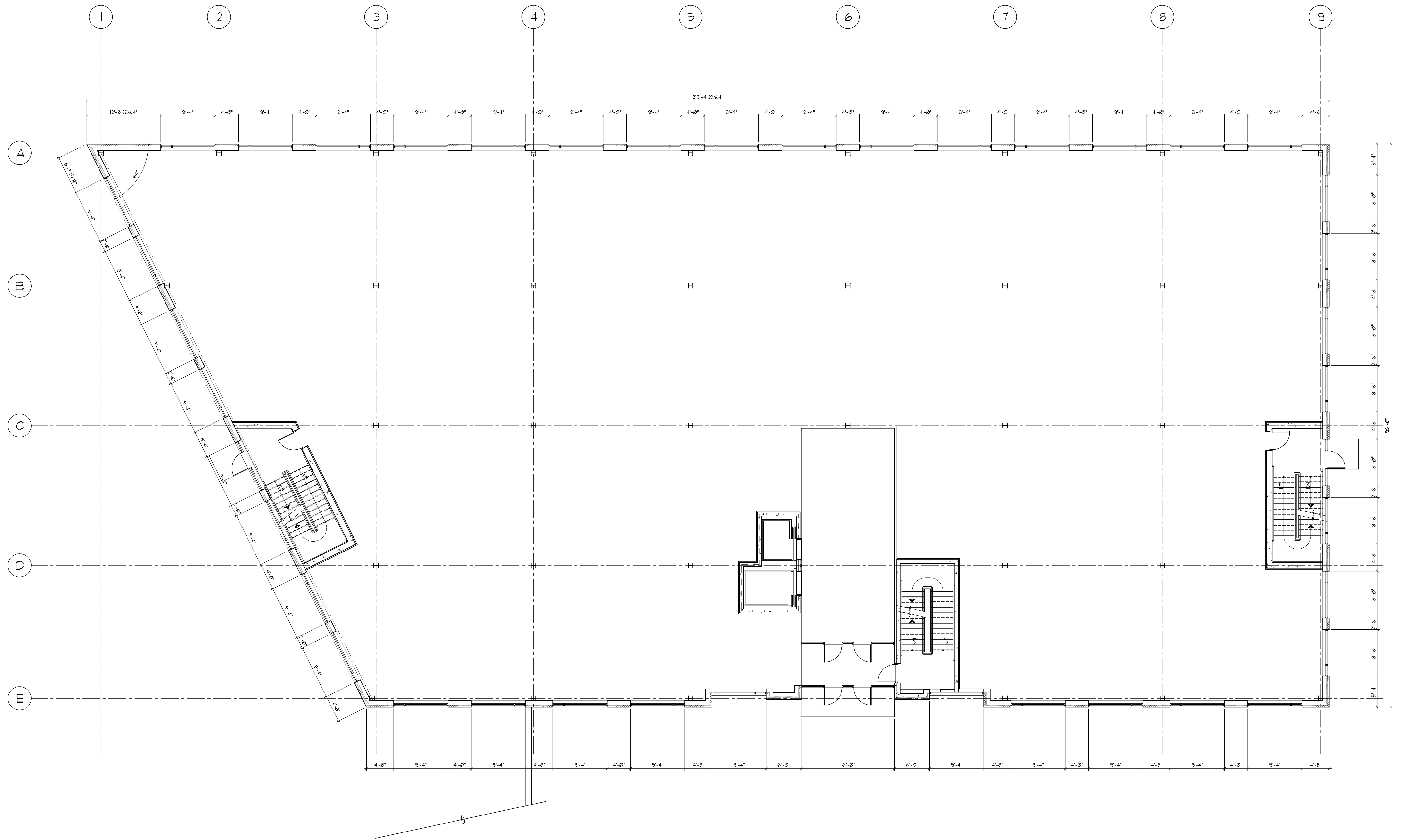


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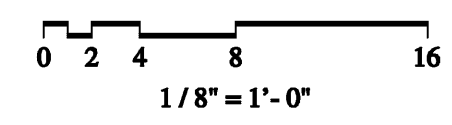


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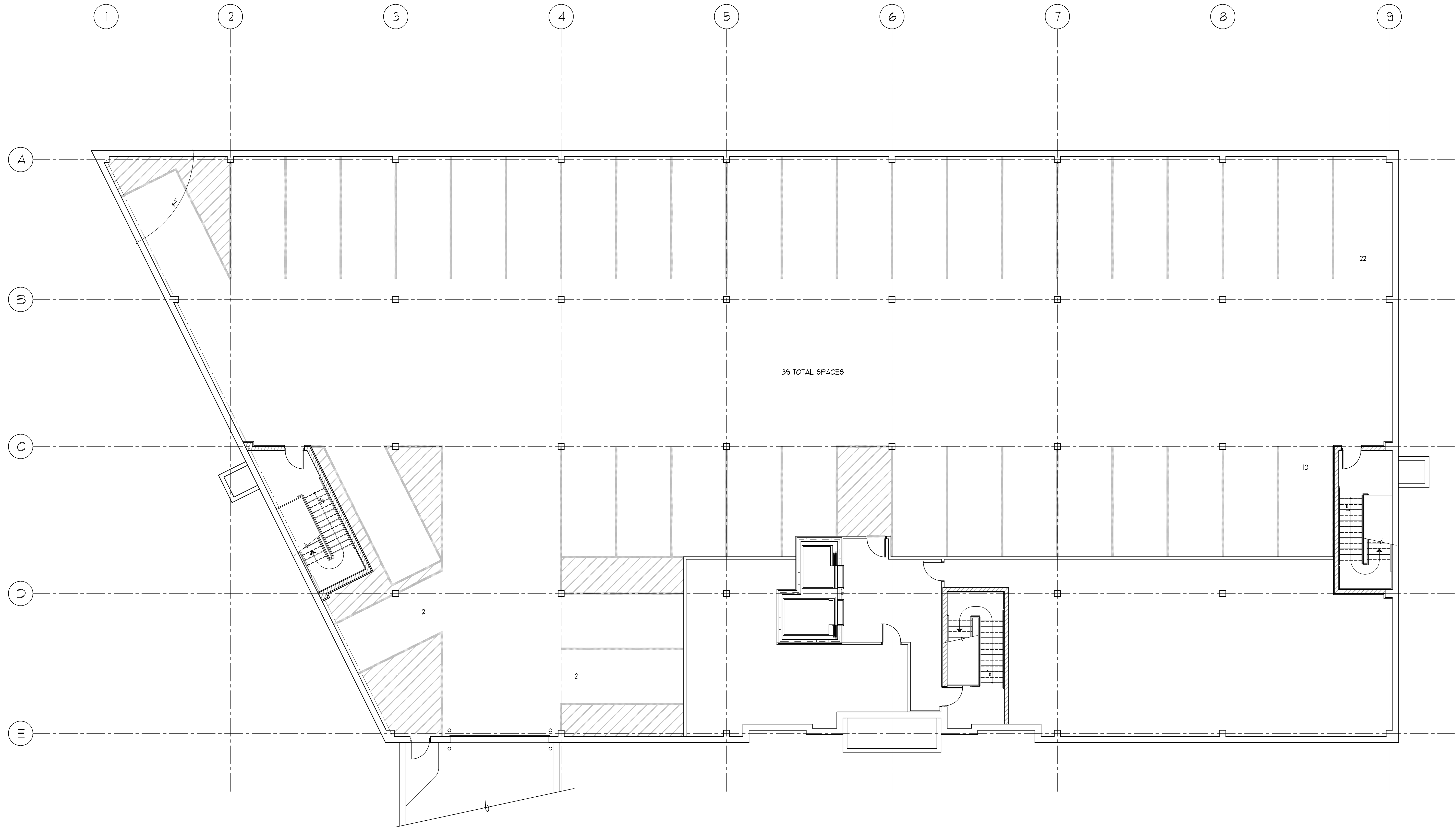
FIRST FLOOR PLAN



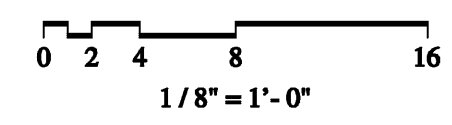
MADISON PAIN MANAGEMENT



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B A S E M E N T P L A N

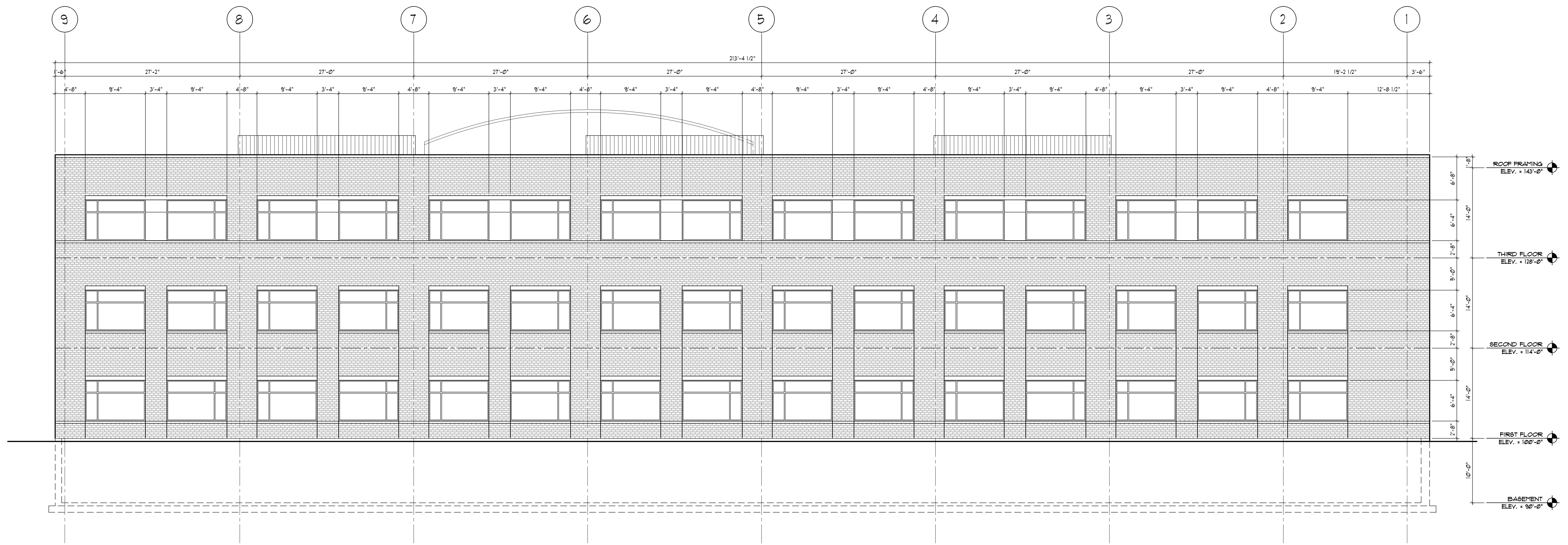


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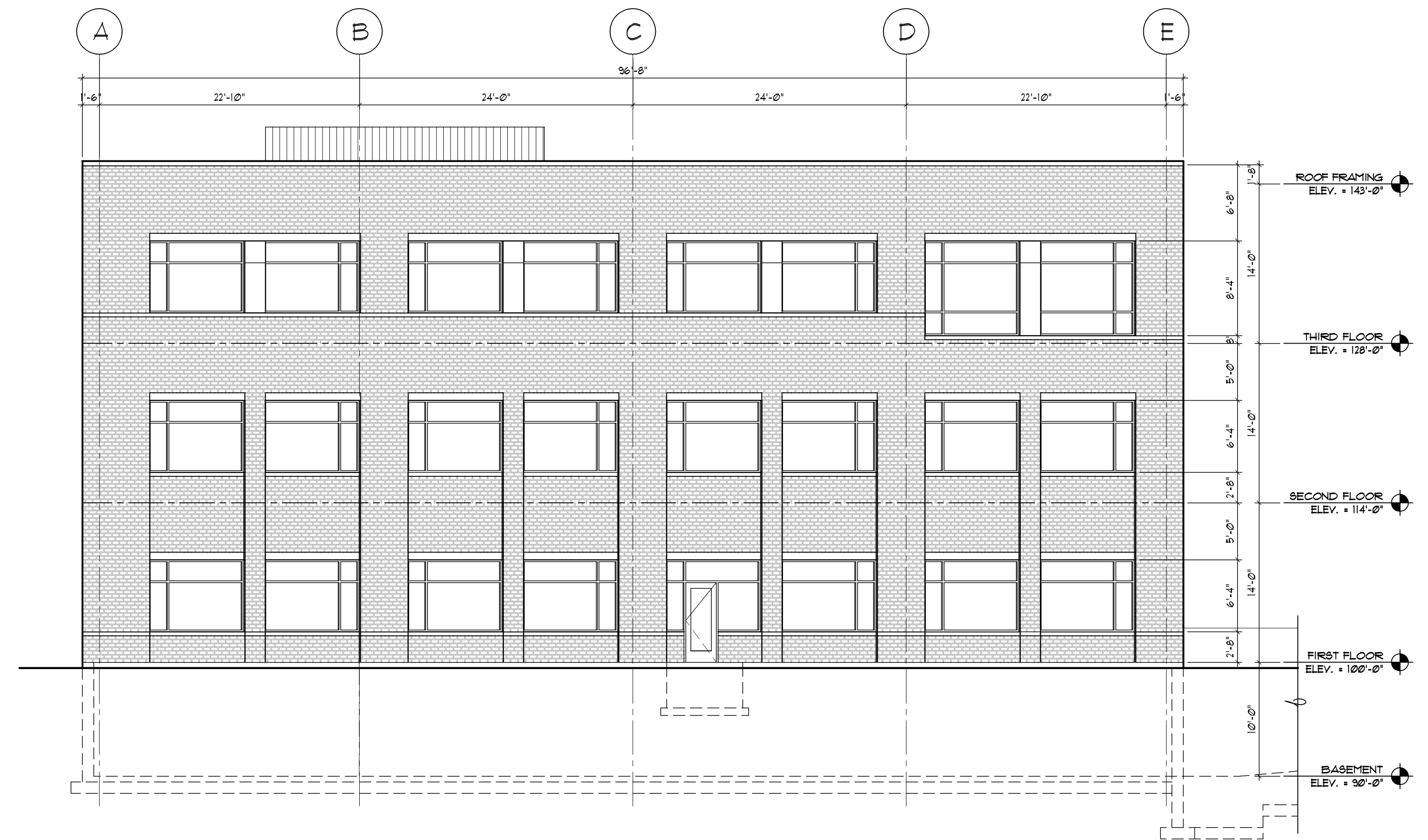


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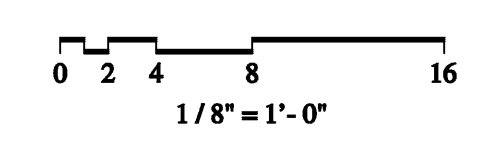


1 NORTH ELEVATION SCALE: 1/8" = 1'-0"



2 WEST ELEVATION SCALE: 1/8" = 1'-0"

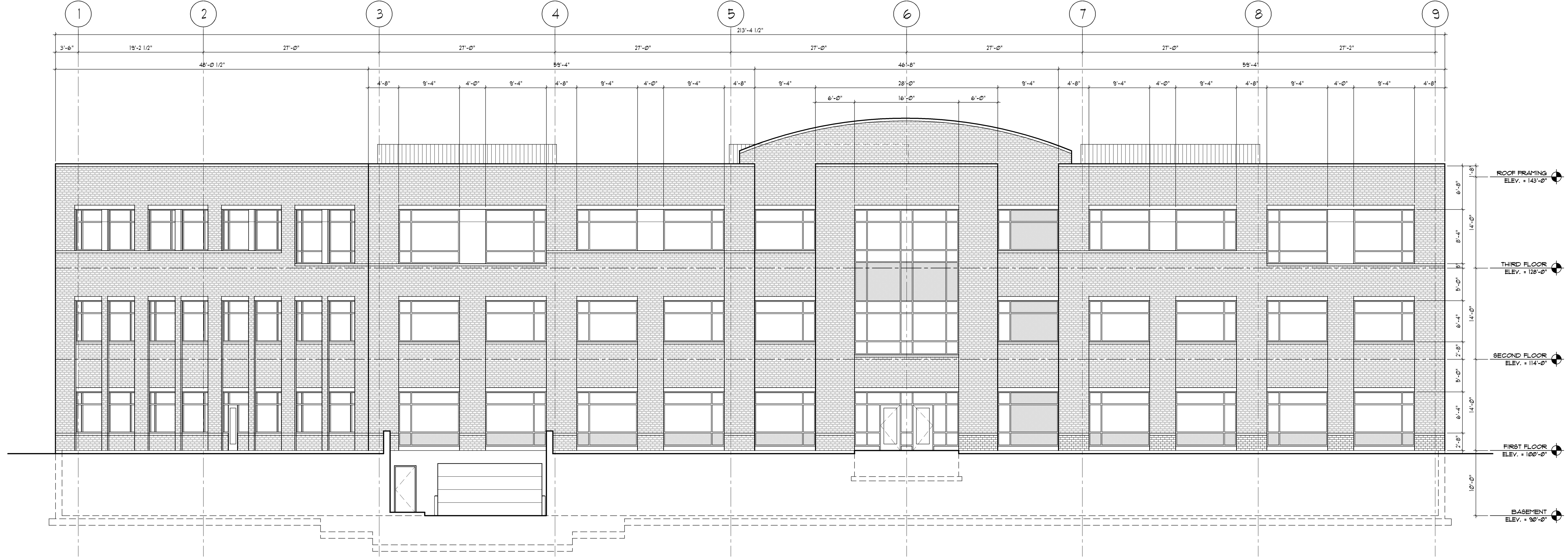
ELEVATIONS



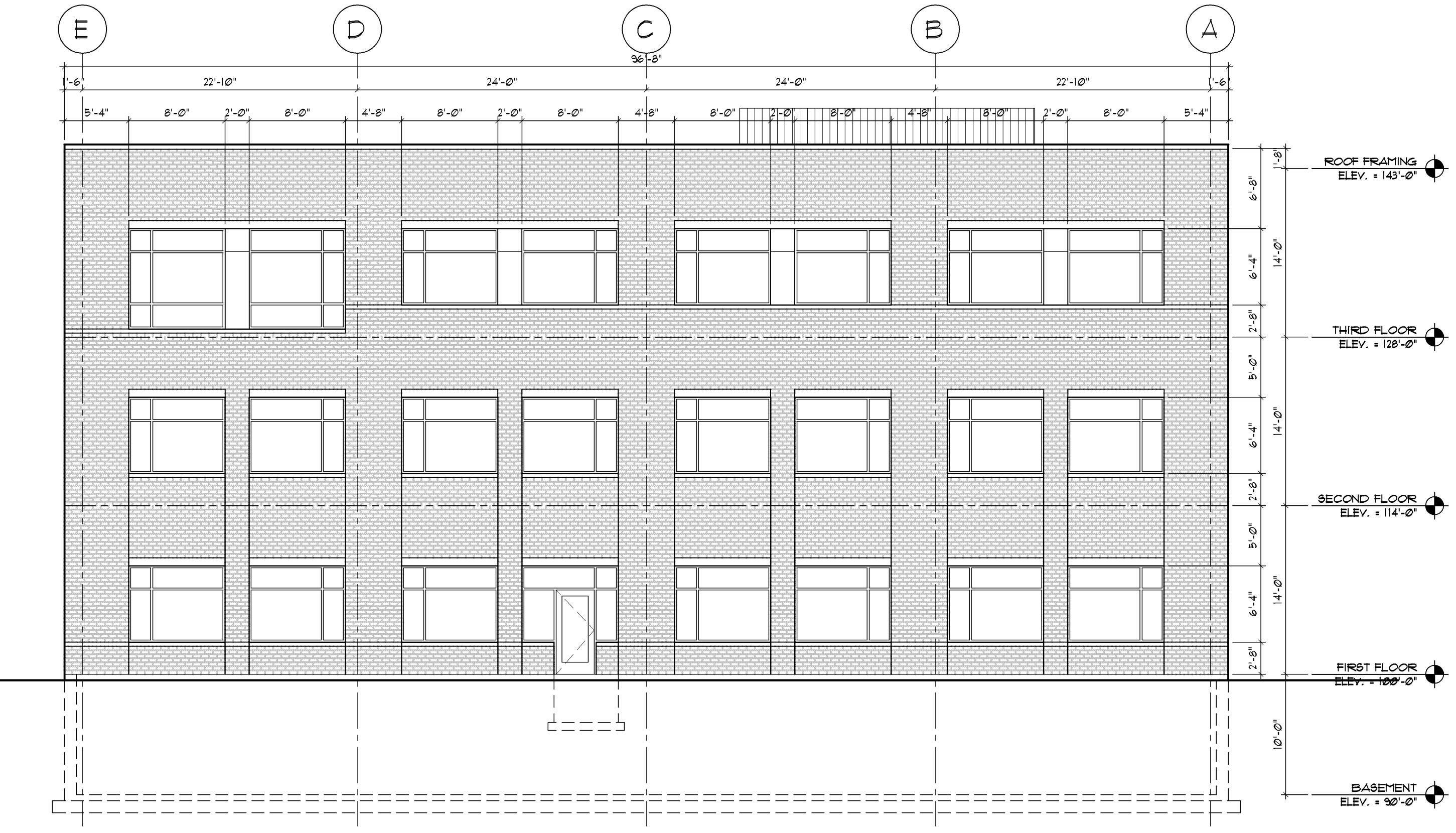
MADISON PAIN MANAGEMENT



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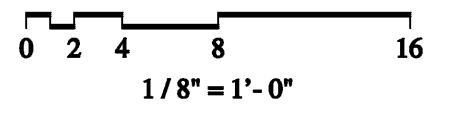


1 SOUTH ELEVATION SCALE: 1/8" = 1'-0"



2 EAST ELEVATION SCALE: 1/8" = 1'-0"

ELEVATIONS



MADISON PAIN MANAGEMENT



2 16:09



7-Looking East



6-Looking SE

2 16:02



5-Looking East

2 16:00



2 15:59

4-Looking NW



2 15:57

3-Looking_SW



2-Looking NW

2 15:57

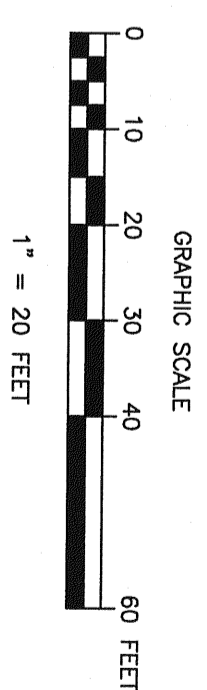


2 15:57

1-Looking NW

TOPOGRAPHICAL SURVEY

The legal description and easement locations were taken from a Title Policy bearing a Policy Number of 72106-1353935 with an Policy date of February 22, 2006. This title policy was used as the sole source of record encumbrances and Mayo Corporation assumes no liability for errors or omissions therein.

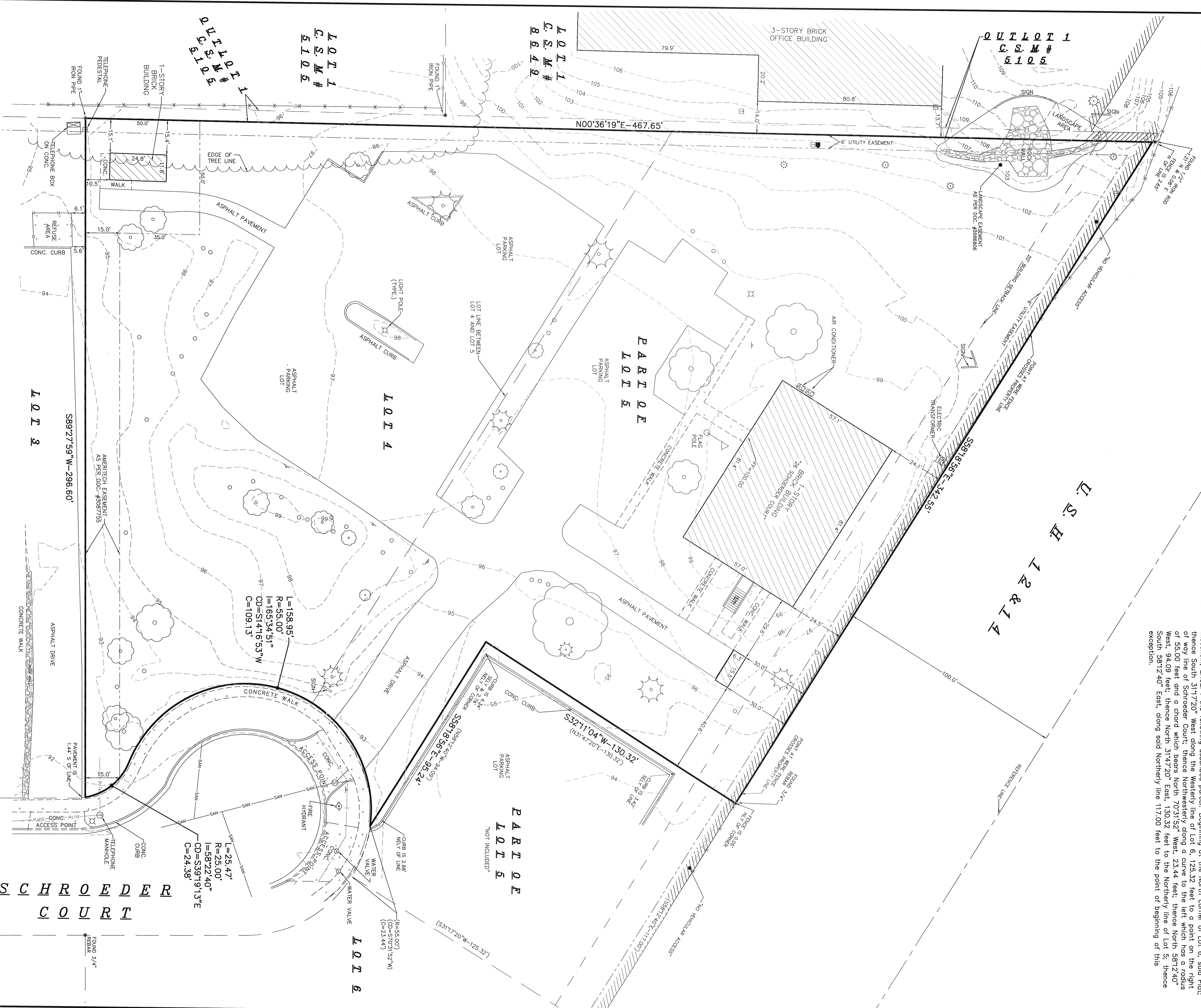


Bearings are referenced to the South line of the Southwest Quarter of Section 30-7-9 Bearing N 89°50'40" E

Legal Description as Furnished

Lot Four (4), Richards Commercial and Industrial Plat, in the City of Madison, Dane County, Wisconsin.

Lot Five (5), Richards Commercial and Industrial Plat, in the City of Madison, Dane County, Wisconsin, EXCEPT the following described parcel: Beginning at the North corner of Lot 6, said Plat; thence South 31°17'20" West along the Westerly line of Lot 6, 125.32 feet to a point on the right of way line of Schroeder Court; thence Northwesterly along a curve to the left which has a radius of 53.00 feet and a chord which bears North 70°31'52" West, 23.44 feet; thence North 58°12'40" West, 94.09 feet; thence North 31°47'20" East, 130.32 feet to the Northernly line of Lot 5; thence South 58°12'40" East, along said Northernly line 117.00 feet to the point of beginning of this exception.



LOTS APPEAR TO BE SERVED BY UTILITIES. UTILITIES SHOWN HEREON ARE BASED ON MARKINGS SET BY DIGGER'S HOTLINE UNDER TICKET NUMBERS 2006490666. THEY HAVE INSURED THE ENTIRE LOT AND MAYO CORPORATION IS NOT RESPONSIBLE FOR ANY MESSAGES OR MESSAGES IN THE MARKINGS. THERE WERE NO NEW MARKINGS ON THE PARCEL OR THE ADJOINING RIGHT-OF-WAY OTHER THAN SANITARY SEWERS.

PLAT DATE: DECEMBER 11, 2006 TIME: 1:33 PM
 LAYER NAME: SHEET 1
 LAYER NUMBER: 1
 LAYER COLOR: GREEN
 LAYER STYLE: DASHED
 LAYER WEIGHT: 2
 LAYER OFFSET: 0
 LAYER TRANSPARENCY: 100
 LAYER FREEZE: UNFROZEN
 LAYER LOCK: UNLOCKED
 LAYER VISIBILITY: ON
 LAYER PRINT: ON
 LAYER EXPORT: ON
 LAYER IMPORT: ON
 LAYER DELETE: ON
 LAYER COPY: ON
 LAYER PASTE: ON
 LAYER MOVE: ON
 LAYER RESIZE: ON
 LAYER ROTATE: ON
 LAYER SCALE: ON
 LAYER ALIGN: ON
 LAYER TRIM: ON
 LAYER EXTEND: ON
 LAYER ERASE: ON
 LAYER UNDO: ON
 LAYER REDO: ON
 LAYER ZOOM: ON
 LAYER PAN: ON
 LAYER VIEW: ON
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 LAYER UNDO: ON
 LAYER REDO: ON
 LAYER ZOOM: ON
 LAYER PAN: ON
 LAYER VIEW: ON

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