



City of Madison

Conditional Use

Location
2201 Zeier Road

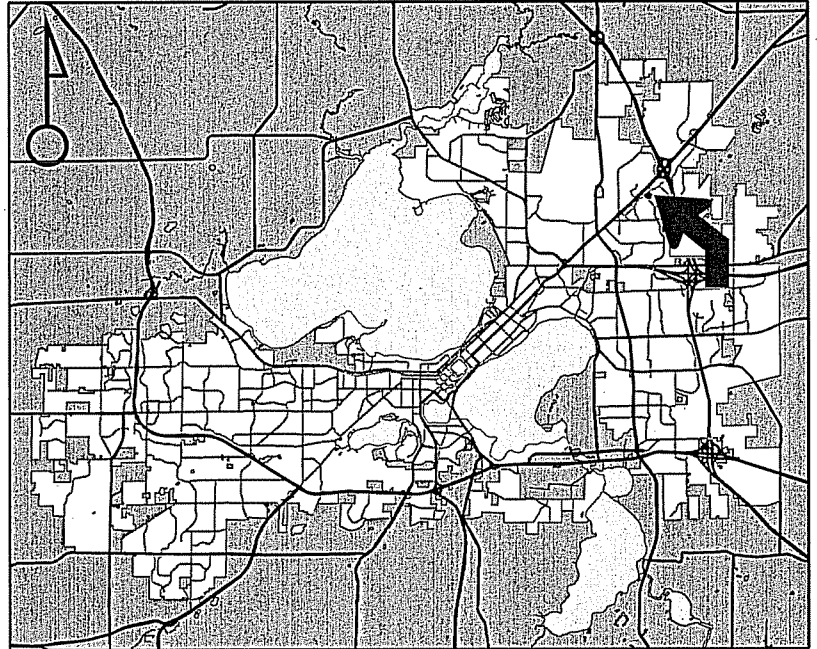
Project Name
Shopko Outlot Development

Applicant
Steve Doran - Quickdraw Capital, LLC/
Brad Koning - Shulfer Architects, LLC

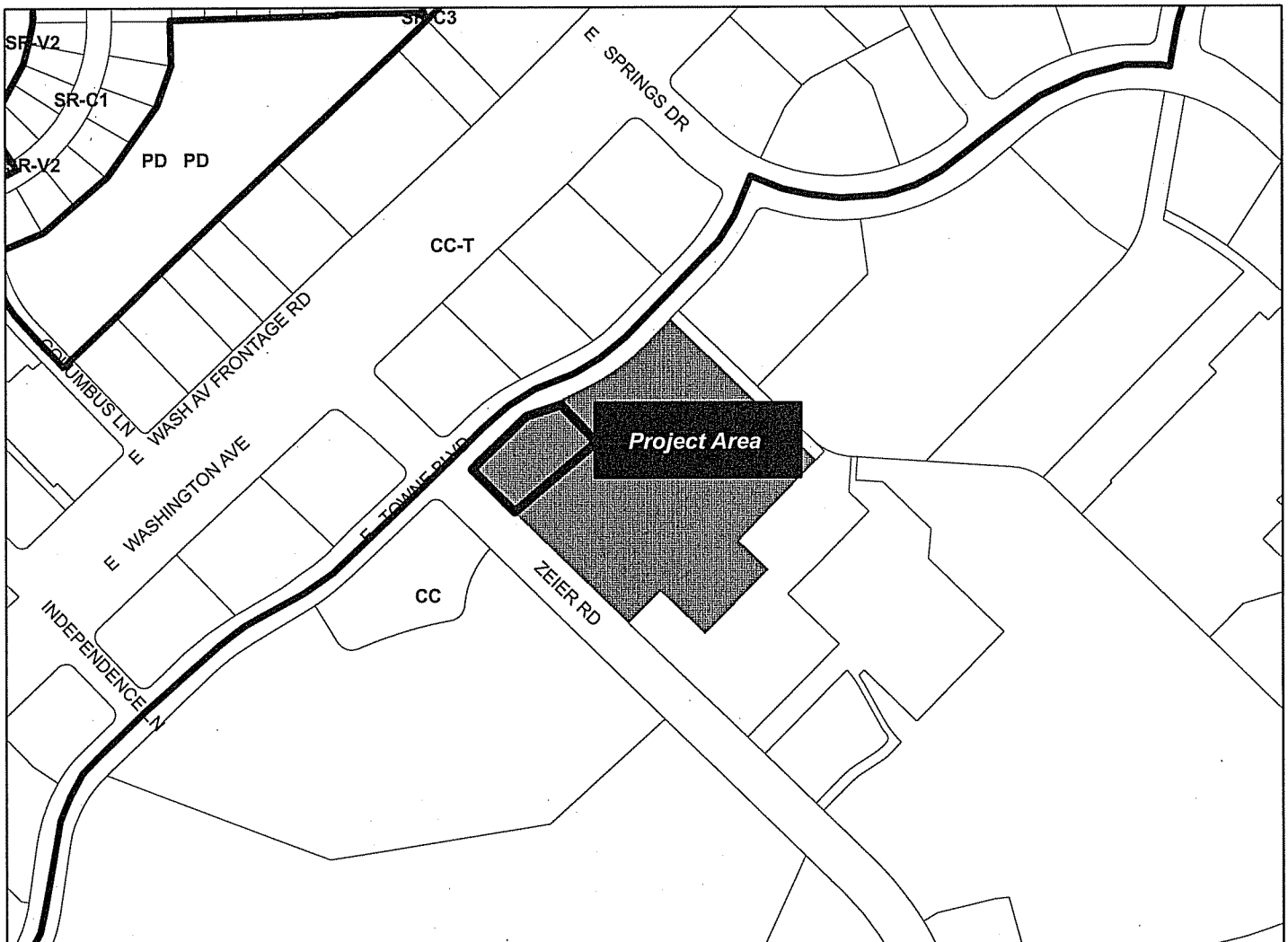
Existing Use
Surface Parking Lot

Proposed Use
Construct 10,000 square feet commercial
building with vehicle access sales & service
window

Public Hearing Date
Plan Commission
08 August 2016

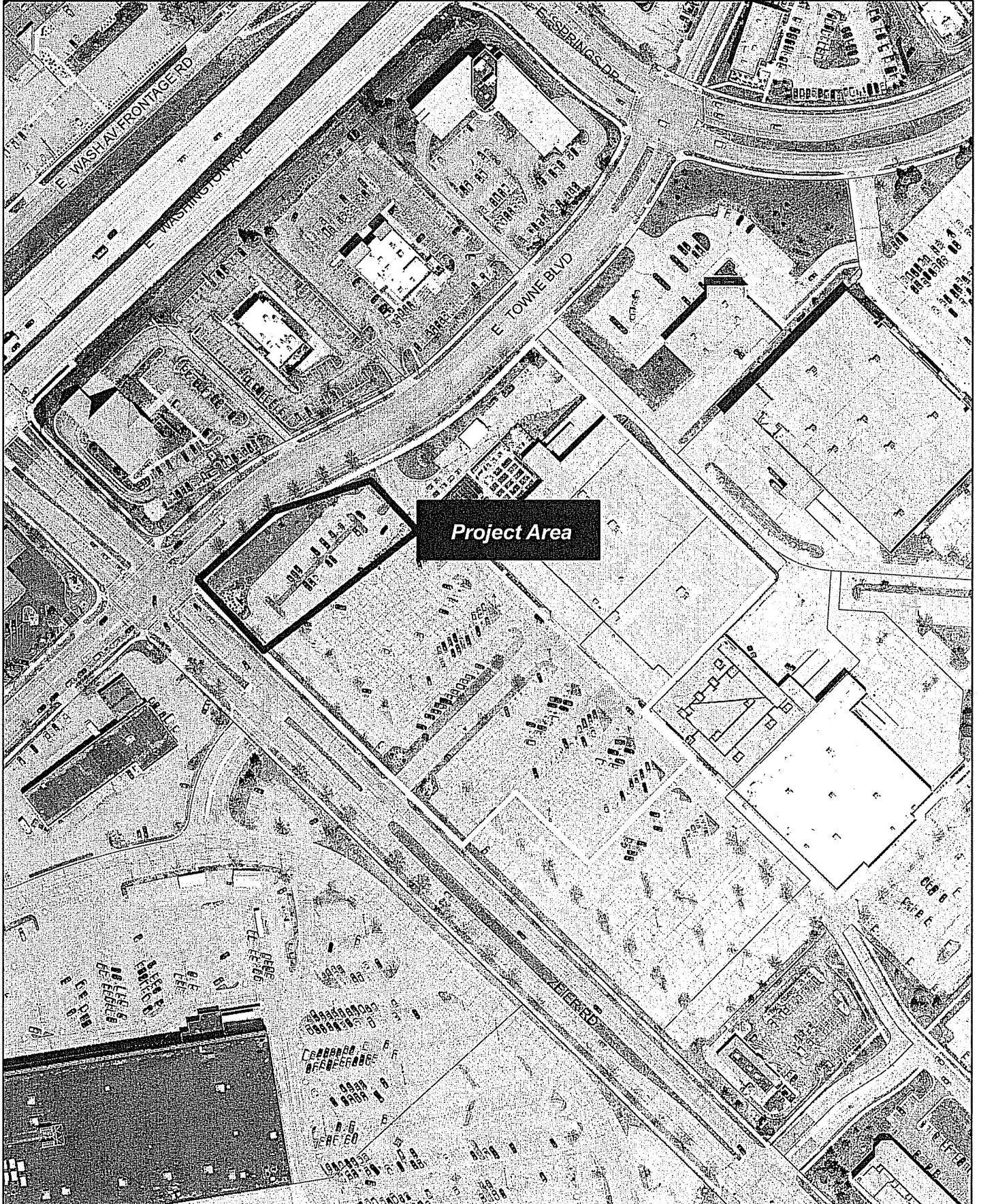


For Questions Contact: Jessica Vaughn at: 267-8733 or jvaughn@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 29 July 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 000 Receipt No. 17490-
 Date Received 01/15/16 0007
 Received By [Signature]
 Parcel No. 0810-272-0601-1
 Aldermanic District 17-Samba Baldeh
 Zoning District CU
 Special Requirements existing CU
 Review Required By:
 Urban Design Commission Plan Commission
 Common Council Other: _____

Form Effective: February 21, 2013

1. Project Address: 2201 LEIER ROAD
Project Title (if any): SHOPKO OUTLOT DEVELOPMENT

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: STEVE DORAN Company: QUICKDRAW CAPITAL, LLC
 Street Address: P.O. BOX 45 City/State: MCFARLAND WI Zip: 53558
 Telephone: (608) 347-6208 Fax: (608) 237-2117 Email: sdoran@lec-associates

Project Contact Person: Brad Koning Company: Shulfer Architects, LLC
 Street Address: 7780 Elmwood Ave, Ste 208 City/State: Middleton WI Zip: 53562
 Telephone: (608) 836-7570 Fax: () Email: bkoning@shulferarchitects.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: 10,000 SF Multi-tenant mixed-use development with drive-thru.

Development Schedule: Commencement September 2016 Completion March 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 1/2 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.* \$ 600

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 email notification and response May 10, 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: JLV Date: 6/2/16 Zoning Staff: Jenny Kirchgatter Date: 6/2/16

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

Name of Applicant STEVE DEAN / QUICKDRAW CAPITAL LLC Relationship to Property: OWNER
 Authorizing Signature of Property Owner [Signature] Date 6/14/16



June 14, 2016

City of Madison
215 Martin Luther King Jr. Blvd.
P.O. Box 2985
Madison, WI 53701-2985

RE: Urban Design Commission/Plan Commission Application
2201 Zeier Road Madison, WI. – Planned Multi-Use Site, New Development

On behalf of Quickdraw Capital, LLC, I am submitting this letter of intent for a Planned Multi-Use Development to the existing outlot of Shopko located at 2201 Zeier Road. We initially discussed the project with Al Martin on April 19, 2016. Once the building was conceptually designed, we presented the project during the DAT meeting held on May 26, with a Pre-Application meeting on June 2, 2016. Our request is for a Conditional Use Permit for a Planned Multi-Use Site.

Proposal Summary: The proposed project is a 10,000 square foot multi-use building consisting of approximately 4 units of varying size. The project is located within the CC zoning district, which allows the proposed buildings potential uses. The building is to be located near the northwest corner of the Shopko lot, at the corner of Zeier Road and East Towne Blvd. A new CSM has been developed as part of this request, with a maximum site disturbance of 10% the total Shopko site area. All entrances and parking to be cross-parked between Shopko, and the new development. Parking calculations shown under Project Data below.

Due to existing setbacks, easements, and existing topography, the building placement will allow large patios along East Towne Blvd. as well as at the corner of Zeier Road. The building construction will be wood framed single story construction with a flat membrane roof. Mechanicals will be located on the roof with large parapet extensions for screening. The exterior building materials will consist of brick masonry piers, split-faced masonry near the building base, and a variety of exterior insulation finish system colors to create individual storefronts for those businesses. The building will have a substantial amount of vision glass on all four sides of the construction, with larger amounts facing E. Towne Blvd & Zeier Road; as well as the parking lot. Patios have been installed on the streetscape side with a secondary entrance point (in addition to the parking lot entrance) as a way to encourage Tenants to activate the presence along E. Towne Blvd and Zeier Road.

The existing fire lanes will remain for Shopko and DSW Shoes. The proposed building will be fully sprinklered per NFPA-13 and fire lanes as shown on the site plan.

Proposed with this development is a drive-thru for the north-east most tenant, with entry from East Towne Blvd. into the Shopko parking lot. Stacking for the drive-thru consists of 6 cars from the window to the menu board, with three to four cars beyond, for a total of 10 cars. The potential tenants that could utilize the drive-thru have approved the proposed layout and feel they do not require a second drive up for their businesses. If future tenants require, there is sufficient space to allow a second drive to alleviate the stacking issue shall it arise. Within the center of the drive-thru lane is a trash enclosure, built from the same exterior masonry materials as proposed on the building.



Thru access for delivery and garbage trucks has been provided and will be scheduled for off-hours of the businesses. General hours of operation should be between 8am and 12pm, depending on type of business. Without specific tenants identified, the number of potential employees will vary, but could be assumed between 5-10 employees per tenant or 20-40 people or more.

In summary, the project will consist of the general criteria listed below:

Project Data:

Project Name: Shopko Outlot Development
Address: 2201 Zeier Road
Shopko Lot size: 348,463gsf
CSM Lot Size: 34,846sf
Prior Development SF: 116,024 sf
Post Development SF: 126,024 sf
Proposed Use: Multi-Use Development (multi-tenant, mixed-use)
Parking: All parking to be cross-parked with the Shopko development.

Total Stalls prior to development: 726 (1/160sf)
Total Stalls after development: 677 (1/180sf)
Bike Parking 8 stalls current shown in new development

Zoning District:

The property is currently zoned CC, Commercial Center. Proposed use meets current zoning district.

Development Team:

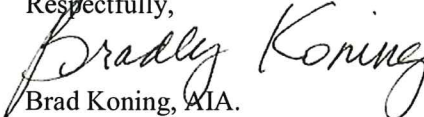
Owner: Quickdraw Capitol, LLC.
P.O. Box 45
McFarland Wisconsin

Architect: Shulfer Architects, LLC.
7780 Elmwood Ave. Suite 208
Middleton Wisconsin

Civil Engineer: Professional Engineering, LLC
818 Meadowbrook Ln.
Waunakee Wisconsin

I hope that you find this Letter of Intent acceptable and invite you to contact our office should you have any further questions.

Respectfully,


Brad Koning, AIA.

2201 ZEIER ROAD

SHOPKO OUTLOT DEVELOPMENT

2201 ZEIER ROAD MADISON, WISCONSIN

PROJECT DATA:

LOCATION: 2201 ZEIER ROAD
REGULATING MUNICIPALITIES: CITY OF MADISON, DADE COUNTY, STATE OF WISCONSIN
BUILDING CODE: CITY OF MADISON ZONING ORDINANCES, WISCONSIN ADMINISTRATIVE CODE, 2009 INTERNATIONAL BUILDING CODE
CONSTRUCTION TYPE: TYPE "VB", SINGLE STORY, FULLY SPRINKLERED
BUILDING AREA: 10,000 GSF
OCCUPANCY: "M"-MERCANTILE/A-2 RESTAURANT
FIRE CONTROL: THIS IS A FULLY-SPRINKLERED BUILDING NFPA-13, NO FIRE AREAS PROVIDED
EXIT TRAVEL DISTANCE: FULLY-SPRINK. BLDG = 250 FT MAX TRAVEL, 100 FT COMMON PATH OF TRAVEL
ACCESSIBILITY: PER ANSI A117.1

GENERAL NOTES:

- DIMENSIONS ARE TO FACE OF WALL OR TO COLUMN CENTERLINE UNLESS NOTED OTHERWISE. VERIFY ALL EXISTING CONDITIONS AND ADJUST WALL DIMENSIONS ACCORDINGLY. CONTACT ARCHITECT WITH ANY DISCREPANCIES.
- CONTRACTOR SHALL NOTIFY ARCHITECT IMMEDIATELY UPON DISCOVERING ANY DISCREPANCIES OR CONFLICTING INFORMATION IN THESE DOCUMENTS. CONTRACTOR SHALL CAREFULLY REVIEW AND COMPARE ALL DRAWINGS DURING THE BIDDING PERIOD AND BEFORE INSTALLATION OF THEIR WORK. ANY INCONSISTENCIES IN THE DRAWINGS SHALL BE REPORTED PROMPTLY TO THE ARCHITECT AND ENGINEER(S) FOR CLARIFICATION.
- DO NOT SCALE DRAWINGS. THE DRAWINGS ARE NOT NECESSARILY TO SCALE - USE GIVEN DIMENSIONS. DIMENSIONS TAKE PRECEDENCE OVER SCALE. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD.
- CONTRACTOR SHALL NOTIFY ARCHITECT AND OWNER IMMEDIATELY UPON DISCOVERING ANY UNANTICIPATED EXISTING SITE CONDITIONS AFFECTING THE EXECUTION OF THESE DOCUMENTS (SUCH AS HAZARDOUS MATERIALS, ETC.).
- CONTRACTOR SHALL ABIDE BY ALL LOCAL, STATE AND FEDERAL CODES AND REGULATIONS GOVERNING THIS PROJECT.
- JOB SITE SHALL BE BROOM SWEEPED AND CLEAN AT THE END OF EACH DAY. ALL DEBRIS SHALL BE PICKED UP AND DISPOSED OF PROPERLY INTO APPROVED CONTAINER.
- MAINTAIN DESIGNATED EGRESS ROUTES DURING CONSTRUCTION BY KEEPING CLEAR OF CONSTRUCTION DEBRIS AND CLEARLY MARKING THE PATH OF EGRESS TRAVEL.
- ALL MECHANICAL (HVAC), ELECTRICAL, AND PLUMBING ("MEP") DESIGN AND CONSTRUCTION TO BE BY A DESIGN-BUILD DELIVERY METHOD AND ARE SUBSEQUENTLY NOT PART OF THESE DOCUMENTS. IT IS THE MEP CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE GENERAL CONTRACTOR AND WITH THESE DRAWINGS THE FINAL DESIGN, RETROFIT AND INSTALLATION OF THESE SYSTEMS. NOTIFY THE ARCHITECT PRIOR TO MAKING ANY REVISIONS TO THE STRUCTURE OR ARCHITECTURAL FEATURES.
- ELECTRICIAN TO VERIFY NEW LIGHT FIXTURE LAYOUT AND SUBMIT LIGHTING ENERGY CALC'S AS REQUIRED PER CODE. REVIEW PLAN WITH ARCHITECT.
- HVAC CONTRACTOR SHALL SUBMIT PROPER DESIGN DRAWINGS AS NEEDED FOR PLAN APPROVAL AND BUILDING PERMITS.
- ENSURE A CLEAR PATHWAY TO ALL EXISTS IS MAINTAINED AND SUSTAINED.

SHEET INDEX:

- A0.1 COVER SHEET
- CIVIL**
- C100 EXISTING CONDITIONS
- C200 SITE PLAN
- C300 GRADING PLAN
- C301 EROSION CONTROL PLAN
- C400 UTILITY PLAN
- 1-4 CSM
- ES1.1 SITE LIGHTING PLAN
- ES1.2 FIXTURE CUT SHEETS
- LS1.1 LANDSCAPE PLAN
- ARCHITECTURAL**
- A1.1 ARCHITECTURAL SITE PLAN
- A3.1 EXTERIOR ELEVATIONS AND MATERIAL SCHEDULE

CONTACTS:

OWNER:
 QUICKDRAW CAPITAL, LLC.
 P.O. BOX 45
 McFARLAND, WISCONSIN

 STEVE DORAN
 608-237-4000

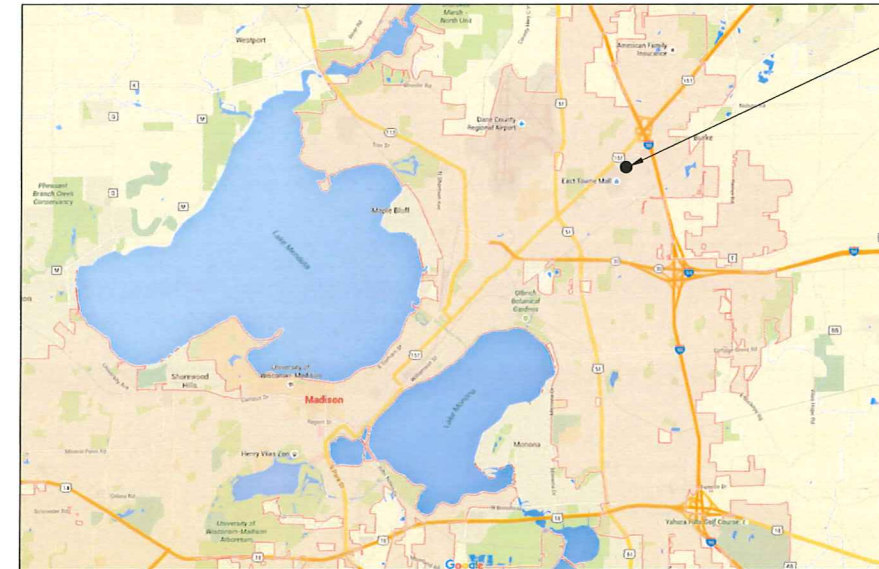
ARCHITECT:
 SHULFER ARCHITECTS, LLC
 7780 ELMWOOD AVE, STE 208
 MIDDLETON, WI 53562

 BRAD KONING (ARCHITECT)
 608-836-7570

STRUCTURAL ENGINEER:
 PROFESSIONAL ENGINEERS, LLC.
 818 MEADOWBROOK LANE
 WAUNAKEE WISCONSIN

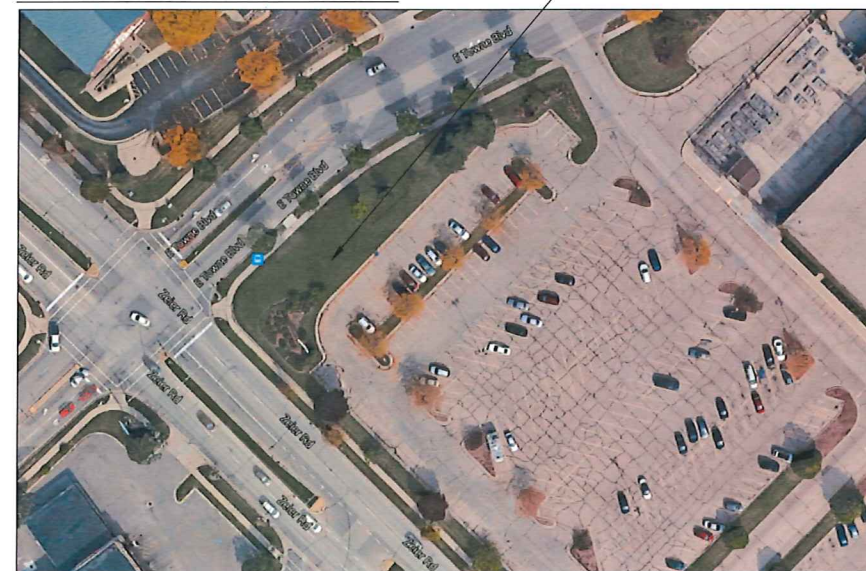
 ROXANNE JOHNSON P.E.
 (608) 849-9378

PROJECT LOCATION MAP:

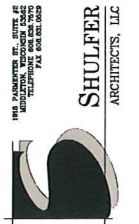


PROJECT SITE

BUILDING LOCATION:



BUILDING LOCATION



MULTI-TENANT RETAIL
OUTLOT DEVELOPMENT
 2201 Zeier Road
 MADISON WISCONSIN

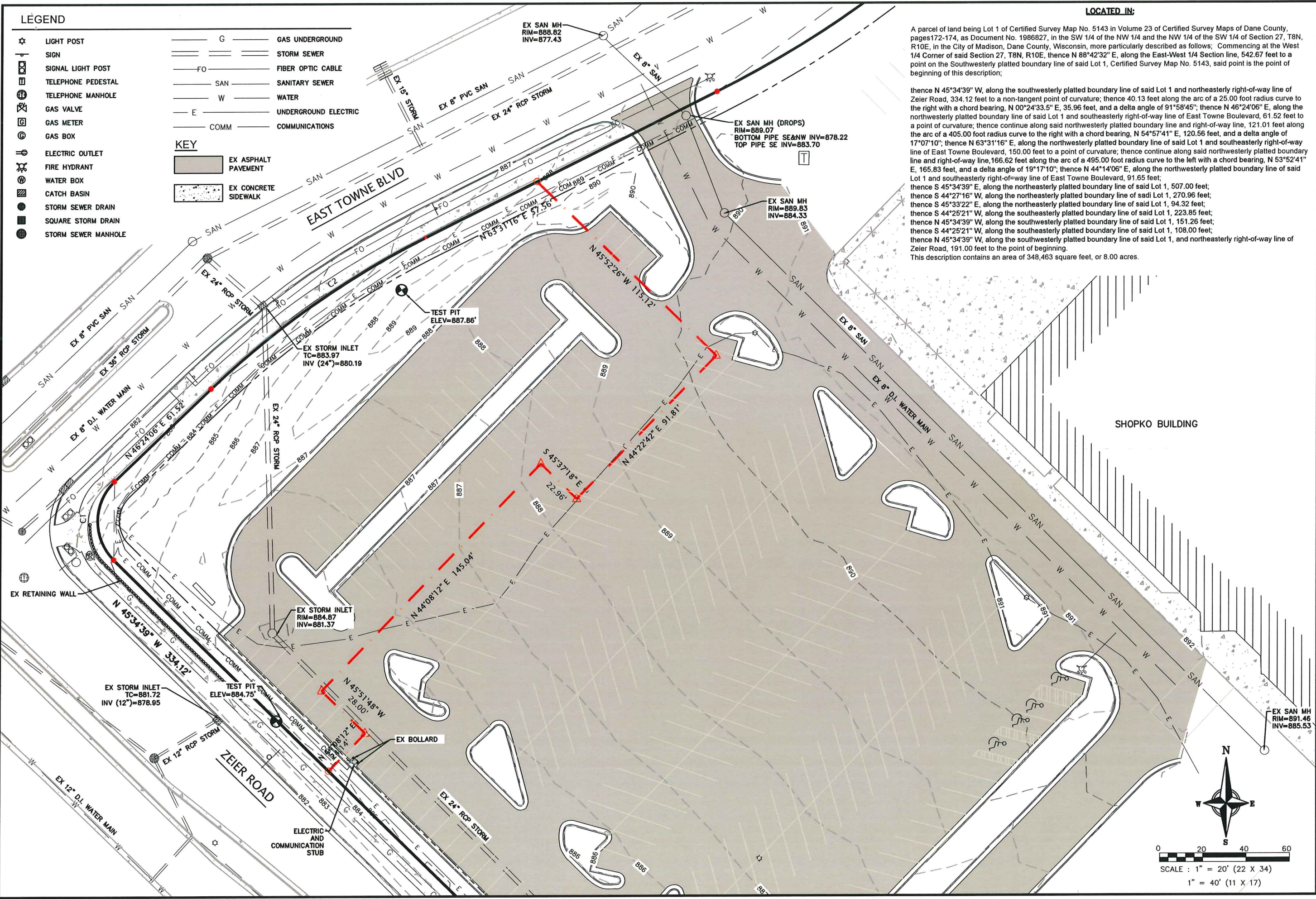
COVER SHEET
COMMERCIAL CENTER (CC) ZONING

- 05.20.16 DAT REVIEW
- 06.02.16 PRE-APP MTG
- 06.15.16 UDC/PC SUBMITTAL

A0.1

LEGEND

- ☆ LIGHT POST
 - SIGN
 - SIGNAL LIGHT POST
 - TELEPHONE PEDESTAL
 - TELEPHONE MANHOLE
 - ⊗ GAS VALVE
 - ⊗ GAS METER
 - ⊗ GAS BOX
 - ⊕ ELECTRIC OUTLET
 - ⊕ FIRE HYDRANT
 - ⊕ WATER BOX
 - ⊕ CATCH BASIN
 - ⊕ STORM SEWER DRAIN
 - ⊕ SQUARE STORM DRAIN
 - ⊕ STORM SEWER MANHOLE
-
- G GAS UNDERGROUND
 - FO FIBER OPTIC CABLE
 - SAN SANITARY SEWER
 - W WATER
 - E UNDERGROUND ELECTRIC
 - COMM COMMUNICATIONS
-
- KEY**
- █ EX ASPHALT PAVEMENT
 - █ EX CONCRETE SIDEWALK



LOCATED IN:
 A parcel of land being Lot 1 of Certified Survey Map No. 5143 in Volume 23 of Certified Survey Maps of Dane County, pages 172-174, as Document No. 1986827, in the SW 1/4 of the NW 1/4 and the NW 1/4 of Section 27, T8N, R10E, in the City of Madison, Dane County, Wisconsin, more particularly described as follows: Commencing at the West 1/4 Corner of said Section 27, T8N, R10E, thence N 88°42'32" E, along the East-West 1/4 Section line, 542.67 feet to a point on the Southwesterly platted boundary line of said Lot 1, Certified Survey Map No. 5143, said point is the point of beginning of this description;

thence N 45°34'39" W, along the southwesterly platted boundary line of said Lot 1 and northeasterly right-of-way line of Zeier Road, 334.12 feet to a non-tangent point of curvature; thence 40.13 feet along the arc of a 25.00 foot radius curve to the right with a chord bearing, N 00°24'33.5" E, 35.96 feet, and a delta angle of 91°58'45"; thence N 46°24'06" E, along the northwesterly platted boundary line of said Lot 1 and southeasterly right-of-way line of East Towne Boulevard, 61.52 feet to a point of curvature; thence continue along said northwesterly platted boundary line and right-of-way line, 121.01 feet along the arc of a 405.00 foot radius curve to the right with a chord bearing, N 54°57'41" E, 120.56 feet, and a delta angle of 17°07'10"; thence N 63°31'16" E, along the northwesterly platted boundary line of said Lot 1 and southeasterly right-of-way line of East Towne Boulevard, 150.00 feet to a point of curvature; thence continue along said northwesterly platted boundary line and right-of-way line, 166.62 feet along the arc of a 495.00 foot radius curve to the left with a chord bearing, N 53°52'41" E, 165.83 feet, and a delta angle of 19°17'10"; thence N 44°14'06" E, along the northwesterly platted boundary line of said Lot 1 and southeasterly right-of-way line of East Towne Boulevard, 91.65 feet; thence S 45°34'39" E, along the northeasterly platted boundary line of said Lot 1, 507.00 feet; thence S 44°27'16" W, along the northeasterly platted boundary line of said Lot 1, 270.96 feet; thence S 45°33'22" E, along the northeasterly platted boundary line of said Lot 1, 94.32 feet; thence S 44°25'21" W, along the southeasterly platted boundary line of said Lot 1, 223.85 feet; thence N 45°34'39" W, along the southwesterly platted boundary line of said Lot 1, 151.26 feet; thence S 44°25'21" W, along the southeasterly platted boundary line of said Lot 1, 108.00 feet; thence N 45°34'39" W, along the southwesterly platted boundary line of said Lot 1, and northeasterly right-of-way line of Zeier Road, 191.00 feet to the point of beginning.
 This description contains an area of 348,463 square feet, or 8.00 acres.

ISSUANCE/REVISION	DATE
UDC/PLAN COMMISSION	06-15-16

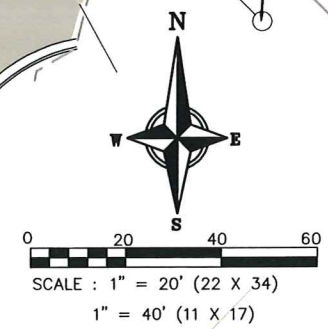
818 N Meadowbrook Ln
 Waunakee, WI 53597
 phone (608) 849-9378
 fax (608) 231-2129

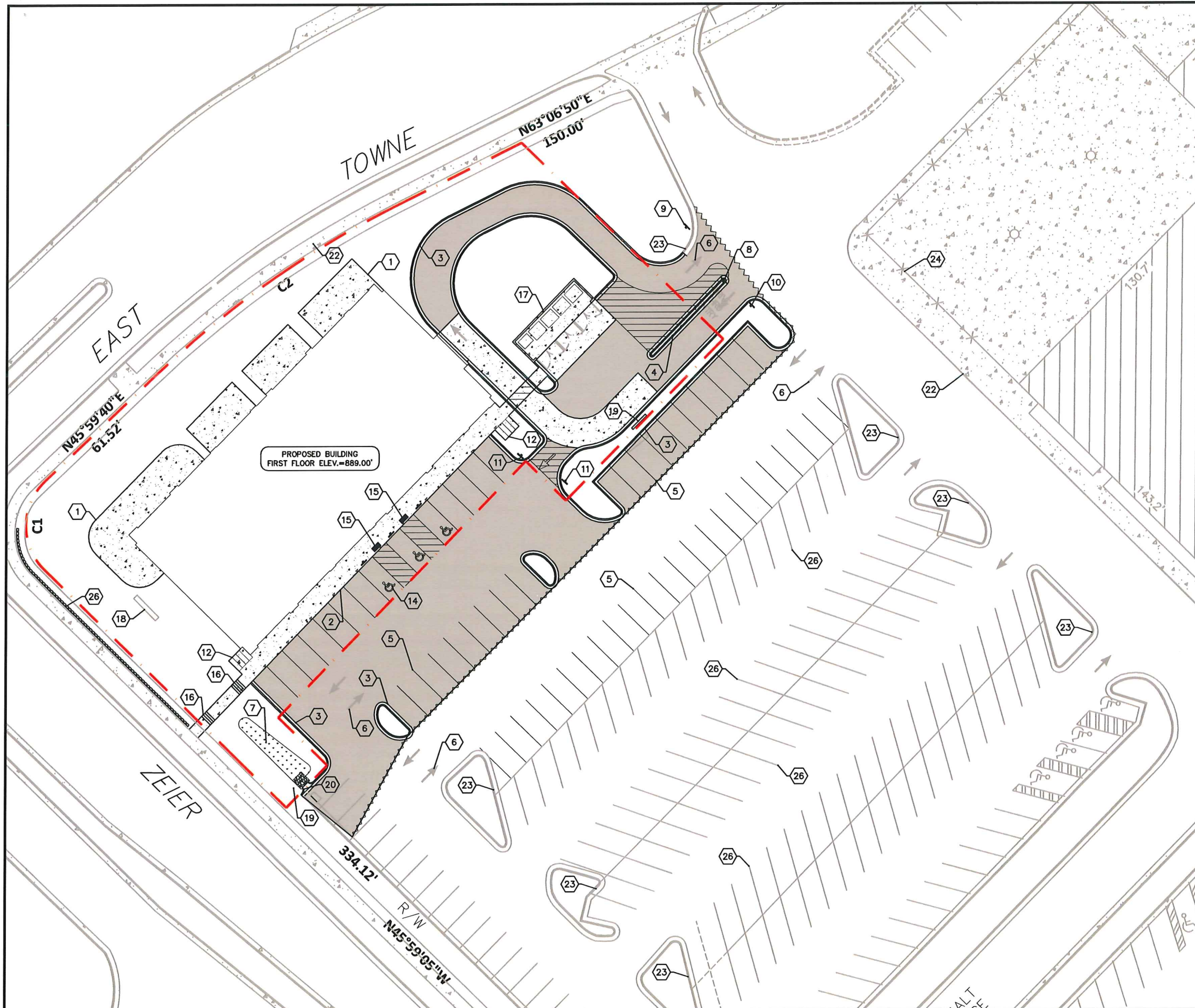
PROFESSIONAL ENGINEERING LLC

MULTI-TENANT RETAIL EXISTING CONDITIONS

2201 ZEIER ROAD
 MADISON, WISCONSIN

C100



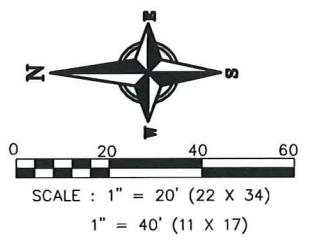


PLAN KEY

- ① CONCRETE SIDEWALK
- ② RAISED CONCRETE SIDEWALK
- ③ 18" CURB AND GUTTER
- ④ ROLLED CONCRETE CURB
- ⑤ 4" PAVEMENT STRIPING WITH TWO COATS OF TRAFFIC GRADE LATEX PAINT, TYP
- ⑥ TRAFFIC DIRECTION STRIPING WITH TWO COATS OF TRAFFIC GRADE LATEX PAINT, TYP
- ⑦ BIORETENTION AREA
- ⑧ 7' HIGH STOP SIGN
- ⑨ DRIVE-THRU EXIT ONLY DIRECTIONAL SIGN
- ⑩ DRIVE-THRU ENTRANCE ONLY DIRECTIONAL SIGN
- ⑪ DO NOT ENTER SIGN
- ⑫ U-SHAPED SURFACE MOUNTED BICYCLE RACKS (MADRAX U190-SF-G) ACCESSIBLE STALL, TYP.
- ⑬ ACCESSIBLE PARKING STALL
- ⑭ ACCESSIBLE PARKING SIGN, TYP.
- ⑮ CURB RAMP, TYPE 1 WITH DETECTABLE WARNING FIELD, TYP.
- ⑯ STAIRS
- ⑰ DUMPSTER ENCLOSURE, SEE ARCHITECTURAL PLANS
- ⑱ MONUMENT SIGN, BY OWNER
- ⑲ DRIVE THRU MENU BOARD
- ⑳ FIELDSTONE RIP-RAP
- ㉑ CONCRETE FLUME
- ㉒ EX CONCRETE
- ㉓ EX CONCRETE CURB AND GUTTER
- ㉔ EX FENCE
- ㉕ EX STRIPING (PARKING), TYP.
- ㉖ REMOVE EX CONCRETE BLOCK WALL & REPLACE WITH NEW CONCRETE BLOCK WALL

KEY

- ASPHALT PAVEMENT
- CONCRETE SIDEWALK
- EX CONCRETE SIDEWALK
- CONCRETE SIDEWALK
- SAW CUT ASPHALT



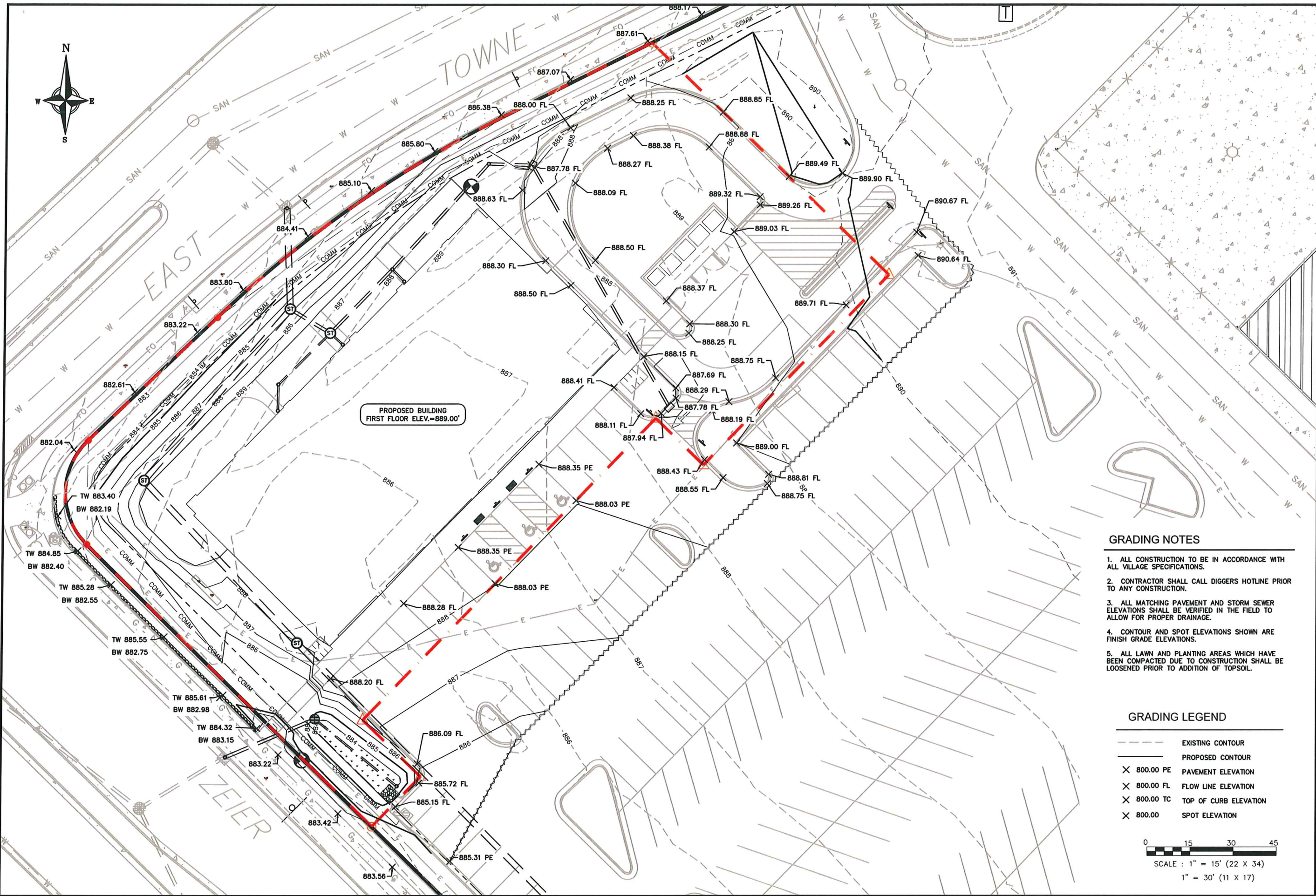
ISSUANCE/REVISION	DATE
UDC/PLAN COMMISSION	08-15-16

818 N Meadowbrook Ln
Waunakee, WI 53597
phone (608) 849-9378
fax (608) 237-2129

PROFESSIONAL ENGINEERING LLC

**MULTI-TENANT RETAIL
SITE PLAN**
2201 ZEIER ROAD
MADISON, WISCONSIN

C200



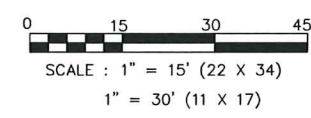
PROPOSED BUILDING
FIRST FLOOR ELEV.=889.00'

GRADING NOTES

1. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL VILLAGE SPECIFICATIONS.
2. CONTRACTOR SHALL CALL DIGGERS HOTLINE PRIOR TO ANY CONSTRUCTION.
3. ALL MATCHING PAVEMENT AND STORM SEWER ELEVATIONS SHALL BE VERIFIED IN THE FIELD TO ALLOW FOR PROPER DRAINAGE.
4. CONTOUR AND SPOT ELEVATIONS SHOWN ARE FINISH GRADE ELEVATIONS.
5. ALL LAWN AND PLANTING AREAS WHICH HAVE BEEN COMPACTED DUE TO CONSTRUCTION SHALL BE LOOSENEED PRIOR TO ADDITION OF TOPSOIL.

GRADING LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- X 800.00 PE PAVEMENT ELEVATION
- X 800.00 FL FLOW LINE ELEVATION
- X 800.00 TC TOP OF CURB ELEVATION
- X 800.00 SPOT ELEVATION



ISSUANCE/REVISION	DATE
UDC/PLAN COMMISSION	06-15-16

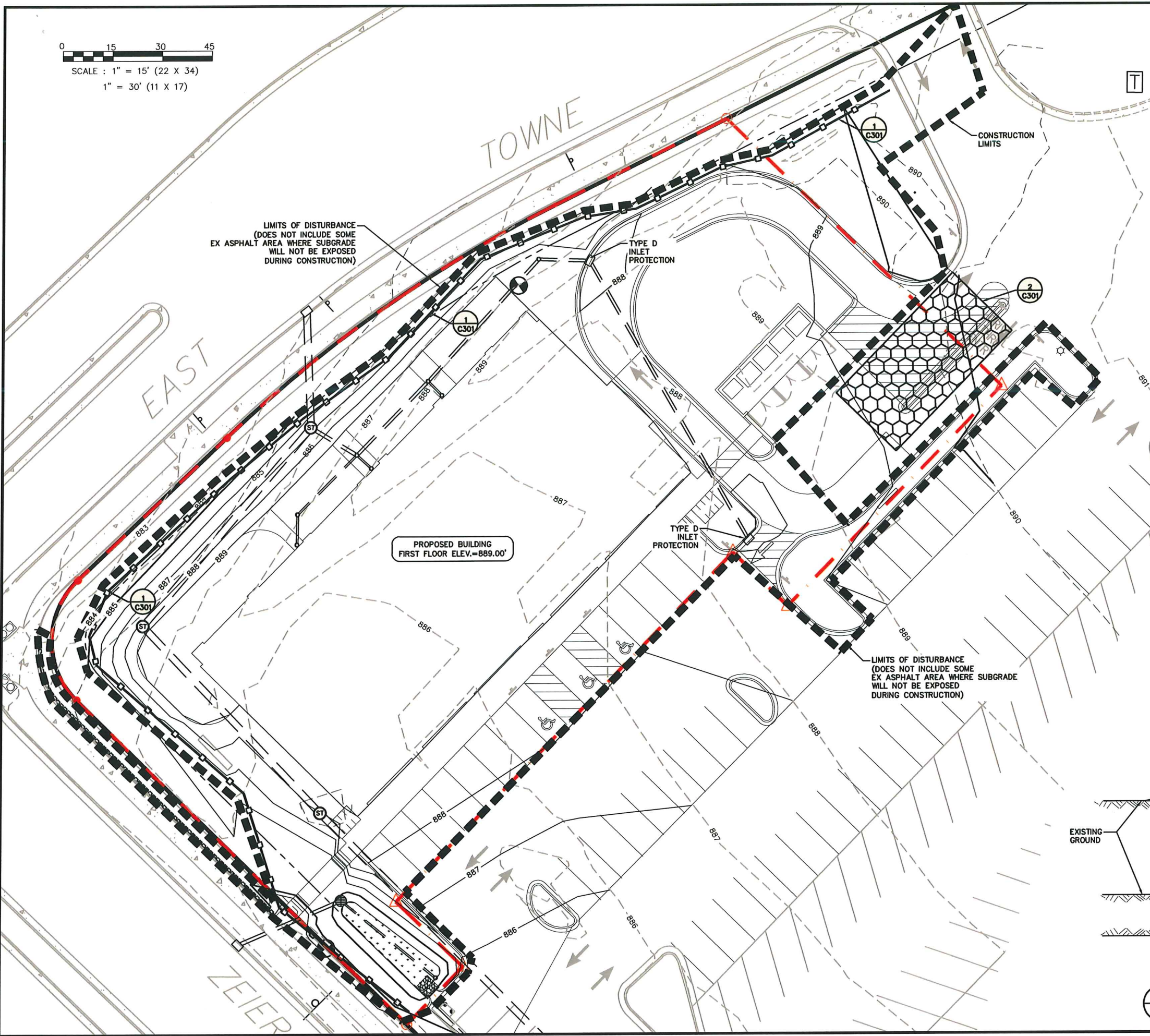
818 N Meadowbrook Ln
Waukegan, WI 53197
phone (608) 849-9378
fax (608) 237-2129



**MULTI-TENANT RETAIL
GRADING PLAN**
2201 ZEIER ROAD
MADISON, WISCONSIN

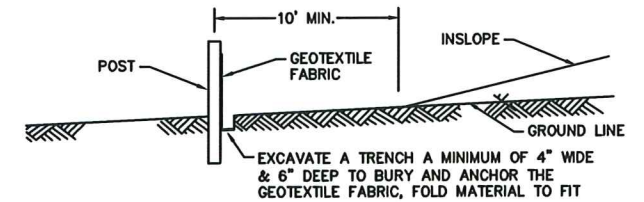
C300

0 15 30 45
 SCALE : 1" = 15' (22 X 34)
 1" = 30' (11 X 17)

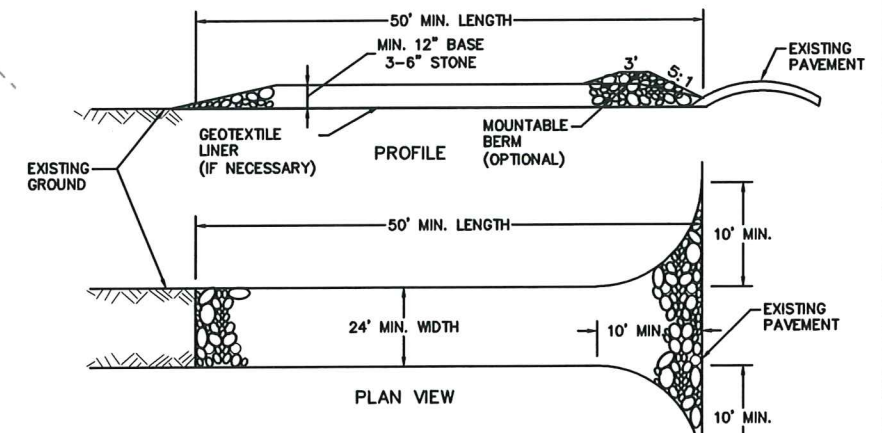


EROSION CONTROL NOTES

- (1) THE CONTRACTOR SHALL IMPLEMENT AND MAINTAIN EROSION CONTROL DEVICES FROM THE START OF LAND DISTURBING CONSTRUCTION ACTIVITIES UNTIL FINAL STABILIZATION OF THE CONSTRUCTION SITE.
- (2) ALL EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF MADISON EROSION CONTROL AND STORMWATER ORDINANCE AND THE APPROPRIATE WISCONSIN DNR CONSTRUCTION SITE EROSION AND SEDIMENT CONTROL TECHNICAL STANDARDS. THE CITY RESERVES THE RIGHT TO REQUIRE ADDITIONAL EROSION CONTROL MEASURES AS CONDITIONS WARRANT.
- (3) CLEANING. RIGHT-OF-WAY SURFACES SHALL BE THOROUGHLY CLEANED BEFORE THE END OF EACH WORKING DAY.
- (4) RESTORATION. RESTORATION SHALL BE COMPLETED AS NOTED IN THE CONSTRUCTION SCHEDULE UNLESS OTHERWISE AUTHORIZED BY THE TOWN.
- (5) INSPECTION. THE CONTRACTOR SHALL INSPECT EROSION AND SEDIMENT CONTROL PRACTICES WEEKLY, AND WITHIN 24 HOURS FOLLOWING A RAINFALL OF 0.5 INCHES OR GREATER. DOCUMENTATION OF EACH INSPECTION SHALL INCLUDE THE TIME, DATE AND LOCATION OF INSPECTION, THE PHASE OF LAND DISTURBANCE AT THE CONSTRUCTION SITE, PERSON CONDUCTING THE INSPECTION, ASSESSMENT OF CONTROL PRACTICES, AND A DESCRIPTION OF ANY EROSION OR SEDIMENT CONTROL MEASURE INSTALLATION.
- (6) STONE TRACKING PAD. BEFORE BEGINNING CONSTRUCTION, CONTRACTOR SHALL INSTALL A STONE TRACKING PAD AT EACH POINT WHERE VEHICLES ENTERS/EXITS THE CONSTRUCTION SITE. STONE TRACKING PADS SHOULD BE AT LEAST 24 FEET WIDE AND 50 FEET LONG, AND CONSTRUCTED OF 3-6 INCH WASHED STONE WITH A DEPTH OF AT LEAST 12 INCHES. ON SITES WITH CLAY SOILS, STONE TRACKING PADS MUST BE UNDERLAIN WITH A GEOTEXTILE LINER TO PREVENT THE STONE FROM SINKING INTO THE SOIL.
- (7) INLET PROTECTION. ALL INLETS SUBJECT TO DRAINAGE SHALL BE PROTECTED WITH A CATCH BASIN FILTER INSERT MANUFACTURED BY MARATHON MATERIALS OR APPROVED EQUAL. A STANDARD SEDIMENT BAG SHALL BE USED DURING CONSTRUCTION. ANY DEPOSITS OF DIRT, MUD, ROCK, DEBRIS, OR OTHER MATERIAL ENTERING THE STORM SEWER SYSTEM SHALL BE PROMPTLY AND THOROUGHLY CLEANED OUT.
- (8) EROSION MAT. AREAS OR EMBANKMENTS HAVING SLOPES GREATER THAN OR EQUAL TO 4H:1V SHALL BE STABILIZED WITH WISCONSIN DOT CLASS 1, URBAN, TYPE B, EROSION MAT.
- (9) TEMPORARY EROSION CONTROL. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.
- (10) STABILIZATION. ALL DISTURBED AREAS SHALL BE SEEDED & MULCHED AS SPECIFIED WITHIN 14 WORKING DAYS OF FINAL GRADING.
- (11) TOPSOIL. A MINIMUM OF 4 INCHES OF TOPSOIL MUST BE APPLIED TO ALL AREAS TO BE SEEDED OR SODDED.
- (12) SEEDING. SEED MIXTURE SHALL BE APPLIED AT A RATE OF 2 LBS PER 1,000 SF OF AREA OR AS NOTED ON THE LANDSCAPE PLAN.
- (13) STOCKPILES. ANY SOIL STOCKPILED THAT REMAINS FOR MORE THAN 30 DAYS SHALL BE COVERED OR TREATED WITH STABILIZATION PRACTICES SUCH AS TEMPORARY OR PERMANENT SEEDING AND MULCHING.



1 SILT FENCE
 C301 NTS



2 STONE TRACKING PAD
 C301 NTS

ISSUANCE/REVISION	UDC/PLAN COMMISSION	DATE
		06-15-16

818 N Meadowbrook Ln
 Waunakee, WI 53597
 phone (608) 849-9378
 fax (608) 237-2129

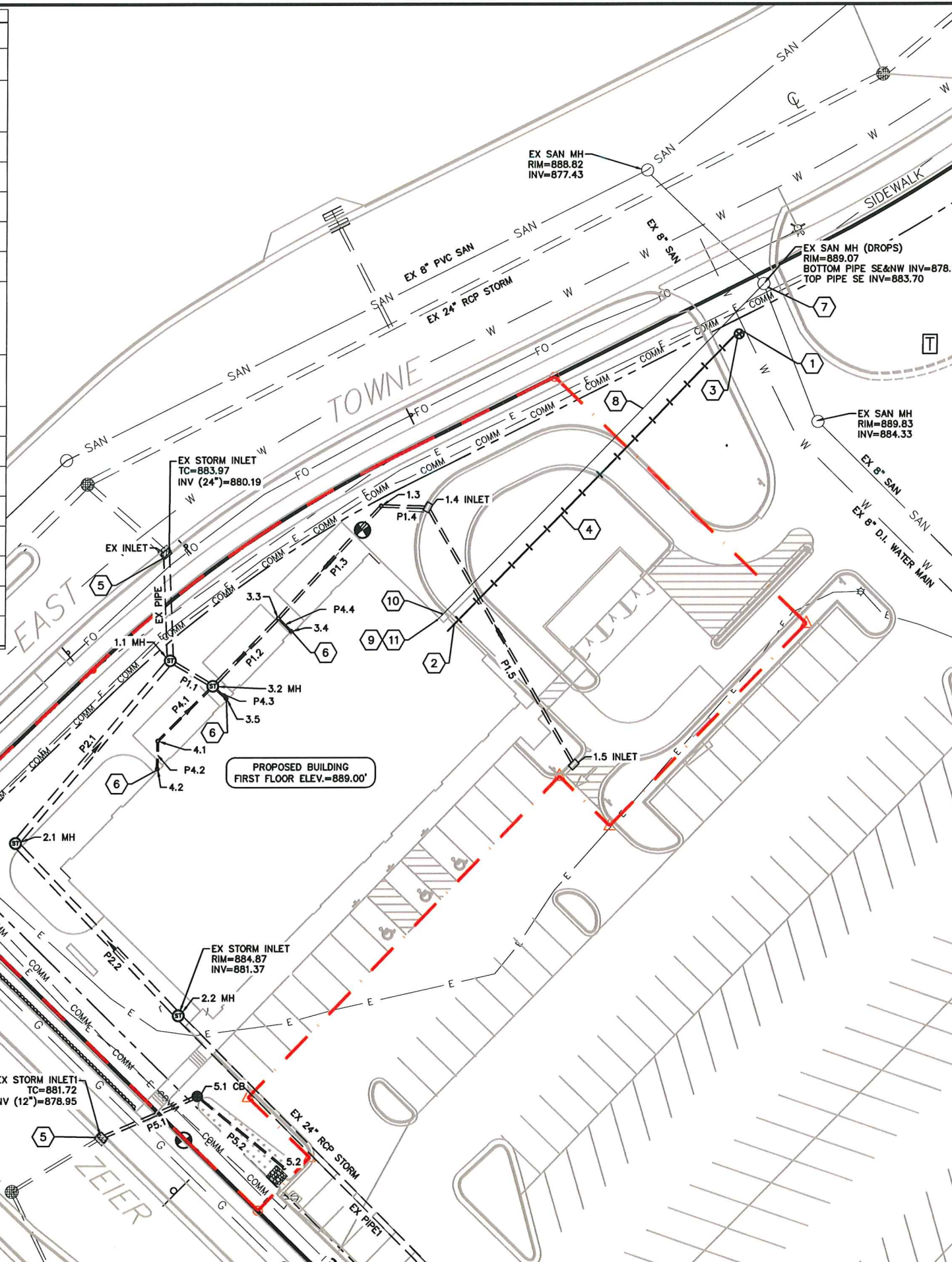
PROFESSIONAL ENGINEERING LLC

**MULTI-TENANT RETAIL
 EROSION CONTROL PLAN**
 2201 ZEIER ROAD
 MADISON, WISCONSIN

C301

STRUCTURE TABLE					
STRUCTURE NAME	SIZE	TOP OF CASTING	PIPES IN	PIPES OUT	CASTING
1.1 MH	4' DIA. CB	886.69	P2.1, 24" INV IN =880.50 P1.1, 12" INV IN =884.00	EX PIPE, 24" INV OUT =880.46	NEENAH R-1550
1.3	45' BEND	888.26	P1.4, 10" INV IN =884.92	P1.3, 10" INV OUT =884.92	
1.4 INLET	2X3-FT	888.99	P1.5, 10" INV IN =885.05	P1.4, 10" INV OUT =885.00	NEENAH R-3067
1.5 INLET	2X3-FT	888.32		P1.5, 10" INV OUT =885.50	NEENAH R-3067
2.1 MH	4' DIA. CB	888.35	P2.2, 24" INV IN =880.89	P2.1, 24" INV OUT =880.89	NEENAH R-1550
2.2 MH	4' DIA. CB	887.94	EX PIPE1, 24" INV IN =881.37	P2.2, 24" INV OUT =881.30	NEENAH R-1550
3.2 MH	4' DIA. CB	889.00	P1.2, 10" INV IN =884.52 P4.3, 6" INV IN =886.10 P4.1, 6" INV IN =885.87	P1.1, 12" INV OUT =884.52	NEENAH R-1550
3.3	TEE	889.00	P4.4, 6" INV IN =885.25 P1.3, 10" INV IN =884.67	P1.2, 10" INV OUT =884.67	
3.4	CONNECT TO ROOF DOWNSPOUT	889.00		P4.4, 6" INV OUT =885.31	
3.5	CONNECT TO ROOF DOWNSPOUT	889.00		P4.3, 6" INV OUT =886.16	
4.1	45' BEND	889.00	P4.2, 6" INV IN =886.13	P4.1, 6" INV OUT =886.13	
4.2	CONNECT TO ROOF DOWNSPOUT	889.00		P4.2, 6" INV OUT =886.22	
5.1 CB	3 FT DIA	884.50	P5.2, 6" INV IN =881.40	P5.1, 12" INV OUT =881.30	NEENAH R-2050 TYPE C
5.2	CLEANOUT	884.00		P5.2, 6" INV OUT =881.50	
EX INLET		882.26	EX PIPE, 24" INV IN =880.19		
EX INLET1		880.05	P5.1, 12" INV IN =879.00		

PIPE TABLE						
NAME	SIZE	LENGTH	SLOPE	MATERIAL	START INVERT ELEVATION	END INVERT ELEVATION
EX PIPE	24"	35'	0.78%	RCP	880.46'	880.19'
EX PIPE1	24"	179'	0.78%	RCP	882.76'	881.37'
P1.1	12"	17'	3.21%	SDR-35	884.52'	884.00'
P1.2	10"	31'	0.50%	SDR-35	884.67'	884.52'
P1.3	10"	50'	0.50%	SDR-35	884.92'	884.67'
P1.4	10"	16'	0.50%	SDR-35	885.00'	884.92'
P1.5	10"	97'	0.47%	SDR-35	885.50'	885.05'
P2.1	24"	78'	0.50%	RCP	880.89'	880.50'
P2.2	24"	78'	0.53%	RCP	881.30'	880.89'
P4.1	6"	26'	1.00%	SDR-35	886.13'	885.87'
P4.2	6"	10'	1.00%	SDR-35	886.22'	886.13'
P4.3	6"	6'	1.00%	SDR-35	886.16'	886.10'
P4.4	6"	6'	1.00%	SDR-35	885.31'	885.25'
P5.1	12"	34'	6.83%	SDR-35	881.30'	879.00'
P5.2	6"	37'	0.27%	DRAINTILE	881.50'	881.40'



UTILITY NOTES

- CONTRACTOR SHALL CALL DIGGERS HOTLINE PRIOR TO ANY CONSTRUCTION.
- ALL EXISTING UTILITIES SHOWN ON THE PLAN ARE APPROXIMATE AND WERE FIELD LOCATED FROM GROUND MARKING OR CITY UTILITY RECORDS. THE LOCATIONS ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND SHOULD BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
- ALL SITE UTILITY WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION.
- PRIOR TO CONSTRUCTION, CONTRACTOR SHALL OBTAIN A STREET OPENING PERMIT FOR ANY WORK TO BE DONE WITHIN THE RIGHT-OF-WAY.
- CONTRACTOR SHALL OBTAIN ALL NECESSARY PLUGGING/CONNECTION PERMITS FROM THE CITY PRIOR TO ANY UTILITY WORK. CONTRACTOR TO NOTIFY THE PUBLIC WORKS DEPARTMENT A MINIMUM OF 48 HOURS BEFORE CONNECTING TO PUBLIC UTILITIES.
- RESTORATION OF PAVEMENT, CURB & GUTTER, AND SIDEWALK WITHIN THE STREET RIGHT OF WAY IS CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE COST OF THE UNDERGROUND IMPROVEMENTS.
- ALL STORM SEWER PIPE TO BE SDR-35 PVC OR RCP CLASS III REINFORCED CONCRETE WITH RUBBER GASKETS AS NOTED ON THE STORM SEWER SCHEDULE.
- CONTRACTOR SHALL CONFIRM CONNECTION ELEVATION GRADES OF ALL PIPES PRIOR TO BEGINNING CONSTRUCTION.
- WATER SERVICES SHALL BE DUCTILE IRON, CLASS 52.
- SANITARY SEWER SERVICES SHALL BE SDR-35 PVC.
- ANY PERSON WHO INSTALLS A NONCONDUCTIVE WATER OR SEWER LATERAL MUST ALSO INSTALL A LOCATION WIRE OR OTHER EQUALLY EFFECTIVE MEANS FOR MARKING THE LOCATION OF THE LATERAL. METHOD SHALL BE APPROVED BY THE CITY.
- CONTRACTOR TO COORDINATE NEW, RELOCATED AND/OR ABANDONED GAS, ELECTRIC, TELEPHONE, AND CABLE WITH APPROPRIATE UTILITY COMPANIES.
- UTILITIES SERVING PROPOSED BUILDINGS SHALL BE STUBBED INTO THE PROPOSED BUILDING(S) A MIN. OF 5' AND STAKED.
- ALL WATER MAIN PIPE AND FITTINGS SHALL BE INSTALLED TO A MIN. DEPTH OF COVER OF 6.5'. AFTER REGRADING, EXISTING WATER MAIN PIPE WHICH DOES NOT MEET THIS REQUIREMENT SHALL BE INSULATED.
- STORM SEWERS WHICH CROSS AN ACTIVE SEWER OR WATER MAIN OR LATERAL SHALL HAVE A MINIMUM CLEAR VERTICAL CLEARANCE OF THREE (3) FEET. CROSSINGS WITH LESSER VERTICAL CLEARANCE SHALL BE PROTECTED FROM FROST DAMAGE BY PLACEMENT OF 2-INCH THICK POLYSTYRENE BOARD INSULATION.
- BUILDING PLUMBER SHALL VERIFY SIZE, SLOPE, AND EXACT LOCATION OF PROPOSED SANITARY LATERALS AND WATER SERVICES PRIOR TO INSTALLATION.

PLAN KEY

- CONNECT TO EXISTING 8" CITY OF MADISON WATER MAIN. COORDINATE INSTALLATION WITH CITY WATER UTILITY.
- CONNECT TO BUILDING WATER SERVICE
- 6" VALVE
- 6" WATER SERVICE (VERIFY SIZE WITH ARCHITECT)
- CONNECT TO EXISTING STORM INLET PER CITY STANDARDS
- CONNECT TO ROOF DOWNSPOUT, TYP.
- CONNECT TO EXISTING 8" SANITARY SEWER MANHOLE PER CITY REQUIREMENTS
- 8" SANITARY LATERAL @ 0.6% SLOPE (VERIFY SIZE WITH ARCHITECT)
- 8" SANITARY INV=883.00'
- SANITARY CLEAN OUT
- CONNECT TO SANITARY BUILDING SEWER, SEE PLUMBING PLANS

DATE	06-15-16
ISSUANCE/REVISION	
UDC/PLAN	COMMISSION

818 N Meadowbrook Ln
Wauwatosa, WI 53597
phone (608) 849-9378
fax (608) 237-2129

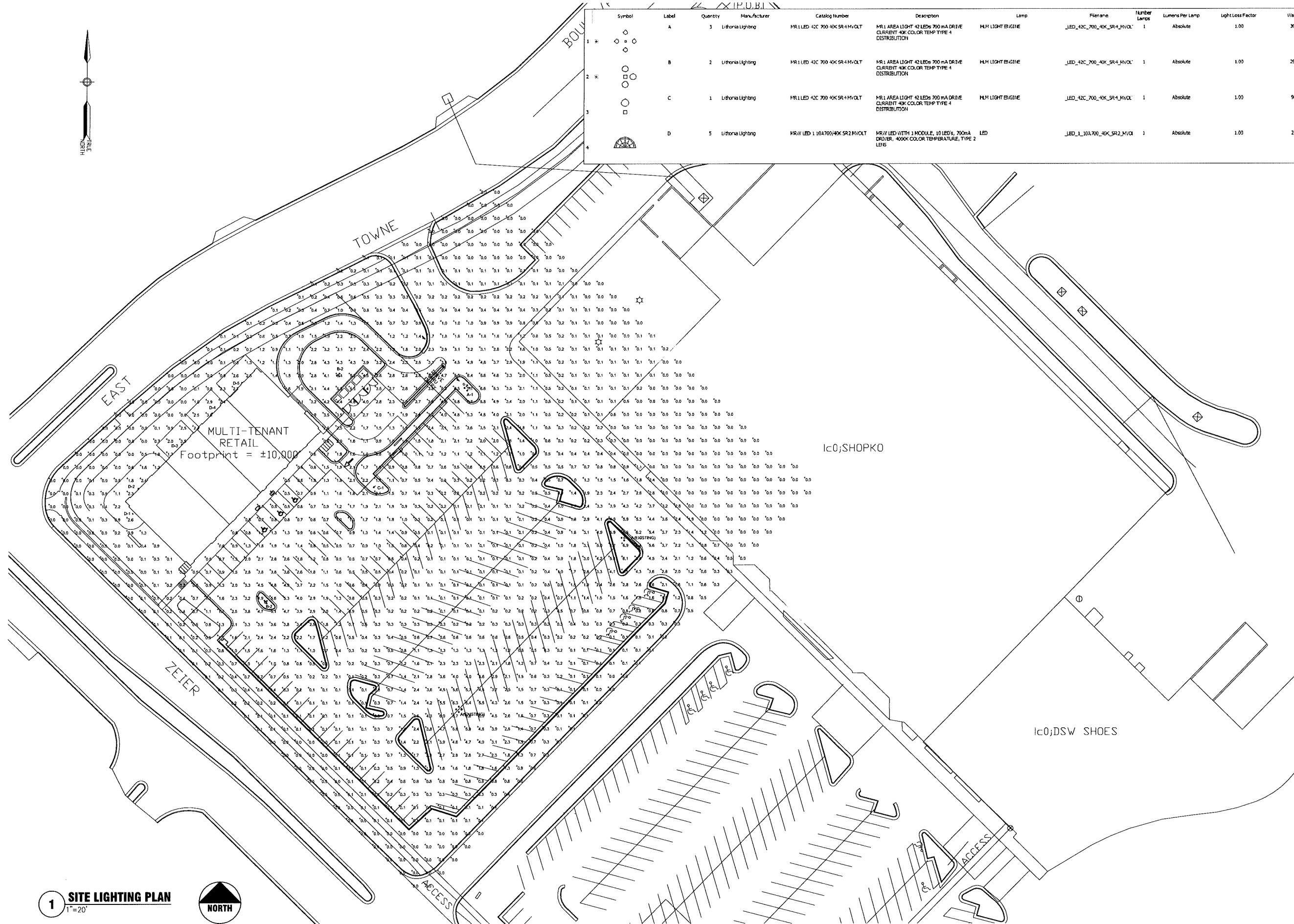
PROFESSIONAL ENGINEERING LLC

MULTI-TENANT RETAIL UTILITY PLAN
2201 ZEIER ROAD
MADISON, WISCONSIN

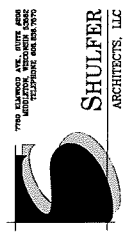
C400



Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	File Name	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
○	A	3	Lithonia Lighting	MR1 LED 42C 700 40K SR4 HVOLT	MR1 AREA LIGHT 42 LED 700 mA DRIVE CURRENT 40K COLOR TEMP TYPE 4 DISTRIBUTION	HLM LIGHT ENGINE	_LED_42C_700_40K_SR4_MVOLT	1	Absolute	1.00	392.0
○	B	2	Lithonia Lighting	MR1 LED 42C 700 40K SR4 HVOLT	MR1 AREA LIGHT 42 LED 700 mA DRIVE CURRENT 40K COLOR TEMP TYPE 4 DISTRIBUTION	HLM LIGHT ENGINE	_LED_42C_700_40K_SR4_MVOLT	1	Absolute	1.00	294.0
○	C	1	Lithonia Lighting	MR1 LED 42C 700 40K SR4 HVOLT	MR1 AREA LIGHT 42 LED 700 mA DRIVE CURRENT 40K COLOR TEMP TYPE 4 DISTRIBUTION	HLM LIGHT ENGINE	_LED_42C_700_40K_SR4_MVOLT	1	Absolute	1.00	98.0
○	D	5	Lithonia Lighting	MRV LED 1 10A700 40K SR2 HVOLT	MRV LED WITH 3 MODULE, 10 LED 700mA DRIVER, 4000K COLOR TEMPERATURE, TYPE 2 LENS	LED	_LED_1_10A_700_40K_SR2_MVOLT	1	Absolute	1.00	24.0



1 SITE LIGHTING PLAN
1"=20'



MULTI-TENANT RETAIL
OUTLOT DEVELOPMENT
2201 Zeier Road
CONCEPT

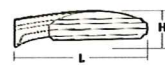
SITE LIGHTING PLAN
COMMERCIAL CENTER (CC) ZONING

05.20.16
DAT REVIEW
06.02.16
PRE-APP MTG
06.15.16
UDC/PC SUBMITTAL

ES1.1



Specifications
 RPA: 0.54 ft²
 Length: 2.1 1/2"
 Width: 1.0 5/8"
 Height: 6.30"
 Weight: 31 lbs



Ordering Information
 Example: MR1 LED 42C 700 40K SR5 MVOLT SPA DBBXD

MR1 LED	Color	Temp	Beam	Mount	Voltage	Notes
MR1 LED	42C	4100K (see spec)	240	SR5	120V	Spot pilot mounting
			530	SR5	277V	Spot pilot mounting
			700	SR5	300V	Spot pilot mounting

MR1 LED	Color	Temp	Beam	Mount	Voltage	Notes
MR1 LED	42C	4100K (see spec)	240	SR5	120V	Spot pilot mounting
			530	SR5	277V	Spot pilot mounting
			700	SR5	300V	Spot pilot mounting

Drilling

Accessories

MR1 LED	42C	4100K (see spec)	240	SR5	120V	Spot pilot mounting
			530	SR5	277V	Spot pilot mounting
			700	SR5	300V	Spot pilot mounting

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Performance Data

Lumen Output

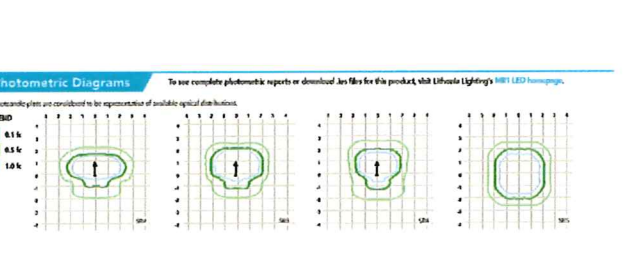
Temp	Beam	Temp	Beam	Temp	Beam	Temp	Beam
50°	5.13L	1	0	1	105		
50°	5.13L	1	0	1	101		
50°	5.13L	1	0	1	101		

Lumen Ambient Temperature (LAT) Multipliers

50°	1.00
55°	0.98
60°	0.95
65°	0.90
70°	0.85
75°	0.80
80°	0.75
85°	0.70
90°	0.65

Projected LED Lumen Maintenance

Year	1	2	3	4	5
Maint	1.00	0.96	0.91	0.87	0.83



FEATURES & SPECIFICATIONS

INTENDED USE
 Ideal for parking areas, street lighting, walkways and more.

CONSTRUCTION
 Tough polycarbonate lens and aluminum housing with corrosion and UV protection. Die cast aluminum housing provides excellent heat dissipation and long life. The MR1 LED luminaire has impact resistance, temperature and shock resistance.

FINISH
 Exterior parts are protected by a semi-conductive Super Durable TOC clear powder coat finish that provides superior resistance to corrosion and weathering. A highly controlled multi-stage process ensures a minimum 2-mil thickness for a finish that can withstand extreme climate changes without cracking or peeling. Standard Super Durable TOC color includes black, bronze, silver, and white. Available in standard and semi-custom finishes.

OPTICS
 Precision angle reflective optics for optimum light distribution through the light lens. Light output is available in standard MR1 or optional SR5 or SR30 LED configurations.

ELECTRICAL
 Light output consists of 40 high-efficiency LEDs mounted in a controlled circuit board and aluminum heat sink, ensuring optimal thermal management and long life. Class 1 electronic driver has a power factor (PF) of 0.95 and an expected life of 50,000 hours with 70% failure rate. Easily accessible surge protection device meets a minimum Category II, Line operation per ANSI/IEEE C62.41.2.

INSTALLATION
 Includes mounting bracket and easy-to-use fasteners for quick and easy installation. Quick-set hole for the mounting bracket secures to poles and walls. The MR1 LED luminaire has a "kick-out" feature for easy installation.

LISTINGS
 CSA certified to U.S. and Canadian standards. PSE 3000 U.S. Patent No. 6,956,267.

WARRANTY
 Five-year limited warranty. Full warranty terms located at www.lithonia.com/warranty.

NOTES
 Note: Actual performance may differ as a result of environmental conditions and application. All values are design or typical values, measured under laboratory conditions at 25°C. Specifications subject to change without notice.

LITHONIA LIGHTING One Lithonia Way • Conley, Georgia 30127 • Phone: 800.279.8841 • Fax: 770.918.1209 • www.lithonia.com MR1 LED Rev 07/2015



Specifications
 Luminaire
 Height: 7.1/4"
 Width: 1.6"
 Depth: 9"



Ordering Information
 Example: MRW LED 2 10A700/40K SR3 MVOLT DBBXD

MRW LED	Color	Temp	Beam	Mount	Voltage	Notes
MRW LED	1	One optic	240	SR3	120V	Shipped included
		Two optics	530	SR3	277V	Shipped separately
		Two optics	700	SR3	300V	Shipped separately

MRW LED	Color	Temp	Beam	Mount	Voltage	Notes
MRW LED	1	One optic	240	SR3	120V	Shipped included
		Two optics	530	SR3	277V	Shipped separately
		Two optics	700	SR3	300V	Shipped separately

Emergency Battery Operation

The emergency battery backup (EBB) option is integral to the luminaire. This design provides the emergency battery backup while maintaining the aesthetics of the product.

The emergency battery will power the luminaire for a minimum duration of 90 minutes. Maximum duration of three hours is available when the luminaire is powered by a 12V battery. The luminaire will operate for up to 12 hours when powered by a 12V battery.

The emergency battery pack is tested for 200+ hours of operating temperature.

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Performance Data

Lumen Output

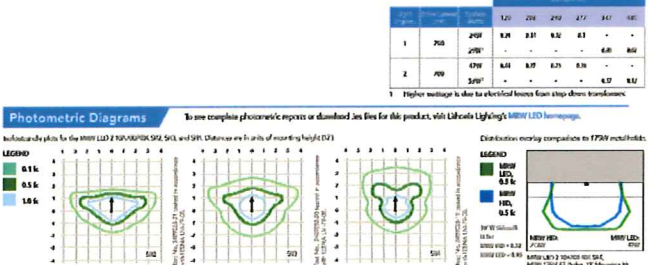
Temp	Beam	Temp	Beam	Temp	Beam	Temp	Beam
50°	5.13L	1	0	1	105		
50°	5.13L	1	0	1	101		
50°	5.13L	1	0	1	101		

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60°	0.95
65°	0.90
70°	0.85
75°	0.80
80°	0.75
85°	0.70
90°	0.65

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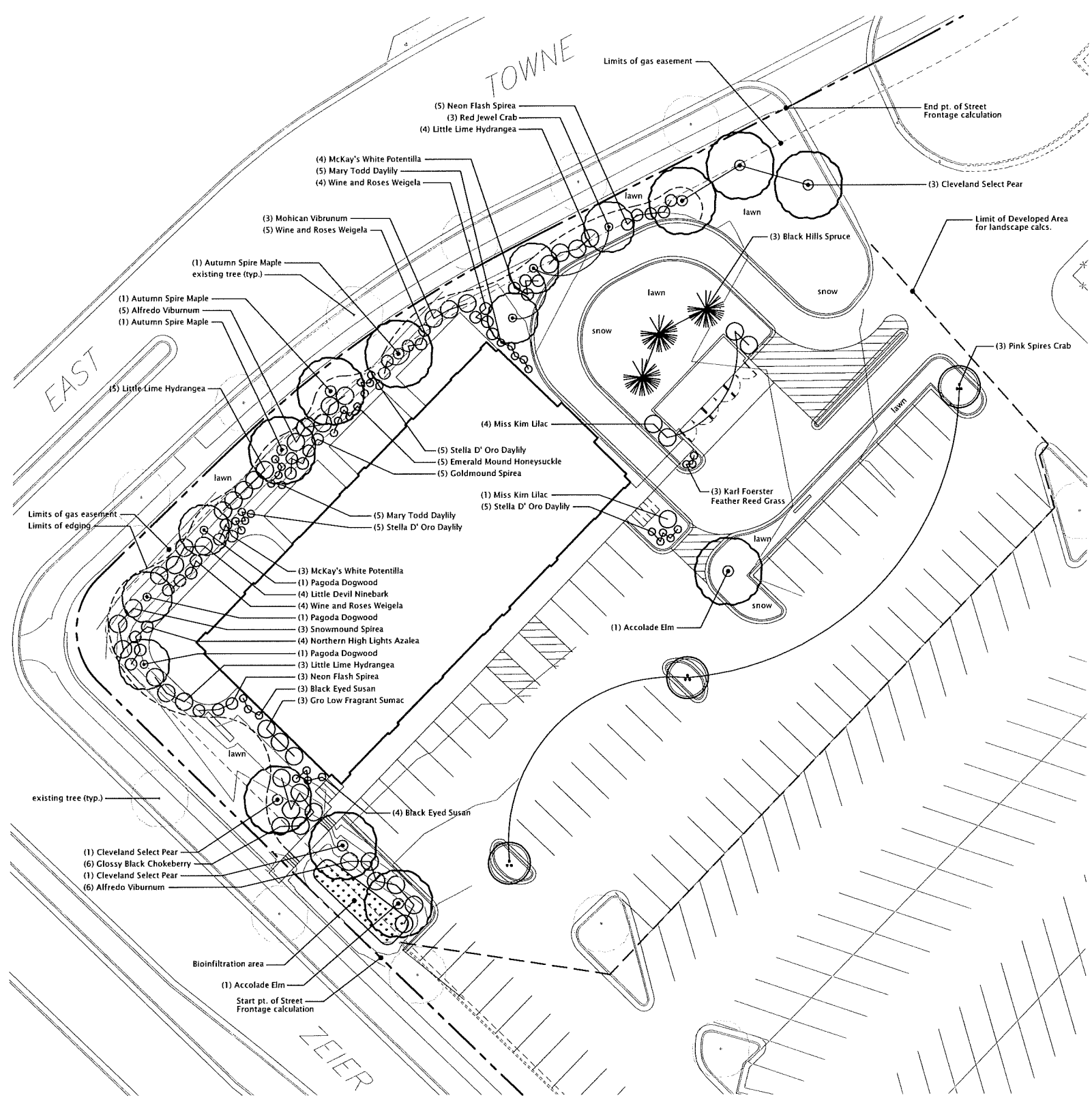
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MULTI-TENANT RETAIL
 OUTLOT DEVELOPMENT
 2207 Zeller Road
 MADISON WISCONSIN

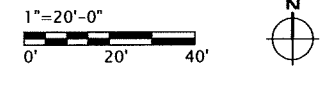
FIXTURE CUT SHEETS
 COMMERCIAL CENTER (CC) ZONING

05.20.16
 DAT REVIEW
 06.02.16
 PRE-APP MTG
 06.15.16
 UDC/PC SUBMITTAL

ES1.2



1 LANDSCAPE PLAN



- Notes:**
- Individual tree and shrub groupings found within lawn areas are to receive wood mulch rings and/or wood mulch beds consisting of a mixture of recycled brown dyed wood mulch spread to a 3" min. depth over a pre-emergent herbicide.
 - "Edging" to be professional grade polyethylene lawn edging available in 20' flat strips. Basis of Design: Valley View Black Diamond. Valley View Industries. (www.valleyviewind.com/professional/)
 - "Lawn" areas shall be finish graded and seeded at a rate of 4 lbs. per 1,000 sq. ft. Basis of Design: Madison Parks Lawn Seed Mix. EarthCarpet Corporation. (www.seedsolutions.com)
 - Unless otherwise indicated, plant beds to receive locally available, clean washed 1 1/2" - 2 1/2" durable landscape stone spread to a 3" min. depth over a commercial grade weed barrier fabric.
 - Perennials in mass bed plantings to be planted in staggered rows.
 - Contractor is responsible for repairing any and all damage to the adj. properties. Planted areas shall be replanted, damaged lawn areas shall be repaired with sod and adjacent curbs and pavement shall be re-paved.
 - Maintenance, watering and warranty of plants to extend for 12 months after project completion/acceptance. Maintenance, watering and warranty period for seed to extend 60 days from project completion/acceptance of installation.

Landscape Calculations and Distribution:

(a) One (1) landscape unit for each (300) sf developed area
 Total sf of developed area = 32,583 sf
 Developed area divided by (300) = 109 Landscape Units

(b) Within (IL) and (IG) districts, one (1) landscape unit for each (600) sf developed area
 Total sf of developed area = NA
 Developed area divided by (600) = NA Landscape Units

(c) One landscape unit = 5 landscape points
 Landscape units (109) x 5 landscape points = 545 Total points Required

Development Frontage Landscaping:

Provide (1) overstory deciduous tree and five (5) shrubs per (30) lf of lot frontage
 Existing Lot frontage = 463 lf
 (15) trees required
 (77) shrubs required

(15) proposed
 (80) proposed

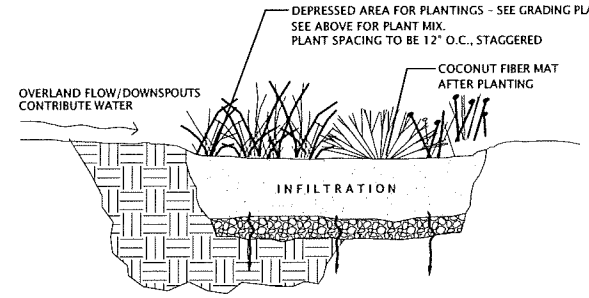
Tabulation of Points and Credits:

Plant Type/Element	Min. size	Points	Proposed Qty.	Points
Overstory Deciduous Tree	2 1/2" cal.	35	16	560
Ornamental tree	1 1/2" cal.	15	3	45
Evergreen tree	3 feet tall	15	3	45
Shrub, deciduous	18" or 3 gal.	2	80	160
Shrub, evergreen	18" or 3 gal.	3	-	-
Ornamental grasses	18" or 3 gal.	2	3	6
Ornamental fence or wall	na		4 per 10 lf	
Total Proposed				816
Total Required				545

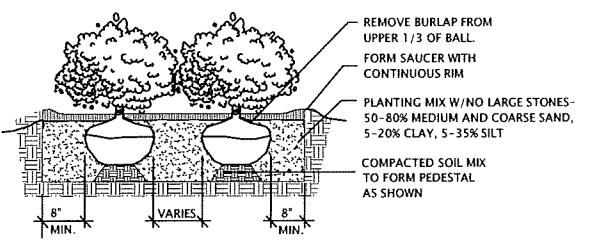
- DECIDUOUS and EVERGREEN TREES**
- Autumn Spire Maple (50" x 20"W)
 - Red Jewel Crab (15" x 12"W)
 - Pink Spires Crab (15" x 12"W)
 - Cleveland Select Pear (30" x 20"W)
 - Accolade Elm (50" x 40"W)
- SHRUBS**
- Glossy Black Chokeberry (4" x 4"W)
 - Gro Low Fragrant Sumac (2" x 6"W)
 - Neon Flash Spirea (3" x 3"W)
 - Little Lime Hydrangea (4" x 4"W)
 - Wine and Roses Weigela (4" x 4"W)
 - Tor Birchleaf Spirea (2" x 2"t)
 - Snowmound Spirea (4" x 4"W)
 - Little Devil Ninebark (4" x 4"W)
 - Mohican Viburnum (6" x 6"W)
 - Miss Kim Lilac (5" x 5"W)
 - Alfredo Viburnum (5" x 5"W)
 - McKay's White Potentilla (4" x 4"W)
- PERENNIALS**
- K. Foerster Feathr. Reed Grass
 - Mary Todd Daylily (24" x 24"W)
 - Stella D' Oro Daylily (24" x 24"W)
 - Black Eyed Susan (24" x 24"W)
- Other plants:**
- Acer rubrum 'Autumn Spire' 2" B&B
 - Malus 'Jewelcole' 6' tall
 - Malus 'Pink Spires' 6' tall
 - Pyrus calleryana 'Cleveland Select' 2" B&B
 - Ulmus 'Morton' 2" B&B
 - Aronia melanocarpa 18" tall
 - Rhus aromatica 'Gro Low' 18" tall
 - Spirea japonica 'Neon Flash' 18" tall
 - Hydrangea paniculata 'Limelight' 18" tall
 - Weigela florida 'Wine and Roses' 18" tall
 - Spirea betulifolia 'Tor' 18" tall
 - Spirea nipponica 'Snowmound' 18" tall
 - Psychopus opulifolius 18" tall
 - Viburnum lantana 'Mohican' 18" tall
 - Syringa 'Miss Kim' 18" tall
 - Viburnum triloba 'Alfredo' 18" tall
 - Potentilla fruticosa 'McKay's White' 18" tall
 - Calamagrostis acutiflora 'Karl Foerster' #1 CONT.
 - Hemerocallis 'Mary Todd' #1 CONT.
 - Hemerocallis 'Stella D' Oro' #1 CONT.
 - Rudbeckia fulgida 'Goldsturm' #1 CONT.

PLANTS, EQUAL MIX 2 1/2" PLUGS, RANDOM PLANT.

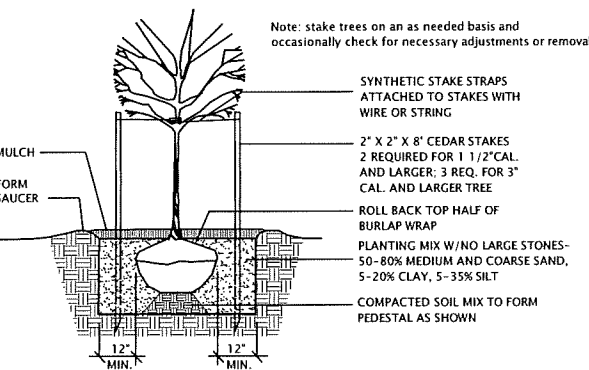
Butterfly Weed, Blue False Indigo, White False Indigo
 Purple Coneflower, Blue Flag Iris, Cardinal Flower
 Marsh Blazingstar, Brown Eyed Susan, Stiff Goldenrod
 Bottlebrush Sedge, Fox Sedge, Torrey's Rush, Switch Grass



2 BIOINFILTRATION DETAIL



3 SHRUB PLANTING



4 TREE PLANTING

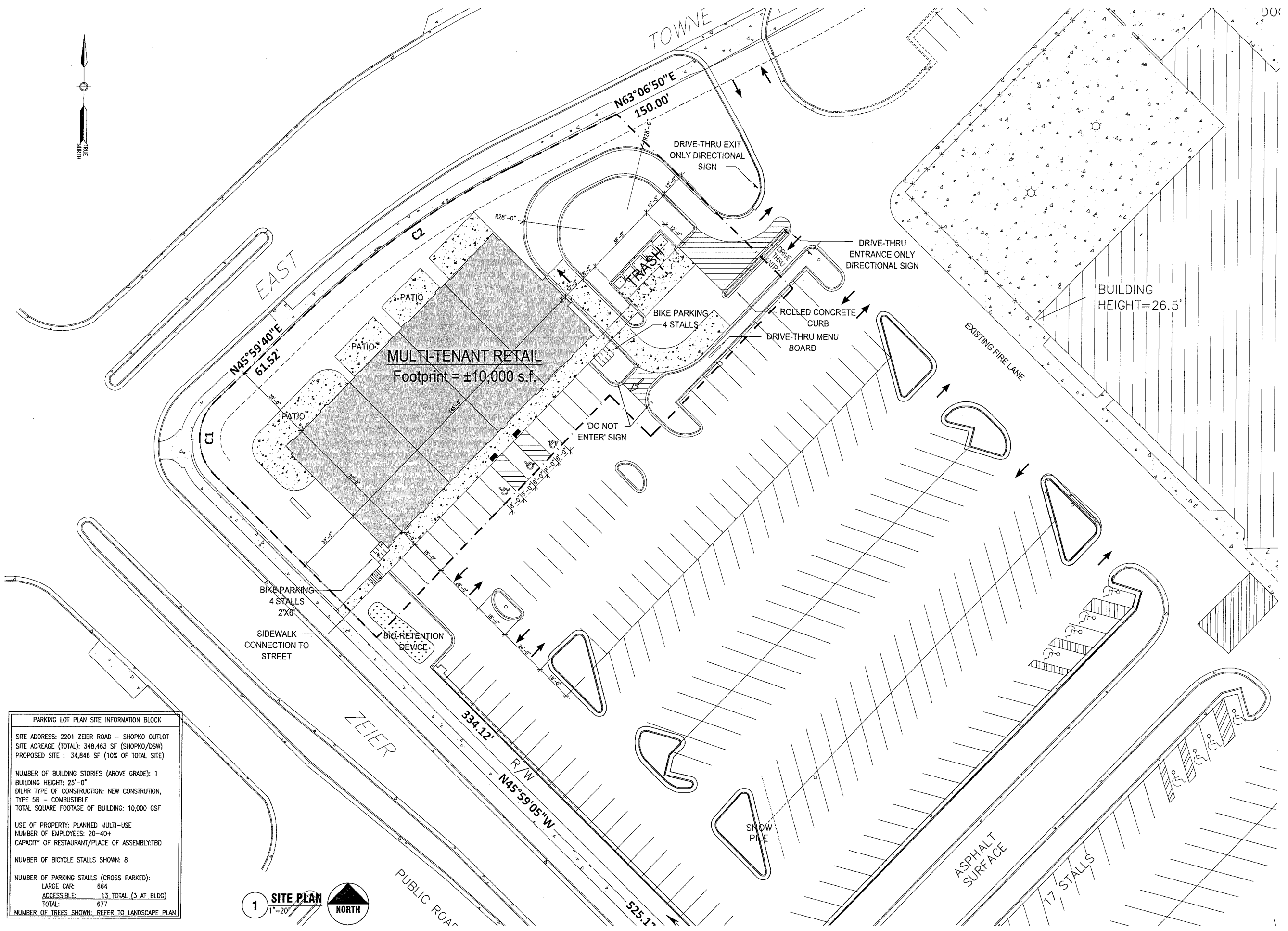
SHULFER ARCHITECTS, LLC

MULTI-TENANT RETAIL OUTLOT DEVELOPMENT 2207 Zeier Road CONCEPT

LANDSCAPE PLAN COMMERCIAL CENTER (CC) ZONING

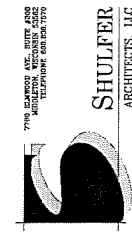
06.14.16 SITE SUBMITTAL

L1.1



PARKING LOT PLAN SITE INFORMATION BLOCK	
SITE ADDRESS: 2201 ZEIER ROAD - SHOPKO OUTLOT	
SITE ACREAGE (TOTAL): 348,463 SF (SHOPKO/DSW)	
PROPOSED SITE : 34,846 SF (10% OF TOTAL SITE)	
NUMBER OF BUILDING STORIES (ABOVE GRADE): 1	
BUILDING HEIGHT: 25'-0"	
DILHR TYPE OF CONSTRUCTION: NEW CONSTRUCTION, TYPE 5B - COMBUSTIBLE	
TOTAL SQUARE FOOTAGE OF BUILDING: 10,000 GSF	
USE OF PROPERTY: PLANNED MULTI-USE	
NUMBER OF EMPLOYEES: 20-40+	
CAPACITY OF RESTAURANT/PLACE OF ASSEMBLY:TBD	
NUMBER OF BICYCLE STALLS SHOWN: 8	
NUMBER OF PARKING STALLS (CROSS PARKED):	
LARGE CAR: 664	
ACCESSIBLE: 13 TOTAL (3 AT BLDG)	
TOTAL: 677	
NUMBER OF TREES SHOWN: REFER TO LANDSCAPE PLAN	

1 SITE PLAN
1"=20'
NORTH



MULTI-TENANT RETAIL
OUTLOT DEVELOPMENT
2201 Zeier Road
CONCEPT

SITE PLAN
COMMERCIAL CENTER (CC) ZONING

05.20.16
DAT REVIEW
06.02.16
PRE-APP MTG
06.15.16
UDC/PC SUBMITTAL

A1.1



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

- MATERIAL KEYED NOTES:**
*REFER TO COLOR ELEVATIONS ILLUSTRATION
- 1 MASONRY BRICK - SOUX CITY BRICK; FINE ART VELOUR
 - 2 CMU MASONRY; - SPLIT FACE; (TYPE 1) COUNTY MATERIALS, COLOR: WALNUT 51-038 OR EQUAL.
 - 3 CMU MASONRY - SPLIT FACE; TYPE 2 COUNTY MATERIALS, COLOR: SIENNA CREAM 18-082C OR EQUAL.
 - 4 CAST STONE ACCENT - SMOOTH FACE, EDWARDS CAST STONE COLOR: 18-039
 - 5 EXTERIOR INSULATION FINISH SYSTEM(EIFS) DRYVT; SANDPEBBLE FINISH, COLOR: WELL BRED BROWN
 - 6 EXTERIOR INSULATION FINISH SYSTEM (EIFS); TYPE 1 COLOR TO MATCH DRYVT - VAN DYKE #110
 - 7 EXTERIOR INSULATION FINISH SYSTEM (EIFS); TYPE 2 COLOR TO MATCH DRYVT - SPECTRUM BROWN #142
 - 8 EXTERIOR INSULATION FINISH SYSTEM (EIFS); TYPE 3 COLOR TO MATCH DRYVT - BLUE SHADOW
 - 9 THERMALLY IMPROVED CLEAR ANODIZED ALUMINUM STOREFRONT SYSTEM WITH 1" LOW-E GLAZING
 - 10 PRE-FINISH METAL COPING - COLOR: BRONZE
 - 11 PRE-FINISHED SCUPPER AND DOWNSPOUT - OPEN FACE, COLOR TO MATCH COPING
 - 12 CANOPY - CLEAR ANODIZED ALUMINUM FRAME WITH BLACK CANVAS
 - 13 EXTERIOR WALL SCOUND - GOOSENECK STYLE, COLOR: BRONZE
 - 14 SIGNAGE - BY TENANT
 - 15 FYPON DECORATIVE BRACKETS - PAINT
 - 16 ALUMINUM FRAMED CANOPY WITH SUPPORT BRACES. MATCH WINDOW COLOR.



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



3 WEST ELEVATION
1/8"=1'-0"



4 NORTH ELEVATION
1/8"=1'-0"

MULTI-TENANT
REDEVELOPMENT
ZEIER ROAD
MADISON WISCONSIN

ELEVATIONS

05.16.16
REVIEW
06.02.16
PRE-APP MTG
06.15.16
UDC/PC SUBMITTAL

A3.1

