

Johnson Financial Group - Building Renovation

448 S. Gammon Road | Madison, WI 53719

PROJECT TEAM

TENANT

Johnson Financial Group
555 Main Street
Racine, WI 53403

ARCHITECT

The Redmond Company
W228 N745 Westmound Drive
Waukesha, WI 53186
PROJECT CONTACT: Eric Ohls
EMAIL: eohls@theredmondco.com
P: 262.896.3787

CONTRACTOR

Stevens Construction
2 Buttonwood Court
Madison, WI 53718
PROJECT CONTACT: Matt Hartenstein
EMAIL: mhartenstein@stevensconstruction.com
P: 608.222.5930

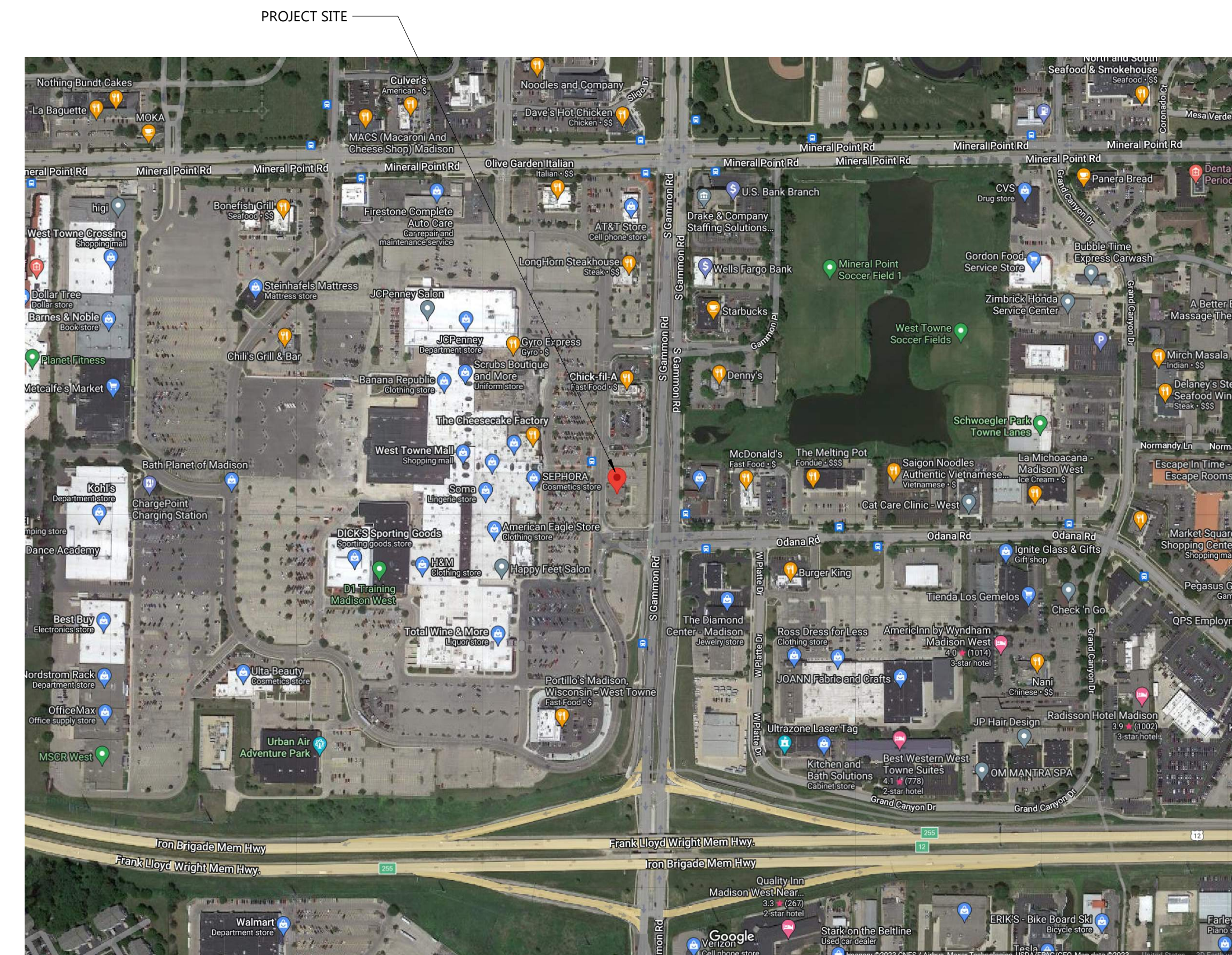
LANDSCAPE ARCHITECT

Heller & Associates, LLC
PO Box 1359
Lake Geneva, WI 53147
PROJECT CONTACT: David Heller
EMAIL: david@wdavidheller.com
P: 262.639.9733

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VICINITY MAP



Johnson Financial Group - Building Renovation

448 S. Gammon Road | Madison, WI 53719

UDC SUBMITTAL

Project Number 24013
Date 7/28/2023

#	Description	Date

UDC Index

G001



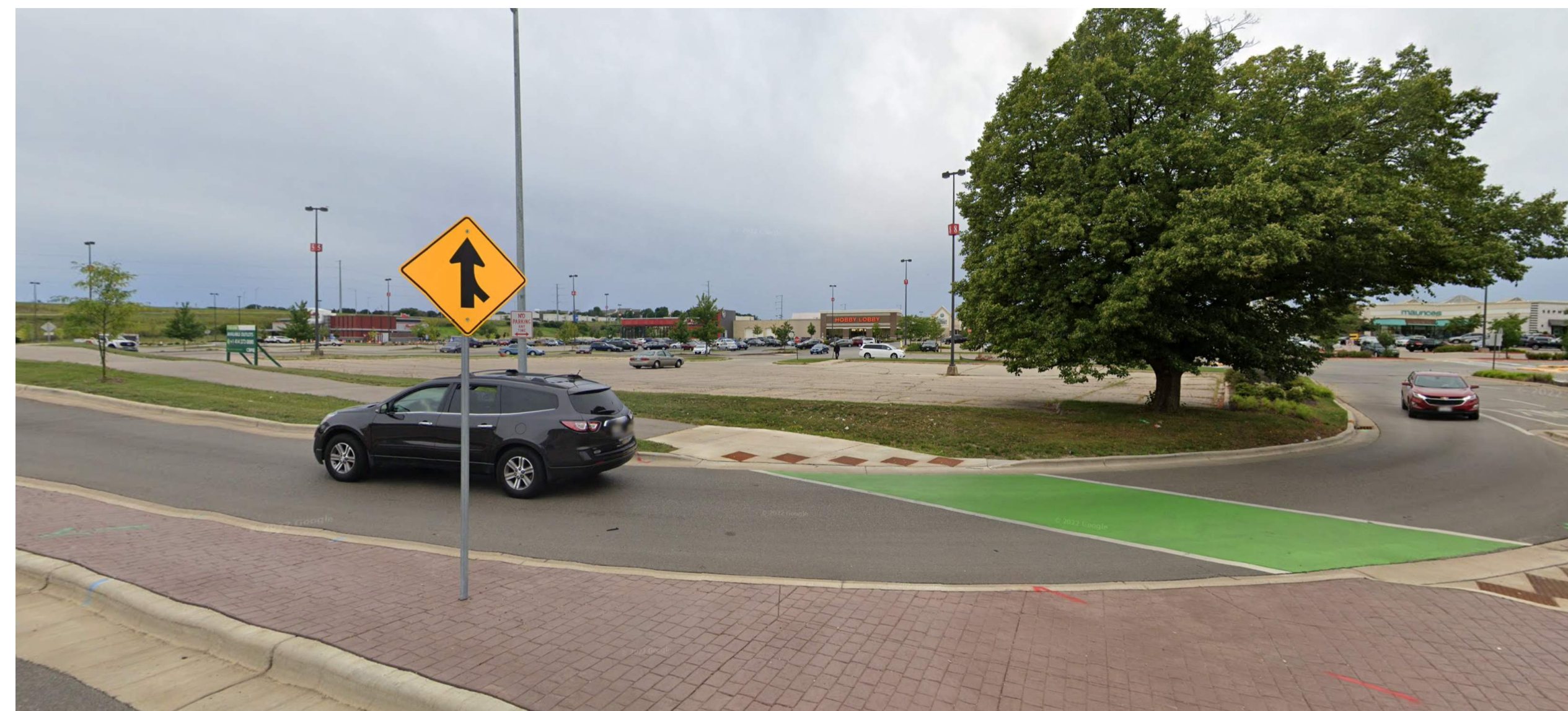
ADJACENT CHICK-FIL-A PROPERTY TO THE NORTH ON GAMMON RD.



PROPERTY ACROSS GAMMON RD. TO THE EAST



WESTPOINTE MALL TO THE WEST OF THE PROPERTY



VACANT LOT TO THE SOUTH

UDC SUBMITTAL

Project Number 24013

Date 7/28/2023

Revisions

#	Description	Date



EXISTING EAST ELEVATION OF CURRENT PROPERTY



EXISTING NORTH ELEVATION OF CURRENT PROPERTY



EXISTING SOUTH ELEVATION OF CURRENT PROPERTY



EXISTING WEST ELEVATION OF CURRENT PROPERTY



W228 N745 WESTMOUND DRIVE | WAUKESHA, WISCONSIN 53186 | P: 262.549.9600

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Existing Building Photos

G003

PLAT OF SURVEY WITH TOPOGRAPHY

CLIENT
Johnson Financial Group

SITE ADDRESS
448 S. Gammon Road, Madison, Dane County, Wisconsin.

LEGAL DESCRIPTION
Lot 3 of Certified Survey Map No. 13442, Part of Lot 2 of Dane County Certified Survey Map Number 3422 and lands being part of the Northeast 1/4 of Section 26, Township 7 North, Range 8 East, City of Madison, Dane County, Wisconsin.

BASIS OF BEARINGS
-Revised per CSM note, all bearings are referenced to the Wisconsin County Coordinate System, Dane County Zone. The E. Line of the NE 1/4 of Section 26, T 7 N, R 8 E, is measured to bear S01°18'41"W, per CSM 13442.
-Vertical Datum is based North American Vertical Datum of 1988

MUNICIPAL ZONING
The zoning information noted below is taken from the municipal code ordinance. It does not reflect all zoning restrictions that may apply. It is not intended to be used in lieu of a comprehensive zoning report as stated in ALTA Table A item 6(a) nor to be relied on for site development purposes.

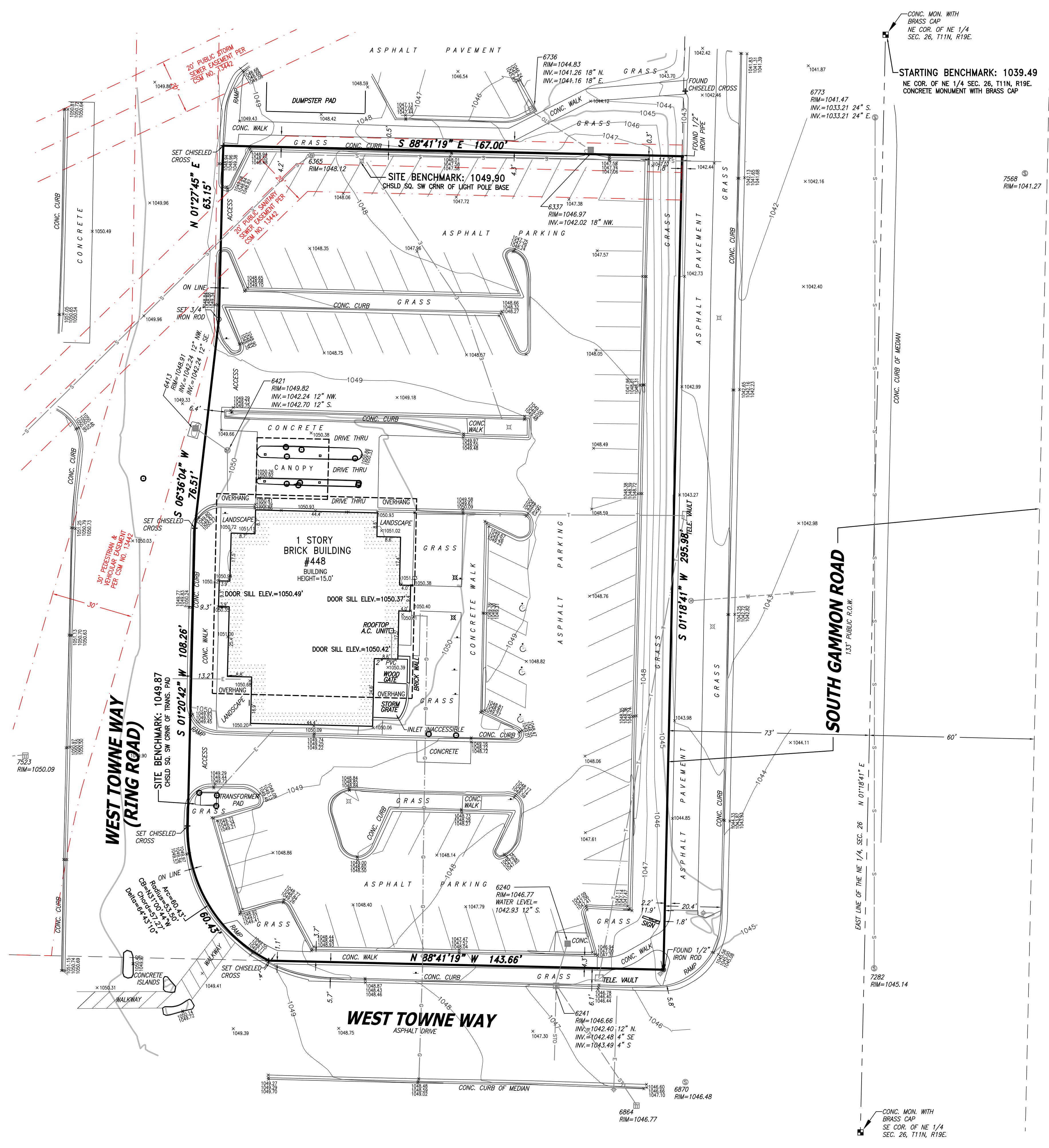
Municipal Code: Sec. 28.069
Site is zoned: RMX (Regional Mixed Use)
Front setback: Min. of 50% of street-facing building shall be set back no more than 25'
Side setback: None
Rear setback: The lesser of 20% of lot depth or 20 feet
Maximum building height: 5 stories/78 feet

FLOOD NOTE
According to the flood insurance rate map of the County of Dane, see Community Panel No. 550250395G, effective date of January 2, 2009, not printed.

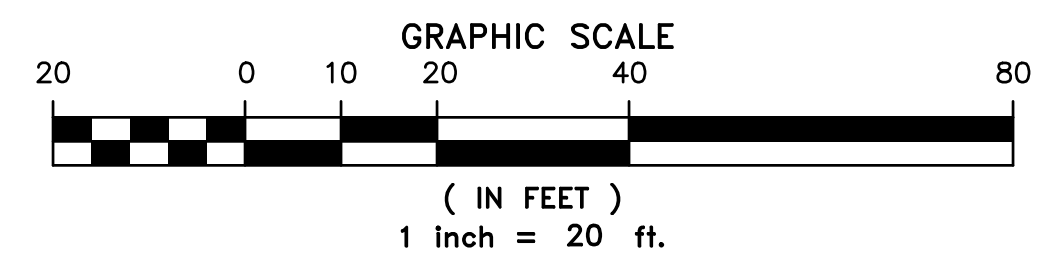
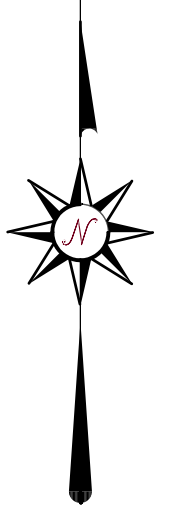
LAND AREA
The Land Area of the subject property is 50,435 square feet or 1.1578 acres.

PARKING SPACES
There are 79 regular parking spaces and 4 handicap space marked on this site.

NOTE:
Inlet 6413 is full of debris.



VICINITY MAP



LEGEND

- INDICATES FOUND 1" IRON PIPE
- INDICATES SET 1" IRON PIPE
- ⊕ INDICATES FOUND CHISELED CROSS
- ⊙ SANITARY MANHOLE
- ⊕ SANITARY CLEANOUT OR VENT
- ⊙ SEPTIC TANK ACCESS COVER
- ⊙ M.I.S. MANHOLE
- ⊙ UNKNOWN MANHOLE
- ⊙ STORM MANHOLE
- ⊙ INLET (ROUND)
- ⊙ INLET (SQUARE)
- ⊙ CURB INLET
- ⊙ STORM SEWER END SECTION
- ⊙ GAS VALVE
- ⊙ GAS METER
- ⊙ WATER VALVE
- ⊙ HYDRANT
- ⊙ WATER MANHOLE
- ⊙ WATER SERVICE CURB STOP
- ⊙ WELL HEAD
- ⊙ STAND PIPE
- ⊙ WALL INDICATOR VALVE
- ⊙ POST INDICATOR VALVE
- ⊙ LIGHT POLE
- ⊙ SPOT/YARD LIGHT
- ⊙ UTILITY POLE
- ⊙ GUY POLE
- ⊙ GUY WIRE
- ⊙ ELECTRIC MANHOLE
- ⊙ ELECTRIC PEDESTAL
- ⊙ ELECTRIC METER
- ⊙ TELEPHONE MANHOLE
- ⊙ TELEPHONE PEDESTAL
- ⊙ CABLE PEDESTAL
- ⊙ CONTROL BOX
- ⊙ FIBER OPTIC PEDESTAL/SIGN
- ⊙ TRAFFIC LIGHT
- ⊙ COMMUNICATION MANHOLE
- ⊙ BOLLARD
- ⊙ SOIL BORING/MONITORING WELL
- ⊙ WATER SURFACE
- ⊙ WETLANDS FLAG
- ⊙ MARSH
- ⊙ FLAGPOLE
- ⊙ PARKING METER
- ⊙ SIGN
- ⊙ MAILBOX
- ⊙ RAILROAD CROSSING SIGNAL
- ⊙ HANDICAP SPACE
- ⊙ CONIFEROUS TREE
- ⊙ DECIDUOUS TREE
- SANITARY SEWER
- STORM SEWER
- WATERLINE
- MARKED GAS MAIN
- MARKED ELECTRIC
- MARKED TELEPHONE
- MARKED CABLE TV LINE
- BURIED ELECTRIC SERVICE
- CHAIN LINK FENCE
- WIRE FENCE

I certify that I have surveyed the above described property (Property), and the above map is correct to the best of my professional knowledge and belief and shows the size and location of the Property, its exterior boundaries, the location and dimensions of all visible structures thereon, boundary fences, apparent easements and roadways and visible encroachments, if any. This survey is made for the exclusive use of the present owners of the Property, and also those who purchase, mortgage, or guarantee the title thereto, within one (1) year from date hereof.

Date: July 27, 2013

DANIEL
BEDNAR
S-2812
GERMANTOWN
WI
LAND SURVEYOR

Daniel E. Bednar
Daniel E. Bednar
Professional Land Surveyor
Registration Number S-2812

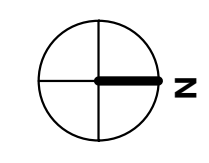
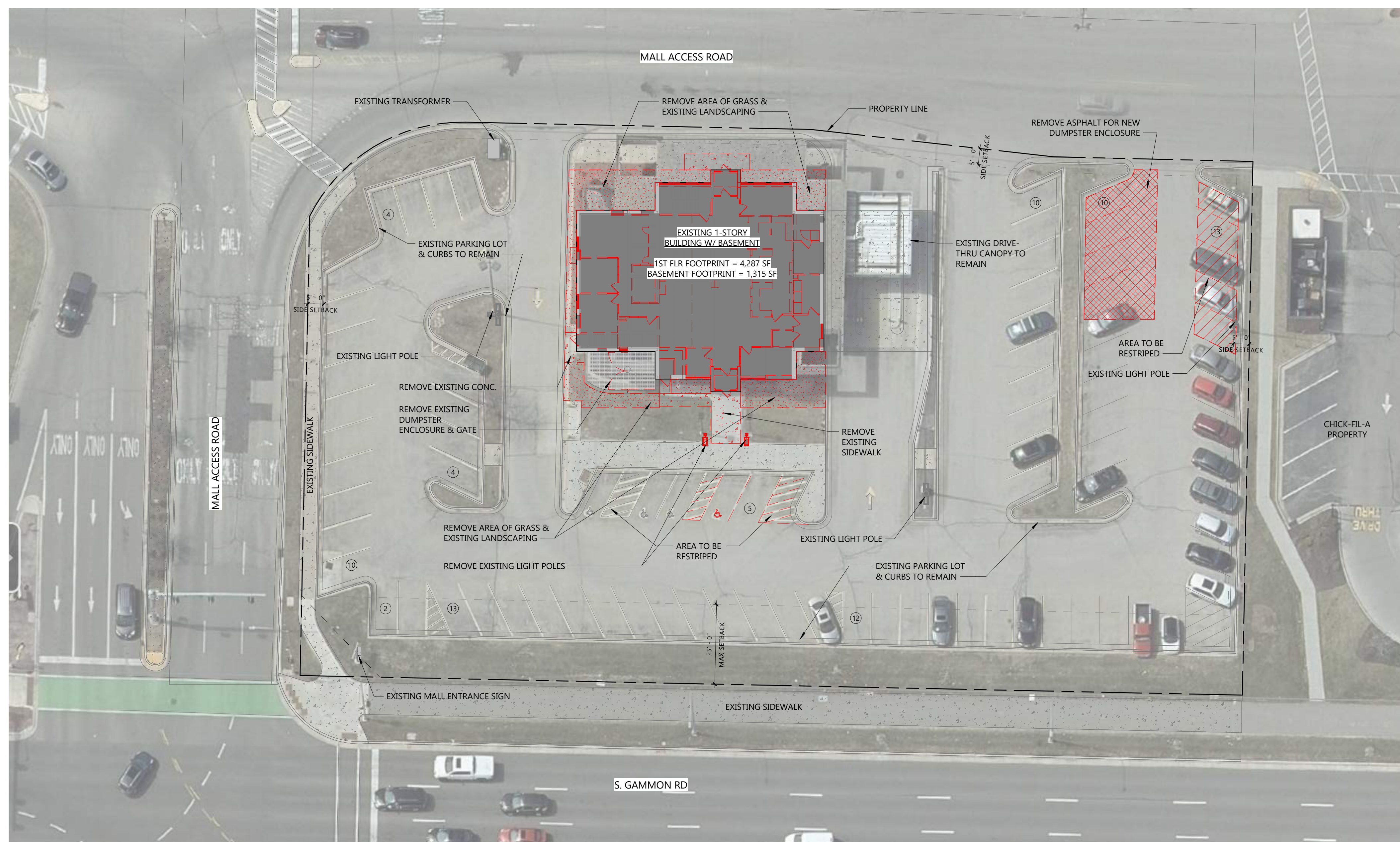
CHAPUT LAND SURVEYS
234 W. Florida Street
Milwaukee, WI 53204
414-224-8068
www.chaputlandsurveys.com

Date	Revision description

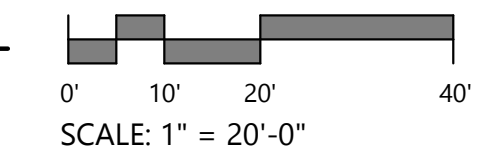
This document is an instrument of professional service, and may be protected by the surveyors work product doctrine or surveyor's client privilege. The information shown herein is intended solely for the use of the client and client directed third parties.
Drawing No. 5025-haw

CHAPUT LAND SURVEYS

**Johnson Financial Group -
 Building Renovation**
 448 S. Gammon Road | Madison, WI 53719



A2 DEMO SITE PLAN
 1" = 20'-0"

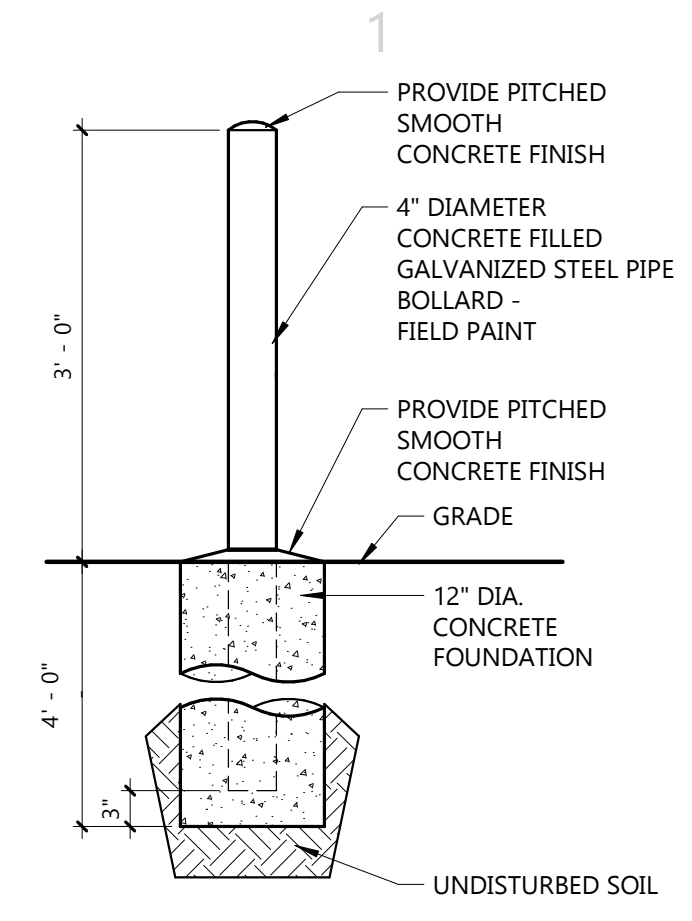


UDC SUBMITTAL

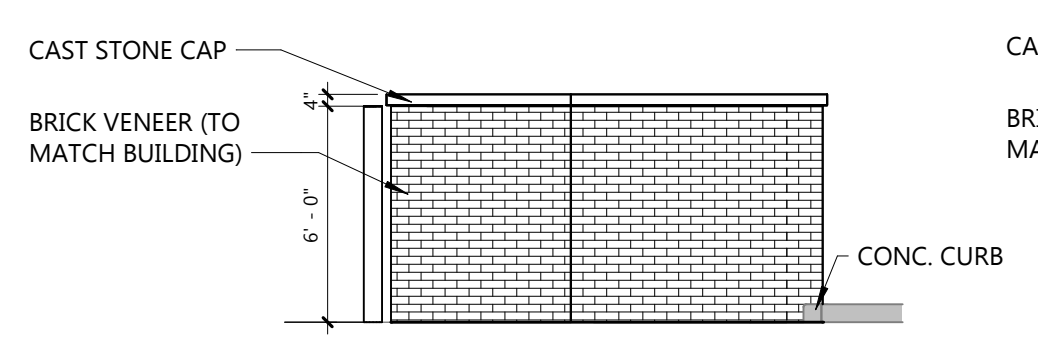
Project Number	24013	
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Revisions		
#	Description	Date

Site Demolition Plan

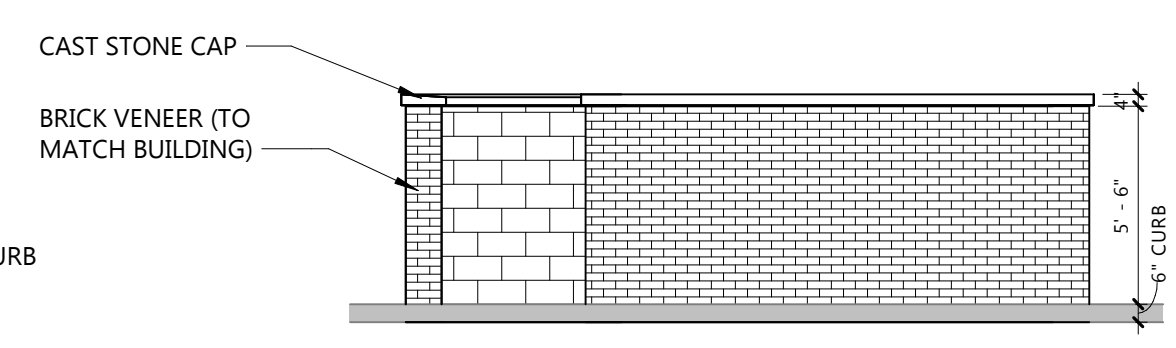
AS001



D1 BOLLARD DETAIL
3/4" = 1'-0"

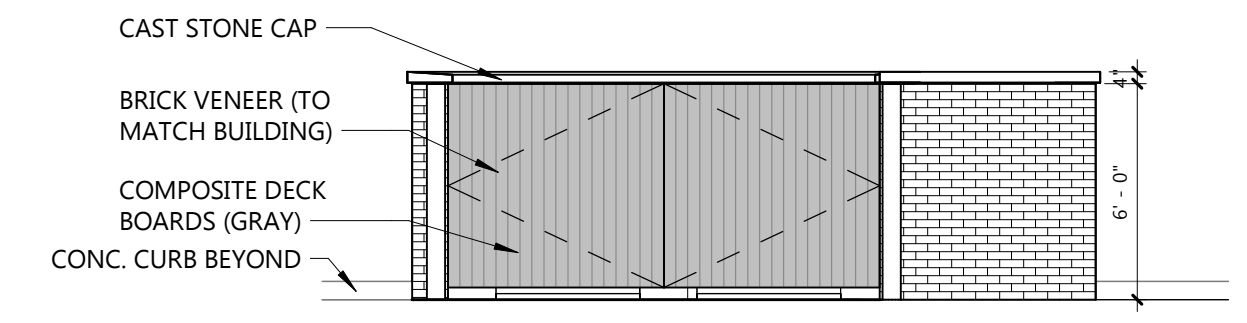


D2 TRASH ENCLOSURE - WEST ELEV.
3/16" = 1'-0"

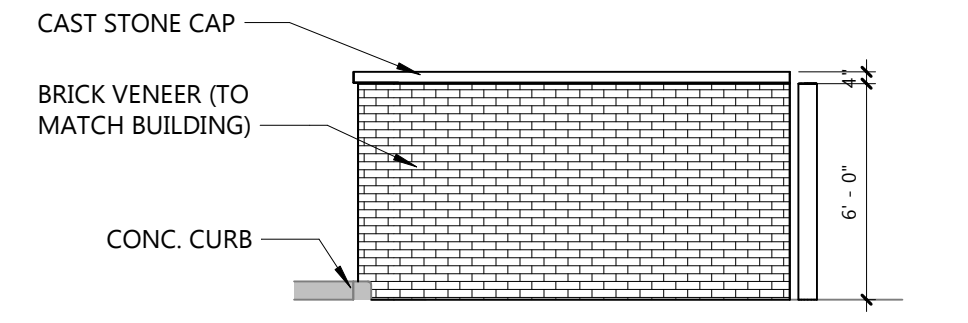


D3 TRASH ENCLOSURE - SOUTH ELEV.
3/16" = 1'-0"

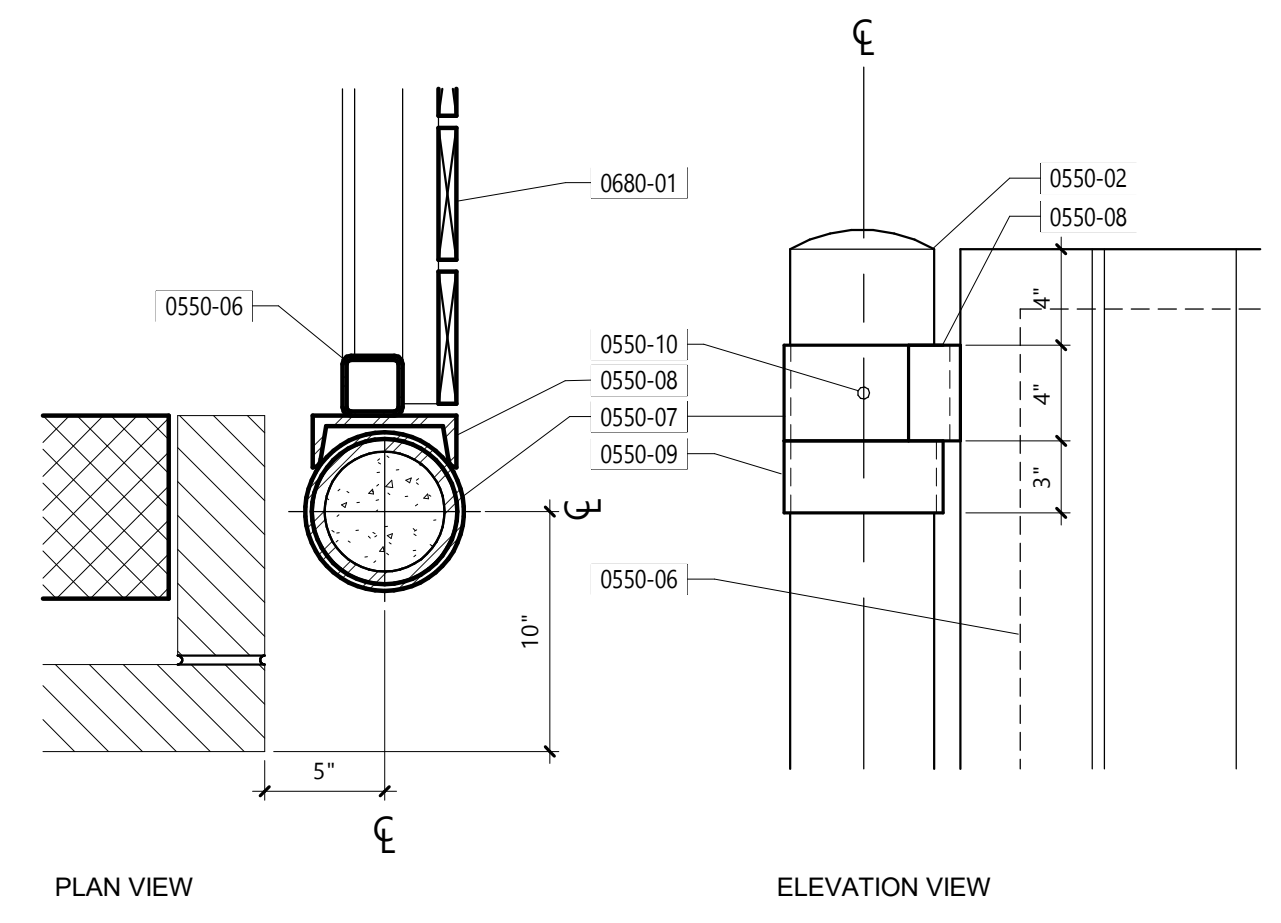
KEYNOTES PER SHEET	
0550-02	6" DIAMETER CONCRETE FILLED STEEL PIPE BOLLARD (SHOP PRIME AND FIELD PAINT).
0550-06	2 1/2" X 2 1/2" X 3/16" TUBE STEEL WELDED TO FORM GATE FRAME. PROVIDE DIAGONAL TUBE BRACE. GRIND ALL WELDS SMOOTH (SHOP PRIME AND FIELD PAINT). PROVIDE TREATED 2X4 HORIZONTAL AT TOP, MIDDLE AND BOTTOM.
0550-07	4" HIGH STEEL PIPE HINGE (PRIMED AND FIELD PAINTED).
0550-08	4" HIGH C6X13 WELDED TO STEEL PIPE HINGE (PRIMED AND FIELD PAINTED).
0550-09	3" HIGH SECTION OF STEEL PIPE WELDED TO 6" PIPE BOLLARD (PRIMED AND FIELD PAINTED).
0550-10	ZIRC FITTING
0680-01	1x6 COMPOSITE BOARD (COLOR TO BE SELECTED BY ARCHITECT)



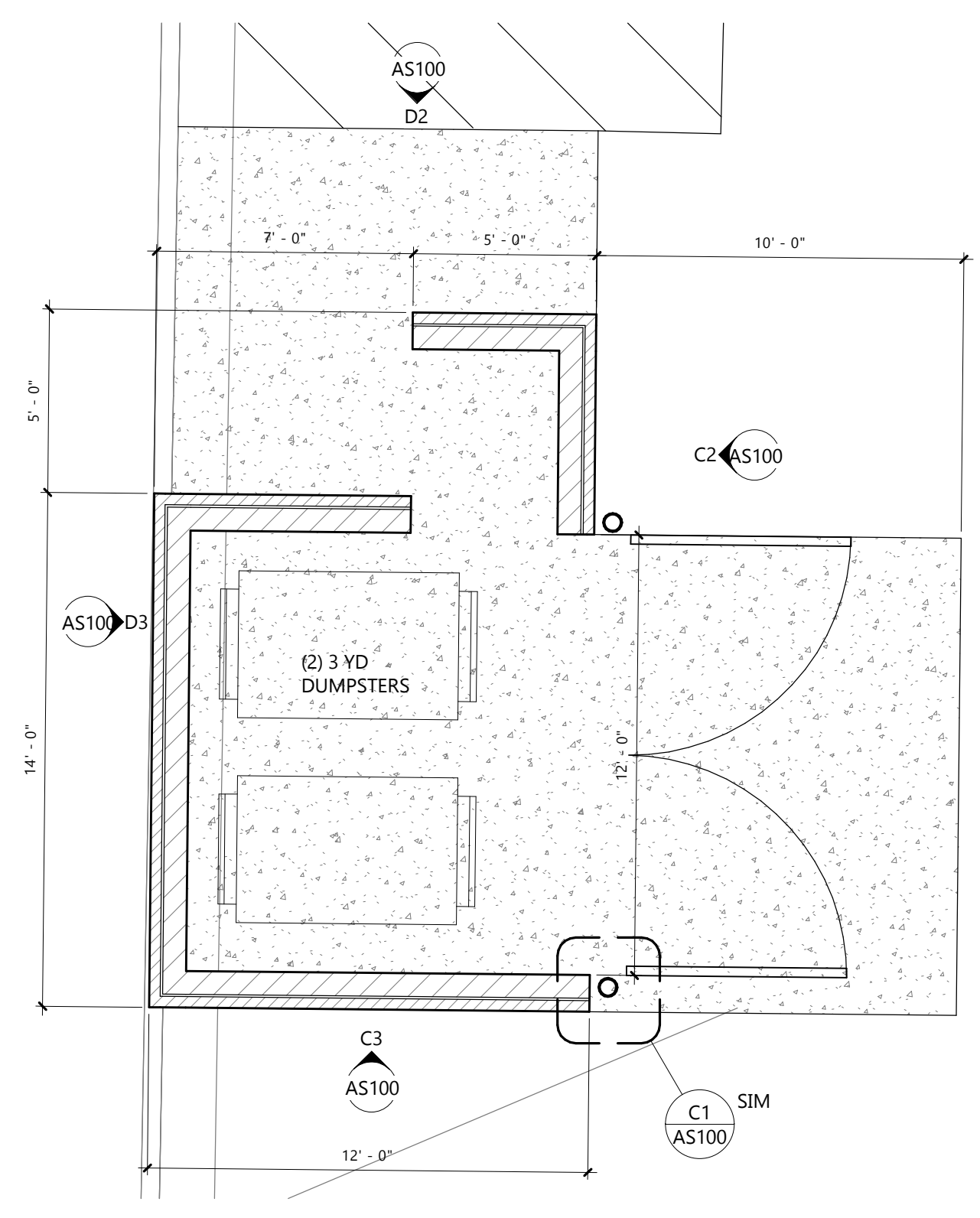
C2 TRASH ENCLOSURE - NORTH ELEV.
3/16" = 1'-0"



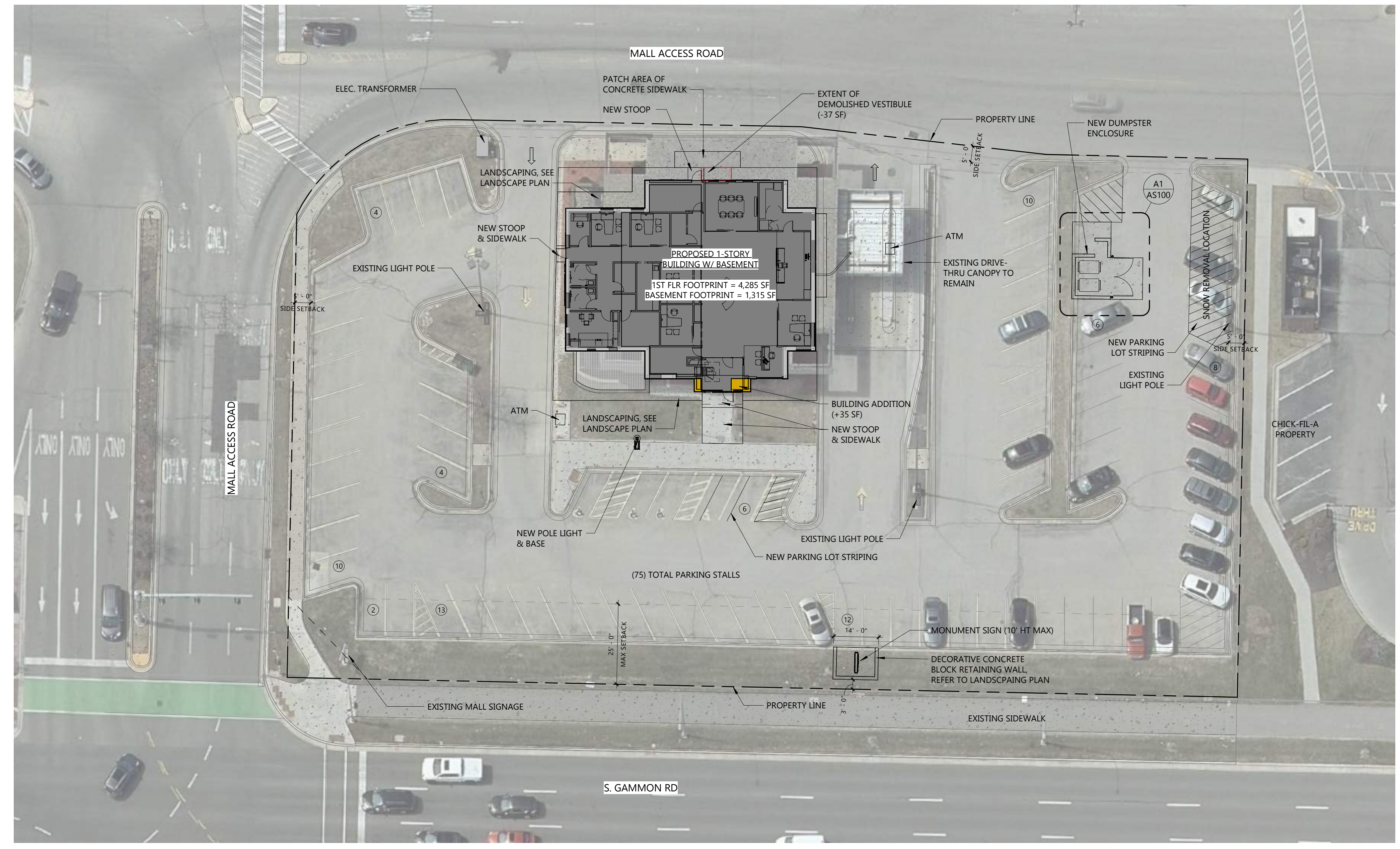
C3 TRASH ENCLOSURE - EAST ELEV.
3/16" = 1'-0"



C1 TRASH ENCLOSURE DOOR HINGE
1 1/2" = 1'-0"



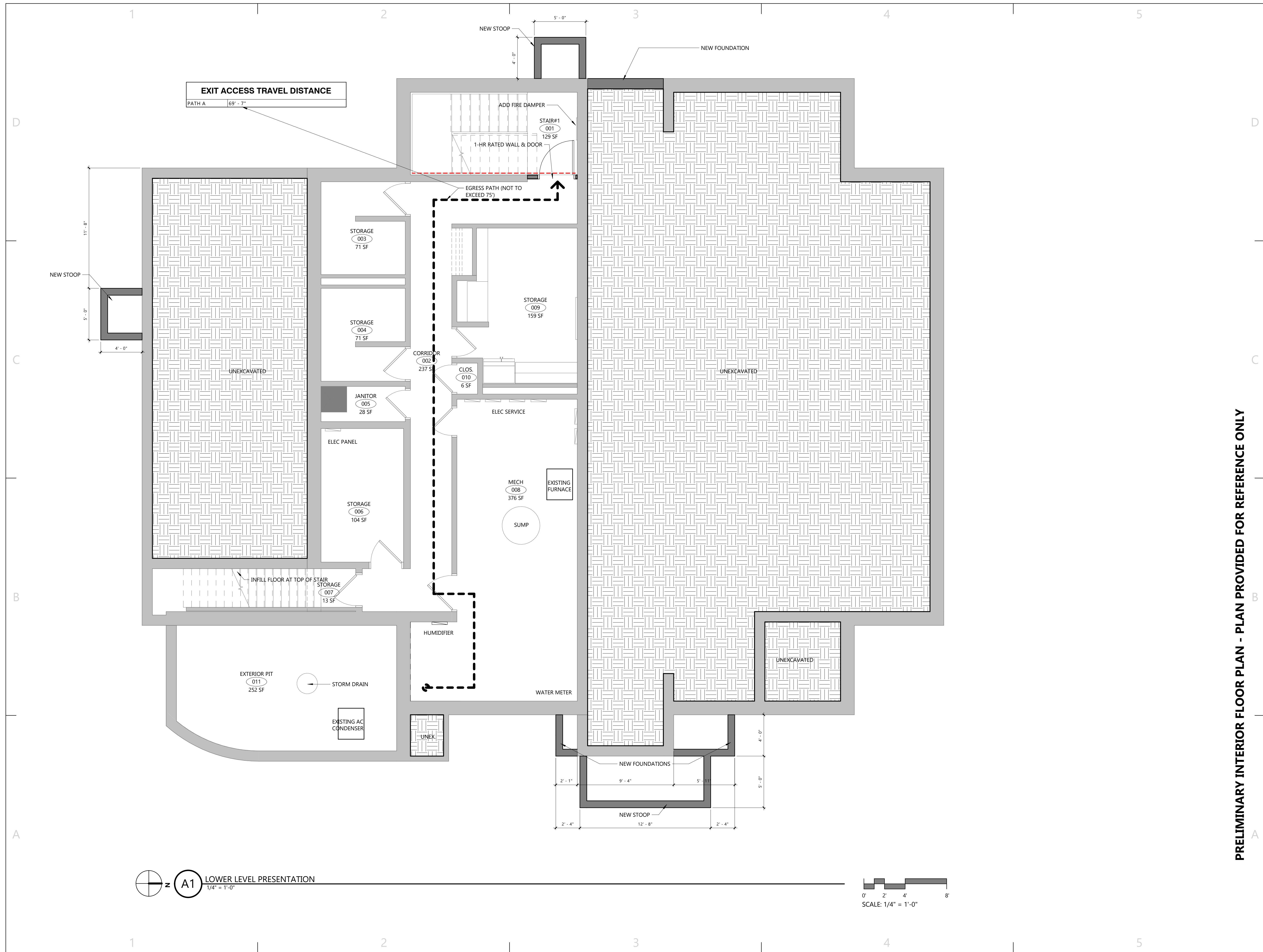
A1 TRASH ENCLOSURE PLAN
1/4" = 1'-0"



A2 ARCHITECTURAL SITE PLAN
1" = 20'-0"

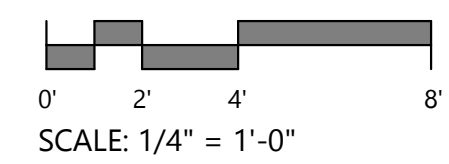
UDC SUBMITTAL

Project Number	24013	
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EXIT ACCESS TRAVEL DISTANCE
 PATH A 69' - 7"

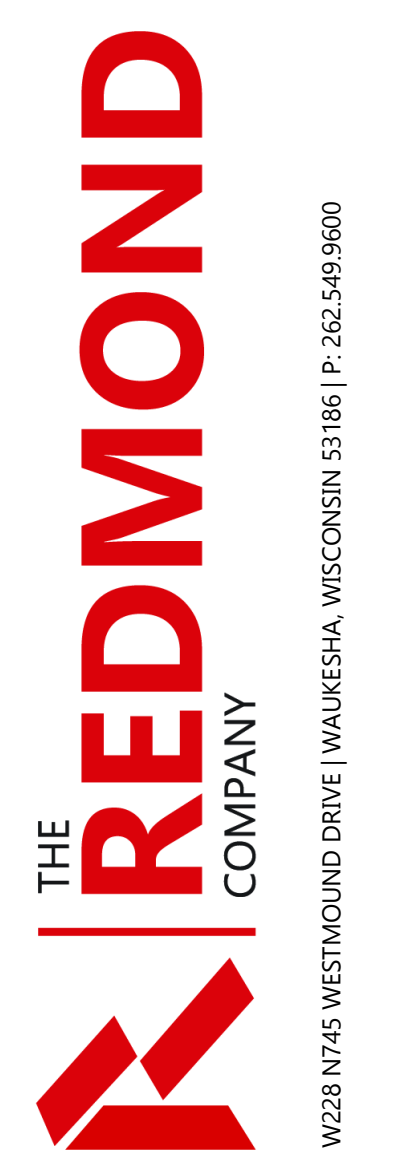
⊕ z (A1) LOWER LEVEL PRESENTATION
 1/4" = 1'-0"



PRELIMINARY INTERIOR FLOOR PLAN - PLAN PROVIDED FOR REFERENCE ONLY

**Johnson Financial Group -
 Building Renovation**

448 S. Gammon Road | Madison, WI 53719



UDC SUBMITTAL

Project Number 24013
 Date 7/28/2023

#	Description	Date

New Lower Level
 Presentation Plan

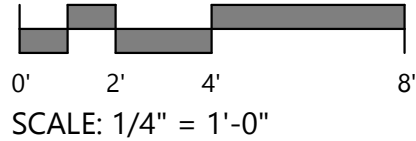
AP100

- ROOMS IN THE BASEMENT
- IT CLOSET
 - MECHANICAL/ELEC ROOM



PRELIMINARY INTERIOR FLOOR PLAN - PLAN PROVIDED FOR REFERENCE ONLY

A1 FIRST FLOOR PRESENTATION
1/4" = 1'-0"



W228 N745 WESTMOUND DRIVE | WAUKESHA, WISCONSIN 53186 | P: 262.549.9600

Johnson Financial Group - Building Renovation

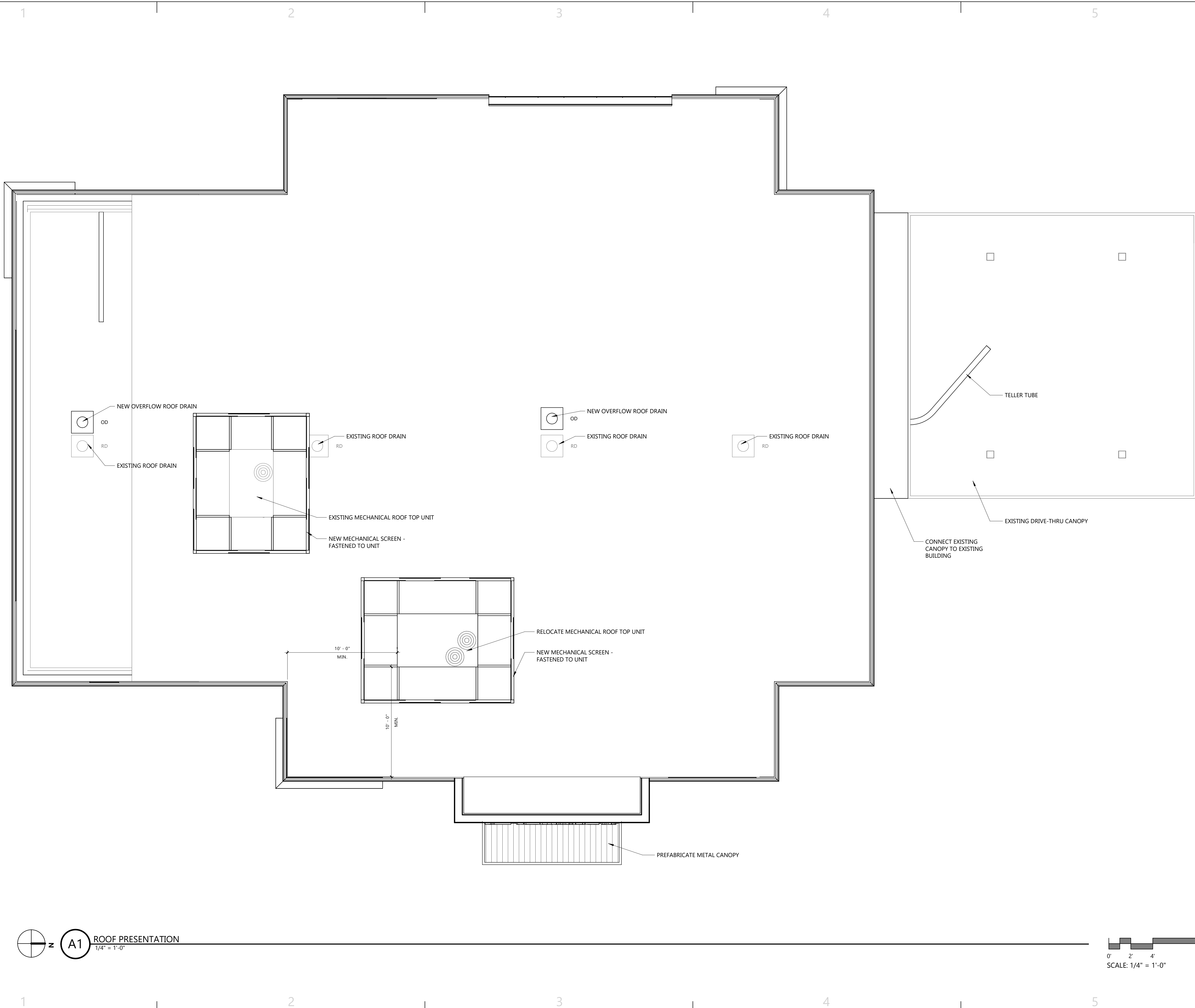
448 S. Gammon Road | Madison, WI 53719

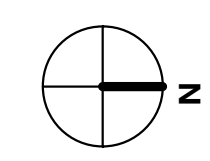
UDC SUBMITTAL

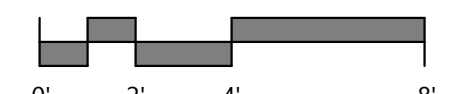
Project Number	24013	
Date	7/28/2023	
Revisions		
#	Description	Date

New First Floor Presentation Plan

AP101




A1 ROOF PRESENTATION
 1/4" = 1'-0"


 SCALE: 1/4" = 1'-0"

PRELIMINARY INTERIOR FLOOR PLAN - PLAN PROVIDED FOR REFERENCE ONLY

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448 S. Gammon Road | Madison, WI 53719

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Project Number	24013
Date	7/28/2023

#	Description	Date

New Roof Presentation Plan

AP102



1 VIEW FROM SOUTHEAST



2 VIEW FROM NORTHEAST



3 VIEW FROM NORTHWEST

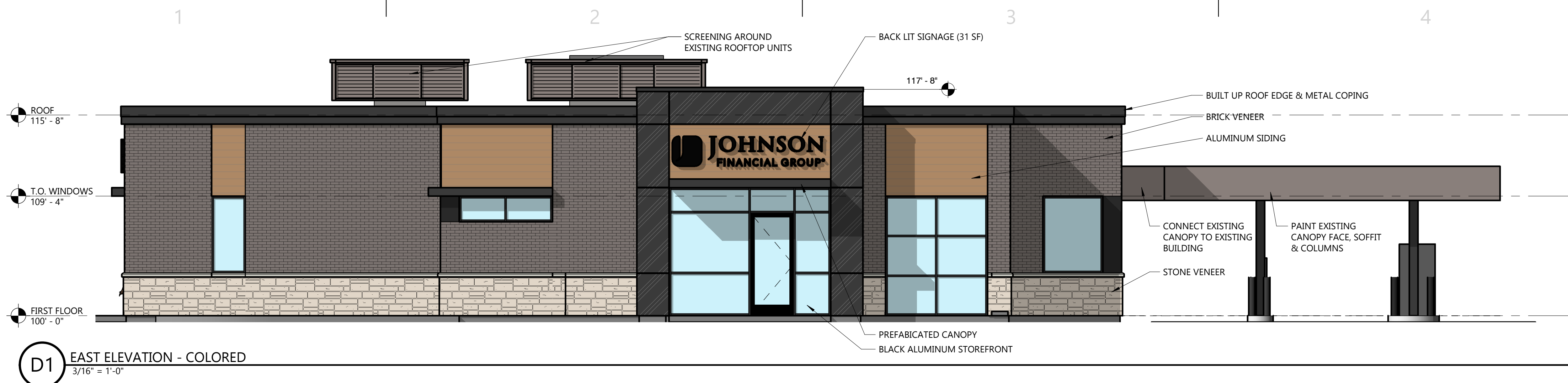


4 VIEW FROM SOUTHWEST

UDC SUBMITTAL

Project Number 24013
 Date 7/28/2023

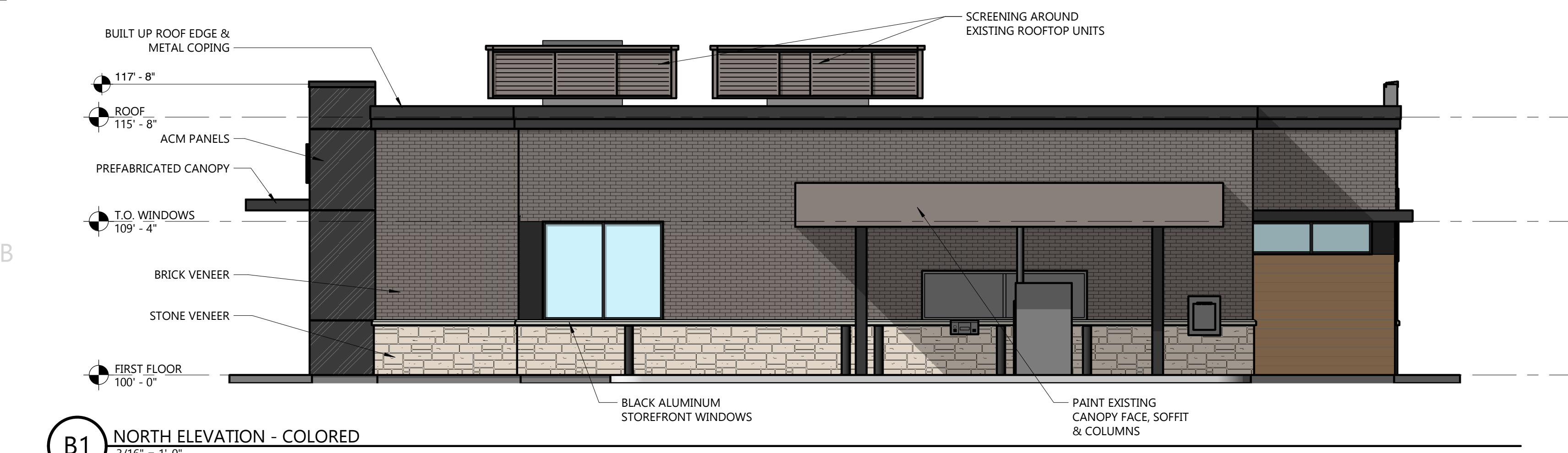
#	Description	Date



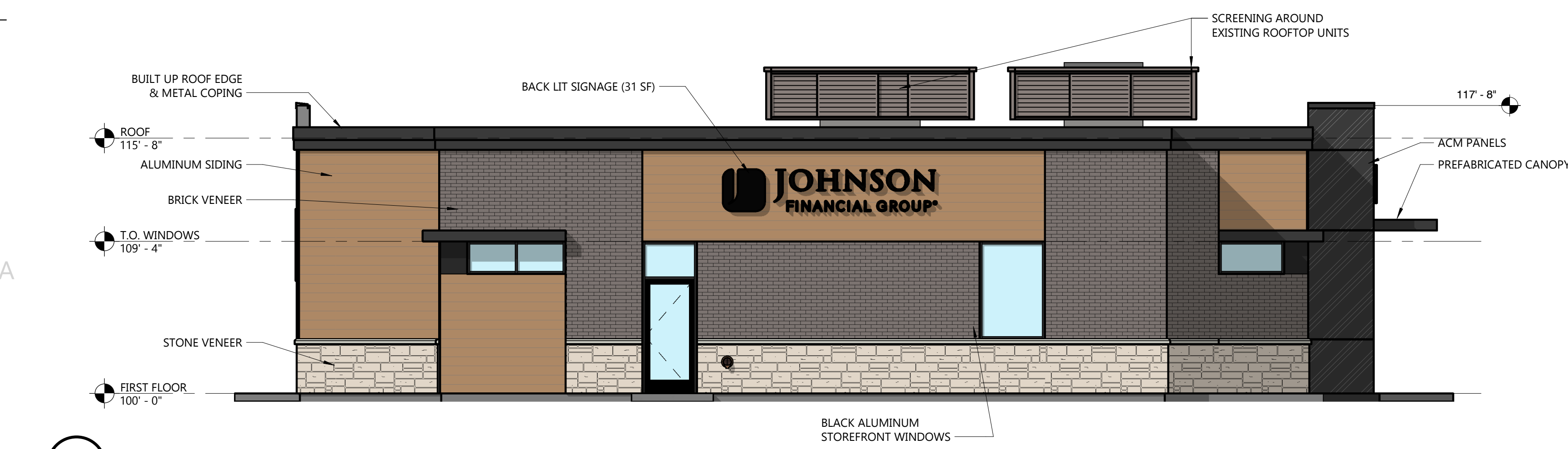
D1 EAST ELEVATION - COLORED
3/16" = 1'-0"



C1 WEST ELEVATION - COLORED
3/16" = 1'-0"



B1 NORTH ELEVATION - COLORED
3/16" = 1'-0"



A1 SOUTH ELEVATION - COLORED
3/16" = 1'-0"

EXTERIOR MATERIAL LEGEND

	ALUCOBOND ACM BRUSHED ALUMINUM
	ROCKWOOD 6" ALUMINUM SIDING IKONO WOODGRAIN
	GLEN GERY BRICK URBAN GREY
	HALQUIST STONE FOND DU LAC LEDGE
	CANOPY PAINT COLOR SHERWIN WILLIAMS SW 9167 POLISHED CONCRETE



W228 N745 WESTMOUND DRIVE | WAUKESHA, WISCONSIN 53186 | P: 262.549.9600

Johnson Financial Group - Building Renovation

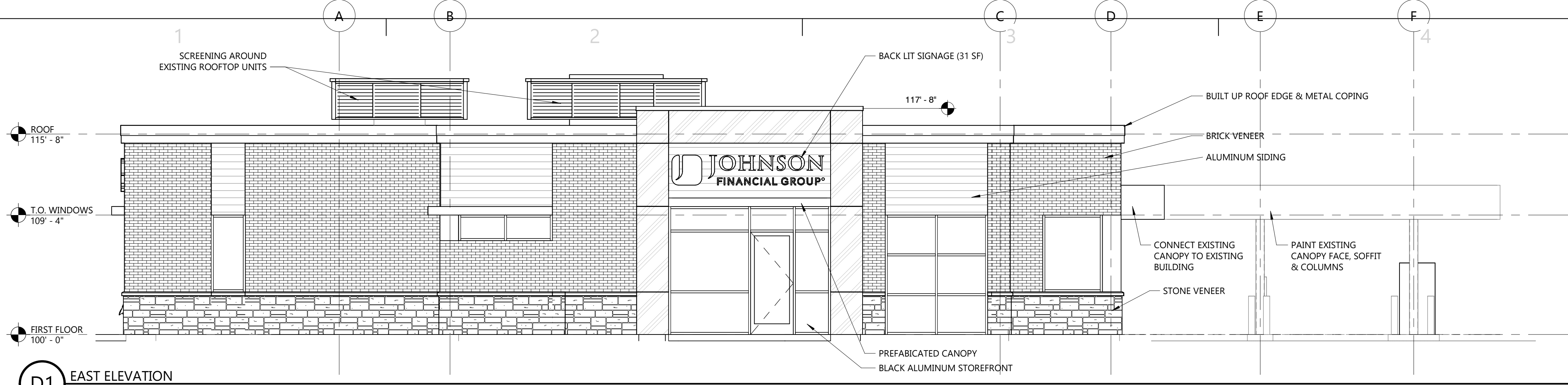
448 S. Gammon Road | Madison, WI 53719

UDC SUBMITTAL

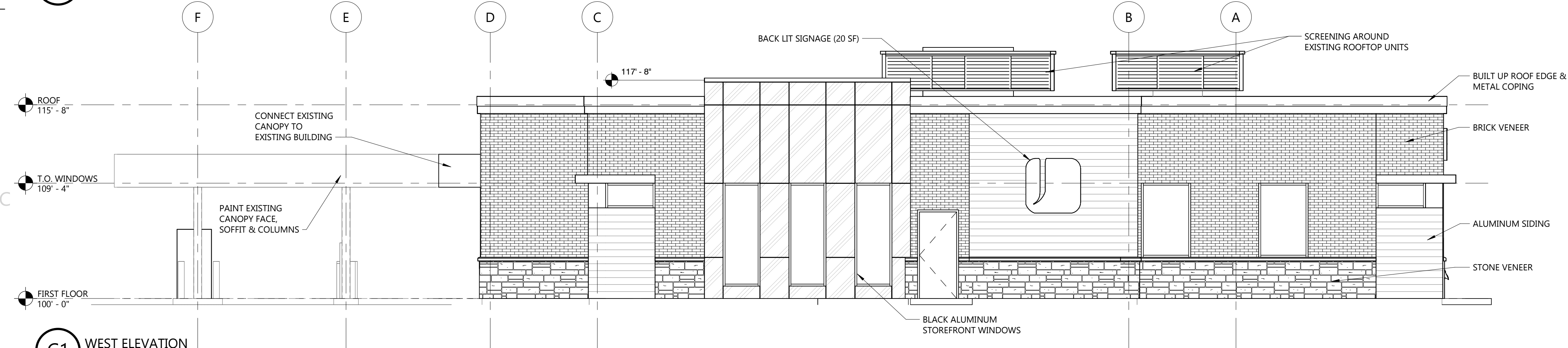
Project Number	24013	
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Revisions		
#	Description	Date

New Exterior Elevations - Colored

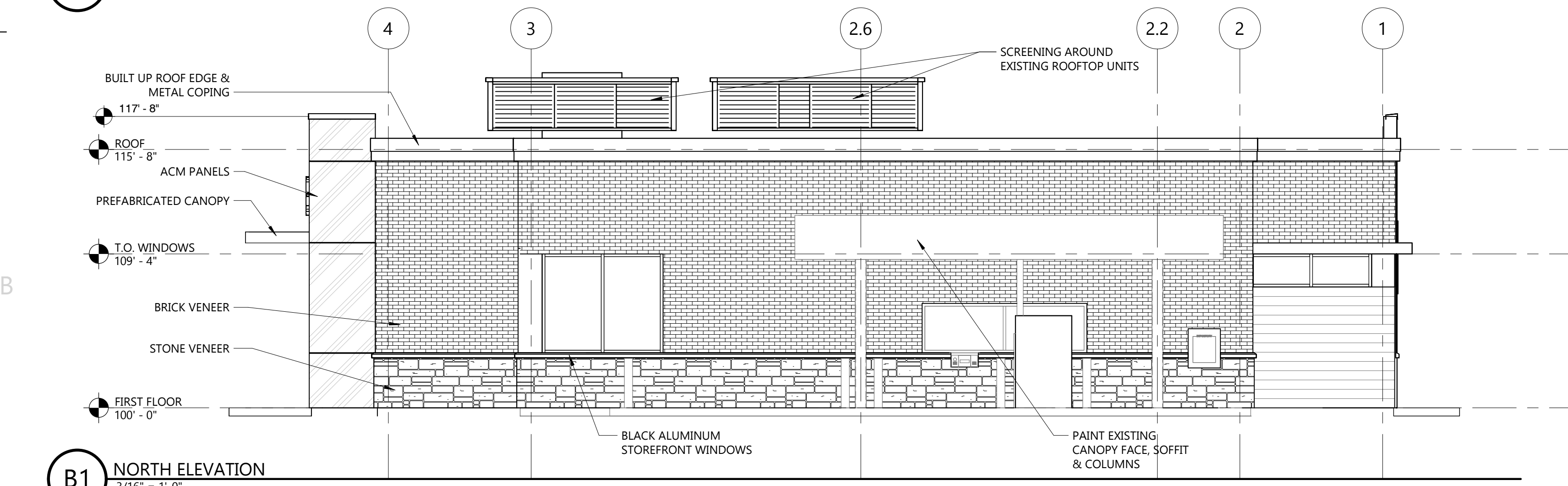
AP201



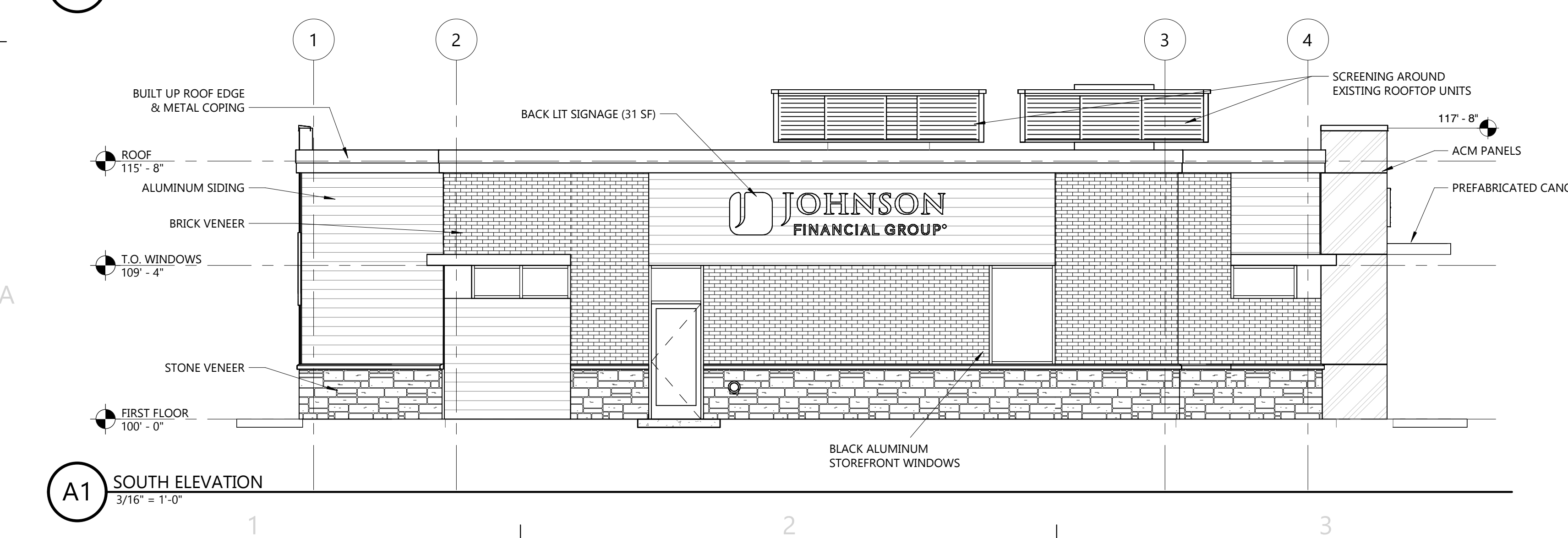
D1 EAST ELEVATION
3/16" = 1'-0"



C1 WEST ELEVATION
3/16" = 1'-0"



B1 NORTH ELEVATION
3/16" = 1'-0"



A1 SOUTH ELEVATION
3/16" = 1'-0"

EXTERIOR MATERIAL LEGEND

	ALUCOBOND ACM BRUSHED ALUMINUM
	ROCKWOOD 6" ALUMINUM SIDING IKONO WOODGRAIN
	GLEN GERY BRICK URBAN GREY
	HALQUIST STONE FOND DU LAC LEDGE
	CANOPY PAINT COLOR SHERWIN WILLIAMS SW 9167 POLISHED CONCRETE



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New Exterior Elevations - Black & White

AP202



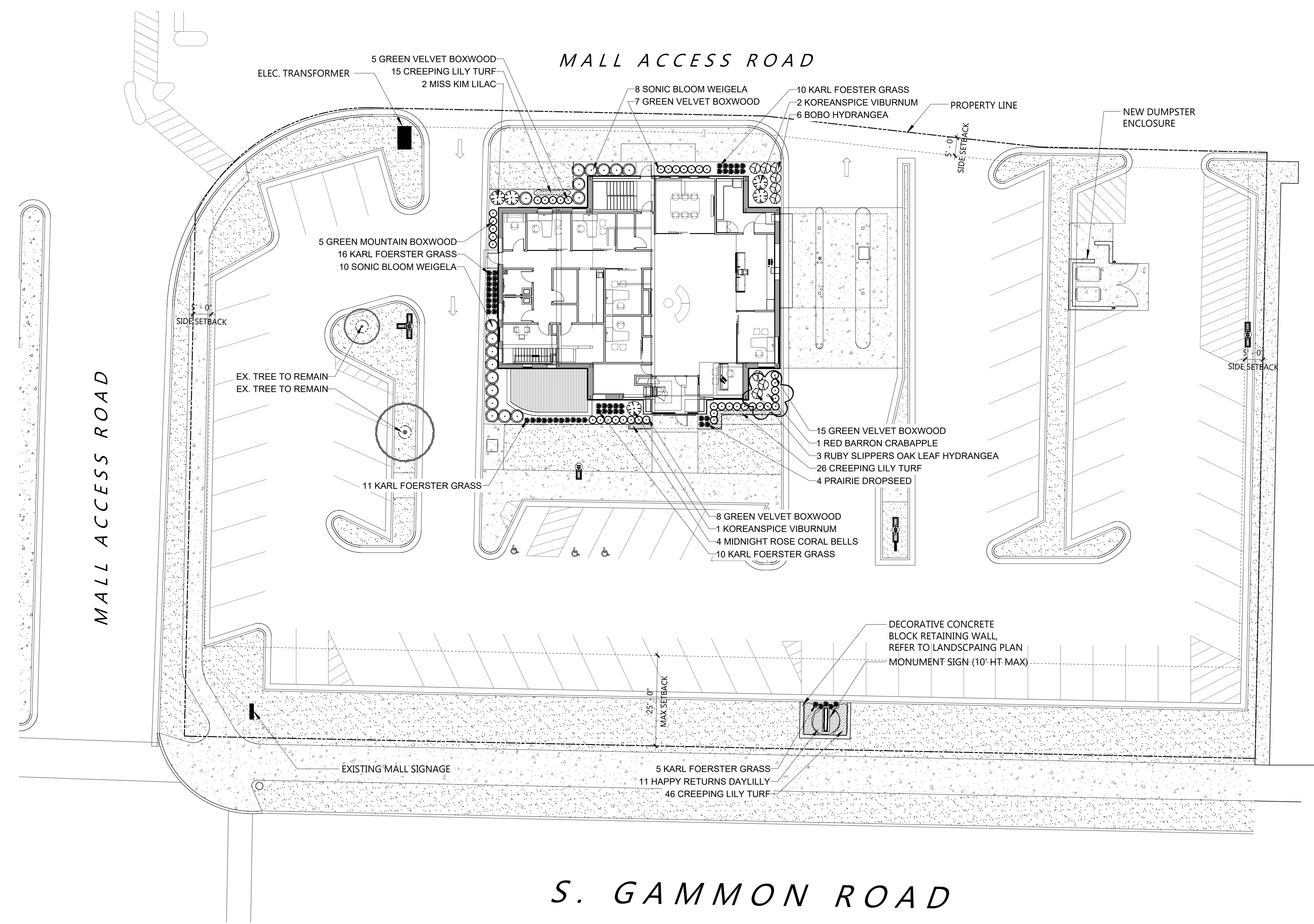
PROJECT

JOHNSON FINANCIAL GROUP

448 S. Gammon Rd.
 Madison, WI

ISSUANCE AND REVISIONS

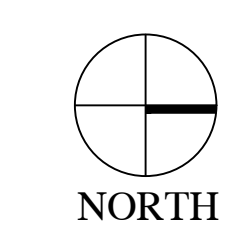
DATE	DESCRIPTION
7.26.23	FIRST ISSUE
7.28.23	REV. SITE PLAN



Information contained herein is based on survey information, field inspection, and believed to be accurate.

SHEET TITLE

OVERALL LANDSCAPE PLAN



OVERALL LANDSCAPE PLAN

Scale: 1" = 16'0"

PROJECT MANAGER WDH

PROJECT NUMBER 23-041

DATE 07.28.23

SHEET NUMBER

L 1.0



MALL ACCESS ROAD

ELEC. TRANSFORMER
 5 GREEN VELVET BOXWOOD
 15 CREEPING LILY TURF
 2 MISS KIM LILAC

8 SONIC BLOOM WEIGELA
 7 GREEN VELVET BOXWOOD

10 KARL FOESTER GRASS
 2 KOREANSPICE VIBURNUM
 6 BOBO HYDRANGEA

PROPERTY L
 5' - 0" SIDE SETBACK

5 GREEN MOUNTAIN BOXWOOD
 16 KARL FOERSTER GRASS
 10 SONIC BLOOM WEIGELA

5' - 0" SIDE SETBACK

EX. TREE TO REMAIN
 EX. TREE TO REMAIN

11 KARL FOERSTER GRASS

15 GREEN VELVET BOXWOOD
 1 RED BARRON CRABAPPLE
 3 RUBY SLIPPERS OAK LEAF HYDRANGEA
 26 CREEPING LILY TURF
 4 PRAIRIE DROPSEED

8 GREEN VELVET BOXWOOD
 1 KOREANSPICE VIBURNUM
 4 MIDNIGHT ROSE CORAL BELLS
 10 KARL FOERSTER GRASS

DECORATIVE CONCRETE
 BLOCK RETAINING WALL,
 REFER TO LANDSCAPING P



ENLARGED LANDSCAPE PLAN

Scale: 1" = 8'0"



PROJECT

JOHNSON FINANCIAL GROUP

448 S. Gammon Rd.
 Madison, WI

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
7.26.23	FIRST ISSUE
7.28.23	REV. SITE PLAN

Information contained herein is based on survey information, field inspection, and believed to be accurate.

SHEET TITLE

ENLARGED LANDSCAPE PLAN

PROJECT MANAGER WDH

PROJECT NUMBER 23-041

DATE 07.28.23

SHEET NUMBER

L 1.1



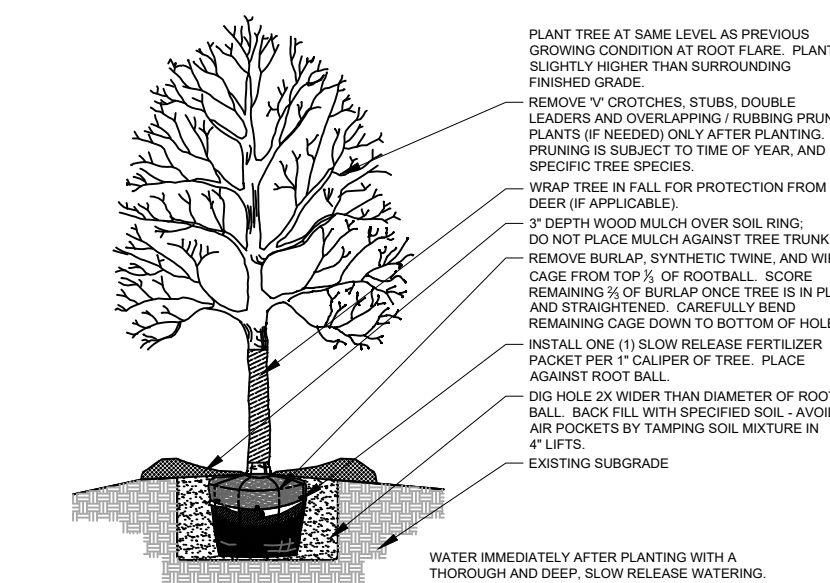
CALL DIGGERS HOTLINE 811 or 1-800-242-8511 MILW AREA 259-1181 WIS STATUTE 182.0715(1974) REQUIRES MIN. 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

- 1. Contractor responsible for contacting Diggers Hotline (811 or 800-242-8511) to have site marked prior to excavation or planting.
2. Contractor to verify all plant quantities shown on Plant & Material List and landscape planting symbols and report any discrepancies to Landscape Architect or General Contractor.
3. All plantings shall comply with standards as described in American Standard of Nursery Stock - Z60.1 ANSI (latest version).
4. Any potential plant substitutions must be approved by Landscape Architect or Owner.
5. Topsoil in Parking Lot Islands (if applicable):
6. Tree Planting:
7. Tree Planting:
8. Shrub Planting:
9. Mulching:
10. Edging:
11. Plant bed preparation/Soil Amendment composition:

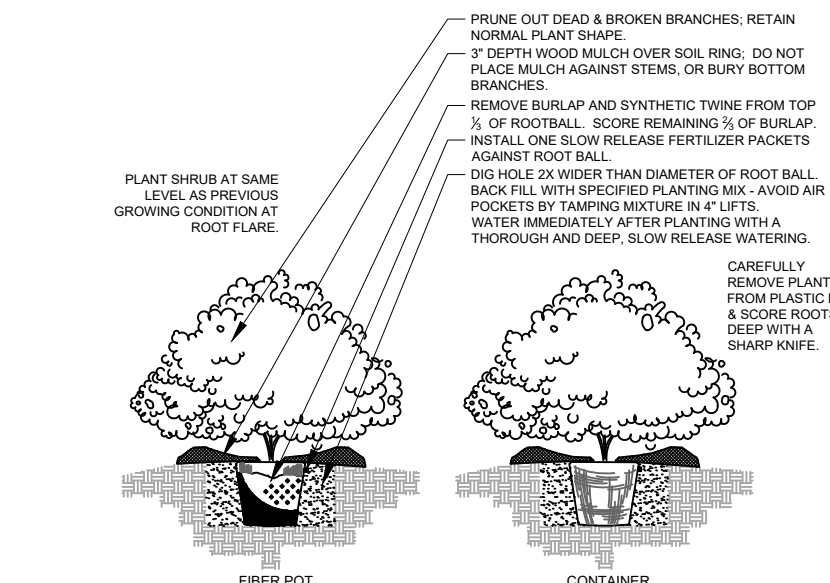
Per 100 SF of bed area (Soil Amendment composition):
3/4 CY Peat Moss or Mushroom Compost
3/4 CY blended/pulverized Topsoil
1/4 CY composted manure
In roto-filled beds only, also include in above mixture:
2 lbs Starter Fertilizer

- 12. Lawn Installation for all sodded turfgrass areas: Contractor to furnish and prepare blended topsoil (2" minimum) and sod bed, removing all debris and stones 1/2" and larger.
13. Warranty and Replacements: All plantings are to be watered thoroughly at the time of planting, through construction and upon completion of project as required.
14. The Landscape Contractor is responsible for the watering and maintenance of all landscape areas for a period of 45 days after the substantial completion of the landscape installation.
15. Project Completion: Landscape Contractor is responsible to conduct a final review of the project, upon completion, with the Landscape Architect, Client or Owner / Client Representative, and the General Contractor to answer questions, provide written care instructions for new plantings and turf, and insure that all specifications have been met.

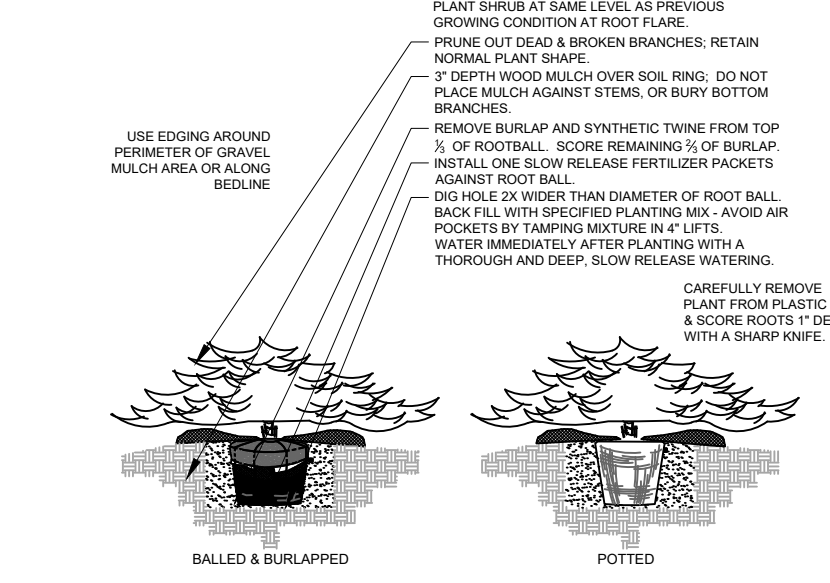
LANDSCAPE GENERAL NOTES



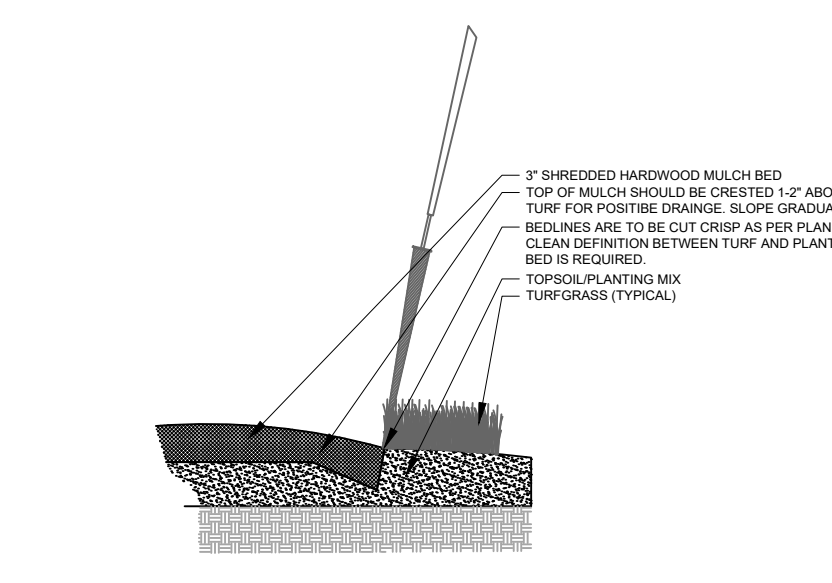
1 DETAIL SHADE TREE PLANTING SECTION



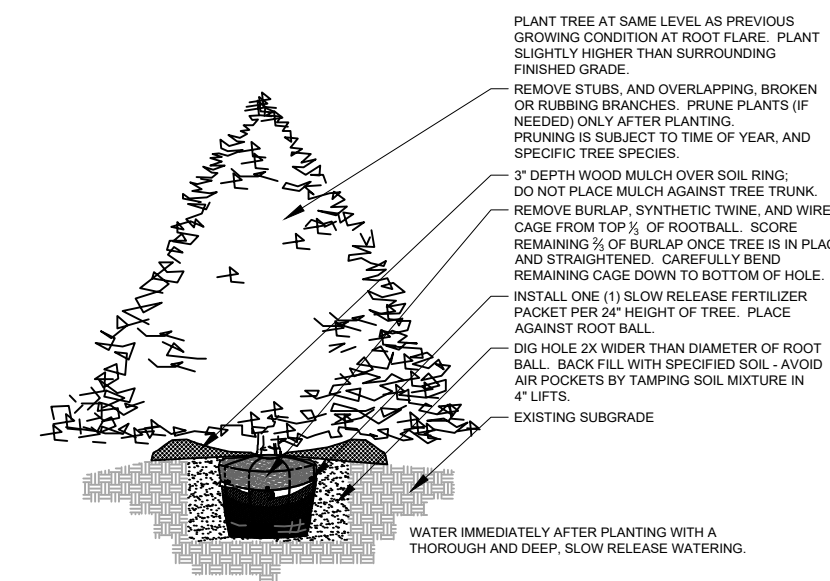
2 DETAIL DECIDUOUS SHRUB PLANTING (POTTED) SECTION



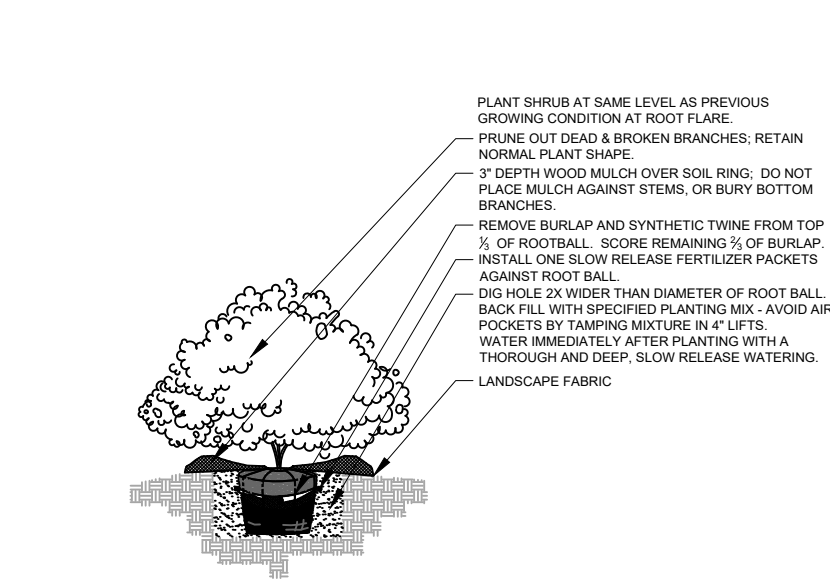
3 DETAIL EVERGREEN SHRUB PLANTING SECTION



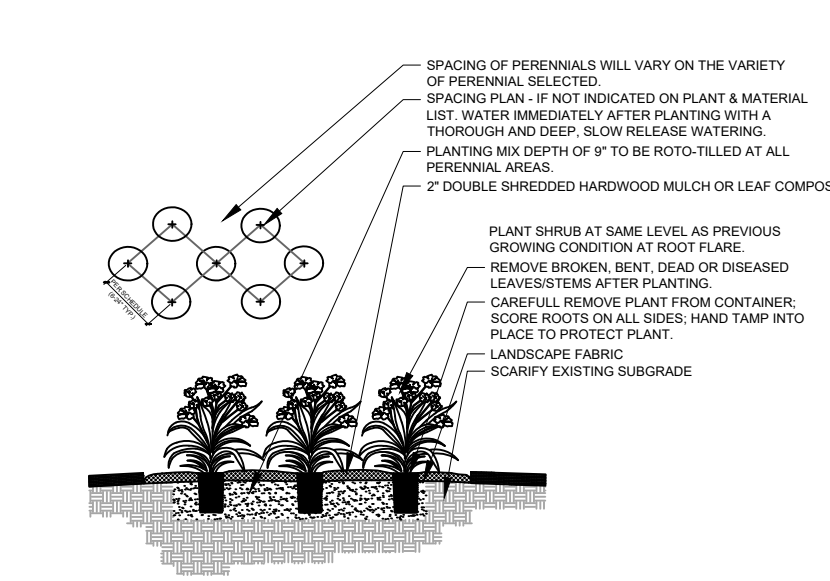
4 DETAIL SPADE EDGE PLANT BED EDGE DETAIL SECTION



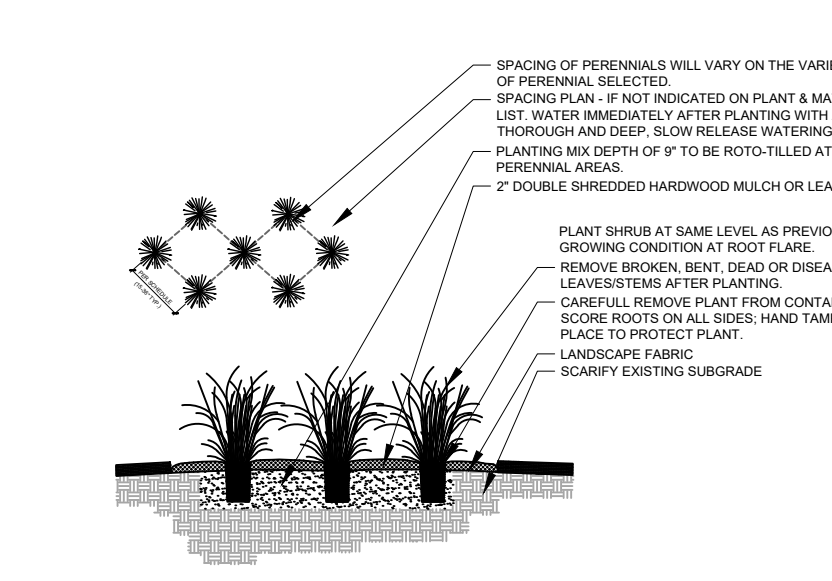
5 DETAIL EVERGREEN TREE PLANTING SECTION



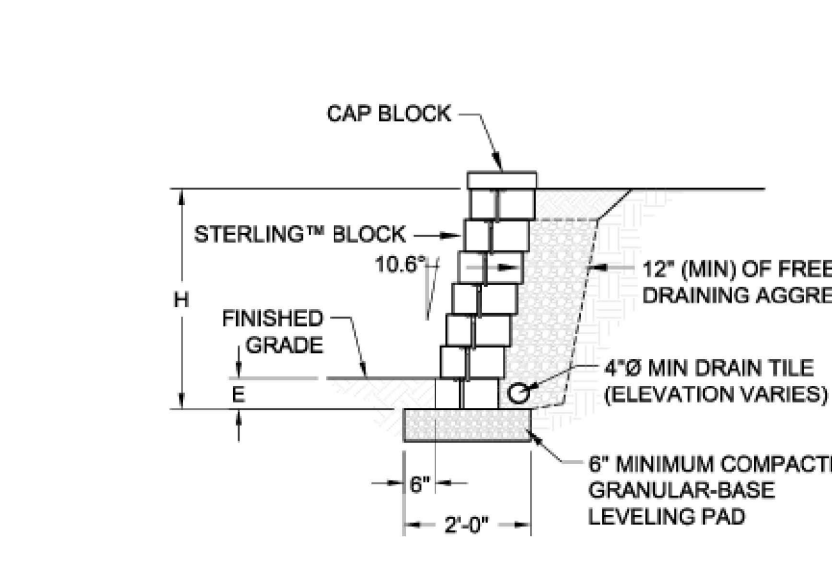
6 DETAIL DECIDUOUS SHRUB PLANTING (B&B) SECTION



7 DETAIL GROUNDCOVER / PERENNIAL PLANTING SECTION



8 DETAIL ORNAMENTAL GRASS PLANTING SECTION



9 DETAIL RETAINING WALL DETAIL SECTION

Table with columns: PLANT KEY, QUANTITY, PLANT MATERIAL PROPOSED (BOTANICAL NAME, COMMON NAME), UNIT, SPECIFICATION / NOTES, PLANT SPACING. Includes sections for Proposed Landscape Construction Preparation, Ornamental Trees (Deciduous), Evergreen Shrubs, Deciduous Shrubs, Ornamental Grasses, Herbaceous Perennials, Groundcovers & Vines, and Lawn.

Hardscape Materials

Table listing materials: CMU Retaining Wall, Shredded Hardwood Mulch (3" depth), Soil Amendments (2" depth), Pulverized Topsoil (Lawn Area), and Pulverized Topsoil (2" over bed areas).

*Landscape counts & quantities are provided as a service to the Landscape Contractor; Landscape Contractor is responsible for verifying these counts and quantities in order to provide a complete landscape installation as outlined on this Landscape Master Plan.

PLANT & MATERIAL SCHEDULE

Information contained herein is based on survey information, field inspection, and believed to be accurate.

SHEET TITLE LANDSCAPE DETAILS, NOTES & SCHEDULES

PROJECT MANAGER WDH
PROJECT NUMBER 23-041
DATE 07.28.23
SHEET NUMBER

PLANTING & HARDSCAPE DETAILS



PROJECT

JOHNSON FINANCIAL GROUP

448 S. Gammon Rd. Madison, WI

ISSUANCE AND REVISIONS

Table with columns: DATE, DESCRIPTION. Shows revisions for 7.26.23 (FIRST ISSUE) and 7.28.23 (REV. SITE PLAN).