Johnson Financial Group - Building Renovation

448 S. Gammon Road | Madison, WI 53719

PROJECT TEAM

TENANT

Johnson Financial Group

555 Main Street

ARCHITECT

The Redmond Company

W228 N745 Westmound Drive Waukesha, WI 53186

PROJECT CONTACT: Eric Ohlfs EMAIL: eohlfs@theredmondco.com P: 262.896.3787

CONTRACTOR

Stevens Construction

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

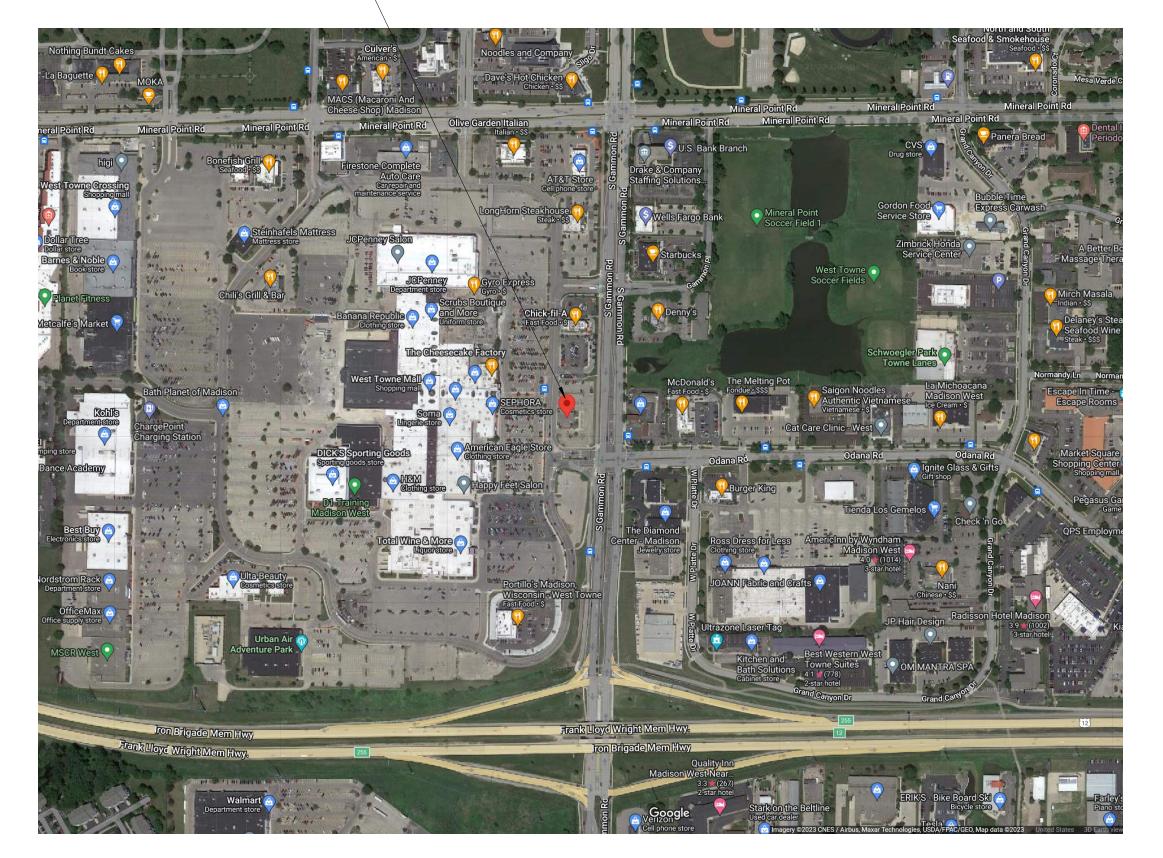
PROJECT CONTACT: David Heller EMAIL: david@wdavidheller.com P: 262.639.9733

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VICINTITY MAP

PROJECT SITE



THE POND DRIVE | WALKESHA, WISCONSIN 53186 | P: 262.549.9600

ohnson Financial Group uilding Renovation

UDC SUBMITTAL

Proje	Project Number	
Date		7/28/2023
Revisi	ions	
#	Description	Date

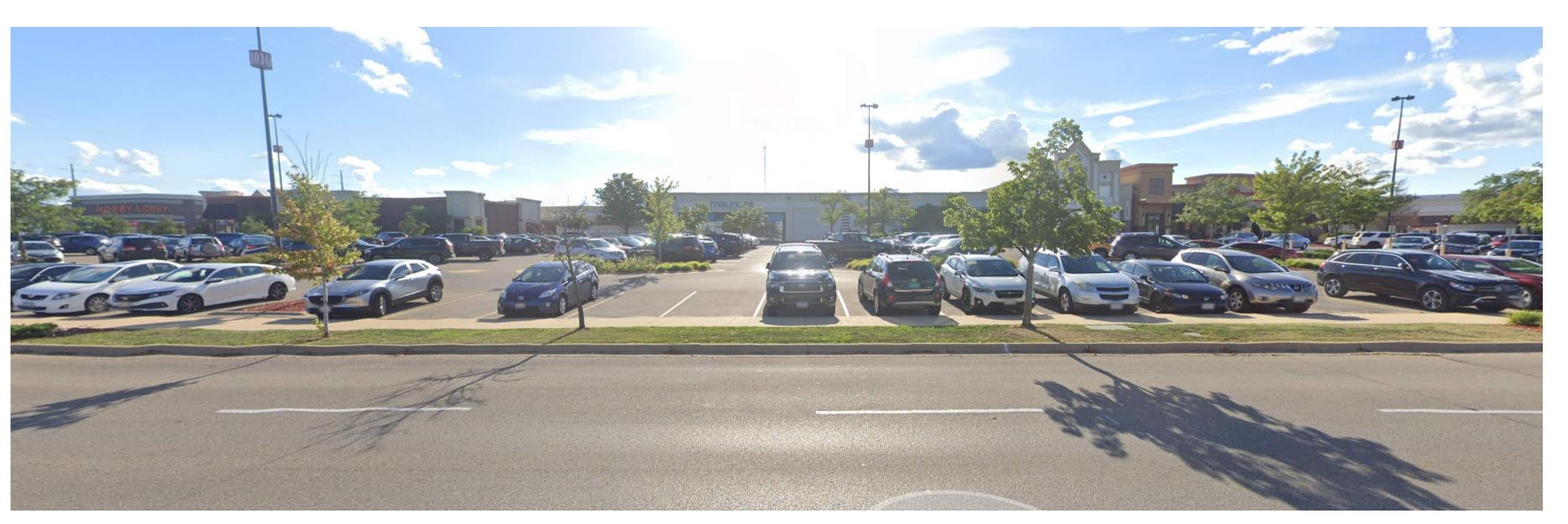
UDC Index

G001

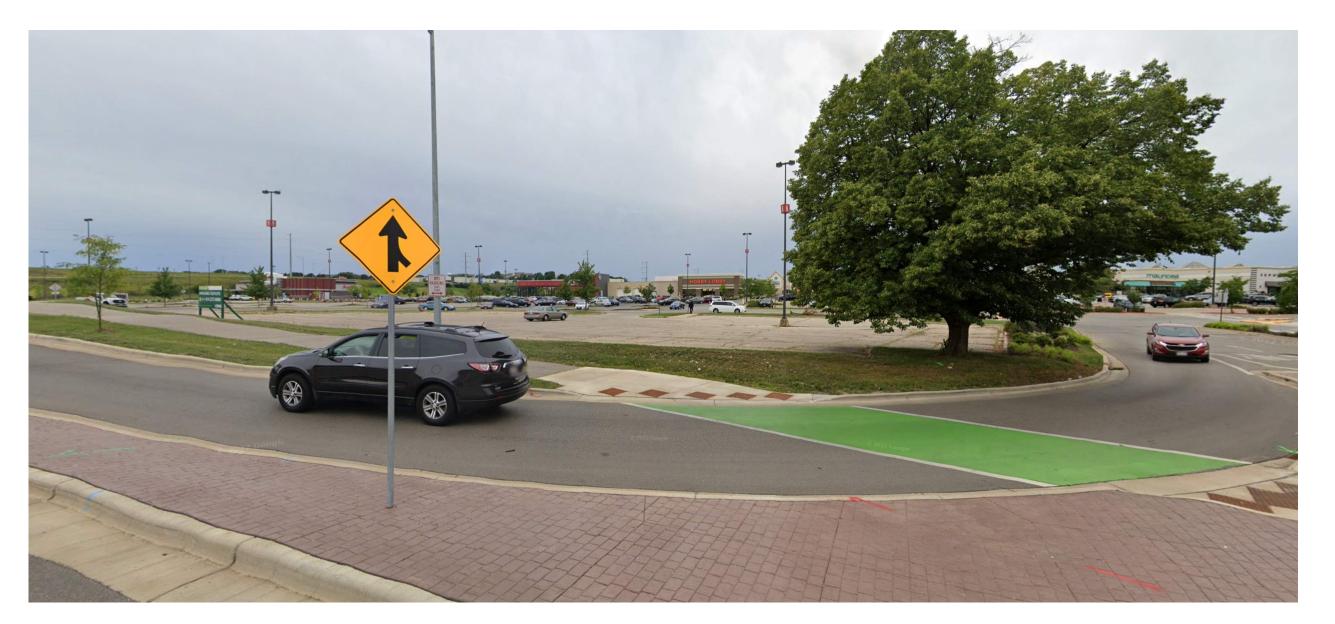
ADJACENT CHICK-FIL-A PROPERTY TO THE NORTH ON GAMMON RD.



PROPERTY ACROSS GAMMON RD. TO THE EAST



WESTPOINTE MALL TO THE WEST OF THE PROPERTY



VACANT LOT TO THE SOUTH

Johnson Financial Group Building Renovation

UDO	C SUBMITTAL	
Proje	ct Number	24013
Date		7/28/2023
Revisi	ons	
#	Description	Date

Contextual Site Information

EXISTING EAST ELEVATION OF CURRENT PROPERTY



EXISTING SOUTH ELEVATION OF CURRENT PROPERTY



EXISTING NORTH ELEVATION OF CURRENT PROPERTY



EXISTING WEST ELEVATION OF CURRENT PROPERTY



Building Renovation

UD(C SUBMITTAL	
Proje	ct Number	2401
Date		7/28/202
Revisi	ons	
#	Description	Date

Existing Building Photos

G003

CONC. MON. WITH

STARTING BENCHMARK: 1039.49 NE COR. OF NE 1/4 SEC. 26, T11N, R19E. CONCRETE MONUMENT WITH BRASS CAP

7568 [©]

RIM=1041.27

BRASS CAP NE COR. OF NE 1/4 SEC. 26, T11N, R19E.

RIM=1041.47

×1042.16

×1042.40

9

SOUTH

7282 RIM=1045.14

CONC. MON. WITH
BRASS CAP
SE COR. OF NE 1/4
SEC. 26, T11N, R19E.

INV.=1033.21 24" S. INV.=1033.21 24" E. 🕤

PAVEMENT

SITE BENCHMARK:/1049,90

CHSLD SQ. SW CRNR OF LIGHT POLE BASE

ASPHALT

CONC. WALK

RIM=1044.83

RIM=1046.97

PARKING

INV.=1042.02 18" NW.

INV.=1041.26 18" N. GRASS 1043.7

ASPHALT

GRASS CONC. CURB | \$ 88°41'19" E 167.00'

GRASS

LANDSCAPE

DOOR SILL ELEV.=1050.37

DOOR SILL ELEV.=1050.42'

ROOFTOP A.C. UNIT⊡

STORM GRATE

ASPHALT

CONC. WALK

GRASS

GRASS

CONCRETE

FARKING 6240 ___

N 88°41'19" W 143.66'

CONC. CURB

WEST TOWNE WAY

WATER LEVEL= \1042.93 \(\chi^2\) S.

GRA/SS

TELE. VAULT

RIM=1046.66

INV. = 1042.40 | 12" N.

INV.=1042.48 4" SE

INV.=1043.49 4" S

\ IRON ROD

1046.60 6870 1046.66 6870 1047.10 RIM=1046.48

RIM=1046.77

CONC. WALK

−6421 RIM=1049.82

CONCRETE

3 DOOR SILL ELEV.=1050.49'

1049.39

LANDSCAPE

WNE W R@AD)

SET CHISELED-

CROSS

RIM=1050.09

INV.=1042.24 12" NW. INV.=1042.70 12" S.

· — — — — ^{*1050.38} DRIVE THRU

CANOPY DRIVE THRU

OVERHANG THRU OVERHANG

BRICK BUILDING #448

> BUILDING HEIGHT=15.0'

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 Surevy Map No. 13442, Part of Lot 2 of Dane County Certified Survey Map Number 3422 and lands being part of the Northeast 1/4 if 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,

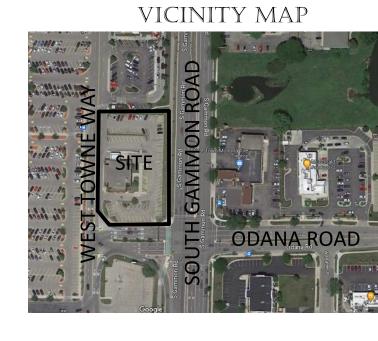
effective date of January 2, 2009, not printed.

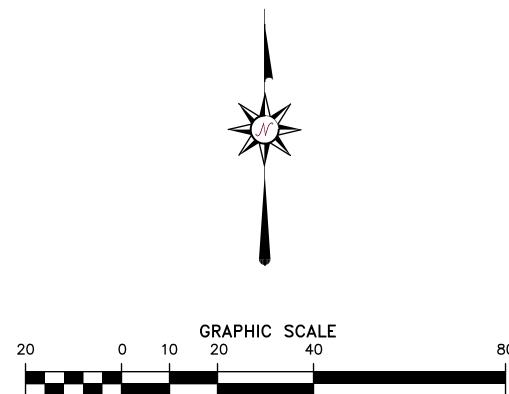
LAND AREA

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

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

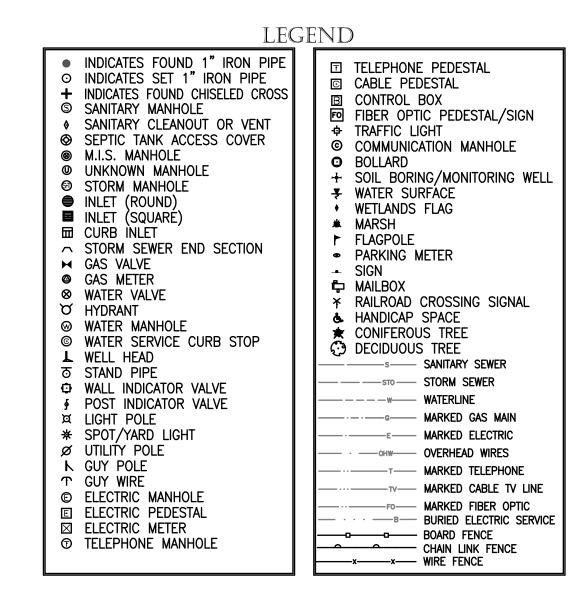
NOTE: Inlet 6413 is full of debris.





(IN FEET)

1 inch = 20 ft.



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



Revision description CHAPUT This document is an instrument of professional service, and may be protected by the surveyors work product doctrine or surveyor / client privilege. The information shown 234 W. Florida Street 414-224-8068 www.chaputlandsurveys.com hereon is intended solely for the use of the client and client directed third parties.

Drawing No. 5025-haw

MALL ACCESS ROAD — REMOVE AREA OF GRASS & EXISTING LANDSCAPING — EXISTING TRANSFORMER — PROPERTY LINE REMOVE ASPHALT FOR NEW DUMPSTER ENCLOSURE EXISTING 1-STORY
BUILDING W/ BASEMENT EXISTING DRIVE-EXISTING PARKING LOT & CURBS TO REMAIN — THRU CANOPY TO IST FLR FOOTPRINT = 4,287 SF
BASEMENT FOOTPRINT = 1,315 SF REMAIN AREA TO BE RESTRIPED — EXISTING LIGHT POLE — EXISTING LIGHT POLE REMOVE EXISTING CONC. REMOVE EXISTING DUMPSTER ENCLOSURE & GATE CHICK-FIL-A PROPERTY — REMOVE EXISTING SIDEWALK REMOVE AREA OF GRASS & EXISTING LANDSCAPING EXISTING LIGHT POLE — AREA TO BE RESTRIPED EXISTING PARKING LOT
& CURBS TO REMAIN REMOVE EXISTING LIGHT POLES — EXISTING MALL ENTRANCE SIGN EXISTING SIDEWALK S. GAMMON RD

nancial Johnson Building

53719

d | Madison,

UDC SUBMITTAL

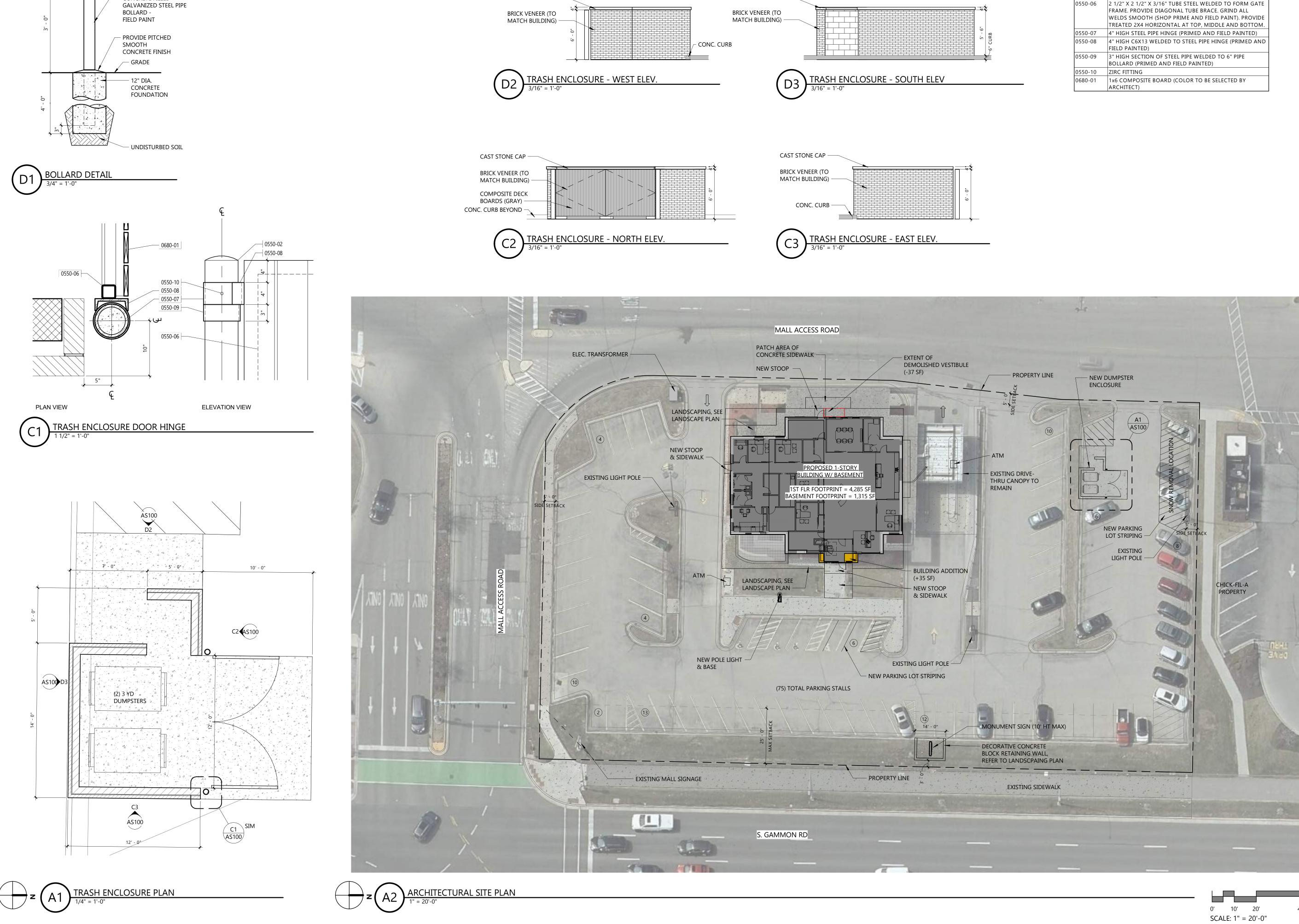
24013 Project Number 7/28/2023 # Description Date

Site Demolition Plan

DEMO SITE PLAN

1" = 20'-0"

0' 10' 20' SCALE: 1" = 20'-0"



CAST STONE CAP —

CAST STONE CAP —

- PROVIDE PITCHED

CONCRETE FINISH

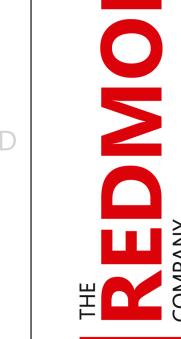
CONCRETE FILLED

- 4" DIAMETER

SMOOTH

KEYNOTES PER SHEET 0550-02 6" DIAMETER CONCRETE FILLED STEEL PIPE BOLLARD (SHOP

PRIME AND FIELD PAINT).





537

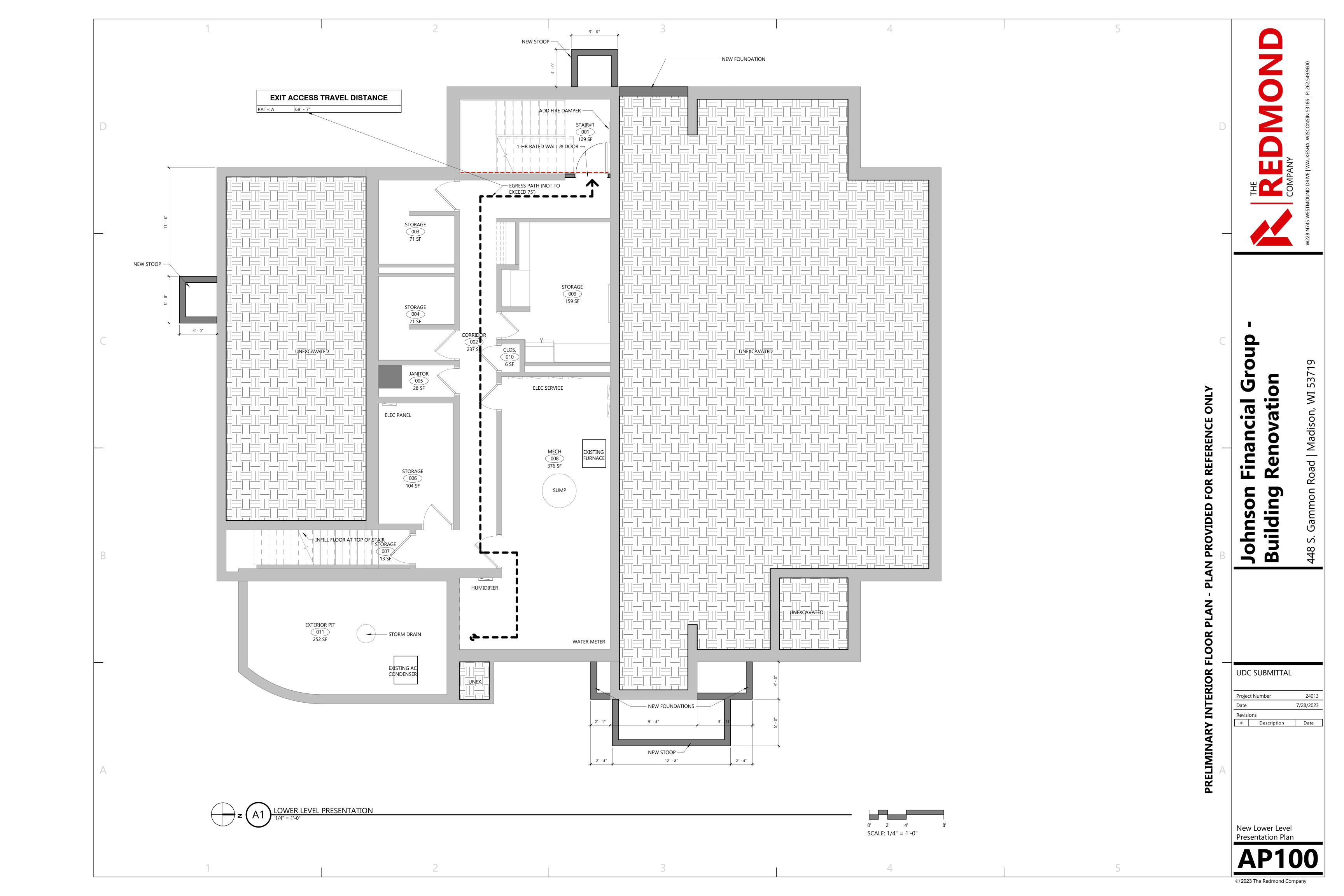
d | Madison,

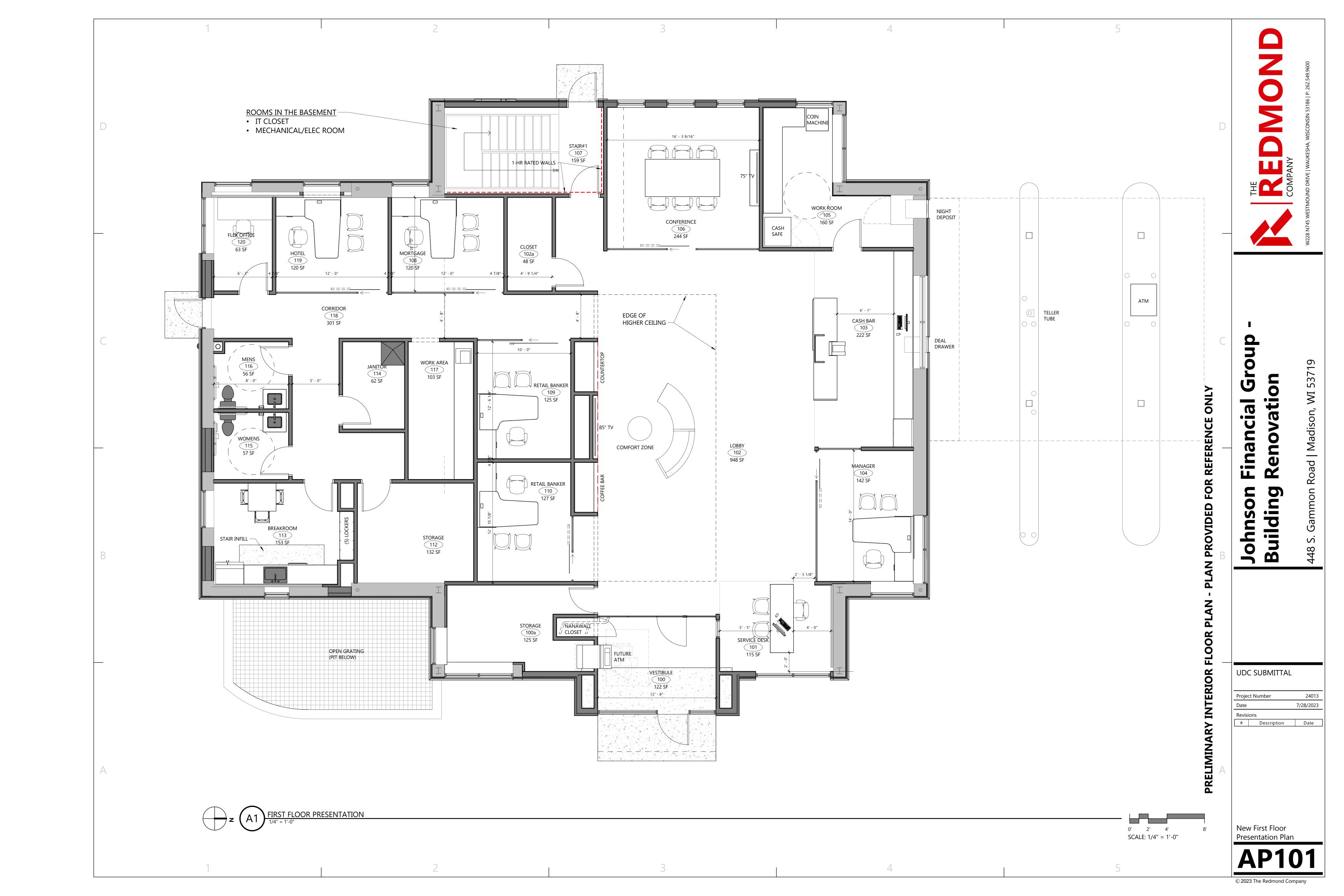
nancial Building Johnson

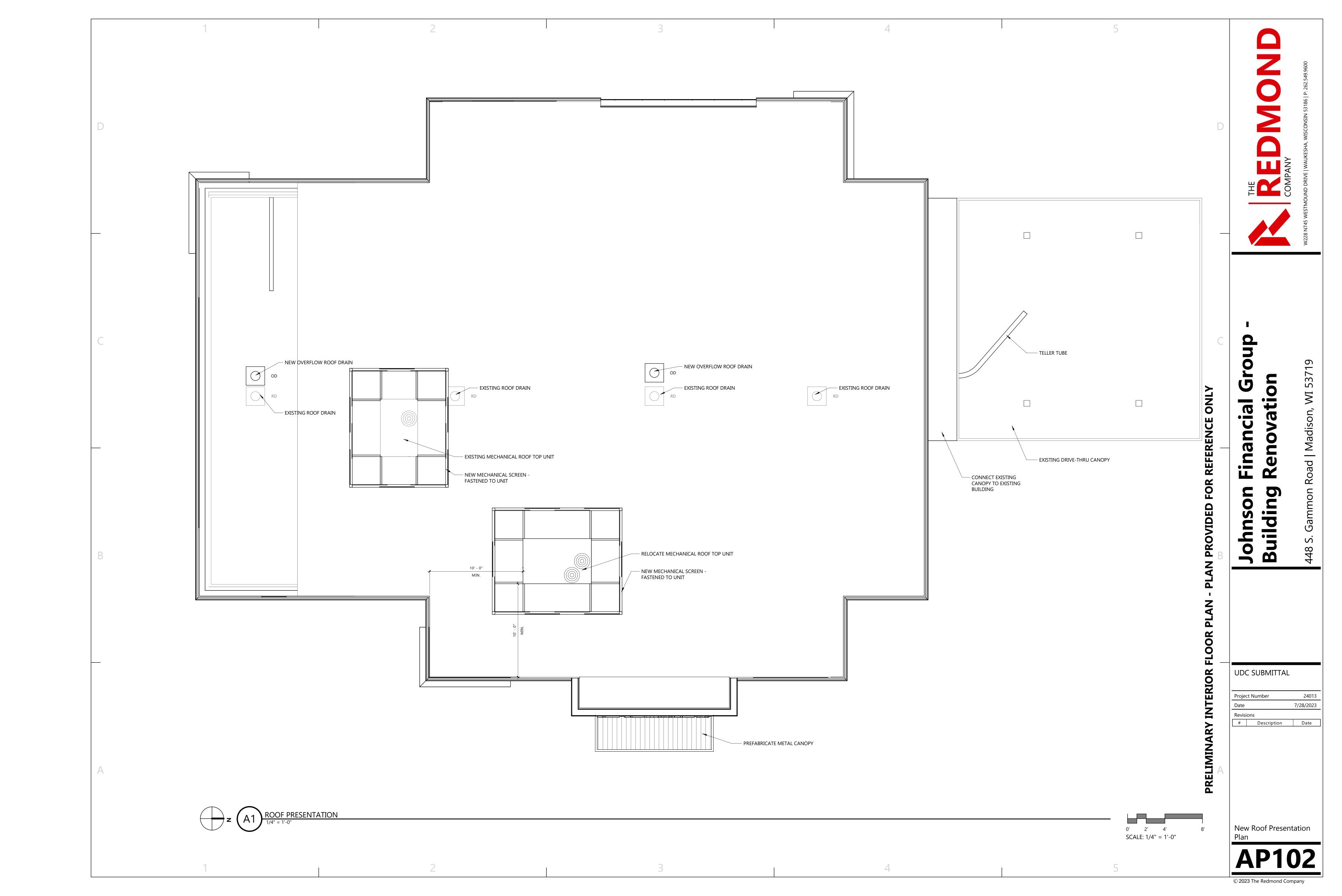
UDC SUBMITTAL

Project Number		24013	
Date		7/28/2023	
Revisi	ons		
#	Description	Date	

Architectural Site Plan









VIEW FROM NORTHEAST



VIEW FROM SOUTHWEST



UDC SUBMITTAL

7/28/2023 Revisions # Description Date

Exterior Renderings



Johnson Financial Group Building Renovation

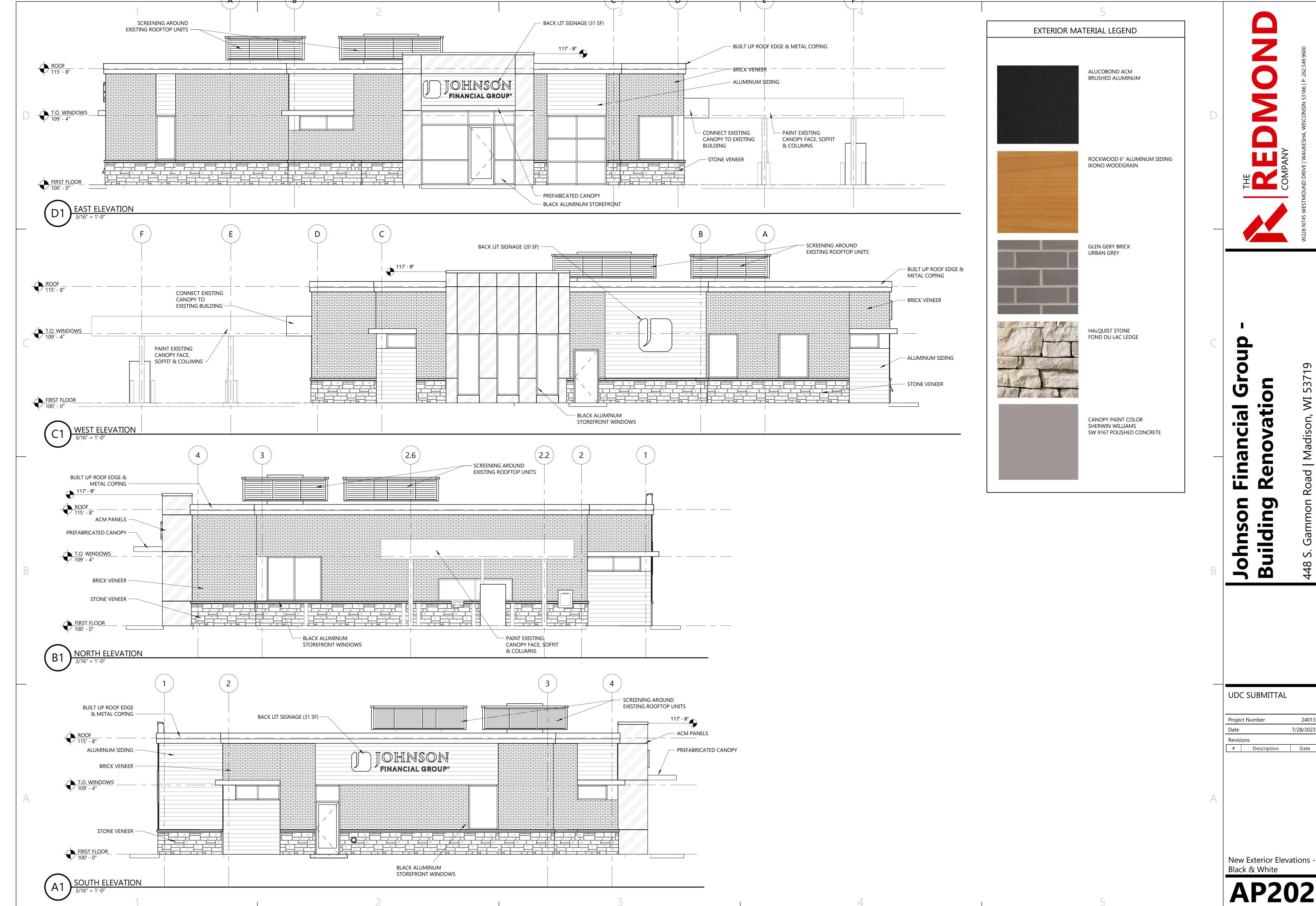
53719

d | Madison,

UDC SUBMITTAL

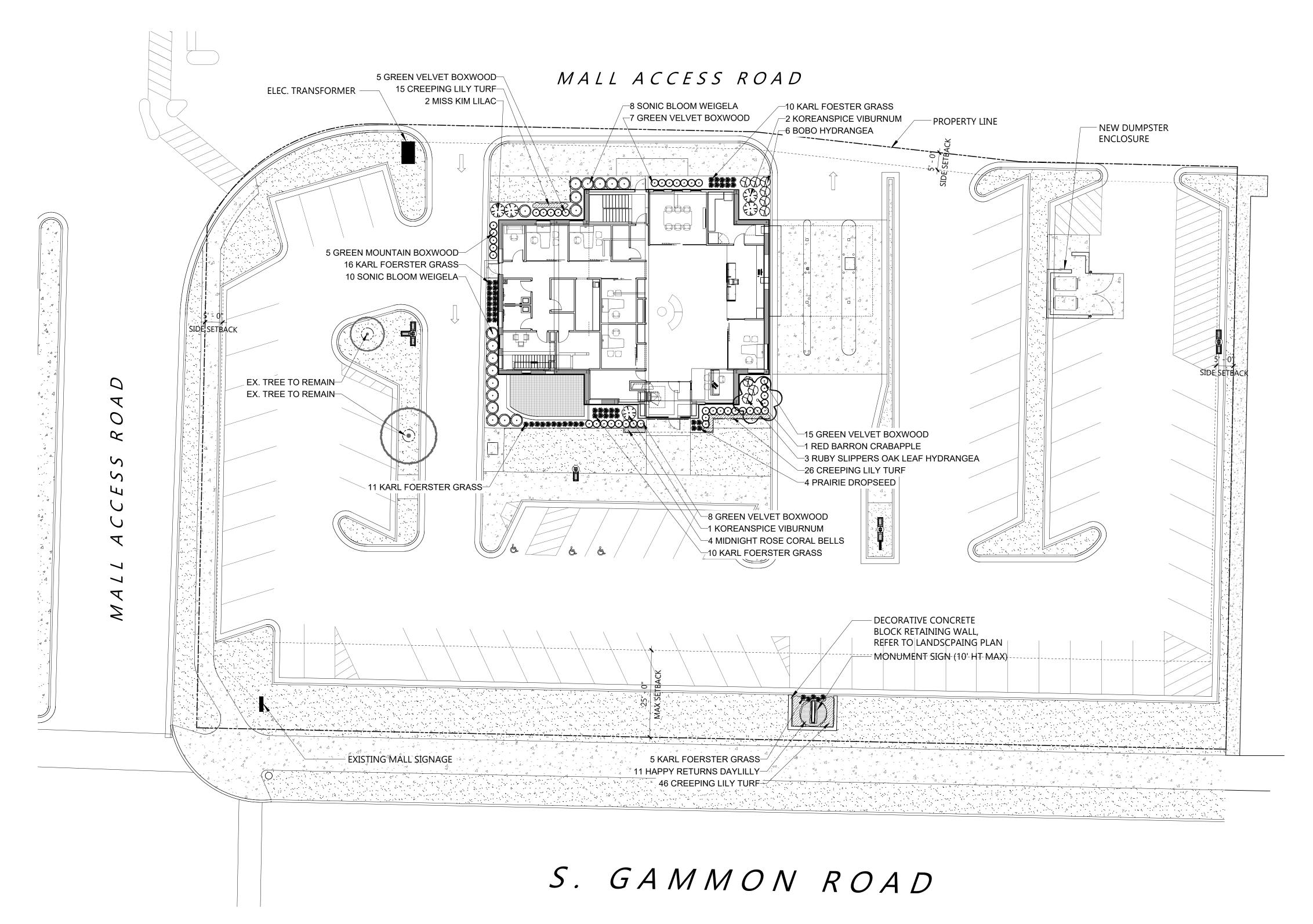
New Exterior Elevations - Colored

AP20



24013 7/28/2023 # Description Date

New Exterior Elevations -





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

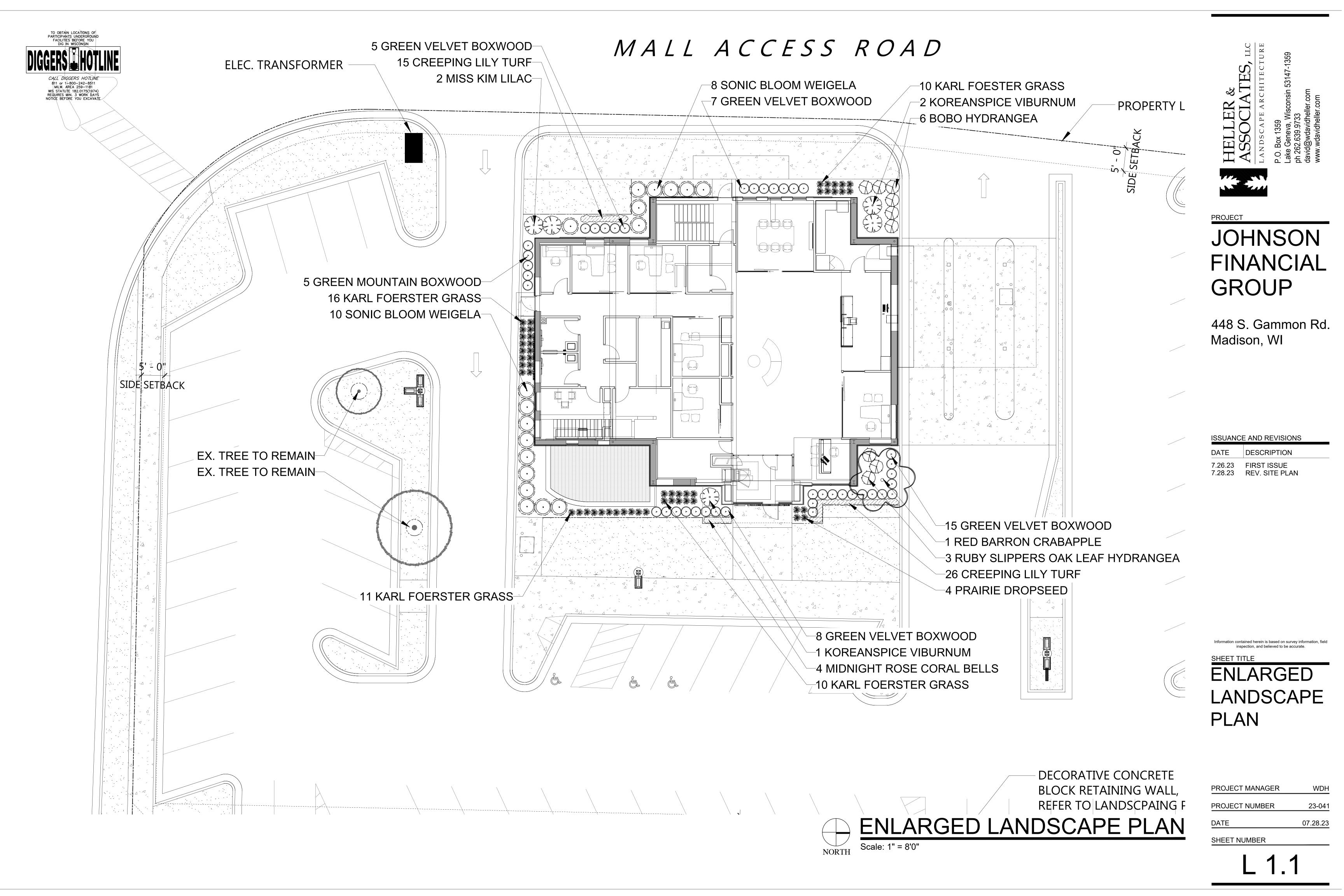
Information contained herein is based on survey information, field inspection, and believed to be accurate.

SHEET TITLE

OVERALL LANDSCAPE PLAN

	OVERALL LANDSCAPE PLA	<u>N</u>
NORTH	Scale: 1" = 16'0"	

PROJECT MANAGER 23-041 PROJECT NUMBER 07.28.23 DATE SHEET NUMBER





- 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). Landscape Architect reserves the right to inspect, and potentially reject any plants that are inferior, compromised, undersized, diseased, improperly transported, installed incorrectly or damaged. No sub-standard "B Grade" or "Park Grade" plant material shall be accepted. Plant material shall originate from nursery(ies) with a similar climate as the planting site.
- 4. Any potential plant substitutions must be approved by Landscape Architect or Owner. All plants must be installed as per sizes indicated on Plant & Material Schedule, unless approved by Landscape Architect. Any changes to sizes shown on plan must be submitted in writing to the Landscape Architect prior to installation.
- 5. Topspoil in Parking Lot Islands (if applicable): All parking lot islands to be backfilled with topsoil to a minimum depth of 12" to insure long-term plant health. Topsoil should be placed within 3" of finish grade by General Contractor / Excavation Contractor during rough grading operations/activity. The landscape contractor shall be responsible for the fine grading of all disturbed areas, planting bed areas, and lawn areas. Crown all parking lot islands a minimum of 4" to provide proper drainage, unless otherwise specified.
- 6. Tree Planting: Plant all trees slightly higher than finished grade at the root flare. Remove excess soil from the top of the root ball, if needed. Remove and discard non-biodegradable ball wrapping and support wire. Removed biodegradable burlap and wire cage (if present) from the top $\frac{1}{3}$ of the rootball and carefully bend remaining wire down to the bottom of the hole. Once the tree has been placed into the hole and will no longer be moved, score the remaining $\frac{2}{3}$ of the burlap and remove the twine. Provide three slow release fertilizer for each tree planted.
- 7. Tree Planting: Backfill tree planting holes 80% existing soils removed from excavation and 20% plant starter mix. Avoid air pockets and do not tamp soil down. Discard any gravel, rocks, heavy clay, or concrete pieces. When hole is $\frac{2}{3}$ full, trees shall be watered thoroughly, and water left to soak in before proceeding to fill the remainder of the hole. Water again to full soak in the new planting. Each tree shall receive a 3" deep, 4-5' diameter (see planting details or planting plan) shredded hardwood bark mulch ring around all trees planted in lawn areas. Do not build up any mulch onto the trunk of any tree. Trees that are installed incorrectly will be replaced at the time and expense of the Landscape Contractor.
- 8. Shrub Planting: All shrubs to be planted in groupings as indicated on the Landscape Plan. Install with the planting of shrubs a $\frac{50}{50}$ mix of plant starter with topsoil. Install topsoil into all plant beds as needed to achieve proper grade and displace undesirable soil (see planting detail). Remove all excessive gravel, clay and stones from plant beds prior to planting. When hole(s) are $\frac{2}{3}$ full, shrubs shall be watered thoroughly, and water left to soak in before proceeding. Provide slow-release fertilizer packets at the rater of 1 per 24" height/diameter of shrub at planting.
- 9. Mulching: All tree and shrub planting beds to receive a 3" deep layer of high quality shredded hardwood bark mulch (not pigment dyed or enviro-mulch). All perennial planting areas (groupings) shall receive a 2" layer of double-shredded hardwood bark mulch, and groundcover areas a 2" layer of the same mulch. Do not mulch annual flower beds (if applicable). Do not allow mulch to contact plant stems and tree trunks.
- 10. Edging: All planting beds shall be edged with a 4" deep spade edge using a flat landscape spade or a mechanical edger. Bedlines are to be cut crisp, smooth as per plan. A clean definition between landscape beds and lawn is required. Pack mulch against lawn edge to hold in place.
- 11. Plant bed preparation/Soil Amendment composition: All perennial, groundcover and annual areas (if applicable) are required to receive a blend of organic soil (Soil Amendments) amendments prior to installation. Roto-till the following materials at the following ratio, into existing soil beds or installed topsoil beds to a depth of approximately 8"-10". Containerized and balled & burlapped plant material should be back-filled with amended soil:

Per 100 SF of bed area (Soil Amendment composition):

- 3/4 CY Peat Moss or Mushroom Compost
- 3/4 CY blended/pulverized Topsoil ½ CY composted manure
- In roto-tilled 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 ½" and larger. Apply a 10-10-10 starter lawn fertilizer uniformly throughout areas prior to laying sod. Use only premium sod blend according to TPI (revised 1995) and ASPA Standards. Install sod uniformly with staggered joints, laid tightly end to end and side to side. Roll sod with a walk behind roller and water immediately upon installation to a 3" depth. Stake any sod installed on slopes steeper than 1:3, and in all swale applications. Contractor is responsible to provide a smooth, uniform, healthy turf, and is responsible for the first two mowings of the newly installed turf, and is also responsible for watering during this
- 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. Trees, Evergreens, and Shrubs (deciduous and evergreen) shall be guaranteed (100% replacement) for a minimum of one (1) year from the date of project completion. Perennials, groundcovers, and ornamental grasses shall be guaranteed for a minimum of one (1) growing season. Perennials, groundcovers, and ornamental grasses planted after September 15th shall be guaranteed through May 31st of the following year. Only one replacement per plant will be required during the warranty period, except for losses or replacements due to failure to comply with specified requirements. Watering and general ongoing maintenance instructions are to be supplied by the Landscape Contractor to the Owner upon completion of the project.
- 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. This shall include all trees, shrubs, evergreens, perennials, ornamental grasses, turf grass, no-mow grass, and native prairie seed mix, stormwater seed mix, and other native seed mixes. Work also includes weeding, edging, mulching (only if required), fertilizing, trimming, sweeping up grass clippings, pruning and deadheading.
- 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

PLANT		PLANT MATERIAL PROPOSED					PLANT
KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	UNIT		SPECIFICATION / NOTES	SPACING
roposed	Landscape Cor	nstruction Preparation			,		
	10	Removal of existing foundation plantings		Hour			
PLANT		PLANT MATERIAL PROPOSED		CALIPER/HEIGHT			PLANT
KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPECIFICATION / NOTES	SPACING
ORNAME	NTAL TREES (DE	ECIDUOUS)					
RBFC	1	Malus x 'Red Barron'	Red Barron Flowering Crabapple	2.0"	B&B	Straight central leader, full and even crown. Prune only after planting	
PLANT		PLANT MATERIAL PROPOSED		SHRUB	ROOT/		PLANT
KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE (HEIGHT)	CONT.	SPECIFICATION / NOTES	SPACING
EVERGREE	N SHURBS						
GMB	5	Buxus 'Green Mountain'	Green Mountain Boxwood	30"	B&B	Full rounded well branched shrub	24"
GVB	35	Buxus 'Green Velvet'	Green Velvet Boxwood	24"	Cont.	Full rounded well branched shrub	24-30"
PLANT		PLANT MATERIAL PROPOSED		SHRUB	ROOT/		PLANT
KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE (HEIGHT)	CONT.	SPECIFICATION / NOTES	SPACING
	JS SHRUBS	1				•	
RSOLH	3	Hydrangea quercifolia 'Ruby Slippers'	Ruby Slippers Oak Leaf Hydrangea	24"	Cont.	Full, well rooted plant, evenly shaped	42"
BBH	6	Hydrangea paniculata 'ILVOBO'	Bobo Hydrangea	24"	Cont.	Full, well rooted plant, evenly shaped	42"
MKL	2	Syringa patula 'Miss Kim'	Miss Kim Dwarf Lilac	30"	Cont.	Full, well rooted plant, evenly shaped	60"
KSV	3	Viburnum carlesii	Fragrant Koreanspice Viburnum	36"	Cont.	Full, well rooted plant, evenly shaped	60"
SBW	18	Weigela florida 'Bokrasopin'	Sonic Bloom Wiegela	24"	Cont.	Full, well rooted plant, evenly shaped	42"
3644	10	Weigera Horida Bokrasopini	Joine Broom Wiegera	24	Cont.	run, wen rooted plant, everny snaped	42
PLANT		PLANT MATERIAL PROPOSED		CONTAINER		_	PLANT
KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE		SPECIFICATION / NOTES	SPACING
_	NTAL GRASSES				_		
KFRG	43	Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	#1	Cont.	Full, well rooted plant	15-18"
PDS	4	Sporobolus heterolepis	Prairie Dropseed	#1	Cont.	Full, well rooted plant	18"
PLANT		PLANT MATERIAL PROPOSED		CONTAINER			PLANT
KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE		SPECIFICATION / NOTES	SPACING
HERBACEC	OUS PERENNIA	LS					
HRD	11	Hemerocallis 'Happy Returns'	Happy Returns Daylilly	#1	Cont.	Full, well rooted plant, evenly shaped	18"
MRCB	4	Heuchera 'Midnight Rose'	Midnight Rose Coralbells	#1	Cont.	Full, well rooted plant, evenly shaped	18"
PLANT		PLANT MATERIAL PROPOSED		CONTAINER			PLANT
KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE		SPECIFICATION / NOTES	SPACING
	COVERS & VINI		COMMON NAME	JIZE		SECULICATION / NOTES	<u> </u>
CLT	46		Crooning Lilly Turf	O+	Dot	Full well rected plant	12"
LLI	40	Liripoe spicata	Creeping Lilly Turf	Qt.	Pot	Full, well rooted plant	12
		PLANT MATERIAL PROPOSED		CONTAINER			PLANT
PLAN		PLAINT IVIATERIAL PROPOSED		7 1 '			
	QUANTITY	SPECIFIED SEED MIX / SOD		SIZE		SPECIFICATION / NOTES	SPACING
PLAN	QUANTITY 115			SIZE	SY	SPECIFICATION / NOTES	SPACING

*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. In the event that a discrepancy occurs between this schedule and the Landscape Master Plan, the Landscape Master Plan- including the graphics

PLANT & MATERIAL SCHEDULE LANDSCAPE GENERAL NOTES

Hardscape Materials

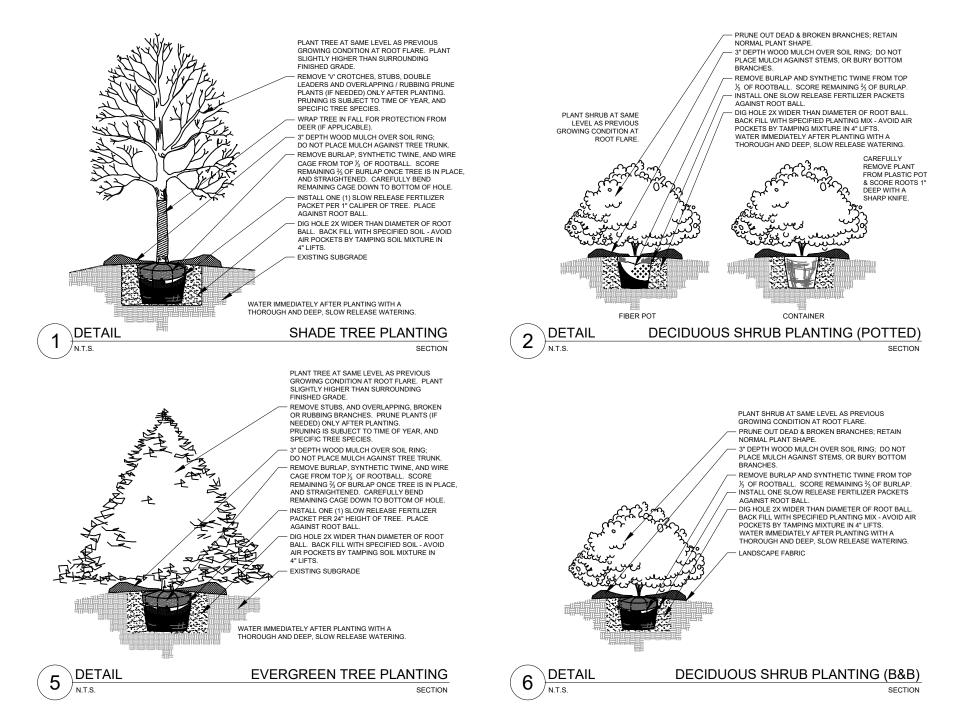
CMU Retaining Wall

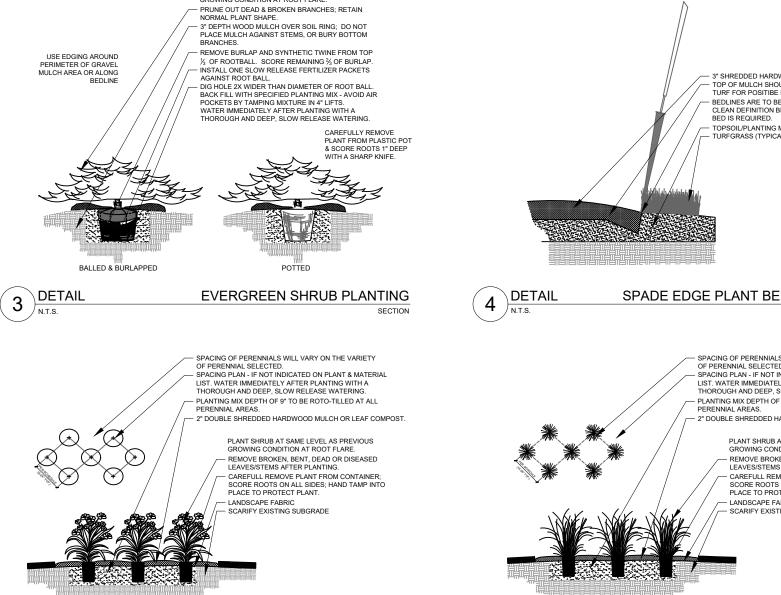
Shredded Hardwood Mulch (3" depth)

Pulverized Topsoil (2" over bed areas)

Soil Amendments (2" depth)

Pulverized Topsoil (Lawn Area)



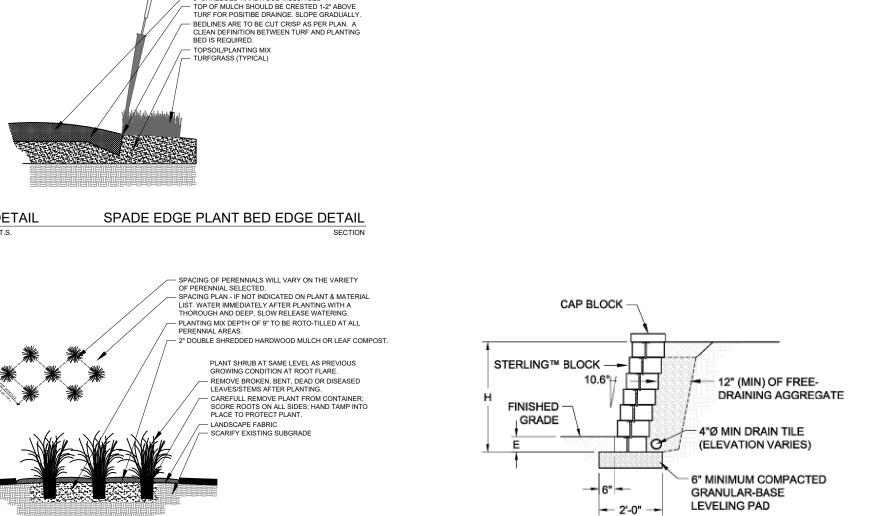


Length: 33 LF Avg Height: 24"

Area: 1,675 SF

Area: 1,025 SF

Area: 1,675 SF



Belgard Diamond Pro Smooth Face series; Color = Moonlight

CY Bark Mulch; apply Preemergent after installation of mulch

PLANTING & HARDSCAPE DETAILS

RETAINING WALL DETAIL



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 LANDSCAPE DETAILS, NOTES & SCHEDULES

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