



Location

8240 Mineral Point Road &
101 Junction Road

Applicant

WCB Properties, LLC/John Flad -
Flad Development & Investment Corp

From: PUD-SIP To: Amended
PUD-GDP-SIP

Existing Use

Vacant land and commercial buildings

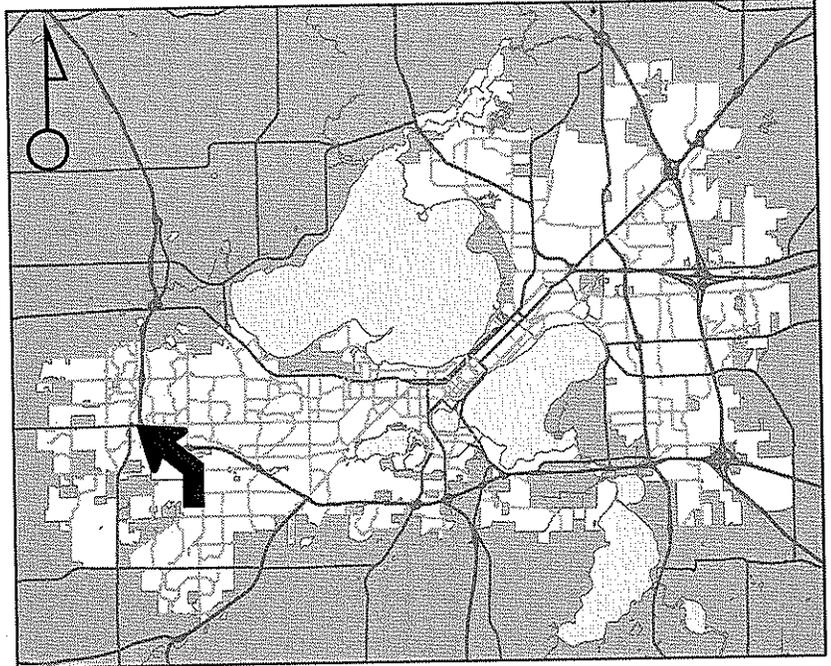
Proposed Use

Amend PUD to allow construction
of 4,600 square-foot retail building
and off-premises sign

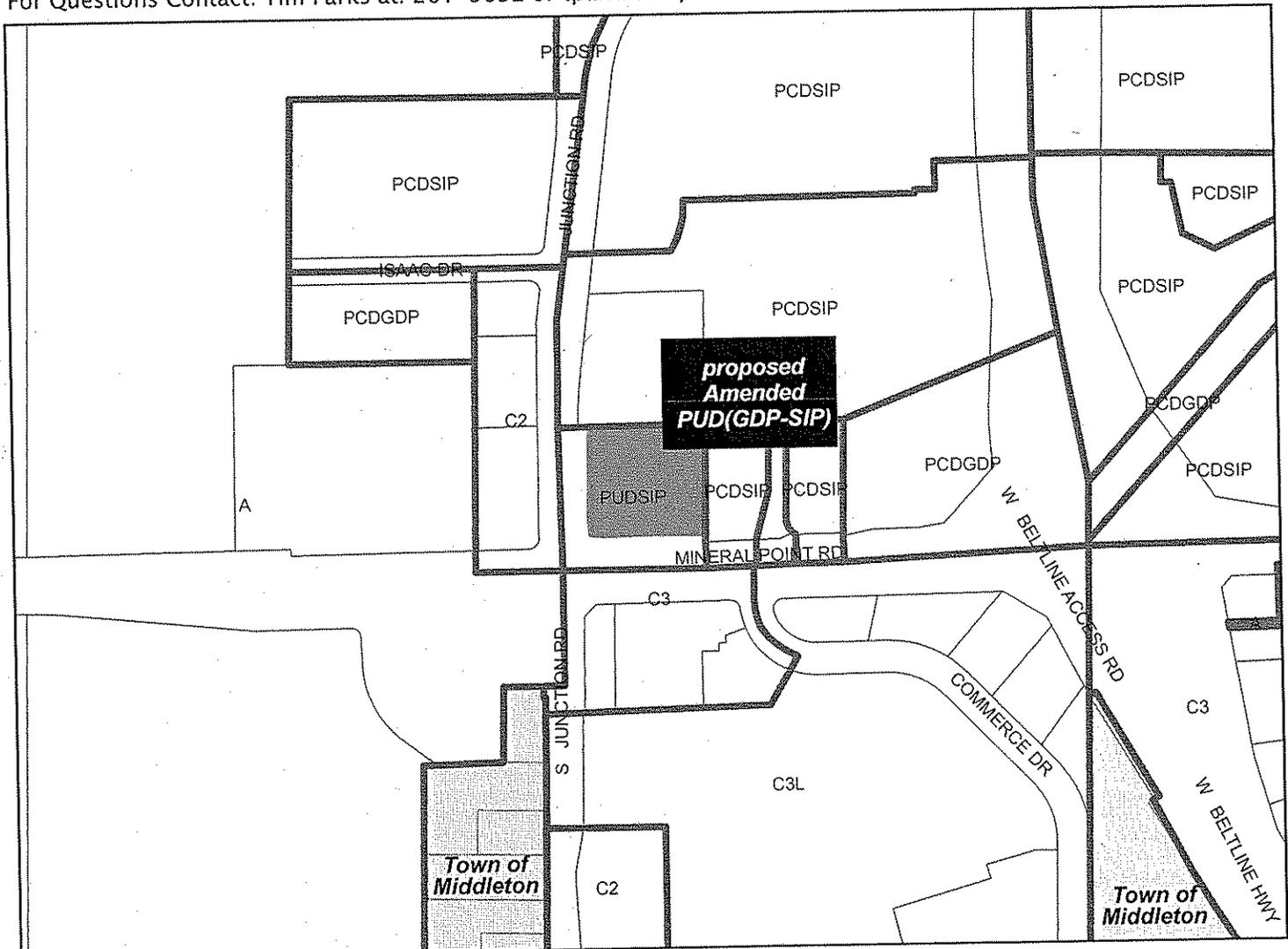
Public Hearing Date

Plan Commission
24 January 2011

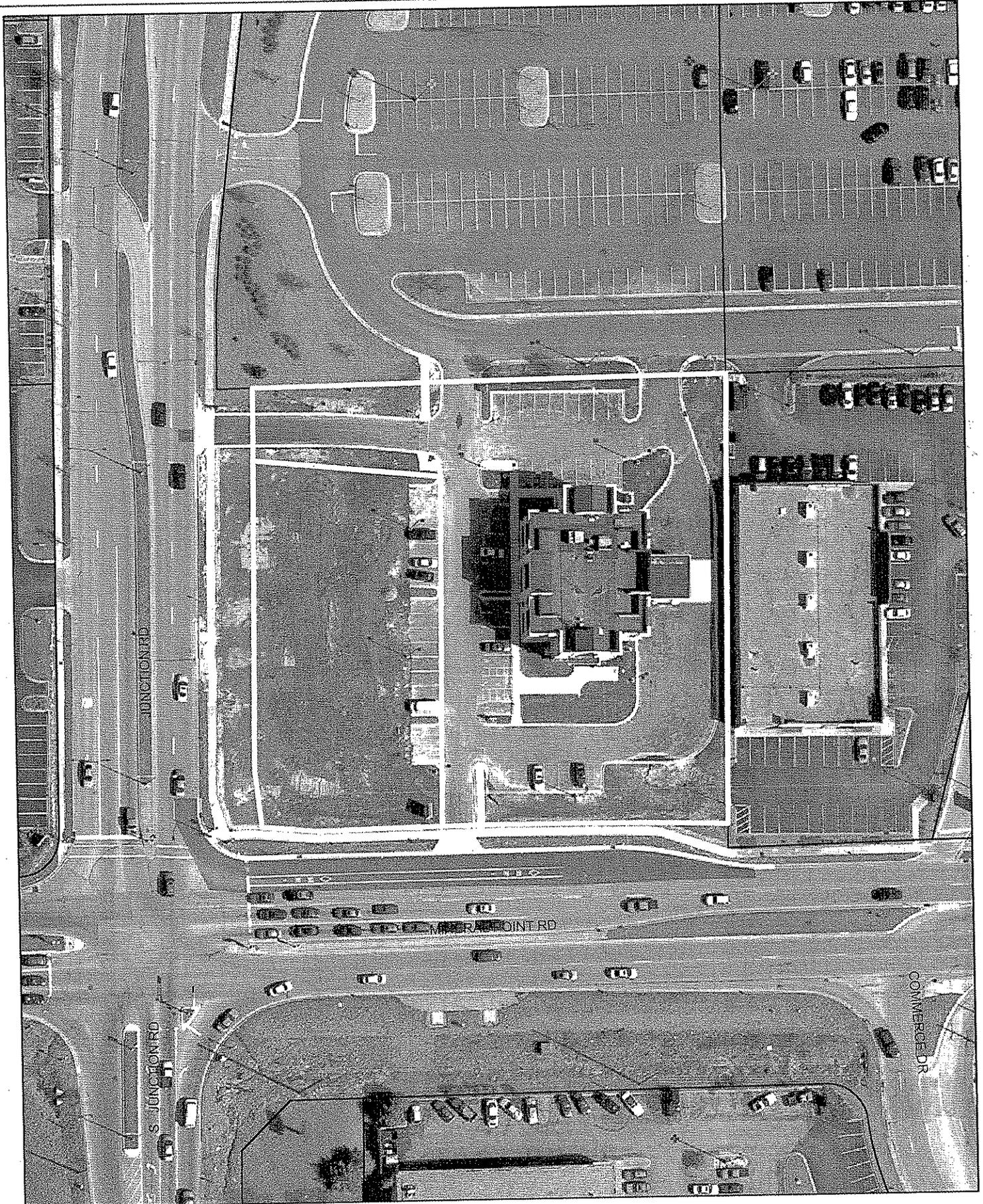
Common Council
01 February 2011



For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'





LAND USE APPLICATION Madison Plan Commission

215 Martin Luther King Jr. Blvd; Room LL-100
PO Box 2985; Madison, Wisconsin 53701-2985
Phone: 608.266.4635 | Facsimile: 608.267.8739

- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed with the Subdivision Application.
- Before filing your application, please review the information regarding the **LOBBYING ORDINANCE** on the first page.
- Please read all pages of the application completely and fill in all required fields.
- This application form may also be completed online at www.cityofmadison.com/planning/plan.html
- All Land Use Applications should be filed directly with the Zoning Administrator.

FOR OFFICE USE ONLY:	
Am't. Paid <u>\$1450⁰⁰</u>	Receipt No. <u>115796</u>
Date Received <u>11/16/10</u>	
Received By <u>JFK</u>	
Parcel No. <u>0708-224-0213-0</u>	
Aldermanic District <u>9 - Paul Skidmore</u>	
GQ <u>CU/zone 0 PUDSIP/Englewood</u>	
Zoning District <u>PUDSIP</u>	
For Complete Submittal	
Application <input checked="" type="checkbox"/> Letter of Intent	<input checked="" type="checkbox"/>
IDUP <u>NA</u>	Legal Descript. <input checked="" type="checkbox"/>
Plan Sets <input checked="" type="checkbox"/>	Zoning Text <input checked="" type="checkbox"/>
Alder Notification <input type="checkbox"/> Waiver <input checked="" type="checkbox"/>	
Ngrhd. Assn Not. <input type="checkbox"/> Waiver <input type="checkbox"/>	
Date Sign Issued <u>11/16/10</u>	

1. **Project Address:** 8240 Mineral Pt. Rd., 117 Junction Rd. **Project Area in Acres:** 1.785
Project Title (if any): Amendment of Planned Unit Development (May 16, 2006)
WCB Office & Retail Center

2. This is an application for:

Zoning Map Amendment (check the appropriate box(es) in only one of the columns below)	
<input type="checkbox"/> Rezoning to a Non-PUD or PCD Zoning Dist.: Existing Zoning: _____ to _____ Proposed Zoning (ex: R1, R2T, C3): _____	Rezoning to or Amendment of a PUD or PCD District: <input type="checkbox"/> Ex. Zoning: _____ to PUD/PCD-GDP <input checked="" type="checkbox"/> Ex. Zoning: <u>PUD/GDP</u> to PUD/PCD-SIP <input type="checkbox"/> Amended Gen. Dev. <input checked="" type="checkbox"/> Amended Spec. Imp. Plan
<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Demolition Permit
<input type="checkbox"/> Other Requests (Specify): <u>Subdivision App.</u>	

Certified Survey Map

3. Applicant, Agent & Property Owner Information:

Applicant's Name: John Flad Company: Flad Development & Investment Corp.
Street Address: 7941 Tree Lane City/State: Madison, WI Zip: 53717
Telephone: (608) 833-8100 Fax: (608) 833-8105 Email: jflad@flad-development.com
Project Contact Person: SAME AS ABOVE Company: _____
Street Address: _____ City/State: _____ Zip: _____
Telephone: () _____ Fax: () _____ Email: _____
Property Owner (if not applicant): WCB Properties, LLC
Street Address: 8240 Mineral Point Road City/State: Madison, WI Zip: 53717

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: A 2-story Wisconsin Community Bank building is located on Lot 1 and a new 4,500 sq.ft. retail building is proposed for Lot 2.
Development Schedule: Commencement Spring, 2011 Completion Fall, 2011

5. Required Submittals:

- Plans** submitted as follows below and depicts all lot lines; existing, altered, demolished or proposed buildings; parking areas and driveways; sidewalks; location of any new signs; existing and proposed utility locations; building elevations and floor plans; landscaping, and a development schedule describing pertinent project details:
 - **7 copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
 - **7 copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
 - **1 copy** of the plan set reduced to fit onto 8 1/2 inch by 11 inch paper
- Letter of Intent (12 copies):** describing this application in detail including, but not limited to: existing conditions and uses of the property; development schedule for the project; names of persons involved (contractor, architect, landscaper, business manager, etc.); types of businesses; number of employees; hours of operation; square footage or acreage of the site; number of dwelling units; sale or rental price range for dwelling units; gross square footage of building(s); number of parking stalls, etc.
- Legal Description of Property:** Lot(s) of record or metes and bounds description prepared by a land surveyor. For any application for rezoning, the description must be submitted as an electronic word document via CD or e-mail. For applications proposing rezoning to more than one district, a separate description of each district shall be submitted.
- Filing Fee: \$1,450.** See the fee schedule on the application cover page. Make checks payable to: *City Treasurer.*
- Electronic Submittal:** All applicants are required to submit copies of all items submitted in hard copy with their application (including this application form, the letter of intent, complete plan sets and elevations, etc.) as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or in an e-mail sent to pcapplications@cityofmadison.com. The e-mail shall include the name of the project and applicant. Applicants unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.

In Addition, The Following Items May Also Be Required With Your Application:

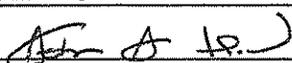
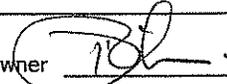
- For any applications proposing demolition or removal of existing buildings, the following items are required:
 - Prior to the filing of an application, the applicant or his/her agent is required to notify a list of interested persons registered with the City **30 or 60 days prior to filing** their application using the online notification tool found at: <https://www.cityofmadison.com/developmentCenter/demolitionNotification/>
 - A photo array (6-12 photos) of the **interior and exterior** of the building(s) to be demolished or removed. A written assessment of the condition of the building(s) to be demolished or removed is highly recommended.
 - Note: A Reuse and Recycling Plan approved by the City's Recycling Coordinator is required prior to issuance of wrecking permits and the start of construction.
- Zoning Text (12 copies):** must accompany Planned Community or Planned Unit Development (PCD/PUD) submittals.

6. Applicant Declarations:

- Conformance with adopted City plans:** Applications shall be in accordance with all adopted City of Madison plans:
 - The site is located within the limits of Generalized Future Land Use Plan, which recommends: GC - General Commercial for this property.
- Pre-application Notification:** Section 28.12 of the Zoning Code requires that the applicant notify the district alder and any nearby neighborhood & business associations in writing no later than **30 days** prior to filing this request:
 - List below the Alderperson, Neighborhood Association(s), Business Association(s) AND dates you sent the notices:
Alder Paul Skidmore

NOTE: If the alder has granted a waiver to this requirement, please attach any such correspondence 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: Brad Murphy/Tim Parks Date: 10/7/10 Zoning Staff: Matt Tucker Date: 11/8/10
- Check here if this project will be receiving a public subsidy.** If so, indicate type in your Letter of Intent.

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

Printed Name John J. Flad Date 11/17/10
 Signature  Relation to Property Owner Contractual Owner
 Authorizing Signature of Property Owner  Date 11/15/10

**Flad Development
& Investment Corp.**

Oakbridge Commons
7941 Tree Lane, Suite 105
Madison, Wisconsin 53717-2029
(608) 833-8100 FAX (608) 833-8105
E-mail: flad@flad-development.com

November 17, 2010

Plan Commission
c/o Dept. of Planning & Development
City of Madison
215 Martin Luther King Jr. Blvd.
Madison, WI 53703

Re: WCB Office & Retail Center
WCB Properties, LLC/Wisconsin Community Bank

Dear Chair & Members of the City of Madison Plan Commission:

WCB Properties, LLC/Wisconsin Community Bank is the owner of 8240 Mineral Point Road and 117 Junction Road, located at the southwest corner of the Prairie Towne Shopping Center/Target which is located at the northeast corner of Mineral Point Road/Junction Road. 8240 Mineral Point Road is presently improved with a two-story Wisconsin Community Bank building and 117 Junction Road is currently vacant land.

WCB Properties, LLC/Wisconsin Community Bank subdivided the subject property into two parcels in 2006 with Certified Survey Map 11867 and secured final rezoning approval from C2 to PUD-GDP and PUD-GDP-SIP for 117 Junction Road and 8240 Mineral Point Road respectively on May 16, 2006 (Madison Common Council).

WCB Properties, LLC/Wisconsin Community Bank has entered into a contractual relationship with Flad Development & Investment Corp. to develop the vacant land at 117 Junction Road. Flad Development has had several meetings with representatives of Planning & Development, Engineering & Traffic Engineering over the past few months to resolve site, access and development issues. There have also been meetings with the district alderperson, Paul Skidmore.

Specifically, the adjacent intersection at Mineral Point Road/Junction Road is scheduled to under-go major reconstruction in the coming years which directly impacts the adjacent parcels' plans as to size, access, stormwater management, etc. Planning & Development staff recommends that we amend the approved PUD-GDP and PUD-GDP-SIP and finalize the PUD-SIP zoning for new Lot 2 (retail parcel) with this Application. Engineering and Traffic Engineering staff recommend that a new Certified Survey Map be introduced to secure additional right-of-way along Mineral Point Road, establish the limited access restriction along Mineral Point Road, and create the necessary utility and cross-drive easements. These recommendations, of course, have significant impacts across the two parcels relative to siting, access, storm water management, etc.

Enclosed with this Letter of Intent are a Subdivision Application and Land Use Application. The Subdivision Application is accompanied by a new Certified Survey Map which re-delineates Lot 1 (bank parcel) and Lot 2 (retail parcel) and is responsive to the dictates of City Engineering and Traffic Engineering. The site plans enclosed with the plan submittals reflect the new legal lots and effectively integrate the amended plan for Lot 1 (bank parcel) and the new plan for Lot 2 (retail parcel). We have highlighted on Site Plan "A" the specific changes to the previously approved PUD-GDP-SIP for Lot 1 (bank parcel); the significant items illustrated on the site plan are:

- Approximately 5-6 feet of land along Mineral Point Road is converted to municipal right-of-way to provide for a pedestrian/bicycle sidewalk and access onto Mineral Point Road is eliminated and replaced with two parking stalls.
- The original storm water management plan is somewhat impacted by the right-of-way conveyance to the City, but the new storm water management plan provided for on new Lot 2 (retail parcel) effectively addresses the overall storm water issue. A storm water bioretention basin is located in the middle of the parking lot on Lot 2 (retail lot) and provides for sediment control and infiltration; a stormwater easement across Lot 2 (retail lot) anticipates and addresses Lot 1 (bank parcel) stormwater.
- The access drive out to Junction Road has been slightly reoriented and enlarged from a 20-foot drive to a 26-foot drive. This access drive out to Junction Road is our main access to Lot 1 and Lot 2. A non-exclusive drive easement will exist between Lot 1 and Lot 2 relative to all drives.

Site Plan "B" (new Lot 2, PUD-SIP) illustrates the proposed site plan for the retail parcel; significant items delineated on the proposed site plan are:

- A 4,500 square foot retail building is located on Lot 2 (retail lot) and is directly on the corner with pedestrian access to the north and south of the building provided for. This four-sided building is architecturally integrated with the existing bank building as to materials, color, detailing, etc.
- The landscape plan illustrates all plant materials and the landscape point schedule which exceeds municipal requirements. Following the public sidewalk North along Junction Road is a pedestrian edge of landscaping and low masonry elements that screen the auto parking, delineate the bicycle parking, and extend the materials of the building.
- An off-premises monument sign for Target is provided at the Mineral Point Road/Junction Road intersection on Lot 2 to compensate Target for the access drive easements on the north side of the subject site to their internal loop road and for a limited non-exclusive employee parking easement.

The total site includes new Lot 1 (51,883 square feet) and new Lot 2 (25,844) square feet for a total of 77,727 square feet. The total site will have 91 parking spaces and a parking ratio of 4.0 per 1,000 square feet. Also, per Code, 10 bicycle parking spaces are provided.

Lot 2, the retail parcel, is proposed for a retail building of 4,500 square feet with hours of operation consistent with the hours at Prairie Towne Shopping Center..... typically, Monday-Friday 9:00 a.m. – 9:00 p.m., Saturday 9:00 a.m.- 8:00 p.m., and Sunday 11:00 a.m.- 6:00 p.m. The anticipated number of employees is 15 with up to 20 people employed during the holidays. The proposed schedule for the development of Lot 2 is a Spring, 2011, construction start with a Fall, 2011, opening. All trash removal and snow removal will be done by private contractor. All of this information regarding Lot 2 is in harmony with the approved PUD-GDP in 2006.

There exist two time sensitive issues specified in the Zoning Text of the previously approved PUD (GDP & SIP), May 16, 2006, and in the existing Certified Survey Map #11867 respectively. First, the Zoning Text states that as to Lot 2, 117 Junction Road, "No additional uses shall be permitted until after December 31, 2011 unless sooner approved by the City of Madison and only upon the approval of the PUD-GDP-SIP for Lot 2." Secondly, Page 3 of the previously approved Certified Survey Map #11867 states, "30 foot wide public grading and sloping easement is to terminate upon the completion of improvements to Mineral Point Road and/or Junction Road or on December 31, 2015, whichever comes first." The City of Madison by its approval of this Amended PUD-GDP-SIP and new PUD-SIP for Lot 2, 117 Junction Road, hereby approves and waives the above-referenced time constraints.

The Fee Owner of Lot 1 & Lot 2 is: WCB Properties, LLC
8240 Mineral Point Road
Madison, WI 53717
Attn: Thomas Wilkinson, CEO
Telephone: (608) 203-1200
Fax: (608) 203-1210
Email: twilkinson@thewcb.com

The Contractual Owner of Lot 2 is: Flad Development & Investment Corp.
7941 Tree Lane, Suite 105
Madison, WI 53717
Attn: John J. Flad, President
Telephone: (608) 833-8100
Fax: (608) 833-8105
Email: jflad@flad-development.com

Plan Commission
November 17, 2010
Page Four

The Architectural Firm is:

GMK Architecture, Inc.
3220 Syene Road, Suite 109
Madison, WI 53713
Attn: Russell Kowalski, Principal
Telephone: (608) 277-0585
Email: russgmk@gmkarch.com

The Engineering Firm is:

Vierbicher
999 Fourier Drive, Suite 201
Madison, WI 53717
Attn: David Glusick, P.E.
Telephone: (608) 826-0532
Fax: (608) 826-0530
Email: dglu@vierbicher.com

We look forward to presenting this project to you.

Sincerely,

WCB Properties, LLC

By: 

Thomas Wilkinson, President

Sincerely,

Flad Development & Investment Corp.

By: 

John J. Flad, President

Zoning Text

Amendment of Planned Unit Development WCB Office & Retail Center 8240 Mineral Point Road & 117 Junction Road

- General Development Plan & Specific Implementation Plan Approved by Common Council on May 16, 2006
- This Amendment provides for the Specific Implementation Plan for new Lot 2... The Retail Center, 117 Junction Road

A. Statement of Purpose:

This Amendment to the previously approved Planned Unit Development-General Development Plan & Specific Implementation Plan (GDP & SIP) – May 16, 2006 provides for the Wisconsin Community Bank facility on new Lot 1 (8240 Mineral Point Road) and the 4,500 square foot retail building on new Lot 2 (117 Junction Road). New Lot 1 consists of 51,883 square feet and its current zoning of PUD (GDP & SIP) is appropriately amended by this Application. New Lot 2 consists of 25,844 square feet and its current zoning of PUD (GDP) is now appropriately established as PUD (GDP & SIP).

B. Permitted Uses:

Lots 1 and 2: Banks and financial institutions; loan offices; offices, business and Professional, including banks and financial institutions, and medical, dental and optical clinics; and retail shops and stores as permitted in the C2 zoning district and uses accessory thereto, together with related drive-through facilities.

C. **Excluded Use:** Drive-through windows for restaurants are prohibited.

D. **Lot Area:** As shown on the approved plans.

E. **Floor Area Ratio:** As shown on the approved plans.

F. **Yard Requirements:** As shown on the approved plans.

G. **Landscaping:** As shown on the approved plans.

H. **Accessory Off-Street Parking and Loading:**
As shown on the approved plans.

I. **Building Description and Design, including Height:**
As shown on the approved plans.

J. **Lighting (Building and Site):**
As shown on the approved plans.

K. Signage:

Signage will be allowed as per Chapter 31 of the Madison General Ordinances or as shown on the approved plans. All signage to be approved by the Urban Design Commission.

L. Alterations and Revisions:

No alteration or revision of this Planned Unit Development shall be permitted unless approved by the City Plan Commission. However, the Zoning Administrator may issue permits for minor alterations or additions that are approved by the Director of Planning and Development and the Alderperson of the district and are compatible with the concept approved by the City Plan Commission, except that any alteration or revision to Section C above (prohibition against drive-through windows for restaurants) shall constitute a major (non-minor) alteration or addition.

Flad Development & Investment Corp. AMENDMENT OF PLANNED UNIT DEVELOPMENT WCB OFFICE & RETAIL CENTER

MADISON, WI
8240 MINERAL POINT ROAD
117 JUNCTION ROAD

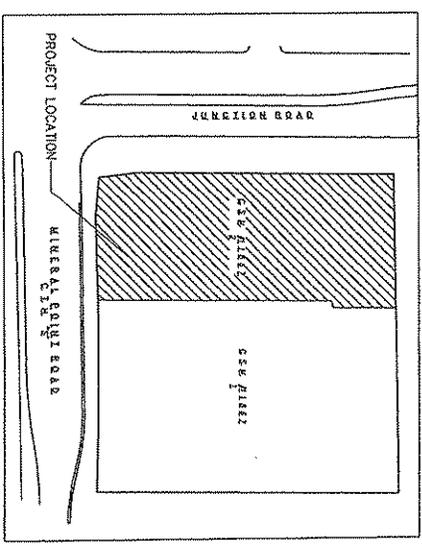
MUNICIPAL REVIEW SET

Project Number: 33107379

Date: 11/17/10

- DRAWINGS**
- TO.1 TITLE SHEET
 - CO.0 LOCATION MAP
 - CO.1 SITE SURVEY
 - C1.0 SITE PLAN A
 - C1.1 SITE PLAN B
 - C2.0 GRADING AND EROSION CONTROL PLAN
 - C3.0 UTILITY PLAN
 - C4.0 SITE CIVIL DETAILS
 - L1.0 SITE LANDSCAPING PLAN
 - EO.1 SITE LIGHTING PLAN
 - EO.2 SITE LIGHTING PHOTOMETRIC PLAN
 - A1.1 FLOOR PLAN
 - A2.1 BUILDING ELEVATION PLAN
 - A2.2 BUILDING ELEVATION PLAN
 - A3.1 SITE DETAILS

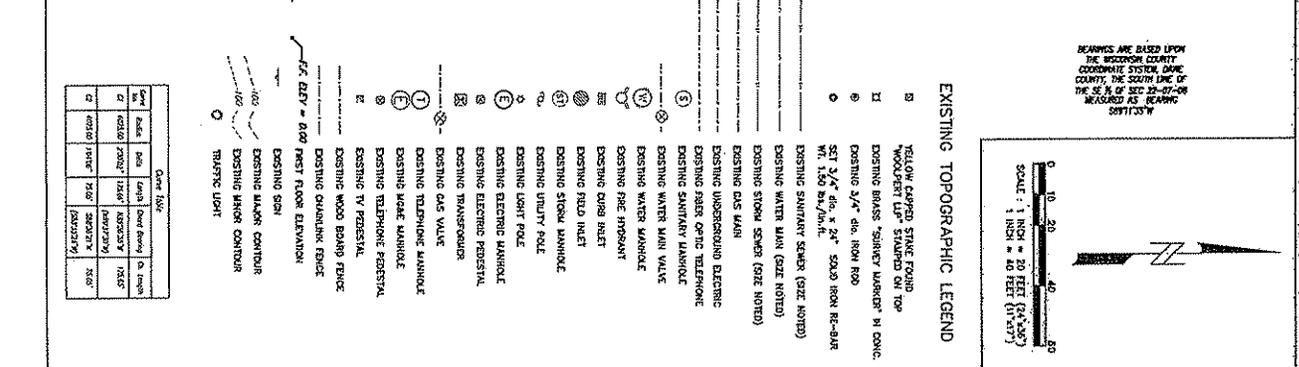
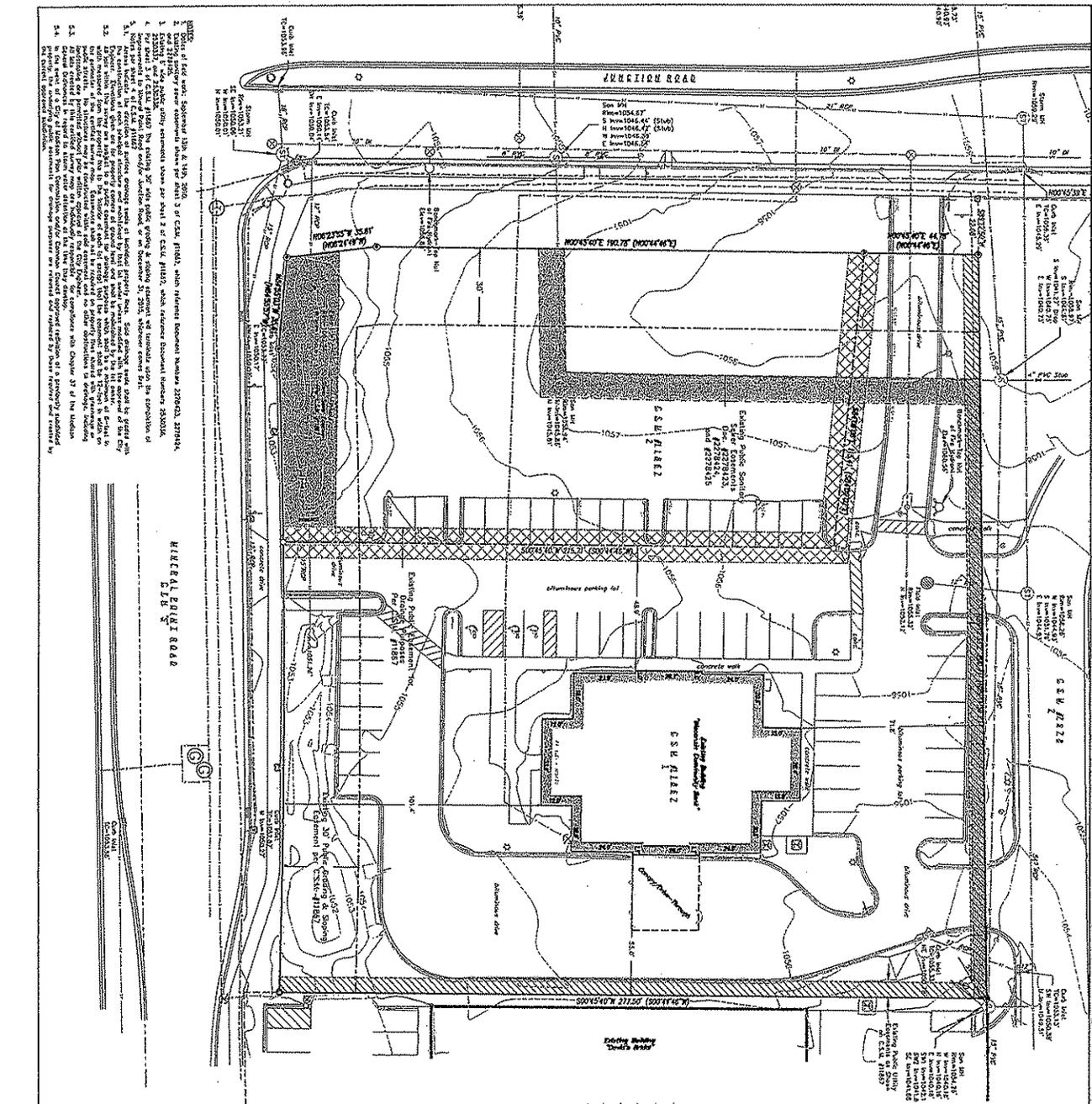
<p>Flad Development & Investment Corp. Oakridge Commons 7941 Tree Lane - Suite 105 Madison, Wisconsin 53717-2029 (608) 833-8100 Fax: (608) 833-8105 E-Mail: flad@flad-investment.com</p>	<p>STC Architecture 2020 Rivermont Lane 100 Madison, WI 53713 608.277.0335 www.stcarch.com</p>
<p>veribicher Planners engineers advisors RESEARCH - MADISON - PARKER DRIVE 4991 Research Drive Madison WI 53719 Phone: 608.254.2000 Fax: 608.254.2000</p>	<p>Electric Construction Electrical Design, Contracting & Consulting 2861 Inland Road Madison, WI 53711 (608) 271-2046 Fax 271-0160 www.electricon.com</p>
<p>The Home Company Licensing Agreements 255 S. Grand Ave Madison, WI 53704 608.254.2000</p>	



STAMPS & APPROVALS

Project Title
WCB OFFICE & RETAIL CENTER
8240 MINERAL POINT ROAD
117 JUNCTION ROAD

Project Number
33107379



DEVELOPER:
Flad Development & Investment Corp.
 Gateway Commons
 7941 Ice Lane, Suite 118
 Madison, WI 53719
 (608) 833-8100 Fax (608) 833-8105
 E-Mail: flad@flad-development.com

ARCHITECT:
ENK
 architecture
 2022 Iowa Road, Suite 100
 Madison, WI 53713
 (608) 277-2525
 Fax: (608) 277-1111
 www.enk.com

CIVIL ENGINEER:
veribicher
 Planner | Engineer | Designer
 911 Madison Street, Suite 201, Madison, Wisconsin 53703
 Phone: (608) 224-1200 Fax: (608) 224-1200
 www.veribicher.com

ELECTRICAL ENGINEER:
Electric Construction
 2861 Iceberg Road
 Madison, WI 53713
 (608) 271-0406 Fax 271-0450
 www.electricalconstruction.com

LANDSCAPE ARCHITECT:
The Blue Company
 1000 Wisconsin Avenue
 Madison, WI 53706
 (608) 261-1111
 www.thebluecompany.com

PROJECT TITLE:
WEB OFFICE & RETAIL CENTER
 117 JUNCTION ROAD
 MADISON, WI
 8240 MINERAL POINT ROAD

DRAWING TITLE:
 SITE SURVEY

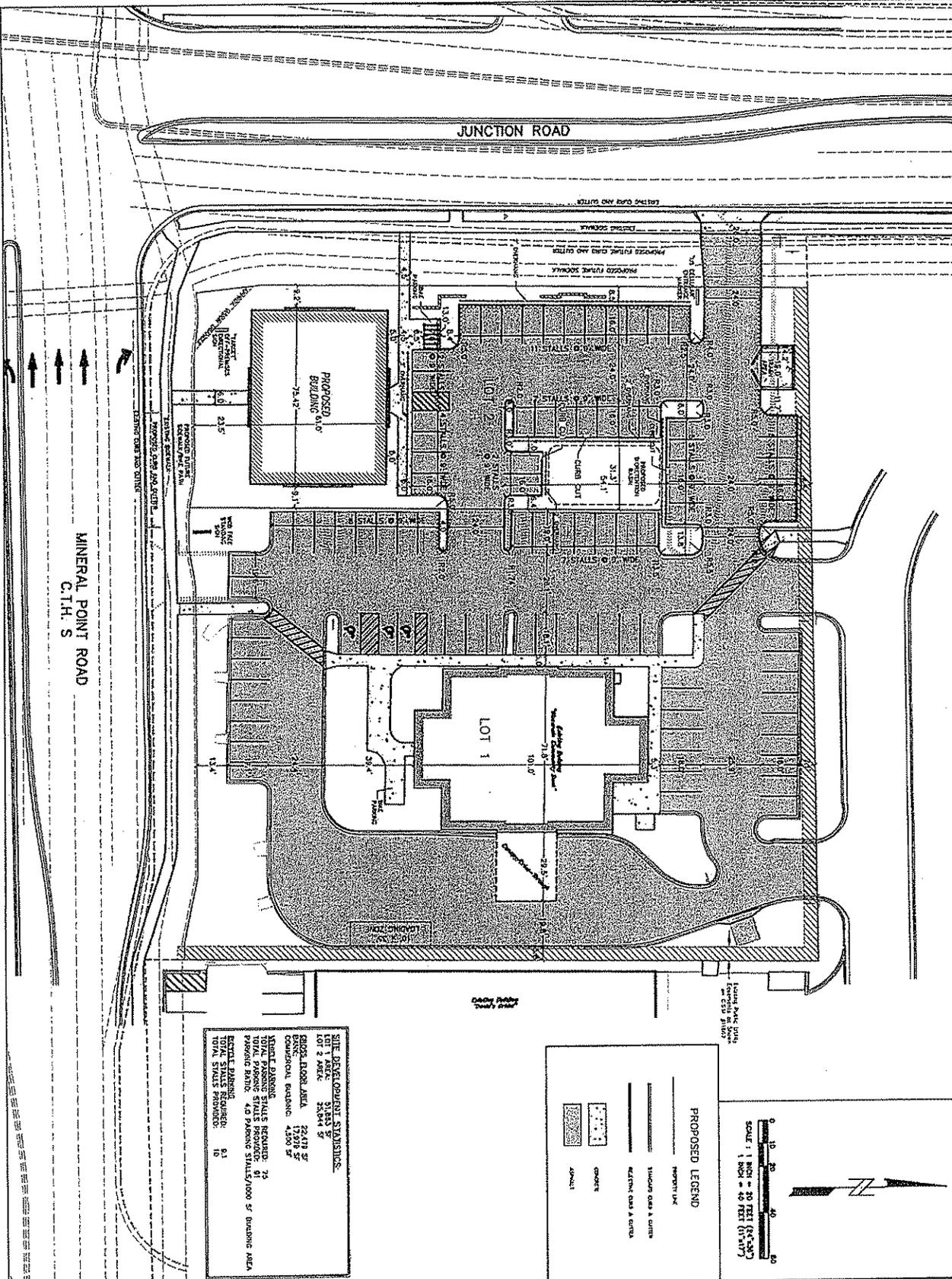
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08/11/2010	JJD	INITIAL
08/11/2010	JJD	DESCRIPTION OF SITE

DATE	BY	REVISION
08/11/2010	JJD	INITIAL
08/11/2010	JJD	DESCRIPTION OF SITE

PROJECT #: 33107379 **SHEET #:** CO.1

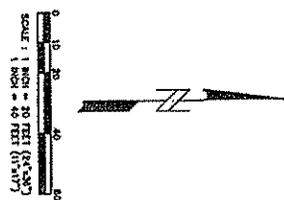
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NOTES:
 1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
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SITE DEVELOPMENT STATISTICS:

GROSS FLOOR AREA	23,419 SF
LOT 2 AREA	25,844 SF
BRN.	17,929 SF
COMMERICAL PAD/AREA	4,500 SF
VEHICLE PARKING	
TOTAL PARKING STALLS REQUIRED	74
TOTAL PARKING STALLS PROVIDED	81
PARKING RATE	4.0 PARKING STALLS/1000 SF BUILDING AREA
EXTRA STALLS PROVIDED	81
TOTAL STALLS PROVIDED	16



PROPOSED LEGEND

	PROPOSED BUILDING
	PROPOSED PARKING
	PROPOSED DRIVEWAY
	PROPOSED STORMWATER
	PROPOSED UTILITY
	PROPOSED EASEMENT
	PROPOSED RIGHT-OF-WAY
	PROPOSED ROAD
	PROPOSED SIDEWALK
	PROPOSED STORMWATER
	PROPOSED UTILITY
	PROPOSED EASEMENT
	PROPOSED RIGHT-OF-WAY
	PROPOSED ROAD
	PROPOSED SIDEWALK

DEVELOPER:
 Flod Development & Investment Corp.
 5441 Rice Lane, Suite 105
 Hodgson, Wisconsin 53117-2029
 (608) 833-8100 Fax (608) 833-8105
 E-mail: hodson@development.com



ARCHITECTURE
 GMY Architecture
 2020 Ironwood Lane, 100
 Madison, WI 53713
 (608) 277-2655
 www.gmyarchitecture.com

CIVIL ENGINEER:
verbacher
 planning | engineering | architecture
 4410 Woodland Avenue, Suite 200
 Madison, WI 53718
 (608) 277-2655
 www.verbacher.com

ELECTRICAL ENGINEER:
Electric Construction
 Electrical Design, Contracting & Consulting
 2881 Inland Road
 Madison, WI 53713
 (608) 277-2655
 www.electricalconstruction.com

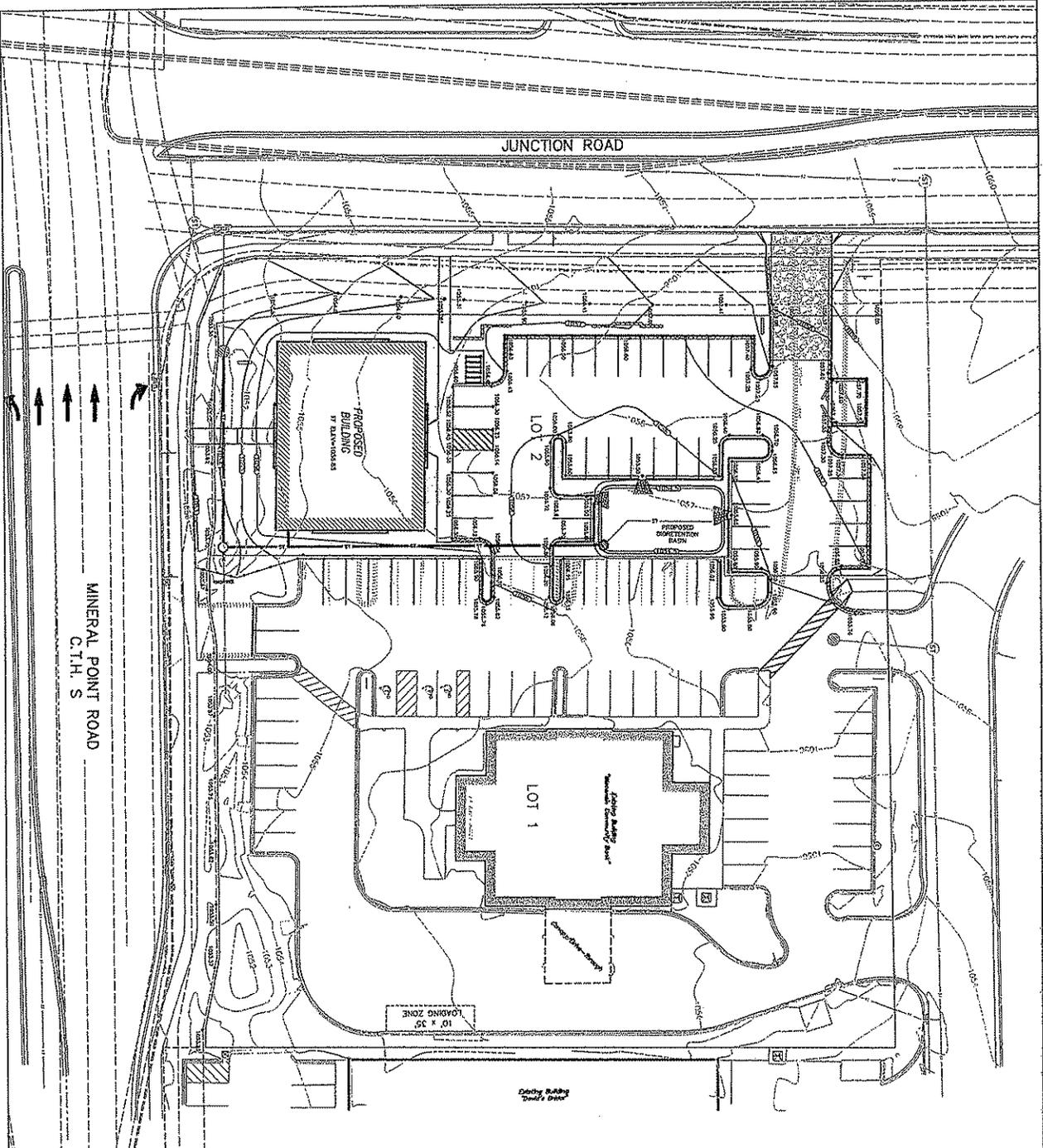
LANDSCAPE ARCHITECT:
the Bruce
 LANDSCAPE ARCHITECTURE
 1177 Junction Road
 Madison, WI 53713
 (608) 277-2655
 www.thebruce.com

PROJECT TITLE:
 WCB OFFICE & RETAIL CENTER
 MADISON, WI
 8240 MINERAL POINT ROAD
 117 JUNCTION ROAD

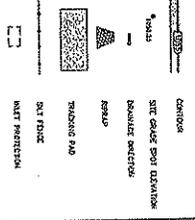
DRAWING TITLE:
 SITE PLAN B

NO.	DATE	DESCRIPTION OF REVISION

PROJECT #: 33107379
SHEET #: C1.1
DRAWN BY: JLD



PROPOSED LEGEND



- CONSTRUCTION SCHEDULE:**
1. SITE PREP AND EXCAVATION
 2. SITE PREP AND EXCAVATION
 3. SITE PREP AND EXCAVATION
 4. FOUNDATION CONSTRUCTION
 5. CONSTRUCT UNDERGROUND UTILITIES
 6. CONSTRUCT RETENTION WALLS AND CURBS
 7. CONSTRUCT PAVING LOT DRIVE CURBS & DRIVEWAYS
 8. INSTALL VEHICLES
 9. FINAL CONSTRUCTION OF RETENTION WALL
 10. REMOVE TEMPORARY AND SITE PREP ITEMS

SEEDING NOTES:

SEEDING SHALL BE DONE AT 10:00 AM AT THE START OF EACH DAY. SEED SHALL BE 100% PURE AND SHALL BE APPLIED AT A RATE OF 10 LBS PER 1000 SQ FT. SEED SHALL BE APPLIED TO THE ENTIRE SITE INCLUDING THE DRIVEWAYS AND SIDEWALKS. SEED SHALL BE APPLIED TO THE ENTIRE SITE INCLUDING THE DRIVEWAYS AND SIDEWALKS. SEED SHALL BE APPLIED TO THE ENTIRE SITE INCLUDING THE DRIVEWAYS AND SIDEWALKS.

DEVELOPER:

Fiad Development & Investment Corp.
 7941 Tree Lane - Suite 105
 Madison, Wisconsin 53717-2029
 (608) 833-8100 Fax (608) 833-8105
 E-Mail: fiad@fiadcorp.com



ARCHITECT:
GNK Architecture
 2299 West Main Street
 Madison, WI 53713
 608-272-8865
 www.gnk.com

CIVIL ENGINEER:
verbacher
 planners | engineers | landscape
 4110 Wisconsin Avenue, Suite 1000
 Madison, WI 53706
 www.verbacher.com

ELECTRICAL ENGINEER:
Electric Construction Inc.
 Electrical Design, Contracting & Consulting
 2881 Park Road
 Madison, WI 53711
 www.electricalconstruction.com

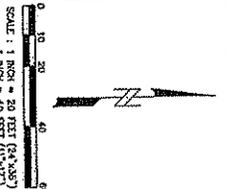
LANDSCAPE ARCHITECT:
the blue
 LANDSCAPE ARCHITECTS
 1000 Wisconsin Avenue, Suite 1000
 Madison, WI 53706
 www.theblue.com

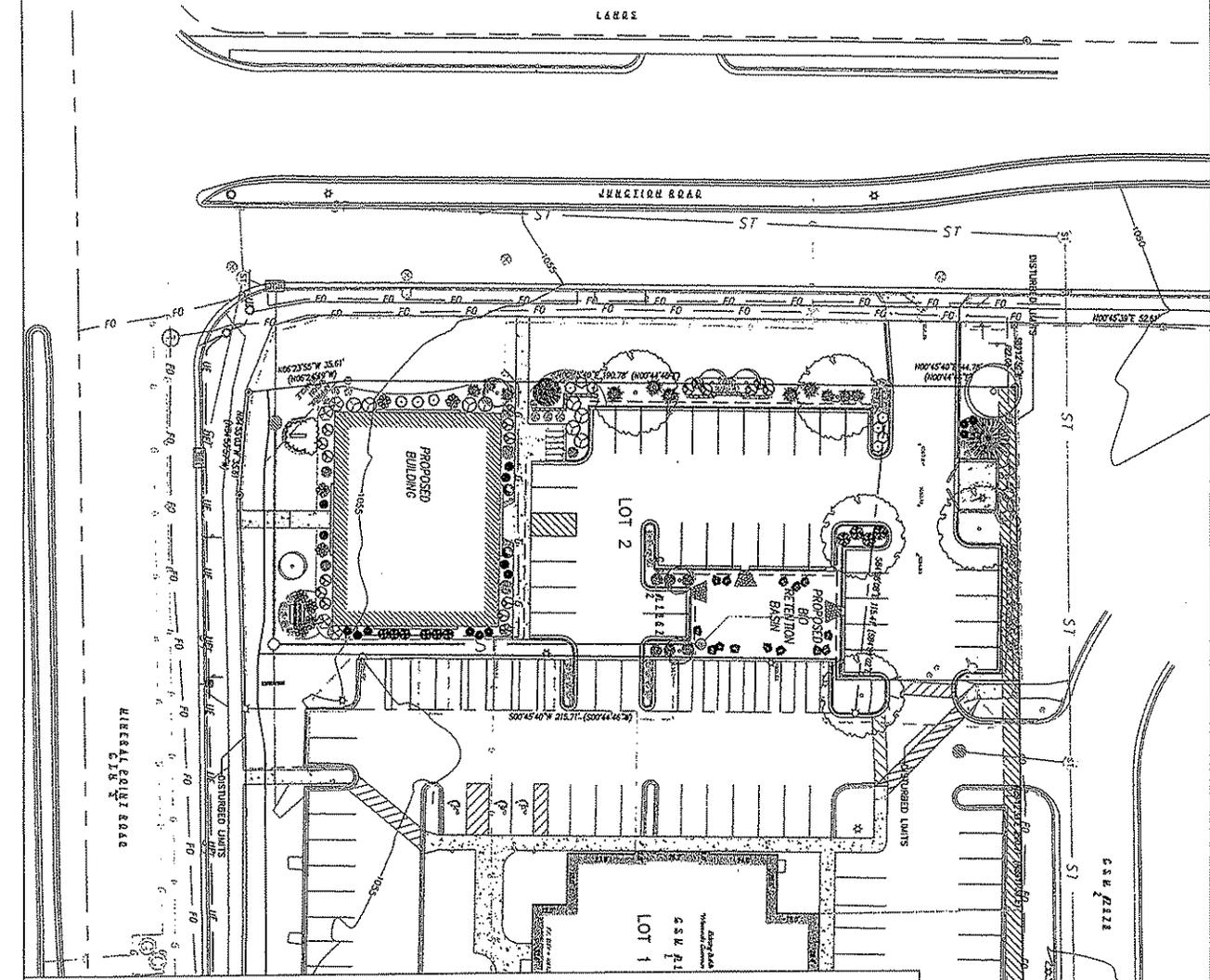
PROJECT TITLE:
WOB OFFICE & RETAIL CENTER
 MADISON, WI
 8240 MINERAL POINT ROAD
 117 JUNCTION ROAD

REV	DATE	DESCRIPTION OF REV
01/27/13		MINERAL POINT SET

DRAWING TITLE:
GRADING & EROSION CONTROL PLAN

PROJECT #: 33107379
SHEET #: C2.0
DRAWN BY: JLD





POINT NUMBER LIST

Point No.	Description	Point No.	Description
1	Corner of Lot 1	101	Center of Lot 1
2	Center of Lot 1	102	Center of Lot 2
3	Center of Lot 2	103	Center of Lot 2
4	Center of Lot 2	104	Center of Lot 2
5	Center of Lot 2	105	Center of Lot 2
6	Center of Lot 2	106	Center of Lot 2
7	Center of Lot 2	107	Center of Lot 2
8	Center of Lot 2	108	Center of Lot 2
9	Center of Lot 2	109	Center of Lot 2
10	Center of Lot 2	110	Center of Lot 2
11	Center of Lot 2	111	Center of Lot 2
12	Center of Lot 2	112	Center of Lot 2
13	Center of Lot 2	113	Center of Lot 2
14	Center of Lot 2	114	Center of Lot 2
15	Center of Lot 2	115	Center of Lot 2
16	Center of Lot 2	116	Center of Lot 2
17	Center of Lot 2	117	Center of Lot 2
18	Center of Lot 2	118	Center of Lot 2
19	Center of Lot 2	119	Center of Lot 2
20	Center of Lot 2	120	Center of Lot 2

ROUNTOYTON BASIN POINT LIST

Point No.	Description	Point No.	Description
1	Center of Lot 1	101	Center of Lot 1
2	Center of Lot 1	102	Center of Lot 1
3	Center of Lot 1	103	Center of Lot 1
4	Center of Lot 1	104	Center of Lot 1
5	Center of Lot 1	105	Center of Lot 1
6	Center of Lot 1	106	Center of Lot 1
7	Center of Lot 1	107	Center of Lot 1
8	Center of Lot 1	108	Center of Lot 1
9	Center of Lot 1	109	Center of Lot 1
10	Center of Lot 1	110	Center of Lot 1
11	Center of Lot 1	111	Center of Lot 1
12	Center of Lot 1	112	Center of Lot 1
13	Center of Lot 1	113	Center of Lot 1
14	Center of Lot 1	114	Center of Lot 1
15	Center of Lot 1	115	Center of Lot 1
16	Center of Lot 1	116	Center of Lot 1
17	Center of Lot 1	117	Center of Lot 1
18	Center of Lot 1	118	Center of Lot 1
19	Center of Lot 1	119	Center of Lot 1
20	Center of Lot 1	120	Center of Lot 1

GENERAL NOTES:

1. All points shown on this plan are based on the 1998 aerial photograph.
2. All points shown on this plan are based on the 1998 aerial photograph.
3. All points shown on this plan are based on the 1998 aerial photograph.
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17. All points shown on this plan are based on the 1998 aerial photograph.
18. All points shown on this plan are based on the 1998 aerial photograph.
19. All points shown on this plan are based on the 1998 aerial photograph.
20. All points shown on this plan are based on the 1998 aerial photograph.

DEVELOPER:
Rad Development & Investment Corp.
 200 Exchange Center
 Madison, Wisconsin 53703-3029
 (608) 633-9100 Fax: (608) 633-5105
 Email: rad@rad-development.com

ARCHITECT:
GMK architecture
 2220 South East Ave. #100
 Madison, WI 53704
 (608) 777-8855
 www.gmkarch.com

CIVIL ENGINEER:
verbicher
 planners | engineers | architects
 9911 Wisconsin Avenue, Suite 1000
 Rockville, MD 20850
 Phone: (301) 981-2020 Fax: (301) 981-2022

ELECTRICAL ENGINEER:
Electric Construction
 Electrical Design, Consulting & Construction
 2001 Lake Road
 Madison, WI 53704
 (608) 271-9900
 www.electrickon.com

LANDSCAPE ARCHITECT:
the site
 LANDSCAPE ARCHITECTS
 2001 Lake Road
 Madison, WI 53704
 (608) 271-9900
 www.thesite.com

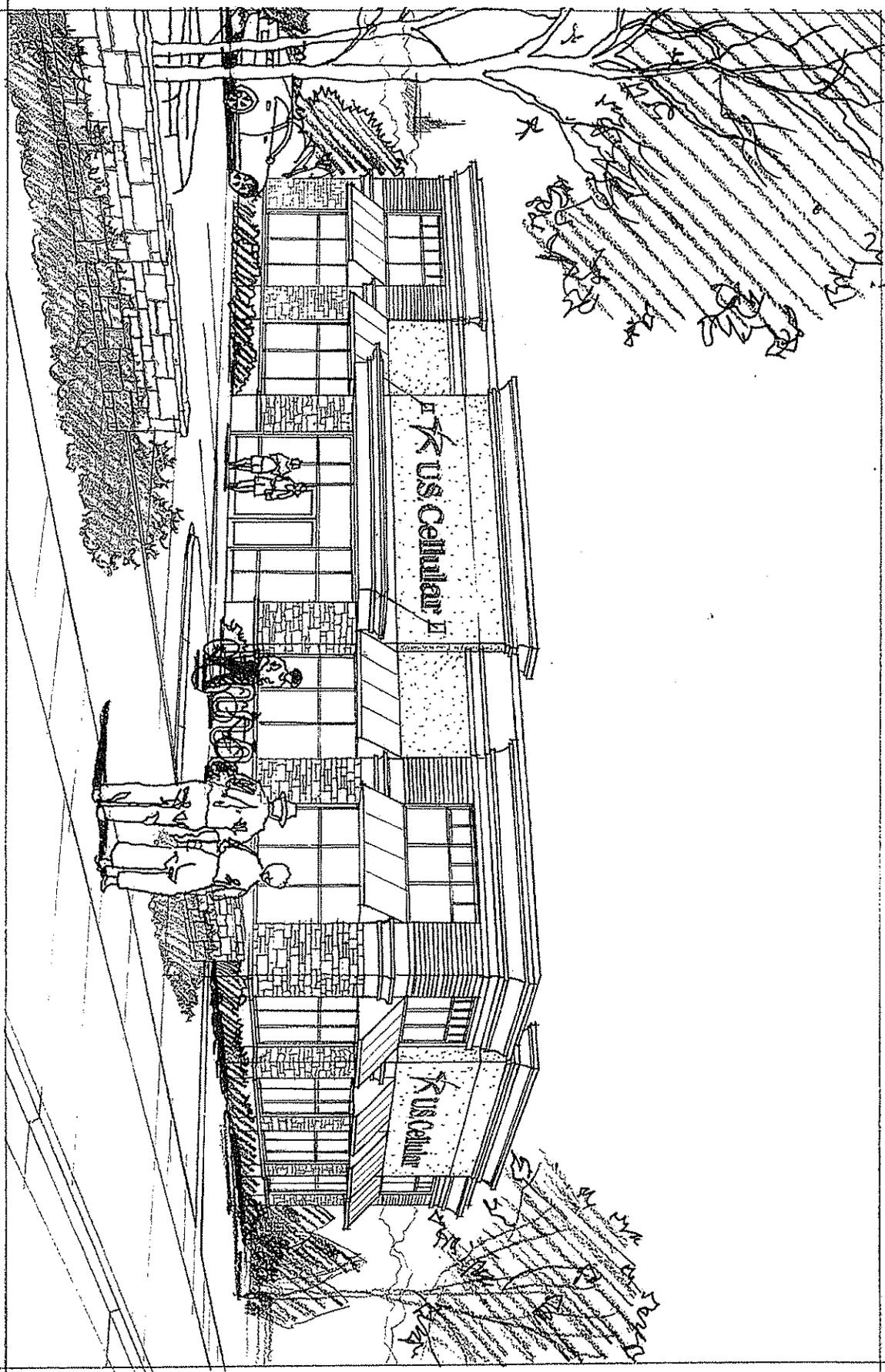
PROJECT TITLE:
 WCB OFFICE & RETAIL CENTER
 MADISON, WI
 8240 MINERAL POINT ROAD
 117 JUNCTION ROAD

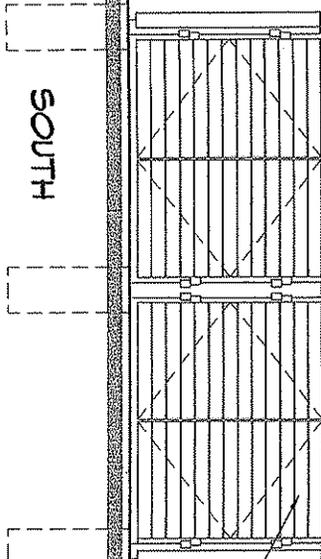
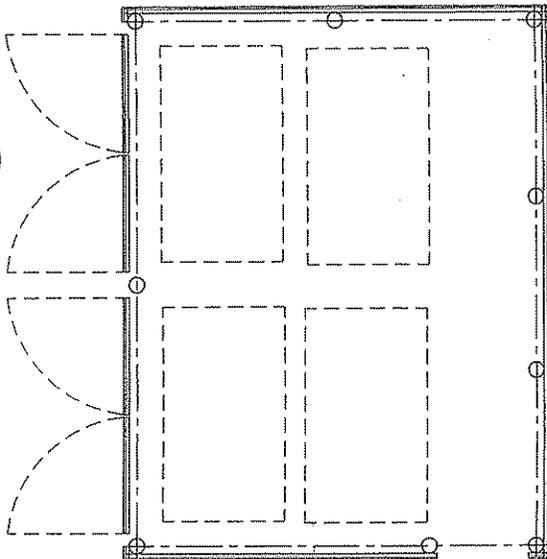
PLANNING COMMISSION REVIEW SET

DATE	DESCRIPTION OF REVIEW

DRAWING TITLE:
 SITE
 LANDSCAPING PLAN

PROJECT #: SHEET #:
 DRAWN BY: LJO





REFUSE ENCLOSURE

SOUTH

EAST

SEE CROSS SECTION TO ARCHIT BUILDING



DEVELOPER:

Flad Development & Investment Corp.
 Oakridge Commons
 7944 Tree Lane - Suite 105
 Oakton, VA 22129
 (703) 441-8300
 E-Mail: flad@flad-development.com

ARCHITECT:

GMR
architecture
 5522 York Road, Suite 105
 Fairfax, VA 22030
 (703) 261-1200
 www.gmrarch.com

CIVIL ENGINEER:

viarbacher
 planners | engineers | advisors
 8000 WOODLAND AVENUE, SUITE 200
 FARMINGTON, VT 05475
 Phone: (802) 881-1100
 Fax: (802) 881-1101
 www.viarbacher.com

ELECTRICAL ENGINEER:

Electric Construction
 Electrical Design, Contracting & Consulting
 2881 Lake Road
 Madison, WI 53713
 (608) 271-2046 Fax 271-0160
 www.electricon.com

LANDSCAPE ARCHITECT:

the
company
 LANDSCAPE ARCHITECTS
 2000 UNIVERSITY AVENUE, SUITE 200
 MADISON, WI 53706
 (608) 263-1100
 www.thecompany.com

PROJECT TITLE:

WCB OFFICE & RETAIL CENTER
 MADISON, WI
 8240 MINERAL POINT ROAD
 117 JUNCTION ROAD

REV	DATE	DESCRIPTION OF CHANGE

DRAWING TITLE:

SITE DETAILS

PROJECT #: K1040 SHEET #: A3.1
 DRAWN BY: RKK

Handwritten mark resembling the number '11'.