



# URBAN DESIGN COMMISSION APPLICATION CITY OF MADISON

This form may also be completed online at:

<http://www.cityofmadison.com/planning/documents/UDCApplication.pdf>

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

Please complete all sections of the application, including the desired meeting date and the type of action requested.

Date Submitted: <u>February 24, 2016</u>	<input type="checkbox"/> Informational Presentation
UDC Meeting Date: <u>March 23, 2016</u>	<input checked="" type="checkbox"/> Initial Approval
Combined Schedule Plan Commission Date (if applicable): _____	<input checked="" type="checkbox"/> Final Approval

1. Project Address: 4802 Femrite Drive, Madison, WI 53716  
Project Title (if any): Certco Cooler addition

2. This is an application for (Check all that apply to this UDC application):

☒ New Development ☐ Alteration to an Existing or Previously-Approved Development

**A. Project Type:**

- ☒ Project in an Urban Design District\* (public hearing-\$300 fee)
- ☐ Project in the Downtown Core District (DC) or Urban Mixed-Use District (UMX) (\$150 fee, Minor Exterior Alterations)
- ☐ Suburban Employment Center (SEC) or Campus Institutional District (CI) or Employment Campus District (EC)
- ☐ Planned Development (PD)
- ☐ General Development Plan (GDP)
- ☐ Specific Implementation Plan (SIP)
- ☐ Planned Multi-Use Site or Planned Residential Complex

**B. Signage:**

- ☐ Comprehensive Design Review\* (public hearing-\$300 fee) ☐ Street Graphics Variance\* (public hearing-\$300 fee)
- ☐ Signage Exception(s) in an Urban Design District (public hearing-\$300 fee)

**C. Other:**

☐ Please specify: \_\_\_\_\_

**3. Applicant, Agent & Property Owner Information:**

Applicant Name: Randy Simon  
Street Address: 5321 Verona Rd.  
Telephone: (608) 278-2214 Fax: (608) 271-4500

Company: Certco, Inc.  
City/State: Madison, WI Zip: 53711  
Email: rsimon@certcoinc.com

Project Contact Person: Hans Justeson  
Street Address: 161 Horizon Drive, Suite 101  
Telephone: (608) 848-5060 Fax: (608) 848-2255

Company: JSD Professional Services, Inc.  
City/State: Verona, WI Zip: 53593  
Email: hans.justeson@jsdinc.com

Project Owner (if not applicant): Randy Simon  
Street Address: 5321 Verona Rd.  
Telephone: (608) 278-2214 Fax: (608) 271-4500

City/State: Madison, WI Zip: 53711  
Email: rsimon@certcoinc.com

**4. Applicant Declarations:**

A. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with Al Martin, DAT meeting on 01/23/2016.  
(name of staff person) (date of meeting)

B. The applicant attests that all required materials are included in this submittal and understands that if any required information is not provided by the application deadline, the application will not be placed on an Urban Design Commission agenda for consideration.

Name of Applicant Hans Justeson  
Authorized Signature [Signature]

Relationship to Property Consultant to Certco, Inc.  
Date 2/24/16



## LETTER OF INTENT

March 7, 2016

**Project:**

Certco, Inc. - Cooler Addition  
4802 Femrite Drive  
Madison, WI

**Owner:**

Certco, Inc.  
5321 Verona Road  
Madison, WI 53711  
Attn: Randall Simon, CEO  
[rsimon@certcoinc.com](mailto:rsimon@certcoinc.com)  
Ph: (608) 278-2214

**Site Engineer / Building Engineer / Landscape Designer:**

JSD Professional Services, Inc.  
161 Horizon Drive Suite 101  
Verona, WI 53593  
Attn.: Hans Justeson / Richard Severn  
[hans.justeson@jsdinc.com](mailto:hans.justeson@jsdinc.com)  
[richard.severn@jsdinc.com](mailto:richard.severn@jsdinc.com)  
Ph: (608) 848-5060

**General Contractor:**

TBD (project currently in bidding)

The submitted documents and this Letter of Intent are seeking review / approval by the Urban Design Commission. The driveway entrance along Femrite Drive lies within the boundaries of Urban Design District #1. The existing building and proposed addition are outside the boundaries of the district.

**Background - Facility Conditions**

Certco is a wholesale grocery distributor with a large warehouse/distribution/office operation at two locations – one on the west side in Fitchburg (Verona Road) and the other on the east side in Madison (Femrite Drive). Certco is a corporation owned by the stores they service and deliver product to 200 stores within a 200-mile radius throughout Wisconsin, Illinois, Minnesota, and Iowa.

In 2006 Certco purchased the vacant 346,210 SF Rubbermaid warehouse at 2730 Daniels Street and continues to utilize that facility as warehouse and office space. In 2008 vacant land parcels at 4802 and 4638 Femrite Drive were purchased and in 2013 two residences at 4702 and 4710 Femrite Drive. The total combined contiguous area for these properties is 39.92 acres and provides for considerable expansion as the Verona Road site limitations create problems for both freezer and cooler operations with regards to storage capacity and shipping / handling efficiency. The close proximity of Femrite Drive to the interstate system is also a major benefit to shipping of product. Additionally, Certco's meat business has been rapidly growing and their delivery of natural, organic products continue to increase as well from the current 15% of product share.

A Freezer building (172,176 SF) was constructed at 4802 Femrite Drive in 2009 and the bulk of the freezer operations were transferred in 2010 from Verona Road to Femrite Drive. At completion of this current 2016 project most of the existing Cooler operations at Verona Road will be transferred as well.

The site is currently zoned IL – Industrial Limited and is used for wholesale sales and warehousing.

## Project Description

The proposed project consists of a single story, 151,769 SF Cooler Warehouse addition along the west wall of the existing single story, 172,176 SF Freezer Warehouse and a 4,490 SF Tractor Parking Structure along the north wall of the Cooler Addition. There will be no work done in the existing building.

The addition consists of a 17,634 SF loading dock area that includes a small office area and a stair tower to the roof. The loading dock has twelve (12) dock doors on the south side of the addition facing Femrite Drive. The primary function of the addition is a large Cooler Warehouse of 134,135 SF.

A new asphalt driveway will be constructed from Femrite Drive which is located at the south edge of the property. The driveway will extend northward along the west side of the addition to the existing parking area of the adjacent Certco property (formerly Rubbermaid) to the north at 2730 Daniels Street. Refer to attached aerial view (Exhibit "A" – Certco Cooler Addition). Semi traffic will continue to enter the site from either Daniels Street or Femrite Drive.

It is important to note that the "new" drive entrance at Femrite Drive actually existed in the past prior to the demolition of the home at 4702 Femrite Drive and prior to inclusion in the Urban Design District.

All functions of the existing Freezer Warehouse and traffic entry / exit patterns will remain intact and undisturbed during construction of this project. All of the storm water will continue to be collected on-site and dispersed to the existing storm conveyance area to the west.

The project site will be landscaped to comply with City of Madison requirements and point schedule.

The Owner is currently considering opportunities for renewable and/or alternative energy sources for all facilities. However, decisions on and investments in those technologies are pending so no provisions have been made for inclusion in this project.

## Employees / Work Hours

Currently the Femrite Drive facility employs 35 people on only one shift (Monday AM – Sunday PM, 7:00 AM – 3:30 PM). Upon completion of the Cooler building, 45 employees will be transferred from Verona Road to Femrite Drive with an additional 8 employees to be hired.

Only one work shift exists now but will be expanded to the following schedule:

1 <sup>st</sup> shift (about 45 employees working):	7:00 AM – 3:30 PM; Mon AM – Sunday PM
2 <sup>nd</sup> "swing" shift (about 6 employees working):	3:30 PM – 11:00 PM; Mon PM – Friday PM
3 <sup>rd</sup> shift (about 45 employees working):	10:00 PM – 6:30 AM; Sun PM – Friday AM

Orders are primarily "picked" during the 3<sup>rd</sup> shift, Sunday PM to Friday AM for delivery every day including weekends. Generally, 35 tractor-trailer vehicles enter and leave the loading docks during that 3<sup>rd</sup> shift of Sunday evening until Friday morning.

## Site / Building Information

**(Femrite Drive property only, not including 2730 Daniels St.)**

Assessed Value of Land (2015)	\$ 947,600
Assessed Value of Existing Improvements (2015)	\$13,518,000
Estimated Cooler Warehouse Construction Cost	\$13,000,000
Estimated FF&E (Furniture, Fixtures, & Equipment) Cost	\$ 7,000,000
Site Acreage	20.22 Acres
Site Area	880,704 SF
Total Existing Building Footprint	172,176 SF
Proposed Cooler Building Footprint	151,769 SF

Proposed Tractor Parking Structure Footprint	<u>4,490 SF</u>
Total Buildings Footprint	328,435 SF

Floor Area Ratio	0.373
Existing Impervious Ratio	0.429
Proposed Impervious Ratio	0.694
Building Height	48 ft.

Parking Stalls	
Existing - Large Car	173
Existing - Accessible	8
Proposed - Large Car	5
Proposed - Accessible	<u>0</u>
Total	186

Loading Dock Stalls	
Existing	13
Proposed	<u>12</u>
Total	25

**Project Schedule**

Submit to Urban Design Commission	February 27, 2016
Urban Design Commission Meeting	March 23, 2016
Plan Commission Meeting (tentative)	April 4, 2016
Start Construction (tentative)	April 18, 2016
Complete Construction (tentative)	September 23, 2016

Respectfully Submitted,  
Certco, Inc.



Randall Simon, CEO

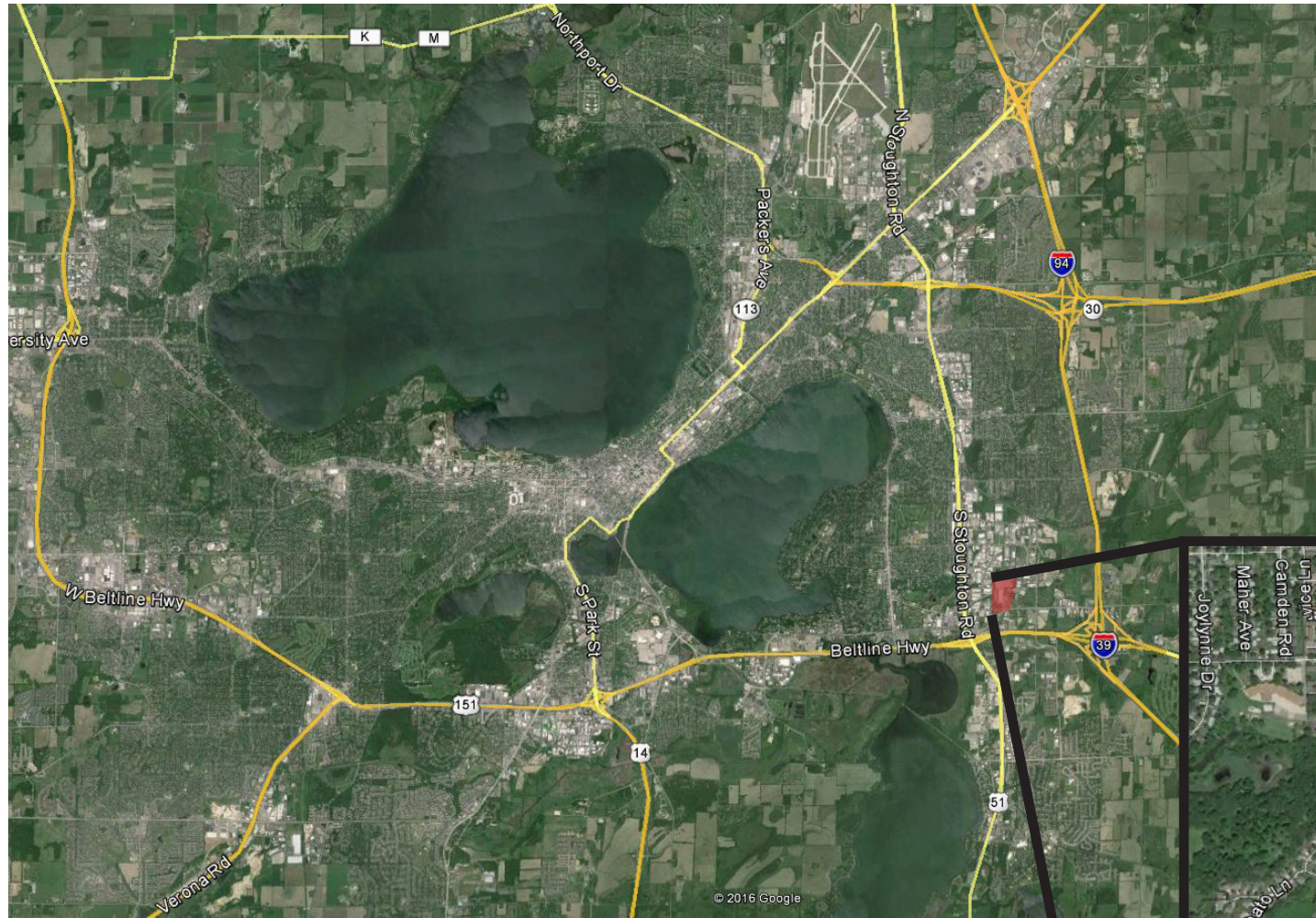
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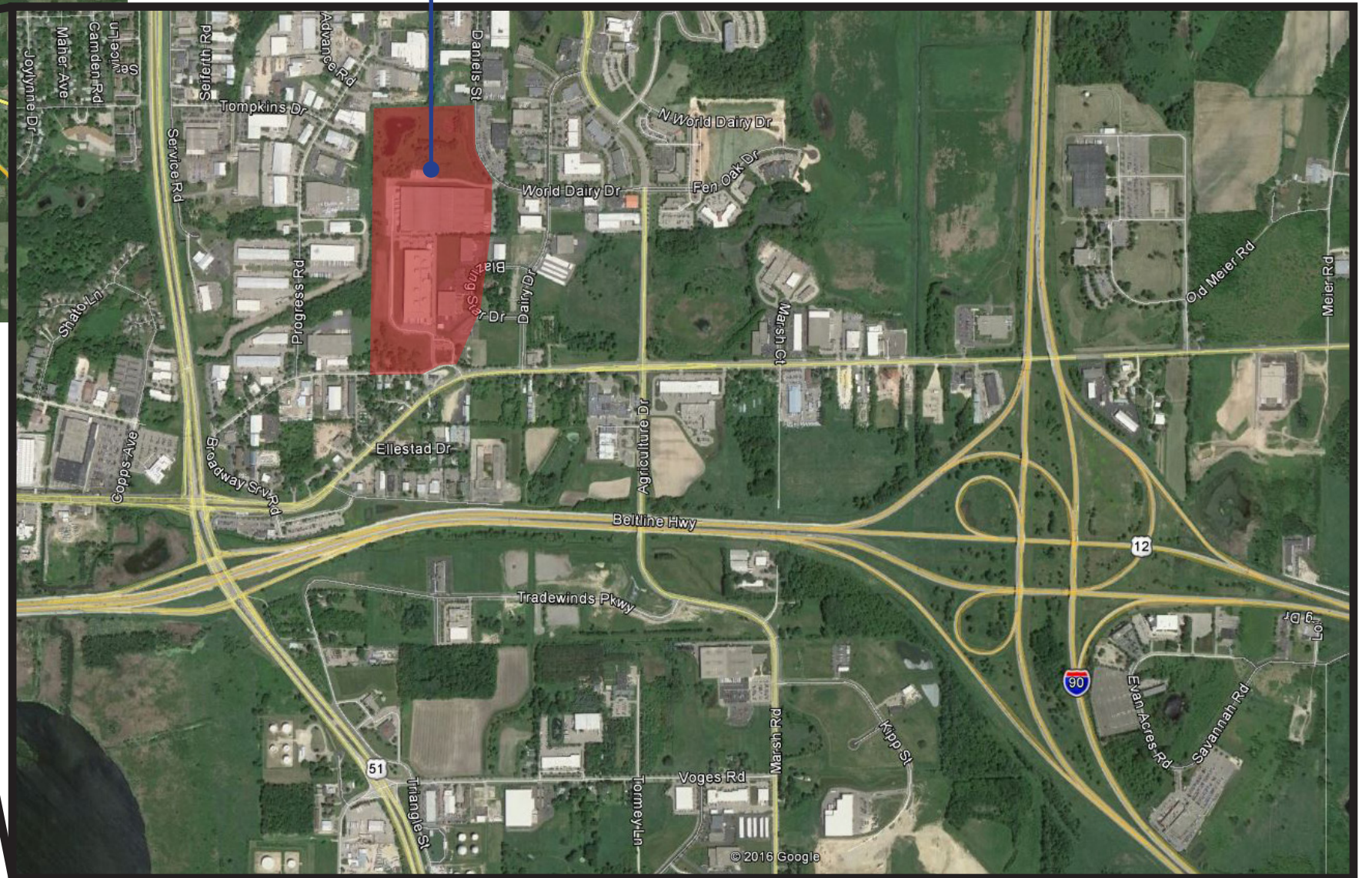


EXHIBIT "A" - CERTCO COOLER ADDITION





PROJECT AREA



**CERTCO, Inc.**

Location: 4802 Femrite Drive  
Madison, Wisconsin

**SITE LOCATOR**

**JSD** Professional Services, Inc.  
• Engineers • Surveyors • Planners





**CERTCO, Inc.**

Location: 4802 Femrite Drive  
Madison, Wisconsin

**SITE CONTEXT PHOTOS**

**JSD** Professional Services, Inc.  
• Engineers • Surveyors • Planners

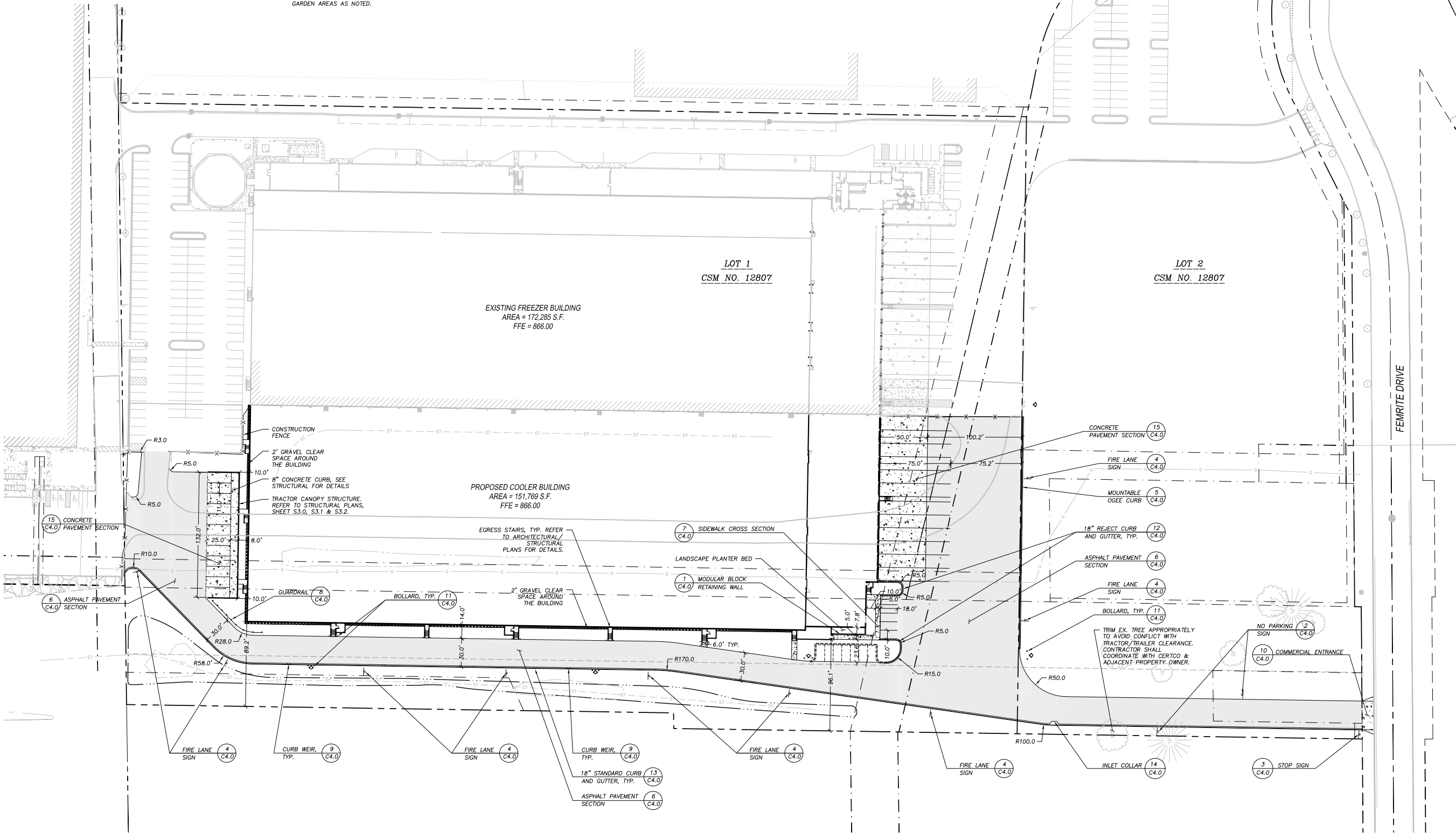
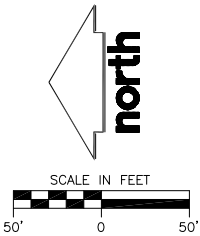


LEGEND (PROPOSED)

- PROPERTY LINE
- PROPOSED BUILDING OUTLINE
- STORMWATER MANAGEMENT FACILITY
- EDGE OF PAVEMENT
- FUTURE PARKING AREA (POTENTIAL)
- CONSTRUCTION FENCE
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- GRAVEL AREA
- CURB AND GUTTER
- REJECT CURB & GUTTER

GENERAL NOTES

- REFER TO THE BASE MAP, DATED NOVEMBER 1, 2015 BY JSD PROFESSIONAL SERVICES FOR EXISTING CONDITIONS NOTES AND LEGEND.
  - ALL WORK IN THE ROW SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER & WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION AND CITY OF MADISON REQUIREMENTS.
  - NO SITE GRADING OUTSIDE OR DOWNSLOPE OF PROPOSED SILT FENCE LOCATION. NO LAND DISTURBANCE BEYOND PROPERTY LINES UNLESS OTHERWISE SHOWN.
- SITE PLAN NOTES**
- ALL DIMENSIONS TO FACE OF CURB UNLESS OTHERWISE NOTED.
  - ALL RADII TO FACE OF CURB UNLESS OTHERWISE NOTED.
  - ANY REQUIRED REPLACEMENT OF PUBLIC CURB AND GUTTER SHALL MATCH EXISTING AND MEET THE REQUIREMENTS OF THE CITY OF MADISON.
  - CONTRACTOR SHALL PROVIDE CONTROL JOINTS AND CONSTRUCTION JOINTS OF ONE-QUARTER CONCRETE THICKNESS AT AN EQUAL RATIO OF LENGTH TO WIDTH WHEREVER POSSIBLE WITH A MAXIMUM LENGTH BETWEEN JOINTS OF 8' ON CENTER.
  - EXTERIOR CONCRETE SURFACES SHALL BE BROOM FINISHED.
  - ALL CONCRETE SURFACES TO BE SEALED WITH TYPE TK-26UV CONCRETE SEALANT.
  - USE 4" WIDE, HIGH VISIBILITY YELLOW LATEX PAINT FOR STALL LINES.
  - SEE LANDSCAPE PLANS FOR HARDSCAPE AND LANDSCAPE OF SPECIAL GARDEN AREAS AS NOTED.



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CERTCO, INC.

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5321 VERONA ROAD  
MADISON, WI 53711

EASTSIDE FACILITY  
4802 FEMRITE DRIVE  
MADISON, WI 53716

PROJECT:  
FEMRITE DRIVE  
COOLER ADDITION

PROJECT LOCATION:  
4802 FEMRITE DRIVE  
MADISON, WI 53716

JSD PROJECT NO.: 15-7075

SEAL/SIGNATURE:

ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTOR AND SUBCONTRACTORS MUST CHECK ALL DETAIL AND DIMENSIONS OF THEIR TRADE AND BE RESPONSIBLE FOR THE SAME.

DESIGN: PGB 12/22/2015  
DRAWN: PGB 02/09/2016  
APPROVED: HPJ 02/22/2016

PLAN MODIFICATIONS: DATE:  
UDC/SITE PLAN APPROVAL SUBMITTAL 02/24/2016

DIGGERS HOTLINE

Toll Free (800) 242-8511  
Milwaukee Area (414) 258-1181  
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SHEET TITLE:

SITE PLAN

SHEET NUMBER:

C1.0



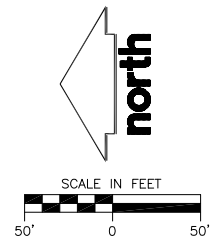
	PROPERTY LINE
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	STORMWATER MANAGEMENT FACILITY
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	LIMITS OF DISTURBANCE
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1. ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED IMMEDIATELY FOLLOWING GRADING ACTIVITIES. SEED MIX TO BE IN ACCORDANCE WITH LANDSCAPE PLAN.
2. ALL PROPOSED GRADES SHOWN ARE FINISHED GRADES. CONTRACTOR SHALL VERIFY ALL GRADES, MAKE SURE ALL AREAS DRAIN PROPERLY AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
3. CONTRACTOR SHALL PROTECT ADJACENT PROPERTIES WITH SILT FENCING FOR EROSION CONTROL UNTIL CONSTRUCTION IS COMPLETED AND NOTICE OF TERMINATION FILED.
4. CONTRACTOR SHALL CHISEL-PLow OR DEEP TILL WITH DOUBLE TINES ALL STORMWATER MANAGEMENT FACILITIES JUST PRIOR TO SEEDING AND MULCHING TO PROMOTE INFILTRATION.
5. CONTRACTOR SHALL WATER ALL NEWLY SEEDED AREAS DURING THE SUMMER MONTHS WHEREVER THERE IS A 7 DAY LAPSE WITH NO SIGNIFICANT RAINFALL.
6. CONTRACTOR TO DEEP TILL ALL COMPACTED PERVIOUS SURFACES PRIOR TO SEEDING AND MULCHING.
7. THE CONTRACTOR SHALL NOTIFY THE CITY OF MADISON TWO (2) WORKING DAYS IN ADVANCE OF ANY SOIL DISTURBING ACTIVITY.
8. IF GRADING ACTIVITIES STOP ON ANY PORTION OF LAND FOR 14 OR MORE CALENDAR DAYS, THE AREA IN QUESTION MUST BE TEMPORARILY STABILIZED.
9. ALL SLOPES 20% OR GREATER SHALL BE TEMPORARILY SEEDED, MULCHED, OR OTHER MEANS OF COVER PLACED ON THEM WITHIN 2 WEEKS OF DISTURBANCE. ALL SLOPES 33% OR GREATER SHALL BE TEMPORARILY SEEDED, MULCHED, OR OTHER MEANS OF COVER PLACED ON THEM AS SOON AS PRACTICABLE.

1. ALL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE DESIGNED AND IMPLEMENTED IN ACCORDANCE WITH THE CURRENT DEPARTMENT OF NATURAL RESOURCES EROSION AND SEDIMENT CONTROL TECHNICAL STANDARDS WHICH ARE AVAILABLE AT: <http://www.dnr.state.wi.us/runoff/stormwater/techstds.htm>
2. INSTALL EROSION CONTROL MEASURES PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIALS AS SHOWN ON PLAN. MODIFICATIONS TO SEDIMENT CONTROL DESIGN MAY BE REQUIRED TO MEET UNFORESEEN FIELD CONDITIONS IF MODIFICATIONS CONFORM TO WDRN TECHNICAL STANDARDS.
3. INSPECTIONS AND MAINTENANCE OF ALL EROSION CONTROL MEASURES SHALL BE ROUTINE (ONCE PER WEEK MINIMUM) TO ENSURE PROPER FUNCTION OF EROSION CONTROLS AT ALL TIMES. EROSION CONTROL MEASURES ARE TO BE IN WORKING ORDER AT THE END OF EACH WORK DAY.
4. INSPECT EROSION CONTROL MEASURES AFTER EACH 1/2" OR GREATER RAINFALL. REPAIR ANY DAMAGE OBSERVED DURING THE INSPECTION.
5. EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE, WITH ALL SOIL SURFACES HAVING AN ESTABLISHED VEGETATIVE COVER.
6. INSTALL A TRACKING PAD, 50' LONG AND NO LESS THAN 12" THICK BY USE OF 3" CLEAR STONE. TRACKING PADS ARE TO BE MAINTAINED BY THE CONTRACTOR IN A CONDITION WHICH WILL PREVENT THE TRACKING OF DIRT OR OTHER SEDIMENT ONTO THE ADJACENT PUBLIC STREETS AFTER EACH WORKING DAY OR MORE FREQUENTLY AS REQUIRED BY THE MUNICIPALITY.
7. INSTALL EROSION CONTROLS ON THE DOWNSTREAM SIDE OF STOCKPILES AND PROVIDE TEMPORARY SEEDING ON STOCKPILES WHICH ARE TO REMAIN IN PLACE FOR MORE THAN 7 DAYS.
8. INSTALL CHECK DAMS WITHIN DRAINAGE DITCHES AND IN FRONT OF SILT FENCING IN ANY LOW AREA ALL IN ACCORDANCE WITH WDRN TECHNICAL STANDARDS.
9. INSTALL EROSION CONTROL FOR UTILITY CONSTRUCTION (STORM SEWER, SANITARY SEWER, WATER MAIN, ETC.):
  - A. PLACE EXCAVATED TRENCH MATERIAL ON THE HIGH SIDE OF THE TRENCH.
  - B. BACKFILL, COMPACT AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.
  - C. DISCHARGE TRENCH WATER INTO A SEDIMENTATION BASIN OR FILTERING TANK IN ACCORDANCE WITH THE DEWATERING TECHNICAL STANDARD NO. 1061 PRIOR TO RELEASE INTO THE STORM SEWER, RECEIVING STREAM, OR DRAINAGE DITCH.
10. INSTALL TYPE D INLET PROTECTION AROUND ALL STORM SEWER INLETS AND CATCH BASINS THAT MAY RECEIVE RUNOFF FROM AREAS UNDER CONSTRUCTION.
11. APPLY ANIONIC POLYMER TO DISTURBED AREAS IF EROSION BECOMES PROBLEMATIC.

12. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED BY STATE INSPECTORS, LOCAL INSPECTORS, AND/OR ENGINEER SHALL BE INSTALLED WITHIN 24 HOURS OF REQUEST.
13. ALL SLOPES EXCEEDING 5:1 (20%) AND DRAINAGE SWALES SHALL BE STABILIZED WITH CLASS I, TYPE B EROSION MATTING OR APPLICATION OF A WOOD APPROVED POLYMER SOIL STABILIZATION TREATMENT OR A COMBINATION THEREOF, AS REQUIRED. CONTRACTOR SHALL PROVIDE PRODUCT SPECIFICATIONS TO PROJECT ENGINEER FOR APPROVAL. SLOPES 3:1 (33%) SHALL BE STABILIZED AS SOON AS PRACTICABLE FOLLOWING GRADING ACTIVITIES ARE COMPLETE.
14. CONTRACTOR/OWNER SHALL FILE A NOTICE OF TERMINATION UPON VEGETATIVE STABILIZATION AND FOR PROPERTY SALE IN ACCORDANCE WITH WISCONSIN SAFETY AND PROFESSIONAL SERVICES REQUIREMENTS.
15. CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO CONTROL DUST ARISING FROM CONSTRUCTION OPERATIONS. REFER TO WORK TECHNICAL STANDARD 106B.
16. CONTRACTOR TO PROVIDE SOLID LID OR METAL PLATE ON ALL OPEN MANHOLES DURING CONSTRUCTION TO MINIMIZE SEDIMENT FROM ENTERING THE STORM SEWER SYSTEM.
17. ALL APRON ENDWALLS SHALL BE PROVIDED WITH RIP RAP PER DETAILS.



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DRAWN:	PGB	02/09/2016
APPROVED:	HPJ	02/22/2016

WRITTEN CC

PLAN MODIFICATIONS:	DATE:
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## DIGGERS HOTLINE

**Toll Free (800) 242-8511**  
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**www.DiggersHotline.com**

SHEET TITLE:

OVERALL GRADING &  
EROSION CONTROL  
PLAN

SHEET NUMBER:  
**C2.0**

LEGEND (PROPOSED)

- PROPERTY LINE  
PROPOSED BUILDING OUTLINE  
STORMWATER MANAGEMENT AREA  
CONSTRUCTION FENCE  
PROPOSED 1 FOOT CONTOUR  
PROPOSED 5 FOOT CONTOUR  
EDGE OF PAVEMENT  
SILT FENCE  
ASPHALT PAVEMENT  
CONCRETE PAVEMENT  
GRAVEL AREA  
CURB AND GUTTER  
REJECT CURB & GUTTER  
SPOT ELEVATION  
BS = BOTTOM OF STEP  
BW = BOTTOM OF WALL  
EP = EDGE OF PAVEMENT  
EC = EDGE OF CONCRETE  
RIM = RIM ELEVATION  
SW = TOP OF SIDEWALK  
TS = TOP OF STEP  
TW = TOP OF WALL

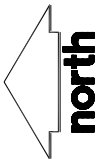
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EXISTING FREEZER BUILDING  
AREA = 172,285 S.F.  
FFE = 866.00

PROPOSED COOLER BUILDING  
AREA = 151,769 S.F.  
FFE = 866.00

SCALE IN FEET  
20' 0 20'



JSD Professional Services, Inc.  
Engineers • Surveyors • Planners

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SHEET TITLE:

DETAILED GRADING  
PLAN

SHEET NUMBER:

C2.1



LEGEND (PROPOSED)

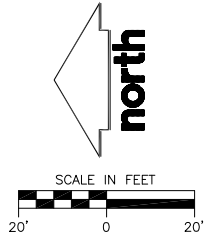
- PROPERTY LINE  
PROPOSED BUILDING OUTLINE  
STORMWATER MANAGEMENT FACILITY  
CONSTRUCTION FENCE  
-X-X-  
PROPOSED 1 FOOT CONTOUR  
-861-  
PROPOSED 5 FOOT CONTOUR  
-860-  
EDGE OF PAVEMENT  
SILT FENCE  
ASPHALT PAVEMENT  
CONCRETE PAVEMENT  
GRAVEL AREA  
CURB AND GUTTER  
REJECT CURB & GUTTER  
SPOT ELEVATION  
EP: 861.43  
BS = BOTTOM OF STEP  
BW = BOTTOM OF WALL  
EP = EDGE OF PAVEMENT  
EC = EDGE OF CONCRETE  
RIM = RIM ELEVATION  
SW = TOP OF SIDEWALK  
TS = TOP OF STEP  
TW = TOP OF WALL

GENERAL NOTES

1. REFER TO THE BASE MAP, DATED NOVEMBER 1, 2015 BY JSD PROFESSIONAL SERVICES FOR EXISTING CONDITIONS NOTES AND LEGEND.
2. ALL WORK IN THE ROW SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER & WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION AND CITY OF MADISON REQUIREMENTS.
3. NO SITE GRADING OUTSIDE OR DOWNSLOPE OF PROPOSED SILT FENCE LOCATION. NO LAND DISTURBANCE BEYOND PROPERTY LINES UNLESS OTHERWISE SHOWN.

EXISTING FREEZER BUILDING  
AREA = 172,285 S.F.  
FFE = 866.00

PROPOSED COOLER BUILDING  
AREA = 151,769 S.F.  
FFE = 866.00



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WESTSIDE / MAIN OFFICE  
5321 VERONA ROAD  
MADISON, WI 53711

EASTSIDE FACILITY  
4802 FEMRITE DRIVE  
MADISON, WI 53716

PROJECT:  
**FEMRITE DRIVE  
COOLER ADDITION**

PROJECT LOCATION:  
4802 FEMRITE DRIVE  
MADISON, WI 53716

JSD PROJECT NO.: 15-7075

SEAL/SIGNATURE:

ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTOR AND SUBCONTRACTORS MUST CHECK ALL DETAIL AND DIMENSIONS OF THEIR TRADE AND BE RESPONSIBLE FOR THE SAME.

DESIGN:	PGB	01/18/2016
DRAWN:	PGB	02/09/2016
APPROVED:	HPJ	02/22/2016

PLAN MODIFICATIONS:	DATE:
UDC/SITE PLAN APPROVAL SUBMITTAL	02/24/2016

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SHEET TITLE:

**DETAILED GRADING  
PLAN**

SHEET NUMBER:

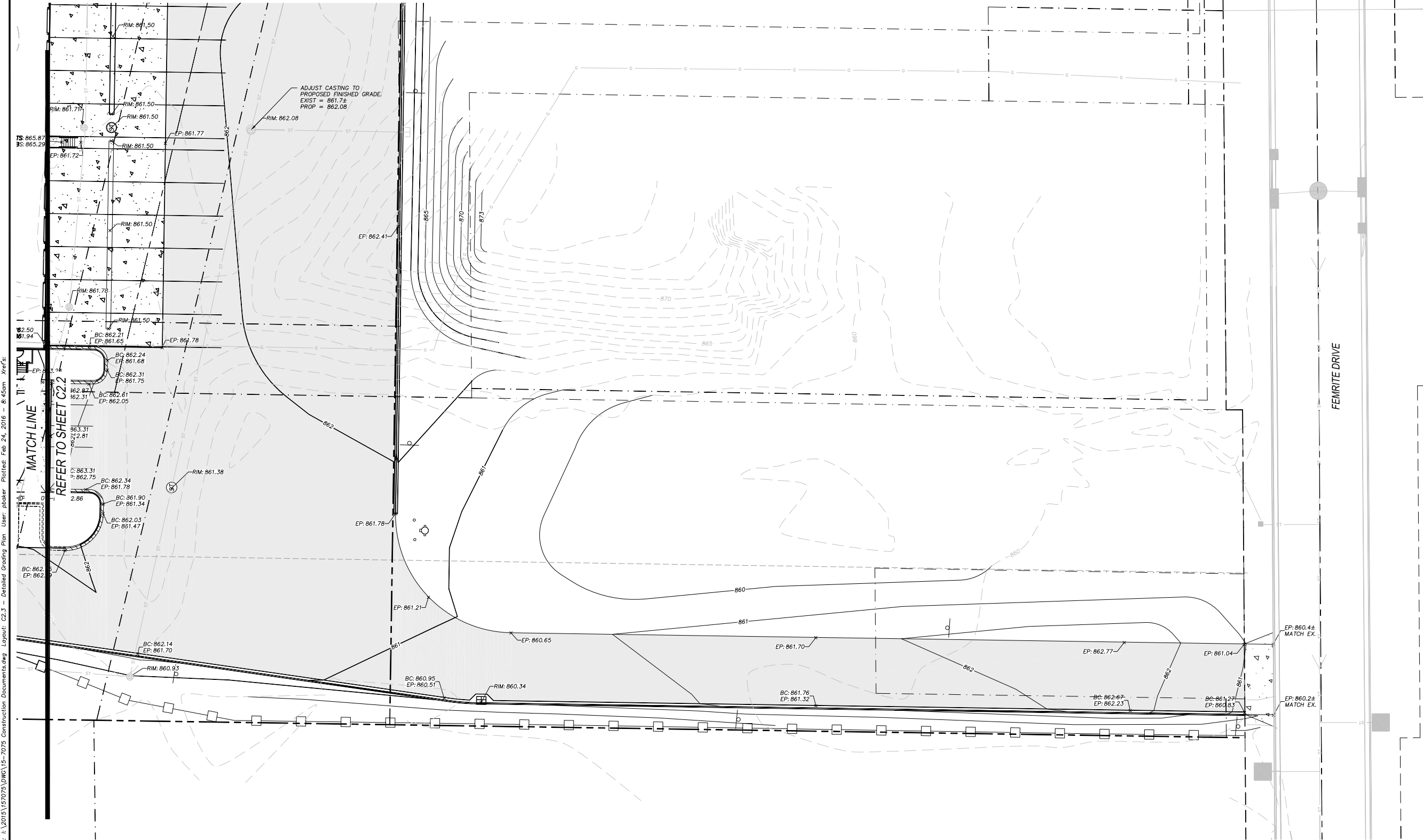
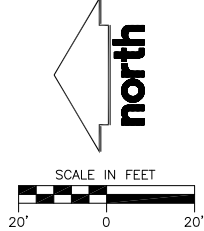
**C2.2**

LEGEND (PROPOSED)

- PROPERTY LINE  
PROPOSED BUILDING OUTLINE  
STORMWATER MANAGEMENT FACILITY  
CONSTRUCTION FENCE  
PROPOSED 1 FOOT CONTOUR  
PROPOSED 5 FOOT CONTOUR  
EDGE OF PAVEMENT  
SILT FENCE  
ASPHALT PAVEMENT  
CONCRETE PAVEMENT  
GRAVEL AREA  
CURB AND GUTTER  
REJECT CURB & GUTTER  
SPOT ELEVATION  
BS = BOTTOM OF STEP  
BW = BOTTOM OF WALL  
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EC = EDGE OF CONCRETE  
PAV = PAVEMENT SURFACE  
RIM = RIM ELEVATION  
SW = TOP OF SIDEWALK  
TS = TOP OF STEP  
TW = TOP OF WALL

GENERAL NOTES

1. REFER TO THE BASE MAP, DATED NOVEMBER 1, 2015 BY JSD PROFESSIONAL SERVICES FOR EXISTING CONDITIONS NOTES AND LEGEND.
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3. NO SITE GRADING OUTSIDE OR DOWNSLOPE OF PROPOSED SILT FENCE LOCATION. NO LAND DISTURBANCE BEYOND PROPERTY LINES UNLESS OTHERWISE SHOWN.
4. SEE SHEET C2.0 FOR GRADING AND EROSION CONTROL NOTES.



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WESTSIDE / MAIN OFFICE  
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MADISON, WI 53711

EASTSIDE FACILITY  
4802 FEMRITE DRIVE  
MADISON, WI 53716

PROJECT:  
**FEMRITE DRIVE COOLER ADDITION**

PROJECT LOCATION:  
**4802 FEMRITE DRIVE  
MADISON, WI 53716**

JSD PROJECT NO.: **15-7075**

SEAL/SIGNATURE:

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DESIGN: PGB 01/18/2016  
DRAWN: PGB 02/09/2016  
APPROVED: HPJ 02/22/2016

PLAN MODIFICATIONS: DATE:  
UDC/SITE PLAN APPROVAL SUBMITTAL 02/24/2016

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SHEET TITLE:  
**DETAILED GRADING PLAN**

SHEET NUMBER:  
**C2.3**



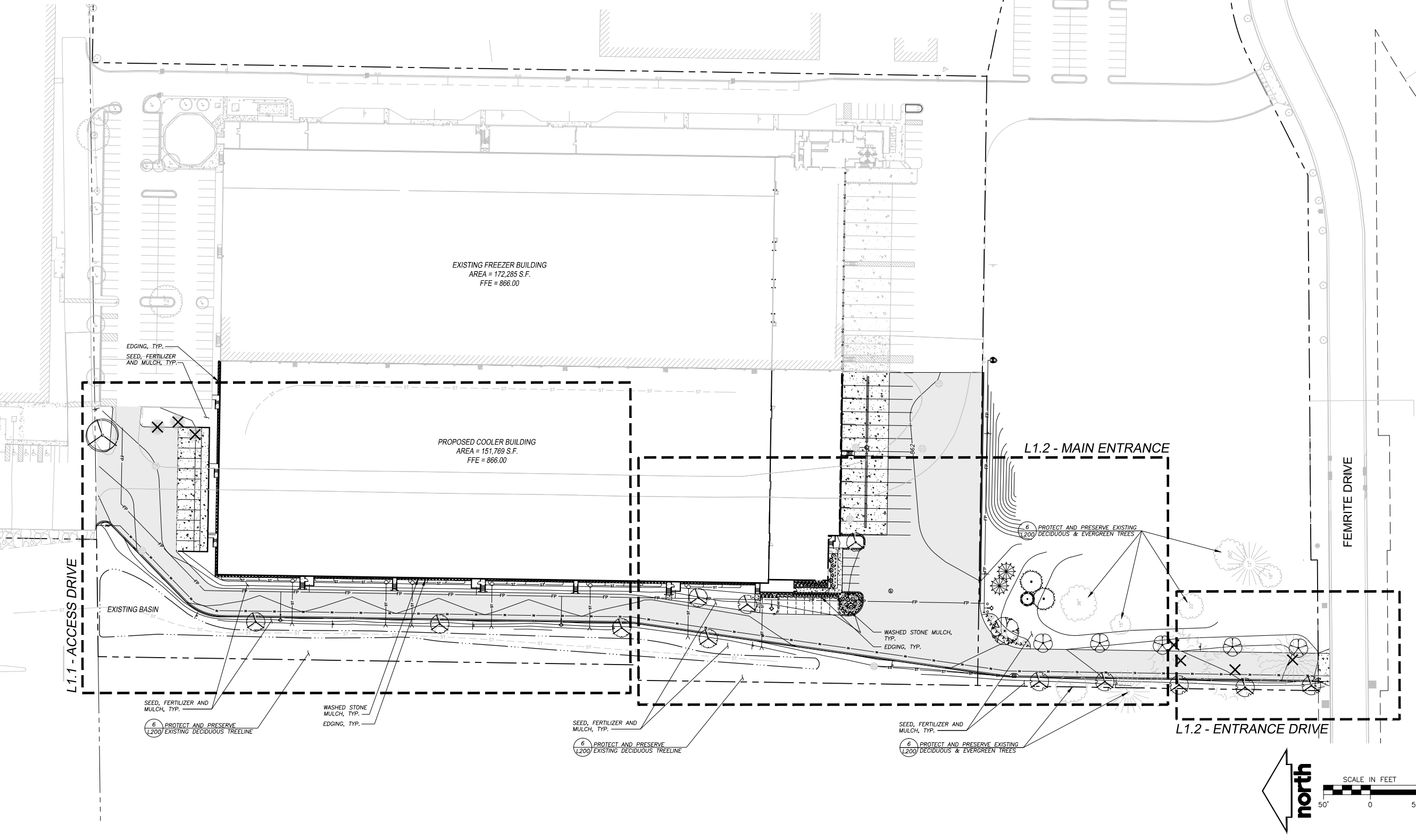


LEGEND (PROPOSED)

- PROPERTY LINE  
RIGHT-OF-WAY  
PROPOSED BUILDING OUTLINE  
EDGE OF STORMWATER MANAGEMENT AREA  
EDGE OF PAVEMENT  
FUTURE PARKING AREA (POTENTIAL)  
SAN ——— SANITARY SEWER  
W ——— WATER LINE  
ST ——— STORM SEWER  
ASPHALT PAVEMENT  
CONCRETE PAVEMENT  
CURB AND GUTTER  
REJECT CURB & GUTTER  
TREE REMOVAL  
POLYETHYLENE EDGING  
PRAIRIE SEED MIX (REFER TO SHEET L200)

GENERAL NOTES

1. REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGEND.  
2. ALL WORK IN THE ROW SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.  
3. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.  
4. DRAWING FOR REVIEW – NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.  
5. THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL FINE GRADING AND TOPSOILING WITH GENERAL CONTRACTOR  
6. REFER TO SHEET L200 FOR ADDITIONAL DETAILS, NOTES AND SPECIFICATION INFORMATION INCLUDING MATERIALS, GUARANTEE AND EXECUTION RELATED TO LANDSCAPE PLAN



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MADISON, WI 53711

EASTSIDE FACILITY  
4802 FEMRITE DRIVE  
MADISON, WI 53716

PROJECT:  
**FEMRITE DRIVE COOLER ADDITION**

PROJECT LOCATION:  
**4802 FEMRITE DRIVE  
MADISON, WI 53716**

JSD PROJECT NO.: **15-7075**

SEAL/SIGNATURE:

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DESIGN: ABK 02/09/2016  
DRAWN: ABK 02/09/2016  
APPROVED: KJY 02/10/2016

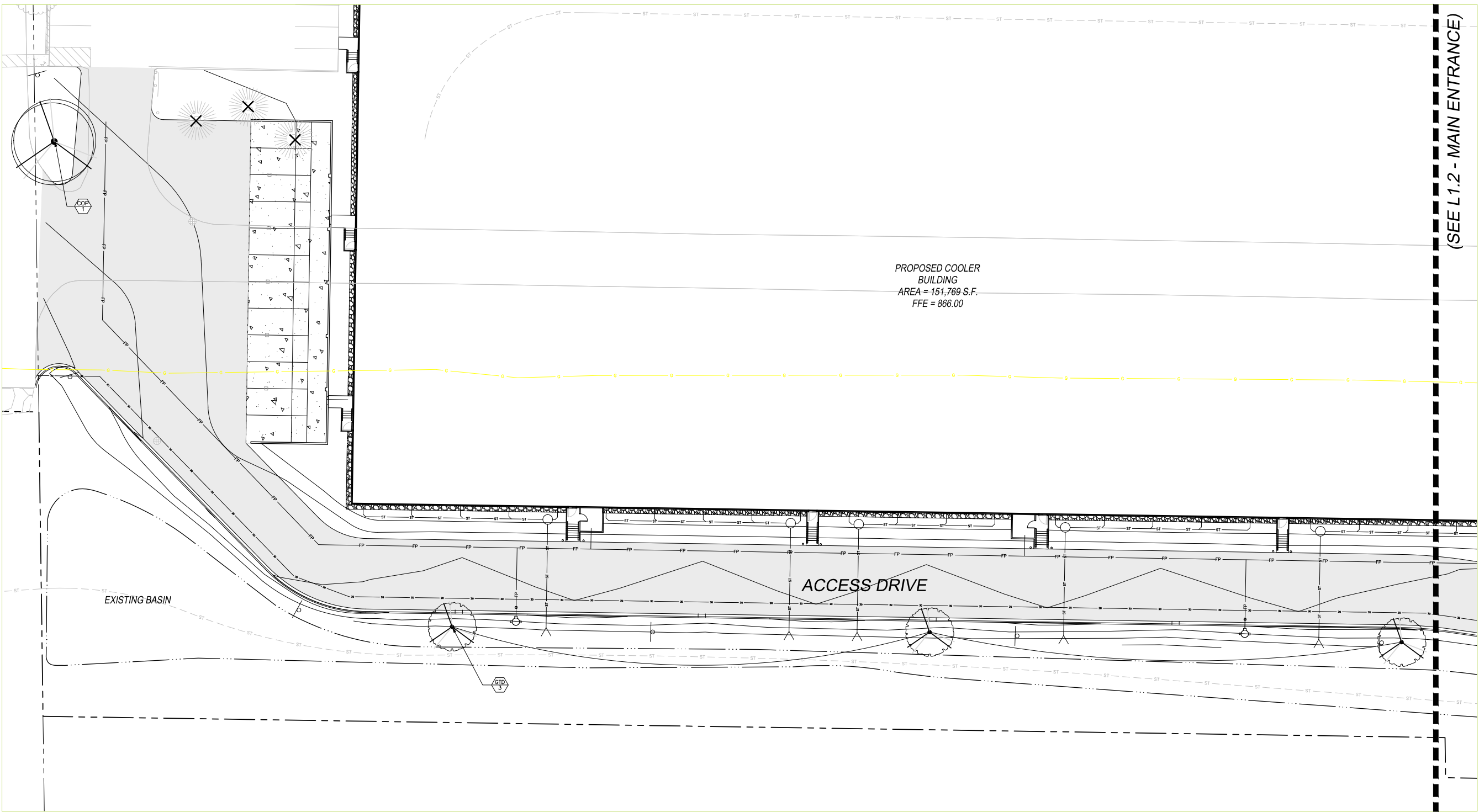
PLAN MODIFICATIONS: DATE:  
UDC SUBMITTAL 02/24/2016

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SHEET TITLE:  
**OVERALL LANDSCAPE PLAN**

SHEET NUMBER:  
**L1.0**

File: I:\2015\157075\DWG\15-7075 LANDSCAPE.dwg Layout: L1.1 - ACCESS DRIVE - 20' Scale User: skolniewski Plotted: Feb 24, 2016 - 9:35am Xref's:



**LEGEND (PROPOSED)**

- PROPERTY LINE
- RIGHT-OF-WAY
- PROPOSED BUILDING OUTLINE
- EDGE OF STORMWATER MANAGEMENT AREA
- EDGE OF PAVEMENT
- FUTURE PARKING AREA (POTENTIAL)
- SAN SANITARY SEWER
- W WATER LINE
- ST STORM SEWER
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- CURB AND GUTTER
- REJECT CURB & GUTTER
- TREE REMOVAL
- POLYETHYLENE EDGING
- PRAIRIE SEED MIX (REFER TO SHEET L200)

**PLANT LIST - L1.1**

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	LS POINTS
COP	1	Celtis occidentalis 'Prairie Pride'	Prairie Pride Hackberry	B & B	2.5" Cal	35
GTD	3	Gleditsia triacanthos 'Draves'	Honey Locust	B & B	2.5" Cal	35

PROPOSED COOLER  
BUILDING  
AREA = 151,769 S.F.  
FFE = 866.00

ACCESS DRIVE

(SEE L1.2 - MAIN ENTRANCE)

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MADISON, WI 53711

EASTSIDE FACILITY  
4802 FEMRITE DRIVE  
MADISON, WI 53716

PROJECT:  
**FEMRITE DRIVE  
COOLER ADDITION**

PROJECT LOCATION:  
  
4802 FEMRITE DRIVE  
MADISON, WI 53716

JSD PROJECT NO.: 15-7075

SEAL/SIGNATURE:

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THEM FOR ACCURACY, THE CONTRACTOR  
AND SUBCONTRACTORS MUST CHECK ALL  
DETAIL AND DIMENSIONS OF THEIR TRADE  
AND BE RESPONSIBLE FOR THE SAME.

DESIGN: ABK 02/09/2016  
DRAWN: ABK 02/09/2016  
APPROVED: KJY 02/10/2016

PLAN MODIFICATIONS: DATE:  
UDC SUBMITTAL 02/24/2016

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SHEET TITLE:

**LANDSCAPE PLAN -  
ACCESS DRIVE**

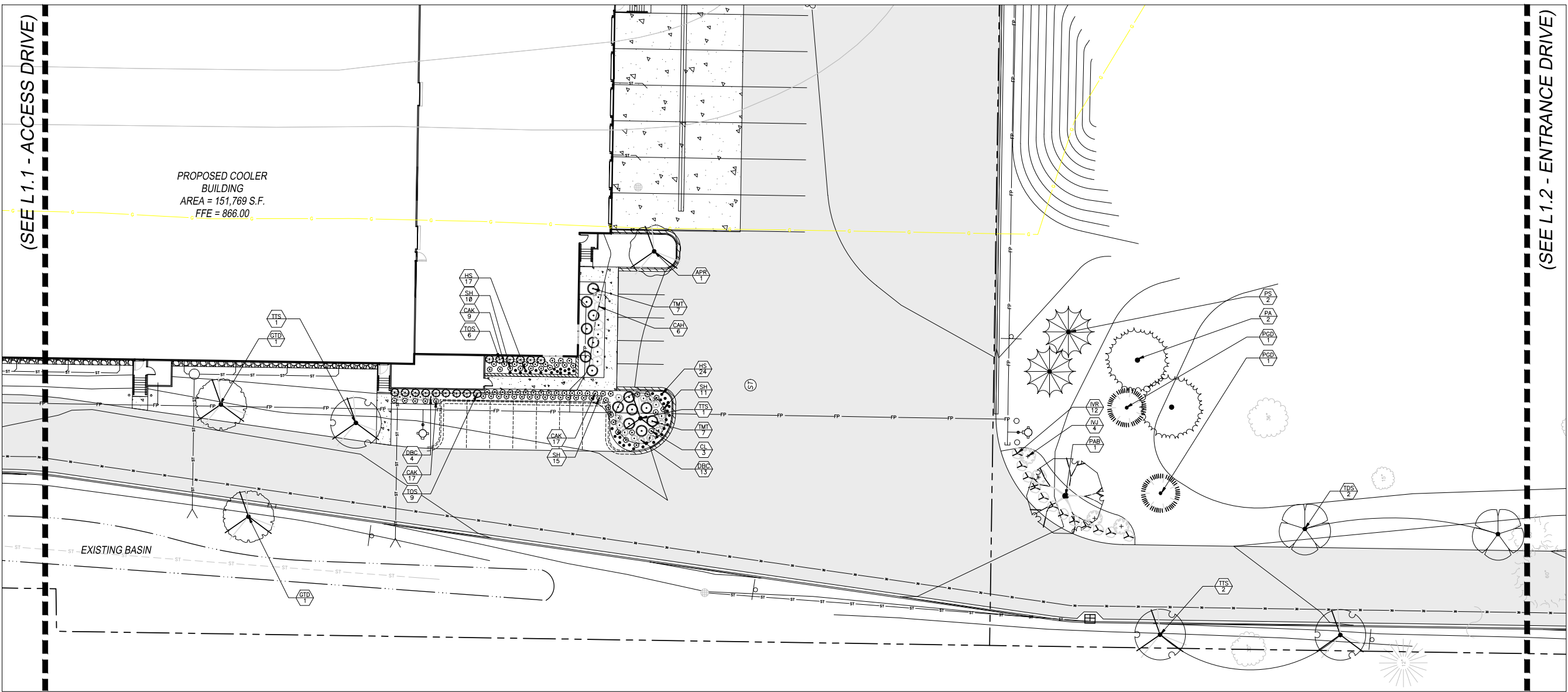
SHEET NUMBER:

**L1.1**

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File: L:\2015\157075\DWG\15-7075 LANDSCAPE.dwg Layout: L1.2 0 MAIN ENTRANCE & ENTRANCE DRIVE - 20' Scale User: dkaniewski Plotted: Feb 24, 2016 - 9:35am Xref's:



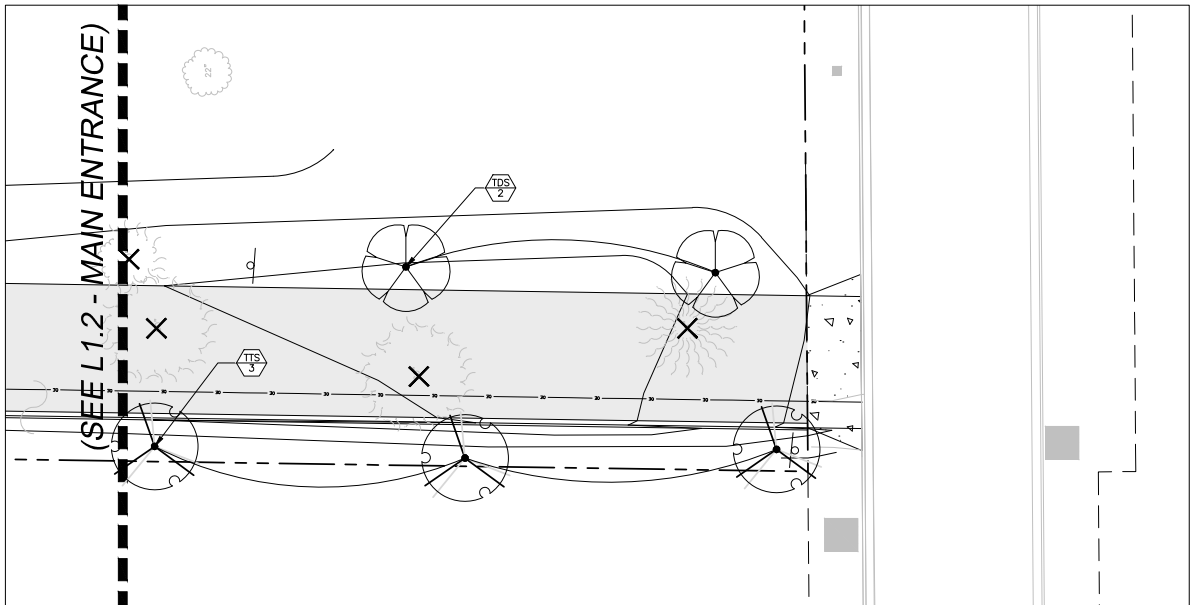
## L1.2 - MAIN ENTRANCE

### LEGEND (PROPOSED)

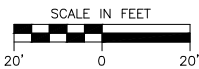
---	PROPERTY LINE
---	RIGHT-OF-WAY
---	PROPOSED BUILDING OUTLINE
---	EDGE OF STORMWATER MANAGEMENT AREA
---	EDGE OF PAVEMENT
---	FUTURE PARKING AREA (POTENTIAL)
---	SAN
---	SANITARY SEWER
---	W
---	WATER LINE
---	ST
---	STORM SEWER
---	ASPHALT PAVEMENT
---	CONCRETE PAVEMENT
---	CURB AND GUTTER
---	REJECT CURB & GUTTER
X	TREE REMOVAL
---	POLYETHYLENE EDGING
---	PRAIRIE SEED MIX (REFER TO SHEET L200)

### PLANT LIST - L12

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	LS POINTS
APR	1	Acer platanoides 'Royal Red'	Royal Red Maple	B & B	2.5" Cal	35
PAB	1	Platanus x acerifolia 'Bloodgood'	London Plane Tree	B & B	2.5" Cal	35
TDS	5	Taxodium distichum 'Shawnee Brave' TM	Bald Cypress	B & B	2.5" Cal	35
ITS	7	Tilia tomentosa 'Sterling'	Sterling Silver Linden	B & B	2.5" Cal	35
GTD	2	Gleditsia tricanthos 'Draves'	Honey Locust	B & B	2.5" Cal	35
EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	LS POINTS
PA	2	Picea abies	Norway Spruce	B & B	6 ft tall	35
PGD	1	Picea glauca 'Densata'	Black Hills Spruce	B & B	6 ft tall	35
PS	2	Pinus strobus	White Pine	B & B	6 ft tall	35
LOW EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	LS POINTS
TOS	15	Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae	B & B	3-4" Ht.	10
ANNUALS/PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	LS POINTS
HS	41	Hemerocallis x 'Stella de Oro'	Stella de Oro Daylily	1 gal	6" Ht.	2
DECIDUOUS SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	LS POINTS
CAH	6	Clethra alnifolia 'Hummingbird'	Summersweet	3 gal	12-24" Ht.	3
DBC	17	Daphne x burkwoodii 'Carol Mackie'	Carol Mackie Daphne	3 gal	15-18" Min. Ht.	3
IVJ	4	Ilex verticillata 'Jim Dandy'	Jim Dandy Winterberry	3 gal	12-24" Ht.	3
IVR	12	Ilex verticillata 'Red Sprite'	Red Sprite Winterberry	3 gal	15-18" Min. Ht.	3
EVERGREEN SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	LS POINTS
TMT	14	Taxus x media 'Tauntoni'	Taunton Yew	5 gal	15-18" Min. Ht.	4
GRASSES	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	LS POINTS
CAK	26	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	1 gal	10-12" Ht.	2
CL	3	Chasmanthium latifolium	Wood Oats	1 gal	10-12" Ht.	2
SH	42	Sporobolus heterolepis	Prairie Dropseed	1 gal	10-12" Ht.	2



## L1.2 - ENTRANCE DRIVE



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MADISON, WI 53711

EASTSIDE FACILITY  
4802 FEMRITE DRIVE  
MADISON, WI 53716

PROJECT:  
**FEMRITE DRIVE  
COOLER ADDITION**

PROJECT LOCATION:  
**4802 FEMRITE DRIVE  
MADISON, WI 53716**

JSD PROJECT NO.: 15-7075

SEAL/SIGNATURE:

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THEM FOR ACCURACY, THE CONTRACTOR  
AND SUBCONTRACTORS MUST CHECK ALL  
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AND BE RESPONSIBLE FOR THE SAME.

DESIGN: ABK 02/09/2016  
DRAWN: ABK 02/09/2016  
APPROVED: KJY 02/10/2016

PLAN MODIFICATIONS: DATE:  
UDC SUBMITTAL 02/24/2016

**DIGGERS HOTLINE**

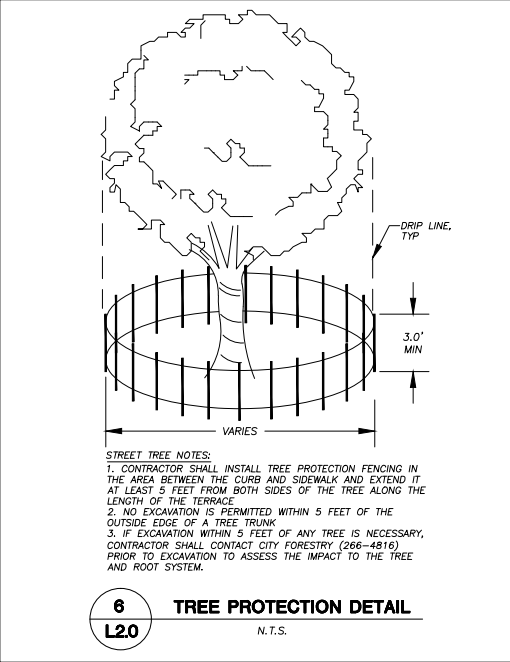
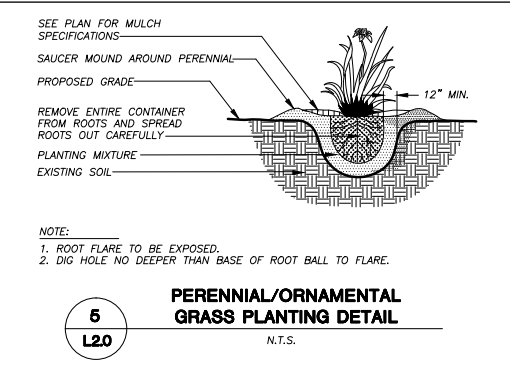
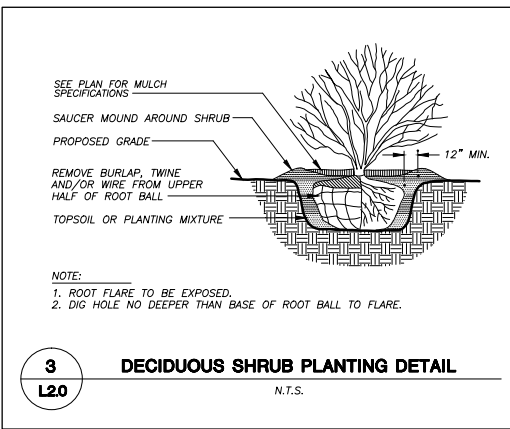
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SHEET TITLE:  
**LANDSCAPE PLAN -  
MAIN ENTRANCE &  
ENTRANCE DRIVE**

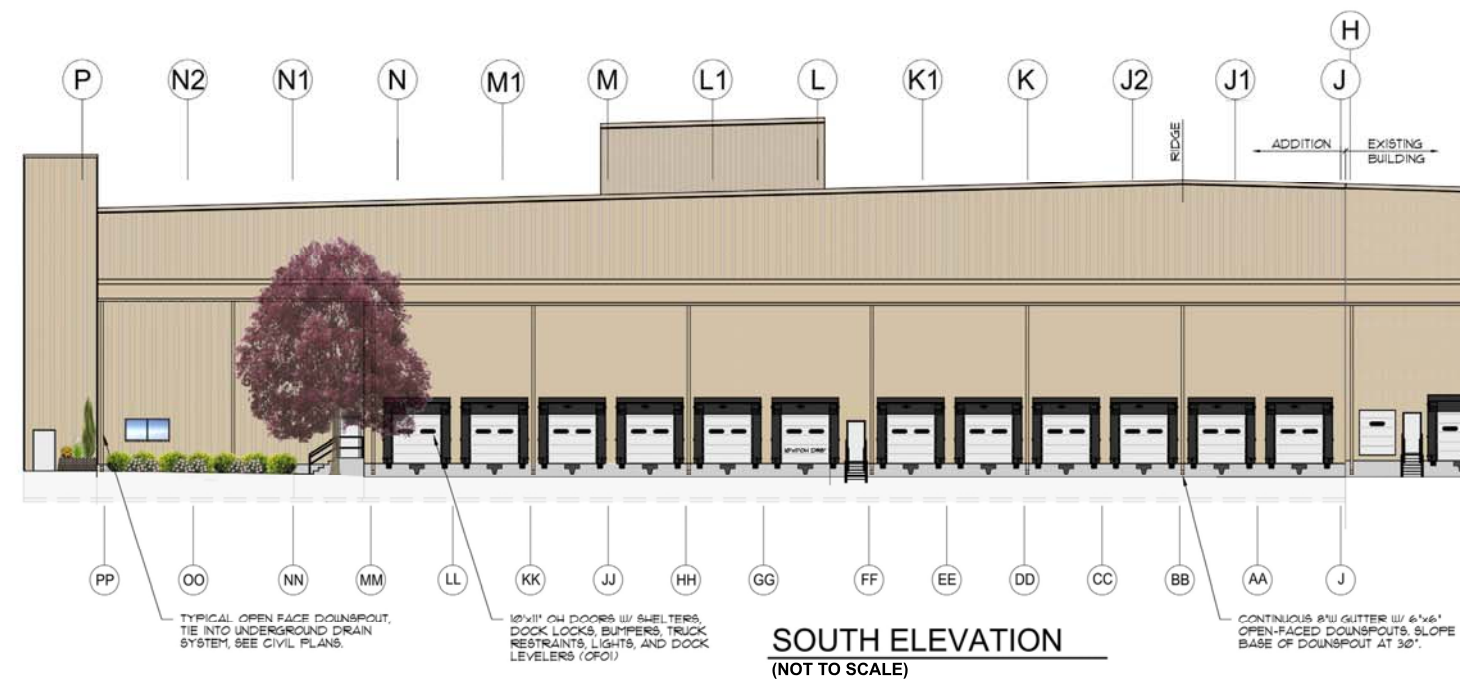
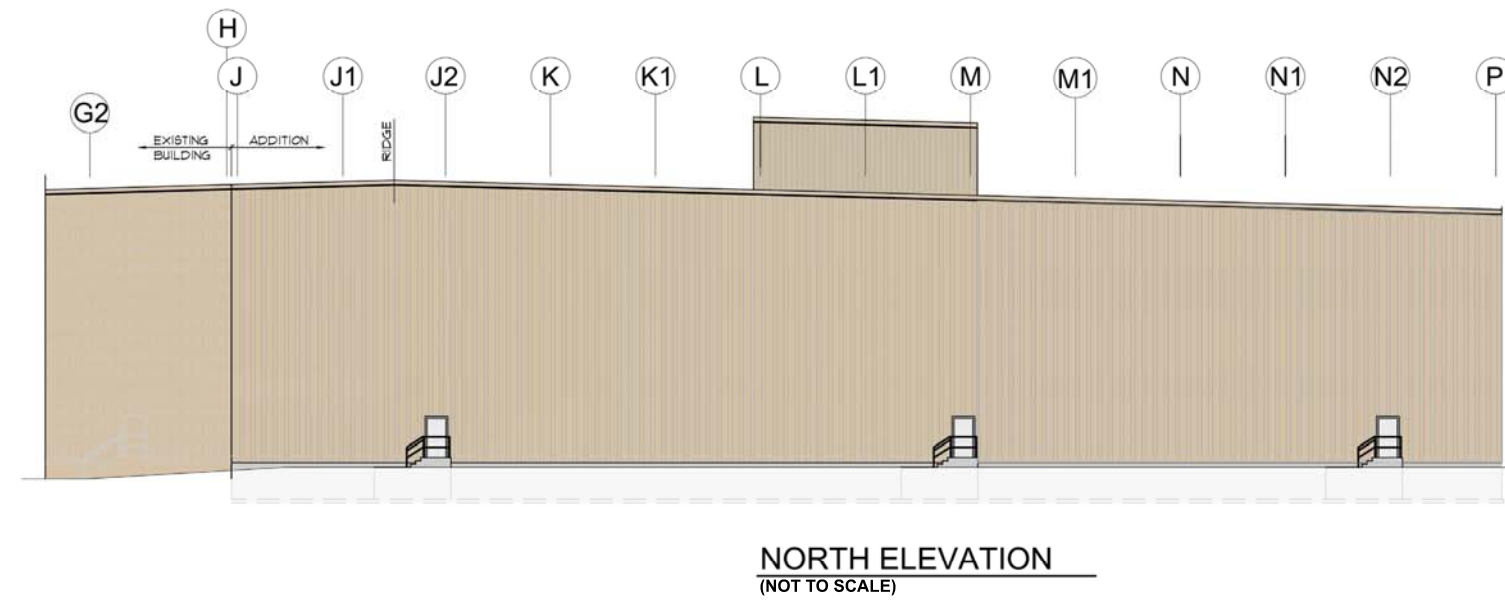
SHEET NUMBER:  
**L1.2**

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# L2.0







**CERTCO, Inc.**

Location: Madison, Wisconsin

**SITE PLAN EXHIBIT**  
**4802 Femrite Drive**

**JSD** Professional Services, Inc.  
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**CERTCO, Inc.**

Location: Madison, Wisconsin

**OVERALL SITE PLAN**  
**2730 Daniels Street & 4802 Femrite Drive**

**JSD** Professional Services, Inc.  
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