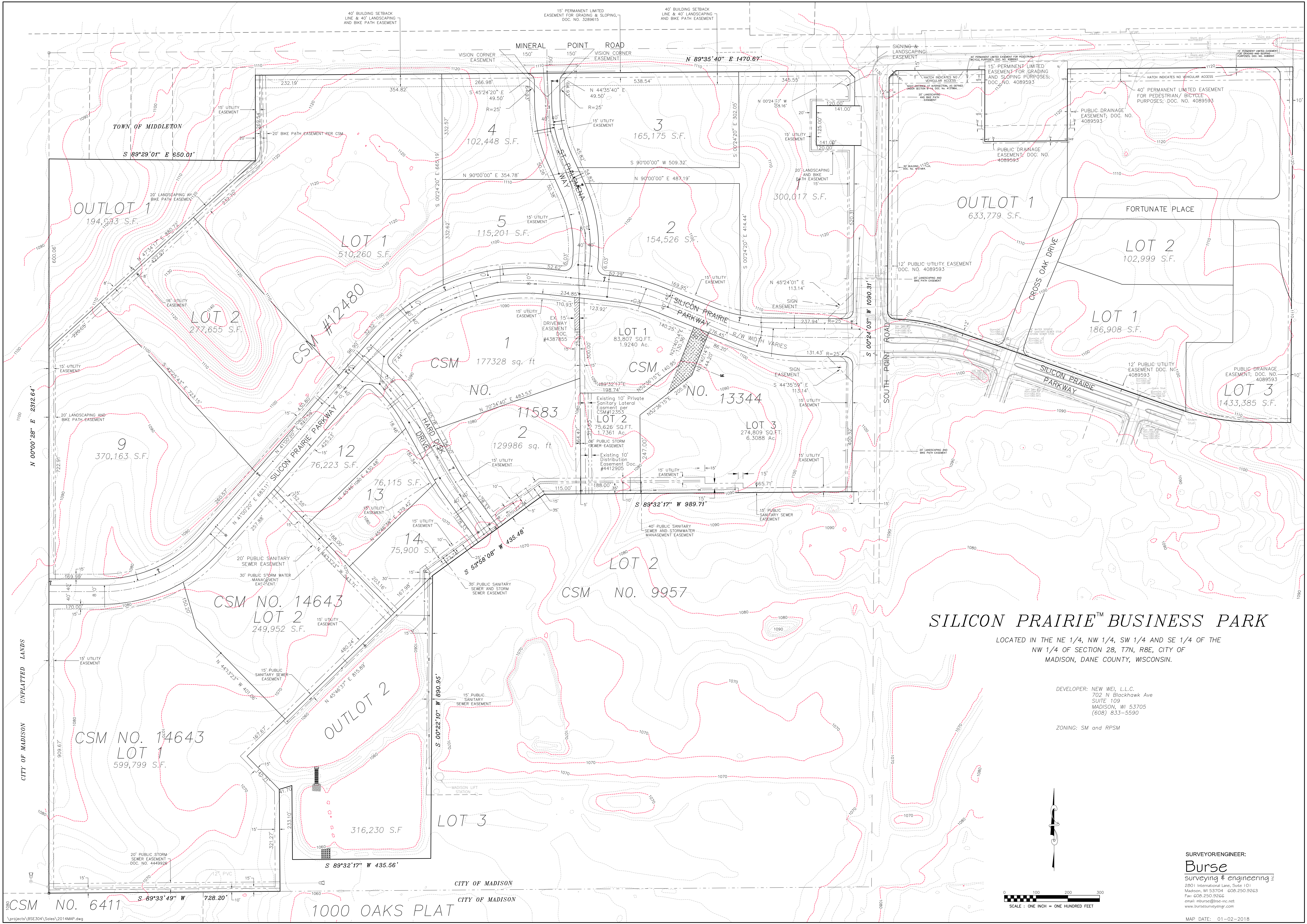
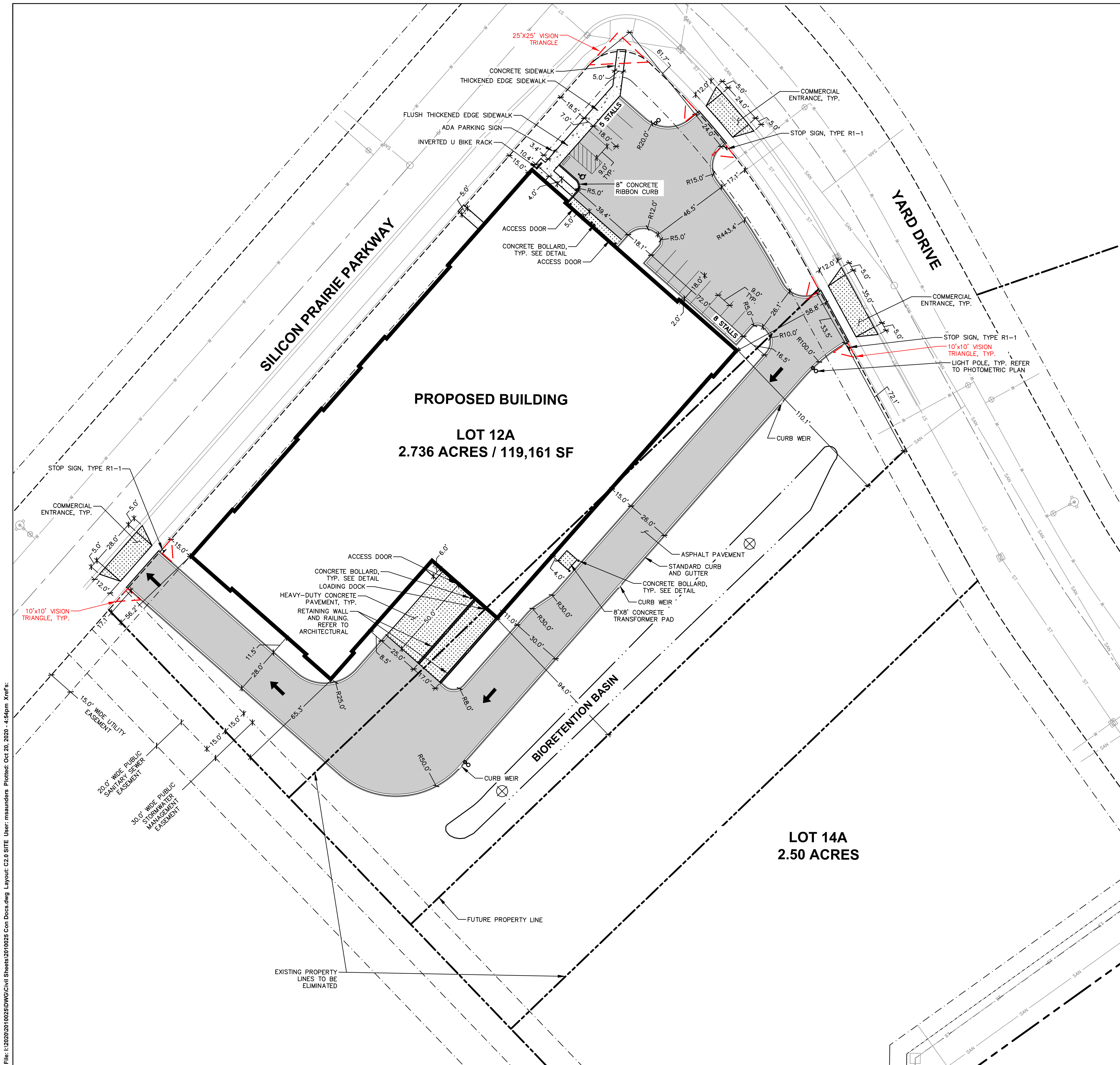




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LEGEND

- PROPERTY LINE
- EASEMENT LINE
- BUILDING OUTLINE
- EDGE OF PAVEMENT
- STANDARD CURB AND GUTTER
- REJECT CURB AND GUTTER
- 8" CONCRETE RIBBON CURB
- ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- STORMWATER MANAGEMENT AREA
- RETAINING WALL
- RAILING
- LIGHT POLE (REFER TO PHOTOMETRIC PLAN)
- SIGN AND POST
- BOLLARD
- PROPOSED TEST PIT LOCATION

SITE INFORMATION BLOCK

SITE ADDRESS	9801 SILICON PRAIRIE PKWY AND 310 YARD DRIVE
EXISTING LOT 12 ACREAGE	1.75 ACRES
EXISTING LOT 13 ACREAGE	1.75 ACRES
EXISTING LOT 14 ACREAGE	1.74 ACRES
PROPOSED LOT 12A ACREAGE	2.74 ACRES
PROPOSED LOT 14A ACREAGE	2.50 ACRES
NUMBER OF BUILDING STORIES	3
BUILDING FOOTPRINT	43,298 SF
NUMBER OF PARKING STALLS	
STANDARD	12
ACCESSIBLE	1
TOTAL SURFACE	13
NUMBER OF BICYCLE STALLS:	2
EXISTING VS. PROPOSED SITE COVERAGE	
EXISTING IMPERVIOUS SURFACE AREA	0 SF
EXISTING PERVIOUS SURFACE AREA	119,161 SF
EXISTING IMPERVIOUS SURFACE AREA RATIO	0.00
PROPOSED IMPERVIOUS SURFACE AREA	75,062 SF
PROPOSED PERVIOUS SURFACE AREA	44,099 SF
PROPOSED IMPERVIOUS SURFACE AREA RATIO	0.63



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COEUR D'ALENE

MADISON REGIONAL OFFICE
161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
P. 608.848.5060

CLIENT:
**SILICON PRAIRIE
STORAGE, LLC**

CLIENT ADDRESS:
**P.O. BOX 44580
MADISON, WI 53744**

PROJECT:
**SILICON PRAIRIE
SELF-STORAGE
BUILDING**

PROJECT LOCATION:
**9801 SILICON PRAIRIE PKWY
AND
310 YARD DRIVE
VERONA, WI 53593**

PLAN MODIFICATIONS:

#	Date:	Description:
1	10.21.2020	CUP SUBMITTAL
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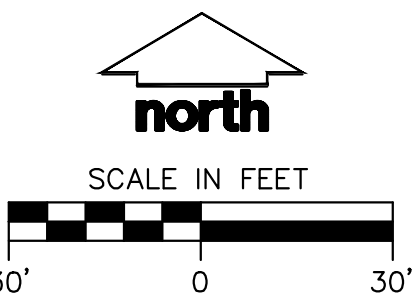
Design/Drawn: MSS/AK
Approved: TAT

SHEET TITLE:
SITE PLAN

SHEET NUMBER:

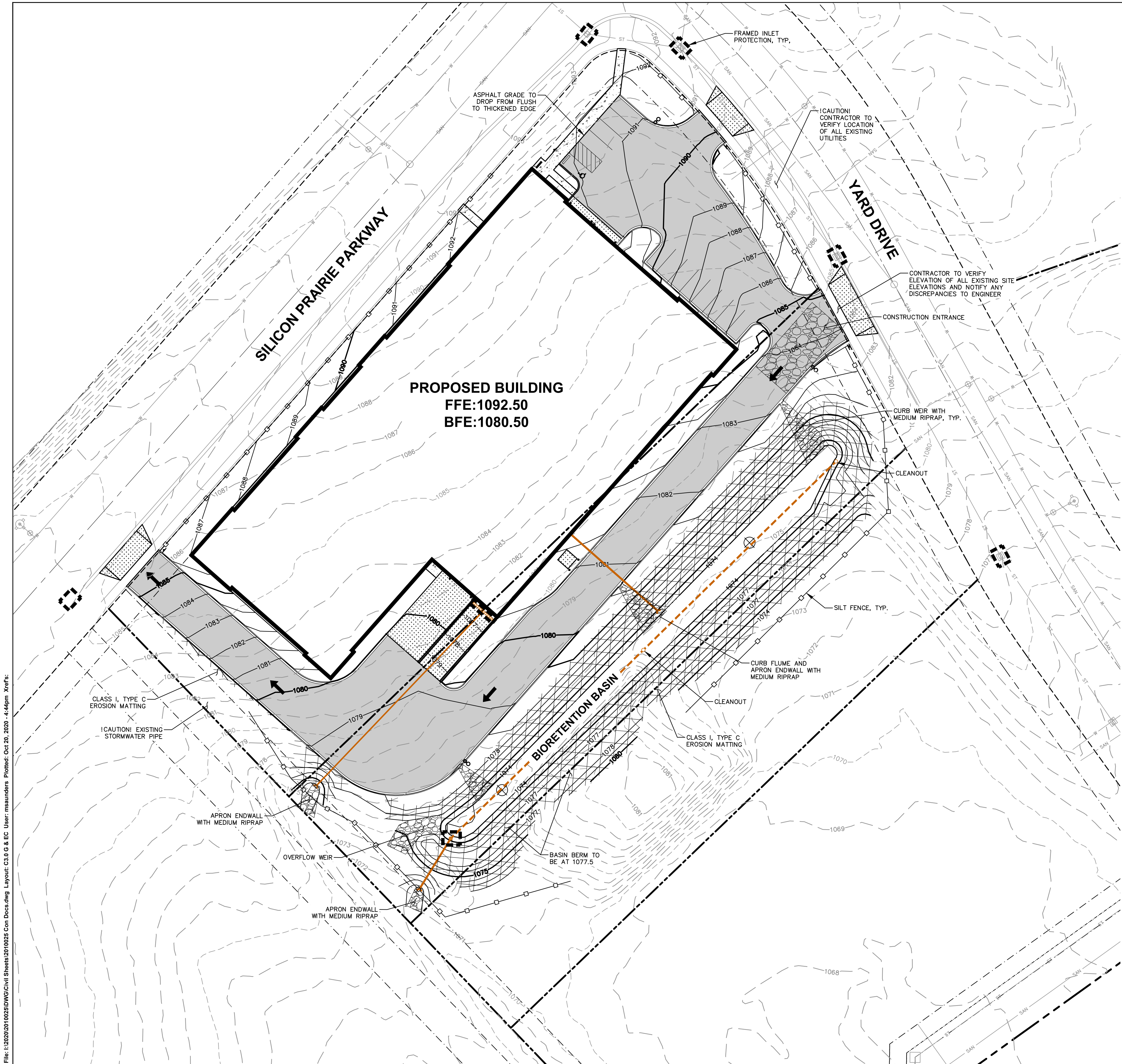
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JSD PROJECT NO: 20-10025



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LEGEND

- PROPERTY LINE
- EASEMENT LINE
- BUILDING OUTLINE
- BUILDING SETBACK LINE
- PAVEMENT SETBACK LINE
- EDGE OF PAVEMENT
- STANDARD CURB AND GUTTER
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- ASPHALT PAVEMENT
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- RAILING
- LIGHT POLE (REFER TO PHOTOMETRIC PLAN)
- SIGN AND POST
- PROPOSED 1 FOOT CONTOUR
- PROPOSED 5 FOOT CONTOUR
- EXISTING 1 FOOT CONTOUR
- EXISTING 5 FOOT CONTOUR
- PROPOSED STORM SEWER
- PROPOSED UNDERDRAIN
- PROPOSED TEST PIT LOCATION
- FRAMED INLET PROTECTION
- SILT FENCE
- RIP-RAP
- EROSION MATTING



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MADISON, WI 53744**

PROJECT:
**SILICON PRAIRIE
SELF-STORAGE
BUILDING**

PROJECT LOCATION:
**9801 SILICON PRAIRIE PKWY
AND
310 YARD DRIVE
VERONA, WI 53593**

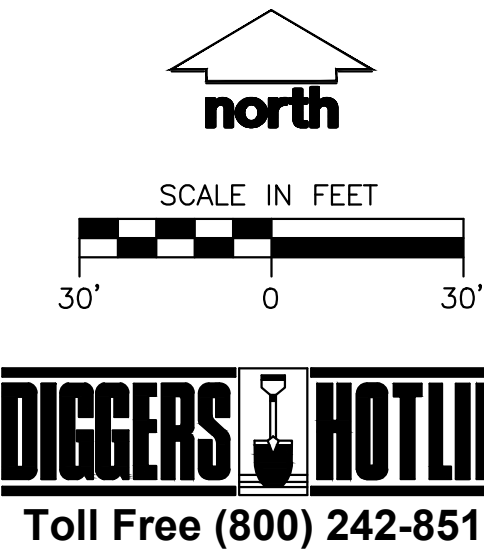
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Approved: TAT

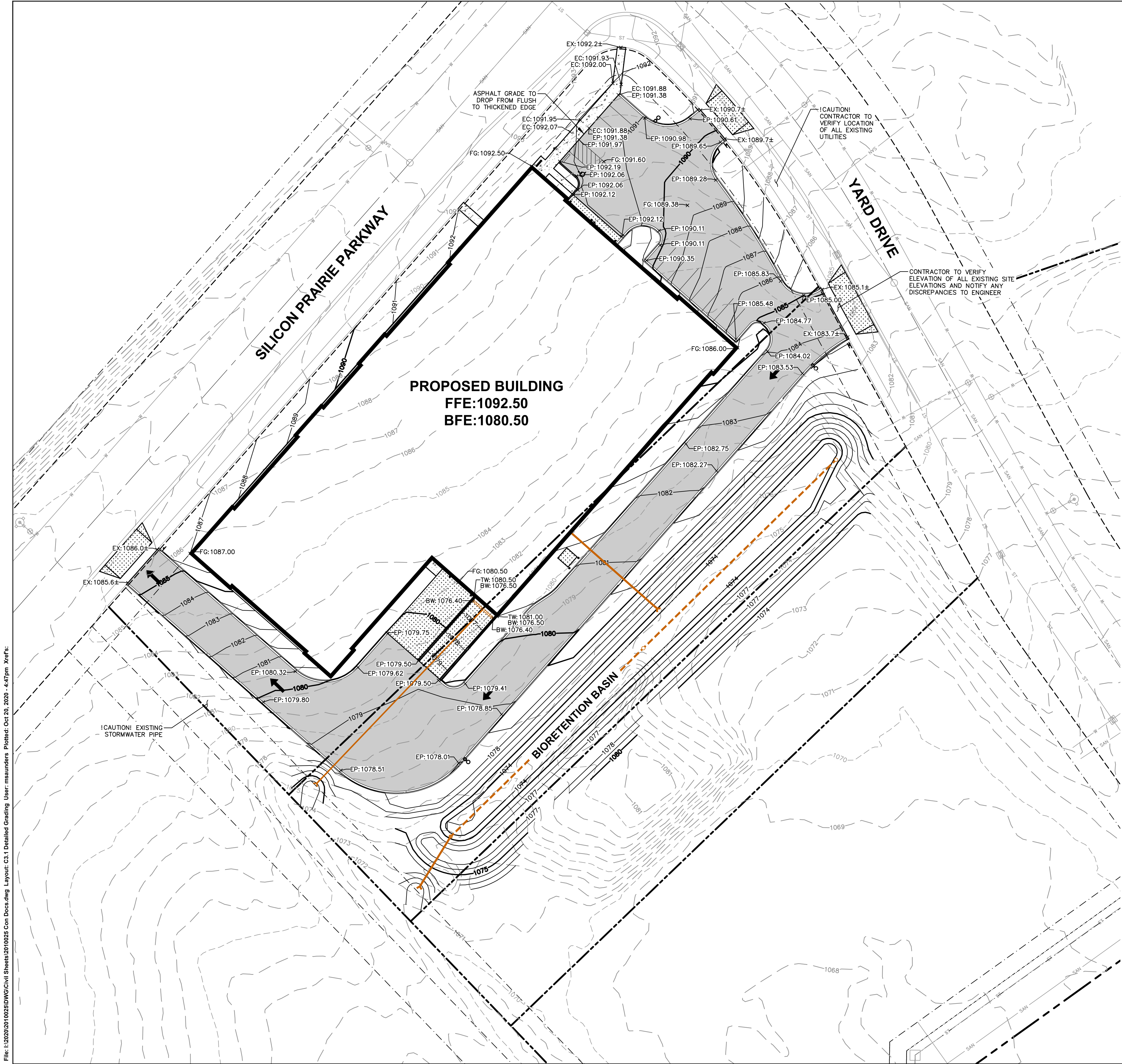
SHEET TITLE:
**GRADING AND EROSION
CONTROL PLAN**

SHEET NUMBER:
C3.0

JSD PROJECT NO: 20-10025



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LEGEND

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- SIGN AND POST
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- PROPOSED 5 FOOT CONTOUR
- EXISTING 1 FOOT CONTOUR
- EXISTING 5 FOOT CONTOUR
- PROPOSED STORM SEWER
- PROPOSED UNDERDRAIN

SPOT ELEVATION

- EP - EDGE OF PAVEMENT
- FG - FINISH GRADE
- EC - EDGE OF CONCRETE
- EX - MATCH EXISTING GRADE
- TW - TOP OF WALL
- BW - BOTTOM OF WALL



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PROJECT:
**SILICON PRAIRIE
SELF-STORAGE
BUILDING**

PROJECT LOCATION:
**9801 SILICON PRAIRIE PKWY
AND
310 YARD DRIVE
VERONA, WI 53593**

PLAN MODIFICATIONS:

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Design/Drawn: MSS/AK
Approved: TAT

SHEET TITLE:
**DETAILED GRADING
PLAN**

SHEET NUMBER:
C3.1

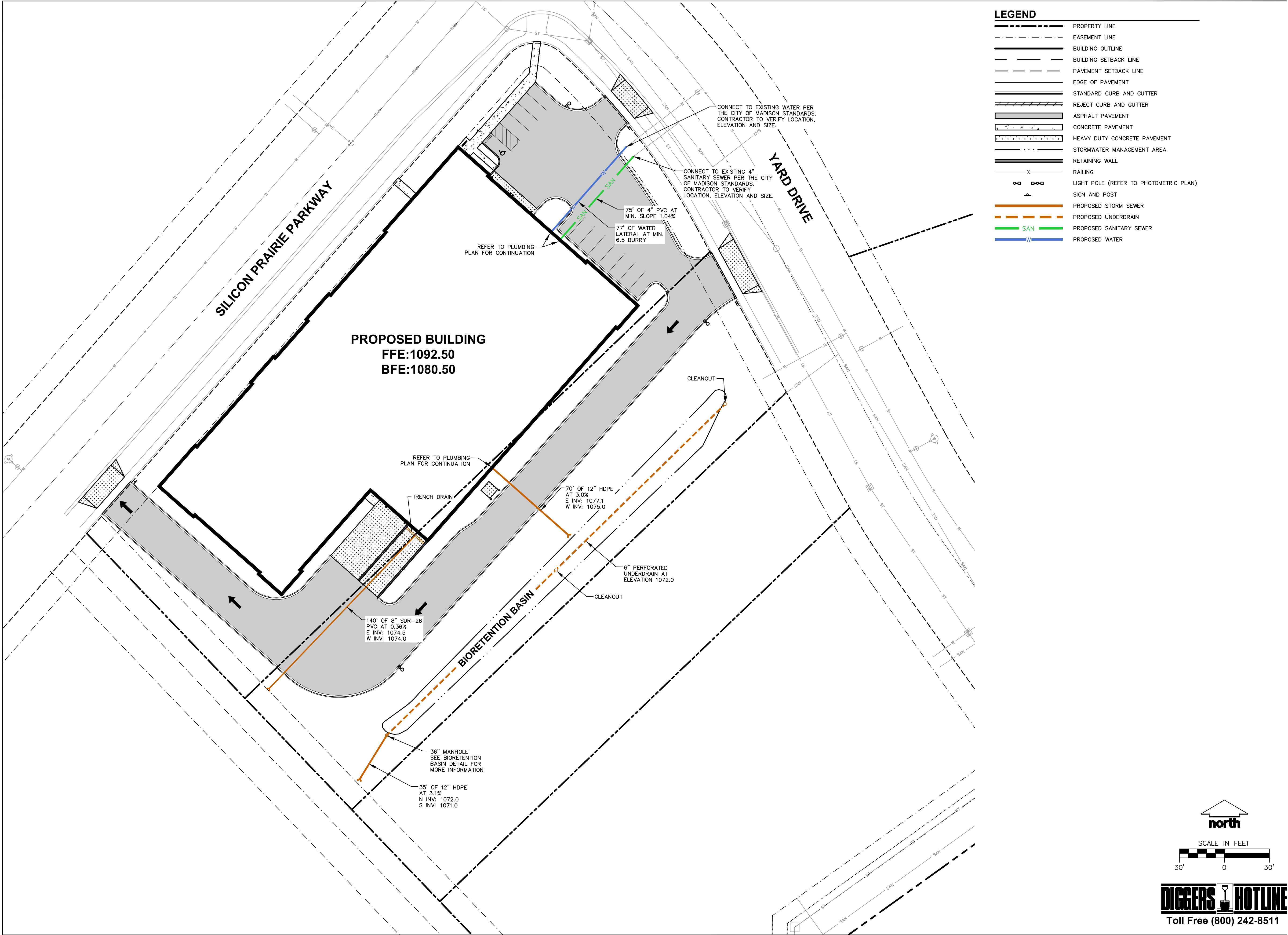
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north

SCALE IN FEET
30' 0 30'

DIGGERS HOTLINE
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- LEGEND**
- PROPERTY LINE
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 - RAILING
 - LIGHT POLE (REFER TO PHOTOMETRIC PLAN)
 - SIGN AND POST
 - PROPOSED STORM SEWER
 - PROPOSED UNDERDRAIN
 - SAN
 - PROPOSED SANITARY SEWER
 - PROPOSED WATER



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VERONA, WI 53593**

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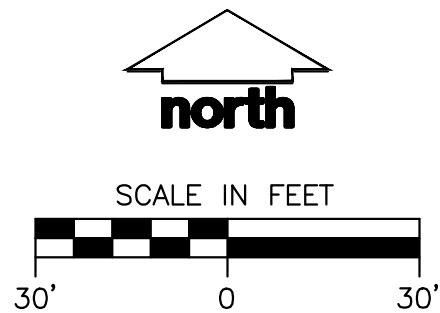
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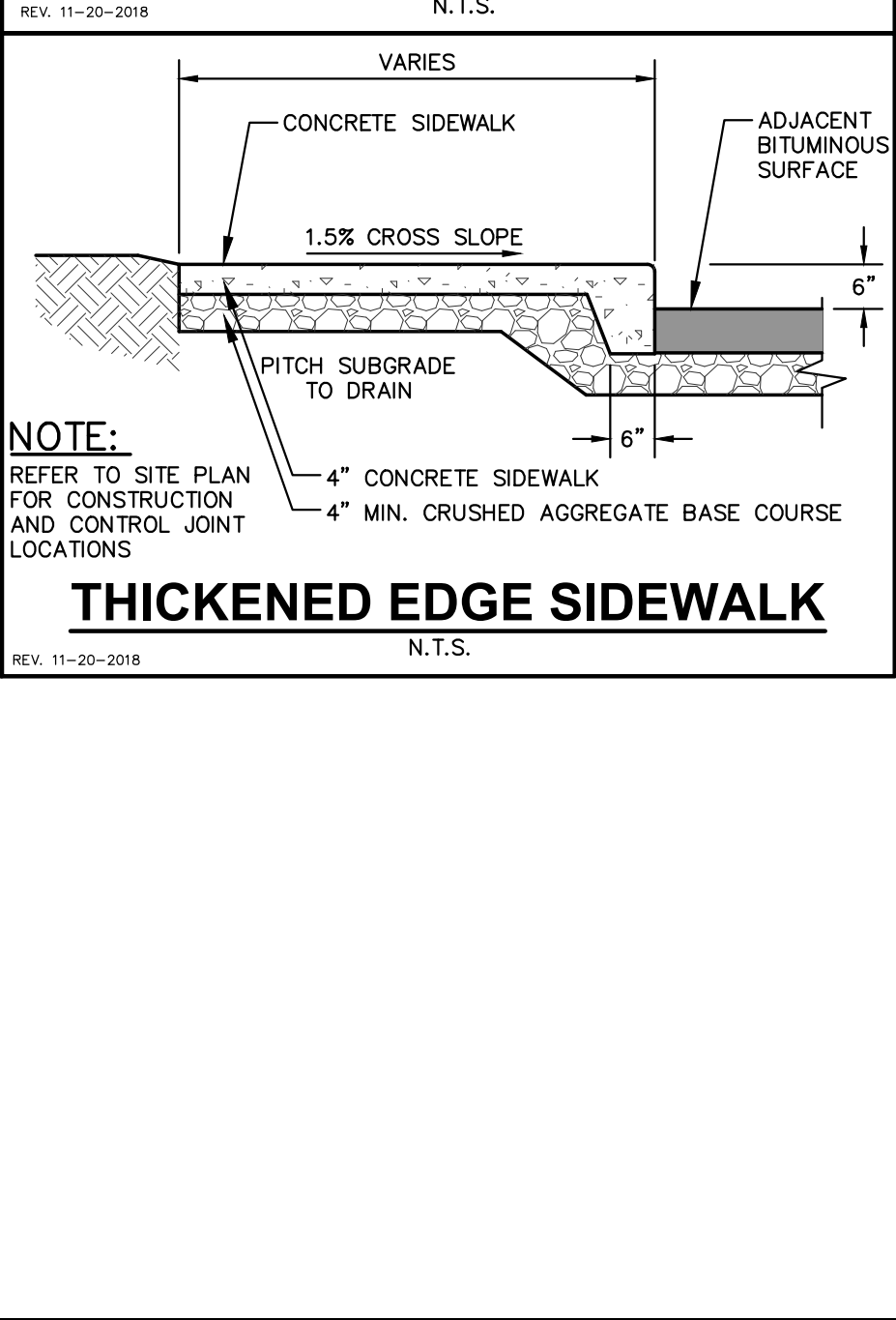
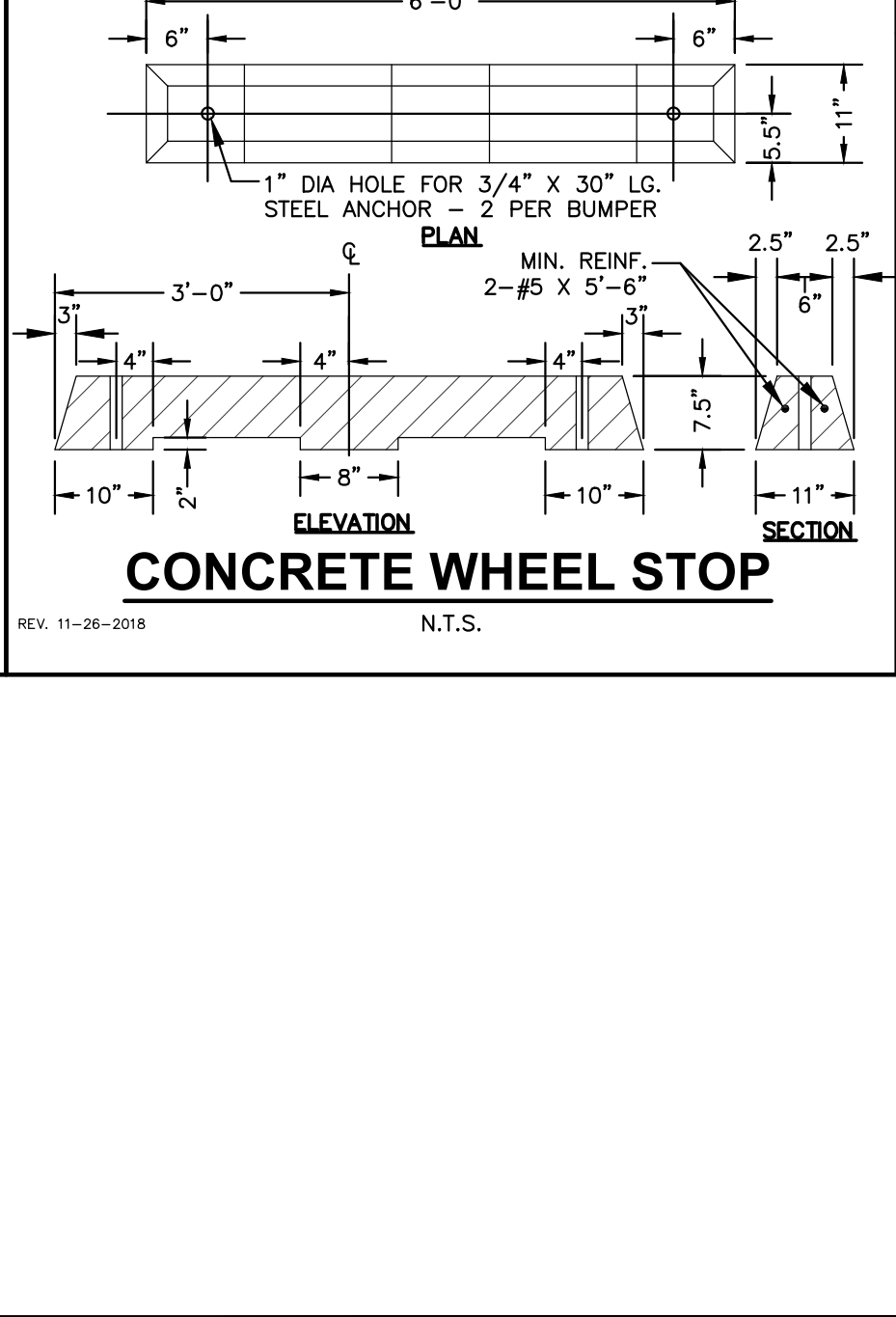
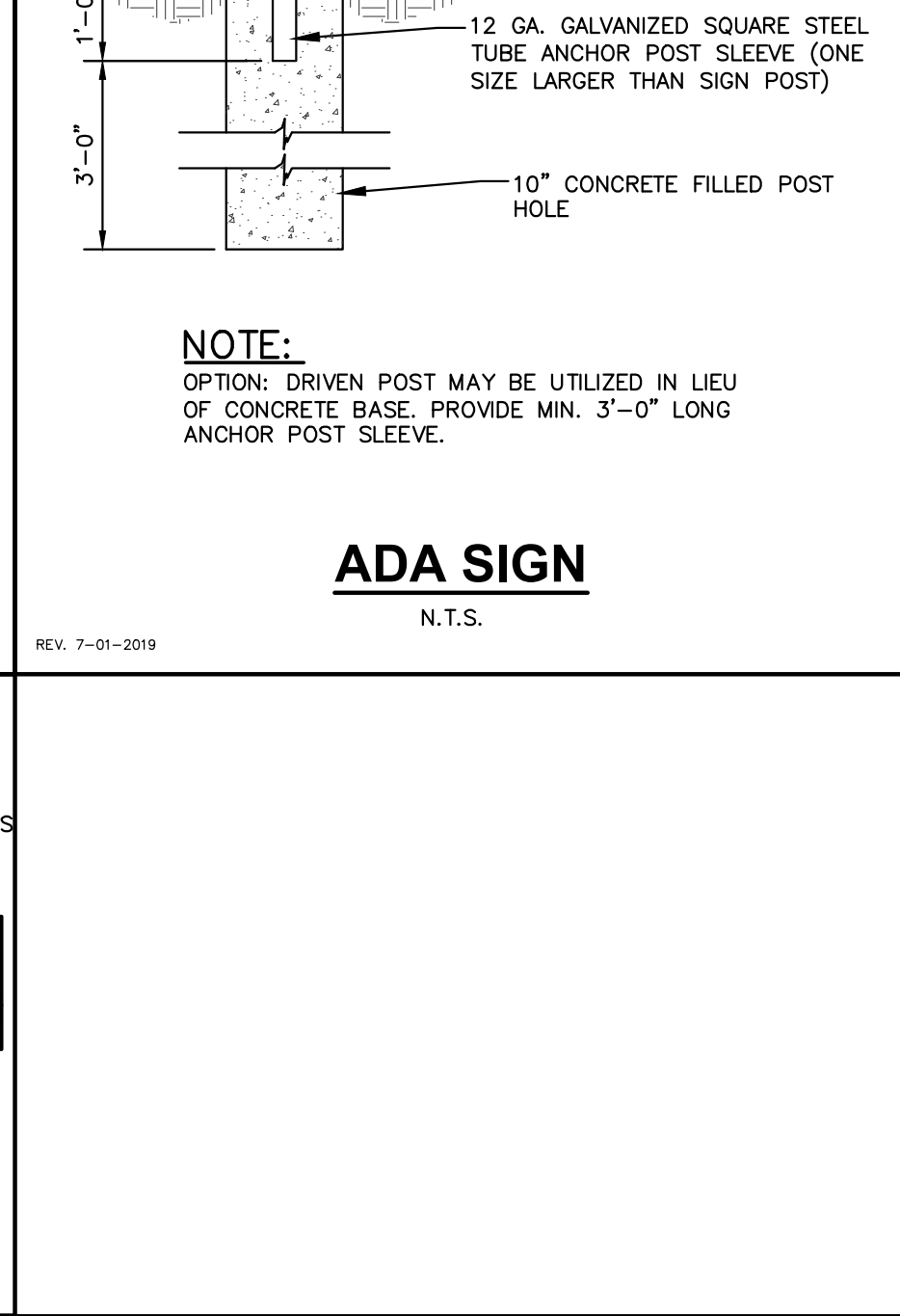
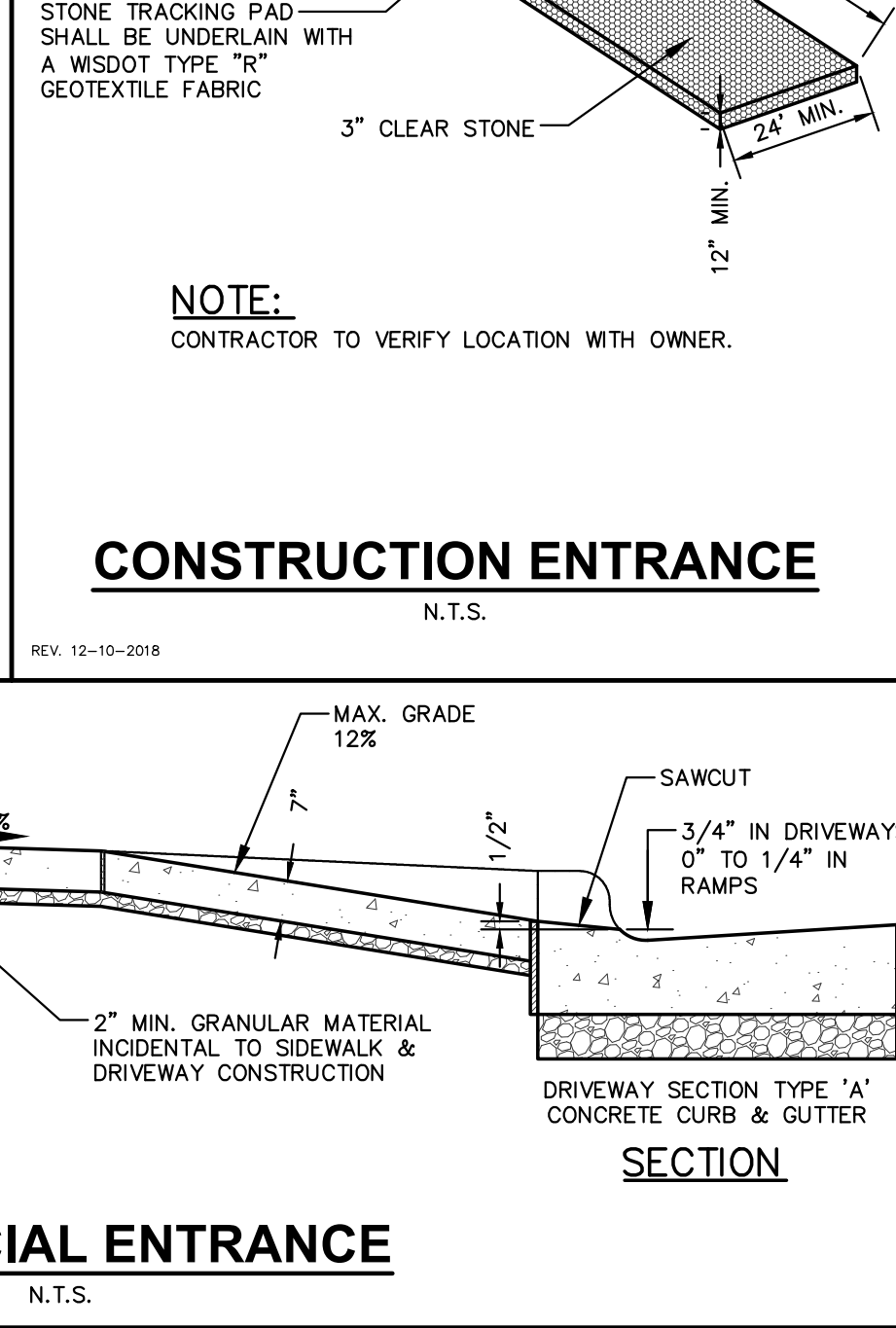
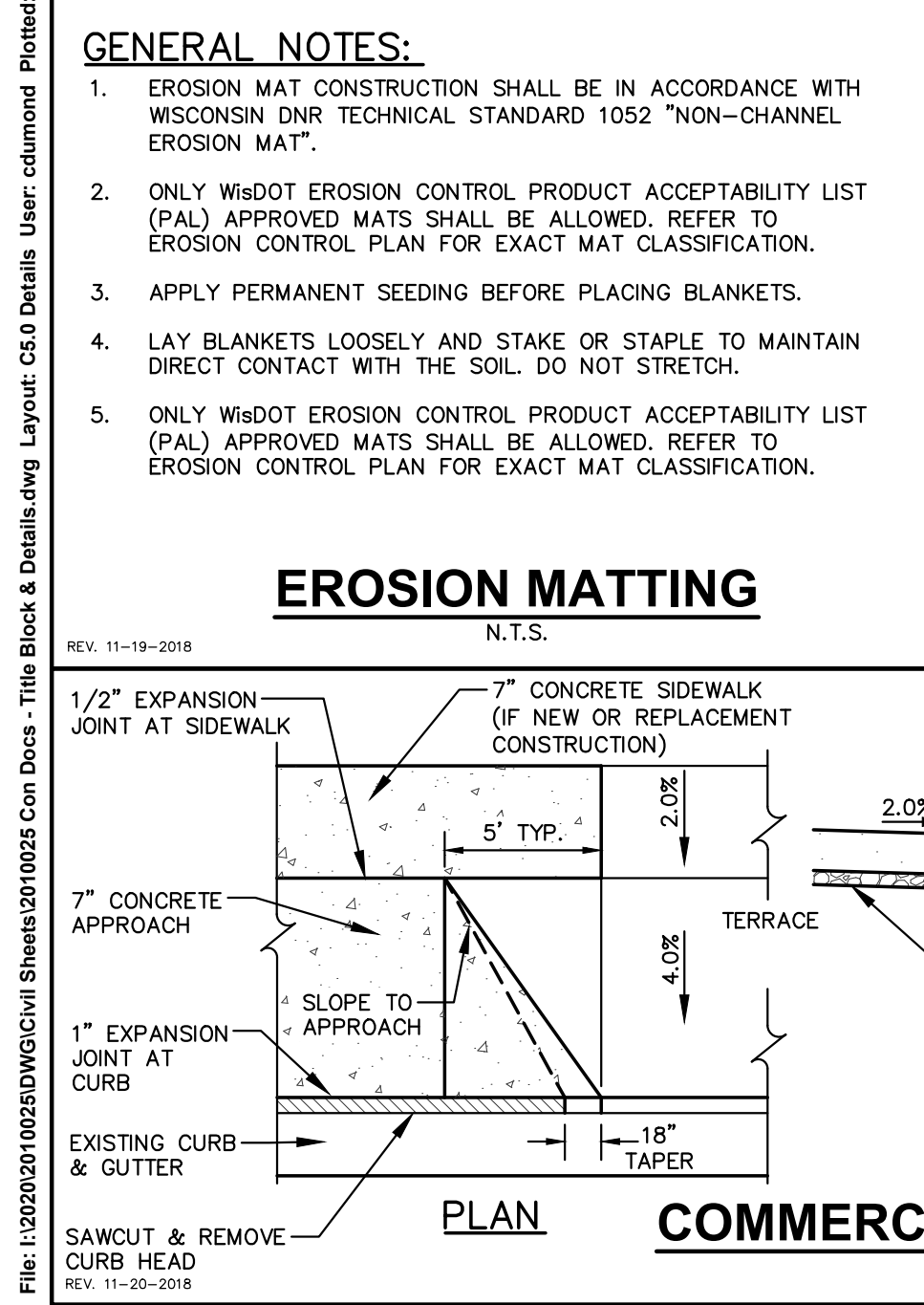
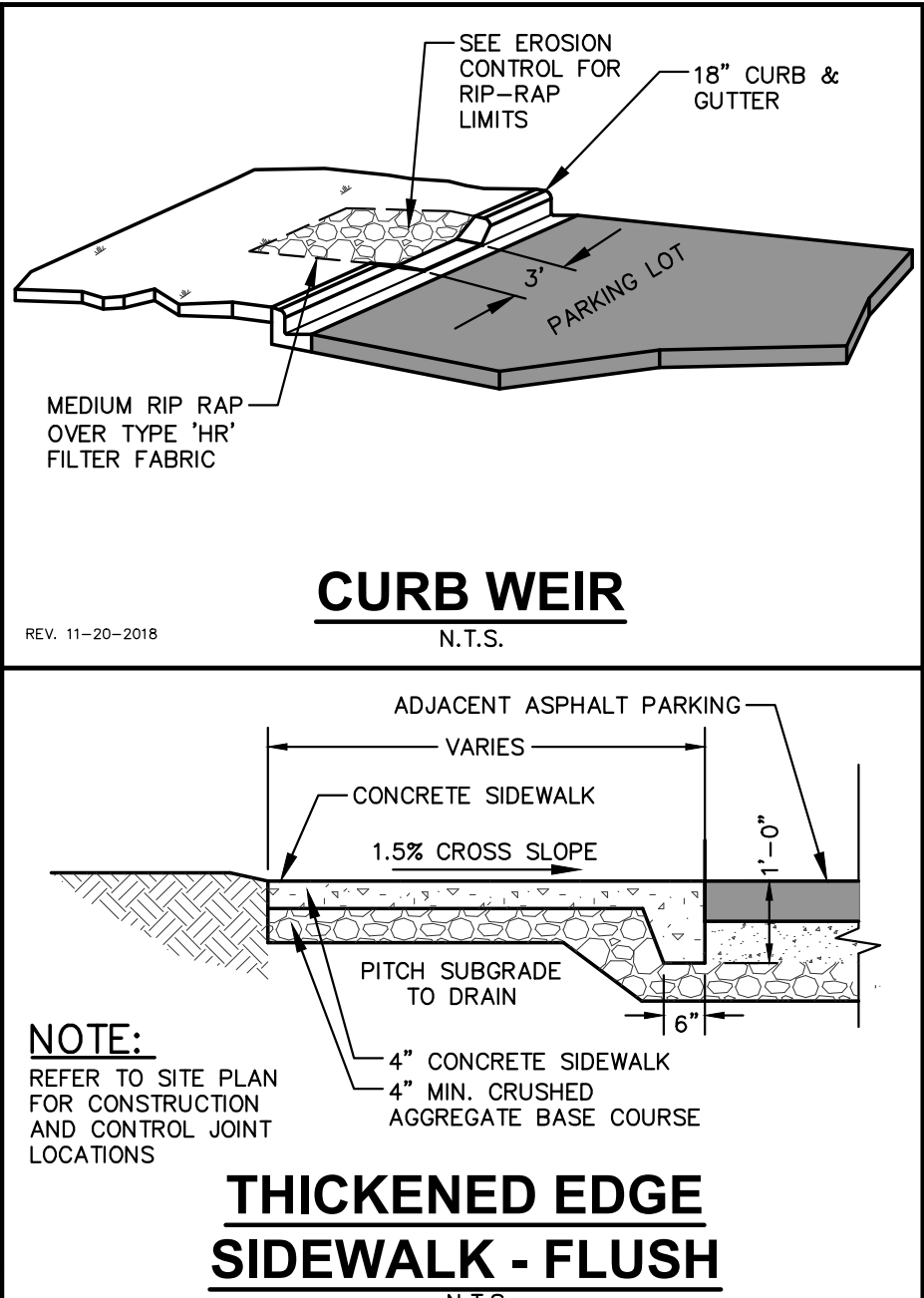
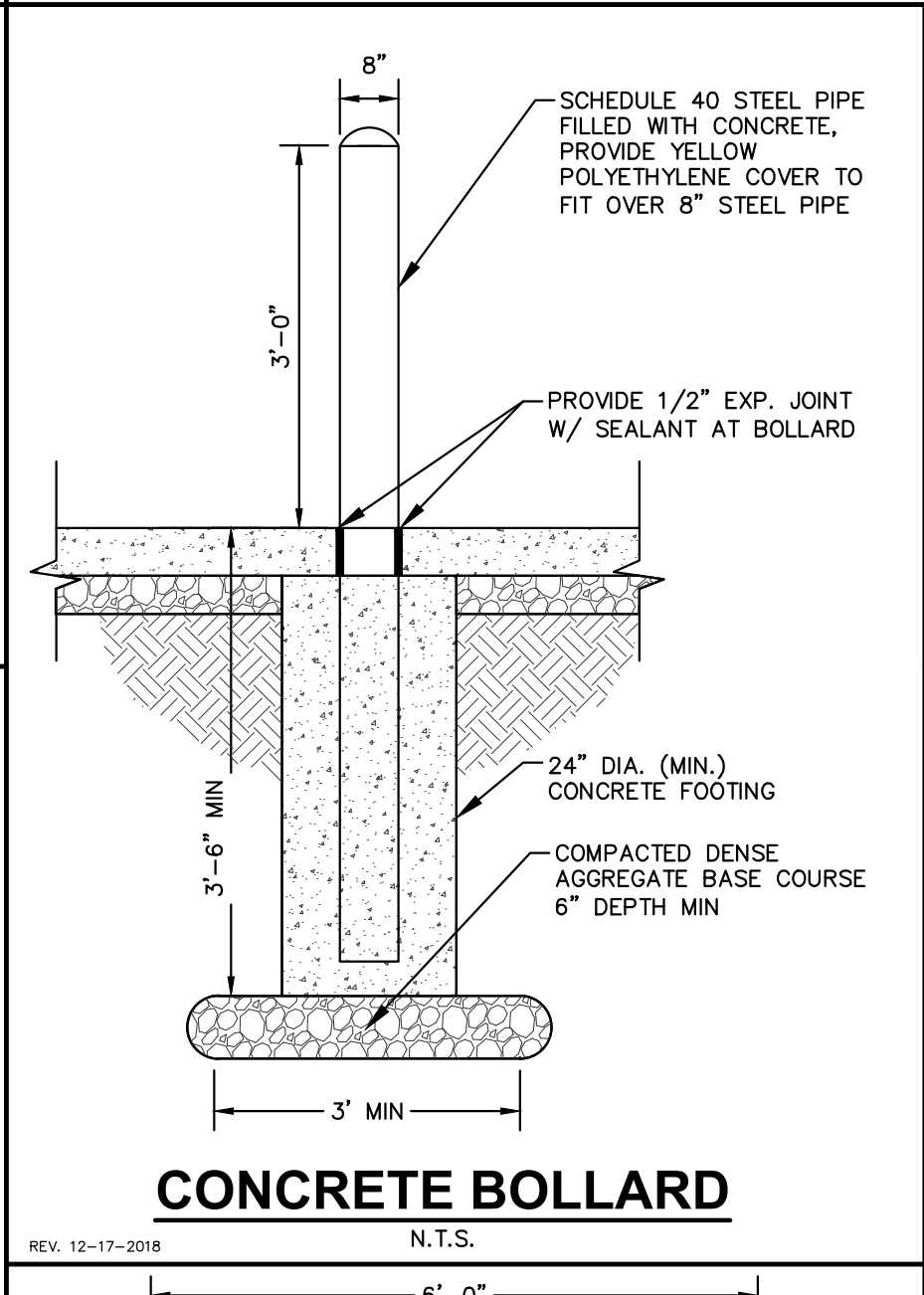
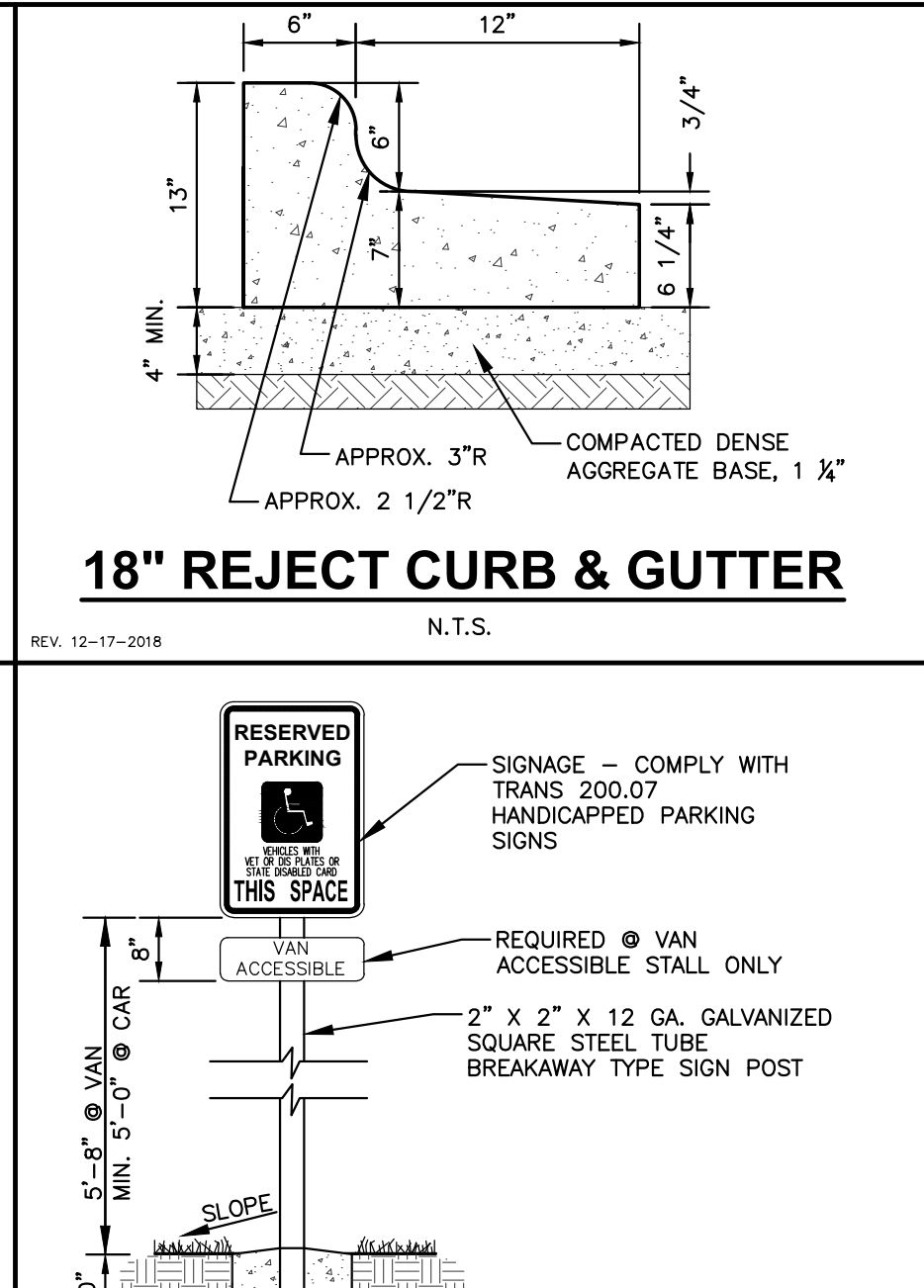
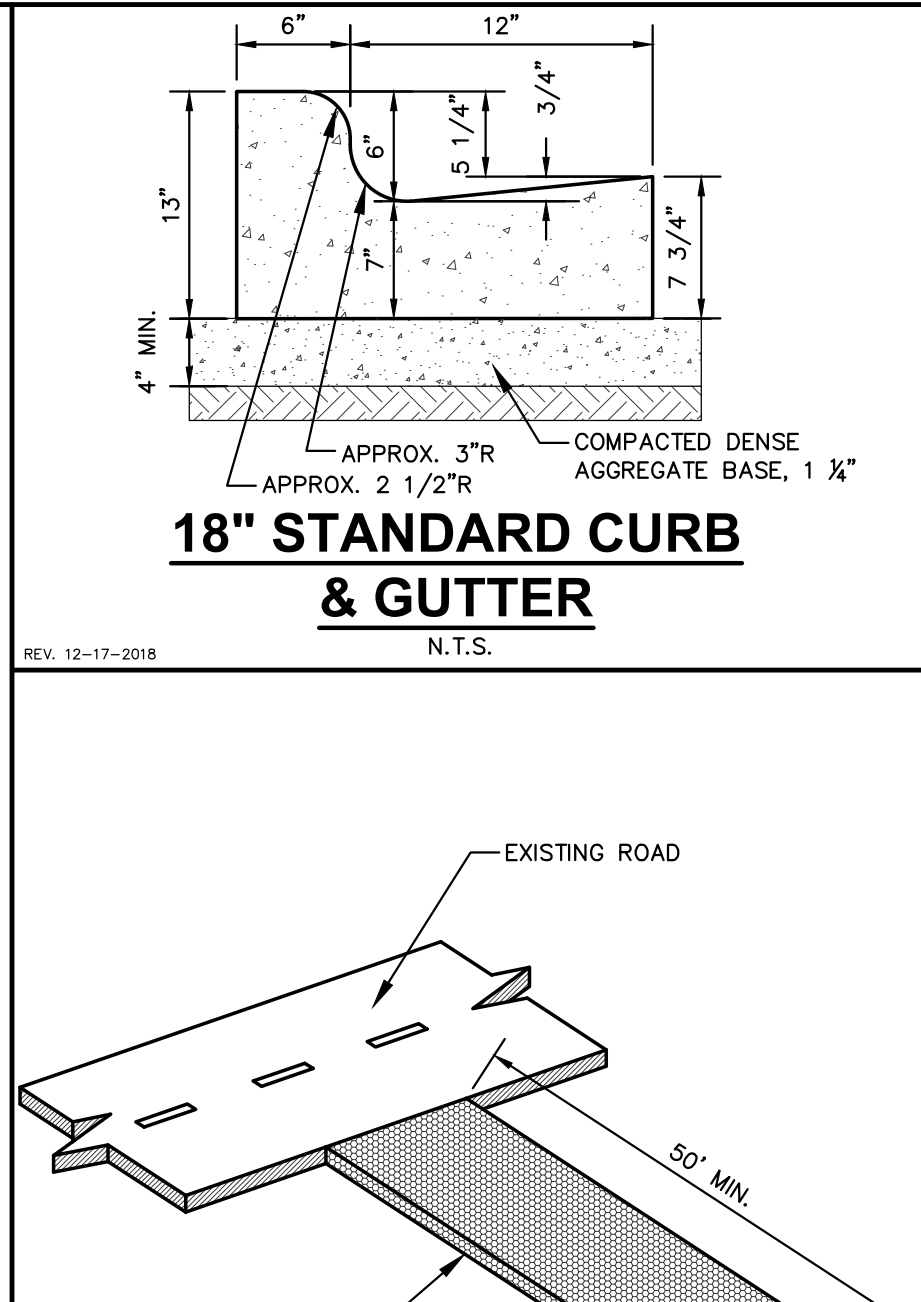
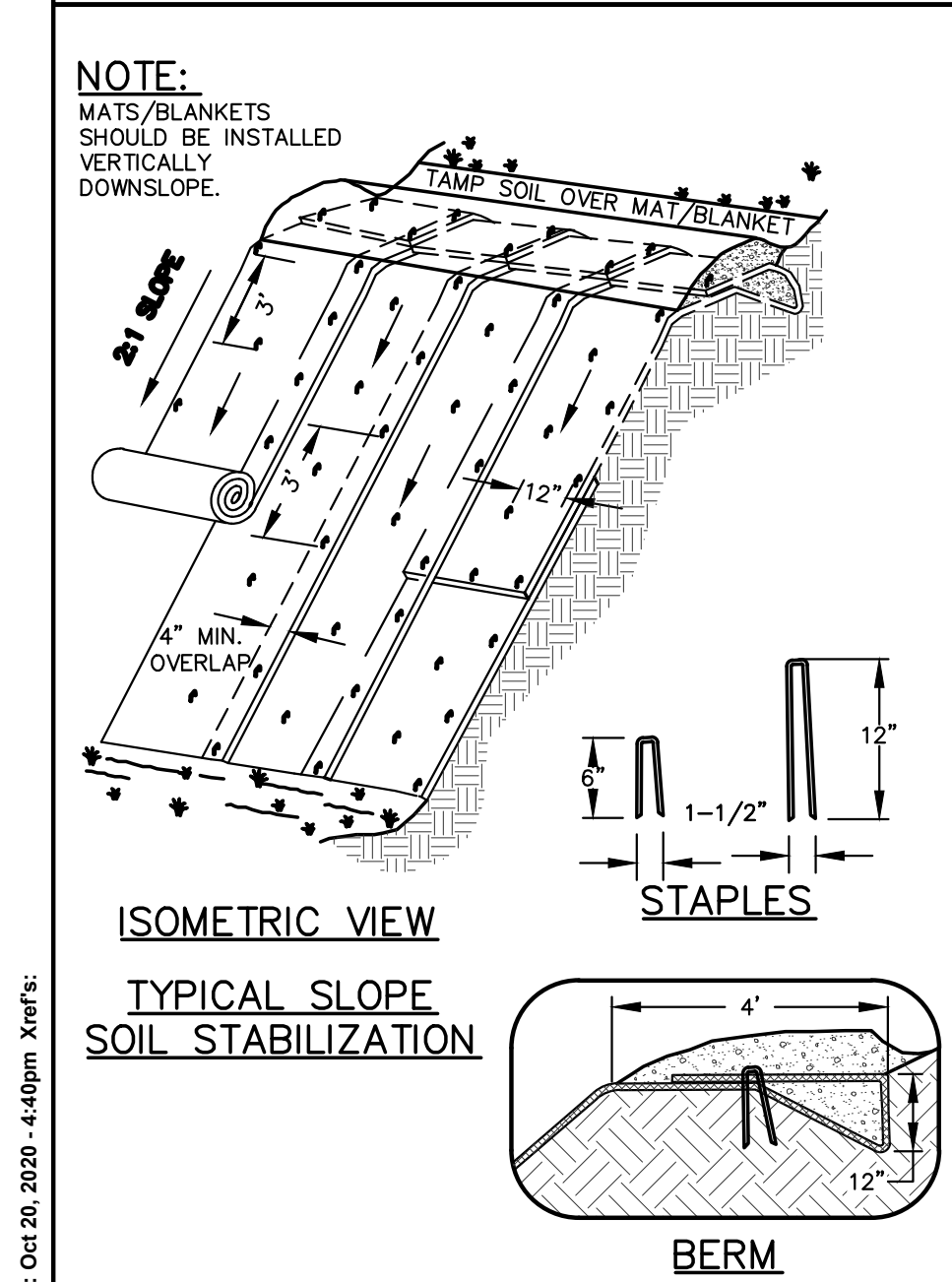
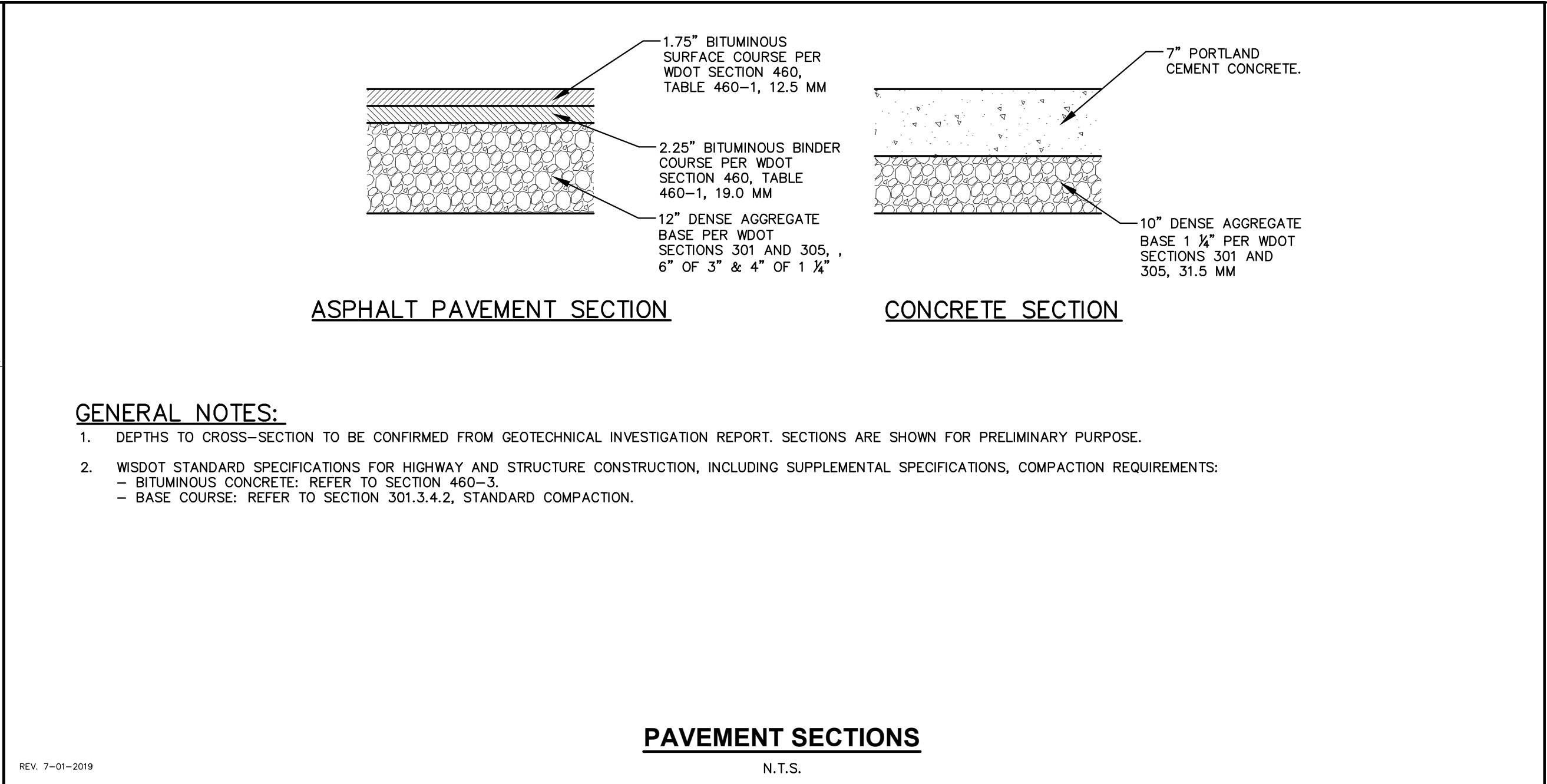
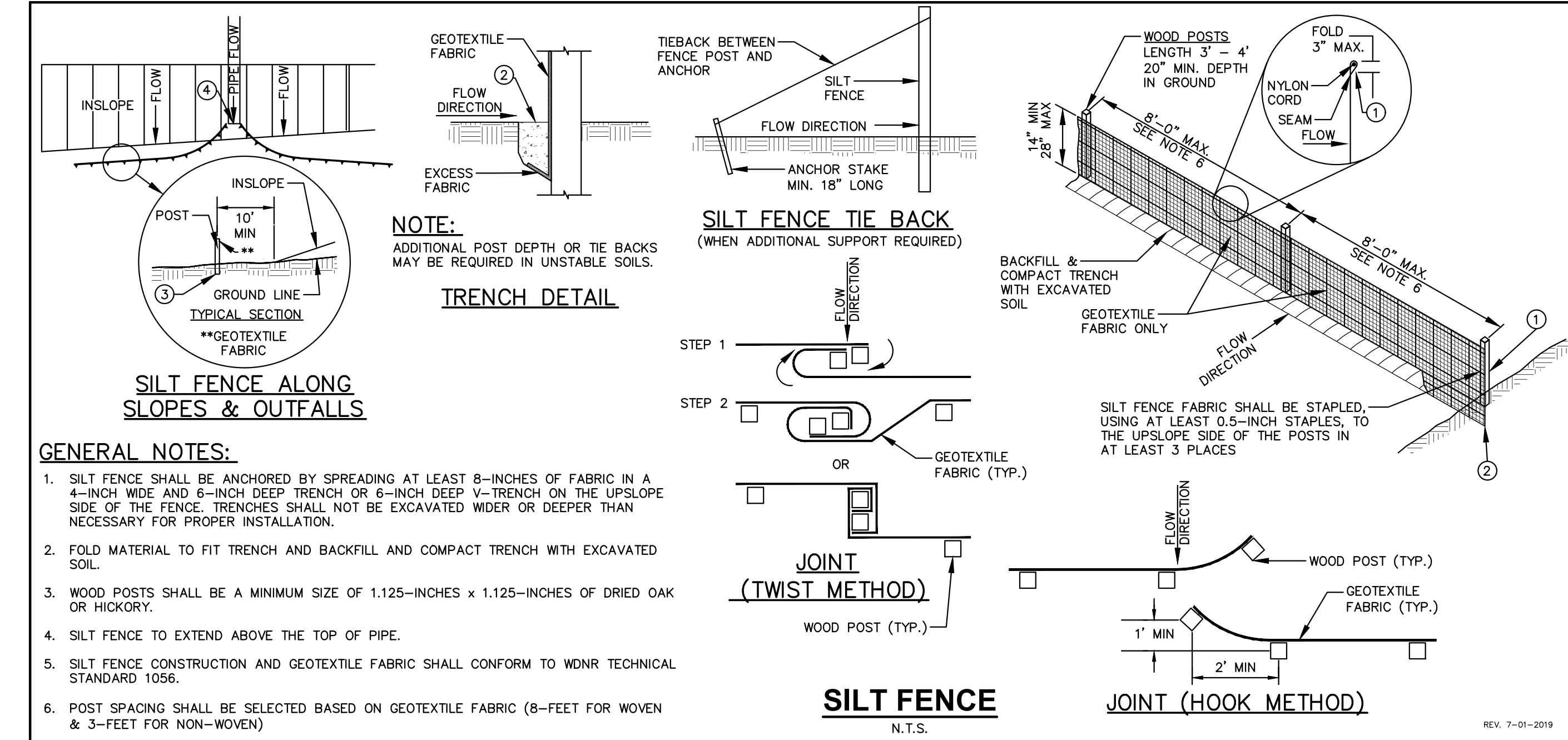
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UTILITY PLAN

SHEET NUMBER:
C4.0

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VERONA, WISCONSIN 53593
P. 608.848.5060

CLIENT:
**SILICON PRAIRIE
STORAGE, LLC**

CLIENT ADDRESS:
**P.O. BOX 44580
MADISON, WI 53744**

PROJECT:
**SILICON PRAIRIE
SELF-STORAGE
BUILDING**

PROJECT LOCATION:
**9801 SILICON PRAIRIE PKWY
AND
310 YARD DRIVE
VERONA, WI 53593**

PLAN MODIFICATIONS:		
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1	10.21.2020	CUP SUBMITTAL
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Design/Drawn: MSS/AK
Approved: TAT

SHEET TITLE:
DETAILS

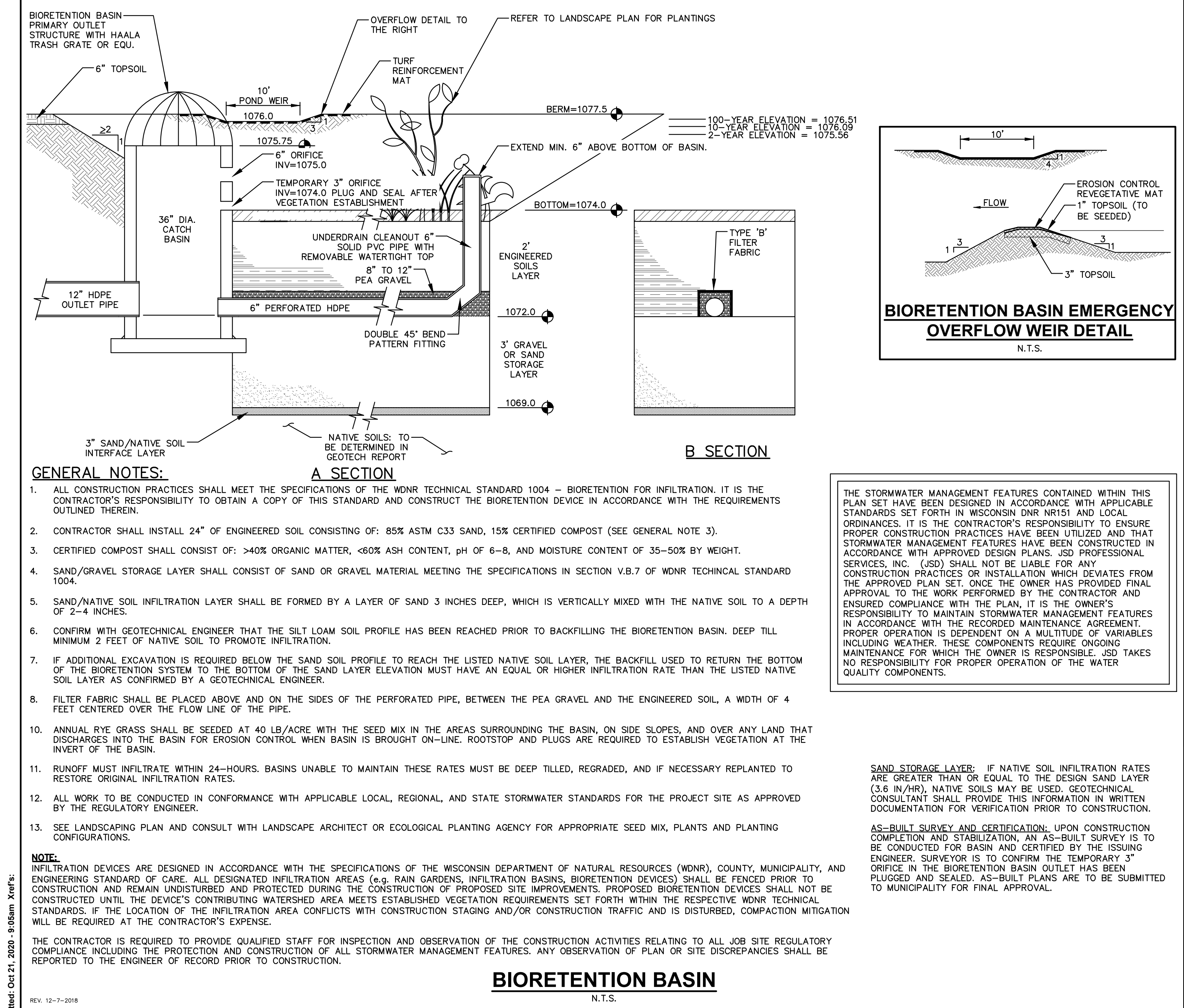
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JSD PROJECT NO: 20-10025



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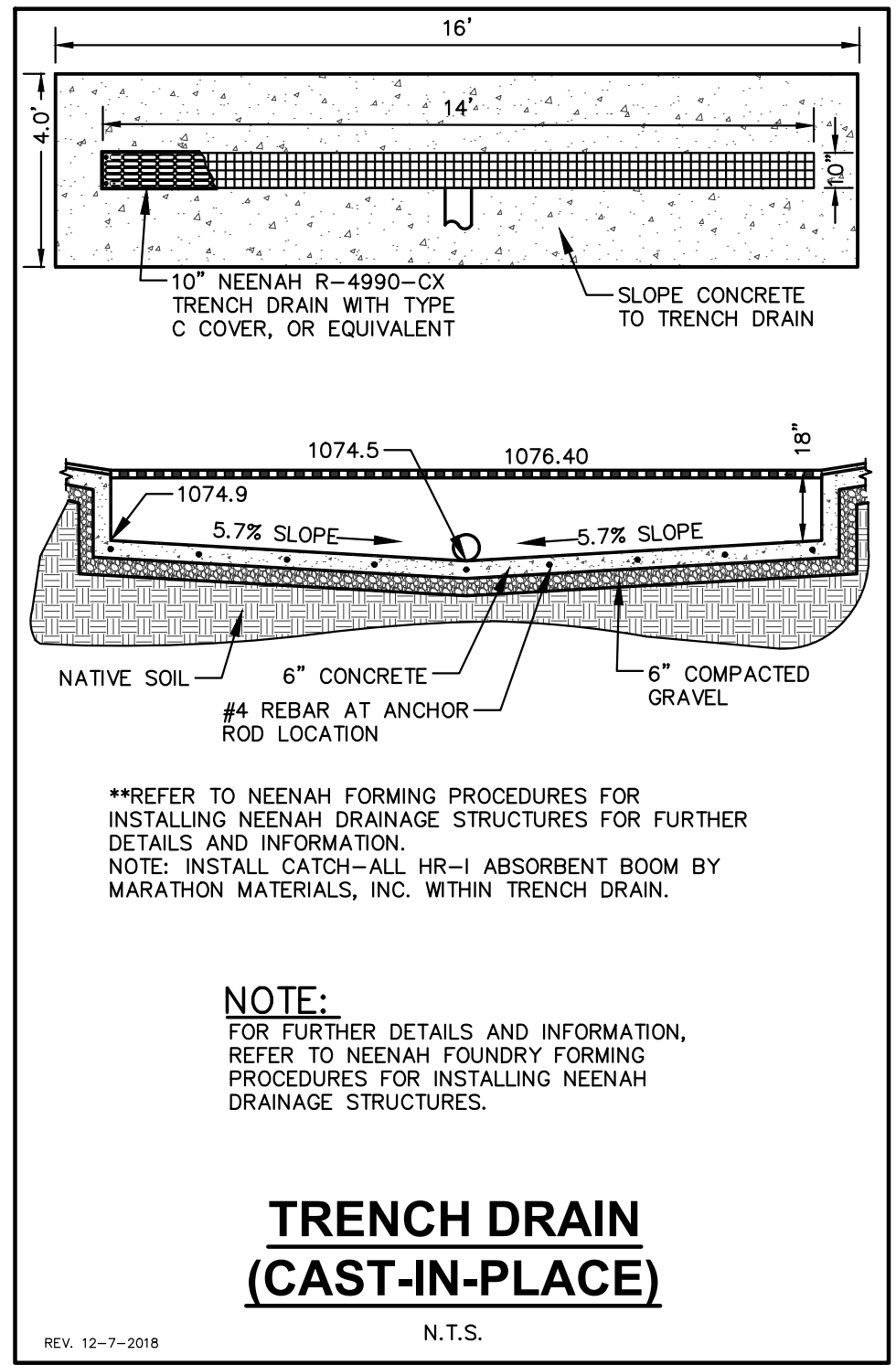
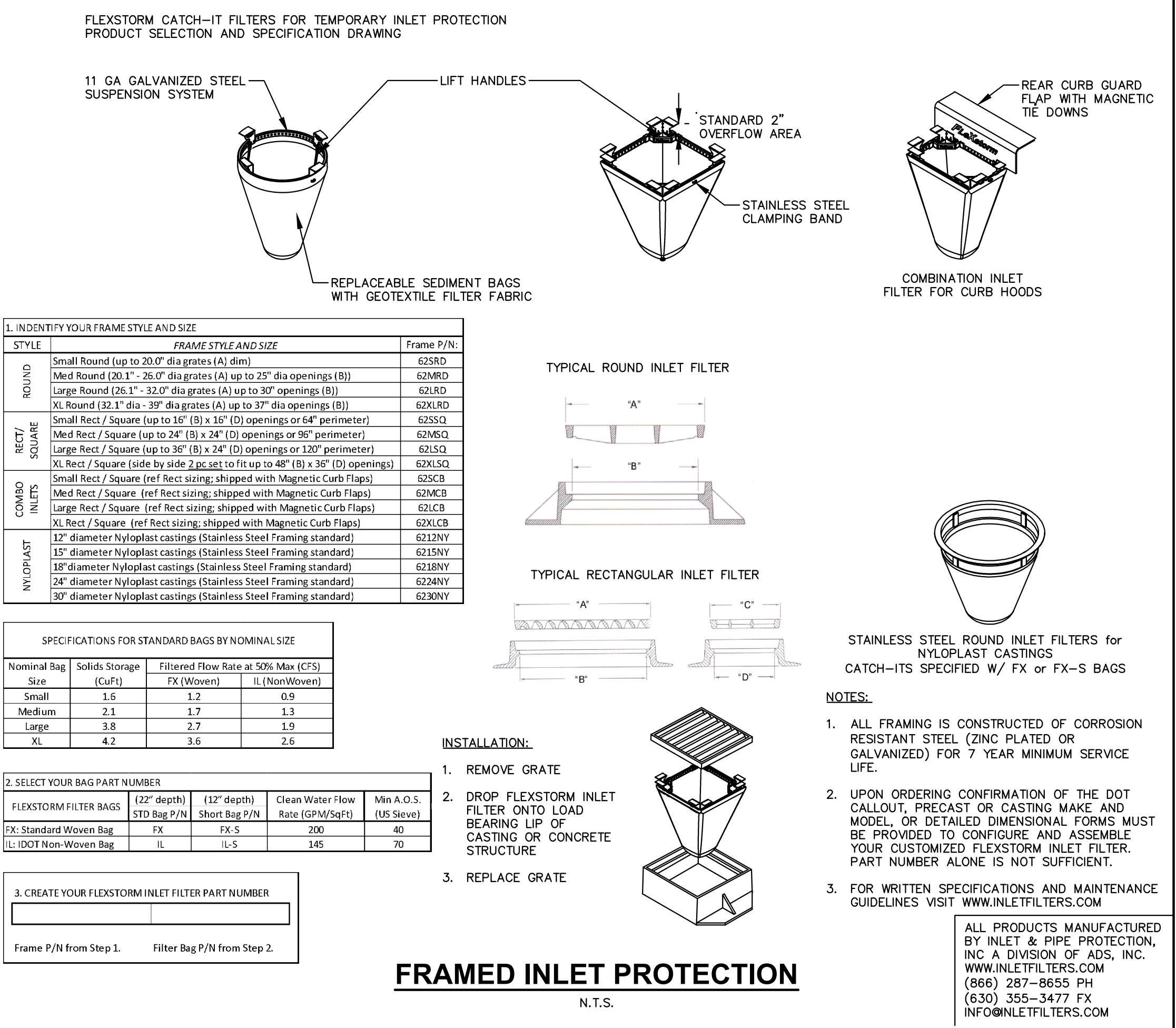
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THE STORMWATER MANAGEMENT FEATURES CONTAINED WITHIN THIS PLAN SET HAVE BEEN DESIGNED IN ACCORDANCE WITH APPLICABLE STANDARDS SET FORTH IN WISCONSIN DNR NR151 AND LOCAL ORDINANCES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE PROPER CONSTRUCTION PRACTICES HAVE BEEN UTILIZED AND THAT STORMWATER MANAGEMENT FEATURES HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH APPROVED DESIGN PLANS. JSD PROFESSIONAL SERVICES, INC. (JSD) SHALL NOT BE LIABLE FOR ANY CONSTRUCTION PRACTICES OR INSTALLATION WHICH DEVIATES FROM THE APPROVED PLAN SET. ONCE THE OWNER HAS PROVIDED FINAL APPROVAL TO THE WORK PERFORMED BY THE CONTRACTOR AND ENSURED COMPLIANCE WITH THE PLAN, IT IS THE OWNER'S RESPONSIBILITY TO MAINTAIN STORMWATER MANAGEMENT FEATURES IN ACCORDANCE WITH THE RECORDED MAINTENANCE AGREEMENT. PROPER OPERATION IS DEPENDENT ON A MULTITUDE OF VARIABLES INCLUDING WEATHER. THESE COMPONENTS REQUIRE ONGOING MAINTENANCE FOR WHICH THE OWNER IS RESPONSIBLE. JSD TAKES NO RESPONSIBILITY FOR PROPER OPERATION OF THE WATER QUALITY COMPONENTS.

SAND STORAGE LAYER: IF NATIVE SOIL INFILTRATION RATES ARE GREATER THAN OR EQUAL TO THE DESIGN SAND LAYER (3.6 IN/HR), NATIVE SOILS MAY BE USED. GEOTECHNICAL CONSULTANT SHALL PROVIDE THIS INFORMATION IN WRITTEN DOCUMENTATION FOR VERIFICATION PRIOR TO CONSTRUCTION.

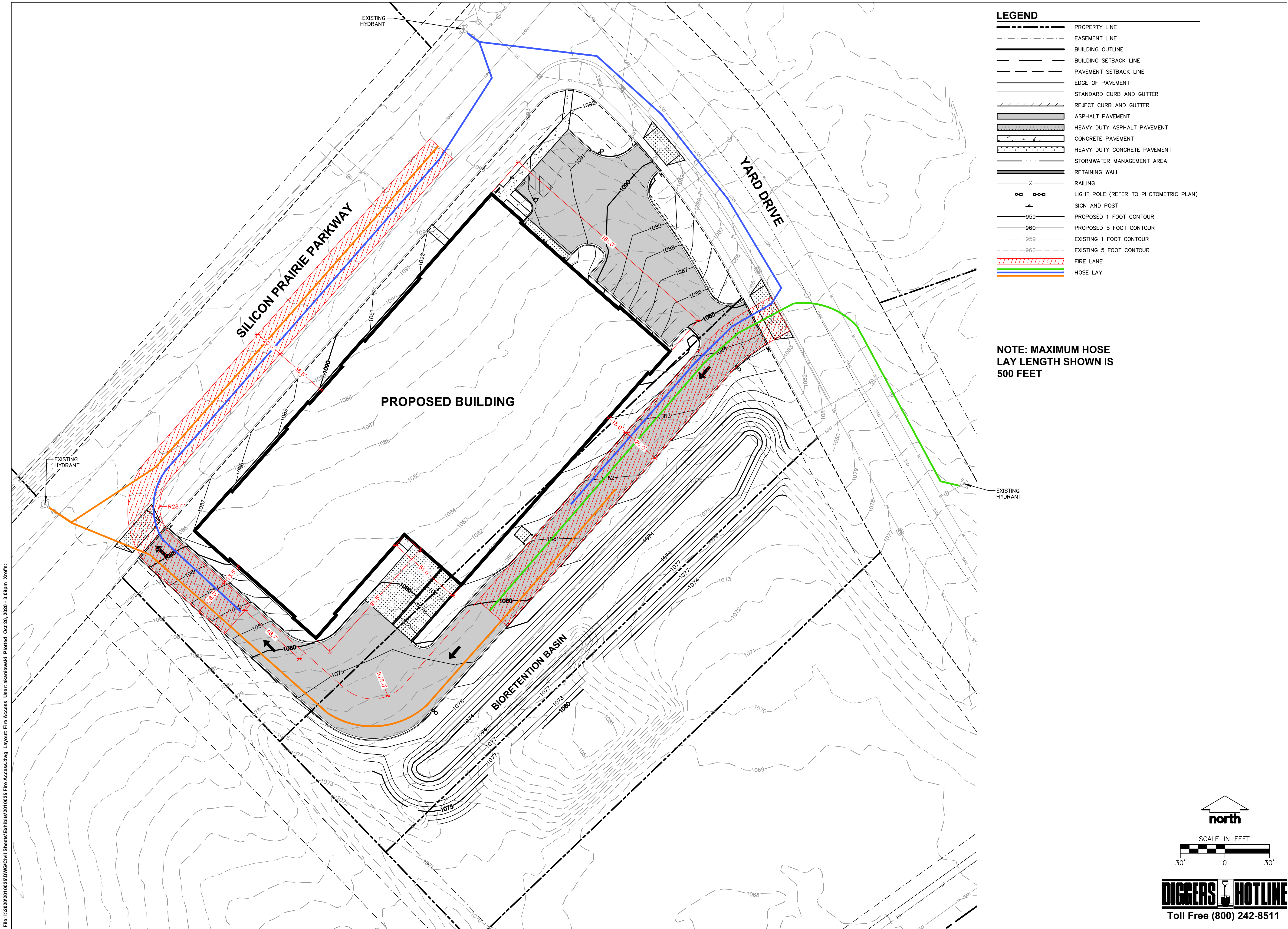
AS-BUILT SURVEY AND CERTIFICATION: UPON CONSTRUCTION COMPLETION AND STABILIZATION, AN AS-BUILT SURVEY IS TO BE CONDUCTED FOR BASIN AND CERTIFIED BY THE ISSUING ENGINEER. SURVEYOR IS TO CONFIRM THE TEMPORARY 3" ORIFICE IN THE BIORETENTION BASIN OUTLET HAS BEEN PLUGGED AND SEALED. AS-BUILT PLANS ARE TO BE SUBMITTED TO MUNICIPALITY FOR FINAL APPROVAL.



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LEGEND

---	PROPERTY LINE
- - -	EASEMENT LINE
---	BUILDING OUTLINE
---	BUILDING SETBACK LINE
---	PAVEMENT SETBACK LINE
---	EDGE OF PAVEMENT
---	STANDARD CURB AND GUTTER
---	REJECT CURB AND GUTTER
---	ASPHALT PAVEMENT
---	HEAVY DUTY ASPHALT PAVEMENT
---	CONCRETE PAVEMENT
---	HEAVY DUTY CONCRETE PAVEMENT
---	STORMWATER MANAGEMENT AREA
---	RETAINING WALL
X	RAILING
o-o	LIGHT POLE (REFER TO PHOTOMETRIC PLAN)
▲	SIGN AND POST
---	PROPOSED 1 FOOT CONTOUR
---	PROPOSED 5 FOOT CONTOUR
---	EXISTING 1 FOOT CONTOUR
---	EXISTING 5 FOOT CONTOUR
---	FIRE LANE
---	HOSE LAY

NOTE: MAXIMUM HOSE LAY LENGTH SHOWN IS 500 FEET

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P. 608.848.5060

CLIENT:
SILICON PRAIRIE STORAGE, LLC

CLIENT ADDRESS:
P.O. BOX 44580
MADISON, WI 53744

PROJECT:
SILICON PRAIRIE SELF-STORAGE BUILDING

PROJECT LOCATION:
9801 SILICON PRAIRIE PKWY
VERONA, WI 53593

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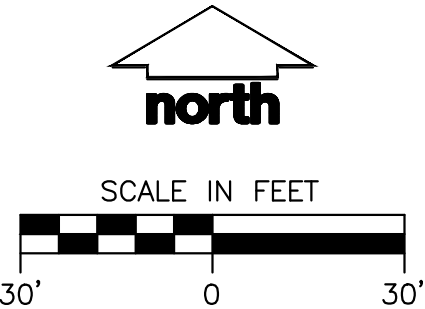
Design/Drawn: MSS/AK
Approved: TAT

SHEET TITLE:
FIRE ACCESS EXHIBIT

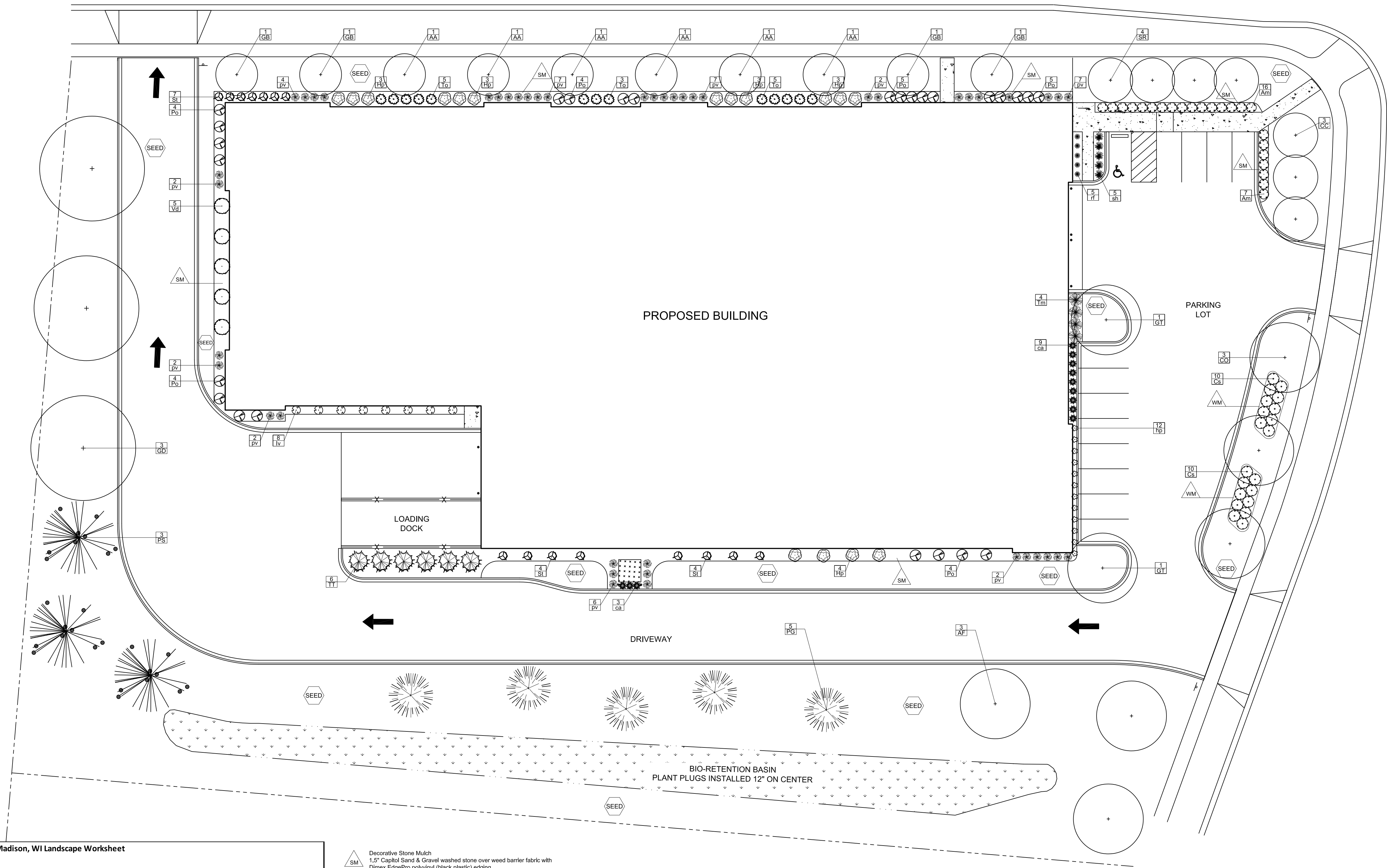
SHEET NUMBER:
C6.0

JSD PROJECT NO: 20-10025

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City of Madison, WI Landscape Worksheet			
10/20/2020			
City of Madison, Wisconsin Landscape Worksheet			
DEVELOPED LOTS	SQUARE FEET	LANDSCAPE POINTS REQ.	
Total Developed Area Lot 12A			
119,355 sq ft (lot) - 43,298 sq ft (building)	76,056	/300 * 5 pts	1268
PLANT TYPE / ELEMENT	POINT VALUE	QUANTITY	TOTAL POINTS
Overstory Deciduous	35	21	735
Tall Evergreen Tree	35	27	945
Ornamental Tree	15	7	105
Upright Evergreen Shrub (i.e. arborvitae)	10	0	0
Shrub, deciduous	3	113	339
Shrub, evergreen	4	4	16
Ornamental Grasses/Perennials	2	79	158
Ornamental/Decorative Fencing or Wall (4pts / 10LF)	4		0
Existing Significant Specimen Tree	14		0
Landscape Furniture for public seating and/or transit connections	5		0
POINTS PROVIDED			2298

	Decorative Stone Mulch 1.5" Capitol Sand & Gravel washed stone over weed barrier fabric with Dimex EdgePro polyvinyl (black plastic) edging
	Brown Dyed Wood Mulch with Dimex EdgePro polyvinyl (black plastic) edging
	Premium Kentucky Bluegrass sod
	Premium sunny grass seed blend with straw mat. (Class 1 Type B single net)

BIO-RETENTION BASIN NOTES

- See CIVIL PLANS for Bio-Retention Basin information
- place Coconut Fiber Erosion mat and install native plant plugs 12" on center

STREET TREE NOTES:

New street tree locations and tree species within the right-of-way are to be determined in conjunction with City Forestry. Contractor shall contact City Forestry, Wayne Buckley wbuckley@cityofmadison.com or 266-4892 for determination of final planting locations and tree species.

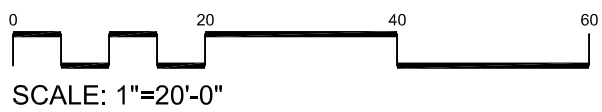
At least one week prior to street tree planting Contractor shall contact City Forestry at (608) 266-4816 to schedule inspection and approval of nursery stock and review planting specifications with the landscaper.

PLANT LIST

KEY	SCIENTIFIC NAME	COMMON NAME	QTY	SIZE	ROOT	STEM
DECIDUOUS TREES						
AA	<i>Acer x freemanii</i> 'Armstrong'	Armstrong Maple	6	2"	B&B	
AF	<i>Acer x freemanii</i> 'Jeffersred'	Autumn Blaze Maple	3	2"	B&B	
CO	<i>Celtis occidentalis</i>	Common Hackberry	3	2"	B&B	
GB	<i>Ginkgo biloba</i> 'Princeton Sentry'	Princeton Sentry Ginkgo	4	2"	B&B	
GT	<i>Gleditsia triacanthos</i> 'Draves'	Streetkeeper Honeylocust	2	2"	B&B	
GD	<i>Gymnocladus dioica</i>	Kentucky Coffeetree	3	2"	B&B	
ORNAMENTAL TREES						
CC	<i>Crataegus crus-galli</i> var. <i>inermis</i>	Thornless Cockspur Hawthorn	3	2"	B&B	
SR	<i>Syringa reticulata</i> 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	4	2"	B&B	
EVERGREEN TREES						
PG	<i>Picea glauca</i> var. <i>densata</i>	Black Hills Spruce	5	8'	B&B	
PS	<i>Pinus strobus</i>	Eastern White Pine	3	7'	B&B	
TO	<i>Thuja occidentalis</i> 'Smaragd'	Emerald Arborvitae	13	5'	B&B	
TT	<i>Thuja occidentalis</i> 'Techny'	Techny Arborvitae	6	5'	B&B	
EVERGREEN SHRUBS						
Tm	<i>Taxus x media</i> 'Tautonii'	Taunton Yew	4	#5	Cont.	

DECIDUOUS SHRUBS					
Am	<i>Aronia melanocarpa</i> 'Morton'	Iroquois Beauty Black Chokeberry	23	#5	Cont.
Cs	<i>Cornus sericea</i> 'Allerman's	Allerman's Compact Red Twig Dogwood	20	#3	Cont.
Hp	<i>Hydrangea paniculata</i> 'Jane'	Little Lime Hydrangea	16	#3	Cont.
Iv	<i>Itea virginica</i> 'Sprich'	Little Henry Dwarf Sweetspire	8	#3	Cont.
Po	<i>Physocarpus opulifolius</i> 'Donna May'	Little Devil Ninebark	26	#3	Cont.
St	<i>Spiraea betulifolia</i> 'Tor'	Tor Birchleaf Spirea	15	#5	Cont.
Vd	<i>Viburnum dentatum</i> 'Christom'	Blue Muffin Arrowwood Viburnum	5	#5	Cont.

ORNAMENTAL GRASSES & PERENNIALS					
ca	<i>Calamagrostis x acutiflora</i> 'Karl Foerster'	Karl Foerster Feather Reed Grass	12	#1	Cont.
hp	<i>Hosta</i> 'Patriot'	Patriot Hosta	12	#1	Cont.
pv	<i>Panicum virgatum</i> 'Shenandoah'	Shenandoah Red Switch Grass	45	#1	Cont.
sh	<i>Sporobolus heterolepis</i>	Prairie Dropseed Grass	5	#1	Cont.
rf	<i>Rudbeckia fulgida</i> 'Liette's Little Suzy'	Little Suzy Black Eyed Susan	5	#1	Cont.



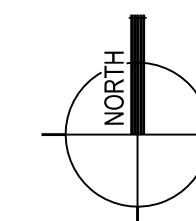
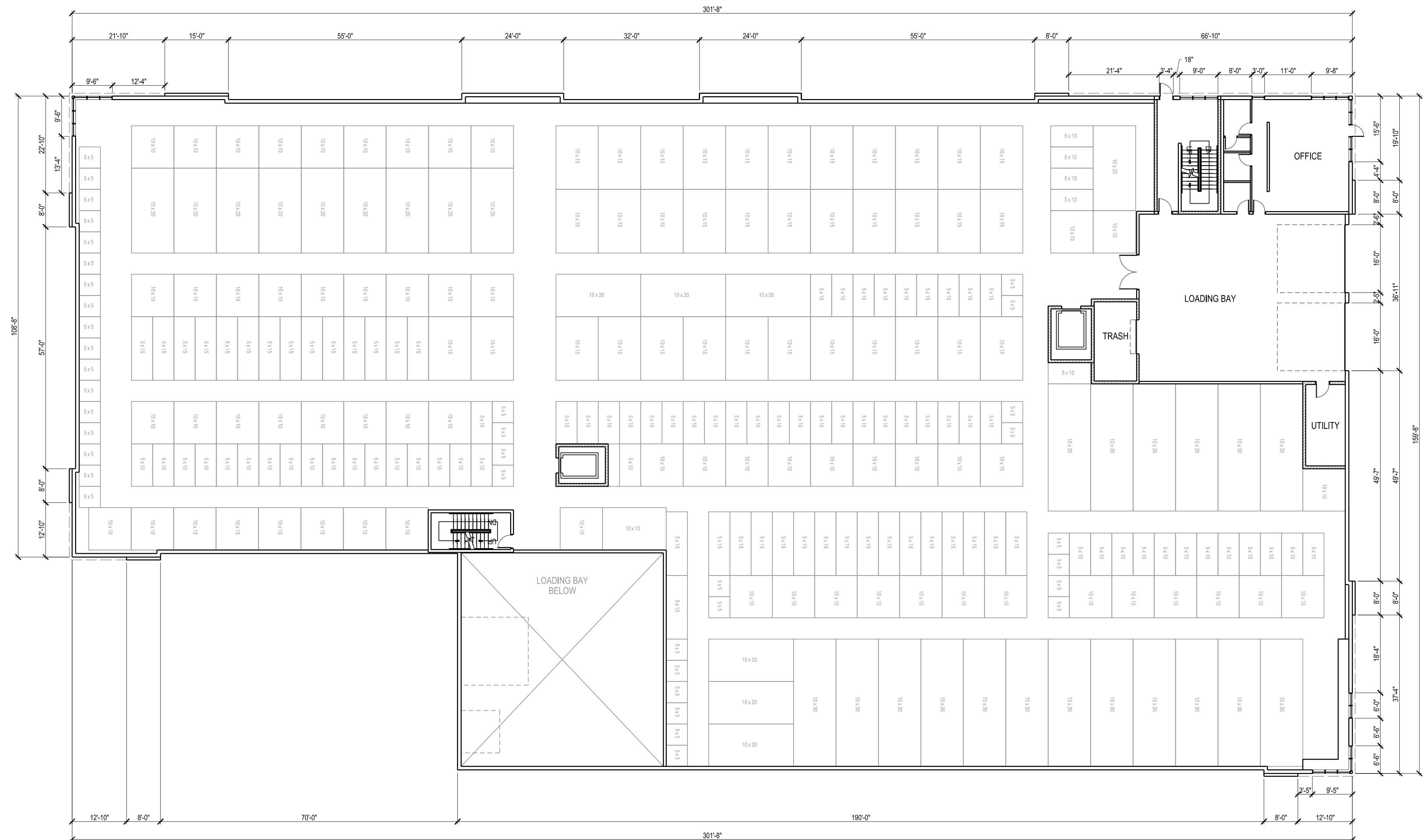
LANDSCAPE PLAN

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SECOND FLOOR PLAN

A102



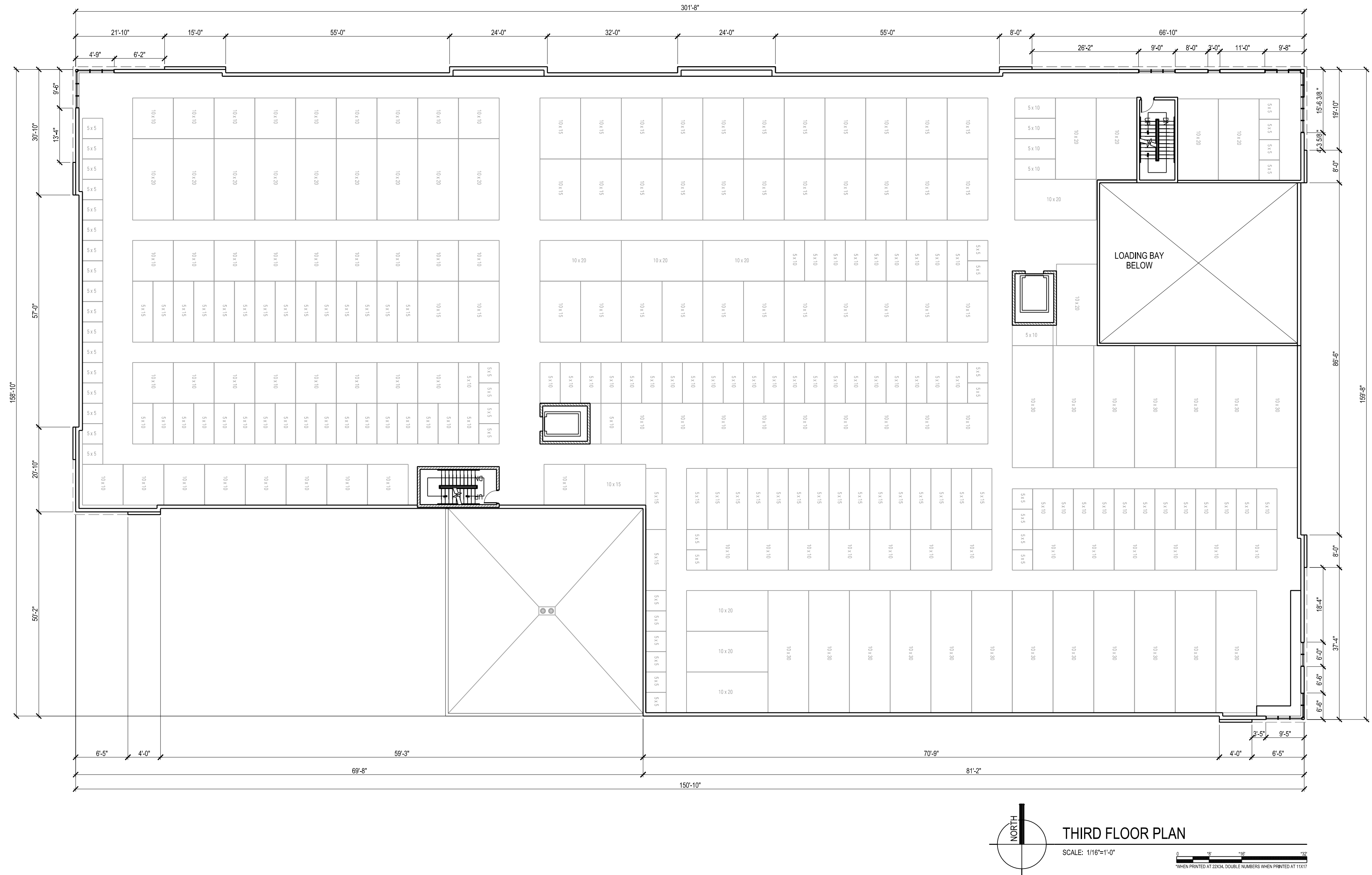
SECOND FLOOR PLAN

SCALE: 1/16"=1'-0"

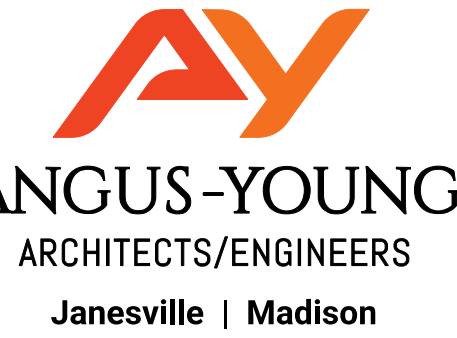
0 "8" "16" "32"

WHEN PRINTED AT 22X34, DOUBLE NUMBERS WHEN PRINTED AT 11X17

PRELIMINARY - NOT FOR CONSTRUCTION



PRELIMINARY - NOT FOR CONSTRUCTION



WELTON
ENTERPRISES

SILICON STORAGE
BUILDING

01 YARD DRIVE,
MADISON, WI

[illegible]

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70460

APPROVED BY

REVIEWED BY

DRAWN BY

THIRD FLOOR PLAN

A103

WELTON
ENTERPRISES

SILICON STORAGE
BUILDING

301 YARD DRIVE,
MADISON, WI



ISSUANCES / REVISIONS

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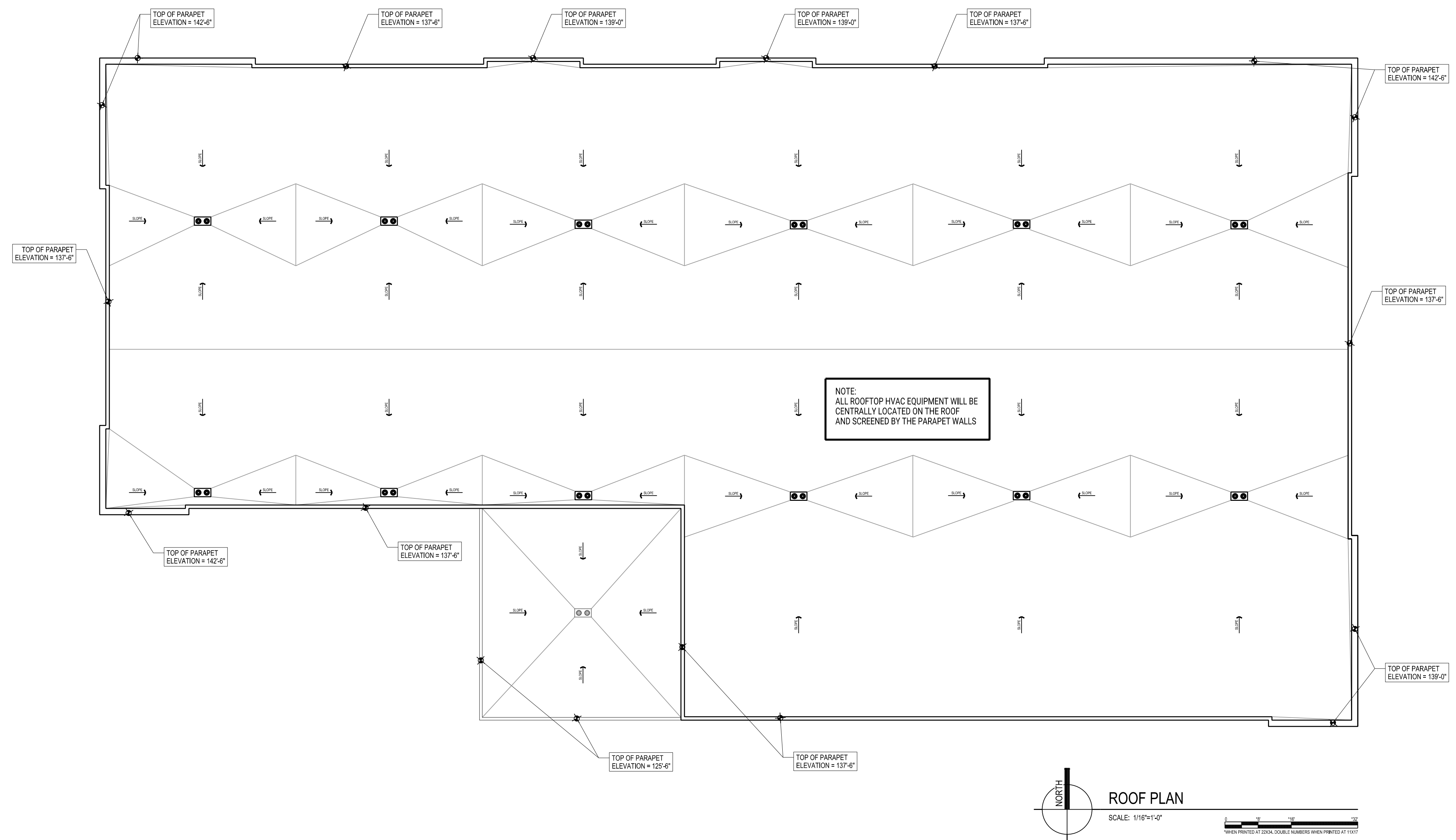
APPROVED BY

REVIEWED BY

DRAWN BY

ROOF PLAN

A104



PRELIMINARY - NOT FOR CONSTRUCTION

ORIGINAL SIZE: 22" x 34"

WELTON
ENTERPRISES

SILICON STORAGE
BUILDING

301 YARD DRIVE,
MADISON, WI



ISSUANCES / REVISIONS

[illegible]

12/16:06 PM 10/20/2020

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PROJECT NUMBER
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APPROVED BY

REVIEWED BY

DRAWN BY

RENDERINGS

A501



FROM EAST - LOOKING WEST



FROM NORTH - LOOKING SOUTH

PRELIMINARY - NOT FOR CONSTRUCTION



CITY OF MADISON
LANDSCAPE WORKSHEET

Section 28.142 Madison General Ordinance

Project Location / Address Yard Drive and Silicon Prairie Parkway, Madison, Wisconsin
Name of Project Silicon Prairie Storage
Owner / Contact Silicon Prairie Storage, LLC c/o Welton Enterprises, LLC Attn: Paul Malinaro
Contact Phone (608) 661-8803 Contact Email paulm@buildtosuit.com

**** Landscape plans for zoning lots greater than ten thousand (10,000) square feet in size
MUST be prepared by a registered landscape architect. ****

Applicability

The following standards apply to all exterior construction and development activity, including the expansion of existing buildings, structures and parking lots, except the construction of detached single-family and two-family dwellings and their accessory structures. The entire development site must be brought up to compliance with this section unless **all** of the following conditions apply, in which case only the affected areas need to be brought up to compliance:

- (a) The area of site disturbance is less than ten percent (10%) of the entire development site during any ten-(10) year period.
- (b) Gross floor area is only increased by ten percent (10%) during any ten-(10) year period.
- (c) No demolition of a principal building is involved.
- (d) Any displaced landscaping elements must be replaced on the site and shown on a revised landscaping plan.

Landscape Calculations and Distribution

Required landscaped areas shall be calculated based upon the total developed area of the property. Developed area is defined as that area within a single contiguous boundary which is made up of structures, parking, driveways and docking/loading facilities, but excluding the area of any building footprint at grade, land designated for open space uses such as athletic fields, and undeveloped land area on the same zoning lot. There are three methods for calculating landscape points depending on the size of the lot and Zoning District.

- (a) For all lots except those described in (b) and (c) below, five (5) landscape points shall be provided for each three hundred (300) square feet of developed area.

Total square footage of developed area 76,056
Total landscape points required 1,268

- (b) **For lots larger than five (5) acres**, points shall be provided at five (5) points per three hundred (300) square feet for the first five (5) developed acres, and one (1) point per one hundred (100) square feet for all additional acres.

Total square footage of developed area _____
Five (5) acres = 217,800 square feet
First five (5) developed acres = 3,630 points
Remainder of developed area _____
Total landscape points required _____

- (c) **For the Industrial – Limited (IL) and Industrial – General (IG) districts**, one (1) point shall be provided per one hundred (100) square feet of developed area.

Total square footage of developed area _____
Total landscape points required _____

Tabulation of Points and Credits

Use the table to indicate the quantity and points for all existing and proposed landscape elements.

Plant Type/ Element	Minimum Size at Installation	Points	Credits/ Existing Landscaping		New/ Proposed Landscaping	
			Quantity	Points Achieved	Quantity	Points Achieved
Overstory deciduous tree	2½ inch caliper measured diameter at breast height (dbh)	35			21	735
Tall evergreen tree (i.e. pine, spruce)	5-6 feet tall	35			27	945
Ornamental tree	1 1/2 inch caliper	15			7	105
Upright evergreen shrub (i.e. arborvitae)	3-4 feet tall	10			0	0
Shrub, deciduous	#3 gallon container size, Min. 12”-24”	3			113	339
Shrub, evergreen	#3 gallon container size, Min. 12”-24”	4			4	16
Ornamental grasses/ perennials	#1 gallon container size, Min. 8”-18”	2			79	158
Ornamental/ decorative fencing or wall	n/a	4 per 10 lineal ft.				
Existing significant specimen tree	Minimum size: 2 ½ inch caliper dbh. *Trees must be within developed area and cannot comprise more than 30% of total required points.	14 per caliper inch dbh. Maximum points per tree: 200				
Landscape furniture for public seating and/or transit connections	* Furniture must be within developed area, publically accessible, and cannot comprise more than 5% of total required points.	5 points per “seat”				
Sub Totals					230	2298

Total Number of Points Provided 2298

* As determined by ANSI, ANLA- American standards for nursery stock. For each size, minimum plant sizes shall conform to the specifications as stated in the current American Standard for Nursery Stock.

Landscaping shall be distributed throughout the property along street frontages, within parking lot interiors, as foundation plantings, or as general site landscaping. The total number of landscape points provided shall be distributed on the property as follows.

Total Developed Area

Required landscaped areas shall be calculated based upon the total developed area of the property. Developed area is defined as that area within a single contiguous boundary which is made up of structures, parking, driveways and docking/loading facilities, but excluding the area of any building footprint at grade, land designated for open space uses such as athletic fields, and undeveloped land area on the same zoning lot.

Development Frontage Landscaping

Landscaping and/or ornamental fencing shall be provided between buildings or parking areas and the adjacent street(s), except where buildings are placed at the sidewalk. Landscape material shall include a mix of plant materials.

Interior Parking Lot Landscaping

The purpose of interior parking lot landscaping is to improve the appearance of parking lots, provide shade, and improve stormwater infiltration. **All parking lots with twenty (20) or more parking spaces** shall be landscaped in accordance with the interior parking lot standards.

Foundation Plantings

Foundation plantings shall be installed along building facades, except where building facades directly abut the sidewalk, plaza, or other hardscape features. Foundation plantings shall consist primarily of shrubs, perennials, and native grasses.

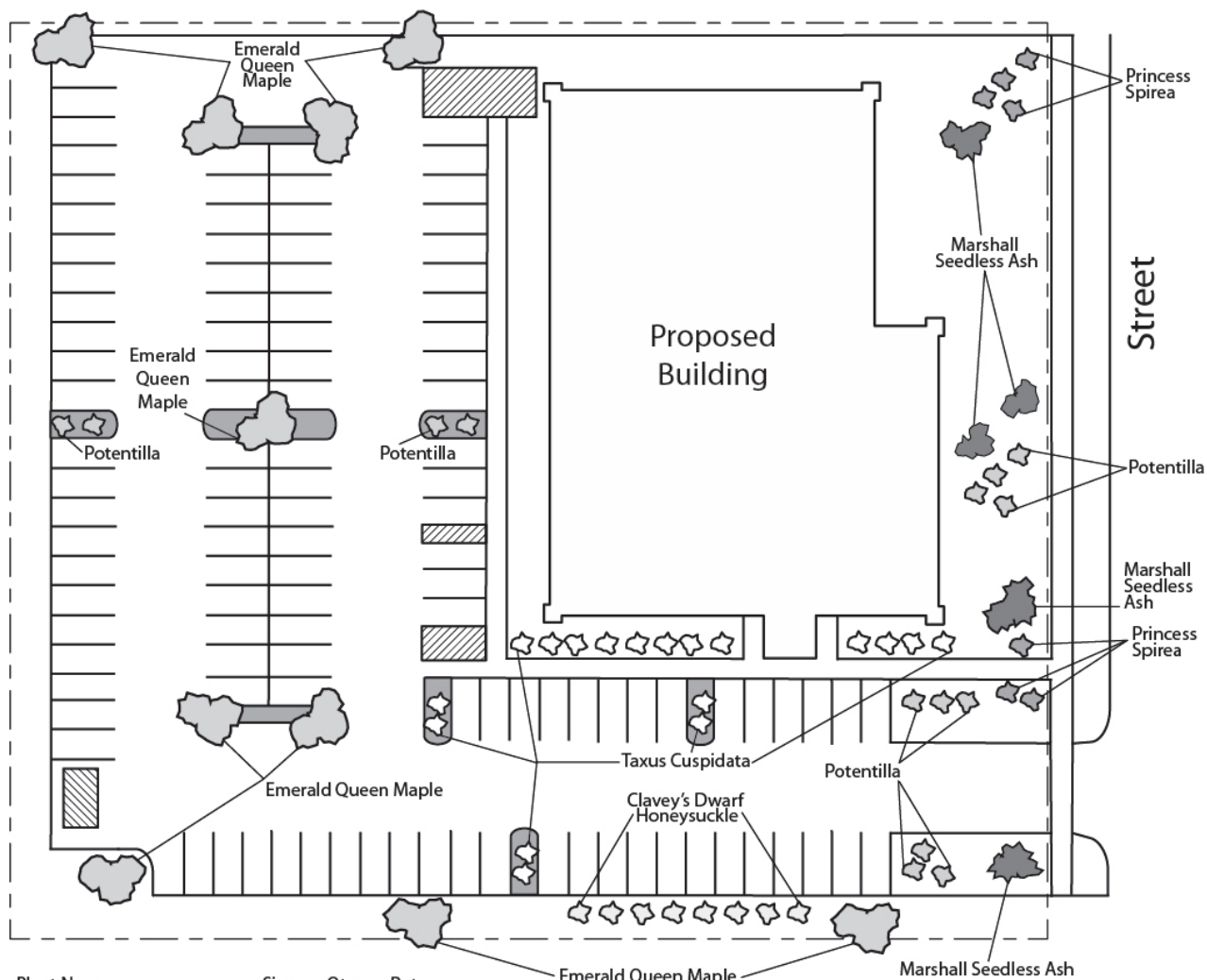
Screening Along District Boundaries

Screening shall be provided along side and rear property boundaries between commercial, mixed use or industrial districts and residential districts.

Screening of Other Site Elements

The following site elements shall be screened in compatibility with the design elements, materials and colors used elsewhere on the site: refuse disposal areas, outdoor storage areas, loading areas, and mechanical equipment.

Example Landscape Plan



Plant Name	Size	Qty.	Pnts.
Emerald Queen Maple	2-2.5"	9	-
Marshall Seedless Ash	2-2.5"	4	450
Clavey's Dwarf Honelysuckle	1 Gal	8	24
Princess Spirea	1 Gal	7	21
Potentilla	1 Gal	10	30
Taxus Cuspidata	2 Gal	12	60
TOTAL			585

Call City Zoning, 266-4551, with your questions about this type of plan

LANDSCAPE PLAN AND LANDSCAPE WORKSHEET INSTRUCTIONS

Refer to Zoning Code Section 28.142 LANDSCAPING AND SCREENING REQUIREMENTS for the complete requirements for preparing and submitting a Landscape Plan and Landscape Worksheet.

Applicability.

The following standards apply to all exterior construction and development activity, including the expansion of existing buildings, structures and parking lots, except the construction of detached single-family and two-family dwellings and their accessory structures. The entire development site must be brought up to compliance with this section unless all of the following conditions apply, in which case only the affected areas need to be brought up to compliance:

- (a) The area of site disturbance is less than ten percent (10%) of the entire development site during any ten-(10) year period.
- (b) Gross floor area is only increased by ten percent (10%) during any ten-(10) year period.
- (c) No demolition of a principal building is involved.
- (d) Any displaced landscaping elements must be replaced on the site and shown on a revised landscaping plan.

Landscape Plan and Design Standards.

Landscape plans shall be submitted as a component of a site plan, where required, or as a component of applications for other actions, including zoning permits, where applicable. Landscape plans for zoning lots greater than ten thousand (10,000) square feet in size must be prepared by a registered landscape architect.

- (a) Elements of the landscape plan shall include the following:
 - 1. Plant list including common and Latin names, size and root condition (i.e. container or ball & burlap).
 - 2. Site amenities, including bike racks, benches, trash receptacles, etc.
 - 3. Storage areas including trash and loading.
 - 4. Lighting (landscape, pedestrian or parking area).
 - 5. Irrigation.
 - 6. Hard surface materials.
 - 7. Labeling of mulching, edging and curbing.
 - 8. Areas of seeding or sodding.
 - 9. Areas to remain undisturbed and limits of land disturbance.
 - 10. Plants shall be depicted at their size at sixty percent (60%) of growth.
 - 11. Existing trees eight (8) inches or more in diameter.
 - 12. Site grading plan, including stormwater management, if applicable.
- (b) Plant Selection. Plant materials provided in conformance with the provisions of this section shall be nursery quality and tolerant of individual site microclimates.
- (c) Mulch shall consist of shredded bark, chipped wood or other organic material installed at a minimum depth of two (2) inches.

Landscape Calculations and Distribution.

Required landscaped areas shall be calculated based upon the total developed area of the property. Developed area, for the purpose of this requirement, is defined as that area within a single contiguous boundary which is made up of structures, parking driveways and docking/loading facilities, but **excluding** the area of any building footprint at grade, land designated for open space uses such as athletic fields, and undeveloped land area on the same zoning lot.

- (a) Landscaping shall be distributed throughout the property along street frontages, within parking lot interiors, and as foundation plantings, or as general site landscaping.
- (b) Planting beds or planted areas must have at least seventy-five percent (75%) vegetative cover.
- (c) Canopy tree diversity requirements for new trees:
 - 1. If the development site has fewer than 5 canopy trees, no tree diversity is required.
 - 2. If the development site has between 5 and 50 canopy trees, no single species may comprise more than 33% of trees.
 - 3. If the development site has more than 50 canopy trees, no single species may comprise more than 20% of trees.

Development Frontage Landscaping.

Landscaping and/or ornamental fencing shall be provided between buildings or parking areas and the adjacent street(s), except where buildings are placed at the sidewalk. Landscape material shall include a mix of plant material meeting the following minimum requirements:

- (a) One (1) overstory deciduous tree and five (5) shrubs shall be planted for each thirty (30) lineal feet of lot frontage. Two (2) ornamental trees or two (2) evergreen trees may be used in place of one (1) overstory deciduous tree.
- (b) In cases where building facades directly abut the sidewalk, required frontage landscaping shall be deducted from the required point total.
- (c) In cases where development frontage landscaping cannot be provided due to site constraints, the zoning administrator may waive the requirement or substitute alternative screening methods for the required landscaping.
- (d) Fencing shall be a minimum of three (3) feet in height, and shall be constructed of metal, masonry, stone or equivalent material. Chain link or temporary fencing is prohibited.

Interior Parking Lot Landscaping.

The purpose of interior parking lot landscaping is to improve the appearance of parking lots, provide shade, and improve stormwater infiltration. **All parking lots with twenty (20) or more parking spaces** shall be landscaped in accordance with the following interior parking lot standards.

- (a) For new development on sites previously undeveloped or where all improvements have been removed, a minimum of eight percent (8%) of the asphalt or concrete area of the parking lot shall be devoted to interior planting islands, peninsulas, or landscaped strips. For changes to a developed site, a minimum of five percent (5%) of the asphalt or concrete area shall be interior planting islands, peninsulas, or landscaped strips. A planting island shall be located at least every twelve (12) contiguous stalls with no break or alternatively, landscaped strips at least seven (7) feet wide between parking bays.
- (b) The primary plant materials shall be shade trees with at least one (1) deciduous canopy tree for every one hundred sixty (160) square feet of required landscaped area. Two (2) ornamental deciduous trees may be substituted for one (1) canopy tree, but ornamental trees shall constitute no more than twenty-five percent (25%) of the required trees. No light poles shall be located within the area of sixty percent (60%) of mature growth from the center of any tree.
- (c) Islands may be curbed or may be designed as uncurbed bio-retention areas as part of an approved low impact stormwater management design approved by the Director of Public Works. The ability to maintain these areas over time must be demonstrated. (See Chapter 37, Madison General Ordinances, Erosion and Stormwater Runoff Control.)

Foundation Plantings.

Foundation plantings shall be installed along building facades, except where building facades directly abut the sidewalk, plaza, or other hardscape features. Foundation plantings shall consist primarily of shrubs, perennials, and native grasses. The Zoning Administrator may modify this requirement for development existing prior to the effective date of this ordinance, as long as improvements achieve an equivalent or greater level of landscaping for the site.

Screening Along District Boundaries.

Screening shall be provided along side and rear property boundaries between commercial, mixed use or industrial districts and residential districts. Screening shall consist of a solid wall, solid fence, or hedge with year-round foliage, between six (6) and eight (8) feet in height, except that within the front yard setback area, screening shall not exceed four (4) feet in height. Height of screening shall be measured from natural or approved grade. Berms and retaining walls shall not be used to increase grade relative to screening height.

Screening of Other Site Elements.

The following site elements shall be screened in compatibility with the design elements, materials and colors used elsewhere on the site, as follows:

- (a) Refuse Disposal Areas. All developments, except single family and two family developments, shall provide a refuse disposal area. Such area shall be screened on four (4) sides (including a gate for access) by a solid, commercial-grade wood fence, wall, or equivalent material with a minimum height of six (6) feet and not greater than seven (7) feet.
- (b) Outdoor Storage Areas. Outdoor storage areas shall be screened from abutting residential uses with a by a building wall or solid, commercial-grade wood fence, wall, year-round hedge, or equivalent material, with a minimum height of six (6) feet and not greater than seven (7) feet. Screening along district boundaries, where present, may provide all or part of the required screening.
- (c) Loading Areas. Loading areas shall be screened from abutting residential uses and from street view to the extent feasible by a building wall or solid, commercial-grade wood fence, or equivalent material, with a minimum height of six (6) feet and not greater than seven (7) feet. Screening along district boundaries, where present, may provide all or part of the required screening.
- (d) Mechanical Equipment. All rooftop and ground level mechanical equipment and utilities shall be fully screened from view from any street or residential district, as viewed from six (6) feet above ground level. Screening may consist of a building wall or fence and/or landscaping as approved by the Zoning Administrator.

Maintenance.

The owner of the premises is responsible for the watering, maintenance, repair and replacement of all landscaping, fences, and other landscape architectural features on the site. All planting beds shall be kept weed free. Plant material that has died shall be replaced no later than the upcoming June 1.



City of Madison Fire Department

314 W Dayton Street, Madison, WI 53703-2506
Phone: 608-266-4420 • Fax: 608-267-1100 • E-mail: fire@cityofmadison.com

Project Address: 9801 Silicon Prairie Pkwy and 310 Yard Drive

Contact Name & Phone #: Jessica Vaughn, 608-848-5060

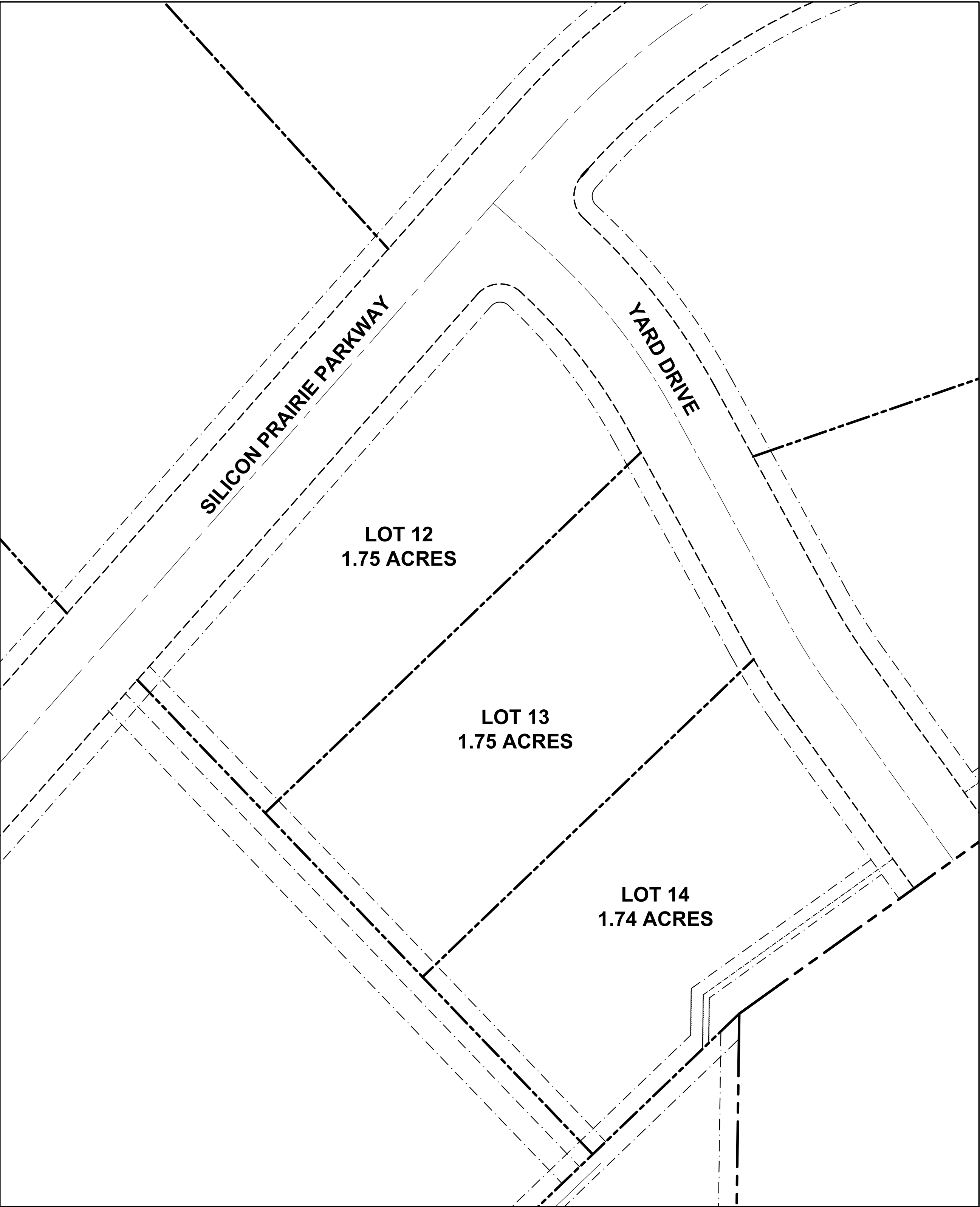
FIRE APPARATUS ACCESS AND FIRE HYDRANT WORKSHEET

1. Is the building completely protected by an NFPA 13 or 13R automatic fire sprinkler system? If non-sprinklered , fire lanes extend to within 150-feet of all portions of the exterior wall? If sprinklered , fire lanes are within 250-feet of all portions of the exterior wall?	☒ Yes ☐ Yes ☒ Yes	☐ No ☐ No ☐ No	☐ N/A ☒ N/A ☐ N/A
2. Is the fire lane constructed of concrete or asphalt, designed to support a minimum load of 85,000 lbs? a) Is the fire lane a minimum unobstructed width of at least 20-feet? b) Is the fire lane unobstructed with a vertical clearance of at least 13½-feet? c) Is the minimum inside turning radius of the fire lane at least 28-feet? d) Is the grade of the fire lane not more than a slope of 8%? e) Is the fire lane posted as fire lane? (Provide detail of signage.) f) Is a roll-able curb used as part of the fire lane? (Provide detail of curb.) g) Is part of a sidewalk used as part of the required fire lane? (Must support +85,000 lbs.)	☒ Yes ☒ Yes ☒ Yes ☒ Yes ☐ Yes ☐ Yes ☐ Yes	☐ No ☐ No ☐ No ☐ No ☒ No ☒ No ☒ No	☐ N/A ☐ N/A ☐ N/A ☐ N/A ☐ N/A ☐ N/A ☐ N/A
3. Is the fire lane obstructed by security gates or barricades? If yes: a) Is the gate a minimum of 20-feet clear opening? b) Is an approved means of emergency operations installed, key vault, padlock or key switch?	☐ Yes ☐ Yes ☐ Yes	☒ No ☐ No ☐ No	☐ N/A ☒ N/A ☒ N/A
4. Is the Fire lane dead-ended with a length greater than 150-feet? If yes, does the area for turning around fire apparatus comply with IFC D103?	☐ Yes ☐ Yes	☒ No ☐ No ☐ No	☐ N/A ☒ N/A
5. Is any portion of the building to be used for high-piled storage in accordance with IFC Chapter 3206.6 If yes, see IFC 3206.6 for further requirements.	☐ Yes	☒ No	☐ N/A
6. Is any part of the building <u>greater than 30-feet</u> above the grade plane? If yes, answer the following questions: a) Is the aerial apparatus fire lane parallel to one entire side of the building and covering at least 25% of the perimeter? b) Is the near edge of the aerial apparatus fire lane between 15' and 30' from the building? c) Are there any overhead power or utility lines located across the aerial apparatus fire lane? d) Are there any tree canopies expected to grow across the aerial fire lane? (Based on mature canopy width of tree species) e) Does the aerial apparatus fire lane have a minimum unobstructed width of 26-feet? f) Is the space between the aerial lane and the building free of trees exceeding 20' in heights?	☒ Yes ☐ Yes ☐ Yes ☐ Yes ☒ Yes ☐ Yes	☐ No ☐ No ☒ No ☒ No ☐ No ☒ No	☐ N/A ☐ N/A ☐ N/A ☐ N/A ☐ N/A ☐ N/A
7. Are all portions of the required fire lanes within 500-feet of at least (2) hydrants? <i>Note: Distances shall be measured along the path of the hose lay as it comes off the fire apparatus.</i> a) Is the fire lane at least 26' wide for at least 20-feet on each side of the hydrants? b) Is there at least 40' between a hydrant and the building? c) Are the hydrant(s) setback no less than 5-feet nor more than 10-feet from the curb or edge of the street or fire lane? d) Are hydrants located in parking lot islands a minimum of 3½-feet from the hydrant to the curb? e) Are there no obstructions, including but not limited to: power poles, trees, bushes, fences, posts located, or grade changes exceeding 1½-feet, within 5-feet of a fire hydrant? <i>Note: Hydrants shall be installed and in-service prior to combustible construction on the project site.</i>	☒ Yes ☒ Yes ☒ Yes ☐ Yes ☒ Yes	☐ No ☐ No ☐ No ☐ No ☐ No	☐ N/A ☐ N/A ☐ N/A ☒ N/A ☐ N/A

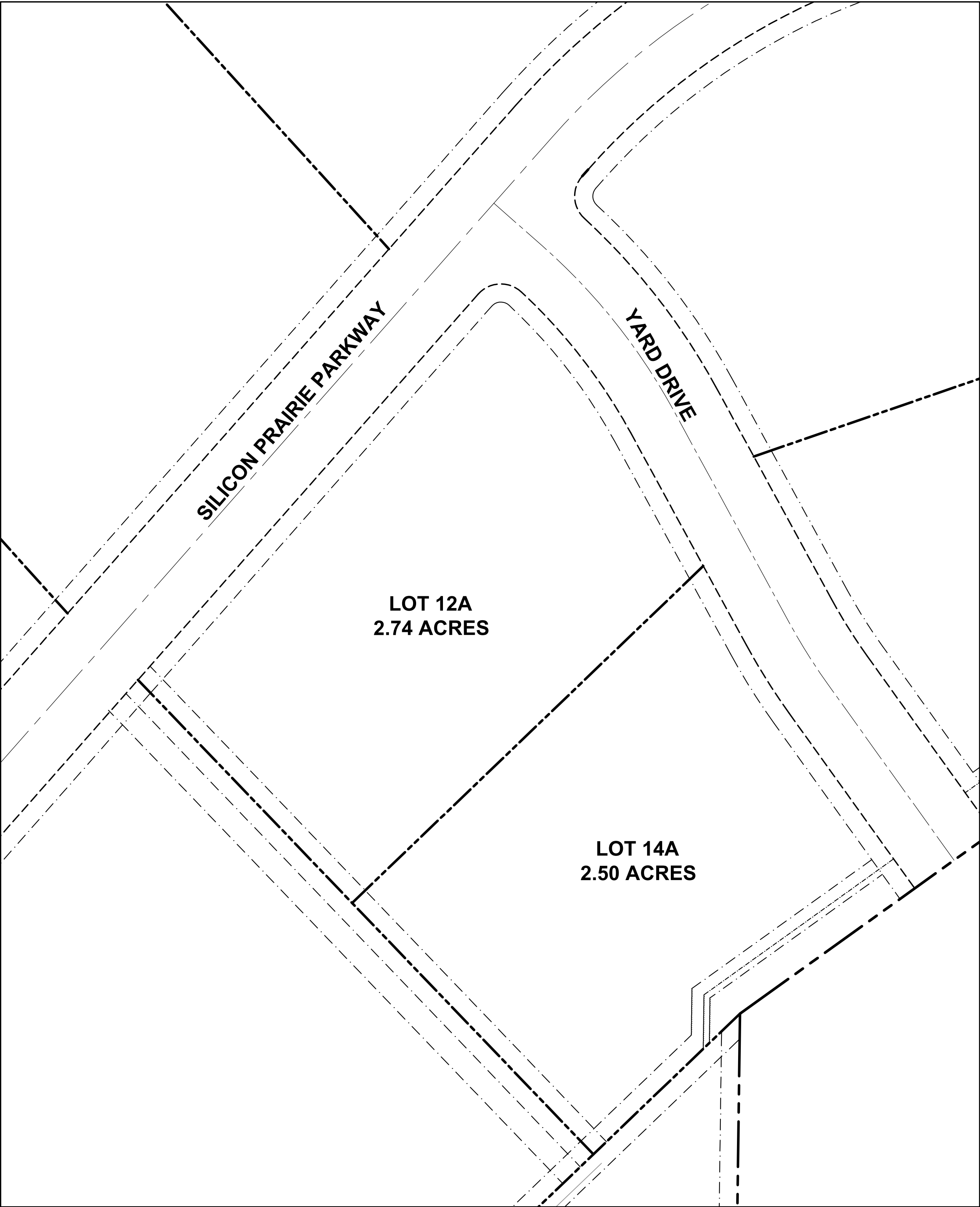
Attach an additional sheet if further explanation is required for any answers.

This worksheet is based on **MGO 34.503** and **IFC 2015 Edition Chapter 5 and Appendix D**; please see the codes for further information.

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EXISTING LOT AREAS

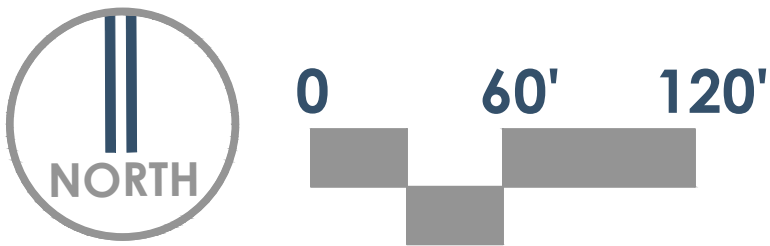


PROPOSED LOT AREAS (CSM)

EXHIBIT A

SILICON PRAIRIE SELF-STORAGE BUILDING
MADISON, WI
DATE: 10.21.2020

CSM EXHIBIT



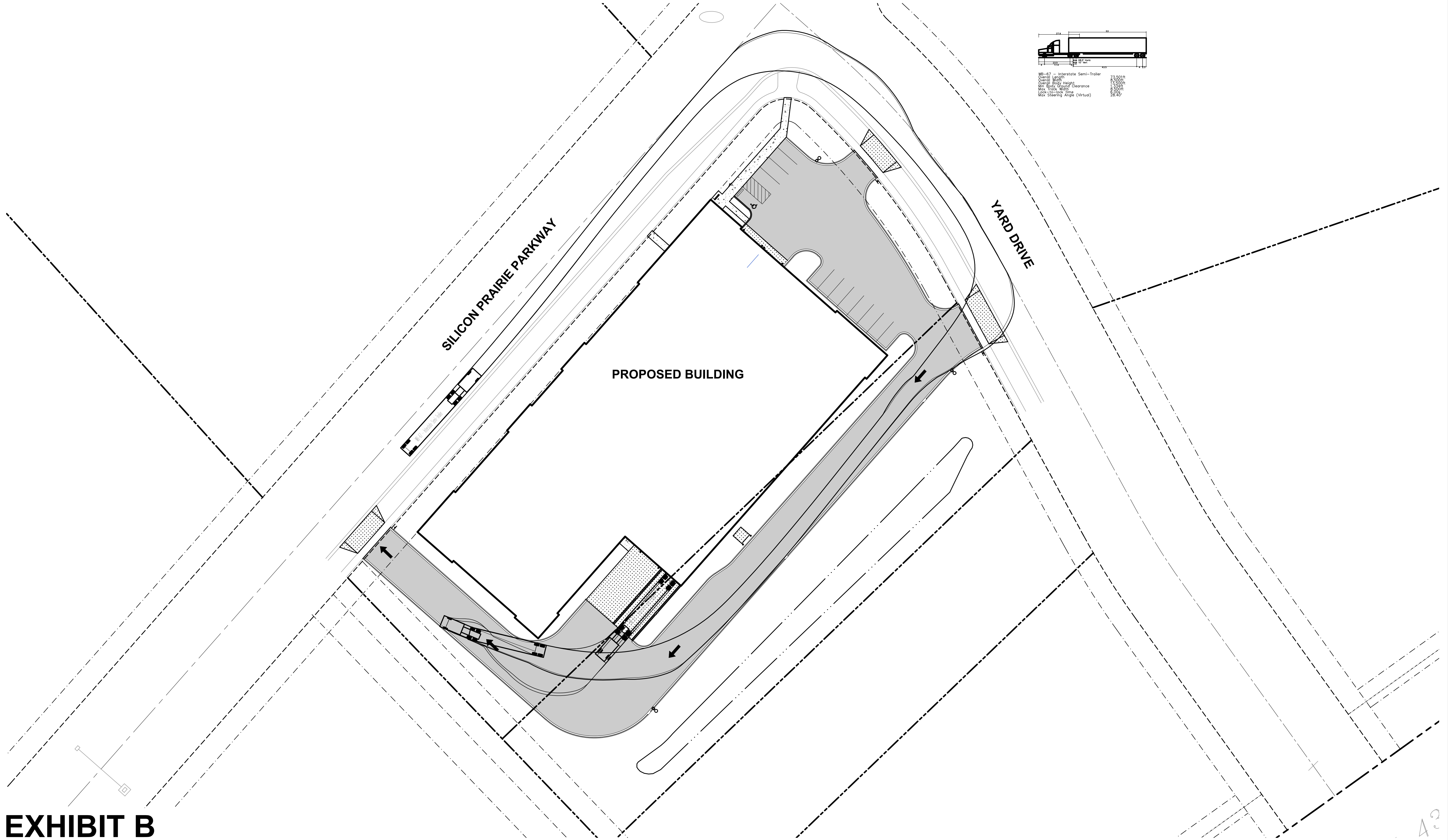
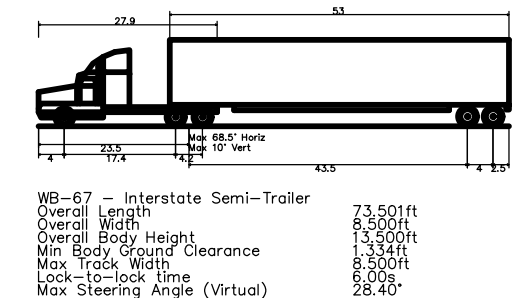
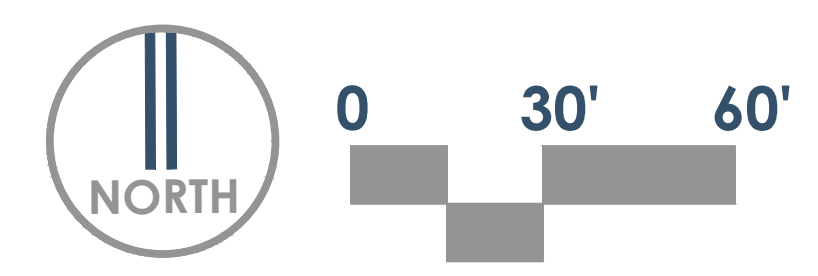


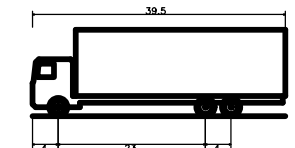
EXHIBIT B

SILICON PRAIRIE SELF-STORAGE BUILDING
MADISON, WI

WB-67 TURNING MOVEMENTS

DATE: 10.21.2020





SU-40 - Single Unit Truck
Overall Length 38.0
Overall Width 8.5
Overall Body Height 14.0
Min Body Ground Clearance 6.5
Lock Width 8.0
Lock truck time 8.00ft
curb to curb turning Radius 31.00ft

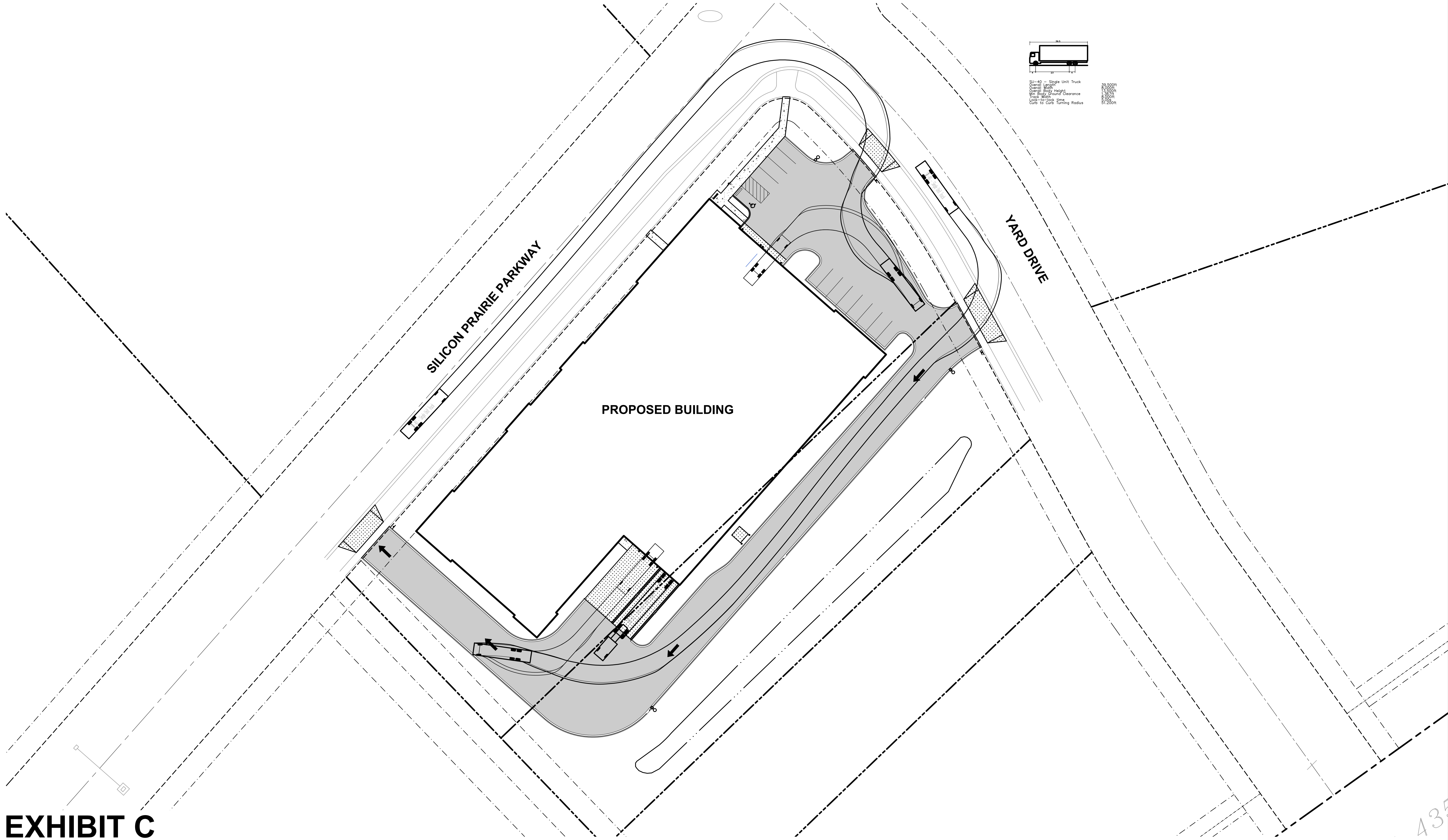
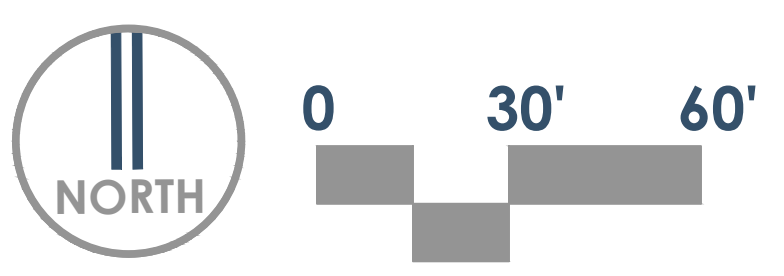


EXHIBIT C

SILICON PRAIRIE SELF-STORAGE BUILDING
MADISON, WI

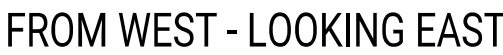
DATE: 10.21.2020

BOX TRUCK TURNING MOVEMENTS



435

File: I:\2020\2010025DWG\Civil Sheets\2010025 AutoTurn.dwg Layout: box truck User: alanlewski Plotted: Oct 20, 2020 - 2:53pm Xref's:



PRELIMINARY - NOT FOR CONSTRUCTION

12:16:21 PM 10/20/2020

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PROJECT NUMBER

70460

APPROVED BY _____

REVIEWED BY

DRAWN BY

RENDERINGS

A502