# 6624 Old Sauk Road Contract 9614 MUNIS 15514

**Developer: Old Sauk Managing Member, LLC** 



## **Summary of Improvements:**

- Construct new public sidewalk on Old Sauk Road adjacent to 6624 Old Sauk Road per plans approved by the City Engineer.
- Construct / restore street terrace, curb and gutter, and pavement along the Old Sauk Road frontage per plans approved by the City Engineer.
- Construct pedestrian crossing improvements on Old Sauk Road at San Jaun Trail per plans approved by the City Engineer and City Traffic Engineering. Improvements to include a median island, Rectangular Rapid Flashing Beacon (RRFB), sidewalk ramps, and marked crosswalk.
- Close abandoned driveways with curb and gutter. Construct new drive entrance aprons per plans approved by the City Engineer and per the Commercial Driveway Permit approved by the City Traffic Engineer.

- Construct private sanitary, storm, and water service laterals necessary to serve 6624 Old Sauk Road per plans approved by the City Engineer.
- Provide existing public street tree protection, removals, and plantings per City Forestry approvals.
- Close abandoned driveways with curb and gutter.
- Private sanitary, storm, and water service laterals.
- Repair or replace existing sidewalk, terrace, curb & gutter as needed.
- Coordinate with City Traffic Engineering for any temporary relocation of existing streetlights needed to facilitate construction.
- Completed and record the required pending Certified Survey Map (CSM).

PER TITLE COMMITMENT FILE NO. NCS-1181649-MAD DATED: JUNE 05, 2023 AT 7:30 A.M.

FOR INFORMATIONAL PURPOSES ONLY: PROPERTY ADDRESS: 6610, 6612, 6614 OLD SAUK ROAD, MADISON, WI 53705 TAX PARCEL NO. 251/0708-133-1501-1

PART OF THE SOUTHWEST 1/40 FTHE SECTION 13, TOWNSHIP F NORTH, BRANCE FAST, IN THE CITY OF MADISON, MORE PARTICULARLY DESCRIBED AS FOLKING BERNINNING BASE FEET WIST OF THE SOUTH 1/4 CORNER FAST. THE PINES CONTIT HOW SEE PAST, 17 FEET, THE PINES CONTIT HOW SEE PAST, 17 FEET, THE PINES FAST, 17 FEET, THE PINES FAST, 17 FEET, THE PAST, 17 FEET, THE PAST, 17 FEET, THE PAST AS THE PAST, 17 FEET, THE PAST AS THE PAST, 17 FEET, THE PAST AS TH

FOR INFORMATIONAL PURPOSES ONLY: PROPERTY ADDRESS: 6706 OLD SAUK ROAD, MADISON, WI 53705 TAX PARCEL NO. 251/0708-133-1502-9

LOCATED IN THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 7 NORTH, RANGE 8 EAST, ALL IN THE DUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BENCHMARK TABL			BENCHMARK TABLE
	BM - #	ELEVATION	DESCRIPTION
	BM - 1	1026.72	TOP NUT OF HYDRANT AT SW QUADRANT OF OLD SAUK ROAD AND SAN JUAN TRAIL
	BM - 2	1026.56	TOP NUT OF HYDRANT 350' WEST OF SITE AT SW QUADRANT OF OLD SAUK ROAD AND EVERGLADE DRIVE
	BM - 3	1026.21	TOP NUT OF HYDRANT 250' EAST OF SITE AT SW QUADRANT OF OLD SAUK ROAD AND YOSEMITE PLACE



#### LEGEND

•	FOUND PLSS MONUMENT TYPE NOTED		PROPERTY LINE
	FOUND 1" IRON PIPE, UNLESS NOTED OTHERWISE		PLATTED LINE
-			RIGHT-OF-WAY LINE
•	FOUND 3/4" REBAR, UNLESS NOTED OTHERWISE		CENTERLINE
0	3/4" REBAR SET 1.50 LB/FT		SECTION LINE
-	SIGN		QUARTER-QUARTER LIN
	SIGN		EASEMENT LINE
₽	MAILBOX	7//////////////////////////////////////	BUILDING FOOTPRINT
(S)	SANITARY MANHOLE		EDGE OF CONCRETE
-			EDGE OF ASPHALT
ñ	GAS VALVE		STONE WALL
0	CURB STOP		EDGE OF WOODS
	FIRE HYDRANT	SAN	SANITARY SEWER
			WATER MAIN
	WATER VALVE		STORM SEWER
■	INLETS	GAS GAS	NATURAL GAS LINE
ø	UTILITY POLE	— соми — соми —	COMMUNICATION LINE
E16	ELECTRICAL METER	— r — r —	ELECTRIC LINE
*		CHE	OVERHEAD ELECTRIC L
*	LIGHT POLE	\$2762.14764.477E.57454	GRAVEL
	CONIFEROUS TREE		ASPHALT PAVEMENT
0	DECIDUOUS TREE	4.	CONCRETE PAVEMENT
		— 1025 — —	CONTOUR MAJOR
		— — 1026 — —	CONTOUR MINOR

#### **GENERAL NOTES**

- FIELD WORK PERFORMED BY WYSER ENGINEERING, LLC, THE WEEKS OF JUNE 26, JULY 3RD, 10TH, & 24TH, 2023
- NORTH REFERENCE FOR THIS EXISTING CONDITIONS SURVEY AND MAP ARE BASED ON THE WISCONSIN COORDINATE REFERENCE (2011) WISCRS DAME, GRID NORTH. THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 13-TTN-RSE BEAR N 873# "1" W
- 3. ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) (12(8) ADJ).
- CE UTILITIES AND FOXTURES SHOWN ON THIS MAP HAVE BEEN APPROXIMATED BY LOCATING SURFACE FEATURES AND ACCESSORIES, OTLINE FIELD MARKINGS AND EXISTING MAPS AND RECORDS.
- 5. BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED. FOR EXACT LOCATION OF UNDERGROUND UTILITIES, CONTACT DIGGERS HOTLINE, AT 1.800.242.8511 OR 811

#### NOTES REGARDING ALTA TABLE A REQUIREMENTS

ALL OF THE SUBJECT PARCEL LIES IN "ZONE X" AREAS DETERMINED TO BE BELOW THE 0.2% ANNUAL CHANCE FLOODPLAIN PER NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP NO. 55025C04036 DATED JANUARY 1, 2009.

NO DESIGNATED PARKING STALLS WERE OBSERVED ON THE SUBJECT PARCEL AT THE TIME OF THIS SURVEY

ITEM 11(a): NO PLANS OR REPORTS WERE PROVIDED BY THE CLIENT. DIGGER'S HOTLINE WAS CALLED TO MARK UTILITIES THERE WAS NO EVIDENCE OF EARTHWORK OR BUILDING CONSTRUCTION AT THE TIME OF THIS SURVEY.

### NOTES REGARDING SCHEDULE B - PART II

ANY FACTS, RIGHTS, INTERESTS, OR CLAIMS THAT ARE NOT SHOWN BY THE PUBLIC RECORDS BUT THAT COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR BY MAKING INQUIRE OF PERSONS IN POSSESSION OF THE LAND.

ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE INCLUDING DISCREPANCIES, CONFLICT IN BOUNDARY LINES, SHORTAGES IN AREA, OR ANY OTHER FACTS THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEYOF THE LAND, AND THAT ARE NOT SHOWN BY THE FUBLIC RECORDS.

ONE OF THESE ITEMS 1-3 MAY AFFECT THE SUBJECT PROPERTY AND IS PLOTTED HEREON. AS TO WHICH ADVERSE TITLE ELEMENT, CLAIM OF EASEMENT, ENCROACHMENT OR ETC. CANNOT BE DETERMINED BY SURVEYOR.

31) SEWER EASEMENT TO THE CITY OF MADISON, A MUNICIPAL CORPORATION, DATED SEPTEMBER 17, 1970, RI VOLUME 207 OF RECORDS, PAGE 201 AS DOCUMENT NO. 1275466.

THIS ITEM DOES AFFECT THE SUBJECT PARCEL AND IS PLOTTED HEREON SEWER EASEMENT TO THE CITY OF MADISON, A MUNICIPAL CORPORATION, DATED SEPTEMBER 17, 1970, RECORDED/FILED OCTOBER 16, 1970 IN VOLUME 207 OF RECORDS, PAGE 204 AS DOCUMENT NO. 1275467.

THIS ITEM DOES AFFECT THE SUBJECT PARCEL AND IS PLOTTED HEREON

#### SURVEYORS CERTIFICATE

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/REPS LAND THILE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(a), 7(b), 7(b)(1), 7(b)(2), 8, 3 (1), 10, 10, 13, 14, 15, 40, 10) of TABLE ATHEROPY.

THE FIELD WORK WAS COMPLETED BETWEEN JUNE 26 - JULY 26, 2023 DATE OF PLAT OR MAP: JULY, 14, 2023.

ARY M. REYNOLDS, S-3223





PREPARED FOR: MR. WILLIAM BUTG 827 E. WASHINGTO MADISON, WI 5370 MAL-C

SAUK F WI 5370 6610 OLD MADISON, W

SURVEY

TITLE

LAND

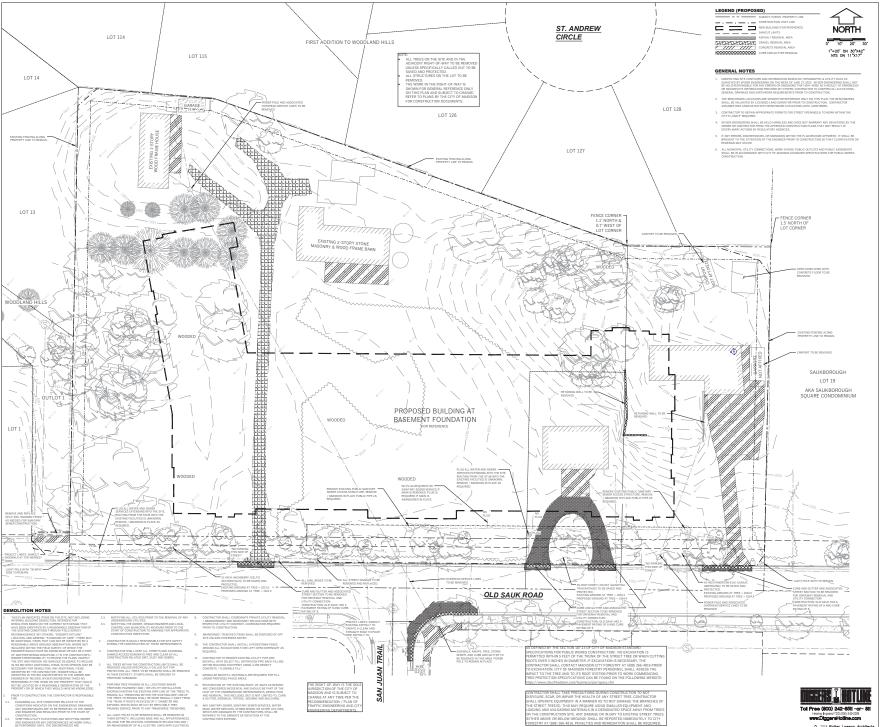
TTED LANDS LOCATED IN PART HE WEST HALF OF THE SE1/4 -4 OF SECTION 13 - T7N - R8E OF MADISON, DANE COUNTY, WI

ALTA/NSPS UPLATTE OF THE V SW1/4 O CITY OF N Revisions: No. Date: Description:

Graphic Scale 0' 10' 20' 40' 60' 23-1085 Set Type SURVEY

Date Issued 07/28/2023 Sheet Number

V-001







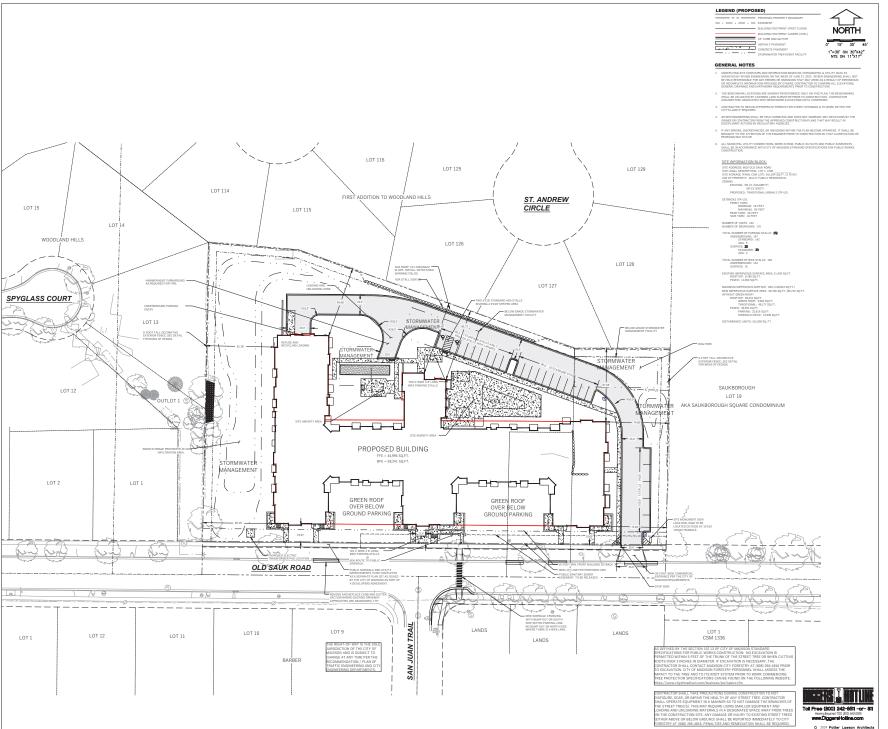
Old Sauk Trail Apartments Stone House Development and New Madison Development

6624 Old Sauk Road Madison, WI

2023.30.00

Date	Issuance/Revisions	Symbo
04/05/2024	Land Use Application	
01/31/2024	Minor Alteration	

**DEMOLITION PLAN** 







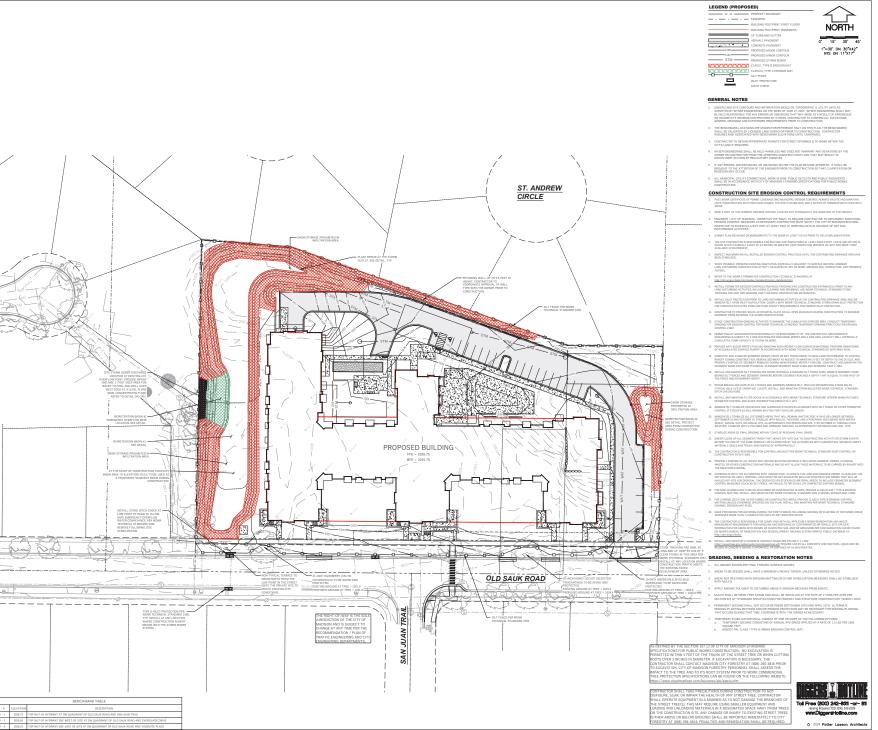
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SITE PLAN





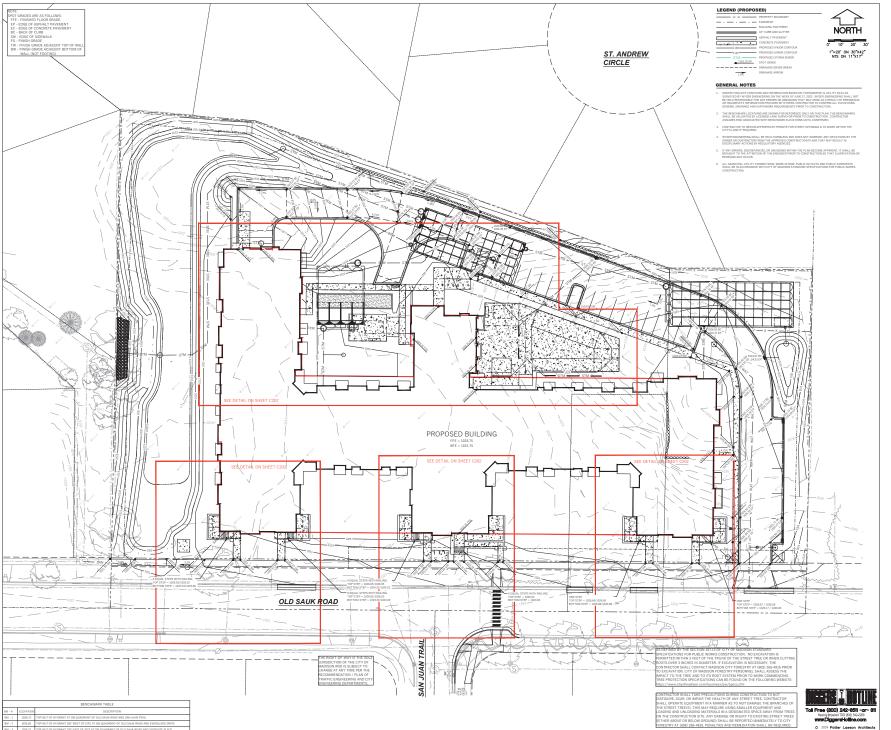


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GRADING & EROSION **CONTROL PLAN** 







Old SaukTrail Apartments Stone House Development and New Madison Development

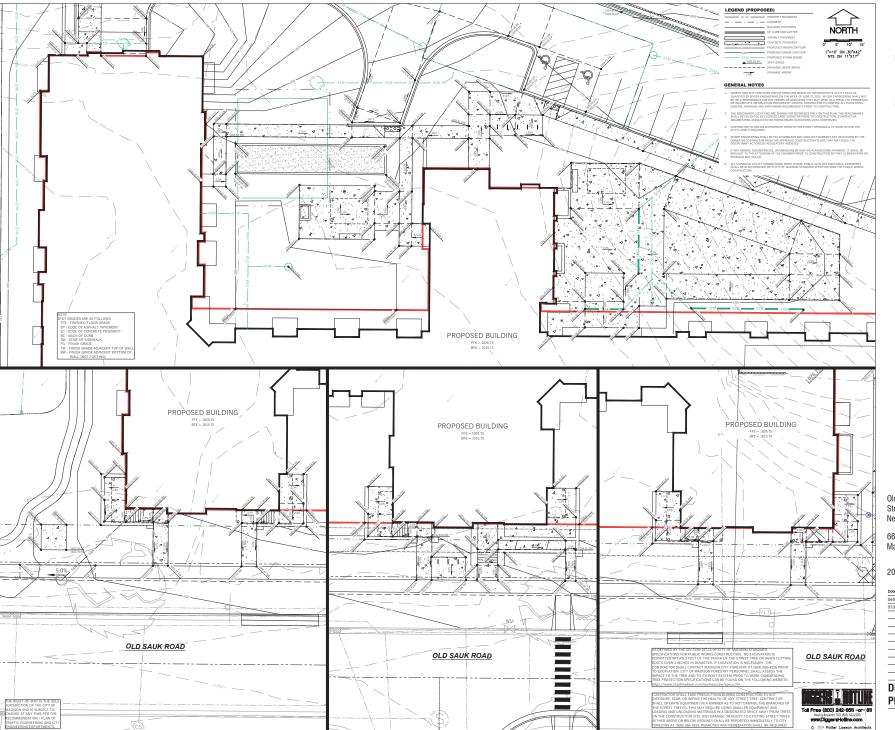
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DETAILED GRADING PLAN

C20<sup>-</sup>







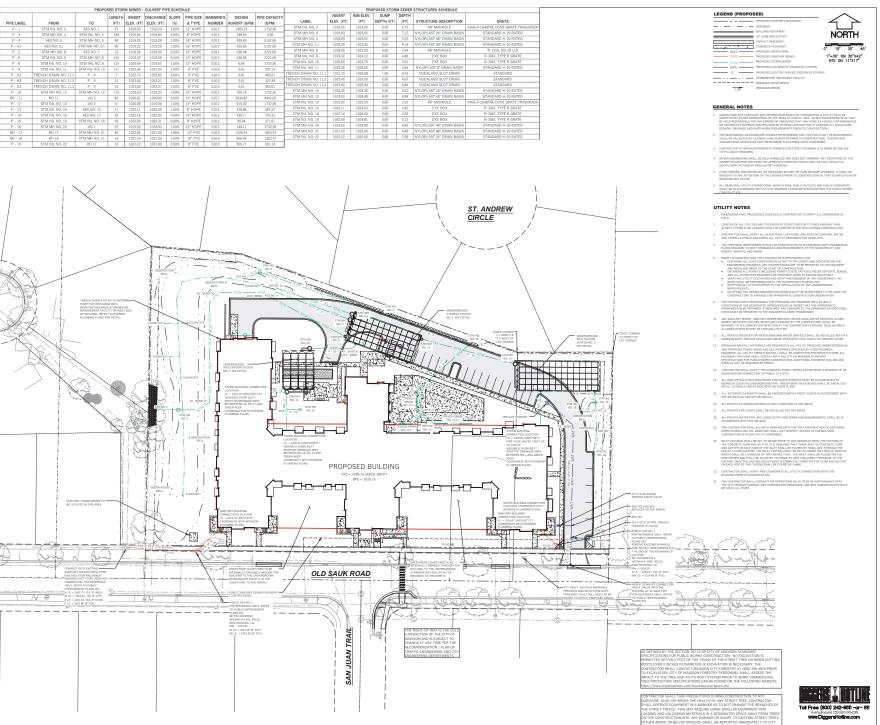
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DETAILED GRADING PLAN







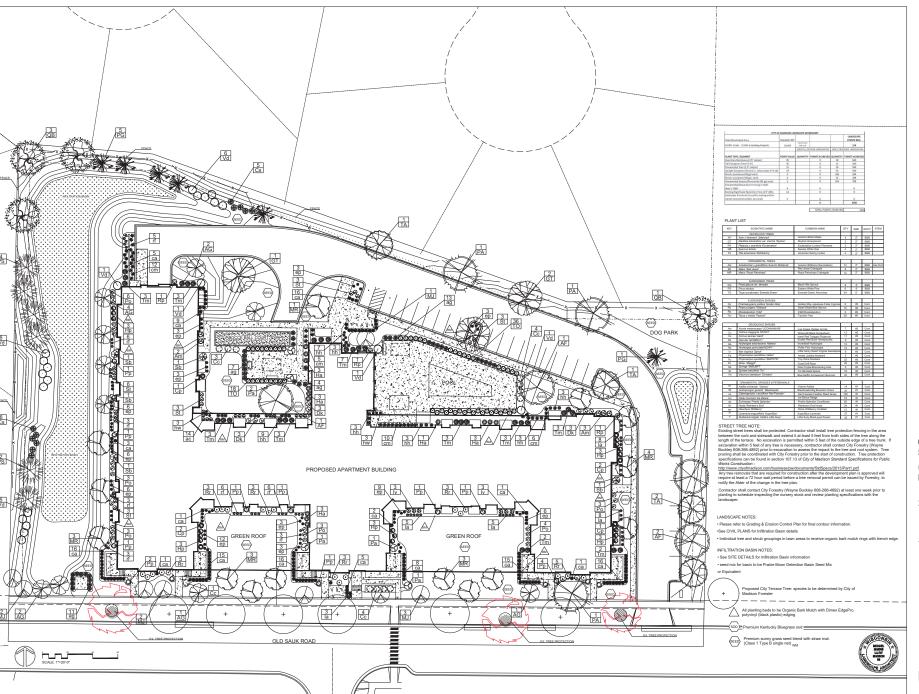
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**UTILITY PLAN** 





Old Sauk Trails Apartments Stone House Development

6624 Old Sauk Road Madison, WI

2023.30.00

DATE	ISSUANCE/REVISIONS	
04/08/2024	Land Use Application	1
01/31/2025	Minor Alteration	

LANDSCAPE PLAN