

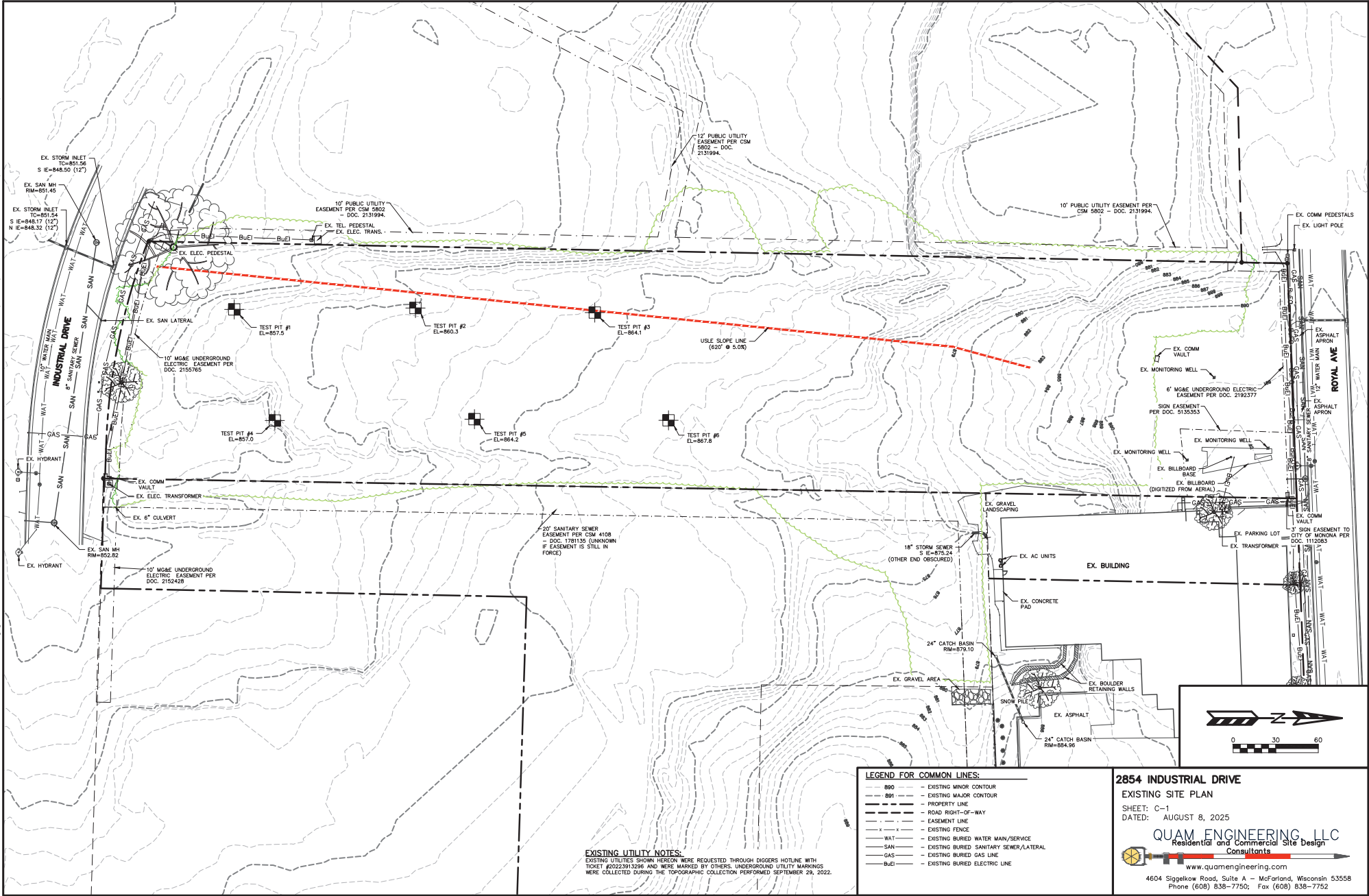
2811 Royal Avenue
Contract 9684
MUNIS 15912
Developer: MVS Land Company, LLC



MVS Land Company, LLC received the City of Madison's conditional approval for a private parking facility at 2811 Royal Avenue for a veterinary hospital located in the City of Monona. The parking lot will be 53,690 square feet with a sidewalk connection to the veterinarian hospital. The existing site is currently undeveloped and is an empty wooded lot.

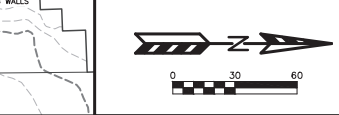
Summary of Improvements:

- Construct public sidewalk, street terrace, curb and gutter, and pavement per plan approved by the City Engineer.
- Developer shall dedicate Right of Way or grant Public Sidewalk Easement for and be responsible for the construction of a minimum five (5)-foot wide sidewalk, eight (8)-foot wide terrace, and additional one (1) foot for maintenance along Royal Ave.
- Construct new private drive entrance aprons per plans approved by the City Engineering and per the Commercial Driveway Permit approved by the City Traffic Engineer.
- Construct private storm service laterals necessary to serve the private development project per plans approved by the City Engineer.
- Relocate and install new fire hydrants as determined by Madison Water Utility.
- Coordinate project access, street closures, and street occupancy as approved by City Traffic Engineering.



EXISTING UTILITY NOTES:
EXISTING UTILITIES SHOWN HEREON WERE REQUESTED THROUGH DIGGERS HOTLINE WITH TICKET #202223913096 AND WERE MARKED BY OTHERS. UNDERGROUND UTILITY MARKINGS WERE COLLECTED DURING THE TOPOGRAPHIC COLLECTION PERFORMED SEPTEMBER 29, 2022.

- LEGEND FOR COMMON LINES:**
- 800 — — — — — EXISTING MINOR CONTOUR
 - 801 — — — — — EXISTING MAJOR CONTOUR
 - — — — — PROPERTY LINE
 - — — — — ROAD RIGHT-OF-WAY
 - — — — — EASEMENT LINE
 - x - x - EXISTING FENCE
 - - - - - EXISTING BURIED WATER MAIN/SERVICE
 - - - - - EXISTING BURIED SANITARY SEWER/LATERAL
 - - - - - EXISTING BURIED GAS LINE
 - - - - - EXISTING BURIED ELECTRIC LINE



2854 INDUSTRIAL DRIVE
EXISTING SITE PLAN
SHEET: C-1
DATED: AUGUST 8, 2025

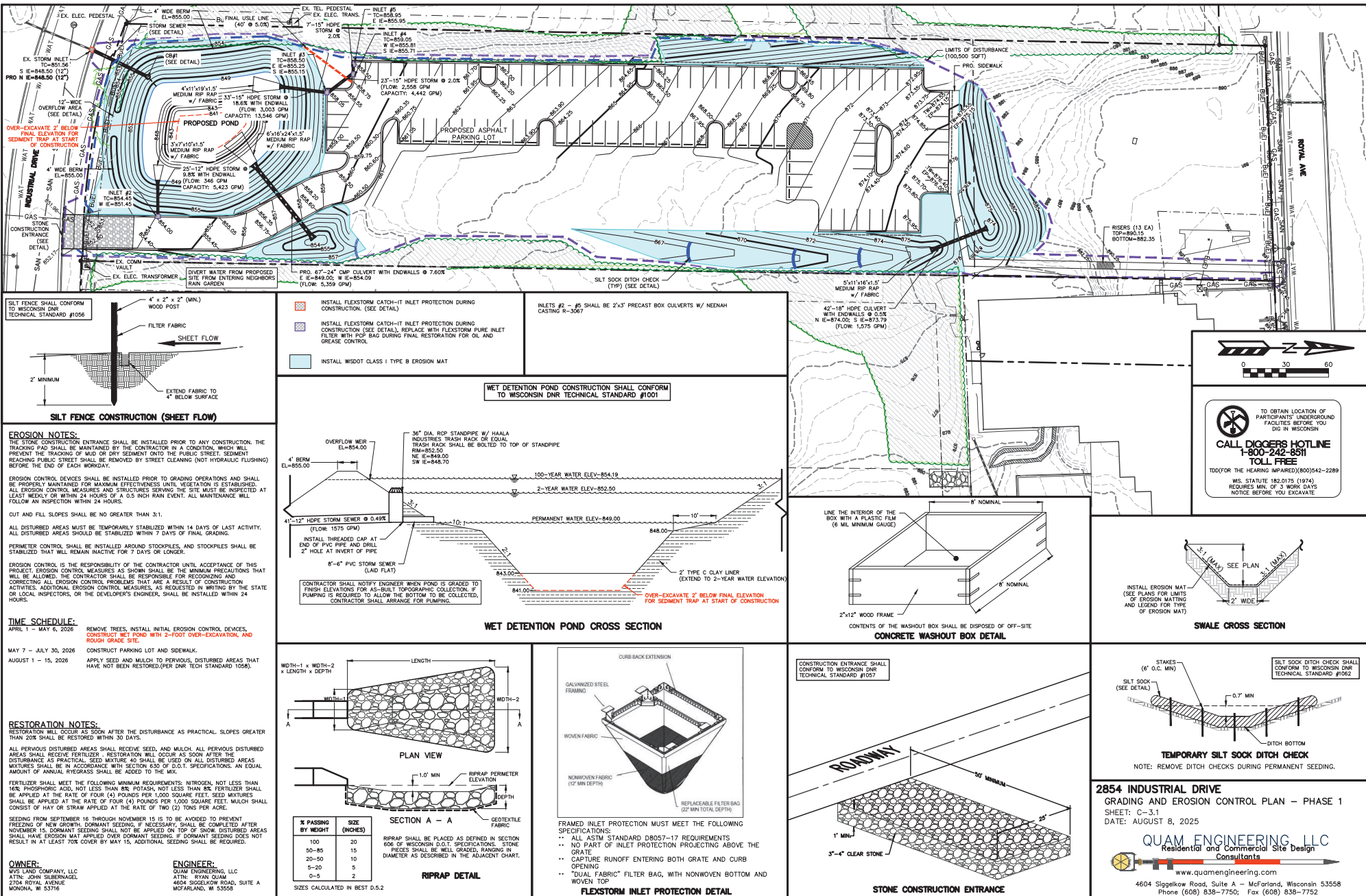
QUAM ENGINEERING, LLC
Residential and Commercial Site Design
Consultants
www.quamengineering.com

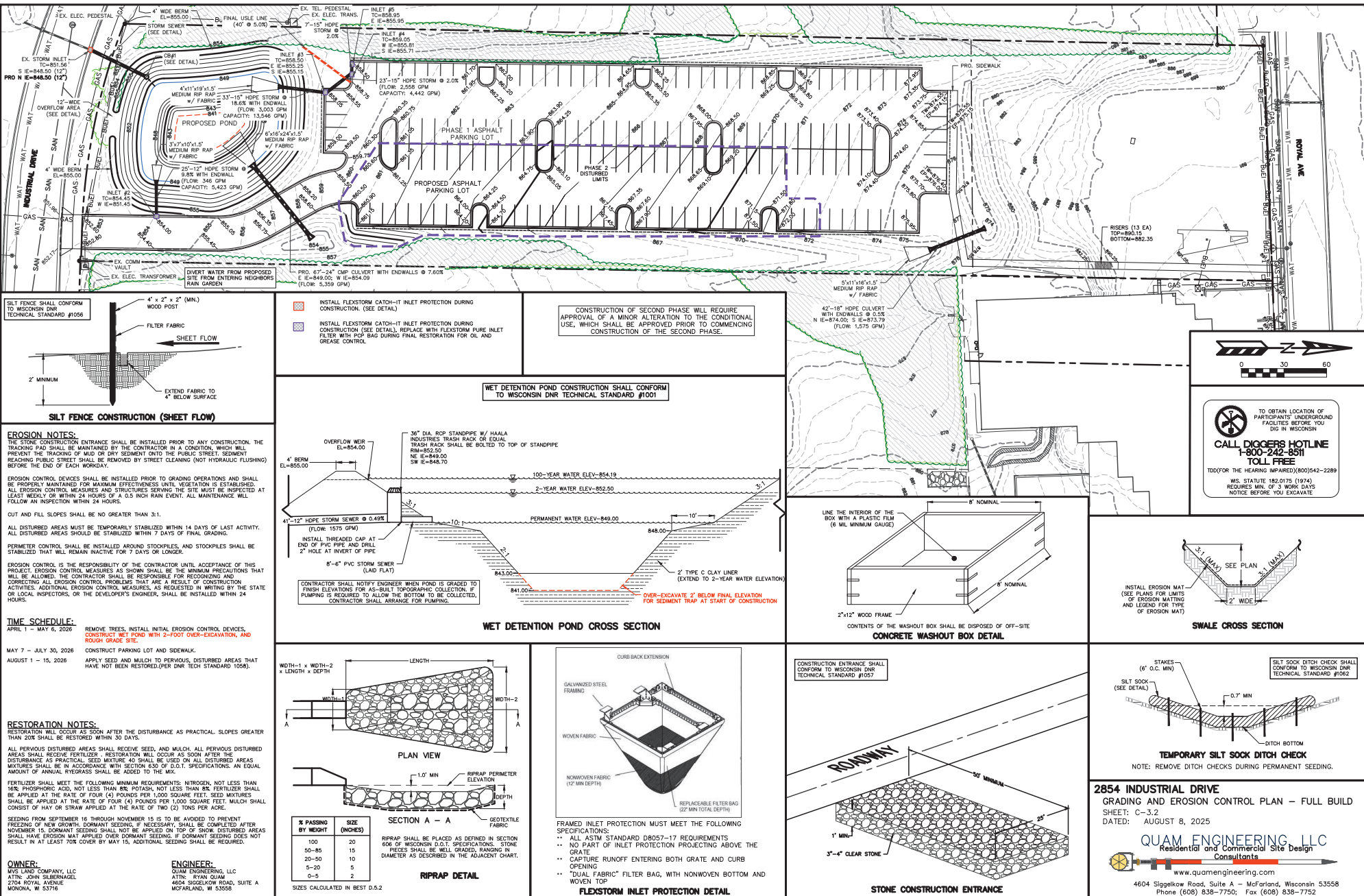
4604 Sigelkow Road, Suite A - McFarland, Wisconsin 53558
Phone (608) 838-7750; Fax (608) 838-7752

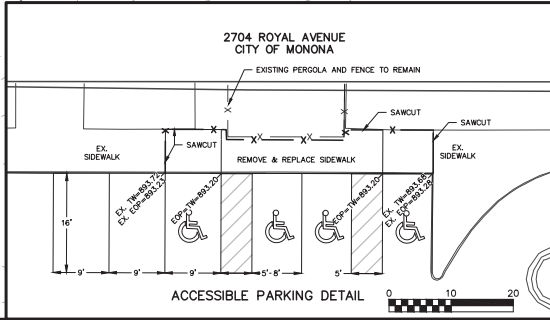
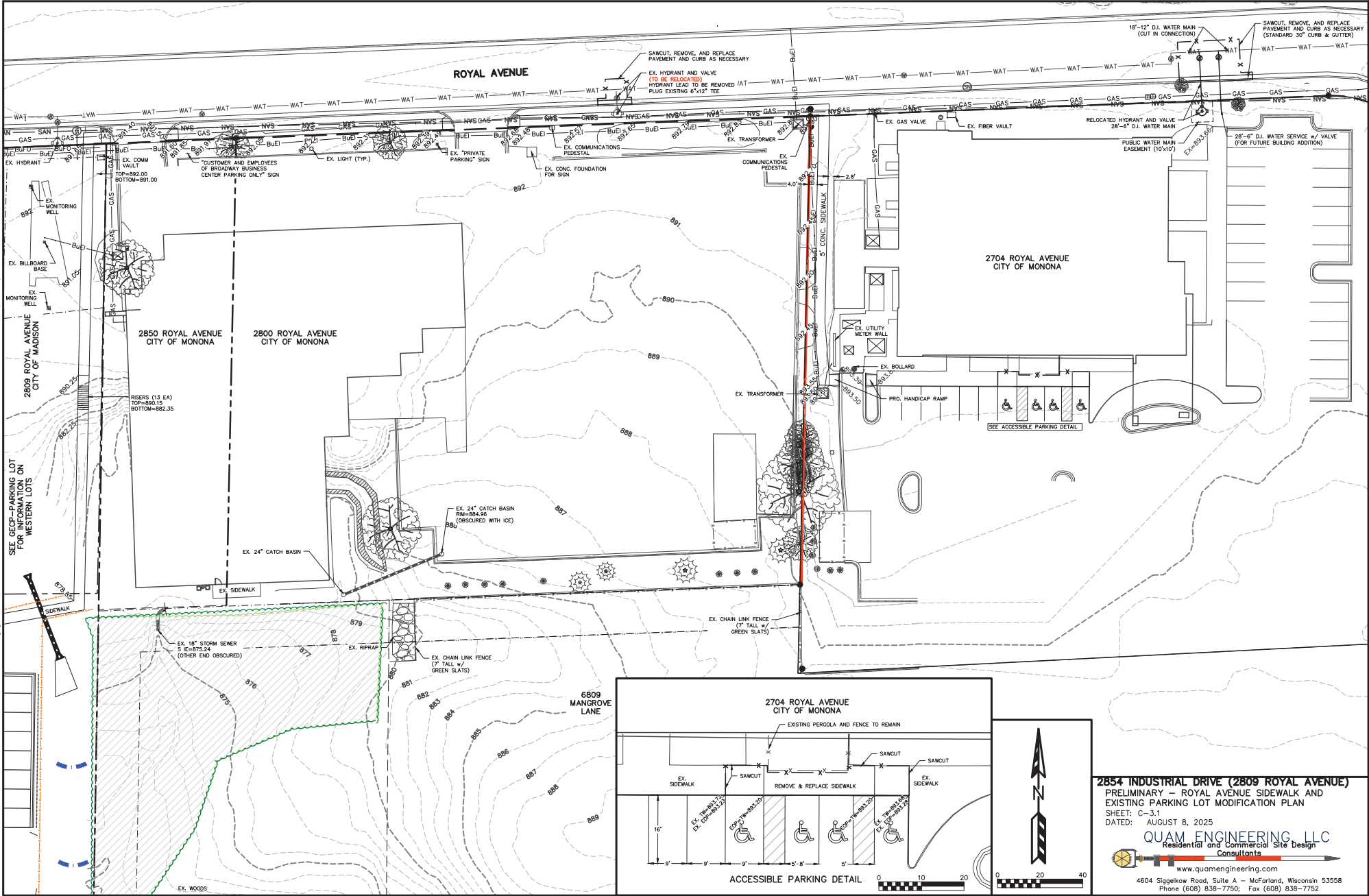
2854 INDUSTRIAL DRIVE
PROPOSED SITE PLAN - PHASE 1
SHEET: C-2.1
DATED: AUGUST 8, 2025

4604 Siggelkow Road, Suite A - McFarland, Wisconsin 53558
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Developer to install minimum 5ft sidewalk along Royal Ave with an 8ft terrace and 1ft for maintenance.







2854 INDUSTRIAL DRIVE (2809 ROYAL AVENUE)
PRELIMINARY - ROYAL AVENUE SIDEWALK AND
EXISTING PARKING LOT MODIFICATION PLAN
SHEET: C-3.1
DATED: AUGUST 8, 2025
QUAM ENGINEERING, LLC
Residential and Commercial Site Design
Consultants
www.quamengineering.com
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