

Plan Commission Agenda

February 27, 2024 - 7:00 PM

Hybrid Meeting

In Person: Middleton City Hall, Council Chambers

Virtual: [Zoom.us](https://zoom.us) Meeting ID: 826 4795 6073 Passcode: 996150

Posted on the City's web site at meetings.cityofmiddleton.us

Call to Order & Roll Call

Approval of Minutes

- 1.) Plan Commission Minutes of February 13, 2024

Agenda Items

- 1.) Set a Public Hearing for an Amendment to the Comprehensive Plan for the City of Middleton, Future Land Use (FLU) Map Change for Middleton High School Baseball and Softball Field Project, 2100 Bristol Street (PC-2668)

BACKGROUND: See staff report dated 02-21-24 (A.A.).

RECOMMENDATION: Set a public hearing for Tuesday, April 9 at 7:00pm.

ENCLOSURES: Staff report dated 02-21-24, legal description.

- 2.) Set a Public Hearing for a Rezoning from CON (Conservancy) to INST (Institutional) for Middleton High School Baseball and Softball Field Project, 2100 Bristol St. (PC-2668)

BACKGROUND: See staff report dated 02-21-24 (A.A.).

RECOMMENDATION: Set a public hearing for Tuesday, March 26 at 7:00pm and refer the request for rezoning to the Conservancy Lands Commission (at the request of their Chair) and the Sustainability Committee (at the request of their Chair).

ENCLOSURES: Staff report dated 02-21-24 in agenda item #1, legal description in agenda item #1, rezoning maps, preliminary site plan, preliminary topographical map.

- 3.) Design Review - Lakeview Village Apartments Solar Canopy, 6223 Maywood Ave. (PC-0611) (PC 02-13-24)

BACKGROUND: The applicants reviewed the Plan Commissioner's comments from the last meeting and provided their response in the packet. They found the tree to be a cottonwood, which is a tree the City has been looking to remove around the community, and will look to plant a new tree elsewhere on the property to replace the mature tree that will be removed with this project. They would like to receive approval for Option 1 because of the larger area and potential for energy generation for these apartments. (D.X.)

RECOMMENDATION: Staff recommend approval of Option 1 contingent upon submittal of a stormwater plan or staff approval of the patio as a pervious area.

ENCLOSURES: Response to Commissioner Comments, Solar Canopy Submittal.

- 4.) **Specific Implementation Plan (SIP) Modification for Greenway Station, 1661 Deming Way (PC-1747b)**

BACKGROUND: The applicant is proposing to change the roof style of the future Carter's to be a flat roof instead of the gabled roof it is currently. The new roof will match what was put in on the other side where Michael's and DSW are located. The sign shown will require a separate sign permit application which must comply with the approved Greenway Station Comprehensive Sign Plan. (D.X.)

RECOMMENDATION: Staff recommend approval as a minor SIP modification.

ENCLOSURES: Carter's Roof Plan.

- 5.) **Certified Survey Map (CSM) - Firemen's Park, 7420 North Ave. (PC-2667)**

BACKGROUND: Certified survey map (CSM) to combine the two parcels of land in Firemen's Park (A.A.).

RECOMMENDATION: Approval contingent on resolution of staff comments.

ENCLOSURES: CSM with staff comments.

- 6.) **Preliminary Plat - Garden District (Bruce Company Redevelopment), Multiple Parcels on Parmenter Street, Donna Drive, and Laura Lane (PC-2614)**

BACKGROUND: See staff memo 02-23-24 (A.A.).

RECOMMENDATION: Refer the preliminary plat to the Parks, Recreation, and Forestry Commission for a recommendation to the Plan Commission and Common Council for the resolution of the four policy items outlined in the staff memo 02-23-24.

ENCLOSURES: Staff memo 02-23-24, preliminary plat with staff comments, minutes from project review, maps showing active parkland amount and parkland as measured to the property line.

- 7.) **Final Plat - Garden District (Bruce Company Redevelopment), Multiple Parcels on Parmenter Street, Donna Drive, and Laura Lane (PC-2614)**

BACKGROUND: See staff memo 02-23-24 in agenda item #6 (A.A.).

RECOMMENDATION: Staff recommends that the Plan Commission recommend rejection of the final plat to the Common Council.

ENCLOSURES: Final plat with staff comments.

- 8.) **Specific Implementation Plan (SIP) - The Olmsted Multi-Family Building, Garden District (Bruce Company Redevelopment) (PC-2614b)**

BACKGROUND: See staff memo 02-23-24 in agenda item #6 (A.A.).

RECOMMENDATION: Staff recommends deferring action on this SIP until the final plat is ready for approval.

ENCLOSURES: The Olmsted SIP with 2 staff comments.

- 9.) **Specific Implementation Plan (SIP) - Future Public Road (Garden District Drive), Garden District (Bruce Company Redevelopment) (PC-2614)**
BACKGROUND: See staff memo 02-23-24 in agenda item #6 (A.A.).

RECOMMENDATION: Staff recommends deferring action on this SIP until the final plat is ready for approval.

ENCLOSURES: Future Public Road SIP with staff comments.

- 10.) **2023 Annual Report for the City of Middleton Comprehensive Plan (PC-2437)**
BACKGROUND: This 2023 Annual Report is included in your packet. The Comprehensive Plan should be responsive to continuous change in our community, and its usefulness should be monitored to ensure that it is a consistent statement of City policy. Staff welcomes any feedback for incorporation. (A.A.)

RECOMMENDATION: Feedback to staff.

ENCLOSURES: Staff memo 02-23-24, 2023 Comprehensive Plan Annual Report.

Adjourn

Posted: 02/23/24

It is possible that members of and possibly a quorum of members of other governmental bodies of the municipality may be in attendance at this meeting to gather information; however, no action will be taken by any governmental body at this meeting other than the governmental body specifically referenced in this notice.

Any person who has a qualifying disability as defined by the American With Disabilities Act that requires the meeting or materials at the meeting to be in an accessible location or format must contact the City Administrator at (608) 821-8350, 7426 Hubbard Ave., Middleton, WI at least 24 hours prior to the commencement of the meeting so that any necessary arrangements can be made to accommodate each request.

PLAN COMMISSION
City of Middleton
Tuesday, February 13, 2024

MEETING MINUTES

Meeting materials available at: <https://www.cityofmiddleton.us/112/Agendas-Minutes>

Video recording available at: <https://www.youtube.com/watch?v=spYIzko-rnM>

CALL TO ORDER & ROLL CALL

Mayor Kuhn called the meeting to order at 7:00 p.m.

Members Present at City Hall: Nick Adams (PRFC representative), Randy Bruce, Gretchen Erdmann-Hermans, Chris Harp, Lisa Janairo (Council representative), Emily Kuhn (Mayor), Erin Summers

Members Absent: None

Staff Present: Abby Attoun, Mark Opitz, Daphne Xu, Shawn Stauske

MINUTES OF JANUARY 23, 2024

There were no requests for changes, so Kuhn declared the meeting minutes accepted as prepared.

AGENDA ITEMS

Item #1: Extraterritorial Certified Survey Map (CSM) - Dan and Dallas Ziegler, 5031 Church Rd., Town of Springfield (PC-2665)

Per staff report prepared by Opitz, approval of this CSM would carve off a 2 acre parcel from the family farm to enable the applicants to build a single-family residence. The CSM includes a right-of-way dedication of 33 feet, but there is no need for Common Council approval because the lot fronts a Town-owned road.

Moved by Bruce, seconded by Adam, to approve the extraterritorial CSM as submitted contingent on the addition of a note on the CSM indicating, "An airport and a quarry are located approximately one mile from the property." **Motion passed** 7-0.

Item #2: Design Review - Pleasant View Storage, 2010 Pleasant View Rd. (PC-2656)

As noted in the staff report prepared by Xu, the concept reviewed by commissioners last September showed a shared entrance with the gas station to the east, but this version shows a separate access point along Pleasant View Rd. with no shared entrance. The building complies with all setback, lot coverage/impervious surface, and building height regulations in the current zoning code as well as with the standards pertaining to the Industrial-Medium (I-M) district, which the site will become zoned upon adoption of the new ordinance. The building also complies with current and proposed lighting ordinances and parking regulations. Commissioners should make a

determination regarding the incorporate of a sidewalk into the driveway design, which is the City's standard practice. Xu reported that the submittal includes a landscaping plan so this no longer needs to be a contingency of approval.

Brian Beaulieu, Burse Surveying and Engineering, stated that a shared driveway isn't being proposed because there is no access easement in place and the two parties are not close to reaching an agreement.

Moved by Janairo, seconded by Summers, to approve the design contingent upon:

1. Resolution of engineering staff comments
2. Inclusion of a sidewalk as part of the driveway apron, but not along the rest of the frontage at this time.

Motion passed 7-0.

Item #3: Design Review - Lakeview Village Apartments Solar Canopy, 6223 Maywood Ave. (PC-0611)

Per staff report prepared by Xu, the solar canopy structure is intended to reduce the utility costs for older apartments in Middleton as part of the Efficiency Navigator project managed by the City's Sustainability Coordinator. The applicant would like approval for both options, in case one is found to be less feasible down the line. Option 1 would be installed over grass and turned into a gazebo-like area with a patio underneath for residents to enjoy, but it would remove a mature tree. This is the option currently preferred by the applicant because it is a larger array that can handle more energy, but it may also require a stormwater plan if the patio underneath is impervious. Option 2 would put a carport over approximately 13 parking stalls. Both options comply with height and setback requirements for the zoning of the property.

Commissioner feedback indicated a preference for Option 2 because of its "dual purpose" nature—it doesn't increase impervious surface area and avoids the loss of a mature tree. They also wondered about future landscaping plans and whether tenants have been involved in this discussion.

Moved by Bruce, seconded by Erdman-Hermans, to approve Option 2 while indicating that the Plan Commission would be amenable to considering Option 1 if there were additional information provided about the mature tree that would be removed. **Motion passed** 7-0.

Item #4: Concept Review - 6300 Mixed Use, 6300 University Ave. (PC-2666)

Xu summarized her staff report, which pertains to a proposed mixed-use development concept consisting of 136 multifamily units and 4,000 sf of commercial space constructed in two buildings (one 3-story, one 4-story) separated by 20 feet and connected by skywalks at the 2nd, 3rd, and 4th levels. She noted that the developer is requesting feedback on their design approach in response to the 250 ft. façade length restriction that will apply when the site becomes zoned Mixed-Use Avenue. Xu also pointed out the need for two conditional use permits due to the group development design and the proposed drive-through commercial use.

Commissioners discussed the project with Connor Nett of Forward Development Group. Questions and discussion centered on the:

- Meandering alignment of the existing sidewalk (Can the project result in an improved design?)
- Elevated walkways connecting the two buildings (Does the design honor the intent of the new code? Bruce encouraged using glass, which will make the connections even less visible.)
- Building height (Why not up to five stories? Response: That would require a second parking level, which is not worth the extra construction cost.)
- Dwelling unit mix (Why no 3-bedroom units? Response: Construction trends favor studios, 1-BR, 2-BR units; 3-BR units expensive; they may place 2-bedroom-plus-den units on inside corners.)
- Viability of commercial space (Response: If mixed-use wasn't a requirement, they probably wouldn't pursue it, but integrating the drive-thru into the design helps make project more marketable. They appreciate that the new code limits minimum commercial space to 33% of a corner building's ground floor.)
- Screening of parking and drive-thru areas (Response: Retailers want customers to be able to see parking spaces and drive-thrus; the drive-thru doesn't wrap around the building.)
- Design and use of the northern sides of the buildings (Response: Combination of green roof and membrane roof.)
- Sustainability features being incorporated into the building and landscaping (Response: Primarily looking at green roofs, HVAC systems, windows. Janairo encouraged roof-top solar.)
- Traffic flow is very important due to prevalence of ridesharing and delivery activities.

No action was necessary. Nett said that the feedback was helpful.

Item #5: Parmenter Street Reconstruction - Real Estate Acquisition Update and Design Preference (09-117) (PBTC 02/08/24, PWC 02/12/24)

Janairo recapped the discussion and action from the Feb. 12 Public Works Committee and Feb. 8 Ped/Bike/Transit Committee meetings, explaining why the committees have gravitated toward consideration of Options 4 and 5 (as listed in the consultant memo) and adding that construction will likely need to be deferred to 2025 regardless of what option is selected. She said that the PWC advised that the City make a final decision on whether to modify the cross-section by July 1. As Stauske noted, what would be best Plan B option given the City's lack of condemnation authority for bicycle and pedestrian accommodations? He spoke briefly about the project necessitating acquisition of permanent and temporary easements and reported that the city hasn't reached an agreement with about half a dozen property owners. Stauske cautioned that jumping into a redesign now could add extra time and expense because it would require renegotiating property acquisitions and seek concurrence on a modified state-municipal agreement.

Key observations from the commissioner and staff discussion included:

- It would be desirable to reach out to WisDOT now in anticipation of the need to modify the funding agreement.
- Current traffic volumes (approximately 5,000 vehicles per day) and anticipated growth in the context of city plans and policies, along with the design of Belle Fontaine Blvd.
- Incorporating a two-way-left-turn-lane with a single lane in each direction would save about eight feet over the current cross-section width.
- Consider having more right-of-way at intersections than along the rest of the road so as to accommodate pedestrian refuges and turning lanes at those locations.
- Using native groundcover and plantings on medians helps reduce need for maintenance.

Moved by Janairo, seconded by Adams, to recommend to the Common Council endorsing continued efforts to acquire real estate interests needed for the current roadway elements as endorsed by the Common Council and as described in the State/Municipal Agreement, but that if real estate interests are not able to be acquired by July 1, 2024, then to recommend modifying the design to eliminate or reduce the width of the median (Option #4 of the consultant memo) with reconstruction to be deferred to 2025 (Option #5 of the memo), understanding that re-design would require an agreement amendment with MSA and that WisDOT would need to concur with the modified cross-section for an amended State/Municipal Agreement. **Motion passed** 7-0.

Item #6: Subdivision Ordinance Rewrite - Agreement for Consultant Services (PC-2657)

Following a brief overview from Opitz, commissioners discussed project timing, the desirability of working with the same consultant that worked on the zoning ordinance, and the rationale for including the optional tasks as part of the scope of services.

Moved by Bruce, seconded by Summers, to recommend that the Common Council enter into an agreement with Vandewalle & Associates Inc. for up to \$59,800 to undertake this project with the following contingencies:

- The project would not commence until the zoning ordinance is adopted.
- The addition of language to the scope of services delineating procedural steps required by state law.

Motion passed 7-0.

Item #7: Zoning Ordinance (Chapter 10) and Official Zoning Map: Changes Since the Commission's Previous Recommendation (PC-2611)

Opitz explained why the Council referring the ordinances back to the Plan Commission, stating:

- Wisconsin statutes require that the PC have the opportunity to provide feedback on the ordinance changes requested by the Council, with a public hearing held on the final draft of the new ordinance. This hearing will be held before the Council on Feb. 20. The draft in the meeting packet summarizes all substantive revisions made since the hearing held by the PC on November 14.
- Staff is aware of two statements provided in recent days pertaining to the zoning ordinance—additional airport-related input from the Town of Middleton that was addressed to Council members, and a statement to PC members from Bill Connors (representing Smart Growth Madison, Inc.) requesting that bird-safe glass provisions be advisory instead of mandatory. (The language in Section 10.06.34 of the Feb. 20 hearing draft is exactly as it was written in the draft ordinance until late September before it was changed to become advisory due to uncertainty over the outcome of litigation challenging Madison's regulations.)
- Staff recommends endorsing the ordinance and map as currently drafted because making any further changes--particularly if they are substantive—may prompt the need for holding a third hearing, thereby further delaying adoption of the new zoning.

Kuhn stated that she feels that the City sufficiently addressed the Town's concerns with respect to zoning ordinance provisions pertaining to the airport. Janairo reviewed the substantive changes made to the ordinance since the PC's December 12 recommendation and said she does not support making the modification requested at the Feb. 1 Airport Commission meeting because it is not an urgent change.

There was extensive discussion about the bird-safe glass standards. Some commissioners expressed concern about the effectiveness of the standards and the potential aesthetic and financial impact they may have on development projects, thereby indicating a preference that the standards be advisory or incentive-based, or perhaps written so as to take into account a building's context. Erdmann-Hermans spoke in detail about studies and experiences in other communities and ways in which the ordinance supports various goals in the City's comprehensive plan, and she offered suggestions for how the language could be improved. Janairo stated she supports keeping the language as drafted, recognizing that further changes (such as applying the standards to a certain geographic area) could be made at a later time.

Responding to questions, staff:

- reported that the Court of Appeals ruled in favor of Madison's ordinance last fall, a decision which was not appealed.
- elaborated on various technical aspects of the ordinance (instances when it would apply, dot pattern density, etc.)
- advised commissioners not to make any changes that would make the ordinance more restrictive than what was published.

Bruce stated that he supports the zoning ordinance text and map as revised by the Council but wanted to reiterate his discomfort with the zoning classification assigned to 2159 Allen Blvd.

Moved by Janairo, seconded by Erdman-Hermans, to support the revisions made to the zoning ordinance and zoning map since the Commission's December 12 meeting and to recommend that the Common Council adopt the ordinance and map. **Motion passed** 7-0.

Item #8: Sign Ordinance (Chapter 22): Changes Since the Commission's Previous Recommendation (PC-2611)

Janairo reviewed the minor changes made to the sign ordinance.

Moved by Janairo, seconded by Adams, to support the revisions made to the sign ordinance since the Commission's December 12 meeting and to recommend that the Common Council adopt the ordinance. **Motion passed** 7-0.

Item #9: Outdoor Lighting Ordinance (Chapter 33): Changes Since the Commission's Previous Recommendation (PC-2611)

Opitz summarized the changes made to the outdoor lighting ordinance.

Moved by Janairo, seconded by Harp, to support the revisions made to the outdoor lighting ordinance since the Commission's December 12 meeting and to recommend that the Common Council adopt the ordinance. **Motion passed** 7-0.

ADJOURNMENT

Kuhn declared the meeting adjourned at 9:23 p.m.

Note: These minutes were prepared by Mark Opitz and are not final until they are formally approved at a subsequent meeting.



FUTURE LAND USE MAP AND REZONING FOR MIDDLETON HIGH SCHOOL BASEBALL AND SOFTBALL FIELD PROJECT

PLAN COMMISSION STAFF REPORT CITY OF MIDDLETON, WI

Meeting Date: February 21, 2024 **File:** PC-2668
Request: Comprehensive Plan Future Land Use Map Amendment and Rezonning for
Middleton High School Baseball and Softball Field Project
Project Location: 2100 Bristol St.
Prepared by: Abby Attoun, Director of Planning & Community Development
aattoun@cityofmiddleton.us 608.821.8343

Applicant: Middleton-Cross Plains School District
Jerrud Rossing, Assistant Superintendent of Operations
Email: jrossing@mcpasd.k12.wi.us

Owner: City of Middleton, WI
(Leased to Middleton-Cross Plains Area School District [Parcel A] for
educational and recreational purposes incidental to its school functions)

Project Context: To the north: Pheasant Branch Conservancy creek corridor
To the east: Football stadium
To the south: Middleton High School
To the west: Pheasant Branch Conservancy creek corridor

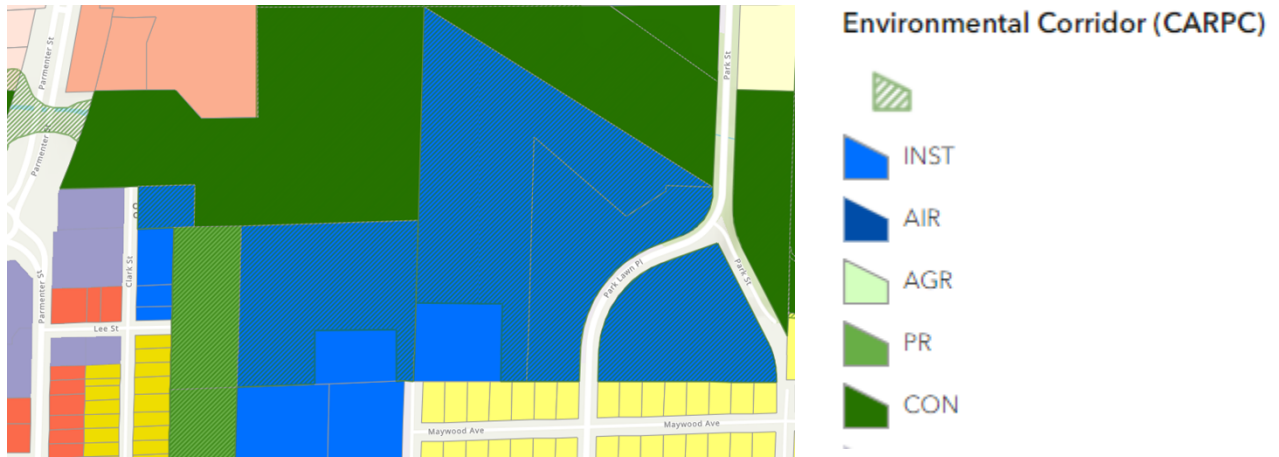
OVERVIEW

The Middleton-Cross Plains School District is proposing improvements to the existing baseball field, which includes a synthetic turf surface, backstop, dugouts, bullpens, batting cages, and lights. They are also proposing construction of a new softball field, which includes a synthetic turf surface, backstop, dugouts, bullpens, batting cages, lights, bleacher, and press box.

ZONING MAP

This portion of the Middleton High School campus is currently zoned CO-L (Lowland Conservancy) and under the recently approved Zoning Ordinance/Map, the zoning will become CON (Conservancy) on March 1 when the new code takes effect. The applicant is requesting a rezoning to INST (Institutional), which is consistent with the new zoning designation for the high school, the football stadium, the aquatic center and the tennis courts. Active Outdoor Recreation is permitted as a Principal Use in Institutional.

New Zoning Map



COMPREHENSIVE PLAN

This part of the Middleton High School campus is Public Parks and Recreation in the [Comprehensive Plan Future Land Use \(FLU\) map](#), which would require an amendment to the Comprehensive Plan to change the designation to Government and Institutional in order to rezone the property to INST. A FLU map amendment requires a longer lead time (30-day Class I public hearing notice) which means that the rezoning hearing will be scheduled before FLU map hearing. If the Plan Commission decides to take action on the rezoning application, it would need to be contingent on the FLU map amendment.

Public Parks and Recreation: park and open space facilities devoted to both active and passive recreation, such as playgrounds, play fields, play courts, trails, picnic areas, natural areas, and related recreational activities

Government and Institutional: public buildings, hospitals, special-care facilities and other institutional uses, such as churches, cemeteries and elementary schools. Small-scale institutional uses may also be permitted in other land use categories

The changes to the zoning/FLU map will not follow parcel boundaries (see below), because the northern parcel includes a portion of Pheasant Branch Conservancy, including 1/3 mile of the creek corridor. The legal description that pertains to the zoning/FLU map changes is in the packet.



In addition to the rezoning/FLU map changes, this project will require the following additional steps:

1. Site plan review and approval by the Plan Commission.
2. Baseball/softball is on former landfill site. Requires DNR approval of a Materials Management Plan.
3. Baseball/softball is in an environmental corridor. Requires CARPC approval to remove the property from the environmental corridor. CARPC has indicated environmental corridor has existed since 1980s but as long as the improvements are outside of the Environmentally Sensitive Area (light green), they are likely to support removing the environmental corridor from this land if the City is supportive of the project.



4. Stormwater Management Plan review and approval.

RECOMMENDATION

Agenda Item #1:

Set a public hearing for Tuesday, March 26 at 7:00pm and refer the request for rezoning to the Conservancy Lands Commission (at the request of their Chair) and the Sustainability Committee (at the request of their Chair).

Agenda item #2:

Set a public hearing for Tuesday, April 9 at 7:00pm.

Parcel "1" - to be Zoned (CON) Conservancy:

Being a part of the Northwest ¼ of the Northeast ¼ of Section 11, Township 7 North, Range 8 East, City of Middleton, Dane County, Wisconsin, described as follows;

Commencing at the Northeast corner of Section 11, Township 7 North, Range 8 East;

Thence S 89°46'22" W along the North line of the Northeast ¼ of said Section 11, 1325.75 feet to the Northeast corner of the Northwest ¼ of the Northeast ¼ of said Section 11, said point also being the point of beginning (POB) of the parcel to be described;

Thence S 01°31'35" W along the East line of the Northwest ¼ of the Northeast ¼ of said Section 11, 244.91 feet;

Thence N 60°04'15" W, 192.00 feet;

Thence S 28°23'18" W, 145.00 feet;

Thence S 50°27'52" W, 95.00 feet;

Thence S 15°07'55" W, 237.00 feet;

Thence S 49°44'40" W, 95.00 feet;

Thence S 58°43'19" W, 133.00 feet;

Thence S 01°40'43" E, 76.00 feet to a point on the North line of lands described and recorded in Document No. 972559;

Thence S 88°20'46" W along the North line of said lands described and recorded and the westerly extension thereof, 250.72 feet to the Southeast corner of lands described and recorded in Document No. 2903099;

Thence N 01°22'00" E along the East line of said lands described and recorded, 150.00 feet to the Northeast corner thereof;

Thence S 88°25'37" W along the North line of said lands described and recorded and the North line of Clark Street, 250.21 feet to the Northeast corner of "Conservancy Bend" Plat;

Thence S 88°18'25" W along the North line of said "Conservancy Bend" Plat, 226.68 feet to the Northwest corner thereof, said point also being on the East right-of-way line of Parmenter Street;

Thence northeasterly 368.33 feet along the arc of a curve, along said East right-of-way line of Parmenter Street, concave northwesterly, having a radius of 3015.00 feet and whose long chord bears N 19°12'14"E, 368.10 feet to the Southwest corner of Lot 1 of Certified Survey Map No. 12738;

Thence N 89°33'09" E along the South line of Lots 1 and 2 of Certified Survey Map No. 12738, 288.02 feet;

Thence S 42°12'33" E along the South line of said Lot 2, 134.54 feet;

Thence N 89°37'35" E along the South line of said Lot 2, 200.00 feet to the Southeast corner of said Lot 2;

Thence N 00°25'12" W along the East line of said Lot 2, 389.26 feet to the intersection of said East line of Lot 2 of Certified Survey Map No. 12738 and the North line of the Northeast ¼ of said Section 11;

Thence N 89°46'22" E along said North line, 588.06 feet to the point of beginning.

Containing: 458,124 Square Feet - 10.517 Acres.

Parcel “2” - to be Zoned (INST)-Institutional:

Being a part of the Northwest ¼ of the Northeast ¼ of Section 11, Township 7 North, Range 8 East, City of Middleton, Dane County, Wisconsin, described as follows;

Commencing at the Northeast corner of Section 11, Township 7 North, Range 8 East;

Thence S 89°46'22” W along the North line of the Northeast ¼ of said Section 11, 1325.75 feet to the Northeast corner of the Northwest ¼ of the Northeast ¼ of said Section 11;

Thence S 01°31'35” W along the East line of the Northwest ¼ of the Northeast ¼ of said Section 11, 244.91 feet to the point of beginning (POB) of the parcel to be described;

Thence continuing S 01°31'35”W along said East line, 512.00 feet to the Northeast corner of lands described and recorded in Document No. 972559;

Thence S 88°20'46” W along the North line of said lands described and recorded, 541.00 feet;

Thence N 01°40'43” W, 76.00 feet;

Thence N 58°43'19” E, 133.00 feet;

Thence N 49°44'40” E, 95.00 feet;

Thence N 15°07'55” E, 237.00 feet;

Thence N 50°27'52” E, 95.00 feet;

Thence N 28°23'18” E, 145.00 feet;

Thence S 60°04'15” E, 192.00 feet to the point of beginning.

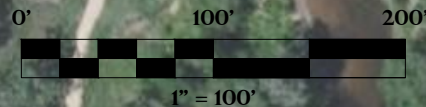
Containing: 205,537 Square Feet - 4.718 Acres.

Rezone Exhibit Map

GENERAL DESCRIPTION
BEING A PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 7 NORTH, RANGE 8 EAST, CITY OF MIDDLETON, DANE COUNTY, WISCONSIN.

SURVEYOR'S NOTE

THIS SURVEY IS STRICTLY INTENDED FOR THE PURPOSE OF DESCRIBING NEW ZONING DISTRICT BOUNDARY AND IS NOT INTENDED TO COMBINE OR DIVIDE ANY EXISTING PARCELS AND MAY NOT BE USED FOR SUCH PURPOSES.

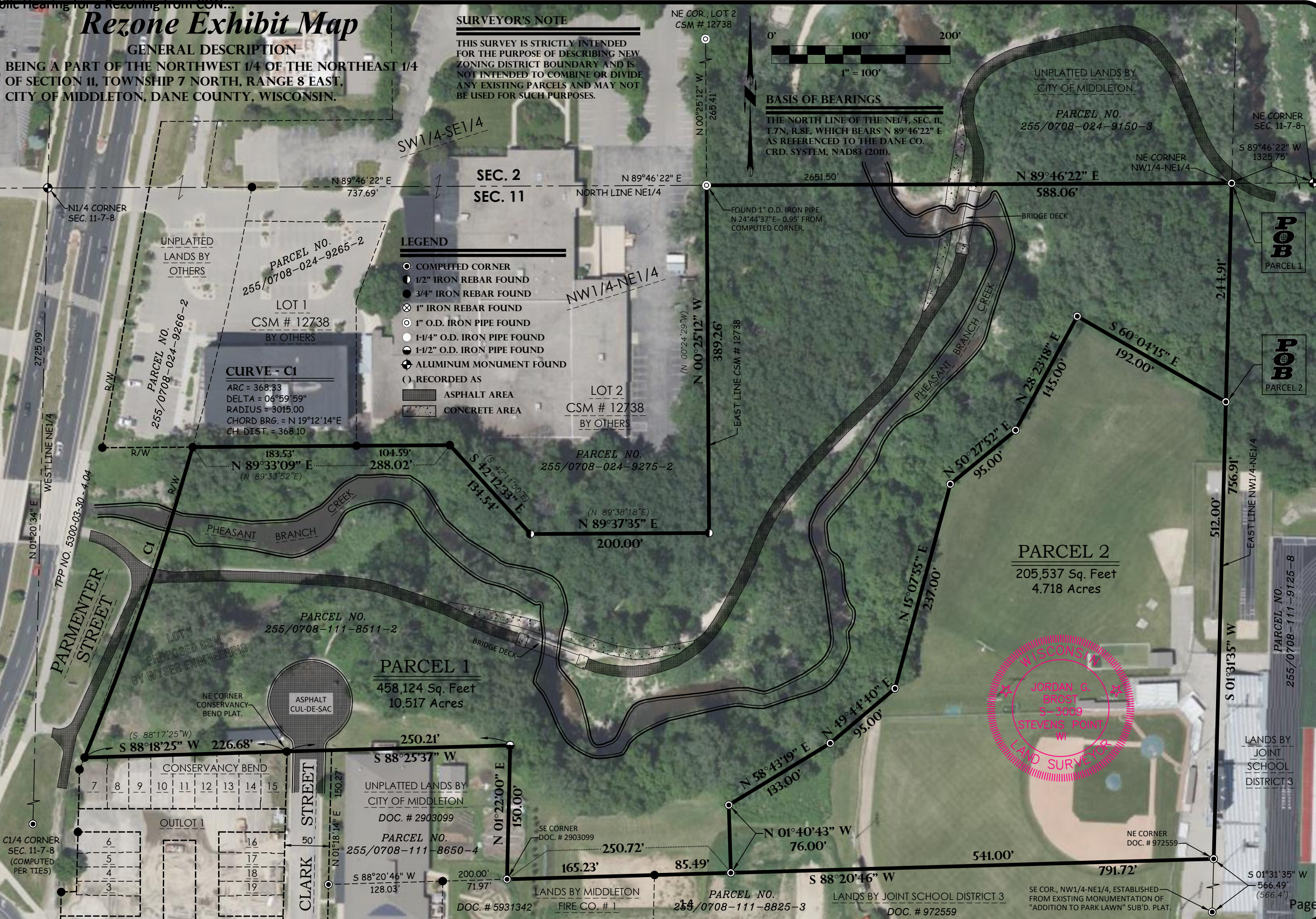


BASIS OF BEARINGS

THE NORTH LINE OF THE NE1/4, SEC. 11, T.7N, R.8E, WHICH BEARS N 89°46'22" E AS REFERENCED TO THE DANE CO. CRD. SYSTEM, NAD83 (2011).

LEGEND

- COMPUTED CORNER
- 1/2" IRON REBAR FOUND
- 3/4" IRON REBAR FOUND
- ⊗ 1" IRON REBAR FOUND
- 1" O.D. IRON PIPE FOUND
- 1-1/4" O.D. IRON PIPE FOUND
- 1-1/2" O.D. IRON PIPE FOUND
- ⊕ ALUMINUM MONUMENT FOUND
- () RECORDED AS
- ▨ ASPHALT AREA
- ▨ CONCRETE AREA



OWNER:
CITY OF MIDDLETON
7426 HUBBARD AVE
MIDDLETON, WI 53562

CLIENT:
MIDDLETON-CROSS PLAINS
AREA SCHOOL DISTRICT
ATTN: JERRI ROSSING
7106 SOUTH AVE
MIDDLETON, WI 53562

SHEET 1 OF 2

FIELDWORK COMPLETED 2-13-2024
DRAWN: JGB **CHECKED:** JGB

FIELD BOOK 86 **PAGE** 69
JOB NO.: 23143

Land Surveying
Civil Engineering
Landscape Architecture
Jordan G. Brost, PLS #3009
4941 Kirschling Court
Stevens Point, WI 54481
715.344.9999 (PH) 715.344.9922 (FX)

POB
Point of Beginning

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Rezone Exhibit Map

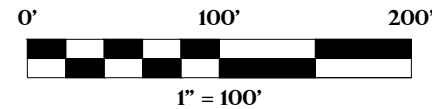
GENERAL DESCRIPTION

BEING A PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 7 NORTH, RANGE 8 EAST, CITY OF MIDDLETON, DANE COUNTY, WISCONSIN.

SURVEYOR'S NOTE

THIS SURVEY IS STRICTLY INTENDED FOR THE PURPOSE OF DESCRIBING NEW ZONING DISTRICT BOUNDARY AND IS NOT INTENDED TO COMBINE OR DIVIDE ANY EXISTING PARCELS AND MAY NOT BE USED FOR SUCH PURPOSES.

NE COR., LOT 2
CSM # 12738



BASIS OF BEARINGS

THE NORTH LINE OF THE NE1/4, SEC. 11, T.7N, R.8E, WHICH BEARS N 89°46'22" E AS REFERENCED TO THE DANE CO. CRD. SYSTEM, NAD83 (2011).

LEGEND

- COMPUTED CORNER
- 1/2" IRON REBAR FOUND
- 3/4" IRON REBAR FOUND
- ⊗ 1" IRON REBAR FOUND
- 1" O.D. IRON PIPE FOUND
- 1-1/4" O.D. IRON PIPE FOUND
- 1-1/2" O.D. IRON PIPE FOUND
- ⊕ ALUMINUM MONUMENT FOUND
- () RECORDED AS
- ▨ ASPHALT AREA
- ▨ CONCRETE AREA

CURVE - C1

ARC = 368.33
DELTA = 06°59'59"
RADIUS = 3015.00
CHORD BRG. = N 19°12'14"E
CH. DIST. = 368.10

Show also the approximate toe of berm line, and existing pond(s) on this exhibit, to document them in relation to proposed parcel line.

Is this reference still applicable? If so, provide CSM number.

LOT 1
PROPOSED CSM
BY WYSER ENGINEERING



Jordan Brost
2-17-2024

OWNER:
CITY OF MIDDLETON
7426 HUBBARD AVE
MIDDLETON, WI 53562

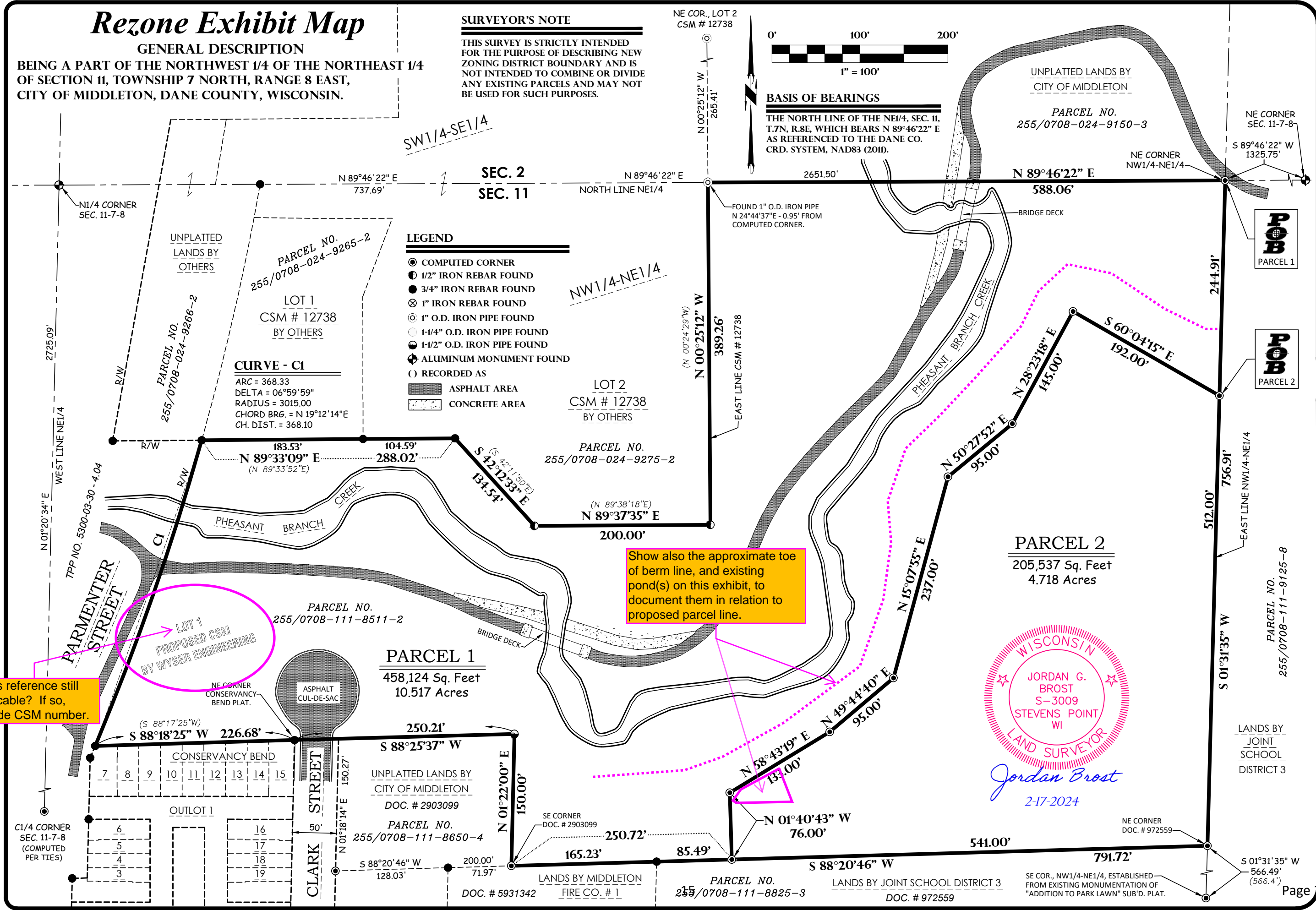
CLIENT:
MIDDLETON-CROSS PLAINS
AREA SCHOOL DISTRICT
ATTN: JERRUD ROSSING
7106 SOUTH AVE
MIDDLETON, WI 53562

FIELDWORK COMPLETED: 2-13-2024
DRAWN: JGB **CHECKED:** JGB

FIELD BOOK: 86 **PAGE:** 69
JOB NO.: 23143

Land Surveying
Civil Engineering
Landscape Architecture
Jordan G. Brost, PLS #3009
4941 Kirschling Court
Stevens Point, WI 54481
715.344.9999 (PH) 715.344.9922 (FX)

POB
Point of Beginning



Rezone Exhibit Map

Total Surveyed Boundary:

Being a part of the Northwest ¼ of the Northeast ¼ of Section 11, Township 7 North, Range 8 East, City of Middleton, Dane County, Wisconsin, described as follows;

Commencing at the Northeast corner of Section 11, Township 7 North, Range 8 East;

Thence S 89°46'22" W along the North line of the Northeast ¼ of said Section 11, 1325.75 feet to the Northeast corner of the Northwest ¼ of the Northeast ¼ of said Section 11, said point also being the point of beginning (POB) of the parcel to be described;

Thence S 01°31'35" W along the East line of the Northwest ¼ of the Northeast ¼ of said Section 11, 756.91 feet to the Northeast corner of lands described and recorded in Document No. 972559;

Thence S 88°20'46" W along the North line of said lands described and recorded and the westerly extension thereof, 791.72 feet to the Southeast corner of lands described and recorded in Document No. 2903099;

Thence N 01°22'00" E along the East line of said lands described and recorded, 150.00 feet to the Northeast corner thereof;

Thence S 88°25'37" W along the North line of said lands described and recorded and the North line of Clark Street, 250.21 feet to the Northeast corner of "Conservancy Bend" Plat;

Thence S 88°18'25" W along the North line of said "Conservancy Bend" Plat, 226.68 feet to the Northwest corner thereof, said point also being on the East right-of-way line of Parmenter Street;

Thence northeasterly 368.33 feet along the arc of a curve, along said East right-of-way line of Parmenter Street, concave northwesterly, having a radius of 3015.00 feet and whose long chord bears N 19°12'14" E, 368.10 feet to the Southwest corner of Lot 1 of Certified Survey Map No. 12738;

Thence N 89°33'09" E along the South line of Lots 1 and 2 of Certified Survey Map No. 12738, 288.02 feet;

Thence S 42°12'33" E along the South line of said Lot 2, 134.54 feet;

Thence N 89°37'35" E along the South line of said Lot 2, 200.00 feet to the Southeast corner of said Lot 2;

Thence N 00°25'12" W along the East line of said Lot 2, 389.26 feet to the intersection of said East line of Lot 2 of Certified Survey Map No. 12738 and the North line of the Northeast ¼ of said Section 11;

Thence N 89°46'22" E along said North line, 588.06 feet to the point of beginning.

Containing: 663,661 Square Feet - 15.235 Acres.

Subject to (if any) covenants, conditions, restrictions, right-of-ways and easements of record.



Jordan Brost
2-17-2024

Parcel "1" - to be Zoned (CON) Conservancy:

Being a part of the Northwest ¼ of the Northeast ¼ of Section 11, Township 7 North, Range 8 East, City of Middleton, Dane County, Wisconsin, described as follows;

Commencing at the Northeast corner of Section 11, Township 7 North, Range 8 East;
 Thence S 89°46'22" W along the North line of the Northeast ¼ of said Section 11, 1325.75 feet to the Northeast corner of the Northwest ¼ of the Northeast ¼ of said Section 11, said point also being the point of beginning (POB) of the parcel to be described;
 Thence S 01°31'35" W along the East line of the Northwest ¼ of the Northeast ¼ of said Section 11, 244.91 feet;
 Thence N 60°04'15" W, 192.00 feet;
 Thence S 28°23'18" W, 145.00 feet;
 Thence S 50°27'52" W, 95.00 feet;
 Thence S 15°07'55" W, 237.00 feet;
 Thence S 49°44'40" W, 95.00 feet;
 Thence S 58°43'19" W, 133.00 feet;
 Thence S 01°40'43" E, 76.00 feet to a point on the North line of lands described and recorded in Document No. 972559;
 Thence S 88°20'46" W along the North line of said lands described and recorded and the westerly extension thereof, 250.72 feet to the Southeast corner of lands described and recorded in Document No. 2903099;
 Thence N 01°22'00" E along the East line of said lands described and recorded, 150.00 feet to the Northeast corner thereof;
 Thence S 88°25'37" W along the North line of said lands described and recorded and the North line of Clark Street, 250.21 feet to the Northeast corner of "Conservancy Bend" Plat;
 Thence S 88°18'25" W along the North line of said "Conservancy Bend" Plat, 226.68 feet to the Northwest corner thereof, said point also being on the East right-of-way line of Parmenter Street;
 Thence northeasterly 368.33 feet along the arc of a curve, along said East right-of-way line of Parmenter Street, concave northwesterly, having a radius of 3015.00 feet and whose long chord bears N 19°12'14" E, 368.10 feet to the Southwest corner of Lot 1 of Certified Survey Map No. 12738;
 Thence N 89°33'09" E along the South line of Lots 1 and 2 of Certified Survey Map No. 12738, 288.02 feet;
 Thence S 42°12'33" E along the South line of said Lot 2, 134.54 feet;
 Thence N 89°37'35" E along the South line of said Lot 2, 200.00 feet to the Southeast corner of said Lot 2;
 Thence N 00°25'12" W along the East line of said Lot 2, 389.26 feet to the intersection of said East line of Lot 2 of Certified Survey Map No. 12738 and the North line of the Northeast ¼ of said Section 11;
 Thence N 89°46'22" E along said North line, 588.06 feet to the point of beginning.

Containing: 458,124 Square Feet - 10.517 Acres.

Parcel "2" - to be Zoned (INST)-Institutional:

Being a part of the Northwest ¼ of the Northeast ¼ of Section 11, Township 7 North, Range 8 East, City of Middleton, Dane County, Wisconsin, described as follows;

Commencing at the Northeast corner of Section 11, Township 7 North, Range 8 East;
 Thence S 89°46'22" W along the North line of the Northeast ¼ of said Section 11, 1325.75 feet to the Northeast corner of the Northwest ¼ of the Northeast ¼ of said Section 11;
 Thence S 01°31'35" W along the East line of the Northwest ¼ of the Northeast ¼ of said Section 11, 244.91 feet to the point of beginning (POB) of the parcel to be described;
 Thence continuing S 01°31'35" W along said East line, 512.00 feet to the Northeast corner of lands described and recorded in Document No. 972559;
 Thence S 88°20'46" W along the North line of said lands described and recorded, 541.00 feet;
 Thence N 01°40'43" W, 76.00 feet;
 Thence N 58°43'19" E, 133.00 feet;
 Thence N 49°44'40" E, 95.00 feet;
 Thence N 15°07'55" E, 237.00 feet;
 Thence N 50°27'52" E, 95.00 feet;
 Thence N 28°23'18" E, 145.00 feet;
 Thence S 60°04'15" E, 192.00 feet to the point of beginning.

Containing: 205,537 Square Feet - 4.718 Acres.

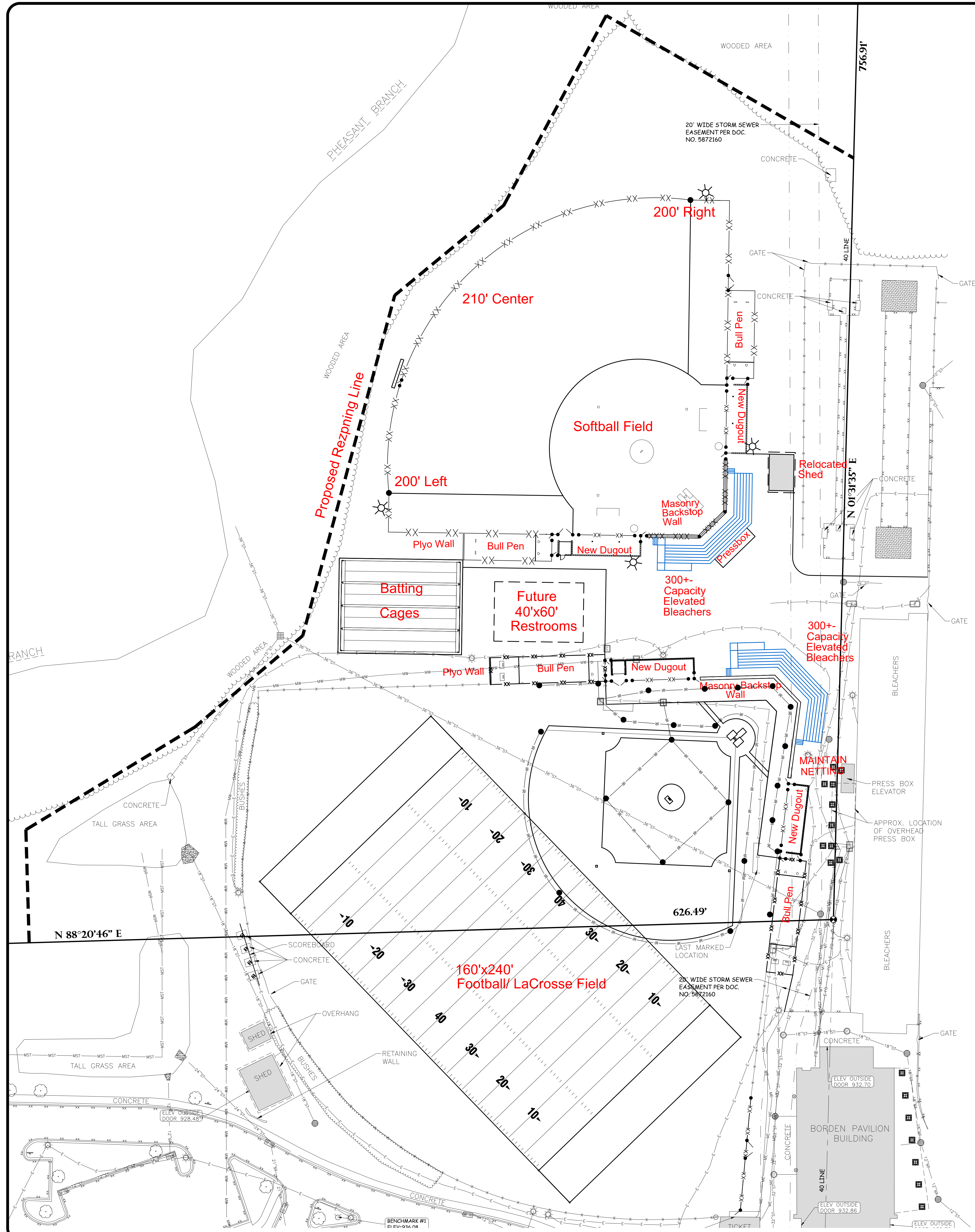
OWNER:
CITY OF MIDDLETON
7426 HUBBARD AVE
MIDDLETON, WI 53562

CLIENT:
MIDDLETON-CROSS PLAINS
AREA SCHOOL DISTRICT
ATTN: JERRID ROSSING
7106 SOUTH AVE
MIDDLETON, WI 53562

FIELDWORK COMPLETED 2-13-2024
DRAWN: JGB CHECKED: JGB
FIELD BOOK 86 PAGE 69
JOB NO: 23143

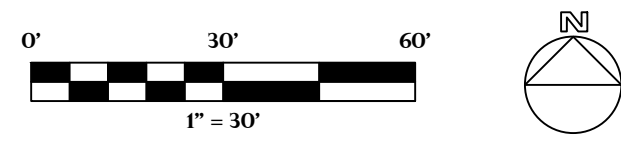
Land Surveying
Civil Engineering
Landscape Architecture
Jordan G. Brost, PLS #3009
4941 Kirschling Court
Stevens Point, WI 54481
715.344.9999 (PH) 715.344.9922 (FX)





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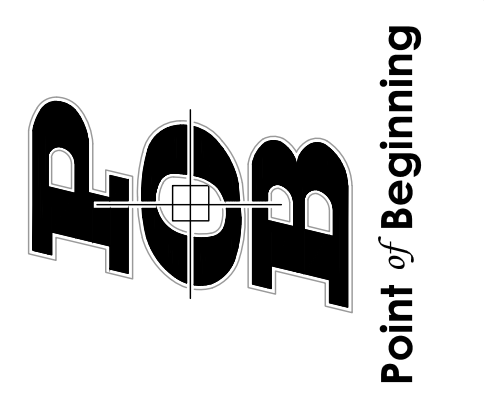


REVISIONS	
CHECKED:	JHB
DRAWN:	DLP
DATE:	01/28/2024
PROJECT NO.:	23.143

BALLFIELD LAYOUT PLAN

**MIDDLETON-CROSS PLAINS
AREA SCHOOL DISTRICT
MIDDLETON HIGH SCHOOL
ATHLETIC SITE IMPROVEMENTS**

Civil Engineering
Land Surveying
Landscape Architecture
4941 Kirschling Court
Stevens Point, WI 54481
715.344.9999 (PH) 715.344.9922 (FX)



SHEET **C2.0**

SURVEY LEGEND

- These standard symbols will be found in the drawing.
- SANITARY SEWER LINE
- APPROXIMATE SANITARY SEWER LINE PER MAPS FROM OTHERS
- STORM SEWER LINE
- APPROXIMATE STORM SEWER LINE PER MAPS FROM OTHERS
- OVERHEAD UTILITIES LINE
- BURIED ELECTRIC LINE
- APPROXIMATE BURIED ELECTRIC LINE PER MAPS FROM OTHERS
- BURIED GAS LINE
- BURIED TELEPHONIC LINE
- APPROXIMATE BURIED TELEPHONE LINE PER MAPS FROM OTHERS
- APPROXIMATE BURIED TELEVISION LINE PER MAPS FROM OTHERS
- BURIED WATER LINE
- APPROXIMATE BURIED WATER LINE PER MAPS FROM OTHERS
- BURIED FIBER OPTICS LINE
- APPROXIMATE BURIED FIBER OPTICS LINE PER MAPS FROM OTHERS
- CHAIN LINK FENCE LINE (UNLESS NOTED OTHERWISE)
- EDGE OF BITUMINOUS
- CONTOUR LINE
- RECTANGULAR CATCH BASIN
- CIRCULAR CATCH BASIN
- SQUARE CATCH BASIN
- STORM SEWER MANHOLE
- SANITARY SEWER MANHOLE
- GREASE INTERCEPTOR
- WATER VALVE
- HYDRANT
- WATER FOUNTAIN
- ELECTRIC TRANSFORMER
- ELECTRIC BOX
- ELECTRIC VAULT
- LIGHT POLE
- GAS METER
- TELEPHONE VAULT
- TELEPHONE PEDESTAL
- FIBER OPTIC VAULT
- NET POLE
- METAL POST
- CIRCULAR PILLAR
- SQUARE PILLAR
- CLEAN OUT
- CONTROL BOX
- AIR CONDITIONING UNIT
- SIGN
- FLAGPOLE
- FOUL POLE
- FIELD GOAL POST
- TREE
- PINE TREE
- GRAVEL AREA
- RIP RAP AREA
- INFILL MATERIAL
- LANDSCAPE AREA
- SAND AREA
- BRICK PAVERS
- 1" O.D. IRON PIPE FOUND
- 1-1/4" O.D. IRON PIPE FOUND
- 1-1/2" O.D. IRON PIPE FOUND
- 3/4" IRON BAR FOUND
- COMPUTED SECTION CORNER PER TIES
- COMPUTED CORNER
- MAG NAIL FOUND
- ALUMINUM MONUMENT FOUND
- CUT "X" FOUND
- RECORDED AS

SURVEYOR'S NOTES

- A 60 YEAR TITLE SEARCH FOR RECORD EASEMENTS WAS ORDERED FOR THIS PROJECT AND WAS PERFORMED BY PREFERRED TITLE, LLC, FILE NO. 12310065, 12310064 AND 123100293. ALL DATED OCTOBER 29, 2023 AT 7:44 AM. PLOTTABLE EASEMENTS FOUND IN THIS REPORT AS SHOWN ON THIS SURVEY.
- THIS TOPOGRAPHIC SURVEY MAP CONTAINS TWO SHEETS WHICH ARE LABELED AS "S 1.1" AND "S 1.2".

BENCH MARK

- ELEVATIONS ARE REFERENCED TO NAVD 88 DATUM.
- BENCHMARK #1**
BURY BOLT ON HYDRANT, LOCATED ON THE NORTH SIDE OF THE MIDDLETON HIGH SCHOOL BUILDING, APPROXIMATELY 310 FEET WEST OF THE WEST SIDE OF THE BORDEN PAVILION BUILDING. ELEVATION = 936.08
 - BENCHMARK #2**
BURY BOLT ON HYDRANT, LOCATED ON THE NORTH SIDE OF THE MIDDLETON HIGH SCHOOL BUILDING, APPROXIMATELY 90 FEET WEST OF THE WEST SIDE OF THE BORDEN PAVILION BUILDING. ELEVATION = 935.84
 - BENCHMARK #3**
BOLT ON EAST SIDE OF LIGHT POLE BASE, LOCATED APPROXIMATELY 90 FEET WEST OF THE WEST SIDE OF THE DIAMOUNT NORTH OF THE BASEBALL DIAMOND. ELEVATION = 927.54
 - BENCHMARK #4**
60# NAIL ON EAST SIDE OF POWER POLE, LOCATED ON THE WEST SIDE OF PARK LAWN PLACE, WEST OF THE TENNIS COURTS. ELEVATION = 938.11
 - BENCHMARK #5**
NORTH PLANE BOLT ON HYDRANT, LOCATED ON THE WEST SIDE OF PARK LAWN PLACE, NEAR THE NORTHWEST CORNER OF THE TENNIS COURTS. ELEVATION = 936.81

CLIENT/OWNER

MIDDLETON-CROSS PLAINS AREA SCHOOL DISTRICT
7109 SOUTH AVENUE
MIDDLETON, WI 53562

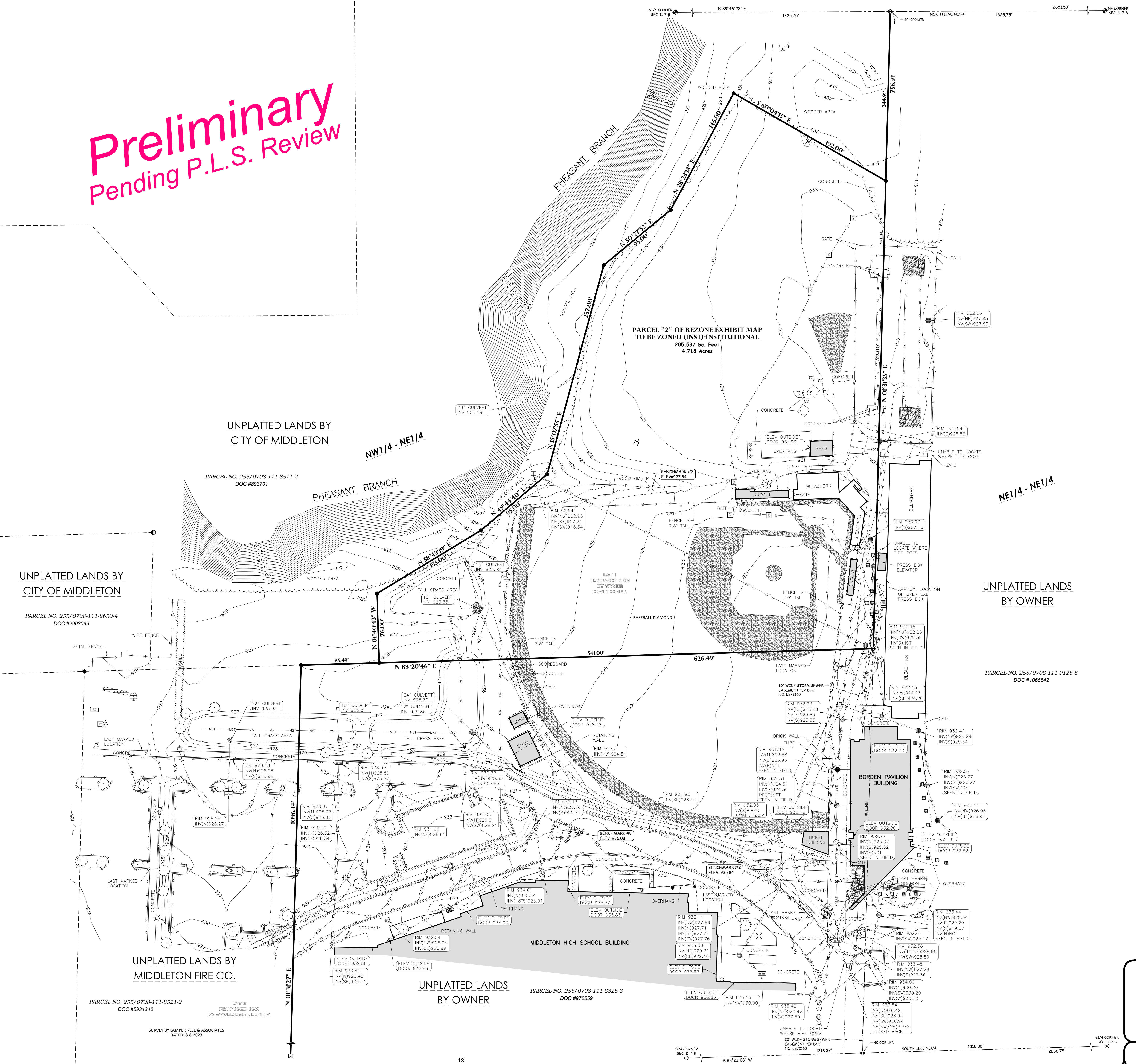
SURVEYOR'S CERTIFICATE

THAT I HAVE MADE SUCH SURVEY BY THE DIRECTION OF THE MIDDLE-CROSS PLAINS AREA SCHOOL DISTRICT AND DO FURTHER CERTIFY THAT THE PROPERTY SHOWN AND DESCRIBED HEREON WAS SURVEYED AND MAPPED UNDER MY DIRECTION ACCORDING TO CHAPTER A-47 OF WISCONSIN ADMINISTRATIVE CODE, MINIMUM STANDARDS FOR PROPERTY SURVEYS, THAT SUCH SURVEY IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARIES OF THE LANDS SURVEYED TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT COPY OF A TOPOGRAPHICAL SURVEY AS DONE UNDER MY DIRECTION ON OCTOBER 30-31 AND NOVEMBER 1-3 AND 6-9, 2023.

DATED THIS ____ DAY OF _____

JORDAN G. BROST
PROFESSIONAL LAND SURVEYOR NO. 3009

Preliminary
Pending P.L.S. Review



UNPLATTED LANDS BY
CITY OF MIDDLETON

UNPLATTED LANDS BY
CITY OF MIDDLETON

UNPLATTED LANDS BY
MIDDLETON FIRE CO.

UNPLATTED LANDS
BY OWNER

UNPLATTED LANDS
BY OWNER

BASIS OF BEARINGS

THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 1 NORTH, RANGE 8 EAST, BEARS N 89°46'22"E AS REFERENCED TO THE DANE COUNTY COORDINATE SYSTEM, NAD83 (2011).

UTILITY DISCLAIMER

The location of all above ground utilities and appurtenances (i.e. manhole rims, valve box covers, hydrants, transformers, etc.) of which can be visually inspected, are shown hereon based on actual surveyed locations. Rim elevations of sanitary sewer and storm sewer manholes, of which can be visually inspected, are shown hereon based on actual surveyed elevations. Manholes and material types of pipes, which can be visually inspected, entering and exiting sanitary sewer and storm manholes, are shown hereon based on actual surveyed elevations. All other utilities, appurtenances, and material types of pipes are shown hereon, based on all available information, and are considered approximate. Visual inspection means what can be seen from the ground surface. Point of Beginning did not enter into manholes to complete visual inspection underground.

POINT OF BEGINNING, INC. RESERVES THE RIGHTS TO COPYRIGHT IN ANY TO THIRD PARTY PRINTS, DRAWINGS AND DOCUMENTS. NO REPRODUCTION, COPYING, ALTERATION, REPRODUCTION, STORAGE, INCORPORATION INTO OTHER DOCUMENTS OR ASSIGNMENT OF THE SAME MAY OCCUR WITHOUT THE PRIOR WRITTEN PERMISSION OF POINT OF BEGINNING, INC.

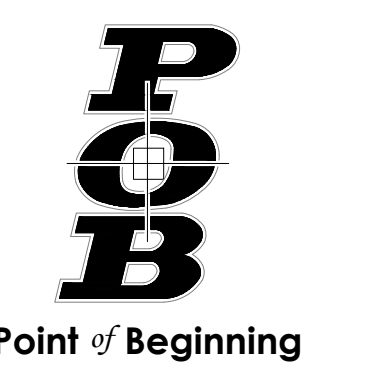
REVISIONS

CHECKED:	JORDAN G. BROST
DRAWN:	CHAD A. GORETSKI
DATE:	2-19-24
PROJECT NO.:	23143

TOPOGRAPHIC SURVEY

**MIDDLETON-CROSS PLAIN AREA SCHOOL DISTRICT
HIGH SCHOOL ATHLETIC FIELDS
CITY OF MIDDLETON
DANE COUNTY, WISCONSIN**

Civil Engineering
Land Surveying
Landscape Architecture
4941 Kirschling Court
Stevens Point, WI 54481
715.344.9999 (PH) 715.344.9922 (FX)



TS 1.1
Page 5 of 6

Preliminary

Pending P.L.S. Review

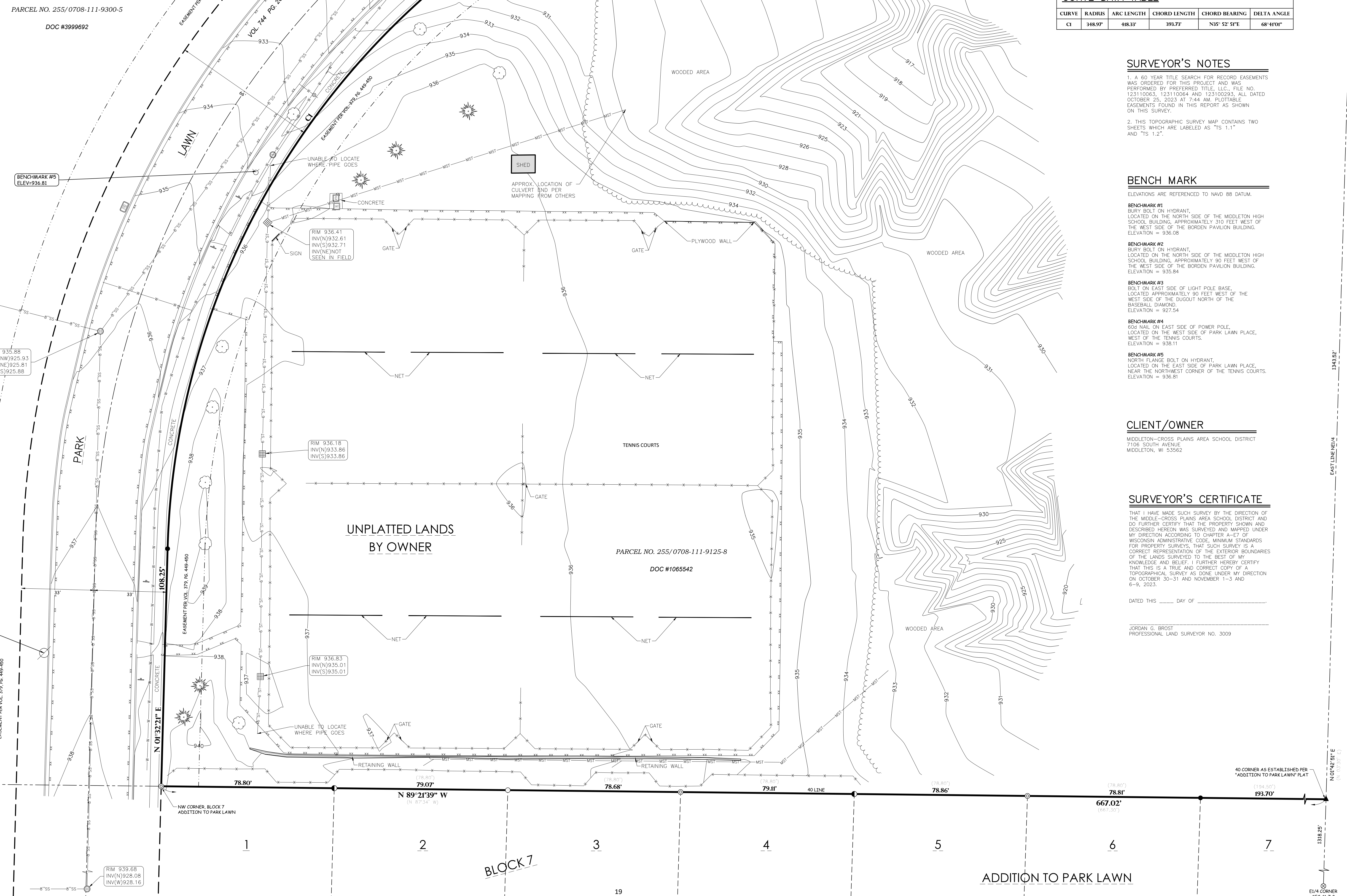
SURVEY LEGEND

These standard symbols will be found in the drawing.

- SANITARY SEWER LINE
- APPROXIMATE SANITARY SEWER LINE PER MAPS FROM OTHERS
- STORM SEWER LINE
- APPROXIMATE STORM SEWER LINE PER MAPS FROM OTHERS
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- APPROXIMATE BURIED TELEVISION LINE PER MAPS FROM OTHERS
- BURIED WATER LINE
- APPROXIMATE BURIED WATER LINE PER MAPS FROM OTHERS
- BURIED FIBER OPTICS LINE
- APPROXIMATE BURIED FIBER OPTICS LINE PER MAPS FROM OTHERS
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- EDGE OF BITUMINOUS CONTOUR LINE
- RECTANGULAR CATCH BASIN
- CIRCULAR CATCH BASIN
- SQUARE CATCH BASIN
- STORM SEWER MANHOLE
- SANITARY SEWER MANHOLE
- GREASE INTERCEPTOR
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- TELEPHONE VAULT
- TELEPHONE PEDESTAL
- FIBER OPTIC VAULT
- NET POLE
- METAL POST
- CIRCULAR PILLAR
- SQUARE PILLAR
- CLEAN OUT
- CONTROL BOX
- AIR CONDITIONING UNIT
- SIGN
- FLAGPOLE
- FOUL POLE
- FIELD GOAL POST
- TREE
- PINE TREE
- GRAVEL AREA
- RIP RAP AREA
- INFILL MATERIAL
- LANDSCAPE AREA
- SAND AREA
- BRICK PAVERS
- 1" O.D. IRON PIPE FOUND
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- COMPUTED SECTION CORNER PER TIES
- COMPUTED CORNER
- MAG. NAIL FOUND
- ALUMINUM MONUMENT FOUND
- CUT "X" FOUND
- RECORDED AS

UNPLATTED LANDS BY
MIDDLETON - CROSS PLAINS
AREA SCHOOL DISTRICT

PARCEL NO. 255/0708-111-9300-5
DOC #3999692



CURVE DATA TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
CI	348.97'	418.33'	393.73'	N35° 52' 57"E	68° 41' 00"

SURVEYOR'S NOTES

1. A 60-YEAR TITLE SEARCH FOR RECORD EASEMENTS WAS ORDERED FOR THIS PROJECT AND WAS PERFORMED BY PREFERRED TITLE, L.L.C., FILE NO. 123110063, 123110064 AND 123100293, ALL DATED OCTOBER 25, 2023 AT 7:44 AM. FLOTTABLE EASEMENTS FOUND IN THIS REPORT AS SHOWN ON THIS SURVEY.

2. THIS TOPOGRAPHIC SURVEY MAP CONTAINS TWO SHEETS WHICH ARE LABELED AS "TS 1.1" AND "TS 1.2".

BENCH MARK

ELEVATIONS ARE REFERENCED TO NAVD 88 DATUM.

BENCHMARK #1
BURY BOLT ON HYDRANT, LOCATED ON THE NORTH SIDE OF THE MIDDLETON HIGH SCHOOL BUILDING, APPROXIMATELY 310 FEET WEST OF THE WEST SIDE OF THE BORDEN PARULON BUILDING. ELEVATION = 936.08

BENCHMARK #2
BURY BOLT ON HYDRANT, LOCATED ON THE NORTH SIDE OF THE MIDDLETON HIGH SCHOOL BUILDING, APPROXIMATELY 90 FEET WEST OF THE WEST SIDE OF THE BORDEN PARULON BUILDING. ELEVATION = 935.84

BENCHMARK #3
BOLT ON EAST SIDE OF LIGHT POLE BASE, LOCATED APPROXIMATELY 90 FEET WEST OF THE WEST SIDE OF THE DUDOUT NORTH OF THE BASEBALL DIAMOND. ELEVATION = 927.54

BENCHMARK #4
500' NAIL ON EAST SIDE OF POWER POLE, LOCATED ON THE WEST SIDE OF PARK LAWN PLACE, WEST OF THE TENNIS COURTS. ELEVATION = 938.11

BENCHMARK #5
NORTH FLANGE BOLT ON HYDRANT, LOCATED ON THE EAST SIDE OF PARK LAWN PLACE, NEAR THE NORTHWEST CORNER OF THE TENNIS COURTS. ELEVATION = 936.81

CLIENT / OWNER

MIDDLETON-CROSS PLAINS AREA SCHOOL DISTRICT
7100 SOUTH AVENUE
MIDDLETON, WI 53562

SURVEYOR'S CERTIFICATE

THAT I HAVE MADE SUCH SURVEY BY THE DIRECTION OF THE MIDDLE-CROSS PLAINS AREA SCHOOL DISTRICT AND DO HEREBY CERTIFY THAT THE PROPERTY SHOWN AND DESCRIBED HEREON WAS SURVEYED AND MAPPED UNDER MY DIRECTION ACCORDING TO CHAPTER A-17, OF WISCONSIN ADMINISTRATIVE CODE, MINIMUM STANDARDS FOR PROPERTY SURVEYS, SUCH SURVEY IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARIES OF THE LANDS SURVEYED TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT COPY OF A TOPOGRAPHICAL SURVEY AS DONE UNDER MY DIRECTION ON OCTOBER 30-31 AND NOVEMBER 1-3 AND 6-9, 2023.

DATED THIS _____ DAY OF _____

JORDAN G. BROST
PROFESSIONAL LAND SURVEYOR NO. 3009

BASIS OF BEARINGS

THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 7 NORTH, RANGE 8 EAST, BEARS N 01°42'15"E AS REFERENCED TO THE DANE COUNTY COORDINATE SYSTEM, NAD83 (2011).

UTILITY DISCLAIMER

The locations of all above ground utilities and appurtenances (i.e. manhole rim, valve box covers, hydrants, transformers, etc.) of which can be visually inspected, are shown hereon based on actual surveyed locations. Rim elevations of sanitary sewer and storm sewer manholes, of which can be visually inspected, are shown hereon based on actual surveyed elevations. Depths, sizes, and material types of pipes, which can be visually inspected, entering and exiting sanitary sewer and storm sewer manholes, are shown hereon based on actual surveyed elevations, and as best ascertained, if available. If depths, sizes, and material types of pipes are shown hereon, based on an in-bulk tapping only, they are considered approximate. Visual inspection means what can be seen from the ground surface. Point of Beginning did not enter into manholes to complete visual inspection underground.

The locations of all underground utilities and appurtenances, unable to visually inspect and/or field measure, shown hereon are only approximate. These utilities and appurtenances will be shown based on plans obtained from utility companies or provided by the Owner/Client, and markings by utility companies and municipalities (Digging Permit) and other appropriate sources with reference to the source of information. Additional utility lines not discovered, marked, or shown on as-built plans available to us, during the search of records and the field survey, may exist. Any contractor using the information shown hereon will be responsible for any excavation upon this site may result in the discovery of additional underground utilities not shown hereon. We make no warranty of any kind, express or implied, with respect to the existing underground utilities and appurtenances, of which are unable to visually inspect and/or field measure, whether shown hereon, or not. Prior to construction, it is the contractor's responsibility to field verify locations, depths, sizes and types of underground public and private utilities or easements within all construction limits and shall bring forward, in writing to the Engineer and/or Surveyor of Record, all discrepancies that do not align with the existing conditions as shown hereon provided. Digging Permit Tickets # 20234319249 and # 20234319333 for public utilities were ordered for this survey.

A private utility locate was performed on this project by Private Lines Inc. Please contact Private Lines Inc. at 715-453-5300 with any private utility questions.

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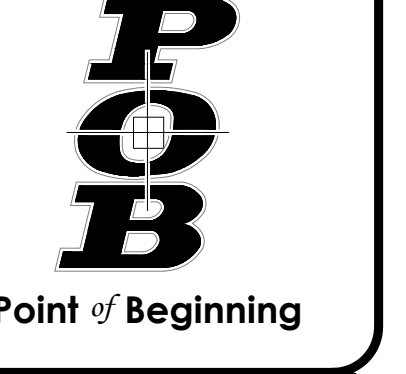
REVISIONS

CHECKED:	JORDAN G. BROST
DRAWN:	CHAD A. GORETSKI
DATE:	2-19-24
PROJECT NO.:	23.143

TOPOGRAPHIC SURVEY

MIDDLETON-CROSS PLAIN AREA SCHOOL DISTRICT
TENNIS COURTS
CITY OF MIDDLETON
DANE COUNTY, WISCONSIN

Civil Engineering
Land Surveying
Landscape Architecture
4941 Kirschling Court
Stevens Point, WI 54481
715.344.9999 (PH) 715.344.9922 (FX)





ELEVATE

Equity through
climate action

608-807-1093
ElevateNP.org

821 E Washington Ave
Madison, WI
53703

City of Middleton
Plan Commission

RE: Plan Commission Application for solar canopy structure at Lakeview
Apartments, 6223 Maywood Ave.

Dear Plan Commission members and staff,

Thank you for reviewing our application for installing a solar canopy structure at
the Lakeview Apartments at 6223 Maywood Avenue in Middleton.

WHPC submitted plans for two installations at the proposed site. Option 1 on a
grassy area on the northside of the campus, and Option over the parking lot on
the northwest side of the campus.



Option 1



Option 2

It is our understanding that the Commission approved Option 2 as proposed,
i.e., the solar canopies erected directly over a portion of the existing parking lot.
Option 1 presented some concerns regarding the needed removal of a tree on
the proposed location. This letter provides more information about the tree
removal and the location for Option 1.

Tenant engagement:

A letter was sent to tenants in the spring of 2023 stating the objectives of the
construction project planned for Lakeview Apartments. This included
descriptions of the heat pump installations, weatherization, and solar canopy
installations. The letter provided means to communicate concerns with WHPC,
as well as an announcement of a public meeting held on July 13, 2023, at the
Middleton Public Library. While attendance at the public meeting was minimal,



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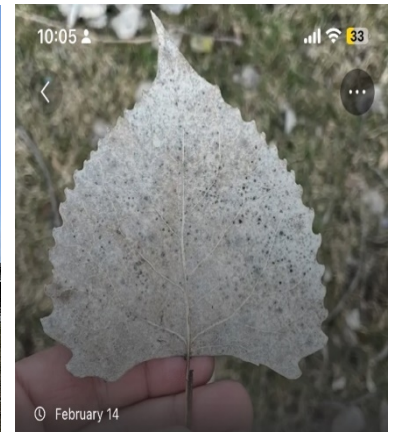
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no negative feedback was conveyed in any way. It was WHPC's intent to follow-up communications with tenants specifically regarding the Commission's concerns about the removal of the tree. However, considering recent, tragic events at the Lakeview Apartments campus, it was decided to delay any immediate communication regarding improvements.

Description of the tree:

Option 1 placement for the solar canopy will place the canopy structure on a grassy area where a tree currently exists. This tree would have to be removed before the canopy structure could be installed. The tree that WHPC is proposing to remove is on a grassy area on the north-northwest part of the campus. The tree has been identified as a cottonwood, a soft wood tree species that has been historically problematic in the area in terms of felled branches and general health and maintenance.



It is WHPC's intent to plant a tree or trees on the campus or nearby within the community to replace this tree. WHPC would work with the City of Middleton to identify the species of tree ideally aligned with the City's long-term canopy management strategy.

Creating a useable space for tenants:

The intent of our approach to using the proposed space for Option 1 solar canopy installation is to create a usable space for tenants. The structure itself is a pergola structure, that is designed to not only support solar panels, but create a shaded, protected area for sitting, picnicking, or public meetings. The final plan for the landscaping will be decided with input from residents. Below are examples of how solar canopies have been used in this way.



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53703



Please reach out to our team for further details on this project and application.

Jake Archbell
Solar Program Manager Engineer
Elevate Energy
Jake.Archbell@Elevatenp.org
(773) 269-4037



PLAN COMMISSION APPLICATION

CITY OF MIDDLETON • 7426 HUBBARD AVE. • MIDDLETON, WI. 53562 • (608) 821-8370 • FAX (608) 827-1080

Plan Commission usually meets the 2nd and 4th Tuesdays of each month at 7 p.m. in the Council Chambers of Middleton City Hall. The following **must be submitted at least **FOUR** weeks** prior to any Plan Commission meeting for staff review and agenda placement. Failure to submit a complete package may result in the return of all items, a resubmittal fee, and a delay of your project. Larger and more complex projects will require additional review time, and staff will be in contact regarding the agenda and timeline.

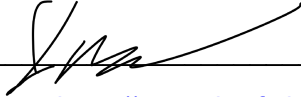
1. Plan Commission Application & Checklist (this packet).
2. Required (nonrefundable) fee(s) **and deposit (see chart below)**.
3. One (1) electronic copy of the submittal emailed to planning@cityofmiddleton.us. The plan set must include streetscape and site landscape plans.

Project Address/Name: Lakeview Village Apartments, 6223 Maywood Ave

Applicant: Jake Archbell		
Address: 322 S Green Street Suite 300, Chicago, IL, 60607		
Phone: (773) 269-4037	Fax:	Email: jake.archbell@elevatenp.org

Owner: Wisconsin Housing Preservation Corporation		
Address: 150 East Gilman Street, Suite 1500, Madison WI, 53703		
Phone: 608-807-1790	Fax:	Email: rdicke@whpc.com

Project Description: Solar canopy structure that will reduce electricity costs for six townhome residents at Lakeview Village Apartments. Solar canopy will be located either in the northeast corner of the lot or installed as carports, as shown in the attached documentation

Owner/Applicant Signature:  **Date:** 1.31.2024

- Note:**
- City ordinances are on the City website at <https://www.cityofmiddleton.us/115/City-Code-of-Ordinances>
 - Applicants must check with the Building Inspection Dept. to determine if any permits are required.

Fees (check what applies):	
Certified Survey Map (+GIS fees)	\$400 + \$55/lot
Concept Review	\$50
Conditional Use Permit	\$500
Design Review	\$200
Design Review Revisions	\$50
Final Plat (+GIS fees)	\$900 + \$80/lot
Preliminary Plat	\$400 + \$50/acre
Rezoning	\$500-\$2,000**
Sign Design Review	\$50
Sign Variance	\$500
SIP/SIP Modification*	\$50-\$500**
Future Land Use Map Amendment	\$200
* Specific Implementation Plan in Planned Development District = \$500. Minor Modification = \$300, SIP Major Modification = \$500, SIP Modification (revision) = \$50 ** Fee based on cost of project. For Rezoning s: single lot or project = \$500, larger projects and PDD rezoning requests = \$2,000	

Deposit
An Escrow Deposit of \$5,000 is required per Ord. 10.128(2) to cover project review costs by outside consultants when necessary. See attached excerpt from City Ordinances.
Waiver authorized: <input type="checkbox"/> _____ date _____
TRAFFIC IMPACT ANALYSIS Required Yes <input type="checkbox"/> No <input type="checkbox"/>

CITY OF MIDDLETON ESCROW DEPOSIT, GIS FEE, & STORMWATER MANAGEMENT FINANCIAL GUARANTEE

Section 10.128(2) **Escrow Deposits** of the City of Middleton Code of Ordinances is hereby created to read as follows:

(a) In addition to the fees specified in sub (1), applicants for all **Rezoning, Conditional Use Permits, Design Review and Specific Implementation Plan Modifications** shall be responsible to pay the actual cost of review of the application by outside consultants hired by the City including but not limited to, Federal, State or County Departments and Madison Metropolitan Sewerage District, Attorneys, Engineers or Planners. Upon application, the applicant **shall deposit \$5,000** to be held in escrow upon which the City shall draw to pay for said costs as they are incurred during the course of reviewing the application. Itemized statements reflecting the amounts drawn from the deposit shall be sent to the applicant each month. In the event that the escrow deposit has been drawn down to twenty-five percent (25%) of the required amount, the applicant shall replenish the escrow deposit to its original amount. If any funds remain in the escrow deposit following final determination of the application, such remaining funds shall be returned to the applicant within sixty (60) days of the determination together with an accounting of the deposits and draws on the escrow.

(b) Applicants may obtain a pre-application waiver of the required escrow deposit from the City Administrator if in the City Administrator’s sole discretion he/she determines that no consultant review will be required. Said waiver shall not preclude the City Administrator from employing an outside consultant, charging the costs of any consultant review to the applicant or requiring an escrow deposit at any time after application.

Similar language pertaining to **Land Divisions** appears in Section 19.04(7)(c).

THIS DEPOSIT WILL BE DUE ONE WEEK PRIOR TO THE PLAN COMMISSION MEETING WHERE THIS ITEM WILL BE DISCUSSED, UNLESS THE DEPOSIT HAS BEEN WAIVED BY THE CITY ADMINISTRATOR OR HIS DESIGNEE. IF A WAIVER IS GRANTED, THE APPLICANT WILL BE NOTIFIED BEFORE THE SUBMITTAL DEADLINE. FAILURE TO PAY THIS DEPOSIT MAY RESULT IN THE RETURN OF ALL ITEMS, A RESUBMITTAL FEE, AND A DELAY OF YOUR PROJECT.

Fee Schedule under Section 3.12 relating to Fees for Updating of Geographical Information System (GIS) Records

Procedure for Dividing Land 19.04(7)(b)	Fees to defray administrative expenses - GIS and records update, Plats	\$500 + \$30/lot
Procedure for Dividing Land 19.04(7)(b)	Fees to defray administrative expenses - GIS and records update, CSM	\$200 + \$30/lot
Procedure for Dividing Land 19.04(7)(b)	Fees to defray administrative expenses - GIS and records update, Public Improvements	\$0.75 x total pipe length (i.e., total footage of all public Pipes + private storm Water conveyances)

Section 26.10(6) – **Warranty and Financial Guarantee** of the City of Middleton Code of Ordinances requires the submittal of financial guarantee in every instance where the estimated cost of stormwater practices exceeds \$5,000. The financial guarantee must be provided prior to stormwater management permit approval. The amount of the Installation Financial Guarantee shall be determined by the City Engineer and shall not exceed the total estimated construction costs of the approved storm water management practices, plus 25%.

CITY OF MIDDLETON PLAN SUBMITTAL CHECKLIST

Project Name: Lakeview Village Apartments Solar	Builder/Developer: Arch Solar
Project Address: 6223 Maywood Ave	Phone: 608-807-1790

Note: Include on the plan sheets each applicable item listed below with all formal plan submittals. All spaces should be checked, or marked "N/A" if the item does not apply. Please submit this checklist with your application. **Staff will reject any application they deem incomplete.**

- 1. Show the planned improvements in the context of the surrounding properties and include existing buildings and driveways on **all** adjoining properties.
- 2. Show existing and proposed contours at an interval (minimum 1') suitable to the topography and project. Contours should extend a minimum of 20' beyond property lines and nearby berms and swales and at least to the backs of curbs.
- 3. Show square footage (area) of:
 - a. Lot or parcel
 - b. Existing impervious surface
 - c. Proposed total impervious (existing plus current proposal)
 - d. Existing building
 - e. Proposed total building (existing plus current proposal)
 - f. Existing parking and pavement
 - g. Proposed total parking and pavement (existing plus current proposal)
- 4. Show all relevant dimensions including:
 - a. Buildings
 - b. Setbacks to buildings and other improvements.
 - c. Parking stalls
 - d. Driveway widths
 - e. Parking lot aisles, turnarounds, turning radii, etc.
 - f. Distance from driveway to street corner if less than 200'
 - g. Sidewalk, walkway and handicap ramp widths and locations with respect to street and right-of-way
 - h. Widths of abutting R.O.W.'s, roadways, and terraces.
- 5. Show dimensions and bearings of property lines.
- 6. Show North Arrow and scale of drawing.
- 7. Show site elevations to NAVD '88 vertical datum. Survey catalogued city benchmarks in the area of the site and adjust to NAVD '88.
- 8. Label all existing and proposed surface materials (grass, bituminous, concrete, etc.)
- 9. Show total number of required and proposed parking stalls.
- 10. Show handicap parking stall and ramp locations.
- 11. Show up or down arrows on loading or other ramps.

- N/A 12. Show existing, proposed, & adjoining driveway approaches.

- N/A 13. Show removal and replacement to City Specifications of concrete curb and gutter for all new curb cuts or as otherwise required.

- N/A 14. Show rim and invert elevations of all drainage structures.

- N/A 15. Show location and screening of refuse and recycling containers.

- N/A 16. Design surface drainage to bypass refuse and recycling containers.

- N/A 17. Indicate proposed direction of roof drainage and show on grading plan the location of all roof gutter downspouts.

- N/A 18. Show all existing and proposed public and private utility locations on and adjacent to site.

- N/A 19. Show location of nearest existing City of Middleton fire hydrants and proposed City and private fire hydrants.

- N/A 20. Show proposed lighting for site including location, pole height, luminaire type and manufacturer's specifications.

- N/A 21. Provide drawings of proposed building with elevation views showing proposed materials and colors.

- N/A 22. Include elevation view of rooftop mechanicals and required screening design, materials, and colors.

- N/A 23. Include statement of historical landmark designation status.

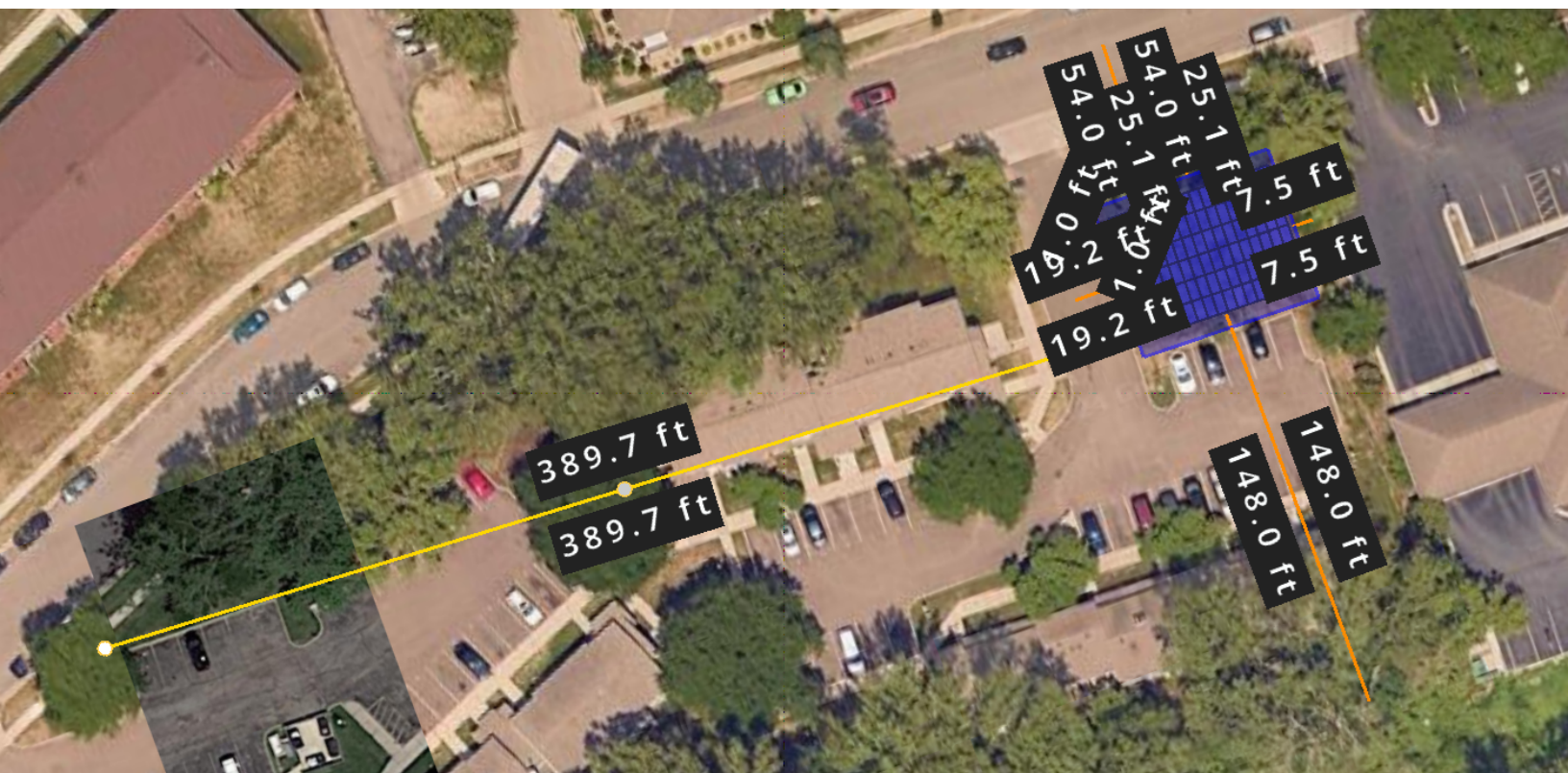
- N/A 24. Include name of designer, P.E. stamp and signature on final plans.

- N/A 25. Include Erosion Control Plan. Include note on plan stating: "Additional erosion control measures will be installed as needed."

- N/A 26. Include Landscape Plan. See separate checklist for landscape plan requirements.

Staff Contacts		
Abby Attoun, AICP	Mark Opitz	Daphne Xu, AICP
Planning & Community Development Director	City Planner Zoning Administrator	Associate Planner
(608) 821-8343	(608) 821-8394	(608) 821-8377
Email: attoun@cityofmiddleton.us	Email: mopitz@cityofmiddleton.us	Email: dxu@cityofmiddleton.us
Planning & Community Development Department Phone: (608) 821-8370 Email: planning@cityofmiddleton.us		

Option 1: solar canopy in northeast corner of property



Option 2: solar carport canopies at northwest side of site

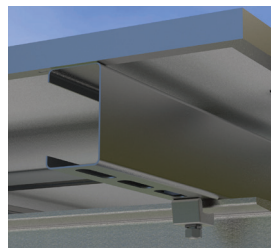
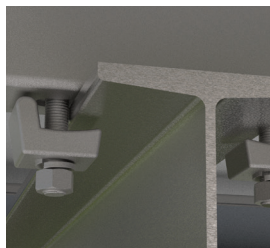


Solar Carport

Ready-Made Shade Structure



-  COMMUNICATIONS
-  ENERGY
-  SPECIAL INDUSTRIES
-  SOLAR



Solar Carport

Ready-Made Shade Structure

PLP carports are engineered and optimized to site-specific applications and PV solar installation. The modular structures feature a simplified design and integrated PV module mounting system designed to provide faster assembly rates and labor savings on every project. These solar support structures feature tilt angles that offer 0, 5, and 10 degree positions and an optional gasket sealing solution. PLP's unique module clamping system offers 50 percent fewer components than traditional systems and has built-in 3/4" spacing. This system offers 4-high or 7-high in portrait module mounting for single row or double row car parking with built-in wire management channels.

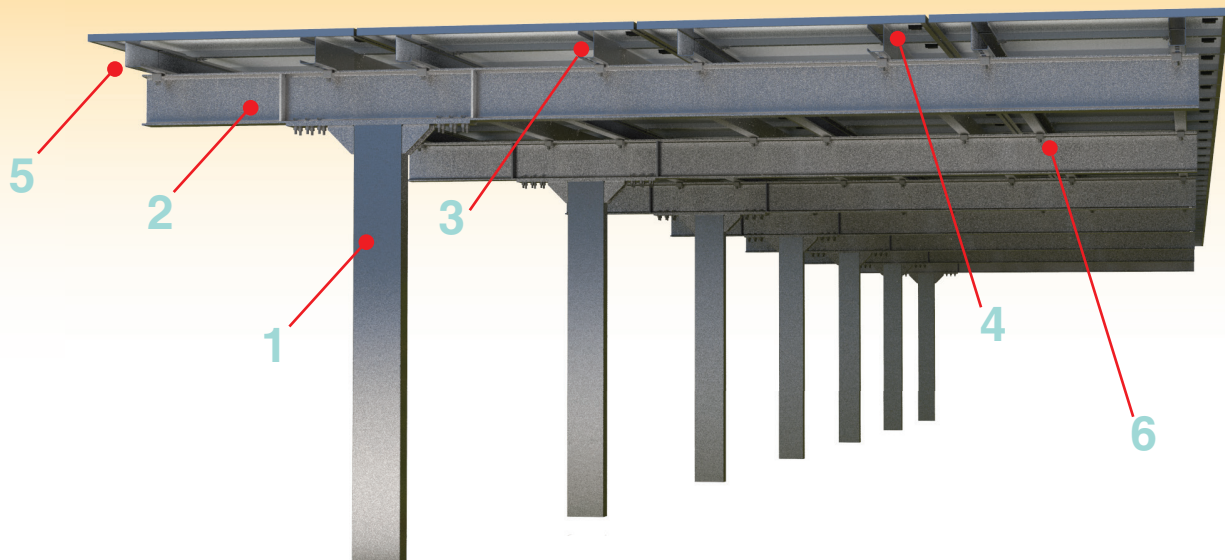


Features

- Columns span two parking spaces wide
- Designs for single or double rows of cars
- Six main components and attaching hardware
- 0, 5, and 10-degree tilt options – positive or negative
- Foundation design, engineering, and layout provided
- Designed up to 30 PSF Snow and 120 MPH Wind (ACSE 7-10)
- Shared module clamps – up to 50% fewer clamps
- Galvanized steel components
- Up to 15 feet of clearance
- 60 or 72 cell module mounting

Key Benefits

- No on-site welding
- Bottom access clamping eliminates working above PV Modules
- Shared module clamp – fewer parts
- Optional gasket for sealing between solar modules
- Modular design – common components
- Purlin extensions adjust to any width module



Performance and Simplicity Connect

1 HSS Column

- High-strength 12x6 tube steel construction
- Regional sources reduce freight costs and delivery times
- Pre-drilled, factory welded plate and galvanized - **Ready to install**
- Conceals wire and cable routings



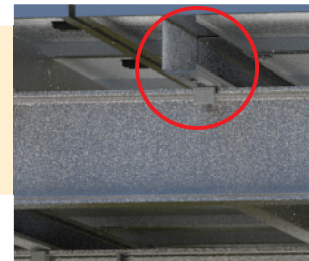
2 I-Beam Strongback

- High-strength W12 galvanized steel construction
- Bolt-together assembly
- Regional sources reduce freight costs and delivery times
- Longer cantilever avoids potential column impacts



3 Purlin

- Pre-punched Cee Profile – No on-site drilling
- G90 galvanized, 10 GA steel construction
- Standard lengths provide 19 feet wide parking bays
- Built-in wiring channels



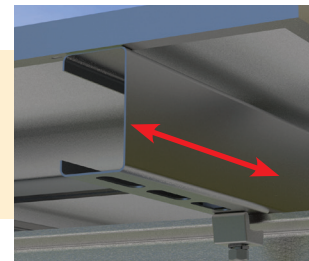
4 Shared Module Clamp

- Universal – 60 or 72 cell PV modules
- Shared module design – 50% fewer clamps
- Integrated Grounding and 3/4" module spacing
- Bottom access – Eliminates working above PV modules
- G90 galvanized, 12 GA steel construction



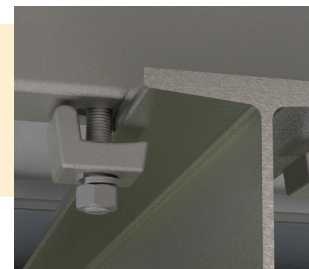
5 Purlin Extensions

- Single component - accommodates different width PV modules
- Pre-punched Cee Profile – Bolt together construction
- G90 galvanized, 12 GA steel construction

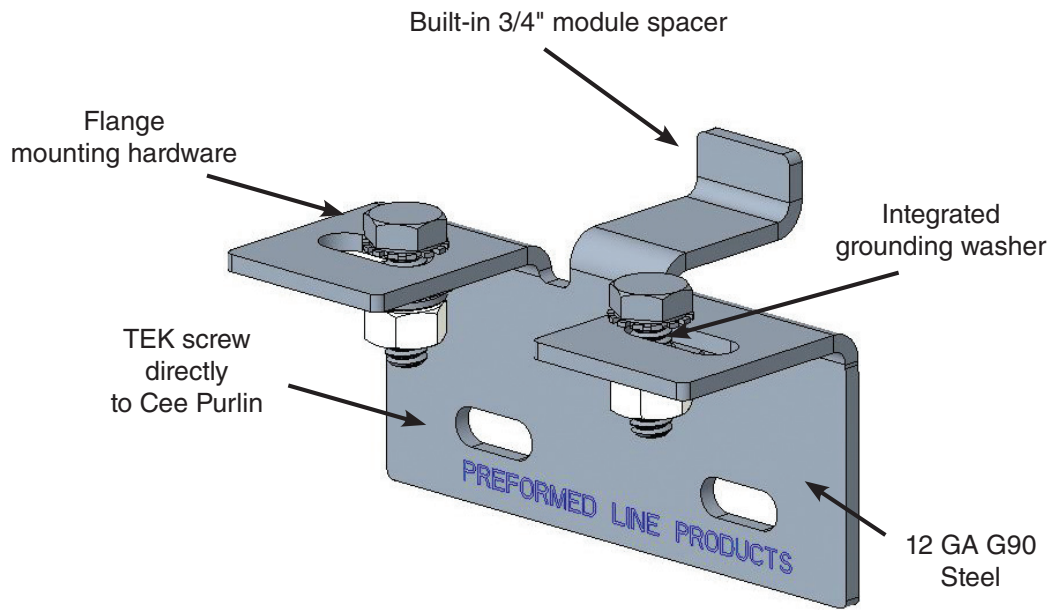


6 Beam Clamp/Splice

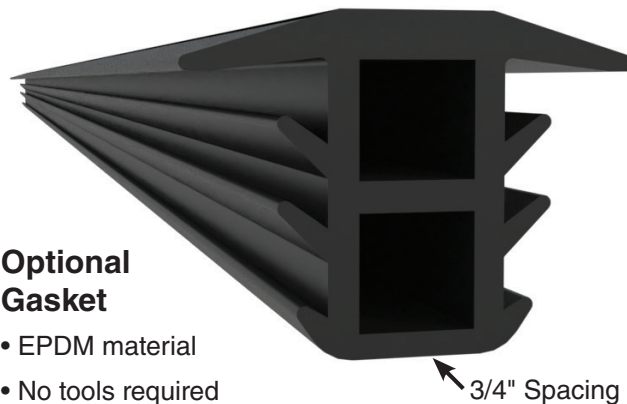
- Bolt-together construction
- Serves as purlin attachment and splice point – reduces part counts
- Galvanized, steel construction



Solar Carport Components



Shared Module Clamp



Optional Gasket

- EPDM material
- No tools required
- Triple rib design for added waterproofing
- Can easily cut with a utility knife



Global Headquarters
660 Beta Drive
Cleveland, Ohio 44143 USA
Telephone: 440.461.5200
Fax: 440.442.8816
Website: preformed.com
Email: info@plpsolar.com

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PLP's solar engineering staff is available to assist with your next project.

Please visit preformed.com and complete an RFQ Form or contact our product support team at (800) 260-3792.

Engineering Services

Every carport project is unique, as multiple factors can impact the PV layout and structural design.

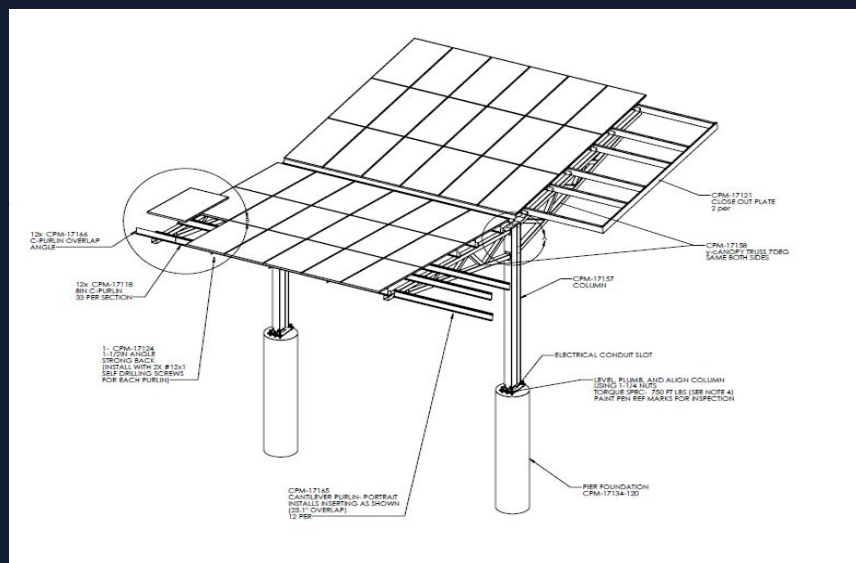
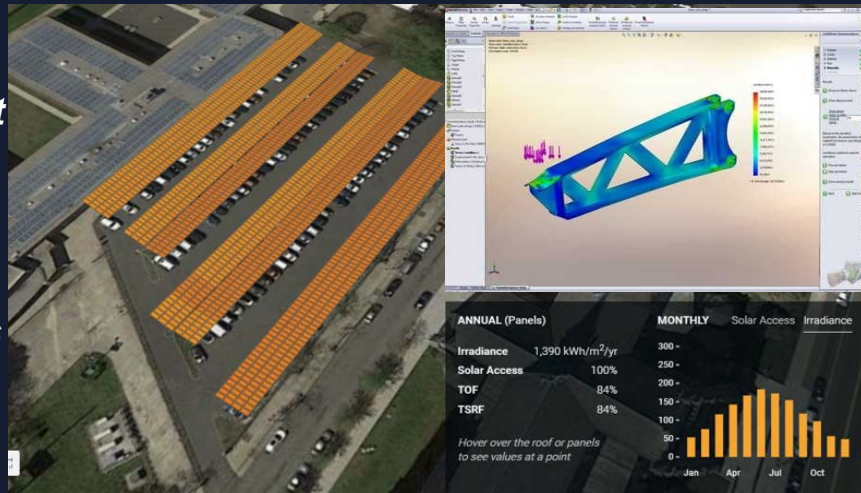
- Parking lot orientation and space
- City/County/State Regulations
- ASCE Hazard & Structural Guidelines

No matter what variables arise, our executive engineering team will design a system that offers you the most cost effective solution for project.

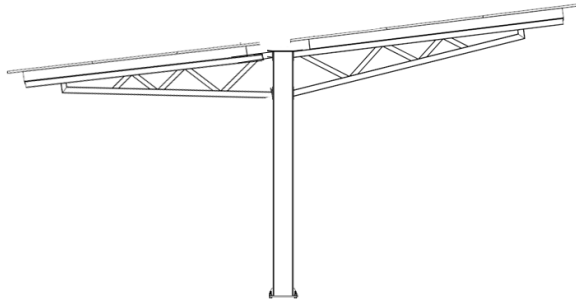
PV Production vs Aesthetics

After our NABCEP PV designers finalize the layout that meets your energy production requirements, our structural and civil engineers will provide all of the certified drawings and calculations for permit approval.

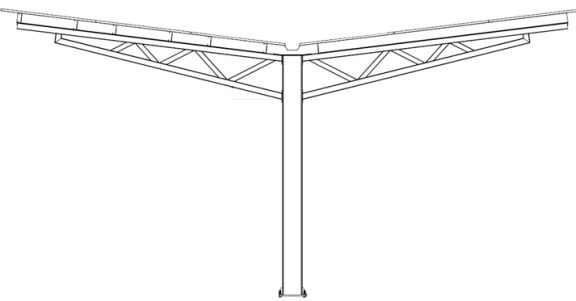
All structural components are in strict compliance with the standards set forth by the American Iron and Steel Institute's Specifications for Formed Steel Structural Members. ISO-9001 Quality certification (currently in progress).



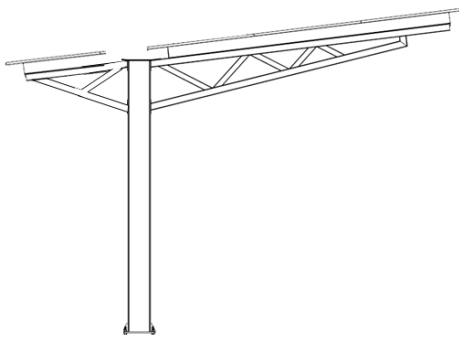
T-FRAME DESIGN (36x 72 Cell Modules/Section)



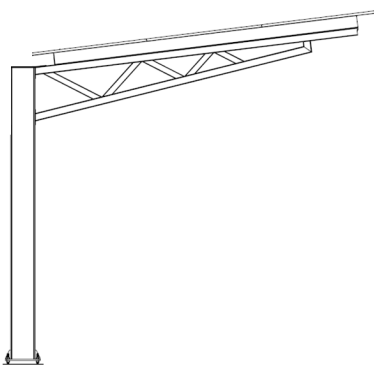
Y-FRAME DESIGN (36x 72 Cell Modules/Section)



L-FRAME DESIGN (24x 72 Cell Modules/Section)



L-FRAME DESIGN (18x 72 Cell Modules/Section)



Application	Parking Area & Sidewalks		
Tilt Angle	7 Degrees	Modules Per Section	36
Module Orientation	Portrait	Ground Clearance	Site Specific
Wind Load	125 MPH	Foundation	Reinforced Concrete
Snow Load	50 PSF	Purlin Length	236 Inches
Post Spacing	236 Inches	Manufacturing	Made in Michigan, USA

PRODUCT SPECIFICATIONS

All product specifications have been verified through third party engineering firms. For areas with higher wind/snow requirements, additional options are available.
20 - 34 foot section spans are available.



36 PANEL Y or T FRAME CANOPIES

24 PANEL L FRAME CANOPIES

18 PANEL L FRAME CANOPIES

ENGINEERING

MANUFACTURING

INSTALLATION



quality, quick response times, and faster product deployment.

All structural components fabricated



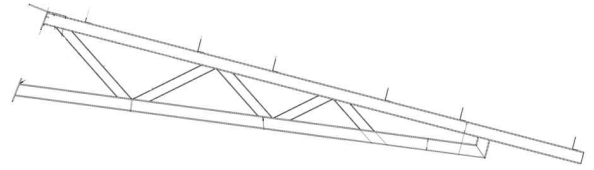
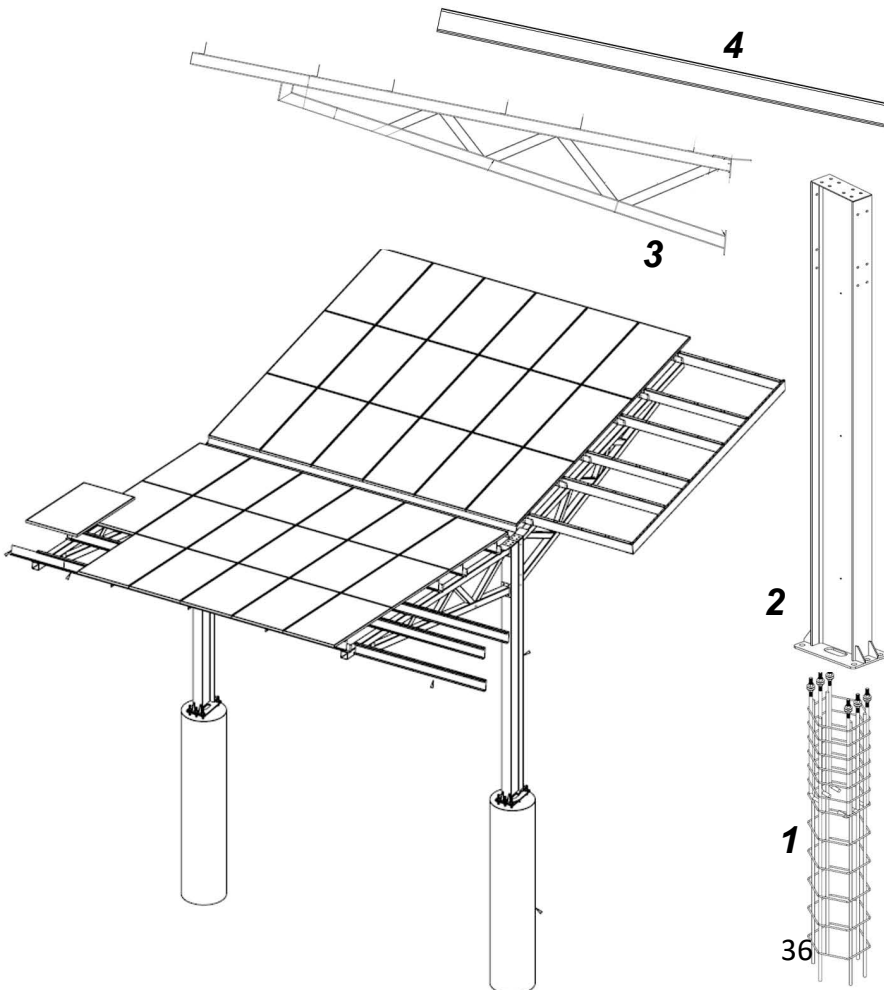
Designed for Rapid Assembly

SLR-TRUSS: All trusses are custom designed for your 60 or 72 cell module choice. Only 2 attachment points from I-Beam to Truss, with minimal hardware.

C-PURLIN: **No expensive clamps required** The C-Purlins are processed through a high speed stamping/roll forming line. The slots are precision punched to align with your module frame holes, which results in faster installation times.



EASE OF INSTALLATION - DESIGNED FOR MINIMAL EFFORT



Only 4x Main Components needed

1. 1x Pre-Welded Foundation Cage
2. 1x Galvanized I-Beam Assembly
3. 1x Upper/Lower Truss Assemblies
4. 12x C-Purlins with pre-punched slots

Add-Ons Available

1. End-Caps
2. Close-Outs
3. Strong-backs
4. Gutters

WE ALSO OFFER THE FOLLOWING:

**BALLASTED COMMERCIAL
ROOF MOUNTS**



**12 - 24 PANEL POLE MOUNTS
SEASON ADJUST & DUAL AXIS
TRACKING**



Vector 2.0 GROUND MOUNTS



BALLESTED GROUND MOUNTS



COMPANY OVERVIEW

Genmounts™ has fast become the industry standard for non-penetrating ballasted solar racking and the brand has now expanded to offer new products and services. Our pv racking systems have won over design professionals and installers with rapid install times and quality engineered features.

VISION

Our vision is to become a "one-stop-shop" for your solar project requirements. From preliminary designs to full installation support, we will be there for you!

Contact us today to get your project started.

CONTACT US

97 River road,
Flemington, NJ 08822

phone +1-908-788-7750
email: Sid@Genmounts.com
www.Genmounts.com



PLAN COMMISSION APPLICATION

CITY OF MIDDLETON • 7426 HUBBARD AVE. • MIDDLETON, WI. 53562 • (608) 821-8370 • FAX (608) 827-1080

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2. Required (nonrefundable) fee(s) **and deposit (see chart below)**.
3. One (1) electronic copy of the submittal emailed to planning@cityofmiddleton.us. The plan set must include streetscape and site landscape plans.

Project Address/Name: 1661 Deming Way, Suite H-142 Carter's Clothing Store

Applicant: Sketchworks Architecture - Brad Koning		
Address: 2501 Parmenter St. Ste 300A		
Phone: 608-836-7570	Fax:	Email: bkoning@sketchworksarch.com

Owner: Galway Companies, Inc.		
Address: 800 W Broadway #400 Monona WI 53713		
Phone: 608.327.4021	Fax:	Email: sdoran@galwaycompanies.com

Project Description: Exterior Alteration for new tenant (Carter's clothing store). Rebuild existing canopy to allow better signage area for Carter's and adjacent vacant tenant

Owner/Applicant Signature: *Bradley Koning* **Date:** 02.01.2024

- Note:**
- City ordinances are on the City website at <https://www.cityofmiddleton.us/115/City-Code-of-Ordinances>
 - Applicants must check with the Building Inspection Dept. to determine if any permits are required.

Fees (check what applies):		
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Waiver authorized: <input type="checkbox"/> _____ date _____
TRAFFIC IMPACT ANALYSIS Required Yes <input type="checkbox"/> No <input type="checkbox"/>

CITY OF MIDDLETON ESCROW DEPOSIT, GIS FEE, & STORMWATER MANAGEMENT FINANCIAL GUARANTEE

Section 10.128(2) **Escrow Deposits** of the City of Middleton Code of Ordinances is hereby created to read as follows:

(a) In addition to the fees specified in sub (1), applicants for all **Rezoning, Conditional Use Permits, Design Review and Specific Implementation Plan Modifications** shall be responsible to pay the actual cost of review of the application by outside consultants hired by the City including but not limited to, Federal, State or County Departments and Madison Metropolitan Sewerage District, Attorneys, Engineers or Planners. Upon application, the applicant **shall deposit \$5,000** to be held in escrow upon which the City shall draw to pay for said costs as they are incurred during the course of reviewing the application. Itemized statements reflecting the amounts drawn from the deposit shall be sent to the applicant each month. In the event that the escrow deposit has been drawn down to twenty-five percent (25%) of the required amount, the applicant shall replenish the escrow deposit to its original amount. If any funds remain in the escrow deposit following final determination of the application, such remaining funds shall be returned to the applicant within sixty (60) days of the determination together with an accounting of the deposits and draws on the escrow.

(b) Applicants may obtain a pre-application waiver of the required escrow deposit from the City Administrator if in the City Administrator's sole discretion he/she determines that no consultant review will be required. Said waiver shall not preclude the City Administrator from employing an outside consultant, charging the costs of any consultant review to the applicant or requiring an escrow deposit at any time after application.

Similar language pertaining to **Land Divisions** appears in Section 19.04(7)(c).

THIS DEPOSIT WILL BE DUE ONE WEEK PRIOR TO THE PLAN COMMISSION MEETING WHERE THIS ITEM WILL BE DISCUSSED, UNLESS THE DEPOSIT HAS BEEN WAIVED BY THE CITY ADMINISTRATOR OR HIS DESIGNEE. IF A WAIVER IS GRANTED, THE APPLICANT WILL BE NOTIFIED BEFORE THE SUBMITTAL DEADLINE. FAILURE TO PAY THIS DEPOSIT MAY RESULT IN THE RETURN OF ALL ITEMS, A RESUBMITTAL FEE, AND A DELAY OF YOUR PROJECT.

Fee Schedule under Section 3.12 relating to Fees for Updating of Geographical Information System (GIS) Records

Procedure for Dividing Land 19.04(7)(b)	Fees to defray administrative expenses - GIS and records update, Plats	\$500 + \$30/lot
Procedure for Dividing Land 19.04(7)(b)	Fees to defray administrative expenses - GIS and records update, CSM	\$200 + \$30/lot
Procedure for Dividing Land 19.04(7)(b)	Fees to defray administrative expenses - GIS and records update, Public Improvements	\$0.75 x total pipe length (i.e., total footage of all public Pipes + private storm Water conveyances)

Section 26.10(6) – **Warranty and Financial Guarantee** of the City of Middleton Code of Ordinances requires the submittal of financial guarantee in every instance where the estimated cost of stormwater practices exceeds \$5,000. The financial guarantee must be provided prior to stormwater management permit approval. The amount of the Installation Financial Guarantee shall be determined by the City Engineer and shall not exceed the total estimated construction costs of the approved storm water management practices, plus 25%.

CITY OF MIDDLETON PLAN SUBMITTAL CHECKLIST

Project Name: Greenway Station - Carter's	Builder/Developer: Galway Companies Inc.
Project Address: 1661 Deming Way - Suite H142	Phone: 608.327.4021

Note: Include on the plan sheets each applicable item listed below with all formal plan submittals. All spaces should be checked, or marked "N/A" if the item does not apply. Please submit this checklist with your application. **Staff will reject any application they deem incomplete.**

- 1. Show the planned improvements in the context of the surrounding properties and include existing buildings and driveways on **all** adjoining properties.
- 2. Show existing and proposed contours at an interval (minimum 1') suitable to the topography and project. Contours should extend a minimum of 20' beyond property lines and nearby berms and swales and at least to the backs of curbs.
- 3. Show square footage (area) of:
 - a. Lot or parcel
 - b. Existing impervious surface
 - c. Proposed total impervious (existing plus current proposal)
 - d. Existing building
 - e. Proposed total building (existing plus current proposal)
 - f. Existing parking and pavement
 - g. Proposed total parking and pavement (existing plus current proposal)
- 4. Show all relevant dimensions including:
 - a. Buildings
 - b. Setbacks to buildings and other improvements.
 - c. Parking stalls
 - d. Driveway widths
 - e. Parking lot aisles, turnarounds, turning radii, etc.
 - f. Distance from driveway to street corner if less than 200'
 - g. Sidewalk, walkway and handicap ramp widths and locations with respect to street and right-of-way
 - h. Widths of abutting R.O.W.'s, roadways, and terraces.
- 5. Show dimensions and bearings of property lines.
- 6. Show North Arrow and scale of drawing.
- 7. Show site elevations to NAVD '88 vertical datum. Survey catalogued city benchmarks in the area of the site and adjust to NAVD '88.
- 8. Label all existing and proposed surface materials (grass, bituminous, concrete, etc.)
- 9. Show total number of required and proposed parking stalls.
- 10. Show handicap parking stall and ramp locations.
- 11. Show up or down arrows on loading or other ramps.

- NA 12. Show existing, proposed, & adjoining driveway approaches.
- NA 13. Show removal and replacement to City Specifications of concrete curb and gutter for all new curb cuts or as otherwise required.
- NA 14. Show rim and invert elevations of all drainage structures.
- NA 15. Show location and screening of refuse and recycling containers.
- NA 16. Design surface drainage to bypass refuse and recycling containers.
- X 17. Indicate proposed direction of roof drainage and show on grading plan the location of all roof gutter downspouts.
- NA 18. Show all existing and proposed public and private utility locations on and adjacent to site.
- NA 19. Show location of nearest existing City of Middleton fire hydrants and proposed City and private fire hydrants.
- NA 20. Show proposed lighting for site including location, pole height, luminaire type and manufacturer's specifications.
- X 21. Provide drawings of proposed building with elevation views showing proposed materials and colors.
- NA 22. Include elevation view of rooftop mechanicals and required screening design, materials, and colors.
- NA 23. Include statement of historical landmark designation status.
- NA 24. Include name of designer, P.E. stamp and signature on final plans.
- NA 25. Include Erosion Control Plan. Include note on plan stating: "Additional erosion control measures will be installed as needed."
- NA 26. Include Landscape Plan. See separate checklist for landscape plan requirements.

Staff Contacts		
Abby Attoun, AICP	Mark Opitz	Daphne Xu, AICP
Planning & Community Development Director	City Planner Zoning Administrator	Associate Planner
(608) 821-8343	(608) 821-8394	(608) 821-8377
Email: attoun@cityofmiddleton.us	Email: mopitz@cityofmiddleton.us	Email: dxu@cityofmiddleton.us
Planning & Community Development Department Phone: (608) 821-8370 Email: planning@cityofmiddleton.us		



<p>Brainstorm Bronze SW 7033</p>	<p>SW 7566 Westhighland White Interior / Exterior Location Number: 255-C3</p>	<p>SW 7569 Stucco Interior / Exterior Location Number: 266-C2</p>
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**GREENWAY STATION
H-142 - CARTER'S**

GREENWAY STATION - CARTERS

1661 DEMING WAY
MIDDLETON, WI 53562

Sketchworks
architecture llc

(mp)²
STRUCTURAL
ENGINEERS
mp2eng.com

PROJECT DATA

LOCATION:
1661 DEMING WAY
MIDDLETON, WI 53562

REGULATING MUNICIPALITIES:
CITY OF MIDDLETON
DANE COUNTY
STATE OF WISCONSIN

BUILDING CODE:
CITY OF MIDDLETON ZONING ORDINANCES
DANE COUNTY ZONING ORDINANCES
WISCONSIN ADMINISTRATIVE CODE
2015 INTERNATIONAL BUILDING CODE
ACCESSIBILITY ANSI A117.1 - 2009

PROJECT DESCRIPTION:
FAÇADE IMPROVEMENT OF EXISTING RETAIL SPACE AND NEW DEMISING WALL.

OCCUPANCY TYPE:
PRIMARY: M

CONSTRUCTION TYPE:
TYPE 2B

ALLOWABLE BUILDING AREA & HEIGHT:
MAXIMUM HEIGHT ABOVE GRADE PLANE (IBC TABLE 504.3) = 55 FEET
MAXIMUM STORIES ALLOWED (IBC TABLE 504.4) = 2 STORIES
MAXIMUM AREA ALLOWED PER FLOOR (IBC TABLE 506.2) = 12,500 SF

ACTUAL BUILDING AREA & HEIGHT:
HEIGHT ABOVE GRADE PLANE = 22'-9"
STORIES = 1 STORY
TOTAL BUILDING AREA = 22,373 SF

AREA AND LEVEL OF ALTERATION:
AREA INCLUDED IN ALTERATION = 5,002 SF
PERCENTAGE OF TOTAL AREA = 22 %
LEVEL OF ALTERATION = LEVEL 2

NUMBER OF OCCUPANTS (TABLE 1004.1.2):
REFER TO INTERIOR TENANT ALTERATION PLANS FOR CODE COMPLIANCE

PLUMBING:
REFER TO INTERIOR TENANT ALTERATION PLANS FOR CODE COMPLIANCE

FIRE CONTROL:
SPRINKLERED BUILDING (NFPA-13)
PORTABLE FIRE EXTINGUISHERS (IBC SECTION 906.3.1)
MAX AREA PER A = 3,000 SF, MAX DISTANCE = 75 FEET

EXITS:
REFER TO INTERIOR TENANT ALTERATION PLANS FOR CODE COMPLIANCE

ACCESSIBILITY:
REFER TO INTERIOR TENANT ALTERATION PLANS FOR CODE COMPLIANCE
FOLLOW IBC 2015 AND ANSI 117.1 (2009)

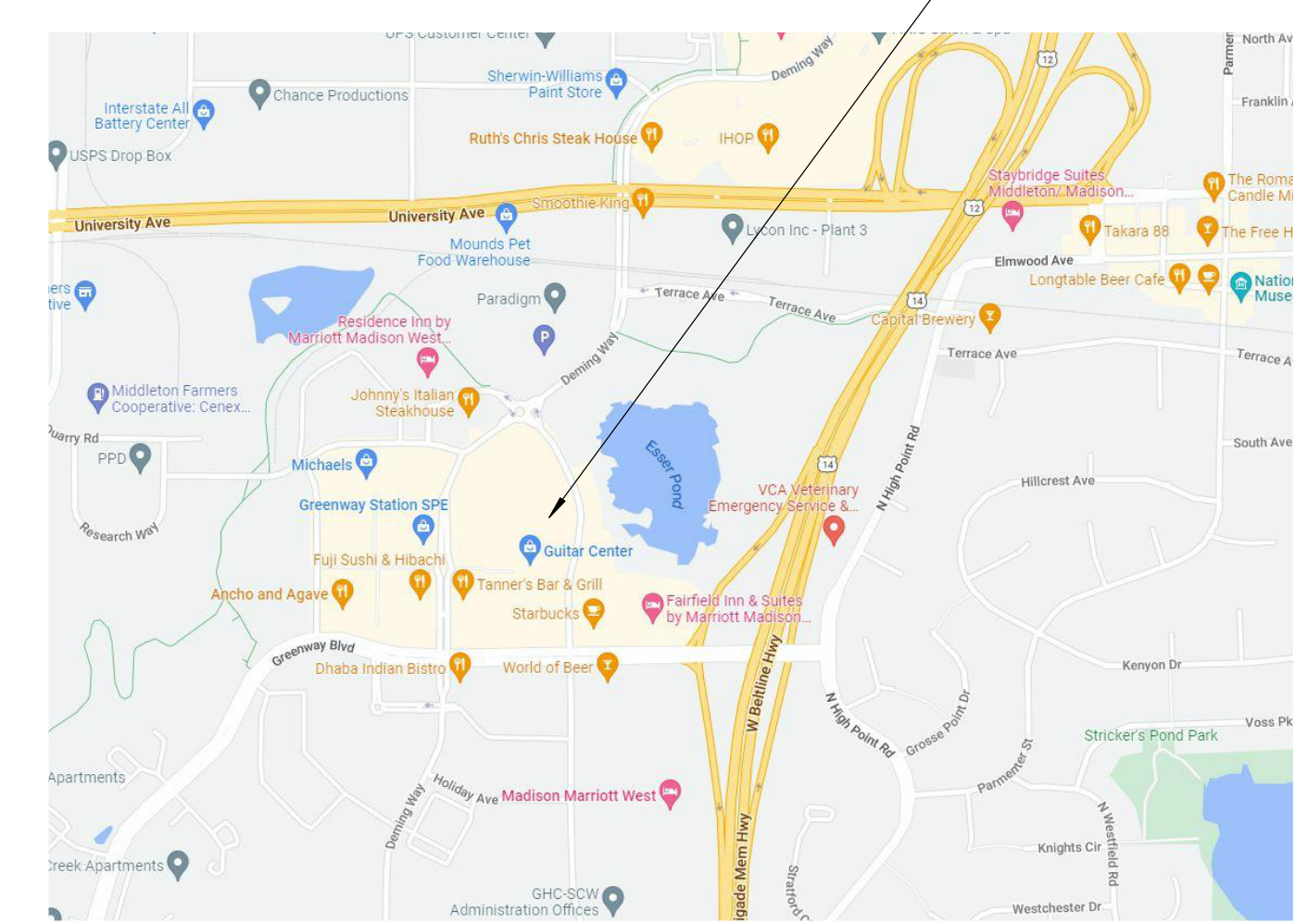
PROJECT GENERAL NOTES:

- CONTRACTOR SHALL NOTIFY ARCHITECT IMMEDIATELY UPON DISCOVERING ANY DISCREPANCIES OR CONFLICTING INFORMATION IN THESE DOCUMENTS. CONTRACTOR SHALL CAREFULLY REVIEW AND COMPARE ALL DRAWINGS DURING THE BIDDING PERIOD AND BEFORE INSTALLATION OF THEIR WORK. ANY INCONSISTENCIES IN THE DRAWINGS SHALL BE REPORTED PROMPTLY TO THE ARCHITECT AND ENGINEER(S) FOR CLARIFICATION.
- DO NOT SCALE DRAWINGS. THE DRAWINGS ARE NOT NECESSARILY TO SCALE - USE GIVEN DIMENSIONS. DIMENSIONS TAKE PRECEDENCE OVER SCALE. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD.
- CONTRACTOR SHALL NOTIFY ARCHITECT AND OWNER IMMEDIATELY UPON DISCOVERING ANY UNANTICIPATED EXISTING SITE CONDITIONS AFFECTING THE EXECUTION OF THESE DOCUMENTS (SUCH AS HAZARDOUS MATERIALS, ETC.).
- CONTRACTOR SHALL ABIDE BY ALL LOCAL, STATE AND FEDERAL CODES AND REGULATIONS GOVERNING THIS PROJECT.
- JOB SITE SHALL BE BROOM SWEEPED AND CLEAN AT THE END OF EACH DAY. ALL DEBRIS SHALL BE PICKED UP AND DISPOSED OF PROPERLY INTO APPROVED CONTAINER.
- MAINTAIN DESIGNATED EGRESS ROUTES DURING CONSTRUCTION BY KEEPING CLEAR OF CONSTRUCTION DEBRIS AND CLEARLY MARKING THE PATH OF EGRESS TRAVEL.
- ALL MECHANICAL (HVAC), ELECTRICAL, PLUMBING AND FIRE PROTECTION (MEP & FP) DESIGN AND CONSTRUCTION TO BE BY A DESIGN-BUILD DELIVERY METHOD AND ARE SUBSEQUENTLY NOT PART OF THESE DOCUMENTS. IT IS THE MEP CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE GENERAL CONTRACTOR AND WITH THESE DRAWINGS THE FINAL DESIGN, RETROFIT AND INSTALLATION OF THESE SYSTEMS. NOTIFY THE ARCHITECT PRIOR TO MAKING ANY REVISIONS TO THE STRUCTURE OR ARCHITECTURAL FEATURES.
- HVAC CONTRACTOR SHALL SUBMIT PROPER DESIGN DRAWINGS AS NEEDED FOR PLAN APPROVAL AND BUILDING PERMITS.
- WITHIN THIS DOCUMENT "NORTH, SOUTH, EAST, WEST" ARE REFERRED TO AS PROJECT NORTH AND MAY NOT BE TRUE NORTH.
- ALL EXPOSED WOOD AND/OR WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED.
- PROVIDE GFI OUTLETS NEAR WATER SOURCES AND AS REQUIRED BY IEC.
- PROVIDE FIRE BLOCKING AND DRAFTSTOPPING THROUGHOUT BUILDING PER IBC CHAPTER 7.
- SUBMIT ALL FIXTURES, APPLIANCES, MATERIALS, SHOP DRAWINGS, PLAN MODIFICATIONS TO THE ARCHITECT FOR REVIEW AND APPROVAL.
- IN SOME CASES THE SELECTION OF SPECIFIC ACCESSORIES, HARDWARE, MATERIALS OR FINISHES MAY NOT BE AVAILABLE AT ISSUANCE OF THESE DRAWINGS. THESE INSTANCES ARE INDICATED WITH "TBD", OR "TO BE DETERMINED". IN THESE SITUATIONS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING APPROPRIATE ALLOWANCES TO COVER THE MATERIAL AND INSTALLATION FOR THAT ELEMENT, BASED ON THE BEST INFORMATION PROVIDED. IF NO INFORMATION IS PROVIDED, ASSUME A MID-RANGE PRODUCT COST TO SATISFY THE INTENT OF THE PROJECT. THE CONTRACTOR SHALL CLEARLY STATE IN THEIR BID PROPOSAL WHAT THE ALLOWANCE VALUE AND UNIT PRICE IS, LISTED SEPARATELY FOR EACH ITEM.
- IF THE CONTRACTOR ELECTS TO NOT PROVIDE A PRICE FOR ANY ELEMENT CONTAINED IN THESE DOCUMENTS, FOR WHATEVER REASON, THE CONTRACTOR SHALL CLEARLY INDICATE THIS EXCLUSION IN THEIR BID PROPOSAL. IF NO EXCLUSION IS MADE, IT IS THE CONTRACTUAL OBLIGATION OF THE CONTRACTOR TO PROVIDE THE ELEMENT IN ACCORDANCE WITH THE GENERAL INTENT OF THE DRAWINGS.
- IN THE EVENT OF CONTRADICTION OF DOCUMENTS, SPECIFICATIONS SHALL TAKE PRECEDENT. IF A CONTRADICTION REMAINS, OR IF THE SPECIFICATION DOES NOT CLARIFY, THEN THE CONTRACTOR SHALL ASSUME THE MOST EXPENSIVE OF THE MATERIALS AND INSTALLATION WHEN COMPARING THE CONTRADICTORY ITEMS.

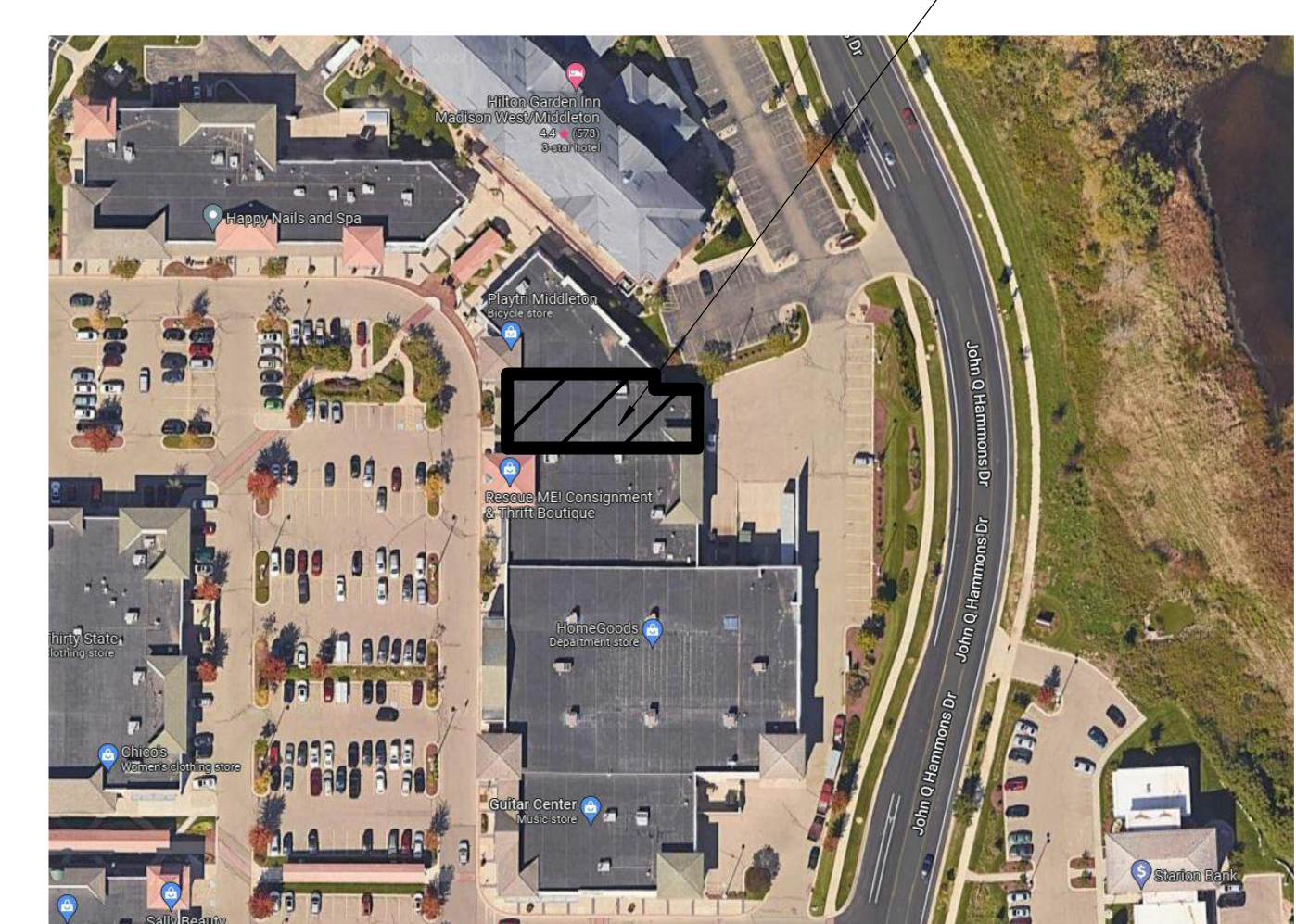
SHEET INDEX

SHEET NUMBER	SHEET NAME	REVISIONS	
		MARK	DATE
GENERAL			
G001	COVER SHEET		
G002	EGRESS PLAN		
STRUCTURAL			
S001	STRUCTURAL NOTES		
S100	FOUNDATION AND ROOF PLANS		
S200	SECTIONS AND DETAILS		
S201	FRAMING DETAILS		
ARCHITECTURAL GENERAL			
A001	SYMBOLS & ABBREVIATIONS		
ARCHITECTURAL			
A102	OVERALL PLAN		
A103	ENLARGED PLAN & WEST ELEVATION DEMO		
A104	ENLARGED PLAN & WEST ELEVATION PROPOSED		
A105	ROOF PLAN DEMO & PROPOSED		
A106	BACK ENTRY PLANS DEMO & PROPOSED		
A301	WALL SECTIONS		
A501	PLAN & SECTION DETAILS		

PROJECT LOCATION



BUILDING LOCATION



PROJECT CONTACTS:

OWNER:
GALWAY COMPANIES
800 W BROADWAY #400
MONONA, WI 53713

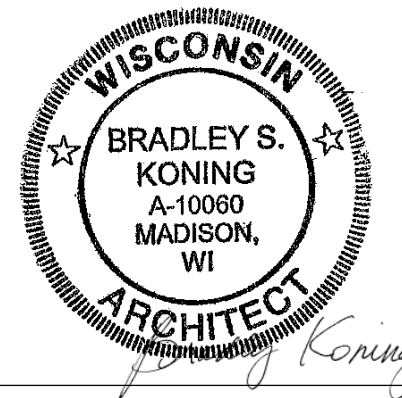
ARCHITECT:
SKETCHWORKS ARCHITECTURE, LLC
2501 PARMENTER ST. STE 300A
MIDDLETON, WI 53562

STRUCTURAL ENGINEER:
MP-SQUARED STRUCTURAL ENGINEERS
583 D'ONOFRIO DR UNIT 201
MADISON, WI 53719

CONTACT:
STEVE DORAN (OWNER)
608-327-4006

CONTACT:
BRAD KONING (ARCHITECT)
608-836-7570

CONTACT:
DWAIN KIELER
608-821-4770



GREENWAY STATION - CARTERS

TENANT IMPROVEMENT
1661 DEMING WAY
MIDDLETON, WI 53562

Project Status

2024.02.01	DESIGN REVIEW
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PROJ. #: 23156-01

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COVER SHEET

G001
Page 6 of 15

FIRE SEPARATION RATINGS:

EXISTING FIRE BARRIER (# = HOUR RATING)

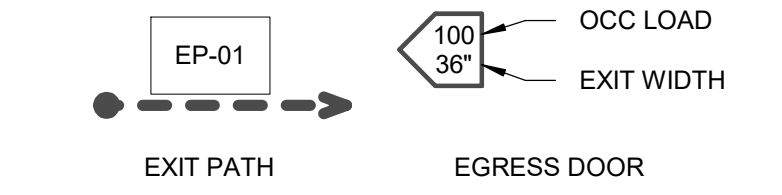
1FB

NEW FIRE BARRIER (# = HOUR RATING)

1FB

**EXIT TRAVEL DISTANCE
IBC 2015 TABLE 1017.2**

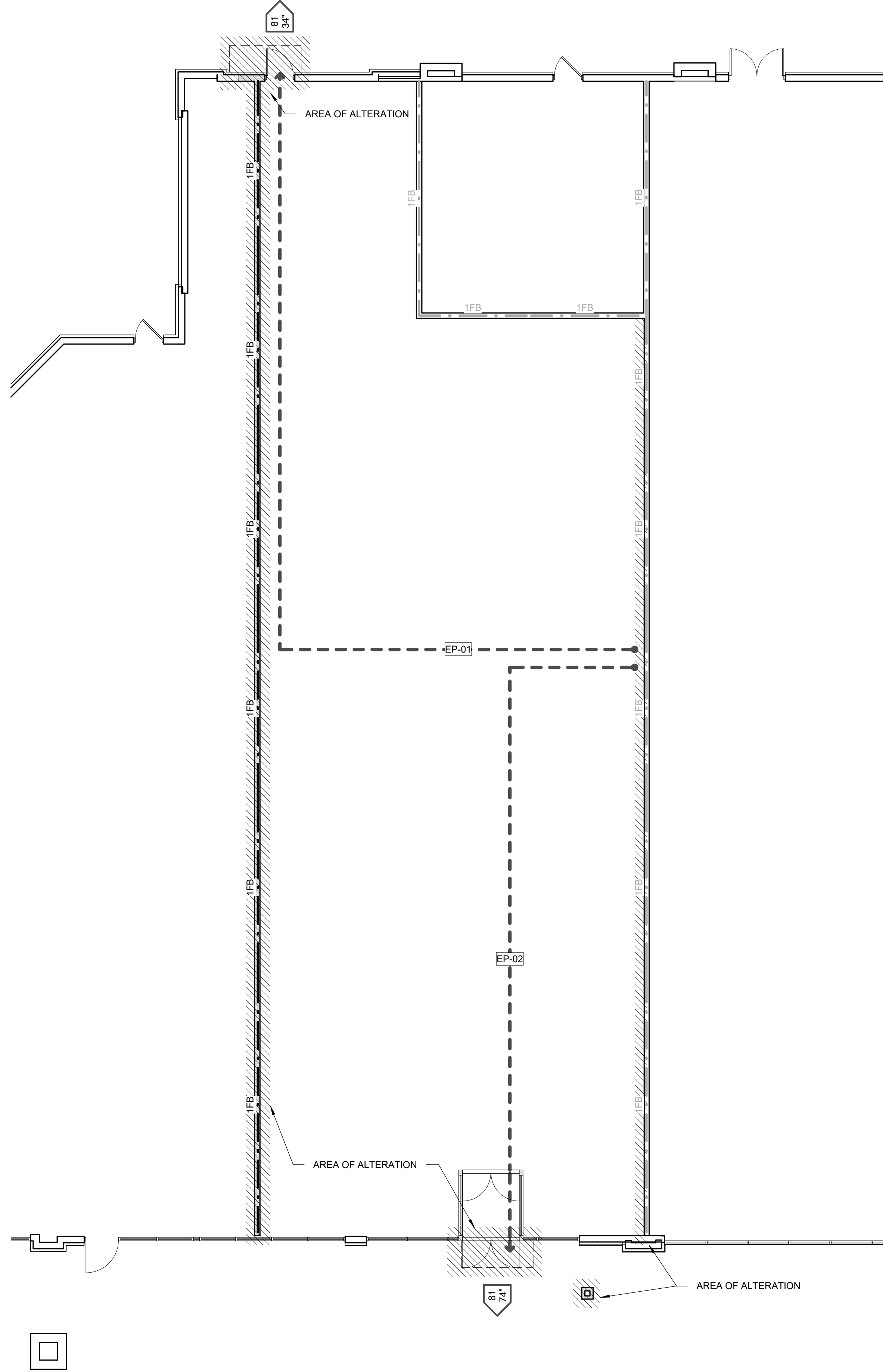
PATH MARK	TRAVEL DISTANCE	COMMENTS
EP-01	103'-11"	250'-0" MAXIMUM
EP-02	79'-1"	250'-0" MAXIMUM



Sketchworks
architecture, llc

(mp)²
STRUCTURAL
ENGINEERS
mpsq.com

D
C
B
A



S6B

CONFIGURATIONS	S6B	S6B-B	S6B-B1
GWB TYPE	STANDARD	STANDARD	TYPE X
INSULATION TYPE	N/A	BATT	BATT
FIRE RATING	N/A	N/A	1 HOUR
FIRE TEST	N/A	N/A	UL# U432

GREENWAY STATION - CARTERS

TENANT IMPROVEMENT
1661 DEMING WAY
MIDDLETON, WI 53562

Project Status

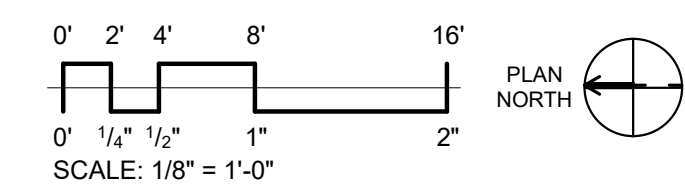
2024.02.01	DESIGN REVIEW
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EGRESS PLAN

A2 EGRESS PLAN
1/8" = 1'-0"

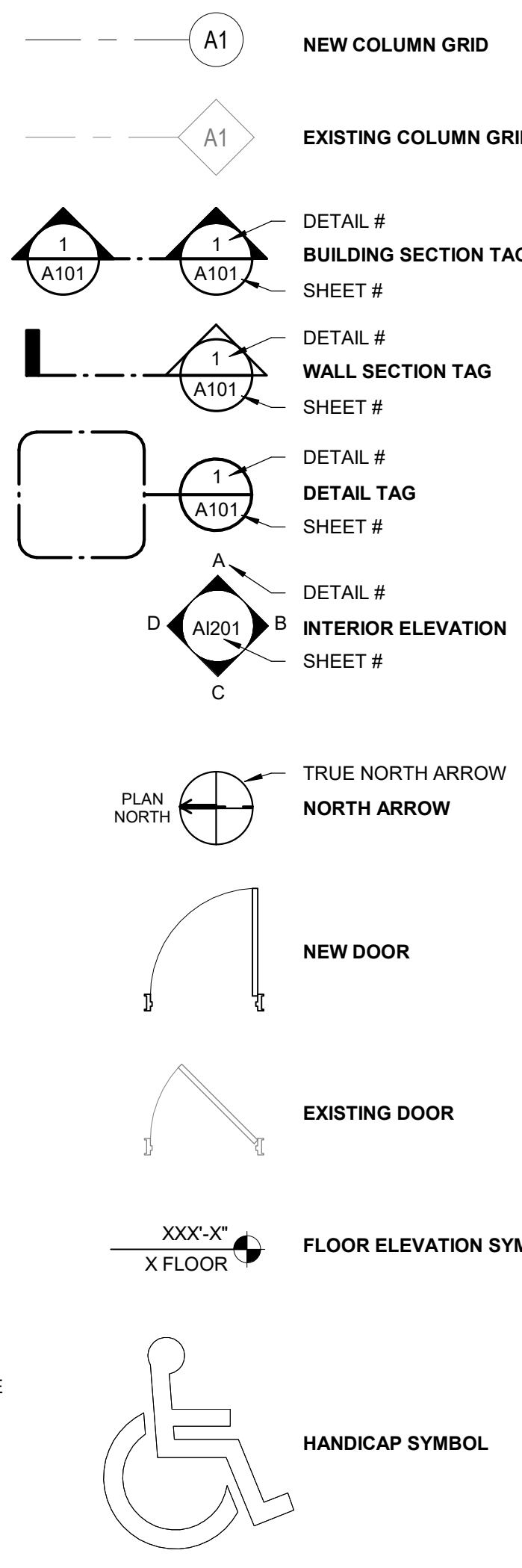


COMMON ABBREVIATIONS:

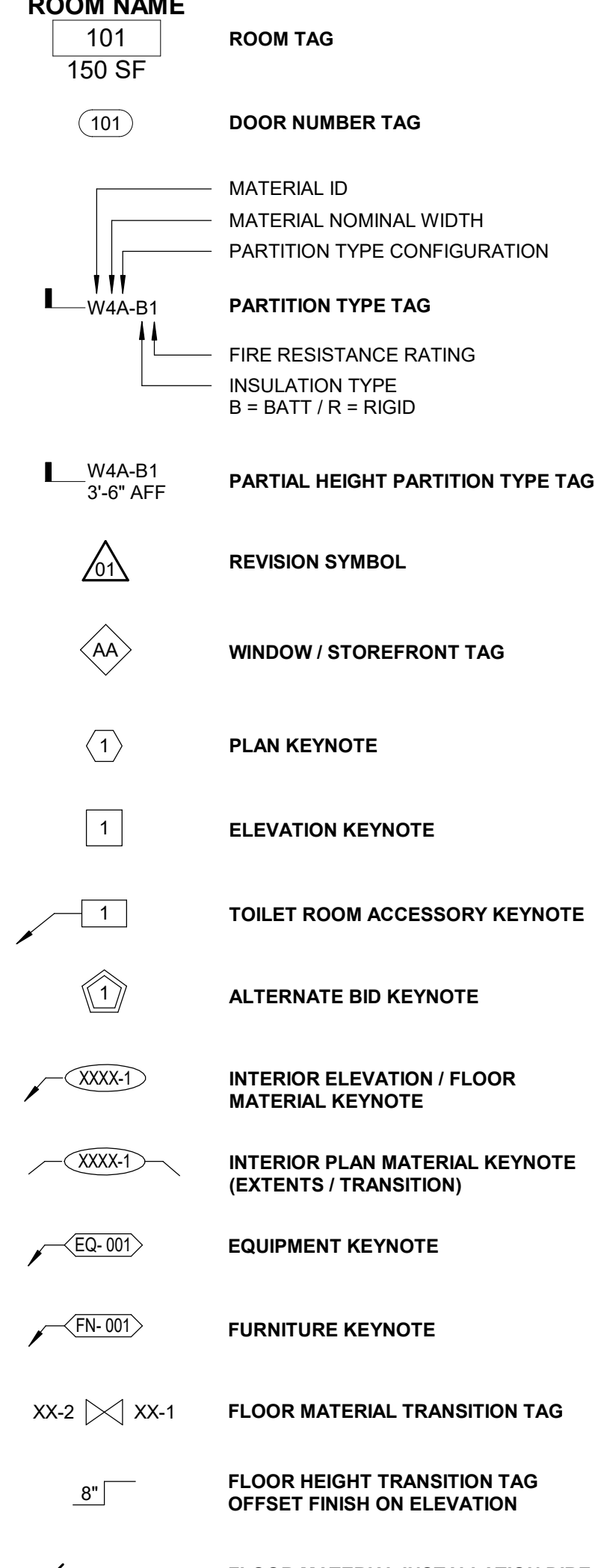
NOTE: ANY ABBREVIATIONS APPEARING IN THESE DOCUMENTS WHICH ARE NOT LISTED BELOW SHALL BE VERIFIED AND CONFIRMED WITH THE ARCHITECT PRIOR TO CONSTRUCTION

Table of common abbreviations including terms like AB (Anchor Bolt), ACT (Acoustical Ceiling Tile), ADA (Americans with Disabilities Act), etc., with their corresponding full names.

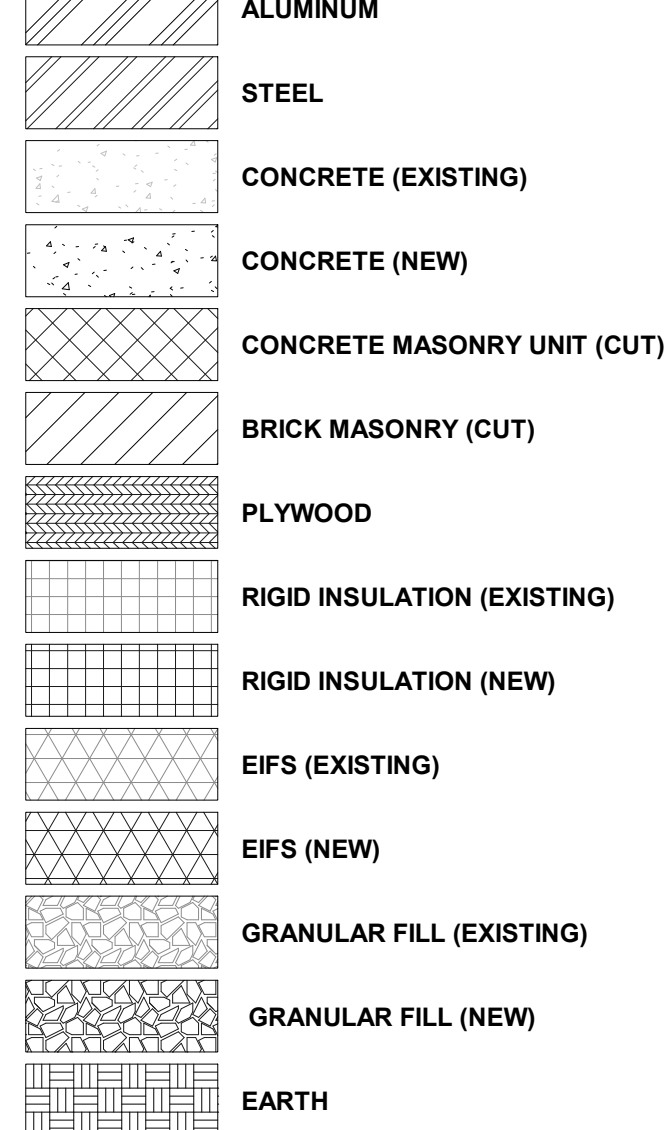
ARCHITECTURAL SYMBOLS:



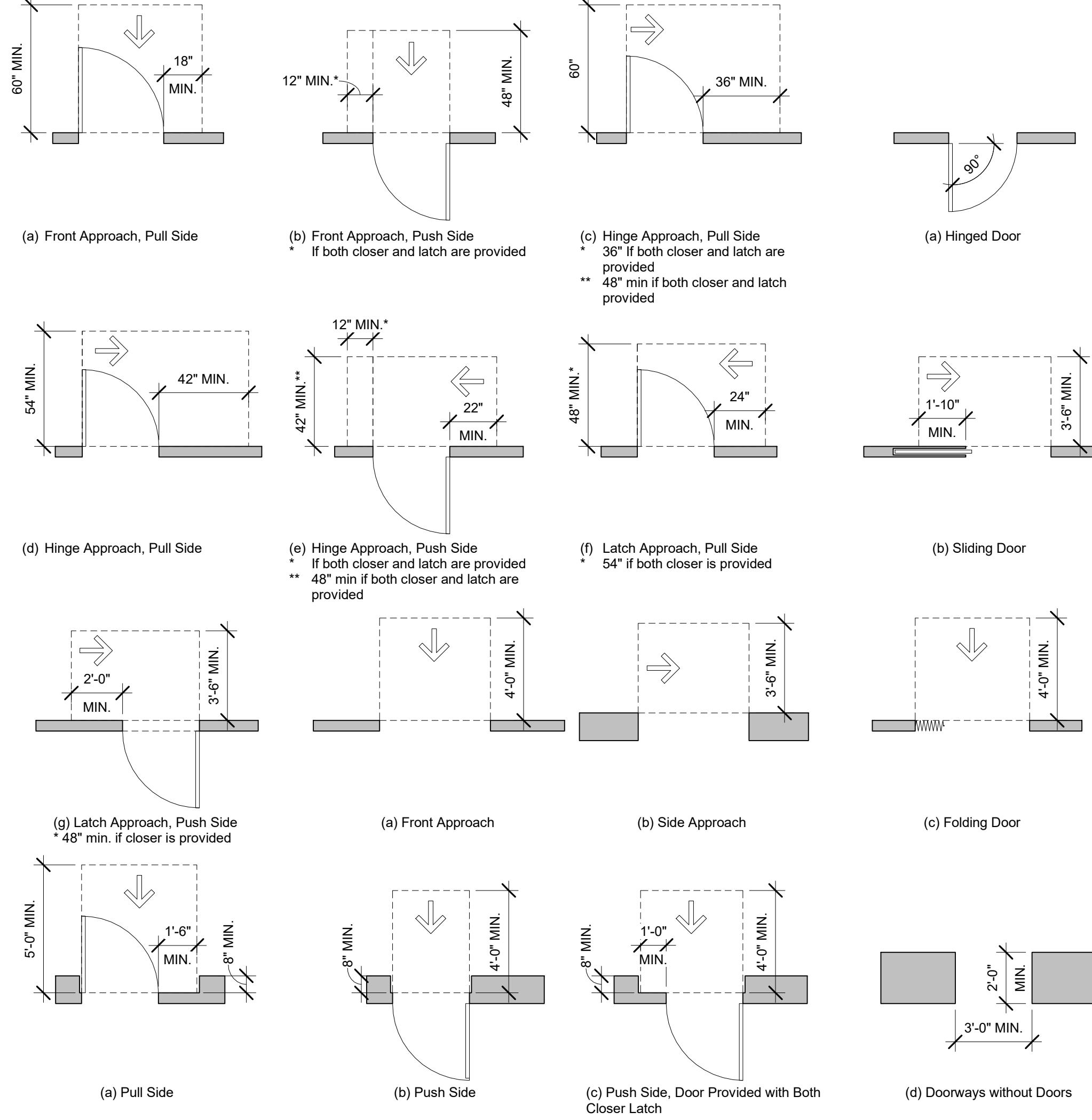
ARCHITECTURAL TAGS & KEYNOTES:



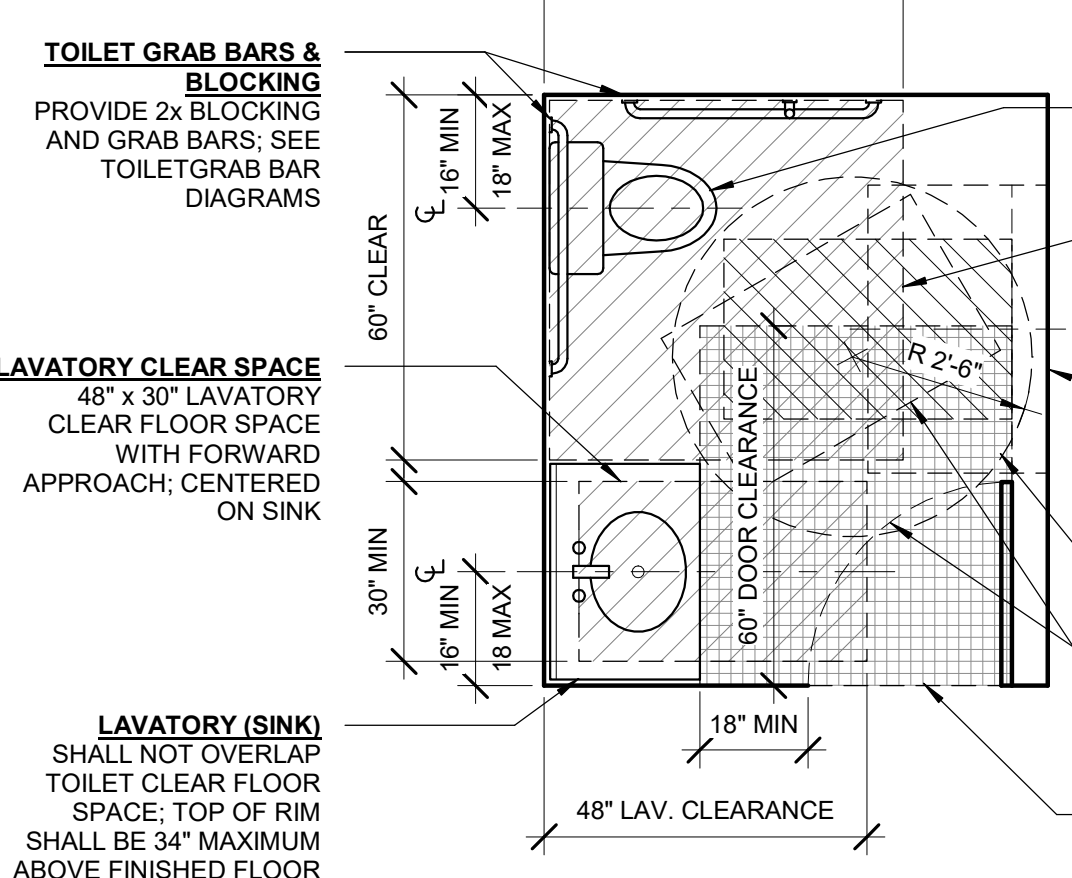
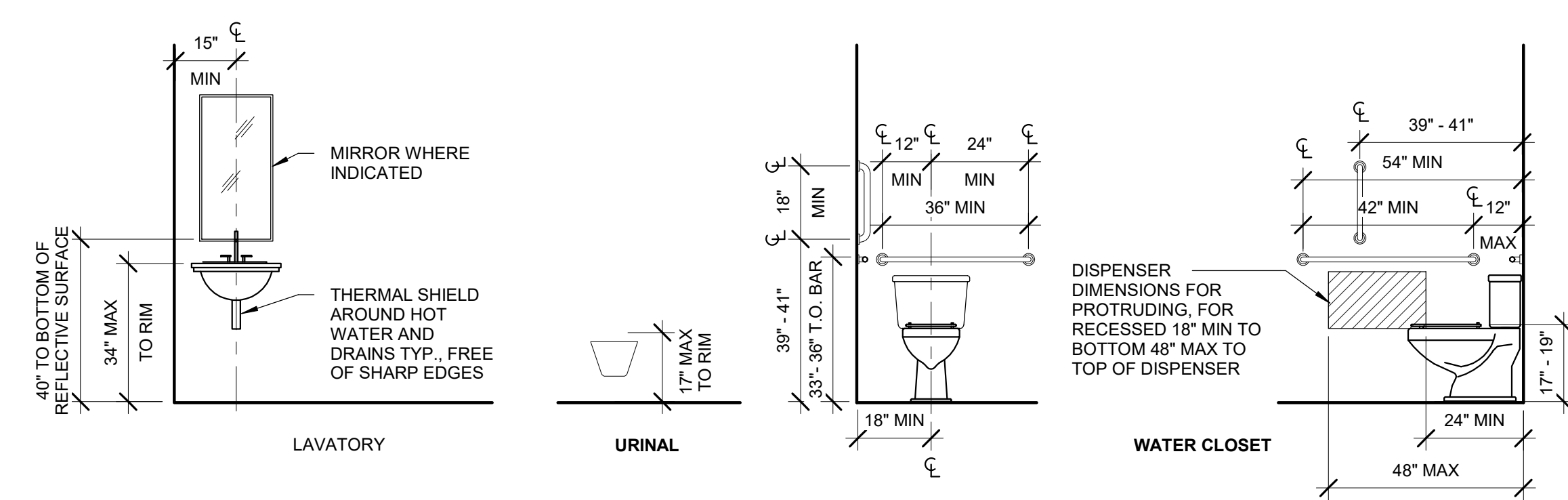
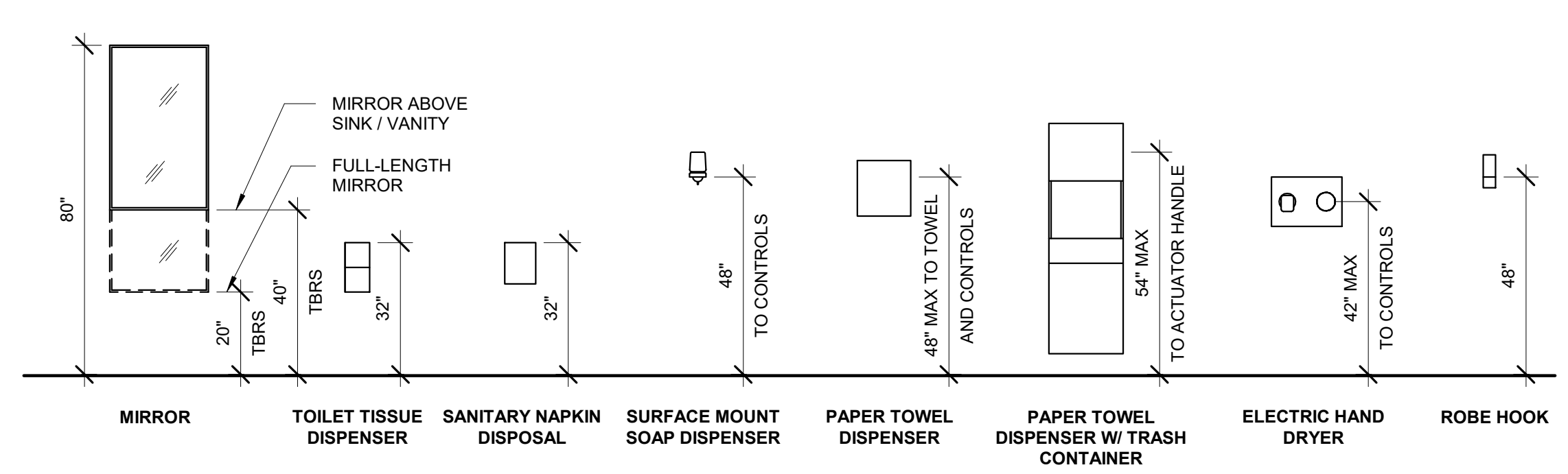
ARCHITECTURAL HATCH PATTERNS:



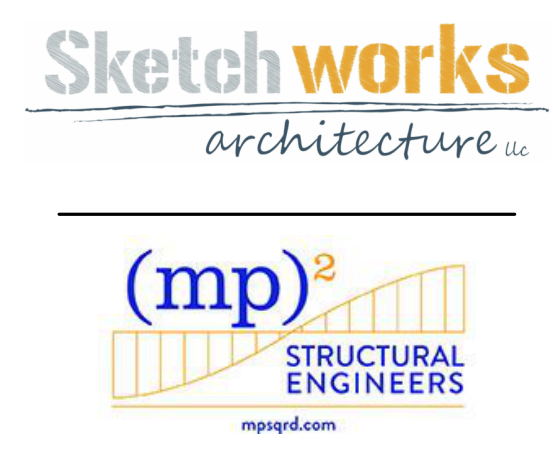
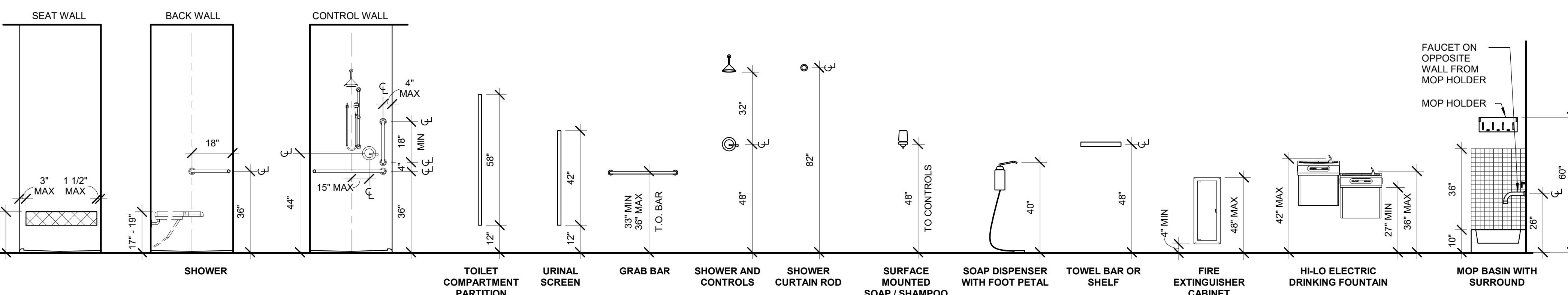
CLEARANCES AT MANUAL DOOR SWINGS:



NOTE: THE INFORMATION ON THIS SHEET IS FOR ILLUSTRATIVE PURPOSES AND TO PROVIDE EASE OF ACCESS TO INFORMATION FOR THE GC AND SUB-CONTRACTORS. IT IS THE RESPONSIBILITY OF THE GC AND SUB-CONTRACTORS TO BE KNOWLEDGEABLE OF THE FAIR HOUSING ACT GUIDELINES (FFHAG), THE AMERICANS WITH DISABILITIES ACT GUIDELINES (ADAAG), AND THE AMERICAN NATIONAL STANDARDS INSTITUTE GUIDELINES (ANSI A117.1) TO EXECUTE THEIR WORK IN COMPLIANCE WITH THESE GUIDELINES.



TOILET GRAB BARS & BLOCKING: PROVIDE 2x BLOCKING AND GRAB BARS; TOILET HEIGHT: SEAT OF TOILET SHALL BE 17" MIN AND 19" MAX ABOVE FINISHED FLOOR; TOILET CLEAR FLOOR SPACE: 56" x 60" CLEAR; WALL-MOUNTED DIAPER CHANGING TABLE: IF PROVIDED: 48" x 30" CENTERED CLEAR FLOOR SPACE; TURNING SPACE: PROVIDE 60" TURNING SPACE; DOOR SWINGS: DOORS SHALL NOT SWING INTO ANY CLEAR FLOOR SPACE; DOOR CLEAR FLOOR SPACE: 60" IN FRONT OF THE SWING SIDE OF THE DOOR.



GREENWAY STATION - CARTERS TENANT IMPROVEMENT 1661 DEMING WAY MIDDLETON, WI 53562

Project Status table with columns for date and activity, showing 2024.02.01 DESIGN REVIEW.

PROJ. #: 23156-01 © SKETCHWORKS ARCHITECTURE 2022

SYMBOLS & ABBREVIATIONS

GENERAL PLAN NOTES:

- A. MECHANICAL, ELECTRICAL, PLUMBING AND FIRE PROTECTION IMPROVEMENTS TO BE DESIGN BUILD, UNLESS NOTED OTHERWISE. DESIGNED AS REQUIRED BY CURRENT BUILDING CODES. MEP DESIGN BUILD CONTRACTOR(S) RESPONSIBLE FOR ENSURING CODE COMPLIANT CONSTRUCTION OF NEW SYSTEMS IN TENANT SPACES.
- B. PROVIDE SOUND INSULATION IN ALL DEMISING WALLS AND INTERIOR WALLS, UNLESS NOTED OTHERWISE.
- C. PROVIDE MOISTURE RESISTANT GWB AT ALL PLUMBING WALLS.
- D. PROVIDE ACCESSIBLE TOILET ROOM FIXTURES AND ACCESSORIES PER MOUNTING HEIGHTS INDICATED ON SHEET A001.
- E. PROVIDE 2x BLOCKING AT ALL GRAB BAR LOCATIONS PER ANSI A117.1 2009
- F. PROVIDE ADA APPROVED THRESHOLDS AT ALL NEW FLOOR TRANSITIONS AND DOORWAYS.
- G. EXTERIOR DIMENSIONS ARE FROM GRIDLINE TO GRIDLINE, OR TO EDGE OF FOUNDATION WALL UNLESS NOTED OTHERWISE. PLEASE CONTACT ARCHITECT WITH ANY DISCREPANCIES.
- H. INTERIOR DIMENSIONS FOR NEW CONSTRUCTION ARE TO FACE OF FRAME OR COLUMN CENTERLINE UNLESS NOTED OTHERWISE. ALL DIMENSIONS FROM EXISTING WALLS ARE FROM FINISH FACE UNLESS NOTED OTHERWISE.
- I. ALL DOORS WITH A CLOSE PROXIMITY OF A PERPENDICULAR WALL SHALL HAVE A TYPICAL DIMENSION OF 6" FROM FACE OF FRAME TO DOOR OPENING UNLESS NOTED OTHERWISE.
- J. VERIFY ALL EXISTING CONDITIONS AND ADJUST WALL DIMENSIONS ACCORDINGLY. CONTACT ARCHITECT WITH ANY DISCREPANCIES.
- K. CONTRACTOR SHALL NOTIFY ARCHITECT, ENGINEER AND OWNER IMMEDIATELY UPON DISCOVERING ANY UNANTICIPATED STRUCTURAL CONDITIONS OR DISCREPANCIES WITH PROPOSED MODIFICATIONS.
- L. FIRE EXTINGUISHER CABINETS SHALL BE RATED TO MEET THE ASSOCIATED WALL FIRE RATING.
- M. GENERAL CONTRACTOR TO SECURE CONSTRUCTION AREA DURING CONSTRUCTION WORK SEAL ALL DOORS AS REQUIRED CONSTRUCT AND MAINTAIN A FLOOR TO CEILING DUST BARRIER, TO PROVIDE SEPARATION FOR DUST, DEBRIS AND SOUND.
- N. GENERAL CONTRACTOR TO COORDINATE CONSTRUCTION SCHEDULE TO MINIMIZE IMPACT ON EXISTING BUILDING OPERATIONS AND PLANNED EVENTS. CONSTRUCTION SPACE MUST BE CLEAN AND AVAILABLE FOR USE PERIODICALLY PER OWNER'S REQUEST. VERIFY SCHEDULED EVENTS WITH OWNER PRIOR TO CONSTRUCTION START AND ARRANGE CONSTRUCTION SCHEDULE TO MEET OWNER'S NEEDS. COORDINATE SYSTEMS AND UTILITY SHUT DOWNS WITH OWNER PRIOR TO COMMENCEMENT OF WORK.
- O. SUBMIT ALL FINISHES TO THE ARCHITECT FOR APPROVAL.

HATCH PATTERN KEY:

- [Solid Grey Box] NEW CONSTRUCTION
- [Dashed Line Box] EXISTING CONSTRUCTION

KEYNOTES:

- A1 NOT IN CONTRACT
- A2 INTERIOR TENANT BUILDOUT BY OTHERS
- A3 EXISTING TENANT MECH ROOM
- A4 EXISTING TENANT DEMISING WALL, INSTALL SOUND BATT INSULATION AND (1) LAYER GWB TO NEW TENANT SIDE. TOTAL WALL CONSTRUCTION TO BE EQUIVALENT TO S6B-B1 WALL TYPE
- A5 NEW 1 HOUR FIRE RATED DEMISING WALL
- A6 NEW THIN SET BRICK VENEER APPLIED TO EXISTING COLUMN, NEW BRICK TO MATCH EXISTING
- A7 NEW THERMALLY IMPROVED ALUMINUM STOREFRONT ENTRANCE. MATCH EXISTING STOREFRONT MANUFACTURE AND COLOR
- A8 NEW WALL, INFILL TO MATCH EXISTING WALL CONSTRUCTION
- A9 NEW DOOR, 36"x84" INSULATED METAL SINGLE FLUSH, PAINT TO MATCH EXISTING DOORS
- D1 EXISTING EIFS TO BE REMOVED FROM COLUMN
- D2 EXISTING STOREFRONT TO BE DEMOLISHED FOR NEW DOOR
- D3 EXISTING STOREFRONT ALUMINUM PANELS TO REMAIN
- D4 EXISTING DOOR TO BE DEMOLISHED FOR NEW SINGLE DOOR

GREENWAY STATION - CARTERS
TENANT IMPROVEMENT
1661 DEMING WAY
MIDDLETON, WI 53562

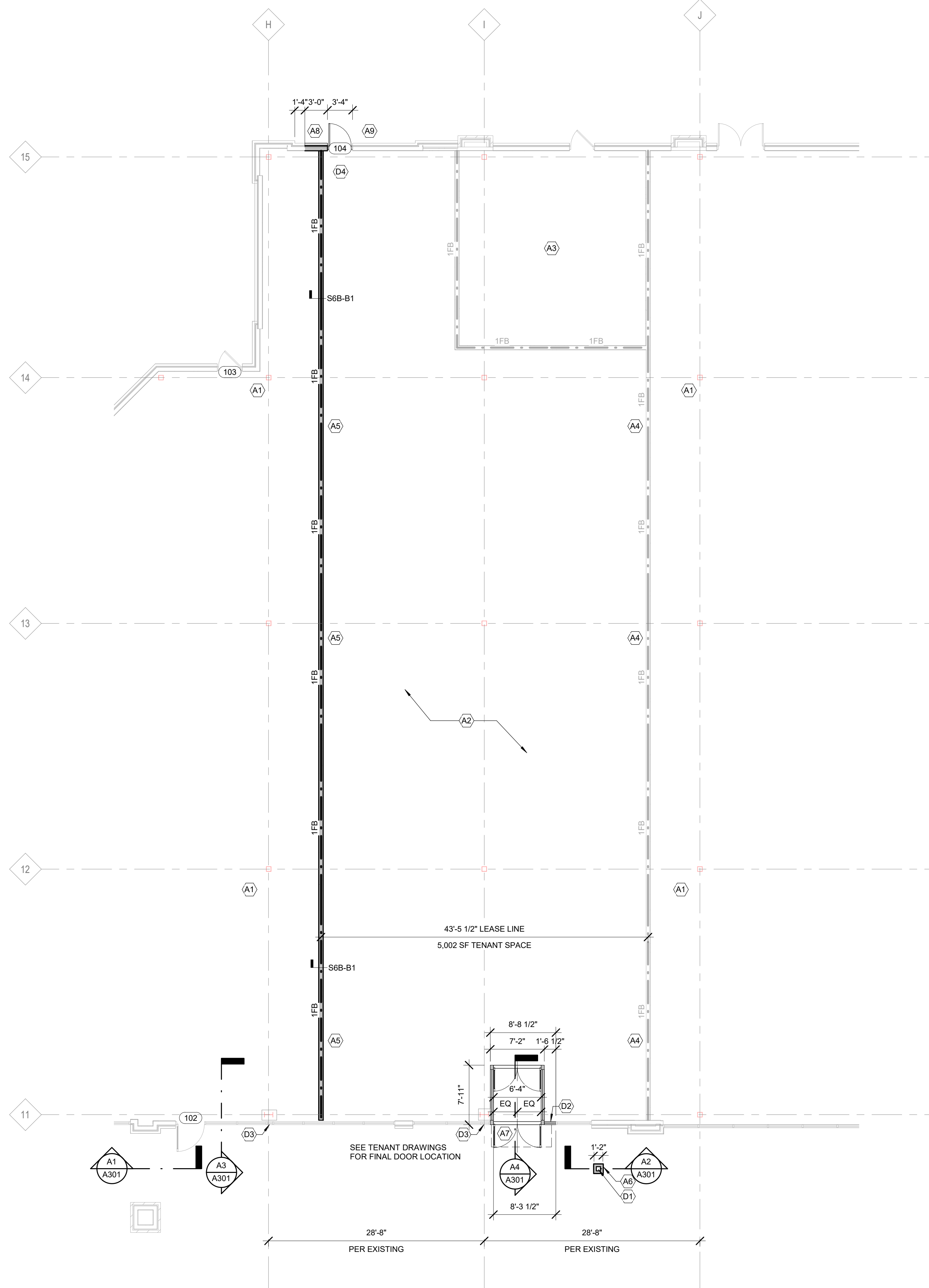
Project Status

DATE	STATUS
2024.02.01	DESIGN REVIEW

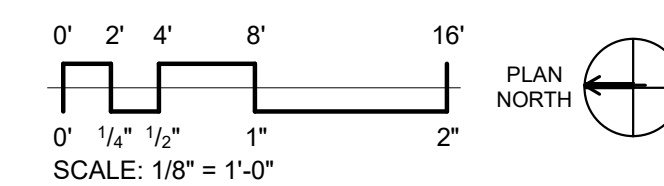
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OVERALL PLAN

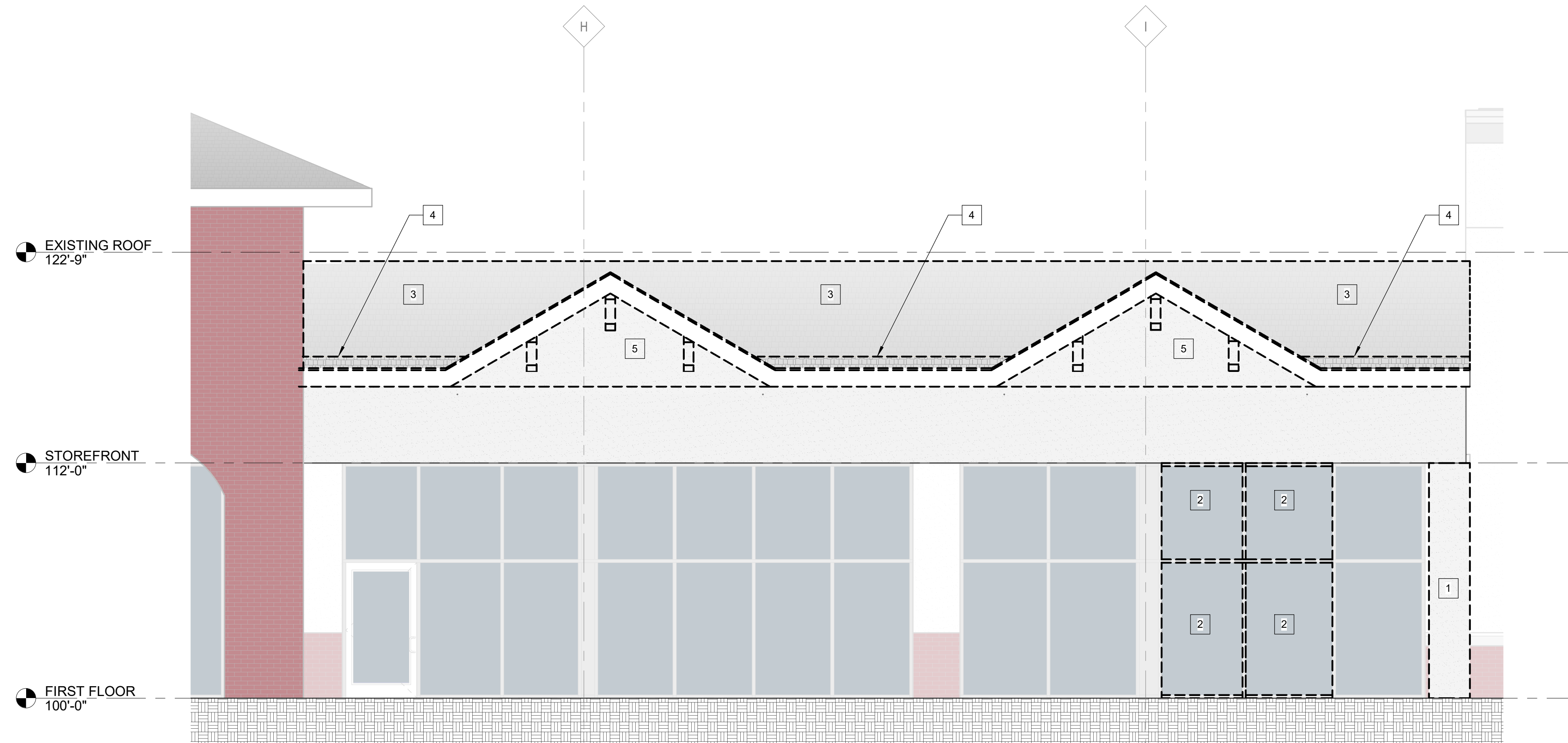


A2 OVERALL PLAN
1/8" = 1'-0"



**GENERAL DEMOLITION
PLAN NOTES:**

- A. SALVAGE AND TURN OVER TO OWNER ALL EXISTING LIGHT FIXTURES, DOORS, FRAMES, EQUIPMENT, CASEWORK, CEILING TILES AND GRIDS, AND HARDWARE FOR REUSE WHERE APPLICABLE.
- B. REMOVE ALL "DASHED" WALLS (DEMOLISHED) FROM FLOOR TO DECK. WHERE EXISTING MECHANICAL, PLUMBING, ELECTRICAL OR DATA CONNECTIONS ARE ABANDONED DUE TO DEMOLITION WORK OR REMOVAL OF FIXTURES AND ACCESSORIES, GAP EXISTING CONNECTIONS AS REQUIRED PER CODE OR PROVIDE CONNECTOR FOR NEW FIXTURE AND ACCESSORIES WHERE APPLICABLE.
- C. EXISTING EXTERIOR WALLS, STRUCTURE AND FLOORS SHALL REMAIN INTACT AND UNDISTURBED, WHERE MODIFICATION IS NECESSARY, RESTORE TO EXISTING CONDITION. INCLUDING EXISTING AIR/VAPOR BARRIERS AND THERMAL ENVELOPE DESIGN.
- D. AREAS OF CONCEALED EXISTING BUILDING STRUCTURE TO BE EXPOSED AND EXAMINED DURING DEMOLITION TO VERIFY PROPOSED STRUCTURAL MODIFICATIONS ARE SUFFICIENT. COORDINATE CONSTRUCTION SCHEDULE WITH ARCHITECT AND ENGINEER TO ALLOW ACCESS FOR VERIFICATION. CONTRACTOR SHALL NOTIFY ARCHITECT, ENGINEER, AND OWNER IMMEDIATELY UPON DISCOVERING ANY UNANTICIPATED STRUCTURAL CONDITIONS OR DISCREPANCIES WITH PROPOSED MODIFICATIONS.
- E. PATCH AND REPAIR ADJACENT WALLS AND FLOOR SURFACES TO PROVIDE A UNIFORM FINISH WHERE NECESSARY AT AREAS OF DEMOLITION. LOCATIONS OF REMOVED ACCESSORIES OR HARDWARE, AND ANY NEW OR RELOCATED WALLS. MATCH EXISTING FLOOR FINISHES, WALL FINISHES AND BASE MATERIALS UNLESS OTHERWISE SPECIFIED IN FINISH NOTES, FINISH PLANS, PARTITION TYPES, OR ELSEWHERE ON PLANS.
- F. ALL DIMENSIONS FROM EXISTING WALLS ARE FROM FINISH FACE UNLESS NOTED OTHERWISE.
- G. PREPARE ALL EXISTING AREAS INVOLVED WITH DEMOLITION TO RECEIVE NEW WORK OR NEW FINISHES PER PLANS, ROOM FINISH SCHEDULE AND SPECIFICATIONS. CONTACT ARCHITECT OR ENGINEER BEFORE BEGINNING NEW WORK IF THERE ARE ANY DISCREPANCIES OR QUESTIONS REGARDING EXISTING CONDITIONS NOT CLEARLY DEFINED ON THE DRAWINGS THAT AFFECT NEW CONSTRUCTION.
- H. GENERAL CONTRACTOR TO SECURE CONSTRUCTION AREA DURING CONSTRUCTION WORK. SEAL ALL DOORS AS REQUIRED. CONSTRUCT AND MAINTAIN A FLOOR TO CEILING DUST BARRIER, TO PROVIDE SEPARATION FOR DUST, DEBRIS AND SOUND.
- I. GENERAL CONTRACTOR TO COORDINATE CONSTRUCTION SCHEDULE TO MINIMIZE IMPACT ON EXISTING BUILDING OPERATIONS AND PLANNED EVENTS. CONSTRUCTION SPACE MUST BE CLEAN AND AVAILABLE FOR USE PERIODICALLY PER OWNERS REQUEST. VERIFY SCHEDULED EVENTS WITH OWNER PRIOR TO CONSTRUCTION START AND ARRANGE CONSTRUCTION SCHEDULE TO MEET OWNERS NEEDS. COORDINATE SYSTEMS AND UTILITY SHUT DOWNS WITH OWNER PRIOR TO COMMENCEMENT OF WORK.
- J. GENERAL CONTRACTOR TO MAINTAIN A CLEAR PATH THROUGH PORTIONS OF THE CONSTRUCTION AREA FOR ACCESS TO EGRESS ROUTES.



B1 WEST ELEVATION DEMOLITION
1/4" = 1'-0"

HATCH PATTERN KEY:

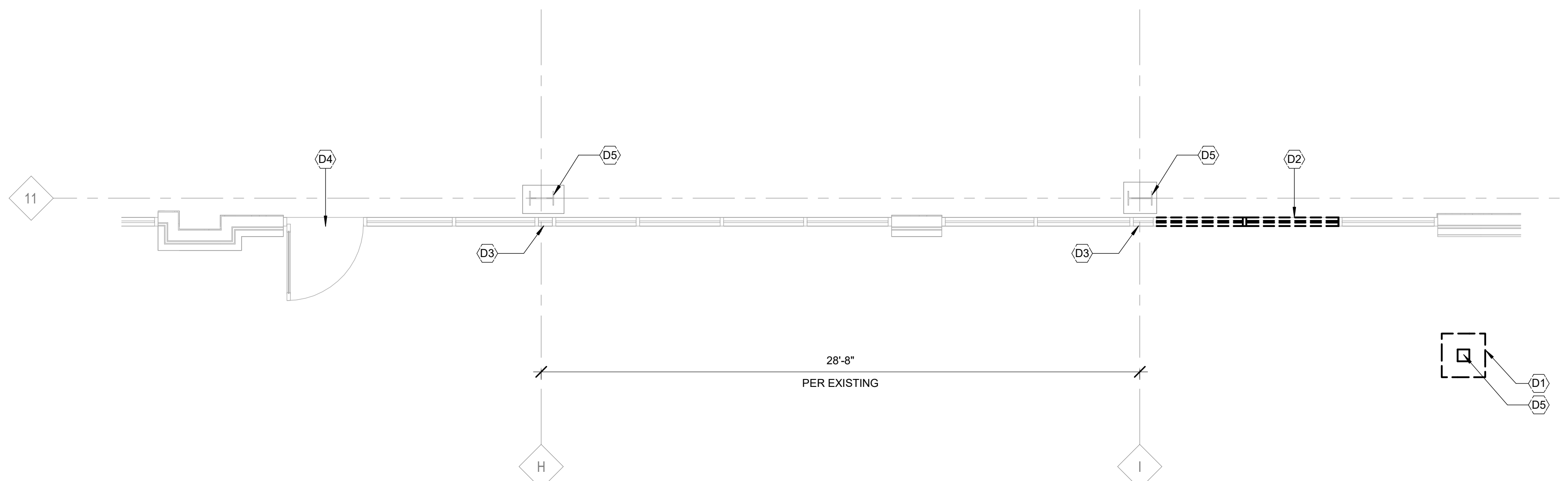
- [Solid Line Hatch] EXISTING CONSTRUCTION
- [Dashed Line Hatch] DEMO CONSTRUCTION

DEMO ELEV KEYNOTES:

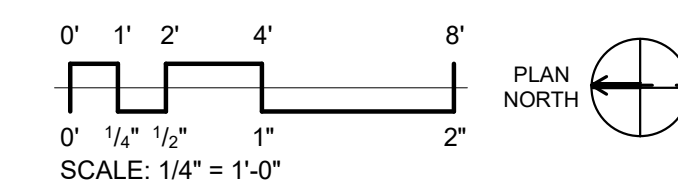
- 1 EXISTING EIFS TO BE REMOVED FROM COLUMN
- 2 EXISTING STOREFRONT TO BE DEMOLISHED FOR NEW DOOR
- 3 REMOVE EXISTING SHINGLES FROM ROOF LEAVE STRUCTURE AND SUBSTRATE UNDISTURBED
- 4 REMOVE EXISTING ROOF OVERHANG
- 5 REMOVE EXISTING PITCHED ROOF OVER FRAMING DORMER

DEMO PLAN KEYNOTES:

- D1 EXISTING EIFS TO BE REMOVED FROM COLUMN
- D2 EXISTING STOREFRONT TO BE DEMOLISHED FOR NEW DOOR
- D3 EXISTING STOREFRONT ALUMINUM PANEL INFILL NOT GLASS, SEE BUILDING ELEVATIONS
- D4 EXISTING DOOR TO REMAIN
- D5 EXISTING STRUCTURAL COLUMNS TO REMAIN UNDISTURBED



A1 FLOOR PLAN DEMOLITION - FRONT WALL
1/4" = 1'-0"



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**ENLARGED
PLAN & WEST
ELEVATION
DEMO**

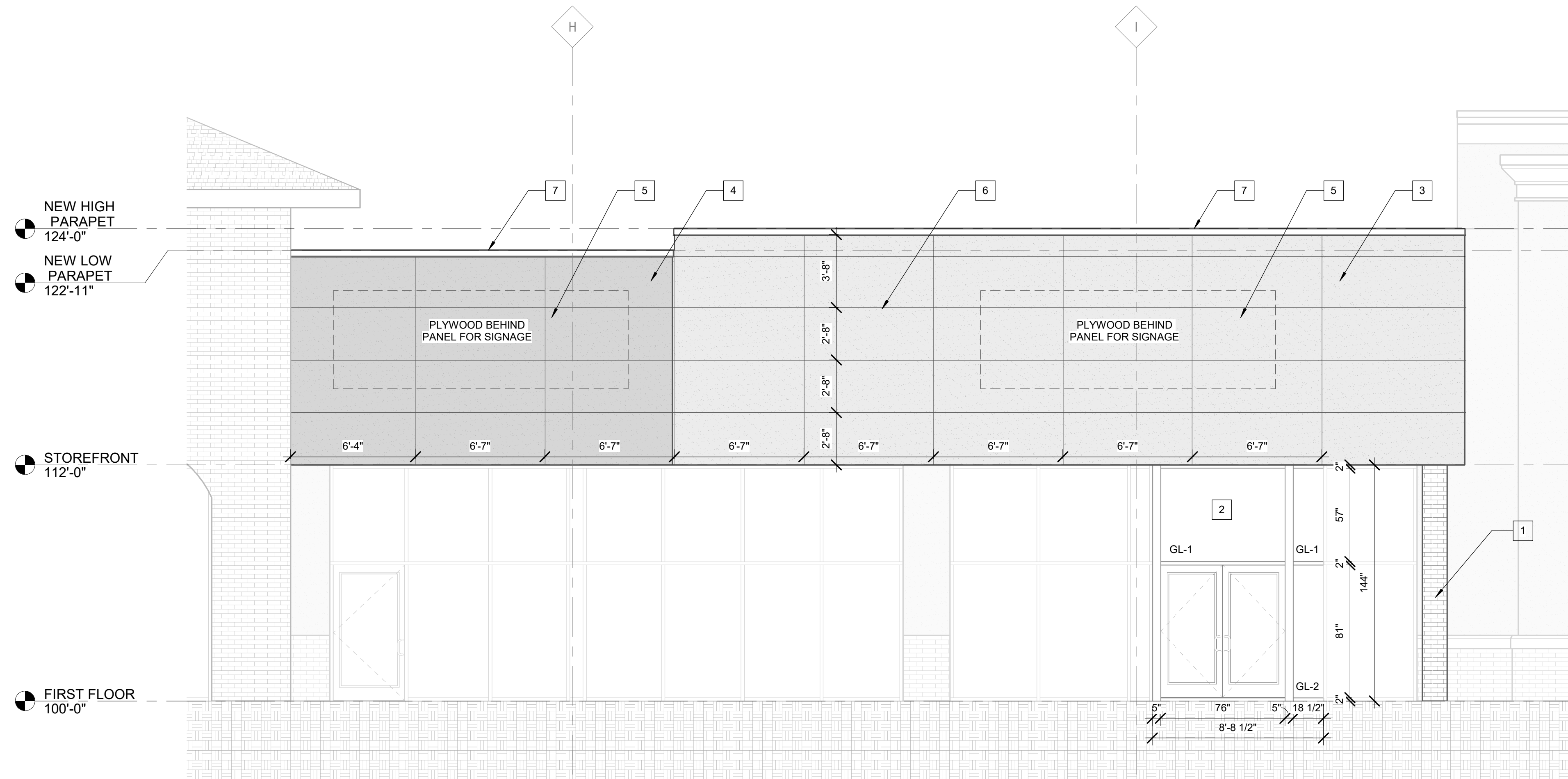


EXTERIOR MATERIAL SCHEDULE

#	DESCRIPTION	MANUFACTURER	TYPE/STYLE	COLOR	HEIGHT	WIDTH	COMMENTS
1	BRICK VENEER APPLIED TO EXISTING COLUMN	MATCH EXISTING	BRICK VENEER	MATCH EXISTING	12'-0" AFF	-	LEAVE COLUMN STRUCTURE UNDISTURBED
2	THERMALLY IMPROVED ALUMINUM STOREFRONT SYSTEM	MATCH EXISTING	ALUMINUM STOREFRONT ENTRANCE	MATCH EXISTING	12'-0" AFF	9'-2"	-
3	EIFS OVER TREATED PLYWOOD	-	EIFS	WESTHIGHLAND WHITE SW 7566	-	-	-
4	EIFS OVER TREATED PLYWOOD	-	EIFS	BRAINSTORM BRONZE SW7033	-	-	-
5	SIGNAGE BY OTHERS	-	-	BLUE	-	-	PROVIDE BLOCKING AS REQUIRED FOR FUTURE SIGNAGE
6	V GROOVES IN EIFS	-	HORIZONTAL AND VERTICAL	-	-	-	-
7	PRE-FINISHED METAL COPING	-	-	WHITE	4"	-	-

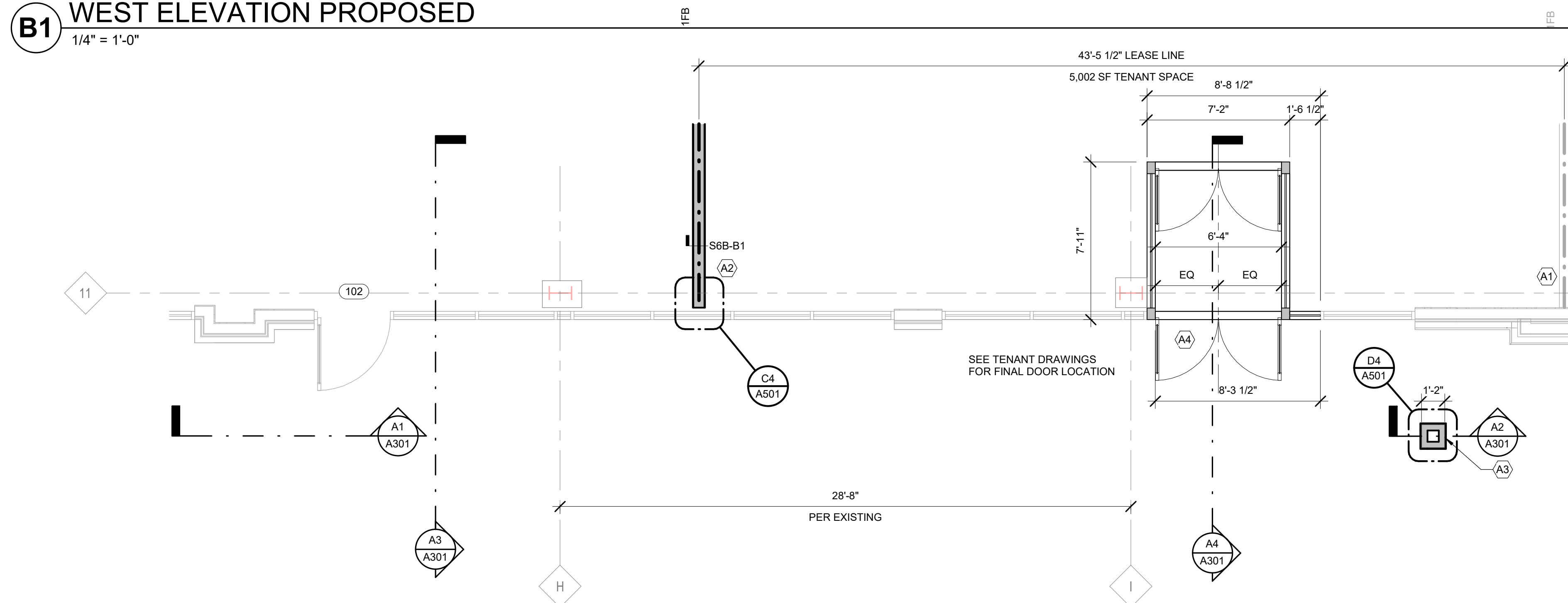
GENERAL PLAN NOTES:

- A. MECHANICAL, ELECTRICAL, PLUMBING AND FIRE PROTECTION IMPROVEMENTS TO BE DESIGN BUILD, UNLESS NOTED OTHERWISE. DESIGNED AS REQUIRED BY CURRENT BUILDING CODES. MEP DESIGN BUILD CONTRACTOR(S) RESPONSIBLE FOR ENSURING CODE COMPLIANT CONSTRUCTION OF NEW SYSTEMS IN TENANT SPACES.
- B. PROVIDE SOUND INSULATION IN ALL DEMISING WALLS AND INTERIOR WALLS, UNLESS NOTED OTHERWISE.
- C. PROVIDE MOISTURE RESISTANT GWB AT ALL PLUMBING WALLS.
- D. PROVIDE ACCESSIBLE TOILET ROOM FIXTURES AND ACCESSORIES PER MOUNTING HEIGHTS INDICATED ON SHEET A001.
- E. PROVIDE 2x BLOCKING AT ALL GRAB BAR LOCATIONS PER ANSI A117.1 2009
- F. PROVIDE ADA APPROVED THRESHOLDS AT ALL NEW FLOOR TRANSITIONS AND DOORWAYS.
- G. EXTERIOR DIMENSIONS ARE FROM GRIDLINE TO GRIDLINE, OR TO EDGE OF FOUNDATION WALL UNLESS NOTED OTHERWISE. PLEASE CONTACT ARCHITECT WITH ANY DISCREPANCIES.
- H. INTERIOR DIMENSIONS FOR NEW CONSTRUCTION ARE TO FACE OF FRAME OR COLUMN CENTERLINE UNLESS NOTED OTHERWISE. ALL DIMENSIONS FROM EXISTING WALLS ARE FROM FINISH FACE UNLESS NOTED OTHERWISE.
- I. ALL DOORS WITH A CLOSE PROXIMITY OF A PERPENDICULAR WALL SHALL HAVE A TYPICAL DIMENSION OF 6" FROM FACE OF FRAME TO DOOR OPENING UNLESS NOTED OTHERWISE.
- J. VERIFY ALL EXISTING CONDITIONS AND ADJUST WALL DIMENSIONS ACCORDINGLY. CONTACT ARCHITECT WITH ANY DISCREPANCIES.
- K. CONTRACTOR SHALL NOTIFY ARCHITECT, ENGINEER AND OWNER IMMEDIATELY UPON DISCOVERING ANY UNANTICIPATED STRUCTURAL CONDITIONS OR DISCREPANCIES WITH PROPOSED MODIFICATIONS.
- L. FIRE EXTINGUISHER CABINETS SHALL BE RATED TO MEET THE ASSOCIATED WALL FIRE RATING.
- M. GENERAL CONTRACTOR TO SECURE CONSTRUCTION AREA DURING CONSTRUCTION WORK SEAL ALL DOORS AS REQUIRED CONSTRUCT AND MAINTAIN A FLOOR TO CEILING DUST BARRIER, TO PROVIDE SEPARATION FOR DUST, DEBRIS AND SOUND.
- N. GENERAL CONTRACTOR TO COORDINATE CONSTRUCTION SCHEDULE TO MINIMIZE IMPACT ON EXISTING BUILDING OPERATIONS AND PLANNED EVENTS. CONSTRUCTION SPACE MUST BE CLEAN AND AVAILABLE FOR USE PERIODICALLY PER OWNERS REQUEST. VERIFY SCHEDULED EVENTS WITH OWNER PRIOR TO CONSTRUCTION START AND ARRANGE CONSTRUCTION SCHEDULE TO MEET OWNER'S NEEDS. COORDINATE SYSTEMS AND UTILITY SHUT DOWNS WITH OWNER PRIOR TO COMMENCEMENT OF WORK.
- O. SUBMIT ALL FINISHES TO THE ARCHITECT FOR APPROVAL.



B1 WEST ELEVATION PROPOSED

1/4" = 1'-0"



A1 FLOOR PLAN PROPOSED - FRONT WALL

1/4" = 1'-0"

HATCH PATTERN KEY:

- NEW CONSTRUCTION
- EXISTING CONSTRUCTION

PLAN KEYNOTES:

- A1 EXISTING TENANT DEMISING WALL, INSTALL SOUND BATT INSULATION AND (1) LAYER GWB TO NEW TENANT SIDE; TOTAL WALL CONSTRUCTION TO BE EQUIVALENT TO S6B-B1 WALL TYPE
- A2 NEW 1 HOUR FIRE RATED DEMISING WALL
- A3 NEW THIN SET BRICK VENEER APPLIED TO EXISTING COLUMN, NEW BRICK TO MATCH EXISTING
- A4 NEW THERMALLY IMPROVED ALUMINUM STOREFRONT ENTRANCE MATCH EXISTING STOREFRONT MANUFACTURE AND COLOR

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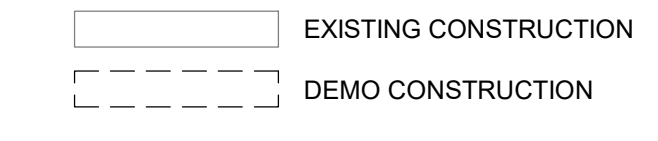
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ENLARGED PLAN & WEST ELEVATION PROPOSED

ROOF PLAN DEMOLITION GENERAL NOTES:

- A. EXTERIOR DIMENSIONS ARE FROM GRIDLINE TO GRIDLINE, OR TO EDGE OF FOUNDATION WALL UNLESS OTHERWISE NOTED. PLEASE CONTACT ARCHITECT WITH ANY DISCREPANCIES.
- B. DIMENSIONS ARE TO FACE OF PARAPET UNLESS NOTED OTHERWISE. VERIFY ALL EXISTING CONDITIONS AND ADJUST WALL DIMENSIONS ACCORDINGLY. CONTACT ARCHITECT WITH ANY DISCREPANCIES.

HATCH PATTERN KEY:



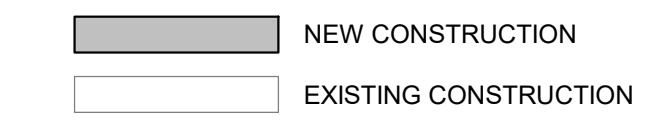
DEMO PLAN KEYNOTES:

- D1 REMOVE EXISTING PITCHED ROOF OVERFRAMING DORMER
- D2 REMOVE EXISTING ROOF OVERHANG
- D3 REMOVE EXISTING SHINGLES FROM ROOF LEAVE STRUCTURE AND SUBSTRATE UNDISTURBED
- D4 EXISTING ROOF TO REMAIN

ROOF PLAN GENERAL NOTES:

- A. EXTERIOR DIMENSIONS ARE FROM GRIDLINE TO GRIDLINE, OR TO EDGE OF FOUNDATION WALL UNLESS OTHERWISE NOTED. PLEASE CONTACT ARCHITECT WITH ANY DISCREPANCIES.
- B. DIMENSIONS ARE TO FACE OF EAVE UNLESS NOTED OTHERWISE. VERIFY ALL EXISTING CONDITIONS AND ADJUST WALL DIMENSIONS ACCORDINGLY. CONTACT ARCHITECT WITH ANY DISCREPANCIES.
- C. INSTALL ICE AND WATER SHIELD AT ALL ROOF EAVES AND VALLEYS. EXTEND FROM EAVE TO 24" MINIMUM INSIDE THE EXTERIOR WALL LINE. INSTALL PER MANUFACTURER SPECIFICATIONS.
- D. FINAL DOWNSPOUT / SCUPPER LOCATION(S) SHOULD BE COORDINATED BETWEEN THE ROOFING CONTRACTOR, THE ARCHITECT AND THE CIVIL ENGINEER. VERIFY LOCATION OF DOWNSPOUTS.

HATCH PATTERN KEY:

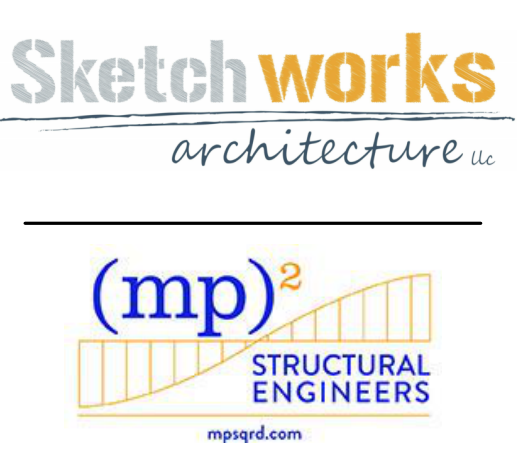
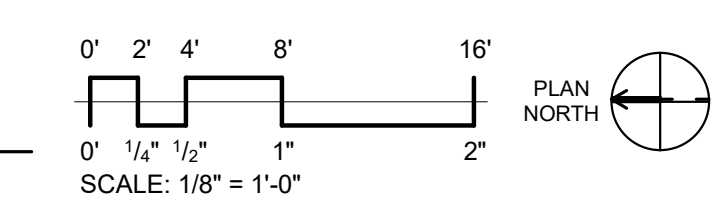
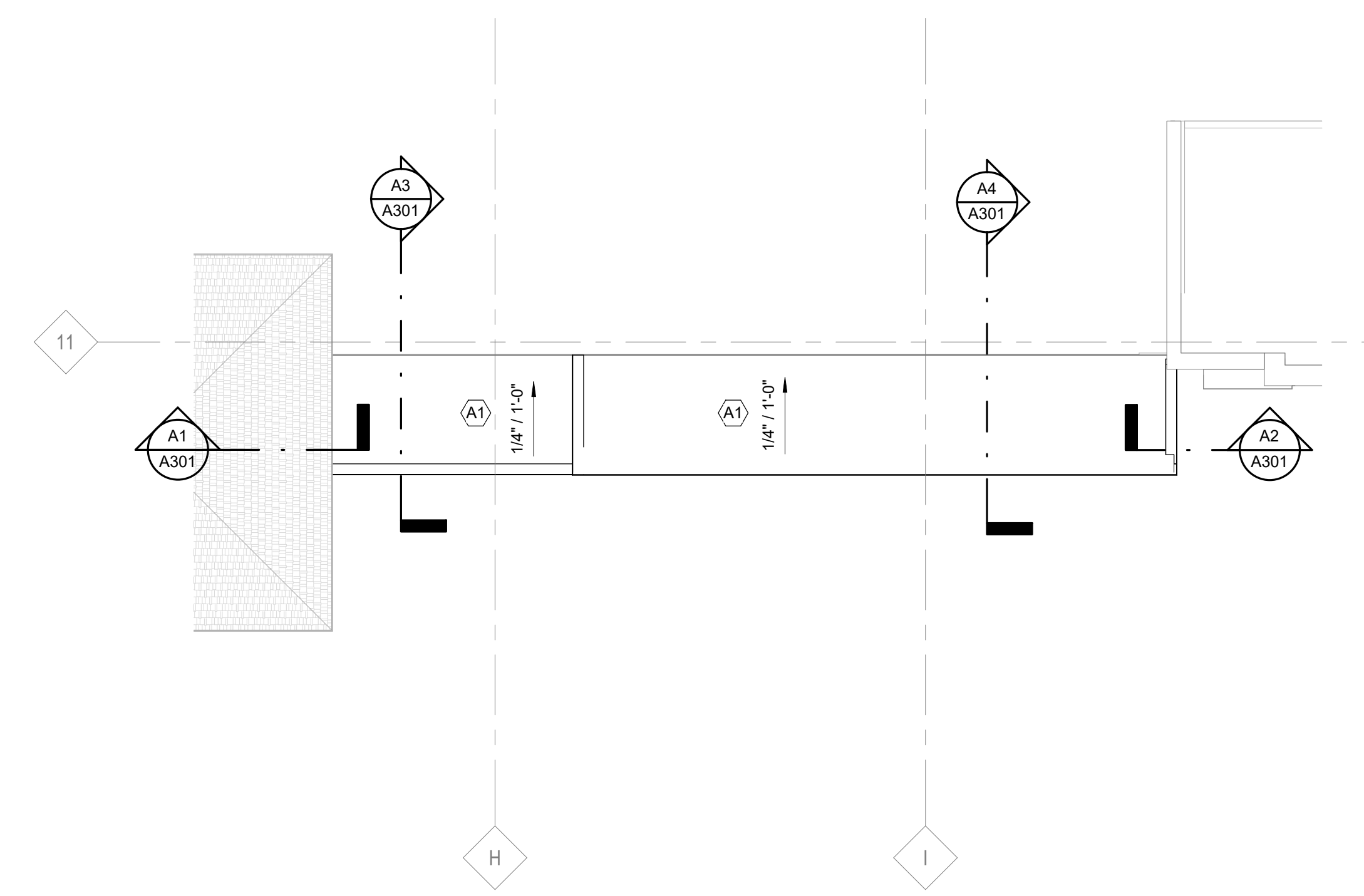
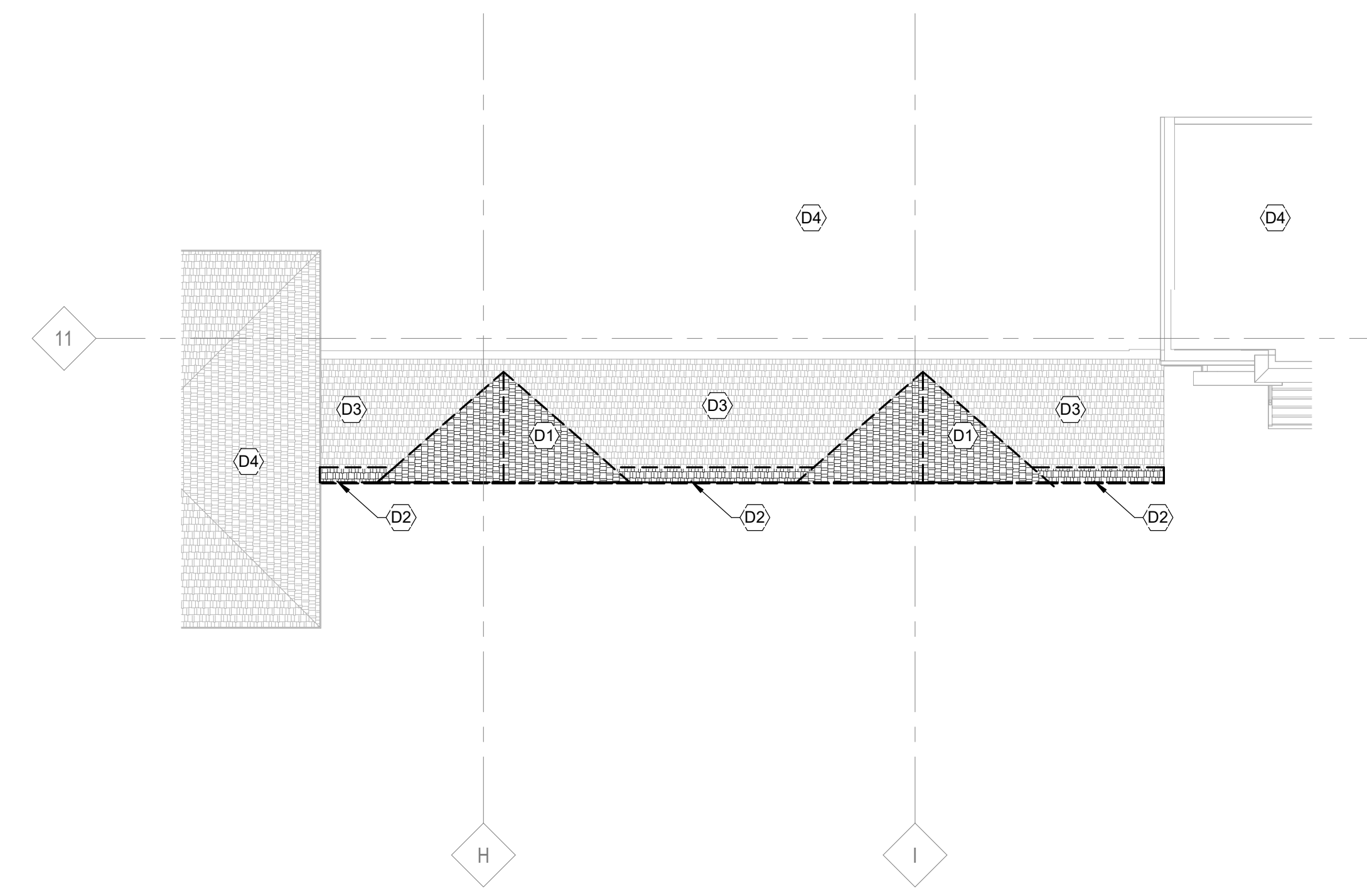


ROOF PLAN KEYNOTES:

- A1 NEW SHED ROOF OVER EXISTING

C2 ROOF PLAN DEMOLITION
1/8" = 1'-0"

A2 ROOF PLAN PROPOSED
1/8" = 1'-0"



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**ROOF PLAN
DEMO &
PROPOSED**

D

C

B

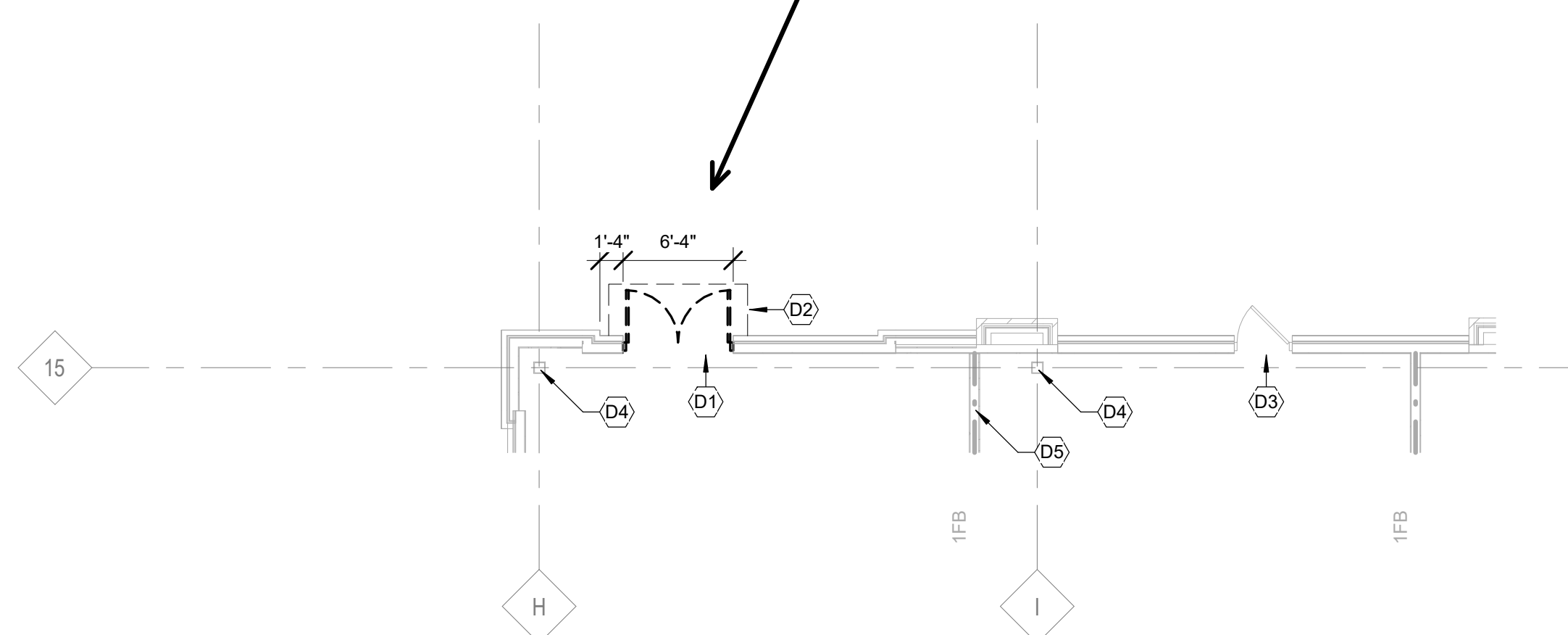
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GENERAL PLAN NOTES:

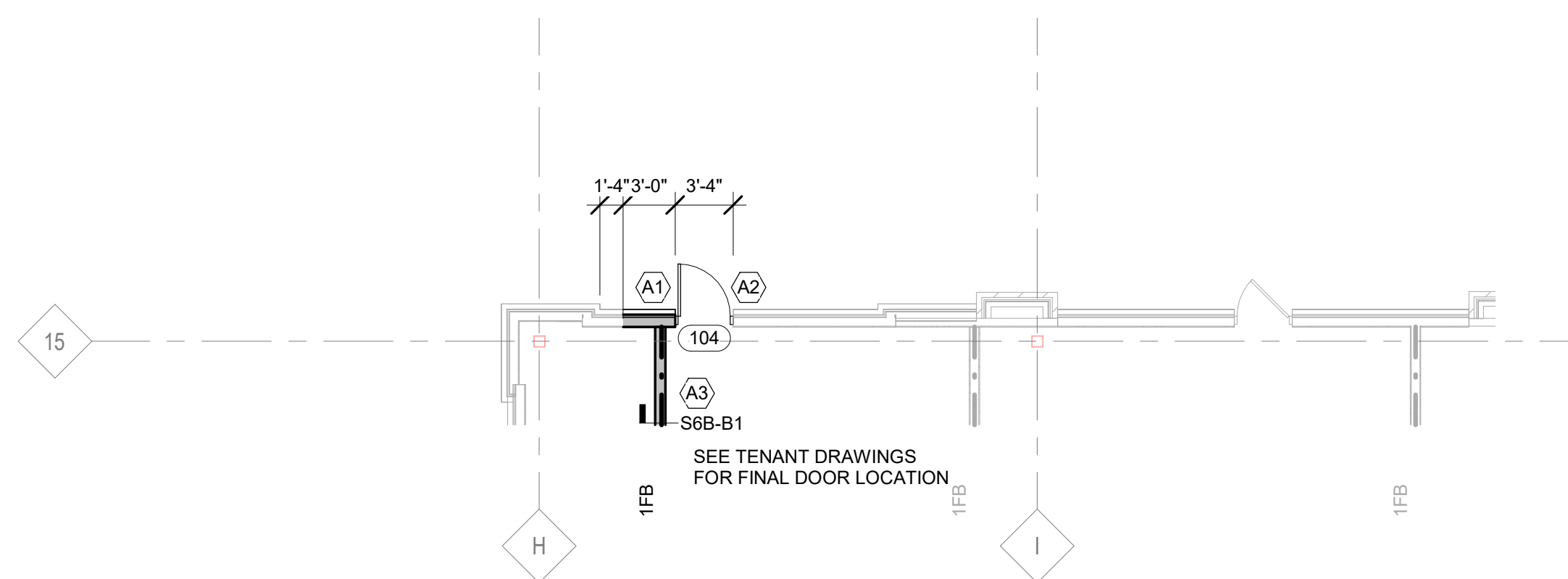
- A. MECHANICAL, ELECTRICAL, PLUMBING AND FIRE PROTECTION IMPROVEMENTS TO BE DESIGN BUILD, UNLESS NOTED OTHERWISE. DESIGNED AS REQUIRED BY CURRENT BUILDING CODES. MEP DESIGN BUILD CONTRACTOR(S) RESPONSIBLE FOR ENSURING CODE COMPLIANT CONSTRUCTION OF NEW SYSTEMS IN TENANT SPACES.
- B. PROVIDE SOUND INSULATION IN ALL DEMISING WALLS AND INTERIOR WALLS, UNLESS NOTED OTHERWISE.
- C. PROVIDE MOISTURE RESISTANT GWB AT ALL PLUMBING WALLS.
- D. PROVIDE ACCESSIBLE TOILET ROOM FIXTURES AND ACCESSORIES PER MOUNTING HEIGHTS INDICATED ON SHEET A001.
- E. PROVIDE 2x BLOCKING AT ALL GRAB BAR LOCATIONS PER ANSI A117.1 2009
- F. PROVIDE ADA APPROVED THRESHOLDS AT ALL NEW FLOOR TRANSITIONS AND DOORWAYS.
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- L. FIRE EXTINGUISHER CABINETS SHALL BE RATED TO MEET THE ASSOCIATED WALL FIRE RATING.
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- O. SUBMIT ALL FINISHES TO THE ARCHITECT FOR APPROVAL.

GENERAL DEMOLITION PLAN NOTES:

- A. SALVAGE AND TURN OVER TO OWNER ALL EXISTING LIGHT FIXTURES, DOORS, FRAMES, EQUIPMENT, CASEWORK, CEILING TILES AND GRIDS, AND HARDWARE FOR REUSE WHERE APPLICABLE.
- B. REMOVE ALL "DASHED" WALLS (DEMOLISHED) FROM FLOOR TO DECK. WHERE EXISTING MECHANICAL, PLUMBING, ELECTRICAL OR DATA CONNECTIONS ARE ABANDONED DUE TO DEMOLITION WORK OR REMOVAL OF FIXTURES AND ACCESSORIES, CAP EXISTING CONNECTIONS AS REQUIRED PER CODE OR PROVIDE CONNECTOR FOR NEW FIXTURE AND ACCESSORIES WHERE APPLICABLE.
- C. EXISTING EXTERIOR WALLS, STRUCTURE AND FLOORS SHALL REMAIN INTACT AND UNDISTURBED, WHERE MODIFICATION IS NECESSARY, RESTORE TO EXISTING CONDITION. INCLUDING EXISTING AIR/VAPOR BARRIERS AND THERMAL ENVELOPE DESIGN.
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- E. PATCH AND REPAIR ADJACENT WALLS AND FLOOR SURFACES TO PROVIDE A UNIFORM FINISH WHERE NECESSARY AT AREAS OF DEMOLITION. LOCATIONS OF REMOVED ACCESSORIES OR HARDWARE, AND ANY NEW OR RELOCATED WALLS. MATCH EXISTING FLOOR FINISHES, WALL FINISHES AND BASE MATERIALS UNLESS OTHERWISE SPECIFIED IN FINISH NOTES, FINISH PLANS, PARTITION TYPES, OR ELSEWHERE ON PLANS.
- F. ALL DIMENSIONS FROM EXISTING WALLS ARE FROM FINISH FACE UNLESS NOTED OTHERWISE.
- G. PREPARE ALL EXISTING AREAS INVOLVED WITH DEMOLITION TO RECEIVE NEW WORK OR NEW FINISHES PER PLANS, ROOM FINISH SCHEDULE AND SPECIFICATIONS. CONTACT ARCHITECT OR ENGINEER BEFORE BEGINNING NEW WORK IF THERE ARE ANY DISCREPANCIES OR QUESTIONS REGARDING EXISTING CONDITIONS NOT CLEARLY DEFINED ON THE DRAWINGS THAT AFFECT NEW CONSTRUCTION.
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- J. GENERAL CONTRACTOR TO MAINTAIN A CLEAR PATH THROUGH PORTIONS OF THE CONSTRUCTION AREA FOR ACCESS TO EGRESS ROUTES.



B2 FLOOR PLAN DEMOLITION - BACK WALL
1/8" = 1'-0"



A2 FLOOR PLAN PROPOSED - BACK WALL
1/8" = 1'-0"

HATCH PATTERN KEY:

- [Solid grey box] NEW CONSTRUCTION
- [White box] EXISTING CONSTRUCTION

PLAN KEYNOTES:

- A1** NEW WALL, INFILL TO MATCH EXISTING WALL CONSTRUCTION
- A2** NEW DOOR, 36"X84" INSULATED METAL SINGLE FLUSH, PAINT TO MATCH EXISTING DOORS
- A3** NEW 1 HOUR FIRE RATED DEMISING WALL

HATCH PATTERN KEY:

- [Dotted pattern box] EXISTING CONSTRUCTION
- [Dashed pattern box] DEMO CONSTRUCTION

DEMO PLAN KEYNOTES:

- D1** EXISTING DOOR TO BE DEMOLISHED FOR NEW SINGLE DOOR
- D2** EXISTING STOOP TO REMAIN
- D3** EXISTING DOOR TO REMAIN
- D4** EXISTING STRUCTURAL COLUMNS TO REMAIN UNDISTURBED
- D5** EXISTING WALL TO REMAIN

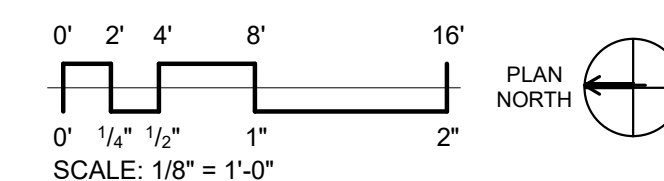
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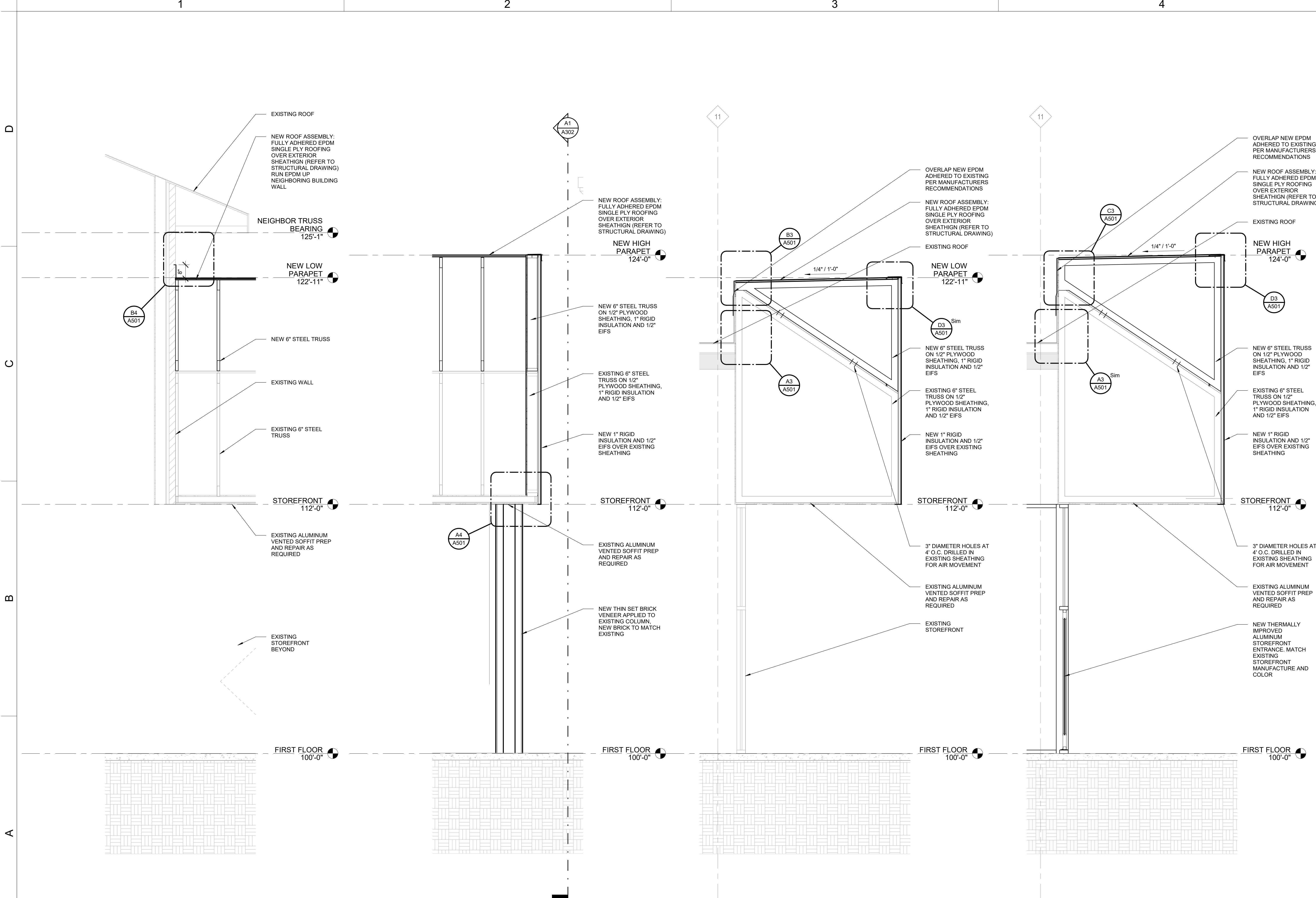
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BACK ENTRY PLANS DEMO & PROPOSED





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WALL SECTIONS

A301
Page 14 of 15

A1 WALL SECTION - NEW ROOF @ WALL
1/2" = 1'-0" (REFERENCE: A2 / A102)

A2 WALL SECTION - NEW ROOF @ COLUMN
1/2" = 1'-0" (REFERENCE: A2 / A102)

A3 WALL SECTION - NEW ROOF LOW
1/2" = 1'-0" (REFERENCE: A2 / A102)

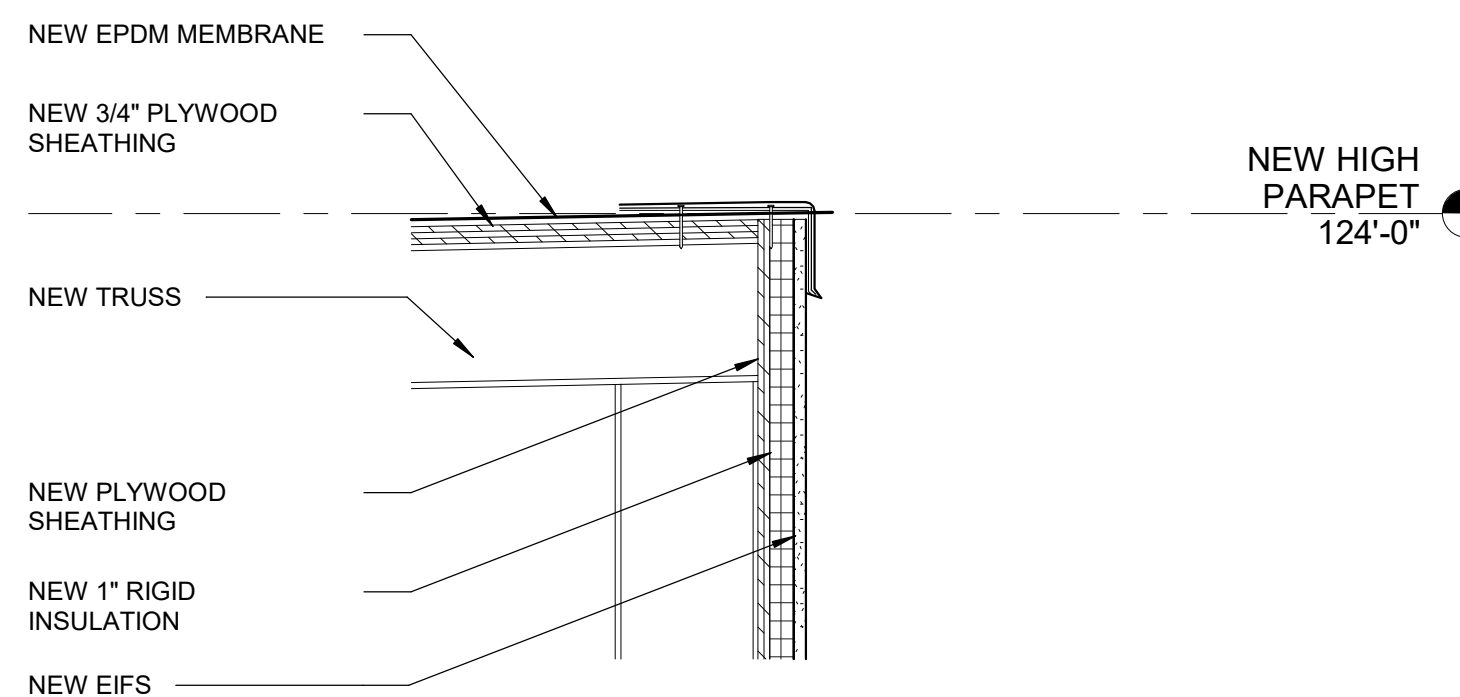
A4 WALL SECTION - NEW ROOF HIGH
1/2" = 1'-0" (REFERENCE: A2 / A102)

D

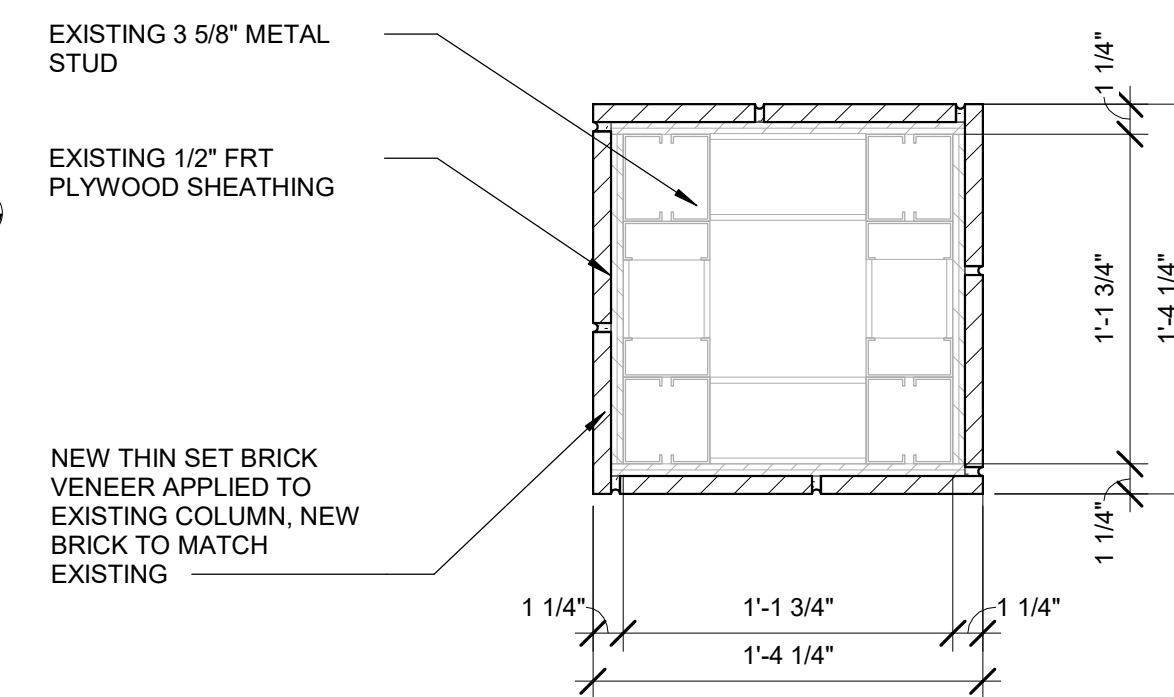
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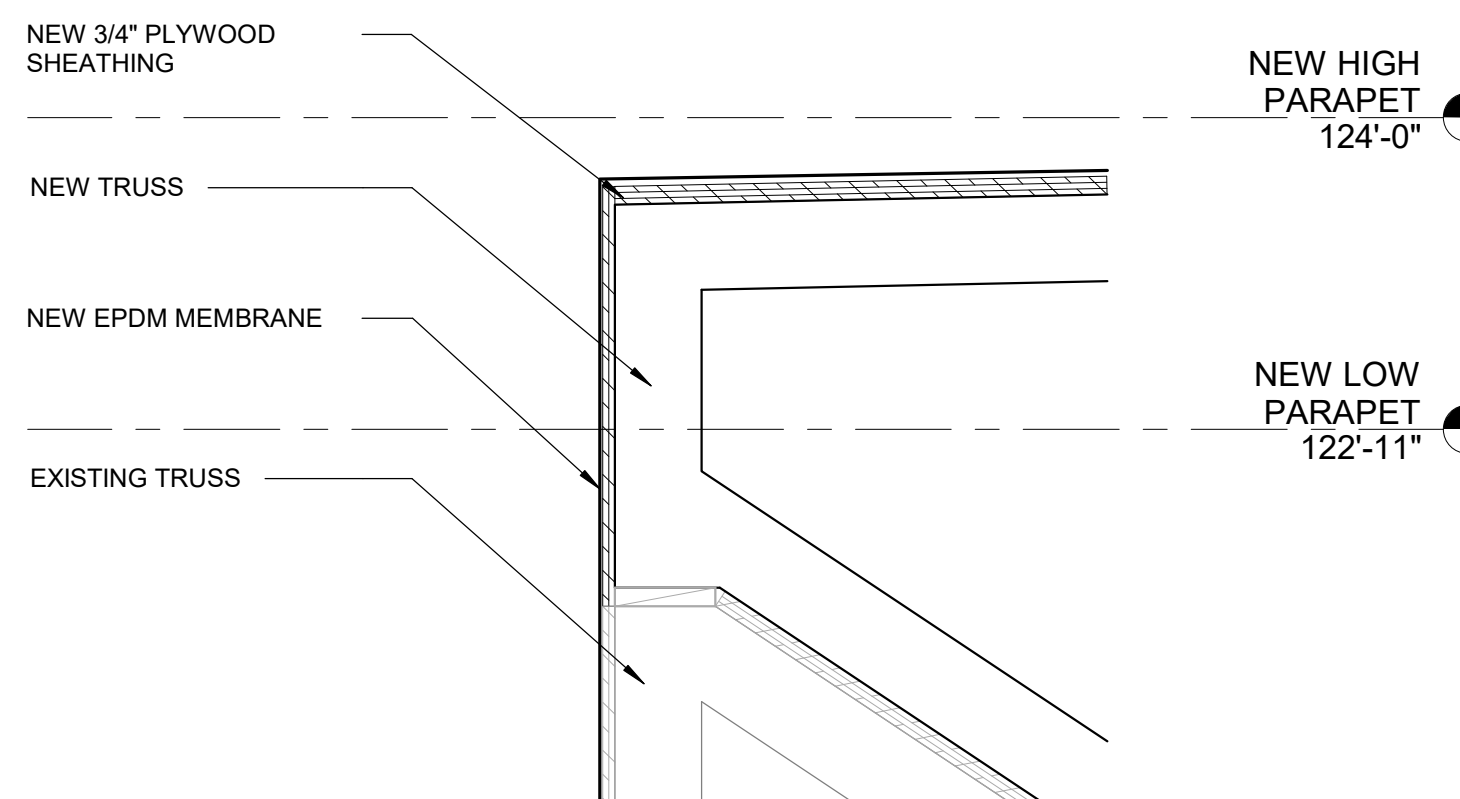
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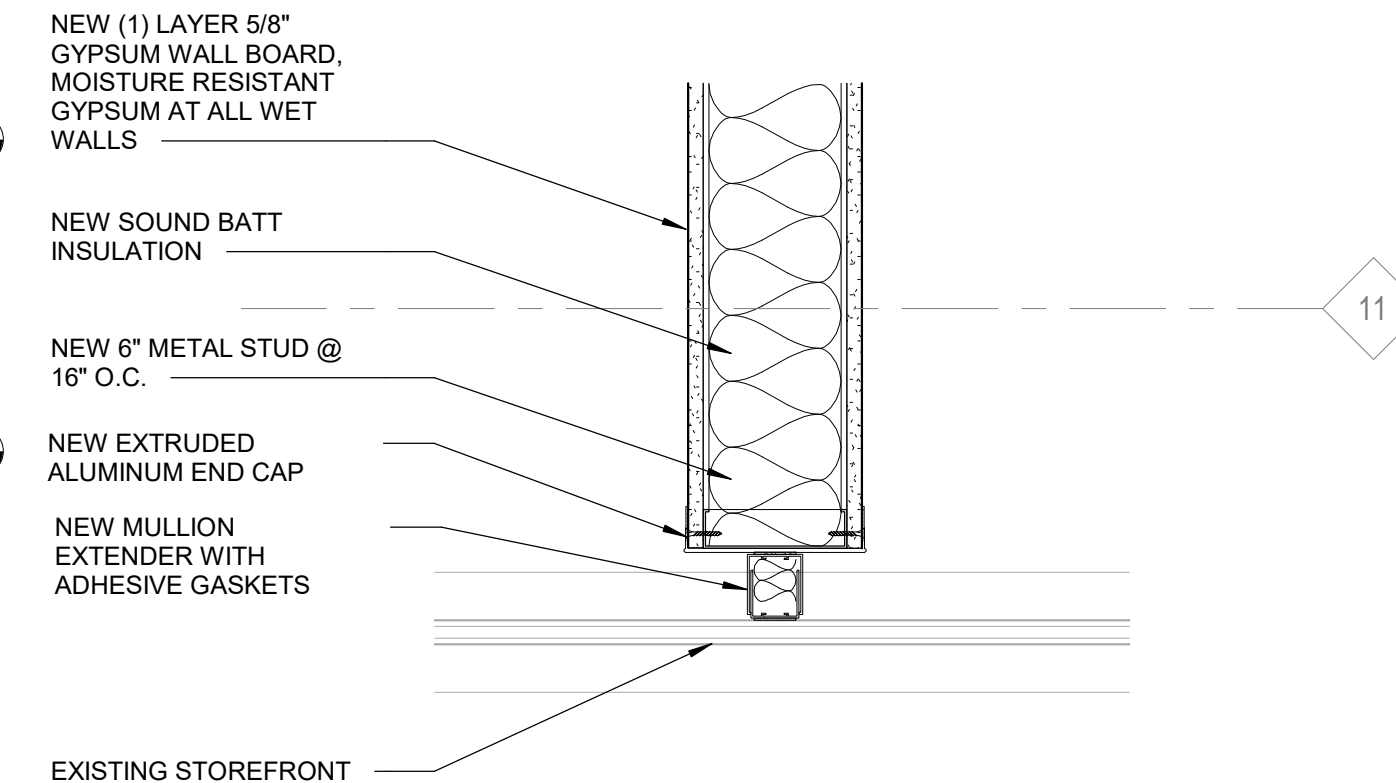
D3 EDGE OF NEW ROOF - SECTION DETAIL
1 1/2" = 1'-0" (REFERENCE: A3 / A301)



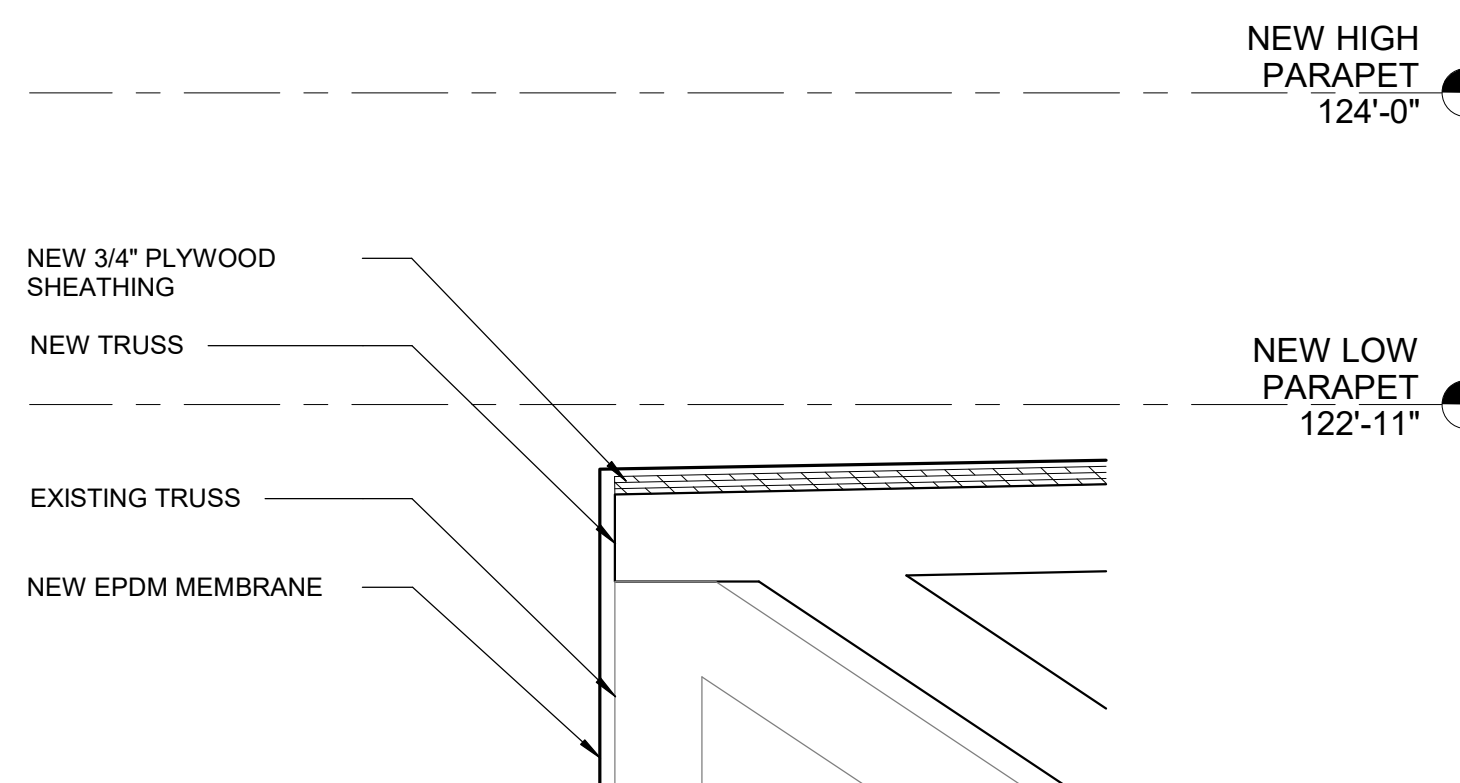
D4 COLUMN - PLAN DETAIL
1 1/2" = 1'-0" (REFERENCE: A1 / A104)



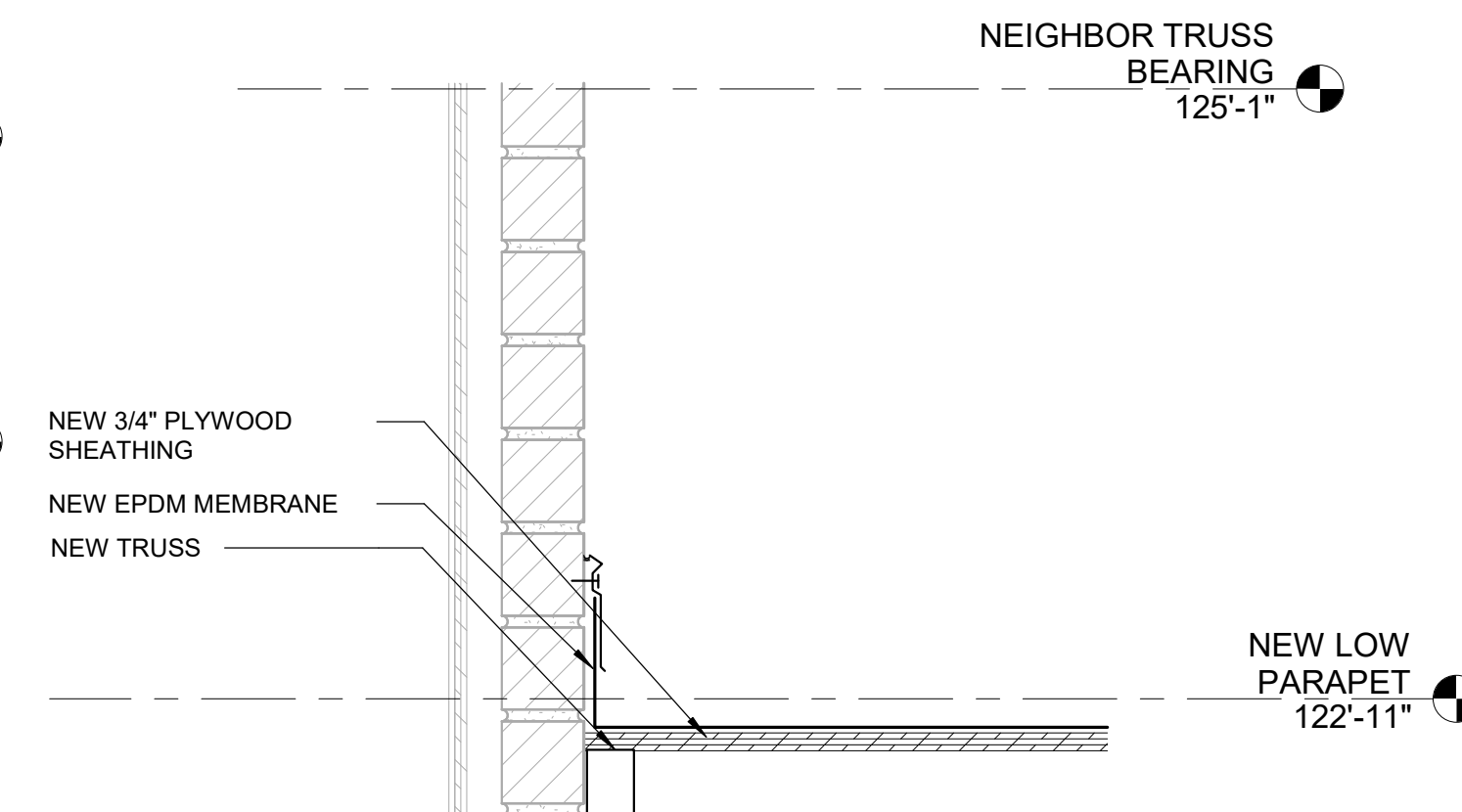
C3 HIGH ROOF - SECTION DETAIL
1 1/2" = 1'-0" (REFERENCE: A4 / A301)



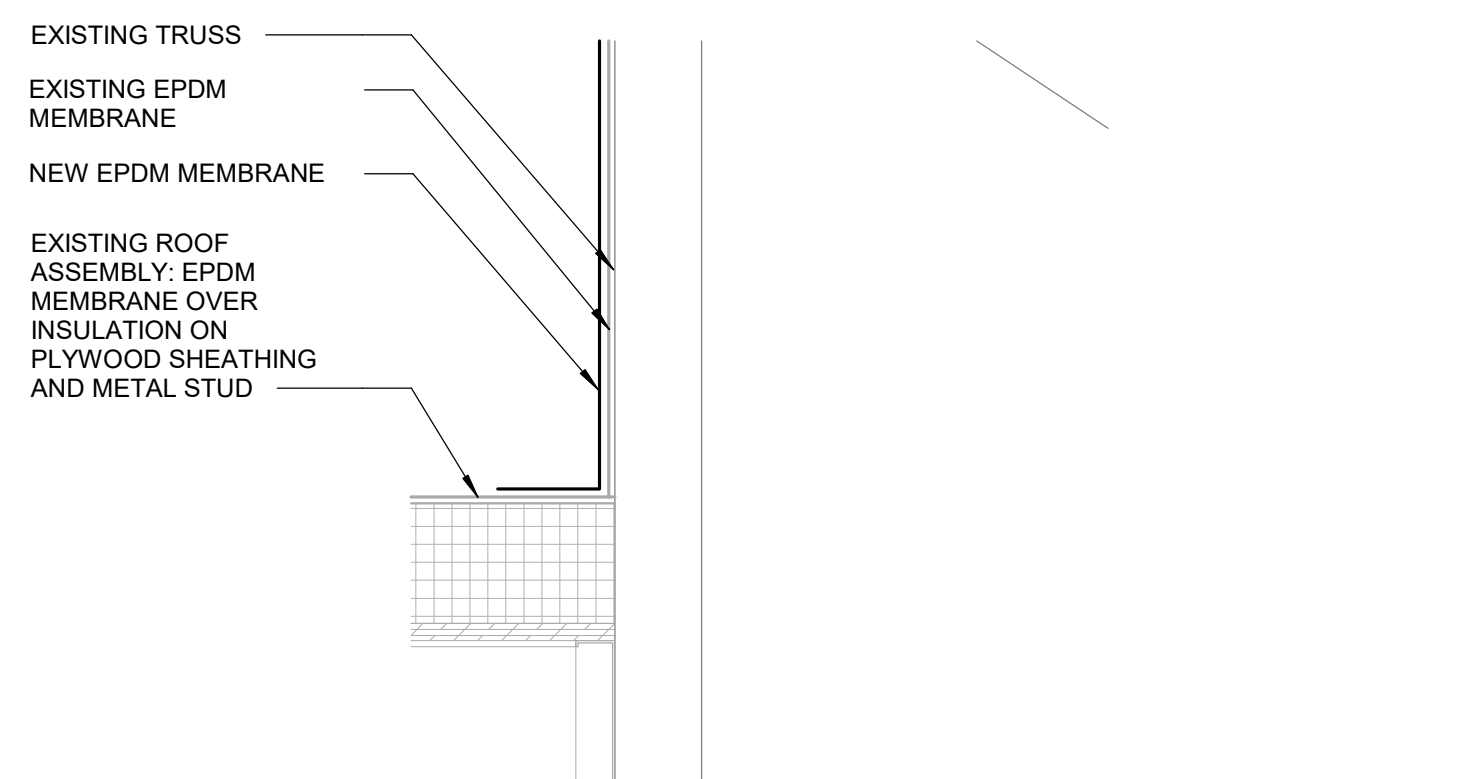
C4 DEMISING WALL - PLAN DETAIL
1 1/2" = 1'-0" (REFERENCE: A1 / A104)



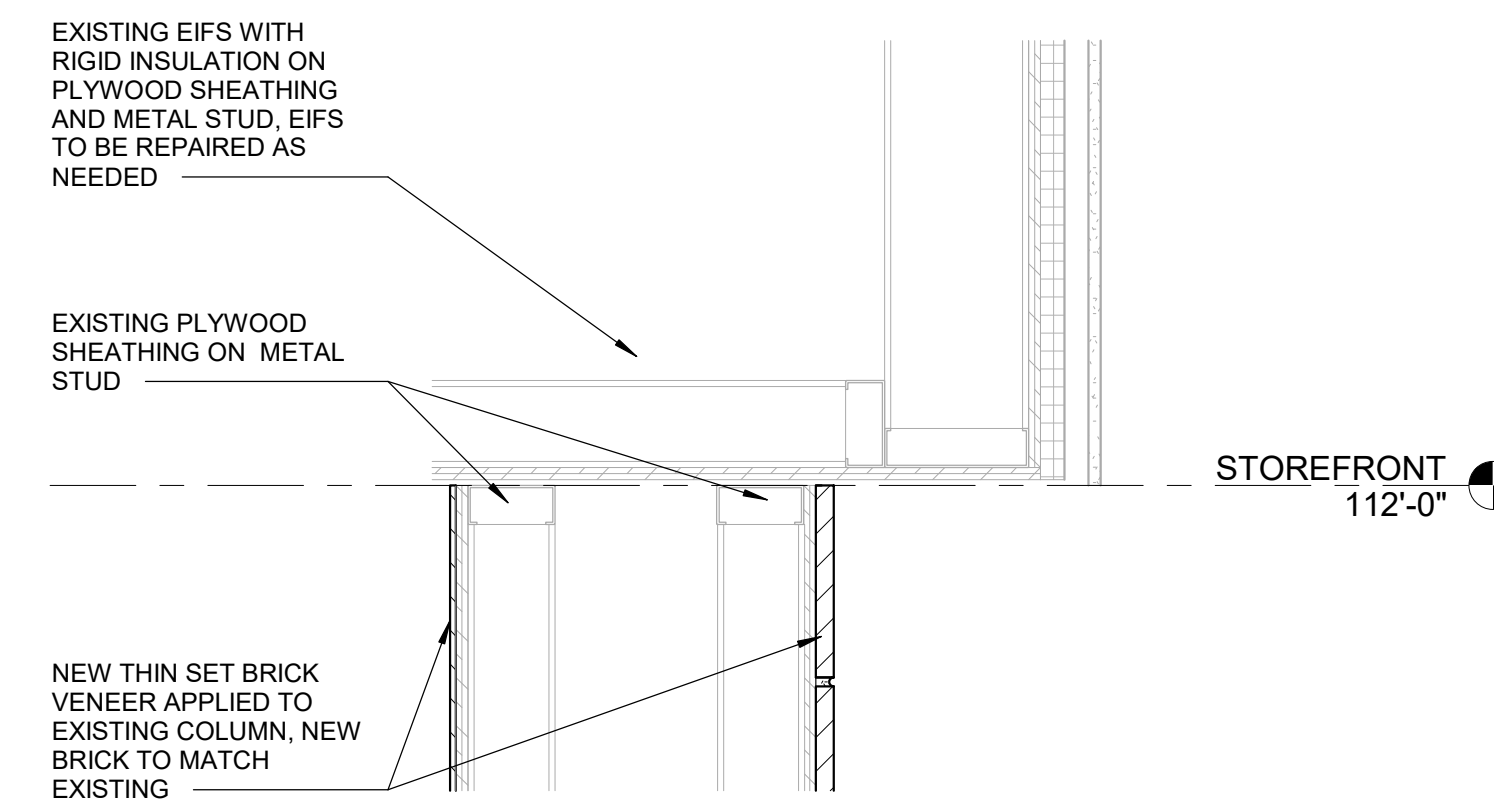
B3 LOW ROOF - SECTION DETAIL
1 1/2" = 1'-0" (REFERENCE: A3 / A301)



B4 ADJACENT ROOF EDGE - SECTION DETAIL
1 1/2" = 1'-0" (REFERENCE: A1 / A301)



A3 BOTT OF ROOF - SECTION DETAIL
1 1/2" = 1'-0" (REFERENCE: A3 / A301)



A4 COLUMN & SOFFIT - SECTION DETAIL
1 1/2" = 1'-0" (REFERENCE: A2 / A301)

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PLAN & SECTION DETAILS

CERTIFIED SURVEY MAP NO. _____

A CONSOLIDATION OF OUTLOT 15, ASSESSOR'S PLAT VILLAGE OF MIDDLETON, RECORDED ON MAY 18, 1935, IN VOLUME 8, PAGES 27-32 AS DOCUMENT NO. 571577, AND UNPLATTED LANDS BEING A PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, AND PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, OF SECTION 11, TOWNSHIP 07 NORTH, RANGE 08 EAST, ALL IN THE CITY OF MIDDLETON, DANE COUNTY, WISCONSIN.

LEGEND

- SECTION CORNER FOUND / RECOVERED
- 3/4" REBAR FOUND
- 1" IRON PIPE FOUND
- 2" IRON PIPE FOUND
- 3/4" REBAR SET 1.5 LB/FT
- CSM BOUNDARY
- RIGHT-OF-WAY LINE
- CENTERLINE
- SECTION/QUARTER LINE
- QUARTER/QUARTER LINE
- PLATTED LINE
- () RECORDED INFORMATION

LINE TABLE	
LINE #	BEARING DISTANCE
L-1	N31°24'37"W 0.88'
L-2	N30°40'40"W 0.36'

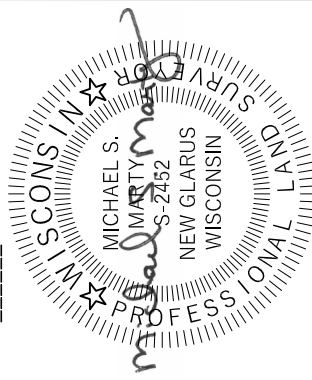
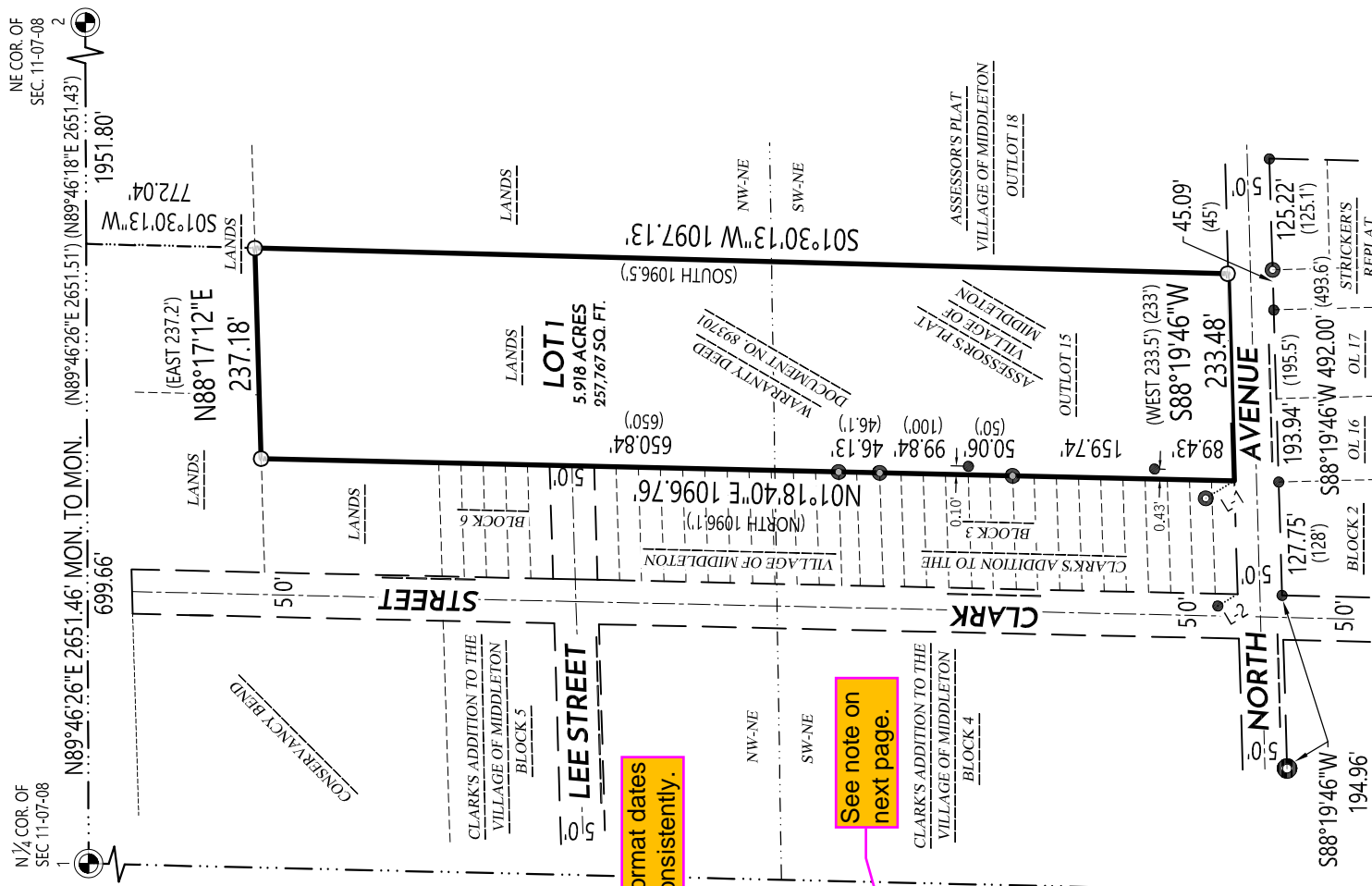
NOTES:

- FIELD WORK PERFORMED BY WYSER ENGINEERING, LLC, ON THE WEEKS OF MAY 23RD, AND JUNE 05TH & 26TH, 2023.
 NORTH REFERENCE FOR THIS CERTIFIED SURVEY AND MAP ARE BASED ON THE WISCONSIN COORDINATE REFERENCE SYSTEM, WISCONS DANE, NAD83 (2011), GRID NORTH. THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 11, T07N, R08E MEASURED AS BEARING N89°46'26"E.
- THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.
- I FOUND AN ALUMINUM MONUMENT AND ALL FOUR (4) TIES REPRESENTING THE NORTH 1/4 CORNER OF SECTION 11, T07N, R08E AS ESTABLISHED ON THE SHEET BY CHRIS W. ADAMS, DATED MARCH 21, 2017 AND THAT THE POINTS AS REFERENCED ON SAID TIE SHEET ARE STILL INTACT.
- I FOUND AN ALUMINUM MONUMENT AND ALL FOUR (4) TIES REPRESENTING THE NORTHEAST CORNER OF SECTION 11, T07N, R08E, AS ESTABLISHED ON THE SHEET BY CHRIS W. ADAMS, DATED MARCH 27, 2017 AND THAT THE POINTS AS REFERENCED ON SAID TIE SHEET ARE STILL INTACT.
- NORTH AVENUE, CLARK STREET & LEE STREET ARE ALL EXISTING 50' WIDE PUBLIC RIGHT-OF-WAYS.
- SEE SHEET 2 OF 5 FOR EASEMENTS AND EXISTING IMPROVEMENTS.

Format dates consistently.

See note on next page.

4 sheets.



DATE: DECEMBER 22, 2023

Staff note:
Submitted 2.6.24

VOLUME _____
 DOC. NO. _____
 C.S.M. NO. _____

SURVEYED BY: MAL
 DRAWN BY: ZMR/M5M
 APPROVED BY: ZMR

PREPARED FOR:
 MIDDLETON FIRE COMPANY #1
 7600 UNIVERSITY AVENUE
 MIDDLETON, WI 53562

PREPARED BY:
 300 EAST FRONT STREET
 MOUNT HOREB, WI 53572
 www.wyserengineering.com



PROJECT NO: 231038
 SHEET NO: 1 of 4

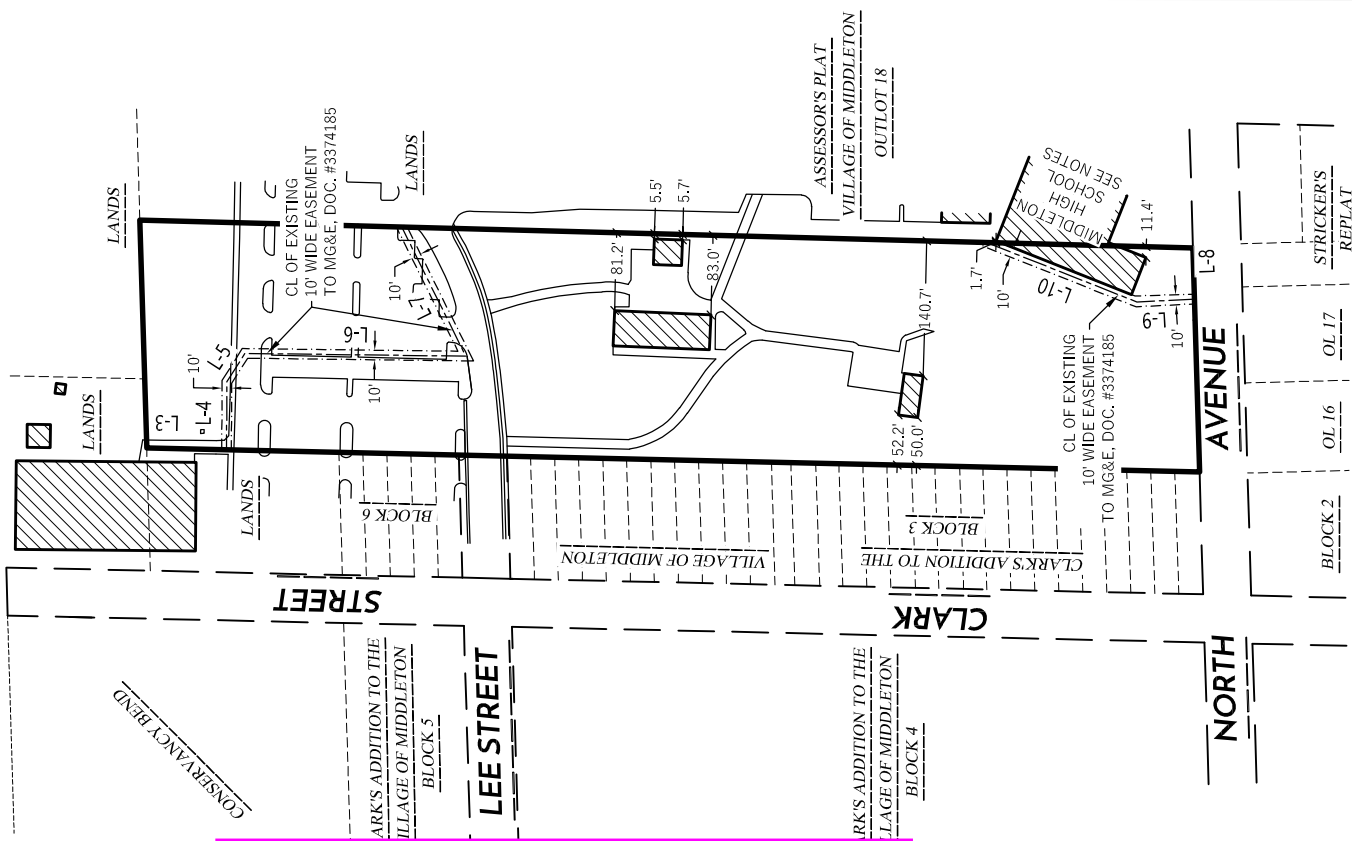
CERTIFIED SURVEY MAP NO. _____

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Show existing and proposed easements for private sanitary sewer, private water service, public water main, public and private storm sewer, private stormwater management facilities, ingress/egress.

Note 3 on page 1 states that the CSM is subject to all easements and agreements, both recorded and unrecorded. CSM should at least reference by date the unrecorded agreements that are known, such as for the MHS improvements (per Parcels F, G and H of the City/MCPASD lease) and School District improvements on the park land. Recommend creating easements for public and private utilities of the City and MHS.

- City water main ends just east of Lee St. (slightly into the park). MHS water service continues east from there through the driveway and into the school. That's likely needed for fire protection.
- The paved area on the west side of the MHS building has a storm sewer line that drains west, into what I think is an infiltration trench that runs North-South along the east edge of the park (likely in the park).
- The park restroom has water and sewer laterals from North Ave. The new MHS construction connected a building sanitary sewer lateral to a manhole on the park shelter service.
- MHS has a water lateral and a storm sewer running across the southeast corner of the park to North Ave.

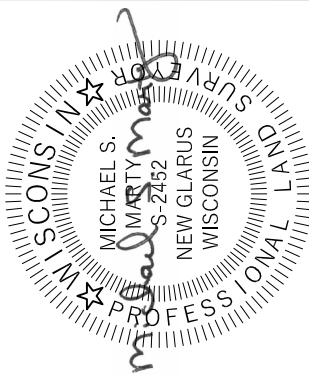


LINE TABLE		
LINE #	DIRECTION	LENGTH
L-3	S 01° 18' 40" W	83.13' ±
L-4	S 89° 35' 27" E	70.63' ±
L-5	S 57° 46' 50" E	35.00' ±
L-6	S 00° 42' 17" W	230.00' ±
L-7	N 63° 38' 46" E	150.00' ±
L-8	S 88° 19' 46" W	53.39' ±
L-9	N 02° 54' 15" W	60.00' ±
L-10	N 21° 35' 50" E	168.58' ±

- LEGEND**
- CSM BOUNDARY
 - - - RIGHT-OF-WAY LINE
 - - - PLATTED LINE
 - - - EXISTING MG&E EASEMENT, DOC. #3374185
 - - - CENTERLINE OF EXISTING MG&E EASEMENT, DOC. #3374185
 - - - EDGE OF ASPHALT OR CONCRETE BUILDING FOOTPRINT

NOTES:

- THE MIDDLETON HIGH SCHOOL BUILDING AS SURVEYED LIES PARTIALLY WITHIN THE LIMITS OF THIS CERTIFIED SURVEY MAP.
- THE LOCATION AND DIMENSIONING OF THE EXISTING 10" WIDE RIGHT-OF-WAY GRANT UNDERGROUND ELECTRIC - GAS MAIN EASEMENT TO MG&E, DOC. #3374185 IS BASED UPON SCALING AND DIMENSIONING PROVIDED ON EXHIBIT "A" WITHIN THIS DOCUMENT. THE ACTUAL LOCATION OF THE EASEMENT IS DEPENDENT UPON THE CENTERLINE OF GRANTEE'S FACILITIES AS CONSTRUCTED. THE EASEMENT STRIPS DO NOT INCLUDE ANY PORTION OF THE MIDDLETON HIGH SCHOOL BUILDING. THE EXHIBIT MAP DEPICTS THE SOUTHEASTERLY EASEMENT LINE COINCIDING WITH THE BUILDING LINE.



DATE: DECEMBER 22, 2023



PREPARED BY:
300 EAST FRONT STREET
MOUNT HOREB, WI 53572
www.wyserengineering.com

PREPARED FOR:
MIDDLETON FIRE COMPANY #1
7600 UNIVERSITY AVENUE
MIDDLETON, WI 53662

SURVEYED BY: MAL
DRAWN BY: ZMR/MSM
APPROVED BY: ZMR

PROJECT NO: 231038
SHEET NO: 2 of 4

VOL. _____ PAGE _____
DOC. NO. _____
C.S.M. NO. _____

CERTIFIED SURVEY MAP NO.

A CONSOLIDATION OF OUTLOT 15, ASSESSOR'S PLAT VILLAGE OF MIDDLETON, RECORDED ON MAY 18, 1935, IN VOLUME 8, PAGES 27-32 AS DOCUMENT NO. 571577, AND UNPLATTED LANDS BEING A PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, AND PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, OF SECTION 11, TOWNSHIP 07 NORTH, RANGE 08 EAST, ALL IN THE CITY OF MIDDLETON, DANE COUNTY, WISCONSIN.

LEGAL DESCRIPTION

A CONSOLIDATION OF OUTLOT 15, ASSESSOR'S PLAT VILLAGE OF MIDDLETON, RECORDED ON MAY 18, 1935, IN VOLUME 8, PAGES 27-32 AS DOCUMENT NO. 571577, AND UNPLATTED LANDS BEING A PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, AND PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, OF SECTION 11, TOWNSHIP 07 NORTH, RANGE 08 EAST, ALL IN THE CITY OF MIDDLETON, DANE COUNTY, WISCONSIN AND DESCRIBED MORE PARTICULARLY AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER (N 1/4) CORNER OF SAID SECTION 11; THENCE N89°56'26"E ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 11, 699.66 FEET; THENCE S 01°30'13"W, 772.04 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LANDS AS DESCRIBED IN WARRANTY DEED RECORDED AS DOCUMENT NO. 893701 (LANDS). SAID POINT ALSO BEING A POINT OF INTERSECTION WITH THE NORTHERLY EXTENSION OF THE EAST LINE OF SAID OUTLOT 15; THENCE CONTINUING S 01°30'13"W, ALONG THE EAST LINE OF SAID LANDS AND THE EAST LINE OF SAID OUTLOT 15 AND ITS NORTHERLY EXTENSION THEREOF, 1097.13 FEET TO THE SOUTHEAST CORNER OF SAID OUTLOT 15 AND THE NORTH RIGHT-OF-WAY LINE OF NORTH AVENUE; THENCE S88°19'46"W ALONG THE SOUTH LINE OF SAID OUTLOT 15 AND THE NORTH RIGHT-OF-WAY LINE OF NORTH AVENUE, 233.48 FEET TO THE SOUTHWEST CORNER OF SAID OUTLOT 15, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF BLOCK 3, CLARK'S ADDITION TO THE VILLAGE OF MIDDLETON, AS RECORDED IN VOLUME 5 OF PLATS, ON PAGE 43A, AS DOCUMENT NUMBER 356724. DANE COUNTY REGISTER OF DEEDS, THENCE N01°18'40"E ALONG THE WEST LINE OF SAID OUTLOT 15 THE WEST LINE OF SAID LANDS THE EAST LINE OF SAID BLOCK 3 AND THE EAST LINE OF BLOCK 6, CLARK'S ADDITION TO THE VILLAGE OF MIDDLETON, 1096.76 FEET TO THE NORTHWEST CORNER OF SAID LANDS; THENCE N88°17'12"E ALONG THE NORTH LINE OF SAID LANDS, 237.18 FEET TO THE POINT OF BEGINNING.

SAID DESCRIPTION CONTAINS 257,767 SQUARE FEET OR 5.918 ACRES MORE OR LESS.

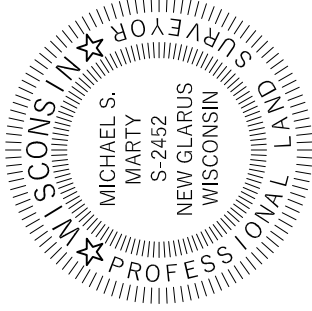
SURVEYOR'S CERTIFICATE

I, MICHAEL S. MARTY, WISCONSIN PROFESSIONAL LAND SURVEYOR S-2452, DO HEREBY CERTIFY: THAT IN FULL COMPLIANCE WITH THE PROVISIONS OF SECTION 236.34 OF THE WISCONSIN STATE STATUTES, CHAPTER A-67 OF THE WISCONSIN ADMINISTRATIVE CODE, AND THE SUBDIVISION REGULATIONS OF THE CITY OF MIDDLETON, WISCONSIN, AND UNDER THE DIRECTION OF MIDDLETON FIRE COMPANY #1, OWNERS OF SAID LAND, I HAVE SURVEYED, DIVIDED, AND MAPPED THIS CERTIFIED SURVEY MAP; THAT SUCH CERTIFIED SURVEY MAP CORRECTLY REPRESENTS ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION OF THAT LAND IN ACCORDANCE WITH THE INFORMATION PROVIDED.

WYSER ENGINEERING
BY: MICHAEL S. MARTY,

DATED THIS 22ND DAY OF DECEMBER, 2023


MICHAEL S. MARTY, S-2452
WISCONSIN PROFESSIONAL LAND SURVEYOR



OWNER'S CERTIFICATE

MIDDLETON FIRE COMPANY #1, AS OWNER, DOES HEREBY CERTIFY THAT WE CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, MAPPED, AND DEDICATED AS REPRESENTED HEREON. WE ALSO CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S.236.34 OF THE WISCONSIN STATUTES TO BE SUBMITTED TO THE CITY OF MIDDLETON FOR APPROVAL.

MIDDLETON FIRE COMPANY #1
BY: AARON HARRIS, PRESIDENT

BY: _____
MIDDLETON FIRE COMPANY #1
BY: AARON HARRIS, PRESIDENT

STATE OF WISCONSIN) SS
COUNTY OF DANE)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2024.

THE ABOVE NAMED AARON HARRIS, PRESIDENT, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, STATE OF WISCONSIN

MY COMMISSION EXPIRES/IS PERMANENT



PREPARED BY:
300 EAST FRONT STREET
MOUNT HOREB, WI 53572
www.wyserengineering.com

PREPARED FOR:
MIDDLETON FIRE COMPANY #1
7600 UNIVERSITY AVENUE
MIDDLETON, WI 53662

SURVEYED BY: MAL
DRAWN BY: ZMR/MSM
APPROVED BY: ZMR

PROJECT NO: 231038
SHEET NO: 3 of 4

VOL. _____ PAGE _____
DOC. NO. _____
C.S.M. NO. _____

CERTIFIED SURVEY MAP NO. _____

A CONSOLIDATION OF OUTLOT 15, ASSESSOR'S PLAT VILLAGE OF MIDDLETON, RECORDED ON MAY 18, 1935, IN VOLUME 8, PAGES 27-32 AS DOCUMENT NO. 571577, AND UNPLATTED LANDS BEING A PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, AND PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, OF SECTION 11, TOWNSHIP 07 NORTH, RANGE 08 EAST, ALL IN THE CITY OF MIDDLETON, DANE COUNTY, WISCONSIN.

CITY OF MIDDLETON PLAN COMMISSION APPROVAL:

APPROVED FOR RECORDING PER THE CITY OF MIDDLETON PLAN COMMISSION ACTION ON THIS _____ DAY OF _____, 2024.

BY: _____
MARK OPITZ, CITY PLANNER & ZONING ADMINISTRATOR,
CITY OF MIDDLETON, WI

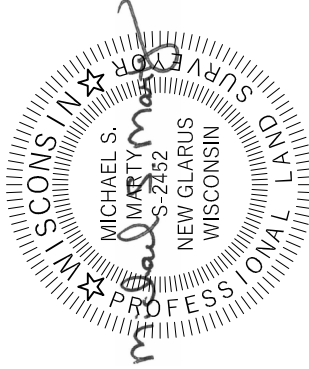
DATE: _____

CITY OF MIDDLETON COMMON COUNCIL APPROVAL:

RESOLVED THAT THIS CERTIFIED SURVEY MAP LOCATED IN THE CITY OF MIDDLETON WAS APPROVED ON THIS _____ DAY OF _____, 2024.

BY: _____
LORIE BURNS, CITY CLERK
CITY OF MIDDLETON, WI

DATE: _____



DATE: DECEMBER 22, 2023



PREPARED BY:
300 EAST FRONT STREET
MOUNT HOREB, WI 53572
www.wyserengineering.com

PREPARED FOR:
MIDDLETON FIRE COMPANY #1
ATTN: AARON HARRIS
7600 UNIVERSITY AVENUE
MIDDLETON, WI 53562

SURVEYED BY: MAL
DRAWN BY: ZMR/MSM
APPROVED BY: ZMR

PROJECT NO: 231038
SHEET NO: 4 of 4

OFFICE OF THE REGISTER OF DEEDS
_____ COUNTY, WISCONSIN
RECEIVED FOR RECORD _____
20 ____ AT ____ O'CLOCK ____ M AS
DOCUMENT # _____
IN VOL. _____ OF CERTIFIED SURVEY
MAPS ON PAGE(S) _____
KRISTI CHLEBOWSKI, REGISTER OF DEEDS



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

CITY OF MIDDLETON
7426 HUBBARD AVENUE
MIDDLETON, WI 53562-3118

PH 608.821-8343 FAX 608.827.1080
E-MAIL: aattoun@ci.middleton.wi.us
WEB: www.CityofMiddleton.us

TO: Plan Commission

Date: February 23, 2024

From: Abby Attoun, Director of Planning & Community Development

Subject: Preliminary/Final Plat, The Olmsted Specific Implementation Plan (SIP), Future Public Road SIP –The Garden District (Bruce Company Redevelopment) (PC-2614)

T. Wall Enterprises, on behalf of Bruce Holding LLC, has submitted plans for a preliminary plat, final plat, Specific Implementation Plan (SIP) for The Olmsted and SIP for a future public road for The Garden District (Bruce Company Redevelopment). A General Implementation Plan (GIP) was approved by Council (09/07/21) contingent on:

- Resolution of engineering staff recommendations. (PC, PWC)
- Preparation and approval of a traffic impact analysis (T.I.A.), and resolution of any traffic improvements that are recommended by the T.I.A. to be completed at the developer's expense. (PC, PWC)
- Preparation and approval of a stormwater management plan. (PC, PWC)
- Preparation and approval of a plat, which will need to include land dedication along the creek corridor in order for the City to provide basic maintenance of the Pheasant Branch Creek. Depending on the timing of the plat approval, the City will need at least a temporary limited easement (TLE) from the Bruce Company to begin creek restoration next spring. (PC, PWC)
- Applicant will be required to meet the City's parking requirements at the time of consideration and approval of each Specific Implementation Plan (SIP). (PC, PWC)
- City approval of cross sections for proposed public streets that conform to City standards. (PWC)
- Completion of a developer funded City study of the water and sanitary sewer systems, and development of plans for improvements needed to provide adequate utility capacities for the proposed land uses. (PWC)
- Preparation of the plat to include access restrictions consistent with the City's Access Management Policy. (PWC)
- An understanding that GIP approval does not in any way indicate support for the tax increment financing (TIF) request associated with this project, which staff is still reviewing. (Staff)
- Any stormwater features should be on private property – not public. (CLC)
- Support for preservation of the creek corridor and providing as much park space in this area as possible. (PRFC)
- Staff recommends a preference for managing the stormwater for this development area regionally rather than on a building-by-building basis. (Staff)

The minutes from meetings where this project was reviewed are attached in the packet.

While staff is supportive of development this and there is a General Implementation Plan (GIP) rezoning approval with contingencies for the overall project, there are four high-level policy issues which need to be resolved by the Parks, Recreation, and Forestry Commission, Plan Commission, and Common Council related to this project and prior to a detailed staff review of the remaining submittals.

The policy issues which our staff have identified are:

1. **PARKLAND DEDICATION** - The Common Council (08/17/21) approved dedication of a minimum of 3-acres of parkland in order to fulfill the parkland dedication requirements for this project. Separately, they approved dedication of the creek corridor so the City can access the creek for maintenance. The developer is proposing that the creek corridor be counted towards the 3-acre requirement, but past practice is to only count active parkland towards dedication requirements.
 - [Section 19.06\(3\)\(k\)](#) includes City standards for dedication of parks and public sites.
 - Planning staff have prepared the following maps to illustrate parkland dedication amounts:
 - Parkland dedication as measured to top of slope (919' elevation line for active recreation use) is 2.68 acres
 - Parkland dedication as measured to the property line is 3.3 acres
 - This item should be referred to Parks, Recreation, and Forestry Commission for a recommendation to Plan Commission and Common Council.

2. **LAND SWAP** - The developer is proposing a land swap, which includes trading a portion of the Latitude Graphics property, located at 2610 Parmenter Street, with a portion of the Sampler Square property, located at 2624 Parmenter Street.
 - On 10/03/22, the Parks, Recreation, and Forestry Commission discussed the land swap and was supportive, but would like to ensure that if the land swap proceeds that the developer be restricted to using the land in some format of public private partnership that will be mutually beneficial to the city/park and development.
 - Staff has concerns with proceeding with the land swap at the time of the preliminary plat because:
 - If the land swap proceeds, the park would not have visibility or frontage on Parmenter Street, which results in a neighborhood-style park rather than a community park that can provide more programming space to our residents.
 - The Latitude Graphics building has active leases and tenants who are continuing to operate their businesses. Some of the leases go through summer of 2028.
 - Staff is also concerned that the minimum 3-acre parkland dedication requirement as established by the Common Council is not met under this proposal because portions of the Pheasant Branch Creek Corridor, which was separately intended to be dedicated for maintenance along the creek corridor, appears to be counted toward the active parkland requirements.
 - This item should be referred to Parks, Recreation, and Forestry Commission for a recommendation to Plan Commission and Common Council.

3. **STORMWATER MANAGEMENT ON PUBLIC LAND** - The developer is showing some of their stormwater management to occur underground on land which is proposed as public parkland.
 - On 09/07/21, the Common Council approved the GIP with a condition stating “Any stormwater features should be on private property – not public.” This condition was proposed by the Conservancy Lands Commission at their 07/28/21 meeting. The Parks, Recreation, and Forestry Commission also discussed management of stormwater on parkland at their 08/02/21 meeting, and as the minutes indicate “Terrence Wall stated the private development will be able to manage stormwater outside of the parkland.”
 - The Common Council had several discussions about parkland dedication requirements, and eventually settled on allowing the project to proceed while dedicating a minimum of 3 acres of public parkland (a substantial reduction of the typical requirements due to this being a redevelopment project).

- Staff remains concerned that stormwater management within this public park:
 - Sets a precedent for allowing this on future projects.
 - Limits the usability of the public park, which has not been designed. Underground stormwater management would require any features with footings/foundation to be outside of the stormwater management area.
 - Creates complications in maintaining the stormwater system.
 - Could lead to contamination of the park.
 - Finance Committee (02/06/24) requested general input from three Committees/Commissions on potential risks of having stormwater management facilities on public land:
 - Public Works Committee (02/12/24)
 - Water Resources Management Commission (02/21/24)
 - Park, Recreation, and Forestry Commission will be considering this (03/04/24)
- This item should be referred to Parks, Recreation, and Forestry Commission for a recommendation to Plan Commission and Common Council.

4. OUTLOT ON PUBLIC LAND – The developer is proposing a 25 square foot outlot on the land that would be dedicated as public parkland. The developer's intent in proposing this outlot is to erect signage that would signify the land was donated to the City by the developer. However, this land is being dedicated to meet the developer's obligations for park fees, and therefore should not be treated as a donation because it is required for every development project in the City that is adding housing units.

- This item should be referred to Parks, Recreation, and Forestry Commission for a recommendation to Plan Commission and Common Council.

Preliminary Plat

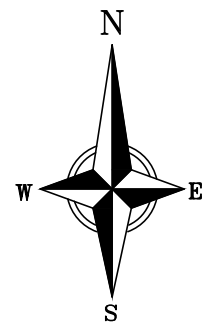
Staff recommends referring the preliminary plat to the Parks, Recreation, and Forestry Commission for a recommendation to the Plan Commission and Common Council for the resolution of the four policy items outlined above.

Final Plat

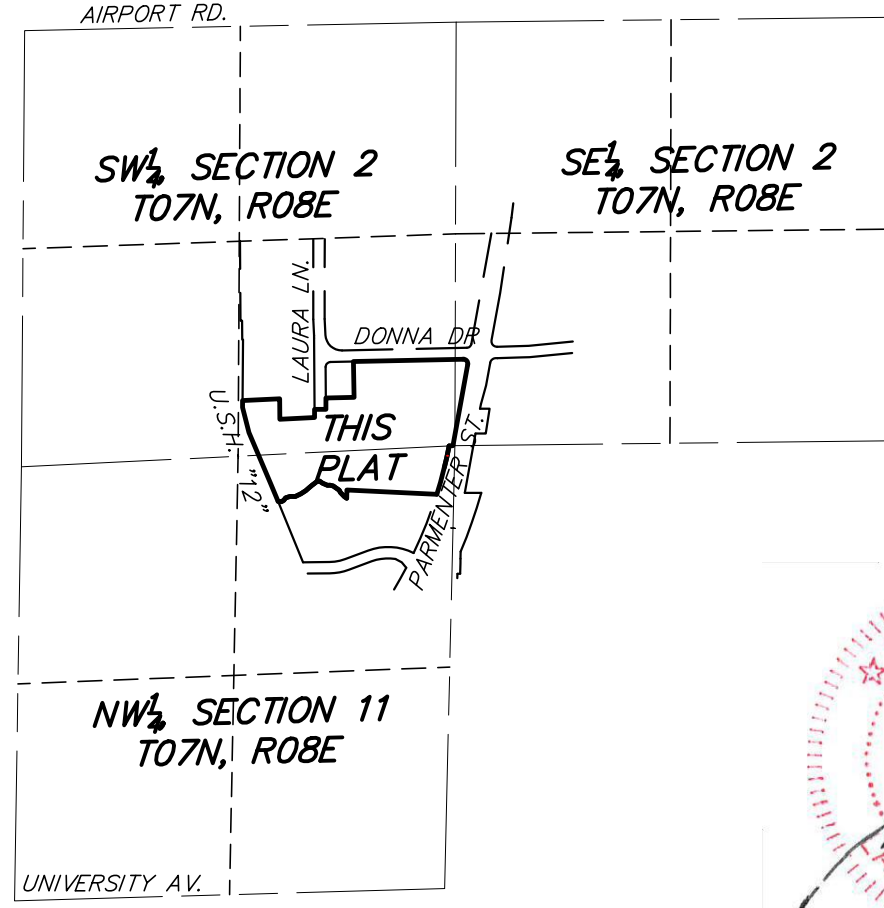
Staff recommends that the Plan Commission recommend rejection of the final plat to the Common Council. The applicant could then resubmit the final plat after such time the preliminary plat is approved. Final plats require the governing body to approve or reject the final plat within 60 days of submittal. Failure to act within 60 days constitutes approval, unless an objection has been registered.

The Olmsted & Future Road Specific Implementation Plans (SIPs)

The City has received SIP applications for The Olmsted and a Future Road. Staff has included these items in the Plan Commission's packet but recommends deferring action on these items until the final plat is ready for approval.



LOCATION MAP (NOT TO SCALE)



BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, THE SOUTH LINE OF THE SW 1/4 OF SECTION 2, T107N, R8E, MEASURED AS BEARING S87°12'18\"

- SURVEY LEGEND
SET 3/4" x 18" SOLID IRON ROD, MIN. WT. 1.5 LBS./LIN. FT.
FOUND 3/4" # IRON ROD
FOUND 1" # IRON PIPE
FOUND 2" # IRON PIPE
FOUND P.K. NAIL
SET 1-1/4" x 18" SOLID IRON ROD, MIN. WT. 4.3 LBS./LIN. FT.
RECORDED AS INFORMATION



Council should determine if proposed street name of Garden District Dr. is acceptable, and if so, whether the name should change at the Donna Dr. intersection or at the bend in road from Laura Ln.

Suppress printing of AutoCAD SHX text. Those 410 comment boxes only serve to clutter the drawing.

Note recorded document number of cul-de-sac vacation.

R > 320' per Ordinance. Suited for 30 mph design speed (posted 25 mph). R=110' as proposed is suitable for about 15 mph per TIA report 4.25.22.

Show 42' set back from Hwy

Verify. Seems like this would be the westbound side.

If the existing billboard sign is proposed to remain on the public park, an outlet and access easement should be shown.

Show Existing Recorded Easements. See draft final plat.

Recalculate park land to show dedication of 3 acres without proposed outlet for creek and bank.

Show environmental corridor extents.

Show park dedication to exclude environmental corridor and top of bank, and show remainder of land down to creek as an outlet.

The environmental corridor, bank slope and creek may be zoned differently than park, and would not be useful for active park purposes.

SEE NOTE 11.

Eliminate outlet. City won't have a need for an outlet in its park.

Label as proposed parking easement on City park to benefit of Lot 9. See sheet 2 and note on sheet 4.

This parcel is City property. Move this title on land to be dedicated.

Show access restrictions along Lots 3 and 4, consistent with TIA (approved 4.25.22) and TIA Addendum (approved 1.23.23).

Leave gap for potential future right-in/right-out driveway 300' south of Donna Dr. as discussed with PWC on 1.23.23.

Shift ROW per road plans, to follow sidewalk and exclude planned private driveway.

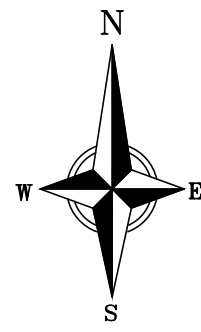
Show access restriction inconsistent with TIA and previous endorsement by PWC on 2.13.23.

Show dedication of additional ROW for right turn lane.

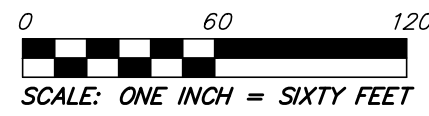
PRELIMINARY PLAT OF GARDEN DISTRICT PLAT

LOTS 1 - 4 AND PART OF LOT 5, GREEN ACRES, RECORDED IN 1/29 ON P. 10 AS DOC. NO. 1123175; LOTS 11 - 14, FIRST ADDITION TO GREEN ACRES, RECORDED IN 1/30 ON P. 42 AS DOC. NO. 1144336; PART OF LOT 2 OF CERTIFIED SURVEY MAP NO. 7976, RECORDED IN 1/31 ON P. 105-107 AS DOC. NO. 2036371; LOT 3 OF SECTION 2, TOWNSHIP 107 NORTH, RANGE 8 EAST, LANDS IN THE SW 1/4 OF SECTION 2, TOWNSHIP 107 NORTH, RANGE 8 EAST, LANDS IN THE NW 1/4 OF SECTION 11, TOWNSHIP 107 NORTH, RANGE 8 EAST, IN THE CITY OF MIDDLETON, DANE COUNTY, WISCONSIN.

Table with columns: REVISIONS, NO., DATE, REMARKS. Includes a scale of 1" = 60' and draft information.



BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, THE SOUTH LINE OF THE SW 1/4 OF SECTION 2, T29N, R08E, MEASURED AS BEARING S87°12'18"W

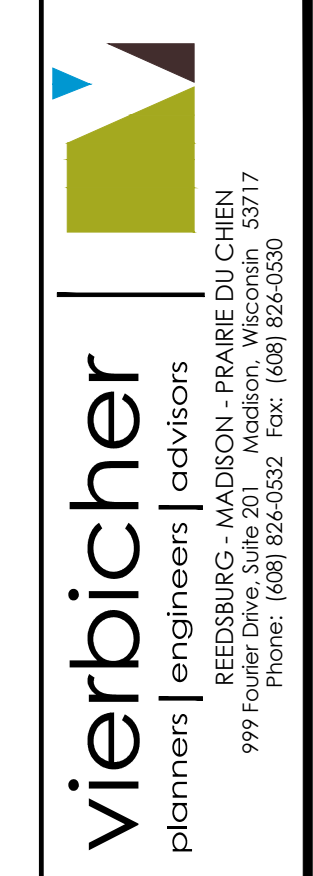
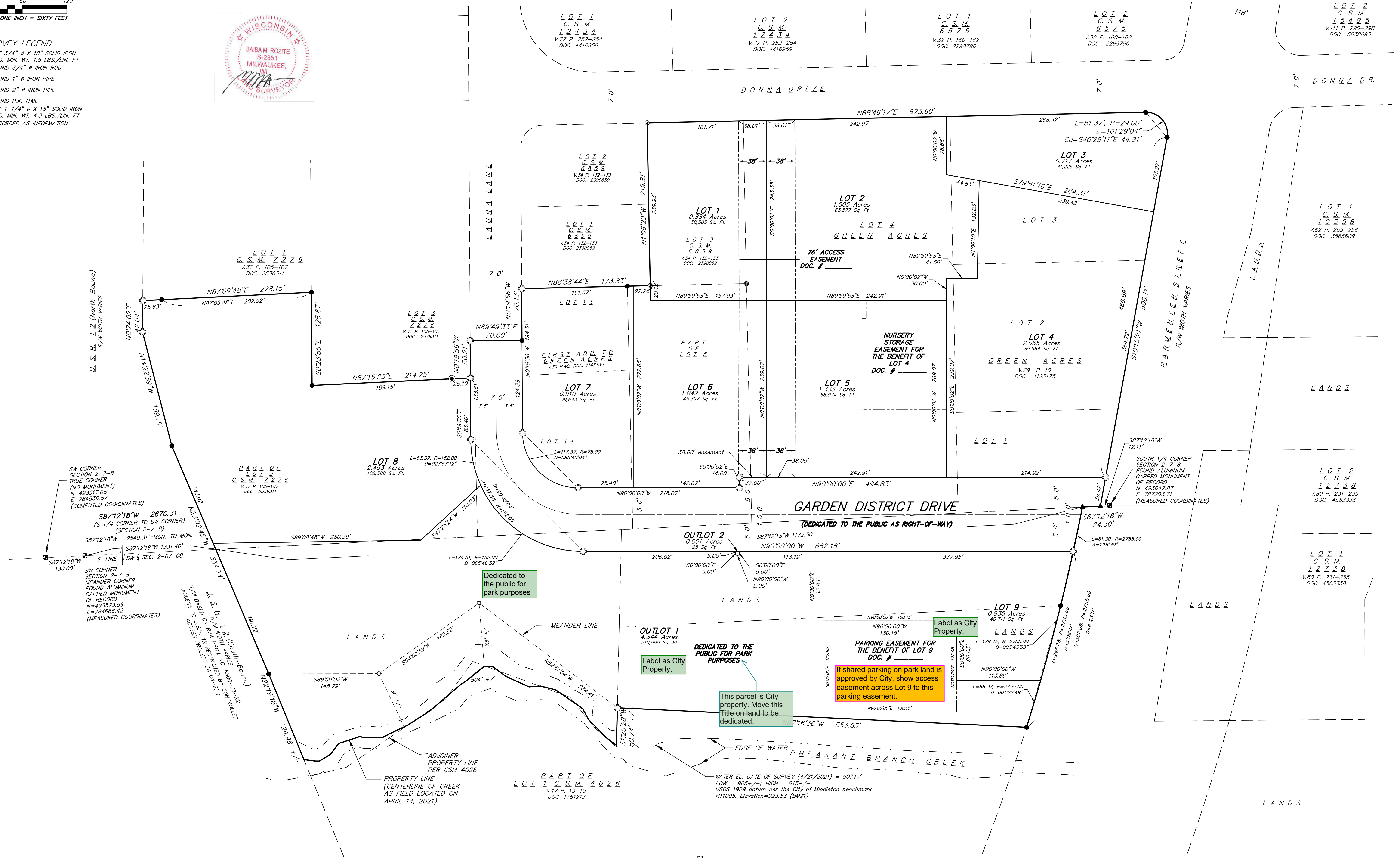


SURVEY LEGEND

- ⊠ SET 3/4" x 1/8" SOLID IRON ROD, MIN. WT. 1.5 LBS./LIN. FT.
- FOUND 3/4" x 1/8" IRON ROD
- FOUND 1" IRON PIPE
- ⊗ FOUND 2" IRON PIPE
- ▲ FOUND P.K. NAIL
- ▲ SET 1-1/4" x 1/8" SOLID IRON ROD, MIN. WT. 4.3 LBS./LIN. FT.
- () RECORDED AS INFORMATION



If this sheet is provided just to show recording information of lots and the three proposed easement areas, consider showing this small amount of extra information on sheet 1 (the easements are shown there anyway), and eliminate this sheet.



PRELIMINARY PLAT OF GARDEN DISTRICT PLAT
LOTS 1 - 4 AND PART OF LOT 5, GREEN ACRES, RECORDED IN V. 29 ON P. 10 AS DOC. NO. 1128175; LOTS 12 - 14, FIRST ADDITION TO GREEN ACRES, RECORDED IN V. 30 ON P. 42 AS DOC. NO. 1144336; PART OF LOT 2 OF CERTIFIED SURVEY MAP NO. 7976, RECORDED IN V. 37 ON P. 105-107 AS DOC. NO. 2006371; LOT 3 OF CERTIFIED SURVEY MAP NO. 7976, RECORDED IN V. 37 ON P. 105-107 AS DOC. NO. 2006371; LOT 3 OF CERTIFIED SURVEY MAP NO. 7976, RECORDED IN V. 37 ON P. 105-107 AS DOC. NO. 2006371; IN THE SE 1/4 OF THE SW 1/4 OF SECTION 2, T29N, R08E, AND THE SW 1/4 OF SECTION 2, T29N, R08E, AND THE SW 1/4 OF SECTION 2, T29N, R08E, AND THE SW 1/4 OF SECTION 2, T29N, R08E, IN THE CITY OF MIDDLETON, DANE COUNTY, WISCONSIN.

NO.	DATE	REVISIONS	REMARKS

SCALE: 1" = 60'

DATE: 1/16/2024

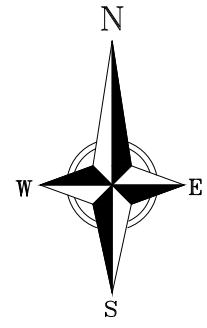
DRAFTER: BROZ

CHECKED: MZIE

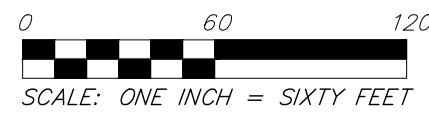
PROJECT NO.: 180386

SHEET: 2 OF 4

DWG. NO.:



BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, THE SOUTH LINE OF THE SW 1/4 OF SECTION 2, 17th RBL, MEASURED AS BEARING S87°12'18"W



- EXISTING BOLLARD**
EXISTING FLAG POLE
EXISTING MAILBOX
EXISTING MONITORING WELL
EXISTING POST
EXISTING SIGN (TYPE NOTED)
EXISTING SHRUB
EXISTING CONIFEROUS TREE
EXISTING DECIDUOUS TREE

- EXISTING CURB INLET**
EXISTING ENDWALL
EXISTING FIELD INLET RECTANGULAR
EXISTING FIELD INLET
EXISTING ROOF DRAIN CLEANOUT
EXISTING ROOF DRAIN
EXISTING STORM MANHOLE
EXISTING STORM MANHOLE RECTANGULAR
EXISTING SANITARY CLEANOUT
EXISTING SANITARY MANHOLE

- EXISTING FIRE HYDRANT**
EXISTING FIRE DEPARTMENT CONNECTION
EXISTING WATER MAIN VALVE
EXISTING CURB STOP
EXISTING WATER MANHOLE
EXISTING GAS VALVE
EXISTING GAS METER
EXISTING AIR CONDITIONING PEDESTAL
EXISTING DOWN GUY
EXISTING ELECTRIC MANHOLE

- EXISTING ELECTRIC RECTANGULAR MANHOLE**
EXISTING ELECTRIC PEDESTAL
EXISTING TRANSFORMER
EXISTING ELECTRIC METER
EXISTING GUY POLE
EXISTING LIGHT POLE
EXISTING GENERIC LIGHT
EXISTING UTILITY POLE
EXISTING TV MANHOLE
EXISTING TV RECTANGULAR MANHOLE

- EXISTING TV PEDESTAL**
EXISTING TELEPHONE MANHOLE
EXISTING TELEPHONE PEDESTAL
EXISTING HANDICAP PARKING
EXISTING TRAFFIC SIGNAL

- EXISTING EDGE OF TREES**
EXISTING RETAINING WALL
EXISTING MAJOR CONTOUR
EXISTING MINOR CONTOUR
EXISTING UNDERGROUND TELEPHONE
EXISTING FIBER OPTIC LINE
EXISTING OVERHEAD TELEPHONE LINE
EXISTING CHAIN LINK FENCE
EXISTING GENERAL FENCE
EXISTING WOOD FENCE
EXISTING GAS LINE

- EXISTING UNDERGROUND ELECTRIC LINE**
EXISTING GUY LINE
EXISTING OVERHEAD ELECTRIC LINE
EXISTING OVERHEAD GENERAL UTILITIES
EXISTING UNDERGROUND CABLE TV
EXISTING OVERHEAD CABLE TV
EXISTING WATER MAIN (SIZE NOTED)
EXISTING SANITARY SEWER LINE (SIZE NOTED)
EXISTING STORM SEWER LINE (SIZE NOTED)

HATCHING LEGEND

- EXISTING CONCRETE PAVEMENT/SIDEWALK
- EXISTING ASPHALT
- EXISTING BUILDING (ALL EXISTING BUILDINGS TO BE RAZED)

Add hatching and show in the drawing.

Make all symbols legible, and show them in the drawing.

Make all linetypes legible, and show them in the drawing.

Include existing and proposed drainage patterns, and high/low points on proposed public road. Verify no planned drainage overlaid directed down creek bank.

TOPOGRAPHIC SYMBOL LEGEND

TOPOGRAPHIC LINWORK LEGEND

S87°12'18"W 2670.31'
(S 1/4 CORNER TO SW CORNER)
(SECTION 2-7-8)

S87°12'18"W 1331.40'
S. LINE SW 1/4 SEC. 2-07-08

L.S. Tr. 1, 2 (South-Bound)
R/W Based on 12' R/W with 12' RESTRICTION BY (N1)
ACCESS TO ACCESS PROJECT OR (N1)

APPROXIMATE 100YR FLOODPLAIN LINE (EL. = 914.6-914.8)

ADJOINER PROPERTY LINE PER CSM 4026
PROPERTY LINE (CENTERLINE OF CREEK AS FIELD LOCATED ON APRIL 14, 2021)

EDGE OF WATER
WATER EL. DATE OF SURVEY (4/21/2021) = 907+/-
LOW = 905+/-, HIGH = 915+/-
USGS 1929 datum per the City of Middleton benchmark H11005, Elevation=923.53 (BM#1)



PRELIMINARY PLAT OF GARDEN DISTRICT PLAT
 LOTS 1 - 4 AND PART OF LOT 5, GREEN ACRES, RECORDED IN V. 29 ON P. 10 AS DOC. NO. 112377; LOTS 13 - 14, FIRST ADDITION TO GREEN ACRES, RECORDED IN V. 30 ON P. 42 AS DOC. NO. 144336; PART OF LOT 2 OF CERTIFIED SURVEY MAP NO. 7276, RECORDED IN V. 37 ON P. 105-107 AS DOC. NO. 253671; LOT 3 LOCATED IN THE SE 1/4 OF THE SW 1/4 AND THE SW 1/4 OF THE SE 1/4 OF SECTION 2, TOWNSHIP 7 NORTH, RANGE 8 EAST, AND LOTS IN THE NE 1/4 OF THE NW 1/4 OF SECTION 11, TOWNSHIP 7 NORTH, RANGE 8 EAST, IN THE CITY OF MIDDLETON, DANE COUNTY, WISCONSIN.

REVISIONS	NO.	DATE	REMARKS

SCALE: 1" = 60'
 DATE: 1/16/2024
 DRAFTER: BROZ
 CHECKED: MZIE
 PROJECT NO.: 180386
 SHEET: 3 OF 4
 DWG. NO.:

NOTES:

1. This survey was prepared based upon information provided in the First American Title Insurance Company Title Commitment No. NCS-1045654-MAD, dated January 06, 2021 at 7:30 AM, and NCS-939072-MAD, dated March 29, 2021 at 8:00 AM as issued by First American Title Insurance Company National Commercial Services, 25 West Main Street, Suite 400, Madison, WI 53703.

Update to show any changes that would affect ownership or lot lines in past 3 years.

2. This survey is based upon field survey work performed in March and April, 2021. Any changes in site conditions after April 21, 2021 are not reflected by this survey.

For consistency through City, please provide benchmark(s) to NAVD88 datum.

3. This map is referenced to the Wisconsin County Coordinate System-Dane Zone, NAD 83 (2011). Elevations are based upon USGS 1929 datum per the City of Middleton benchmark H11005, Elevation=923.53 (BM#1).

4. All underground utilities have been located per markings placed on the ground or maps provided by the utilities (owners) and/or their authorized representatives. Markings are per Digger's Hotline ticket #202101401147, #202101401163, #202101401176, #202101401218, #202101401224, #202101401231, #202101401238, #202101401257, #202101401263, #202101401271, #202101401277, #202101401280, #202101401300, #202101401307, #202101401316, and #202101401350. No private locate request was made. Vierbicher does not warrant the locations marked or mapped by others.

5. Sanitary sewer, storm sewer and water structures were surveyed, unless otherwise noted.

6. No attempt has been made as a part of this survey to obtain or show data concerning condition, or capacity of any utility or municipal/public service facility. For information regarding these utilities contact the appropriate agencies.

7. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, or ownership title evidence.

8. All existing buildings within the plat boundaries will be razed.

9. The total plat area is 817,156 square feet or 18.76 acres, including the meander lands.

See note on plat to show access restrictions along Donna, Parmenter and Garden District, and show that dimension here.

10. Driveway access to Lot 4 from Garden District Drive shall be permitted no closer than 25' from the Parmenter Street Right of Way.

11. ~~Outlot 2 is reserved for private signage purposes.~~ Note not needed.

42' HIGHWAY SETBACK NOTE:

No improvements or structures are allowed between the right-of-way and the setback line. Improvements include but are not limited to signs, parking lots, parallel driveways, wells, septic systems, drainage facilities, etc., it being expressly intended that this restriction shall constitute a restriction for the benefit of the public according to section 236.293, Wisconsin Statutes and shall be enforceable by the Department of Transportation. Contact the Wisconsin Department of Transportation District office for more information. The phone number may be obtained by contacting your County Highway Department.

NOISE NOTE:

The lots of this land division may experience noise at levels exceeding the levels in s. Trans 405.04, Table I. These levels are based on federal standards. The Department of Transportation is not responsible for abating noise from existing state trunk highways or connecting highways, in the absence of any increase by the Department to the highway's through-lane capacity.

NURSERY STORAGE EASEMENT:

The Nursery Storage Easement shown on Lot 5 for the benefit of Lot 4...{add conditions, restrictions, terms, etc. here} Fill in blank.

PROPOSED ACCESS EASEMENT:

The Proposed Access Easement shown on Lots 1, 2, 5 and 6{add conditions, restrictions, terms, etc. here} Fill in blank.

Add note for proposed parking (and access?) easement on public park to benefit Lot 9.

LEGAL DESCRIPTION:

Fill in blanks.

Lots 1 - 4 and part of Lot 5, Green Acres, recorded in V. 29 of Plats on P. 10 as Document No. 1123175; Lots 13 - 14, First Addition to Green Acres, recorded in V. 30 of Plats on P. 42 as Document No. 1143335; part of Lot 2 of Certified Survey Map No. 7276, recorded in V. 37 of CSMs on P. 105-107 as Document No. 2535311; Lot 3 of Certified Survey Map No. 6859, recorded in V. 34 of CSMs on P. 132-133 as Document No. 2390859, part of vacated Laura Lane, vacated per Resolution No. _____ and recorded at the Office of the Register of Deeds for Dane County as Document No. _____ located in the Southeast 1/4 of the Southwest 1/4 and the Southwest 1/4 of the Southeast 1/4 of Section 2, and lands in the Northeast 1/4 of the Northwest 1/4 of Section 11, Township 7 North, Range 8 East, in the City of Middleton, Dane County, Wisconsin, bounded and described as follows:

Commencing at the South 1/4 corner of said Section 2; thence South 87°12'18" West, 12.11 feet along the south line of the Southwest 1/4 of said Section 2 to the westerly right-of-way line of Parmenter Street and to the point of beginning; continue thence South 87°12'18" West, 24.30 feet along said south line and said right-of-way line to the beginning of a 2755.00 foot radius non-tangent curve to the right whose chord bears South 14°14'00" West, 306.92 feet; thence southerly 307.08 feet along the arc of said curve and along said westerly right-of-way line to the north line of Lot 1 of Certified Survey Map No. 4026, recorded in V. 17 of CSMs on P. 13-15 as Document No. 1761213; thence North 87°16'36" West, 553.65 feet along said north line to the beginning of a meander line of Pheasant Branch Creek, lying North 120°28' East, 50.74 feet +/- from the centerline of said Pheasant Branch Creek; thence North 52°51'04" West, 234.41 feet along said meander line; thence South 54°50'59" West, 165.62 feet along said meander line; thence South 89°50'02" West, 148.79 feet along said meander line to the end thereof and to the easterly right-of-way line of U.S.H. "12," being North 22°19'18" West, 124.98 feet +/- from the centerline of said Pheasant Branch Creek; thence North 23°02'45" West, 334.74 feet along said easterly right-of-way line; thence North 14°22'59" West, 159.15 feet along said easterly right-of-way line; thence North 0°24'02" East, 42.04 feet along said easterly right-of-way line to the south line of Lot 1 of aforesaid Certified Survey Map No. 7276; thence North 87°09'48" East, 228.15 feet along said south line to the west line of Lot 3 of said Certified Survey Map No. 7276; thence South 0°23'56" East, 125.87 feet along said west line to the southwest corner of said Lot 3; thence North 87°15'23" East, 214.25 feet along the south line of said Lot 3 to the southeast corner thereof; thence North 0°19'56" West, 50.21 feet along the east line of said Lot 3; thence North 89°49'33" East, 70.00 feet to the east right-of-way line of Laura Lane; thence North 0°19'56" West, 70.13 feet along said east right-of-way line to the south line of Lot 1 of Certified Survey Map No. 6859, recorded in V. 34 of CSMs on P. 132-133, as Document No. 2390859; thence North 88°38'44" East, 173.83 feet along said south line to the east line of said Lot 1; thence North 1°06'29" West, 219.81 feet along said east line and the east line of Lot 2 of said Certified Survey Map No. 6859 to the southerly right-of-way line of Donna Drive; thence North 88°46'17" East, 673.60 feet along said southerly right-of-way line to the beginning of a 29.00 foot radius curve to the right whose chord bears South 40°29'11" East, 44.91 feet; thence southeasterly 51.37 feet along the arc of said curve and said southerly right-of-way line to the aforesaid westerly right-of-way line of Parmenter Street; thence South 10°15'21" West, 506.11 feet along said westerly right-of-way line to the point of beginning. Also including the lands lying between the above-described meander line and the centerline of Pheasant Branch Creek.

Said parcel contains a total of 817,156 square feet or 18.76 acres of land, more or less to the centerline of Pheasant Branch Creek (781,318 square feet or 17.94 acres of land excluding the meander lands).

SURVEYOR'S CERTIFICATE:

I, Baiba M. Rozite, Professional Land Surveyor No. 2351, hereby certify that I have surveyed and mapped the above described property in accordance with information furnished, under the direction of the developer listed hereon and that this preliminary plat is in full compliance with the provisions of Section 236 of the Wisconsin Statutes regarding Preliminary Plats and the subdivision regulations of the City of Middleton; and that the above map is an accurately scaled and dimensioned representation of such survey showing the location of the exterior boundaries, improvements and easements to the best of my knowledge and belief.

Vierbicher Associates Inc.
By: Baiba M. Rozite, PLS - 2351
Dated this 21st day of December, 2023



Table with columns: REVISIONS, NO., DATE, REMARKS. Includes project info: SCALE N/A, DATE 1/16/2024, DRAFTER BROZ, CHECKED MZIE, PROJECT NO. 180386, SHEET 4 OF 4, DWG. NO. 180386.

Vierbicher logo and contact information: REEDSBURG-MADISON-PRAIRIE DU CHIEN planners | engineers | advisors. Phone: (608) 826-6556. Fax: (608) 826-6550.

MINUTES – BRUCE COMPANY REDEVELOPMENT (PC-2614)

2024-02-06 FC: Concept Review for Tax Increment District #5 Assistance –Bruce Company Redevelopment (The Garden District) for Future Public Road and The Olmsted (PC-2614) (FC 07/05/23),

Director of Planning and Community Development Abby Attoun provided an overview of the requests for developer-financed Tax Increment Financing (TIF) assistance for The Olmsted multi-family development and upfront TIF assistance for a future public road serving the The Garden District development. One of the policy issues for consideration by the Finance Committee are the request for TIF assistance for the first level of underground parking which is not an eligible expense under the City's TIF policy. A second policy question is would the City be supportive of financing the cost of providing upfront TIF assistance for the future public road. Assistant City Administrator/Finance Director Bill Burns stated that the City would likely need to borrow for the cost of the road and that it will be important to ensure that there is sufficient tax increment generate to pay the debt service. Members of the Finance Committee discusses the policy issues with several stating that they would not be comfortable with making an exception to the City's TIF policy. Committee members asked staff to prepare additional information on costs and financing options for the future public road for consideration at the March 5, 2024 Finance Committee meeting. They also expressed an interest in reviewing the City's TIF policy. Moved by Janairo, seconded Wochos to refer updated storm water management plan to the Water Resources Management Commission (WRMC), Parks Commission and Public Works Committee to identify potential risks of having storm water management under any public park land and to report back to the Finance Committee no later than the March 5, 2024 meeting. Motion Passed 4-0.

2023-07-05 CC: Resolution 2023-40 Resolution to Support a Wisconsin Economic Development Corporation (WEDC) Community Development Investment (CDI) Grant Application for The Bruce Company Redevelopment (PC-2614)

Moved by Janairo, seconded by Lorman, to Approve Resolution 2023-40 to Support a Wisconsin Economic Development Corporation Community Development Investment Grant Application for The Bruce Company Redevelopment.

Motion Passed. 7-0.

2023-02-13 PWC: Bruce Co. Redevelopment – Discussion of Site Access (PC-2614)

Committee members discussed with the development team revised alternative drawings for a potential site driveway at the south side of the proposed new Bruce Company retail building. On 2/8/23, the developer had provided a drawing of a southerly site driveway with a right-in-only driveway close to Parmenter St. and an out-only customer driveway at the proposed truck dock driveway about 155' west of Parmenter St. On 2/13/23, staff sketched an alternative layout with that westerly driveway serving two-way customer traffic and eliminating the right-in-only driveway at Parmenter St. Knorr moved that the Committee endorse the concept of a southerly driveway designed for two-way traffic and customer angle parking with street access at the location of the proposed truck dock driveway, approximately 155' west of the Parmenter St. stop bar, and that the site development include the southbound right turn lane as recommended in the Traffic Impact Analysis report and as requested by Terrence Wall.

Motion seconded by Stumpf, motion carried 6-0.

2023-01-23 PWC: Bruce Co. Redevelopment – TIA Addendum (PC-2614)

Schueffner moved that the Committee approve the TIA addendum memo, with its recommendations for driveway access to the retail/bank site based on analysis of the forecast traffic patterns associated with land uses and driveway locations that had been proposed by the developer. Motion seconded by Stumpf, motion carried 6-0.

Bruce Co. Redevelopment – Discussion of Site Access (PC-2614)

Committee members discussed with the development team potential site driveway access for the proposed new Bruce Co. retail building. On 1/18/23, the developer had provided a drawing of a southerly site driveway with an S-curve to shift the driveway to be 65’ from the stop bar at Parmenter St. (previously about 30’), which would be approximately 60’ east of the truck dock driveway planned as the back-in customer pick-up location.

Committee discussion included that the City’s Access Management Plan, adopted in 2006, includes a minimum intersection clearance of 115’ for a driveway on the departure side on a minor approach street [with a speed of 20 mph]. This minimum corner clearance is intended to promote safety. The Committee also noted that there are a lot of potential vehicle conflict points in a small area on the proposed public street – with the southerly parking lot driveway, on-street angle parking, and a truck dock/entry drive to underground parking all near the intersection with Parmenter St.

During discussion, Terrence Wall and Jake Bunz shared on the screen a sketch of a different concept, which included a right-in driveway near Parmenter St., and a broad S-curve from the south end of the parking lot as an exit-only onto the proposed public street at a point more than 115’ from the stop bar at Parmenter St. In brief discussion, the Committee expressed interest in seeing the concept drawn, and a variation on the concept to eliminate the right-in only driveway by making the relocated driveway two-way.

Ramsey moved that the Committee defer action, pending revised drawings. Motion seconded by Wochos, motion carried 6-0.

2023-01-09 PWC: Bruce Co. Redevelopment – TIA Addendum (PC-2614)

Schueffner moved that the Committee defer consideration of this item to the next meeting. Motion seconded by Dinakaran, motion carried 6-0. Stauske will contact SRF to correct two references to building “A4” that should reference “A6.”

Following action on this item, Schueffner left the meeting.

2022-10-03 PRFC: Concept review of potential land swap with Bruce Company Development (PC 2614)

Jake Bunz presented concept of land swap.

Commission was supportive, would like to ensure that if land swap proceeds that developer be restricted to using this land in some format of public private partnership that will be mutually beneficial to the city/park and development.

2022-08-22 PWC: Bruce Co. Redevelopment – Water & Sewer Utility Study (PC-2614)

Schueffner moved that the Committee approve the letter report from Strand Associates dated 7/25/22 for the water and sanitary sewer system study. Motion seconded by Ramsey, motion carried 4-0.

2022-05-09 PWC: Bruce Co. Redevelopment – Traffic Impact Analysis Approval (PC-2614)

Stumpf moved that the Committee approve the traffic impact analysis report submitted 4/25/22, with the following specific recommendations from the report as summarized in Stauske’s memo dated 5/3/22:

- a. Recommend implementation by the City of the following public improvements as noted in the report:
 - i. Modification of programming to optimize traffic signal timings as needed.
 - ii. Prohibit during peak hours left turn movements from Laura Ln. and Tribeca Dr. at Century Ave. (Sections 7.1 & 9.2).
 - iii. Include leading pedestrian intervals (LPI) if advisable at the signalized intersections of Parmenter St. at Century Ave. and Parmenter St. at Donna Dr. (Section 8 & 9.2).
 - iv. When delay or queues become problematic, prohibit during peak hours left turn movements onto Parmenter St. from the proposed new public street (current Bruce Co. driveway) and the Food Concepts driveway. (Sections 7.2 & 9.3).
- b. Recommend implementation by the Developer of the following improvements during the planned Bruce Co. redevelopment as recommended in the report:

- i. Either modify the site plans for the most easterly proposed driveway access to Donna Dr. to be a minimum of 200' west of the stop bar at the Parmenter St. traffic signal, or restrict driveways within that distance to allow only right-in, right-out turning movements. (Section 9.1).
 - ii. Modify the site plan for the most easterly proposed driveway access to the new public street at the south side of the retail store to be at least 115' west of the proposed stop bar at Parmenter St. per the City's Access Management Plan. (Section 9.1).
 - iii. Modify the plans for the proposed east-west public street (currently a private driveway) to eliminate proposed on-street parking from within the sight lines needed for safe operations at the proposed mid-block driveway. (Section 9.1).
 - iv. Post an advisory speed limit of 15 mph at each approach to the horizontal curve where the proposed east-west roadway meets the extension of Laura Ln. (Section 9.1).
 - v. Consider requiring as part of SIP approvals Transportation System Management (TSM) and Travel Demand Management (TDM) strategies to help reduce traffic congestion associated with the redevelopment. (Section 9.1).
 - vi. Following a more detailed study and further evaluation of options, address northbound queues for left turns onto Century Ave. Mentioned in this report are options to close the first median opening on Parmenter St. south of Century Ave., or to expand the intersection for dual northbound left turn lanes. The median opening currently serves as one of three driveway access points for Zimbrick Volkswagen, and as a shared driveway opening for the Pit Stop Express and Alpha Graphics east of Parmenter St. (Sections 7.3 & 9.4).
 - vii. Design the proposed public street intersection with Parmenter St. to facilitate installation of a traffic signal and turn lane improvements when warranted. Modeling in the report indicates the design should include a 200' northbound left turn lane, a 125' southbound right turn lane, and a 75' eastbound right turn lane. (Sections 7.3 & 9.4).
- c. Recommend deferral of implementation of the following improvements as recommended in the report, to a time when traffic operational or safety issues warrant a change:
- i. Consider expansion of turning lanes at the intersection of University Ave. and Parmenter St. Due to nearby land uses, the City may elect in the future just to accept long queues and delays at this intersection in peak hours. (Section 7.2 & 7.3).
 - ii. Install a traffic signal at the intersection of Donna Dr. and Park St. when warranted. The report predicts that a couple of warrants may be nearly met by 2050 without the Bruce Co. redevelopment, and that warrants will be met in the horizon year with the Bruce Co. redevelopment. (Section 9.3). The City may consider requesting partial funding from the Developer. An interim pavement marking improvement was considered in Section 7.1, but not recommended in Section 9.2 due to potential to draw additional traffic to this intersection, and due to a safety concern with high pedestrian traffic.
 - iii. Expand the intersection of Deming Way and Discovery Dr. to add an exclusive westbound right turn lane with revised traffic signal timing. (Sections 7.2 & 9.3).
 - iv. Expand the roundabout at the intersection of Parmenter St. and Discovery Dr. to provide right turn bypass lanes for the northbound and westbound approaches. (Sections 7.2, 7.3 & 9.3).
 - v. Monitor need for additional traffic calming features along Donna Dr., east of Parmenter St. (Section 9.4).

Motion seconded by Ramsey, motion carried 4-0.

2022-01-11 PC: Concept Review for Bruce Company Office, Garden Center & Greenhouse Buildings, 2830 Parmenter St. (PC-2614)

Attoun reviewed her staff report noting the following:

1. Apologizing to the applicant for not attaching a clean copy of their submittal, and thanking Xu for sending a clean copy out to the Plan Commission.
2. Commissioner Bruce was unable to attend, but would support keeping the open air pavilion in the Specific Implementation Plan (SIP) submittal.

3. Attoun and Public Works Director Stauske met with the SRF Consulting who will be preparing the traffic impact analysis (T.I.A.). The proximity of the driveway on Donna Drive just west of Parmenter Street is an outstanding item. The engineering staff has flagged this as a safety concern in all the submittals to date.

Seth Nicholson, Bruce Company, and Jake Bunz, T. Wall Enterprises, presented the concept submittal. Nicholson stated that the greenhouses are intended to be similar to the open air pavilion in that they will have garage doors on the sides that can be opened in warmer months. In colder months, the greenhouses will be heated to maximize usable space for the Bruce Company, and can be used for planting classes, yoga, and more. The greenhouses will allow a year-round utilization of the space.

Paulsen asked if the driveway shown is in the same location as existing, and Nicholson said that it is in the same location. Paulsen asked about dashed lines shown on the north elevation, and Bunz said they are the walkways to the greenhouse area, which will include a 5' tunnel into the greenhouses, which cannot be directly against the building. Slavish complimented the building design, and asked about the courtyard area behind the greenhouse. Bunz said that the crosshatching is a placeholder for the SIP submittal. The courtyard area will be full of plants and will be the display area for the Bruce Company. Nicholson said the fence will be ornamental with vines or hedges to soften the fence line.

Terrence Wall, T. Wall Enterprises, said the fence will only be along the at-grade patios of the residential units to delineate their private patio space. The courtyard will not have a landscaping plan, because it will change seasonally depending on the Bruce Company's inventory.

Mayor Brar inquired about curb cuts from Donna Drive, and Terrence Wall indicated the driveway areas and what they will service. Wall said the existing driveway to the Bruce Company must be maintained and that Bruce Company has the right to maintain it.

Erdmann-Hermans supports the three interconnected greenways for energy efficiency purposes and for functionality of the space.

Moved by Ramsey, seconded by Paulsen, to approve the concept with the engineering staff comments. Motion passed 6-0.

2021-11-22 PWC: Bruce Co. Redevelopment – Traffic Impact Analysis Scope of Work (PC-2614)

Burck moved that the Committee approve modifying the City's guidelines to reduce the scope of traffic impact study for this proposed redevelopment to include only 17 instead of 22 intersections (eliminating 6, 13, 18, 19, 20 as shown on the map in the packets), but to keep the analysis of the planning horizon at the year 2050, consistent with the Metropolitan Planning Organization (MPO). Motion seconded by Knorr, motion carried 6-0.

2021-09-07 CC: Ordinances - First Reading (Final Action may be taken upon approval of motion to suspend rules under Section 1.07, Middleton Gen. Ords.) Rezoning from B3 to PDD-GIP – Bruce Company Redevelopment, Multiple Parcels (PC-2614)

Moved by Burck, seconded by Fuszard, to suspend rules under Section 1.07, Middleton Gen. Ord and Approve the Rezoning from B3 to PDD-GIP – Bruce Company Redevelopment, Multiple Parcels contingent upon the following items:

- Resolution of engineering staff recommendations. (PC, PWC)
- Preparation and approval of a traffic impact analysis (T.I.A.), and resolution of any traffic improvements that are recommended by the T.I.A. to be completed at the developer's expense. (PC, PWC)
- Preparation and approval of a stormwater management plan. (PC, PWC)
- Preparation and approval of a plat, which will need to include land dedication along the creek corridor in order for the City to provide basic maintenance of the Pheasant Branch Creek. Depending on the timing of the plat

approval, the City will need at least a temporary limited easement (TLE) from the Bruce Company to begin creek restoration next spring. (PC, PWC)

- Applicant will be required to meet the City's parking requirements at the time of consideration and approval of each Specific Implementation Plan (SIP). (PC, PWC)
- City approval of cross sections for proposed public streets that conform to City standards. (PWC)
- Completion of a developer funded City study of the water and sanitary sewer systems, and development of plans for improvements needed to provide adequate utility capacities for the proposed land uses. (PWC)
- Preparation of the plat to include access restrictions consistent with the City's Access Management Policy. (PWC)
- An understanding that GIP approval does not in any way indicate support for the tax increment financing (TIF) request associated with this project, which staff is still reviewing. (Staff)
- Any stormwater features should be on private property – not public. (CLC)
- Support for preservation of the creek corridor and providing as much park space in this area as possible. (PRFC)
- Staff recommends a preference for managing the stormwater for this development area regionally rather than on a building-by-building basis. (Staff)

Final Reading Passed. 8-0.

2021-08-18 WRMC: Bruce Company Redevelopment PC 2/23/21

Sorensen briefed the Commission on the concept plan, and stated the development will need to meet stormwater management requirements for redevelopment. Ongoing discussions include whether stormwater management features should be placed within the dedicated park land. Jake Bunz, representing the developer, stated that the conceptual and changing nature of the plan makes it difficult to design a regional stormwater solution with final site design(s) not yet determined. Bachhuber moved to recommend to Plan Commission that WRMC's preference would be a regional stormwater management approach which includes stormwater management for all public Rights-of-Way. Potter seconded, motion carried 6-0.

2021-08-17 CC:

Old Business: Rezoning from B3 to PDD-GIP – Bruce Company Redevelopment, Multiple Parcels (PC-2614)

This item was moved after the closed session.

Closed Session: Convene into Closed Session Pursuant to Sections 19.85(1)(e), Wisconsin Statutes:

Moved by Burck, seconded by Nelson, to Approve Convene into Closed Session at 9:56 p.m. pursuant to Sections 19.85(1)(e), Wisconsin Statutes: (e) for the Deliberation of or Negotiation for the Purchase of Public Properties, the Investing of Public Funds or Conducting Other Specific Business, whenever Competitive or Bargaining Reasons Require a Closed Session. The Common Council will discuss the acquisition of land for a future park north of the Pheasant Branch Creek near the Bruce Company, and the Bruce Company/T. Wall rezoning request. Motion Passed. 8-0.

Old Business (moved from above): Rezoning from B3 to PDD-GIP – Bruce Company Redevelopment, Multiple Parcels (PC-2614)

Moved by Burck, seconded by Ramsey, to defer action Rezoning from B3 to PDD-GIP – Bruce Company Redevelopment, Multiple Parcels and ask that the developer make the following changes to the GIP:

1. Remove the shared parking from the GIP, 2.
2. Move Building 7 northwest to fill the triangular area, south of the Phase 9 building.
3. Dedicate a minimum of 3 acres of parkland.

The city will be willing to waive the first reading at the September 7, 2021, council meeting upon satisfaction of the requested changes. Motion Passed. 8-0.

2021-08-03 CC:

Ordinances - First Reading (Final Action may be taken upon approval of motion to suspend rules under Section 1.07, Middleton Gen. Ords.)

Rezoning from B3 to PDD-GIP – Bruce Company Redevelopment, Multiple Parcels (PC-2614)

This item was moved after the closed session.

Closed Session: Convene into Closed Session Pursuant to Sections 19.85(1)(e), Wisconsin Statutes: (e) for the Deliberation of or Negotiation for the Purchase of Public Properties, the Investing of Public Funds or Conducting Other Specific Business, whenever Competitive or Bargaining Reasons Require a Closed Session. The Common Council will discuss the acquisition of land for a future park north of the Pheasant Branch Creek near the Bruce Company

Moved by West, seconded by Burck, to Convene into Closed Session at 8:28 p.m. Motion Passed. 8-0.

Open Session: Convene into Open Session

Moved by Ramsey, seconded by Sullivan, to Convene into Open Session at 9:07 p.m. Motion Passed. 8-0.

Ordinances - First Reading (Final Action may be taken upon approval of motion to suspend rules under Section 1.07, Middleton Gen. Ords.): Rezoning from B3 to PDD-GIP – Bruce Company Redevelopment, Multiple Parcels (PC-2614)

Moved by Burck, seconded by Fuszard, to defer the First Reading of an Ordinance Rezoning from B3 to PDD-GIP – Bruce Company Redevelopment, Multiple Parcels. The motion was amended to request that the developer provide additional information on exactly what land is proposed to be dedicated for parkland. Motion Passed. 8-0.

2021-08-02 PRFC: Rezoning from B3 to PDD-GIP – Bruce Company Redevelopment, Multiple Parcels (PC-2614)

- Commission members expressed concerns about the dog area being separated from the rest of the park, concerns about stormwater being shown in the park, and that the proposal would be best not having building “CI” included in the development to allow for a more functional park.
- Jake Bunz of T-Wall Properties discussed the request and conceptual proposal.
- Terrence Wall of T-Wall Properties explained that the current zoning of the property is B-3. It could be developed as commercial property. The Bruce Company wants to create a new destination retail space.
- Terrence Wall stated the private development will be able to manage stormwater outside of the parkland.
- Motion by Schaffer, seconded by Shaw to support the concept and that the commission supports preservation of the creek corridor and providing as much park space in this area as possible. Motion approved unanimously.

2021-07-28 CLC: Rezoning from B3 to PDD-GIP – Bruce Company Redevelopment, Multiple Parcels (PC-2614) Plan Commission (July 13, 2021)

- Jake Bunz (T. Wall Enterprises) presented the proposed redevelopment to Committee members. Seth Nicholson (Bruce Co.) was also present to answer questions.
- Motion by West to agree with the overall concept as presented with the addition stating that any private property stormwater features be excluded from any proposed parklands. Ramsey seconded the motion.
- Motion passed 6-0.

2021-07-26 PWC: Bruce Company Redevelopment (PC-2614)

Burck moved that the Committee endorse all staff recommendations made on the Bruce Company redevelopment plan drawings dated 7/6/21, as included in the Committee packets, except as further modified below:

- Edit the following staff recommendation [edit to sheet C2 made 7/27/21]:
 - On drawing sheet C2, include a referral to the City Attorney to advise on the legal implications of a potential recommendation in the pending Traffic Impact Analysis to expand the current access restriction and change the location of the most easterly Donna Dr. driveway to be clear of the traffic signal per guidance of the City’s Access Management Policy.
- Add the following Committee recommendations [edits to sheet A004 made 7/27/21]:

- Don't show storm water management ponds on public park land.
- Remove all detail elements (paths, buildings, parking lots, etc.) from the public park.

and that the Committee endorse the Plan Commission's recommended contingencies made 7/13/21 for conditional approval of the GIP rezoning, with the following additional recommended contingencies:

- City approval of cross sections for proposed public streets that conform to City standards.
- Completion of a developer funded City study of the water and sanitary sewer systems, and development of plans for improvements needed to provide adequate utility capacities for the proposed land uses.
- Preparation of the plat to include access restrictions consistent with the City's Access Management Policy.

Motion seconded by Knorr, motion carried 5-0.

2021-07-20 CC: Ordinances - First Reading (Final Action may be taken upon approval of motion to suspend rules under Section 1.07, Middleton Gen. Ords.): Rezoning from B3 to PDD-GIP – Bruce Company Redevelopment, Multiple Parcels (PC-2614)

Moved by Ramsey, seconded by Kuhn, to Approve the First Reading of an Ordinance Rezoning from B3 to PDD-GIP – Bruce Company Redevelopment, Multiple Parcels contingent upon the following recommendations by Plan Commission:

- Resolution of engineering staff recommendations. Note that the packet includes the engineering staff recommendations from the 6/8/21 Plan Commission meeting and that the submittal has changed. The new GIP submittal came in on 7/6/21, and that did not provide staff enough time to prepare updated engineering recommendations.
- Preparation and approval of a traffic impact analysis (T.I.A.), and resolution of any traffic improvements that are recommended by the T.I.A. to be completed at the developer's expense.
- Preparation and approval of a storm water management plan.
- Preparation and approval of a plat, which will need to include land dedication along the creek corridor in order for the City to provide basic maintenance of the Pheasant Branch Creek.
- Depending on the timing of the plat approval, the City will need at least a temporary limited easement (TLE) from the Bruce Company to begin creek restoration next spring.
- Referral to Park, Recreation, and Forestry Commission and the Conservancy Lands Committee.

Sullivan moved to defer the rezoning and refer the proposal to Park, Recreation, and Forestry Commission and Conservancy Lands Committee, seconded by Olson. Motion Passed. 7-0.

2021-07-13 PC:

7:15 pm Public Hearing – Rezoning from B3 to PDD-GIP – Bruce Company Redevelopment, Multiple Parcels (PC-2614)

Mayor Brar opened the public hearing at 7:43 p.m.

Hans Hilbert, 3209 Cedar Trail, registered in support of the rezoning application. Hilbert stated that the redevelopment is in line with the comprehensive plan for this area. This is an important core to the City due to the tax base that can be supported by the property and the ability to add density, while also eliminating incompatible uses in the area. He supports showcasing and protecting the Pheasant Branch Creek Corridor in this area. Hilbert questioned the need for a traffic impact analysis (T.I.A.) in this area.

Mayor Brar closed the public hearing at 7:46 p.m.

Rezoning from B3 to PDD-GIP – Bruce Company Redevelopment, Multiple Parcels (PC-2614)

Attoun noted that staff received some questions from a Commissioner related to this rezoning request, which required consultation with the Assistant City Attorney and the Zoning Administrator. The first question is whether the City can require minimum heights as a condition of the zoning approval. The Assistant City Attorney stated that the City can require minimum heights as a condition of the zoning approval because the City has provided sufficient notice through the public hearing process. The second question was whether the City approve the rezoning request but only for a

portion of the lands included in the GIP request, and the Assistant City Attorney stated that this is possible, but that a revised legal description would be needed prior to Council action. A new submittal and public hearing would be required for the remainder of the lands.

Jake Bunz, T. Wall Enterprises, noted that the proposal is the same as the one discussed at the last Plan Commission meeting. He highlighted some of the pertinent changes to the initial submittal, including modifying the building heights to add variety, adding some architectural features on two prominent buildings, moving the clubhouse to separate it from the park, adding park space by moving the public road further north, adding trees along the walking path, making the dog walk public, and squaring off a wall of the greenhouse building.

Brar inquired about the number of guest rooms in the hotel, and Bunz stated it will be up to 700 units. Slavish reiterated the point he made at the last meeting, that with 800 units, will there be any affordable workforce housing included. Bunz stated that T. Wall Enterprises specializes in luxury and market-rate multi-family housing. Brar asked if T. Wall would consider it, and Bunz stated that he'd bring this back to his team. Paulsen encouraged T. Wall to break up the uniformity of the plan, particularly of the buildings on the north/south private drive, so that it feels more like a neighborhood. Schaffer supports this proposal, and is thankful for the developer's efforts to protect the creekline and enhance the park areas. Schaffer asked where parking can occur for the 10-story buildings, and Bunz stated that parking would happen underneath the building, or that Bruce Company may acquire additional land for a parking deck in the future. Brar asked about the dog park, and Schaffer said this is a needed amenity.

Bruce asked if the Parks Commission should review the proposal again, and Schaffer said that it should come before Parks Commission again. Bruce supports the Bruce Company redevelopment, and he supports the eastern third of the site plan. Bruce expressed concern over including land that the developer does not control (the Latitude Graphics site). Staff noted that while the Latitude Graphics site is shown in the design concept, the parcel is not included in the rezoning request. Bruce asked how the plan would change if the Bruce Company is unable to acquire the Latitude Graphics site. Terrence Wall, T. Wall Enterprises, stated that the brew pub would come off the plan if the Latitude Graphics site was unable to be used in this way.

Paulsen asked if the public hearing notices specifies the number of parking stalls. Attoun stated that the public hearing notice does not specify the number of stalls. The GIP request does specify a total. Paulsen stated that the City would need to enforce the overall parking requirement at each stage of the Specific Implementation Plan (SIP). Attoun recommended that an additional condition of approval state that the developer is required to meet the City's current parking standards at the time of each SIP approval. Bruce doesn't think the developer could meet market needs for the western two-thirds of the site, and he's concerned that the solution will require a lower height of building and the City won't get the varying building heights as requested. Bruce proposes the Commission approve the eastern third of the site plan and ask the developer to come back with more information for the remaining area. This would enable the Commission to get more details about the parking on the western two-thirds of the site as well as get more information from the Parks Commission. Schaffer concurs somewhat with Bruce's comments, and expressed concern about what could happen if the City is unable to acquire the Latitude Graphics site. Paulsen is sympathetic to Bruce's concerns, and asked how this would affect the applicant's timeline. Attoun stated that the conversations between the City and the Latitude Graphics site owner are going well.

Terrence Wall, T. Wall Enterprises, stated that the parking will be sufficient and will be handled as each SIP proceeds. Wall requested that the Plan Commission vote on the proposal before them rather than only approving a portion of the project.

Brar and Bruce asked if Parks Commission could be a condition of approval, and Attoun said that if that were the case, the staff would not add this item to the Council agenda until the Parks Commission takes action. Attoun recommends against adding a condition of approval for the Water Resources Management Commission because they won't likely

have enough information to take action. Schaffer said the Parks Commission is meeting this Monday. Brar inquired about adding Conservancy Lands Commission, and Bruce inquired about adding Public Works Committee.

Seth Nicholson, Bruce Company, expressed concern about the process. The applicants have responded to many of the comments and he feels that there are conflicting comments being expressed by the Commission and it is difficult to find alignment and clarity.

Motion by Paulsen, seconded by Schaffer, to recommend approval of the GIP contingent on:

- Resolution of engineering staff comments.
- Preparation and approval of a traffic impact analysis (T.I.A.), and resolution of any traffic improvements that are recommended by the T.I.A. to be completed at the developer's expense.
- Preparation and approval of a stormwater management plan.
- Preparation and approval of a plat, which will need to include land dedication along the creek corridor in order for the City to provide basic maintenance of the Pheasant Branch Creek. Depending on the timing of the plat approval, the City will need at least a temporary limited easement (TLE) from the Bruce Company to begin creek restoration next spring.
- Applicant will be required to meet the City's parking requirements at the time of consideration and approval of each Specific Implementation Plan (SIP).

Motion passed (4-1) with Bruce opposed.

Motion by Paulsen, seconded by Schaffer, to refer this plan to Parks, Recreation, and Forestry Commission, Public Works Committee, and Conservancy Lands Commission for consideration if they wish to provide comments. **Motion passed** (5-0).

2021-06-08 PC:

Public Hearing: Rezoning from B3 to PDD-GIP – Bruce Company Redevelopment, Multiple Parcels (PC-2614)

Mayor Brar opened the hearing at 7:31 p.m.

There was no one present who wished to speak, and Opitz reported that city staff had not received any correspondence or phone calls for the record. Brar closed the hearing at 7:32 p.m.

Commissioners discussed this matter under Agenda items, below.

Rezoning from B3 to PDD-GIP – Bruce Company Redevelopment, Multiple Parcels (PC-2614)

(approximately 1:41:30 of the recording)

Opitz noted that the applicant has submitted a revised development concept but that what is before the Commission is the proposal as described in the hearing notice. Jake Bunz (T. Wall Enterprises) presented their revised development concept, which provides additional public spaces and varied building heights in response to feedback they received from staff. He said that they still want approval of the original concept as submitted but are willing for approval to be contingent on additional changes.

In response to commissioner inquiries and comments, Opitz noted that the GIP can be approved in phases (segmented) into different areas, but it only pertains to parcels identified in the legal description that was part of the hearing notice. He added that the zoning regulations pertaining to a portion of the rezoned area could also be changed through a GIP amendment.

Commissioners viewed favorably the additional parkland and green space along the creek, the variety in building heights, and the transition from lower profile buildings along Parmenter Street to higher buildings along US 12 (although

one member said that an 8- to 10-story building seems tall, and another advocated for more thoughtful orientation of the buildings). Bunz stated that they are planning for the housing to be market rate. Commissioners also spoke about site circulation, building and landscaping design along Parmenter Street, compatibility with the Parmenter Neighborhood Plan, the airport height limitation zoning ordinance, having an anchor building at the northeast corner similar to the one planned at the southeast corner, and sharing “all the parking all the time.” Seth Nicholson (Bruce Company) said it’s important for Bruce Company to maintain their existing driveway off Donna Drive and he said that they haven’t had issues with access and circulation in the past. He added that it is important not to separate the retail building from the plant materials/landscaped courtyard behind the building.

Moved by Bruce, seconded by Slavish, to defer action on the request that is before the Commission, and to direct staff to schedule a hearing on the revised concept for July 13. Motion passed 6-0.

Opitz noted that the hearing notice could identify taller buildings and then be scaled back, but not the other way around. Bruce requested staff rationale for exceeding heights identified in the neighborhood plan.

2021-06-02 CC: Closed Session: Convene into Closed Session Pursuant to Sections 19.85(1)(e), Wisconsin Statutes:

Moved by Fuszard, seconded by Burck, to Convene into Closed Session at 8:53 p.m. Pursuant to Sections 19.85(1)(e), Wisconsin Statutes for the Deliberation of or Negotiation for the Purchase of Public Properties, the Investing of Public Funds or Conducting Other Specific Business, whenever Competitive or Bargaining Reasons Require a Closed Session. The Common Council will discuss the acquisition of land for a future park north of the Pheasant Branch Creek near the Bruce Company. Motion Passed. 8-0.

2021-05-11 PC: Schedule Public Hearing – Rezoning from B3 to PDD-GIP – Bruce Company Redevelopment, Multiple Parcels on Parmenter Street, Donna Drive, and Laura Lane (PC-2614)

Attoun reported that the applicant must still provide upper limits for unit counts, building sizes, and parking amounts before the hearing notice can be finalized. She also noted that the rezoning application does not pertain to properties that are not under the control of the developer. Following discussion with staff, Commission members agreed that it was acceptable to specify unit caps for the property (versus individual buildings) with parking details addressed as part of the Specific Implementation Plan(s).

Moved by Paulsen, seconded by Bruce, to schedule a hearing (Class 2 notice) for June 8, 2021, at 7:30 p.m. Motion passed 6-0.

2021-04-06 CC: Convene into Closed Session: Pursuant to Sections 19.85(1)(e) and 19.85(1)(g), Wisconsin Statutes:

Moved by Burck, seconded by Nelson, to Convene into Closed session at 9:43 p.m. Pursuant to Sections 19.85(1)(e) and 19.85(1)(g), Wisconsin Statutes: (e) for the Deliberation of or Negotiation for the Purchase of Public Properties, the Investing of Public Funds or Conducting Other Specific Business, whenever Competitive or Bargaining Reasons Require a Closed Session. The Common Council will discuss the acquisition of land for a future park north of the Pheasant Branch Creek near the Bruce Company. Also, pursuant to §19.85 (1)(g) of the Wisconsin Statutes authorizing a closed session for conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved. The Common Council will discuss a raze order at 6706 Century Avenue. Motion Passed. 8-0.

Convene into Open Session

Moved by Ramsey, seconded by Nelson, to Convene into Open Session at 11:15 p.m. Motion Passed. 8-0.

2021-03-02 CC: Convene into Closed Session: Convene into Closed Session Pursuant to Sections 19.85(1)(e), Wisconsin Statutes:

Moved by West, seconded by Burck, to Convene into Closed Session at 8:25 p.m. Pursuant to Sections 19.85(1)(e), Wisconsin Statutes: (e) for the Deliberation of or Negotiation for the Purchase of Public Properties, the Investing of Public Funds or Conducting Other Specific Business, whenever Competitive or Bargaining Reasons Require a Closed Session. The Common Council will discuss the acquisition of land for a future park north of the Pheasant Branch Creek near the Bruce Company. Motion Passed. 8-0

2021-02-23 PC: Concept Review – Bruce Company Mixed-Use Redevelopment Project, Multiple Parcels on Parmenter Street, Donna Drive, and Laura Lane (PC-2614)

(27:03 of recording)

Attoun provided the staff report and noted the developer has provided feedback to initial engineering staff comments. She spoke about the importance of having an east-west public street, setting aside land for a park along the creek, and having more variety in housing types. She added that the developer does not support incorporating condos or townhomes into the project.

Seth Nicholson (Bruce Company) presented slides recounting the history and evolution of Bruce Company and options for the future of the company and the property. Terrence Wall spoke about development plans, land uses, site layout, building design, construction costs, essential components of the project, and timelines.

Commission member and staff discussion centered on the following topics:

- Glad to see Bruce Company remaining part of the project, engaging Parmenter St.
- Public park / greenspace along creek is an important component of the project; opportunity for public / private partnership.
- Building D crowds the creek; consider shifting building north to end of east-west street while still engaging the creek corridor; the environmental corridor width to the east is at least 250 ft. wide.
- Laura Lane and new street connection to Parmenter St. should be public and function as a street.
- Site plan could be more imaginative; this is an opportunity for a generation to define a corridor.
- Building design and height should have more variety; consider various housing types.
- Unique opportunity for interior courtyards to serve as an extension of Bruce Company showroom; ensure adequate lighting.
- West edge of development area enjoys significant Beltline visibility.
- Would be ideal to bring Latitude Graphics property into the development
- Streambank stabilization
- Involvement of neighboring property owners

Moved by Ramsey, seconded by Schaffer, to approve the concept and refer it to the Parks/Recreation/Forestry Commission, Conservancy Lands Commission, and Water Resources Management Commission for their feedback. Paulsen and Bruce indicated they felt it was premature to endorse the concept, but they think input from other committees would be valuable. Schaffer withdrew his second to the Ramsey motion. **Motion died** for lack of a second.

Moved by Brar, seconded by Paulsen, to refer the concept to the Parks/Recreation/Forestry Commission, Conservancy Lands Commission, and Water Resources Management Commission for their feedback. **Motion** passed 6-0.

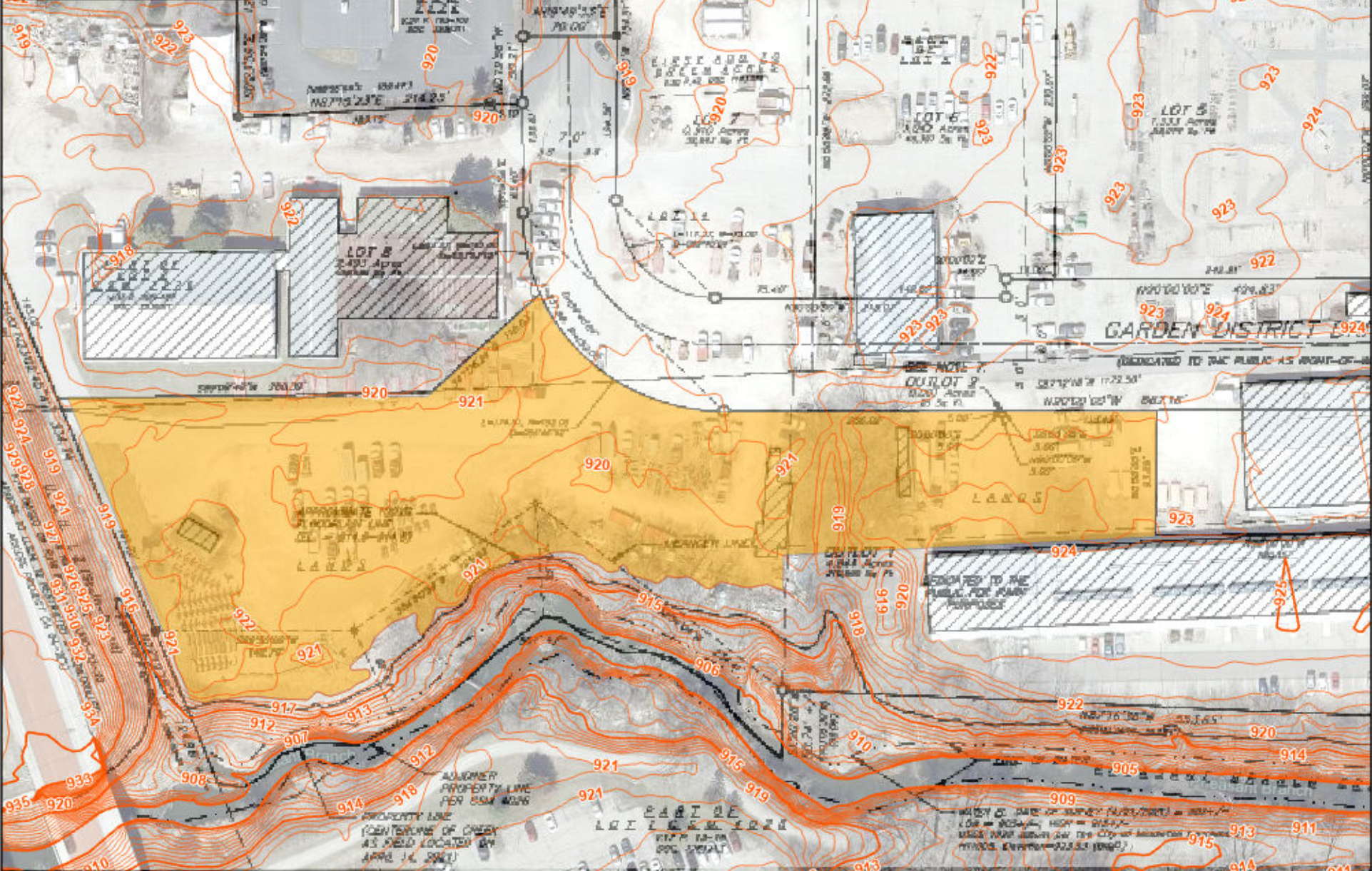
2021-02-18 PRFC: Convene to Closed Session Pursuant to Sections 19.85(1)(e), Wisconsin Statutes: (e) for the Deliberation of or Negotiation for the Purchase of Public Properties, the Investing of Public Funds or Conducting Other Specific Business, whenever Competitive or Bargaining Reasons Require a Closed Session. The Park, Recreation & Forestry Commission will discuss the acquisition of land for a future park north of the Pheasant Branch Creek near the Bruce Company.

Motion to convene in closed session by Shaw, seconded by Adams. Motion was approved unanimously.

Motion to return to open session by Sullivan, seconded by Pöehlman. Motion was approved unanimously.

No action was taken in closed session.

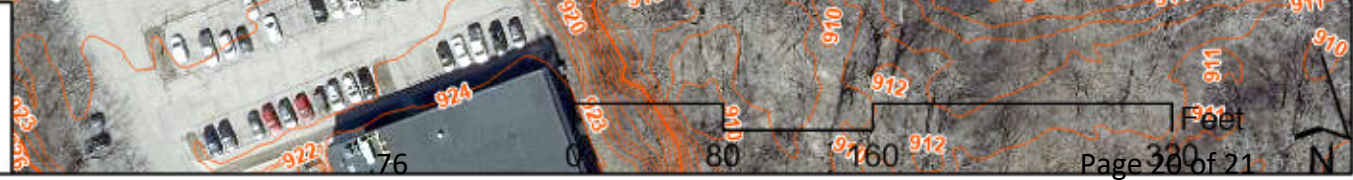
Bruce Co Parkland



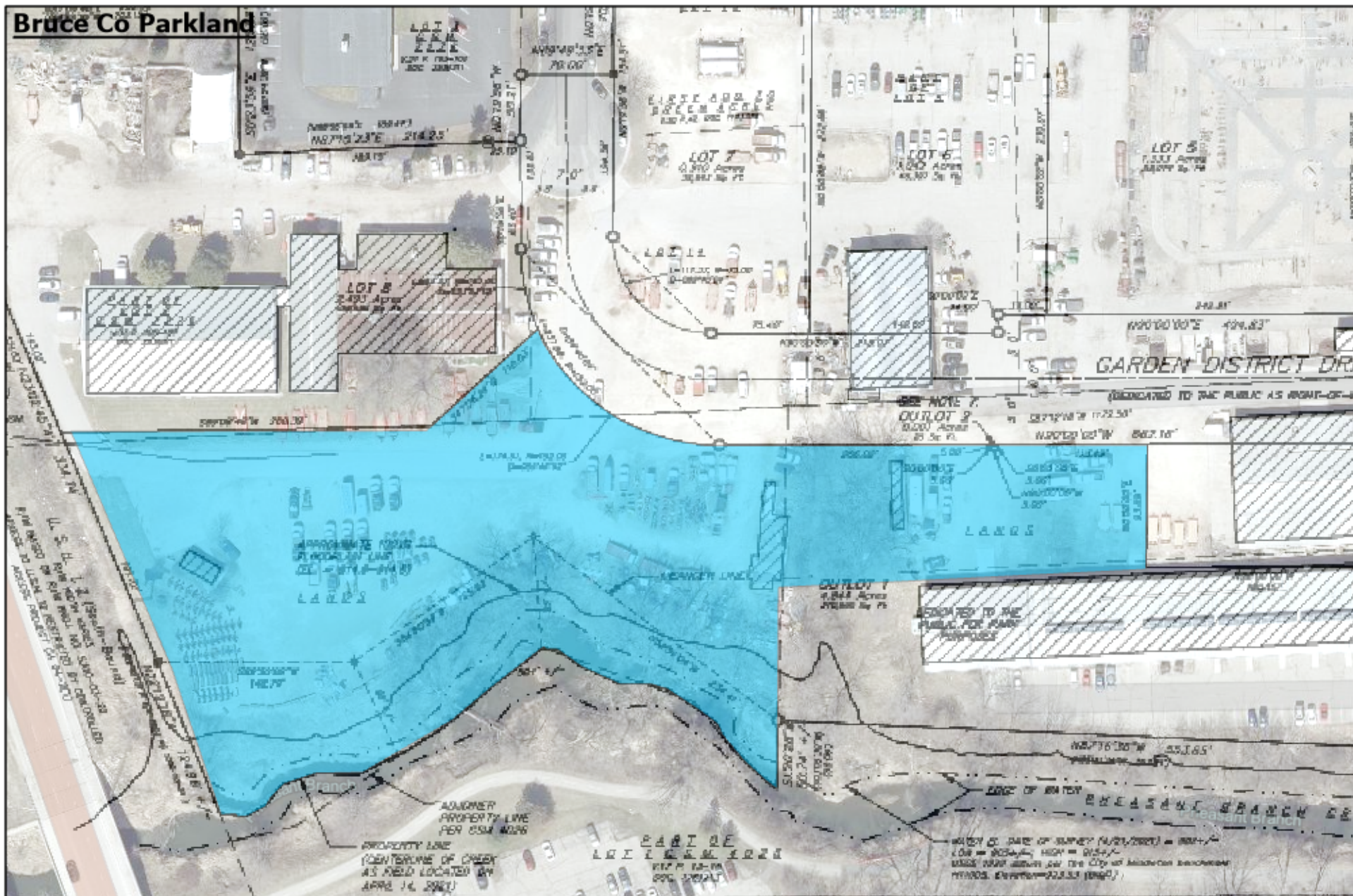
Bruce Co Parkland

Acres
2.68 Area to the Property Line

Date Exported: 2/20/2024 11:16 AM



Bruce Co Parkland

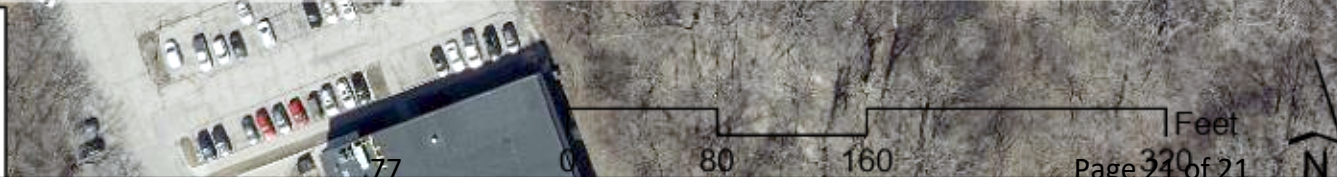


Bruce Co Parkland

Acres

3.30 Area to the Property Line

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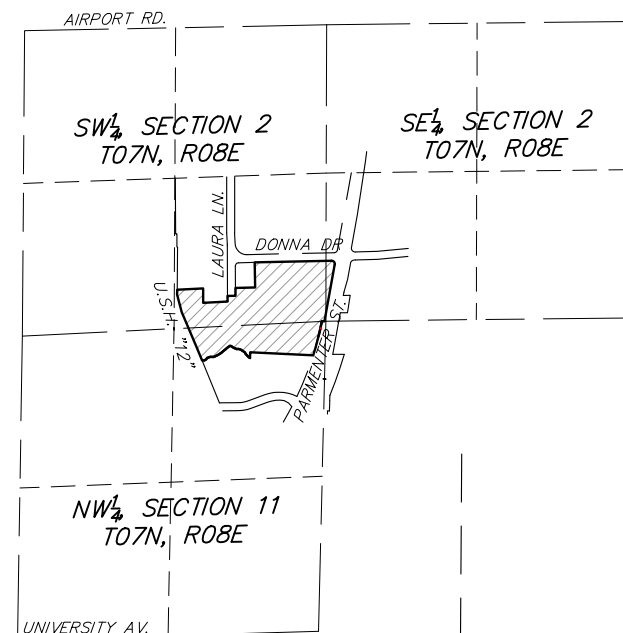


GARDEN DISTRICT PLAT

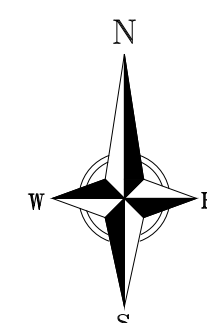
Resolve staff review comments from preliminary plat first, then apply as final plat changes.

LOC. NO. 1143335; PART OF LOT 2 OF CERTIFIED SURVEY MAP NO. 7276, RA LA NE, PER RESOLUTION NO. _____, LOCATED IN THE SE 1/4 OF THE SW 1/4, IN THE CITY OF MIDDLETON, DANE COUNTY, WISCONSIN.

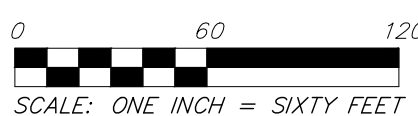
LOCATION MAP
SW 1/4 & SE 1/4 OF SECTION 2,
NW 1/4 OF SECTION 11
TOWNSHIP 7 NORTH, ROBE
(NOT TO SCALE)



Suppress printing of AutoCAD SHX text. Those 288 comment boxes only serve to clutter the drawing.



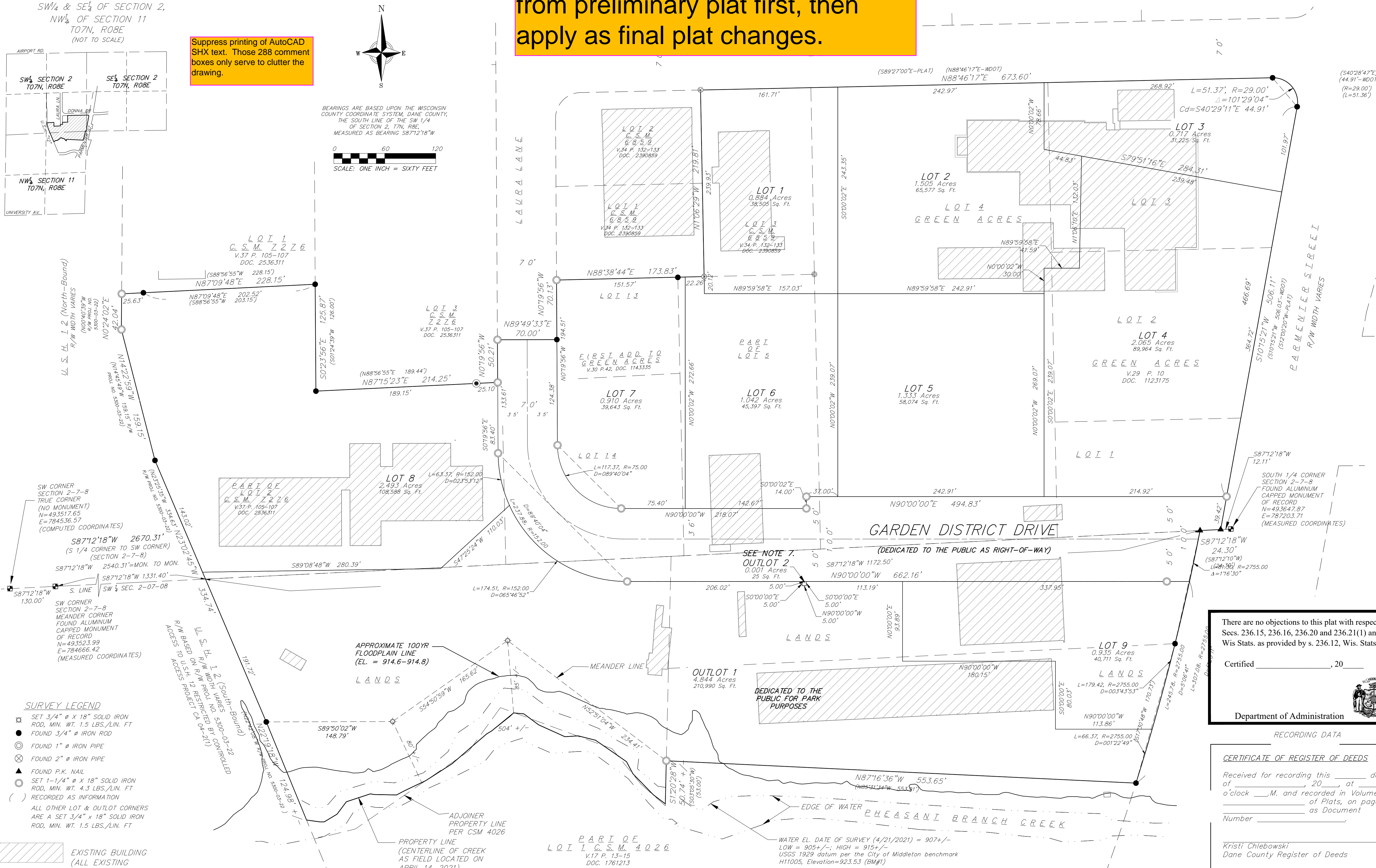
BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, THE SOUTH LINE OF THE SW 1/4 OF SECTION 2, T7N, R8E, MEASURED AS BEARING S87°12'18"W



16 Jan. 2024 - 9:31 a M:\T Wall Enterprises LLC\180386_2830 Parmentier SJ\CA\DD\180386 - P1.dwg by: broz

- SURVEY LEGEND**
- ⊠ SET 3/4" x 1/8" SOLID IRON ROD, MIN. WT. 1.5 LBS./LIN. FT
 - FOUND 3/4" x 1/8" IRON ROD
 - FOUND 1" x 1/8" IRON PIPE
 - ⊗ FOUND 2" x 1/8" IRON PIPE
 - ▲ FOUND P.K. NAIL
 - SET 1-1/4" x 1/8" x 18" SOLID IRON ROD, MIN. WT. 4.3 LBS./LIN. FT
 - () RECORDED AS INFORMATION
 - ALL OTHER LOT & OUTLOT CORNERS ARE A SET 3/4" x 1/8" SOLID IRON ROD, MIN. WT. 1.5 LBS./LIN. FT

EXISTING BUILDING (ALL EXISTING BUILDINGS TO BE RAZED)



There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

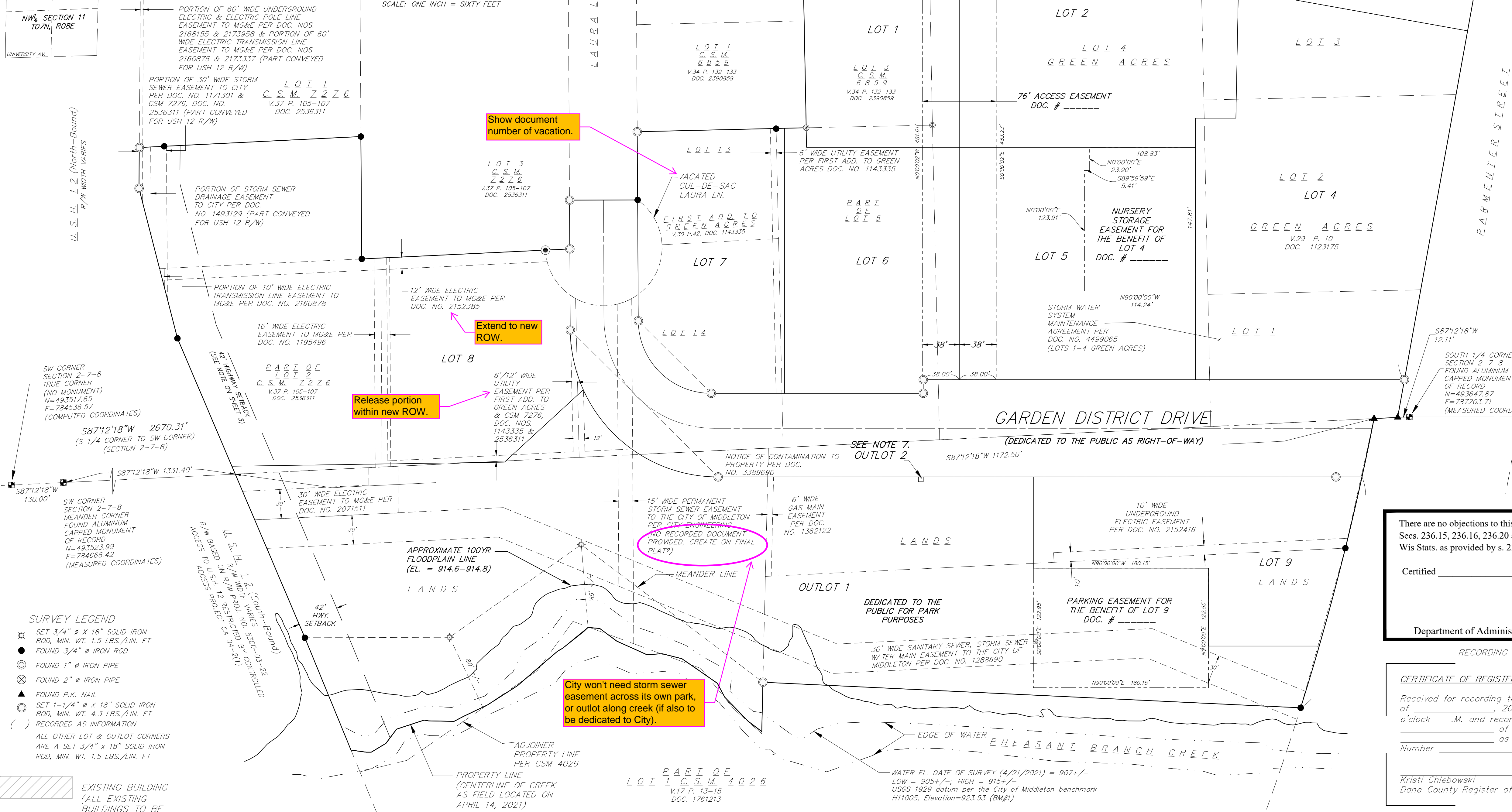
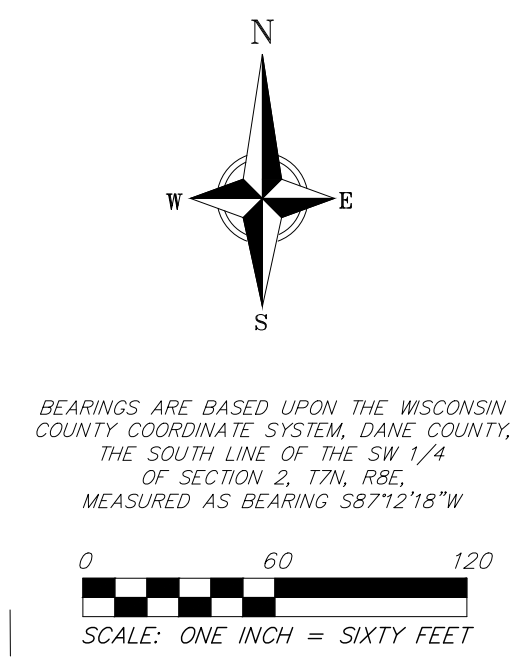
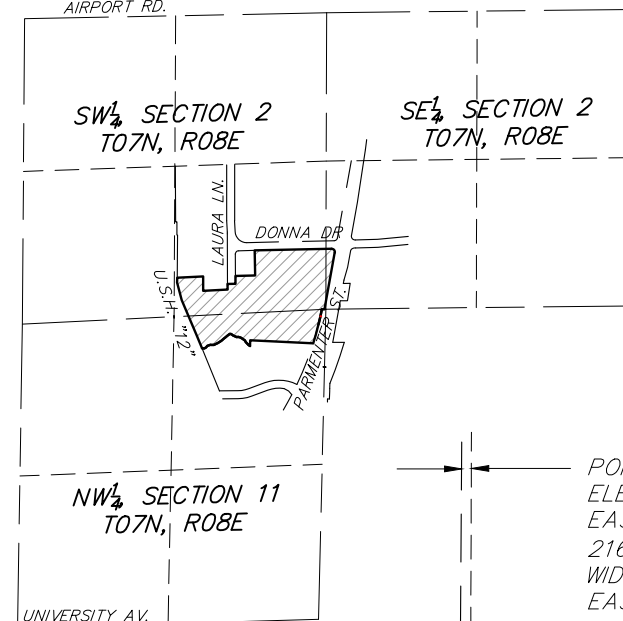
Certified _____, 20____
Department of Administration
RECORDING DATA
CERTIFICATE OF REGISTER OF DEEDS
Received for recording this _____ day of _____, 20____ at _____ o'clock _____ M. and recorded in Volume _____ of Plats, on pages _____ as Document Number _____
Kristi Chlebowski
Dane County Register of Deeds

vierbicher planners engineers advisors Phone: (800) 261-3898	Drafted by: BROZ Checked by: MZE	SURVEYED BY:	SURVEYED FOR:
	FN: 180386 Date: 1/16/2024	VERBICHER ASSOCIATES, INC. 999 FOURIER DRIVE, SUITE 201 MADISON, WI 53717 (608)-826-0532	BRUCE HOLDING LLC ATTN: TERRENCE WALL P.O. BOX 820037 MIDDLETON, WI 53562
	Rev		
	Rev		

GARDEN DISTRICT PLAT

LOTS 1-4 AND PART OF LOT 5, GREEN ACRES, RECORDED IN V. 29 ON P. 10 AS DOC. NO. 1123175; LOTS 13-14, FIRST ADDITION TO GREEN ACRES, RECORDED IN V. 30 ON P. 42 AS DOC. NO. 1143335; PART OF LOT 2 OF CERTIFIED SURVEY MAP NO. 7276, RECORDED IN V. 37 ON P. 105-107 AS DOC. NO. 2536311; LOT 3 OF CERTIFIED SURVEY MAP NO. 6859, RECORDED IN V. 34 ON P. 132-133 AS DOC. NO. 2390859, PART OF VACATED LAURA LANE, PER RESOLUTION NO. _____, LOCATED IN THE SE 1/4 OF THE SW 1/4 AND THE SW 1/4 OF THE SE 1/4 OF SECTION 2, TOWNSHIP 7 NORTH, RANGE 8 EAST, AND LANDS IN THE NE 1/4 OF THE NW 1/4 OF SECTION 11, TOWNSHIP 7 NORTH, RANGE 8 EAST, IN THE CITY OF MIDDLETON, DANE COUNTY, WISCONSIN.

LOCATION MAP
SW 1/4 & SE 1/4 OF SECTION 2,
NW 1/4 OF SECTION 11
T07N, R08E
(NOT TO SCALE)



- SURVEY LEGEND**
- ⊠ SET 3/4" x 18" SOLID IRON ROD, MIN. WT. 1.5 LBS./LIN. FT.
 - FOUND 3/4" x 18" IRON ROD
 - FOUND 1" x 18" IRON PIPE
 - ⊗ FOUND 2" x 18" IRON PIPE
 - ⊙ FOUND P.K. NAIL
 - ⊕ SET 1-1/4" x 18" SOLID IRON ROD, MIN. WT. 4.3 LBS./LIN. FT.
 - () RECORDED AS INFORMATION
- ALL OTHER LOT & OUTLOT CORNERS ARE A SET 3/4" x 18" SOLID IRON ROD, MIN. WT. 1.5 LBS./LIN. FT.
- ▨ EXISTING BUILDING (ALL EXISTING BUILDINGS TO BE RAZED)

16 Jan. 2024 - 9:31a M:\T Wall Enterprises LLC\180386_2830 Parmentier St\CA\DD\180386 - P Plot.dwg by: broz

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20__

Department of Administration

RECORDING DATA

CERTIFICATE OF REGISTER OF DEEDS

Received for recording this _____ day of _____, 20__ at _____ o'clock _____ M. and recorded in Volume _____ of Plats, on pages _____ as Document Number _____

Kristi Chlebowski
Dane County Register of Deeds

<p>planners engineers advisors</p> <p>Phone: (800) 261-3898</p>	Drafted by: BROZ Checked by: MZE	SURVEYED BY: VERBICHER ASSOCIATES, INC. 999 FOURIER DRIVE, SUITE 201 MADISON, WI 53717 (608)-826-0532	SURVEYED FOR: BRUCE HOLDING LLC ATTN: TERRANCE WALL P.O. BOX 820037 MIDDLETON, WI 53562
	FN: 180386 Date: 1/16/2024		
	Rev: _____ Rev: _____ Rev: _____		

GARDEN DISTRICT PLAT

LOTS 1 - 4 AND PART OF LOT 5, GREEN ACRES, RECORDED IN V. 29 ON P. 10 AS DOC. NO. 1123175; LOTS 13 - 14, FIRST ADDITION TO GREEN ACRES, RECORDED IN V. 30 ON P. 42 AS DOC. NO. 1143335; PART OF LOT 2 OF CERTIFIED SURVEY MAP NO. 7276, RECORDED IN V. 37 ON P. 105-107 AS DOC. NO. 2536311; LOT 3 OF CERTIFIED SURVEY MAP NO. 6859, RECORDED IN V. 34 ON P. 132-133 AS DOC. NO. 2390859, PART OF VACATED LAURA LANE, PER RESOLUTION NO. _____, LOCATED IN THE SE 1/4 OF THE SW 1/4 AND THE SW 1/4 OF THE SE 1/4 OF SECTION 2, TOWNSHIP 7 NORTH, RANGE 8 EAST, AND LANDS IN THE NE 1/4 OF THE NW 1/4 OF SECTION 11, TOWNSHIP 7 NORTH, RANGE 8 EAST, IN THE CITY OF MIDDLETON, DANE COUNTY, WISCONSIN.

LIMITED LIABILITY COMPANY OWNER'S CERTIFICATE

BRUCE HOLDING LLC, a limited liability company, duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, hereby certifies that it caused the land described on this Plat to be surveyed, divided, mapped, and dedicated as represented on this Plat. BRUCE HOLDING LLC does further certify that this Plat is required by s.236.10 or 236.12 Wisconsin Statutes, to be submitted to the following for approval or objection:

- City of Middleton Common Council
- Wisconsin Department of Administration
- Wisconsin Department of Transportation
- Dane County Zoning and Land Regulation Committee

IN WITNESS WHEREOF, BRUCE HOLDING LLC, has caused these presents to be signed by Terrence R. Wall, President of T. Wall Enterprises Manager, LLC, Manager of BRUCE HOLDING LLC, on this _____ day of _____, 20____.

BRUCE HOLDING LLC,
a Wisconsin limited liability company

By: _____
Terrence R. Wall, President of its Manager

STATE OF WISCONSIN)
)ss.
DANE COUNTY)

Personally came before me this _____ day of _____, 20____, the above-named Terrence R. Wall, to me known to be the President of BRUCE HOLDING LLC, and to me known to be the person who executed the foregoing instrument and acknowledged that he executed the same as the deed of said company, by its authority.

My Commission Expires/is Permanent: _____
Notary Public, Dane County, Wisconsin

CONSENT OF MORTGAGEE

LAKE RIDGE BANK, a banking association duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping, and dedicating of the land described on this Plat and does hereby consent to the Owner's Certificate.

IN WITNESS WHEREOF, the said LAKE RIDGE BANK, has caused these presents to be signed by JEFF SCHLEIS, its _____, at _____, Wisconsin, on this _____ day of _____, 20____.

LAKE RIDGE BANK
By: _____

State of Wisconsin)
)ss.
County of Dane)

Personally came before me this _____ day of _____, 20____, JEFF SCHLEIS, of the above named LAKE RIDGE BANK, to me known to be the persons who executed the foregoing instrument, and to me known to be such _____ of said LAKE RIDGE BANK, and acknowledged that they executed the foregoing instrument as such officers as the deed of said LAKE RIDGE BANK, by its authority.

My Commission expires: _____

Notary Public, State of Wisconsin

CITY OF MIDDLETON COMMON COUNCIL APPROVAL

Resolved that the plat of GARDEN DISTRICT PLAT, located in the City of Middleton, is hereby approved by the Common Council of the City of Middleton.

Date _____ Emily Kuhn, Mayor

I hereby certify that the foregoing is a copy of a resolution adopted by the Common Council of the City of Middleton.

Date _____ Lorie J. Burns, City of Middleton Clerk

STATE OF WISCONSIN)
)ss.
DANE COUNTY)

I, Lorie J. Burns, being the duly appointed, qualified and acting clerk of the City of Middleton, Dane County do hereby certify that the Common Council of the City of Middleton authorized me on _____ to issue a certificate of approval of the final plat of GARDEN DISTRICT PLAT, upon satisfaction of certain conditions, and I do hereby certify that all conditions were satisfied and the APPROVAL WAS GRANTED AND EFFECTIVE ON THE _____ day of _____, 20____.

Dated this _____ day of _____, 20____.

Lorie J. Burns, City of Middleton Clerk
City of Middleton, Dane County, Wisconsin

CITY OF MIDDLETON ACCESS THROUGH PRIVATE OUTLOT, MINIMUM LOT WIDTH, & MINIMUM LOT AREA

I, Lorie J. Burns, being the duly appointed, qualified and acting clerk of the City of Middleton, Dane County, Wisconsin, do hereby certify that the approved SIP, approved on _____ allows for access to parcels created by this Plat through private Outlot reserved for Ingress/Egress as provided for by s.236.16(2), Wis. Stats., as shown on the plat of GARDEN DISTRICT PLAT. The City of Middleton's approval of this plat will signify that this layout complies with all local ordinances.

Dated this _____ day of _____, 20____.

Lorie J. Burns, City of Middleton Clerk
City of Middleton, Dane County, Wisconsin

Clarify where this access through outlot is applicable.

CORPORATE OWNER'S CERTIFICATE OF DEDICATION

THE BRUCE COMPANY OF WISCONSIN, INC. a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, hereby certifies that it caused the land described on this Plat to be surveyed, divided, mapped, and dedicated as represented on this Plat. THE BRUCE COMPANY OF WISCONSIN, INC. does further certify that this Plat is required by s.236.10 or 236.12 Wisconsin Statutes, to be submitted to the following for approval or objection:

- City of Middleton Common Council
- Wisconsin Department of Administration
- Wisconsin Department of Transportation
- Dane County Zoning and Land Regulation Committee

IN WITNESS WHEREOF, THE BRUCE COMPANY OF WISCONSIN, INC. has caused these presents to be signed by Seth Nicholson, President and COO of THE BRUCE COMPANY OF WISCONSIN, INC., on this _____ day of _____, 20____.

THE BRUCE COMPANY OF WISCONSIN, INC.

By: _____
Seth Nicholson, President and COO

STATE OF WISCONSIN)
)ss.
DANE COUNTY)

Personally came before me this _____ day of _____, 20____, the above-named Seth Nicholson, to me known to be the President and COO of THE BRUCE COMPANY OF WISCONSIN, INC. and to me known to be the person who executed the foregoing instrument and acknowledged that he executed the same as the deed of said company, by its authority.

My Commission Expires/is Permanent: _____
Notary Public, Dane County, Wisconsin

CONSENT OF MORTGAGEE

COMPEER FINANCIAL, a banking association duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping, and dedicating of the land described on this Plat and does hereby consent to the above Owner's Certificate.

IN WITNESS WHEREOF, the said COMPEER FINANCIAL, has caused these presents to be signed by KYLE MARINA, its _____, at _____, Wisconsin, on this _____ day of _____, 20____.

By: _____

State of Wisconsin)
)ss.
County of Dane)

Personally came before me this _____ day of _____, 20____, KYLE MARINA, of the above named COMPEER FINANCIAL, to me known to be the persons who executed the foregoing instrument, and to me known to be such _____ of said COMPEER FINANCIAL, and acknowledged that they executed the foregoing instrument as such officers as the deed of said COMPEER FINANCIAL, by its authority.

My Commission expires: _____

Notary Public, State of Wisconsin

PLAT NOTES:

- 42" HIGHWAY SETBACK NOTE:**
No improvements or structures are allowed between the right-of-way and the setback line. Improvements include but are not limited to signs, parking lots, parallel driveways, wells, septic systems, drainage facilities, etc., it being expressly intended that this restriction shall constitute a restriction for the benefit of the public according to section 236.293, Wisconsin Statutes and shall be enforceable by the Department of Transportation. Contact the Wisconsin Department of Transportation District office for more information. The phone number may be obtained by contacting your County Highway Department.
- NOISE NOTE:**
The lots of this land division may experience noise at levels exceeding the levels in s. Trans 405.04, Table I. These levels are based on federal standards. The Department of Transportation is not responsible for abating noise from existing state trunk highways or connecting highways, in the absence of any increase by the Department to the highway's through-lane capacity.
- This map is referenced to the Wisconsin County Coordinate System-Dane Zone, NAD 83 (2011). Elevations are based upon USGS 1929 datum per the City of Middleton benchmark H11005, Elevation=923.53 (BM#1).
- All existing buildings within the plat boundaries will be razed.
- The total plot area is 817,156 square feet or 18.76 acres, including the meander lands.
- Driveway access to Lot 4 from Garden District Drive shall be permitted no closer than 25' from the Parmenter Street Right of Way.
- ~~Outlot 2 is reserved for private signage purposes.~~
- PLACE-HOLDER FOR NEW EASEMENT CONDITIONS:**

NURSERY STORAGE EASEMENT:
The Nursery Storage Easement shown on Lot 5 for the benefit of Lot 4....[add conditions, restrictions, terms, etc. here]

PROPOSED ACCESS EASEMENT:
The Proposed Access Easement shown on Lots 1, 2, 5 and 6[add conditions, restrictions, terms, etc. here]

SURVEYOR'S CERTIFICATE

I, Baiba M. Rozite, Professional Land Surveyor No. 2351, hereby certify that in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the City of Middleton and under the direction of BRUCE HOLDING LLC, owners of said land, I have surveyed, divided, and mapped GARDEN DISTRICT PLAT.

That such plat correctly represents all exterior boundaries and the subdivision of the lands surveyed; and that this land is Lots 1 - 4 and part of Lot 5, Green Acres, recorded in V. 29 on P. 10 as Doc. No. 1123175; Lots 13 - 14, First Addition to Green Acres, recorded in V. 30 on P. 42 as Doc. No. 1143335; part of Lot 2 of Certified Survey Map No. 7276, recorded in V. 37 on P. 105-107 as Doc. No. 2536311; Lot 3 of Certified Survey Map No. 6859, recorded in V. 34 on P. 132-133 as Doc. No. 2390859, part of vacated Laura Lane, vacated per Resolution No. _____, located in the Southeast 1/4 of the Southwest 1/4 and the Southwest 1/4 of the Southeast 1/4 of Section 2, and lands in the Northeast 1/4 of the Northwest 1/4 of Section 11, Township 7 North, Range 8 East, in the City of Middleton, Dane County, Wisconsin, bounded and described as follows:

Commencing at the South 1/2 corner of said Section 2, thence South 87°12'18" West, 1211 feet along the south line of the Southwest 1/4 of said Section 2 to the westerly right-of-way line of Parmenter Street and to the point of beginning; continue thence South 87°12'18" West, 24.30 feet along said south line and said right-of-way line to the beginning of a 2755.00 foot radius non-tangent curve to the right whose chord bears South 14°4'00" West, 306.92 feet; thence southerly 307.08 feet along the arc of said curve and along said westerly right-of-way line to the north line of Lot 1 of Certified Survey Map No. 4026, recorded in V. 17 on P. 13-15 as Document No. 1761215; thence North 87°16'56" West, 553.65 feet along said north line to the beginning of a meander line of Pheasant Branch Creek, lying North 120°28' East, 50.74 feet +/- from the centerline of said Pheasant Branch Creek; thence North 52°51'04" West, 234.41 feet along said meander line; thence South 54°50'59" West, 165.62 feet along said meander line; thence South 89°50'02" West, 148.79 feet along said meander line to the east thereof and to the easterly right-of-way line of U.S.H. "12," being North 22°19'18" West, 124.98 feet +/- from the centerline of said Pheasant Branch Creek; thence North 23°02'45" West, 334.74 feet along said easterly right-of-way line; thence North 142°59' West, 159.15 feet along said easterly right-of-way line; thence North 02°40'22" East, 42.04 feet along said easterly right-of-way line to the south line of Lot 1 of Certified Survey Map No. 6859, recorded in V. 34 on P. 132-133, as Document No. 2390859; thence North 88°38'44" East, 173.83 feet along said south line to the east line of said Lot 1; thence North 1°06'29" West, 219.81 feet along said east line and the east line of Lot 2 of said Certified Survey Map No. 6859 to the southerly right-of-way line of Donna Drive; thence North 88°46'17" East, 673.60 feet along said southerly right-of-way line to the beginning of a 29.00 foot radius curve to the right whose chord bears South 40°29'11" East, 44.91 feet; thence southeasterly 51.37 feet along the arc of said curve and said southerly right-of-way line to the easterly westerly right-of-way line of Parmenter Street; thence South 10°15'21" West, 506.11 feet along said westerly right-of-way line to the point of beginning. Also including the lands lying between the above-described meander line and the centerline of Pheasant Branch Creek.

Said parcel contains a total of 817,156 square feet or 18.76 acres of land, more or less to the centerline of Pheasant Branch Creek (781,318 square feet or 17.94 acres of land excluding the meander lands).

Vierbicher Associates Inc.
By: Baiba M. Rozite, PLS - 2351

Dated this 21st day of December, 2023

Signed: _____

CERTIFICATE OF CITY FINANCE DIRECTOR:

I, William M. Burns, being the duly appointed, qualified and acting finance director of the City of Middleton, do hereby certify that in accordance with the records in my office there are no unpaid taxes or special assessments affecting any of the lands included in the plat of GARDEN DISTRICT PLAT,

as of this _____ day of _____, 20____.

William M. Burns, Finance Director
City of Middleton, Dane County, Wisconsin

DANE COUNTY TREASURER'S CERTIFICATE

I, Adam Gallagher, being the duly elected, qualified, and acting Treasurer of the County of Dane, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or unpaid special assessments affecting any of the lands included in the plat of GARDEN DISTRICT PLAT,

as of this _____ day of _____, 20____.

Adam Gallagher, Dane County Treasurer

RECORDING DATA

CERTIFICATE OF REGISTER OF DEEDS

Received for recording this _____ day of _____, 20____, at _____ o'clock _____ M. and recorded in Volume _____ of Plats, on pages _____ as Document Number _____

Kristi Chlebowski
Dane County Register of Deeds

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.
Certified _____, 20____
Department of Administration

16 Jan 2024 - 9:31a M:\T Wall Enterprises LLC\180386_2630 Parmenter St\CADD\180386 - P Plat.dwg By: broz	v ierbicher planners engineers advisors Phone: (608) 261-3898	Drafted by: BROZ Checked by: MZE FN: 180386 Date: 1/16/2024 Rev: _____ Rev: _____	SURVEYED BY: VIERBICHER ASSOCIATES, INC. 999 FOURIER DRIVE, SUITE 201 MADISON, WI 53717 (608)-826-0532	SURVEYED FOR: BRUCE HOLDING LLC ATTN: TERRENCE WALL P.O. BOX 620037 MIDDLETON, WI 53562	SHEET 3 OF 3
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Add Sheets:
 C000
 C001
 C600
 C601
 C602
 Sheets 700-712 Storm Water

SHEET INDEX

GENERAL:

- G000 COVER - SW EXTERIOR PERSPECTIVE
- G001 SW EXTERIOR PERSPECTIVE
- G002 NW EXTERIOR PERSPECTIVE
- G003 NE EXTERIOR PERSPECTIVE
- G004 EXTERIOR MATERIALS
- G005 BUILDING DATA
- ASP 100 ARCHITECTURAL SITE PLAN

CIVIL:

- C100 EXISTING CONDITIONS PLAN -1
- C101 EXISTING CONDITIONS PLAN -2
- C200 DEMOLITION PLAN
- C300 SITE PLAN
- C400 GRADING PLAN
- C401 EROSION CONTROL PLAN
- C500 UTILITY PLAN

ARCHITECTURAL:

- A100 LOWER LEVEL FLOOR PLAN
- A101 FIRST FLOOR PLAN
- A102 SECOND-FIFTH FLOOR PLAN
- A110 UPPER ROOF PLAN
- A200 EXTERIOR ELEVATION
- A201 EXTERIOR ELEVATION
- A202 EXTERIOR ELEVATION
- A203 EXTERIOR ELEVATION
- A300 BUILDING SECTION

LANDSCAPING:

- L1 OVERALL LANDSCAPING PLAN
- L2 LANDSCAPING NOTES & SCHEDULE

SIGNAGE:

- SS1 GARDEN DISTRICT SIGNAGE
- SS2 THE OLMSTED SIGNAGE

LIGHTING:

- L1 LIGHTING LAYOUT



THE OLMSTED
 SIP SUBMITTAL REVIEW SET

COVER - SW EXTERIOR PERSPECTIVE

JLA PROJECT No:	21-1112
DATE OF ISSUANCE:	MAY, 8, 2023
REVISION DATE:	









EXTERIOR MATERIALS

JLA PROJECT No:	21-1112
DATE OF ISSUANCE:	MAY, 8, 2023
REVISION DATE:	

BUILDING DATA		RESIDENTIAL														
UNIT TYPES	AVERAGE UNIT AREA	FIRST FLOOR		SECOND FLOOR		THIRD FLOOR		FOURTH FLOOR		FIFTH FLOOR		QTY TOTALS	AREA SUB-TOTALS	%	UNIT BREAKDOWN	
		Qty	Aggregate Area	Qty	Aggregate Area	Qty	Aggregate Area	Qty	Aggregate Area	Qty	Aggregate Area					
Unit A1 - Studio	527 S.F.	5	2,635 S.F.	5	2,635 S.F.	-	-	-	-	-	-	10	5,270 S.F.	10.1%	STUDIOS	
Unit A1M - Studio	527 S.F.	2	1,054 S.F.	1	527 S.F.	-	-	-	-	-	-	3	1,581 S.F.	3.0%	Total Qty:	31
Unit A1.1 - Studio	527 S.F.	-	-	-	-	5	2,635 S.F.	5	2,635 S.F.	5	2,635 S.F.	15	7,905 S.F.	15.2%	Total Percentage	31.3%
Unit A1.1M - Studio	527 S.F.	-	-	-	-	1	527 S.F.	1	527 S.F.	1	527 S.F.	3	1,581 S.F.	3.0%	Total Area:	16,337 S.F.
															Average Unit Size:	527 S.F.
Unit B1 - 1BR	778 S.F.	4	3,112 S.F.	5	3,890 S.F.	-	-	-	-	-	-	9	7,002 S.F.	9.1%	1 BEDROOM	
Unit B1M - 1BR	778 S.F.	1	778 S.F.	1	778 S.F.	-	-	-	-	-	-	2	1,556 S.F.	2.0%	Total Qty:	29
Unit B1.1 - 1BR	689 S.F.	-	-	-	-	5	3,445 S.F.	5	3,445 S.F.	5	3,445 S.F.	15	10,335 S.F.	15.2%	Total Percentage	29.3%
Unit B1.1M - 1BR	692 S.F.	-	-	-	-	1	692 S.F.	1	692 S.F.	1	692 S.F.	3	2,076 S.F.	3.0%	Total Area:	20,969 S.F.
															Average Unit Size:	723 S.F.
Unit C1 - 1BR+	919 S.F.	1	919 S.F.	1	919 S.F.	-	-	-	-	-	-	2	1,838 S.F.	2.0%	1 BEDROOM PLUS	
Unit C1.1 - 1BR+	917 S.F.	-	-	-	-	1	917 S.F.	1	917 S.F.	1	917 S.F.	3	2,751 S.F.	3.0%	Total Qty:	15
Unit C2 - 1BR+	909 S.F.	1	909 S.F.	1	909 S.F.	-	-	-	-	-	-	2	1,818 S.F.	2.0%	Total Percentage	12.0%
Unit C2M - 1BR+	909 S.F.	1	909 S.F.	1	909 S.F.	-	-	-	-	-	-	2	1,818 S.F.	2.0%	Total Area:	10,952 S.F.
Unit C2.1 - 1 BR +	909 S.F.	-	-	-	-	1	909 S.F.	1	909 S.F.	1	909 S.F.	3	2,727 S.F.	3.0%	Average Unit Size:	730 S.F.
Unit C2.1M - 1BR +	909 S.F.	-	-	-	-	1	909 S.F.	1	909 S.F.	1	909 S.F.	3	2,727 S.F.	3.0%		
Unit D1 - 2BR	1,106 S.F.	1	1,106 S.F.	1	1,106 S.F.	-	-	-	-	-	-	2	2,212 S.F.	2.0%	2 BEDROOM	
Unit D1M - 2BR	1,106 S.F.	1	1,106 S.F.	1	1,106 S.F.	-	-	-	-	-	-	2	2,212 S.F.	2.0%	Total Qty:	20
Unit D1.1 - 2BR	1,106 S.F.	-	-	-	-	1	1,106 S.F.	1	1,106 S.F.	1	1,106 S.F.	3	3,318 S.F.	3.0%	Total Percentage	20.0%
Unit D1.1M - 2BR	1,106 S.F.	-	-	-	-	1	1,106 S.F.	1	1,106 S.F.	1	1,106 S.F.	3	3,318 S.F.	3.0%	Total Area:	22,330 S.F.
Unit D2 - 2BR	1,127 S.F.	1	1,127 S.F.	1	1,127 S.F.	-	-	-	-	-	-	2	2,254 S.F.	2.0%	Average Unit Size:	1,117 S.F.
Unit D2M - 2BR	1,127 S.F.	1	1,127 S.F.	1	1,127 S.F.	-	-	-	-	-	-	2	2,254 S.F.	2.0%		
Unit D2.1 - 2BR	1,127 S.F.	-	-	-	-	1	1,127 S.F.	1	1,127 S.F.	1	1,127 S.F.	3	3,381 S.F.	3.0%		
Unit D2.1M - 2BR	1,127 S.F.	-	-	-	-	1	1,127 S.F.	1	1,127 S.F.	1	1,127 S.F.	3	3,381 S.F.	3.0%		
Unit F1 - 3BR	1,552 S.F.	-	-	1	1,552 S.F.	-	-	-	-	-	-	1	1,552 S.F.	1.0%	3 BEDROOM	
Unit F.1 - 3BR	1,552 S.F.	-	-	-	-	1	1,552 S.F.	1	1,552 S.F.	1	1,552 S.F.	3	4,656 S.F.	3.0%	Total Qty:	4
															Total Percentage	4.0%
															Total Area:	6,208 S.F.
															Average Unit Size:	1,552 S.F.
BUILDING SUMMARY DATA		FIRST FLOOR		SECOND FLOOR		THIRD FLOOR		FOURTH FLOOR		FIFTH FLOOR		Total Bldg Qty	TOTAL AREAS	%	Unit A.S.F.	Total BR Count
		Total Qty	Total Area	Total Qty	Total Area	Total Qty	Total Area	Total Qty	Total Area	Total Qty	Total Area					
UNIT TOTALS:		19	14,782 S.F.	20	16,585 S.F.	20	16,052 S.F.	20	16,052 S.F.	20	16,052 S.F.	99	79,523 S.F.	100.0%	803 S.F.	127
COMMON SPACES:			(5,439 S.F.)		(3,636 S.F.)		(4,169 S.F.)		(4,169 S.F.)		(4,169 S.F.)		(21,582 S.F.)			
BUILDING TOTALS:		Area:	20,221 S.F.	20,221 S.F.	20,221 S.F.	20,221 S.F.	20,221 S.F.	20,221 S.F.	20,221 S.F.	20,221 S.F.		101,105 S.F.			1,021 S.F. Per Unit	
		Efficiency:	73.1%	82.0%	79.4%	79.4%	79.4%	79.4%	79.4%	79.4%		78.7%				

BUILDING DATA - TOTALS				
Total Leasable		Common Space	Building Totals	
Qty.	Area		Area	Efficiency
803	A.S.F. per Space			
99	79,523	21,582	101,105	78.65%
-	-	-	-	0.00%
99	79,523	21,582	101,105	78.7%

NOTE: Final Unit Counts, Types, Mix, and Sizes are subject to change. The Total Unit Count & Density for Entire Development shall be regulated by the Approved PUD/GDP Package and subsequently Approved PUD/SIP Packages.

BUILDING HEIGHT
5-STORIES : 61'-9"



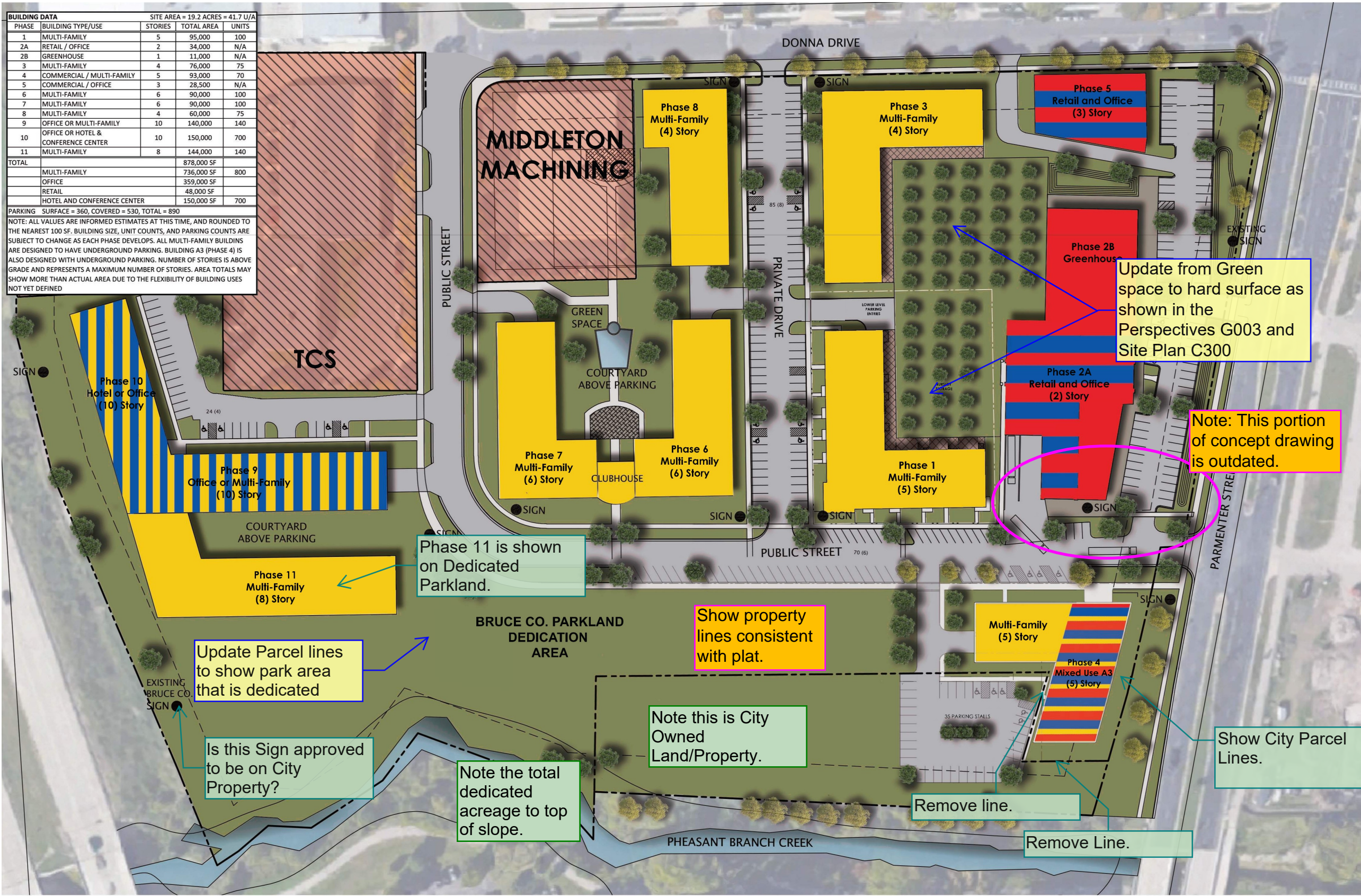
THE OLMSTED
SIP SUBMITTAL REVIEW SET

BUILDING DATA

JLA PROJECT No:	21-1112
DATE OF ISSUANCE:	MAY, 8, 2023
REVISION DATE:	

BUILDING DATA		SITE AREA = 19.2 ACRES = 41.7 U/A		
PHASE	BUILDING TYPE/USE	STORIES	TOTAL AREA	UNITS
1	MULTI-FAMILY	5	95,000	100
2A	RETAIL / OFFICE	2	34,000	N/A
2B	GREENHOUSE	1	11,000	N/A
3	MULTI-FAMILY	4	76,000	75
4	COMMERCIAL / MULTI-FAMILY	5	93,000	70
5	COMMERCIAL / OFFICE	3	28,500	N/A
6	MULTI-FAMILY	6	90,000	100
7	MULTI-FAMILY	6	90,000	100
8	MULTI-FAMILY	4	60,000	75
9	OFFICE OR MULTI-FAMILY	10	140,000	140
10	OFFICE OR HOTEL & CONFERENCE CENTER	10	150,000	700
11	MULTI-FAMILY	8	144,000	140
TOTAL			878,000 SF	
			736,000 SF	800
			359,000 SF	
			48,000 SF	
			150,000 SF	700

PARKING SURFACE = 360, COVERED = 530, TOTAL = 890
 NOTE: ALL VALUES ARE INFORMED ESTIMATES AT THIS TIME, AND ROUNDED TO THE NEAREST 100 SF. BUILDING SIZE, UNIT COUNTS, AND PARKING COUNTS ARE SUBJECT TO CHANGE AS EACH PHASE DEVELOPS. ALL MULTI-FAMILY BUILDINGS ARE DESIGNED TO HAVE UNDERGROUND PARKING. BUILDING A3 (PHASE 4) IS ALSO DESIGNED WITH UNDERGROUND PARKING. NUMBER OF STORIES IS ABOVE GRADE AND REPRESENTS A MAXIMUM NUMBER OF STORIES. AREA TOTALS MAY SHOW MORE THAN ACTUAL AREA DUE TO THE FLEXIBILITY OF BUILDING USES NOT YET DEFINED.

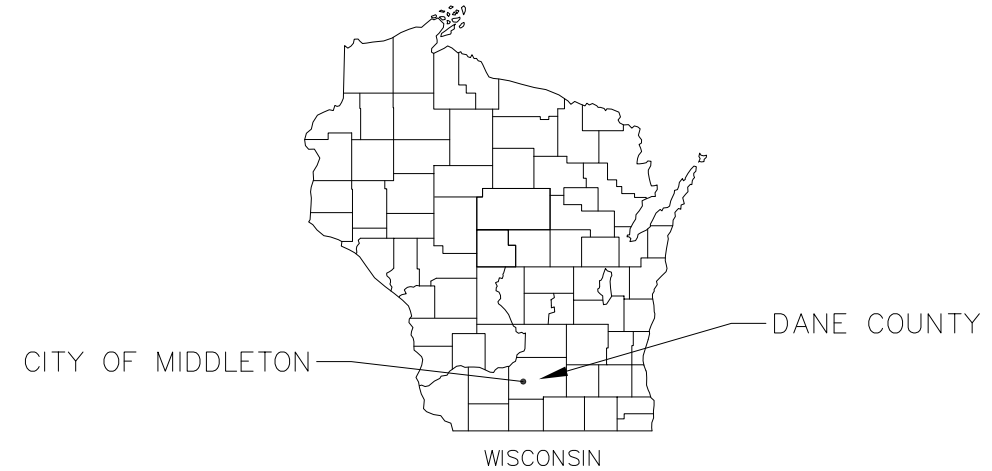


THE BRUCE COMPANY REDEVELOPMENT

OLMSTED APARTMENTS CITY OF MIDDLETON

2830 PARMENTER STREET





This site should have an address on Garden District Dr.



PROJECT LOCATION

SHEET NO.	DESCRIPTION
000	TITLE SHEET
001	NOTES AND LEGENDS
100	EXISTING CONDITIONS PLAN – 1
101	EXISTING CONDITIONS PLAN – 2
200	DEMOLITION PLAN
300	SITE PLAN
400	GRADING PLAN
401	EROSION CONTROL PLAN
500	UTILITY PLAN
600	CONSTRUCTION DETAILS – 1
601	CONSTRUCTION DETAILS – 2
602	CONSTRUCTION DETAILS – 3
700–711	ADS STORMTECH DETAILS
712	UPFLOW FILTER DETAIL

SITE BENCHMARKS

- 
 BENCHMARK 2
 CITY HYDRANT #H11006
 TOP NUT
 ELEV = 925.94
- 
 BENCHMARK 3
 CITY HYDRANT #H02076
 TOP NUT
 ELEV = 925.56
- 
 BENCHMARK 4
 CITY HYDRANT #H02075
 TOP NUT
 ELEV = 927.24
- 
 BENCHMARK 6
 CITY HYDRANT #H02074
 TOP NUT
 ELEV = 926.24
 TURN ARROW
 ELEV = 925.41

Verify benchmarks are to NAVD88 datum. Plat notes indicate a different datum.

Include designer's seal, signature & date.



THE LOCATION OF EXISTING UTILITIES, BOTH UNDERGROUND AND OVERHEAD ARE APPROXIMATE ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT, BEFORE COMMENCING WORK, AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES.

CALL DIGGER'S HOTLINE
1-800-242-8511



JLA
ARCHITECTS

MADISON : MILWAUKEE
jla-ap.com

JLA PROJECT NUMBER:

CITY OF MIDDLETON

DANE COUNTY

WISCONSIN

vierbicher
planners | engineers | advisors
Phone: (800) 261-3898

BRUCE COMPANY REDEVELOPMENT

SPECIFIC IMPLEMENTATION PLAN

PROGRESS DOCUMENTS

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

DATE OF ISSUANCE DEC 20TH, 2023

REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

TITLE SHEET

SHEET NUMBER

Page 8 of 46
C000

NOT FOR CONSTRUCTION

GENERAL NOTES:

- 1. THE LOCATION OF EXISTING UTILITIES, BOTH UNDERGROUND AND OVERHEAD ARE APPROXIMATE ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT, BEFORE COMMENCING WORK, AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES. THE CONTRACTOR SHALL ALSO VERIFY TOPOGRAPHIC INFORMATION PRIOR TO STARTING CONSTRUCTION.
2. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED DURING CONSTRUCTION TO PUBLIC PROPERTY, PRIVATE PROPERTY OR UTILITIES.
3. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR REVIEW BY THE ENGINEER PRIOR TO INSTALLATION OF SUCH ITEM.
4. RIGHT OF WAY (ROW) AND PROPERTY LINES ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING PROPERTY CORNER MONUMENTATION. ANY MONUMENTS DISTURBED BY CONTRACTOR SHALL BE REPLACED AT THE CONTRACTORS EXPENSE.
5. CONTRACTOR SHALL COORDINATE WITH DRY UTILITY COMPANY'S REGARDING ANY POTENTIAL CONFLICTS AND COORDINATE RELOCATIONS AS MAY BE REQUIRED. CONTRACTOR SHALL ALSO COORDINATE THE PROPOSED INSTALLATION OF NEW FACILITIES AS REQUIRED.
6. CONTRACTOR SHALL OBTAIN ANY NECESSARY WORK IN RIGHT OF WAY, EXCAVATION, DRIVEWAY, UTILITY CONNECTION, PLUGGING AND ABANDONMENT PERMITS PRIOR TO CONSTRUCTION.
7. RETAINING WALLS TO BE DESIGNED BY OTHERS

GRADING NOTES:

- 1. CONTOURS ARE SHOWN FOR PURPOSES OF INDICATING ROUGH GRADING. FINAL GRADE SHALL BE ESTABLISHED ON PAVED SURFACES BY USING SPOT GRADES ONLY.
2. ALL GRADES SHOWN REFERENCE FINISHED ELEVATIONS.
3. CROSS SLOPE OF SIDEWALKS SHALL BE 2.0% UNLESS OTHERWISE NOTED.
4. LONGITUDINAL GRADE OF SIDEWALK RAMPS SHALL NOT EXCEED 8.33% (1:12) AND SHALL BE IN ACCORDANCE WITH ADA REQUIREMENTS.
5. LONGITUDINAL GRADE OF SIDEWALK SHALL NOT EXCEED 5.0% OR THE ADJACENT STREET GRADE WHICHEVER IS GREATER.
6. ACCESSIBLE ROUTES SHALL BE 5.0% MAX LONGITUDINAL SLOPE AND 1.5% MAX CROSS SLOPE. ACCESSIBLE LOADING AREAS OR LANDINGS SHALL NOT EXCEED 2.0% MAX SLOPE IN ANY DIRECTION. RAMPS SHALL BE 8.33% MAX SLOPE.
7. NO LAND DISTURBANCE ACTIVITIES SHALL BEGIN UNTIL ALL EROSION CONTROL BMP'S ARE INSTALLED.
8. SEE DETAIL SHEETS FOR EROSION CONTROL NOTES AND CONSTRUCTION SEQUENCE.

TOPOGRAPHIC SYMBOL LEGEND

- EXISTING CURB INLET
EXISTING STORM MANHOLE RECTANGULAR
EXISTING SANITARY CLEANOUT
EXISTING SANITARY MANHOLE
EXISTING FIRE HYDRANT
EXISTING FIRE DEPARTMENT CONNECTION
EXISTING WATER MAIN VALVE
EXISTING CURB STOP
EXISTING WELL
EXISTING WATER MANHOLE
EXISTING GAS VALVE
EXISTING GAS METER
EXISTING AIR CONDITIONING PEDESTAL
EXISTING DOWN GUY
EXISTING ELECTRIC MANHOLE
EXISTING ELECTRIC RECTANGULAR MANHOLE
EXISTING ELECTRIC PEDESTAL
EXISTING TRANSFORMER
EXISTING ELECTRIC METER
EXISTING GUY POLE
EXISTING LIGHT POLE
EXISTING GENERIC LIGHT
EXISTING UTILITY POLE
EXISTING TV MANHOLE
EXISTING TV RECTANGULAR MANHOLE
EXISTING TV PEDESTAL
EXISTING TELEPHONE MANHOLE
EXISTING TELEPHONE PEDESTAL
EXISTING UNIDENTIFIED MANHOLE
EXISTING SEPTIC VENT
EXISTING UNIDENTIFIED UTILITY VAULT
EXISTING HANDICAP PARKING

TOPOGRAPHIC SYMBOL LEGEND

- EXISTING BOLLARD
EXISTING FLAG POLE
EXISTING MAILBOX
EXISTING MONITORING WELL
EXISTING POST
EXISTING SIGN (TYPE NOTED)
EXISTING PARKING METER
EXISTING SHRUB
EXISTING CONIFEROUS TREE
EXISTING DECIDUOUS TREE
EXISTING BORING
EXISTING TRAFFIC SIGNAL

TOPOGRAPHIC LINEWORK LEGEND

- EXISTING OVERHEAD CABLE TV
EXISTING FIBER OPTIC LINE
EXISTING OVERHEAD TELEPHONE LINE
EXISTING UNDERGROUND TELEPHONE
EXISTING CHAIN LINK FENCE
EXISTING GENERAL FENCE
EXISTING WIRE FENCE
EXISTING WOOD FENCE
EXISTING GAS LINE
EXISTING UNDERGROUND ELECTRIC LINE
EXISTING GUY LINE
EXISTING OVERHEAD ELECTRIC LINE
EXISTING OVERHEAD GENERAL UTILITIES
EXISTING SANITARY FORCE MAIN (SIZE NOTED)
EXISTING SANITARY SEWER LINE (SIZE NOTED)
EXISTING STORM SEWER LINE (SIZE NOTED)
EXISTING WATER MAIN (SIZE NOTED)
EXISTING WETLAND DELINEATION
EXISTING UNDERGROUND CABLE TV
EXISTING EDGE OF TREES
EXISTING RETAINING WALL
EXISTING MAJOR CONTOUR
EXISTING MINOR CONTOUR

SITE PLAN NOTES:

- 1. CONCRETE FOR DRIVEWAYS AND SIDEWALK AT DRIVEWAY ENTRANCES SHALL BE 7" THICK, CONSTRUCTED ON A BASE COURSE OF 5" COMPACTED SAND OR CRUSHED STONE UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS WITH CURB & GUTTER ARE REFERENCED TO THE FACE OF CURB.
3. CONTRACTOR SHALL DEEP TILL ANY DISTURBED AREAS TO BE RESTORED WITH TOPSOIL AFTER CONSTRUCTION IS COMPLETE AND BEFORE RESTORING.
4. CONTRACTOR TO OBTAIN ANY NECESSARY DRIVEWAY CONNECTION, RIGHT OF WAY AND EXCAVATION PERMITS PRIOR TO CONSTRUCTION.
5. ANY SIDEWALK AND CURB & GUTTER ABUTTING THE PROPERTY SHALL BE REPLACED IF IT IS DAMAGED DURING CONSTRUCTION OR IF THE CITY ENGINEERING DEPARTMENT DETERMINES THAT IT IS NOT AT A DESIRABLE GRADE, REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.
6. SEE ARCHITECTS PLANS FOR THE BUILDING DIMENSIONS. ALL BUILDING DIMENSIONS SHALL BE COORDINATED AND VERIFIED WITH THE ARCHITECTS PLANS. ALL DIMENSIONS TO BUILDINGS SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION.

DEMOLITION NOTES:

- 1. CONTRACTOR SHALL KEEP ALL STREETS FREE AND CLEAR OF CONSTRUCTION RELATED DIRT/DUST/DEBRIS.
2. COORDINATE EXISTING UTILITY REMOVAL/ABANDONMENT WITH LOCAL AUTHORITIES AND UTILITY COMPANIES HAVING JURISDICTION.
3. ALL SAWCUTTING SHALL BE FULL DEPTH TO PROVIDE A CLEAN EDGE TO MATCH NEW CONSTRUCTION. MATCH EXISTING ELEVATIONS AT POINTS OF CONNECTION FOR NEW AND EXISTING PAVEMENT, CURB, SIDEWALKS, ETC. ALL SAWCUT LOCATIONS SHOWN ARE APPROXIMATE AND MAY BE FIELD ADJUSTED TO ACCOMMODATE CONDITIONS, JOINTS, MATERIAL TYPE, ETC. REMOVE MINIMUM AMOUNT NECESSARY FOR INSTALLATION OF PROPOSED IMPROVEMENTS.
4. CONTRACTOR SHALL PROVIDE AND SHALL BE RESPONSIBLE FOR ANY NECESSARY TRAFFIC CONTROL SIGNAGE AND SAFETY MEASURES DURING DEMOLITION AND CONSTRUCTION OPERATIONS WITHIN OR NEAR THE PUBLIC ROADWAY.
5. COORDINATE TREE REMOVAL WITH LANDSCAPE ARCHITECT. ALL TREES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY AND STUMPS SHALL BE GROUND TO 12" BELOW PROPOSED SUBGRADE.
6. IF APPLICABLE, PROVIDE TREE PROTECTION FENCING PRIOR TO CONSTRUCTION OPERATIONS. MAINTAIN THROUGHOUT CONSTRUCTION.
7. ALL LIGHT POLES TO BE REMOVED FROM PRIVATE PROPERTY SHALL BE REMOVED IN THEIR ENTIRETY, INCLUDING BASE AND ALL APPURTENANCES. COORDINATE ABANDONMENT OF ELECTRICAL LINES WITH ELECTRICAL ENGINEER AND OWNER PRIOR TO DEMOLITION.
8. CONTRACTOR SHALL CLOSE ALL ABANDONED DRIVEWAYS BY REPLACING THE CURB IN FRONT OF THE DRIVEWAYS AND RESTORING THE TERRACE WITH GRASS.
9. CONTRACTOR SHALL OBTAIN ANY NECESSARY DEMOLITION AND UTILITY PLUGGING PERMITS.
10. ANY DAMAGE TO THE PUBLIC STREETS, INCLUDING DAMAGE RESULTING FROM CURB REPLACEMENT, WILL REQUIRE RESTORATION IN ACCORDANCE WITH THE CITY PATCHING CRITERIA.

DEMOLITION PLAN LEGEND

- CURB AND GUTTER REMOVAL
ASPHALT REMOVAL
CONCRETE REMOVAL
BUILDING REMOVAL
TREE REMOVAL
SAWCUT
UTILITY STRUCTURE REMOVAL
UTILITY LINE REMOVAL

SITE PLAN LEGEND

- PROPERTY BOUNDARY
CURB AND GUTTER (REVERSE CURB HATCHED)
PROPOSED CHAIN LINK FENCE
PROPOSED WOOD FENCE
PROPOSED CONCRETE
PROPOSED LIGHT-DUTY ASPHALT
PROPOSED HEAVY-DUTY ASPHALT
PROPOSED SIGN
PROPOSED LIGHT POLE
PROPOSED BOLLARD
PROPOSED ADA DETECTABLE WARNING FIELD
PROPOSED HANDICAP PARKING

ABBREVIATIONS

- TC - TOP OF CURB
FF - FINISHED FLOOR
FL - FLOW LINE
SW - TOP OF WALK
TW - TOP OF WALL
BW - BOTTOM OF WALL

ABBREVIATIONS

- STMH - STORM MANHOLE
FI - FIELD INLET
CI - CURB INLET
CB - CATCH BASIN
EW - ENDWALL
SMH - SANITARY MANHOLE

UTILITY NOTES:

- 1. CONTRACTOR TO VERIFY EXISTING UTILITY LOCATIONS AND ELEVATIONS PRIOR TO STARTING WORK.
2. SANITARY & STORM SEWER LENGTHS SHOWN ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE. STORM SEWER END SECTIONS ARE INCLUDED IN THE LENGTH AND SLOPE OF THE PIPE.
3. CONTRACTOR SHALL INVESTIGATE ALL UTILITY CROSSINGS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY CONFLICTS.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING ALL UTILITY STRUCTURES TO FINISHED GRADE (MANHOLE RIMS, WATER VALVES, AND CURB STOPS), IF NECESSARY.
5. FOR ALL SEWER AND WATER MAIN CROSSINGS: PROVIDE MINIMUM 18" SEPARATION WHEN WATER MAIN CROSSES BELOW SEWER AND MINIMUM 6" SEPARATION WHEN WATER MAIN CROSSES ABOVE SEWER.
6. IF DEWATERING OPERATIONS EXCEED 70 GALLONS PER MINUTE OF PUMPING CAPACITY, A DEWATERING WELL PERMIT SHALL BE OBTAINED PRIOR TO STARTING ANY DEWATERING ACTIVITIES.
7. A COPY OF THE APPROVED UTILITY PLANS, SPECIFICATIONS AND PLUMBING PERMIT APPROVAL LETTER SHALL BE ON-SITE DURING CONSTRUCTION AND OPEN TO INSPECTION BY AUTHORIZED REPRESENTATIVES OF THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES AND OTHER LOCAL INSPECTORS.
8. PROPOSED UTILITY SERVICE LINES SHOWN ARE APPROXIMATE. COORDINATE THE EXACT LOCATIONS WITH THE PLUMBING DRAWINGS. COORDINATE THE LOCATION WITH THE PLUMBING CONTRACTOR AND/OR OWNER'S CONSTRUCTION REPRESENTATIVE PRIOR TO INSTALLATION OF ANY NEW UTILITIES.
9. STORM BUILDING SEWER PIPE SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-6 OF SPS 384.30(3)(C).
10. UNDERGROUND DRAIN AND VENT PIPE/TUBING SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-2 OF SPS 384.30(2).
11. PRIVATE WATER SERVICES AND PRIVATE WATER MAINS SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-7 OF SPS 384.30(4)(D).
12. PRIVATE SANITARY SEWER AND LATERALS SHALL BE POLYVINYL CHLORIDE (PVC) ASTM D3034 - SDR 35 OR APPROVED EQUAL MATERIAL THAT CONFORMS TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-3 OF SPS 384.30(2)(C).
13. A MEANS TO LOCATE BURIED UNDERGROUND EXTERIOR NON METALLIC SEWERS/MAINS AND WATER SERVICES/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED PER SPS 382.10(11)(H) AND SPS 382.40(8)(K).
14. EXTERIOR WATER SUPPLY PIPING SETBACKS AND CROSSINGS SHALL BE IN ACCORDANCE WITH SPS 382.40(8)(B.).
15. NO PERSON MAY ENGAGE IN PLUMBING WORK IN THE STATE UNLESS LICENSED TO DO SO BY THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES PER S.145.06.
16. SITE CONTRACTOR SHALL LEAVE SANITARY AND WATER LATERALS FIVE (5) FEET SHORT (HORIZONTALLY) FROM THE BUILDING. BUILDING PLUMBER SHALL VERIFY SIZE, LOCATION, AND INVERT ELEVATION OF PROPOSED SANITARY AND WATER LATERALS.
17. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE EXISTING VALVES WILL HOLD THE PRESSURE TEST PRIOR TO CONNECTION. THE LOCAL MUNICIPALITY IS NOT RESPONSIBLE FOR ANY COSTS INCURRED DUE TO THE CONTRACTOR NOT VERIFYING THAT THE EXISTING VALVE WILL HOLD THE PRESSURE TEST PRIOR TO CONNECTION. IF A NEW VALVE IS REQUIRED, THE APPLICANT WILL BE REQUIRED TO INSTALL ONE AT THEIR EXPENSE, AT THE POINT OF CONNECTION.
18. CONTRACTOR TO CHLORINATE AND BACTERIA TEST BEFORE DOMESTIC SUPPLY PURPOSES
19. CLEAN OUT ALL EXISTING AND PROPOSED STORM INLETS AND CATCH BASINS AT THE COMPLETION OF CONSTRUCTION.
20. CONTRACTOR SHALL COORDINATE WITH DRY UTILITY COMPANY'S REGARDING ANY POTENTIAL CONFLICTS AND COORDINATE RELOCATIONS AS MAY BE REQUIRED. CONTRACTOR SHALL ALSO COORDINATE THE PROPOSED INSTALLATION OF NEW FACILITIES AS REQUIRED.
21. ALL WATER MAIN AND SERVICES SHALL BE INSTALLED AT A MINIMUM DEPTH OF 6.5' FROM TOP OF FINISHED GRADE ELEVATION TO TOP OF MAIN. PROVIDE 1.5' CLEAR SEPARATION IF WATER CROSSES BELOW SEWER AND MINIMUM 0.5' IF WATER CROSSES ABOVE.
22. SANITARY MANHOLES WITH SEWER MAIN CONNECTIONS GREATER THAN 2' ABOVE THE LOWEST INVERT SHALL BE CONSTRUCTED WITH AN EXTERNAL DROP. MANHOLES WITH SEWER LATERAL CONNECTIONS GREATER THAN 2' ABOVE THE LOWEST INVERT SHALL BE CONSTRUCTED WITH AN INTERNAL DROP.
23. INSTALL 1 SHEET OF 4'X8'X4" HIGH DENSITY STYROFOAM INSULATION AT ALL LOCATIONS WHERE STORM SEWER CROSSES WATER MAIN OR WATER LATERALS.
24. CONTRACTOR TO INSTALL BENDS AND CLEANOUTS AS NECESSARY ON WATER AND SEWER LATERALS.

PROPOSED UTILITY LEGEND

- STORM SEWER PIPE
STORM SEWER MANHOLE
STORM SEWER ENDWALL
STORM SEWER CURB INLET
STORM SEWER CURB INLET W/MANHOLE
STORM SEWER FIELD INLET
ROOF DRAIN CLEANOUT
SANITARY SEWER PIPE (GRAVITY)
SANITARY SEWER PIPE (FORCE MAIN)
SANITARY SEWER LATERAL PIPE
SANITARY SEWER MANHOLE
SANITARY SEWER CLEANOUT
WATER MAIN
WATER SERVICE LATERAL PIPE
FIRE HYDRANT
WATER VALVE
CURB STOP
WATER VALVE MANHOLE
PROPOSED PIPE INSULATION
GAS MAIN
ELECTRIC SERVICE

GRADING LEGEND

- PROPOSED MAJOR CONTOURS
PROPOSED MINOR CONTOURS
DITCH CENTERLINE
SILT FENCE
DISTURBED LIMITS
BERM
DRAINAGE DIRECTION
PROPOSED SLOPE ARROWS
EXISTING SPOT ELEVATIONS
PROPOSED SPOT ELEVATIONS
INLET PROTECTION
EROSION MAT CLASS
EROSION MAT CLASS
TRACKING PAD
RIP RAP

Resolve, as all public sidewalks are intended to be accessible routes.

Revise per updated city standard detail drawing.



JLA ARCHITECTS

MADISON : MILWAUKEE
jla-ap.com

JLA PROJECT NUMBER:

vierbicher planners | engineers | advisors
Phone: (800) 261-3898

BRUCE COMPANY REDEVELOPMENT

SPECIFIC IMPLEMENTATION PLAN

PROGRESS DOCUMENTS

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

DATE OF ISSUANCE MAY 2ND, 2023

REVISION SCHEDULE

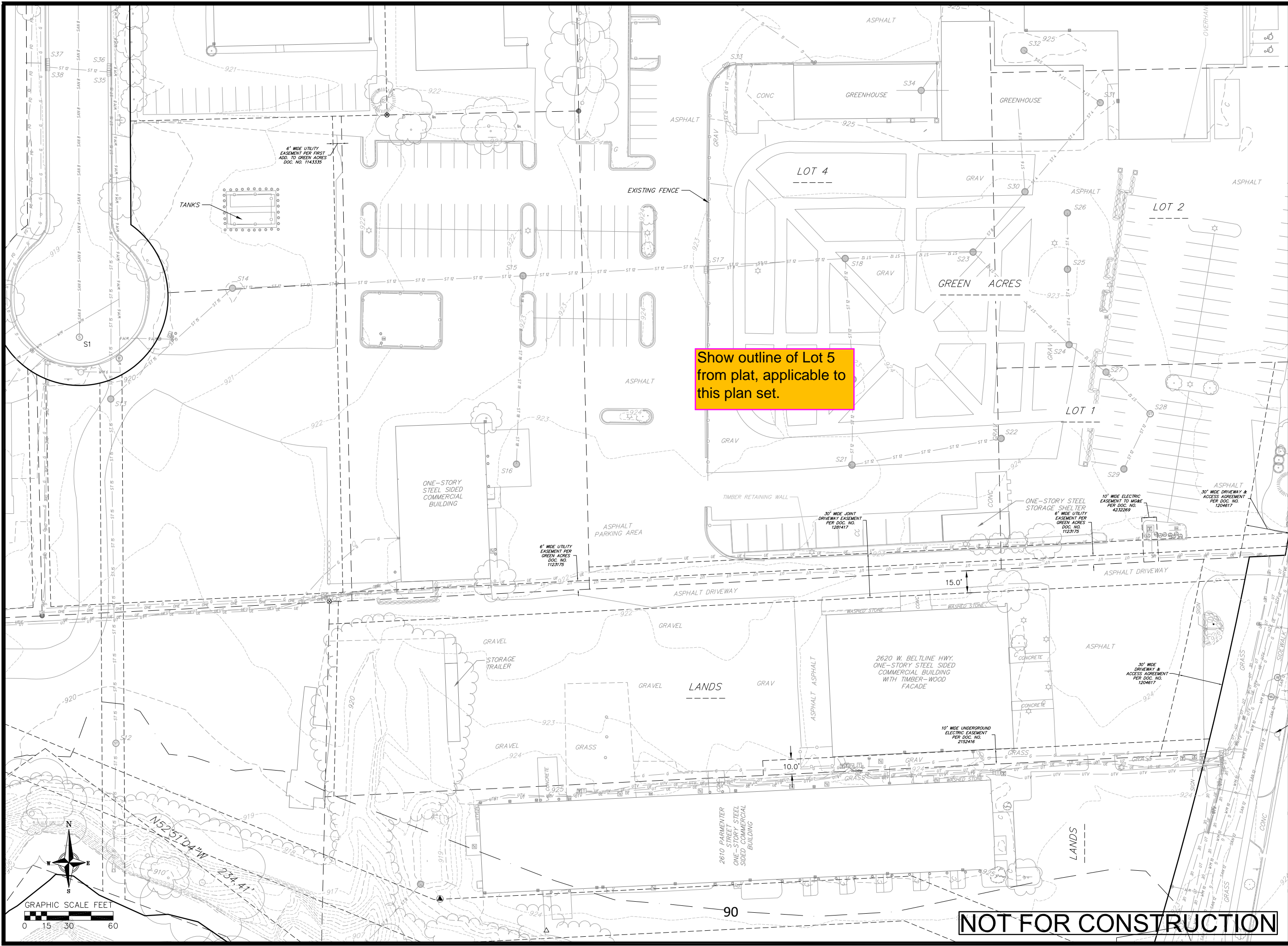
Table with columns: Mark, Description, Date

SHEET TITLE

NOTES AND LEGENDS

SHEET NUMBER

NOT FOR CONSTRUCTION



Show outline of Lot 5 from plat, applicable to this plan set.



JLA
ARCHITECTS

MADISON : MILWAUKEE
jla-ap.com

JLA PROJECT NUMBER:

vierbicher
planners engineers advisors
Phone: (800) 261-3898

BRUCE COMPANY REDEVELOPMENT

SPECIFIC IMPLEMENTATION PLAN

PROGRESS DOCUMENTS

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DATE OF ISSUANCE MAY 2ND, 2023

REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

EXISTING CONDITIONS PLAN
- 1

SHEET NUMBER

NOT FOR CONSTRUCTION

NOTES:

1. This survey was prepared based upon information provided in the First American Title Insurance Company Title Commitment No. NCS-1045654-MAD, dated January 06, 2021 at 7:30 AM, and NCS-939072-MAD, dated March 29, 2021 at 8:00 AM as issued by First American Title Insurance Company National Commercial Service, 25 West Main Street, Suite 100, Madison, WI 53703.
2. This survey is based upon field survey work performed in March and April, 2021. Any changes in site conditions after April 21, 2021 are not reflected by this survey.
3. This map is referenced to the Wisconsin County Coordinate System-Dane Zone, NAD 83 (2011). Elevations are based upon USGS 1929 datum per the City of Middleton benchmark H11905. Elevation=923.53 (BM#1).
4. All underground utilities have been located per markings placed on the ground or maps provided by the utilities (owners) and/or their authorized representatives. Markings are per Digger's Hotline ticket #202101401147, #202101401163, #202101401176, #202101401218, #202101401224, #202101401231, #202101401238, #202101401257, #202101401263, #202101401271, #202101401277, #202101401280, #202101401300, #202101401307, #202101401316, and #202101401350. No private locate request was made. Vierbicher does not warrant the locations marked or mapped by others.
5. Sanitary sewer, storm sewer and water structures were surveyed, unless otherwise noted.
6. No attempt has been made as a part of this survey to obtain or show data concerning condition, or capacity of any utility or municipal/public service facility. For information regarding these utilities contact the appropriate agencies.
7. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, or ownership title evidence.

SURVEYED FOR:
BRUCE HOLDING LLC
ATTN: TERRENCE WALL

Update to show any changes that would affect ownership or lot lines in past 3 years.

(608)-826-0532

For consistency through City, please provide benchmark(s) to NAVD88 datum.

EXISTING STORM STRUCTURE TABLE				
NAME	TYPE	RIM	INVERT	DIRECTION
S11	ENDW		907.22	N
S12	STMH	919.75	912.28	N
			910.51	S
			908.95	BOTTOM
S13	FIN	920.61	913.41	N
			913.13	NE
			913.16	S
			911.81	BOTTOM
S14	FIN	919.87	913.89	E
			913.73	SW
			912.37	BOTTOM
S15	FIN	921.47	914.94	E
			914.98	S
			915.02	W
S16	FIN	922.35	919.70	N
			914.85	BOTTOM
S17	CIN	923.18	920.04	E
S18	FIN	923	916.01	E
			918.13	S
			915.97	W
S19	FIN	922.44	918.91	N
			919.02	S
			918.96	W
S20	FIN	922.62	919.28	E
			918.12	BOTTOM
S21	FIN	921.98	919.38	N & E
S22	FIN	923.07	920.39	W
S23	FIN	923.2	919.27	NE
			916.76	SE
			919.67	W
S24	FIN	923.13	920.33	N
			918.25	SE
			917.96	NW
S25	FIN	922.53	921.48	N & S
S26	FIN	923.34	922.34	S
S27	FIN	922.95	918.65	SE & NW
S28	STMH	923.65	919.65	SW
			919.49	NW
S29	FIN	923.08	920.26	NE
S30	FIN	923.57	920.22	N
			920.29	NE
			920.26	SW
S31	FIN	924.7	921.65	S & NW
S32	FIN	924.43	921.23	SE
S33	CIN	923.13	916.58	S
S34	FIN	925.1	922.84	NE
			923.40	E
			924.15	S
			923.40	W
			921.10	BOTTOM
S35	CIN	918.64	914.51	N
			914.29	S
S36	CIN	918.66	914.51	S
			914.61	W
S37	CIN	918.66	914.86	E
			914.74	S
S38	CIN	918.65	914.75	N
			915.60	SW
S39	FIN	918.97	914.07	E & W

EXISTING SANITARY STRUCTURE TABLE				
NAME	TYPE	RIM	INVERT	DIRECTION
S1	SMH	919.7	912.11	N
			912.45	E

NOT FOR CONSTRUCTION



JLA
ARCHITECTS

MADISON : MILWAUKEE
jla-ap.com

JLA PROJECT NUMBER:



BRUCE COMPANY REDEVELOPMENT

SPECIFIC IMPLEMENTATION PLAN

PROGRESS DOCUMENTS

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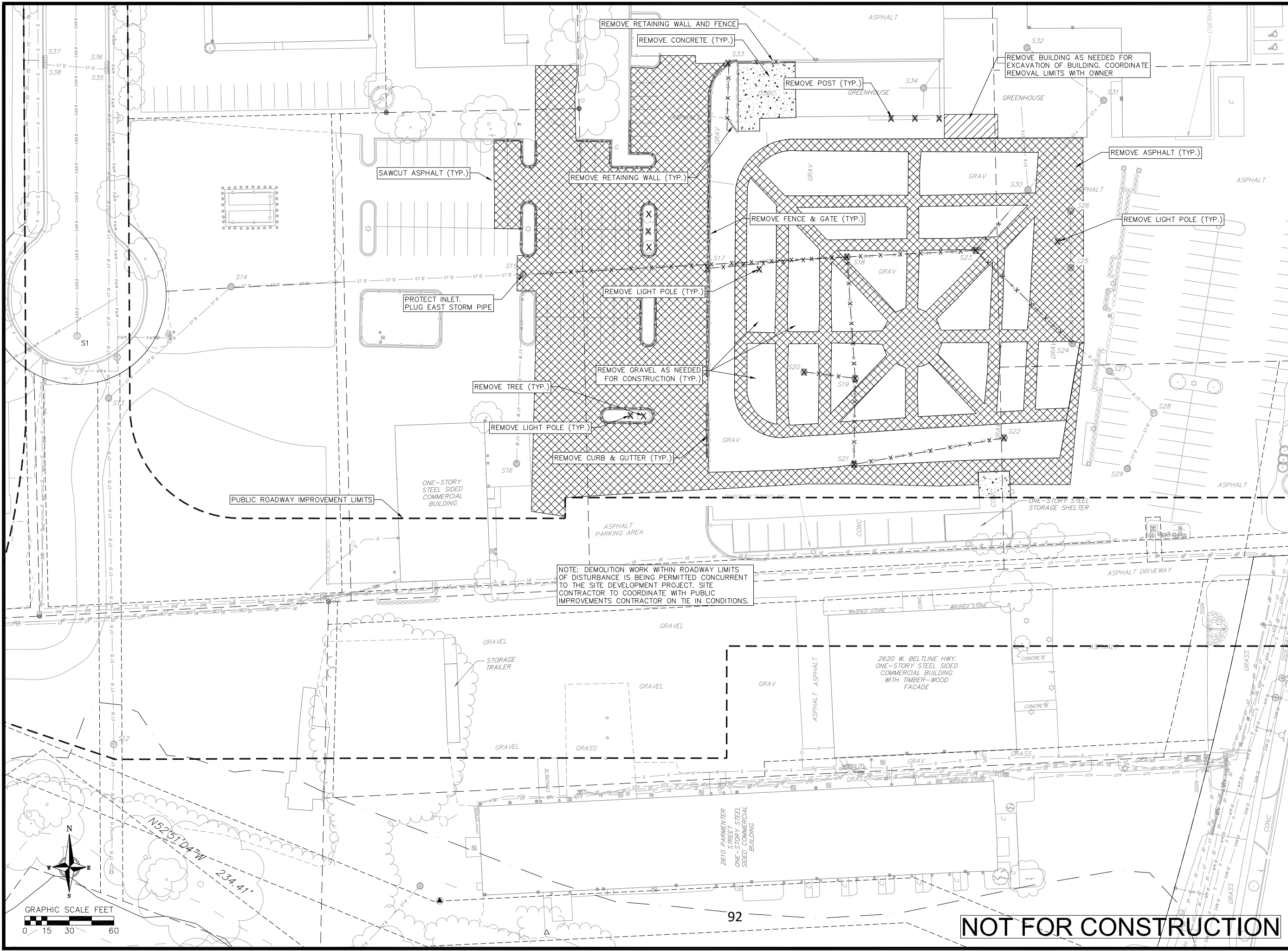
DATE OF ISSUANCE MAY 2ND, 2023

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

EXISTING CONDITIONS PLAN -2

SHEET NUMBER



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**BRUCE COMPANY
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SPECIFIC IMPLEMENTATION PLAN

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Mark	Description	Date

SHEET TITLE

DEMOLITION PLAN

SHEET NUMBER

Page 12 of 16
C200

NOT FOR CONSTRUCTION

Easement needed for offsite improvements.

Verify this stormwater treatment feature is consistent with overall development's stormwater management plan.

Recommend shifting site sidewalk or roadway curb ramps to align the N-S pedestrian route.

Platted PROPERTY LINE

CAST IN PLACE RETAINING WALL (TYP.) DESIGN BY OTHERS

EXISTING GREENHOUSE TO REMAIN DURING CONSTRUCTION

Recommend adjusting lot lines for building parking level and driveway to be within lot. Otherwise, easement needed for offsite improvements.

Easement needed for offsite sidewalk?

Label this proposed feature. It isn't apparent in south elevation view.

Update per plat revisions, and changes to roadway plans.

NOTE: THE PUBLIC ROAD AND BASIN IMPROVEMENTS ARE BEING DEVELOPED AND PERMITTED CONCURRENT TO THE PROPOSED SITE DEVELOPMENT PROJECT. SITE IMPROVEMENT CONTRACTOR TO COORDINATE WITH THE PUBLIC IMPROVEMENT CONTRACTOR FOR TIE IN CONDITIONS.



JLA ARCHITECTS
MADISON : MILWAUKEE
jla-ap.com

JLA PROJECT NUMBER:

vierbicher
planners engineers advisors
Phone: (800) 261-3898

BRUCE COMPANY REDEVELOPMENT

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SHEET TITLE

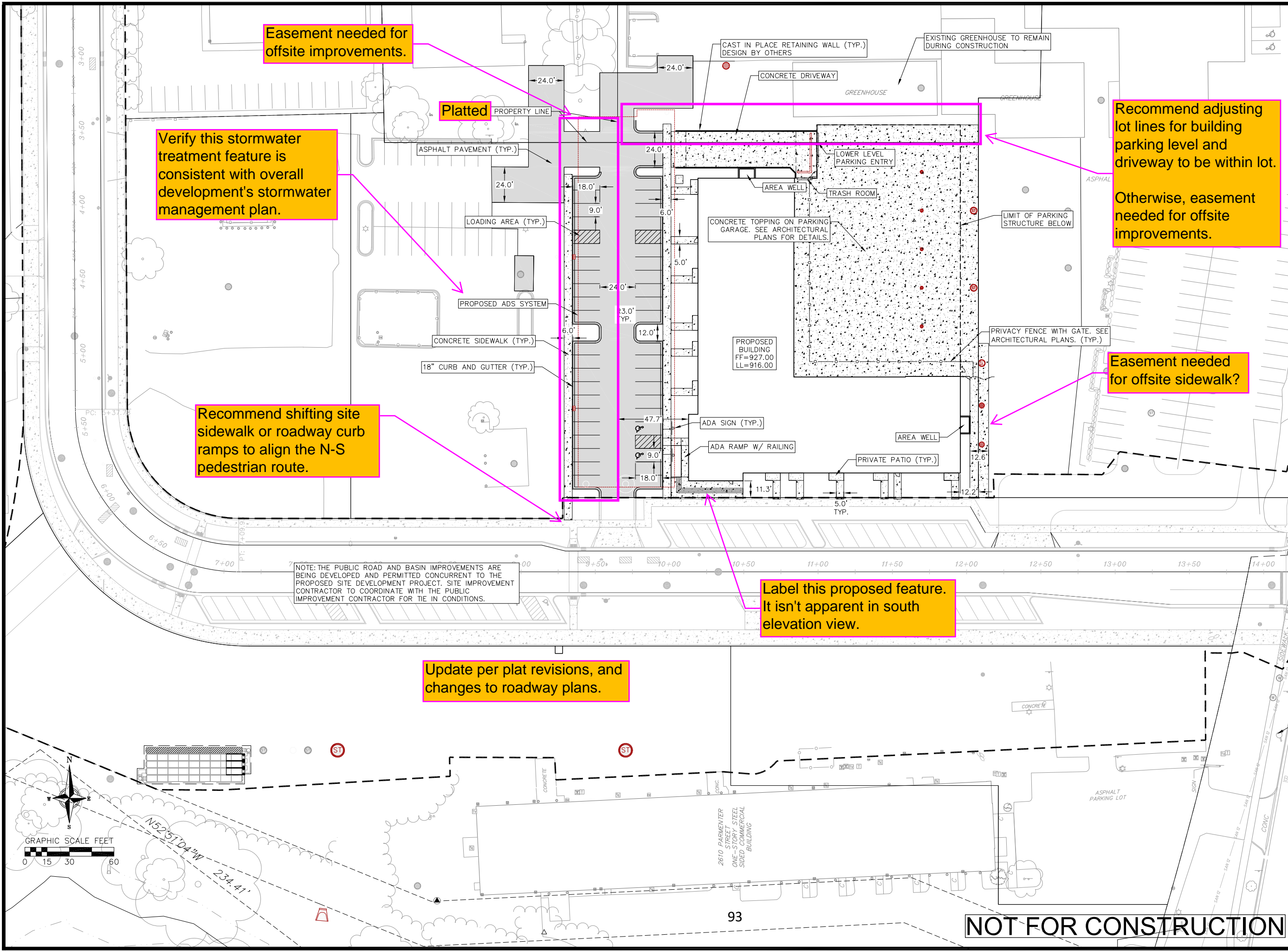
SITE PLAN

SHEET NUMBER

Page 13 of 16

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C300





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ARCHITECTS

MADISON : MILWAUKEE
jla-ap.com

JLA PROJECT NUMBER:

vierbicher
planners engineers advisors
Phone: (800) 261-3898

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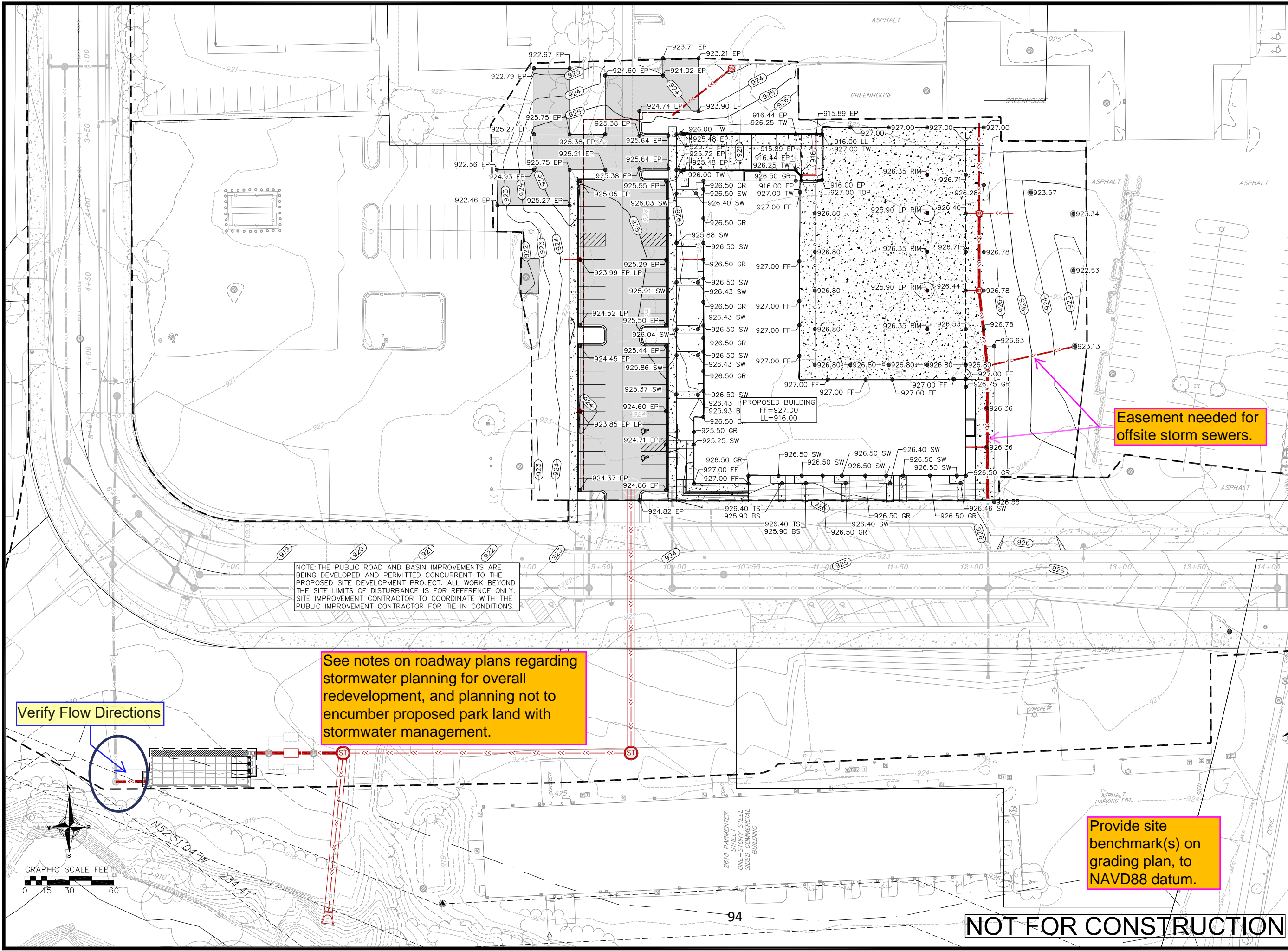
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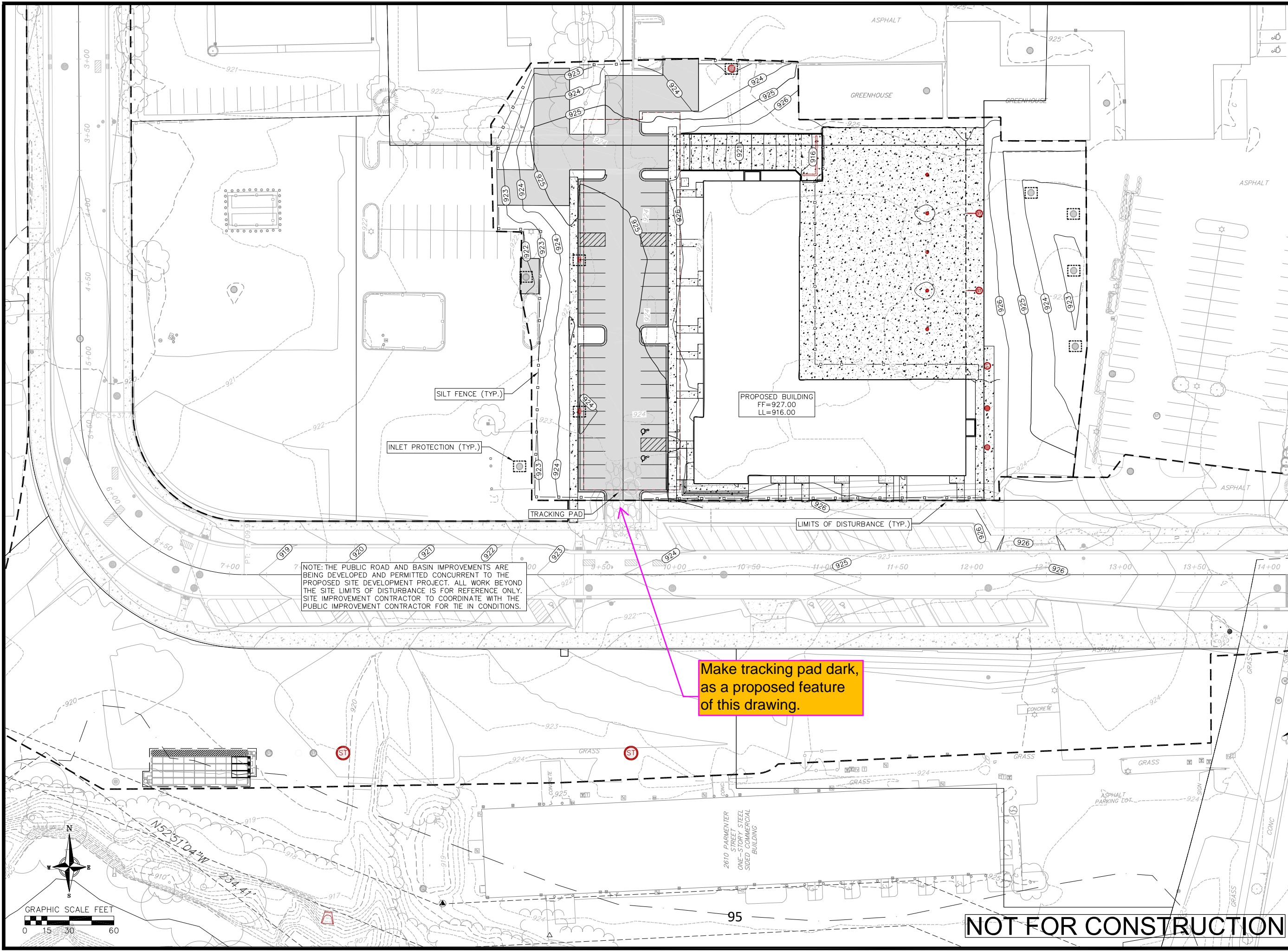
GRADING PLAN

SHEET NUMBER

Page 14 of 46

C400





NOTE: THE PUBLIC ROAD AND BASIN IMPROVEMENTS ARE BEING DEVELOPED AND PERMITTED CONCURRENT TO THE PROPOSED SITE DEVELOPMENT PROJECT. ALL WORK BEYOND THE SITE LIMITS OF DISTURBANCE IS FOR REFERENCE ONLY. SITE IMPROVEMENT CONTRACTOR TO COORDINATE WITH THE PUBLIC IMPROVEMENT CONTRACTOR FOR TIE IN CONDITIONS.

Make tracking pad dark, as a proposed feature of this drawing.



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BRUCE COMPANY REDEVELOPMENT

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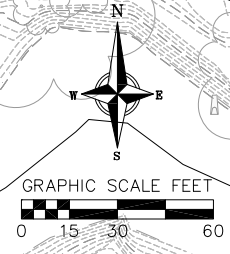
REVISION SCHEDULE

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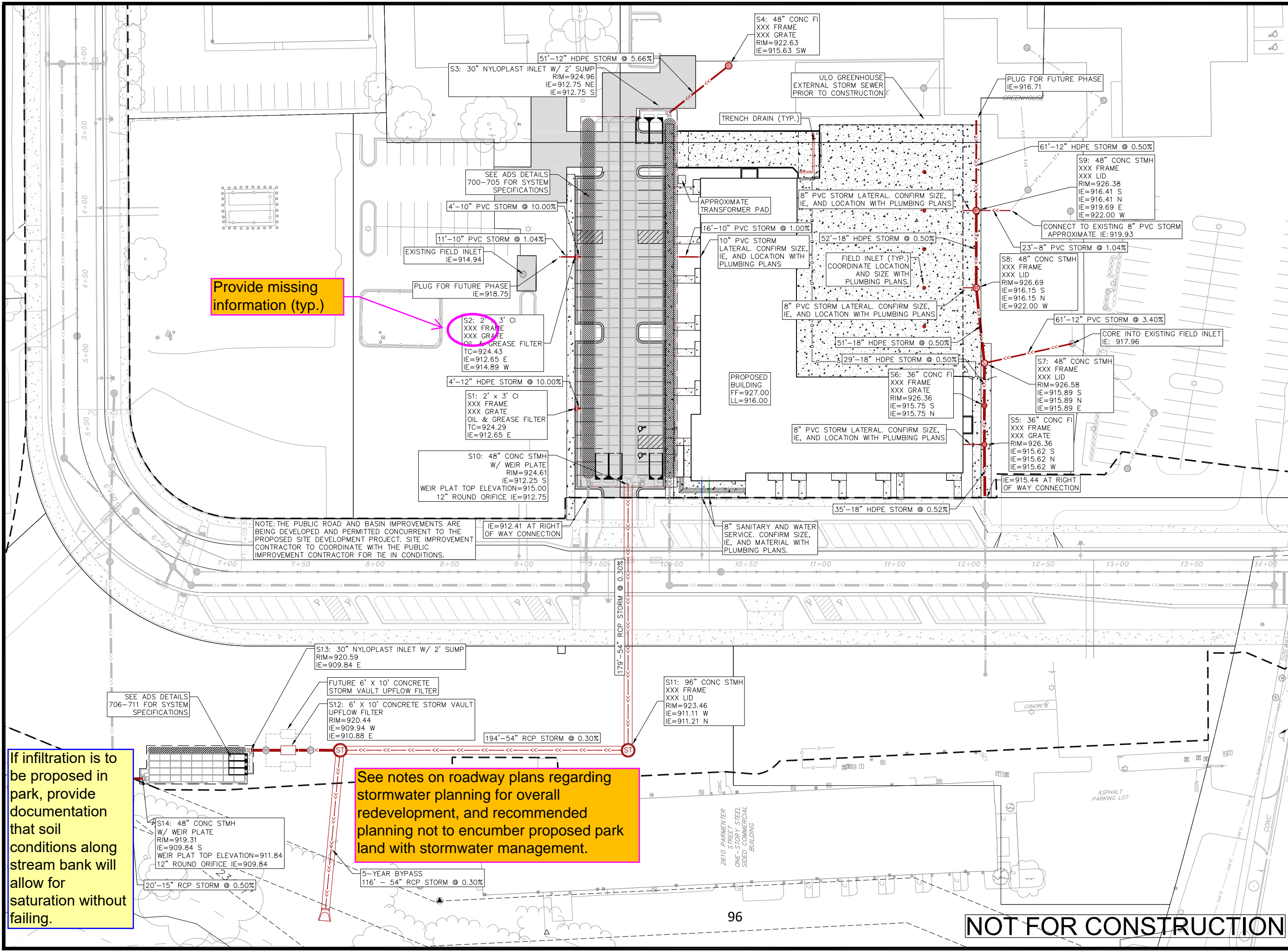
SHEET TITLE

EROSION CONTROL PLAN

SHEET NUMBER



NOT FOR CONSTRUCTION



Provide missing information (typ.)

If infiltration is to be proposed in park, provide documentation that soil conditions along stream bank will allow for saturation without failing.

See notes on roadway plans regarding stormwater planning for overall redevelopment, and recommended planning not to encumber proposed park land with stormwater management.



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Mark	Description	Date

SHEET TITLE

UTILITY PLAN

SHEET NUMBER

Page 16 of 46
C500

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EROSION CONTROL MEASURES

- EROSION CONTROL SHALL BE IN ACCORDANCE WITH THE CITY OF MIDDLETON EROSION CONTROL ORDINANCE AND CHAPTER NR 216 OF THE WISCONSIN ADMINISTRATIVE CODE.
- CONSTRUCT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH WISCONSIN DNR TECHNICAL STANDARDS (<http://dnr.wi.gov/runoff/stormwater/techstds.htm>) AND WISCONSIN CONSTRUCTION SITE BEST MANAGEMENT PRACTICE HANDBOOK.
- INSTALL SEDIMENT CONTROL PRACTICES (TRACKING PAD, PERIMETER SILT FENCE, SEDIMENT BASINS, ETC.) PRIOR TO INITIATING OTHER LAND DISTURBING CONSTRUCTION ACTIVITIES.
- THE CONTRACTOR IS REQUIRED TO MAKE EROSION CONTROL INSPECTIONS AT THE END OF EACH WEEK AND WHEN 0.5 INCHES OF RAIN FALLS WITHIN 24 HOURS. INSPECTION REPORTS SHALL BE PREPARED AND FILED AS REQUIRED BY THE DNR AND/OR CITY. ALL MAINTENANCE SHALL FOLLOW AN INSPECTION WITHIN 24 HOURS.
- EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL 70% ESTABLISHMENT, AS DETERMINED BY THE CITY. EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE DEVELOPER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.
- A 3" CLEAR STONE TRACKING PAD SHALL BE INSTALLED AT THE END OF ROAD CONSTRUCTION LIMITS TO PREVENT SEDIMENT FROM BEING TRACKED ONTO THE ADJACENT PAVED PUBLIC ROADWAY. SEDIMENT TRACKING PAD SHALL CONFORM TO WISDNR TECHNICAL STANDARD 1057. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORK DAY.
- CHANNELIZED RUNOFF:** FROM ADJACENT AREAS PASSING THROUGH THE SITE SHALL BE DIVERTED AROUND DISTURBED AREAS.
- STABILIZED DISTURBED GROUND:** ANY SOIL OR DIRT PILES WHICH WILL REMAIN IN EXISTENCE FOR MORE THAN 7-CONSECUTIVE DAYS, WHETHER TO BE WORKED DURING THAT PERIOD OR NOT, SHALL NOT BE LOCATED WITHIN 25-FEET OF ANY ROADWAY, PARKING LOT, PAVED AREA, OR DRAINAGE STRUCTURE OR CHANNEL (UNLESS INTENDED TO BE USED AS PART OF THE EROSION CONTROL MEASURES). TEMPORARY STABILIZATION AND CONTROL MEASURES (SEEDING, MULCHING, TARPING, EROSION MATTING, BARRIER FENCING, ETC.) ARE REQUIRED FOR THE PROTECTION OF DISTURBED AREAS AND SOIL PILES, WHICH WILL REMAIN UN-WORKED FOR A PERIOD OF MORE THAN 14-CONSECUTIVE CALENDAR DAYS. THESE MEASURES SHALL REMAIN IN PLACE UNTIL SITE HAS STABILIZED.
- SITE DE-WATERING:** WATER PUMPED FROM THE SITE SHALL BE TREATED BY TEMPORARY SEDIMENTATION BASINS OR OTHER APPROPRIATE CONTROL MEASURES. SEDIMENTATION BASINS SHALL HAVE A DEPTH OF AT LEAST 3 FEET, BE SURROUNDED BY SNOWFENCE OR EQUIVALENT BARRIER AND HAVE SUFFICIENT SURFACE AREA TO PROVIDE A SURFACE SETTLING RATE OF NO MORE THAN 750 GALLONS PER SQUARE FOOT PER DAY AT THE HIGHEST DEWATERING PUMPING RATE. WATER MAY NOT BE DISCHARGED IN A MANNER THAT CAUSES EROSION OF THE SITE, A NEIGHBORING SITE, OR THE BED OR BANKS OF THE RECEIVING WATER. POLYMERS MAY BE USED AS DIRECTED BY DNR TECHNICAL STANDARD 1061 (DE-WATERING).
- INLET FILTERS ARE TO BE PLACED IN STORMWATER INLET STRUCTURES AS SOON AS THEY ARE INSTALLED. THE FILTERS SHALL BE MAINTAINED UNTIL THE DISTURBED AREAS ARE BOTH 70% RESTORED AND PAVED.
- TERRACES SHALL BE RESTORED WITH 6" TOPSOIL, PERMANENT SEED, FERTILIZER AND URBAN CLASS I TYPE A EROSION MAT. LOTS SHALL BE RESTORED WITH 6" TOPSOIL, TEMPORARY SEED, FERTILIZER AND MULCH.
- SEED, FERTILIZER AND MULCH/E-MAT SHALL BE APPLIED WITHIN 7 DAYS AFTER FINAL GRADE HAS BEEN ESTABLISHED. IF DISTURBED AREAS WILL NOT BE RESTORED IMMEDIATELY AFTER ROUGH GRADING, TEMPORARY SEED SHALL BE PLACED.
- FOR THE FIRST SIX WEEKS AFTER RESTORATION (E.G. SEED & MULCH, EROSION MAT, SOD) OF A DISTURBED AREA, INCLUDE SUMMER WATERING PROVISIONS OF ALL NEWLY SEEDED AND MULCHED AREAS WHENEVER 7 DAYS ELAPSE WITHOUT A RAIN EVENT.
- SOIL STABILIZERS SHALL BE APPLIED TO DISTURBED AREAS WITH SLOPES BETWEEN 10% AND 3:1 (DO NOT USE IN CHANNELS). SOIL STABILIZERS SHALL BE TYPE B, PER WISCONSIN D.O.T. P.A.L. (PRODUCT ACCEPTABILITY LIST), OR EQUAL. APPLY AT RATES AND METHODS SPECIFIED PER MANUFACTURER. SOIL STABILIZERS SHALL BE RE-APPLIED WHENEVER VEHICLES OR OTHER EQUIPMENT TRACK ON THE AREA.
- SILT FENCE OR EROSION MAT SHALL BE INSTALLED ALONG THE CONTOURS AT 100 FOOT INTERVALS DOWN THE SLOPE ON THE DISTURBED SLOPES STEEPER THAN 5% AND MORE THAN 100 FEET LONG THAT SHEET FLOW TO THE ROADWAY UNLESS SOIL STABILIZERS ARE USED.
- SILT FENCE TO BE USED ACROSS AREAS OF THE LOT THAT SLOPE TOWARDS A PUBLIC STREET OR WATERWAY. SEE DETAILS.
- SEDIMENT SHALL BE CLEANED FROM CURB AND GUTTER AFTER EACH RAINFALL AND PRIOR TO PROJECT ACCEPTANCE AND AS DIRECTED BY ENGINEER/CITY/OWNER.
- ALL CONSTRUCTION ENTRANCES SHALL HAVE TWO TYPE III TEMPORARY ROAD CLOSED BARRICADES WITH SIGNS THAT WILL BE IN PLACE WHEN THE ENTRANCE IS NOT IN USE AND AT THE END OF EACH DAY.
- ANY PROPOSED CHANGES TO THE EROSION CONTROL PLAN MUST BE SUBMITTED AND APPROVED BY THE CITY AND DNR.
- THE CITY, OWNER AND/OR ENGINEER MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES AT ANY TIME DURING CONSTRUCTION.
- THE CONTRACTOR SHALL REMOVE ANY SEDIMENT TRACKED ONTO ADJACENT ROADS BY MEANS OF STREET SWEEPING (NOT FLUSHING) AT A MINIMUM OF THE END OF EACH WORK DAY OR MORE AS NEEDED.

SEEDING RATES:

TEMPORARY:

- USE ANNUAL OATS AT 3.0 LB./1,000 S.F. FOR SPRING AND SUMMER PLANTINGS.
- USE WINTER WHEAT OR RYE AT 3.0 LB./1,000 SF FOR FALL PLANTINGS STARTED AFTER SEPTEMBER 15.

PERMANENT (TERRACE):

- USE WISCONSIN D.O.T. SEED MIX #30 AT 5 LB./1,000 S.F.

PERMANENT (OTHER):

- USE WISCONSIN D.O.T. SEED MIX #40 AT 5 LB./1,000 S.F.

FERTILIZING RATES:

TEMPORARY AND PERMANENT:

- USE WISCONSIN D.O.T. TYPE B AT 7 LB./1,000 S.F.

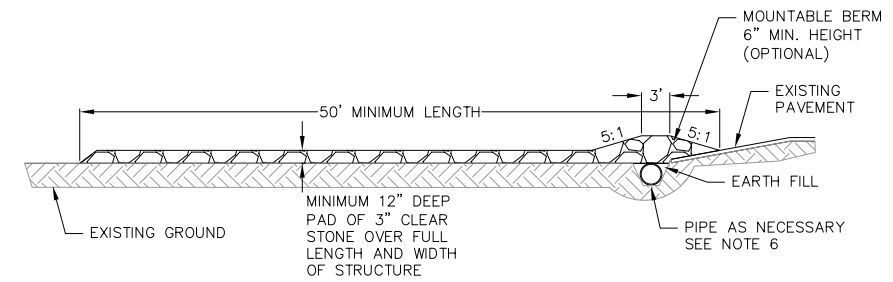
MULCHING RATES:

TEMPORARY AND PERMANENT:

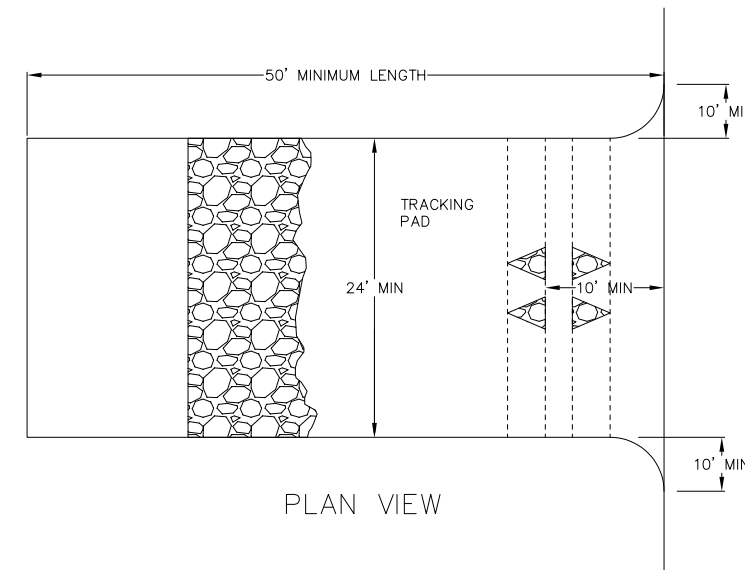
- USE 1/2" TO 1-1/2" STRAW OR HAY MULCH, CRIMPED PER SECTION 607.3.2.3, OR OTHER RATE AND METHOD PER SECTION 627, WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION

CONSTRUCTION SEQUENCE:

- INSTALL EROSION CONTROL MEASURES
- CONDUCT DEMOLITION
- STRIP TOPSOIL (UNWORKED AREAS MAY REMAIN NON-STABILIZED FOR A MAXIMUM OF 14 DAYS)
- ROUGH GRADE SITE
- CONSTRUCT UNDERGROUND UTILITIES
- INSTALL INLET PROTECTION IN NEW INLETS
- CONSTRUCT BUILDING
- CONSTRUCT PARKING AREAS AND DRIVES
- FINAL GRADE AND RESTORE DISTURBED AREA
- CONSTRUCT BIORETENTION AREAS
- CONSTRUCT PAVEMENT
- REMOVE EROSION CONTROL MEASURES AFTER DISTURBED AREAS ARE 70% RESTORED OR PAVED

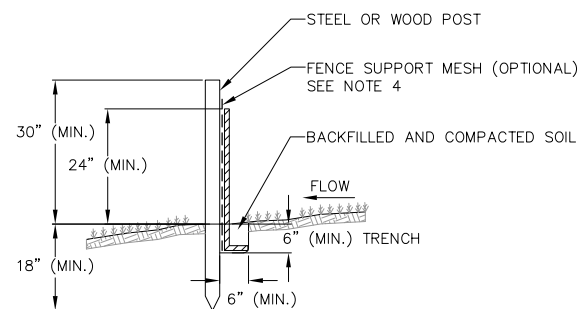


PROFILE VIEW



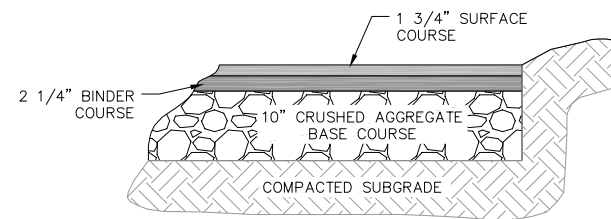
PLAN VIEW

- FOLLOW WISCONSIN DNR TECHNICAL STANDARD 1057 FOR FURTHER DETAILS AND INSTALLATION.
- LENGTH - MINIMUM OF 50'
- WIDTH - 24' MINIMUM, SHOULD BE FLARED AT THE EXISTING ROAD TO PROVIDE A TURNING RADIUS.
- ON SITES WITH A HIGH GROUND WATER TABLE OR WHERE SATURATED CONDITIONS EXIST, GEOTEXTILE FABRIC SHALL BE PLACED OVER EXISTING GROUND PRIOR TO PLACING STONE. FABRIC SHALL BE WISDOT TYPE-HR GEOTEXTILE FABRIC.
- STONE - CRUSHED 3" CLEAR STONE SHALL BE PLACED AT LEAST 12" DEEP OVER THE ENTIRE LENGTH AND WIDTH OF ENTRANCE.
- SURFACE WATER - ALL SURFACE WATER FLOWING TO OR DIVERTED TOWARDS CONSTRUCTION ENTRANCES SHALL BE PIPED THROUGH THE ENTRANCE. MAINTAINING POSITIVE DRAINAGE. PIPE INSTALLED THROUGH THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE PROTECTED WITH A MOUNTABLE BERM WITH 5:1 SLOPES AND MINIMUM OF 6" STONE OVER THE PIPE. PIPE SHALL BE SIZED ACCORDING TO THE DRAINAGE REQUIREMENTS. WHEN THE ENTRANCE IS LOCATED AT A HIGH SPOT AND HAS NO DRAINAGE TO CONVEY A PIPE SHALL NOT BE NECESSARY. THE MINIMUM PIPE DIAMETER SHALL BE 6". CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID PIPE.
- LOCATION - A STABILIZED CONSTRUCTION ENTRANCE SHALL BE LOCATED WHERE CONSTRUCTION TRAFFIC ENTERS AND/OR LEAVES THE CONSTRUCTION SITE. VEHICLES LEAVING THE SITE MUST TRAVEL OVER THE ENTIRE LENGTH OF THE TRACKING PAD.



NOTES:

- INSTALL SILT FENCE TO FOLLOW THE GROUND CONTOURS AS CLOSELY AS POSSIBLE.
- CURVE THE SILT FENCE UP THE SLOPE TO PREVENT WATER FROM RUNNING AROUND THE ENDS.
- POST SPACING WITH FENCE SUPPORT MESH = 10 FT. (MAX.)
POST SPACING WITHOUT FENCE SUPPORT MESH = 6 FT. (MAX.)
- SILT FENCE SUPPORT MESH CONSISTS OF 14-GAUGE STEEL WIRE WITH A MESH SPACING OF 6 IN. X 6 IN. OR PREFABRICATED POLYMERIC MESH OF EQUIVALENT STRENGTH



BITUMINOUS PAVEMENT DRIVES

1 TRACKING PAD
1 NOT TO SCALE

1 SILT FENCE
1 NOT TO SCALE

1 ASPHALT PAVEMENT
1 NOT TO SCALE

NOT FOR CONSTRUCTION



JLA
ARCHITECTS

MADISON : MILWAUKEE
jla-ap.com

JLA PROJECT NUMBER:

vierbicher
planners | engineers | advisors

Phone: (800) 261-3898

BRUCE COMPANY
REDEVELOPMENT

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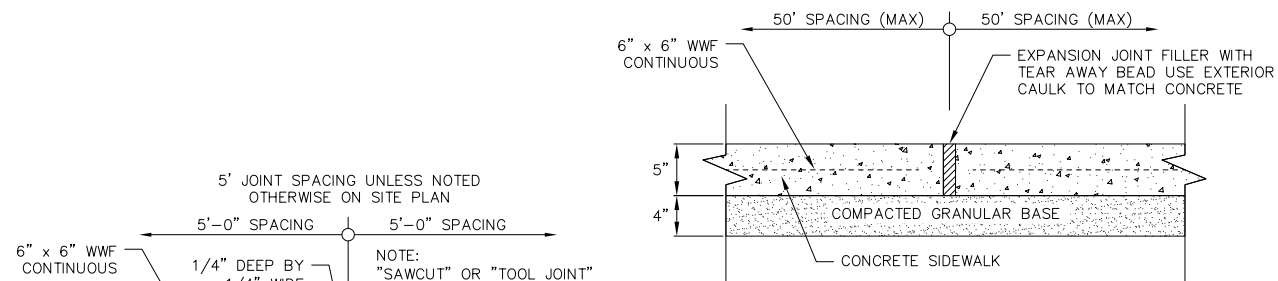
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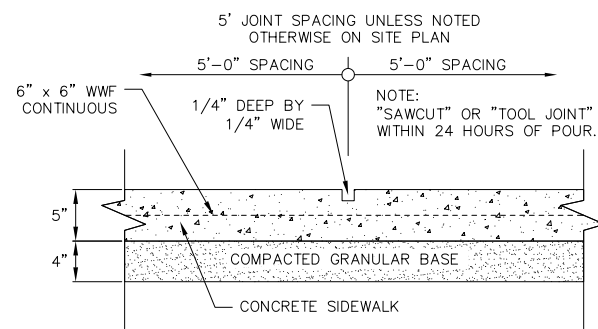
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CONSTRUCTION
DETAILS - 1

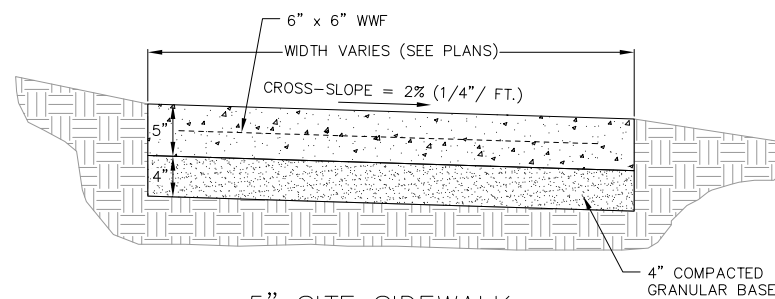
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SIDEWALK EXPANSION JOINT

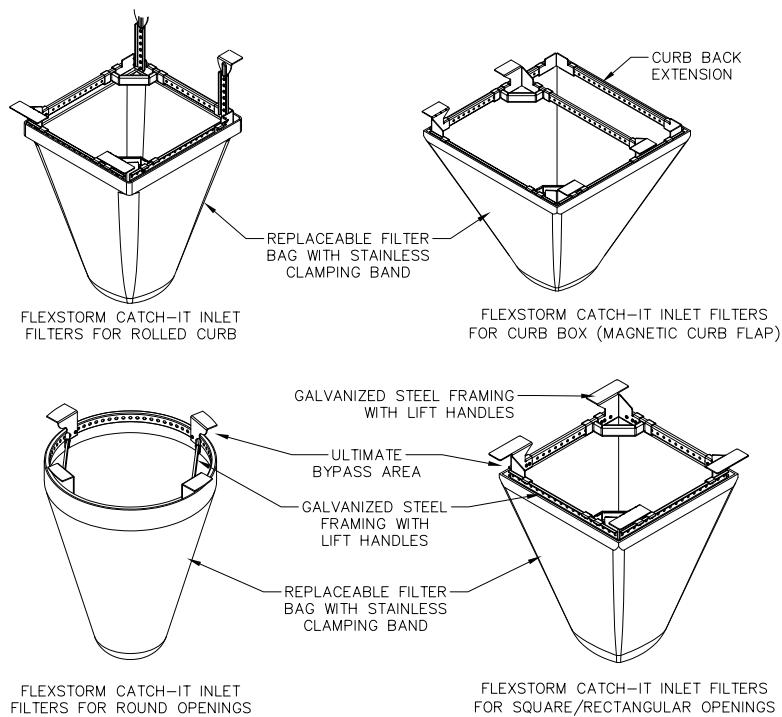


SIDEWALK CONTROL JOINT



5" SITE SIDEWALK

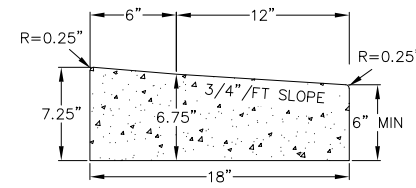
1 5" SIDEWALK
1 NOT TO SCALE



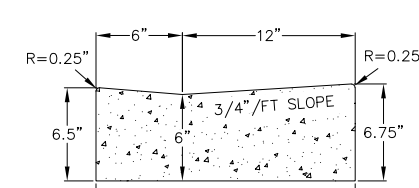
NOTES:

1. INLET PROTECTION DEVICES SHALL BE MAINTAINED OR REPLACED AT THE DIRECTION OF THE ENGINEER.
2. WHEN REMOVING OR MAINTAINING INLET PROTECTION, ANY TRAPPED MATERIAL THAT FALLS INTO THE INLET SHALL BE IMMEDIATELY REMOVED BY THE CONTRACTOR.

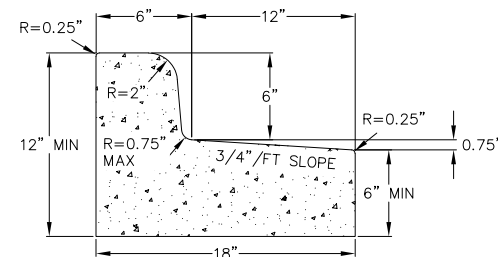
1 FRAMED INLET PROTECTION
1 NOT TO SCALE



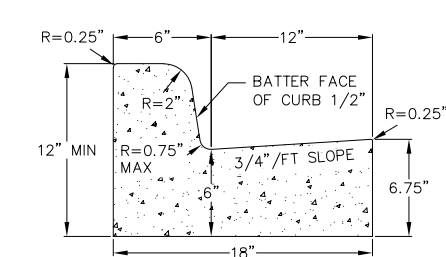
HANDICAP RAMP
GUTTER REJECT SECTION



HANDICAP RAMP
GUTTER CROSS SECTION



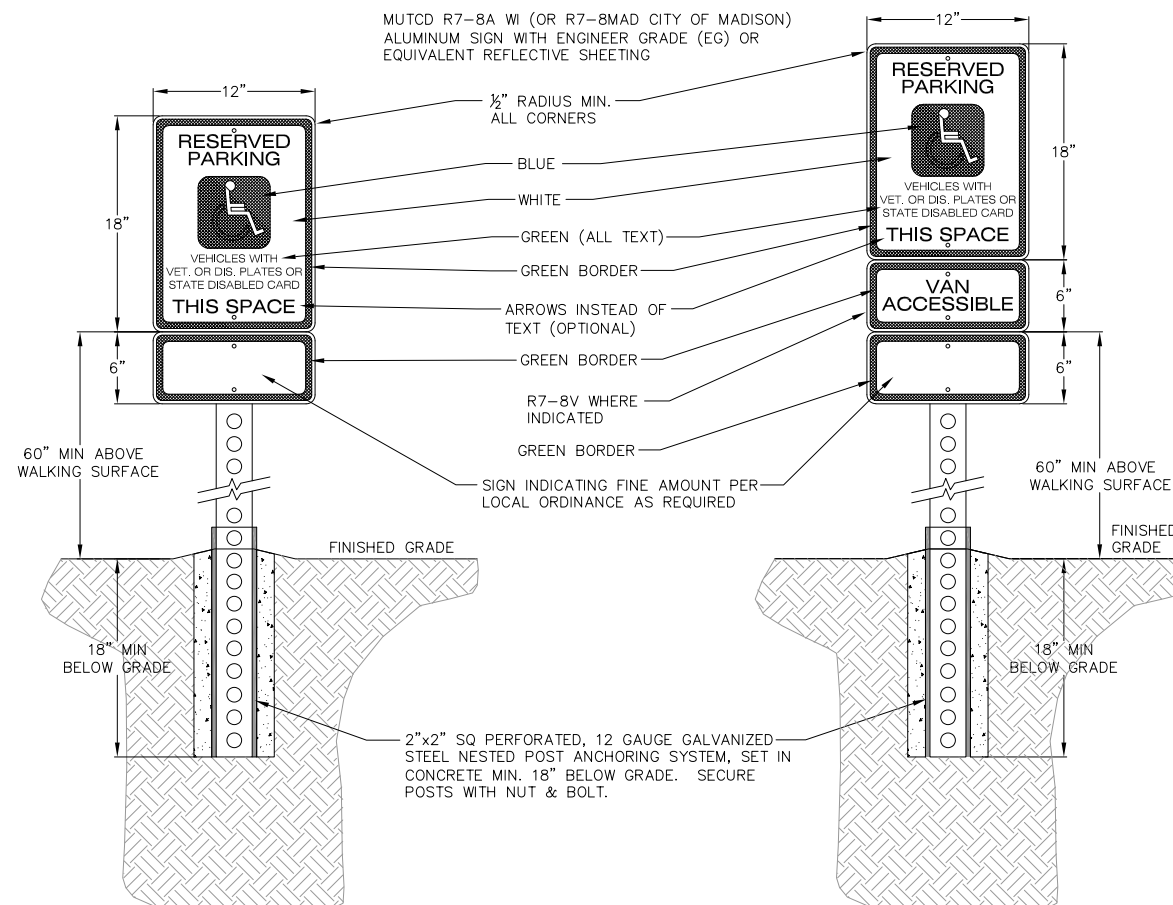
CURB AND GUTTER
REJECT SECTION



CURB AND GUTTER
CROSS SECTION

1 18" CONCRETE CURB AND GUTTER
1 NOT TO SCALE

NOTE:
SIGN TO BE CENTERED AT THE
INTERIOR END OF PARKING SPACE



1 HANDICAP SIGN DETAIL
1 NOT TO SCALE

NOT FOR CONSTRUCTION



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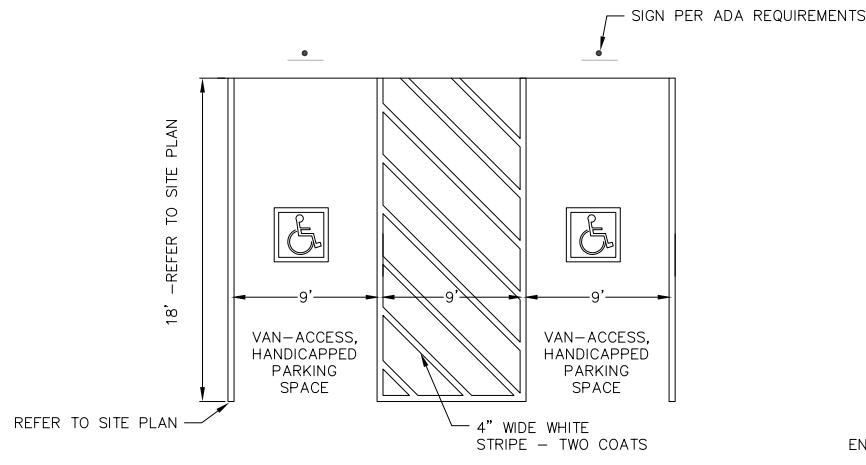
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Mark	Description	Date

SHEET TITLE

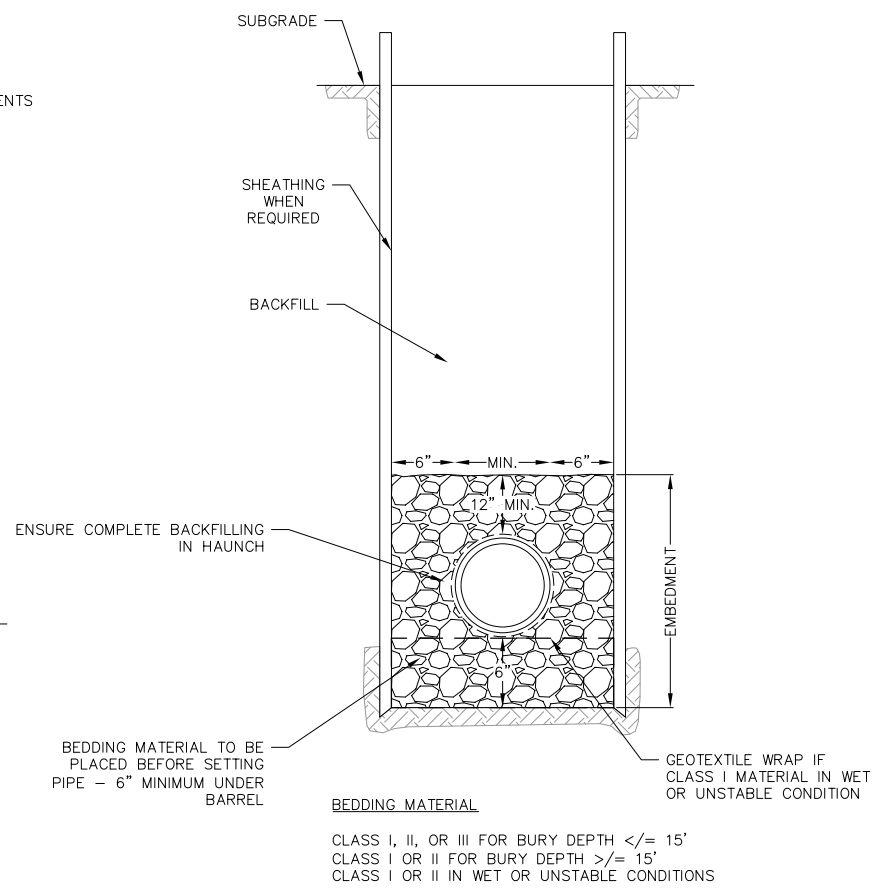
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DETAILS - 2**

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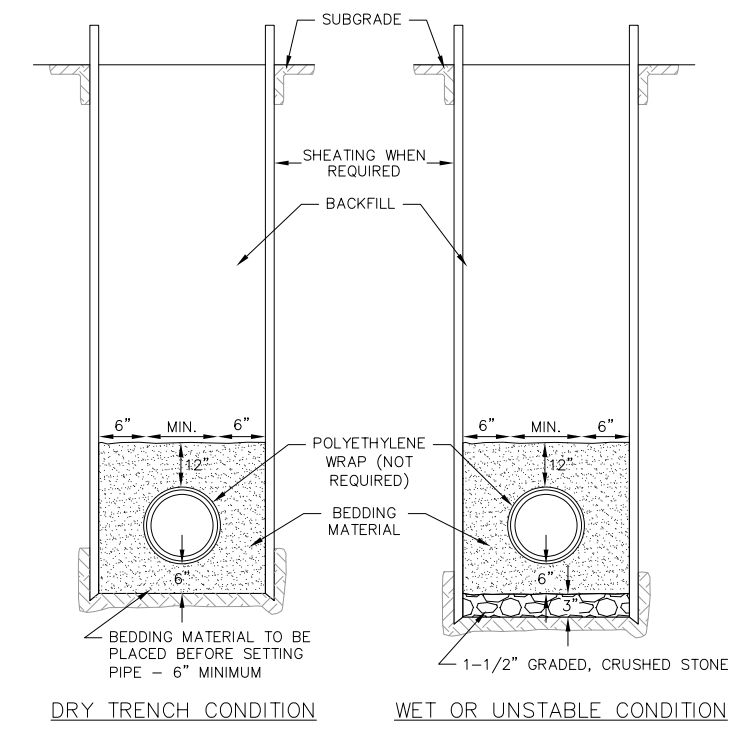
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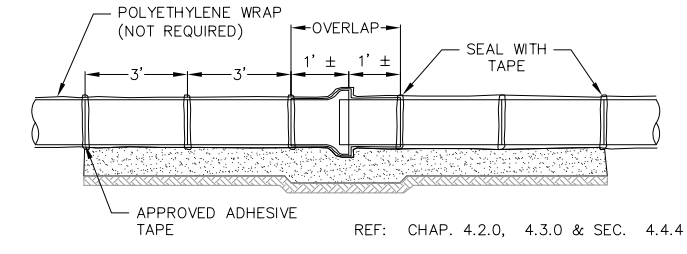
1 ADA STRIPING
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1 STANDARD SANITARY TRENCH SECTION
1 NOT TO SCALE



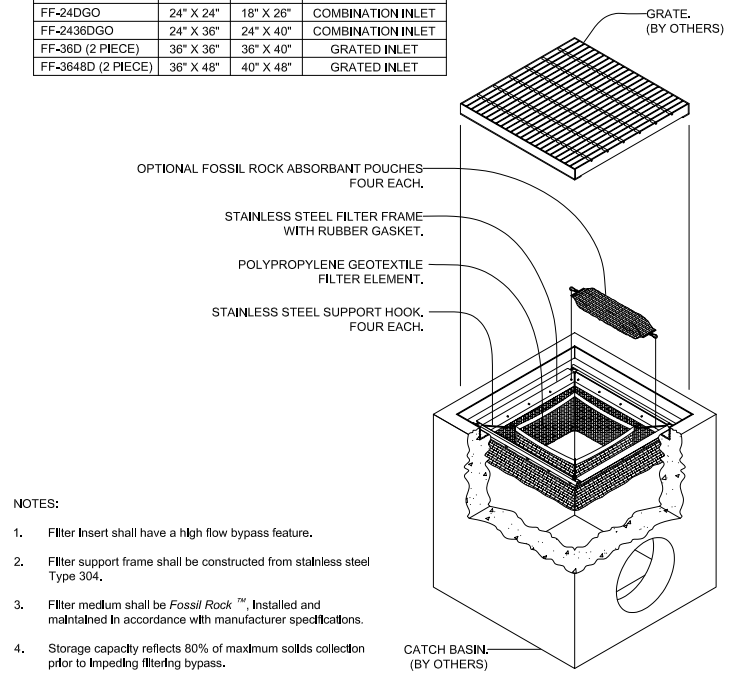
DRY TRENCH CONDITION WET OR UNSTABLE CONDITION



REF: CHAP. 4.2.0, 4.3.0 & SEC. 4.4.4

1 STANDARD WATER MAIN TRENCH SECTION
1 NOT TO SCALE

SPECIFIER CHART			
MODEL	INLET ID	GRATE OD	COMMENTS
FF-12D	12" X 12"	15" X 15"	GRATED INLET
FF-16D	16" X 16"	18" X 18"	GRATED INLET
FF-18D	18" X 18"	20" X 20"	GRATED INLET
FF-1836SD	18" X 36"	18" X 40"	GRATED INLET
FF-1836DGO	18" X 36"	18" X 40"	COMBINATION INLET
FF-24D	24" X 24"	26" X 26"	GRATED INLET
FF-2436SD	24" X 36"	24" X 40"	GRATED INLET
FF-24DGO	24" X 24"	18" X 26"	COMBINATION INLET
FF-2436DGO	24" X 36"	24" X 40"	COMBINATION INLET
FF-36D (2 PIECE)	36" X 36"	36" X 40"	GRATED INLET
FF-3648D (2 PIECE)	36" X 48"	40" X 48"	GRATED INLET



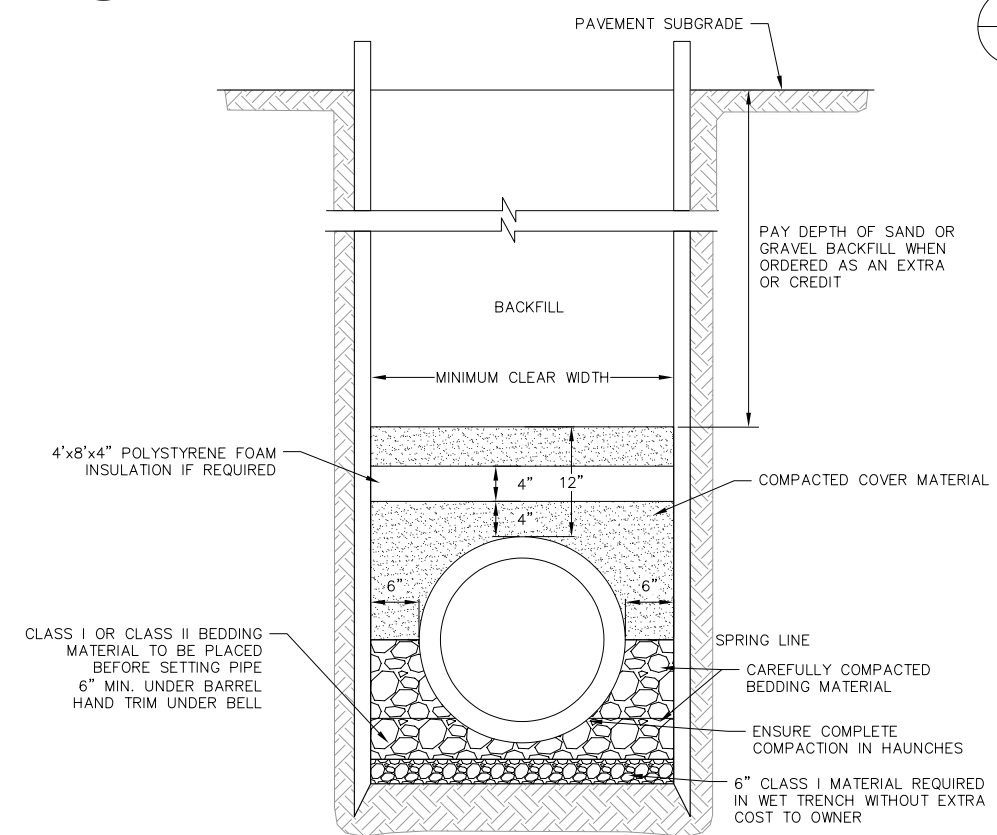
- NOTES:
- Filter Insert shall have a high flow bypass feature.
 - Filter support frame shall be constructed from stainless steel Type 304.
 - Filter medium shall be Fossil Rock™. Installed and maintained in accordance with manufacturer specifications.
 - Storage capacity reflects 80% of maximum solids collection prior to impeding filtering bypass.

FloGard®
Catch Basin Insert Filter
Grated Inlet Style

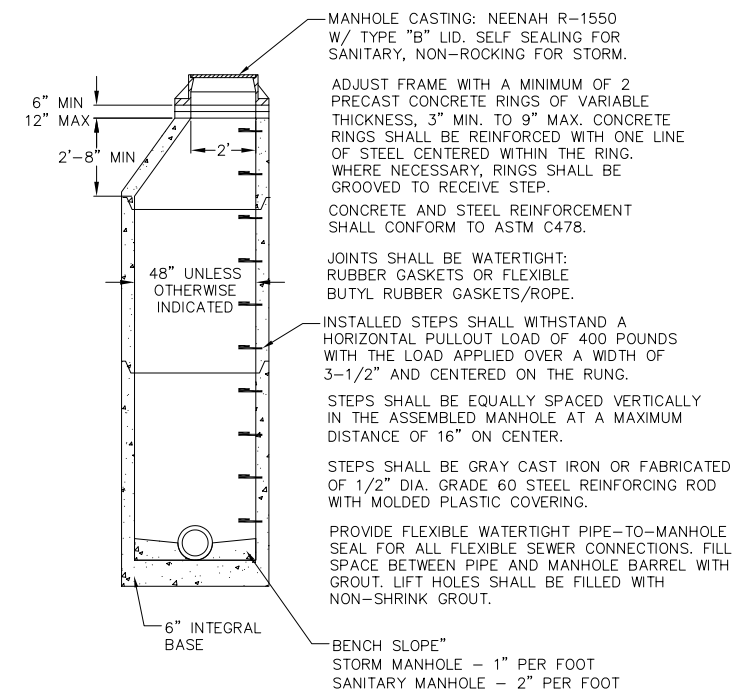
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Stormwater Solutions
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DRAWING NO.	REV.	ECO-0142	DATE	SHEET
FG-0001	E	JPR 7/13/16	JPR 12/18/06	1 OF 2

1 OIL & GREASE INLET FILTER
1 NOT TO SCALE

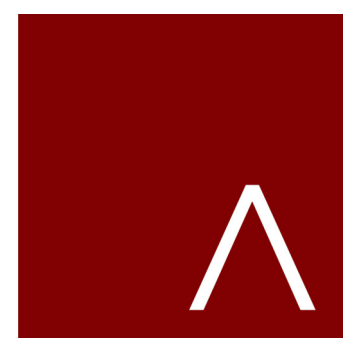


1 STORM PIPE TRENCH SECTION
1 NOT TO SCALE



1 PRECAST CONCRETE MANHOLE
1 NOT TO SCALE

NOT FOR CONSTRUCTION



JLA
ARCHITECTS
MADISON : MILWAUKEE
jla-ap.com

JLA PROJECT NUMBER:

vierbicher
planners | engineers | advisors
Phone: (800) 261-3898

BRUCE COMPANY
REDEVELOPMENT

SPECIFIC IMPLEMENTATION PLAN

PROGRESS DOCUMENTS
These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

DATE OF ISSUANCE MAY 2ND, 2023

REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE
CONSTRUCTION
DETAILS - 3

SHEET NUMBER

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PROJECT INFORMATION	
ENGINEERED PRODUCT MANAGER	
ADS SALES REP	
PROJECT NO.	



MC-7200 - BRUCE COMPANY

MIDDLETON, WI, USA

MC-7200 STORMTECH CHAMBER SPECIFICATIONS

- CHAMBERS SHALL BE STORMTECH MC-7200.
- CHAMBERS SHALL BE ARCH-SHAPED AND SHALL BE MANUFACTURED FROM VIRGIN, IMPACT-MODIFIED POLYPROPYLENE COPOLYMERS.
- CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" CHAMBER CLASSIFICATION 60x101.
- CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORTS THAT WOULD IMPEDE FLOW OR LIMIT ACCESS FOR INSPECTION.
- THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL, AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET FOR: 1) LONG-DURATION DEAD LOADS AND 2) SHORT-DURATION LIVE LOADS, BASED ON THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.
- CHAMBERS SHALL BE DESIGNED, TESTED AND ALLOWABLE LOAD CONFIGURATIONS DETERMINED IN ACCORDANCE WITH ASTM F2787, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS". LOAD CONFIGURATIONS SHALL INCLUDE: 1) INSTANTANEOUS (<1 MIN) AASHTO DESIGN TRUCK LIVE LOAD ON MINIMUM COVER 2) MAXIMUM PERMANENT (75-YR) COVER LOAD AND 3) ALLOWABLE COVER WITH PARKED (1-WEEK) AASHTO DESIGN TRUCK.
- REQUIREMENTS FOR HANDLING AND INSTALLATION:
 - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
 - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 3".
 - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 450 LBS/FT/%. THE ASC IS DEFINED IN SECTION 6.2.8 OF ASTM F2418. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.
- ONLY CHAMBERS THAT ARE APPROVED BY THE SITE DESIGN ENGINEER WILL BE ALLOWED. UPON REQUEST BY THE SITE DESIGN ENGINEER OR OWNER, THE CHAMBER MANUFACTURER SHALL SUBMIT A STRUCTURAL EVALUATION FOR APPROVAL BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE AS FOLLOWS:
 - THE STRUCTURAL EVALUATION SHALL BE SEALED BY A REGISTERED PROFESSIONAL ENGINEER.
 - THE STRUCTURAL EVALUATION SHALL DEMONSTRATE THAT THE SAFETY FACTORS ARE GREATER THAN OR EQUAL TO 1.95 FOR DEAD LOAD AND 1.75 FOR LIVE LOAD, THE MINIMUM REQUIRED BY ASTM F2787 AND BY SECTIONS 3 AND 12.12 OF THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS FOR THERMOPLASTIC PIPE.
 - THE TEST DERIVED CREEP MODULUS AS SPECIFIED IN ASTM F2418 SHALL BE USED FOR PERMANENT DEAD LOAD DESIGN EXCEPT THAT IT SHALL BE THE 75-YEAR MODULUS USED FOR DESIGN.
- CHAMBERS AND END CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.

IMPORTANT - NOTES FOR THE BIDDING AND INSTALLATION OF MC-7200 CHAMBER SYSTEM

- STORMTECH MC-7200 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS.
- STORMTECH MC-7200 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH MC-7200 CONSTRUCTION GUIDE".
- CHAMBERS ARE NOT TO BE BACKFILLED WITH A DOZER OR EXCAVATOR SITUATED OVER THE CHAMBERS. STORMTECH RECOMMENDS 3 BACKFILL METHODS:
 - STONESHOOTER LOCATED OFF THE CHAMBER BED.
 - BACKFILL AS ROWS ARE BUILT USING AN EXCAVATOR ON THE FOUNDATION STONE OR SUBGRADE.
 - BACKFILL FROM OUTSIDE THE EXCAVATION USING A LONG BOOM HOE OR EXCAVATOR.
- THE FOUNDATION STONE SHALL BE LEVELED AND COMPACTED PRIOR TO PLACING CHAMBERS.
- JOINTS BETWEEN CHAMBERS SHALL BE PROPERLY SEATED PRIOR TO PLACING STONE.
- MAINTAIN MINIMUM - 9" (230 mm) SPACING BETWEEN THE CHAMBER ROWS.
- INLET AND OUTLET MANIFOLDS MUST BE INSERTED A MINIMUM OF 12" (300 mm) INTO CHAMBER END CAPS.
- EMBEDMENT STONE SURROUNDING CHAMBERS MUST BE A CLEAN, CRUSHED, ANGULAR STONE MEETING THE AASHTO M43 DESIGNATION OF #3 OR #4.
- STONE SHALL BE BROUGHT UP EVENLY AROUND CHAMBERS SO AS NOT TO DISTORT THE CHAMBER SHAPE. STONE DEPTHS SHOULD NEVER DIFFER BY MORE THAN 12" (300 mm) BETWEEN ADJACENT CHAMBER ROWS.
- STONE MUST BE PLACED ON THE TOP CENTER OF THE CHAMBER TO ANCHOR THE CHAMBERS IN PLACE AND PRESERVE ROW SPACING.
- THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIAL BEARING CAPACITIES TO THE SITE DESIGN ENGINEER.
- ADS RECOMMENDS THE USE OF "FLEXSTORM CATCH IT" INSERTS DURING CONSTRUCTION FOR ALL INLETS TO PROTECT THE SUBSURFACE STORMWATER MANAGEMENT SYSTEM FROM CONSTRUCTION SITE RUNOFF.

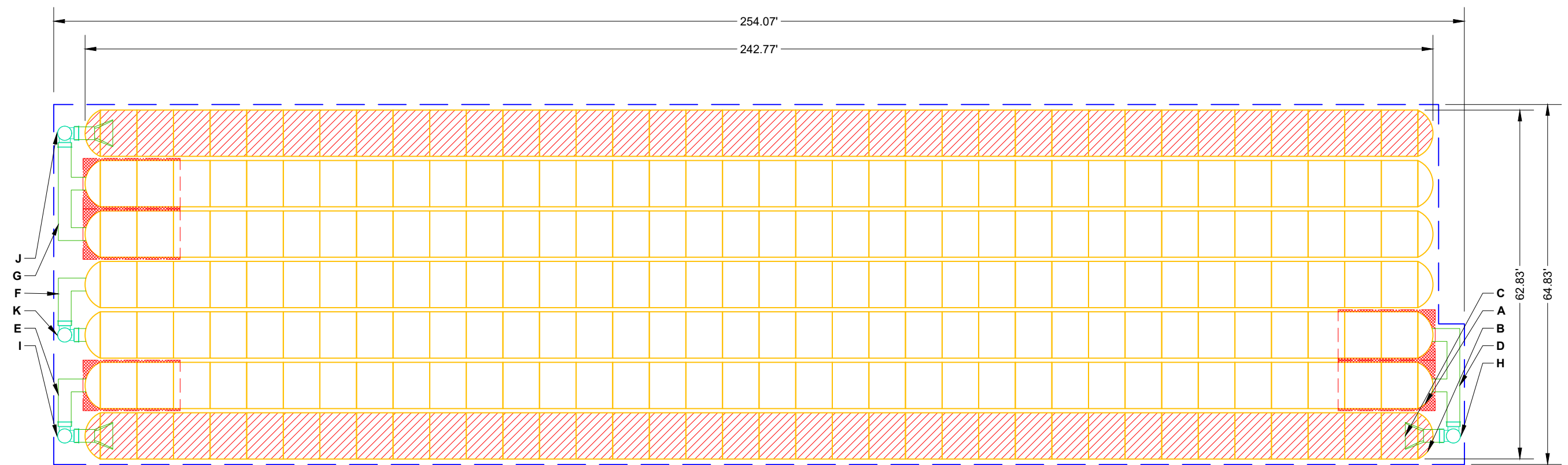
NOTES FOR CONSTRUCTION EQUIPMENT

- STORMTECH MC-7200 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH MC-7200 CONSTRUCTION GUIDE".
- THE USE OF EQUIPMENT OVER MC-7200 CHAMBERS IS LIMITED:
 - NO EQUIPMENT IS ALLOWED ON BARE CHAMBERS.
 - NO RUBBER TIERED LOADER, DUMP TRUCK, OR EXCAVATORS ARE ALLOWED UNTIL PROPER FILL DEPTHS ARE REACHED IN ACCORDANCE WITH THE "STORMTECH MC-3500/MC-7200 CONSTRUCTION GUIDE".
 - WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT CAN BE FOUND IN THE "STORMTECH MC-7200 CONSTRUCTION GUIDE".
- FULL 36" (900 mm) OF STABILIZED COVER MATERIALS OVER THE CHAMBERS IS REQUIRED FOR DUMP TRUCK TRAVEL OR DUMPING.

USE OF A DOZER TO PUSH EMBEDMENT STONE BETWEEN THE ROWS OF CHAMBERS MAY CAUSE DAMAGE TO CHAMBERS AND IS NOT AN ACCEPTABLE BACKFILL METHOD. ANY CHAMBERS DAMAGED BY USING THE "DUMP AND PUSH" METHOD ARE NOT COVERED UNDER THE STORMTECH STANDARD WARRANTY.

CONTACT STORMTECH AT 1-888-892-2694 WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT.

PROPOSED LAYOUT		PROPOSED ELEVATIONS:		*INVERT ABOVE BASE OF CHAMBER					
				PART TYPE	ITEM ON LAYOUT	DESCRIPTION	INVERT*	MAX FLOW	
252	STORMTECH MC-7200 CHAMBERS	MAXIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/UNPAVED):	924.75						
14	STORMTECH MC-7200 END CAPS	MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC):	920.25	PREFABRICATED END CAP	A	24" TOP PARTIAL CUT END CAP, PART#: MC7200IEPP24T / TYP OF ALL 24" TOP CONNECTIONS	23.05"		
12	STONE ABOVE (in)	MINIMUM ALLOWABLE GRADE (UNPAVED NO TRAFFIC):	919.75						
9	STONE BELOW (in)	MINIMUM ALLOWABLE GRADE (TOP OF RIGID CONCRETE PAVEMENT):	919.75	PREFABRICATED END CAP	B	24" BOTTOM PARTIAL CUT END CAP, PART#: MC7200IEPP24B / TYP OF ALL 24" BOTTOM CONNECTIONS AND ISOLATOR PLUS ROWS	2.26"		
40	STONE VOID	MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT):	919.75						
70907	INSTALLED SYSTEM VOLUME (CF) (PERIMETER STONE INCLUDED) (COVER STONE INCLUDED) (BASE STONE INCLUDED)	TOP OF STONE:	918.75	FLAMP	C	INSTALL FLAMP ON 24" ACCESS PIPE / PART#: MCFLAMP (TYP 3 PLACES)			
		TOP OF MC-7200 CHAMBER:	917.75	MANIFOLD	D	24" x 24" TOP MANIFOLD, ADS N-12	23.05"		
		24" x 24" TOP MANIFOLD INVERT:	914.67	MANIFOLD	E	24" x 24" TOP MANIFOLD, ADS N-12	23.05"		
		24" x 24" TOP MANIFOLD INVERT:	914.67	MANIFOLD	F	24" x 24" BOTTOM MANIFOLD, ADS N-12	2.26"		
		24" x 24" TOP MANIFOLD INVERT:	914.67	MANIFOLD	G	24" x 24" TOP MANIFOLD, ADS N-12	23.05"		
16288	SYSTEM AREA (SF)	24" x 24" TOP MANIFOLD INVERT:	914.67						
637.8	SYSTEM PERIMETER (ft)	24" x 24" BOTTOM MANIFOLD INVERT:	912.94	NYLOPLAST (INLET W/ ISO PLUS ROW)	H	30" DIAMETER (24.00" SUMP MIN)		19.0 CFS IN	
		24" ISOLATOR ROW PLUS INVERT:	912.94	NYLOPLAST (INLET W/ ISO PLUS ROW)	I	30" DIAMETER (24.00" SUMP MIN)		9.5 CFS IN	
		24" ISOLATOR ROW PLUS INVERT:	912.94	NYLOPLAST (INLET W/ ISO PLUS ROW)	J	30" DIAMETER (24.00" SUMP MIN)		19.0 CFS IN	
		24" ISOLATOR ROW PLUS INVERT:	912.94	NYLOPLAST (INLET W/ ISO PLUS ROW)	K	30" DIAMETER (24.00" SUMP MIN)		19.0 CFS IN	
		24" BOTTOM CONNECTION INVERT:	912.75	NYLOPLAST (OUTLET)		30" DIAMETER (DESIGN BY ENGINEER)		14.0 CFS OUT	
		BOTTOM OF MC-7200 CHAMBER:	912.75						
		BOTTOM OF STONE:	912.00						



- ISOLATOR ROW PLUS (SEE DETAIL/TYP 2 PLACES)
- PLACE MINIMUM 17.50' OF ADSPLUS175 WOVEN GEOTEXTILE OVER BEDDING STONE AND UNDERNEATH CHAMBER FEET FOR SCOUR PROTECTION AT ALL CHAMBER INLET ROWS
- BED LIMITS

NOTES

- MANIFOLD SIZE TO BE DETERMINED BY SITE DESIGN ENGINEER. SEE TECH NOTE #6.32 FOR MANIFOLD SIZING GUIDANCE.
- DUE TO THE ADAPTATION OF THIS CHAMBER SYSTEM TO SPECIFIC SITE AND DESIGN CONSTRAINTS, IT MAY BE NECESSARY TO CUT AND COUPLE ADDITIONAL PIPE TO STANDARD MANIFOLD COMPONENTS IN THE FIELD.
- THE SITE DESIGN ENGINEER MUST REVIEW ELEVATIONS AND IF NECESSARY ADJUST GRADING TO ENSURE THE CHAMBER COVER REQUIREMENTS ARE MET.
- THIS CHAMBER SYSTEM WAS DESIGNED WITHOUT SITE-SPECIFIC INFORMATION ON SOIL CONDITIONS OR BEARING CAPACITY. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR DETERMINING THE SUITABILITY OF THE SOIL AND PROVIDING THE BEARING CAPACITY OF THE INSITU SOILS. THE BASE STONE DEPTH MAY BE INCREASED OR DECREASED ONCE THIS INFORMATION IS PROVIDED.
- **NOT FOR CONSTRUCTION:** THIS LAYOUT IS FOR DIMENSIONAL PURPOSES ONLY TO PROVE CONCEPT & THE REQUIRED STORAGE VOLUME CAN BE ACHIEVED ON SITE.

StormTech®
Chamber System

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MIDDLETON, WI, USA

DATE: _____ DRAWN: UU

PROJECT #: _____ CHECKED: N/A

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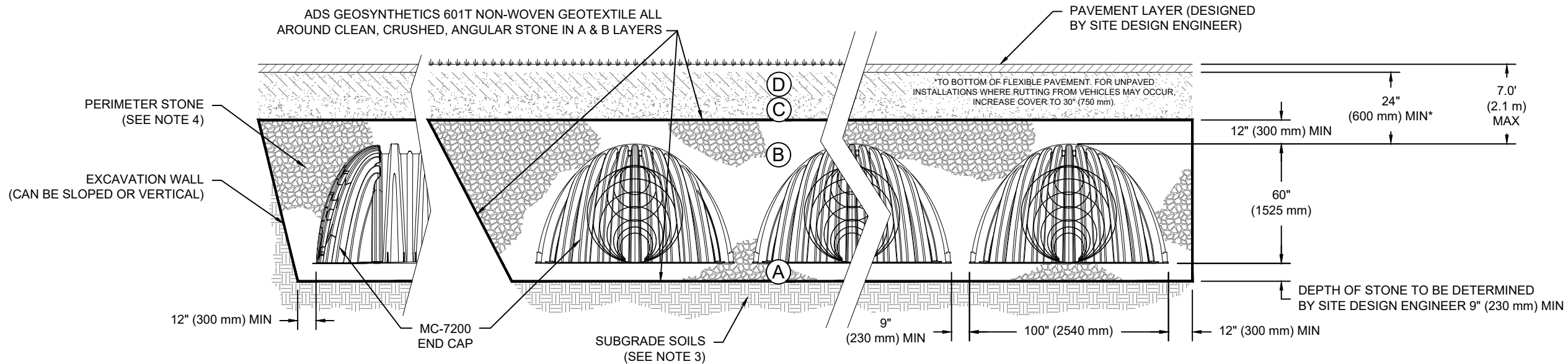
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ACCEPTABLE FILL MATERIALS: STORMTECH MC-7200 CHAMBER SYSTEMS

MATERIAL LOCATION		DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	FINAL FILL: FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	INITIAL FILL: FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 24" (600 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145 ¹ A-1, A-2-4, A-3 OR AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 24" (600 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 12" (300 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS.
B	EMBEDMENT STONE: FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43 ¹ 3, 4	NO COMPACTION REQUIRED.
A	FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43 ¹ 3, 4	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. ^{2,3}

PLEASE NOTE:

1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 9" (230 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
4. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.



NOTES:

1. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" CHAMBER CLASSIFICATION 60x101
2. MC-7200 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
4. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
5. REQUIREMENTS FOR HANDLING AND INSTALLATION:
 - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
 - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 3".
 - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 450 LBS/FT/%. THE ASC IS DEFINED IN SECTION 6.2.8 OF ASTM F2418. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

MC-7200 - BRUCE COMPANY

MIDDLETON, WI, USA

DATE: _____ DRAWN: UU CHECKED: N/A

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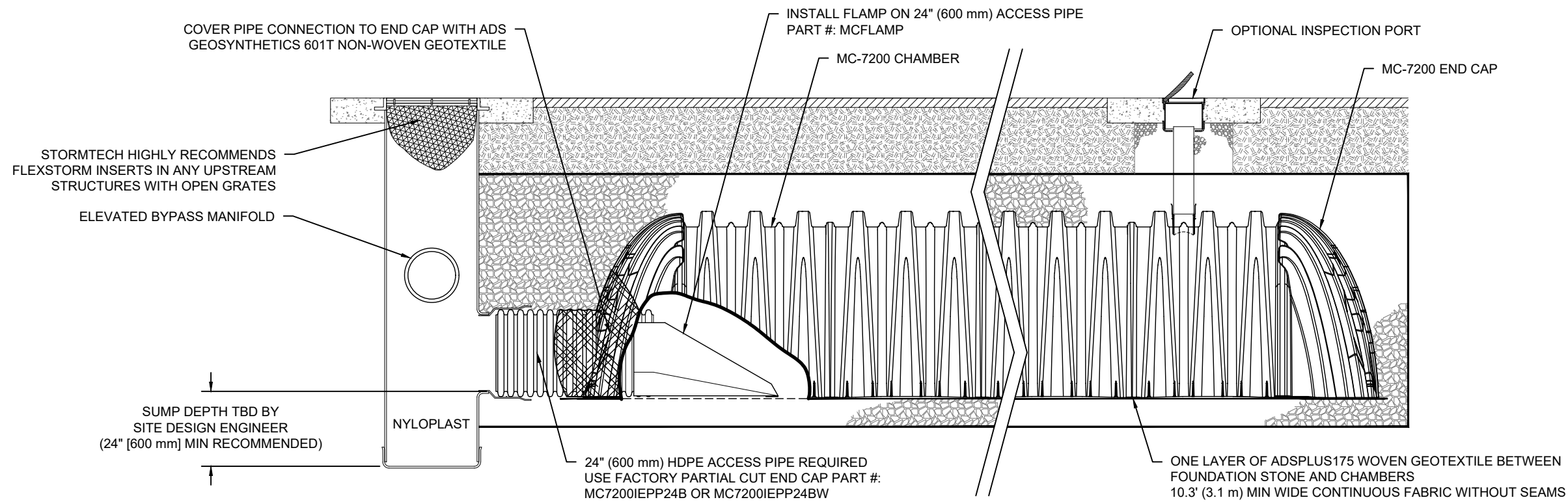
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MC-7200 ISOLATOR ROW PLUS DETAIL

NTS

INSPECTION & MAINTENANCE

- STEP 1) INSPECT ISOLATOR ROW PLUS FOR SEDIMENT
 - A. INSPECTION PORTS (IF PRESENT)
 - A.1. REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
 - A.2. REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
 - A.3. USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
 - A.4. LOWER A CAMERA INTO ISOLATOR ROW PLUS FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
 - A.5. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
 - B. ALL ISOLATOR PLUS ROWS
 - B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW PLUS
 - B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW PLUS THROUGH OUTLET PIPE
 - i) MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
 - ii) FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
 - B.3. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- STEP 2) CLEAN OUT ISOLATOR ROW PLUS USING THE JETVAC PROCESS
 - A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45" (1.1 m) OR MORE IS PREFERRED
 - B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
 - C. VACUUM STRUCTURE SUMP AS REQUIRED
- STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.
- STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

NOTES

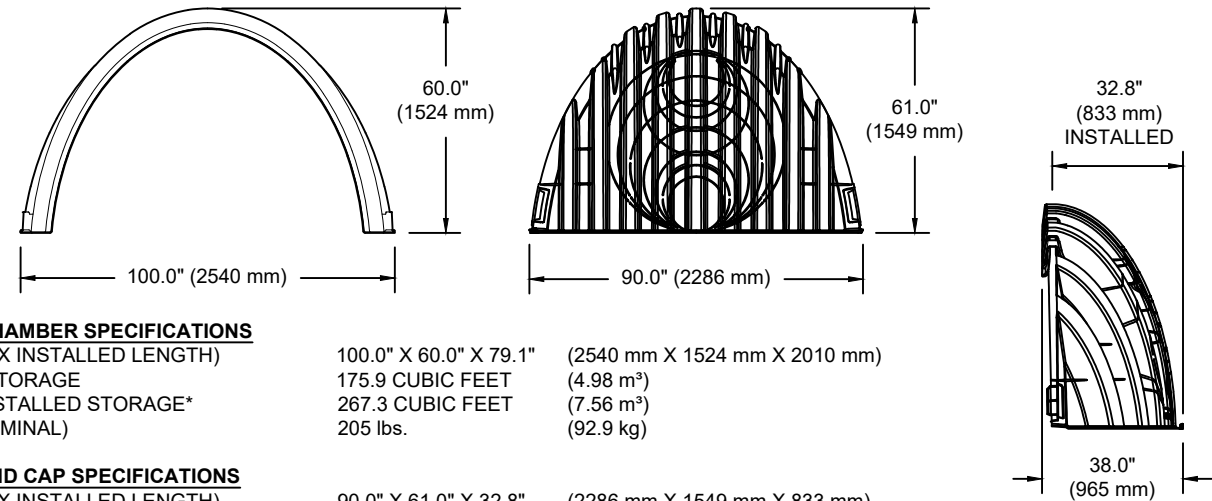
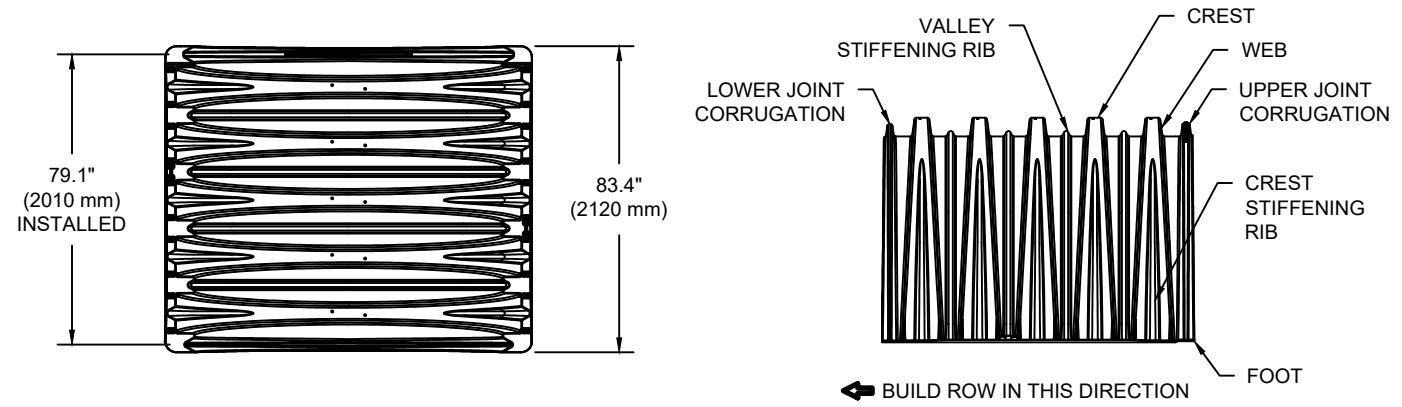
- 1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
- 2. CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.

MC-7200 - BRUCE COMPANY		MIDDLETON, WI, USA
DATE:	DRAWN: UU	CHECKED: N/A
PROJECT #:		
DESCRIPTION	CHK	DATE
StormTech® Chamber System		888-892-2694 WWW.STORMTECH.COM
4640 TRUEMAN BLVD HILLIARD, OH 43026 1-800-733-7473		

THIS DRAWING HAS BEEN PREPARED BASED ON INFORMATION PROVIDED TO ADS UNDER THE DIRECTION OF THE SITE DESIGN ENGINEER OR OTHER PROJECT REPRESENTATIVE. THE SITE DESIGN ENGINEER SHALL REVIEW THIS DRAWING PRIOR TO CONSTRUCTION. IT IS THE ULTIMATE RESPONSIBILITY OF THE SITE DESIGN ENGINEER TO ENSURE THAT THE PRODUCT(S) DEPICTED AND ALL ASSOCIATED DETAILS MEET ALL APPLICABLE LAWS, REGULATIONS, AND PROJECT REQUIREMENTS.

MC-7200 TECHNICAL SPECIFICATION

NTS



NOMINAL CHAMBER SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	100.0" X 60.0" X 79.1"	(2540 mm X 1524 mm X 2010 mm)
CHAMBER STORAGE	175.9 CUBIC FEET	(4.98 m ³)
MINIMUM INSTALLED STORAGE*	267.3 CUBIC FEET	(7.56 m ³)
WEIGHT (NOMINAL)	205 lbs.	(92.9 kg)

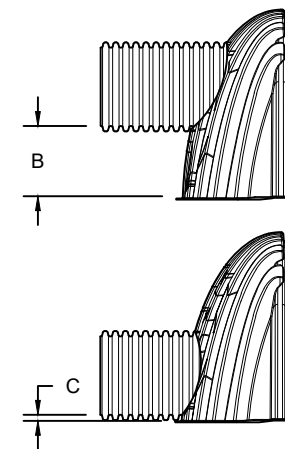
NOMINAL END CAP SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	90.0" X 61.0" X 32.8"	(2286 mm X 1549 mm X 833 mm)
END CAP STORAGE	39.5 CUBIC FEET	(1.12 m ³)
MINIMUM INSTALLED STORAGE*	115.3 CUBIC FEET	(3.26 m ³)
WEIGHT (NOMINAL)	90 lbs.	(40.8 kg)

*ASSUMES 12" (305 mm) STONE ABOVE, 9" (229 mm) STONE FOUNDATION AND BETWEEN CHAMBERS, 12" (305 mm) STONE PERIMETER IN FRONT OF END CAPS AND 40% STONE POROSITY.

PARTIAL CUT HOLES AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B"
 PARTIAL CUT HOLES AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "T"
 END CAPS WITH A PREFABRICATED WELDED STUB END WITH "W"

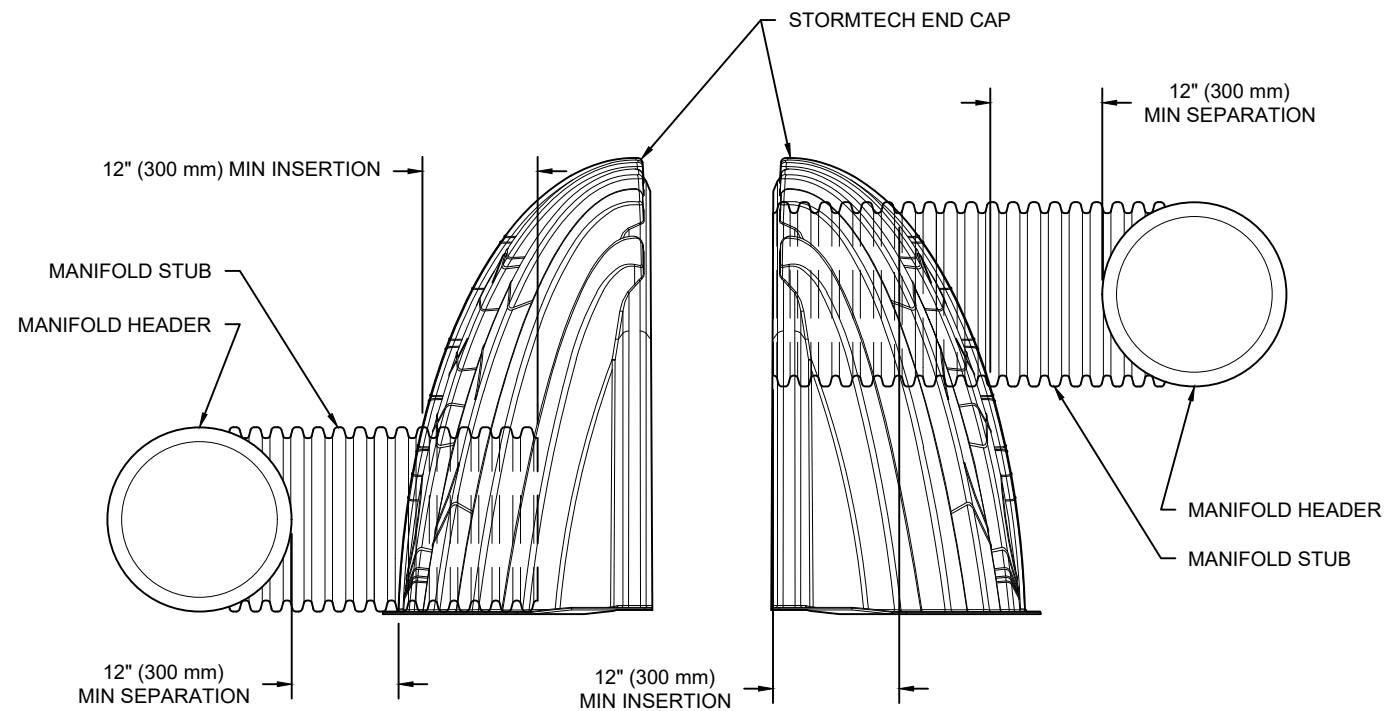
PART #	STUB	B	C
MC7200IEPP06T	6" (150 mm)	42.54" (1081 mm)	---
MC7200IEPP06B		---	0.86" (22 mm)
MC7200IEPP08T	8" (200 mm)	40.50" (1029 mm)	---
MC7200IEPP08B		---	1.01" (26 mm)
MC7200IEPP10T	10" (250 mm)	38.37" (975 mm)	---
MC7200IEPP10B		---	1.33" (34 mm)
MC7200IEPP12T	12" (300 mm)	35.69" (907 mm)	---
MC7200IEPP12B		---	1.55" (39 mm)
MC7200IEPP15T	15" (375 mm)	32.72" (831 mm)	---
MC7200IEPP15B		---	1.70" (43 mm)
MC7200IEPP18T	18" (450 mm)	29.36" (746 mm)	---
MC7200IEPP18TW		---	1.97" (50 mm)
MC7200IEPP18B		---	---
MC7200IEPP18BW		---	---
MC7200IEPP24T	24" (600 mm)	23.05" (585 mm)	---
MC7200IEPP24TW		---	2.26" (57 mm)
MC7200IEPP24B	30" (750 mm)	---	2.95" (75 mm)
MC7200IEPP24BW		---	3.25" (83 mm)
MC7200IEPP30BW	36" (900 mm)	---	3.55" (90 mm)
MC7200IEPP36BW	42" (1050 mm)	---	---
MC7200IEPP42BW	---	---	---



CUSTOM PREFABRICATED INVERTS ARE AVAILABLE UPON REQUEST. INVENTORIED MANIFOLDS INCLUDE 12-24" (300-600 mm) SIZE ON SIZE AND 15-48" (375-1200 mm) ECCENTRIC MANIFOLDS. CUSTOM INVERT LOCATIONS ON THE MC-7200 END CAP CUT IN THE FIELD ARE NOT RECOMMENDED FOR PIPE SIZES GREATER THAN 10" (250 mm). THE INVERT LOCATION IN COLUMN 'B' ARE THE HIGHEST POSSIBLE FOR THE PIPE SIZE.

MC-SERIES END CAP INSERTION DETAIL

NTS



NOTE: MANIFOLD STUB MUST BE LAID HORIZONTAL FOR A PROPER FIT IN END CAP OPENING.

NOTE: ALL DIMENSIONS ARE NOMINAL

MC-7200 - BRUCE COMPANY

MIDDLETON, WI, USA

DATE: _____ DRAWN: UU

PROJECT #: _____ CHECKED: N/A

DATE	DRW	CHK	DESCRIPTION

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Chamber System

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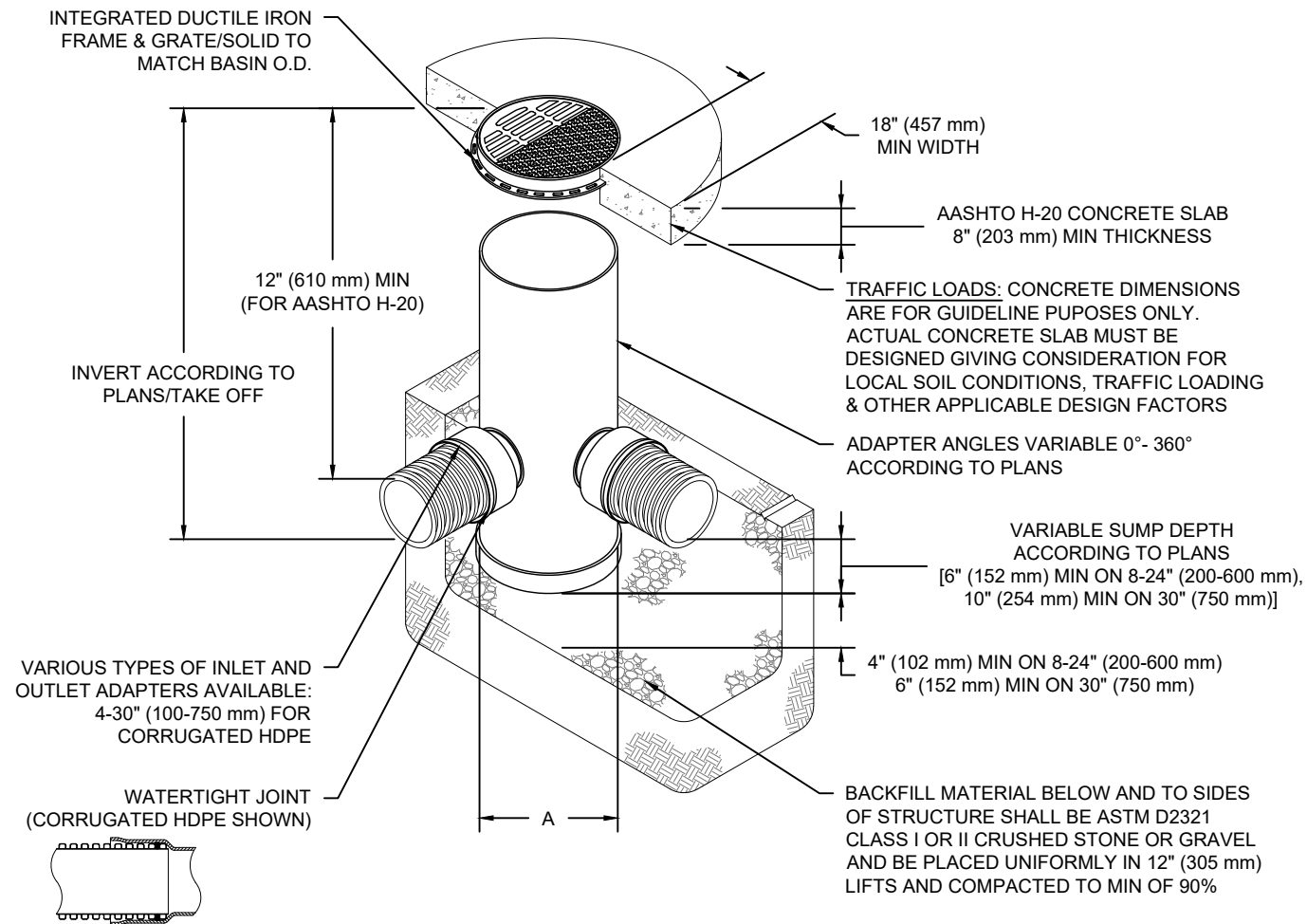
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HILLIARD, OH 43026
1-800-733-7473



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NYLOPLAST DRAIN BASIN

NTS



NOTES

- 8-30" (200-750 mm) GRATES/SOLID COVERS SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05
- 12-30" (300-750 mm) FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05
- DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS
- DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS & HANCOR DUAL WALL) & SDR 35 PVC
- FOR COMPLETE DESIGN AND PRODUCT INFORMATION: WWW.NYLOPLAST-US.COM
- TO ORDER CALL: 800-821-6710

A	PART #	GRATE/SOLID COVER OPTIONS		
8" (200 mm)	2808AG	PEDESTRIAN LIGHT DUTY	STANDARD LIGHT DUTY	SOLID LIGHT DUTY
10" (250 mm)	2810AG	PEDESTRIAN LIGHT DUTY	STANDARD LIGHT DUTY	SOLID LIGHT DUTY
12" (300 mm)	2812AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
15" (375 mm)	2815AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
18" (450 mm)	2818AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
24" (600 mm)	2824AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
30" (750 mm)	2830AG	PEDESTRIAN AASHTO H-20	STANDARD AASHTO H-20	SOLID AASHTO H-20

MC-7200 - BRUCE COMPANY
MIDDLETON, WI, USA
DATE: DRAWN: UU
PROJECT #: CHECKED: N/A

DATE	DRW	CHK	DESCRIPTION

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770-932-2443 | WWW.NYLOPLAST-US.COM

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1-800-733-7473

ADS

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PROJECT INFORMATION	
ENGINEERED PRODUCT MANAGER	
ADS SALES REP	
PROJECT NO.	



BRUCE CO. - SC-740 INFILTRATION

MIDDLETON, WI, USA

SC-740 STORMTECH CHAMBER SPECIFICATIONS

1. CHAMBERS SHALL BE STORMTECH SC-740.
2. CHAMBERS SHALL BE ARCH-SHAPED AND SHALL BE MANUFACTURED FROM VIRGIN, IMPACT-MODIFIED POLYPROPYLENE COPOLYMERS.
3. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
4. CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORTS THAT WOULD IMPEDE FLOW OR LIMIT ACCESS FOR INSPECTION.
5. THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL, AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET FOR: 1) LONG-DURATION DEAD LOADS AND 2) SHORT-DURATION LIVE LOADS, BASED ON THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.
6. CHAMBERS SHALL BE DESIGNED, TESTED AND ALLOWABLE LOAD CONFIGURATIONS DETERMINED IN ACCORDANCE WITH ASTM F2787, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS". LOAD CONFIGURATIONS SHALL INCLUDE: 1) INSTANTANEOUS (<1 MIN) AASHTO DESIGN TRUCK LIVE LOAD ON MINIMUM COVER 2) MAXIMUM PERMANENT (75-YR) COVER LOAD AND 3) ALLOWABLE COVER WITH PARKED (1-WEEK) AASHTO DESIGN TRUCK.
7. REQUIREMENTS FOR HANDLING AND INSTALLATION:
 - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
 - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2".
 - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 550 LBS/FT/%. THE ASC IS DEFINED IN SECTION 6.2.8 OF ASTM F2418. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.
8. ONLY CHAMBERS THAT ARE APPROVED BY THE SITE DESIGN ENGINEER WILL BE ALLOWED. UPON REQUEST BY THE SITE DESIGN ENGINEER OR OWNER, THE CHAMBER MANUFACTURER SHALL SUBMIT A STRUCTURAL EVALUATION FOR APPROVAL BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE AS FOLLOWS:
 - THE STRUCTURAL EVALUATION SHALL BE SEALED BY A REGISTERED PROFESSIONAL ENGINEER.
 - THE STRUCTURAL EVALUATION SHALL DEMONSTRATE THAT THE SAFETY FACTORS ARE GREATER THAN OR EQUAL TO 1.95 FOR DEAD LOAD AND 1.75 FOR LIVE LOAD, THE MINIMUM REQUIRED BY ASTM F2787 AND BY SECTIONS 3 AND 12.12 OF THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS FOR THERMOPLASTIC PIPE.
 - THE TEST DERIVED CREEP MODULUS AS SPECIFIED IN ASTM F2418 SHALL BE USED FOR PERMANENT DEAD LOAD DESIGN EXCEPT THAT IT SHALL BE THE 75-YEAR MODULUS USED FOR DESIGN.
9. CHAMBERS AND END CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.

IMPORTANT - NOTES FOR THE BIDDING AND INSTALLATION OF THE SC-740 SYSTEM

1. STORMTECH SC-740 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS.
2. STORMTECH SC-740 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
3. CHAMBERS ARE NOT TO BE BACKFILLED WITH A DOZER OR AN EXCAVATOR SITUATED OVER THE CHAMBERS. STORMTECH RECOMMENDS 3 BACKFILL METHODS:
 - STONESHOOTER LOCATED OFF THE CHAMBER BED.
 - BACKFILL AS ROWS ARE BUILT USING AN EXCAVATOR ON THE FOUNDATION STONE OR SUBGRADE.
 - BACKFILL FROM OUTSIDE THE EXCAVATION USING A LONG BOOM HOE OR EXCAVATOR.
4. THE FOUNDATION STONE SHALL BE LEVELED AND COMPACTED PRIOR TO PLACING CHAMBERS.
5. JOINTS BETWEEN CHAMBERS SHALL BE PROPERLY SEATED PRIOR TO PLACING STONE.
6. MAINTAIN MINIMUM - 6" (150 mm) SPACING BETWEEN THE CHAMBER ROWS.
7. EMBEDMENT STONE SURROUNDING CHAMBERS MUST BE A CLEAN, CRUSHED, ANGULAR STONE 3/4-2" (20-50 mm).
8. THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIALS BEARING CAPACITIES TO THE SITE DESIGN ENGINEER.
9. ADS RECOMMENDS THE USE OF "FLEXSTORM CATCH IT" INSERTS DURING CONSTRUCTION FOR ALL INLETS TO PROTECT THE SUBSURFACE STORMWATER MANAGEMENT SYSTEM FROM CONSTRUCTION SITE RUNOFF.

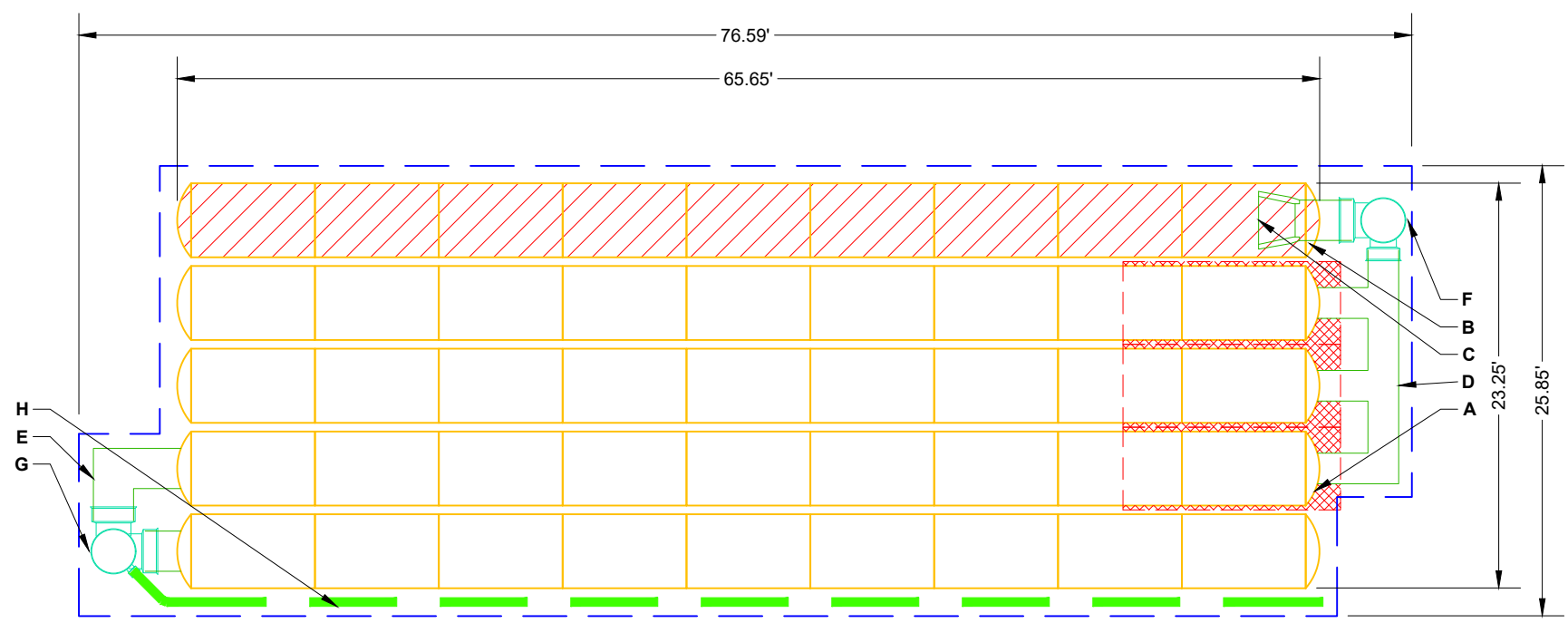
NOTES FOR CONSTRUCTION EQUIPMENT

1. STORMTECH SC-740 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
2. THE USE OF CONSTRUCTION EQUIPMENT OVER SC-740 CHAMBERS IS LIMITED:
 - NO EQUIPMENT IS ALLOWED ON BARE CHAMBERS.
 - NO RUBBER Tired LOADERS, DUMP TRUCKS, OR EXCAVATORS ARE ALLOWED UNTIL PROPER FILL DEPTHS ARE REACHED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
 - WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT CAN BE FOUND IN THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
3. FULL 36" (900 mm) OF STABILIZED COVER MATERIALS OVER THE CHAMBERS IS REQUIRED FOR DUMP TRUCK TRAVEL OR DUMPING.

USE OF A DOZER TO PUSH EMBEDMENT STONE BETWEEN THE ROWS OF CHAMBERS MAY CAUSE DAMAGE TO THE CHAMBERS AND IS NOT AN ACCEPTABLE BACKFILL METHOD. ANY CHAMBERS DAMAGED BY THE "DUMP AND PUSH" METHOD ARE NOT COVERED UNDER THE STORMTECH STANDARD WARRANTY.

CONTACT STORMTECH AT 1-888-892-2694 WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT.

PROPOSED LAYOUT		PROPOSED ELEVATIONS:		*INVERT ABOVE BASE OF CHAMBER				
				PART TYPE	ITEM ON LAYOUT	DESCRIPTION	INVERT*	MAX FLOW
45	STORMTECH SC-740 CHAMBERS	MAXIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/UNPAVED):	920.44					
10	STORMTECH SC-740 END CAPS	MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC):	914.44	PREFABRICATED END CAP	A	18" TOP PREFABRICATED END CAP, PART#: SC740EPE18T / TYP OF ALL 18" TOP CONNECTIONS	5.00"	
6	STONE ABOVE (in)	MINIMUM ALLOWABLE GRADE (UNPAVED NO TRAFFIC):	913.94	PREFABRICATED EZ END CAP	B	24" BOTTOM PREFABRICATED EZ END CAP, PART#: SC740ECEZ / TYP OF ALL 24" BOTTOM CONNECTIONS AND ISOLATOR PLUS ROWS	0.10"	
6	STONE BELOW (in)	MINIMUM ALLOWABLE GRADE (TOP OF RIGID CONCRETE PAVEMENT):	913.94					
40	STONE VOID	MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT):	913.94					
3871	INSTALLED SYSTEM VOLUME (CF) (PERIMETER STONE INCLUDED) (COVER STONE INCLUDED) (BASE STONE INCLUDED)	TOP OF STONE:	912.94	FLAMP	C	INSTALL FLAMP ON 24" ACCESS PIPE / PART#: SC74024RAMP		
		TOP OF SC-740 CHAMBER:	912.44	MANIFOLD	D	18" x 18" TOP MANIFOLD, ADS N-12	5.00"	
		18" x 18" TOP MANIFOLD INVERT:	910.36	MANIFOLD	E	24" x 24" BOTTOM MANIFOLD, ADS N-12	0.10"	
		24" x 24" BOTTOM MANIFOLD INVERT:	909.95	NYLOPLAST (INLET W/ ISO PLUS ROW)	F	30" DIAMETER (24.00" SUMP MIN)		8.4 CFS IN
1879	SYSTEM AREA (SF)	24" ISOLATOR ROW PLUS INVERT:	909.95	NYLOPLAST (OUTLET)	G	30" DIAMETER (DESIGN BY ENGINEER)		14.0 CFS OUT
204.9	SYSTEM PERIMETER (ft)	24" BOTTOM CONNECTION INVERT:	909.95	UNDERDRAIN	H	6" ADS N-12 DUAL WALL PERFORATED HDPE UNDERDRAIN		
		BOTTOM OF SC-740 CHAMBER:	909.94					
		UNDERDRAIN INVERT:	909.44					
		BOTTOM OF STONE:	909.44					



- ISOLATOR ROW PLUS (SEE DETAIL)
- PLACE MINIMUM 12.50' OF ADSPLUS125 WOVEN GEOTEXTILE OVER BEDDING STONE AND UNDERNEATH CHAMBER FEET FOR SCOUR PROTECTION AT ALL CHAMBER INLET ROWS
- BED LIMITS

NOTES

- MANIFOLD SIZE TO BE DETERMINED BY SITE DESIGN ENGINEER. SEE TECH NOTE #6.32 FOR MANIFOLD SIZING GUIDANCE.
- DUE TO THE ADAPTATION OF THIS CHAMBER SYSTEM TO SPECIFIC SITE AND DESIGN CONSTRAINTS, IT MAY BE NECESSARY TO CUT AND COUPLE ADDITIONAL PIPE TO STANDARD MANIFOLD COMPONENTS IN THE FIELD.
- THE SITE DESIGN ENGINEER MUST REVIEW ELEVATIONS AND IF NECESSARY ADJUST GRADING TO ENSURE THE CHAMBER COVER REQUIREMENTS ARE MET.
- THIS CHAMBER SYSTEM WAS DESIGNED WITHOUT SITE-SPECIFIC INFORMATION ON SOIL CONDITIONS OR BEARING CAPACITY. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR DETERMINING THE SUITABILITY OF THE SOIL AND PROVIDING THE BEARING CAPACITY OF THE INSITU SOILS. THE BASE STONE DEPTH MAY BE INCREASED OR DECREASED ONCE THIS INFORMATION IS PROVIDED.
- **NOT FOR CONSTRUCTION:** THIS LAYOUT IS FOR DIMENSIONAL PURPOSES ONLY TO PROVE CONCEPT & THE REQUIRED STORAGE VOLUME CAN BE ACHIEVED ON SITE.

BRUCE CO. - SC-740 INFILTRATION
MIDDLETON, WI, USA

DATE: _____ DRAWN: UU
PROJECT #: _____ CHECKED: N/A

DATE	DRW	CHK	DESCRIPTION

StormTech®
Chamber System

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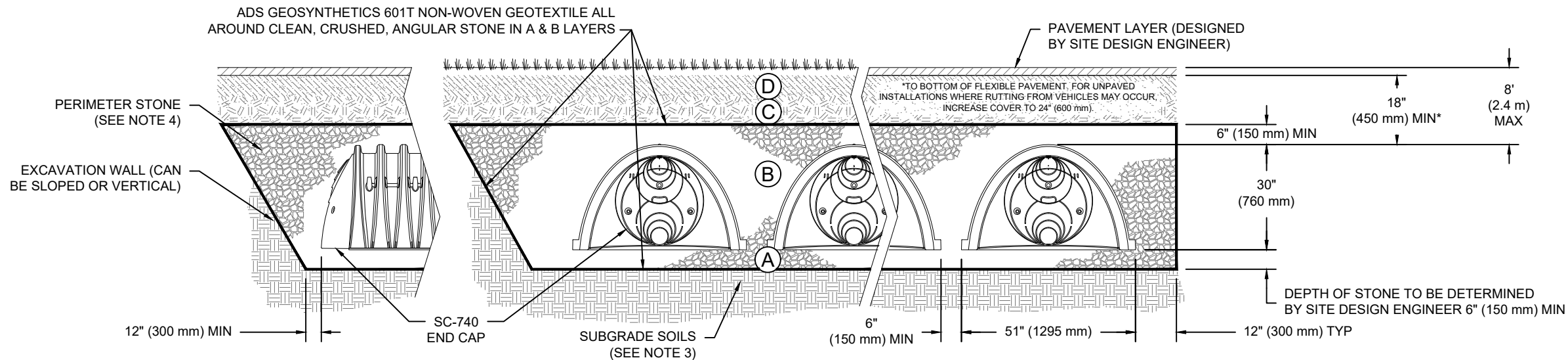
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2 OF 6

ACCEPTABLE FILL MATERIALS: STORMTECH SC-740 CHAMBER SYSTEMS

MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	FINAL FILL: FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	INITIAL FILL: FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 18" (450 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	AASHTO M145 ¹ A-1, A-2-4, A-3 OR AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 12" (300 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" (150 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs (53 kN). DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (89 kN).
B	EMBEDMENT STONE: FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. ^{2,3}

PLEASE NOTE:

1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (150 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
4. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.



NOTES:

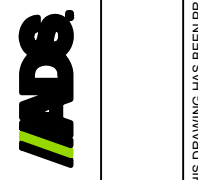
1. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
2. SC-740 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
4. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
5. REQUIREMENTS FOR HANDLING AND INSTALLATION:
 - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
 - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2".
 - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 550 LBS/FT/%. THE ASC IS DEFINED IN SECTION 6.2.8 OF ASTM F2418. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

BRUCE CO. - SC-740
 INFILTRATION
 MIDDLETON, WI, USA
 DRAWN: UU
 CHECKED: N/A
 DATE:
 PROJECT #:

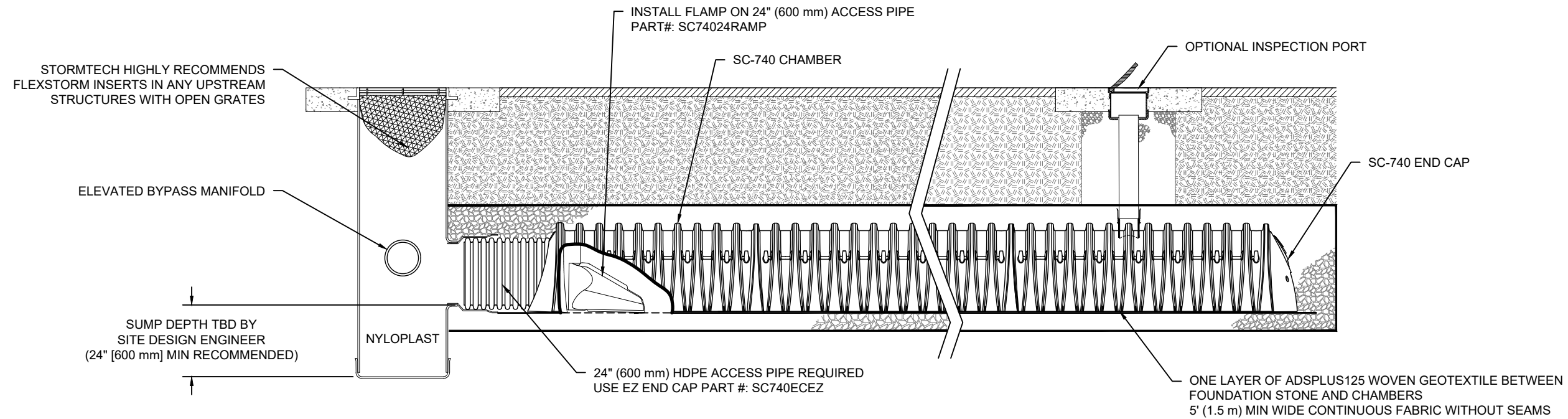
DATE	DRW	CHK	DESCRIPTION

StormTech®
 Chamber System
 888-892-2694 | WWW.STORMTECH.COM

4640 TRUEMAN BLVD
 HILLIARD, OH 43026
 1-800-733-7473



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SC-740 ISOLATOR ROW PLUS DETAIL
NTS

INSPECTION & MAINTENANCE

- STEP 1) INSPECT ISOLATOR ROW PLUS FOR SEDIMENT
 - A. INSPECTION PORTS (IF PRESENT)
 - A.1. REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
 - A.2. REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
 - A.3. USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
 - A.4. LOWER A CAMERA INTO ISOLATOR ROW PLUS FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
 - A.5. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
 - B. ALL ISOLATOR PLUS ROWS
 - B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW PLUS
 - B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW PLUS THROUGH OUTLET PIPE
 - i) MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
 - ii) FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
 - B.3. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- STEP 2) CLEAN OUT ISOLATOR ROW PLUS USING THE JETVAC PROCESS
 - A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45" (1.1 m) OR MORE IS PREFERRED
 - B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
 - C. VACUUM STRUCTURE SUMP AS REQUIRED
- STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.
- STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

NOTES

- 1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
- 2. CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.

BRUCE CO. - SC-740
INFILTRATION
MIDDLETON, WI, USA
DATE: _____
DRAWN: UU
PROJECT #: _____
CHECKED: N/A

DATE	DRW	CHK	DESCRIPTION

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Chamber System
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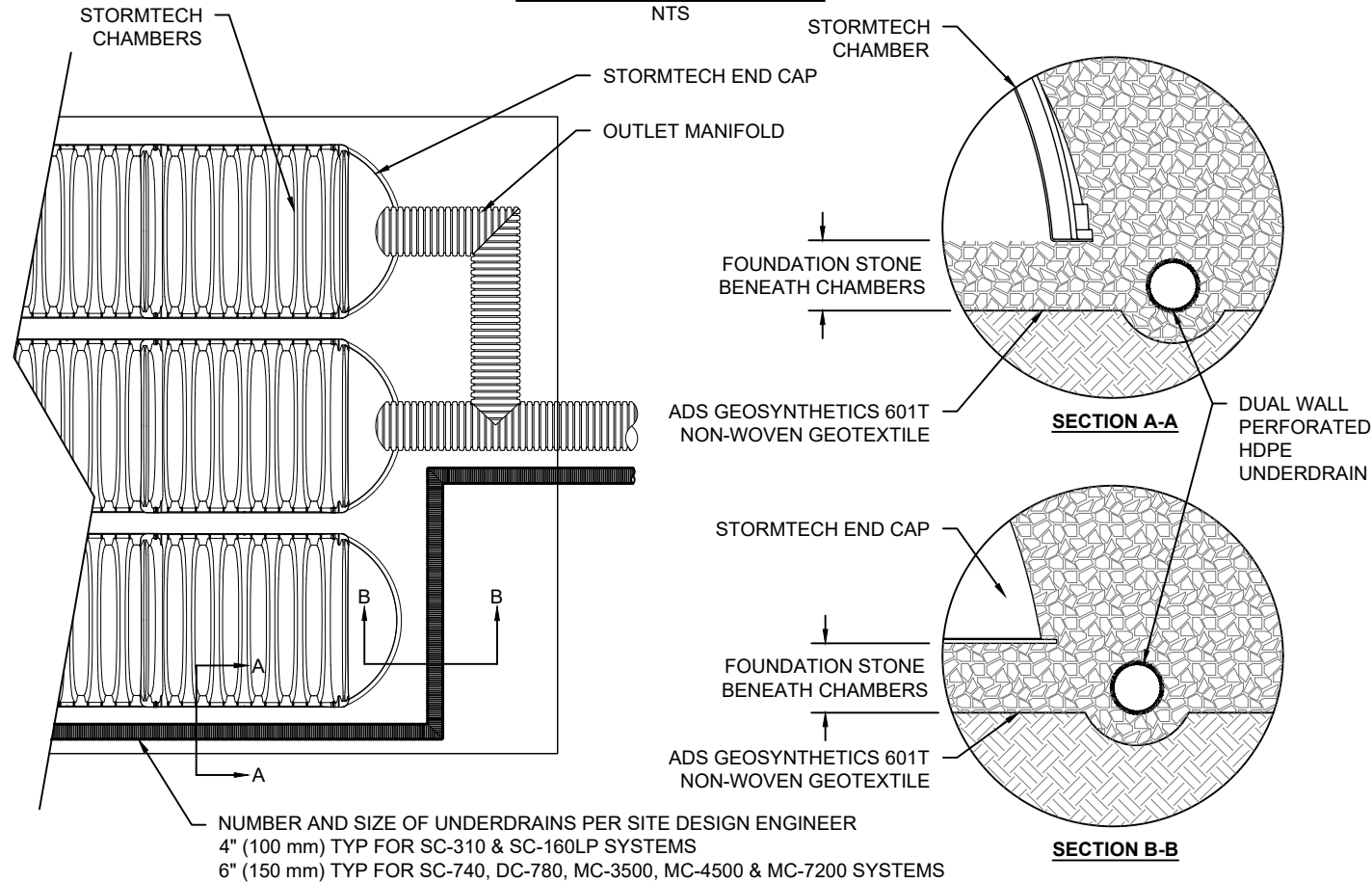
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ADS

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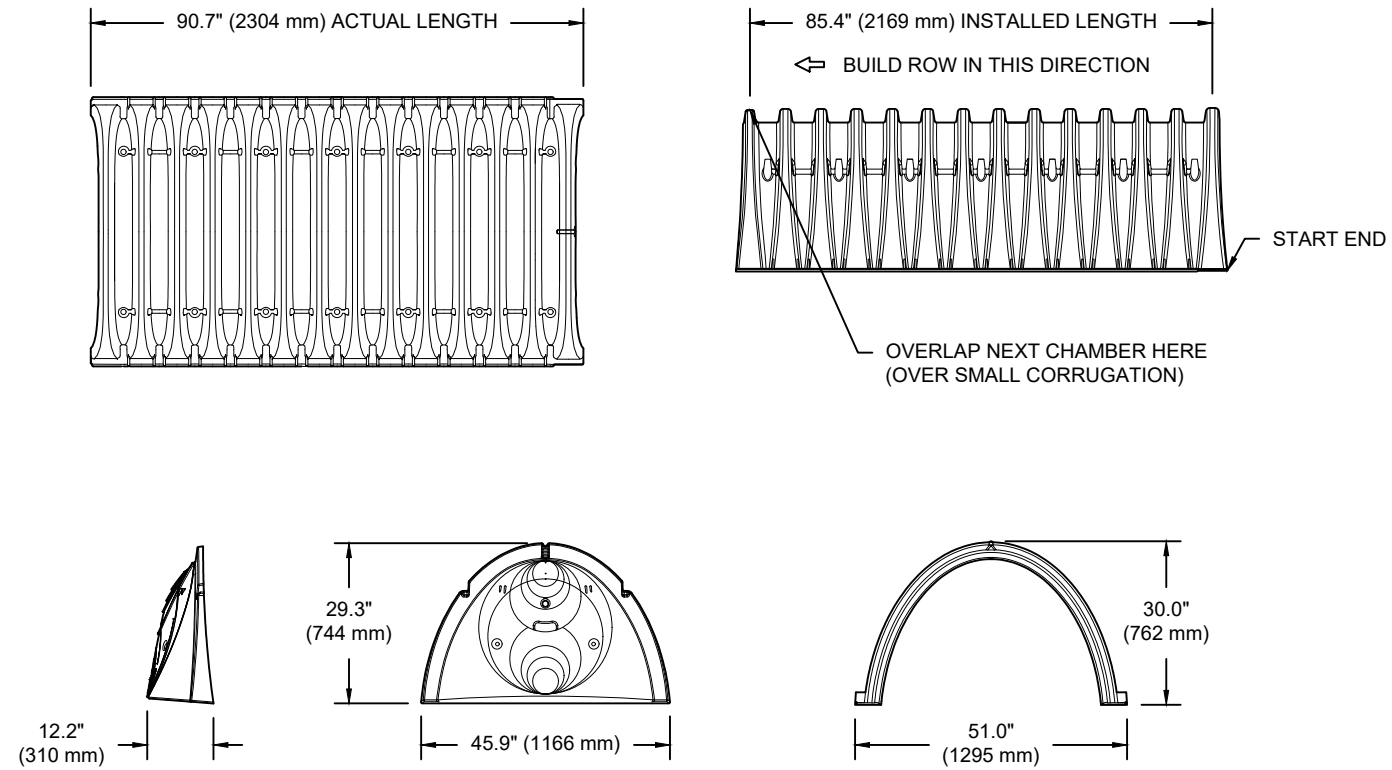
UNDERDRAIN DETAIL

NTS



SC-740 TECHNICAL SPECIFICATION

NTS

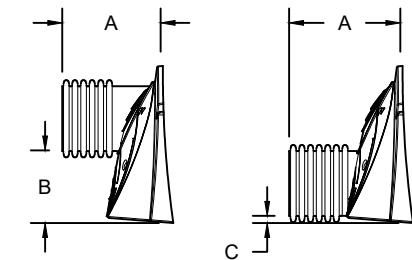


NOMINAL CHAMBER SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	51.0" X 30.0" X 85.4"	(1295 mm X 762 mm X 2169 mm)
CHAMBER STORAGE	45.9 CUBIC FEET	(1.30 m ³)
MINIMUM INSTALLED STORAGE*	74.9 CUBIC FEET	(2.12 m ³)
WEIGHT	75.0 lbs.	(33.6 kg)

*ASSUMES 6" (152 mm) STONE ABOVE, BELOW, AND BETWEEN CHAMBERS

PRE-FAB STUB AT BOTTOM OF END CAP WITH FLAMP END WITH "BR"
 PRE-FAB STUBS AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B"
 PRE-FAB STUBS AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "T"
 PRE-CORED END CAPS END WITH "PC"



PART #	STUB	A	B	C
SC740EPE06T / SC740EPE06TPC	6" (150 mm)	10.9" (277 mm)	18.5" (470 mm)	---
SC740EPE06B / SC740EPE06BPC	---	---	---	0.5" (13 mm)
SC740EPE08T / SC740EPE08TPC	8" (200 mm)	12.2" (310 mm)	16.5" (419 mm)	---
SC740EPE08B / SC740EPE08BPC	---	---	---	0.6" (15 mm)
SC740EPE10T / SC740EPE10TPC	10" (250 mm)	13.4" (340 mm)	14.5" (368 mm)	---
SC740EPE10B / SC740EPE10BPC	---	---	---	0.7" (18 mm)
SC740EPE12T / SC740EPE12TPC	12" (300 mm)	14.7" (373 mm)	12.5" (318 mm)	---
SC740EPE12B / SC740EPE12BPC	---	---	---	1.2" (30 mm)
SC740EPE15T / SC740EPE15TPC	15" (375 mm)	18.4" (467 mm)	9.0" (229 mm)	---
SC740EPE15B / SC740EPE15BPC	---	---	---	1.3" (33 mm)
SC740EPE18T / SC740EPE18TPC	18" (450 mm)	19.7" (500 mm)	5.0" (127 mm)	---
SC740EPE18B / SC740EPE18BPC	---	---	---	1.6" (41 mm)
SC740ECEZ*	24" (600 mm)	18.5" (470 mm)	---	0.1" (3 mm)

ALL STUBS, EXCEPT FOR THE SC740ECEZ ARE PLACED AT BOTTOM OF END CAP SUCH THAT THE OUTSIDE DIAMETER OF THE STUB IS FLUSH WITH THE BOTTOM OF THE END CAP. FOR ADDITIONAL INFORMATION CONTACT STORMTECH AT 1-888-892-2694.

* FOR THE SC740ECEZ THE 24" (600 mm) STUB LIES BELOW THE BOTTOM OF THE END CAP APPROXIMATELY 1.75" (44 mm). BACKFILL MATERIAL SHOULD BE REMOVED FROM BELOW THE N-12 STUB SO THAT THE FITTING SITS LEVEL.

NOTE: ALL DIMENSIONS ARE NOMINAL

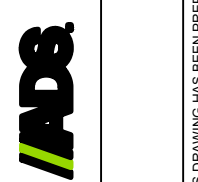
BRUCE CO. - SC-740
 INFILTRATION
 MIDDLETON, WI, USA

DATE: _____
 PROJECT #: _____
 DRAWN: UU
 CHECKED: N/A

DATE	DRW	CHK	DESCRIPTION

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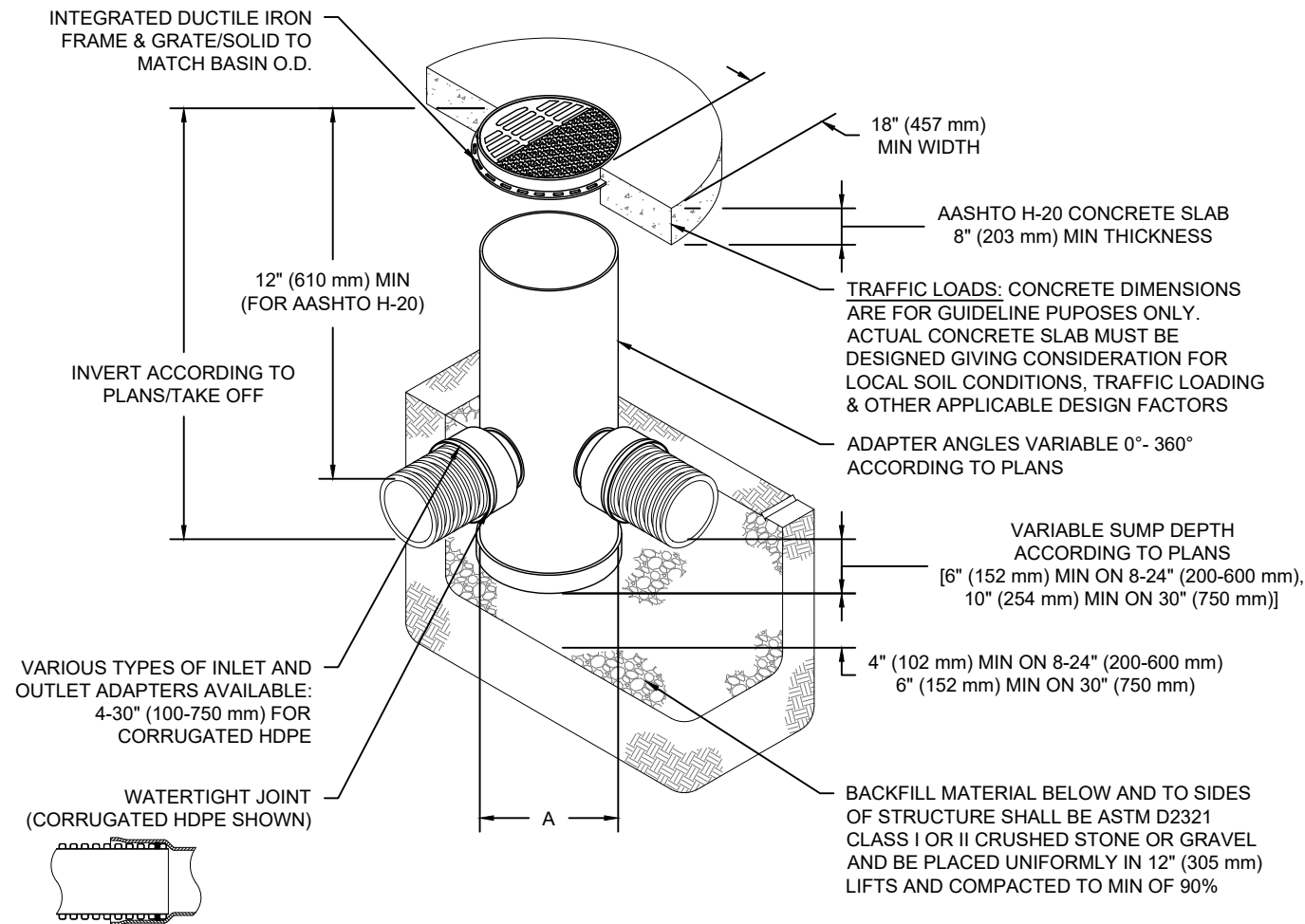
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NYLOPLAST DRAIN BASIN

NTS



NOTES

- 8-30" (200-750 mm) GRATES/SOLID COVERS SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05
- 12-30" (300-750 mm) FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05
- DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS
- DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS & HANCOR DUAL WALL) & SDR 35 PVC
- FOR COMPLETE DESIGN AND PRODUCT INFORMATION: WWW.NYLOPLAST-US.COM
- TO ORDER CALL: 800-821-6710

A	PART #	GRATE/SOLID COVER OPTIONS		
8" (200 mm)	2808AG	PEDESTRIAN LIGHT DUTY	STANDARD LIGHT DUTY	SOLID LIGHT DUTY
10" (250 mm)	2810AG	PEDESTRIAN LIGHT DUTY	STANDARD LIGHT DUTY	SOLID LIGHT DUTY
12" (300 mm)	2812AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
15" (375 mm)	2815AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
18" (450 mm)	2818AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
24" (600 mm)	2824AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
30" (750 mm)	2830AG	PEDESTRIAN AASHTO H-20	STANDARD AASHTO H-20	SOLID AASHTO H-20

BRUCE CO. - SC-740
INFILTRATION
MIDDLETON, WI, USA

DATE: DRAWN: UU
PROJECT #: CHECKED: N/A

DATE	DRW	CHK	DESCRIPTION

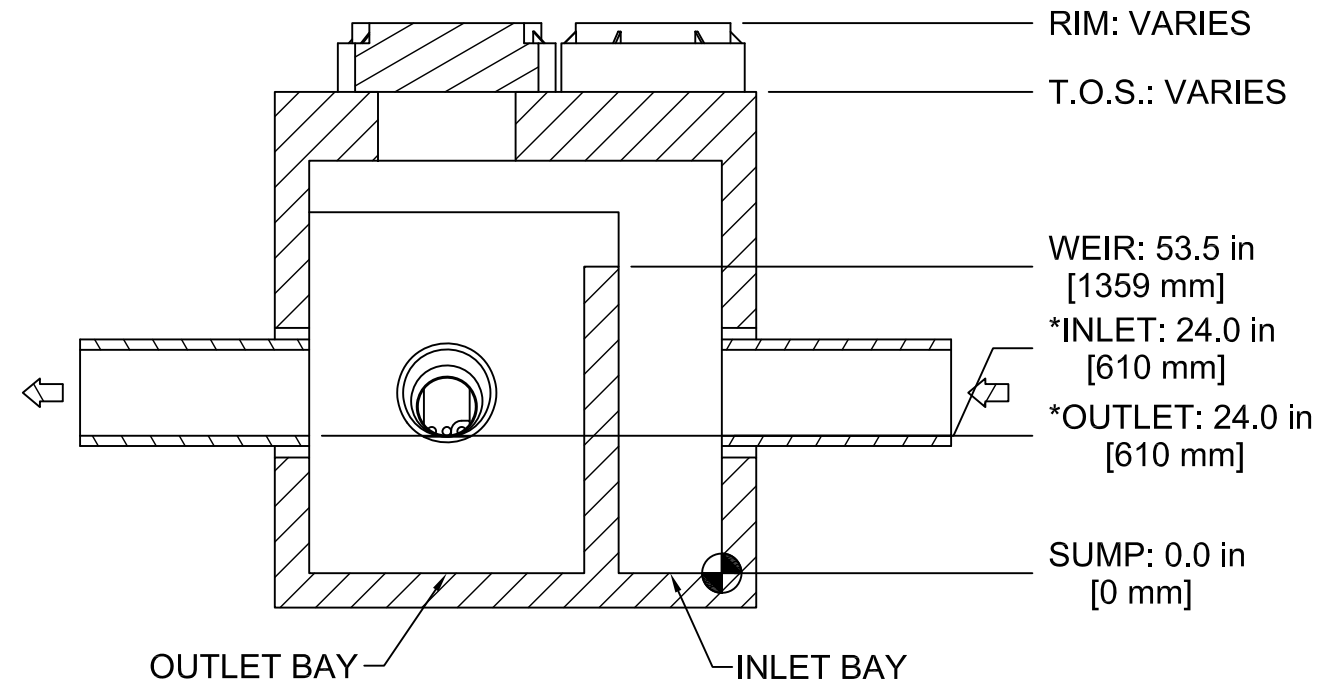
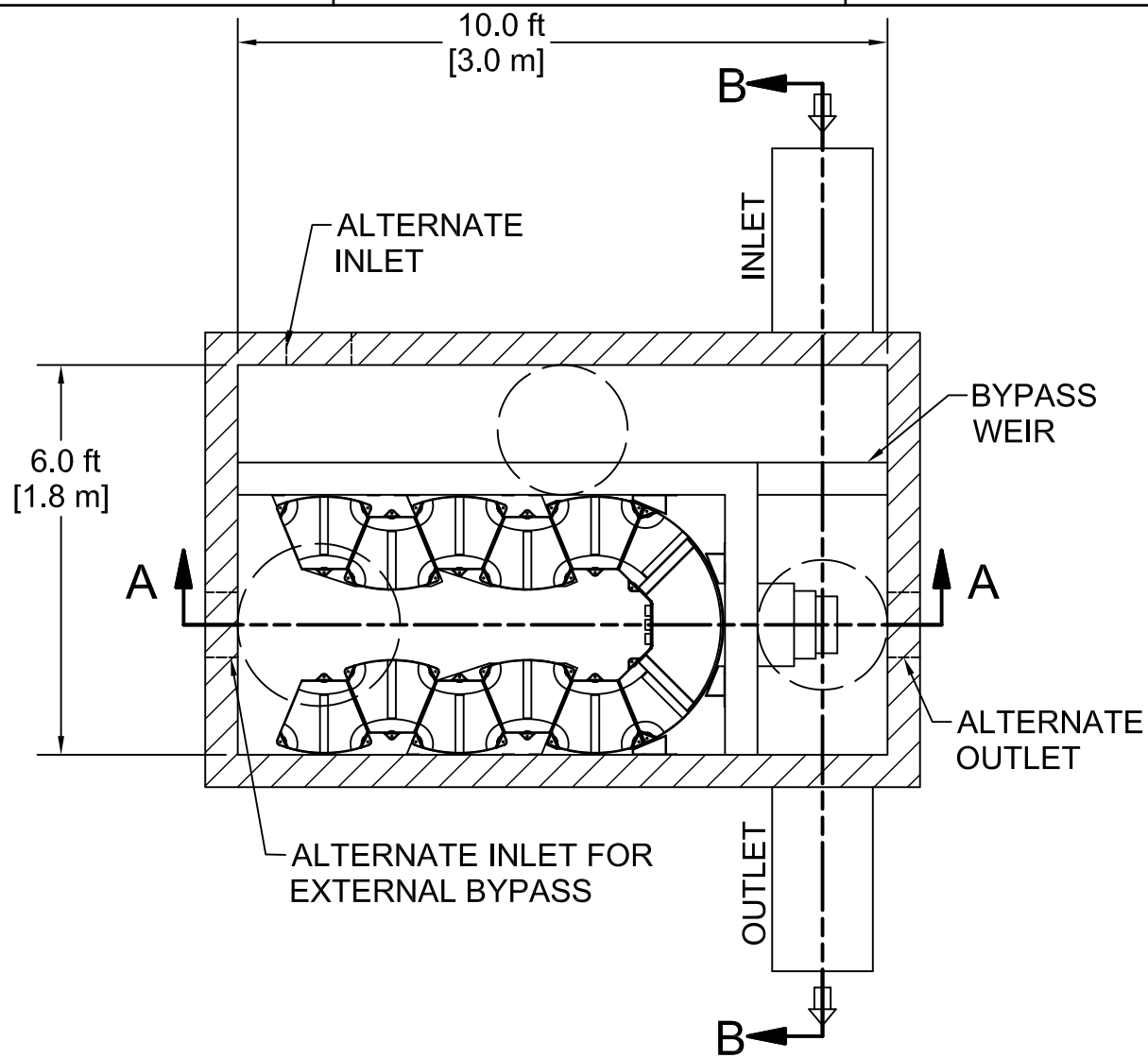
Nyloplast[®]

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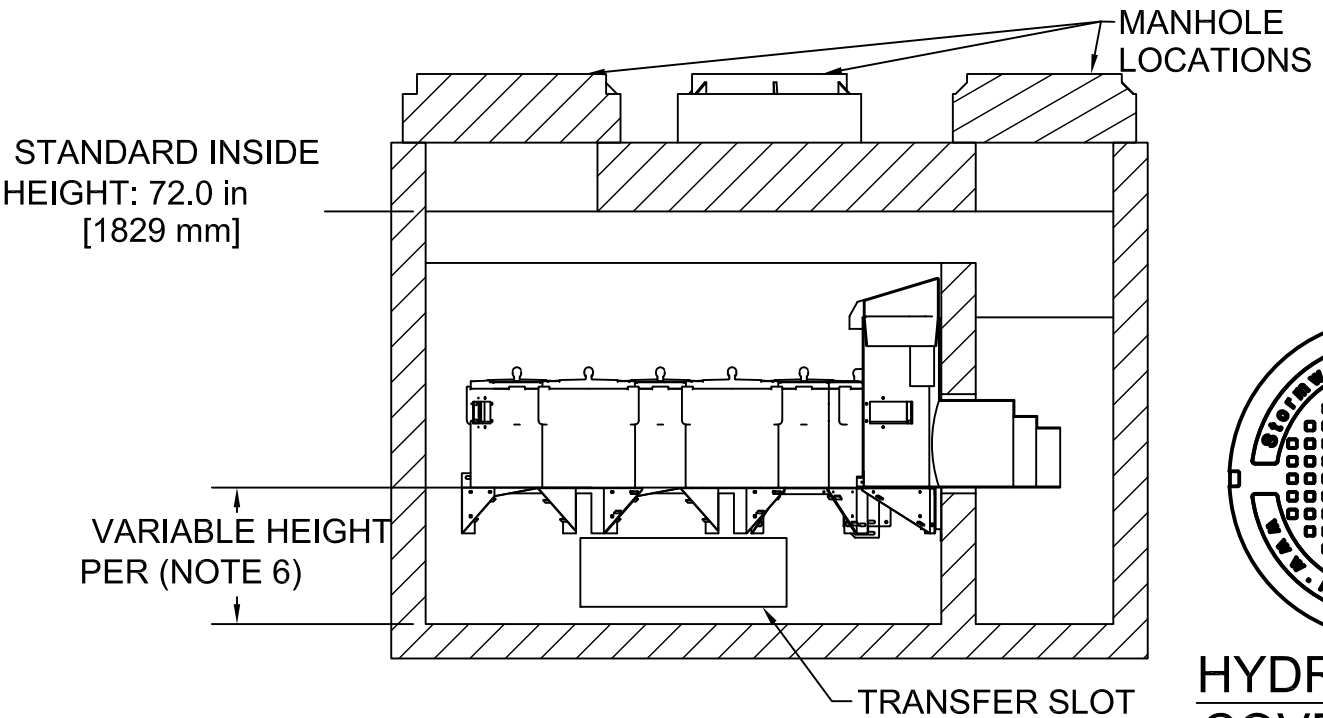
SECTION B-B

CAPACITIES:

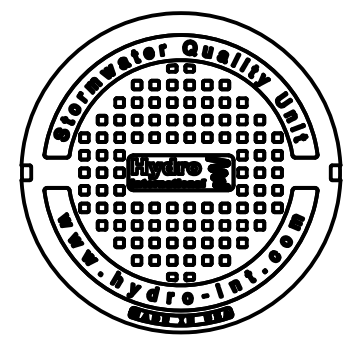
- Minimum performance: 80% TSS removal at NJCAT/Washington DOE* verified peak treatment flow rates.
 - Peak treatment flow:
 NJCAT .033 CFS (0.9 LPS) (15 GPM) per module (285R Ribbons)
 NJCAT .022 CFS (0.6 LPS) (10 GPM) per module (Long 450R Ribbons)
 - Ribbons
 NJCAT .056 CFS (1.6 LPS) (25 GPM) per module (CPZ)
 - Maximum number of ribbon modules per outlet module: 36
 - Maximum number of CPZ modules per outlet module: 18
- Counts are maximum number of filter modules that can be connected to one outlet module in the largest vaults. Contact Hydro if more are required.
- * See WA DOE GENERAL USE LEVEL DESIGNATION FOR BASIC (TSS) AND PHOSPHORUS TREATMENT report.

ADDITIONAL DESIGN INFORMATION:

- Normal operating W.S.E. is 26-30" (660-762mm) above the outlet invert
- Available Media Types: Ribbons, CPZ
- CPZ Filter will require 9 1/2" minimum drop if downstream from storage.
- Ribbon Filter will require 11 1/2" drop if downstream from storage.
- Pipe size and angles may add" to the vault length (contact Hydro for a site specific drawing)
- For inside vault heights under 72in contact Hydro
- Unit shall conform to HS20-44 load ratings



SECTION A-A



HYDRO FRAME AND COVER (INCLUDED)
 GRADE RINGS BY OTHERS AS REQUIRED

CONTRACTOR NOTES:

1. STRUCTURE WALL AND SLAB THICKNESS ARE NOT TO SCALE.
2. CONTACT HYDRO INTERNATIONAL FOR PRECAST DRAWINGS OR A BOTTOM OF STRUCTURE ELEVATION PRIOR TO SETTING THE STRUCTURE.
3. CONTRACTOR TO CONFIRM RIM, PIPE INVERTS, PIPE Ø AND PIPE ORIENTATION PRIOR TO RELEASE OF UNIT TO FABRICATION.
4. CONTRACTOR IS RESPONSIBLE FOR MATERIALS AND LABOR TO BRING CASTINGS TO FINISHED GRADE.
5. ACTUAL DEPTH OF STRUCTURE MAY VARY DEPENDING ON AVAILABLE PRECAST FORMS.
6. CONTRACTOR TO MEASURE HEIGHT OF STRUCTURE TO ENSURE THAT DEPTH OF EXCAVATION IS CORRECT.
7. SUMP DEPTHS:
 CPZ AND 285R RIBBONS: 24"
 450R Ribbons: 36"
8. NOT ALL SIZES AVAILABLE IN ALL AREAS



IF IN DOUBT ASK

DATE: 3/22/2023	SCALE: 1:35	
DRAWN BY: EHR	CHECKED BY: WCS	APPROVED BY: MRJ

Title
UP-FLO FILTER
 6ft X 10ft

12 MODULES MAX
 W/ INTERNAL BYPASS

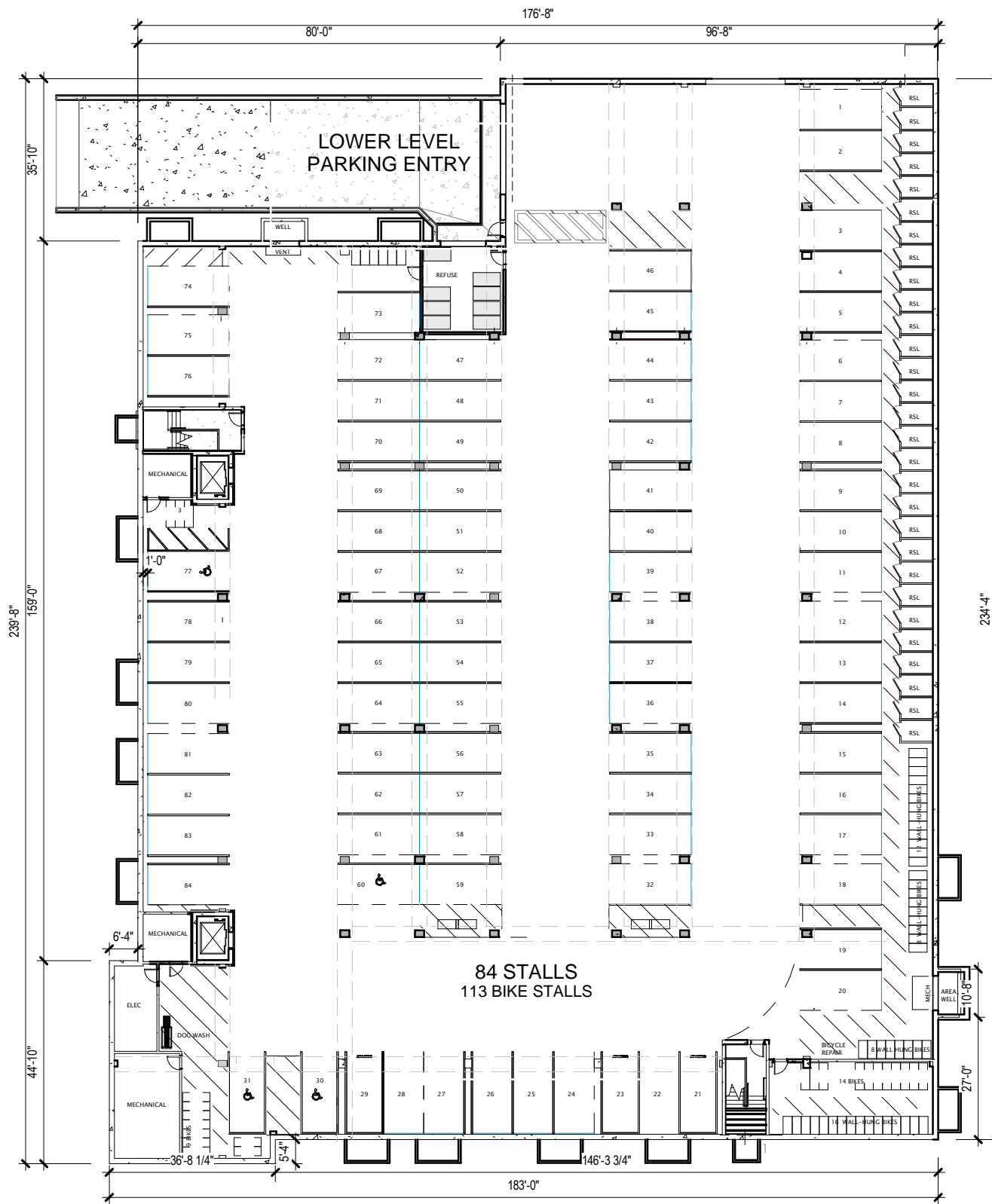
Patent: www.hydro-int.com/patents



WEIGHT:	MATERIAL:	
STOCK NUMBER:		
DRAWING NO.: 6x10 UFF GA INTERNAL BYPASS		
SHEET SIZE: B	SHEET: 1 OF 1	Rev: -

ANY WARRANTY GIVEN BY HYDRO INTERNATIONAL WILL APPLY ONLY TO THOSE ITEMS SUPPLIED BY IT. ACCORDINGLY HYDRO INTERNATIONAL CANNOT ACCEPT ANY RESPONSIBILITY FOR ANY STRUCTURE, PLANT, OR EQUIPMENT, (OR THE PERFORMANCE THERE OF) DESIGNED, BUILT, MANUFACTURED, OR SUPPLIED BY ANY THIRD PARTY. HYDRO INTERNATIONAL HAVE A POLICY OF CONTINUOUS DEVELOPMENT AND RESERVE THE RIGHT TO AMEND THE SPECIFICATION. HYDRO INTERNATIONAL CANNOT ACCEPT LIABILITY FOR PERFORMANCE OF ITS EQUIPMENT, (OR ANY PART THEREOF), IF THE EQUIPMENT IS SUBJECT TO CONDITIONS OUTSIDE ANY DESIGN SPECIFICATION. HYDRO INTERNATIONAL OWNS THE COPYRIGHT OF THIS DRAWING, WHICH IS SUPPLIED IN CONFIDENCE. IT MUST NOT BE USED FOR ANY PURPOSE OTHER THAN THAT FOR WHICH IT IS SUPPLIED AND MUST NOT BE REPRODUCED, IN WHOLE OR IN PART, WITHOUT PRIOR PERMISSION IN WRITING FROM HYDRO INTERNATIONAL.

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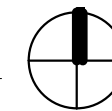
BICYCLE PARKING SUMMARY:

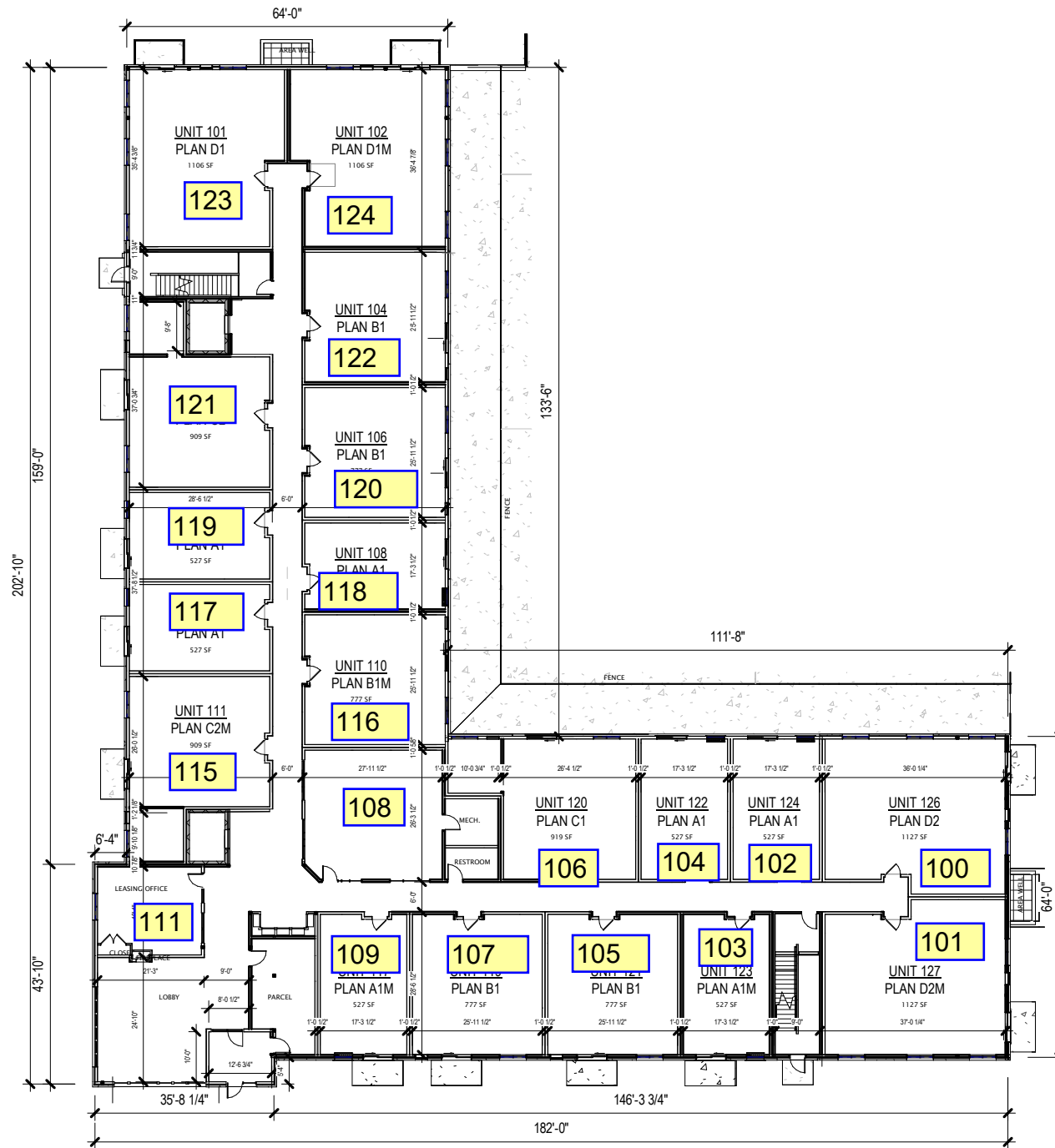
	14 HIGH SECURITY - 2X6
	16 WALL HUNG HIGH SECURITY
	22 WALL HUNG
	12 - STANDARD 2X6
	7 ISLAND WALL HUNG
68 TOTAL PROVIDED	

AUTO PARKING SUMMARY:

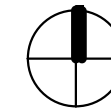
(4)	ADA PARKING STALLS
(4)	COMPACT STALLS (VERIFY)
(75)	9' x 18' STANDARD PARKING
83 TOTAL PROVIDED	

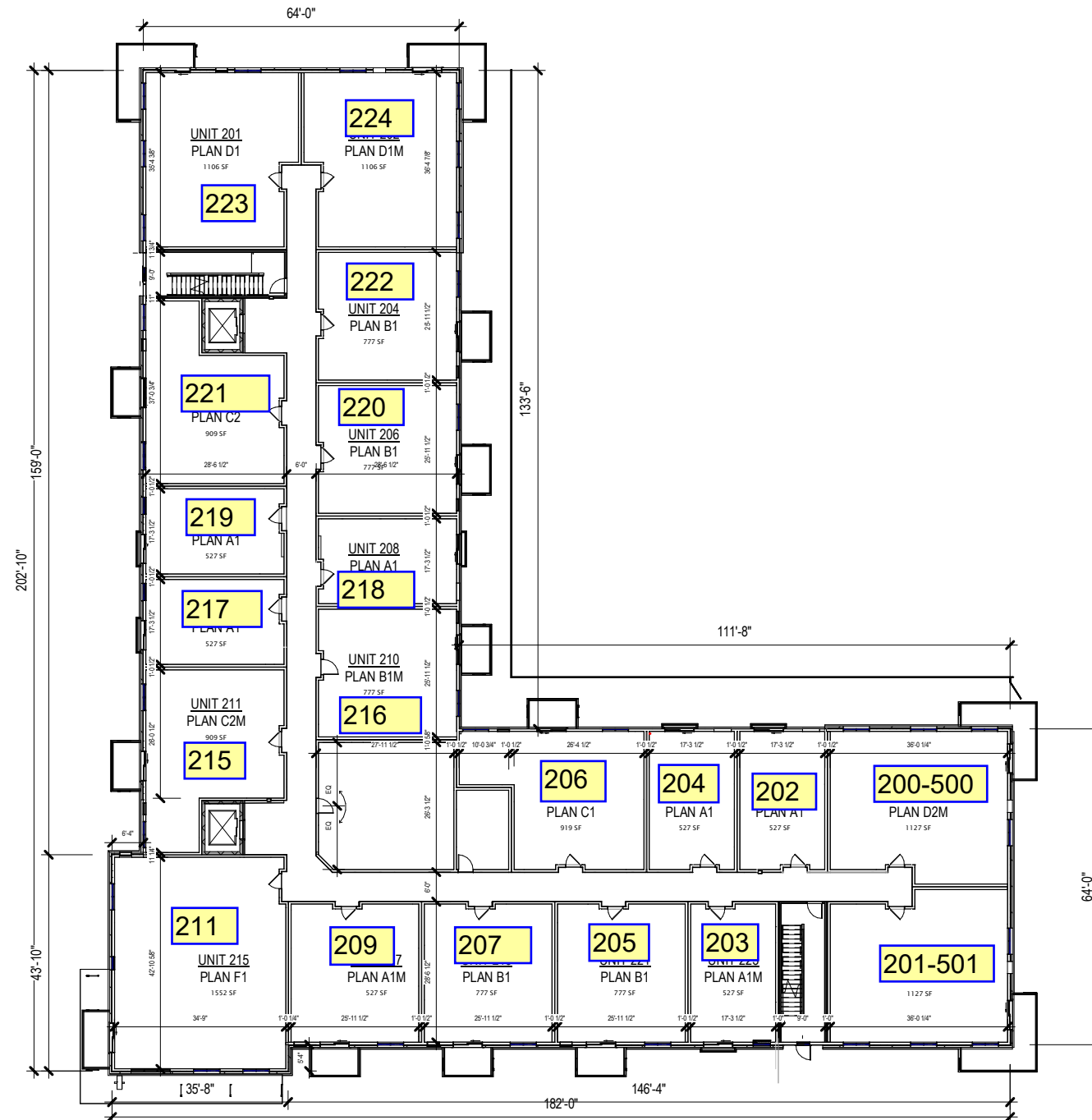
1 LOWER LEVEL PLAN SIP
1/32" = 1'-0"



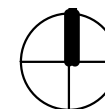


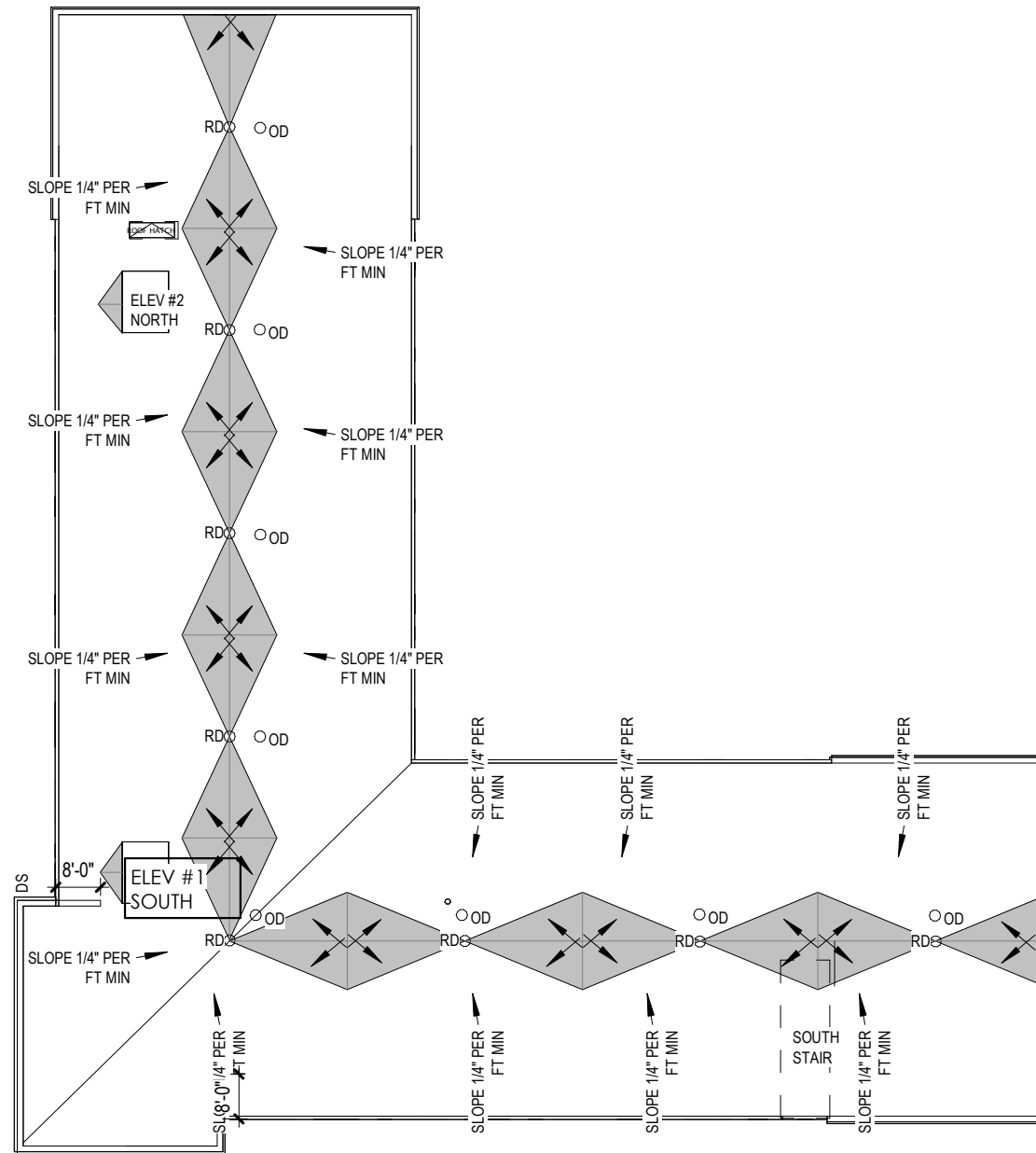
26 FIRST FLOOR PLAN SIP
1/32" = 1'-0"





26 TYPICAL FLOOR PLAN FLOORS 2-5
 1/32" = 1'-0"





1 ROOF PLAN SIP
 1/32" = 1'-0"

EXTERIOR MATERIALS SCHEDULE

MARK	DESCRIPTION	MANUFACTURER	TYPE / STYLE	DIMENSIONS	COLOR	NOTES
2	VINYL WINDOWS	LINDSAY WINDOWS & DOORS	SEE SCHEDULE	SEE WINDOW SCHEDULE	SEE WINDOW SCHEDULE	
11	MASONRY	TBD	MANUFACTURED THIN VENEER	UTILITY SIZE	BRANDY WINE	
12	MASONRY	TBD	MANUFACTURED THIN VENEER	LARGE FORMAT	WHITE	
14	SIDING - 1	JAMES HARDIE	HORIZONTAL	8" NOMINAL	ARCTIC WHITE	
15	SIDING - 2	NICHIHA	HORIZONTAL	8" NOMINAL	CEDAR	
16	SIDING - 3	JAMES HARDIE	HORIZONTAL	8" NOMINAL	IRON GRAY	
19	BALCONY RAILING	TBD	TBD	SEE PLANS	IRON GRAY	
26	RESIDENTIAL HVAC LOUVER / GRILLE	TBD	EXTRUDED ALUMINUM	TBD	PAINT TO MATCH ADJACENT MATERIALS	

Show & label ROW line in relation to building.



1 EAST ELEVATION SIP
1/16" = 1'-0"

Provide also actual elevation (NAVD88 datum) -- typ. for all.

EXTERIOR MATERIALS SCHEDULE

MARK	DESCRIPTION	MANUFACTURER	TYPE / STYLE	DIMENSIONS	COLOR	NOTES
2	VINYL WINDOWS	LINDSAY WINDOWS & DOORS	SEE SCHEDULE	SEE WINDOW SCHEDULE	SEE WINDOW SCHEDULE	
11	MASONRY	TBD	MANUFACTURED THIN VENEER	UTILITY SIZE	BRANDY WINE	
12	MASONRY	TBD	MANUFACTURED THIN VENEER	LARGE FORMAT	WHITE	
14	SIDING - 1	JAMES HARDIE	HORIZONTAL	8" NOMINAL	ARCTIC WHITE	
15	SIDING - 2	NICHIHA	HORIZONTAL	8" NOMINAL	CEDAR	
16	SIDING - 3	JAMES HARDIE	HORIZONTAL	8" NOMINAL	IRON GRAY	
19	BALCONY RAILING	TBD	TBD	SEE PLANS	IRON GRAY	
26	RESIDENTIAL HVAC LOUVER / GRILLE	TBD	EXTRUDED ALUMINUM	TBD	PAINT TO MATCH ADJACENT MATERIALS	



1 NORTH ELEVATION SIP
1/16" = 1'-0"

EXTERIOR MATERIALS SCHEDULE

MARK	DESCRIPTION	MANUFACTURER	TYPE / STYLE	DIMENSIONS	COLOR	NOTES
2	VINYL WINDOWS	LINDSAY WINDOWS & DOORS	SEE SCHEDULE	SEE WINDOW SCHEDULE	SEE WINDOW SCHEDULE	
11	MASONRY	TBD	MANUFACTURED THIN VENEER	UTILITY SIZE	BRANDY WINE	
12	MASONRY	TBD	MANUFACTURED THIN VENEER	LARGE FORMAT	WHITE	
14	SIDING - 1	JAMES HARDIE	HORIZONTAL	8" NOMINAL	ARCTIC WHITE	
15	SIDING - 2	NICHIHA	HORIZONTAL	8" NOMINAL	CEDAR	
16	SIDING - 3	JAMES HARDIE	HORIZONTAL	8" NOMINAL	IRON GRAY	
19	BALCONY RAILING	TBD	TBD	SEE PLANS	IRON GRAY	
26	RESIDENTIAL HVAC LOUVER / GRILLE	TBD	EXTRUDED ALUMINUM	TBD	PAINT TO MATCH ADJACENT MATERIALS	



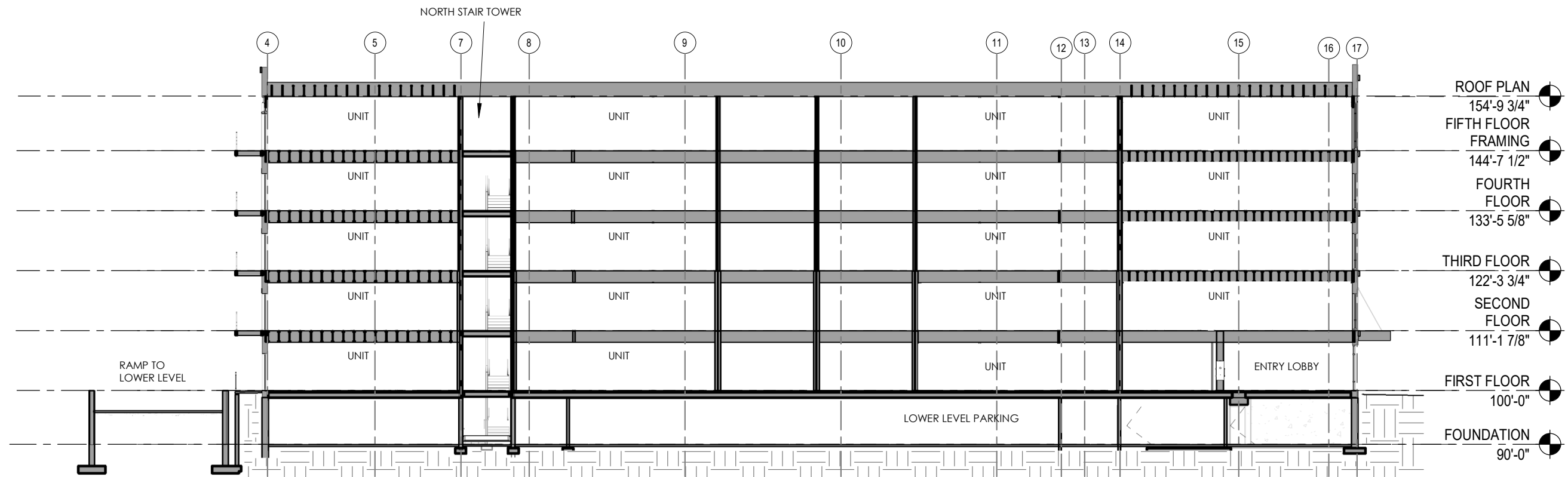
1 SOUTH ELEVATION SIP
1/16" = 1'-0"

EXTERIOR MATERIALS SCHEDULE

MARK	DESCRIPTION	MANUFACTURER	TYPE / STYLE	DIMENSIONS	COLOR	NOTES
2	VINYL WINDOWS	LINDSAY WINDOWS & DOORS	SEE SCHEDULE	SEE WINDOW SCHEDULE	SEE WINDOW SCHEDULE	
11	MASONRY	TBD	MANUFACTURED THIN VENEER	UTILITY SIZE	BRANDY WINE	
12	MASONRY	TBD	MANUFACTURED THIN VENEER	LARGE FORMAT	WHITE	
14	SIDING - 1	JAMES HARDIE	HORIZONTAL	8" NOMINAL	ARCTIC WHITE	
15	SIDING - 2	NICHIHA	HORIZONTAL	8" NOMINAL	CEDAR	
16	SIDING - 3	JAMES HARDIE	HORIZONTAL	8" NOMINAL	IRON GRAY	
19	BALCONY RAILING	TBD	TBD	SEE PLANS	IRON GRAY	
26	RESIDENTIAL HVAC LOUVER / GRILLE	TBD	EXTRUDED ALUMINUM	TBD	PAINT TO MATCH ADJACENT MATERIALS	



1 WEST ELEVATION SIP
1/16" = 1'-0"



1 BUILDING SECTION SIP
 3/64" = 1'-0"

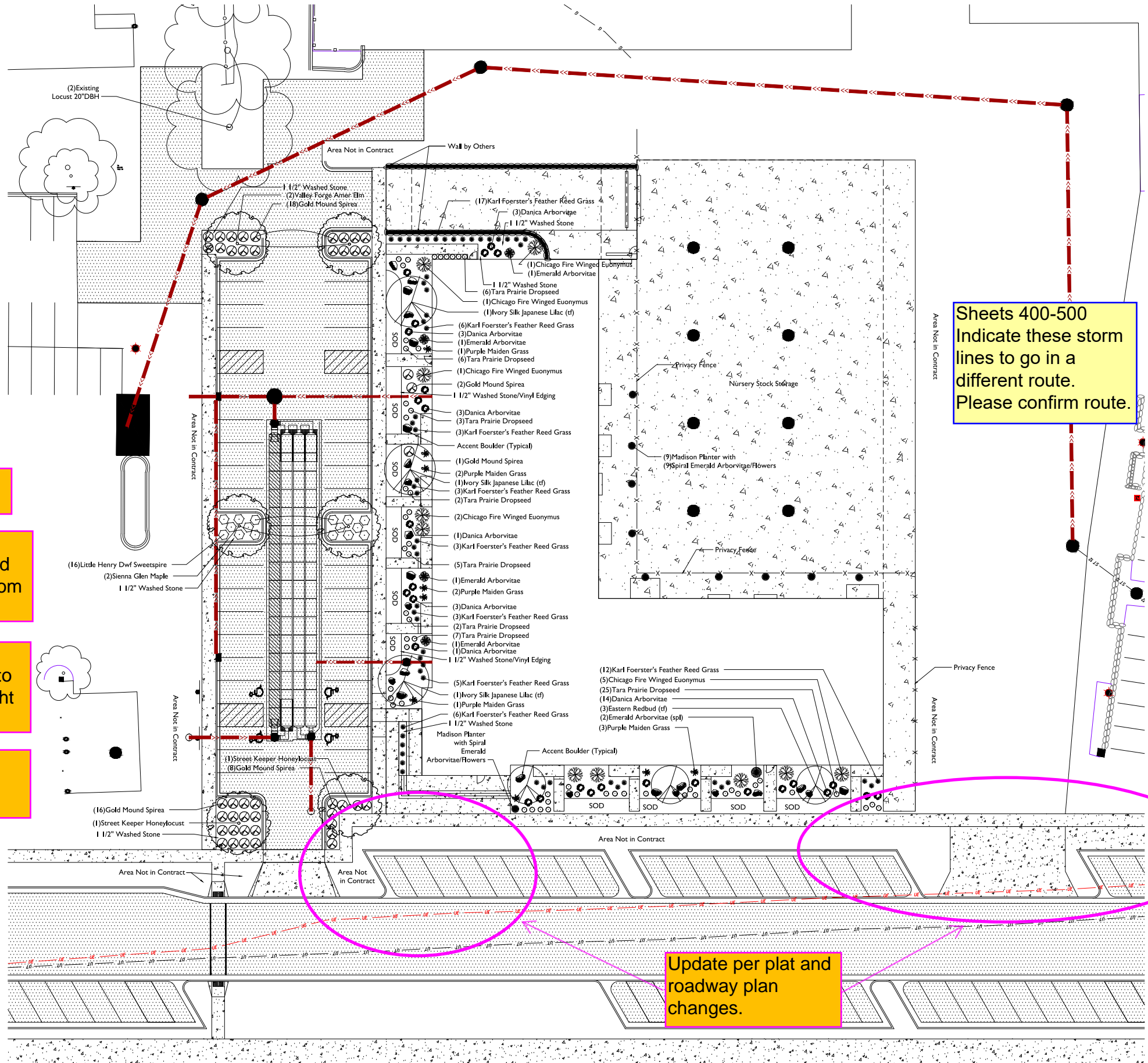
Plant Material List

Quantity	Code Name	Common Name	Scientific Name	Planting Size
Broadleaf Deciduous				
2	SGM	Sienna Glen Maple	Acer X Freemanii 'sienna'	3" B&B
3	ERBT	Eastern Redbud (tf)	Cercis Canadensis (tf)	2" B&B
2	SKH	Street Keeper Honeylocust	Gleditsia Triacan 'draves'	3" B&B
3	ISLT	Ivory Silk Japanese Lilac (tf)	Syringa Reticulata 'ivory Silk' (tf)	2" B&B
2	VFE	Valley Forge Amer Elm	Ulmus Americana 'valley Forge'	3" B&B

Quantity	Code Name	Common Name	Scientific Name	Planting Size
Conifer Evergreen				
28	DAR	Danica Arborvitae	Thuja Occidentalis 'danica'	#3 CONT.
4	EA	Emerald Arborvitae	Thuja Occidentalis 'smaragd'	5' B&B
11	EAS	Emerald Arborvitae (spl)	Thuja Occidentalis 'smaragd' (spl)	#20 CONT.

Quantity	Code Name	Common Name	Scientific Name	Planting Size
Perennial				
58	KFG	Karl Foerster's Feather Reed Grass	Calamagrostis Acutiflora 'karl Foerster'	#1 CONT.
9	PMG	Purple Maiden Grass	Miscanthus Sinensis Var Purpurescens	#1 CONT.
56	TPD	Tara Prairie Dropseed	Sporobolus Heterolepis 'tara'	#1 CONT.

Quantity	Code Name	Common Name	Scientific Name	Planting Size
Shrub				
10	CFE	Chicago Fire Winged Euonymus	Euonymus Alatus 'timber Creek'	3' B&B
16	LHDS	Little Henry Dwarf Sweetspire	Itea Virginica 'sprich'	#3 CONT.
45	GMS	Gold Mound Spirea	Spiraea Japonica 'gold Mound'	#3 CONT.



Show property lines.

Show proposed terrace trees and street lighting from roadway plans.

Show proposed lighting fixtures to verify no tree/light conflicts.

Show proposed water & sewer laterals.

- GENERAL NOTES**
- A) "Vinyl Edging" to be Valley View Black Diamond Vinyl Edging or equivalent.
 - B) Areas labeled "washed stone" to receive 1-1/2" washed stone spread to a 3" depth over fabric weed barrier.
 - C) Areas labeled "Sod" shall receive only No. 1 grade nursery-grown bluegrass sod.
 - D) Plant beds adjacent to building foundation to be mulched with 1-1/2" diameter washed stone mulch spread to a 3" depth over fabric weed barrier.

CITY OF MIDDLETON

LANDSCAPE POINTS REQUIREMENTS	
NUMBER OF PARKING STALLS	40
NUMBER OF 2" MIN. CAL. TREES REQUIRED	3
NUMBER OF LANDSCAPE POINTS REQUIRED	600

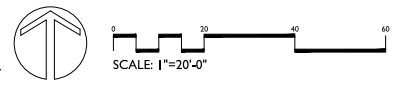
SOLUTION		
6	CANOPY TREES (4 New and 2 Existing) (2"-2 1/2" OR 1 1/2"-2" FOR MULTI-STEM TREES) @ 50 PTS.	300
-	CANOPY TREES (1 1/2"-2" OR 8"-10") @ 30 PTS.	-
-	EVERGREEN TREES (4' HT.) @ 30 PTS.	-
-	LOW ORNAMENTAL TREES (5' AND BB STOCK) @ 20 PTS.	-
-	TALL SHRUBS (2 1/2"-4') @ 9 PTS.	-
58	MEDIUM SHRUBS (18"-36") @ 6 PTS.	348
-	LOW SHRUBS (15"-24") @ 3 PTS.	-
TOTAL POINTS		648

Update per plat and roadway plan changes.

Checked By: SS
 Drawn By: 9/14/22
 DRAFT
 Revised: 9/29/22 RS
 Revised:
 Revised:
 Revised:
 Revised:
 Revised:
 Revised:



Phase I SIP Landscape Plan





Model	Height	Width	Depth	Weight	Material	Color
Madison 12" Planter	14.00 in	14.00 in	14.00 in	14.00 lb	HDPE	Color Ink
Madison 16" Planter	18.00 in	18.00 in	18.00 in	18.00 lb	HDPE	Color Ink
Madison 20" Planter	22.00 in	22.00 in	22.00 in	22.00 lb	HDPE	Color Ink
Madison 24" Planter	26.00 in	26.00 in	26.00 in	26.00 lb	HDPE	Color Ink
Madison 30" Planter	34.00 in	34.00 in	34.00 in	34.00 lb	HDPE	Color Ink

Model	Height	Width	Depth	Weight	Material	Color
Madison 12" Planter with Saucer	16.00 in	16.00 in	16.00 in	16.00 lb	HDPE	Color Ink
Madison 16" Planter with Saucer	20.00 in	20.00 in	20.00 in	20.00 lb	HDPE	Color Ink
Madison 20" Planter with Saucer	24.00 in	24.00 in	24.00 in	24.00 lb	HDPE	Color Ink
Madison 24" Planter with Saucer	28.00 in	28.00 in	28.00 in	28.00 lb	HDPE	Color Ink
Madison 30" Planter with Saucer	36.00 in	36.00 in	36.00 in	36.00 lb	HDPE	Color Ink

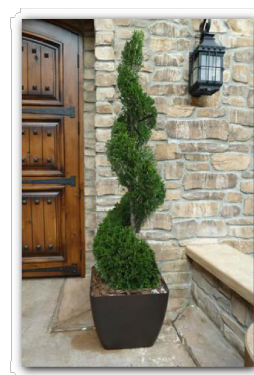
Madison Planter by Crescent Garden, 34" with Saucer. Color Ink



Sienna Glen Maple



State Street Miyabei



Arbonitae-Emerald-Green-Spiral



Chicago Fire Winged Euonymus



Street Keeper Honeylocust



Valley-Forge-Elm



Little Henry Dwarf Sweetspire Fall Color



Little Henry Dwarf Sweetspire



Eastern Redbud



Ivory Silk Tree Lilac Tree Form



Gold Mound Spirea



Karl Foerster's Feather Reed Grass



Purple Maiden Grass (fall)



Tara Prairie Dropseed

SIGN SPECIFICATIONS

[A] - CABINET

Lighting: Non-Lit
 Material: Aluminum
 Face Color: Charcoal Grey [TBD]
 Cabinet Color: Brick Red [TBD]
 Installation: Projecting

[B] - ILLUMINATED LETTERS

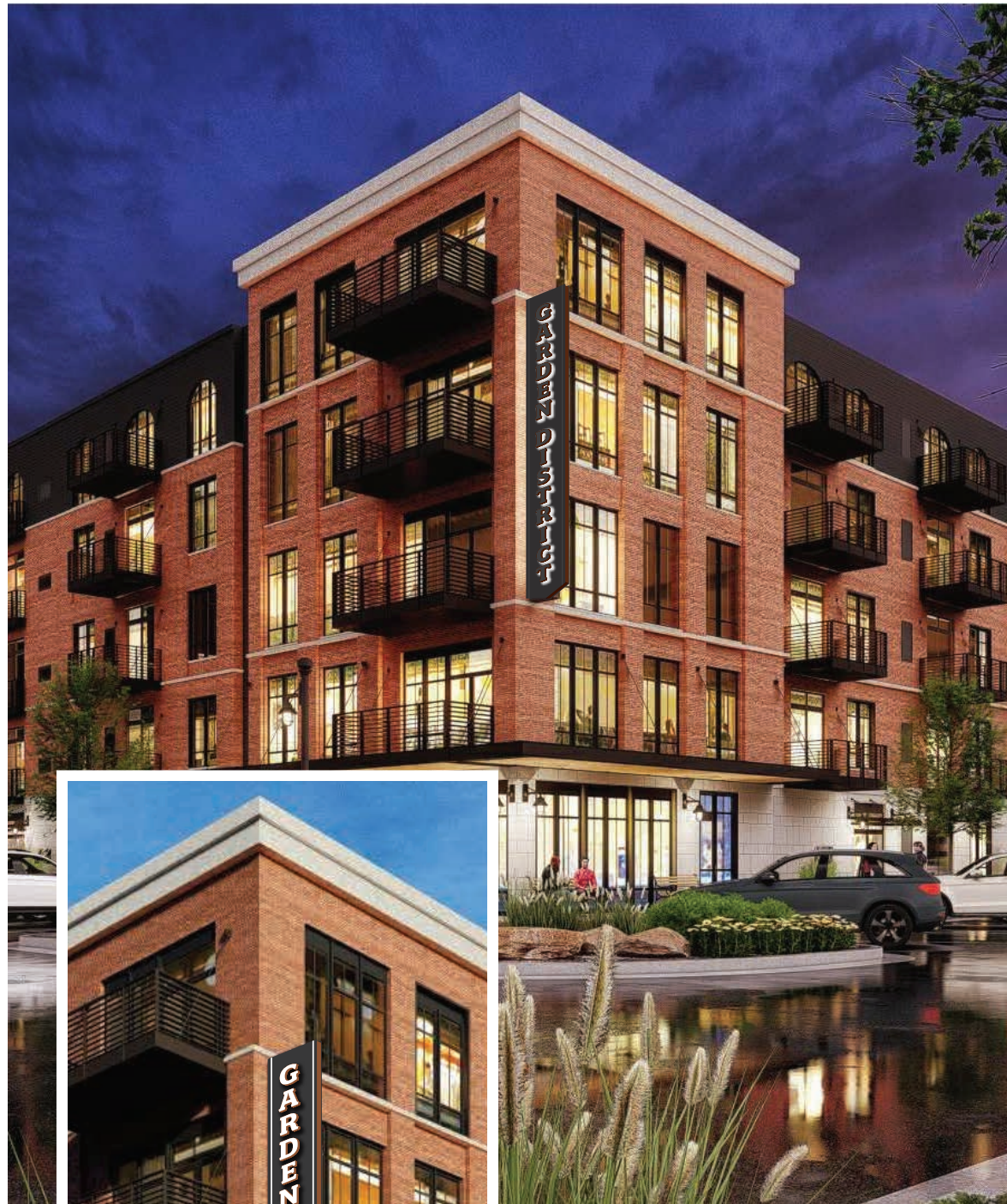
Lighting: LED
 Description: Back-Lit
 Back-Lit Polycarbonate: White
 Face Color: White
 Return Color: Painted Brick Red [TBD]
 Installation: Stand-off 2 1/2"

[C] - GRAPHICS

Material: Mask & Spray
 Letter Color: White

[D] - MUNTING

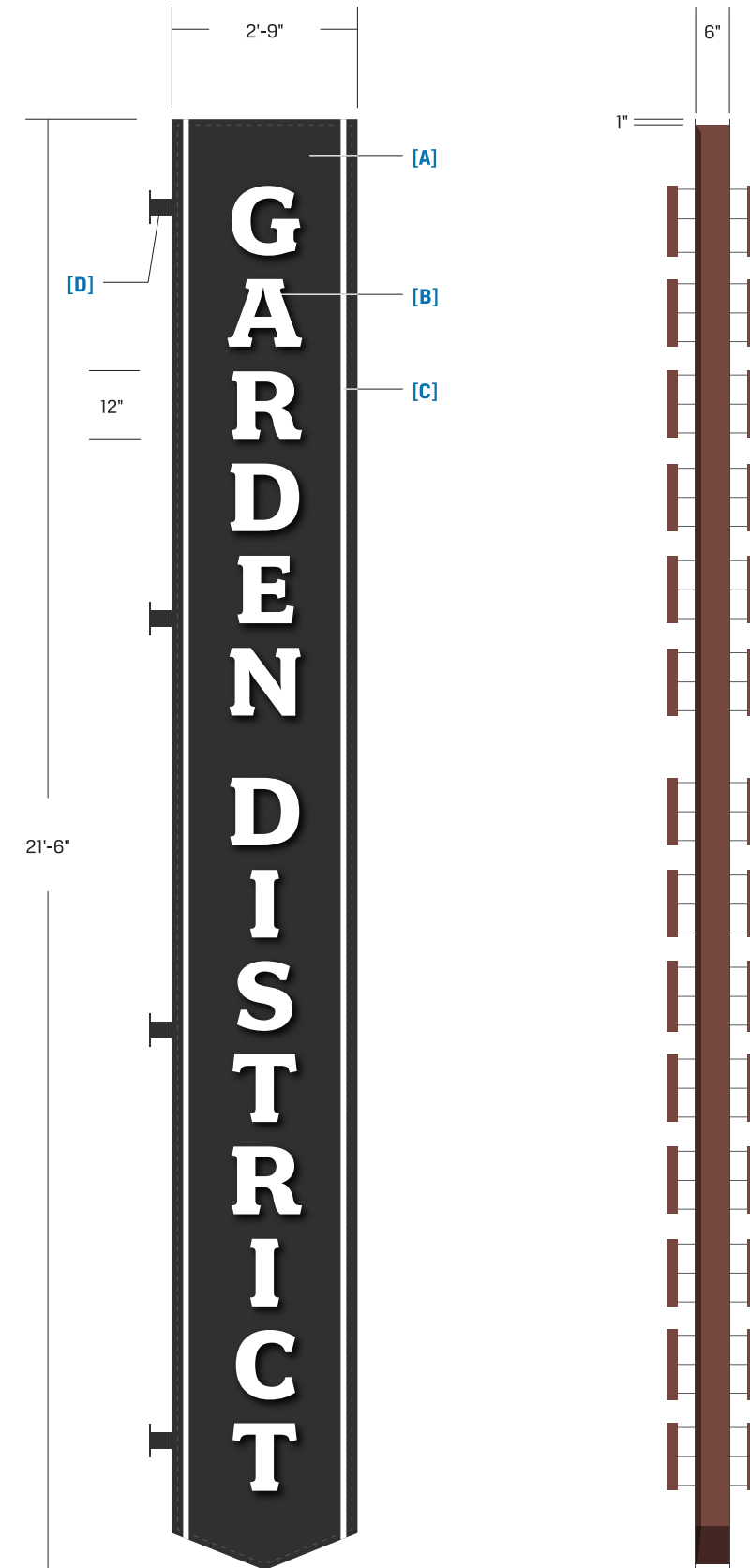
Material: 3" x 3" Aluminum Tubing
 Color: Charcoal Grey [TBD]



Proposed Night View - NTS



Proposed Day View - NTS



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Project
The Garden District
The Olmsted
 Madison, Wisconsin

Scale: 3/8"=1'
 Original Page Size: 11" x 17"

Notes

Revisions

REV	DESCRIPTION	BY	DATE

Rep.: Dan Schumann Orig. Date: 10/12/22
 Drawn By: Israel Hill

Sign Loc. No. .

CAB-01
 D/F Cabinet
 Sign Type

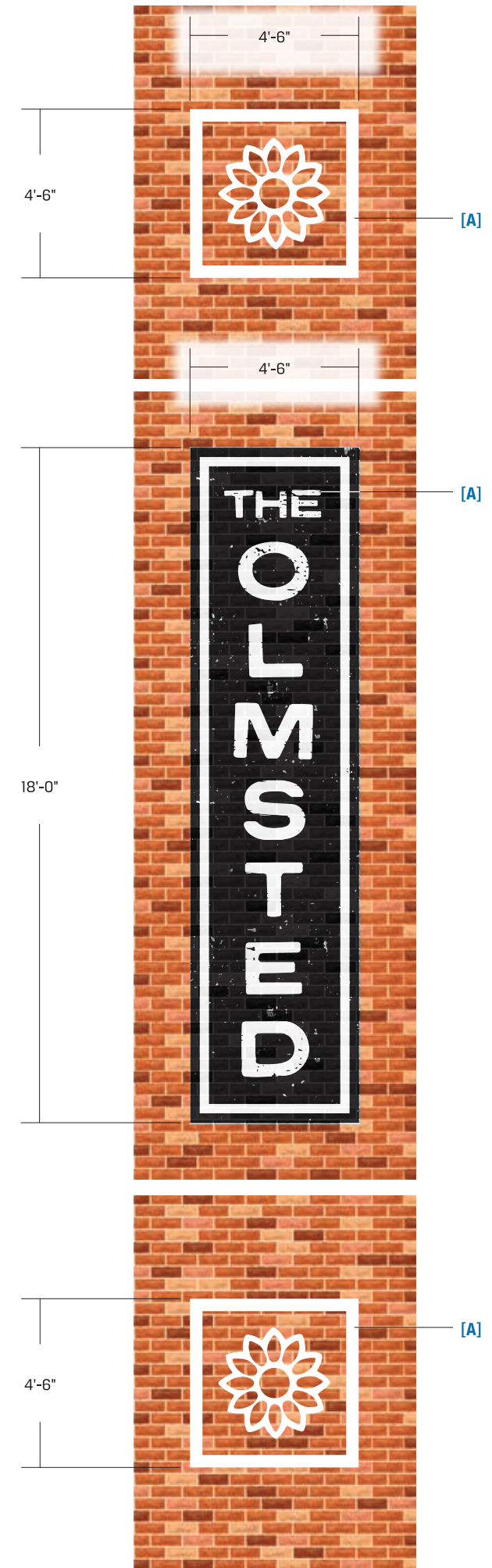
SIGN SPECIFICATIONS

[A] - DIGITAL PRINT

Description: Non-lit
Applied for: Exterior use
General: By others
Application: Film OR Paint Applied to Brick Surface
Installation: Applied to Brick



Proposed - NTS



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Project

The Garden District

The Olmsted

Madison, Wisconsin

Scale: 1/4"=1'

Original Page Size: 11" x 17"

Notes

GRAPHIC CAN BE HAND PAINTED AS OPTION

Revisions

REV	DESCRIPTION	BY	DATE
01	Update copy, add stars	IH	10.17.22
02	Chnage stars to flwrs	IH	01.04.22

Rep.: Dan Schumann Orig. Date: 10/12/22

Drawn By: Israel Hill

Sign Loc. No. .

DIG-01

Digital Print/Paint

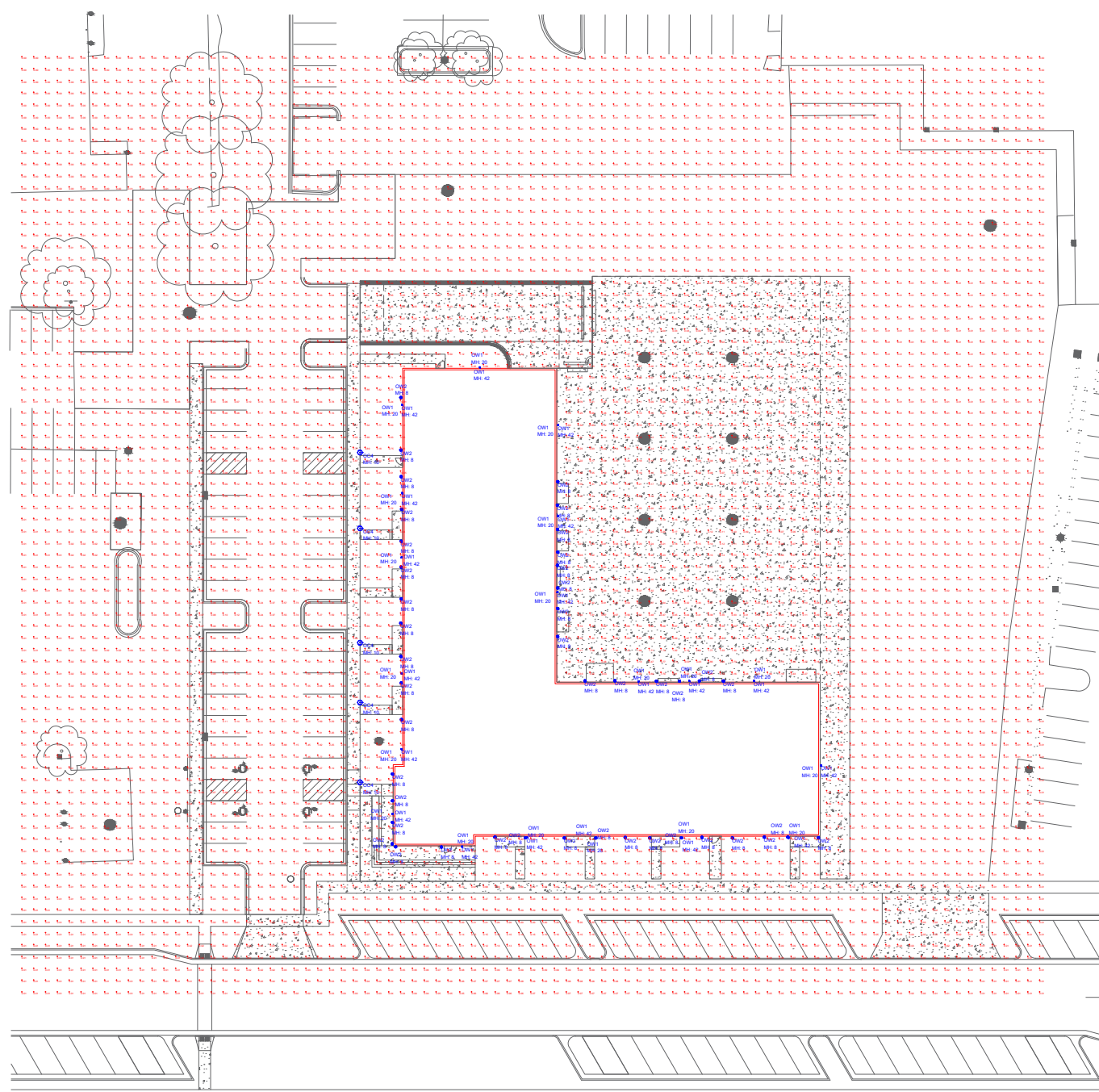
Sign Type

94895 of 46

OPP - Project - Job No.

C01

Design



Luminaire Schedule								
Qty	Label	Arrangement	LLF	MFR	Description	Lum. Watts	Total Watts	Lum. Lumens
38	OW1	SINGLE	0.475	FC LIGHTING	FCC410W-xx-9xx-15-15L-xxD25-U25	45	1710	3017
43	OW2	SINGLE	0.950	BASELITE	W512/51/B1/51/LWTM /51/LED12W/3K/DM0-10V/120/277V	12.7051	546.3193	1114
5	OC4	SINGLE	0.950	US ARCH	DSDP22-PLD-IV-FT-20LED-350mA-xx-(volt)- XAX-1- 8FT POLE 2FT BASE	21.9	109.5	2842

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
SITE	Illuminance	Fc	0.41	11.56	0.00	N.A.	N.A.
PARKING AREA	Illuminance	Fc	0.71	3.5	0.0	N.A.	N.A.



#	DATE	COMMENTS
REVISIONS		

DRAWN BY : AD
 DATE : SEP 21, 2022
 SCALE : 1" = 30'- 0"

BRUCE CO APARTMENTS
 MADISON, WISCONSIN
 LIGHTING LAYOUT

THE BRUCE COMPANY REDEVELOPMENT

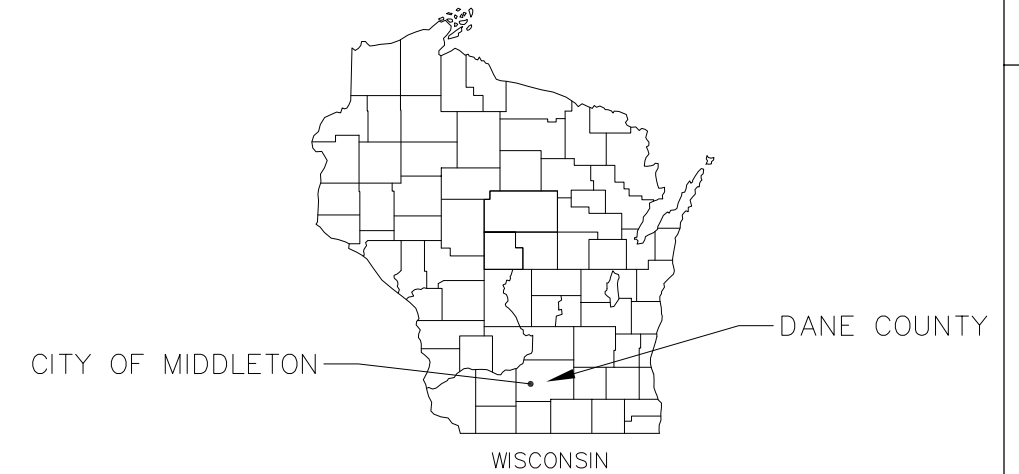
PUBLIC ROADWAY IMPROVEMENTS

City Proj. No. 24-_____

CITY OF MIDDLETON, WISCONSIN



vierbicher
planners | engineers | advisors



SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	NOTES AND LEGENDS
3	TYPICAL SECTIONS
4	EXISTING CONDITIONS PLAN
5	DEMOLITION PLAN
6	OVERALL SITE AND UTILITY PLAN
7-10	SITE AND GRADING PLAN – PLAN & PROFILE SHEETS
11-14	UTILITY PLAN – PLAN & PROFILE SHEETS
15	UNDERGROUND STORMWATER SYSTEM PLAN
16-17	DETAILS

SITE BENCHMARKS



BENCHMARK 3
CITY HYDRANT #H11006
TOP NUT
ELEV = 925.94



BENCHMARK 2
CITY HYDRANT #H02076
TOP NUT
ELEV = 925.56



BENCHMARK 7
CITY HYDRANT #H02073
TOP NUT
ELEV = 923.50

Verify benchmarks are to NAVD88 datum.
Plat notes indicate a different datum.

Include designer's seal, signature & date.

Add: Landscape Plan
Lighting Plan
Pavement Marking & Signing Plan



THE LOCATION OF EXISTING UTILITIES, BOTH UNDERGROUND AND OVERHEAD ARE APPROXIMATE ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT, BEFORE COMMENCING WORK, AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES.

CALL DIGGER'S HOTLINE
1-800-242-8511

Title Sheet

Bruce Company - Public Roadway Improvements
City of Middleton
Dane County, Wisconsin

REVISIONS	NO.	DATE	REMARKS

DATE	12/20/2023
DRAFTER	BBAR
CHECKED	CHECKED
PROJECT NO.	180386

NOT FOR CONSTRUCTION

20 Dec 2023 - 1:57p M:\T Well Enterprises LLC\180386 - Parmentier S1\CADD\180386 - Roadway\TitleNotesDetails.dwg © Vierbicher Associates, Inc.

GENERAL NOTES:

- 1. THE LOCATION OF EXISTING UTILITIES, BOTH UNDERGROUND AND OVERHEAD ARE APPROXIMATE ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT, BEFORE COMMENCING WORK, AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES. THE CONTRACTOR SHALL ALSO VERIFY TOPOGRAPHIC INFORMATION PRIOR TO STARTING CONSTRUCTION.
2. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED DURING CONSTRUCTION TO PUBLIC PROPERTY, PRIVATE PROPERTY OR UTILITIES.
3. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR REVIEW BY THE ENGINEER PRIOR TO INSTALLATION OF SUCH ITEM.
4. RIGHT OF WAY (ROW) AND PROPERTY LINES ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING PROPERTY CORNER MONUMENTATION. ANY MONUMENTS DISTURBED BY CONTRACTOR SHALL BE REPLACED AT THE CONTRACTORS EXPENSE.
5. CONTRACTOR SHALL COORDINATE WITH DRY UTILITY COMPANY'S REGARDING ANY POTENTIAL CONFLICTS AND COORDINATE RELOCATIONS AS MAY BE REQUIRED. CONTRACTOR SHALL ALSO COORDINATE THE PROPOSED INSTALLATION OF NEW FACILITIES AS REQUIRED.
5. CONTRACTOR SHALL OBTAIN ANY NECESSARY WORK IN RIGHT OF WAY, EXCAVATION, DRIVEWAY, UTILITY CONNECTION, PLUGGING AND ABANDONMENT PERMITS PRIOR TO CONSTRUCTION.

GRADING NOTES:

- 1. CONTOURS ARE SHOWN FOR PURPOSES OF INDICATING ROUGH GRADING. FINAL GRADE SHALL BE ESTABLISHED ON PAVED SURFACES BY USING SPOT GRADES ONLY.
2. ALL GRADES SHOWN REFERENCE FINISHED ELEVATIONS.
3. CROSS SLOPE OF SIDEWALKS SHALL BE 2.0% UNLESS OTHERWISE NOTED.
4. LONGITUDINAL GRADE OF SIDEWALK RAMPS SHALL NOT EXCEED 8.33% (1:12) AND SHALL BE IN ACCORDANCE WITH ADA REQUIREMENTS.
5. LONGITUDINAL GRADE OF SIDEWALK SHALL NOT EXCEED 5.0% OR THE ADJACENT STREET GRADE WHICHEVER IS GREATER.
6. ACCESSIBLE ROUTES SHALL BE 5.0% MAX LONGITUDINAL SLOPE AND 1.5% MAX CROSS SLOPE. ACCESSIBLE LOADING AREAS OR LANDINGS SHALL NOT EXCEED 2.0% MAX SLOPE IN ANY DIRECTION. RAMPS SHALL BE 8.33% MAX SLOPE.
7. NO LAND DISTURBANCE ACTIVITIES SHALL BEGIN UNTIL ALL EROSION CONTROL BMP'S ARE INSTALLED.
8. SEE DETAIL SHEETS FOR EROSION CONTROL NOTES AND CONSTRUCTION SEQUENCE.

SITE PLAN NOTES:

- 1. CONCRETE FOR DRIVEWAYS AND SIDEWALK AT DRIVEWAY ENTRANCES SHALL BE 7" THICK, CONSTRUCTED ON A BASE COURSE OF 5" COMPACTED SAND OR CRUSHED STONE UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS WITH CURB & GUTTER ARE REFERENCED TO THE FACE OF CURB.
3. CONTRACTOR TO OBTAIN ANY NECESSARY DRIVEWAY CONNECTION, RIGHT OF WAY AND EXCAVATION PERMITS PRIOR TO CONSTRUCTION.
4. ANY SIDEWALK AND CURB & GUTTER ABUTTING THE PROPERTY SHALL BE REPLACED IF IT IS DAMAGED DURING CONSTRUCTION OR IF THE CITY ENGINEERING DEPARTMENT DETERMINES THAT IT IS NOT AT A DESIRABLE GRADE, REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.

DEMOLITION NOTES:

- 1. CONTRACTOR SHALL KEEP ALL STREETS FREE AND CLEAR OF CONSTRUCTION RELATED DIRT/DUST/DEBRIS.
2. COORDINATE EXISTING UTILITY REMOVAL/ABANDONMENT WITH LOCAL AUTHORITIES AND UTILITY COMPANIES HAVING JURISDICTION.
3. ALL SAWCUTTING SHALL BE FULL DEPTH TO PROVIDE A CLEAN EDGE TO MATCH NEW CONSTRUCTION. MATCH EXISTING ELEVATIONS AT POINTS OF CONNECTION FOR NEW AND EXISTING PAVEMENT, CURB, SIDEWALKS, ETC. ALL SAWCUT LOCATIONS SHOWN ARE APPROXIMATE AND MAY BE FIELD ADJUSTED TO ACCOMMODATE CONDITIONS, JOINTS, MATERIAL TYPE, ETC. REMOVE MINIMUM AMOUNT NECESSARY FOR INSTALLATION OF PROPOSED IMPROVEMENTS.
4. CONTRACTOR SHALL PROVIDE AND SHALL BE RESPONSIBLE FOR ANY NECESSARY TRAFFIC CONTROL SIGNAGE AND SAFETY MEASURES DURING DEMOLITION AND CONSTRUCTION OPERATIONS WITHIN OR NEAR THE PUBLIC ROADWAY.
5. COORDINATE TREE REMOVAL WITH LANDSCAPE ARCHITECT. ALL TREES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY AND STUMPS SHALL BE GROUND TO 12" BELOW PROPOSED SUBGRADE.
6. IF APPLICABLE, PROVIDE TREE PROTECTION FENCING PRIOR TO CONSTRUCTION OPERATIONS. MAINTAIN THROUGHOUT CONSTRUCTION.
7. ALL LIGHT POLES TO BE REMOVED FROM PRIVATE PROPERTY SHALL BE REMOVED IN THEIR ENTIRETY, INCLUDING BASE AND ALL APPURTENANCES. COORDINATE ABANDONMENT OF ELECTRICAL LINES WITH ELECTRICAL ENGINEER AND OWNER PRIOR TO DEMOLITION.
8. CONTRACTOR SHALL CLOSE ALL ABANDONED DRIVEWAYS BY REPLACING THE CURB IN FRONT OF THE DRIVEWAYS AND RESTORING THE TERRACE WITH GRASS.
9. CONTRACTOR SHALL OBTAIN ANY NECESSARY DEMOLITION AND UTILITY PLUGGING PERMITS.
10. ANY DAMAGE TO THE PUBLIC STREETS, INCLUDING DAMAGE RESULTING FROM CURB REPLACEMENT, WILL REQUIRE RESTORATION IN ACCORDANCE WITH THE CITY PATCHING CRITERIA.

UTILITY NOTES:

- 1. CONTRACTOR TO VERIFY EXISTING UTILITY LOCATIONS AND ELEVATIONS PRIOR TO STARTING WORK.
2. SANITARY & STORM SEWER LENGTHS SHOWN ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE. STORM SEWER END SECTIONS ARE INCLUDED IN THE LENGTH AND SLOPE OF THE PIPE.
3. CONTRACTOR SHALL INVESTIGATE ALL UTILITY CROSSINGS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY CONFLICTS.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING ALL UTILITY STRUCTURES TO FINISHED GRADE (MANHOLE RIMS, WATER VALVES, AND CURB STOPS), IF NECESSARY.
5. FOR ALL SEWER AND WATER MAIN CROSSINGS: PROVIDE MINIMUM 18" SEPARATION WHEN WATER MAIN CROSSES BELOW SEWER AND MINIMUM 6" SEPARATION WHEN WATER MAIN CROSSES ABOVE SEWER.
6. IF DEWATERING OPERATIONS EXCEED 70 GALLONS PER MINUTE OF PUMPING CAPACITY, A DEWATERING WELL PERMIT SHALL BE OBTAINED PRIOR TO STARTING ANY DEWATERING ACTIVITIES.
7. A COPY OF THE APPROVED UTILITY PLANS, SPECIFICATIONS AND PLUMBING PERMIT APPROVAL LETTER SHALL BE ON-SITE DURING CONSTRUCTION AND OPEN TO INSPECTION BY AUTHORIZED REPRESENTATIVES OF THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES AND OTHER LOCAL INSPECTORS.
8. PROPOSED UTILITY SERVICE LINES SHOWN ARE APPROXIMATE. COORDINATE THE EXACT LOCATIONS WITH THE PLUMBING DRAWINGS. COORDINATE THE LOCATION WITH THE PLUMBING CONTRACTOR AND/OR OWNER'S CONSTRUCTION REPRESENTATIVE PRIOR TO INSTALLATION OF ANY NEW UTILITIES.
9. PRIVATE WATER SERVICES AND PRIVATE WATER MAINS SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-7 OF SPS 384.30(4)(D).
10. PRIVATE SANITARY SEWER AND LATERALS SHALL BE POLYVINYL CHLORIDE (PVC) ASTM D3034 - SDR 35 OR APPROVED EQUAL MATERIAL THAT CONFORMS TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-3 OF SPS 384.30(2)(C).
11. A MEANS TO LOCATE BURIED UNDERGROUND EXTERIOR NON METALLIC SEWERS/MAINS AND WATER SERVICES/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED PER SPS 382.10(11)(H) AND SPS 382.40(8)(K).
12. EXTERIOR WATER SUPPLY PIPING SETBACKS AND CROSSINGS SHALL BE IN ACCORDANCE WITH SPS 382.40(8)(B.).
13. NO PERSON MAY ENGAGE IN PLUMBING WORK IN THE STATE UNLESS LICENSED TO DO SO BY THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES PER S.145.06.
14. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE EXISTING VALVES WILL HOLD THE PRESSURE TEST PRIOR TO CONNECTION. THE LOCAL MUNICIPALITY IS NOT RESPONSIBLE FOR ANY COSTS INCURRED DUE TO THE CONTRACTOR NOT VERIFYING THAT THE EXISTING VALVE WILL HOLD THE PRESSURE TEST PRIOR TO CONNECTION. IF A NEW VALVE IS REQUIRED, THE APPLICANT WILL BE REQUIRED TO INSTALL ONE AT THEIR EXPENSE, AT THE POINT OF CONNECTION.
15. CONTRACTOR TO CHLORINATE AND BACTERIA TEST BEFORE DOMESTIC SUPPLY PURPOSES
16. CLEAN OUT ALL EXISTING AND PROPOSED STORM INLETS AND CATCH BASINS AT THE COMPLETION OF CONSTRUCTION.
17. CONTRACTOR SHALL COORDINATE WITH DRY UTILITY COMPANY'S REGARDING ANY POTENTIAL CONFLICTS AND COORDINATE RELOCATIONS AS MAY BE REQUIRED. CONTRACTOR SHALL ALSO COORDINATE THE PROPOSED INSTALLATION OF NEW FACILITIES AS REQUIRED.
18. ALL WATER MAIN AND SERVICES SHALL BE INSTALLED AT A MINIMUM DEPTH OF 6.5' FROM TOP OF FINISHED GRADE ELEVATION TO TOP OF MAIN. PROVIDE 1.5' CLEAR SEPARATION IF WATER CROSSES BELOW SEWER AND MINIMUM 0.5' IF WATER CROSSES ABOVE.
19. SANITARY MANHOLES WITH SEWER MAIN CONNECTIONS GREATER THAN 2' ABOVE THE LOWEST INVERT SHALL BE CONSTRUCTED WITH AN EXTERNAL DROP. MANHOLES WITH SEWER LATERAL CONNECTIONS GREATER THAN 2' ABOVE THE LOWEST INVERT SHALL BE CONSTRUCTED WITH AN INTERNAL DROP.
20. INSTALL 1 SHEET OF 4'X8'X4" HIGH DENSITY STYROFOAM INSULATION AT ALL LOCATIONS WHERE STORM SEWER CROSSES WATER MAIN OR WATER LATERALS.

TOPOGRAPHIC SYMBOL LEGEND

- EXISTING CURB INLET
EXISTING BOLLARD
EXISTING FLAG POLE
EXISTING MAILBOX
EXISTING MONITORING WELL
EXISTING POST
EXISTING SIGN (TYPE NOTED)
EXISTING PARKING METER
EXISTING SHRUB
EXISTING CONIFEROUS TREE
EXISTING DECIDUOUS TREE
EXISTING BORING
EXISTING TRAFFIC SIGNAL
EXISTING STORM MANHOLE RECTANGULAR
EXISTING SANITARY CLEANOUT
EXISTING SANITARY MANHOLE
EXISTING FIRE HYDRANT
EXISTING FIRE DEPARTMENT CONNECTION
EXISTING WATER MAIN VALVE
EXISTING CURB STOP
EXISTING WELL
EXISTING WATER MANHOLE
EXISTING GAS VALVE
EXISTING GAS METER
EXISTING AIR CONDITIONING PEDESTAL
EXISTING DOWN GUY
EXISTING ELECTRIC MANHOLE
EXISTING ELECTRIC RECTANGULAR MANHOLE
EXISTING ELECTRIC PEDESTAL
EXISTING TRANSFORMER
EXISTING ELECTRIC METER
EXISTING GUY POLE
EXISTING LIGHT POLE
EXISTING GENERIC LIGHT
EXISTING UTILITY POLE
EXISTING TV MANHOLE
EXISTING TV RECTANGULAR MANHOLE
EXISTING TV PEDESTAL
EXISTING TELEPHONE MANHOLE
EXISTING TELEPHONE PEDESTAL
EXISTING UNIDENTIFIED MANHOLE
EXISTING SEPTIC VENT
EXISTING UNIDENTIFIED UTILITY VAULT
EXISTING HANDICAP PARKING

TOPOGRAPHIC SYMBOL LEGEND

- EXISTING BOLLARD
EXISTING FLAG POLE
EXISTING MAILBOX
EXISTING MONITORING WELL
EXISTING POST
EXISTING SIGN (TYPE NOTED)
EXISTING PARKING METER
EXISTING SHRUB
EXISTING CONIFEROUS TREE
EXISTING DECIDUOUS TREE
EXISTING BORING
EXISTING TRAFFIC SIGNAL

TOPOGRAPHIC LINEWORK LEGEND

- EXISTING OVERHEAD CABLE TV
EXISTING FIBER OPTIC LINE
EXISTING OVERHEAD TELEPHONE LINE
EXISTING UNDERGROUND TELEPHONE
EXISTING CHAIN LINK FENCE
EXISTING GENERAL FENCE
EXISTING WIRE FENCE
EXISTING WOOD FENCE
EXISTING GAS LINE
EXISTING UNDERGROUND ELECTRIC LINE
EXISTING GUY LINE
EXISTING OVERHEAD ELECTRIC LINE
EXISTING OVERHEAD GENERAL UTILITIES
EXISTING SANITARY FORCE MAIN (SIZE NOTED)
EXISTING SANITARY SEWER LINE (SIZE NOTED)
EXISTING STORM SEWER LINE (SIZE NOTED)
EXISTING WATER MAIN (SIZE NOTED)
EXISTING WETLAND DELINEATION
EXISTING UNDERGROUND CABLE TV
EXISTING EDGE OF TREES
EXISTING RETAINING WALL
EXISTING MAJOR CONTOUR
EXISTING MINOR CONTOUR

DEMOLITION PLAN LEGEND

- CURB AND GUTTER REMOVAL
ASPHALT REMOVAL
CONCRETE REMOVAL
BUILDING REMOVAL
TREE REMOVAL
SAWCUT
UTILITY STRUCTURE REMOVAL
UTILITY LINE REMOVAL

SITE PLAN LEGEND

- PROPERTY BOUNDARY
CURB AND GUTTER (REVERSE CURB HATCHED)
PROPOSED CHAIN LINK FENCE
PROPOSED WOOD FENCE
PROPOSED CONCRETE
PROPOSED LIGHT-DUTY ASPHALT
PROPOSED HEAVY-DUTY ASPHALT
PROPOSED SIGN
PROPOSED LIGHT POLE
PROPOSED BOLLARD
PROPOSED ADA DETECTABLE WARNING FIELD
PROPOSED HANDICAP PARKING

ABBREVIATIONS

- TC - TOP OF CURB
FF - FINISHED FLOOR
FL - FLOW LINE
SW - TOP OF WALK
TW - TOP OF WALL
BW - BOTTOM OF WALL

ABBREVIATIONS

- STMH - STORM MANHOLE
FI - FIELD INLET
CI - CURB INLET
CB - CATCH BASIN
EW - ENDWALL
SMH - SANITARY MANHOLE

PROPOSED UTILITY LEGEND

- STORM SEWER PIPE
STORM SEWER MANHOLE
STORM SEWER ENDWALL
STORM SEWER CURB INLET
STORM SEWER CURB INLET W/MANHOLE
STORM SEWER FIELD INLET
ROOF DRAIN CLEANOUT
SANITARY SEWER PIPE (GRAVITY)
SANITARY SEWER PIPE (FORCE MAIN)
SANITARY SEWER LATERAL PIPE
SANITARY SEWER MANHOLE
SANITARY SEWER CLEANOUT
WATER MAIN
WATER SERVICE LATERAL PIPE
FIRE HYDRANT
WATER VALVE
CURB STOP
WATER VALVE MANHOLE
PROPOSED PIPE INSULATION
GAS MAIN
ELECTRIC SERVICE

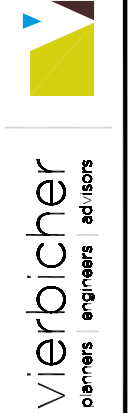
GRADING LEGEND

- PROPOSED MAJOR CONTOURS
PROPOSED MINOR CONTOURS
DITCH CENTERLINE
SILT FENCE
DISTURBED LIMITS
BERM
DRAINAGE DIRECTION
PROPOSED SLOPE ARROWS
EXISTING SPOT ELEVATIONS
PROPOSED SPOT ELEVATIONS
INLET PROTECTION
EROSION MAT CLASS
EROSION MAT CLASS
TRACKING PAD
RIP RAP

Resolve, as all public sidewalks are intended to be accessible routes.

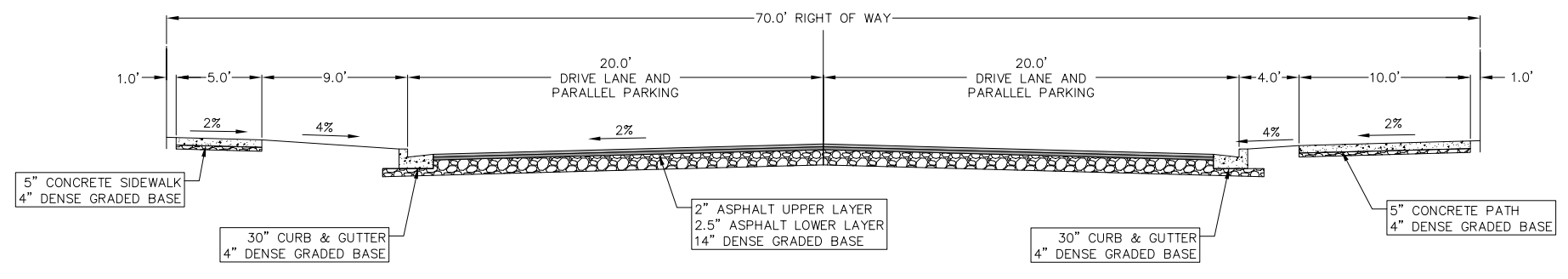
Revise per updated city standard detail drawing.

NOT FOR CONSTRUCTION

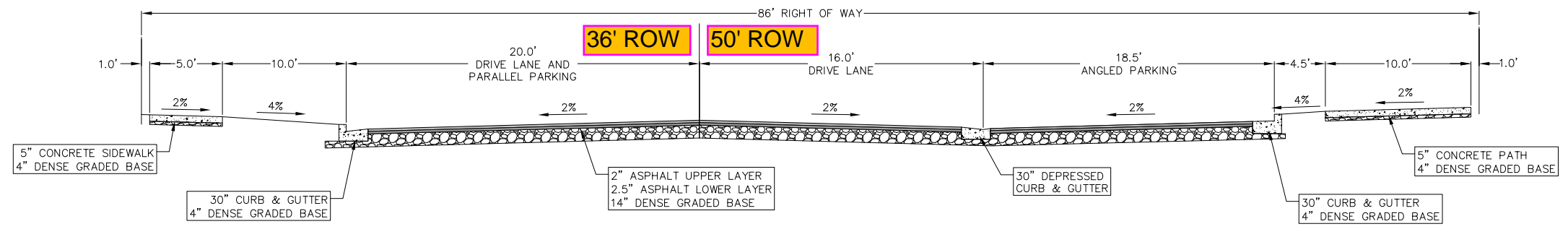


Notes and Legends
Bruce Company - Public Roadway Improvements
City of Middleton
Dane County, Wisconsin

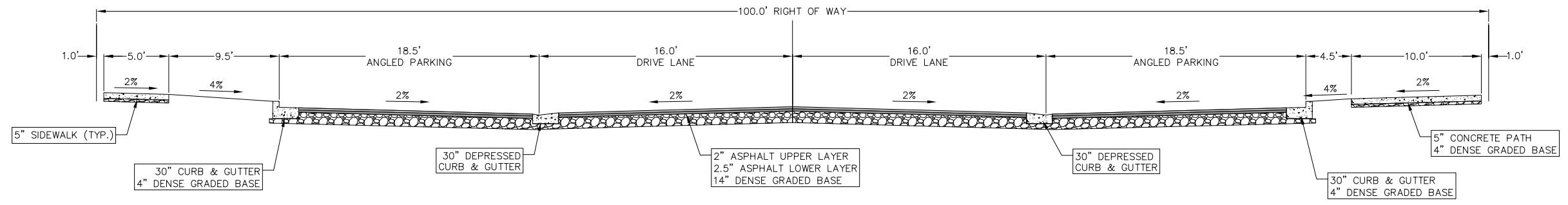
Table with columns for REVISIONS (NO., DATE, REMARKS) and PROJECT NO. (180386). Includes a date of 12/20/2023 and drafter BBAR.



1 TYPICAL SECTION - 70' ROW (LAURA LANE)
1 NOT TO SCALE



1 TYPICAL SECTION - 86' ROW
1 NOT TO SCALE



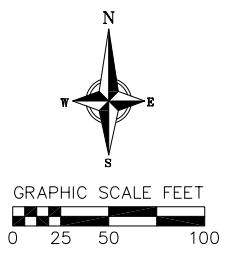
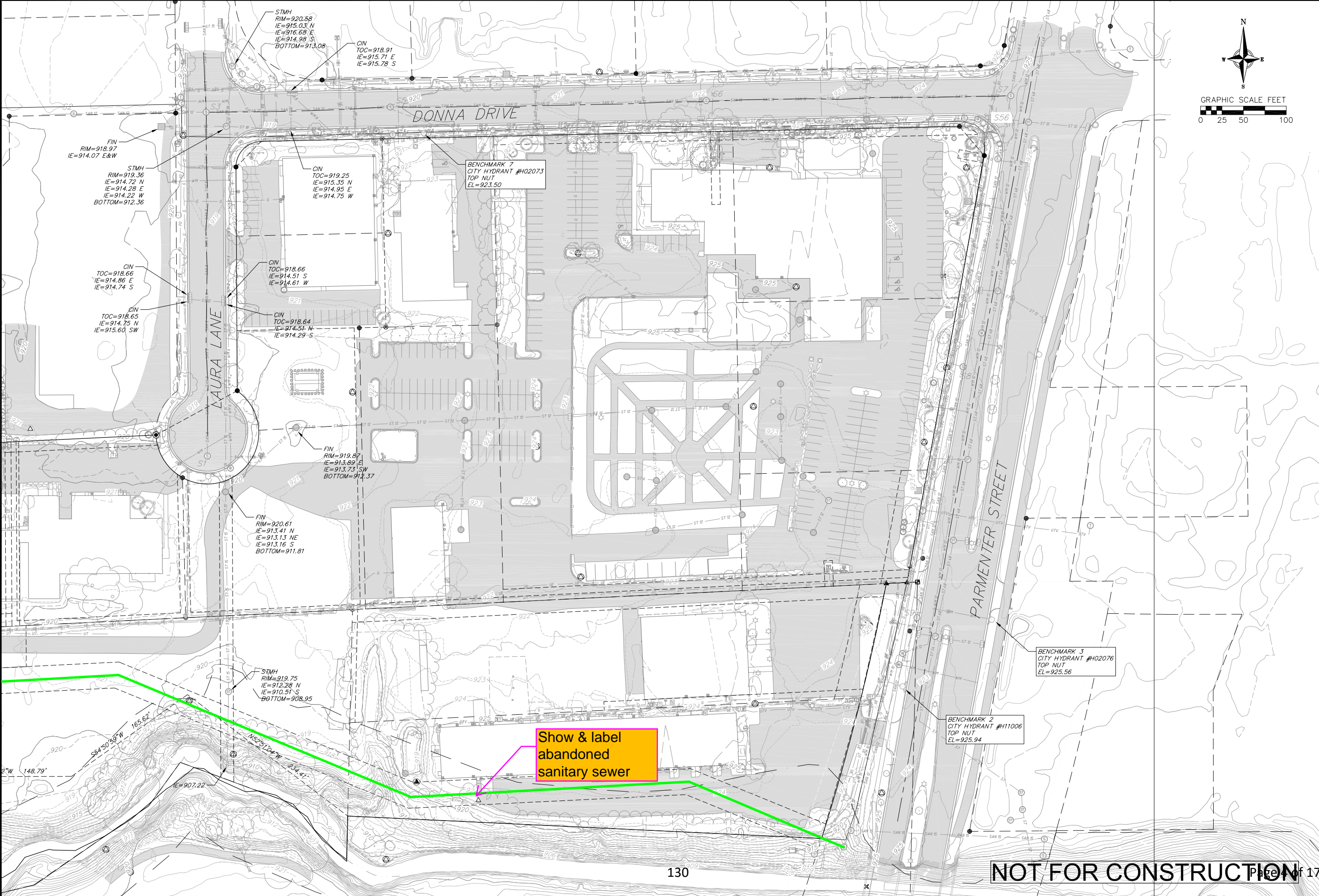
1 TYPICAL SECTION - 100' ROW
1 NOT TO SCALE

Typical Sections
Bruce Company - Public Roadway Improvements
City of Middleton
Dane County, Wisconsin

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

DATE: 12/20/2023
DRAFTER: BBAR
CHECKED: CHECKED
PROJECT NO.: 180386

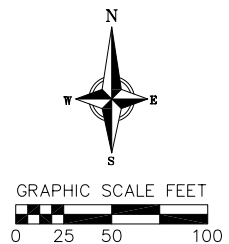
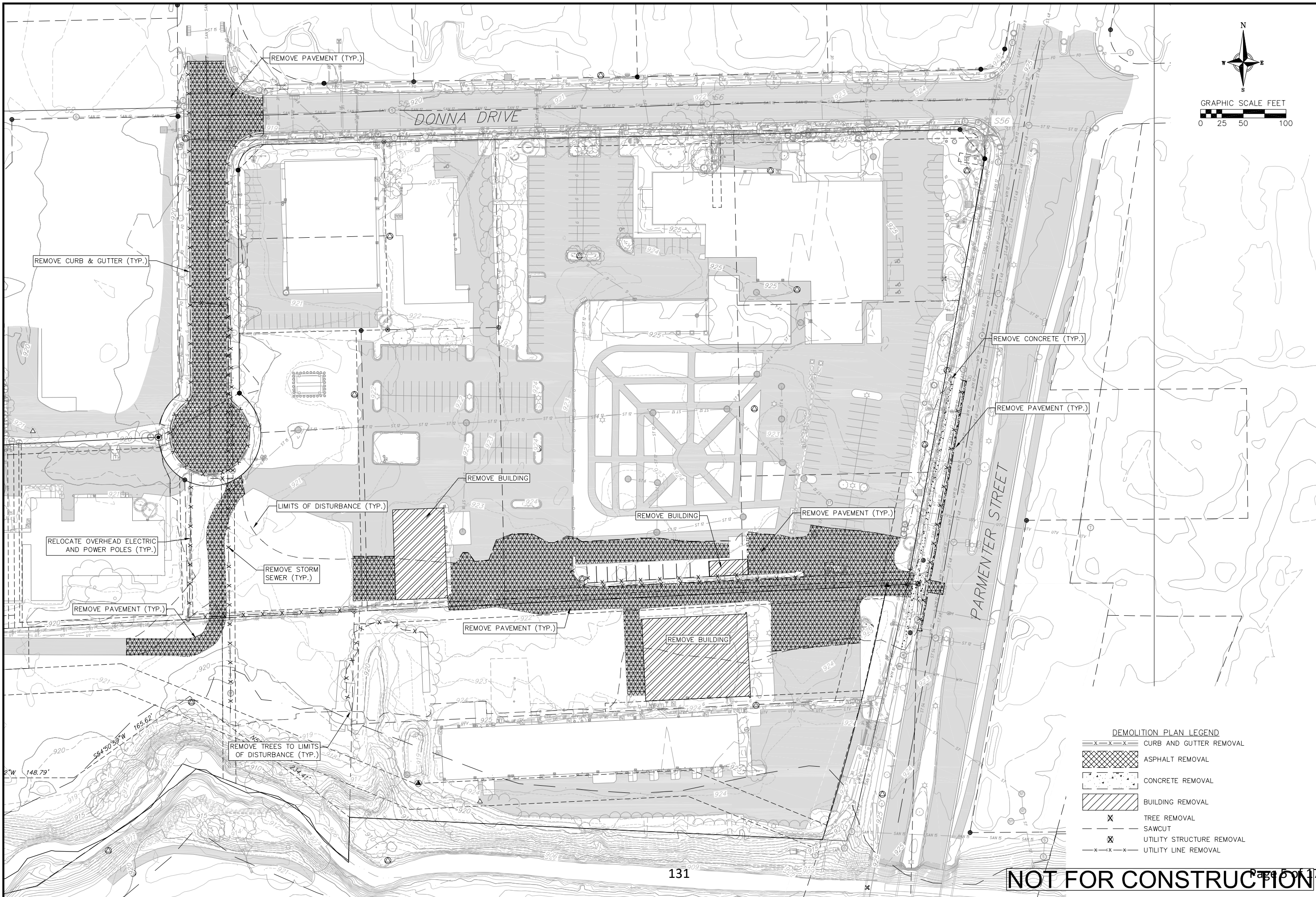
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NO.	DATE	REVISIONS	
		REMARKS	NO. DATE

DATE: 12/20/2023
 DRAFTER: BBAR
 CHECKED: CHECKED
 PROJECT NO.: 180386

NOT FOR CONSTRUCTION



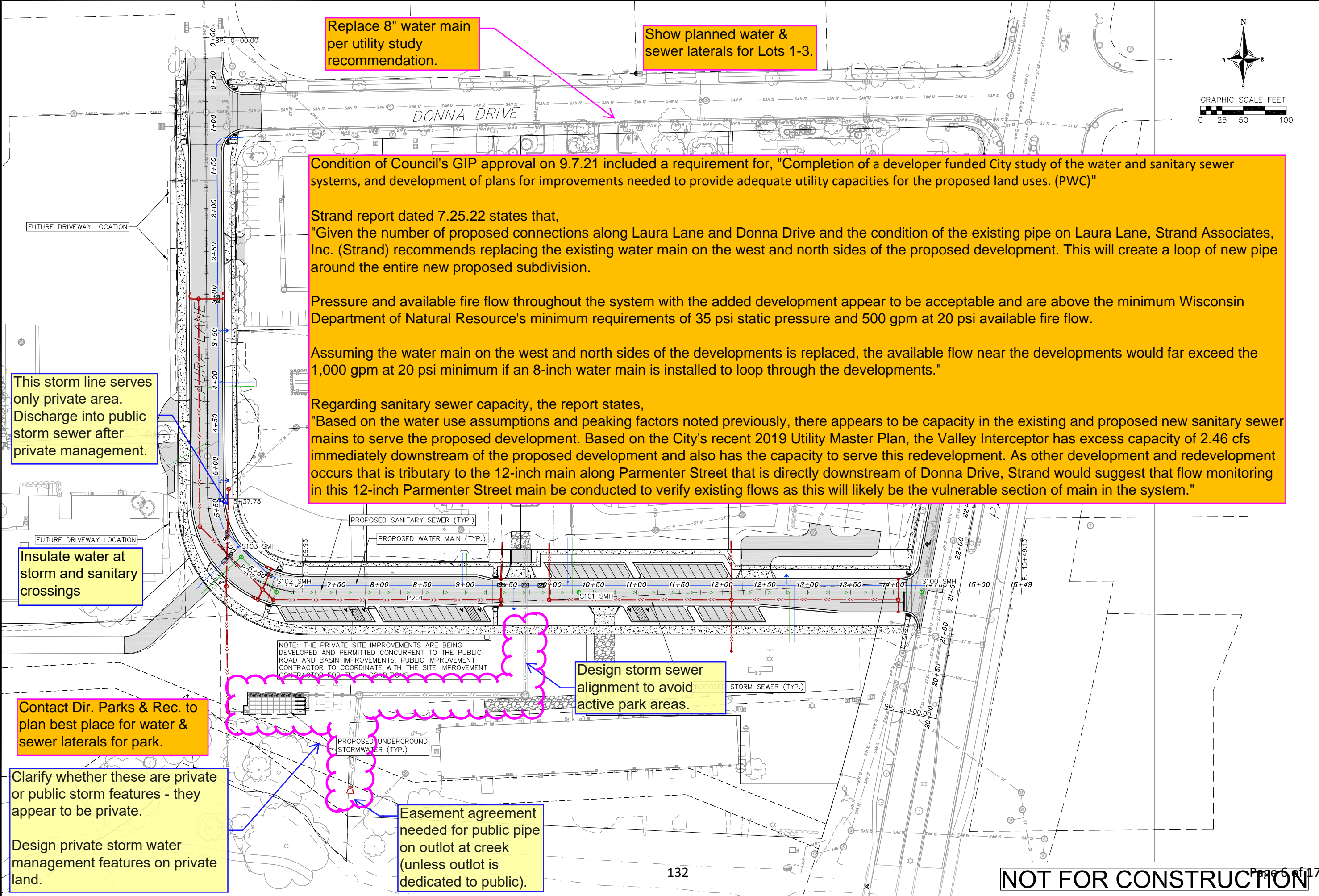
DEMOLITION PLAN LEGEND

	CURB AND GUTTER REMOVAL
	ASPHALT REMOVAL
	CONCRETE REMOVAL
	BUILDING REMOVAL
	TREE REMOVAL
	SAWCUT
	UTILITY STRUCTURE REMOVAL
	UTILITY LINE REMOVAL

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

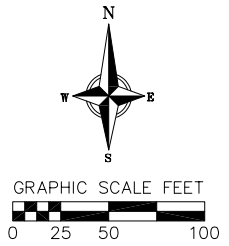
DATE: 12/20/2023
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 CHECKED: CHECKED
 PROJECT NO.: 180386

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Replace 8" water main per utility study recommendation.

Show planned water & sewer laterals for Lots 1-3.



Condition of Council's GIP approval on 9.7.21 included a requirement for, "Completion of a developer funded City study of the water and sanitary sewer systems, and development of plans for improvements needed to provide adequate utility capacities for the proposed land uses. (PWC)"
Strand report dated 7.25.22 states that, "Given the number of proposed connections along Laura Lane and Donna Drive and the condition of the existing pipe on Laura Lane, Strand Associates, Inc. (Strand) recommends replacing the existing water main on the west and north sides of the proposed development. This will create a loop of new pipe around the entire new proposed subdivision.
Pressure and available fire flow throughout the system with the added development appear to be acceptable and are above the minimum Wisconsin Department of Natural Resource's minimum requirements of 35 psi static pressure and 500 gpm at 20 psi available fire flow.
Assuming the water main on the west and north sides of the developments is replaced, the available flow near the developments would far exceed the 1,000 gpm at 20 psi minimum if an 8-inch water main is installed to loop through the developments."
Regarding sanitary sewer capacity, the report states, "Based on the water use assumptions and peaking factors noted previously, there appears to be capacity in the existing and proposed new sanitary sewer mains to serve the proposed development. Based on the City's recent 2019 Utility Master Plan, the Valley Interceptor has excess capacity of 2.46 cfs immediately downstream of the proposed development and also has the capacity to serve this redevelopment. As other development and redevelopment occurs that is tributary to the 12-inch main along Parmenter Street that is directly downstream of Donna Drive, Strand would suggest that flow monitoring in this 12-inch Parmenter Street main be conducted to verify existing flows as this will likely be the vulnerable section of main in the system."

This storm line serves only private area. Discharge into public storm sewer after private management.

Insulate water at storm and sanitary crossings

Contact Dir. Parks & Rec. to plan best place for water & sewer laterals for park.

Clarify whether these are private or public storm features - they appear to be private.

Design private storm water management features on private land.

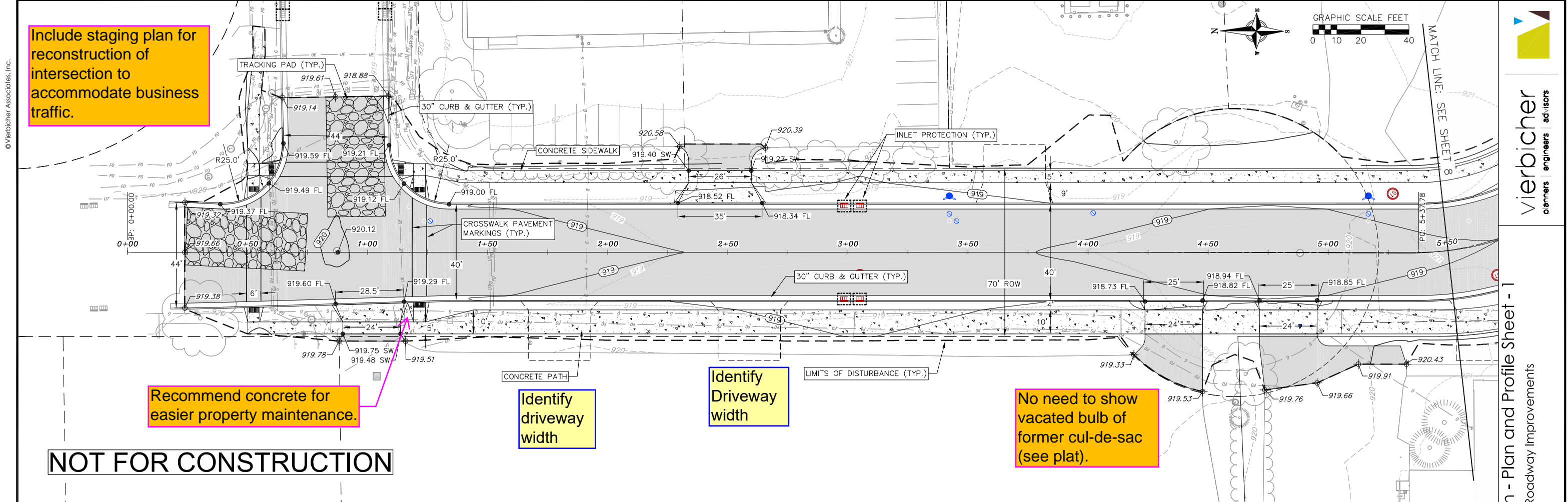
Design storm sewer alignment to avoid active park areas.

Easement agreement needed for public pipe on outlet at creek (unless outlet is dedicated to public).

NOTE: THE PRIVATE SITE IMPROVEMENTS ARE BEING DEVELOPED AND PERMITTED CONCURRENT TO THE PUBLIC ROAD AND BASIN IMPROVEMENTS. PUBLIC IMPROVEMENT CONTRACTOR TO COORDINATE WITH THE SITE IMPROVEMENT CONTRACTOR FOR THE IN CONDITIONS

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

DATE: 12/20/2023
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PROJECT NO.: 180386



Include staging plan for reconstruction of intersection to accommodate business traffic.

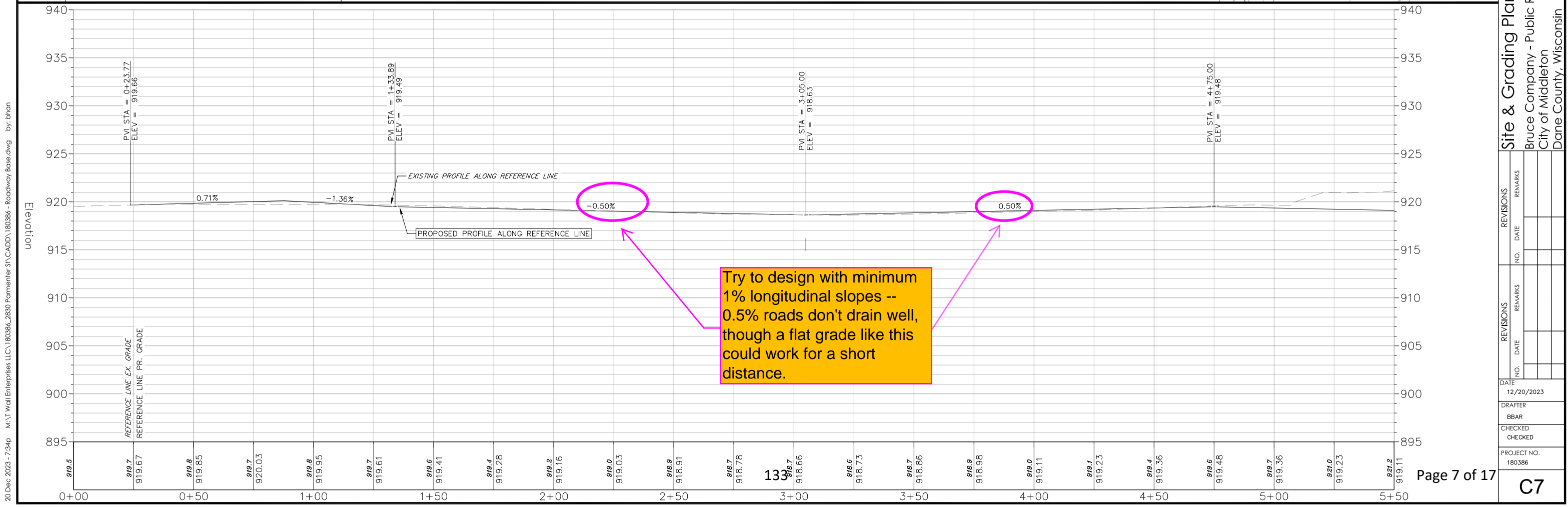
Recommend concrete for easier property maintenance.

Identify driveway width

Identify Driveway width

No need to show vacated bulb of former cul-de-sac (see plat).

NOT FOR CONSTRUCTION

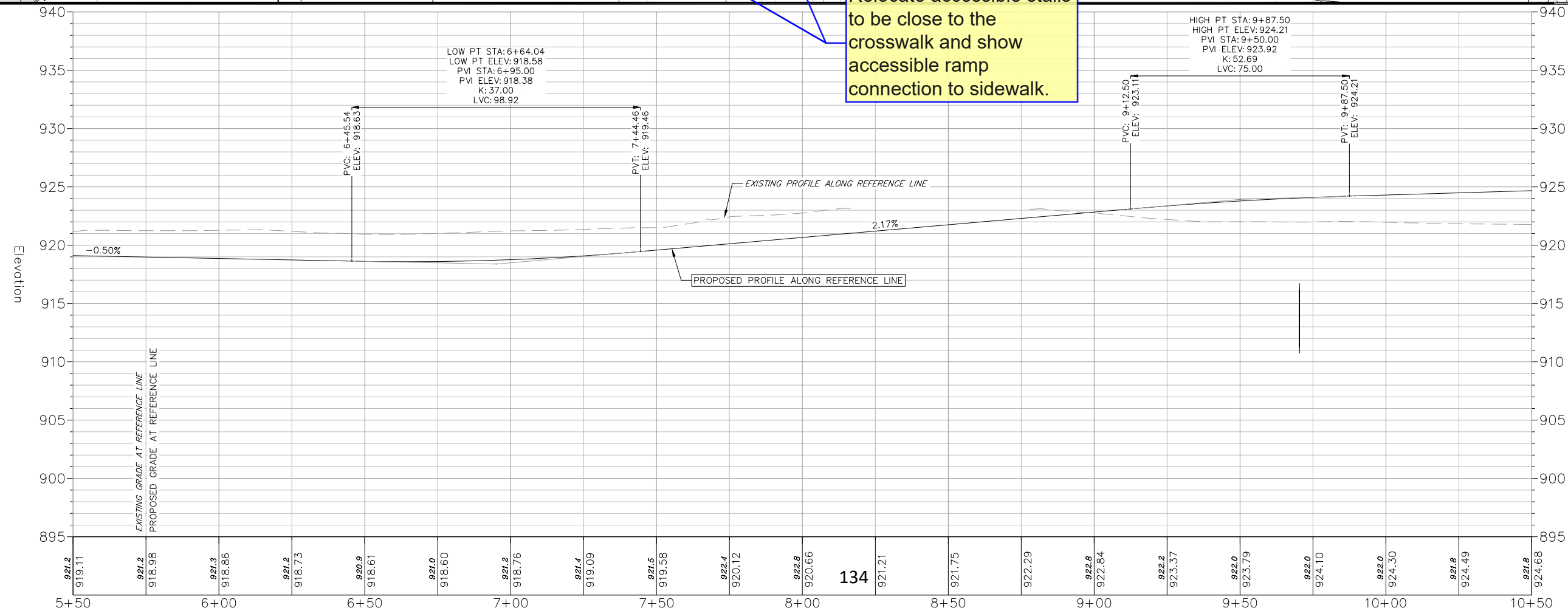
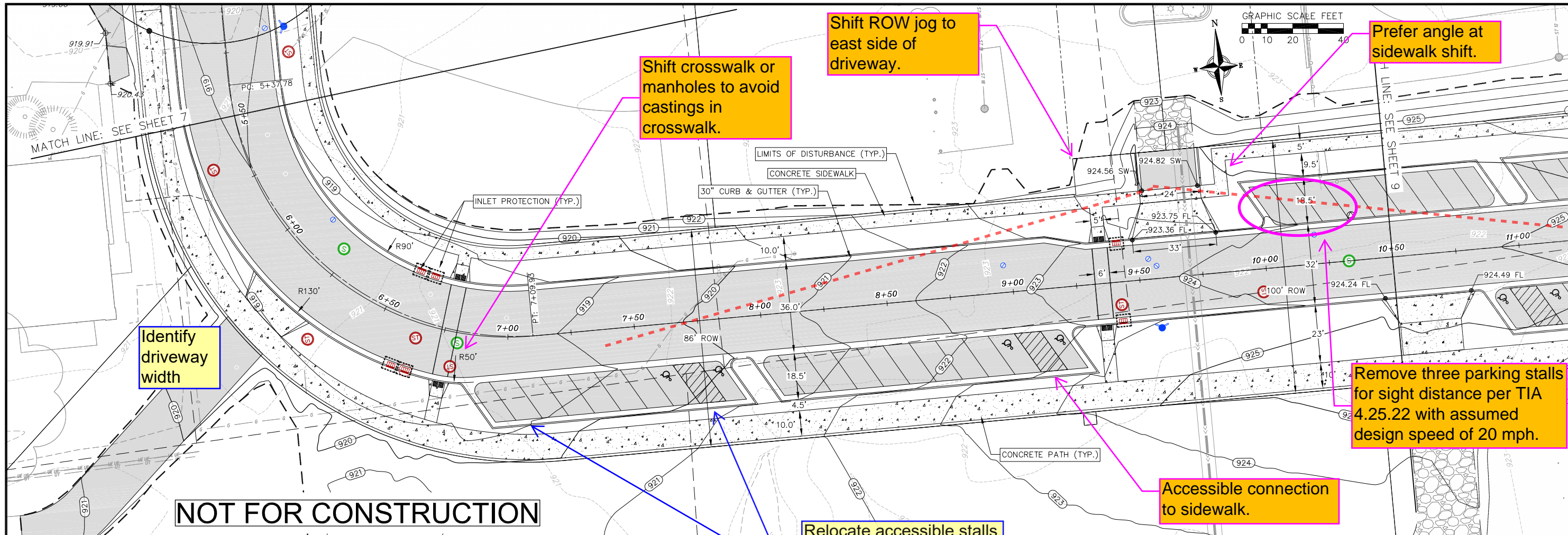


Try to design with minimum 1% longitudinal slopes -- 0.5% roads don't drain well, though a flat grade like this could work for a short distance.

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DATE: 12/20/2023
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 CHECKED: []
 PROJECT NO.: 180386



vierbicher
planners engineers advisors

Site & Grading Plan - Plan and Profile Sheet - 2

Bruce Company - Public Roadway Improvements
City of Middleton
Dane County, Wisconsin

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

DATE: 12/20/2023

DRAFTER: BBAR

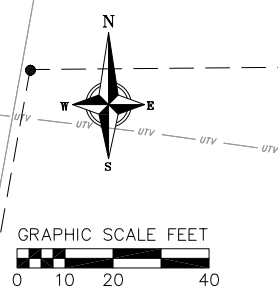
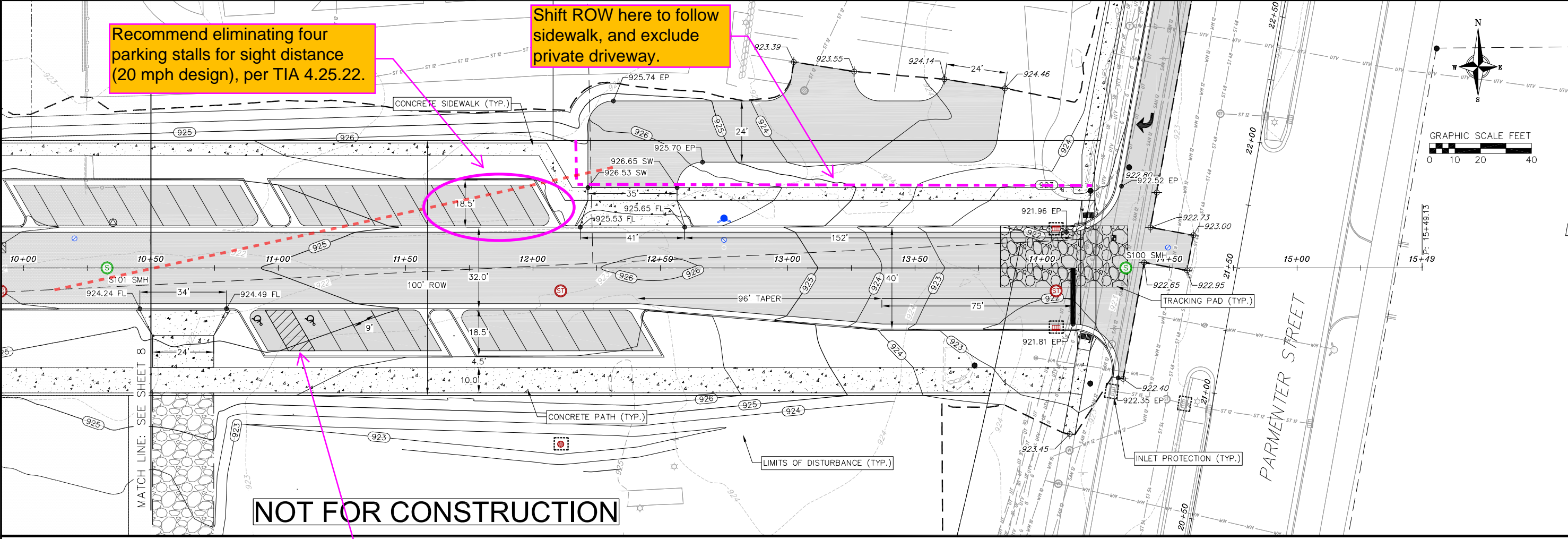
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PROJECT NO.: 180386

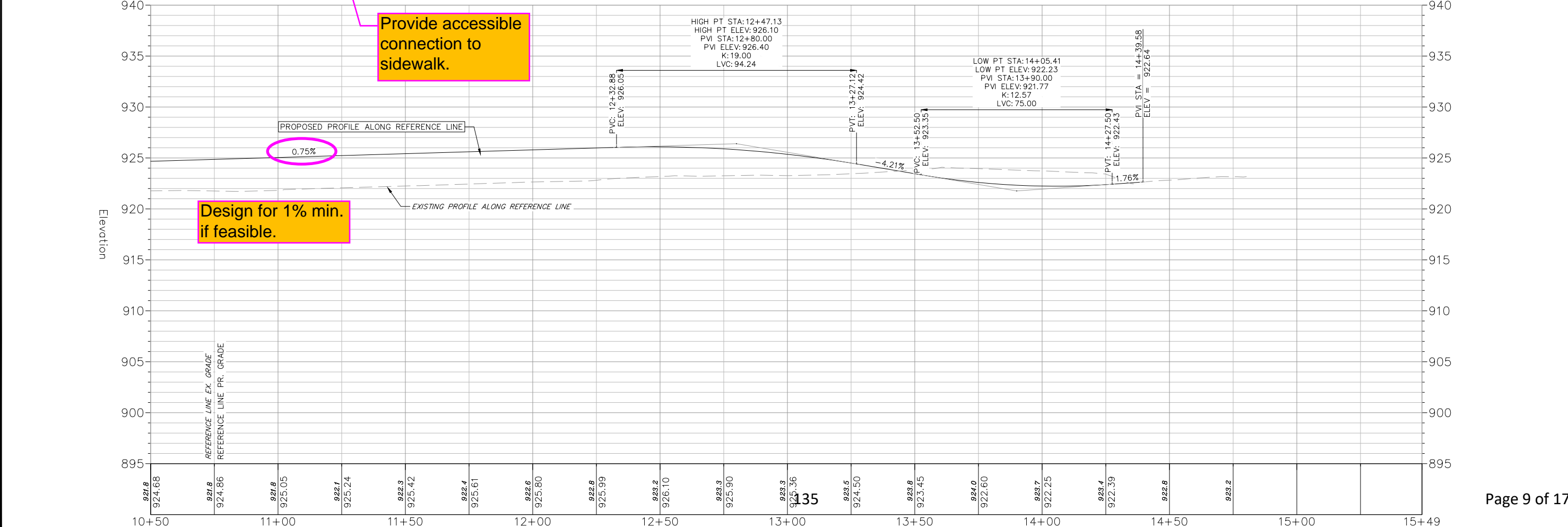
Page 8 of 17

C8

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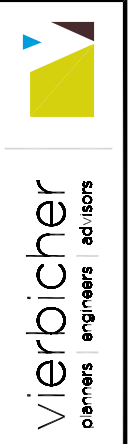


NOT FOR CONSTRUCTION



Provide accessible connection to sidewalk.

Design for 1% min. if feasible.

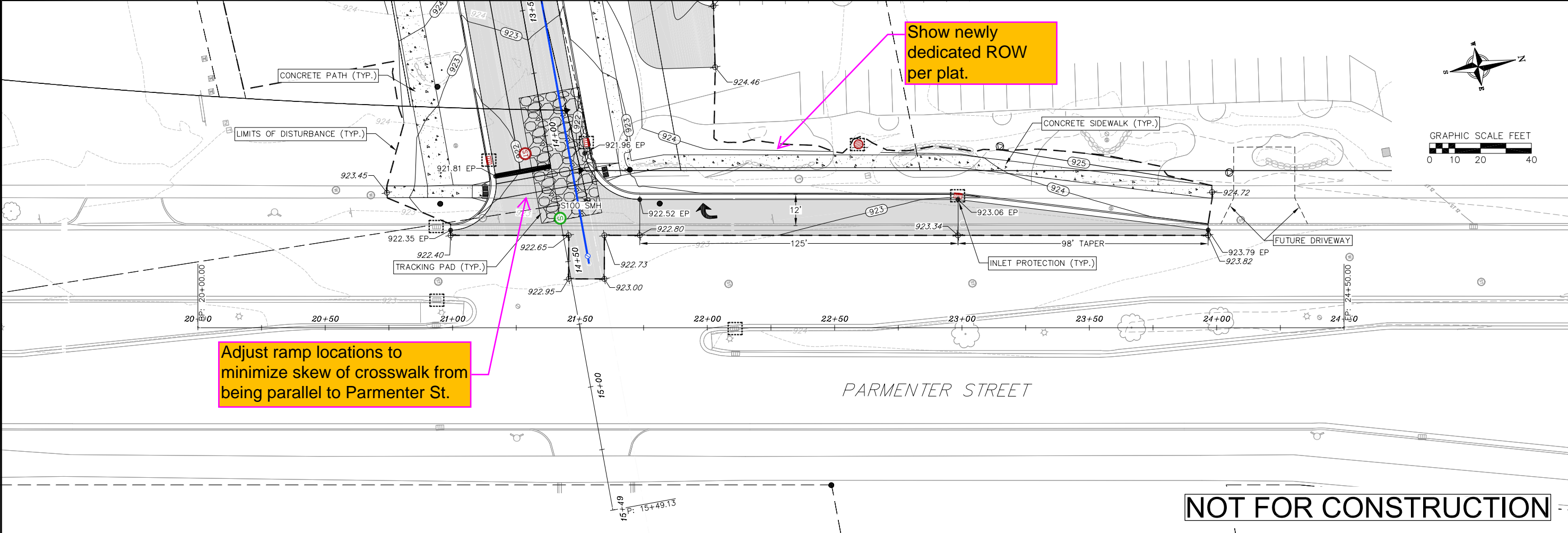


Site & Grading Plan - Plan and Profile Sheet - 3
 Bruce Company - Public Roadway Improvements
 City of Middleton
 Dane County, Wisconsin

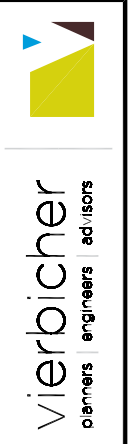
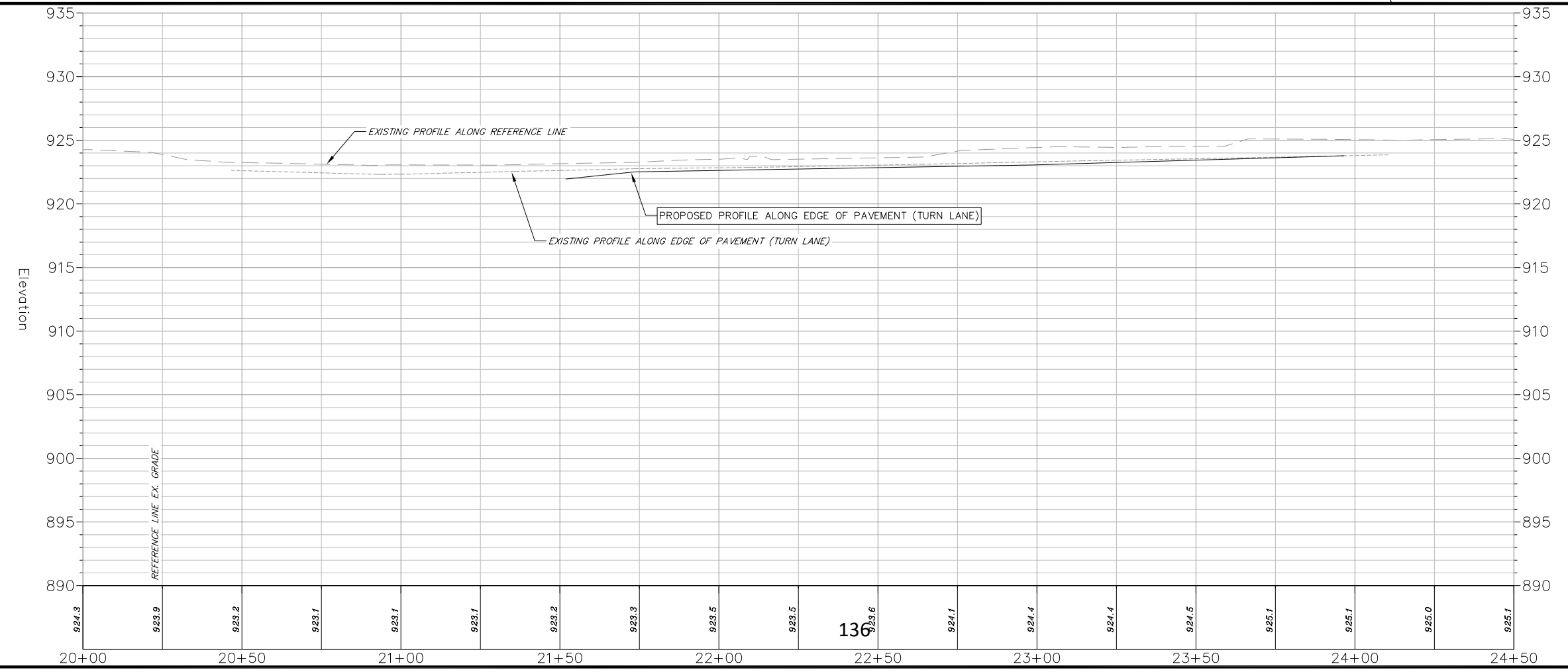
REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

DATE: 12/20/2023
 DRAFTER: BBAR
 CHECKED: CHECKED
 PROJECT NO.: 180386

20 Dec 2023 - 7:35p M:\T Wall Enterprises LLC\180386_Parmenter St\CADD\180386 - Roadway Base.dwg by: bhan
 © Vierbicher Associates, Inc.



NOT FOR CONSTRUCTION

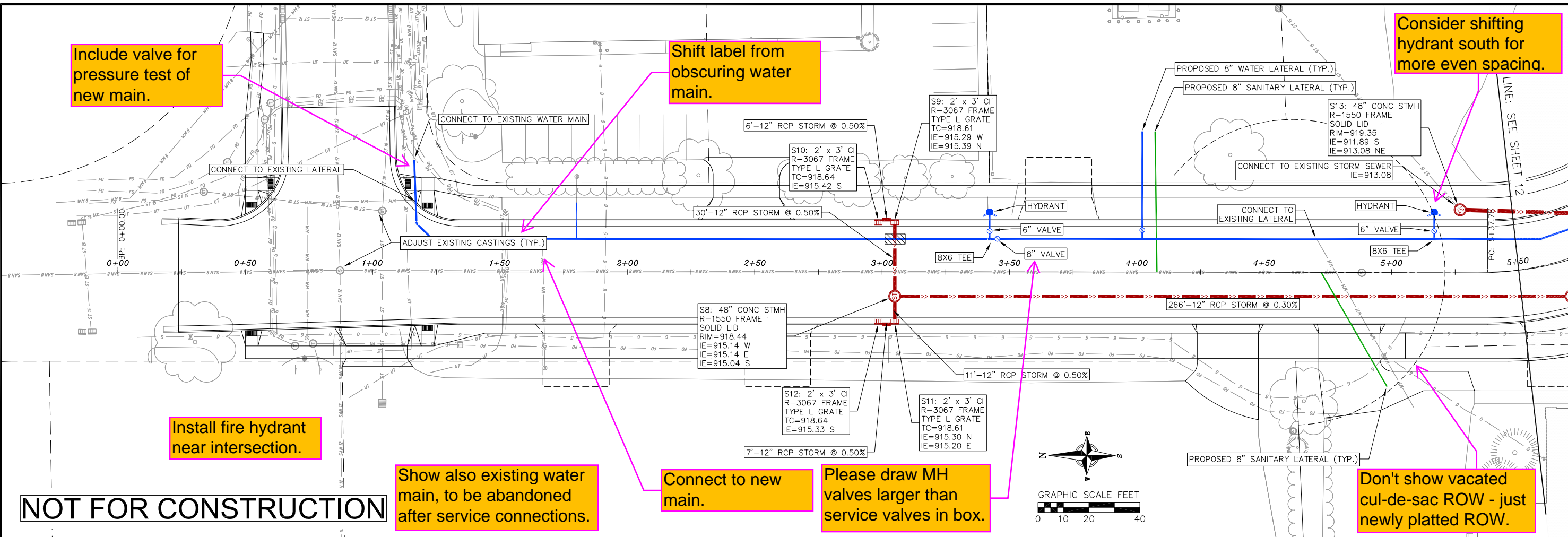


Site & Grading Plan - Plan and Profile Sheet - 4
 Bruce Company - Public Roadway Improvements
 City of Middleton
 Dane County, Wisconsin

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

DATE: 12/20/2023
 DRAFTER: BBAR
 CHECKED: CHECKED

PROJECT NO.: 180386



Include valve for pressure test of new main.

Shift label from obscuring water main.

Consider shifting hydrant south for more even spacing.

Install fire hydrant near intersection.

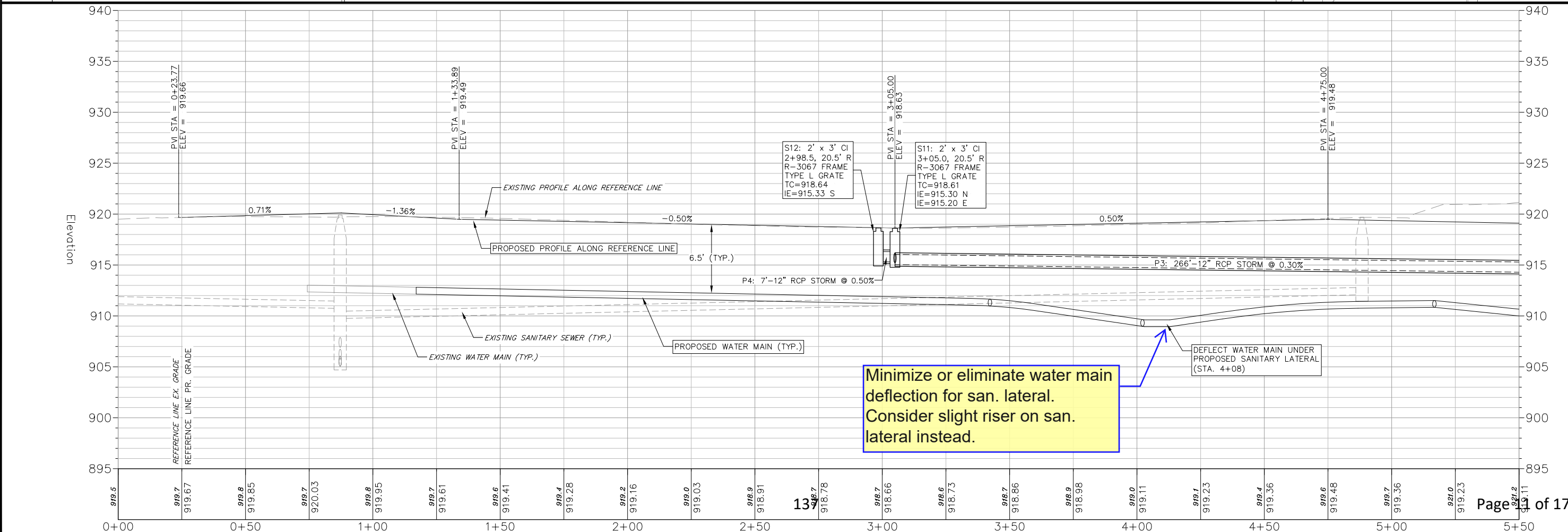
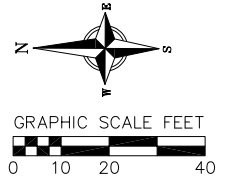
Show also existing water main, to be abandoned after service connections.

Connect to new main.

Please draw MH valves larger than service valves in box.

Don't show vacated cul-de-sac ROW - just newly platted ROW.

NOT FOR CONSTRUCTION

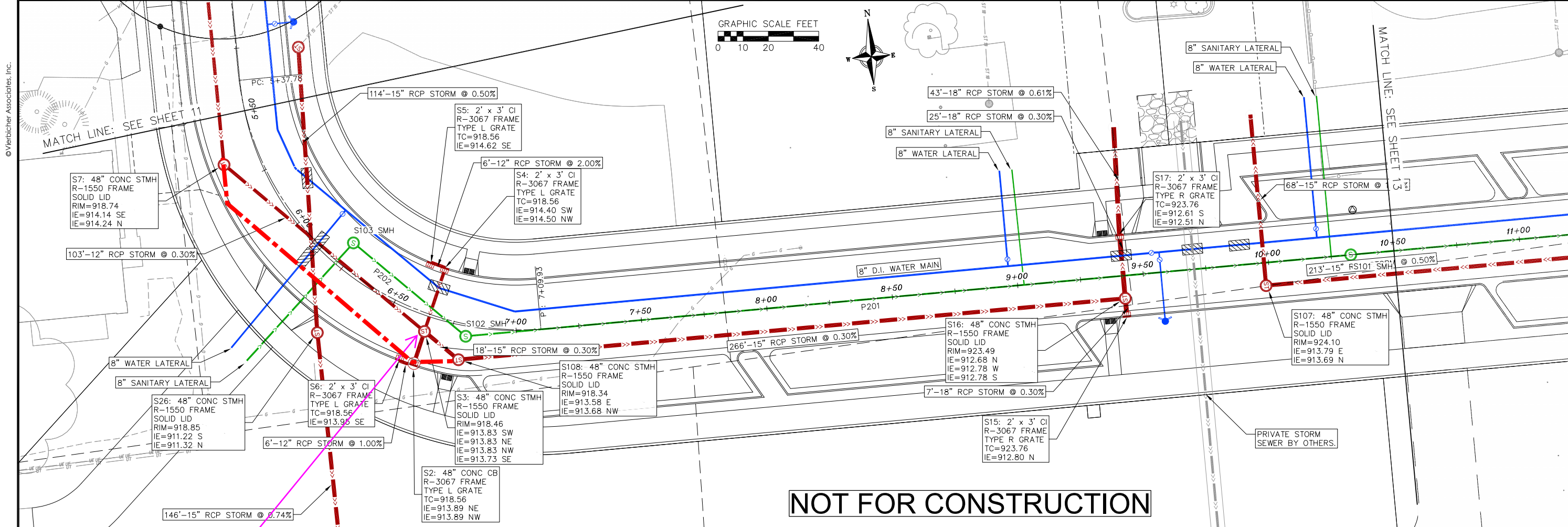


Minimize or eliminate water main deflection for san. lateral. Consider slight riser on san. lateral instead.

DEFLECT WATER MAIN UNDER PROPOSED SANITARY LATERAL (STA. 4+08)

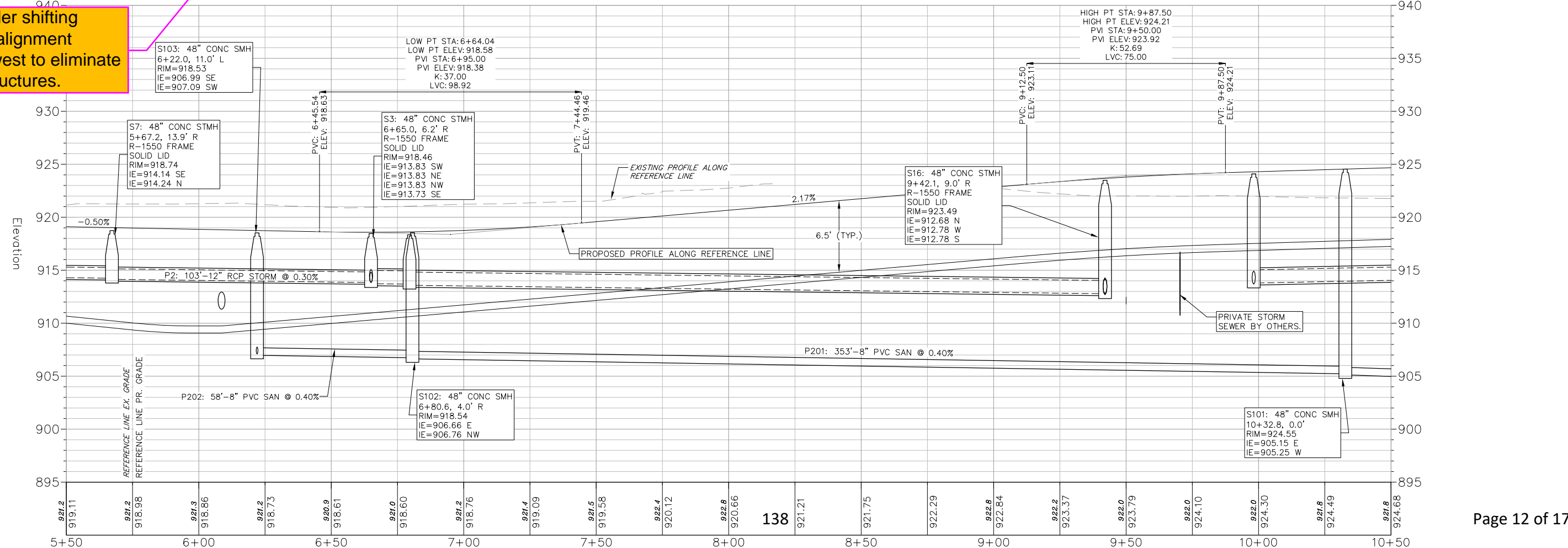
REVISIONS		NO.	DATE	REMARKS

DATE: 12/20/2023
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 PROJECT NO.: 180386



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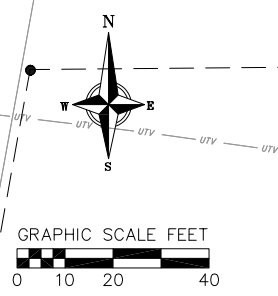
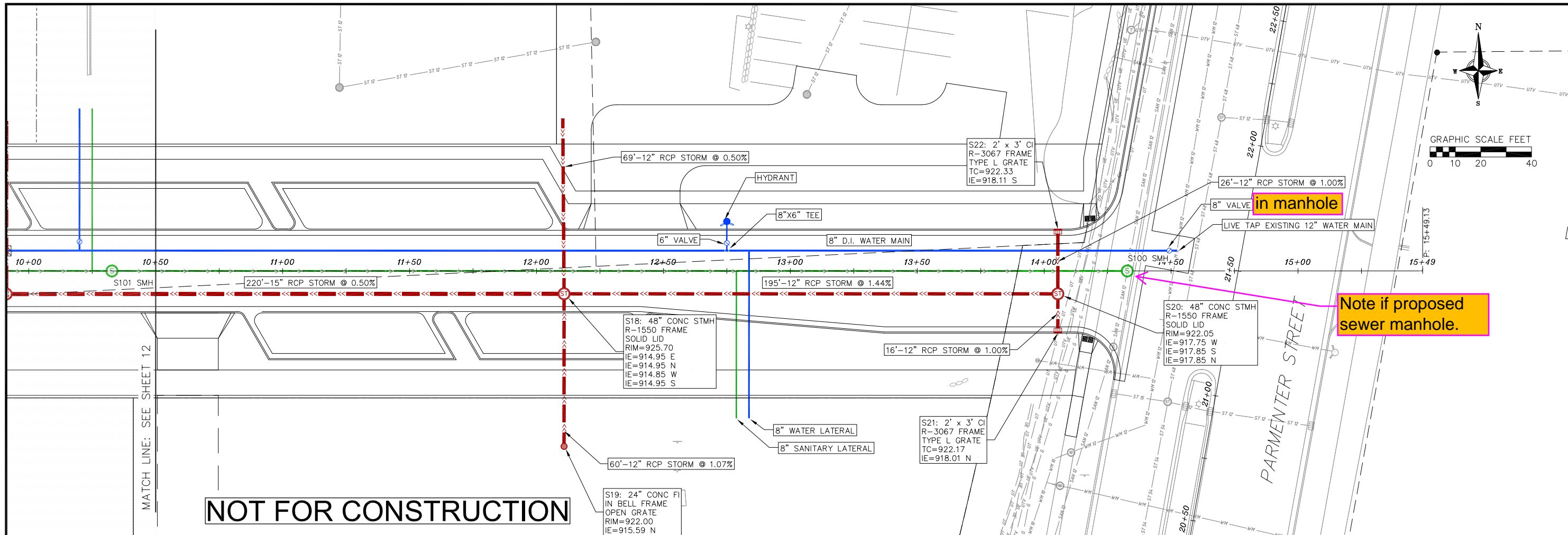
Consider shifting storm alignment southwest to eliminate two structures.



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REVISIONS		NO.	DATE	REMARKS

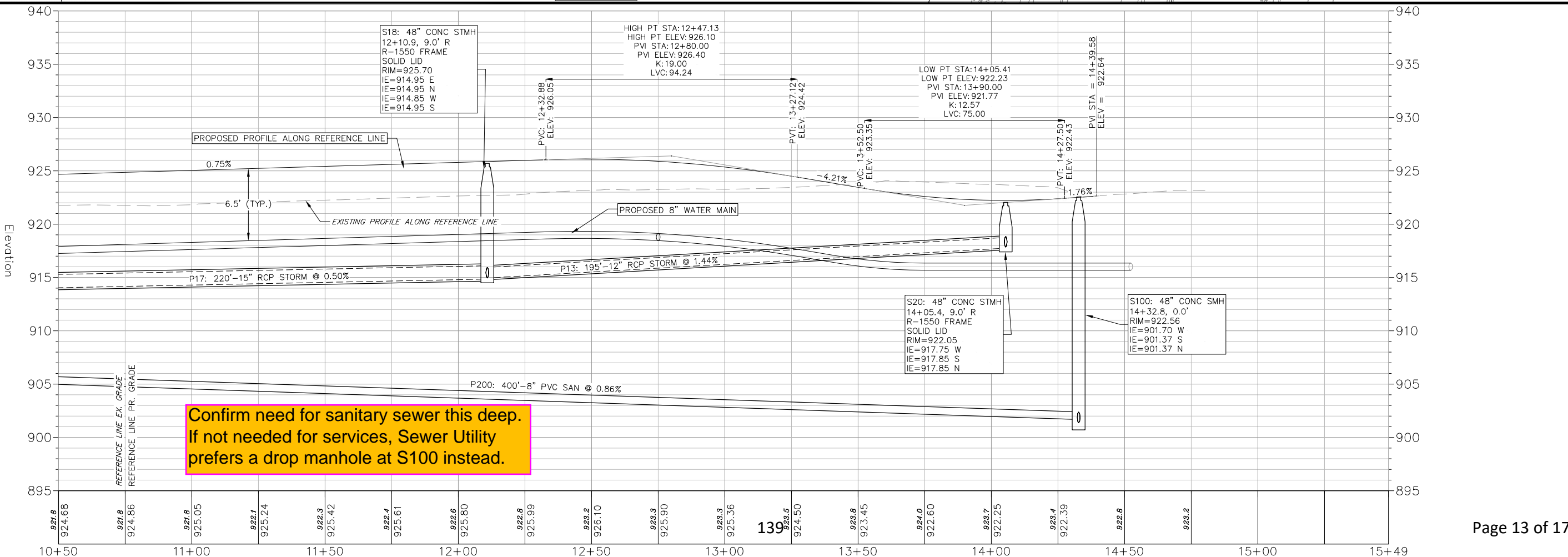
DATE	12/20/2023
DRAFTER	BBAR
CHECKED	CHECKED
PROJECT NO.	180386



NOT FOR CONSTRUCTION

Note if proposed sewer manhole.

PARMENTER STREET



Confirm need for sanitary sewer this deep. If not needed for services, Sewer Utility prefers a drop manhole at S100 instead.

Utility Plan - Plan & Profile Sheet - 3
 Bruce Company - Public Roadway Improvements
 City of Middleton
 Dane County, Wisconsin

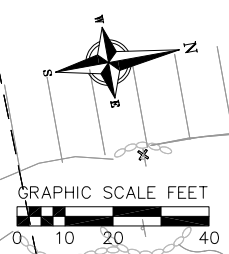
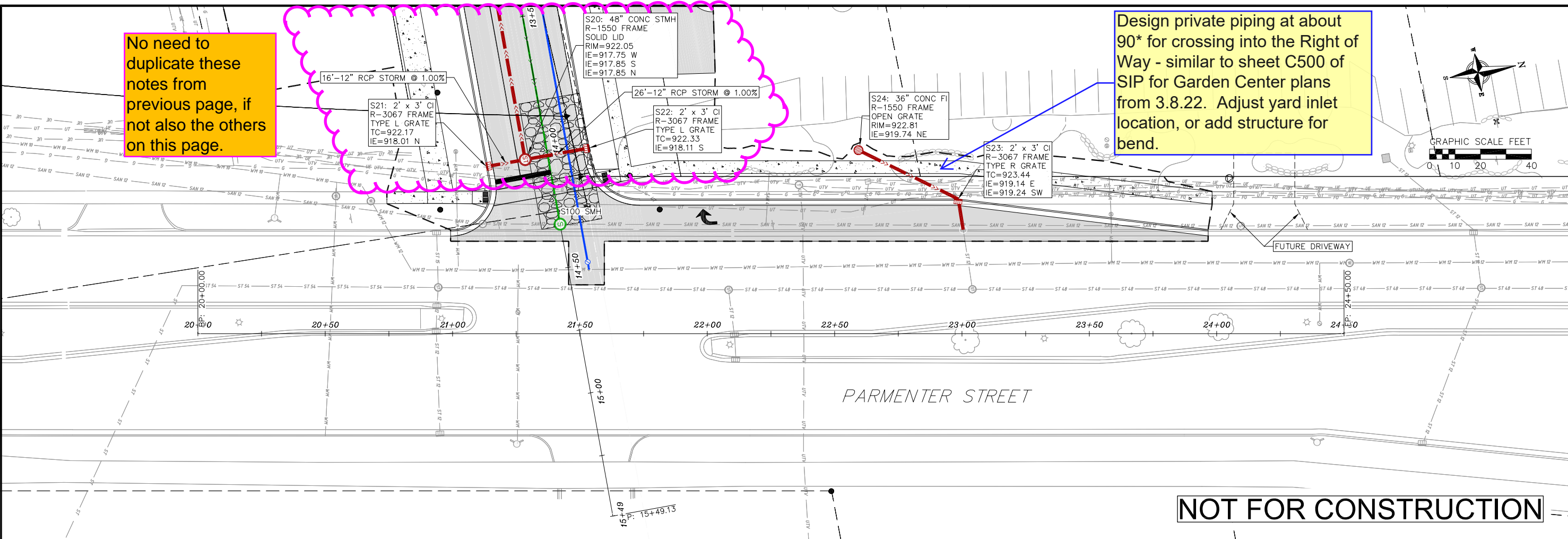
REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

DATE: 12/20/2023
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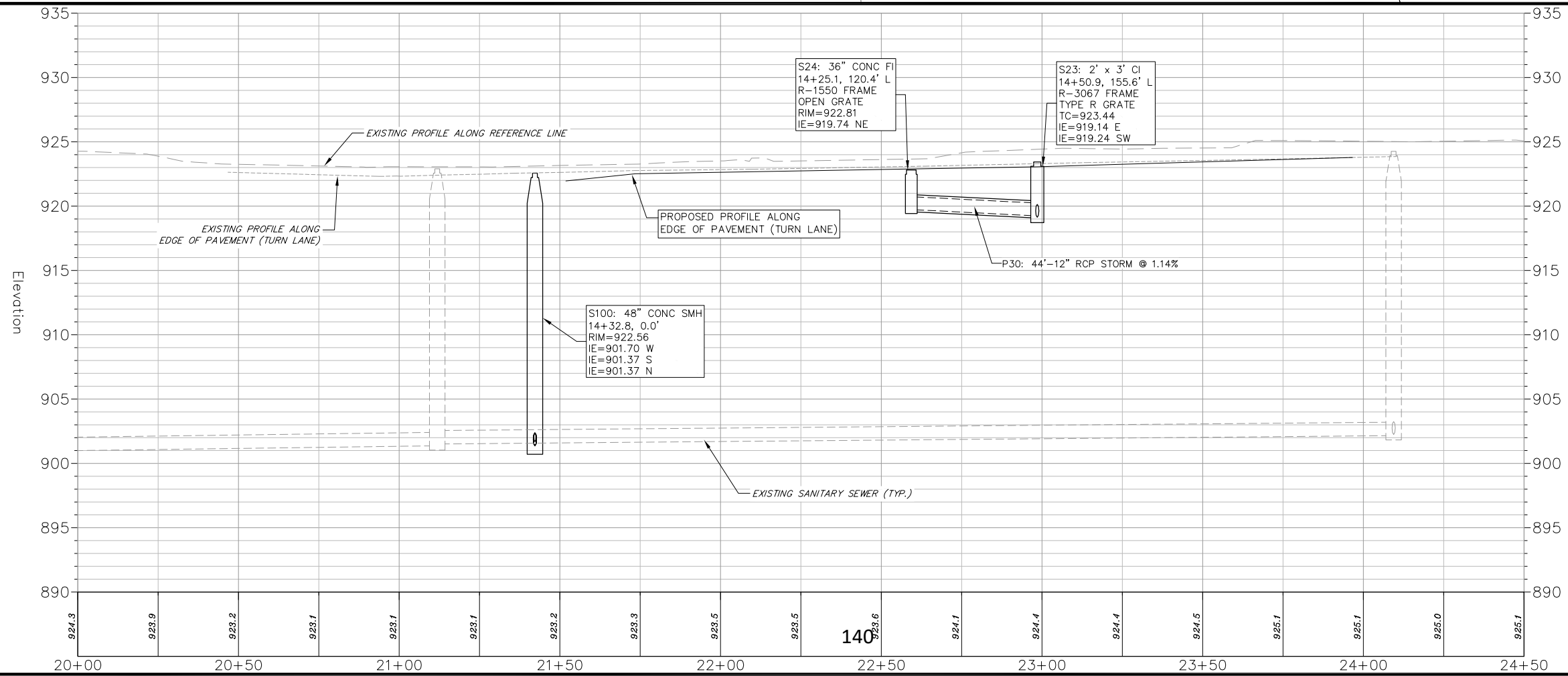


No need to duplicate these notes from previous page, if not also the others on this page.

Design private piping at about 90° for crossing into the Right of Way - similar to sheet C500 of SIP for Garden Center plans from 3.8.22. Adjust yard inlet location, or add structure for bend.

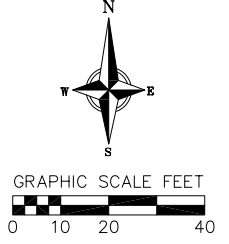
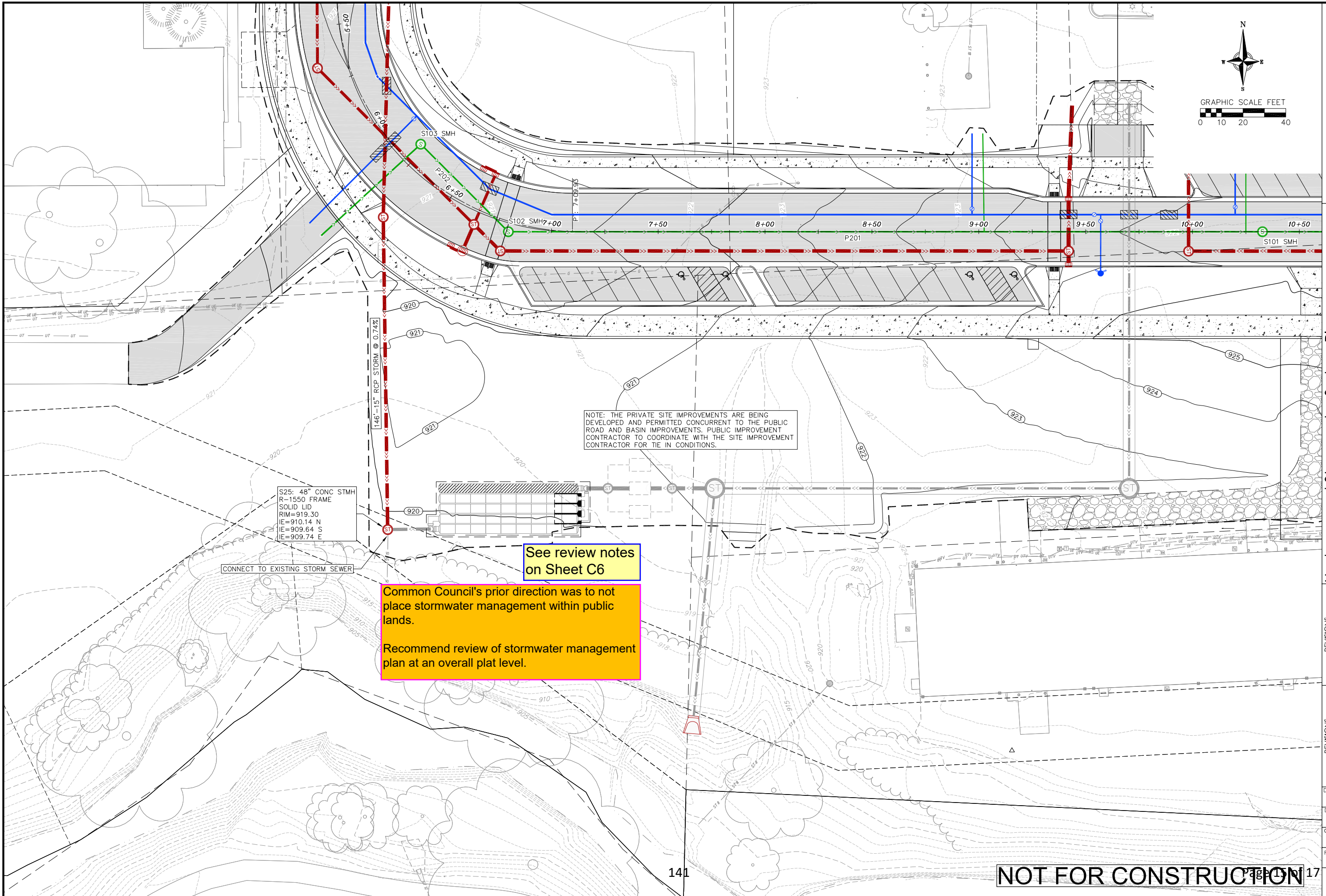


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REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

DATE: 12/20/2023
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PROJECT NO.: 180386



NOTE: THE PRIVATE SITE IMPROVEMENTS ARE BEING DEVELOPED AND PERMITTED CONCURRENT TO THE PUBLIC ROAD AND BASIN IMPROVEMENTS. PUBLIC IMPROVEMENT CONTRACTOR TO COORDINATE WITH THE SITE IMPROVEMENT CONTRACTOR FOR TIE IN CONDITIONS.

S25: 48" CONC STMH
R-1550 FRAME
SOLID LID
RIM=919.30
IE=910.14 N
IE=909.64 S
IE=909.74 E

See review notes on Sheet C6

Common Council's prior direction was to not place stormwater management within public lands.
Recommend review of stormwater management plan at an overall plat level.

CONNECT TO EXISTING STORM SEWER

NOT FOR CONSTRUCTION

DATE	REVISIONS		REVISIONS	
	NO.	DATE	NO.	DATE
12/20/2023				

DRAFTER: BBAR
CHECKED: []
PROJECT NO.: 180386

EROSION CONTROL MEASURES

1. EROSION CONTROL SHALL BE IN ACCORDANCE WITH THE CITY OF MIDDLETON EROSION CONTROL ORDINANCE AND CHAPTER NR 216 OF THE WISCONSIN ADMINISTRATIVE CODE.
2. CONSTRUCT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH WISCONSIN DNR TECHNICAL STANDARDS (<http://dnr.wi.gov/runoff/stormwater/techstds.htm>) AND WISCONSIN CONSTRUCTION SITE BEST MANAGEMENT PRACTICE HANDBOOK.
3. INSTALL SEDIMENT CONTROL PRACTICES (TRACKING PAD, PERIMETER SILT FENCE, SEDIMENT BASINS, ETC.) PRIOR TO INITIATING OTHER LAND DISTURBING CONSTRUCTION ACTIVITIES.
4. THE CONTRACTOR IS REQUIRED TO MAKE EROSION CONTROL INSPECTIONS AT THE END OF EACH WEEK AND WHEN 0.5 INCHES OF RAIN FALLS WITHIN 24 HOURS. INSPECTION REPORTS SHALL BE PREPARED AND FILED AS REQUIRED BY THE DNR AND/OR CITY. ALL MAINTENANCE SHALL FOLLOW AN INSPECTION WITHIN 24 HOURS.
5. EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL 70% ESTABLISHMENT, AS DETERMINED BY THE CITY. EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE DEVELOPER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.
6. A 3" CLEAR STONE TRACKING PAD SHALL BE INSTALLED AT THE END OF ROAD CONSTRUCTION LIMITS TO PREVENT SEDIMENT FROM BEING TRACKED ONTO THE ADJACENT PAVED PUBLIC ROADWAY. SEDIMENT TRACKING PAD SHALL CONFORM TO WISCONSIN TECHNICAL STANDARD 1057. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORK DAY.
7. CHANNELIZED RUNOFF: FROM ADJACENT AREAS PASSING THROUGH THE SITE SHALL BE DIVERTED AROUND DISTURBED AREAS.
8. STABILIZED DISTURBED GROUND: ANY SOIL OR DIRT PILES WHICH WILL REMAIN IN EXISTENCE FOR MORE THAN 7-CONSECUTIVE DAYS, WHETHER TO BE WORKED DURING THAT PERIOD OR NOT, SHALL NOT BE LOCATED WITHIN 25- FEET OF ANY ROADWAY, PARKING LOT, PAVED AREA, OR DRAINAGE STRUCTURE OR CHANNEL (UNLESS INTENDED TO BE USED AS PART OF THE EROSION CONTROL MEASURES). TEMPORARY STABILIZATION AND CONTROL MEASURES (SEEDING, MULCHING, TARPING, EROSION MATTING, BARRIER FENCING, ETC.) ARE REQUIRED FOR THE PROTECTION OF DISTURBED AREAS AND SOIL PILES, WHICH WILL REMAIN UN-WORKED FOR A PERIOD OF MORE THAN 14-CONSECUTIVE CALENDAR DAYS. THESE MEASURES SHALL REMAIN IN PLACE UNTIL SITE HAS STABILIZED.
9. SITE DE-WATERING: WATER PUMPED FROM THE SITE SHALL BE TREATED BY TEMPORARY SEDIMENTATION BASINS OR OTHER APPROPRIATE CONTROL MEASURES. SEDIMENTATION BASINS SHALL HAVE A DEPTH OF AT LEAST 3 FEET, BE SURROUNDED BY SNOWFENCE OR EQUIVALENT BARRIER AND HAVE SUFFICIENT SURFACE AREA TO PROVIDE A SURFACE SETTLING RATE OF NO MORE THAN 750 GALLONS PER SQUARE FOOT PER DAY AT THE HIGHEST DEWATERING PUMPING RATE. WATER MAY NOT BE DISCHARGED IN A MANNER THAT CAUSES EROSION OF THE SITE, A NEIGHBORING SITE, OR THE BED OR BANKS OF THE RECEIVING WATER. POLYMERS MAY BE USED AS DIRECTED BY DNR TECHNICAL STANDARD 1061 (DE-WATERING).
10. INLET FILTERS ARE TO BE PLACED IN STORMWATER INLET STRUCTURES AS SOON AS THEY ARE INSTALLED. THE FILTERS SHALL BE MAINTAINED UNTIL THE DISTURBED AREAS ARE BOTH 70% RESTORED AND PAVED.
11. TERRACES SHALL BE RESTORED WITH 6" TOPSOIL, PERMANENT SEED, FERTILIZER AND URBAN CLASS I TYPE A EROSION MAT. LOTS SHALL BE RESTORED WITH 6" TOPSOIL, TEMPORARY SEED, FERTILIZER AND MULCH.
12. SEED, FERTILIZER AND MULCH/E-MAT SHALL BE APPLIED WITHIN 7 DAYS AFTER FINAL GRADE HAS BEEN ESTABLISHED. IF DISTURBED AREAS WILL NOT BE RESTORED IMMEDIATELY AFTER ROUGH GRADING, TEMPORARY SEED SHALL BE PLACED.
13. FOR THE FIRST SIX WEEKS AFTER RESTORATION (E.G. SEED & MULCH, EROSION MAT, SOD) OF A DISTURBED AREA, INCLUDE SUMMER WATERING PROVISIONS OF ALL NEWLY SEEDED AND MULCHED AREAS WHENEVER 7 DAYS ELAPSE WITHOUT A RAIN EVENT.
14. SOIL STABILIZERS SHALL BE APPLIED TO DISTURBED AREAS WITH SLOPES BETWEEN 10% AND 3:1 (DO NOT USE IN CHANNELS). SOIL STABILIZERS SHALL BE TYPE B, PER WISCONSIN D.O.T. P.A.L. (PRODUCT ACCEPTABILITY LIST), OR EQUAL. APPLY AT RATES AND METHODS SPECIFIED PER MANUFACTURER. SOIL STABILIZERS SHALL BE RE-APPLIED WHENEVER VEHICLES OR OTHER EQUIPMENT TRACK ON THE AREA.
15. SILT FENCE OR EROSION MAT SHALL BE INSTALLED ALONG THE CONTOURS AT 100 FOOT INTERVALS DOWN THE SLOPE ON THE DISTURBED SLOPES STEEPER THAN 5% AND MORE THAN 100 FEET LONG THAT SHEET FLOW TO THE ROADWAY UNLESS SOIL STABILIZERS ARE USED.
16. SILT FENCE TO BE USED ACROSS AREAS OF THE LOT THAT SLOPE TOWARDS A PUBLIC STREET OR WATERWAY. SEE DETAILS.
17. SEDIMENT SHALL BE CLEANED FROM CURB AND GUTTER AFTER EACH RAINFALL AND PRIOR TO PROJECT ACCEPTANCE AND AS DIRECTED BY ENGINEER/CITY/OWNER.
18. ALL CONSTRUCTION ENTRANCES SHALL HAVE TWO TYPE III TEMPORARY ROAD CLOSED BARRICADES WITH SIGNS THAT WILL BE IN PLACE WHEN THE ENTRANCE IS NOT IN USE AND AT THE END OF EACH DAY.
19. ANY PROPOSED CHANGES TO THE EROSION CONTROL PLAN MUST BE SUBMITTED AND APPROVED BY THE CITY AND DNR.
20. THE CITY, OWNER AND/OR ENGINEER MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES AT ANY TIME DURING CONSTRUCTION.
21. THE CONTRACTOR SHALL REMOVE ANY SEDIMENT TRACKED ONTO ADJACENT ROADS BY MEANS OF STREET SWEEPING (NOT FLUSHING) AT A MINIMUM OF THE END OF EACH WORK DAY OR MORE AS NEEDED.

SEEDING RATES:

TEMPORARY:

1. USE ANNUAL OATS AT 3.0 LB./1,000 S.F. FOR SPRING AND SUMMER PLANTINGS.
2. USE WINTER WHEAT OR RYE AT 3.0 LB./1,000 SF FOR FALL PLANTINGS STARTED AFTER SEPTEMBER 15.

PERMANENT (TERRACE):

1. USE WISCONSIN D.O.T. SEED MIX #30 AT 5 LB./1,000 S.F.

PERMANENT (OTHER):

1. USE WISCONSIN D.O.T. SEED MIX #40 AT 5 LB./1,000 S.F.

FERTILIZING RATES:

TEMPORARY AND PERMANENT:

- USE WISCONSIN D.O.T. TYPE B AT 7 LB./1,000 S.F.

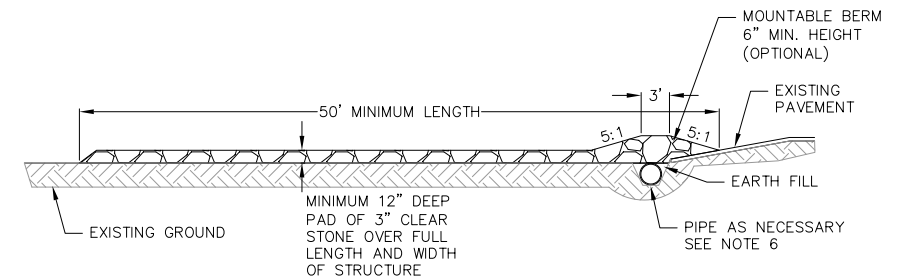
MULCHING RATES:

TEMPORARY AND PERMANENT:

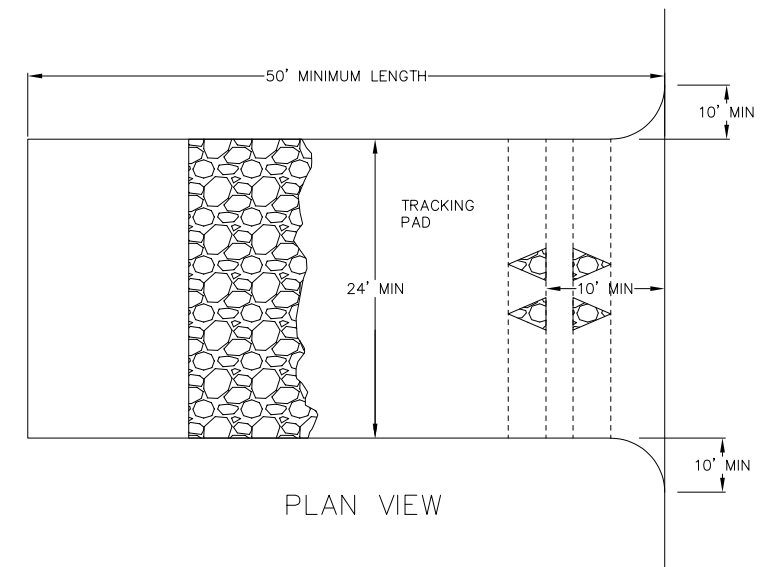
- USE 1/2" TO 1-1/2" STRAW OR HAY MULCH, CRIMPED PER SECTION 607.3.2.3, OR OTHER RATE AND METHOD PER SECTION 627, WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION

NOTE:

CONSTRUCTION IN THE RIGHT OF WAY SHALL CONFORM TO THE CITY OF MIDDLETON STANDARD DETAIL DRAWINGS THAT ARE CURRENT AT THE TIME OF CONSTRUCTION. DETAILS CAN BE FOUND ON THE CITY'S WEBSITE: <https://www.cityofmiddleton.us/268/Standard-Detail-Drawings>



PROFILE VIEW

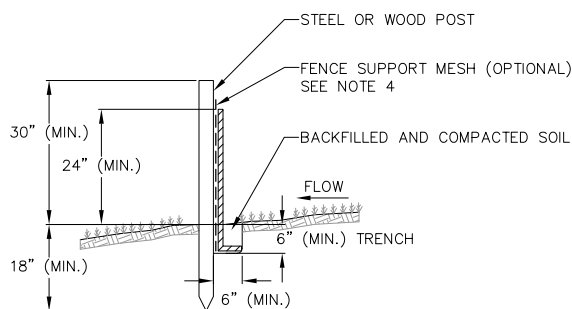


PLAN VIEW

CONSTRUCTION SEQUENCE:

1. INSTALL EROSION CONTROL MEASURES
2. STRIP TOPSOIL. UNWORKED AREAS MAY REMAIN NON-STABILIZED FOR A MAXIMUM OF 14 DAYS
3. GRADE AND RESTORE WET AND INFILTRATION BASIN. INFILTRATION BASIN BOTTOM TO BE SEEDED AFTER SIDE SLOPES ARE RESTORED.
4. CONSTRUCT UNDERGROUND UTILITIES
5. INSTALL INLET PROTECTION IN NEW INLETS
6. ROUGH GRADE ROADWAY
7. CONSTRUCT ROADWAY BASE COURSE, CURB AND GUTTER, SIDEWALK, AND ASPHALT.
8. FINAL GRADE AND RESTORE REMAINING DISTURBED AREAS
9. REMOVE EROSION CONTROL MEASURES AFTER DISTURBED AREAS ARE 70% RESTORED OR PAVED

1. FOLLOW WISCONSIN DNR TECHNICAL STANDARD 1057 FOR FURTHER DETAILS AND INSTALLATION.
2. LENGTH - MINIMUM OF 50'
3. WIDTH - 24' MINIMUM, SHOULD BE FLARED AT THE EXISTING ROAD TO PROVIDE A TURNING RADIUS.
4. ON SITES WITH A HIGH GROUND WATER TABLE OR WHERE SATURATED CONDITIONS EXIST, GEOTEXTILE FABRIC SHALL BE PLACED OVER EXISTING GROUND PRIOR TO PLACING STONE. FABRIC SHALL BE WSDOT TYPE-HR GEOTEXTILE FABRIC.
5. STONE - CRUSHED 3" CLEAR STONE SHALL BE PLACED AT LEAST 12" DEEP OVER THE ENTIRE LENGTH AND WIDTH OF ENTRANCE.
6. SURFACE WATER - ALL SURFACE WATER FLOWING TO OR DIVERTED TOWARDS CONSTRUCTION ENTRANCES SHALL BE PIPED THROUGH THE ENTRANCE. MAINTAINING POSITIVE DRAINAGE. PIPE INSTALLED THROUGH THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE PROTECTED WITH A MOUNTABLE BERM WITH 5:1 SLOPES AND MINIMUM OF 6" STONE OVER THE PIPE. PIPE SHALL BE SIZED ACCORDING TO THE DRAINAGE REQUIREMENTS. WHEN THE ENTRANCE IS LOCATED AT A HIGH SPOT AND HAS NO DRAINAGE TO CONVEY A PIPE SHALL NOT BE NECESSARY. THE MINIMUM PIPE DIAMETER SHALL BE 6". CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID PIPE.
7. LOCATION - A STABILIZED CONSTRUCTION ENTRANCE SHALL BE LOCATED WHERE CONSTRUCTION TRAFFIC ENTERS AND/OR LEAVES THE CONSTRUCTION SITE. VEHICLES LEAVING THE SITE MUST TRAVEL OVER THE ENTIRE LENGTH OF THE TRACKING PAD.



NOTES:

1. INSTALL SILT FENCE TO FOLLOW THE GROUND CONTOURS AS CLOSELY AS POSSIBLE.
2. CURVE THE SILT FENCE UP THE SLOPE TO PREVENT WATER FROM RUNNING AROUND THE ENDS.
3. POST SPACING WITH FENCE SUPPORT MESH = 10 FT. (MAX.)
POST SPACING WITHOUT FENCE SUPPORT MESH = 6 FT. (MAX.)
4. SILT FENCE SUPPORT MESH CONSISTS OF 14-GAUGE STEEL WIRE WITH A MESH SPACING OF 6 IN. X 6 IN. OR PREFABRICATED POLYMERIC MESH OF EQUIVALENT STRENGTH

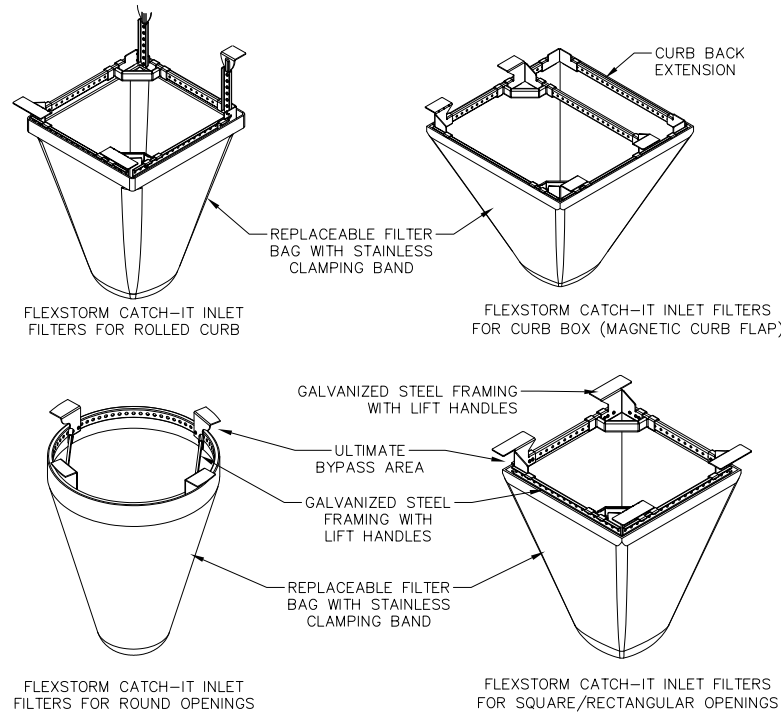
1 SILT FENCE
1 NOT TO SCALE

1 TRACKING PAD
1 NOT TO SCALE

NOT FOR CONSTRUCTION

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

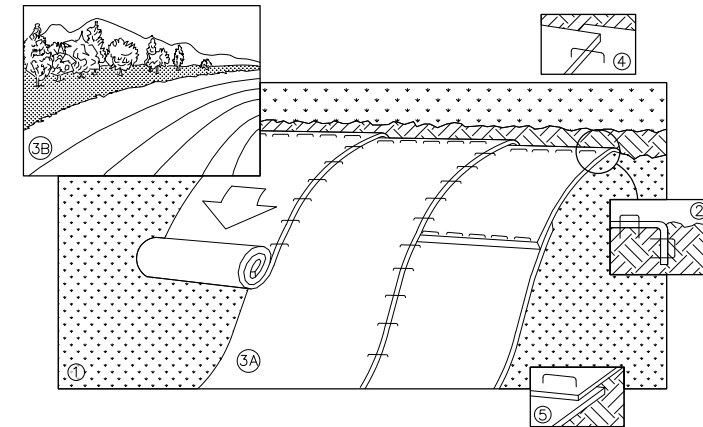
DATE: 12/20/2023
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 PROJECT NO.: 180386



- NOTES:
1. INLET PROTECTION DEVICES SHALL BE MAINTAINED OR REPLACED AT THE DIRECTION OF THE ENGINEER.
 2. WHEN REMOVING OR MAINTAINING INLET PROTECTION, ANY TRAPPED MATERIAL THAT FALLS INTO THE INLET SHALL BE IMMEDIATELY REMOVED BY THE CONTRACTOR.

1 FRAMED INLET PROTECTION
1 NOT TO SCALE

NOT FOR CONSTRUCTION



NOTE: REFER TO GENERAL STAPLE PATTERN GUIDE FOR CORRECT STAPLE PATTERN RECOMMENDATIONS FOR SLOPE INSTALLATIONS.

1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF FERTILIZER AND SEED.
NOTE: WHEN USING CELL-O-SEED, DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN 6" DEEP BY 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
3. ROLL THE BLANKETS <A.> DOWN, OR <B.> HORIZONTALLY ACROSS THE SLOPE.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2" OVERLAP.
5. WHEN BLANKETS MUST BE SPLICED DOWN THE SLOPE, PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH APPROXIMATELY 4" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART.
6. ALL BLANKETS MUST BE SECURELY FASTENED TO THE SLOPE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS RECOMMENDED BY THE MANUFACTURER.

1 EROSION MAT
1 NOT TO SCALE



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

CITY OF MIDDLETON
7426 HUBBARD AVENUE
MIDDLETON, WI 53562-3118

PH 608.821-8343 FAX 608.827.1080
E-MAIL: aattoun@ci.middleton.wi.us
WEB: www.CityofMiddleton.us

To: Middleton Plan Commission
From: Abby Attoun, AICP, Director of Planning & Community Development
Re: Annual Report for the Comprehensive Plan - 2023
Date: 02/23/24

The Plan Commission recommended, and Common Council approved a formal review/update to the City of Middleton Comprehensive Plan on November 21, 2023. The plan recommends the City carry out the goals, strategies, and actions of the Comprehensive Plan with the five following steps:

1. Prioritize Actions – Work on the schedule of short, medium, and long-term actions as a targeted work program to guide the ongoing implementation of the plan.
 2. Annual Report – Prepare an annual report describing how the plan has been used and what changes have occurred that may affect the relevance of the document.
 3. Periodic Amendments - Propose periodic amendments to the plan as conditions warrant.
 4. Regular Reviews - Conduct a formal review of the plan at least once every five years.
 5. Consistency – Ensure the City’s actions are consistent with the policies of the Comprehensive Plan. These actions include:
 - Review of development applications
 - Corridor and district plans
 - Official maps*
 - The zoning ordinance and zoning map*
 - The subdivision ordinance*
- *Wisconsin law requires that these actions be consistent with the adopted comprehensive plan.

Staff has begun tracking changes that will be incorporated into the next regular review and amendment to the Comprehensive Plan primarily due to the following:

1. Completed Actions related to adoption of the City’s Zoning Ordinance and Map, Lighting Ordinance, and Sign Ordinance (CC adopted 02/20/24)

In addition, the City is currently reviewing two requests for periodic amendments related to proposed Future Land Use (FLU) map changes.

The Comprehensive Plan should be responsive to continuous change in our community, and its usefulness should be monitored to ensure that it is a consistent statement of City policy. Staff welcomes any feedback for incorporation into the annual report.

Annual Report for the Comprehensive Plan - 2023						
Chapter	Strategy	Action	Progress (0-3)	Notes		
Land Use	1. Support diverse land uses for a complete community	A. Support complete neighborhoods throughout the City, both with new subdivisions and, where appropriate, in retrofits and serve existing neighborhoods	2	Redtail Ridge, Belle Farm, Ongoing	LU1 Avg	2.13
		B. Update Zoning and Land Division Ordinances to reflect adopted land use strategies, ensure a greater diversity and mix of land uses, and modernize the business and industrial zoning categories	2	Zoning ordinance re-write complete, proposal for Land Division ordinance under review		
		C. Update zoning ordinance to allow commercial recycling and composting in certain districts as a conditional use and to allow residential composting in all residential districts as a permitted use	2	Zoning ordinance re-write complete		
		D. Create and standardize ordinances relating to short-term rentals, accessory dwelling units (ADUs), and missing middle housing	2	Zoning ordinance re-write complete		
		E. Utilize Tax Increment Financing (TIF) assistance where appropriate to facilitate land uses that otherwise would not have occurred at the same scale, affordability, provision of amenities, or economic growth	3	TIF is used where appropriate within our TIDs, ongoing		
		F. Update the Bicycle & Pedestrian Plan to increase linkages between existing and new neighborhoods to encourage walking and biking throughout the community	1	Pedestrian, Bicycle, and Transit Committee held Active Transportation Plan kickoff		
		G. Preserve the long term viability of community gardening by using zoning or other regulatory tools to allow community gardens in all zoning districts	2	Zoning ordinance re-write complete		
		H. Align the City's land use planning with the top three priorities in the Capital Area Regional Plan Commission's Regional Development Framework	3	Included in the City's Comprehensive Plan, CARPC staff reviewed/provided input on Comprehensive Plan		
Land Use	2. Promote compact growth strategies to preserve farmland and natural resources and encourage transportation alternatives	A. Refrain from expanding the urban service area until needed for planned growth	2	Expansion approved for Belle Farm and requested for Acker Farm. Both are planned growth areas.	LU2 Avg	1.57
		B. Support development, redevelopment and infill of a wide range of housing types that make efficient use of land	3	Zoning and PDD process, ongoing		
		C. Focus growth in centers and corridors	2	Zoning ordinance re-write complete, University Avenue Corridor Plan		
		D. As properties redevelop, implement the adopted University Avenue Corridor Plan to encourage increased densities, cross access and parking easement to bring the corridor to a more human scale, increase walkability and establish a less auto-centric focus along the thoroughfare	2	Castle Rock redevelopment, 6300 University Avenue redevelopment is forthcoming		
		E. Reduce, and in some cases eliminate, minimum parking standards	2	Zoning ordinance re-write complete		
		F. Routinely update corridor and area plans to guide land use changes over time	0			
		G. Update and expand the City's adopted Allen Boulevard BUILD Plan to also include recommendations for Century Avenue that will improve walkability and livability for residents and visitors to access businesses, transit stops, and the Conservancy	0			
Land Use	3. Strive to maintain 25% permanent public open space to promote the health and well-being of people and the natural environment	A. Continue to update the Conservancy Lands Plan and the Parks & Open Space Plan every five years	2	Parks Open Space Plan updated 2020, Conservancy Lands Plan scheduled for update in 2024	LU3 Avg	1.60
		B. Promote the development of underutilized and environmentally contaminated sites to protect sites near open space and waterways	2	Contamination near Graber Pond and near Pheasant Branch Creek being addressed in two projects		
		C. Reject development proposals that have a demonstrable negative affect on public health	0	No such proposals made		
		D. Annually update the City's parkland and park improvement fees to ensure that they are meeting the needs of the community	2	Baker Tilly study complete, scheduled for review by Common Council in spring 2024		
		E. Continue to grow the MAPLE (Middleton Area Public Lands Endowment) to support the future of Middleton's public lands	2	MAPLE is now part of the Middleton Community Endowment, funding was provided in 2023		
		A. Amend the Floodplain Overlay Zoning district to better protect properties in flood-fringe areas	0		LU4 Avg	1.00

Land Use	4. Ensure that all land use decisions incorporate resiliency, equity, and adaptation	B. Revise the Zoning Ordinance and other relevant codes to promote the reduction of impervious surface areas in order to improve on-site water infiltration	2	Zoning ordinance re-write complete and establishes an impervious surface area standards, stormwater ordinance also under review		
		C. Support innovative green infrastructure practices in all land use decisions	1	Belle Farm & Redtail Ridge developments include green infrastructure practices		
		D. Use a scientific and data driven approach to management on public lands and establish data collection and monitoring systems to inform management	1	Working to GIS/asset inventory and pivot table for staffing resources	LU Avg	1.67
Transportation	1. Reclaim public streets so that they safely accommodate the most vulnerable roadway user, increase transportation choices, promote active lifestyles, improve health, and beautify the city	A. Implement the adopted "Complete Streets" policy so that the design and operations of the entire right-of-way balance the safety and convenience of all road users regardless of age, ability, or mode of transportation	1	Annual review of 5 Year Street Improvement Plan, Pedestrian, Bicycle, and Transit Committee held Active Transportation Plan kickoff	T1 Avg	1.40
		B. Establish "shared streets" within key travel corridors to provide safer routes for non-motorized travel and to emphasize the public realm	0	Should we pursue Hubbard Ave.?		
		C. Add sidewalks and narrow streets as part of reconstruction projects	2	Ongoing		
		D. Require site plans and buildings to connect with the street	2	Ongoing		
		E. Promote active transportation solutions that enhance health and quality of life	2	Two bike rodeos planned for 2024, bike racks added to some bus stops, bike parking requirements in Zoning ordinance		
Transportation	2. Protect the right of everyone to move safely around Middleton by adopting the "Vision Zero" approach to eliminate all traffic fatalities and severe injuries	A. Prepare a "Vision Zero" Action Plan	0	Learn from Madison initiative.	T2 Avg	0.14
		B. Analyze crash data and safety complaints annually, prior to the start of the budget development process, to identify and address problem areas	0	Plan to undertake each April		
		C. Evaluate and enhance the City's crash reporting system so that all crashes are reported and accurately recorded, with pedestrian and bicycle crashes given equal weight to crashes only involving motor vehicles	0	Need to coordinate with MiPD.		
		D. Maintain streets, paths, and sidewalks on a regular basis to minimize risk of harm to persons and property; Ensure that all residents have a safe route during reconstruction projects	1	Ongoing		
		E. Establish a uniform, citywide policy for crosswalk design standards	0	Include green pavement markings.		
		F. Reduce long gaps between marked crosswalks so that major streets present less of a barrier to non-motorists, prompting them to cross in less safe locations	0	Discussed University Ave and Century Ave		
		G. Increase enforcement of driver infractions caused by distraction, speeding, failure to stop/yield, and impaired driving, and promote education campaigns to counter these threats to road user safety	0	Need to coordinate with MiPD.		
Transportation	3. Establish and maintain a robust bikeway network that is comfortable and accessible to people of all ages so that travel by bicycle and other active mobility or personal mobility vehicles becomes more attractive than driving for most trips of three miles or less	A. Complete a network of bicycle lanes and paths linking all city neighborhoods to accommodate all types of bicyclists	2	Ongoing	T3 Avg	0.50
		B. Promote active mobility solutions that enhance health and provide safe routes to schools	0	Need to coordinate with MCPASD.		
		C. Embrace the use of personal electric vehicles (PEVs) and other micromobility devices while establishing regulations that treat them like bicycles	0			
		D. Establish or welcome shared micromobility systems in Middleton	0	Council denied 2022 budget request. Tourism Commission denied 2023 budget request.		
		E. Adopt and actively refer to an updated Active Transportation Plan for additional policy and action statements	0	Network Plan adopted as part of Comp Plan; Pedestrian, Bicycle, and Transit Committee held Active Transportation Plan kickoff		
		F. Adopt bicycle parking standards by ordinance	2	Zoning ordinance re-write complete		
		G. Install wayfinding signs for a backbone network of low stress bike routes	0	First signs to be installed with North Mendota Trail, Guidelines to be included in Active Transportation Plan		
		H. Install bicycle infrastructure that is more protective than traditional bike lanes	0	Topic for Active Transportation Plan		

Transportation	4. Create conditions that help transit become the preferred mode of travel for trips that are not made by walking, bicycling, or using other micromobility solutions	A. Regularly study opportunities for making cost-effective transit service enhancements	3	Participated extensively in Metro Madison's Network Re-design outreach	T4 Avg	1.67
		B. Provide bus stops that are accessible, safe, comfortable, and well maintained	2	Ongoing, Common Council approved funding for 6 new bus shelters and bike racks at many stops		
		C. Advocate for the re-establishment of a Regional Transit Authority	0			
Transportation	5. Reform Middleton's parking regulations by eliminating minimum quantity requirements, adopting parking demand management policies and programs, enhancing facility design, and establishing on-street accessible parking solutions and loading zones in congested areas	A. Overhaul parking standards so that they are more flexible, decrease development costs, and promote less use of private automobiles	2	Zoning ordinance re-write complete	T5 Avg	1.00
		B. Allow on street parking spaces to convert to other uses, including outdoor dining, pop up exercise locations, and bicycle parking	1	Temporary expanding pedestrian spaces near Stone Horse Green when the "Horseshoe" is open		
		C. Designate strategic locations for allocating curb space for courtesy accessible parking and loading zones, factoring in proximity to businesses relying on frequent freight deliveries while preserving accessible parking for customers during peak periods	0	Need to revisit discussions for several downtown locations, City has received several requests		
Transportation	6. Continue to plan for and operate Middleton Municipal Airport-Morey Field in a manner that ensures safe airport operations, supports regional economic development, maximizes sustainability and financial self-sufficiency, and serves as an attractive and neighborly gateway to the surrounding community	A. Continue to monitor the Airport Master Plan approved by the City to ensure it complies with all applicable regulations	1		T6 Avg	1.50
		B. Promote ongoing pilot safety seminars and other educational programs to maximize safe operations and minimize the potentially negative impact of below-pattern altitude flights over residential areas surrounding the airport while adhering to applicable FAA regulations and standards	2	Airport manager hosts periodic seminars and regularly updates Airport Commission.		
		C. Protect the airspace and approach corridors in the vicinity of the airport to prevent obstructions from encroaching into existing runway approaches as well as future approaches identified in the airport master plan	2	Removed some tree encroachments north and west of the airport in 2021; adopted airport master plan identifying obstructions in vicinity of airport.		
		D. Advance sustainability at the airport	1	Began offering unleaded fuel option in 2023		
Transportation	7. Work collaboratively with stakeholders of the rail corridor to ensure smooth operations of freight trains, and plan and advocate for the return of passenger service	A. Participate actively in regional discussions regarding freight operations, and support safety initiatives to reduce trespassing incidents while preserving existing rail crossings, including pedestrian crossings	2	City is appealing the Office of Commissioner of Railroads decision that crossing at Aurora Street is no longer public	T7 Avg	2.50
		B. Provide input into the Wisconsin DOT Rail Plan 2050 that is currently under development	3	Plan is adopted, City staff reviewed but no input was necessary		
Transportation	8. Forge partnerships with other agencies, the private sector, and non-profit organizations to strengthen	A. Participate in regional planning initiatives that may affect Middleton's transportation system, and regularly consult the plans of other agencies as they pertain to projects and programs within Middleton's jurisdiction	2	Ongoing	T8 Avg	2.00
		B. Preserve transportation corridors through intergovernmental agreements and official mapping	2	Official Map update approved 2/15/22		

	community linkages, improve efficiencies, and create great places	C. Share transportation system data with regional agencies that maintain databases used for regional planning	2	Staff annually provide updates to the MPO.	T Avg	1.06
Housing	1. Increase the amount of housing units available in the City, while ensuring that the overall density of housing (measured in dwelling units per acre) is either maintained or increased with growth	A. Support infill development where appropriate, especially in downtown Middleton and in other areas well served by transit, and in proximity to employment and commercial areas	3	Ongoing, Zoning ordinance re-write complete	H1 Avg	2.20
		B. Allow “missing middle” housing types, characteristics, and assembly in modifications to existing subdivisions	2	Ongoing, Zoning ordinance re-write complete		
		C. Embrace Transit Oriented Development (TOD) especially along major roads connecting activity centers, such as University Avenue, Century Avenue, Allen Boulevard, Parmenter Street, and the Park Street and Gammon corridor, as well as the rail corridor	2	Ongoing, Zoning ordinance re-write complete		
		D. Revise the Zoning Ordinance to allow an increase in density by encouraging accessory dwelling units (ADUs), ‘missing middle’ housing, and multi-family housing that make efficient use of land	2	Zoning ordinance re-write complete		
		E. Amend the Zoning Ordinance to reduce the minimum residential lot size for single family homes, increase the maximum building height for multi-family homes, and other modifications to the dimensional standards, where appropriate	2	Zoning ordinance re-write complete		
Housing	2. Ensure that all land annexed to the City for housing is planned as a complete neighborhood that includes a range of housing types a range of costs and access to services, transit, and open space	A. Integrate lower priced housing into all new subdivisions by including choices such as multi-family residential, smaller homes on smaller lots, tiny homes, ADUs, and other creative options	2	Zoning ordinance re-write complete, Belle Farm and Acker Farm submittals	H2 Avg	2.25
		B. Include “missing middle” housing types, characteristics, and assembly in all new subdivisions	2	Zoning ordinance re-write complete, Belle Farm and Acker Farm submittals		
		C. Proactively communicate expectations with property owners through annexation agreements	2	Redtail Ridge, Belle Farm, Ongoing		
		D. All new developments within the City should include amenities for children such as play spaces, learning centers, and/or daycares	3	Zoning ordinance re-write complete, includes 10.06.41 on-site recreational space requirements		
Housing	3. Preserve and support rehabilitation of the housing stock in existing residential neighborhoods	A. Partner with the Department of Energy Weatherization Assistance Program, Project Home, and other entities to encourage rehabilitation of the housing stock in existing neighborhoods	2	Partnering with Elevate Energy, Sustain Dane, Wisconsin Housing Preservation, WayForward Resources, Senior Center, Focus on Energy on a number of projects to rehabilitate housing stock	H3 Avg	1.00
		B. Support the use of programs that provide energy efficiency upgrades and assistance with home repairs, which will assist low-income seniors to stay in their homes longer	2	Energy Efficiency Navigator Program and Lakeview Electrification + Solar + Battery Storage project		
		C. Establish a revolving loan fund (RLF) for smaller projects serving families earning less than 80% of the County Median Income (CMI) such as rehabilitation of owner occupied housing	0	Consider with Affordable Housing Extension		
		D. Consider the development of a loan program (low or no interest) that will help residents preserve their housing investments	0	Consider with Affordable Housing Extension		
Housing	4. Support, and where possible incentivize, housing that meets the highest standards for energy efficiency, water stewardship and renewable energy generation	A. Partner with MGE, Focus on Energy, and other entities to encourage energy efficiency and renewable energy generation	2	Energy Efficiency Navigator Program and Lakeview Electrification + Solar + Battery Storage project	H4 Avg	1.67
		B. Encourage MGE to consider an on-bill financing and repayment program that allows property owners to pay for investments in clean energy upgrades through their utility	0			
		C. Continue to use tax increment financing (TIF) to support development of renewable energy systems and consider requiring energy modeling on TIF projects to support efficiency that is beyond the Building Code standard	3	TIF for solar/geothermal/whole building energy modeling at Belle Farm and solar/whole building energy modeling at 6100 Lake Street		
Housing	5. Promote homeownership opportunities	A. Partner with Habitat for Humanity, Movin' Out, and other organizations to help people with low-incomes and or people with disabilities purchase homes in Middleton	0	Consider with Affordable Housing Extension	H5 Avg	0.25
		B. Re-establish a down payment assistance loan program (DPAP)	0	Consider with Affordable Housing Extension		
		C. Form a Community Land Trust to steward long-term affordable housing in our community	1	Discussed with donation of land and Community Campus Plan, Consider with Affordable Housing Extension		

		D. Prioritize first-time homebuyers and first-generation homebuyers in all housing programs in the City moving forward	0	Consider with Affordable Housing Extension		
Housing	6. Provide incentives for the creation and preservation of affordable and income-restricted housing	A. Continue to use tax increment financing (TIF) to support development of affordable and income-restricted housing. Where possible, TIF should be matched with other sources of funding	3	TIF for affordable housing on Autumn Ridge in Tribeca	H6 Avg	1.43
		B. Modify the parking requirements to reduce or waive parking requirements for affordable and income restricted housing	2	Zoning ordinance re-write complete		
		C. Implement a total waiver, or a waiver of a substantial portion of, City fees to encourage homeownership opportunities for families earning 60% or less than the area median income (Habitat for Humanity or Movin' Out homes)	0			
		D. Utilize the "Affordable Housing Extension" that allows the City to extend the life of a tax increment financing (TIF) district by one year to "benefit affordable housing"	1	Workforce Housing Committee is preparing recommendations for Council		
		E. Maintain a listing of affordable and income-restricted developments, along with the affordability period expiration date. Explore options to maintain affordability within these developments	1	Dane County Housing Authority has prepared list, needs to be updated		
		F. Update and incorporate affordable housing recommendations in the City's adopted Workforce Housing Strategy	1	Ongoing, Workforce Housing Strategy should be updated		
		G. Partner with local nonprofits to inform residents of support services helping to keep Middleton affordable	2	Middleton Senior Center, WayForward Resources	H Average	1.48
Economic Development	1. Foster entrepreneurship, business retention and growth of Middleton businesses through targeted initiatives, programs and business development support	A. Retain existing businesses, which are Middleton's greatest resources for attracting new jobs and investment	2	Ongoing, TIF incentive approved to keep Fristam Pumps in Middleton	ED1 Avg	1.67
		B. Use Middleton's economic development goals outlined in the TIF Policy to assist companies that match Middleton's assets, coincide with our priorities, and have growth potential that will help diversify the local economy	1	Ongoing		
		C. Maintain a friendly business environment	2	Ongoing		
Economic Development	2. Harness economic development opportunities and ensure adequate sites are available to meet the needs for job growth	A. Maintain a database of all available sites and buildings	0		ED2 Avg	0.67
		B. Modernize Middleton's business parks to retain and attract employers and workforce	0			
		C. Create new opportunities for economic growth with infill employment centers that utilize existing spaces and adaptively re-use areas to accommodate businesses at varying stages - from startups to established businesses looking to expand	2	PPDs continued expansions		
Economic Development	3. Continue economic development collaboration with the State agencies, Madison Region Economic Partnership, regional communities, and local economic development organizations including the	A. Work with state and regional agencies to promote economic development and seek grants and other financial incentives for projects in Middleton	2	Ongoing, CDI grant underway for Bruce Company Redevelopment project, City secured \$3,000,000 CDBG-DR grant for The Mill Apartments, \$2,975,000 of which has been paid and reported	ED3 Avg	1.60
		B. Work with Middleton businesses, economic development partners, and the Middleton-Cross Plains School District to attract technology jobs that provide a high-quality work environment for employees, including competitive salaries, benefits, and quality of life	1	Started work		
		C. Support the development and sustainability of business associations along major corridors and the Downtown Middleton Business Association (DMBA)	1	Staff participates in DMBA meetings		

Development	Organizations including the Middleton Chamber of Commerce, the Middleton Area Development Corporation (MADC) and the Middleton Community Development Authority (CDA)	D. Continue the excellent working relationship with the Middleton Chamber of Commerce and their 743 businesses	2	Economic Development Map: https://development.middletonchamber.com/		
		E. Continue to support the Middleton Area Development Corporation and their mission to foster business growth in Middleton by offering loans to qualified companies	2	Partnership on MERL (Middleton Economic Relief Loan) Program, staff participates in MADC meetings		
Economic Development	4. Improve quality of life in Middleton by providing high quality amenities, public services, and public lands that make it an attractive and desirable place to live, work, and do business	A. Enhance and maintain the visual attractiveness of commercial areas and transportation corridors	1	Repainted entryway signage, new streetlight banners in 2022.	ED4 Avg	1.67
		B. Protect and enhance Middleton’s natural areas, and our status as a Greenway City	2	Ongoing		
		C. Use public art, especially at City gateways, the wayfinding signage system, and other streetscaping amenities to enhance the visual appeal of the City	2	Bus shelter mural project to be installed this spring, Love Your Neighbor Mural at gateway to Downtown		
Economic Development	5. Address workforce mobility to ensure that employees in Middleton have a variety of safe, reliable, and affordable transportation alternatives that provide access to employment centers	A. Work with regional transportation partners, including Madison Area Transportation Planning Board and the Wisconsin Department of Transportation to address regional transportation improvements that will better support the work commute of the City and region	2	Working with WisDOT on USH 14 at Deming Way, partnership with WisDOT on Pleasant View Road reconstruction	ED5 Avg	1.80
		B. Continue to support and pursue the North Mendota Parkway as a major transportation corridor for employees from north of Middleton	2	Ongoing		
		C. Construct the North Mendota Trail	2	Construction nearly complete		
		D. Construct the "Link" crossing and trailhead to allow pedestrians and bicyclists to safely cross Century Avenue and provide much needed amenities to visitors and residents	1	Included in City budget, public participation meeting held in February 2024.		
		E. Encourage the development of housing that meets the needs of all people who work in Middleton, so that they can have housing choices close to their jobs	2	Ongoing		
Economic Development	6. Continue to invest in public infrastructure that makes Middleton a competitive community for private investment	A. Improve the Parmenter North Infrastructure to connect to the community	2	2024 (or 2025) road reconstruction	ED6 Avg	2.00
		B. Extend Belle Fontaine Boulevard to Parmenter Street to connect to the residential street network to the east	2	Belle Farm development		
		C. Improve the Middleton Municipal Airport to better serve the Middleton business community	2	Airport Master Plan		
Economic Development	7. Make environmental sustainability a priority in all economic development decisions	A. Promote strong “green building” and sustainability standards to encourage developers to implement the most recent innovations in building design, renewable energy, stormwater management, and landscaping to protect the environment	2	Zoning ordinance rewrite completed and Sustainable Building Guidelines in draft form	ED7 Avg	1.40
		B. Use TIF incentives to support private development of renewable energy systems in order to help the City reach its goal of meeting 100 percent of communitywide energy needs with renewable energy by 2050	2	Middleton has currently incentivized ~1.5 MW of solar through its TIF Policy		
		C. Pursue development and policies that will build energy reliability, putting Middleton on the forefront of energy independence and security	2	Microgrid Feasibility Report for the Middleton Business Park		
		D. Make critical improvements to stormwater management infrastructure and mitigation practices to increase floodplain protection and avoid widespread damage in the event of extreme rain events	1	Stormwater ordinance revision is currently in process. Dane County's stormwater ordinance updated and new developments since 2022 have been held to more stringent performance standards		

		E. Encourage the location of “sustainable businesses” which have no negative impacts on the global and local environment, community, and economy	0			
Economic Development	8. Increase tourism in Middleton highlighting its many existing community assets, expanding its presence as a destination for outdoor recreation, and investing in support amenities like hotels, downtown spaces, and signature programming	A. Work with the Middleton Tourism Commission to enhance and market Middleton’s existing tourist assets	2	Ongoing	ED8 Avg	1.75
		B. Support the development of excursion trains from Middleton to downtown Madison and western Dane County to provide access to exciting events, like University of Wisconsin sporting events, and alternative recreational opportunities, like the Driftless Area	0			
		C. Continue to diversify range of activities available in Middleton to attract populations across generations, socioeconomic levels, and cultures	2	City partnership, including tourism grant for CXC facility		
		D. Invest in placemaking and community building activities that will further establish Downtown Middleton as vibrant place to visit	3	Stone Horse Green, ongoing		
Economic Development	9. Protect and enhance the historic character of the community	A. Follow the Historic Pheasant Branch Crossing Design Guidelines to create a cohesive area that preserves and highlights the settlement’s history while advancing the City’s development and revitalization goals, as described in the TID No. 5 Project Plan	2	Beaverbrook, ongoing	ED9 Avg	1.50
		B. Extend Downtown District northward along Parmenter Street and southward along Terrace Avenue, to enhance the City core	1	Vern's Auto Body redevelopment proposal, Middleton Center Phase III	ED Avg	1.58
Character	1. Preserve and honor the historical, cultural and natural resource assets and heritage in Middleton.	A. Partner with local First Nations to celebrate their history and sustainable practices in Middleton.	1	Discussion started regarding updating signage to better preserve effigy mounds on City property	C1 Avg	1.50
		B. Improve and update landmark signage in the historic areas of the community and develop an inventory of designated and eligible historic structures and sites.	2	Updated signage and created draft inventory in 2021		
		C. Identify areas where it may be desirable to establish design guidelines.	2	East End Historic District and Historic Pheasant Branch Crossing, grant for 2024 historical survey of all properties in Middleton has been applied for		
		D. Encourage wider public exploration of City history and culture through the Middleton Public Library and the Middleton Area Historical Society.	1	Display at library		
		E. Review the Middleton Landmark Commission’s ordinance and City role in preservation of history.	1	Maintaining certification as a Certified Local Government with the WI Historical Society		
		F. Apply the design guidelines for the Historic Pheasant Branch Crossing District	2	Beaverbrook followed guidelines, ongoing		
Character	2. Create accessible community spaces that are open and welcoming to all groups of people throughout the City	A. Prioritize creating a community center where residents can gather freely, take classes, and interact with each other	1	Community Campus Plan, ongoing	C2 Avg	0.80
		B. Make City Hall an open and welcoming place where community members can freely gather	0			
		C. Revise the City’s permitting process for special events to encourage local initiative and foster community engagement	1	Stone Horse Green regulations were revised, ongoing		
		D. Provide a wide range of park facilities to address the needs of existing and changing demographics	2	New park near Greenway Station, land near Belle Farm was acquired for parkland, and discussion of acquiring new land for parks is ongoing		
		E. Measure the quality of the Middleton community through the Healthy Community Framework from Health in All Policies once every couple years	0			
Character	3. Improve the sense of place and strengthen community identity in Middleton	A. Implement a mini-grant program where neighborhoods can apply for funding improvement, support community building programs and events, and other projects	0		C3 Avg	1.50
		B. Rewrite and incentivize implementation of the Public Art Master Plan for 2020-2030	2	Addendum approved by Common Council on 6/1/21		
		C. Establish a One Percent for the Arts in conjunction with Middleton’s Tax Incremental Financing (TIF) Districts to pay for public art	2	Arts Committee has approved a call for artists for the first Percent for Arts project (sculpture near Parmenter Street conservancy entrance).		

		D. Stimulate community around temporary and tactical art pieces such as chalking, yarn bombing, parklets, etc.	2	Summer/Fall Fun events at Stone Horse Green	C Avg	1.27
1. Mitigate climate change by reducing our community-wide energy use and eliminate greenhouse gas emissions by rapidly switching from fossil fuel sources to local, renewable sources of energy		A. Partner with Dane County and other agencies to administer equitable energy efficiency programs for homeowners, renters, and businesses that reduce both energy costs and greenhouse gas emissions. Middleton will prioritize assistance to those who need it the most and for those who have been historically excluded from economic opportunities due to a legacy of unjust policies and racism	2	Energy Efficiency Navigator Program (ARPA funded) and Lakeview Electrification + Solar + Battery Storage project. Partners include: Elevate Energy, Sustain Dane, WayForward Resources, Senior Center, Wisconsin Housing Preservation Corps	GC1 Avg	1.46
		B. Incentivize building design towards energy use targets that exceed commercial building code, and work with community stakeholders on a voluntary benchmarking and energy use reporting program for buildings over 25,000 square feet, on an annual basis	1	Zoning ordinance re-write complete, density bonus for net zero		
		C. The Sustainability Committee along with stakeholders and City elected officials will develop and adopt Net Zero Building Guidelines for new construction	0			
		D. Middleton will create a 5-year EV replacement schedule that incorporates zero emissions vehicles to support the 20-year fleet plan	3	FALCA fleet assessment tool developed by Sustainability Committee. 5-year vehicle replacement plan in place (a living document), ongoing.		
		E. The Sustainability Committee will work in conjunction with the Airport Commission to find ways to measure and then reduce emissions and leaded fuel use at the Middleton Municipal Airport	1	Unleaded fuel option is now available		
		F. The city will support robust electric charging infrastructure in the city including requiring that new multi-family housing developments include charging stations	2	Zoning ordinance re-write complete and requires EV-ready spaces and a minimum of 2 installed EV stations for most parking areas, TIF incentives for EV charging stations, City project underway to install EV infrastructure for City vehicles		
		G. Middleton will collaborate with Dane County to utilize Renewable Natural Gas (RNG) processed at the Dane County Landfill and eventually establish an RNG filling station in Middleton	1	Research and discussions are underway		
		H. Middleton will use "smart city" technology to improve energy efficiency in buildings, stormwater management, and traffic efficiency	0			
		I. Middleton will partner with MG&E to pilot and plan for future microgrid networks that can connect to one another to reduce risk, increase resiliency, and optimize energy distribution	2	Police Department battery storage and microgrid project. Microgrid Feasibility Report for Middleton Business Park complete.		
		J. Middleton will continue to embrace and incentivize clean and local energy from renewable sources such as wind, solar, geothermal and DERs (distributed energy resources)	2	Always ongoing		
		K. Place a value on Middleton's urban tree canopy using carbon valuation on the market that corresponds to their carbon sequestration potential	1	Preparing budget request for Urban Forestry Management Plan, potential ordinance updates in 2025/6		
		L. Use racial equity and social justice assessment tools and a Health in All Policies framework to assess policy decisions and to make sure no one group of people or neighborhood is excluded nor carries the burden more greatly than others because of a particular city policy decision or lack of one	2	Partnering with COWS on the Healthy Babies Grant, NOAH housing initiatives, BlocPower mapping will provide data needed to prioritize work to improve housing areas with the greatest energy burdens		
		M. Finish converting all streetlights to LED fixtures to cut electricity use and reduce carbon emissions	2	City received a grant and has budgeted funds to complete conversion of City-owned streetlights to LED. Supplies are being ordered for the first half of the conversion.		
2. Adapt to climate change		A. The city will write and maintain a Resiliency Plan which includes risk, vulnerability, and capacity assessments; energy security; hazard mitigation; emergency response; and recovery plans	2	Combination of Dane County Hazard Mitigation Plan, Sustainable City Plan, Energy Plan, and Pheasant Branch Creek Corridor Plan, Ongoing	GC2 Avg	1.38
		B. Reduce runoff and prevent flooding by maximizing upstream water infiltration and evapotranspiration during increasingly frequent large storm events	1	Started work		

Green City	effects, community emergencies, economic downturns, and unforeseen events that challenge our City through robust resiliency planning that will reduce risks, mitigate ecological degradation, and provide equitable disaster response for all citizens, businesses, and industries	C. Incentivize new development to maintain 100 % or more (predevelopment) rainwater runoff volume control on site	1	Part of Sustainable Building Guidelines, TIF Policy (Belle Farm is maintaining 100%)		
		D. Support and fund regular maintenance of the Pheasant Branch Creek Corridor redevelopment	2	Creek corridor project completed in 2023, Ongoing		
		E. Identify and fund a diversity of tree species in the urban tree canopy that consider climate mitigation, carbon sequestration, and resiliency in both urban forestry, and to mitigate existing rural afforestation	1	Started work		
		F. Launch and maintain a yearly Resilient Landscapes Initiative on a neighborhood scale to help residents take actionable steps in their yards and gardens that will improve biodiversity, habitat, reduced storm water runoff, soil health, and promote a stewardship ethic throughout the City	1	Middleton is partnering with Clean Lakes Alliance and regional planning association for this initiative		
		G . In conjunction with the Resiliency Plan, the city will maintain strong and tested partnerships with the county and local groups and institutions such as the Senior Center, Youth Center, School District, Library, First Responders, Public Health Department, Chamber of Commerce, and organizations such as MOM and Second Harvest Food Bank .	3	Always ongoing		
		H. Consider establishing a Business Recovery Center (BRC) to help local companies get the assistance they need to re-open or stay open after an event like COVID-19 or a natural disaster	0			
Green City	3. Protect and enhance our impressive public lands system that makes up 25% of Middleton's land use (conservancies, parks, forests, and trail system) and provides recreation, beauty, tranquility, and multifunctional, ecological system services.	A . Conduct regular updates to the City's Park and Open Space Plan; Bicycle and Pedestrian Plan; Americans With Disabilities Act (ADA) Review; Conservancy Lands Plan; Public Lands, Recreation, and Forestry Strategic Plans; and coordinate with Dane County on plans for the Pheasant Branch Conservancy	2	Ongoing, Active Transportation Plan (formerly called Bicycle and Pedestrian Plan) is kicking off, ADA review of playgrounds is underway, Conservancy Lands Plan will be updated in 2024	GC3 Avg	1.78
		B. Expand community partnerships that support education and outreach, provide hands-on ecological and recreation experiences, and promote life-long learning opportunities for the residents of Middleton	2	Part of many formal collaborations and partnerships around lake health and resilient landscapes with regional community partners		
		C. Recognize the importance of funding ongoing maintenance costs for our public lands during the yearly budget process	1	Started work		
		D. Increase connectivity between Middleton's public lands, adjacent communities, and other regional open spaces through land acquisition and/or trail easements that create green corridors	2	North Mendota Trail, Belle Farm and Redtail Ridge include trail connections		
		E. Implement an Integrated Pest Management (IPM) approach to pest and invasive species management on all public lands in Middleton and promote IPM community wide through public outreach	3	Ongoing, following Conservancy Lands Master Plan for identified priority areas		
		F. Support enhanced and future recreation opportunities in growth areas that meet the needs of Middleton residents	2	Negotiated parkland dedication in Belle Farm and Acker Farm, City acquisition of land near Belle Farm for parkland		
		G. Current and future initiatives and infrastructure improvements in public lands will seek to improve accessibility for Middleton's aging seniors, differently abled residents, those with cognitive challenges, and children	2	Requesting funding for accessibility audit on playgrounds and conservancy lands		
		H. Protect property throughout Middleton with upstream flood control and nutrient reduction strategies, in order to preserve restoration and redevelopment investments, and to reduce detrimental downstream effects from runoff	1			
		I. Establish a long-term working partnership with the Friends of Pheasant Branch on shared goals and strategies	1	Started work		
Green City	4. Promote biodiversity and value the many co-benefits provided by species in our	A. Create a bird friendly building ordinance that reduces bird collision mortality in all new developments	3	Ordinance approved	GC4 Avg	1.83
		B. Catalogue biodiversity in the city to identify hot spots for interventions and investment, areas that are most at risk, and areas with greatest potential for adding and supporting biodiversity	0			
		C. Support and maintain native plantings, restoration practices, and broaden invasive species control beyond conservancies and parks by collaborating with state and local agencies as well as private landowners	1			

	ecological biome	D. Middleton’s Sustainability Committee supports obtaining a Bee-City designation coupled with a “No Mow May” Campaign for residents to protect pollinator habitat	3	No Mow May Resolution past two years, ongoing		
		E. Support conservation programming, like ecological tours, sensory walks, or birding events that draw public interest and enthusiasm	2	Middleton has a "High-Flyer Bird City" designation and holds birding events with community partners.		
		F. Identify and establish wildlife corridors between green spaces, parks, and conservancy lands	2	Ongoing		
Green City	5. Reduce waste with robust policies and resources for reuse, recycling, and community curbside composting programs, and move the narrative away from “waste management” and instead to “resource recovery”	A. Reduce point source waste by encouraging less consumption and greater material reuse	1	Hazardous Household Waste Collection Event, paper shredding event, LED lightbulb exchange event with community partners: St. Bernard Catholic Church and Middleton High School Green Team.	GC5 Avg	1.00
		B. Middleton will recover materials from the waste stream which have a high value and provide a mechanism for collection and channelization of these back to the producer thereby moving towards a circular economy	0			
		C. Continue to work with the Chamber of Commerce on a Public Education Campaign to reduce single use plastic in the city	1	Started work		
		D. Establish a food composting pilot city-wide	1	The City will work with Dane County and Purple Cow to establish a food waste collection/drop off kiosk for residents in 2024. Food waste will be composted locally at Purple Cow facilities. The multi-year pilot project is funded with a \$400,000 grant (Middleton included), until the new sustainability campus and bio-digester is online to accept food waste in Dane County.		
		E. Track and measure waste stream for both non-recyclable and recyclable materials on a city-wide, yearly basis	2	LEED Certification required a full year's data - 2020. Working to create system for yearly tracking		
		F. Purchase bottle filling stations for the downtown district and set up a reusable water bottle program with participating businesses	1	Bottle filling station at Stone Horse Green		
		G. Encourage Middleton Hotels to participate in a vetted, third-party green business certification that uses science-backed standards, benchmarks, and guidelines and has a clear and transparent certification process	0			
		H. Use the TRUE rating system to evaluate and pursue zero-waste goals in municipal buildings	0			
		I. Adapt to changing recycling markets by educating public about contamination, sorting materials more effectively, and promoting local processing facilities	2	Sustainable U Forum on Recycling; updated Trash and Recycling Guide		
		J. Collaborate with Dane County to establish a community and/or regional anaerobic biodigester that serves the City of Middleton	2	Partner on Madison's EPA Feasibility Grant for regional biodigester. This is in the works at the new Dane County Landfill redevelopment slated for completion in next three years.		
Green City	6. Celebrate and protect our shared watersheds and adjacent Yahara Lakes system, conserve our water resources, and safeguard the quality of our drinking water that comes from abundant underground aquifers	A. Celebrate and promote the value of our streams, creeks, and wetlands, and recognize their importance to our socio-economic and ecosystem health as a community through regular public engagement	3	Ongoing. Designated Collaborator with other regional partners on Renew the Blue, a cross-sector partnership initiative.	GC6 Avg	2.00
		B. Preserve the role of wetlands, prairies, savannas and woodlands as essential components of the hydrologic system and valuable wildlife habitat. Protect shoreline and floodplain areas accordingly	1	Started work		
		C. Continue to lead in partnership with efforts such as the Yahara WINS (Watershed Improvement Network) and the Yahara CLEAN Compact (version 3.0) collaboration to reduce phosphorus loads in our water from both urban and rural lands	3	Ongoing		
		D. Consider strategic land acquisition North of the City of Middleton, to improve both water quality and to manage water quantity by employing techniques that increase infiltration and evapotranspiration	1	Started work		

Key: 0 - Not Started, 1 - Started or tangential work completed, 2 - Active or Ongoing, 3 - Completed

Green City	7. Develop a more systematic approach to implementing green infrastructure storm water practices and innovate ways to improve our watershed health and community resilience in the face of everincreasing extreme weather events due to climate change	A . Incentivize GI in new construction and remove any zoning code restrictions that prohibit grey water systems if they meet designated criteria	2	Included in TIF policy, Zoning ordinance re-write	GC7 Avg	1.00
		B. Promote and model green and blue roof technologies in new municipal building projects	0			
		C. Employ multiple site-specific GI strategies street by street during reconstruction projects	0			
		D. Celebrate and protect our existing kettle ponds (Tiedeman, Stricker, Esser , Graber) and our conservancy lands that also serve the city as storm water assets	2	Ongoing		
Green City	8. Support a local and just food system where everyone has access to healthy, safe, affordable food	A. Support local community and school gardens and food pantry gardens taking care to serve populations that disproportionately are affected by food insecurities	1	Two community gardens on City land, one donates produce to WayForward Resources	GC8 Avg	0.60
		B. Support local farmer’s markets in areas of town accessible to all and promote acceptance of food stamp and SNAP benefits to pay for items	1	Started work		
		C. Identify gaps in the community where there is little access to healthy food or adequate, affordable, reliable transportation to grocery stores, and work to bridge this gap	1	Started work		
		D. Establish a citizen-led, local Food Policy Council	0			
		E. Support a food recovery program that re-distributes surplus food, saves businesses money, and reduces carbon emissions generated from excess food waste	0			
Green City	9. Provide entry points into the new Green Economy for local citizens and school district graduates through job training, job creation via renewable energy projects, and reduced energy costs that center people historically burdened by unjust systems	A. Promote green building and renewable energy job training programs for recent school district graduates, Black, Indigenous, and people of color, individuals with low incomes, workers in fossil fuel industries, and released prisoners	1	Middleton supports a contractor accelerator as part of our Energy Efficiency Navigator Program with Elevate Energy and their partner, Latino Workforce Academy. Workforce training is written into current grants.	GC9 Avg	1.25
		B. Partner with the Middleton Chamber of Commerce and the business community to chart a path forward for how the city can grow sustainably on both the supply and demand side	1	PACE Wisconsin Financing		
		C . Offer resources and support for residents and businesses to invest in local renewable energy markets and efficiency upgrades that will bring more green jobs to the city	2	Solar Group Buys, Solarbration, Sustainable U. Working on Solsmart designation.		
		D. Engage students at Middleton High School about opportunities in the green building and renewable energy sector	1	Sustainability Committee high school member. Potential for high school student engagement on local solar projects (added to solar RFPs), and with project partners Elevate and Sustain Dane	GC Avg	1.38
Governance and Partnerships	1. Continue to actively engage the community by enhancing open and accessible channels of communication between city staff, elected and appointed officials, and all residents and businesses.	A. Increase civic engagement that meets neighborhoods and individuals where they are, such as by holding a quarterly “open house” to provide a one-stop shop for accessing key services	1	City held public engagement events for Zoning Ordinance and other projects. The Energy Efficiency Navigator Program is engaging with community partners: Wayforward Resources and the Senior Center, Elevate Energy, Sustain Dane, and Latino Workforce Academy, along with Middleton building owners.	GP1 Avg	1.67
		B. Maintain enhanced public access to Common Council and committee meetings	2	Zoom meetings, YouTube livestream		
		C. Enhance communications through the recently established Communications position	3	Communications position filled and City communication is significantly enhanced, Middleton Minute, quarterly newsletter initiative in early stages		
		D. Establish a Diversity, Equity, and Inclusion (DEI) team	1	GARE - Government Alliance for Racial Equity		
		E. Demonstrate that appointments to local advisory boards and the city’s workforce reflect the gender, racial, and ethnic diversity of the City	2	Ongoing		
		F. Regularly survey residents to assess trust and engagement with local government	1	Mayor's housing survey is underway		

Governance and Partnerships	2. Foster strong intergovernmental relationships and partnerships with surrounding municipalities and local, regional, and state organizations	A. Continue to implement existing intergovernmental agreements with surrounding communities and work collaboratively on future municipal boundary changes, sewer service areas, extraterritorial decisions, and planning	2	Council is holding meetings with Town of Springfield officials.	GP2 Avg	1.67
		B. Coordinate with State agencies and regional governing bodies on sustainability, resiliency, and transportation planning	3	Green Tier Legacy Communities, Sustainability Coordinator regularly meets with peer communities, Wisconsin Local Government Climate Coalition, Metropolitan Planning Organization, CARP-C		
		C. Update Growth Boundary Agreements with surrounding communities to preserve the ability to grow sustainably	0			
Governance and Partnerships	3. Partner with Educational Institutions to ensure that city residents have lifelong learning opportunities	A. Collaborate with the Middleton and Waunakee school districts to ensure that new school facilities or building expansions are planned to serve Middleton's northern growth area in a timely fashion and scaled appropriately to help achieve more compact, pedestrian-oriented development patterns in new neighborhoods	2	Planning staff worked extensively with Middleton and Waunakee school districts over the past quarter to update projections	GP3 Avg	1.75
		B. Ensure that Childcare / Preschool facilities can operate in all neighborhoods and business parks to maximize access and convenience	3	These facilities can operate in mixed-use districts as permitted uses and in research parks and multi-family as conditional uses.		
		C. Encourage post-secondary institutions such as Madison College and Edgewood College to offer courses or even a satellite campus in Middleton to promote lifelong learning	0			
		D. Continue to work with the Middleton-Cross Plains Area School District on the high school and other future facility expansion projects to ensure that they remain walkable and embedded in neighborhoods while minimizing negative impacts on surrounding residential neighborhoods	2	Ongoing		
Governance and Partnerships	4. Coordinate water and wastewater service with development and transportation projects to promote orderly maintenance and extension of services, with installation occurring in a manner that minimizes physical and negative aesthetic impact, while ensuring efficiency in service provision	A. Continually monitor the City's Wellhead Protection Plan to identify and address possible contamination of drinking water	2	Ongoing	GP4 Avg	1.67
		B. Require all development within the Urban Service Area (USA) to utilize public sewer and water systems and to meet current urban service standards	2	Ongoing		
		C. Continue to require that developers plan and pay for the extension of sewer and water mains to serve their developments	3	Ongoing		
		D. Prioritize maintenance of the wastewater system and act on the recommendations in the Utility Master Plan Update	1	Started work		
		E. Focus on maintenance improvements on existing wells, storage facilities, and water mains while planning to add water system capacity in about 25 years	1	Started work		
		F. Encourage and incentivize water conservation practices and review the City's water rate structure at regular intervals to determine how the City can structure rates to increase water conservation	1	Started work		
Governance and Partnerships	5. Provide services and programs to manage solid waste and promote recycling while encouraging residents and businesses to reduce waste output and increase their reuse of materials	A. Favor waste hauling contractors that use CNG vehicles and that proactively identify alternatives to landfilling	0	Consider revising to include biodiesel and electric.	GP5 Avg	1.33
		B. Enhance operation of the Middleton Recycling Center and implement programs that expand and/or improve opportunities for the recycling and reuse of materials	2	The MRC is expanding hours in 2024.		
		C. Encourage food waste composting where possible	2	The City will partner with County in 2024 on a food waste composting program that includes drop off site/s in Middleton for residents, and also will also serve businesses potentially.		
		A. Forge partnerships that employ energy conservation practices and enable residents and businesses to purchase power from renewable energy sources	2	The City continues to participate in MGE's Shared Solar initiative and partners with other municipalities, the County, and the Focus on Energy Community Liaison.	GP6 Avg	2.29

Governance and Partnerships	6. Work with providers to ensure the reliable supply and transmission of energy throughout the city while working toward achieving 100% renewable energy usage	B. Utilize microgrid and battery storage technology to ensure uninterrupted energy to key functions and services within the city	2	Middleton Police/Municipal Court battery storage to be added in Spring 2024. Middleton also completed a Microgrid Feasibility Study for the Middleton Business Park which collected and organized a lot of data and background information and explored potential scenarios for a community scale microgrid associated with MGE's Pheasant Branch Feeder.		
		C. Promote solar installations on additional municipal buildings or land and encourage the private sector to do likewise	3	This action will always be ongoing. We have incentivized over 1.5 MW of power in our TIF District developments, support solar group buys for residents, educate the public through multiple community events, and we have a completed Energy Plan that prioritizes municipal building projects.		
		D. Allow wind energy systems in all zoning districts but utilize the conditional use permit process to ensure that the scale, placement, and appearance is compatible with the area	3	The zoning ordinance allows small wind energy systems in all districts except conservancy, and large wind energy systems as conditional uses in three zoning districts.		
		E. Continue to support public/private partnerships to collocate and bury electrical and telecommunication distribution lines in both new developments and areas where they still exist above ground	1	Started work with MGE and other utilities to develop a cost estimate for University Avenue		
		F. Update ordinances and policies to promote electrification and alternative-fuel usage for vehicles and expand the supply of electric vehicle charging stations in the city	2	We now have a 5-year fleet replacement plan that prioritizes electric and hybrid vehicles where appropriate. The Sustainability Committee produced a fleet assessment tool that compares life cycle costs of various fuels, maintenance and operating expenses for a variety of vehicles and fuels. The City will install electric charging infrastructure during the first 2 quarters of 2024.		
		G. Update the City's Outdoor Lighting Code (Chapter 33) to reflect evolving changes in technology and best practices for preserving and enhancing the area's dark sky	3	Dark Sky compliant Lighting Ordinance approved		
Governance and Partnerships	7. Support public/private partnerships to collocate communications facilities, utilize existing structures for site equipment as much as possible, and ensure that technological advances are accessible to all residents and businesses	A. Develop a community area fiber network where practical to improve internet access, economic development, public safety, education, and community support programs	0		GP7 Avg	2.00
		B. Continue to cooperate with telecommunications companies who request to install equipment in public road rights-of-way while imposing reasonable controls on their design, location, and installation to ensure safety and avoid creating an eyesore	3	Ongoing		
		C. Review City regulations pertaining to the installation of private antennae, towers, dish systems, re-transmitters, and related structures so that they are consistent with State law while mitigating (as authorized by State law) potential negative impacts on adjoining residents	3	Completed with Zoning Ordinance		
8. Improve storm water management practices so that they adequately mitigate	A. Support the Storm Water Utility, and the Storm Water Utility Board, which manages the Utility	2	Ongoing, WRMC and SWUB to merge	GP8 Avg	1.25	
	B. Implement the most effective flood control alternative(s) to mitigate future flood hazards	1	Started work			
	C. Determine the appropriate application for the recently completed Floodplain Study and associated floodplain maps	1	Started work			

<p>Governance and Partnerships</p>	<p>intense rain events, reduce runoff rates and volumes, reduce sediment and pollutant transport, and improve the quality of streams, ponds, and Lake Mendota; and lessen the potential impact that increased flood peaks are likely to have on public safety, infrastructure, and the Pheasant Branch Conservancy</p>	<p>D. Consider updating the City’s Storm Water Runoff Control and Erosion Control ordinances to maintain the highest feasible water quality and quantity control standards that factor in updated rainfall data and best available technology</p>	<p>1</p>	<p>Started work</p>		
<p>Governance and Partnerships</p>	<p>9. Provide municipal facilities that are cost-effective, energy efficient, and constructed to a high standard of architectural quality, and municipal services that are available and accessible to all residents and businesses</p>	<p>A. Design and construct Net Zero energy/carbon buildings that emphasize conservation of energy</p>	<p>1</p>	<p>Zoning ordinance offers density bonus for net zero</p>	<p>GP9 Avg</p>	<p>1.63</p>
		<p>B. Complete the Community Campus Planning project</p>	<p>1</p>	<p>Ongoing</p>		
		<p>C. Ensure that City planning documents and Capital Improvement Plans are updated regularly</p>	<p>2</p>	<p>Ongoing</p>		
		<p>D. Continue and strengthen the programs offered by the Youth Center to support a diverse group of 5th-8th grade students in the Middleton community</p>	<p>2</p>	<p>Ongoing</p>		
		<p>E. Support the Senior Center’s efforts to provide a multi-purpose, safe, and accessible facility that offers a broad range of services for all older adults, providing activities that address spiritual, physical, emotional, artistic, creative and intellectual needs</p>	<p>2</p>	<p>Ongoing</p>		
		<p>F. Prioritize high quality public safety for the betterment of the community</p>	<p>2</p>	<p>Ongoing, two new police officers approved and hired</p>		
		<p>G. Provide all city residents with access to health and recreation services as well as opportunities to promote active lifestyles and physical and mental health</p>	<p>2</p>	<p>Ongoing</p>		
		<p>H. Support the Tourism Commission’s efforts to drive economic impact in Middleton through overnight stays, facilitate relationships with travel industry partners through effective communication, education and support services; and responsibly and strategically use room tax and other resources</p>	<p>1</p>	<p>Started work</p>	<p>GP Avg</p>	<p>1.73</p>
<p>Quick Stats:</p>						
	<p>Completed Actions:</p>	<p>26</p>				
	<p>Started/Active Actions:</p>	<p>167</p>				
	<p>Not Started Actions:</p>	<p>48</p>				
	<p>Total Actions:</p>	<p>241</p>				
					<p>Land Use Average:</p>	<p>1.67</p>
					<p>Transportation Average:</p>	<p>1.06</p>
					<p>Housing Average</p>	<p>1.48</p>
					<p>Economic Development Average</p>	<p>1.58</p>