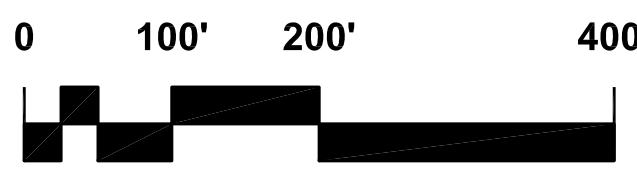


Resilience Research Center

501 E. Badger Avenue, Madison, WI

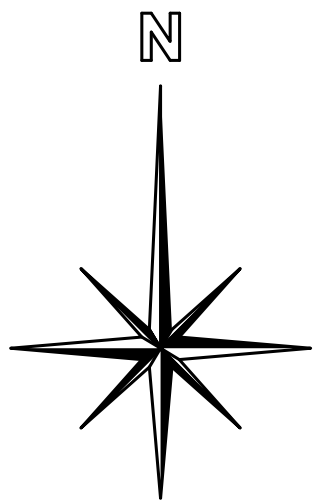
Sheet Index:

- 1.0 Existing Conditions
- 2.0 Tree Preservation Plan
- 3.0 Demolition Plan
- 4.0 Site Master Plan
- 5.0 Site Access Plan
- 6.0 Utility Plan
- 7.0 Conceptual Grading Plan
- 8.0 Conceptual Storm Water Management Plan
- 9.0 Landscape Plan
- 10.0 Floor Plans
- 11.0 Building Elevations
- 12.0 Phase I Site Plan
- 13.0 Phase I Site Access Plan
- 14.0 Phase I Utility Plan
- 15.0 Phase I Conceptual Grading Plan
- 16.0 Phase I Conceptual Storm Water Management Plan
- 17.0 Phase I Landscape Plan
- 18.0 Phase I Floor Plans
- 19.0 Phase I Building Elevations
- 20.0 Site Details

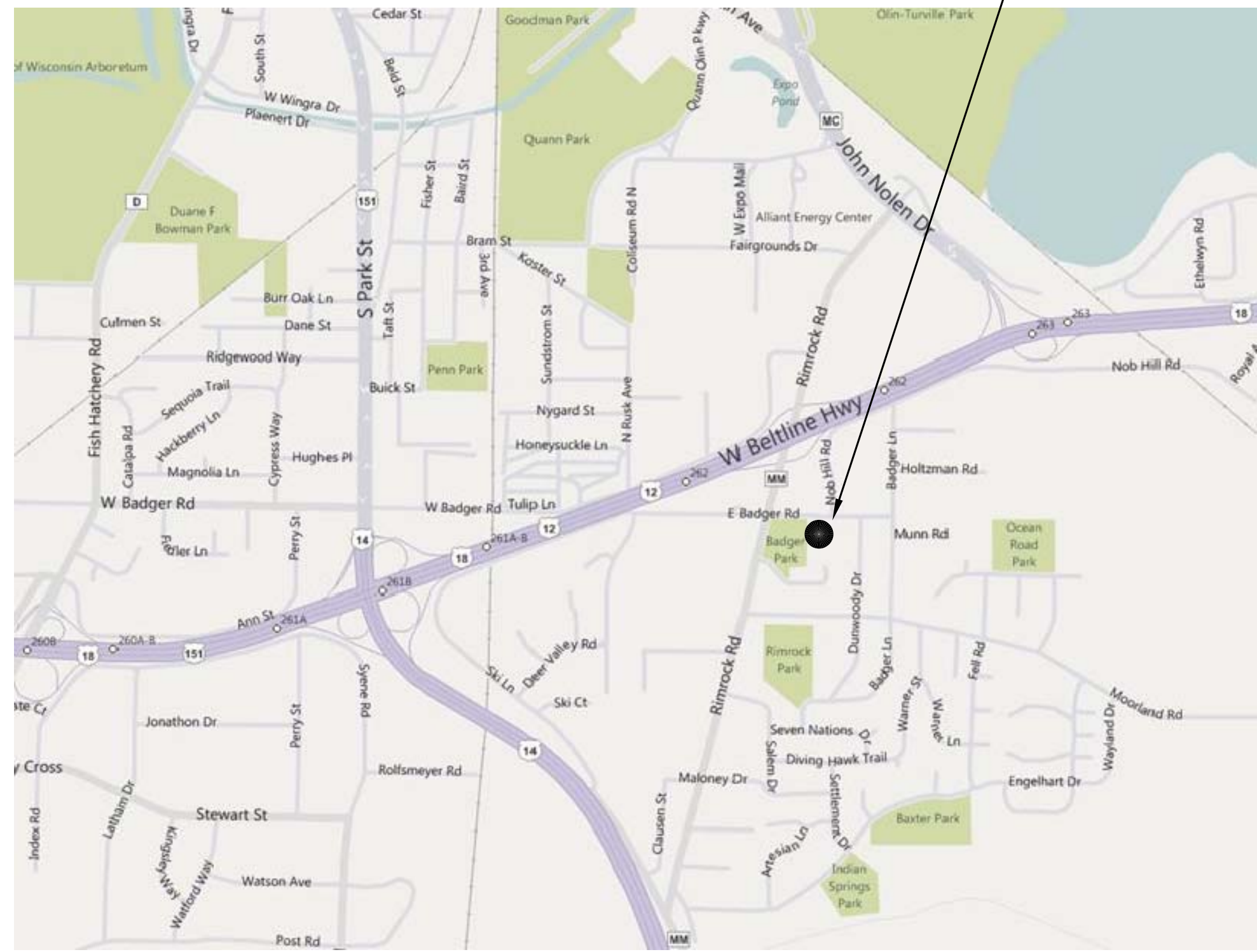


Graphic Scale

Site Aerial



Site Location



Location Map

Owner:



Center for Resilient Cities
200 N. Blount Street
Madison, WI 53703
Tel. 608.255.9877
Fax 608.255.6793
www.resilientcities.org

Architect / Construction Manager:



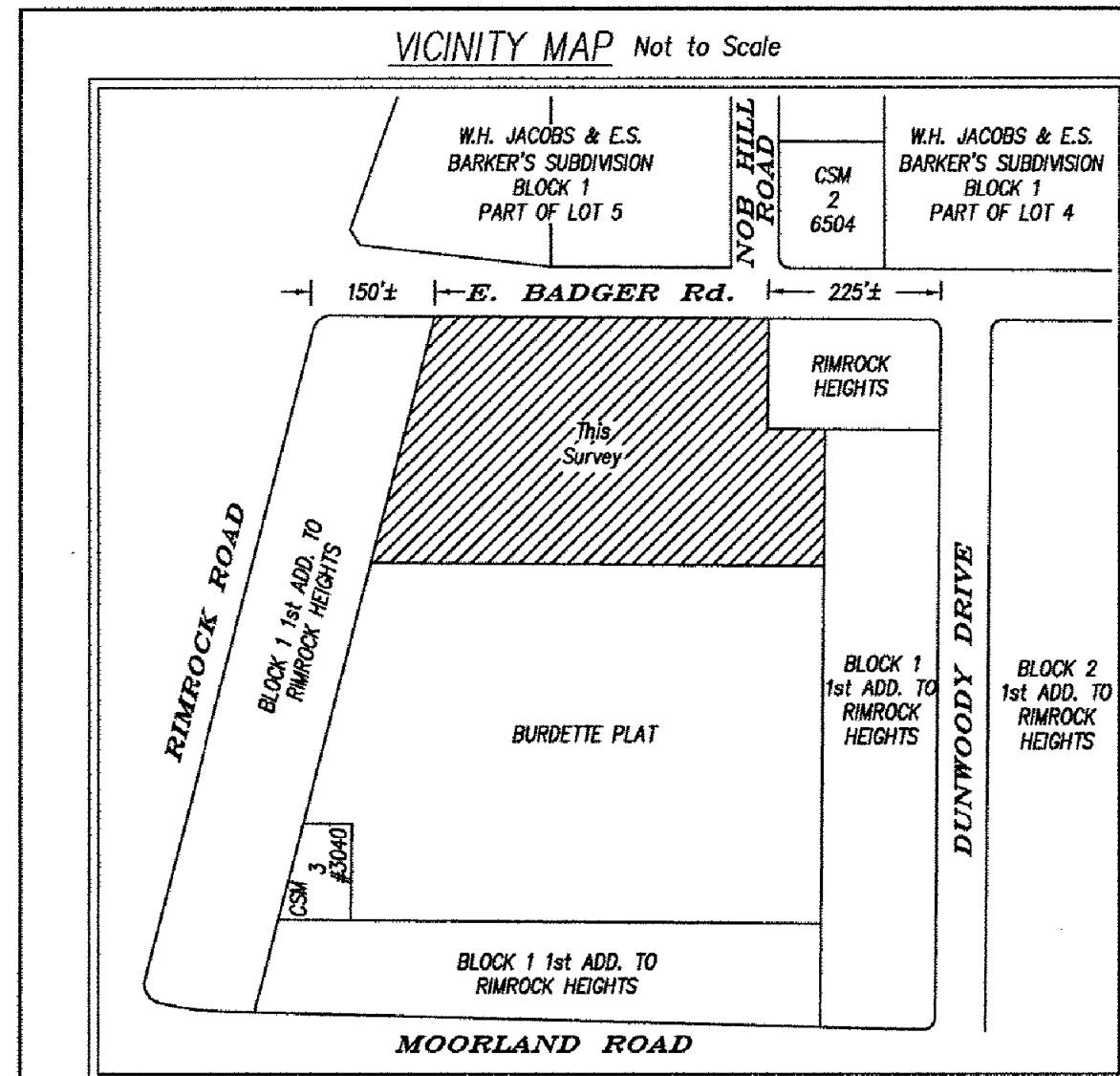
Hoffman, LLC
122 East College Avenue, Suite 1 G
Appleton, WI 54911
Tel. 800.236.2370
www.hoffman.net

P.O. Box 8034
Appleton, WI 54912

City of Madison
Land Use Application Submittal
Resilience Research Center

8 September 2010 / Revised 22 October 2010





NOTES

- DESCRIPTION FURNISHED: Lot 1, Certified Survey Map 3040, recorded in Vol. 12 of Certified Survey Maps, page 28, as #1600221, in the City of Madison, Dane County, Wisconsin.
- Dates of field work: November 19 & 20, 2009 and March 31, 2010.
- Parcel address & number surveyed: 501 East Badger Road, 251/0709-363-0224-2.
- Area of parcel surveyed: 107,014 square feet.
- Utility locations are based upon substantial, visible above ground structures or as marked by Digger's Hotline One-Call Ticket Numbers 20094611645, 20094611647, and 20094611654.
- 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.
- No trees, fences, or ground cover have been located as a part of this survey.
- Surveyor has made no investigation or independent search for encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
- Per zoning information obtained from the City of Madison's website on 12-03-2009, the existing zoning of this parcel is R3, Single- and Two-Family Residence District. Setbacks per Ch.28.08(4)(f) of the Madison General Ordinance (hereafter MGO) shall not be less than the following:
 - Front yard: twenty-five (25) feet.
 - Side yards:
 - One story buildings—a least side yard of five (5) feet except where the side yard abuts the rear yard of the adjacent property and when said adjacent property is not non-complying as to rear yard, in which case such a structure or addition shall not be less than four (4) feet to the side lot line.
 - Two story buildings—a least side yard of six (6) feet.
 - For each foot by which the side walls of a building exceed forty (40) feet (measured parallel to the adjoining lot line), the required side yard width shall be increased one and one-half (1-1/2) inches. For the purposes of this calculation, any that portion of the side wall of a single family or two-unit building beyond eighteen (18) feet of the side lot line shall be excluded from this side yard penalty.
 - Reversed corner lot—twelve and one-half (12 1/2) feet for side yard adjoining street.
- Per Ch.28.08(4)(b) of the MGO, no structure shall exceed 10,000 square feet in floor area.
- Per Ch.28.08(4)(c) of the MGO, no building or structure shall exceed two (2) stories nor thirty-five (35) feet in height. However, as part of a planned residential development where authorized by the Plan Commission because of a superior site plan or design, a building not exceeding three (3) stories may be permitted.
- Per Ch.28.08(4)(g) of the MGO, there shall be provided a usable open space of not less than seven hundred fifty (750) square feet per dwelling unit.
- By graphic plotting only, the parcels surveyed are located in "Zone X" - Areas determined to be outside the 0.2% annual chance floodplain of the Flood Insurance Rate Map Community Panel Number 417 of B50, Community-Panel Number 5502304170, Revised Date of January 02, 2009.
- Based upon existing driveway locations the parcel surveyed has access to and from East Badger Road.
- Names of adjoining land ownership are depicted based upon information on the AccessData website on November 05, 2009.
- During the course of field survey work no evidence of earth moving work, building construction or building additions were observed.
- Per a discussion with the City of Madison Engineering Department on December 03, 2009 no changes in street right of way lines has been completed or proposed.
- There was no visible evidence of which the surveyor is aware of this site being used as a solid waste dump, sump or sanitary landfill.
- Elevations shown hereon are based upon the City of Madison datum, NAVD83.
- Surveyor has been provided with a copy of Title Commitment No. P0508565, dated August 20, 2009 at 07:44a.m. Schedule B-Part 1, Exceptions of said Commitment references the following:
 - 10-10' Limited Highway Easement - as shown on Certified Survey Map. (Easement shown.)
 - 12-12' Private Drainage Easement - as shown on Certified Survey Map. (Drainage easement falls outside of parcel surveyed therefore easement not shown.)
 - 12-Restrictions relative to the direction of drainage swale construction - as shown on the plot. (Plot of 1st Add. to Rimrock Heights does not reference this restriction. The Certified Survey Map references drainage swale, however said swale and correlating drainage arrows are not referenced on parcel surveyed. Said swale and correlating arrows appear to fall entirely within Lot 2 of said Certified Survey Map.)
 - 13-Existing building - as shown on Certified Survey Map. (Building shown.)
 - 14-Right of Way Grant Underwritten Electric to Madison Gas and Electric Company, recorded in Vol. 22869 of Records, Page 3, as #2468742. (Right of Way Grant shown.)
 - 15-Right of Way Grant to Wisconsin Bell, Inc., recorded in Vol. 18863 of Records, Page 12, as #2376416. (Right of Way Grant shown.)
 - 16-Easement Right of Way Grant to Wisconsin Telephone Company recorded in Vol. 4585 of Records, Page 72, as #1784683. (Easement Right of Way Grant shown.)
 - 17-Plot Restriction recorded in Vol. 71 of Records, Page 327, as #1229154. (Restriction affects Lots 1-12, Block 4, 1st Add. to Rimrock Heights. Said restriction does not encumber the parcel described hereon.)

SURVEYOR'S CERTIFICATE

To: Badger Resilience Research Center, LLC and Preferred Title:

This is to certify that this map or plot and the survey on which it is based were made in accordance with the Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS in 2005, and includes Items 1-7a, 8-10, 11b, 13, 14, 16, 17, and 18 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Wisconsin, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

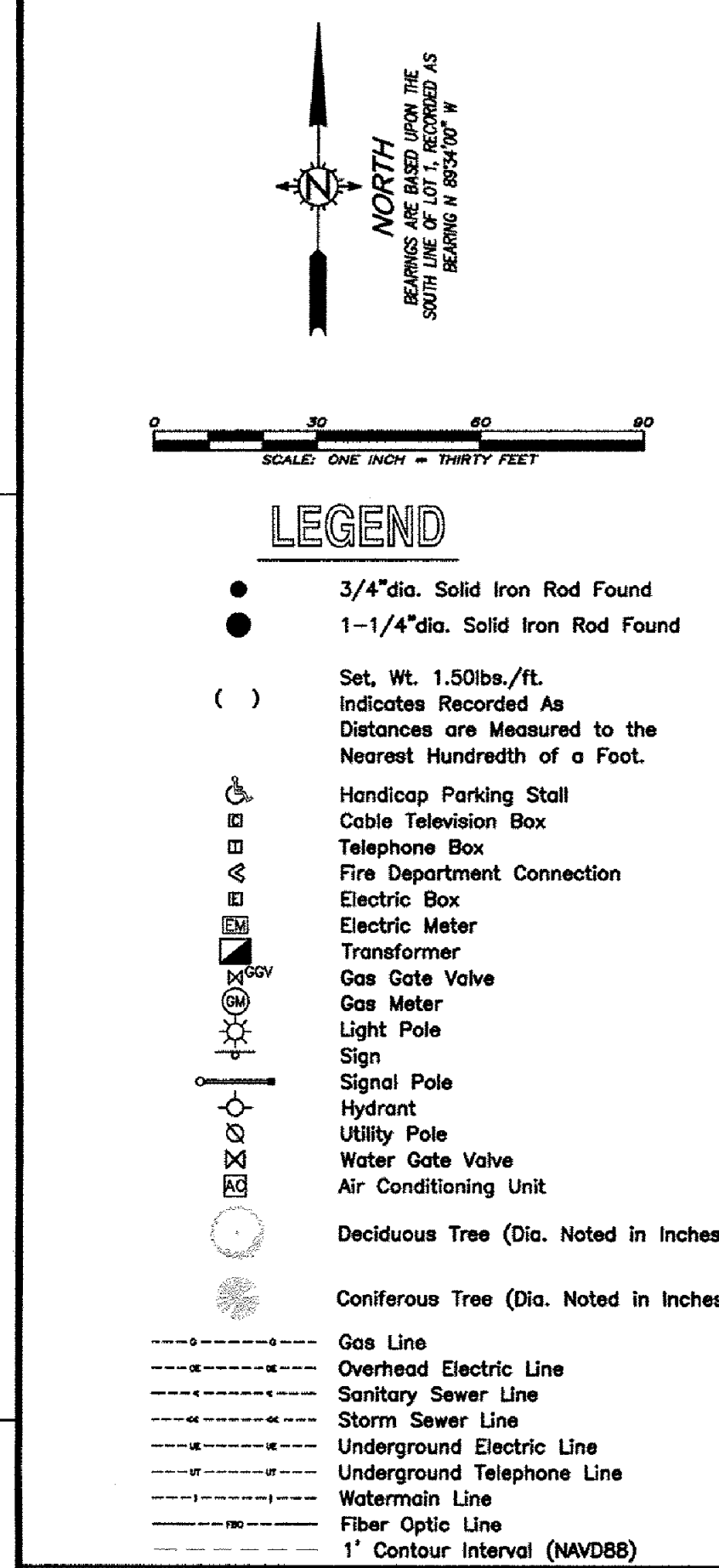
Veribicher Associates, Inc.
By: Michael S. Marty, P.L.S. No. 2452

Date: December 22, 2009
Revised: April 01, 2010

Michael S. Marty
Michael S. Marty, Professional Land Surveyor, No. 2452



vierbicher
planners | engineers | advisors
REEDSBURG - MADISON - PRAIRIE DU CHIEN
999 Fourier Drive, Suite 201 Madison, Wisconsin 53717
Phone: (608) 824-4332 Fax: (608) 824-4333



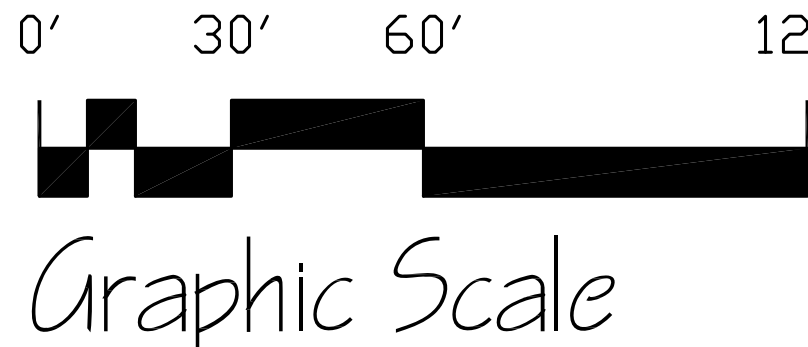
Surveyed For:
Badger Resilience Research Center, LLC
200 North Blount Street
Madison, WI 53703

REVISION DATE	DESCRIPTION
04/01/2010	LOCATION OF TREES

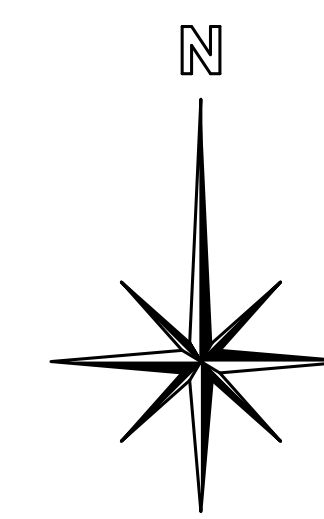
PROJECT NO. 05107230
CAD FILE NAME
DRAWN BY PEH & MSM
CHECKED BY JRQ
DATE December 22, 2009
CLIENT PROJECT NO.

TITLE
ALTA/ACSM Land Title Survey-501 E. Badger Rd.
LOT 1, CERTIFIED SURVEY MAP NUMBER 3040, AS RECORDED IN VOLUME 12 OF CERTIFIED SURVEY MAPS, ON PAGES 28-29, AS DOCUMENT NUMBER 1600221, DANE COUNTY REGISTRY, LOCATED IN THE NE 1/4 OF THE SW 1/4 OF SEC. 36, T07N, R09E, CITY OF MADISON, DANE COUNTY, WISCONSIN

SHEET MAP NUMBER
S-262



Existing Conditions Plan



Existing Conditions Plan
Resilience Research Center

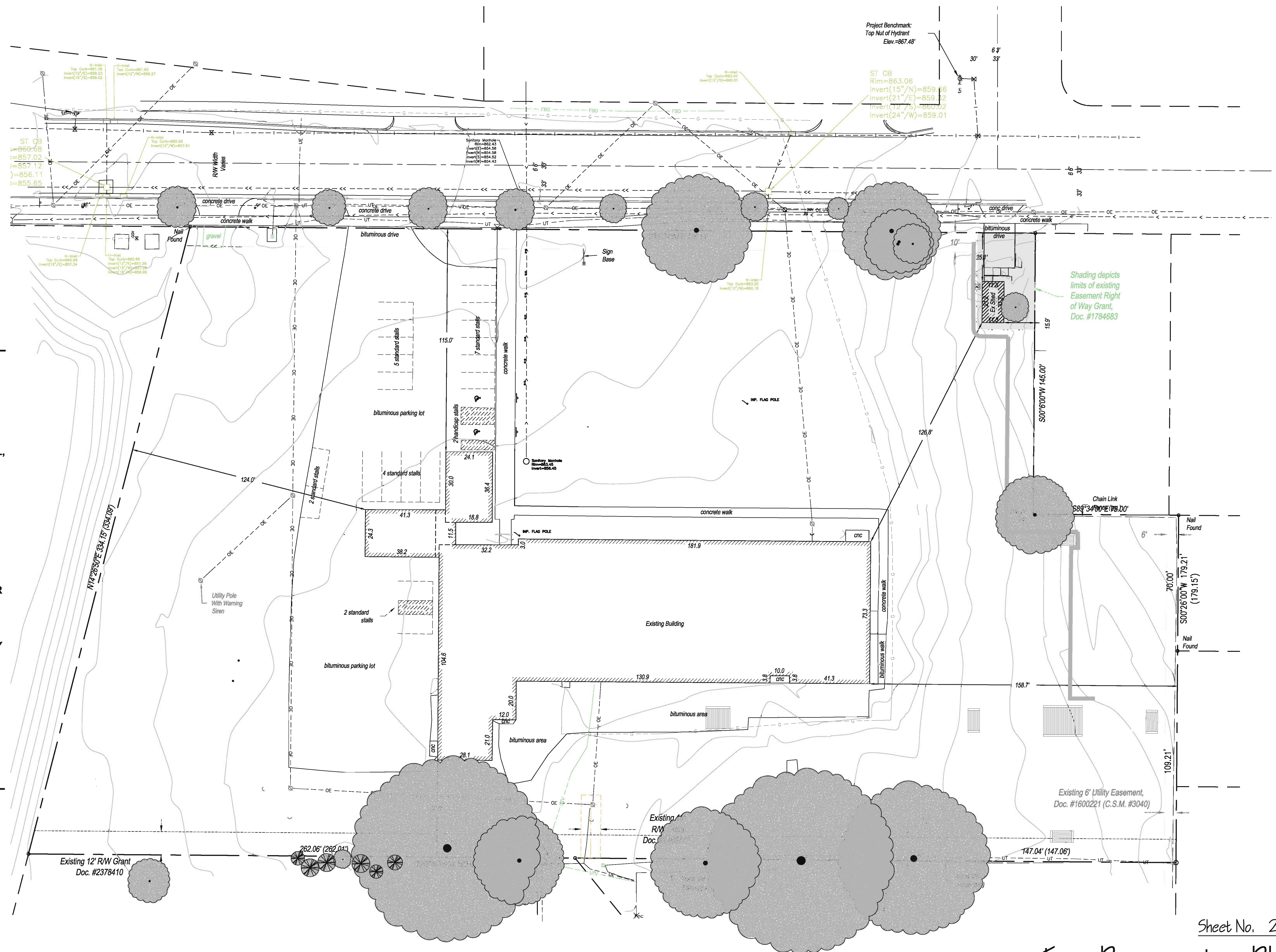
22 October 2010

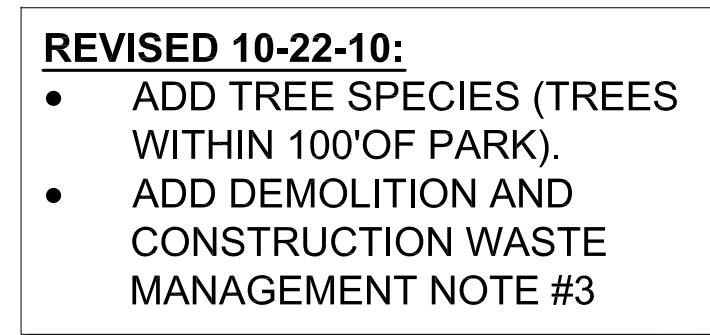
notes:

1. PRIOR TO START OF WORK, ARBORIST TO TOP PRUNE EXISTING TREES WITHIN LIMITS OF CONSTRUCTION AS NEEDED TO MITIGATE POTENTIAL DAMAGE TO ROOTS.
2. IN EARLY SPRING OR LATE FALL, PRIOR TO START OF WORK, ARBORIST TO APPLY A DEEP-ROOT FERTILIZER WITHOUT NITROGEN, SUCH AS 0-20-10 THROUGHOUT THE FEEDER ROOT AREA OF EACH EXISTING TREE WITHIN LIMITS OF CONSTRUCTION.
3. PRIOR TO START OF WORK, ARBORIST TO INSTALL BARRIER FENCING @ A MIN. 5' OUTSIDE TREE CANOPY, CREATING A COMPLETE LOOP.
4. GENERAL CONTRACTOR TO PAY A FINE OF \$1,000 PER DAY, PER BREACH OF FENCING.
5. FENCING TO BE REMOVED BY ARBORIST WITHIN ONE WEEK AFTER FINAL INSPECTION OF BUILDING CONSTRUCTION.

key

- existing deciduous tree
- existing evergreen





22 October 2010

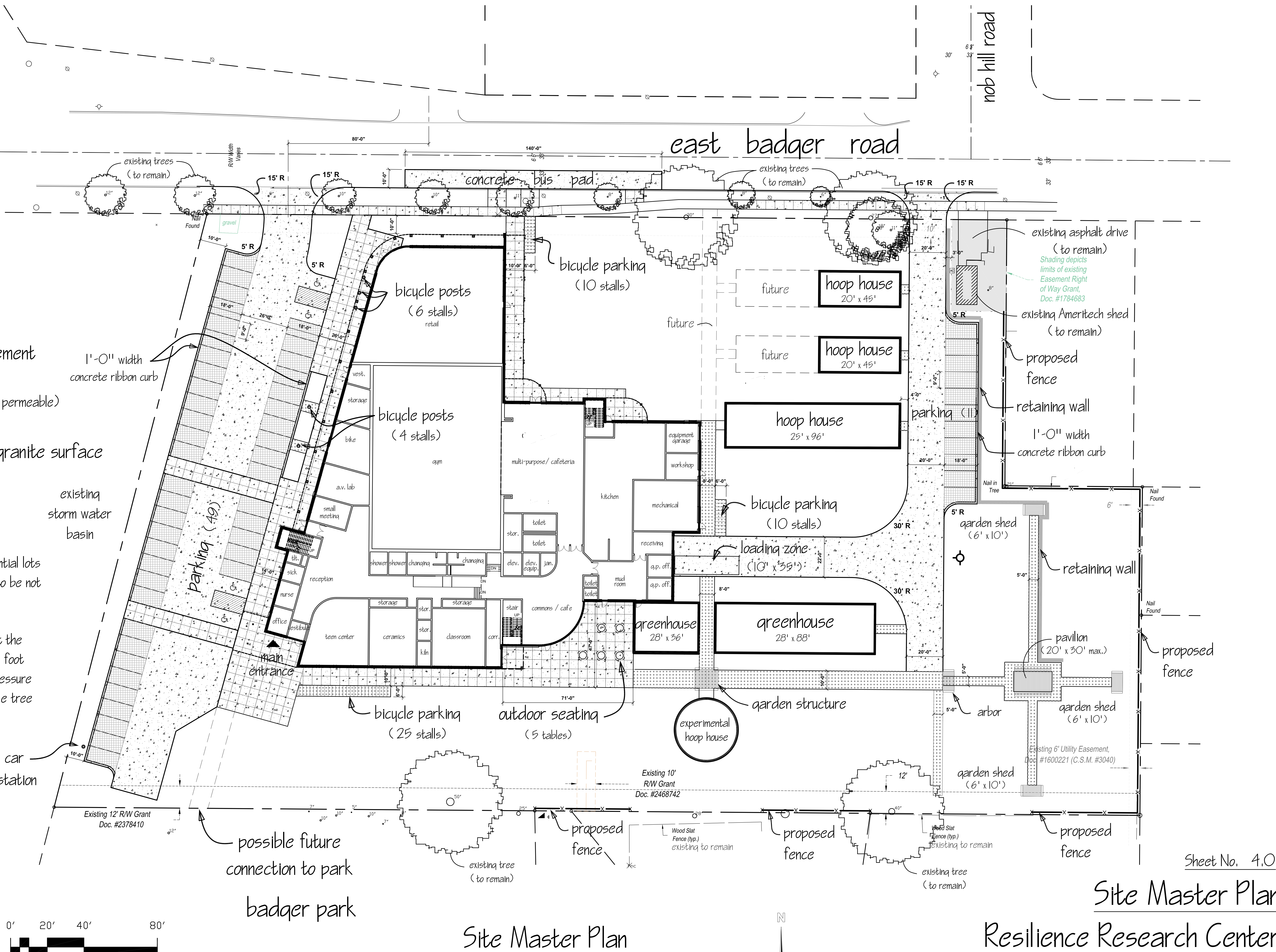
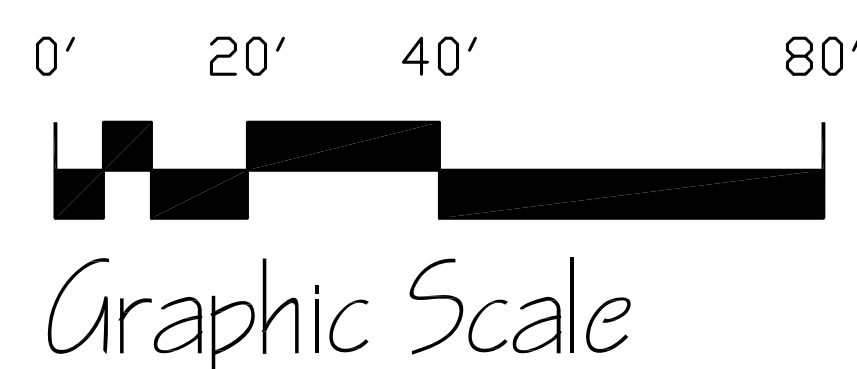
pavement key

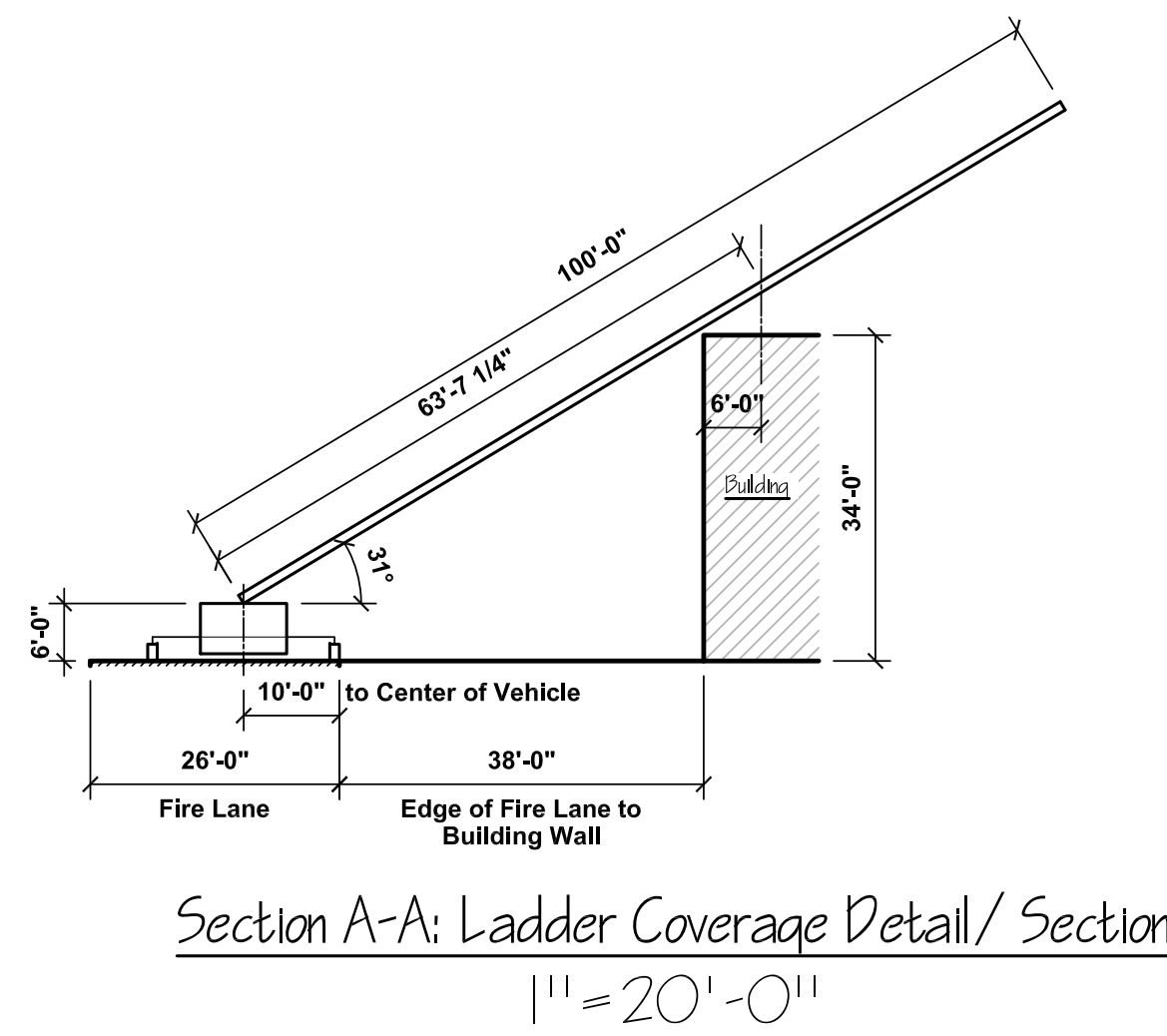
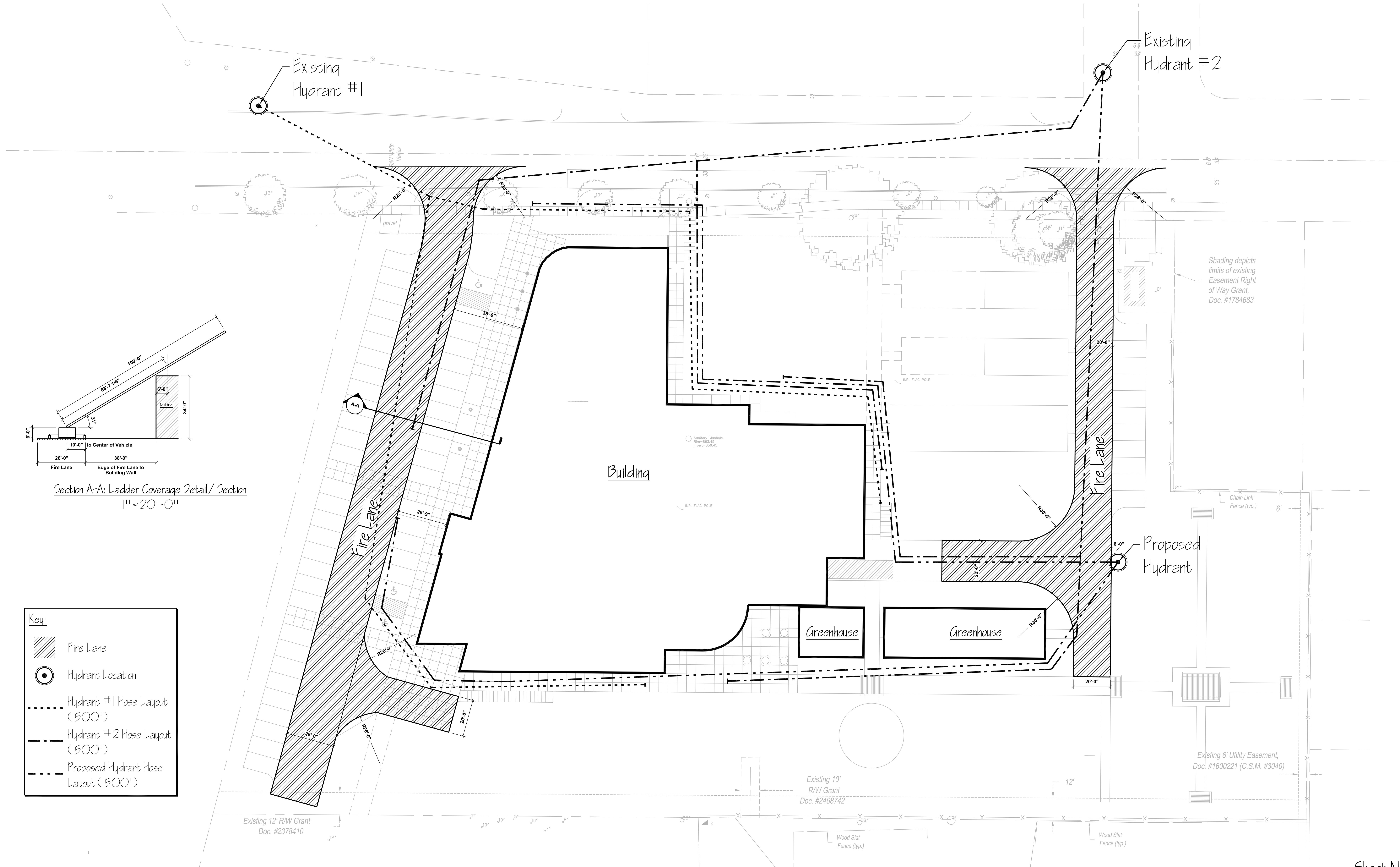
- concrete pavement
- grasscrete (permeable)
- decomposed granite surface

notes:

1. Site adjoining existing residential lots shall have effective screening to be not less than 6 feet in height.
2. All proposed fencing to meet the screening requirement will be 6 foot board on board, dog-eared, pressure treated wood from a sustainable tree farm.

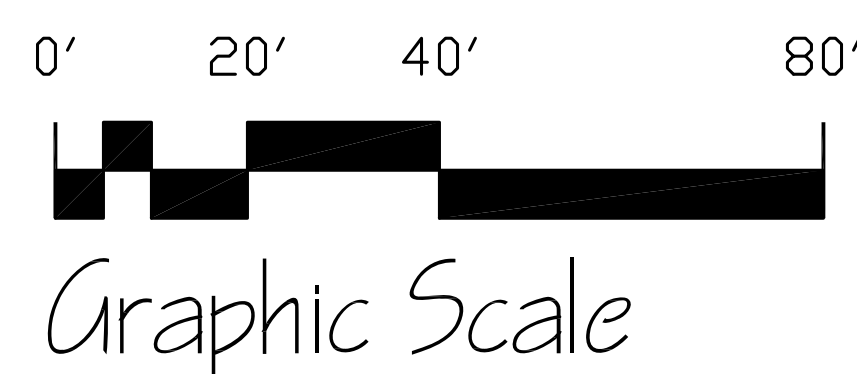
- REVISED 10-22-10:**
- UPDATE BUILDING ENVELOPE & FLOOR PLAN.
 - REVISE GARDEN STRUCTURE NOTES.
 - ADD RIBBON CURB & GRASSCRETE TO PARKING AREAS



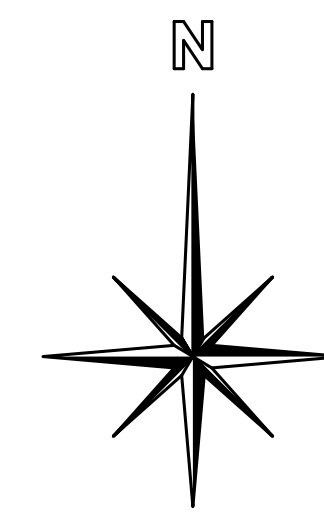


Key:

- Fire Lane
- Hydrant Location
- Hydrant #1 Hose Layout (500')
- Hydrant #2 Hose Layout (500')
- Proposed Hydrant Hose Layout (500')



Site Access Plan

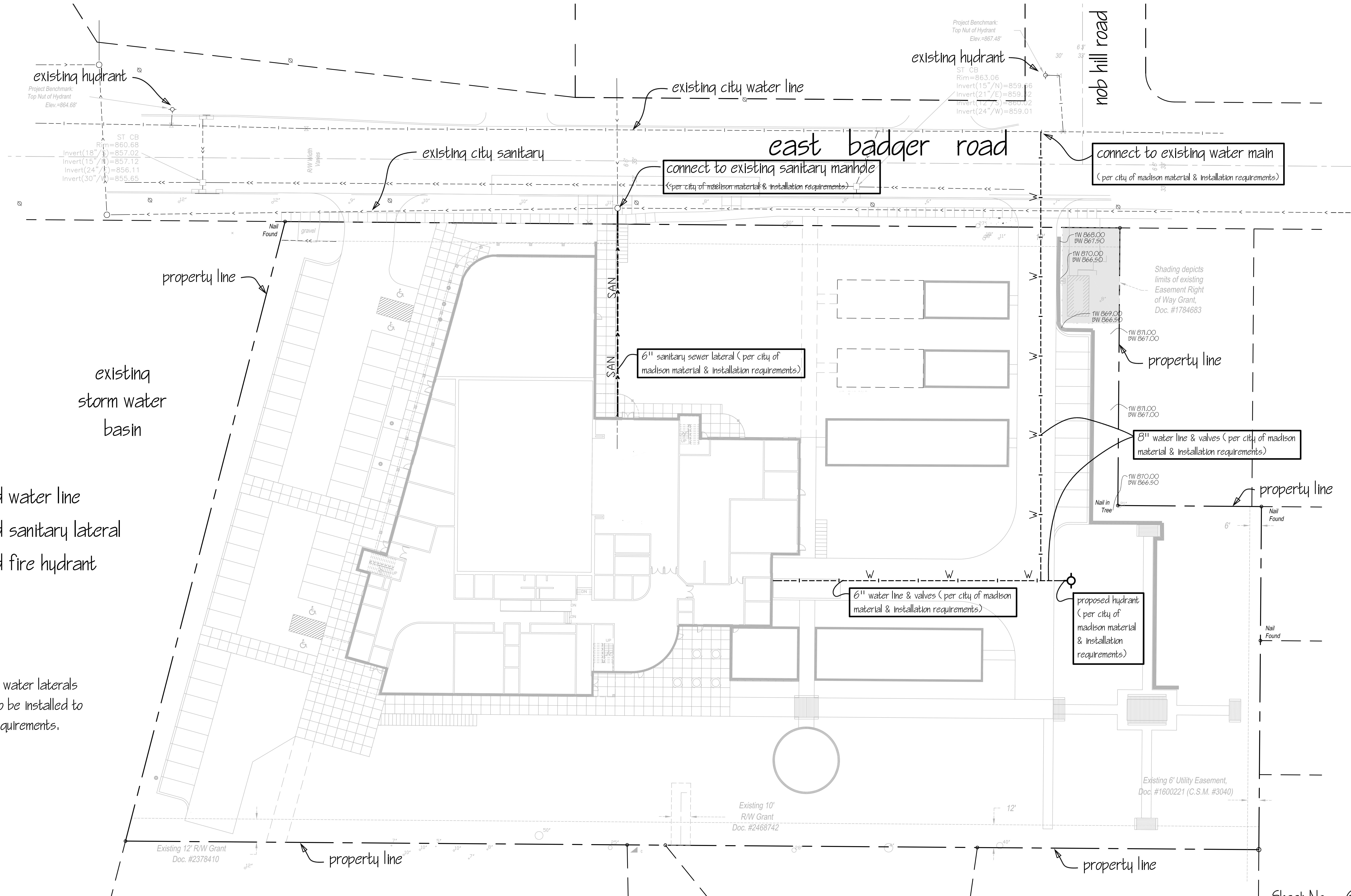


Sheet No. 5.0

Site Access Plan

Resilience Research Center

22 October 2010



key

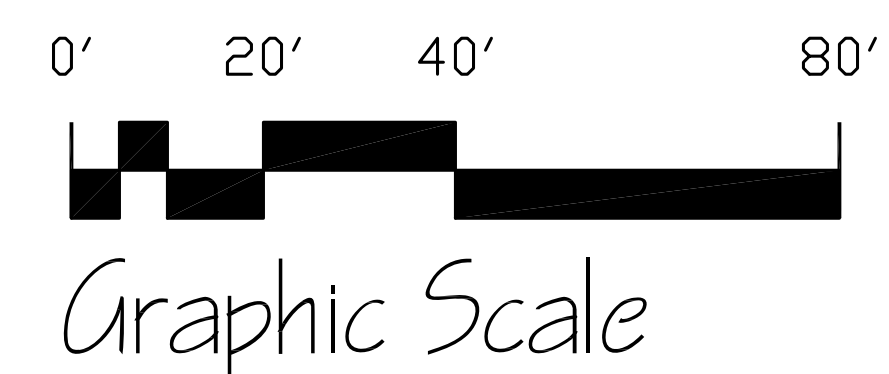
- W--- proposed water line
- SAN--- proposed sanitary lateral
- ◆ proposed fire hydrant

notes:

1. All sanitary sewer and water laterals & connections to mains to be installed to meet City of Madison requirements.

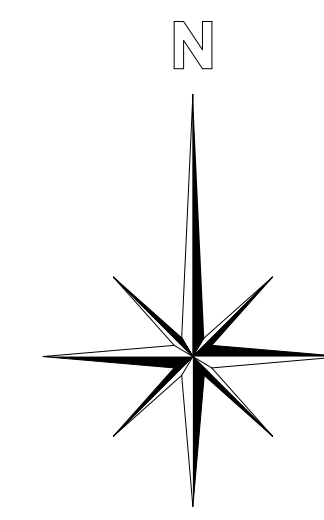
REVISED 10-22-10:

- REMOVED GRADING CONTOURS AND SPOT ELEVATIONS
- REMOVED BIOFILTRATION BASINS



badger park

Utility Plan

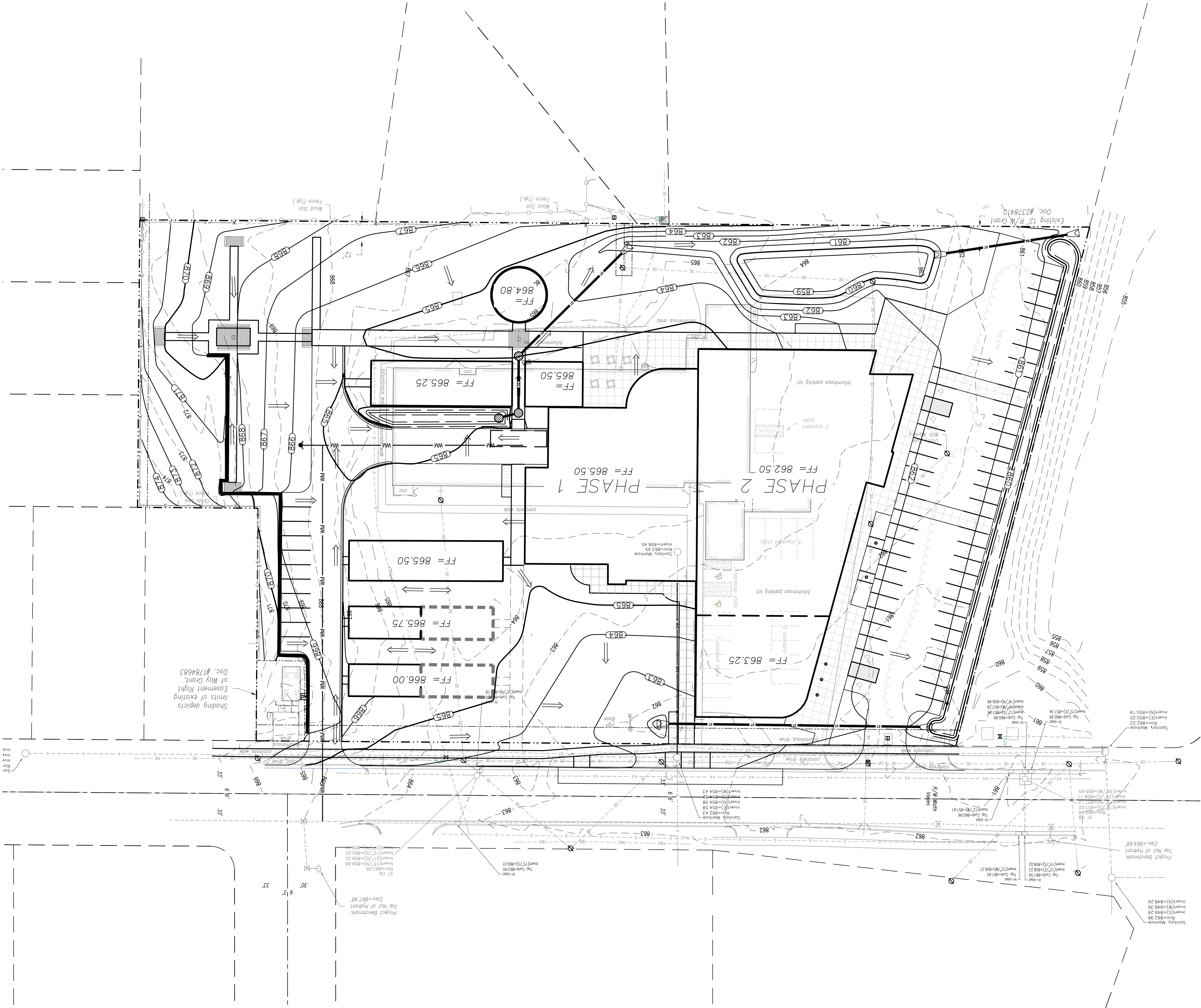


Sheet No. 6.0

Utility Plan

Resilience Research Center

22 October 2010



PROPOSED LEGEND

PROPERTY LINE

SANITARY SEWER

WATERMAIN

STORM SEWER

EXISTING CONTOURS

CURB & GUTTER (NOTE: SHADING INDICATES REVERSE PITCH CURB)

FENCE

FIRE HYDRANT

WATER VALVE

MANHOLE

CURB INLET

FIELD INLET

ENDWALL

SITE GRADE SPOT ELEVATION, SEE ABBREVIATIONS

← DRAINAGE DIRECTION

ABBREVIATIONS

TO TOP OF CURB

FINISHED FLOOR

FF - FLOW LINE

SW - TOP OF WALL

BM - BOTTOM OF WALL

GRAPHIC SCALE FT

0 15 30 60

N

S

E

W

NOT FOR CONSTRUCTION

SHEET		DWG. NO.		7.0	
PROJECT NO.		33107436.00		DATE	
DRAWN BY		10-23-10		CHECKED	
SCALE		1" = 30'		DATE	
REVISIONS		NO.		DATE	
REMARKS		NO.		DATE	
CADD FILE/FILE BOOK		33107436.00		DATE	
PROJECT NO.		33107436.00		DATE	
DRAWN BY		10-23-10		CHECKED	
SCALE		1" = 30'		DATE	
REVISIONS		NO.		DATE	
REMARKS		NO.		DATE	

Conceptual Grading Plan
Resilience Research Center
501 E. Badger Avenue
Madison, Wisconsin

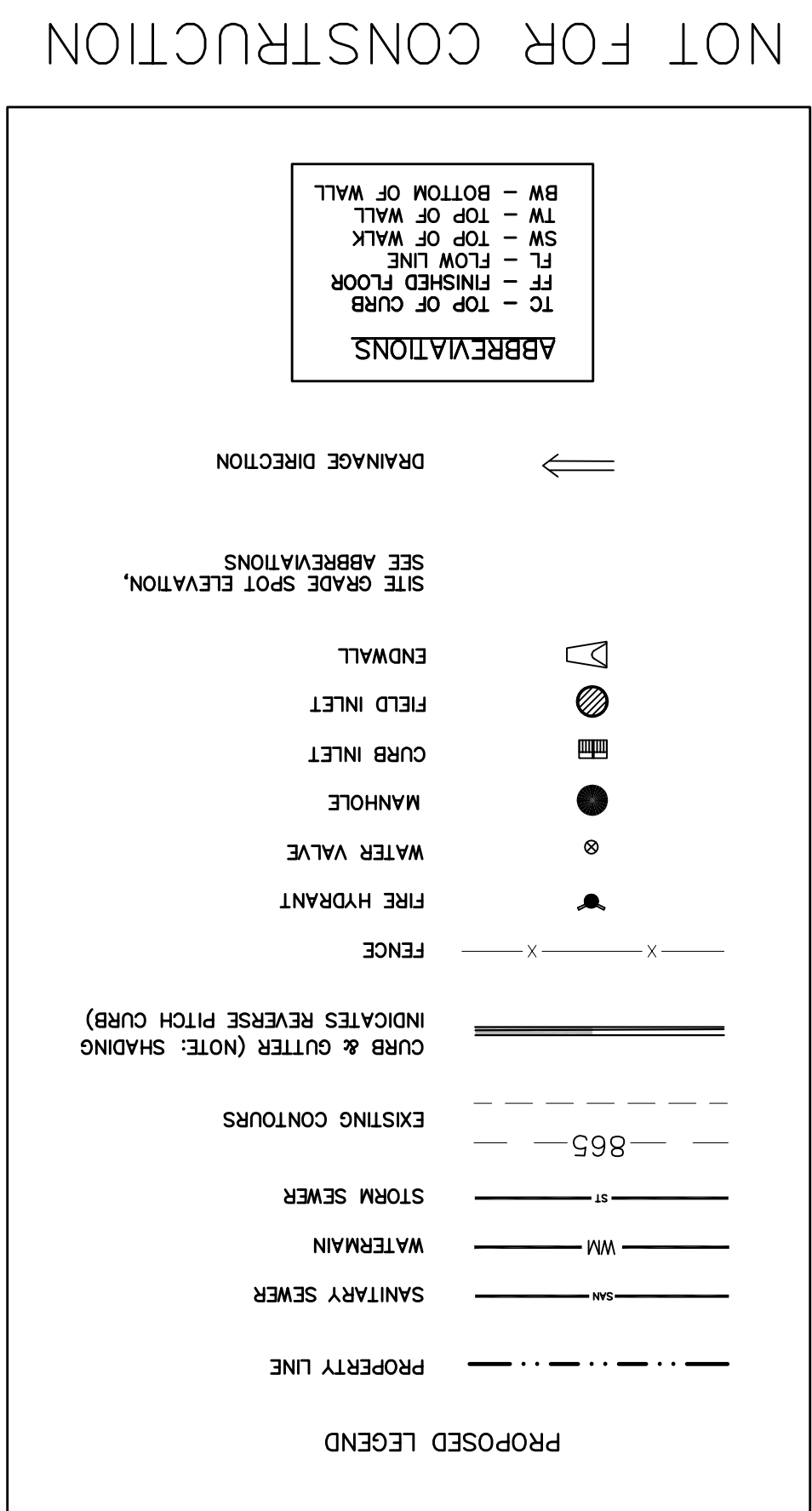
veribicher

planners | engineers | advisors

REEDSBURG - MADISON - PRAIRIE DU CHIEN

999 Foulter Drive, Suite 201 Madison, Wisconsin 53717

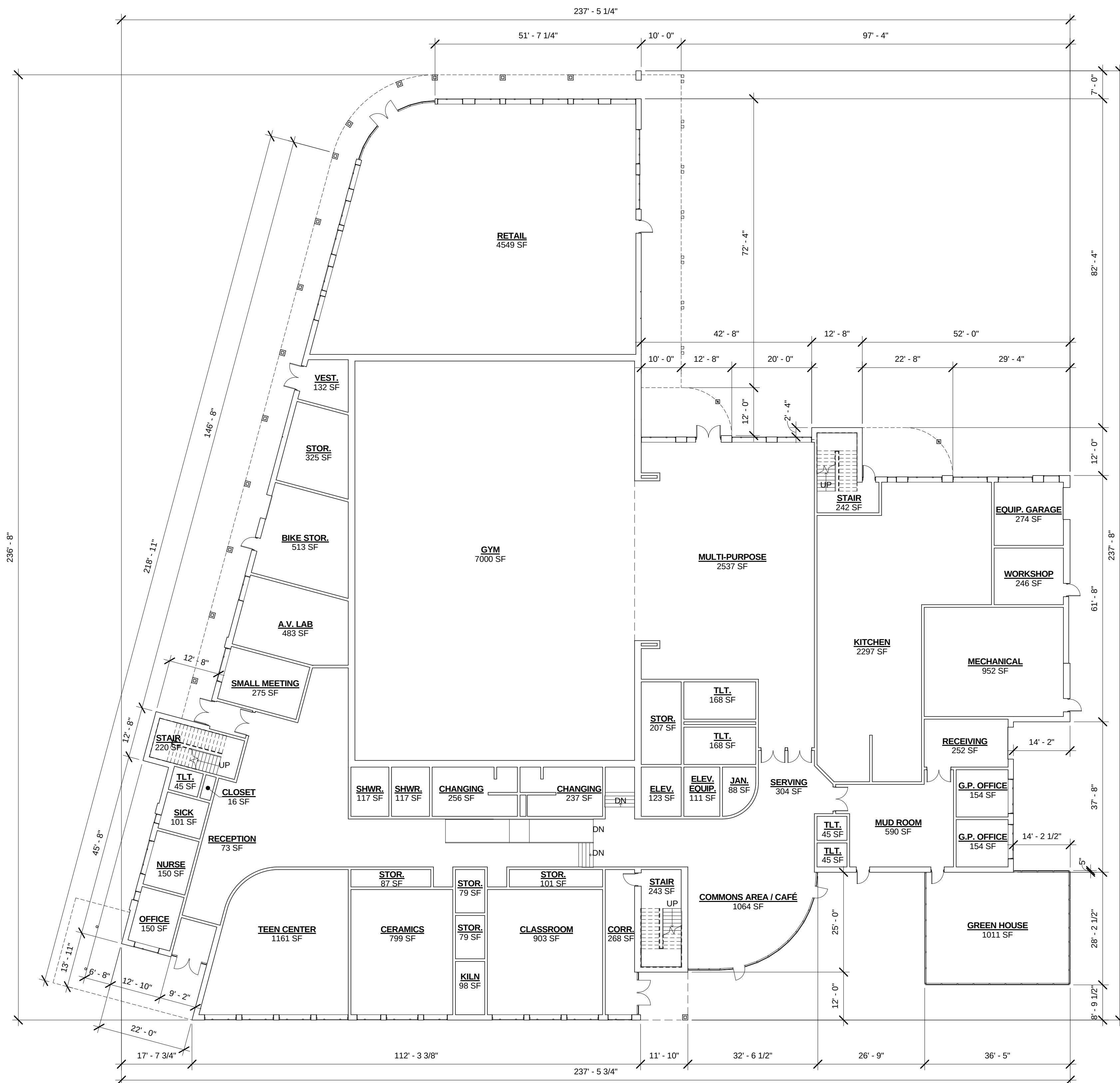
Phone: (608) 826-0532 Fax: (608) 826-0530



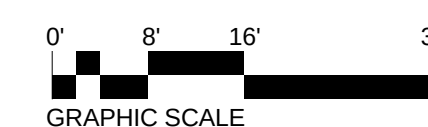
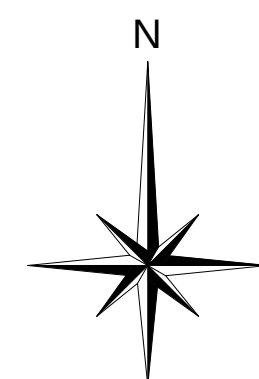
A graphic scale bar at the top indicates distances in feet, with markings for 0, 15, 30, and 60 feet. Below the scale bar is a compass rose showing the cardinal directions: North (N), South (S), East (E), and West (W).

vierbicher | planners | engineers | advisors

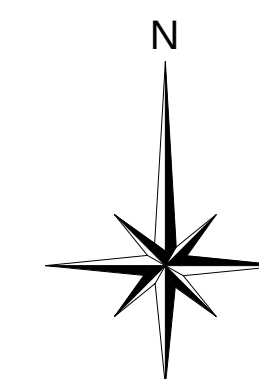
REEDSBURG - MADISON - PRAIRIE DU CHIEN
999 Foulter Drive, Suite 201 | Madison, Wisconsin 53717
Phone: (608) 824-0932 Fax: (608) 824-0930



First Floor Plan



Second Floor Plan

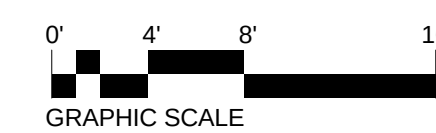
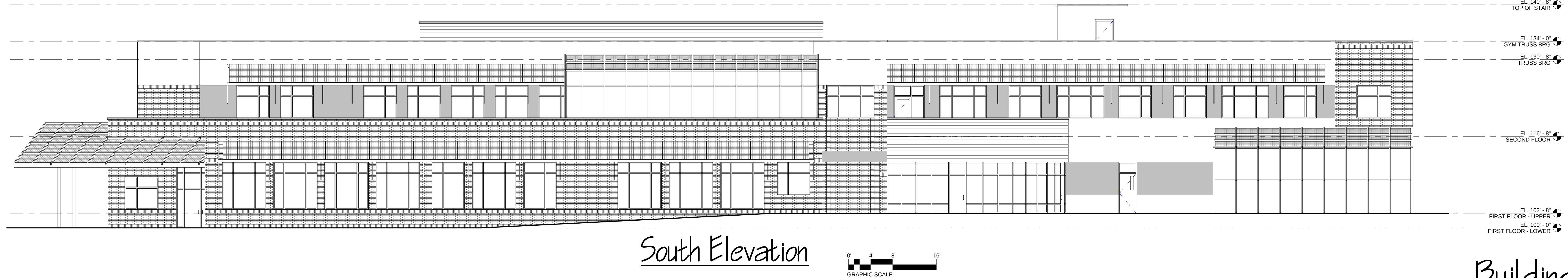
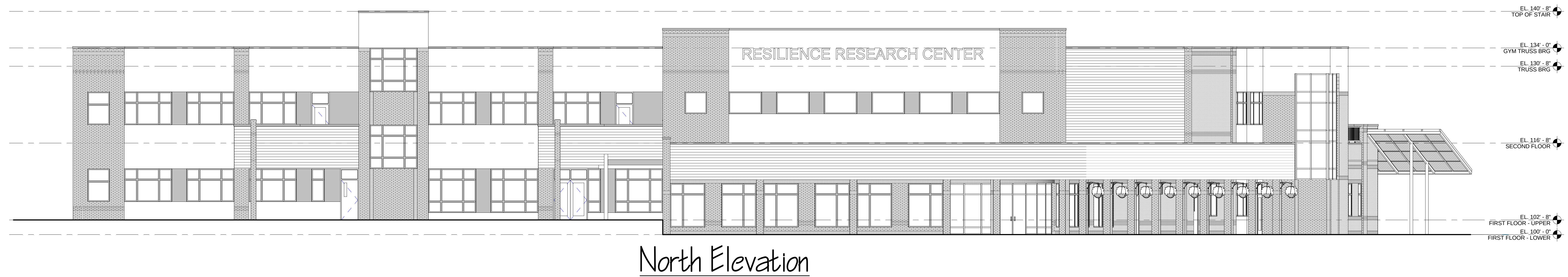
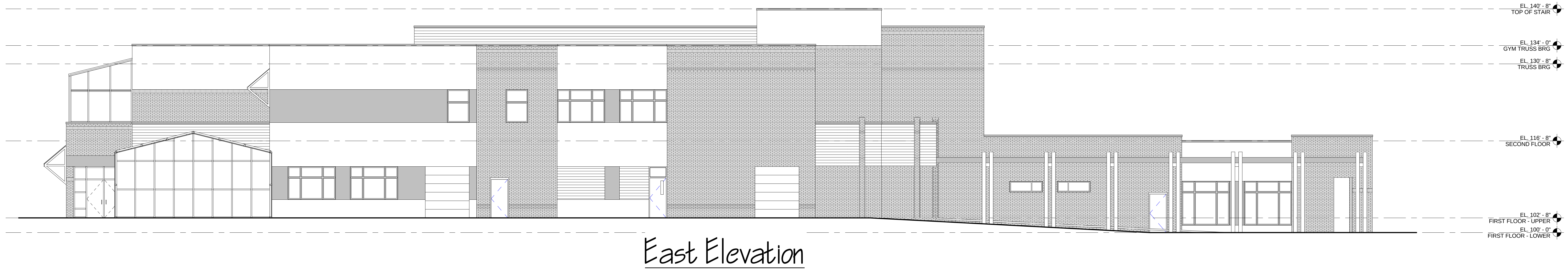


REVISED 10-22-10:

- ALTERED STAIR ORIENTATION / LOCATIONS.
- MODIFIED MAIN ENTRANCE
- UPDATED PLAN AT OFFICES, LEARNING STUDIOS AND MECHANICAL AREAS

Sheet No. 10.0
 Floor Plans
 Resilience Research Center

22 October 2010



REVISED 10-22-10:

- ALTERED STAIR ORIENTATION / LOCATIONS
- MODIFIED MAIN ENTRANCE
- UPDATED MATERIALITY AND WINDOW LAYOUT

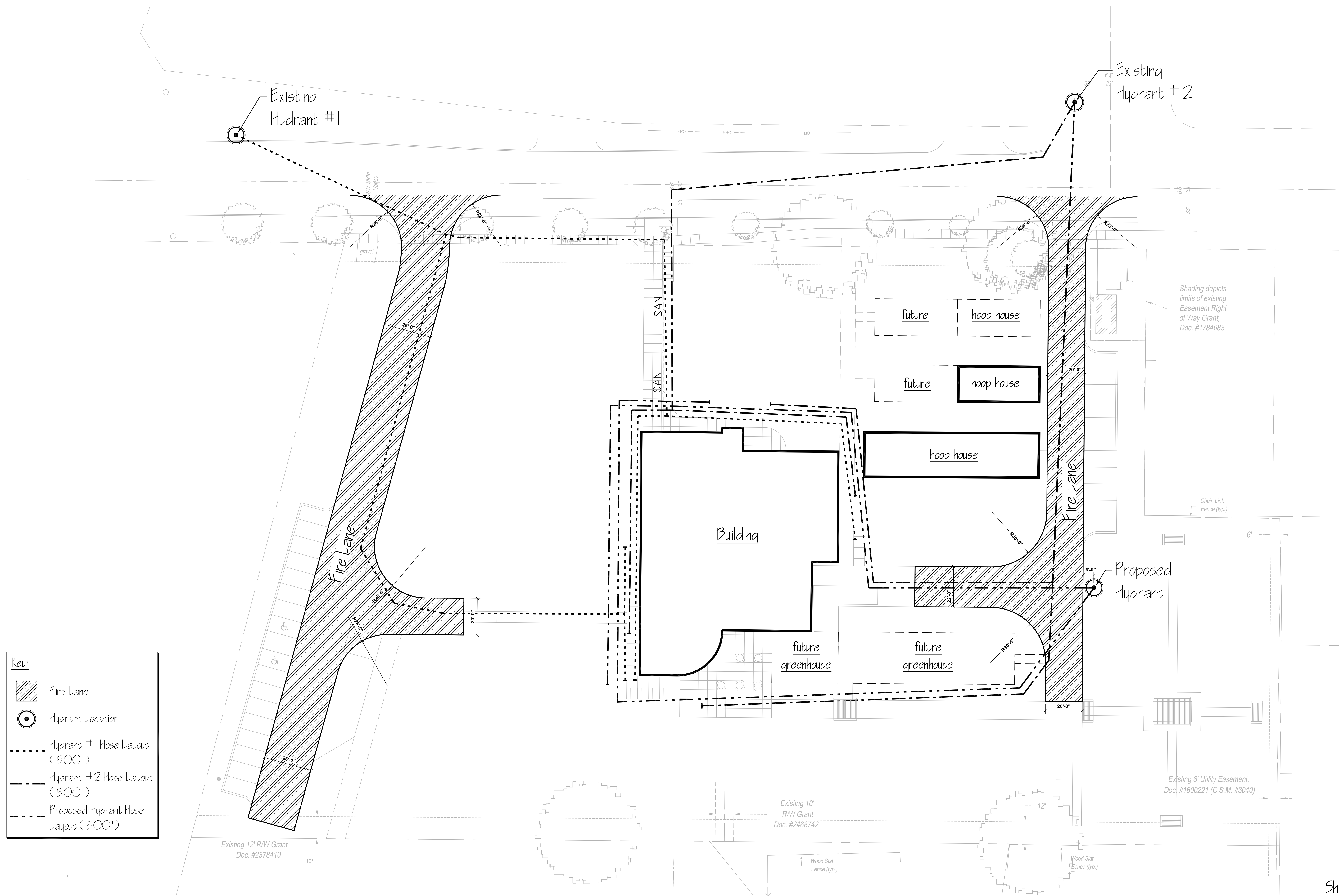
Sheet No. 11.0

Building Elevations

Resilience Research Center

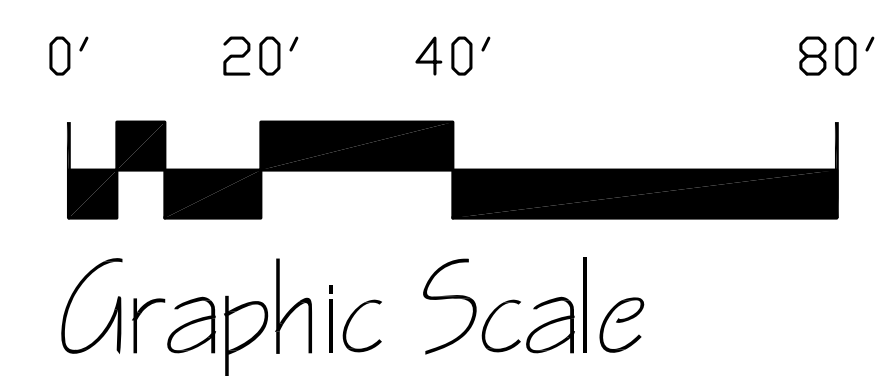
22 October 2010



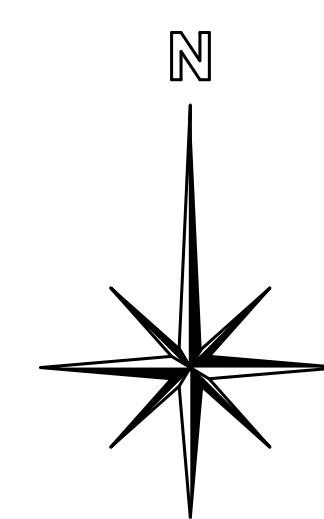


Key:

- Fire Lane
- Hydrant Location
- Hydrant #1 Hose Layout (500')
- Hydrant #2 Hose Layout (500')
- Proposed Hydrant Hose Layout (500')



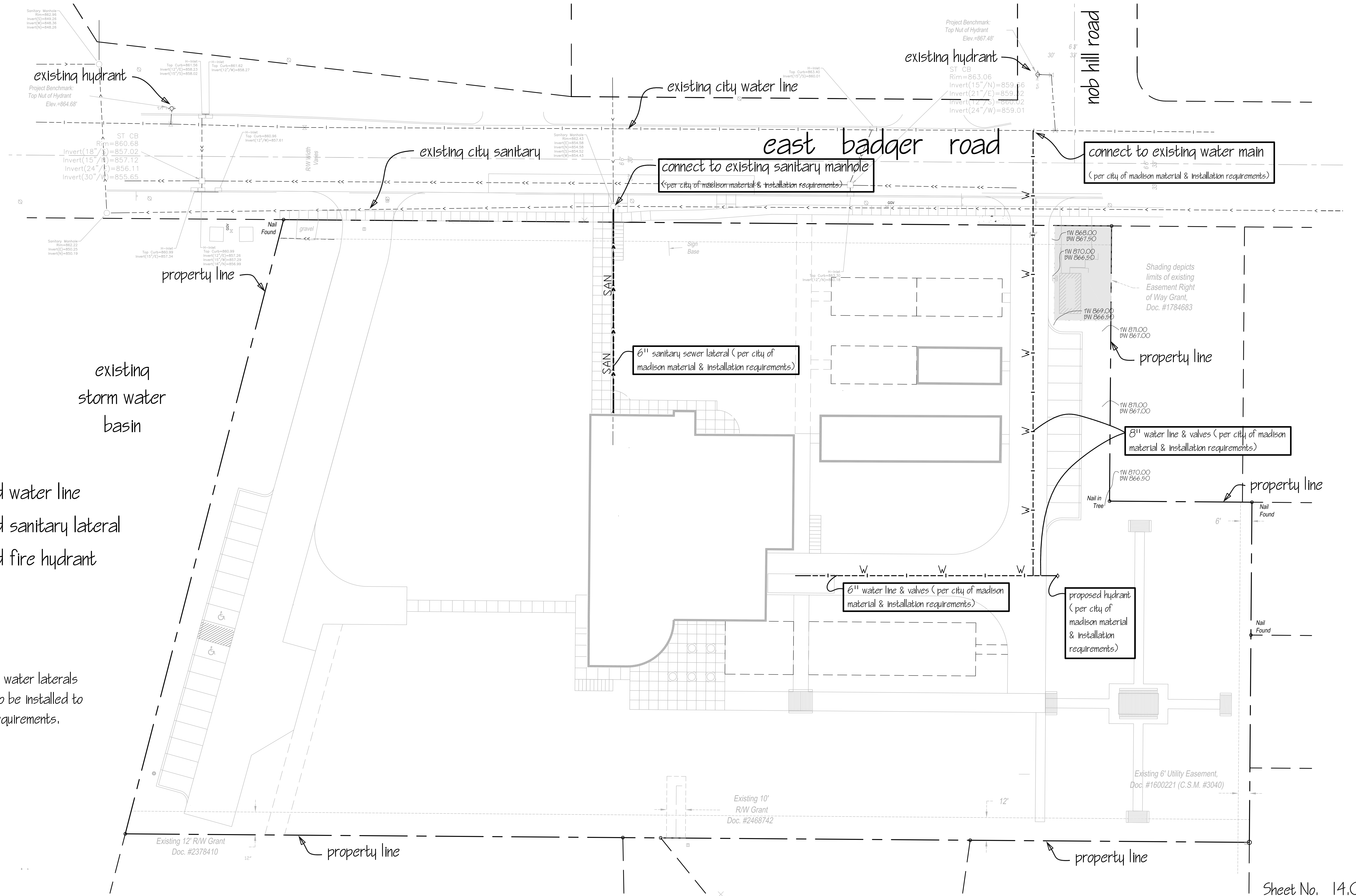
Phase I - Site Access Plan

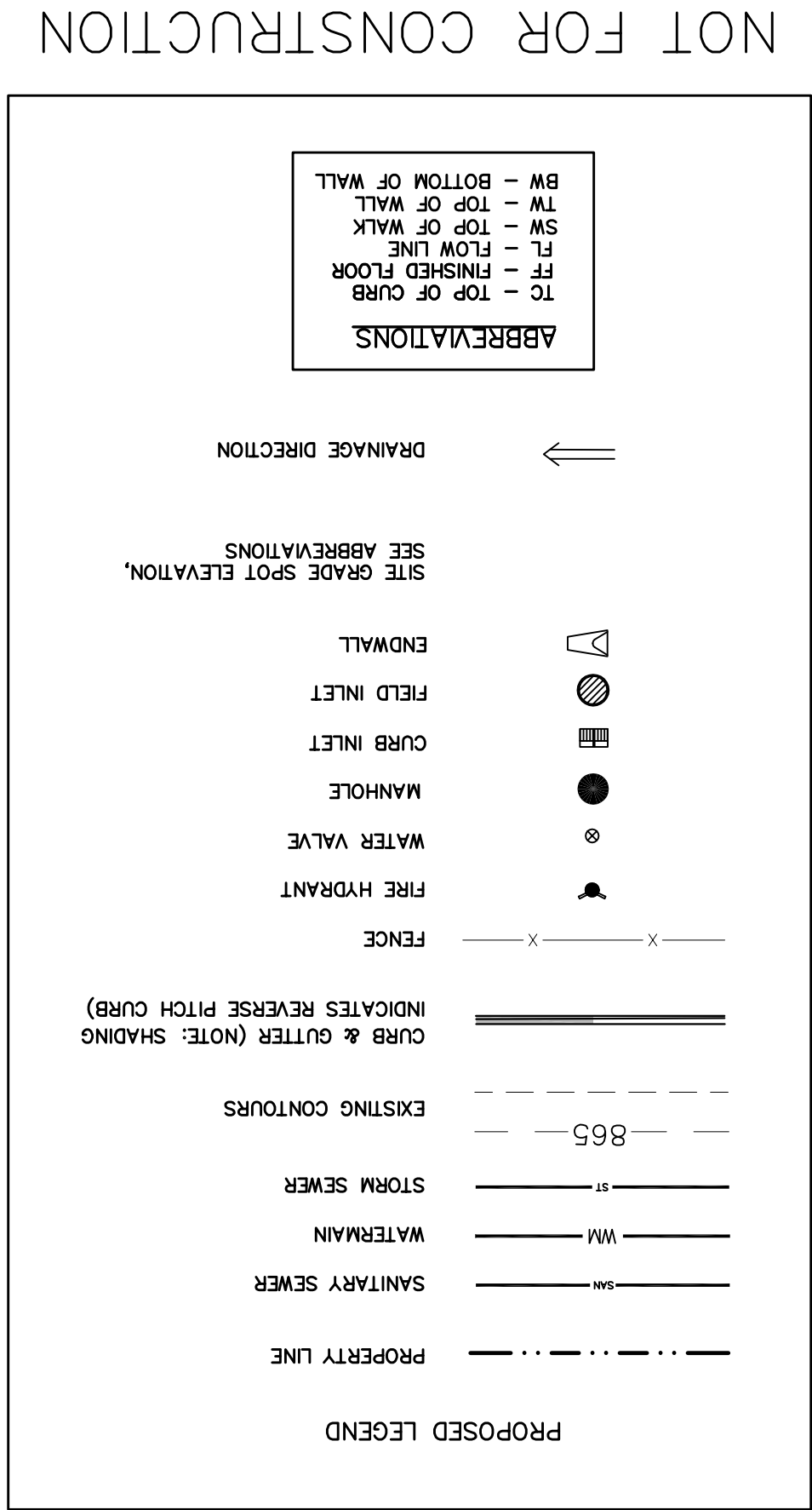


Phase I - Site Access Plan Resilience Research Center

Sheet No. 13.0

22 October 2010



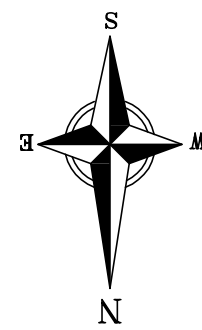


Phase 1 Conceptual Grading Plan
Resilience Research Center
501 E. Badger Avenue
Madison, Wisconsin



GRAPHIC SCALE FT

0 15 30 60

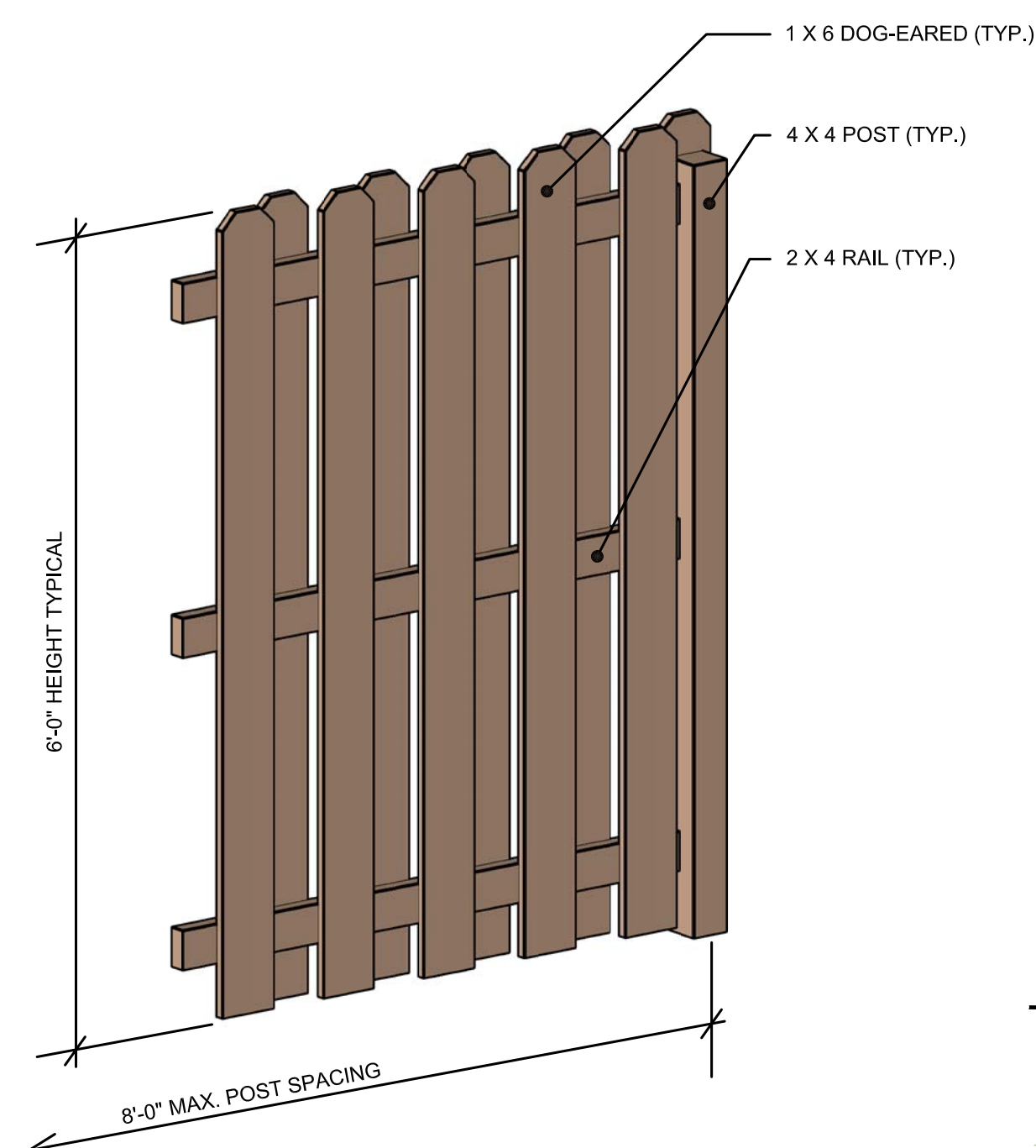


Resilience Research Center
501 E Badger Avenue

Madison, Wisconsin

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999 Foulard Drive, Suite 201 • Madison, Wisconsin 53717
Phone: (608) 826-0532 Fax: (608) 826-0530



WOOD FENCE DETAIL

NOT TO SCALE

- ALL WOOD TO BE PRESSURE TREATED FROM SUSTAINABLE TREE FARM.
- ALL POSTS TO BE SET IN CONCRETE.

NOTES:

- SEE SHEET 1.0 EXISTING CONDITIONS PLAN & SHEET 2.0 DEMOLITION PLAN FOR INFORMATION REGARDING EXISTING VEGETATION WITHIN 100 FEET OF THE ADJACENT PARK AND INDICATING WHAT IS TO BE REMOVED.
- GARDEN WALKS AND AREAS SURROUNDING THE GARDENS AND HOOP HOUSES WILL HAVE GROUND COVER. THE MOST COMMON MATERIALS WILL BE MULCH AND DECOMPOSED GRANITE. EXPERIMENTAL MATERIALS WITH POTENTIAL FOR IMPROVED INFILTRATION WILL BE STUDIED.
- PARKING LOT LANDSCAPING

REQUIRED TREES
WEST LOT (17) STALLS TREES REQUIRED - 1
EAST LOT (11) STALLS TREES REQUIRED - 1
TOTAL TREES REQUIRED - 2
@ 2" - 2 1/2" CALIPER

REQUIRED LANDSCAPE POINTS
WEST LOT (17) STALLS POINTS REQUIRED - 84
EAST LOT (11) STALLS POINTS REQUIRED - 117
LOADING AREA (1) POINTS REQUIRED - 75
TOTAL POINTS REQUIRED - 276

PROPOSED LANDSCAPING & SCREENING
TO MEET PARKING LOT REQUIREMENTS
17 trees (1 1/2"-2" caliper) x 15 pts = 255 points
680 Lf. of WOOD PRIVACY FENCE = 340 points
TOTAL LANDSCAPE POINTS = 595 points

4. DISTRICT BOUNDARY SCREENING

- Sites adjoining existing residential lots shall have effective screening to be not less than 6 feet in height, nor more than 8 feet in height.
 - Plan indicates 680 L.F. of fence as screening for existing residential lots.
 - All proposed fence to meet the screening requirements will be 6-foot board on board, dog-eared, pressure treated wood from sustainable tree farm. (see detail this sheet)
- Fruit trees shall be apple, pear, cherry, or plum.
 - Nut trees shall be hickory, walnut, or chestnut
 - Screening for landscaping located less than 4 feet from the street lot line shall not exceed a height greater than 4'-6" above the curb level or its equivalent. Within 10 feet from any driveway crossing of a street lot line, any screening shall not exceed 2 feet in height.

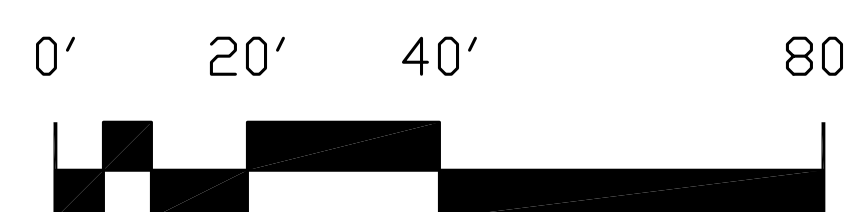
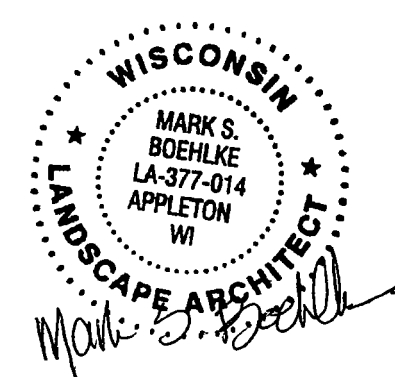
8 - nut/ fruit trees
1-1/2" - 2" caliper

3 - nut/ fruit trees
1-1/2" - 2" caliper

existing tree
(to remain)

5 - nut/ fruit trees
1-1/2" - 2" caliper

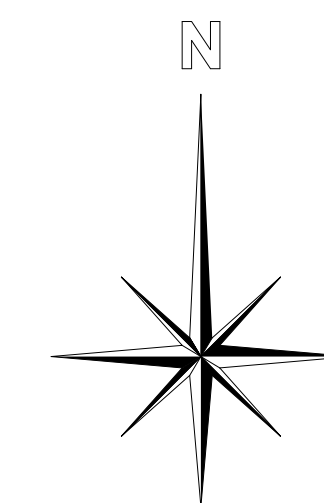
existing trees
(to remain)



Graphic Scale

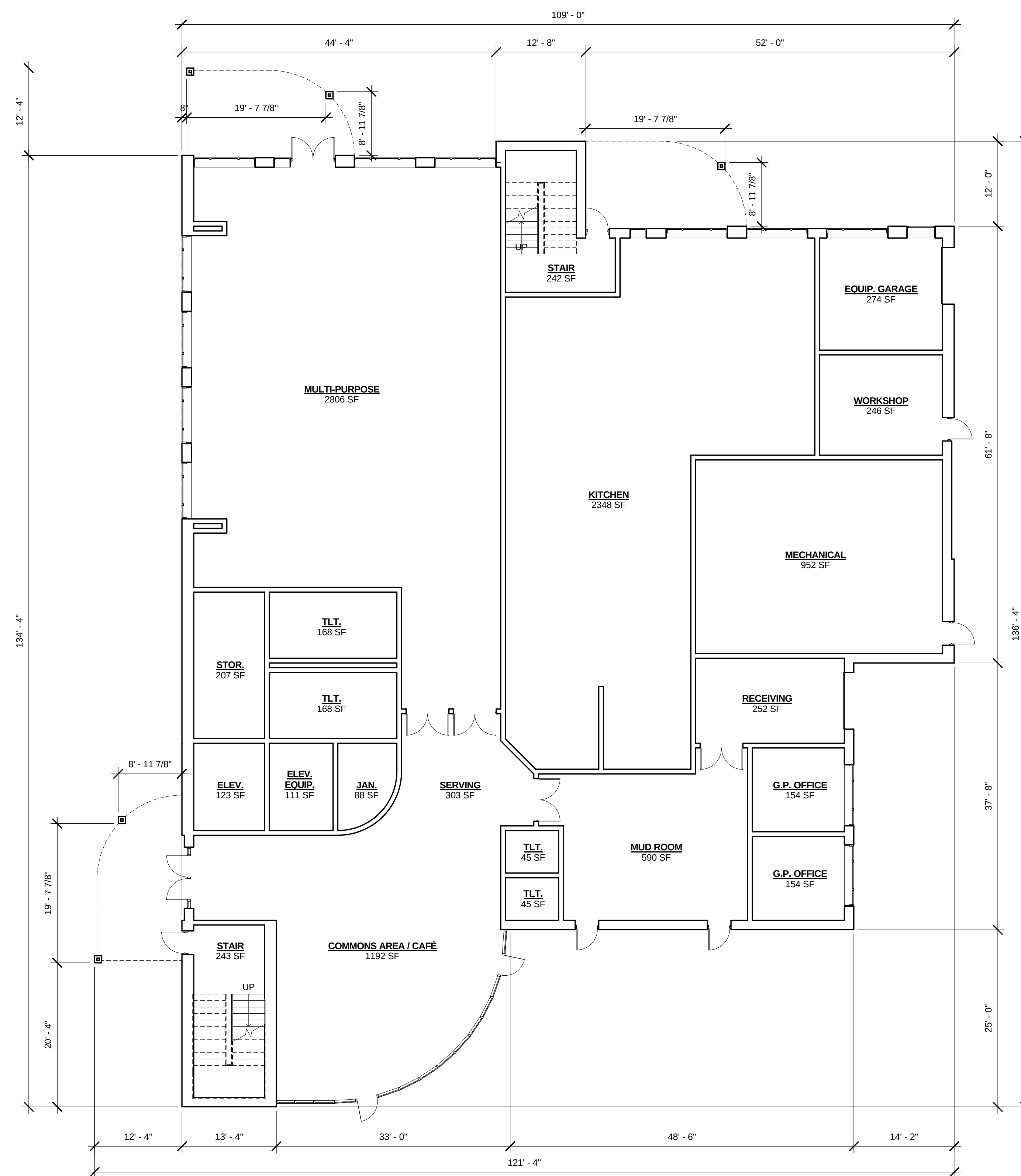
badger park

Phase I Landscape Plan



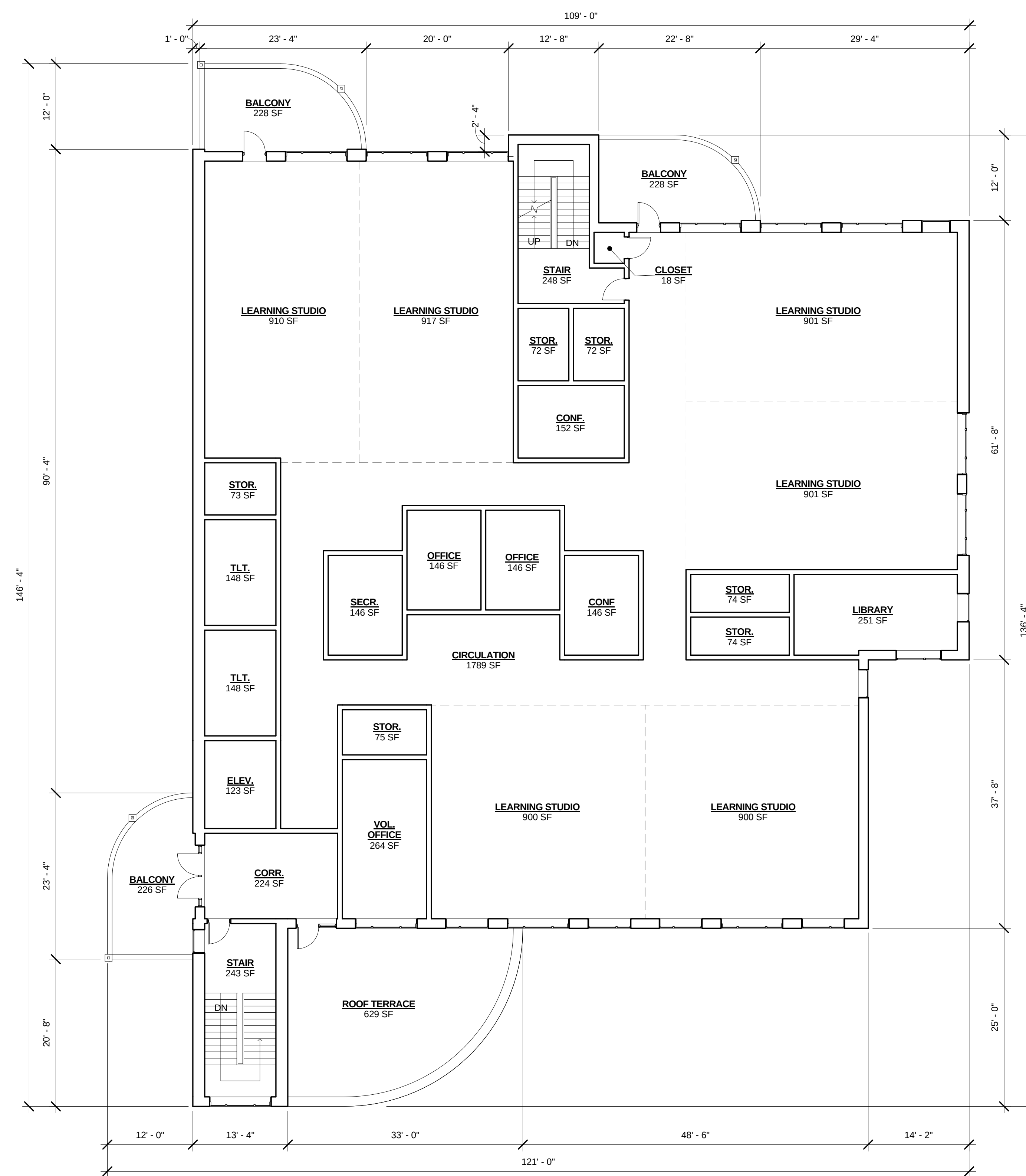
Phase I Landscape Plan Resilience Research Center

22 October 2010



Phase I
First Floor Plan

0' 5' 10' 20'
SCALE: 1" = 10'-0"



Phase I
Second Floor Plan

0' 5' 10' 20'
SCALE: 1" = 10'-0"

Sheet No. 18.0

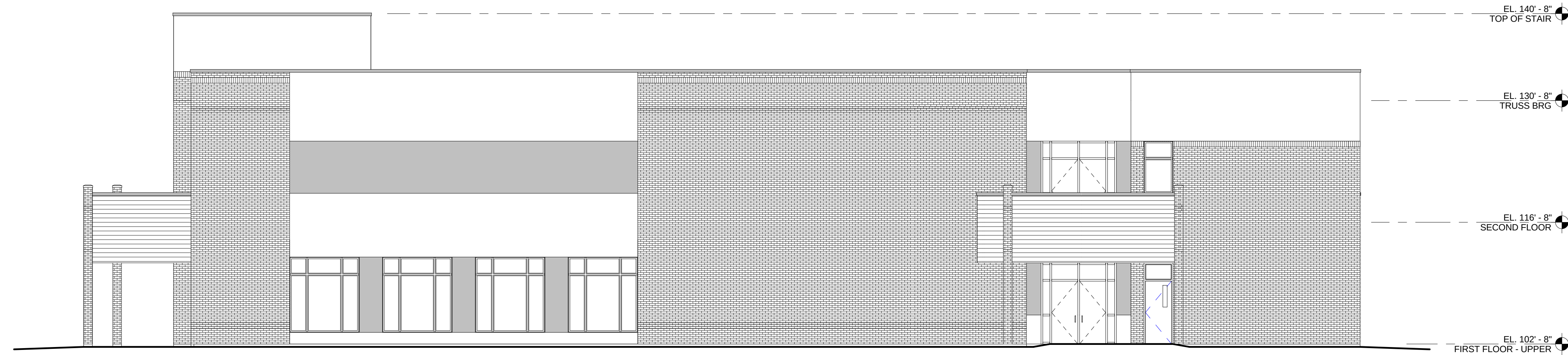
Phase I Floor Plans

Resilience Research Center

22 October 2010



Phase I - East Elevation



Phase I - West Elevation



Phase I - North Elevation

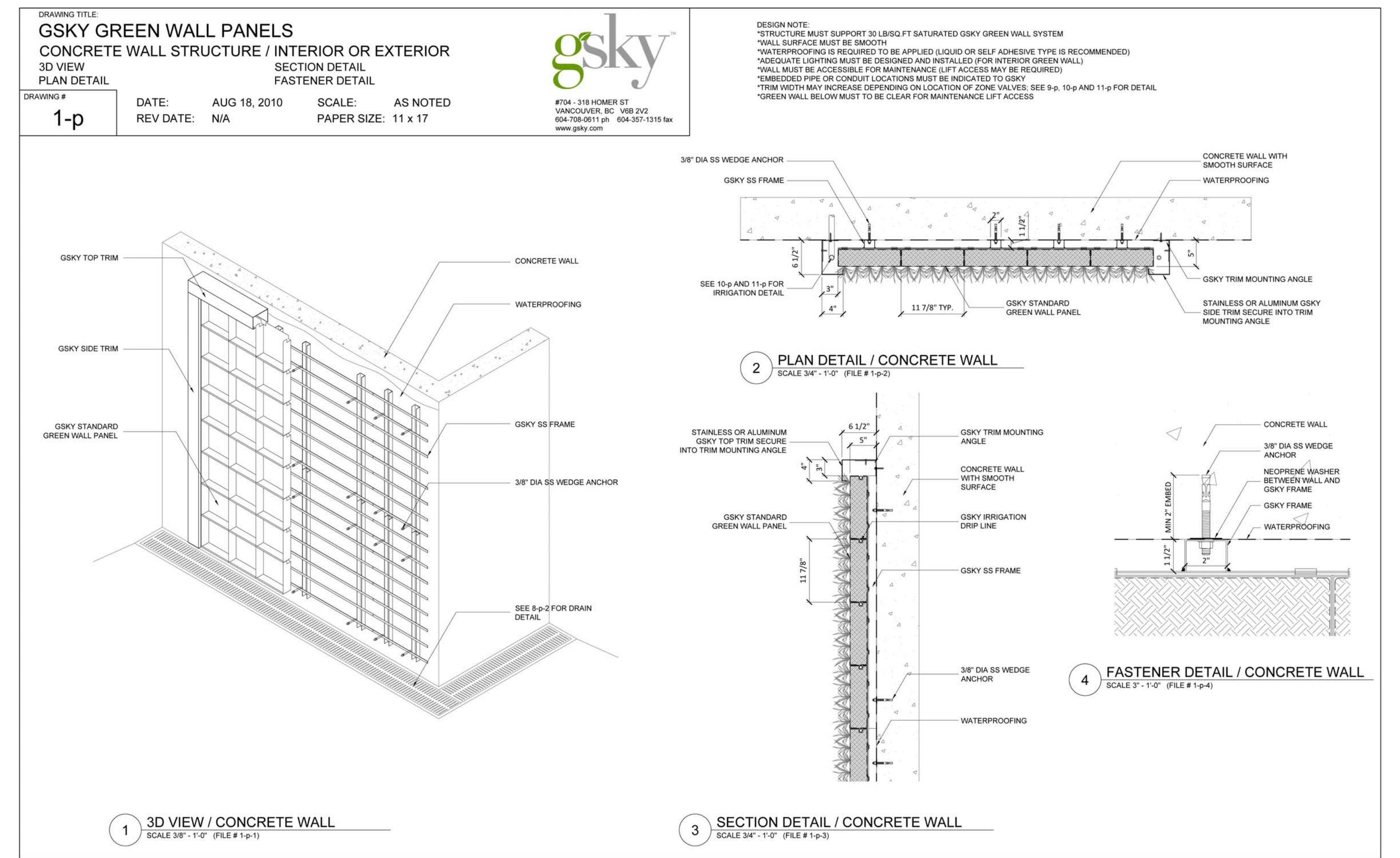


Phase I - South Elevation



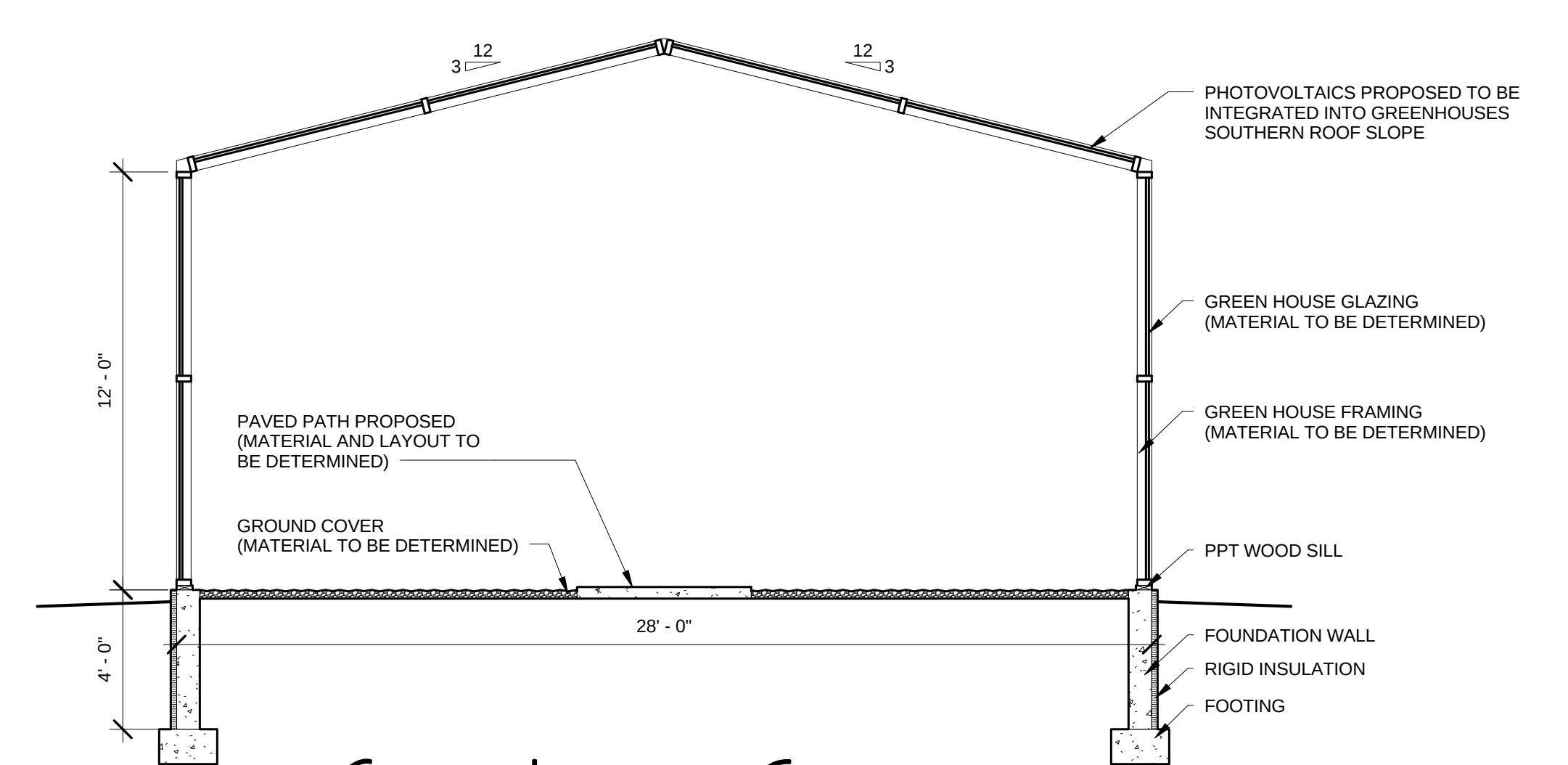
Sheet No. 19.0
 Phase I Building Elevations
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Living Wall Details
(Gsky Green Wall Panels or Equal)

Living Wall Example Images
(Gsky Green Wall Panels or Equal)



Greenhouse Section

Greenhouse Roof Example Images
(Laminated Photovoltaic Cells)

Greenhouse Example Images