

633-711 W Badger Road CSM  
Contract 9533  
MUNIS 15319

Developer: Center for Black Excellence and Culture, Inc.



#### Summary of Improvements:

- Complete and required the Certified Survey Map required for the proposed project.
- Dedicate Right of Way or grant a Public Sidewalk Easement for and construct 5' wide public sidewalk, 8' wide terrace, and 1' wide maintenance buffer strip, where applicable and per plans approved by the City Engineer, along the Certified Survey Map's frontage of W Badger Road.
- Replace or restore existing public sidewalk, terrace, curb and gutter, and pavement as necessary to facilitate the proposed project per plans approved by the City Engineer.
- Close abandoned driveways with curb and gutter. Construct new private drive aprons on W Badger Road at proposed new driveway entrances as approved by the City Traffic Engineer and per plans approved by the City Engineer.
- Install private sanitary, storm, and water service laterals needed to serve the project.
- Install new street trees as approved by the City Forester and per plans approved by the City Engineer.



JLA PROJECT NUMBER: 21-0102

THE CENTER FOR  
BLACK EXCELLENCE  
AND CULTURE

SITE PLAN REVIEW SET

**PROGRESS DOCUMENTS**  
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DATE OF ISSUANCE: APRIL 23, 2024

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

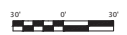
EXISTING  
CONDITIONS

SHEET NUMBER

C100

# Existing Conditions Survey

- LEGEND**
- SOLID IRON ROD FOUND 10.7" Dia. unless noted
  - IRON PIPE FOUND 1" Outside Dia. unless noted
- ( ) INDICATES RECORDED AS DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.



**Legal Description of Lands Surveyed**  
 Document No. 4912801  
**PARCELS 1, 1 Parcel One (1) of Certified Survey Map No. 121, recorded in the Office of the Register of - Deeds for Dane County, Wisconsin, in Volume 1 of Certified Survey Maps, Pages 121 and 122A, as Document No. 1891038, located in the City of Madison, Dane County, Wisconsin.**

**PARCELS 2, Part of the Northwest 1/4 of the Southeast 1/4 of Section 25, Township 7 North, Range 9 East, in the City of Madison, Dane County, Wisconsin, more fully described as follows. Beginning at the Northeast corner of Certified Survey Map No. 121, thence East along the North line of said Northwest 1/4 of the Southeast 1/4, 107.70 feet, more or less, to the Northeast corner of Parcel 1; thence South along the East line of said parcel, 193.10 feet, more or less, to the Southeast corner of Parcel 1; thence West along the West line of said parcel, 114.10 feet, more or less, to the Northwest corner of Parcel 1; thence North along the North line of said parcel, 121.10 feet, more or less, to the point of beginning.**

**Document No. 1207672**

**Part of the Northwest 1/4 of the Southeast 1/4 of Section 25, Township 7 North, Range 9 East, in the Town of Madison, Dane County, Wisconsin, more fully described as follows. Beginning at a point on the North line of said section 25, distant 600.00 feet East of the Northwest corner of said quarter section, said point being the Northeast corner of Parcel 1; thence East along the North line of said section 25, 149.00 feet, more or less, to the Northeast corner of Parcel 1; thence South along the East line of said section 25, 121.10 feet, more or less, to the Southeast corner of Parcel 1; thence West along the West line of said section 25, 114.10 feet, more or less, to the Northwest corner of Parcel 1; thence North along the North line of said section 25, 121.10 feet, more or less, to the point of beginning.**

**Document No. 1207672**

**Part of the Northwest 1/4 of the Southeast 1/4 of Section 25, Township 7 North, Range 9 East, in the Town of Madison, Dane County, Wisconsin, more fully described as follows. Beginning at a point on the North line of said section 25, distant 600.00 feet East of the Northwest corner of said quarter section, said point being the Northeast corner of Parcel 1; thence East along the North line of said section 25, 149.00 feet, more or less, to the Northeast corner of Parcel 1; thence South along the East line of said section 25, 121.10 feet, more or less, to the Southeast corner of Parcel 1; thence West along the West line of said section 25, 114.10 feet, more or less, to the Northwest corner of Parcel 1; thence North along the North line of said section 25, 121.10 feet, more or less, to the point of beginning.**

**Document No. 1207672**

**Fee title for the owners interest in land contained within the following described tract in the NW 1/4 of the SE 1/4 of Section 25, T7N, R9E, in the Town of Madison, Dane County, Wisconsin:**

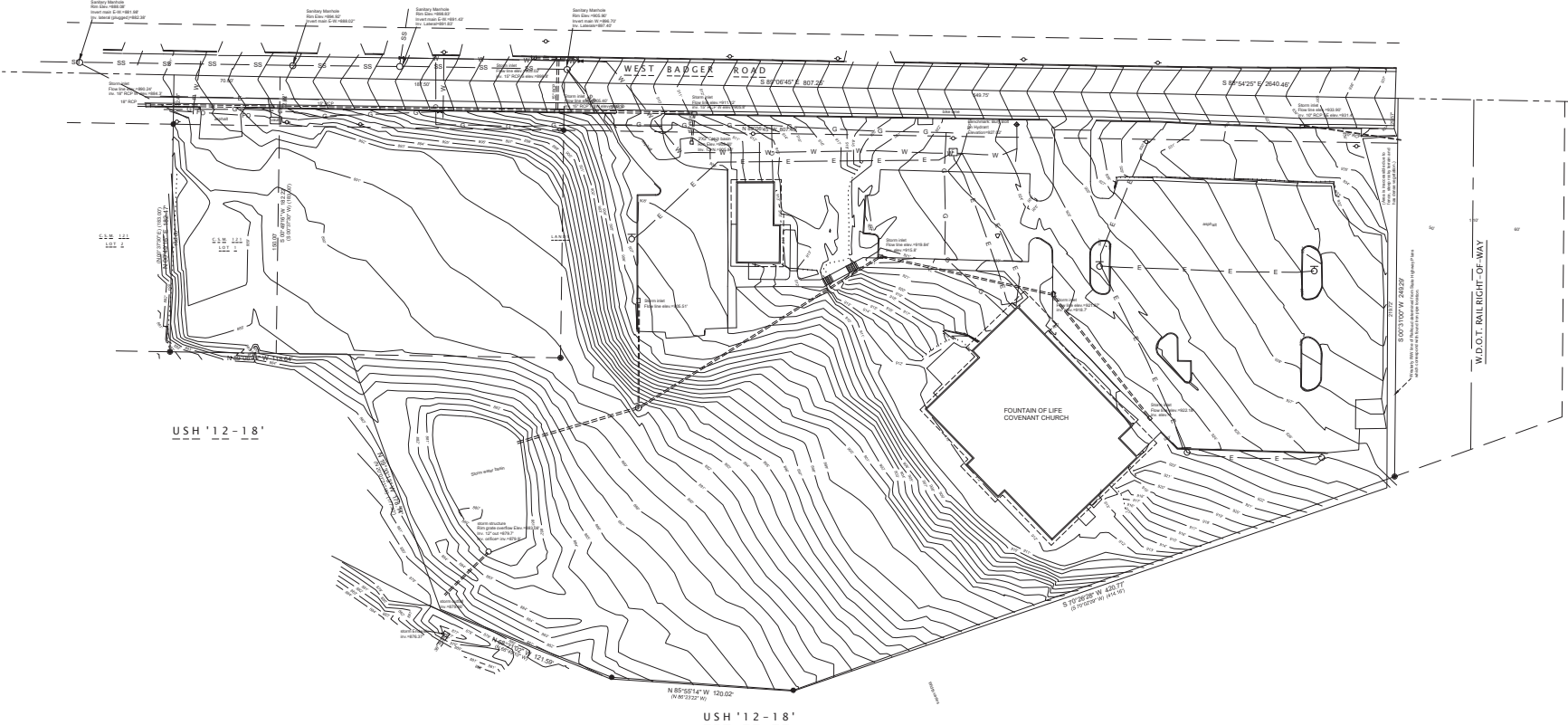
**Beginning of a concrete measurement of the center of said Section 25, Thence S 71°32'29" E, 37.43 feet along the north-south quarter line of said Section 25 to the point of beginning.**  
 Thence S 89°07'52" E, 93.33 feet to the existing northeast right-of-way line of the USH 12&18 Park Street interchange.  
 Thence S 22°48'27" E, 174.09 feet along said existing northeast right-of-way line.  
 Thence continuing along said existing northeast right-of-way line, S 2°02'32" E, 175.20 feet.  
 Thence continuing along said existing northeast right-of-way line, S 2°02'32" E, 37.44 feet.  
 Thence S 68°58'52" E, 121.58 feet.  
 Thence S 8°52'22" E, 402.25 feet to the existing north right-of-way line of USH 12 & 18.  
 Thence N 7°02'20" E, 414.18 feet along said existing north right-of-way line to the existing west right-of-way line of the Chicago & North Western Transportation Company.  
 Thence S 0°02'30" W, 340.81 feet along said existing west right-of-way line to the existing south right-of-way line of USH 12 & 18.  
 Thence S 0°02'30" W, 256.85 feet along said existing south right-of-way line, to a granite 10" 720.38 feet to the north-south quarter line of said Section 25.  
 Thence N 0°52'20" W, 862.71 feet along said north-south quarter line to the point of beginning.

**Said parcel contains 0.17 of an acre of land.**

**SURVEYOR'S CERTIFICATE**

I, Paul A. Speyer, registered land surveyor for Inhouse Surveying LLC, hereby certify that we surveyed the property described above and that the map is a true representation thereof and shows the true and exact location of the property, visible improvements, permanent encroachments and its exterior boundaries. Said survey meets the minimum standards for property surveys of the Wisconsin Administrative Code at CS and the said return is correct to the best of my knowledge and belief. This Survey is valid for the use of the present owners of the property at the date hereon.

Dated this Day of , 2016: Paul A. Speyer, S 2125



USH '12-18'

N 85°52'14" W 420.02'  
(N 87°23'27" W)

USH '12-18'



**JLA**  
ARCHITECTS  
MADISON | MILWAUKEE | DENVER  
JLA-AP.COM

JLA PROJECT NUMBER: 21-0102



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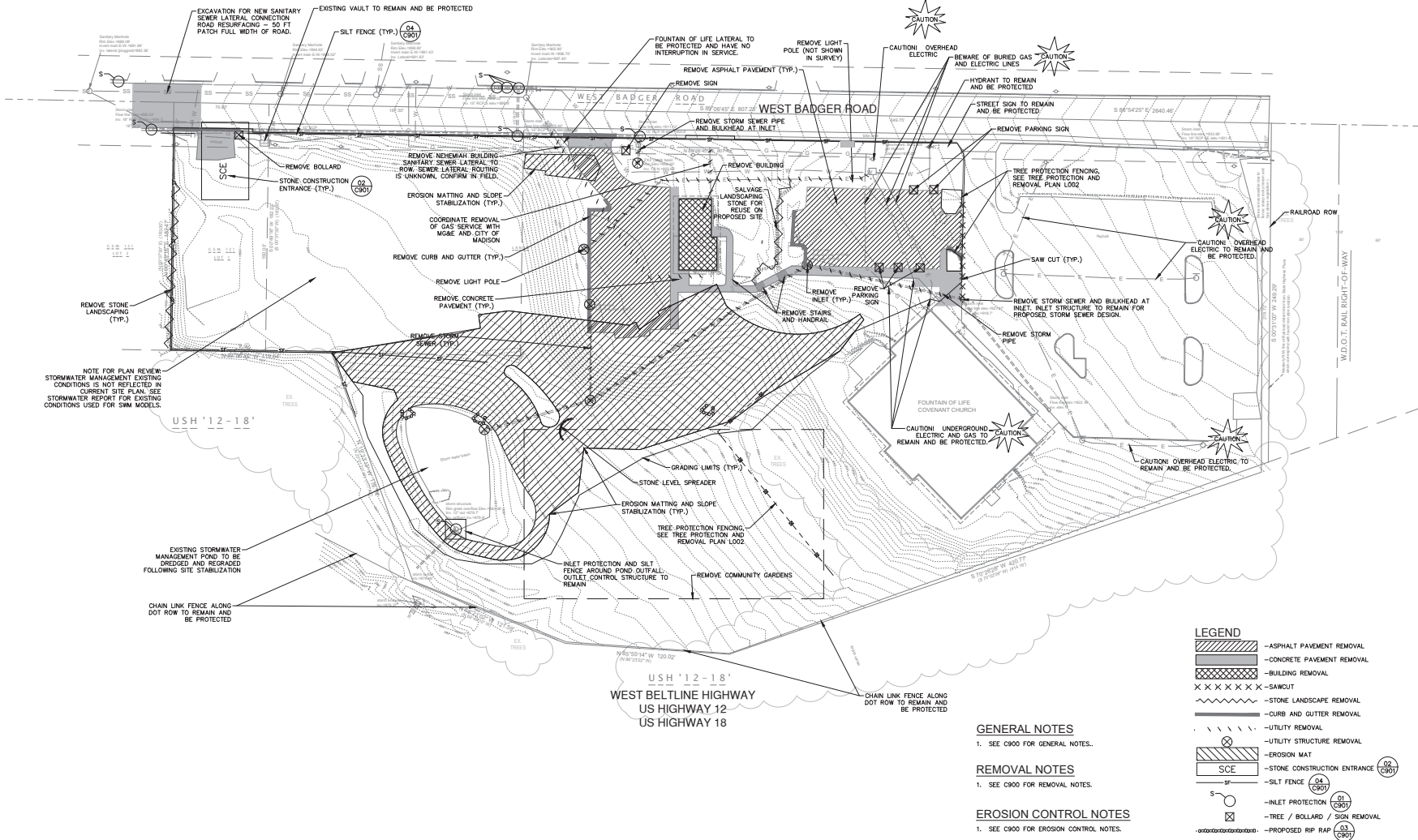
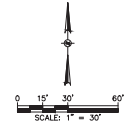
NO.	DESCRIPTION	DATE

SHEET TITLE

**DEMO & EROSION CONTROL**

SHEET NUMBER

**C200**



- LEGEND**
- ASPHALT PAVEMENT REMOVAL
  - CONCRETE PAVEMENT REMOVAL
  - BUILDING REMOVAL
  - SAWCUT
  - STONE LANDSCAPE REMOVAL
  - CURB AND GUTTER REMOVAL
  - UTILITY REMOVAL
  - UTILITY STRUCTURE REMOVAL
  - EROSION MAT
  - STONE CONSTRUCTION ENTRANCE (02 C901)
  - SILT FENCE (04 C901)
  - INLET PROTECTION (03 C901)
  - TREE / BOLLARD / SIGN REMOVAL
  - PROPOSED RIP RAP (03 C901)

**GENERAL NOTES**

1. SEE C900 FOR GENERAL NOTES.

**REMOVAL NOTES**

1. SEE C900 FOR REMOVAL NOTES.

**EROSION CONTROL NOTES**

1. SEE C900 FOR EROSION CONTROL NOTES.

NOTE FOR PLAN REVIEW: STORMWATER MANAGEMENT EXISTING CONDITIONS IS NOT REFLECTED IN CURRENT SITE PLAN. SEE STORMWATER REPORT FOR EXISTING CONDITIONS USED FOR SWM MODELS.

EXISTING STORMWATER MANAGEMENT POND TO BE DEMOLISHED AND REGRADED FOLLOWING SITE STABILIZATION

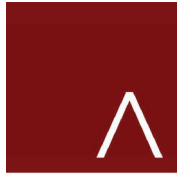
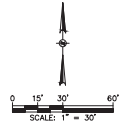
CHAIN LINK FENCE ALONG DOT ROW TO REMAIN AND BE PROTECTED

USH '12-18'  
WEST BELTLINE HIGHWAY  
US HIGHWAY 12  
US HIGHWAY 18



8' TERRACE  
5' SIDEWALK  
1' MAINTENANCE BUFFER  
AS APPLICABLE AND PER PLANS APPROVED BY THE CITY ENGINEER

STREET TREES AS APPROVED  
BY CITY FORESTER (TYP.)



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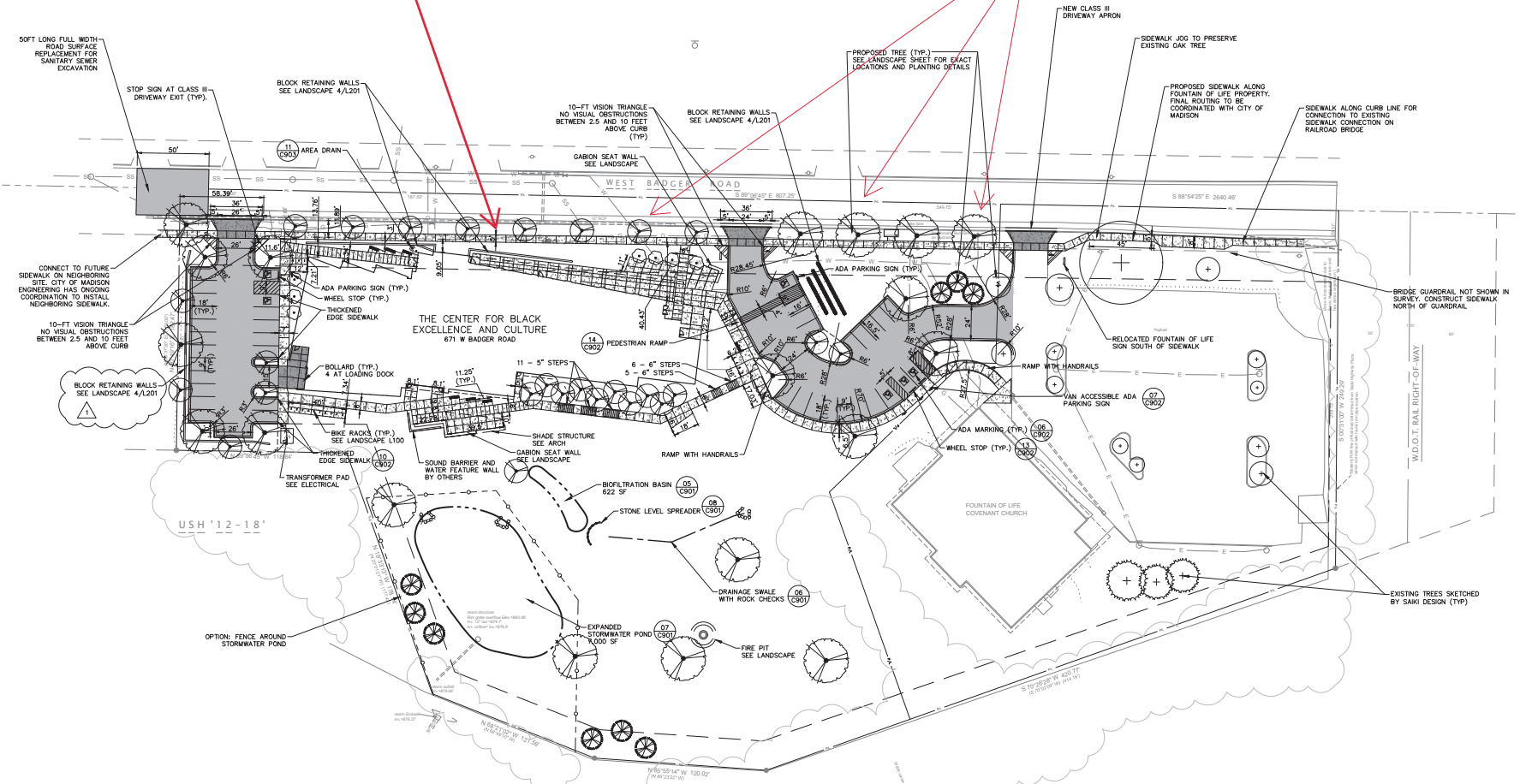
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**SITE LAND USE INFORMATION**

CREC PROPERTY:	147,777 SF (3.39AC)
FOUNTAIN OF LIFE PROPERTY:	82,021 SF (1.86AC)
TOTAL AREA:	229,798 SF (5.26AC)
CREC SITE DATA:	
BUILDING AREA:	20,918 SF (0.48AC)
ROOF AREA:	23,334 SF (0.54AC)
GREEN AREA:	92,242 SF (2.12AC)
SET BACKS:	
TOP STREET FACING FAÇAD:	30% NO MORE THAN 20FT
REAR YARD:	20'-FT
SIDE YARD:	5'-FT
TOTAL NUMBER OF STALLS:	33
ACCESSIBLE SURFACE STALLS:	6
TOTAL NUMBER OF BIKE PARKING STALLS:	
EXISTING CREC PROPERTY IMPERVIOUS SURFACE AREA:	47,336 SF (1.087 AC)
NEW CREC PROPERTY IMPERVIOUS SURFACE AREA:	55,435 SF (1.27 AC)
ROOF TOP IMPERVIOUS:	33,334 SF (0.54 AC)
PAVED AREA:	28,167 SF (0.65 AC)

- GENERAL NOTES**
- SEE C900 FOR GENERAL NOTES.
- LAYOUT NOTES**
- SEE C900 FOR SITE LAYOUT NOTES.

**LEGEND**

	-PROPOSED ASPHALT PAVEMENT (C901)
	-PROPOSED CONCRETE SIDEWALK, SEE LANDSCAPE L100/L101 FOR COLORED CONCRETE AND SCORING PATTERNS (C902)
	-PROPOSED CONCRETE PAVEMENT (C903)
	-PROPOSED VERTICAL CURB (C904)

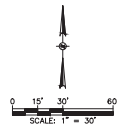
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SHEET TITLE  
**SITE LAYOUT PLAN**

SHEET NUMBER  
**C300**



**JLA**  
ARCHITECTS  
MADISON | MILWAUKEE | DENVER  
JLA-AP.COM

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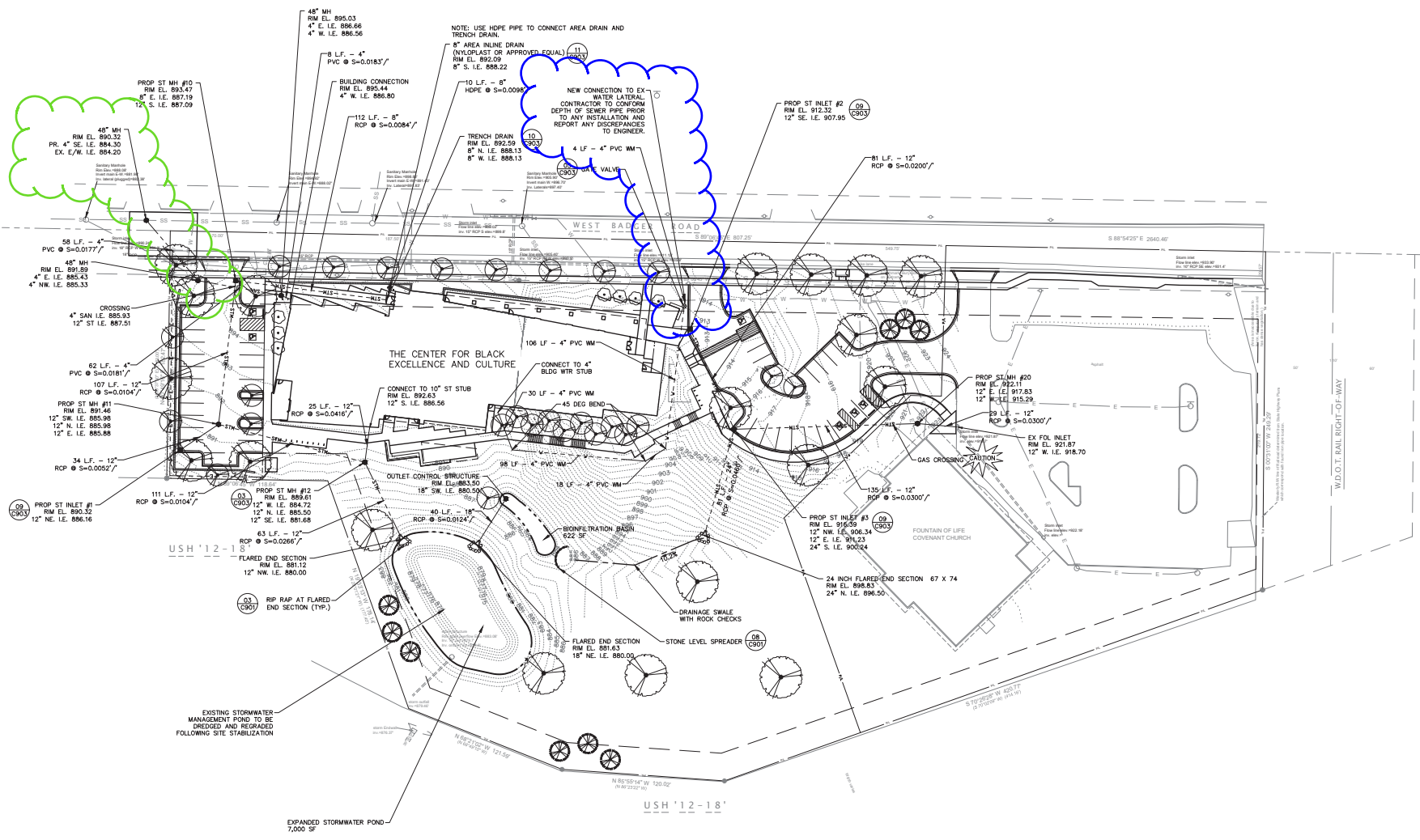
REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

UTILITY PLAN

SHEET NUMBER

C500



**LEGEND**

- SN— — PROPOSED STORM SEWER
- SM— — PROPOSED SANITARY SEWER
- V— — PROPOSED WATER MAIN
- E— — PROPOSED ELECTRICAL
- — PROPOSED MANHOLE
- — PROPOSED CATCH BASIN
- — PROPOSED GATE VALVE

**GENERAL NOTES**

1. SEE C900 FOR GENERAL NOTES.

**UTILITY NOTES**

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