

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.

Existing Conditions Survey

LEGEND

● SOLID IRON ROD FOUND 0.75" Dia. unless noted

● IRON PIN FOUND 1" Outside Dia. unless noted

() INDICATES RECORDED AS DISTANCE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.



Legal Description of Lands Surveyed

Document No. 4972807

PARCELS: 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 121A, as Document No. 180108, located in the City of Madison, Dane County, Wisconsin.

PARCELS: 2. Part of the Northeast 1/4 of the Southeast 1/4 of Section 35, Township 7 North, Range 9 East, in the City of Madison, Dane County, Wisconsin, more fully described as follows: Beginning at a point on the North line of the Southeast 1/4 of said section 35, distant 600.02 feet East of the Northwest corner of said quarter section, said point being the Northeast Corner of lands owned by Robert W. Clayton as set forth in Volume 582 of Deeds, page 148; thence East along the North line of said quarter Section 35 & 2 feet to the West right-of-way line of the Chicago & Northwestern Railroad, thence South 09° 44' East along the right-of-way line 240.25 feet to the Northwest right-of-way line of USH 12 & 18, thence south 89° 12' East along the right-of-way line of said USH 12 & 18 the distance 174.00 feet to the East line of said quarter Section 35, thence North 7° 48' West along the East line of said lands, 307 feet to the Northeast corner thereof, said point being 163 feet South from the North line of the Southeast 1/4 of said Section 35, thence East 136.1 feet to the Southeast corner of lands conveyed by Robert W. Clayton as hereinafter mentioned, thence North along the East line of said Robert Clayton lands 163 feet to the point of beginning EXCEPT that part conveyed to the State of Wisconsin by Warner Deal recorded on June 29, 1961, in Volume 716 of Deeds, page 885, as Document No. 1027030, AND EXCEPT that part conveyed to the State of Wisconsin in instrument recorded on December 20, 1985, in volume 13872 of Records, page 14, as document No. 2177415.

Document No. 2207272

Part of the Northeast 1/4 of the Southeast 1/4 of Section 35, 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 the Southeast 1/4 of said section 35, distant 600.02 feet East of the Northwest corner of said quarter section, said point being the Northeast Corner of lands owned by Robert W. Clayton as set forth in Volume 582 of Deeds, page 148; thence East along the North line of said quarter Section 35 & 2 feet to the West right-of-way line of the Chicago & Northwestern Railroad, thence South 09° 44' East along the right-of-way line 240.25 feet to the Northwest right-of-way line of USH 12 & 18, thence south 89° 12' East along the right-of-way line of said USH 12 & 18 the distance 174.00 feet to the East line of said quarter Section 35, thence North 7° 48' West along the East line of said lands, 307 feet to the Northeast corner thereof, said point being 163 feet South from the North line of the Southeast 1/4 of said Section 35, thence East 136.1 feet to the Southeast corner of lands conveyed by Robert W. Clayton as hereinafter mentioned, thence North along the East line of said Robert Clayton lands 163 feet to the point of beginning EXCEPT that part conveyed to the State of Wisconsin by Warner Deal recorded on June 29, 1961, in Volume 716 of Deeds, page 885, as Document No. 1027030, AND EXCEPT that part conveyed to the State of Wisconsin in instrument recorded on December 20, 1985, in volume 13872 of Records, page 14, as document No. 2177415.

See also for the corners interest in land contained within the following described tract in the NW 1/4 of the SE 1/4 of Section 35, T7N, R9E, in the Town of Madison, Dane County, Wisconsin:

Beginning of a concrete monument at the center of said Section 35, thence S 7° 52' 29" E, 37.40 feet along the north-south quarter line of said Section 35 to the point of beginning.

Thence N 8° 07' 57" E, 501.33 feet to the existing northeast right of way line of the USH 12&18 Park Street interchange.

Thence S 29° 48' 22" E, 174.09 feet along said existing northeast right of way line.

Thence continuing along said existing northeast right-of-way line, S 8° 07' 27" E, 275.20 feet.

Thence continuing along said existing northeast right-of-way line, S 5° 01' 47" E, 177.46 feet.

Thence S 68° 49' 27" E, 121.58 feet.

Thence S 88° 22' 22" E, 420.02 feet to the existing north right of way line of USH 12 & 18.

Thence N 7° 02' 30" E, 474.18 feet along said existing north right of way line to the existing west right-of-way line of the Chicago & Northwestern Transportation Company.

Thence S 7° 02' 30" W, 360.81 feet along said existing west right-of-way line to the existing south right-of-way line of USH 12 & 18.

Thence S 7° 02' 30" W, 250.85 feet along said existing south right-of-way line.

Thence S 88° 00' 00" W, 162.88 feet.

Thence N 38° 42' 30" W, 143.68 feet.

Thence a bearing N, 129.38 feet to the north-south quarter line of said Section 35.

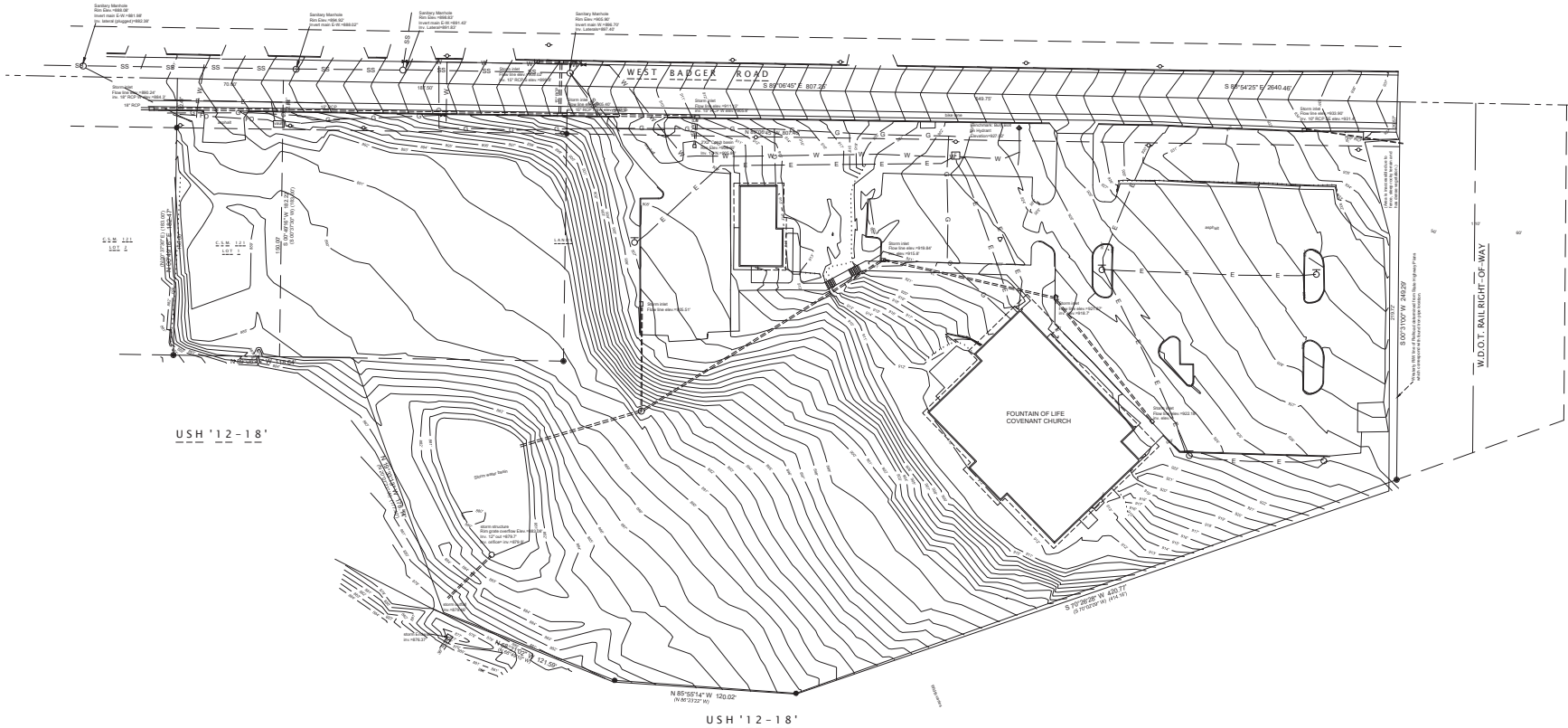
Thence N 0° 52' 39" W, 862.71 feet along said north-south quarter line to the point of beginning.

Said parcel contains 0.17 of an acre of land.

SURVEYOR'S CERTIFICATE

I, Paul A. Speer, registered land surveyor for Illinois Surveying LLC, hereby certify that we surveyed the property described above and that the map is a true representation thereof and shows the line and location of the property, visible improvements, professional encroachments and it's exterior boundaries. Said survey meets the minimum standards for property surveys of the Wisconsin Administrative Code, Ch. CSR 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 below.

Dated this Day of , 2016: Paul A. Speer, S 2325



JLA ARCHITECTS

MADISON | MILWAUKEE | DENVER

JLA-AP.COM

JLA PROJECT NUMBER: 21-0102

THE CENTER FOR BLACK EXCELLENCE AND CULTURE

SITE PLAN REVIEW SET

PROGRESS DOCUMENTS

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

DATE OF ISSUANCE: APRIL 23, 2024

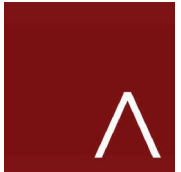
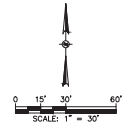
REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

EXISTING CONDITIONS

SHEET NUMBER

C100



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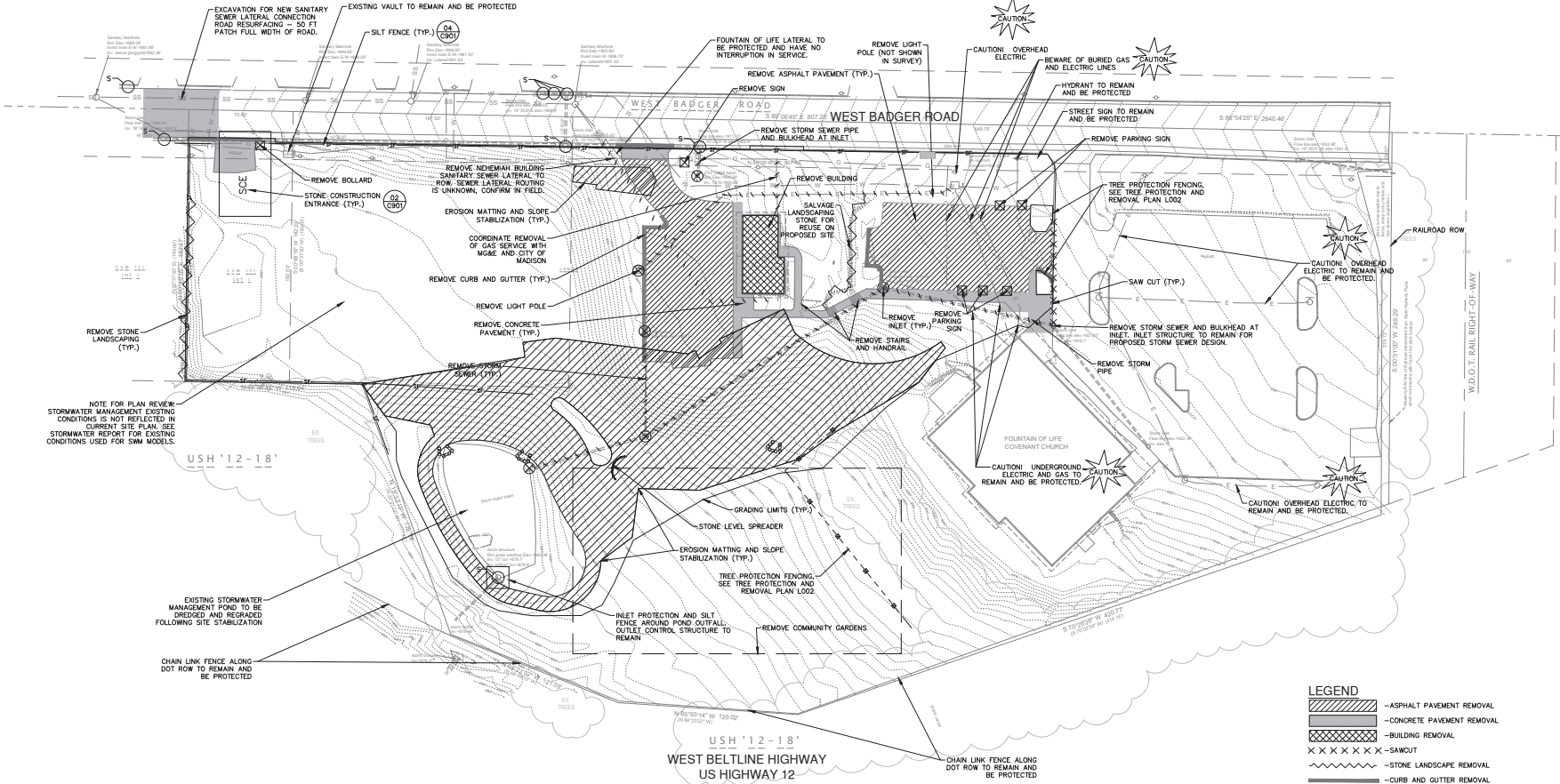
REVISION SCHEDULE		
Mark	Description	Date

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 (01 C901)
	~ TREE / BOLLARD / SIGN REMOVAL
	~ PROPOSED RIP RAP (03 C901)

GENERAL NOTES

1. SEE C900 FOR GENERAL NOTES.

REMOVAL NOTES

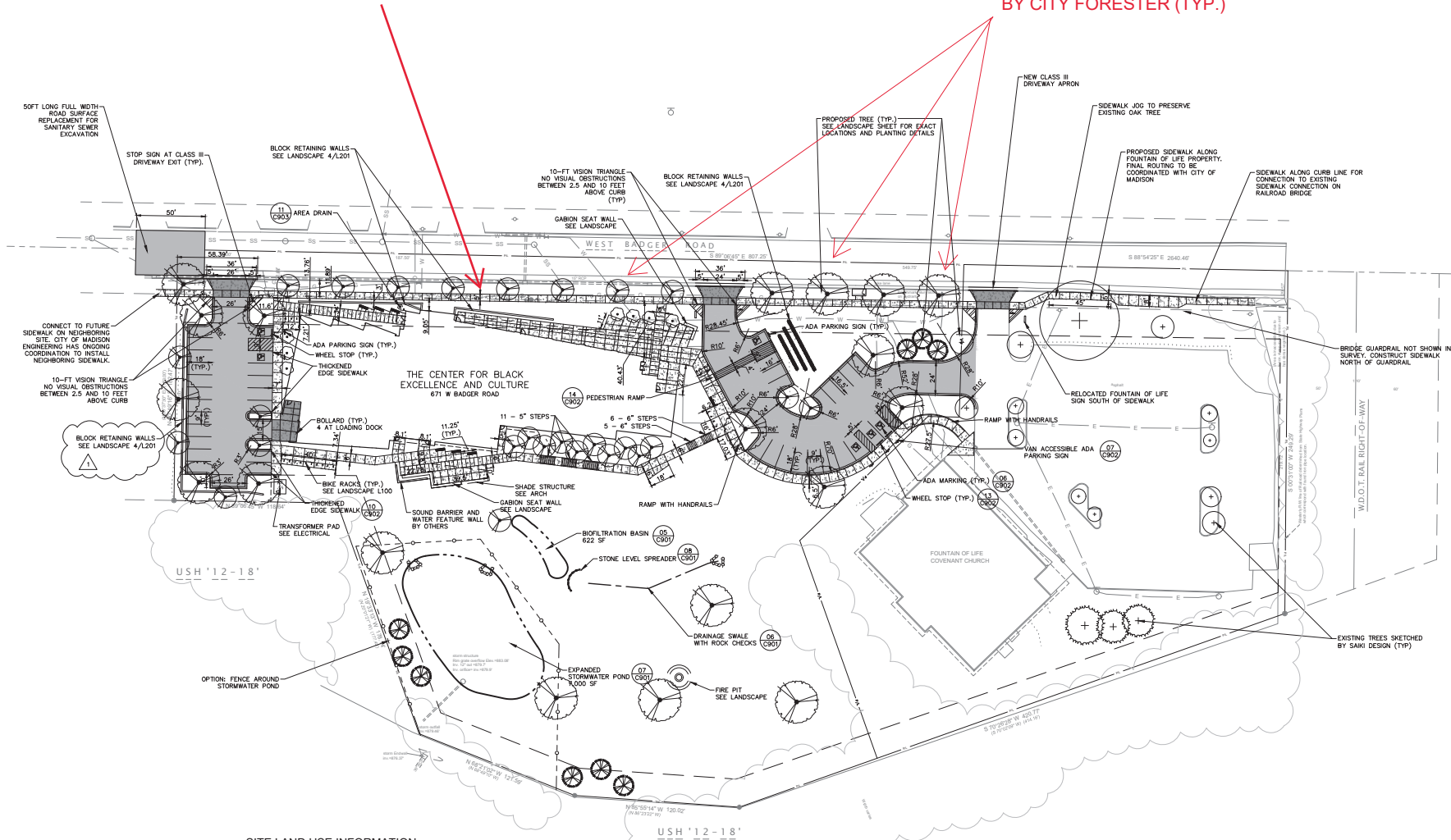
1. SEE C900 FOR REMOVAL NOTES.

EROSION CONTROL NOTES

1. SEE C900 FOR EROSION CONTROL NOTES.

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.)



SITE LAND USE INFORMATION

CEBC PROPERTY: 147,777 SF (3.39AC)
FOUNTAIN OF LIFE PROPERTY: 82,021 SF (1.86AC)
TOTAL AREA: 229,798 SF (5.25AC)

CEBC 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 FACED: 30% NO MORE THAN 20 FT
REAR YARD: 20-FT
SIDE YARD: 5-FT

TOTAL NUMBER OF STALLS: 33
ACCESSIBLE SURFACE STALLS: 6

TOTAL NUMBER OF BIKE PARKING STALLS:

EXISTING CEBC PROPERTY IMPERVIOUS SURFACE AREA: 47,336 SF (1.087 AC)

NEW CEBC 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

1. SEE C900 FOR GENERAL NOTES.

LAYOUT NOTES

1. 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



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SITE PLAN REVIEW SET

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REVISION SCHEDULE

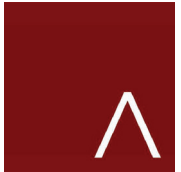
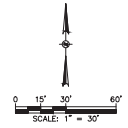
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SHEET TITLE

SITE LAYOUT PLAN

SHEET NUMBER

C300



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ARCHITECTS
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JLA-AP.COM

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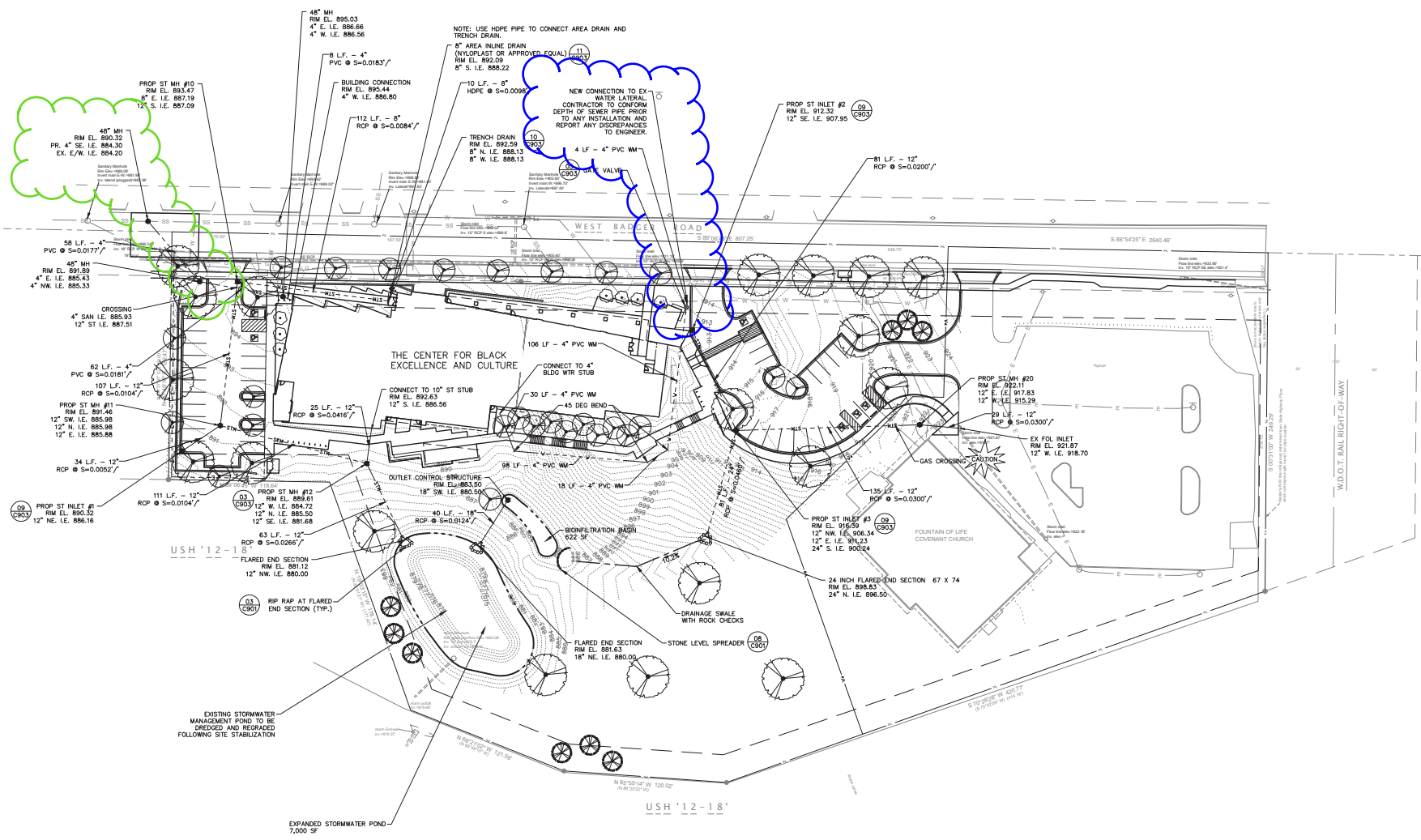
SITE PLAN REVIEW SET

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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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