



**CITY OF MADISON
ZONING BOARD OF APPEALS
VARIANCE APPLICATION**

\$500 Filing Fee

Type or legibly print using blue or black ink.

Address of Subject Property: 1124 Colby Street, Madison, WI 53715

Name of Owner: Woodland Montessori School - Jim Hansen

Address of Owner (if different than above): _____

Daytime Phone: 608 256-8076 Evening Phone: 608 256-8076

Email Address: jim@woodland-montessori.org

Name of Applicant (Owner's Representative): Mike Booth

Address of Applicant: 301 N. Broom St. Madison, WI 53703

Daytime Phone: 608 819-0849 Evening Phone: 608 819-0849

Email Address: mbooth@opnarchitects.com

Description of Requested Variance:

Woodland Montessori School is seeking a set back variance of 9' -11 1/4" into the required 20' front yard setback along Colby Street. This is request is 3' - 9 1/4" beyond the average setback distance of 13' 11" for the other properties on the block. This setback will allow the school to add a new entry vestibule that will create a secure, accessible, and sustainable entry that the building currently lacks. The entry vestibule is positioned at the original building entry that was long ago abandoned in a former renovation. Support letters for the setback variance request from both the District 13 Alder, Tag Evers, as well as the closest neighbor on Colby Street have been included in submission materials.

See reverse side for more instructions.

FOR OFFICE USE ONLY

Amount Paid: <u>\$500.00</u>	Hearing Date: <u>3-21-2024</u>
Receipt: <u>137610-0001</u>	Published Date: <u>3-14-2024</u>
Filing Date: <u>2-22-2024</u>	Appeal Number: <u>LNDVAR-2024-00003</u>
Received By: <u>NJK</u>	GQ: _____
Parcel Number: <u>070926108163</u>	Code Section(s): <u>28.043(2)</u>
Zoning District: <u>TR-C2</u>	_____
Alder District: <u>13-EVERS</u>	_____

Standards for Variance

The Zoning Board of Appeals will only grant a variance if it finds that your proposal meets the following standards. Please explain how your variance request meets these standards.

1. There are conditions unique to the property of the applicant that do not apply generally to other properties in the district.

The lot is significantly larger than other lots in the area, its size will also increase as it is being combined with 114 Van Deusen Street as a part of this project, as a result neighbors are further away than typical. Site currently has conditional use for daycare in TR-C2. Site has existing grading from 0' at sidewalk to + 3' - 2" at playground, there currently is no accessible entry or route through the building, this vestibule is a key component to solve that problem.

2. The variance is not contrary to the spirit, purpose, and intent of the regulations in the zoning district and is not contrary to the public interest.

The existing building as well as 8 out of 9 structures on the colby street block do not meet required 20' setbacks. The closest property on and adjacent block of Colby St. does not meet required 20' setback. The average setback distance is 13' 11"

3. For an area (setbacks, etc.) variance, compliance with the strict letter of the ordinance would unreasonably prevent use of the property for a permitted purpose or would render compliance with the ordinance unnecessarily burdensome.

The vestibule is required to meet minimum energy code requirements as well as support the project goal of net zero building. Due to existing site grading, relocating the vestibule to the new construction portion of the building would require a 43' ramp vs a 24' on the building exterior to create an accessible route to that portion of the building's levels. This results in an inequitable accessible route experience as well as additional owner cost for the larger ramp. Pushing the vestibule into the existing building would trigger the removal of existing load bearing walls creating a financial hardship for the owner.

4. The alleged difficulty or hardship is created by the terms of the ordinance rather than by a person who has a present interest in the property.

Woodland currently owns the property, and the existing building does not meet the setback requirements. This restricts them from any improvements to current building entry to meet building energy code as wells as ADA requirements.

5. The proposed variance shall not create substantial detriment to adjacent property.

Closest Neighbor on the block at 1112 Colby Sreet is 110' from the variance request and has expressed support for this variance request in the form of a letter that has been submitted with our application.

6. The proposed variance shall be compatible with the character of the immediate neighborhood.

The vestibule is designed to match the character of the existing structure and make accessible the original entry location that was long ago abandoned. The vestibule will protrude less into the setback than the current existing bulky stair that leads to nowhere does.

Application Requirements

The Zoning Board of Appeals may refer or deny applicants with incomplete applications. Note, the maximum printed size for drawings is 11” x 17.” Please provide the following information:

<input checked="" type="checkbox"/>	Pre-application meeting with staff. Before you submit this application, meet with the Zoning Administrator. Together, you will discuss your proposed project and submission material. Contact Zoning at least one week prior to the application submission deadline to schedule the meeting. Your application will not be accepted unless a pre-application meeting has been held.
<input checked="" type="checkbox"/>	Site plan , drawn to scale. We recommend a registered survey, but it is not required. On the plan, show the following: <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Lot lines. <input checked="" type="checkbox"/> Existing and proposed structures. Include dimensions and setback distances to all property lines. <input checked="" type="checkbox"/> Approximate location of structures on properties next to variance. <input checked="" type="checkbox"/> Major landscape elements, fencing, retaining walls or other relevant site features. <input checked="" type="checkbox"/> Scale (1” = 20’ or 1’ = 30’ preferred). <input checked="" type="checkbox"/> North arrow.
<input checked="" type="checkbox"/>	Elevations from all directions showing existing and proposed. Show the existing structure and proposed addition(s).
<input checked="" type="checkbox"/>	Interior floor plan of existing and proposed structure , if required. Most additions and expansions will require floor plans.
<input checked="" type="checkbox"/>	Front yard variance requests. Show the front yard setback of all other properties on the same block face.
<input type="checkbox"/>	Lakefront setback variance requests. Provide a survey prepared by a registered land surveyor. The survey must show existing setbacks of buildings on adjacent lots.
<input type="checkbox"/>	Variance requests involving slope, grade, or trees. Show: <ul style="list-style-type: none"> <input type="checkbox"/> Approximate location and amount of slope. <input type="checkbox"/> Direction of drainage. <input type="checkbox"/> Location, species and size of trees.
<input checked="" type="checkbox"/>	Email digital copies of all plans and drawings to: zoning@cityofmadison.com.
<input checked="" type="checkbox"/>	Pay \$500 filing fee on or before submission deadline. Payment may be made in person by appointment at the Zoning counter, by mail to City of Madison Building Inspection, P. O. Box 2984, Madison WI 53701-2984, or placed in the drop box at the Doty Street entrance to the Madison Municipal Building 215 Martin Luther King Jr. Blvd. When mailing or using the drop box, please include a note that payment is for a variance application, state the subject property address and provide your contact information.
<input checked="" type="checkbox"/>	CHECK HERE. I understand that as part of my variance request, City of Madison staff will need access to my property. Staff will take photographs and do a pre-hearing inspection of the property. I give City Staff permission to enter my property, inspect the property, and take photographs.
<input checked="" type="checkbox"/>	CHECK HERE. I acknowledge that any statements implied as fact require evidence.

CHECK HERE. City of Madison staff has given me a copy of the standards that the Zoning Board of Appeals will use to review variance applications.

Owner's Signature: James 2 Hansen
Jim Hansen
Woodland Montessori School

Date: 2/22/24

------(For Office Use Only)-----

DECISION

The Board, in accordance with its findings of fact, hereby determines that the requested variance for _____ **(does) (does not)** meet all the standards for a variance. Further findings of fact are stated in the minutes of this public hearing.

The Zoning Board of Appeals: **Approved** **Denied** **Conditionally Approved**

Zoning Board of Appeals Chair:

Date:



WOODLAND MONTESSORI SCHOOL

1124 COLBY ST., MADISON, WI 53715

ARCHITECT

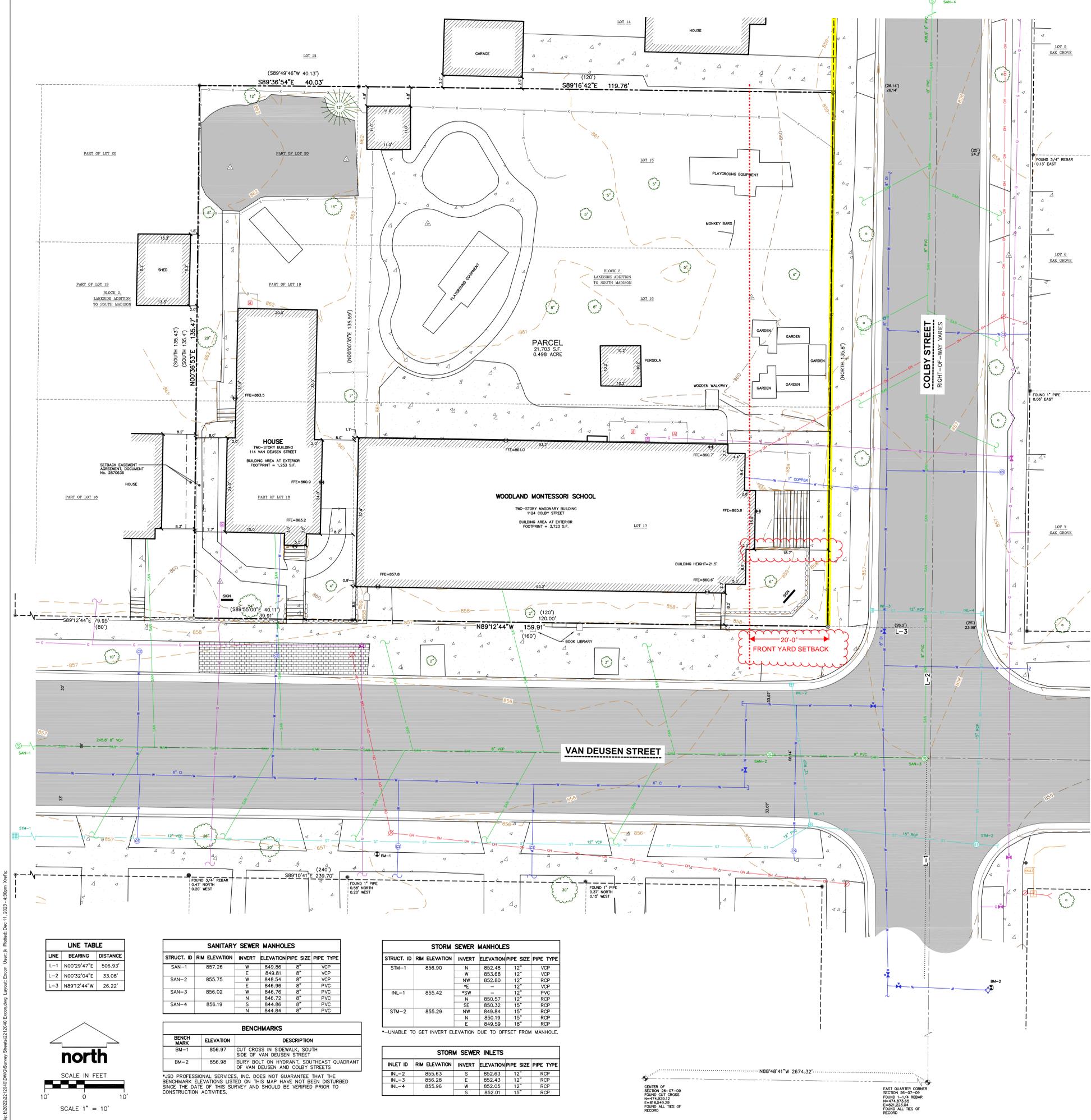
OPN ARCHITECTS
301 N. BROOM STREET, SUITE 100
MADISON, WI 53703

GENERAL CONTRACTOR

SUPREME STRUCTURES, INC.
2906 MARKETPLACE DRIVE
MADISON, WI 53719



301 N BROOM STREET #100, MADISON, WI 53703
P. 608.819.0260 F. 608.819.0261 www.opnarchitects.com



EXISTING CONDITIONS SURVEY

LOTS 15, 16, 17 AND THE EAST 40 FEET OF LOTS 18, 19, AND 20, LAKESIDE ADDITION TO SOUTH MADISON, LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



LEGEND

- GOVERNMENT CORNER
- 1" IRON PIPE FOUND
- 3/4" REBAR FOUND
- CHISELED "X" SET
- 3/4" x 24" REBAR SET (1.50 LBS/LF)
- MAIL BOX
- SIGN
- SANITARY MANHOLE
- HYDRANT
- WATER VALVE
- CURB STOP/SERVICE VALVE
- SANITARY SEWER
- STORM MANHOLE
- WATER LINE
- STORM SEWER
- SQUARE CASTED INLET
- GAS REGULATOR/METER
- GAS VALVE
- VAULT
- INDEX CONTOUR
- POWER POLE W/GUY
- TELEPHONE PEDESTAL
- DECIDUOUS TREE
- CONIFEROUS TREE
- PARCEL BOUNDARY
- SECTION LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- PLATTED LOT LINE
- EASEMENT LINE
- FENCE LINE
- STONE WALL
- GUARD OR SAFETY RAIL
- CONCRETE CURB & GUTTER
- SANITARY SEWER
- STORM MANHOLE
- WATER LINE
- STORM SEWER
- NATURAL GAS
- OVERHEAD LINE
- BUILDING
- BITUMINOUS PAVEMENT
- INTERMEDIATE CONTOUR
- BITUMINOUS PAVEMENT
- CONCRETE PAVEMENT
- END OF FLAGGED UTILITIES
- () DENOTES RECORDED AS MEASUREMENTS DEPICTING THE SAME LINE ON THE GROUND AS RETRACED BY THIS SURVEY

NOTES

- FIELD WORK PERFORMED BY ON NOVEMBER 14, 22, AND 29, 2023.
- BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY. THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 26-07-09, RECORDED AS N88°48'41"W.
- ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88). BENCHMARK IS A 1-1/4" REBAR MARKING THE EAST QUARTER CORNER OF SECTION 26, T07N, R09E, ELEVATION = 851.34'
- CONTOUR INTERVAL IS ONE FOOT.
- SUBSURFACE UTILITIES AND FEATURES SHOWN ON THIS MAP HAVE BEEN APPROXIMATED BY LOCATING SURFICIAL FEATURES AND APURTENANCES, LOCATING DIGGERS HOTLINE FIELD MARKINGS AND BY REFERENCE TO UTILITY RECORDS AND MAPS. DIGGERS' HOTLINE TICKET No.s 20234602991, 20234603032, AND 20234603096, WITH A CLEAR DATE OF NOVEMBER 16, 2023.
- UTILITY COMPANIES CONTACTED THRU DIGGERS HOTLINE: CITY OF MADISON ENGINEERING; MADISON GAS AND ELECTRIC COMPANY (ELECTRIC AND GAS); CHARTER COMMUNICATIONS; MADISON METROPOLITAN SEWERAGE DISTRICT AT&T DISTRIBUTION.
- BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED. FOR EXACT LOCATION OF UNDERGROUND UTILITIES, CONTACT DIGGERS HOTLINE, AT 1.800.242.8511.
- ROADWAY UTILITY RECORD DRAWINGS WERE REQUESTED FROM THE CITY OF MADISON. THE UTILITIES SHOWN REPRESENT FIELD LOCATED UTILITIES IN COMBINATION WITH THE SUPPLIED CITY RECORDS.
- FOUND ALL TIES OF RECORD FOR THE SECTION CORNERS.

LEGAL DESCRIPTION

PARCEL ONE:
THE EAST 40 FEET OF LOTS EIGHTEEN (18), NINETEEN (19), AND TWENTY (20), BLOCK TWO (2), LAKESIDE ADDITION TO SOUTH MADISON, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

FOR INFORMATIONAL PURPOSES ONLY:
TAX PARCEL No.: 251/0709-261-0815-5
ADDRESS: 114 VAN DEUSEN STREET, MADISON, WI

PARCEL TWO:
LOTS 15, 16, AND 17, BLOCK 2, LAKESIDE ADDITION TO SOUTH MADISON, CITY OF MADISON, DANE COUNTY, WISCONSIN.
TAX PARCEL No.: 251/0709-261-0816-3
ADDRESS: 1124 COLBY STREET, MADISON, WI

SURVEYOR'S CERTIFICATE

I, JOHN KREBS, WISCONSIN PROFESSIONAL LAND SURVEYOR NO. S-1878, HEREBY CERTIFY THAT UNDER THE DIRECTION OF WOODLAND MONTESSORI SCHOOL, THIS SURVEY AND MAP HAS BEEN PREPARED AND COMPLIES WITH WISCONSIN ADMINISTRATIVE CODE A-E7 AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF IN ACCORDANCE WITH THE INFORMATION PROVIDED.

John Krebs
JOHN KREBS, S-1878
PROFESSIONAL LAND SURVEYOR

DATE: 12/11/2023



LINE TABLE

LINE	BEARING	DISTANCE
L-1	N00°29'47"E	506.93'
L-2	N00°32'04"E	33.08'
L-3	N89°12'44"W	26.22'

SANITARY SEWER MANHOLES

STRUCT. ID	RIM ELEVATION	INVERT ELEVATION	PIPE SIZE	PIPE TYPE
SAN-1	857.26	W 849.86	8"	VCP
		E 849.81	8"	VCP
		W 848.54	8"	VCP
		E 846.96	8"	PVC
SAN-3	856.02	W 846.76	8"	PVC
		N 846.72	8"	PVC
		S 844.86	8"	PVC
SAN-4	856.19	N 844.84	8"	PVC

STORM SEWER MANHOLES

STRUCT. ID	RIM ELEVATION	INVERT ELEVATION	PIPE SIZE	PIPE TYPE
STM-1	856.90	N 852.48	12"	VCP
		W 853.68	12"	VCP
		NW 852.80	12"	RCP
		NE 850.32	12"	VCP
INL-1	855.42	*SW -	12"	PVC
		N 850.57	12"	RCP
		SE 850.32	12"	RCP
STM-2	855.29	NW 849.84	15"	RCP
		N 850.19	15"	RCP
		E 849.59	15"	RCP

*UNABLE TO GET INVERT ELEVATION DUE TO OFFSET FROM MANHOLE.

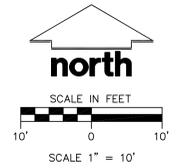
STORM SEWER INLETS

INLET ID	RIM ELEVATION	INVERT ELEVATION	PIPE SIZE	PIPE TYPE
INL-2	855.63	S 852.63	12"	RCP
INL-3	856.28	E 852.43	12"	RCP
INL-4	856.96	W 852.05	12"	RCP
		S 852.01	15"	RCP

BENCHMARKS

BENCH MARK	ELEVATION	DESCRIPTION
BM-1	856.97	CUT CROSS IN SIDEWALK, SOUTH SIDE OF VAN DEUSEN STREET
BM-2	856.98	BURY BOLT ON HYDRANT, SOUTHEAST QUADRANT OF VAN DEUSEN AND COLEY STREETS

*JSD PROFESSIONAL SERVICES, INC. DOES NOT GUARANTEE THAT THE BENCHMARK ELEVATIONS LISTED ON THIS MAP HAVE NOT BEEN DISTURBED SINCE THE DATE OF THIS SURVEY AND SHOULD BE VERIFIED PRIOR TO CONSTRUCTION ACTIVITIES.



CREATE THE VISION TELL THE STORY

jsdinc.com

MADISON REGIONAL OFFICE
907 WEST VERONA AVENUE, SUITE 500
VERONA, WISCONSIN 53599
P. 608.848.5060

CLIENT:
WOODLAND MONTESSORI SCHOOL

CLIENT ADDRESS:
**1124 COLBY STREET
MADISON, WI 53715**

PROJECT LOCATION:
**1124 COLBY STREET
MADISON, WI 53715
DANE COUNTY**

PROJECT:
WOODLAND MONTESSORI SCHOOL

MODIFICATIONS:

#	Date:	Description:
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

Prepared By: JK 12/11/23

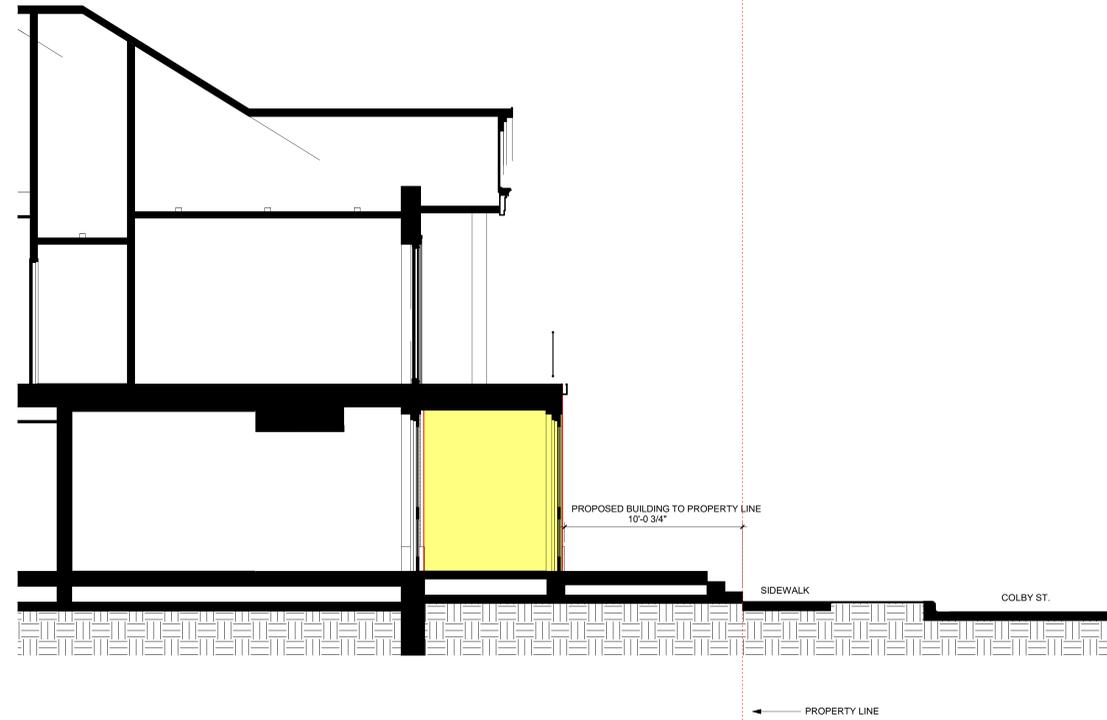
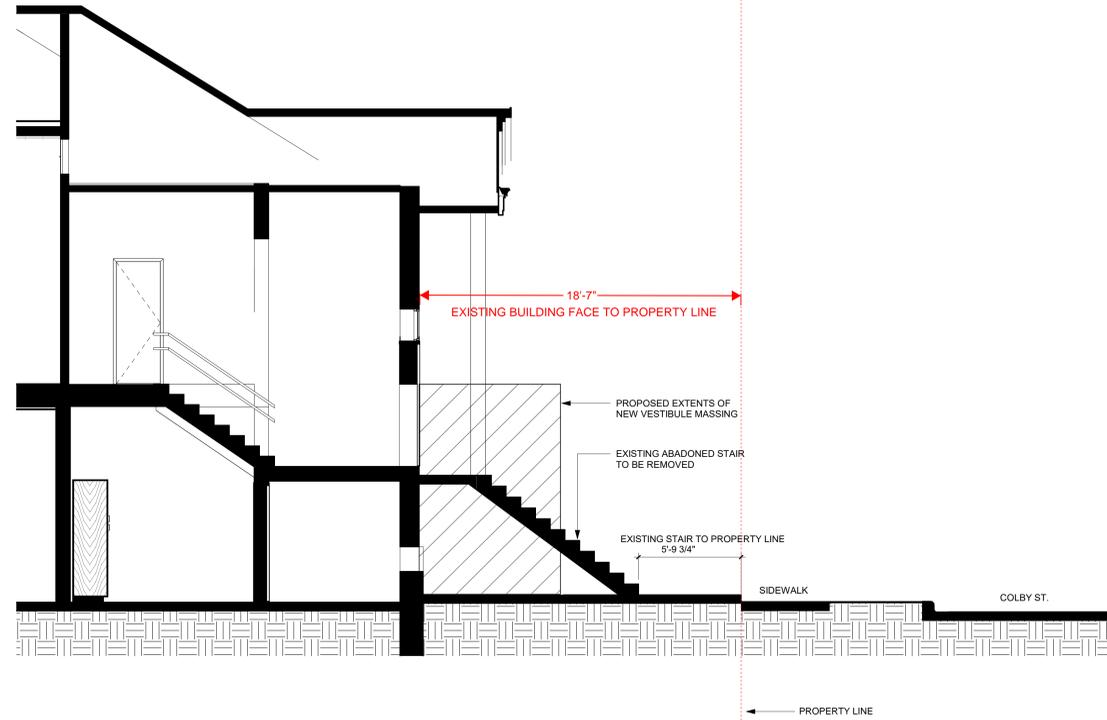
SHEET TITLE:
EXISTING CONDITIONS SURVEY

SHEET NUMBER:
1 OF 1

PROJECT NO.: 22-12040

EXISTING

PROPOSED



EXISTING CONDITIONS RENDER



PROPOSED DESIGN RENDER

PRELIMINARY. NOT FOR CONSTRUCTION.

Key Plan

Revision Description Date

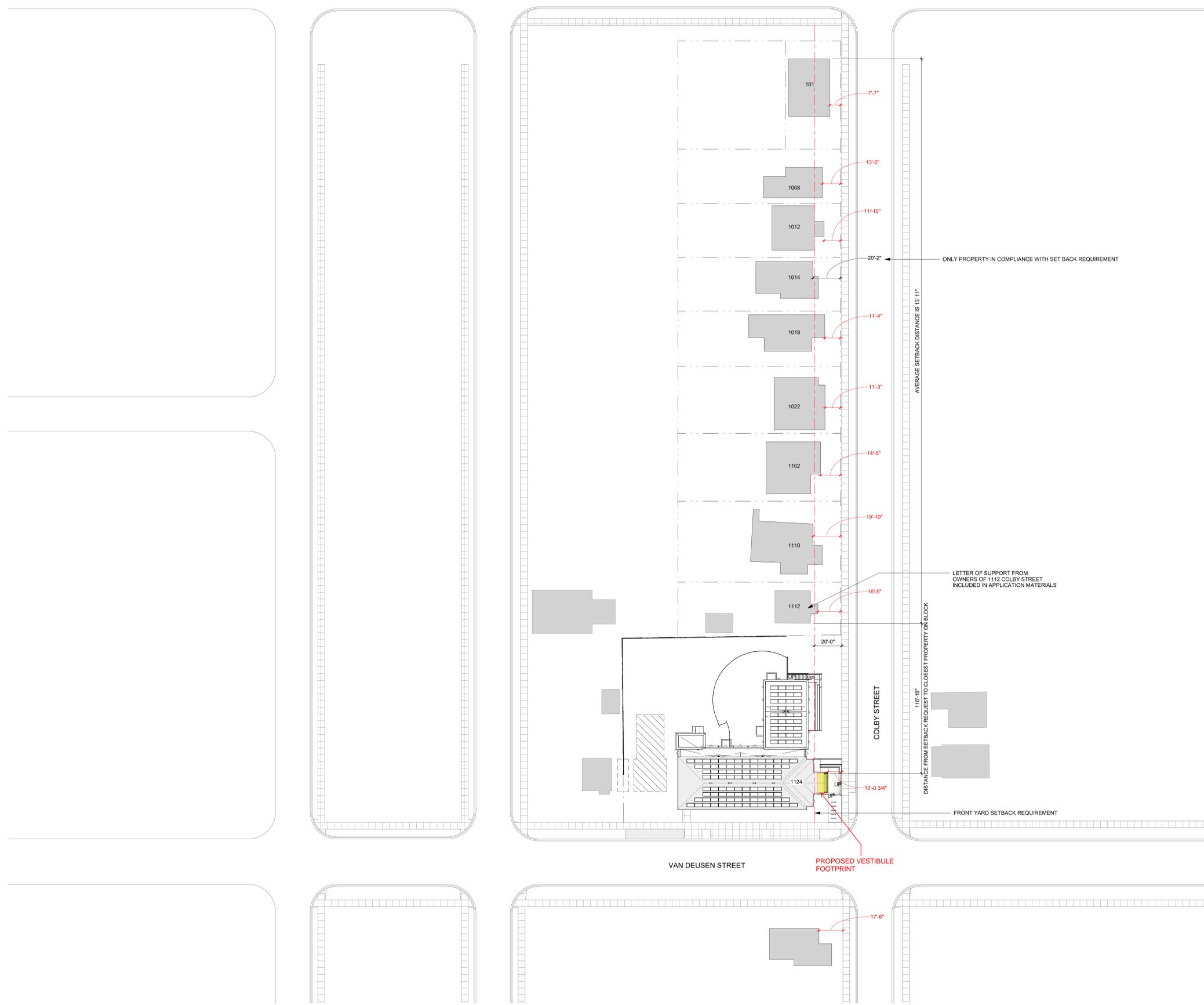
OPN Project No.
23637000

Sheet Issue Date
SETBACK VARIANCE 2/22/24

Sheet Name
EXISTING AND PROPOSED SETBACK DRAWINGS
Sheet Number

PRINTED: 2/21/2024 3:45:44 PM

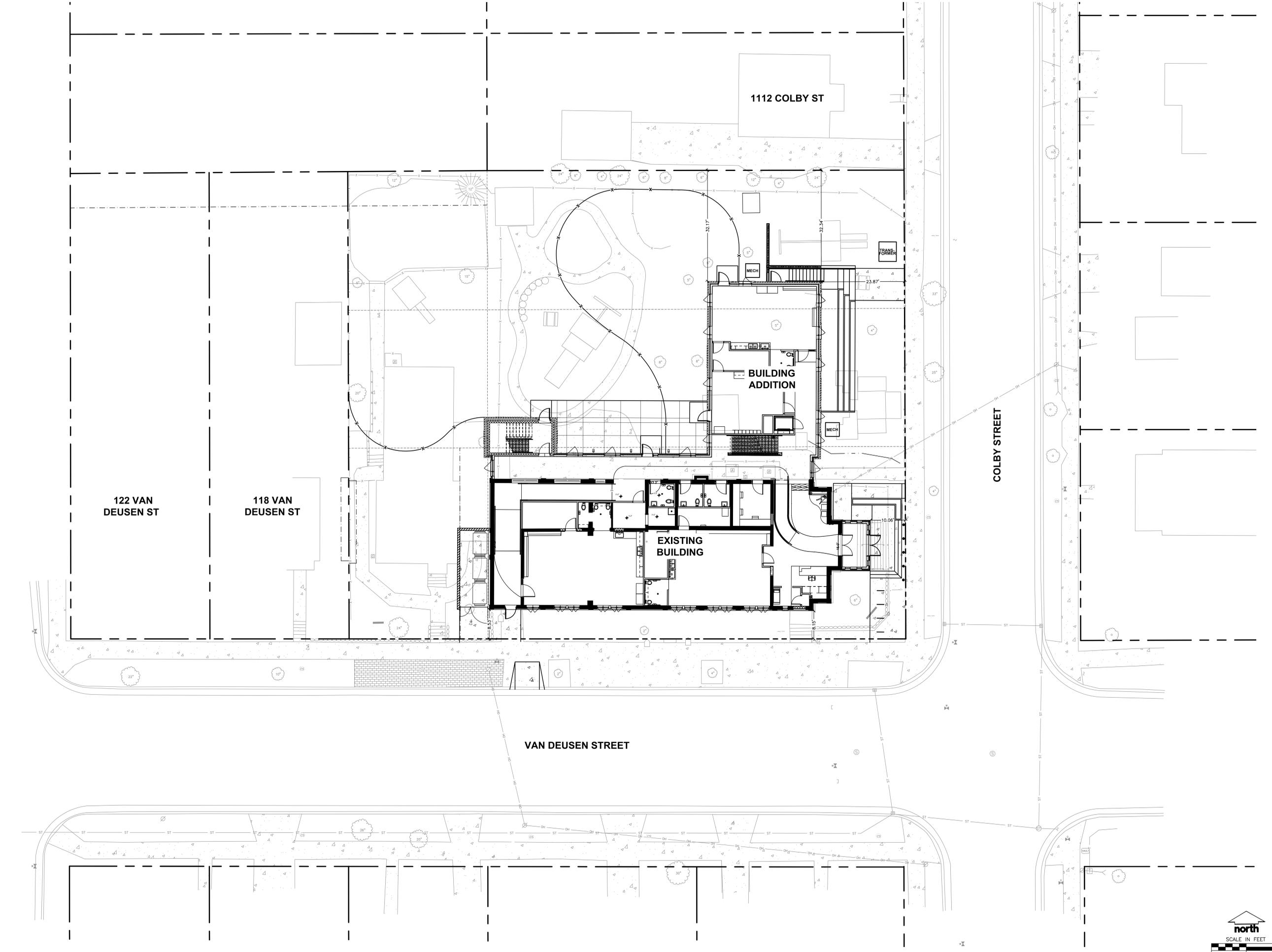
PRINTED: 2/21/2024 3:45:45 PM



1 COLBY STREET EXISTING SETBACKS
 1" = 30'-0"

PRELIMINARY. NOT FOR CONSTRUCTION.

U
T
S
R
Q
P
N
M
L
K
J
H
G
F
E
D
C
B
A



Key Plan

Revision Description Date

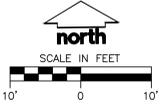
OPN Project No.

Sheet Issue Date

Sheet Name

SITE PLAN

Sheet Number



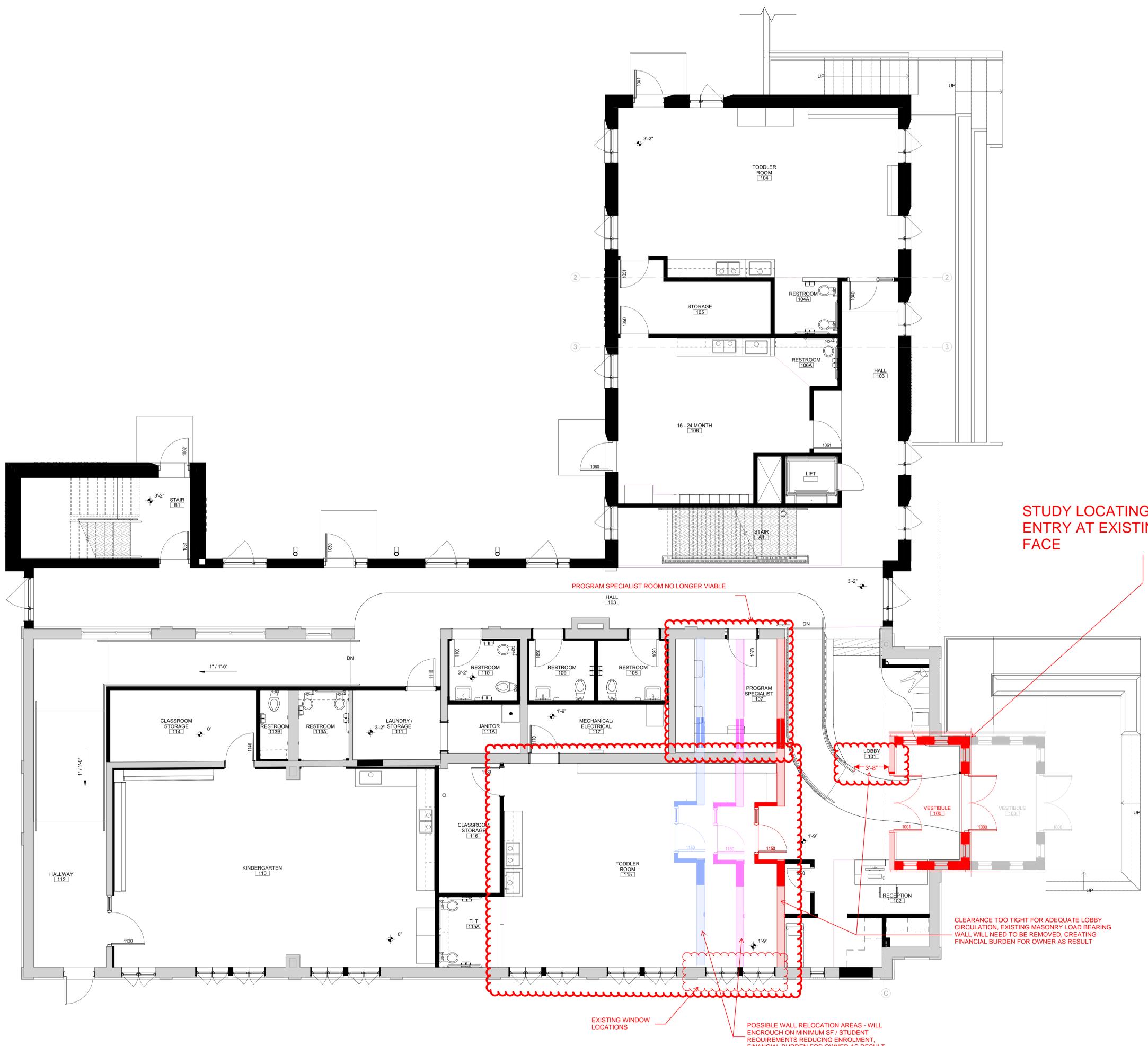
PRELIMINARY. NOT FOR CONSTRUCTION.

GENERAL NOTES

1. DIMENSIONS ARE MEASURED FACE-OF-FINISH TO FACE-OF-FINISH OR ROUGH MASONRY OPENING UNLESS NOTED OTHERWISE - TYPICAL FOR ALL DRAWINGS.
2. UNTAGGED WALLS TO BE WALL TYPE A1/c/0
3. FIELD VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS - TYPICAL FOR ALL DRAWINGS.
4. IN THE EVENT OF A DISCREPANCY BETWEEN ARCHITECTURAL AND CONSULTANT DRAWINGS, NOTIFY ARCHITECT IMMEDIATELY PRIOR TO COMMENCING WORK - TYPICAL FOR ALL DRAWINGS.
5. ALL PENETRATIONS IN FIRE RATED FLOORS AND WALLS MUST BE SEALED WITH APPROPRIATE FIRESTOPPING SYSTEM.
6. PATCH AND REPAIR EXISTING FLOOR SLABS AND WALL SURFACES DAMAGED FROM DEMOLITION.

KEYNOTE LEGEND

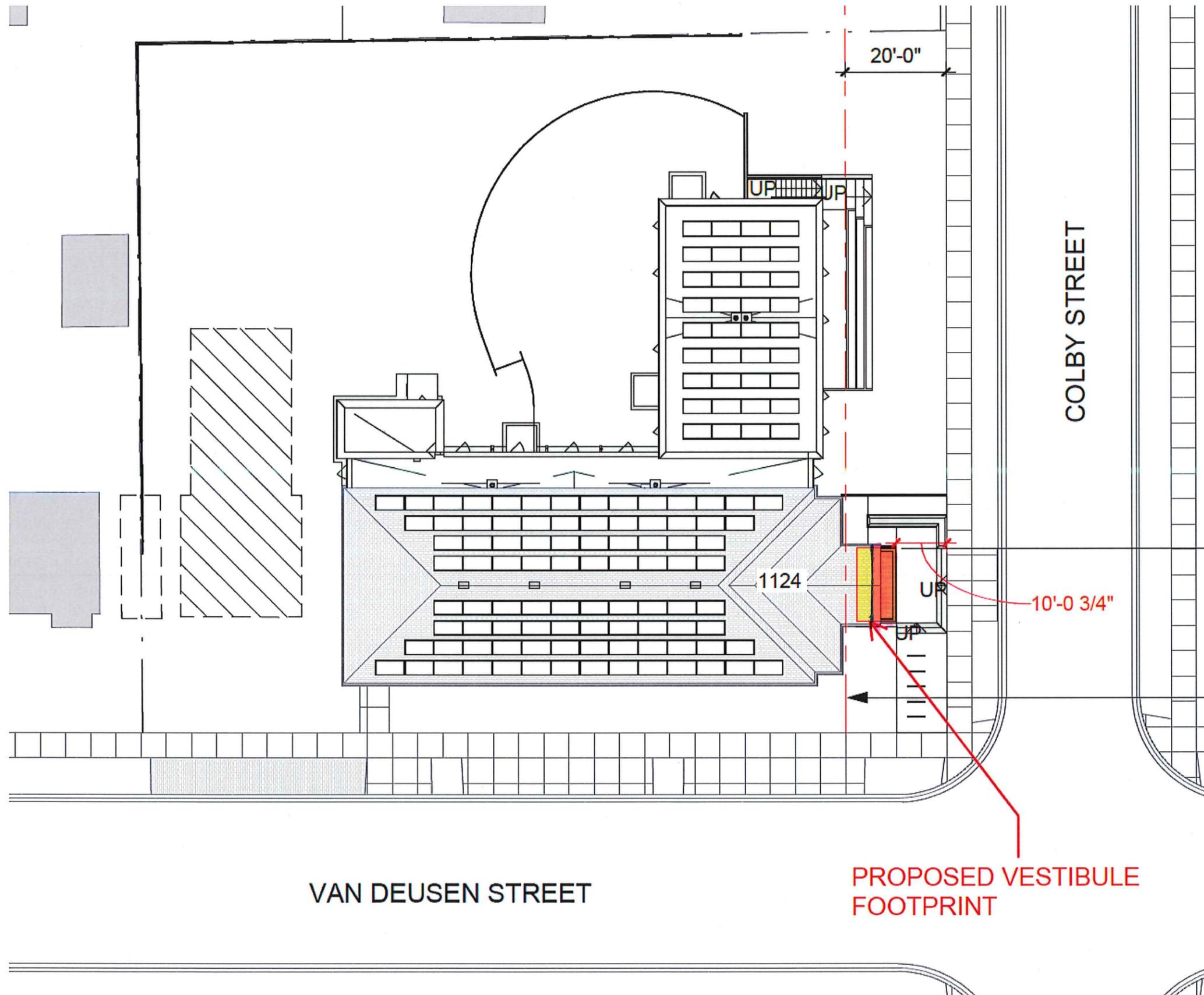
PRINTED: 2/21/2024 3:44:42 PM



FIRST FLOOR PLAN
1/4" = 1'-0"

PRELIMINARY. NOT FOR CONSTRUCTION.

Revision	Description	Date



1124 Colby St.

Front Setback Variance

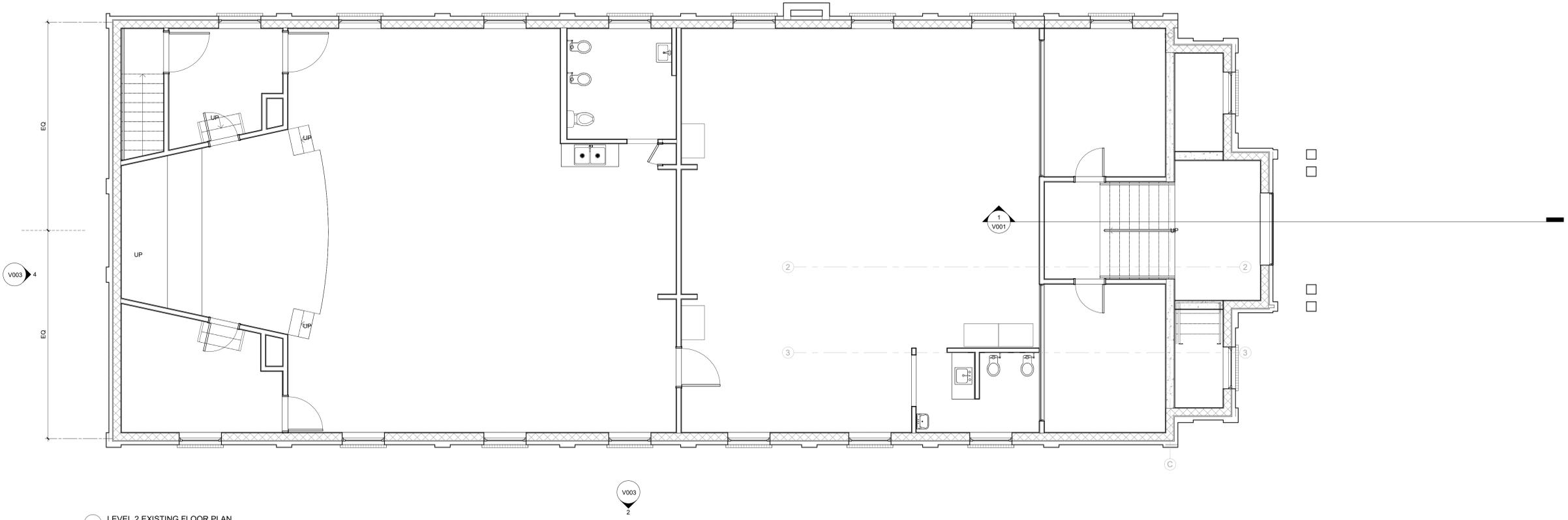
Required 14.39'

Provided 10.1'

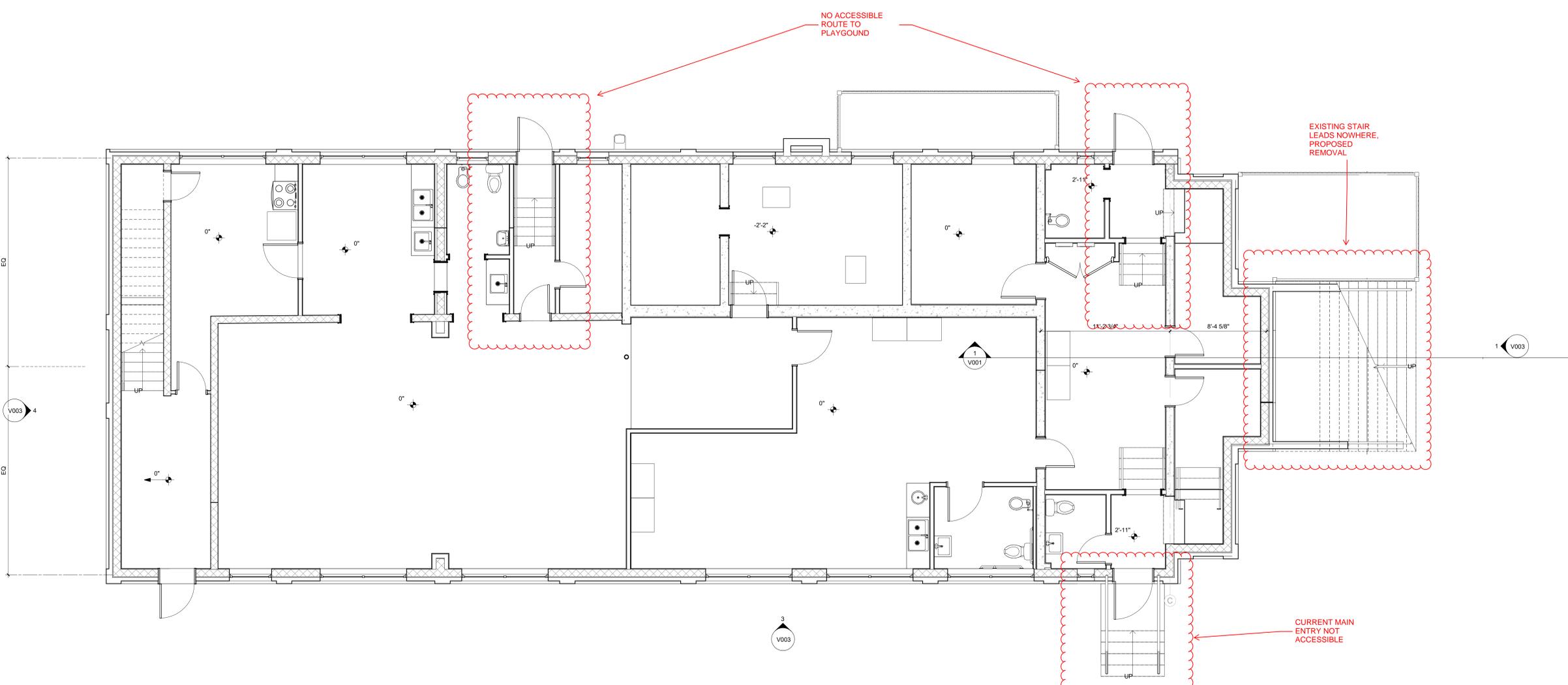
Variance 4.29' ■

Building Addition to
Daycare

PRINTED: 2/21/2024 3:45:43 PM



2 LEVEL 2 EXISTING FLOOR PLAN
1/4" = 1'-0"



1 LEVEL 1 EXISTING FLOOR PLAN
1/4" = 1'-0"

PRELIMINARY. NOT FOR CONSTRUCTION.

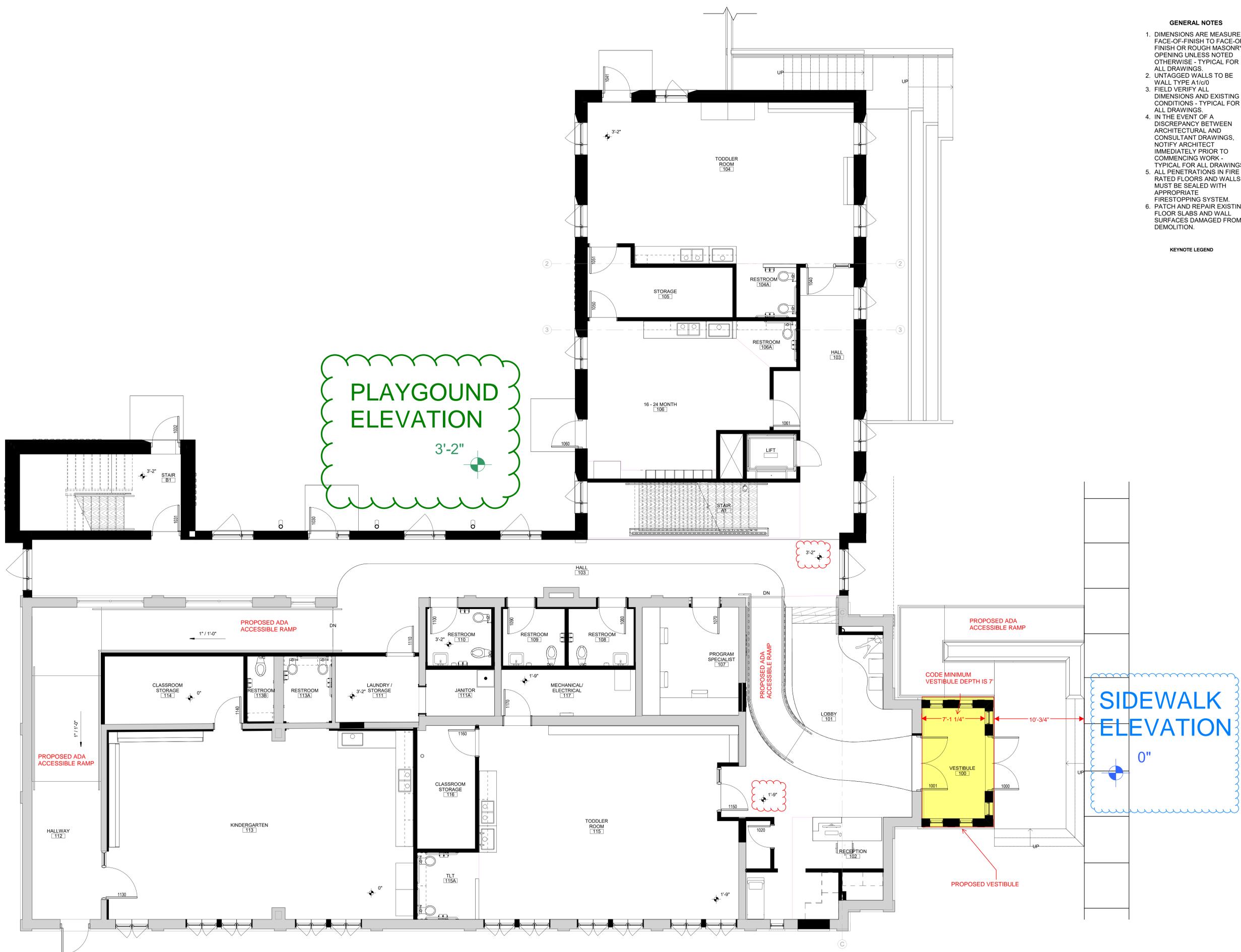
GENERAL NOTES

1. DIMENSIONS ARE MEASURED FACE-OF-FINISH TO FACE-OF-FINISH OR ROUGH MASONRY OPENING UNLESS NOTED OTHERWISE - TYPICAL FOR ALL DRAWINGS.
2. UNTAGGED WALLS TO BE WALL TYPE A1/c/0
3. FIELD VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS - TYPICAL FOR ALL DRAWINGS.
4. IN THE EVENT OF A DISCREPANCY BETWEEN ARCHITECTURAL AND CONSULTANT DRAWINGS, NOTIFY ARCHITECT IMMEDIATELY PRIOR TO COMMENCING WORK - TYPICAL FOR ALL DRAWINGS.
5. ALL PENETRATIONS IN FIRE RATED FLOORS AND WALLS MUST BE SEALED WITH APPROPRIATE FIRESTOPPING SYSTEM.
6. PATCH AND REPAIR EXISTING FLOOR SLABS AND WALL SURFACES DAMAGED FROM DEMOLITION.

KEYNOTE LEGEND

SIDEWALK ELEVATION
0"

PLAYGROUND ELEVATION
3'-2"



PRINTED: 2/21/2024 3:44:42 PM

GENERAL NOTES

1. DIMENSIONS ARE MEASURED FACE-OF-FINISH TO FACE-OF-FINISH OR ROUGH MASONRY OPENING UNLESS NOTED OTHERWISE - TYPICAL FOR ALL DRAWINGS.
2. UNTAGGED WALLS TO BE WALL TYPE A1/c/0
3. FIELD VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS - TYPICAL FOR ALL DRAWINGS.
4. IN THE EVENT OF A DISCREPANCY BETWEEN ARCHITECTURAL AND CONSULTANT DRAWINGS, NOTIFY ARCHITECT IMMEDIATELY PRIOR TO COMMENCING WORK - TYPICAL FOR ALL DRAWINGS.
5. ALL PENETRATIONS IN FIRE RATED FLOORS AND WALLS MUST BE SEALED WITH APPROPRIATE FIRESTOPPING SYSTEM.
6. PATCH AND REPAIR EXISTING FLOOR SLABS AND WALL SURFACES DAMAGED FROM DEMOLITION.

KEYNOTE LEGEND



A2 LEVEL 2 FLOOR PLAN
1/4" = 1'-0"

PRELIMINARY. NOT FOR CONSTRUCTION.

Key Plan

Revision Description Date

OPN Project No.
23637000

Sheet Issue Date
SETBACK VARIANCE 2/22/24

Sheet Name
LEVEL 2 PLAN

Sheet Number

PRINTED: 2/21/2024 3:44:44 PM

U
T
S
R
Q
P
N
M
L
K
J
H
G
F
E
D
C
B
A

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25



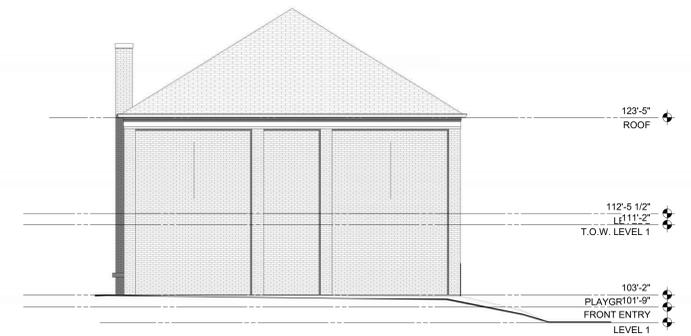
2 EXISTING ELEVATION - NORTH
1/8" = 1'-0"



1 EXISTING ELEVATION - EAST
1/8" = 1'-0"



3 EXISTING ELEVATION - SOUTH
1/8" = 1'-0"



4 EXISTING ELEVATION - WEST
1/8" = 1'-0"



L2 EAST EXTERIOR ELEVATION
1/4" = 1'-0"



A2 NORTH EXTERIOR ELEVATION
1/4" = 1'-0"

PRELIMINARY. NOT FOR CONSTRUCTION.

Key Plan

Revision	Description	Date

OPN Project No.
23637000

Sheet Issue Date
SETBACK VARIANCE 2/22/24

Sheet Name
EXTERIOR ELEVATIONS

Sheet Number
A201

PRINTED: 2/21/2024 3:45:27 PM

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25

KEYNOTE LEGEND

OPN ARCHITECTS
 301 N Broom St., Suite 100
 Madison, WI 53703
 P: 608-819-0260
 www.opnarchitects.com

All reports, plans, specifications, computer files, field data, notes and other documents and instruments prepared by OPN Architects, Inc. are instruments of service that remain the property of OPN Architects, Inc. OPN Architects, Inc. shall retain all copyright, title, statutory and other reserved rights, including the copyright thereto.
 © 2022 OPN Architects, Inc.

WOODLAND MONTESSORI SCHOOL
1124 COLBY ST.
MADISON, WI 53715

WOODLAND MONTESSORI SCHOOL
1124 COLBY ST.
MADISON, WI 53715

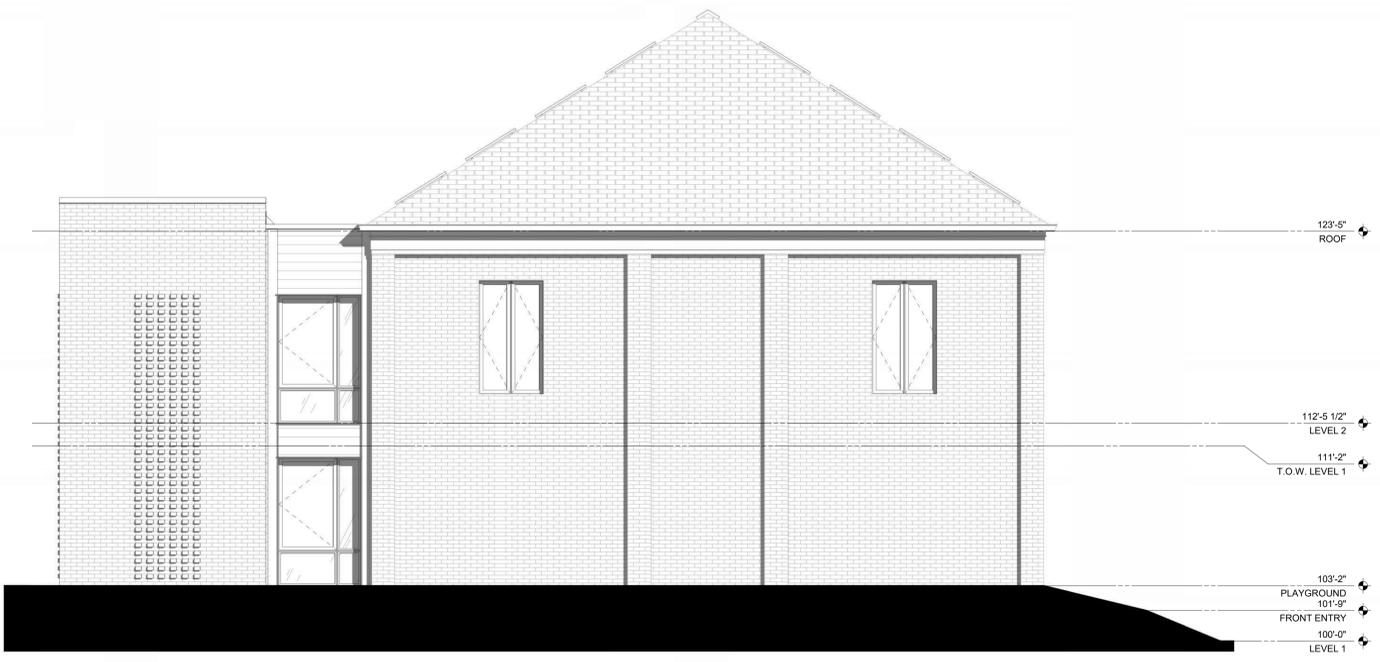
SUPREME STRUCTURES, INC.
2906 MARKETPLACE DR
MADISON, WI 53719
P. 608-224-0777

Contractor Name
XXX 1ST STREET
DES MOINES, IA 50309
P. 515-309-XXXX

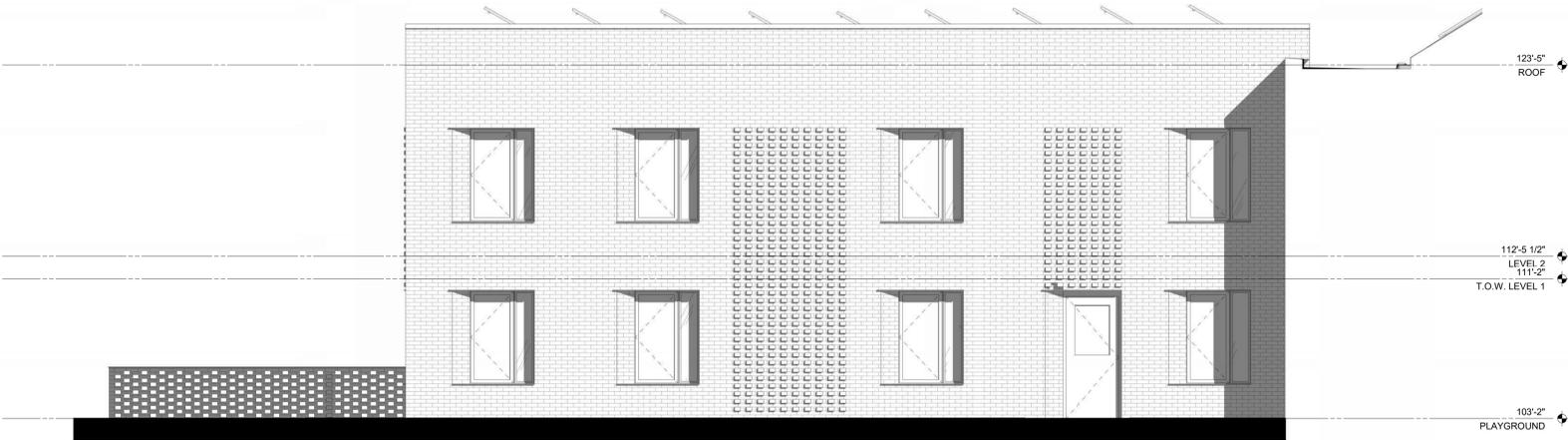
ECHELON STRUCTURES LLC
1521 SUNSET COURT
MIDDLETON, WI 53562
P. 608-206-0521

Contractor Name
XXX 1ST STREET
DES MOINES, IA 50309
P. 515-309-XXXX

Contractor Name
XXX 1ST STREET
DES MOINES, IA 50309
P. 515-309-XXXX



J7 WEST EXTERIOR STAIR ELEVATION
1/4" = 1'-0"



A7 WEST EXTERIOR ADDITION ELEVATION
1/4" = 1'-0"

PRELIMINARY. NOT FOR CONSTRUCTION.

EXTERIOR ELEVATIONS

A202

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25

PRINTED: 2/21/2024 3:45:42 PM

KEYNOTE LEGEND



301 N Broom St., Suite 100
Madison, WI 53703
P: 608-819-0260
www.opnarchitects.com
All reports, plans, specifications, computer files, field data, notes and other documents and instruments prepared by OPN Architects, Inc. are instruments of service that remain the property of OPN Architects, Inc. OPN Architects, Inc. shall retain all common law, statutory and other reserved rights, including the copyright thereto.
© 2022 OPN Architects, Inc.

Owner
WOODLAND MONTESSORI SCHOOL
1124 COLBY ST.
MADISON, WI 53715

Project
WOODLAND MONTESSORI SCHOOL
1124 COLBY ST.
MADISON, WI 53715

General Contractor
SUPREME STRUCTURES, INC.
2906 MARKETPLACE DR
MADISON, WI 53719
P. 608-224-0777

Civil Engineer
Contractor Name
XXX 1ST STREET
DES MOINES, IA 50309
P. 515-309-XXXX

Structural Engineer
ECHOLON STRUCTURES LLC
1521 SUNSET COURT
MIDDLETON, WI 53562
P. 608-206-0521

Architectural Engineer
Contractor Name
XXX 1ST STREET
DES MOINES, IA 50309
P. 515-309-XXXX

Electrical Engineer
Contractor Name
XXX 1ST STREET
DES MOINES, IA 50309
P. 515-309-XXXX

U
—
T
—
S
—
R
—
Q
—
P
—
N
—
M
—
L
—
K
—
J
—
H
—
G
—
F
—
E
—
D
—
C
—
B
—
A



A2 SOUTH EXTERIOR ELEVATION
1/4" = 1'-0"

PRELIMINARY. NOT FOR CONSTRUCTION.

Key Plan

Revision	Description	Date

OPN Project No.
23637000
Sheet Issue Date
SETBACK VARIANCE 2/22/24
Sheet Name
EXTERIOR ELEVATIONS
Sheet Number