

1505 Wheeler Rd – Blackhawk/Gompers
Contract 9725
MUNIS 16087
Developer: Madison Metropolitan School District

Overall location



Location – closer view



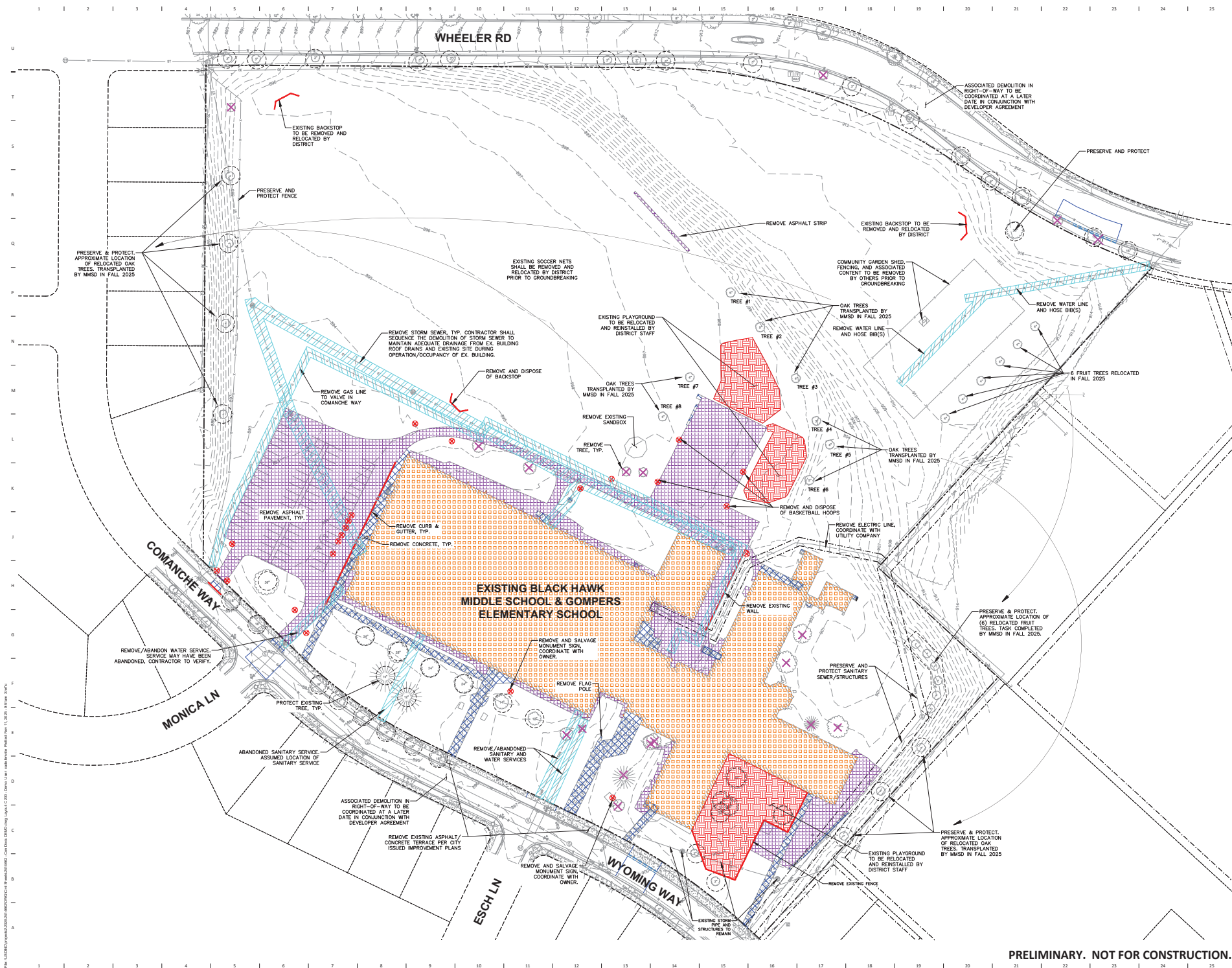
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Developer: Madison Metropolitan School District

Madison Metropolitan School District has been conditionally approved for the construction of a new public-school building which will replace the existing Gompers Elementary and Black Hawk Middle School building. The new school will be constructed on an unused part of the site allowing for the continued use of the existing school. Upon completion of the new building, the existing school will be demolished.

Summary of Improvements:

- Grant a Permanent Limited Easement for Public Sidewalk along Wheeler Road. The final width and location of this easement shall be approved by Engineering and Traffic Engineering. This location shall be based on the least disturbance to existing public trees along Wheeler Road.
- Construction of a five (5)-foot wide sidewalk along the frontage on Wheeler Road and sidewalk from the school's western property line on Wheeler Road to the Comanche Way/Wheeler Road intersection.
- Additional spot construction of sidewalk, terrace, curb and gutter, and pavement along Wheeler Road, Comanche Way, and Wyoming Way as required by City Engineering due to construction activities.
- Construction of a traffic island, a marked continental crosswalk, pedestrian ramps, and an RRFB to facilitate pedestrian crossings of Wheeler Road.
- Addition of one streetlight and replacement of streetlight poles on Wheeler Road as required by Traffic Engineering.
- Public signing, pavement marking, street lighting, and traffic control related to the development as required by the City Traffic Engineer.
- Close abandoned driveways with curb and gutter. Construct new private drive entrance aprons per the Commercial Driveway Permit approved by the City Traffic Engineer.
- Private water and sanitary sewer lateral connections to public mains to serve the development.
- Installation and maintenance of an accessible bus boarding pad in the public right-of-way at the Metro bus stop zone on the south side of Wheeler Road, east of (Private) Golf View Drive.
- Installation and maintenance of a new passenger seating amenity across the sidewalk from the planned bus stop zone - either as part of the private landscape plan or in the public right-of-way area.
- Provide public street terrace tree protection, removals, and plantings per City Forestry approvals. A 5-inch tree and 7-inch tree along Wheeler Road have been approved for removal by City Forestry for driveway entrance/exits. A 15-inch tree is also approved for removal if it conflicts with the design of the traffic island, crosswalk, and bus stop on Wheeler Road.
- Planting of new terrace trees as directed by City Forestry.

Demolition Plan



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MADISON METRO SCHOOL DISTRICT
545 West Dayton Street
Madison, WI 53703

Project:
BLACK HAWK MIDDLE SCHOOL
1410 Wyoming Way
Madison, WI 53704
GOMPERS ELEMENTARY SCHOOL
1505 Wheeler Road
Madison, WI 53704

Findorf
300 S Bedford St.
Madison, WI 53703
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Vogel Bros. Building Co.
5460 Fen Oak Dr.
Madison, WI 53718
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City Engineer / Landmark Architect
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Horizontal Engineer
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Madison, WI 53718
P. 608-223-9600

Vertical Engineer
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Madison, WI 53718
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North
SCALE IN FEET
40' 0 40'

Drawn: 24834802
Sheet: 11/20/25
SHEET PLAN REVIEW
11/20/25
DEMOLITION PLAN
C200

PRELIMINARY. NOT FOR CONSTRUCTION.

The site plan illustrates a proposed development along Wheeler Rd. The central feature is a large blue-shaded "PROPOSED BUILDING". To its north are an "AMPHITHEATER" and an "OPEN LAWN / RECREATION SPACE". To its east is an "ELEMENTARY PLAY AREA" and a "PARENT DROP" area. A winding road, likely a driveway or access path, runs through the center of the site, featuring three "BIORETENTION BASIN"s labeled #1, #2, and #3. Other designated areas include a "MIDDLE SCHOOL PLAY AREA", another "PARENT DROP", and a "BUS DROP". The site is bordered by Wheeler Rd to the north, Comanche Way to the west, Esch Ln to the south, and Wyoming Way to the southeast. Various setbacks (e.g., 30.0' BUILDING SETBACK) and utility easements (e.g., 6.0' UTILITY EASEMENT) are indicated throughout the plan.

SITE INFORMATION BLOCK	
PROPERTY ACRES	18.13 AD
NUMBER OF BUILDING STORIES	
TOTAL BUILDING SQUARE FOOTAGE	110,200
CLASSROOM COUNT	
NUMBER OF YELLOW BUSES	3 IN AM / 3 IN PM
NUMBER OF PARATransit VEHICLES	4 IN AM / 3 IN PM
VEHICULAR PARKING STALLS	
EXISTING	69 STA
REQUIRED MINIMUM	55 STA
REQUIRED MAXIMUM	75 STA
PROPOSED	75 STA
ADA ACCESSIBLE	4 STA
E.V. HEAVY (20%)	15 STA
E.V. CHARGING (2%)	2 STA
BICYCLE STALLS:	
REQUIRED EXTERIOR STALLS	
PROPOSED EXTERIOR STALLS	
EXISTING VS. PROPOSED SITE COVERAGE	
EXISTING IMPERVIOUS SURFACE AREA	198,028
EXISTING PERVIOUS SURFACE AREA	635,075
EXISTING IMPERVIOUS SURFACE AREA RATIO	0.24
PROPOSED IMPERVIOUS SURFACE AREA	272,818
PROPOSED PERVIOUS SURFACE AREA	560,485
PROPOSED IMPERVIOUS SURFACE AREA RATIO	0.33

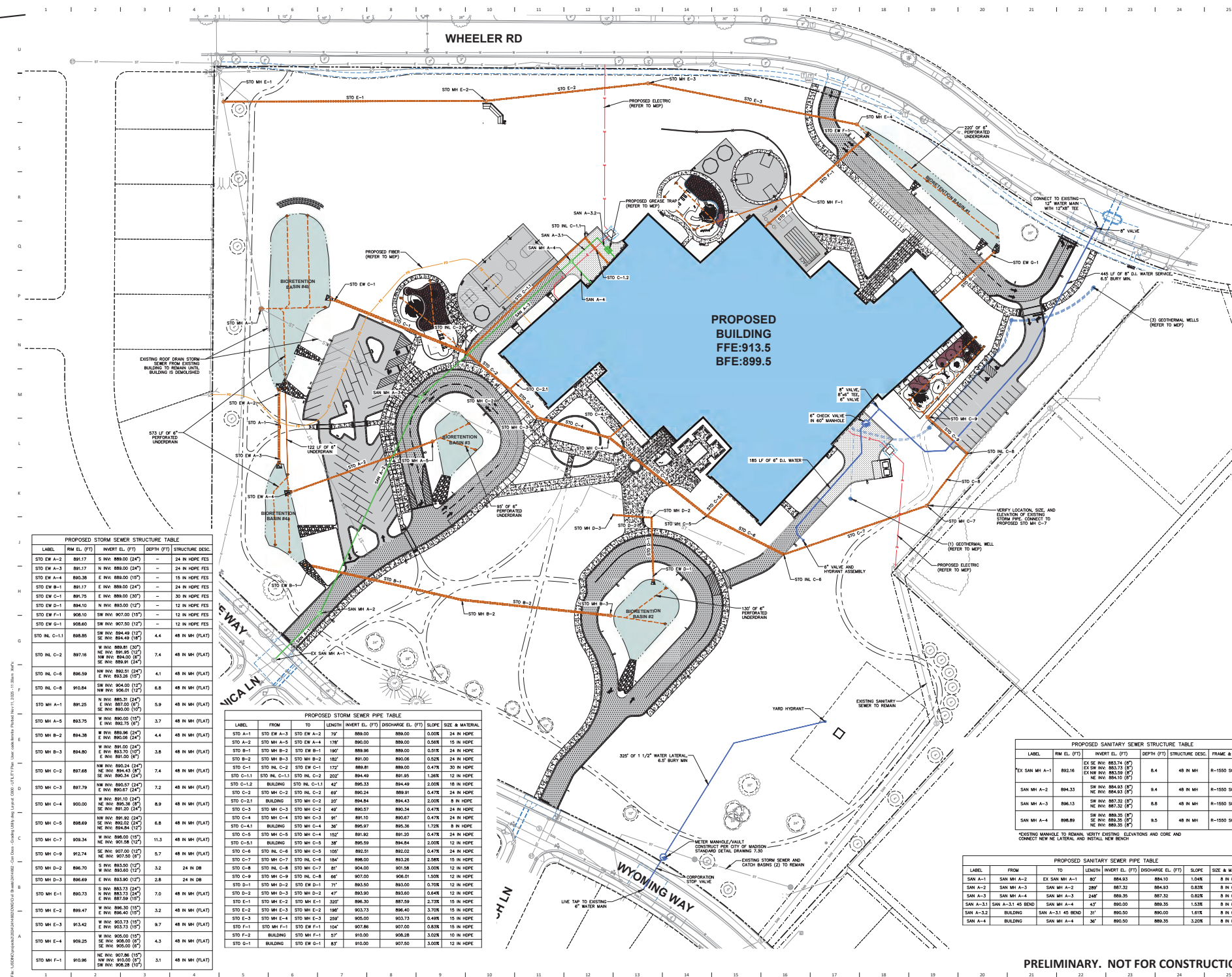
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SITE INFORMATION BLOCK	
PROPERTY ADDRESS	1913 ACRES
NUMBER OF BUILDING STORIES	2
TOTAL BUILDING SQUARE FOOTAGE	110,200 SF
CLASSROOM COUNT	
NUMBER OF YELLOW BUSES	3 IN AM / 3 IN PM
NUMBER OF TRANSIT/TOUR VEHICLES	4 IN AM / 2 IN PM
VEHICULAR PARKING STALLS	
EXISTING	69 STALLS
REQUIRED MINIMUM	55 STALLS
PROPOSED MAXIMUM	55 STALLS
PROPOSED	75 STALLS
ADA ACCESSIBLE	4 STALLS
EVS CHARGES (200)	15 STALLS
EVS CHARGING (20)	2 STALLS
BICYCLE STALLS	
REQUIRED EXTERIOR STALLS	110
PROPOSED EXTERIOR STALLS	118
EXISTING VS. PROPOSED SITE COVERAGE	
EXISTING IMPERVIOUS SURFACE AREA	198,028 SF
EXISTING PERVIOUS SURFACE AREA	63,075 SF
EXISTING IMPERVIOUS SURFACE AREA RATIO	0.239
PROPOSED IMPERVIOUS SURFACE AREA	
PROPOSED IMPERVIOUS SURFACE AREA	272,618 SF
PROPOSED PERVIOUS SURFACE AREA	56,485 SF
PROPOSED IMPERVIOUS SURFACE AREA RATIO	0.337

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Electrical Engineer
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40' 0 40'

Easy Plan

Revision	Description	Date
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CPIR Project No.
24654002

Sheet Issue Date

SITE PLAN REVIEW 11/10/25

Sheet Name

UTILITY PLAN

Sheet Number
C600

PRELIMINARY. NOT FOR CONSTRUCTION.