City of Madison

Conditional Use and Demoltion

Location
801 W Badger Road

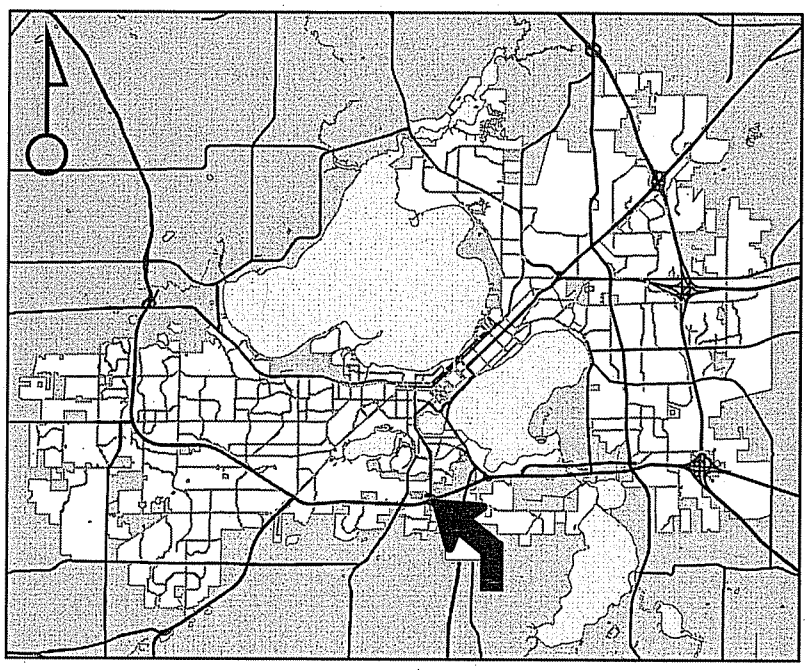
Project Name
Madison College - South Campus

Applicant
Michael Stark / Kirk Keller,
Plunkett Raysich Architects, LLP

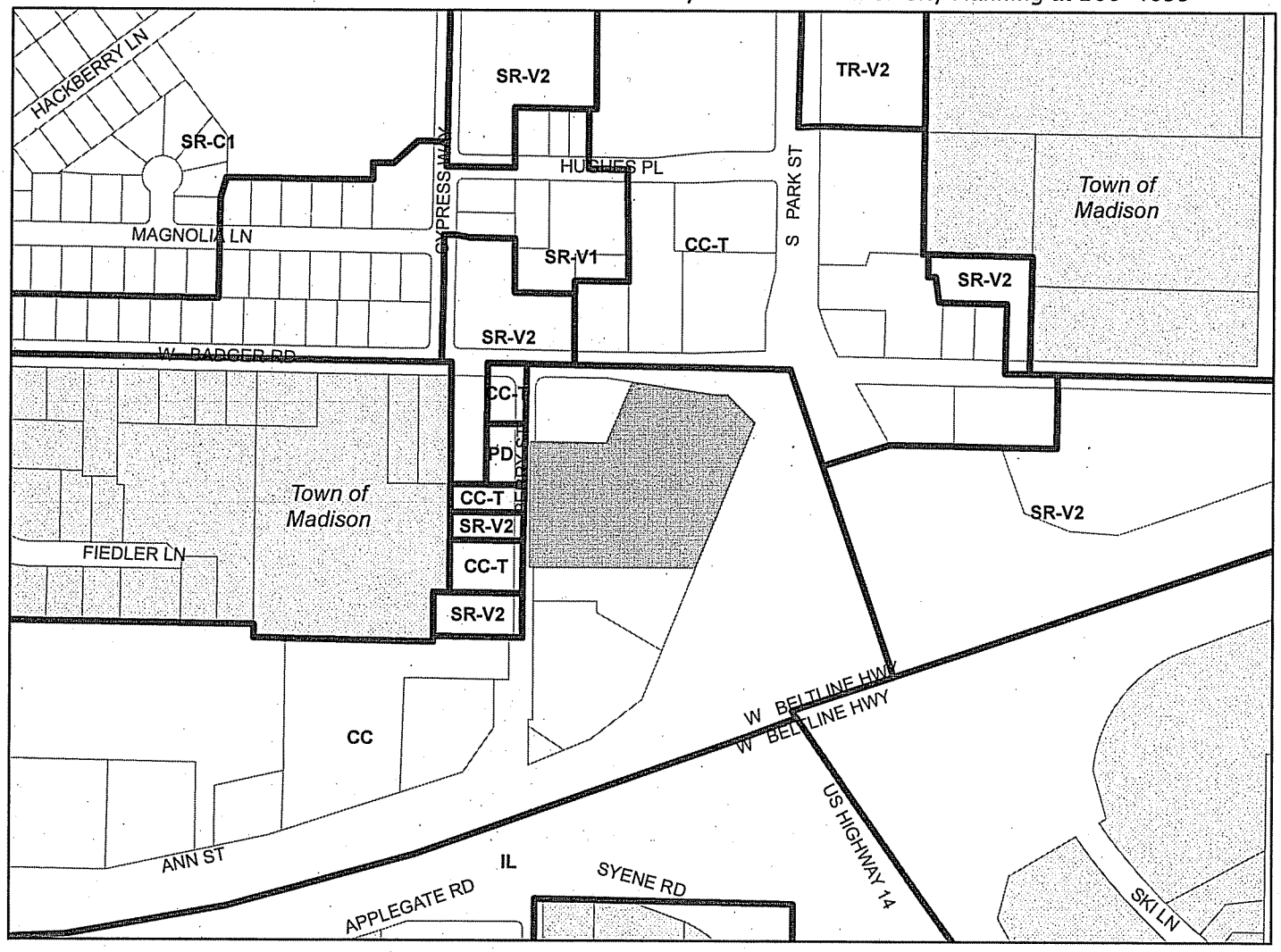
Existing Use
Office Building

Proposed Use
Demolish office building and construct two-story 43,000 sq. ft. Madison College facility

Public Hearing Date
Plan Commission
8 January 2018



For Questions Contact: Chris Wells at: 261-9135 or cwells@cityofmadison.com or City Planning at 266-4635

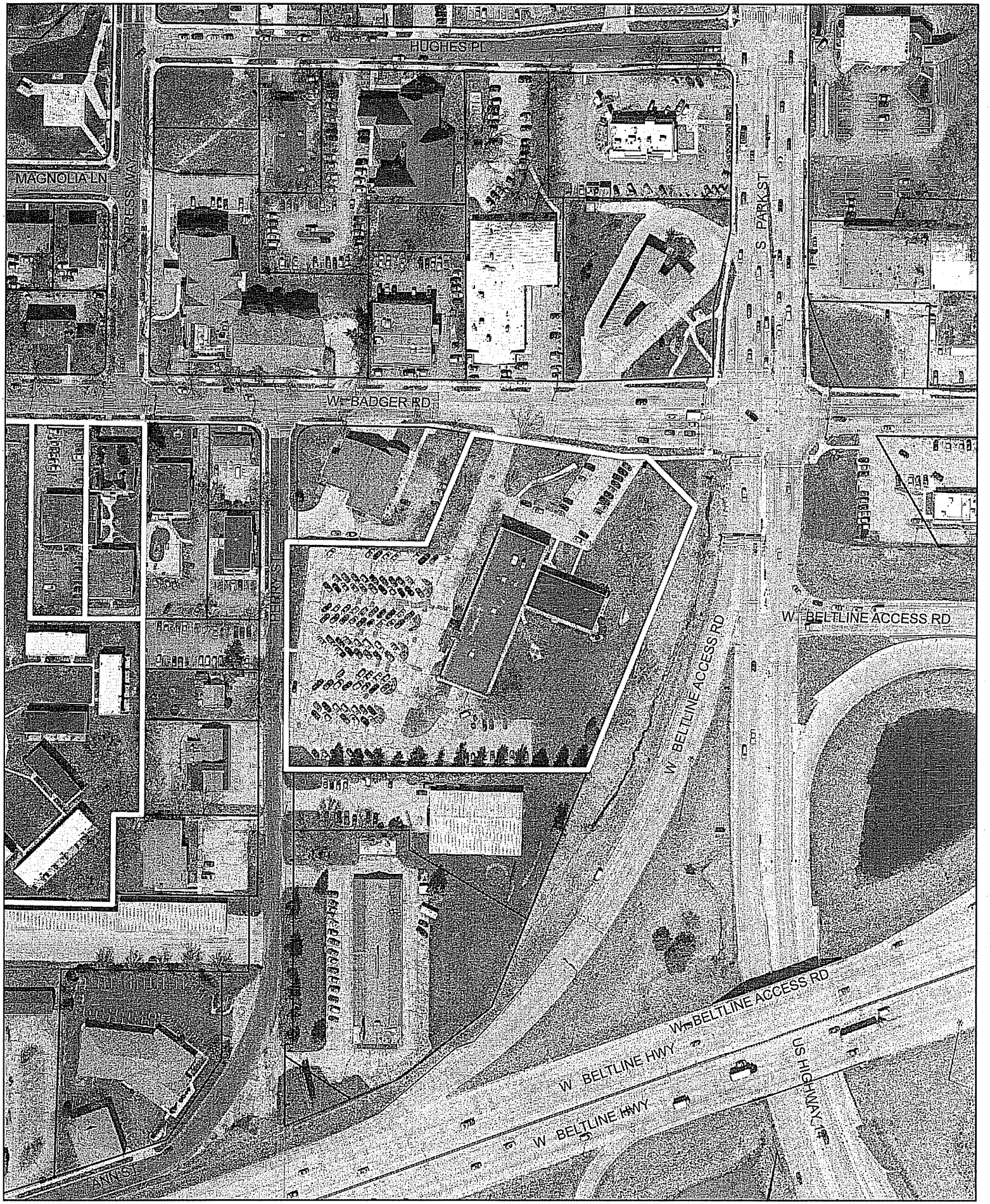


Scale : 1" = 400'

City of Madison, Planning Division : PPE : Date : 27 December 2017

City of Madison

801 W Badger Road



Date of Aerial Photography : Spring 2016

LAND USE APPLICATION LND-B

City of Madison
Planning Division
126 S. Hamilton St.
P.O. Box 2985
Madison, WI 53701-2985
(608) 266-4635

FOR OFFICE USE ONLY:

Paid _____ Receipt # _____

Date received _____

Received by _____

Parcel # _____

Aldermanic district _____

Zoning district _____

Special requirements _____

Review required by _____

☐ UDC ☐ PC

☐ Common Council ☐ Other _____

Reviewed By _____

All Land Use Applications must be filed with the Zoning Office at the above address.

This completed form is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application found on the City's web site.

1. Project Information

Address: 801 Badger Road

Title: Madison College - South Campus

2. This is an application for (check all that apply)

☐ Zoning Map Amendment (rezoning) from _____ to _____

☐ Major Amendment to an Approved Planned Development-General Development Plan (PD-GDP) Zoning

☐ Major Amendment to an Approved Planned Development-Specific Implementation Plan (PD-SIP)

☐ Review of Alteration to Planned Development (PD) (by Plan Commission)

☒ Conditional Use or Major Alteration to an Approved Conditional Use

☐ Demolition Permit

☐ Other requests

3. Applicant, Agent and Property Owner Information

Applicant name Kirk Keller Company Plunkett Raysich Architects, LLP

Street address 2310 Crossroads Dr., #2000 City/State/Zip Madison, WI 53718

Telephone 608-478-4013 Email kkeller@prarch.com

Project contact person Kirk Keller Company Plunkett Raysich Architects, LLP

Street address 2310 Crossroads Dr.,#2000 City/State/Zip Madison, WI 53718

Telephone 608-478-4013 Email kkeller@prarch.com

Property owner (if not applicant) Michael Stark for Madison College

Street address 1701 Wright Street City/State/Zip Madison, WI 53704-2599

Telephone 608-246-6737 Email mmstark@madisoncollege.edu

4. Project Description

Provide a brief description of the project and all proposed uses of the site:

New multi-story college building and full redevelopment of the existing site.

Scheduled start date Spring 2018 Planned completion date Spring 2019

5. Required Submittal Materials

Refer to the Land Use Application Checklist for detailed submittal requirements.

☒ Filing fee	☒ Pre-application notification	☒ Land Use Application Checklist (LND-C)
☒ Land Use Application	☒ Vicinity map	☒ Supplemental Requirements
☒ Letter of intent	☒ Survey or existing conditions site plan	☒ Electronic Submittal*
☒ Legal description	☒ Development plans	

**Electronic copies of all items submitted in hard copy are required. Individual PDF files of each item submitted should be compiled on a CD or flash drive, or submitted via email to pcapplications@cityofmadison.com. The email must include the project address, project name, and applicant name. Electronic submittals via file hosting services (such as Dropbox.com) are not allowed. Applicants who are unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.*

For concurrent UDC applications a separate pre-application meeting with the UDC Secretary is required prior to submittal. Following the pre-application meeting, a complete UDC Application form and all other submittal requirements must be submitted to the UDC Secretary. An electronic submittal, as noted above, is required. Electronic submittals should be compiled on a CD or flash drive, or sent via email to udcapplications@cityofmadison.com.

6. Applicant Declarations

☒ **Pre-application meeting with staff.** Prior to preparation of this application, the applicant is strongly encouraged to discuss the proposed development and review process with Zoning and Planning Division staff. Note staff persons and date.

Planning staff Chris Wells Date Multiple Meetings

Zoning staff Matt Tucker Date Multiple Meetings

☐ Demolition Listserv

☐ Public subsidy is being requested (indicate in letter of intent)

☒ **Pre-application notification:** The zoning code requires that the applicant notify the district alder and any nearby neighborhood and business associations **in writing** no later than **30 days prior to FILING this request.** List the alderperson, neighborhood association(s), business association(s), AND the dates you sent the notices:

Several in person and phone meetings with Alder Carter. Alder Carter held a Neighborhood meeting at the Nehemiah Community Center on 28 September 2017.

The alderperson and the Director of Planning & Community & Economic Development may reduce the 30-day requirement or waive the pre-application notification requirement altogether. Evidence of the pre-application notification is required as part of the application materials. A copy of the notification letters or any correspondence granting a waiver is required as part of the application materials.

The applicant attests that this form is accurately completed and all required materials are submitted:

Name of applicant Kirk Keller Relationship to property Architect

Authorizing signature of property owner [signature] Date 20 November 2017

PLUNKETT RAYSICH
ARCHITECTS, LLP

03 January 2018

Department of Planning & Community & Economic
Development Planning Division
126 South Hamilton Street
Madison, WI 53703

RE: Madison College – Goodman South Campus
Plan Commission - Letter of Intent

COMMISSIONERS, extensive media coverage has occurred for this proposed additional building component to the Madison College campus system. The intent and goal of creating greater opportunities in our community to people of color and women meshes with this new building's physical presence and intent of continuing redevelopment within the South Park Street neighborhood. Combined these two key points meet many of the goals of the District 7 Urban Design Commission criteria.

This Letter of intent will introduce three main elements of the planned design. First, is how the entire development supports the South Park Street *Neighborhood*. The project description then lists specific goals and design items for the project *Site*. Finally, major elements of the *Proposed Building* exterior are defined, which represent the Madison College design image.

Neighborhood – Multiple view corridors into the project site create the necessity of developing a new addition to the neighborhood that is a true four-sided 'complete' architectural design. The new building is visible from the South Beltline Highway. In addition, there are extensive views into the site from both South Park Street and Badger Road.

The Madison College facility will bring a new facility up to the corner of South park Street and Badger Road. This represents a major change from the way the current Employee Trust Fund (ETF) Building is viewed in its existing context set back from the street edge. This stronger design approach to 'holding the street edge' will make the new facility feel more a part of its South Park Street and Badger Road environment. The building location will be physically tied into the surrounding area with a walkway and driveway system that can be seen from multiple directions.

Site– The existing site is occupied by the State offices of the ETF. As this State function transitions to new facilities, the entire existing 4.35-acre site will become available for new development.

The surface parking is designed to create four main 'zones' for vehicle parking. Each of these four zones is separated by walkways, a green belt and areas of plantings. No area of parking exceeds 100 vehicle stalls. All parking is screened from the intended major views along South Park Street and Badger Road.
The surface parking is shown to accommodate ~240 parking stalls. The walkway system from the parking allows for direct access to the main student entry. The two delivery bays are arranged to not interfere with either vehicular circulation, or the code required needs of emergency vehicles. On site bus drop-off zone and readily accessible bike parking is also provided.

209 south water street milwaukee, wisconsin 53204 414 359 3060
2310 crossroads drive suite 2000 madison, wisconsin 53718 608 240 9900
205 north orange avenue suite 202 sarasota, florida 34236 941 444 8845
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The site will be fully landscaped. Amenities such as extensive outdoor seating, canopied areas at entries and the required bicycle parking are some of the elements being designed into the project.

Proposed Building – The proposed building is approximately 75,000 gross square feet (GSF) in size. The main mechanical systems are housed in fully enclosed roof-top penthouse spaces. The building is a three level facility. The lowest floor will be a partially exposed 'walk-out' level. The main floor will include the major entry/egress points from Badger Road and from the main parking areas. A full second floor is a part of the project. The Lower Level is approximately 20,350 GSF. The First Floor is approximately 29,750 GSF. The Second Floor is approximately 24,460 GSF.

The major exterior materials will be limestone, brick and metal panels. The intent is to show a consistent palette of materials with the current construction at the existing Truax campus. Along with traditional glazed window areas into the educational spaces, a large two story glazed central area is a center-piece of the project. This two story space includes the student commons area and café as well as conference center spaces and an open stairway to the second level community rooms.

Best regards,

Kirk Keller, AIA, NCARB
Project Manager

PLUNKETT RAYSICH
ARCHITECTS, LLP

UDC District 7 - LOI

URBAN DESIGN COMMISSION MEMBERS, This letter provides specific sections of the Urban Design District No.7 text as it applies to the proposed Madison College – South Campus. Specific portions of the zoning text Sec. 33.24(14) are copied below. Design comments are provided following each section in italic text.

(14) Urban Design District No. 7.

a. Statement of Purpose. The purpose of these design requirements and guidelines is to provide clear direction for how property owners can make improvements to their properties to collectively improve the visual character and safety of Park Street. When applied, they will ensure against fragmented or incompatible development and will help prevent the negative visual and functional impacts of uncoordinated design decisions.
(14) (a) The Madison College - South Campus project will serve as a new anchor facility located at the southern end of Park Street at the entrance to the South Beltline Highway.

b. Property Included in the District. The District shall include all properties having any frontage on South Park Street between the West Beltline Highway on the south and Regent Street on the north.
(b) The property for redevelopment is currently occupied by the State ETF Building. Located at the southern end of UDC District 7. The new facility will result in a building being built closer to the corner of Badger Road and the South Beltline access from Park Street. Parking will be located on the back side, southerly, side of the new facility.

d. Basis for Design Review. In reviewing plans for development in the District, the Urban Design Commission shall consider the following requirements and guidelines as may be appropriate. The development shall meet the requirements and conform as much as possible to the guidelines. Both the requirements and guidelines apply to new construction, renovations, additions, and exterior alterations unless stated otherwise for a specific item.
(d) The proposed project is a new facility replacing the existing ETF Building. The project intent is to meet the spirit of UDC District 7 requirements while also meeting the needs of a commuter campus educational facility.

1. Building Setbacks and Orientation.
    a. Requirements
        i. New buildings shall have a setback between one (1) to ten (10) feet from the front property line. Where new buildings are designed for existing block faces the building setback shall be consistent with adjoining buildings but shall not exceed ten (10) feet.

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(d) 1. a. i. The proposed building is moved much closer to the corner of Badger Road and the Park Street access to the South Beltline in comparison to the existing ETF building. This 'at the end' of Park Street project does not meet the setback requirements of the more urban areas along the central Park Street area; but, the building is sited closer to the street while allowing for both expansion and emergency/fire safety access. Outdoor seating and gathering is also provided between the building and the front property line to bring life and interest to the street edge.

ii. In special cases, such as gas stations, setbacks can exceed ten (10) feet with provisions for walkways and landscaping that make these uses more attractive and inviting.

(d) 1. a. ii. While not a gas station, the proposed facility does serve a commuter/car orientated client community and the need to provider multi-sided access to a facility.

b. Guidelines

i. The front yard setback should be designed to provide for amenities that will enhance the visual and pedestrian character of the street.

(d) 1. b. i. The façade facing the South Beltline access road from Park Street serves as a highly visible portion of the façade. The remaining three sides of the building are well developed as entries, screened service areas, bike parking and vehicle circulation lanes.

iii. Walkways should be provided to connect the building entrance to the public sidewalk.

(d) 1. b. iii. New direct pedestrian and bike connections will be developed from the corner of Badger Road and Park Street. This new connection is proposed to both serve this new facility and the Badger Road area.

iv. The front facade of the building and the primary entrance should face the primary street.

(d) 1. b. iii. New direct pedestrian and bike connections will be development from the corner of Badger Road and Park Street. This new connection is proposed to both serve this new facility and the Badger Road area.

2. Building Massing and Articulation.
    a. Requirements
        i. All visible sides of the building shall be designed with details that complement the front facade. Side facades that are visible from the primary street shall receive complementary design attention.
        (d) 2. a. i. All sides of the building are developed to the same design level. The palette of materials utilized at the Madison College – Truax Campus is emulated for this new facility; incorporating limestone, glass, metal panel, and brick.

        ii. Blank building walls with little detail or variety along primary facades shall be avoided. Improvements to these buildings shall include details at the street level to create a more comfortable pedestrian scale and character.
        (d) 2. a. ii. No 'blank' façade walls are proposed. The use of limestone, glass and metal framing are the main elements used throughout. Canopies are implemented to create a more comfortable pedestrian scale.

        iii. Architectural details at the ground floor shall be provided to enhance the pedestrian character of the street. Details shall include window and door trim, recessed entries, awnings, and/or other features.
        (d) 2. a. iii. The use of limestone, glass and metal framing are the main elements used at the pedestrian level. Major entry points are located under canopies, or are recessed into the building form.

        iv. Mechanical equipment shall be screened from view by using screen designs that are architecturally integrated with the building design.
        (d) 2. a. iv. All mechanical equipment is screened.

    b. Guidelines
        i. "Green" building design that promotes energy efficiency is encouraged.
        (d) 2. b. i. Photovoltaic panels are being studied for the roof as a major 'green' element for this building.

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ii. For large buildings, variation to the building face design should be provided through the use of materials and color, and/or by dividing the building into bays to break up large facades to create pedestrian interest at the street level. This is particularly important for existing large industrial and commercial buildings on Park Street.
(d) 2. b. ii The use of the Madison College 'standard' building palette combine with articulating major sections of the building serve to break up any large section of façade.

iv. Flat roofs are preferred for new mixed-use and commercial buildings.
(d) 2. b. iv. The majority of the roof is a 'flat' roof with a section of the roof facing Badger Road and Park Street angled up to better frame a main entry and indicate prominence.

v. A positive visual termination at the top of the building should be provided.
viii. Buildings should be designed as creations of their own time. Copying historic appearance and details is discouraged.
(d) 2. b. v. The majority of the roof is a 'flat' roof with a section of the roof facing Badger Road and Park Street angled up to better frame a main entry and indicate prominence.

vii. Buildings should be designed as creations of their own time. Copying historic appearance and details is discouraged.
(d) 2. b. vii. A current palette of materials is used and no copying of a historical style is intended.

xi. Creative architectural designs and details are encouraged so long as designs do not conflict or draw attention away from other buildings in the block.
(d) 2. b. xi. This building does not draw attention to, or away, from other buildings as it will always stand separate from other structures in this design district.

3. Building Height.
   a. Requirements.
      i. New buildings shall be at least two (2) stories in height, except as provided in Par. 10, 11, 12 or 13 or in the guidelines below.
      (d) 3. a. i. The proposed building is a 'tall' two stories in height to a three level building at walk-out locations.

4. Windows and Entrances.
    a. Requirements.
        ii. Office buildings and other non-retail buildings should have at least forty (40) percent of the street wall devoted to windows.
        (d) 4. a. ii. Exterior glazing will meet this requirement.

        iii. Windows on the ground floor shall be transparent, and not be darkly tinted, colored or have a mirrored finish.
        (d) 4. a. ii. Windows will not be darkly tinted.

    b. Guidelines.
        i. Building entrances should be designed as the focal point of the front facade.
        (d) 4. b. i. Building entrances are designed as focal points to the facades with direct sidewalk access.

        ii. Entrances to new buildings or additions located close to the sidewalk should include recessed entries to allow for pedestrian movement.
        (d) 4. b. ii. Entries are either recessed or under covered entry points.

5. Materials and Colors.
    a. Requirements.
        i. Exterior materials shall be durable, high-quality materials and appropriate for external use.
        (d) 5. a. i. Only durable, high-quality materials appropriate for an educational facility are being proposed.

    b. Guidelines
        i. Brick, stone and terra cotta are preferred primary materials for new buildings or additions.
        (d) 5. b. i. Only durable materials are proposed.

        iii. Color choice should complement the style and materials of the building's facade and provide a pleasing relationship with adjoining buildings.

(d) 5. b. iii. The proposed building stands separate from all other building in this district both in form and in function.

6. Signage.
    a. Guidelines.
        i. Preferred sign types include building mounted signs, window signs, projecting signs, and awning signs.

        (d) 6. a. i. Signage will be wall mounted.

        vii. Internally illuminated signs displaying illuminated copy should be designed so that when illuminated, the sign appears to have light-colored copy on a dark or non-illuminated background.

        (d) 6. a. vii. Signage will be internally illuminated.

        viii. Individually mounted backlit letters are an encouraged form of signage.

        (d) 6. a. viii. Signage will consist of individual letters.

7. Parking and Service Areas.
    a. Requirements.
        i. Off-street parking facilities for new buildings shall be located behind or on the sides of the building and be at least ten (10) feet from the front property line.

        (d) 7. a. i. Parking setback from the property line will vary per location in order to meet the need for 250 car stalls.

        ii. At least one (1) tree island, planted with a tree and sized and landscaped pursuant to the Zoning Ordinance, shall be provided per twelve (12) parking spaces provided. This requirement is in addition to any other landscaping requirements of the Zoning Ordinance.

        (d) 7. a. ii. Up to 12 car stalls will be designed between tree islands.

        iii. All trash areas shall be screened from public view.

        (d) 7. a. iii. At this time trash holding areas are planned to be within the building.

    b. Guidelines.
        ii. All parking areas should be well landscaped and appropriately lighted.

(d) 7. b. ii A full landscape plan as prepared by a licensed Landscape Architect will be developed. A full lighting plan as prepared by a lighting engineer will be prepared.

iii. All parking areas should include walkways to allow safe pedestrian access to the building entrance.
(d) 7. b. iii. All walkways from public transit, cars, bikes or pedestrian access is served by paved walkways.

v. Driveways along Park Street should be minimized to improve traffic flow and reduce pedestrian conflicts.
(d) 7. b. v. No driveways are proposed to Park Street

c. Pedestrian areas and customer parking areas should be separated from loading, service, and drive through areas.
   i. If possible, trash areas should be located inside buildings.
   (d) 7. c. i. Pedestrian walkways are separated from a screened two vehicle service dock. Trash is proposed to be held for removal from inside the building.

8. Landscaping and Open Space.
   a. Guidelines.
      iv. The use of rain gardens and bio-retention basins to collect runoff and filter pollutants is encouraged, where practical.
      (d) 8. a. iv. Bio-retention areas and complete development open spaces is a part of the scope of this project.

      v. Landscape islands, open spaces and porous pavements should be provided, where practical, for additional storm water infiltration.
      (d) 8. a. v. The use of landscape islands and developed open spaces for students are within the scope of the project.

9. Site Lighting and Furnishings.
   a. Requirements.
      i. Full cut-off light fixtures shall be used to illuminate the site.
      (d) 9. a. i. Full cut-off light fixtures shall be specified.

b. Guidelines.

i. Pedestrian use areas should be adequately, but not excessively lit. L ow-level building and landscape accent lighting is encouraged, where appropriate.

(d) 9. b. i. Low level accent lighting leading to main entry points will be developed.

ii. Lighting and site furnishings (benches, trash receptacles, bicycle racks, etc.) should be designed to complement the character of the building and provide a pleasing relationship with adjoining properties and the public sidewalk.

(d) 9. b. ii. The site will be fully developed with complementing furniture for all the uses listed.

iii. Bicycle storage facilities should be located near the building entrance.

(d) 9. b. iii. Bike racks will be designed per City of Madison requirements for quantity, styles and physical spacing.

iv. Decorative, colored paving is encouraged for walkways and outdoor use areas.

(d) 9. b. iv. The use of decorative, colored paving has not been determined as a proper design element for this project.

MADISON
AREA | TECHNICAL
COLLEGE

Madison College - Goodman South Campus

Plan Commission Submittal

December 13, 2017

pra
PLUNKETT RAYSICH
ARCHITECTS, LLP

MADISON AREA | TECHNICAL COLLEGE

PLUNKETT RAYSICH ARCHITECTS, LLP

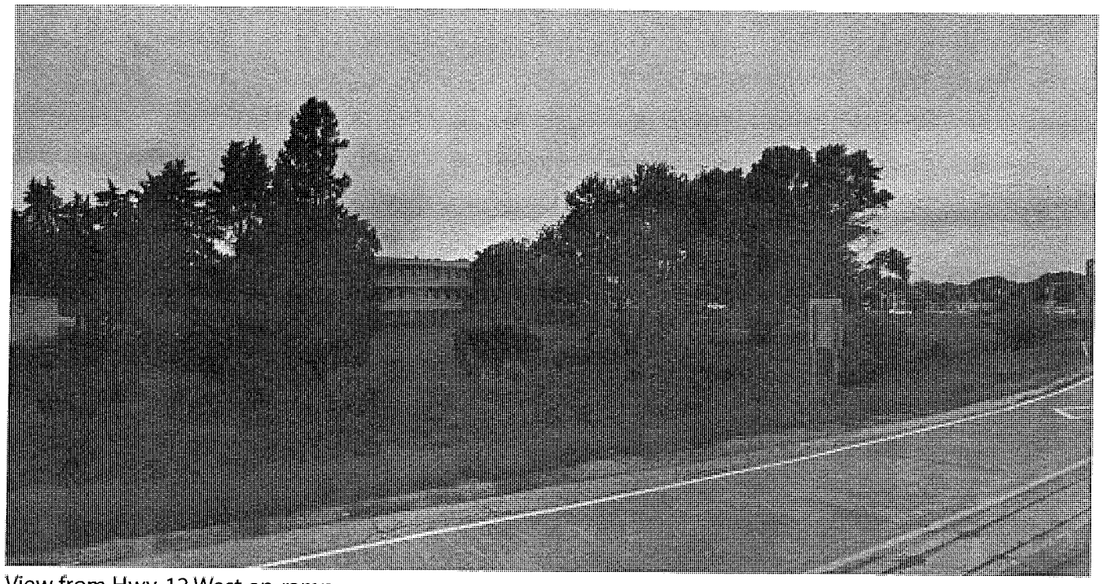
Madison College - Goodman South Campus - Madison, WI

A	NEHEMIAH COMMUNITY CENTER
B	CENTRO HISPANO OF DANE COUNTY
C	URBAN LEAGUE GREATER MADISON
D	GOODMAN MADISON PUBLIC LIBRARY
E	ACCESS COMMUNITY HEALTH
F	LITERACY NETWORK OF DANE COUNTY / MADISON URBAN MINISTRY
G	DANE COUNTY PUBLIC HEALTH
H	OMEGA SCHOOL
I	REACH DANE / HEADSTART
J	EARLY CHILDHOOD LEARNING CENTER
K	BOYS AND GIRLS CLUB

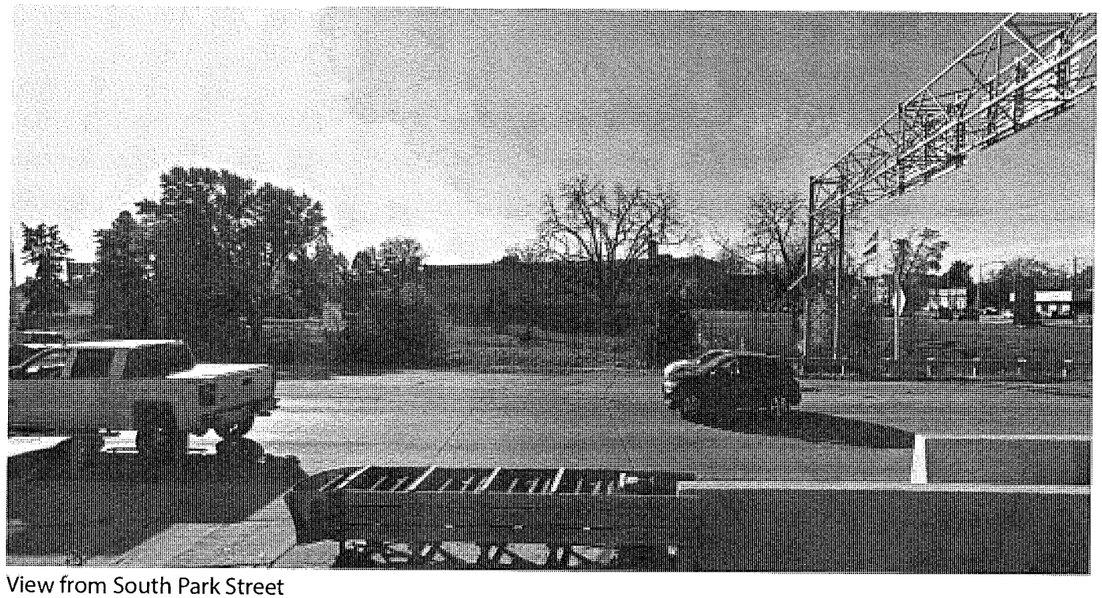
Aerial Map

MADISON AREA | TECHNICAL COLLEGE

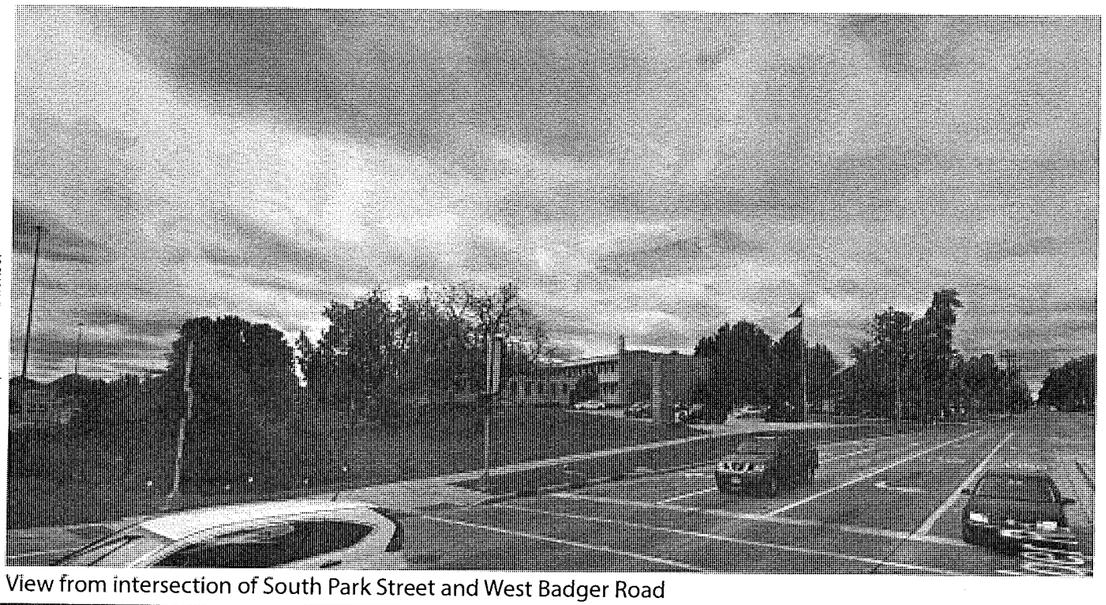
pra PLUNKETT RAYSICH ARCHITECTS, LLP



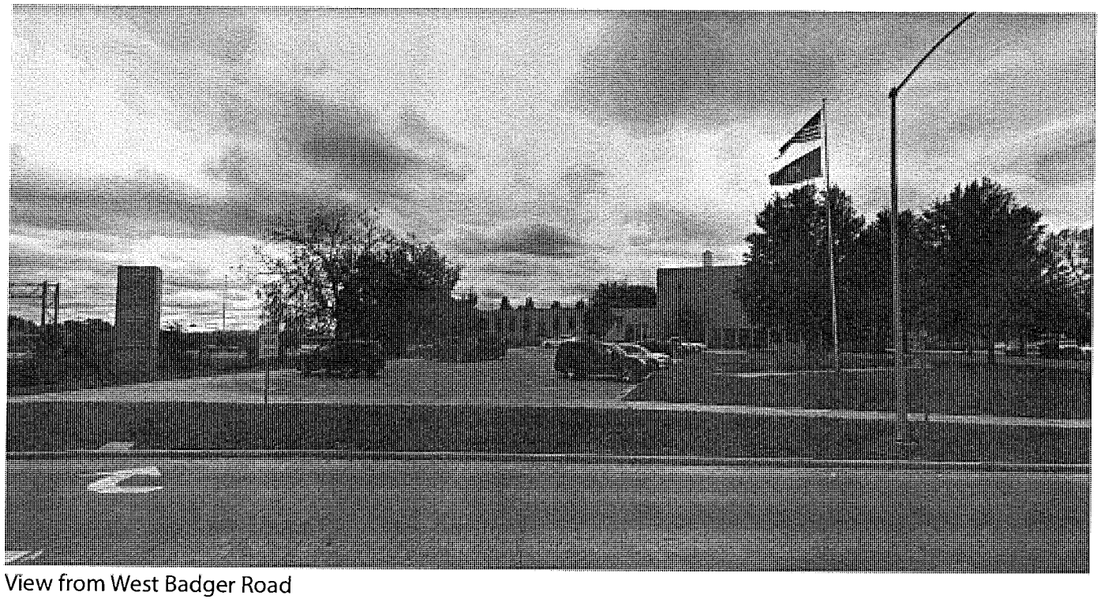
View from Hwy-12 West on-ramp



View from South Park Street



View from intersection of South Park Street and West Badger Road



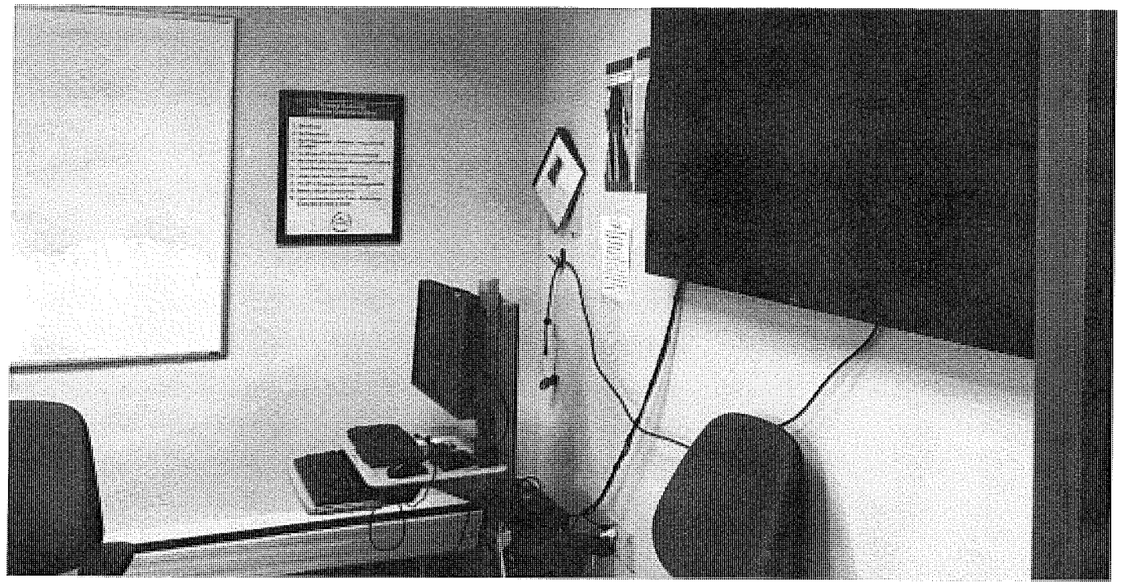
View from West Badger Road

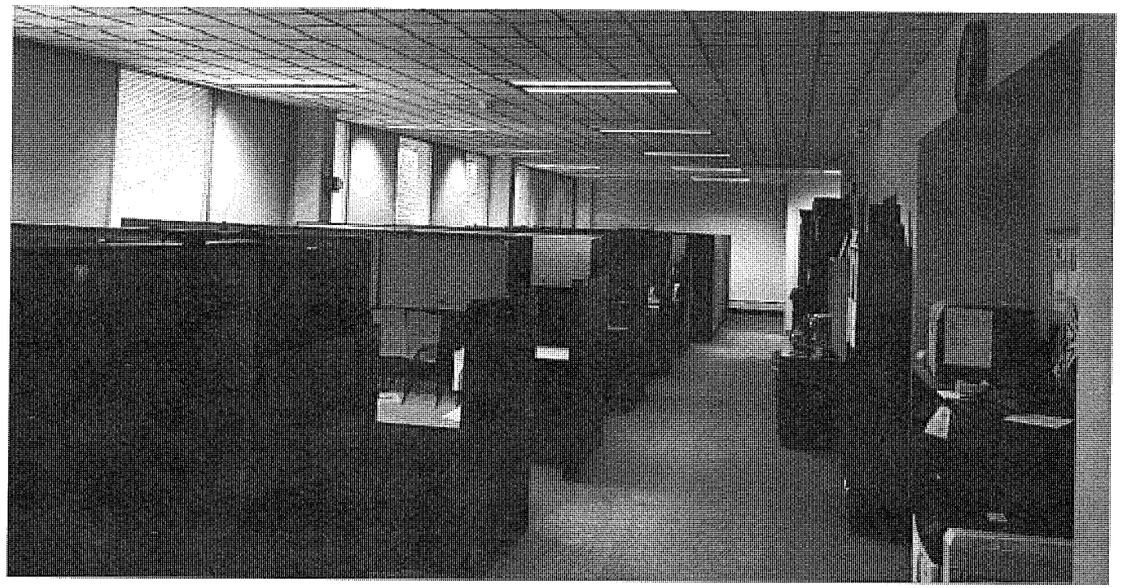
Site Photos

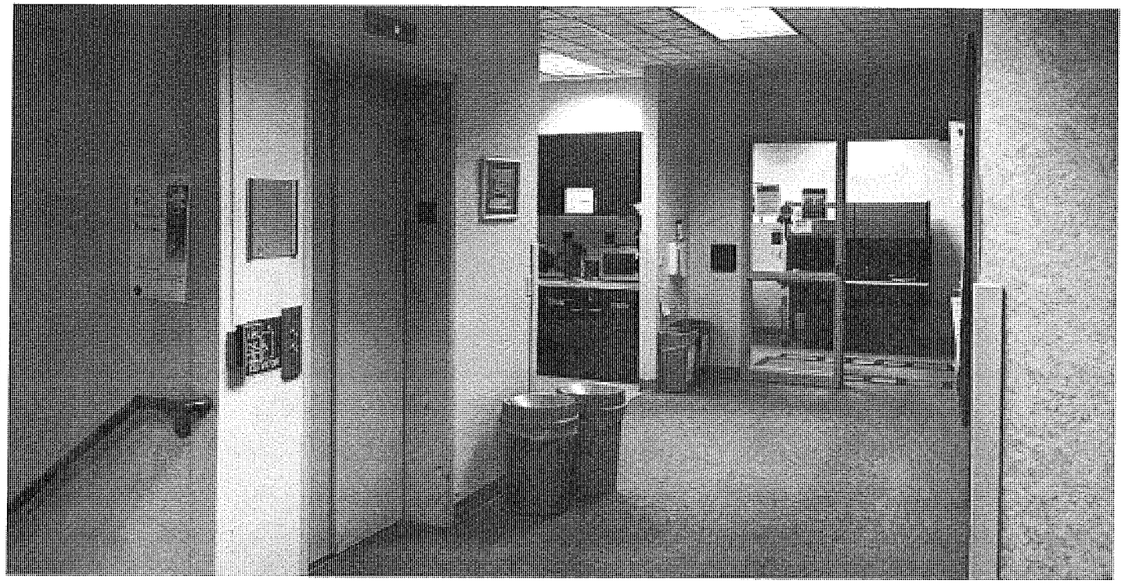
MADISON AREA TECHNICAL COLLEGE

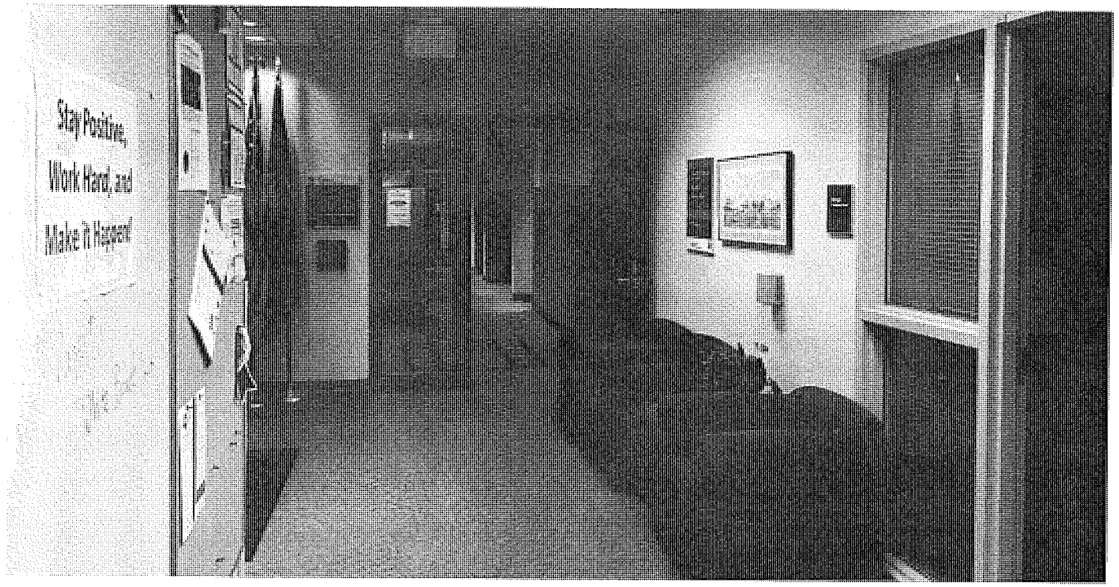
PLUNKETT RAYSICH ARCHITECTS, LLP

Madison College - South Campus - Madison, WI

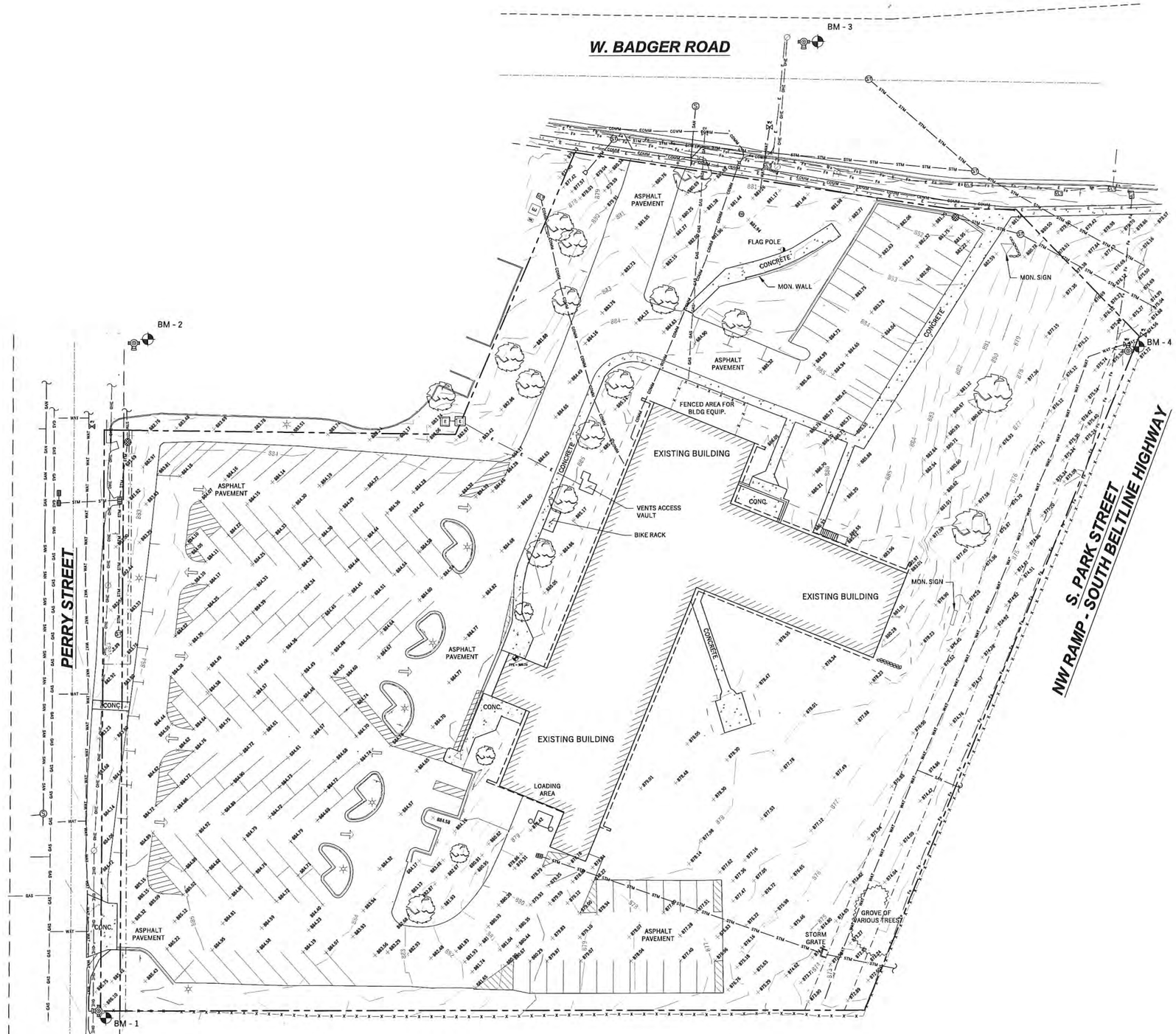








Existing ETF Building



LEGEND

- SIGN
- BOLLARD
- SANITARY MANHOLE
- SEWER CLEANOUT
- GAS VALVE
- FIRE HYDRANT
- WATER VALVE
- STORM MANHOLE
- INLETS
- STORM CATCH BASIN
- UTILITY POLE
- LIGHT POLE
- ELECTRICAL TRANSFORMER
- ELECTRICAL PANEL BOX
- UTILITY PEDESTAL
- UTILITY VAULT
- DECIDUOUS TREE
- PROPERTY LINE (PROVIDED BY OTHERS)
- RIGHT-OF-WAY LINE
- CENTERLINE
- EASEMENT LINE
- BUILDING FOOTPRINT
- EDGE OF CONCRETE
- EDGE OF ASPHALT
- RAILING
- STONE WALL
- SANITARY SEWER
- WATER MAIN
- STORM SEWER
- NATURAL GAS LINE
- COMMUNICATION LINE
- ELECTRIC LINE
- OVERHEAD ELECTRIC LINE
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- CONTOUR MAJOR
- CONTOUR MINOR

NORTH

0' 15' 30' 45'
1" = 30' on 22"x34"
1"= 60' on 11"x17"

GENERAL NOTES

1. FIELD WORK PERFORMED BY WYSER ENGINEERING, LLC. ON SEPTEMBER 8, 2017.
2. ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
3. NORTH REFERENCE FOR THIS EXISTING CONDITIONS SURVEY AND MAP ARE BASED ON THE WISCONSIN COORDINATE REFERENCE SYSTEM, NAD 83 (2011) WISCRS DANE, GRID NORTH.
4. SUBSURFACE UTILITIES AND FIXTURES SHOWN ON THIS MAP HAVE BEEN APPROXIMATED BY LOCATING SURFACE FEATURES AND ACCESSORIES, DIGGERS HOTLINE FIELD MARKINGS AND EXISTING MAPS AND RECORDS.
5. BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED. FOR EXACT LOCATION OF UNDERGROUND UTILITIES, CONTACT DIGGERS HOTLINE, AT 1.800.242.8511 OR 811
6. THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.
7. FEATURES HAVE BEEN LOCATED BY SURVEYOR IN FIELD THAT MAY HAVE ADVERSE TITLE ELEMENTS. AS TO WHICH ELEMENT ENCROACHMENT, CLAIM OF UNRECORDED EASEMENT, PRESCRIPTIVE EASEMENT, AND SO FORTH CAN NOT BE DETERMINED BY SURVEYOR.

BENCHMARK TABLE		
BM - #	ELEVATION	DESCRIPTION
BM - 1	888.94	TOP NUT OF HYDRANT LOCATED NEAR SOUTHWEST CORNER OF SITE ON EAST SIDE OF PERRY STREET
BM - 2	885.52	TOP NUT OF HYDRANT LOCATED NORTH OF PERRY STREET ENTRANCE TO MADISON FIRE DEPARTMENT STATION #6
BM - 3	882.29	TOP NUT OF HYDRANT LOCATED ON NORTH SIDE OF W. BADGER ROAD IN MEDIAN
BM - 4	878.13	TOP NUT OF HYDRANT LOCATED NEAR FENCELINE AT NORTHEAST CORNER OF SITE

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WYSER ENGINEERING

MADISON AREA TECHNICAL COLLEGE

801 W. BADGER ROAD
MADISON, WI 53713

MADISON COLLEGE - SOUTH CAMPUS

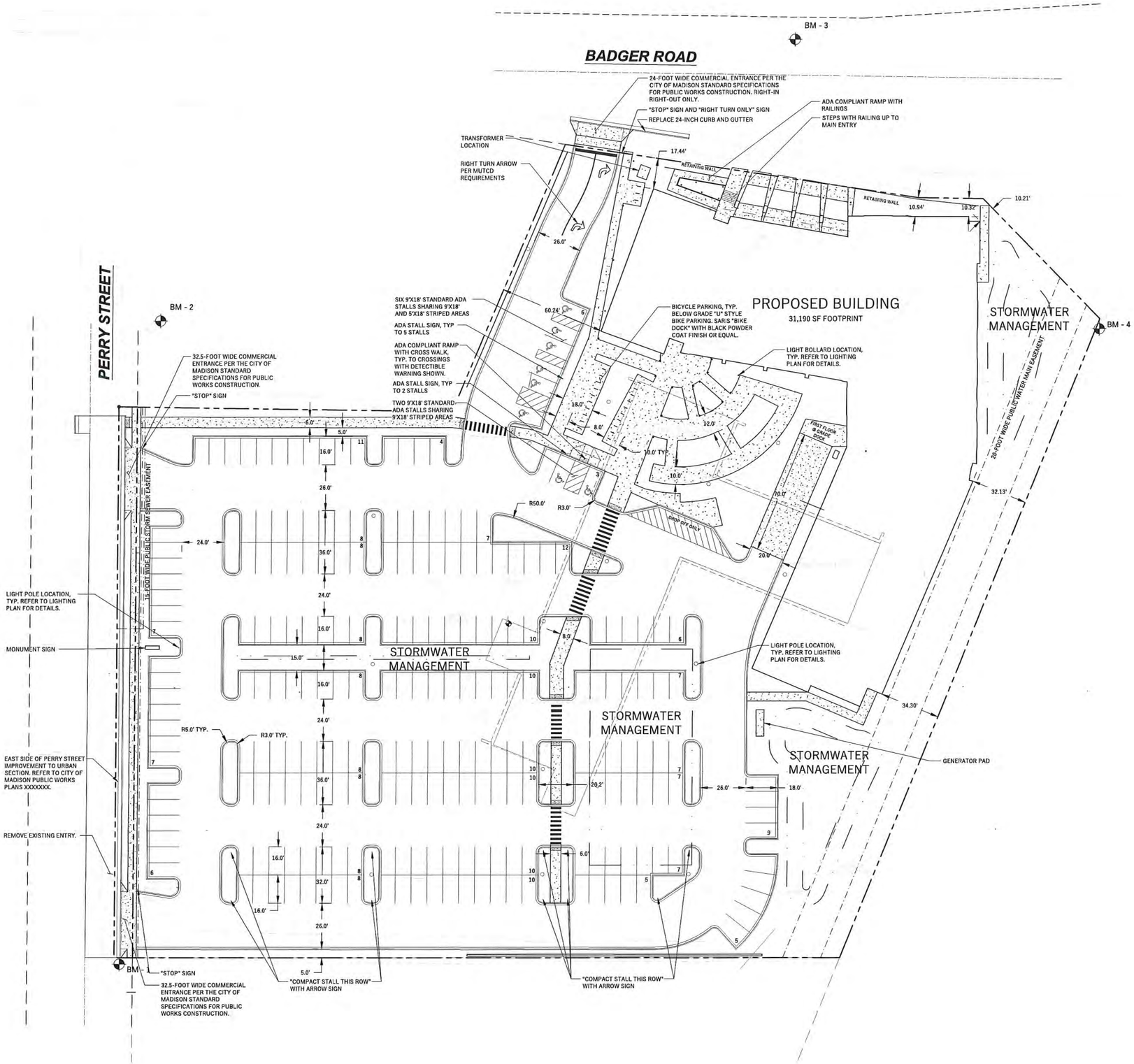
CITY OF MADISON, DANE COUNTY, WI

Sheet Title: TOPOGRAPHIC & UTILITY MAP

Revisions:

No.	Date:	Description:

Graphic Scale	0' 15' 30' 45'
Wyser Number	17-0407
Set Type	TOPO UTIL MAP
Date Issued	09/19/2017
Sheet Number	V001



LEGEND (PROPOSED)

- PROPOSED PROPERTY BOUNDARY
- EASEMENT
- BUILDING FOOTPRINT
- 18" CURB AND GUTTER (PRIVATE)
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- STORMWATER TREATMENT FACILITY

NORTH

GENERAL NOTES

1. UNDERLYING SITE CONTOURS AND INFORMATION BASED ON TOPOGRAPHIC & UTILITY DATA AS SURVEYED BY WYSER ENGINEERING ON SEPTEMBER 8, 2017. WYSER ENGINEERING SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY ARISE AS A RESULT OF ERRONEOUS OR INCOMPLETE INFORMATION PROVIDED BY OTHERS. CONTRACTOR TO CONFIRM ALL ELEVATIONS, GENERAL DRAINAGE AND EARTHWORK REQUIREMENTS PRIOR TO CONSTRUCTION.
2. THE BENCHMARK LOCATIONS ARE SHOWN FOR REFERENCE ONLY ON THIS PLAN. THE BENCHMARKS SHALL BE VALIDATED BY LICENSED LAND SURVEYOR PRIOR TO CONSTRUCTION. CONTRACTOR ASSUMES RISK ASSOCIATED WITH BENCHMARK ELEVATIONS UNTIL CONFIRMED.
3. CONTRACTOR TO OBTAIN APPROPRIATE PERMITS FOR STREET OPENINGS & TO WORK WITHIN THE CITY'S LAND IF REQUIRED.
4. WYSER ENGINEERING SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER OR CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY REGULATORY AGENCIES.
5. IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS WITHIN THE PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
6. ALL MUNICIPAL UTILITY CONNECTIONS, WORK IN ROW, PUBLIC OUTLOTS AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.

SITE INFORMATION BLOCK:

SITE ADDRESS: 801 WEST BADGER ROAD
SITE ACREAGE: 194,683 SF (4.47 AC)
USE OF PROPERTY: COMMERCIAL
ZONING: COMMERCIAL CENTER (CC - MGO 28.068) AND URBAN DESIGN DISTRICT #7

SETBACKS:
FRONT YARD: 70% OF STREET FACING BUILDING WALL SHALL BE SETBACK NO MORE THAN 85 FEET
REAR YARD: 20-FEET
SIDE YARD: 6-FEET

PARKING REQUIREMENTS: (MGO 28.141(4)(g))
MINIMUM: 1 PER CLASSROOM + 1 PER 5 STUDENTS BASED ON THE MAXIMUM # OF STUDENTS ATTENDING CLASSES AT ANY ONE TIME - OR - AS ESTABLISHED IN A CAMPUS MASTER PLAN = 246
MAXIMUM: 1 PER CLASSROOM + 1 PER 3 STUDENTS BASED ON THE MAXIMUM # OF STUDENTS ATTENDING CLASSES AT ANY ONE TIME - OR - AS ESTABLISHED IN A CAMPUS MASTER PLAN = 383

BICYCLE REQUIREMENTS: (MGO 28.141(4)(g))
1 PER 5 STUDENTS BASED ON THE MAXIMUM # OF STUDENTS ATTENDING CLASSES AT ANY ONE TIME - OR - AS ESTABLISHED IN A CAMPUS MASTER PLAN = 205

NUMBER OF CLASSROOMS: 41
MAXIMUM # OF STUDENTS ATTENDING CLASSES AT ONE TIME: 1,025

TOTAL NUMBER OF PARKING STALLS: 235
SMALL STALLS (PERCENT OF TOTAL): 48 (20.4%)
NUMBER OF STALLS DESIGNATED ACCESSIBLE: 8

TOTAL NUMBER OF BIKE STALLS: 46

MAXIMUM IMPERVIOUS LOT COVERAGE: 85%

EXISTING IMPERVIOUS SURFACE AREA: 100,915 SQ.FT. (51.8%)
ROOFTOP: 19,010 SQ.FT.
PAVED: 81,905 SQ.FT.

NEW IMPERVIOUS SURFACE AREA: 139,500 SQ.FT. (71.6%))
ROOFTOP: 31,190 SQ.FT.
PAVED: 108,310 SQ.FT.

DISTURBANCE LIMITS: 190,000 SQ. FT.

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WYSER ENGINEERING

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801 WEST BADGER ROAD
MADISON, WI 53713

MADISON COLLEGE
GOODMAN SOUTH CAMPUS

CITY OF MADISON, DANE COUNTY, WI

Sheet Title: SITE PLAN

Revisions:

No.	Date:	Description:

Graphic Scale	0' 15' 30' 45'
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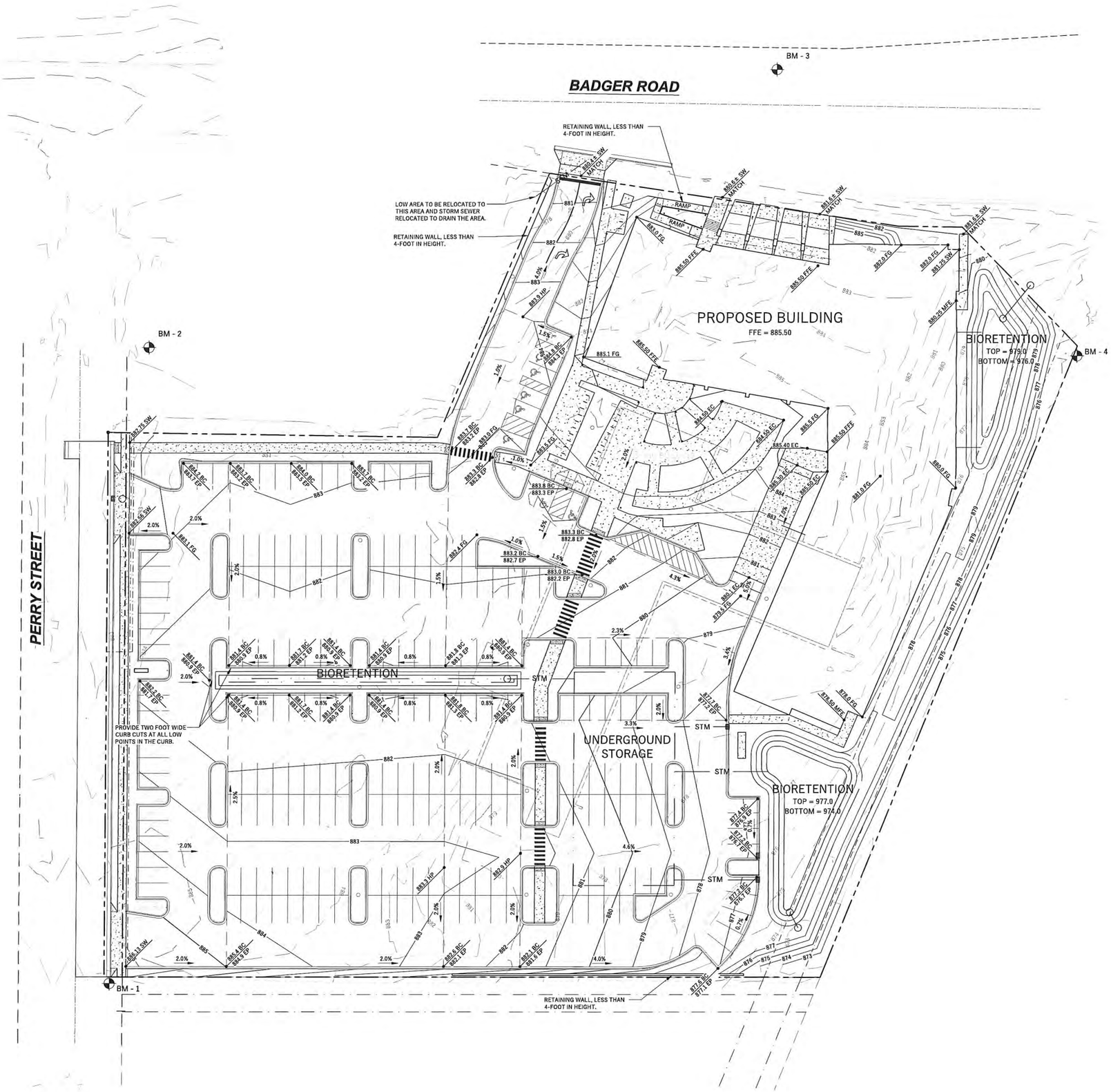

LEGEND (PROPOSED)

- PROPERTY BOUNDARY
- EASEMENT
- BUILDING FOOTPRINT
- 18" CURB AND GUTTER
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- 880 — PROPOSED MAJOR CONTOUR
- 882 — PROPOSED MINOR CONTOUR
- STM — PROPOSED STORM SEWER
- 881.25 EP — SPOT GRADE
- DRAINAGE GRADE BREAK
- 1.0% — DRAINAGE ARROW

NORTH

GENERAL NOTES

1. UNDERLYING SITE CONTOURS AND INFORMATION BASED ON TOPOGRAPHIC & UTILITY DATA AS SURVEYED BY WYSER ENGINEERING ON SEPTEMBER 8, 2017. WYSER ENGINEERING SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY ARISE AS A RESULT OF ERRONEOUS OR INCOMPLETE INFORMATION PROVIDED BY OTHERS. CONTRACTOR TO CONFIRM ALL ELEVATIONS, GENERAL DRAINAGE AND EARTHWORK REQUIREMENTS PRIOR TO CONSTRUCTION.
2. THE BENCHMARK LOCATIONS ARE SHOWN FOR REFERENCE ONLY ON THIS PLAN. THE BENCHMARKS SHALL BE VALIDATED BY LICENSED LAND SURVEYOR PRIOR TO CONSTRUCTION. CONTRACTOR ASSUMES RISK ASSOCIATED WITH BENCHMARK ELEVATIONS UNTIL CONFIRMED.
3. CONTRACTOR TO OBTAIN APPROPRIATE PERMITS FOR STREET OPENINGS & TO WORK WITHIN THE CITY'S LAND IF REQUIRED.
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MADISON COLLEGE
GOODMAN SOUTH CAMPUS

CITY OF MADISON, DANE COUNTY, WI

Sheet Title: DETAIL GRADING PLAN

Revisions:

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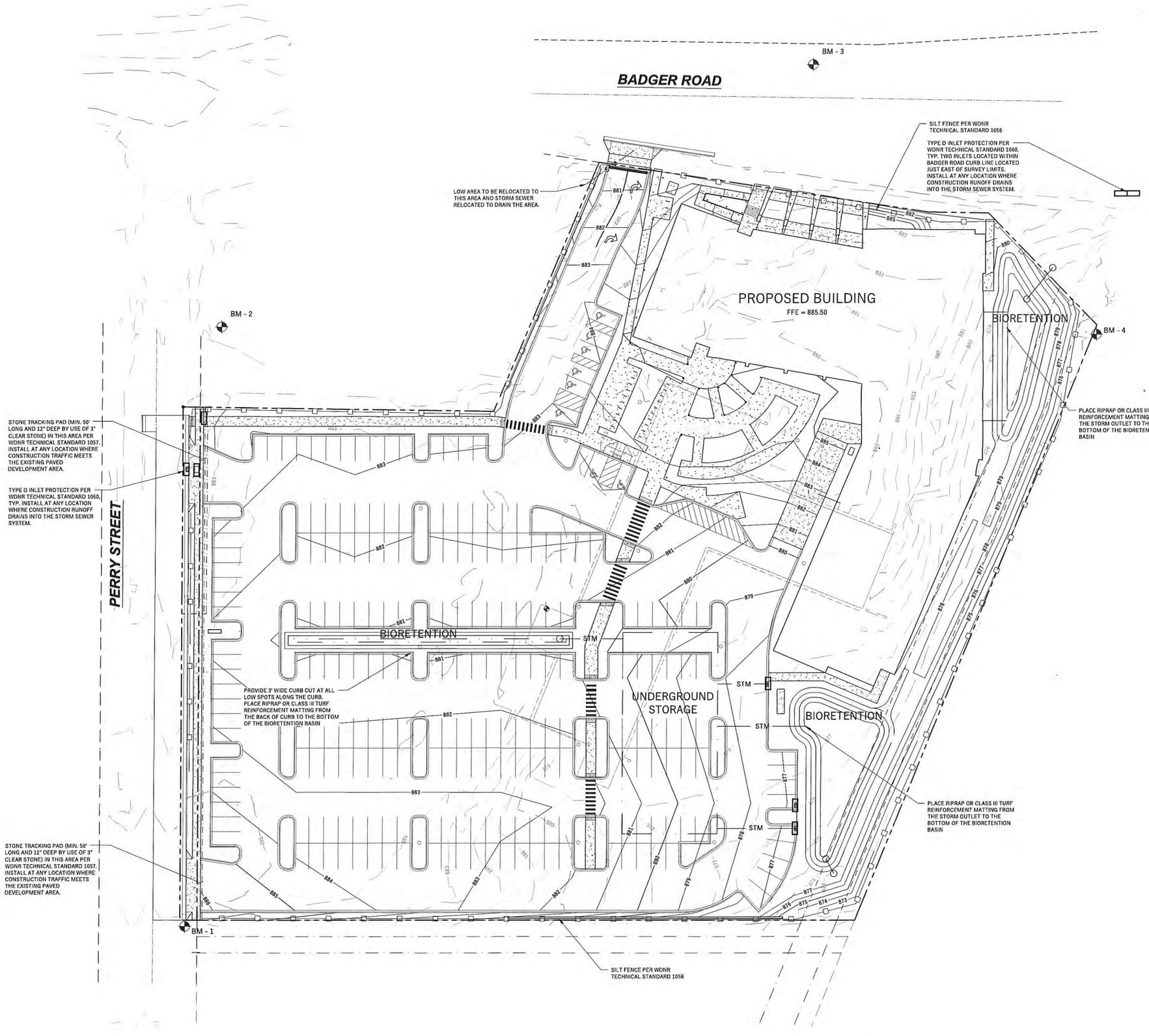

LEGEND (PROPOSED)

- PROPERTY BOUNDARY
- EASEMENT
- BUILDING FOOTPRINT
- 18" CURB AND GUTTER
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- 880 — PROPOSED MAJOR CONTOUR
- 881 — PROPOSED MINOR CONTOUR
- STM — PROPOSED STORM SEWER
- SILT FENCE
- INLET PROTECTION
- DITCH CHECK

NORTH

GENERAL NOTES

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CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS

1. ALL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE IMPLEMENTED IN ACCORDANCE WITH THE CURRENT WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR) EROSION AND SEDIMENT CONTROL TECHNICAL STANDARDS (dnr.wi.gov).
2. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO SITE DISTURBANCE.
3. ENGINEER / CITY OF MADISON / WDNR HAS THE RIGHT TO REQUIRE CONTRACTOR TO IMPLEMENT ADDITIONAL EROSION CONTROL MEASURES AS NECESSARY.CONTRACTOR MUST NOTIFY THE CITY OF MADISON BUILDING INSPECTOR TWO (2) WORKING DAYS IN ADVANCE OF ANY SOIL DISTURBANCE ACTIVITIES.
4. EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE INSPECTED ONCE PER WEEK AND FOLLOWING EACH RAINFALL EVENT. INSPECTION REPORTING SHALL BE IN ACCORDANCE WITH MUNICIPAL REQUIREMENTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN EROSION AND SEDIMENT CONTROL PRACTICES IN WORKING ORDER. EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE WITH ALL SOIL SURFACES HAVING AN ESTABLISHED VEGETATIVE COVER.
6. DEWATERING PRACTICES SHALL COMPLY WITH TECHNICAL STANDARD 1061.
7. DUST CONTROL SHALL BE MITIGATED IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1068.
8. ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED IMMEDIATELY FOLLOWING FINAL GRADING ACTIVITIES.
9. SEED MIX AND RATE SHALL BE, AT A MINIMUM, IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1059.
10. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL PROVIDE VEGETATION PLAN FOR ENGINEER / OWNER APPROVAL. VEGETATION PLAN AND BIORETENTION INSTALLATION SHALL BE IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1004.
11. CONTRACTOR TO PROVIDE SOLID LID OR METAL PLATE ON ALL OPEN MANHOLES DURING CONSTRUCTION TO MINIMIZE SEDIMENT FROM ENTERING THE STORM SEWER SYSTEM.
12. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A COPY OF THE MUNICIPAL EROSION CONTROL PERMIT AND WDNR NOI AND FOLLOWING ALL APPLICABLE REQUIREMENTS.

GRADING, SEEDING & RESTORATION NOTES

1. ALL GRADES SHOWN ARE FINAL FINISHED SURFACE GRADES.
2. AREAS TO BE SEEDED SHALL HAVE A MINIMUM 6 INCHES TOPSOIL UNLESS OTHERWISE NOTED.
3. RESTORATION SHALL OCCUR AS SOON AS PRACTICABLE AFTER THE DISTURBANCE, WITHIN 7 DAYS OF TOPSOILING.
4. AREAS NOT RESTORED WITH EROSION MATTING OR OTHER STABILIZATION MEASURES SHALL BE STABILIZED WITH MULCH.
5. APPLY ANIONIC POLYMER TO DISTURBED AREAS IF EROSION BECOMES PROBLEMATIC.
6. INSTALL EROSION CONTROLS ON THE DOWNSTREAM SIDE OF STOCKPILES AND PROVIDE TEMPORARY SEEDING ON STOCKPILES WHICH ARE TO REMAIN IN PLACE FOR MORE THAN 7 DAYS.
7. CONTRACTOR SHALL CHISEL-PLOW OR DEEP TILL WITH DOUBLE TINES THE STORMWATER MANAGEMENT FACILITY JUST PRIOR TO SEEDING AND MULCHING TO PROMOTE INFILTRATION.
8. CONTRACTOR TO DEEP TILL ALL COMPACTED PERVIOUS SURFACES PRIOR TO SEEDING AND MULCHING.
9. MULCH SHALL BE WEED-FREE STRAW AND SHALL BE INSTALLED AT THE RATE OF 2 TONS PER ACRE PER SECTION 627 OF "STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION" (WISDOT 2014)
10. PERMANENT SEEDING SHALL NOT OCCUR BETWEEN SEPTEMBER 15TH AND APRIL 15TH. ALTERNATE SEEDING/PLANTING METHODS AND/OR EROSION PROTECTION MAY BE NECESSARY FOR SEEDING/PLANTING THAT OCCURS DURING THAT TIME. COORDINATE WITH THE OWNER AS NECESSARY.
11. TEMPORARY STABILIZATION SHALL CONSIST OF ONE OR MORE OF THE FOLLOWING OPTIONS:
    a. TEMPORARY SEEDING CONSISTING OF ANNUAL RYE GRASS APPLIED AT A RATE OF 1.5 LBS PER 1000 SQUARE FEET,
    b. WISDOT PAL CLASS I TYPE B URBAN EROSION CONTROL MAT.
12. ALL SLOPES EXCEEDING 5:1 SHALL USE PRESCRIPTIVE COMPLIANCE INCLUDING SLOPE INTERUPPTION PER WDNR TECH. STD. 1071, SOIL STABILIZATION (PERMANENT SEEDING AND CLASS I, TYPE B EROSION MATTING ON SLOPES OR CLASS II, TYPE B MATTING IN DRAINAGE SWALES) AND LIMITING THE MAX PERIOD OF BARE SOIL TO 60 DAYS FOR LAND DISTURBANCE BETWEEN SEPTEMBER 16 AND MAY AND 30 DAYS FOR LAND DISTURBANCE BETWEEN MAY 2 AND SEPTEMBER 15.

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MADISON COLLEGE
GOODMAN SOUTH CAMPUS

CITY OF MADISON, DANE COUNTY, WI

Sheet Title: GRADING & EROSION CONTROL PLAN

Revisions:		
No.	Date:	Description:

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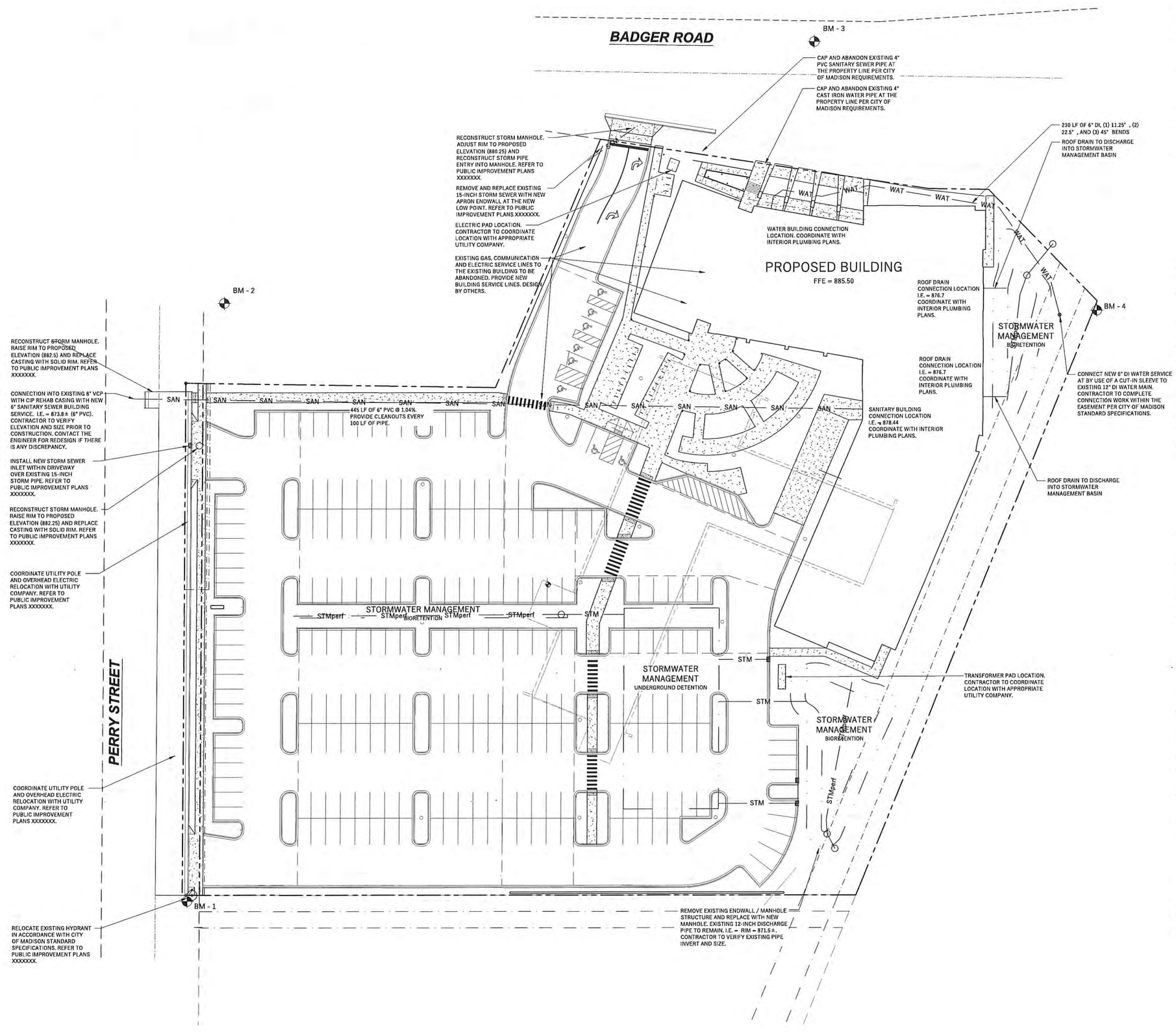

LEGEND (PROPOSED)

- PROPOSED PROPERTY BOUNDARY
- EASEMENT
- BUILDING FOOTPRINT
- 18" CURB AND GUTTER
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- WAT — PROPOSED WATER MAIN
- SAN — PROPOSED SANITARY SEWER
- STM — PROPOSED STORM SEWER
- GAS — PROPOSED GAS SERVICE (DESIGN BY OTHERS)
- E — PROPOSED ELECTRIC SERVICE (DESIGN BY OTHERS)
- STORMWATER TREATMENT FACILITY
- DRAINAGE GRADE BREAK
- 1.0% DRAINAGE ARROW

NORTH

GENERAL NOTES

1. UNDERLYING SITE CONTOURS AND INFORMATION BASED ON TOPOGRAPHIC & UTILITY DATA AS SURVEYED BY WYSER ENGINEERING ON SEPTEMBER 8, 2017. WYSER ENGINEERING SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY ARISE AS A RESULT OF ERRONEOUS OR INCOMPLETE INFORMATION PROVIDED BY OTHERS. CONTRACTOR TO CONFIRM ALL ELEVATIONS, GENERAL DRAINAGE AND EARTHWORK REQUIREMENTS PRIOR TO CONSTRUCTION.
2. THE BENCHMARK LOCATIONS ARE SHOWN FOR REFERENCE ONLY ON THIS PLAN. THE BENCHMARKS SHALL BE VALIDATED BY LICENSED LAND SURVEYOR PRIOR TO CONSTRUCTION. CONTRACTOR ASSUMES RISK ASSOCIATED WITH BENCHMARK ELEVATIONS UNTIL CONFIRMED.
3. CONTRACTOR TO OBTAIN APPROPRIATE PERMITS FOR STREET OPENINGS & TO WORK WITHIN THE CITY'S LAND IF REQUIRED.
4. WYSER ENGINEERING SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER OR CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY REGULATORY AGENCIES.
5. IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS WITHIN THE PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
6. ALL MUNICIPAL UTILITY CONNECTIONS, WORK IN ROW, PUBLIC OUTLOTS AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.

UTILITY NOTES

1. DIMENSIONS TAKE PRECEDENCE OVER SCALE. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD.
2. LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.
3. CONTRACTOR SHALL VERIFY ALL ELEVATIONS, LOCATIONS, AND SIZES OF SANITARY, WATER AND STORM LATERALS AND CHECK ALL UTILITY CROSSINGS FOR CONFLICTS.
4. THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH ENGINEERING PLANS DESIGNED TO MEET ORDINANCES AND REQUIREMENTS OF THE MUNICIPALITY AND WISDOT, WISDSPS, AND WDNR.
5. PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR:
   - EXAMINING ALL SITES CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.
   - OBTAINING ALL PERMITS INCLUDING PERMIT COSTS, TAP FEES, METER DEPOSITS, BONDS, AND ALL OTHER FEES REQUIRED FOR PROPOSED WORK TO OBTAIN OCCUPANCY.
   - VERIFYING UTILITY ELEVATIONS AND NOTIFYING ENGINEER OF ANY DISCREPANCY. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS RESOLVED.
   - NOTIFYING ALL UTILITIES PRIOR TO THE INSTALLATION OF ANY UNDERGROUND IMPROVEMENTS.
   - NOTIFYING THE DESIGN ENGINEER AND MUNICIPALITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION OBSERVATION.
9. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE ENGINEER WITH AS-BUILT CONDITIONS OF THE DESIGNATED IMPROVEMENTS IN ORDER THAT THE APPROPRIATE DRAWINGS CAN BE PREPARED, IF REQUIRED. ANY CHANGES TO THE DRAWINGS OR ADDITIONAL ITEMS MUST BE REPORTED TO THE ENGINEER AS WORK PROGRESSES.
10. ANY SANITARY SEWER , SANITARY SEWER SERVICES, WATER MAIN, WATER SERVICES, STORM SEWER, OR OTHER UTILITIES, WHICH ARE DAMAGED BY THE CONTRACTORS, SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE. NO BLASTING IS ALLOWED WITHIN 30 FEET OF EXISTING UTILITIES.
11. ALL PRIVATE INTERCEPTOR WATER MAIN AND WATER SERVICES SHALL BE INSTALLED WITH A 6' MINIMUM BURY. PROVIDE INSULATION ABOVE PIPES WITH LESS THAN 5' OF GROUND COVER.
12. GRANULAR BACKFILL MATERIALS ARE REQUIRED IN ALL UTILITY TRENCHES UNDER SIDEWALKS AND PROPOSED PAVED AREAS (UNLESS OTHERWISE SPECIFIED BY A GEOTECHNICAL ENGINEER). ALL UTILITY TRENCH BACKFILL SHALL BE COMPACTED PER SPECIFICATIONS. ALL PAVEMENT PATCHING SHALL COMPLY WITH THE CITY OF MADISON STANDARD SPECIFICATIONS. ADDITIONAL PAVEMENT MILLING AND OVERLAY MAY BE REQUIRED BY PERMIT.
13. CONTRACTOR SHALL NOTIFY THE MUNICIPAL PUBLIC WORKS DEPARTMENT A MINIMUM OF 48 HOURS BEFORE CONNECTING TO PUBLIC UTILITIES.
14. ALL NON-METALLIC BUILDING SEWER AND WATER SERVICES MUST BE ACCOMPANIED BY MEANS OF LOCATING UNDERGROUND PIPE. TRACER WIRE VALVE BOXES SHALL BE INSTALLED ON ALL LATERALS AND AS INDICATED ON THESE PLANS.
15. ALL, EXTERIOR CLEANOUTS SHALL BE PROVIDED WITH A FROST SLEEVE IN ACCORDANCE WITH SPS 382.34(5)(a)b AND SPS 384.30(2)(c).
16. ALL PRIVATE SANITARY BUILDING SEWER PIPE AND TUBING SHALL CONFORM TO SPS 384.30-3.
17. ALL PRIVATE STORM BUILDING PIPE AND TUBING SHALL CONFORM TO SPS 384.30-6.
18. ALL PRIVATE PIPE AND TUBING FOR WATER SERVICE SHALL CONFORM TO SPS 384.30-7.
19. ALL PRIVATE PIPE SHALL BE INSTALLED PER SPS 384.40-8 INCLUDING AT LEAST 8' OF HORIZONTAL DISTANCE BETWEEN WATER PIPING AND SANITARY SEWER FROM CENTER OF PIPE TO CENTER OF PIPE AND 6" OF SEPARATION BETWEEN STORM SEWER AND WATER PIPING.
20. THE CONTRACTOR SHALL ALLOW 10 WORKING DAYS FOR THE CONSTRUCTION OF GAS MAINS WHEN SCHEDULING THE WORK AND SHALL NOT RESTRICT ACCESS TO THE GAS MAIN CONTRACTOR OR OTHER UTILITY COMPANIES.
21. INLET CASTINGS SHALL BE SET TO GRADE PRIOR TO AND SEPARATE FROM THE POURING OF THE CONCRETE CURB AND GUTTER. IS IS REQUIRED THAT THREE FEET OF CONCRETE CURB AND GUTTER ON EACH SIDE OF THE INLET SHALL BE POURED BY HAND, NOT THROUGH THE USE OF A CURB MACHINE. THE INLET CASTING SHALL BE SET TO GRADE ON A BED OF MORTAR WHICH SHALL BE A MINIMUM OF TWO INCHES THINK. THE INLET SHALL BE PLACED ON THE MORTAR BED AND SHALL BE ADJUSTED TO GRADE BY APPLYING DIRECT PRESSURE TO THE CASTING. ONCE THE CASTING ADJUSTMENT IS COMPLETE, THREE FEET OF CURB AND GUTTER ON EACH SIDE OF THE CASTING SHALL BE POURED BY HAND.
22. THE CURB INLET SHALL HAVE A CATCH-ALL HR-I OIL AND GREASE FILTER OR APPROVED EQUIVALENT INSTALLED WITHIN THEM.
23. NO BLASTING SHALL OCCUR WITHIN 30 FEET OF ANY EXISTING UTILITIES
24. CONTRACTOR SHALL VERIFY AND COORDINATE ALL UTILITY CONNECTIONS WITH THE BUILDING PRIOR TO CONSTRUCTION.
25. THE CONTRACTOR SHALL CONDUCT HIS OPERATIONS SO AS TO BE IN CONFORMANCE WITH THE CITY OF MADISON EROSION CONTROL AND STORMWATER ORDINANCE, AND DNR ADMINISTRATIVE RULE NR 216 AT ALL TIMES.

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GOODMAN SOUTH CAMPUS

CITY OF MADISON, DANE COUNTY, WI

Sheet Title: UTILITY PLAN

Revisions:

No.	Date:	Description:

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File: W:\2017\17-0407_Madison College - South Campus\DWG\17-0407_Civil Design.dwg Layout: Utility Plan User: Dan Plotted: Dec 12, 2017 - 4:52pm

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TRUE NORTH

PLAN NORTH

LOWER LEVEL PLAN

1/16" = 1'-0"

SCALE: 1/16" = 1'-0"

NOT FOR CONSTRUCTION

LL	LOWER LEVEL PLAN	Sheet No.: 1701143-01	Job No.:	Date: 12/13/17

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TRUE NORTH

PLAN NORTH

FIRST FLOOR PLAN

1/16" = 1'-0"

SCALE: 1/16" = 1'-0"

0 4 8 16 32

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1st

FIRST FLOOR PLAN

Date: 12/13/17

Job No: 1701643-01

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TRUE NORTH

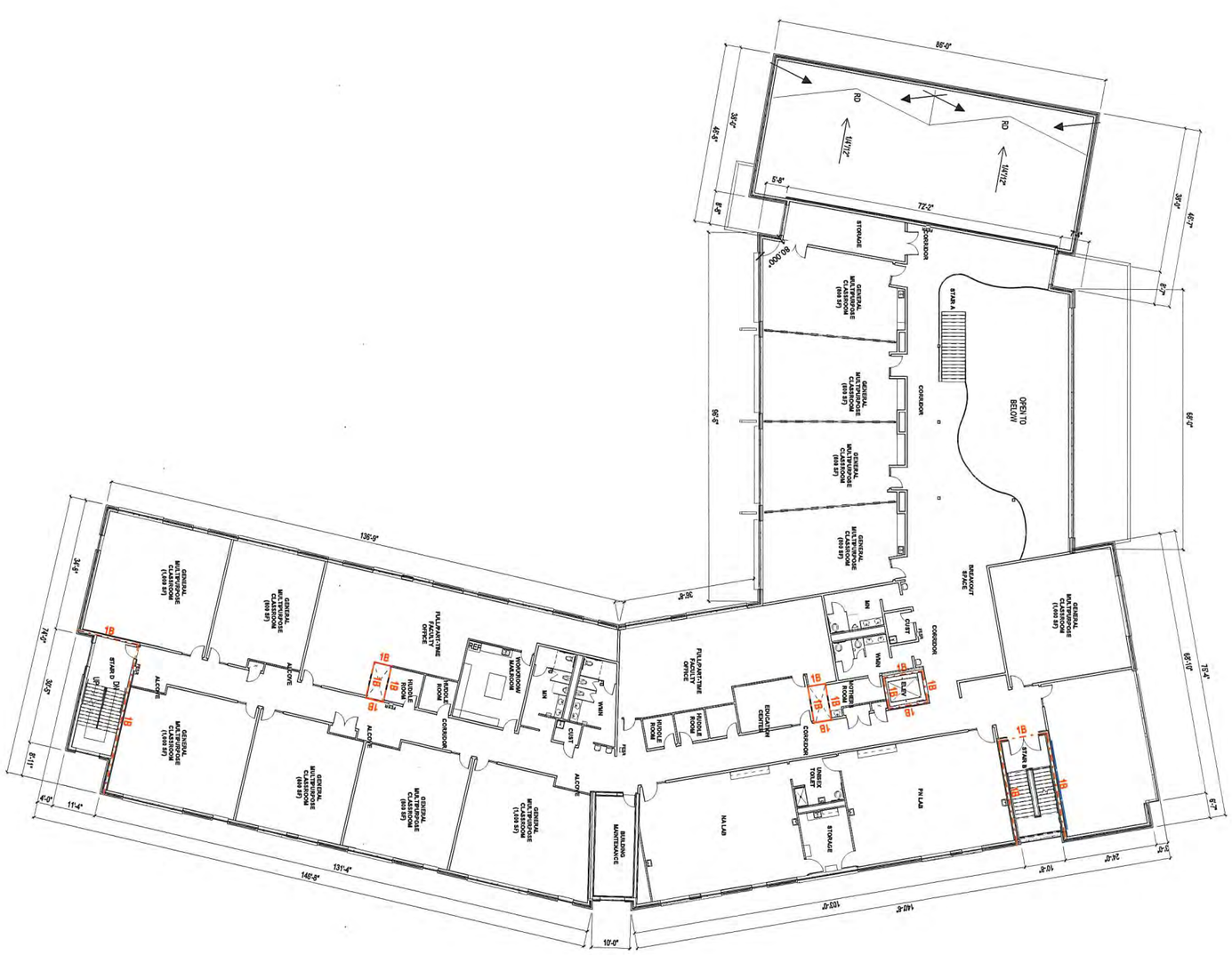
PLAN NORTH

SECOND FLOOR PLAN

1/16" = 1'-0"

0 4 8 16 32

SCALE: 1/16" = 1'-0"



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2nd

SECOND FLOOR PLAN

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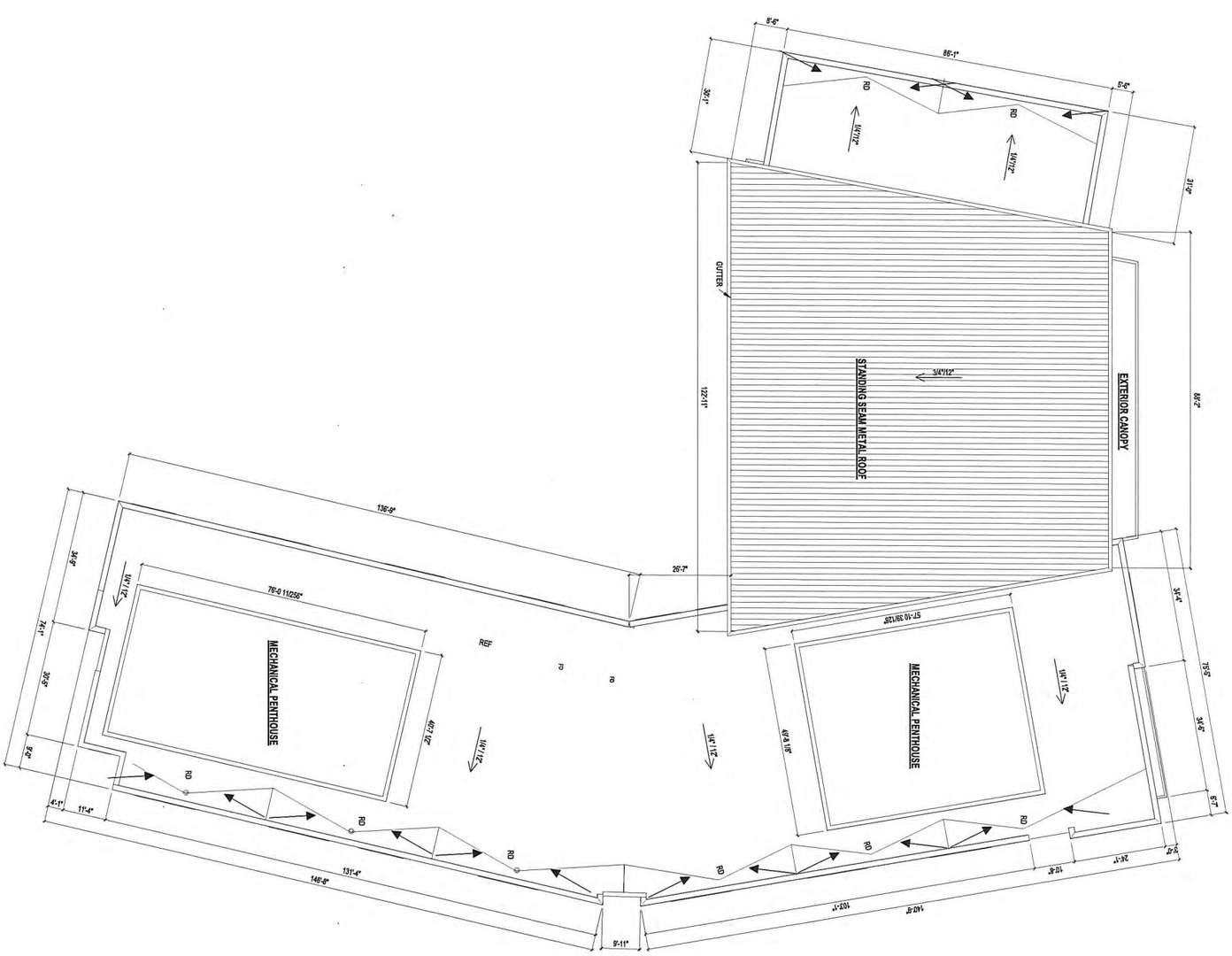
TRUE NORTH
PLAN NORTH

ROOF PLAN
1/16" = 1'-0"
SCALE: 1/16" = 1'-0"
0 4 8 16 32



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Date: 12/13/17
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ROOF PLAN

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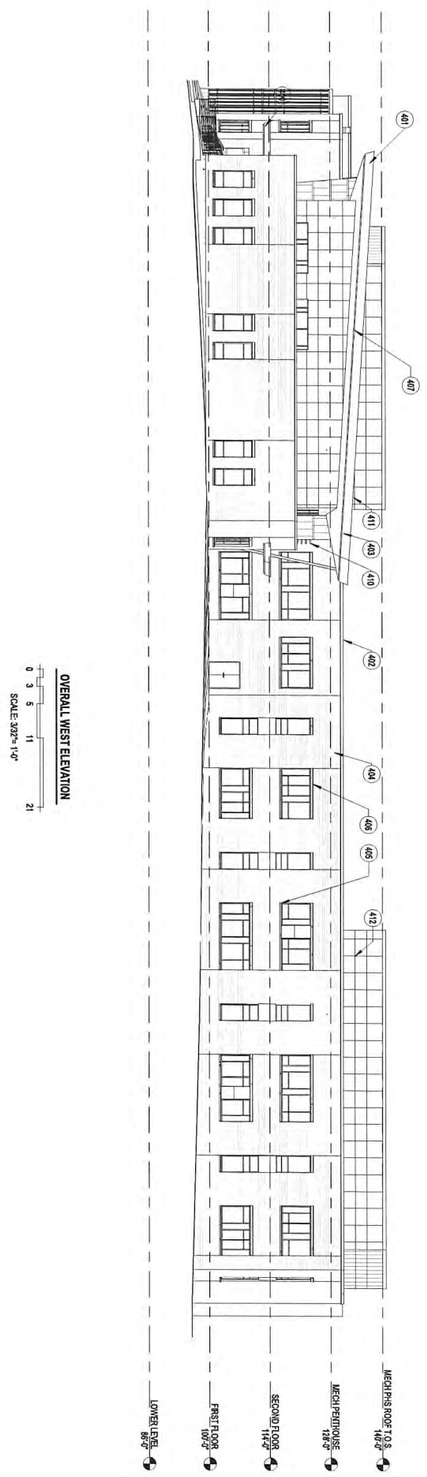
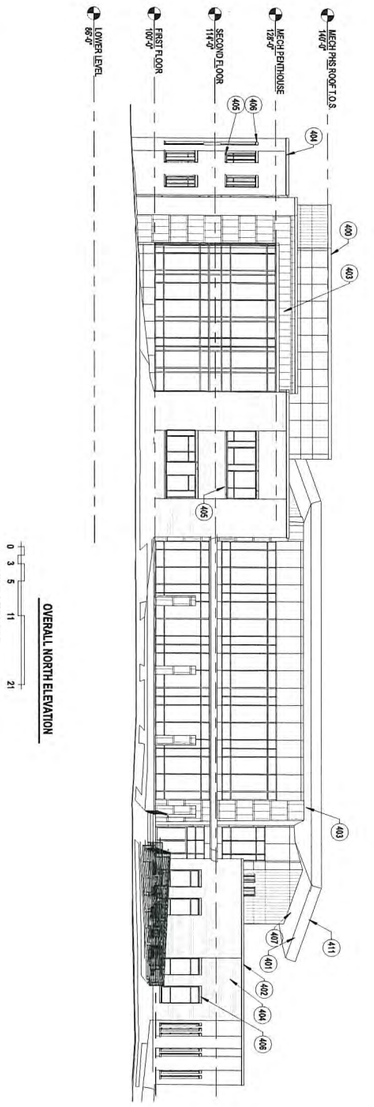


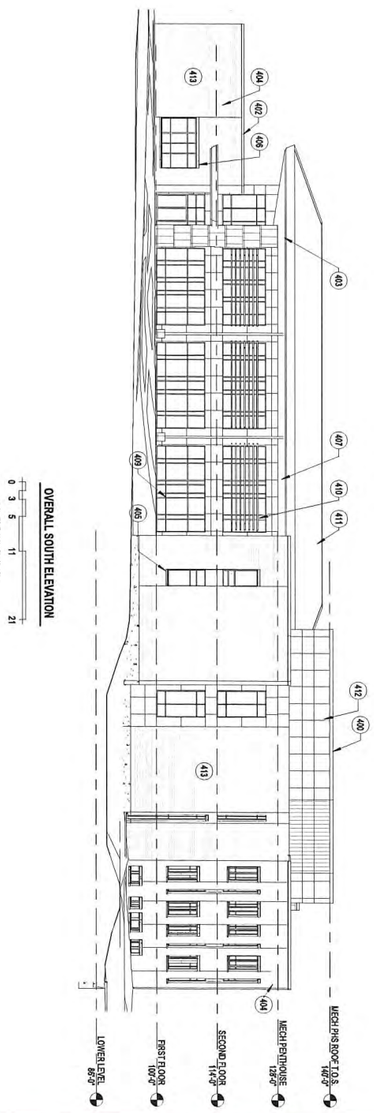
OVERALL WEST ELEVATION

SCALE: 3/32"= 1'-0"



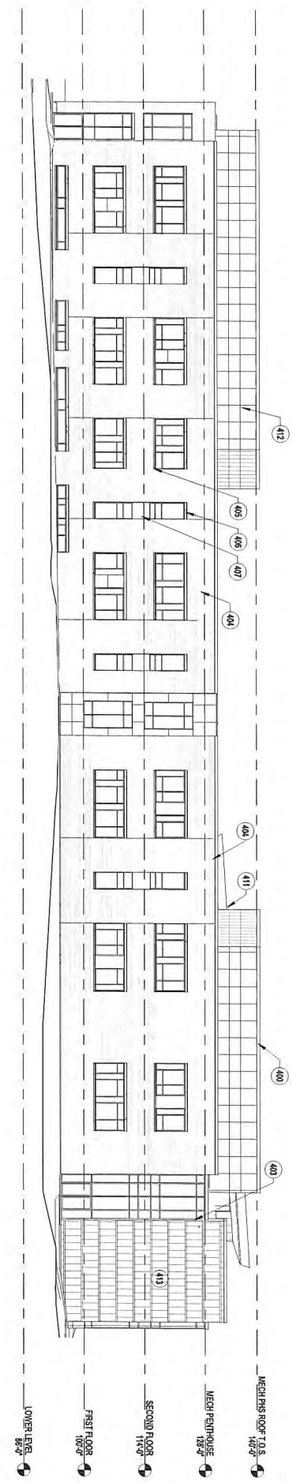
OVERALL NORTH ELEVATION

SCALE: 3/32"= 1'-0"



OVERALL SOUTH ELEVATION

SCALE: 3/32"= 1'-0"



OVERALL EAST ELEVATION

SCALE: 3/32"= 1'-0"

EXTERIOR ELEVATION NOTES	
NOTE #	EXTERIOR ELEVATION NOTE
400	METAL FASCIA
401	METAL SOFFIT
402	METAL COPING
403	STONE VENEER
404	BRICK VENEER
405	PRECAST STONE SILL
406	PRECAST STONE LINTEL
407	METAL WALL PANEL COLOR 1
408	METAL WALL PANEL COLOR 2
409	ALUMINUM CURTAIN WALL
410	STANDING SEAM METAL ROOF
411	LOUVER
412	MECHANICAL PENTHOUSE
413	AREA DEDICATED FOR BUILDING SIGNAGE, TO BE DETERMINED AT A LATER DATE.
414	GRAVEL STOP

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Sheet No: 170143-01

Job No: 12/13/17

Date:

OVERALL ELEVATIONS

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OVERALL EAST ELEVATION

0 2 4 8 16

SCALE: 1/8"= 1'-0"

OVERALL NORTH ELEVATION

0 2 4 8 16

SCALE: 1/8"= 1'-0"

EXTERIOR ELEVATION NOTES	
NOTE #	EXTERIOR ELEVATION NOTE
400	METAL FASCIA
401	METAL SOFFIT
402	METAL COPING
403	STONE VENEER
404	BRICK VENEER
405	PRECAST STONE SILL
406	PRECAST STONE LINTEL
407	METAL WALL PANEL, COLOR 1
408	METAL WALL PANEL, COLOR 2
409	ALUMINUM CURTAIN WALL
410	SUN SHADE
411	STANDING SEAM METAL ROOF
412	MECHANICAL PENTHOUSE
413	AREA DEDICATED FOR BUILDING SIGNAGE, TO BE DETERMINED AT A LATER DATE.
414	GRAVEL STOP

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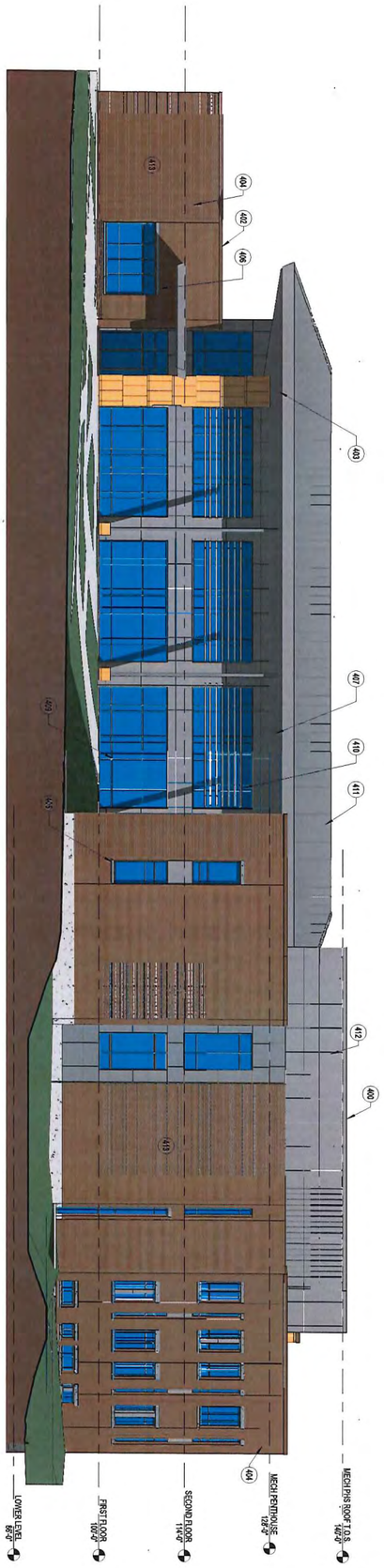
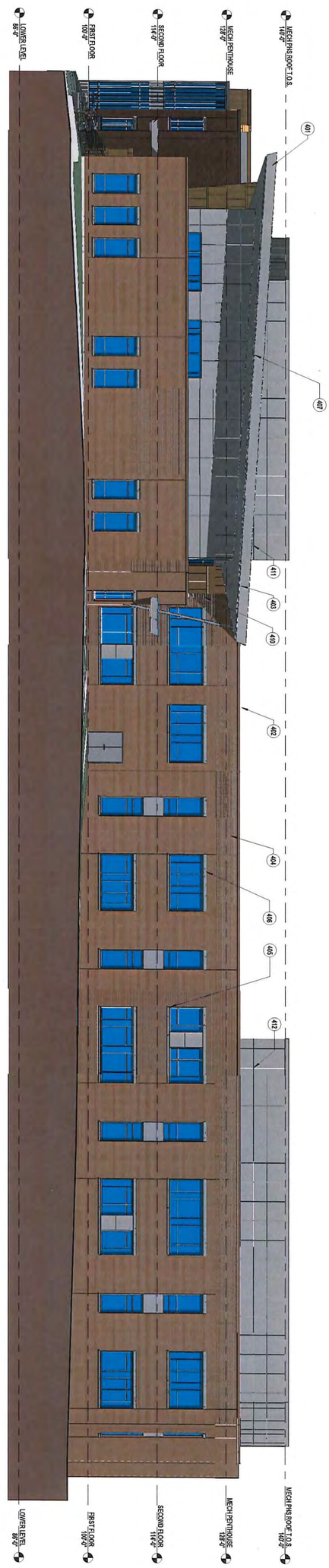


OVERALL SOUTH ELEVATION

SCALE: 1/8"=1'-0"



OVERALL WEST ELEVATION

SCALE: 1/8"=1'-0"

EXTERIOR ELEVATION NOTES	
NOTE #	EXTERIOR ELEVATION NOTE
400	METAL FASCIA
401	METAL SOFFIT
402	METAL COPING
403	STONE VENEER
404	BRICK VENEER
405	PRECAST STONE SILL
406	PRECAST STONE LINTEL
407	METAL WALL PANEL, COLOR 1
408	METAL WALL PANEL, COLOR 2
409	ALUMINUM CURTAIN WALL
410	STAIR SHAFT
411	STANDING SEAM METAL ROOF
412	MECHANICAL PENTHOUSE
413	AREA DEDICATED FOR BUILDING SIGNAGE, TO BE DETERMINED AT A LATER DATE.
414	GRAVEL STOP

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Madison College
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View from Intersection of Badger Road and Park Street

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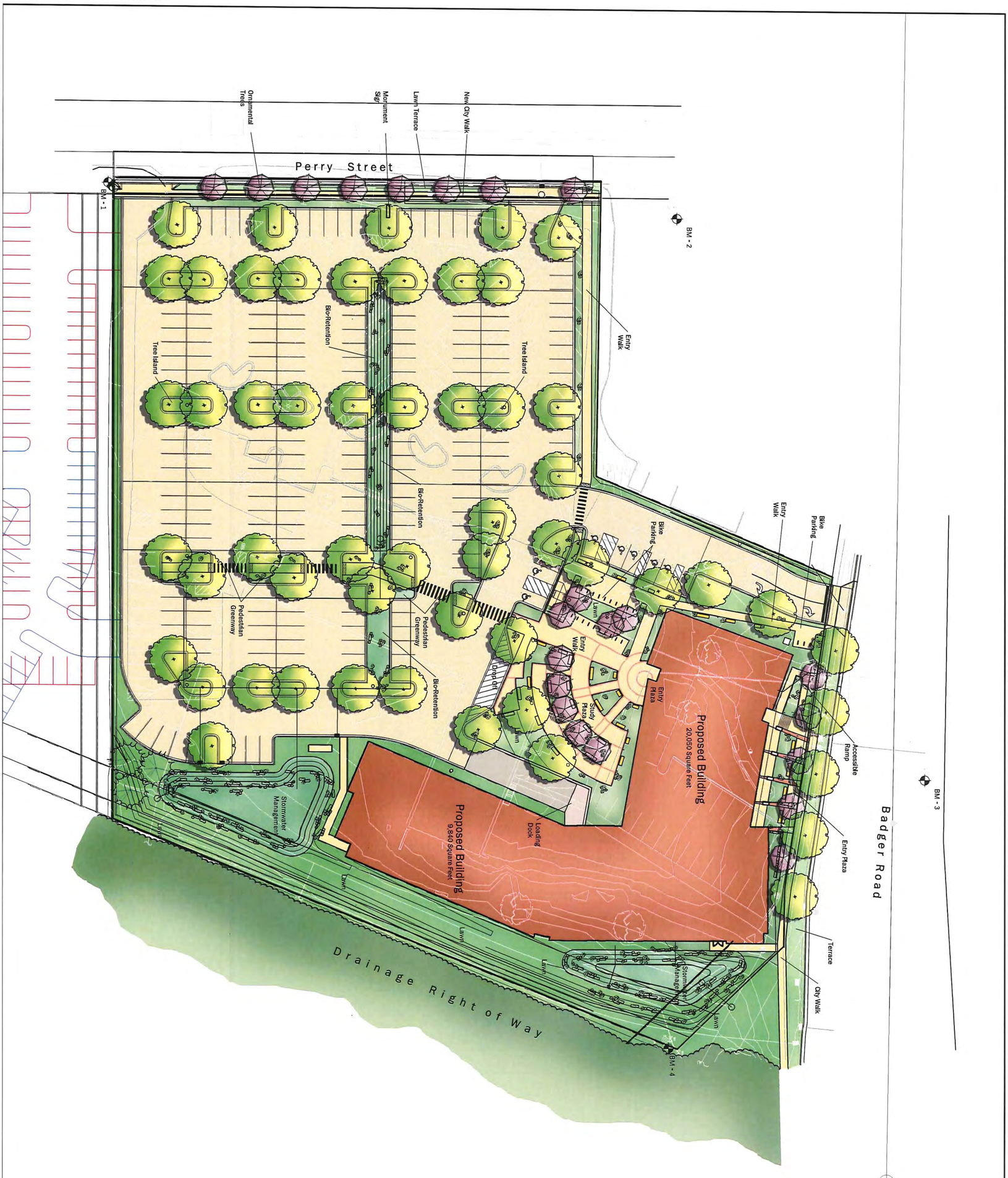

North

SCALE
0 15 30

SCALE: 1" = 30'

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L100

Sheet No.:

Job No: 17_PRA_01

Date: 17_1213

Colored Site Plan

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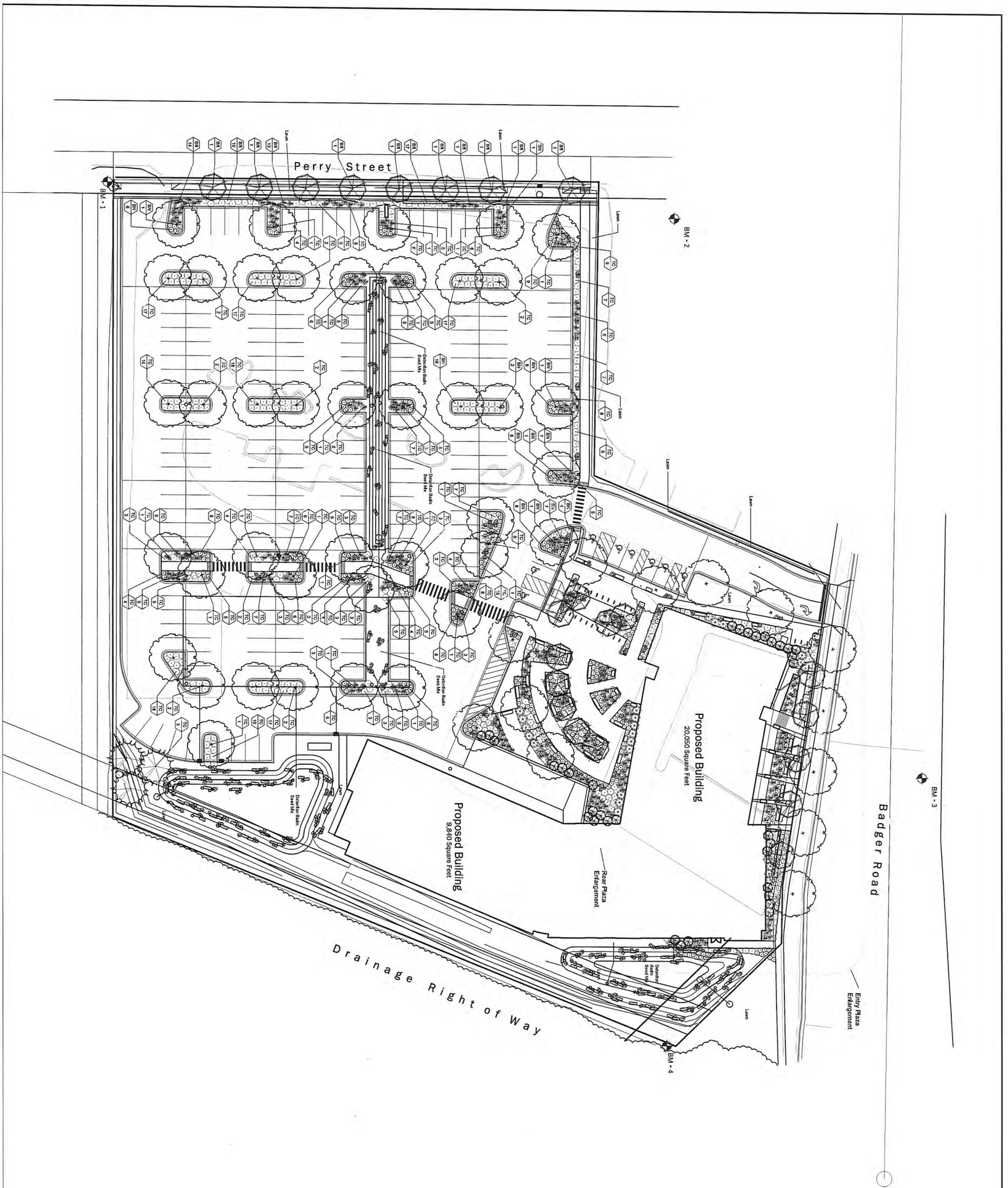

North

SCALE
0 15 30

SCALE: 1" = 30'

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Sheet No.: 17_PRA_01

Job No.: 17_1213

Date:

Landscape Plan

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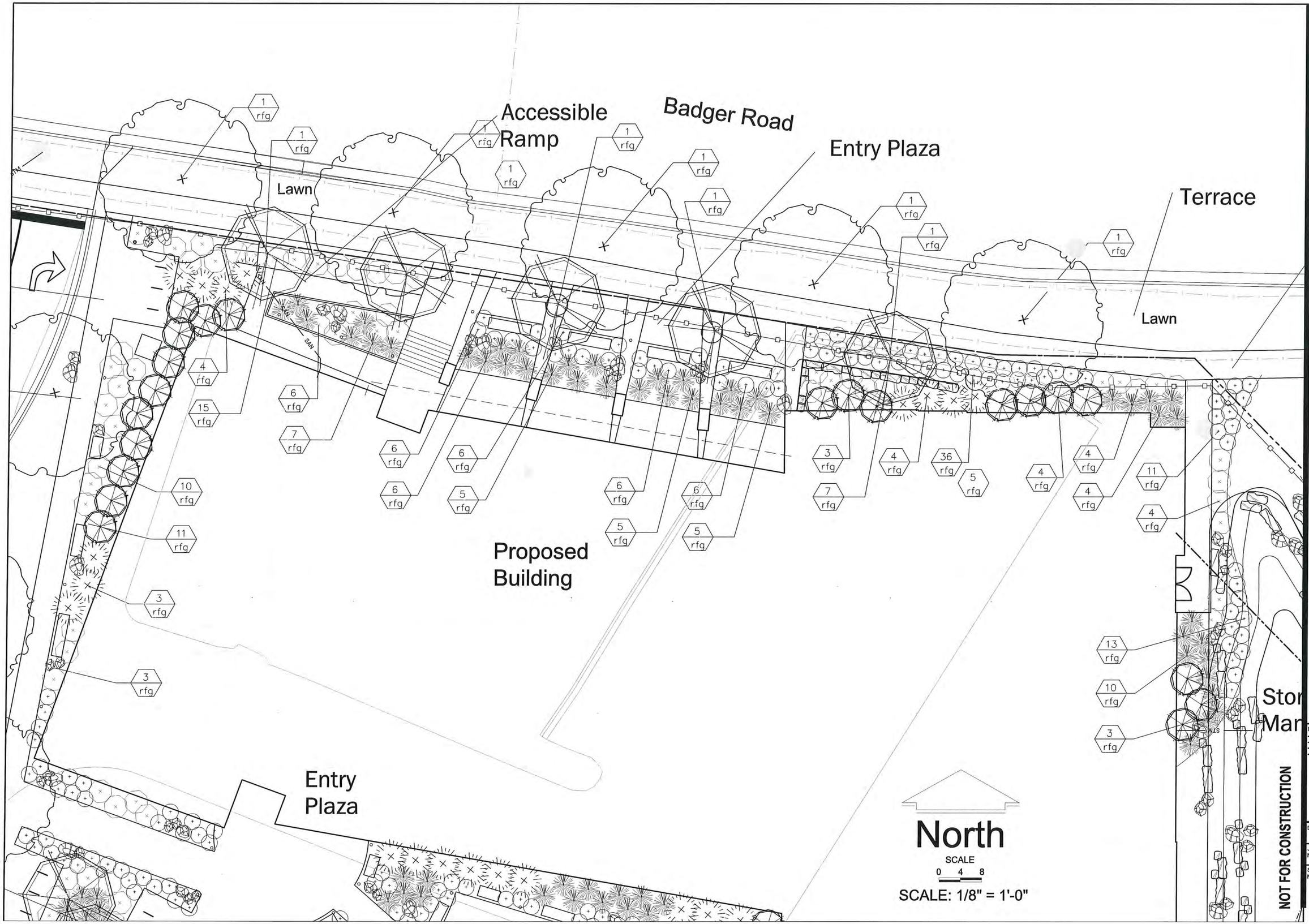

North

SCALE

0 4 8

SCALE: 1/8" = 1'-0"

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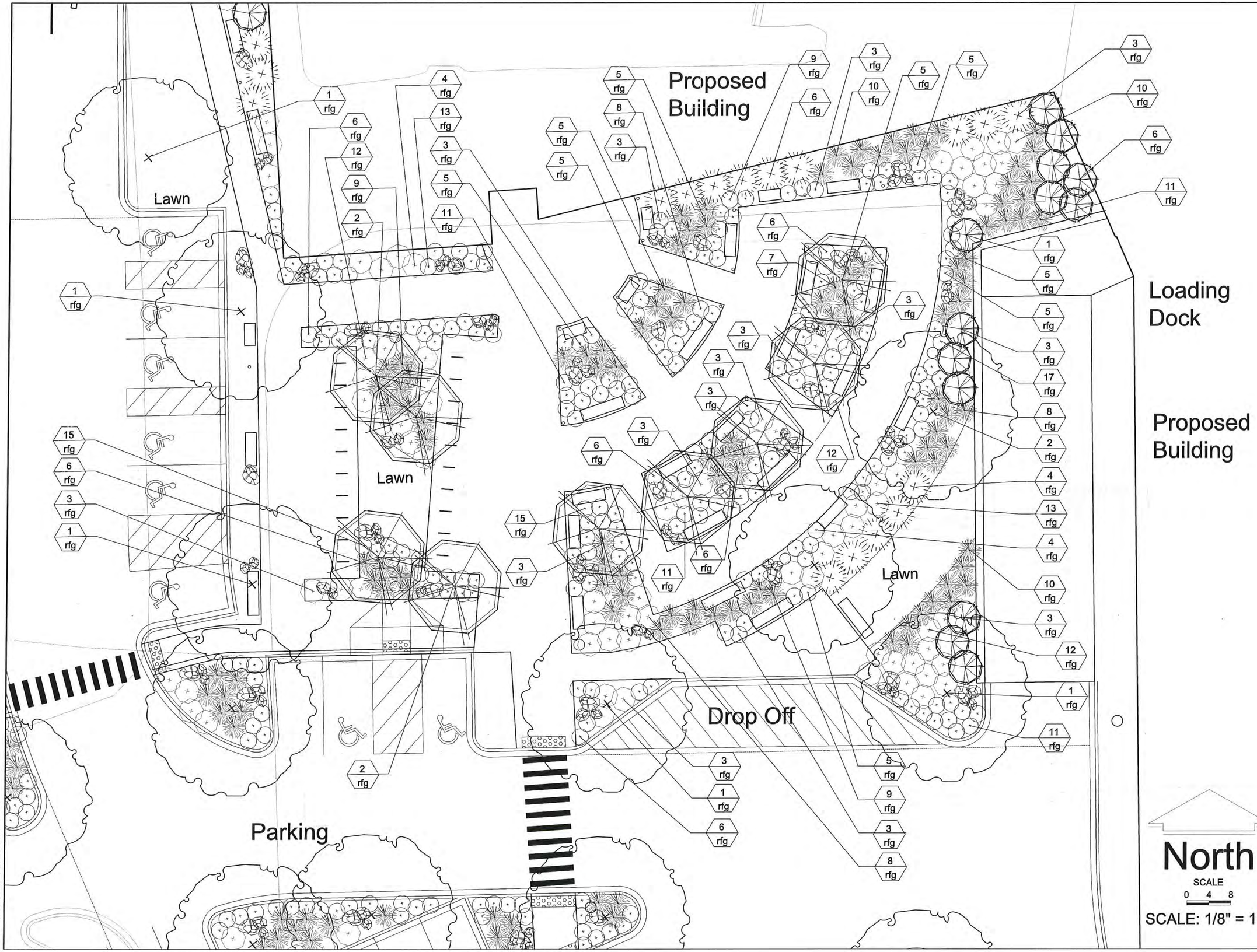
Entry Enlargement Landscape Plan

Date: 17_1213

Job No: 17_PRA_01

Sheet No.: L102



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Rear Entry Enlargement Landscape Plan

Date: 17_1213
Job No: 17_PRA_01
Sheet No.: L103

LANDSCAPE PLANT LEGEND

Symbol	Botanical name	Common Name	Size	Root	Quanity	Remarks
SHADE TREES						
CE	Celtis occidentalis	Common Hackberry	3" Cal.	B&B		
CO	Carya ovata	Shagbark Hickory	3" Cal.	B&B		
FG	Fagus grandifolia	American Beech	3" Cal.	B&B		Multi-stem Tree 3 Trunks- Min 1 1/2" Cal.
GB	Ginko biloba	Ginko Tree	3" Cal.	B&B		
GD	Gymnocladus dioicus	Kentucky Coffeetree	3" Cal.	B&B		
PA	Platanus x acerfolia	American Sycamore	3" Cal.	B&B		
QB	Quercus bicolor	Swamp White Oak	3" Cal.	B&B		
QM	Quercus macrocarpa	Bur Oak	3" Cal.	B&B		
QR	Quercus rubra	Red Oak	3" Cal.	B&B		
TT	Tilia tomentosa	Silver Linden	3" Cal.	B&B		
UP	Ulmus x 'Pioneer'	Pioneer Elm	3" Cal.	B&B		
EVERGREEN TREES						
PG	Picea glauca	White Spruce	6' - 8' HT.	B&B		
PM	Pseudotsuga menziensii	Douglas Fir	6' - 8' HT.	B&B		
PN	Pinus nigra	Austrian Pine	6' -8' HT.	B&B		
PS	Pinus strobus	Eastern White Pine	6' -8' HT.	B&B		
TC	Tsuga canadensis	Canadian Hemlock	4' -6' HT.	B&B		
ORNAMENTAL TREES						
AC	Amelanchier canadensis	Shadblow Serviceberry	5-6' HT.	B&B		
CC	Carpinus caroliniana	American Hornbeam (Musclewood)	2"-3"Cal.	B&B		
CA	Cornus alternifolia	Pagoda Dogwood	5-6' HT.	B&B		
CK	Cornus kousa	Kousa Dogwood	5-6' HT.	B&B		
CI	Crataegus crus-galli var inermis	Thornless Cockspur Hawthorn	2" Cal.	B&B		
OV	Ostrya virginiana	American Hophornbean	2"-3" Cal.	B&B		
PV	Prunus virginiana 'Schubert'	Canada Red Chokecherry	2" Cal.	B&B		
VL	Viburnum lentago	Nannyberry Viburnum	2" Cal.	B&B		
VP	Viburnum prunifolium	Blackhaw Viburnum	6-8' HT.	B&B		Multi-stem Tree, 3 Trunks- Min 1" Cal.
SHRUBS						
Cc	Caryopteris x clandonensis Arthur Simmonds	Arthur Simmonds Caryopteris	3 gal	Pot		
Cf	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	2 Gal.	CG		
Fs	Forsythia x 'Sunrise'	Sunrise Forsythia	3 gal	Pot		
Hk	Hypericum kalmianum	St. Johns Wort	3 gal	Pot		
Kj	Kerria Japonica	Japenese Kerria	2 gal.	Pot		
Pa	Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass	2 Gal.	CG		
Pv	Panicum virgatum 'Shenandoah'	Shenandoah Swith Grass	2 Gal.	CG		
Ra	Rhus aromatica 'Grow Low'	'Gro low' Sumac	2 gal	Container		
Rg	Rhus glabara	Smooth Sumac	5 gal	Pot		
Vj	Viburnum x juddi	Judd Viburnum	5 gal	B&B		
Vt	Viburnum trilobum	American Cranberrybush Viburnum	5 gal	B&B		

EVERGREEN SHRUBS

Iv	Illex verticillata	Winterberry	5 Gal.	CG		
Jr	Juniperus ramlosa	Ramlosa juniper	5 Gal.	CG		
Tm	Taxus tauntonii	Taunton yew	5 Gal.	CG		
PERENNIALS						
abs	Amsonia 'Blue Starflower'	Blue Starflower	1 Gal.	Container		30"O.C.
aaf	Astilbe x arendsii 'Fanal'	Fanal Astilbe	1 Gal.	Container		15"0.C.
apd	Aster novae-angliae 'Purple Dome'	Purple Dome	1 Gal.	Container		24"0.C.
asr	Aster novae-angliae 'September Ruby'	September Ruby Aster	1 Gal.	Container		24"0.C.
bec	Bergenia cordifolia	Heartleaf Bergenia	1 Gal.	Container		15"0.C.
cca	Catananche caerulea	Cupids Dart	1 Gal.	Container		12"O.C.
cvz	Coreopsis verticillata 'Zagreb'	Zagreb Coreopsis	1 Gal.	Container		18"0.C.
epm	Echinacea purpurea 'Magnus'	Magnus Purple Coneflower	1 Gal.	Container		36"0.C.
ise	Iberis sempervirens	Candytoft	1 Gal.	Container		15"0.C.
lpy	Liatrus pyncostachya	Prairie Blazingstar	1 Gal.	Container		18"0.C.
lla	Limonium latifolium	Sea Lavender	1 Gal.	Container		24"0.C
mpd	Monarda 'Petite Delight'	Petite Delight Beebalm	1 Gal.	Container		24"0.C
rfg	Rudbeckia fulgida 'Goldstrum'	Goldstrum Black-eyed Susan	1 Gal.	Container		18"0.C.

Detention Basin Seed Mix

The species in this mix designsed by Prairie Nursery of Westfield,Wisconsin (or approved equal) grow naturally in medium-moist prairies, making them the perfect for temporarily flooded areas that also dry out in summer. Designed for planting in basins that are flooded for 24-48 hours, and then drain out. This mix is particularly well adapted to loamy and clay soils. For detention basins in sandy soils, we recommend planting our Tall Prairie for Dry Soils Seed Mix.

WILDFLOWERS: Nodding Pink Onion, Red Milkweed, New England Aster, White False Indigo, Pale Indian Plantain, Wild Senna, Joe Pye Weed, Boneset, Dogtooth Daisy, Ox Eye Sunflower, Wild Iris, Blue Flag Iris, Prairie Blazingstar, Dense Blazingstar, Great Blue Lobelia, Bergamot, Yellow Coneflower, Black Eyed Susan, Sweet Black Eyed Susan, Brown Eyed Susan, Rosinweed, Cupplant, Prairie Dock, Ohio Goldenrod, Stiff Goldenrod, Blue Vervain, Ironweed, Golden Alexanders

GRASSES: Big Bluestem, Bebb's Sedge, Bottlebrush Sedge, Porcupine Sedge, Awl Fruited Sedge, Fox Sedge, Canada Wild Rye, Virginia Wild Rye, Switchgrass, Dark Green Bulrush, Indiangrass, Prairie Cordgrass, Annual Rye Nurse Crop

Contains at least 20 wildflowers and 8 or more grasses, sedges & bulrushes, plus annual rye

Madison

CITY OF MADISON LANDSCAPE WORKSHEET

Section 28.142 Madison General Ordinance

Project Location / Address 801 Badger Road, Madison, WI 53713
Name of Project Madison College South Campus
Owner / Contact Mike Stark
Contact Phone _____ Contact Email MStark@madisoncollege.edu

**** Landscape plans for zoning lots greater than ten thousand (10,000) square feet in size MUST be prepared by a registered landscape architect. ****

Landscape Calculations and Distribution

Required landscaped areas shall be calculated based upon the total developed area of the property. Developed area is defined as all parts of the site that are not left in a natural state within a single contiguous boundary, including building footprints, parking and loading areas, driveways, internal sidewalks, patios, and outdoor activity areas. Developed area does not include other land within required setbacks and natural areas on the same property that are left undisturbed.

(a) One (1) landscape unit shall be provided for each three hundred (300) square feet of developed area, with the exception of the IL and the IG districts as specified in (b) below.

Total square footage of developed area 194,683

Developed area divided by three hundred (300) square feet = 649 **Landscape Units**

(b) Within the Industrial – Limited (IL) and Industrial – General (IG) districts, one (1) landscape unit shall be provided for every six hundred (600) square feet of developed area.

Total square footage of developed area _____

Developed area divided by six hundred (600) square feet = _____ **Landscape Units**

(c) One landscape unit consists of five (5) landscape points. Landscape points are calculated as shown in the following table.

Landscape units multiplied by five (5) landscape points = 3245 **Total Points Required**

Tabulation of Points and Credits

Use the table to indicate the quantity and points for all existing and proposed landscape elements. **Calculations yielding a fraction up to one-half (1/2 or 0.5) shall be rounded down to the nearest whole number; fractions of more than one half (1/2) shall be rounded up.**

Plant Type/ Element	Minimum Size at Installation	Points	Credits/ Existing Landscaping		New/ Proposed Landscaping	
			Quantity	Points Achieved	Quantity	Points Achieved
Overstory deciduous tree	2½ inch caliper	35			51	1785
Ornamental tree	1 1/2 inch caliper	15			22	330
Evergreen tree	3 feet tall	15			3	45
Shrub, deciduous	18" or 3 gallon container size	2			356	1068
Shrub, evergreen	18" or 3 gallon container size	3			18	54
Ornamental grasses	18" or 3 gallon container size	2			277	554
Ornamental/ decorative fencing or wall	n/a	4 per 10 lineal ft.				
Sub Totals						3836

Total Number of Points Provided 3836

3/2013 1

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Plant Schedule and Points Sheet

Date: 17_1213
Job No: 17_PRA_01
Sheet No.: L104

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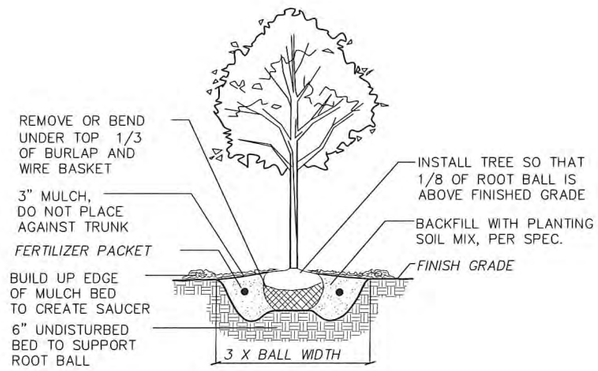
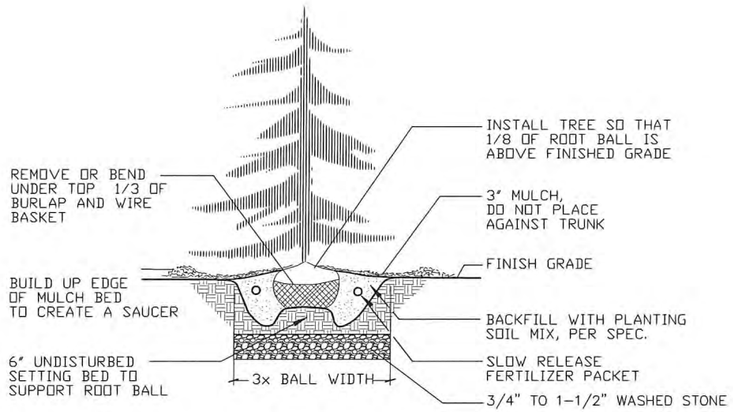


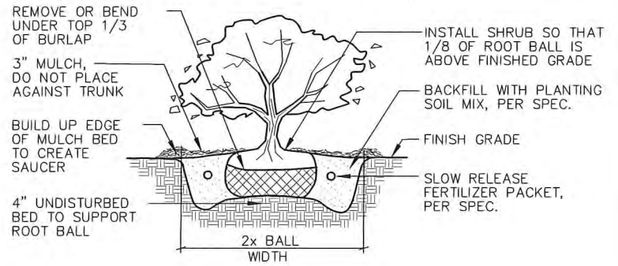
1 L105 B&B TREE PLANTING DETAIL

NTS



2 L105 B&B EVERGREEN TREE PLANTING DETAIL

NTS



3 L105 B&B SHRUB PLANTING DETAIL

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4 L105 CONTAINER PLANTING DETAIL

NTS

5 L105 GROUNDCOVER / PERENNIAL PLANTING DETAIL

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6 L105 PERENNIAL/GROUNDCOVER SPACING DETAIL

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7 L105 BARK MULCH/SHOVEL CUT EDGE DETAIL

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MADISON AREA TECHNICAL COLLEGE

Madison College
Goodman South Campus
801 W Badger Road, Madison, Wisconsin 53713

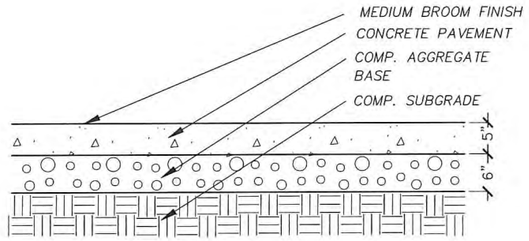
Revisions:
Plan Commission

Plant Details

Date: 17_1213

Job No: 17_PRA_01

Sheet No.: L105



1 / L106 PED LOAD CONCRETE PAVEMENT–SECTION

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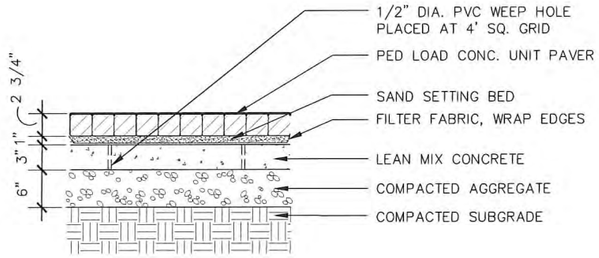
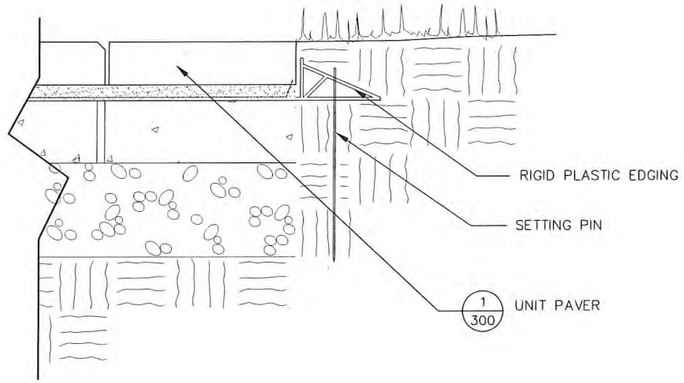


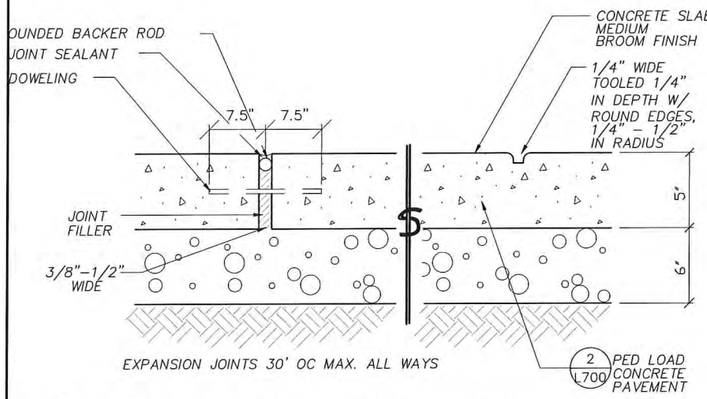
2 / L106 PED LOAD UNIT PAVER BAND – SECTION

NTS



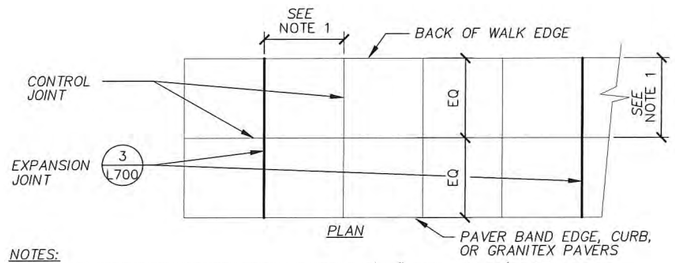
3 / L106 UNIT PAVER RESTRAINING EDGE SECTION

SCALE 1/2"=1'–0" NTS



4 / L106 EXPANSION/CONTROL JOINT–SECTION

NTS

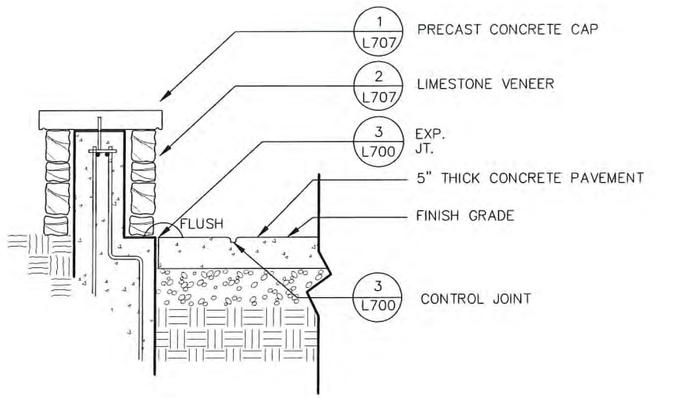


NOTES:

1. FOR 12' WIDE PATH CONTRACTION JOINTS @ 6'–0" O.C., FOR 10' WIDE PATH CONTRACTION JOINTS @ 5'–0" O.C., FOR 8' WIDE PATH CONTRACTION JOINTS @ 4'–0".
2. EXPANSION JOINTS FOR ALL WIDTHS TO BE AT 30' O.C. MAX. ALWAYS. (SEE LAYOUT PLANS FOR ADDITIONAL SCORING PATTERN DETAILS)
3. EXPANSION JOINTS SHALL BE CONSTRUCTED OF PREFORMED JOINT FILLER OR AS SPECIFIED. COLOR TO MATCH PAVEMENT COLOR.

5 / L106 CONCRETE PAVEMENT SCORE PATTERN–PLAN

NTS



6 / L106 FREE STANDING LIMESTONE VENEER BENCH

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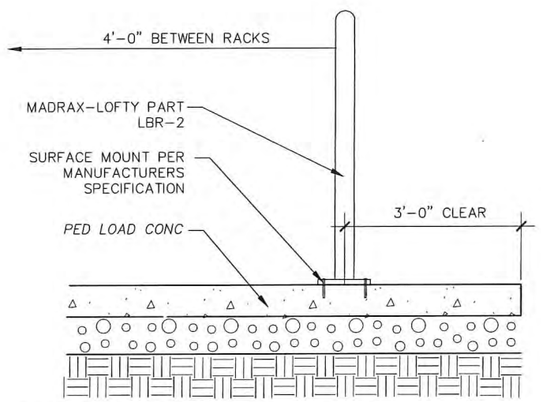
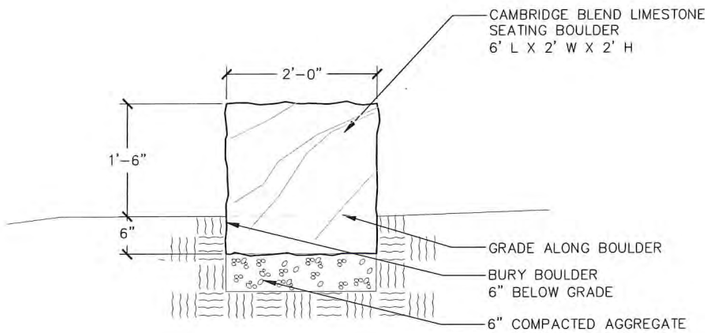


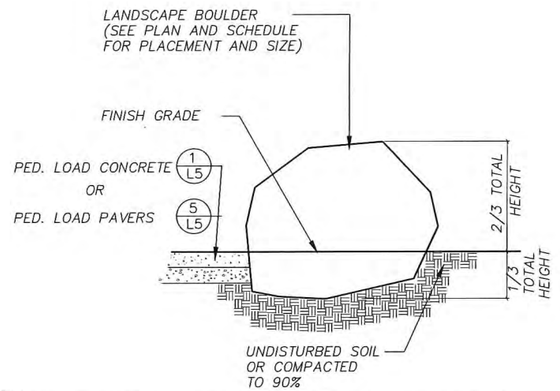
7 / L106 BIKE RACK ON CONCRETE PAD

SCALE N.T.S.



8 / L106 LIMESTONE BLOCK DETENTION BASIN ACCENT TYPICAL

SCALE: NTS



9 / L106 LANDSCAPE BOULDER DETAIL– SECTION

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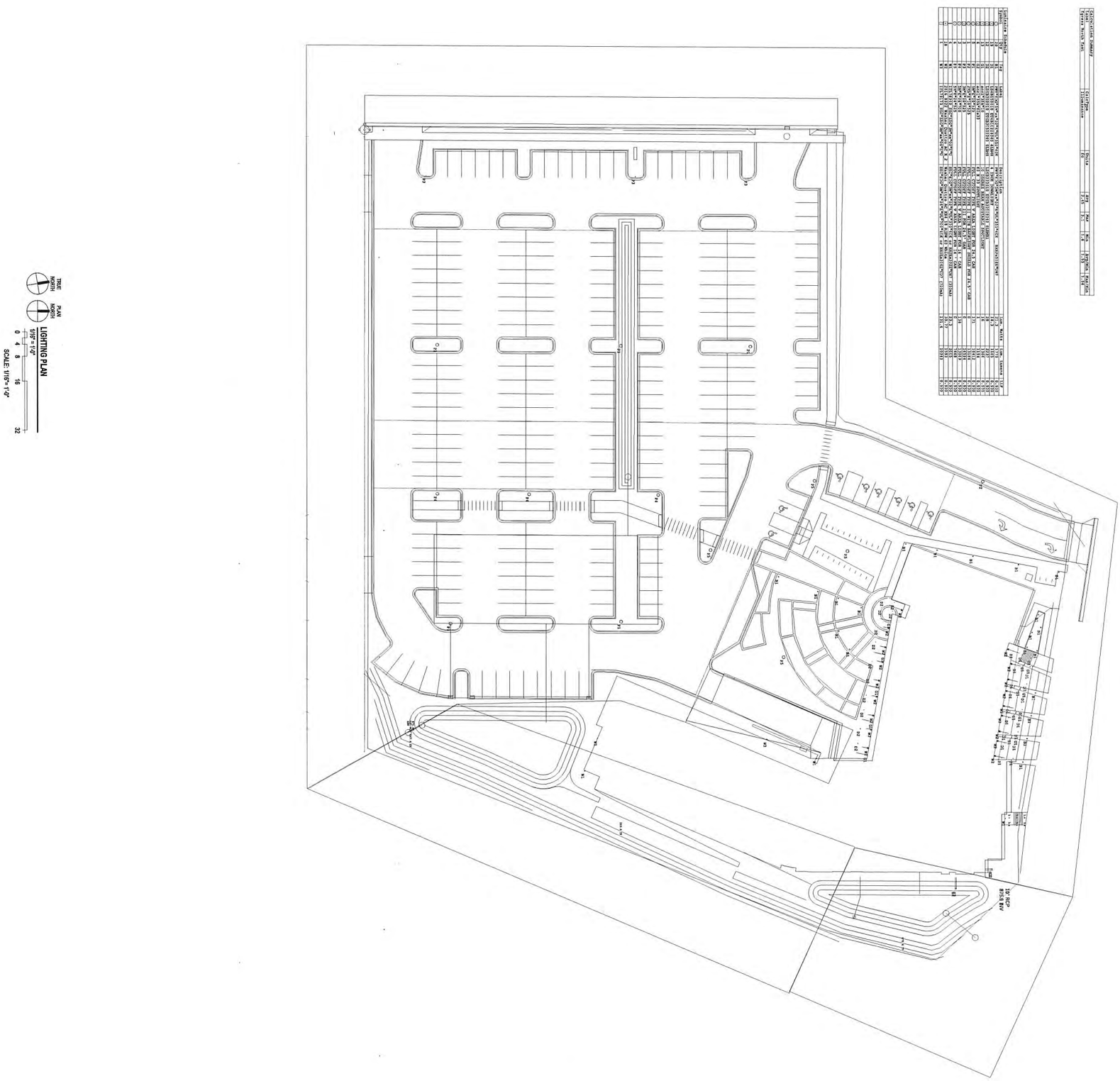

TRUE NORTH
PLAN NORTH

LIGHTING PLAN
1/16" = 1'-0"
0 4 8 16 32
SCALE: 1/16" = 1'-0"

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Date: 11/15/17
Job No: 170143-01
Sheet No:

LIGHTING PLAN

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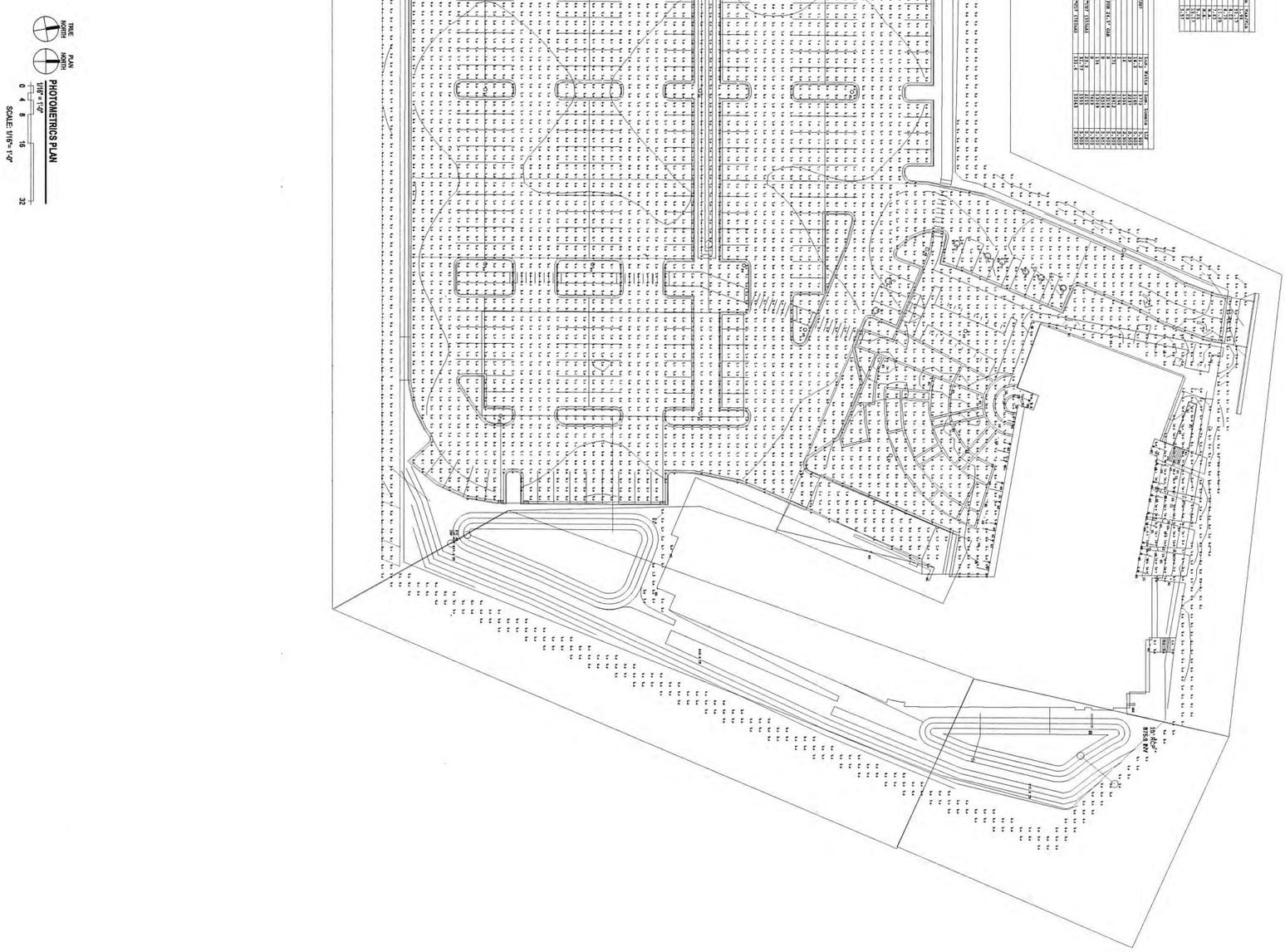

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Sheet No.: 170143-01

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PHOTMETRICS PLAN

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