

Madison College

Goodman South Early Learning Campus



PLUNKETT RAYSICH
ARCHITECTS, LLP

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SHEET INDEX

LND A-B SUBMITTAL

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- A-903 SOUTHWEST RENDERING
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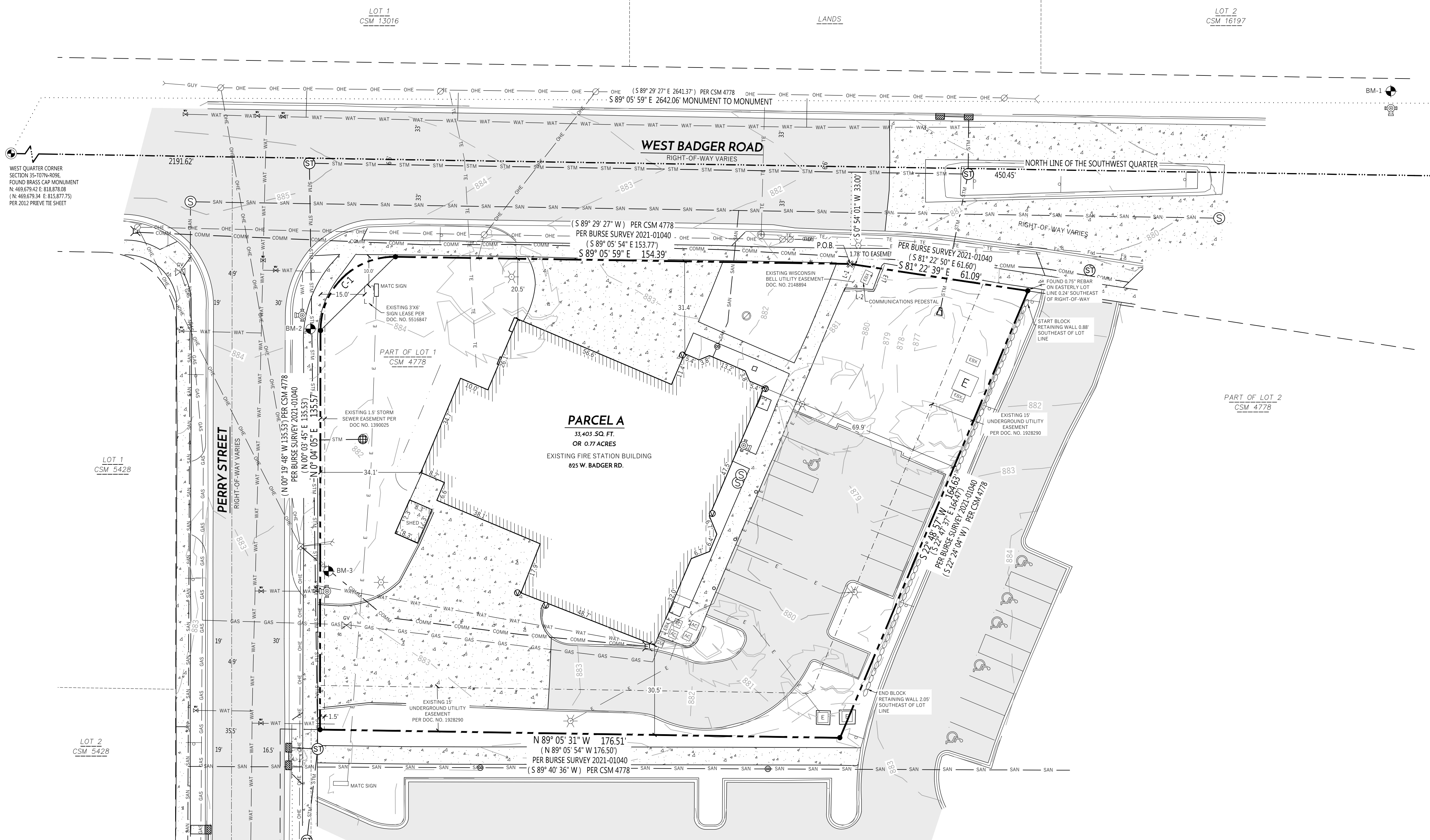
PROJECT INFORMATION

PROJECT DATE: 01/29/2024
PRA PROJECT NUMBER: 220024-03
OWNER PROJECT NUMBER: RFB24-008
DRAWING SET: LND A-B SUBMITTAL

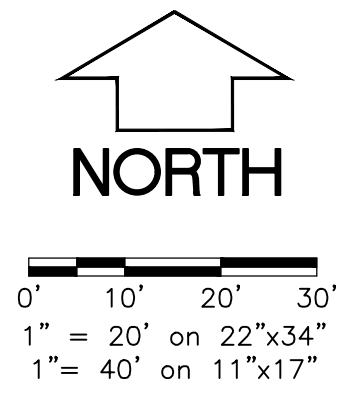
PROJECT LOCATION



File: W:\2017\170407_Madison College - South Campus (DWC)\Childcare\17-0407-2023\CADD\Layout - Survey_30x42 User: Adam Plotter: Jan 24, 2024 - 4:55pm



- LEGEND**
- FOUND PLSS MONUMENT TYPE NOTED
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GENERAL NOTES

- FIELD WORK PERFORMED BY WYSER ENGINEERING, LLC ON NOVEMBER 27TH & NOVEMBER 29TH, 2023.
- NORTH REFERENCE FOR THIS EXISTING CONDITIONS SURVEY AND MAP ARE BASED ON THE WISCONSIN COORDINATE REFERENCE SYSTEM, MAD 83 (2011) WISCONSIN, GRID NORTH, THE CENTER OF SECTION LINE BEARS S 89°02' 59" E
- 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.
- BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED. FOR EXACT LOCATION OF UNDERGROUND UTILITIES, CONTACT DIGGERS HOTLINE AT 1.800.248.8511 OR 611
- THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.
- 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.
- THE BENCHMARK LOCATIONS ARE SHOWN FOR REFERENCE ONLY ON THIS SURVEY. THE BENCHMARKS SHALL BE VALIDATED BY A LICENSED LAND SURVEYOR PRIOR TO ANY CONSTRUCTION. CONTRACTOR ASSUMES RISK ASSOCIATED WITH BENCHMARK ELEVATIONS UNTIL CONFIRMED.

LEGAL DESCRIPTION AS FURNISHED

PER DANE COUNTY TITLE COMPANY LLC, TITLE COMMITMENT, FILE NO. B-21223727 DATED: MARCH, 19 2021 AT 5:59 A.M.

LOT ONE (1) OF CERTIFIED SURVEY MAP NO. 4778, RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR DANE COUNTY, WISCONSIN IN VOLUME 21 OF CERTIFIED SURVEY MAPS, PAGES 120 AND 121, AS DOCUMENT NUMBER 1903990, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN, AS SAID CERTIFIED SURVEY MAP IS CORRECTED BY AFFIDAVIT OF CORRECTION RECORDED SEPTEMBER 12, 1988 IN VOLUME 8719 OF RECORDS, PAGE 82 AS DOCUMENT NUMBER 196388.

EXCEPTING THEREFROM LANDS FOR PERRY STREET RIGHT-OF-WAY AS SET FORTH IN QUIT CLAIM DEED RECORDED OCTOBER 10, 1988 IN VOLUME 12060 OF RECORDS, PAGE 73 AS DOCUMENT NUMBER 2108407.

AND FURTHER EXCEPTING THEREFROM LANDS FOR SOUTH PARK STREET AND WEST BADGER ROAD RIGHT-OF-WAY AS SET FORTH IN DECLARATION OF CHANGE IN USE TO PUBLIC RIGHT OF WAY RECORDED AUGUST 19, 2010 AS DOCUMENT NUMBER 4682872.

LEGAL DESCRIPTION AS SURVEYED

PARCEL A:

PART OF LOT 1 OF CERTIFIED SURVEY MAP NO. 4778, RECORDED IN VOLUME 21 OF CERTIFIED SURVEY MAPS ON PAGES 120-121 AS DOCUMENT NUMBER 1903990, LOCATED IN PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 07 NORTH, RANGE 05 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF AFORESAID SECTION 35, THENCE, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 35, SOUTH 89 DEGREES 05 MINUTES 59 SECONDS EAST, 2191.62 FEET; THENCE SOUTH 00 DEGREES 54 MINUTES 01 SECONDS WEST, 33.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY ON WEST BADGER ROAD, AND THE POINT OF BEGINNING, THENCE, ALONG SAID SOUTHERLY RIGHT-OF-WAY, SOUTH 81 DEGREES 22 MINUTES 39 SECONDS EAST, 61.09 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 1; THENCE, ALONG SAID EASTERLY LINE OF LOT 1, SOUTH 22 DEGREES 48 MINUTES 57 SECONDS WEST, 164.63 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE, ALONG THE SOUTH LINE OF SAID LOT 1, NORTH 89 DEGREES 05 MINUTES 31 SECONDS WEST, 176.51 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF PERRY STREET; THENCE, ALONG SAID EASTERLY RIGHT-OF-WAY, NORTH 00 DEGREES 04 MINUTES 05 SECONDS EAST, 135.57 FEET TO THE START OF A TANGENT CURVE; THENCE CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY, 39.63 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, THE CHORD BEARS NORTH 45 DEGREES 29 MINUTES 00 SECONDS EAST, 28.41 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF WEST BADGER ROAD; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY OF WEST BADGER ROAD, SOUTH 89 DEGREES 05 MINUTES 59 SECONDS EAST, 134.39 FEET BACK TO THE POINT OF BEGINNING.

SURVEYORS CERTIFICATE

I, ZACHARY M. REYNOLDS, WISCONSIN PROFESSIONAL LAND SURVEYOR S-3223, DO HEREBY CERTIFY THAT THIS SURVEY AND MAP IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF WITH THE INFORMATION PROVIDED, BY THE ORDER OF THOSE LISTED HEREON, AND THAT THIS SURVEY COMPLIES WITH A-1 OF THE WISCONSIN ADMINISTRATIVE CODE.

ZACHARY M. REYNOLDS, S-3223 DATE _____
WISCONSIN PROFESSIONAL LAND SURVEYOR

CURVE TABLE

| CURVE # | CURVE LENGTH | RADIUS | DELTA | CHORD BEARING | CHORD LENGTH | TANGENT IN | TANGENT OUT |
|---------|--------------|--------|-----------|---------------|--------------|----------------|-----------------|
| C-1 | 39.63 | 25.00' | 90°49'58" | N45°29'03"E | 35.61' | N 0° 04' 05" E | S 89° 05' 59" E |
| (1) | 39.64 | 25.00' | 90°50'21" | N45°28'56"E | 35.61' | - | - |

BENCHMARK TABLE

| BM - # | ELEVATION | DESCRIPTION |
|--------|-----------|---|
| BM - 1 | 881.85 | TOP NUT OF HYDRANT LOCATED ON THE NORTH SIDE OF W BADGER ROAD NORTHEAST OF THIS PARCEL |
| BM - 2 | 887.23 | TOP NUT OF HYDRANT LOCATED AT THE SE CORNER OF THE INTERSECTION OF W BADGER ROAD AND PERRY ST |
| BM - 3 | 885.51 | TOP NUT OF HYDRANT LOCATED ON THE NORTH SIDE OF THE WEST ENTRY DRIVE OFF OF PERRY ST |

EASEMENT LINE TABLE

| LINE # | LENGTH | DIRECTION |
|--------|--------|-----------------|
| L-1 | 9.74' | S 22° 47' 37" W |
| L-2 | 10.00' | S 89° 05' 54" E |
| L-3 | 8.30' | N 22° 47' 37" E |



PREPARED BY:
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MOUNT HEBEN, WI 53572
mailto:adam@wyser-engineering.com

PREPARED FOR:
FRED BRICHLIN
1700 WINDMILL STREET
MADISON, WI 53714

SUPERSEDED BY: MAL/DZ
DRAWN BY: AMS
APPROVED BY: ZMR

2429 PERRY STREET
MADISON, WI 53713

PART OF LOT 1 OF CSM NO. 4778
LOCATED IN THE NE1/4-SW1/4
ALL IN SECTION 35-TON-R09E
CITY OF MADISON, DANE COUNTY, WI

BOUNDARY, TOPO, AND UTILITY SURVEY

Revisions:

| No. | Date: | Description: |
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|---------------|------------|
| Graphic Scale | |
| Wysers Number | 17-0407 |
| Set Type | SURVEY |
| Date Issued | 01/08/2024 |
| Sheet Number | C001 |



Toll Free (800) 242-8511
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATION / PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS.

ST

REFER TO FUTURE PUBLIC IMPROVEMENT PLANS ISSUED BY CITY OF MADISON FOR PAVEMENT/SIDEWALK PATCHING AND CURB AND GUTTER REPLACEMENT.

25'X25' VISION TRIANGLE AREA AT STREET INTERSECTION. NO VISUAL OBSTRUCTIONS ARE ALLOWED BETWEEN THE HEIGHTS OF 30 INCHES AND 10 FEET WITHOUT APPROVAL BY CITY TRAFFIC ENGINEER.

REFER TO FUTURE PUBLIC IMPROVEMENT PLANS ISSUED BY CITY OF MADISON FOR PAVEMENT/SIDEWALK PATCHING AND CURB AND GUTTER REPLACEMENT.

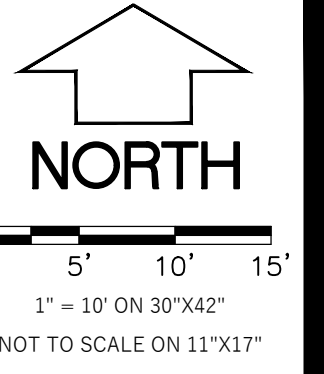
PERRY STREET

EXISTING 15" STORM SEWER EASEMENT PER DOC NO. 1928293

WEST BADGER ROAD

EXISTING WISCONSIN BELL UTILITY EASEMENT DOC. NO. 2148894 (TO BE RELEASED)

2 U-STYLE BIKE RACKS (4 TOTAL BIKE STALLS). REFER TO C400 FOR BIKE PARKING PAD DETAIL.



LEGEND (PROPOSED)

- PROPERTY BOUNDARY
- EASEMENT
- BUILDING FOOTPRINT
- X-X-X- FENCE LINE
- X-X-X- 18" CURB AND GUTTER
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- STORMWATER TREATMENT FACILITY

GENERAL NOTES

1. UNDERLYING SITE CONTOURS AND INFORMATION BASED ON TOPOGRAPHIC & UTILITY DATA AS SURVEYED BY WYSER ENGINEERING ON NOVEMBER 27 AND 29, 2023. 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 OUTLETS AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.

SITE INFORMATION BLOCK:

SITE ADDRESS: 2429 PERRY STREET
 SITE ACREAGE: 33,403 SQ. FT. (0.77 AC)
 USE OF PROPERTY: CHILD CARE LEARNING CENTER
 ZONING: COMMERCIAL CENTER (CC) - TRANSIT ORIENTED DEVELOPMENT OVERLAY DISTRICT

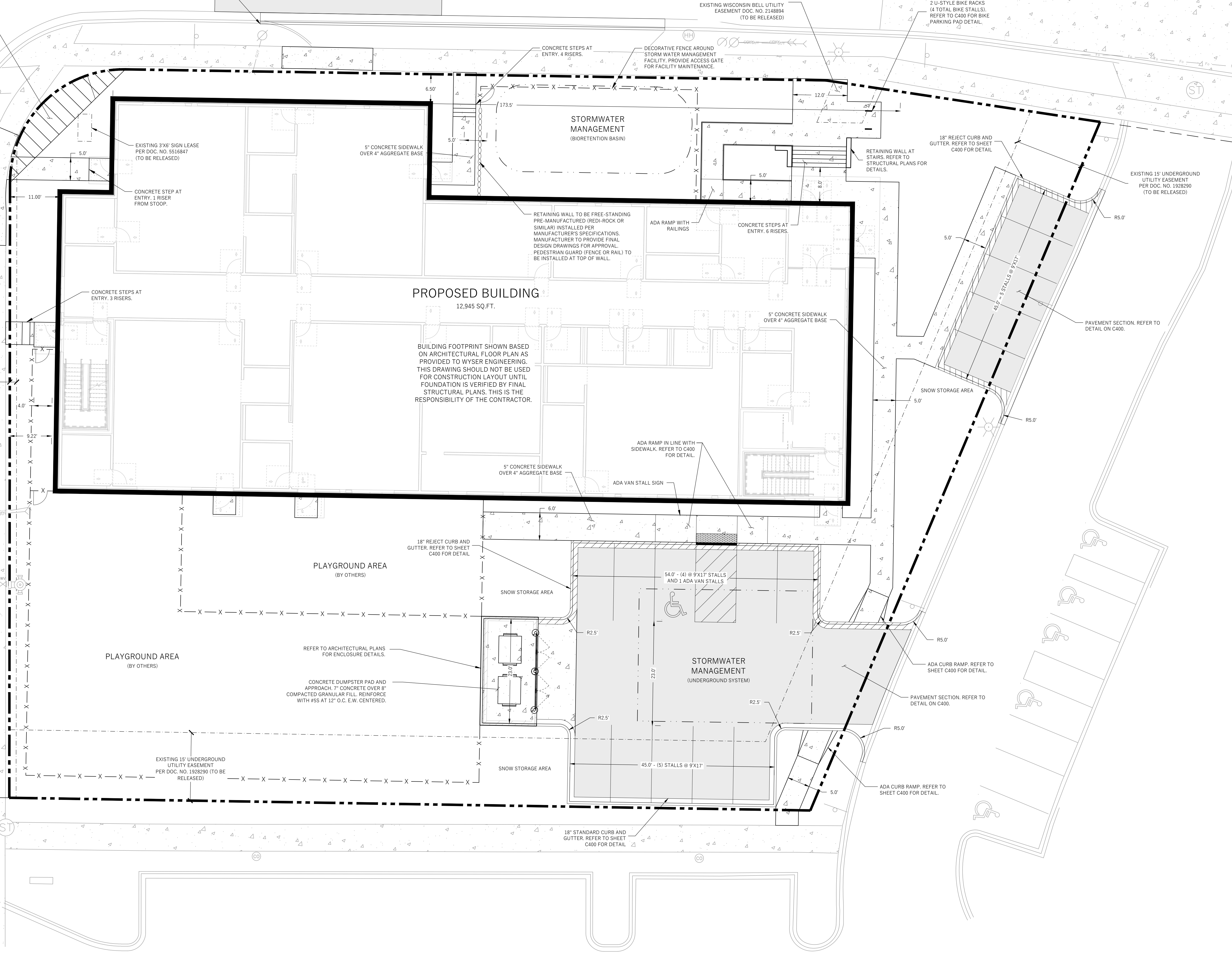
SETBACKS:
 FRONT YARD (BADGER ROAD): 5 FEET
 FRONT YARD (PERRY STREET): 5 FEET
 REAR YARD: 5 FEET
 SIDE YARD: SOUTH: 6 FEET

TOTAL NUMBER OF PARKING STALLS: 14
 NUMBER OF STALLS DESIGNATED ACCESSIBLE: 1
 BIKE STALLS REQUIRED: 1 PER 5 EMPLOYEES
 TOTAL NUMBER OF BIKE STALLS: 4

EXISTING IMPERVIOUS SURFACE AREA: 20,275 SQ. FT.
 ROOFTOP: 7,409 SQ. FT.
 PAVED: 12,870 SQ. FT.

NEW IMPERVIOUS SURFACE AREA: 19,700 SQ. FT.
 ROOFTOP: 12,945 SQ. FT.
 PAVED: 6,755 SQ. FT.

LOT IMPERVIOUS ALLOWED: 85%
 EXISTING LOT IMPERVIOUS: 60.7%
 LOT IMPERVIOUS PROPOSED: 59.0%
 DISTURBANCE LIMITS: 35,000 SQ. FT.



PROPOSED BUILDING
12,945 SQ. FT.

BUILDING FOOTPRINT SHOWN BASED ON ARCHITECTURAL FLOOR PLAN AS PROVIDED TO WYSER ENGINEERING. THIS DRAWING SHOULD NOT BE USED FOR CONSTRUCTION LAYOUT UNTIL FOUNDATION IS VERIFIED BY FINAL STRUCTURAL PLANS. THIS IS THE RESPONSIBILITY OF THE CONTRACTOR.

PLAYGROUND AREA (BY OTHERS)

PLAYGROUND AREA (BY OTHERS)

STORMWATER MANAGEMENT (UNDERGROUND SYSTEM)

54 STALLS @ 9'X17'

45 STALLS @ 9'X17'

pro | PLUNKETT RAYSCH ARCHITECTS, LLP

WYSER ENGINEERING

MADISON AREA TECHNICAL COLLEGE

Madison College
 Goodman South Early Learning Campus
 2429 Perry Street, Madison, WI 53713

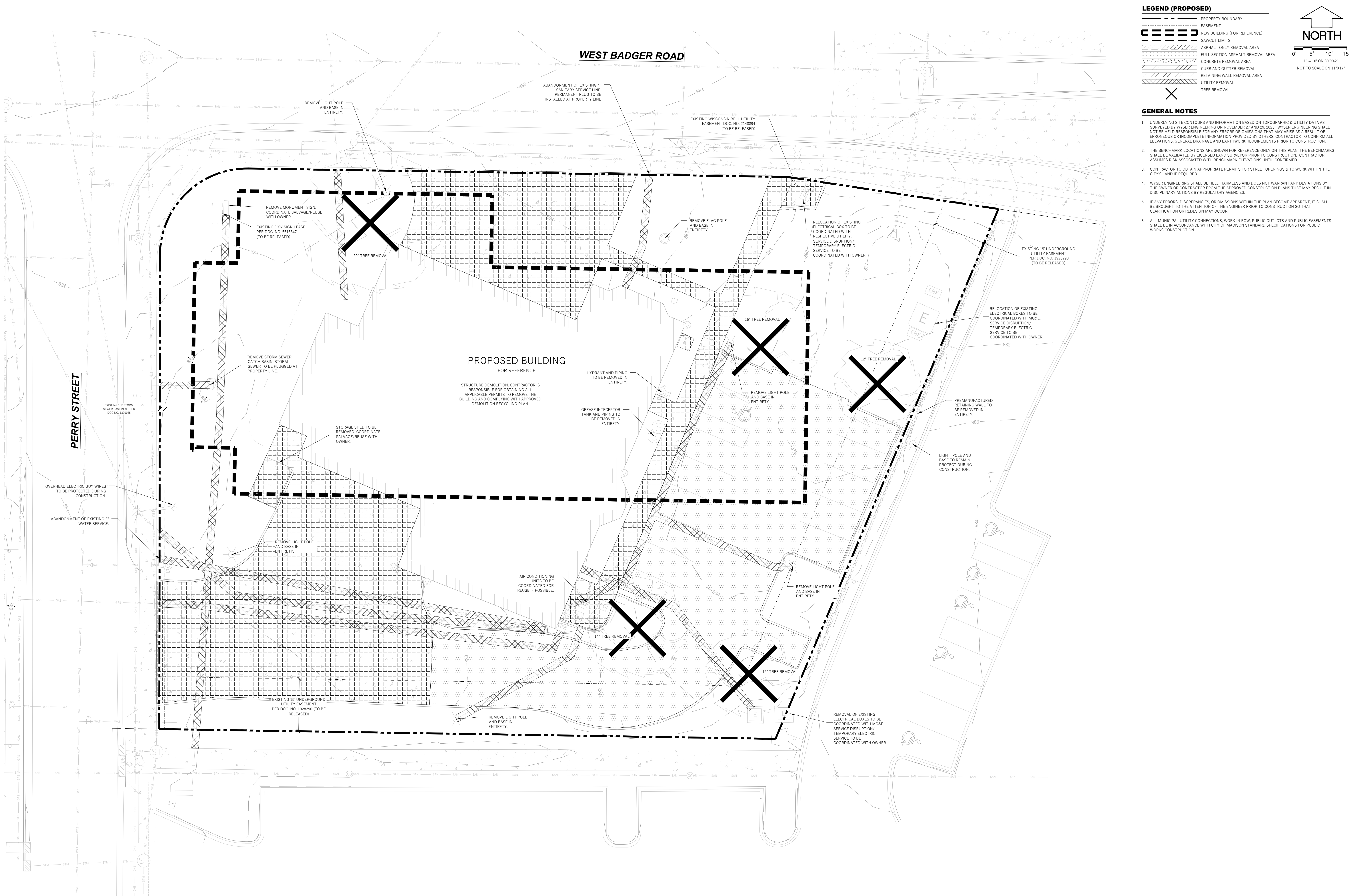
REVISIONS:

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CITY SUBMITTAL
 BID PACKAGE:
 DATE: 01/29/2024
 JOB NO: 220024-03
 SHEET NO:

C100

1 SITE PLAN

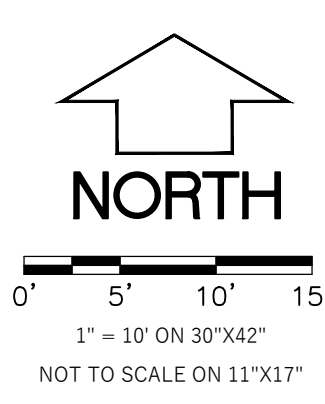


LEGEND (PROPOSED)

- PROPERTY BOUNDARY
- - - EASEMENT
- - - NEW BUILDING (FOR REFERENCE)
- - - SAWCUT LIMITS
- ▨ ASPHALT ONLY REMOVAL AREA
- ▨ FULL SECTION ASPHALT REMOVAL AREA
- ▨ CONCRETE REMOVAL AREA
- ▨ CURB AND GUTTER REMOVAL
- ▨ RETAINING WALL REMOVAL AREA
- ▨ UTILITY REMOVAL
- ✕ TREE REMOVAL

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WYSER ENGINEERING



Madison College
 Goodman South Early Learning Campus
 2429 Perry Street, Madison, WI 53713

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DEMOLITION PLAN