

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

Overall location



Location – closer view



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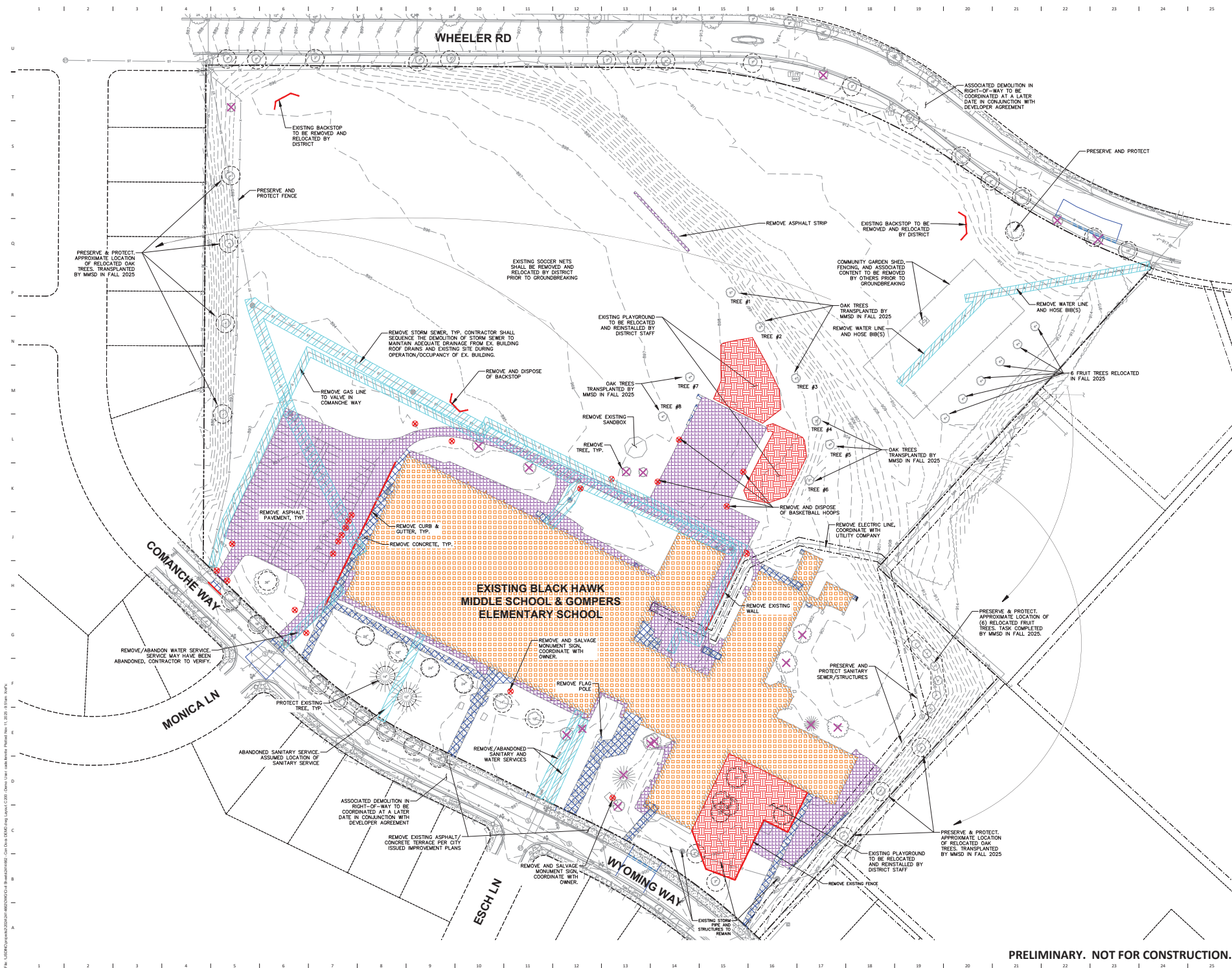
Madison Metropolitan School District has been conditionally approved for the construction of a new public-school building which will replace the existing Gompers Elementary and Black Hawk Middle School building. The new school will be constructed on an unused part of the site allowing for the continued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

TODD J. BUHL, S-2814
PROFESSIONAL LAND SURVEYOR

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.
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P. 608-257-5321

Vogel Bros. Building Co.
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Client/Owner: Madison Metro School District

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Madison Metro School District
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Madison, WI 53718
P. 608-223-9600

North
SCALE: 1/4" = 1'-0"
40' 0 40'

24034802

SITE PLAN REVIEW 11/10/25

DEMOLITION PLAN

C200

PRELIMINARY. NOT FOR CONSTRUCTION.

The site plan illustrates a proposed educational facility located along Wheeler Rd. The central feature is a large, blue-shaded "PROPOSED BUILDING". To its west is a "MIDDLE SCHOOL PLAY AREA" and an "AMPHITHEATER" situated near an "OPEN LAWN / RECREATION SPACE". A "BIORETENTION BASIN #4" is located between the lawn area and the building. To the east of the building are two "PARENT DROP" zones and a "BUS DROP" area. Further east, another "BIORETENTION BASIN #3" is shown. South of the main building complex is a circular driveway leading to "BIORETENTION BASIN #2". The site is bordered by Wheeler Rd to the north, Comanche Way to the southwest, Monica Ln to the south, and Esch Ln to the southeast. Wyoming Way runs parallel to Wheeler Rd on the eastern side. Various setbacks (e.g., 30.0' BUILDING SETBACK) and utility easements (e.g., 6.0' UTILITY EASEMENT) are indicated throughout the plan.

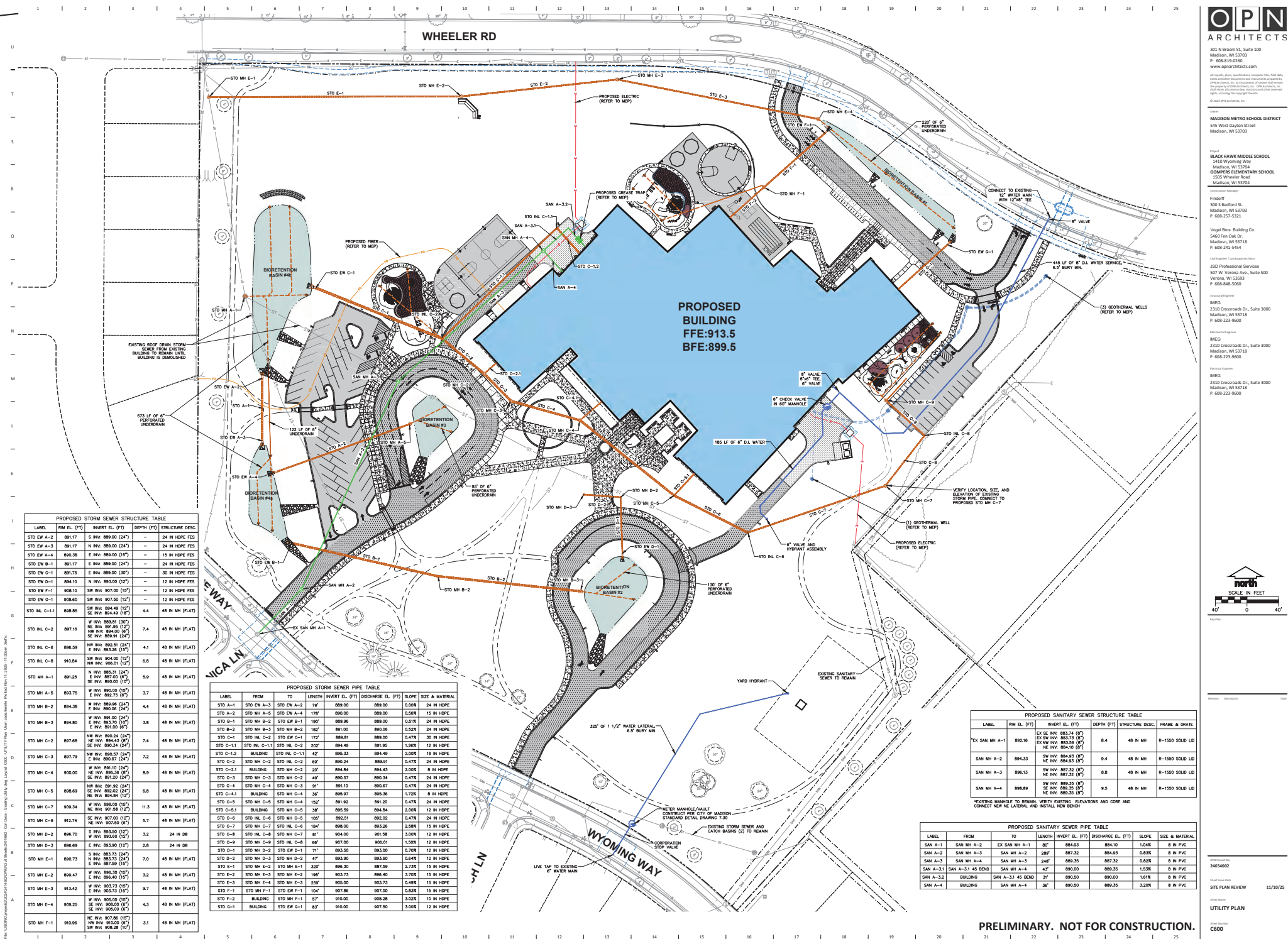
SITE INFORMATION BLOCK	
PROPERTY ACREAGE	19.13 AC
NUMBER OF BUILDING STORIES	
TOTAL BUILDING SQUARE FOOTAGE	110,200
CLASSROOM COUNT	
NUMBER OF YELLOW BUSES	3 IN AM / 3 IN PM
NUMBER OF PARATransit VEHICLES	4 IN AM / 3 IN PM
VEHICULAR PARKING STALLS	
EXISTING	69 STA
REQUIRED MINIMUM	55 STA
REQUIRED MAXIMUM	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

PRELIMINARY. NOT FOR CONSTRUCTION



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Utility Plan



PROPOSED STORM SEWER STRUCTURE TABLE				
LABEL	RIM EL. (FT)	INVERT EL. (FT)	DEPTH (FT)	STRUCTURE DESC.
STO EW A-2	891.17	S INV. 889.00 (24")	—	24 IN HOPE FES
STO EW A-3	891.17	N INV. 889.00 (24")	—	24 IN HOPE FES
STO EW A-4	890.38	E INV. 888.00 (15")	—	15 IN HOPE FES
STO EW B-1	891.17	E INV. 888.00 (24")	—	24 IN HOPE FES
STO EW C-1	891.75	E INV. 888.00 (24")	—	30 IN HOPE FES
STO EW D-1	894.10	N INV. 883.00 (12")	—	12 IN HOPE FES
STO EW F-1	908.10	SW INV. 907.00 (15")	—	12 IN HOPE FES
STO EW G-1	908.60	SW INV. 907.00 (15")	—	12 IN HOPE FES
STO INL C-1-1	888.85	SW INV. 884.48 (15") SE INV. 883.00 (15")	4.4	48 IN MH (FLAT)
STO INL C-2	897.16	W INV. 889.81 (20") NE INV. 881.95 (12") NW INV. 883.00 (15") SE INV. 889.91 (24")	7.4	48 IN MH (FLAT)
STO INL C-6	896.59	W INV. 886.59 (24") E INV. 893.28 (15")	4.1	48 IN MH (FLAT)
STO INL C-8	910.84	SW INV. 904.50 (15") NW INV. 906.00 (15")	6.8	48 IN MH (FLAT)
STO MH A-1	891.25	N INV. 885.31 (24") E INV. 887.00 (15") SE INV. 883.00 (15")	5.9	48 IN MH (FLAT)
STO MH A-5	893.70	W INV. 890.00 (15")	3.7	48 IN MH (FLAT)
STO MH B-2	894.38	W INV. 889.96 (24") E INV. 890.06 (24")	4.4	48 IN MH (FLAT)
STO MH B-3	894.80	W INV. 891.00 (24") E INV. 892.50 (15") SE INV. 891.00 (15")	3.8	48 IN MH (FLAT)
STO MH C-2	897.68	W INV. 884.24 (24") NE INV. 881.95 (12") SE INV. 890.34 (24")	7.4	48 IN MH (FLAT)
STO MH C-3	897.79	W INV. 886.59 (24") NE INV. 881.95 (12") SE INV. 890.34 (24")	7.2	48 IN MH (FLAT)
STO MH C-4	900.00	W INV. 891.10 (24") NE INV. 887.00 (15") SE INV. 891.20 (24")	8.9	48 IN MH (FLAT)
STO MH C-5	896.69	W INV. 887.92 (24") NE INV. 884.24 (24") SE INV. 890.00 (15")	6.8	48 IN MH (FLAT)
STO MH C-7	909.34	W INV. 896.00 (15") NE INV. 901.58 (11")	11.3	48 IN MH (FLAT)
STO MH C-9	912.74	SE INV. 907.00 (15") NE INV. 907.00 (15")	5.7	48 IN MH (FLAT)
STO MH D-2	896.70	S INV. 884.50 (15") W INV. 893.80 (15")	3.2	24 IN DIB
STO MH D-3	896.69	S INV. 884.50 (15") W INV. 893.80 (15")	2.8	24 IN DIB
STO MH E-1	890.73	E INV. 885.75 (24") N INV. 887.24 (24") SE INV. 886.40 (15")	7.0	48 IN MH (FLAT)
STO MH E-2	896.47	W INV. 886.30 (15") E INV. 886.40 (15")	3.2	48 IN MH (FLAT)
STO MH E-3	913.42	E INV. 903.73 (15")	9.7	48 IN MH (FLAT)
STO MH E-4	908.25	NE INV. 907.86 (15") NW INV. 905.00 (15") SE INV. 905.00 (15")	4.3	48 IN MH (FLAT)
STO MH E-5	910.96	NE INV. 907.86 (15") NW INV. 905.00 (15") SW INV. 908.28 (15")	3.1	48 IN MH (FLAT)

PROPOSED STORM SEWER PIPE TABLE						
LABEL	FROM	TO	LENGTH INVERT EL. (FT)	DISCHARGE EL. (FT)	PIPE SIZE & MATERIAL	
STO A-1	STO EW A-2	STO MH A-2	70'	889.00	24 IN HOPE	
STO A-2	STO MH A-5	STO EW A-4	178'	890.00	24 IN HOPE	
STO B-1	STO MH B-2	STO EW B-1	190'	889.96	24 IN HOPE	
STO B-2	STO MH B-3	STO MH B-2	162'	891.00	24 IN HOPE	
STO C-1	STO INL C-2	STO EW C-1	172'	889.81	30 IN HOPE	
STO C-1-1	STO INL C-1-1	STO INL C-2	202'	884.48	12 IN HOPE	
STO C-1-2	BUILDING	STO INL C-1-1	45'	890.33	18 IN HOPE	
STO C-2	STO MH C-2	STO INL C-2	69'	890.24	24 IN HOPE	
STO C-2-1	BUILDING	STO MH C-2	30'	894.84	8 IN HOPE	
STO C-3	STO MH C-3	STO MH C-2	40'	890.57	24 IN HOPE	
STO C-4	STO MH C-4	STO MH C-3	91'	897.10	24 IN HOPE	
STO C-4-1	BUILDING	STO MH C-4	30'	895.97	8 IN HOPE	
STO C-5	STO MH C-5	STO MH C-4	102'	891.82	24 IN HOPE	
STO C-5-1	BUILDING	STO MH C-5	38'	895.59	12 IN HOPE	
STO C-6	STO INL C-6	STO MH C-6	105'	892.02	24 IN HOPE	
STO C-7	STO MH C-7	STO INL C-6	184'	886.00	15 IN HOPE	
STO C-8	STO INL C-8	STO MH C-7	87'	904.00	12 IN HOPE	
STO C-9	STO MH C-9	STO INL C-8	86'	907.00	12 IN HOPE	
STO D-1	STO MH D-2	STO EW D-1	71'	893.50	12 IN HOPE	
STO D-2	STO MH D-3	STO MH D-2	47'	893.90	12 IN HOPE	
STO D-3	STO MH E-1	STO MH E-2	207'	886.30	15 IN HOPE	
STO D-4	STO MH E-3	STO MH E-2	196'	903.73	15 IN HOPE	
STO D-5	STO MH E-4	STO MH E-3	289'	905.00	15 IN HOPE	
STO F-1	STO MH F-1	STO EW F-1	104'	907.86	10 IN HOPE	
STO F-2	BUILDING	STO MH F-1	57'	910.00	10 IN HOPE	
STO G-1	BUILDING	STO EW G-1	87'	910.00	12 IN HOPE	

PROPOSED SANITARY SEWER STRUCTURE TABLE				
LABEL	RIM EL. (FT)	INVERT EL. (FT)	DEPTH (FT)	STRUCTURE DESC.
EX SAN MH A-1	892.16	EX SE INV. 883.74 (8") EX SW INV. 883.74 (8") EX NW INV. 883.50 (8") NE INV. 884.10 (8")	8.4	48 IN MH R-1500 SOLID LID
SAN MH A-2	894.33	SW INV. 884.93 (8") NE INV. 884.93 (8")	9.4	48 IN MH R-1500 SOLID LID
SAN MH A-3	896.13	SW INV. 887.32 (8") NE INV. 887.32 (8")	8.8	48 IN MH R-1500 SOLID LID
SAN MH A-4	898.89	SW INV. 891.32 (8") SE INV. 889.35 (8") NE INV. 889.35 (8")	9.5	48 IN MH R-1500 SOLID LID

PROPOSED SANITARY SEWER PIPE TABLE							
LABEL	FROM	TO	LENGTH	INVERT E. (FT)	DISCHARGE E. (FT)	SLOPE	SIZE & MATERIAL
SAN A-1	SAN MH A-2	EX SAN MH A-1	80'	884.93	884.10	1.04%	8 IN PVC
SAN A-2	SAN MH A-3	SAN MH A-2	289'	887.32	886.93	0.83%	8 IN PVC
SAN A-3	SAN MH A-4	SAN MH A-3	248'	889.35	887.32	0.82%	8 IN PVC
SAN A-3-1	SAN A-3-1 45 BEND	SAN MH A-4	43'	890.00	889.35	1.53%	8 IN PVC
SAN A-3-2	BUILDING	SAN A-3-1 45 BEND	31'	890.00	890.00	1.61%	8 IN PVC
SAN A-4	BUILDING	SAN MH A-4	36'	890.00	889.35	3.20%	8 IN PVC

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MADISON METRO SCHOOL DISTRICT

545 West Dayton Street
Madison, WI 53703

Project

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GOMPERS ELEMENTARY SCHOOL
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Consulting Engineer

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Geotechnical Engineer

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Madison, WI 53718
P. 608.223.9600

Electrical Engineer

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North

0 40' 80'

Drawn

24/04/2020

Site Plan Review

12/10/25

Utility Plan

C600