



View from Intersection of South Park Street and West Badger Road Looking South



View from Intersection of South Park Street and West Badger Road Looking Southeast



View from Intersection of South Park Street and West Badger Road Looking Northeast



View from Intersection of South Park Street and West Badger Road Looking North



View from Intersection of South Park Street and West Badger Road Looking West



View from West Badger Road Looking West at Madison Fire Station #6



View from West Badger Road Looking East at Goodman South Campus Building



View from Intersection of Pertt Street and West Badger Road Looking East at Madison Fire Station #6



View from Intersection of Perry Street and West Badger Road Looking North



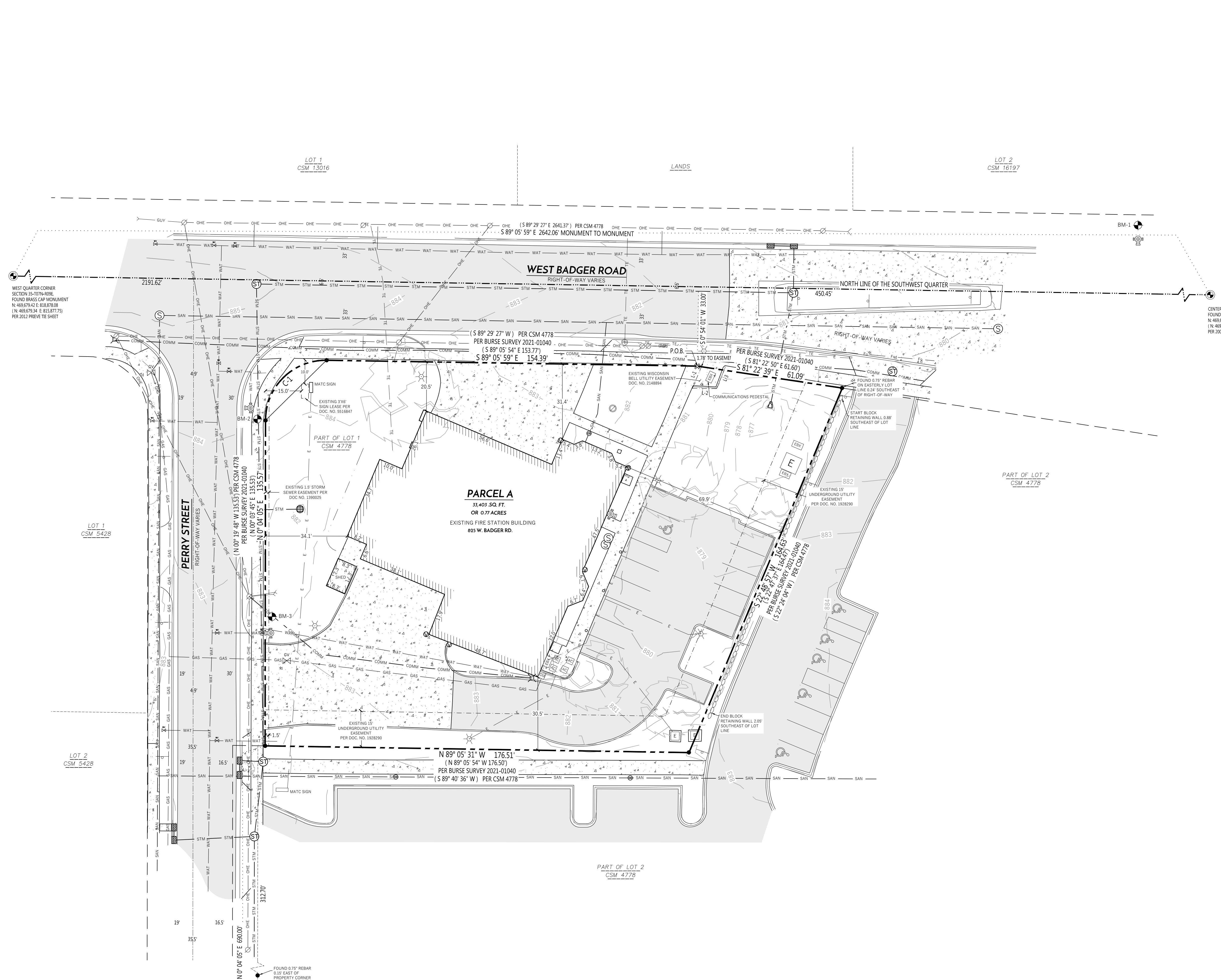
View from Perry Street Entrance Looking Northeast



View from Perry Street Looking Northwest

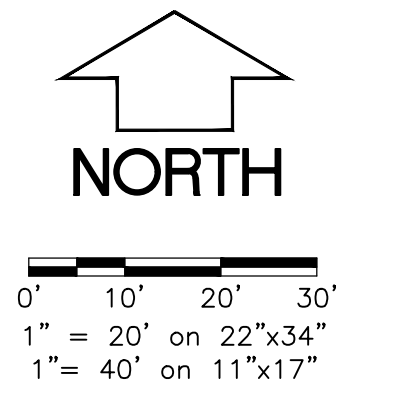


View from Perry Street Looking West



### LEGEND

[Symbol]	FOUND PLSS MONUMENT TYPE NOTED
[Symbol]	FOUND 3/4\"
[Symbol]	CUT CROSS SET
[Symbol]	SIGN
[Symbol]	SANITARY MANHOLE
[Symbol]	SANITARY CLEAN OUT
[Symbol]	GAS METER
[Symbol]	GAS VALVE
[Symbol]	FIRE HYDRANT
[Symbol]	WATER VALVE
[Symbol]	CURB STOP
[Symbol]	FLAG POLE
[Symbol]	STORM MANHOLE
[Symbol]	INLET
[Symbol]	ROOF DRAINS
[Symbol]	STORM AES
[Symbol]	LIGHTPOLE
[Symbol]	COMMUNICATION PEDESTAL
[Symbol]	ELECTRICAL TRANSFORMER
[Symbol]	ELECTRICAL PANEL BOX
[Symbol]	UTILITY POLE
[Symbol]	GY ANCHOR
[Symbol]	ELECTRICAL METER
[Symbol]	AIR CONDITIONING UNIT
[Symbol]	HANDICAP PARKING SIGN
[Symbol]	DECIDUOUS TREE
[Symbol]	PROPERTY LINE
[Symbol]	PLATTED LINE
[Symbol]	RIGHT-OF-WAY LINE
[Symbol]	CENTERLINE
[Symbol]	SECTION LINE
[Symbol]	EASEMENT LINE
[Symbol]	BUILDING FOOTPRINT
[Symbol]	EDGE OF CONCRETE
[Symbol]	EDGE OF ASPHALT
[Symbol]	LANDSCAPE EDGING
[Symbol]	BLOCK RETAINING WALL
[Symbol]	SANITARY SEWER
[Symbol]	WATER MAIN
[Symbol]	STORM SEWER
[Symbol]	NATURAL GAS LINE
[Symbol]	COMMUNICATION LINE
[Symbol]	TELEPHONE LINE
[Symbol]	ELECTRIC LINE
[Symbol]	OVERHEAD ELECTRIC LINE
[Symbol]	ASPHALT PAVEMENT
[Symbol]	CONCRETE PAVEMENT
[Symbol]	880 --- CONTOUR MAJOR
[Symbol]	881 --- CONTOUR MINOR
[Symbol]	( ) --- RECORDED INFORMATION
[Symbol]	∇ --- VERTICAL BENCHMARK



### GENERAL NOTES

- FIELD WORK PERFORMED BY WYSER ENGINEERING, LLC. ON NOVEMBER 27TH & NOVEMBER 29TH, 2022.
- 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°05' 59\"
- 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.

TAX ROLL PARCEL NUMBER: 251-0709-353-008B-3  
ADDRESS PER TAX ROLL: 825 W. BADGER RD.

### 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 NORTHWEST 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, 164.83 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE, ALONG THE SOUTH LINE OF SAID LOT 1, NORTH 89 DEGREES 05 MINUTES 59 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 POINT OF BEGINNING; 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; THENCE, CHORD BEARS NORTH 45 DEGREES 29 MINUTES 03 SECONDS EAST, 26.41 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-1223, 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 A7.1 OF THE WISCONSIN ADMINISTRATIVE CODE.

ZACHARY M. REYNOLDS, S-1223 \_\_\_\_\_ 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°49'56"	N 47°29'03" E	35.61	N 0° 04' 05" E	S 89° 05' 59" E
( )	39.63	25.00	90°50'21"	N 47°28'56" E	35.61	-	-

1 | PER BURSE SURVEY 2022-01040

#### 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

#### 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

	<b>NORTH</b> 1" = 20' on 22"x34" 1" = 40' on 11"x17"	
PREPARED BY: FRED BRUCHLIN 1300 WRIGHT STREET MADISON, WI 53714	SURVEYED BY: MAJ/DC DRAWN BY: AMS APPROVED BY: ZMR	2429 PERRY STREET MADISON, WI 53713
<b>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</b>		
<b>BOUNDARY, TOPO, AND UTILITY SURVEY</b>		
Revisions: No. Date Description:		
Graphic Scale 0' 5' 10' 20' 30'	Wyser Number 17-0407	Set Type SURVEY
Date Issued 01/08/2024		
Sheet Number V001		

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.

35' X 25' 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/SIDWALK PATCHING AND CURB AND GUTTER REPLACEMENT.

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

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

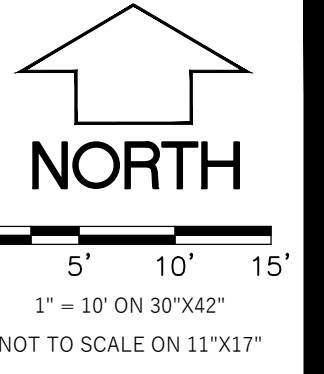
EXISTING 15' STORM SEWER EASEMENT PER DOC. NO. 1390003

EXISTING 15' UNDERGROUND UTILITY EASEMENT PER DOC. NO. 1928290 (TO BE RELEASED)

SCREENED DUMPSTER ENCLOSURE AT EXISTING PARKING STALLS

### WEST BADGER ROAD

### PERRY STREET



**LEGEND (PROPOSED)**

- PROPERTY BOUNDARY
- EASEMENT
- BUILDING FOOTPRINT
- 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. 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

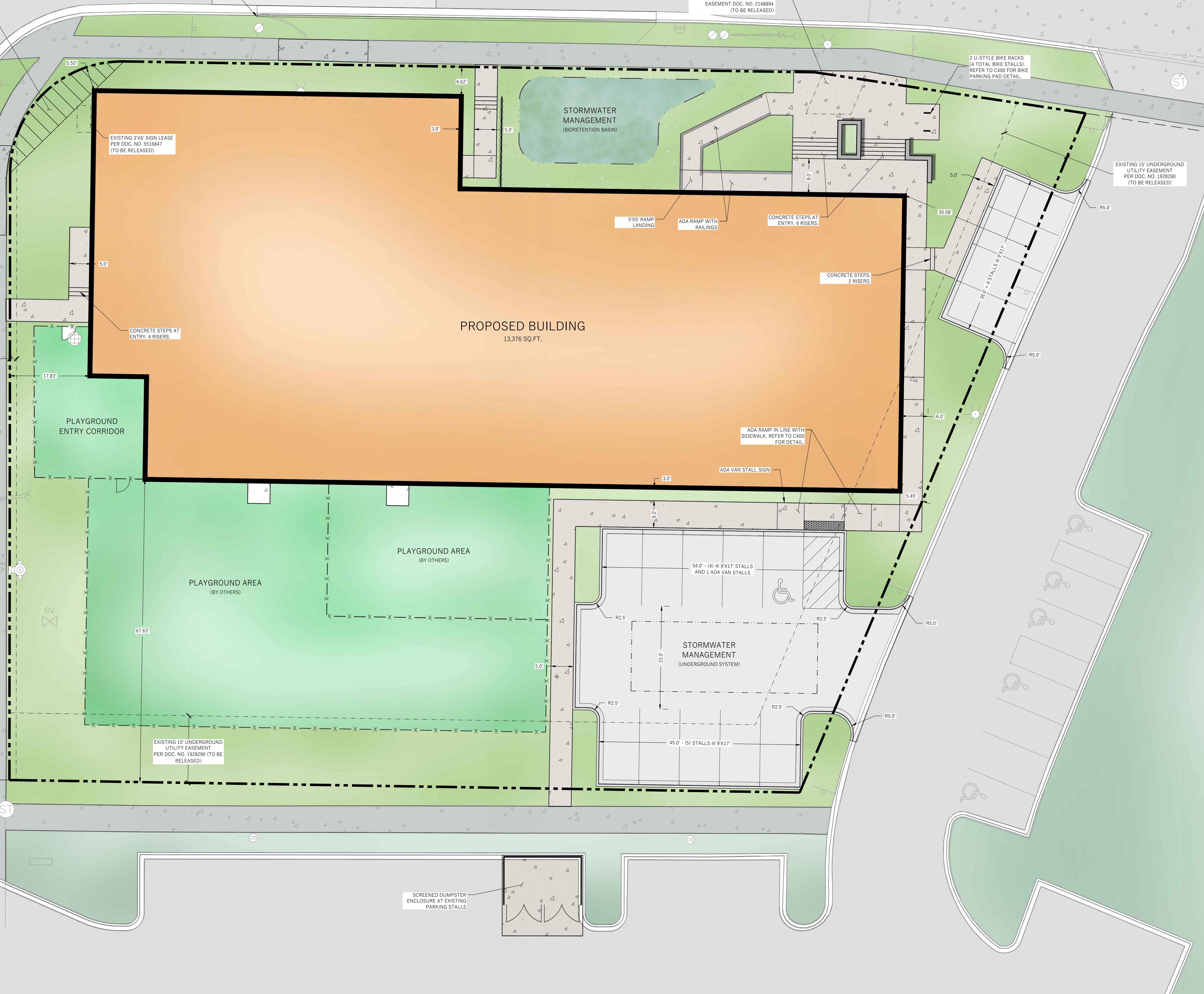
TOTAL NUMBER OF PARKING STALLS: 14  
 NUMBER OF STALLS DESIGNATED ACCESSIBLE: 1  
 BIKE STALLS REQUIRED: 1 PER 5 EMPLOYEES  
 TOTAL NUMBER OF BIKE STALLS: 4

EXISTING IMPERVIOUS SURFACE AREA: 20,275 SQ. FT.  
 ROOF TOP: 7,400 SQ. FT.  
 PAVED: 12,870 SQ. FT.

NEW IMPERVIOUS SURFACE AREA: 19,459 SQ. FT.  
 ROOF TOP: 13,376 SQ. FT.  
 PAVED: 4,083 SQ. FT.

LOT IMPERVIOUS ALLOWED: 85%  
 EXISTING LOT IMPERVIOUS: 60.7%  
 LOT IMPERVIOUS PROPOSED: 58.2%

DISTURBANCE LIMITS: 35,000 SQ. FT.



**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:

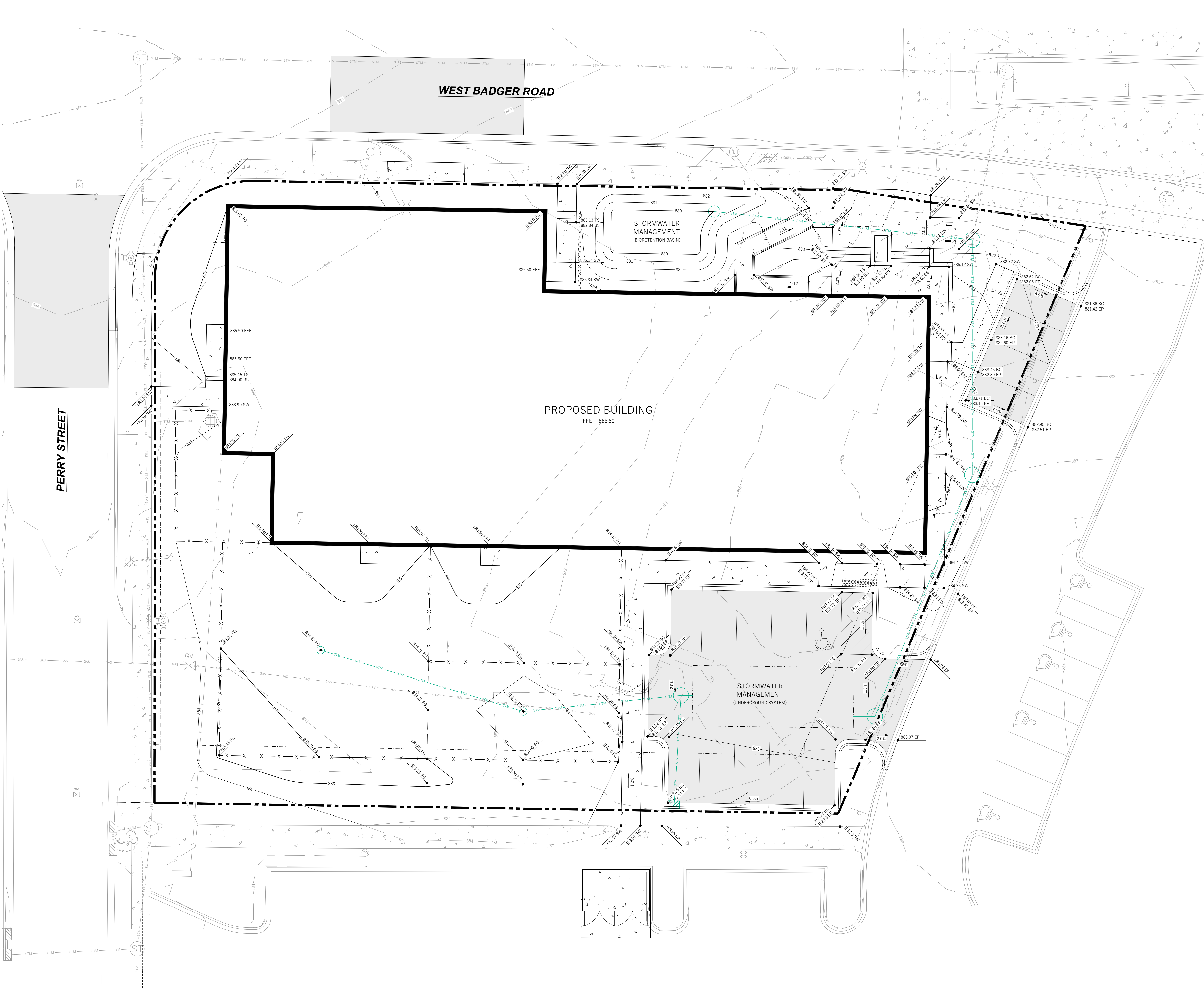
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 DATE: 01/08/2024  
 JOB NO: 220024-03  
 SHEET NO:

**C100**

SITE PLAN

File: W:\2017\170407\_Madison College - South Campus\DMC\Chilicare\17-0407\_2023\_Civil Design\dwg Layout\_30x42 - Grading Plan User: Adam Potlitz Jan 05, 2024 - 11:52am



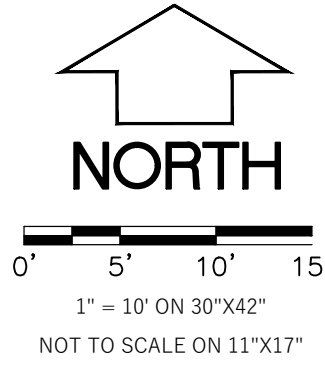
**LEGEND (PROPOSED)**

- PROPERTY BOUNDARY
- - - EASEMENT
- ▭ BUILDING FOOTPRINT
- ▭ 18" CURB AND GUTTER
- ▭ ASPHALT PAVEMENT
- ▭ CONCRETE PAVEMENT
- 885 PROPOSED MAJOR CONTOUR
- 884 PROPOSED MINOR CONTOUR
- STM PROPOSED STORM SEWER
- SPOT GRADE
- - - DRAINAGE GRADE BREAK
- DRAINAGE ARROW

1.0%

**NOTE:**  
SPOT GRADES ARE AS FOLLOWS:  
BC - BACK OF CURB  
BS - BOTTOM OF STEPS  
EC - EDGE OF CONCRETE PAVEMENT  
EP - EDGE OF ASPHALT PAVEMENT  
FFE - FINISHED FLOOR GRADE  
FG - FINISH GRADE  
SW - EDGE OF SIDEWALK  
TS - TOP OF STEPS

- GENERAL NOTES**
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**pro** PLUNKETT RAYSICH ARCHITECTS, LLP

**WYSER ENGINEERING**

**MADISON AREA TECHNICAL COLLEGE**

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

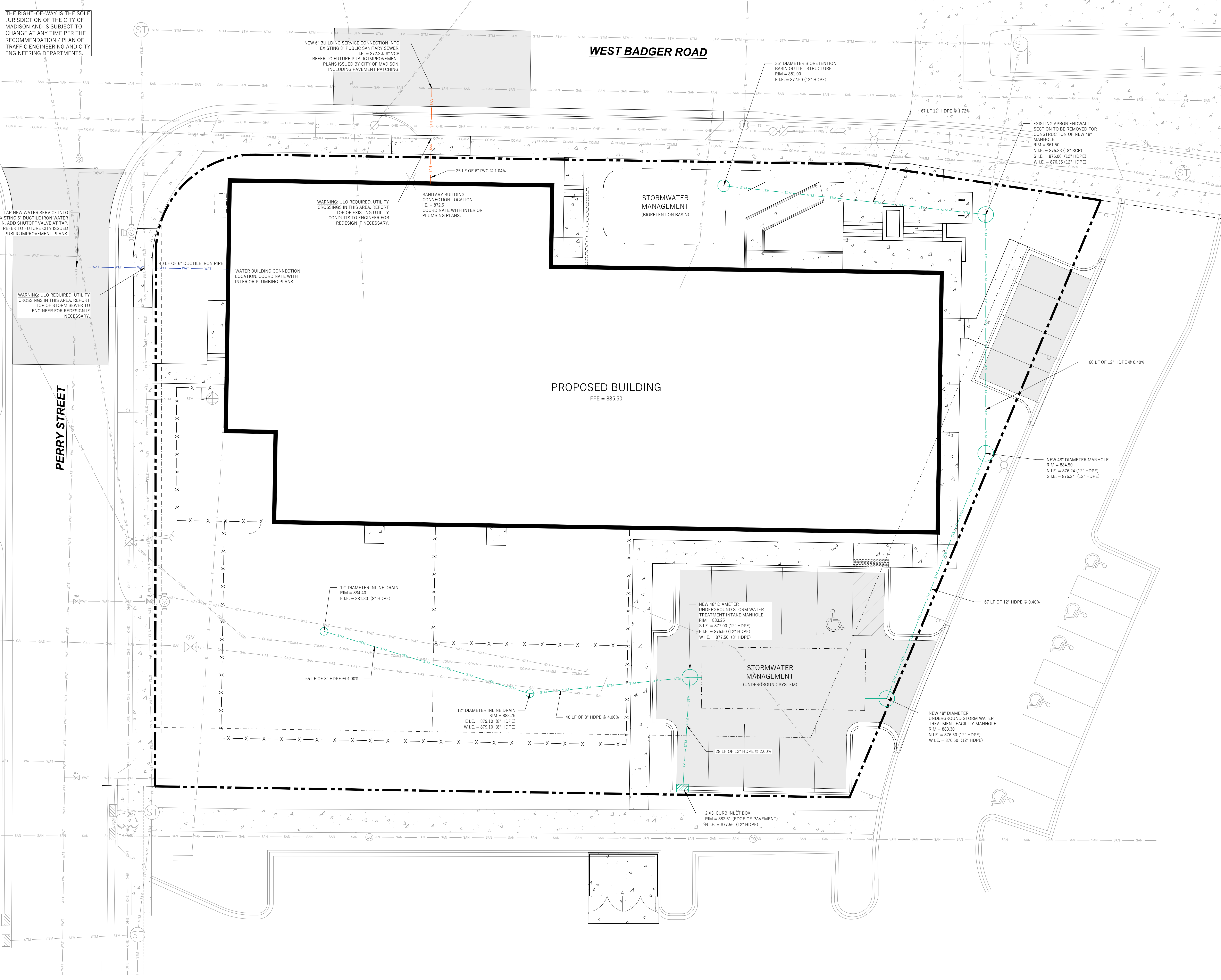
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GRADING PLAN

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**LEGEND (PROPOSED)**

- PROPOSED PROPERTY BOUNDARY
- EASEMENT
- BUILDING FOOTPRINT
- 18" CURB AND GUTTER
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- WAT - WATER MAIN
- SAN - SANITARY SEWER
- STM - STORM SEWER
- STW - STORMWATER TREATMENT FACILITY

**GENERAL NOTES**

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**Scale:** 1" = 10' ON 30"x42"  
NOT TO SCALE ON 11"x17"

2099 South Water Street, Milwaukee, Wisconsin 53204 414.333.8000  
2310 Cross Street, Suite 200, Madison, Wisconsin 53704 608.261.4400  
1000 W. Johnson Street, Suite 100, Madison, Wisconsin 53703 608.261.4400  
311 Canyon Street, Suite 100, Boulder, Colorado 80501 303.440.9227

**pru**  
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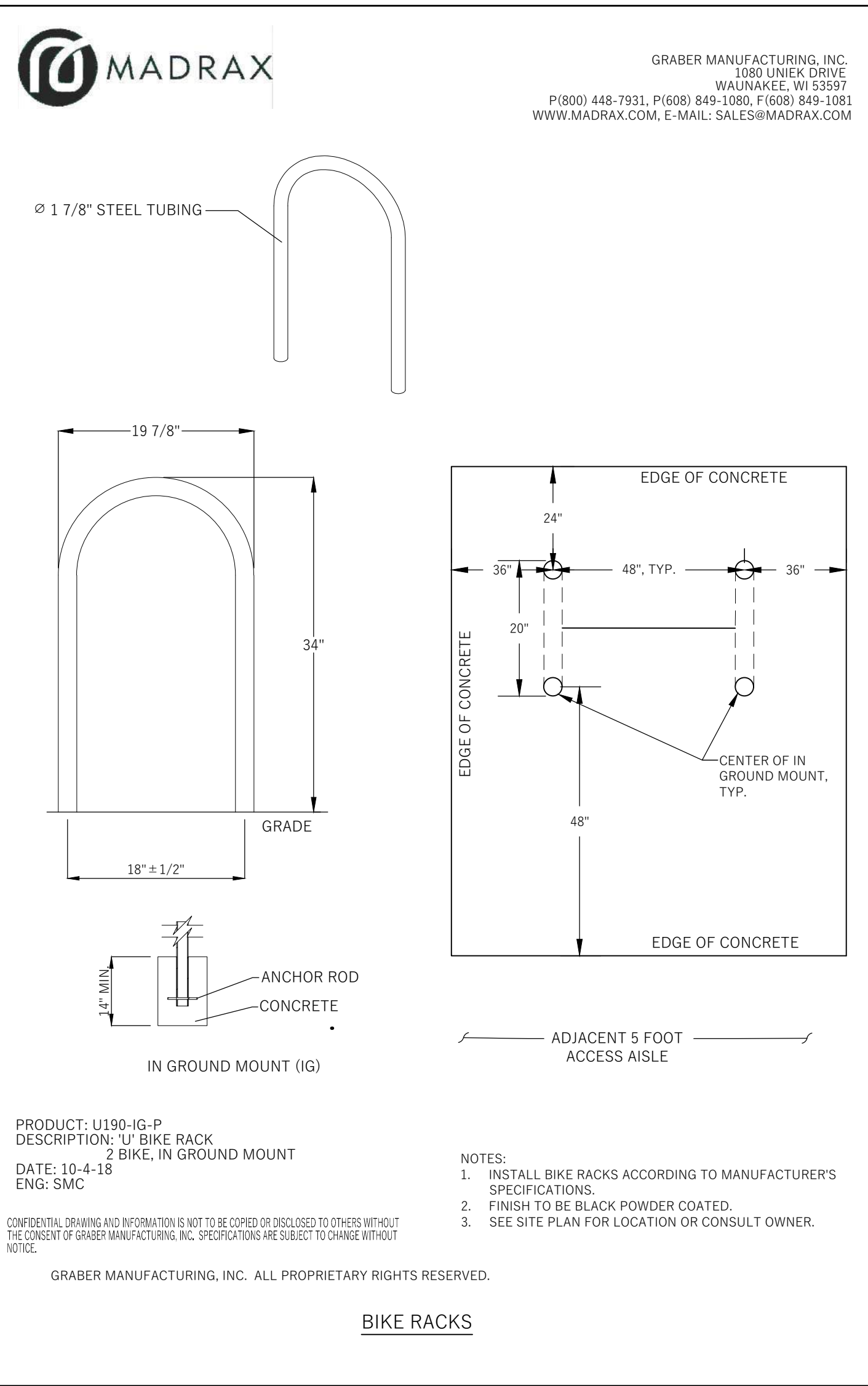
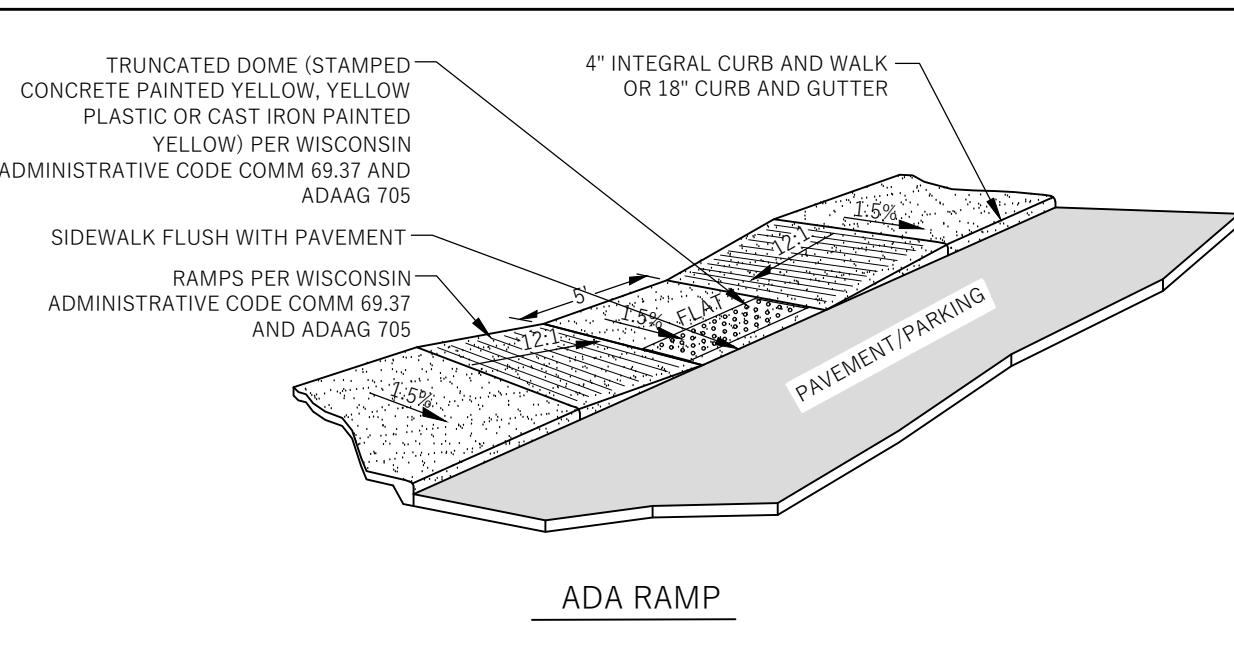
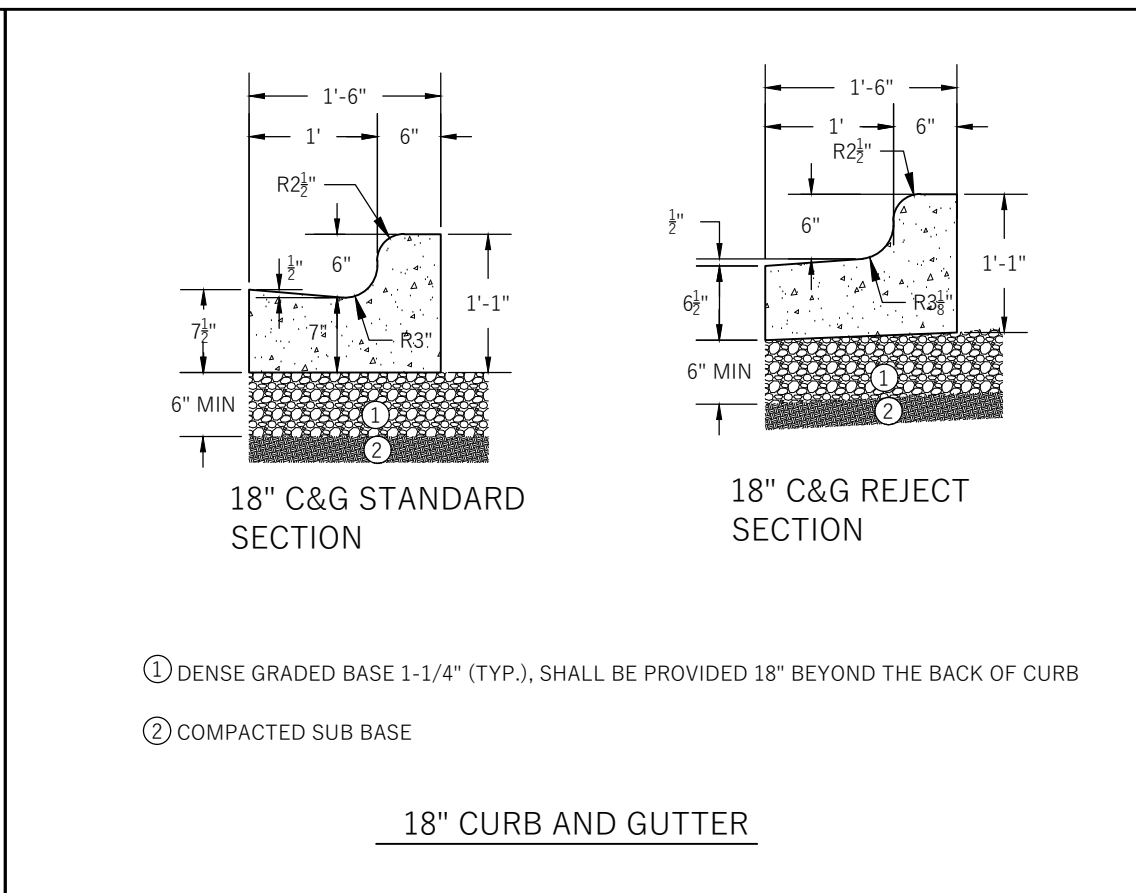
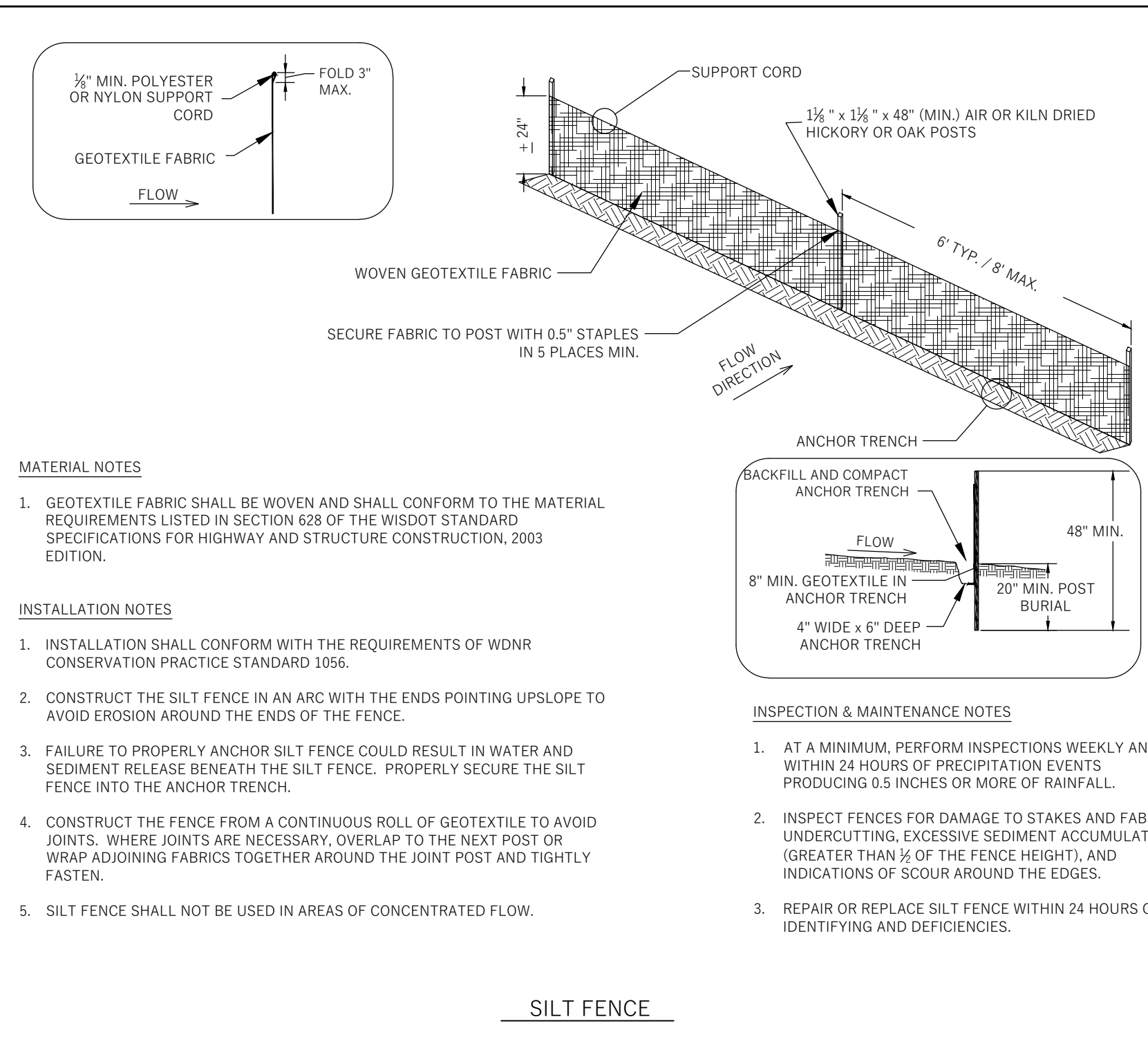
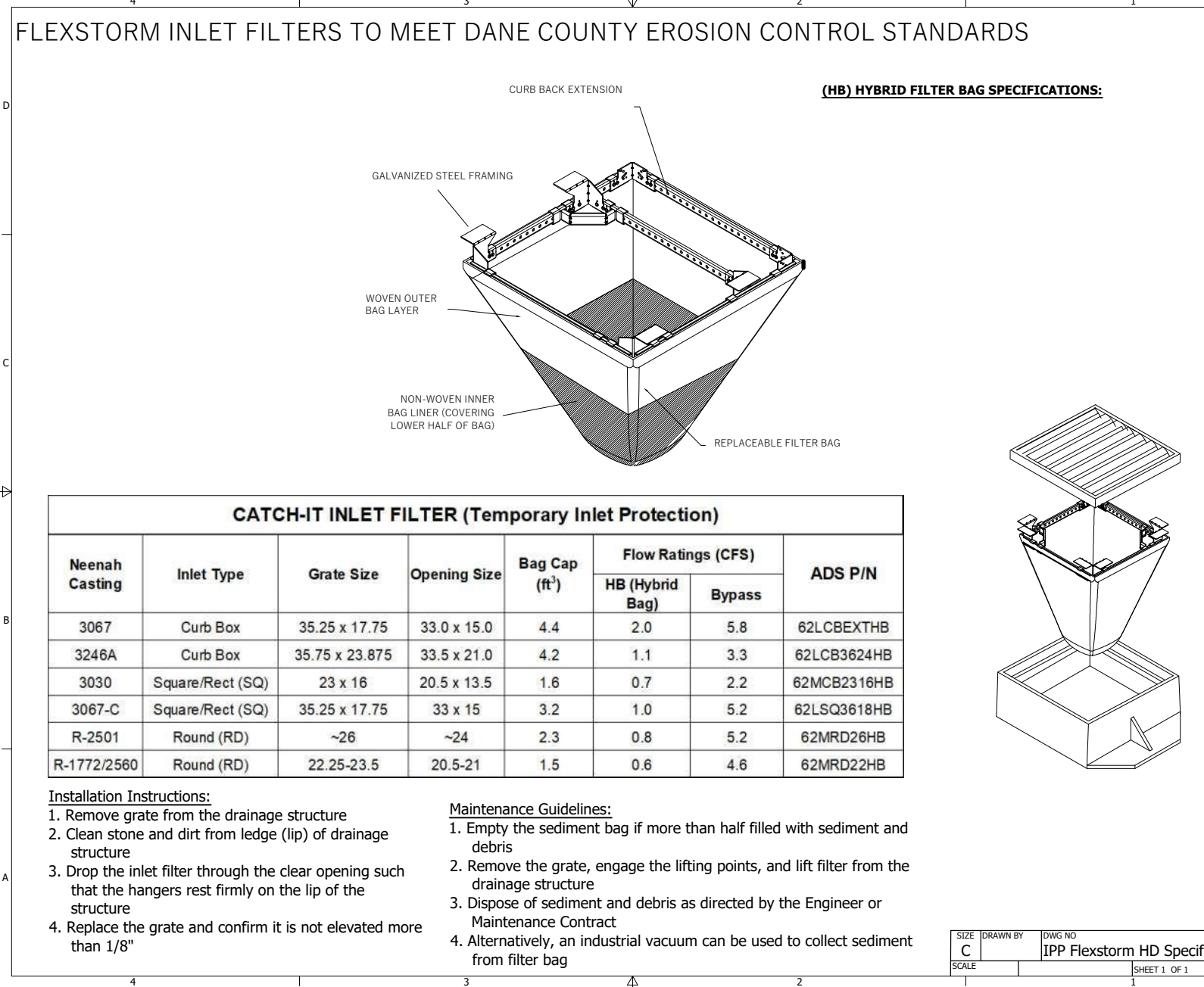
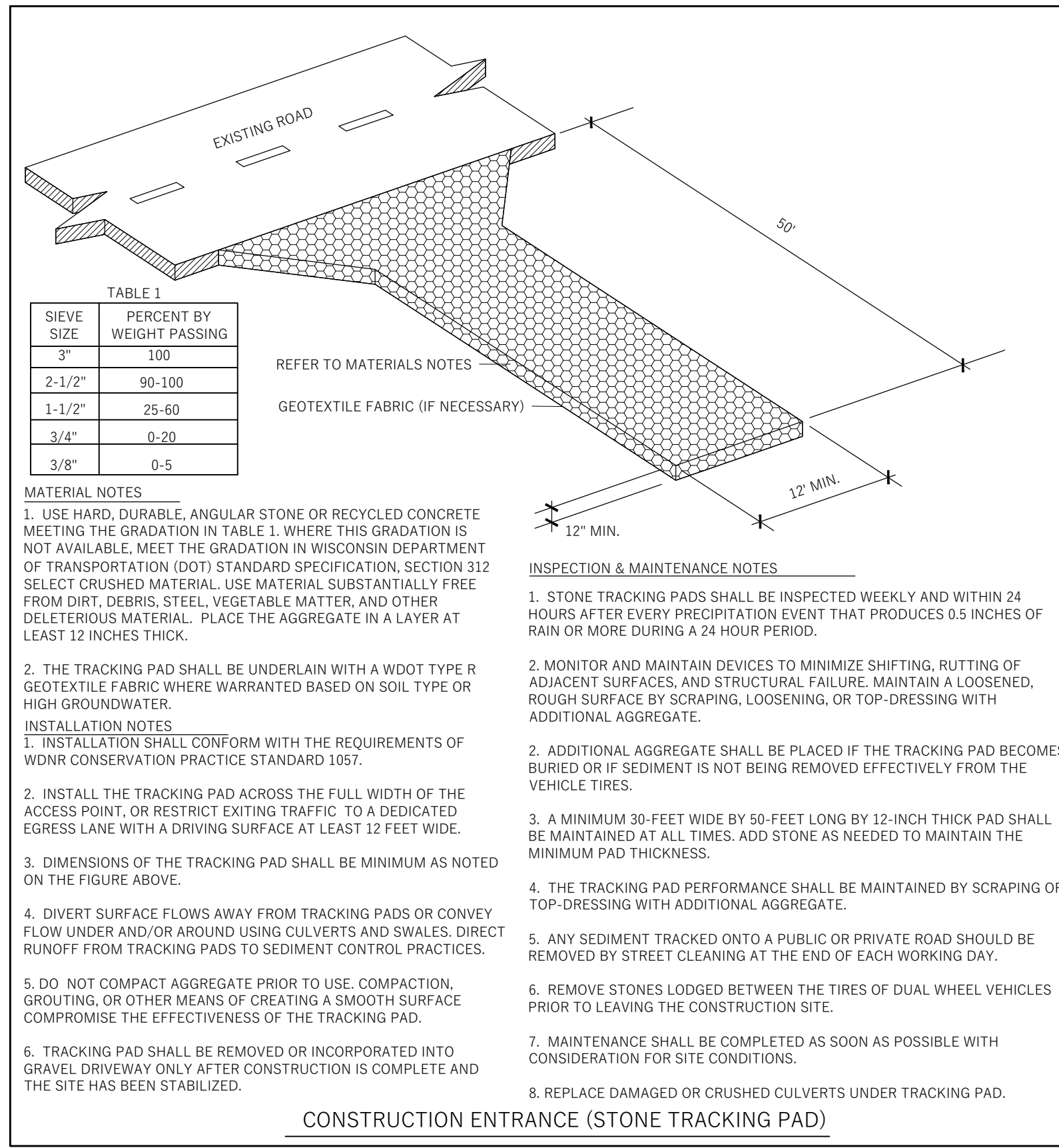
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UTILITY SCHEMATIC





GRABER MANUFACTURING, INC.  
13800 WISCONSIN DRIVE  
WALNUT LAKE, WI 53197  
P (800) 448-7931, P (608) 848-1088, F (608) 848-1083  
WWW.MADRAX.COM, E-MAIL: SALES@MADRAX.COM

1418 303 8000  
2009 South Water Street, Milwaukee, Wisconsin 53204  
2310 Cass Street, Suite 200B, Madison, Wisconsin 53718  
10000 W. Center Street, Suite 200, Sun Prairie, WI 53597  
311 Canyon View Drive, Lake View, MO 64010  
1372 649 9227

MADRAX

prad PLUNKETT RAYSCH ARCHITECTS, LLP

MADISON AREA TECHNICAL COLLEGE

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Goodman South Early Learning Campus  
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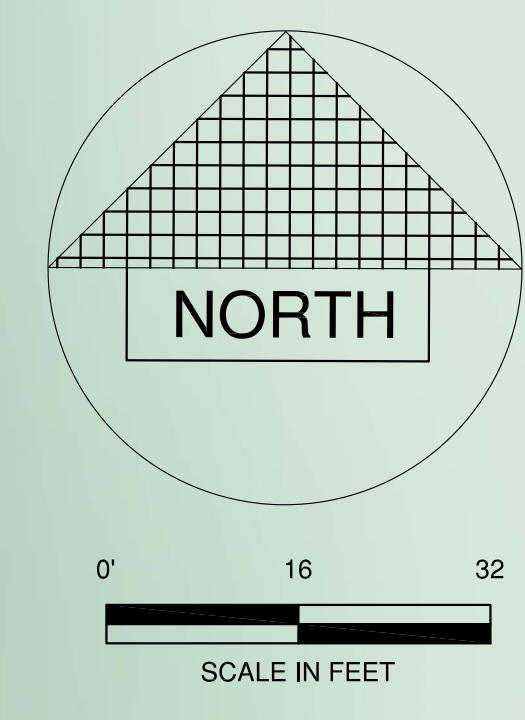
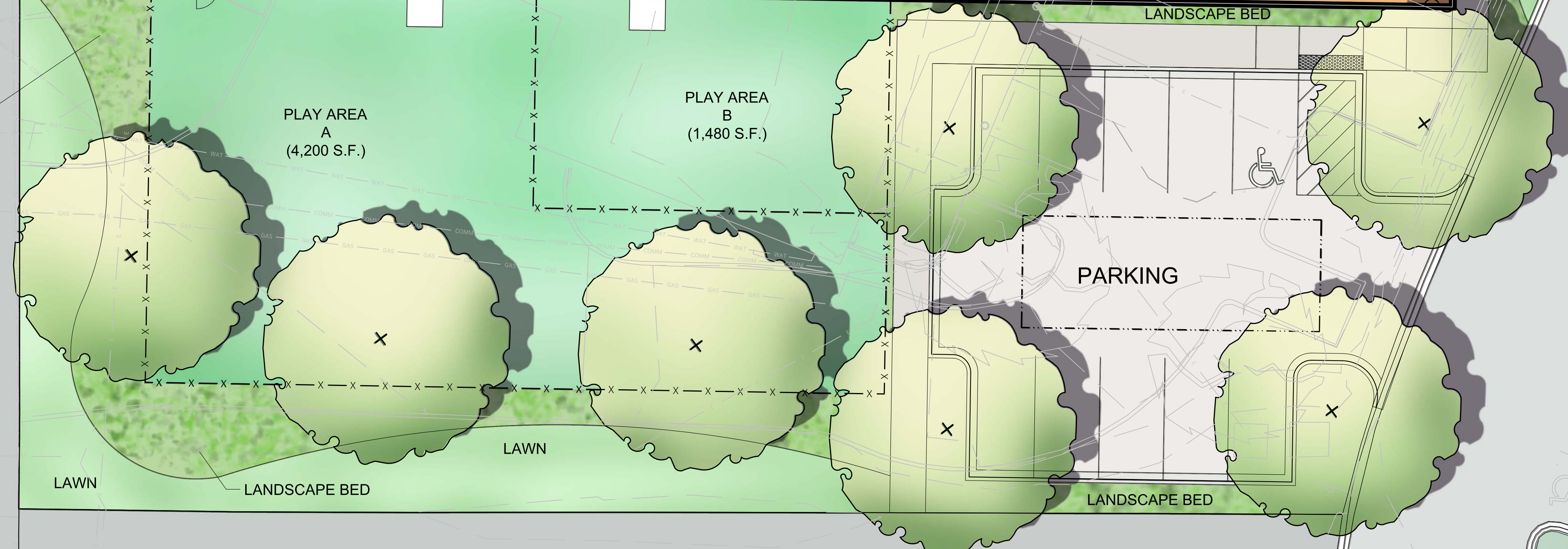
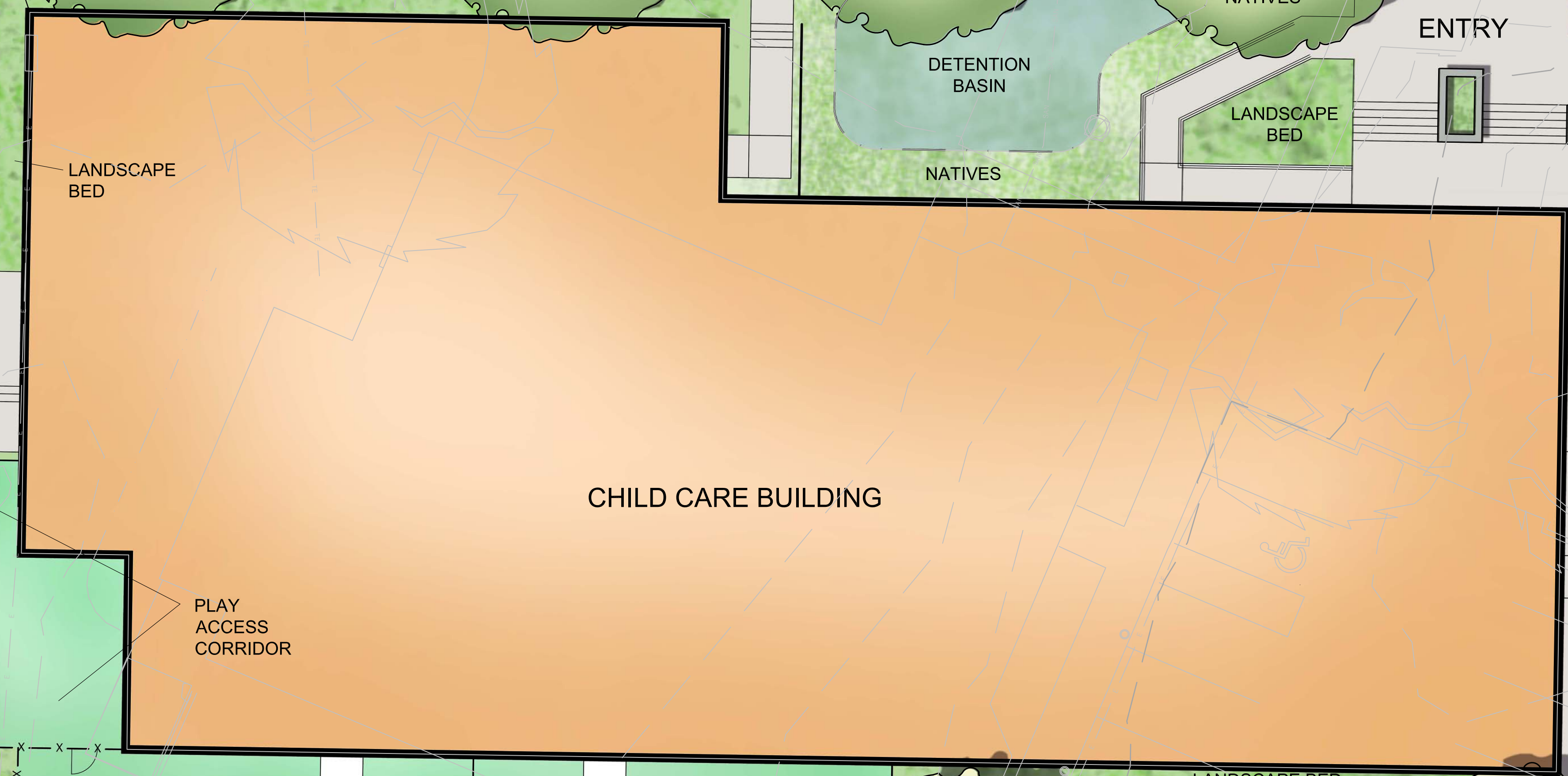
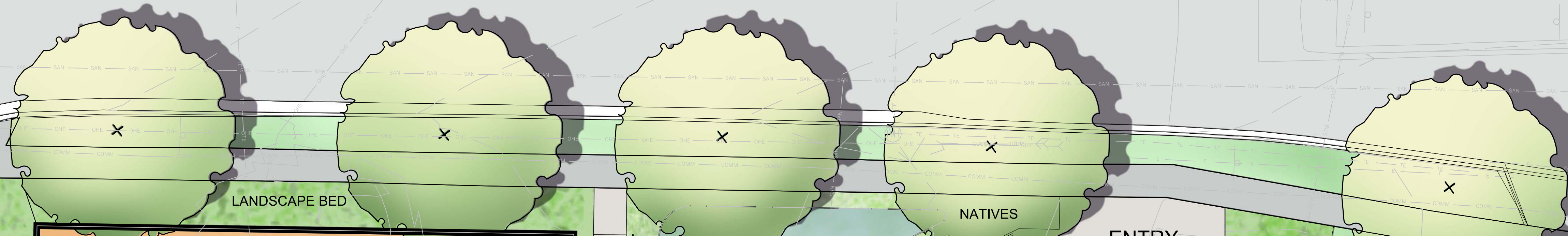
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DETAILS



BADGER ROAD

PERRY STREET



209 south water street milwaukee, wisconsin 53204 - 414 359 3060  
205 north orange avenue suite 202 sarasota, florida 34236 - 888 240 6900  
2310 crossroads drive suite 2000 madison, wisconsin 53718 - 941 348 3618  
Intelligent design, inspired results. www.parcob.com

**pratt**  
PLUNKETT RAYSICH  
ARCHITECTS, LLP

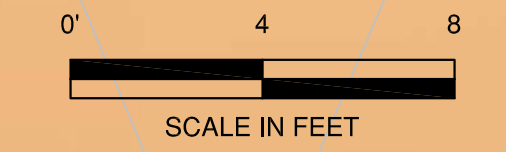
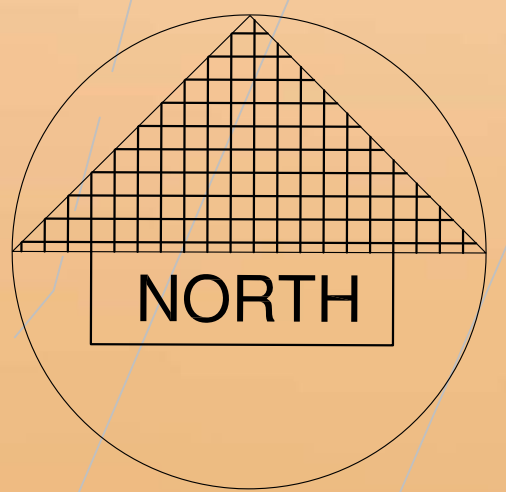
**etc**  
design studio

Madison College - Goodman South Campus  
Early Learning Campus Childcare  
2429 Perry Street, Madison, Wisconsin 53713

REVISIONS:

LANDSCAPE PLAN

INFORMATIONAL  
BID PACKAGE:  
DATE: 24 JAN 08  
JOB NO: 23\_MATC\_02  
SHEET NO:  
L-100



# CHILD CARE BUILDING

PLAY  
ACCESS  
CORRIDOR

TODDLER  
PLAY AREA  
(4,200 S.F.)

INFANT  
PLAY AREA  
(1,480 S.F.)

LAWN

LANDSCAPE BED

EXISTING LANDSCAPE BED

CAMPUS PARKING

TRASH

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JOB NO: 23\_MATC\_02  
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L-101

# LANDSCAPE PLANT LEGEND

Symbol	Botanical name	Common Name	Size	Root	Quantity	Remarks
<b>SHADE TREES</b>						
GT	Gleditsia tricanthos 'Skyline'	Skyline Honeylocust	3" Cal.	B&B		
GD	Gymnocladus dioicus	Kentucky Coffeetree	3" Cal.	B&B		
PA	Platanus x acerfolia	American Sycamore	3" Cal.	B&B		
QR	Quercus rubra	Red Oak	3" Cal.	B&B		
UP	Ulmus x 'Pioneer'	Pioneer Elm	3" Cal.	B&B		
<b>EVERGREEN TREES</b>						
TC	Tsuga canadensis	Canadian Hemlock	4' -6' HT.	B&B		
<b>ORNAMENTAL TREES</b>						
AC	Amelanchier x grandiflora 'Autmn Brilliance'	Autumn Brilliance Serviceberry	5-6' HT.	B&B		
CI	Crataegus crus-galli var inermis	Thornless Cockspur Hawthorn	2" Cal.	B&B		
MR	Malus 'Red Jewel'	Red Jewel Crabapple	2" Cal.	B&B		
OV	Ostrya virginiana	American Hophornbean	2"-3" Cal.	B&B		
<b>SHRUBS</b>						
Aa	Aronia arbutifolia 'Brilliantissima'	Brilliant Red Chokeberry	3 gal	B&B		
As	Amelanchier stolonifera	Running Serviceberry	1 gal	B&B		
Cc	Caryopteris x clandonensis Arthur Simmonds	Arthur Simmonds Caryopteris	3 gal	Pot		
Fs	Forsythia x 'Sunrise'	Sunrise Forsythia	3 gal	Pot		
Ea	Euonymus alatus 'Compactus'	Dwarf Burning Bush	3 gal	Pot		
Hm	Hydrangea macropylla 'Bailmer'	Endless Summer Hydrangea	3 gal	Pot		
Hk	Hypericum kalmianum	St. Johns Wort	2 gal	Pot		
Kj	Kerria Japonica	Japenese Kerria	2 gal.	Pot		
Sn	Spirea nipponica 'Snowmound'	Snowmound spirea	2 gal	Pot		
Sm	Syringa patula 'Miss Kim"	Miss Kim Lilac	3 gal	Pot		
Vj	Viburnum x juddi	Judd Viburnum	5 gal	B&B		
Vt	Viburnum trilobum 'Spring Green'	Spring Green American Cranberrybush Viburnum	5 gal	B&B		
<b>GRASSES</b>						
Ca	Calamagrostis x acutifolia 'Karl Foerster'	Karl Foerster's Feather Reed Grass	1 Gal.	CG		
Pa	Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass	2 Gal.	CG		
Pv	Panicum virgatum 'Shenandoah'	Shenandoah Switch Grass	2 Gal.	CG		
<b>EVERGREEN SHRUBS</b>						
Iv	Illex veticillata	Winterberry	5 Gal.	CG		
Jr	Juniperus ramlosa	Ramlosa juniper	5 Gal.	CG		
Tm	Taxus tauntonii	Taunton yew	5 Gal.	CG		

<b>PERENNIALS</b>						
ab	Amsonia 'Blue Starflower'	Blue Starflower	1 Gal.	Container		30"O.C.
aa	Astilbe x arendsii 'Fanal'	Fanal Astilbe	1 Gal.	Container		15"O.C.
be	Bergenia cordifolia	Heartleaf Bergenia	1 Gal.	Container		15"O.C.
cv	Coreopsis verticillata 'Zagreb'	Zagreb Coreopsis	1 Gal.	Container		18"O.C.
ep	Echinacea purpurea 'Magnus'	Magnus Purple Coneflower	1 Gal.	Container		36"O.C.
lp	Liatrus pyncostachya	Prairie Blazingstar	1 Gal.	Container		18"O.C.
mp	Monarda 'Petite Delight'	Petite Delight Beebalm	1 Gal.	Container		24"O.C.
rf	Rudbeckia fulgida 'Goldstrum'	Goldstrum Black-eyed Susan	1 Gal.	Container		18"O.C.

**Detention Basin Seed Mix**

The species in this mix designed 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

**Tabulation of Points and Credits**

Use the table to indicate the quantity and points for all existing and proposed landscape elements.

Plant Type/ Element	Minimum Size at Installation	Points	Credits/ Existing Landscaping		New/ Proposed Landscaping	
			Quantity	Points Achieved	Quantity	Points Achieved
Overstory deciduous tree	2 1/2 inch caliper measured diameter at breast height (dbh)	35			10	350
Tall evergreen tree (i.e. pine, spruce)	5-6 feet tall	35				
Ornamental tree	1 1/2 inch caliper	15			3	45
Upright evergreen shrub (i.e. arborvitae)	3-4 feet tall	10				
Shrub, deciduous	#3 gallon container size, Min. 12"-24"	3				
Shrub, evergreen	#3 gallon container size, Min. 12"-24"	4				
Ornamental grasses/ perennials	#1 gallon container size, Min. 8"-18"	2				
Ornamental/ decorative fencing or wall	n/a	4 per 10 lineal ft.				
Existing significant specimen tree	Minimum size: 2 1/2 inch caliper dbh. *Trees must be within developed area and cannot comprise more than 30% of total required points.	14 per caliper inch dbh. Maximum points per tree: 200				
Landscape furniture for public seating and/or transit connections	* Furniture must be within developed area, publicly accessible, and cannot comprise more than 5% of total required points.	5 points per "seat"				
<b>Sub Totals</b>						

**Total Number of Points Provided** 395

\* As determined by ANSI, ANLA- American standards for nursery stock. For each size, minimum plant sizes shall conform to the specifications as stated in the current American Standard for Nursery Stock.

(a) For all lots except those described in (b) and (c) below, five (5) landscape points shall be provided for each three hundred (300) square feet of developed area.  
 Total square footage of developed area 26,875  
 Total landscape points required 448



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**PLANTING SCHEDULE**  
**POINTS SHEET**  
 L-102

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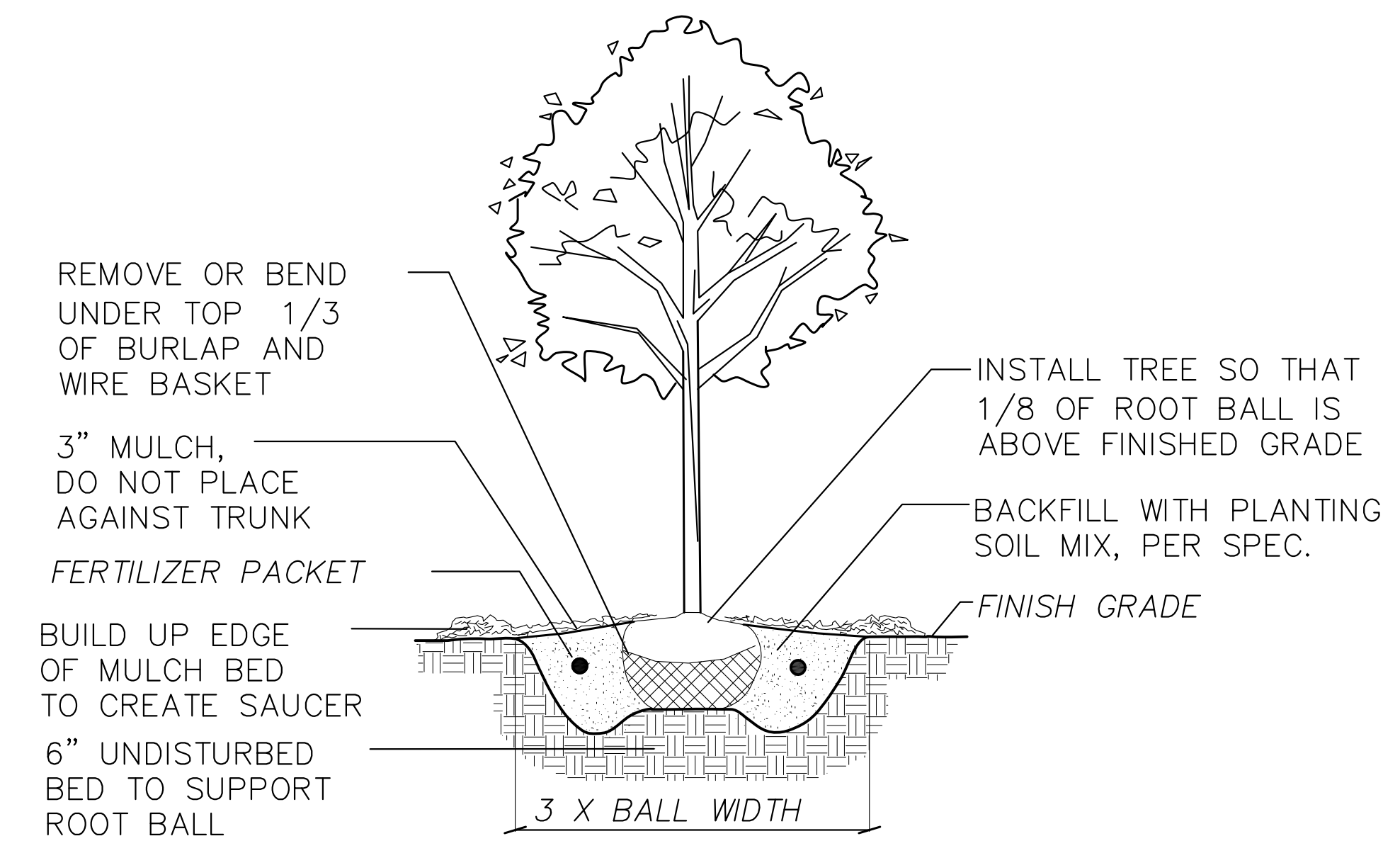
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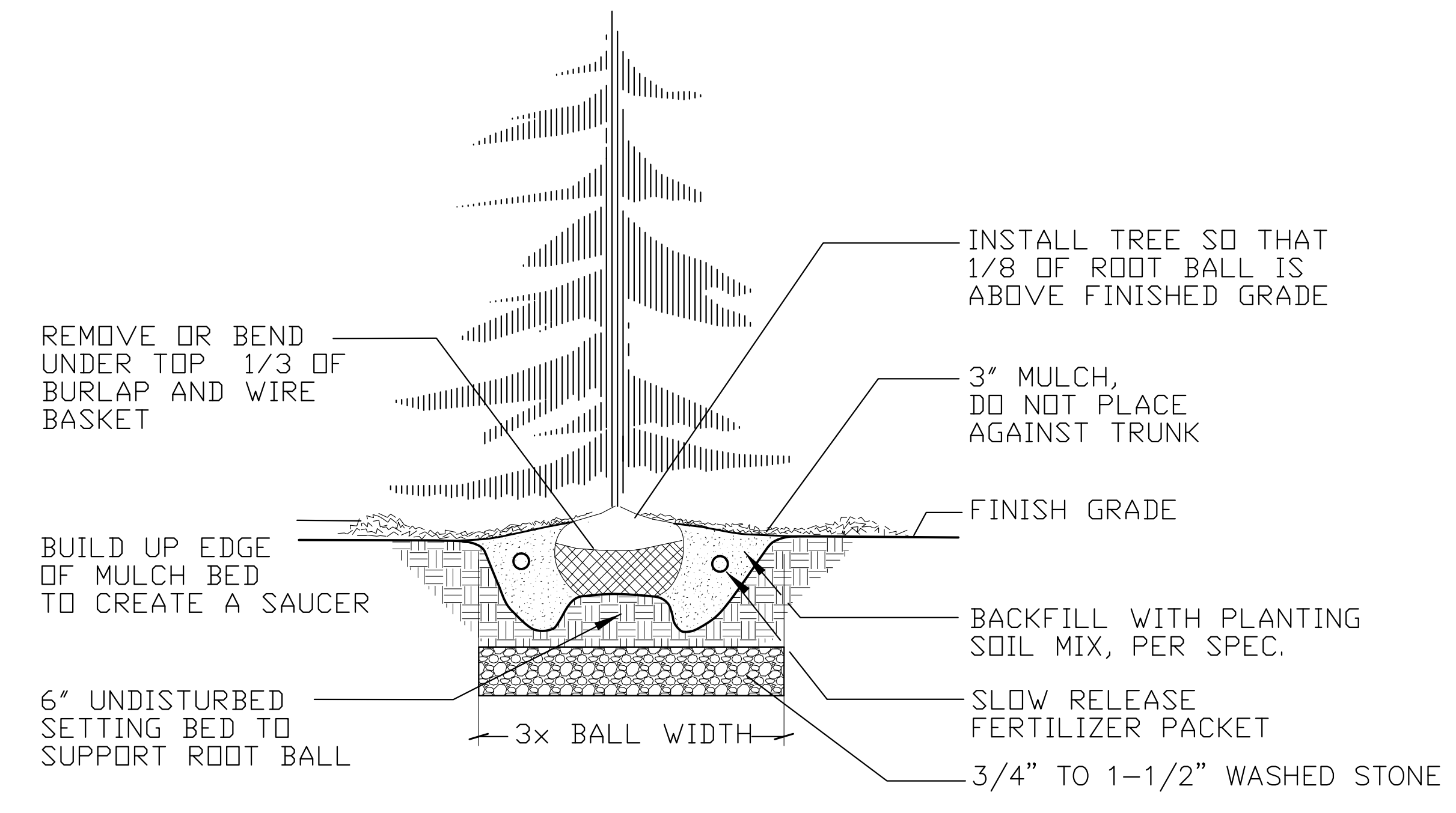
PLANTING DETAILS

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**L-103**

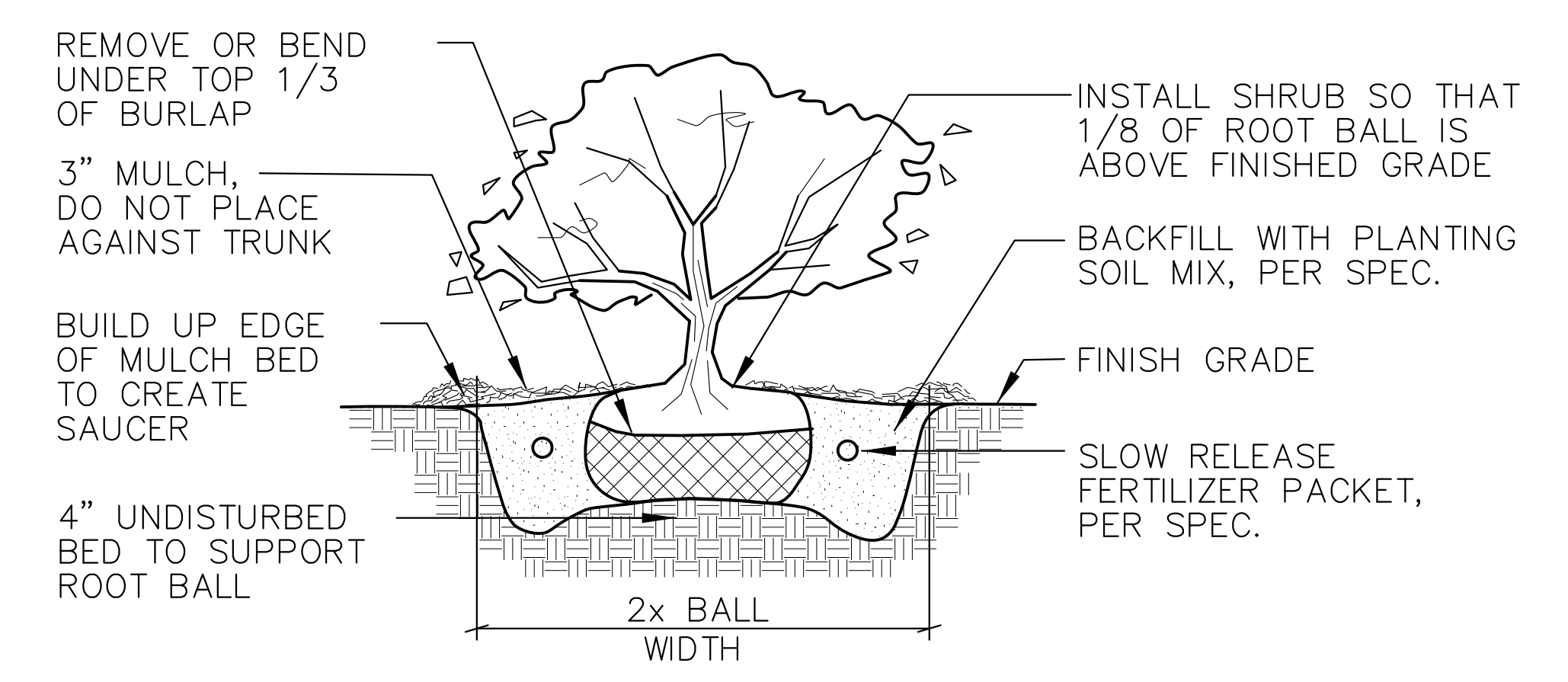
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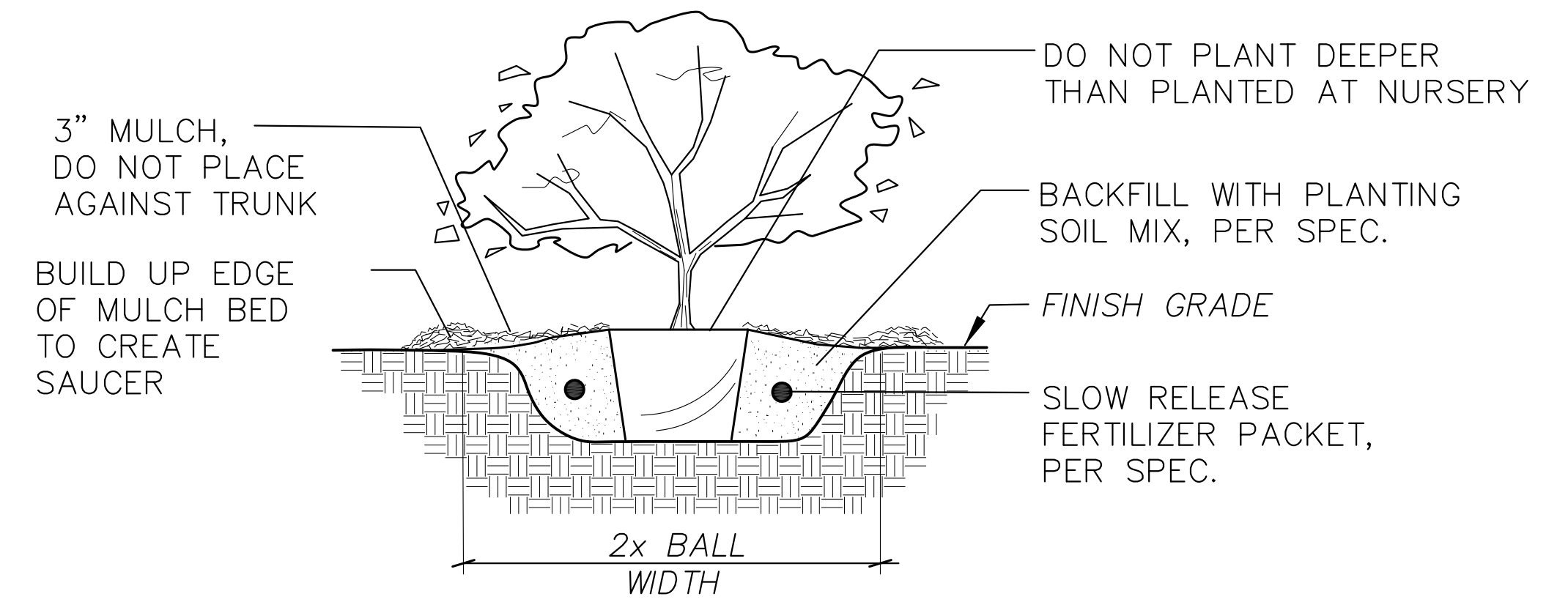
**1** B&B TREE PLANTING DETAIL  
 L103 NTS



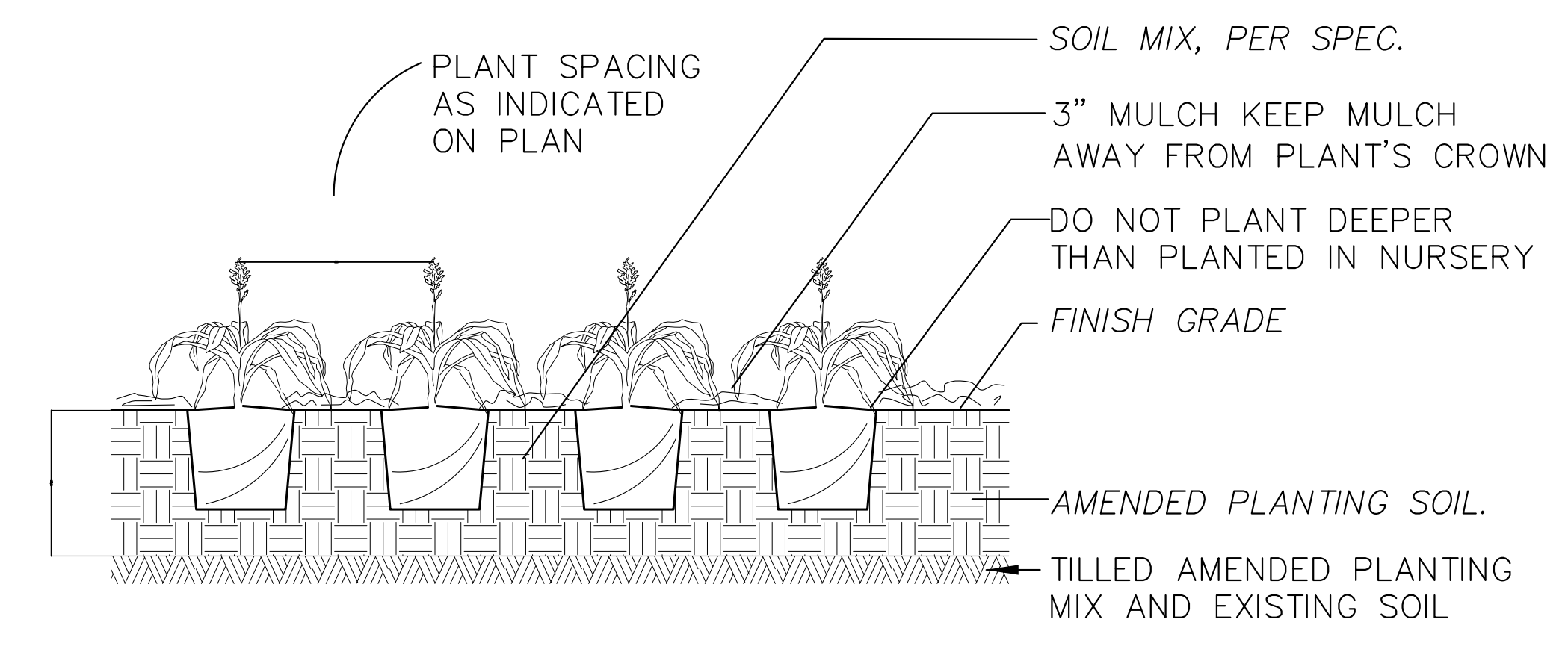
**2** B&B EVERGREEN TREE PLANTING DETAIL  
 L103 NTS



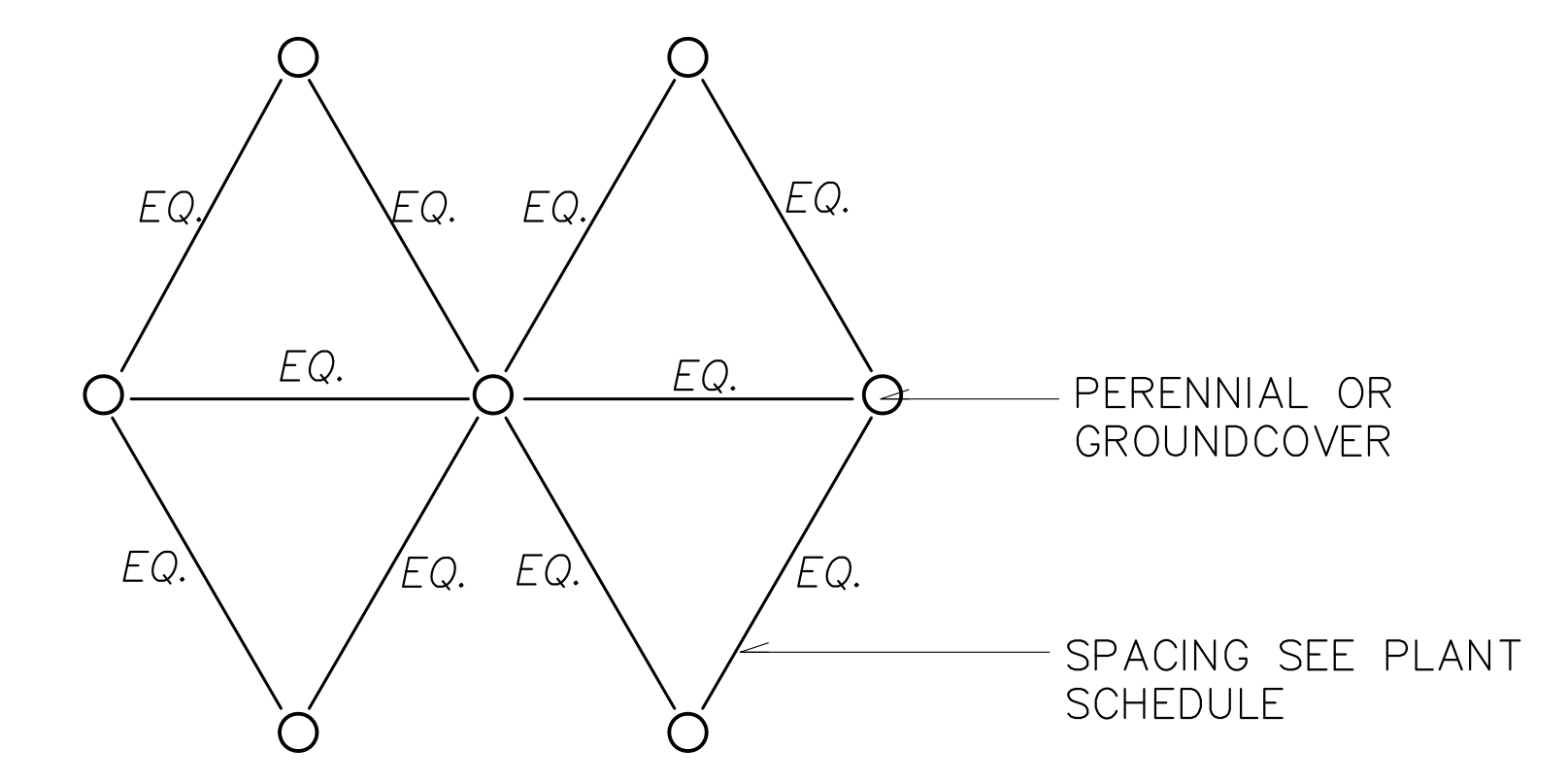
**3** B&B SHRUB PLANTING DETAIL  
 L103 NTS



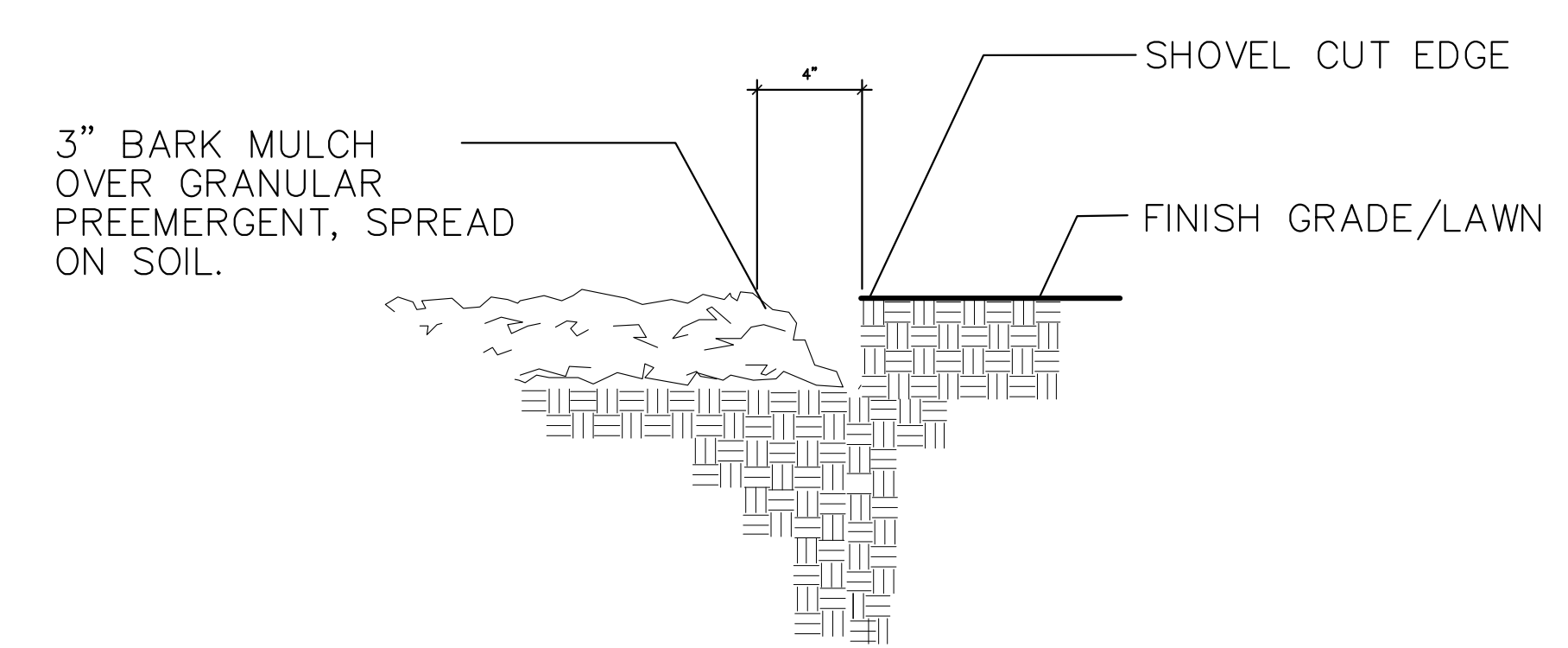
**4** CONTAINER PLANTING DETAIL  
 L103 NTS



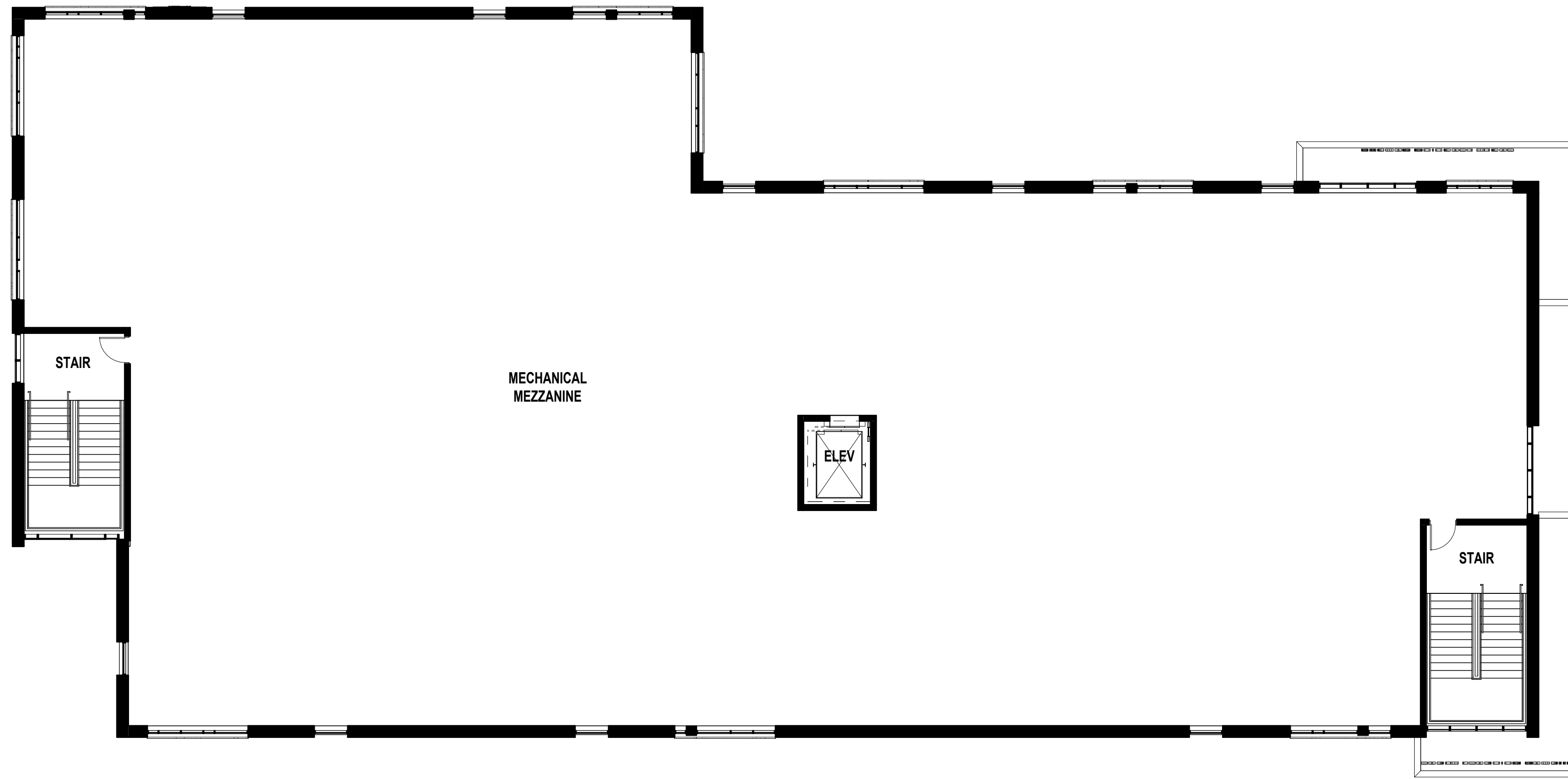
**5** GROUNDCOVER / PERENNIAL PLANTING DETAIL  
 L103 NTS



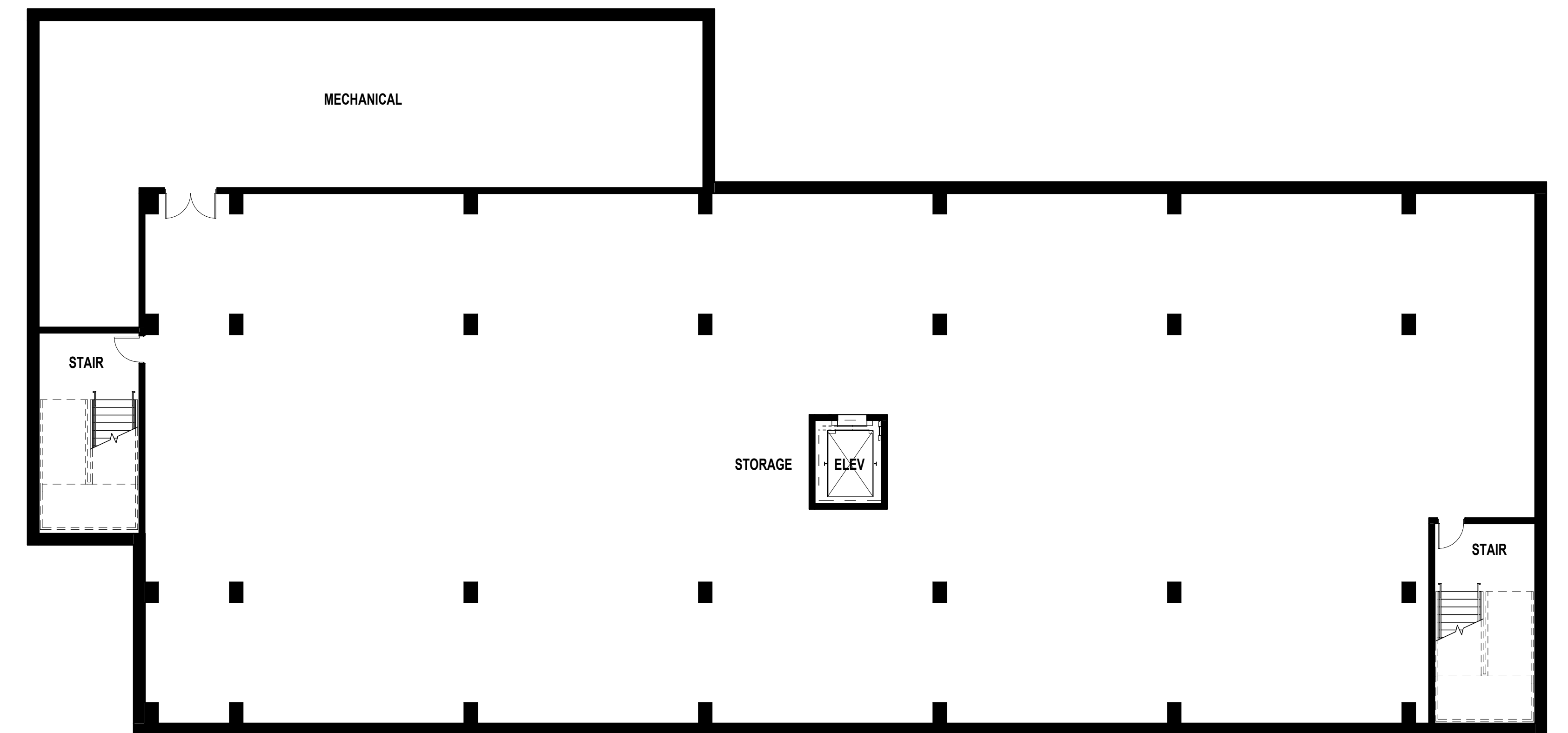
**6** PERENNIAL/GROUNDCOVER SPACING DETAIL  
 L103 NTS



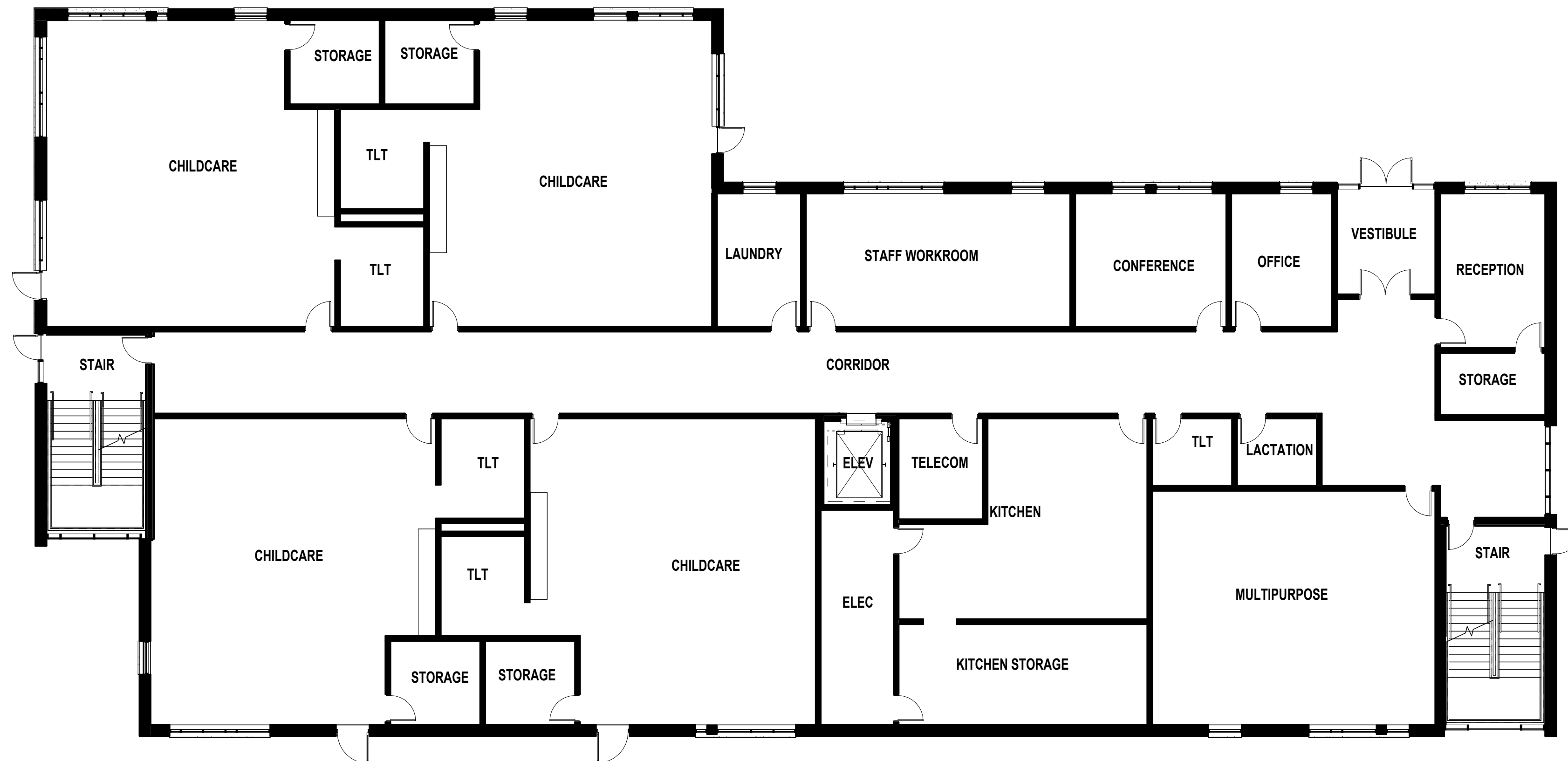
**7** BARK MULCH/SHOVEL CUT EDGE DETAIL  
 L103 NTS



SECOND FLOOR OVERALL PLAN



LOWER LEVEL PLAN



FIRST FLOOR OVERALL PLAN









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UDC-NORTH ELEVATION



UDC-SOUTH ELEVATION



UDC-EAST ELEVATION



UDC-WEST ELEVATION