



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



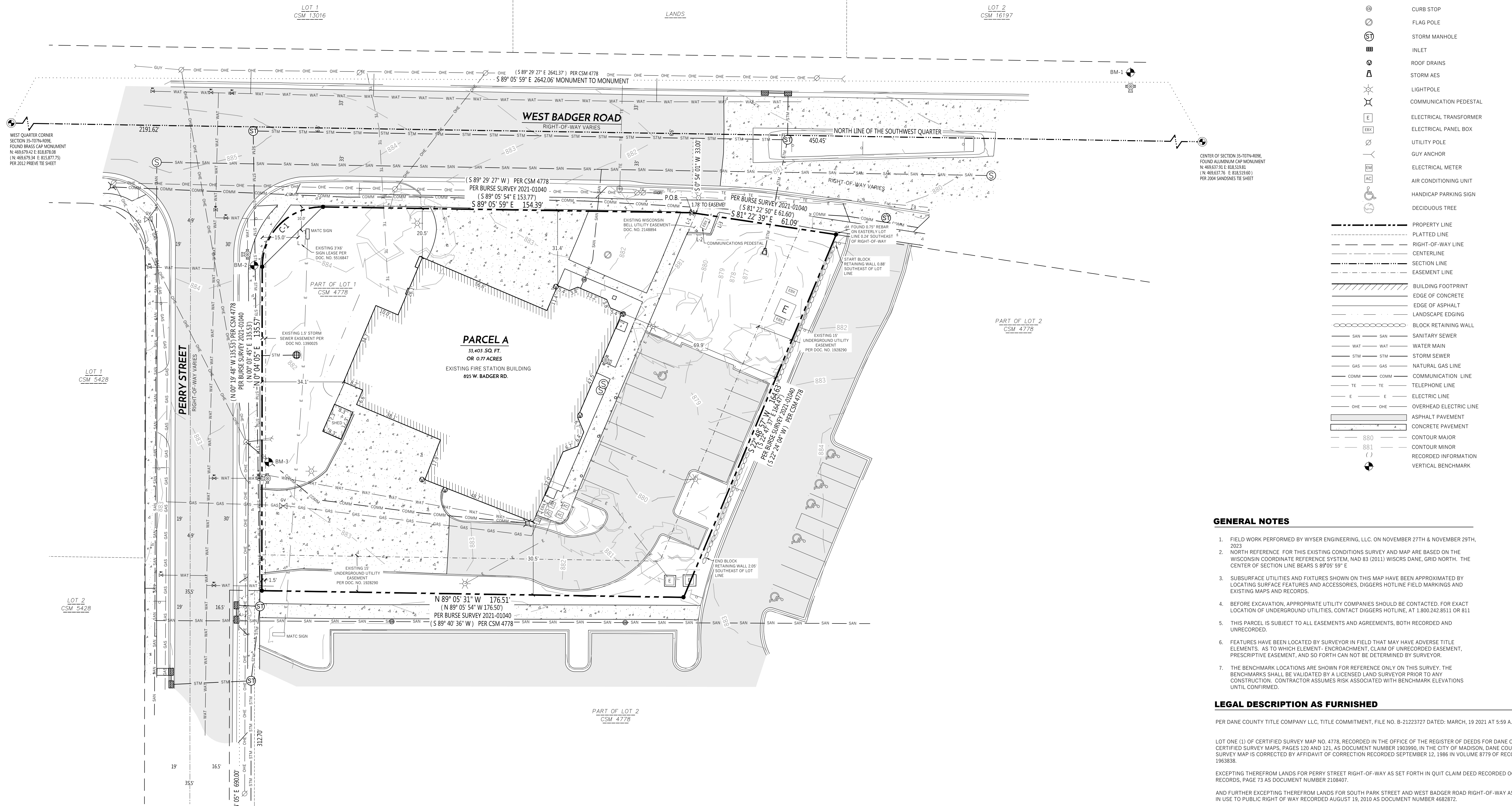
View from Perry Street Entrance Looking Northeast



View from Perry Street Looking Northwest



View from Perry Street Looking West



CURVE TABLE						
CURVE #	CURVE LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	TANGENT IN TANGENT OUT
C-1	39.63'	25.00'	90° 45' 56"	N 45° 29' 03" E	35.61'	N 0° 04' 05" E S 89° 05' 59" E
()	39.64'	25.00'	90° 50' 21"	N 45° 28' 56" E	35.61'	- -

() PER BURSE SURVEY 2021-01040

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	8.36'	N 22° 47' 37" E

SAID PARCEL CONTAINS 33,403 SQUARE FEET OR 0.77 ACRES.

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 AE 7 OF THE WISCONSIN ADMINISTRATIVE CODE.

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

DATE _____

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.

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/SIDWALK PATCHING AND CURB AND GUTTER REPLACEMENT.

EXISTING 15" STORM SEWER EASEMENT PER DOC NO. 1390023

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

EXISTING 3'X6' SIGN LEASE PER DOC. NO. 5516847 (TO BE RELEASED)

CONCRETE STEPS AT ENTRY, 4 RISERS.

PLAYGROUND ENTRY CORRIDOR

PLAYGROUND AREA (BY OTHERS)

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

SCREENED DUMPSTER ENCLOSURE AT EXISTING PARKING STALLS

WEST BADGER ROAD

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

STORMWATER MANAGEMENT (BIORETENTION BASIN)

5'X5' RAMP LANDING

ADA RAMP WITH RAILINGS

CONCRETE STEPS AT ENTRY, 6 RISERS

CONCRETE STEPS, 2 RISERS

ADA RAMP IN LINE WITH SIDEWALK, REFER TO C400 FOR DETAIL

ADA VAN STALL SIGN

54.0' - (4) @ 9'X17' STALLS AND 1 ADA VAN STALL

STORMWATER MANAGEMENT (UNDERGROUND SYSTEM)

45.0' - (5) STALLS @ 9'X17'

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

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

LEGEND (PROPOSED)

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

NORTH

0' 5' 10' 15'

1" = 10' ON 30"x42"

NOT TO SCALE ON 11"x17"

GENERAL NOTES

- 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.
- 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.
- 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: 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: 7,405 SQ.FT.
PAVED: 12,870 SQ.FT.

NEW IMPERVIOUS SURFACE AREA: 19,459 SQ.FT.
ROOFTOP: 13,376 SQ.FT.
PAVED: 6,083 SQ.FT.

LOT IMPERVIOUS ALLOWED: 85%
EXISTING LOT IMPERVIOUS: 60.7%
LOT IMPERVIOUS PROPOSED: 58.2%
DISTURBANCE LIMITS: 35,000 SQ. FT.

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WYSER ENGINEERING

MADISON AREA TECHNICAL COLLEGE

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

REVISIONS:

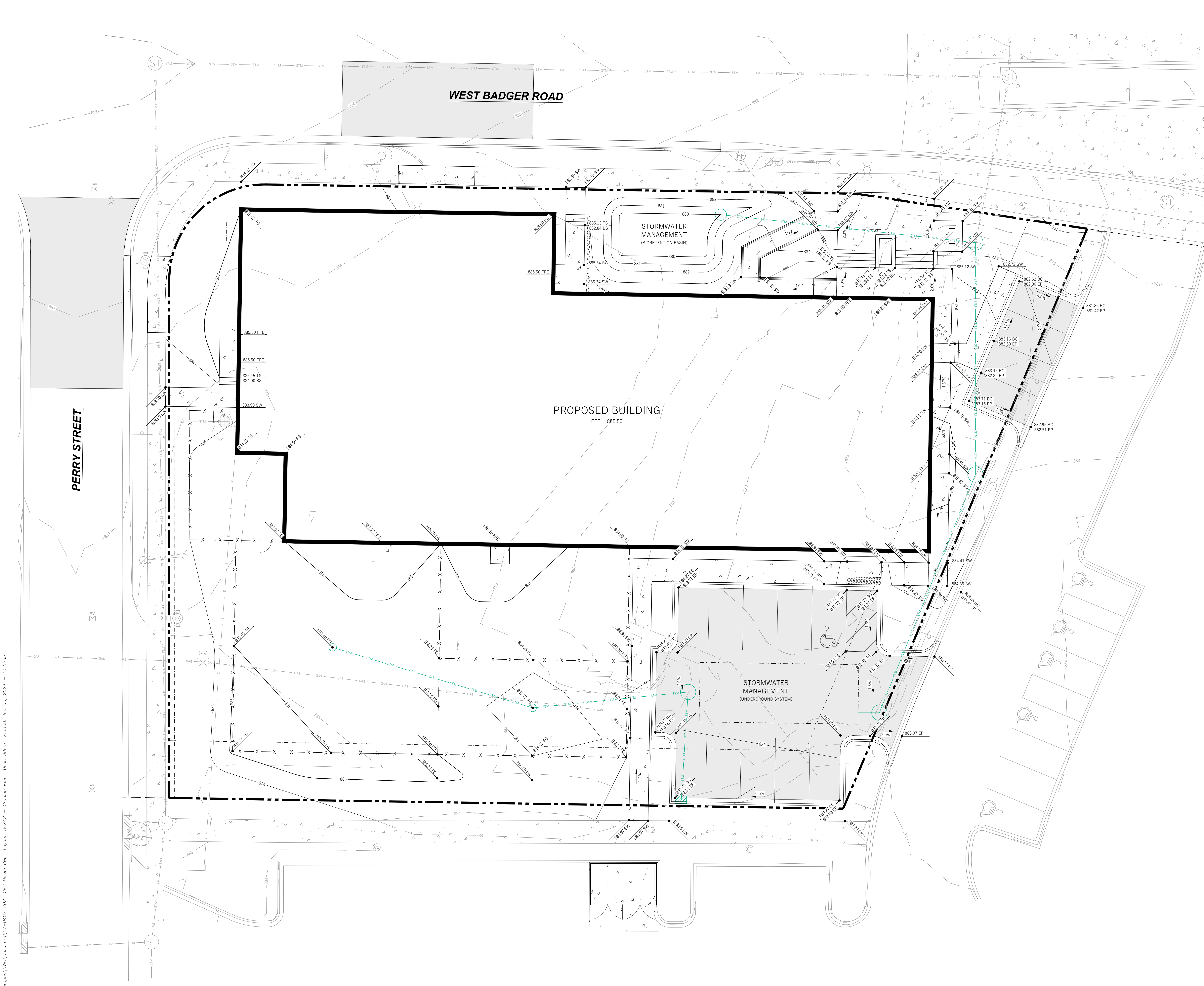
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SCHEMATIC DESIGN
BID PACKAGE:
DATE: 01/08/2024
JOB NO: 220024-03
SHEET NO:

C100

SITE PLAN

File: W:\2017\170407_Madison College - South Campus\DWG\Chilicare\17-0407_2023 Civil Design.dwg Layout: 30x42 - Grading Plan User: Adam Plotfile: Jan 05, 2024 - 11:52am



LEGEND (PROPOSED)

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

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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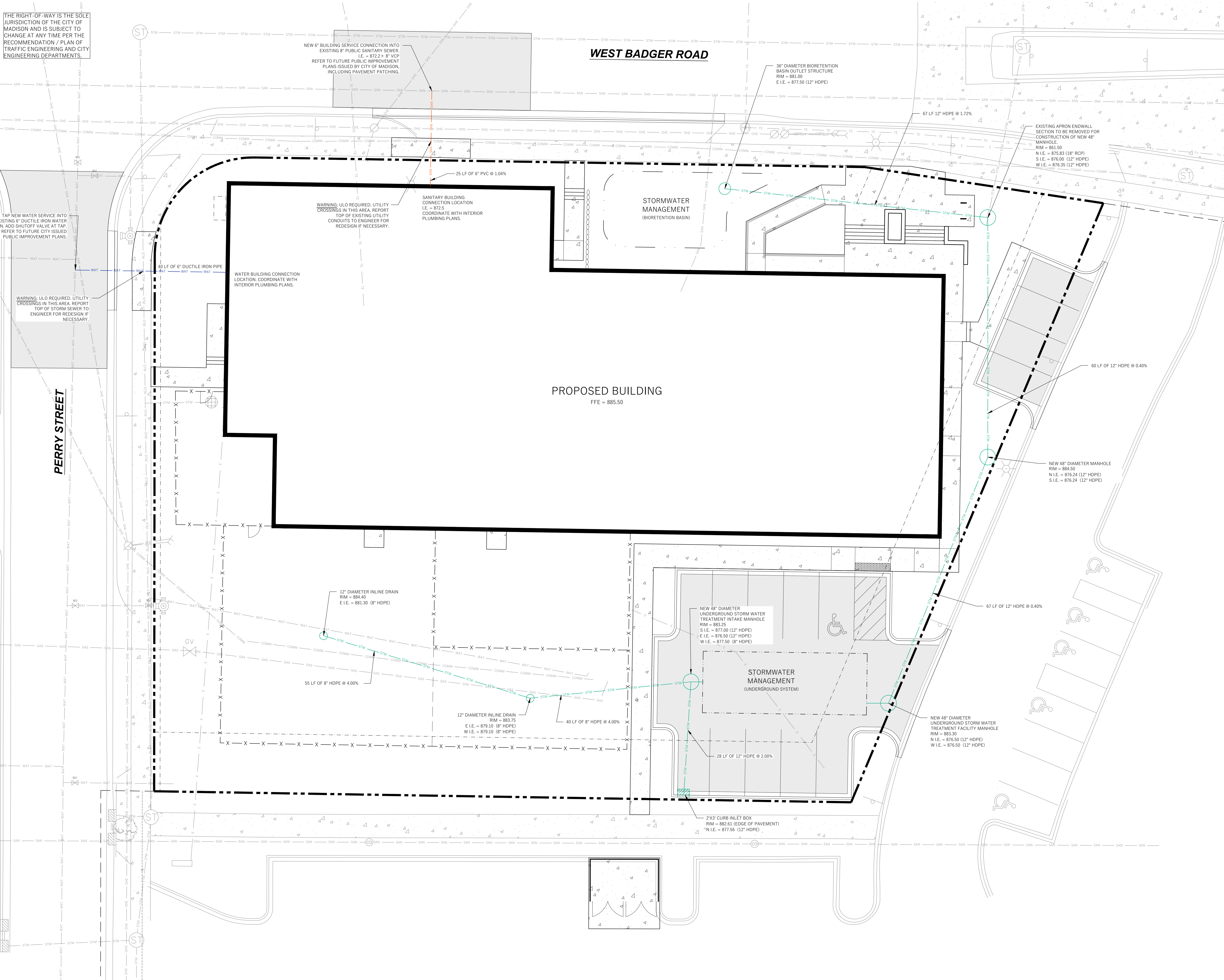
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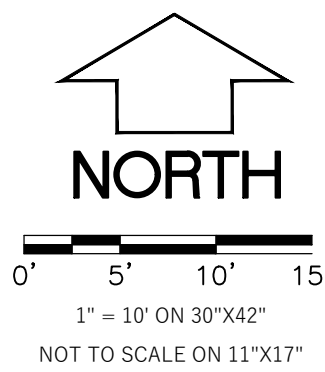
GRADING PLAN

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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
- STM - STORMWATER TREATMENT FACILITY



- GENERAL NOTES**
- 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.
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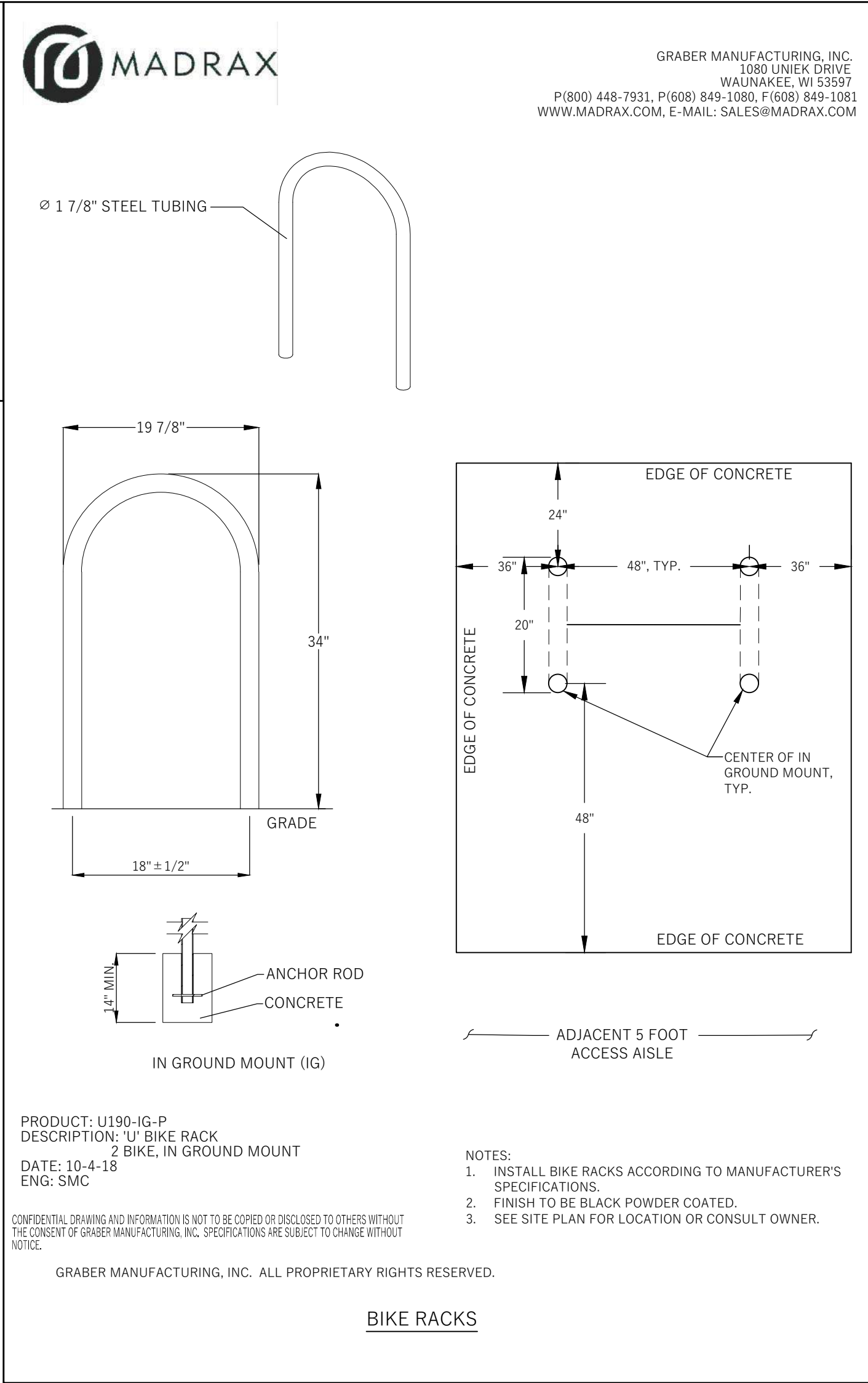
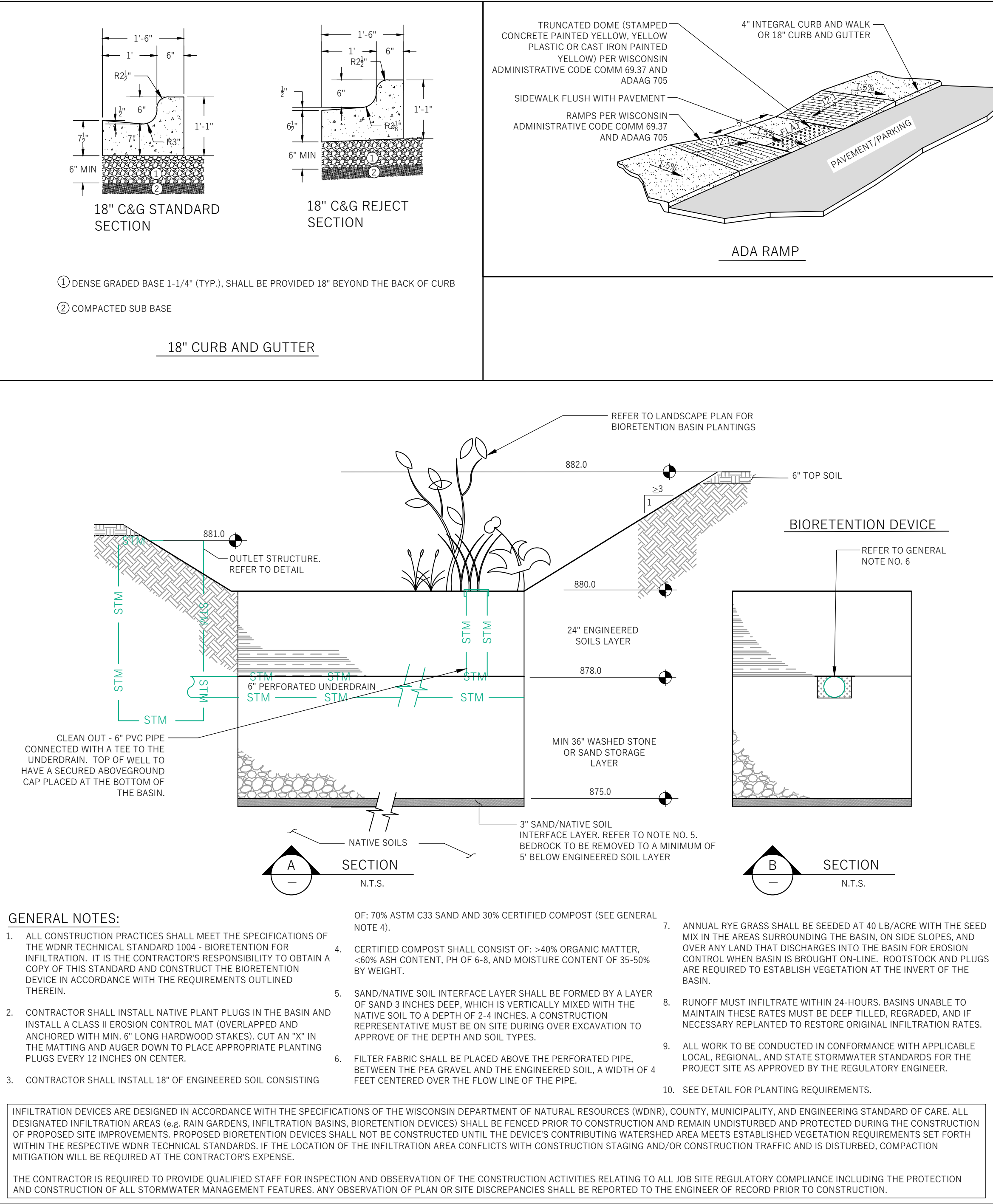
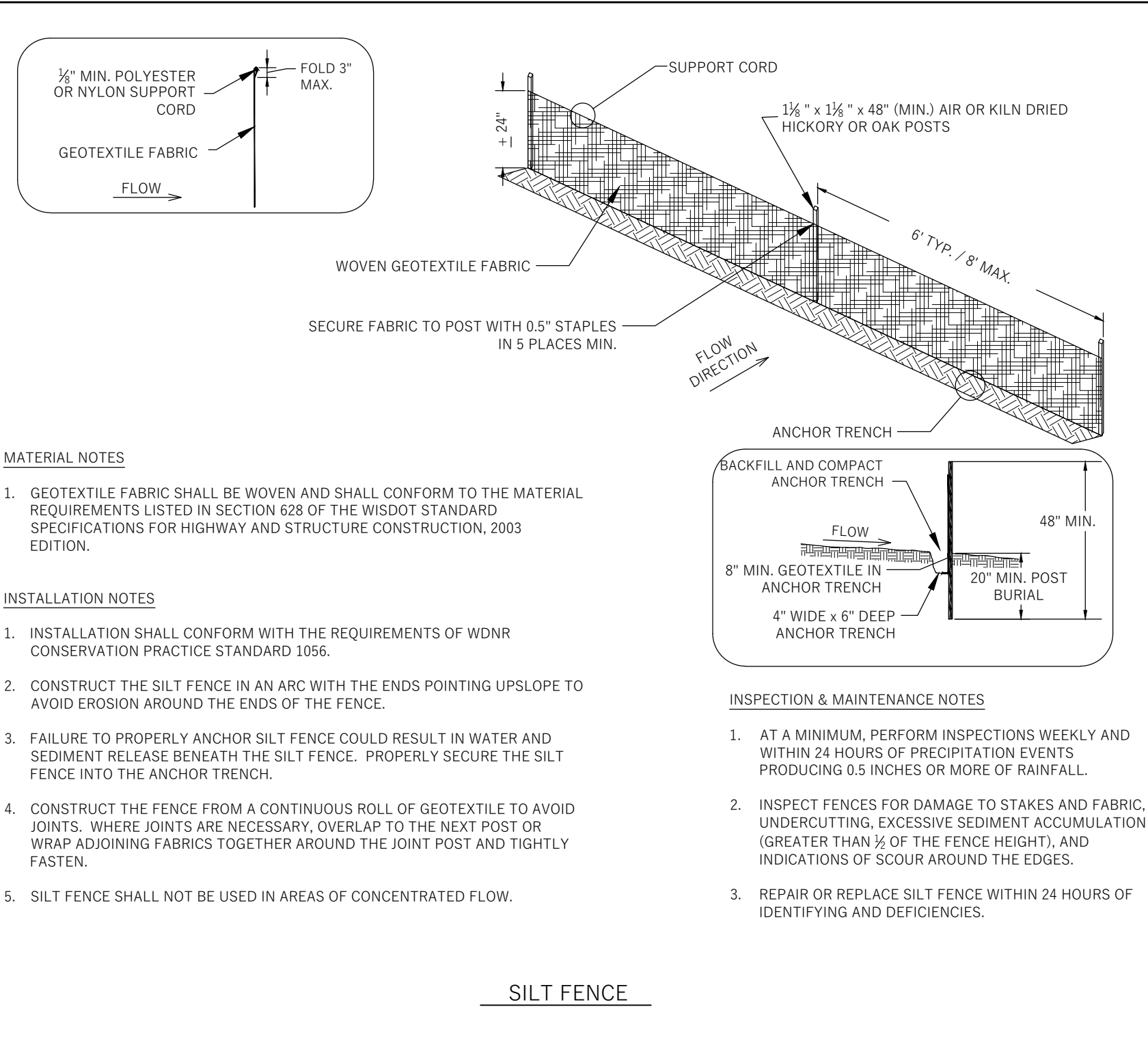
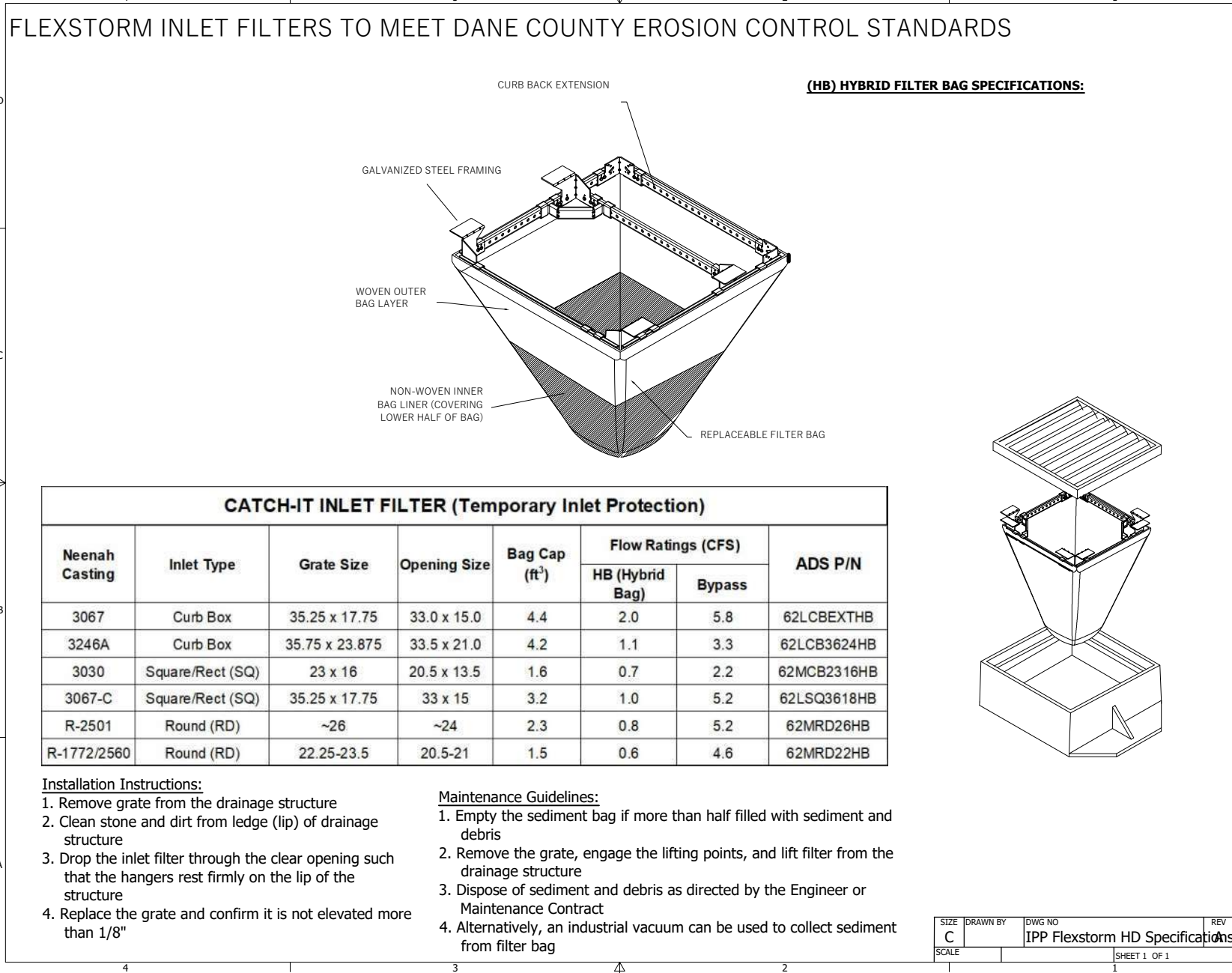
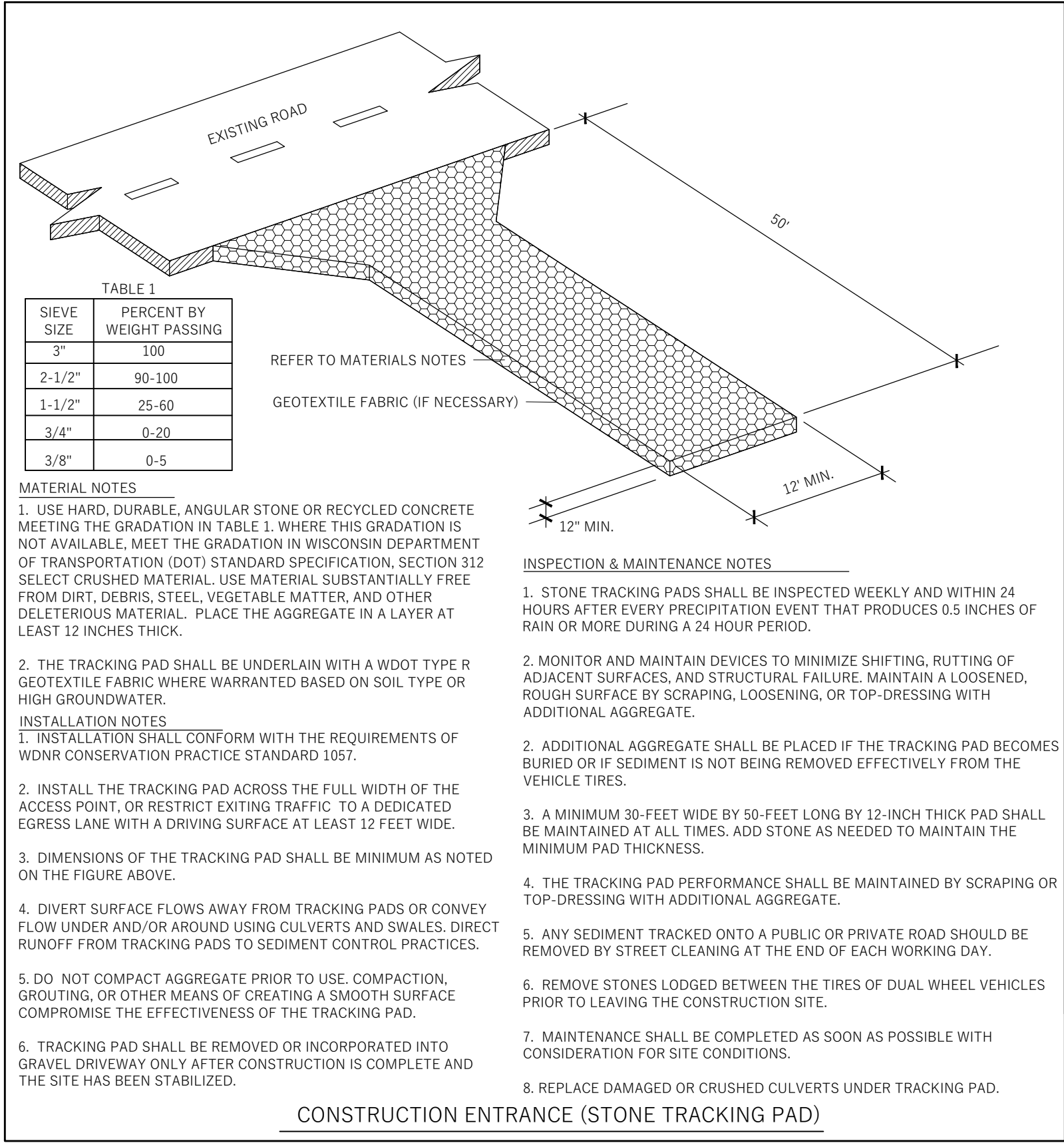
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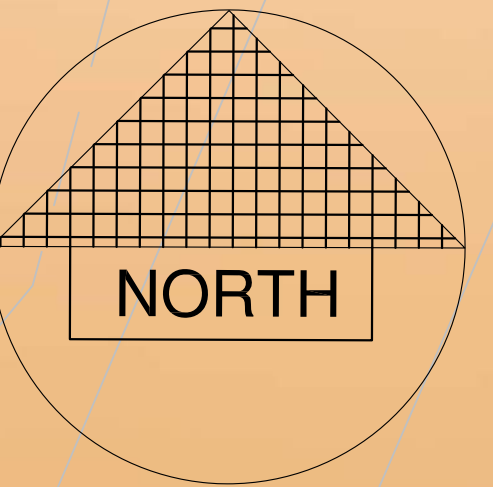
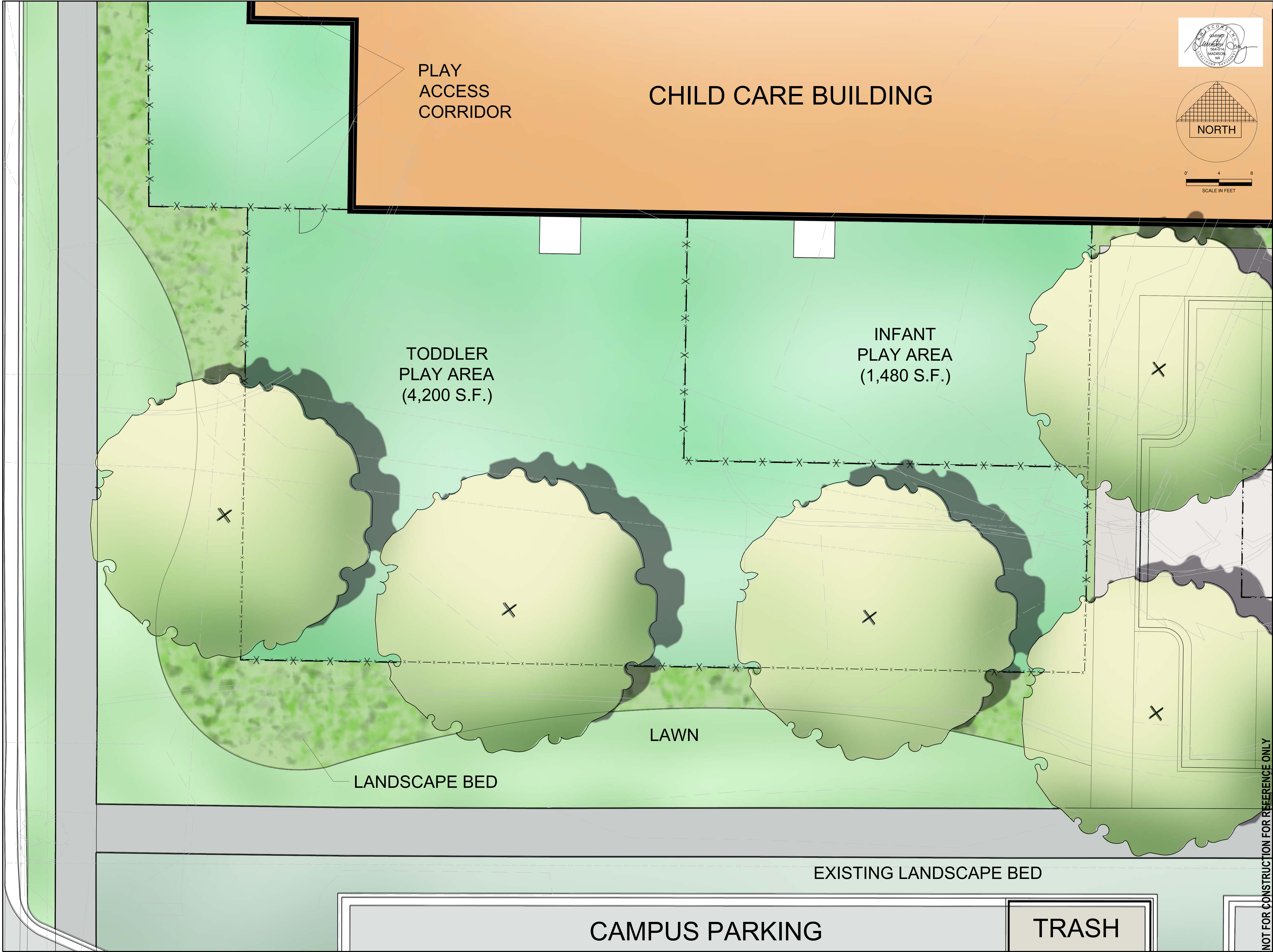
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UTILITY SCHEMATIC







0' 4' 8'
SCALE IN FEET

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PLAY ENLARGEMENT

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

prad
design studio

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LANDSCAPE PLANT LEGEND

Symbol	Botanical name	Common Name	Size	Root	Quanity	Remarks
SHADE TREES						
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		
EVERGREEN TREES						
TC	Tsuga canadensis	Canadian Hemlock	4' -6' HT.	B&B		
ORNAMENTAL TREES						
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		
SHRUBS						
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		
GRASSES						
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		
EVERGREEN SHRUBS						
Iv	Illex veticillata	Winterberry	5 Gal.	CG		
Jr	Juniperus ramlosa	Ramlosa juniper	5 Gal.	CG		
Tm	Taxus tauntonii	Taunton yew	5 Gal.	CG		

PERENNIALS						
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 designeds 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

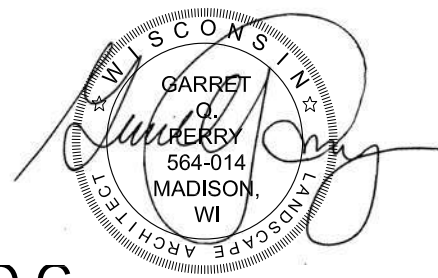
Use the table to indicate the quantity and points for all existing and proposed landscape elements.

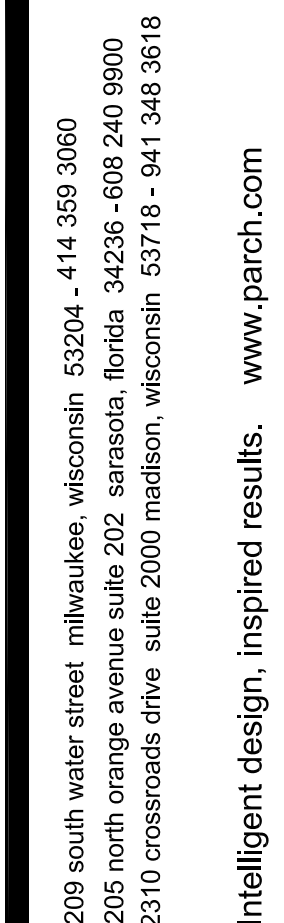

Plant Type/ Element	Minimum Size at Installation	Points	Credits/ Existing Landscaping		New/ Proposed Landscaping	
			Quantity	Points Achieved	Quantity	Points Achieved
Overstory deciduous tree	2½ inch caliper measured diameter at breast height (dbh)	35			10	350
Tall evergreen tree (i.e. pine, spruce)	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 ½ 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, publically accessible, and cannot comprise more than 5% of total required points.	5 points per "seat"				
Sub Totals						

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 eachthree hundred (300) square feet of developed area.
Total square footage of developed area 26,875
Total landscape points required 448



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etc
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2429 Perry Street, Madison, Wisconsin 53713

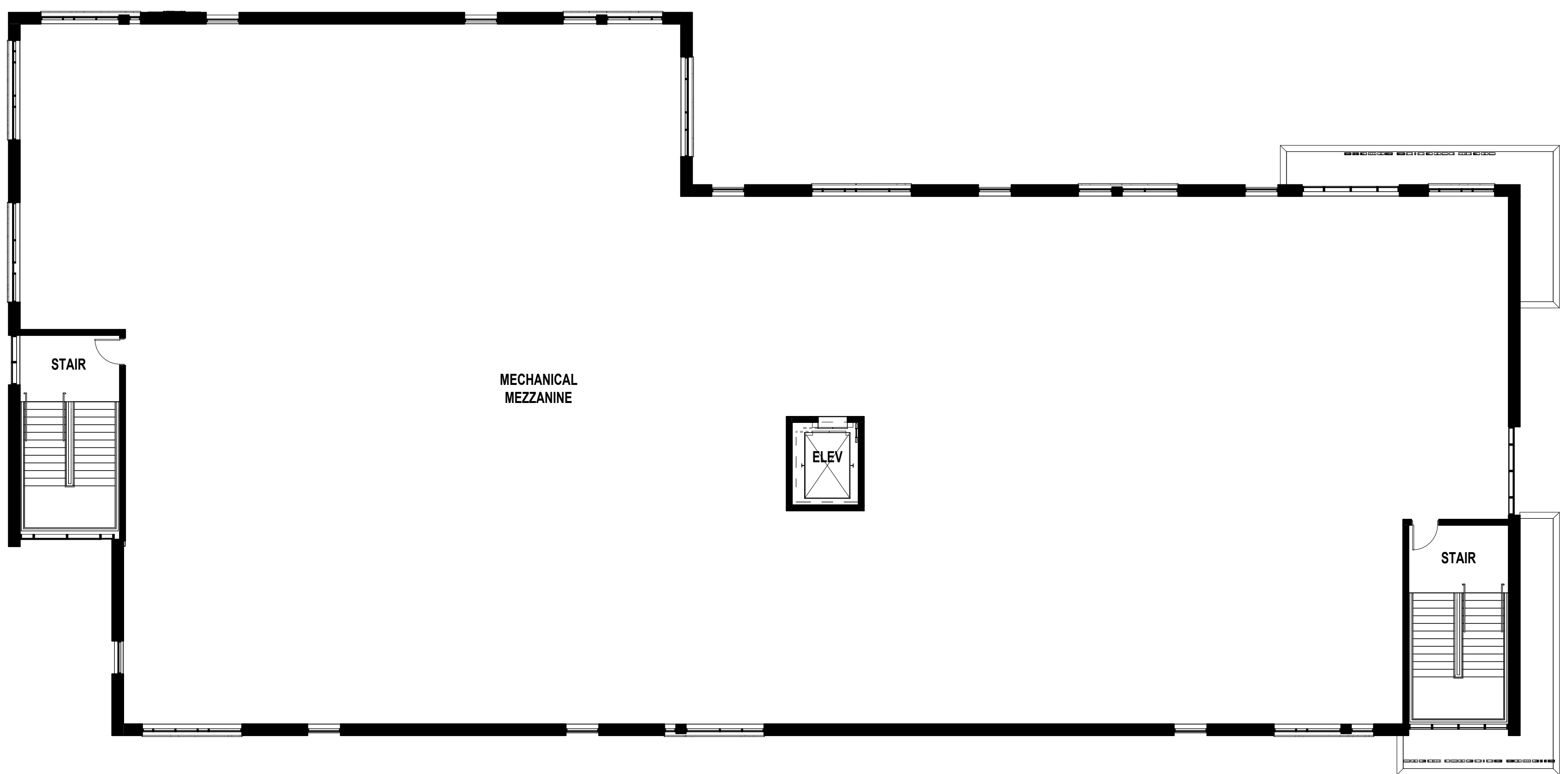
REVISIONS:

PLANTING DETAILS

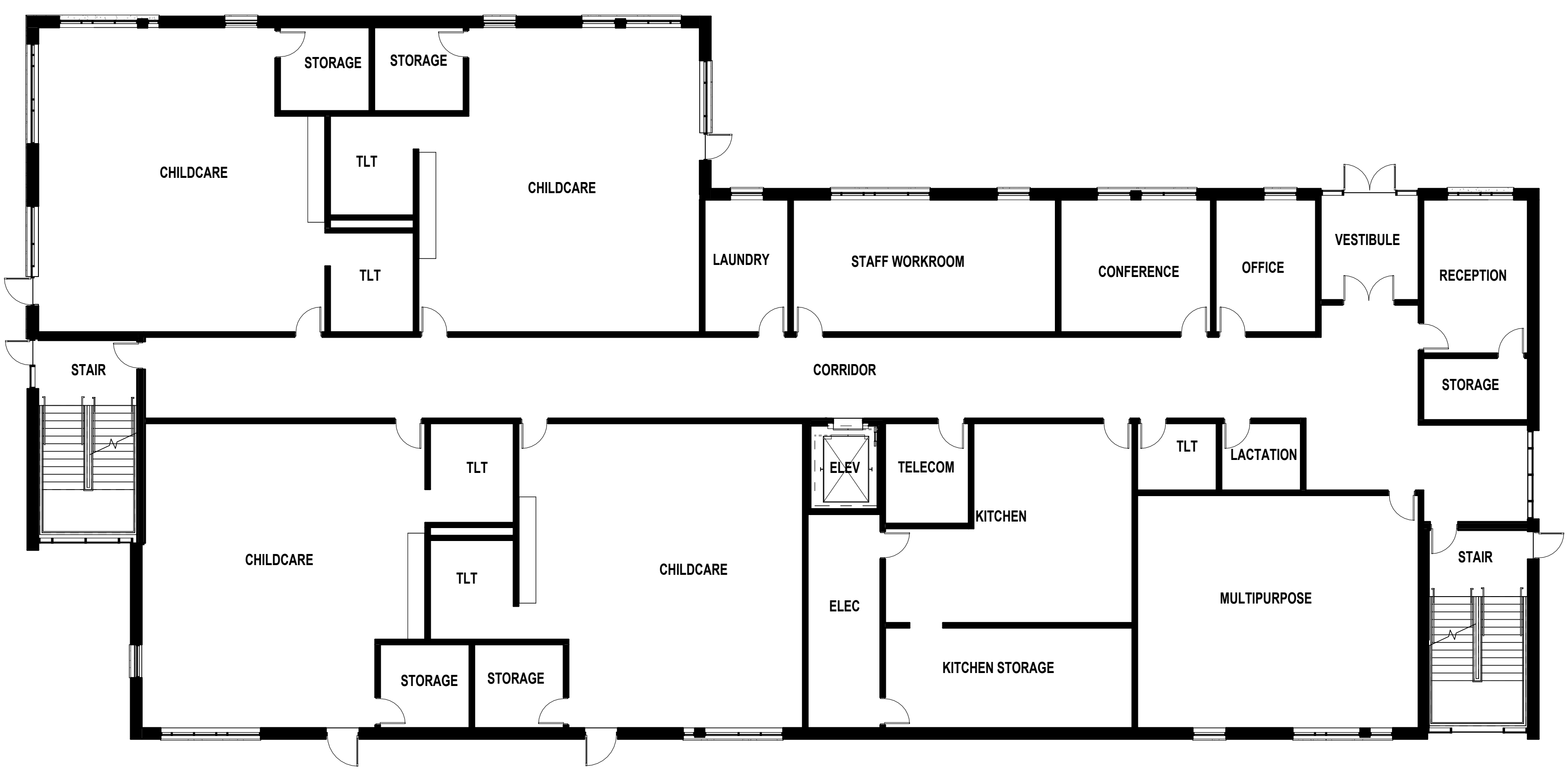
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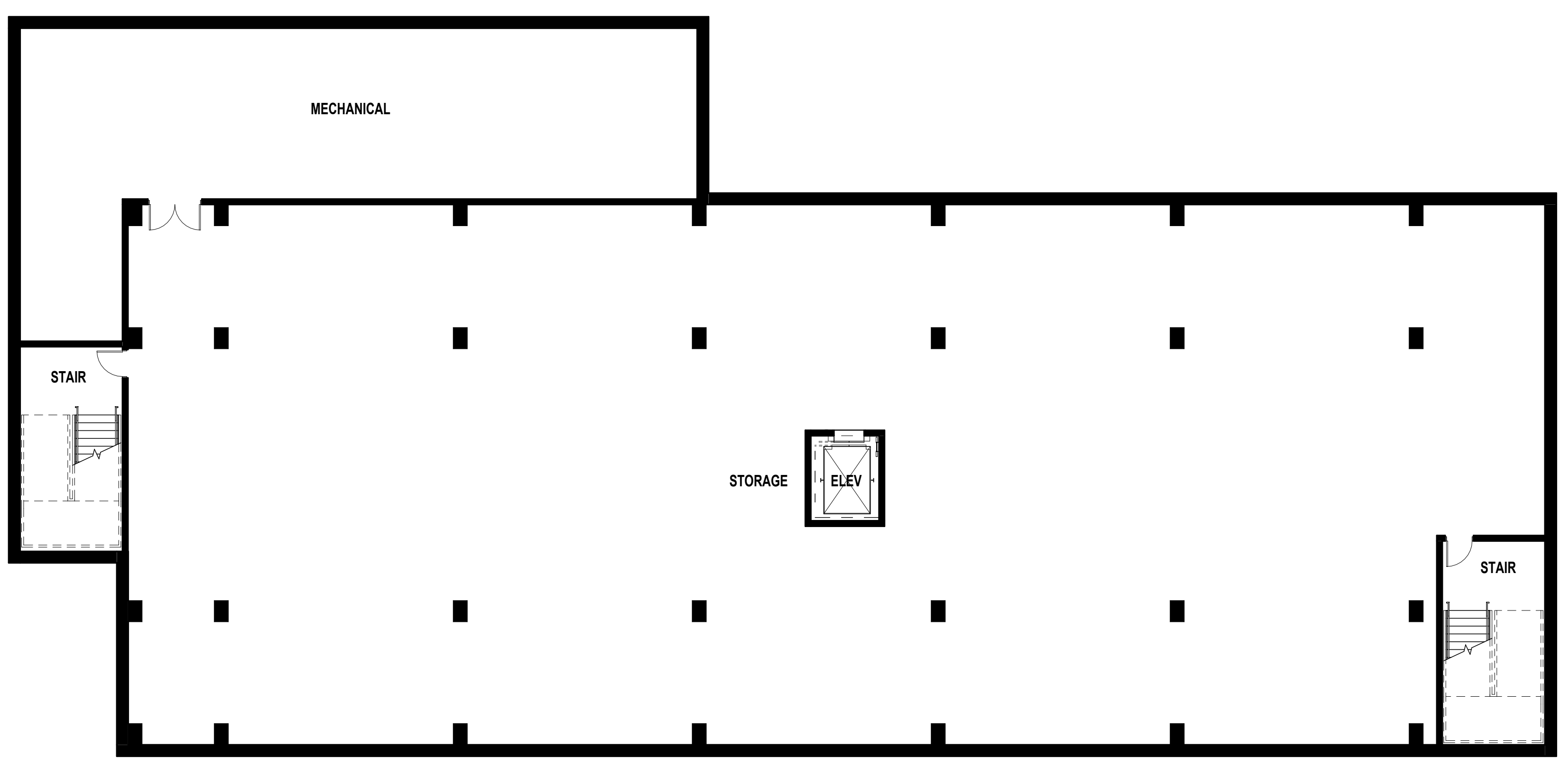
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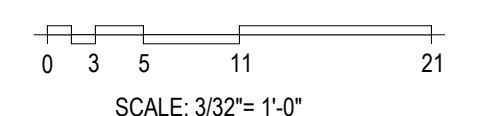
SECOND FLOOR OVERALL PLAN



FIRST FLOOR OVERALL PLAN



LOWER LEVEL PLAN







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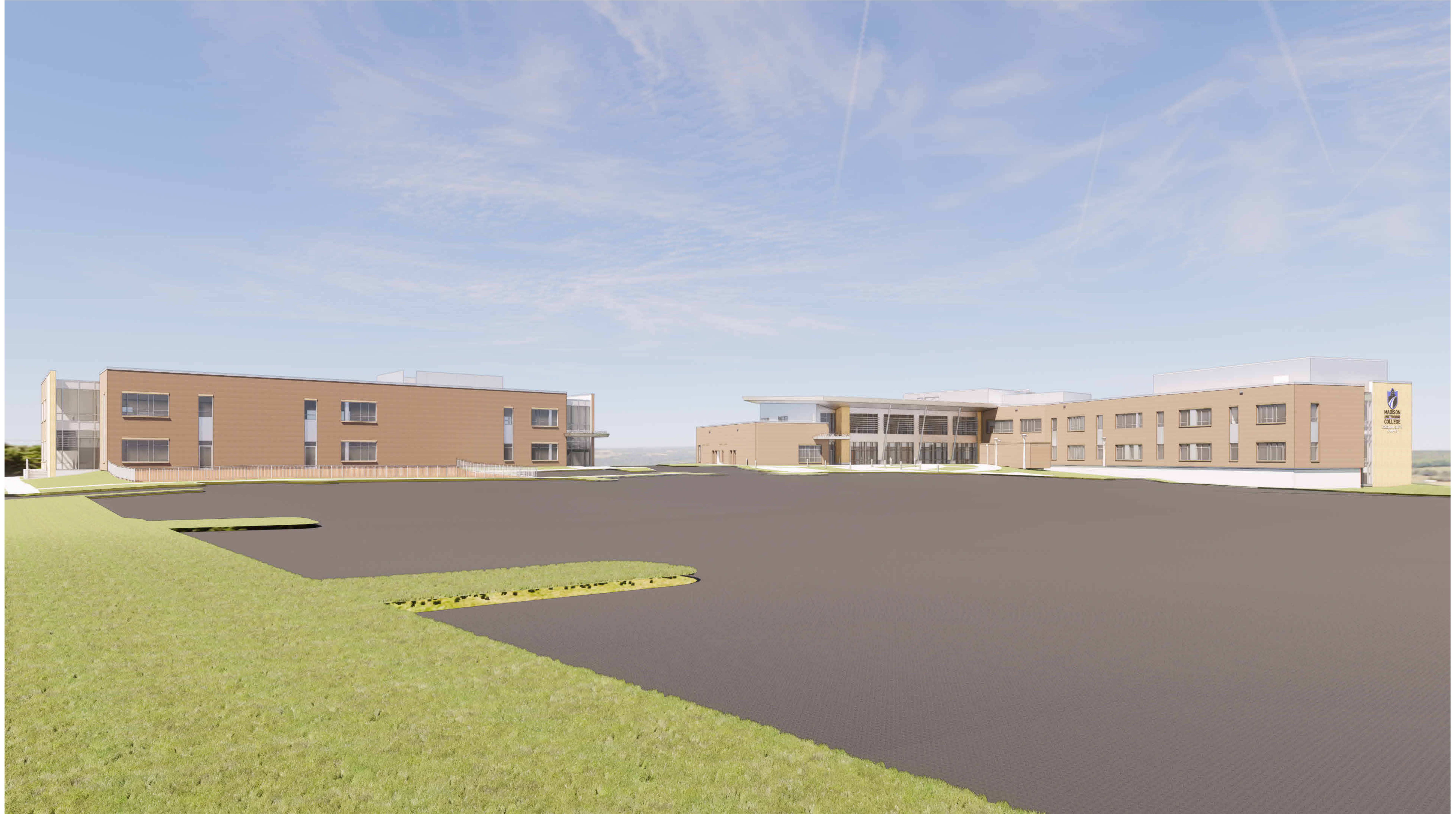






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Goodman South Early Learning Campus



RENDERINGS



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UDC-NORTH ELEVATION



UDC-SOUTH ELEVATION



UDC-EAST ELEVATION



UDC-WEST ELEVATION