

**APPLICATION FOR
URBAN DESIGN COMMISSION
REVIEW AND APPROVAL**

AGENDA ITEM # _____
Project # _____

DATE SUBMITTED: _____	Action Requested
UDC MEETING DATE: _____	<input type="checkbox"/> Informational Presentation
	<input type="checkbox"/> Initial Approval and/or Recommendation
	<input type="checkbox"/> Final Approval and/or Recommendation

PROJECT ADDRESS: ANDERSON STREET

ALDERMANIC DISTRICT: _____

OWNER/DEVELOPER (Partners and/or Principals) FRED BRECHLIN (MATEL) ARCHITECT/DESIGNER/OR AGENT: WADE WYSE, JSD PROFESSIONAL SERVICES, INC

CONTACT PERSON: WADE WYSE
Address: 181 HORIZON DR. SUITE 101
VERONA, NJ 07093
Phone: (608) 848-5060
Fax: (608) 848-2255
E-mail address: WADE.WYSE@JSDINC.COM

TYPE OF PROJECT:

(See Section A for:)

- Planned Unit Development (PUD)
 - General Development Plan (GDP)
 - Specific Implementation Plan (SIP)
- Planned Community Development (PCD)
 - General Development Plan (GDP)
 - Specific Implementation Plan (SIP)
- Planned Residential Development (PRD)
- New Construction or Exterior Remodeling in an Urban Design District * (A public hearing is required as well as a fee)
- School, Public Building or Space (Fee may be required)
- New Construction or Addition to or Remodeling of a Retail, Hotel or Motel Building Exceeding 40,000 Sq. Ft.
- Planned Commercial Site

(See Section B for:)

- New Construction or Exterior Remodeling in C4 District (Fee required)

(See Section C for:)

- R.P.S.M. Parking Variance (Fee required)

(See Section D for:)

- Comprehensive Design Review* (Fee required)
- Street Graphics Variance* (Fee required)
- Other _____

*Public Hearing Required (Submission Deadline 3 Weeks in Advance of Meeting Date)

Where fees are required (as noted above) they apply with the first submittal for either initial or final approval of a project.

December 4, 2009

Madison College
3550 Anderson Street
Madison, WI 53704



Chairperson Nancy E. Fey
and members of the
City of Madison Plan Commission
215 Martin Luther King Jr. Blvd.
Madison, WI 53701

RE: Proposed Parking Lot Expansion
Truax Campus

Commissioners:

Madison College respectfully requests approval of our plans to construct a parking lot at the southwest corner of the Anderson Street and Hoffman Street intersection. Please see the enclosed map showing the location of the proposed parking lot in relation to the Madison College – Facilities Master Plan. The proposed lot occupies approximately 3.2 acres and will provide a total of 355 stalls (8 Accessible stalls, 347 standard stalls, and 36 bike spaces). The new parking lot will account for approximately 10% of the total parking area on the Truax Campus. The additional parking combined with the current parking lots will help ease the existing demand for parking for our current student enrollment of 13,000 degree and non-degree students. Many students are commuters from outside the City of Madison, are employed, have families, and do not have access to other travel options other than their personal car. Unlike traditional colleges or universities, we do not have residence halls for on campus housing at the Truax Campus. Student fees include bus passes and the Madison College promotes mass transit and carpooling.

Our enrollment has been increasing steadily, and in fact, has increased over 12% this semester. We expect enrollment will continue to increase over the next 10 years. The Campus Plan recognizes this trend by incorporating a parking ramp located near the central area academic buildings. This ramp will replace stalls lost due to future planned building construction and is expected to accommodate enrollment and staff increases. It is however located too far away to provide convenient and safe parking to support the sports and athletic fields. There are also campus design considerations and geotechnical/construction economic issues which effectively limit the parking ramp to the location shown on the Master Plan.

The immediate need for parking at this location is to accommodate students and staff of Madison College and to provide safe, accessible and adequate spectator and participant parking to support the existing athletic fields. The existing parking facilities that serve

the softball and soccer fields are located on the north side of Anderson Street with frequent users including student-athletes, coaches, athletic department staff, disabled spectators, other spectators, visitors, and facilities personnel. It is difficult and extremely unsafe for pedestrians to cross Anderson Street near the fields by foot as there are not appropriate crossings. The field areas also include traversing steep ditches, unlevel grounds around the fields, and water saturated turf at times. A new parking area would show all involved or associated with the programs that they are valued due to the physical enhancement of the area.

The new lot will lessen the negative impact of our students parking in adjacent neighboring parking lots. Many of our neighbors have signs posting “No MATC Parking.” The parking lot will allow for more regional parking/ transfer options for weekend city activities such as rhythm and booms at nearby Warner Park.

In the larger scheme of campus planning, this parking lot, in conjunction with the programmed signalization of the Anderson - Hoffman Street intersection and the future extension of Hoffman Street represent some of the first construction projects that will begin to implement the Truax Campus Master Plan. Depending on resources, the first priorities will include construction of a health sciences building and a central entrance to the Truax building that could house tutoring, counseling, enrollment and career services in a Student Success Center. This plan has been formulated to create a vibrant and viable campus that will accommodate new and expanded academic and vocation curricula and the projected increases in staff and commuting students over the next 10 years. We fully expect that enrollment and consequently the utilization of our campus will increase to nearly 16 hours per day average including additional demands for early morning and evening programs. The Anderson-Hoffman parking lot will enable Madison College to effectively plan and phase the implementation of the Truax Campus Plan by providing for:

- Alternate/replacement parking for stalls that will be removed by the new building construction in the central portion of the campus.
- Replacement stalls for those that will be removed as the lot between Hoffman and Wright Streets is refurbished and renovated to better accommodate stormwater management related to the numerous past floods. An ongoing site analysis is being conducted to determine remediation work. The northwest end of this lot was flooded again during the summer of 2009 and has become an increasingly continual problem.
- Stalls for supporting and accommodating Madison College athletics and student recreation programs. The Master Plan calls for improvement of this sports area to include a future sustainable, “green”, facility including shelter/concession/restroom/storage areas.

It is our intention and commitment that this parking lot will be designed and constructed in the “greenest” most practical manner. Key elements of this design include:

- Meeting the City’s storm water management standards for runoff control and oil and grease treatment.
- Extensive landscaping with over story trees to provide shade to mitigate the “heat island” effect.
- Parking lot lighting and pedestrian security lighting will be fully shielded light emitting diode (LED) type.

Madison College staff and our consulting engineers have worked with City Staff, Alder Larry Palm, and the Carpenter-Ridgeway Neighborhood Association in preparing the conceptual design for this improvement. See attached supporting documentation. It is our belief that it addresses a critical need in both near-term programming and long term planning for the College and the Madison community.

Thank you in advance for your favorable consideration of our request. Please do not hesitate to contact me at 246.6837 or Wade Wyse, P.E., JSD Professional Services at 848.5060 if additional information is needed.

Sincerely,

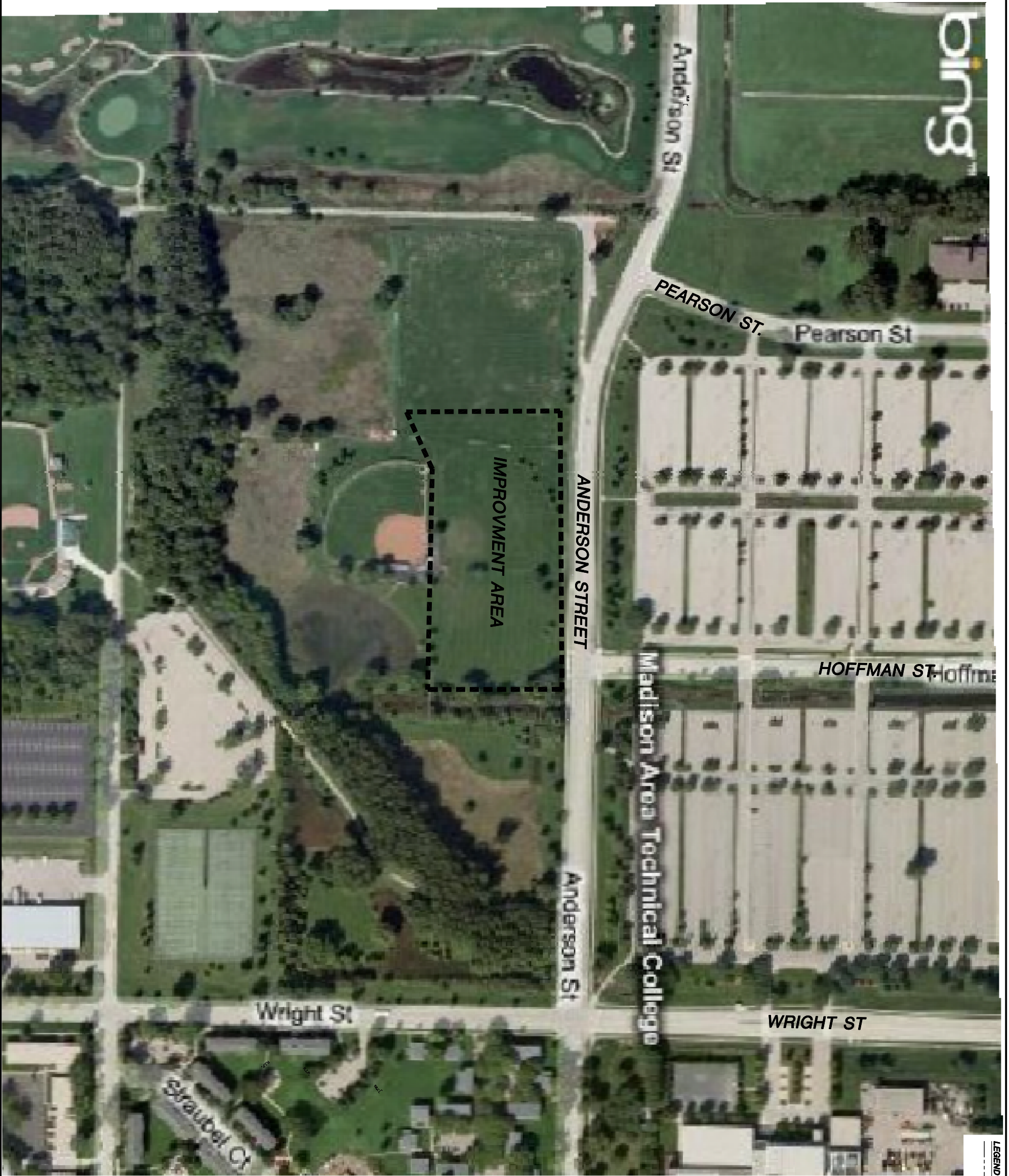
A handwritten signature in blue ink that reads "Fred Brechlin". The signature is written in a cursive, flowing style.

Fred Brechlin
Facilities Architect

Cc: Mike Stark, Director Facility Services, Madison College

Enclosures:

Area-Wide Location Map
MATC Truax Master Plan - Executive Summary Dated May 2009
Neighborhood Association Letter



LEGEND (PROPOSED)

----- FUTURE PROPERTY LINE

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SERVICES PROVIDED TO:
MADISON COLLEGE

3550 ANDERSON ST
 MADISON, WI 53704

**MADISON COLLEGE
 PARKING EXPANSION**

PROJECT LOCATION:
 MADISON, WI

JSD PROJECT NO.: 09-3867

SEAL/SIGNATURE:

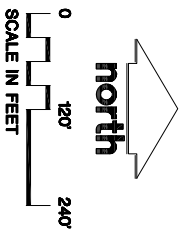
ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING FOR ACCURACY, THE USER SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS, DETAIL AND DIMENSIONS OF THEIR TRADE AND BE RESPONSIBLE FOR THE SAME.

DESIGN:	DOS	11-15-09
DRAWN:	DOS	11-15-09
APPROVED:	WFW	
PLAN MODIFICATIONS:		
CITY OF MADISON		11-20-09

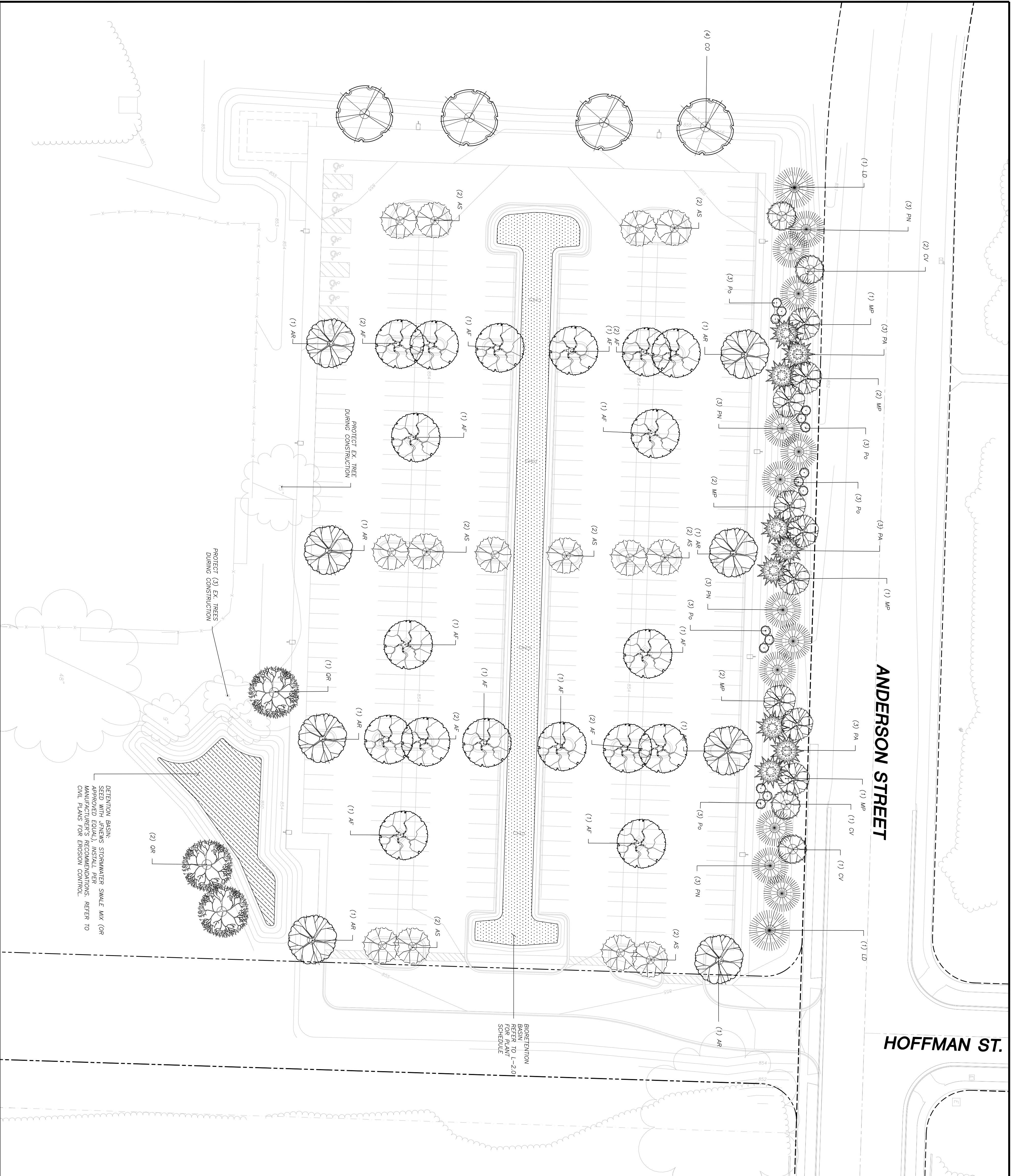
DIGESTERS HOTLINE

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SHEET TITLE:
LOCATION MAP



SHEET NUMBER:
EXHIBIT A



ANDERSON STREET

HOFFMAN ST.

LEGEND

- PROPERTY LINE
- - - R-O-W
- EDGING
- BIORETENTION AREA, REFER TO LANDSCAPE NOTES AND CIVIL DRAWINGS
- DETENTION BASIN SEED MIX

LANDSCAPE NOTES

1. REFER TO SHEET L-2.0 FOR LANDSCAPE WORKSHEET, BIORETENTION PLANT LIST, LANDSCAPE SPECIFICATIONS AND DETAILS.
2. REFER TO THE TOPOGRAPHIC AND UTILITY MAP FOR EXISTING CONDITIONS NOTES AND LEGEND.
3. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT OR GUARANTEE THE ACCURACY OF ANY INFORMATION OR DATA PROVIDED BY ANY OTHER PARTY. THE USER SHALL BE RESPONSIBLE FOR VERIFYING ALL INFORMATION AND DATA THROUGH THE DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.
4. DRAWING FOR REVIEW - NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.
5. INSTALL BIORETENTION AREA AS INDICATED ON GRADING AND DETAIL DRAWINGS. BIORETENTION SHALL BE CONSTRUCTED BY DNR CONSERVATION PRACTICE STANDARD 1004.
6. PARKING LOT LIGHTING SHALL BE FULLY-SHIELDED LIGHT EMITTING DIODE (LED) TYPE.

LEGEND (PLANTS)

CANOPY TREES

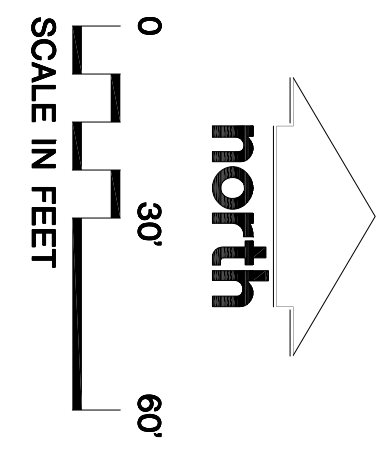
- ACER X FREEMANNII 'SIRIWA GLEV'
- ACER RUBRUM 'RED SUNSET'
- ACER RUBRUM 'SCARSEN'
- CELTIS OCCIDENTALIS 'WINOY CITY'
- QUERCUS RUBRA
- GRACEOUS WARD'S 'WINTER KING'
- MALUS 'PARADISE'
- EVERGREEN TREES
 - LARIX DECIDUA
 - PICEA ABIES
 - PINUS NIGRA

ORNAMENTAL TREES

- QUERCUS RUBRA
- CELTIS OCCIDENTALIS 'WINOY CITY'
- ACER RUBRUM 'SCARSEN'
- ACER X FREEMANNII 'SIRIWA GLEV'
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EVERGREEN TREES

- LARIX DECIDUA
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PROJECT LOCATION:
**MADISON COLLEGE
 PARKING EXPANSION**

MADISON, WI

JSD PROJECT NO.: 09-3867

SEAL/SIGNATURE:

DESIGN: SCL 11-5-09
 DRAWN: SCL 11-5-09
 APPROVED:

PLAN MODIFICATIONS:

CITY OF MADISON 12-08-09

ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING FOR ACCURACY, THE USER SHALL BE RESPONSIBLE FOR VERIFYING ALL INFORMATION AND DATA THROUGH THE DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.

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 DRAWN: SCL 11-5-09
 APPROVED:

PLAN MODIFICATIONS:

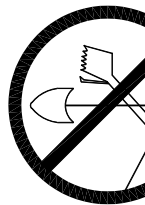
CITY OF MADISON 12-08-09

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SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER:
L-1.0

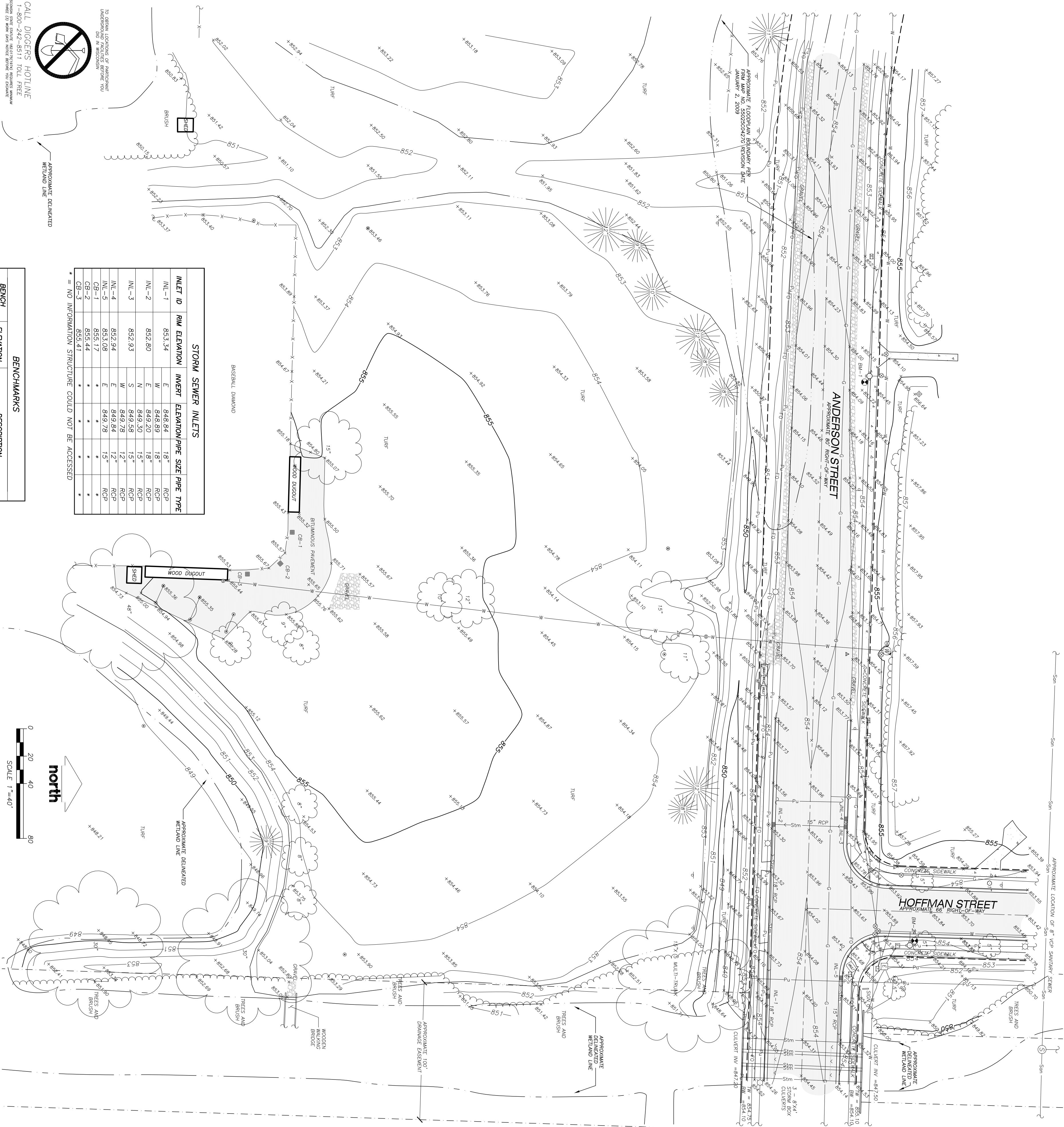


CALL DIGGERS HOTLINE
1-800-242-8511 TOLL FREE

TO OBTAIN LOCATION OF UNDERGROUND UTILITIES, CONTACT DIGGERS HOTLINE OR A PROFESSIONAL ENGINEER OR SURVEYOR. THE LOCATION OF UTILITIES SHOWN ON THIS MAP IS BASED ON RECORD DRAWINGS AND FIELD SURVEY. THE LOCATION OF UTILITIES SHOWN ON THIS MAP IS NOT GUARANTEED. THE USER OF THIS MAP SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF UTILITIES BEFORE ANY EXCAVATION. THE USER OF THIS MAP SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND AGREEMENTS FROM THE APPROPRIATE AGENCIES AND UTILITIES. THE USER OF THIS MAP SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND AGREEMENTS FROM THE APPROPRIATE AGENCIES AND UTILITIES. THE USER OF THIS MAP SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND AGREEMENTS FROM THE APPROPRIATE AGENCIES AND UTILITIES.

INLET ID	RIM ELEVATION	INVERT ELEVATION	PIPE SIZE	PIPE TYPE
INL-1	853.34	848.84	18"	RCP
INL-2	852.80	849.20	18"	RCP
INL-3	852.93	849.58	15"	RCP
INL-4	852.94	849.78	12"	RCP
INL-5	853.08	849.84	15"	RCP
CB-1	853.17			
CB-2	853.44			
CB-3	853.41			

BENCH MARK	ELEVATION	DESCRIPTION
BM-1	857.11	TOP NUT OF HYDRANT ON NORTH SIDE OF ANDERSON STREET
BM-2	856.88	TOP NUT OF HYDRANT AT THE INTERSECTION OF ANDERSON STREET AND HOFFMAN STREET



- LEGEND**
- WISDOT CONTROL MONUMENT
 - PK/MAG NAIL FOUND
 - BENCHMARK
 - POST
 - SIGN
 - CABLE PEDESTAL
 - ELECTRIC PEDESTAL
 - ELECTRIC METER
 - ELECTRIC TRANSFORMER
 - VAULT
 - LIGHT POLE
 - GAS REGULATOR/METER
 - TELEPHONE PEDESTAL
 - TELEPHONE BOOTHS
 - SQUARE CASTED INLET
 - CURB INLET
 - SAUNTRY MANHOLE
 - WATER MANHOLE
 - HYDRANT
 - WATER OR GAS VALVE
 - WATER FACET
 - DECIDUOUS TREE
 - CONIFEROUS TREE
 - CENTERLINE
 - APPROXIMATE RIGHT-OF-WAY LINE
 - APPROXIMATE EASEMENT LINE
 - FENCE LINE
 - GUARD OR SAFETY RAIL
 - EDGE OF PAVEMENT
 - CONCRETE CURB & GUTTER
 - EDGE OF GRAVEL
 - UNDERGROUND CABLE
 - FIBER OPTIC
 - NATURAL GAS
 - UNDERGROUND ELECTRIC
 - STORM SEWER
 - UNDERGROUND TELEPHONE
 - WATER LINE
 - SAUNTRY SEWER
 - EDGE OF WOODS OR BRUSH
 - BUILDING
 - APPROXIMATE FLOODPLAIN PER FIRM MAP
 - APPROXIMATE DELINEATED WETLAND LINE
 - INDEX CONTOUR
 - 850' SPOT ELEVATION
 - INTERMEDIATE CONTOUR
 - BITUMINOUS PAVEMENT
 - CONCRETE PAVEMENT
 - GRAVEL OR ROCK

- NOTES**
- THE HORIZONTAL DATUM FOR THIS MAP IS THE WISCONSIN COUNTY COORDINATE SYSTEM (WCCS)-DANE ZONE.
 - ELEVATIONS FOR THIS MAP ARE BASED ON THE SOUTH QUARTER (S1/4) CORNER OF SECTION 29, TOWN 8 NORTH, RANGE 10 EAST, HAVING AN ELEVATION OF 852.32. THE VERTICAL DATUM FOR THESE ELEVATIONS IS THE NORTH AMERICAN VERTICAL DATUM OF 1988, (NAVD 88).
 - CONTOUR INTERVAL IS ONE FOOT.
 - FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. ON OCTOBER 21, 2009.
 - THE RIGHT-OF-WAY AND EASEMENT LOCATIONS SHOWN ON THIS MAP HAVE BEEN APPROXIMATED FROM CITY RECORDS.
 - APPROXIMATE FLOODPLAIN BOUNDARY WAS DETERMINED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM), PANEL 4276 OF 8504, MAP NO. 5802004276, REVISED JANUARY 02, 2009. AN ELEVATION OF 853 IS SHOWN NORTHWEST OF THE PROJECT SITE ON SAID PANEL.
 - DELINEATED WETLAND BOUNDARIES HAVE BEEN SCALED AND APPROXIMATED FROM MAP PROVIDED, FIGURE 4, FIELD DELINEATED WETLAND DATA MAP-CRUX, PRODUCED BY NATIONAL RESOURCES CONSULTING INC. (NRC), MODIFIED JUNE 01, 2009, PROJECT NO. 089-0289-01.
 - SUBSURFACE UTILITIES AND FEATURES SHOWN ON THIS MAP HAVE BEEN APPROXIMATED BY LOCATING SURFICIAL FEATURES AND APPURTENANCES, LOCATING DIGGERS HOTLINE FIELD MARKERS AND BY REFERENCE TO UTILITY RECORDS AND MAPS. DIGGERS HOTLINE TICKET NO. 20094202880.
 - BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED FOR EXACT LOCATION OF UNDERGROUND UTILITIES, CONTACT DIGGERS HOTLINE, AT 1.800.242.8511.
 - THE ACCURACY OF THE BENCHMARKS SHOWN ON THIS MAP SHALL BE VERIFIED BEFORE BEING UTILIZED. JSD PROFESSIONAL SERVICES, INC. DOES NOT WARRANT THE ACCURACY OF THESE BENCHMARKS.
 - SPOT ELEVATIONS SHOWN REFERENCE THE TOP BACK OF CURB, WHERE PRESENT.
 - THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.
 - PRIVATE UTILITIES NOT MARKED IN THE FIELD, OR PROVIDED IN RECORD DOCUMENTS, MAY NOT BE DEPICTED ON THIS TOPOGRAPHICAL AND UTILITY MAP.

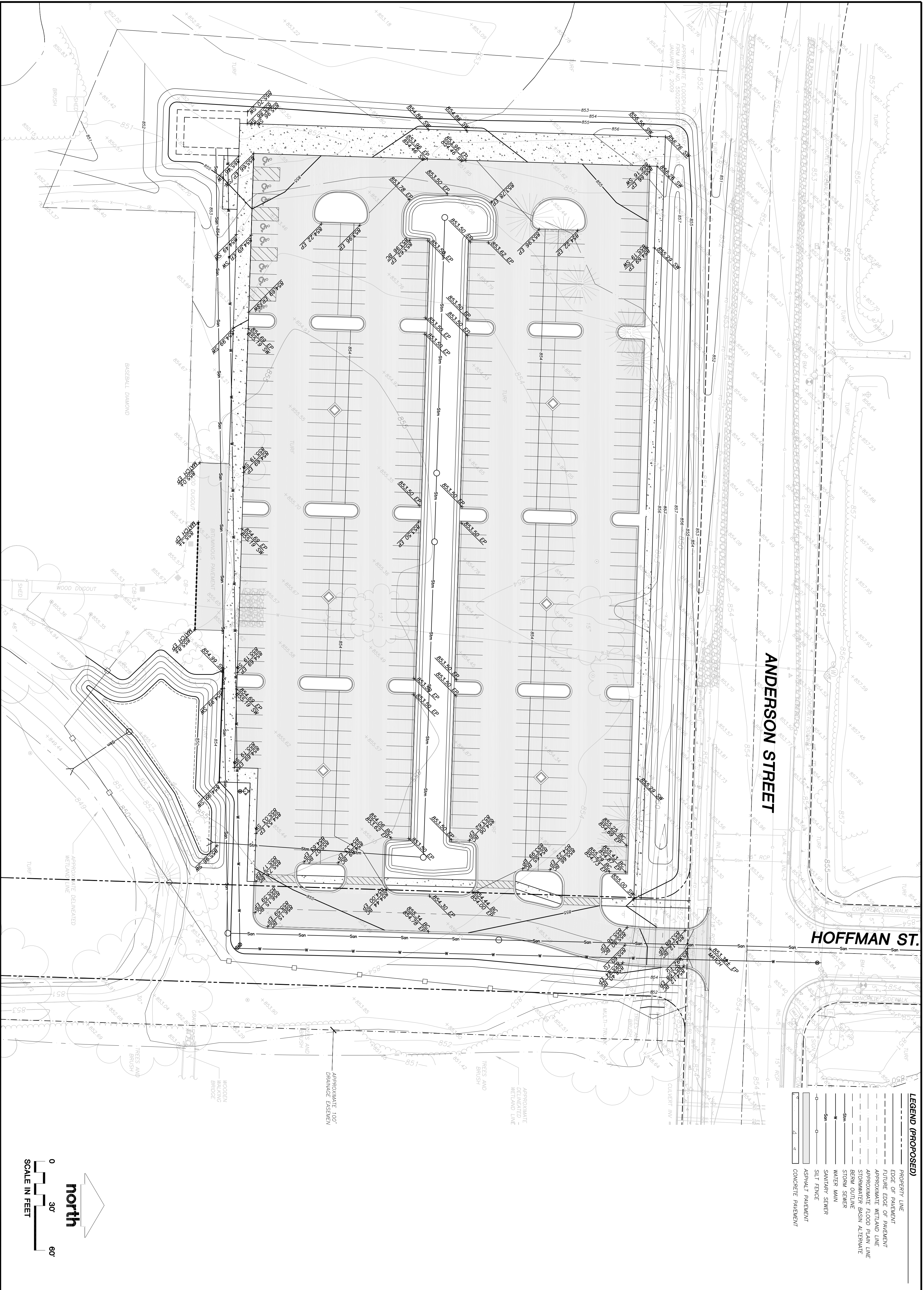
PREPARED FOR
MADISON AREA TECHNICAL COLLEGE
MADISON, WI 53713

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TOPOGRAPHICAL & UTILITY MAP
PART OF NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) AND THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 32, TOWN 8 NORTH (T8N), RANGE 10 EAST (R10E), CITY OF MADISON, DANE COUNTY, WISCONSIN

DRAWN BY	JWS	DATE	10-22-2009
CHECKED BY	WPW	DATE	10-28-2009
APPROVED BY	HPJ	DATE	10-28-2009
DWGNAME	J:\2009\093867\dwg\09-3867-Excon.dwg		
REVISION NO.	DESCRIPTION	DATE	BY

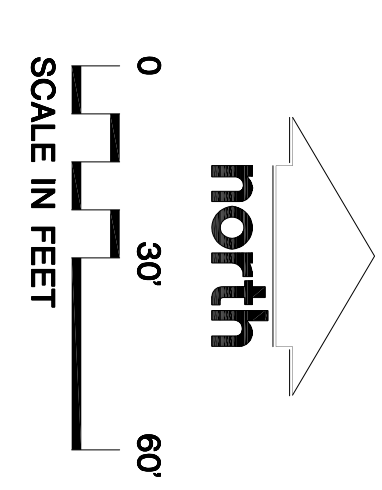


ANDERSON STREET

HOFFMAN ST.

LEGEND (PROPOSED)

---	PROPERTY LINE
---	FUTURE EDGE OF PAVEMENT
---	APPROXIMATE FLOOD PLAIN LINE
---	APPROXIMATE WETLAND PLAN LINE
---	STORMWATER BASIN ALTERNATE
---	BERM OUTLINE
---	STORM SEWER
---	WATER MAIN
---	SANITARY SEWER
---	SILT FENCE
---	ASPHALT PAVEMENT
---	CONCRETE PAVEMENT



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**MADISON COLLEGE
 PARKING EXPANSION**

PROJECT LOCATION:
 MADISON, WI

JSD PROJECT NO.: 09-3867

SEAL/SIGNATURE:

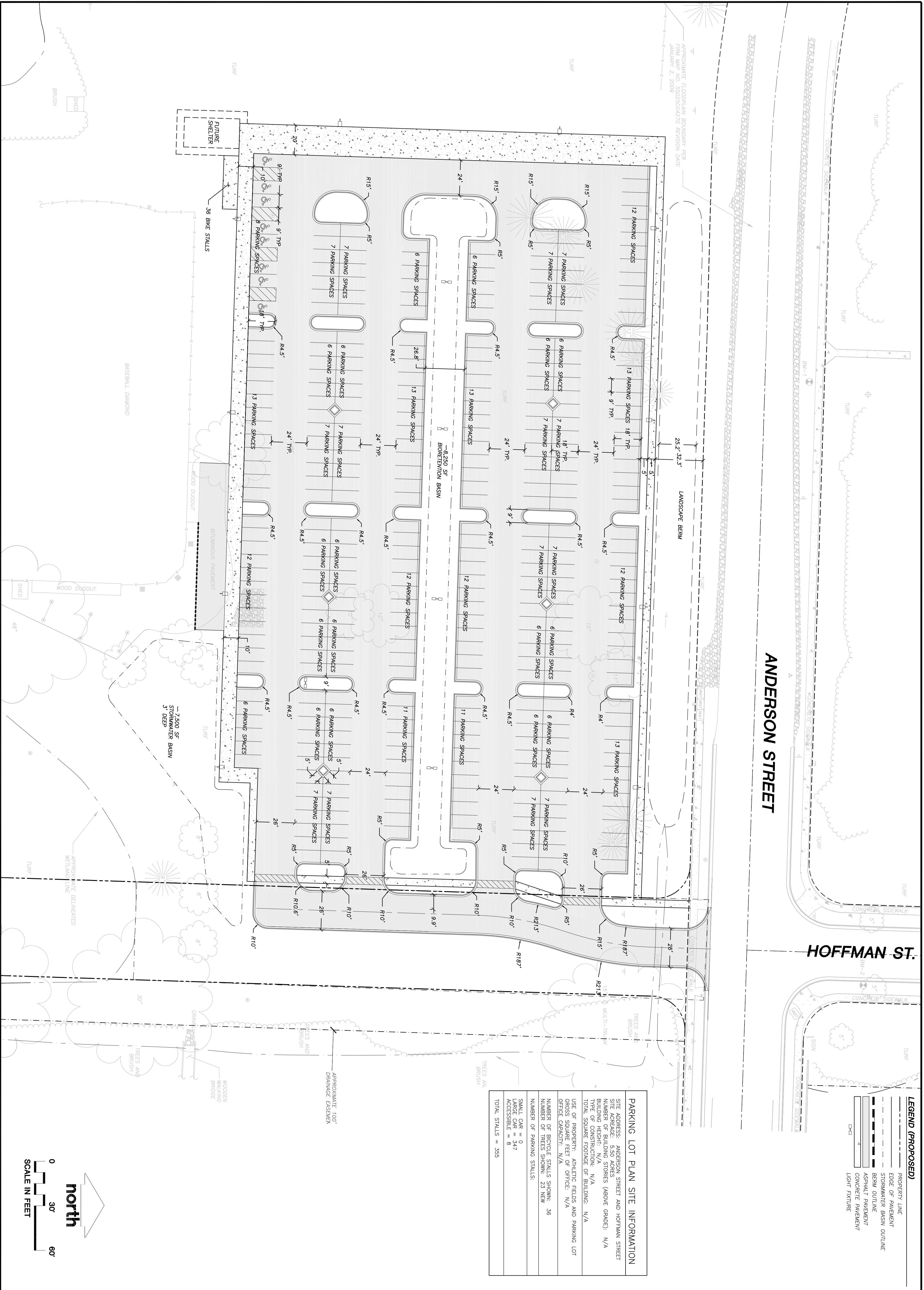
DESIGN:	DOS	11-05-09
DRAWN:	DOS	11-05-09
APPROVED:	WFW	
PLAN MODIFICATIONS:		
CITY OF MADISON		11-05-09
CITY OF MADISON		11-20-09
CITY OF MADISON		12-09-09

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SHEET TITLE:
**GRADING, EROSION
 CONTROL AND
 UTILITY PLAN**

SHEET NUMBER:
C-2.0



ANDERSON STREET

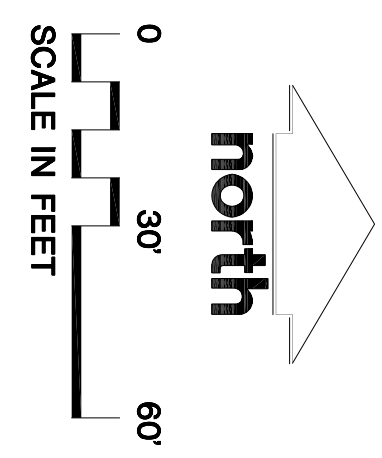
HOFFMAN ST.

LEGEND (PROPOSED)

---	PROPERTY LINE
---	EDGE OF PAVEMENT
---	STORMWATER BASIN OUTLINE
---	BERM OUTLINE
---	ASPHALT PAVEMENT
---	CONCRETE PAVEMENT
○	LIGHT FIXTURE

PARKING LOT PLAN SITE INFORMATION

SITE ADDRESS:	ANDERSON STREET AND HOFFMAN STREET
NUMBER OF BUILDING STORES (ABOVE GRADE):	N/A
BUILDING HEIGHT:	N/A
TYPE OF CONSTRUCTION:	N/A
TOTAL SQUARE FOOTAGE OF BUILDING:	N/A
USE OF PROPERTY:	ATHLETIC FIELDS AND PARKING LOT
GROSS SQUARE FEET OF OFFICE:	N/A
OFFICE CAPACITY:	N/A
NUMBER OF TREES SHOWN:	23 NEW
NUMBER OF PARKING STALLS:	36
SMALL CAR = 0	
LARGE CAR = 347	
ACCESSIBLE = 8	
TOTAL STALLS =	355



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 JSD PROJECT NO.: 09-3867
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APPROVED:	WFW	
PLAN MODIFICATIONS:		
CITY OF MADISON:		11-05-09
CITY OF MADISON:		11-05-09
CITY OF MADISON:		12-09-09

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SHEET TITLE:
SITE PLAN
 SHEET NUMBER:
C-1.0

Photo Survey of Madison College Parking Expansion



1. Looking north across Anderson Street to existing college buildings.



2. Looking north across Anderson Street down Hoffman Street. This would be where the extension of Hoffman would begin.



3. Looking west along property frontage with Anderson Street from the intersection of Hoffman and Anderson Streets



4. Looking northeast at the existing creek as it passes under Anderson Street. This will not be disturbed.

Photo Survey of Madison College Parking Expansion



5. Looking north from the southeast corner of the development to the intersection of Hoffman.



6. Looking southeast from the baseball field at the wetland area southwest of the site. This will not be disturbed.



7. Looking north over the existing field.



8. Looking west along the southern limits of proposed disturbance.

Photo Survey of Madison College Parking Expansion



9. Looking west at the field beyond the project limits.



10. Looking east across the proposed parking lot area to the tree line of the existing creek. Anderson Street is to the left and the baseball field right.