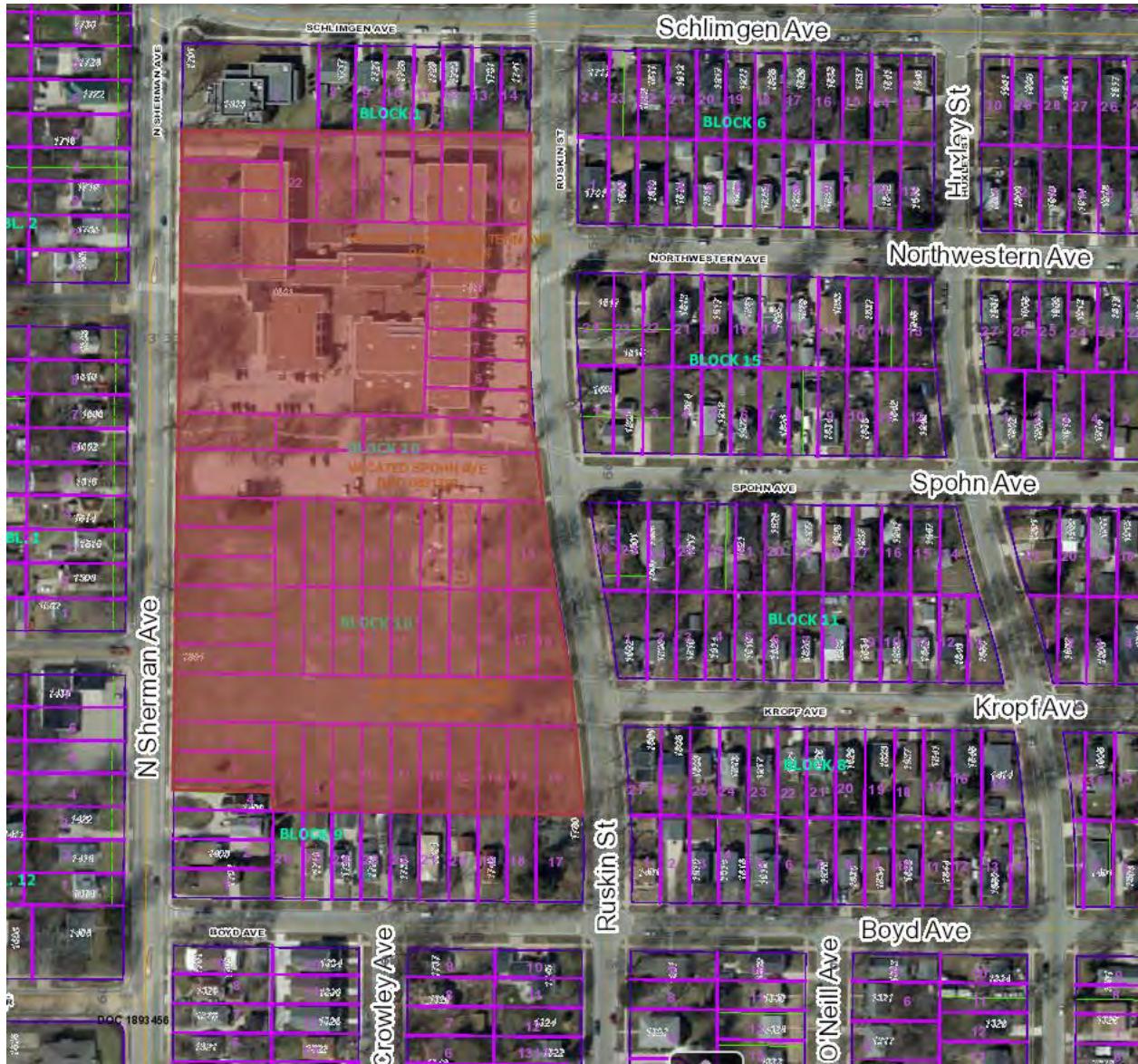


1437 N SHERMAN AVE – SHERMAN/SHABAZZ

Contract 9710

MUNIS 16035

Developer: MADISON METROPOLITAN SCHOOL DISTRICT



The existing school will remain in place during the construction of the new building. Upon completion, the existing building will be demolished for new parking and green space.

Summary of Improvements:

- One lot certified survey map which includes Public Sanitary Sewer Easements, Public Water Main Easements, and Public Storm Sewer Easements to accommodate the public facilities owned by the City of Madison through this site. Provide a Public Sidewalk and Bike Path Easement and grant a Public Storm Water Surface Drainage Easement(s) defining the overland overflow route through this site for storm water from the enclosed depression at the intersection of Spohn Ave and Ruskin Street.
- Construct / reconstruct public sidewalk, street terrace, curb and gutter, and pavement on N Sherman Avenue, Ruskin Street, and Boyd Avenue per plan approved by the City Engineer.

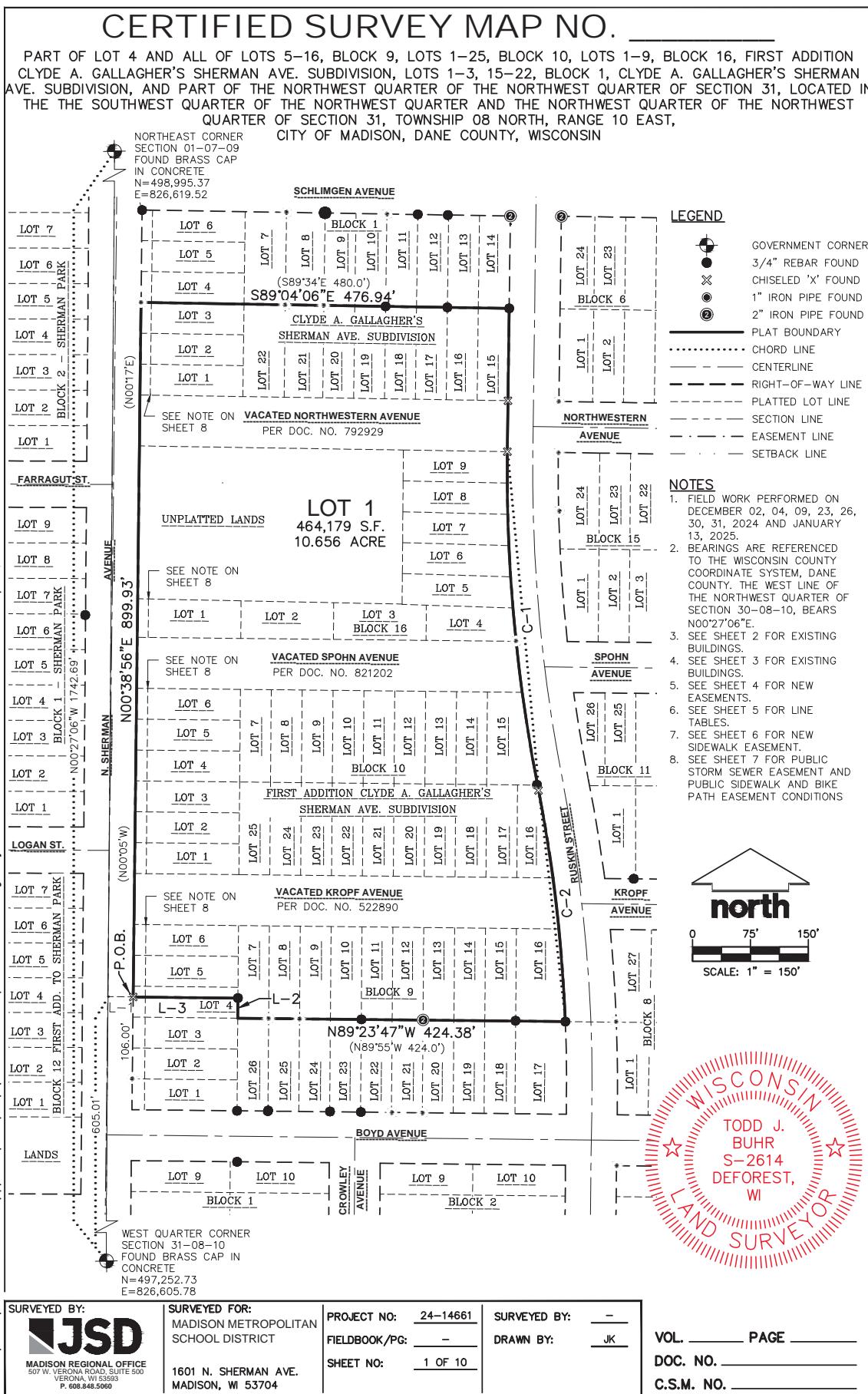
- Construct a minimum five-foot wide sidewalk, eight-foot terrace, and additional one-foot maintenance area along the site's N Sherman Street frontage in the provided Public Sidewalk and Bike Path easement.
- Construct a concrete terrace adjacent to the bus loading area on the west side of Ruskin Street from Kropf Avenue to Spohn Avenue.
- Install and maintain an accessible bus boarding pad in the public right-of-way at the planned Metro bus stop zone on the east side of N Sherman Avenue, north of Logan Street.
- Install and maintain 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. If located in the public right-of-way, a Privilege in Streets (Bus Bench) application is required.
- The applicant shall be financially responsible for the relocation of the existing Rapid Rectangular Flashing Beacon (RRFB) crossing from the Farragut/Sherman intersection to the north leg of the Logan/Sherman intersection. This work will include constructing pedestrian ramps and installing a continental crosswalk.
- Public signing, pavement marking and street lighting related to the development as required by the City Traffic Engineer.
- Protect existing public streetlights, electrical, and fiber facilities in the project area. Coordinate with City Traffic Engineering and City IT on relocations needed to facilitate construction.
- Removal of an existing 8-inch public sanitary sewer main which crosses the existing site, and construction of a 10-inch PVC public sanitary sewer pipe.
- Relocate fire hydrant on Ruskin Street as determined by Madison Water Utility.
- Install 50 LF of 6-inch D.I. watermain below new storm sewer for future public watermain improvements. Additional public watermain improvement shall be completed with a separate public works project.
- Redesign of the existing public storm sewer that runs through the site, construction of the new system is the responsibility of the developer and new easements shall be granted to the City of Madison. The discharge from the site shall be limited in all events up to the capacity of the existing storm system to the south. The overflow from the site shall be discharged to the existing easement.
- Provide public street terrace tree protection, removals, and plantings per City Forestry approvals. Install street tree terrace support systems per City Forestry approvals and per plans approved by the City Engineer.
- Close abandoned driveways with curb and gutter. Construct new private drive entrance aprons per plans approved by the City Engineering and per the Commercial Driveway Permit approved by the City Traffic Engineer.
- Coordinate project access, street closures, and street occupancy with other projects in the area and as approved by City Traffic Engineering.

PRELIMINARY

CERTIFIED SURVEY MAP NO. _____

PART OF LOT 4 AND ALL OF LOTS 5-16, BLOCK 9, LOTS 1-25, BLOCK 10, LOTS 1-9, BLOCK 16, FIRST ADDITION CLYDE A. GALLAGHER'S SHERMAN AVE. SUBDIVISION, LOTS 1-3, 15-22, BLOCK 1, CLYDE A. GALLAGHER'S SHERMAN AVE. SUBDIVISION, AND PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31, LOCATED IN THE THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 08 NORTH, RANGE 10 EAST,
CITY OF MADISON, DANE COUNTY, WISCONSIN

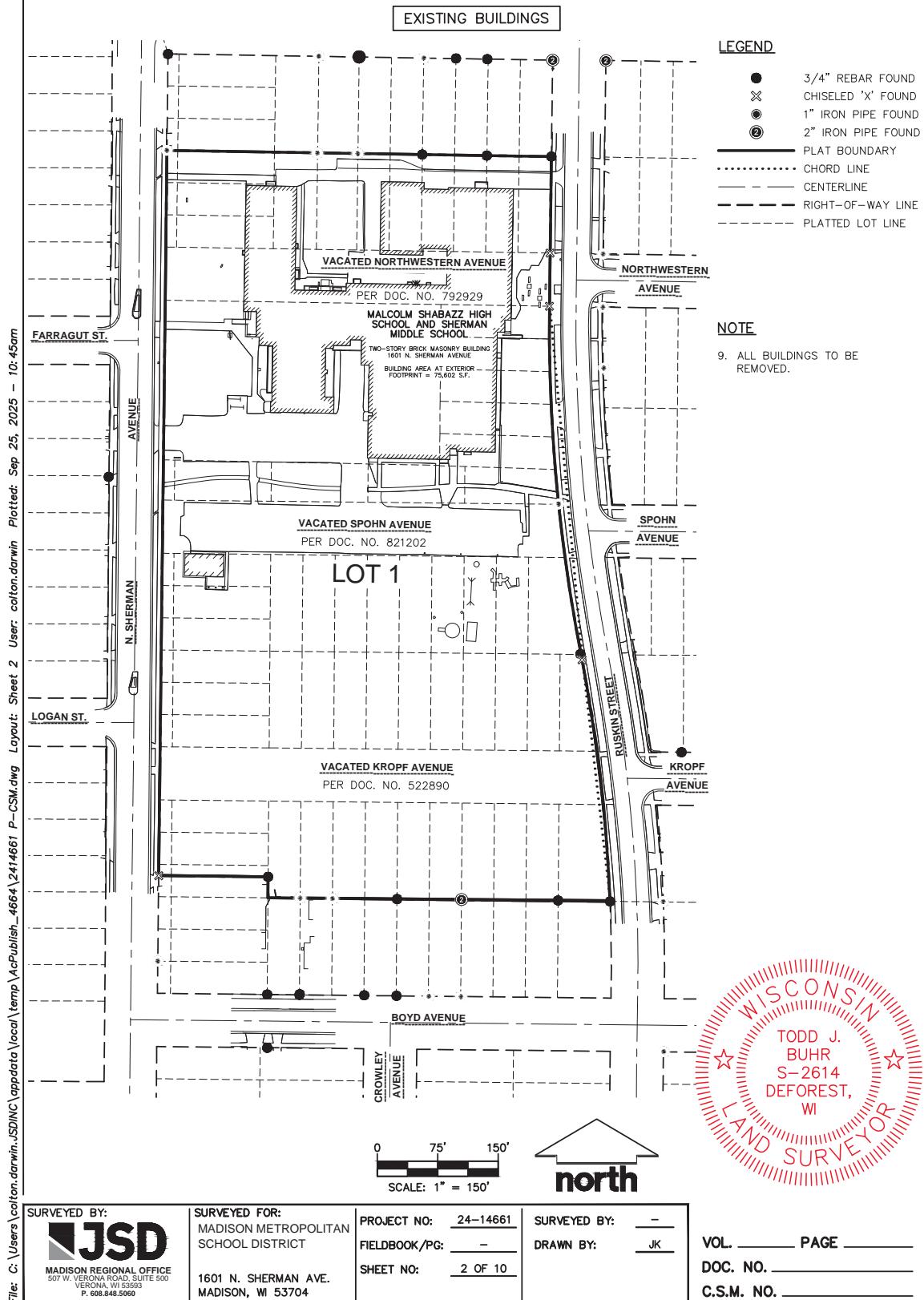
File: C:\Users\colton.darwin\Desktop\Sheet 1.dwg Layout: Sheet 1 User: colton.darwin Plotted: Sep 25, 2025 - 10:45am



PRELIMINARY

CERTIFIED SURVEY MAP NO. _____

PART OF LOT 4 AND ALL OF LOTS 5-16, BLOCK 9, LOTS 1-25, BLOCK 10, LOTS 1-9, BLOCK 16, FIRST ADDITION CLYDE A. GALLAGHER'S SHERMAN AVE. SUBDIVISION, LOTS 1-3, 15-22, BLOCK 1, CLYDE A. GALLAGHER'S SHERMAN AVE. SUBDIVISION, AND PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31, LOCATED IN THE THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 08 NORTH, RANGE 10 EAST,
CITY OF MADISON, DANE COUNTY, WISCONSIN

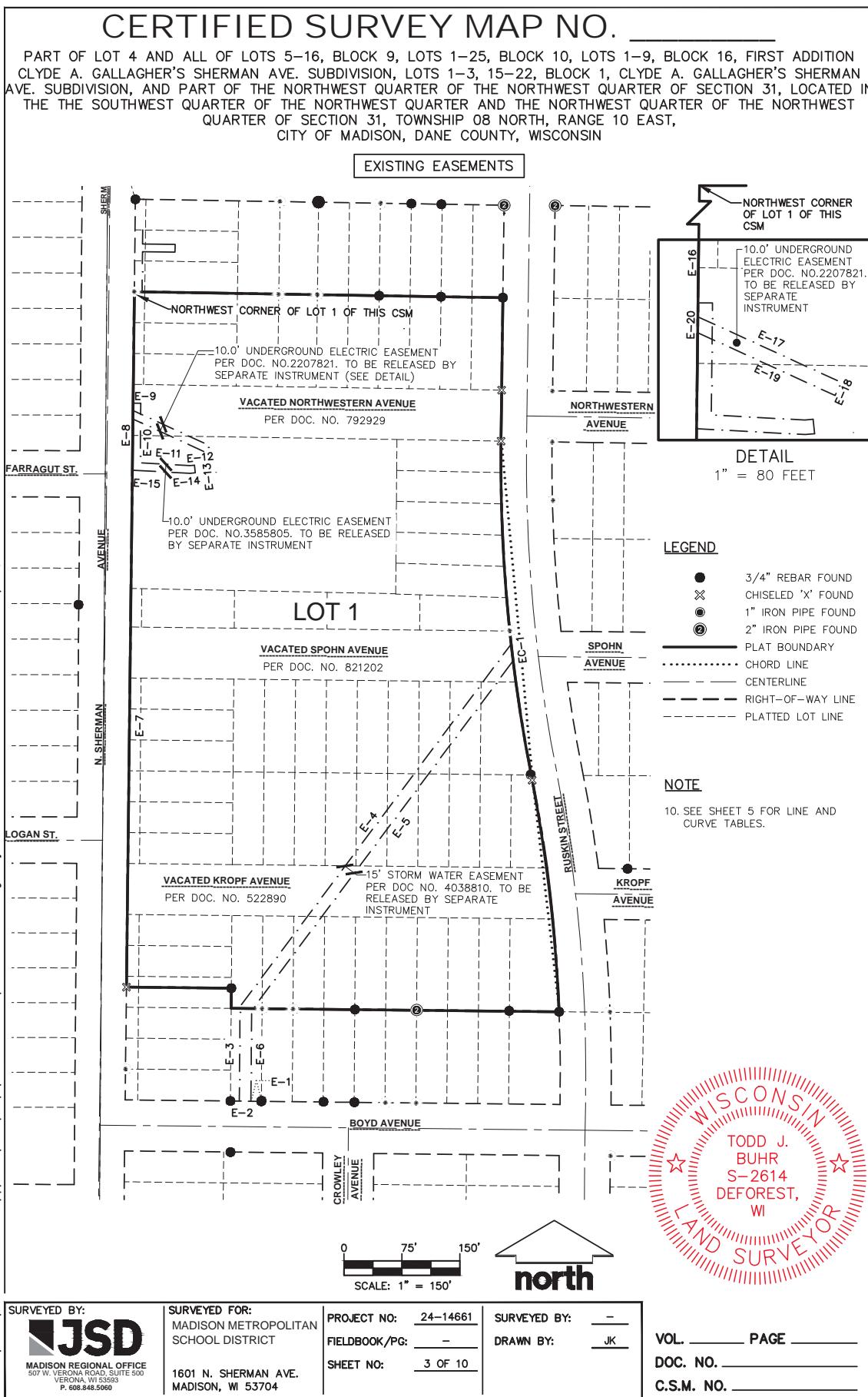


PRELIMINARY

CERTIFIED SURVEY MAP NO. _____

PART OF LOT 4 AND ALL OF LOTS 5-16, BLOCK 9, LOTS 1-25, BLOCK 10, LOTS 1-9, BLOCK 16, FIRST ADDITION CLYDE A. GALLAGHER'S SHERMAN AVE. SUBDIVISION, LOTS 1-3, 15-22, BLOCK 1, CLYDE A. GALLAGHER'S SHERMAN AVE. SUBDIVISION, AND PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31, LOCATED IN THE THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 08 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

File: C:\Users\colton.darwin\Layouts\Sheet 3.dwg Layout: Sheet 3 User: colton.darwin Plotdate: Sep 25, 2025 - 10:45pm

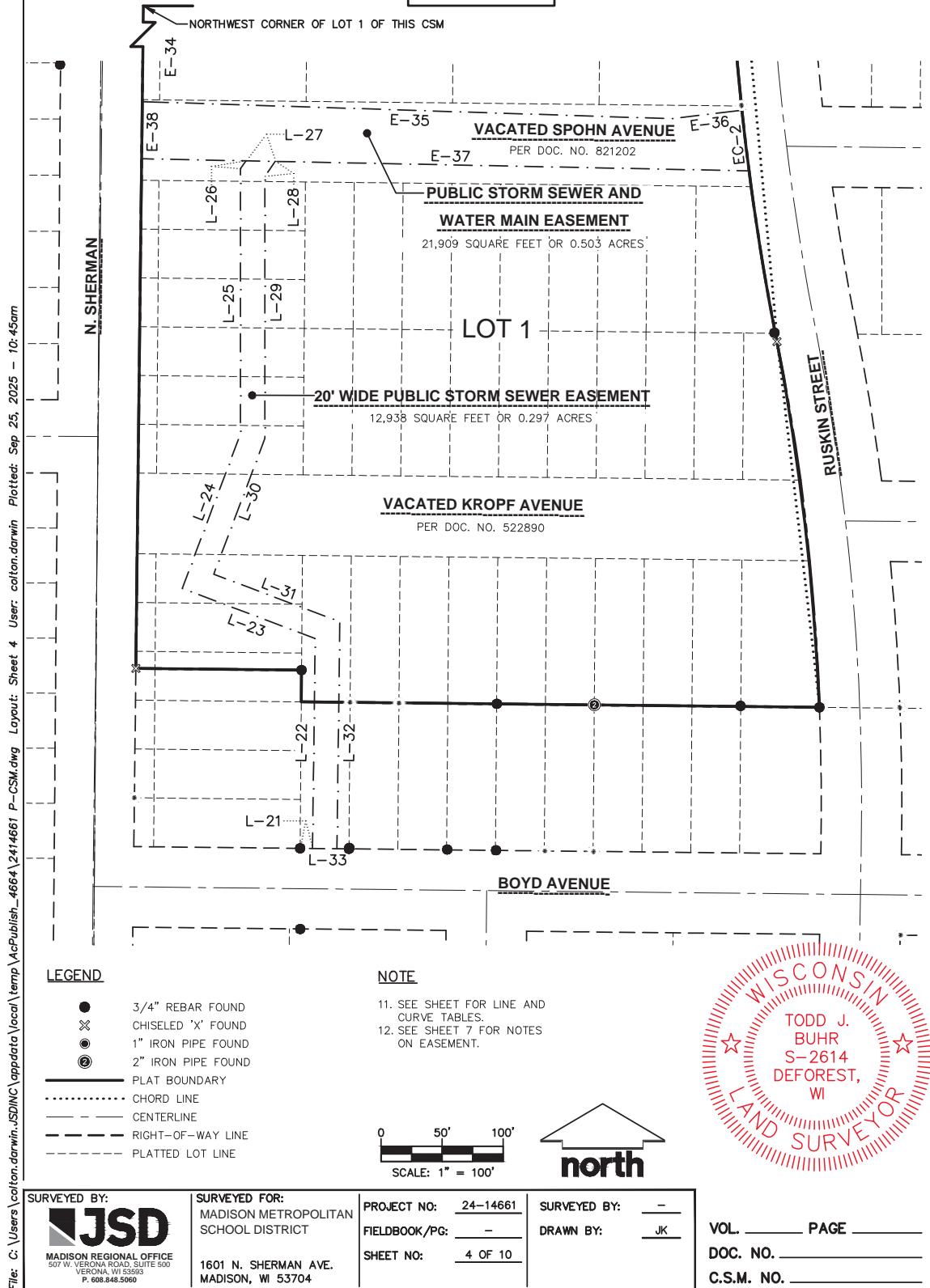


PRELIMINARY

CERTIFIED SURVEY MAP NO. _____

PART OF LOT 4 AND ALL OF LOTS 5-16, BLOCK 9, LOTS 1-25, BLOCK 10, LOTS 1-9, BLOCK 16, FIRST ADDITION CLYDE A. GALLAGHER'S SHERMAN AVE. SUBDIVISION, LOTS 1-3, 15-22, BLOCK 1, CLYDE A. GALLAGHER'S SHERMAN AVE. SUBDIVISION, AND PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31, LOCATED IN THE THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 08 NORTH, RANGE 10 EAST,
CITY OF MADISON, DANE COUNTY, WISCONSIN

NEW EASEMENTS



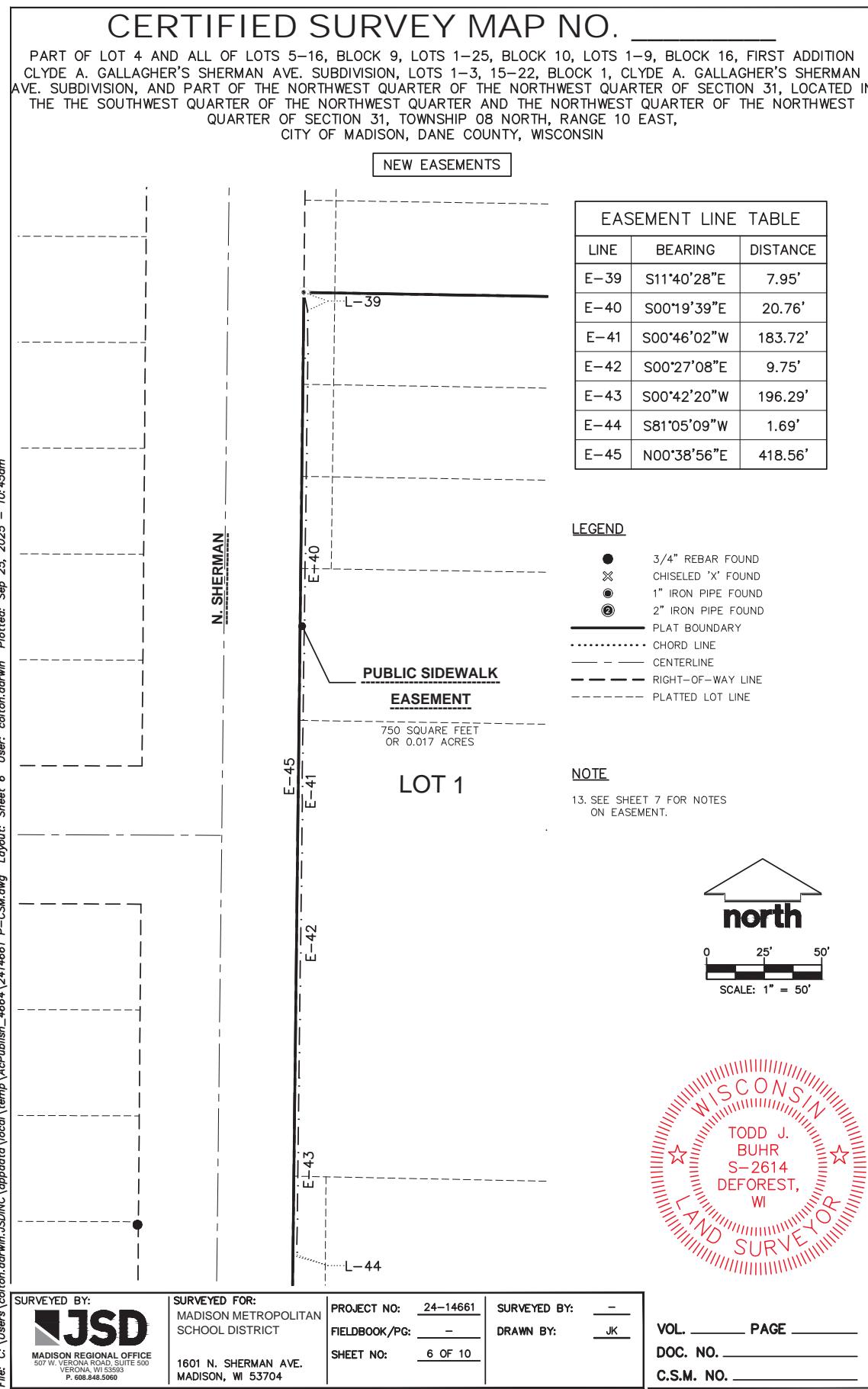
PRELIMINARY

CERTIFIED SURVEY MAP NO. _____

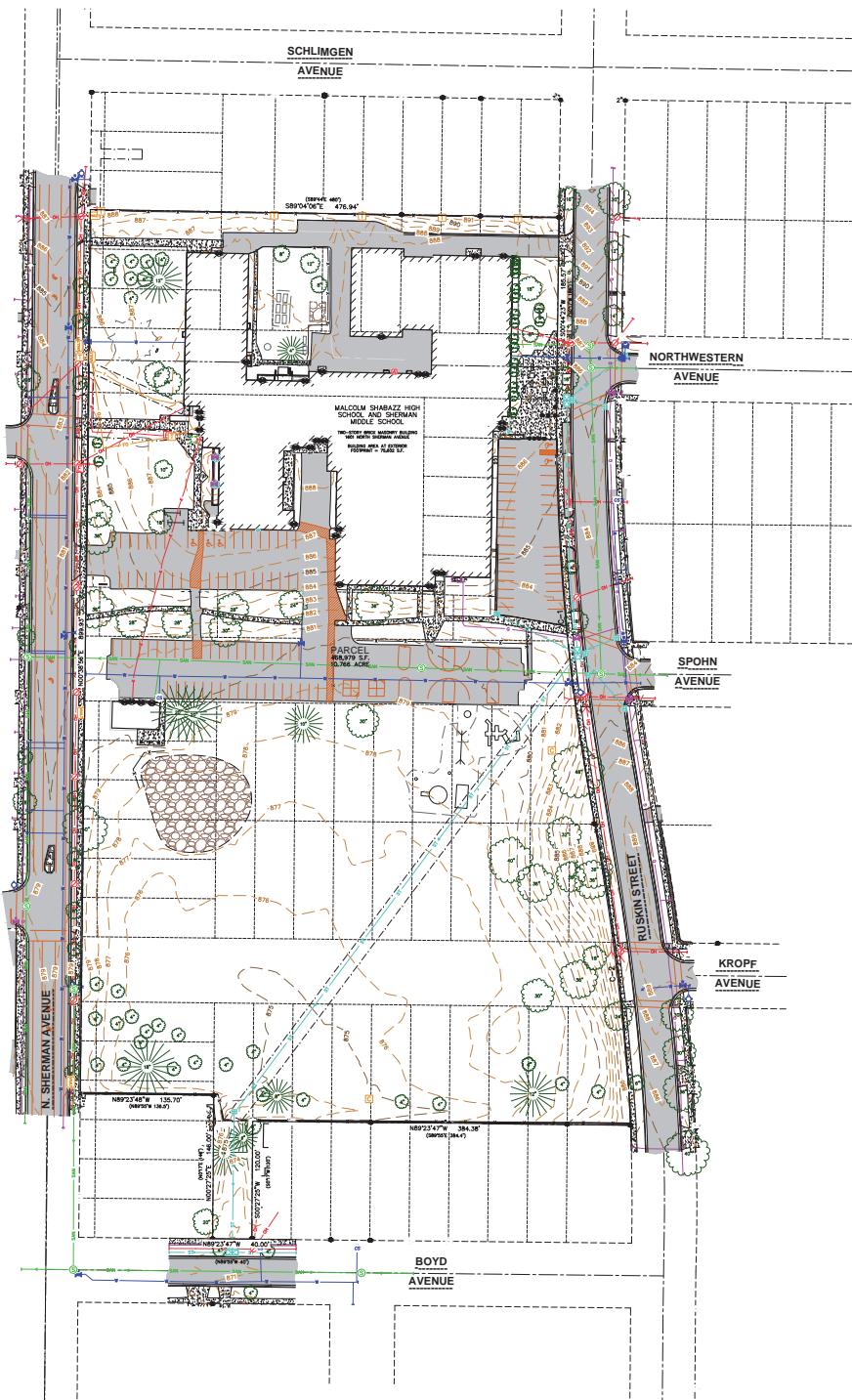
PART OF LOT 4 AND ALL OF LOTS 5-16, BLOCK 9, LOTS 1-25, BLOCK 10, LOTS 1-9, BLOCK 16, FIRST ADDITION CLYDE A. GALLAGHER'S SHERMAN AVE. SUBDIVISION, LOTS 1-3, 15-22, BLOCK 1, CLYDE A. GALLAGHER'S SHERMAN AVE. SUBDIVISION, AND PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31, LOCATED IN THE THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 08 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

NEW EASEMENTS

File: C:\Users\colton.darwin\Plotter\Sheet 6 User: colton.darwin Plotdate: Sep 25, 2025 - 10:45am Layout: Sheet 6 AcPublsh_4664\2414661_P-CSM.dwg



Existing Conditions



EXISTING CONDITIONS SURVEY

LANDS LOCATED IN THE THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 08 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN, MORE PARTICULARLY AS DESCRIBED IN THE LEGAL DESCRIPTION.



CREATE THE VISION TELL THE STORY

jsdinc.com

CLIENT:

CLIENT ADDRESS:
301 NORTH BROOM STREET
MADISON, WISCONSIN 53703



VICINITY MAP/SHEET IND

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C-1	441.48'	2132.00'	11°15'52"	440.69'	S51°51'51"E
(C-1)		2132.00'	12°06'		S54°47"E
C-2	301.91'	2066.00'	8°22'22"	301.64'	S83°36'44"E

1.4.2.1. 会议组织与协调

TAX KEY NO: 251/0810-312-2001-5

CLIFTONWOOD'S CERTIFICATION

SURVEYOR'S CERTIFICATE

I, TODD J. BUHR, WISCONSIN PROFESSIONAL LAND SURVEYOR NO. S-2814, HEREBY CERTIFY THAT UNDER THE DIRECTION OF MACKENZIE METROPOLITAN SCHOOL DISTRICT THIS SURVEY AND MAP HAS BEEN PREPARED AND COMPLIES WITH WISCONSIN ADMINISTRATIVE CODE A-E7 AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF IN ACCORDANCE WITH THE INFORMATION PROVIDED.

Todd J. Buhr
TODD J. BUHR, S-2614

04-02-

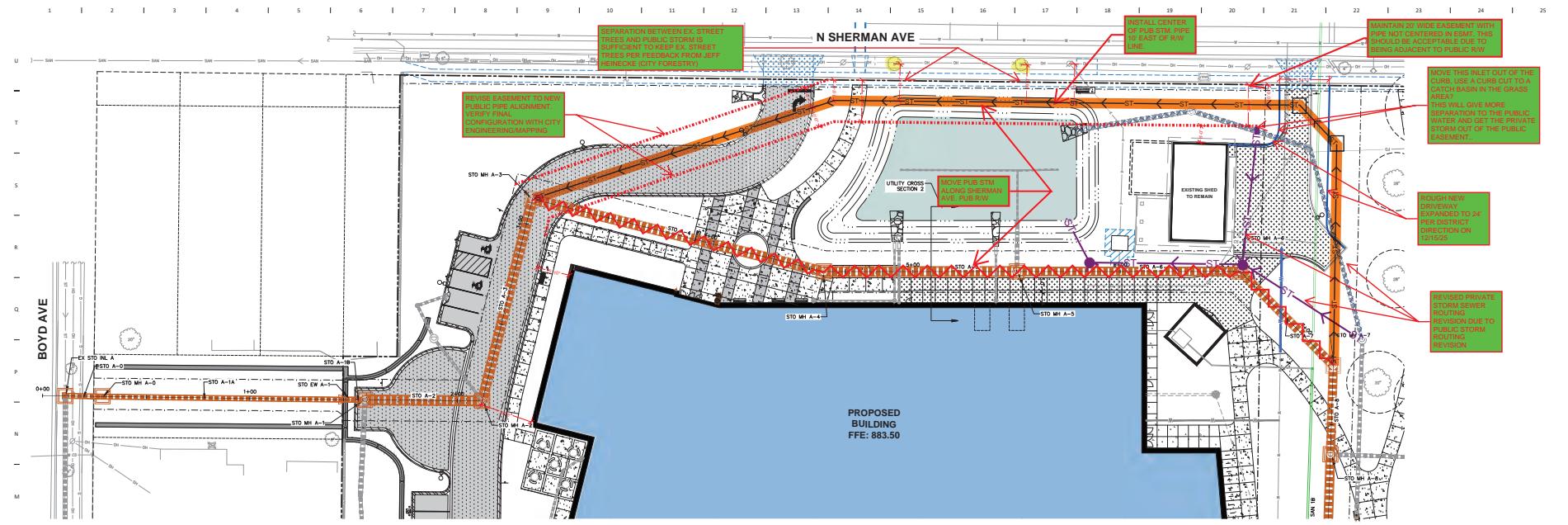


A north arrow pointing upwards and a scale bar marked in feet.

SHEET NUMBER: **10E3**

50' **TOP 5**

Public Sanitary and Storm Sewer



OPEN
ARCHITECTS

301 N Brown St, Suite 100
Madison, WI 53703
P: 608-819-0362
www.openarchitects.com

MADEON METRO SCHOOL DISTRICT
545 West Dayton Street
Madison, WI 53704

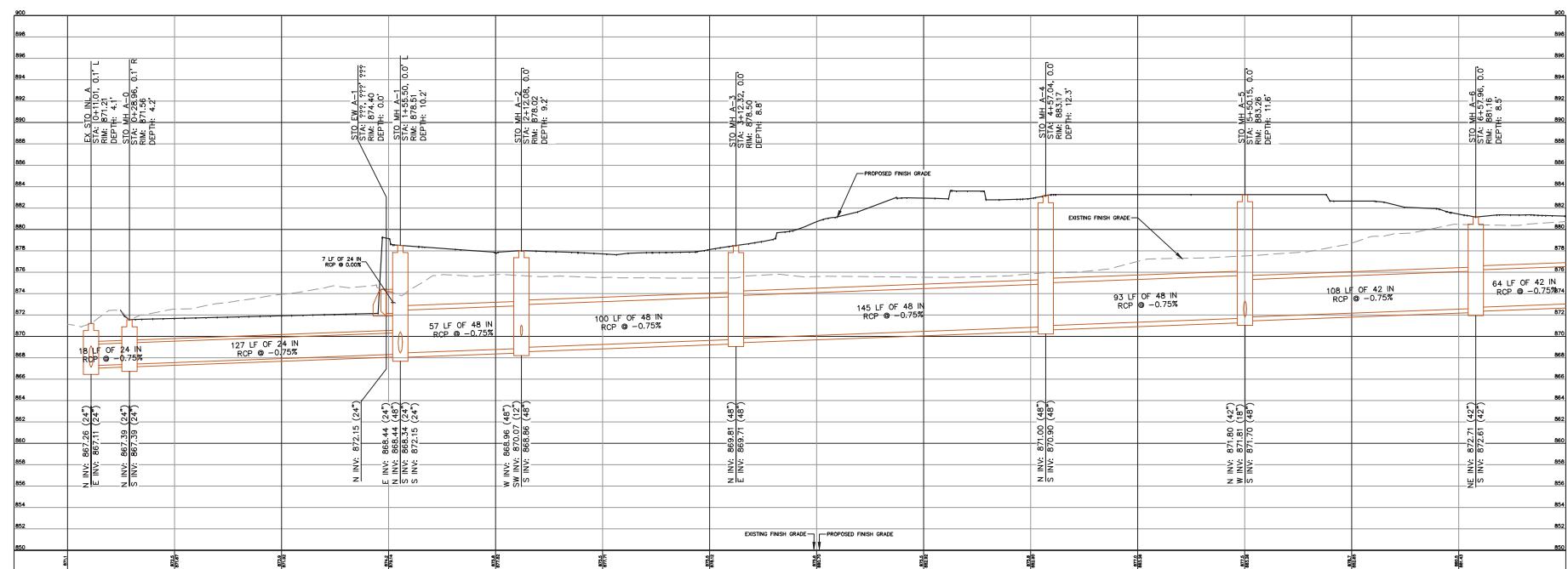
SHERMAN MIDDLE SCHOOL
1522 Ruskin Street
Madison, WI 53718
MACON COUNTY PLAZA CITY HIGH SCHOOL
1437 N Sherman Avenue
Madison, WI 53704

Vogel Bros. Building Co.
5460 Fox Oak Drive
Madison, WI 53718
P: 608-241-0454

Structural Engineer
JBD Professional Services
507 W. Verona Ave., Suite 500
Verona, WI 53593
P: 608-848-5060

Mechanical Engineer
IMEQ
2310 Crossroads Dr., Suite 3000
Madison, WI 53718
P: 608-223-9600

Electrical Engineer
IMEQ
2310 Crossroads Dr., Suite 3000
Madison, WI 53718
P: 608-223-9600



Sheet No. 24564002

BID PKS 1 Bid Documents 12/02/25

Sheet Name

STORM PLAN & PROFILE

EXHIBIT 1

PRELIMINARY. NOT FOR CONSTRUCTION.

