

URBAN DESIGN COMMISSION APPLICATION

UDC

City of Madison
Planning Division
126 S. Hamilton St.
P.O. Box 2985
Madison, WI 53701-2985
(608) 266-4635



FOR OFFICE USE ONLY:

Paid _____ Receipt # _____
Date received _____
Received by _____
Aldermanic District _____
Zoning District _____
Urban Design District _____
Submittal reviewed by _____

Complete all sections of this application, including the desired meeting date and the action requested.

If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call the phone number above immediately.

AGENDA ITEM # _____
LEGISTAR # 51195
ALD. DIST. 9

CITY OF MADISON

10:35 a.m.
JAN 9 2019

1. Project Information

Address: 10202 Old Sauk Rd, Madison
Title: Pope Farm Estate/ Middleton-Cross Plains New Elementary School

2. Application Type (check all that apply) and Requested Date

UDC meeting date requested Wednesday, February 27, 2019

- New development Alteration to an existing or previously-approved development
 Informational Initial approval Final approval

Planning & Community
& Economic Development

3. Project Type

- Project in an Urban Design District
 Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)
 Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)
 Planned Development (PD)
 General Development Plan (GDP)
 Specific Implementation Plan (SIP)
 Planned Multi-Use Site or Residential Building Complex

Signage

- Comprehensive Design Review (CDR)
 Signage Variance (i.e. modification of signage height, area, and setback)

Other

- Please specify
16 Single family lots and elementary school

4. Applicant, Agent, and Property Owner Information

Applicant name Robin Savola **Company** Eppstein Uhen Architects
Street address 333 E Chicago St. **City/State/Zip** Milwaukee, WI 53202
Telephone (414) 271-5350 **Email** robins@eua.com

Project contact person Robin Savola **Company** Eppstein Uhen Architects
Street address 333 E Chicago St. **City/State/Zip** Milwaukee, WI 53202
Telephone (414) 271-5350 **Email** robins@eua.com

Property owner (if not applicant) Middleton-Cross Plains Area School District
Street address 7106 South Ave. **City/State/Zip** Middleton, WI 53562
Telephone (608) 829-9002 **Email** lames@mcpasd.k12.wi.us

5. Required Submittal Materials

- Application Form
- Letter of Intent
 - If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required
 - For signage applications, a summary of how the proposed signage is consistent with the applicable CDR or Signage Variance review criteria is required.
- Development plans (Refer to checklist provided below for plan details)
- Filing fee
- Electronic Submittal*

Each submittal must include fourteen (14) 11" x 17" collated paper copies. Landscape and lighting plans (if required) must be full-sized. Please refrain from using plastic covers or spiral binding.

Both the paper copies and electronic copies must be submitted prior to the application deadline before an application will be scheduled for a UDC meeting. Late materials will not be accepted. A completed application form is required for each UDC appearance.

For projects also requiring Plan Commission approval, applicants must also have submitted an accepted application for Plan Commission consideration prior to obtaining any formal action (initial or final approval) from the UDC. All plans must be legible when reduced.

*Electronic copies of all items submitted in hard copy are required. Individual PDF files of each item submitted should be compiled on a CD or flash drive, or submitted via email to udcapplications@cityofmadison.com. The email must include the project address, project name, and applicant name. Electronic submittals via file hosting services (such as Dropbox.com) are not allowed. Applicants who are unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.

6. Applicant Declarations:

1. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with UDC informational meeting on January 2nd, 2019
2. The applicant attests that all required materials are included in this submittal and understands that if any required information is not provided by the application deadline, the application will not be placed on an Urban Design Commission agenda for consideration.

Applicant name Robln Savola Relationship to property Architectural Firm
 Authorized signature of Property Owner [Signature] Date 1-8-19

7. Application Filing Fees

Fees are required to be paid with the first application for either initial or final approval of a project, unless the project is part of the combined application process involving the Urban Design Commission in conjunction with Plan Commission and/or Common Council consideration. Make checks payable to City Treasurer. Credit cards may be used for application fees of less than \$1,000.

Please consult the schedule below for the appropriate fee for your request: Submitted at part of combined application process involving both Urban Design Commission and Plan Commission

- Urban Design Districts: \$350 (per §35.24(6) MGO).
- Minor Alteration in the Downtown Core District (DC) or Urban Mixed-Use District (UMX) : \$150 (per §33.24(6)(b) MGO)
- Comprehensive Design Review: \$500 (per §31.041(3)(d)(1)(a) MGO)
- Minor Alteration to a Comprehensive Sign Plan: \$100 (per §31.041(3)(d)(1)(c) MGO)
- All other sign requests to the Urban Design Commission, including, but not limited to: appeals from the decisions of the Zoning Administrator, requests for signage variances (i.e. modifications of signage height, area, and setback), and additional sign code approvals: \$300 (per §31.041(3)(d)(2) MGO)

A filing fee is not required for the following project applications if part of the combined application process involving both Urban Design Commission and Plan Commission:

- Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)
- Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)
- Planned Development (PD): General Development Plan (GDP) and/or Specific Implementation Plan (SIP)
- Planned Multi-Use Site or Residential Building Complex



epstein uhen : architects

MIDDLETON-CROSS PLAINS AREA SCHOOL DISTRICT – POPE FARM ELEMENTARY SCHOOL

10202 Old Sauk Road, Madison, Wisconsin

January 09, 2019 (revised 02/06/19)

Letter of Intent

The School District of Middleton-Cross Plains proposes to build a new kindergarten through 4th grade elementary school located at 10202 Old Sauk Road in Madison, WI. The site to be developed is approximately 26.1 acres in size and the total building square footage is 113,900 SF. This fully sprinklered, 28 classroom school will have 2 floors. The elementary school will serve approximately 525 students from kindergarten to 4th grade. The school is divided into 2 parts: one-part learning area and support space, and one-part large group spaces that can be accessed by the public after hours such as the commons/cafeteria, gym and a large group instruction space. Construction will begin on June 1, 2019 and continue until August 2020.

The site is directly adjacent to the Pope Farm Conservancy on the west with a housing development on the east. The first floor will be built into the side of the existing hill and the site regraded to optimize the building layout. Parking is to the south of the building with 120 stalls for school visitors/staff. A dedicated drop-off loop for parents with students will be located directly east of the school. A dedicated bus loop will contain a hard surface play area with a soft surface play area located just northwest of the building. A stormwater basin will be located to the southeast of the building directly adjacent to the entrance loop.

The proposed future middle school, and its associated landscaping and parking lots, are not part of this project. All middle school building and site elements shown dashed on the Site Plan will be done as part of a separate and future project with all existing grading and landscaping in these areas remaining as-is. A connector road is proposed to run the length of the site from north to south with the bus entrance opening located on the northern outlet and the southern outlet connecting to Old Sauk Road.

The District has reviewed the site layout with the owners of the Pope Farm Conservancy and has received no cause for concern from that group.

333 E. Chicago St.
Milwaukee, WI 53202
414 271 5350 : main
414 271 7794 : fax

222 W. Washington Ave.
Suite 650
Madison, WI 53703
608 442 5350 : main
608 442 6680 : fax



MIDDLETON - CROSS PLAINS AREA SCHOOL DISTRICT - POPE FARM ELEMENTARY SCHOOL

MADISON, WI

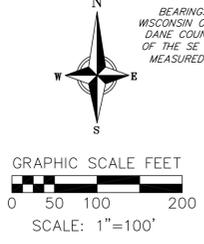


eppstein uhen : architects

UDC SUBMITTAL

FEBRUARY 6, 2019

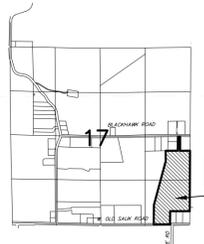
PROJECT NUMBER: 316517-01



- SURVEY LEGEND**
- ☐ PUBLIC LAND CORNER AS NOTED
 - ⊙ FOUND 1" Ø IRON PIPE
 - ⊙ FOUND 1 1/4" Ø IRON ROD
 - ⊙ FOUND 3/4" Ø IRON ROD
 - ⊙ BENCHMARK
 - () "RECORDED AS" INFORMATION
 - NO VEHICULAR ACCESS

- TOPOGRAPHIC SYMBOL LEGEND**
- EXISTING BOLLARD
 - EXISTING FLAG POLE
 - EXISTING MAILBOX
 - EXISTING MONITORING WELL
 - EXISTING POST
 - EXISTING SIGN (TYPE NOTED)
 - EXISTING PARKING METER
 - EXISTING CURB INLET
 - EXISTING ENDWALL
 - EXISTING FIELD INLET RECTANGULAR
 - EXISTING FIELD INLET
 - EXISTING ROOF DRAIN CLEANOUT
 - EXISTING ROOF DRAIN
 - EXISTING STORM MANHOLE
 - EXISTING STORM MANHOLE RECTANGULAR
 - EXISTING SANITARY CLEANOUT
 - EXISTING SANITARY MANHOLE
 - EXISTING SEPTIC VENT
 - EXISTING FIRE HYDRANT
 - EXISTING FIRE DEPARTMENT CONNECTION
 - EXISTING WATER MAIN VALVE
 - EXISTING CURB STOP
 - EXISTING WELL
 - EXISTING WATER MANHOLE
 - EXISTING GAS VALVE
 - EXISTING GAS METER
 - EXISTING AIR CONDITIONING PEDESTAL
 - EXISTING DOWN GUY
 - EXISTING ELECTRIC MANHOLE
 - EXISTING ELECTRIC RECTANGULAR MANHOLE
 - EXISTING TRANSFORMER
 - EXISTING ELECTRIC METER
 - EXISTING GUY POLE
 - EXISTING LIGHT POLE
 - EXISTING GENERIC LIGHT
 - EXISTING UTILITY POLE
 - EXISTING TV MANHOLE
 - EXISTING TV RECTANGULAR MANHOLE
 - EXISTING TV PEDESTAL
 - EXISTING TELEPHONE MANHOLE
 - EXISTING TELEPHONE PEDESTAL
 - EXISTING UNIDENTIFIED MANHOLE
 - EXISTING UNIDENTIFIED UTILITY VAULT
 - EXISTING HANDICAP PARKING
 - EXISTING TRAFFIC SIGNAL
 - EXISTING SHRUB
 - EXISTING CONIFEROUS TREE
 - EXISTING DECIDUOUS TREE
 - EXISTING BORING

- TOPOGRAPHIC LINEWORK LEGEND**
- UTV — EXISTING UNDERGROUND CABLE TV
 - OHTV — EXISTING OVERHEAD CABLE TV
 - FO — EXISTING FIBER OPTIC LINE
 - OHT — EXISTING OVERHEAD TELEPHONE LINE
 - UT — EXISTING UNDERGROUND TELEPHONE
 - ○ — EXISTING RETAINING WALL
 - ○ — EXISTING CHAIN LINK FENCE
 - * — EXISTING GENERAL FENCE
 - x — EXISTING WIRE FENCE
 - □ — EXISTING WOOD FENCE
 - G — EXISTING GAS LINE
 - UE — EXISTING UNDERGROUND ELECTRIC LINE
 - GUY — EXISTING GUY LINE
 - OHE — EXISTING OVERHEAD ELECTRIC LINE
 - OHU — EXISTING OVERHEAD GENERAL UTILITIES
 - FM — EXISTING SANITARY FORCE MAIN
 - SAN — EXISTING SANITARY SEWER LINE
 - ST — EXISTING STORM SEWER LINE
 - WT — EXISTING WETLAND DELINEATION
 - 820 — EXISTING MAJOR CONTOUR
 - 818 — EXISTING MINOR CONTOUR



- NOTES:**
- This plat is referenced to the Wisconsin County Coordinate System, Dane Zone NAD 83 (1991). Elevations are referenced to NAVD 88 (1991) datum. Project benchmark is a found 1-1/4" rebar at the East 1/4 Corner of Section 17, T7N, R8E, Elevation=1132.05. Field data was obtained using Robotic Total Station and GPS.
 - All underground utilities have been located per markings placed on the ground or maps provided by the utilities (owners) and/or their authorized representatives. Markings are per Digger's Hotline Ticket No's 20182911441, 20182911678, 20182911764, 20182911896, 20182911942, 20182911978, 20182911999 and 20182912012. Vierbicher does not warrant the locations marked or mapped by others.
 - This plat lies within Zone X - Area of Minimal Flood Hazard per FEMA's Flood Map Numbers 55025C0383G and 55025C0379G, effective date January 2, 2009.
 - Lands within this plat are zoned Suburban Residential-Consistent District 1 (SR-C1).
 - The total area including the Old Sauk Road right-of-way is 1,735,947 square feet or 39.852 acres, more or less. The total area excluding the Old Sauk Road right-of-way is 1,720,564 square feet or 39.499 acres, more or less.
 - The lands within this plat are subject to easements, restrictions and covenants as listed in the Title Report, NCS-923403-MAD, dated September 5, 2018 as provided by First American Title Insurance Company.
 - The lands within this plat are subject to a Declaration of Restrictions and Covenants per Document Number 4233006.
 - Outlot 4 is a private outlot to be maintained by the Middleton-Cross Plains Area School District.
 - The lands within this plat are not subject to a Deed Restriction per Document Number 3699021 as a result of the Partial Releases as Document Numbers 4233001 and 4233003.
 - The lands within this plat are not subject to a Declaration of Easement per Document Number 3759258 as a result of the Partial Releases as Document Numbers 4233004 and 4233006.
 - See the final plat for the proposed public easements that will serve this development.

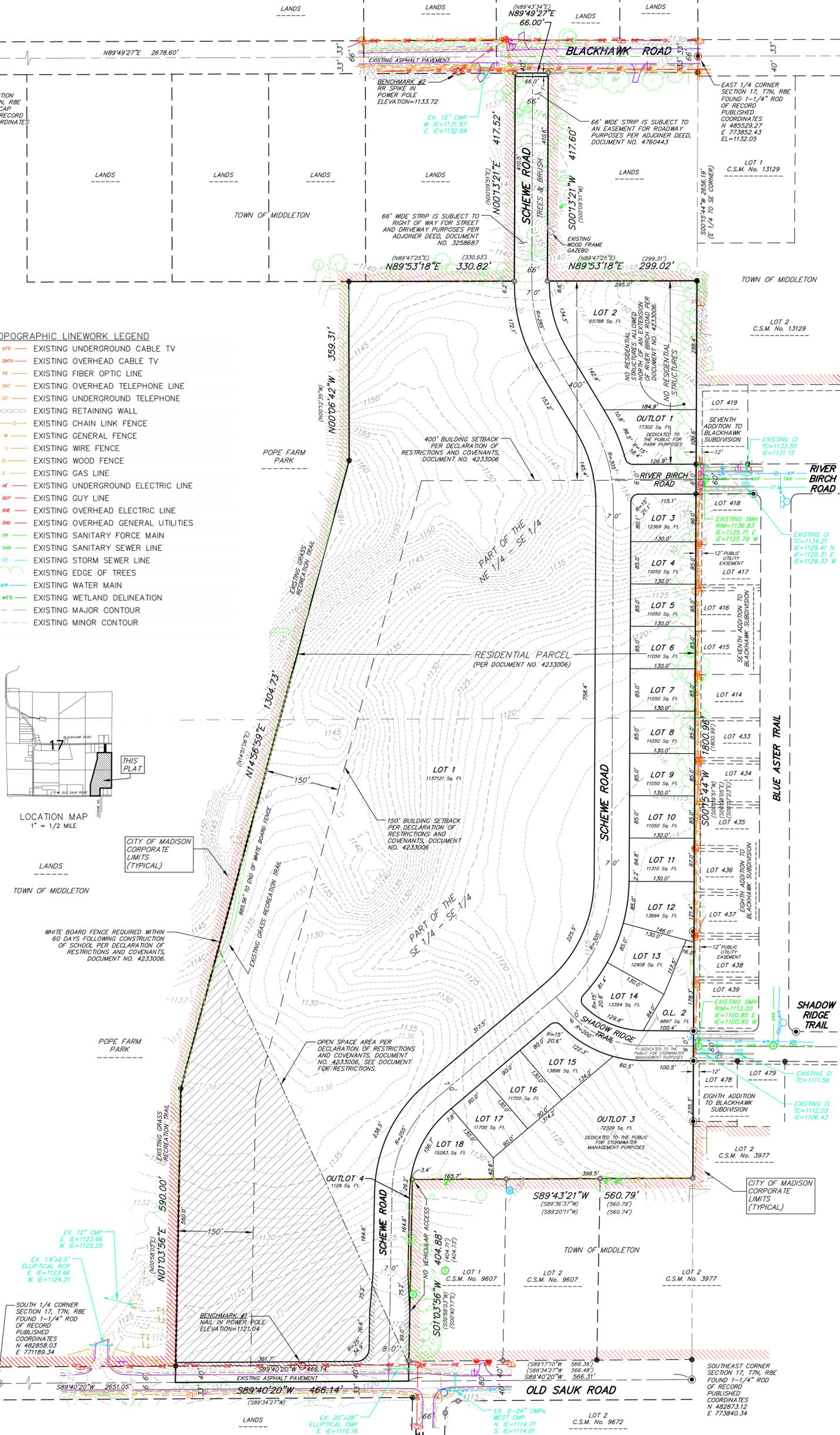
LEGAL DESCRIPTION PER DEED (DOCUMENT NO. 4233008)

Being part of the SE 1/4 of the SE 1/4 and the NE 1/4 of the SE 1/4, all in Section 17, T 7 N, R 8 E, Town of Middleton, Dane County, Wisconsin, described as follows:

Commencing at the Southeast Corner of said Section 17; thence S 89°34'27" W, along the South line of the said SE 1/4 and the centerline of West Old Sauk Road, 566.48 feet to the Southwest corner of Dane County Certified Survey Map Number 517 and the point of beginning; thence continuing S 89°34'27" W, along the said South line and centerline, 466.14 feet; thence N 00°58'03" E, 590.00 feet; thence N 00°12'35" E, 359.31 feet; thence N 89°47'25" E, 330.53 feet; thence N 00°09'51" E, parallel with and 365.30 feet west of the East line of the said SE 1/4, 417.52 (recorded as 417.60) feet to the intersection with the South line of Blackhawk Road; thence N 89°43'34" E, along the said South line of Blackhawk Road, 66.00 feet; thence S 00°09'51" W, parallel with and 299.30 feet west of the said East line of the SE 1/4, 417.60 feet; thence N 89°47'25" E, 299.31 feet to the intersection with the said East line of the SE 1/4; thence S 00°09'51" W, along said East line of the SE 1/4, 1800.99 feet; thence S 89°36'37" W, 560.79 feet, (recorded as S 85°23'40" E) along the Northern lines of Lot 2, Dane County Certified Survey Map Number 3977 and Lot 1, Dane County Certified Survey Map Number 517 to the Northwest corner of said Lot 1; thence S 00°58'03" W, along the Westerly line of said Lot 1, 404.71 feet (recorded as N 05°56'20" E, 406.00 feet) to the point of beginning.

Subject to public right-of-way of West Old Sauk Road over the southerly 33 feet thereof;

Containing 39.5000 acres, more or less, exclusive West Old Sauk Road public right of way or 39.8531 acres including West Old Sauk Road public right of way.



PREPARED FOR:
MIDDLETON-CROSS PLAINS
AREA SCHOOL DISTRICT - OWNER & SUBDIVIDER
7106 SOUTH AVENUE
MIDDLETON, WI 53562

PREPARED BY:
VIERBICHER - SURVEYOR & ENGINEER
999 FOURIER DRIVE
MADISON, WI 53717

NO.	DATE	REVISIONS	
		REMARKS	NO. DATE

PRELIMINARY PLAT - POPE FARM ESTATES
MIDDLETON CROSS PLAINS AREA SCHOOL DISTRICT
PART OF THE NE 1/4-SE 1/4 AND THE SE 1/4-SE 1/4 OF SECTION 17, T7N, R8E,
CITY OF MADISON, DANE COUNTY, WISCONSIN

vierbicher
planners | engineers | advisors

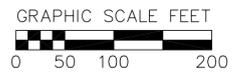
Phone: (800) 261-3898

POPE FARM ESTATES

PART OF THE SE 1/4 OF THE SE 1/4 AND THE NE 1/4 OF THE SE 1/4 OF SECTION 17, TOWNSHIP 7 NORTH, RANGE 8 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN



BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY ZONE, THE SOUTH LINE OF THE SE 1/4 OF SECTION 17-07-08 MEASURED AS BEARING S89°40'20"W



SCALE: 1"=100'

LEGEND

- FOUND SECTION CORNER OF RECORD, TYPE OF MONUMENT AS NOTED
- FOUND 1/4" Ø REBAR
- FOUND 3/4" Ø REBAR
- FOUND 1" Ø IRON PIPE
- SET 1 1/4" Ø SOLID ROUND IRON ROD, 18" LONG, 4.17 LBS. PER LINEAL FOOT WEIGHT
- ALL OTHER LOT AND OUTLOT CORNERS ARE MONUMENTED WITH 3/4" X 18" SOLID ROUND IRON RODS, 1.50 LBS. PER LINEAL FOOT WEIGHT
- NO VEHICULAR ACCESS
- () "RECORDED AS" INFORMATION

PUBLIC UTILITY EASEMENTS UNLESS OTHERWISE NOTED, NO POLES OR BURIED CABLES ARE TO BE PLACED SUCH THAT THE INSTALLATION WOULD DISTURB ANY SURVEY MONUMENT. THE DISTURBANCE OF A SURVEY MONUMENT BY ANYONE IS A VIOLATION OF SECTION 236.32 OF THE WISCONSIN STATUTES. UTILITY EASEMENTS AS HERIN SET FORTH ARE FOR THE USE OF PUBLIC BODIES AND PRIVATE PUBLIC UTILITIES HAVING THE RIGHT TO SERVE THE AREA.

THE FINAL GRADE ESTABLISHED BY THE SUBDIVIDER ON THE UTILITY EASEMENTS SHALL NOT BE ALTERED BY MORE THAN SIX (6) INCHES BY THE SUBDIVIDER, HIS AGENT, OR BY SUCCESSOR OWNERS OF THE LOTS WHICH SUCH UTILITY EASEMENTS ARE LOCATED, EXCEPT WITH THE WRITTEN CONSENT OF THE UTILITY OR UTILITIES INVOLVED.

NOTES:

- 1) ALL LOTS CREATED BY THIS PLAT ARE INDIVIDUALLY RESPONSIBLE FOR COMPLIANCE WITH CHAPTER 37 OF THE MADISON GENERAL ORDINANCES IN REGARD TO STORM WATER MANAGEMENT AT THE TIME THEY DEVELOP.
- 2) LOTS/BUILDINGS WITHIN THIS SUBDIVISION/DEVELOPMENT ARE SUBJECT TO IMPACT FEES THAT ARE DEDICATED TO THE PUBLIC FOR PUBLIC STORM WATER MANAGEMENT PURPOSES. OUTLOT 4 IS A PRIVATE OUTLOT TO BE MAINTAINED BY THE MIDDLETON-CROSS PLAINS AREA SCHOOL DISTRICT.
- 3) OUTLOT 1 IS DEDICATED TO THE PUBLIC FOR PARK PURPOSES. OUTLOTS 2 AND 3 ARE DEDICATED TO THE PUBLIC FOR PUBLIC STORM WATER MANAGEMENT PURPOSES. OUTLOT 4 IS A PRIVATE OUTLOT TO BE MAINTAINED BY THE MIDDLETON-CROSS PLAINS AREA SCHOOL DISTRICT.
- 4) ALL LOTS WITHIN THIS PLAT ARE SUBJECT TO PUBLIC EASEMENTS FOR DRAINAGE PURPOSES WHICH SHALL BE A MINIMUM OF 6 FEET IN WIDTH MEASURED FROM THE PROPERTY LINE TO THE INTERIOR OF EACH LOT EXCEPT THAT THE EASEMENTS SHALL BE 12 FEET IN WIDTH ON THE PERIMETER OF THE PLAT, EXCEPT WHERE SHOWN AND NOTED OTHERWISE. FOR PURPOSES OF TWO (2) OR MORE LOTS COMBINED FOR A SINGLE DEVELOPMENT SITE, OR WHERE TWO (2) OR MORE LOTS HAVE A SHARED DRIVEWAY AGREEMENT, THE PUBLIC EASEMENT FOR DRAINAGE PURPOSES SHALL BE A MINIMUM OF SIX (6) FEET IN WIDTH AND SHALL BE MEASURED ONLY FROM THE EXTERIOR PROPERTY LINES OF THE COMBINED LOTS THAT CREATE A SINGLE DEVELOPMENT SITE OR HAVE A SHARED DRIVEWAY AGREEMENT, EXCEPT THAT THE EASEMENT SHALL BE TWELVE (12) FEET IN WIDTH ALONG THE PERIMETER OF THE PLAT. EASEMENTS SHALL NOT BE REQUIRED ON PROPERTY LINES SHARED WITH GREENWAYS OR PUBLIC STREETS. NO BUILDINGS, OR RETAINING WALLS SHALL BE PLACED IN ANY EASEMENT FOR DRAINAGE PURPOSES. FENCES MAY BE PLACED IN THE EASEMENT ONLY IF THEY DO NOT IMPED THE ANTICIPATED FLOW OF WATER.
- NOTE: IN THE EVENT OF A CITY OF MADISON PLAN COMMISSION AND/OR COMMON COUNCIL APPROVED PROVISION OF A PREVIOUSLY SUBDIVIDED PROPERTY, THE UNDERLYING PUBLIC EASEMENTS FOR DRAINAGE PURPOSES ARE RELEASED AND REPLACED BY THOSE REQUIRED AND CREATED BY THE CURRENT APPROVED SUBDIVISION.
- 5) THE INTRA-BLOCK DRAINAGE EASEMENTS SHALL BE GRADED WITH THE CONSTRUCTION OF EACH PRINCIPLE STRUCTURE IN ACCORDANCE WITH THE APPROVED STORM WATER DRAINAGE PLAN ON FILE WITH THE CITY ENGINEER AND THE ZONING ADMINISTRATOR, AS AMENDED IN ACCORDANCE WITH THE MADISON GENERAL ORDINANCES.
- 6) NO CHANGES IN DRAINAGE PATTERNS ASSOCIATED WITH DEVELOPMENT ON ANY OF ALL LOTS WITHIN THIS PLAT SHALL BE ALLOWED WITHOUT PRIOR APPROVAL OF THE CITY ENGINEER.
- 7) ALL LANDS WITHIN THIS PLAT SUBJECT TO DECLARATION OF RESTRICTIONS AND COVENANTS RECORDED AS DOCUMENT NUMBER 42333006.
- 8) SEE SHEET 2 FOR ADDITIONAL NOTES IN REGARD TO PUBLIC EASEMENTS.

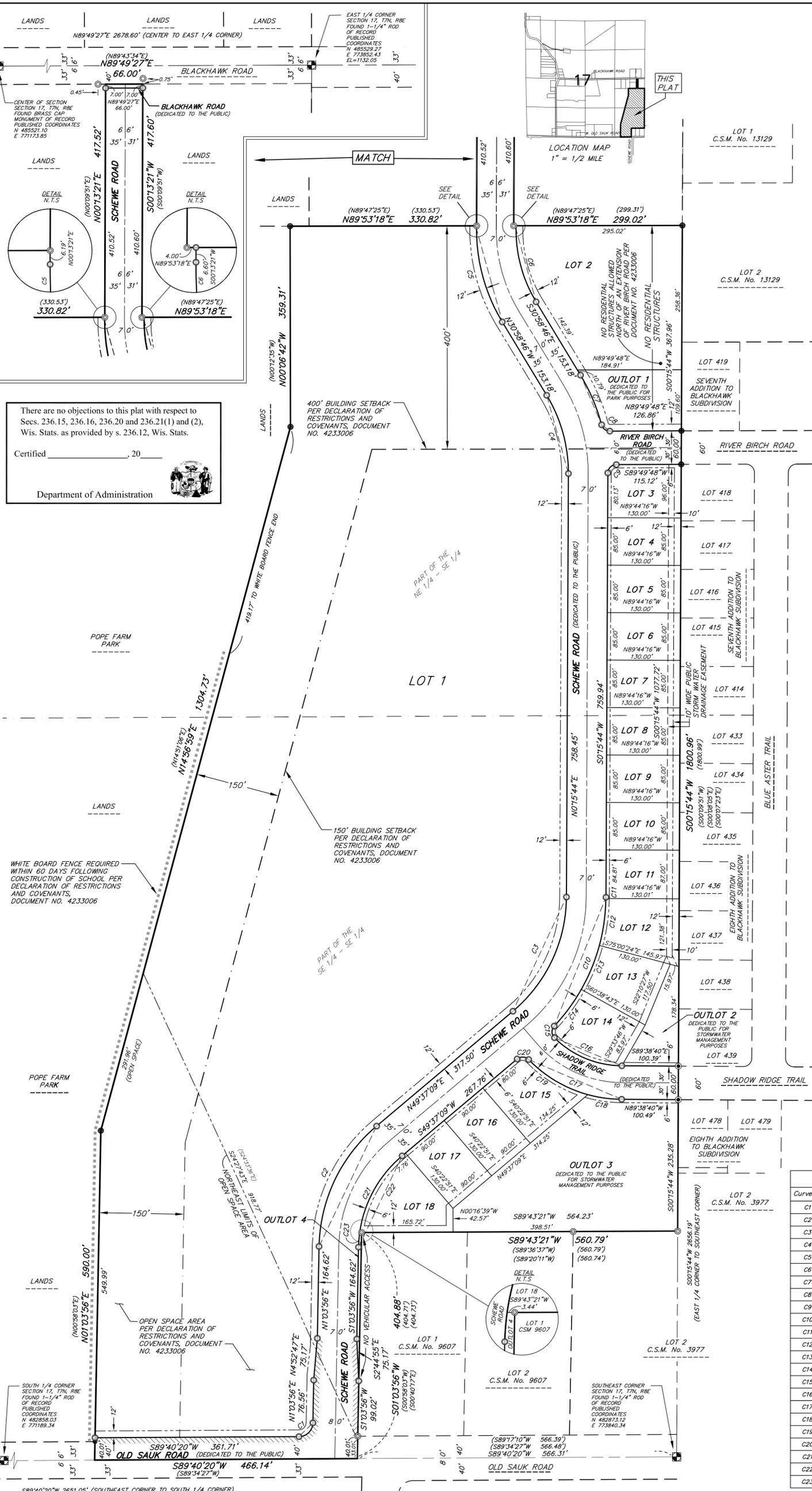
LOT NUMBER	AREA (sf)	AREA (ACRES)
LOT 1	113721	26.10
LOT 2	65788	1.51
LOT 3	12369	0.28
LOT 4	11050	0.25
LOT 5	11050	0.25
LOT 6	11050	0.25
LOT 7	11050	0.25
LOT 8	11050	0.25
LOT 9	11050	0.25

LOT NUMBER	AREA (sf)	AREA (ACRES)
LOT 10	11050	0.25
LOT 11	11310	0.26
LOT 12	13894	0.32
LOT 13	12908	0.30
LOT 14	13394	0.31
LOT 15	13896	0.32
LOT 16	11700	0.27
LOT 17	11700	0.27
LOT 18	15283	0.35

OUTLOT NUMBER	AREA (sf)	AREA (ACRES)
OL 1	17302	0.40
OL 2	9897	0.23

OUTLOT NUMBER	AREA (sf)	AREA (ACRES)
OL 3	72329	1.66
OL 4	1128	0.03

Curve #	Radius	Length	Delta	Chord Bearing	Chord Length	Tangent Bearing
C1	25.00	38.66	088°36'24"	N45°22'08"E	34.92	
C2	290.00	245.75	048°33'13"	N25°20'32"E	238.46	
C3	270.00	232.59	049°21'25"	N24°56'26"E	225.46	
C4	270.00	147.22	031°14'31"	N15°21'31"W	145.41	
C5	320.00	174.26	031°12'07"	N15°22'43"W	172.12	
C6	250.00	136.14	031°12'07"	S15°22'43"E	134.47	
C7	340.00	96.86	016°19'19"	S22°49'07"E	96.53	S14°39'28"E
C8	15.00	19.77	075°30'45"	S52°24'50"E	18.37	S14°39'28"E
C9	15.00	23.45	089°34'03"	S45°02'46"W	21.13	
C10	340.00	254.21	042°50'18"	S21°40'53"W	248.33	S43°06'03"W
C11	340.00	2.19	000°22'10"	S00°26'49"W	2.19	
C12	340.00	85.22	014°21'41"	S07°48'45"W	85.00	
C13	340.00	85.22	014°21'41"	S22°10'27"W	85.00	
C14	340.00	81.57	013°44'45"	S36°13'40"W	81.37	
C15	15.00	23.00	087°51'08"	S00°49'32"E	20.81	S43°06'03"W
C16	170.00	133.20	045°53'34"	S67°11'53"E	129.82	S44°45'06"E
C17	230.00	184.51	045°57'45"	N66°39'47"W	179.60	N43°40'55"W
C18	230.00	60.68	015°06'55"	N82°05'12"W	60.50	
C19	230.00	123.83	030°50'50"	N59°06'20"W	122.34	
C20	15.00	22.70	086°41'57"	N87°01'53"W	20.59	N43°40'55"W
C21	220.00	186.43	048°33'13"	S25°20'32"W	180.90	
C22	220.00	160.22	041°43'38"	S28°45'20"W	156.70	
C23	220.00	26.21	006°49'35"	S04°28'44"W	26.20	



There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20

Department of Administration

POPE FARM ESTATES

PART OF THE SE 1/4 OF THE SE 1/4 AND THE NE 1/4 OF THE SE 1/4 OF SECTION 17,
TOWNSHIP 7 NORTH, RANGE 8 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

I, Paul R. Knudson, professional land surveyor, hereby certify that in full compliance with the provisions of Section 236 of the Wisconsin Statutes and the subdivision regulations of the City of Madison, and under the direction of the Middleton-Cross Plains Area School District, Owner, I have surveyed, divided and mapped POPE FARM ESTATES; that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is Part of the NE 1/4 of the SE 1/4 and the SE 1/4 of the SE 1/4 of Section 17, All in Township 7 North, Range 8 East, City Of Madison, Dane County, Wisconsin, described as follows:

Commencing at the Southeast Corner of said Section 17; thence S89°40'20"W, 566.31 feet along the south line of said SE 1/4 to the southwest corner of Certified Survey Map Number 9607 and the Point of Beginning; thence continuing S89°40'20"W, 466.14 feet along the south line of said SE 1/4; thence N01°03'56"E, 590.00 feet; thence N14°56'59"E, 1304.73 feet; thence N00°06'42"W, 359.31 feet; thence N89°53'18"E, 330.82 feet; thence N00°13'21"E, 417.52 feet to the south right-of-way of Blackhawk Road; thence N89°49'27"E, 66.00 feet along said south right-of-way; thence S00°13'21"W, 417.60 feet; thence N89°53'18"E, 299.02 feet to the east line of said SE 1/4; thence S00°15'44"W, 1800.96 feet along the east line of said SE 1/4 to a north line of Lot 2, Certified Survey Map Number 3977; thence S89°43'21"W, 560.79 feet along the north lines of Lot 2, Certified Survey Map Number 3977 and Lots 1 and 2, Certified Survey Map Number 9607 to the northwest corner of Certified Survey Map Number 9607; thence S01°03'56"W, 404.88 feet along the west line of said Certified Survey Map Number 9607 to the Point of Beginning.

Containing 1,735,947 square feet or 39.8519 acres, more or less.

Vierbicher Associates, Inc.
By Paul R. Knudson

Dated this _____ day of _____, 20____

Revised this _____ day of _____, 20____

Paul R. Knudson, P.L.S. No. 1556

CITY OF MADISON TREASURER'S CERTIFICATE

As the duly appointed City Treasurer of the City of Madison, Dane County, Wisconsin, I hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or unpaid special assessments affecting any of the lands included in the plat of POPE FARM ESTATES as of this _____ day of _____, 20____.

David M. Gawenda, City of Madison Treasurer

CITY OF MADISON PLAN COMMISSION APPROVAL

Approved for recording by the secretary of the City of Madison Plan Commission.

Dated this _____ day of _____, 20____.

Natalie Erdman, Secretary of Plan Commission

CITY OF MADISON COMMON COUNCIL APPROVAL

Resolved, that the plat of POPE FARM ESTATES, located in the NE1/4-SE1/4 and SE1/4-SE1/4 of Section 17, Township 07 North, Range 08 East, City of Madison, Dane County, Wisconsin, was hereby approved by Enactment Number _____, File I.D. Number _____ adopted on this _____ day of _____, 20____, and that said enactment further provided for the acceptance of those lands dedicated and rights conveyed by said plat of Pope Farm Estates to the City of Madison for public use.

Dated this _____ day of _____, 20____.

Maribeth Witzel-Behl, City Clerk
City of Madison, Dane County, Wisconsin

DANE COUNTY TREASURER'S CERTIFICATE

I, Adam Gallagher, being the duly elected, qualified, and acting Treasurer of the County of Dane, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or unpaid special assessments affecting any of the lands included in the plat of POPE FARM ESTATES, as of this _____ day of _____, 20____.

Adam Gallagher, Dane County Treasurer

REGISTER OF DEEDS

Received for recording this _____ day of _____, 20____, at _____ O'clock _____ M. and

recorded in Volume _____ of Plats of Dane County on Page(s) _____, as Document Number _____.

Kristi Chlebowski
Register of Deeds of Dane County, Wisconsin

OWNER'S CERTIFICATE

The Middleton-Cross Plains Area School District, a body politic, duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that it caused land described on this Plat to be surveyed, divided, mapped, and dedicated as represented on this Plat. The Middleton-Cross Plains Area School District does further certify that this Plat is required by s. 236.10 or 236.12 Wisconsin Statutes, to be submitted to the following for approval or objection:

- City of Madison, Common Council
- Wisconsin Department of Administration
- Dane County Zoning and Land Regulation Committee

IN WITNESS WHEREOF, the said Middleton-Cross Plains Area School District has caused these presents to be signed by Robert Green, its President, on this _____ day of _____, 20____.

MIDDLETON-CROSS PLAINS AREA SCHOOL DISTRICT,
a body politic

By _____
Robert Green, President

STATE OF WISCONSIN)
DANE COUNTY) ss.

Personally came before me this _____ day of _____, 20____, the above-named Robert Green, to me known to be the President of the Middleton-Cross Plains Area School District, acting in said capacity and known by me to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, Dane County, Wisconsin
My Commission Expires: _____

Public Storm Water Drainage Easements:

Creation of Easement Rights: A permanent easement over, across and within the Easement Area is established, memorialized, reserved by, granted, conveyed, transferred and assigned to City of Madison for the uses and purposes hereinafter set forth. The Easement Area may be used by City of Madison for public storm water drainage purposes. City of Madison and its employees, agents and contractors shall have the right to construct, install, maintain, operate, repair, replace and reconstruct the Storm Water Drainage Facilities within the Easement Area. City of Madison shall have the further right of ingress and egress to and from the Easement Area in order to exercise its rights and privileges hereunder, and to cut and remove trees, vegetation and other impediments in the Easement Area which may obstruct or interfere with the actual or potential use of the Easement Area for the foregoing purposes.

Property Restoration: City of Madison shall repair any damage caused to any pavement, concrete or turf located within the Easement Area and/or the Property as a result of the use of the Easement Area by or on behalf of the City of Madison as provided herein. Following completion of any excavation work, City of Madison shall promptly restore the area affected by the work to the original grade and surface condition including the repair or replacement of pavement, concrete and turf.

Limitations on Use of Easement Area: The owner of the Property shall have the right to use the Easement Area for any purpose, provided such use shall not interfere with the easement rights of the City of Madison hereunder. No buildings or structures or fences unrelated to the Storm Water Drainage Facilities shall be constructed in and no grade change shall be made to the Easement Area without the written consent of the City of Madison's Engineering Division City Engineer.

Binding Effect: This Easement shall run with the land described herein and shall be binding upon the owners of the Property, and their successors in interest.

Release of Rights to Easements Created by Plat: Any release of rights that were placed on platted land which was required by a public body or which names a public body or public utility as grantee shall be released by recording a separate easement release document with the Dane County Register of Deeds in accordance with ss236.293.

Public Utility Easements:

Creation of Easement Rights: A permanent easement over, across and within the Easement Area is established, memorialized, reserved by, granted, conveyed, transferred and assigned to the City of Madison, and all other public utility companies registered to do business in the City of Madison, for the uses and purposes hereinafter set forth. The Easement Area may be used by City of Madison, and all other public utility companies registered to do business in the City of Madison, for the transmission of electrical, gas, telephone, cable, communication, video, and information services, together with the right of ingress and egress across the Easement Areas for the purpose of access to and use of these facilities. The City of Madison, and all other public utility companies registered to do business in the City of Madison, and their employees, agents and contractors shall have the right to construct, install, maintain, operate, repair, replace and reconstruct the utility facilities within the Easement Area. City of Madison, and all other public utility companies registered to do business in the City of Madison, shall have the further right of ingress and egress to and from the Easement Area in order to exercise its rights and privileges hereunder, and to cut and remove trees, vegetation and other impediments in the Easement Area which may obstruct or interfere with the actual or potential use of the Easement Area for the foregoing purposes.

Property Restoration: City of Madison shall repair any damage caused to any pavement, concrete or turf located within the Easement Area and/or the Property as a result of the use of the Easement Area by or on behalf of the City of Madison as provided herein. Following completion of any excavation work, City of Madison shall promptly restore the area affected by the work to the original grade and surface condition including the repair or replacement of pavement, concrete and turf.

Limitations on Use of Easement Area: The owner of the Property shall have the right to use the Easement Area for any purpose, provided such use shall not interfere with the easement rights of the City of Madison, and all other public utility companies registered to do business in the City of Madison, hereunder. No buildings or structures or fences unrelated to the public utility facilities shall be constructed in and no grade change shall be made to the Easement Area without the written consent of the City of Madison, and all other public utility companies registered to do business in the City of Madison, having rights to the easement area.

Binding Effect: This Easement shall run with the land described herein and shall be binding upon the owners of the Property, and their successors in interest.

Release of Rights to Easements Created by Plat: Any release of rights that were placed on platted land which was required by a public body or which names a public body or public utility as grantee shall be released by recording a separate easement release document with the Dane County Register of Deeds in accordance with ss236.293.

There are no objections to this plat with respect to
Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2),
Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration



vierbicher
planners | engineers | advisors
REEDSBURG - MADISON - PRAIRIE DU CHIEN
999 Fourth Street, Suite 201 | Madison, Wisconsin 53717
Phone: (608) 824-0532 Fax: (608) 824-0530



DRAFTED BY: PKNU
DATE: December 19, 2018
CHECKED BY: MSCH

FN: 180222
REV: _____
REV: _____
REV: _____

PREPARED FOR:
Middleton-Cross Plains Area
School District
7106 South Avenue
Middleton, WI 53562

SHEET
2 OF 2

TOPOGRAPHIC SYMBOL LEGEND

- EXISTING BOLLARD
EXISTING FLAG POLE
EXISTING MAILBOX
EXISTING MONITORING WELL
EXISTING POST
EXISTING SIGN (TYPE NOTED)
EXISTING PARKING METER
EXISTING CURB INLET
EXISTING ENDWALL
EXISTING FIELD INLET RECTANGULAR
EXISTING FIELD INLET
EXISTING ROOF DRAIN CLEANOUT
EXISTING ROOF DRAIN
EXISTING STORM MANHOLE
EXISTING STORM MANHOLE RECTANGULAR
EXISTING SANITARY CLEANOUT
EXISTING SANITARY MANHOLE
EXISTING SEPTIC VENT
EXISTING FIRE HYDRANT
EXISTING FIRE DEPARTMENT CONNECTION
EXISTING WATER MAIN VALVE
EXISTING CURB STOP
EXISTING WELL
EXISTING WATER MANHOLE
EXISTING GAS VALVE
EXISTING GAS METER
EXISTING AIR CONDITIONING PEDESTAL
EXISTING DOWN GUY
EXISTING ELECTRIC MANHOLE
EXISTING ELECTRIC RECTANGULAR MANHOLE
EXISTING ELECTRIC PEDESTAL
EXISTING TRANSFORMER
EXISTING ELECTRIC METER
EXISTING GUY POLE
EXISTING LIGHT POLE
EXISTING GENERIC LIGHT
EXISTING UTILITY POLE
EXISTING TV MANHOLE
EXISTING TV RECTANGULAR MANHOLE
EXISTING TV PEDESTAL
EXISTING TELEPHONE MANHOLE
EXISTING TELEPHONE PEDESTAL
EXISTING UNIDENTIFIED MANHOLE
EXISTING UNIDENTIFIED UTILITY VAULT
EXISTING HANDICAP PARKING
EXISTING TRAFFIC SIGNAL
EXISTING SHRUB
EXISTING CONIFEROUS TREE
EXISTING DECIDUOUS TREE
EXISTING BORING

SITE PLAN LEGEND

- PROPERTY BOUNDARY
CURB AND GUTTER (REVERSE CURB HATCHED)
PROPOSED CHAIN LINK FENCE
PROPOSED WOOD FENCE
PROPOSED CONCRETE
PROPOSED LIGHT-DUTY ASPHALT
PROPOSED HEAVY-DUTY ASPHALT
PROPOSED SIGN
PROPOSED LIGHT POLE
PROPOSED BOLLARD
PROPOSED ADA DETECTABLE WARNING FIELD
PROPOSED HANDICAP PARKING

ABBREVIATIONS

- TC - TOP OF CURB
FF - FINISHED FLOOR
FL - FLOW LINE
SW - TOP OF WALK
TW - TOP OF WALL
BW - BOTTOM OF WALL

PROPOSED UTILITY LEGEND

- STORM SEWER PIPE
STORM SEWER MANHOLE
STORM SEWER ENDWALL
STORM SEWER CURB INLET
STORM SEWER CURB INLET W/MANHOLE
STORM SEWER FIELD INLET
ROOF DRAIN CLEANOUT
SANITARY SEWER PIPE (GRAVITY)
SANITARY SEWER PIPE (FORCE MAIN)
SANITARY SEWER LATERAL PIPE
SANITARY SEWER MANHOLE
SANITARY SEWER CLEANOUT
WATER MAIN
WATER SERVICE LATERAL PIPE
FIRE HYDRANT
WATER VALVE
CURB STOP
WATER VALVE MANHOLE
PROPOSED PIPE INSULATION
GAS MAIN
ELECTRIC SERVICE

ABBREVIATIONS

- STMH - STORM MANHOLE
FI - FIELD INLET
CI - CURB INLET
CB - CATCH BASIN
EW - ENDWALL
SMH - SANITARY MANHOLE

GRADING LEGEND

- EXISTING MAJOR CONTOURS
EXISTING MINOR CONTOURS
PROPOSED MAJOR CONTOURS
PROPOSED MINOR CONTOURS
DITCH CENTERLINE
SILT FENCE
DISTURBED LIMITS
BERM
DRAINAGE DIRECTION
PROPOSED SLOPE ARROWS
EXISTING SPOT ELEVATIONS
PROPOSED SPOT ELEVATIONS
STONE WEEPER
VELOCITY CHECK
INLET PROTECTION
EROSION MAT CLASS A TYPE 1
EROSION MAT CLASS B TYPE 1
TRACKING PAD
RIP RAP

TOPOGRAPHIC LINEWORK LEGEND

- EXISTING UNDERGROUND CABLE TV
EXISTING OVERHEAD CABLE TV
EXISTING FIBER OPTIC LINE
EXISTING OVERHEAD TELEPHONE LINE
EXISTING UNDERGROUND TELEPHONE
EXISTING RETAINING WALL
EXISTING CHAIN LINK FENCE
EXISTING GENERAL FENCE
EXISTING WIRE FENCE
EXISTING WOOD FENCE
EXISTING GAS LINE
EXISTING UNDERGROUND ELECTRIC LINE
EXISTING GUY LINE
EXISTING OVERHEAD ELECTRIC LINE
EXISTING OVERHEAD GENERAL UTILITIES
EXISTING SANITARY FORCE MAIN (SIZE NOTED)
EXISTING SANITARY SEWER LINE (SIZE NOTED)
EXISTING STORM SEWER LINE (SIZE NOTED)
EXISTING EDGE OF TREES
EXISTING WATER MAIN (SIZE NOTED)
EXISTING WETLAND DELINEATION
EXISTING MAJOR CONTOUR
EXISTING MINOR CONTOUR

GENERAL NOTES:

- 1. INSTALL A 50'L X 20'W X 1.5'D TRACKING PAD AT THE SITE ENTRANCE. THE TRACKING PAD SHALL BE MAINTAINED/REPAIRED AS NECESSARY TO ACCOMMODATE CONSTRUCTION.
2. THE CONTRACTOR IS REQUIRED TO MAKE EROSION CONTROL INSPECTIONS AT THE END OF EACH WEEK AND WHEN 0.5 INCHES OF RAIN FALLS WITHIN 24 HOURS. INSPECTION REPORTS SHALL BE PREPARED AND FILED AS REQUIRED BY THE DNR. ALL MAINTENANCE/REPAIR WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.
3. UTILITY STRUCTURE RIM AND TOP OF CURB ELEVATIONS ON PLANS ARE APPROXIMATE. UTILITY STRUCTURES SHALL BE SET TO FINAL ELEVATIONS AFTER THE CURB & GUTTER AND BASE COURSE HAVE BEEN INSTALLED.
4. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED DURING CONSTRUCTION TO PUBLIC PROPERTY, PRIVATE PROPERTY OR UTILITIES.
5. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR REVIEW BY THE ENGINEER, PRIOR TO PLACING AN ORDER OF ANY SUCH ITEM.
6. EXISTING TOPOGRAPHIC INFORMATION IS BASED ON FIELD OBSERVATIONS AND/OR PLAN OF RECORD DRAWINGS. CONTRACTOR SHALL VERIFY TOPOGRAPHIC INFORMATION PRIOR TO STARTING CONSTRUCTION.
7. CONTRACTOR SHALL FIELD VERIFY LOCATION OF EXISTING SANITARY SEWER, STORM SEWER AND WATER MAIN PRIOR TO CONSTRUCTION TO ENSURE PROPER CLEARANCE OF THE NEW UTILITIES. CONTRACTOR MUST TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES DURING CONSTRUCTION. ANY DAMAGE TO THE EXISTING UTILITIES AND ANY REPAIRS NEEDED AS A RESULT OF THE DAMAGE SHALL BE AT THE EXPENSE OF THE CONTRACTOR REGARDLESS OF THE LOCATION MARKED IN THE FIELD OR SHOWN ON THE PLANS.
8. THE CONTRACTOR SHALL REMOVE ANY SEDIMENT TRACKED ONTO ADJACENT ROADS BY MEANS OF STREET SWEEPING (NOT FLUSHING) AT A MINIMUM OF THE END OF EACH WORK DAY OR MORE AS NEEDED.
9. RIGHT OF WAY (ROW) AND PROPERTY LINES ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING PROPERTY CORNER MONUMENTATION. ANY MONUMENTS DISTURBED BY CONTRACTOR SHALL BE REPLACED AT THE CONTRACTORS EXPENSE.
10. CONTRACTOR SHALL COORDINATE WITH DRY UTILITY COMPANY'S REGARDING ANY POTENTIAL CONFLICTS AND COORDINATE RELOCATIONS AS MAY BE REQUIRED. CONTRACTOR SHALL ALSO COORDINATE THE PROPOSED INSTALLATION OF NEW FACILITIES AS REQUIRED.
11. INSTALL WATER MAIN AT ADEQUATE DEPTH (MIN 6.5' OF COVER) TO AVOID CONFLICT WITH PROPOSED SANITARY SEWER AND STORM SEWER PER DNR STANDARDS EXCEPT WHERE NOTED ON THE PLANS. MAINTAIN MINIMUM 1.5' CLEAR SEPARATION IF WATER CROSSES BELOW SEWER AND MINIMUM 0.5' IF WATER CROSSES ABOVE.
12. SANITARY MANHOLES WITH SEWER MAIN CONNECTIONS GREATER THAN 2' ABOVE THE LOWEST INVERT SHALL BE CONSTRUCTED WITH AN EXTERNAL DROP. MANHOLES WITH SEWER LATERAL CONNECTIONS GREATER THAN 2' ABOVE THE LOWEST INVERT SHALL BE CONSTRUCTED WITH AN INTERNAL DROP.
13. INSTALL 1 SHEET OF 4'x8'x4" HIGH DENSITY STYROFOAM INSULATION AT ALL LOCATIONS WHERE STORM SEWER CROSSES WATER MAIN OR WATER LATERALS.
14. DIMENSIONS RELATING TO CURB ARE TO FACE OF CURB.
15. CONTOURS ARE SHOWN FOR PURPOSES OF INDICATING ROUGH GRADING. FINAL GRADES SHALL BE ESTABLISHED ON PAVED SURFACES BY USING SPOT GRADES ONLY.
16. CROSS-SLOPE OF SIDEWALKS SHALL BE 1.5% UNLESS OTHERWISE NOTED.
17. LONGITUDINAL GRADE OF SIDEWALK RAMP SHALL NOT EXCEED 8.33% (1:12) AND SHALL BE IN ACCORDANCE WITH ADA REQUIREMENTS.
18. LONGITUDINAL GRADE OF SIDEWALK SHALL NOT EXCEED 5.0% OR THE ADJACENT STREET GRADE WHICHEVER IS GREATER.
19. ACCESSIBLE ROUTES SHALL BE 5% MAX LONGITUDINAL SLOPE AND 1.5% MAX CROSS SLOPE. ACCESSIBLE LOADING AREAS OR LANDINGS SHALL BE 2% MAX SLOPE IN ANY DIRECTION. RAMP SHALL BE 8.33% MAX SLOPE.

UTILITY NOTES:

- 1. SANITARY & STORM SEWER LENGTHS SHOWN ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE. STORM SEWER END SECTIONS ARE INCLUDED IN THE LENGTH AND SLOPE OF THE PIPE.
2. CONTRACTOR SHALL INVESTIGATE ALL UTILITY CROSSINGS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY CONFLICTS.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING ALL UTILITY STRUCTURES (MANHOLE RIMS, WATER VALVES, AND CURB STOPS), IF NECESSARY.
4. CONTRACTOR SHALL OBTAIN ANY NECESSARY WORK IN RIGHT-OF WAY, EXCAVATION, UTILITY CONNECTION, PLUGGING, ABANDONMENT, AND DRIVEWAY CONNECTION PERMITS PRIOR TO CONSTRUCTION.
5. FOR ALL SEWER AND WATER MAIN CROSSINGS: PROVIDE MINIMUM 18" SEPARATION WHEN WATER MAIN CROSSES BELOW SEWER AND MINIMUM 6" SEPARATION WHEN WATER MAIN CROSSES ABOVE SEWER.
6. IF DEWATERING OPERATIONS EXCEED 70 GALLONS PER MINUTE OF PUMPING CAPACITY, A DEWATERING WELL PERMIT SHALL BE OBTAINED FROM THE DEPARTMENT PRIOR TO STARTING ANY DEWATERING ACTIVITIES.
7. A COPY OF THE APPROVED UTILITY PLANS, SPECIFICATIONS AND PLUMBING PERMIT APPROVAL LETTER SHALL BE ON-SITE DURING CONSTRUCTION AND OPEN TO INSPECTION BY AUTHORIZED REPRESENTATIVES OF THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES AND OTHER LOCAL INSPECTORS.
8. STORM BUILDING SEWER PIPE SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-6 OF SPS 384.30(3)(c).
9. PRIVATE WATER SERVICES AND PRIVATE WATER MAINS SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-7 OF SPS 384.30(4)(d).
10. PRIVATE SANITARY SEWER AND LATERALS SHALL BE POLYVINYL CHLORIDE (PVC) ASTM D3034 - SDR 35 OR APPROVED EQUAL MATERIAL THAT CONFORMS TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-3 OF SPS 384.30(2)(c).
11. A MEANS TO LOCATE BURIED UNDERGROUND EXTERIOR NON METALLIC SEWERS/MAINS AND WATER SERVICES/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED PER SPS 382.10(11)(h) AND SPS 382.40(8)(k).
12. EXTERIOR WATER SUPPLY PIPING SETBACKS AND CROSSINGS SHALL BE IN ACCORDANCE WITH SPS 382.40(8)(b.).
13. NO PERSON MAY ENGAGE IN PLUMBING WORK IN THE STATE UNLESS LICENSED TO DO SO BY THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES PER S.145.06.
14. SITE CONTRACTOR SHALL LEAVE SANITARY AND WATER LATERALS FIVE (5) FEET SHORT (HORIZONTALLY) FROM THE BUILDING. BUILDING PLUMBER SHALL VERIFY SIZE, LOCATION, AND INVERT ELEVATION OF PROPOSED SANITARY AND WATER LATERALS.
15. CONTRACTOR SHALL FIELD VERIFY THE SIZE, TYPE, LOCATION, AND ELEVATION OF EXISTING UTILITIES PRIOR TO INSTALLING ANY ON-SITE UTILITIES OR STRUCTURES. CONTACT ENGINEER PRIOR TO INSTALLATION IF DISCREPANCY EXISTS WITHIN THESE PLANS.
16. PROPOSED UTILITY SERVICE LINES SHOWN ARE APPROXIMATE. COORDINATE THE EXACT LOCATIONS WITH THE PLUMBING DRAWINGS. COORDINATE THE LOCATIONS WITH THE PLUMBING CONTRACTOR AND/OR OWNER'S CONSTRUCTION REPRESENTATIVE PRIOR TO INSTALLATION OF ANY NEW UTILITIES.
17. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE RELOCATION OF ANY UTILITIES ENCOUNTERED AND REPLACEMENT OF ANY UTILITIES DAMAGED WITHIN INFLUENCE ZONE OF NEW CONSTRUCTION. CONTACT ENGINEER IF THE EXISTING UTILITIES VARY APPRECIABLY FROM THE PLANS.
18. ALL WATER MAIN AND SERVICES SHALL BE INSTALLED AT A MINIMUM DEPTH OF 6.5' FROM TOP OF FINISHED GROUND ELEVATION TO TOP OF MAIN.
19. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE EXISTING VALVES WILL HOLD THE PRESSURE TEST PRIOR TO CONNECTION. THE CITY IS NOT RESPONSIBLE FOR ANY COSTS INCURRED DUE TO THE CONTRACTOR NOT VERIFYING THAT THE EXISTING VALVE WILL HOLD THE PRESSURE TEST PRIOR TO CONNECTION. IF A NEW VALVE IS REQUIRED, THE APPLICANT WILL BE REQUIRED TO INSTALL ONE AT THEIR EXPENSE, AT THE POINT OF CONNECTION.
20. CLEAN OUT ALL EXISTING AND PROPOSED STORM INLETS AND CATCH BASINS AT THE COMPLETION OF CONSTRUCTION.

AGENCIES:

EMERGENCY - FIRE, RESCUE, AMBULANCE, POLICE DIAL 911

UNITED STATES POST OFFICE
3902 MILWAUKEE ST
MADISON, WI 53714-9998
PHONE: 608-831-5501

MADISON POLICE DEPARTMENT
211 S. CARROL ST
MADISON, WI 53703
PHONE: 608-255-2345 NON-EMERGENCY

MADISON FIRE DEPARTMENT
30 W. MIFFLIN ST.
MADISON, WI 53703
PHONE: 608-266-4420 NON-EMERGENCY

MADISON METRO
1245 E. WASHINGTON AVE.
SUITE 201
MADISON, WI 53703
TIM SOBOTA
PHONE: 608-261-4289

UTILITIES:

MG&E (GAS)
PO BOX 1231
MADISON WI 53701
SHAUN ENDRES
PHONE: 608-252-7224 (O)
608-516-7913 (C)

ALLIANT ENERGY (ELECTRIC)
2147 COUNTY HIGHWAY PB
VERONA, WI 53593
NICHOLAS DACHNIWSKY
PHONE: 608-845-1143

CHARTER COMMUNICATIONS (CABLE TV)
2701 DANIELS STREET
MADISON, WI 53718
JON MARSCHKE
PHONE: 608-225-2479

TDS (TELEPHONE + FIBER)
1912 PARMENTER ST
MIDDLETON, WI 53562
JERRY MYERS
PHONE: 608-664-4404

CITY OF MADISON - CITY ENGINEER
CITY-COUNTY BUILDING, ROOM 115
210 MARTIN LUTHER KING JR. BOULEVARD
MADISON, WI 53703
ROBERT F. PHILLIPS, P.E.
PHONE: 608-266-4090

CITY OF MADISON - SANITARY AND STORM SEWER ENGINEER
CITY-COUNTY BUILDING, ROOM 115
210 MARTIN LUTHER KING JR. BOULEVARD
MADISON, WI 53703
GREG FRIES
PHONE: 608-267-1199

CITY OF MADISON - WATER UTILITY
119 EAST OLIN AVE.
MADISON, WI 53703
TOM HEIKKINEN, GENERAL MANAGER
PHONE: 608-266-4651



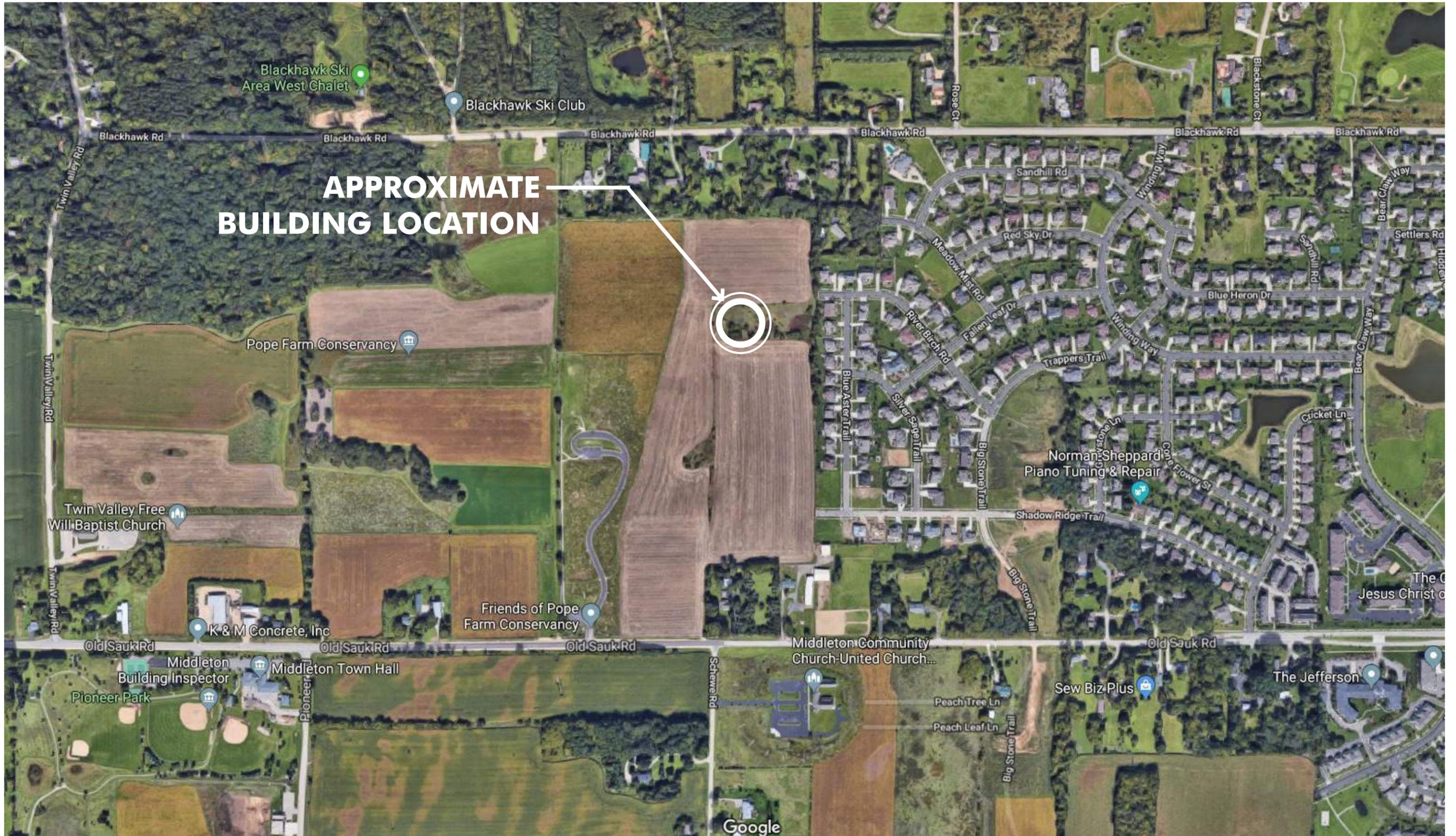
Site General Notes & Legends
Middleton-Cross Plains Elementary School
City of Madison
Dane County, Wisconsin

Table with 2 columns: REVISIONS, NO., DATE, REMARKS. Contains 2 revision entries.

Table with 2 columns: SCALE AS SHOWN, DATE, DRAFTER, CHECKED, PROJECT NO. Contains project details.

C
1

NOT FOR CONSTRUCTION



LOCATOR MAP



AERIAL VIEW - LOOKING EAST



VIEW - LOOKING EAST



AERIAL VIEW - LOOKING WEST

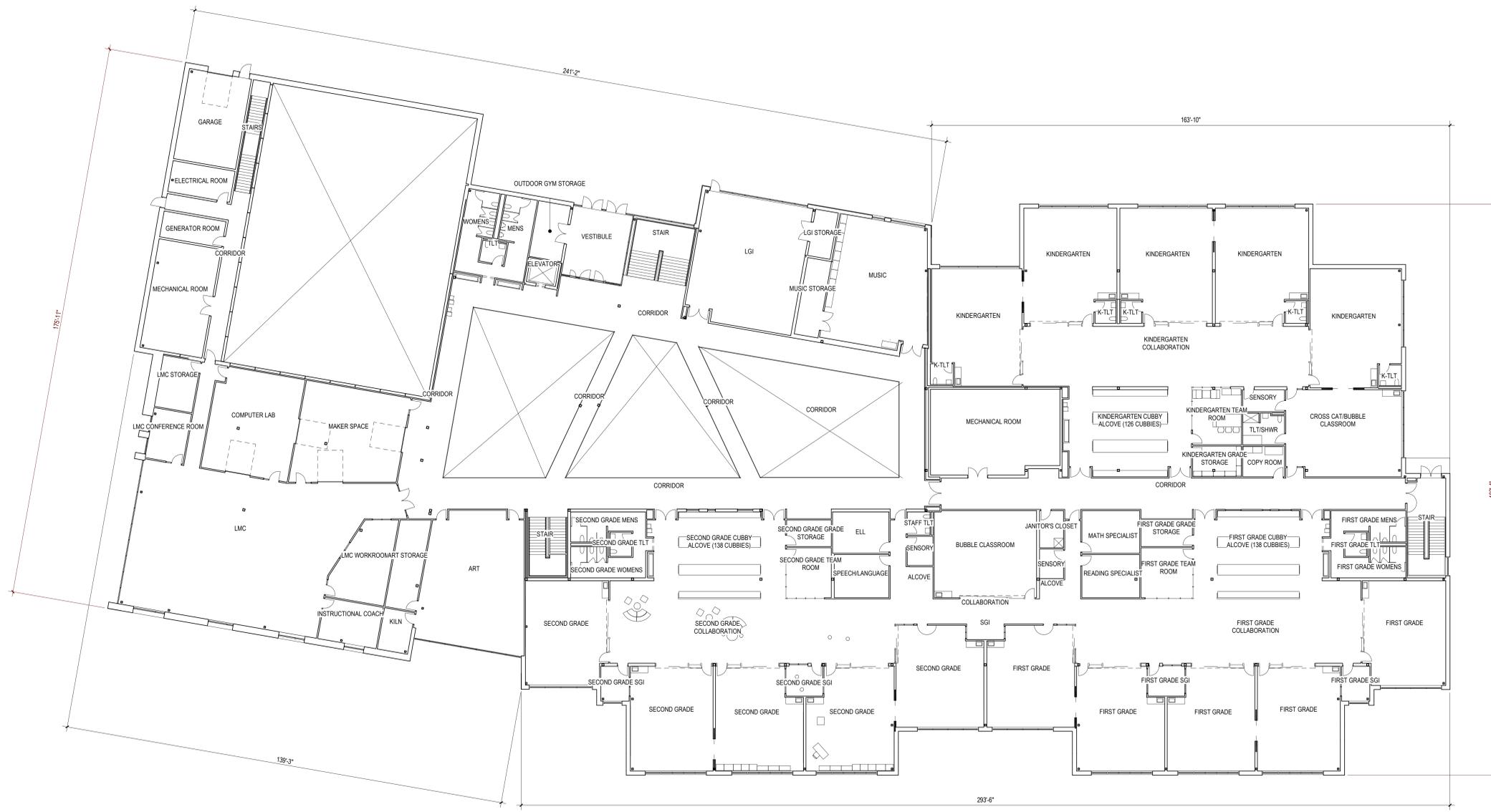


VIEW - LOOKING WEST

CONTEXTUAL SITE INFORMATION



A2 FIRST FLOOR OVERALL PLAN
 1/16" = 1'-0"
 TRUE



A2 SECOND FLOOR OVERALL PLAN
 1/16" = 1'-0"
 TRUE

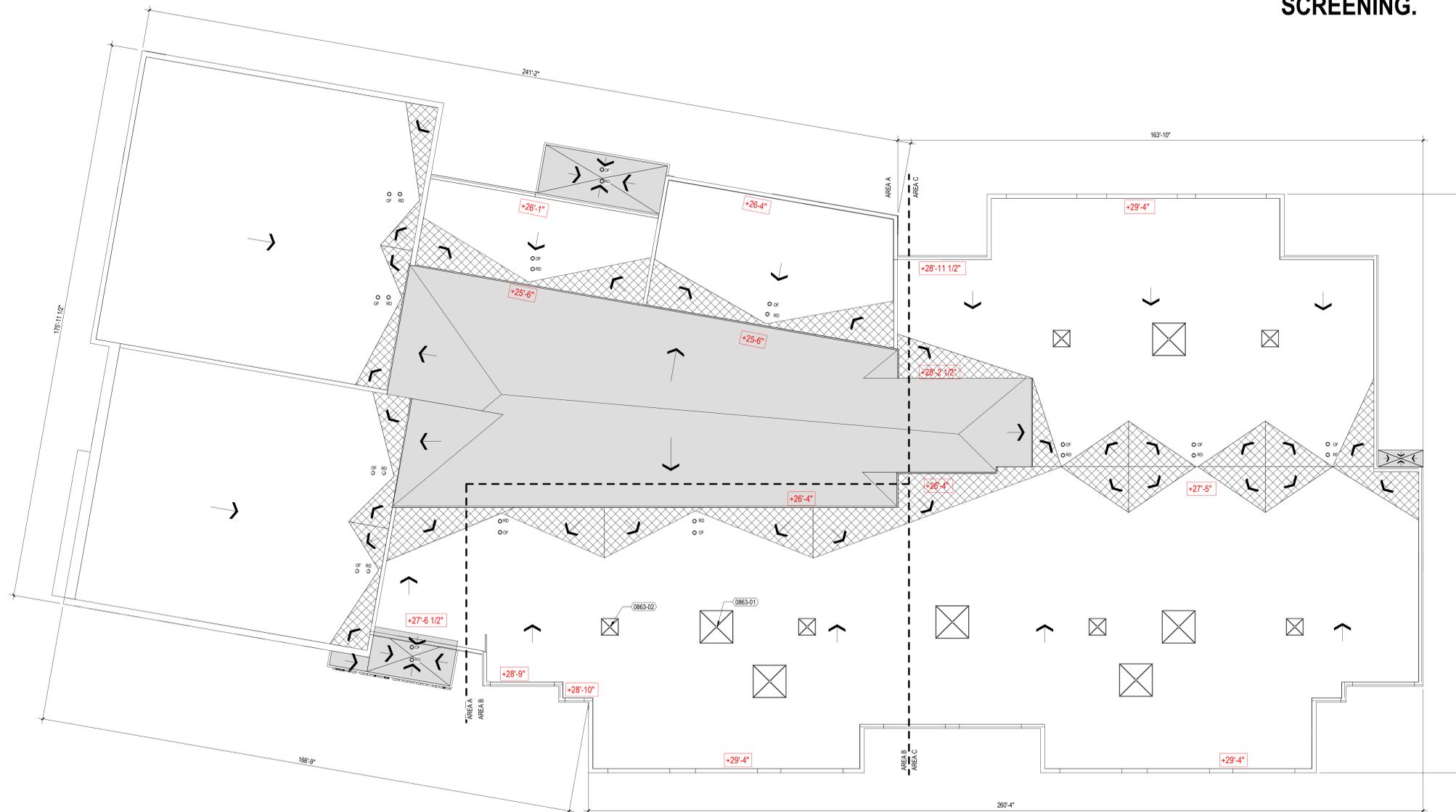
KEYNOTES PER SHEET

0863-01 METAL-FRAMED SKYLIGHT #1 (LARGE)
 0863-02 METAL-FRAMED SKYLIGHT #2 (SMALL)

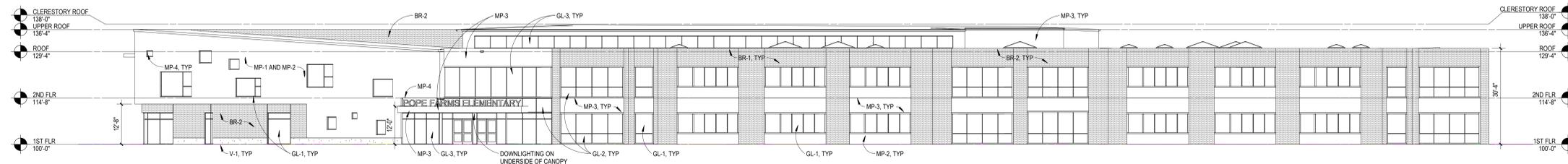
ROOF PLAN LEGEND

RD	INDICATES ROOF DRAIN WITH SUMP PAN
OF	INDICATES OVERFLOW ROOF DRAIN WITH SUMP PAN
←	INDICATES SLOPE DIRECTION OF ROOF AND TAPERED INSULATION
□	NO HATCH INDICATES SLOPED STRUCTURE
■	INDICATES FLAT STRUCTURE AND TAPERED INSULATION WITH MINIMUM SLOPE OF 1/4" PER FOOT, UNLESS NOTED OTHERWISE
⊠	INDICATES TAPERED INSULATION/SADDLES/CRICKETS WITH MINIMUM SLOPE OF 1/2" PER FOOT, UNLESS NOTED OTHERWISE

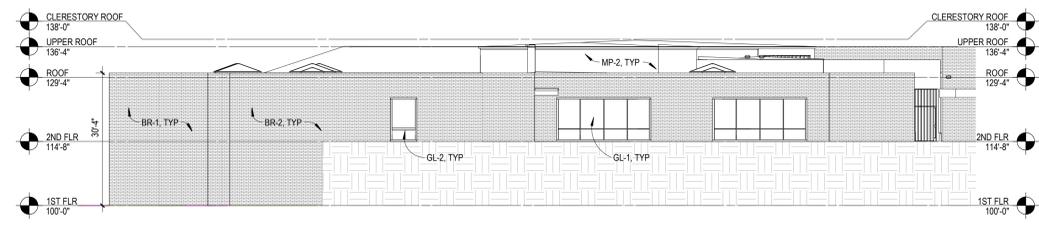
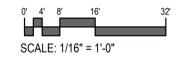
ROOF WILL NOT HOUSE MECHANICAL UNITS OR SCREENING.



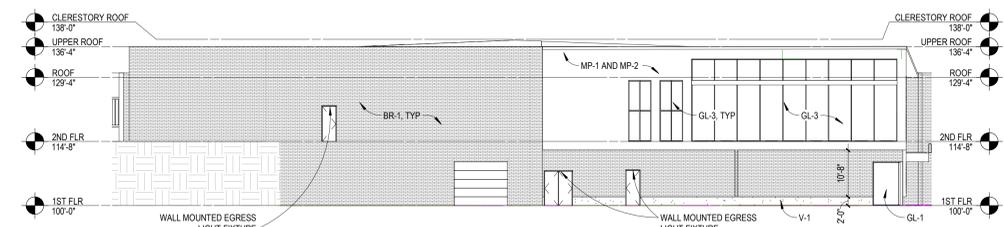
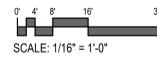
A2 OVERALL ROOF PLAN
 1/16" = 1'-0"
 TRUE



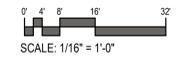
C1 EAST ELEVATION
1/16" = 1'-0"



B2 NORTH ELEVATION
1/16" = 1'-0"



B5 SOUTH ELEVATION
1/16" = 1'-0"



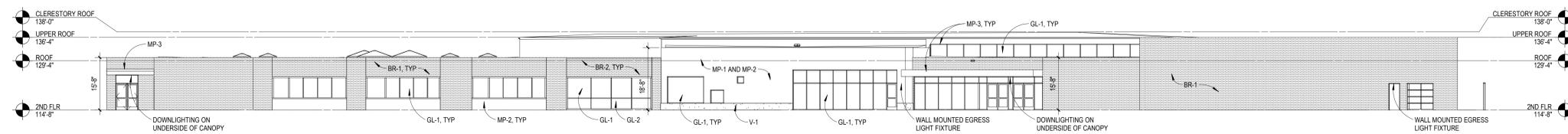
EXTERIOR MATERIAL SCHEDULE

- MP-1 DARK GREEN METAL PANEL
- MP-2 LIGHT GREEN METAL PANEL
- MP-3 DARK GRAY METAL PANEL
- MP-4 YELLOW METAL PANEL

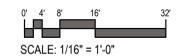
- BR-1 DARK GRAY BRICK
- BR-2 TAN BRICK

- GL-1 STOREFRONT
- GL-2 SPANDREL
- GL-3 CURTAIN WALL

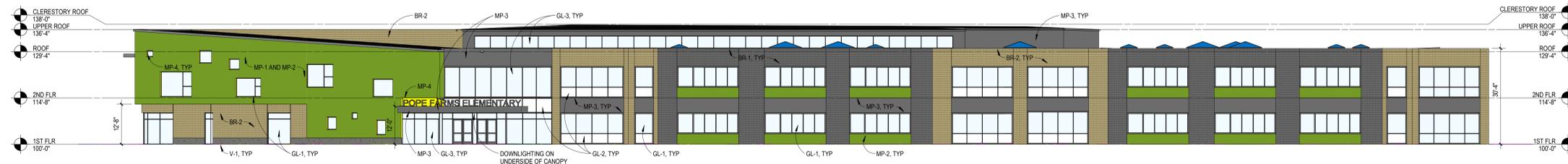
- V-1 PRECAST VENEER



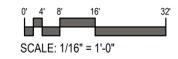
A2 WEST ELEVATION
1/16" = 1'-0"



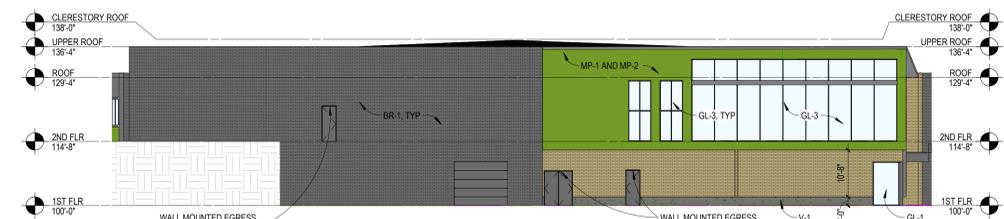
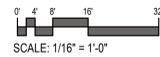
OVERALL EXTERIOR ELEVATIONS



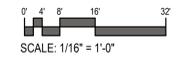
C1 EAST ELEVATION
1/16" = 1'-0"



B2 NORTH ELEVATION
1/16" = 1'-0"



B5 SOUTH ELEVATION
1/16" = 1'-0"



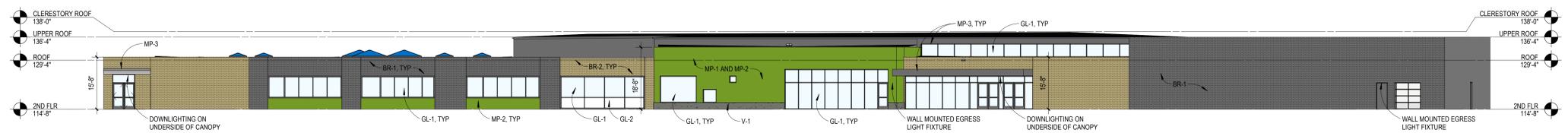
EXTERIOR MATERIAL SCHEDULE

- MP-1 DARK GREEN METAL PANEL
- MP-2 LIGHT GREEN METAL PANEL
- MP-3 DARK GRAY METAL PANEL
- MP-4 YELLOW METAL PANEL

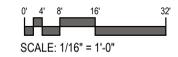
- BR-1 DARK GRAY BRICK
- BR-2 TAN BRICK

- GL-1 STOREFRONT
- GL-2 SPANDREL
- GL-3 CURTAIN WALL

- V-1 PRECAST VENEER



A2 WEST ELEVATION
1/16" = 1'-0"



OVERALL EXTERIOR ELEVATIONS - COLOR



SOUTHEAST AERIAL

3D VIEWS OF PROPOSED DESIGN



MAIN ENTRY

3D VIEWS OF PROPOSED DESIGN



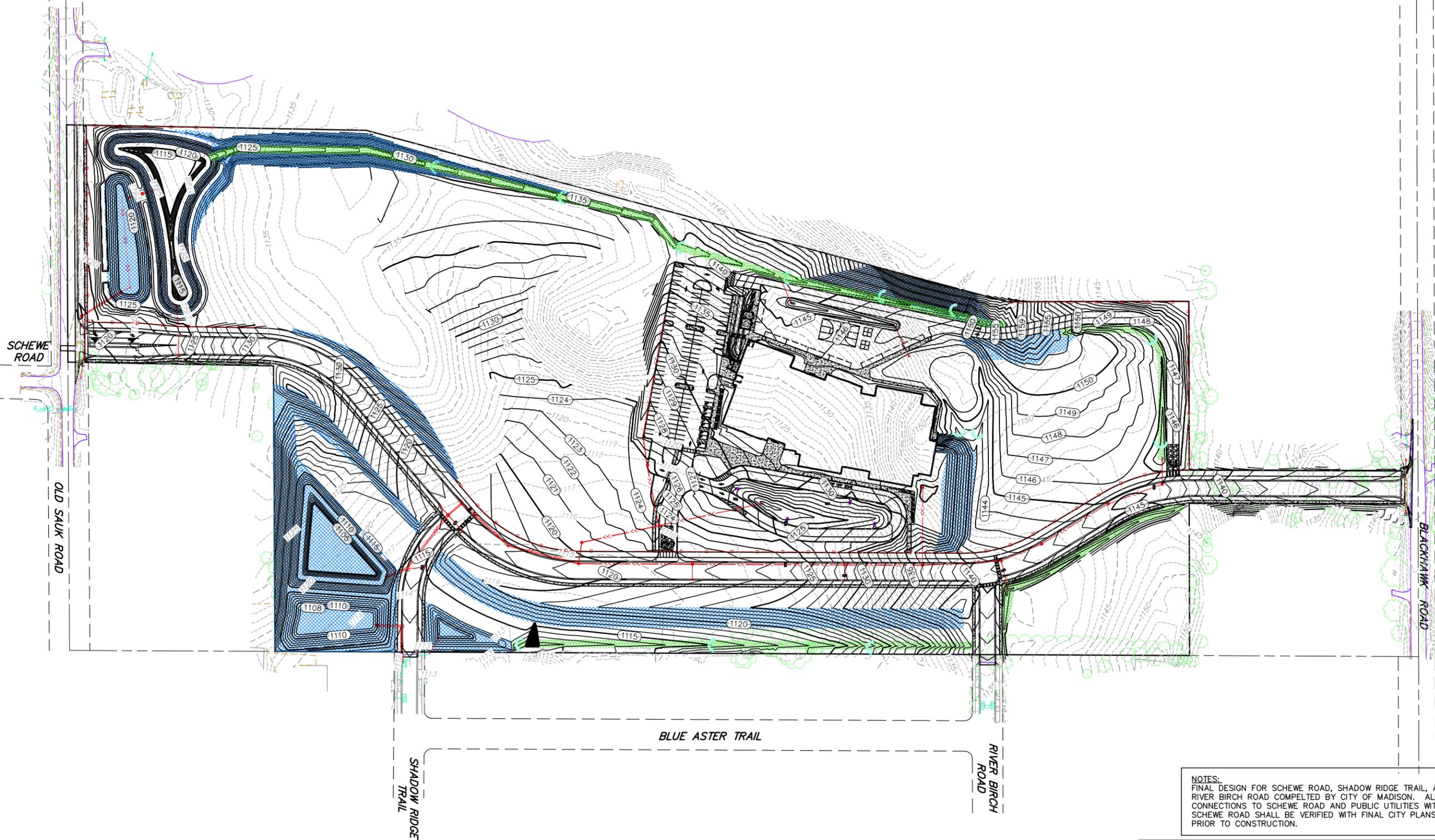
WEST ENTRY

3D VIEWS OF PROPOSED DESIGN



NORTHWEST AERIAL

3D VIEWS OF PROPOSED DESIGN



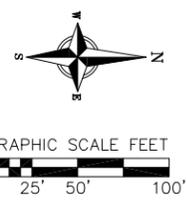
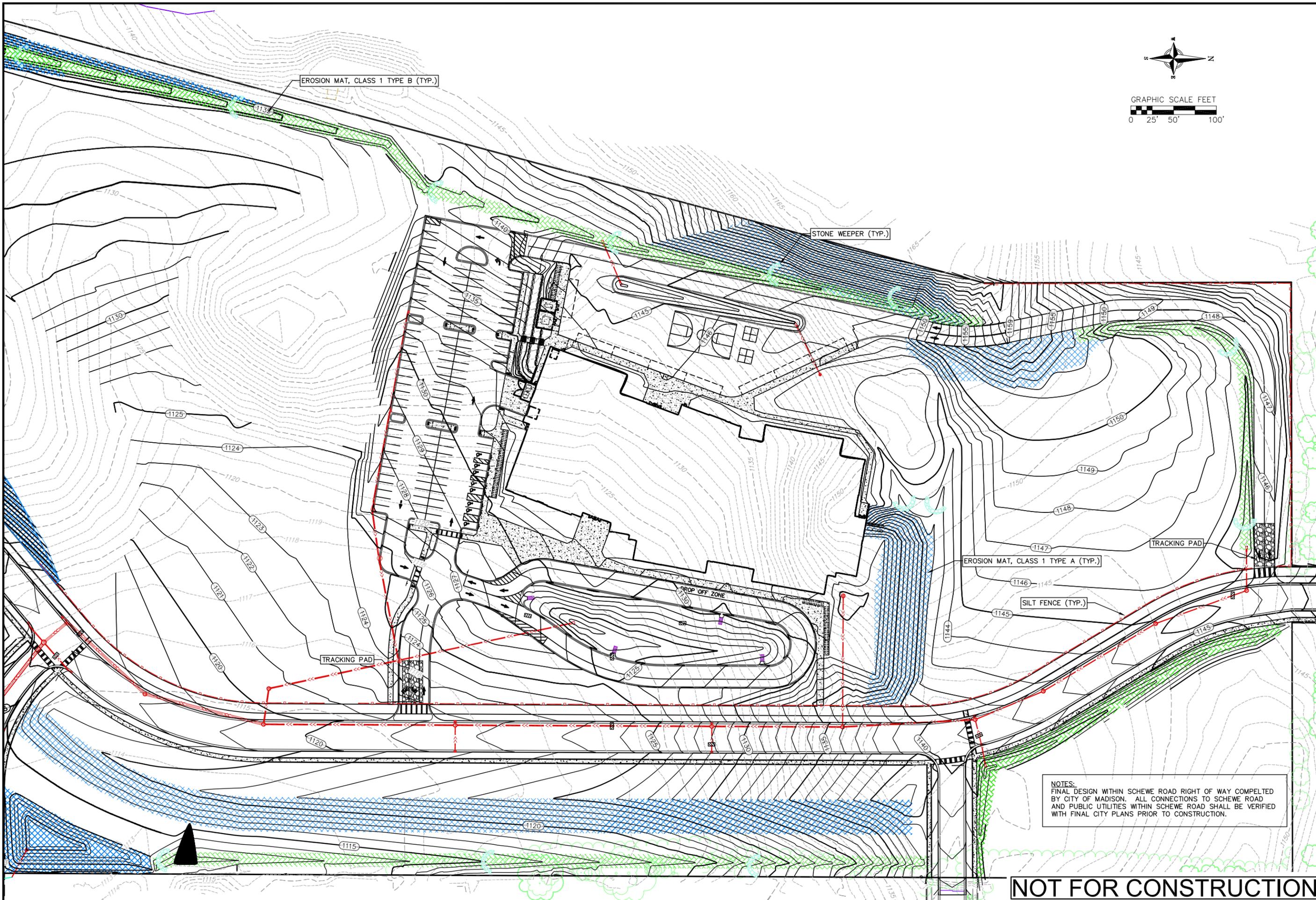
NOTES:
 FINAL DESIGN FOR SCHEWE ROAD, SHADOW RIDGE TRAIL, AND RIVER BIRCH ROAD COMPLETED BY CITY OF MADISON. ALL CONNECTIONS TO SCHEWE ROAD AND PUBLIC UTILITIES WITHIN SCHEWE ROAD SHALL BE VERIFIED WITH FINAL CITY PLANS PRIOR TO CONSTRUCTION.

NOT FOR CONSTRUCTION

NO.	DATE	REVISIONS	REMARKS

SCALE: AS SHOWN
 DATE: 2/5/19
 DRAFTER: BBAR/JGOL
 CHECKED: MSCH/TSCH
 PROJECT NO.: 180222

Lot 1 Grading and Erosion Control Plan
 Middleton-Cross Plains Elementary School
 City of Madison
 Dane County, Wisconsin



EROSION MAT, CLASS 1 TYPE B (TYP.)

STONE WEEPER (TYP.)

EROSION MAT, CLASS 1 TYPE A (TYP.)

SILT FENCE (TYP.)

TRACKING PAD

TRACKING PAD

DROPOFF ZONE

NOTES:
 FINAL DESIGN WITHIN SCHEWE ROAD RIGHT OF WAY COMPLETED BY CITY OF MADISON. ALL CONNECTIONS TO SCHEWE ROAD AND PUBLIC UTILITIES WITHIN SCHEWE ROAD SHALL BE VERIFIED WITH FINAL CITY PLANS PRIOR TO CONSTRUCTION.

REVISIONS	NO.	DATE	REMARKS

SCALE: AS SHOWN

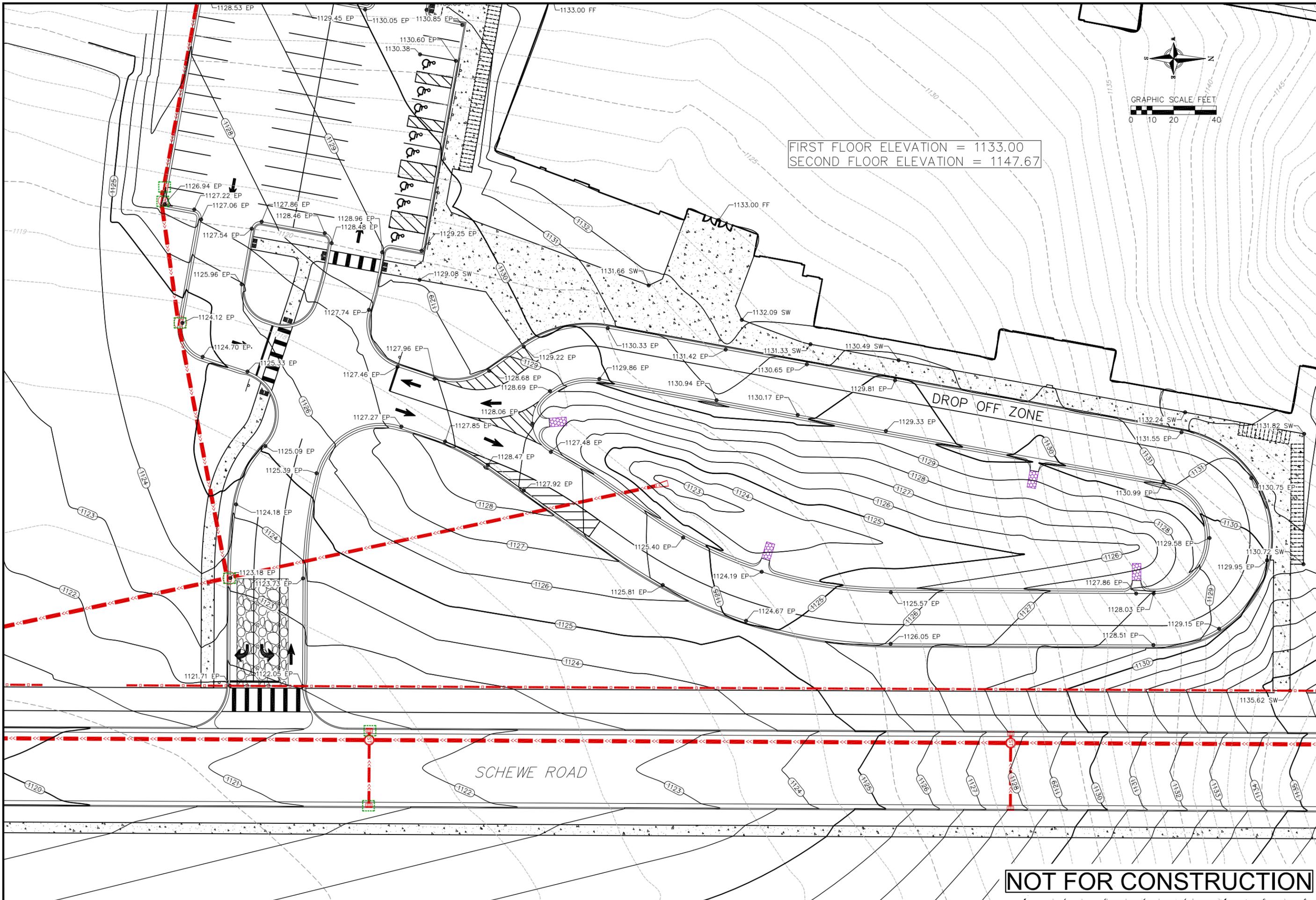
DATE: 2/5/19

DRAFTER: BBAR/JGOL

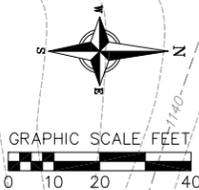
CHECKED: MSCH/TSCH

PROJECT NO.: 180222

NOT FOR CONSTRUCTION



FIRST FLOOR ELEVATION = 1133.00
 SECOND FLOOR ELEVATION = 1147.67



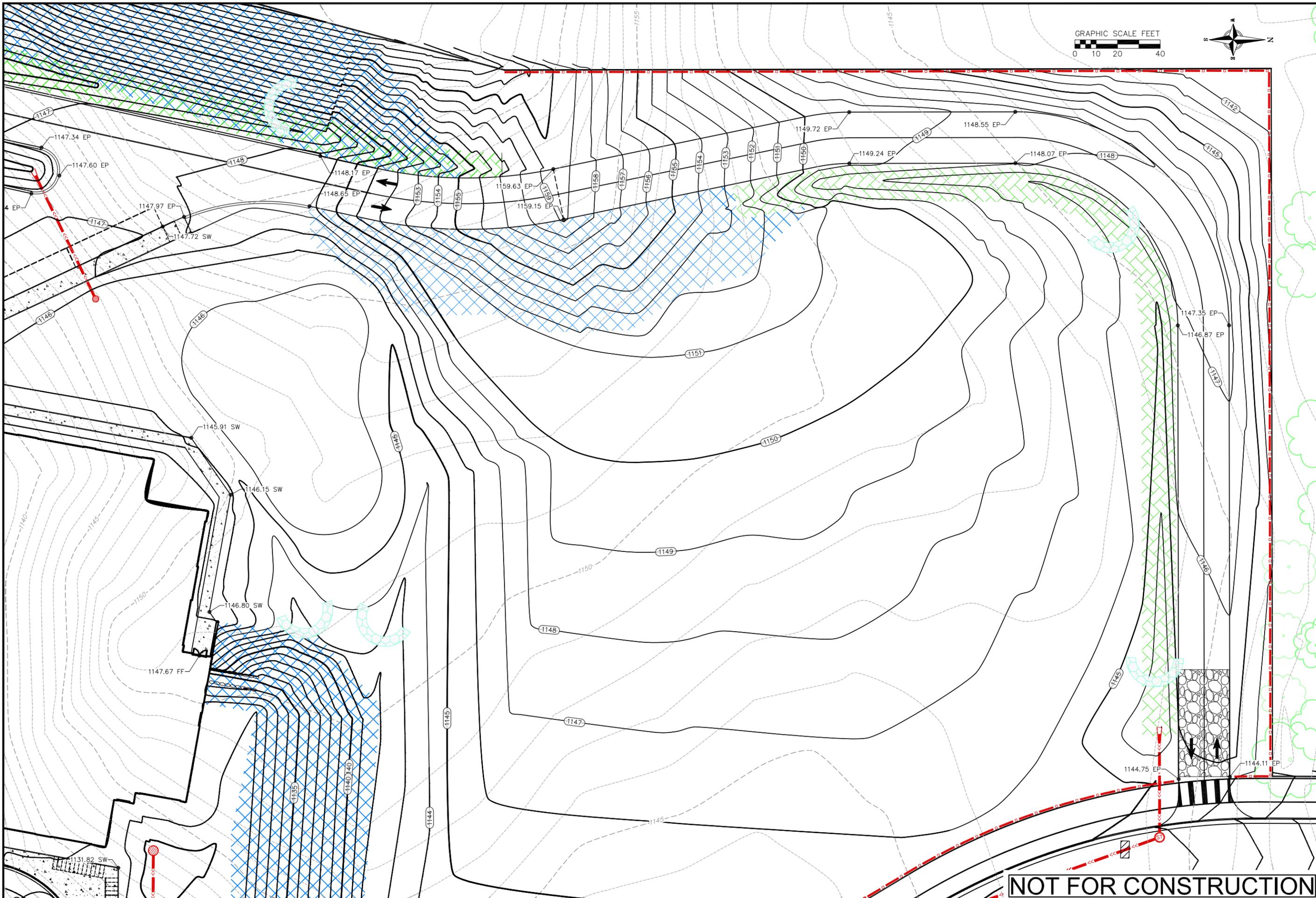
East Grading & Erosion Control Plan
 Middleton-Cross Plains Elementary School
 City of Madison
 Dane County, Wisconsin

REVISIONS	NO.	DATE	REMARKS

SCALE: AS SHOWN

DATE: 2/5/19
 DRAFTER: BBAR/JGOL
 CHECKED: MSCH/TSCH
 PROJECT NO.: 180222

NOT FOR CONSTRUCTION



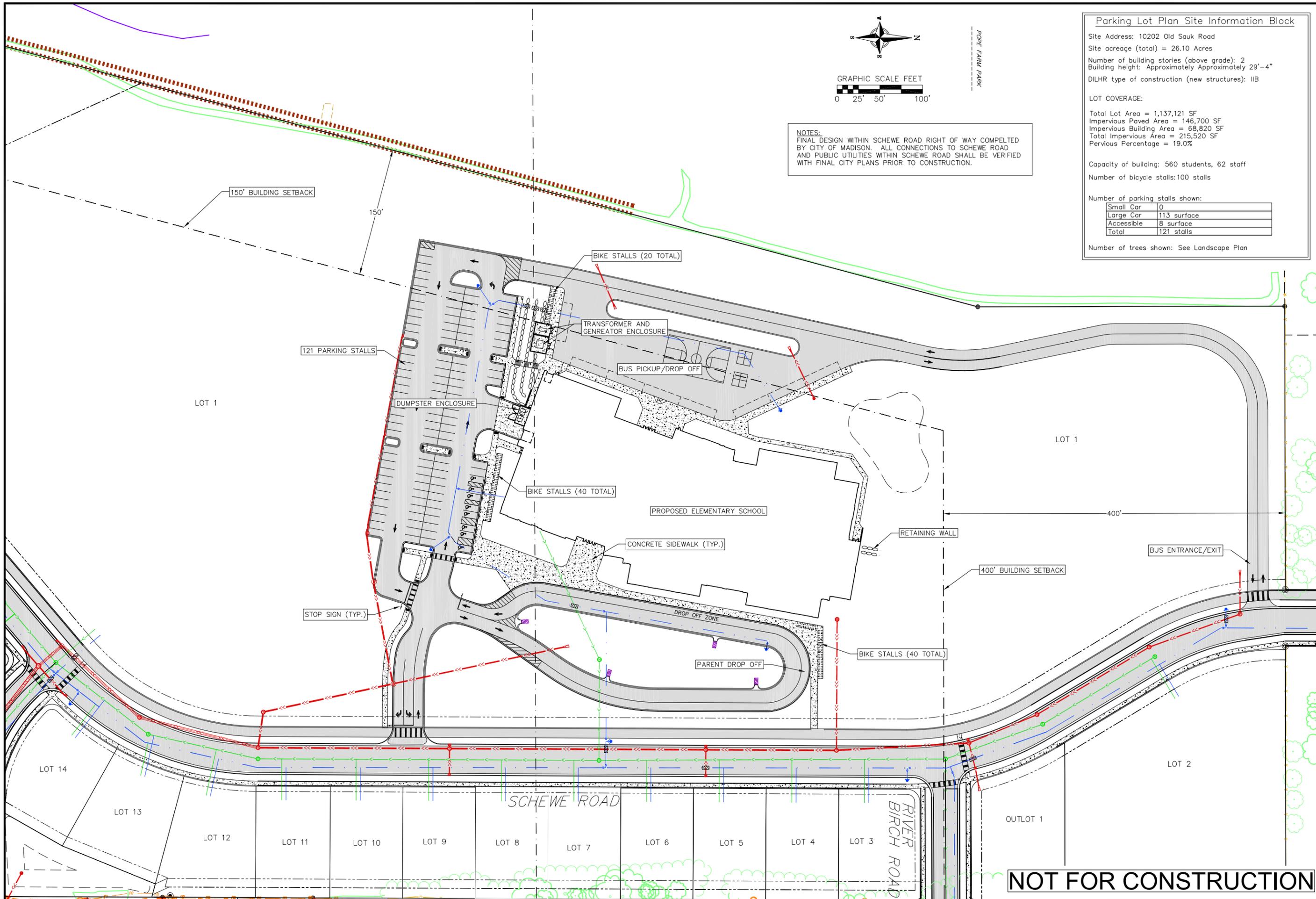
NOT FOR CONSTRUCTION

North Grading & Erosion Control Plan
 Middleton-Cross Plains Elementary School
 City of Madison
 Dane County, Wisconsin

SCALE AS SHOWN	REVISIONS		REVISIONS		DATE	DRAFTER	CHECKED	PROJECT NO.
	NO.	DATE	NO.	DATE				
					2/5/19	BBAR/JGOL	MSCH/TSCH	180222

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06 Feb 2019 - 5:46a M:\EUA\180222_MCPASD Elementary School - Pope Farm 2018\CADD\180222 - Plan and Profile.dwg by: bbar



NOTES:
 FINAL DESIGN WITHIN SCHEWE ROAD RIGHT OF WAY COMPLETED BY CITY OF MADISON. ALL CONNECTIONS TO SCHEWE ROAD AND PUBLIC UTILITIES WITHIN SCHEWE ROAD SHALL BE VERIFIED WITH FINAL CITY PLANS PRIOR TO CONSTRUCTION.

Parking Lot Plan Site Information Block

Site Address: 10202 Old Sauk Road
 Site acreage (total) = 26.10 Acres
 Number of building stories (above grade): 2
 Building height: Approximately 29'-4"
 DILHR type of construction (new structures): IIB

LOT COVERAGE:

Total Lot Area = 1,137,121 SF
 Impervious Paved Area = 146,700 SF
 Impervious Building Area = 68,820 SF
 Total Impervious Area = 215,520 SF
 Pervious Percentage = 19.0%

Capacity of building: 560 students, 62 staff
 Number of bicycle stalls: 100 stalls

Number of parking stalls shown:

Small Car	0
Large Car	113 surface
Accessible	8 surface
Total	121 stalls

Number of trees shown: See Landscape Plan



Elementary Site & Utility Plan
 Middleton-Cross Plains Elementary School
 City of Madison
 Dane County, Wisconsin

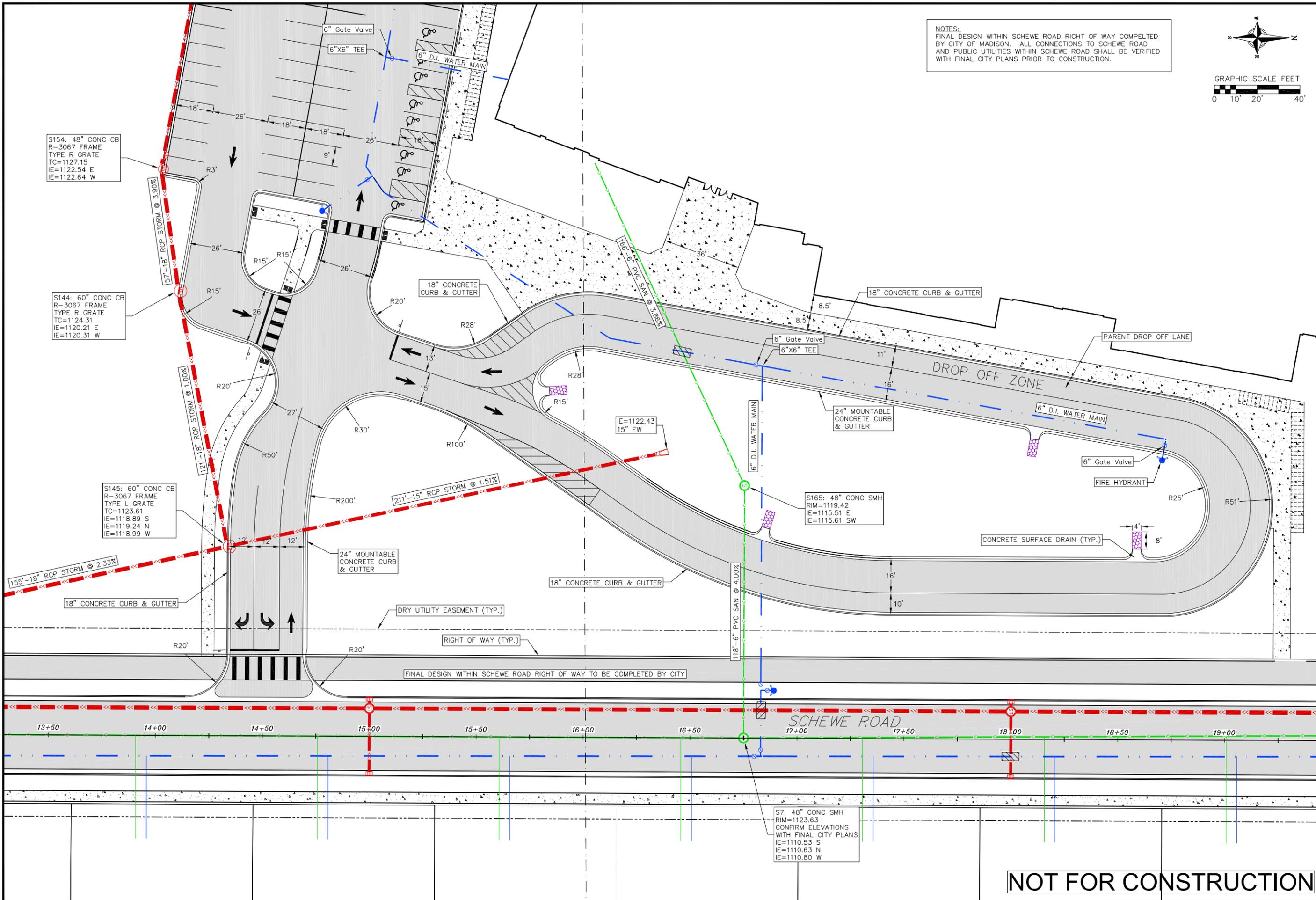
REVISIONS	NO.	DATE	REMARKS

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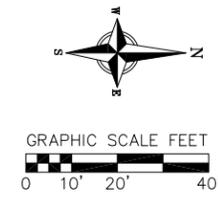
DATE: 2/5/19
 DRAFTER: BBAR/JGOL
 CHECKED: MSCH/TSCH
 PROJECT NO.: 180222

NOT FOR CONSTRUCTION

C
9



NOTES:
 FINAL DESIGN WITHIN SCHEWE ROAD RIGHT OF WAY COMPLETED BY CITY OF MADISON. ALL CONNECTIONS TO SCHEWE ROAD AND PUBLIC UTILITIES WITHIN SCHEWE ROAD SHALL BE VERIFIED WITH FINAL CITY PLANS PRIOR TO CONSTRUCTION.

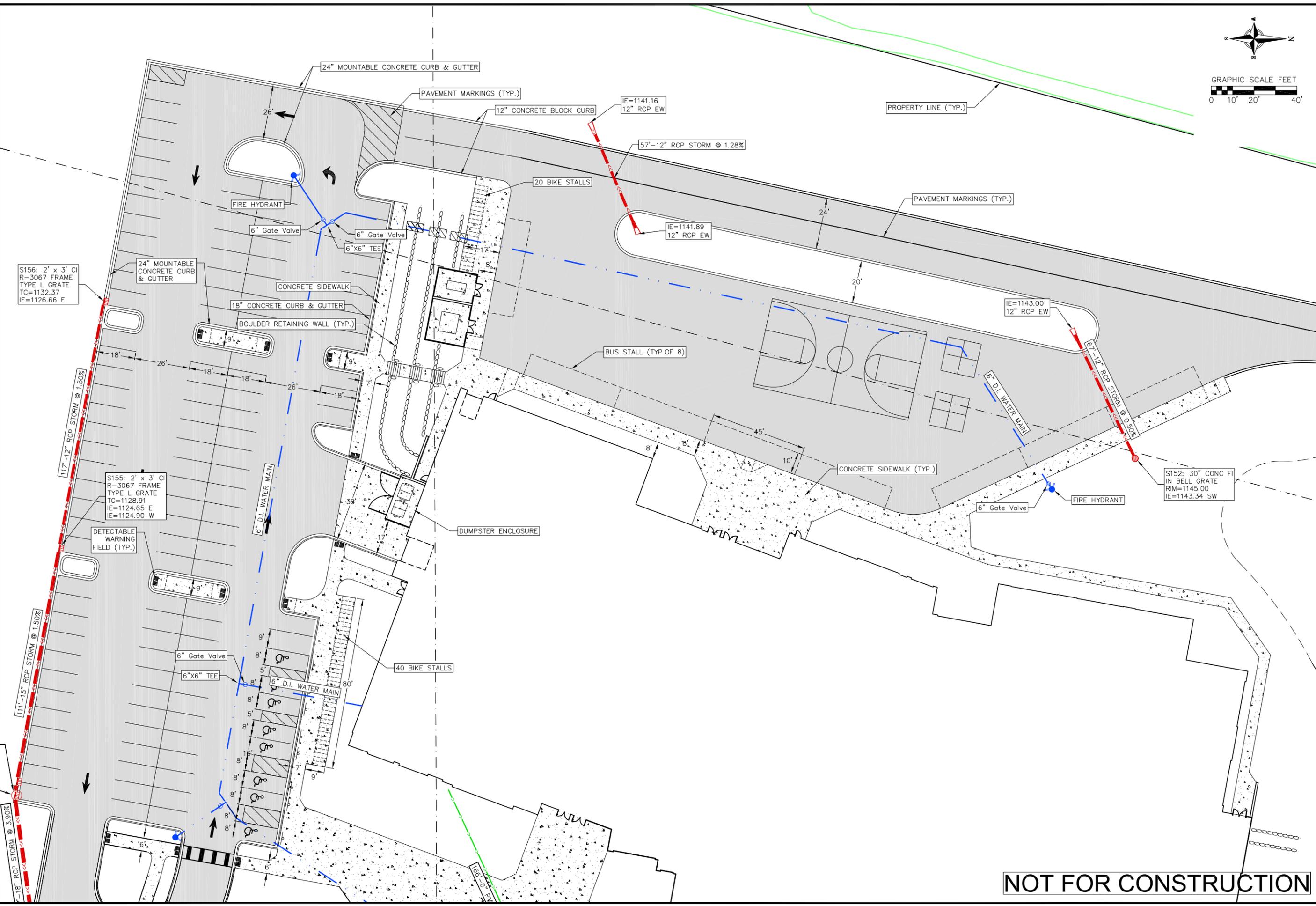


REVISIONS	NO.	DATE	REMARKS

SCALE AS SHOWN

DATE: 2/5/19
 DRAFTER: BBAR/JGOL
 CHECKED: MSCH/TSCH
 PROJECT NO.: 180222

NOT FOR CONSTRUCTION



West Site & Utility Plan
Middleton-Cross Plains Elementary School
City of Madison
Dane County, Wisconsin

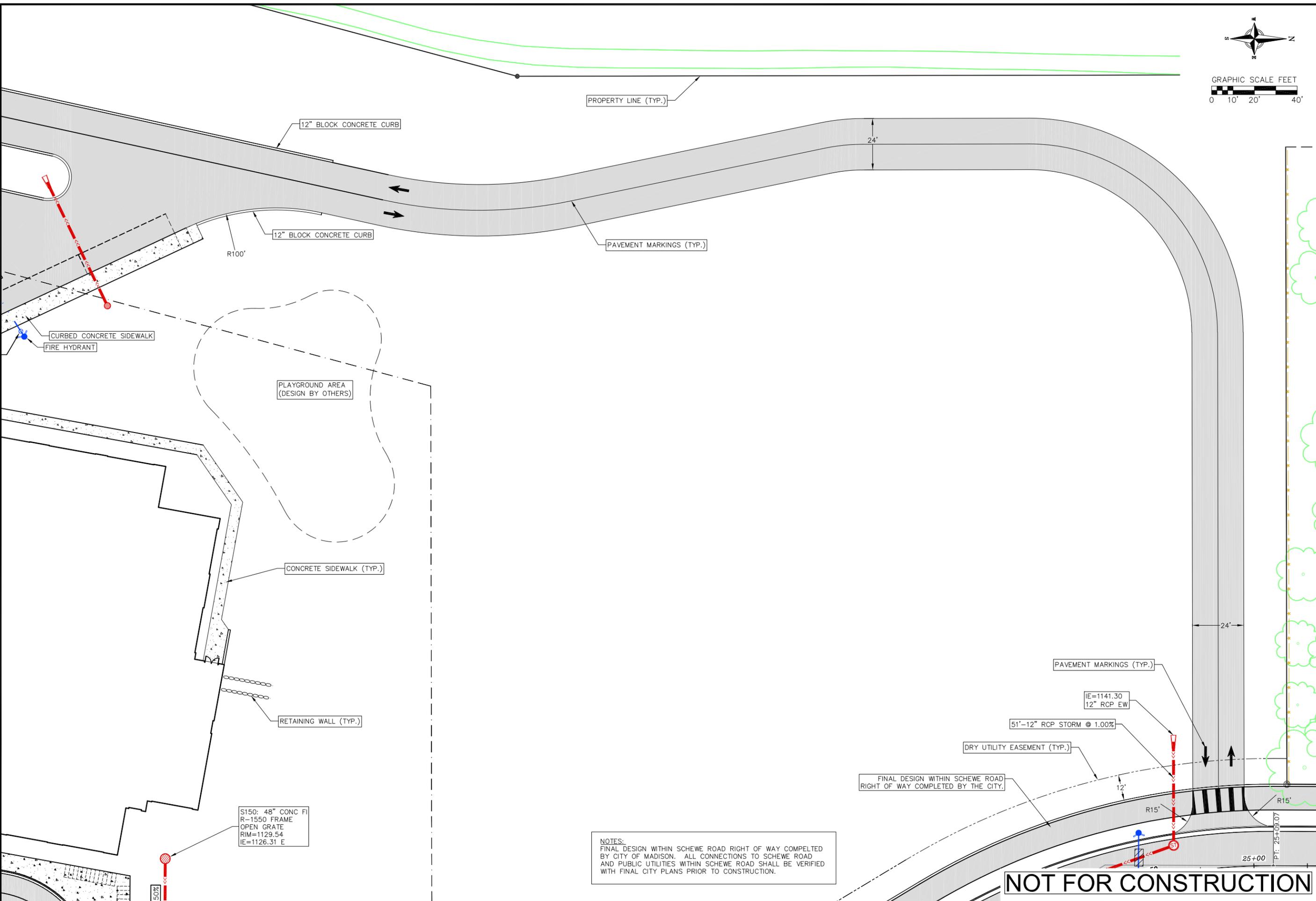
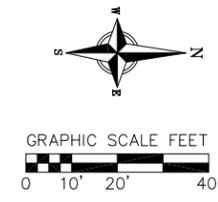
REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

SCALE: AS SHOWN

DATE: 2/5/19
DRAFTER: BBAR/JGOL
CHECKED: MSCH/TSCH
PROJECT NO.: 180222

NOT FOR CONSTRUCTION

C
11



NOTES:
FINAL DESIGN WITHIN SCHEWE ROAD RIGHT OF WAY COMPLETED BY CITY OF MADISON. ALL CONNECTIONS TO SCHEWE ROAD AND PUBLIC UTILITIES WITHIN SCHEWE ROAD SHALL BE VERIFIED WITH FINAL CITY PLANS PRIOR TO CONSTRUCTION.

NOT FOR CONSTRUCTION

North Site & Utility Plan
Middleton-Cross Plains Elementary School
City of Madison
Dane County, Wisconsin

REVISIONS	NO.	DATE	REMARKS

SCALE: AS SHOWN

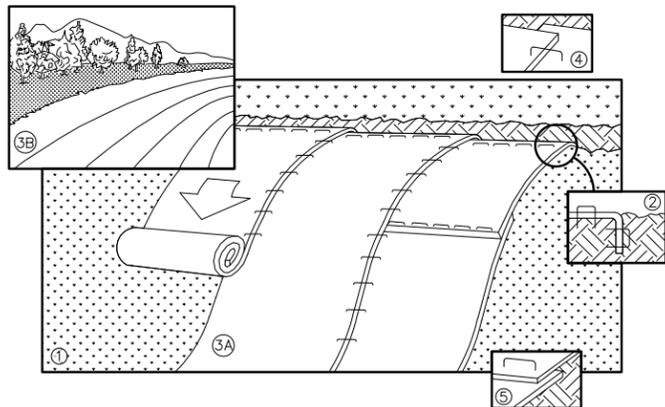
DATE: 2/5/19

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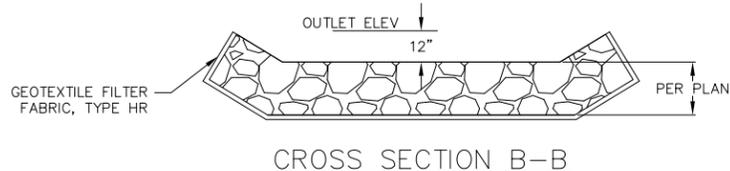
PROJECT NO.: 180222

C
12

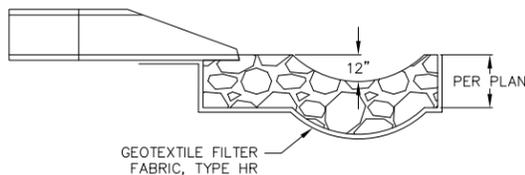


NOTE: REFER TO GENERAL STAPLE PATTERN GUIDE FOR CORRECT STAPLE PATTERN RECOMMENDATIONS FOR SLOPE INSTALLATIONS.

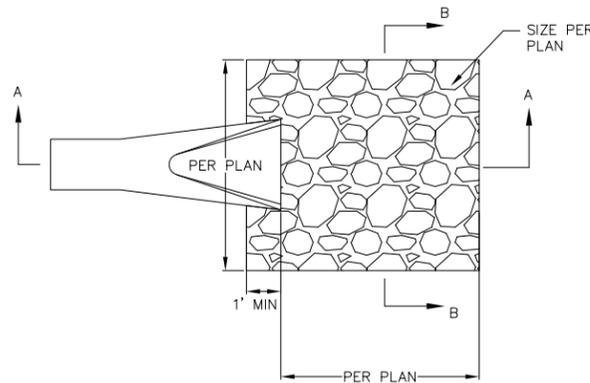
1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF FERTILIZER AND SEED.
NOTE: WHEN USING CELL-O-SEED, DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN 6" DEEP BY 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. ROLL THE BLANKETS <A.> DOWN, OR <B.> HORIZONTALLY ACROSS THE SLOPE.
3. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2" OVERLAP.
4. WHEN BLANKETS MUST BE SPLICED DOWN THE SLOPE, PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH APPROXIMATELY 4" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART.
5. ALL BLANKETS MUST BE SECURELY FASTENED TO THE SLOPE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS RECOMMENDED BY THE MANUFACTURER.



CROSS SECTION B-B

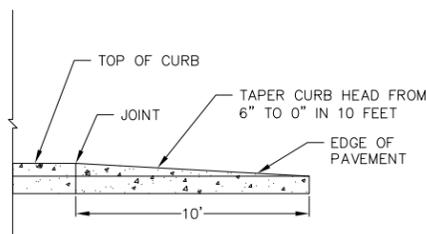


CROSS SECTION A-A



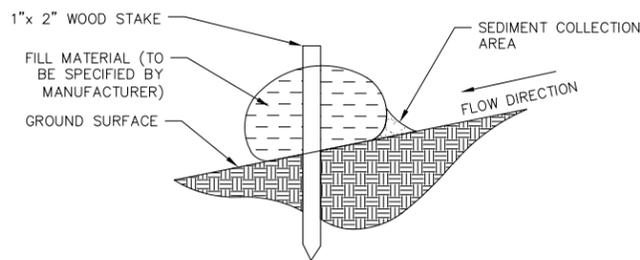
PLAN VIEW

1 RIP-RAP OUTLET
1 NOT TO SCALE



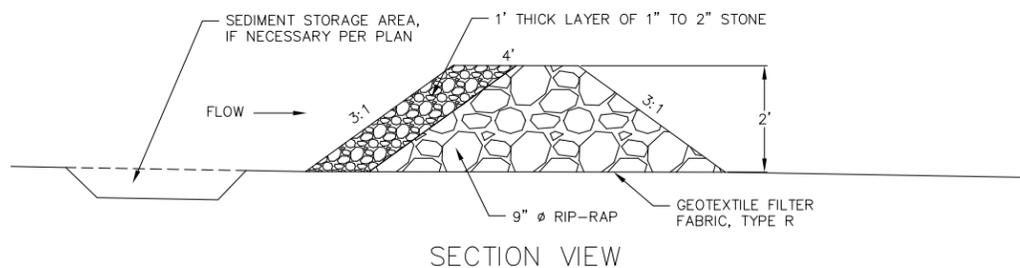
PROFILE VIEW

1 CURB & GUTTER TERMINATION
1 NOT TO SCALE

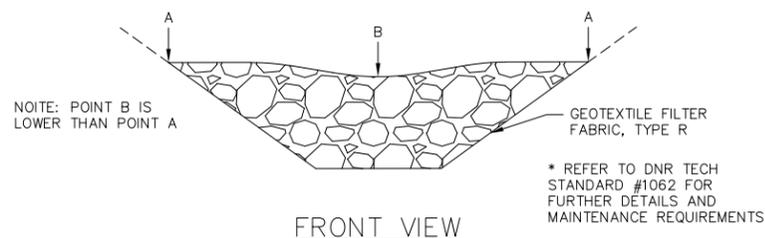


1 SILT SOCK
1 NOT TO SCALE

1 EROSION MAT
1 NOT TO SCALE

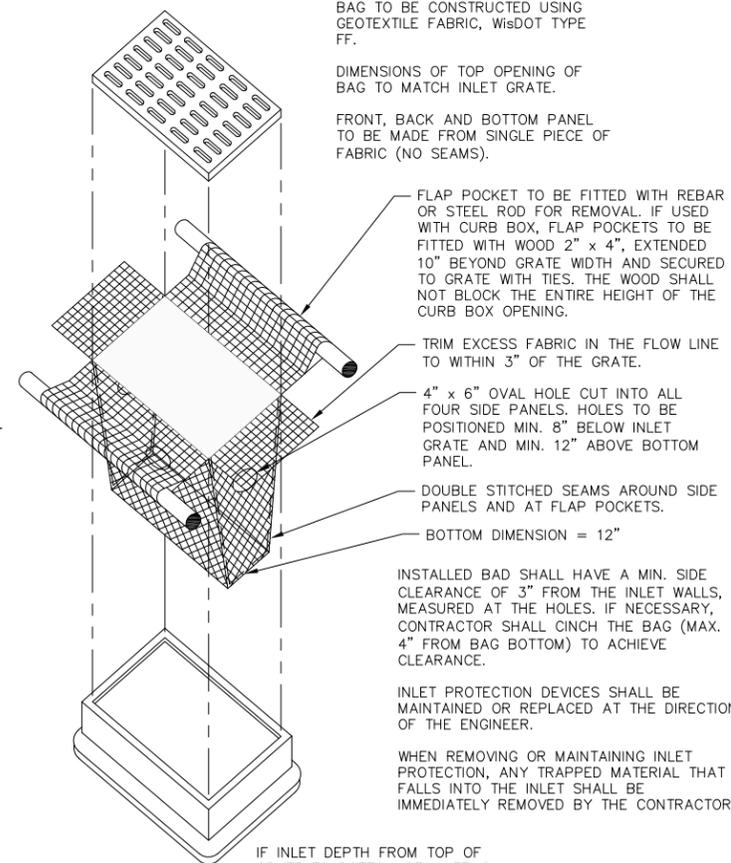


SECTION VIEW



FRONT VIEW

1 WEEPER
1 NOT TO SCALE



1 INLET PROTECTION TYPE D
1 NOT TO SCALE

NOT FOR CONSTRUCTION

REVISIONS	NO.	DATE	REMARKS

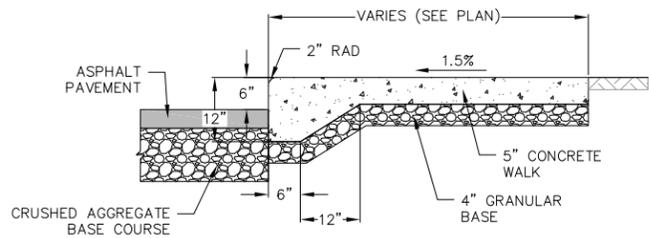
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DATE: 2/5/19

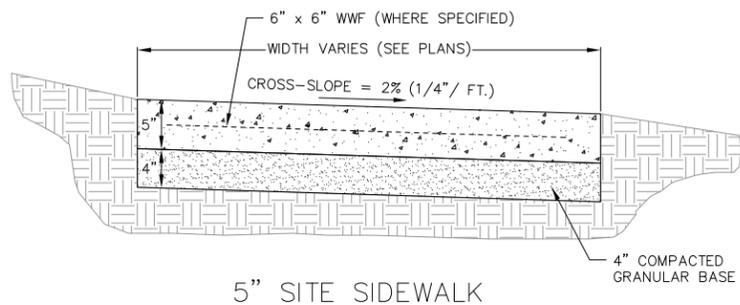
DRAFTER: BBAR/JGOL

CHECKED: MSCH/TSCH

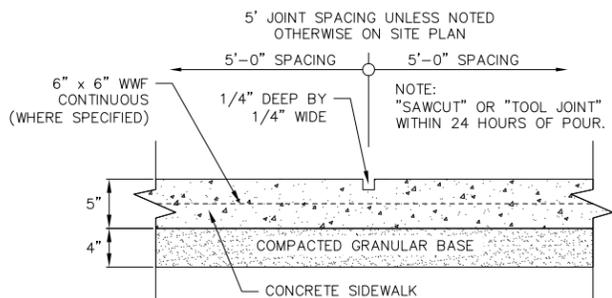
PROJECT NO.: 180222



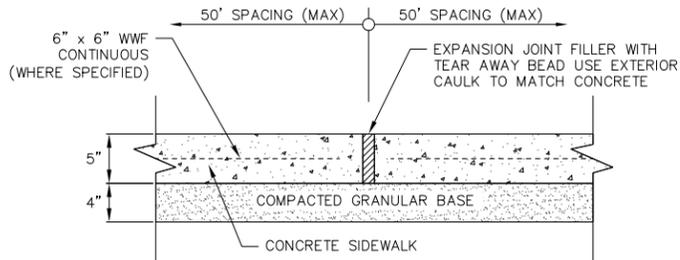
1 CURBED SIDEWALK SITE DETAIL
1 NOT TO SCALE



5" SITE SIDEWALK

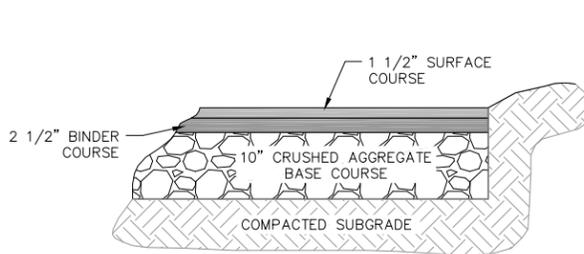


SIDEWALK CONTROL JOINT

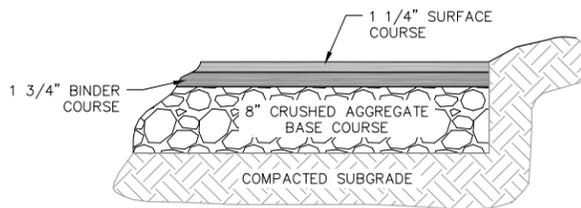


SIDEWALK EXPANSION JOINT

1 5" SIDEWALK
1 NOT TO SCALE

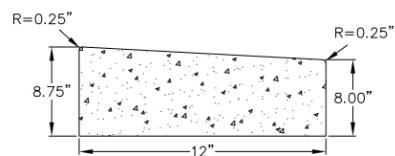


BITUMINOUS PAVEMENT DRIVES



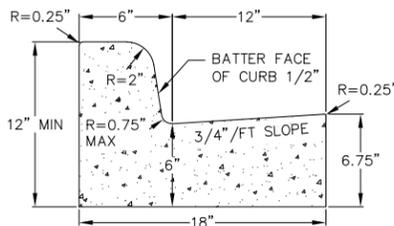
BITUMINOUS PAVEMENT PARKING LOT

1 SITE PAVEMENT
1 NOT TO SCALE



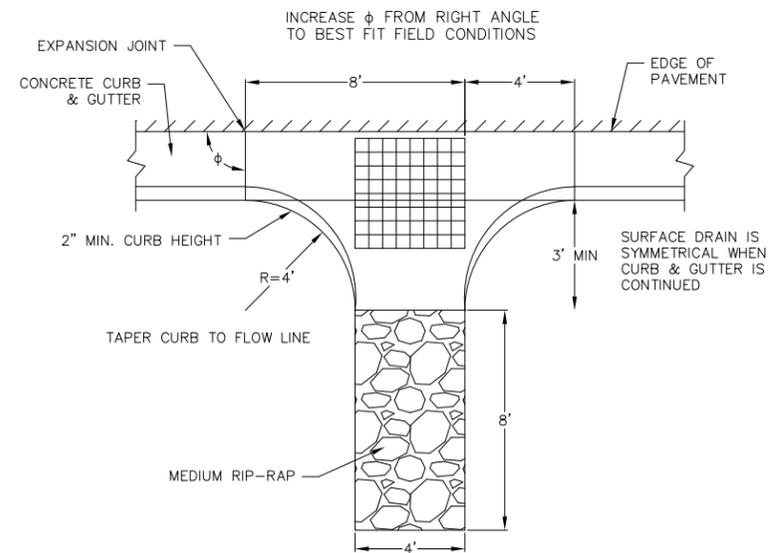
12" BLOCK CURB CROSS SECTION

1 12" BLOCK CURB
1 NOT TO SCALE



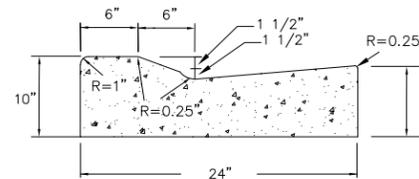
CURB AND GUTTER CROSS SECTION

1 18" CONCRETE CURB AND GUTTER
1 NOT TO SCALE

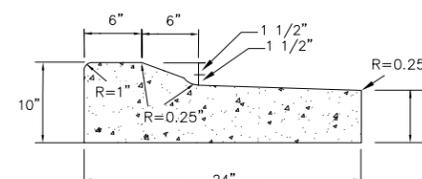


CONCRETE SURFACE DRAIN WITHOUT CURB AND GUTTER MAY BE USED ON BACKSLOPES WHEN SPECIFIED.

1 CONCRETE SURFACE DRAIN
1 NOT TO SCALE

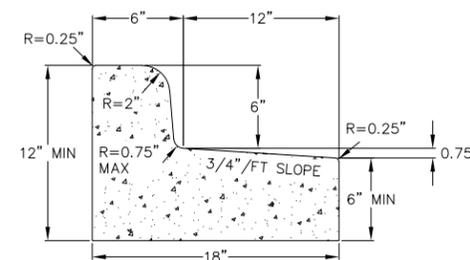


MOUNTABLE CURB AND GUTTER CROSS SECTION

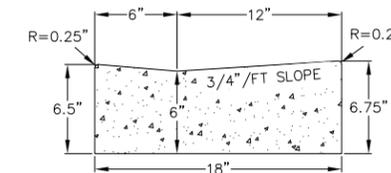


MOUNTABLE CURB AND GUTTER REJECT - CROSS SECTION

1 24" MOUNTABLE CONCRETE CURB AND GUTTER
1 NOT TO SCALE



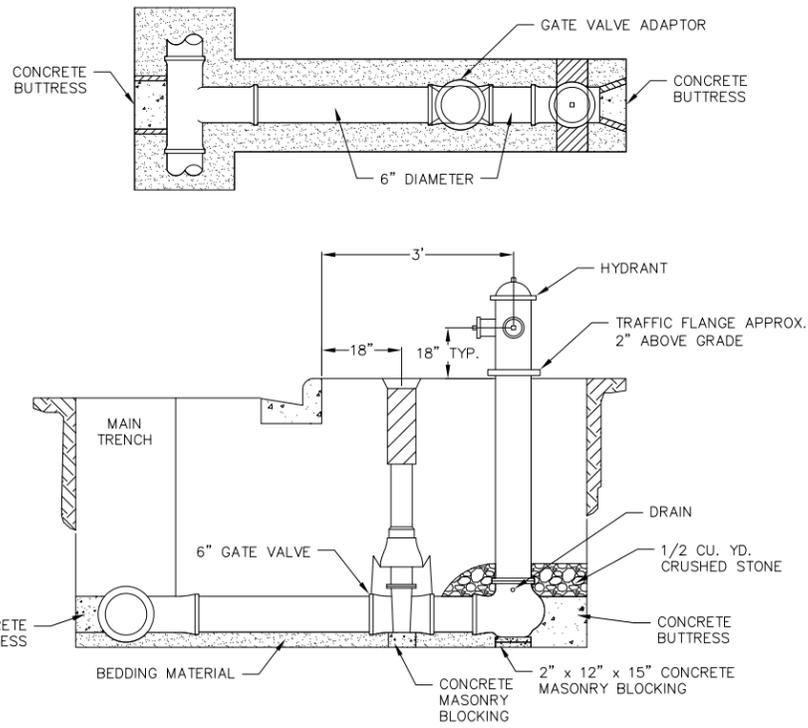
CURB AND GUTTER REJECT SECTION



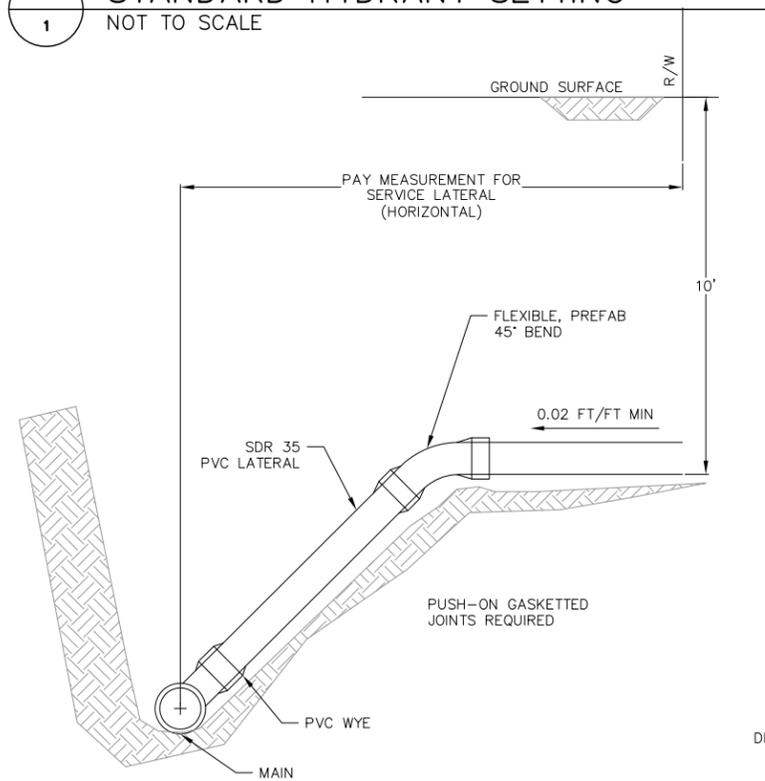
HANDICAP RAMP GUTTER CROSS SECTION

REVISIONS	NO.	DATE	REMARKS

NOT FOR CONSTRUCTION

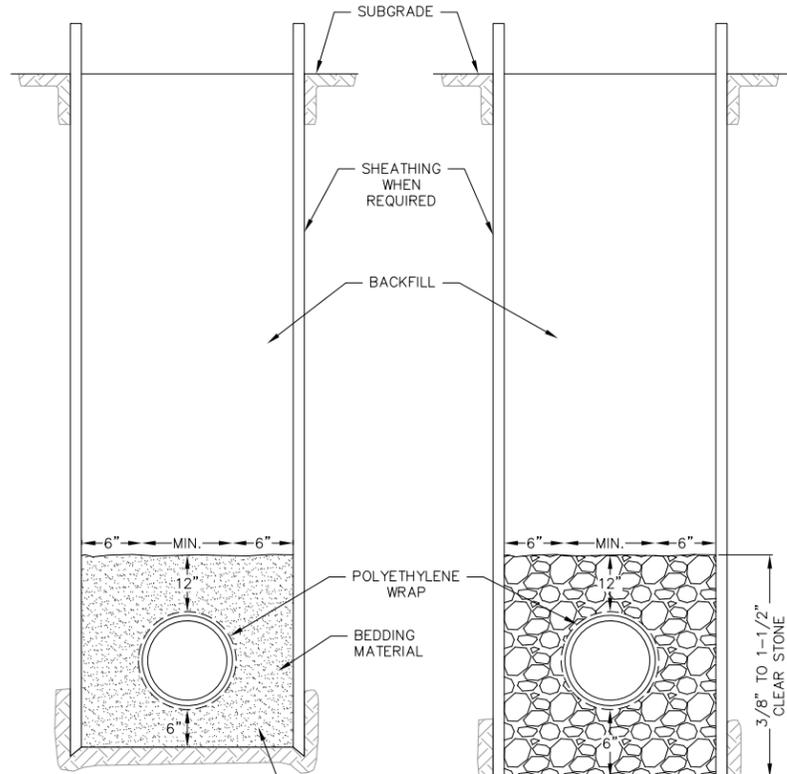


1 STANDARD HYDRANT SETTING
1 NOT TO SCALE



NOTE: UNLESS OTHERWISE STATED BY THE ENGINEER OR REQUIRED BY THE LOCAL GOVERNING BODY, ALL LATERALS SHALL BE INSTALLED TO A POINT 10' BEYOND THE BACK OF ANY PROPOSED SIDEWALK OR 5 FEET BEYOND THE LIMITS OF ANY UTILITY EASEMENTS IMMEDIATELY ADJACENT TO THE RIGHT-OF-WAY, WHICHEVER IS GREATER. CONTRACTOR SHALL BE RESPONSIBLE TO CONFIRM THE LENGTH OF LATERAL REQUIRED FOR INSTALLATION AND THE REQUIRED TERMINATION POINT.

1 SANITARY SEWER LATERAL
1 NOT TO SCALE



BEDDING MATERIAL TO BE PLACED BEFORE SETTING PIPE - 6" MINIMUM UNDER BARREL WITH 5" UNDER BELL

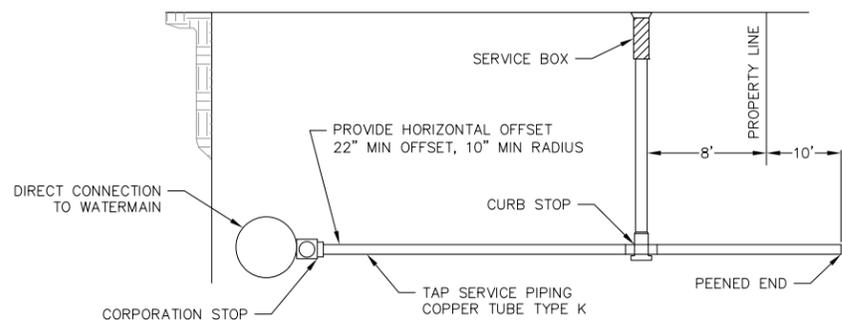
WATERMAIN:
3/8" TO 1/2" CRUSHED STONE, OR SAND

SANITARY SEWER:
3/8" TO 1-1/2" CLEAR STONE

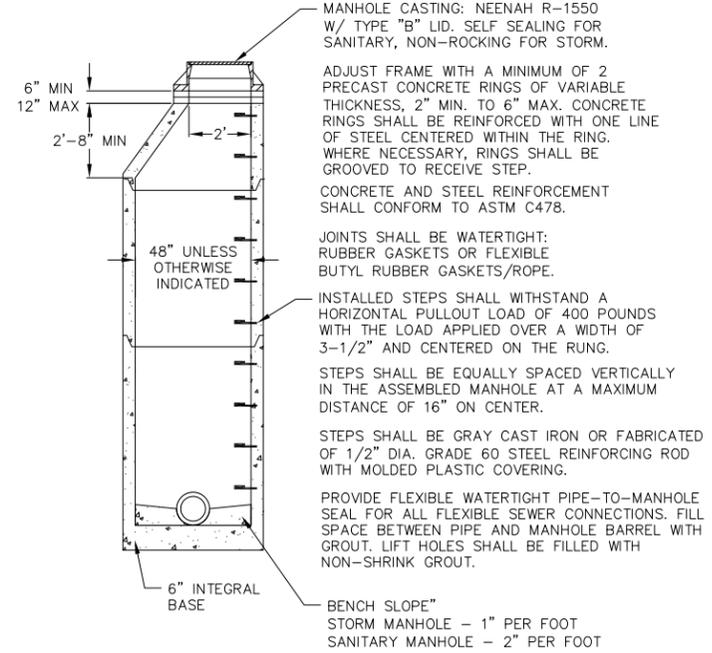
STORM SEWER:
3/4" TO 1-1/2" CRUSHED STONE

DRY TRENCH CONDITION WET OR UNSTABLE CONDITION

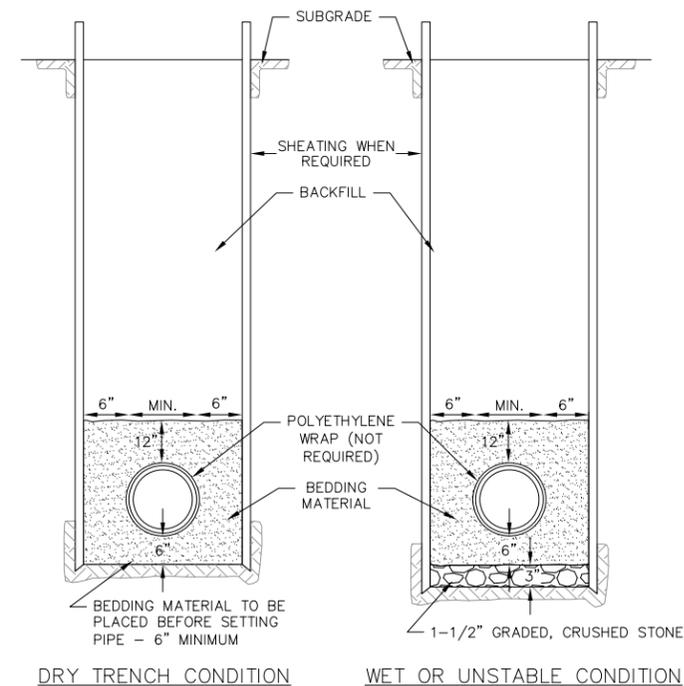
1 STANDARD TRENCH SECTION
1 NOT TO SCALE



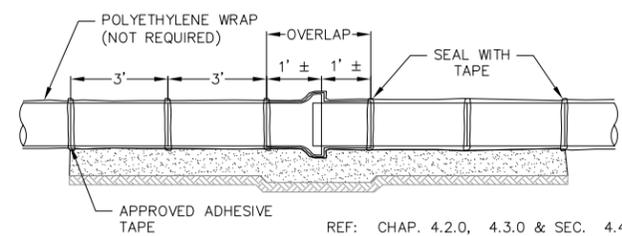
1 WATER SERVICE
1 NOT TO SCALE



1 PRECAST CONCRETE MANHOLE
1 NOT TO SCALE



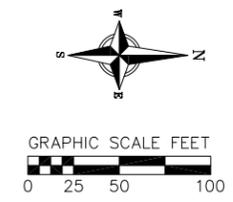
DRY TRENCH CONDITION WET OR UNSTABLE CONDITION



1 STANDARD WATERMAIN TRENCH SECTION
1 NOT TO SCALE

NOT FOR CONSTRUCTION

REVISIONS	NO.	DATE	REMARKS



LEGEND

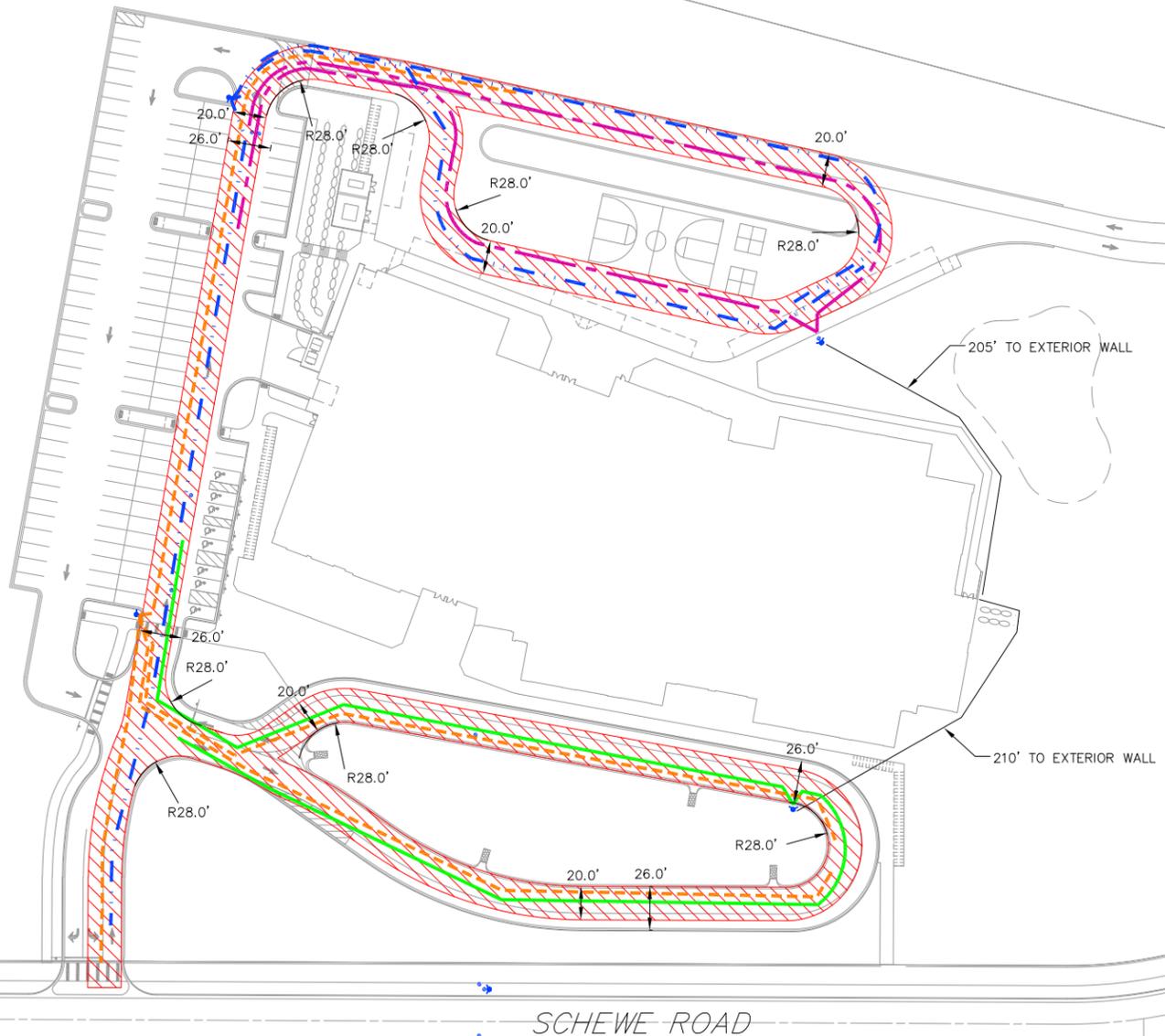
- 500' HOSE LAY FROM PROPOSED HYDRANT 1
- 500' HOSE LAY FROM PROPOSED HYDRANT 2
- 500' HOSE LAY FROM PROPOSED HYDRANT 3
- 500' HOSE LAY FROM PROPOSED HYDRANT 4

PROPOSED FIRE LANE

PROPOSED HYDRANT

FIRE LANE NO PARKING SIGN (12"X18") LOCATIONS TO BE DETERMINED BY CITY

NOTE: ALL AREAS OF FIRE LANE WITHIN 250' HOSE LAY FROM BUILDING



Fire Access Plan
Middleton-Cross Plains Elementary School
City of Madison
Dane County, Wisconsin

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

SCALE: AS SHOWN

DATE: 2/5/19

DRAFTER: BBAR/JGOL

CHECKED: MSCH/TSCH

PROJECT NO.: 180222

NOT FOR CONSTRUCTION



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515.274.5840

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303.565.4500

CONSULTANTS



engineers | consultants | commissioning
901 Whalen Road, Suite A | Verona, WI 53593
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PROJECT INFORMATION

MIDDLETON -
CROSS PLAINS
ELEMENTARY
SCHOOL

MADISON, WI

ISSUANCE AND REVISIONS

DATE	DESCRIPTION

KEY PLAN

SHEET INFORMATION

**PROGRESS DOCUMENTS
NOT FOR CONSTRUCTION**

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and shall not be used for final bidding or construction-related purposes.

PROJECT MANAGER JKH

PROJECT NUMBER E08.18.02

SITE PHOTOMETRICS
PLAN - NORTH

E002

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E

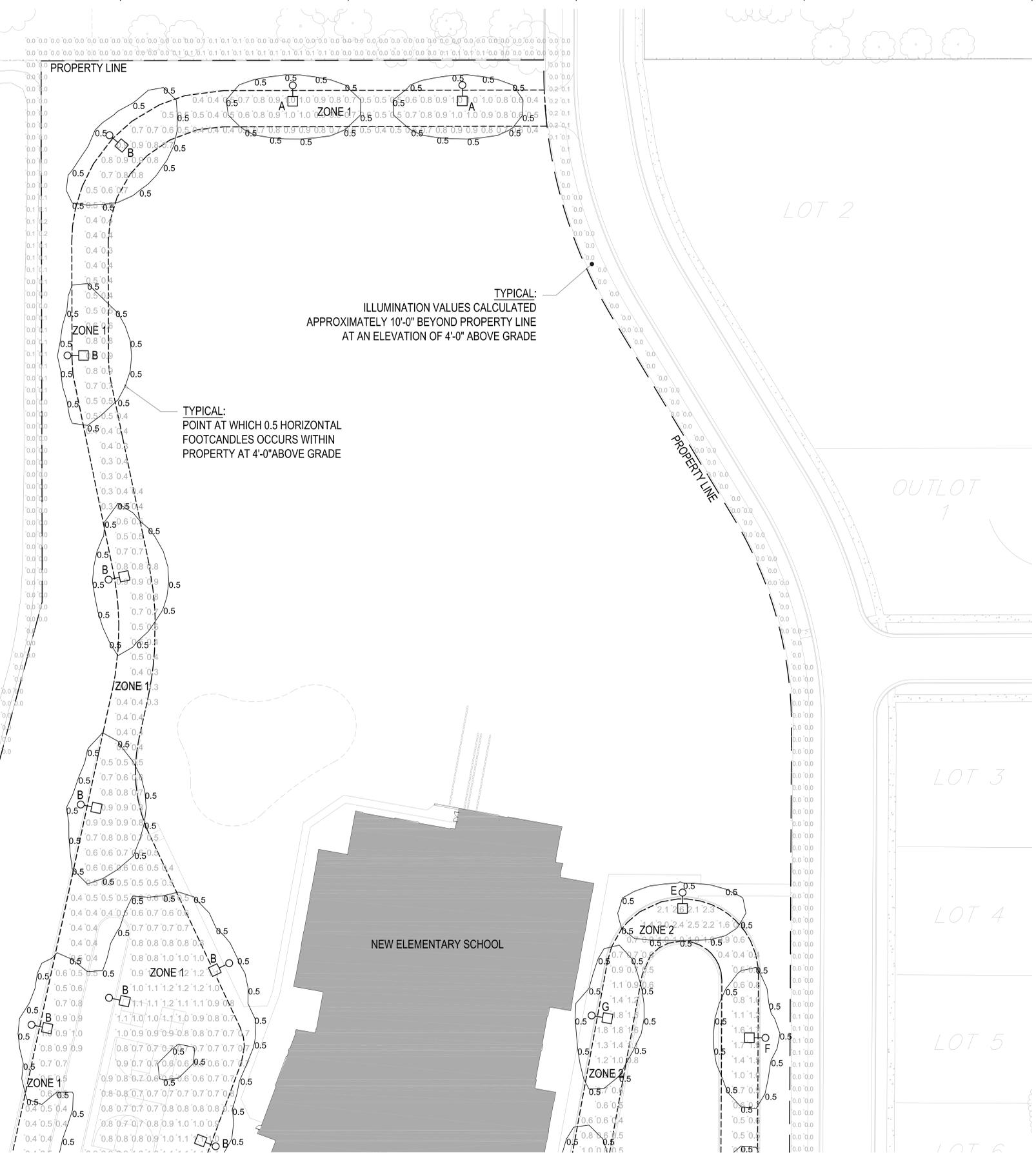
D

C

B

A

STATISTICS					
ZONE	DESCRIPTION	AVERAGE	MAXIMUM	MINIMUM	AVG:MIN
ZONE 1	WEST DRIVES/BUS LANES	0.8 FC	1.4 FC	0.3 FC	2.7:1
ZONE 2	EAST DRIVES	1 FC	2.6 FC	0.2 FC	5:1
ZONE 3	SOUTH PARKING	0.9 FC	1.6 FC	0.2 FC	4.5:1



1 SITE PHOTOMETRICS PLAN - NORTH

1" = 30'-0"



1 2 3 4 5 6 7



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PROJECT INFORMATION

**MIDDLETON -
CROSS PLAINS
ELEMENTARY
SCHOOL**

MADISON, WI

ISSUANCE AND REVISIONS

DATE	DESCRIPTION

KEY PLAN

SHEET INFORMATION

**PROGRESS DOCUMENTS
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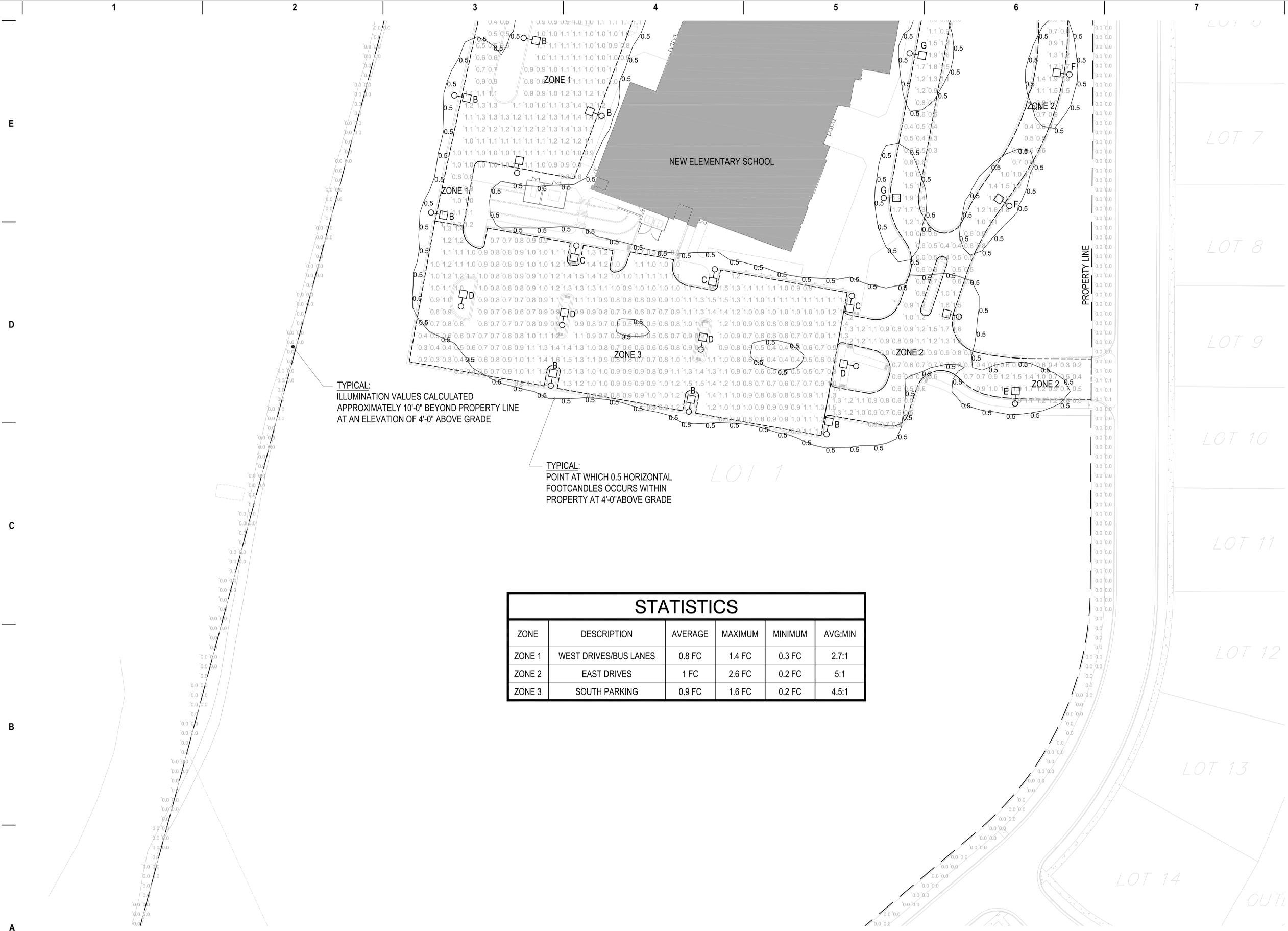
PROJECT MANAGER JKH

PROJECT NUMBER E08.18.02

**SITE PHOTOMETRICS
PLAN - CENTRAL**

E003

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TYPICAL:
ILLUMINATION VALUES CALCULATED
APPROXIMATELY 10'-0" BEYOND PROPERTY LINE
AT AN ELEVATION OF 4'-0" ABOVE GRADE

TYPICAL:
POINT AT WHICH 0.5 HORIZONTAL
FOOTCANDLES OCCURS WITHIN
PROPERTY AT 4'-0" ABOVE GRADE

1 SITE PHOTOMETRICS PLAN - CENTRAL
1" = 30'-0"



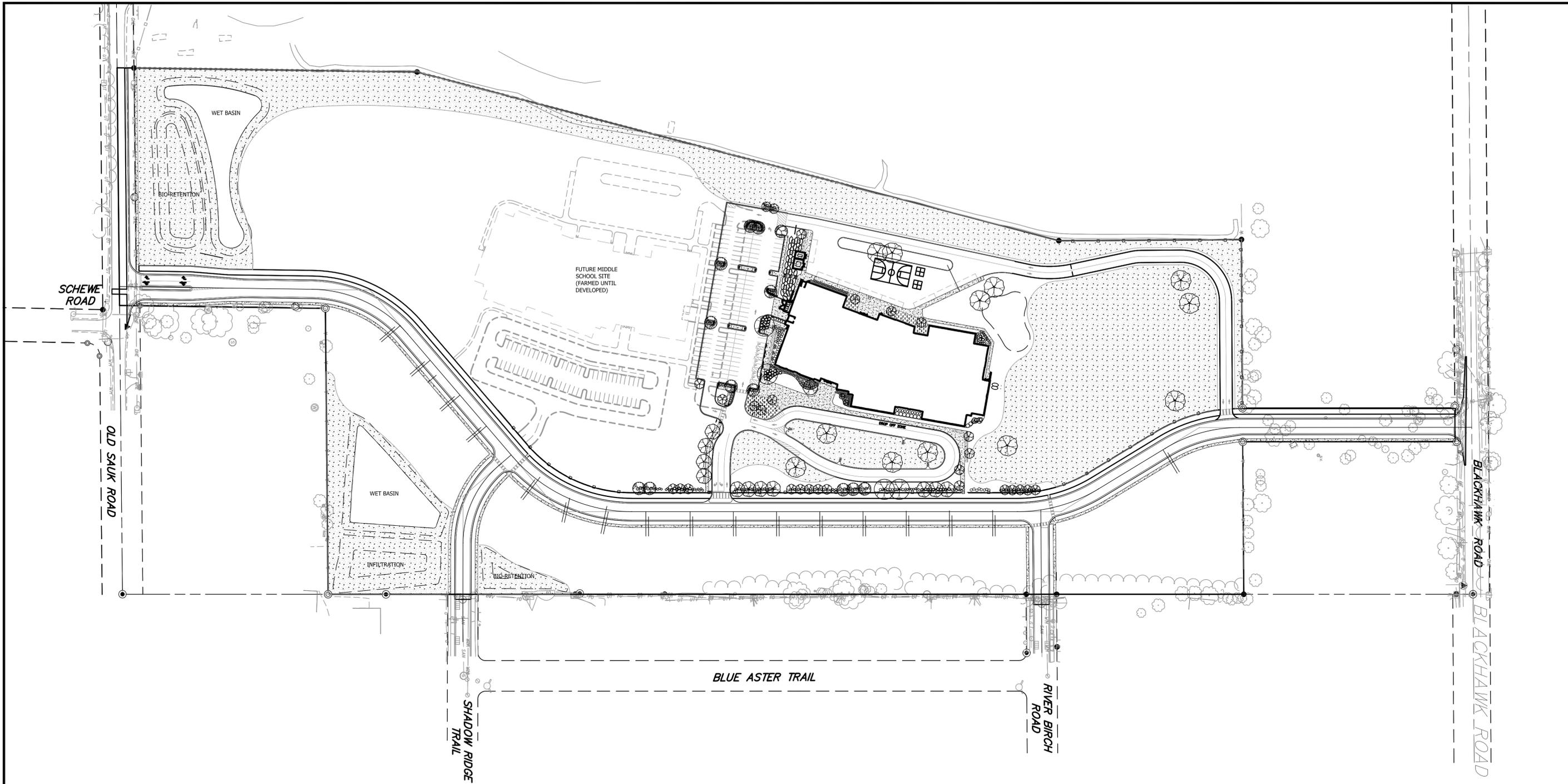
NORTH

LIGHT FIXTURE SCHEDULE

TYPE	DESCRIPTION	MANUFACTURER	REFERENCE CATALOG #	LAMPS	WATTS	VOLTS	NOTES
A	13"W X 8"H x 33"D AREA FIXTURE, 30 LED ENGINE, 530mA DRIVE CURRENT, 4000K CCT, TYPE II SHORT DISTRIBUTION, HOUSE-SIDE SHIELD, ROUND POLE MOUNTING OPTION, NATURAL ALUMINUM FINISH	LITHONIA	DSX1 LED P1 40K T2S MVOLT RPA HS	LED 6,450 LUMENS	54	MVOLT	1
B	13"W X 8"H x 33"D AREA FIXTURE, 30 LED ENGINE, 530mA DRIVE CURRENT, 4000K CCT, TYPE II MEDIUM DISTRIBUTION, HOUSE-SIDE SHIELD, ROUND POLE MOUNTING OPTION, NATURAL ALUMINUM FINISH	LITHONIA	DSX1 LED P1 40K T2M MVOLT RPA HS	LED 6,480 LUMENS	54	MVOLT	1
C	13"W X 8"H x 33"D AREA FIXTURE, 30 LED ENGINE, 530mA DRIVE CURRENT, 4000K CCT, TYPE II MEDIUM DISTRIBUTION, ROUND POLE MOUNTING OPTION, NATURAL ALUMINUM FINISH	LITHONIA	DSX1 LED P1 40K T2M MVOLT RPA HS	LED 6,480 LUMENS	54	MVOLT	1
D	13"W X 8"H x 33"D AREA FIXTURE, 30 LED ENGINE, 530mA DRIVE CURRENT, 4000K CCT, TYPE V MEDIUM DISTRIBUTION, ROUND POLE MOUNTING OPTION, NATURAL ALUMINUM FINISH	LITHONIA	DSX1 LED P1 40K T2M MVOLT RPA HS	LED 6,700 LUMENS	54	MVOLT	1
E	13"W X 8"H x 33"D AREA FIXTURE, 30 LED ENGINE, 530mA DRIVE CURRENT, 4000K CCT, TYPE II SHORT DISTRIBUTION, HOUSE-SIDE SHIELD, ROUND POLE MOUNTING OPTION, NATURAL ALUMINUM FINISH	LITHONIA	DSX1 LED P1 40K T2S MVOLT RPA HS	LED 6,450 LUMENS	54	MVOLT	2
F	13"W X 8"H x 33"D AREA FIXTURE, 30 LED ENGINE, 530mA DRIVE CURRENT, 4000K CCT, TYPE II MEDIUM DISTRIBUTION, HOUSE-SIDE SHIELD, ROUND POLE MOUNTING OPTION, NATURAL ALUMINUM FINISH	LITHONIA	DSX1 LED P1 40K T2M MVOLT RPA HS	LED 6,480 LUMENS	54	MVOLT	2
G	13"W X 8"H x 33"D AREA FIXTURE, 30 LED ENGINE, 530mA DRIVE CURRENT, 4000K CCT, TYPE II MEDIUM DISTRIBUTION, ROUND POLE MOUNTING OPTION, NATURAL ALUMINUM FINISH	LITHONIA	DSX1 LED P1 40K T2M MVOLT RPA HS	LED 6,480 LUMENS	54	MVOLT	2

NOTES:

1. FIXTURE SHALL BE MOUNTED ON A 27'-0" TALL, ROUND TAPERED, ANODIZED ALUMINUM (WITH OPTIONAL POWDER COAT FINISH) CONTINUOUS POLE WITH HAND HOLE AND VIBRATION DAMPENERS. POLE SHALL BE MOUNTED TO A 24" DIAMETER, 30" HIGH EXTENDED POLE BASE WITH SQUARE METAL BASE. ENTIRE ASSEMBLY SHALL BE CAPABLE OF WITHSTANDING 100 MILE PER HOUR VELOCITY. FIXTURE MOUNTING HEIGHT SHALL NOT EXCEED 30'-0" ABOVE FINISHED GRADE.
2. FIXTURE SHALL BE MOUNTED ON A 17'-0" TALL, ROUND TAPERED, ANODIZED ALUMINUM (WITH OPTIONAL POWDER COAT FINISH) CONTINUOUS POLE WITH HAND HOLE AND VIBRATION DAMPENERS. POLE SHALL BE MOUNTED TO A 24" DIAMETER, 30" HIGH EXTENDED POLE BASE WITH SQUARE METAL BASE. ENTIRE ASSEMBLY SHALL BE CAPABLE OF WITHSTANDING 100 MILE PER HOUR VELOCITY. FIXTURE MOUNTING HEIGHT SHALL NOT EXCEED 20'-0" ABOVE FINISHED GRADE.

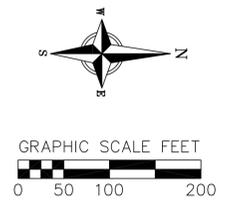


NATIVE SEEDING SCHEDULE

	PRAIRIE SEEDING	413,837 sf
--	-----------------	------------

SEEDING NOTES:

1. Prairie seed mix(es) to be developed to be complementary to existing species within prairie restoration areas at adjacent Pope Farm Park.



NOT FOR CONSTRUCTION

REVISIONS	NO.	DATE	REMARKS

SCALE: AS SHOWN

DATE: 2/5/19

DRAFTER: SVIN
CHECKED: MSCH/TSCH
PROJECT NO.: 180222

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PLANT SCHEDULE

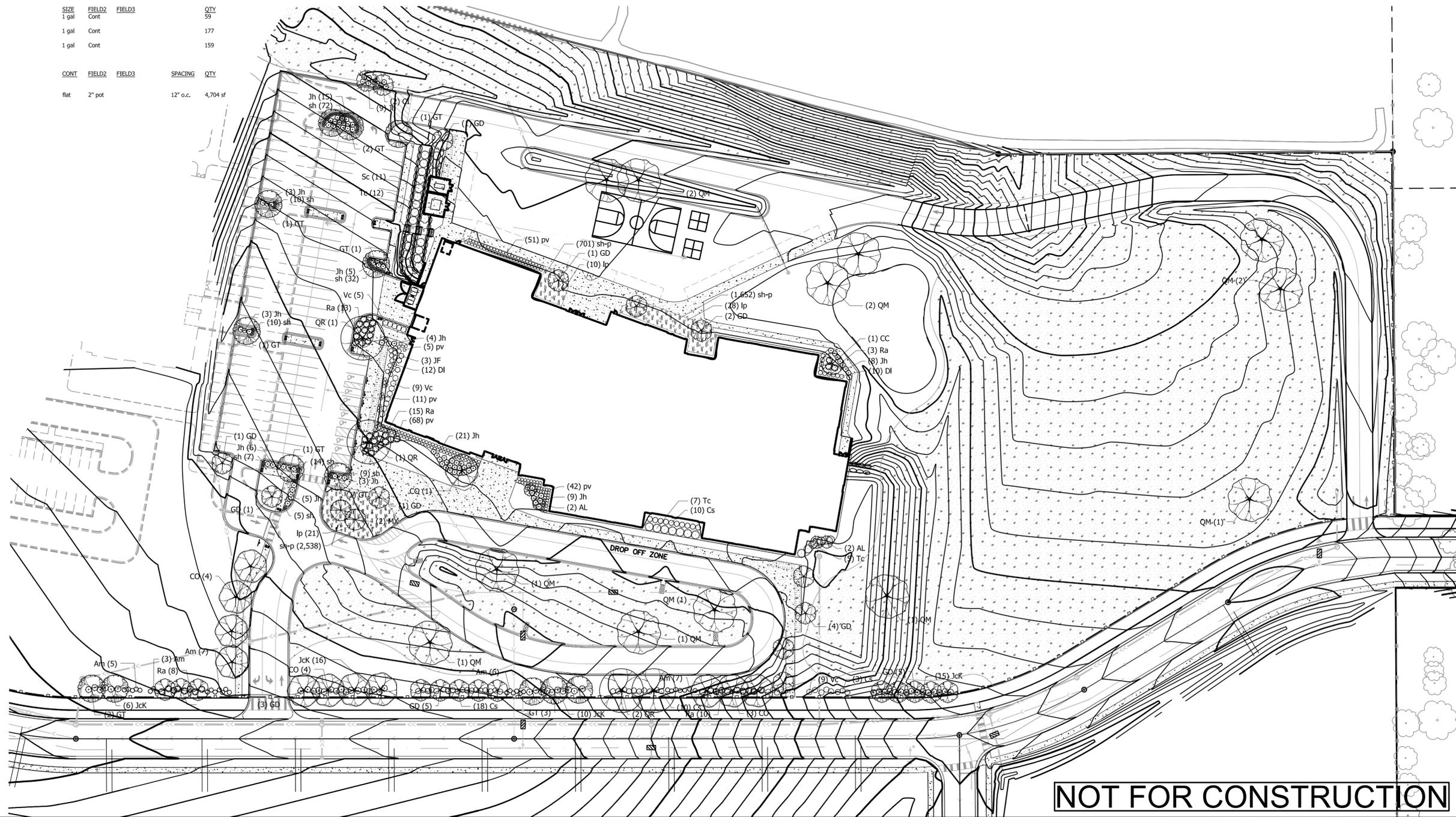
DECIDUOUS TREES	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	QTY	
AL	Amelanchier laevis / Allegheny Serviceberry 25' h x 15' w	B & B		6' ht. multi stem	4	
CC	Carpinus caroliniana / American Hornbeam, Muscledwood 25-30' h x 25-30' w	B & B	2.5"Cal		1	
CO	Celtis occidentalis / Common Hackberry 40-60' h x 40-60' w	B & B	2.5"Cal		12	
CI	Crataegus crus-galli / Thornless Hawthorn 20-30' h x 25-35' w	B & B	1.5"Cal		2	
GT	Gleditsia triacanthos Inermis 'Skycole'™ / Skyline Thornless Honey Locust 50-60' x 35-45'	B & B	2.5"Cal		13	
GD	Gymmodadus dioica 'Espresso' / Kentucky Coffeetree 50' x 35'	B & B	2.5"Cal		24	
MX	Malus x 'Prairie Maid' / Prairie Maid Crabapple 20' h x 25' w	B & B	1.5"Cal		2	
QM	Quercus macrocarpa / Burr Oak 60-80' h x 60-80' w	B & B	2.5"Cal		12	
QR	Quercus rubra / Red Oak 60-75' h x 60-75' w	B & B	2.5"Cal		4	
DECIDUOUS SHRUBS	BOTANICAL NAME / COMMON NAME	SIZE	FIELD2	FIELD3	QTY	
Am	Aronia melanocarpa elata / Glossy Black Chokeberry 5-6' x 4-5'	5 gal	Cont		28	
Cs	Cornus sericea 'Allema's Compact' / Dwarf Red Twig Dogwood 5-6' h x 5-6' w	5 gal	Cont		41	
DI	Diervilla lonicera / Dwarf Bush Honeysuckle 3-4' h x 4-5' w	5 gal	Cont		22	
Ra	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac 2-3' h x 6-8' w	5 gal	Cont		49	
Sc	Sambucus canadensis / Elderberry 5-12' x 5-12'	5 gal	Cont		11	
Vc	Viburnum cassinoides / Viburnum 5-6' h x 5-6' w	5 gal	Cont		23	
EVERGREEN SHRUBS	BOTANICAL NAME / COMMON NAME	SIZE	FIELD2	FIELD3	QTY	
JF	Juniperus chinensis 'Fairview' / Fairview Juniper 15-20' h x 6-7' w	10 gal	5' ht.		3	
JkK	Juniperus chinensis 'Pfitzerana Kallays Compacta' / Kally Pfitzer Compact Juniper 3' h x 6-8' w	5 gal	Cont		47	
Jh	Juniperus horizontalis 'Wisconsin' / Wisconsin Juniper 8' h x 5' w	5 gal	Cont		91	
Tc	Taxus cuspidata 'Monloo' / Emerald Spreader Japanese Yew 30' x 8-10'	5 gal	Cont		24	
PERENNIALS	BOTANICAL NAME / COMMON NAME	SIZE	FIELD2	FIELD3	QTY	
lp	Liatris pycnostachya / Gayfeather 3-5' h x 1-2' w	1 gal	Cont		59	
pv	Panicum virgatum 'North Wind' / Northwind Switch Grass 5-6' h x 3-4' w	1 gal	Cont		177	
sh	Sporobolus heterolepis / Prairie Dropseed 2' h x 18" w	1 gal	Cont		159	
GROUND COVERS	BOTANICAL NAME / COMMON NAME	CONT	FIELD2	FIELD3	SPACING	QTY
	Sporobolus heterolepis / Prairie Dropseed	flat	2" pot		12" o.c.	4,704 sf

NATIVE SEEDING SCHEDULE

PRAIRIE SEEDING	413,837 sf
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- GENERAL NOTES:**
- All plantings shall conform to quality requirements as per ANSI Z60.1.
 - All plant material shall be true to the species, variety and size specified, nursery grown in accordance with good horticultural practices, and under climactic conditions similar to those of the project site.
 - Contact Landscape Architect, in writing, to request and plant material substitutions due to availability issues.
 - All disturbed areas, unless otherwise noted, to be seeded with Madison Parks Mix by LaCrosse Seed Company or equal, per manufacturer's specified application rates. All seeded areas are to be watered daily to maintain adequate soil moisture for proper germination. After vigorous growth is established, apply 1/2" water twice weekly until final acceptance.
 - All plants shall be guaranteed to be in healthy and flourishing condition during the growing season following installation. All plant material shall be guaranteed for one year from the time of installation.
 - Contractor shall provide a suitable amended topsoil blend for all planting areas where soil conditions are unsuitable for plant growth. Topsoil shall conform to quality requirements as per Section 625.2(1) of the Standard Specifications for Highway Construction. Provide a minimum of 12" of topsoil in all planting areas and 6" of topsoil in areas to be seeded/sodded.
 - Landscape beds to be mulched with undyed shredded hardwood bark mulch to 3" depth min. and edged with commercial grade aluminum landscape edging, Permaloc CleanLine 3/16" x 4" or equal, color black anodized.

City of Madison Landscape Worksheet						
Address:	10202 Old Sauk Road	Date:	02.05.2019			
Total Square Footage of Developed Area:	(Site Area) 295,612	(Building Footprint at Grade)	68,800	=	226,812	sf
Total Landscape Points Required:	217,800 / 300 = 726	x 5 =	3,630			3,720
	9,012 / 100 =	90	x 1 =	90		
		Credits/ Existing Landscaping	New/ Proposed Landscaping			
Plant Type/ Element	Min. Size at Installation	Points	Quantity	Points Achieved	Quantity	Points Achieved
Overstory deciduous tree	2.5" cal	35		0	66	2310
Tall Evergreen Tree	5-6 feet tall	35		0		0
Ornamental tree	1.5" cal	15		0	8	120
Upright evergreen shrub	3-4 feet tall	10		0	3	30
Shrub, deciduous	#3 gallon container size, Min. 12-24"	3		0	174	522
Shrub, evergreen	#3 gallon container size, Min. 12-24"	4		0	162	648
Ornamental grasses/perennials	#1 gallon container size, Min. 8-18"	2		0	59	118
Ornamental/decorative fencing or wall	n/a	4 per 10 LF		0		0
Existing significant specimen tree	Min. Size 2.5" cal. Trees must be within developed area and cannot comprise more than 30% of total required points.	14 per caliper inch. Max. points per tree: 200		0		0
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"		0		0
Sub Totals				0		3748
Total Points Provided:				3748		



NOT FOR CONSTRUCTION

REVISIONS	NO.	DATE	REMARKS

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DATE: 2/5/19
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PROJECT NO.: 180222

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2