

# URBAN DESIGN COMMISSION APPLICATION

# UDC

City of Madison  
Planning Division  
Madison Municipal Building, Suite 017  
215 Martin Luther King, Jr. Blvd.  
P.O. Box 2985  
Madison, WI 53701-2985  
(608) 266-4635



FOR OFFICE USE ONLY:

Date Received 1/8/24  
11:53 a.m.

Initial Submittal

Paid \_\_\_\_\_

Revised Submittal

**Complete all sections of this application, including the desired meeting date and the action requested.** If your project requires both UDC and Land Use application submittals, a completed [Land Use Application](#) and accompanying submittal materials are also required to be submitted.

*If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call the Planning Division at (608) 266-4635.*

*Si necesita interprete, traductor, materiales en diferentes formatos, u otro tipo de ayuda para acceder a estos formularios, por favor llame al (608) 266-4635.*

*Yog tias koj xav tau ib tug neeg txhais lus, tus neeg txhais ntawv, los sis xav tau cov ntaub ntawv ua lwm hom ntawv los sis lwm cov kev pab kom paub txog cov lus qhia no, thov hu rau Koog Npaj (Planning Division) (608) 266-4635.*

## 1. Project Information

Address (list all addresses on the project site): \_\_\_\_\_

Title: \_\_\_\_\_

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

UDC meeting date requested \_\_\_\_\_

New development

Alteration to an existing or previously-approved development

Informational

Initial Approval

Final Approval

## 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)

Modifications of Height, Area, and Setback

Sign Exceptions as noted in [Sec. 31.043\(3\)](#), MGO

### Other

Please specify \_\_\_\_\_

## 4. Applicant, Agent, and Property Owner Information

Applicant name \_\_\_\_\_

Company \_\_\_\_\_

Street address \_\_\_\_\_

City/State/Zip \_\_\_\_\_

Telephone \_\_\_\_\_

Email \_\_\_\_\_

Project contact person \_\_\_\_\_

Company \_\_\_\_\_

Street address \_\_\_\_\_

City/State/Zip \_\_\_\_\_

Telephone \_\_\_\_\_

Email \_\_\_\_\_

Property owner (if not applicant) \_\_\_\_\_

Street address \_\_\_\_\_

City/State/Zip \_\_\_\_\_

Telephone \_\_\_\_\_

Email \_\_\_\_\_

## Introduction

The City of Madison's Urban Design Commission (UDC) has been created to:

- Encourage and promote high quality in the design of new buildings, developments, remodeling, and additions so as to maintain and improve the established standards of property values within the City.
- Foster civic pride in the beauty and nobler assets of the City, and in all other ways possible assure a functionally efficient and visually attractive City in the future.

## Types of Approvals

There are three types of requests considered by the UDC:

- Informational Presentation. A request for an Informational Presentation to the UDC may be requested prior to seeking any approvals to obtain early feedback and direction before undertaking detailed design efforts. Applicants should provide details on the context of the site, design concept, site and building plans, and other relevant information to help the UDC understand the proposal and provide feedback. (Does not apply to CDR's or Signage Modification requests)
- Initial Approval. Applicants may, at their discretion, request Initial Approval of a proposal by presenting preliminary design information. As part of their review, the Commission will provide feedback on the design information that should be addressed at Final Approval stage.
- Final Approval. Applicants may request Final Approval of a proposal by presenting all final project details. Recommendations or concerns expressed by the UDC in the Initial Approval must be addressed at this time.

## Presentations to the Commission

The Urban Design Commission meets virtually via Zoom, typically on the second and fourth Wednesdays of each month at 4:30 p.m. Applicant presentations are strongly encouraged, although not required. Prior to the meeting, each individual speaker is required to complete an online registration form to speak at the meeting. A link to complete the online registration will be provided by staff prior to the meeting. Please note that individual presentations will be limited to a **maximum of three (3) minutes**. The pooling of time may be utilized to provide one speaker more time to present, however the additional time will be based on the number of registrants from the applicant team, i.e. two (2) applicant registrants = six (6) minutes for one (1) speaker.

Primarily, the UDC is interested in the appearance and design quality of projects. Emphasis should be given to the site plan, landscape plan, lighting plan, building elevations, exterior building materials, color scheme, and graphics. Please note that presentation slides, in a PDF file format, are required to be submitted **the Friday before** the UDC meeting.

# URBAN DESIGN DEVELOPMENT PLANS CHECKLIST

The items listed below are minimum application requirements for the type of approval indicated. Please note that the UDC and/or staff may require additional information in order to have a complete understanding of the project.

## 1. Informational Presentation

- Locator Map
- 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)
- Contextual site information, including photographs and layout of adjacent buildings/structures
- Site Plan
- Two-dimensional (2D) images of proposed buildings or structures.

Providing additional information beyond these minimums may generate a greater level of feedback from the Commission.

### Requirements for All Plan Sheets

1. Title block
2. Sheet number
3. North arrow
4. Scale, both written and graphic
5. Date
6. Fully dimensioned plans, scaled at 1"= 40' or larger

*\*\* All plans must be legible, including the full-sized landscape and lighting plans (if required)*

## 2. Initial Approval

- Locator Map
- Letter of Intent (If the project is within a Urban Design District, a summary of how the development proposal addresses the district criteria is required)
- Contextual site information, including photographs and layout of adjacent buildings/structures
- Site Plan showing location of existing and proposed buildings, walks, drives, bike lanes, bike parking, and existing trees over 18" diameter
- Landscape Plan and Plant List (*must be legible*)
- Building Elevations in **both** black & white and color for all building sides, including material and color callouts
- PD text and Letter of Intent (if applicable)

Providing additional information beyond these minimums may generate a greater level of feedback from the Commission.

## 3. Final Approval

All the requirements of the Initial Approval (see above), **plus**:

- Grading Plan
- Lighting Plan, including fixture cut sheets and photometrics plan (must be legible)
- Utility/HVAC equipment location and screening details (with a rooftop plan if roof-mounted)
- Site Plan showing site amenities, fencing, trash, bike parking, etc. (if applicable)
- PD text and Letter of Intent (if applicable)
- Samples of the exterior building materials
- Proposed sign areas and types (if applicable)

## 4. Signage Approval (*Comprehensive Design Review (CDR), Sign Modifications, and Sign Exceptions (per [Sec. 31.043\(3\)](#))*)

- Locator Map
- Letter of Intent (a summary of how the proposed signage is consistent with the CDR or Signage Modifications criteria is required)
- Contextual site information, including photographs of existing signage both on site and within proximity to the project site
- Site Plan showing the location of existing signage and proposed signage, dimensioned signage setbacks, sidewalks, driveways, and right-of-ways
- Proposed signage graphics (fully dimensioned, scaled drawings, including materials and colors, and night view)
- Perspective renderings (emphasis on pedestrian/automobile scale viewsheds)
- Illustration of the proposed signage that meets [Ch. 31, MGO](#) compared to what is being requested
- Graphic of the proposed signage as it relates to what the [Ch. 31, MGO](#) would permit

**5. Required Submittal Materials**

**X Application Form**

- 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.

**X 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 Comprehensive Design Review (CDR) or Signage Modification review criteria is required.

**X Development Plans** (Refer to checklist on Page 4 for plan details)

**X Filing Fee** (Refer to Section 7 (below) for a list of application fees by request type)

**X Electronic Submittal** Submitted by an FTP site transfer per agreed upon process.

- Complete electronic submittals must be received prior to the application deadline before an application will be scheduled for a UDC meeting. Late materials will not be accepted. All plans must be legible and scalable when reduced. Individual PDF files of each item submitted should be submitted via email to [UDCapplications@cityofmadison.com](mailto:UDCapplications@cityofmadison.com). The email must include the project address, project name, and applicant name.
- Email Size Limits. Note that an individual email cannot exceed 20MB and it is the responsibility of the applicant to present files in a manner that can be accepted. Applicants who are unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.

**X Notification to the District Alder** Meeting with Alder Knox took place on December 15, 2023.

- Please provide an email to the District Alder notifying them that you are filing this UDC application. Please send this as early in the process as possible and provide a copy of that email with the submitted application.

**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 \_\_\_\_\_ on \_\_\_\_\_.
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.

Name of applicant \_\_\_\_\_ Relationship to property \_\_\_\_\_

Authorizing signature of property owner \_\_\_\_\_ Date \_\_\_\_\_

**7. Application Filing Fees**

Fee payments are due by the submittal date. Payments received after the submittal deadline may result in the submittal being scheduled for the next application review cycle. Fees may be paid in-person, via US Mail, or City drop box. If mailed, please mail to: *City of Madison Building Inspection, P.O. Box 2984, Madison, WI 53701-2984*. The City's drop box is located outside the Municipal Building at 215 Martin Luther King, Jr. Blvd. on the E Doty Street side of the building. Please make checks payable to *City Treasurer*, and include a completed application form or cover letter indicating the project location and applicant information with all checks mailed or submitted via the City's drop box.

Please consult the schedule below for the appropriate fee for your request:

**X Urban Design Districts: \$350 (per §33.24(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 Sign Modifications (of 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

January 8, 2024

To: City of Madison – Urban Design Commission Members  
Form: Kirk Keller with Plunkett Raysich Architects, LLP submitting on behalf of Madison Area Technical College  
Re: New proposed childcare facility

Commission Members,

Currently Madison College maintains the Goodman South campus located at the corner of Park Street and West Badger Road. This Informational submittal is for a proposed childcare facility located on a parcel directly to the west of the existing facility. This parcel is currently occupied by the City of Madison Fire Station 6. The parcel is currently known as 825 West Badger Road and is located at the corner of West Badger Road and Perry Street.

This City of Madison property is in the process of being acquired by Madison College. The proposed new facility will require the demolition of the existing building and site amenities. The proposed new facility will be a two-story structure. A full lower level is also in the scope of this development. This site is in a Transit Orientated Overlay District. Required setbacks, public entry location, building minimal sizing, as well as the required height will adhere to the requirements of this ordinance.

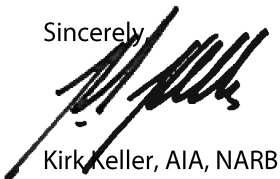
The proposed building will reside on a separate parcel from the existing development. However, the proposed building will be integrated into the planning of the existing Madison College site planning by utilizing the existing drive and walkway access points from both West Badger Road and Perry Street. The existing fire department drives currently located on these same two streets will be abandoned. Site parking and general access will be integrated into the planning of the existing campus. Cross access agreements will be developed as part of the overall submission process.

The use of the building will serve both the needs of the surrounding community as well as the educational goals of Madison College. Daycare services will be provided for children from six weeks of age to six years. Employees of Madison College, students of Madison college, and serving the needs of the surrounding community are a stated goal. Services for approximately 100 children is planned. In addition to serving the needs of families the facility will also be used as an extension of the educational goals of Madison College by providing educational training in the multiple elements of working at and providing the services of managing a childcare facility.

The proposed structure will be approximately 13,376 square feet per level. The exterior design and exterior materials are intended to match the materials, colors, and quality of the existing used by Madison College at the Goodman South campus. A notable exception to the current site use is the increase in open green space. A well screened, large, landscaped, secure, and open child play area will be a notable addition to the campus along the south side of the new building.

The project goal is to begin demolition/construction during the Summer of 2024 to be able to accept children and students in the Fall of 2025.

Sincerely,

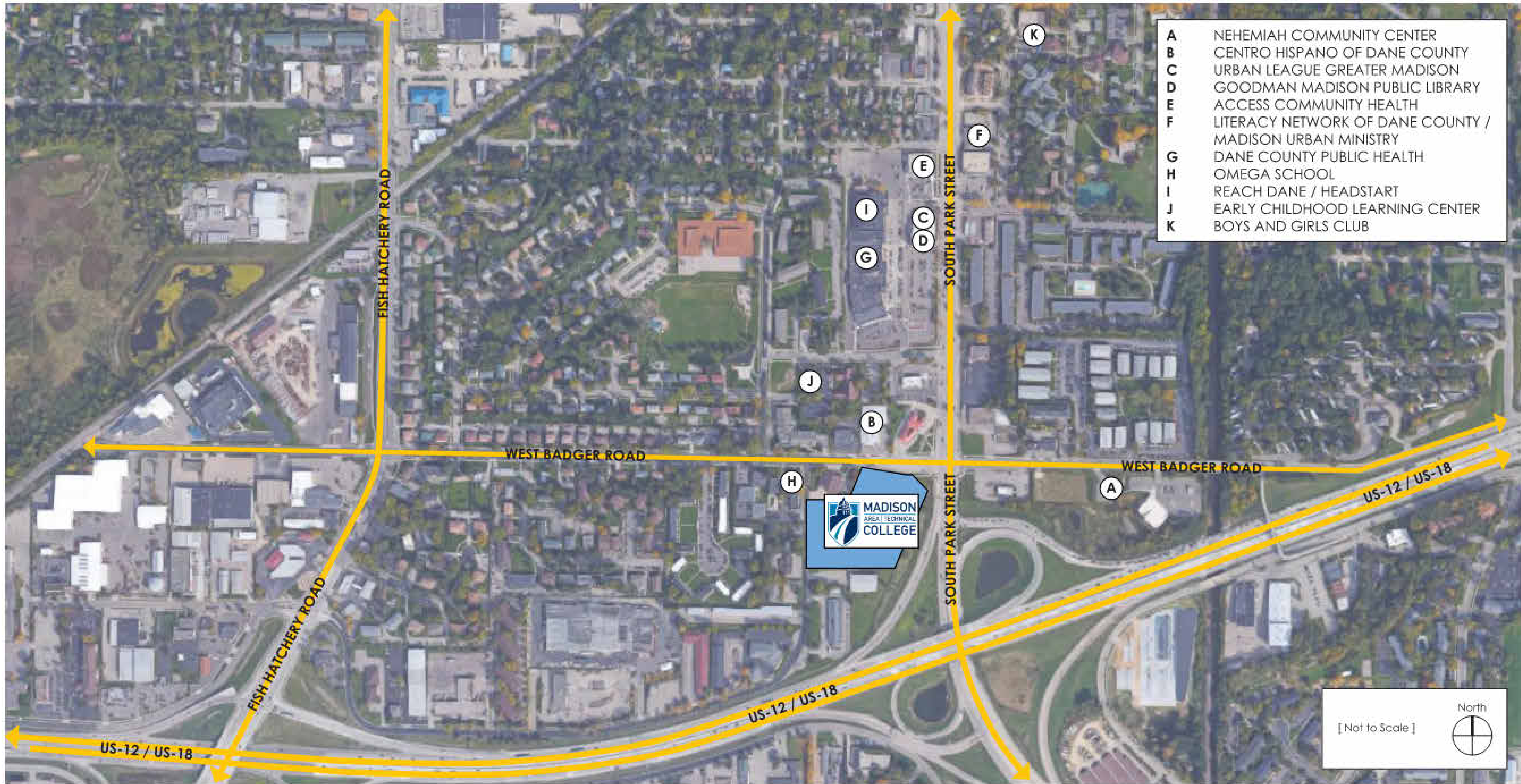


Kirk Keller, AIA, NARB

209 south water street milwaukee, wisconsin 53204 414 359 3060  
2310 crossroads drive suite 2000 madison, wisconsin 53718 608 240 9900  
1970 main street suite 201 sarasota, florida 34236 941 444 8845  
311 canyon wren drive buda, texas 78610 512 649 5627

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Partners: Michael Bahr, Kevin Broich, Michael Brush, Gregg Golden, John Holz, Devin Kack, Nicholas Kent, Steven Kieckhafer, Scott Kramer, Jason Puestow, Larry Schneider, Michael Sobczak





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



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



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



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



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



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



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



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





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



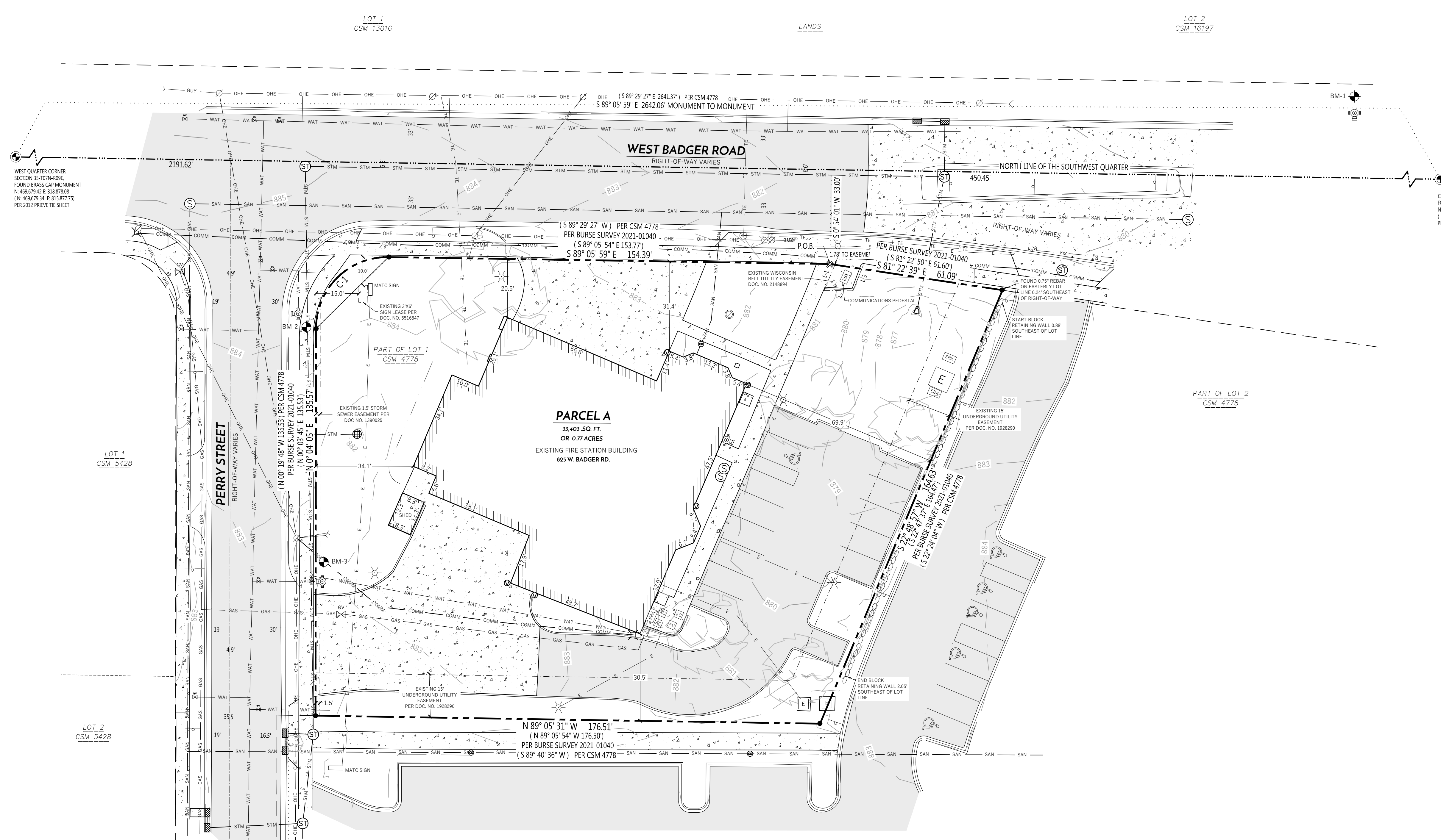
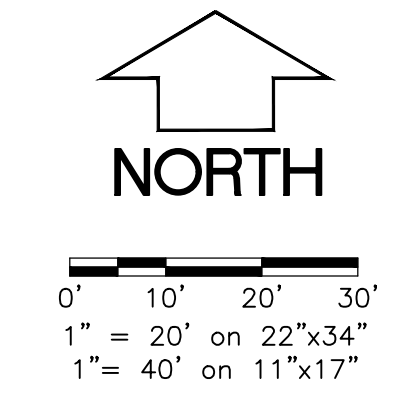
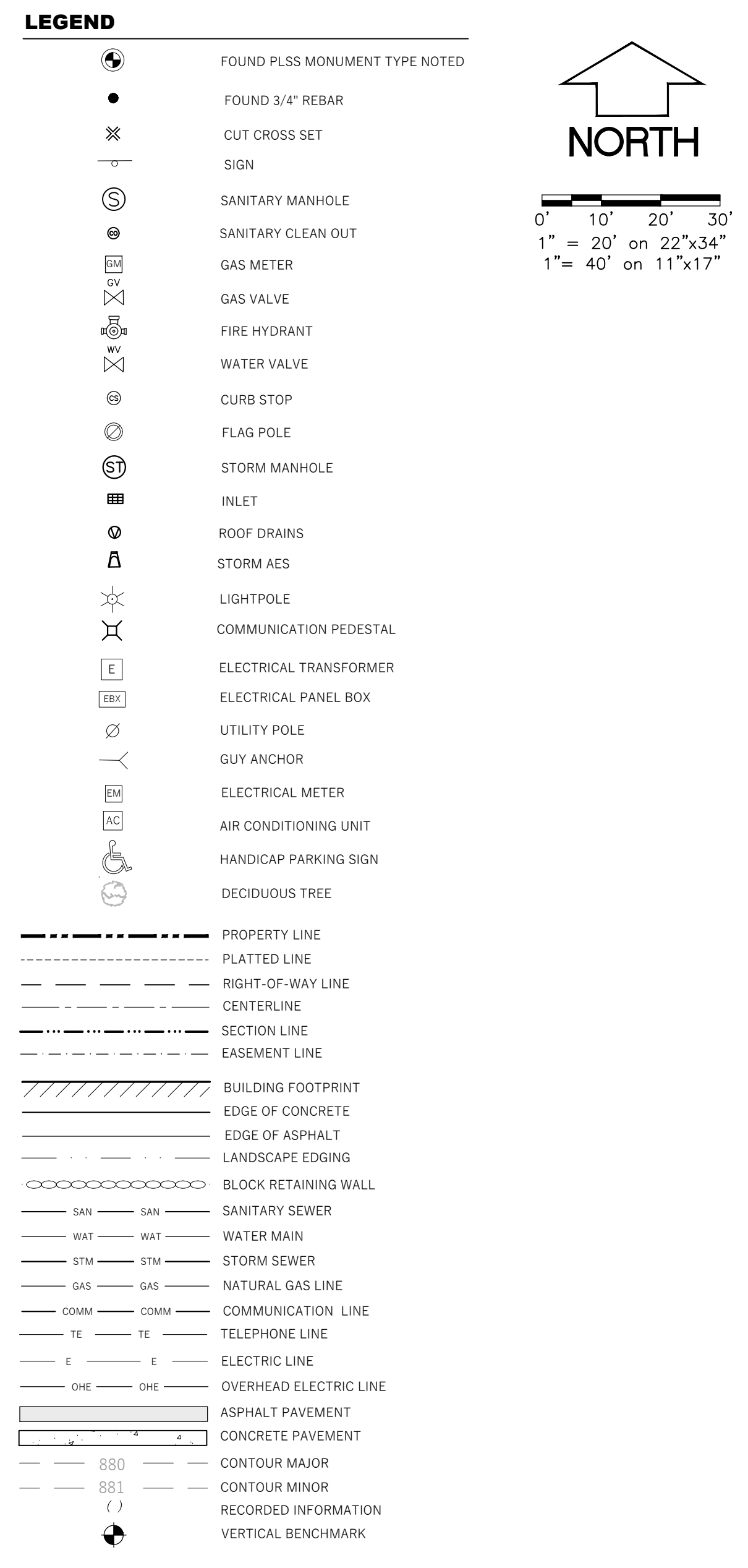
View from Perry Street Entrance Looking Northeast



View from Perry Street Looking Northwest



View from Perry Street Looking West



**GENERAL NOTES**

1. FIELD WORK PERFORMED BY WYSER ENGINEERING, LLC. ON NOVEMBER 27TH & NOVEMBER 29TH, 2022.
2. NORTH REFERENCE FOR THIS EXISTING CONDITIONS SURVEY AND MAP ARE BASED ON THE WISCONSIN COORDINATE REFERENCE SYSTEM, MAD 83 (2011) WISCONSIN GRID NORTH, THE CENTER OF SECTION LINE BEARS S 89°05' 59" E.
3. SUBSURFACE UTILITIES AND FIXTURES SHOWN ON THIS MAP HAVE BEEN APPROXIMATED BY LOCATING SURFACE FEATURES AND ACCESSORIES, DIGGERS HOTLINE FIELD MARKINGS AND EXISTING MAPS AND RECORDS.
4. BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED, FOR EXACT LOCATION OF UNDERGROUND UTILITIES, CONTACT DIGGERS HOTLINE AT 1.800.248.8511 OR 611.
5. THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.
6. FEATURES HAVE BEEN LOCATED BY SURVEYOR IN FIELD THAT MAY HAVE ADVERSE TITLE ELEMENTS, AS TO WHICH ELEMENT, ENCROACHMENT, CLAIM OF UNRECORDED EASEMENT, PRESCRIPTIVE EASEMENT, AND SO FORTH CAN NOT BE DETERMINED BY SURVEYOR.
7. THE BENCHMARK LOCATIONS ARE SHOWN FOR REFERENCE ONLY ON THIS SURVEY, THE BENCHMARKS SHALL BE VALIDATED BY A LICENSED LAND SURVEYOR PRIOR TO ANY CONSTRUCTION. CONTRACTOR ASSUMES RISK ASSOCIATED WITH BENCHMARK ELEVATIONS UNTIL CONFIRMED.

**LEGAL DESCRIPTION AS FURNISHED**

PER DANE COUNTY TITLE COMPANY, LLC. TITLE COMMITMENT, FILE NO. B-21223727 DATED: MARCH, 19 2021 AT 5:59 A.M.

LOT ONE (1) OF CERTIFIED SURVEY MAP NO. 4778, RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR DANE COUNTY, WISCONSIN IN VOLUME 21 OF CERTIFIED SURVEY MAPS, PAGES 120 AND 121, AS DOCUMENT NUMBER 1903990, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN, AS SAID CERTIFIED SURVEY MAP IS CORRECTED BY AFFIDAVIT OF CORRECTION RECORDED SEPTEMBER 12, 1988 IN VOLUME 8719 OF RECORDS, PAGE 62 AS DOCUMENT NUMBER 196388.

EXCEPT THEREFROM LANDS FOR PERRY STREET RIGHT-OF-WAY AS SET FORTH IN QUIET CLAIM DEED RECORDED OCTOBER 10, 1988 IN VOLUME 12060 OF RECORDS, PAGE 73 AS DOCUMENT NUMBER 2108407.

AND FURTHER EXCEPT THEREFROM LANDS FOR SOUTH PARK STREET AND WEST BADGER ROAD RIGHT-OF-WAY AS SET FORTH IN DECLARATION OF CHANGE IN USE TO PUBLIC RIGHT OF WAY RECORDED AUGUST 19, 2010 AS DOCUMENT NUMBER 4682872.

TAX ROLL PARCEL NUMBER: 251.0709-353-0888-3  
 ADDRESS PER TAX ROLL: 825 W. BADGER RD.

**LEGAL DESCRIPTION AS SURVEYED**

PARCEL A:  
 PART OF LOT 1 OF CERTIFIED SURVEY MAP NO. 4778, RECORDED IN VOLUME 21 OF CERTIFIED SURVEY MAPS ON PAGES 120 - 121 AS DOCUMENT NUMBER 1903990, LOCATED IN PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 07 NORTH, RANGE 05 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF AFORESAID SECTION 35, THENCE, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 35, SOUTH 89 DEGREES 05 MINUTES 59 SECONDS EAST, 2191.62 FEET; THENCE SOUTH 00 DEGREES 54 MINUTES 01 SECONDS WEST, 33.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY ON WEST BADGER ROAD, AND THE POINT OF BEGINNING, THENCE, ALONG SAID SOUTHERLY RIGHT-OF-WAY, SOUTH 81 DEGREES 22 MINUTES 39 SECONDS EAST, 61.09 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 1; THENCE, ALONG SAID EASTERLY LINE OF LOT 1, SOUTH 22 DEGREES 48 MINUTES 57 SECONDS WEST, 164.63 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE, ALONG THE SOUTH LINE OF SAID LOT 1, NORTH 89 DEGREES 05 MINUTES 59 SECONDS WEST, 176.51 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF PERRY STREET; THENCE, ALONG SAID EASTERLY RIGHT-OF-WAY, NORTH 00 DEGREES 04 MINUTES 05 SECONDS EAST, 135.57 FEET THE START OF A TANGENT CURVE; THENCE CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY, 39.63 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET; THE CHORD BEARS NORTH 45 DEGREES 29 MINUTES 03 SECONDS EAST, 25.41 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF WEST BADGER ROAD; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY OF WEST BADGER ROAD, SOUTH 89 DEGREES 05 MINUTES 59 SECONDS EAST, 354.39 FEET BACK TO THE POINT OF BEGINNING.

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

**SURVEYORS CERTIFICATE**

I, ZACHARY M. REYNOLDS, WISCONSIN PROFESSIONAL LAND SURVEYOR S-3223, DO HEREBY CERTIFY THAT THIS SURVEY AND MAP IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF WITH THE INFORMATION PROVIDED, BY THE ORDER OF THOSE LISTED HEREON, AND THAT THIS SURVEY COMPLIES WITH A-7 OF THE WISCONSIN ADMINISTRATIVE CODE.

ZACHARY M. REYNOLDS, S-3223 DATE

**CURVE TABLE**

CURVE #	CURVE LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	TANGENT IN	TANGENT OUT
C-1	39.63	25.00	90° 49' 56"	N 47° 29' 03" E	35.61	N 0° 04' 05" E	S 89° 05' 59" E
( )	39.63	25.00	90° 50' 21"	N 47° 28' 56" E	35.61	-	-

PER BURSE SURVEY 2021-01040

**EASEMENT LINE TABLE**

LINE #	LENGTH	DIRECTION
L-1	9.74	S 22° 47' 37" W
L-2	10.00	S 89° 05' 54" E
L-3	8.36	N 22° 47' 37" E

**BENCHMARK TABLE**

BM - #	ELEVATION	DESCRIPTION
BM - 1	881.85	TOP NUT OF HYDRANT LOCATED ON THE NORTH SIDE OF W. BADGER ROAD NORTHEAST OF THIS PARCEL
BM - 2	887.23	TOP NUT OF HYDRANT LOCATED AT THE SE CORNER OF THE INTERSECTION OF W. BADGER ROAD AND PERRY ST
BM - 3	885.51	TOP NUT OF HYDRANT LOCATED ON THE NORTH SIDE OF THE WEST ENTRY DRIVE OFF OF PERRY ST

PREPARED BY: MAU/DZ  
 DRAWN BY: AMS  
 APPROVED BY: ZMR  
 SURVEYED FOR: FRED BRICHLIN  
 300 EAST FRONT STREET  
 MADISON, WI 53702  
 608.261.0000  
 2429 PERRY STREET  
 MADISON, WI 53713

**PART OF LOT 1 OF CSM NO. 4778**  
**LOCATED IN THE NE1/4-SW1/4**  
**ALL IN SECTION 35-TOWN-R09E**  
**CITY OF MADISON, DANE COUNTY, WI**

**BOUNDARY, TOPO, AND UTILITY SURVEY**  
 Sheet Title:

Revisions:  
 No. Date Description:

Graphic Scale: 0' 5' 10' 20' 30'  
 Wyser Number: 17-0407  
 Set Type: SURVEY  
 Date Issued: 01/08/2024  
 Sheet Number: V001



THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATION / PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS.

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

**WEST BADGER ROAD**

**LEGEND (PROPOSED)**

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

**North**

0' 5' 10' 15'

1" = 10' ON 30"x42"

NOT TO SCALE ON 11"x17"

**GENERAL NOTES**

- UNDERLYING SITE CONTOURS AND INFORMATION BASED ON TOPOGRAPHIC & UTILITY DATA AS SURVEYED BY WYSER ENGINEERING ON NOVEMBER 27 AND 29, 2023. WYSER ENGINEERING SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY ARISE AS A RESULT OF ERRONEOUS OR INCOMPLETE INFORMATION PROVIDED BY OTHERS. CONTRACTOR TO CONFIRM ALL ELEVATIONS, GENERAL DRAINAGE AND EARTHWORK REQUIREMENTS PRIOR TO CONSTRUCTION.
- THE BENCHMARK LOCATIONS ARE SHOWN FOR REFERENCE ONLY ON THIS PLAN. THE BENCHMARKS SHALL BE VALIDATED BY LICENSED LAND SURVEYOR PRIOR TO CONSTRUCTION. CONTRACTOR ASSUMES RISK ASSOCIATED WITH BENCHMARK ELEVATIONS UNTIL CONFIRMED.
- ALL MUNICIPAL UTILITY CONNECTIONS, WORK IN ROW, PUBLIC OUTLOTS AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.

**SITE INFORMATION BLOCK:**

SITE ADDRESS: 2429 PERRY STREET  
 SITE ACREAGE: 33,403 SQ.FT. (0.77 AC)  
 USE OF PROPERTY: CHILD CARE LEARNING CENTER  
 ZONING: COMMERCIAL CENTER (CC) - TRANSIT ORIENTED DEVELOPMENT OVERLAY DISTRICT

SETBACKS:  
 FRONT YARD (BADGER ROAD): 5 FEET  
 FRONT YARD (PERRY STREET): 5 FEET  
 REAR YARD: 5 FEET  
 SIDE YARD SOUTH: 6 FEET

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

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

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

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

DISTURBANCE LIMITS: 35,000 SQ. FT.

35'x25' VISION TRIANGLE AREA AT STREET INTERSECTION. NO VISUAL OBSTRUCTIONS ARE ALLOWED BETWEEN THE HEIGHTS OF 30 INCHES AND 10 FEET WITHOUT APPROVAL BY CITY TRAFFIC ENGINEER.

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

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

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

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

**PROPOSED BUILDING**  
13,376 SQ.FT.

EXISTING 3'x6' SIGN LEASE PER DOC. NO. 5516847 (TO BE RELEASED)

CONCRETE STEPS AT ENTRY, 4 RISERS.

5'x5' RAMP LANDING

ADA RAMP WITH RAILINGS

CONCRETE STEPS AT ENTRY, 6 RISERS

CONCRETE STEPS, 2 RISERS

ADA RAMP IN LINE WITH SIDEWALK. REFER TO CAD FOR DETAIL.

ADA VAN STALL SIGN

**PLAYGROUND ENTRY CORRIDOR**

**PLAYGROUND AREA (BY OTHERS)**

**PLAYGROUND AREA (BY OTHERS)**

54'-0" (4) @ 9'x17' STALLS AND 1 ADA VAN STALLS

45'-0" (5) STALLS @ 9'x17'

**STORMWATER MANAGEMENT (UNDERGROUND SYSTEM)**

**STORMWATER MANAGEMENT (BIORETENTION BASIN)**

SCREENED DUMPSTER ENCLOSURE AT EXISTING PARKING STALLS

2024 South Water Street, Milwaukee, Wisconsin 53204 414.333.3600  
 2310 Wisconsin Avenue, Suite 200, Madison, Wisconsin 53706 608.441.4800  
 1000 North Park Drive, Madison, Wisconsin 53706 608.441.4800  
 311 Canyon View Drive, Lake View, Illinois 60018 1312.649.9227

**prad**  
PLUNKETT RAYSCH ARCHITECTS, LLP

**WYSER**  
ENGINEERING

**MADISON AREA TECHNICAL COLLEGE**

**Madison College**  
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2429 Perry Street, Madison, WI 53713

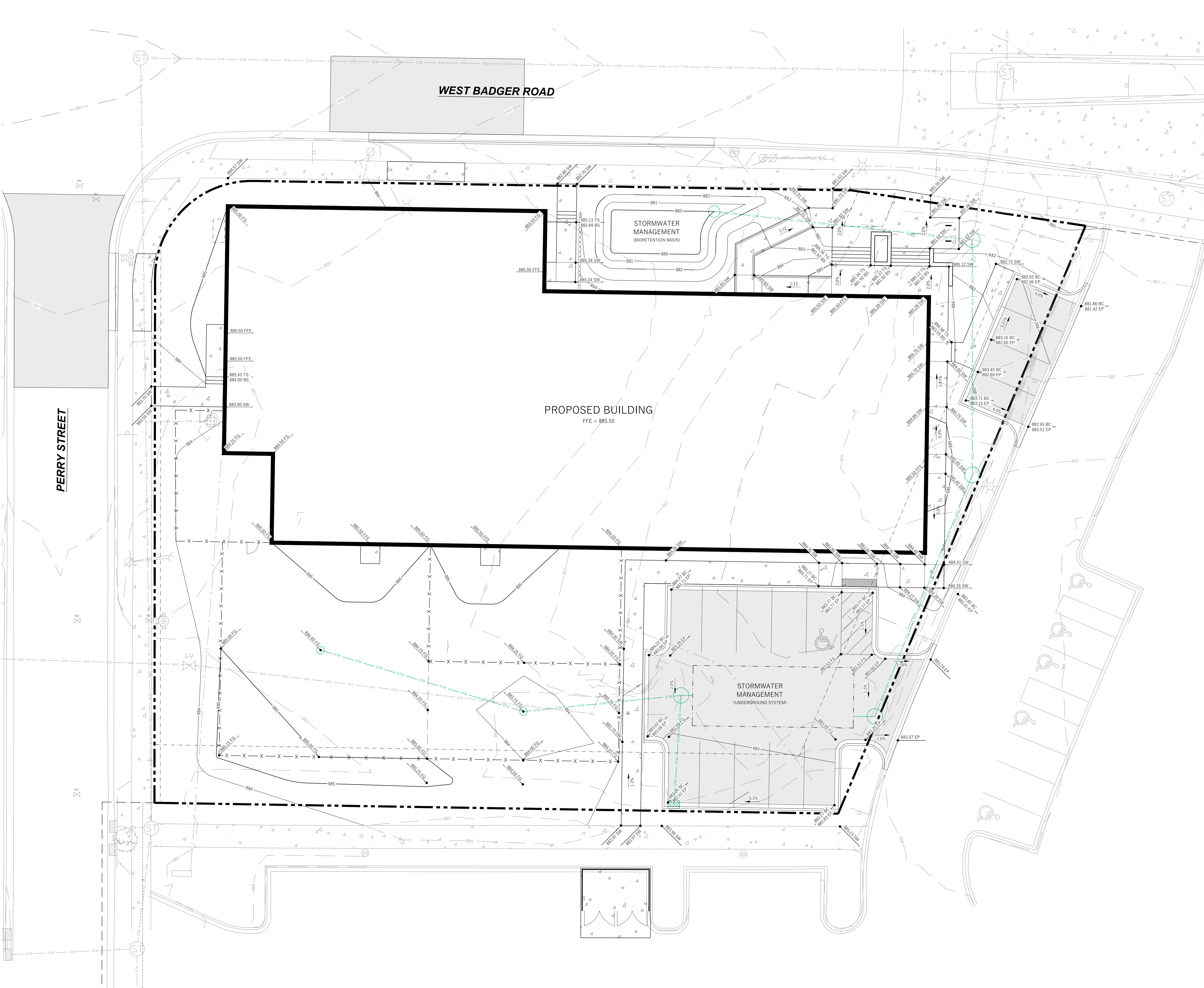
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**1 SITE PLAN**

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



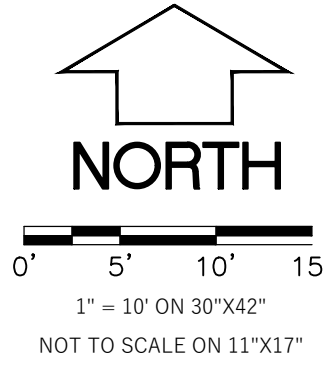
**LEGEND (PROPOSED)**

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

1.0%

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

- GENERAL NOTES**
1. UNDERLYING SITE CONTOURS AND INFORMATION BASED ON TOPOGRAPHIC & UTILITY DATA AS SURVEYED BY WYSER ENGINEERING ON NOVEMBER 27 AND 29, 2023. WYSER ENGINEERING SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY ARISE AS A RESULT OF ERRONEOUS OR INCOMPLETE INFORMATION PROVIDED BY OTHERS. CONTRACTOR TO CONFIRM ALL ELEVATIONS, GENERAL DRAINAGE AND EARTHWORK REQUIREMENTS PRIOR TO CONSTRUCTION.
  2. THE BENCHMARK LOCATIONS ARE SHOWN FOR REFERENCE ONLY ON THIS PLAN. THE BENCHMARKS SHALL BE VALIDATED BY LICENSED LAND SURVEYOR PRIOR TO CONSTRUCTION. CONTRACTOR ASSUMES RISK ASSOCIATED WITH BENCHMARK ELEVATIONS UNTIL CONFIRMED.
  3. ALL MUNICIPAL UTILITY CONNECTIONS, WORK IN ROW, PUBLIC OUTLOTS AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.



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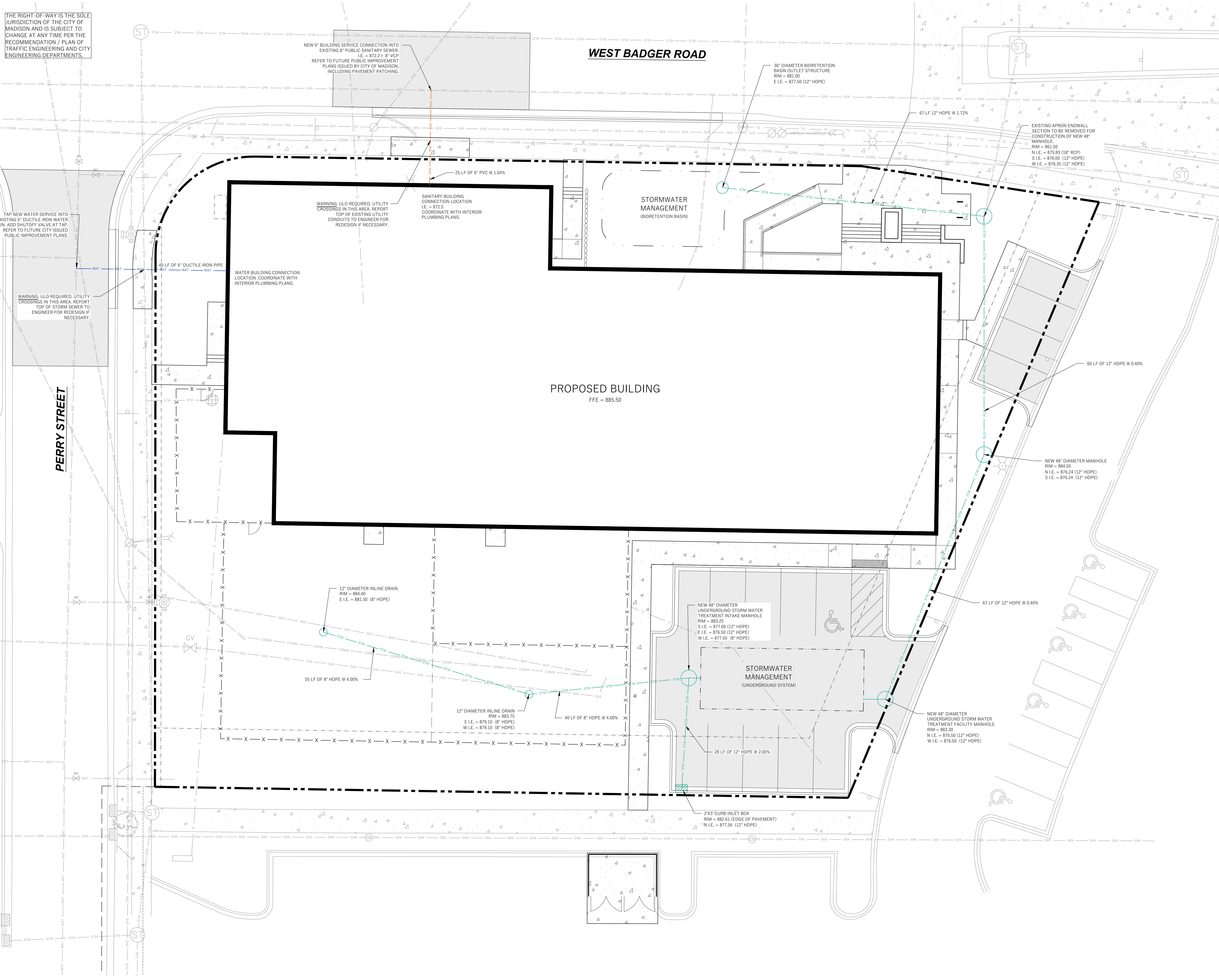
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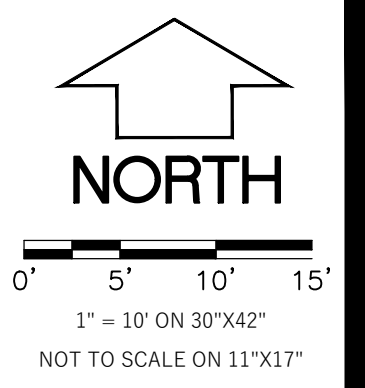
GRADING PLAN

THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATION / PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS.



**LEGEND (PROPOSED)**

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



- GENERAL NOTES**
- UNDERLYING SITE CONTOURS AND INFORMATION BASED ON TOPOGRAPHIC & UTILITY DATA AS SURVEYED BY WYSER ENGINEERING ON NOVEMBER 27 AND 29, 2023. WYSER ENGINEERING SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY ARISE AS A RESULT OF ERRONEOUS OR INCOMPLETE INFORMATION PROVIDED BY OTHERS. CONTRACTOR TO CONFIRM ALL ELEVATIONS, GENERAL DRAINAGE AND EARTHWORK REQUIREMENTS PRIOR TO CONSTRUCTION.
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  - ALL MUNICIPAL UTILITY CONNECTIONS, WORK IN ROW, PUBLIC OUTLOTS AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.

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1900 W. MONROE STREET SUITE 1000 MADISON, WISCONSIN 53706  
311 Canyon View Drive, Suite 10010 Madison, WI 53713

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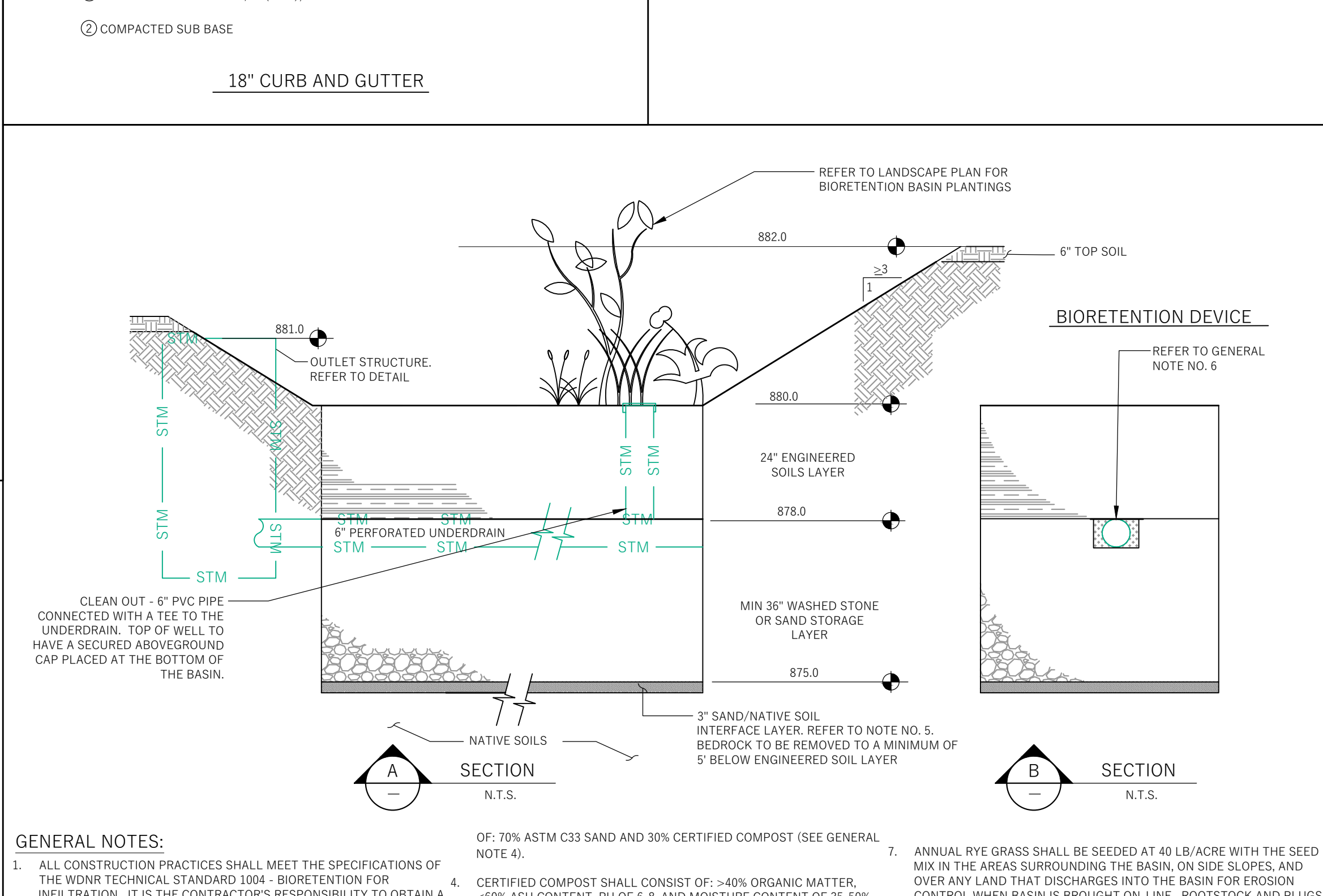
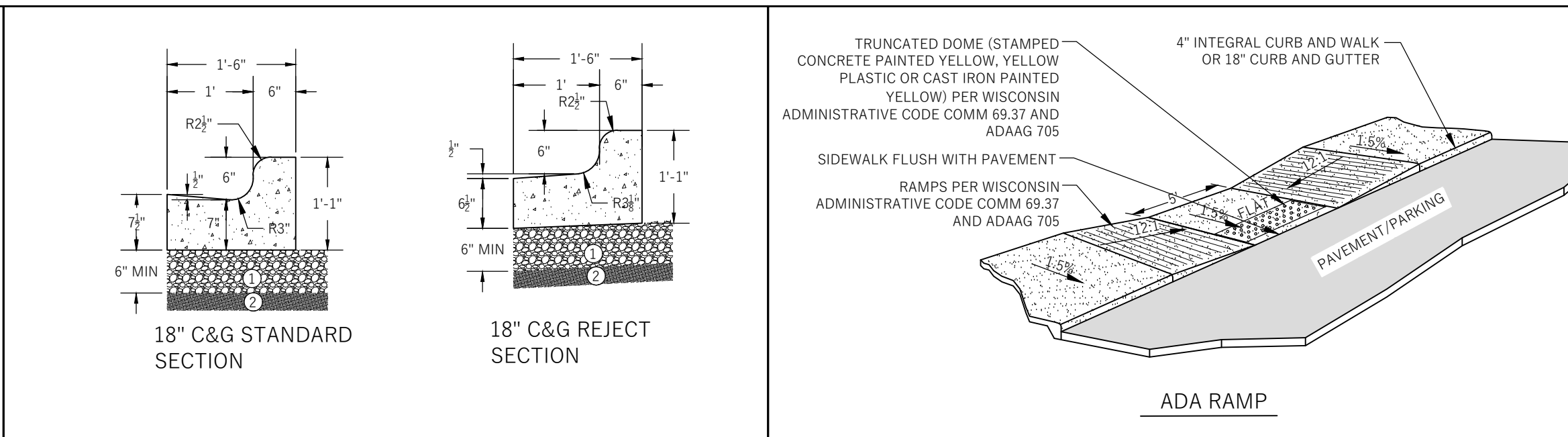
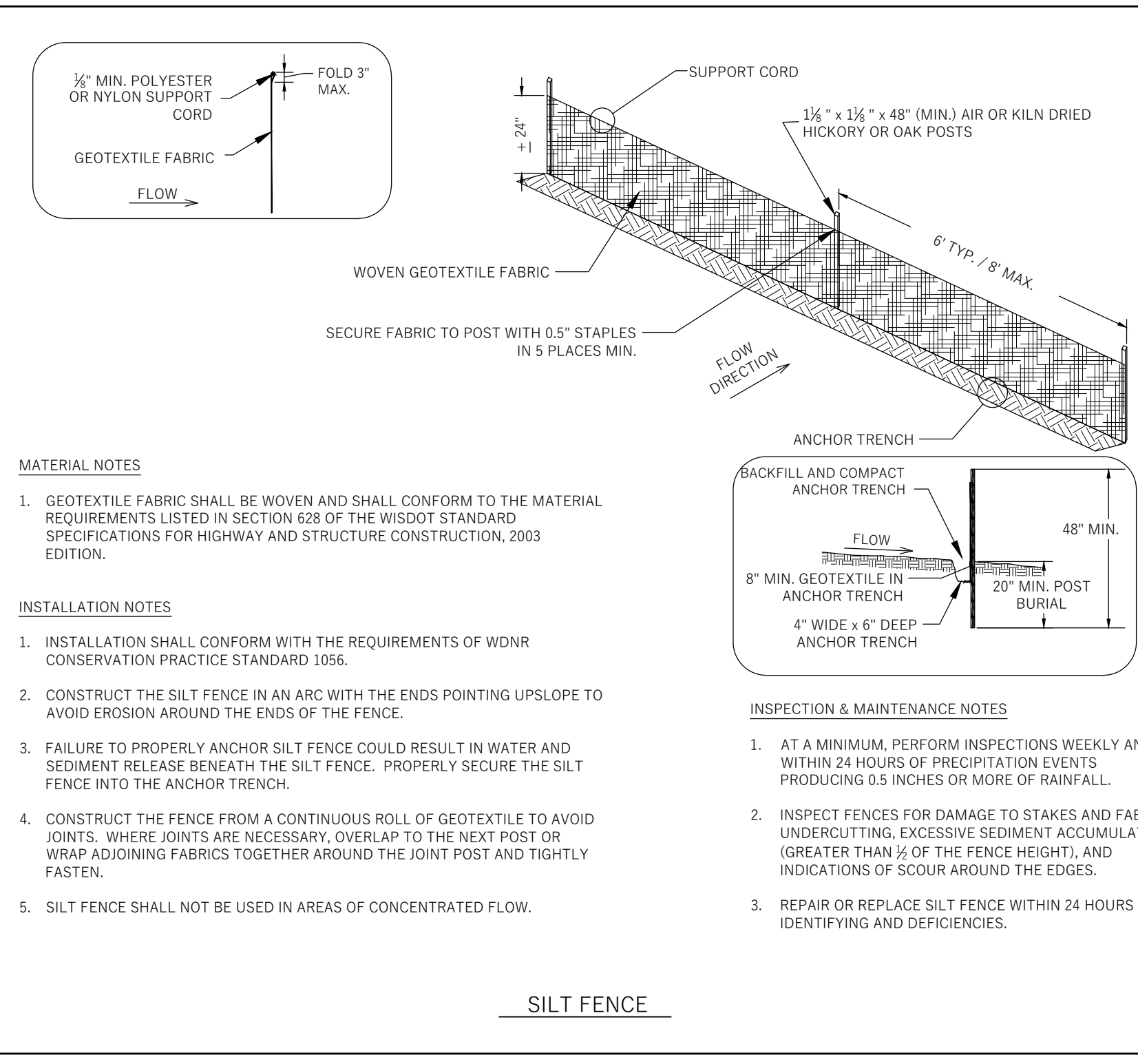
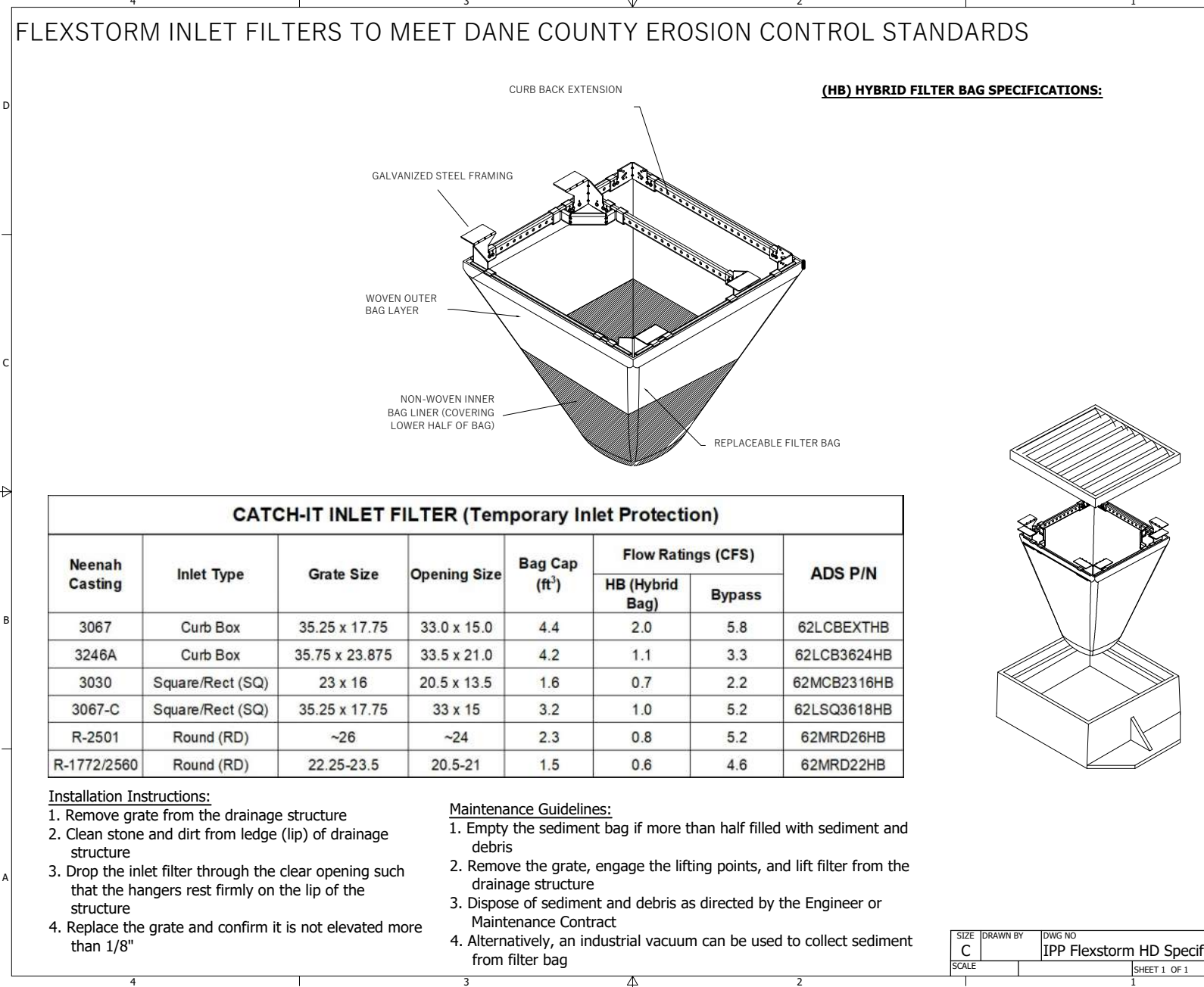
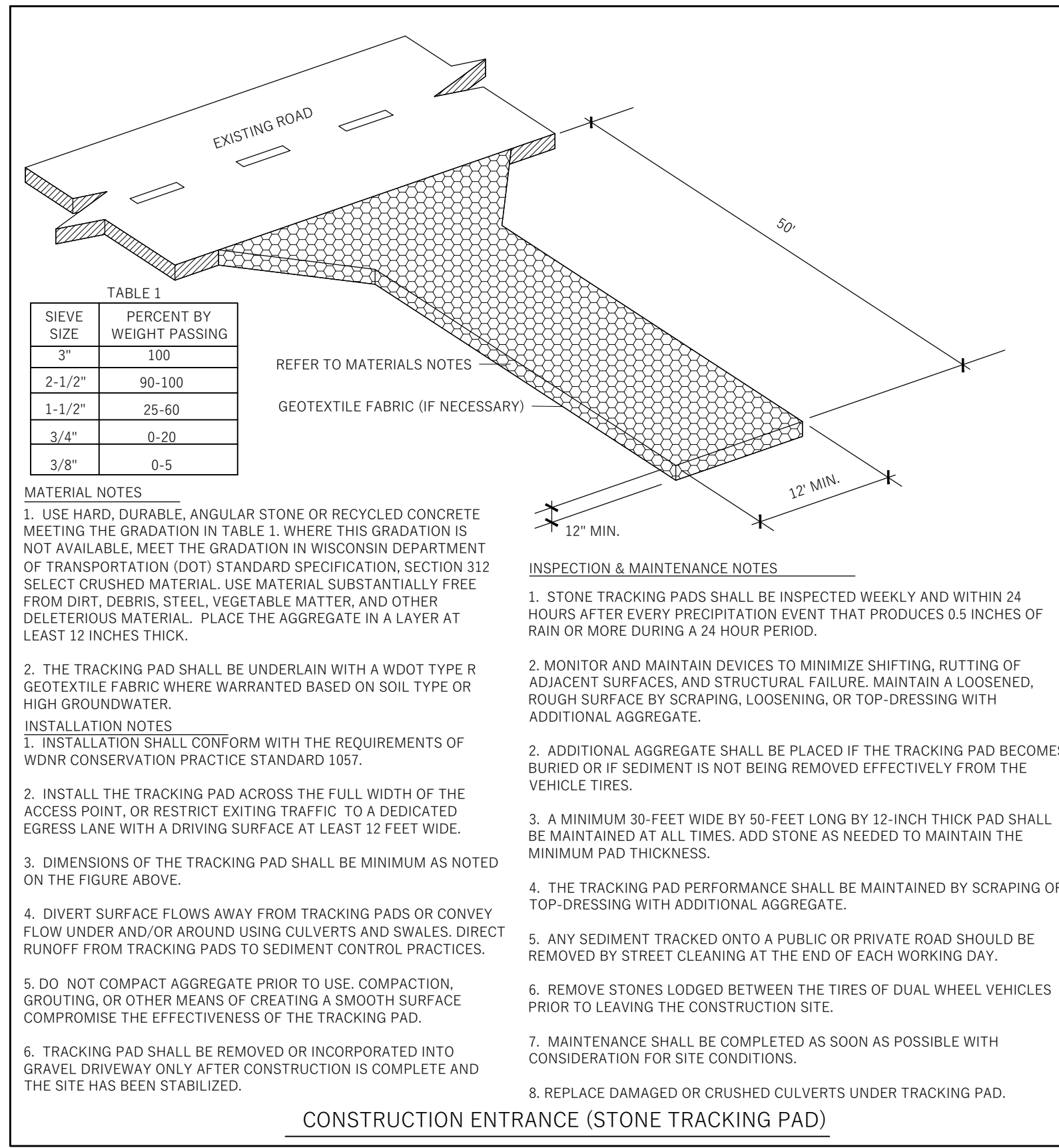
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UTILITY SCHEMATIC  
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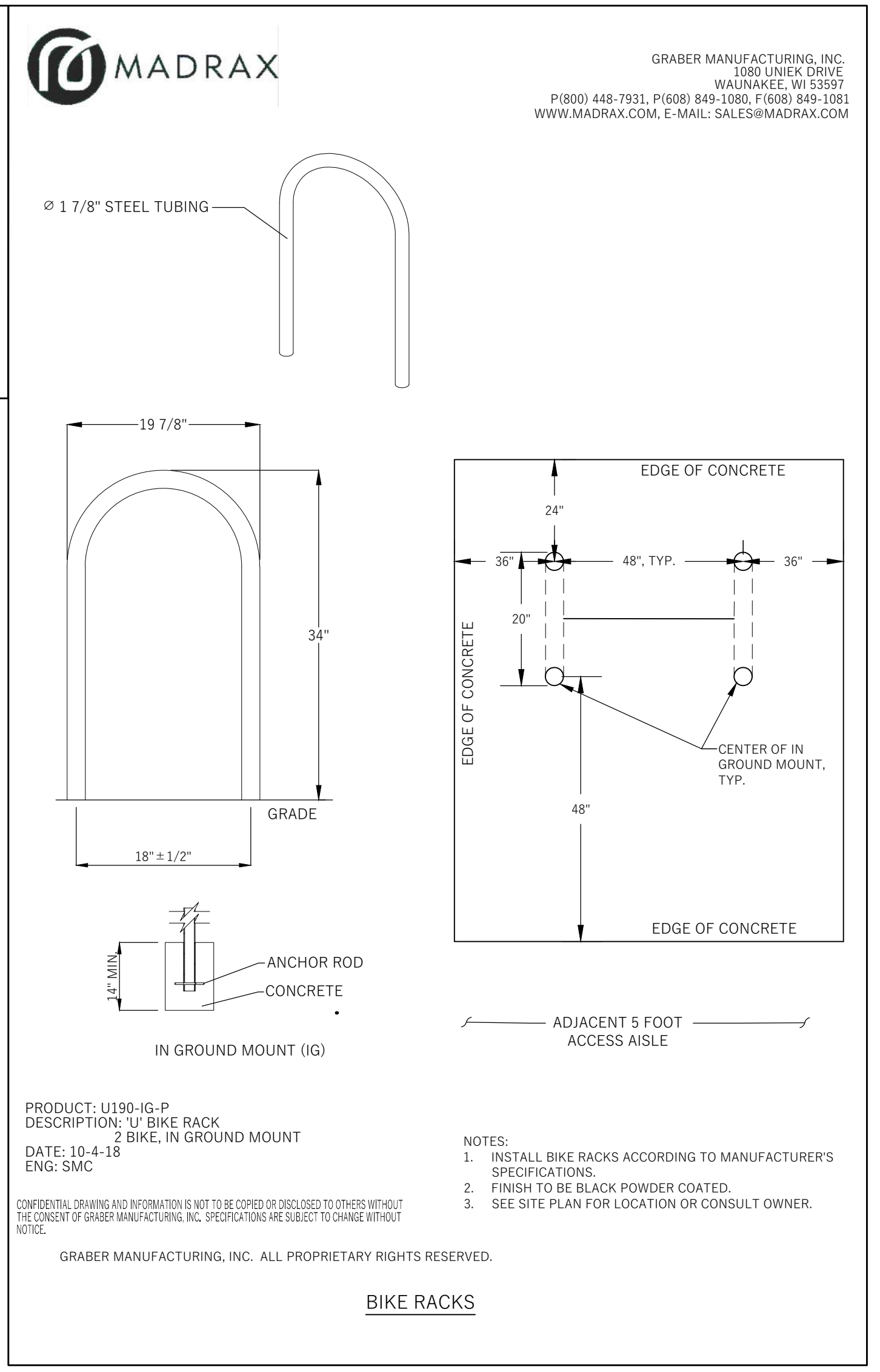
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**GENERAL NOTES:**

- ALL CONSTRUCTION PRACTICES SHALL MEET THE SPECIFICATIONS OF THE WDRN TECHNICAL STANDARD 1004 - BIORETENTION FOR INFILTRATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY OF THIS STANDARD AND CONSTRUCT THE BIORETENTION DEVICE IN ACCORDANCE WITH THE REQUIREMENTS OUTLINED THEREIN.
- CONTRACTOR SHALL INSTALL NATIVE PLANT PLUGS IN THE BASIN AND INSTALL A CLASS II EROSION CONTROL MAT (OVERLAPPED AND ANCHORED WITH MIN. 6" LONG HARDWOOD STAKES), CUT AN "X" IN THE MATTING AND ALIGER DOWN TO PLACE APPROPRIATE PLANTING PLUGS EVERY 12 INCHES ON CENTER.
- CONTRACTOR SHALL INSTALL 18" OF ENGINEERED SOIL CONSISTING OF: 70% ASTM C33 SAND AND 30% CERTIFIED COMPOST (SEE GENERAL NOTE 4).
- CERTIFIED COMPOST SHALL CONSIST OF: ≥40% ORGANIC MATTER, ≤50% ASH CONTENT, PH OF 6-8, AND MOISTURE CONTENT OF 35-50% BY WEIGHT.
- SAND/NATIVE SOIL INTERFACE LAYER SHALL BE FORMED BY A LAYER OF SAND 3 INCHES DEEP, WHICH IS VERTICALLY MIXED WITH THE NATIVE SOIL TO A DEPTH OF 2-4 INCHES. A CONSTRUCTION REPRESENTATIVE MUST BE ON SITE DURING OVER EXCAVATION TO APPROVE OF THE DEPTH AND SOIL TYPES.
- FILTER FABRIC SHALL BE PLACED ABOVE THE PERFORATED PIPE, BETWEEN THE PEA GRAVEL AND THE ENGINEERED SOIL. A WIDTH OF 4 FEET CENTERED OVER THE FLOW LINE OF THE PIPE.
- ANNUAL RYE GRASS SHALL BE SEED AT 40 LB/ACRE WITH THE SEED MIX IN THE AREAS SURROUNDING THE BASIN, ON SIDE SLOPES, AND OVER ANY LAND THAT DISCHARGES INTO THE BASIN FOR EROSION CONTROL. WHEN BASIN IS BROUGHT ON-LINE, ROOTSTOCK AND PLUGS ARE REQUIRED TO ESTABLISH VEGETATION AT THE INVERT OF THE BASIN.
- RUNOFF MUST INFILTRATE WITHIN 24-HOURS. BASINS UNABLE TO MAINTAIN THESE RATES MUST BE DEEP TILLED, REGRADED, AND IF NECESSARY REPLANTED TO RESTORE ORIGINAL INFILTRATION RATES.
- ALL WORK TO BE CONDUCTED IN CONFORMANCE WITH APPLICABLE LOCAL, REGIONAL, AND STATE STORMWATER STANDARDS FOR THE PROJECT SITE AS APPROVED BY THE REGULATORY ENGINEER.
- SEE DETAIL FOR PLANTING REQUIREMENTS.

THE CONTRACTOR IS REQUIRED TO PROVIDE QUALIFIED STAFF FOR INSPECTION AND OBSERVATION OF THE CONSTRUCTION ACTIVITIES RELATING TO ALL JOB SITE REGULATORY COMPLIANCE INCLUDING THE PROTECTION AND CONSTRUCTION OF ALL STORMWATER MANAGEMENT FEATURES. ANY OBSERVATION OF PLAN OR SITE DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER OF RECORD PRIOR TO CONSTRUCTION.





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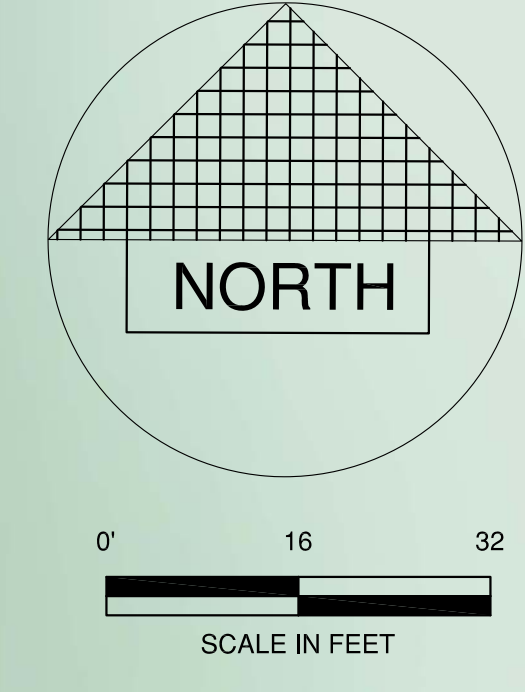
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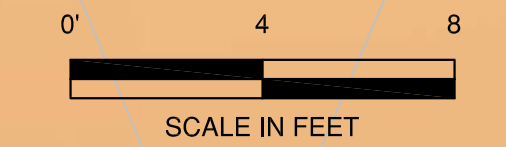
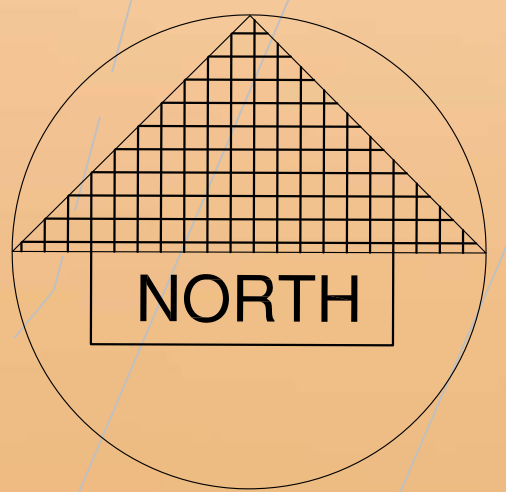
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**LANDSCAPE PLAN**

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**L-100**





# CHILD CARE BUILDING

PLAY  
ACCESS  
CORRIDOR

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

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

LAWN

LANDSCAPE BED

EXISTING LANDSCAPE BED

CAMPUS PARKING

TRASH

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PLAY ENLARGEMENT

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SHEET NO:  
L-101



# LANDSCAPE PLANT LEGEND

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

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

**Detention Basin Seed Mix**

The species in this mix designed by Prairie Nursery of Westfield, Wisconsin (or approved equal) grow naturally in medium-moist prairies, making them the perfect for temporarily flooded areas that also dry out in summer. Designed for planting in basins that are flooded for 24-48 hours, and then drain out. This mix is particularly well adapted to loamy and clay soils. For detention basins in sandy soils, we recommend planting our Tall Prairie for Dry Soils Seed Mix.

**WILDFLOWERS:** Nodding Pink Onion, Red Milkweed, New England Aster, White False Indigo, Pale Indian Plantain, Wild Senna, Joe Pye Weed, Boneset, Dogtooth Daisy, Ox Eye Sunflower, Wild Iris, Blue Flag Iris, Prairie Blazingstar, Dense Blazingstar, Great Blue Lobelia, Bergamot, Yellow Coneflower, Black Eyed Susan, Sweet Black Eyed Susan, Brown Eyed Susan, Rosinweed, Cupplant, Prairie Dock, Ohio Goldenrod, Stiff Goldenrod, Blue Vervain, Ironweed, Golden Alexanders

**GRASSES:** Big Bluestem, Bebb's Sedge, Bottlebrush Sedge, Porcupine Sedge, Awl Fruited Sedge, Fox Sedge, Canada Wild Rye, Virginia Wild Rye, Switchgrass, Dark Green Bulrush, Indiangrass, Prairie Cordgrass, Annual Rye Nurse Crop

Contains at least 20 wildflowers and 8 or more grasses, sedges & bulrushes, plus annual rye

**Tabulation of Points and Credits**

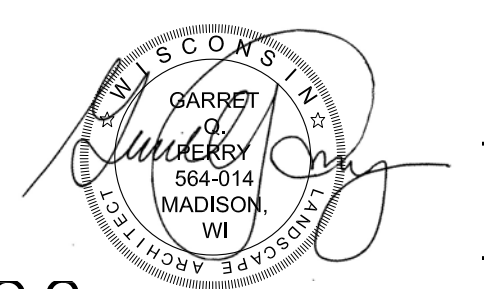
Use the table to indicate the quantity and points for all existing and proposed landscape elements.

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

**Total Number of Points Provided** 395

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

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



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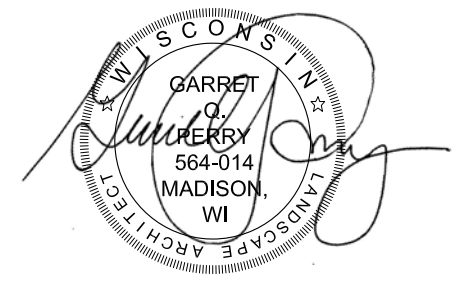
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**PLANTING SCHEDULE**  
**POINTS SHEET**

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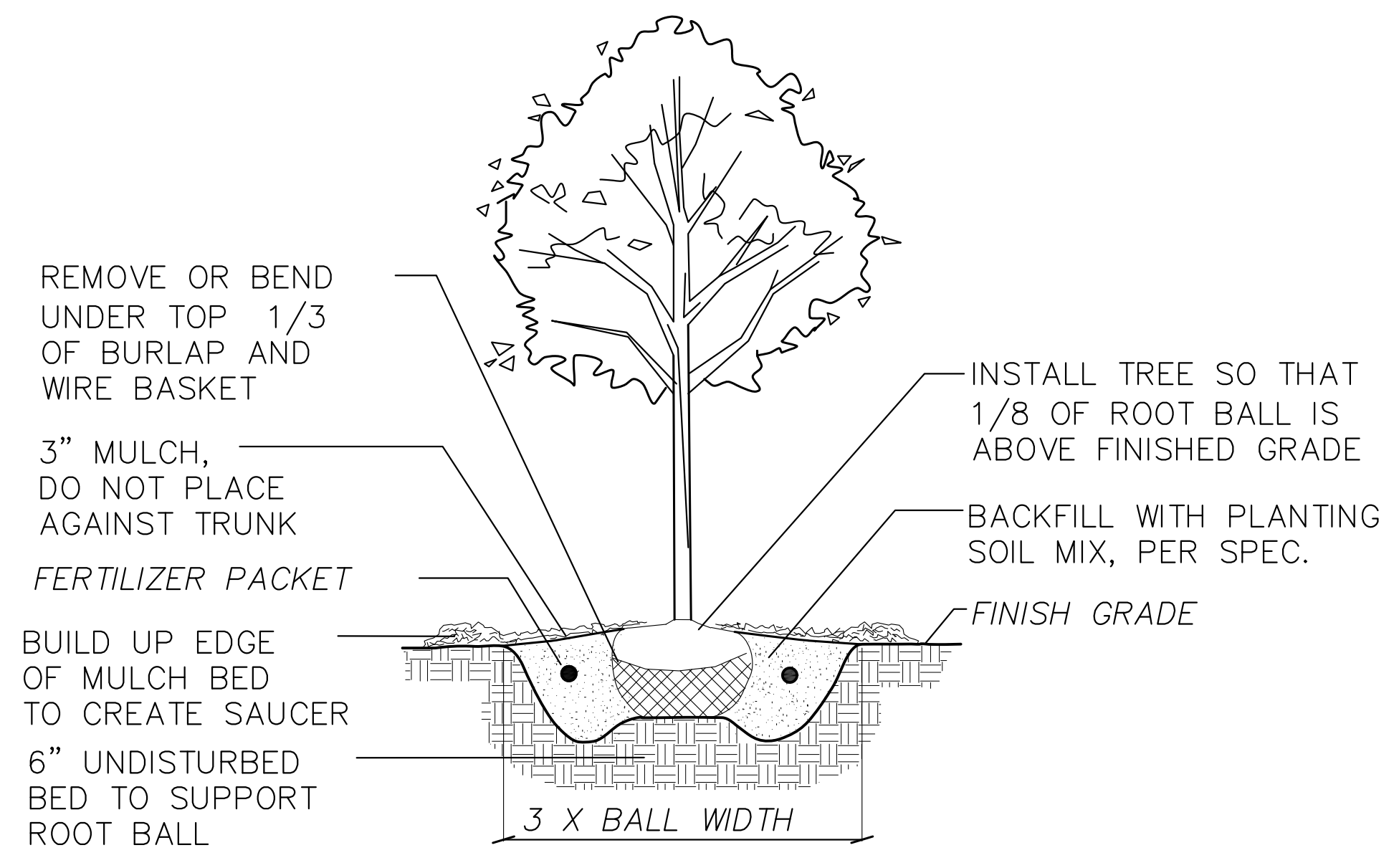
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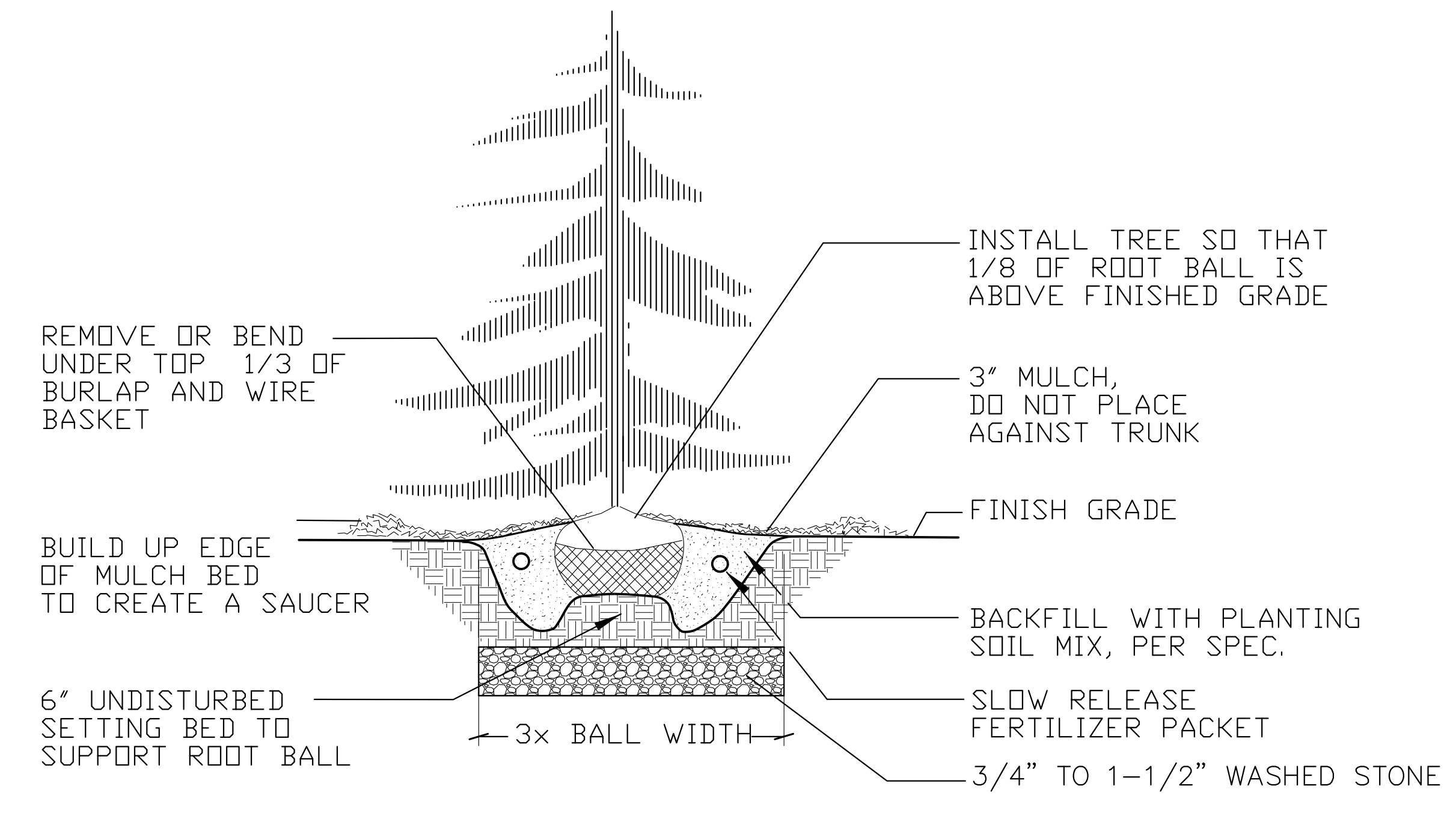
PLANTING DETAILS

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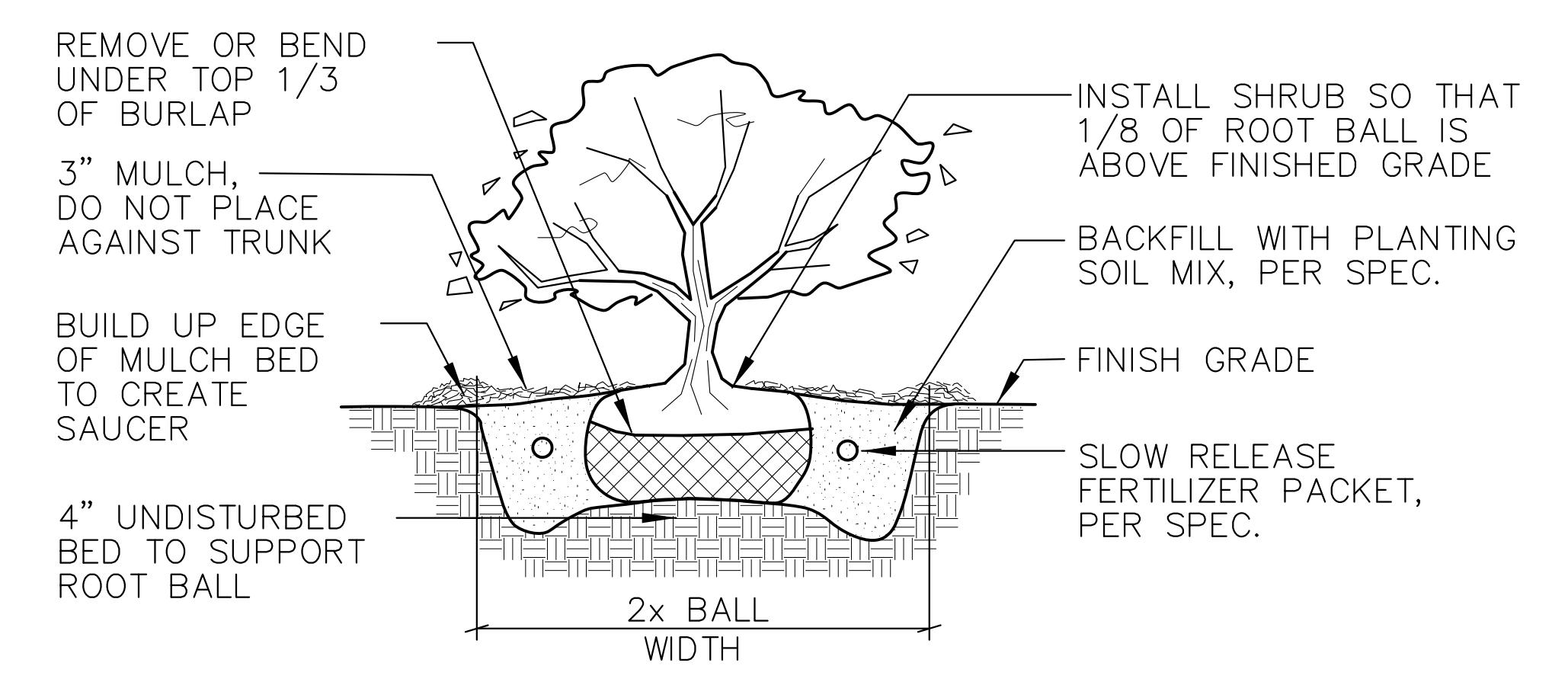
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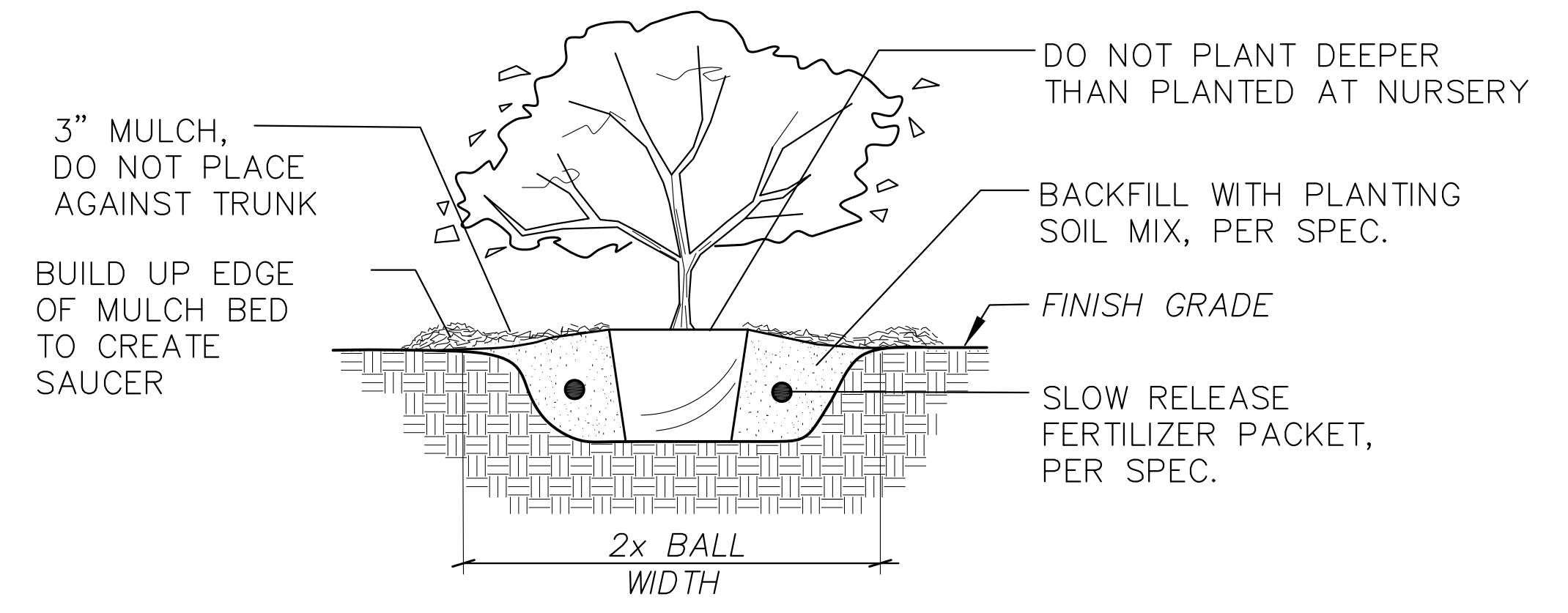
**1** B&B TREE PLANTING DETAIL  
 L103 NTS



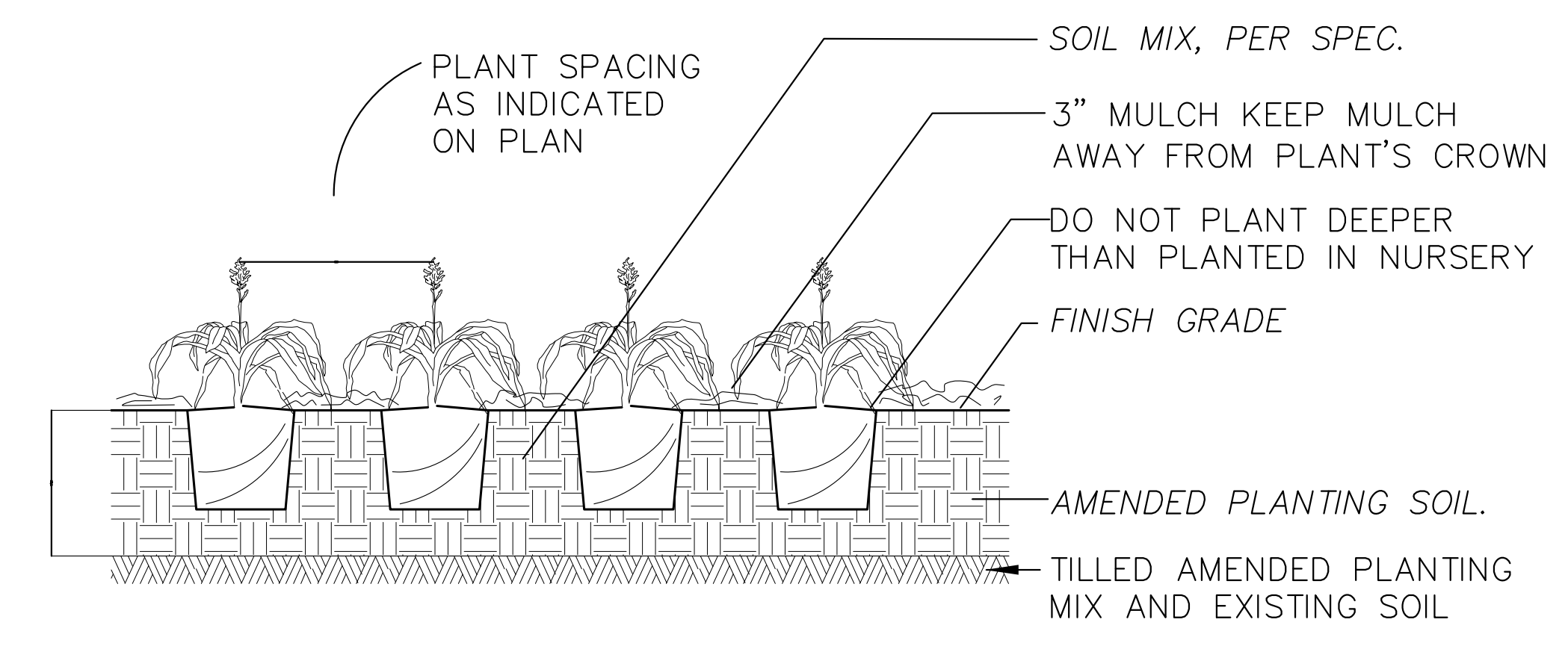
**2** B&B EVERGREEN TREE PLANTING DETAIL  
 L103 NTS



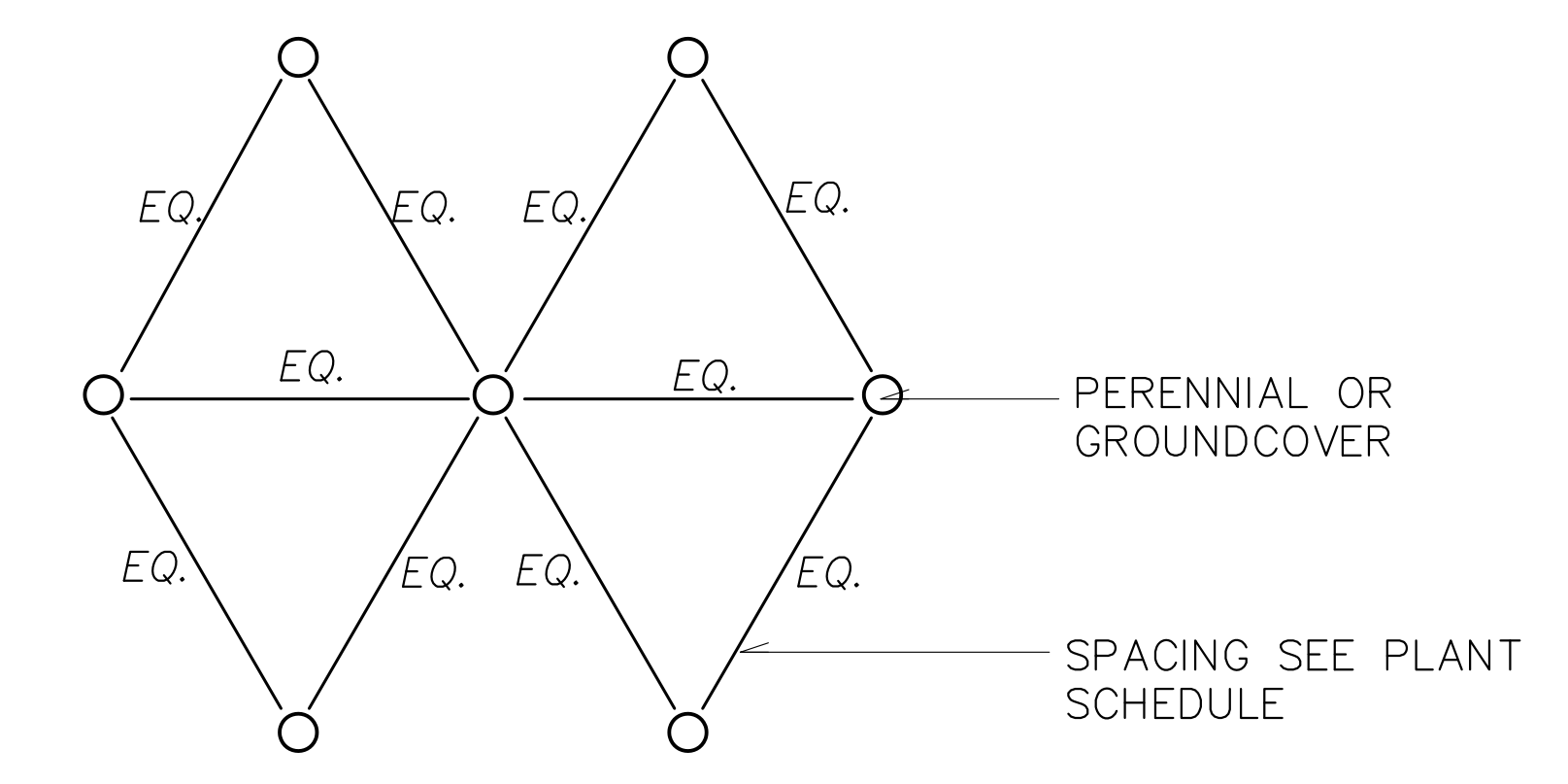
**3** B&B SHRUB PLANTING DETAIL  
 L103 NTS



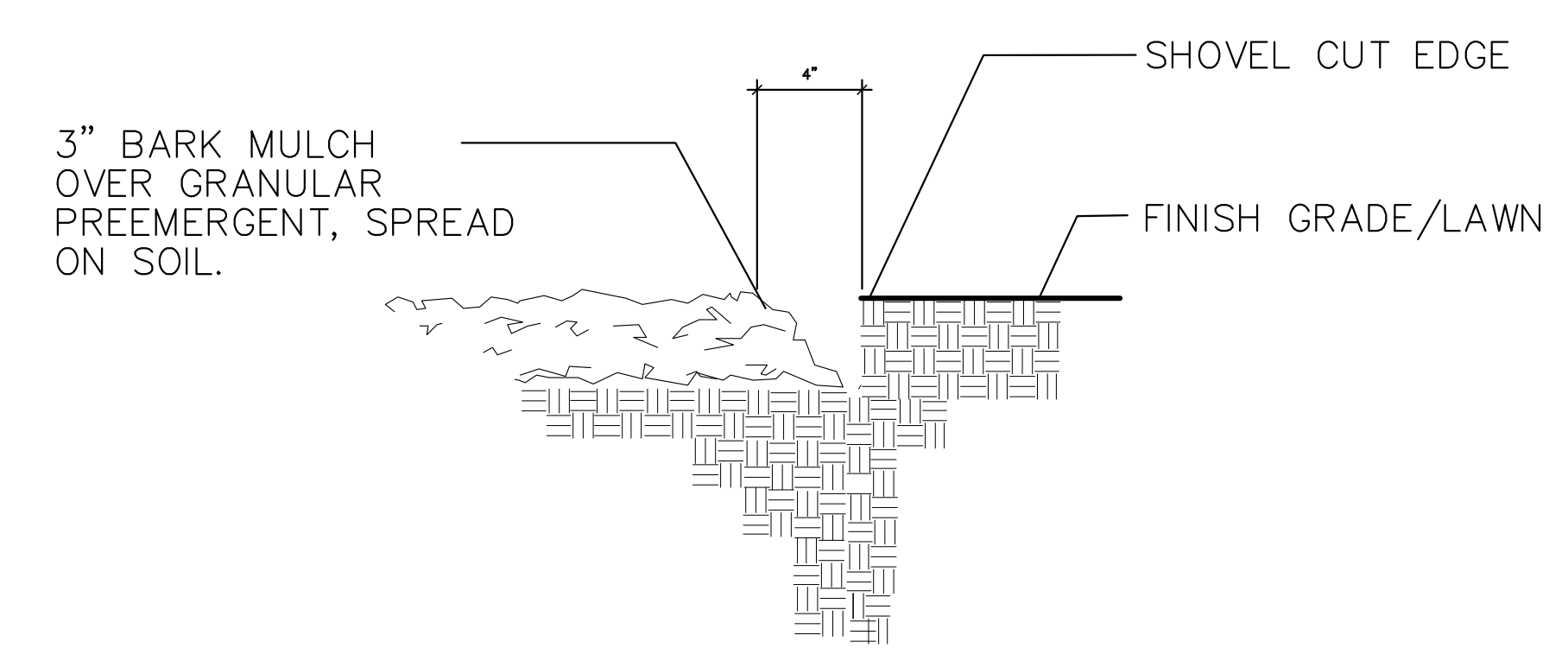
**4** CONTAINER PLANTING DETAIL  
 L103 NTS



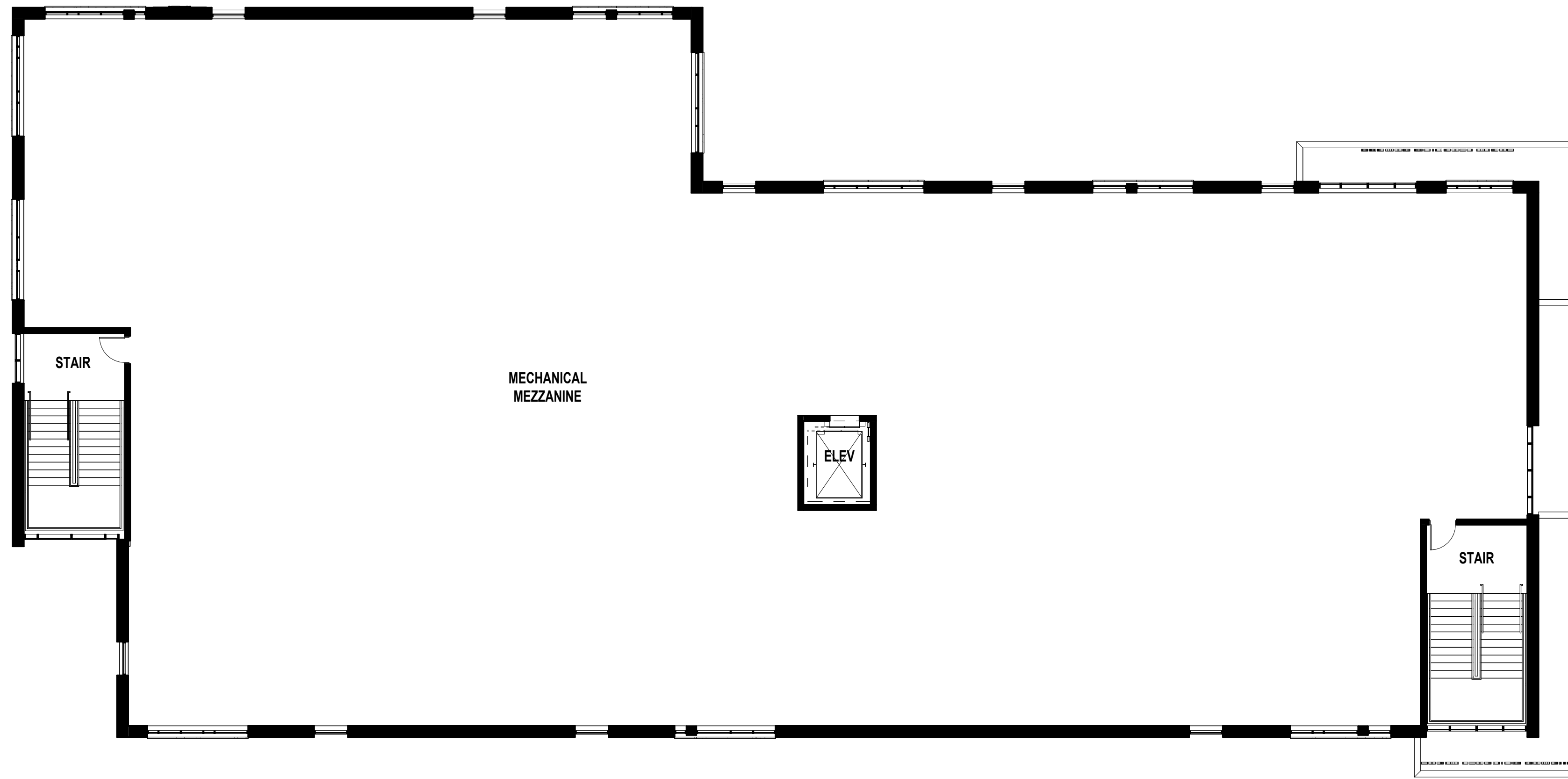
**5** GROUNDCOVER / PERENNIAL PLANTING DETAIL  
 L103 NTS



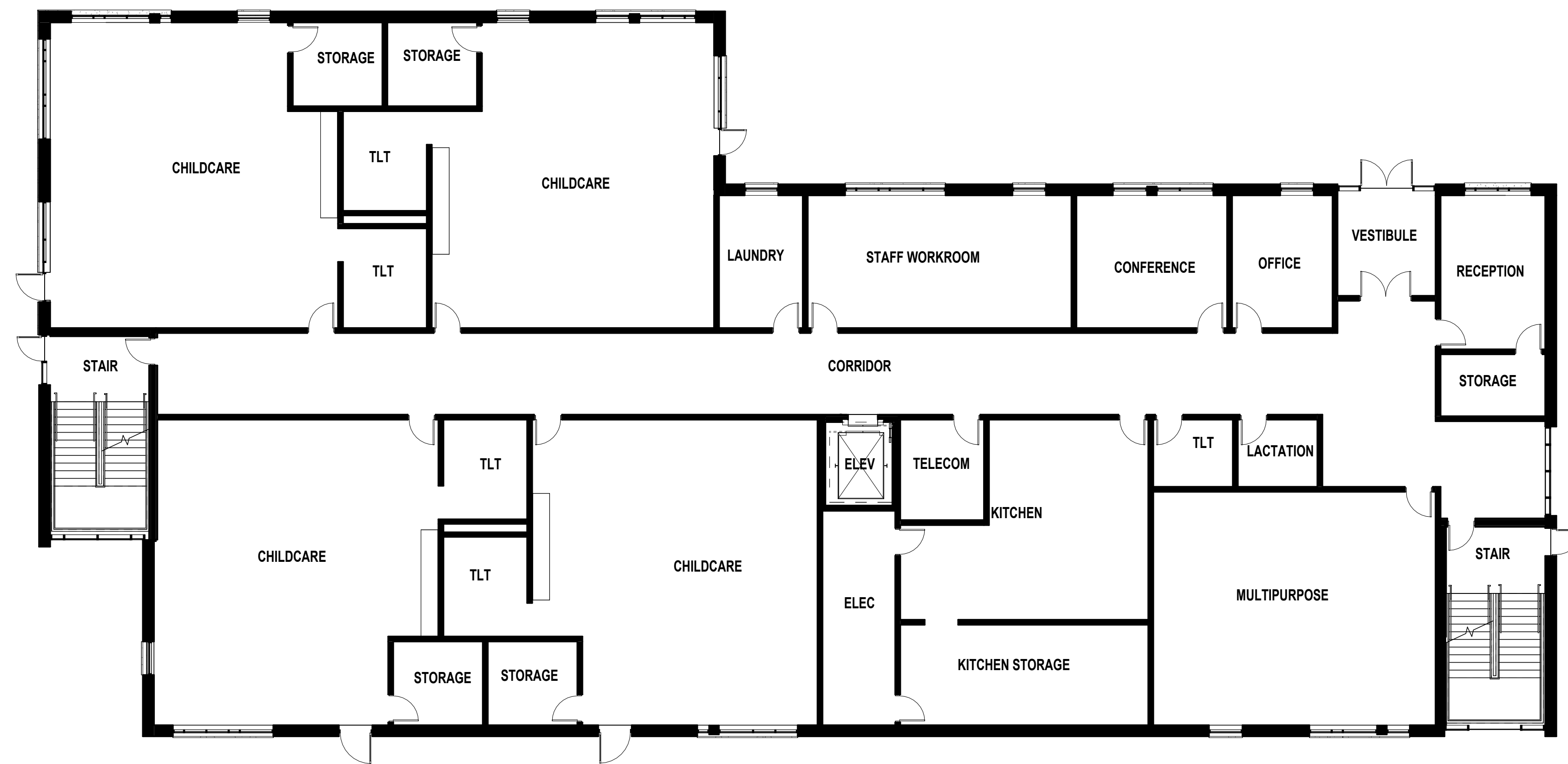
**6** PERENNIAL/GROUNDCOVER SPACING DETAIL  
 L103 NTS



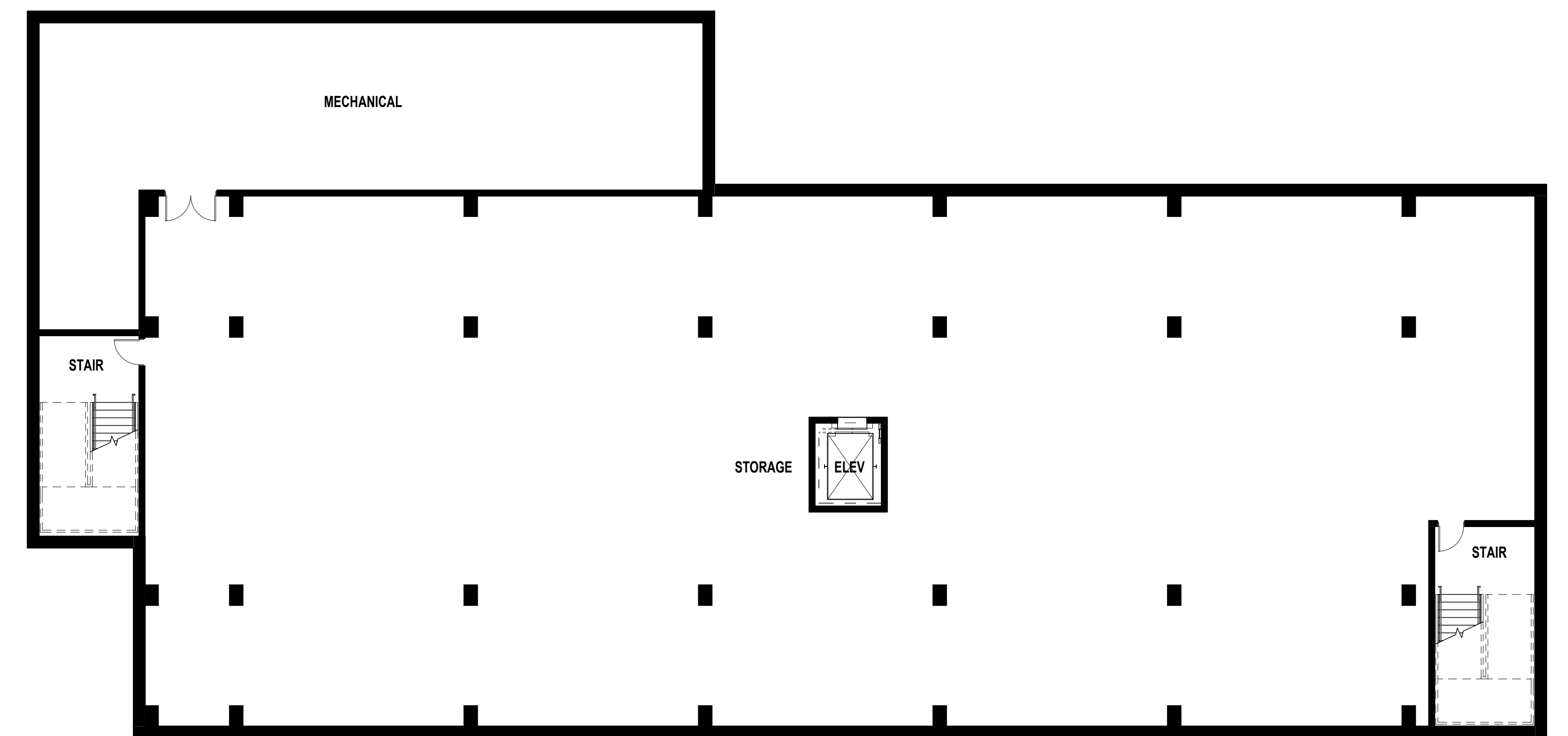
**7** BARK MULCH/SHOVEL CUT EDGE DETAIL  
 L103 NTS



SECOND FLOOR OVERALL PLAN



FIRST FLOOR OVERALL PLAN



LOWER LEVEL PLAN

0 3 5 11 21  
SCALE: 3/32" = 1'-0"











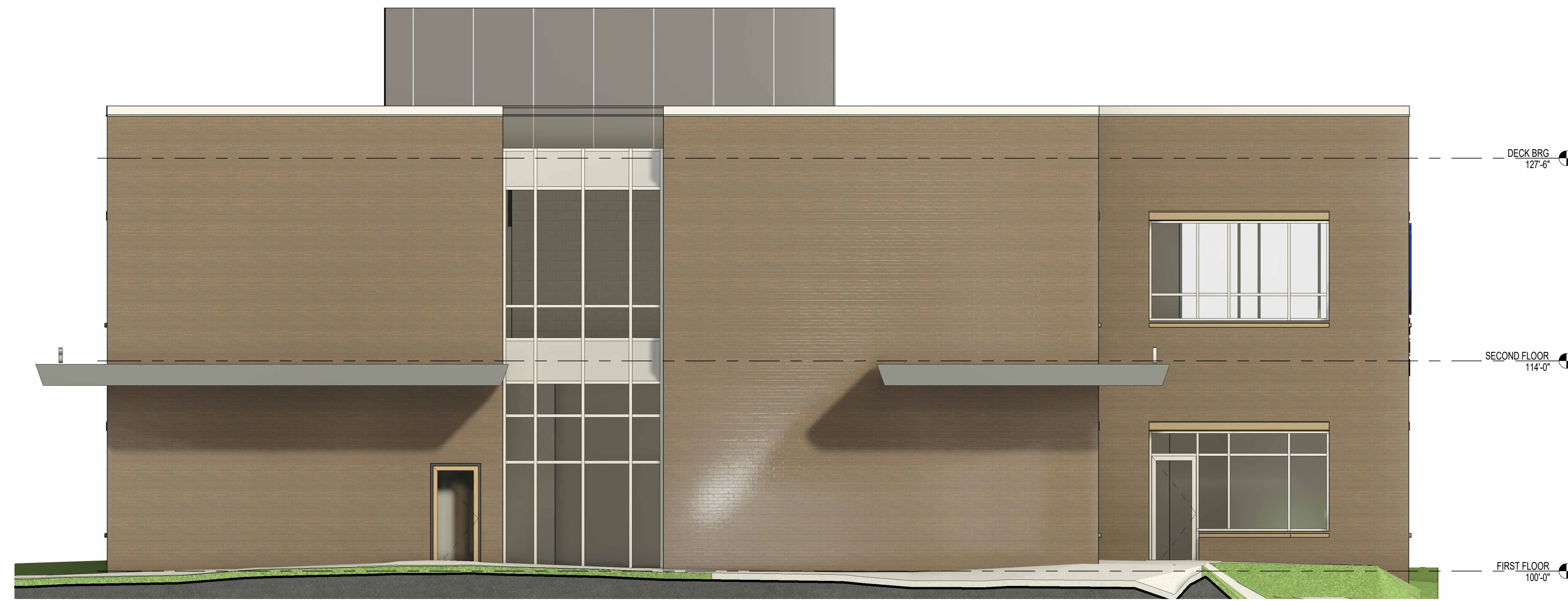




UDC-NORTH ELEVATION



UDC-SOUTH ELEVATION



UDC-EAST ELEVATION



UDC-WEST ELEVATION