

APPLICATION FOR DEMOLITION OF PRINCIPAL BUILDINGS

Complete all sections of this application, including signature on page 2.

To request an interpreter, translation, or accommodations, call (608)266-4910.

Para solicitar un intérprete, traducción o acomodaciones llame al (608)266-4910.

Koj muaj txoj cai tau txais kev txhais lus, kev pes lus los sis kev pab cuam txhawm rau

kev tsis taus uas tsis muaj nqi rau koj: Xav paub ntiv tiv tauj rau (608)266-4910

如需口譯、翻譯或其他便利服務，請致電 (608)266-4910.

City of Madison

Building Inspection Division

215 Martin Luther King Jr Blvd, Ste 017

PO Box 2985

Madison, WI 53701-2985 (608) 266-4551



Submit the following via email to:

- Building Inspection at sprapplications@cityofmadison.com
- Landmarks Commission at LandmarksCommission@cityofmadison.com (see [submittal schedule](#))

Part 1: General Application Information

Street Address:	502 Pflaum Rd Madison WI 53711		
Alder District:	District 15 - Alder Martinez-Rutherford	Zoning District:	
Project Contact Person Name	Scott Chehak	Role	owner
Company Name	Madison Metropolitan School District		
Phone	██████████	Email	██████████

<input checked="" type="checkbox"/>	Completed Application (this form)
<input checked="" type="checkbox"/>	Property Owner Permission (signature on this form or an email providing authorization to apply)
<input checked="" type="checkbox"/>	Copy of Notification sent to Demolition "Listserv" Date Sent _____
<input checked="" type="checkbox"/>	Copy of Email Pre-Application Notification of Intent to Demolish a Principal Structure sent to District Alder , City-registered neighborhood association(s) , City-listed business association(s) . Date Sent _____
<input type="checkbox"/>	\$600 Demolition Application Fee (additional fees may apply depending on full scope of project)
Are you also seeking a Zoning Map Amendment (Rezoning) or Conditional Use? <input type="checkbox"/> Yes <input type="checkbox"/> No	

Part 2: Information for Landmarks Historic Value Review

<input checked="" type="checkbox"/>	Letter of Intent describing the proposed structure to be demolished, description of proposed method and timeline of demolition
<input checked="" type="checkbox"/>	Construction Information (Dates of construction and alterations, architect name, builder name, history of property, historic photos)
<input checked="" type="checkbox"/>	Existing Condition Photos (Interior and exterior digital photos of each principal building to be demolished sufficient to indicate its character and condition)
Will existing structure be relocated? <input type="checkbox"/> Yes <input type="checkbox"/> No If "yes" include preliminary assessment that relocation is likely to be structurally and legally feasible	
<input type="checkbox"/>	Optional: Proposed mitigation plans for properties with possible historic value

APPLICATION FOR DEMOLITION OF PRINCIPAL BUILDINGS

Part 3: Application for Plan Commission Review (if applicable)

- When Landmarks Commission finds a building has Historic Value, Plan Commission determines if a demolition can be approved at a public hearing.
- Staff adds the demolition to a Plan Commission meeting per [published schedule](#).
- Applicant must pick up "Public Hearing" sign from Zoning Counter and post on property at least 21 days before Plan Commission hearing.

Demolition requests will be scheduled concurrently with other related requests before the Plan Commission, where applicable. If an applicant wishes to schedule the Plan Commission meeting for a later date, please contact staff at pcapplications@cityofmadison.com.

Part 4: Signature

Property Owner Authorizing Signature (or authorized via attached email)	Scott Chehak
Property Owner Name	Scott Chehak
Company Name	Madison Metropolitan School District
Street Address	545 West Dayton Street
Phone	██████████
Email	██████████

For Office Use Only	
Date:	
Accela ID No.:	



Cedar Rapids

200 Fifth Avenue SE Ste. 201
Cedar Rapids, Iowa 52401
(319) 363-6018

Des Moines

100 Court Avenue Ste. 100
Des Moines, Iowa 50309
(515) 309-0722

Iowa City

24 ½ S. Clinton Street Ste. 1
Iowa City, Iowa 52240
(319) 363-6018

Madison

301 N. Broom Street Ste. 100
Madison, Wisconsin 53703
(608) 819-0260

Minneapolis

212 N 3rd Avenue, Ste. 312
Minneapolis, Minnesota 55401
(612) 355-7111

opnarchitects.com

May 18, 2026

Letter of Intent – City Submittal

Proposed MMSD Sennett Middle School
502 Pflaum Rd, Madison, WI

Madison Metropolitan School District is proposing to construct a new Middle School on the existing site located at 502 Pflaum Rd, Madison, WI 53716. The new school will be constructed to the West portion of the existing school while it is in use. Upon completion of the new construction the existing building will then be demolished with additional parking and green space constructed on the site between the middle school and La Follette High School.

The School District is anticipating Plan Commission approval on July 13, 2026. It is the School District's objective to start site infrastructure construction late this year, with building completion set for July 2028.

The proposed Sennett Middle School is a 160,000gsf two story structure, that will house sixth thru eighth grade. Functionally, the new school will operate the same as the existing school, with typical staffing levels of 120 people. Since the school is an important component of the community's school system and adjacent La Follette High School, the site and building require special considerations for site circulation for both during the school day and activities outside of the school day. While maintaining the existing access entry from Pflaum Rd., the position of the new building frames a green space between the two schools that welcomes pedestrians and students to the site separated from vehicles.

Enclosed for review please find the proposed site plan and architectural plans and elevations. Please contact Susan Bowersox with OPN Architects or Scott Chehak with Madison Metropolitan School District if additional information is needed prior to the upcoming review meeting.

Locator Map



Site Context



1
View to Southwest from corner of Pflaum



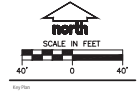
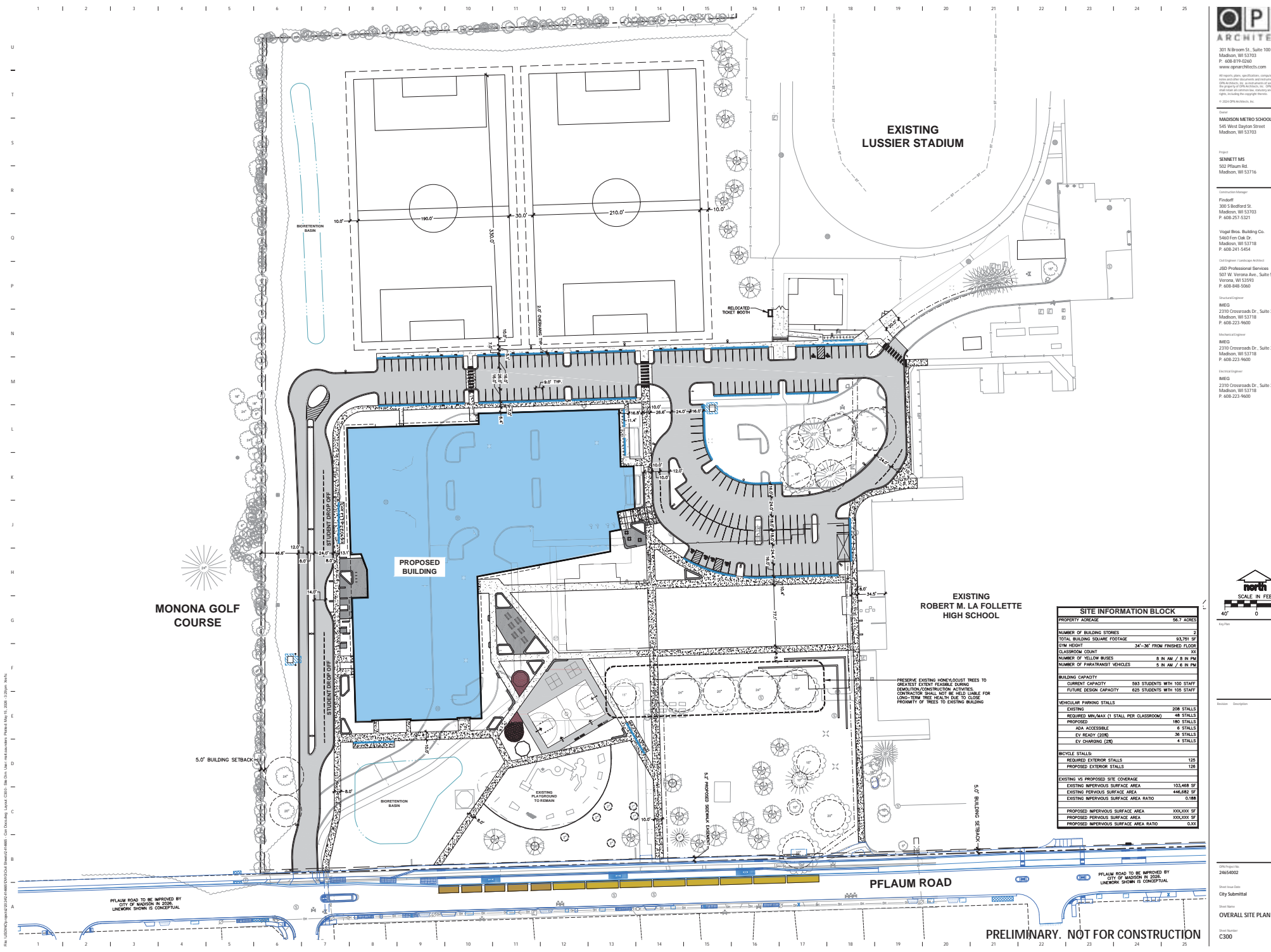
2
View of West side of the school



3
View of Nort side of the school



4
View of Northeast side of the school



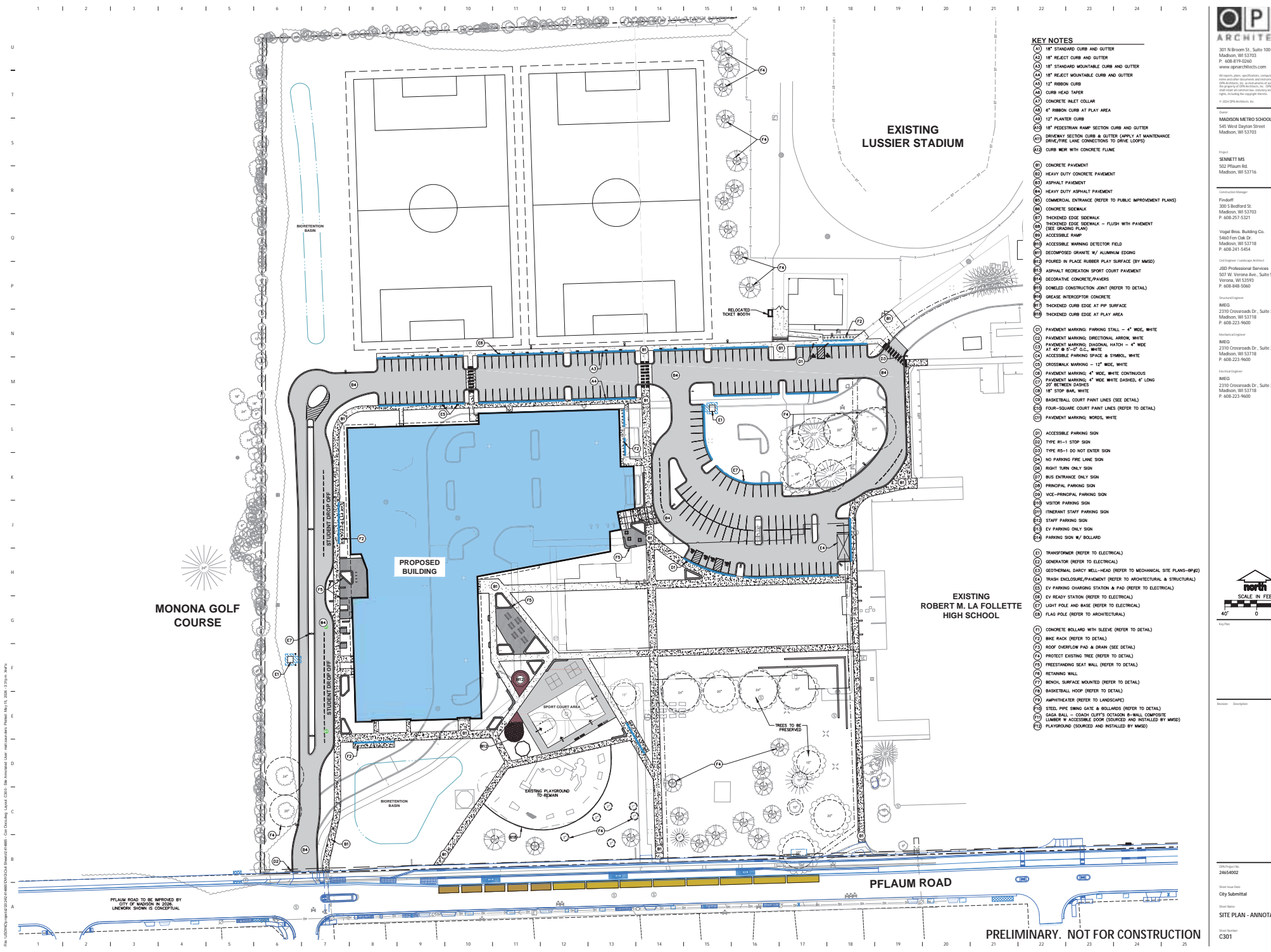
SITE INFORMATION BLOCK

PROPERTY ACREAGE	56.7 ACRES
NUMBER OF BUILDING STORIES	2
TOTAL BUILDING SQUARE FOOTAGE	63,751 SF
GVH HEIGHT	34'-30" FROM FINISHED FLOOR
CLASSROOM COUNT	82
NUMBER OF YELLOW BUSES	8 N. AM / 8 N. PM
NUMBER OF PARATRANSIT VEHICLES	5 N. AM / 6 N. PM
BUILDING CAPACITY	
CURRENT CAPACITY	583 STUDENTS WITH 100 STAFF
FUTURE DESIGN CAPACITY	825 STUDENTS WITH 100 STAFF
VEHICULAR PARKING STALLS	
EXISTING	208 STALLS
REQUIRED MIN/MAX (1 STALL PER CLASSROOM)	48 STALLS
PROPOSED	180 STALLS
ADA ACCESSIBLE	8 STALLS
EY READY (20%)	36 STALLS
EY CHANGING (2%)	4 STALLS
BICYCLE STALLS	
REQUIRED EXTERIOR STALLS	125
PROPOSED EXTERIOR STALLS	128
EXISTING VS PROPOSED SITE COVERAGE	
EXISTING IMPERVIOUS SURFACE AREA	103,468 SF
EXISTING PERVIOUS SURFACE AREA	446,082 SF
EXISTING IMPERVIOUS SURFACE AREA RATIO	0.188
PROPOSED IMPERVIOUS SURFACE AREA	100,336 SF
PROPOSED PERVIOUS SURFACE AREA	500,336 SF
PROPOSED IMPERVIOUS SURFACE AREA RATIO	0.07

PFLAUM ROAD TO BE IMPROVED BY CITY OF MADISON IN 2026. LANEWORK SHOWN IS CONCEPTUAL.

PFLAUM ROAD

PRELIMINARY. NOT FOR CONSTRUCTION



EXISTING
LUSSIER STADIUM

MONONA GOLF COURSE

EXISTING
ROBERT M. LA FOLLETTE
HIGH SCHOOL

PROPOSED BUILDING

PFLAUM ROAD

PRELIMINARY. NOT FOR CONSTRUCTION

- KEY NOTES**
- (A1) 18" STANDARD CURB AND GUTTER
 - (A2) 18" REJECT CURB AND GUTTER
 - (A3) 18" REJECT MOUNTABLE CURB AND GUTTER
 - (A4) 18" STANDARD MOUNTABLE CURB AND GUTTER
 - (A5) 12" RIBBON CURB
 - (A6) CURB HEAD TAPER
 - (A7) CONCRETE INLET COLLAR
 - (A8) 6" RIBBON CURB AT PLAY AREA
 - (A9) 12" PLANTER CURB
 - (A10) 18" PEDESTRIAN RAMP SECTION CURB AND GUTTER
 - (A11) DRIVEWAY SECTION CURB & GUTTER (APPLY AT MAINTENANCE DRIVE/FIRE LANE CONNECTING TO DRIVE LOOPS)
 - (A12) CURB WITH CONCRETE FLUME
 - (B1) CONCRETE PAVEMENT
 - (B2) HEAVY DUTY CONCRETE PAVEMENT
 - (B3) ASPHALT PAVEMENT
 - (B4) HEAVY DUTY ASPHALT PAVEMENT
 - (B5) COMMERCIAL ENTRANCE (REFER TO PUBLIC IMPROVEMENT PLANS)
 - (B6) CONCRETE SIDEWALK
 - (B7) THICKENED EDGE SIDEWALK
 - (B8) THICKENED EDGE SIDEWALK - FLUSH WITH PAVEMENT (SEE GRADING PLAN)
 - (B9) ACCESSIBLE WALKING DETECTOR FIELD
 - (B10) ACCESSIBLE RAMP
 - (B11) DECOMPOSED GRANITE W/ ALUMINUM EDGING
 - (B12) FLOURED IN PLACE RUBBER PLAY SURFACE (BY MMSD)
 - (B13) ASPHALT RECREATION SPORT COURT PAVEMENT
 - (B14) DECORATIVE CONCRETE/PAVERS
 - (B15) DOWNED CONSTRUCTION JOINT (REFER TO DETAIL)
 - (B16) GREASE INTERCEPTOR CONCRETE
 - (B17) THICKENED CURB EDGE AT PIP SURFACE
 - (B18) THICKENED CURB EDGE AT PLAY AREA
 - (C1) PAVEMENT MARKING: PARKING STALL - 4" WIDE, WHITE
 - (C2) PAVEMENT MARKING: DIRECTIONAL ARROW, WHITE
 - (C3) PAVEMENT MARKING: DIAGONAL HATCH - 4" WIDE AT 45° @ 5'-0" O.C., WHITE
 - (C4) ACCESSIBLE PARKING SPACE & SYMBOL, WHITE
 - (C5) CROSSWALK MARKING - 12" WIDE, WHITE
 - (C6) PAVEMENT MARKING: 4" WIDE, WHITE CONTINUOUS
 - (C7) PAVEMENT MARKING: 4" WIDE WHITE DASHED, 6" LONG 2' BETWEEN DASHES
 - (C8) 18" STOP BAR, WHITE
 - (C9) BASKETBALL COURT PAINT LINES (SEE DETAIL)
 - (C10) FOUR-SQUARE COURT PAINT LINES (REFER TO DETAIL)
 - (C11) PAVEMENT MARKING: WORDS, WHITE
 - (D1) ACCESSIBLE PARKING SIGN
 - (D2) TYPE R1-1 STOP SIGN
 - (D3) TYPE R5-1 DO NOT ENTER SIGN
 - (D4) NO PARKING FIRE LANE SIGN
 - (D5) RIGHT TURN ONLY SIGN
 - (D6) BUS ENTRANCE ONLY SIGN
 - (D7) PRINCIPAL PARKING SIGN
 - (D8) VICE-PRINCIPAL PARKING SIGN
 - (D9) VISITOR PARKING SIGN
 - (D10) ITINERANT STAFF PARKING SIGN
 - (D11) STAFF PARKING SIGN
 - (D12) EV PARKING ONLY SIGN
 - (D13) PARKING SIGN W/ BOLLARD
 - (E1) TRANSFORMER (REFER TO ELECTRICAL)
 - (E2) GENERATOR (REFER TO ELECTRICAL)
 - (E3) GEOTHERMAL Darcy Well-Head (REFER TO MECHANICAL SITE PLANS-BP#2)
 - (E4) TRASH ENCLOSURE/PAVEMENT (REFER TO ARCHITECTURAL & STRUCTURAL)
 - (E5) EV PARKING CHARGING STATION & PAD (REFER TO ELECTRICAL)
 - (E6) EV READY STATION (REFER TO ELECTRICAL)
 - (E7) LIGHT POLE AND BASE (REFER TO ELECTRICAL)
 - (E8) FLAG POLE (REFER TO ARCHITECTURAL)
 - (F1) CONCRETE BOLLARD WITH SLEEVE (REFER TO DETAIL)
 - (F2) BIKE RACK (REFER TO DETAIL)
 - (F3) ROOF OVERFLOW PAD & DRAIN (SEE DETAIL)
 - (F4) PROTECT EXISTING TREE (REFER TO DETAIL)
 - (F5) FREESTANDING SEAT WALL (REFER TO DETAIL)
 - (F6) RETAINING WALL
 - (F7) BENCH, SURFACE MOUNTED (REFER TO DETAIL)
 - (F8) BASKETBALL HOOP (REFER TO DETAIL)
 - (F9) AMPHITHEATER (REFER TO LANDSCAPE)
 - (F10) STEEL PIPE DRIVING GATE & BOLLARDS (REFER TO DETAIL)
 - (F11) GAGA BALL - COACH CLIFFS OCTAGON 6-WALL COMPOSITE LUMBER W ACCESSIBLE DOOR (SOURCED AND INSTALLED BY MMSD)
 - (F12) PLAYGROUND (SOURCED AND INSTALLED BY MMSD)

OPIN ARCHITECTS
 301 N Brown St., Suite 100
 Madison, WI 53703
 P. 608.819.0260
 www.opinarchitects.com

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 545 West Dayton Street
 Madison, WI 53703

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 502 Pflaum Rd
 Madison, WI 53716

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 300 S Bedford St
 Madison, WI 53703
 P. 608.257.5321

Geotechnical Engineer:
 Vogt Bros. Building Co.
 5460 Fern Oak Dr
 Madison, WI 53718
 P. 608.241.5454

Civil Engineer / Landscape Architect:
 JSD Professional Services
 507 W Verona Ave., Suite 300
 Verona, WI 53593
 P. 608.848.5060

Structural Engineer:
 IMEG
 2310 Crossroads Dr., Suite 3000
 Madison, WI 53718
 P. 608.223.9600

MECHANICAL ENGINEER:
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 P. 608.223.9600

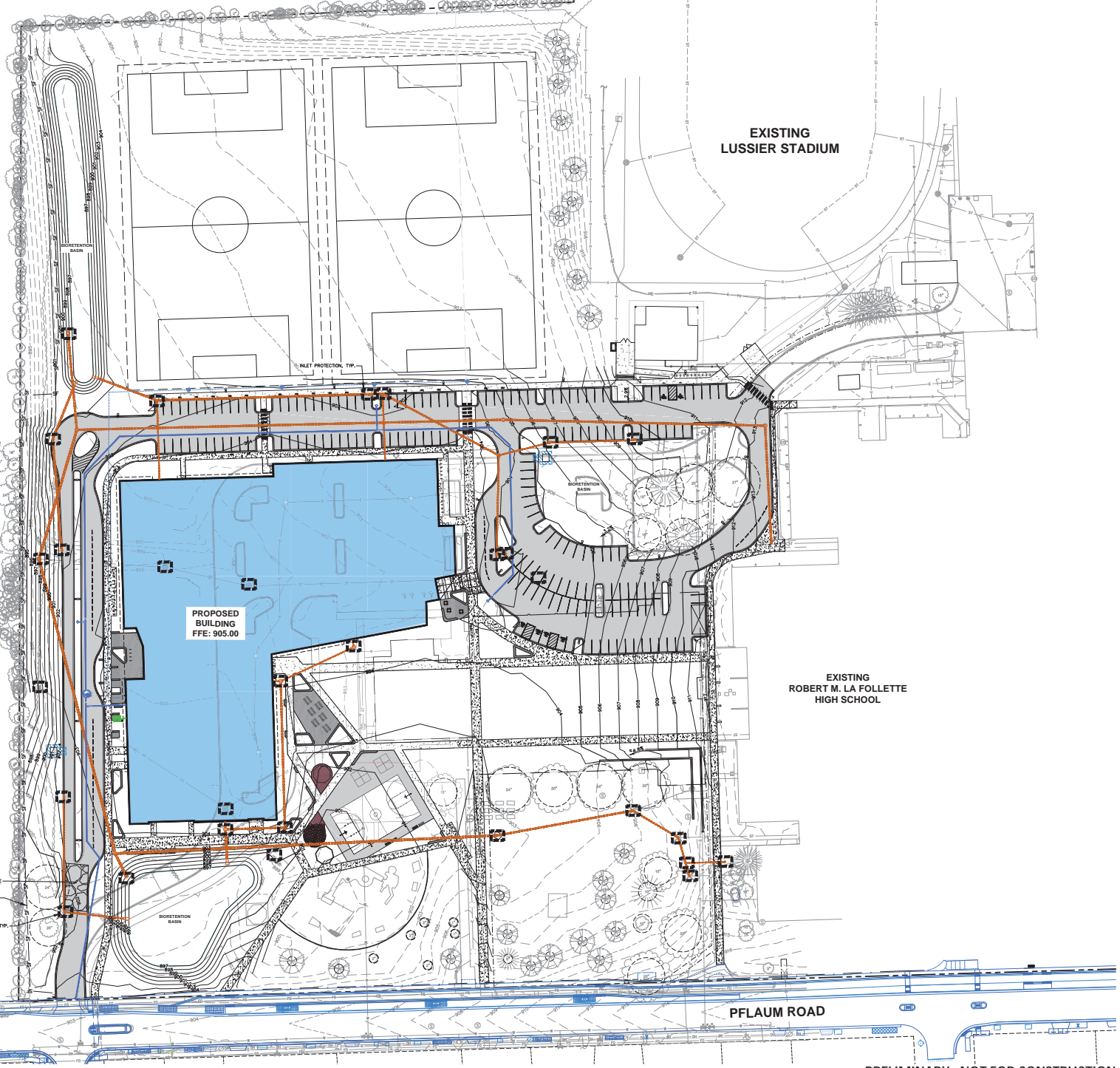
Electrical Engineer:
 IMEG
 2310 Crossroads Dr., Suite 3000
 Madison, WI 53718
 P. 608.223.9600

Scale:
 1" = 40'

DATE: 05/18/2024
 SHEET: SITE PLAN - ANNOTATED
 C301

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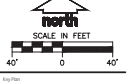
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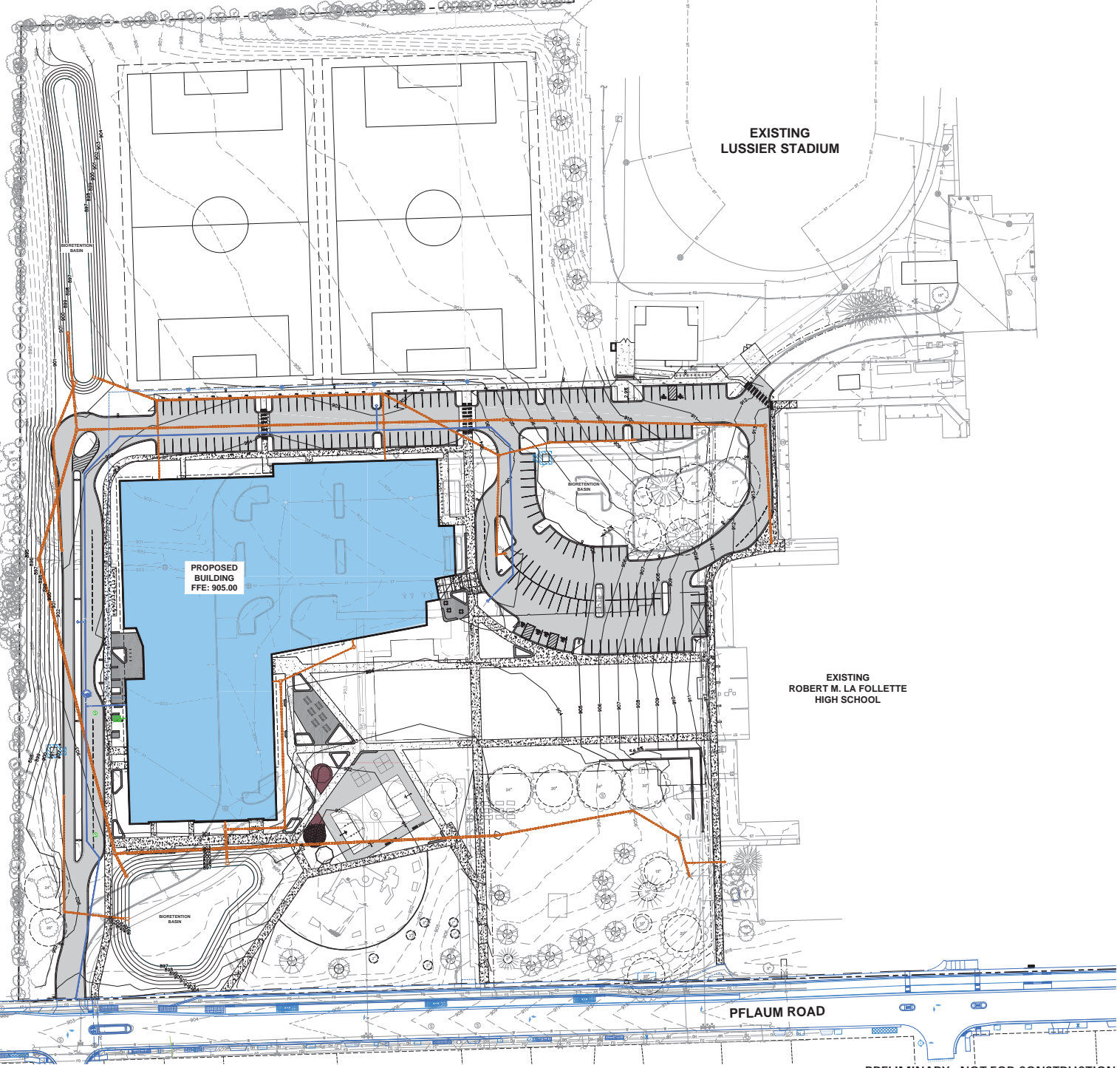
City of Madison
24634002
City Submittal 05/18/2025
EROSION CONTROL PLAN
C400

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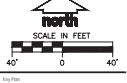
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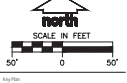
Revised: _____

City Submittal 05/18/2026

Overall Grading Plan
Sheet Number
C500

PRELIMINARY. NOT FOR CONSTRUCTION

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MUNICIPAL LANDSCAPE REQUIREMENTS

28.142.A.A DEVELOPED AREA (147,229 SF)
 Landscape Requirements: 1 acre per 300 SF of developed area
 City Ordinance: 147,229 SF ÷ 300 SF = 490.76 → 491 points
 Total Points Provided: 2,424 Landscape Points
 (See Tabulation of Landscape Credits and Points table)
 Existing significant specimen trees must be the better developed area and at least 2.5" DBH
 Existing significant specimen trees cannot comprise more than 40%
 of total required landscape points (242 Points)
 If the development site has more than 50 existing trees, no single species may comprise more than 20% of trees

28.142.5.A DEVELOPMENT FRONTAGE - PFLAUM ROAD (1,445 LF)
 Landscape Requirements: 2 Existing Trees & 3 Shrubs per 50 LF of lot frontage
 City Ordinance: 1,445 LF ÷ 50 LF = 28.9 → 29 trees
 Total Points Provided: 49 Existing Trees + 239 Shrubs
 (See Plant Types for Details)
 Existing significant specimen trees must be at least 2.5" DBH
 If the development site has more than 50 existing trees, no single species may comprise more than 20% of trees
 2 unimproved trees or 2 unimproved shrubs can be used to replace 1 unimproved specimen tree

Plant Type	Qty
Existing Deciduous Tree (Specimen)	24
Existing Deciduous Tree	11
Shrub (per 50 LF)	239
Planting Shrubs	33
Planting Shrubs	206

28.142.6.A INTERIOR SURFACE PARKING LOT LANDSCAPING (1,783 SF)
 Landscape Requirements: 2 Existing Trees per 100 SF of developed area
 City Ordinance: 1,783 SF ÷ 100 SF = 17.83 → 18 trees
 Total Points Provided: 23 Existing Trees + 4,770 SF of Landscaped Area
 (See Plant Types for Details)
 2 unimproved trees can be used to replace 1 unimproved specimen tree, but they can not constitute more than 25% of the required trees

Plant Type	Qty
Existing Deciduous Tree	23
Planting Shrubs	2

LANDSCAPE CALCULATIONS AND DISTRIBUTIONS
 Minimum landscape credit (LCC) for trees and shrubs is 100 square feet per tree. LCC is defined as the area within a single contiguous boundary which is made up of structure, parking, driveway and existing landscape, but excluding the area of any building footprint or paved, but impervious for open space such as athletic fields, and unimproved trees on the same parcel. LCCs from these methods for calculating landscape points depending on the size of the tree and zoning district:
 (A) For trees larger than 10" DBH (10" and 12" DBH), the LCC landscape points shall be provided for each tree based on 200 square feet of developed area
 Total landscape points required:
 Total square footage of developed area:
 147,229 SF
 147,229 SF ÷ 200 = 736.145 → 736 points
 (B) For trees larger than 6" DBH (6" and 8" DBH), the LCC landscape points shall be provided for each tree based on 100 square feet of developed area
 Total landscape points required: 2,424 points
 (C) For trees larger than 4" DBH (4" and 6" DBH), the LCC landscape points shall be provided for each tree based on 50 square feet of developed area
 Total landscape points required: 2,424 points

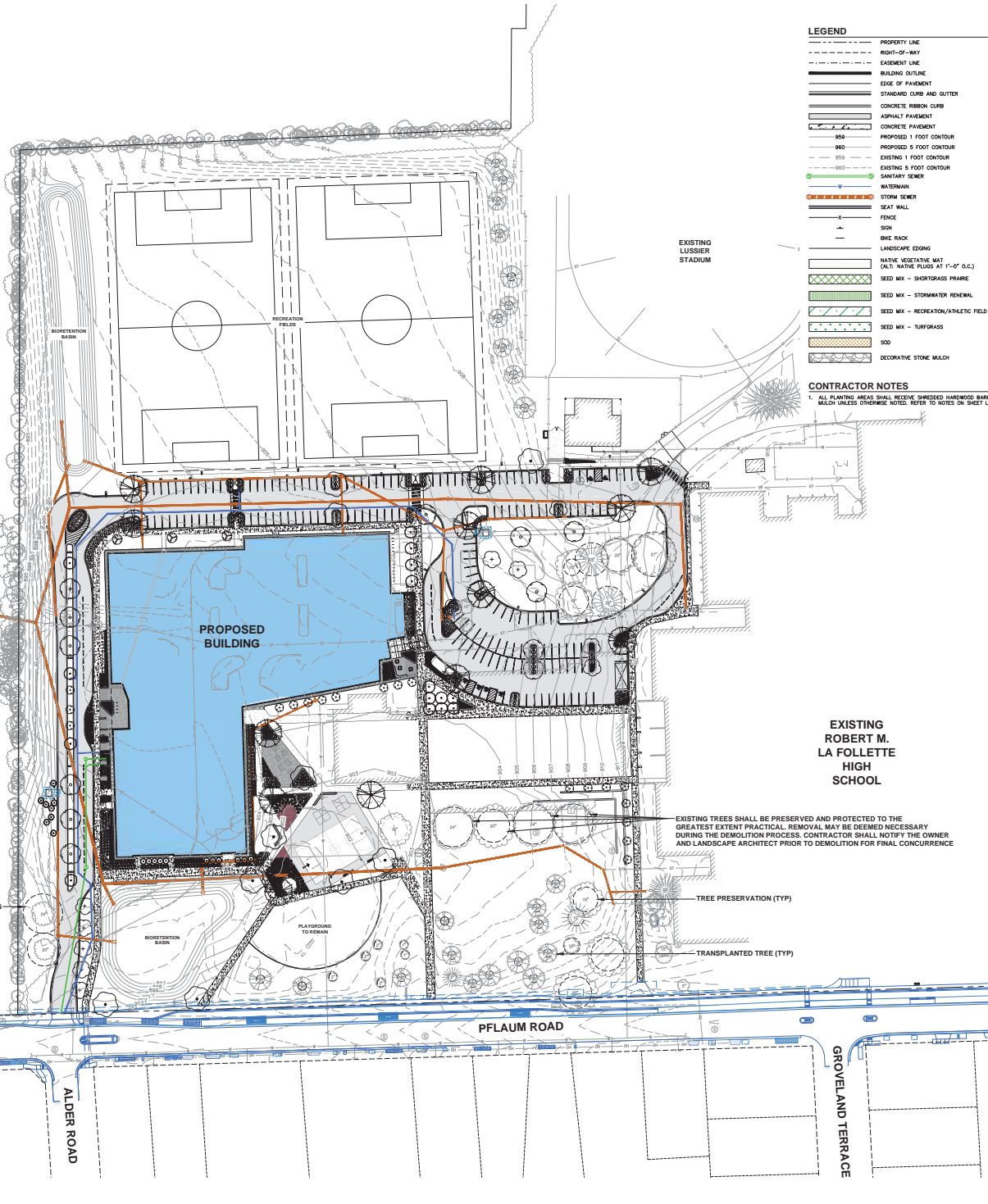
TABULATION OF LANDSCAPE CREDITS AND POINTS

PLANT TYPE/ELEMENT	MINIMUM INSTALLATION SIZE	POINTS	CREDITS / EXISTING LANDSCAPING		NEW / PROPOSED LANDSCAPING	
			QUANTITY	POINTS ACHIEVED	QUANTITY	POINTS ACHIEVED
DECIDUOUS TREE	3" CAL. MIN.	35	42	210	0	0
SHRUB	3" CAL. MIN.	35	0	0	0	0
ORNAMENTAL TREE	1" CAL. MIN.	15	42	630	0	0
SPRING EVERGREEN SHRUB	3" CAL. MIN.	10	30	300	0	0
SHRUB	#1 CORN. MIN. 12" DIA.	3	45	135	0	0
SHRUB	#1 CORN. MIN. 12" DIA.	4	30	120	0	0
ORNAMENTAL GRASS & PERENNIAL	#1 CORN. MIN. 8" DIA.	2	60	120	0	0
ORNAMENTAL / DECORATIVE FENCING OR SIGN	4 POINTS / 10 LF	4	0	0	0	0
EXISTING SIGNIFICANT SPECIMEN TREE	14 POINTS / CAL. (MINIMUM 10" CAL.)	14	26	364	0	0
LANDSCAPE PLANT/BULB	1 POINT PER 50 SQ FT (MINIMUM 10" CAL.)	5	4	20	4	40
SUBTOTAL				6,915		45
TOTAL NUMBER OF POINTS PROVIDED				6,960		

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT LINE
- BUILDING OUTLINE
- EDGE OF PAVEMENT
- STANDARD CURB AND GUTTER
- CONCRETE FIBERON CURB
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- PROPOSED 1 FOOT CONTOUR
- PROPOSED 5 FOOT CONTOUR
- EXISTING 1 FOOT CONTOUR
- EXISTING 5 FOOT CONTOUR
- SANITARY SEWER
- WATER MAIN
- STORM SEWER
- SEAT WALL
- FENCE
- SIGN
- BIKE RACK
- LANDSCAPE EDGING
- NATIVE VEGETATIVE MAT (ALT: NATIVE PLUGS AT 1'-0" O.C.)
- SEED MIX - SHORTGRASS PRAIRIE
- SEED MIX - STORMWATER RENOVATION
- SEED MIX - RECREATION/ATHLETIC FIELD
- SEED MIX - TURFGRASS
- SOD
- DECORATIVE STONE MULCH

CONTRACTOR NOTES
 1. ALL PLANTING AREAS SHALL RECEIVE SPINNEED HARDWOOD BARK MULCH UNLESS OTHERWISE NOTED. REFER TO NOTES ON SHEET L100

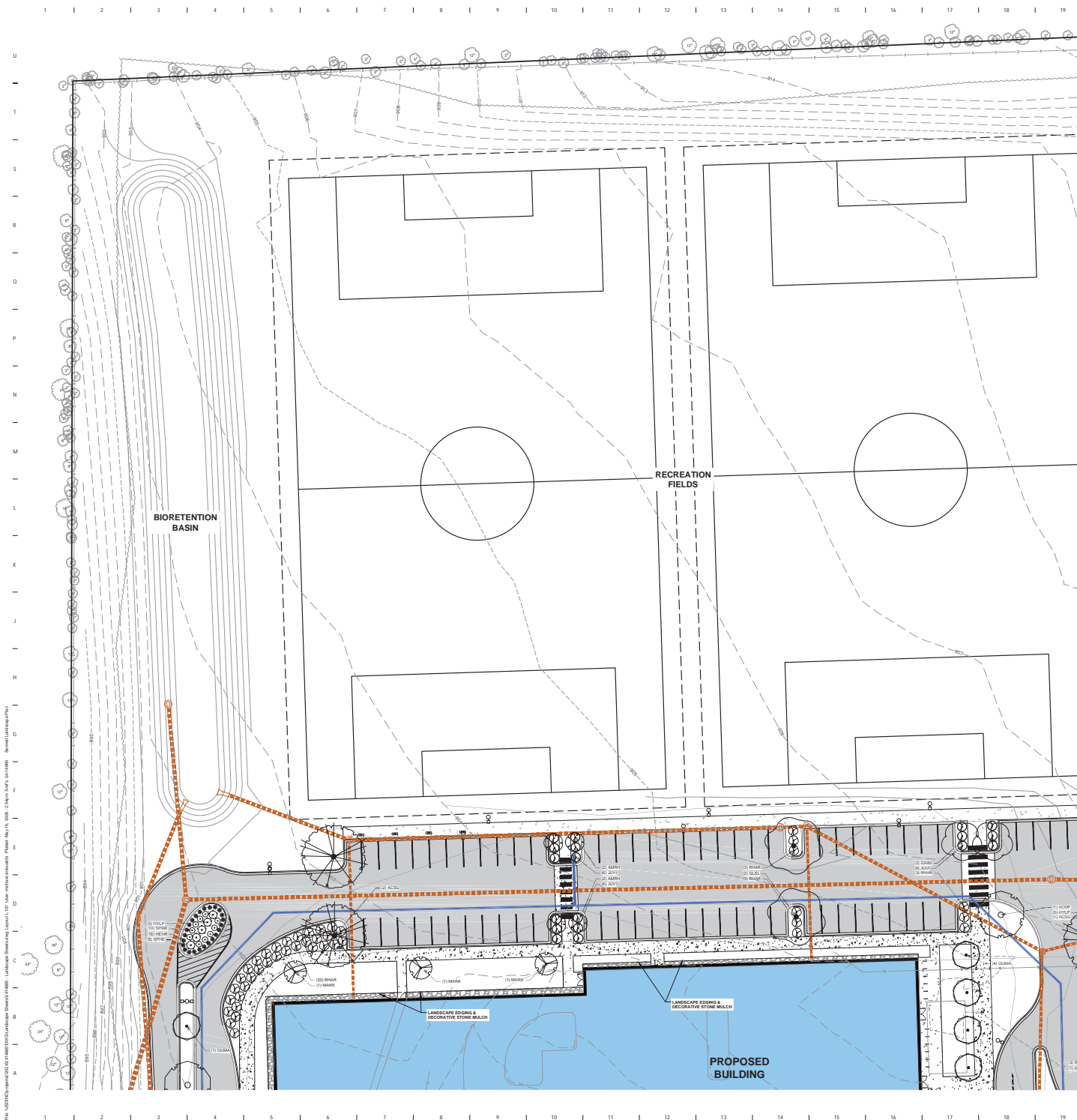


EXISTING ROBERT M. LA FOLLETTE HIGH SCHOOL

EXISTING TREES SHALL BE PRESERVED AND PROTECTED TO THE GREATEST EXTENT PRACTICAL. REMOVAL MAY BE DEEMED NECESSARY DURING THE DEMOLITION PROCESS. CONTRACTOR SHALL NOTIFY THE OWNER AND LANDSCAPE ARCHITECT PRIOR TO DEMOLITION FOR FINAL CONCURRENCE

TREE PRESERVATION (TYP)
 TRANSPLANTED TREE (TYP)

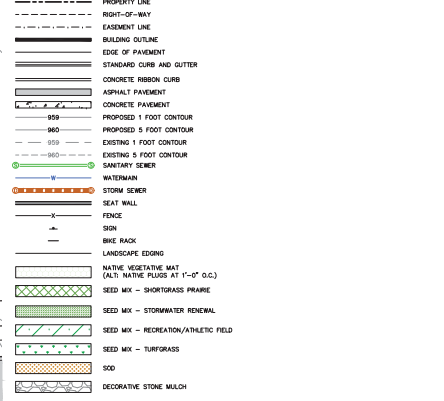
PRESERVE & PROTECT EXISTING TREES AND TREE ROOTS



COMPREHENSIVE PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL COMMON NAME	CONT.	SIZE	QTY
OVERSTORY DECIDUOUS TREES					
⊙	ACMF	Acer x Freemanii 'Norma' / Norma Freeman Maple	B & B	2.5' Cal	12
⊙	ACSD	Acer x Freemanii 'Steno' / Steno Glenn Maple	B & B	2.5' Cal	13
⊙	GMW	Ginkgo biloba 'Major' / Major Maidenhair Tree	B & B	2.5' Cal	13
⊙	GLSL	Deodarus concolor 'Shademaster' TM / Shademaster Locust	B & B	2.5' Cal	16
⊙	QUM	Quercus macrocarpa 'FIS-K82' / Urban Phoenix Bar Oak	B & B	2.5' Cal	14
ORNAMENTAL TREES					
⊙	AMRH	Amelanchier x grandiflora 'Robin Hill' / Robin Hill Apple Serviceberry	B & B	2' Cal	25
⊙	MMR	Malus x 'Royal Robyns' / Royal Robyns Crabapple	B & B	1.5' Cal	9
⊙	MAC	Malus x 'Adrondeck' / Adrondeck Crabapple	B & B	1.5' Cal	8
UPRIGHT EVERGREEN SHRUBS					
⊙	JOP	Juniperus x 'LH Select Blue' / Star Power Juniper	B & B	6' Ht. (sh)	19
DECIDUOUS SHRUBS					
⊙	AMR	Amelanchier macrocarpa 'Morton' TM / Starburst Beauty Black Chokeberry	#1	36" Ht. (sh)	31
⊙	ARL	Amelanchier macrocarpa 'CORNWELLER' TM / Lee Anne Mount Chokeberry	#1	12" Ht. (sh)	189
⊙	CARL	Opuntia robusta 'SACAP' / Simply Sweeetheart Sweetheart	#1	36" Ht. (sh)	13
⊙	DLO	Dieris laticornis / Bush Honeycreeper	#1	18" Ht. (sh)	133
⊙	HYLP	Hydrangea paniculata 'SABONINA' / Limelight Panicle Panicle Hydrangea	#1	36" Ht. (sh)	15
⊙	RMAR	Rhus aromatica 'Solo-Low' / One-Low Fragrant Sumac	#1	24" Dia. (sh)	26
⊙	SPME	Spiraea meadia 'SACOMB' / Double Play Blue Korean Spirea	#1	18" Ht. (sh)	28
EVERGREEN SHRUBS					
⊙	JAP	Juniperus virginiana 'Grey Owl' / Grey Owl Juniper	#1	36" Dia. (sh)	61
⊙	TADA	Taxus x media 'Tautan' / Tautan's Angles-Japanese Yew	#1	24" Ht. (sh)	19
PERENNIALS & GRASSES					
⊙	ALSD	Allium x 'Summer Beauty' / Summer Beauty Allium	#1	Mix 8"-18"	134
⊙	CMR	Colomatragrostis brachylocha / Korean Feather Reed Grass	#1	Mix 8"-18"	194
⊙	CMC	Colomatragrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	#1	Mix 8"-18"	156
⊙	ECMS	Echinacea purpurea 'Magnus Superior' / Magnus Superior Coneflower	#1	Mix 8"-18"	41
⊙	EDVC	Echinacea purpurea 'Virgin' / Virgin Coneflower	#1	Mix 8"-18"	38
⊙	HDWR	Hemerocallis x 'Happy Returns' / Happy Returns Daylily	#1	Mix 8"-18"	87
⊙	SDZU	Sedum x 'Autumn Fire' / Autumn Fire Sedum	#1	Mix 8"-18"	94
⊙	SPHE	Sporobolus heterolepis / Prairie Dropseed	#1	Mix 8"-18"	88
⊙	SPFP	Sporobolus heterolepis 'Tara' / Tara Prairie Dropseed	#1	Mix 8"-18"	146

LEGEND



CONTRACTOR NOTES

1. ALL PLANTING MIXES SHALL REQUIRE SHREDED HAYMULCH BARRI MULCH UNLESS OTHERWISE NOTED. REFER TO NOTES ON SHEET L000



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P. 608-257-5321

Vogel Bros. Building Co.
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Structural Engineer:
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P. 608-223-9600

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

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

Scale:
SCALE IN FEET
20' 0' 20'

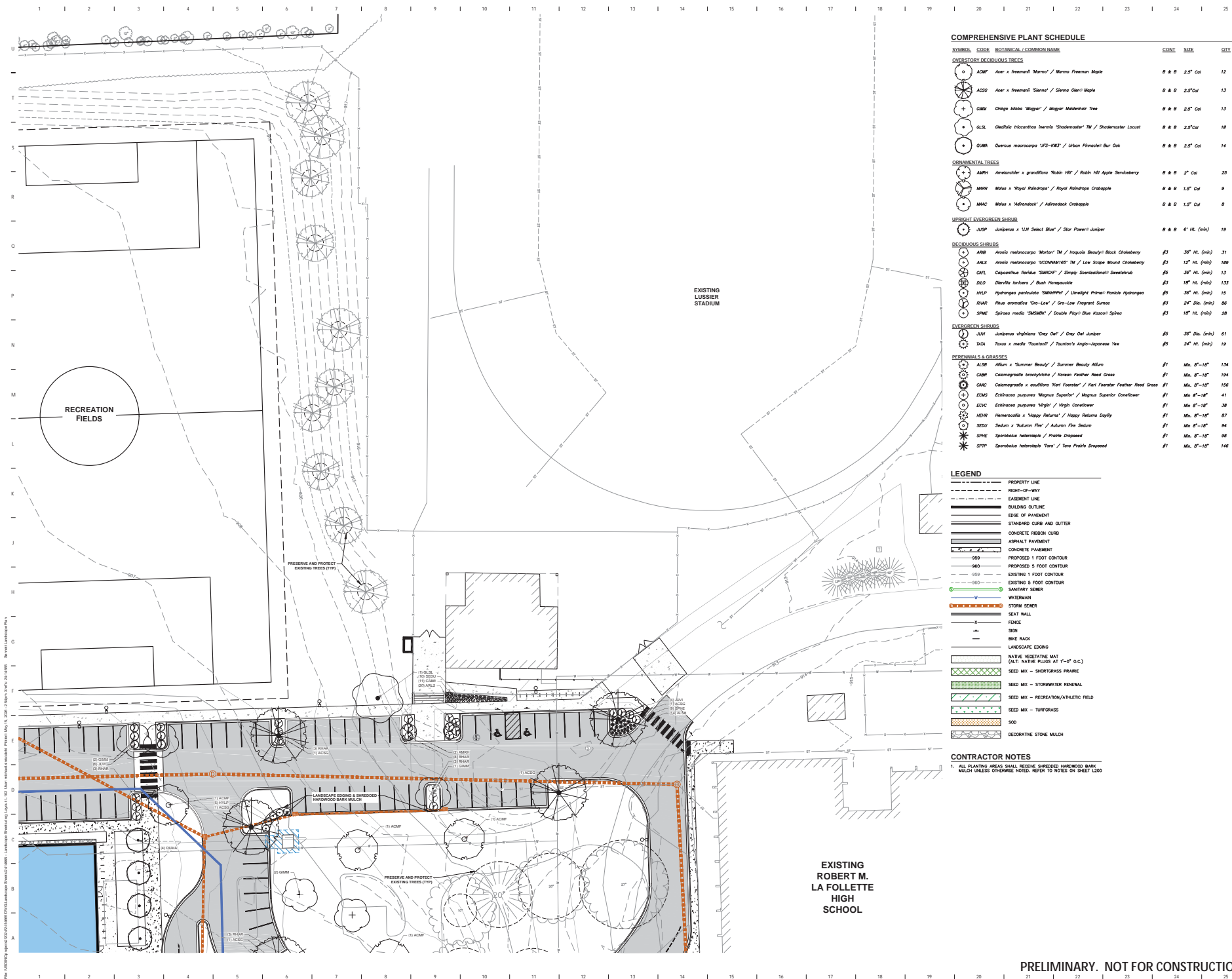
Revision: Description Date

City Submittal: 05/18/2026

Sheet Name:
DETAILED LANDSCAPE PLAN - NORTHWEST

Sheet Number:
L101

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COMPREHENSIVE PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT.	SIZE	QTY
OVERSTORY DECIDUOUS TREES					
	ACMF	Acer x Freemanii 'Mormo' / Mormon Freeman Maple	B & B	2.5' Cal	12
	ACSD	Acer x Freemanii 'Steno' / Steno Green Maple	B & B	2.5' Cal	13
	GMM	Ginkgo biloba 'Majors' / Major Maidenhair Tree	B & B	2.5' Cal	13
	GLSL	Dediola trichocarpa 'Jermis' / Shademaster Locust	B & B	2.5' Cal	16
	QMM	Quercus macrocarpa 'FIS-KES' / Urban Phoenix Bur Oak	B & B	2.5' Cal	14
ORNAMENTAL TREES					
	AMRH	Amelanchier x grandiflora 'Robin Hill' / Robin Hill Apple Serviceberry	B & B	2" Cal	25
	MRR	Malus x 'Royal Robyns' / Royal Robyns Crabapple	B & B	1.5" Cal	9
	MAC	Malus x 'Adrondeck' / Adrondeck Crabapple	B & B	1.5" Cal	8
UPRIGHT EVERGREEN SHRUBS					
	JLSP	Juniperus x 'LNI Select Blue' / Star Power Juniper	B & B	6" Ht. (m.b.)	19
DECIDUOUS SHRUBS					
	AMR	Aralia missouriensis 'Morton' / Star Anise Beauty Black Chokeberry	#1	36" Ht. (m.b.)	31
	ARLS	Aralia missouriensis 'UCONNWHITE' / Low Spine Mount Chokeberry	#1	12" Ht. (m.b.)	189
	OSL	Opuntia missouriensis 'SANDY' / Sandy Sweetlandini Sweetbush	#1	36" Ht. (m.b.)	13
	DLO	Dianthus barbatus / Bush Honeysuckle	#1	18" Ht. (m.b.)	133
	HYLP	Hydrangea paniculata 'SABONPPH' / Limelight Panicle Panicle Hydrangea	#1	36" Ht. (m.b.)	15
	RNAR	Rhus aromatica 'Sis-Lee' / Sis-Lee Fragrant Sumac	#1	24" Dia. (m.b.)	26
	SPME	Spiraea meadia 'SABONPPH' / Double Flage Blue Korean Spirea	#1	18" Ht. (m.b.)	28
EVERGREEN SHRUBS					
	JVM	Juniperus virginiana 'Grey Owl' / Grey Owl Juniper	#1	36" Dia. (m.b.)	61
	TAXA	Taxus x media 'Tuxton' / Tuxton's Angles-Japanese Yew	#1	24" Ht. (m.b.)	19
PERENNIALS & GRASSES					
	ALSD	Allium x 'Summer Beauty' / Summer Beauty Allium	#1	Mix. 8"-18"	134
	CBMR	Calamagrostis brachylocha / Korean Feather Reed Grass	#1	Mix. 8"-18"	194
	CBMC	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	#1	Mix. 8"-18"	156
	ECMS	Echinacea purpurea 'Magnus Superior' / Magnus Superior Coneflower	#1	Mix. 8"-18"	41
	ECVC	Echinacea purpurea 'Virgin' / Virgin Coneflower	#1	Mix. 8"-18"	38
	HEHR	Hemerocallis x 'Happy Returns' / Happy Returns Daylily	#1	Mix. 8"-18"	87
	SEZU	Sedum x 'Autumn Fire' / Autumn Fire Sedum	#1	Mix. 8"-18"	94
	SPHE	Sporobolus heterolepis / Prairie Dropseed	#1	Mix. 8"-18"	88
	SPFP	Sporobolus heterolepis 'Tara' / Tara Prairie Dropseed	#1	Mix. 8"-18"	146

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT LINE
- BUILDING OUTLINE
- EDGE OF PAVEMENT
- STANDARD CURB AND GUTTER
- CONCRETE RIBBON CURB
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- PROPOSED 1 FOOT CONTOUR
- PROPOSED 5 FOOT CONTOUR
- EXISTING 1 FOOT CONTOUR
- EXISTING 5 FOOT CONTOUR
- SANITARY SEWER
- WATER MAIN
- STORM SEWER
- SEAT WALL
- FENCE
- SIGN
- BIKE RACK
- LANDSCAPE EDGING
- NATIVE VEGETATIVE MAT (ALT. NATIVE PLUGS AT 1'-0" O.C.)
- SEED MIX - SHORTGRASS PRAIRIE
- SEED MIX - STORMWATER RETENTION
- SEED MIX - RECREATION/ATHLETIC FIELD
- SEED MIX - TURFGRASS
- SOD
- DECORATIVE STONE MULCH

CONTRACTOR NOTES

1. ALL PLANTING MIXES SHALL RECEIVE SHREDED HAYWOODS BARK MULCH UNLESS OTHERWISE NOTED. REFER TO NOTES ON SHEET L000.



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Madison, WI 53703

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Madison, WI 53716

Architect/Engineer:
Fusloff
300 S Bedford St.
Madison, WI 53703
P. 608-257-5321

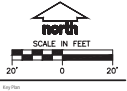
Owner:
Vogel Bros. Building Co.
5460 Fern Oak Dr.
Madison, WI 53718
P. 608-241-5454

City Engineer / Landscape Architect:
JSD Professional Services
507 W. Verona Blvd., Suite 500
Verona, WI 53593
P. 608-848-5060

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

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City Engineer:
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2310 Crossroads Dr., Suite 3000
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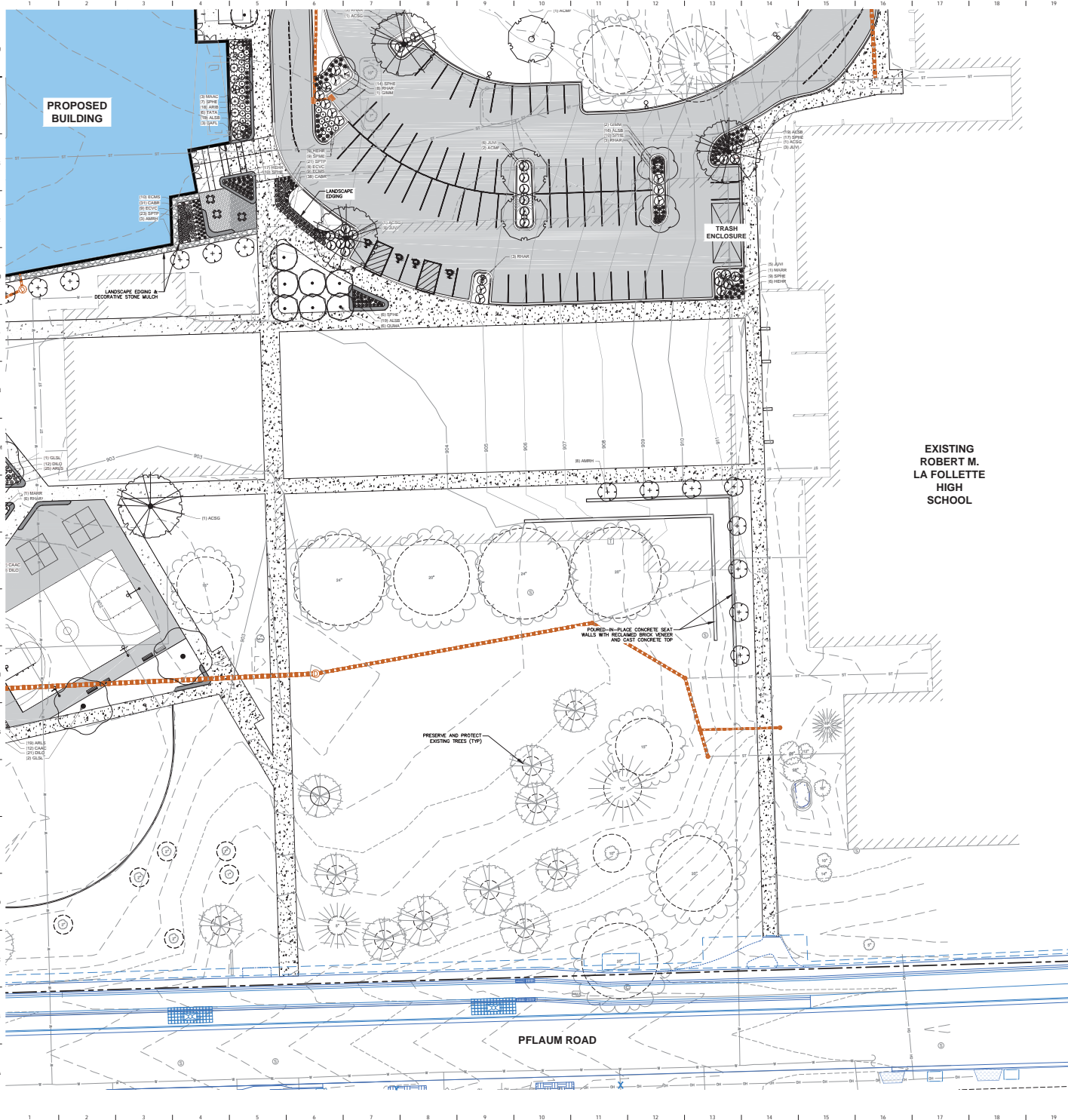
Revised: _____
Discipline: _____
Date: _____

City/Engineer:
24654002

Sheet Date: _____
City Submittal: 05/18/2026

Sheet Name:
DETAILED LANDSCAPE PLAN - NORTHEAST
Sheet Number:
L102

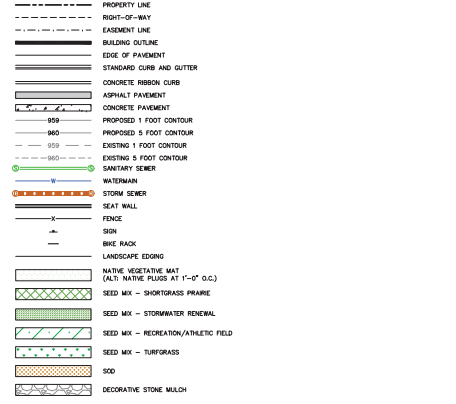
PRELIMINARY. NOT FOR CONSTRUCTION



COMPREHENSIVE PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL COMMON NAME	CONT.	SIZE	QTY
OVERSTORY DECIDUOUS TREES					
(Symbol)	ACM	Acer x Freemanii 'Norma' / Norma Freeman Maple	B & B	2.5' Cal	12
(Symbol)	ACG	Acer x Freemanii 'Stanza' / Stanza Green Maple	B & B	2.5' Cal	13
(Symbol)	GMV	Ginkgo biloba 'Magor' / Magor Maidenhair Tree	B & B	2.5' Cal	13
(Symbol)	GLL	Deidamia trinobata hemis 'Shademaster' TM / Shademaster Locust	B & B	2.5' Cal	16
(Symbol)	QMM	Quercus macrocarpa 'F5-K83' / Urban Phoenix Bur Oak	B & B	2.5' Cal	14
ORNAMENTAL TREES					
(Symbol)	AMN	Amelanchier x grandiflora 'Robin Hill' / Robin Hill Apple Serviceberry	B & B	2" Cal	25
(Symbol)	MAR	Malus x 'Royal Robyns' / Royal Robyns Crabapple	B & B	1.5" Cal	9
(Symbol)	MAC	Malus x 'Adrondeck' / Adrondeck Crabapple	B & B	1.5" Cal	8
UPRIGHT EVERGREEN SHRUBS					
(Symbol)	JOP	Juniperus x 'LH Select Blue' / Star Power Juniper	B & B	6' Ht. (sh)	19
DECOROUS SHRUBS					
(Symbol)	AMB	Arctostaphylos macrocarpa 'Marion' TM / Starburst Beauty Black Chokeberry	#1	36" Ht. (sh)	31
(Symbol)	ARL	Arctostaphylos macrocarpa 'UCDREAMER' TM / Lee Snow Mount Chokeberry	#1	12" Ht. (sh)	189
(Symbol)	CARL	Callunetum rubra 'SANDY' / Simply Scandalous Sweethearts	#1	36" Ht. (sh)	13
(Symbol)	DLO	Dieris laticornis / Bush Honeycreeper	#1	18" Ht. (sh)	13
(Symbol)	HYLP	Hydrangea paniculata 'SANDWICH' / Limelight Panicle Panicle Hydrangea	#1	36" Ht. (sh)	155
(Symbol)	RNAR	Rhus aromatica 'Sola-Low' / On-Low Fragrant Sumac	#1	24" Dia. (sh)	26
(Symbol)	SPNE	Spirea ovata 'SANDWICH' / Double Play Blue Korean Spirea	#1	18" Ht. (sh)	28
EVERGREEN SHRUBS					
(Symbol)	JUN	Juniperus virginiana 'Grey Owl' / Grey Owl Juniper	#1	36" Dia. (sh)	61
(Symbol)	TAXA	Taxus x media 'Fountain' / Fountain's Angel-Japanese Yew	#1	24" Ht. (sh)	19
PERENNIALS & GRASSES					
(Symbol)	ALSD	Allium x 'Summer Beauty' / Summer Beauty Allium	#1	Min. 8"-18"	134
(Symbol)	CMR	Colomatrago brachylocha / Korean Feather Reed Grass	#1	Min. 8"-18"	194
(Symbol)	CMC	Colomatrago x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	#1	Min. 8"-18"	156
(Symbol)	ECMS	Echinacea purpurea 'Magnus Superior' / Magnus Superior Coneflower	#1	Min. 8"-18"	41
(Symbol)	ECVC	Echinacea purpurea 'Virgin' / Virgin Coneflower	#1	Min. 8"-18"	38
(Symbol)	HEWR	Hemerocallis x 'Happy Returns' / Happy Returns Daylily	#1	Min. 8"-18"	87
(Symbol)	SEDU	Sedum x 'Autumn Fire' / Autumn Fire Sedum	#1	Min. 8"-18"	94
(Symbol)	SPNE	Sporobolus heterolepis / Prairie Dropseed	#1	Min. 8"-18"	88
(Symbol)	SPTP	Sporobolus heterolepis 'Tara' / Tara Prairie Dropseed	#1	Min. 8"-18"	146

LEGEND



CONTRACTOR NOTES

1. ALL PLANTING AREAS SHALL RECEIVE SHREDED HAYMULCH OR BARK MULCH UNLESS OTHERWISE NOTED. REFER TO NOTES ON SHEET L100



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MADISON METRO SCHOOL DISTRICT
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Madison, WI 53703

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Madison, WI 53716

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P. 608-257-5321

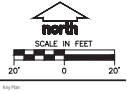
Architect/Engineer:
Vogel Bros. Building Co.
5460 Fern Oak Dr.
Madison, WI 53718
P. 608-241-5454

Architect/Engineer:
JSD Professional Services
507 W. Verona Ave., Suite 500
Verona, WI 53593
P. 608-848-5060

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IMEG
2310 Crossroads Dr., Suite 3000
Madison, WI 53718
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Scale: 1" = 20'

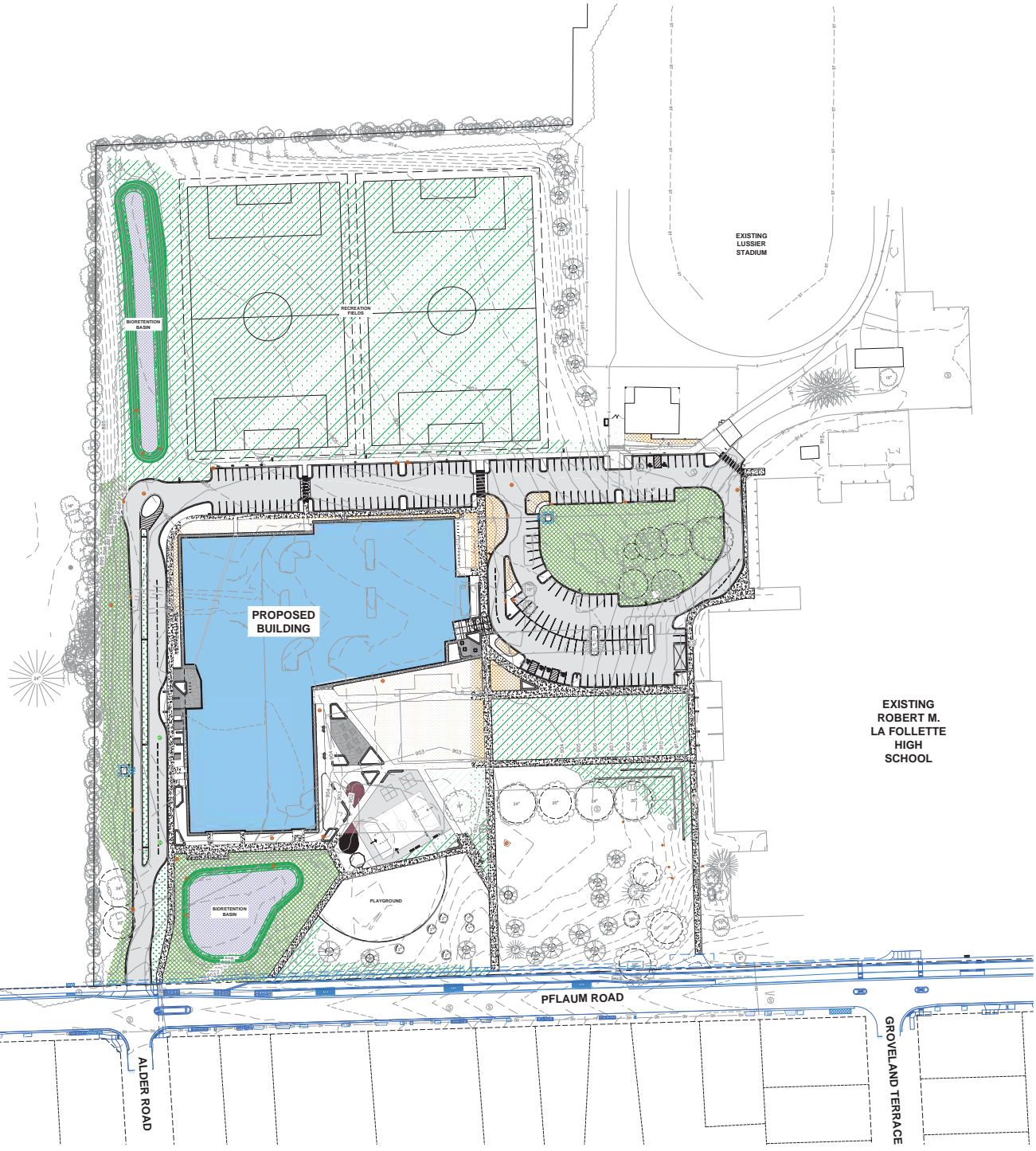
Revised: _____

City/Project:
24654002
Sheet Issue Date:
City Submittal: 05/18/2025
Sheet Name:
DETAILED LANDSCAPE PLAN - SOUTHEAST
Sheet Number:
L104

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1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25

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LEGEND

---	PROPERTY LINE
---	RIGHT-OF-WAY
---	EASEMENT LINE
---	BUILDING OUTLINE
---	EDGE OF PAVEMENT
---	STANDARD CURB AND GUTTER
---	CONCRETE RIBBON CURB
---	ASPHALT PAVEMENT
---	CONCRETE PAVEMENT
---	PROPOSED 1 FOOT CONTOUR
---	PROPOSED 5 FOOT CONTOUR
---	EXISTING 1 FOOT CONTOUR
---	EXISTING 5 FOOT CONTOUR
---	SANITARY SEWER
---	WATERMAIN
---	STORM SEWER
---	SEAT WALL
---	FENCE
---	SIW
---	BIKE RACK
---	LANDSCAPE EDGING
---	NATIVE VEGETATIVE MAT (ALT. NATIVE PLANTS AT 1'-0" O.C.)
---	SEED MIX - SHORTGRASS PRAIRIE
---	SEED MIX - STORMWATER RENOVATION
---	SEED MIX - RECREATION/ATHLETIC FIELD
---	SEED MIX - TURFGRASS
---	SOD
---	DECORATIVE STONE MULDY



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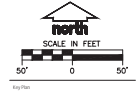
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P. 608-223-9600

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

Electrical Engineer
IMEG
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Madison, WI 53718
P. 608-223-9600



Revised: _____

City Submittal 05/18/2026

Overall Landscape Seeding Plan
Sheet Number: L110

PRELIMINARY. NOT FOR CONSTRUCTION

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25

Susan Bowersox

From: Susan Bowersox
Sent: Monday, April 13, 2026 7:40 AM
To: glendalemadison@gmail.com
Cc: Susan Bowersox
Subject: MMSD Ref24 - 502 Pflaum Rd. submittal

Glendale Neighborhood Association – this email notifies you of the Madison Metropolitan School District’s plan to submit the proposed new Sennett MS to the City of Madison on May 18. Please respond to this email with your support for the proposed new Sennett MS. Thanks and let me know if you have any questions.

Susan Bowersox AIA
Associate

OPN Architects
o: (319) 363-6018 | c: (319) 551-9723 | d: (319) 730-2948 | sbowersox@opnarchitects.com
200 Fifth Ave. SE Suite 201, Cedar Rapids, Iowa, 52401
www.opnarchitects.com

From: [Site Plan Review Process](#)
To: [Madison Landmarks Commission](#)
Subject: FW: MMSD Sennett MS submittal
Date: Friday, May 22, 2026 4:23:26 PM

Here is the other school demo that I am not sure if it was submitted...

Chrissy Thiele
Zoning Inspector
City of Madison
Building Inspection Division
215 Martin Luther King Jr. Blvd Ste. 017
P.O. Box 2984
Madison, WI 53701-2984
(608) 261-9679
cthiele@cityofmadison.com

For information about scheduling an appointment for the Zoning Counter, please visit here:
<https://www.cityofmadison.com/dpced/bi/building-plan-review-counter-appointment-/3424/>

From: Susan Bowersox <sbowersox@opnarchitects.com>
Sent: Monday, May 18, 2026 1:51 PM
To: Site Plan Review Process <SPRApplications@cityofmadison.com>
Cc: Susan Bowersox <sbowersox@opnarchitects.com>
Subject: MMSD Sennett MS submittal

Caution: This email was sent from an external source. Avoid unknown links and attachments.

Please use the link below to access the information for the Sennett submittal. I apologize for the delay as this submittal has been getting a bounce back.

MMSD Sennett MS
LandUse
Password: 22BJ4yKchHy7
<https://opnarchitects.egnyte.com/fl/TMRY8CdGwKqO>

Demolition
Password: 7dbvJ2yFpX91
<https://opnarchitects.egnyte.com/fl/q9FBj6YyWfBd>

Susan Bowersox AIA

Associate

OPN Architects

o: (319) 363-6018 | c: (319) 551-9723 | d: (319) 730-2948 | sbowersox@opnarchitects.com

200 Fifth Ave. SE Suite 201, Cedar Rapids, Iowa, 52401

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Susan Bowersox

From: Martinez-Rutherford, Dina Nina <district15@cityofmadison.com>
Sent: Wednesday, May 20, 2026 9:31 AM
To: Susan Bowersox
Subject: Re: MMSD Ref24 - 502 Pflaum Rd. submittal

Yes I'll approve it.

Than

Graciously,

Alder Dina Nina Martinez-Rutherford
District 15
district15@cityofmadison.com
608-709-9244



"Change always seems impossible until it's inevitable."
-Sarah McBride

From: Susan Bowersox <sbowersox@opnarchitects.com>
Sent: Wednesday, May 20, 2026 9:27:46 AM
To: Martinez-Rutherford, Dina Nina <district15@cityofmadison.com>
Cc: Susan Bowersox <sbowersox@opnarchitects.com>
Subject: RE: MMSD Ref24 - 502 Pflaum Rd. submittal

You don't often get email from sbowersox@opnarchitects.com. [Learn why this is important](#)

Thanks for the response. For today, I only need your approval to waive the 30 day notice. The notification that I sent you in April was 20 days prior to us submitting the project to the City. Because it was less than 30 days, we need you to respond that you waive the 30 days. I need to submit this waiver to the City today by noon. We are planning to present to UDC on July 1 and the plan commission on July 13. Thank you in advance for your quick response.

Susan Bowersox AIA
Associate

OPN Architects
o: (319) 363-6018 | c: (319) 551-9723 | d: (319) 730-2948 | sbowersox@opnarchitects.com
200 Fifth Ave. SE Suite 201, Cedar Rapids, Iowa, 52401
www.opnarchitects.com

From: Martinez-Rutherford, Dina Nina <district15@cityofmadison.com>
Sent: Tuesday, May 19, 2026 1:52 PM
To: Susan Bowersox <sbowersox@opnarchitects.com>
Subject: Re: MMSD Ref24 - 502 Pflaum Rd. submittal

Hi Susan, thank you for bumping this up. I think I agree, just waiting to hear back from the Neighborhood Association. As soon as I hear I'll let you know.

Graciously,

Alder Dina Nina Martinez-Rutherford
She/Her
District 15
district15@cityofmadison.com
608-709-9244



“I’ve never been interested in being invisible and erased.”
-Laverne Cox

From: Susan Bowersox <sbowersox@opnarchitects.com>
Sent: Tuesday, May 19, 2026 4:56 AM
To: Martinez-Rutherford, Dina Nina <district15@cityofmadison.com>
Cc: Susan Bowersox <sbowersox@opnarchitects.com>
Subject: RE: MMSD Ref24 - 502 Pflaum Rd. submittal

You don't often get email from sbowersox@opnarchitects.com. [Learn why this is important](#)

Caution: This email was sent from an external source. Avoid unknown links and attachments.

Alder Martinez-Rutherford – I am sending you this email to follow-up and request a waiver for the 30-day notification to you of the Madison Metropolitan School District’s plan to submit the proposed new Sennett MS to the City of Madison on May 18. Please respond to this email before Wednesday May 20 with your support to waive the 30-day requirement. Thanks and let me know if you have any questions.

Susan Bowersox AIA
Associate

OPN Architects
o: (319) 363-6018 | c: (319) 551-9723 | d: (319) 730-2948 | sbowersox@opnarchitects.com
200 Fifth Ave. SE Suite 201, Cedar Rapids, Iowa, 52401
www.opnarchitects.com

From: Susan Bowersox <sbowersox@opnarchitects.com>
Sent: Wednesday, April 29, 2026 7:36 AM
To: district15@cityofmadison.com
Cc: Susan Bowersox <sbowersox@opnarchitects.com>
Subject: MMSD Ref24 - 502 Pflaum Rd. submittal

Alder Martinez-Rutherford – this email notifies you of the Madison Metropolitan School District’s plan to submit the proposed new Sennett MS to the City of Madison on May 18. Please respond to this email with your support for the proposed new Sennett MS. Thanks and let me know if you have any questions.

Susan Bowersox AIA
Associate

OPN Architects

o: (319) 363-6018 | c: (319) 551-9723 | d: (319) 730-2948 | sbowersox@opnarchitects.com

200 Fifth Ave. SE Suite 201, Cedar Rapids, Iowa, 52401

www.opnarchitects.com

Susan Bowersox

From: Scott A Chehak <sachehak@madison.k12.wi.us>
Sent: Monday, May 18, 2026 9:58 AM
To: Susan Bowersox
Subject: Fwd: City of Madison Demolition Notification Request Confirmation

----- Forwarded message -----

From: <noreply@cityofmadison.com>
Date: Mon, May 18, 2026 at 9:14 AM
Subject: City of Madison Demolition Notification Request Confirmation
To: <sachehak@madison.k12.wi.us>

Dear applicant,

Your demolition permit notification message has been received by the notification administrator and will be reviewed prior to posting within three business days. For more information on the demolition permit pre-application notification requirement, please contact the City of Madison Planning Division at (608) 266-4635.

This is an automated reply, please do not reply to this email.

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Scott Chehak
SENIOR EXECUTIVE DIRECTOR OF BUILDING SERVICES
Madison Metropolitan
School District

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4711 Pflaum Rd
P: 608-204-7909

M: 608-235-4989

