APPLICATION FOR
URBAN DESIGN COMMISSION
REVIEW AND APPROVAL

AGENDA ITEM # _____
Project # _____

DATE SUBMITTED: 12-24-09

UDC MEETING DATE: _____

Action Requested
___ Informational Presentation
___ Initial Approval and/or Recommendation
_X_ Final Approval and/or Recommendation

PROJECT ADDRESS: Anderson Street

ALDERMANIC DISTRICT: _____

OWNER/DEVELOPER (Partners and/or Principals)
Fred Frechlin (Madison College)

ARCHITECT/DESIGNER/OR AGENT:
Wade Wyse, P.E. - JSD Professional Services, Inc.

CONTACT PERSON: Wade Wyse, P.E.
Address: 161 Horizon Drive, Suite 101
Verona, WI 53593
Phone: (608) 848-5060
Fax: (608) 848-2255
E-mail address: wade.wyse@jsdinc.com

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

(See Section B for:)
___ New Construction or Exterior Remodeling in C4 District (Fee required)

(See Section C for:)
___ R.P.S.M. Parking Variance (Fee required)

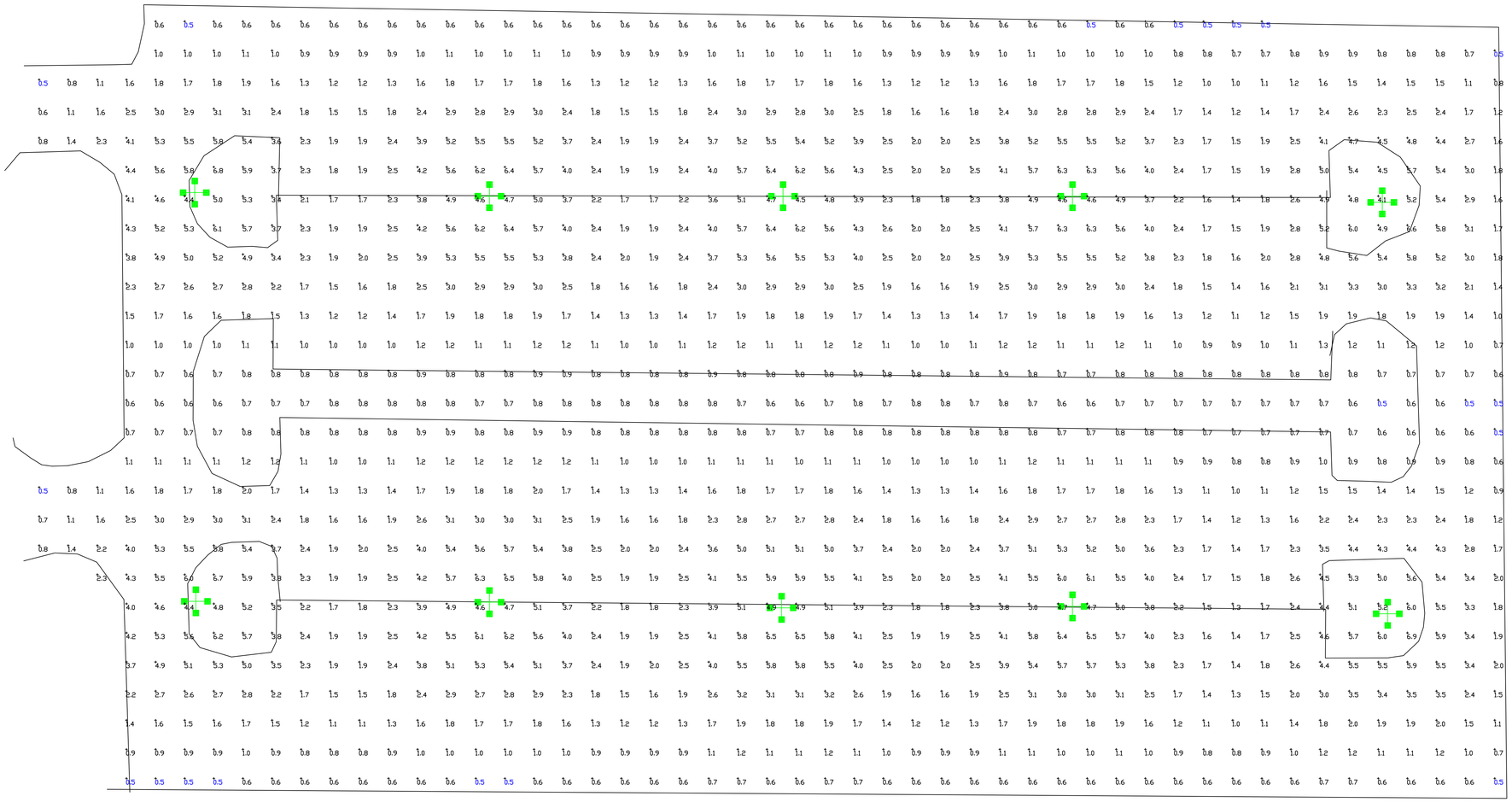
(See Section D for:)
___ Comprehensive Design Review* (Fee required)
___ Street Graphics Variance* (Fee required)

___ Other _____

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

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

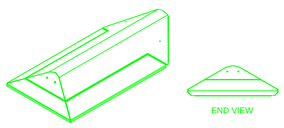
Drawing scaled or converted from PDF file or scanned / submitted image. Dimensions are approximate.

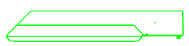


XAM

LED Crossover Area Light

IESNA Full Cutoff





Crossover SOLID-STATE LIGHTING

Maintained Footcandle levels.

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
SUMMARY	Illuminance	Fc	2.27	6.9	0.5	4.54	13.80

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Total Lumens	LLF	Description	Total Watts
✣	10	A	4 @ 90 DEGREES	35796	0.900	XAM-5-LED-119-CW-UE 22' POLE 3' BASE	548

Total Project Watts
Total Watts = 5480

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine applicability of the layout to existing or future field conditions.

This lighting pattern represents illumination levels calculated from laboratory data taken under controlled conditions utilizing current industry standard lamp ratings in accordance with Illuminating Engineering Society approved methods. Actual performance of any manufacturer's luminaire may vary due to variation in electrical voltage, tolerance in lamps and other variable field conditions. Calculations do not include obstructions such as buildings, curbs, landscaping, or any other architectural elements unless noted.

INDUSTRIES™
9990 ALLIANCE RD. CINCINNATI, OHIO 45242 USA
(513) 793-3200 • FAX (513) 793-4003

LIGHTING PROPOSAL FOR

TX

MADISON, WI.

20Ft

SCALE: 1"=20'	LD-99648
DATE: 12/4/09	
BY: S.W.W	SHEET 1 OF 1

December 4, 2009

Madison College
3550 Anderson Street
Madison, WI 53704

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

RE: Proposed Parking Lot Expansion
Truax Campus

Commissioners:

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

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

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

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

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

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

- Alternate/replacement parking for stalls that will be removed by the new building construction in the central portion of the campus.

- Replacement stalls for those that will be removed as the lot between Hoffman and Wright Streets is refurbished and renovated to better accommodate stormwater management related to the numerous past floods. An ongoing site analysis is being conducted to determine remediation work. The northwest end of this lot was flooded again during the summer of 2009 and has become an increasingly continual problem.

- Stalls for supporting and accommodating Madison College athletics and student recreation programs. The Master Plan calls for improvement of this sports area to include a future sustainable, "green", facility including shelter/concession/restroom/storage areas.

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

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

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

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

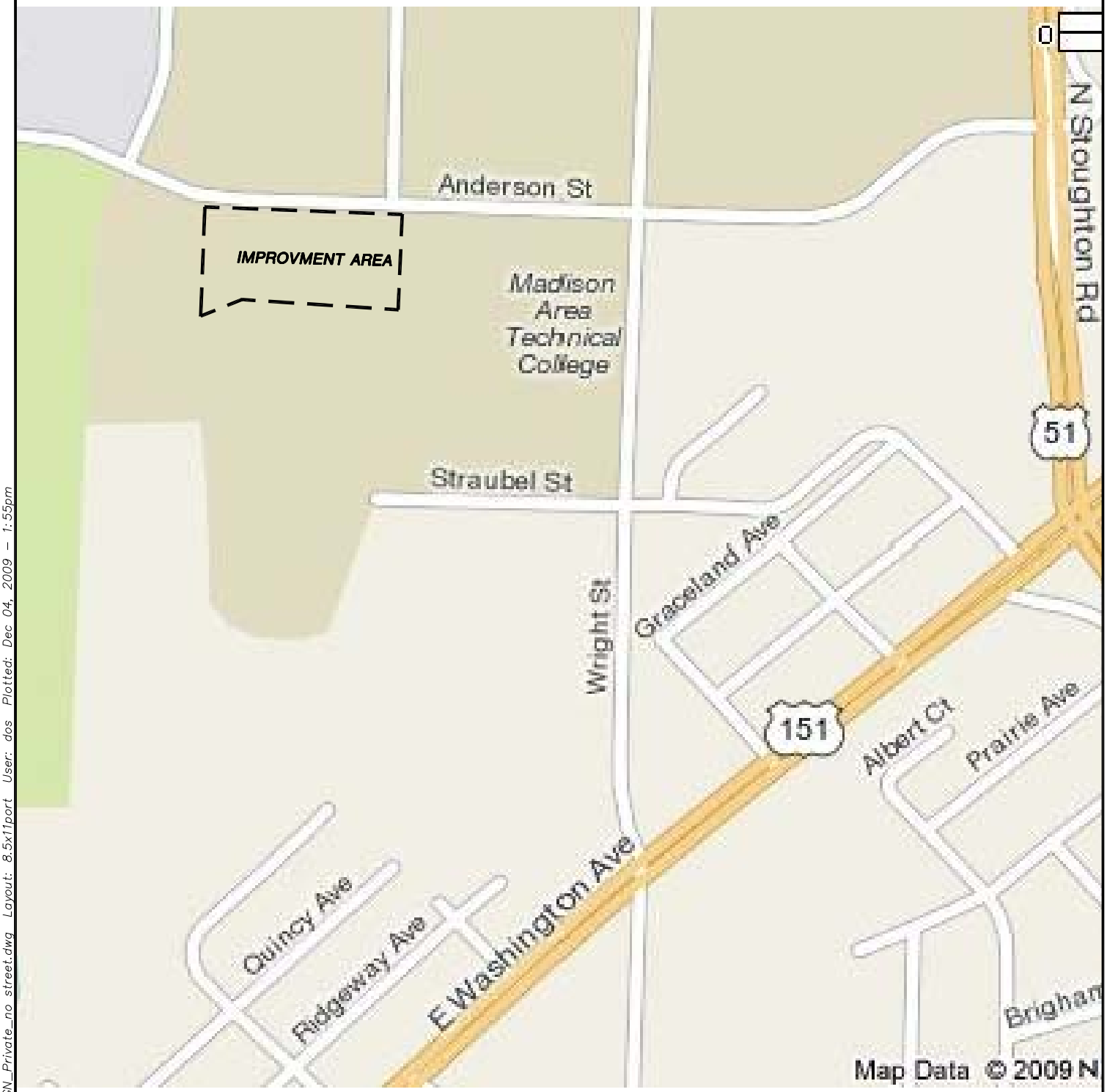
Sincerely,

Fred Brechlin
Facilities Architect

Cc: Mike Stark, Director Facility Services, Madison College

Enclosures:

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



north

0 250' 500'

SCALE IN FEET

JSD Professional Services, Inc.
Engineers • Surveyors • Planners
MADISON REGIONAL OFFICE
161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
608.848.5060 PHONE | 608.848.2255 FAX
www.jsdinc.com

PROJECT:
MADISON COLLEGE PARKING EXPANSION
MADISON, WI

SHEET TITLE:
AREA - WIDE LOCATION MAP

JSD PROJECT NUMBER: 09-3867
DRAWN BY: DOS
APPROVED: WPW
DATE: 12-04-09

SHEET NUMBER:

Madison Area Technical College

MATC Facilities Master Plan

Executive Summary ■ May 2009

MATC. Real world smart.

I am very pleased to present Madison Area Technical College's new Facilities Master Plan. As we approach our Centennial Anniversary, this plan reflects the achievements of our past 100 years and forecasts success for our next century of learners.

The process for this plan began in early 2005 when students expressed their desire for a campus where all students could reach their academic and career goals and benefit from a rich college experience. The plan gained momentum as input was gathered from a wide range of students, faculty, staff and community members. Completion of the college's Academic Plan in 2007 strengthened and gave shape to their collective vision.

A lot has changed in just a few years. Community and technical colleges now face new and complex expectations to restore and maintain the economic infrastructure of our nation. Competition, once contained to the local or regional level, now extends across our country and to developing nations. Intersecting technologies create the potential to outsource even the most sophisticated of jobs.

The Facilities Master Plan was developed with foresight, thus poising the college to meet these challenges. Plans for substantial increases in space will support both short and long-term academic program expansion needs; the technologically sophisticated infrastructure will support inevitable shifts in training needs as well as the functionality of cutting-edge technology and equipment; geographic expansion will extend MATC's availability to every avenue of the district. All of these essential components are communicated with a modernized college design that respects MATC's century old history while reflecting the future of technical and community colleges. At the core of every single aspect of the design lies our commitment to student success.

I wish to acknowledge and give special thanks to all of you who worked in the development and creation of this plan. The Facilities Master Planning team has included not only consultants, but faculty, staff, students and stakeholders in our communities, each of whom has devoted extraordinary time, energy and creativity. I thank you and ask that we continue our diligence in implementing MATC's vision for the future of our college and the communities we serve.

Sincerely,

Bettsey L. Barhorst

Bettsey L. Barhorst, Ph.D.
President

WITH APPRECIATION

This master planning effort has been led by the Master Plan Steering Committee. These individuals dedicated significant time to meeting with the campus master planning team and representing the facilities master plan within and outside MATC. The Master Plan Steering Committee Members were:

- Bettsey Barhorst, President
- Roger Price, Vice President for Infrastructure Services
- Becky Baumbach, Vice President for Strategic Advancement
- Terry Webb, Vice President for Learner Success
- Deryl Davis Fulmer, Associate Vice President for Learner Success
- Maria Bañuelos, Associate Vice President for Diversity and Community Relations
- Keith Cornille, Executive Dean for Learner Development
- Mike Stark, Director of Facilities
- Maurice Sheppard, Faculty
- Robert Corbett, Faculty
- Joe Lowndes, Full-Time Faculty Union President

In addition, the Master Plan Steering Committee and campus master planning team wish to thank the dozens of interviewed MATC stakeholders, and the hundreds of MATC faculty, staff, and students that participated in the breakout sessions associated with four Convocations, College Council, and many other briefings.

The Facilities Master Plan has been guided at the policy level by the MATC District Board. The members of the board are:

- Janice Bultema, Chair
- Jon Bales, Vice Chair
- Carolyn Stoner, Secretary
- Carousel Andrea Bayrd, Treasurer
- James Cavanaugh
- Frances Huntley-Cooper
- Josephine Oyama-Miller
- Vera Riley
- Joel Winn

FACILITIES MASTER PLAN PROCESS AND GOALS

Over the course of 2008 to early 2009, Madison Area Technical College prepared a facilities master plan for its seven campuses. Through a forward-thinking, interactive, and inclusive campus planning process, MATC's staff, faculty, and leadership defined the College's academic and physical future. As a flexible framework for campus development, the facilities master plan will direct campus development and reinvestment for over more than a decade.

Assisted by the campus master planning team, MATC leadership, faculty, and staff developed the facilities master plan through sequential steps. The team interviewed dozens of campus leaders, assessed the campus building and utilities, and interpreted the College's Academic Plan. In response to this input, the campus master planning team prepared three viable and contrasting alternatives for development at each campus. Inspired by the opportunities uncovered in these alternatives, MATC leadership, faculty, and staff crafted a consensus campus concept. The planning team then refined this concept, created cost budgets, and scheduled capital improvements for the highest priority projects.

For projects on all campuses:

- All projects should improve the regional MATC identity
- Core courses, remedial courses, academic support, transfer courses should be offered at every campus
- Remodels and additions should be phased in as needed

Additionally, for the Madison campuses:

- Programs should be moved among the Madison campuses to the most appropriate and functional sites
- Consolidate programs at Truax to begin to create a traditional campus
- Truax should have a welcoming front door
- Vet Tech should be moved from Truax
- MATC should have a prominent Downtown campus that is integrated with co-curricular opportunities
- Commercial Avenue campus should be phased out
- South/West population should be served

As part of the Master Planning process, MATC will be incorporating many "Green" strategies into the designs to make all campuses more environmentally sustainable.

ACADEMIC PLAN CONNECTION

The MATC Academic Plan directed the formulation of the Facilities Master Plan through its vision for MATC's program growth. The Facilities Master Plan fundamentally supports the Academic Plan by creating and improving the interior and exterior spaces where MATC can provide accessible, high quality instruction and technical experience to meet the needs of its students, community and area employers.

To implement the Academic Plan, the Facilities Master Plan:

- Creates spaces for academic programming expansion – new and renovated classrooms/labs & library expansions
- Creates discipline specific facilities consistent with the highest priorities of the Academic Plan
- Creates a Student Success Center at each campus
- Creates flexible spaces for alternative scheduling and delivery
- Creates spaces for out-of-classroom student experiences
- Creates spaces for professional development and business training
- Establishes a new campus location
- Expands the regional campuses to meet local needs
- Communicates the rigor of the college experience with complementary modern college design

Real world smart.

MASTER PLAN RECOMMENDATIONS

In the Facilities Master Plan, the Truax campus is the heart and iconic campus of the MATC system. Programs are shifted among the Madison campuses, with many programs moved to the Truax campus. Based on existing space needs deficits and program movement and growth, the Truax campus will require the most extensive expansion and renovation.

Fire and Protective Services
This new building at the northeast corner of Anderson and Hoffman is the center of programs in the Protective Services and Emergency Medical Services clusters. Practical outdoor training occurs in a new and expanded outdoor training center west of Pearson, including motorcycle training, a burn tower, and training for other emergency services.

Student Success Center/West Entrance
Space now occupied by the Mitby Theater and adjacent offices is renovated to include Student Success services (e.g. counseling, tutoring, placement testing, and similar services), a 400-500 seat performance theater/lecture hall, a 100-200 seat "black box" flexible theater space, flexible meeting spaces, District Administration, and a single front door that opens to a welcoming atrium. The meeting space allows for a variety of meeting sizes, up to 1000 people for Convocation, but it also subdivides for smaller meetings. The Student Success Center should open to and connect to the first and second floors, and ideally the third floor.

Allied Health
This new building at the northwest corner of Anderson and Wright is the center of programs in the Nursing and Health Related Professions clusters. These programs are relocated from the Downtown Education Center and the Truax main building. The building forms half of the vehicular gateway at Anderson and Wright, and should have a dramatic southeast corner. It could be connected to the Health and Wellness Education Center via a second-floor pedestrian bridge.

Advanced Manufacturing Center
Programs in the Manufacturing, Applied Engineering Technologies, and Construction clusters are relocated from the Commercial Avenue campus to renovated and expanded buildings on the Truax campus. The Advanced Manufacturing Center has expanded into the Center Wing, and then into a new building north of the Center and East Wings. The new building includes training area for business process and equipment testing. An attractive northeast building corner forms a visible gateway for those traveling south on Stoughton Road.

Transportation Center
The Transportation cluster programs relocate from the Center Wing to a new wing located along Wright Street, and into a new building north of the Wright and West Wings. Exterior vehicle instruction occurs within the courts created among the buildings. The Transportation Center could connect at the second level to the New Academic Building.

Campus Center
The Campus Center is an expansion of campus life activities, including the cafeteria, bookstore, student lounges, and student organization offices and meeting spaces. The Campus Center includes renovation of the current Administration Building and a two-story infill building. Outdoor gathering spaces replace the Administration parking lot and improve the Anderson Street image.

Parking Ramp
A new parking ramp is located west of the New Academic Building. The multi-story parking structure could include the parking office and a one-stop drop off. All vehicular access occurs off Hoffman Street to reduce vehicle/pedestrian conflicts on Wright Street.

Child and Family Center
Child care services are moved from the Truax main building into a new building north of the Transportation Building. The building has a dedicated vehicular drop-off and adjacent outdoor child recreation area.

Health and Wellness Education Center
Recreation, athletic, and related academic activities require expansion space, connected to the existing gymnasium. The space should be directly connected to the Student Success Center and the Campus Center. The new building, located at the northeast corner of Wright and Anderson, forms half of the vehicular gateway, and should have a dramatic southwest corner. The building could be connected to the Allied Health building via a second-floor pedestrian bridge.

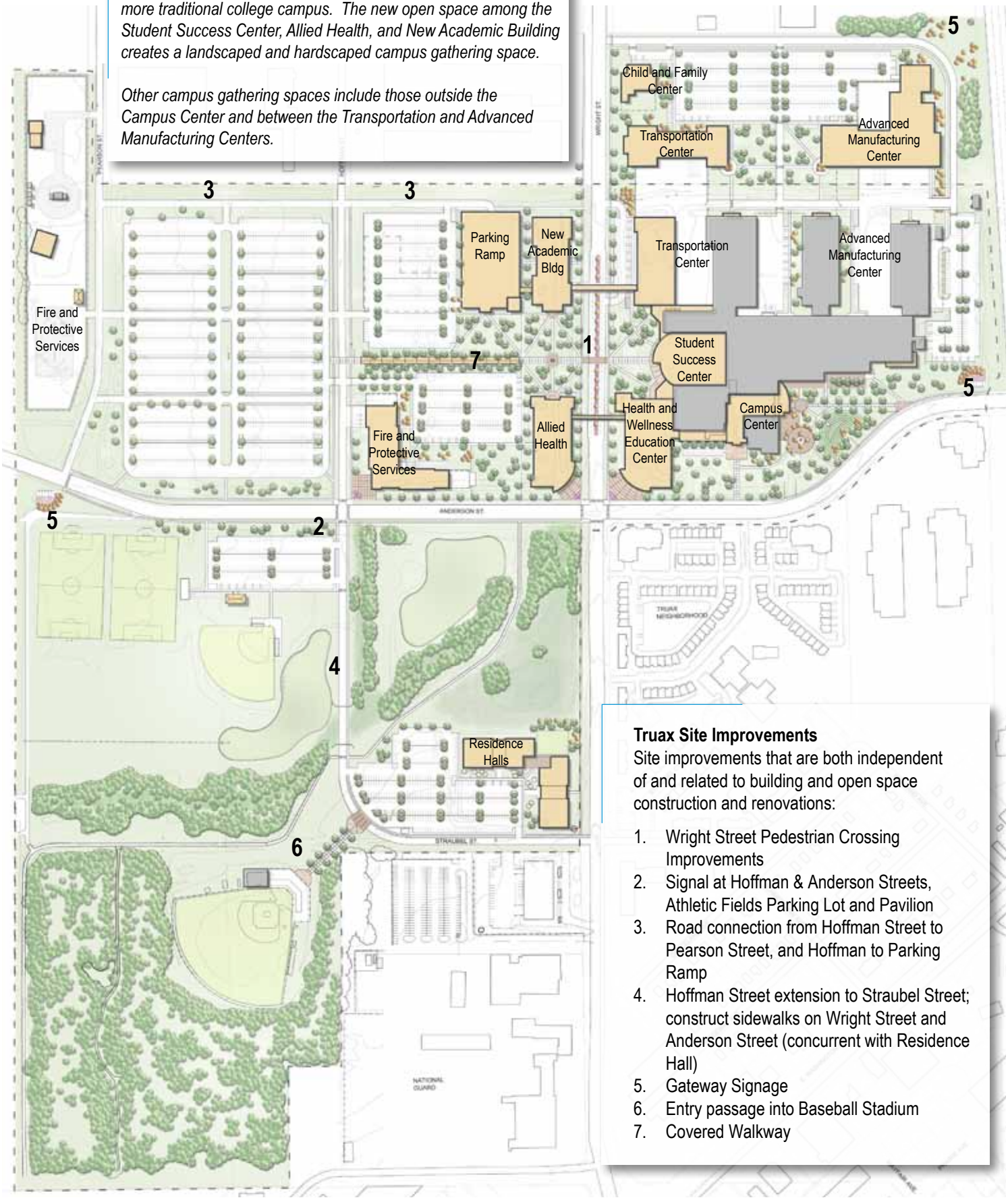
Residence Hall(s)
Student residential units are located at the northwest corner of Wright and Straubel.

New Academic Building
Additional classrooms, teaching labs, and support space.

Internal Truax Improvements
Program movement requires internal renovations in the main building. Improvements include expanding library spaces to connect to the Campus Center and the first floor, and facade improvements at the southeast corner.

Building and site improvements transform the MATC campus into a more traditional college campus. The new open space among the Student Success Center, Allied Health, and New Academic Building creates a landscaped and hardscaped campus gathering space.

Other campus gathering spaces include those outside the Campus Center and between the Transportation and Advanced Manufacturing Centers.



Truax Site Improvements

Site improvements that are both independent of and related to building and open space construction and renovations:

1. Wright Street Pedestrian Crossing Improvements
2. Signal at Hoffman & Anderson Streets, Athletic Fields Parking Lot and Pavilion
3. Road connection from Hoffman Street to Pearson Street, and Hoffman to Parking Ramp
4. Hoffman Street extension to Straubel Street; construct sidewalks on Wright Street and Anderson Street (concurrent with Residence Hall)
5. Gateway Signage
6. Entry passage into Baseball Stadium
7. Covered Walkway

MASTER PLAN RECOMMENDATIONS

Each of the regional sites requires building additions to accommodate planned program growth. For every regional campus, the front entrance is expanded to create a Student Center where students can gather to study, collaborate, and hang out. Additionally, the libraries in each of the regionals are expanded for additional Student Success services such as tutoring and counseling.

Fort Atkinson

The recent addition meets the future academic needs for the campus. However, additional academic support space will be needed with academic program growth. Recommended site improvements include wind turbines, landscaping in the parking lot, and new campus signage.

Reedsburg

Building expansions to the north and south sides of the building provide expansion areas for academic offices, administrative department, classrooms, and teaching and open laboratories. Recommended site improvements include parking lot landscaping improvements and a sidewalk connection to the Sauk County Continuum of Care Facility.

Watertown

Building expansions at the northwest and southwest wings enable expansions of academic and support spaces, and a new library located near the front entrance. Site improvements include a demonstration organic farm plot.

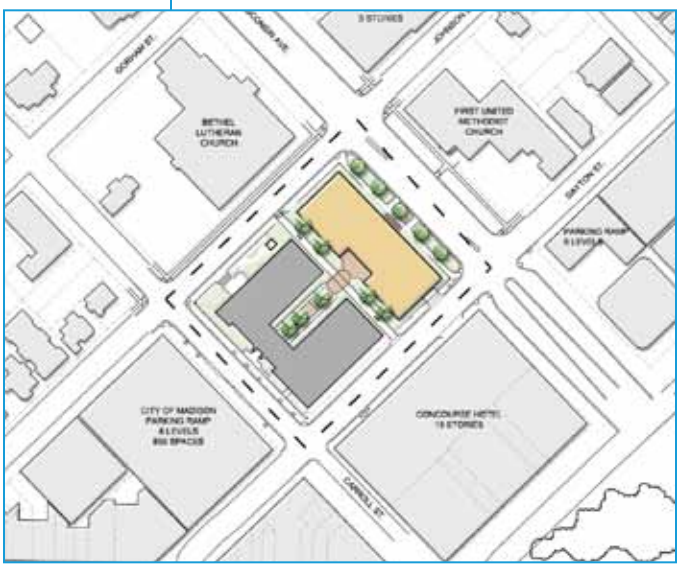
Portage
An addition to the north end of the building allows expansion of academic and support spaces. If a nursing program is pursued, then an additional nursing lab plus a chemistry/anatomy/physiology teaching lab are necessary. Recommended site improvements include parking lot landscaping, reconstruction, and reconfiguration.

Commercial Avenue
After all programs are moved from the Commercial Avenue campus to new and renovated buildings at Truax campus, and District Storage is moved to new off-campus location, MATC should sell or trade the Commercial Avenue campus.

Downtown Education Center
Applied Arts and Hospitality cluster programs should be relocated to an Applied Arts campus. The programs should be integrated into Downtown Madison, with programmatic connections to government, hospitality, culinary, and other curricular opportunities.

The Downtown Applied Arts campus will require new and renovated academic and support spaces. MATC should partner with a third-party developer to renovate and expand the Downtown Education Center.

The structure of the original building should be maintained and renovated. Expanded academic space can be located in the renovated current building and/or in a new building constructed on the DTEC parking lot.



Site reconstruction can include a new building on Wisconsin Avenue and creation of an internal courtyard and circulation.

ILLUSTRATIVE SKETCHES

Above: *The Anderson and Wright intersection is the vehicular gateway into the Truax campus. The new Allied Health Building and Health Wellness Education Center form a new urban corner intersection.*

Below: *The Campus Center expansion will be the focus of campus student life. Active indoor and outdoor activity will be the view of those entering the campus on Anderson Street. Students gather in outdoor plazas, and stormwater retention is designed to also function as an attractive amphitheater.*

Above: *This is a view looking northeast from the Anderson and Hoffman intersection. All new construction buildings should be sustainably constructed, including a consideration of green roofs.*

Below: *The central open space will be a gathering space for students, classes, and the community. A covered walkway links student parking to the central open plaza and is an opportunity for interpretive signage celebrating MATC's centennial.*

PHASING AND PRIORITIZATION

MATC will construct the recommended improvements over the next ten-plus years, with some activities beginning immediately. Renovation, construction, and program movement should be phased in as directed by the Academic Plan and Facilities Capital Planning.

The Facilities Master Plan recommendations have been divided into four phasing groups, each with its own time frame. Included with each recommended improvement is the associated cost budget (in 2009 dollars).

Group A: Immediate Projects

A1: Move Protective Services from Commercial Ave Building B into temporary short-term surge space

A2: Expand Apprenticeship in Commercial Ave Building A; relocate Construction and Remodeling; purchase moveable new Apprenticeship equipment for Building A

- Building A Minor Renovation $1,000,000

A3: TelePresence installation at all four regionals and West Madison

A4: Signage/Branding Plan for all Campuses

A5: Purchase land adjacent to Truax: Wright Street, Pearson Street

A6: Purchase land for South/West Campus

A7: Prepare and Release an RFI for the Downtown Campus

Group B: High Priority Projects

B1: Fire and Protective Services Building $30.7 M

B2: Student Success Center/ Entrance $32.9 M

B3: Allied Health Building $24.2 M

B4: Advanced Manufacturing/Transportation Centers

- New Transportation Wing on Wright $1.8 M
- Advanced Manufacturing Center Wing Remodel $3.8 M
- Apprentice Building Retrofit from Warehouse $8.9 M
- New Transportation Center Building $13.9 M
- Apprenticeship New Facility $9.1 M

B5: Campus Center $25.7 M

B6: Truax Parking Ramp Public/Private Partnership

B7: Downtown Campus Public/Private Partnership

B8: Child and Family Center $2.3 M

B9: Health and Wellness Education Center $30.3 M

B10: Renovation/Reconfiguration of Existing Space $80.0 M

B11: South/West Campus Building Construction $55.5 M

B12: Reedsburg Building Expansion, Site Improvements $2.7 M

B13: Watertown Building Expansion, Site Improvements $3.7 M

B14: Portage Building Expansion, Site Improvement $2.2 M

B14: Fort Atkinson Building Expansion, Site Improvements $1.6 M

Group C: When Necessary, As Opportunities Arise

C1: Commercial Avenue Close-Out

C2: Construct Residence Hall(s) Public/Private Partnership

C3: Construct New Academic Building $25.1 M

Group I: Infrastructure, As Needed and When Appropriate

I1: Wright Street Pedestrian Crossing Improvements $666,000

I2: Signal - Hoffman & Anderson/Athletic Fields Parking Lot $1.2 M

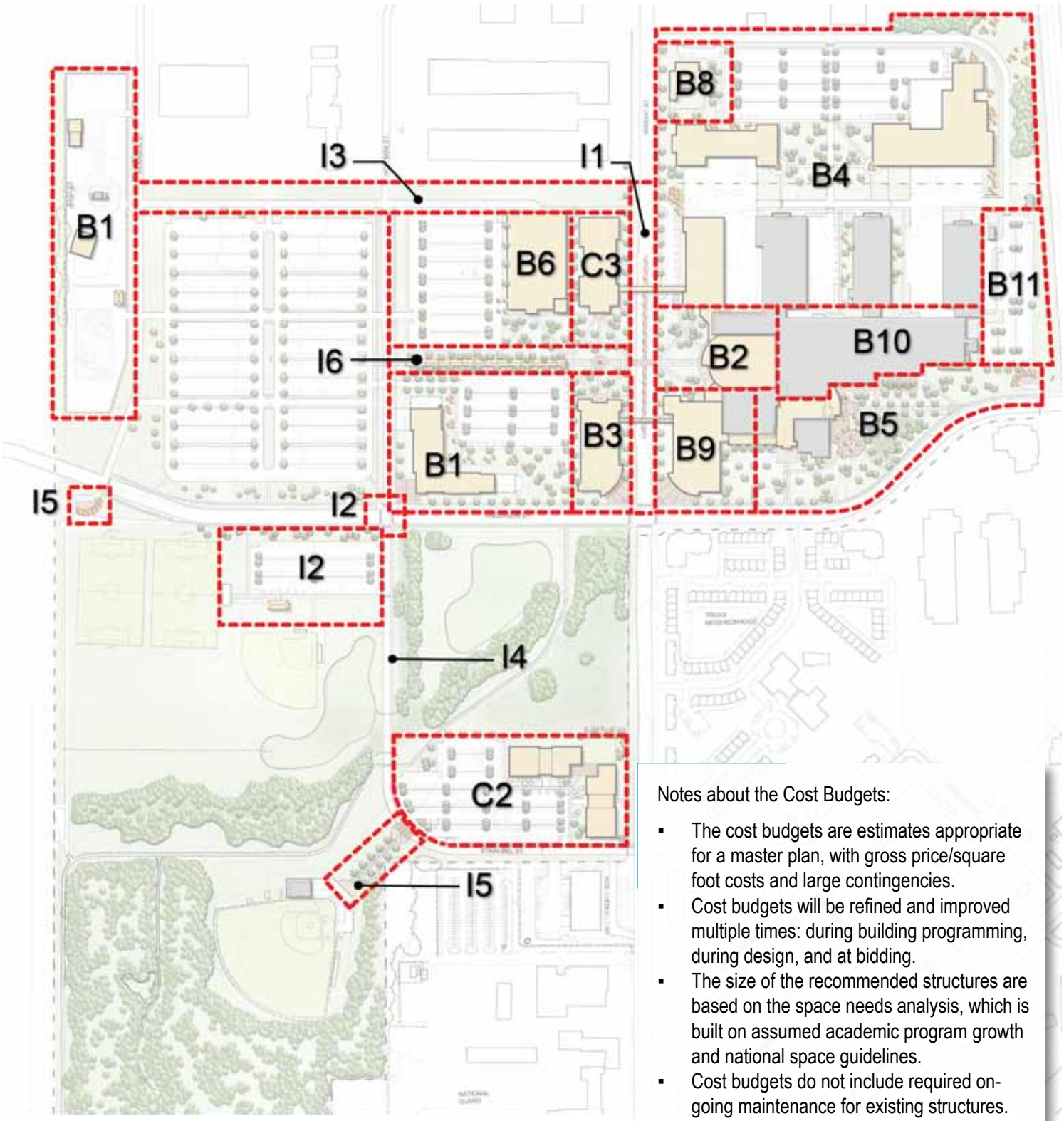
I3: Road connection from Wright Street to Hoffman Street, and Hoffman Street to Pearson Street $385,000

I4: Hoffman Street extension to Straubel Street; sidewalks $880,000

I5: Western Gateway Signage; Baseball Stadium entry passage $413,000

I6: Covered Walkway $5 M

I7: Major site utility infrastructure improvements $20 M



Notes about the Cost Budgets:

- The cost budgets are estimates appropriate for a master plan, with gross price/square foot costs and large contingencies.
- Cost budgets will be refined and improved multiple times: during building programming, during design, and at bidding.
- The size of the recommended structures are based on the space needs analysis, which is built on assumed academic program growth and national space guidelines.
- Cost budgets do not include required on-going maintenance for existing structures.
- Costs associated with shifting programs (at Truax and Downtown) are included but undefined.
- MATC's contribution to public-private partnerships is estimated but undefined.

SPACE NEEDS ANALYSIS

To link the Academic Plan with the Facilities Master Plan, the master planning team prepared a detailed space needs analysis. Using national guidelines for community and technical colleges similar to MATC, the analysis compares the space needed to support existing enrollment and course schedule against the current physical space. The analysis then considered the growth assumed in the Academic Plan, and forecasted future space deficits. The analysis considered a wide range of space types including: classrooms, teaching and open laboratories, offices, libraries, assembly and exhibit, facility services, physical education, campus center activities, and other spaces.

The space needs analysis assessed each campus separately, and each campus exhibited different space need deficits. A total need for an additional 216,000 assignable square feet was identified at all campuses, with the greatest need on the Madison campuses. The master plan recommendations provide the necessary expansion to accommodate both existing and forecasted space needs.

The space needs analysis also recommends program movement among the Madison campuses to create better programmatic synergies and share facility and personnel resources. Allied Health programs should be moved from DTEC to join similar programs at Truax. Construction should be moved to join Manufacturing and Applied Engineering Technology in the Advanced Manufacturing Center at Truax. Protective Services and Emergency Medical Services should be combined in joint indoor and outdoor training areas.

BUILDING ASSESSMENT

To understand the future use of MATC buildings, the campus needs to know the physical soundness of each. The campus master planning process assessed the campus building facilities. A team of engineers, architects, and landscape architects inspected all MATC-owned campus buildings, assessing the framing and exterior, interior spaces, mechanical systems, electrical systems, fixtures and equipment, and site conditions. The team also inspected the warehouse building located on a parcel north of the Truax wings for potential purchase by MATC.

The resulting building assessment report recommends short- and long-term maintenance needs. Nearly all structures are structurally sound and can continue useful service to MATC with appropriate maintenance. The two exceptions are Commercial Avenue Building B and Truax Fire Services Building. This master plan recommends that programs be moved from these structures and that they be demolished.

- In better than average condition: Reedsburg
- In good condition: Truax, Fort Atkinson, Portage
- In fair condition: Commercial Building A, Downtown, Watertown
- In fair/poor condition/demolition: Commercial Building B, Truax Fire Service

MASTER PLANNING TEAM

JJR, LLC – Madison, WI; Ann Arbor, MI

Paulien & Associates, Inc. – Denver, CO

Strang – Madison, WI

Pearson Engineering, LLC – Madison, WI

Millane Partners, LLC – Baltimore, MD

Carpenter-Ridgeway Neighborhood Association

1010 Grover Street ■ Madison, Wisconsin 53704 ■ Phone 608 244.0054 ■ Randall L. Glysch, President

November 25, 2009

Madison Urban Design Commission
Attn: Al Martin
Planning & Community & Economic Development
215 MLKJ Blvd., Suite LL100

Dear Urban Design Commission Members,

This is a letter of support from the residents of the Carpenter-Ridgeway Neighborhood Association for Madison College-3201 Anderson Street, the construction of a new surface parking lot to serve athletic fields and Hoffman Street extension.

We have met with Mr. Fred Brechlin of Madison College, and have reviewed their plans for parking expansion. The Carpenter-Ridgeway Neighborhood has past experience in working with MATC, and they have been, and continue to be, good neighbors within the Carpenter-Ridgeway Neighborhood. We support the efforts of MATC to continue improve their campus grounds.

We support the project, especially their willingness to add the berm to the Anderson side of the lot, as well as the landscaping and bioretention basin within the parking lot itself. We encourage and support as much landscaping in and around the new parking lot as possible. We also support new signal lights at the intersection of Anderson and Hoffman Street.

Sincerely,

Randall L. Glysch, President
Carpenter-Ridgeway Neighborhood Association
1010 Grover Street
Madison, WI 53704

LANDSCAPE WORKSHEET

Parking Lots, Storage Areas and Loading Areas
(Section 28.04 Madison General Ordinance)

Project Location/Address:	3201 ANDERSON STREET
Name of Project:	MATC -TRUAX PARKING LOT
Owner/Contact:	FRED BRECHLIN
Address:	3550 ANDERSON ST.PO BOX 7906, MADISON, WI 53704

FOR PARKING LOTS WITH GREATER THAN 20 STALLS, LANDSCAPE PLANS MUST BE STAMPED BY A REGISTERED LANDSCAPE ARCHITECT

I. **Number of Trees Required**

The number of trees required for a parking lot is based on the number of parking stalls. Using the Schedule for Required Trees on the reverse side of this worksheet, determine the number of trees required. (Example: One tree is required for 10 parking stalls).

Landscape requirements for storage areas are determined by dividing the total square footage of the storage area by (300) square feet. This converts area to stalls.
(Example: 10,000 square feet is equivalent to (33) stalls or (3) trees and (100) points).

Number of Parking Stalls	360
Total Square Footage of the Storage Area Divided by Three Hundred (300) Square Feet	0
TOTAL	
Number of Canopy Shade Trees Required (2" - 2 1/2" Caliper) (See Schedule on reverse side)	22

II. **Number of Landscape Points Required**

The number of points required is also based on the number of parking stalls. Using the Point Schedule for Landscape Elements on the reverse side of this worksheet, determine the number of points required. (Example: 49.5 points are required for 10 stalls). A point fraction of (.5) or less may be disregarded, while a fraction in excess of (.5) must be counted as one point. Thus: 49.5 points would be rounded down to 49.0 points required.

	1309
The number of points required for loading areas is (75) points for each loading berth. (See Schedule on reverse side)	0
TOTAL	
Number of Points Required (See Schedule on reverse side)	1323.5

Tabulation of Points and Credits

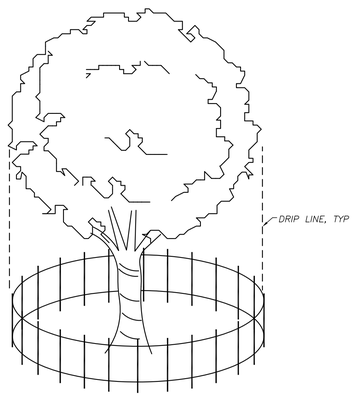
Indicate below the quantity and points for all pertinent landscape elements. Also, credit information for boundary screening and any existing elements to be retained.

Element	Point Value	Quantity	Points Achieved	Credits Quantity	Credits Points
Canopy Tree(2" - 2 ½"*	35	38	560	8	280
Deciduous Shrub	2	15	30		
Evergreen Shrub	3				
Decorative Wall or Fence (per 10 L.F.)	5				
Earth Berm (per 10 L.F.) Avg. Height 30" Avg. Height 15"	5 2				
Evergreen Trees 3' height minimum	15	21	315	1	15
Canopy Tree or Small Tree 1 ½" - 2" Caliper (i.e., Crab, Hawthorn)	15	30	450		
		Sub Totals	1355	+ 295	=
				TOTAL	1650

*Trees required in Part I above, are not to be included in the point count.

Total No. of Points Provided (Equal to or greater than points required)

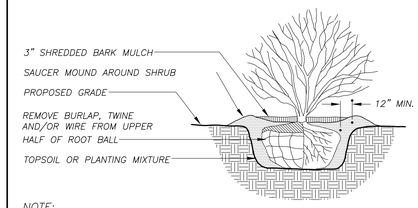
Approved by: _____ **Date:** _____



NOTE:
FENCE TO BE INSTALLED TO PROTECT EXISTING TREE(S) DURING CONSTRUCTION. CONTRACTOR TO COORDINATE FENCE LOCATION WITH OWNER PRIOR TO INSTALLATION. SILT FENCE MATERIAL, OR OTHER APPROVED BARRIER MATERIAL MAY BE USED.

1 / L 2-0 **TREE PROTECTION**

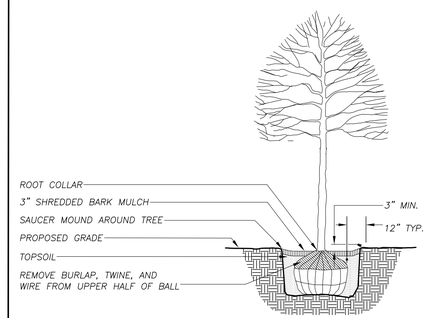
N.T.S.



NOTE:
ROOT COLLAR TO BE AT GRADE.
DIG HOLE NO DEEPER THAN BASE OF ROOT BALL TO COLLAR.

2 / L-2.0 **SHRUB/PERENNIAL PLANTING DETAIL**

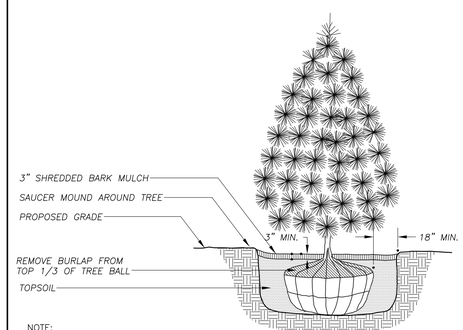
N.T.S.



NOTE:
ROOT COLLAR TO BE AT GRADE.
DIG HOLE NO DEEPER THAN BASE OF ROOT BALL TO COLLAR.

3 / L-2.0 **DECIDUOUS TREE PLANTING DETAIL**

N.T.S.



NOTE:
ROOT COLLAR TO BE AT GRADE.
DIG HOLE NO DEEPER THAN BASE OF ROOT BALL TO COLLAR.

4 / L-2.0 **EVERGREEN TREE PLANTING DETAIL**

N.T.S.

STRAPPING ATTACHMENT AND STAKING DETAIL

NOTE:

1. CONTRACT SHALL CREATE 'SHELF' IN SIDE OF SLOPE AS SHOWN FOR PLANTS INSTALLED IN BIORETENTION AREA ONLY.
2. CONTRACTOR SHALL STABALIZE SOIL UPSLOPE OF SHELF TO MINIMIZE EROSION.
3. ROOT COLLAR TO BE INSTALLED AT GRADE.
4. CONFIRM ROOT FLAIR IS EXPOSED.
5. DIG HOLE NO DEEPER THAN BASE OF ROOT BALL TO COLLAR.

5 / L-2.0 **SLOPE PLANTING (DECIDUSOU & EVERGREEN) DETAIL**

N.T.S.

BIORETENTION PLANTS (8250 SF)

Quantity	Botanical Name	Common Name	Size	Root
GRASSES AND SEDGES				
300	*Andropogon gerardi*	*Big Bluestem*	4"	Plug
500	*Carex bebbii*	*Bebb's Sedge*	4"	Plug
500	*Carex comosa*	*Longhair Sedge*	4"	Plug
500	*Carex languinosa*	*Wooly Sedge*	4"	Plug
500	*Carex pennsylvanica*	*Pennsylvania Sedge*	4"	Plug
500	*Carex stipata*	*Awl Fruit Sedge*	4"	Plug
500	*Carex vulpinoidea*	*Brown Fox Sedge*	4"	Plug
300	*Elymus canadensis*	*Canada Wild Rye*	4"	Plug
500	*Panicum virgatum*	*Switch Grass*	4"	Plug
350	*Sorghastrum nutans*	*Indiangrass*	4"	Plug
FORBS				
300	*Asclepias tuberosa*	*Butterfly Weed*	4"	Plug
400	*Aster novae-angliae*	*New England Aster*	4"	Plug
300	*Baptisia australis*	*False Indigo*	4"	Plug
400	*Echinacea pallida*	*Pale Purple Coneflower*	4"	Plug
400	*Echinacea purpurea*	*Purple Coneflower*	4"	Plug
300	*Iris versicolor*	*Blue Flag Iris*	4"	Plug
400	*Liatris pynostachya*	*Prairie Blazingstar*	4"	Plug
400	*Rudbeckia fulgida*	*Black-Eyed Susan*	4"	Plug
300	*Rudbeckia hirta*	*Black-Eyed Susan*	4"	Plug
300	*Rudbeckia subtomentosa*	*Sweet Black-Eyed Susan*	4"	Plug
300	*Tradescantia occidentalis*	*Prairie Spiderwort*	4"	Plug

LANDSCAPE NOTES AND SPECIFICATIONS

1. *GENERAL: ALL WORK IN THE R–O–W AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON REQUIREMENTS. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES. LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO UTILITIES. CONTRACTOR MUST CALL 1–800–382–5544 FOR UTILITY LOCATIONS AT LEAST THREE DAYS PRIOR TO DIGGING. HAND DIG AND INSTALL ALL PLANTS THAT ARE NEAR EXISTING UTILITIES. PROTECT PREVIOUSLY INSTALLED WORK OF OTHER TRADES. CONTRACTOR IS RESPONSIBLE FOR STAKING THE PLANT MATERIALS FOR REVIEW BY OWNER PRIOR TO DIGGING AND PLACEMENT. THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL FINE GRADING AND RESTORATION WITH THE GRADING CONTRACTOR.*
2. *DELIVERY AND HANDLING: DO NOT DELIVER MORE PLANT MATERIALS THAN CAN BE PLANTED IN ONE DAY. DELIVER PLANTS WITH LEGIBLE IDENTIFICATION LABELS. PROTECT PLANTS DURING DELIVERY AND DO NOT PRUNE PRIOR TO DELIVERY. ALL TREES AND SHRUBS SHALL BE PLANTED ON THE DAY OF DELIVERY; IF THIS IS NOT POSSIBLE, PROTECT THAT STOCK NOT PLANTED BY STORING STOCK IN A SHADED AREA PROTECTING THE ROOT MASS WITH WET SOIL, MOSS OR OTHER SUITABLE MEDIA AND KEEPING WELL WATERED. DO NOT REMOVE CONTAINER GROWN STOCK FROM CONTAINERS BEFORE TIME OF PLANTING. DO NOT PICK UP CONTAINER OR BALLED PLANTS BY STEM OR ROOTS. ALL PLANTS SHALL BE LIFTED AND HANDLED FROM THE BOTTOM OF THE BALL. PERFORM ACTUAL PLANTING ONLY WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE IN ACCORDANCE WITH LOCALLY ACCEPTED PRACTICES.*
3. *GUARANTEE: THE CONTRACTOR SHALL GUARANTEE ALL PLANTS THROUGH ONE YEAR AFTER ACCEPTANCE BY OWNER. PLANTS SHALL BE ALIVE AND IN GOOD HEALTHY AND FLOURISHING CONDITION AT THE END OF THE GUARANTEE PERIOD. THE CONTRACTOR SHALL REPLACE WITHOUT COST TO THE OWNER ANY PLANTS THAT ARE DEAD OR NOT IN A VIGOROUS THRIVING CONDITION. REPLACEMENT PLANTS SHALL BE OF THE SAME KIND AND SIZE AS ORIGINALLY SPECIFIED UNLESS OTHERWISE DIRECTED BY OWNER. RESTORE BEDS AS NECESSARY FOLLOWING PLANT REPLACEMENT, INCLUDING BUT NOT LIMITED TO BEDDING, EDGING, MULCH, GRASS, ETC. REPAIR DAMAGE TO OTHER PLANTS OR LAWNS DURING PLANT REPLACEMENT AT NO COST TO OWNER. CONTRACTOR SHALL PROVIDE A 2–YEAR STRAIGHTENING GUARANTEE FOR ALL TREES.*
4. *MATERIALS – PLANTS: ALL PLANTS SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1–2004. PLANTS SHALL BE TRUE TO SPECIES AND VARIETY SPECIFIED AND NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT FOR AT LEAST 2 YEARS. PLANTS SHALL BE FRESHLY DUG (DURING THE MOST RECENT FAVORABLE HARVEST SEASON). PLANTS SHALL BE SO TRAINED IN DEVELOPMENT AND APPEARANCE AS TO BE UNQUESTIONABLY SUPERIOR IN FORM, COMPACTNESS, AND SYMMETRY. PLANTS SHALL BE SOUND, HEALTHY, VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED WHEN IN LEAF, AND FREE OF DISEASE AND INSECTS (ADULT EGGS, PUPAE OR LARVAE). THEY SHALL HAVE HEALTHY, WELL–DEVELOPED ROOT SYSTEMS AND SHALL BE FREE FROM PHYSICAL DAMAGE OR OTHER CONDITIONS THAT WOULD PREVENT THRIVING GROWTH. PLANTS SHALL BE OF THE HIGHEST QUALITY, HAVE TYPICAL GROWTH HABITS FOR THEIR SPECIES, BE SOUND, HEALTHY, VIGOROUS AND FREE OF INJURY.*
5. *MATERIALS – SOIL: PLANTING SOIL/COMPACTED TOPSOIL SHALL MEET THESE REQUIREMENTS:*
   1. *SEEDED AREAS = 6"*
   2. *SHRUBS BEDS = 18"*
   3. *TREE RINGS AND PITS = SEE DETAILS*

   PLANTING SOIL TO BE A MINIMUM 6" DEPTH, UNLESS OTHERWISE SPECIFIED AS ABOVE OR ON DETAILS. TOPSOIL TO BE CLEAN, FRIABLE LOAM FROM LOCAL SOURCE, FREE FROM STONES OR DEBRIS OVER 3/4" IN DIAMETER, AND FREE FROM TOXINS. TOPSOIL SHALL HAVE A pH BETWEEN 6 AND 7. TOPSOIL AND PLANTING SOIL SHALL BE TESTED TO CONFORM TO THESE SPECIFICATIONS AND SHALL BE AMENDED TO MEET THESE SPECIFICATIONS. DO NOT PLACE FROZEN OR MUDDY TOPSOIL. APPLY SOIL AMENDMENTS TO ALL LANDSCAPE BEDS PER SOIL TEST.
6. *MATERIALS – FERTILIZER AND MULCH: ALL PLANT BEDS, TREE RINGS, AND PLANTED PARKING ISLANDS SHALL RECEIVE 3" OF MUSHROOM COMPOST, TILLED INTO THE TOP 12" OF ALL PLANTING BEDS. ALL PLANTING BEDS, AND TREE RINGS SHALL RECEIVE 3" DEPTH, FINELY SHREDDED, WEED FREE, CEDAR BARK MULCH (DYE–FREE) OVER ENTIRE BED, UNLESS OTHERWISE SPECIFIED ON PLANS. FERTILIZER SHALL BE IN ACCORDANCE WITH DANE COUNTY AND STATE OF WISCONSIN REQUIREMENTS. ALL TREE RINGS IN BUFFER NORTH OF PROPERTY SHALL BE AT LEAST 6' IN DIAMETER, ALL TREE RINGS WITHIN LARGE CENTER ISLAND (BIOFILTRATION AREA) SHALL BE 5' IN DIAMTER, ALL OTHER TREE RINGS SHALL BE 4' IN DIAMETER UNLESS OTHERWISE SPECIFIED ON PLAN.*
7. *MATERIALS – SEED: ALL LAWN SEED SHALL BE EARTH CARPET'S 'TUFF–STUFF' OR EQUIVALENT, INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. IN ADDITION TO LAWN SEED, ANNUAL RYE SHALL BE APPLIED TO ALL DISTURBED AREAS AT A RATE OF 1 1/2 LBS PER 1000 SQUARE FEET. FERTILIZE AND MULCH PER MANUFACTURER'S RECOMMENDATIONS.*
8. *MATERIALS – EDGING: ALL EDGING SHALL BE 5"–6" DEPTH SPADE EDGING, INCLUDING TREE RINGS.*
9. *MATERIALS – TREE GRATES: ALL TREE GRATES SHALL BE NEENAH FOUNDRY GRATE, R–8713 60"X60". FRAME FOR TREE GRATE MAY BE PURCHASED OR FABRICATED BY CONTRACTOR IF REQUIRED.*
10. *PLANTING OPERATIONS: PLANTING OPERATIONS SHALL BE IN ACCORDANCE WITH SECTION 11 OF THE WISCONSIN DNR TREE PURCHASE AND PLANTING SPECIFICATIONS. PRE–EMERGENT HERBICIDE SHALL BE APPLIED TO ALL LANDSCAPE BEDS. PRE–EMERGENT HERBICIDE TO BE APPLIED TO ALL LANDSCAPE BEDS*
11. *LAWN SEEDING OPERATIONS: FOLLOW MANUFACTURER'S SPECIFICATIONS FOR LAWN SEEDING, UNLESS OTHERWISE SPECIFIED IN THESE SPECIFICATIONS. SPECIFICATION'S FOR SEEDING WITH DOT SEED MIX CAN BE FOUND AT HTTPS://TRUST.DOT.STATE.WI.US/STATIC/STANDARDS/STNDSPEC/SECT630.PDF. IT IS THE CONTRACTOR'S RESPONSIBILITY TO WATER UNTIL A HEALTHY STAND OF GRASS IS OBTAINED WITH FINAL ACCEPTANCE FROM THE OWNER.*
12. *PRUNING: THE CONTRACTOR SHALL PRUNE ALL TREES AND REPAIR ANY INJURIES THAT OCCURRED DURING THE PLANTING PROCESS. DOUBLE LEADERS, DEAD BRANCHES, AND LIMBS DAMAGED OR BROKEN DURING THE PLANTING PROCESS SHALL BE PRUNED. THIS SHALL BE THE ONLY PRUNING ALLOWED AT PLANTING. PRUNING SHALL CONFORM TO AMERICAN STANDARD FOR TREE CARE OPERATIONS, ANSI A300. PRUNE TREES IN ACCORDANCE WITH NAA GUIDELINES. DO NOT TOP TREES. PRUNE SHRUBS ACCORDING TO STANDARD HORTICULTURAL PRACTICES. ON CUTS OVER 3/4" IN DIAMETER AND BRUISES OR SCARS ON BARK, TRACE THE INJURED CAMBIUM LAYER BACK TO LIVING TISSUE AND REMOVE. SMOOTH AND SHAPE WOUNDS SO AS NOT TO RETAIN WATER AND COAT THE TREATED AREA WITH AN APPROVED ANTISEPTIC TREE PAINT.*
13. *CLEANUP: DISPOSED OF EXCESS SOIL. REMOVE ALL CUTTINGS AND WASTE MATERIALS. SOIL, BRANCHES, BINDING AND WRAPPING MATERIALS, REJECTED PLANTS, OR OTHER DEBRIS RESULTING FROM ANY PLANTING SHALL BE PROMPTLY CLEANED UP AND REMOVED. THE WORK AREA SHALL BE KEPT SAFE AND NEAT AT ALL TIMES UNTIL THE CLEANUP OPERATION IS COMPLETED. UNDER NO CONDITION SHALL THE ACCUMULATION OF SOIL, BRANCHES OR OTHER DEBRIS BE ALLOWED UPON A PUBLIC PROPERTY IN SUCH A MANNER AS TO RESULT IN A PUBLIC HAZARD. LIKEWISE, UNDER NO CIRCUMSTANCES SHALL ANY DEBRIS OR INCIDENTAL MATERIALS BE ALLOWED UPON ADJACENT PRIVATE PROPERTY.*
14. *MAINTENANCE FOR PLANTINGS AND LAWN SEED: THE CONTRACTOR SHALL MAINTAIN PLANTINGS AND LAWN FOR AT LEAST A PERIOD OF 30 DAYS, OR UNTIL FINAL ACCEPTANCE FROM THE OWNER. THE CONTRACTOR IS RESPONSIBLE FOR ADEQUATELY WATERING PLANTS AND LAWN DURING THIS 30 DAY PERIOD. CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING HEALTHY VIGOROUS LAWN GROWTH. CONTRACTOR IS ALSO RESPONSIBLE FOR ANY PRUNING, AND/OR SHAPING AND/OR REPLACEMENT OF DEFICIENT BARK MULCH. LONG TERM MAINTENANCE IS THE RESPONSIBILITY OF THE OWNER.*

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161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
608.848.5060 PHONE ▌608.848.2255 FAX

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SERVICES PROVIDED TO:
MADISON COLLEGE

3550 ANDERSON ST
MADISON, WI 53704

MADISON COLLEGE PARKING EXPANSION

PROJECT LOCATION:
MADISON, WI

JSD PROJECT NO.: 09-3867

SEAL/SIGNATURE:

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

PLAN MODIFICATIONS:	DATE:
CITY OF MADISON	12-09-09
CITY OF MADISON	12-28-09

SHEET TITLE:
LANDSCAPE DETAILS, NOTES, AND WORKSHEET

SHEET NUMBER:
L-2.0

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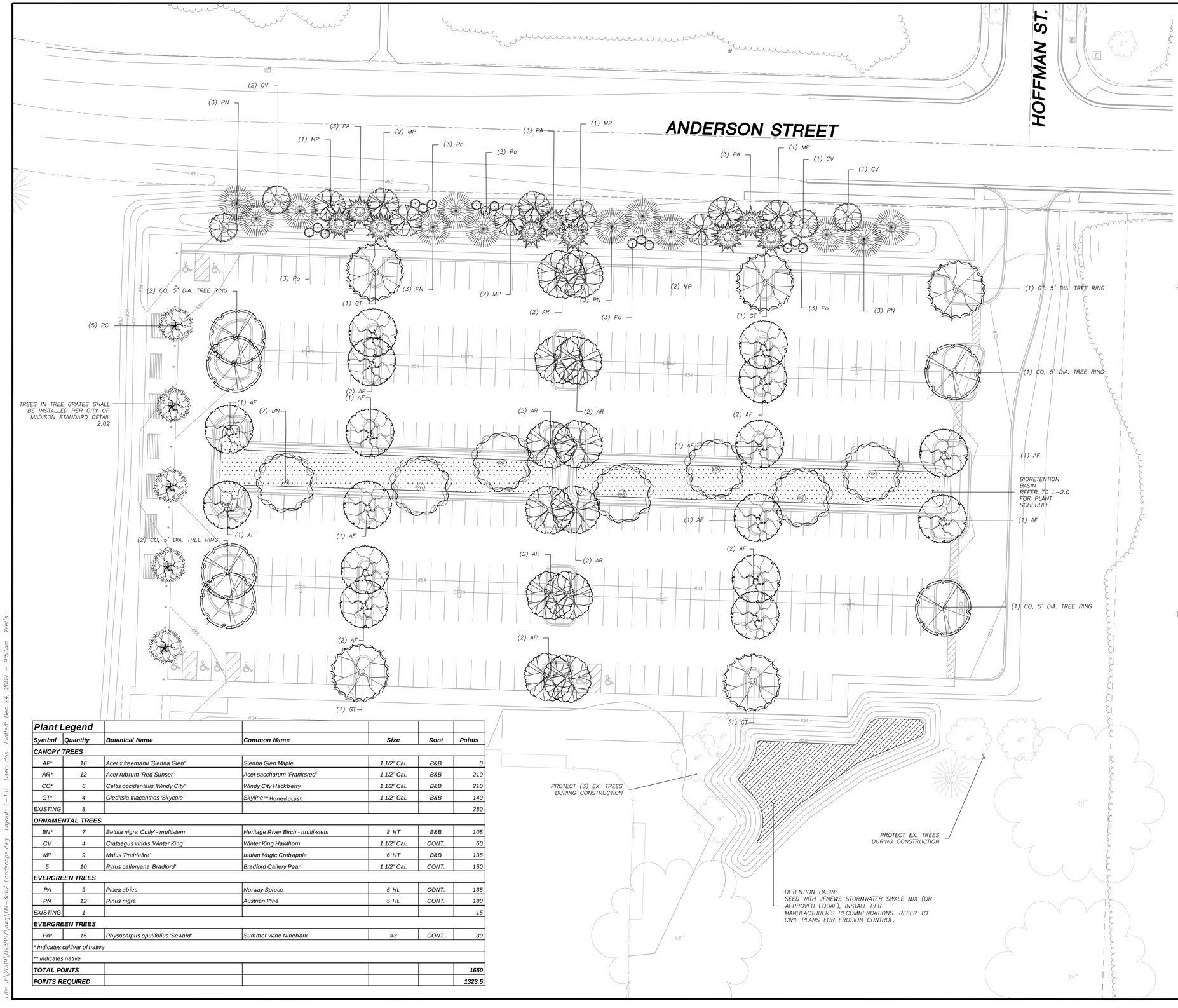

Plant Legend

Symbol	Quantity	Botanical Name	Common Name	Size	Root	Points
CANOPY TREES						
AF*	16	Acer x freemanii 'Sienna Glen'	Sienna Glen Maple	1 1/2" Cal.	B&B	0
AR*	12	Acer rubrum 'Red Sunset'	Acer saccharum 'Franksred'	1 1/2" Cal.	B&B	210
CO*	6	Celtis occidentalis 'Windy City'	Windy City Hackberry	1 1/2" Cal.	B&B	210
GT*	4	Gleditsia triacanthos 'Skycole'	Skyline™ Honeylocust	1 1/2" Cal.	B&B	140
EXISTING	8					280
ORNAMENTAL TREES						
BN*	7	Betula nigra 'Cully' - multistem	Heritage River Birch - multi-stem	8' HT	B&B	105
CV	4	Crataegus viridis 'Winter King'	Winter King Hawthorn	1 1/2" Cal.	CONT.	60
MP	9	Malus 'Prairiefire'	Indian Magic Crabapple	6' HT	B&B	135
5	10	Pyrus calleryana 'Bradford'	Bradford Callery Pear	1 1/2" Cal.	CONT.	150
EVERGREEN TREES						
PA	9	Picea abies	Norway Spruce	5' Ht.	CONT.	135
PN	12	Pinus nigra	Austrian Pine	5' Ht.	CONT.	180
EXISTING	1					15
EVERGREEN TREES						
Po*	15	Physocarpus opulifolius 'Seward'	Summer Wine Ninebark	#3	CONT.	30
* indicates cultivar of native						
** indicates native						
TOTAL POINTS						**1650**
POINTS REQUIRED						**1323.5**

LEGEND

- PROPERTY LINE
- R-O-W
- EDGING
- BIORETENTION AREA, REFER TO LANDSCAPE NOTES AND CIVIL DRAWINGS
- DETENTION BASIN SEED MIX
- TREE GRATE: NEENAH FOUNDRY INC, 60"X60" BOULEVARD COLLETION, R-8713

LANDSCAPE NOTES

1. REFER TO SHEET L-2.0 FOR LANDSCAPE WORKSHEET, BIORETENTION PLANT LIST, LANDSCAPE SPECIFICATIONS AND DETAILS.
2. REFER TO THE TOPOGRAPHIC AND UTILITY MAP FOR EXISTING CONDITIONS NOTES AND LEGEND.
3. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.
4. DRAWING FOR REVIEW – NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.
5. INSTALL BIORETENTION AREA AS INDICATED ON GRADING AND EROSION CONTROL PLAN AND AS SPECIFIED BY DNR CONSERVATION PRACTICE STANDARD 1004.
6. PARKING LOT LIGHTING SHALL BE FULLY-SHIELDED LIGHT EMITTING DIODE (LED) TYPE.

LEGEND (PLANTS)

CANOPY TREES

- ACER X FREEMANNII 'SIENNA GLEN'
- ACER RUBRUM 'RED SUNSET'
- CELTIS OCCIDENTALIS 'WINDY CITY'
- GLEDITSIA TRIACANTHOS 'SKYCOLE'

ORNAMENTAL TREES

- BETULA NIGRA 'CULLY' MULTI-STEM
- CRATAEGUS VIRIDIS 'WINTER KING'
- MALUS 'PRAIRIEFIRE'
- PYRUS CALLERYANA 'BRADFORD'

EVERGREEN TREES

- PICEA ABIES
- PINUS NIGRA

north

0 30' 60'

SCALE IN FEET

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CITY OF MADISON	12-09-09
CITY OF MADISON	12-28-09

SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER:
L-1.0

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LEGEND

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

NOTES

1. THE HORIZONTAL DATUM FOR THIS MAP IS THE WISCONSIN COUNTY COORDINATE SYSTEM (WCCS)-DANE ZONE.
2. ELEVATIONS FOR THIS MAP ARE BASED ON THE SOUTH QUARTER (S1/4) CORNER OF SECTION 29, TOWN 8 NORTH, RANGE 10 EAST, HAVING AN ELEVATION OF 852.32. THE VERTICAL DATUM FOR THESE ELEVATIONS IS THE NORTH AMERICAN VERTICAL DATUM OF 1988, (NAVD 88).
3. CONTOUR INTERVAL IS ONE FOOT.
4. FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. ON OCTOBER 21, 2009.
5. THE RIGHT-OF-WAY AND EASEMENT LOCATIONS SHOWN ON THIS MAP HAVE BEEN APPROXIMATED FROM CITY RECORDS.
6. APPROXIMATE FLOODPLAIN BOUNDARY WAS DETERMINED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM), PANEL 427G OF 850, MAP NO. 55025C0427G, REVISED JANUARY 02, 2009. AN APPROXIMATE BASE FLOOD ELEVATION OF 853' IS SHOWN NORTHWEST OF THE PROJECT SITE ON SAID PANEL.
7. DELINEATED WETLAND BOUNDARIES HAVE BEEN SCALED AND APPROXIMATED FROM MAP PROVIDED, FIGURE 4. FIELD DELINEATED WETLAND DATA MATC-TRUAX, PRODUCED BY NATURAL RESOURCES CONSULTING INC. (NRC), MODIFIED JUNE 01, 2009, PROJECT NO. 009-0020-01.
8. SUBSURFACE UTILITIES AND FEATURES SHOWN ON THIS MAP HAVE BEEN APPROXIMATED BY LOCATING SURFICIAL FEATURES AND APPURTENANCES, LOCATING DIGGERS HOTLINE FIELD MARKINGS AND BY REFERENCE TO UTILITY RECORDS AND MAPS. DIGGER'S HOTLINE TICKET NO. 20094202880.
9. BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED. FOR EXACT LOCATION OF UNDERGROUND UTILITIES, CONTACT DIGGERS HOTLINE, AT 1.800.242.8511.
10. THE ACCURACY OF THE BENCHMARKS SHOWN ON THIS MAP SHALL BE VERIFIED BEFORE BEING UTILIZED. JSD PROFESSIONAL SERVICES, INC. DOES NOT WARRANT THE ACCURACY OF THESE BENCHMARKS.
11. SPOT ELEVATIONS SHOWN REFERENCE THE TOP BACK OF CURB, WHERE PRESENT.
12. THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.
13. PRIVATE UTILITIES NOT MARKED IN THE FIELD, OR PROVIDED IN RECORD DOCUMENTS, MAY NOT BE DEPICTED ON THIS TOPOGRAPHICAL AND UTILITY MAP.

STORM SEWER INLETS

INLET ID	RIM ELEVATION	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE
INL-1	853.34	E	848.84	18"	RCP
		W	848.89	18"	RCP
INL-2	852.80	E	849.20	18"	RCP
		N	849.30	15"	RCP
INL-3	852.93	S	849.58	15"	RCP
		W	849.78	12"	RCP
INL-4	852.94	E	849.84	12"	RCP
INL-5	853.08	E	849.78	15"	RCP
CB-1	855.17	*	*	*	*
CB-2	855.44	*	*	*	*
CB-3	855.41	*	*	*	*

* = NO INFORMATION STRUCTURE COULD NOT BE ACCESSED

BENCHMARKS

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

TO OBTAIN LOCATIONS OF PARTICIPANT UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

CALL DIGGERS HOTLINE
1-800-242-8511 TOLL FREE
WISCONSIN STATE STATUTE 182.0175(1974) REQUIRES MINIMUM THREE (3) WORK DAYS NOTICE BEFORE YOU EXCAVATE

"THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR COMPLETE. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR HIS OWN CONTRACTOR'S OWN DETERMINATIONS AS TO TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO."

PLOT DATE: 12/8/2009 4:31:27 PM

REVISION NO.	DESCRIPTION	DATE	BY

DRAWN BY: JWS — DATE: 10-22-2009
CHECKED BY: WPW — DATE: 10-28-2009
APPROVED BY: HPJ — DATE: 10-28-2009
DWGNAME: J:\2009\09-3867\dwg\09-3867-Exc.dwg

TOPOGRAPHICAL & UTILITY MAP

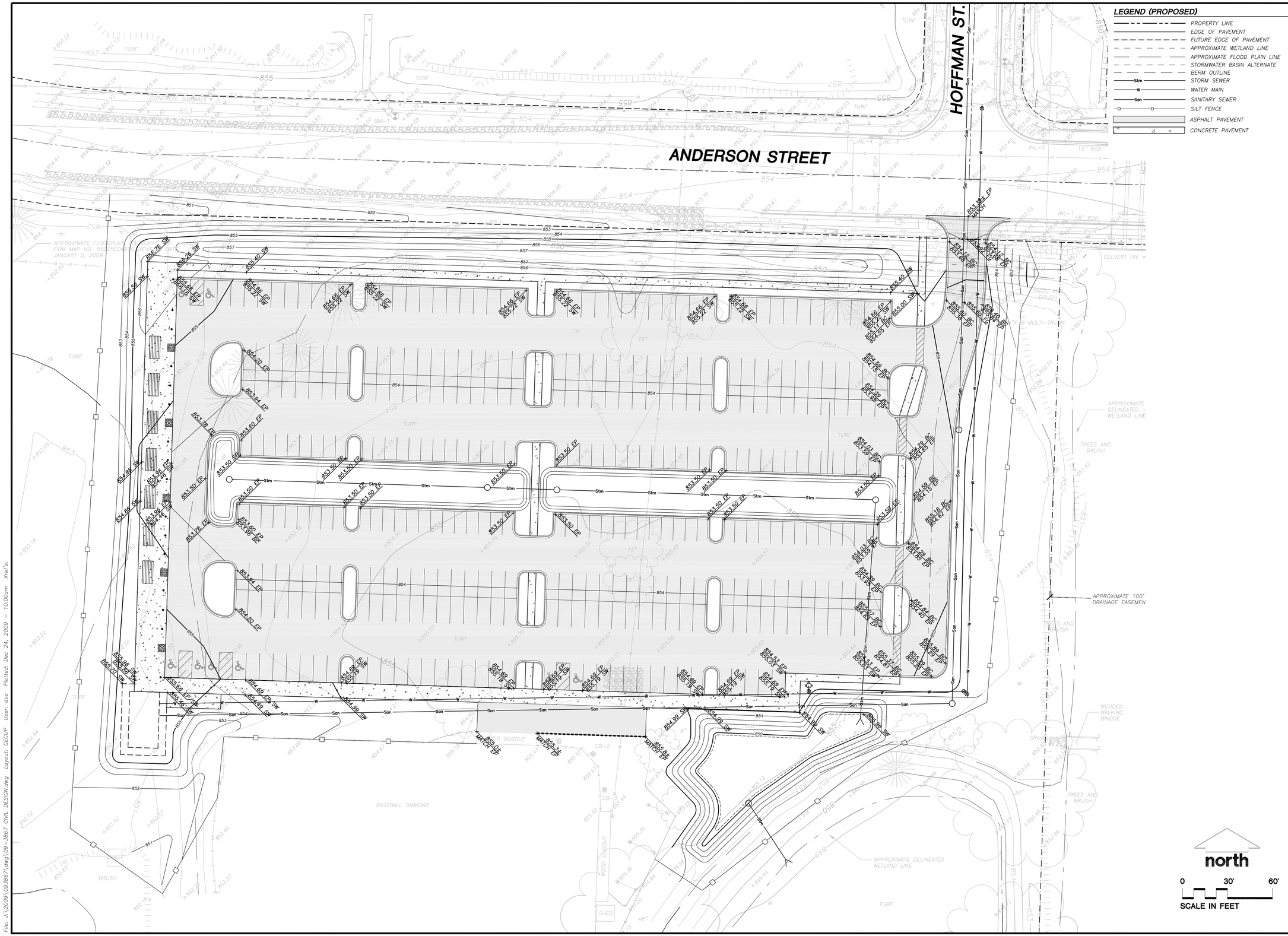
PART OF NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) AND THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 32, TOWN 8 NORTH (T8N), RANGE 10 EAST (R10E), CITY OF MADISON, DANE COUNTY, WISCONSIN

JSD Professional Services, Inc.
• Engineers • Surveyors • Planners
161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
PHONE: (608)848-5060

PROJECT NO: 09-3867
FILE NO: C-233
SURVEYED: JWS
F.B. NO/PG: 237-20
SHEET NO: 1 OF 1

PREPARED FOR

MADISON AREA TECHNICAL COLLEGE
3550 ANDERSON STREET
MADISON, WI 53704



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MADISON REGIONAL OFFICE
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VERONA, WISCONSIN 53593
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SERVICES PROVIDED TO:
MADISON COLLEGE

3550 ANDERSON ST
MADISON, WI 53704

MADISON COLLEGE PARKING EXPANSION

PROJECT LOCATION:
MADISON, WI

JSD PROJECT NO.: 09-3867

SEAL/SIGNATURE:

DESIGN:	DOS	11-05-09
DRAWN:	DOS	11-05-09
APPROVED:	WPW	-

PLAN MODIFICATIONS:	DATE:
CITY OF MADISON	11-06-09
CITY OF MADISON	11-20-09
CITY OF MADISON	12-09-09
CITY OF MADISON	12-28-09

DIGGERS HOTLINE
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Milwaukee Area (414) 259-1181
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

SHEET TITLE:
GRADING, EROSION CONTROL AND UTILITY PLAN

SHEET NUMBER:
C-2.0

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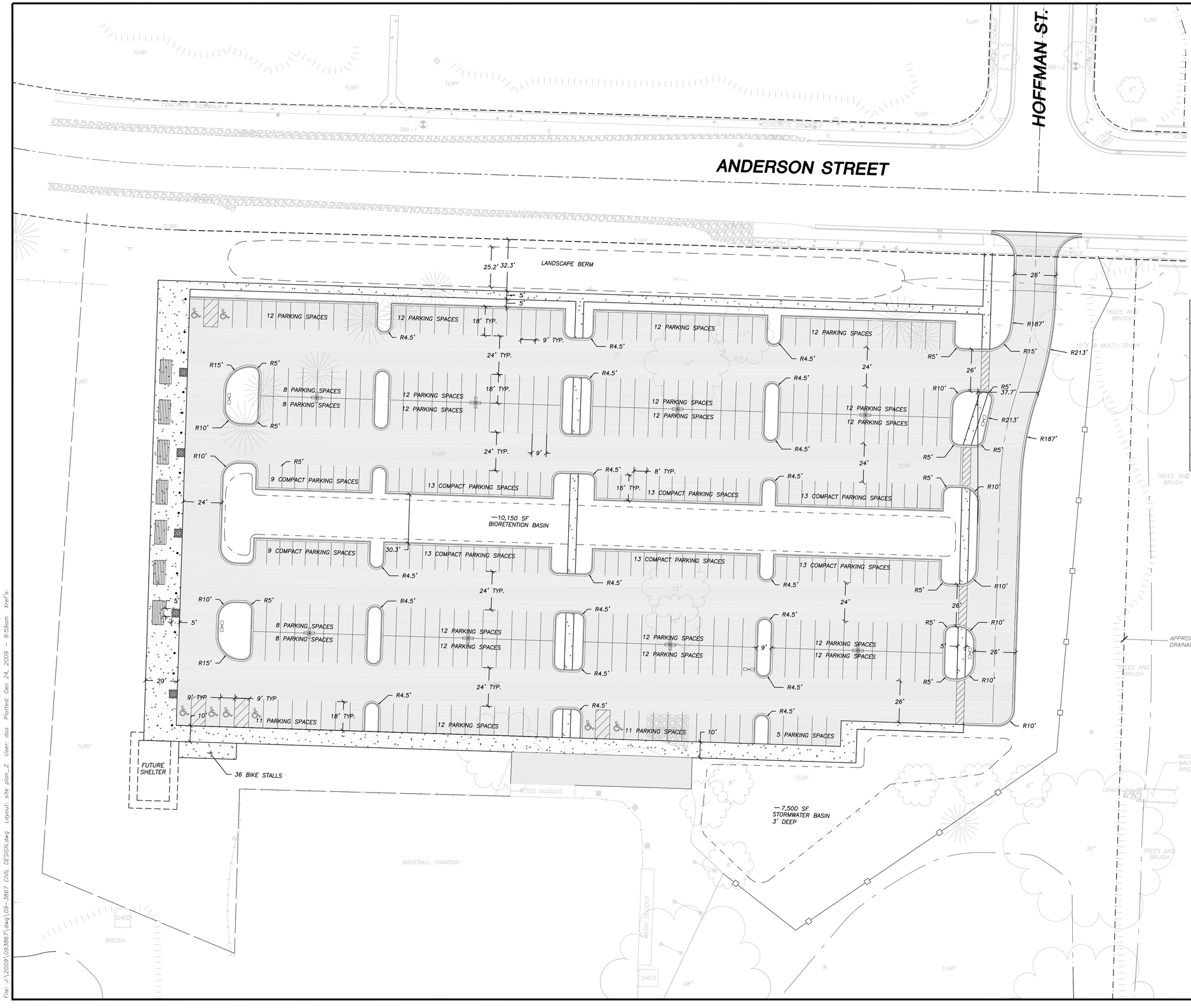

LEGEND (PROPOSED)

- PROPERTY LINE
- EDGE OF PAVEMENT
- STORMWATER BASIN OUTLINE
- BERM OUTLINE
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- LIGHT FIXTURE
- TREE GRATE, REFER TO LANDSCAPE PLANS
- BOLLARD

PARKING LOT PLAN SITE INFORMATION

SITE ADDRESS: ANDERSON STREET AND HOFFMAN STREET
SITE ACREAGE: 5.50 ACRES
NUMBER OF BUILDING STORIES (ABOVE GRADE): N/A
BUILDING HEIGHT: N/A
TYPE OF CONSTRUCTION: N/A
TOTAL SQUARE FOOTAGE OF BUILDING: N/A

USE OF PROPERTY: ATHLETIC FIELDS AND PARKING LOT
GROSS SQUARE FEET OF OFFICE: N/A
OFFICE CAPACITY: N/A

NUMBER OF BICYCLE STALLS SHOWN: 36
NUMBER OF TREES SHOWN: 23 NEW

NUMBER OF PARKING STALLS:

SMALL CAR = 96
LARGE CAR = 256
ACCESSIBLE = 8

TOTAL STALLS = 360

north

0 30' 60'

SCALE IN FEET

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MADISON COLLEGE

3550 ANDERSON ST
MADISON, WI 53704

MADISON COLLEGE PARKING EXPANSION

PROJECT LOCATION:
MADISON, WI

JSD PROJECT NO.: 09-3867

SEAL/SIGNATURE:

DESIGN:	DOS	11-05-09
DRAWN:	DOS	11-05-09
APPROVED:	WPW	-

PLAN MODIFICATIONS:	DATE:
CITY OF MADISON	11-06-09
CITY OF MADISON	11-20-09
CITY OF MADISON	12-09-09
CITY OF MADISON	12-28-09

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
C-1.0

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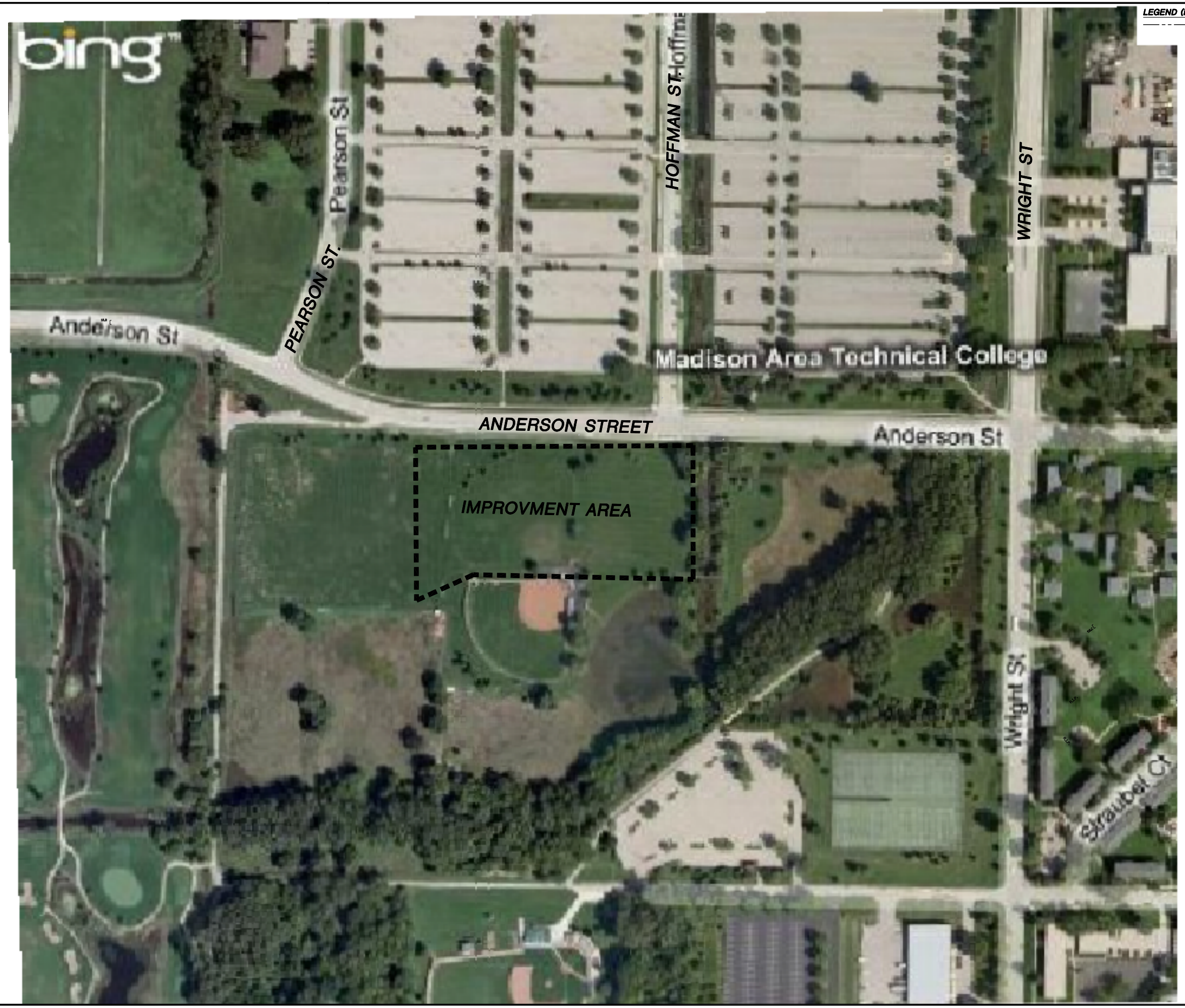

LEGEND (PROPOSED)

FUTURE PROPERTY LINE

north

0 120' 240'

SCALE IN FEET

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MADISON, WI 53704

MADISON COLLEGE
PARKING EXPANSION

PROJECT LOCATION:
MADISON, WI

JSD PROJECT NO.: 09-3867

SEAL/SIGNATURE:

ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTOR AND SUBCONTRACTORS MUST CHECK ALL DETAIL AND DIMENSIONS OF THEIR TRADE AND BE RESPONSIBLE FOR THE SAME.

DESIGN:	DOS	11-05-09
DRAWN:	DOS	11-05-09
APPROVED:	WPW	-

PLAN MODIFICATIONS:	DATE:
CITY OF MADISON	11-20-09
CITY OF MADISON	12-28-09

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SHEET TITLE:
LOCATION MAP

SHEET NUMBER:
EXHIBIT A

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