

LAND DIVISION PLANNED DEVELOPMENT

511 S INGERSOLL ST AND 1103 JENIFER ST

PROJECT INFO

ADDRESSES: 511 S INGERSOLL, 1103 JENIFER ST
MADISON, WI 53703

PARCEL #: EXISTING: 071007309159

ZONING: EXISTING: TR-C4
PROPOSED: PLANNED DEVELOPMENT (PD)

HISTORIC DISTRICT: THIRD LAKE DISTRICT

PARCEL SIZE: LOT 1: 5,213 SF / 0.1197 ACRE
LOT 2: 3,128 SF / 0.0718 ACRE
LOT 3: 4,809 SF / 0.1104 ACRE
TOTAL: 13,150 SF / 0.3019 ACRE

DESCRIPTION:
PROPOSED PLANNED DEVELOPMENT TO SUBDIVIDE EXISTING PARCEL INTO (3) LOTS. EXISTING STRUCTURES INCLUDE: A CHURCH (LOT 1) AND SINGLE FAMILY RESIDENCE (LOT 2). LOT 3 WILL BE A NEW VACANT LOT FOR RE-DEVELOPMENT AT A FUTURE TIME.

PROJECT TEAM

OWNER/DEVELOPER: ERIC WELCH 1341 SPAIGHT ST MADISON, WI 53703 608-770-4020	SURVEYOR / CSM PROVIDER: BURSE SURVEYING AND ENGINEERING MICHELLE BURSE 2807 INTERNATIONAL LANE, SUITE 101 MADISON, WI 53704 608-250-0263	ARCHITECT: MOTIS MATTHEW TILLS, AIA 841 W. LAKESIDE ST. MADISON, WI 53715 (608) 235-6240
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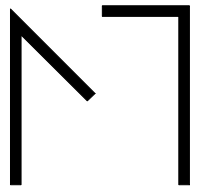
PROJECT LOCATION: NTS



SHEET INDEX

SHEET NUMBER	SHEET NAME
LU101	TITLE/ SITE PLAN
LU102	EXISTING SITE PLAN
LU103	EXISTING PHOTOS

NOT FOR CONSTRUCTION- FOR PLANNED DEVELOPMENT APPLICATION



Motis Morrison Tills Studio

841 W. Lakeside Street Suite A
Madison, WI 53715
608.709.1430
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CONSULTANTS

LAND DIVISION PLANNED DEVELOPMENT

511 S Ingersoll St and 1103 Jenifer St
Madison, WI 53703

No.	Description	Date
1	PD APPLICATION	11/01/21

PROJECT NO: **2113**

DATE: 11/01/2021

SHEET TITLE

TITLE/ SITE PLAN

LU101

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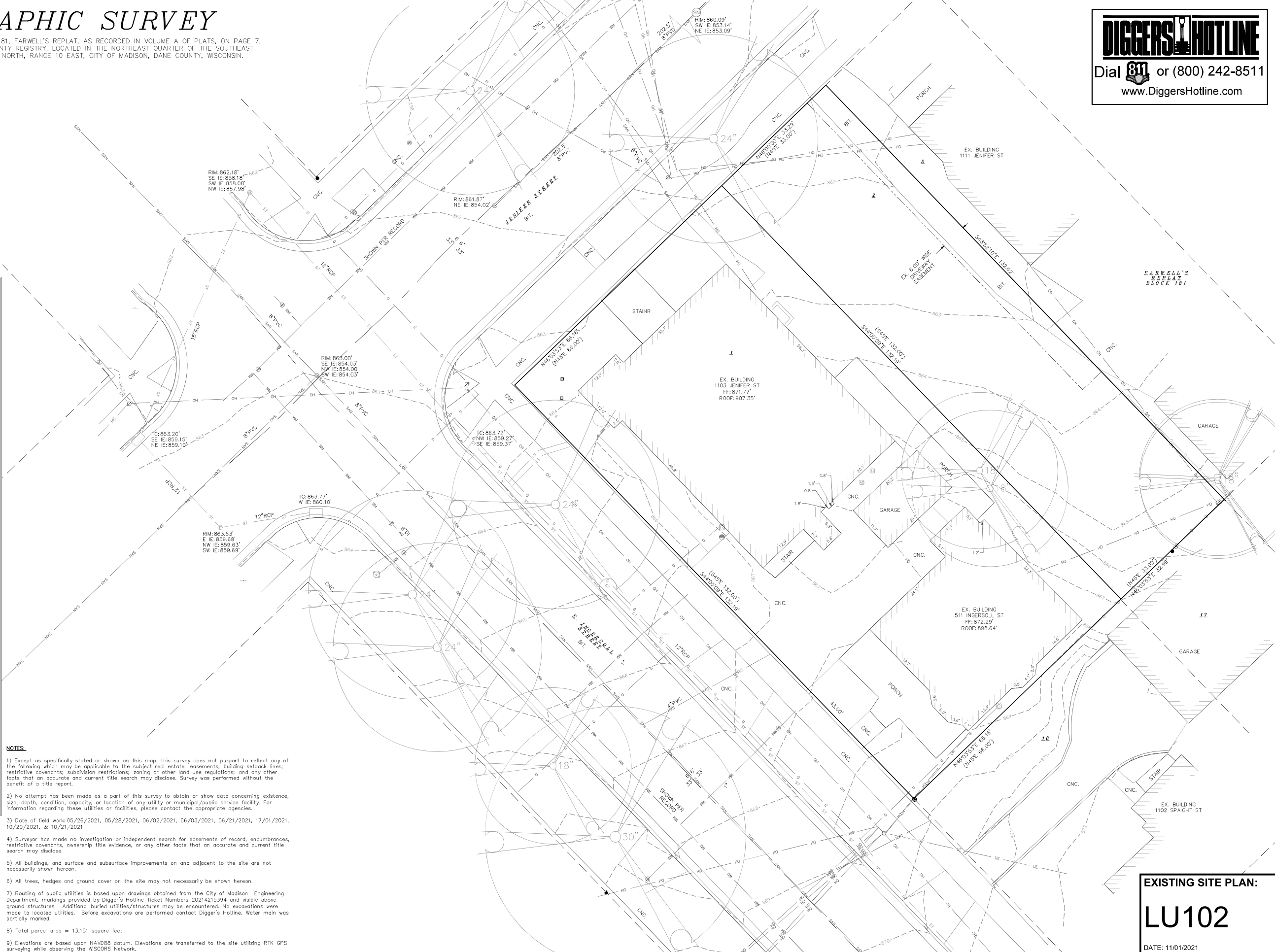
TOPOGRAPHIC SURVEY

ALL OF LOT 1 AND PART OF LOT 2, BLOCK 181, FARWELL'S REPLAT, AS RECORDED IN VOLUME A OF PLATS, ON PAGE 7, AS DOCUMENT NUMBER 166985, DANE COUNTY REGISTRY, LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 07 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

DIGGERS HOTLINE
 Dial 811 or (800) 242-8511
 www.DiggersHotline.com



- LEGEND**
- MAG NAIL SET
 - 3/4" SOLID IRON ROD FOUND
 - 1" IRON PIPE FOUND UNLESS NOTED
 - ✕ FOUND CHISELED "X" IN CONCRETE
 - FOUND NAIL
 - 3/4" X 18" SOLID IRON RE-ROD SET, WT. 1.50 lbs./ft.
 - 851.23 SPOT ELEVATION
 - OH — OVERHEAD UTILITY WIRE
 - G — BURIED GAS LINE
 - WM — WATER MAIN
 - SAN — SANITARY SEWER
 - ST — STORM SEWER
 - UT — BURIED TELEPHONE
 - UE — BURIED ELECTRIC
 - UTV — BURIED CABLE ACCESS TELEVISION LINE
 - FO — BURIED FIBER OPTIC
 - ⊕ WATER VALVE
 - ⊕ GAS VALVE
 - ⊕ GAS METER
 - ⊕ AC AIR CONDITIONER
 - ⊕ TV PEDESTAL
 - ⊕ ELECTRIC PEDESTAL
 - ⊕ UTILITY POLE
 - ⊕ LIGHT POLE
 - ⊕ GROUND LIGHT
 - ⊕ TELEPHONE PEDESTAL
 - ⊕ FIRE HYDRANT
 - SIGN
 - GUY WIRE
 - ⊕ MAILBOX
 - BOLLARD
 - ⊕ STORM SEWER INLET
 - ⊕ ELECTRIC MANHOLE
 - ⊕ TELEPHONE MANHOLE
 - ⊕ STORM SEWER MANHOLE
 - ⊕ ROUND CATCH BASIN
 - ⊕ STORM SEWER STRUCTURE
 - ⊕ SANITARY SEWER MANHOLE
 - ⊕ DECIDUOUS TREE (DBH IN INCHES)
 - ⊕ CONIFEROUS TREE (DBH IN INCHES)
 - () INDICATES RECORDED AS
- DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT. BUILDINGS ARE MEASURED TO THE NEAREST TENTH OF A FOOT.



- NOTES:**
- 1) Except as specifically stated or shown on this map, this survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land use regulations; and any other facts that an accurate and current title search may disclose. Survey was performed without the benefit of a title report.
 - 2) No attempt has been made as a part of this survey to obtain or show data concerning existence, size, depth, condition, capacity, or location of any utility or municipal/public service facility. For information regarding these utilities or facilities, please contact the appropriate agencies.
 - 3) Date of field work: 05/26/2021, 06/28/2021, 06/02/2021, 06/03/2021, 06/21/2021, 17/01/2021, 10/20/2021, & 10/21/2021
 - 4) Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
 - 5) All buildings, and surface and subsurface improvements on and adjacent to the site are not necessarily shown hereon.
 - 6) All trees, hedges and ground cover on the site may not necessarily be shown hereon.
 - 7) Routing of public utilities is based upon drawings obtained from the City of Madison Engineering Department, markings provided by Digger's Hotline Ticket Numbers 20214215394 and visible above ground structures. Additional buried utilities/structures may be encountered. No excavations were made to locate utilities. Before excavations are performed contact Digger's Hotline. Water main was partially marked.
 - 8) Total parcel area = 13,151 square feet
 - 9) Elevations are based upon NAVD83 datum. Elevations are transferred to the site utilizing RTK GPS surveying while observing the WISCONSIN Network.

SURVEYED FOR :
Eric Welch

SURVEYED BY :
Burse
surveying & engineering, LLC

2801 International Lane, Suite 101
 Madison, WI 53704 GOB.250.9263
 Fax: GOB.250.9266
 email: mburse@bse-inc.net
 www.bursesurveyengr.com
 Date: October 21, 2021
 Plot View: TOPO
 \BSE2419.dwg\Survey\BSE2419 Topo v2018.dwg

EXISTING SITE PLAN:
LU102
 DATE: 11/01/2021



PHOTO 9: JENIFER ST-LOT 2/ LOT 1



PHOTO 8: S INGERSOLL ST/ JENIFER ST- LOT 2/ LOT 1



PHOTO 7: S INGERSOLL ST- LOT 2/ LOT 3



PHOTO 6: LOT 3 (FOREGROUND)
LOT 1 (BACKGROUND) EXISTING CHURCH SIDE-
EXISTING ACCESS RAMP



PHOTO 5: LOT 3 (FOREGROUND)
LOT 1 (BACKGROUND) EXISTING CHURCH SIDE



PHOTO 4: LOT 1 EXISTING CHURCH:
1103 JENIFER ST: STREET ENTRY- JENIFER ST.



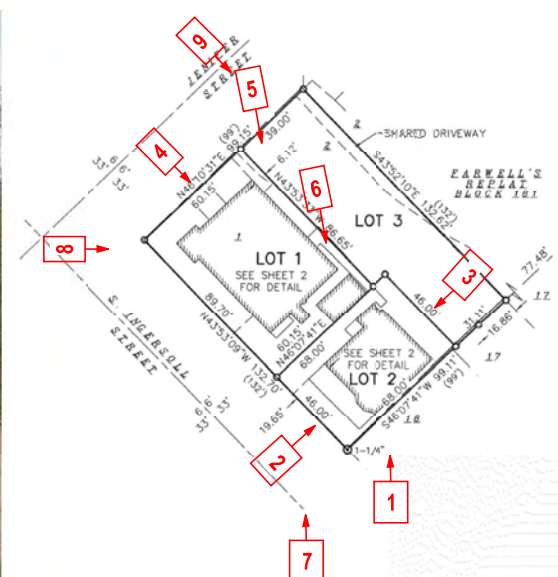
PHOTO 3: LOT 2 EXISTING HOUSE:
511 S. INGERSOLL ST. REAR SIDE



PHOTO 2: LOT 2 EXISTING HOUSE:
511 S. INGERSOLL ST. STREET SIDE



PHOTO 1: LOT 2 EXISTING HOUSE:
511 S. INGERSOLL ST



SITE PLAN- PHOTO LOCATION MAP

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SHEET TITLE

EXISTING PHOTOS

LU103

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PHOTO 8: EXISTING ACCESSIBLE RAMP TO CHURCH



PHOTO 7: EXISTING ACCESSIBLE RAMP TO CHURCH



PHOTO 6: VIEW OF ACCESS RAMP PORTION FROM BEHIND LOT 2



PHOTO 5: SPACE BETWEEN LOT 1 AND 2- LOCATION OF PROPOSED ALTERATIONS



PHOTO 4: SIDE OF CHURCH ABUTTING LOT 3



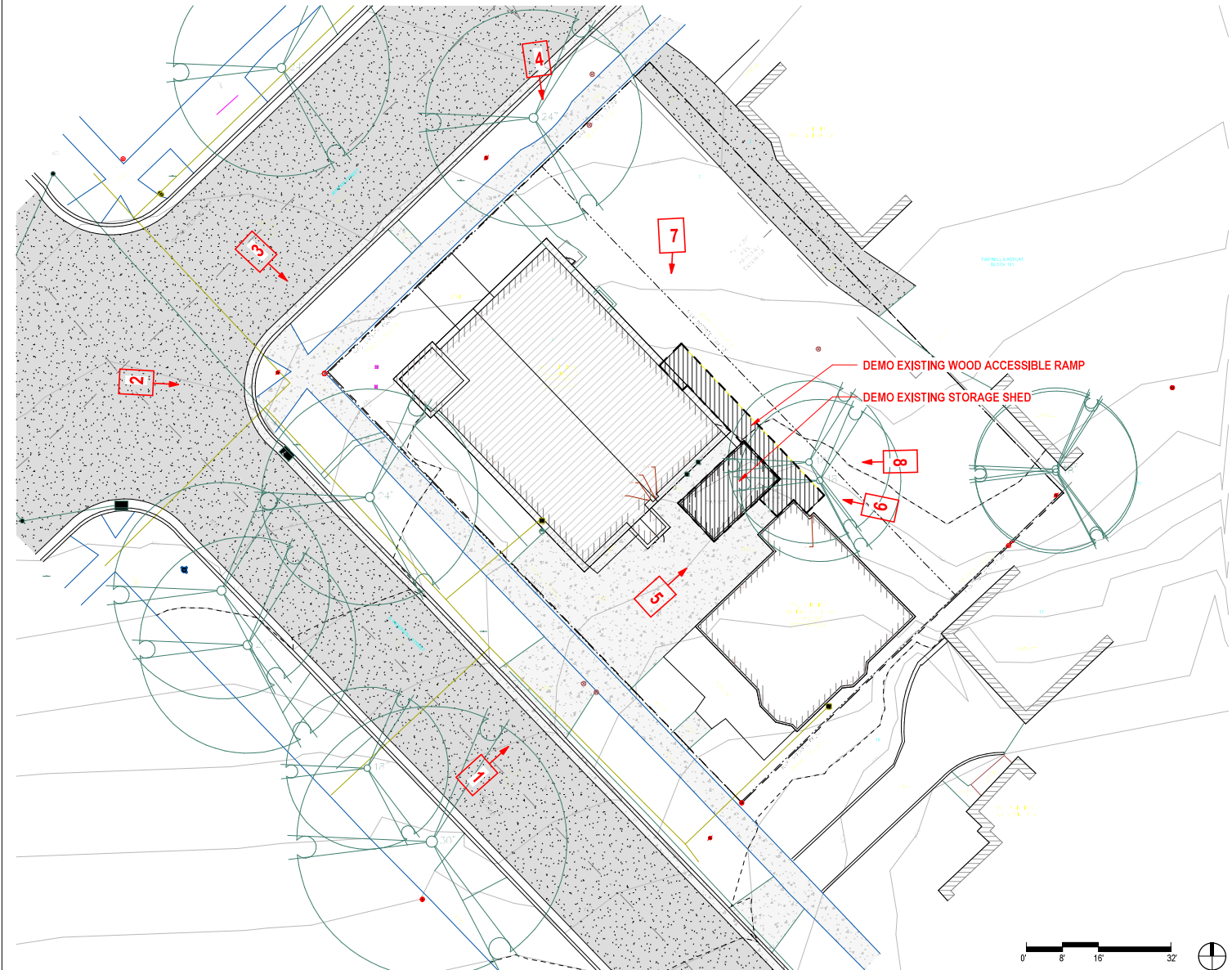
PHOTO 3: CHURCH FRONT ENTRY FROM JENIFER ST



PHOTO 2: EXISTING CHURCH AT 1103 JENIFER FROM INTERSECTION



PHOTO 1: DRIVEWAY ACCESS TO 511 INGERSOLL



1 SITE PLAN - EXISTING



1/16" = 1'-0"



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NOT FOR CONSTRUCTION- FOR LANDMARKS APPROVAL ONLY

No.	Description	Date
3	LANDMARKS	12/20/21

PROJECT NO: 2113

DATE: 12/20/2021

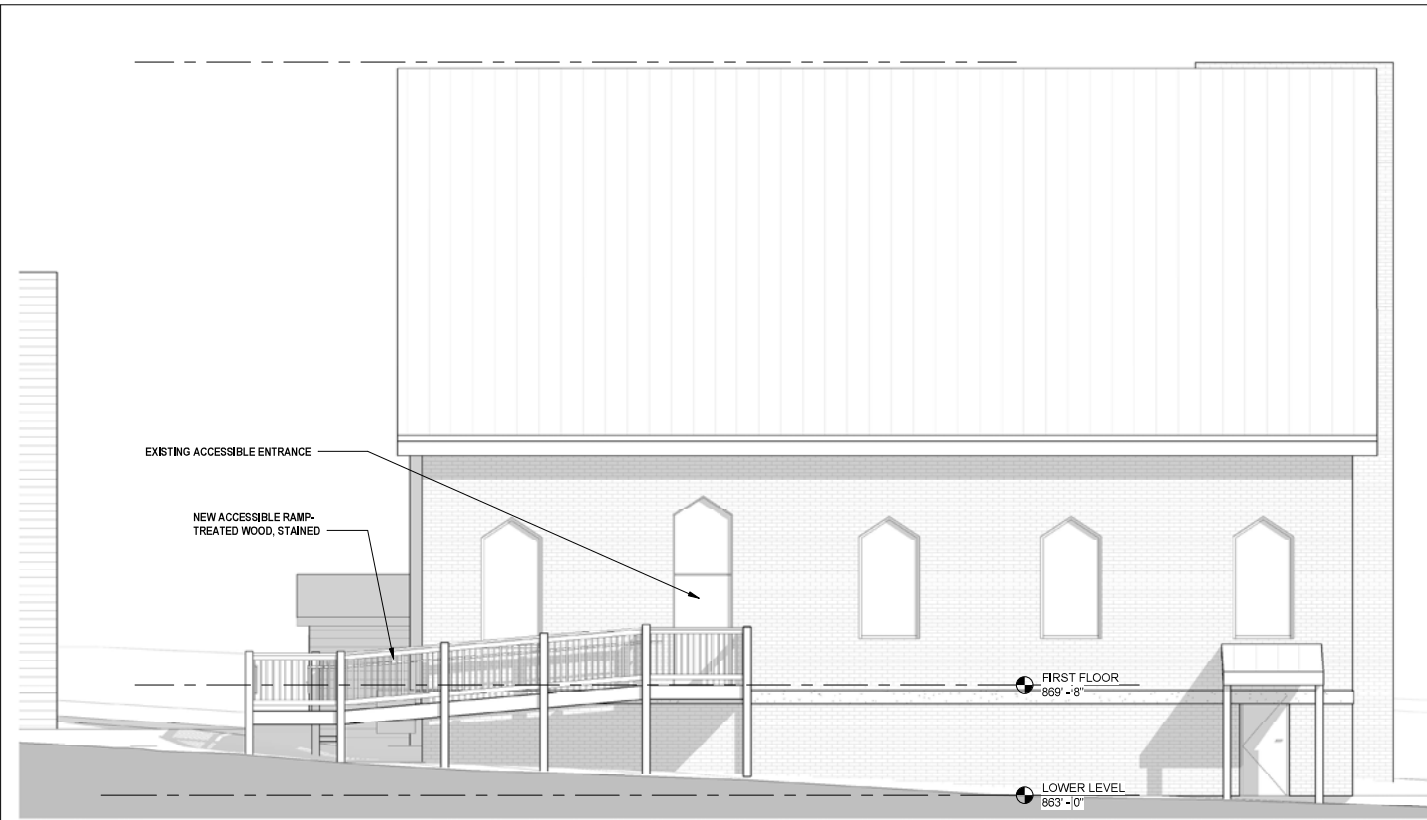
SHEET TITLE

EXISTING SITE-
PROPOSED
DEMOLITION

LC-1

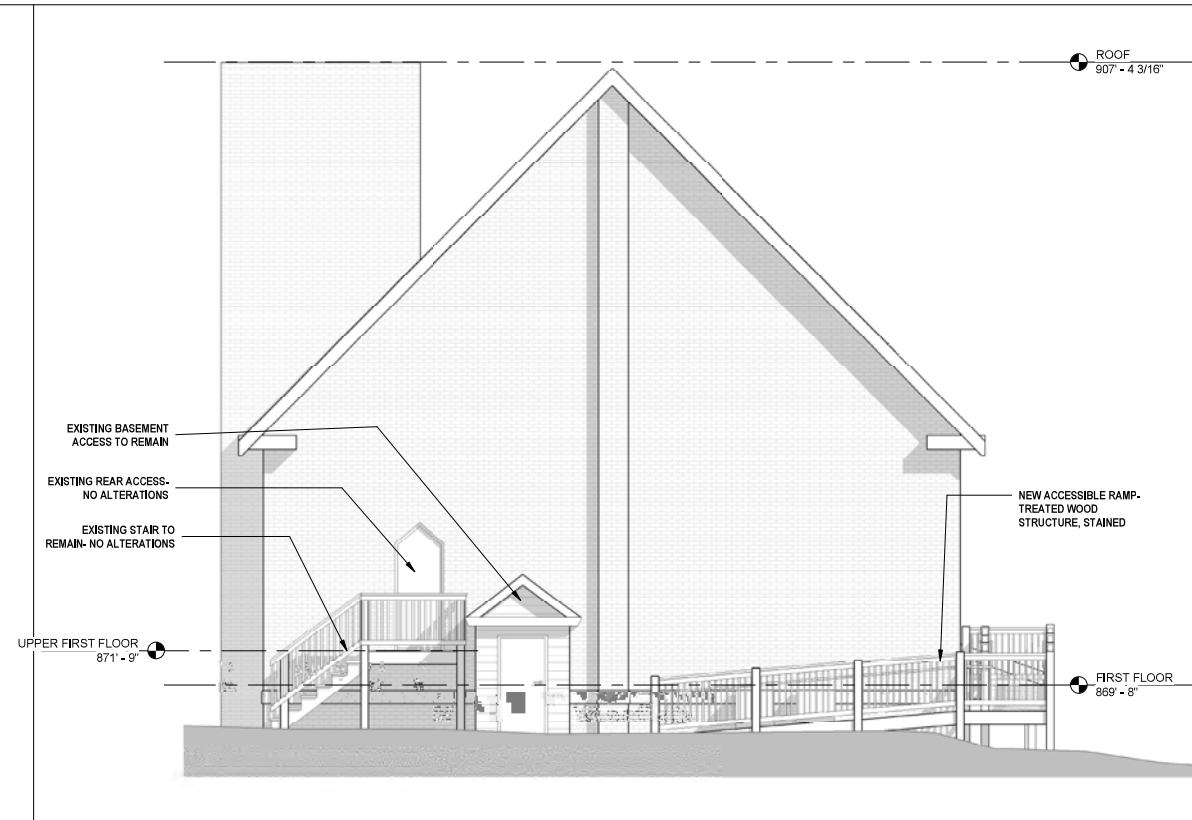
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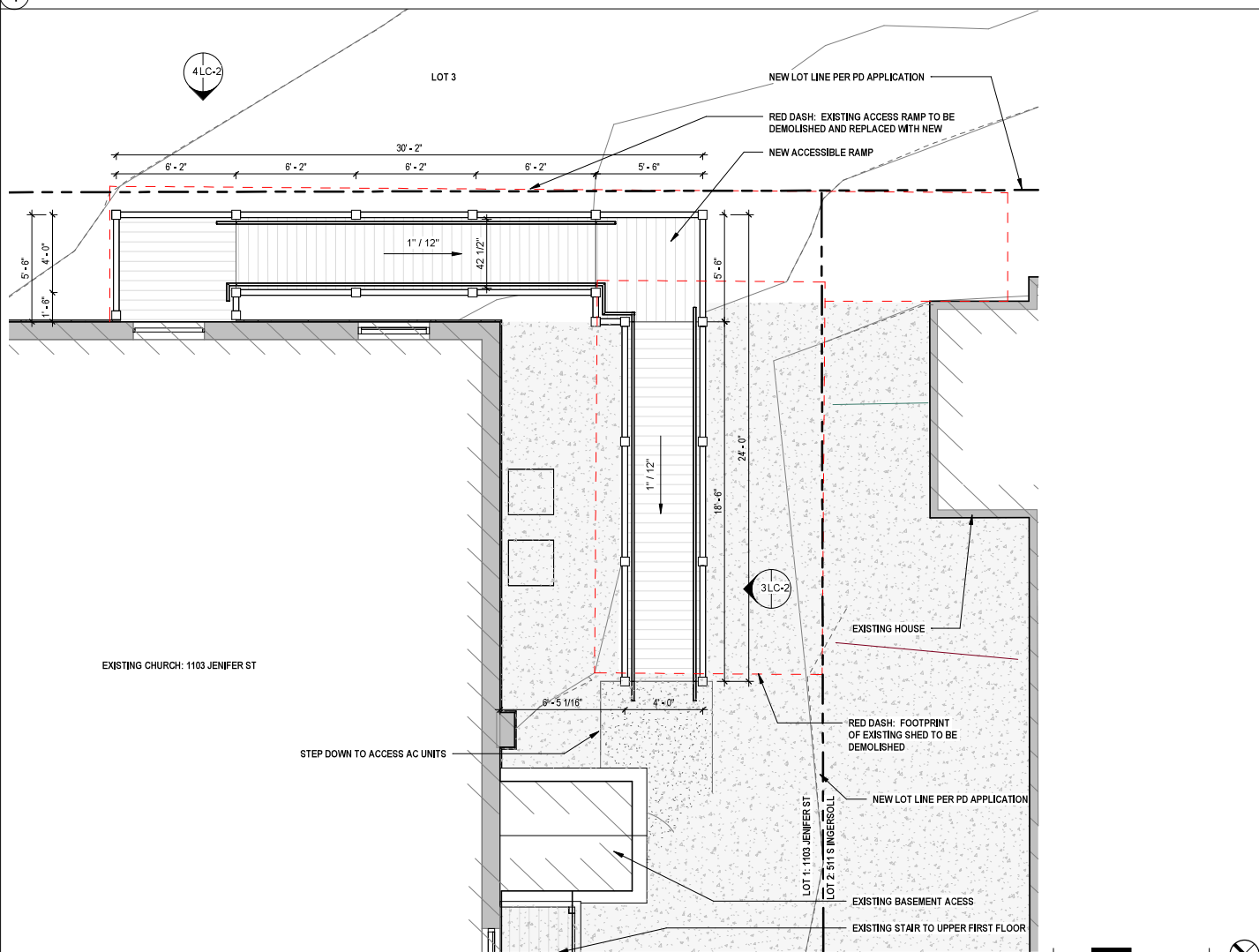
4 NORTH ELEVATION

3/16" = 1'-0"



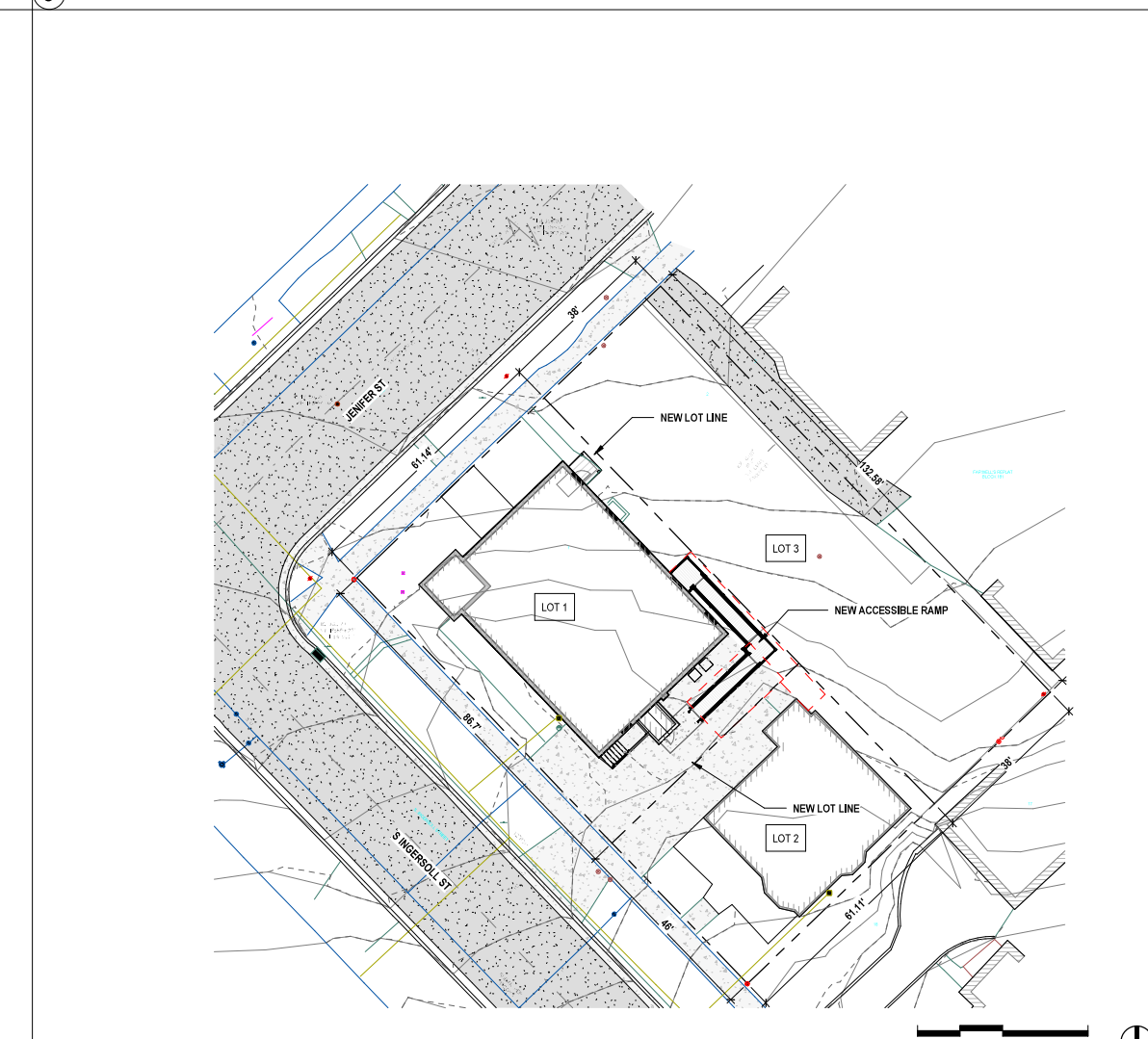
3 WEST ELEVATION

3/16" = 1'-0"



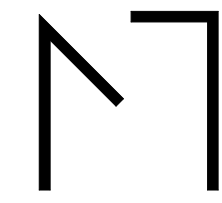
2 NEW RAMP PLAN

1/4" = 1'-0"



1 SITE PLAN-PROPOSED

1" = 20'-0"



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SHEET TITLE

PROPOSED NEW SITE PLAN / CONSTRUCTION

LC-2

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