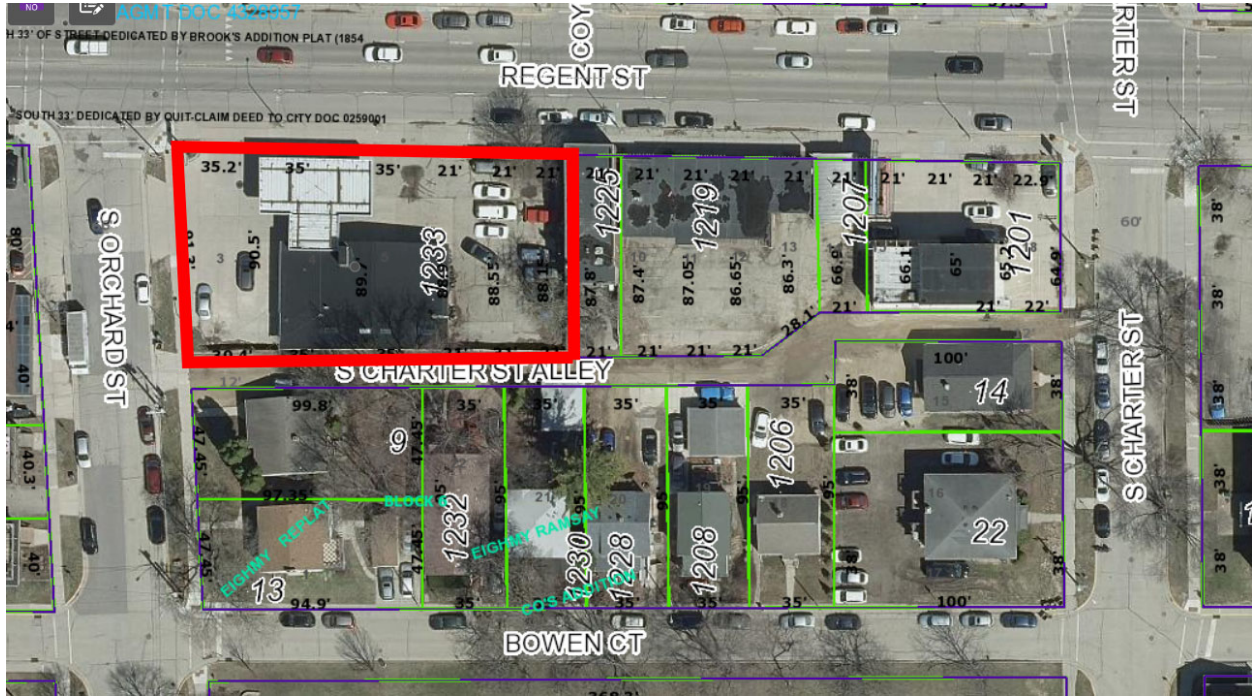


1235 Regent Street
Contract 9391
MUNIS 14945

Developer: Wisconsin Housing Preservation Corp.



Summary of Improvements:

- Sidewalk and terrace improvement on Regent Street and Orchard Street per Traffic Engineering requirements and per plans approved by the City Engineer.
- Protect the existing storm sewer box culvert in Regent Street adjacent to the project. No construction staging or set up will be allowed over the storm box.
- Close abandoned driveways with curb and gutter.
- Construct new private drive apron on Orchard Street.
- Private sanitary, storm, and water service laterals. Do not connect to the existing storm box culvert in Regent Street if at all possible.
- Repair or replace existing sidewalk, terrace, curb & gutter, and street pavement as needed.
- There are no existing street trees adjacent to this project. Plan new street trees as approved by City Forestry.

- Public alley and storm sewer improvements in S Charter Street Alley adjacent to the redevelopment.
(rev 5.28.24)

- Changed developer entity name to WHPC-Regent Street-Madison, LLC
(rev 5.28.24)

LOTS 3, 4, 5, 6, 7, 8, BLOCK 2, EIGHTH REPLAT, AS RECORDED IN VOLUME 6 OF PLATS, ON PAGE 31, AS DOCUMENT NUMBER 782181, DANE COUNTY REGISTRY, LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

NOTES

1. Dates of field work: 5-23-2023 AND 06-02-2023.
2. Total Parcel Area: 14,845 SQ. FT.
3. Routing of public utilities is based upon drawings obtained from the City of Madison Engineering Department, markings provided by Digger's Hotline Ticket Number 20232021593 and visible above ground structures. Additional buried utilities/structures may be encountered. No excavations were performed to locate utilities. Before excavations are performed contact Digger's Hotline.
4. All surface and subsurface improvements on and adjacent to the site are not necessarily shown hereon, as they were not observed during the course of the survey.
5. All trees, hedges and ground cover on the site may not necessarily be shown hereon.
6. 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: unrecorded easements; building setback lines; restrictive covenants; subdivision restrictions; zoning or other local law regulations; and any other facts in public or private records.
7. Surveyor has made no investigation or independent search for easements of record, encroachments, restrictive covenants, generally title evidence, or any other facts that an accurate and current title search may disclose. Surveyor was provided with a Title Commitment Number C-2229283 dated September 9, 2022 from Chicago Title Insurance Company, which references the following (numbers in parenthesis match items in Schedule B, PART II of Commitment):
8. Elevations are based upon NAVD83 datum. Elevations are transferred to the site utilizing RTK GPS surveying while observing the WISCONSIN NETWORK, WI GEDD 12B



- LEGEND**
- 2" IRON PIPE FOUND
 - 1/2" SOLID IRON ROD FOUND UNLESS NOTED
 - 3/4" x 18" SOLID IRON RE-ROD SET, WT. 1.50 LBS./FT.
 - SURVEY SPIKE FOUND
 - × FOUND CHISELED "X" IN CONCRETE
 - MAG NAIL FOUND
 - × 851.2 SPOT ELEVATION
 - OVERHEAD UTILITY WIRE
 - BURIED GAS LINE
 - WATER MAIN
 - SANITARY SEWER
 - STORM SEWER
 - BURIED TELEPHONE
 - BURIED ELECTRIC
 - BURIED CABLE ACCESS TELEVISION LINE
 - BURIED FIBER OPTIC
 - WATER VALVE
 - GAS VALVE
 - GAS METER
 - 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
- () INDICATES RECORDED AS DISTANCES ARE MEASURED TO THE NEAREST HUNDRETH OF A FOOT. BUILDINGS ARE MEASURED TO THE NEAREST TENTH OF A FOOT.



1235 REGENT STREET
1235 REGENT STREET
MADISON, WI 53715

WISCONSIN HOUSING PRESERVATION CORPORATION
150 EAST GILMAN STREET, SUITE 1150
MADISON, WI 53703

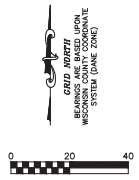
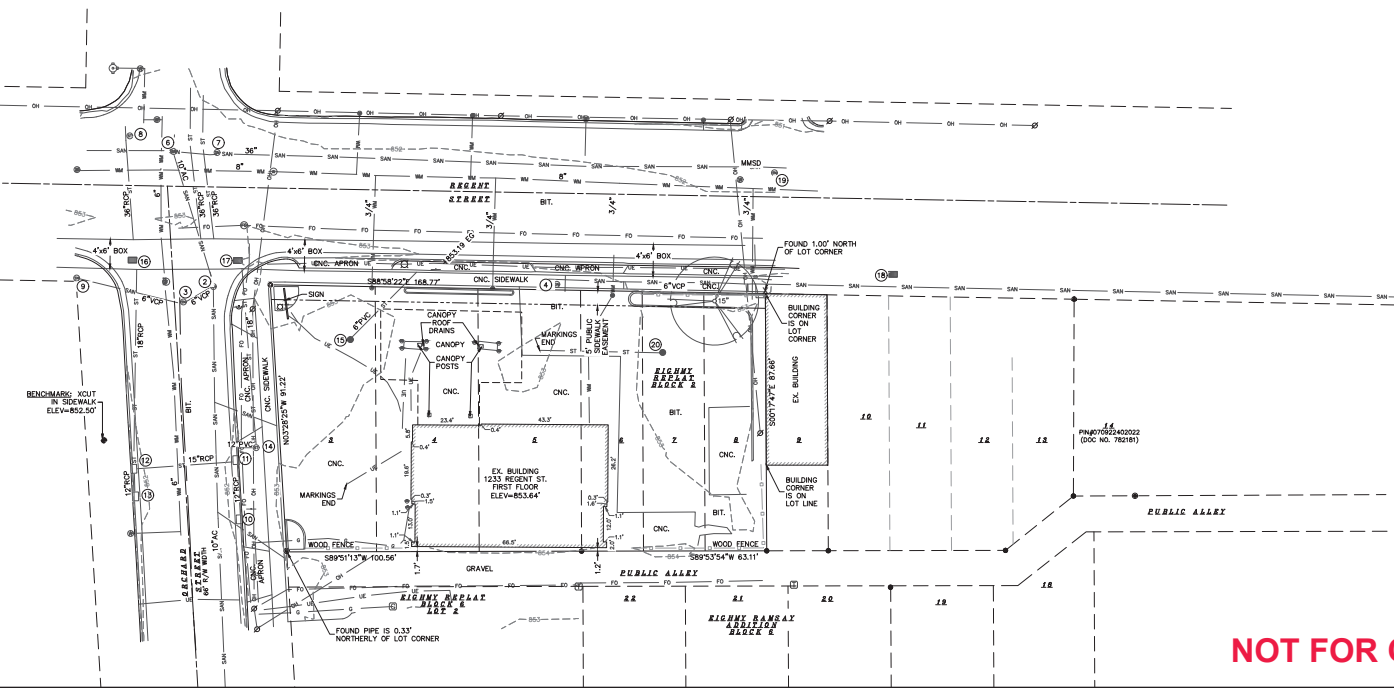
PROJECT # BSE2740
PLOT DATE: 09/28/2023

ISSUE DATES:
09/28/2023

EXISTING CONDITIONS

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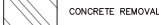




DRAWING NUMBER
C-100

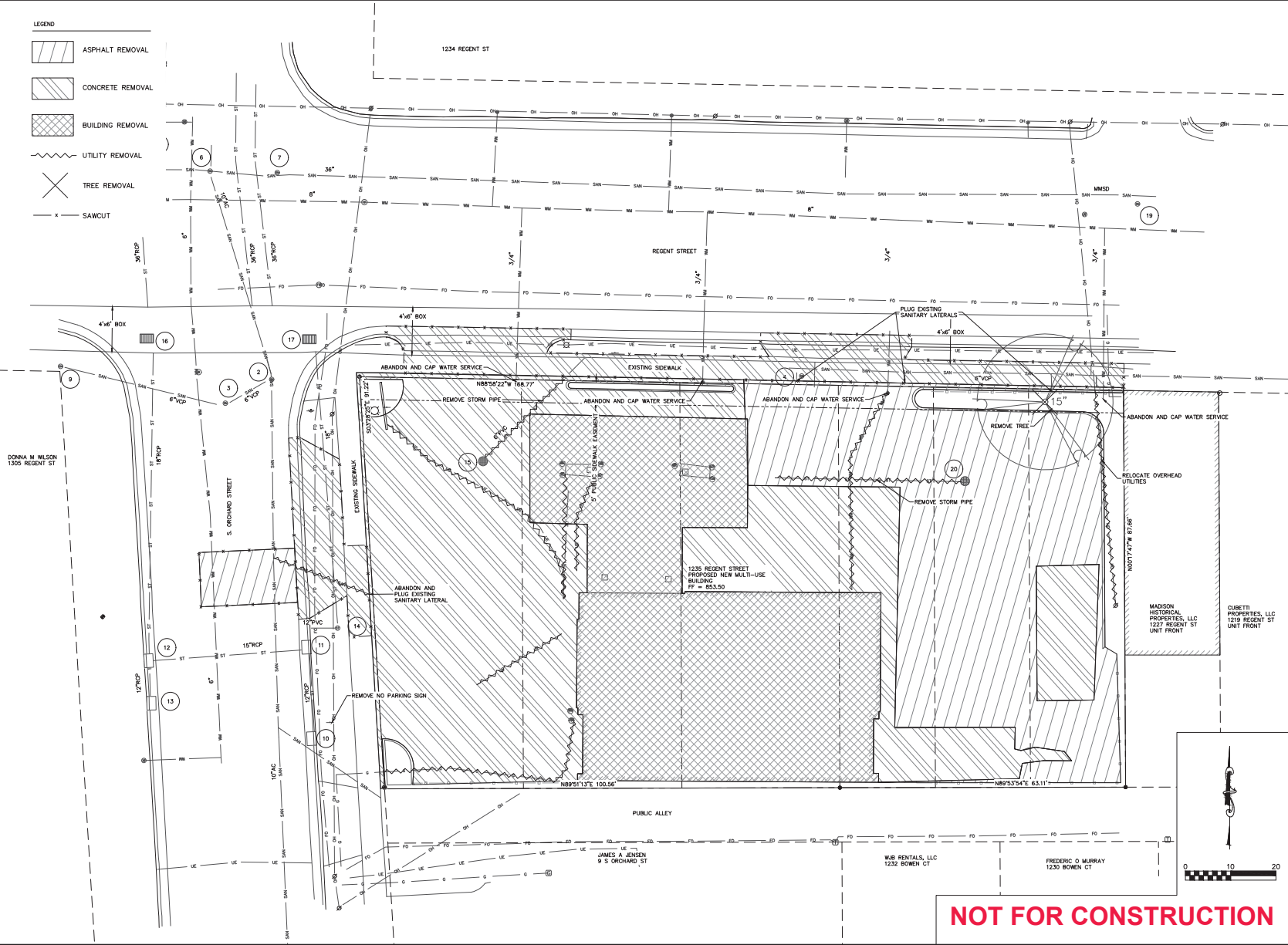


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Printed: Sep 28, 2023 - 12:00pm Printed By: Purcell

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- LEGEND
-  ASPHALT REMOVAL
 -  CONCRETE REMOVAL
 -  BUILDING REMOVAL
 -  UTILITY REMOVAL
 -  TREE REMOVAL
 -  SAWCUT



Burse
Surveying and Engineering, Inc.
2808 International Lane, Suite 608
Madison, WI 53704
Phone: 608.250.0203
Fax: 608.250.0200
e-mail: mburse@bseinc.com
www.burseandengineering.com

APPROVAL	DATE
PROJECT MGR	
DESIGNER	
CHECKER	
INTEGRATOR	
PROJECT MGR	

1235 REGENT STREET
1235 REGENT STREET
MADISON, WI 53715
WISCONSIN HOUSING PRESERVATION CORPORATION
150 EAST GILMAN STREET, SUITE 1500
MADISON, WI 53703

PROJECT # BSE2740
PLOT DATE: 09/28/2022

REVISION DATES:

09/28/2022

ISSUE DATES:

06/28/2023
09/28/2023

DEMOLITION PLAN

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DRAWING NUMBER
C-200

NOT FOR CONSTRUCTION

SITE PLAN NOTES:

CURRENTLY ZONED TSS TRADITIONAL SHOPPING STREET
LOT AREA = 14,845 SF
EXISTING LOT IMPERVIOUS = 14,277 SF
EXISTING ISR = 96.2%
PROPOSED LOT IMPERVIOUS = 14,845 SF
PROPOSED ISR = 100%

LEGEND

NEW BITUMINOUS
NEW CONCRETE

NOTES:

- 1. THE EXISTING STORM SEWER BOX CULVER ON REGENT STREET UNDER THE SIDEWALK IS TO BE REPLACED WHEN REGENT STREET IS RECONSTRUCTED IN 2026 OR LATER. NO GRATES OR ANY LOADING SHALL BE PLACED ON TOP OF THE STORM SEWER BOX NEAR THE PROPERTY LINE.
- 2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF UNDERGROUND UTILITIES. UTILITIES WERE LOCATED BY OBSERVED EVIDENCE MARKINGS PROVIDED BY DIGGERS' HOLES, AND RECORD DRAWINGS FROM THE CITY OF MADISON.
- 3. ANY SIDEWALK, CURB, OR OTHER PUBLIC PROPERTY DAMAGED AS PART OF THE CONSTRUCTION OF THE UTILITIES AND BUILDING SHALL BE REPLACED IN-KIND PER THE CITY OF MADISON STANDARD SPECIFICATIONS.
- 4. THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATION PLAN OF THE CITY.
- 5. SEE SHEET C001 FOR FORESTRY NOTES ON REMOVAL, PROTECTION AND PRUNING.

URS
Engineering and Architecture, Inc.
1200 International Lane, Suite 600
Madison, WI 53704
Phone: 608.259.0203
Fax: 608.250.0200
e-mail: URS@URS.com
www.urscorp.com

APPROVAL	DATE
PROJECT MGR	
DESIGNER	
CHECKER	
INTEGRATOR	
PROJECT MGR	

1235 REGENT STREET
1235 REGENT STREET
MADISON, WI 53715
WISCONSIN HOUSING PRESERVATION CORPORATION
150 EAST GILMAN STREET, SUITE 1500
MADISON, WI 53703

PROJECT #	BS2740
PLOT DATE:	09/28/2023
REVISION DATES:	09/28/2023
ISSUE DATES:	09/28/2023 09/28/2023

CIVIL SITE PLAN	
The document contains certification of professional registration of the Engineer and Architect. The information herein is to be used for the project identified and is not to be used for any other project without the specific authorization of the Engineer and Architect.	
DRAWING NUMBER	C-300

CIVIL SITE PLAN
The document contains certification of professional registration of the Engineer and Architect. The information herein is to be used for the project identified and is not to be used for any other project without the specific authorization of the Engineer and Architect.

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SEE CITY PLAN SHEETS P-1 THRU P-3

Printed: Sep 28, 2023 - 12:00pm Printed By: Barry

1A:\2023\09\28\Engineering\1235R19_Bug_vf01.dwg

10 N ORCHARD ST

1234 REGENT ST

REGENT STREET

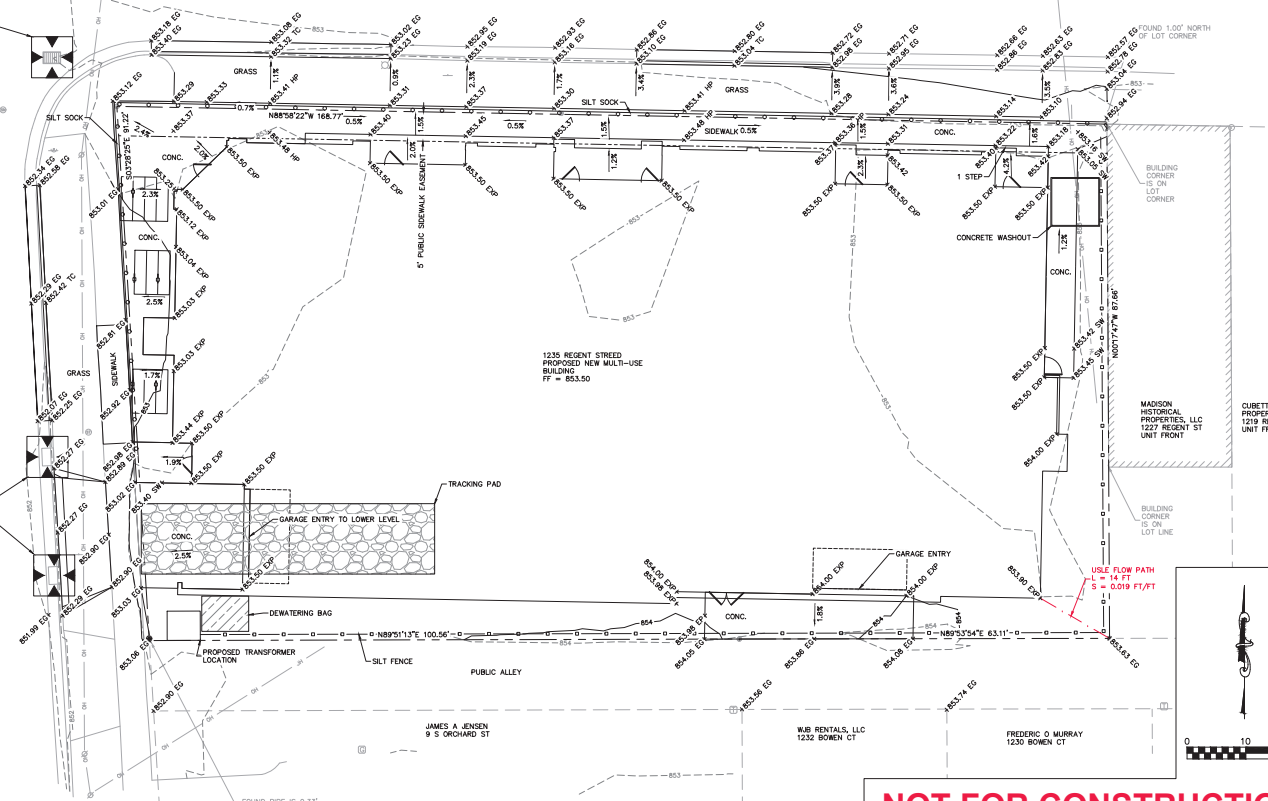
DONNA M WILSON
1305 REGENT ST

BENCHMARK: XOUT
BY SIDEWALK
ELEV=852.50'

CATCH ALL INLET PROTECTION

S. ORCHARD STREET

CATCH ALL INLET PROTECTION



- NOTES:
1. THE EXISTING STORM SEWER BOX CULVER ON REGENT STREET UNDER THE SIDEWALK IS TO BE REPLACED WHEN REGENT STREET IS RECONSTRUCTED IN 2026 OR LATER. NO GRADES OR ANY LOADS SHALL BE PLACED ON TOP OF THE STORM SEWER BOX NEAR THE PROPERTY LINE.
 2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF UNDERGROUND UTILITIES. UTILITIES WERE LOCATED BY OBSERVED EVIDENCE, MARKINGS PROVIDED BY EGGER'S HOTLINE, AND RECORD DRAWINGS FROM THE CITY OF MADISON.
 3. ANY SIDEWALK, CURB, OR OTHER PUBLIC PROPERTY DAMAGED AS PART OF THE CONSTRUCTION OF THE UTILITIES AND BUILDING SHALL BE REPLACED IN-KIND PER THE CITY OF MADISON STANDARD SPECIFICATIONS.
 4. THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATION/PLAN OF THE CITY.
 5. SEE SHEET C001 FOR FORESTRY NOTES ON TREE REMOVAL, PROTECTION AND PRUNING.
 6. ALL GRADES ARE FINISH GRADE UNLESS OTHERWISE NOTED.

2803 International Lane, Suite 608
Madison, WI 53704
Phone: 608.250.0203
Fax: 608.250.0200
e-mail: info@purac.com
www.puracsurveying.com

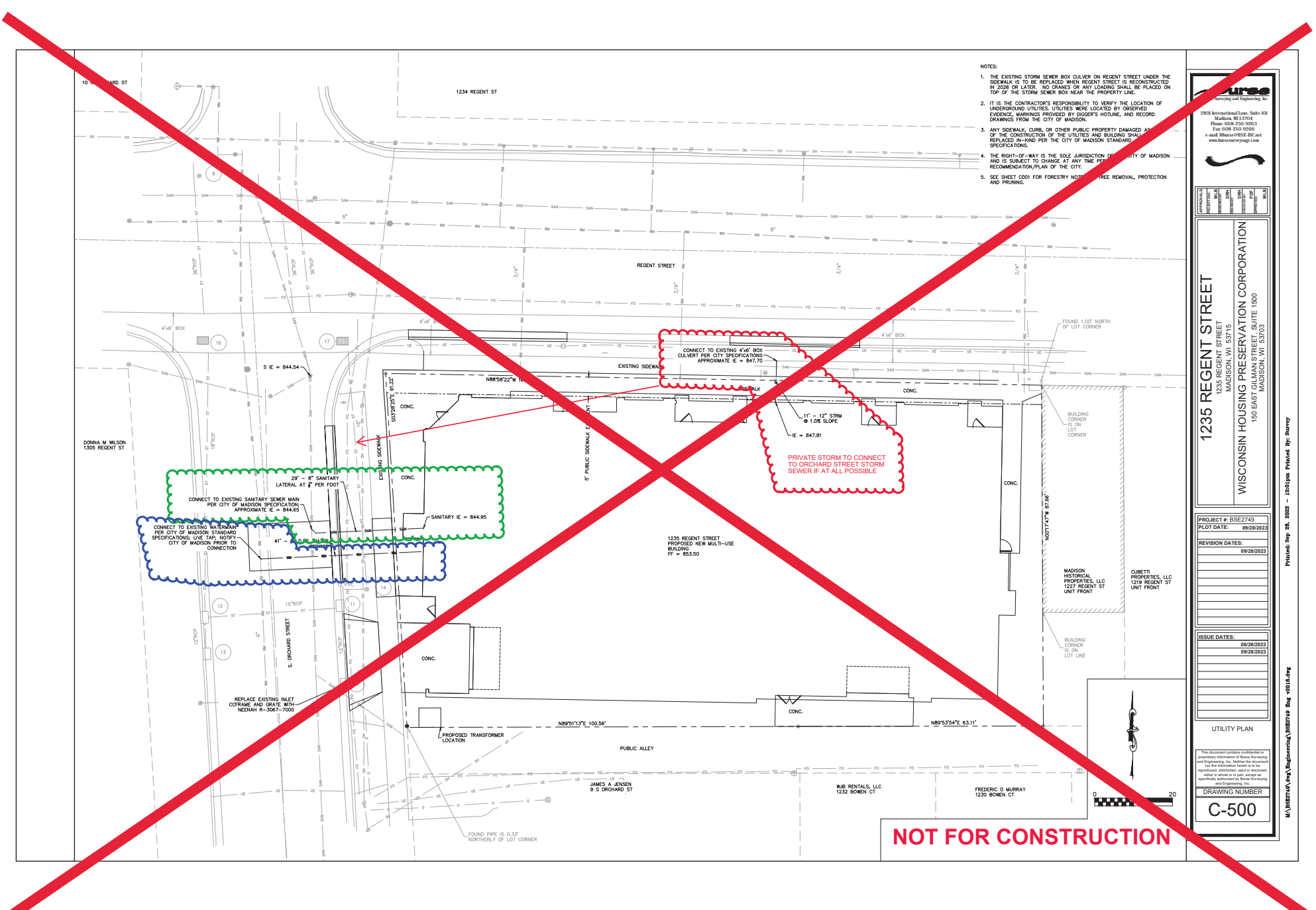
1235 REGENT STREET
1235 REGENT STREET
MADISON, WI 53715
WISCONSIN HOUSING PRESERVATION CORPORATION
150 EAST GILMAN STREET, SUITE 1500
MADISON, WI 53703

PROJECT # BS22740
PLOT DATE: 09/28/2022
REVISION DATES:
09/28/2022

ISSUE DATES:
06/28/2023
09/28/2023

GRADING AND EROSION CONTROL
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DRAWING NUMBER
C-400

NOT FOR CONSTRUCTION



- NOTES:
1. THE EXISTING STORM SEWER BOX CULVERT ON REGEN STREET UNDER THE SIDEWALK IS TO BE REPLACED WHEN REGEN STREET IS RECONSTRUCTED IN 2026 OR LATER. NO CRANES OR ANY LOADING SHALL BE PLACED ON TOP OF THE STORM SEWER BOX NEAR THE PROPERTY LINE.
 2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF UNDERGROUND UTILITIES. UTILITIES WERE LOCATED BY OBSERVED EVIDENCE, MARKINGS PROVIDED BY OWNER'S HOLDING, AND RECORD DRAWINGS FROM THE CITY OF MADISON.
 3. ANY SIDEWALK, CURB, OR OTHER PUBLIC PROPERTY DAMAGED AS A RESULT OF THE CONSTRUCTION OF THE UTILITIES AND BUILDING SHALL BE REPLACED IN-KIND PER THE CITY OF MADISON STANDARD SPECIFICATIONS.
 4. THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE CITY OF MADISON RECOMMENDATION/PLAN OF THE CITY.
 5. SEE SHEET C001 FOR FORESTRY NOTIFICATION, TREE REMOVAL PROTECTION AND PRUNING.



APPROVAL	DATE
PROJECT MGR	
DESIGNER	
CHECKER	
INTEGRITY	
PROJECT MGR	

1235 REGEN STREET
 1235 REGEN STREET
 MADISON, WI 53715
WISCONSIN HOUSING PRESERVATION CORPORATION
 150 EAST GILMAN STREET, SUITE 1500
 MADISON, WI 53703

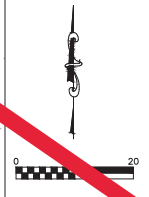
PROJECT # : BSE2740
 PLOT DATE : 09/28/2023
 REVISION DATES:
 09/28/2023

ISSUE DATES:
 06/28/2023
 09/28/2023

UTILITY PLAN

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DRAWING NUMBER
C-500

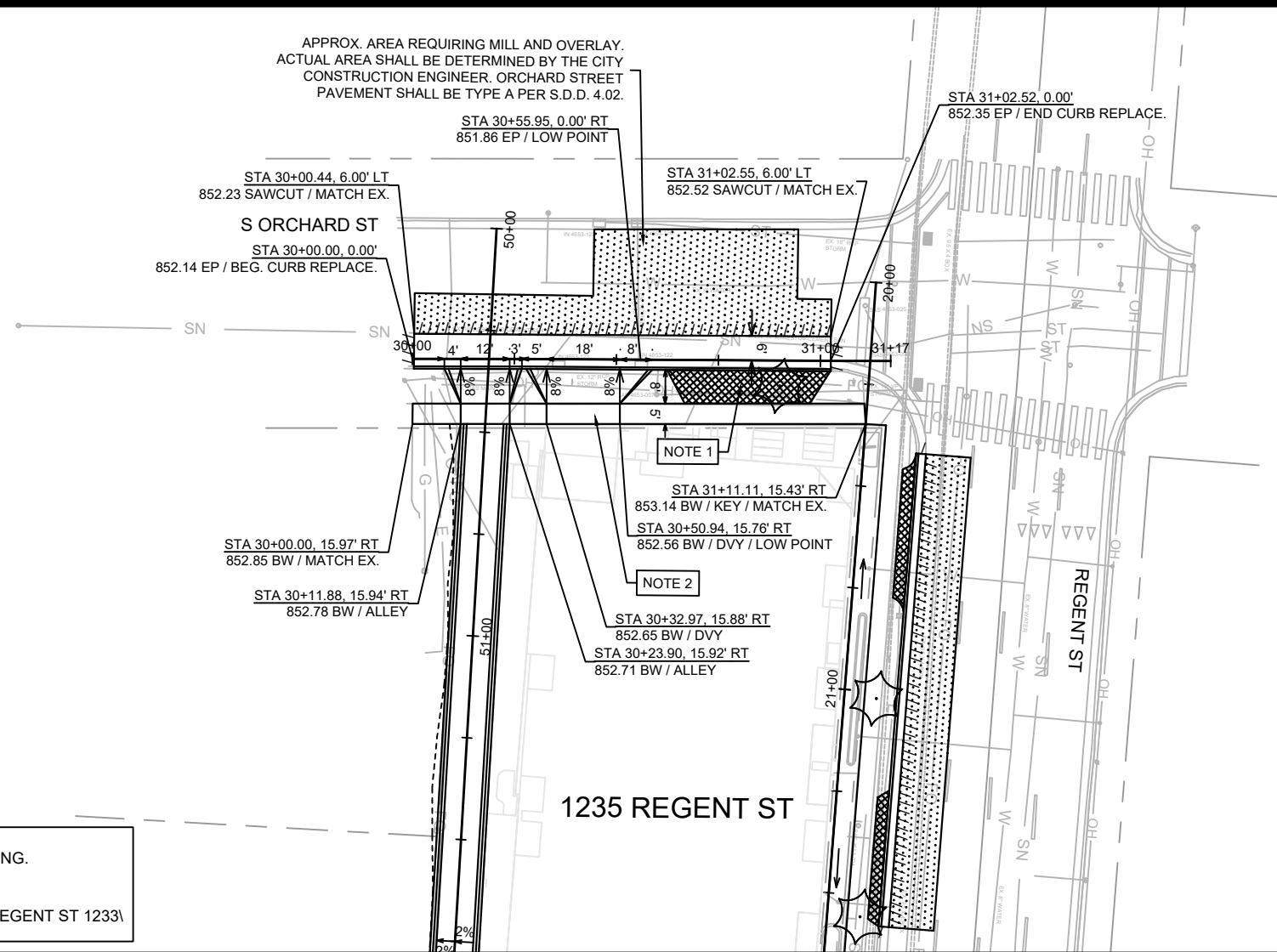


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SEE CITY PLAN SHEET U-1

Printed: Sep 28, 2023 - 12:50pm Printed By: Hurry

MA: 100250494/Eng/Engineering/108951919_Bug_vf01.0.rvg



APPROX. AREA REQUIRING MILL AND OVERLAY.
ACTUAL AREA SHALL BE DETERMINED BY THE CITY
CONSTRUCTION ENGINEER. ORCHARD STREET
PAVEMENT SHALL BE TYPE A PER S.D.D. 4.02.

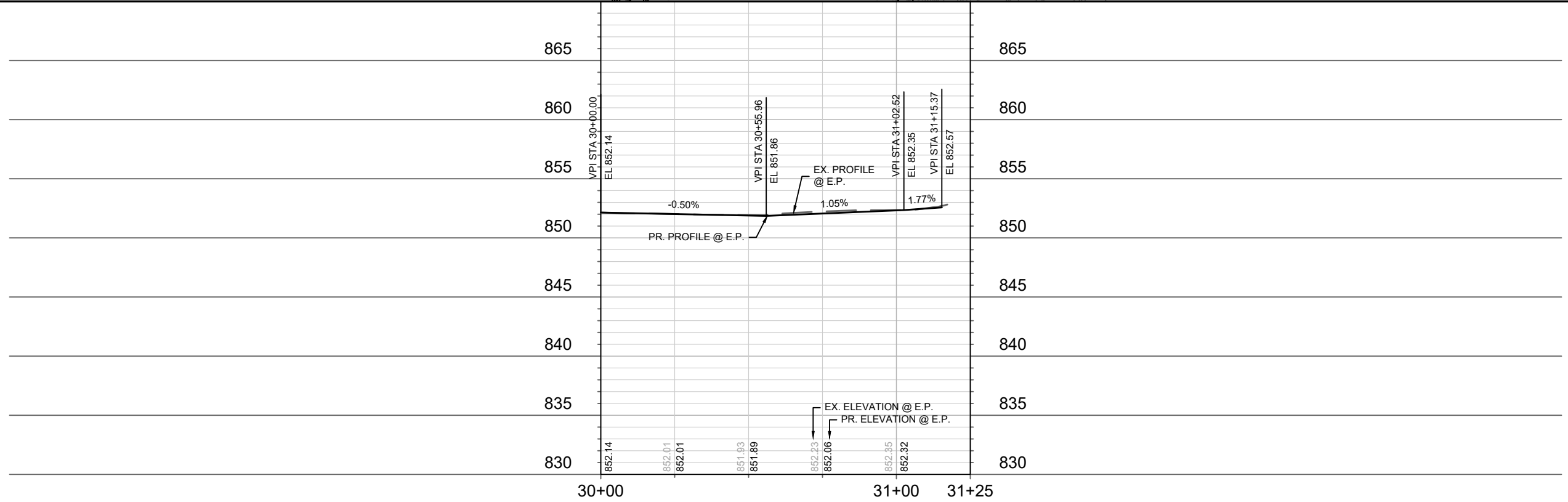


LEGEND

	SAWCUT LINE
	SIDEWALK DRAINAGE PATH
	2" MILL AND OVERLAY

NOTES

- REPLACE EX. DRIVEWAY WITH 6" TOPSOIL, SEED, AND MATTING.
- 7" CONCRETE SIDEWALK AND DRIVEWAY.
SEE COMMERCIAL DRIVEWAY PERMIT LNDUSE-XXXX-XXXX.
M:\DESIGN\TRAFFICMAPS_PLANS\PARKINGLOTPLAN\STEIR\REGENT ST 1233\



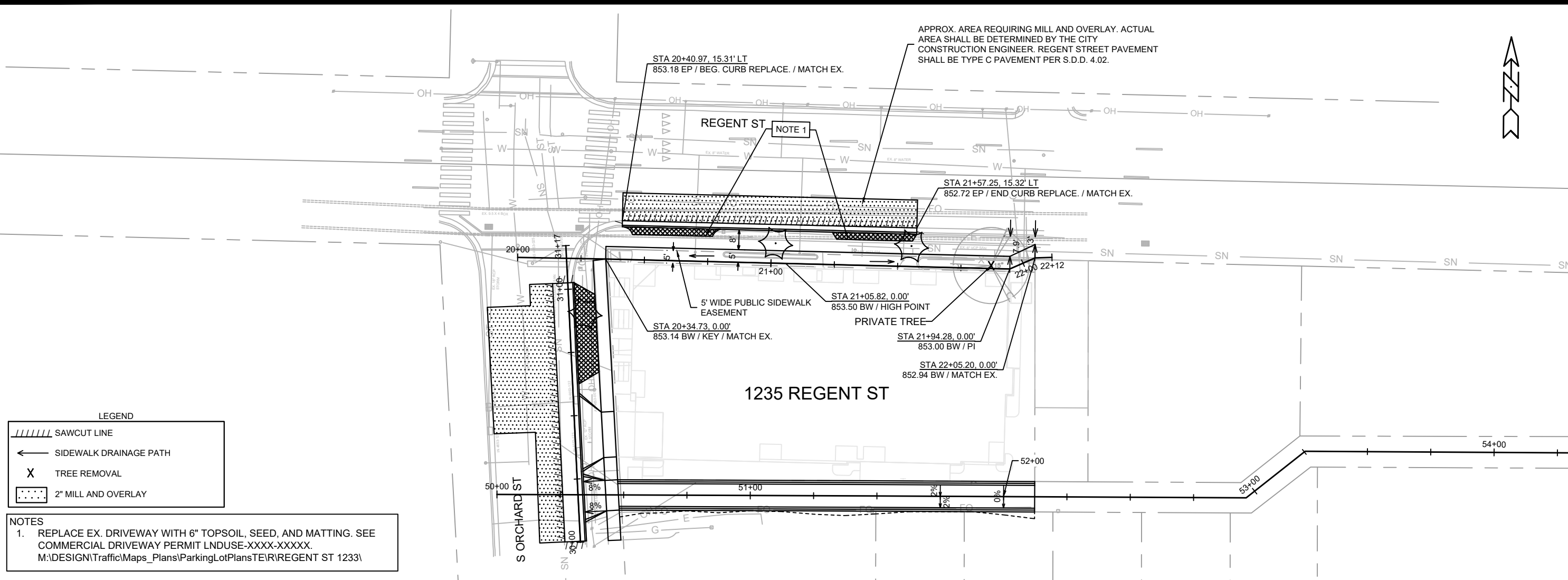
MARK	REVISION	DATE	BY
14945	14945	2/20/2024	9:45 AM
Designed By: EEA			Scale: 1" = 40'
Contract No: 14945			P-1

14945
MADISON, WI
9391
CONTRACT NO:

PLAN & PROFILE - ORCHARD STREET
1235 REGENT STREET
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14945
P-1



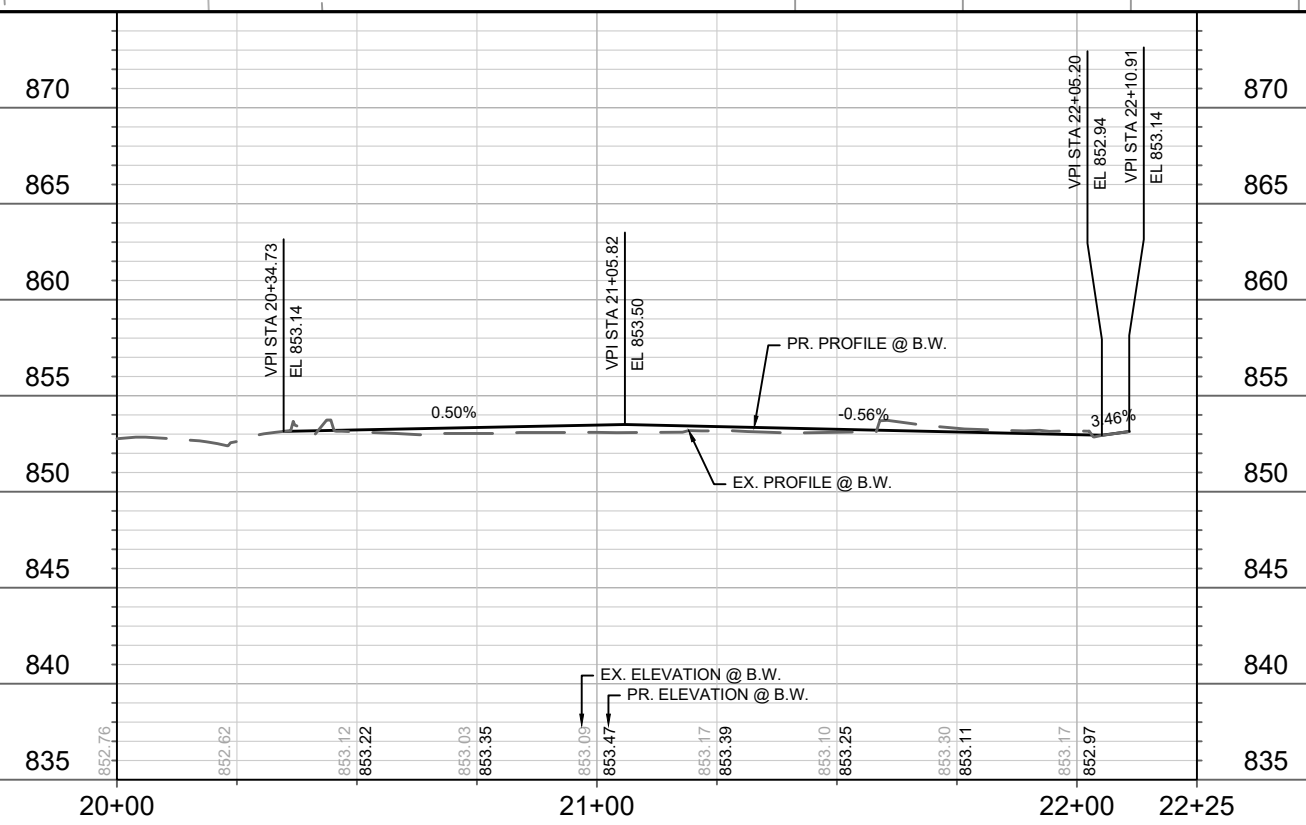
LEGEND

	SAWCUT LINE
	SIDEWALK DRAINAGE PATH
	TREE REMOVAL
	2" MILL AND OVERLAY

NOTES

1. REPLACE EX. DRIVEWAY WITH 6" TOPSOIL, SEED, AND MATTING. SEE COMMERCIAL DRIVEWAY PERMIT LNDUSE-XXXX-XXXX. M:\DESIGN\Traffic\Maps_Plans\ParkingLotPlans\TE\RE\REGENT ST 1233\

APPROX. AREA REQUIRING MILL AND OVERLAY. ACTUAL AREA SHALL BE DETERMINED BY THE CITY CONSTRUCTION ENGINEER. REGENT STREET PAVEMENT SHALL BE TYPE C PAVEMENT PER S.D.D. 4.02.

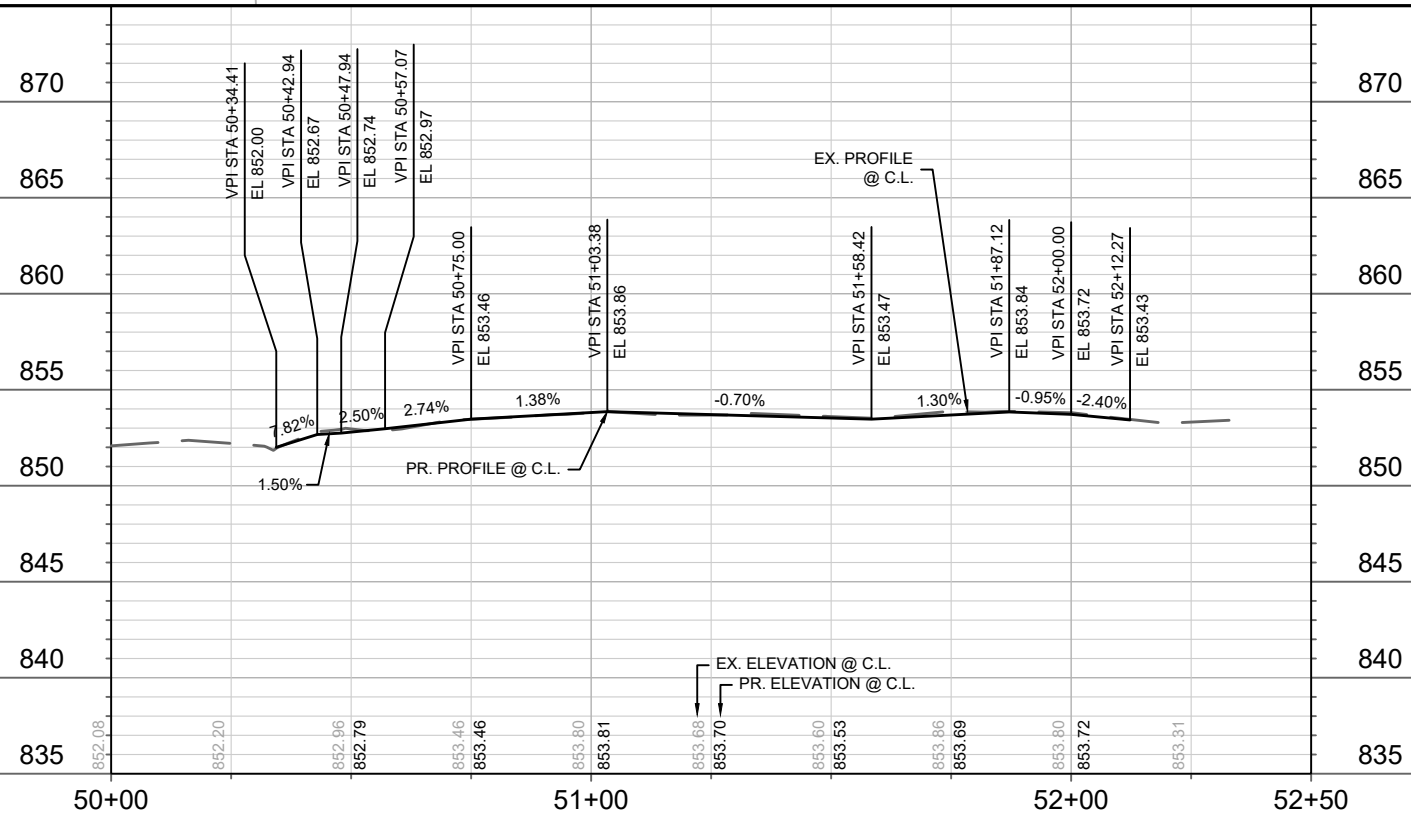
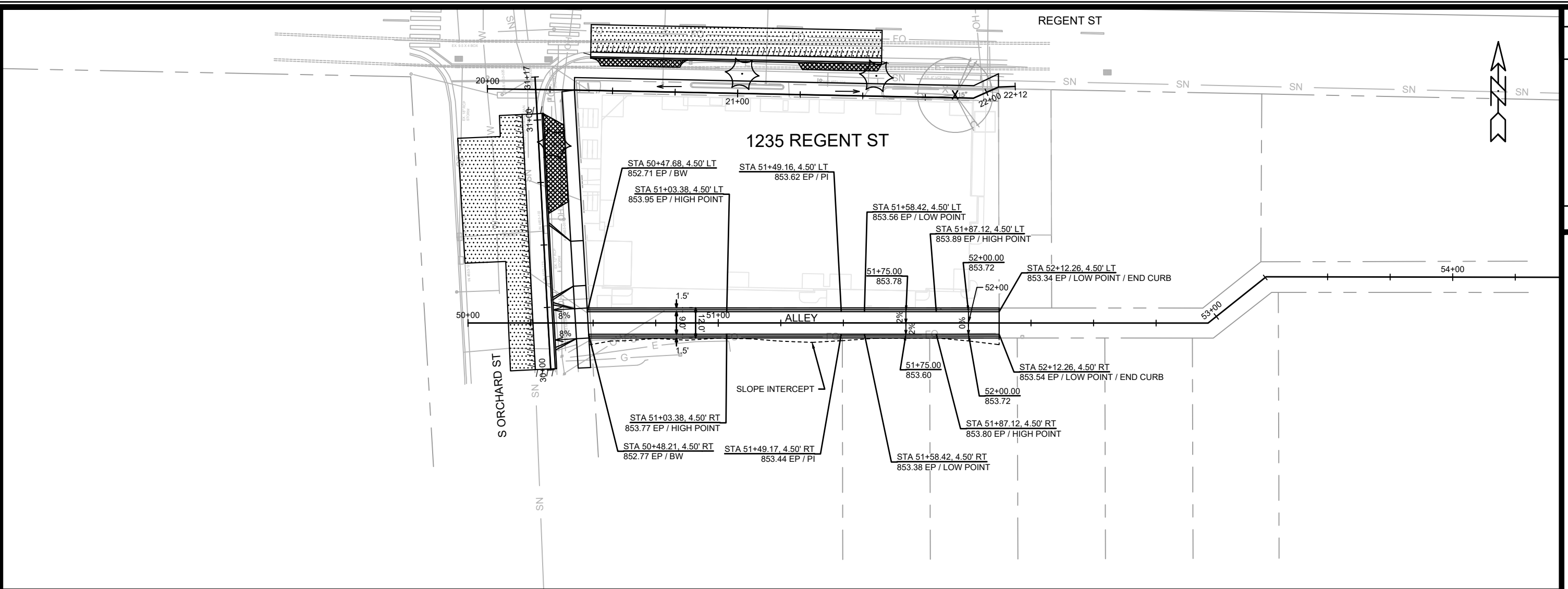


DATE	BY
REVISION	
Designed By: EEA	Date: 2/20/2024 9:45 AM
Scale: 1" = 40'	
MARK	14945

14945
MADISON, WI
9391
CONTRACT NO:

PLAN & PROFILE - REGENT STREET
1235 REGENT STREET
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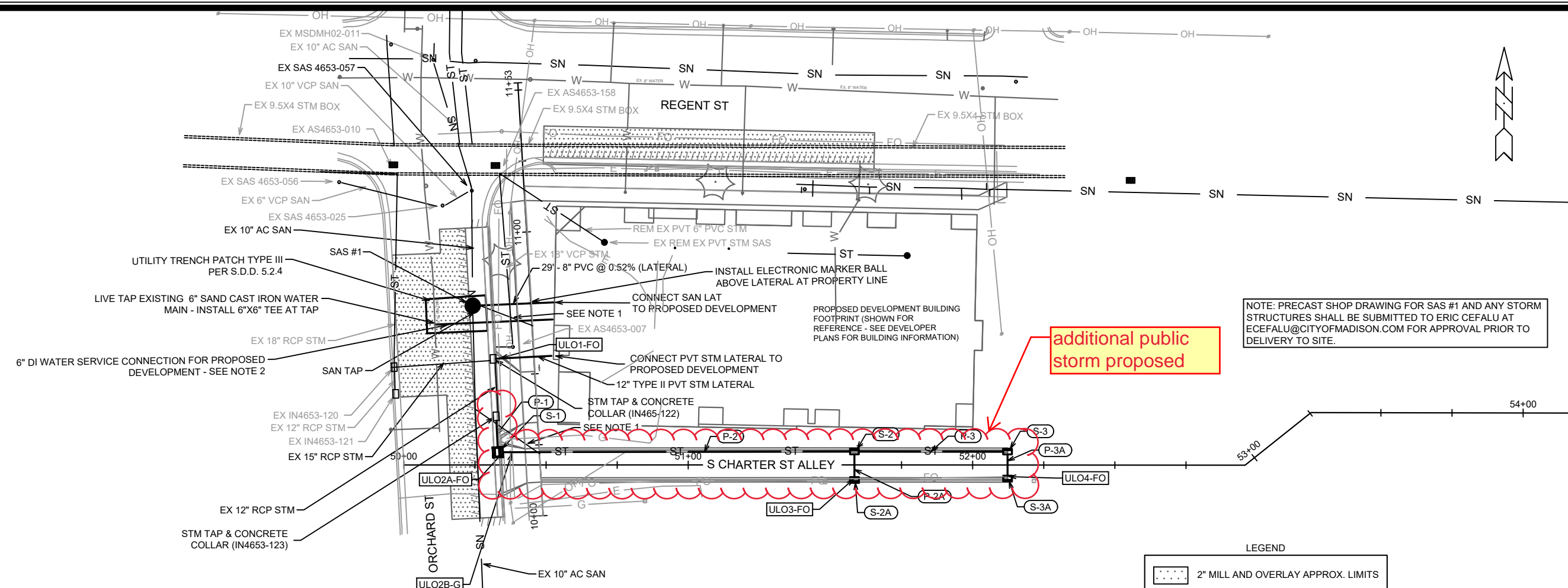


DATE	BY
REVISION	
MARK	
Designed By: EEA	Date: 05/21/2024 10:45 AM
14945	Scale: 1" = 40'
P-3	

14945
MADISON, WI
CONTRACT NO: 9391

PLAN & PROFILE - ALLEY
1235 REGENT STREET
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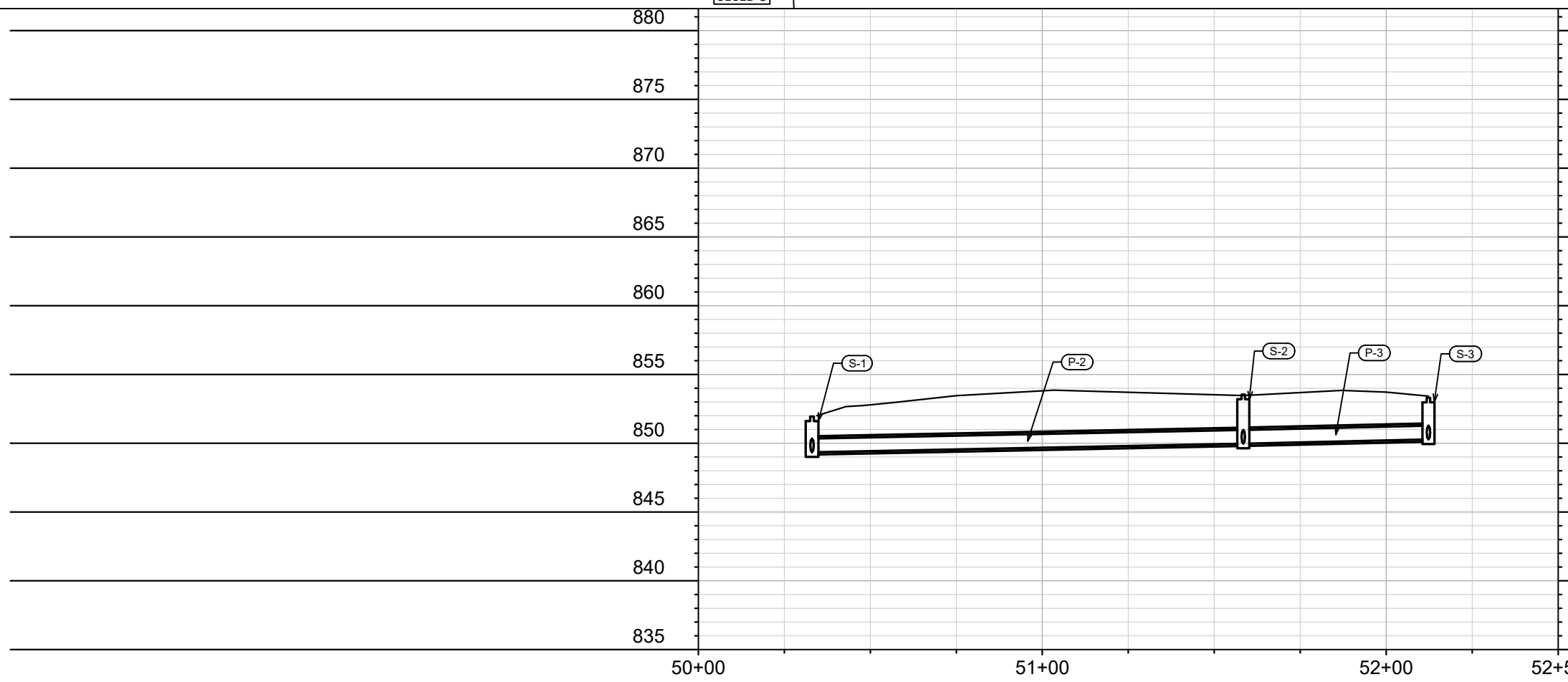


NOTE: PRECAST SHOP DRAWING FOR SAS #1 AND ANY STORM STRUCTURES SHALL BE SUBMITTED TO ERIC CEFALU AT ECEFALU@CITYOFMADISON.COM FOR APPROVAL PRIOR TO DELIVERY TO SITE.

additional public storm proposed

LEGEND
 [Pattern] 2" MILL AND OVERLAY APPROX. LIMITS

- NOTES
1. OBTAIN SEWER PLUG PERMIT AND PLUG EXISTING LATERALS TO THE PROPERTY IN CONFORMANCE WITH CITY SPECIFICATIONS <https://www.cityofmadison.com/engineering/permits/permit-to-plug-sanitary-sewer-lateral>
 2. THE LOCATION OF THE PROPOSED WATER SERVICE CONNECTION SHOWN ON THE PLANS IS APPROXIMATE. THE DEVELOPER SHALL DETERMINE THE LOCATION OF SERVICE CONNECTIONS BASED ON THE PROPOSED DEVELOPMENT'S PLUMBING PLANS.
 3. ULOS SHALL BE PERFORMED AND THE INFORMATION SHALL BE PROVIDED TO THE PROJECT ENGINEER FOR REVIEW PRIOR TO UTILITY INSTALLATION ALONG ORCHARD STREET.
 4. CONTRACTOR SHALL FIELD VERIFY ELEVATIONS PRIOR TO CONSTRUCTION.



MARK	REVISION	DATE	BY
###	###	###	###
###	###	###	###
###	###	###	###
###	###	###	###

Designd By: EAC Date: 5/22/2024 12:49 PM Scale: 1" = 40'

14945
 MADISON, WI
 9391
 CONTRACT NO:

(PRELIMINARY) SEWER PLAN AND PROFILE - SOUTH CHARTER STREET ALLEY
 1235 REGENT STREET
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14945
 U-2