

# URBAN DESIGN COMMISSION APPLICATION

# UDC

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



## FOR OFFICE USE ONLY:

Paid \_\_\_\_\_ Receipt # \_\_\_\_\_

Date received \_\_\_\_\_

Received by \_\_\_\_\_

Aldermanic District \_\_\_\_\_

Zoning District \_\_\_\_\_

Urban Design District \_\_\_\_\_

Submittal reviewed by \_\_\_\_\_

Legistar # \_\_\_\_\_

Complete all sections of this application, including the desired meeting date and the action requested.

*If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call the phone number above immediately.*

## 1. Project Information

Address: 1835 Wright Street

Title: Madison College - Relocate Truax Child and Family Center

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

UDC meeting date requested 12/11/2019

- ☐ New development      ☐ Alteration to an existing or previously-approved development  
☐ Informational      ☒ Initial approval      ☒ Final approval

## 3. Project Type

- ☐ Project in an Urban Design District  
☐ Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)  
☒ Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)  
☐ Planned Development (PD)  
    ☐ General Development Plan (GDP)  
    ☐ Specific Implementation Plan (SIP)  
☐ Planned Multi-Use Site or Residential Building Complex
- Signage**  
☐ Comprehensive Design Review (CDR)  
☐ Signage Variance (i.e. modification of signage height, area, and setback)
- Other**  
☐ Please specify \_\_\_\_\_

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

**Applicant name** Ken Turba      **Company** Plunkett Raysich Architects, LLP  
**Street address** 2310 Crossroads Drive      **City/State/Zip** Madison / WI / 53718  
**Telephone** (608) 327-5502      **Email** kturba@prarch.com

**Project contact person** Ken Turba      **Company** Plunkett Raysich Architects, LLP  
**Street address** 2310 Crossroads Drive      **City/State/Zip** Madison / WI / 53718  
**Telephone** (608) 327-5502      **Email** kturba@prarch.com

**Property owner (if not applicant)** Fred Brechlin - Madison College  
**Street address** 1701 Wright Street      **City/State/Zip** Madison / WI / 53704  
**Telephone** (608) 246-6837      **Email** fbrechlin@madisoncollege.edu

## 5. Required Submittal Materials

- ☒ **Application Form**
- ☒ **Letter of Intent**
  - If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required
  - For signage applications, a summary of how the proposed signage is consistent with the applicable CDR or Signage Variance review criteria is required.
- ☒ **Development plans** (Refer to checklist on Page 4 for plan details)
- ☐ **Filing fee**
- ☒ **Electronic Submittal\***

Each submittal must include fourteen (14) 11" x 17" **collated** paper copies. Landscape and Lighting plans (if required) must be **full-sized and legible**. Please refrain from using plastic covers or spiral binding.

Both the paper copies and electronic copies must be submitted prior to the application deadline before an application will be scheduled for a UDC meeting. Late materials will not be accepted. A completed application form is required for each UDC appearance.

For projects also requiring Plan Commission approval, applicants must also have submitted an accepted application for Plan Commission consideration prior to obtaining any formal action (initial or final approval) from the UDC. All plans must be legible when reduced.

*\*Electronic copies of all items submitted in hard copy are required. Individual PDF files of each item submitted should be compiled on a CD or flash drive, or submitted via email to [udcapplications@cityofmadison.com](mailto:udcapplications@cityofmadison.com). The email must include the project address, project name, and applicant name. Electronic submittals via file hosting services (such as Dropbox.com) are not allowed. Applicants who are unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.*

## 6. Applicant Declarations

1. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with Janine Glaeser on 9/25/2019.
2. The applicant attests that all required materials are included in this submittal and understands that if any required information is not provided by the application deadline, the application will not be placed on an Urban Design Commission agenda for consideration.

Name of applicant Ken Turba Relationship to property Architect

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

## 7. Application Filing Fees

Fees are required to be paid with the first application for either initial or final approval of a project, unless the project is part of the combined application process involving the Urban Design Commission in conjunction with Plan Commission and/or Common Council consideration. Make checks payable to City Treasurer. Credit cards may be used for application fees of less than \$1,000.

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

- ☐ Urban Design Districts: \$350 (per §35.24(6) MGO).
- ☐ Minor Alteration in the Downtown Core District (DC) or Urban Mixed-Use District (UMX) : \$150 (per §33.24(6)(b) MGO)
- ☐ Comprehensive Design Review: \$500 (per §31.041(3)(d)(1)(a) MGO)
- ☐ Minor Alteration to a Comprehensive Sign Plan: \$100 (per §31.041(3)(d)(1)(c) MGO)
- ☐ All other sign requests to the Urban Design Commission, including, but not limited to: appeals from the decisions of the Zoning Administrator, requests for signage variances (i.e. modifications of signage height, area, and setback), and additional sign code approvals: \$300 (per §31.041(3)(d)(2) MGO)

A filing fee is not required for the following project applications if part of the combined application process involving both Urban Design Commission and Plan Commission:

- Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)
- Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)
- Planned Development (PD): General Development Plan (GDP) and/or Specific Implementation Plan (SIP)
- Planned Multi-Use Site or Residential Building Complex



## Introduction

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

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

## Types of Approvals

There are three types of requests considered by the UDC:

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

## Presentations to the Commission

Primarily, the UDC is interested in the appearance and design quality of projects. Emphasis should be given to the site plan, landscape plan, lighting plan, building elevations, exterior building materials, color scheme, and graphics.

When presenting projects to the UDC, applicants must fill out a registration slip provided in the meeting room and present it to the Secretary. Presentations should generally be limited to 5 minutes or as extended by motion by consent of the Commission. The Commission will withhold questions until the end of the presentation.

Applicants are encouraged to consider the use of various graphic presentation material including a locator map, photographs, renderings/model, scale drawings of the proposal in context with adjacent buildings/uses/signs, etc., as may be deemed appropriate to describe the project and its surroundings. Graphics should be mounted on rigid boards so that they may be easily displayed. **Applicants/presenters are responsible for all presentation materials, AV equipment and easels.**

# URBAN DESIGN DEVELOPMENT PLANS CHECKLIST

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

## 1. Informational Presentation

- ☐ Locator Map
- ☐ Letter of Intent (If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required)
- ☐ Contextual site information, including photographs and layout of adjacent buildings/structures
- ☐ Site Plan
- ☐ Two-dimensional (2D) images of proposed buildings or structures.

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

### Requirements for All Plan Sheets

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

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

## 2. Initial Approval

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

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

## 3. Final Approval

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

- ☒ Grading Plan
- ☐ Proposed Signage (if applicable)
- ☒ Lighting Plan, including fixture cut sheets and photometrics plan (*must be legible*)
- ☒ Utility/HVAC equipment location and screening details (with a rooftop plan if roof-mounted)
- ☐ PD text and Letter of Intent (if applicable)
- ☒ Samples of the exterior building materials (presented at the UDC meeting)

## 4. Comprehensive Design Review (CDR) and Variance Requests (*Signage applications only*)

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



25 September 2019

Urban Design Commission  
City of Madison  
Planning Division  
Madison Municipal Building, Suite 017  
215 Martin Luther King, Jr. Blvd.  
P.O. Box 2985  
Madison, WI 53701-2985

RE: Madison College – Relocate Truax Child & Family Center  
Urban Design Commission – Initial/Final Approval - Letter of Intent

URBAN DESIGN COMMISSION, on behalf of the Madison College campus system we are requesting a meeting to discuss the relocation of their Child and Family Center from the Truax facility to a different building and requesting an Initial/Final Approval. The college is looking to start construction Spring 2020 and anticipate being complete for the Fall 2020 semester.

**Site**— The existing site is occupied by Penske Truck Rental which consists of an existing 17,025 sf metal building structure as well as an expansive asphalt storage yard and other areas for truck operation.

Penske will be vacating this site in the Spring of 2020 and Madison College will be taking over the site for the primary use of housing their Child and Family Center operations.

The site will have the asphalt repaired and look to restripe the lots for childcare to the west of the building and possibly looking to utilize the east lot for additional faculty and staff parking for the Truax Campus. Outdoor play areas will be added to the south and east side of the building for day care use.

**Proposed Building**— At this time the Child and Family Center will occupy approximately 8,500 sf of the building, leaving unfinished space for future tenant use by the college.

They are proposing to use the remaining space to relocate their Data Center operations, as well as, provide an open office space to utilize as renovations are happening at the Truax campus.

The major exterior materials will be limestone, brick, aluminum storefront and metal panels. The intent is to show a consistent palette of materials with the current construction at the existing Truax campus.

Best regards,

Ken Turba, AIA  
Project Architect



209 south water street milwaukee, wisconsin 53204 414 359 3060  
2310 crossroads drive suite 2000 madison, wisconsin 53718 608 240 9900  
205 north orange avenue suite 202 sarasota, florida 34236 941 444 8845

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Partners: Michael P. Brush, Martin P. Choren, Gregg R. Golden, Mark C. Herr, John J. Holz, Nicholas D. Kent,  
Steven A. Kieckhafer, Scott A. Kramer, Jason W. Puestow, David J. Raysich, Michael H. Scherbel, Larry A. Schneider, Michael J. Sobczak



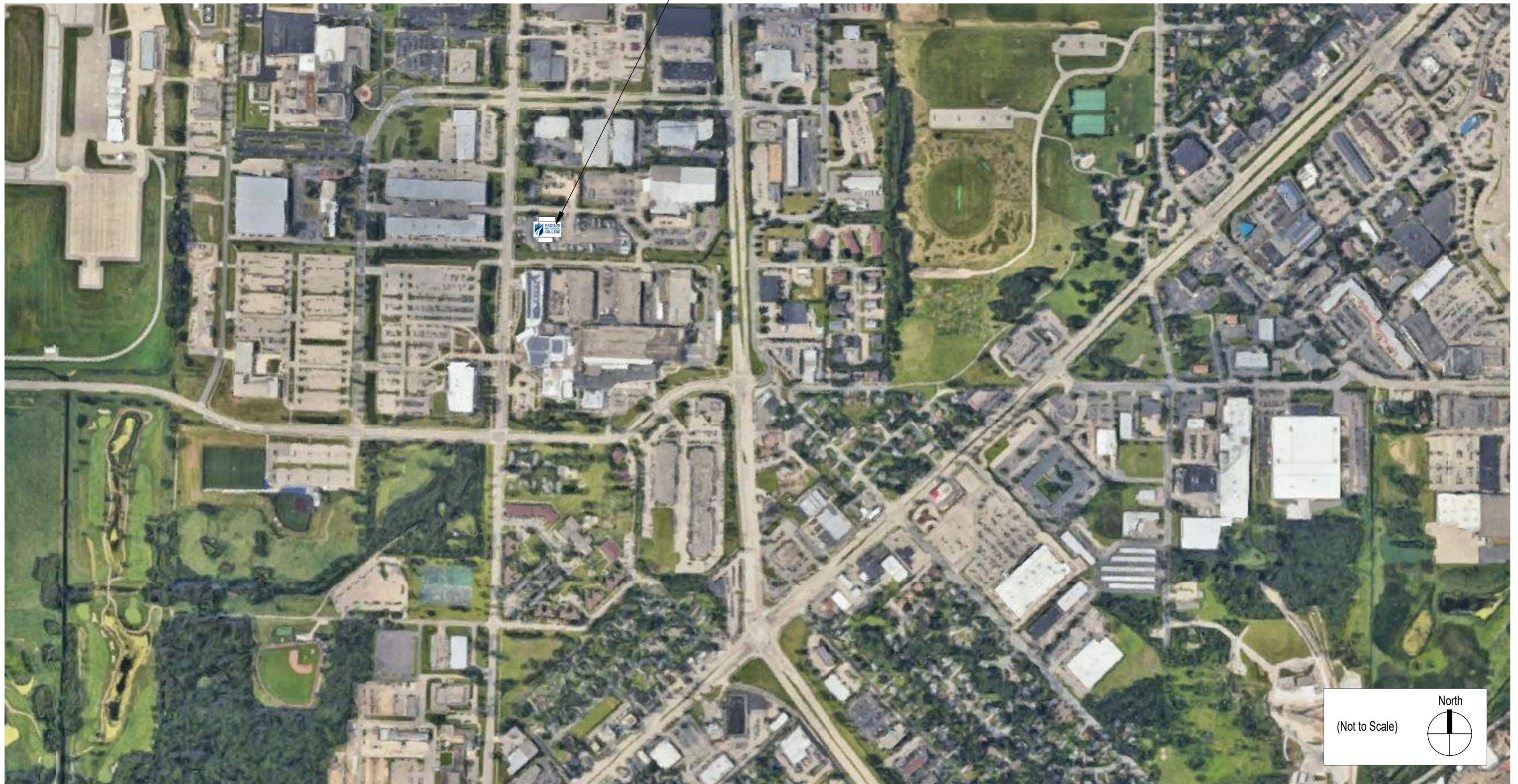
**Madison College - Relocate Truax & Family Center**  
UDC Initial/Final Approval

November 6, 2019





1835 WRIGHT STREET







VIEW FROM NORTH ACCESS ROAD



VIEW FROM WRIGHT STREET



VIEW FROM WRIGHT STREET



VIEW FROM INGENUITY CENTER OF MAIN CAMPUS





VIEW ACROSS SOUTH ACCESS ROAD LOOKING AT INGENUITY BUILDING



VIEW ACROSS WRIGHT STREET LOOKING AT HEALTH SERVICES BUILDING/PARKING LOT



VIEW ACROSS WRIGHT STREET FROM NORTH ACCESS ROAD





NORTH ELEVATION FROM NORTH ACCESS ROAD



SOUTH ELEVATION FROM SOUTH ACCESS ROAD

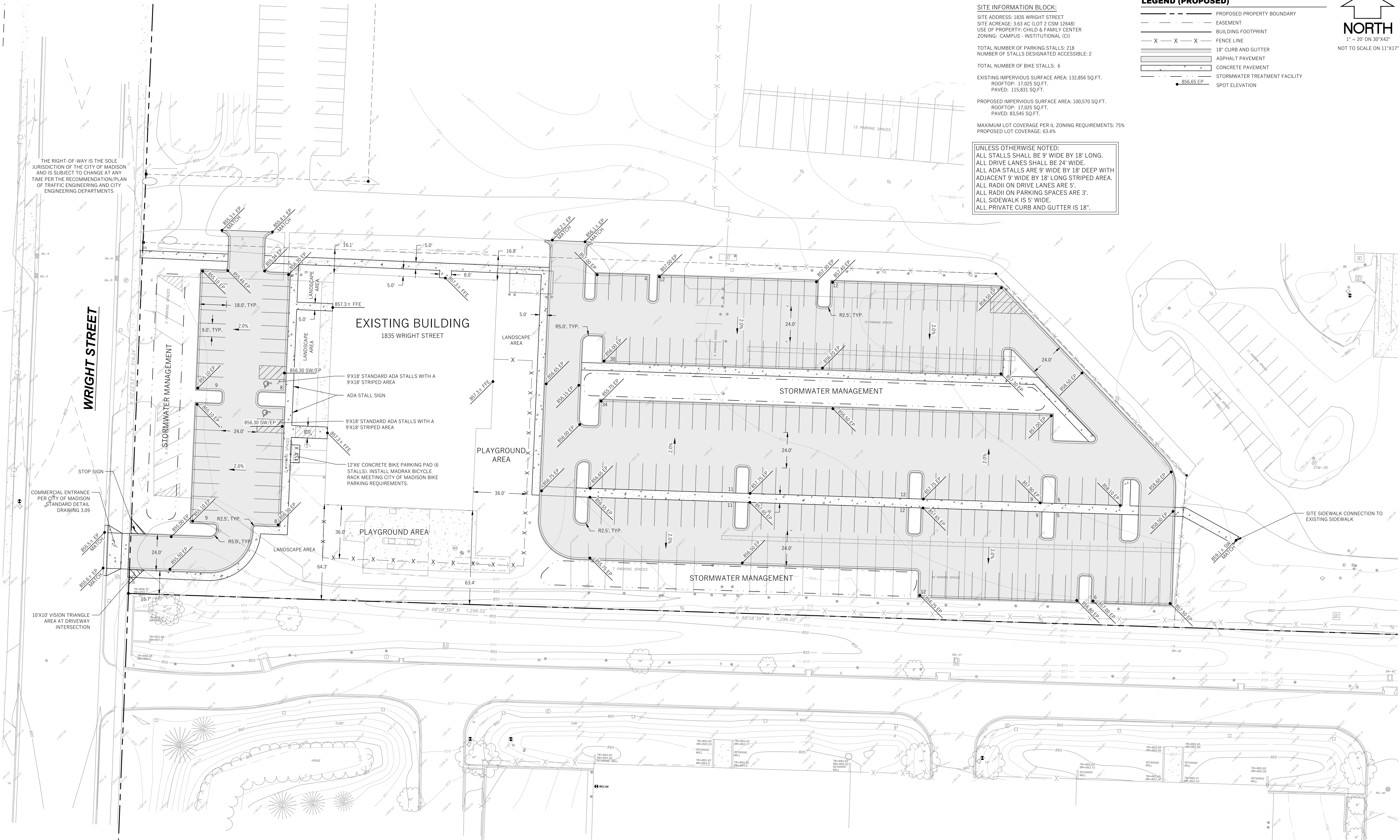


EAST ELEVATION FROM STORAGE YARD



WEST ELEVATION FROM NORTH ACCESS ROAD





**SITE INFORMATION BLOCK:**  
SITE ADDRESS: 1835 WRIGHT STREET  
SITE ACREAGE: 3.63 AC (LOT 2 CSM 12648)  
USE OF PROPERTY: CHILD & FAMILY CENTER  
ZONING: CAMPUS - INSTITUTIONAL (CI)  
  
TOTAL NUMBER OF PARKING STALLS: 218  
NUMBER OF STALLS DESIGNATED ACCESSIBLE: 2  
  
TOTAL NUMBER OF BIKE STALLS: 6  
  
EXISTING IMPERVIOUS SURFACE AREA: 132,856 SQ.FT.  
ROOFTOP: 17,025 SQ.FT.  
PAVED: 115,831 SQ.FT.  
  
PROPOSED IMPERVIOUS SURFACE AREA: 100,570 SQ.FT.  
ROOFTOP: 17,025 SQ.FT.  
PAVED: 83,545 SQ.FT.  
  
MAXIMUM LOT COVERAGE PER IL ZONING REQUIREMENTS: 75%  
PROPOSED LOT COVERAGE: 63.4%

UNLESS OTHERWISE NOTED:  
ALL STALLS SHALL BE 9' WIDE BY 18' LONG.  
ALL DRIVE LANES SHALL BE 24' WIDE.  
ALL ADA STALLS ARE 9' WIDE BY 18' DEEP WITH ADJACENT 9' WIDE BY 18' LONG STRIPED AREA.  
ALL RADI ON DRIVE LANES ARE 5'.  
ALL RADI ON PARKING SPACES ARE 3'.  
ALL SIDEWALK IS 5' WIDE.  
ALL PRIVATE CURB AND GUTTER IS 18'.

**LEGEND (PROPOSED)**

- PROPOSED PROPERTY BOUNDARY
- EASEMENT
- BUILDING FOOTPRINT
- FENCE LINE
- 18" CURB AND GUTTER
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- STORMWATER TREATMENT FACILITY
- SPOT ELEVATION

**856.65 EP**

**NORTH**  
1" = 20' ON 30"x42"  
NOT TO SCALE ON 11"x17"

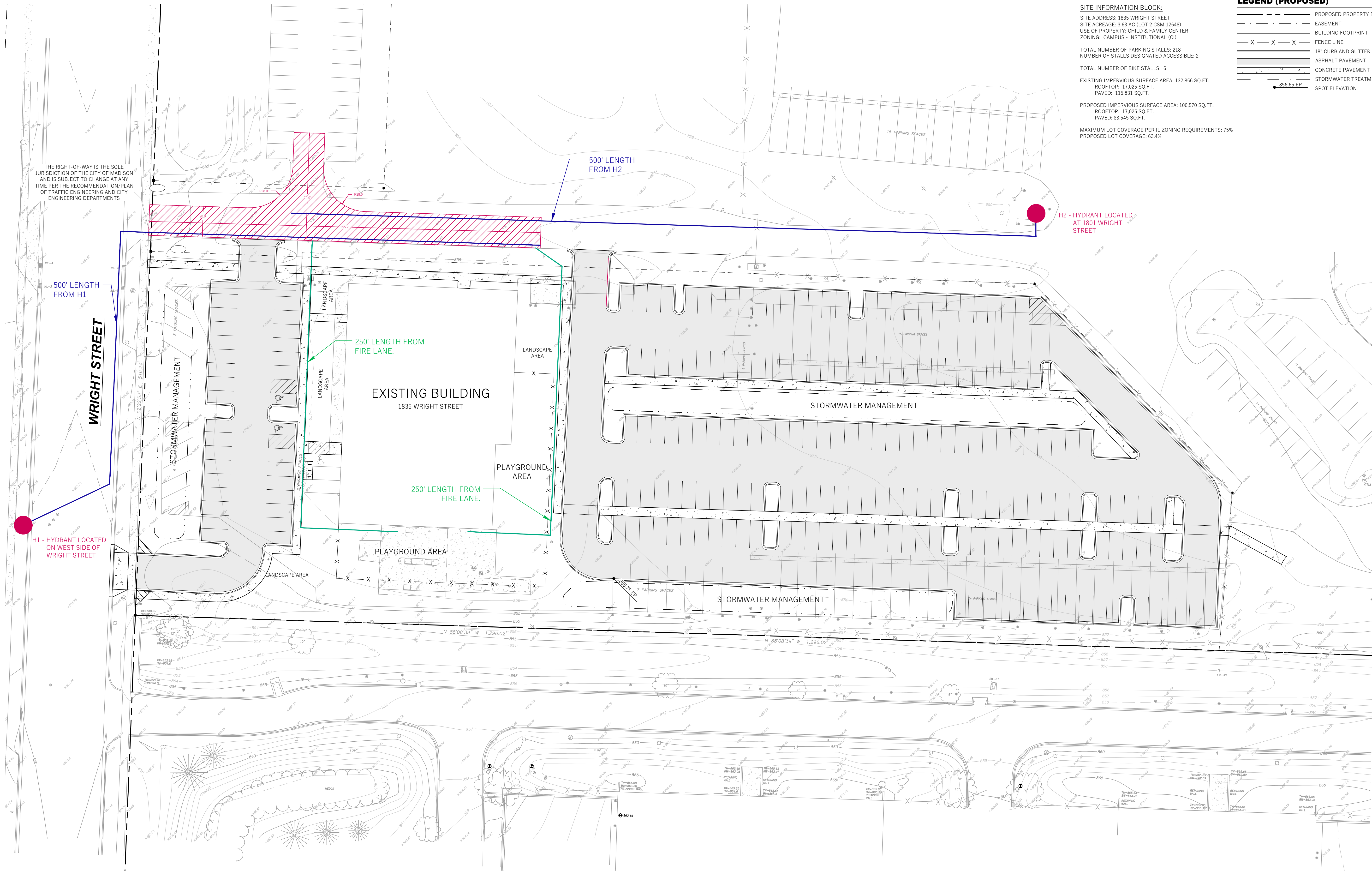
- GENERAL NOTES**
- UNDERLYING SITE CONTOURS AND INFORMATION BASED ON TOPOGRAPHIC & UTILITY DATA AS PROVIDED TO WYSER ENGINEERING. WYSER ENGINEERING SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY ARISE AS A RESULT OF ERRONEOUS OR INCOMPLETE INFORMATION PROVIDED BY OTHERS. CONTRACTOR TO CONFIRM ALL ELEVATIONS, GENERAL DRAINAGE AND EARTHWOR REQUIREMENTS PRIOR TO CONSTRUCTION.
  - THE BENCHMARK LOCATIONS ARE SHOWN FOR REFERENCE ONLY ON THIS PLAN. THE BENCHMARKS SHALL BE VALIDATED BY LICENSED LAND SURVEYOR PRIOR TO CONSTRUCTION. CONTRACTOR ASSUMES RISK ASSOCIATED WITH BENCHMARK ELEVATIONS UNTIL CONFIRMED.
  - CONTRACTOR TO OBTAIN APPROPRIATE PERMITS FOR STREET OPENINGS & TO WORK WITHIN THE CITY'S LAND IF REQUIRED.
  - WYSER ENGINEERING SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER OR CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY REGULATORY AGENCIES.
  - IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS WITHIN THE PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
  - ALL MUNICIPAL UTILITY CONNECTIONS, WORK IN ROW, PUBLIC OUTLOTS AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.

- CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS**
- ALL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE IMPLEMENTED IN ACCORDANCE WITH THE CURRENT WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR) EROSION AND SEDIMENT CONTROL TECHNICAL STANDARDS (609-46-600).
  - EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO SITE DISTURBANCE.
  - ENGINEER / CITY OF MADISON HAS THE RIGHT TO REQUIRE CONTRACTOR TO IMPLEMENT ADDITIONAL EROSION CONTROL MEASURES AS NECESSARY. CONTRACTOR MUST NOTIFY THE VILLAGE OF MOUNT HEBES BUILDING INSPECTOR TWO (2) WORKING DAYS IN ADVANCE OF ANY SOIL DISTURBANCE ACTIVITIES.
  - EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE INSPECTED ONCE PER WEEK AND FOLLOWING EACH RAINFALL EVENT. INSPECTION REPORTING SHALL BE IN ACCORDANCE WITH MUNICIPAL REQUIREMENTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
  - IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN EROSION AND SEDIMENT CONTROL PRACTICES IN WORKING ORDER. EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE WITH ALL SOIL SURFACES HAVING AN ESTABLISHED VEGETATIVE COVER.
  - DEWATERING PRACTICES SHALL COMPLY WITH TECHNICAL STANDARD 1061.
  - DUST CONTROL SHALL BE MITIGATED IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1068.
  - ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED IMMEDIATELY FOLLOWING FINAL GRADING ACTIVITIES.
  - SEED MIX AND RATE SHALL BE, AT A MINIMUM, IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1059.
  - PRIOR TO CONSTRUCTION, CONTRACTOR SHALL PROVIDE VEGETATION PLAN FOR ENGINEER / OWNER APPROVAL. VEGETATION PLAN AND BIORETENTION INSTALLATION SHALL BE IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1004.
  - CONTRACTOR TO PROVIDE SOLID LID OR METAL PLATE ON ALL OPEN MANHOLES DURING CONSTRUCTION TO MINIMIZE SEDIMENT FROM ENTERING THE STORM SEWER SYSTEM.
  - THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A COPY OF THE MUNICIPAL EROSION CONTROL PERMIT AND FOLLOWING ALL APPLICABLE REQUIREMENTS.

- GRADING, SEEDING & RESTORATION NOTES**
- ALL GRADES SHOWN ARE FINAL FINISHED SURFACE GRADES.
  - AREAS TO BE SEEDED SHALL HAVE A MINIMUM 6 INCHES TOPSOIL UNLESS OTHERWISE NOTED.
  - RESTORATION SHALL OCCUR AS SOON AS PRACTICABLE AFTER THE DISTURBANCE, WITHIN 7 DAYS OF TOPSOILING.
  - AREAS NOT RESTORED WITH EROSION MATTING OR OTHER STABILIZATION MEASURES SHALL BE STABILIZED WITH MULCH.
  - APPLY ANIONIC POLYMER TO DISTURBED AREAS IF EROSION BECOMES PROBLEMATIC.
  - INSTALL EROSION CONTROLS ON THE DOWNSTREAM SIDE OF STOCKPILES AND PROVIDE TEMPORARY SEEDING ON STOCKPILES WHICH ARE TO REMAIN IN PLACE FOR MORE THAN 7 DAYS.
  - CONTRACTOR TO DEEP TILL ALL COMPACTED PERVIOUS SURFACES PRIOR TO SEEDING AND MULCHING.
  - MULCH SHALL BE WEED-FREE STRAW AND SHALL BE INSTALLED AT THE RATE OF 2 TONS PER ACRE PER SECTION 627 OF "STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION" (WISDOT 2014)
  - PERMANENT SEEDING SHALL NOT OCCUR BETWEEN SEPTEMBER 15TH AND APRIL 15TH. ALTERNATE SEEDING/PLANTING METHODS AND/OR EROSION PROTECTION MAY BE NECESSARY FOR SEEDING/PLANTING THAT OCCURS DURING THAT TIME. COORDINATE WITH THE OWNER AS NECESSARY.
  - TEMPORARY STABILIZATION SHALL CONSIST OF ONE OR MORE OF THE FOLLOWING OPTIONS:
    - TEMPORARY SEEDING CONSISTING OF ANNUAL RYE GRASS APPLIED AT A RATE OF 1.5 LBS PER 1000 SQUARE FEET.
    - WISDOT PAL CLASS I TYPE B URBAN EROSION CONTROL MAT.
  - ALL SLOPES EXCEEDING 4:1 SHALL BE STABILIZED WITHIN 2-WEEK OF DISTURBANCE WITH TEMPORARY SEEDING AND CLASS I TYPE B URBAN EROSION MATTING AND ALL DRAINAGE SWALES SHALL BE STABILIZED WITH CLASS II TYPE B MATTING.

**DIGGERS HOTLINE**  
Toll Free (800) 242-8511 -or- 811  
Hearing Impaired TDD (800) 542-2289  
www.DiggersHotline.com



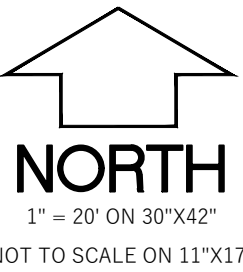


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- SPOT ELEVATION



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City of Madison Fire Department

314 W Dayton Street, Madison, WI 53703-2506  
Phone: 608-266-4420 • Fax: 608-267-1100 • E-mail: fire@cityofmadison.com

Project Address: 1835 WRIGHT STREET  
Contact Name & Phone #: KEN TURBA - 608.240.9900

FIRE APPARATUS ACCESS AND FIRE HYDRANT WORKSHEET

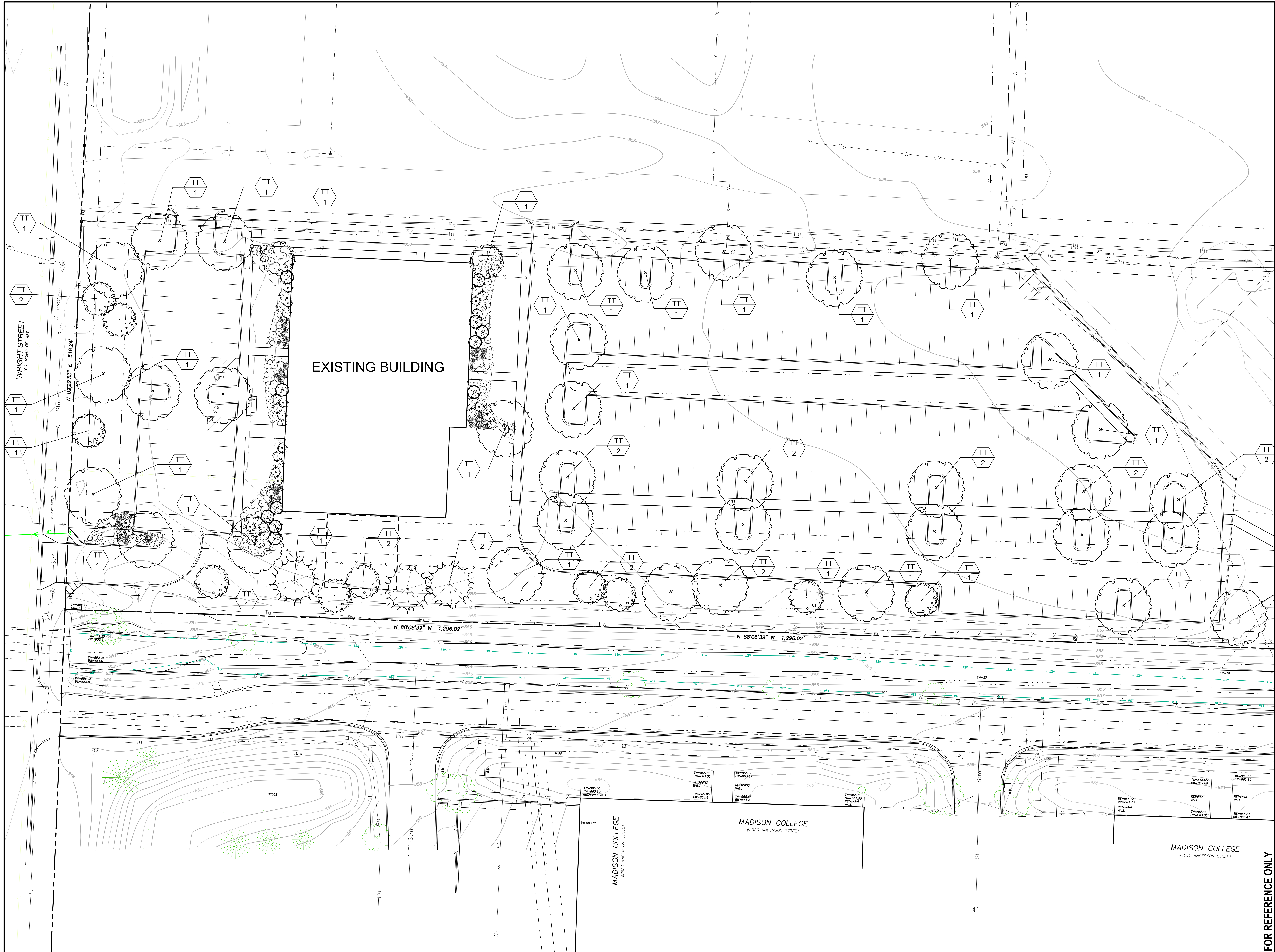
1. Is the building completely protected by an NFPA 13 or 13R automatic fire sprinkler system?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
If non-sprinklered, fire lanes extend to within 150-feet of all portions of the exterior wall?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
If sprinklered, fire lanes are within 250-feet of all portions of the exterior wall? *SEE NOTE BELOW	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
2. Is the fire lane constructed of concrete or asphalt, designed to support a minimum load of 85,000 lbs?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
a) Is the fire lane a minimum unobstructed width of at least 20-feet?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
b) Is the fire lane unobstructed with a vertical clearance of at least 13½-feet?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
c) Is the minimum inside turning radius of the fire lane at least 28-feet?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
d) Is the grade of the fire lane not more than a slope of 8%?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
e) Is the fire lane posted as fire lane? (Provide detail of signage.)	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
f) Is a roll-able curb used as part of the fire lane? (Provide detail of curb.)	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
g) Is part of a sidewalk used as part of the required fire lane? (Must support +85,000 lbs.)	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
3. Is the fire lane obstructed by security gates or barricades? If yes:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
a) Is the gate a minimum of 20-feet clear opening?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
b) Is an approved means of emergency operations installed, key vault, padlock or key switch?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
4. Is the fire lane dead-ended with a length greater than 150-feet?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
If yes, does the area for turning around fire apparatus comply with IFC D103?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
5. Is any portion of the building to be used for high-piled storage in accordance with IFC Chapter 3206.6?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A
If yes, see IFC 3206.6 for further requirements.			
6. Is any part of the building greater than 30-feet above the grade plane?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A
If yes, answer the following questions:			
a) Is the aerial apparatus fire lane parallel to one entire side of the building and covering at least 25% of the perimeter?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
b) Is the near edge of the aerial apparatus fire lane between 15' and 30' from the building?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
c) Are there any overhead power or utility lines located across the aerial apparatus fire lane?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
d) Are there any tree canopies expected to grow across the aerial fire lane? (Based on mature canopy width of tree species)	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
e) Does the aerial apparatus fire lane have a minimum unobstructed width of 20-feet?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
f) Is the space between the aerial lane and the building free of trees exceeding 20' in heights?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
7. Are all portions of the required fire lanes within 500-feet of at least (2) hydrants? **SEE NOTE BELOW	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A
Note: Distances shall be measured along the path of the hose lay as it comes off the fire apparatus.			
a) Is the fire lane at least 26' wide for at least 20-feet on each side of the hydrants?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
b) Is there at least 40' between a hydrant and the building?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
c) Are the hydrant(s) setback no less than 5-feet nor more than 10-feet from the curb or edge of the street or fire lane?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
d) Are hydrants located in parking lot islands a minimum of 3½-feet from the hydrant to the curb?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
e) Are there no obstructions, including but not limited to: power poles, trees, bushes, fences, posts located, or grade changes exceeding 1½-feet, within 5-feet of a fire hydrant?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A

Note: Hydrants shall be installed and in-service prior to combustible construction on the project site.  
Attach an additional sheet if further explanation is required for any answers.  
This worksheet is based on MGO 34.503 and IFC 2015 Edition Chapter 5 and Appendix D; please see the codes for further information.  
\*GATES TO BE PROVIDED AT POINTS WHERE HOSE LENGTH CROSSES FENCE LINE IF NECESSARY  
\*\*FAR WEST PORTION OF ACCESS DRIVE NOT WITHIN 500' OF 2 HYDRANTS; HOWEVER, USABLE PORTION OF ACCESS LANE NECESSARY TO ACCESS PERIMETER OF BUILDING IS WITHIN 500' OF 2 HYDRANTS. REFER TO EXHIBIT AT LEFT.

Revised 12/1/2016

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LANDSCAPE PLAN

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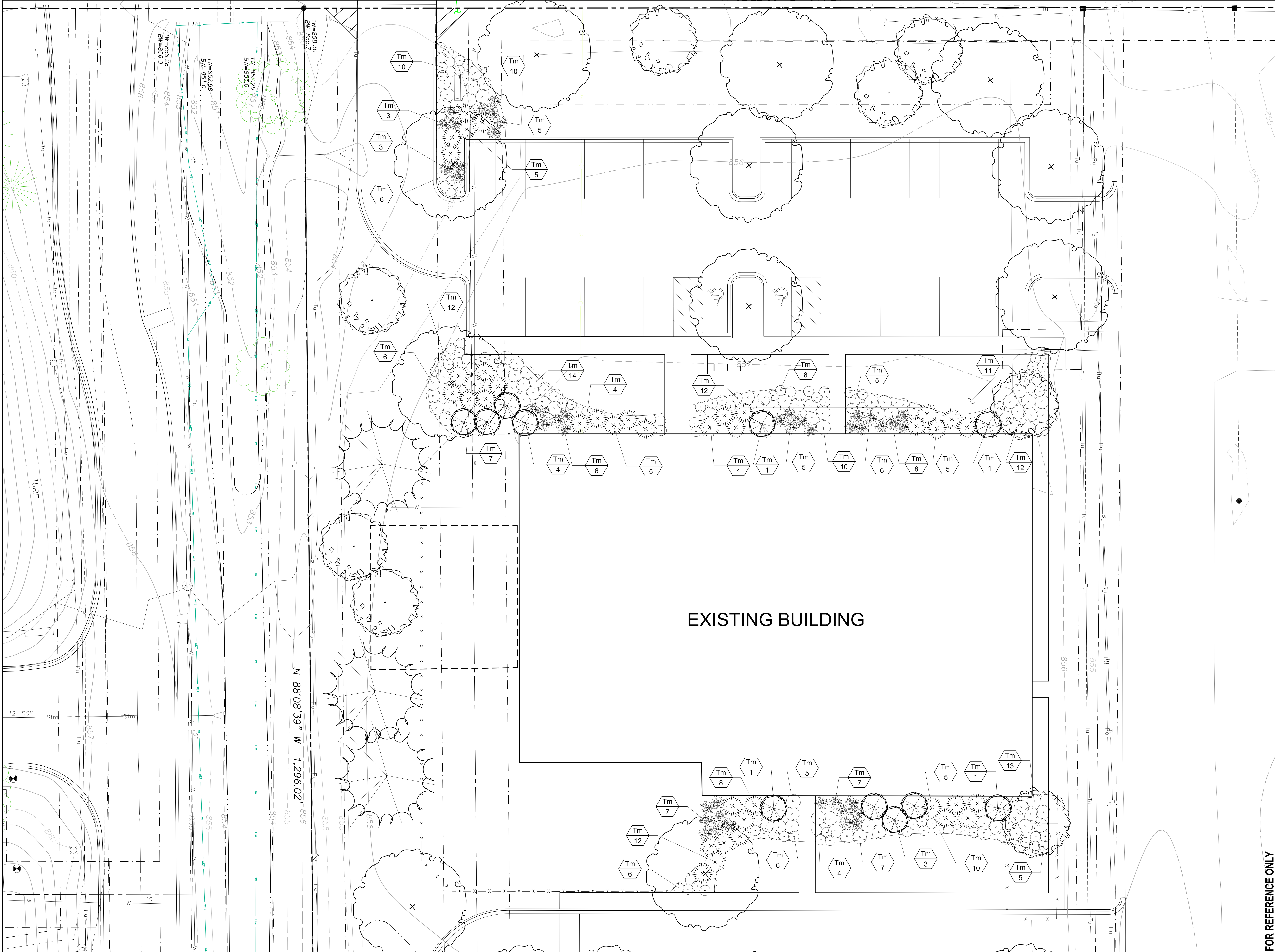


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LANDSCAPE ENLARGEMENT  
PLAN

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# LANDSCAPE PLANT LEGEND

Symbol	Botanical name	Common Name	Size	Root	Remarks
SHADE TREES					
AR	Acer rubrum 'Autumn Blaze'	Autumn Blaze Maple	2.5" Cal.	B&B	
CO	Celtis occidentalis	Common Hackberry	2.5" Cal.	B&B	
GT	Gleditsia tricanthos 'Skyline'	Skyline Locust	2.5" Cal.	B&B	
QR	Quercus rubra	Red Oak	2.5" Cal.	B&B	
UP	Ulmus x 'Pioneer'	Pioneer Elm	2.5" Cal.	B&B	
ORNAMENTAL TREES					
AC	Amelanchier canadensis	Shadblow Serviceberry	2" Cal.	B&B	
CC	Carpinus caroliniana	American Hornbeam (Musclewood)	2" Cal.	B&B	
MO	Malus 'Profusion'	Profussion Crabapple	2" Cal.	B&B	
EVERGREENS					
Jr	Juniperus ramlosa	Ramlosa juniper	5 Gal.	CG	
Pn	Pinus nigra	Austrian Pine	6'-8'	B&B	
Ps	Pinus sylvestris	Scotch Pine	6'-8'	B&B	
Tm	Taxus tauntonii	Taunton yew	5 Gal.	CG	
SHRUBS					
Fs	Forsythia x 'Sunrise'	Sunrise Forsythia	3 gal	Pot	
Hm	Hydrangea macropylla 'Bailmer'	Endless Summer Hydrangea	3 gal	Pot	
Hk	Hypericum kalmianum	St. Johns Wort	2 gal	Pot	
Kj	Kerria Japonica	Japenese Kerria	2 gal.	Pot	
Sj	Spirea japonica 'Froebeli'	Froebel spirea	2 gal	Pot	
Sp	Syringa pubescens subsp. patula "Miss Kim"	Miss Kim Lilac	2 gal	Pot	
Vj	Viburnum x juddi	Judd Viburnum	5 gal	B&B	
GRASSES					
ca	Calamagrostis x acutifolia 'Karl Foerster'	Karl Foerster's Feather Reed Grass	1 Gal.	CG	
ec	Elymus canadensis	Canadian Wild Rye	1 Gal.	CG	
pa	Pennisetum alopecuriodes	Dwarf Fountain Grass	1 Gal.	Container	
pv	Panicum virgatum 'Shenandoah'	Shenandoah Switch Grass	2 Gal.	CG	
PERENNIALS					
af	Astilbe x arendsii 'Fanal'	Fanal Astilbe	1 Gal.	Container	
cv	Coreopsis verticillata 'Zagreb'	Zagreb Coreopsis	1 Gal.	Container	
lp	Liatrus pyncostachya	Prairie Blazingstar	1 Gal.	Container	
ns	Nepeta sibirica	Catnip	1 Gal.	Container	
rg	Rudbeckia fulgida 'Goldstrum'	Goldstrum Black-eyed Susan	1 Gal.	Container	



# CITY OF MADISON LANDSCAPE WORKSHEET

Section 28.142 Madison General Ordinance

Project Location / Address 1835 Wright Street, Madison, WI 53704

Name of Project Penske Daycare Center

Owner / Contact Fred Brechlin

Contact Phone \_\_\_\_\_ Contact Email FBrechlin@madisoncollege.edu

**\*\* Landscape plans for zoning lots greater than ten thousand (10,000) square feet in size MUST be prepared by a registered landscape architect. \*\***

## Landscape Calculations and Distribution

Required landscaped areas shall be calculated based upon the total developed area of the property. Developed area is defined as all parts of the site that are not left in a natural state within a single contiguous boundary, including building footprints, parking and loading areas, driveways, internal sidewalks, patios, and outdoor activity areas. Developed area does not include other land within required setbacks and natural areas on the same property that are left undisturbed.

(a) One (1) landscape unit shall be provided for each three hundred (300) square feet of developed area, with the exception of the IL and the IG districts as specified in (b) below.

Total square footage of developed area 158,290

Developed area divided by three hundred (300) square feet = 527 **Landscape Units**

(b) Within the Industrial – Limited (IL) and Industrial – General (IG) districts, one (1) landscape unit shall be provided for every six hundred (600) square feet of developed area.

Total square footage of developed area \_\_\_\_\_

Developed area divided by six hundred (600) square feet = \_\_\_\_\_ **Landscape Units**

(c) One landscape unit consists of five (5) landscape points. Landscape points are calculated as shown in the following table.

Landscape units multiplied by five (5) landscape points = 2635 **Total Points Required**

### **Tabulation of Points and Credits**

Use the table to indicate the quantity and points for all existing and proposed landscape elements. **Calculations yielding a fraction up to one-half (1/2 or 0.5) shall be rounded down to the nearest whole number; fractions of more than one half (1/2) shall be rounded up.**

Plant Type/ Element	Minimum Size at Installation	Points	Credits/ Existing Landscaping		New/ Proposed Landscaping	
			Quantity	Points Achieved	Quantity	Points Achieved
Overstory deciduous tree	2½ inch caliper	35			36	1260
Ornamental tree	1 1/2 inch caliper	15	2	30	12	180
Evergreen tree	3 feet tall	15			3	45
Shrub, deciduous	18" or 3 gallon container size	2			97	194
Shrub, evergreen	18" or 3 gallon container size	3			39	117
Ornamental grasses	18" or 3 gallon container size	2			44	88
Ornamental/ decorative fencing or wall	n/a	4 per 10 lineal ft.			27	108
<b>Sub Totals</b>				30		1992

Total Number of Points Provided 2022

3/2013

1

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## LANDSCAPE POINTS

Madison College  
Penske Daycare



**prod**  PLUM ARC

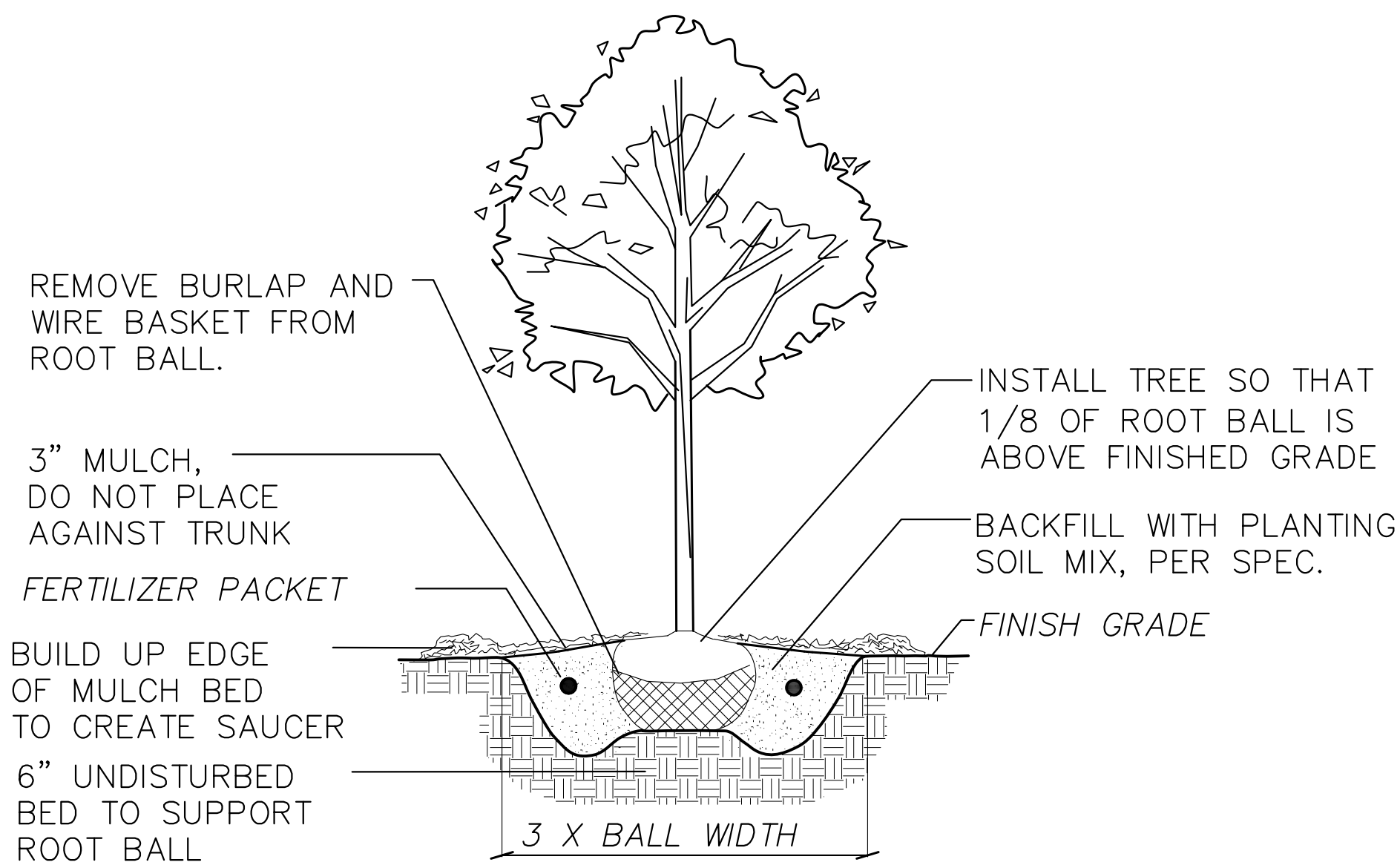


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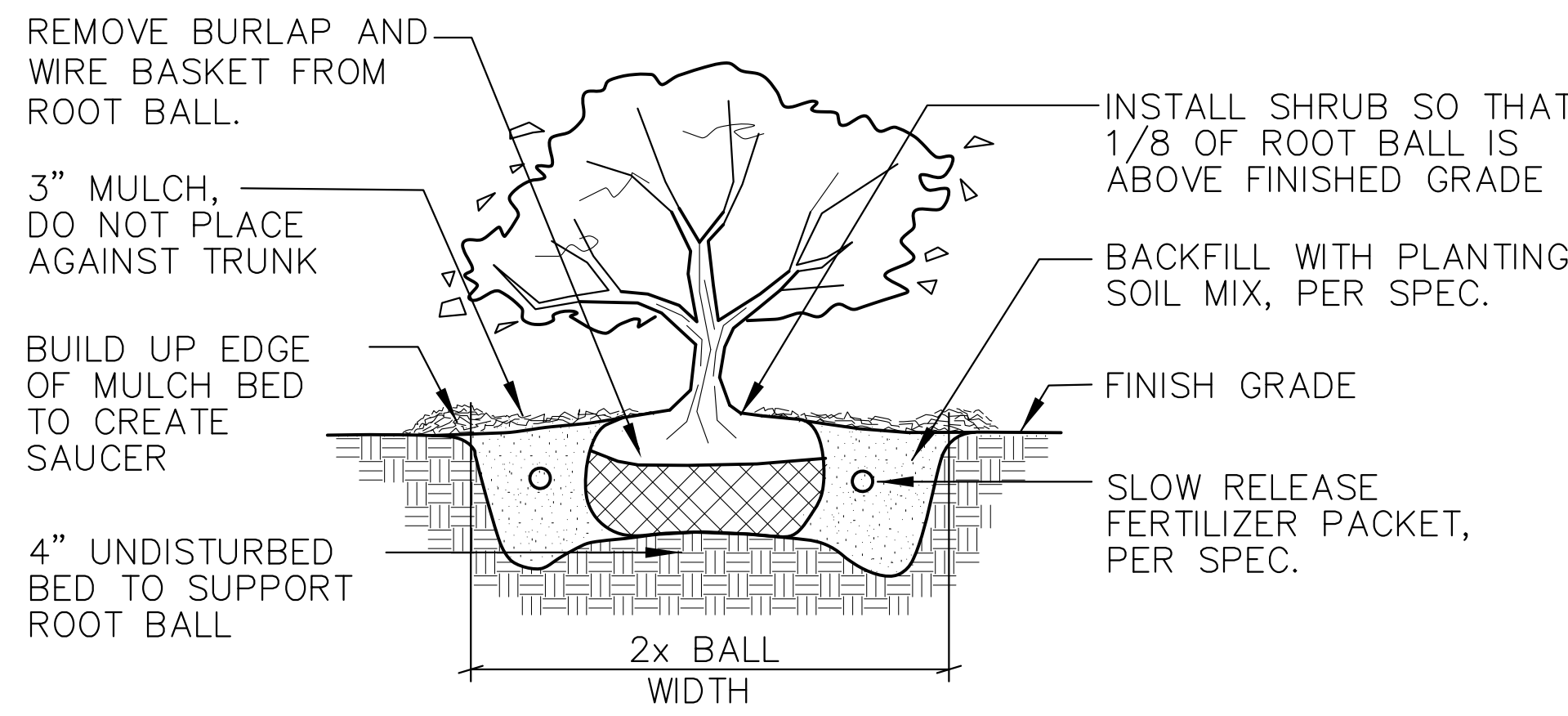
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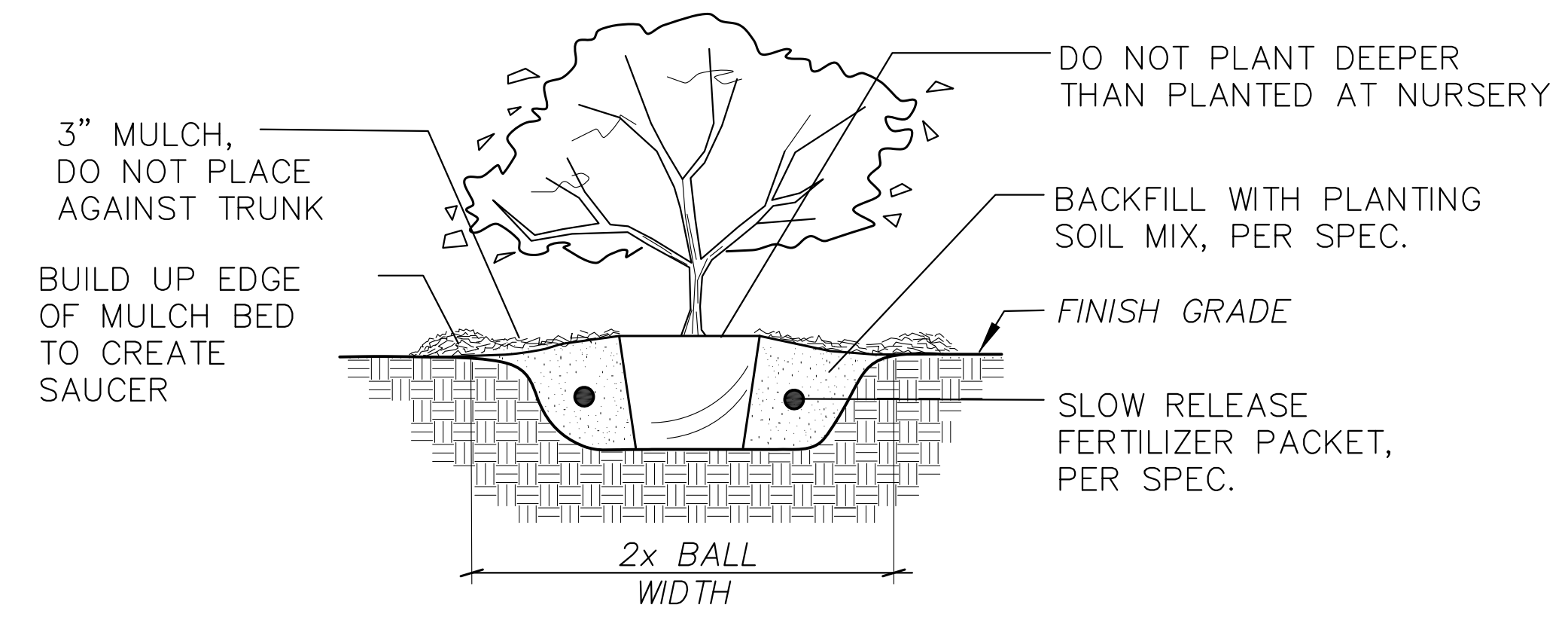




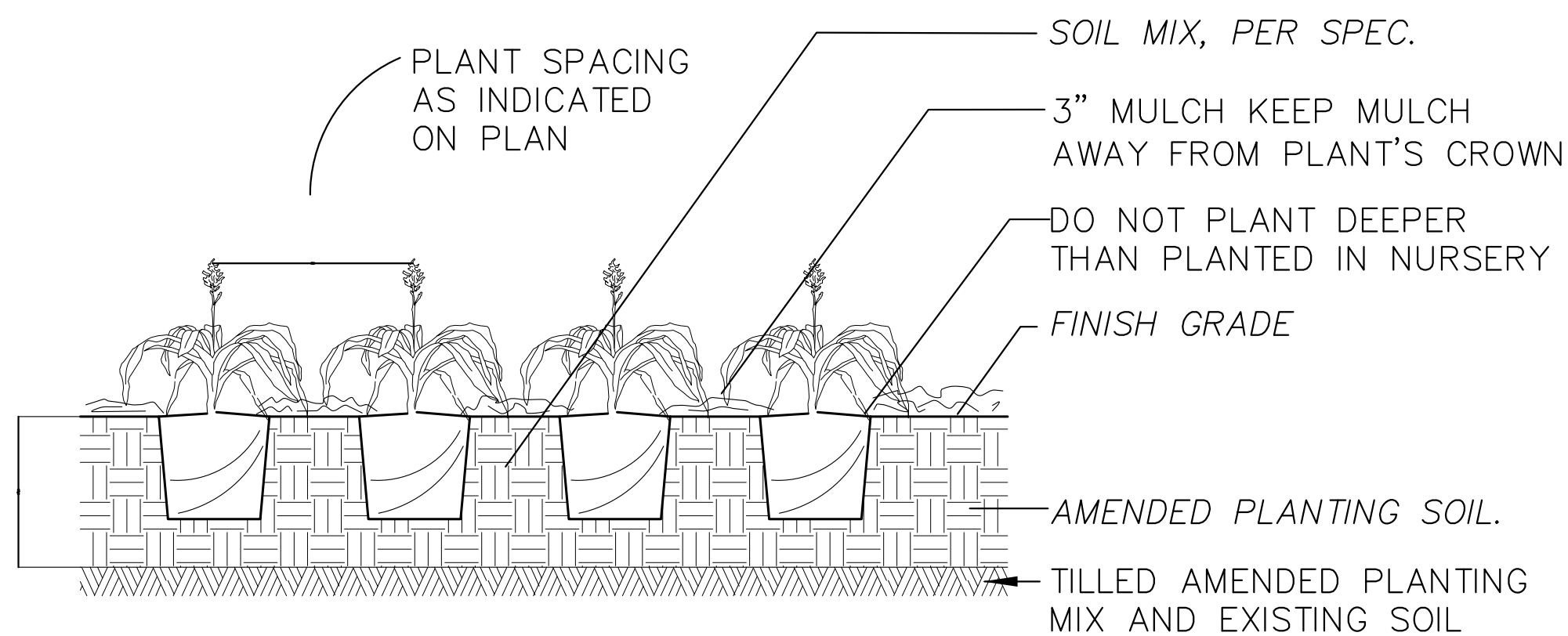
1 B&B TREE PLANTING DETAIL  
L102 NTS



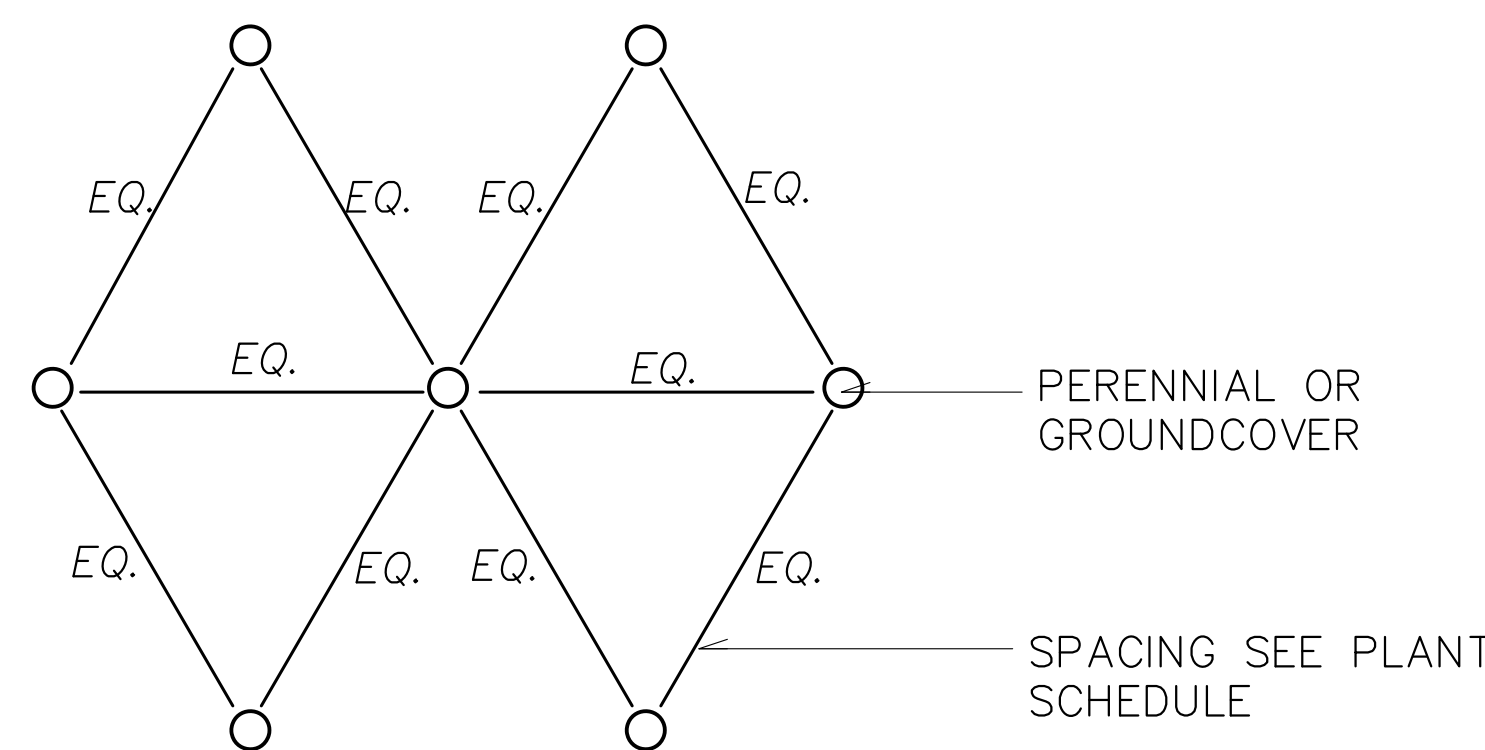
2 B&B SHRUB PLANTING DETAIL  
L102 NTS



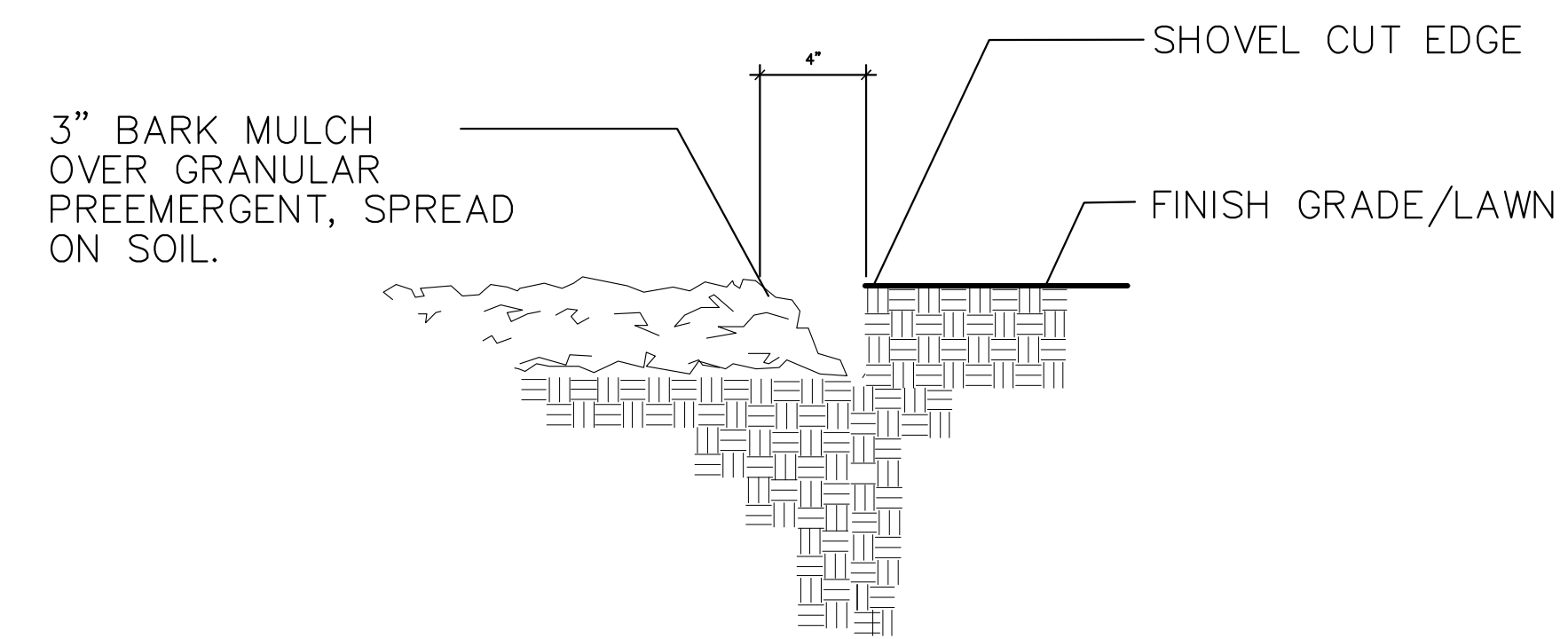
3 CONTAINER PLANTING DETAIL  
L102 NTS



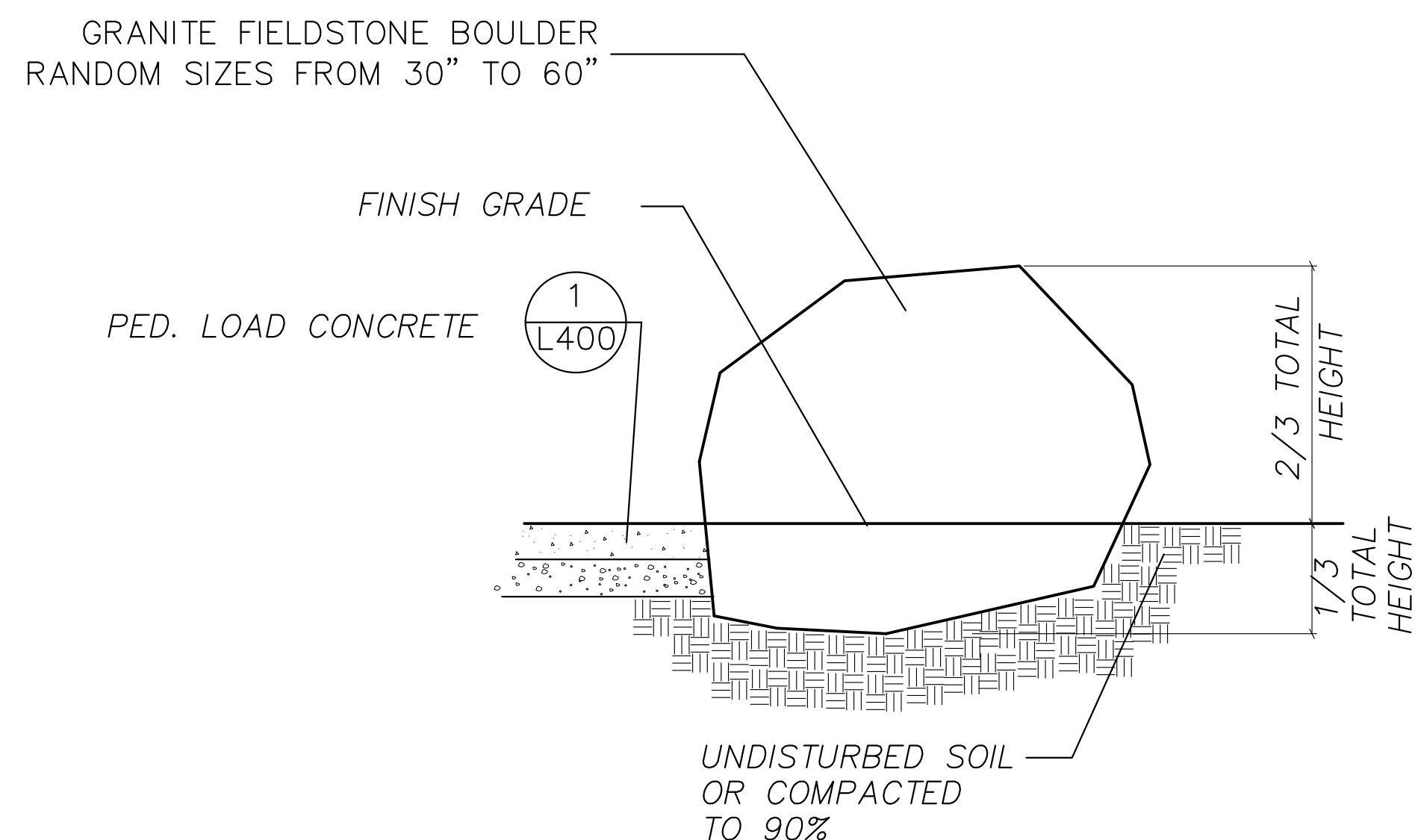
5 GROUNDCOVER / PERENNIAL PLANTING DETAIL  
L102 NTS



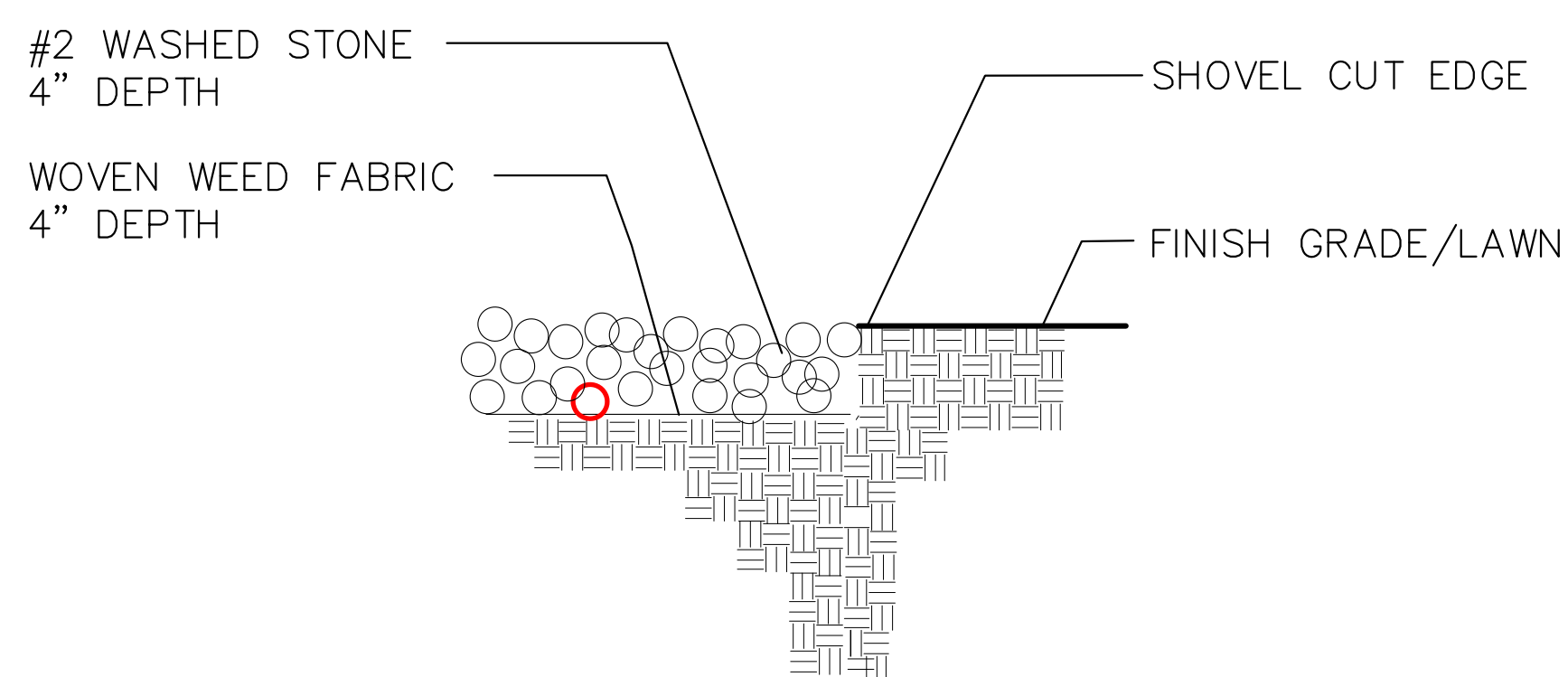
6 PERENNIAL/GROUNDCOVER SPACING DETAIL  
L102 NTS



7 BARK MULCH/SHOVEL CUT EDGE DETAIL  
L102 NTS



7 GRANITE BOULDER DETAIL- SECTION  
L102 SCALE: NTS



8 GRAVEL DRIP STRIP  
L102 NTS

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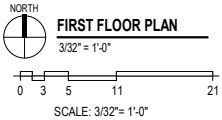
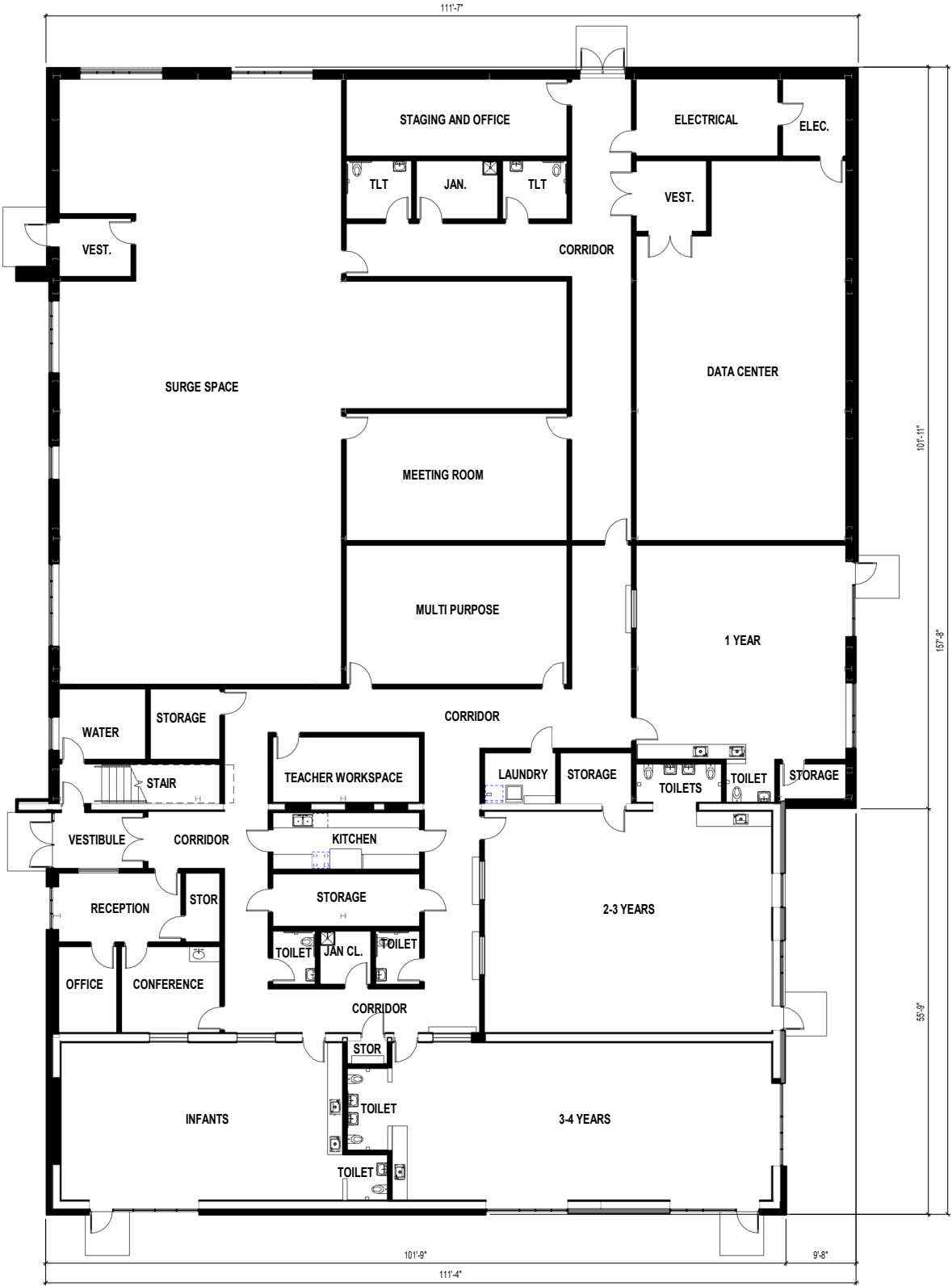
LANDSCAPE POINTS

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First Floor Plan

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Truax Child & Family Center  
1835 Wright Street, Madison, WI 53704



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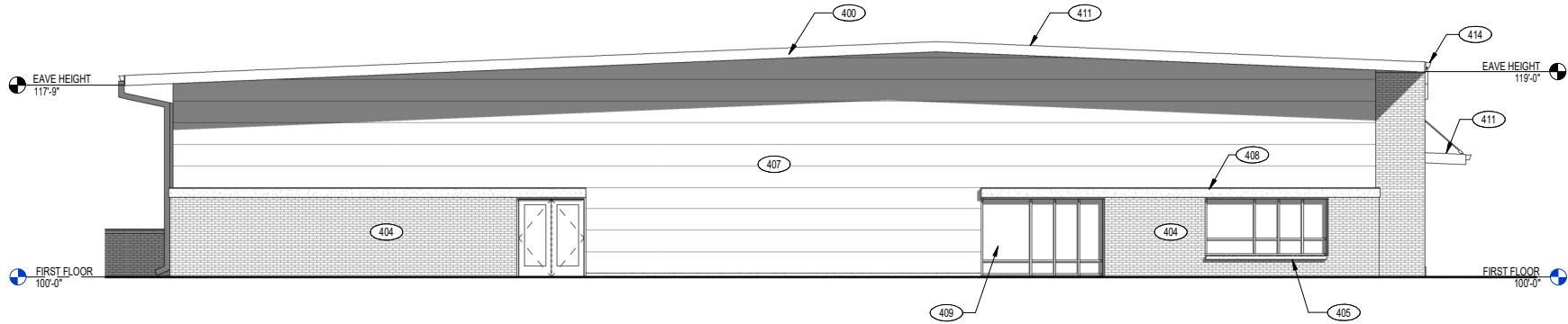
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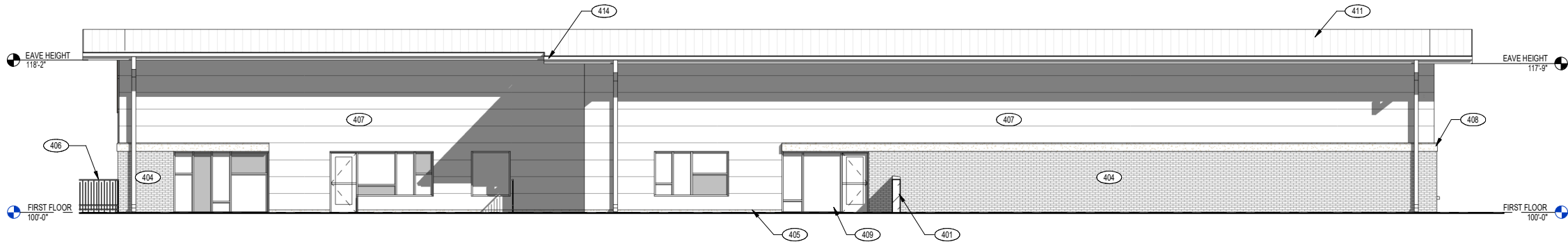
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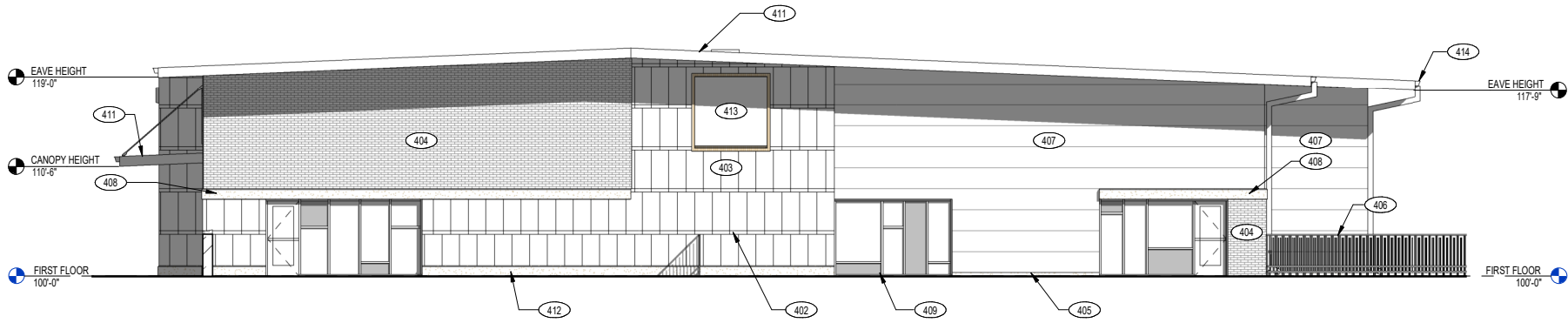
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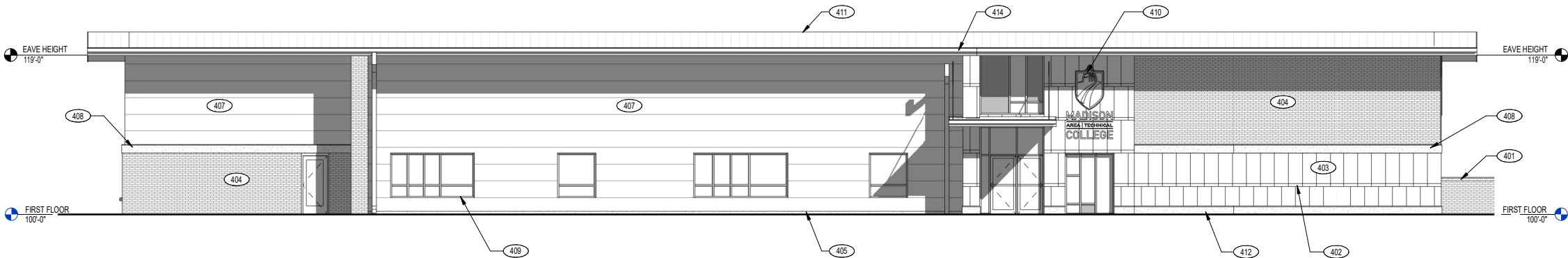
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

EXTERIOR ELEVATION NOTES	
NOTE #	EXTERIOR ELEVATION NOTE
400	METAL FASCIA - COLOR SHALL MATCH METAL WALL PANEL
401	BRICK VENEER FENCING WALL - 4'-0" TO TOP OF BRICK WITH PRECAST STONE CAP - BRICK VENEER SHALL BE SIOUX CITY, TOASTED FINE ART VELOUR, MODULAR - PRECAST STONE CAP COLOR SHALL BE BUFF
402	STONE VENEER - ACCENT PANELS SHALL BE LIMESTONE WITH A HONED FINISH AS MANUFACTURED BY QUARRA STONE COMPANY, COLOR SHALL BE AURORA BUFF, NOMINAL SIZE 4" HIGH BY 1'-8" WIDE
403	STONE VENEER - MAIN PANELS SHALL BE LIMESTONE WITH A BED FACE FINISH AS MANUFACTURED BY QUARRA STONE COMPANY, COLOR SHALL BE PRAIRIE BUFF/GOLD, NOMINAL SIZE 3'-8" HIGH BY 1'-8" WIDE
404	BRICK VENEER - COLOR SHALL BE SIOUX CITY, TOASTED FINE ART VELOUR, MODULAR
405	PRECAST STONE SILL - COLOR SHALL BE BUFF
406	ORNAMENTAL METAL FENCE - COLOR SHALL BE BLACK
407	METAL WALL PANEL - COLOR SHALL BE CLEAR ANODIZED AS MANUFACTURED BY ALPOLIC MATERIALS
408	PRECAST STONE BANDING - COLOR SHALL BE BUFF
409	ALUMINUM STOREFRONT SYSTEM - COLOR SHALL BE CLEAR ANODIZED AS MANUFACTURED BY KAWNEER
410	AREA DEDICATED FOR BUILDING SIGNAGE, TO BE DETERMINED AT A LATER DATE
411	STANDING SEAM METAL ROOF - COLOR SHALL MATCH METAL WALL PANEL
412	PRECAST STONE WATERTABLE (18" MIN. ABOVE GRADE) - COLOR SHALL BE BUFF
413	MECHANICAL WALL LOUVER - COLOR TO MATCH ADJACENT WALL
414	GUTTER AND DOWNSPOUT - COLOR SHALL MATCH METAL WALL PANEL
415	INSULATED SPANDRAL PANEL - COLOR SHALL BE BLUE DART AS MANUFACTURED BY VITRO ARCHITECTURAL GLASS
416	INSULATED SPANDRAL PANEL - COLOR SHALL BE SEAWOLF GRAY AS MANUFACTURED BY VITRO ARCHITECTURAL GLASS
417	INSULATED GLASS UNIT - TRANSPARENT GLAZING

0 2 4 8 16  
SCALE: 1/8" = 1'-0"

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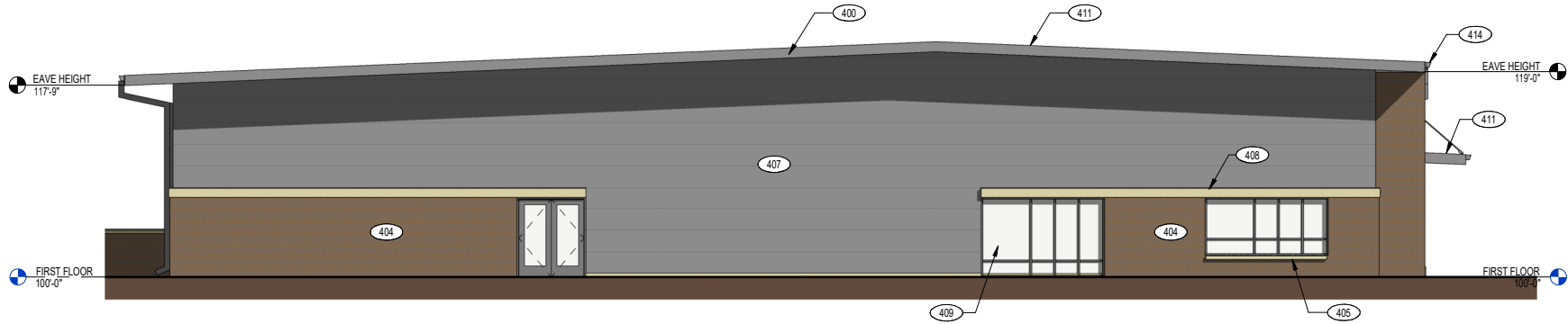
ELEVATIONS - BLACK & WHITE

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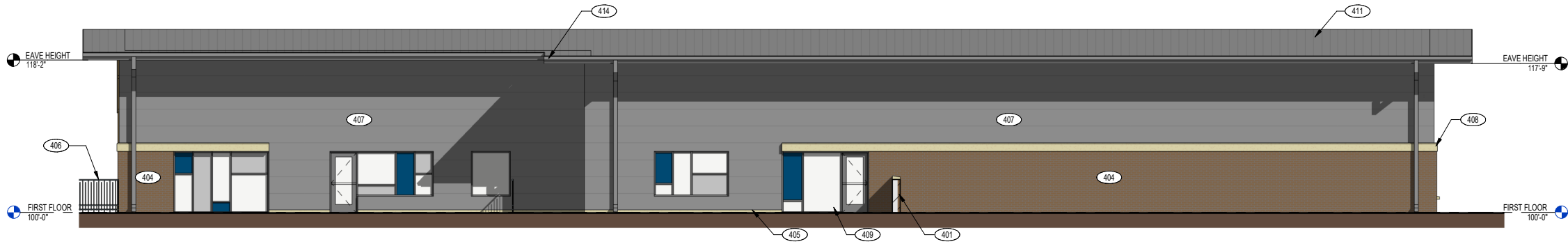
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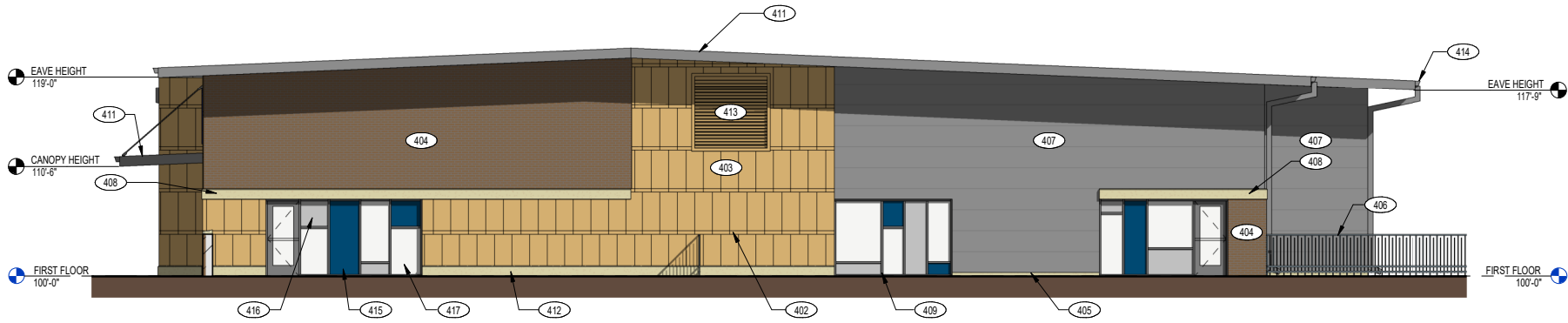
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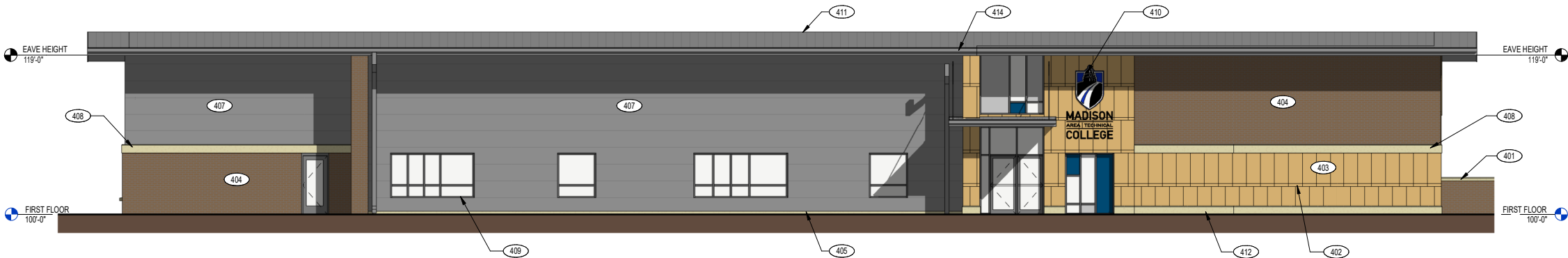
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EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

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SCALE: 1/8" = 1'-0"

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ELEVATIONS - COLOR

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VIEW FROM WRIGHT ST. (WEST ELEVATION)





VIEW FROM INGENUITY (SOUTH ELEVATION)





VIEW FROM PARKING LOT (EAST ELEVATION)





VIEW FROM NORTH ACCESS ROAD (NORTH ELEVATION)







