

1505 Wheeler Rd – Blackhawk/Gompers
Contract 9725
MUNIS 16087
Developer: Madison Metropolitan School District

Overall location



Location – closer view



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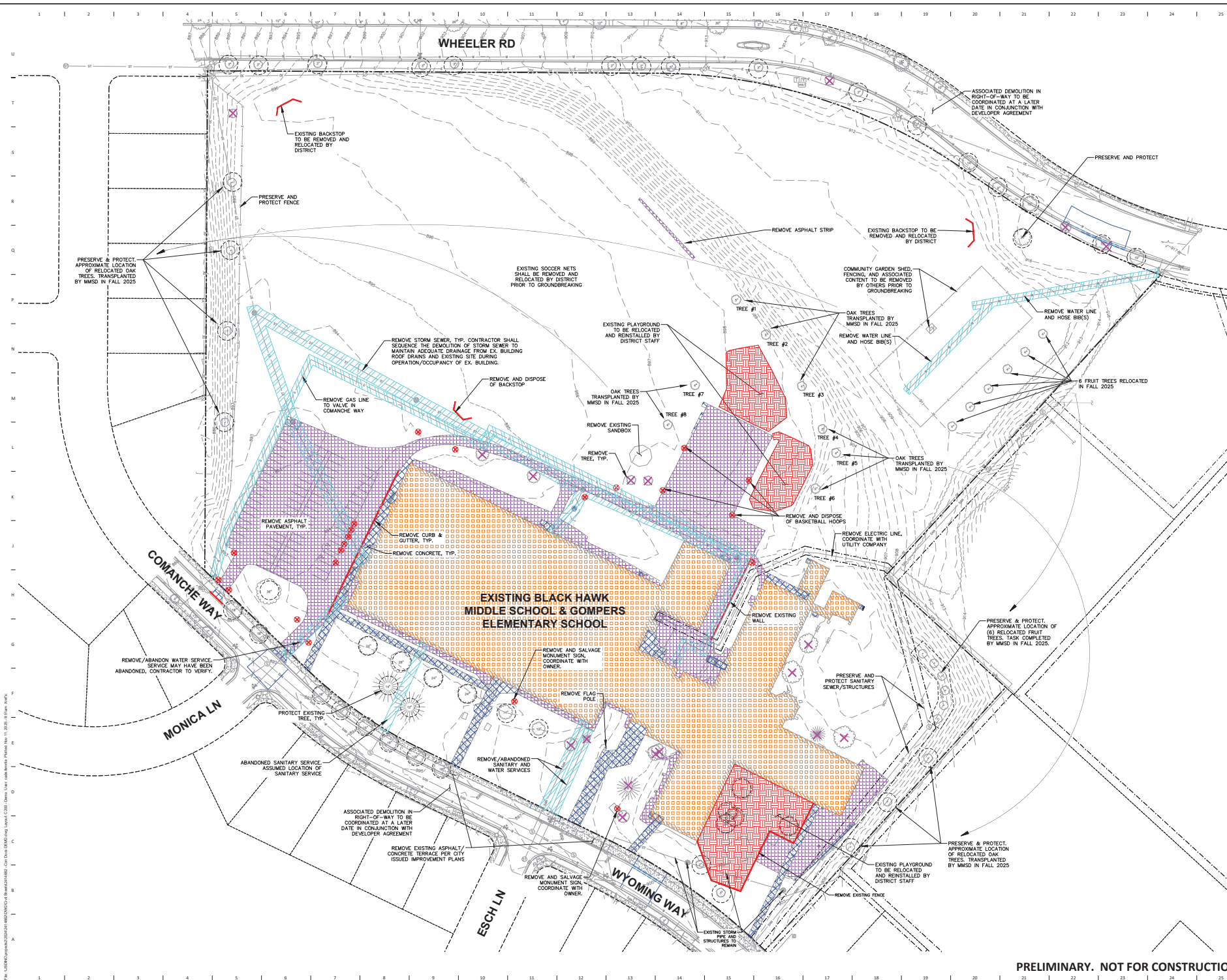
Madison Metropolitan School District has been conditionally approved for the construction of a new public-school building which will replace the existing Gompers Elementary and Black Hawk Middle School building. The new school will be constructed on an unused part of the site allowing for the continued use of the existing school. Upon completion of the new building, the existing school will be demolished.

Summary of Improvements:

- Grant a Permanent Limited Easement for Public Sidewalk along Wheeler Road. The final width and location of this easement shall be approved by Engineering and Traffic Engineering. This location shall be based on the least disturbance to existing public trees along Wheeler Road.
- Construction of a five (5)-foot wide sidewalk along the frontage on Wheeler Road and sidewalk from the school's western property line on Wheeler Road to the Comanche Way/Wheeler Road intersection.
- Additional spot construction of sidewalk, terrace, curb and gutter, and pavement along Wheeler Road, Comanche Way, and Wyoming Way as required by City Engineering due to construction activities.
- Construction of a traffic island, a marked continental crosswalk, pedestrian ramps, and an RRFB to facilitate pedestrian crossings of Wheeler Road.
- Addition of one streetlight and replacement of streetlight poles on Wheeler Road as required by Traffic Engineering.
- Public signing, pavement marking, street lighting, and traffic control related to the development as required by the City Traffic Engineer.
- Close abandoned driveways with curb and gutter. Construct new private drive entrance aprons per the Commercial Driveway Permit approved by the City Traffic Engineer.
- Private water and sanitary sewer lateral connections to public mains to serve the development.
- Installation and maintenance of an accessible bus boarding pad in the public right-of-way at the Metro bus stop zone on the south side of Wheeler Road, east of (Private) Golf View Drive.
- Installation and maintenance of a new passenger seating amenity across the sidewalk from the planned bus stop zone - either as part of the private landscape plan or in the public right-of-way area.
- Provide public street terrace tree protection, removals, and plantings per City Forestry approvals. A 5-inch tree and 7-inch tree along Wheeler Road have been approved for removal by City Forestry for driveway entrance/exits. A 15-inch tree is also approved for removal if it conflicts with the design of the traffic island, crosswalk, and bus stop on Wheeler Road.
- Planting of new terrace trees as directed by City Forestry.

TODD J. BUHL, S-2814
PROFESSIONAL LAND SURVEYOR

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PRELIMINARY. NOT FOR CONSTRUCTION.

The site plan illustrates a proposed building complex situated along Wheeler Rd. The plan includes a large central 'PROPOSED BUILDING' with a blue roof. Surrounding the building are several parking areas, including a 'PARENT DROP' area and a 'BUS DROP' area. Key amenities include an 'AMPHITHEATER', an 'OPEN LAWN / RECREATION SPACE', and three 'BIORETENTION BASIN' (Basin #1, Basin #2, and Basin #3). The plan also shows 'ELEMENTARY PLAY AREA' and 'MIDDLE SCHOOL PLAY AREA'. The site is bounded by Wheeler Rd to the north, Comanche Way to the west, Esch Ln to the south, and Wyoming Way to the east. A 'PROPOSED BUS STOP' is located near the intersection of Wheeler Rd and Wyoming Way. The plan includes various setbacks, such as '30.0' BUILDING SETBACK' and '8.0' TYP. PROPOSED SIDEWALK EXISTENT'. A 'RELOCATED COMMUNITY GARDENS & SHED (BY OTHERS)' is shown near the intersection of Esch Ln and Wyoming Way. The plan also shows '10.0' UTILITY EASEMENT' and '10.0' BUILDING SETBACK' areas.

SITE INFORMATION BLOCK	
PROPERTY ACREAGE	19.13 AC
NUMBER OF BUILDING STORIES	1
TOTAL BUILDING SQUARE FOOTAGE	110,200
CLASSROOM COUNT	
NUMBER OF YELLOW BUSES	3 IN AM / 3 IN
NUMBER OF PARATransit VEHICLES	4 IN AM / 3 IN
VEHICULAR PARKING STALLS	
EXISTING	69 STA
REQUIRED MINIMUM	55 STA
REQUIRED MAXIMUM	55 STA
PROPOSED	75 STA
ADA ACCESSIBLE	4 STA
EV HEAVY (20%)	15 STA
EV CHARGING (2%)	2 STA
BICYCLE STALLS	
REQUIRED EXTERIOR STALLS	
PROPOSED EXTERIOR STALLS	
EXISTING VS. PROPOSED SITE COVERAGE	
EXISTING IMPERVIOUS SURFACE AREA	198,028
EXISTING PERVIOUS SURFACE AREA	635,072
EXISTING IMPERVIOUS SURFACE AREA RATIO	0.24
PROPOSED IMPERVIOUS SURFACE AREA	272,818
PROPOSED PERVIOUS SURFACE AREA	560,482
PROPOSED IMPERVIOUS SURFACE AREA RATIO	0.33

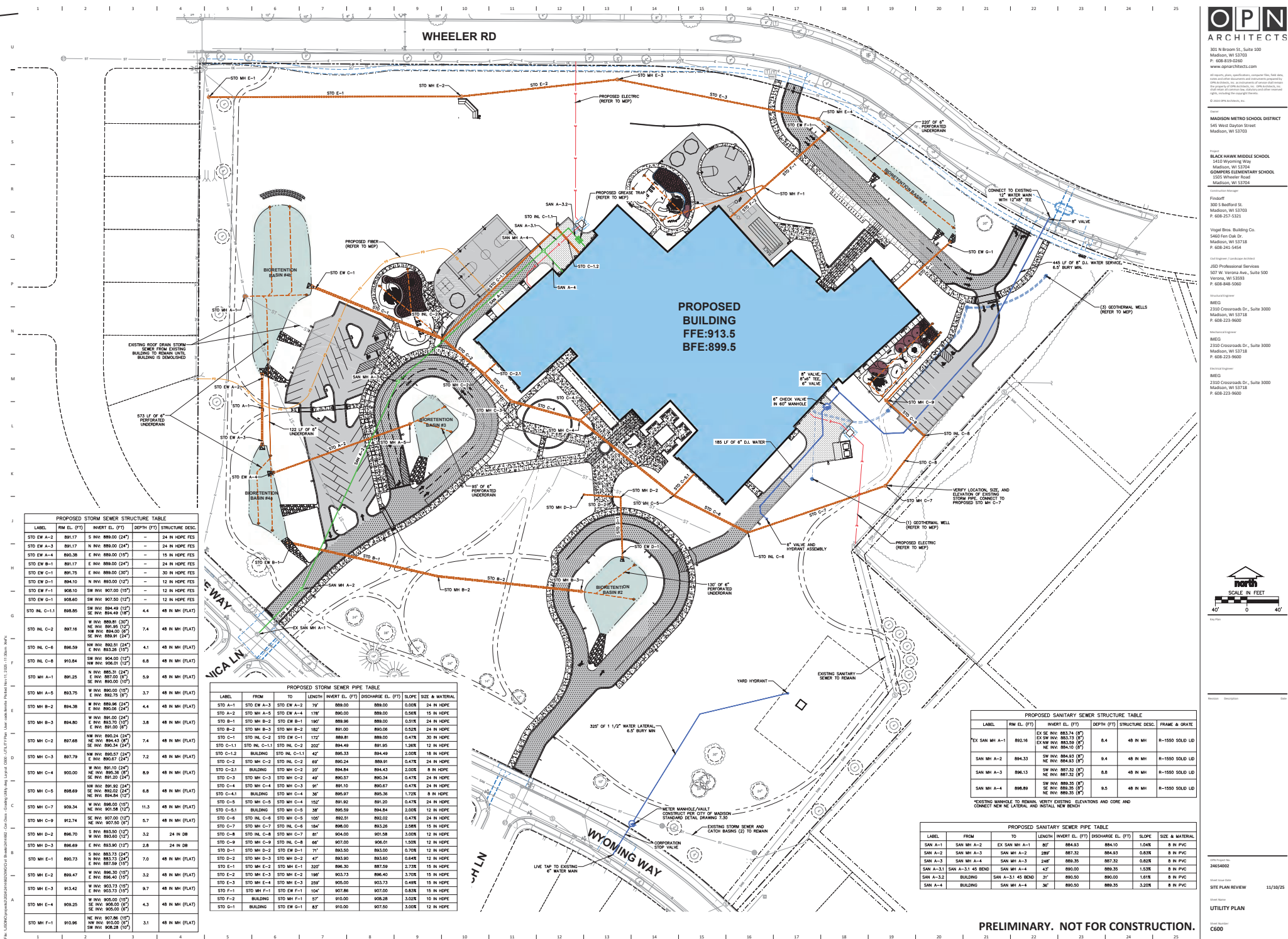
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SITE INFORMATION BLOCK	
PROPERTY ADDRESS	1913 ACADEMY
NUMBER OF BUILDING STORIES	2
TOTAL BUILDING SQUARE FOOTAGE	110,000 SF
CLASSROOM COUNT	30
NUMBER OF VELLOW BUSES	3 IN AM / 3 IN PM
NUMBER OF PARATransIT VEHICLES	4 IN AM / 2 IN PM
VEHICULAR PARKING STALLS	
EXISTING	69 STALLS
REQUIRED MINIMUM	55 STALLS
REQUIRED MAXIMUM	55 STALLS
PROPOSED	75 STALLS
ADA ACCESSIBLE	4 STALLS
EV-READY CORDS	15 STALLS
ADA CHANGING LOTS	2 STALLS
BICYCLE STALLS	
REQUIRED EXTERIOR STALLS	118
PROPOSED EXTERIOR STALLS	118
EXISTING VS. PROPOSED SITE COVERAGE	
EXISTING IMPERVIOUS SURFACE AREA	146,055 SF
EXISTING PERVIOUS SURFACE AREA	63,570 SF
EXISTING IMPERVIOUS SURFACE AREA RATIO	0.239
PROPOSED IMPERVIOUS SURFACE AREA	
PROPOSED PERVIOUS SURFACE AREA	272,618 SF
PROPOSED IMPERVIOUS SURFACE AREA RATIO	0.465 SF

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Utility Plan



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MADISON METRO SCHOOL DISTRICT
545 West Dayton Street
Madison, WI 53703

BLACK HAWK MIDDLE SCHOOL
1410 Wyoming Way
Madison, WI 53704
COMPTON ELEMENTARY SCHOOL
1505 Wheeler Road
Madison, WI 53704

Findorf
300 S Bedford St.
Madison, WI 53703
P. 608.257.5321

Vogel Bros. Building Co.
5460 Fen Oak Dr.
Verona, WI 53593
P. 608.241.5454

JSD Professional Services
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