

Madison, Wisconsin

# CITY OF MADISON

## CITY ENGINEERING DIVISION

### DEPARTMENT OF PUBLIC WORKS

# PLAN OF PROPOSED IMPROVEMENT

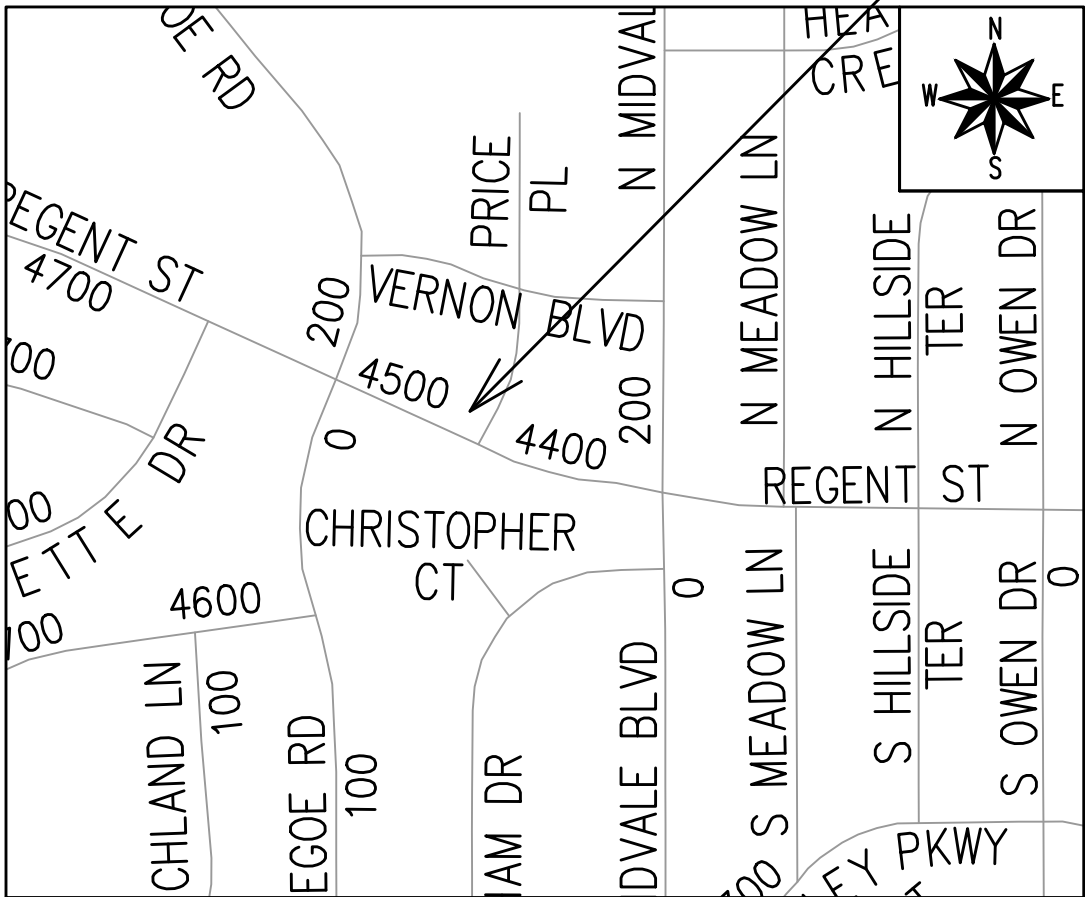
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## 4502 REGENT STREET

CITY PROJECT NO. 15482  
CONTRACT NO. 9602

## PROJECT LOCATION



PUBLIC IMPROVEMENT PROJECT  
APPROVED

APPROVED DATE:  
JANUARY 14, 2025

BY THE COMMON COUNCIL  
OF MADISON, WISCONSIN

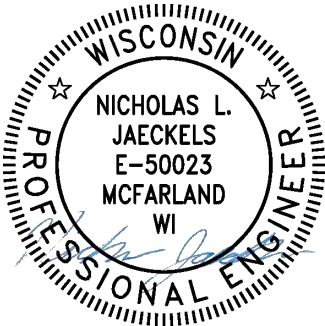
PUBLIC IMPROVEMENT DESIGN  
APPROVED BY:

Apr 10, 2025

City Engineer

Date

STREET  
DESIGNED BY:



Apr 10, 2025

ELECTRICAL  
DESIGNED BY:



Apr 10, 2025

PAVEMENT MARKING  
DESIGNED BY:



Apr 10, 2025

SANITARY SEWER  
DESIGNED BY:

LATERALS  
ONLY

WATER  
DESIGNED BY:

LATERALS  
ONLY

PLOT SCALE: 1 IN=1 FT\_XREF

PLOT NAME: ---

REV. DATE: 4/3/2025 9:52 AM

ORIGINATOR: CITY\_OF\_MADISON

ALL PROPOSED STREET TREE REMOVALS WITHIN THE RIGHT OF WAY SHALL BE REVIEWED BY CITY FORESTRY BEFORE THE PLAN COMMISSION MEETING. STREET TREE REMOVALS REQUIRE APPROVAL AND A TREE REMOVAL PERMIT ISSUED BY CITY FORESTRY. ANY STREET TREE REMOVALS REQUESTED AFTER THE DEVELOPMENT PLAN IS APPROVED BY THE PLAN COMMISSION OR THE BOARD OF PUBLIC WORKS AND CITY FORESTRY WILL REQUIRE A MINIMUM OF A 72-HOUR REVIEW PERIOD WHICH SHALL INCLUDE THE NOTIFICATION OF THE ALDERPERSON WITHIN WHO'S DISTRICT IS AFFECTED BY THE STREET TREE REMOVAL(S) PRIOR TO A TREE REMOVAL PERMIT BEING ISSUED.

AS DEFINED BY THE SECTION 107.13 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION: NO EXCAVATION IS PERMITTED WITHIN 5 FEET OF THE TRUNK OF THE STREET TREE OR WHEN CUTTING ROOTS OVER 3 INCHES IN DIAMETER. IF EXCAVATION IS NECESSARY, THE CONTRACTOR SHALL CONTACT MADISON CITY FORESTRY (266-4816) PRIOR TO EXCAVATION. CITY OF MADISON FORESTRY PERSONNEL SHALL ASSESS THE IMPACT TO THE TREE AND TO ITS ROOT SYSTEM PRIOR TO WORK COMMENCING. TREE PROTECTION SPECIFICATIONS CAN BE FOUND ON THE FOLLOWING WEBSITE: [HTTPS://WWW.CITYOFMADISON.COM/BUSINESS/PW/SPECS.CFM](https://www.cityofmadison.com/business/pw/specs.cfm)

DEVELOPER MUST SUBMIT A TRAFFIC CONTROL PLAN TO CITY TRAFFIC ENGINEERING AT LEAST 14 DAYS PRIOR TO THE START OF WORK. WORK SHALL NOT PROCEED UNTIL AN APPROVED TRAFFIC CONTROL PLAN IS IN PLACE.

CONTACT PROJECT ENGINEER AND STREET DESIGNER NICK JAECKELS AT [NJAECKELS@CITYOFMADISON.COM](mailto:NJAECKELS@CITYOFMADISON.COM) FOR CAD AND ALIGNMENT DATA PRIOR TO STAKING.

CONTACT THE CITY CONSTRUCTION ENGINEER, KYLE FRANK, AT [KFRANK@CITYOFMADISON.COM](mailto:KFRANK@CITYOFMADISON.COM) FOR PRECONSTRUCTION SCHEDULING, COORDINATION, AND INSPECTION.

CONVENTIONAL SIGNS

FIELD VERIFY ALL UTILITY LOCATIONS

GAS

STORM SEWER

SANITARY SEWER

WATER

BURIED ELECTRIC

OVERHEAD ELECTRIC

POWER POLE

ADA COMPLIANT RAMP W/  
DETECTABLE WARNING FIELD

COMBUSTIBLE FLUIDS

— G —

— ST —

— SAN —

— W —

— E —

— OH —

ALL PAVEMENT IN THE REGENT STREET RIGHT-OF-WAY SHALL BE TYPE C PAVEMENT PER STANDARD DETAIL DRAWING 4.02.

ALL PAVEMENT IN THE PRICE PLACE RIGHT-OF-WAY SHALL BE TYPE A PAVEMENT PER STANDARD DETAIL DRAWING 4.02.

UNDERDRAINS SHALL BE INSTALLED PER STANDARD DETAIL DRAWING 4.05 FOR 75' ON EACH SIDE OF THE LOW POINT, OR TO THE NEAREST CURB HIGH POINT. ALL UNDERDRAIN SHALL BE WRAPPED.

ALL GUTTERS SHALL DRAIN WITH A MINIMUM GRADE OF 0.5% TOWARD STORM SEWER INLETS.

ALL DITCHES SHALL DRAIN WITH A MINIMUM GRADE OF 0.5%

THE CROSS SLOPE OF SIDEWALKS AND BARRIER FREE SIDEWALK CURB RAMPS SHALL TYPICALLY BE 1.5%. THE LONGITUDINAL GRADE OF BARRIER FREE SIDEWALK CURB RAMPS SHALL NOT EXCEED 8.33%. ALL SIDEWALK RAMPS SHALL BE CONSTRUCTED ACCORDING TO S.D.D. 3.04. AT ALL OTHER LOCATIONS THE LONGITUDINAL GRADE OF SIDEWALKS SHALL NOT EXCEED 5.0 % OR THE ADJACENT STREET GRADE WHICHEVER IS GREATER NOR BE LESS THAN 0.5% AND SHALL DRAIN TOWARD STORM SEWER INLETS. SIDE SLOPES WITHIN TEN FEET OF A PUBLIC SIDEWALK SHALL NOT EXCEED 4:1. ALL SIDEWALK AND SIDEWALK RAMP ELEVATIONS AND GRADES SHALL BE FIELD VERIFIED AND SET TO COMPLY WITH THE CITY OF MADISON STANDARD SPECIFICATIONS AND THE A.D.A. GUIDELINES.

OBTAIN A PRINT OUT OF THE ALIGNMENTS FROM THE CITY PROJECT ENGINEER PRIOR TO STAKING THIS PROJECT. THE CITY PROJECT ENGINEER IS NICK JAECKELS. EMAIL: [NJAECKELS@CITYOFMADISON.COM](mailto:NJAECKELS@CITYOFMADISON.COM)

CURB STATION AND OFFSETS SHALL BE TO THE EDGE OF PAVEMENT UNLESS OTHERWISE INDICATED. CURB ELEVATIONS SHALL BE TO THE EDGE OF PAVEMENT UNLESS OTHERWISE INDICATED.

POWER POLES AND OTHER OBSTRUCTIONS SHALL BE MOVED TO PROVIDE 2 FEET MINIMUM OF CLEAR DISTANCE FROM ANY FACE OF CURB OR EDGE OF SIDEWALK UNLESS OTHERWISE INDICATED ON THE PLANS.

ANY INFORMATION SHOWN ON THIS PLAN, WHICH IS NOT PART OF THIS RIGHT-OF-WAY PROJECT, IS PRELIMINARY AND NOT FOR CONSTRUCTION.

THERE MAY BE EXISTING UTILITIES OR OTHER FEATURES WHICH ARE EITHER NOT SHOWN OR SHOWN INCORRECTLY ON THIS PLAN. IT IS THE RESPONSIBILITY OF THE DEVELOPER TO LOCATE AND IDENTIFY ALL UTILITIES AND TOPOGRAPHY WHICH MAY AFFECT THE CONSTRUCTION OF THESE IMPROVEMENTS.

ALL PERMANENT SIGNING AND POSTING WILL BE DETERMINED AND PROVIDED BY THE TRAFFIC ENGINEERING DIVISION, FOLLOWING CONSTRUCTION OF THESE IMPROVEMENTS.

THE DEVELOPER SHALL PROVIDE, INSTALL AND MAINTAIN ALL STREET END BARRICADES, SIGNING AND TRAFFIC CONTROL, AS REQUIRED BY THE CITY TRAFFIC ENGINEER.

PAVEMENT SAWCUTS SHALL BE AS DIRECTED BY THE CITY CONSTRUCTION ENGINEER. SAWCUTS SHOWN ON THE PLAN ARE APPROXIMATE.

CURB ON CUL DE SACS SHALL BE INSTALLED ACCORDING TO S.D.D 3.05.

ALL WORK IN THE RIGHT OF WAY AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION LATEST EDITION.

ALL PROPOSED IMPROVEMENTS IN THE RIGHT-OF-WAY ARE BASED ON SURVEY DATA PROVIDED BY THE DEVELOPER OR ITS CONSULTANT. IN THE CASE THAT THE PROPOSED IMPROVEMENTS CAN NOT BE INSTALLED PER THESE PLANS OR THE CITY OF MADISON STANDARD SPECIFICATION FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION, THE DEVELOPER SHALL BE RESPONSIBLE FOR THE COST OF EXTRA WORK DUE TO INACCURACIES OF THE SURVEY.

ALL UTILITY VERIFICATIONS AND ACCURACY OF THE DRAWINGS ARE THE RESPONSIBILITY OF THE DEVELOPER. ANY CONFLICTS THAT ARISE FROM MISSING OR ERRONEOUS INFORMATION WILL BE AT THE EXPENSE OF THE DEVELOPER. NO PRECAST STRUCTURES WILL BE APPROVED FOR STORM OR SANITARY SEWER UNTIL ALL POTENTIAL UTILITY CONFLICTS ARE RESOLVED.

IN LOCATIONS WHERE PAVEMENT RESTORATION IS NOT IDENTIFIED ADJACENT TO CURB AND GUTTER REPLACEMENT, IT IS ASSUMED THAT CURB AND GUTTER WILL BE REPLACED WITHOUT DAMAGING ADJACENT PAVEMENT. IF DAMAGED, THE MILL AND OVERLAY LIMITS SHALL BE EXTENDED BY THE CITY CONSTRUCTION ENGINEER AS NECESSARY TO MEET THE STANDARD PATCHING CRITERIA.

15482

MADISON, WI

9602

CONTRACT NO:

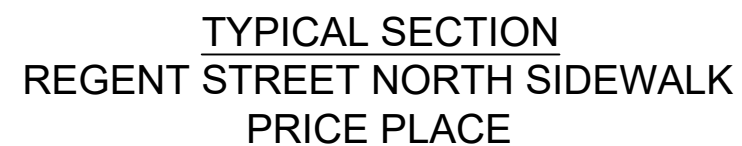
STANDARD NOTES

4502 REGENT STREET

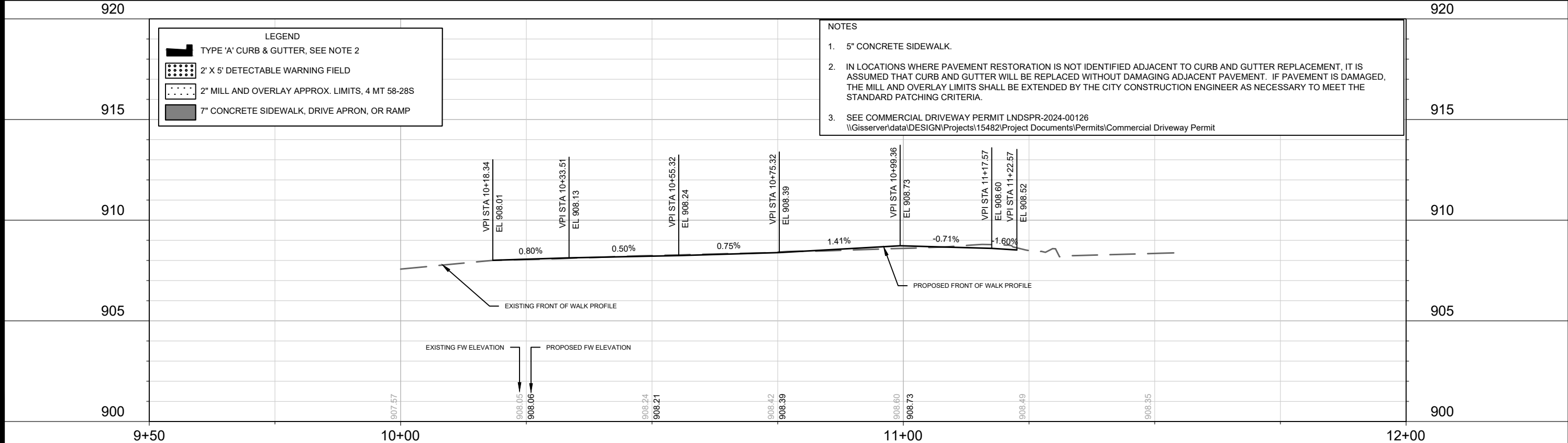
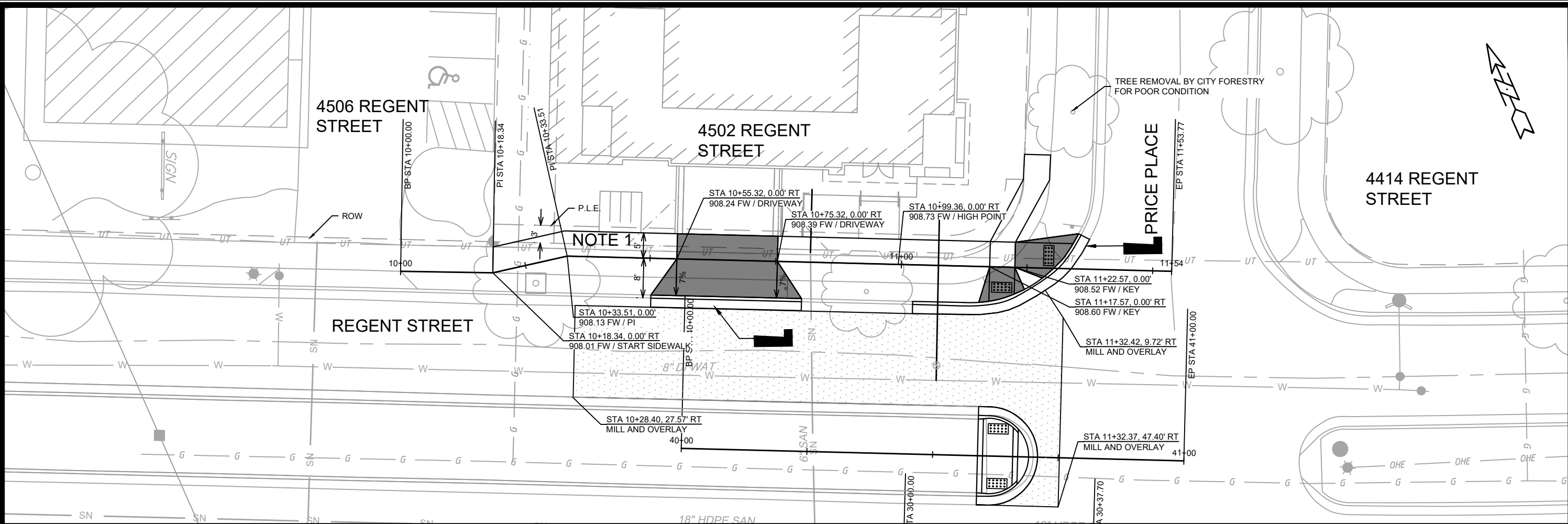
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15482

D-1



- D-2



**LEGEND**

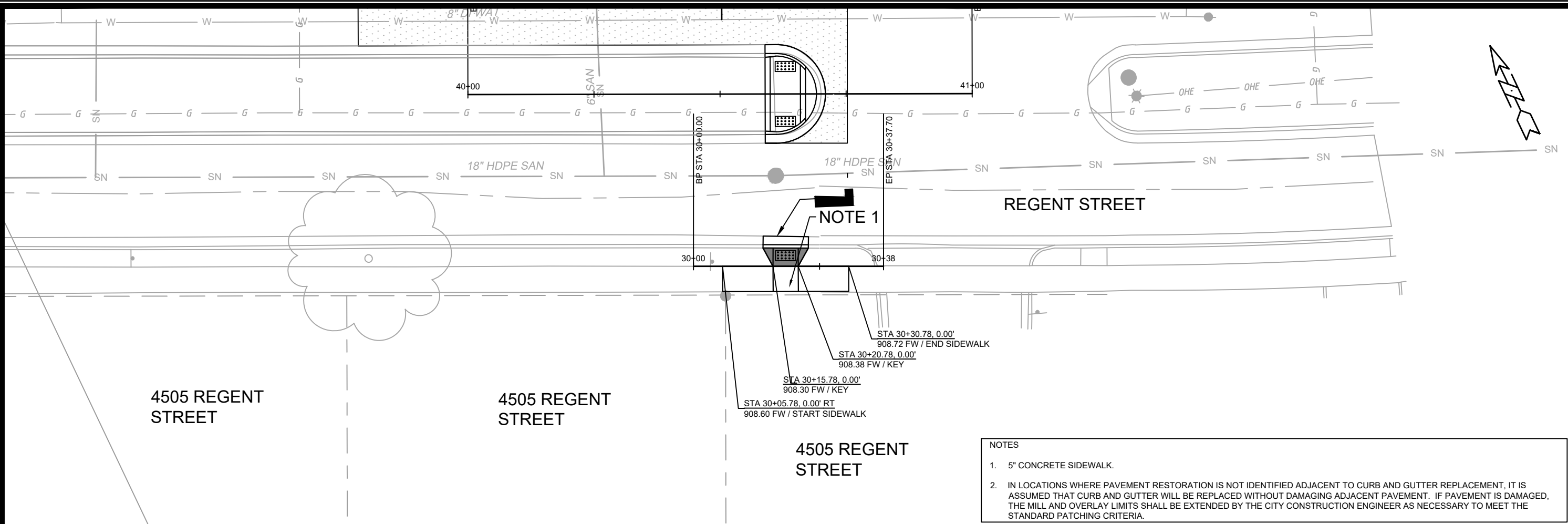
- TYPE 'A' CURB & GUTTER, SEE NOTE 2
- 2' X 5' DETECTABLE WARNING FIELD
- 2" MILL AND OVERLAY APPROX. LIMITS, 4 MT 58-28S
- 7" CONCRETE SIDEWALK, DRIVE APRON, OR RAMP

**NOTES**

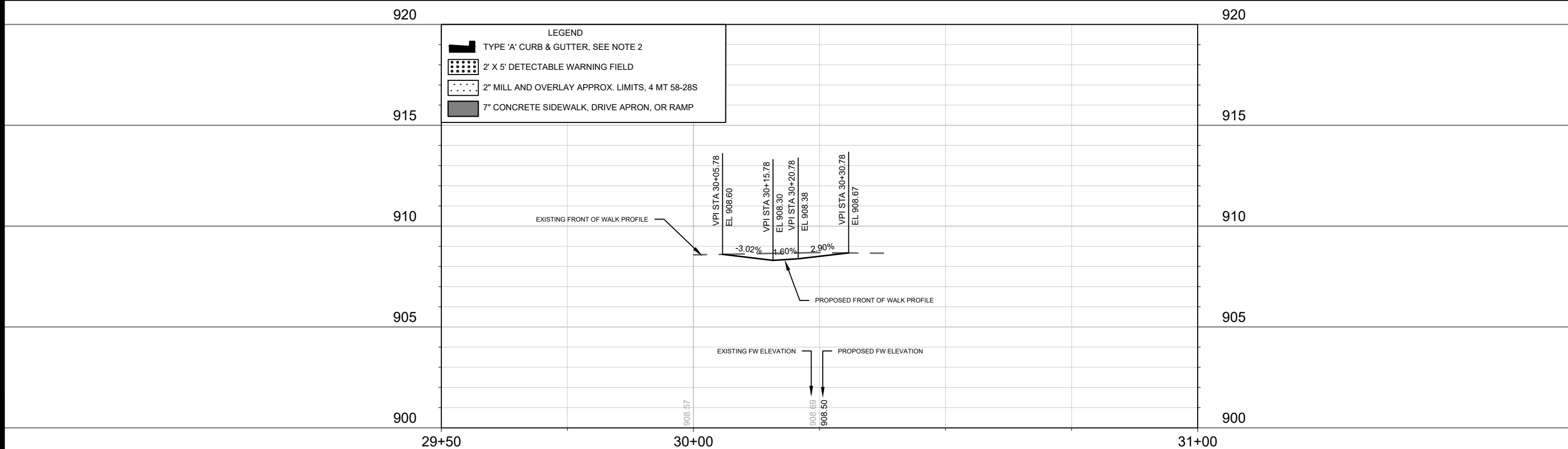
- 5" CONCRETE SIDEWALK.
- IN LOCATIONS WHERE PAVEMENT RESTORATION IS NOT IDENTIFIED ADJACENT TO CURB AND GUTTER REPLACEMENT, IT IS ASSUMED THAT CURB AND GUTTER WILL BE REPLACED WITHOUT DAMAGING ADJACENT PAVEMENT. IF PAVEMENT IS DAMAGED, THE MILL AND OVERLAY LIMITS SHALL BE EXTENDED BY THE CITY CONSTRUCTION ENGINEER AS NECESSARY TO MEET THE STANDARD PATCHING CRITERIA.
- SEE COMMERCIAL DRIVEWAY PERMIT LNDSPR-2024-00126  
\\Gisserver\data\DESIGN\Projects\15482\Project Documents\Permits\Commercial Driveway Permit

15482				15482			
MADISON, WI				9602			
CONTRACT NO:				15482			
PLAN AND PROFILE - REGENT STREET NORTH SIDEWALK				4502 REGENT STREET			
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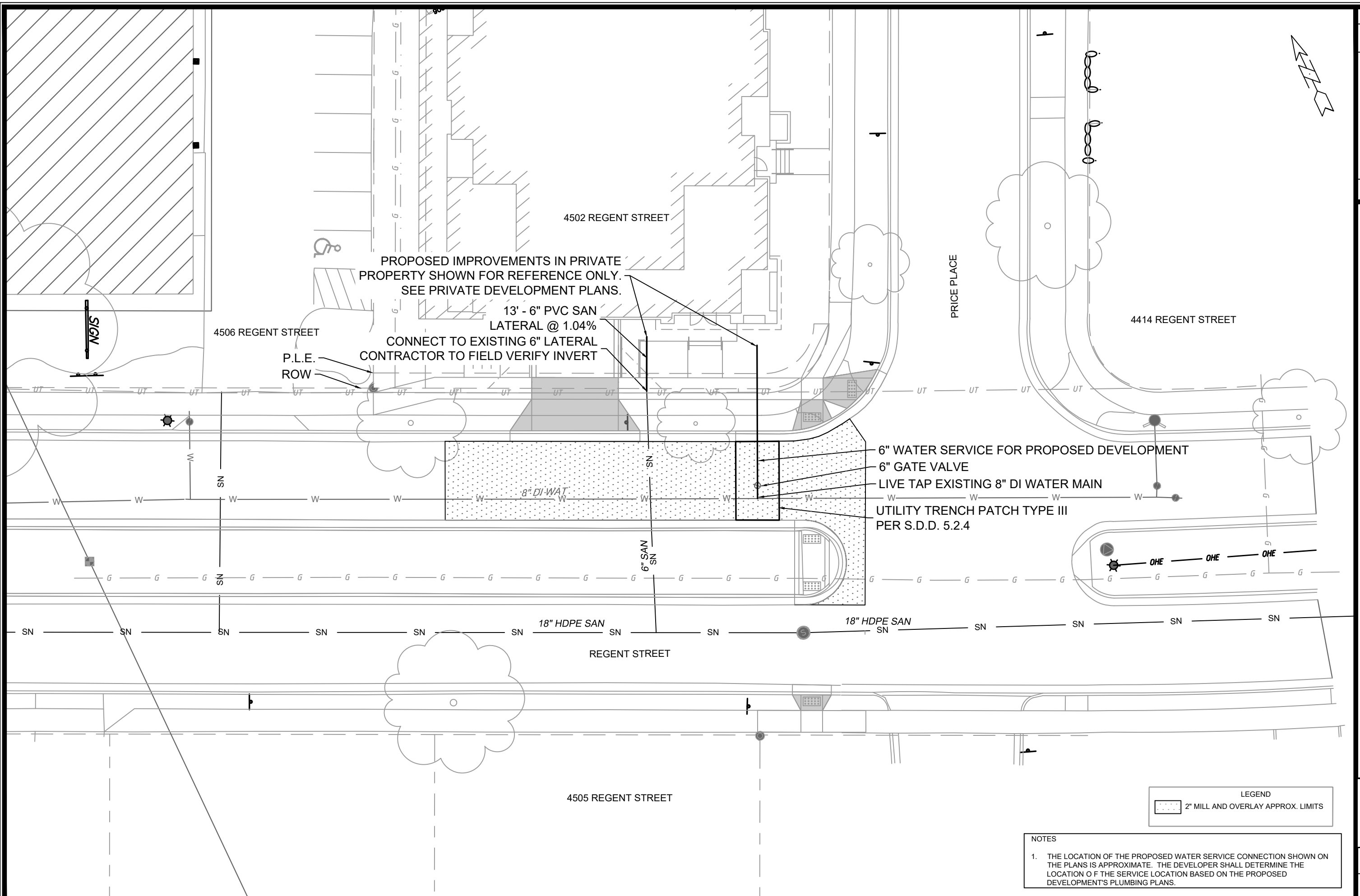


- NOTES
- 5" CONCRETE SIDEWALK.
  - IN LOCATIONS WHERE PAVEMENT RESTORATION IS NOT IDENTIFIED ADJACENT TO CURB AND GUTTER REPLACEMENT, IT IS ASSUMED THAT CURB AND GUTTER WILL BE REPLACED WITHOUT DAMAGING ADJACENT PAVEMENT. IF PAVEMENT IS DAMAGED, THE MILL AND OVERLAY LIMITS SHALL BE EXTENDED BY THE CITY CONSTRUCTION ENGINEER AS NECESSARY TO MEET THE STANDARD PATCHING CRITERIA.



15482		MADISON, WI		9602	
PLAN AND PROFILE - REGENT STREET SOUTH SIDEWALK		4502 REGENT STREET		CONTRACT NO:	
15482		P-3			
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MARK		REVISION		DATE	
BY		BY		BY	
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P-3					





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15482	MADISON, WI
CONTRACT NO: 9602	

UTILITY PLAN  
4502 REGENT STREET  
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U-1

NOTES

1. THE LOCATION OF THE PROPOSED WATER SERVICE CONNECTION SHOWN ON THE PLANS IS APPROXIMATE. THE DEVELOPER SHALL DETERMINE THE LOCATION OF THE SERVICE LOCATION BASED ON THE PROPOSED DEVELOPMENT'S PLUMBING PLANS.



GENERAL ELECTRICAL NOTES:

1. ALL LOCATIONS ARE APPROXIMATE. TRAFFIC ENGINEER SHALL APPROVE FINAL LOCATIONS INCLUDING SETBACK IN THE FIELD. AFTER CONTRACTOR SURVEY STAKING, THE CONTRACTOR SHALL NOTIFY GRETCHEN AVILES PINEIRO (266-4899), AT LEAST 24-HOURS IN ADVANCE OF NEEDING LOCATIONS MARKED.
2. THE CONTRACTOR SHALL DO ALL WORK IN ACCORDANCE WITH CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION LATEST EDITION AND ALL ADDENDUMS THERETO.  
[HTTPS://WWW.CITYOFMADISON.COM/ENGINEERING/DOCUMENTS/STANDARD-SPECIFICATIONS/COMPLETESPECBOOK.PDF](https://www.cityofmadison.com/engineering/documents/standard-specifications/completespecbook.pdf)
3. ALL CONDUIT SHALL BE PVC SCHEDULE 80 UNDER PAVEMENT OR SCHEDULE 40 OTHERWISE. PULL WIRE REQUIRED AS PER STANDARD SPECIFICATIONS.
4. THE CONTRACTOR SHALL CALL CITY TE SHOP (266-4767) AT THE TRAFFIC ENGINEERING SHOP AT LEAST 24-HOURS IN ADVANCE OF BURYING CONDUIT TO ARRANGE FOR INSPECTION AND PRIOR TO REMOVING OR CONNECTING TO EXISTING CONDUIT OR HANDHOLES. ANY WORK COMPLETED WITHOUT INSPECTION IS SUBJECT TO REJECTION.
5. MATERIALS DESIGNATED TO BE FURNISHED AND INSTALLED BY THE CONTRACTOR SHALL BE SENT FOR APPROVAL TO GRETCHEN AVILES PINEIRO (GAVILESPINEIRO@CITYOFMADISON.COM).

HH1  
INSTALL HH TYPE 1  
STA: 10+09.12 OFF: 2.63 R

BORE CONDUIT  
CONTACT CITY FORESTRY.  
(1)-3"

HH2  
INSTALL HH TYPE 1  
STA: 11+35 OFF: 10.25 L

PRICE PL

REGENT ST

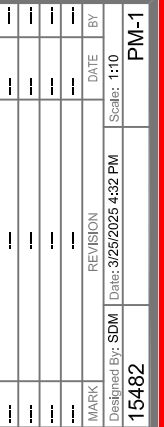
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MADISON, WI  
9602  
CONTRACT NO:

ELECTRICAL PLAN  
4502 REGENT STREET  
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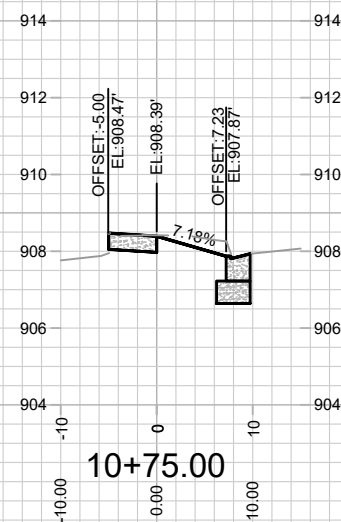
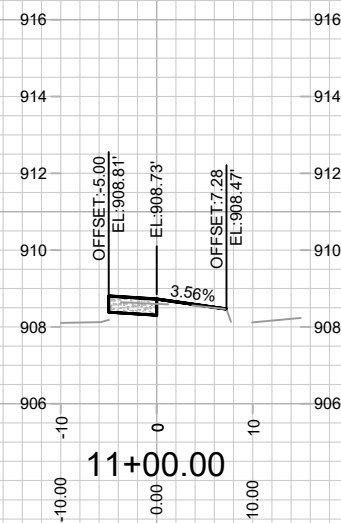
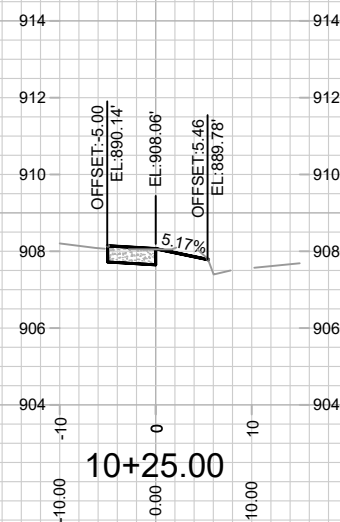
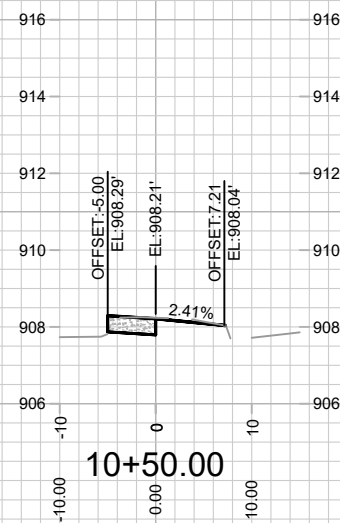


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MADISON, WI

9602

CROSS SECTIONS - REGENT STREET NORTH SIDEWALK

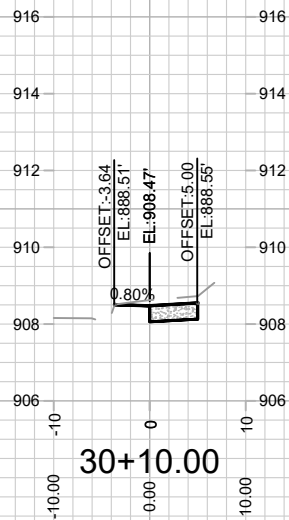
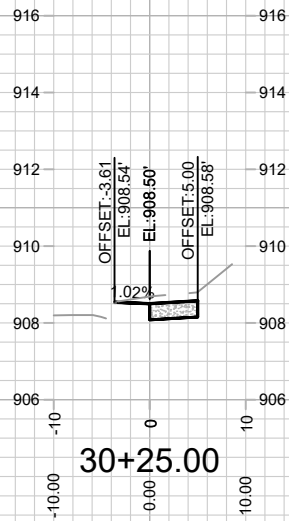
4502 REGENT STREET

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BY	D'	X-1
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X-2

CROSS SECTIONS - REGENT STREET SOUTH SIDEWALK

4502 REGENT STREET

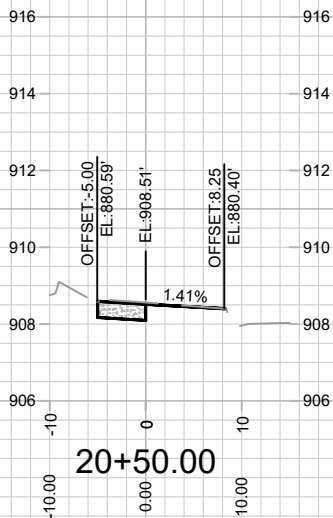
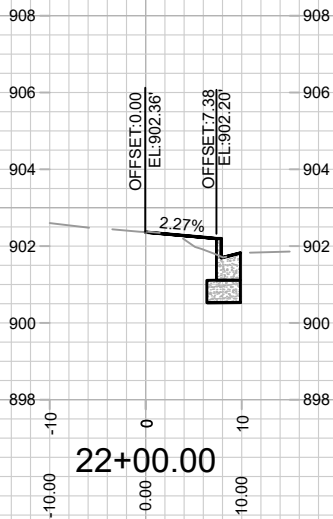
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MADISON, WI

CONTRACT NO: 9602

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					X-3

CROSS SECTIONS - PRICE PLACE

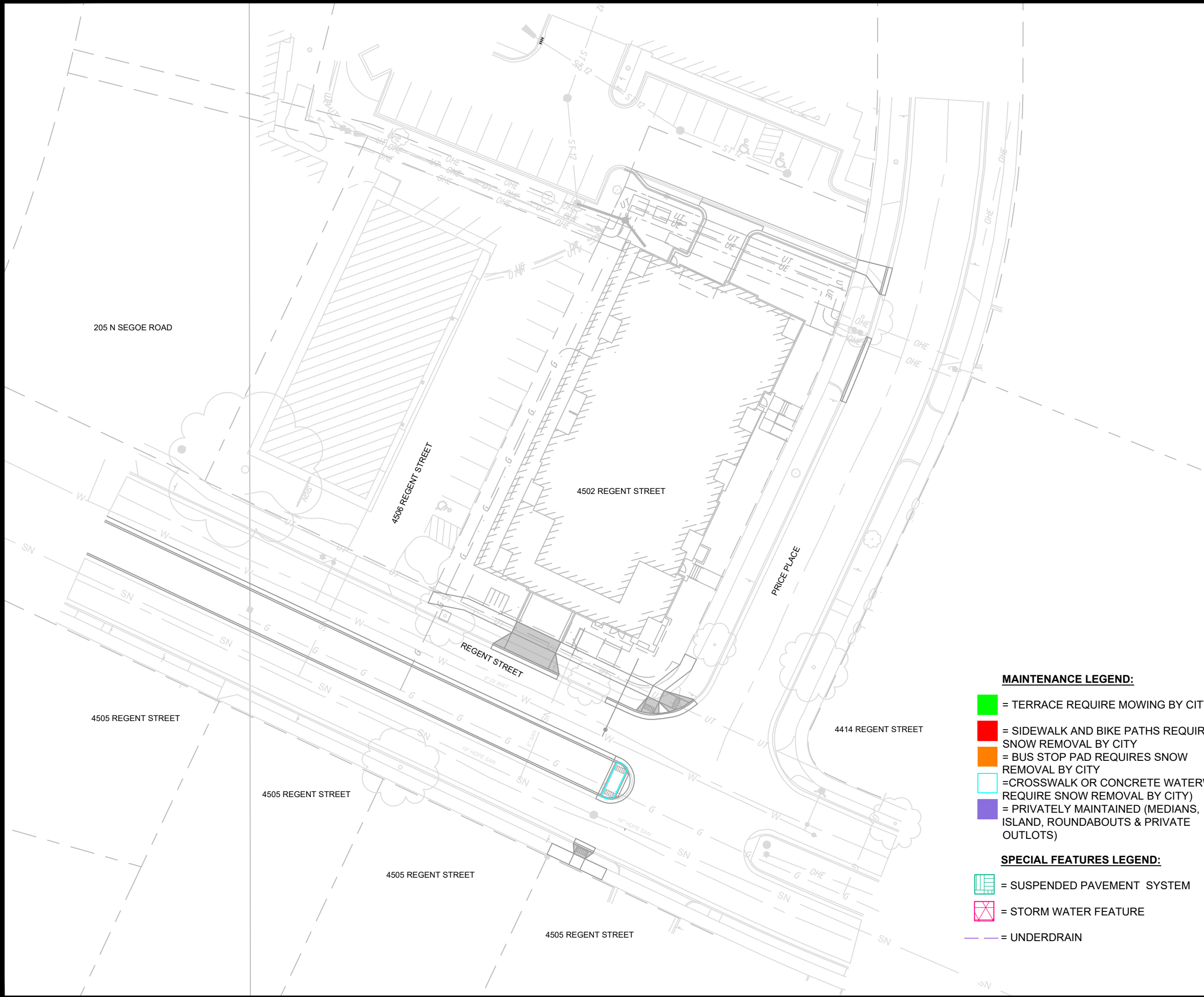
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4502 REGENT STREET

MADISON, WI

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CONTRACT NO: 9602



**MAINTENANCE LEGEND:**

- = TERRACE REQUIRE MOWING BY CITY
- = SIDEWALK AND BIKE PATHS REQUIRE SNOW REMOVAL BY CITY
- = BUS STOP PAD REQUIRES SNOW REMOVAL BY CITY
- = CROSSWALK OR CONCRETE WATERWAY REQUIRE SNOW REMOVAL BY CITY
- = PRIVATELY MAINTAINED (MEDIANS, ISLAND, ROUNDABOUTS & PRIVATE OUTLOTS)

 = PUBLIC CITY ENGINEERING STORMWATER PROPERTY = PUBLIC CITY PARK PROPERTY = PRIVATE OUTLOT = PHASE BOUNDARY

**SPECIAL FEATURES LEGEND:**

- = SUSPENDED PAVEMENT SYSTEM
- = STORM WATER FEATURE
- = UNDERDRAIN

**NOT FOR CONSTRUCTION -  
CITY RECORDS ONLY**



MARK	REVISION	DATE	BY
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15482  
MADISON, WI  
CONTRACT NO: 9602

MAINTENANCE PLAN  
4502 REGENT STREET  
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