

Madison, Wisconsin

CITY OF MADISON

CITY ENGINEERING DIVISION

DEPARTMENT OF PUBLIC WORKS

PLAN OF PROPOSED IMPROVEMENT

INDEX OF SHEETS

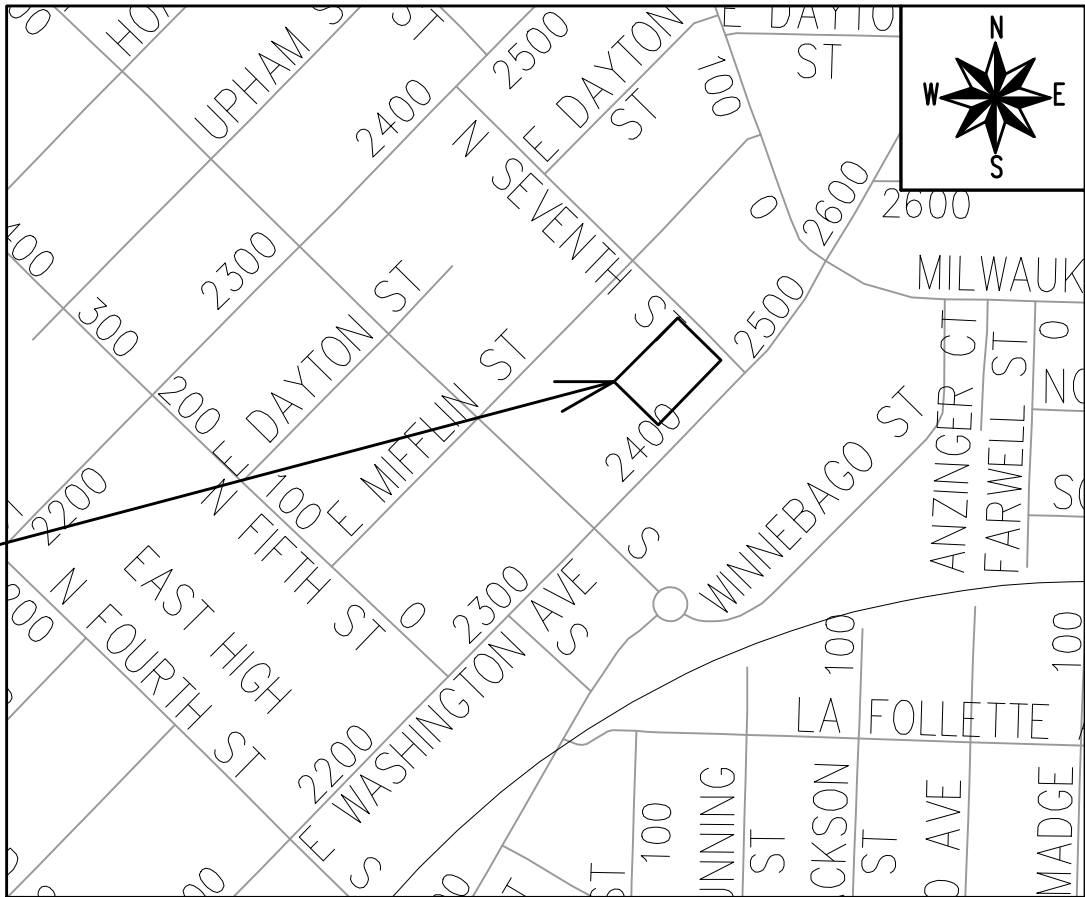
SHEET NO.	D1	STANDARD NOTES
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SHEET NO.	X1-X4	CROSS SECTIONS

MAINTENANCE PLAN NOT REQUIRED

2430 E WASHINGTON AVENUE CSM

CITY PROJECT NO. 15595
CONTRACT NO. 9632

PROJECT
LOCATION



PUBLIC IMPROVEMENT PROJECT
APPROVED

APPROVED DATE:
MARCH 11, 2025

BY THE COMMON COUNCIL
OF MADISON, WISCONSIN

PUBLIC IMPROVEMENT DESIGN
APPROVED BY:

City Engineer

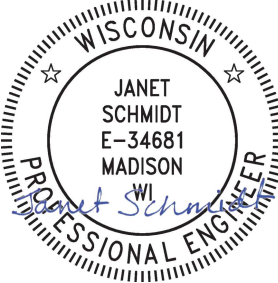
Date

STREET
DESIGNED BY:



07/03/2025

STORM SEWER
DESIGNED BY:



07/03/2025

WATER
DESIGNED BY:

LATERAL
ONLY

SANITARY SEWER
DESIGNED BY:

LATERAL
ONLY

PLOT SCALE: 1"=0' = 1"=0" XREF

PLOT NAME: ----

REV. DATE: 6/4/2025 2:22 PM

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 PLANS ARE 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 SECTION 107.13 OF THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION: 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:
www.cityofmadison.com/engineering/developers-contractors/standard-specifications

THE LOCATION AND INFORMATION FOR PROPOSED NEW TREES, IN THE PUBLIC RIGHT OF WAY OR ON PUBLIC LANDS ARE APPROXIMATE AND ARE SHOWN FOR REFERENCE ONLY. THE LOCATIONS, SPECIFICATIONS AND PLANTING METHODS OF ALL PROPOSED NEW OR REPLACEMENT TREES IN THE PUBLIC RIGHT OF WAY OR ON PUBLIC LANDS SHALL BE APPROVED BY THE CITY FORESTER PRIOR TO INSTALLATION.

NO TREES IN THE RIGHT OF WAY OR ON PUBLIC LANDS SHALL BE TRIMMED, PRUNED, REMOVED OR ADVERSELY AFFECTED IN ANY WAY UNTIL THE DEVELOPER HAS RECEIVED WRITTEN PERMISSION FROM THE CITY ENGINEER OR CITY FORESTER. SAID WRITTEN PERMISSION SHALL INCLUDE LANGUAGE INDICATING THAT SECTION 10.101 OF THE MADISON GENERAL ORDINANCES AND ADMINISTRATIVE PROCEDURE MEMORANDUM NO. 6-2, REFERRING TO NOTIFICATION OF PROPERTY OCCUPANTS AND/OR OWNERS, HAS BEEN COMPLIED WITH.

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 THE PROJECT ENGINEER AND DESIGNER, IKE OKAFOR, AT IOKAFOR@CITYOFMADISON.COM FOR CAD FILES AND ALIGNMENT DATA PRIOR TO STAKING.

CONTACT THE CITY CONSTRUCTION ENGINEER, KYLE FRANK, AT KFRANK@CITYOFMADISON.COM FOR PRECONSTRUCTION SCHEDULING, COORDINATION, AND INSPECTION.

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.

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.

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 —

STANDARD NOTES

2430 E WASHINGTON AVE CSM

15595

D-1

15595

MADISON, WI

CONTRACT NO:

9632

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REVISION

DATE

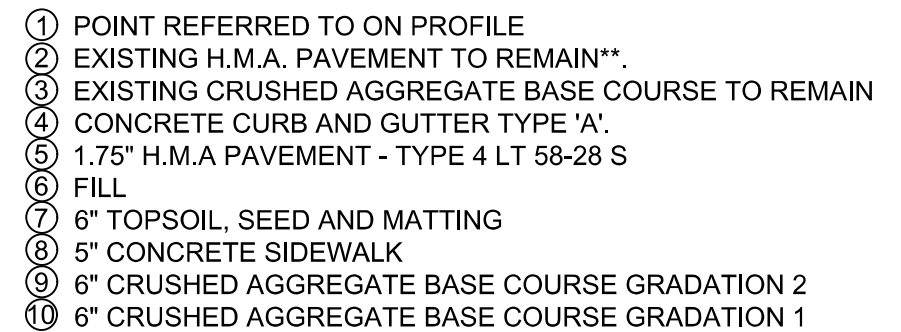
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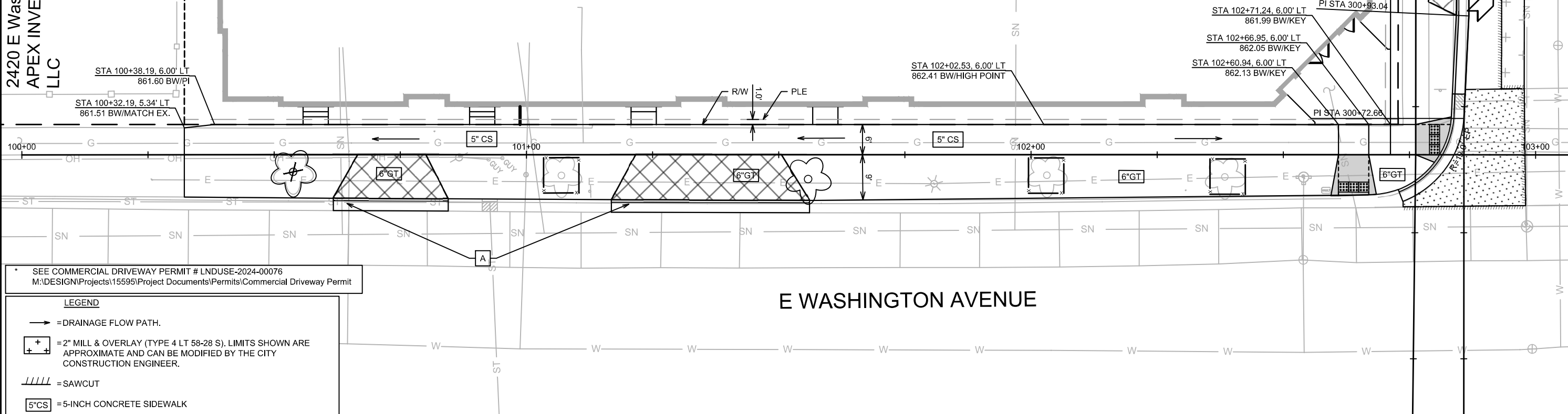


- ① POINT REFERRED TO ON PROFILE
- ② EXISTING CONCRETE PAVEMENT TO REMAIN**.
- ③ EXISTING CRUSHED AGGREGATE BASE COURSE TO REMAIN
- ④ EXISTING CONCRETE CURB AND GUTTER TYPE 'A' TO REMAIN**.
- ⑤ FILL
- ⑥ 6" TOPSOIL, SEED AND MATTING
- ⑦ 5" CONCRETE SIDEWALK

	15595		D-2	
	TYPICAL SECTIONS			
	2430 E WASHINGTON AVE CSM			
	MADISON, WI			
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2420 E Washington Ave
APEX INVESTMENT GR
LLC

2430 E WASHINGTON AVENUE

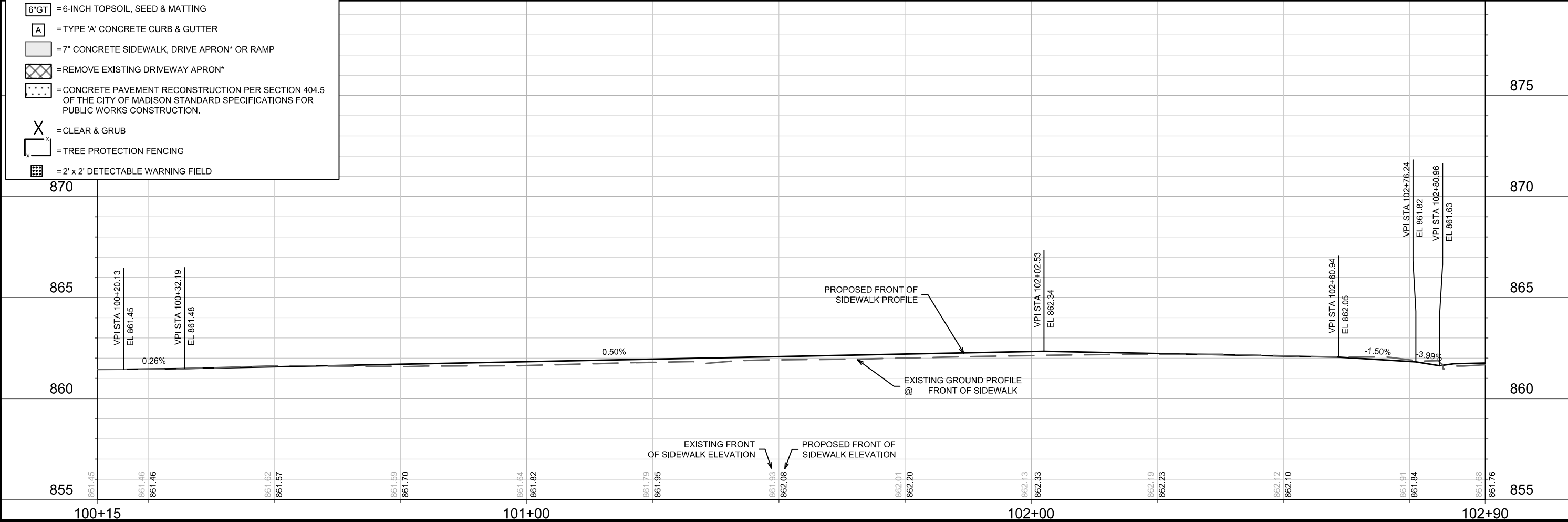


* SEE COMMERCIAL DRIVEWAY PERMIT # LNDUSE-2024-00076
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LEGEND

- = DRAINAGE FLOW PATH.
- [+] = 2" MILL & OVERLAY (TYPE 4 LT 58-28 S). LIMITS SHOWN ARE APPROXIMATE AND CAN BE MODIFIED BY THE CITY CONSTRUCTION ENGINEER.
- //// = SAWCUT
- [5"CS] = 5-INCH CONCRETE SIDEWALK
- [6"GT] = 6-INCH TOPSOIL, SEED & MATTING
- [A] = TYPE 'A' CONCRETE CURB & GUTTER
- [] = 7" CONCRETE SIDEWALK, DRIVE APRON* OR RAMP
- [X] = REMOVE EXISTING DRIVEWAY APRON*
- [] = CONCRETE PAVEMENT RECONSTRUCTION PER SECTION 404.5 OF THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
- X = CLEAR & GRUB
- [] = TREE PROTECTION FENCING
- [] = 2' x 2' DETECTABLE WARNING FIELD

E WASHINGTON AVENUE



15595

MADISON, WI

9632

CONTRACT NO:

STREET PLAN & PROFILE - E WASHINGTON AVE

2430 E WASHINGTON AVE CSM

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15595

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* SEE COMMERCIAL DRIVEWAY PERMIT # LNDUSE-2024-00076
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LEGEND

= DRAINAGE FLOW PATH.

= 2" MILL & OVERLAY (TYPE 4 LT 58-28 S). LIMITS SHOWN ARE APPROXIMATE AND CAN BE MODIFIED BY THE CITY CONSTRUCTION ENGINEER.

= SAWCUT

5"CS

= 5-INCH CONCRETE SIDEWALK

6"GT

= 6-INCH TOPSOIL, SEED & MATTING

A

= TYPE 'A' CONCRETE CURB & GUTTER

= 7" CONCRETE SIDEWALK, DRIVE APRON* OR RAMP

= REMOVE EXISTING DRIVEWAY APRON*

= CONCRETE PAVEMENT RECONSTRUCTION PER SECTION 404.5 OF THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.

NRC

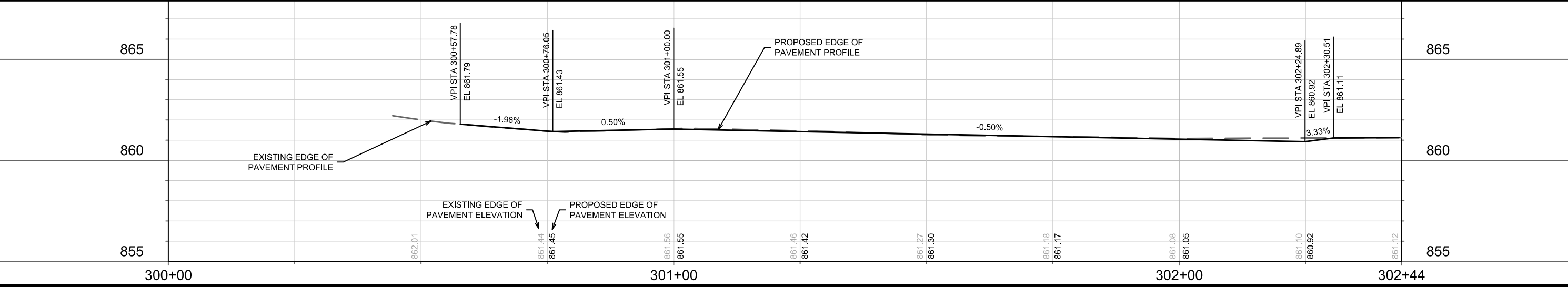
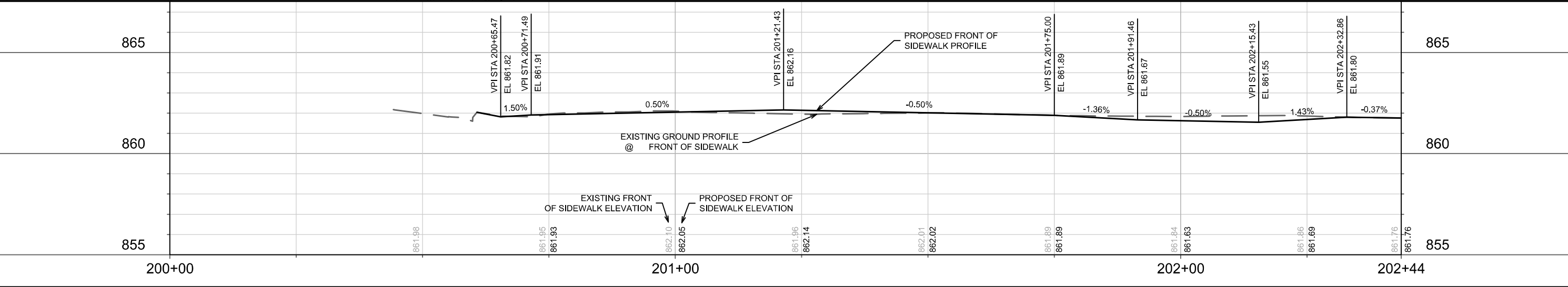
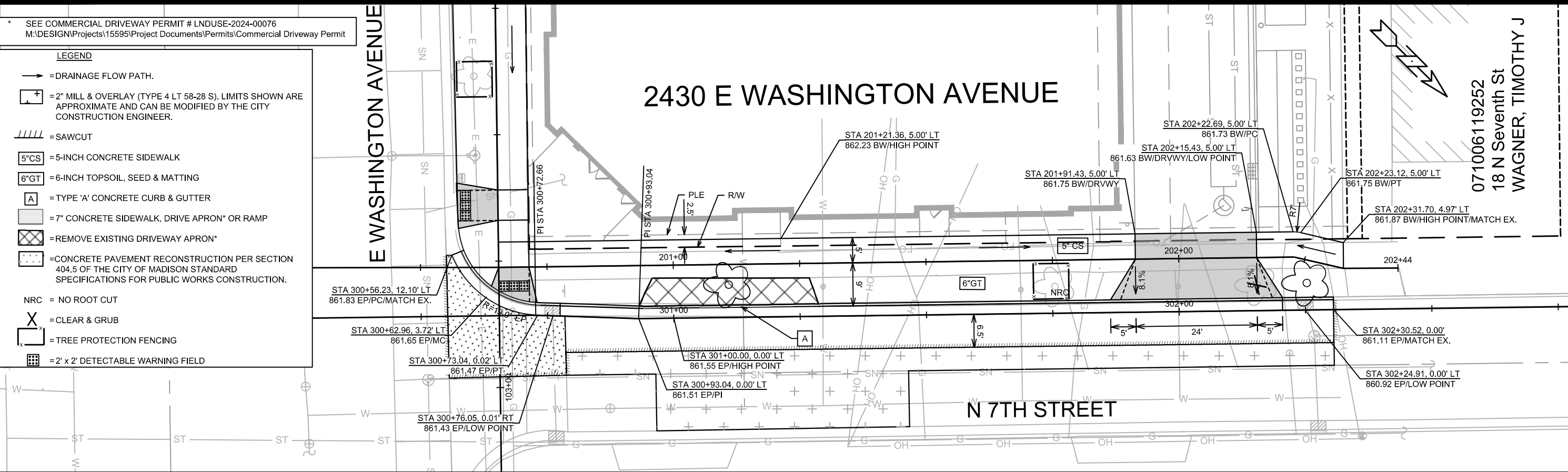
= NO ROOT CUT

X

= CLEAR & GRUB

= TREE PROTECTION FENCING

= 2' x 2' DETECTABLE WARNING FIELD



15595

MADISON, WI

CONTRACT NO: 9632

STREET PLAN & PROFILE - N 7TH STREET

2430 E WASHINGTON AVE CSM

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CITY OF MADISON
WISCONSIN

15595

P-2

071006119252

18 N Seventh St

WAGNER, TIMOTHY J

REVISION

DATE

BY

MARK

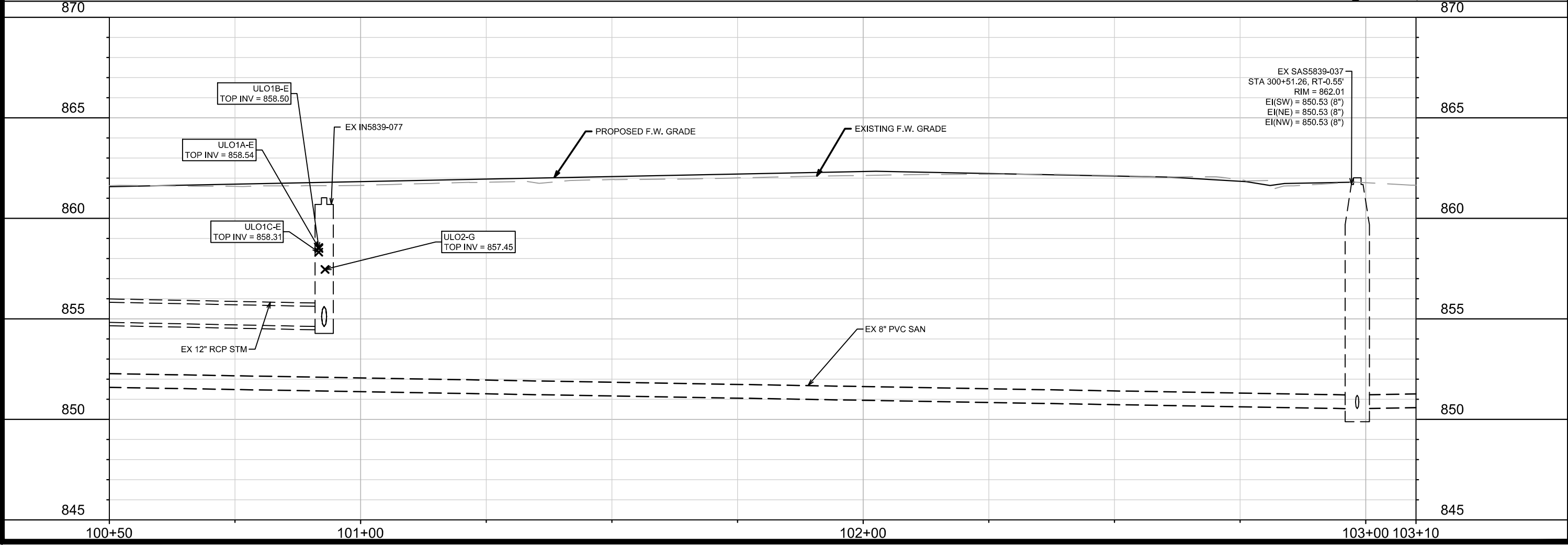
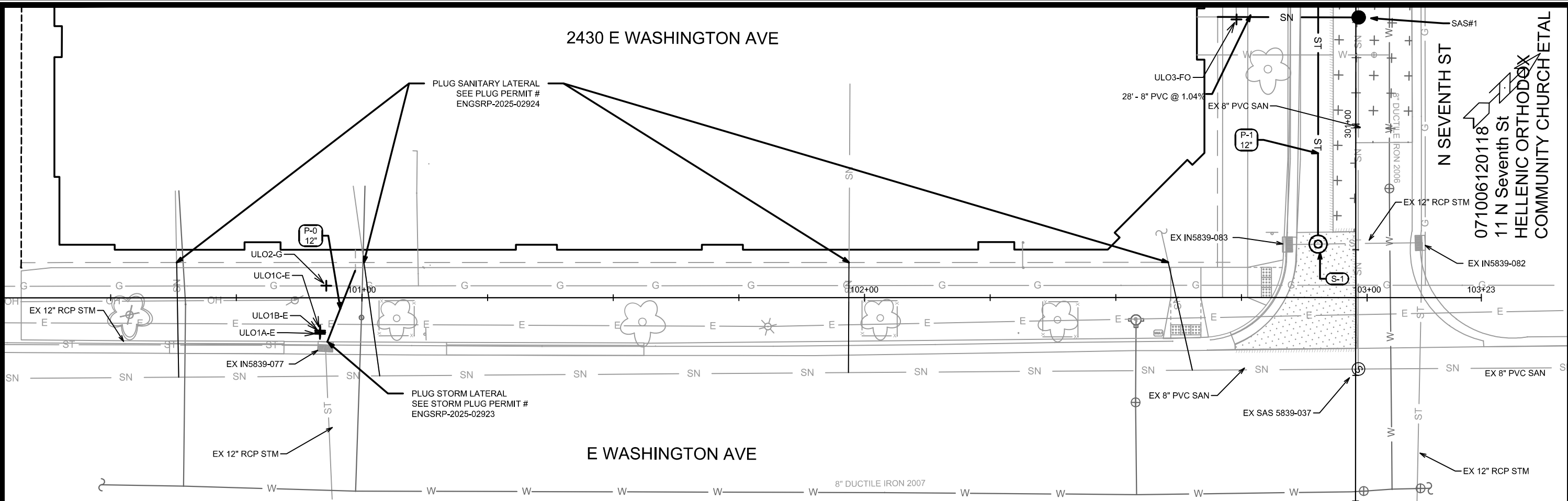
DESIGNED BY

DATE

SCALE

15595

P-2



15595		MADISON, WI		CONTRACT NO: 9632	
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2430 E WASHINGTON AVE CSM					
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STORM SEWER SCHEDULE

2430 E WASHINGTON AVE PROJECT NO. 15595	SHEET NO. U-4
STORM SEWER SCHEDULE	
CITY OF MADISON	

PROPOSED STORM STRUCTURES

STRUC. NO.	STATION	LOCATION (OFFSET)	TYPE	TOP OF CASTING	E.I.	DEPTH	NOTES
N 7TH STREET							
S-1	300+76.10	LT-7.50	3X3 SAS	861.53	854.40	7.13	W/R-1550-0054[1]
S-2	301+76.21	LT-7.50	3X3 SAS	861.23	855.15	6.08	W/R-1550-0054
S-3	301+84.37	LT-12.50	3X3 SAS	861.50	855.20	6.30	FP; W/R-3067-7004-V

PROPOSED STORM PIPES

PIPE NO.	FROM (DNSTM)	TO (UPSTM)	DISCH. E.I.	INLET E.I.	PIPE LGTH (FT)	SLOPE (%)	PIPE SIZE	TYPE	NOTES
WASHINGTOWN AVE									
P-0	IN5839-077	PROP LINE	854.61	854.77	15	1.05%	12"	PVC	PVT STM CONNECTION
IN 7TH STREET									
P-1	S-1	S-2	854.40	855.15	97	0.77%	12"	RCP	
P-2	S-2	S-3	855.15	855.20	10	0.52%	12"	RCP	
P-2A	S-3	PROP LINE	855.20	855.33	25	0.52%	12"	PVC	PVT STM CONNECTION
P-2B	S-3	PROP LINE	855.20	855.39	23	0.83%	12"	PVC	PVT STM CONNECTION

ADJUST EXISTING STORM STRUCTURES

STRUC. NO.	ID NO.	STATION	LOCATION (OFFSET)	EX TOC	PROP TOC	ADJ (FT)	NOTES
N 7TH STREET							
ADJ-1	IN5839-061	302+25.01	LT-12.53	861.50	861.30	-0.20	[2]

STORM SEWER ULOs

UTILITY LOCATION NO.	STATION	LOCATION (OFFSET)	TYPE	TOP ELEV.	NOTES
E WASHINGTON AVE					
JLO1A-E	100+91.65	RT-7.19	3" BURIED ELECTRIC	858.54	
JLO1B-E	100+91.64	RT-6.85	3" BURIED ELECTRIC	858.50	
JLO1C-E	100+91.73	RT-6.50	2" BURIED ELECTRIC	858.31	
JLO2-G	100+92.88	LT-2.38	5" GAS MAIN	857.45	
N 7TH STREET					
JLO3-FO	301+20.79	LT-23.73	2" FIBER OPTIC	858.65	
JLO4-W	301+27.65	LT-22.93	1" WATER LAT	856.21	
JLO5-FO	301+29.22	LT-23.96	2" FIBER OPTIC	858.88	
JLO6-W	301+29.50	LT-16.83	1" WATER LAT	862.04	
JLO7-G	301+82.81	LT-22.82	1" GAS LAT	859.53	
JLO8-FO	301+83.39	LT-24.74	5" FIBER OPTIC	858.49	
JLO9-FO	302+09.42	LT-24.63	2" FIBER OPTIC	858.38	

SPECIFIC NOTES

[1] CONNECT TO EX 12" RCP STM PIPE

[2] MATCH NEW TOC

STANDARD NOTES:

ABBREVIATIONS: AE = APRON ENDWALL; RCP = REINFORCED CONCRETE PIPE; HERCP = HORIZONTAL ELLIPTICAL REINFORCED CONCRETE PIPE; DNA = DOES NOT APPLY; SAS = SEWER ACCESS STRUCTURE; LP = LOW POINT INLET STRUCTURE; FP = FIELD POURED STRUCTURE; TR = TOP OF CONCRETE ROOF; NCM = NO CROWN MATCH FOR PIPES; UD = UNDERDRAIN

TOP OF CASTING GRADE GIVEN IS THE TOP OF CURB FOR INLET STRUCTURES AND THE FLOWLINE OF THE CLOSED CASTING FOR SASs.

TOP OF CONCRETE ROOF (TR) IS 1.25 BELOW TOP OF CASTING UNLESS OTHERWISE NOTED.

ALL REINFORCED CONCRETE PIPES TO BE CLASS III UNLESS OTHERWISE NOTED.

SURVEYOR TO CONFIRM THAT ALL INLET STATION / OFFSETS LINE UP WITH PROPOSED CURB AND GUTTER.

ALL REBAR FOR FIELD POUR STRUCTURES SHALL BE EPOXY COATED. ANY EXPOSED STEEL SHALL BE TOUCHED UP OR RECOATED PRIOR TO USE.

ALL FIELD POURED SAS STORM STRUCTURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH STANDARD DETAIL DRAWING 5.7.3.

ALL PRECAST SAS STORM STRUCTURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH STANDARD DETAIL DRAWING 5.7.5.

ALL STRUCTURES CALLED OUT AS FIELD POURED SHALL BE FIELD POURED. ALL OTHER STRUCTURES (NOT INDICATED AS FIELD POURED) SHALL BE SUBMITTED TO CITY ENGINEERING FOR APPROVAL IF PRECAST STRUCTURES ARE PREFERRED. CONTACT ERIN GETER OF CITY ENGINEERING AT (608) 266-4058 FOR PRECAST APPROVALS. FAX SHOP DRAWINGS TO (608)264-9275. OR EMAIL SHOP DRAWINGS TO EGETER@CITYOFMADISON.COM.

LEGEND

X

CLEAR & GRUB

TREE PROTECTION ZONE FENCE

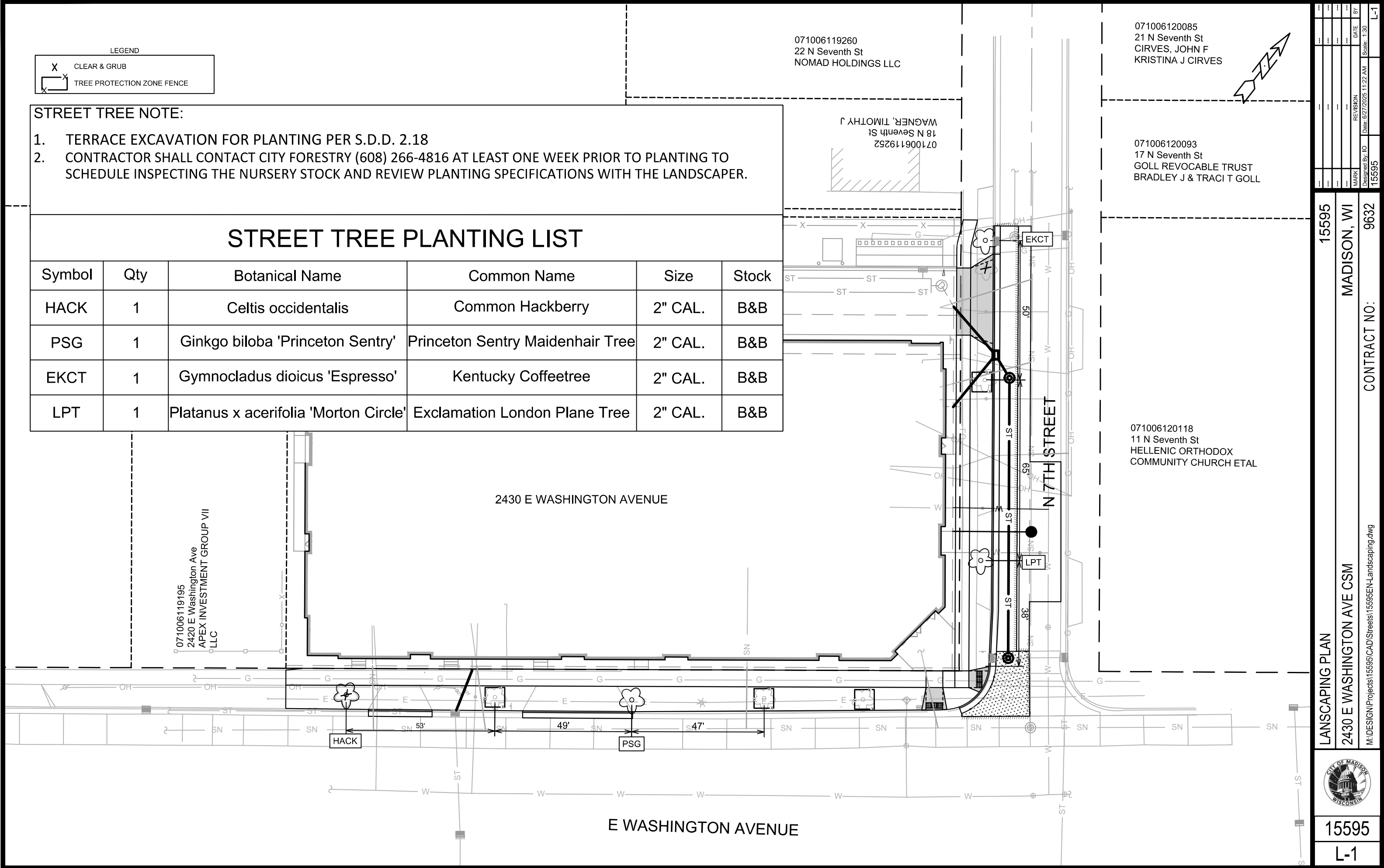
- STREET TREE NOTE:
1.

TERRACE EXCAVATION FOR PLANTING PER S.D.D. 2.18
2.

CONTRACTOR SHALL CONTACT CITY FORESTRY (608) 266-4816 AT LEAST ONE WEEK PRIOR TO PLANTING TO SCHEDULE INSPECTING THE NURSERY STOCK AND REVIEW PLANTING SPECIFICATIONS WITH THE LANDSCAPER.

STREET TREE PLANTING LIST

Symbol	Qty	Botanical Name	Common Name	Size	Stock
HACK	1	Celtis occidentalis	Common Hackberry	2" CAL.	B&B
PSG	1	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Maidenhair Tree	2" CAL.	B&B
EKCT	1	Gymnocladus dioicus 'Espresso'	Kentucky Coffeetree	2" CAL.	B&B
LPT	1	Platanus x acerifolia 'Morton Circle'	Exclamation London Plane Tree	2" CAL.	B&B



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MADISON, WI

CONTRACT NO: 9632

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2430 E WASHINGTON AVE CSM

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