



Madison, Wisconsin

CITY OF MADISON

CITY ENGINEERING DIVISION

DEPARTMENT OF PUBLIC WORKS

PLAN OF PROPOSED IMPROVEMENT

PUBLIC IMPROVEMENT PROJECT APPROVED

APPROVED DATE:
FEBRUARY 24, 2026

BY THE COMMON COUNCIL OF MADISON, WISCONSIN

PUBLIC IMPROVEMENT DESIGN APPROVED BY:

05/08/2026

City Engineer

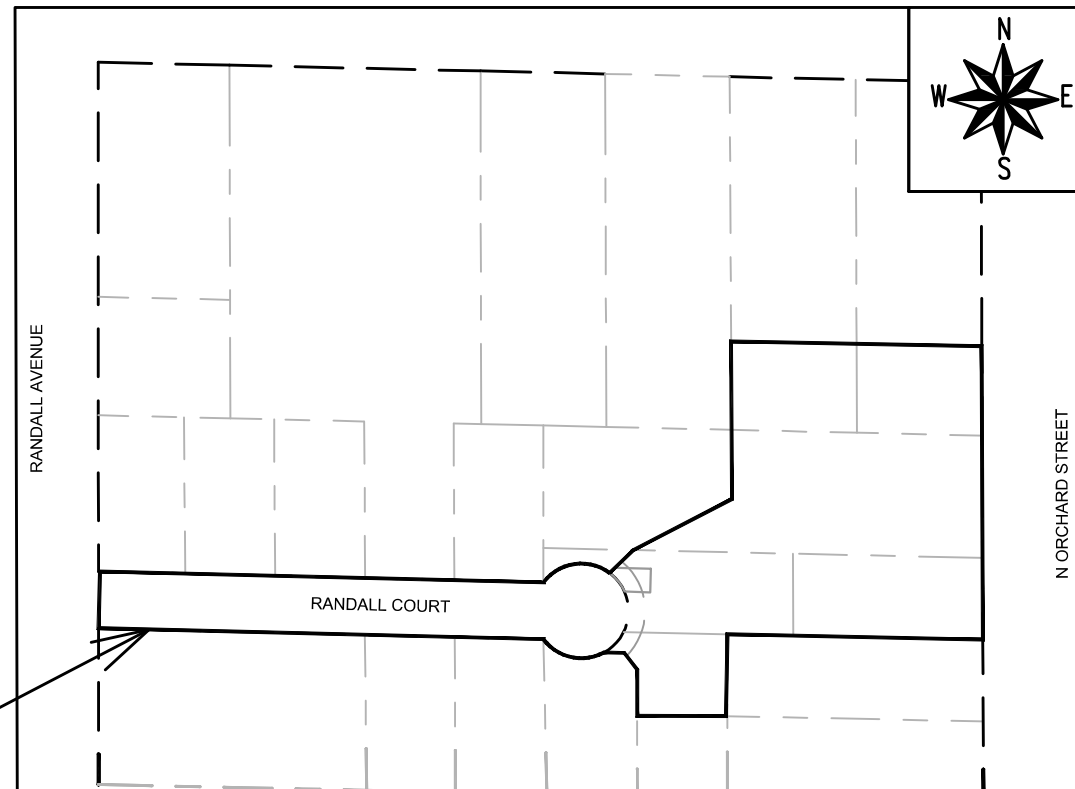
Date

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NO MAINTENANCE PLAN REQUIRED	

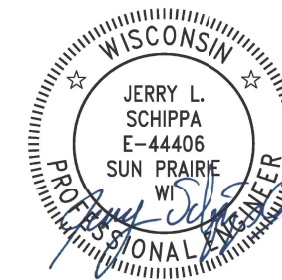
118 N ORCHARD STREET

CITY PROJECT NO. 16099
CONTRACT NO. 9741



PROJECT LOCATION

ELECTRICAL DESIGNED BY:



05/11/2026

STREET DESIGNED BY:



05/08/2026

SANITARY SEWER DESIGNED BY:

LATERAL ONLY

STORM SEWER DESIGNED BY:



05/08/2026

WATER MAIN DESIGNED BY:

LATERAL ONLY

PAVEMENT MARKING DESIGNED BY:



05/08/2026

PLOT SCALE: 1"=1'-XREF

PLOT NAME: ---

REV. DATE: 3/12/2026 10:50 AM

ORIGINATOR: CITY_OF_MADISON

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

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.

ALL PAVEMENT IN THE RANDALL COURT RIGHTS-OF-WAY SHALL BE TYPE A PAVEMENT PER STANDARD DETAIL DRAWING 4.02.
ALL PAVEMENT IN THE N ORCHARD STREET RIGHTS-OF-WAY SHALL BE TYPE B 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.

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.

CONVENTIONAL SIGNS

FIELD VERIFY ALL UTILITY LOCATIONS

GAS ——— G ———

STORM SEWER ——— ST ———

SANITARY SEWER ——— SAN ———

WATER ——— W ———

BURIED ELECTRIC ——— E ———

OVERHEAD ELECTRIC ——— OH ———

POWER POLE 

**ADA COMPLIANT RAMP W/
DETECTABLE WARNING FIELD** 

COMBUSTIBLE FLUIDS 

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Designed By: ID	16099
Scale:	D-1

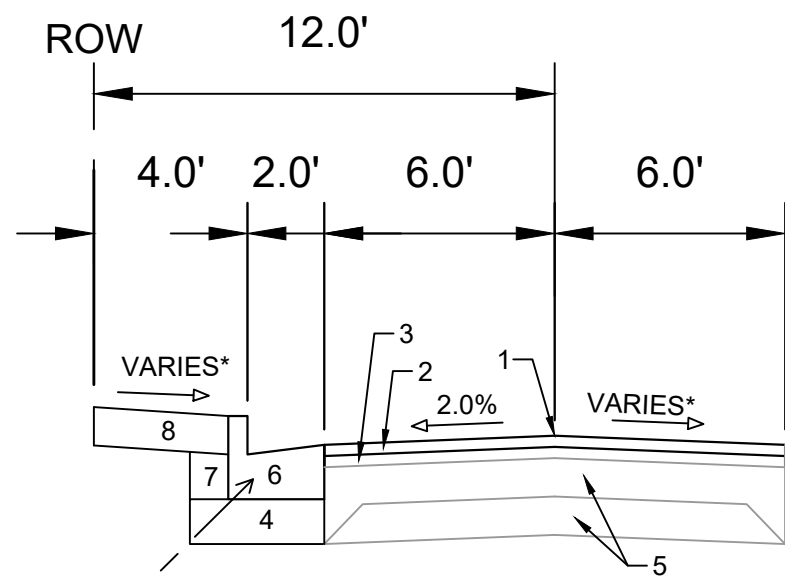
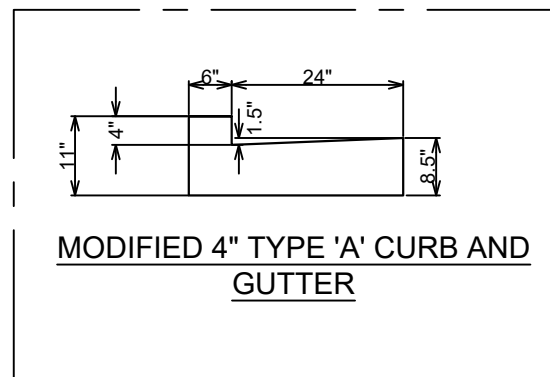
16099
MADISON, WI
9741
CONTRACT NO:

STANDARD NOTES
118 N ORCHARD STREET
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16099

D-1



TYPICAL SECTION
RANDALL COURT

- 1 POINT REFERRED TO ON PROFILE
- 2 MILL & OVERLAY 1.75" H.M.A. PAVEMENT- TYPE 4 LT 58-28 S
- 3 LOWER H.M.A. PAVEMENT TO REMAIN
- 4 6.0" CRUSHED AGGREGATE BASE COURSE GRADATION 2
- 5 CRUSHED AGGREGATE BASE COURSE TO REMAIN
- 6 MODIFIED 4" CONCRETE CURB AND GUTTER TYPE 'A'.
- 7 FILL
- 8 5.00" CONCRETE TERRACE

MARK	REVISION	DATE	BY

16099
MADISON, WI
9741

CONTRACT NO:

TYPICAL SECTIONS
118 N ORCHARD STREET
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16099
D-2

RANDALL AVE

070922111079
1326 Randall Ct

070922111087
1324 Randall Ct

070922111095
1322 Randall Ct

070922111342
1323 W Dayton St

070922111110
1316 Randall Ct

070922111029
1309 W Dayton St

070922111194
1325 Randall Ct

070922111152
1317 Randall Ct

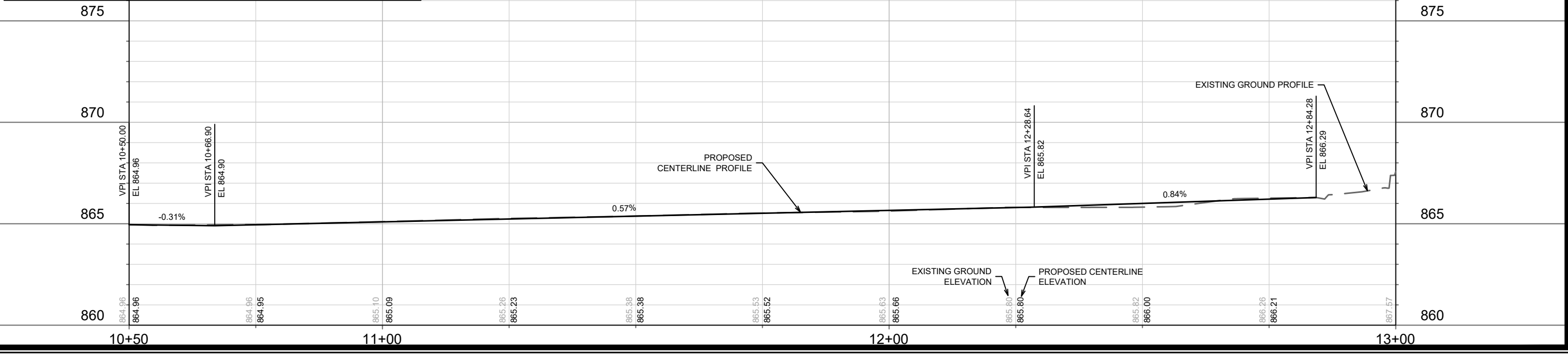
070922111144
1315 Randall Ct

118 N Orchard St
(Site Plan Per
LNDUSE-2025-00028)

NOTES:
1. THE DEVELOPER SHALL COORDINATE THE RELOCATION OR ADJUSTMENT OF UTILITY STRUCTURE WITH UTILITY OWNER. SEE COMMERCIAL DRIVEWAY PERMIT #LNDUSE-2022-00081 (M:\DESIGN\Projects\16099\Project Documents\Permits\TE Comm Dwy)

LEGEND

- = DRAINAGE FLOW PATH.
- = 2.0" MILL & OVERLAY (TYPE 4 LT 58-28 S). LIMITS SHOWN ARE APPROXIMATE AND CAN BE MODIFIED BY THE CITY CONSTRUCTION ENGINEER.
- = SAWCUT
- = 5-INCH CONCRETE TERRACE
- = MODIFIED 4" TYPE 'A' CONCRETE CURB & GUTTER
- = 7" CONCRETE SIDEWALK, DRIVE APRON* OR RAMP

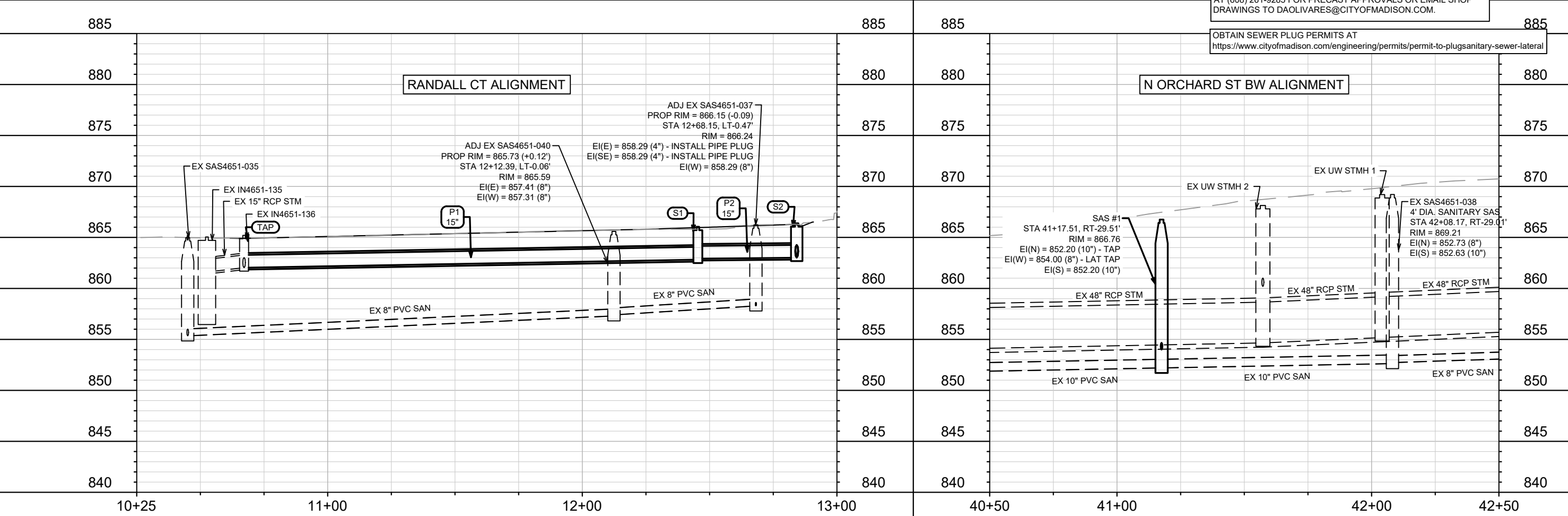
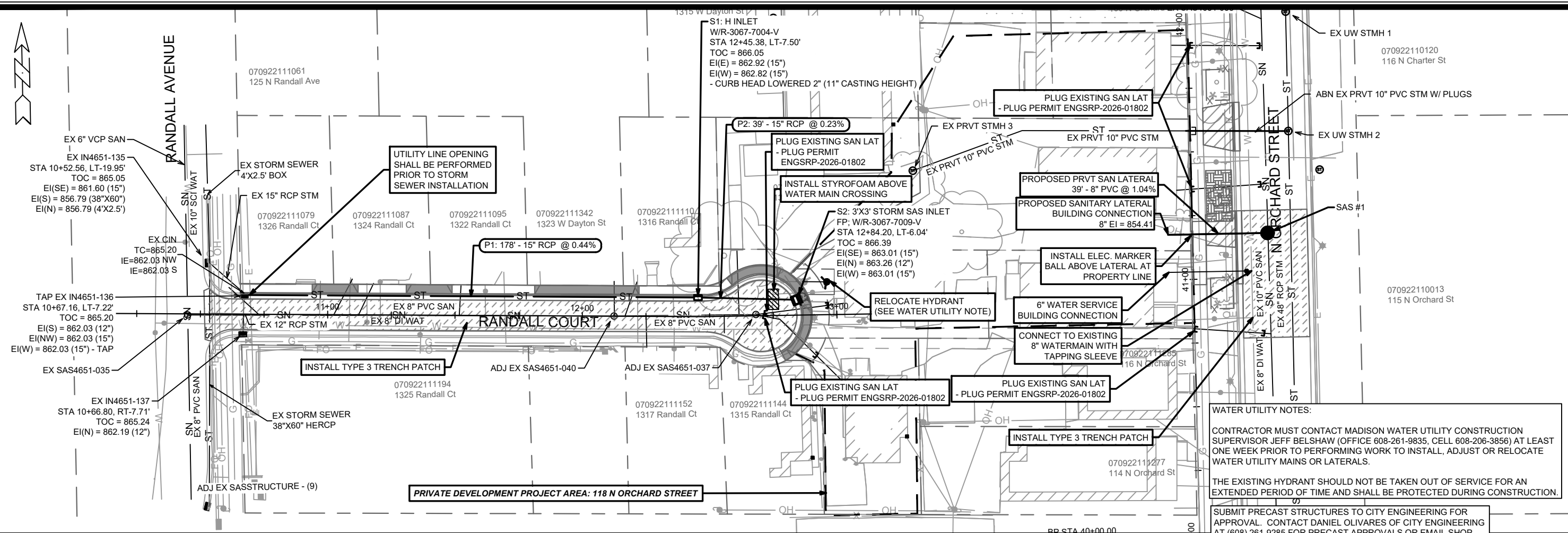


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MADISON, WI
CONTRACT NO.: 9741

STREET PLAN & PROFILE - RANDALL COURT
118 N ORCHARD STREET
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 MADISON, WI
 9741
 CONTRACT NO:


SEWER PLAN & PROFILE - RANDALL COURT & N ORCHARD STREET
 118 N ORCHARD STREET
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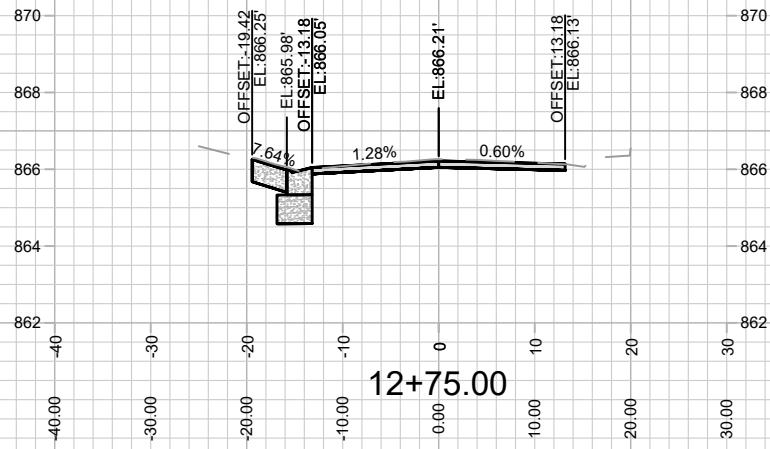
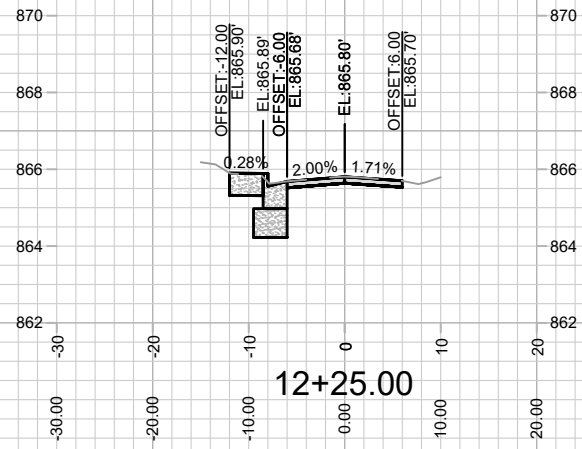
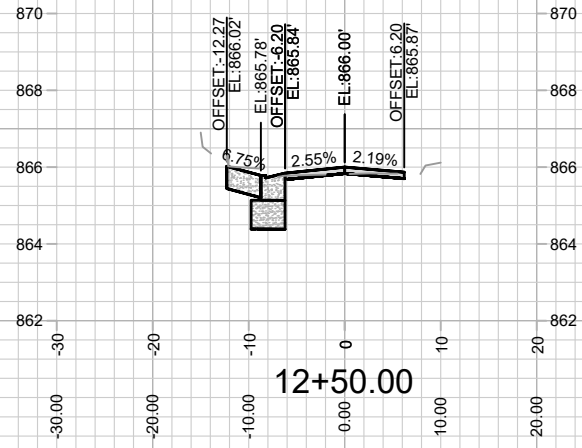
CITY OF MADISON
 WISCONSIN

16099
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ELECTRICAL NOTES:

1. ALL LOCATIONS OF TRAFFIC STREET LIGHT BASES, PULL BOXES, AND CONDUITS ARE APPROXIMATE, THE TRAFFIC ENGINEER SHALL APPROVE FINAL LOCATIONS, INCLUDING SETBACK IN THE FIELD AFTER CONTRACTOR LOCATES UTILITIES AT EACH STRUCTURE LOCATION. NOTIFY JERRY SCHIPPA (608-267-1969) AT LEAST 48 HOURS PRIOR TO NEEDING LOCATIONS MARKED IN THE FIELD.
 2. THE CONTRACTOR SHALL DO ALL WORK IN ACCORDANCE WITH "CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION 2026 EDITION" AND ALL ADDENDUMS THERETO.
 3. ALL CONDUIT SHALL BE PVC, SCHEDULE 80 BENEATH PAVEMENT OR SCHEDULE 40 OTHERWISE. PULL WIRE REQUIRED AS PER STANDARD SPECIFICATION IN ALL CONDUIT.
 4. THE CONTRACTOR SHALL NOTIFY CHAD VEINOT (608 395-1975) AT THE TRAFFIC ENGINEERING SHOP AT LEAST 48-HOURS IN ADVANCE OF PLACING CONCRETE, INSTALLING BASES, INSTALLING PULL BOXES, OR BURYING CONDUIT FOR INSPECTION.
 5. ANY WORK COMPLETED WITHOUT INSPECTION IS SUBJECT TO REJECTION.
 6. PER STANDARD SPECIFICATION, RESTORING TERRACES DAMAGED DURING CONDUIT, BASE, OR PULLBOX INSTALLATION IS INCIDENTAL TO CONSTRUCTION AND SHALL BE RESTORED.
 7. EXISTING STREET LIGHTS SHALL BE IN SERVICE EVERY NIGHT, UNLESS OTHERWISE APPROVED BY CITY OF MADISON TRAFFIC ENGINEERING. CONTRACTOR OR DEVELOPER SHALL MAINTAIN A STREET LIGHT AT THE END OF RANDALL COURT DURING CONSTRUCTION AND UNTIL THE PERMANENT LIGHT AT SL1 IN THIS PLAN SET IS OPERATIONAL.
 8. CONTRACTOR SHALL ARRANGE FOR PICKUP OF THE FOLLOWING CITY FURNISHED MATERIALS, WHICH SHOULD BE ARRANGED FOR PICKUP BY CALLING ED SMITH, TRAFFIC ENGINEERING SHOP (608 266 9034) AT 1120 SAYLE STREET. NOTIFICATION OF ANY MATERIAL PICKUP SHALL BE AT LEAST 48-HOURS PRIOR TO NEEDING THE MATERIAL.
- 8.1. (4) 1" X 40" ANCHOR BOLTS FOR TYPE LB-3R BASES, 1 TOTAL

ELECTRICAL PLANS		16099	MARK	REVISION	DATE	BY
118 N ORCHARD STREET		MADISON, WI	Designed By: JLS	Date: 4/22/2026	Scale: 1" = 15'	E - 1
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CROSS SECTIONS - RANDALL COURT
118 N ORCHARD STREET

16099
MADISON, WI
9741
CONTRACT NO:

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