

Madison, Wisconsin

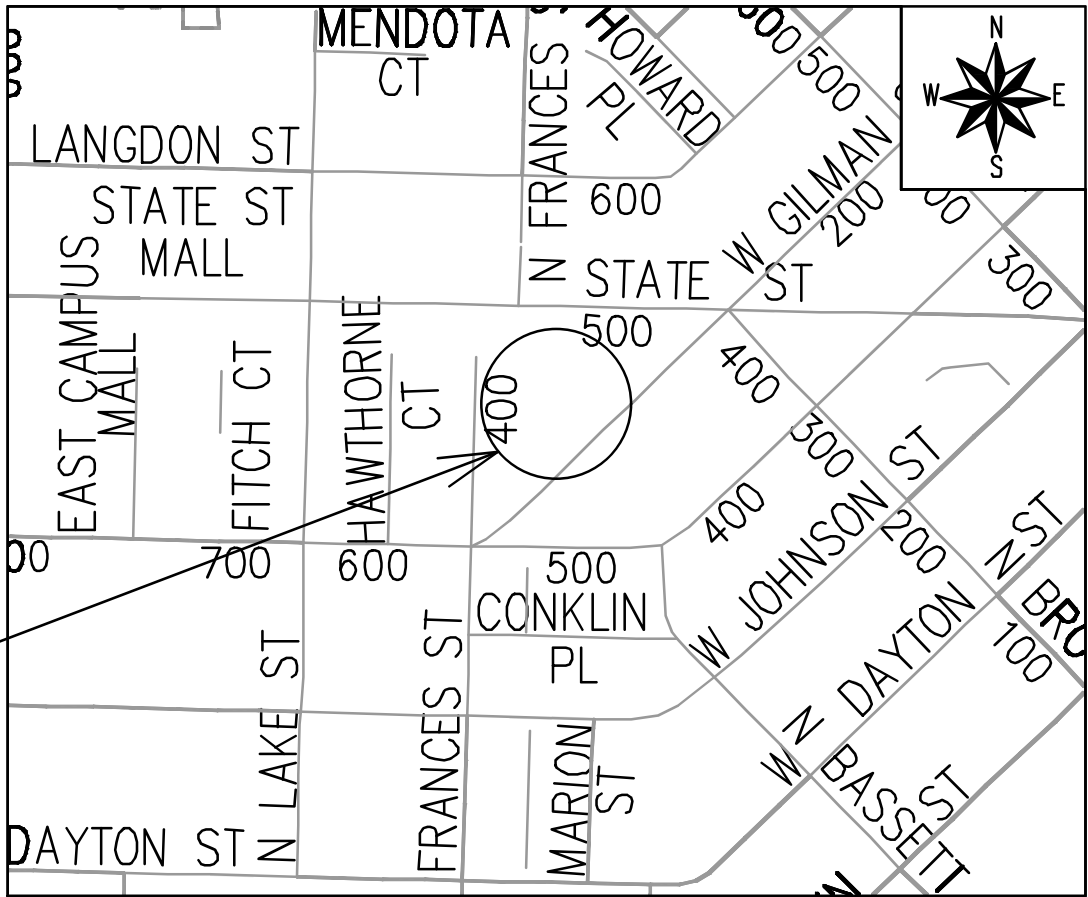
CITY OF MADISON
CITY ENGINEERING DIVISION
DEPARTMENT OF PUBLIC WORKS
PLAN OF PROPOSED IMPROVEMENT

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419 N FRANCES STREET

CITY PROJECT NO. 16143
CONTRACT NO. 9748



PROJECT
LOCATION

PUBLIC IMPROVEMENT PROJECT
APPROVED

MARCH 10, 2026

BY THE COMMON COUNCIL
OF MADISON, WISCONSIN

PUBLIC IMPROVEMENT DESIGN
APPROVED BY:

07/24/2026

City Engineer

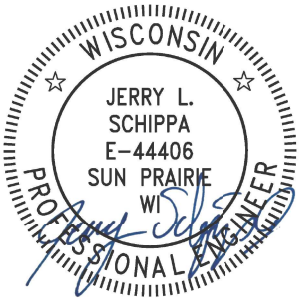
Date

STREET
DESIGNED BY:



07/24/2026

ELECTRICAL
DESIGNED BY:



07/24/2026

WATER
DESIGNED BY:

LATERAL
ONLY

STORM SEWER
DESIGNED BY:

LATERAL
ONLY

SANITARY SEWER
DESIGNED BY:

LATERAL
ONLY

PLOT SCALE: 1"=30' = 1"=100' XREF
PLOT NAME: ---

REV. DATE: 7/24/2026 8:50 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, FADI EL MUSA GONZALEZ, AT FELMUSAGONZALEZ@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.

THE PROPERTY IS A WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR) BUREAU OF REMEDIATION AND REDEVELOPMENT TRACKING SYSTEM (BRRTS) SITE (#03-13-001662 ROWLEY SCHLIMGEN) AND IS CLOSED WITH CONTINUING OBLIGATIONS. THE DEVELOPER SHALL DETERMINE WHETHER SOIL AND WATER ARE CONTAMINATED IN THE PROJECT AREA. ANY CONTAMINATED SOIL OR WATER SHALL BE HANDLED AND DISPOSED OF IN ACCORDANCE WITH ALL WDNR REGULATIONS AT THE SOLE COST OF THE DEVELOPER, AND IN CONSULTATION WITH THE CITY. FOLLOWING DISPOSAL, THE DEVELOPER SHALL PROVIDE ANY NECESSARY RECORDS PERTAINING TO THE DISPOSAL ACTIVITY TO THE CITY. SUBMIT RECORDS TO ENVIRONMENTAL REVIEW (ENVIRONMENTALREVIEW@CITYOFMADISON.COM).

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

16143

419 N FRANCES STREET

16143EN-Details.dwg

MADISON, WI

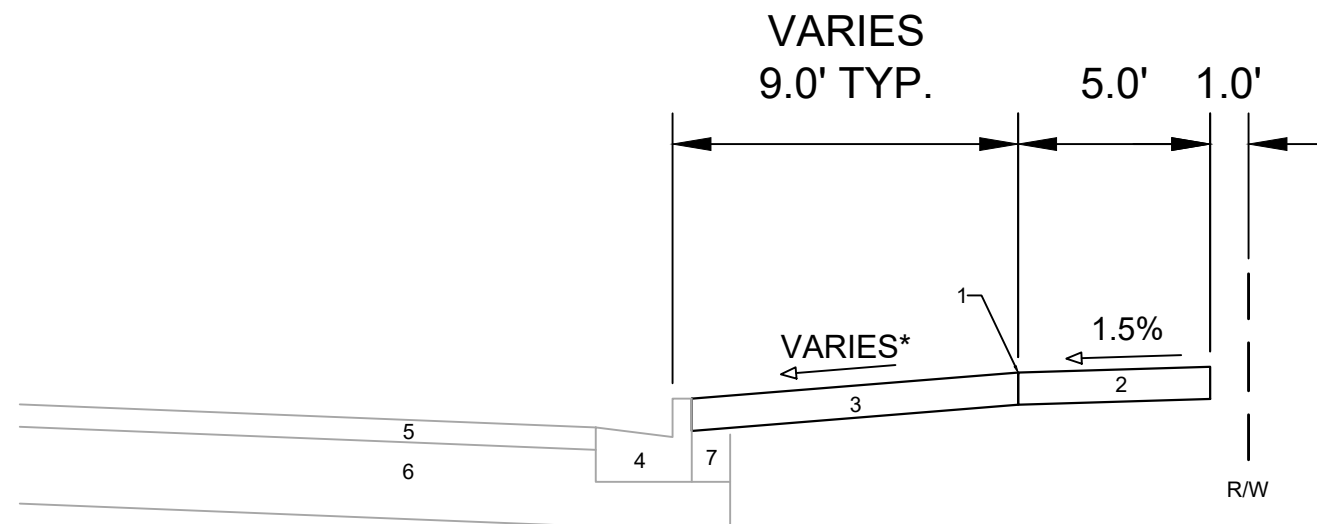
9748

CONTRACT NO:

CITY OF MADISON
WISCONSIN

16143

D-1

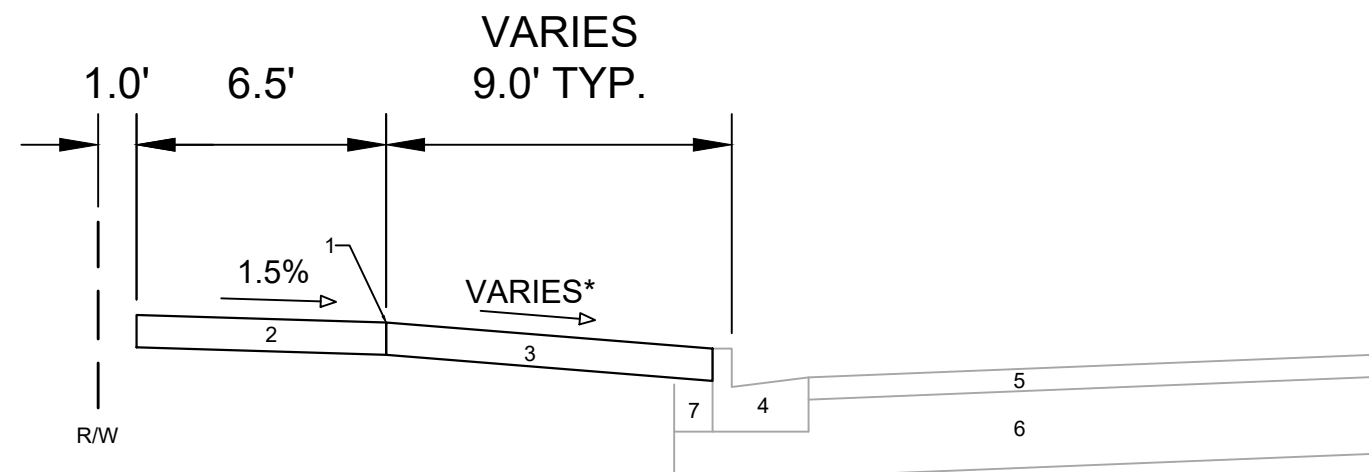


**TYPICAL SECTION
N FRANCES ST**

SPECIAL NOTES:

- * SEE SHEETS P-2 AND X-2 FOR CROSS SLOPES AND DIMENSIONS

- 1 POINT REFERRED TO ON PROFILE
- 2 5" CONCRETE SIDEWALK
- 3 5" CONCRETE TERRACE
- 4 EX. CURB & GUTTER TO REMAIN
- 5 EX. PAVEMENT TO REMAIN
- 6 EX. BASE COURSE TO REMAIN
- 7 EX. FILL TO REMAIN



**TYPICAL SECTION
W GILMAN ST**

SPECIAL NOTES:

- * SEE SHEETS P-1 AND X-1 FOR CROSS SLOPES AND DIMENSIONS

- 1 POINT REFERRED TO ON PROFILE
- 2 5" CONCRETE SIDEWALK
- 3 5" CONCRETE TERRACE
- 4 EX. CURB & GUTTER TO REMAIN
- 5 EX. PAVEMENT TO REMAIN
- 6 EX. BASE COURSE TO REMAIN
- 7 EX. FILL TO REMAIN

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16143	MADISON, WI	9748
16143	CONTRACT NO:	9748

TYPICAL SECTIONS	16143
419 N FRANCES STREET	16143
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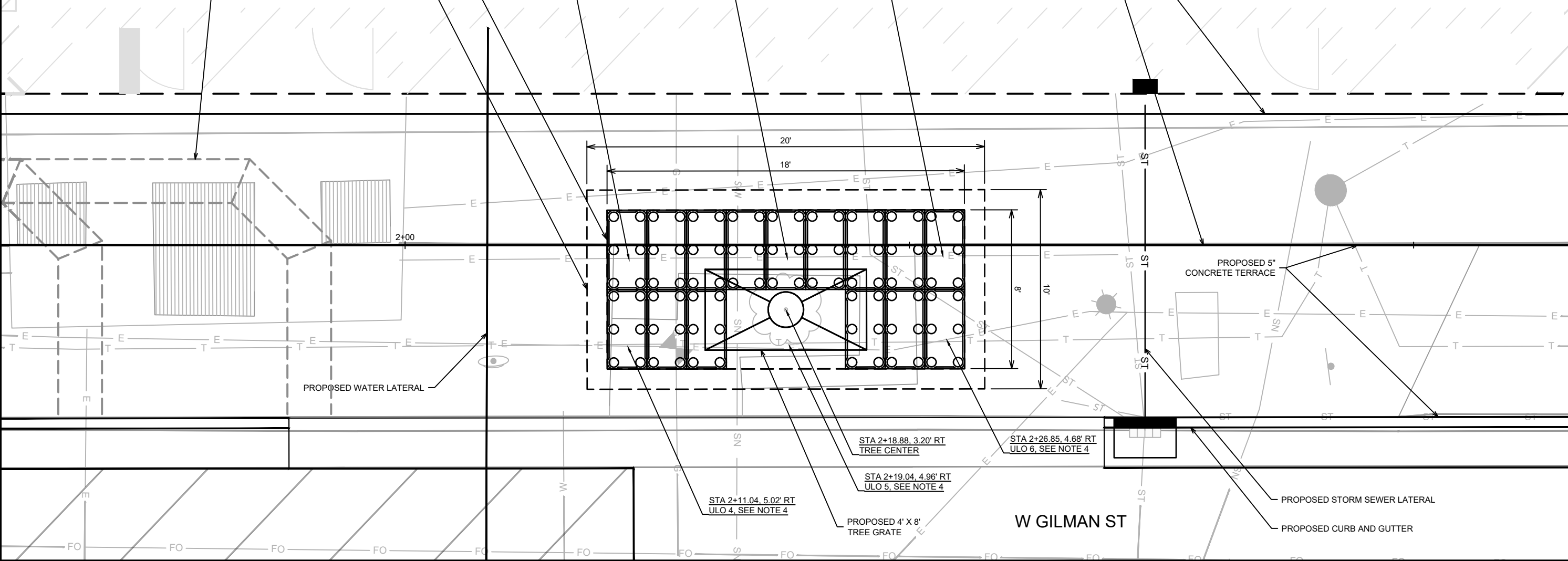


16143
D-2

APPROXIMATE FOOTPRINT OF SUPPORT SYSTEM UNITS
AREA OF SUPPORT SYSTEM COMBINED= 18' X 8'= 144 SF
DEPTH OF UNITS= 3.5 FT
VOLUME OF COMBINED UNITS= 144 SF X 3.5 FT= 504 CF

APPROXIMATE EXCAVATION PIT
AREA OF EXCAVATION= 20' X 10'= 200 SF
DEPTH OF EXCAVATION= 4.25 FT
VOLUME OF EXCAVATION= 200 SF X 4.25 FT= 850 CF

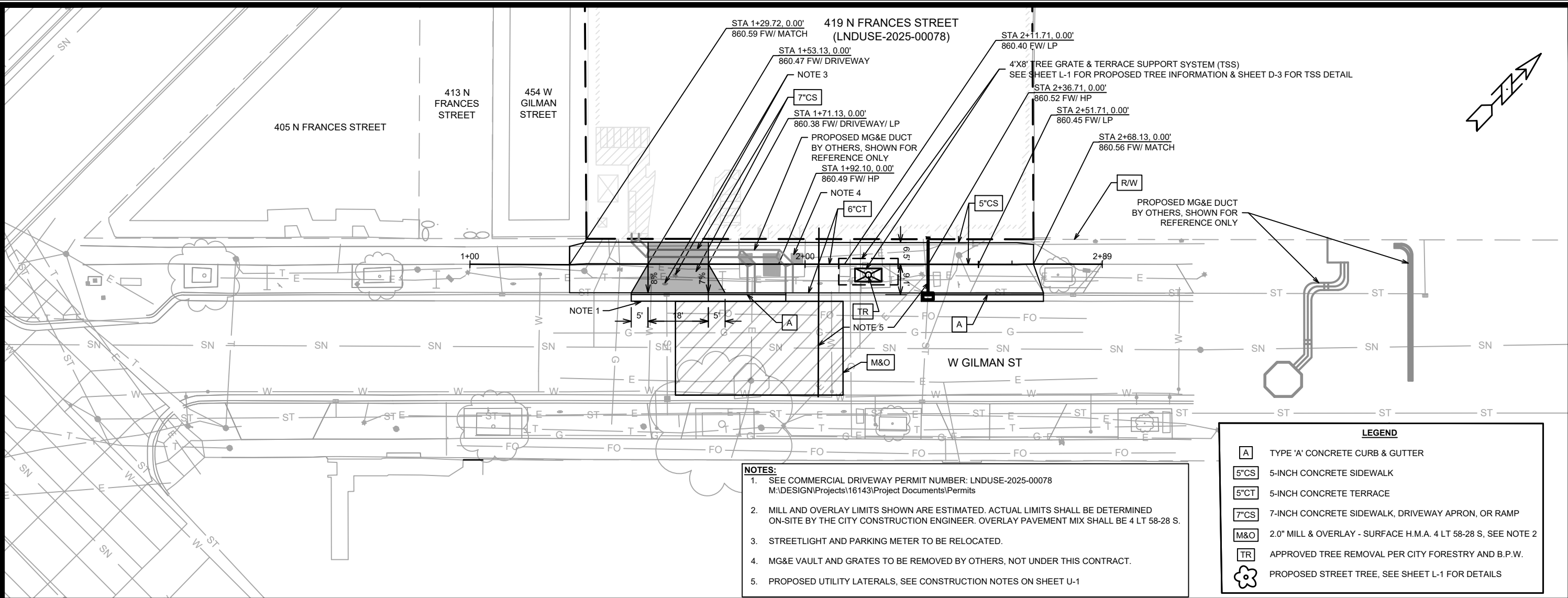
PROPOSED MG&E DUCT BANK
(BY OTHERS UNDER ENGROW PERMIT)



- SPECIAL NOTES
1. TERRACE SUPPORT SYSTEM DIMENSIONS ARE BASED ON APPROVED BRAND, SILVA CELL BY DEEP ROOT. THE DEVELOPER CAN INSTALL ANY OF THE APPROVED BRANDS AS DESCRIBED IN ARTICLE 214 OF THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION. IF THE BRAND SELECTED BY THE CONTRACTOR IS NOT APPROVED BY THE CITY, THE CONTRACTOR SHALL SUBMIT THE PRODUCT SPECIFICATIONS TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
 2. TERRACE SUPPORT SYSTEMS SHALL BE INSTALLED PER S.D.D. 2.16 OF THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION.
 3. THE TERRACE SUPPORT SYSTEMS LAYOUT AND SIZE OF THE EXCAVATION PIT ARE APPROXIMATE AND ARE SUBJECT TO MODIFICATIONS IN THE FIELD BY THE ENGINEER BASED ON UTILITY CONFLICTS OR SPACE RESTRICTIONS. IF MODIFICATIONS ARE MADE, AN AS-BUILT DRAWING SHALL BE CREATED BY THE DEVELOPER AND SUBMITTED TO THE PROJECT ENGINEER FOR REVIEW AND UPDATING MAPPING RECORDS.
 4. ULOS SHALL BE COMPLETED AND SUBMITTED TO THE ENGINEER FOR REVIEW PRIOR TO THE INSTALLATION OF THE TERRACE SUPPORT SYSTEMS. THE DEVELOPER SHALL NOT RELOCATE THE TERRACE SUPPORT SYSTEMS PRIOR TO OBTAINING APPROVAL FROM THE ENGINEER. IT IS RECOMMENDED THAT ULOS ARE PERFORMED AND SENT TO THE ENGINEER PRIOR TO ORDERING THE TERRACE SUPPORT SYSTEMS TO CONFIRM INSTALLATION.

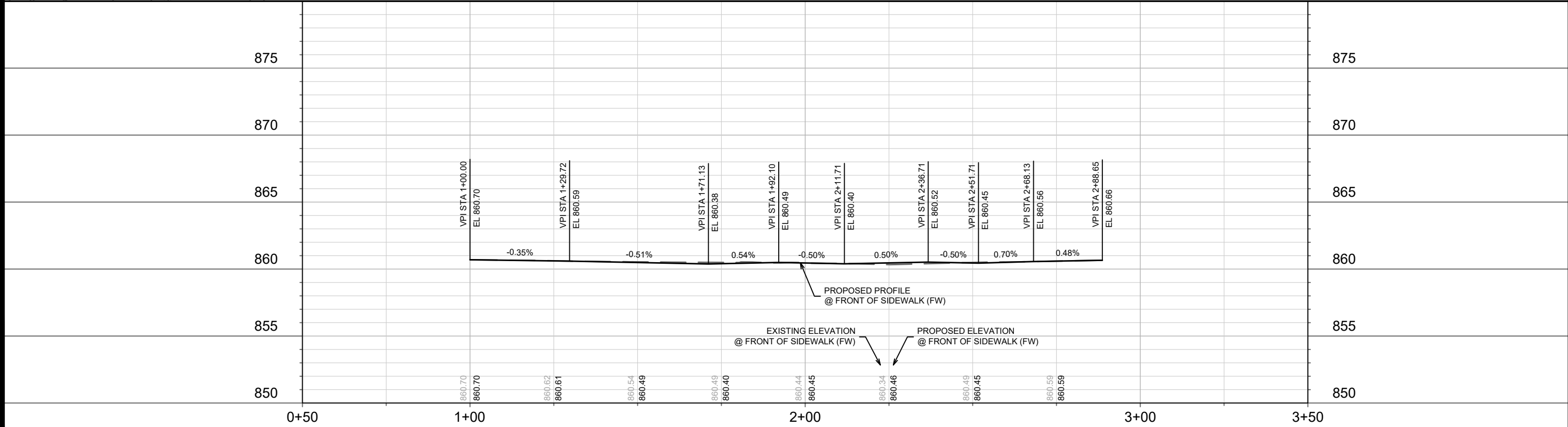
DETAIL TSS-1 TERRACE SUPPORT SYSTEM HORIZONTAL LAYOUT

16143		MADISON, WI		9748	
DETAILS - TERRACE SUPPORT SYSTEM		419 N FRANCES STREET		CONTRACT NO:	
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CITY OF MADISON WISCONSIN		16143		D-3	
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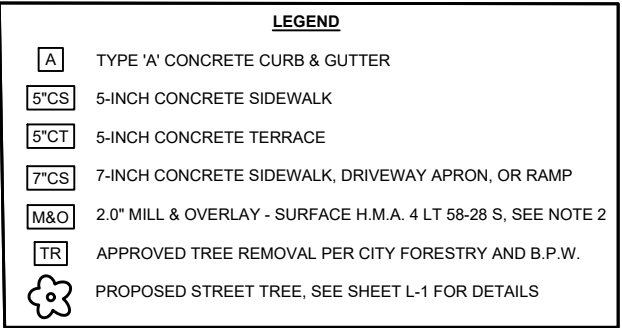
- NOTES:**
- SEE COMMERCIAL DRIVEWAY PERMIT NUMBER: LNDUSE-2025-00078
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 - MILL AND OVERLAY LIMITS SHOWN ARE ESTIMATED. ACTUAL LIMITS SHALL BE DETERMINED ON-SITE BY THE CITY CONSTRUCTION ENGINEER. OVERLAY PAVEMENT MIX SHALL BE 4 LT 58-28 S.
 - STREETLIGHT AND PARKING METER TO BE RELOCATED.
 - MG&E VAULT AND GRATES TO BE REMOVED BY OTHERS, NOT UNDER THIS CONTRACT.
 - PROPOSED UTILITY LATERALS, SEE CONSTRUCTION NOTES ON SHEET U-1

LEGEND	
	TYPE 'A' CONCRETE CURB & GUTTER
	5-INCH CONCRETE SIDEWALK
	5-INCH CONCRETE TERRACE
	7-INCH CONCRETE SIDEWALK, DRIVEWAY APRON, OR RAMP
	2.0" MILL & OVERLAY - SURFACE H.M.A. 4 LT 58-28 S, SEE NOTE 2
	APPROVED TREE REMOVAL PER CITY FORESTRY AND B.P.W.
	PROPOSED STREET TREE, SEE SHEET L-1 FOR DETAILS



16143	MADISON, WI	9748	CONTRACT NO:
PLAN & PROFILE - W GILMAN ST			16143
419 N FRANCES STREET			P-1
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REVISION			
MARK			
Designed By: ##			
Scale: 1" = 30'			
BY			
P-1			

1. PROPOSED UTILITY LATERALS, SEE CONSTRUCTION NOTES ON SHEET U-2.
2. MILL AND OVERLAY LIMITS SHOWN ARE ESTIMATED. ACTUAL LIMITS SHALL BE DETERMINED ON-SITE BY THE CITY CONSTRUCTION ENGINEER. OVERLAY PAVEMENT MIX SHALL BE 4 LT 58-28 S.



16143	MADISON, WI	9748
CONTRACT NO:		

16143
P-2

SANITARY SEWER SCHEDULE

419 FRANCES STREET PROJECT NO. 16143	SHEET NO. U-3
SANITARY SEWER SCHEDULE	
CITY OF MADISON	

SANITARY STRUCTURE ADJUSTMENTS/MODIFICATIONS

STRUC ID NO.	STATION	LOCATION (OFFSET)	TOP OF CASTING	PROP TOC	ADJ (FT)	NOTES
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N FRANCES ST (FRONT OF WALK)

SAS4850-027	5+91.56	LT-39.15	860.16	-	-	[1]; [2]
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SANITARY ULO SCHEDULE

ID NO.	STATION	LOCATION (OFFSET)	TYPE	NOTES
N FRANCES ST (FRONT OF WALK)				
SANULO1A-E	5+89.70	LT-18.57	20" CONCRETE CASING, TOP @ 856.78', BOTTOM @ 855.11' - NO CONFLICT	
SANULO1B-E	5+89.79	LT-17.86	20" CONCRETE CASING, TOP @ 856.81', BOTTOM @ 855.14' - NO CONFLICT	
SANULO2-W	5+90.31	LT-12.98	8" DI WATER MAIN, TOP @ 854.56' - NO CONFLICT	

SPECIFIC NOTES

- [1] 12" TAP (EI(E) = 847.15) FOR LATERAL CONNECTION FROM PROPOSED DEVELOPMENT
- [2] RECONSTRUCT BENCH AND FLOWLINE TO ACCOMMODATE LATERAL CONNECTION FROM PROPOSED DEVELOPMENT

STORM SEWER SCHEDULE

419 FRANCES STREET	SHEET NO.
PROJECT NO. 16143	U-4
STORM SEWER SCHEDULE	
CITY OF MADISON	

U-4

PROPOSED STORM STRUCTURES

STRUC. NO.	STATION	LOCATION (OFFSET)	TYPE	TOP OF CASTING	E.I.	DEPTH	NOTES
W GILMAN ST (FRONT OF WALK)							
S-1	2+36.69	RT-9.54	H-INLET	860.18	857.29	2.89	[1]; [2]; [3]; FP; LP; W/R-3067-7004-VB

STORM STRUCTURE REMOVALS & ABANDONMENTS

STRUC. NO.	ID NO.	STATION	LOCATION (OFFSET)	TYPE	DEPTH (FT)	NOTES
W GILMAN ST (FRONT OF WALK)						
RS-1	IN4850-156	2+36.69	RT-9.54	H-INLET	2.89	

STORM STRUCTURE ADJUSTMENTS

STRUC. NO.	ID NO.	STATION	LOCATION (OFFSET)	EX TOC	PROP TOC	ADJ (FT)	NOTES
W GILMAN ST (FRONT OF WALK)							
ADJ-1	IN4850-152	1+58.69	RT-9.24	860.18	859.67	-0.51	[4]

STORM ULO SCHEDULE

ID NO.	STATION	LOCATION (OFFSET)	TYPE	NOTES
W GILMAN ST (FRONT OF WALK)				
ULO1A-E	2+37.06	RT-4.51	2" ELECTRIC, TOP @ 857.33'	- NO CONFLICT
ULO1B-E	2+37.04	RT-4.25	4" ELECTRIC, TOP @ 857.39'	- NO CONFLICT
ULO1C-E	2+37.01	RT-3.95	4" ELECTRIC, TOP @ 857.36'	- NO CONFLICT
ULO1D-TV	2+37.03	RT-3.68	3" TV, TOP @ 857.28'	- NO CONFLICT
ULO2A-E	2+37.28	RT-1.72	18" CONC DUCT PACK, TOP @ 857.26', BOTTOM @ 855.76'	- NO CONFLICT
ULO2B-E	2+37.26	RT-0.77	18" CONC DUCT PACK, TOP @ 857.22', BOTTOM @ 855.72'	- NO CONFLICT
ULO2C-E	2+37.19	LT-0.18	18" CONC DUCT PACK, TOP @ 857.31', BOTTOM @ 855.81'	- NO CONFLICT
ULO3A-E	2+37.47	LT-2.82	32" CONC DUCT PACK, TOP @ 858.06', BOTTOM @ 855.39'	- NO CONFLICT
ULO3B-E	2+37.61	LT-4.18	32" CONC DUCT PACK, TOP @ 858.06', BOTTOM @ 855.39'	- NO CONFLICT
ULO3C-E	2+37.99	LT-5.53	32" CONC DUCT PACK, TOP @ 858.02', BOTTOM @ 855.35'	- NO CONFLICT

SPECIFIC NOTES

- [1] CONNECT TO EX 18" RCP STM WITH CONCRETE COLLAR, APPROX EI(SE) = 857.29
- [2] CONNECT TO EX 15" RCP STM WITH CONCRETE COLLAR, APPROX EI(NE) = 857.34
- [3] CONNECT PROPOSED 12" HDPE PVT STM, EI(NW) = 857.80
- [4] REPLACE EXISTING CASTING WITH DRIVEWAY CASTING (R 3290-A), PROPOSED TOP OF CASTING SET TO FLOWLINE OF PROPOSED DRIVEWAY CURB

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
- PLAN LENGTH (PAY LENGTH) IS FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE. PIPE LENGTH IS ACTUAL LENGTH OF PIPE FROM STRUCTURE WALL TO STRUCTURE WALL. SLOPE CALCULATED USING PIPE LENGTH.
- TOP OF CASTING GRADE GIVEN IS THE TOP OF CURB FOR INLET STRUCTURES AND THE FLOWLINE OF THE CLOSED CASTING FOR SAS UNLESS NOTED OTHERWISE.
- APPROXIMATE DISCHARGE E.I. GIVEN, ADJUST E.I. AND PIPE SLOPE IN THE FIELD.
- ALL REINFORCED CONCRETE PIPES TO BE CLASS 3 UNLESS OTHERWISE NOTED.

-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 STORM AND SANITARY (NOT INDICATED AS FIELD POURED) SHALL BE SUBMITTED TO CITY ENGINEERING FOR APPROVAL ECEFALU@CITYOFMADISON.COM ((608) 243-5894).

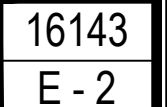
-ALL REBAR FOR FIELD POURED STRUCTURES SHALL BE EPOXY COATED. ANY EXPOSED STEEL SHALL BE TOUCHED UP OR RECOATED PRIOR TO USE.

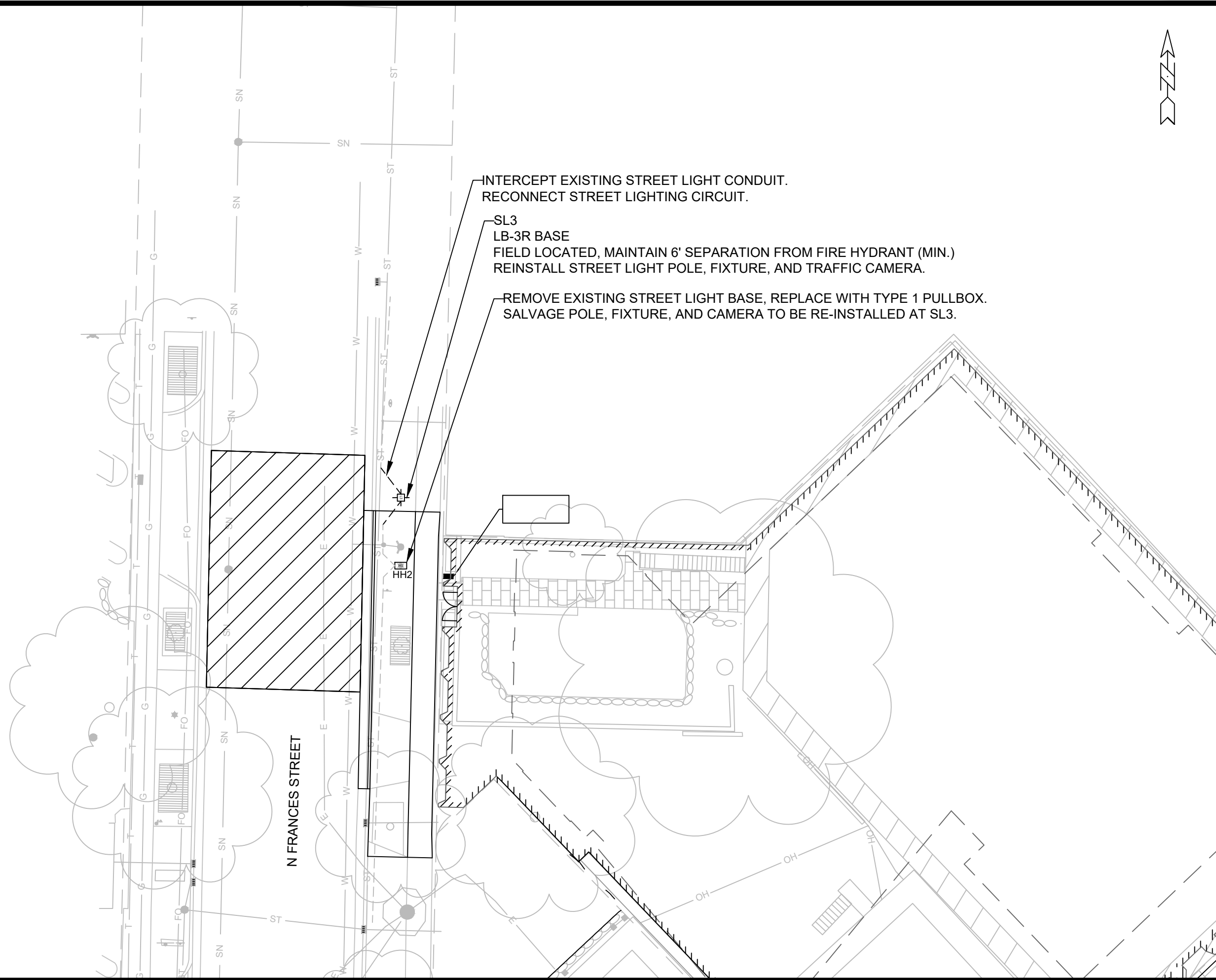
- SURVEYOR TO CONFIRM THAT ALL INLET STATION / OFFSETS LINE UP WITH PROPOSED CURB AND GUTTER.

ELECTRICAL NOTES:

1. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING AND REMOVING ALL CONDUIT, STREET LIGHT BASES, PULLBOXES, AND RESTORATIONS. ADDITIONAL SIDEWALK WORK MAY BE NECESSARY.
2. TRAFFIC ENGINEERING SHALL BE RESPONSIBLE FOR INSPECTION, PULLING WIRE AND MAKING STREET LIGHTING CONNECTIONS TO CITY OF MADISON ELECTRICAL CIRCUITS, AS WELL AS REINSTALLING TRAFFIC SURVEILLANCE CAMERA ALONG FRANCES STREET.
3. ALL LOCATIONS OF TRAFFIC SIGNAL BASES, PULL BOXES, AND CONDUITS SHOWN ON THIS PLAN SET ARE APPROXIMATE AND SUBJECT TO CHANGES IN THE FIELD BASED ON FIELD CONDITIONS. THE TRAFFIC ENGINEER SHALL APPROVE FINAL LOCATIONS, INCLUDING SETBACK IN THE FIELD AFTER CONTRACTOR LOCATES UTILITIES AT EACH STRUCTURE LOCATION. NOTIFY JERRY SCHIPPA, CITY TRAFFIC ENGINEERING (608 267-1969) 24-HOURS PRIOR TO NEEDING LOCATIONS MARKED.
4. THE CONTRACTOR SHALL DO ALL WORK IN ACCORDANCE WITH "CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION 2025 EDITION" AND ALL ADDENDUMS THERETO.
 - 4.1. STANDARD SPECIFICATIONS CAN BE FOUND ONLINE AT <https://www.cityofmadison.com/engineering/developers-contractors/standard-specifications>
5. ALL CONDUIT SHALL BE PVC, SCHEDULE 80 BENEATH PAVEMENT OR SCHEDULE 40 OTHERWISE. PULL WIRE REQUIRED AS PER STANDARD SPECIFICATIONS.
 - 5.1. CONDUITS INTERCEPTING EXISTING CONDUITS SHALL MATCH EXISTING CONDUIT SIZE UNLES OTHERWISE ALLOWED BY CITY OF MADISON TRAFFIC ENGINEERING.
6. THE CONTRACTOR SHALL NOTIFY CHAD VEINOT (608 395-1975) AT THE TRAFFIC ENGINEERING SHOP AT LEAST 24-HOURS IN ADVANCE OF PLACING CONCRETE, INSTALLING BASES, INSTALLING PULLBOXES, BURYING CONDUIT, OR REMOVING STREET LIGHTING FOR INSPECTION.
7. ANY WORK COMPLETED WITHOUT INSPECTION IS SUBJECT TO REJECTION.
8. PER STANDARD SPECIFICATIONS, RESTORING TERRACES DUE TO CONDUIT INSTALLATION IS INCIDENTAL TO CONSTRUCTION.
9. EXISTING STREET LIGHTING SHALL BE IN SERVICE EVERY NIGHT, UNLESS OTHERWISE APPROVED BY CITY OF MADISON TRAFFIC ENGINEERING.
 - 9.1. COORDINATE WITH CHAD VIENOT ANY STREET LIGHTING REMOVALS TO MAINTAIN CITY STREET LIGHTING CIRCUITS.
10. CONTRACTOR SHALL ARRANGE FOR PICKUP OF THE FOLLOWING CITY FURNISHED MATERIALS, WHICH SHALL BE ARRANGED FOR PICKUP BY CALLING ED SMITH, TRAFFIC ENGINEERING SHOP (608 266-9034) AT 1120 SAYLE STREET.
 - 10.1. (8) 1" x 40" ANCHOR BOLTS FOR TYPE LB-3R BASES, 2 TOTAL BASE
 - 10.2. (4) $\frac{3}{4}$ " x 24" ANCHOR BOLTS FOR TYPE LB-1 BASES, 1 TOTAL BASES
11. CONTRACTOR SHALL COORDINATE ANY SALVAGE MATERIAL STORAGE WITH CHAD VEINOT. POTENTIAL SALVAGE MATERIALS INCLUDE BUT ARE NOT LIMITED TO
 - 11.1. (2) 30-FT BLACK STREET LIGHT POLE WITH LED FIXTURE
 - 11.2. (1) 'STATE STREET' STYLE POLES WITH FIXTURE
 - 11.3. (1) TRAFFIC SURVEILLANCE CAMERA

ELECTRICAL PLANS		16143		MADISON, WI		16143		E - 1	
419 N FRANCES STREET				CONTRACT NO:		9748			
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16143									
E - 1									



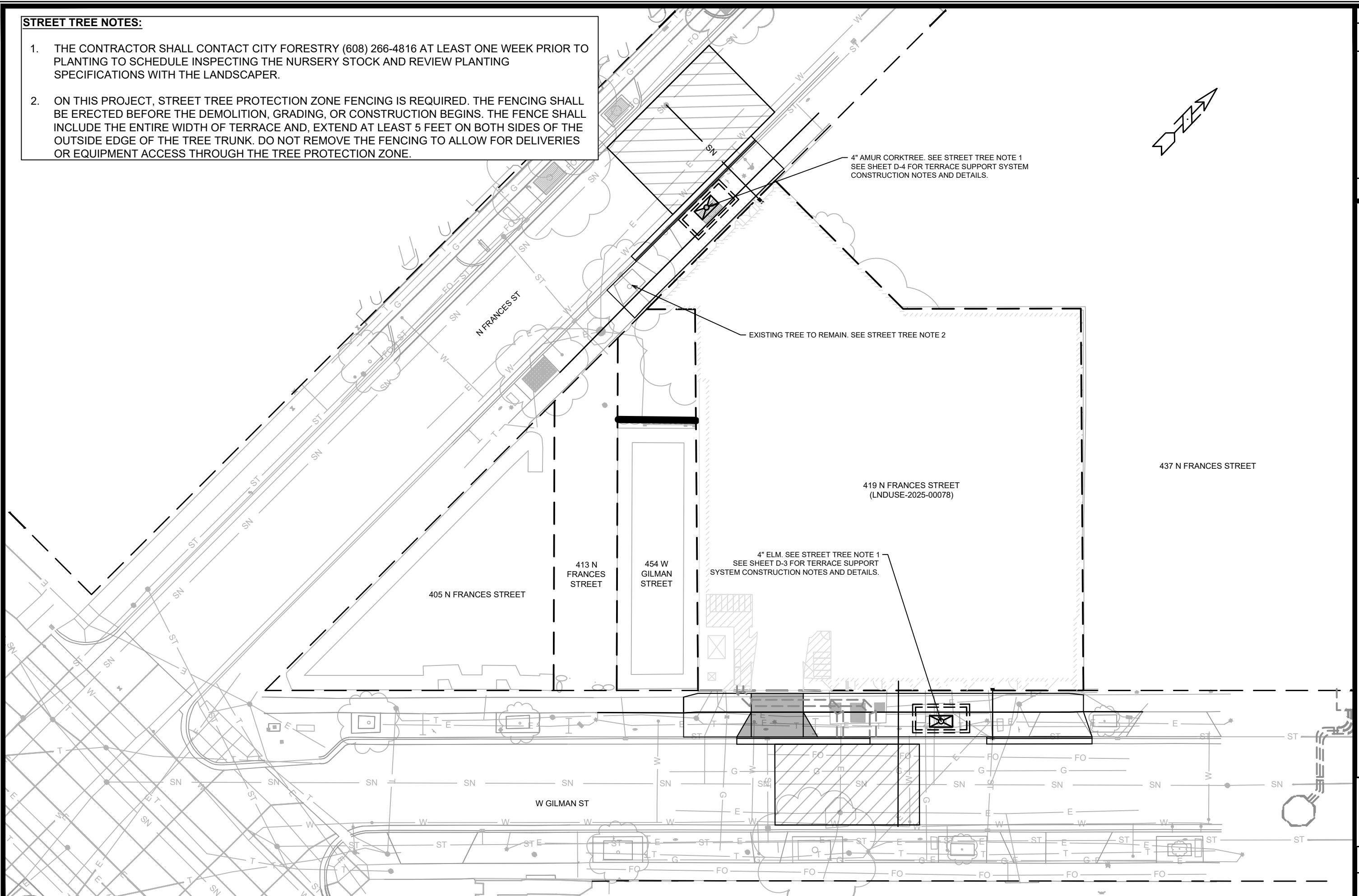


ELECTRICAL PLANS		16143	
419 N FRANCES STREET		MADISON, WI	
Drawing2.dwg		CONTRACT NO: 9748	
CITY OF MADISON WISCONSIN		Designed By: JLS Date: 4/2/2026	
16143		E - 3	

STREET TREE NOTES:

1. THE 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.
2. ON THIS PROJECT, STREET TREE PROTECTION ZONE FENCING IS REQUIRED. THE FENCING SHALL BE ERECTED BEFORE THE DEMOLITION, GRADING, OR CONSTRUCTION BEGINS. THE FENCE SHALL INCLUDE THE ENTIRE WIDTH OF TERRACE AND, EXTEND AT LEAST 5 FEET ON BOTH SIDES OF THE OUTSIDE EDGE OF THE TREE TRUNK. DO NOT REMOVE THE FENCING TO ALLOW FOR DELIVERIES OR EQUIPMENT ACCESS THROUGH THE TREE PROTECTION ZONE.

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437 N FRANCES STREET

419 N FRANCES STREET
(LNDUSE-2025-00078)

4" ELM. SEE STREET TREE NOTE 1
SEE SHEET D-3 FOR TERRACE SUPPORT
SYSTEM CONSTRUCTION NOTES AND DETAILS.

— 4" AMUR CORKTREE. SEE STREET TREE NOTE 1
SEE SHEET D-4 FOR TERRACE SUPPORT SYSTEM
CONSTRUCTION NOTES AND DETAILS.

— EXISTING TREE TO REMAIN. SEE STREET TREE NOTE 2

405 N FRANCES STREET

413 N
FRANCES
STREET

454 W
GILMAN
STREET

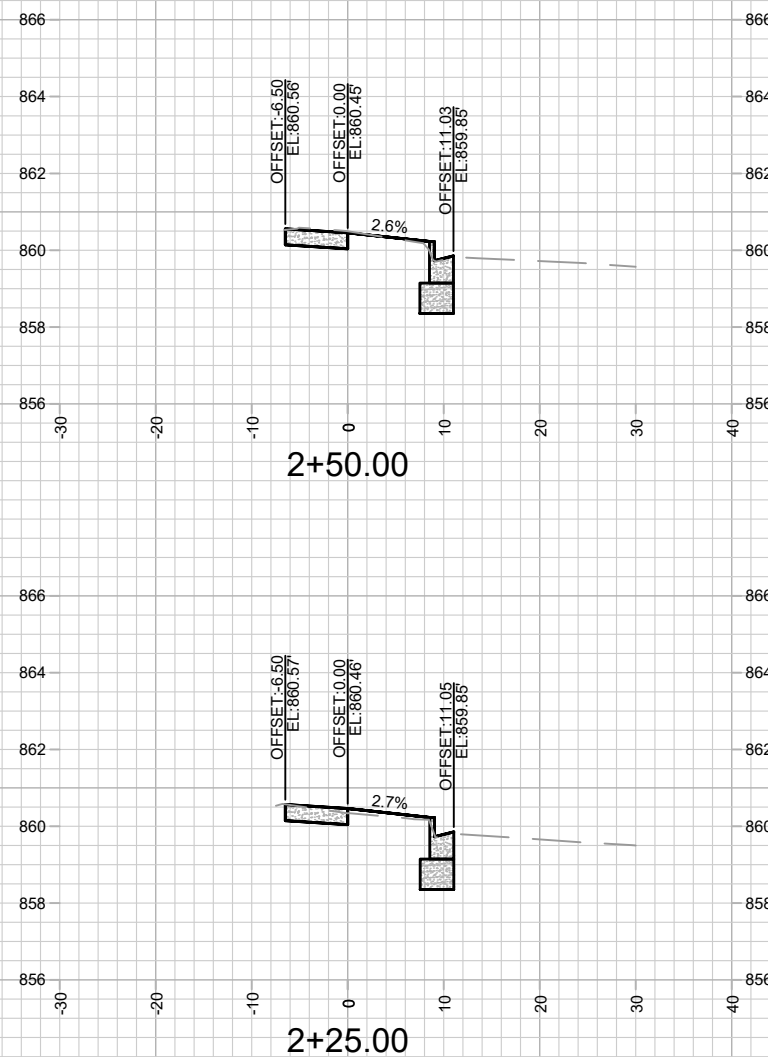
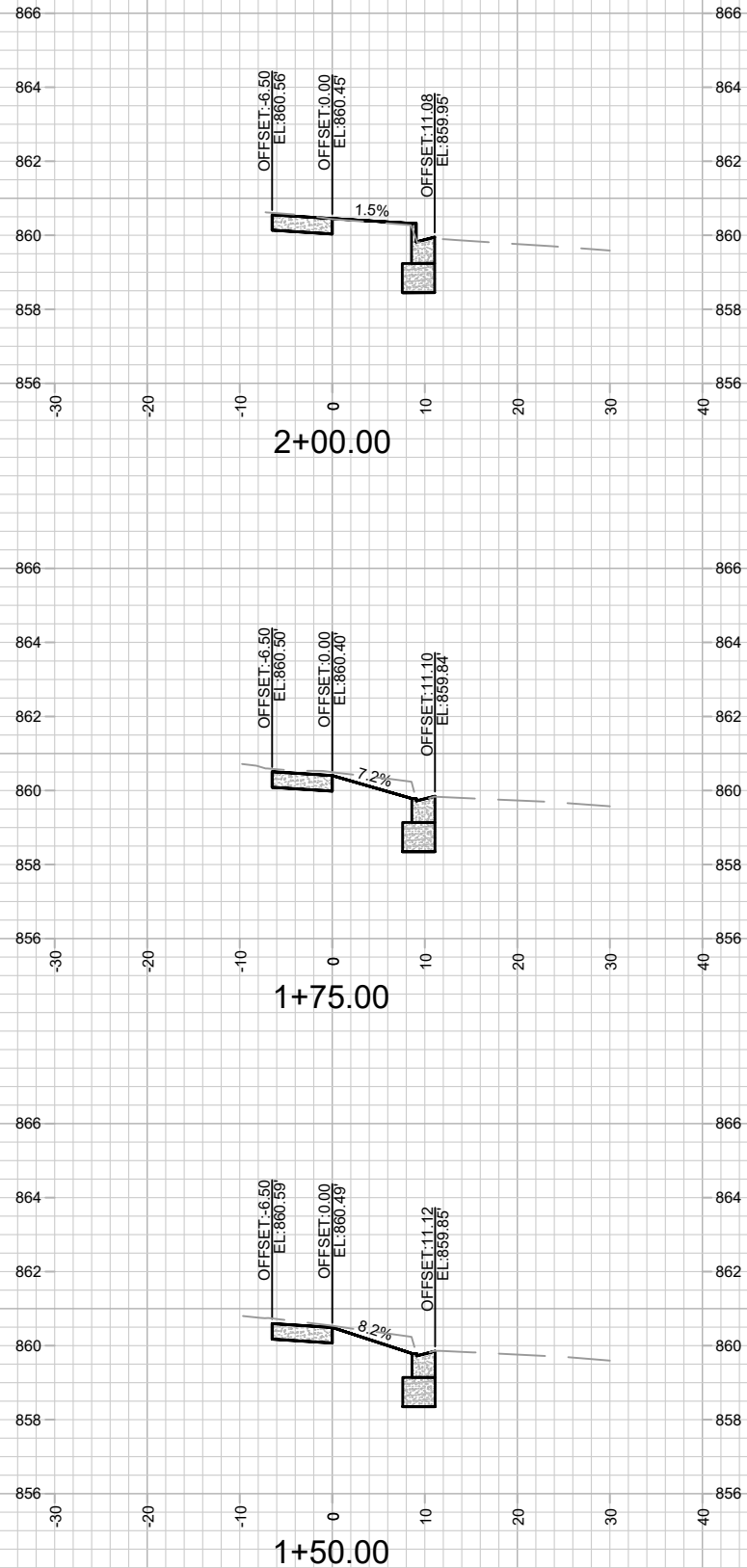
W GILMAN ST

LANDSCAPING PLAN	16143
419 N FRANCES STREET	MADISON, WI
CONTRACT NO: 9748	



16143

L-1

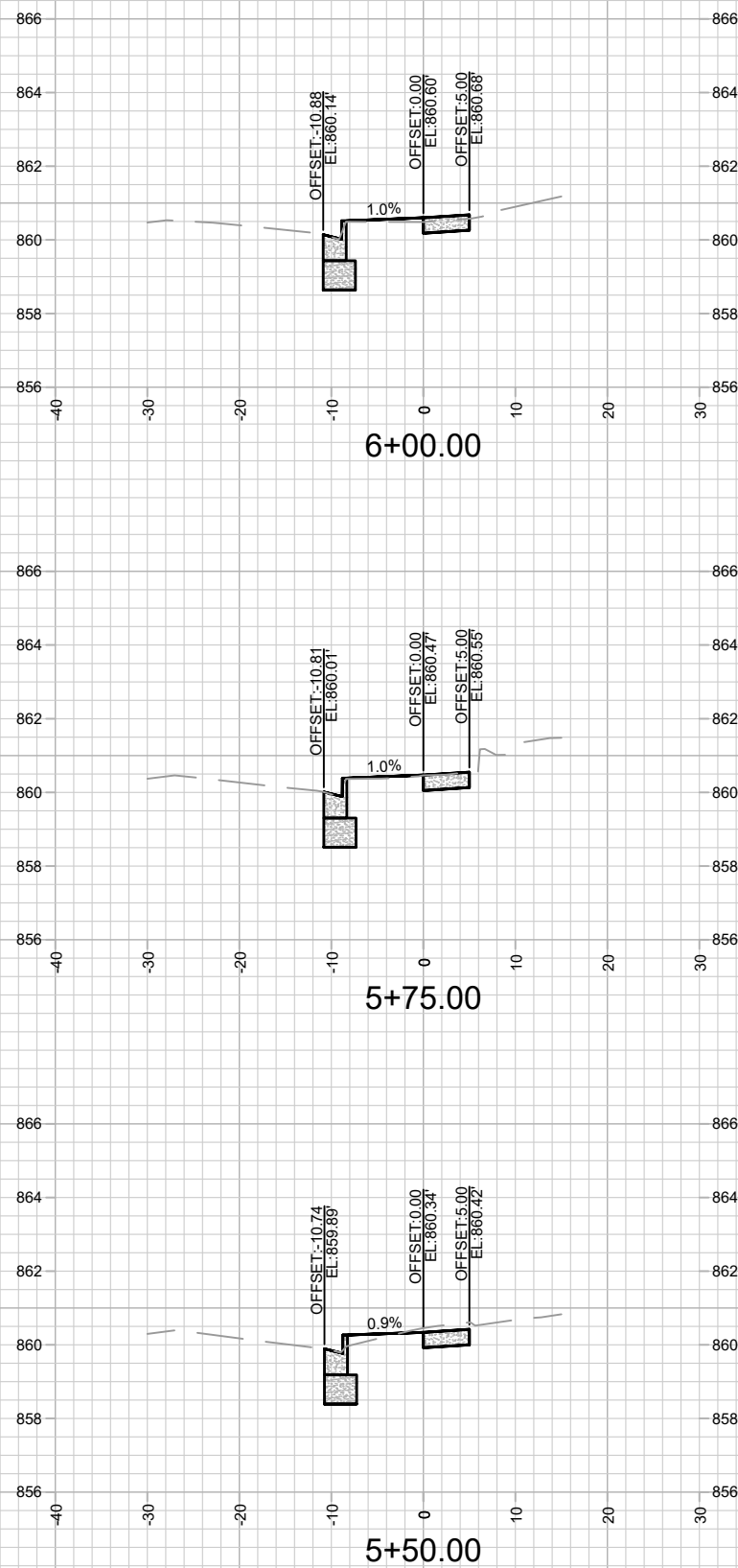


16143
X-1

CROSS SECTIONS - W GILMAN ST
419 N FRANCES STREET
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16143
MADISON, WI
CONTRACT NO: 9748

MARK	REVISION	DATE	BY
16143	16143	6/22/2026 11:51 AM	X-1


$$\frac{16143}{X-2}$$

CROSS SECTIONS - N FRANCES ST
419 N FRANCES STREET

16143
MADISON, WI
0718

16143
ON, WI
9718

CONTRACT NO.:

MARK	REVISION	DATE	BY
10 0000		10 0000	
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Designed By: ### Date: 6/22/2026 11:51 AM Scale: 1" = 20'

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

This is a detailed street map of a neighborhood in San Francisco. The map shows a grid of streets, including N Frances Street, W Gilman Street, and 419 N Frances Street. The map includes building footprints, street names, and a highlighted area in green. The highlighted area is located on W Gilman Street, between 419 N Frances Street and 437 N Frances Street. The map also shows the intersection of N Frances Street and W Gilman Street, and the intersection of 419 N Frances Street and W Gilman Street. The map is oriented with North at the top.

MN-1

MARK	REVISION		DATE	BY
Designed By: ###	Date: 5/12/2026	10:09 AM	Scale: #####	MIN-1
16143				