Madison, Wisconsin

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

INDEX OF SHEETS

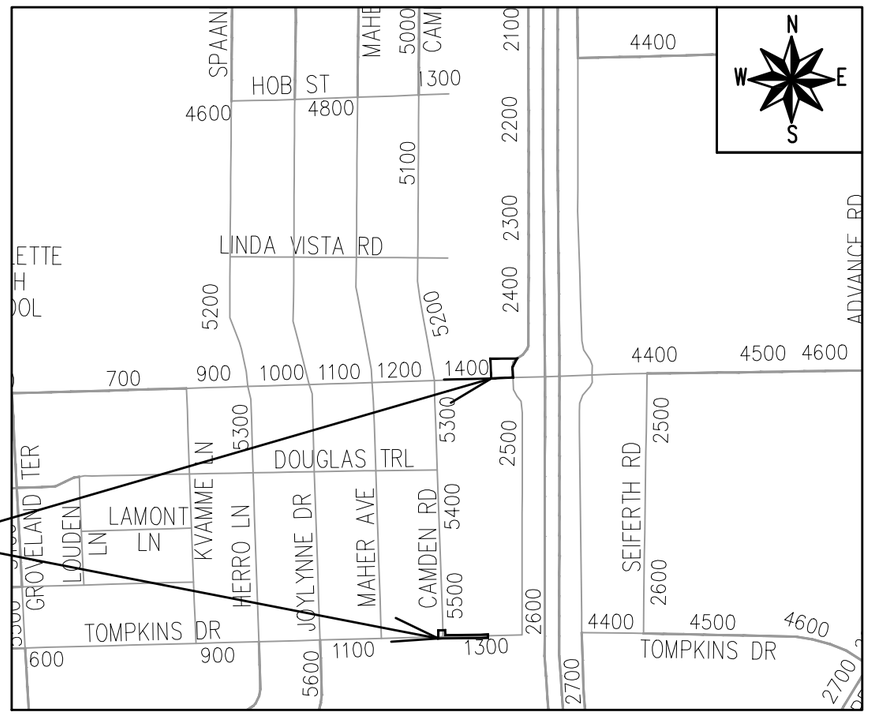
SHEET NO.	D1	STANDARD NOTES
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NO MAINTENANCE PLAN REQUIRED

2430 S STOUGHTON ROAD

CITY PROJECT NO. 15442
CONTRACT NO. 9581

PROJECT LOCATIONS



PUBLIC IMPROVEMENT PROJECT APPROVED

MARCH 25, 2025

BY THE COMMON COUNCIL OF MADISON, WISCONSIN

PUBLIC IMPROVEMENT DESIGN APPROVED BY:

10/27/2026

City Engineer — Date

OFFSITE SANITARY SEWER DESIGNED BY:

WISCONSIN
JASON DAYE
38777-006
FOND DU LAC WISCONSIN
PROFESSIONAL ENGINEER

10/27/2026

STREET DESIGNED BY:

WISCONSIN
FADI B EL MUSA GONZALEZ
E-47872
MADISON WI
PROFESSIONAL ENGINEER

10/27/2026

PAVEMENT MARKING DESIGNED BY:

WISCONSIN
JASON DAYE
38777-006
FOND DU LAC WISCONSIN
PROFESSIONAL ENGINEER

10/27/2026

SANITARY SEWER DESIGNED BY:

LATERAL ONLY

WATER DESIGNED BY:

LATERAL ONLY

STORM SEWER DESIGNED BY:

LATERAL ONLY

PLOT SCALE: 1 IN:1 FT_XREF
PLOT NAME: ----
REV. DATE: 10/21/2026 12:52 PM
ORIGINATOR: CITY_OF_MADISON

FILE NAME: M:\DESIGN\Projects\15442\CAD\Streets\15442EN-TitleSheet.dwg
DATE: 10/21/2026 12:53 PM

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.

SPECIAL NOTES:

THE DEVELOPMENT PROPERTY IS A CLOSED WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR) BUREAU OF REMEDIATION AND REDEVELOPMENT TRACKING SYSTEM (BRRTS) SITE (#03-13-543834, CITGO GAS STATION) WITH CONTINUING OBLIGATIONS. THE DEVELOPER SHALL DETERMINE WHETHER SOIL AND WATER WITHIN THE EXCAVATION LIMITS OF THIS PLAN OF PROPOSED IMPROVEMENT ARE CONTAMINATED. 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	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	CAUTION

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 CONTRACTOR/DEVELOPER IS RESPONSIBLE FOR INSTALLING AND MAINTAINING ANY ADA COMPLIANT, TEMPORARY BUS BOARDING PADS AS MAY BE REQUIRED TO COMPLETE THE WORK PER THE APPROVED TRAFFIC CONTROL PLAN.

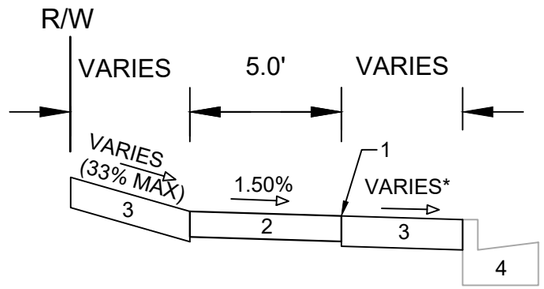
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15442
MADISON, WI 9581
CONTRACT NO:

STANDARD NOTES
2430 S STOUGHTON RD
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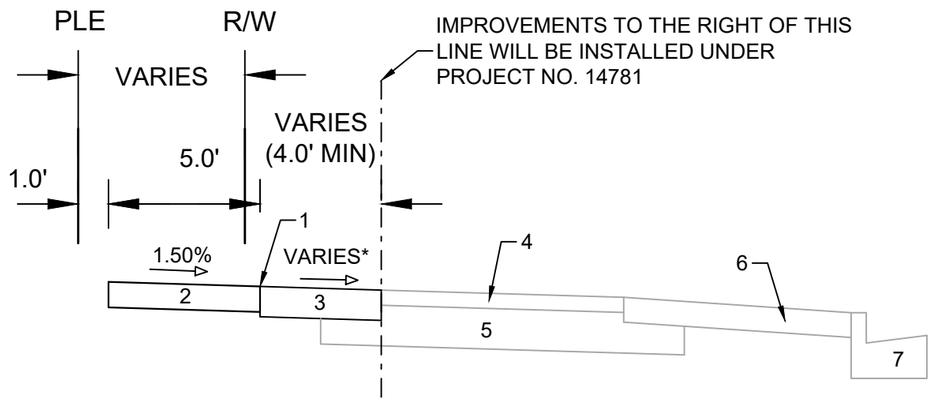


TYPICAL SECTION
S STOUGHTON SERVICE ROAD
(NOT TO SCALE)

SPECIAL NOTES:

*SEE X SHEETS FOR CROSS SLOPES

1. POINT REFERRED TO ON PROFILE.
2. 5" CONCRETE SIDEWALK.
3. 6" TOPSOIL, SEED, AND MATTING.
4. EXISTING CONCRETE CURB AND GUTTER TYPE 'A' TO REMAIN.



TYPICAL SECTION
PFLAUM ROAD
(NOT TO SCALE)

SPECIAL NOTES:

*SEE X SHEETS FOR CROSS SLOPES

1. POINT REFERRED TO ON PROFILE.
2. 5" CONCRETE SIDEWALK.
3. 6" TOPSOIL, SEED, AND MATTING.
4. EXISTING BIKE PATH TO REMAIN.
5. EX. CRUSHED AGGREGATE BASE COURSE TO REMAIN.
6. EX. GRASS TERRACE TO REMAIN.
7. EXISTING CONCRETE CURB AND GUTTER TYPE 'A' TO REMAIN.

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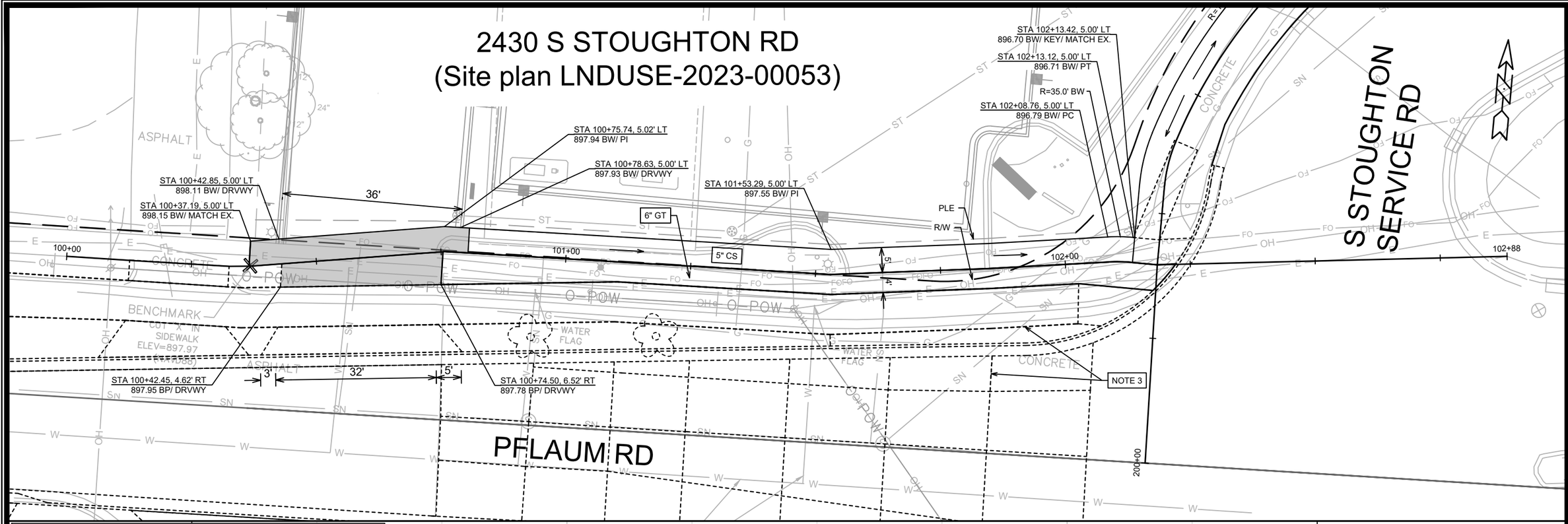
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15442
MADISON, WI
9581
CONTRACT NO:

TYPICAL SECTIONS
2430 S STOUGHTON RD
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D-2

2430 S STOUGHTON RD
(Site plan LNDUSE-2023-00053)

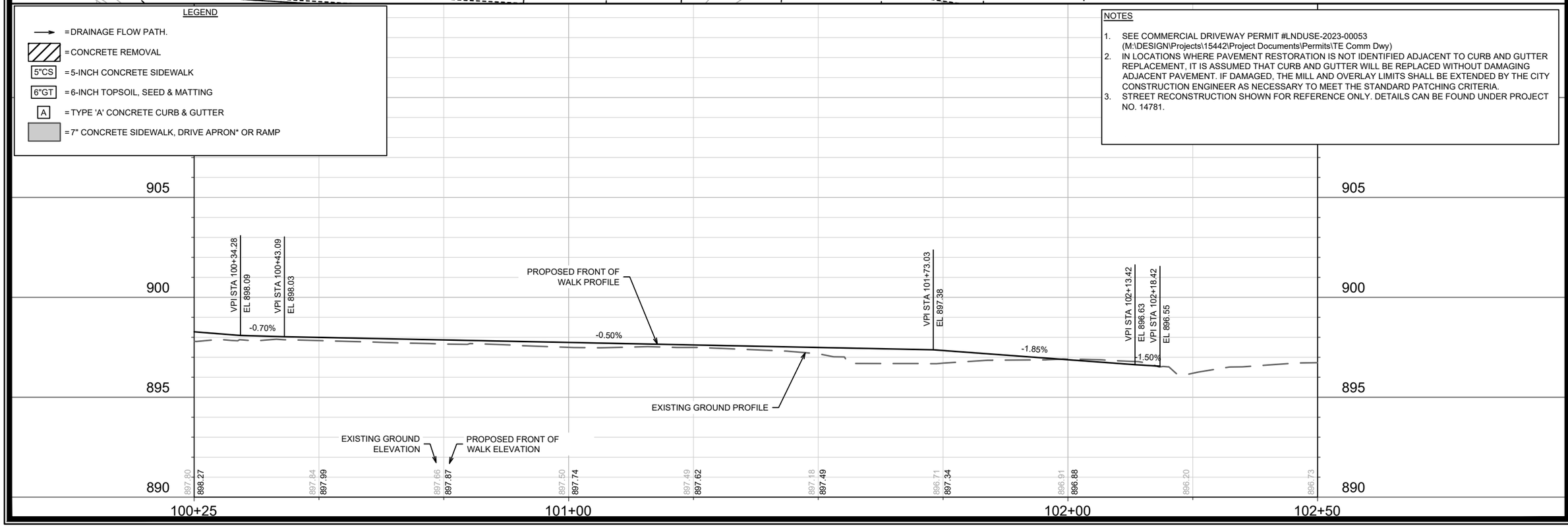


LEGEND

- → = DRAINAGE FLOW PATH.
- = CONCRETE REMOVAL
- 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

NOTES

1. SEE COMMERCIAL DRIVEWAY PERMIT #LNDUSE-2023-00053 (M:\DESIGN\Projects\15442\Project Documents\Permits\TE Comm Dwy)
2. 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.
3. STREET RECONSTRUCTION SHOWN FOR REFERENCE ONLY. DETAILS CAN BE FOUND UNDER PROJECT NO. 14781.



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15442

MADISON, WI 9581

CONTRACT NO: 15442

STREET PLAN & PROFILE - PFLAUM ROAD

2430 S STOUGHTON RD

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CITY OF MADISON WISCONSIN

15442

P-1

2430 S STOUGHTON RD
(Site plan LNDUSE-2023-00053)

STA 200+44.73, 5.00' LT
896.70 BW/ KEY/
MATCH EX.

STA 200+55.46, 5.00' LT
896.88 BW/ PC

STA 200+59.99, 5.01' LT
896.96 BW/ MC

R=35.0' BW

STA 200+64.51, 5.02' LT
897.03 BW/ PCC

STA 200+75.00, 5.01' LT
897.09 BW/ HIGH POINT

STA 200+87.78, 5.00' LT
897.03 BW/ MC

R=108.71' BW

STA 201+10.86, 4.99' LT
896.91 BW/ PCC

STA 201+15.58, 5.00' LT
896.89 BW/ MC

R=35.0' BW

STA 201+20.30, 5.00' LT
896.86 BW/ PT

STA 201+34.45, 5.00' LT
896.79 BW/ LOW POINT

STA 201+39.45, 5.00' LT
896.87 BW/ MATCH EX.

5" CS

6" GT

7.5'

1.5%

1.8%

R/W

2' WIDE CONCRETE WATERWAY

200+00

201+00

202+00

202+84

102+00

102+88

PFLAUM RD

S STOUGHTON SERVICE RD

NOTE 1

NOTE 2

A

APPROXIMATE WATER LINE PER PLAN

WATER LINE AS MARKED

BOLLARD W/ ELECTRIC CONDUIT

PLATE W/ COLUMN

ASPHALT

CONCRETE

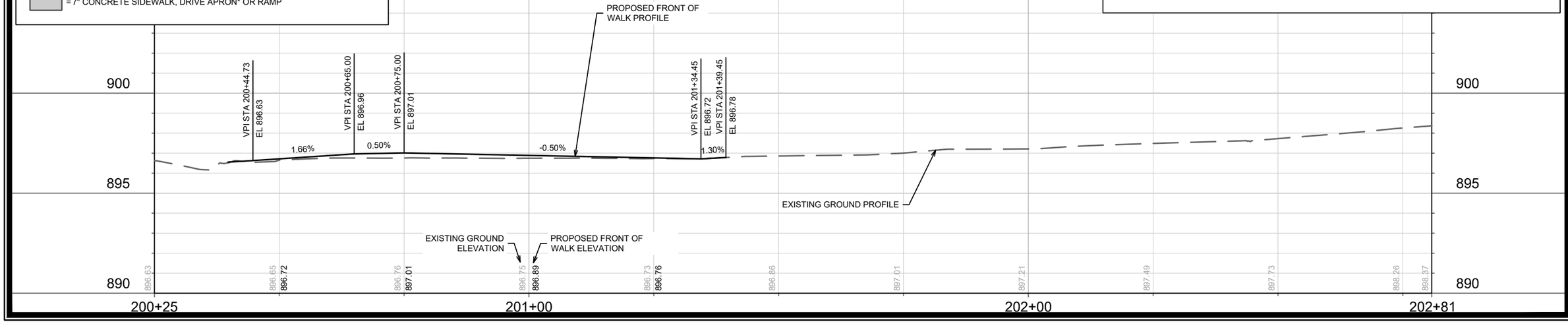
GRASS

LEGEND

- = DRAINAGE FLOW PATH
- = CONCRETE REMOVAL
- 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

NOTES

1. REMOVE EX. DRIVEWAY APRON PER PERMIT & REPLACE WITH 6" TOPSOIL, SEED, & EROSION MAT. SEE COMMERCIAL DRIVEWAY PERMIT #LNDUSE-2023-00053 (M:\DESIGN\Projects\15442\Project Documents\Permits\TE Comm Dwy)
2. IN LOCATIONS WHERE PAVEMENT RESTORATION IS NOT IDENTIFIED, IT IS ASSUMED THAT THE PROPOSED CONSTRUCTION WORK WILL BE CARRIED OUT WITHOUT DAMAGING ADJACENT PAVEMENT OR CURB. IF DAMAGED, THE PAVEMENT RESTORATION LIMITS SHALL BE EXTENDED BY THE CITY CONSTRUCTION ENGINEER AS NECESSARY TO MEET THE STANDARD PATCHING CRITERIA.
3. STREET RECONSTRUCTION SHOWN FOR REFERENCE ONLY. DETAILS CAN BE FOUND UNDER PROJECT NO. 14781.



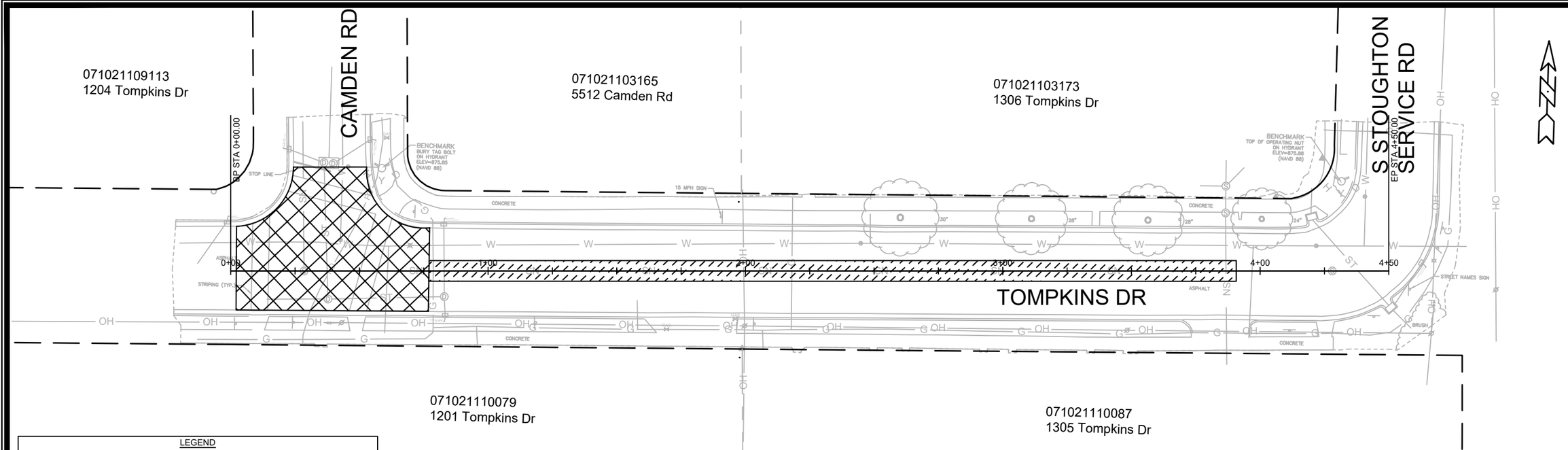
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P-2

STREET PLAN & PROFILE - S STOUGHTON SERVICE RD
2430 S STOUGHTON RD
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15442
MADISON, WI
CONTRACT NO: 9581

15442
P-2



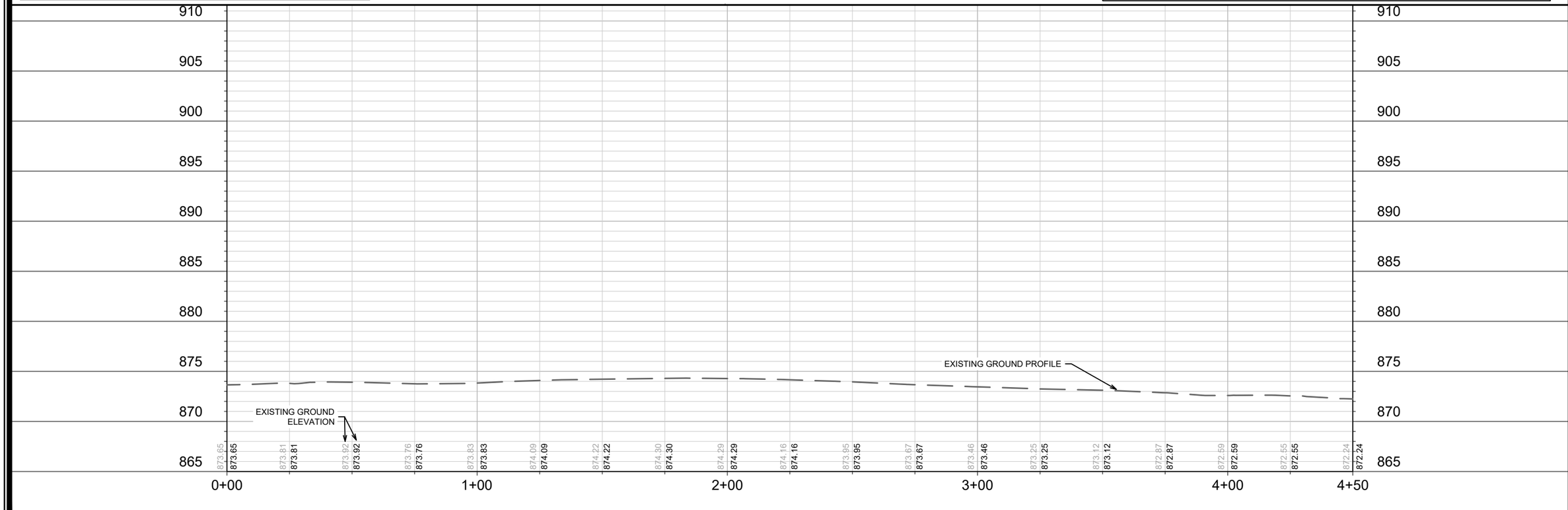
LEGEND

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

= UTILITY TRENCH PATCH TYPE 3. LIMITS SHOWN ARE APPROXIMATE AND CAN BE MODIFIED BY THE CITY CONSTRUCTION ENGINEER.

NOTES

1. IN LOCATIONS WHERE PAVEMENT RESTORATION IS NOT IDENTIFIED, IT IS ASSUMED THAT THE PROPOSED CONSTRUCTION WORK WILL BE CARRIED OUT WITHOUT DAMAGING ADJACENT PAVEMENT OR CURB. IF DAMAGED, THE PAVEMENT RESTORATION LIMITS SHALL BE EXTENDED BY THE CITY CONSTRUCTION ENGINEER AS NECESSARY TO MEET THE STANDARD PATCHING CRITERIA.



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P-3

15442

MADISON, WI

9581

CONTRACT NO:

STREET PLAN & PROFILE - TOMPKINS DRIVE

2430 S STOUGHTON RD

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15442

P-3

2430 S STOUGHTON RD
(Site plan LNDUSE-2023-00053)

S STOUGHTON SERVICE RD

PFLAUM RD

ABANDON EX. WATER SERVICE

EX. PLUGGED SEWER LATERALS (SEE ENGSRP-2025-01029)

4" WATER SERVICE CONNECTION

1" IRRIGATION SERVICE

ROOF DRAIN W/ 3" PVC

PRIVATE STORM STRUCTURE
RIM:897.95
IE:893.11 NW
IE:893.11 SE

ROOF DRAIN W/ 3" PVC

ULO @ GAS CROSSING.

CONNECT TO EXISTING INLET
RIM:895.81
IE:892.96 NW
IE:892.96 SW

PRIVATE SANITARY STRUCTURE
RIM:897.30
IE:890.23 N
IE:890.13 S
IE:890.23 E

53LF - 8" PVC @ 2.00%

30 LF - 18" RCP @ 0.50%

STA 101+66.43, 1.77' RT
PRIVATE SANITARY STRUCTURE
RIM: 897.38
IE: 889.07 N
IE: 888.95 S

EX. PLUGGED SEWER LATERALS (SEE ENGSRP-2025-01029)

PLE

R/W

CONNECT TO CITY 1" WATER SERVICE

CONNECT TO CITY 6" WATER SERVICE

WATER SERVICES INSTALLED UNDER CITY PROJECT NO. 14781.

8" PVC @ 1.00%
(LATERAL INSTALLED UNDER CITY PROJECT NO. 14781)

STA 101+62.59, 34.27' RT
5' SAS (PER PUBLIC PLAN)
RIM: 896.96
IE: 888.62 N (8")
IE: 888.62 NE (8")
IE: 888.66 E (8")
IE: 888.52 W (8")

BENCHMARK
TOP NUT ON HYDRANT
ELEV=897.97
(NAVD88)

BENCHMARK
CUT X IN SIDEWALK
ELEV=897.97
(NAVD88)

EXISTING BUILDING

CONCRETE

ASPHALT

GRAVEL

CHAINLINK FENCE

STONE RETAINING WALL

GUARDRAIL

10' WOOD FENCE

10' CHAINLINK FENCE

GATE

CONCRETE BLOCK RETAINING WALL

BOLLARD (TYP.)

VERTICAL 3" STEEL CONDUIT

VERTICAL 2" STEEL CONDUIT

GAS METER

TV BOX

ELECTRIC PANEL

ELECTRIC SWITCH

LIGHT POLE BASE

STRIPING (TYP.)

STOP SIGN

STOP LINE

NO PARKING SIGN

25 MPH SIGN

LANE ASSIGNMENT OVERHEAD SIGN

EXISTING 18" RCP STORM

6" DIP WATER LINE

1" COPPER WATER LINE

1" CORP STOP

6" GATE VALVE

8" PVC SAN

APPROXIMATE WATER LINE PER PLAN

100+00

101+00

102+00

102+88

200+00

202+00

202+84

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15442

MADISON, WI

9581

CONTRACT NO:

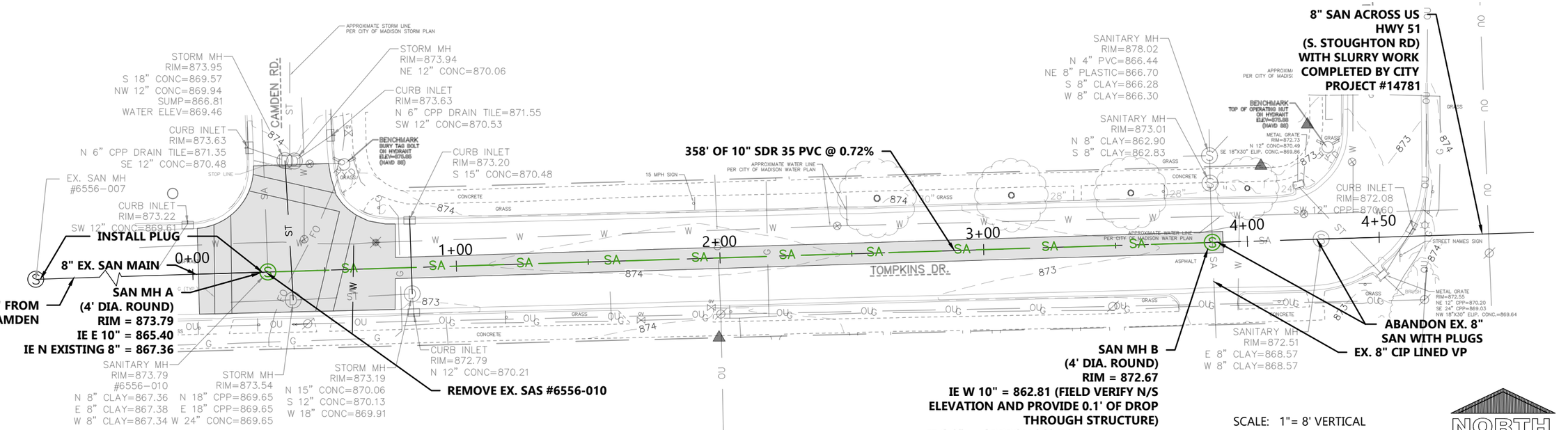
UTILITY PLAN

2430 S STOUGHTON RD

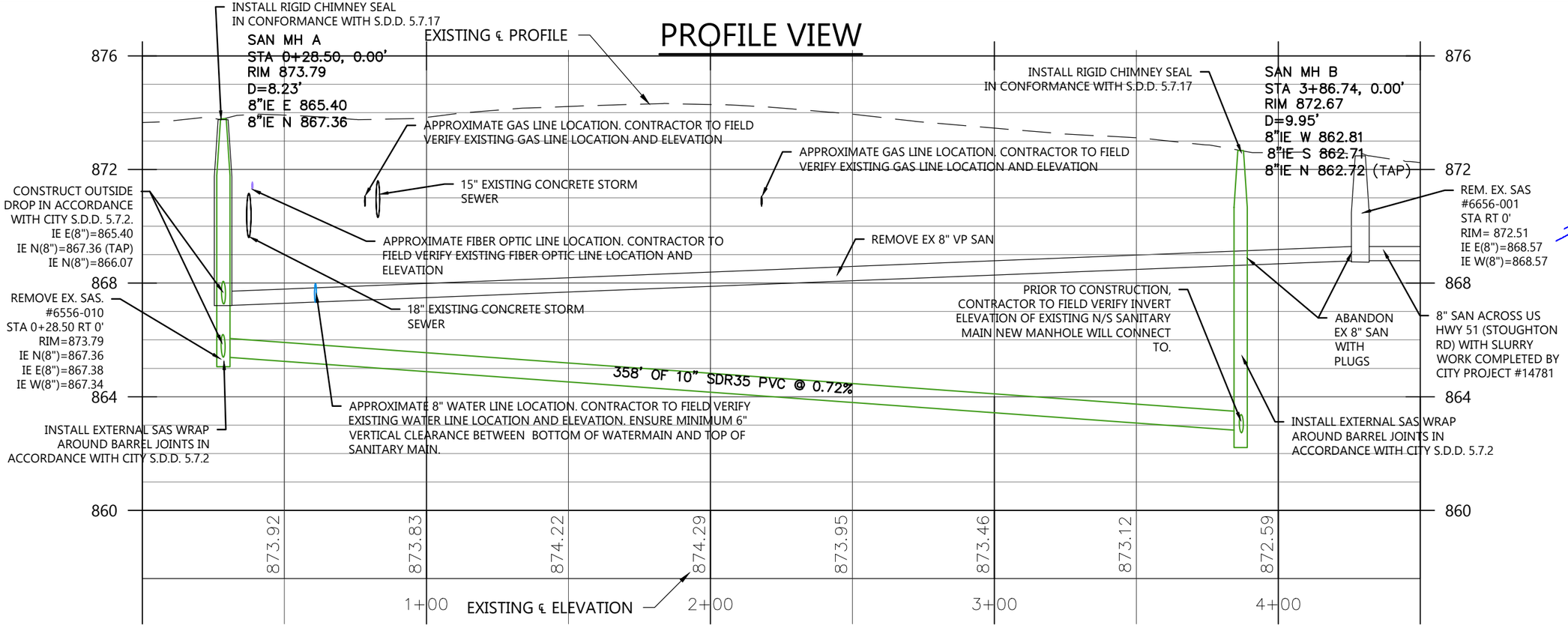
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15442

U-1



PLAN VIEW



CIVIL UTILITY PLAN- TOMPKINS DRIVE SANITARY

EXCEL
Always a Better Plan
100 Camelot Drive
Fond du Lac, WI 54935
920-926-9800
excelengineer.com

PROJECT INFORMATION

CARWASH FOR:
CREW CARWASH
2430 S STOUGHTON RD • MADISON, WI 53716

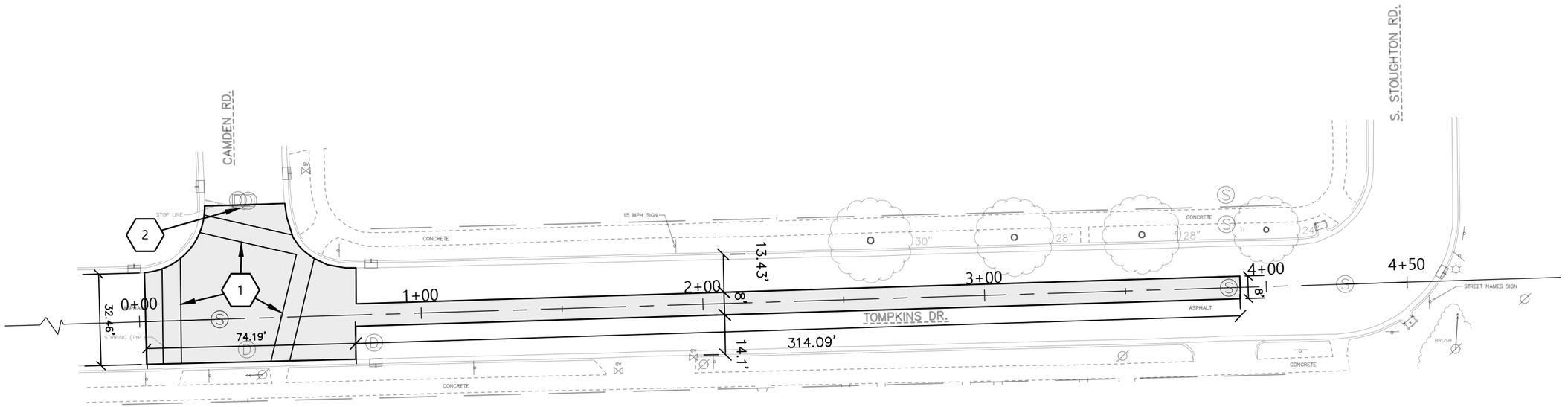
WISCONSIN JASON DAYE PROFESSIONAL SEAL 38777-006 FOND DU LAC WISCONSIN PROFESSIONAL ENGINEER
10/07/26

SHEET DATES
ISSUED FOR CONSTRUCTION

IFC	APR. 9, 2026
AD1	JUNE 17, 2026
AD2	OCT. 6, 2026

JOB NUMBER
230005500

SHEET NUMBER
U-2



LEGEND:

HATCH	PAVEMENT SECTION
	ASPHALT PER CITY STANDARDS. MAINTAIN EXISTING GRADES.

KEYNOTES

1	STRIPE CROSSWALK PER CITY STANDARDS TO MATCH EXISTING.
2	STRIPE STOP LINE PER CITY STANDARDS TO MATCH EXISTING.

ROW NOTE:

THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS.

WISCONSIN
JASON DAYE
38777-006
FOND DU LAC WISCONSIN
PROFESSIONAL ENGINEER

10/07/26

SCALE: 1"= 40'

40' 0 40' 80'

NORTH

PAVEMENT MAKING PLAN- TOMPKINS DRIVE SANITARY

EXCEL
Always a Better Plan
100 Camelot Drive
Fond du Lac, WI 54935
920-926-9800
excelengineer.com

PROJECT INFORMATION

CARWASH FOR:
CREW CARWASH
2430 S STOUGHTON RD • MADISON, WI 53716

PROFESSIONAL SEAL

SHEET DATES

ISSUED FOR CONSTRUCTION

IFC	APR. 9, 2026
AD2	OCT. 6, 2026

JOB NUMBER
230005500

SHEET NUMBER
PM-1

15442

MADISON, WI

CONTRACT NO: 9581

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15442

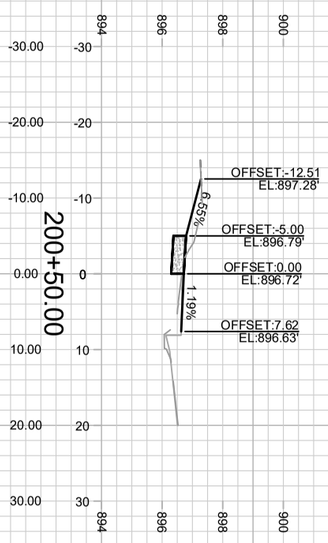
CROSS SECTIONS - PFLAUM RD

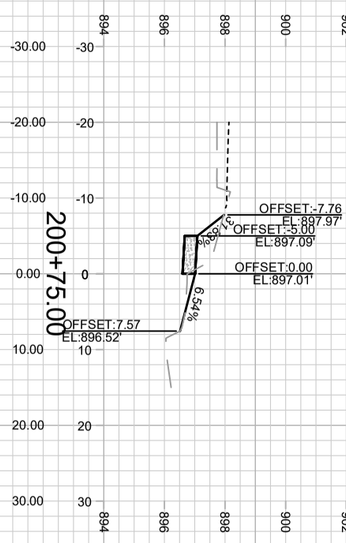
2430 S STOUGHTON RD

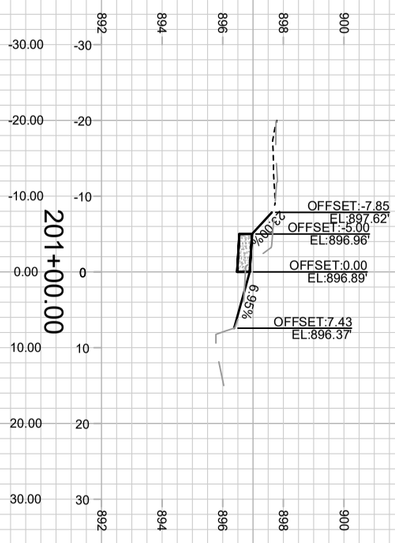
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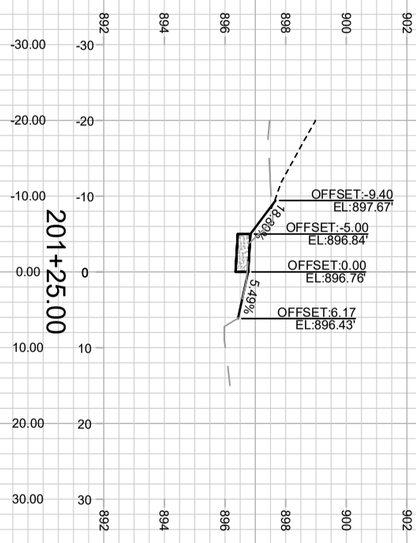
15442

X-1









X-2

15442

CROSS SECTIONS - S STOUGHTON SERVICE RD 15442

2430 S STOUGHTON RD MADISON, WI

M:\DESIGN\Projects\15442\CAD\Streets\15442EN-AliProf&Corridor_Setup.dwg CONTRACT NO: 9581

MARK	REVISION	DATE	BY
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Designed By: IO | Date: 10/2/2026 10:43 AM | Scale: 1" = 20'

15442 X-2