



1 SOUTH FRANKLIN STREET

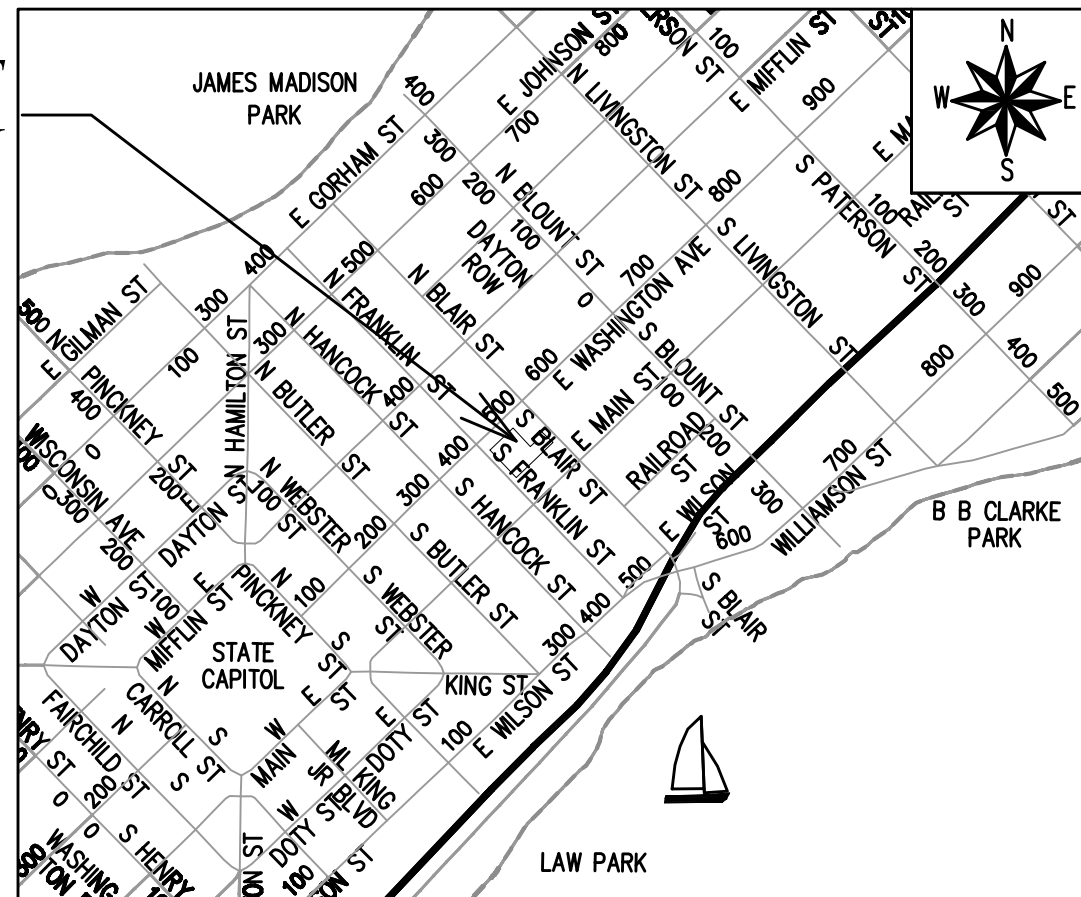
CITY PROJECT NO. 15931
CONTRACT NO. 9688

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REV1 - 8/31/2026
SHEETS REVISED: P1, P2, U1

*PROJECT
LOCATION*



*PUBLIC IMPROVEMENT PROJECT
APPROVED*

APPROVED DATE
DECEMBER 9, 2025

BY THE COMMON COUNCIL
OF MADISON, WISCONSIN

PUBLIC IMPROVEMENT DESIGN
APPROVED BY:

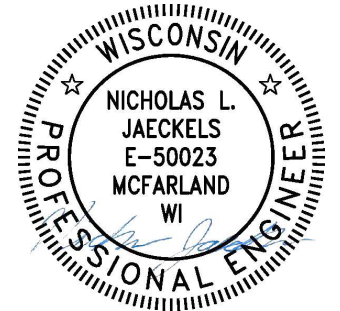
Julie

08/03/2026

City Engineer

Date _____

*STREET
DESIGNED BY:*



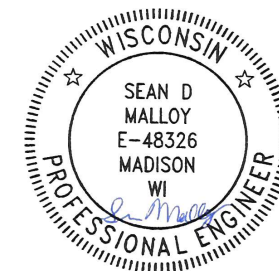
08/03/2026

**SANITARY SEWER
DESIGNED BY:**

*LATERALS
ONLY*

**STORM SEWER
DESIGNED BY:**

*LATERALS
ONLY*

PAVEMENT MARKING
DESIGNED BY:

08/03/2026

*WATER
DESIGNED BY:*

*LATERALS
ONLY*

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, NICK JAECKELS, AT NJAECKELS@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 PAVEMENT RESTORATION LIMITS SHALL BE EXTENDED BY THE CITY CONSTRUCTION ENGINEER AS NECESSARY TO MEET THE STANDARD PATCHING CRITERIA.

THE PROPERTY IS AN OPEN WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR) BUREAU OF REMEDIATION AND REDEVELOPMENT TRACKING SYSTEM (BRRTS) SITE (#02-13-597329 WMC OFFICE BUILDING). THE DEVELOPER SHALL DETERMINE WHETHER SOIL AND WATER ON THE LAND 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 —

15931

MADISON, WI

9688

CONTRACT NO:

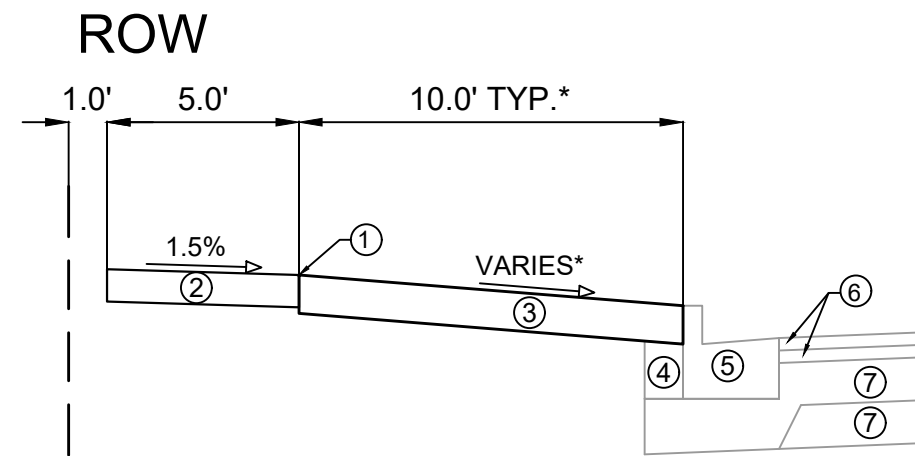
STANDARD NOTES

1 SOUTH FRANKLIN STREET

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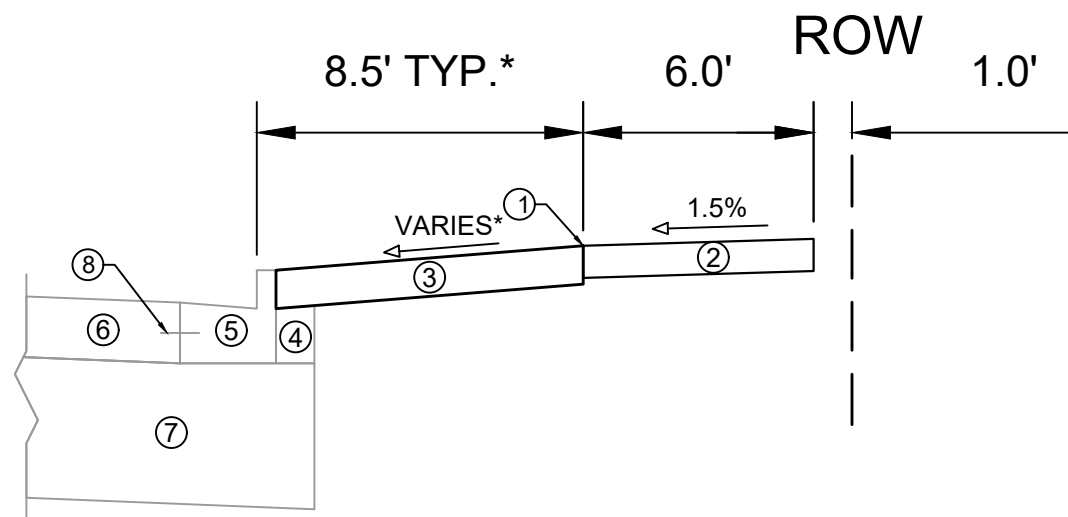


TYPICAL SECTION
S FRANKLIN ST

- ① POINT REFERRED TO ON PROFILE
- ② 5" CONCRETE SIDEWALK
- ③ 6" TOPSOIL, SEED, AND MAT
- ④ EXISTING FILL TO REMAIN, INSTALL AT CURB REPLACEMENT LOCATIONS
- ⑤ EXISTING CONCRETE CURB & GUTTER TYPE A - MODIFIED, REPLACE AT LOCATIONS SHOWN IN P SHEETS OR AS DETERMINED BY CONSTRUCTION ENGINEER.
- ⑥ EXISTING ASPHALT PAVEMENT TO REMAIN
- ⑦ EXISTING ROAD BASE TO REMAIN

SPECIAL NOTES:

* SEE X-SHEETS AND P-SHEETS FOR CROSS SECTIONS AND SLOPES



TYPICAL SECTION
E WASHINGTON AVE

- ① POINT REFERRED TO ON PROFILE
- ② 5" CONCRETE SIDEWALK
- ③ 6" TOPSOIL, SEED, AND MAT
- ④ EXISTING FILL TO REMAIN, INSTALL AT CURB REPLACEMENT LOCATIONS
- ⑤ EXISTING CONCRETE CURB & GUTTER TYPE A - MODIFIED, REPLACE AT LOCATIONS SHOWN IN P SHEETS OR AS DETERMINED BY CONSTRUCTION ENGINEER. GUTTER THICKNESS SHALL MATCH ADJACENT CONCRETE PAVEMENT THICKNESS.
- ⑥ EXISTING CONCRETE PAVEMENT TO REMAIN
- ⑦ EXISTING ROAD BASE TO REMAIN
- ⑧ EXISTING TIE BAR

SPECIAL NOTES:

* SEE X-SHEETS AND P-SHEETS FOR CROSS SECTIONS AND SLOPES

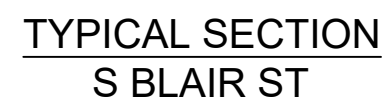
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15931	MADISON, WI	CONTRACT NO:	9688
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TYPICAL SECTIONS
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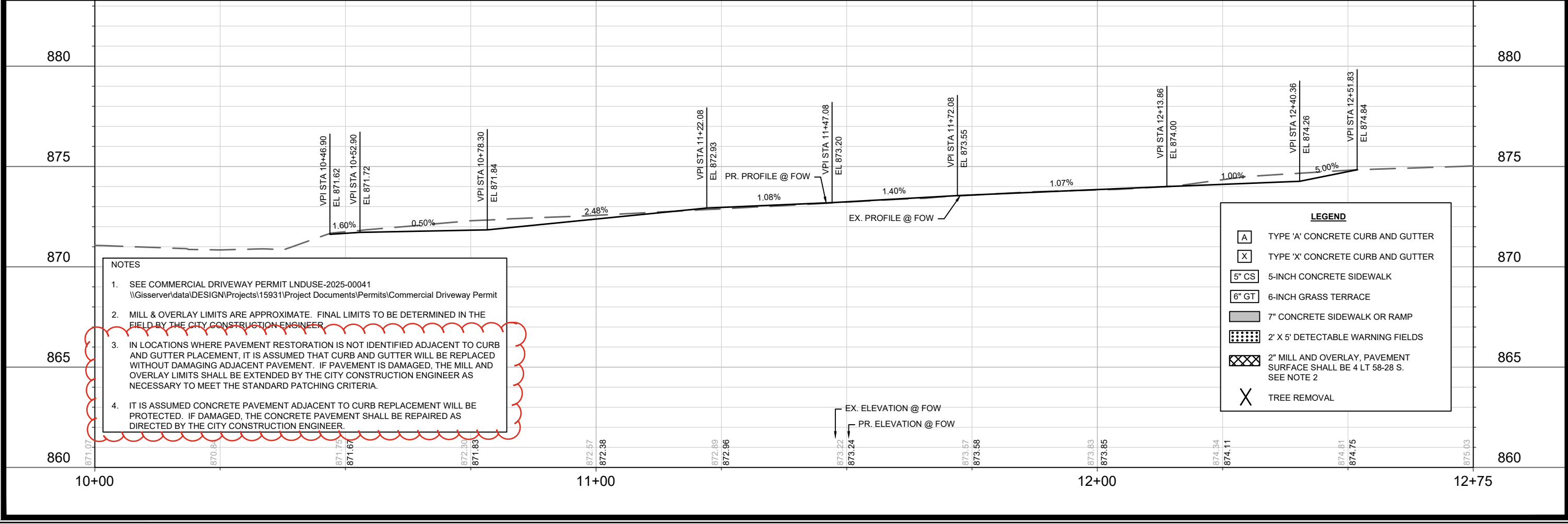
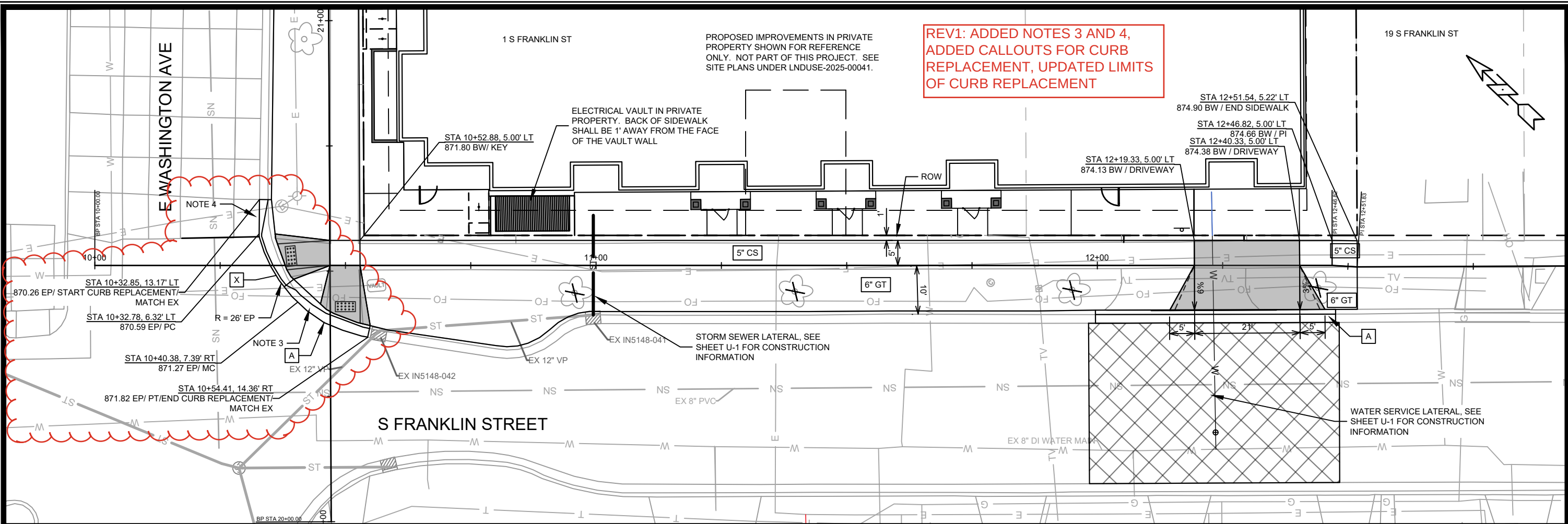


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D-2



- * SEE X-SHEETS AND P-SHEETS FOR CROSS SECTIONS AND SLOPES

D-3



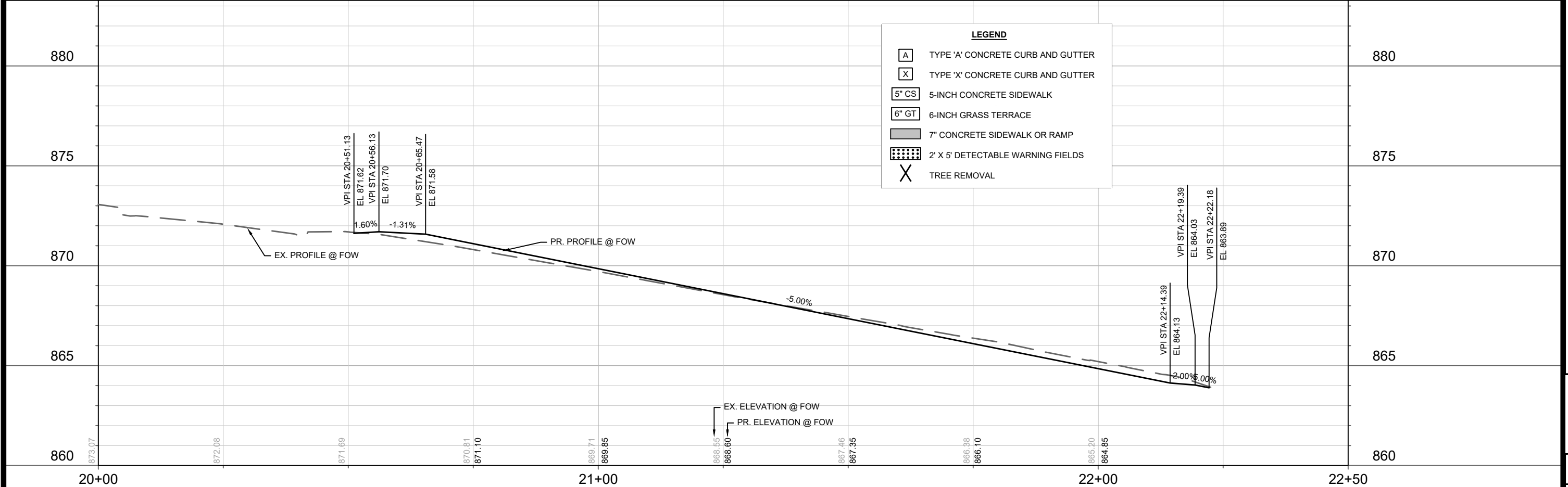
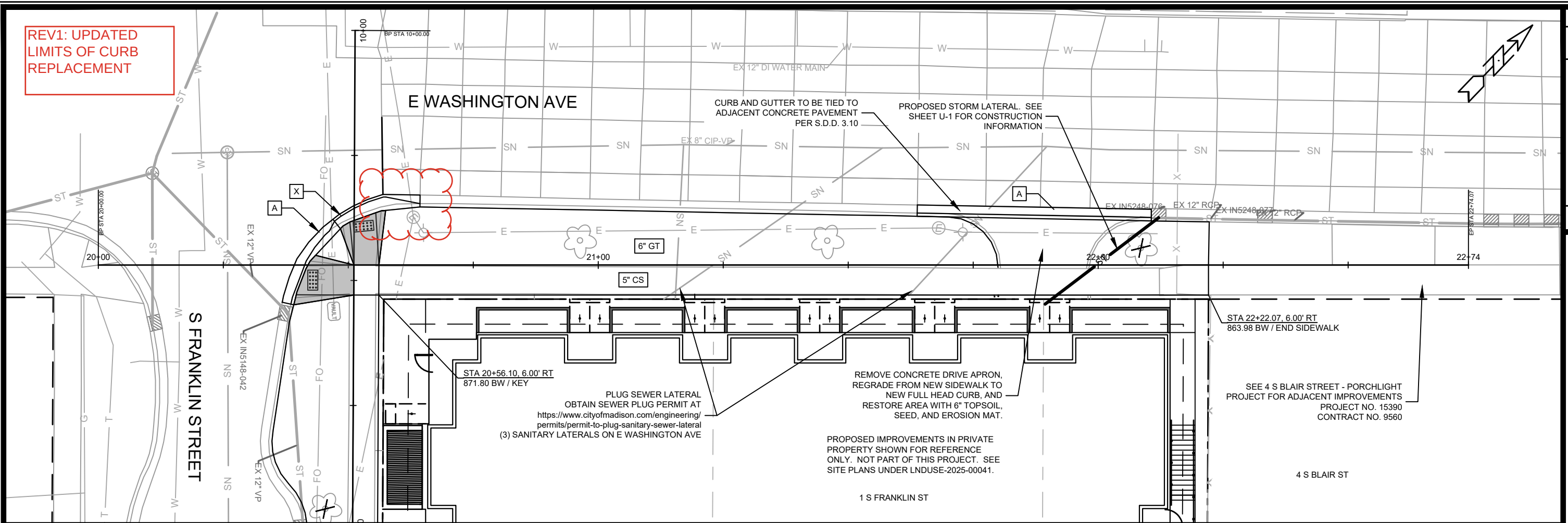
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1 SOUTH FRANKLIN STREET			
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REV1: UPDATED
LIMITS OF CURB
REPLACEMENT

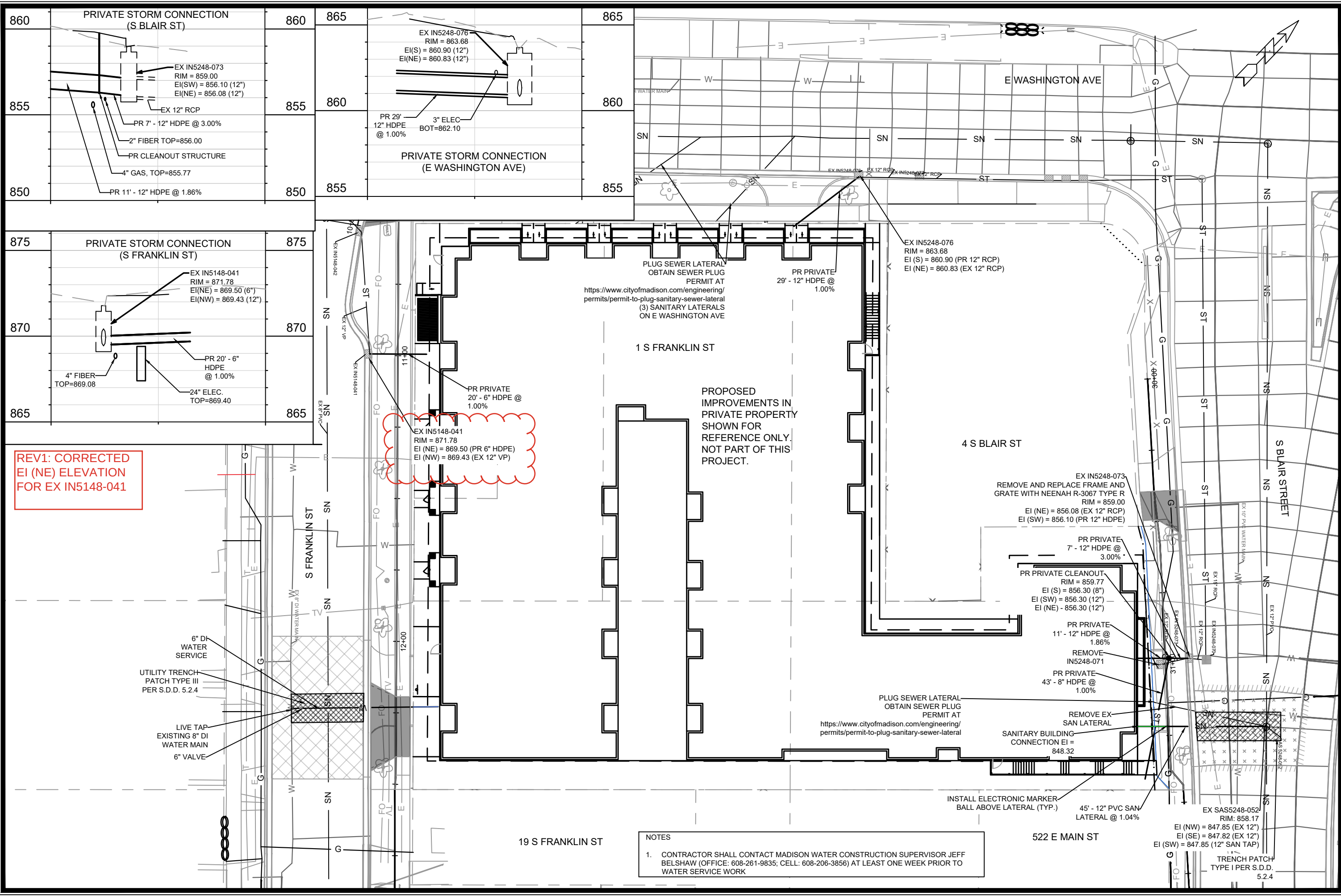


PLAN & PROFILE - E WASHINGTON AVENUE	15931
1 SOUTH FRANKLIN STREET	MADISON, WI
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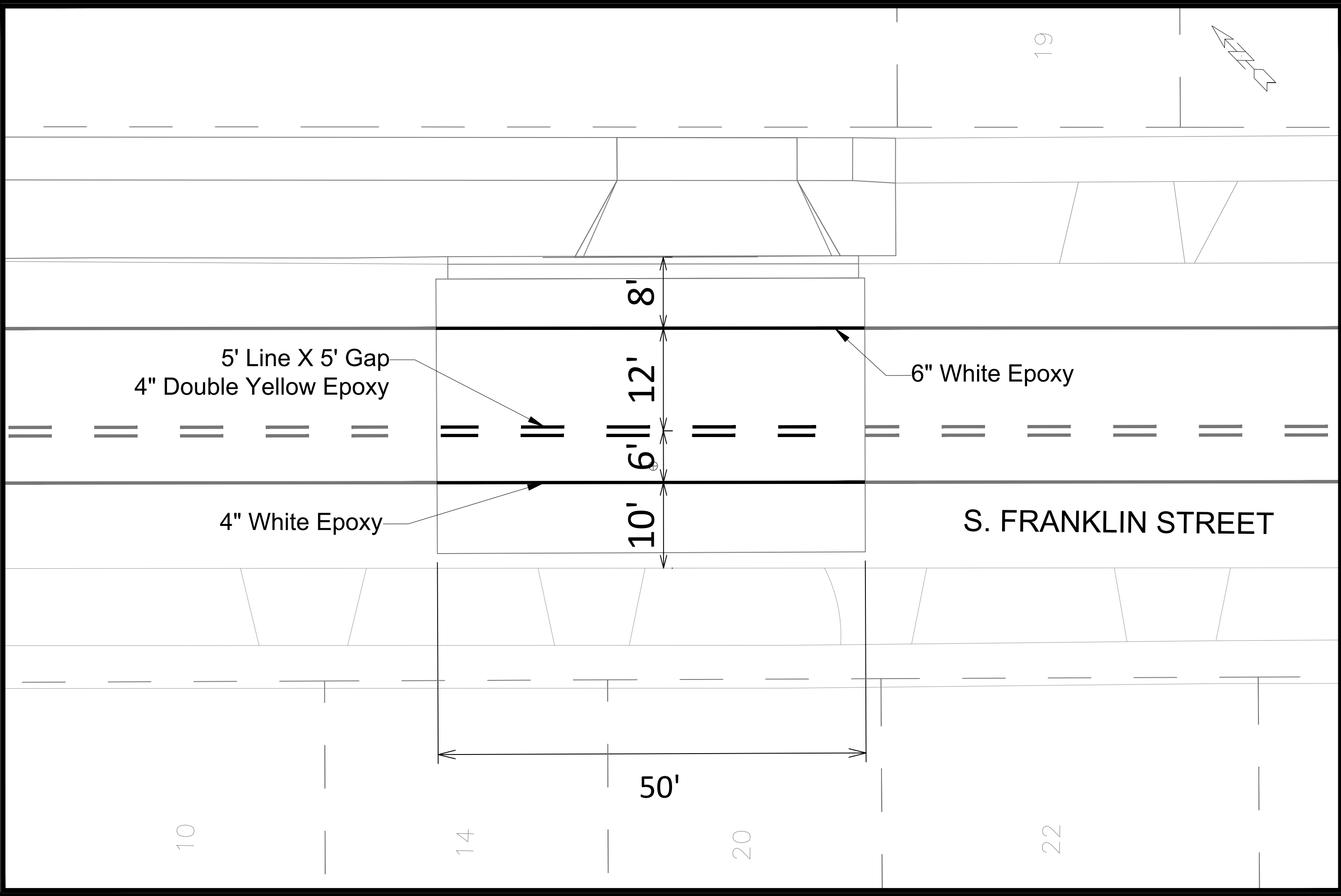
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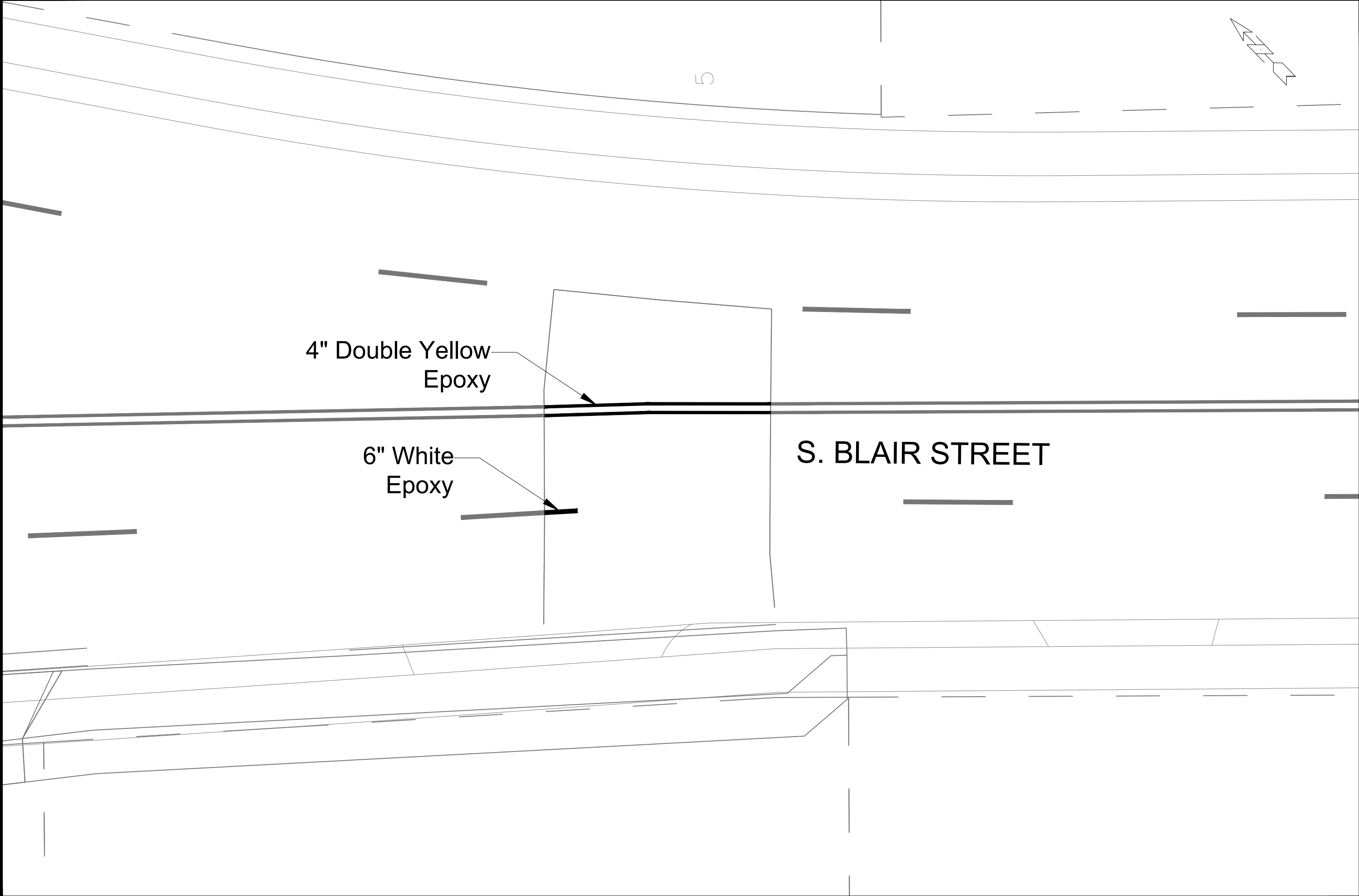


REV1: CORRECTED
EI (NE) ELEVATION
FOR EX IN5148-041

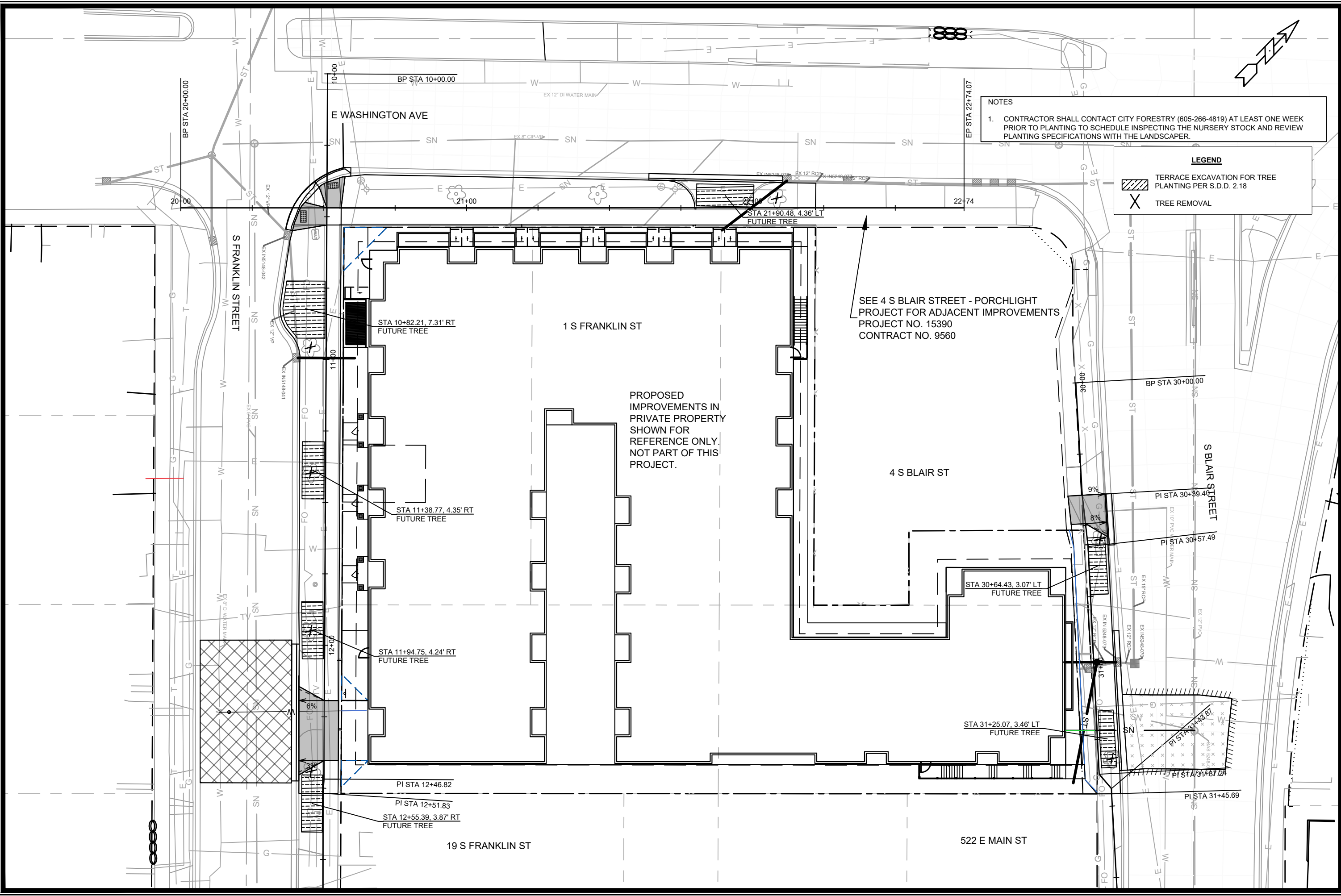
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UTILITY PLAN		
1 SOUTH FRANKLIN STREET		
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	15931	PM-1
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1 SOUTH FRANKLIN STREET		
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	15931		15931	
	PM-2		PM-2	
PAVEMENT MARKING PLAN - S BLAIR STREET		15931		
1 SOUTH FRANKLIN STREET		MADISON, WI		
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NOTES

1. CONTRACTOR SHALL CONTACT CITY FORESTRY (605-266-4819) AT LEAST ONE WEEK PRIOR TO PLANTING TO SCHEDULE INSPECTING THE NURSERY STOCK AND REVIEW PLANTING SPECIFICATIONS WITH THE LANDSCAPER.

LEGEND

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

TREE REMOVAL

LANDSCAPING PLAN

1 SOUTH FRANKLIN STREET

15931

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MADISON, WI

CONTRACT NO: 9688

DATE

2/2/2026

REVISION

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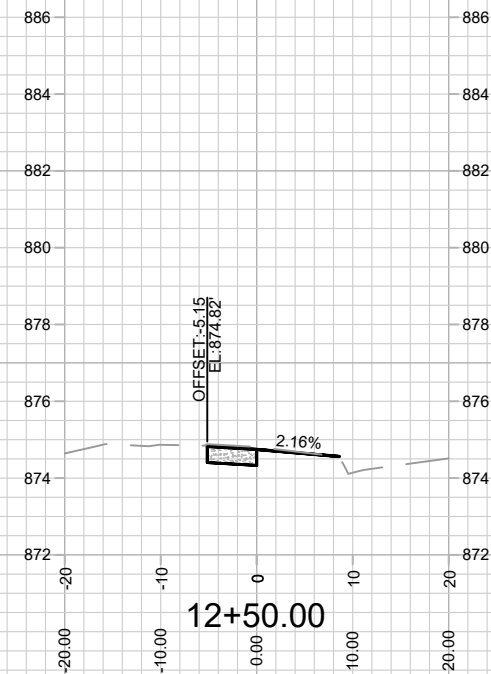
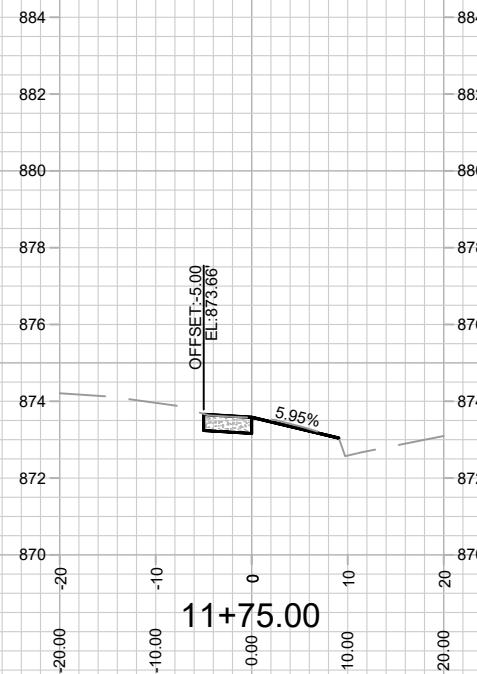
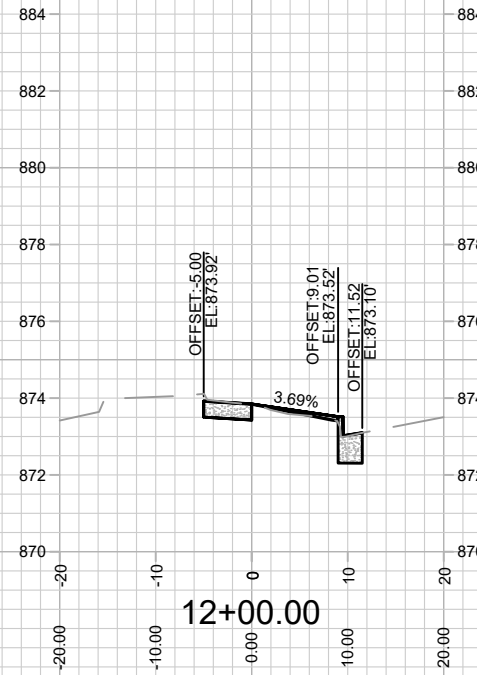
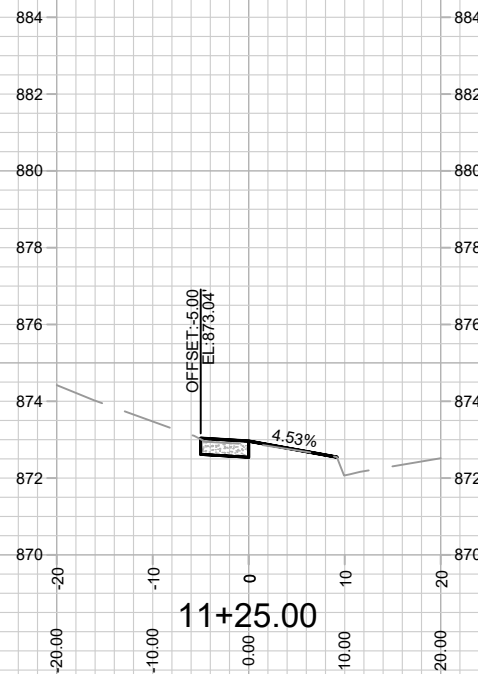
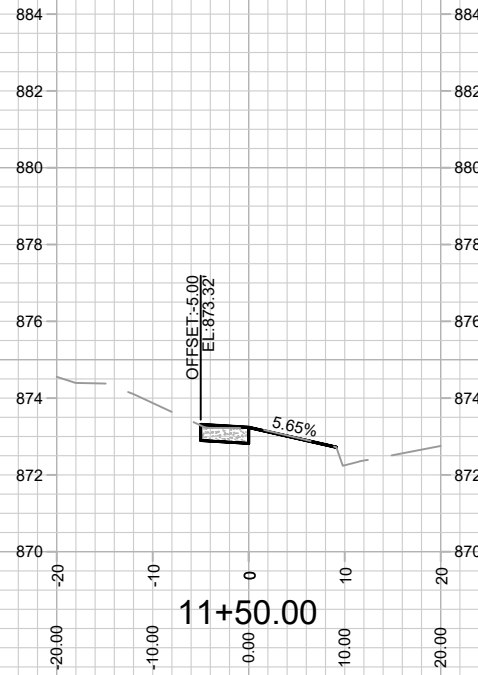
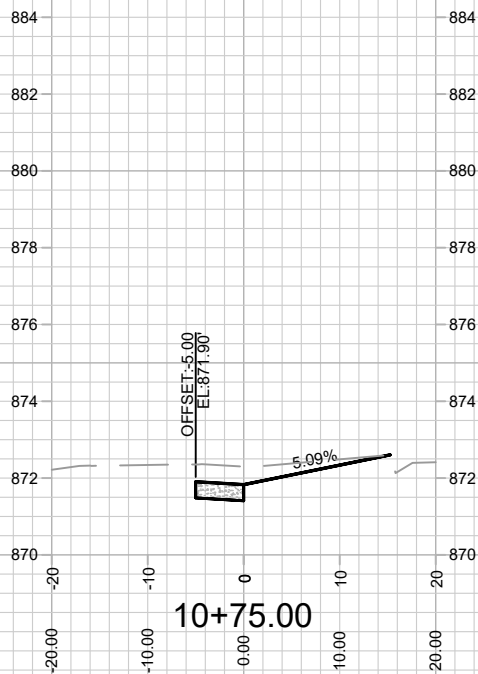
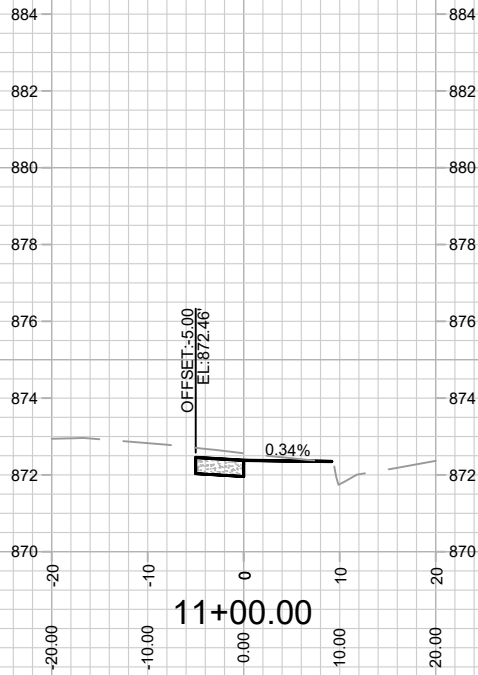
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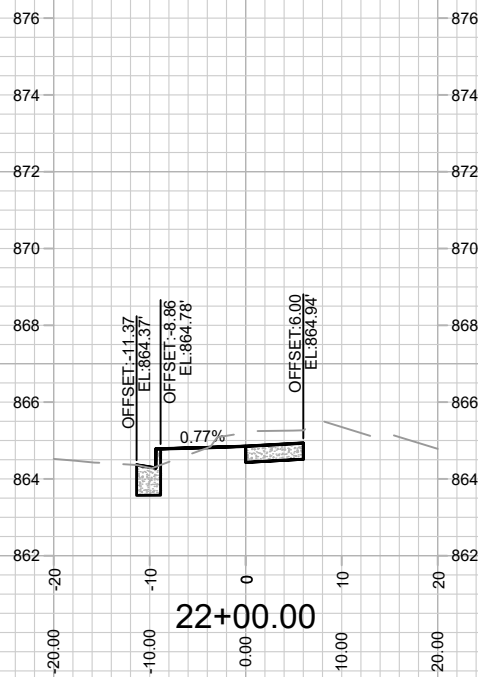
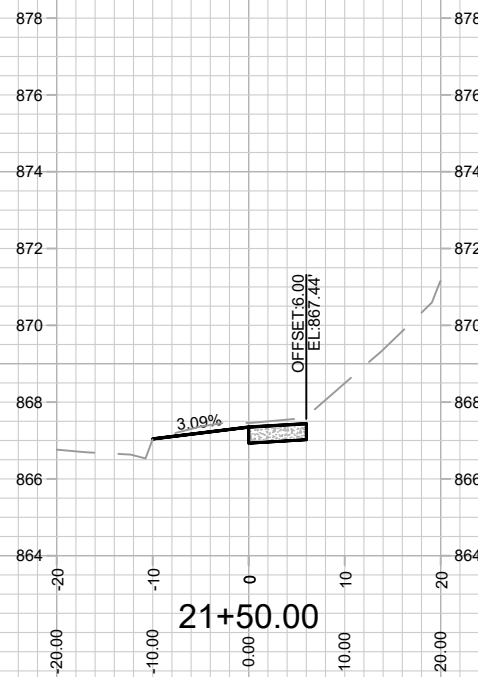
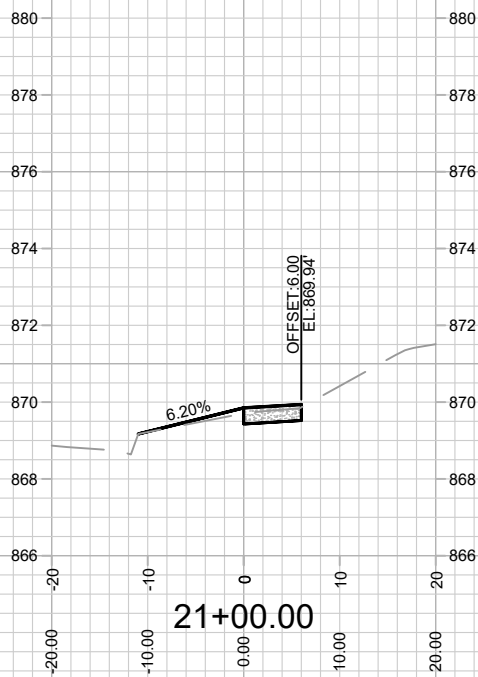
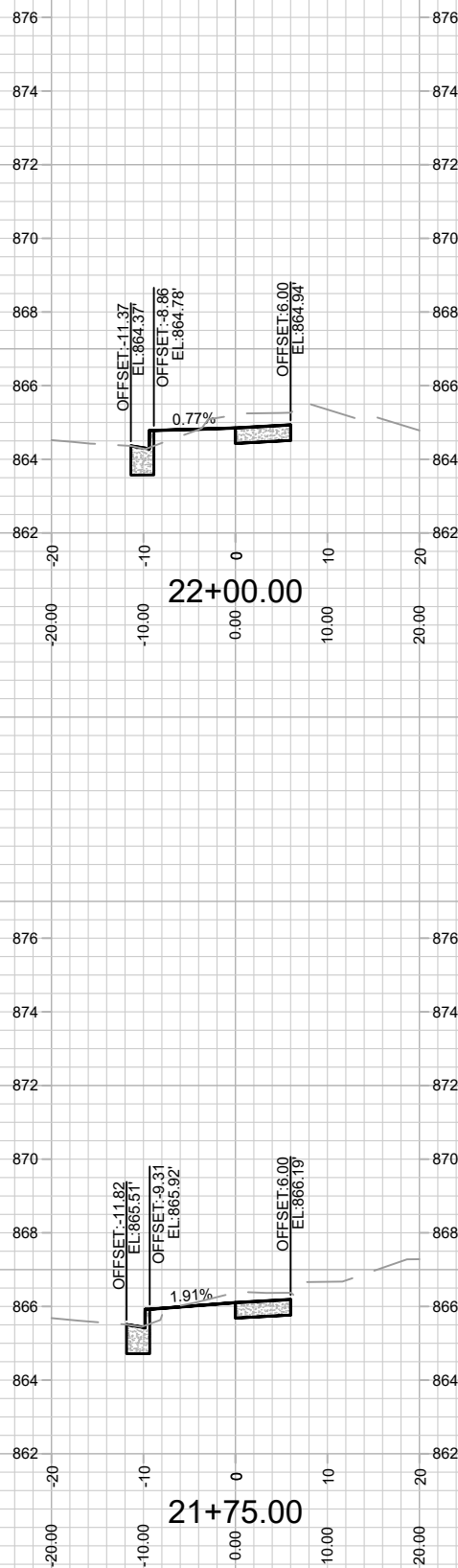
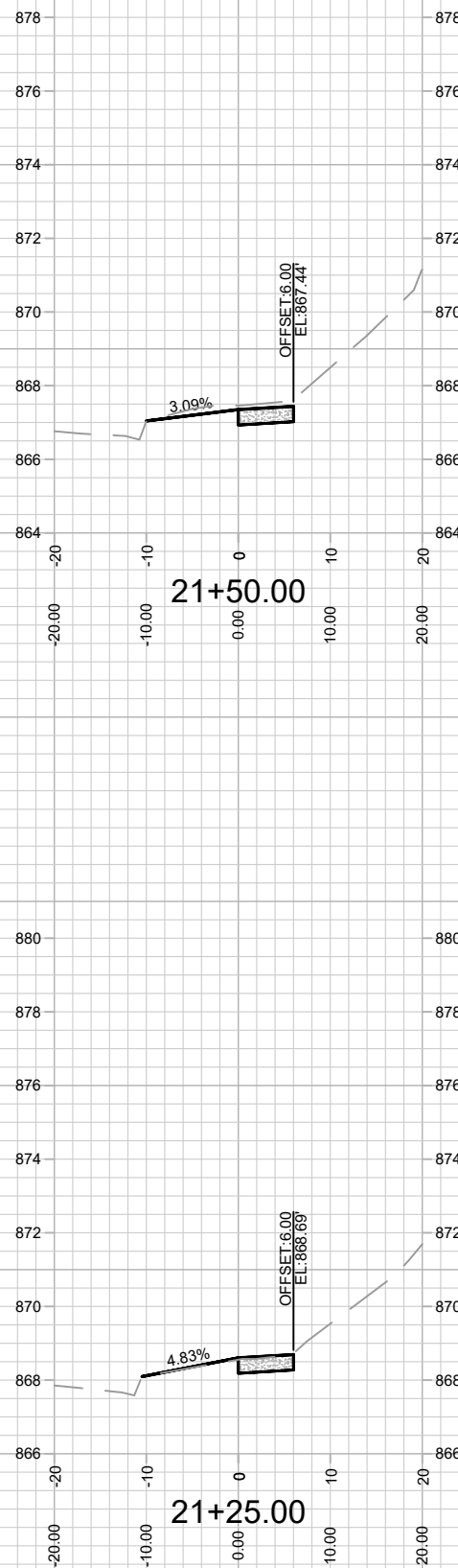
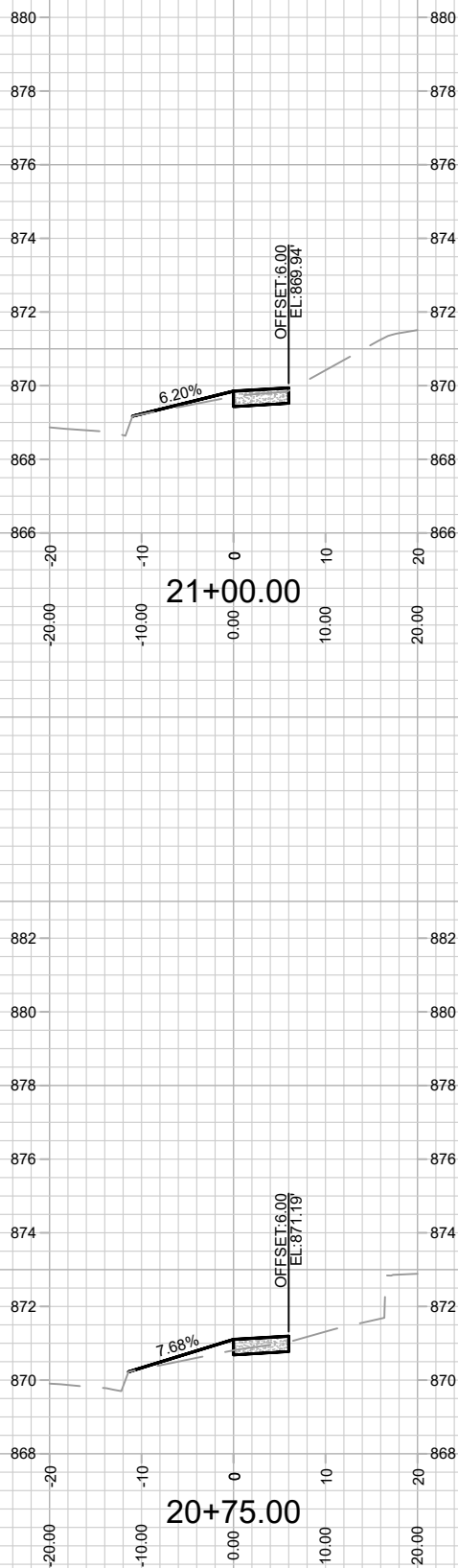
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CROSS SECTIONS - S FRANKLIN STREET
1 SOUTH FRANKLIN STREET

15931
MADISON, WI
CONTRACT NO: 9688

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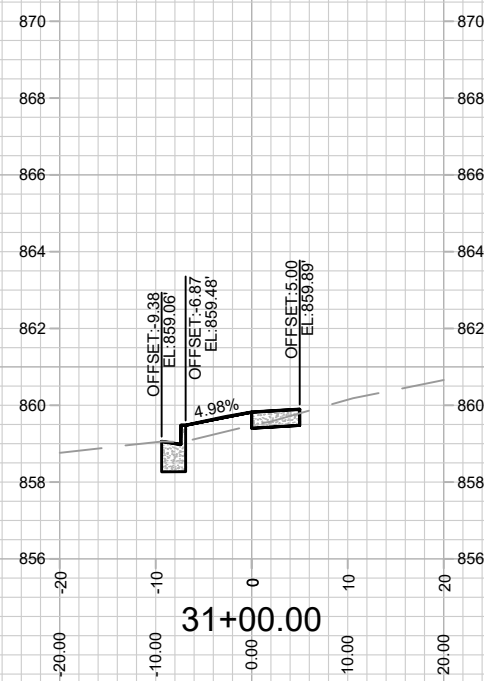
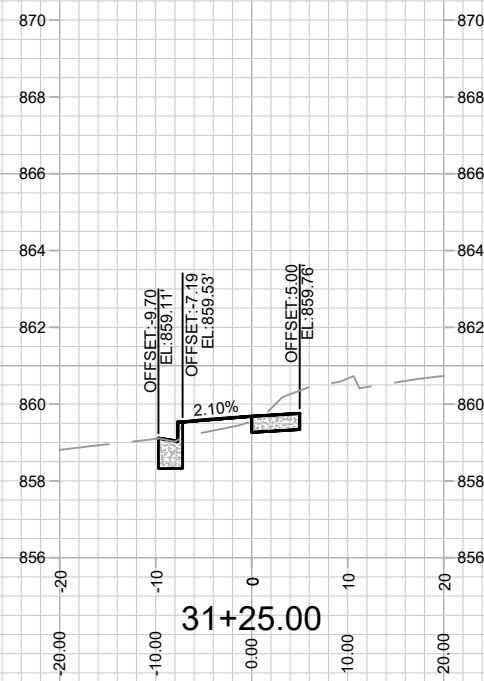
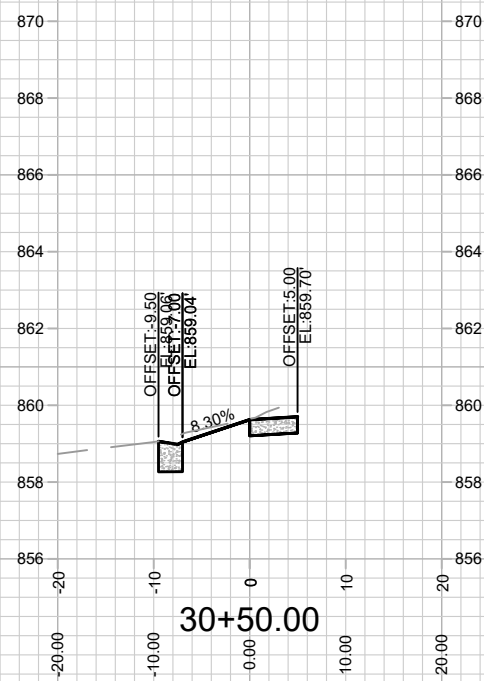
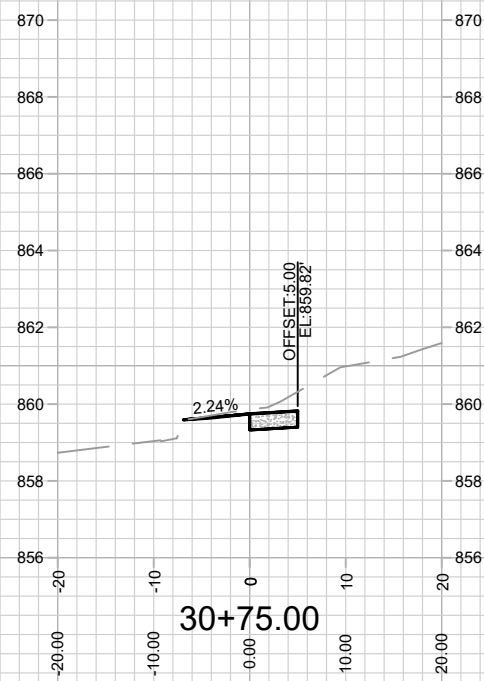
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CROSS SECTIONS - E WASHINGTON AVENUE
1 SOUTH FRANKLIN STREET

15931
MADISON, WI
CONTRACT NO: 9688

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X-3

CROSS SECTIONS - S BLAIR STREET

1 SOUTH FRANKLIN STREET

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MADISON, WI

9688

CONTRACT NO:

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