

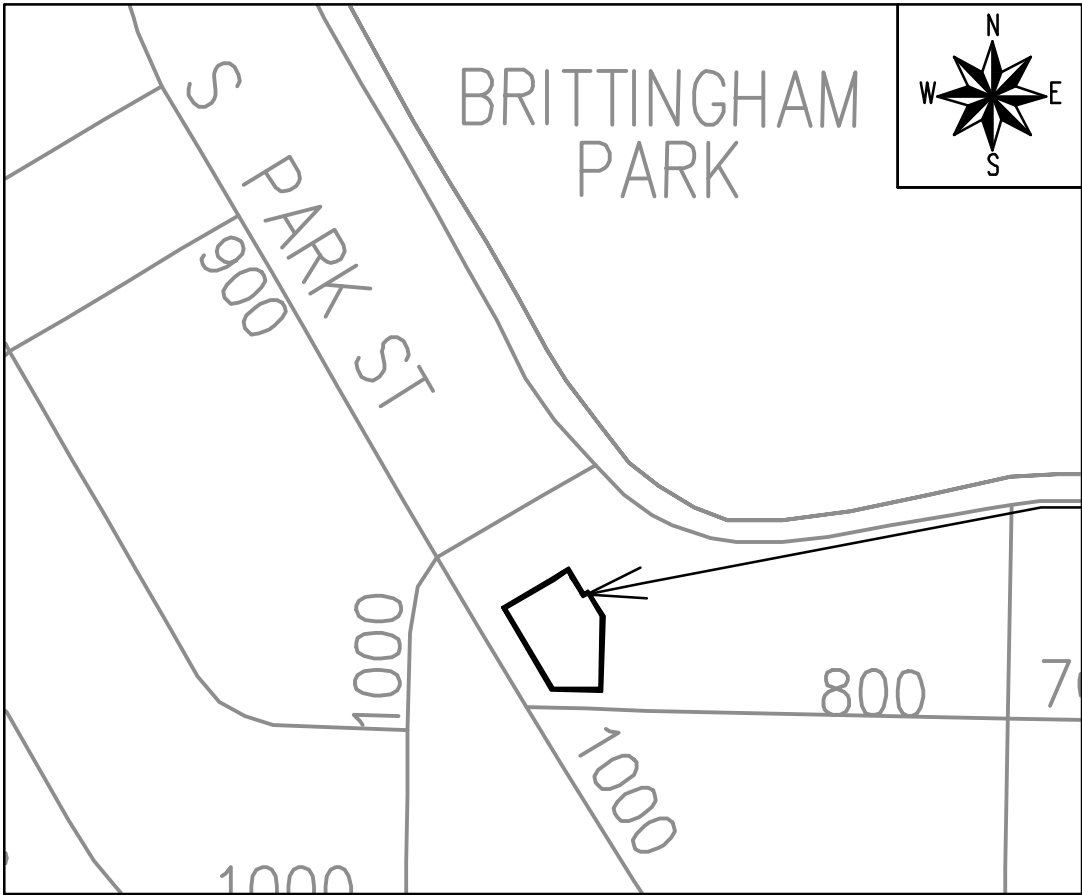
Madison, Wisconsin

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

INDEX OF SHEETS

SHEET NO.	D1	STANDARD NOTES
SHEET NO.	D2	TYPICAL SECTIONS
SHEET NO.	P1-P2	PLAN & PROFILE
SHEET NO.	U1	UTILITIES PLAN
SHEET NO.	L1	LANDSCAPING PLAN
SHEET NO.	X1-X2	CROSS SECTIONS
NO MAINTENANCE PLAN REQUIRED		

999 S PARK ST
CITY PROJECT NO. 16201
CONTRACT NO. 9769



PROJECT
LOCATION

PUBLIC IMPROVEMENT PROJECT
APPROVED

MAY 5, 2026

BY THE COMMON COUNCIL
OF MADISON, WISCONSIN

PUBLIC IMPROVEMENT DESIGN
APPROVED BY:

09/30/2026

City Engineer

Date

STREET
DESIGNED BY:



09/30/2026

STORM & SANITARY SEWER
DESIGNED BY:

LATERAL ONLY

WATER
DESIGNED BY:

LATERAL ONLY

PLOT SCALE: 1 IN. = 1 FT. XREF

PLOT NAME: ---

REV. DATE: 6/21/2026 7:13 PM

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, GRECIA IZQUIERDO-TORRES, AT GIZQUIERDO@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 (#02-13-598780 VOELL RE PROPERTY) WITH A WDNR-APPROVED MATERIAL MANAGEMENT PLAN. THE DEVELOPER SHALL DETERMINE WHETHER SOIL AND WATER WITHIN THE EXCAVATION LIMITS OF THIS PLAN OF PROPOSED IMPROVEMENTS 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

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 _____

16201

MADISON, WI

9769

CONTRACT NO:

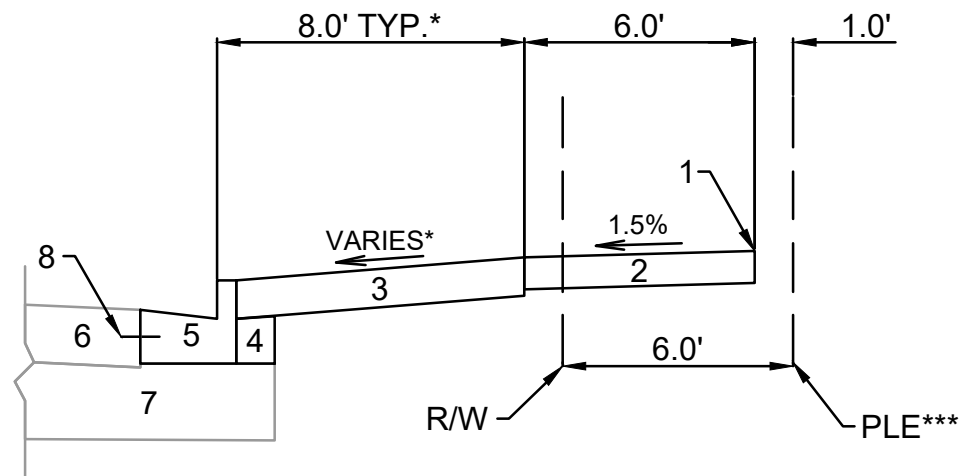
STANDARD NOTES

999 S PARK ST

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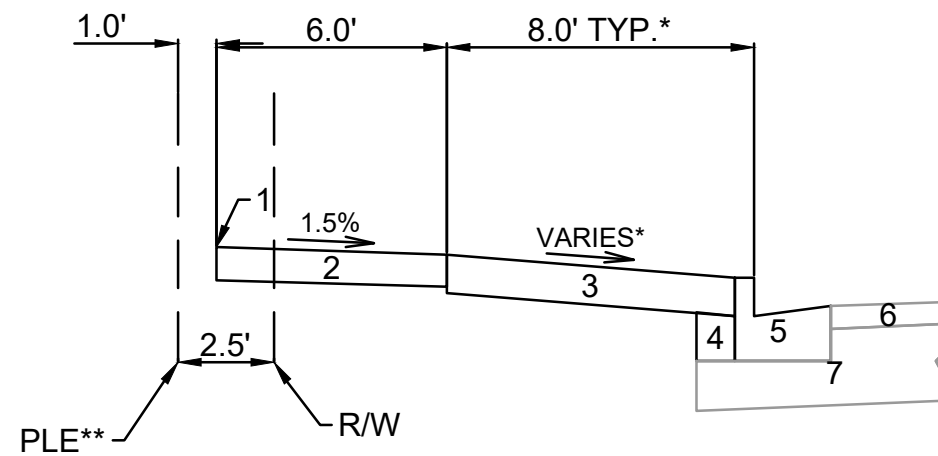


TYPICAL SECTION
S PARK ST

- 1 POINT REFERRED TO ON PROFILE
- 2 5" CONCRETE SIDEWALK
- 3 6" TOPSOIL, SEED, AND MATTING
- 4 EXISTING FILL TO REMAIN, INSTALL AT CURB REPLACEMENT LOCATIONS
- 5 EXISTING CONCRETE CURB AND GUTTER TYPE 'A' - REPLACE AT LOCATIONS SHOWN IN THE P-SHEETS OR AS DETERMINED BY THE CITY CONSTRUCTION ENGINEER**
- 6 EXISTING CONCRETE PAVEMENT TO REMAIN
- 7 EXISTING ROAD BASE TO REMAIN
- 8 EXISTING TIE BAR

SPECIAL NOTES:

- * SEE SHEETS P-1 AND X-1 FOR WIDTHS AND SLOPES
- ** ANY CURB REPLACEMENT SHALL INCLUDE TIE BARS INTO THE ADJACENT CONCRETE PAVEMENT IN ACCORDANCE WITH THE CITY OF MADISON S.D.D. 3.10
- *** SEE DOC NO. 6105953 (CSM 17093) FOR PLE LOCATION



TYPICAL SECTION
W LAKESIDE ST

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

SPECIAL NOTES:

- * SEE SHEETS P-2 AND X-2 FOR WIDTHS AND SLOPES
- ** SEE DOC NO. 6105953 (CSM17093) FOR PLE LOCATION

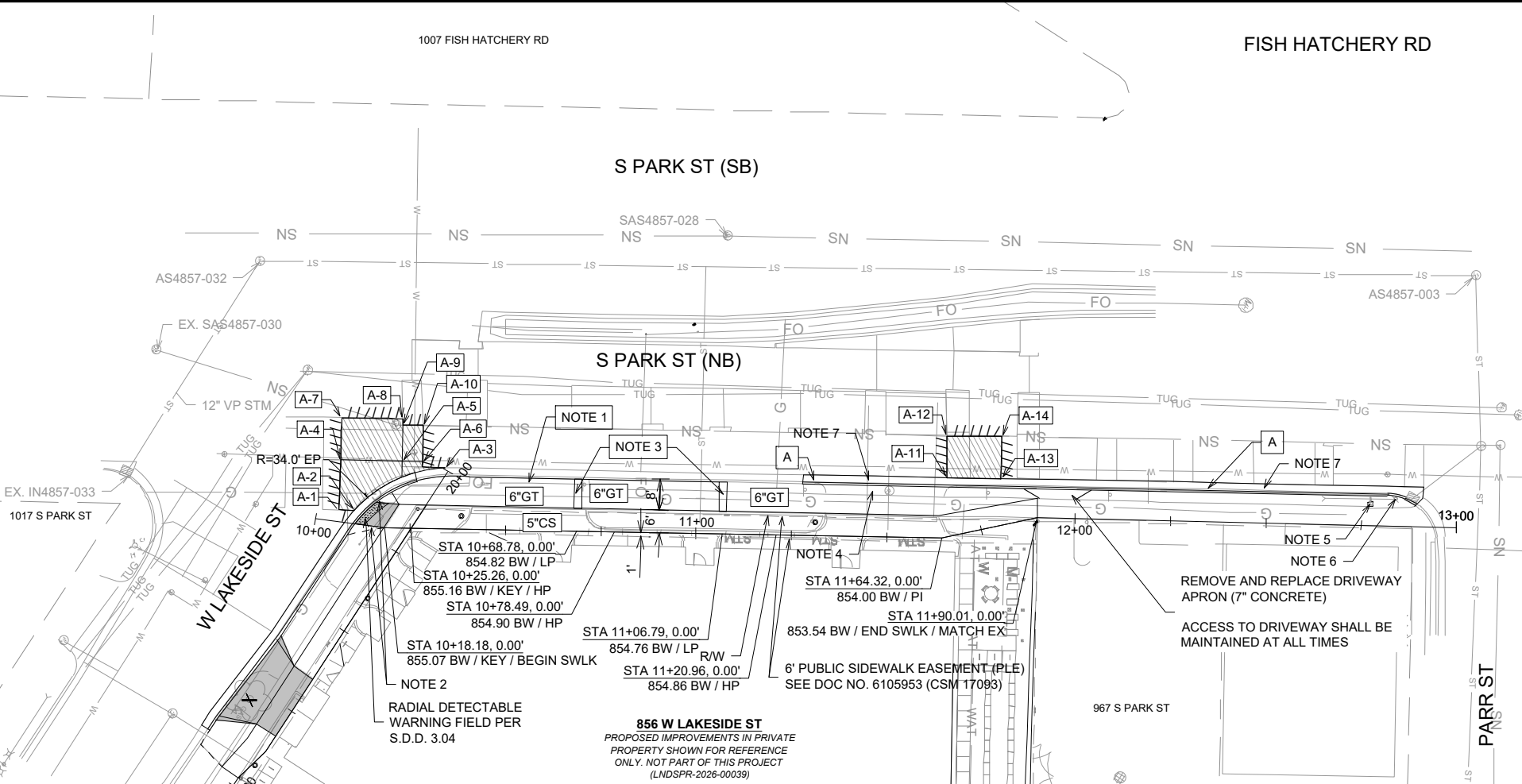
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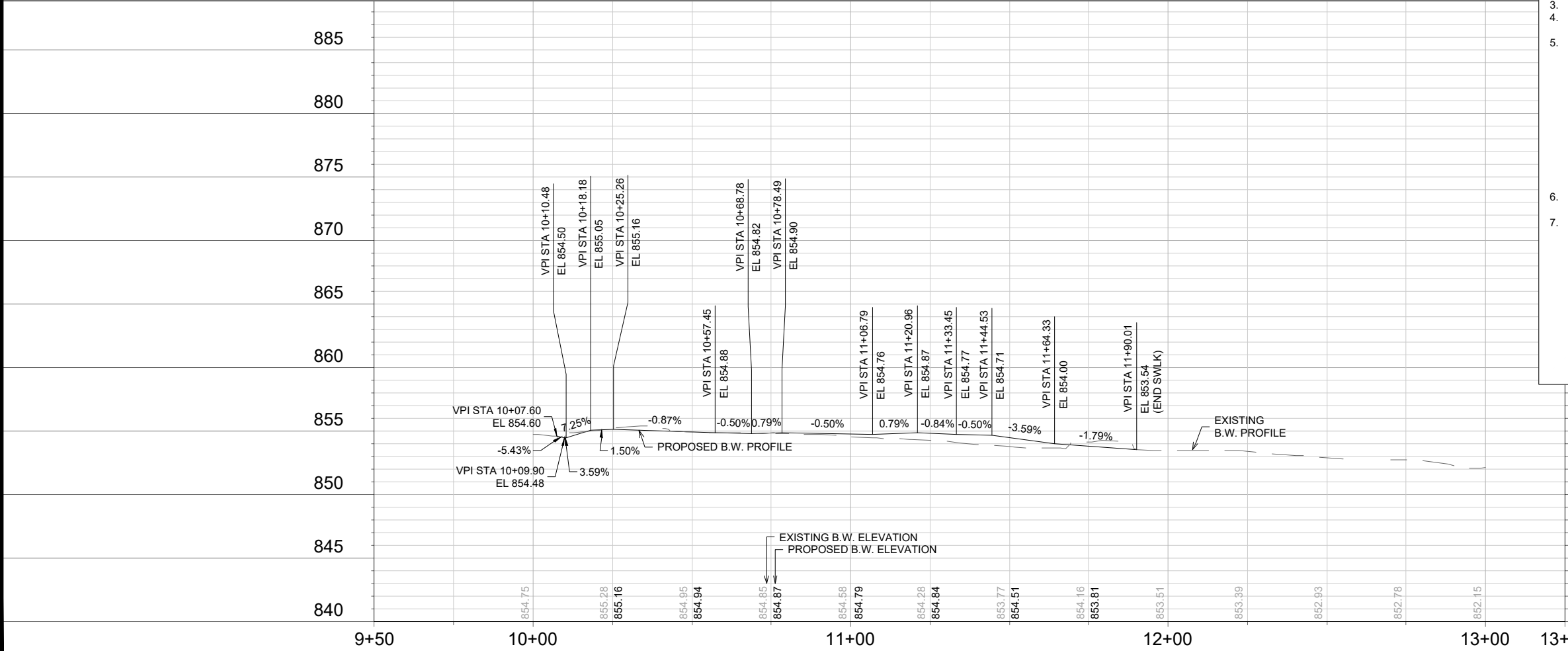
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D-2

JOINT ELEVATIONS		
POINT	STATION AND OFFSET	ELEVATION
A-1	10+05.83, -3.18LT	854.70
A-2	10+09.77, -3.51LT	854.60
A-3	10+33.83, -15.94LT	854.58
A-4	10+04.74, -16.16LT	854.91
A-5	10+22.56, -17.44LT	854.75
A-6	10+27.96, -17.45LT	854.64
A-7	10+03.59, -27.23LT	855.15
A-8	10+22.49, -28.59LT	855.04
A-9	10+22.54, -26.95LT	855.04
A-10	10+27.99, -26.96LT	854.96
A-11	11+69.03, -15.30LT	853.14
A-12	11+71.22, -25.98LT	853.71
A-13	11+82.90, -12.08LT	853.00
A-14	11+85.40, -22.85LT	853.54

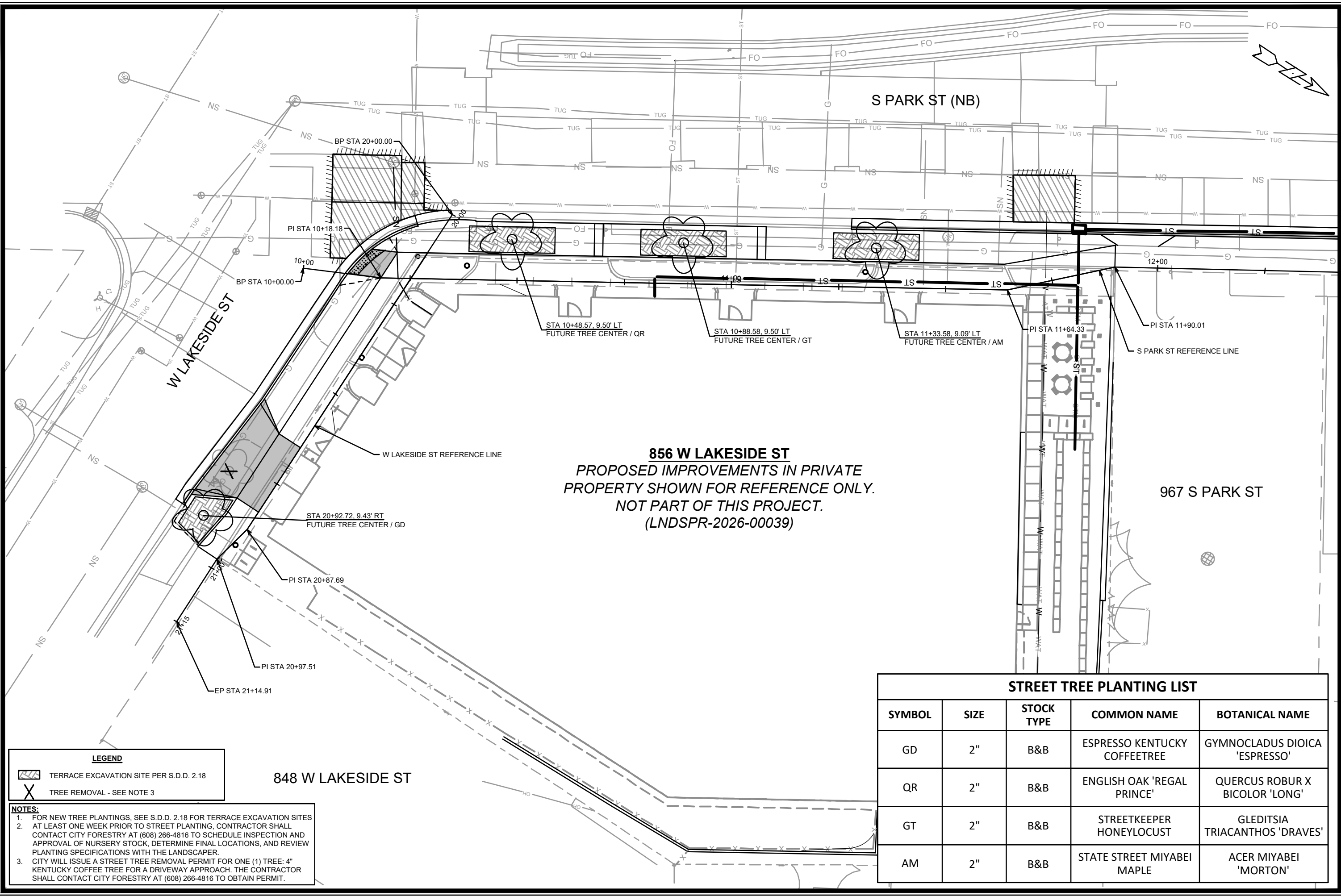


LEGEND	
A	TYPE 'A' CONCRETE CURB AND GUTTER
5"CS	5-INCH CONCRETE SIDEWALK
6"GT	6-INCH GRASS TERRACE
	7-INCH CONCRETE SIDEWALK, DRIVEWAY APRON, OR RAMP
	9-INCH CONCRETE PAVEMENT PER SECTION 404.5 IF THE CITY OF MADISON STANDARD SPECIFICATION FOR PUBLIC WORKS CONSTRUCTION
	SAWCUT PAVEMENT

- NOTES:**
1. REMOVE CONCRETE. RESTORE WITH 6" TOPSOIL, SEEDING, AND MATTING.
 2. PEDESTRIAN RAMP SHALL HAVE 6:1 NON-TRAVERSABLE GRASS FLARES AND A 3-FT CURB TAPER TO FULL CURB HEAD. INSTALL 2-INCH CONCRETE BORDER ALONG ALL SIDES OF THE DETECTABLE WARNING FIELD.
 3. 5-INCH CONCRETE TERRACE, 2-FT WIDE
 4. SEE COMMERCIAL DRIVEWAY PERMIT LNDSPR-2026-00039
 5. M:\DESIGN\Projects\16201\Project Documents\Permits\TE Commercial Dwy Permit CONTACT CITY T.E. SHOP AT (608) 266-4767 IF LIGHT POLE REMOVAL IS NECESSARY FOR CONSTRUCTION. BASE, CONDUITS, OR WIRES SHALL BE MAINTAINED. ANY DAMAGE TO POLES, FIXTURES, BASES, CONDUITS OR WIRES DURING CONSTRUCTION SHALL BE REPLACED BY THE CONTRACTOR. TRAFFIC SIGNAL EQUIPMENT SHALL BE MAINTAIN DURING CONSTRUCTION. ANY DAMAGE TO THE TRAFFIC SIGNAL SHALL BE REPLACED AND REPAIRED BY THE CONTRACTOR. IF ANY PART OF THE TRAFFIC SIGNAL SHALL BE REMOVED FOR CONSTRUCTION, A TEMPORARY SIGNAL SHALL BE INSTALLED AND MAINTAINED BY THE CONTRACTOR WITH THE DIRECTION OF TRAFFIC ENGINEERING. BEFORE REMOVING THE TEMPORARY SIGNAL, ALL PERMANENT TRAFFIC SIGNAL EQUIPMENT SHALL BE INSTALLED AND OPERATIONAL.
 6. DEVELOPER SHALL COORDINATE RELOCATION OR ADJUSTMENT OF PRIVATE UTILITY INFRASTRUCTURE WITH UTILITY OWNER.
 7. IN LOCATIONS WHERE PAVEMENT RESTORATION IS NOT IDENTIFIED ADJACENT TO CURB AND GUTTER REPLACEMENT AND STORM SEWER INSTALLATION, IT IS ASSUMED THAT CURB AND GUTTER AND STORM SEWER WORK WILL BE COMPLETED WITHOUT DAMAGING ADJACENT PAVEMENT AND WITHOUT LOSING ANY COMPACTED BASE FROM UNDER THE EXISTING PAVEMENT. IF PAVEMENT IS DAMAGED OR BASE IS LOST, PAVEMENT SHALL BE REMOVED AND REPLACED, WITH BASE ADDED AND COMPACTED, AS NECESSARY TO MEET THE STANDARD PATCHING CRITERIA. LIMITS TO BE DETERMINED BY CITY CONSTRUCTION ENGINEER. CITY SHALL INSPECT STORM SEWER AND FOR PAVEMENT BASE LOSS PRIOR TO BACKFILLING TRENCH. CONTRACTOR TO PROVIDE ADEQUATE NOTICE TO SCHEDULE INSPECTION AS REQUIRED BY CONSTRUCTION ENGINEER.



16201	MADISON, WI	9769	CONTRACT NO:
PLAN & PROFILE - S PARK ST	999 S PARK ST	16201	P-1
16201			
P-1			



LEGEND

TERRACE EXCAVATION SITE PER S.D.D. 2.18

TREE REMOVAL - SEE NOTE 3

- NOTES:**
1.

FOR NEW TREE PLANTINGS, SEE S.D.D. 2.18 FOR TERRACE EXCAVATION SITES AT LEAST ONE WEEK PRIOR TO STREET PLANTING, CONTRACTOR SHALL CONTACT CITY FORESTRY AT (608) 266-4816 TO SCHEDULE INSPECTION AND APPROVAL OF NURSERY STOCK, DETERMINE FINAL LOCATIONS, AND REVIEW PLANTING SPECIFICATIONS WITH THE LANDSCAPER.
2.

CITY WILL ISSUE A STREET TREE REMOVAL PERMIT FOR ONE (1) TREE: 4" KENTUCKY COFFEE TREE FOR A DRIVEWAY APPROACH. THE CONTRACTOR SHALL CONTACT CITY FORESTRY AT (608) 266-4816 TO OBTAIN PERMIT.

STREET TREE PLANTING LIST				
SYMBOL	SIZE	STOCK TYPE	COMMON NAME	BOTANICAL NAME
GD	2"	B&B	ESPRESSO KENTUCKY COFFEETREE	GYMNOCLADUS DIOICA 'ESPRESSO'
QR	2"	B&B	ENGLISH OAK 'REGAL PRINCE'	QUERCUS ROBUR X BICOLOR 'LONG'
GT	2"	B&B	STREETKEEPER HONEYLOCUST	GLEDITSIA TRIACANTHOS 'DRAVES'
AM	2"	B&B	STATE STREET MIYABEI MAPLE	ACER MIYABEI 'MORTON'

16201

MADISON, WI

9769

CONTRACT NO:

LANDSCAPING PLAN

999 S PARK ST

16201

L-1

REVISION

DATE

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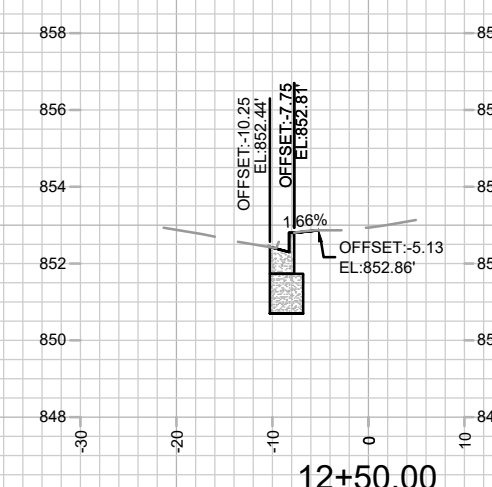
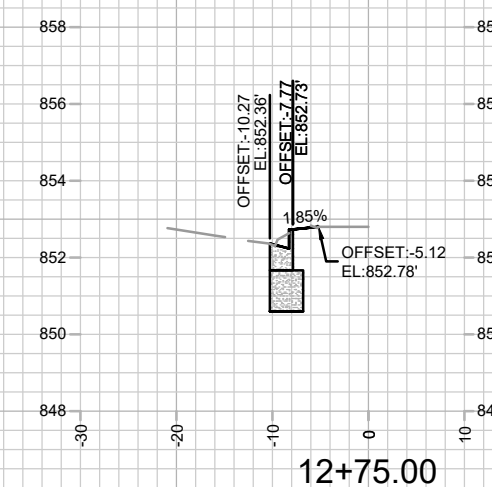
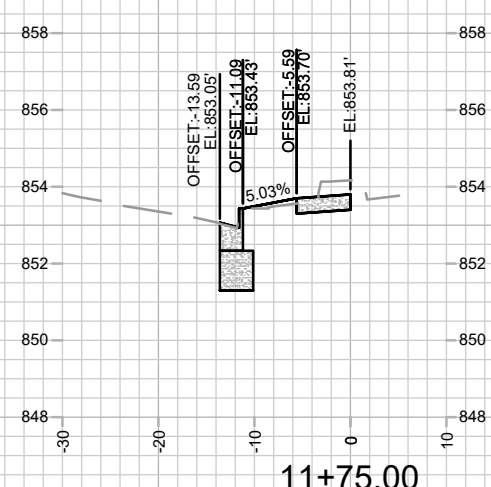
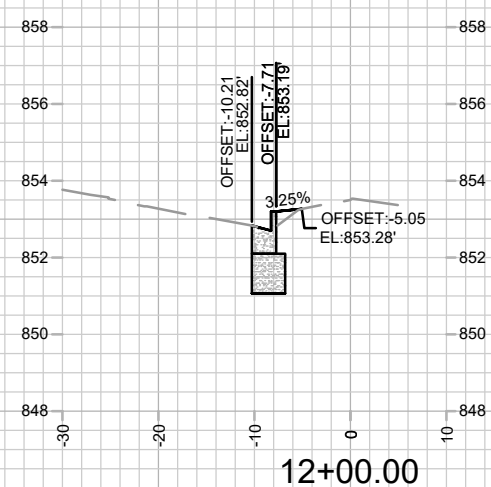
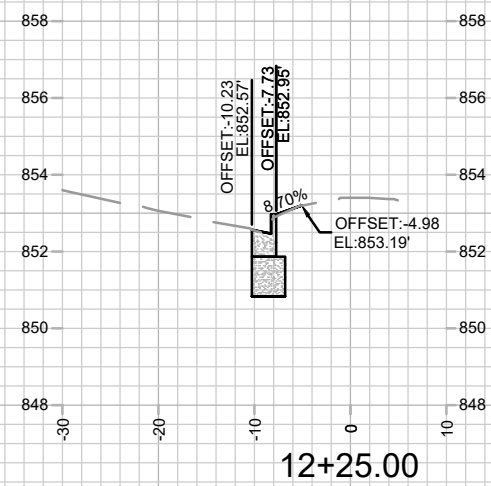
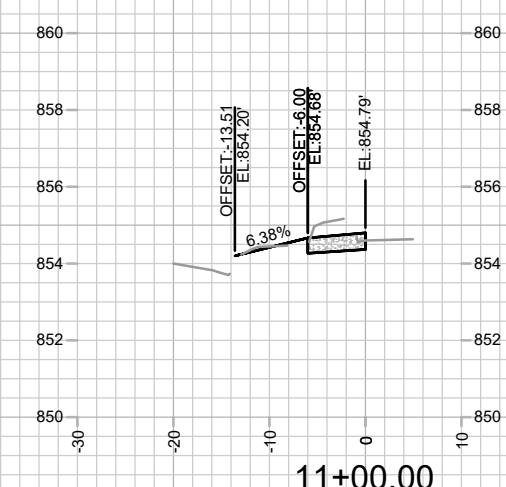
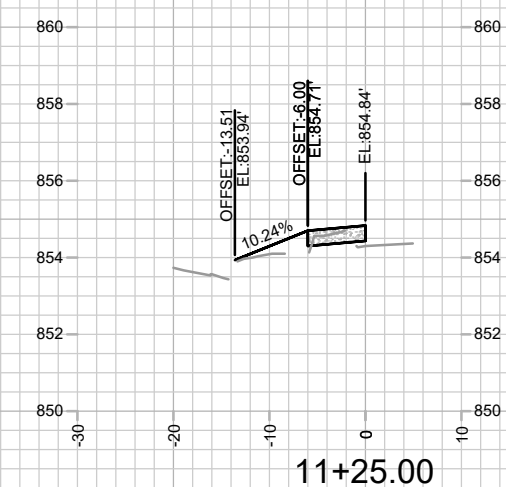
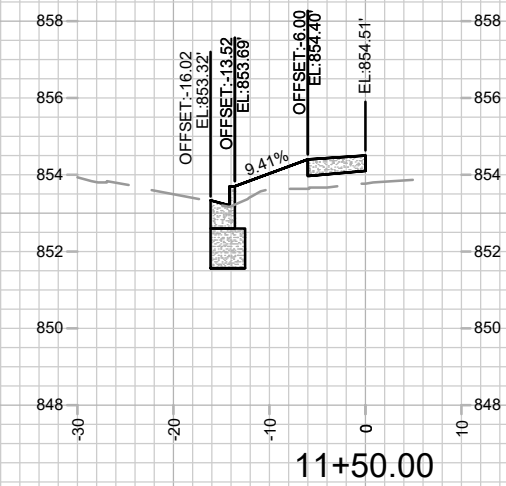
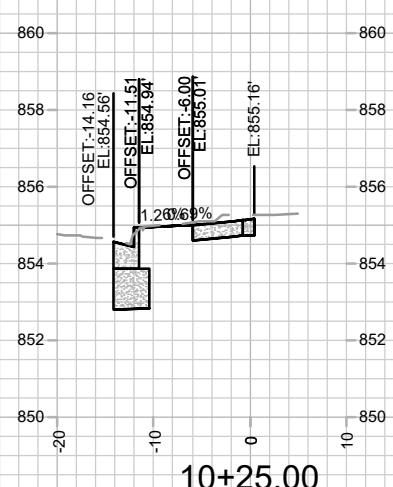
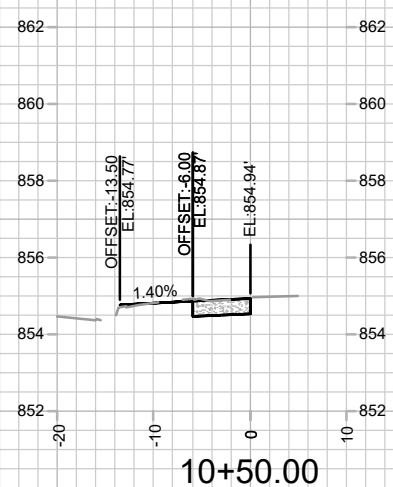
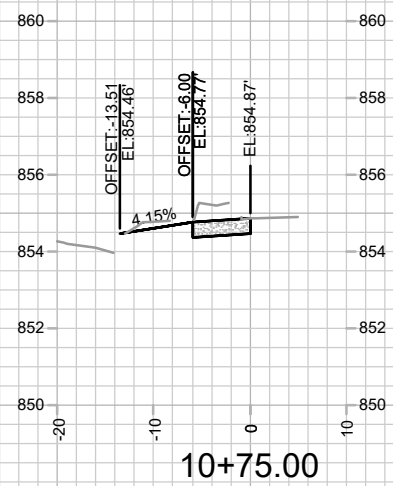
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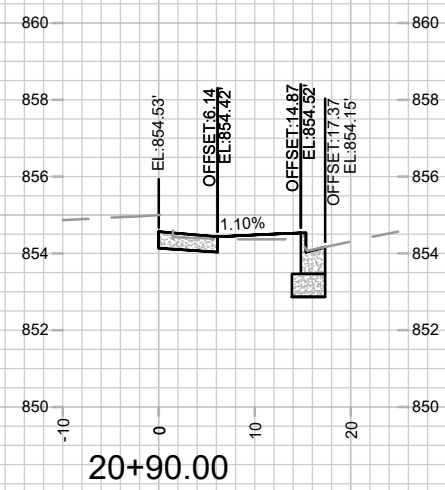
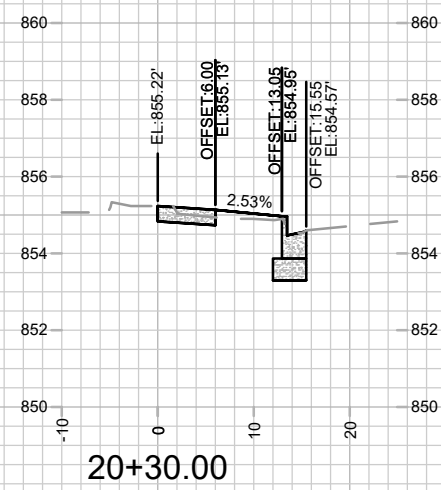
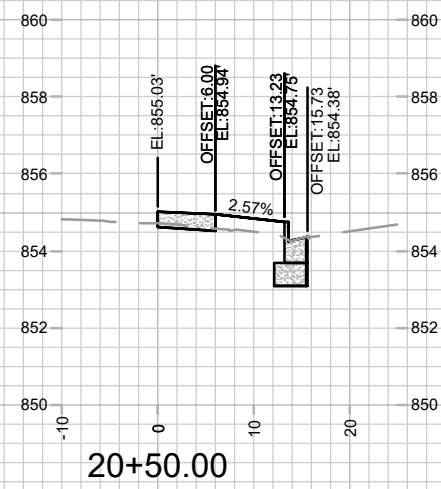
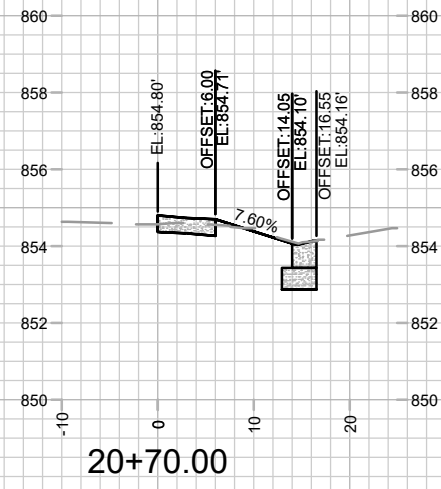
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MADISON, WI

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CROSS SECTIONS - W LAKESIDE ST

999 S PARK ST

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			X-2

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