

Madison, Wisconsin

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

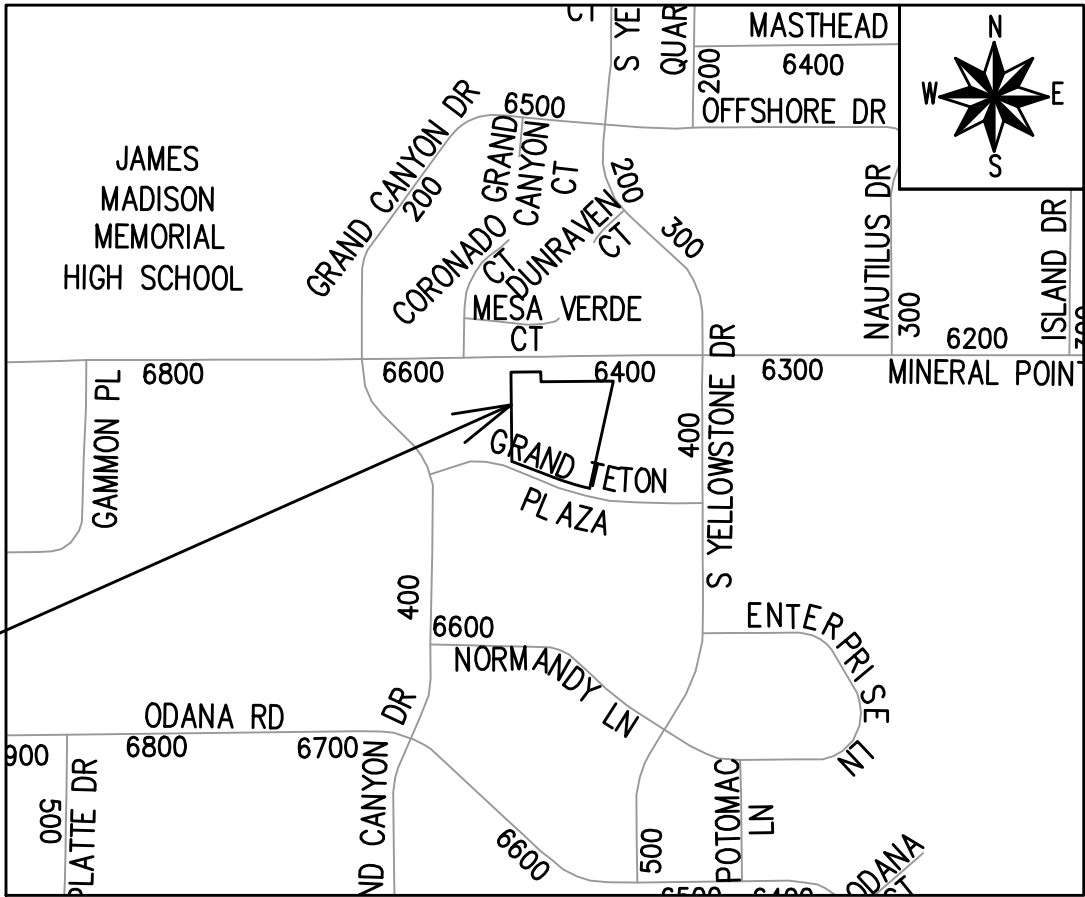
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NO MAINTENANCE PLAN REQUIRED	

6518 & 6526 GRAND TETON PLAZA

CITY PROJECT NO. 16208
CONTRACT NO. 9772

PROJECT
LOCATION



PUBLIC IMPROVEMENT PROJECT
APPROVED

APPROVED DATE: MAY 19, 2026

BY THE COMMON COUNCIL
OF MADISON, WISCONSIN

PUBLIC IMPROVEMENT DESIGN
APPROVED BY:

09/23/2026

City Engineer

Date

STREET
DESIGNED BY:



09/23/2026

STORM & SANITARY SEWER
DESIGNED BY:



09/23/2026

PAVEMENT MARKING
DESIGNED BY:



09/23/2026

WATER
DESIGNED BY:

LATERAL ONLY

PLOT SCALE: 1"= 1'-XREF

REV. DATE: 7/21/2026 4:21 PM

ORIGINATOR: CITY_OF_MADISON

THE LOCATION AND INFORMATION FOR PROPOSED NEW TREES, IN THE PUBLIC RIGHT OF WAY OR ON PUBLIC LANDS ARE APPROXIMATE AND ARE SHOWN FOR REFERENCE ONLY. THE LOCATIONS, SPECIFICATIONS AND PLANTING METHODS OF ALL PROPOSED NEW OR REPLACEMENT TREES IN THE PUBLIC RIGHT OF WAY OR ON PUBLIC LANDS SHALL BE APPROVED BY THE CITY FORESTER PRIOR TO INSTALLATION.

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, NASHALY GUTIERREZ, AT NGUTIERREZ@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.

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 —

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.

THE DEVELOPER SHALL PERFORM ULOS (UTILITY LINE OPENINGS) TO IDENTIFY ALL POTENTIAL CONFLICTS FOR UNDERGROUND UTILITIES NECESSARY TO DETERMINE THE FEASIBILITY OF THE STORM AND / OR SANITARY CONNECTIONS. THIS SHALL BE DONE PRIOR TO THE ISSUANCE OF THE CITY PLANS AND PRIOR TO THE START OF WORK ON ANY WORK COVERED UNDER THE DEVELOPER'S AGREEMENT. THE DEVELOPER SHALL BE FULLY RESPONSIBLE FOR IDENTIFYING CONFLICTS AND MODIFYING THEIR DESIGNS TO FIT THE SITE. MODIFICATIONS NECESSARY TOO SERVE THE SITE WILL BE THE DEVELOPER'S EXTENSE.

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.

16208

MADISON, WI

9772

CONTRACT NO:

STANDARD NOTES

6518 & 6526 GRAND TETON PLAZA

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16208

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REVISION

DATE

BY

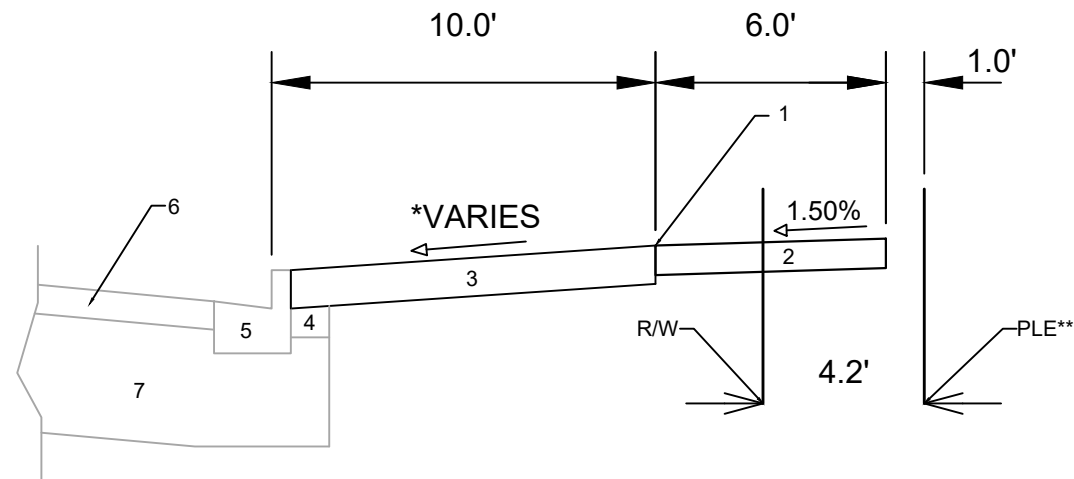
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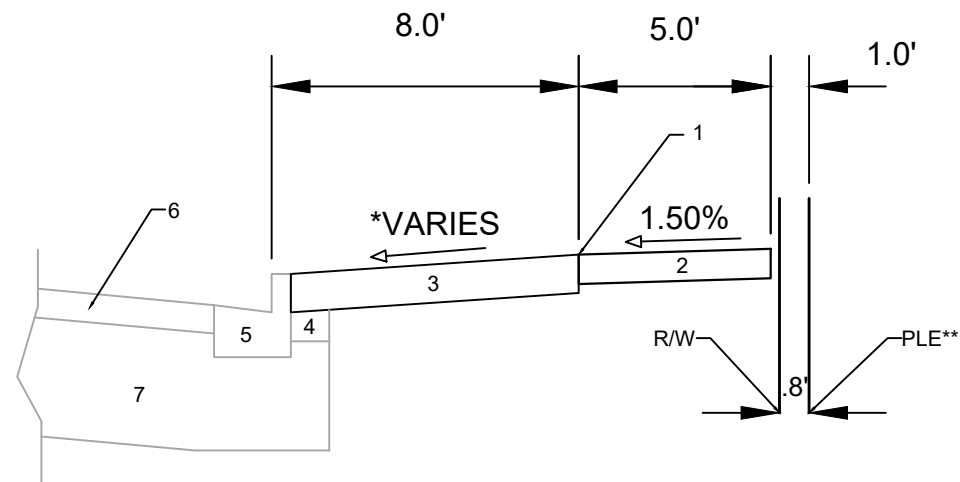


**TYPICAL SECTION
MINERAL POINT ROAD**

- 1 POINT REFERRED TO ON PROFILE FOR F.W.
- 2 5" CONCRETE SIDEWALK
- 3 6" TOPSOIL, SEED, AND MAT
- 4 EX. FILL TO REMAIN, INSTALL AT CURB REPLACEMENT LOCATIONS
- 5 EX. TYPE "A" CONCRETE CURB & GUTTER, REPLACE AT LOCATIONS IDENTIFIED ON P-SHEETS OR AS DIRECTED BY THE CONSTRUCTION ENGINEER
- 6 EX. PAVEMENT TO REMAIN
- 7 EX. ROAD BASE TO REMAIN

SPECIAL NOTES:

*SEE X-SHEETS FOR CROSS SLOPES
 **PUBLIC SIDEWALK INSTALLATION CAN TAKE PLACE AFTER THE SIDEWALK EASEMENT IS RECORDED AND THE PROJECT ENGINEER IS NOTIFIED.



**TYPICAL SECTION
GRAND TETON PLAZA**

- 1 POINT REFERRED TO ON PROFILE FOR F.W.
- 2 5" CONCRETE SIDEWALK
- 3 6" TOPSOIL, SEED, AND MAT
- 4 EX. FILL TO REMAIN, INSTALL AT CURB REPLACEMENT LOCATIONS
- 5 EX. TYPE "A" CONCRETE CURB & GUTTER, REPLACE AT LOCATIONS IDENTIFIED ON P-SHEETS OR AS DIRECTED BY THE CONSTRUCTION ENGINEER
- 6 EX. PAVEMENT TO REMAIN
- 7 EX. ROAD BASE TO REMAIN

SPECIAL NOTES:

*SEE X-SHEETS FOR CROSS SLOPES
 **PUBLIC SIDEWALK INSTALLATION CAN TAKE PLACE AFTER THE SIDEWALK EASEMENT IS RECORDED AND THE PROJECT ENGINEER IS NOTIFIED.

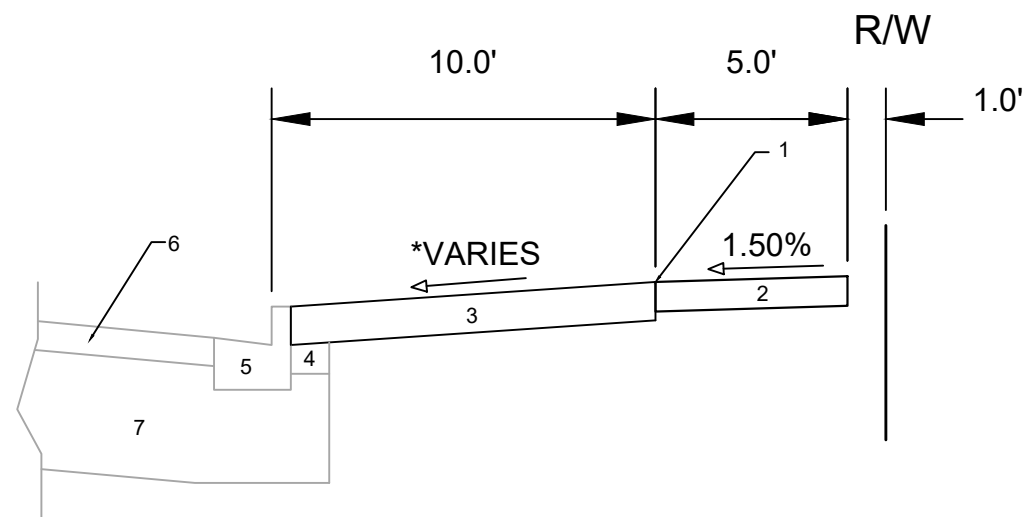
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 MADISON, WI
 CONTRACT NO: 9772

TYPICAL SECTIONS
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 D-2



TYPICAL SECTION
ODANA ROAD

SPECIAL NOTES:

*SEE X-SHEETS FOR CROSS SLOPES

- 1 POINT REFERRED TO ON PROFILE FOR F.W.
- 2 5" CONCRETE SIDEWALK
- 3 6" TOPSOIL, SEED, AND MAT
- 4 EX. FILL TO REMAIN, INSTALL AT CURB REPLACEMENT LOCATIONS
- 5 EX. TYPE "A" CONCRETE CURB & GUTTER, REPLACE AT LOCATIONS IDENTIFIED ON P-SHEETS OR AS DIRECTED BY THE CONSTRUCTION ENGINEER
- 6 EX. PAVEMENT TO REMAIN
- 7 EX. ROAD BASE TO REMAIN



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TYPICAL SECTIONS

6518 & 6526 GRAND TETON PLAZA

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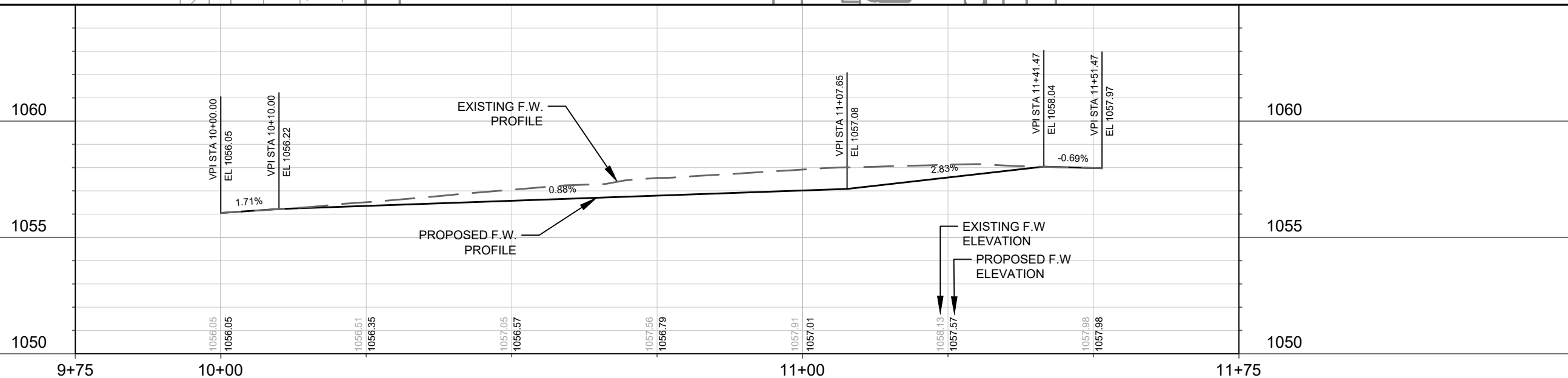
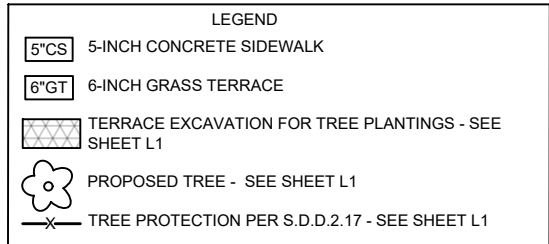
MADISON, WI

9772

CONTRACT NO:

DATE	BY
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MARK	16208
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1. THE DEVELOPER SHALL COORDINATE ULOs (UTILITY LINE OPENINGS) TO COORDINATE WITH MG&E THE GAS MAIN HAS APPROPRIATE COVERAGE WITH THE PROPOSED TERRACE GRADES.
2. PUBLIC SIDEWALK INSTALLATION CAN TAKE PLACE AFTER THE SIDEWALK EASEMENT IS RECORDED AND THE PROJECT ENGINEER IS NOTIFIED.



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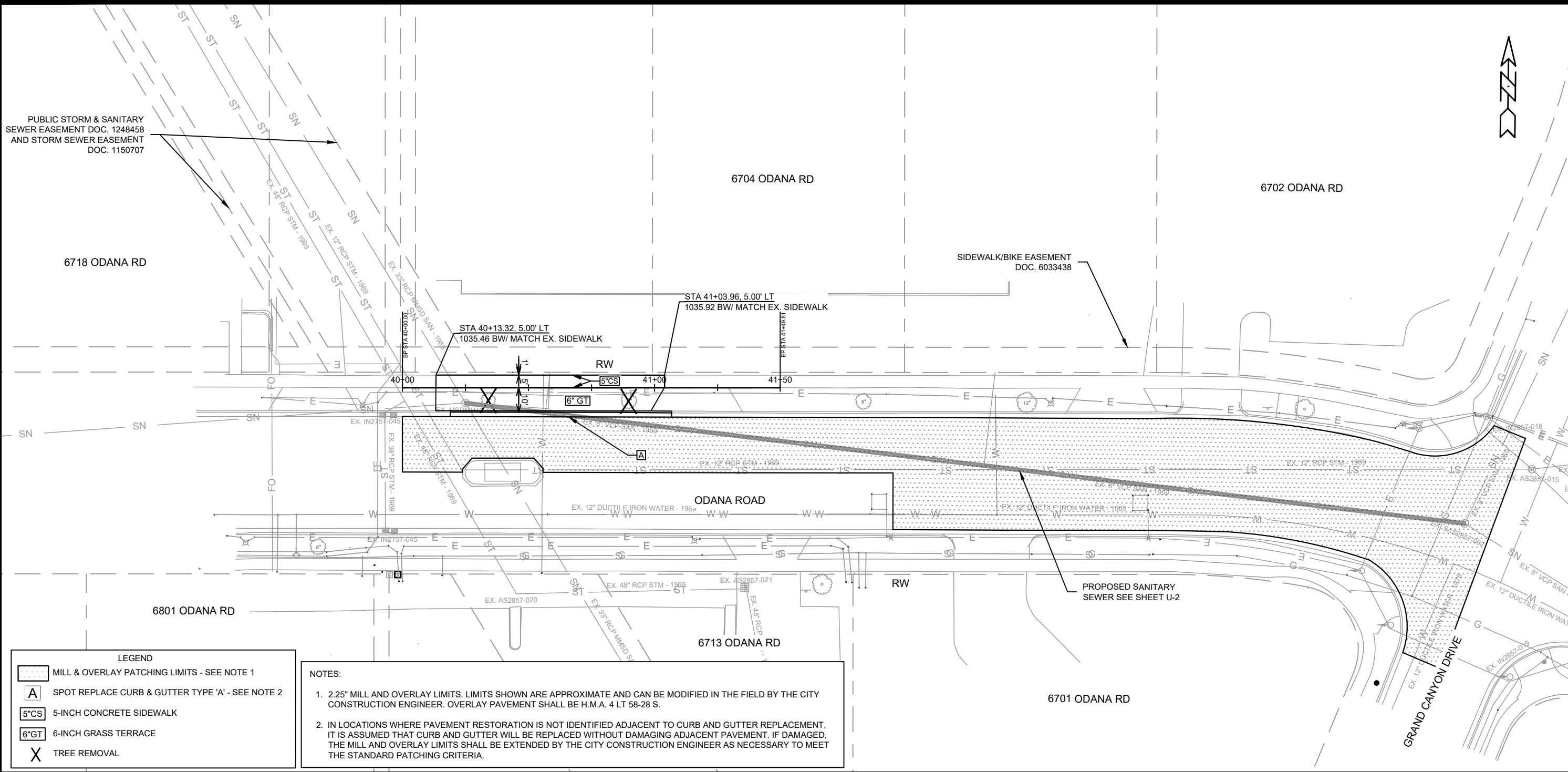
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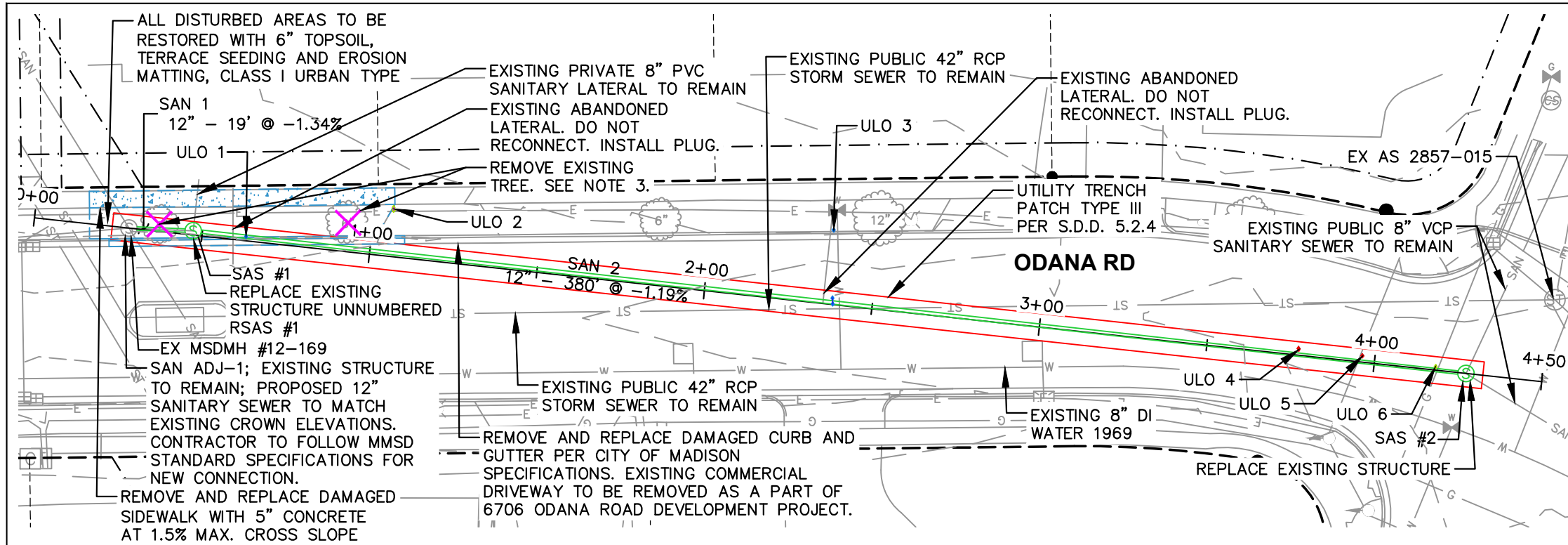
STREET PLAN & PROFILE - MINERAL POINT ROAD	16208
6518 & 6526 GRAND TETON PLAZA	MADISON, WI
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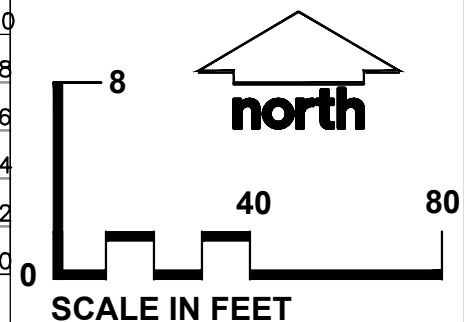
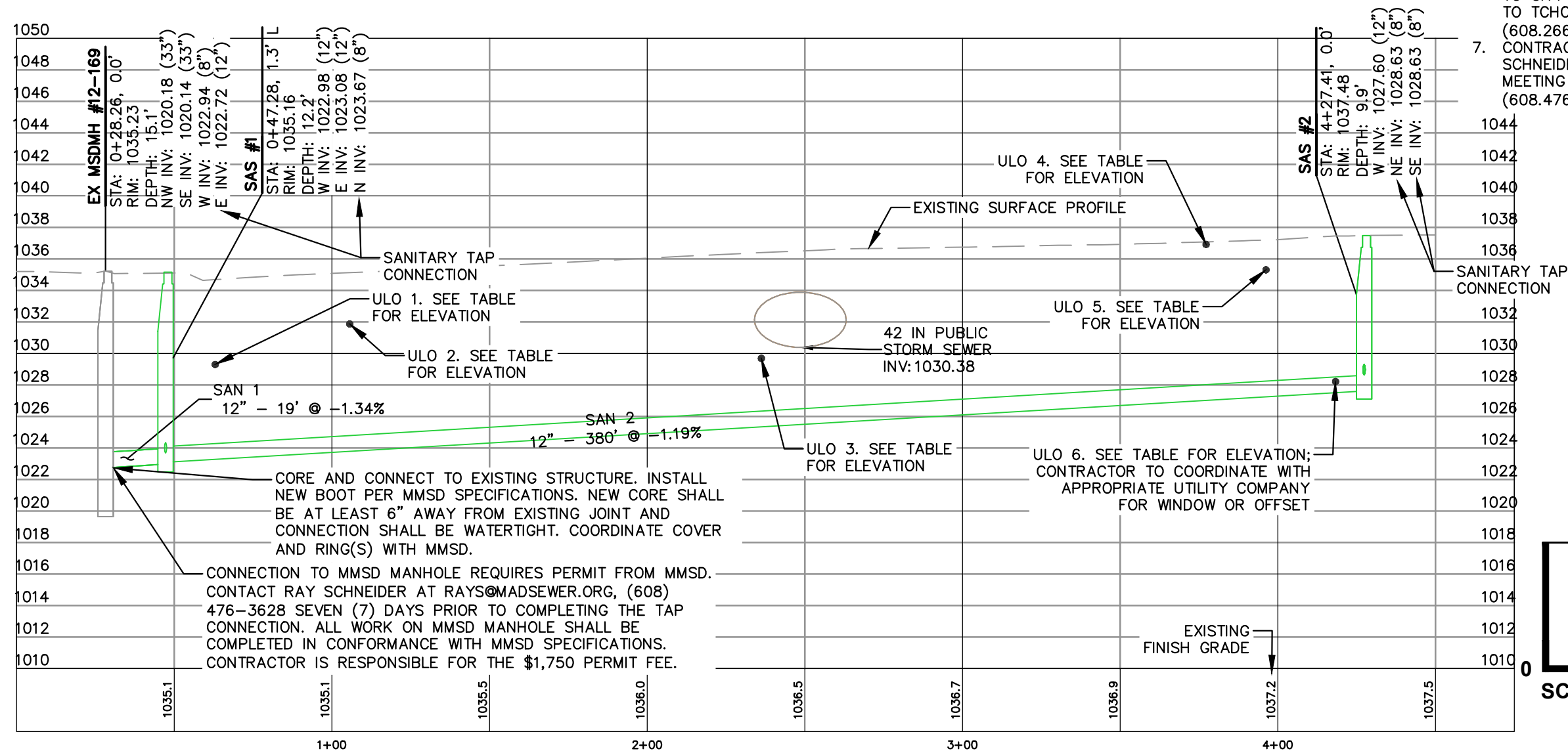


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NOTES:

1. REMOVE AND REPLACE SIDEWALK AND CURB AS NEEDED TO INSTALL SANITARY SEWER IN ODANA ROAD.
2. TRENCH PATCH TYPE III SHALL BY USED TO PATCH AREAS DISTURBED BY PUBLIC UTILITY INSTALLATION IN EXISTING ROADWAYS.
3. PRIOR TO TREE REMOVALS IDENTIFIED, A TREE REMOVAL NOTICE PER CITY APM 6-2 AND MGO SECTION 10.101 SHALL BE SENT BY THE DEVELOPER TO ALL PROPERTY OWNERS WITHIN 100 FT OF THE PROPOSED TREE REMOVALS. CONTRACTOR TO CONFIRM NOTICE WAS SENT BY FIRST-CLASS MAIL A MINIMUM OF 10 DAYS PRIOR TO ANY TREE REMOVALS.
4. NO PROPOSED SANITARY SEWER WORK MAY PROCEED WITHOUT CONFIRMATION FROM THE CITY PROJECT MANAGER THAT THE SEWER EXTENSION PERMIT HAS BEEN OBTAINED FROM THE WDNR.
5. SAS #1 AND SAS 2857-002 TO HAVE EXTERNAL SAS WRAP INSTALLED PER S.D.D 5.7.2 AND CITY OF MADISON STANDARD SPECIFICATIONS ARTICLE 507.2.
6. SHOP DRAWINGS SHALL BE SUBMITTED TO CITY ENGINEERING FOR APPROVAL TO TCHOJNOWSKI@CITYOFMADISON.COM (608.266.4094).
7. CONTRACTOR SHALL INVITE RAY SCHNEIDER TO THE PRECONSTRUCTION MEETING AT RAYS@MADSEWER.ORG (608.476.3628).



DIGGERS' HOTLINE

Toll Free (800) 242-8511



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MADISON REGIONAL OFFICE
507 WEST VERONA AVENUE, SUITE 500
VERONA, WISCONSIN 53593
P. 608.848.5060

CLIENT:

BEAR DEVELOPMENT

CLIENT ADDRESS:

4011 80TH STREET
KENOSHA, WI 53142

PROJECT:

6522 GRAND TETON PLAZA

CITY PROJECT #: 16028; CONTRACT #: 9772

PROJECT LOCATION:

6522 GRAND TETON PLAZA
MADISON, WI 53719
Dane County

PLAN MODIFICATIONS:

#	Date:	Description:
1	04.24.2026	SCHEMATIC LAYOUTS
2	04.29.2026	IMPROVEMENT PLAN DESIGN
3	05.15.2026	NFC SANITARY REVISIONS
4	06.19.2026	NFC STORM REVISIONS
5	07.14.2026	CITY ENGINEERING REVIEW
6	09.22.2026	CITY ENGINEERING REVIEW
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Designed By:

TLK

Reviewed By:

JAW

Approved By:

JAW

SHEET TITLE:

ODANA ROAD SANITARY SEWER PLAN & PROFILE

SHEET NUMBER:

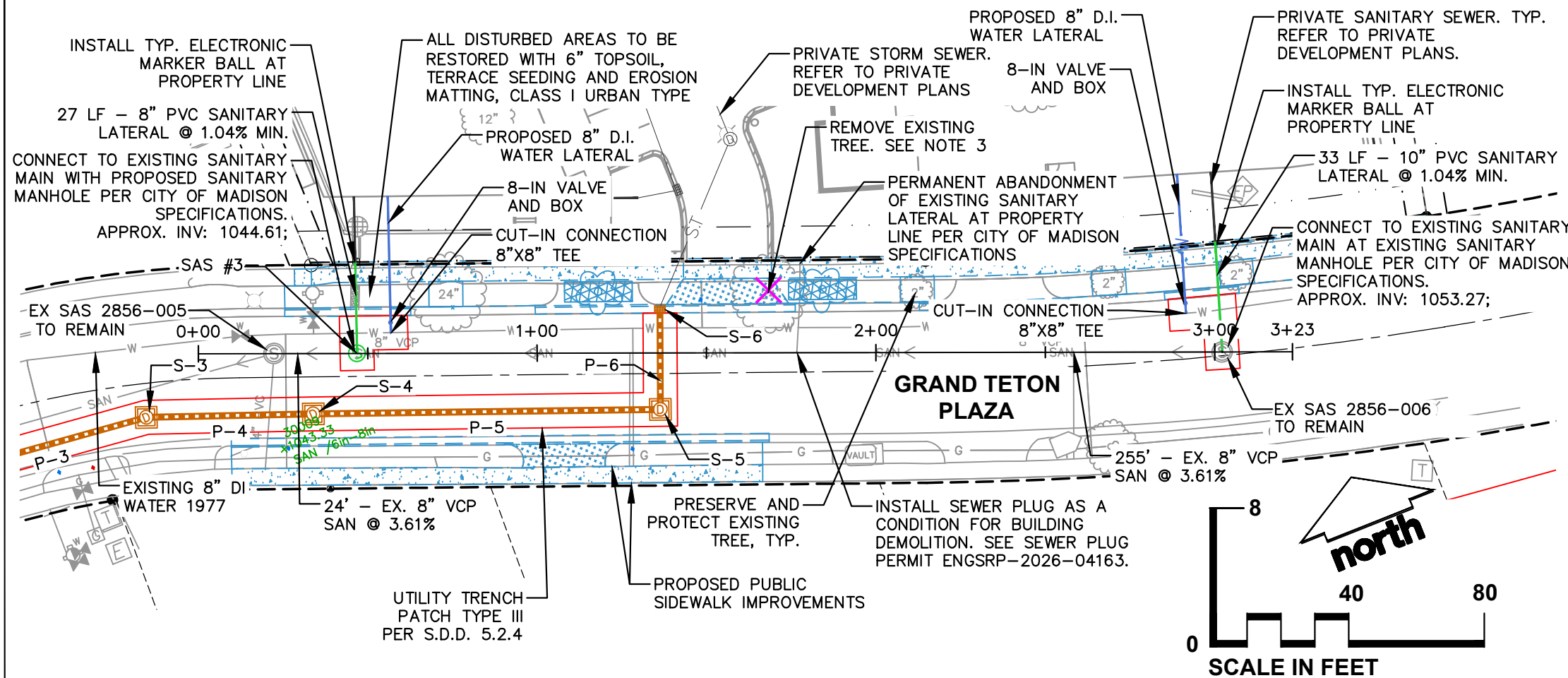
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JSD PROJECT NO:

25-16353-PUB

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- NOTES:
1. REMOVE AND REPLACE SIDEWALK AND CURB AS NEEDED TO INSTALL SANITARY SEWER IN GRAND TETON PLAZA.
 2. TRENCH PATCH TYPE III SHALL BY USED TO PATCH AREAS DISTURBED BY PUBLIC UTILITY INSTALLATION IN EXISTING ROADWAYS.
 3. PRIOR TO TREE REMOVALS IDENTIFIED, A TREE REMOVAL NOTICE PER CITY APM 6-2 AND MGO SECTION 10.101 SHALL BE SENT BY THE DEVELOPER TO ALL PROPERTY OWNERS WITHIN 100 FT OF THE PROPOSED TREE REMOVALS. CONTRACTOR TO CONFIRM NOTICE WAS SENT BY FIRST-CLASS MAIL A MINIMUM OF 10 DAYS PRIOR TO ANY TREE REMOVALS.
 4. NO PROPOSED SANITARY SEWER WORK MAY PROCEED WITHOUT CONFIRMATION FROM THE CITY PROJECT MANAGER THAT THE SEWER EXTENSION PERMIT HAS BEEN OBTAINED FROM THE WDNR.
 5. SAS #2 TO HAVE EXTERNAL SAS WRAP INSTALLED PER S.D.D 5.7.2 AND CITY OF MADISON STANDARD SPECIFICATIONS ARTICLE 507.2.
 6. SHOP DRAWINGS SHALL BE SUBMITTED TO CITY ENGINEERING FOR APPROVAL TO TCHOJNOWSKI@CITYOFMADISON.COM (608.266.4094).
 7. CONTRACTOR SHALL CONTACT MADISON WATER CONSTRUCTION SUPERVISOR JEFF BELSHAW (OFFICE: 608-261-9835, CELL: 608-206-3856) AT LEAST ONE WEEK PRIOR TO WATER SERVICE WORK



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VERONA, WISCONSIN 53593
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CLIENT:
BEAR DEVELOPMENT

CLIENT ADDRESS:
4011 80TH STREET
KENOSHA, WI 53142

PROJECT:
6522 GRAND TETON PLAZA

CITY PROJECT #: 16028; CONTRACT #: 9772

PROJECT LOCATION:
**6522 GRAND TETON PLAZA
MADISON, WI 53719
Dane County**

PLAN MODIFICATIONS:

#	Date:	Description:
1	04.24.2026	SCHEMATIC LAYOUTS
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6	09.22.2026	CITY ENGINEERING REVIEW
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Designed By: TLK
Reviewed By: JAW
Approved By: JAW

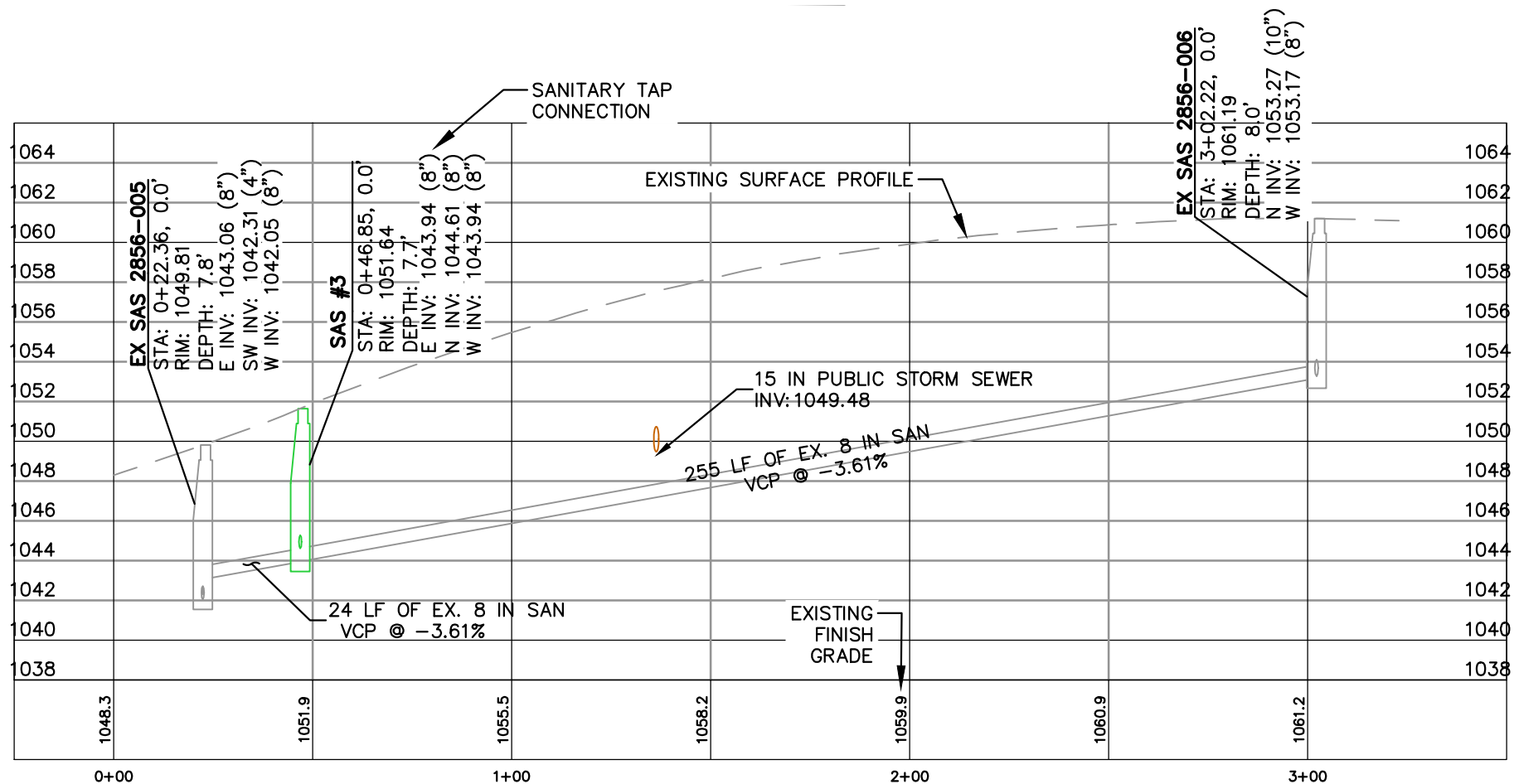
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**GRAND TETON PLAZA
SANITARY SEWER PLAN &
PROFILE**

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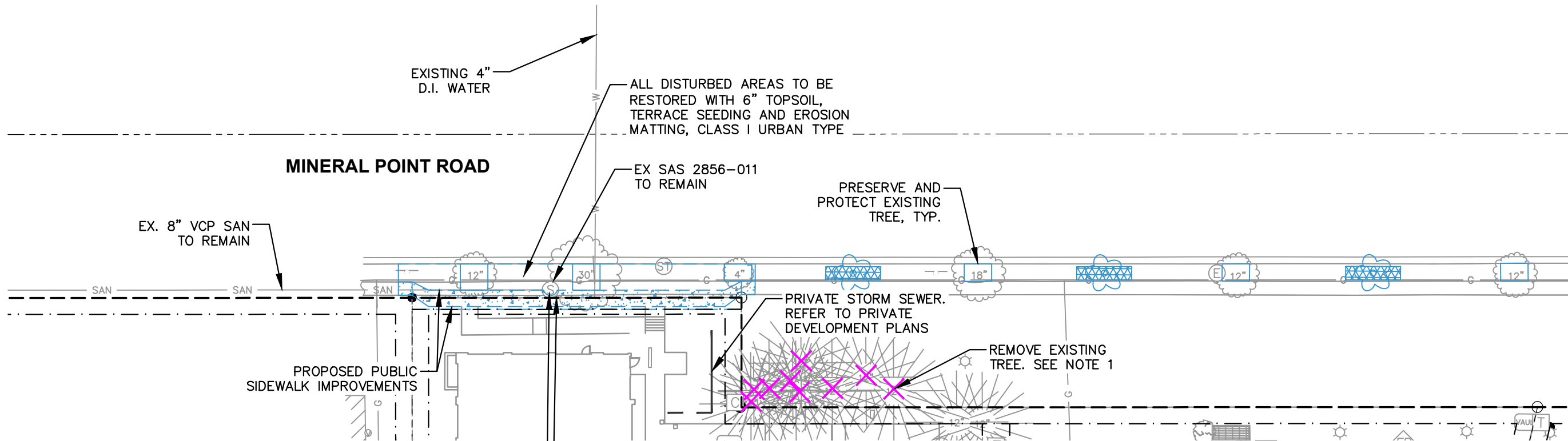
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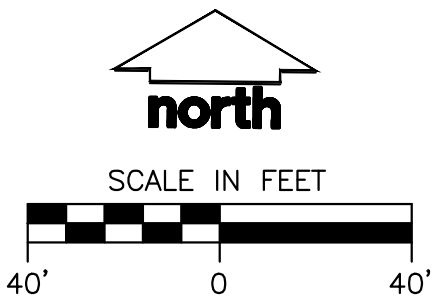
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- NOTES:
1. PRIOR TO TREE REMOVALS IDENTIFIED, A TREE REMOVAL NOTICE PER CITY APM 6-2 AND MGO SECTION 10.101 SHALL BE SENT BY THE DEVELOPER TO ALL PROPERTY OWNERS WITHIN 100 FT OF THE PROPOSED TREE REMOVALS. CONTRACTOR TO CONFIRM NOTICE WAS SENT BY FIRST-CLASS MAIL A MINIMUM OF 10 DAYS PRIOR TO ANY TREE REMOVALS.
 2. NO PROPOSED SANITARY SEWER WORK MAY PROCEED WITHOUT CONFIRMATION FROM THE CITY PROJECT MANAGER THAT THE SEWER EXTENSION PERMIT HAS BEEN OBTAINED FROM THE WDNR.
 3. SHOP DRAWINGS SHALL BE SUBMITTED TO CITY ENGINEERING FOR APPROVAL TO TCHOJNOWSKI@CITYOFMADISON.COM (608.266.4094).
 4. CONTRACTOR SHALL CONTACT MADISON WATER CONSTRUCTION SUPERVISOR JEFF BELSHAW (OFFICE: 608-261-9835, CELL: 608-206-3856) AT LEAST ONE WEEK PRIOR TO WATER SERVICE WORK



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CLIENT:
BEAR DEVELOPMENT

CLIENT ADDRESS:
**4011 80TH STREET
KENOSHA, WI 53142**

PROJECT:
6522 GRAND TETON PLAZA

CITY PROJECT #: 16028; CONTRACT #: 9772

PROJECT LOCATION:
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MADISON, WI 53719
Dane County**

PLAN MODIFICATIONS:

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1	04.24.2026	SCHEMATIC LAYOUTS
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Designed By: TLK
Reviewed By: JAW
Approved By: JAW

SHEET TITLE:
**MINERAL POINT ROAD
SANITARY SEWER PLAN**

SHEET NUMBER:

U-4

JSD PROJECT NO: 25-16353-PUB

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PROPOSED SANITARY SEWER STRUCTURE TABLE							
LABEL	STATION	OFFSET	RIM EL. (FT)	INVERT EL. (FT)	DEPTH (FT)	STRUCTURE DESC.	FRAME & GRATE
SAS #1	0+47.28	-1.28L	1035.16	W INV: 1022.98 (12") E INV: 1023.08 (12") N INV: 1023.67 (8")	12.2	48 IN MH	R-1550-0054
SAS #2	4+27.41	0.00	1037.48	W INV: 1027.60 (12") NE INV: 1028.63 (8")* SE INV: 1028.63 (8")*	9.9	48 IN MH	R-1550-0054
SAS #3	0+46.85	0.00	1051.64	W INV: 1043.94 (8") E INV: 1043.94 (8") * N INV: 1044.61 (8")	7.7	48 IN MH	R-1550-0054

ADJUST SANITARY STRUCTURES									
LABEL	STRUCTURE	STATION	OFFSET	TYPE	RIM-OLD	RIM-NEW	CHANGE	INVERT EL. (FT)	FRAME & GRATE
SAN ADJ-1	EX MSDMH #12-169	0+28.26	-0.00	48 IN MH	1035.23	1035.23	0.00 FT	TAP INV: 1022.72 (12 IN SDR 35)	R-1550-0054 DNA

STRUCTURE NOTES

- MSDMH # 12-169 SHALL REMAIN, THE PROPOSED SANITARY SEWER PIPE SHALL MATCH THE EXISTING INVERT. CORE AND CONNECT TO EXISTING STRUCTURE. INSTALL NEW BOOT PER CITY OF MADISON SPECIFICATIONS
- EX SAS #2857-002 SHALL BE REMOVED AND REPLACED WITH NEW STRUCTURE SAS #2.
- STATION AND OFFSET IS IN REFERENCE TO THE PROPOSED SANITARY SEWER ALIGNMENT.
- (*) DENOTED TAP CONNECTION.
- INSTALL CHIMNEY SEAL IN ACCORDANCE WITH CITY S.D.D. 5.7.17, ALL PROPOSED STRUCTURES.
- INSTALL EXTERNAL SAS WRAP IN ACCORDANCE WITH CITY S.D.D. 5.7.2, ALL PROPOSED STRUCTURES.
- SHOP DRAWINGS SHALL BE SUBMITTED TO CITY ENGINEERING FOR APPROVAL TO TCHOJNOWSKI@CITYOFMADISON.COM (608.266.4094)

PROPOSED SANITARY SEWER PIPE TABLE							
LABEL	FROM	TO	LENGTH	DOWNSTREAM	UPSTREAM	SLOPE	SIZE & MATERIAL
SAN 1	EX MSDMH #12-169	SAS #1	19'	1022.72	1022.98	1.34%	12 IN SDR 35
SAN 2	SAS #1	SAS #2	380'	1023.08	1027.60	1.19%	12 IN SDR 35

PIPE NOTES

- PIPE SAN 1 SHALL BE INSTALLED TO MATCH THE CROWN ELEVATION OF THE EXISTING 8" SANITARY SEWER AT MSDMH # 12-169.

REMOVE SANITARY PIPES				
LABEL	FROM	TO	LENGTH	SIZE & MATERIAL
RP-1	REM RSAS #1	EX MSDMH #12-169	19'	8 IN VCP
RP-2	REM EX SAS 2857-002	REM RSAS #1	380'	8 IN VCP

REMOVE SANITARY STRUCTURES			
LABEL	STATION	OFFSET	TYPE
REM EX SAS 2857-002	4+27.41	-0.00	SAS
REM RSAS #1	0+47.28	L-1.28	SAS

ULO SCHEDULE				
ULO NO.	STATION	OFFSET	TYPE	ELEVATION
ULO 1	0+63.01	1.33' L	WATER	1029.30
ULO 2	1+05.70	14.18' L	GAS	1031.86
ULO 3	2+36.25	22.04' L	WATER	1029.68
ULO 4	3+77.28	1.80' L	ELECTRIC	1036.91
ULO 5	3+96.27	1.92' L	ELECTRIC	1035.30
*ULO 6	4+18.30	0.46' L	GAS	1028.20

ULO NOTES

- ALL STATION AND OFFSET VALUES ARE IN REFERENCE TO THE ODANA ROAD PUBLIC SANITARY ALIGNMENT.
- (*) UTILITY CONFLICT WITH PROPOSED PUBLIC SANITARY SEWER. CONTRACTOR TO COORDINATE WITH APPROPRIATE UTILITY COMPANY FOR RELOCATION AND PROVIDE DOCUMENTATION OF PERMISSION FROM AND COORDINATION WITH THE EXISTING UTILITY FOR OFFSET/WINDOW WHERE ANY CONFLICTS ARE FOUND.



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CLIENT:

BEAR DEVELOPMENT

CLIENT ADDRESS:

4011 80TH STREET
KENOSHA, WI 53142

PROJECT:

6522 GRAND TETON
PLAZA

CITY PROJECT #: 16028; CONTRACT #: 9772

PROJECT LOCATION:

6522 GRAND TETON PLAZA
MADISON, WI 53719
Dane County

PLAN MODIFICATIONS:

#	Date:	Description:
1	04.24.2026	SCHEMATIC LAYOUTS
2	04.29.2026	IMPROVEMENT PLAN DESIGN
3	05.15.2026	NFC SANITARY REVISIONS
4	06.19.2026	NFC STORM REVISIONS
5	07.14.2026	CITY ENGINEERING REVIEW
6	09.22.2026	CITY ENGINEERING REVIEW
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Designed By: TLK
Reviewed By: JAW
Approved By: JAW

SHEET TITLE:

SANITARY SEWER
SCHEDULE

SHEET NUMBER:

U-5

JSD PROJECT NO:

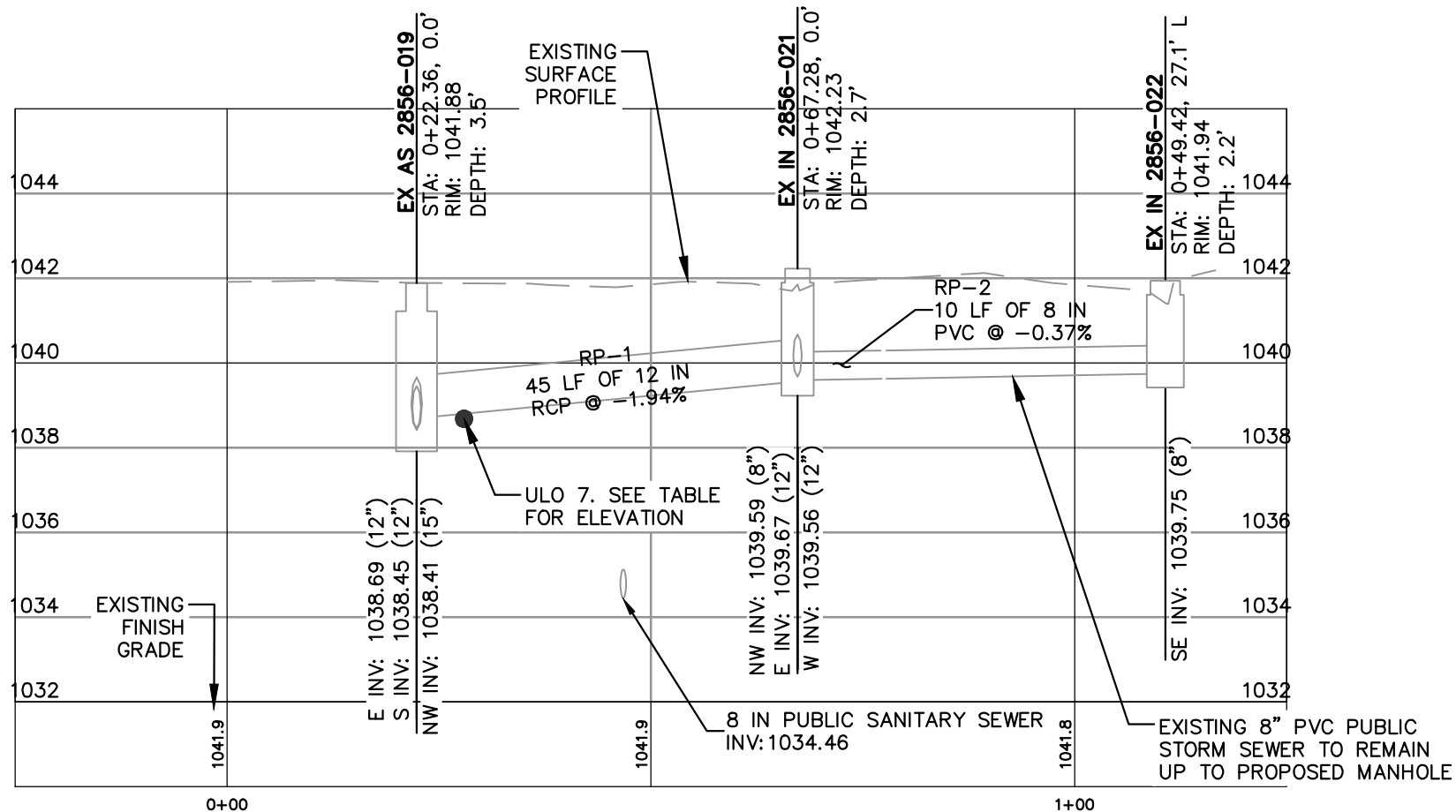
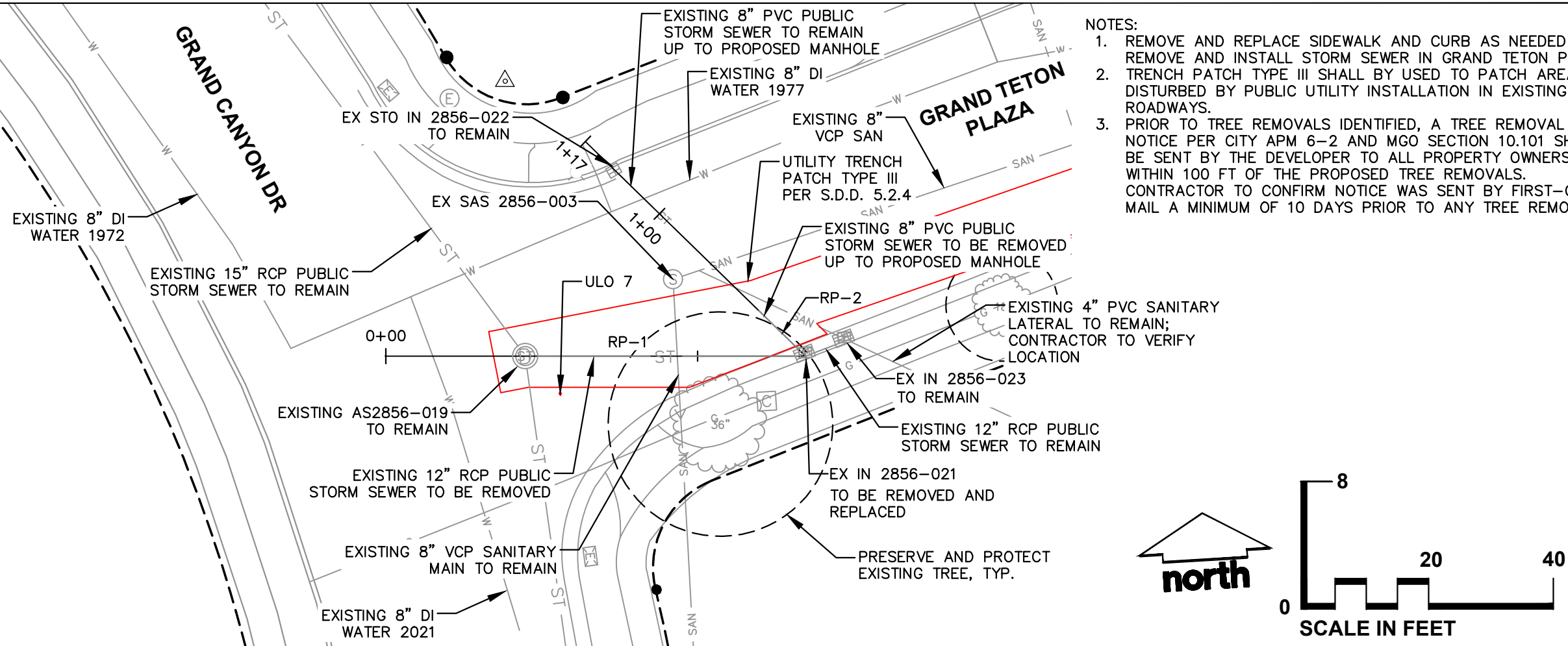
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Designed By: TLK
Reviewed By: JAW
Approved By: JAW

SHEET TITLE:
EXISTING STORM SEWER
PLAN & PROFILE

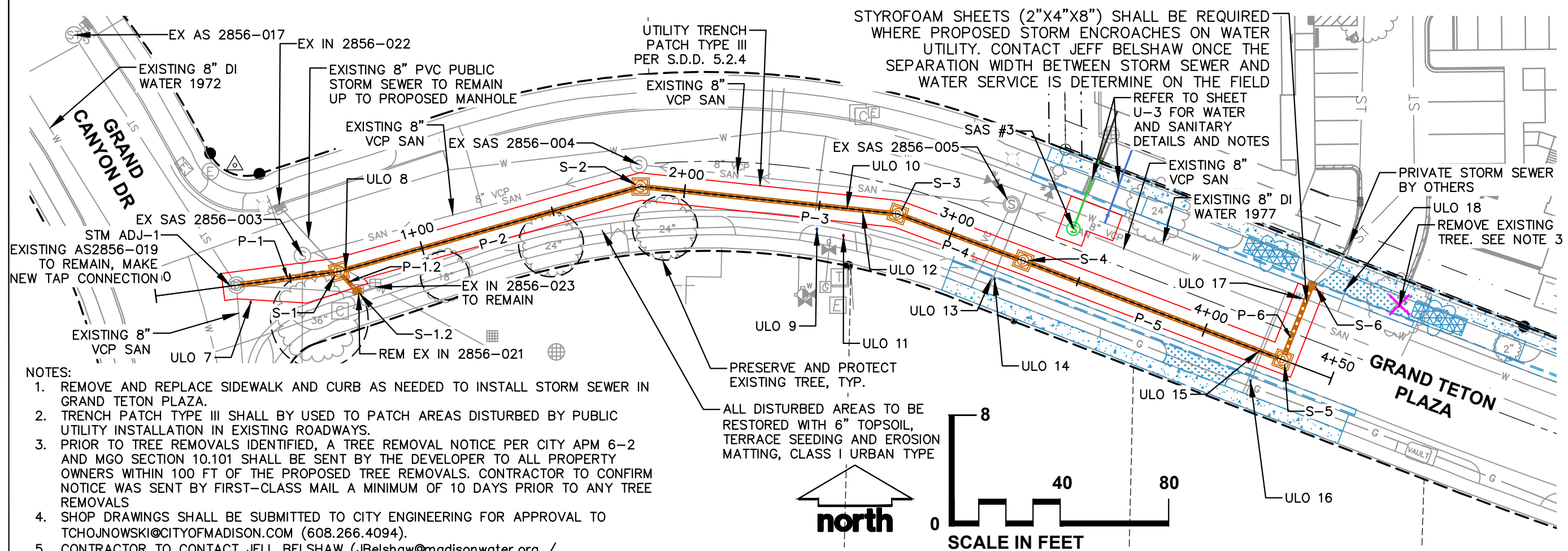
SHEET NUMBER:

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JSD PROJECT NO: 25-16353-PUB

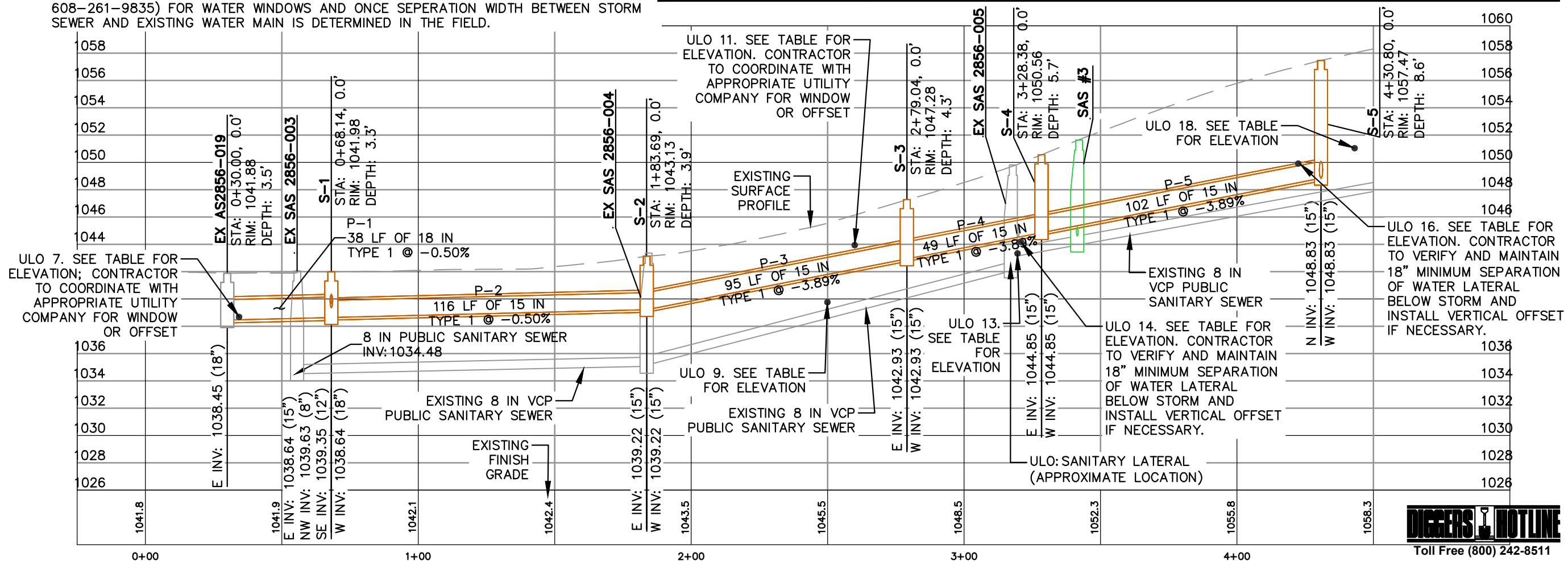
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NOTES:

1. REMOVE AND REPLACE SIDEWALK AND CURB AS NEEDED TO INSTALL STORM SEWER IN GRAND TETON PLAZA.
2. TRENCH PATCH TYPE III SHALL BE USED TO PATCH AREAS DISTURBED BY PUBLIC UTILITY INSTALLATION IN EXISTING ROADWAYS.
3. PRIOR TO TREE REMOVALS IDENTIFIED, A TREE REMOVAL NOTICE PER CITY APM 6-2 AND MGO SECTION 10.101 SHALL BE SENT BY THE DEVELOPER TO ALL PROPERTY OWNERS WITHIN 100 FT OF THE PROPOSED TREE REMOVALS. CONTRACTOR TO CONFIRM NOTICE WAS SENT BY FIRST-CLASS MAIL A MINIMUM OF 10 DAYS PRIOR TO ANY TREE REMOVALS
4. SHOP DRAWINGS SHALL BE SUBMITTED TO CITY ENGINEERING FOR APPROVAL TO TCHOJNOWSKI@CITYOFMADISON.COM (608.266.4094).
5. CONTRACTOR TO CONTACT JELL BELSHAW (JBelshaw@madisonwater.org / 608-261-9835) FOR WATER WINDOWS AND ONCE SEPERATION WIDTH BETWEEN STORM SEWER AND EXISTING WATER MAIN IS DETERMINED IN THE FIELD.



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CLIENT:
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CLIENT ADDRESS:
4011 80TH STREET
KENOSHA, WI 53142

PROJECT:
6522 GRAND TETON PLAZA

CITY PROJECT #: 16028; CONTRACT #: 9772

PROJECT LOCATION:
6522 GRAND TETON PLAZA
MADISON, WI 53719
Dane County

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Designed By: TLK
Reviewed By: JAW
Approved By: JAW

SHEET TITLE:
STORM SEWER PLAN & PROFILE - WEST

SHEET NUMBER:

U-7

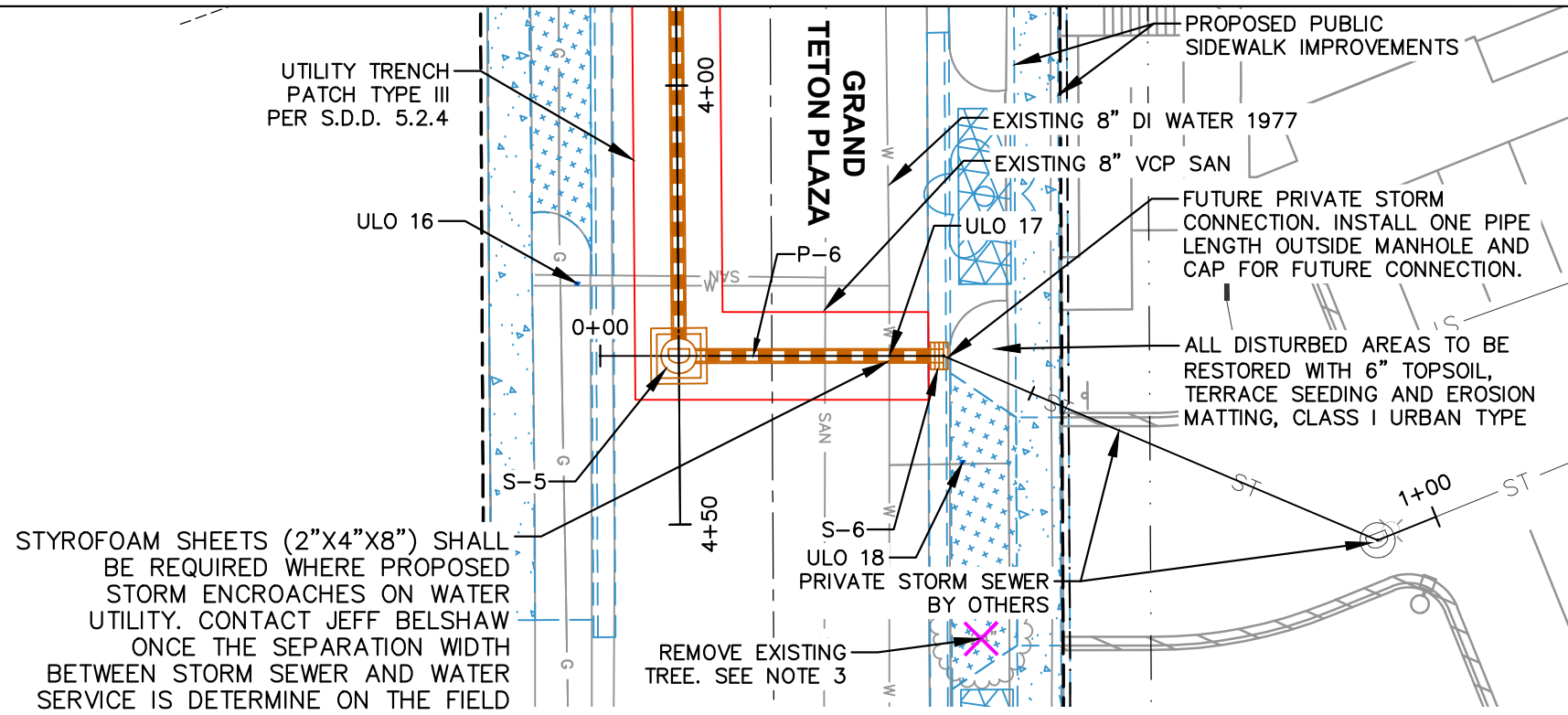
JSD PROJECT NO: 25-16353-PUB



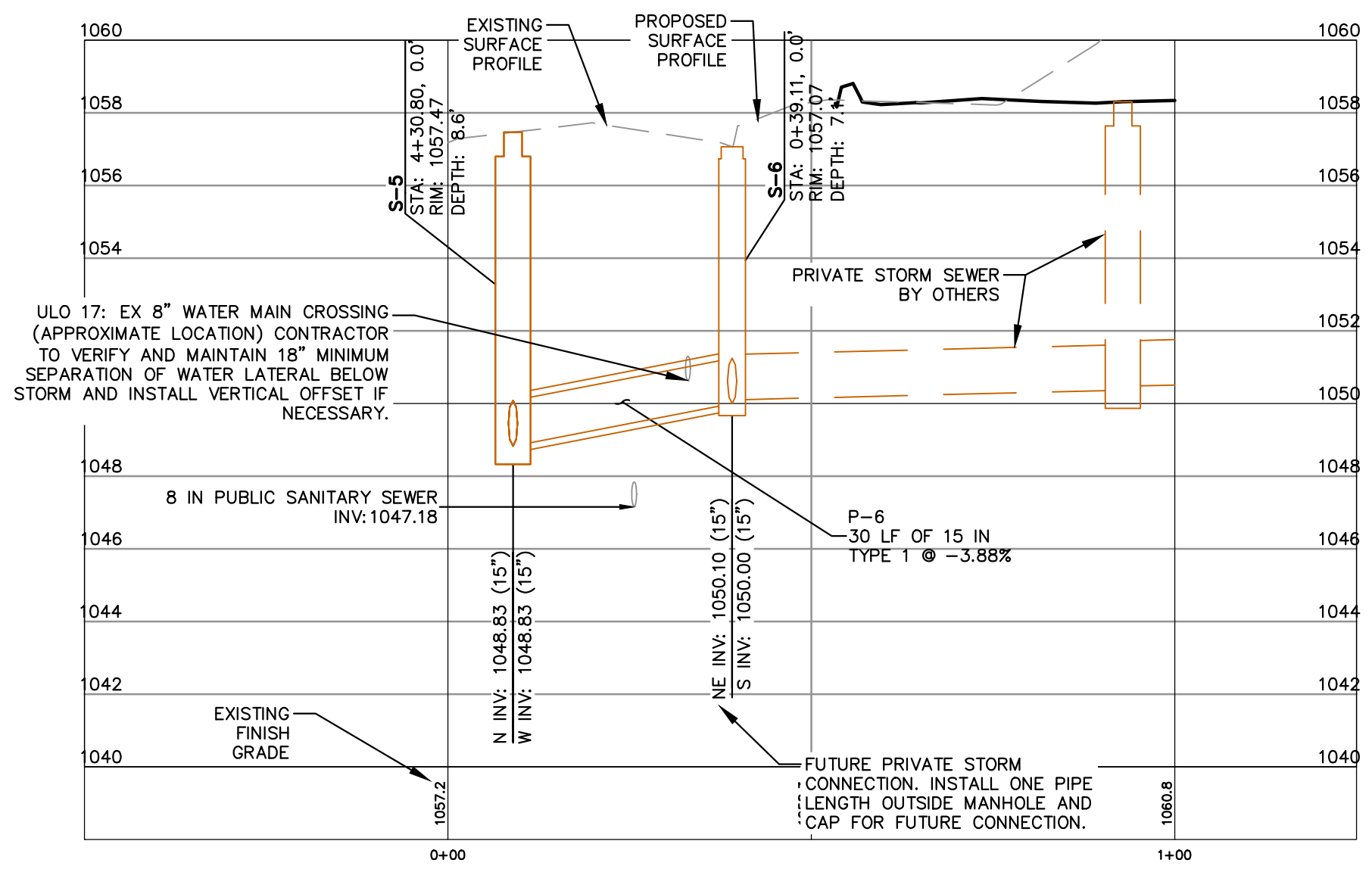
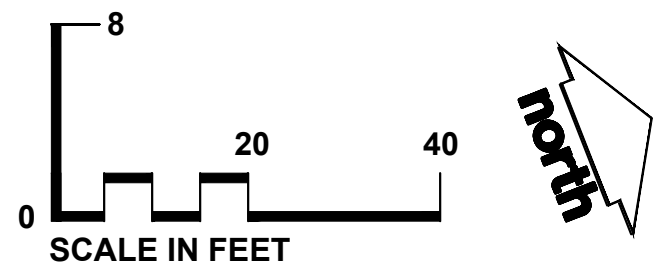
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- NOTES:
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 2. TRENCH PATCH TYPE III SHALL BY USED TO PATCH AREAS DISTURBED BY PUBLIC UTILITY INSTALLATION IN EXISTING ROADWAYS.
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Designed By: TLK
Reviewed By: JAW
Approved By: JAW

SHEET TITLE:
STORM SEWER PLAN & PROFILE - EAST

SHEET NUMBER:
U-8

JSD PROJECT NO: 25-16353-PUB

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PROPOSED STORM SEWER STRUCTURE TABLE							
LABEL	STATION	OFFSET	TYPE	RIM EL. (FT)	INVERT EL. (FT)	DEPTH (FT)	FRAME & GRATE
S-1	0+68.14	-0.00	3' X 3' SAS FP	1041.98	W INV: 1038.64 (18 IN RCP) E INV: 1038.64 (15 IN RCP) NW INV: 1039.63 (8 IN PVC) SE INV: 1039.35 (12 IN RCP)	3.3	R-1550-0054
S-1.2	0+72.81	R-9.37	TYPE "H" INLET FP	1042.23	NW INV: 1039.56 (12 IN RCP)	2.7	R-3067-7004-V
S-2	1+83.69	-0.00	3' X 3' SAS	1043.13	W INV: 1039.22 (15 IN RCP) E INV: 1039.22 (15 IN RCP)	3.9	R-1550-0054
S-3	2+79.04	-0.00	3' X 3' SAS	1047.28	W INV: 1042.93 (15 IN RCP) E INV: 1042.93 (15 IN RCP)	4.3	R-1550-0054
S-4	3+28.38	-0.00	3' X 3' SAS	1050.56	W INV: 1044.85 (15 IN RCP) E INV: 1044.85 (15 IN RCP)	5.7	R-1550-0054
S-5	4+30.80	-0.00	3' X 3' SAS	1057.47	W INV: 1048.83 (15 IN RCP) N INV: 1048.83 (15 IN RCP)	8.6	R-1550-0054
S-6	0+39.11	-0.00	TYPE "H" INLET	1057.07	S INV: 1050.00 (15 IN RCP) NE INV: 1050.10 (15 IN RCP)	7.1	R-3067-7004-V

PROPOSED STORM SEWER PIPE TABLE							
LABEL	FROM	TO	LENGTH	DOWNSTREAM	UPSTREAM	SLOPE	SIZE & MATERIAL
P-1	EX AS2856-019	S-1	38'	1038.45	1038.64	0.50%	18 IN TYPE 1
P-1.2	S-1	S-1.2	10'	1039.35	1039.56	2.00%	12 IN TYPE 1
P-2	S-1	S-2	116'	1038.64	1039.22	0.50%	15 IN TYPE 1
P-3	S-2	S-3	95'	1039.22	1042.93	3.89%	15 IN TYPE 1
P-4	S-3	S-4	49'	1042.93	1044.85	3.89%	15 IN TYPE 1
P-5	S-4	S-5	102'	1044.85	1048.83	3.89%	15 IN TYPE 1
P-6	S-5	S-6	30'	1048.83	1050.00	3.88%	15 IN TYPE 1

ADJUST STORM STRUCTURES								
LABEL	STRUCTURE	STATION	OFFSET	TYPE	RIM-OLD	RIM-NEW	CHANGE	INVERT EL. (FT)
STM ADJ-1	EX AS2856-019	0+30.00	-0.00	3' x 3' STM SAS	1041.88	1041.88	0.00 FT	TAP INV: 1038.45 (18 IN RCP)

STANDARD NOTES

- ALL REBAR FOR FIELD POURED STRUCTURES SHALL BE EPOXY COATED. ANY EXPOSED STEEL SHALL BE TOUCHED UP OR RECOATED PRIOR TO USE.
- 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.
- ABBREVIATIONS:
 - RCP = REINFORCED CONCRETE PIPE
 - DNA = DOES NOT APPLY
 - SAS = SEWER ACCESS STRUCTURE
 - FP = FIELD POURED STRUCTURE
- APPROXIMATE DISCHARGE E.I. GIVEN, ADJUST E.I. AND PIPE SLOPE IN THE FIELD.
- TOP OF CASTING GRADE GIVEN IS THE FLOWLINE OF THE CLOSED CASTINGS FOR SASs.
- TOP OF CONCRETE ROOF (TR) IS 1.25 BELOW TOP OF CASTING UNLESS OTHERWISE NOTED.
- ALL REINFORCED CONCRETE PIPES TO BE CLASS III UNLESS OTHERWISE NOTED.
- ALL STRUCTURES CALLED OUT AS FIELD POURED SHALL BE FIELD POURED. ALL OTHER STRUCTURES (NOT INDICATED AS FIELD POURED) SHALL BE SUBMITTED TO CITY ENGINEERING FOR APPROVAL TO TCHOJNOWSKI@CITYOFMADISON.COM (608.266.4094)
- ALL SHOP DRAWINGS SHALL BE SUBMITTED TO CITY ENGINEERING FOR APPROVAL TO TCHOJNOWSKI@CITYOFMADISON.COM (608.266.4094)
- SURVEYOR TO CONFIRM THAT ALL INLET STATION/OFFSETS LINE UP WITH PROPOSED CURB AND GUTTER.
- ALL REINFORCED CONCRETE PIPES SHALL BE CLASS 3 UNLESS OTHERWISE NOTED.

REMOVE STORM PIPES				
LABEL	FROM	TO	LENGTH	SIZE & MATERIAL
RP-1	EX IN 2856-021	EX AS 2856-019	45'	12 IN RCP
RP-2	END RP-2	EX IN 2856-021	10'	8 IN PVC

REMOVE STORM STRUCTURES				
LABEL	STRUCTURE ASSET I.D.	STATION	OFFSET	TYPE
EX IN 2856-021	2 X 3 INLET	0+67.28	-0.00	R-3067

REMOVAL NOTES

- RP-2 TO BE REMOVED FROM EX STO INL 75097 UP TO PROPOSED MANHOLE S-1.

ULO SCHEDULE				
ULO NO.	STATION	OFFSET	TYPE	ELEVATION
* ULO 7	0+34.34	6.95' R	ELECTRIC	1038.68
ULO 8			SANITARY LATERAL	
ULO 9	2+49.95	8.73' R	WATER LATERAL	1039.76
ULO 10			FIBER	
* ULO 11	2+59.95	10.10' R	ELECTRIC	1043.94
ULO 12			ELECTRIC	
ULO 13	3+19.59	10.23' R	SANITARY LATERAL	1043.33
ULO 14	3+20.81	10.00' R	WATER LATERAL	1044.19
ULO 15			SANITARY LATERAL	
ULO 16	4+22.46	11.51' R	WATER LATERAL	1049.91
ULO 17			WATER MAIN	
ULO 18	4+43.14	32.22' L	WATER LATERAL	1051.04

ULO NOTES

- ULO 8, 10, 12, 15, AND 17 TO BE COMPLETED PRIOR TO CONSTRUCTION.
- ALL STATION AND OFFSET VALUES ARE IN REFERENCE TO THE GRAND TETON PUBLIC STORM ALIGNMENT.
- (*) POSSIBLY UTILITY CONFLICT WITH PROPOSED PUBLIC STORM SEWER. CONTRACTOR TO COORDINATE WITH APPROPRIATE UTILITY COMPANY FOR RELOCATION IF REQUIRED AND PROVIDE DOCUMENTATION OF PERMISSION FROM AND COORDINATION WITH THE EXISTING UTILITY FOR OFFSET/WINDOW WHERE ANY CONFLICTS ARE FOUND.



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CLIENT:

BEAR DEVELOPMENT

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**4011 80TH STREET
KENOSHA, WI 53142**

PROJECT:

6522 GRAND TETON PLAZA

CITY PROJECT #: 16028; CONTRACT #: 9772

PROJECT LOCATION:

**6522 GRAND TETON PLAZA
MADISON, WI 53719
Dane County**

PLAN MODIFICATIONS:

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Designed By: TLK
Reviewed By: JAW
Approved By: JAW

SHEET TITLE:

**STORM SEWER
SCHEDULE**

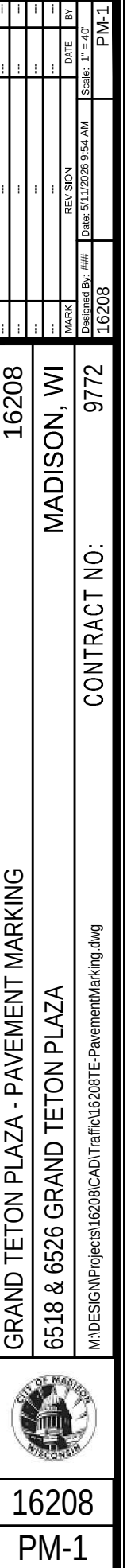
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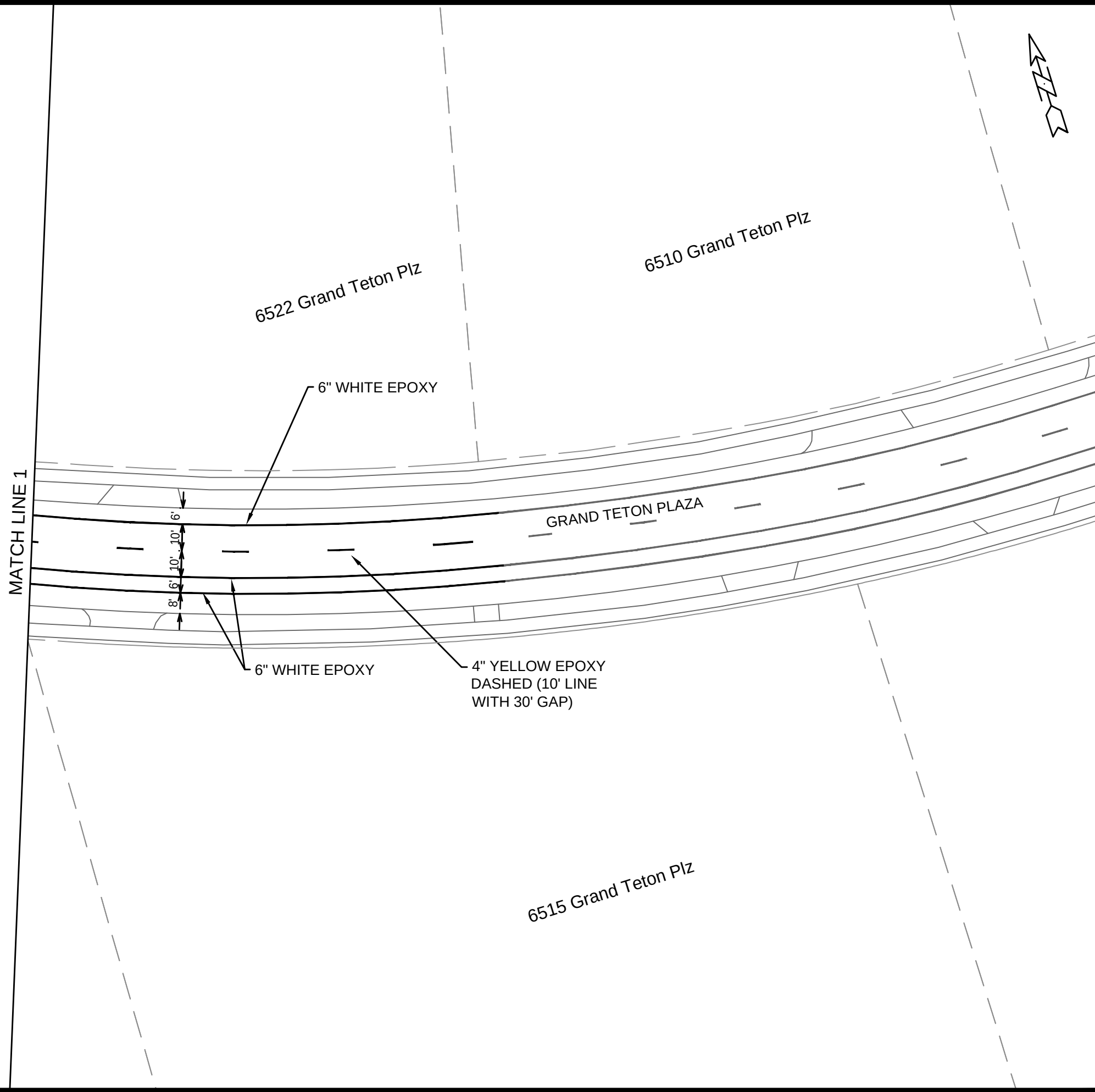
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JSD PROJECT NO:

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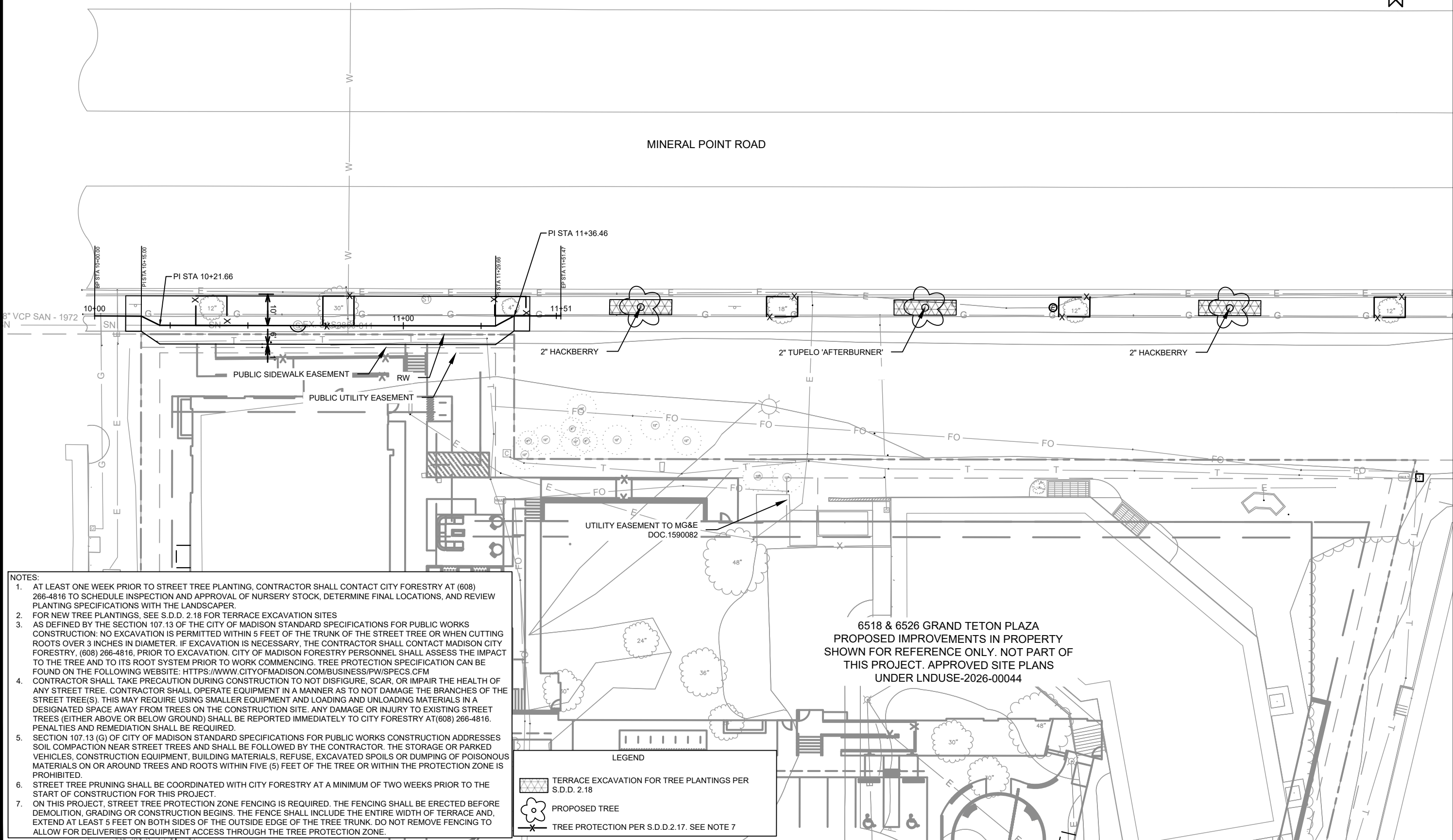




	16208		16208	
	PM-2		PM-2	
GRAND TETON PLAZA - PAVEMENT MARKING				
6518 & 6526 GRAND TETON PLAZA				
M:\DESIGN\Projects\16208\CAD\Traffic\16208TE-PavementMarking.dwg				
CONTRACT NO:		9772		
MADISON, WI		16208		
MARK		REVISION		
Designed By: ###		Date: 5/17/2026 9:55 AM		
Scale: 1" = 40'		BY		
		DATE		
		PM-2		



16208
PM-3



NOTES:

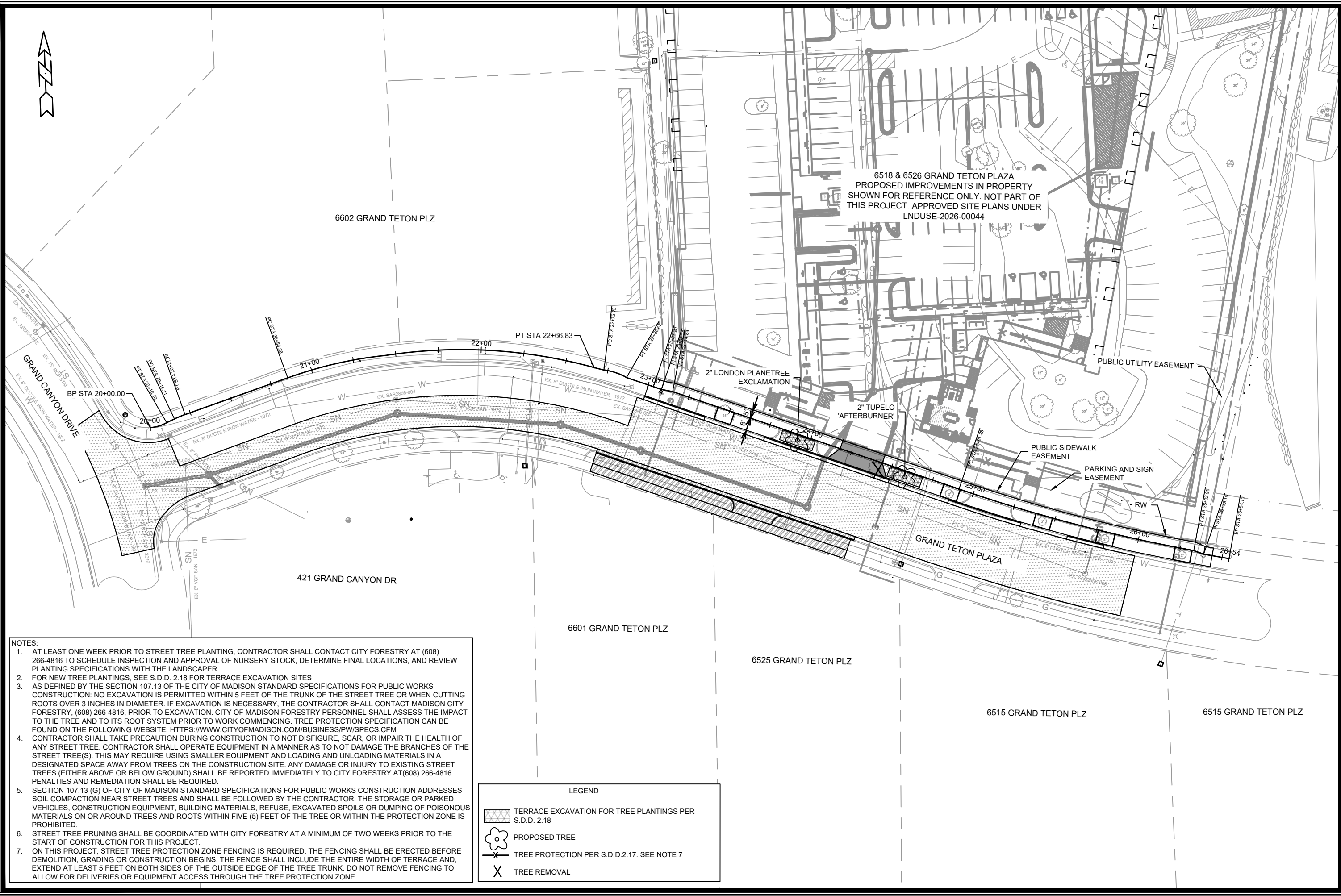
1. AT LEAST ONE WEEK PRIOR TO STREET TREE PLANTING, CONTRACTOR SHALL CONTACT CITY FORESTRY AT (608) 266-4816 TO SCHEDULE INSPECTION AND APPROVAL OF NURSERY STOCK, DETERMINE FINAL LOCATIONS, AND REVIEW PLANTING SPECIFICATIONS WITH THE LANDSCAPER.
2. FOR NEW TREE PLANTINGS, SEE S.D.D. 2.18 FOR TERRACE EXCAVATION SITES
3. AS DEFINED BY THE SECTION 107.13 OF THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION: 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, (608) 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 SPECIFICATION CAN BE FOUND ON THE FOLLOWING WEBSITE: [HTTPS://WWW.CITYOFMADISON.COM/BUSINESS/PW/SPECS.CFM](https://www.cityofmadison.com/business/pw/specs.cfm)
4. CONTRACTOR SHALL TAKE PRECAUTION DURING CONSTRUCTION TO NOT DISFIGURE, SCAR, OR IMPAIR THE HEALTH OF ANY STREET TREE. CONTRACTOR SHALL OPERATE EQUIPMENT IN A MANNER AS TO NOT DAMAGE THE BRANCHES OF THE STREET TREE(S). THIS MAY REQUIRE USING SMALLER EQUIPMENT AND LOADING AND UNLOADING MATERIALS IN A DESIGNATED SPACE AWAY FROM TREES ON THE CONSTRUCTION SITE. ANY DAMAGE OR INJURY TO EXISTING STREET TREES (EITHER ABOVE OR BELOW GROUND) SHALL BE REPORTED IMMEDIATELY TO CITY FORESTRY AT(608) 266-4816. PENALTIES AND REMEDIATION SHALL BE REQUIRED.
5. SECTION 107.13 (G) OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION ADDRESSES SOIL COMPACTION NEAR STREET TREES AND SHALL BE FOLLOWED BY THE CONTRACTOR. THE STORAGE OR PARKED VEHICLES, CONSTRUCTION EQUIPMENT, BUILDING MATERIALS, REFUSE, EXCAVATED SPOILS OR DUMPING OF POISONOUS MATERIALS ON OR AROUND TREES AND ROOTS WITHIN FIVE (5) FEET OF THE TREE OR WITHIN THE PROTECTION ZONE IS PROHIBITED.
6. STREET TREE PRUNING SHALL BE COORDINATED WITH CITY FORESTRY AT A MINIMUM OF TWO WEEKS PRIOR TO THE START OF CONSTRUCTION FOR THIS PROJECT.
7. ON THIS PROJECT, STREET TREE PROTECTION ZONE FENCING IS REQUIRED. THE FENCING SHALL BE ERECTED BEFORE 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 FENCING TO ALLOW FOR DELIVERIES OR EQUIPMENT ACCESS THROUGH THE TREE PROTECTION ZONE.

LEGEND

	TERRACE EXCAVATION FOR TREE PLANTINGS PER S.D.D. 2.18
	PROPOSED TREE
	TREE PROTECTION PER S.D.D.2.17. SEE NOTE 7

6518 & 6526 GRAND TETON PLAZA
PROPOSED IMPROVEMENTS IN PROPERTY
SHOWN FOR REFERENCE ONLY. NOT PART OF
THIS PROJECT. APPROVED SITE PLANS
UNDER LNDUSE-2026-00044

16208		MADISON, WI		9772	
LANDSCAPING PLAN - MINERAL POINT ROAD		6518 & 6526 GRAND TETON PLAZA		CONTRACT NO:	
		16208		L-1	
MARK	REVISION	DATE	BY		
Designed By: NGV	Date: 9/23/2026	10:46 AM	Scale: 1" = 30'	L-1	



- NOTES:
1. AT LEAST ONE WEEK PRIOR TO STREET TREE 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. FOR NEW TREE PLANTINGS, SEE S.D.D. 2.18 FOR TERRACE EXCAVATION SITES
 3. AS DEFINED BY THE SECTION 107.13 OF THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION: 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, (608) 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 SPECIFICATION CAN BE FOUND ON THE FOLLOWING WEBSITE: [HTTPS://WWW.CITYOFMADISON.COM/BUSINESS/PW/SPECS.CFM](https://www.cityofmadison.com/business/pw/specs.cfm)
 4. CONTRACTOR SHALL TAKE PRECAUTION DURING CONSTRUCTION TO NOT DISFIGURE, SCAR, OR IMPAIR THE HEALTH OF ANY STREET TREE. CONTRACTOR SHALL OPERATE EQUIPMENT IN A MANNER AS TO NOT DAMAGE THE BRANCHES OF THE STREET TREE(S). THIS MAY REQUIRE USING SMALLER EQUIPMENT AND LOADING AND UNLOADING MATERIALS IN A DESIGNATED SPACE AWAY FROM TREES ON THE CONSTRUCTION SITE. ANY DAMAGE OR INJURY TO EXISTING STREET TREES (EITHER ABOVE OR BELOW GROUND) SHALL BE REPORTED IMMEDIATELY TO CITY FORESTRY AT (608) 266-4816. PENALTIES AND REMEDIATION SHALL BE REQUIRED.
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 6. STREET TREE PRUNING SHALL BE COORDINATED WITH CITY FORESTRY AT A MINIMUM OF TWO WEEKS PRIOR TO THE START OF CONSTRUCTION FOR THIS PROJECT.
 7. ON THIS PROJECT, STREET TREE PROTECTION ZONE FENCING IS REQUIRED. THE FENCING SHALL BE ERECTED BEFORE 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 FENCING TO ALLOW FOR DELIVERIES OR EQUIPMENT ACCESS THROUGH THE TREE PROTECTION ZONE.

LEGEND

- TERRACE EXCAVATION FOR TREE PLANTINGS PER S.D.D. 2.18
- PROPOSED TREE
- TREE PROTECTION PER S.D.D.2.17. SEE NOTE 7
- TREE REMOVAL

6518 & 6526 GRAND TETON PLAZA
PROPOSED IMPROVEMENTS IN PROPERTY
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LNDUSE-2026-00044

LANDSCAPING PLAN - GRAND TETON PLAZA

6518 & 6526 GRAND TETON PLAZA

16208

L-2

16208

MADISON, WI

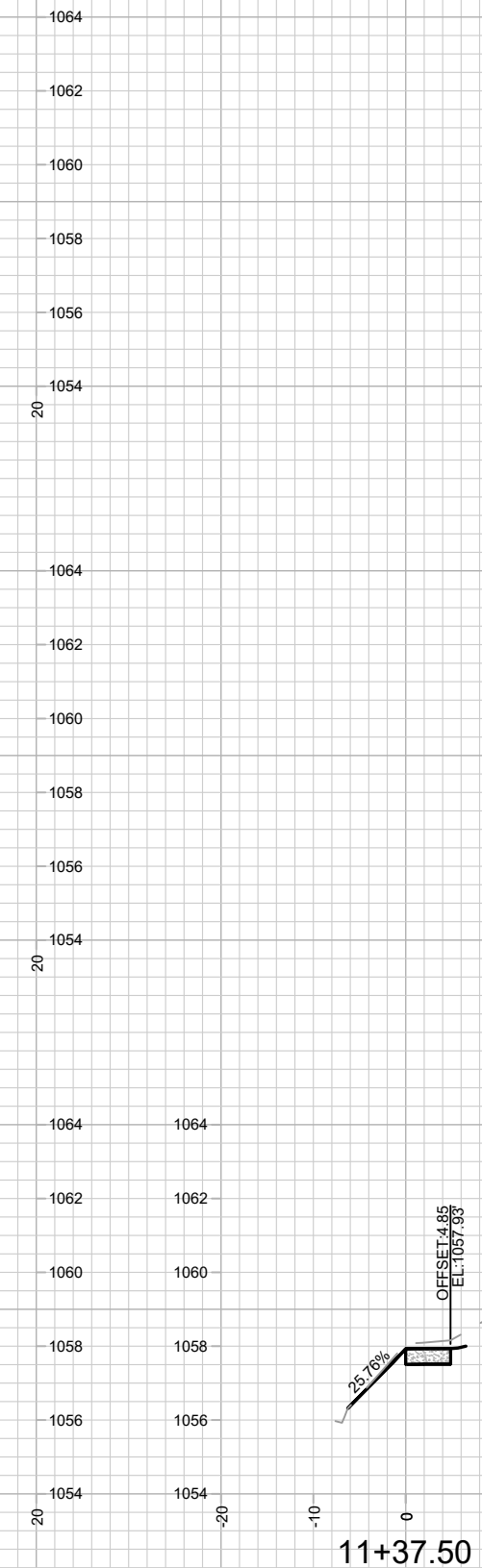
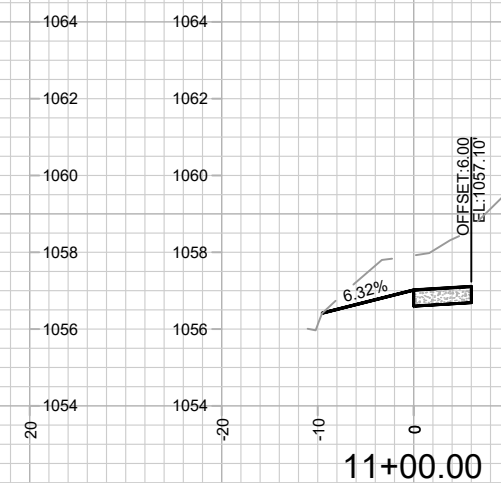
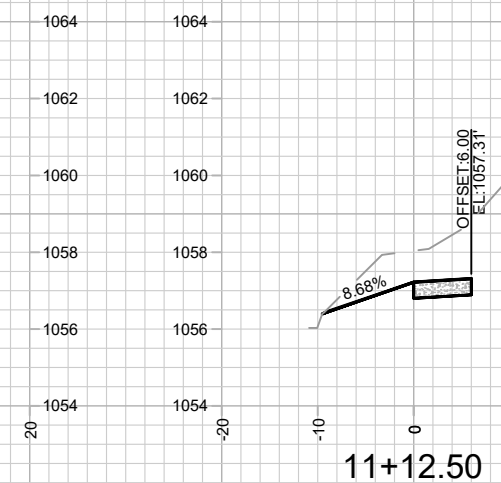
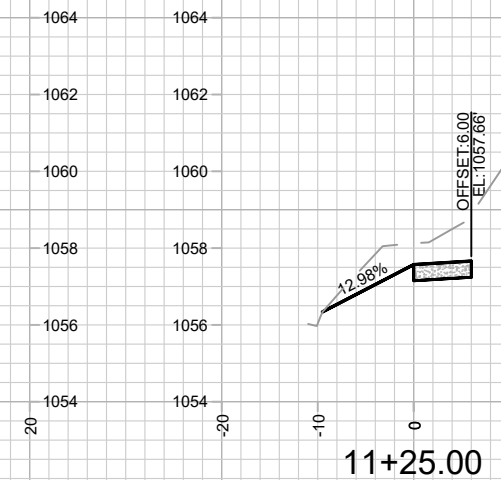
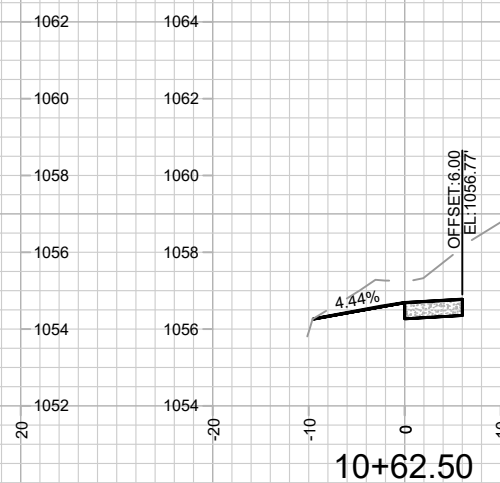
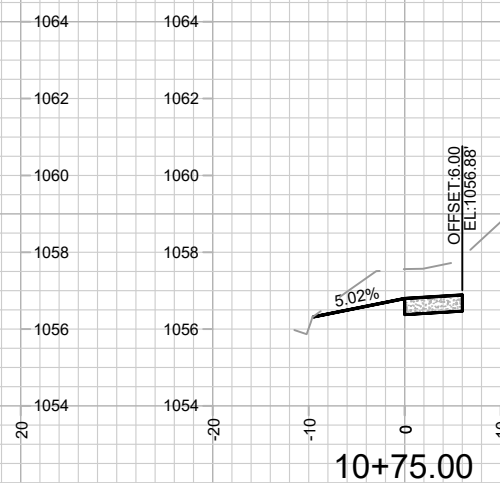
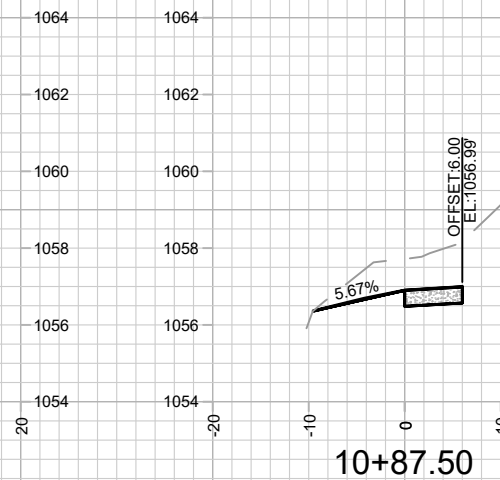
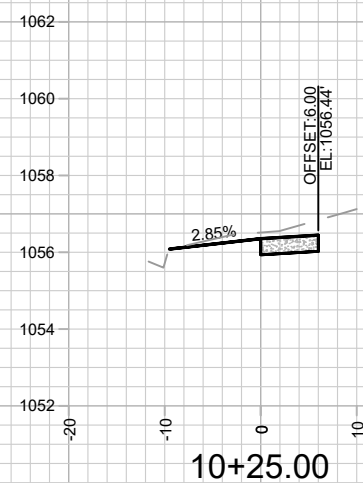
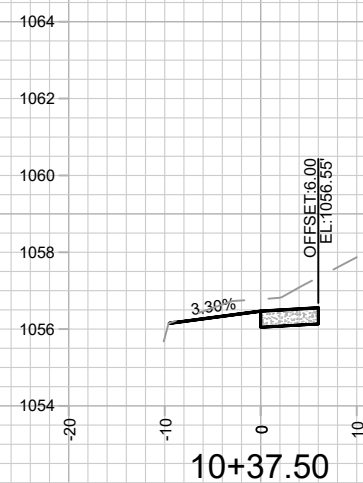
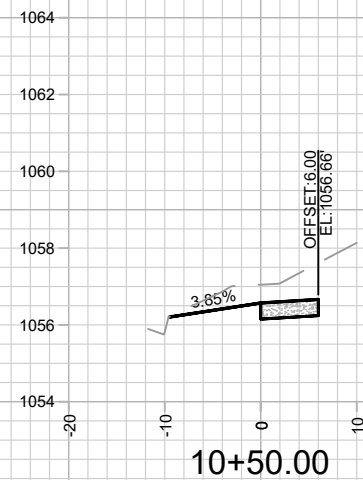
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CONTRACT NO:

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Scale: 1" = 60'

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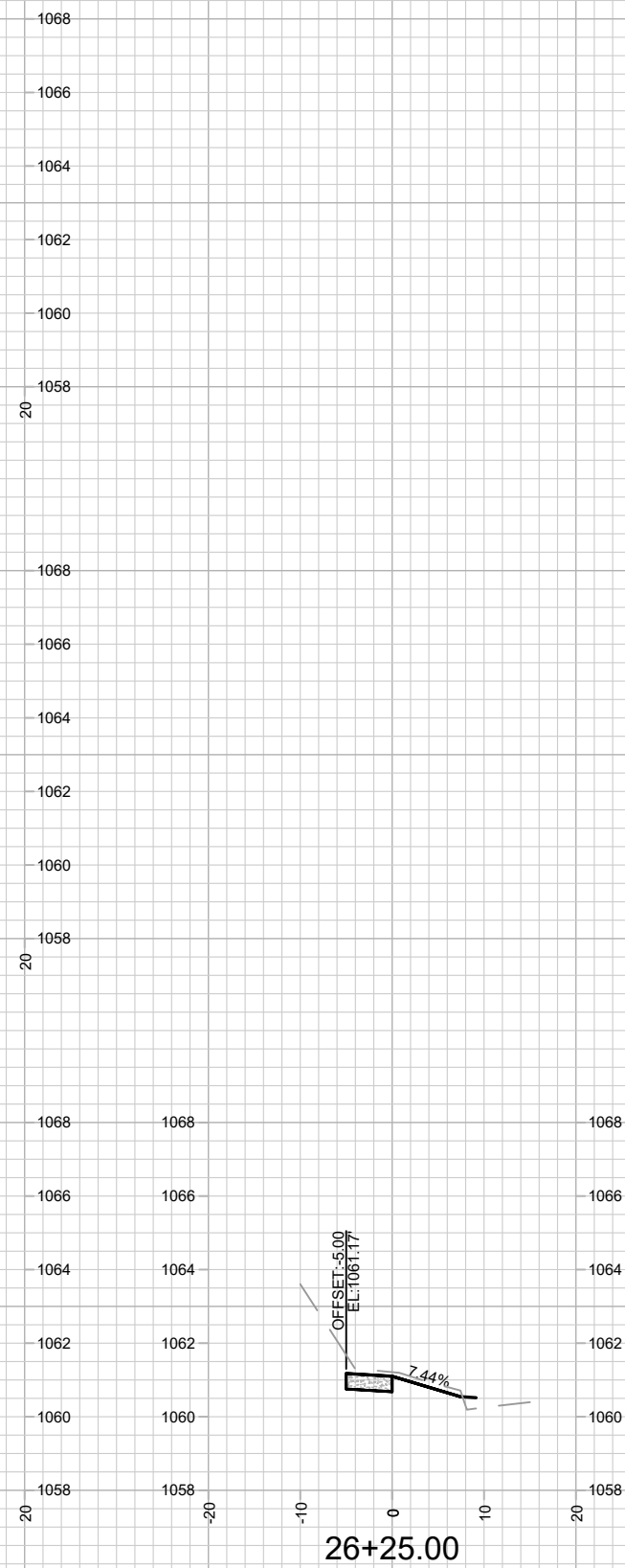
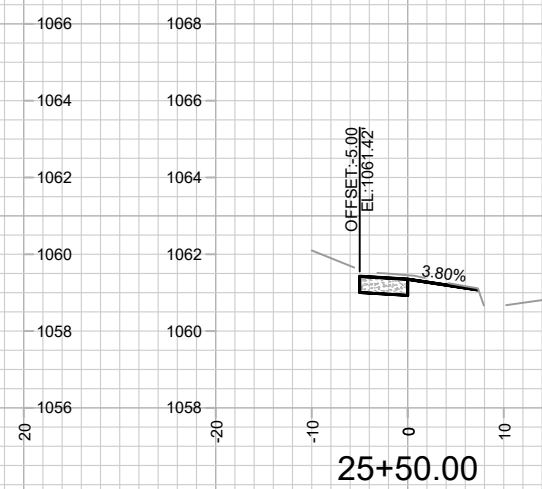
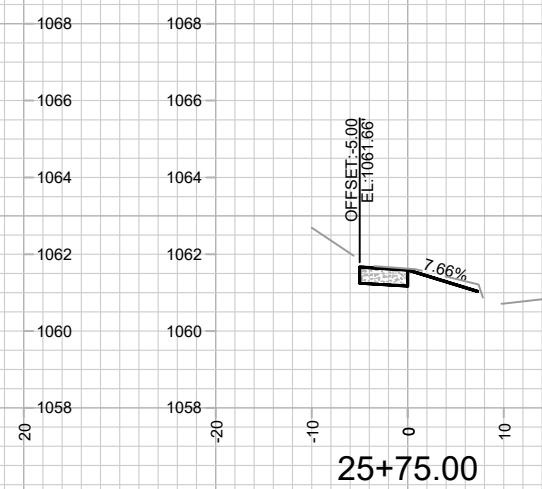
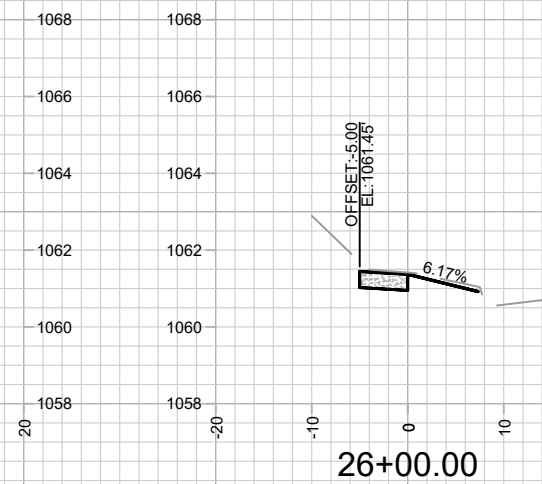
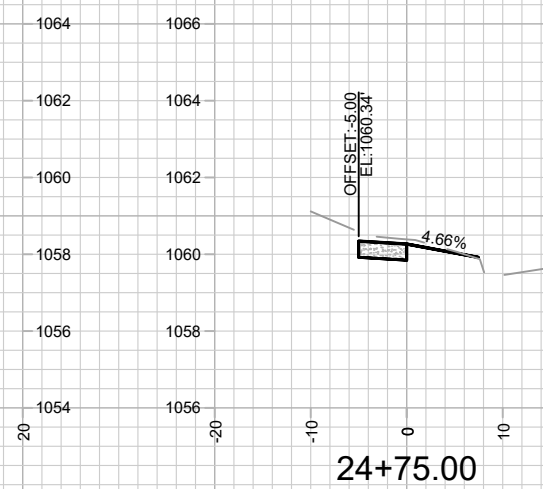
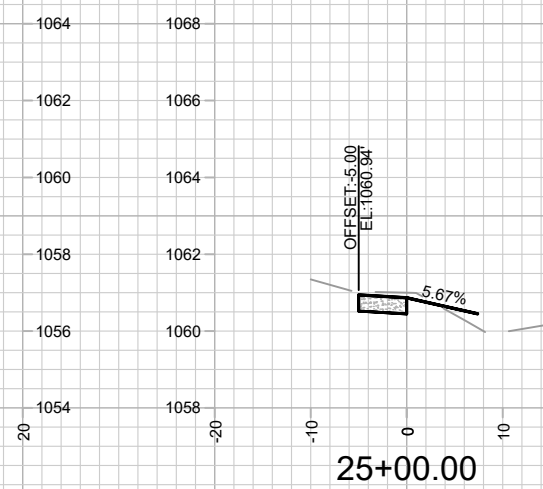
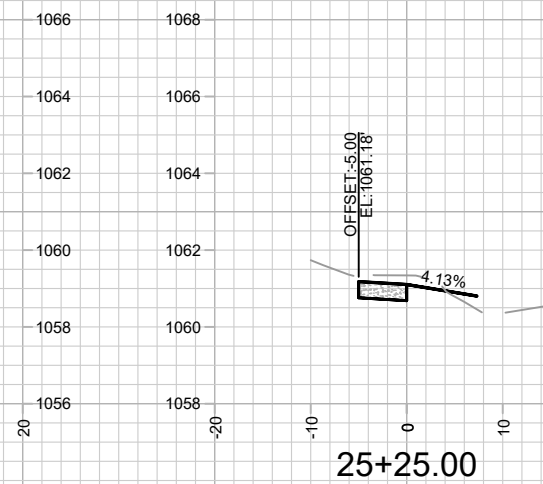
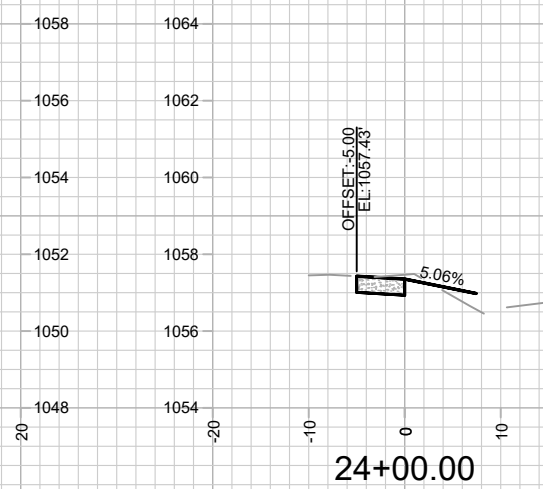
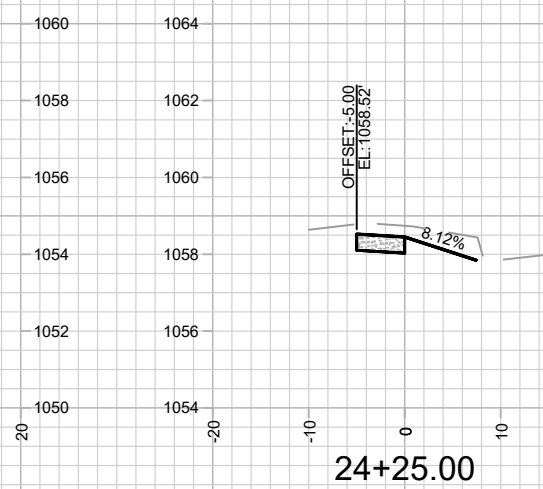
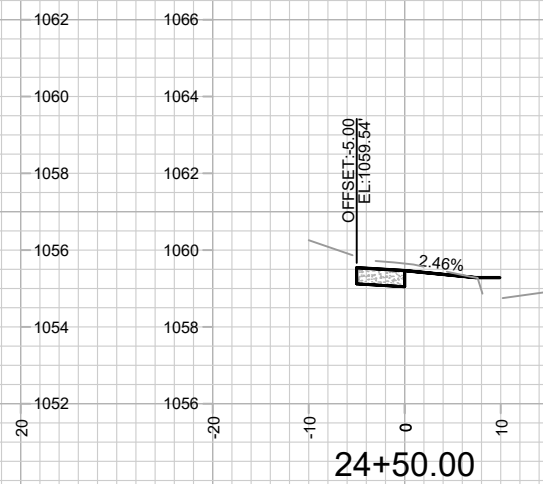
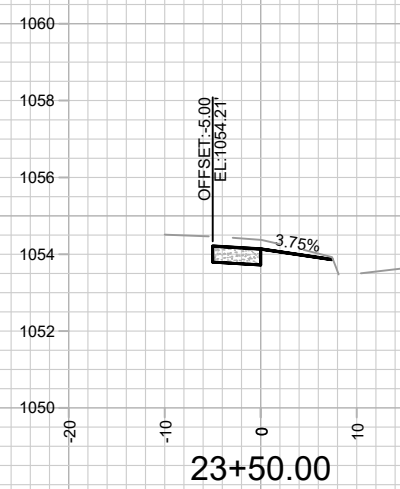
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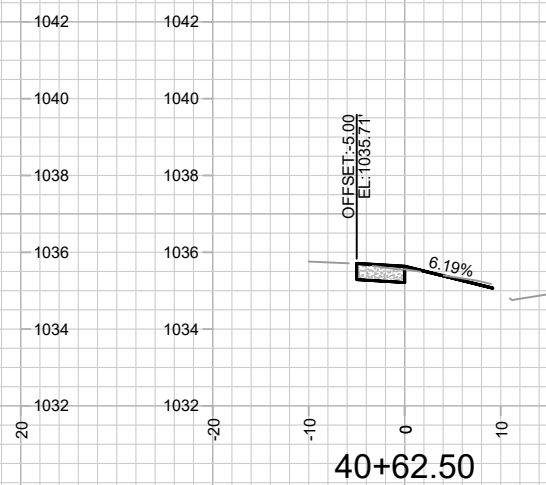
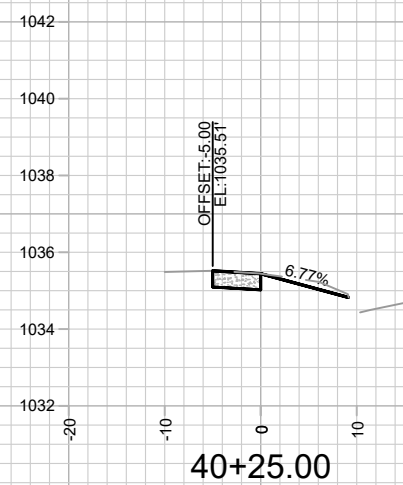
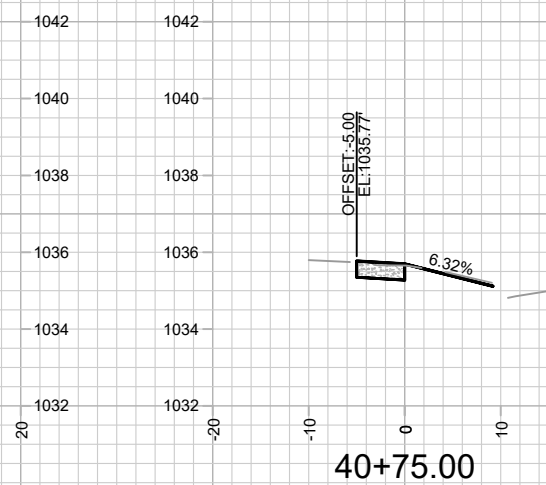
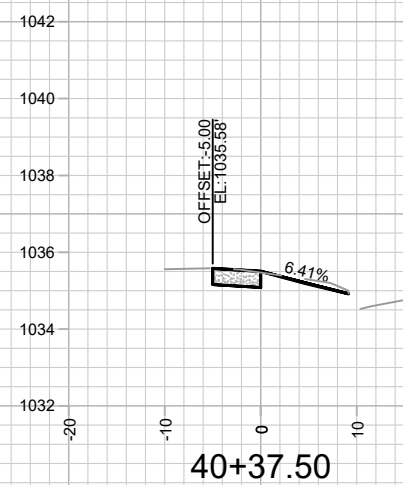
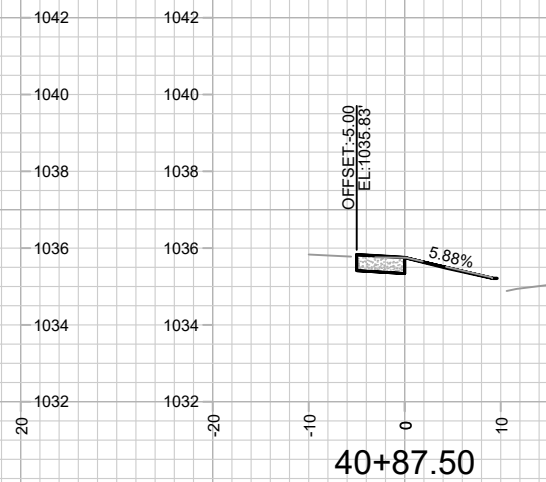
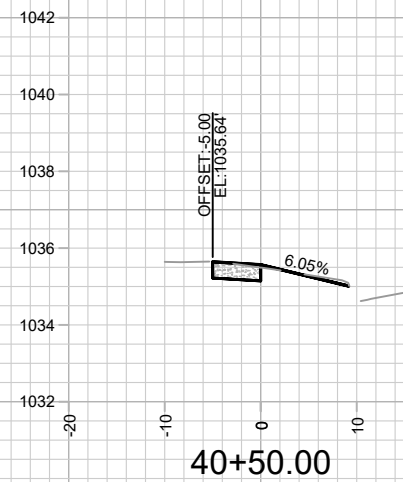
CROSS SECTIONS - MINERAL POINT ROAD
6518 & 6526 GRAND TETON PLAZA

16208
MADISON, WI
CONTRACT NO: 9772

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	6518 & 6526 GRAND TETON PLAZA				
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MADISON, WI		16208		9772	
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