

# URBAN DESIGN COMMISSION APPLICATION

# UDC

City of Madison  
Planning Division  
Madison Municipal Building, Suite 017  
215 Martin Luther King, Jr. Blvd.  
P.O. Box 2985  
Madison, WI 53701-2985  
(608) 266-4635



FOR OFFICE USE ONLY:

Date Received 10/2/23 10:47 a.m.

Initial Submittal

Paid \_\_\_\_\_

Revised Submittal

**Complete all sections of this application, including the desired meeting date and the action requested.** If your project requires both UDC and Land Use application submittals, a completed [Land Use Application](#) and accompanying submittal materials are also required to be submitted.

*If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call the Planning Division at (608) 266-4635.*

*Si necesita interprete, traductor, materiales en diferentes formatos, u otro tipo de ayuda para acceder a estos formularios, por favor llame al (608) 266-4635.*

*Yog tias koj xav tau ib tug neeg txhais lus, tus neeg txhais ntawv, los sis xav tau cov ntaub ntawv ua lwm hom ntawv los sis lwm cov kev pab kom paub txog cov lus qhia no, thov hu rau Koog Npaj (Planning Division) (608) 266-4635.*

## 1. Project Information

Address (list all addresses on the project site): \_\_\_\_\_

Title: \_\_\_\_\_

## 2. Application Type (check all that apply) and Requested Date

UDC meeting date requested \_\_\_\_\_

New development

Alteration to an existing or previously-approved development

Informational

Initial Approval

Final Approval

## 3. Project Type

Project in an Urban Design District

Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)

Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)

Planned Development (PD)

General Development Plan (GDP)

Specific Implementation Plan (SIP)

Planned Multi-Use Site or Residential Building Complex

### Signage

Comprehensive Design Review (CDR)

Modifications of Height, Area, and Setback

Sign Exceptions as noted in [Sec. 31.043\(3\)](#), MGO

### Other

Please specify

\_\_\_\_\_

## 4. Applicant, Agent, and Property Owner Information

Applicant name \_\_\_\_\_

Company \_\_\_\_\_

Street address \_\_\_\_\_

City/State/Zip \_\_\_\_\_

Telephone \_\_\_\_\_

Email \_\_\_\_\_

Project contact person \_\_\_\_\_

Company \_\_\_\_\_

Street address \_\_\_\_\_

City/State/Zip \_\_\_\_\_

Telephone \_\_\_\_\_

Email \_\_\_\_\_

Property owner (if not applicant) \_\_\_\_\_

Street address \_\_\_\_\_

City/State/Zip \_\_\_\_\_

Telephone \_\_\_\_\_

Email \_\_\_\_\_

## Introduction

The City of Madison's Urban Design Commission (UDC) has been created to:

- Encourage and promote high quality in the design of new buildings, developments, remodeling, and additions so as to maintain and improve the established standards of property values within the City.
- Foster civic pride in the beauty and nobler assets of the City, and in all other ways possible assure a functionally efficient and visually attractive City in the future.

## Types of Approvals

There are three types of requests considered by the UDC:

- Informational Presentation. A request for an Informational Presentation to the UDC may be requested prior to seeking any approvals to obtain early feedback and direction before undertaking detailed design efforts. Applicants should provide details on the context of the site, design concept, site and building plans, and other relevant information to help the UDC understand the proposal and provide feedback. (Does not apply to CDR's or Signage Modification requests)
- Initial Approval. Applicants may, at their discretion, request Initial Approval of a proposal by presenting preliminary design information. As part of their review, the Commission will provide feedback on the design information that should be addressed at Final Approval stage.
- Final Approval. Applicants may request Final Approval of a proposal by presenting all final project details. Recommendations or concerns expressed by the UDC in the Initial Approval must be addressed at this time.

## Presentations to the Commission

The Urban Design Commission meets virtually via Zoom, typically on the second and fourth Wednesdays of each month at 4:30 p.m. Applicant presentations are strongly encouraged, although not required. Prior to the meeting, each individual speaker is required to complete an online registration form to speak at the meeting. A link to complete the online registration will be provided by staff prior to the meeting. Please note that individual presentations will be limited to a **maximum of three (3) minutes**. The pooling of time may be utilized to provide one speaker more time to present, however the additional time will be based on the number of registrants from the applicant team, i.e. two (2) applicant registrants = six (6) minutes for one (1) speaker.

Primarily, the UDC is interested in the appearance and design quality of projects. Emphasis should be given to the site plan, landscape plan, lighting plan, building elevations, exterior building materials, color scheme, and graphics. Please note that presentation slides, in a PDF file format, are required to be submitted **the Friday before** the UDC meeting.

# URBAN DESIGN DEVELOPMENT PLANS CHECKLIST

The items listed below are minimum application requirements for the type of approval indicated. Please note that the UDC and/or staff may require additional information in order to have a complete understanding of the project.

## 1. Informational Presentation

- Locator Map
- Letter of Intent (If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required)
- Contextual site information, including photographs and layout of adjacent buildings/structures
- Site Plan
- Two-dimensional (2D) images of proposed buildings or structures.

Providing additional information beyond these minimums may generate a greater level of feedback from the Commission.

### Requirements for All Plan Sheets

1. Title block
2. Sheet number
3. North arrow
4. Scale, both written and graphic
5. Date
6. Fully dimensioned plans, scaled at 1"= 40' or larger

*\*\* All plans must be legible, including the full-sized landscape and lighting plans (if required)*

## 2. Initial Approval

- Locator Map
- Letter of Intent (If the project is within a Urban Design District, a summary of how the development proposal addresses the district criteria is required)
- Contextual site information, including photographs and layout of adjacent buildings/structures
- Site Plan showing location of existing and proposed buildings, walks, drives, bike lanes, bike parking, and existing trees over 18" diameter
- Landscape Plan and Plant List (*must be legible*)
- Building Elevations in **both** black & white and color for all building sides, including material and color callouts
- PD text and Letter of Intent (if applicable)

Providing additional information beyond these minimums may generate a greater level of feedback from the Commission.

## 3. Final Approval

All the requirements of the Initial Approval (see above), **plus**:

- Grading Plan
- Lighting Plan, including fixture cut sheets and photometrics plan (must be legible)
- Utility/HVAC equipment location and screening details (with a rooftop plan if roof-mounted)
- Site Plan showing site amenities, fencing, trash, bike parking, etc. (if applicable)
- PD text and Letter of Intent (if applicable)
- Samples of the exterior building materials
- Proposed sign areas and types (if applicable)

## 4. Signage Approval (*Comprehensive Design Review (CDR), Sign Modifications, and Sign Exceptions (per [Sec. 31.043\(3\)](#))*)

- Locator Map
- Letter of Intent (a summary of how the proposed signage is consistent with the CDR or Signage Modifications criteria is required)
- Contextual site information, including photographs of existing signage both on site and within proximity to the project site
- Site Plan showing the location of existing signage and proposed signage, dimensioned signage setbacks, sidewalks, driveways, and right-of-ways
- Proposed signage graphics (fully dimensioned, scaled drawings, including materials and colors, and night view)
- Perspective renderings (emphasis on pedestrian/automobile scale viewsheds)
- Illustration of the proposed signage that meets [Ch. 31, MGO](#) compared to what is being requested
- Graphic of the proposed signage as it relates to what the [Ch. 31, MGO](#) would permit

**5. Required Submittal Materials**

**Application Form**

- A completed application form is required for each UDC appearance. For projects also requiring Plan Commission approval, applicants must also have submitted an accepted application for Plan Commission consideration prior to obtaining any formal action (Initial or Final Approval) from the UDC.

**Letter of Intent**

- If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required.
- For signage applications, a summary of how the proposed signage is consistent with the applicable Comprehensive Design Review (CDR) or Signage Modification review criteria is required.

**Development Plans** (Refer to checklist on Page 4 for plan details)

**Filing Fee** (Refer to Section 7 (below) for a list of application fees by request type)

**Electronic Submittal**

- Complete electronic submittals must be received prior to the application deadline before an application will be scheduled for a UDC meeting. Late materials will not be accepted. All plans must be legible and scalable when reduced. Individual PDF files of each item submitted should be submitted via email to [UDCapplications@cityofmadison.com](mailto:UDCapplications@cityofmadison.com). The email must include the project address, project name, and applicant name.
- Email Size Limits. Note that an individual email cannot exceed 20MB and it is the responsibility of the applicant to present files in a manner that can be accepted. Applicants who are unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.

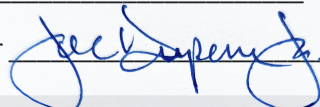
**Notification to the District Alder**

- Please provide an email to the District Alder notifying them that you are filing this UDC application. Please send this as early in the process as possible and provide a copy of that email with the submitted application.

**6. Applicant Declarations**

1. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with \_\_\_\_\_ on \_\_\_\_\_.
2. The applicant attests that all required materials are included in this submittal and understands that if any required information is not provided by the application deadline, the application will not be placed on an Urban Design Commission agenda for consideration.

Name of applicant \_\_\_\_\_ Relationship to property \_\_\_\_\_

Authorizing signature of property owner  \_\_\_\_\_ Date \_\_\_\_\_

**7. Application Filing Fees**

Fee payments are due by the submittal date. Payments received after the submittal deadline may result in the submittal being scheduled for the next application review cycle. Fees may be paid in-person, via US Mail, or City drop box. If mailed, please mail to: *City of Madison Building Inspection, P.O. Box 2984, Madison, WI 53701-2984*. The City's drop box is located outside the Municipal Building at 215 Martin Luther King, Jr. Blvd. on the E Doty Street side of the building. Please make checks payable to *City Treasurer*, and include a completed application form or cover letter indicating the project location and applicant information with all checks mailed or submitted via the City's drop box.

Please consult the schedule below for the appropriate fee for your request:

Urban Design Districts: \$350 (per [§33.24\(6\) MGO](#)).

Minor Alteration in the Downtown Core District (DC) or Urban Mixed-Use District (UMX) : \$150 (per [§33.24\(6\)\(b\) MGO](#))

Comprehensive Design Review: \$500 (per [§31.041\(3\)\(d\)\(1\)\(a\) MGO](#))

Minor Alteration to a Comprehensive Sign Plan: \$100 (per [§31.041\(3\)\(d\)\(1\)\(c\) MGO](#))

All other sign requests to the Urban Design Commission, including, but not limited to: appeals from the decisions of the Zoning Administrator, requests for Sign Modifications (of height, area, and setback), and additional sign code approvals: \$300 (per [§31.041\(3\)\(d\)\(2\) MGO](#))

A filing fee is not required for the following project applications if part of the combined application process involving both Urban Design Commission and Plan Commission:

- Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)
- Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)
- Planned Development (PD): General Development Plan (GDP) and/or Specific Implementation Plan (SIP)
- Planned Multi-Use Site or Residential Building Complex



2809 Ajax Avenue Suite 100  
Rogers, Arkansas 72758  
Phone: 479.636.3545

October 2, 2023

RE: Letter of Intent for  
Planet Fitness Tenant Improvement  
229 West Towne Mall, E16  
Madison, WI 53719

To Whom It May Concern:

This letter will serve as our letter of intent to propose a new Planet Fitness club at 229 West Towne Mall, E16, to the City of Madison. The gross area of this tenancy of the mall is 37,734 square feet and changes the existing M (mercantile) occupancy to an A-3 (assembly) fitness center. This project will add a new exterior entrance, an upgraded facade, new signage, landscaping, additional bike parking spaces, sidewalk, and new ADA parking. Inside, the retail space will be remodeled to include cardio and strength fitness equipment, tanning and massage amenities and locker rooms. The facility will operate 24 hours a day, seven days a week. The exterior lighting will not change. The parapet of the entry feature will increase from 25' to 28'-7" and incorporates high-end, decorative fiber cement board which complements the existing brick of the building.

The design has been revised from the original submittal to meet the UDC requests in the following way:

- Addressed the comments related to mass/proportions of EIFS area, including minimizing the EIFS and signage area to be more in proportion of the base of the building, including bringing down the parapet height.
- A cornice was added to maintain some additional height of the parapet but allow for the height limit of the sign to stay within proportions of the overall signage area.
- The façade and entrance were upgraded with the added cornice, decorative reveals in the EIFS, and added awnings. Additional glazing has been incorporated into the front façade as well.
- The landscaping plan and schedule have been updated, including replacing the callery pear and providing concrete bike path as opposed to the crushed granite shown previously.

Thank you for the opportunity to present this project to the City of Madison.

Sincerely,

A handwritten signature in black ink, appearing to read 'Scott Broadbent', written in a cursive style.

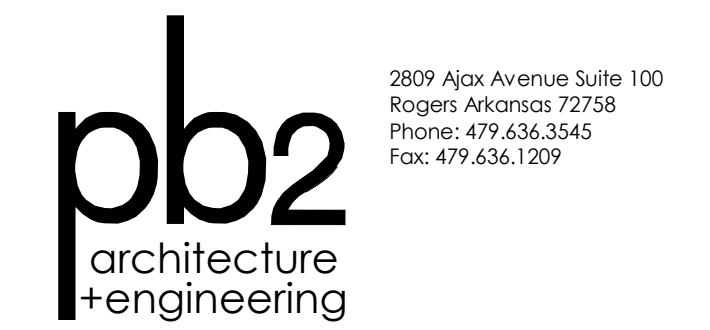
Scott Broadbent, Senior Associate  
pb2 architecture + engineering



# planet fitness



229 West Towne Mall, E16  
Madison, WI 53719



## PF - Madison (West Towne) WI

LOCATION NUMBER: TBD

UDC PRESENTATION	08.25.2023
UDC RESUBMITTAL	09.29.2025

229 West Towne Mall, E16  
Madison, WI 53719

pb2 architecture + engineering PROJECT NUMBER: 2022.0777

Seal / Signature

Date	Description
08.25.2023	UDC PRESENTATION
09.29.2025	UDC RESUBMITTAL

Project Name  
PF - Madison (West Towne) WI

Project Number  
2022.0777

Description  
TITLE SHEET

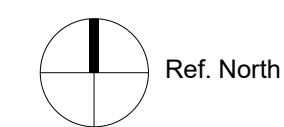
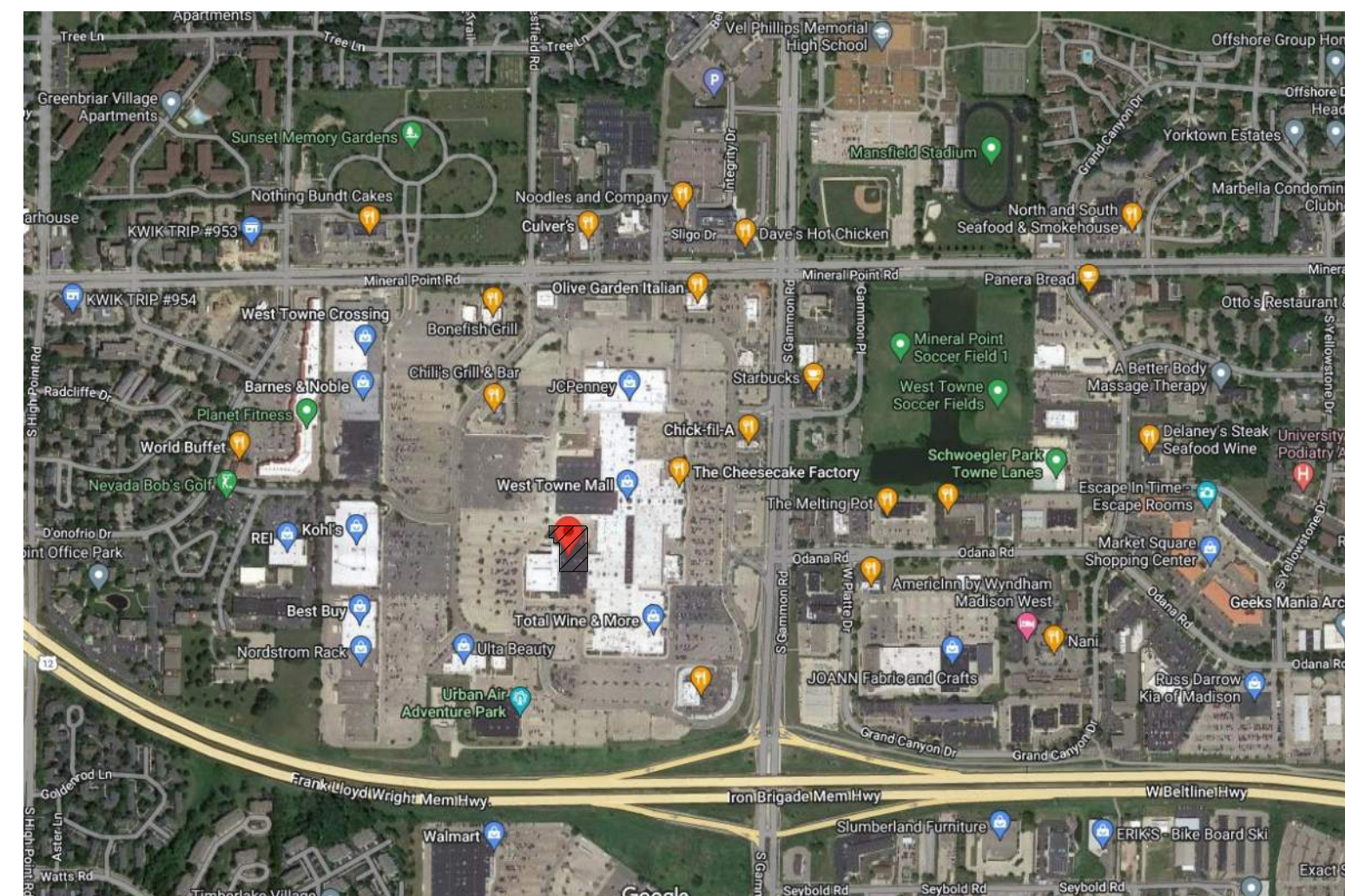
Scale

T-100

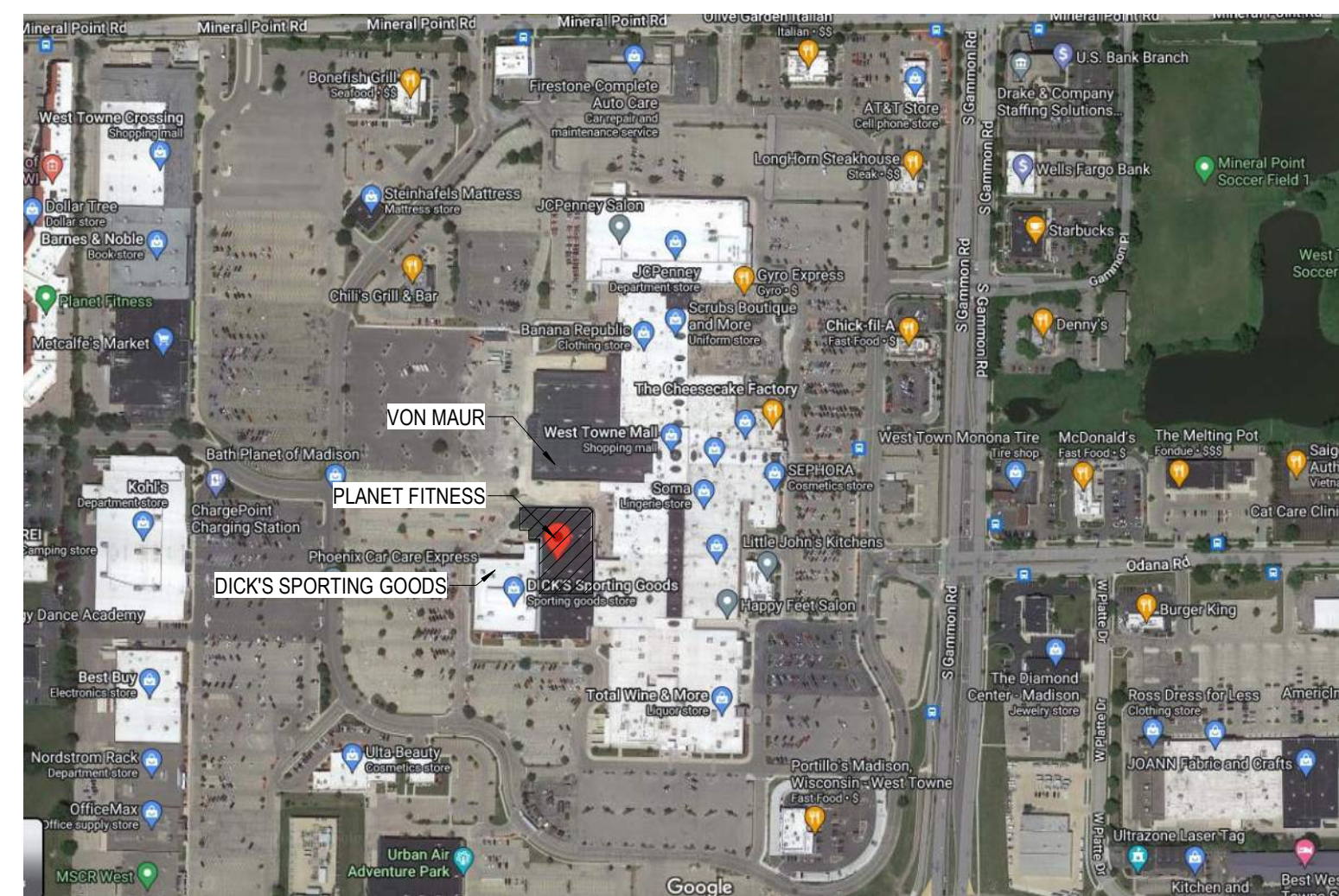
**SHEET INDEX**

SHEET NUMBER	SHEET NAME
T-100	TITLE SHEET
EX-000	PROJECT INFO
EX-001	EXTERIOR ELEVATIONS
EX-002	EXTERIOR ELEVATIONS
EX-003	EXISTING EXTERIOR ELEVATIONS
EX-004	EXTERIOR SIGNAGE ELEVATIONS
EX-005	EXTERIOR RENDERINGS
S-000	SCHEMATIC PLAN
C-000	CONTEXTUAL SITE PLAN
C-001	EXISTING CONDITIONS
C-002	DEMOLITION PLAN
C-100	SITE PLAN
C-200	GRADING PLAN
L-100	LANDSCAPE PLAN

**VICINITY MAP**



**LOCATION MAP**



PLANET FITNESS NORTH EXTERIOR WALL



PLANET FITNESS NORTH EXTERIOR WALL



PLANET FITNESS EAST EXTERIOR WALL LOOKING TOWARD VON MAUR



VON MAUR SOUTH EXTERIOR WALL



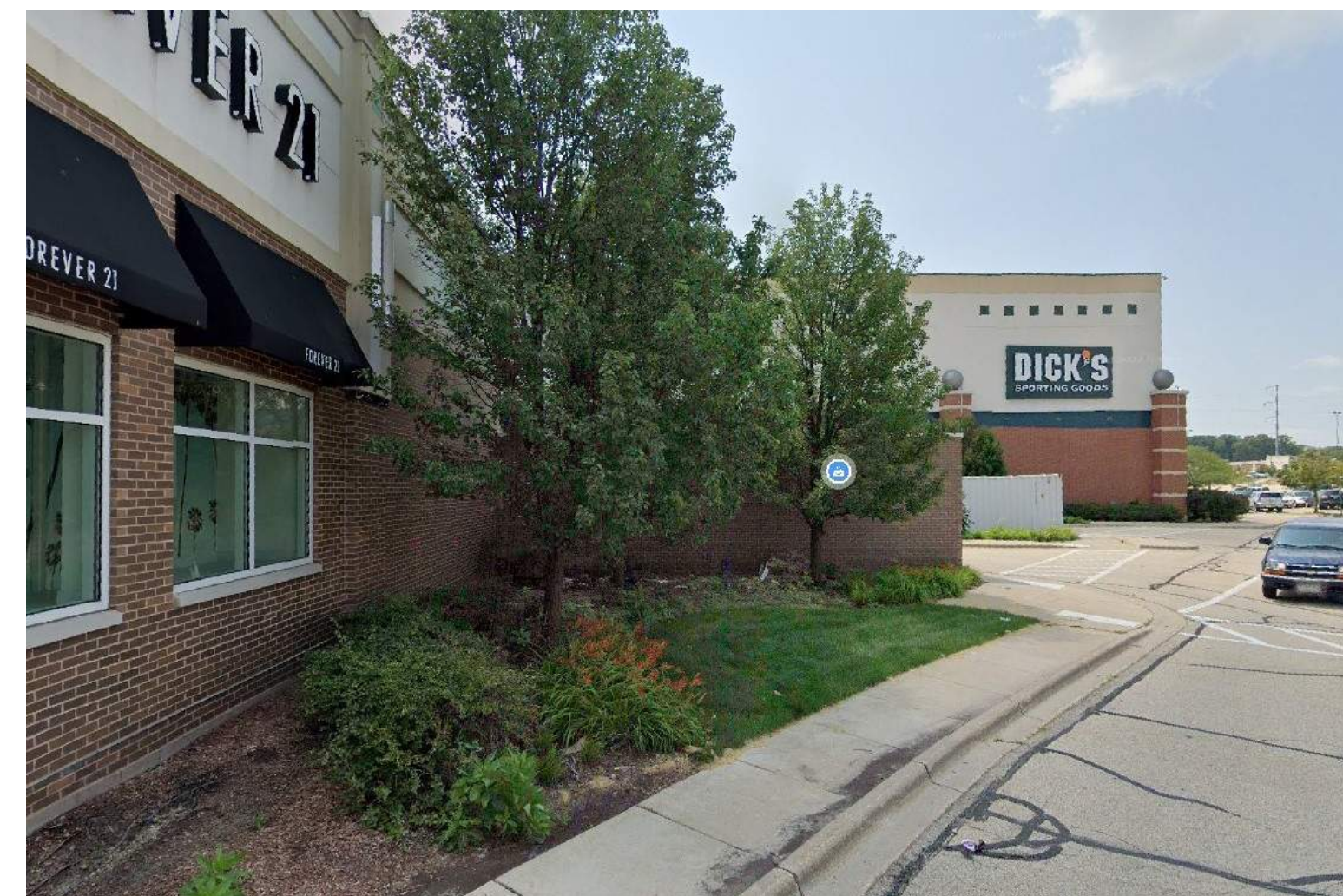
VON MAUR WEST EXTERIOR WALL



PLANET FITNESS PARKING LOT ENTRY CORNER



PLANET FITNESS WEST EXTERIOR WALL LOOKING TOWARD VON MAUR



PLANET FITNESS WEST EXTERIOR WALL LOOKING TOWARD DICK'S



PLANET FITNESS WEST EXTERIOR WALL LOOKING TOWARD VON MAUR



PLANET FITNESS EXISTING DOCK DOOR TO BE INFILLED @ WEST EXTERIOR WALL



DICK'S SPORTING GOODS NORTH EXTERIOR WALL



DICK'S SPORTING GOODS NORTH AND WEST EXTERIOR WALLS

**CONTEXTUAL SITE IMAGES**



229 West Towne Mall, E16  
Madison, WI 53719



Seal / Signature

Date	Description
08.25.2023	UDC PRESENTATION
09.29.2025	UDC RESUBMITTAL

**NOT FOR CONSTRUCTION**

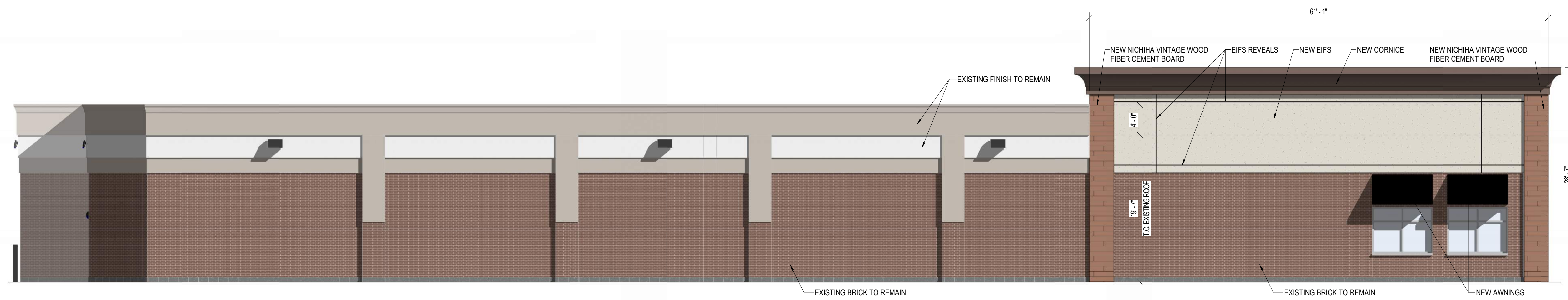
Project Name  
PF - Madison (West Towne) WI

Project Number  
2022.0777

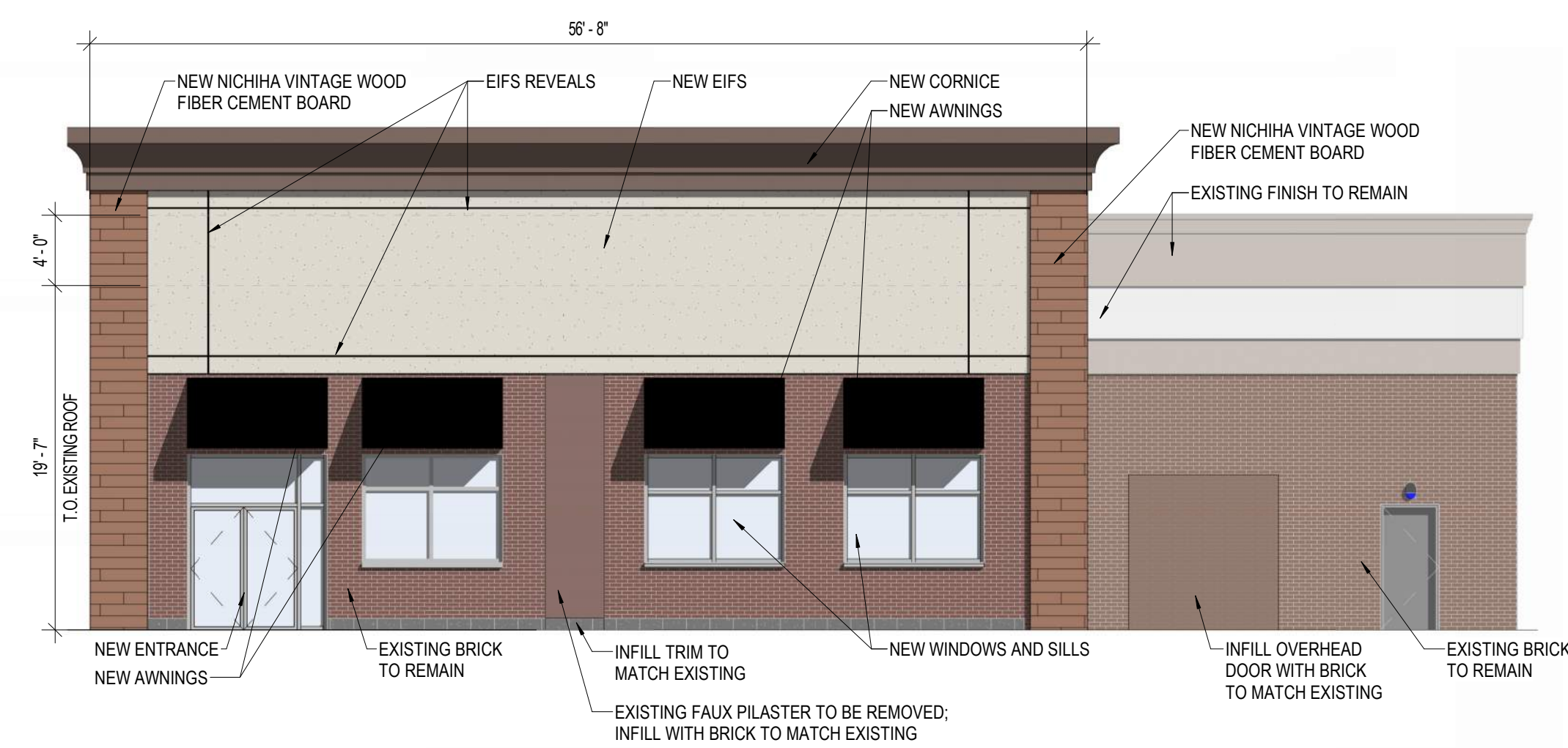
Description  
PROJECT INFO

Scale  
NOT TO SCALE

**EX-000**



**1** NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



**2** WEST ELEVATION  
SCALE: 1/8" = 1'-0"

Seal / Signature

Date	Description
08.25.2023	UDC PRESENTATION
09.29.2025	UDC RESUBMITTAL

**NOT FOR  
CONSTRUCTION**

Project Name  
PF - Madison (West Towne) WI

Project Number  
2022.0777

Description  
EXTERIOR ELEVATIONS

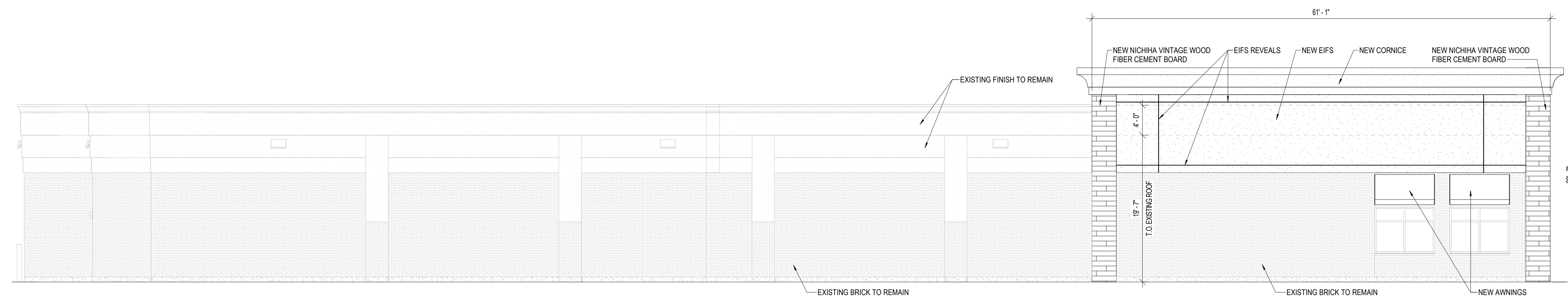
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**EX-001**

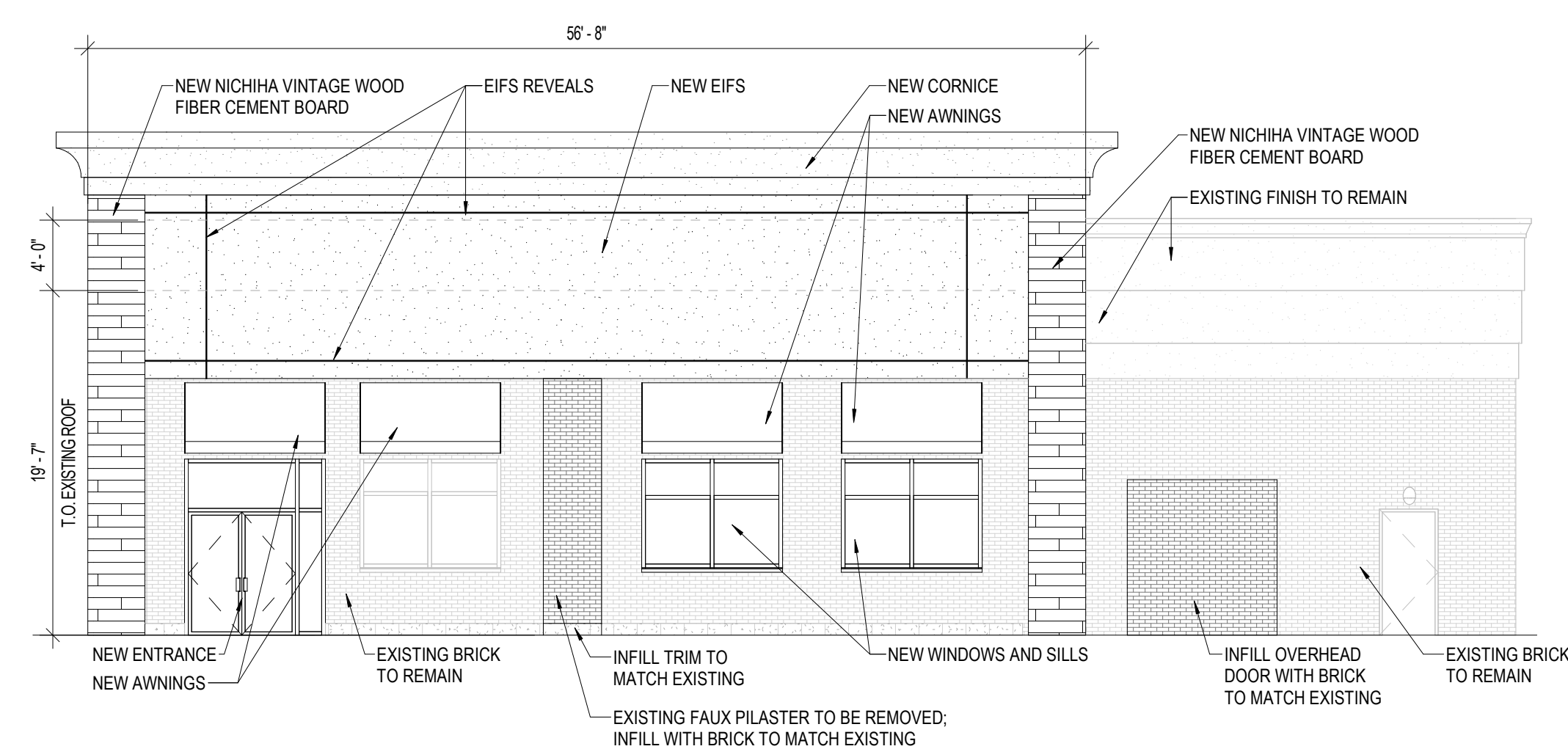


Seal / Signature

Date	Description
08.25.2023	UDC PRESENTATION
09.29.2025	UDC RESUBMITTAL



**1 NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**2 WEST ELEVATION**  
SCALE: 1/8" = 1'-0"

**NOT FOR  
CONSTRUCTION**

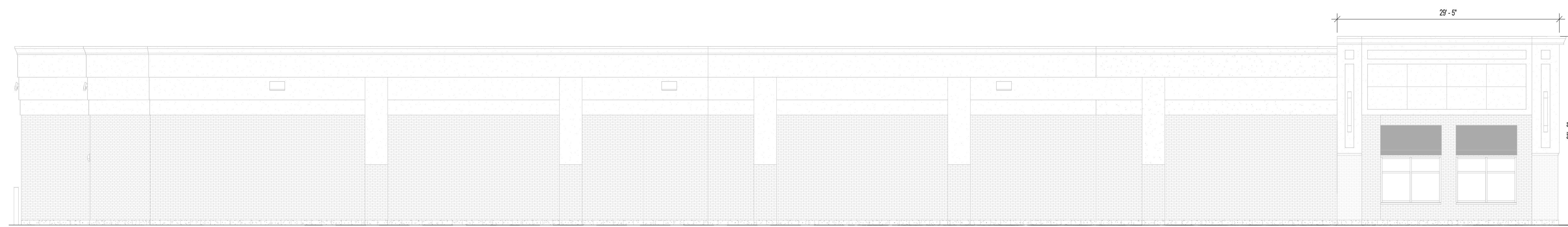
Project Name  
PF - Madison (West Towne) WI

Project Number  
2022.0777

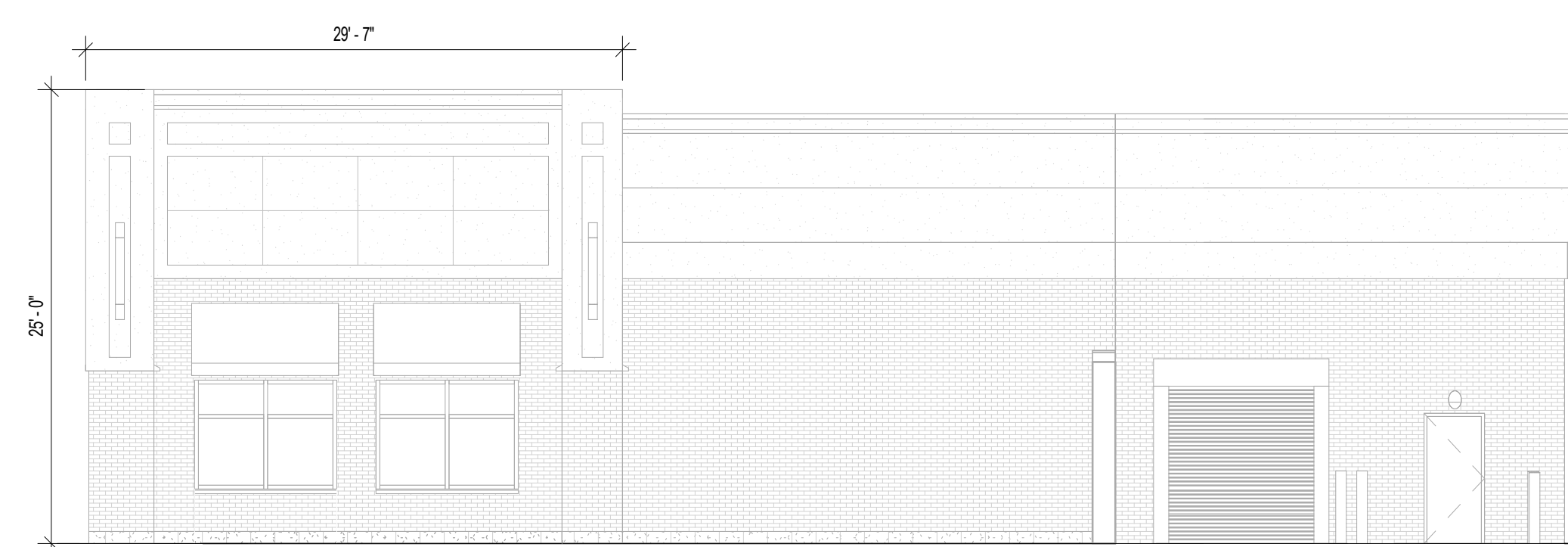
Description  
EXTERIOR ELEVATIONS

Scale  
1/8" = 1'-0"

**EX-002**



**1 NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**2 WEST ELEVATION**  
SCALE: 1/8" = 1'-0"

Date	Description
08.25.2023	UDC PRESENTATION
09.29.2025	UDC RESUBMITTAL

**NOT FOR  
CONSTRUCTION**

Project Name  
PF - Madison (West Towne) WI

Project Number  
2022.0777

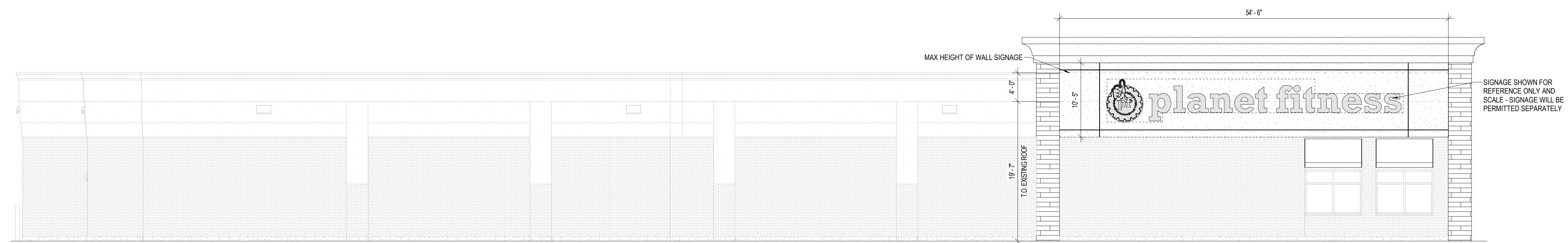
Description  
EXISTING EXTERIOR ELEVATIONS

Scale  
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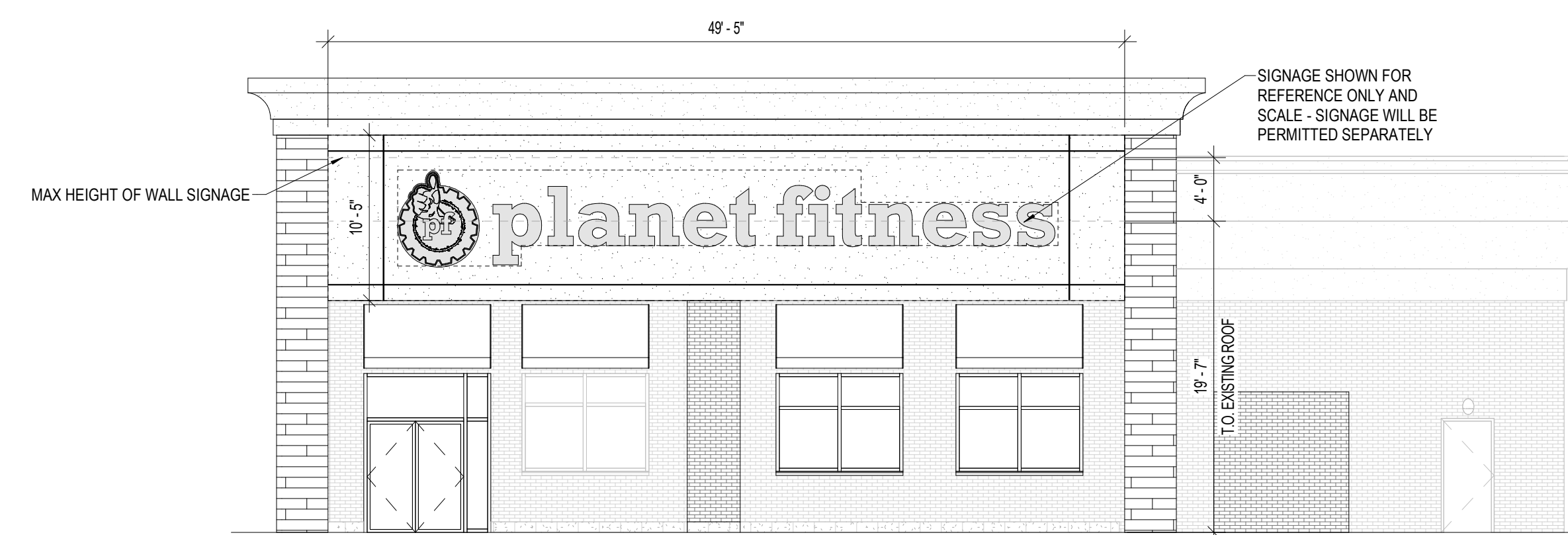
**EX-003**

Seal / Signature

Date	Description
08.25.2023	UDC PRESENTATION
09.29.2025	UDC RESUBMITTAL



**1** NORTH SIGNAGE ELEVATION  
SCALE: 1/8" = 1'-0"



**2** WEST SIGNAGE ELEVATION  
SCALE: 1/8" = 1'-0"


**NOT FOR  
CONSTRUCTION**

Project Name  
PF - Madison (West Towne) WI

Project Number  
2022.0777

Description  
EXTERIOR SIGNAGE ELEVATIONS

Scale  
1/8" = 1'-0"



**EX-004**



Date	Description
08.25.2023	UDC PRESENTATION
09.29.2025	UDC RESUBMITTAL

**NOT FOR  
CONSTRUCTION**

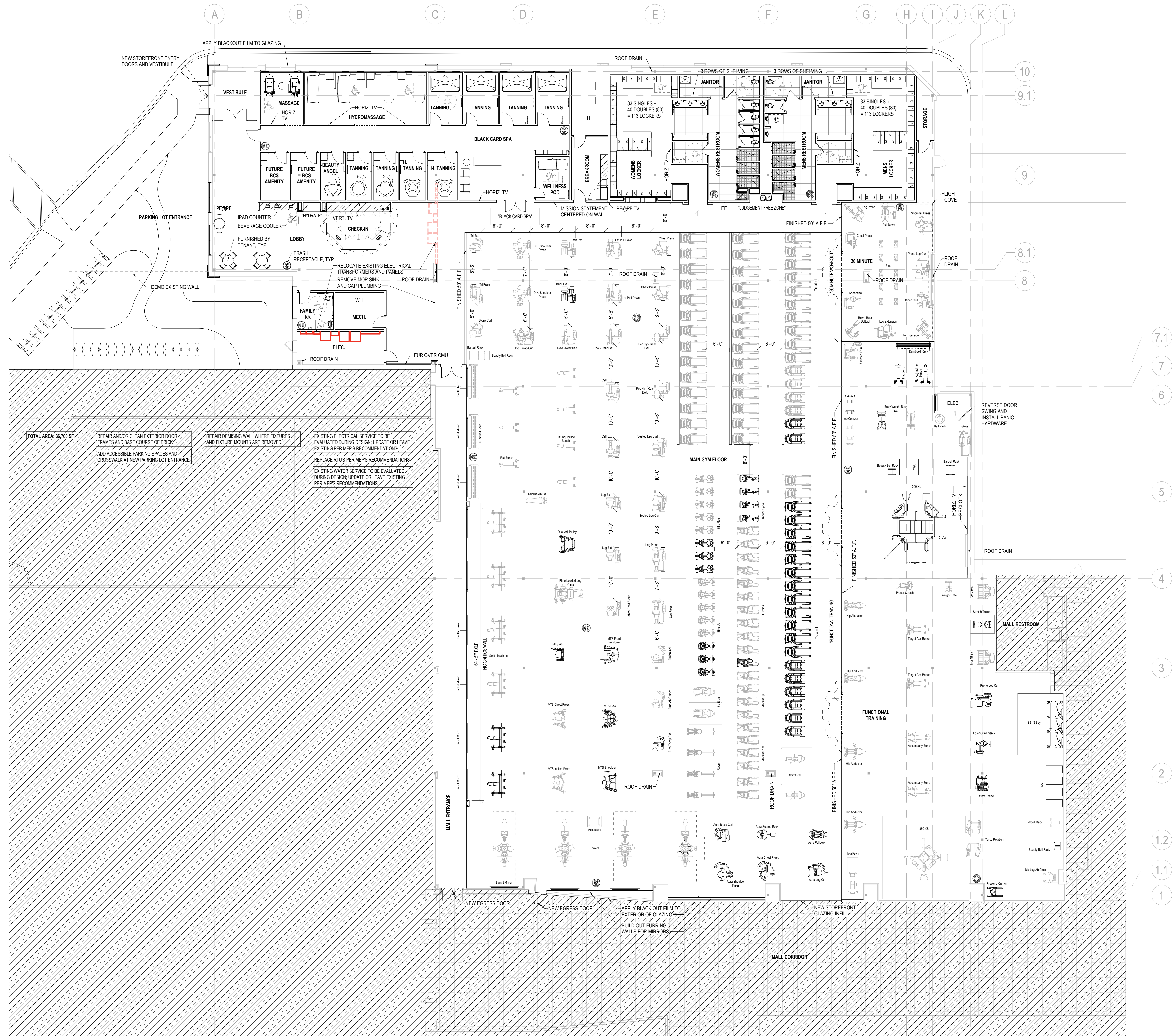
Project Name  
PF - Madison (West Towne) WI

Project Number  
2022.0777

Description  
EXTERIOR RENDERINGS

Scale

**EX-005**



Seal / Signature

Date	Description
08.25.2023	UDC PRESENTATION
09.29.2025	UDC RESUBMITTAL

**NOT FOR CONSTRUCTION**

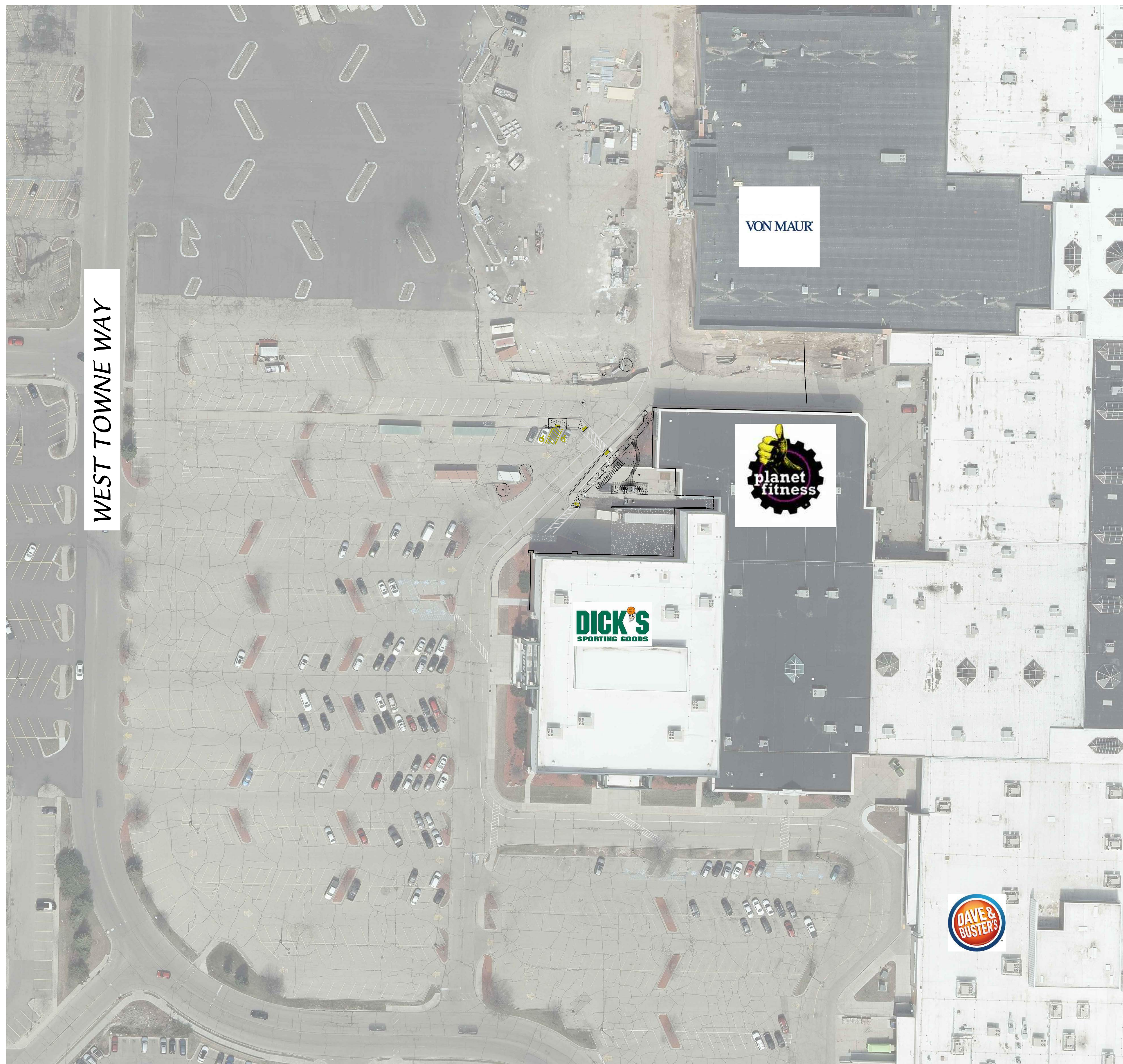
Project Name  
PF - Madison (West Towne) WI

Project Number  
2022.0777

Description  
SCHEMATIC PLAN

Scale  
3/32" = 1'-0"

**S-000**



Seal / Signature

Date	Description
09.29.2023	UDC PRESENTATION

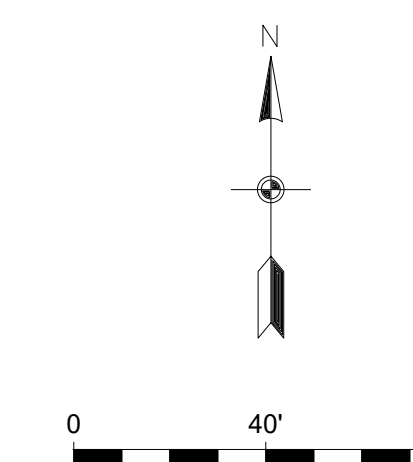
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CONSTRUCTION**

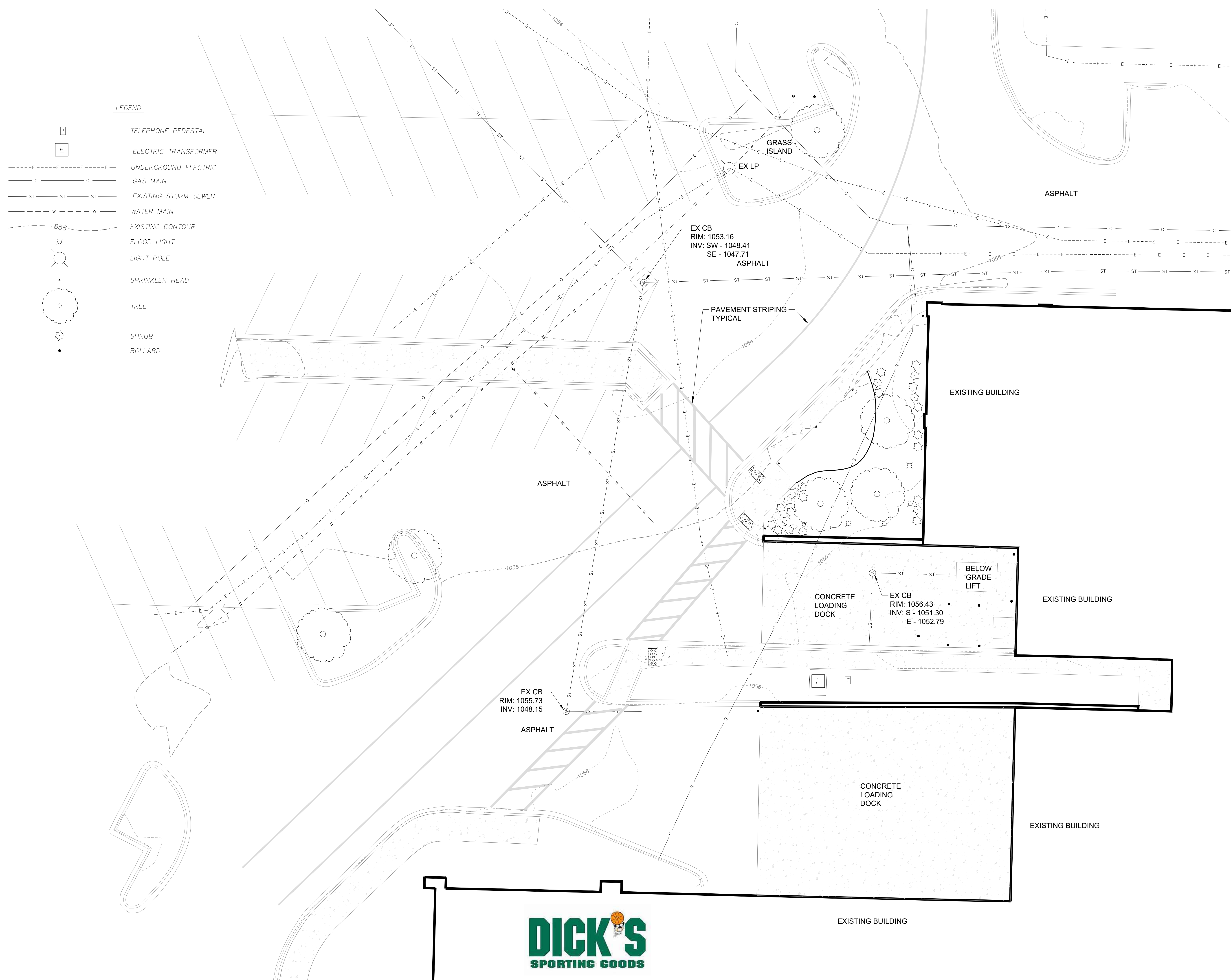
Project Name  
PF - Madison (West Towne) WI

Project Number  
23-05-126

Description  
CONTEXTUAL SITE PLAN

Scale  
1" = 40'





Seal / Signature

△	Date	Description
	08.21.2023	UDC PRESENTATION
	09.29.2023	UDC RESUBMITTAL

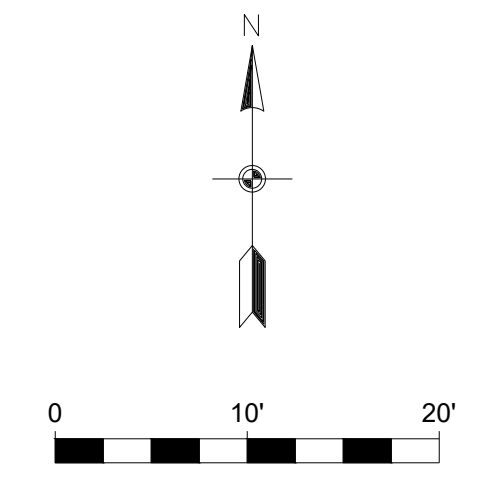
**NOT FOR  
CONSTRUCTION**

Project Name  
PF - Madison (West Towne) WI

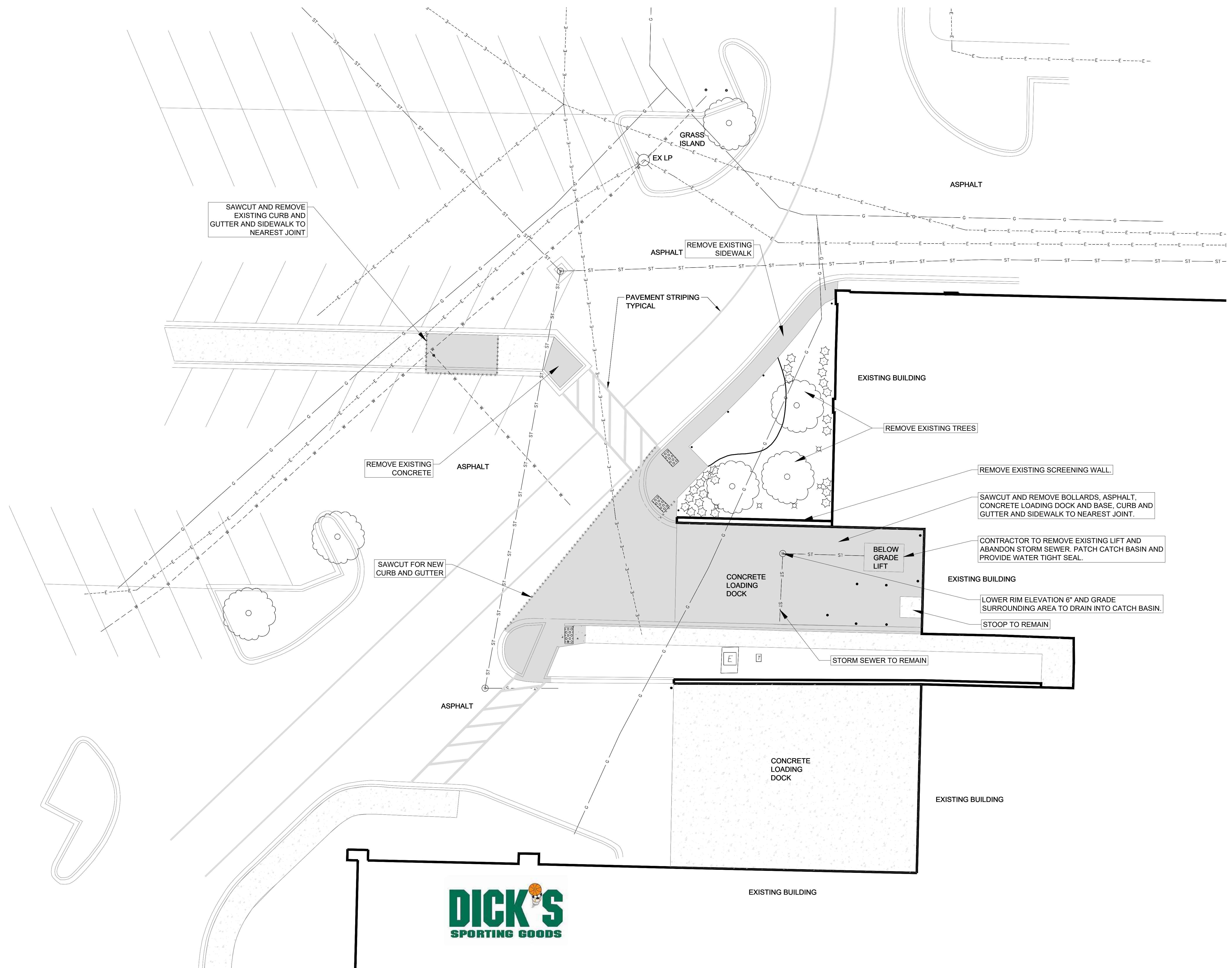
Project Number  
23-05-126

Description  
EXISTING CONDITIONS

Scale  
1" = 10'



**C-001**



Seal / Signature

Date	Description
08.21.2023	UDC PRESENTATION
09.29.2023	UDC RESUBMITTAL

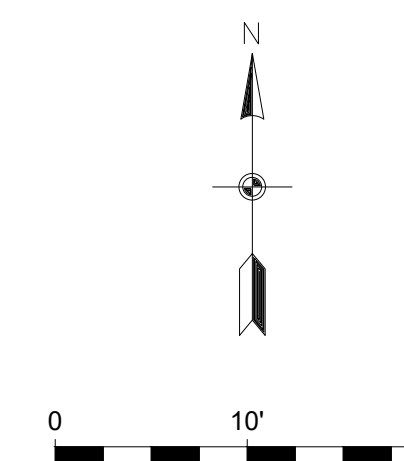
**NOT FOR  
CONSTRUCTION**

Project Name  
PF - Madison (West Towne) WI

Project Number  
23-05-126

Description  
DEMOLITION PLAN

Scale  
1" = 10'



**C-002**



Seal / Signature

Date	Description
08.21.2023	UDC PRESENTATION
09.29.2023	UDC RESUBMITTAL

**NOT FOR  
CONSTRUCTION**

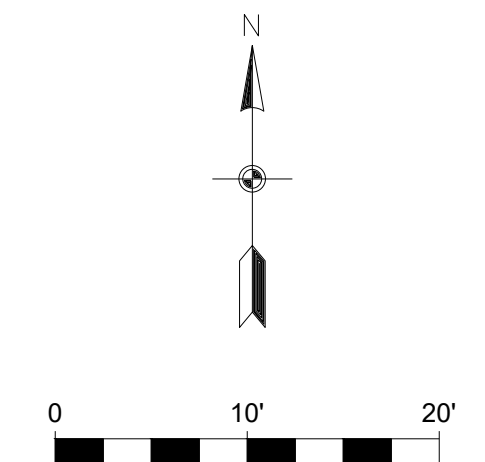
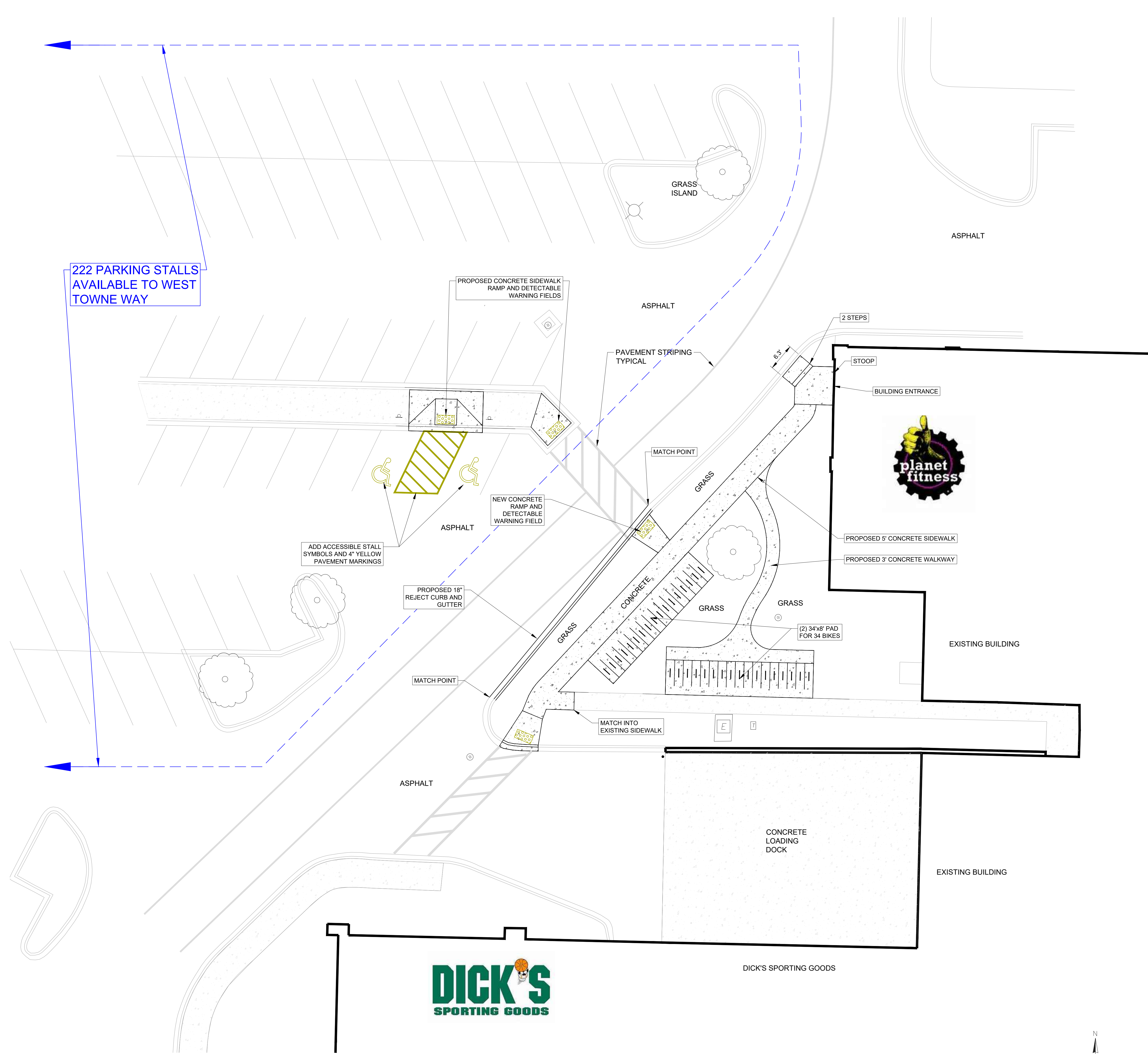
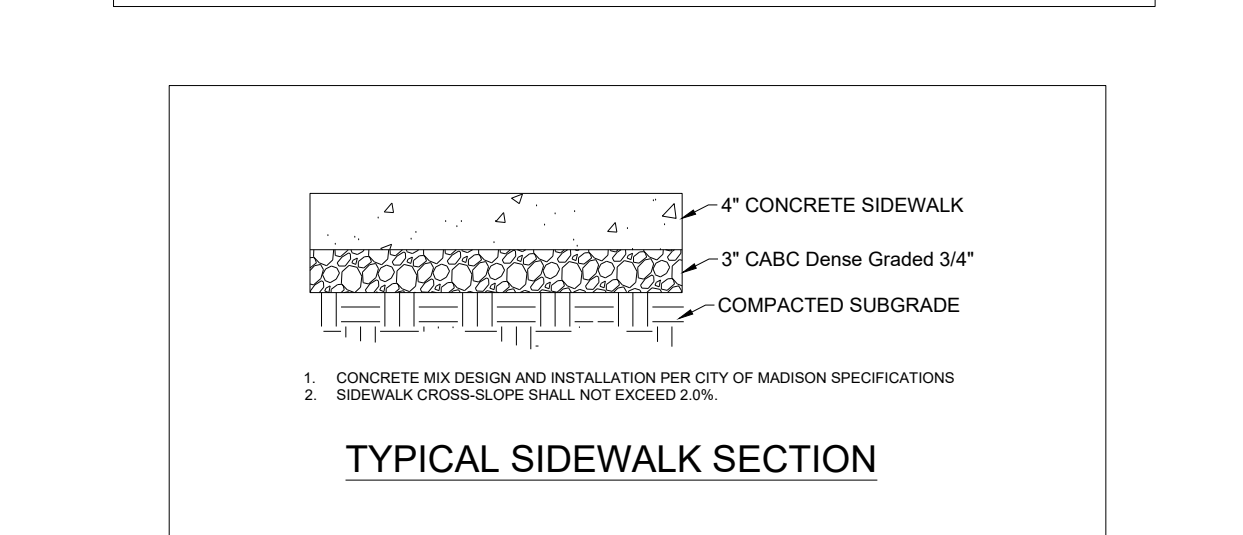
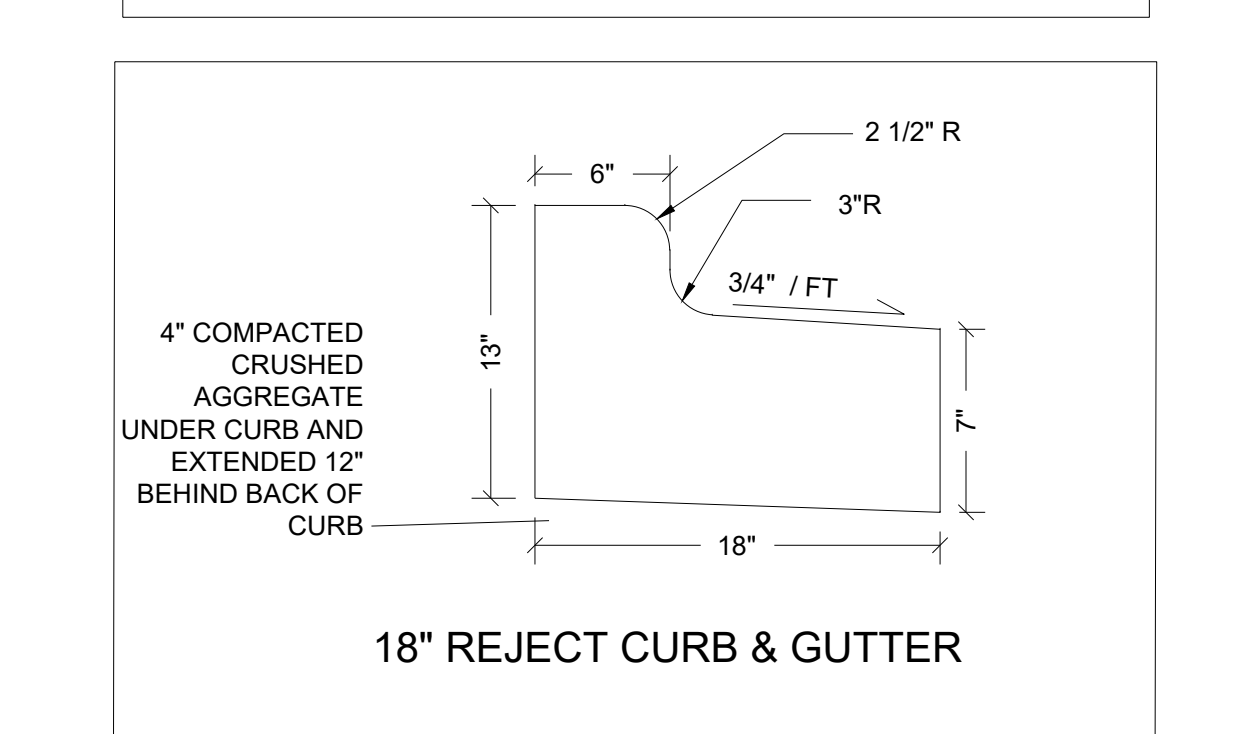
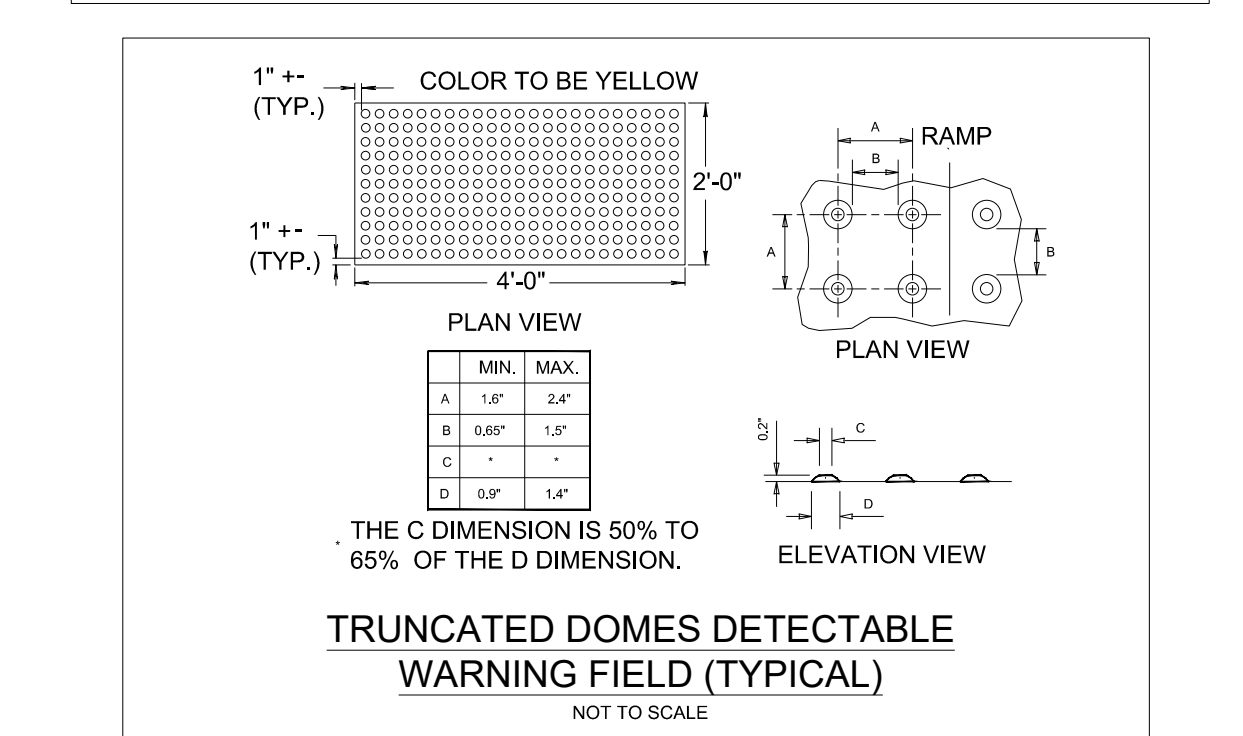
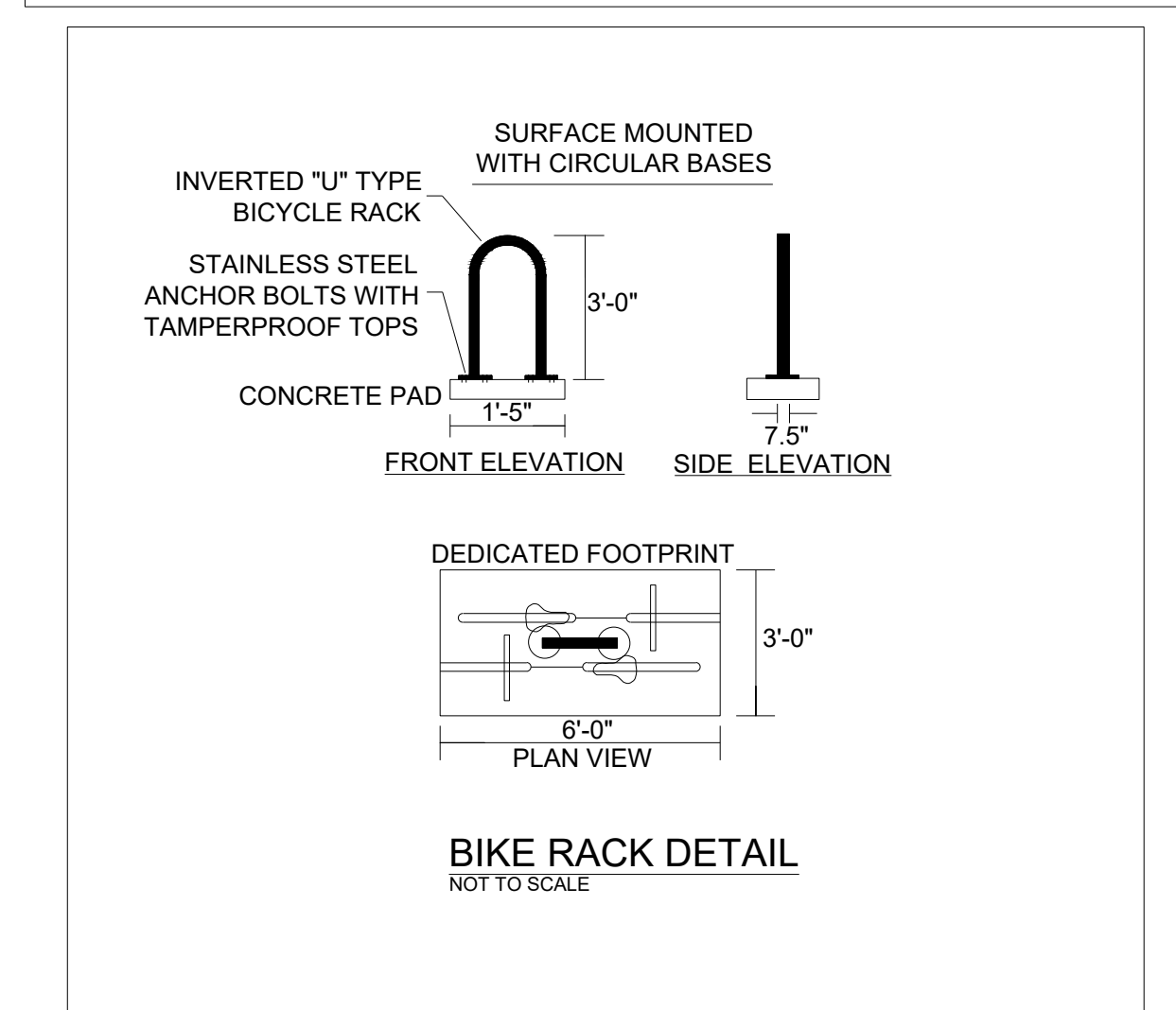
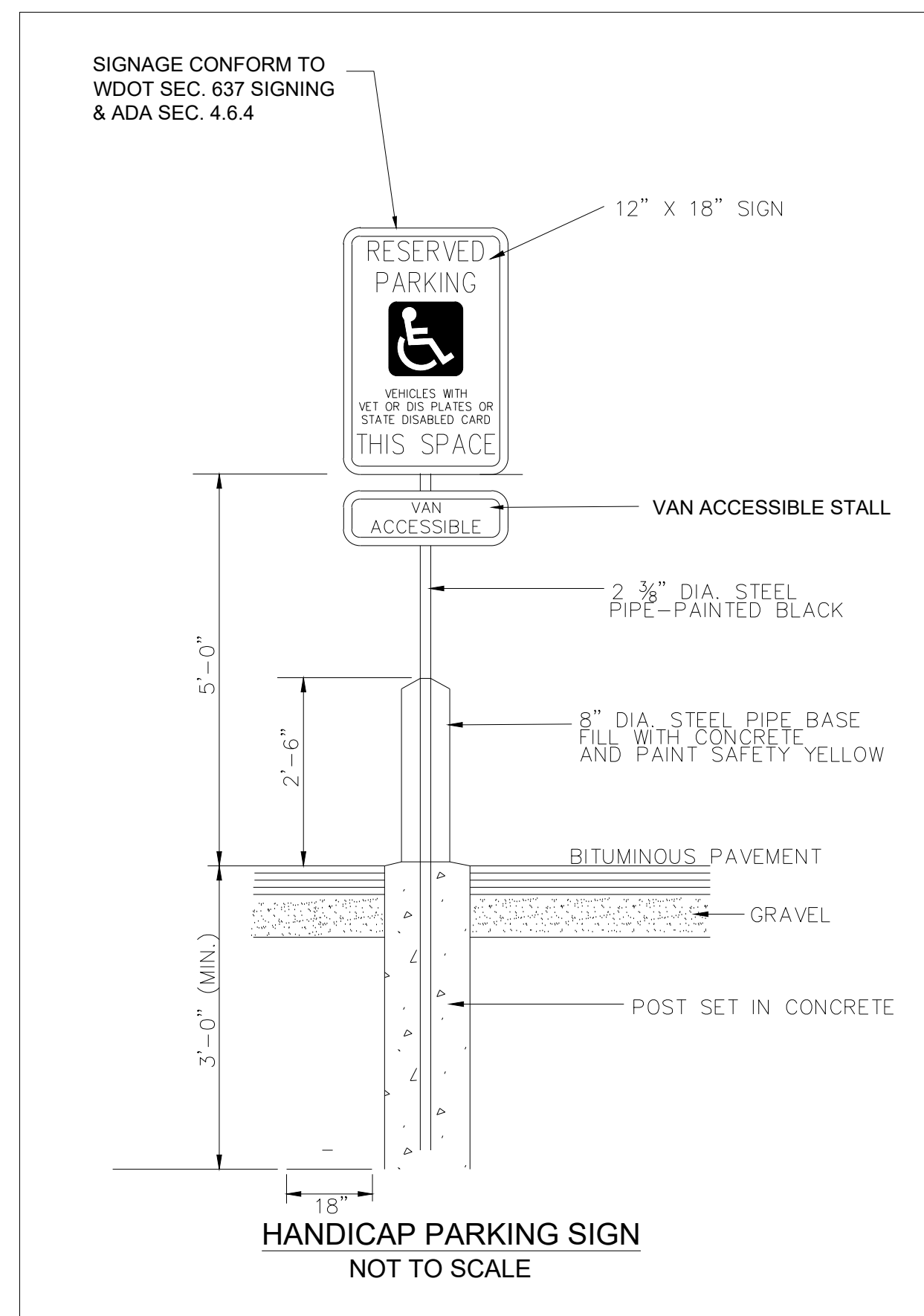
Project Name  
PF - Madison (West Towne) WI

Project Number  
23-05-126

Description  
SITE PLAN

Scale  
1" = 10'

**C-100**



**GRADING & EROSION CONTROL NOTES**

1. INSTALL EROSION CONTROL MEASURES PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIALS AS SHOWN ON PLAN. MODIFICATIONS TO SEDIMENT CONTROL DESIGN MAY BE CONDUCTED TO MEET UNFORESEEN FIELD CONDITIONS IF MODIFICATIONS CONFORM TO CITY STANDARDS.
2. EROSION CONTROL MEASURES INDICATED ON THE PLANS SHALL BE CONSIDERED MINIMUMS. IF DETERMINED NECESSARY DURING CONSTRUCTION ADDITIONAL MEASURES SHALL BE INSTALLED TO PREVENT SEDIMENT FROM LEAVING THE SITE.
3. INSPECTIONS AND MAINTENANCE OF ALL EROSION CONTROL MEASURES SHALL BE ROUTINE (ONCE PER WEEK MINIMUM) TO ENSURE PROPER FUNCTION OF EROSION CONTROLS AT ALL TIMES. EROSION CONTROL MEASURES ARE TO BE IN WORKING ORDER AT THE END OF EACH WORK DAY.
4. INSPECT EROSION CONTROL MEASURES AFTER EACH 1/2" OR GREATER RAINFALL. REPAIR ANY DAMAGE OBSERVED DURING THE INSPECTION.
5. NO SITE GRADING OUTSIDE OF THE LIMITS OF DISTURBANCE.
6. EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE WITH ALL SOIL SURFACES HAVING AN ESTABLISHED VEGETATIVE COVER.
7. INSTALL INLET PROTECTION IN ALL STORM SEWER INLETS AND CATCH BASINS THAT MAY RECEIVE RUNOFF FROM DISTURBED AREAS. CONTRACTOR SHALL REMOVE THE TYPE D INLET PROTECTION DURING THE TIME PERIOD BETWEEN NOV. 15 AND MARCH 15, AND INSTALL A FRAME TYPE INLET PROTECTION BAG THAT WILL NOT PROJECT ABOVE THE INLET GRATE SUCH AS FLEX STORM BRAND OR EQUIVALENT.
8. ALL INCIDENTAL MUD TRACKING OFF-SITE ONTO ADJACENT PUBLIC AND PRIVATE THOROUGHFARES SHALL BE CLEANED UP AND REMOVED BY THE END OF EACH WORKING DAY USING PROPER DISPOSAL METHODS.
9. ANY DISTURBED AREA THAT REMAINS INACTIVE FOR GREATER THAN 7 DAYS SHALL BE STABILIZED WITH TEMPORARY STABILIZATION METHODS SUCH AS TEMPORARY SEEDING, SOIL TREATMENT, EROSION MATTING, OR MULCH.
10. PREVENT EXCESSIVE DUST FROM LEAVING THE CONSTRUCTION SITE IN ACCORDANCE WITH LOCAL AND STATE REGULATIONS.
11. AT A MINIMUM ALL DISTURBED AREAS SHALL RECEIVE A MINIMUM OF 4" OF TOPSOIL FERTILIZER, SEED AND MULCH. SEE LANDSCAPE PLAN FOR SEED MIXTURE AND PLANTINGS.

**GENERAL NOTES**

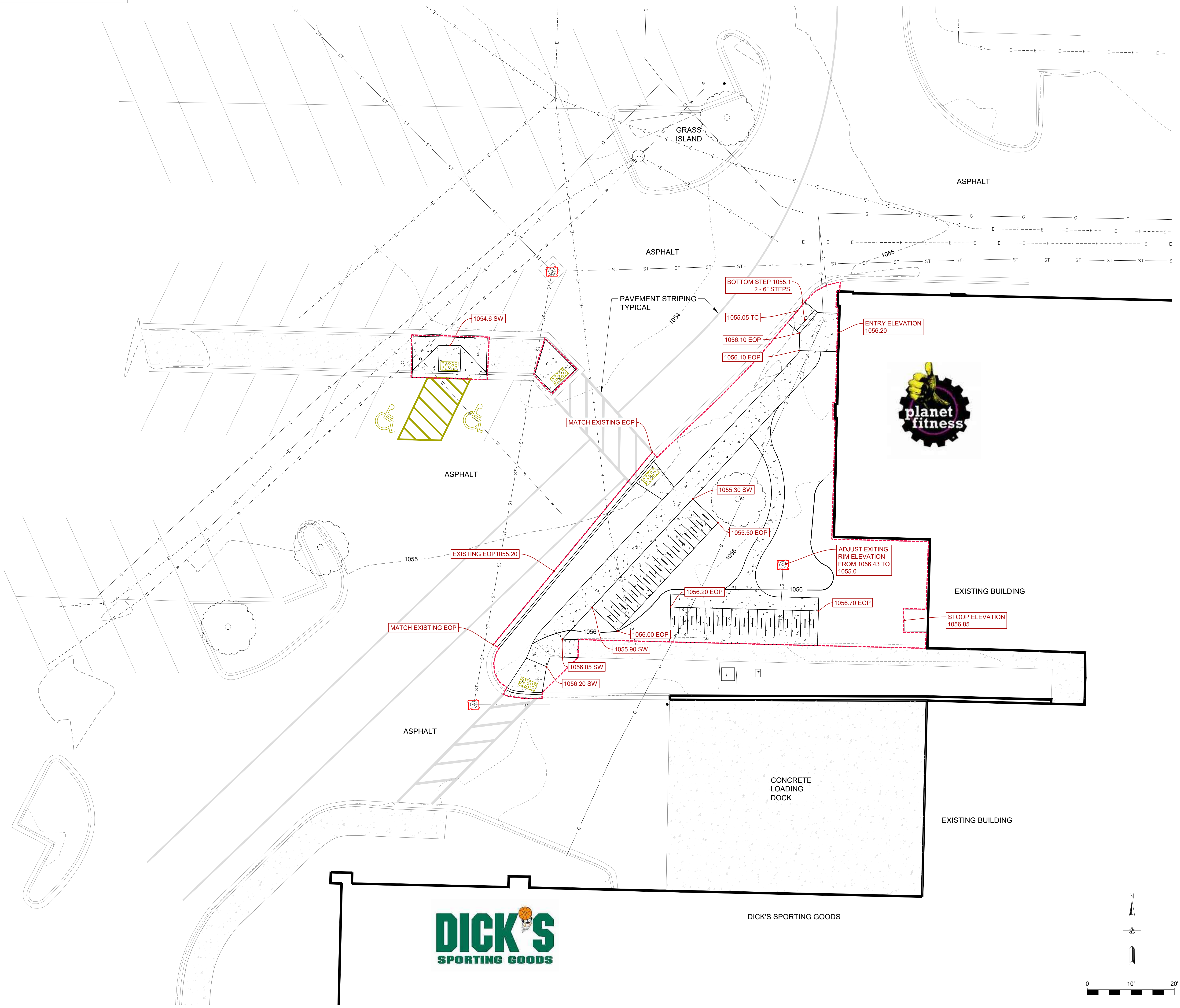
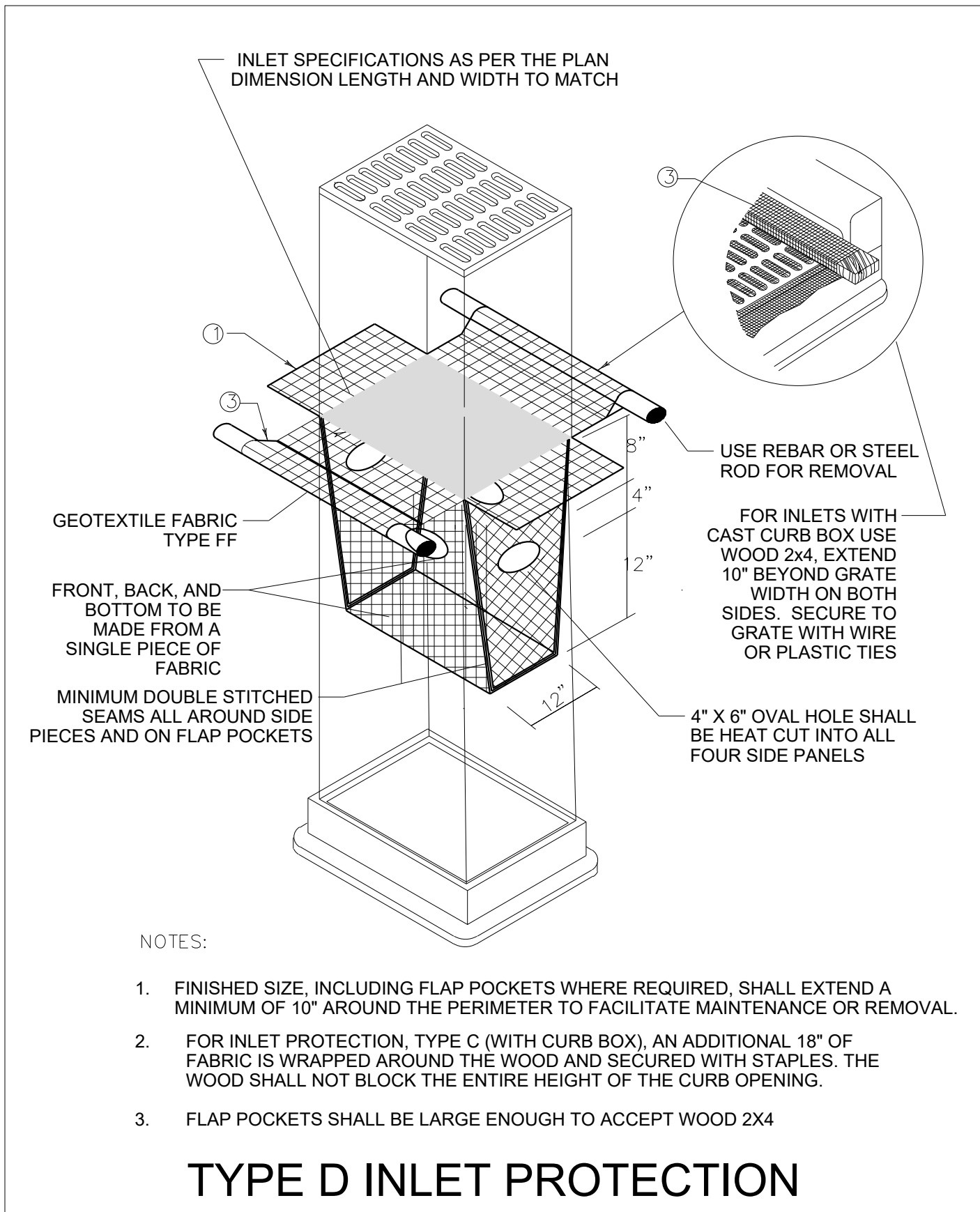
1. ALL WORK SHALL BE PER THE CITY OF MADISON STANDARD SPECIFICATIONS
2. CONTRACTOR IS RESPONSIBLE TO OBTAIN ANY AND ALL PERMITS REQUIRED.
3. BUILDING CORNERS ARE APPROXIMATE AND FOR GENERAL BUILDING FOOTPRINT ONLY
4. IF ANY ERRORS, DISCREPANCIES, OR DIMENSIONS WITH PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION
5. CONTRACTOR SHALL ENSURE THAT ALL STORMWATER DRAINS AWAY FROM BUILDING FOUNDATIONS DURING FINAL RESTORATION
6. ALL DIMENSIONS TO FACE OF CURB UNLESS OTHERWISE NOTED
7. CONTRACTOR SHALL REPLACE ALL SIDEWALK AND CURB AND GUTTER WHICH ABUTS THE PROPERTY AND IS DAMAGED BY CONSTRUCTION OR ANY SIDEWALK AND CURB AND GUTTER WHICH THE CITY ENGINEER DETERMINES NEEDS TO BE REPLACED BECAUSE IT IS NOT AT A DESIRABLE GRADE.

**SEQUENCE OF CONSTRUCTION**

1. INSTALL EROSION CONTROL
2. REMOVE ASPHALT, CONCRETE BOLLARDS ETC
3. FINE GRADING, CONCRETE CURB AND GUTTER, ASPHALT AND CONCRETE
4. RE-SPREAD TOPSOIL AND FINAL RESTORATION
5. REMOVE EROSION CONTROL WHEN SITE HAS BECOME STABILIZED

**PROPOSED IMPROVEMENTS LEGEND**

- PROPOSED CONTOUR
- LIMITS OF DISTURBANCE
- TYPE D OR C - INLET PROTECTION
- SPOT GRADE - TOP (BACK) OF CURB
- SPOT GRADE - SIDEWALK
- SPOT GRADE - PAVEMENT SURFACE



Seal / Signature

Date	Description
08.21.2023	UDC PRESENTATION
09.29.2023	UDC RESUBMITTAL

**NOT FOR CONSTRUCTION**

Project Name  
PF - Madison (West Towne) WI

Project Number  
23-05-126

Description  
GRADING PLAN

Scale  
1" = 10'

**C-200**

