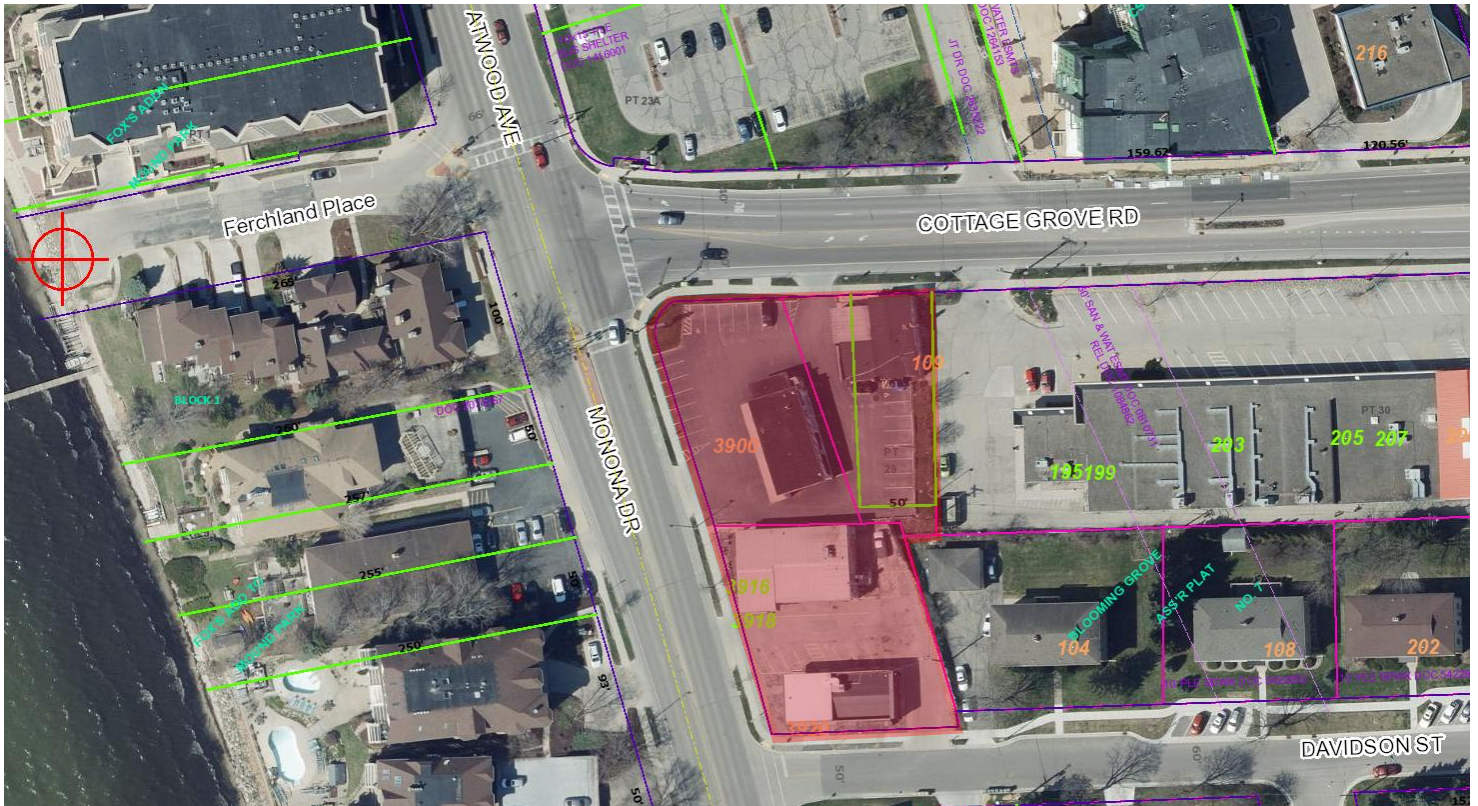


3914 Monona Drive – Threshold Development

Contract 9242



Work Included in Developer Agreement

- Certified Survey Map
- Demolition of existing site to include sanitary and storm sewer plug permits, abandon water services, removal of driveway curb cuts, removal of public sidewalks, relocation of street light.
- Removal of two terrace trees on Monona Drive and one on Cottage Grove Road. Addition of new terrace trees as determined by City Forestry.
- Maintain bus stop boarding pad at the Metro bus stop zone on the south side of Cottage Grove Road, east of Monona Drive.
- Installation and maintenance of a new passenger waiting shelter with seating amenity at a location mutually agreed upon by Madison Metro and the developer on the south side of Cottage Grove Road.
- Dedication of right of way or grant a public sidewalk easement for and responsibility for the construction of a six (6)-foot wide sidewalk, eight (8)-foot terrace, and additional one (1)-foot for maintenance along Monona Drive AND Cottage Grove Road.
- Dedication of right of way or grant a public sidewalk easement for and responsibility for the construction of a five (5)-foot wide sidewalk, eight (8)-foot terrace, and additional one (1)-foot for maintenance along Monona Drive AND Cottage Grove Road.
- Construction of concrete driveway curb cuts and aprons as approved by Traffic Engineering.
- Reimburse the City for all costs associated with temporary or permanent modifications to City owned/maintained traffic signals, street lighting, signing, pavement markings, and conduit/handholes.
- Traffic control plan approved by Traffic Engineering
- Pavement repairs as required for work associated with development construction.
- Installation of sanitary sewer, storm sewer and water laterals to serve the development.



CREATE THE VISION TELL THE STORY

jsdinc.com

MADISON REGIONAL OFFICE
161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
P. 608.848.5960

CLIENT:
**THRESHOLD
DEVELOPMENT GROUP**

CLIENT ADDRESS:
**1952 ATWOOD AVENUE
MADISON, WISCONSIN 53704**

PROJECT:
**3900 MONONA DRIVE
REDEVELOPMENT**

PROJECT LOCATION:
**3900 MONONA DRIVE
MADISON, DANE COUNTY
WISCONSIN 53716**

PLAN MODIFICATIONS:

#	Date	Description
1	04.11.22	LAND USE - UCC SUBMITTAL
2	08.24.22	SPV SUBMITTAL
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

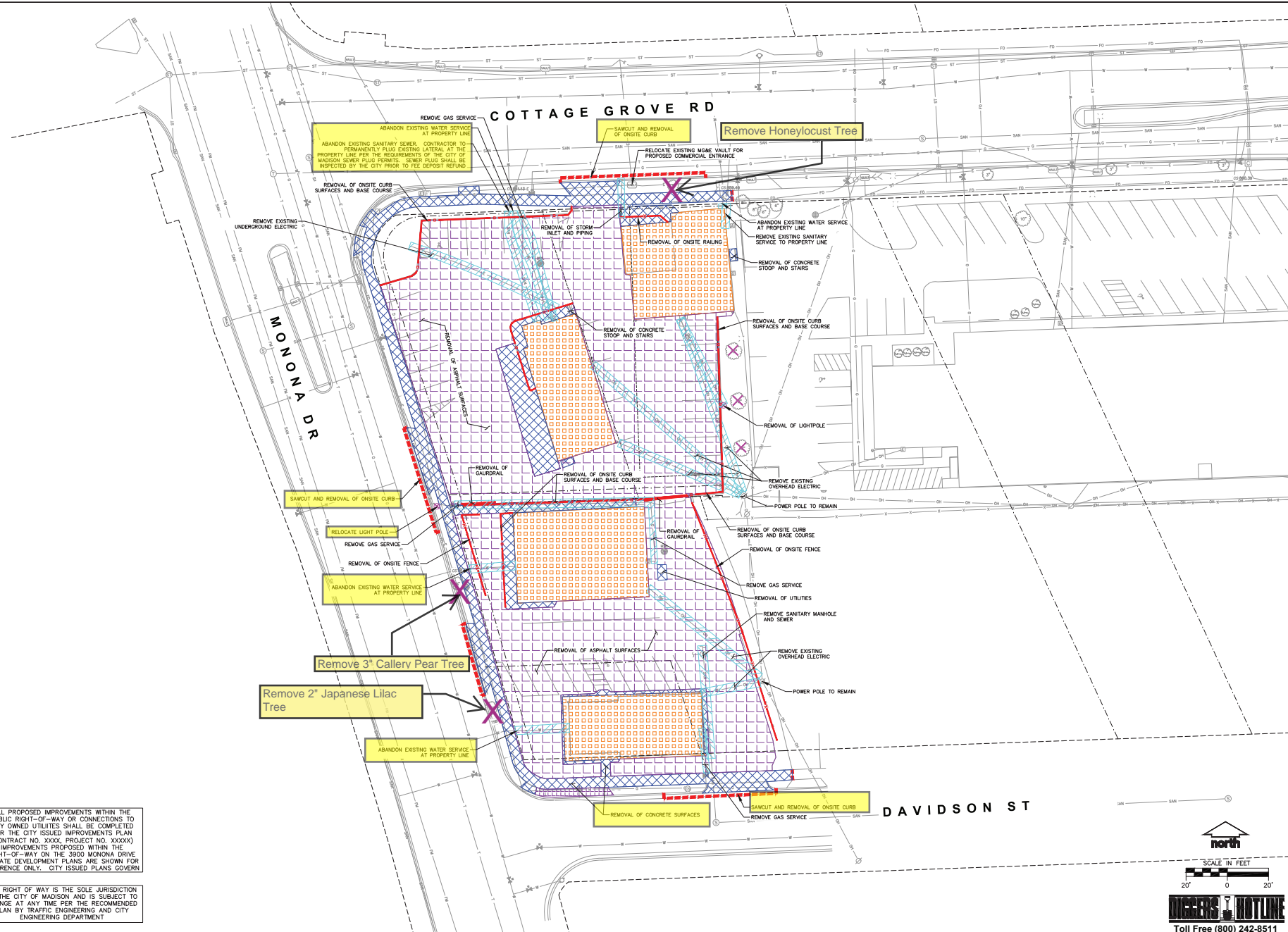
Designed By: JAM/ED
Reviewed By: ACO/JKY

Approved By:

SHEET TITLE:
DEMOLITION PLAN

SHEET NUMBER:
C2.0

JSD PROJECT NO: 214196



ALL PROPOSED IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY OR CONNECTIONS TO CITY OWNED UTILITIES SHALL BE COMPLETED PER THE CITY ISSUED IMPROVEMENTS PLAN (CONTRACT NO. XXXX, PROJECT NO. XXXXX). IMPROVEMENTS PROPOSED WITHIN THE RIGHT-OF-WAY ON THE 3900 MONONA DRIVE PRIVATE DEVELOPMENT PLANS ARE SHOWN FOR REFERENCE ONLY. CITY ISSUED PLANS GOVERN.

THE RIGHT OF WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDED PLAN BY TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENT.



D:\3900 MONONA DRIVE\3900MONONA\3900MONONA\3900MONONA.dwg Layout: C2.0 User: jayden Date: Aug 23, 2022 1:52:28pm Xref:



CREATE THE VISION TELL THE STORY

jsdinc.com

MADISON REGIONAL OFFICE
161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
P. 608.548.5960

CLIENT:
THRESHOLD DEVELOPMENT GROUP

CLIENT ADDRESS:
**1952 ATWOOD AVENUE
MADISON, WISCONSIN 53704**

PROJECT:
3900 MONONA DRIVE REDEVELOPMENT

PROJECT LOCATION:
**3900 MONONA DRIVE
MADISON, DANE COUNTY
WISCONSIN 53716**

PLAN MODIFICATIONS:

#	Date	Description
1	04.11.22	LAND USE - UCC SUBMITTAL
2	08.24.22	SPV SUBMITTAL
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

Designed By: JAW/ED
Reviewed By: ACO/JKY

Approved By:

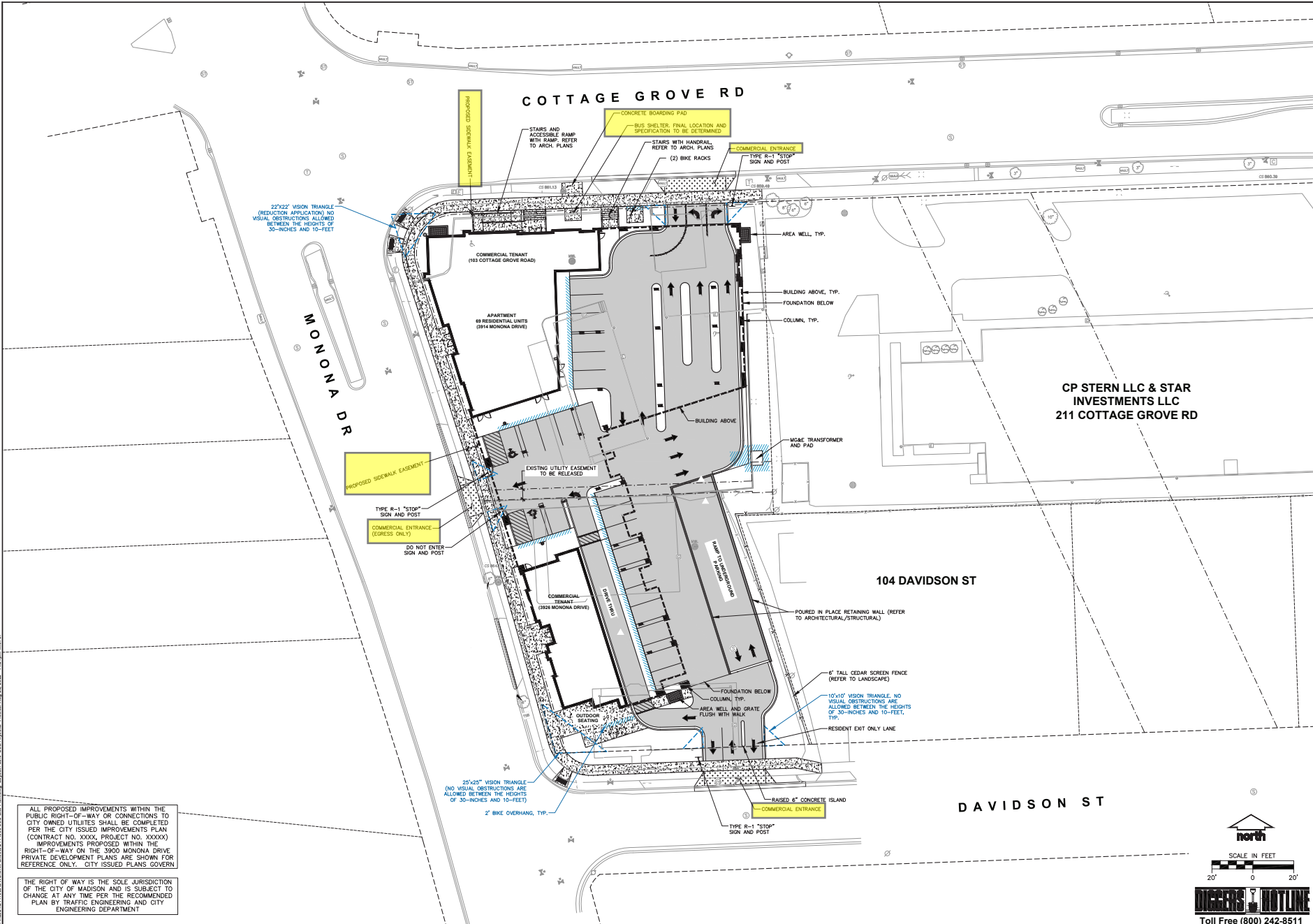
SITE TITLE
SITE PLAN

SHEET NUMBER:

C3.0

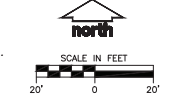
JSD PROJECT NO:

THESE PLANS AND DESIGN ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF JSD PROFESSIONAL SERVICES, INC.



ALL PROPOSED IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY OR CONNECTIONS TO CITY OWNED UTILITIES SHALL BE COMPLETED PER THE CITY ISSUED IMPROVEMENTS PLAN (CONTRACT NO. XXXX, PROJECT NO. XXXXX). IMPROVEMENTS PROPOSED WITHIN THE RIGHT-OF-WAY ON THE 3900 MONONA DRIVE PRIVATE DEVELOPMENT PLANS ARE SHOWN FOR REFERENCE ONLY. CITY ISSUED PLANS GOVERN.

THE RIGHT OF WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDED PLAN BY TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENT.



MEERS OUTLINE
Toll Free (800) 242-8511



CREATE THE VISION TELL THE STORY

jsdinc.com

MADISON REGIONAL OFFICE
161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
P. 608.848.5960

CLIENT:
**THRESHOLD
DEVELOPMENT GROUP**

CLIENT ADDRESS:
**1952 ATWOOD AVENUE
MADISON, WISCONSIN 53704**

PROJECT:
**3900 MONONA DRIVE
REDEVELOPMENT**

PROJECT LOCATION:
**3900 MONONA DRIVE
MADISON, DANE COUNTY
WISCONSIN 53716**

PLAN MODIFICATIONS:

#	Date	Description
1	04.11.22	LAND USE - UCC SUBMITTAL
2	08.24.22	SPV SUBMITTAL
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

Designed By: JAW/ED
Reviewed By: ACC/JKY

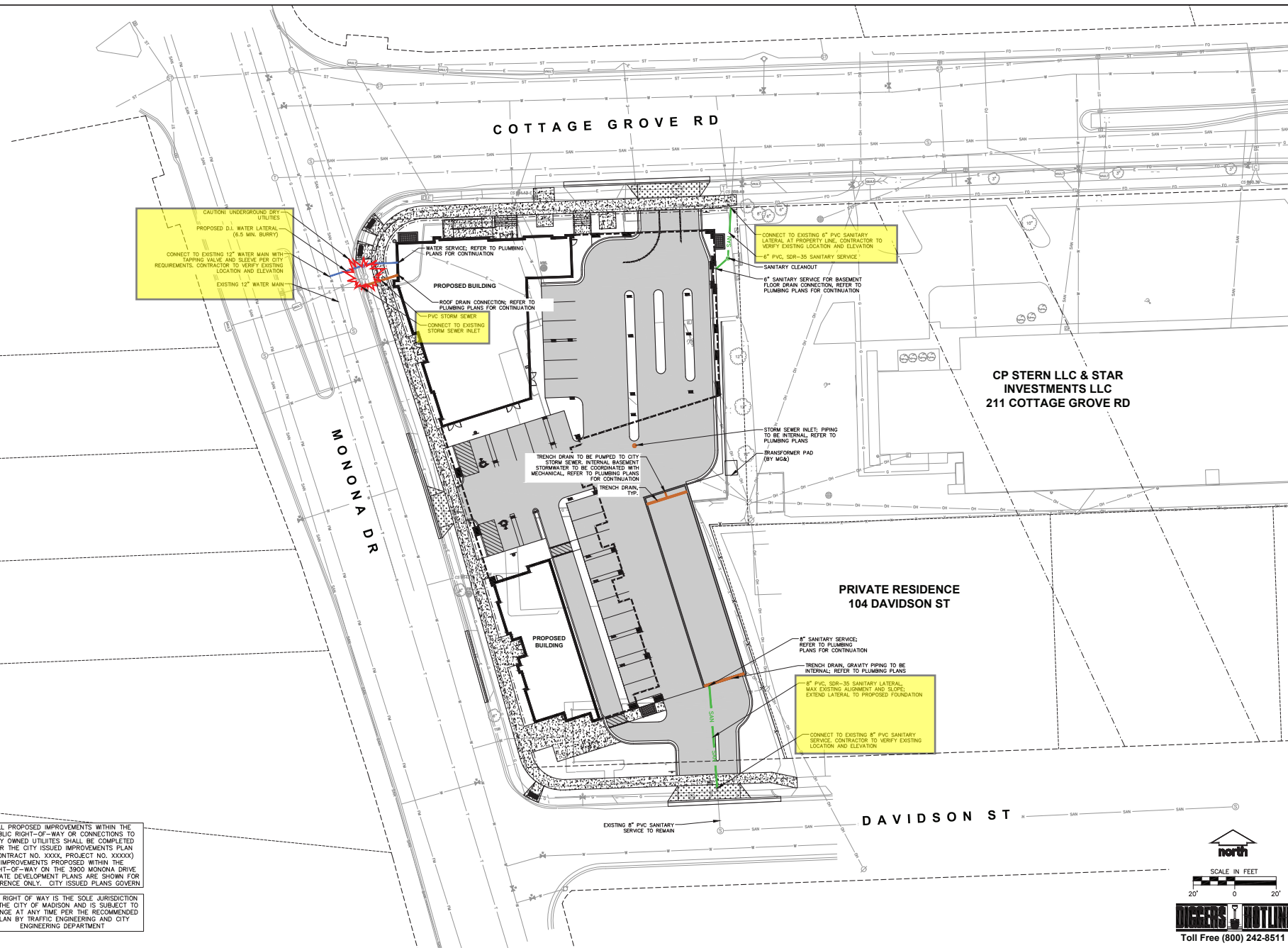
Approved By:

SHEET TITLE:
UTILITY PLAN

SHEET NUMBER:
C5.0

JSD PROJECT NO: 2141964

THESE PLANS AND DESIGN ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF JSD PROFESSIONAL SERVICES, INC.



ALL PROPOSED IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY OR CONNECTIONS TO CITY OWNED UTILITIES SHALL BE COMPLETED PER THE CITY ISSUED IMPROVEMENTS PLAN (CONTRACT NO. XXXX, PROJECT NO. XXXXX) IMPROVEMENTS PROPOSED WITHIN THE RIGHT-OF-WAY ON THE 3900 MONONA DRIVE PRIVATE DEVELOPMENT PLANS ARE SHOWN FOR REFERENCE ONLY. CITY ISSUED PLANS COVER

THE RIGHT OF WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDED PLAN BY TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENT

Scale in feet: 20' 0 20'

Logo: **DIAGNOSIS OUTLINE**

Toll Free (800) 242-8511

For general site layout use only



Cottage Grove Road

Monona Drive



For general site layout use only



Cottage Grove Rd

Monona Drive



For general site layout use only



Davidson Street

