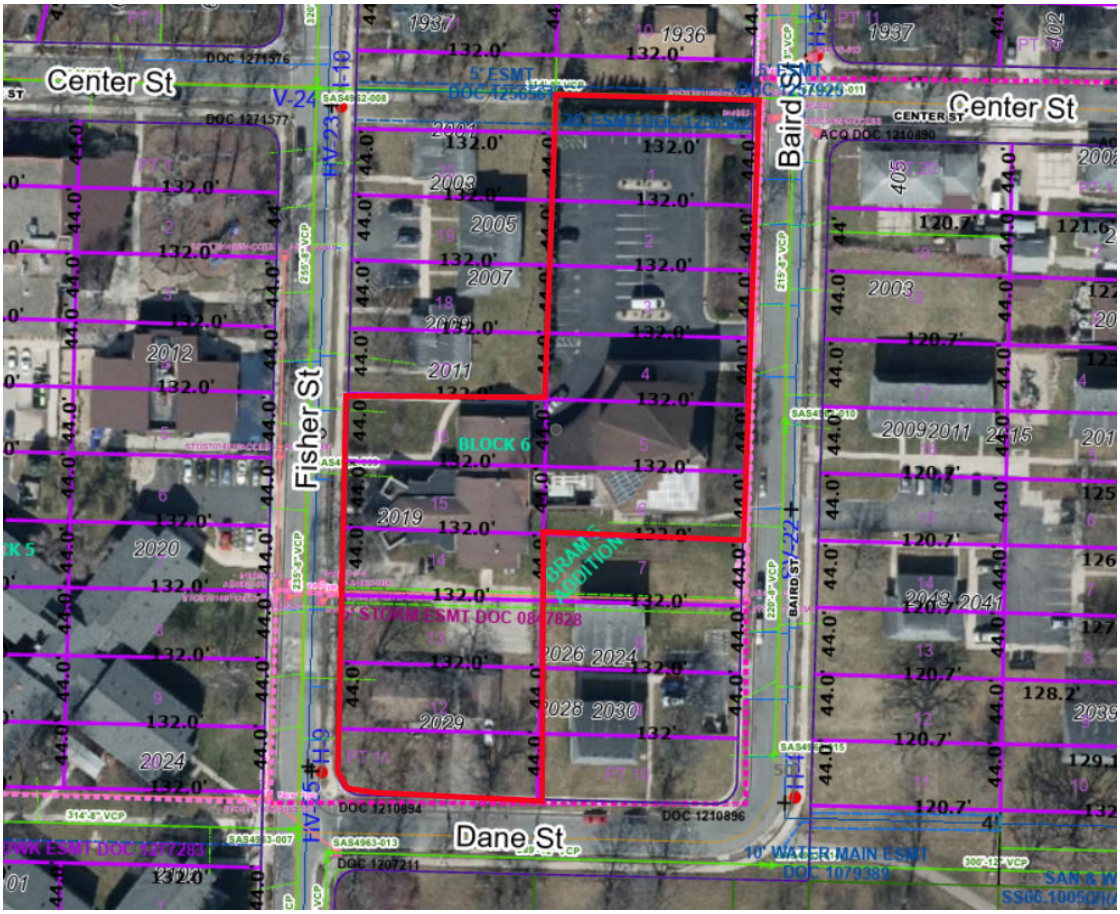
2019 Fisher Street
Contract 9810
MUNIS 16415
Developer: MTZ CHARITABLE ORGANIZATION, INC.



Summary of Improvements:

- Developer to complete the Certified Survey Map (CSM) required for the redevelopment. Provide a public storm sewer easement on the face of the CSM to replace the existing easement that is being rerouted with the development.

- Developer to reroute existing storm sewer pipe to a location reviewed and approved by Engineering Stormwater staff. Provide Engineering Stormwater staff the proposed sizing, slope for review and approval.

- Developer to maintain pedestrian access and obtain a Street Occupancy permit as needed and submit a Traffic Control Plan for any improvements in the right-of-way to a plan approved by the City Traffic Engineer.

- Developer to construct private sanitary, storm, and water service laterals as needed to serve the redevelopment.

- Developer to coordinate with City Forestry to provide plans for two (2) public street terrace trees adjacent to the project on Fisher Street and Baird Street to a plan approved by City Forestry.

- Developer to obtain all necessary street tree removal permits from City Forestry. Currently there are two (2) planned street tree removals associated with this project; one (1) on Fisher Street to be removed by the Developer and one (1) on Baird Street to be removed by City Forestry due to its condition.

- Developer to repair or replace existing public sidewalk, curb and gutter, street terrace, and street pavement as necessary to accommodate the private redevelopment project.

LEGEND (PROPOSED)

- PROPOSED PROPERTY BOUNDARY
- EASEMENT
- BUILDING FOOTPRINT
- 18" CURB AND GUTTER
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- PROPOSED WATER MAIN
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED GAS SERVICE (DESIGN BY OTHERS)
- PROPOSED ELECTRIC SERVICE (DESIGN BY OTHERS)
- STORMWATER TREATMENT FACILITY

NORTH

0' 10' 20' 30'

1" = 20' on 30"x42"

NTS on 11"x17"

EXHIBIT OF PUBLIC IMPROVEMENTS - MOUNT ZION FAMILY LIFE CENTER (2019 FISHER STREET)

SCALE: 1" = 20'-0"

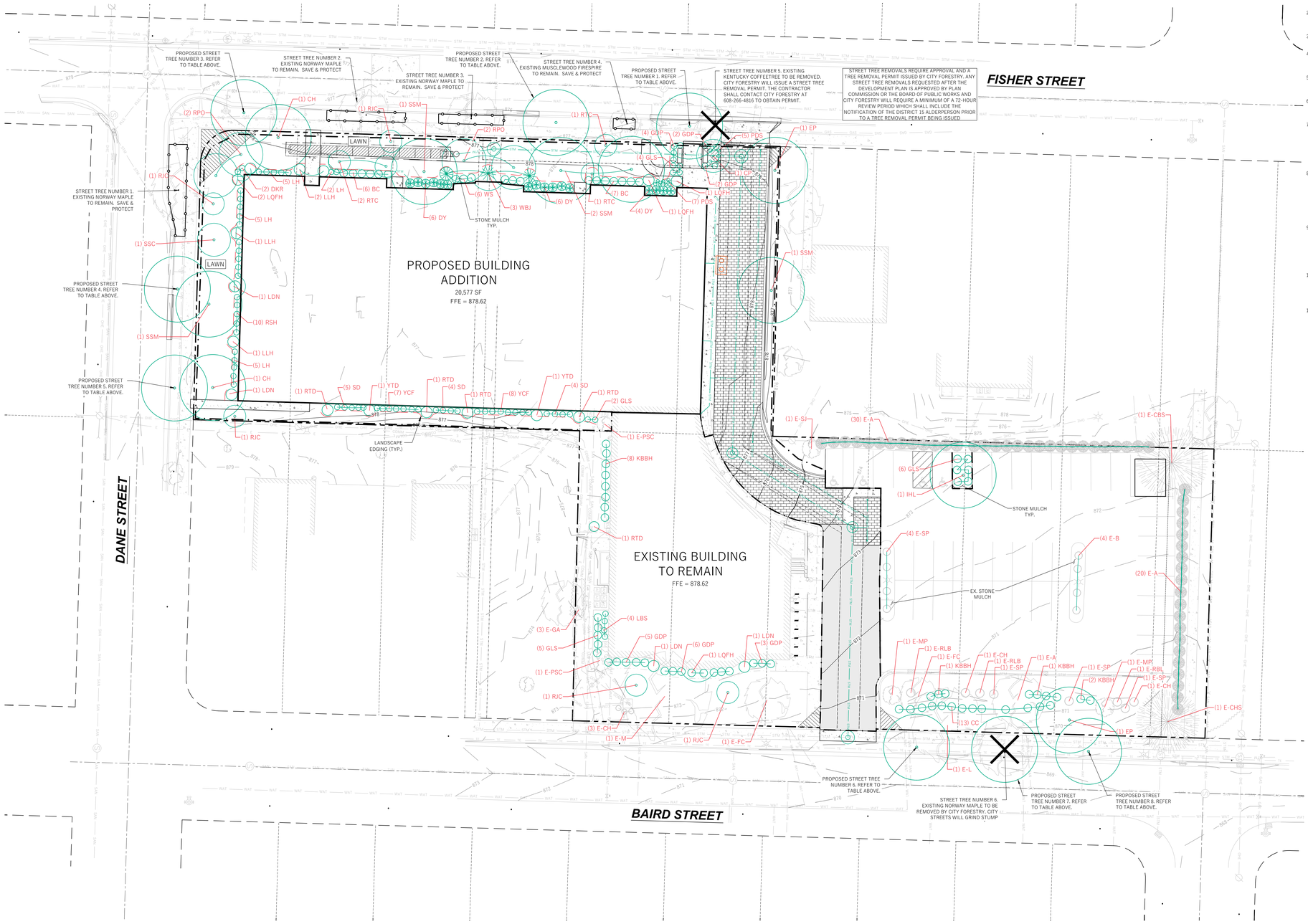
PROPOSED STREET TREE TABLE

STREET TREE NUMBER	SIZE	STOCK TYPE	COMMON NAME	BOTANICAL NAME
1	1.5"	POT	Streetkeeper Honeylocust	*Gleditsia triacanthos 'Draves'*
2	1.5"	POT	Tupelo 'Afterburner' or 'Majestic'	*Nyssa sylvatica 'David Odom' or Nyssa sylvatic 'MONN2'*
3	1.5"	POT	Hackberry	*Celtis occidentalis*
4	1.5"	POT	Tupelo 'Afterburner' or 'Majestic'	*Nyssa sylvatica 'David Odom' or Nyssa sylvatic 'MONN2'*
5	1.5"	POT	Espresso Kentucky Coffeetree	*Gymnocladus dioica 'Espresso'*
6	1.5"	POT	Streetkeeper Honeylocust	*Gleditsia triacanthos 'Draves'*
7	1.5"	POT	Kentucky coffee tree 'Skinny Latte'	*Gymnocladus dioica 'Skinny Latte'*
8	1.5"	POT	Princeton Sentry Ginkgo	*Ginkgo biloba 'Princeton Sentry'*

Note: Developer to provide Terrace excavation for tree planting, per SDD 2.18. Contractor shall have utilities marked and contract City Forestry (608) 266-4816 at least one week prior to excavation to approve nursery tree stock and determine final location of future planning sites.

EXISTING STREET TREE TABLE (SEE STREET TREE REPORT)

STREET TREE NUMBER	TREE SPECIES (COMMON NAME)	TRUNK DIAMETER (DBH)	REMOVAL (R) REQUESTED BY APPLICANT?
1	NORWAY MAPLE	21	NO
2	NORWAY MAPLE	18	NO
3	NORWAY MAPLE	15	NO
4	MUSCLEWOOD 'FIRESPIRE'	5	NO
5	KENTUCKY COFFEETREE	6	YES
6	NORWAY MAPLE	17	NO*
7	* FORESTRY WILL REMOVE DUE TO POOR CONDITION. STREETS WILL GRIND STUMP.		



LEGEND (PROPOSED)

- PROPERTY BOUNDARY
- EASEMENT
- TREE PROTECTION FENCING
- BUILDING LINE
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- STORMWATER TREATMENT FACILITY
- TREE
- SHRUBS

NORTH

0" 10" 20" 30"
1" = 20' on 30"x42"
NTS on 11"x17"

GENERAL NOTES

1. UNDERLYING SITE CONTOURS AND INFORMATION BASED ON TOPOGRAPHIC & UTILITY DATA AS SURVEYED BY WYSER ENGINEERING ON THE WEEK OF FEBRUARY 19, 2026. WYSER ENGINEERING SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY ARISE AS A RESULT OF ERRONEOUS OR INCOMPLETE INFORMATION PROVIDED BY OTHERS. CONTRACTOR TO CONFIRM ALL ELEVATIONS, GENERAL DRAINAGE AND EARTHWORK REQUIREMENTS PRIOR TO CONSTRUCTION.
2. THE BENCHMARK LOCATIONS ARE SHOWN FOR REFERENCE ONLY ON THIS PLAN. THE BENCHMARKS SHALL BE VALIDATED BY LICENSED LAND SURVEYOR PRIOR TO CONSTRUCTION. CONTRACTOR ASSUMES RISK ASSOCIATED WITH BENCHMARK ELEVATIONS UNTIL CONFIRMED.
3. CONTRACTOR TO OBTAIN APPROPRIATE PERMITS FOR STREET OPENINGS & TO WORK WITHIN THE CITY'S LAND IF REQUIRED.
4. WYSER ENGINEERING SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER OR CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY REGULATORY AGENCIES.
5. IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS WITHIN THE PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
6. ALL MUNICIPAL UTILITY CONNECTIONS, WORK IN ROW, PUBLIC OUTLOTS AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
7. CONTRACTOR SHALL TAKE PRECAUTIONS 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.
8. AS DEFINED BY THE SECTION 107.13 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION: NO EXCAVATION IS PERMITTED WITHIN 1 FOOT PER TREE DBH 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 AT (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 SPECIFICATIONS CAN BE FOUND ON THE FOLLOWING WEBSITE: https://www.cityofmadison.com/business/pw/specs.cfm
9. SECTION 107.13(G) OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (WEBSITE: HTTPS://WWW.CITYOFMADISON.COM/BUSINESS/PW/SPECS.CFM) ADDRESSES SOIL COMPACTION NEAR STREET TREES AND SHALL BE FOLLOWED BY CONTRACTOR. THE STORAGE OF PARKED VEHICLES, CONSTRUCTION EQUIPMENT, BUILDING MATERIALS, REFUSE, EXCAVATED SPOILS OR DUMPING OF POISONOUS MATERIALS ON OR AROUND TREES AND ROOTS WITHIN 1 FOOT PER TREE DBH OF THE TREE OR WITHIN THE PROTECTION ZONE IS PROHIBITED.
10. ON THIS PROJECT, STREET TREE PROTECTION ZONE FENCING IS REQUIRED. THE FENCING SHALL BE ERECTED BEFORE THE DEMOLITION, GRADING OR CONSTRUCTION BEGINS. THE FENCE SHALL INCLUDE THE ENTIRE WIDTH OF TERRACE AND, EXTEND AT LEAST 1 FOOT PER TREE DBH ON BOTH SIDES OF THE OUTSIDE EDGE OF THE TREE TRUNK. DO NOT REMOVE THE FENCING TO ALLOW FOR DELIVERIES OR EQUIPMENT ACCESS THROUGH THE TREE PROTECTION ZONE.
11. STREET TREE PRUNING SHALL BE COORDINATED WITH CITY FORESTRY AT A MINIMUM OF TWO WEEKS PRIOR TO THE START OF CONSTRUCTION FOR THIS PROJECT. CONTACT CITY FORESTRY AT (608)266-4816. ALL PRUNING SHALL FOLLOW THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A300 - PART 1 STANDARDS FOR PRUNING.

STRANG
ARCHITECTURE
ENGINEERING
INTERIOR DESIGN
MADISON, WI | WAUKESHA, WI

WYSER ENGINEERING

ISSUED FOR CONSTRUCTION

COPYRIGHT STRANG, INC. 2026

DRAWING SET CD
DATE 06/15/2026
PROJECT NO. 2026017

PROJECT TITLE
MTZ FAMILY LIFE CENTER

2019 FISHER ST.
MADISON, WI 53713

SHEET NAME
LANDSCAPE PLAN

SHEET NO.
L100

1 L100 LANDSCAPE PLAN
SCALE: 1" = 20'-0"