

429 W Mifflin Street

Contract 9652

MUNIS 15693

Developer: Madison Development Corporation



Summary of Improvements:

- Construct / restore sidewalk, street terrace, curb and gutter, and pavement as needed to serve the redevelopment per plans approved by the City Engineer.
- Install private sanitary, storm, and water service laterals to serve the redevelopment.
- Close abandoned driveways with curb and gutter.
- Construct new private drive apron on W Mifflin Street.
- Public street terrace tree protection, removals, and plantings as approved by City Forestry.
- Protect existing City owned conduit, street light electrical wiring, streetlights, and fiber facilities.
- Complete and record the required Certified Survey Map (CSM) necessary for the redevelopment.

LOT 6, BLOCK 43, ORIGINAL PLAT OF MADISON, AS RECORDED IN VOLUME A OF PLATS, ON PAGE 3, DANE COUNTY REGISTRY, AND LOT 3, CERTIFIED SURVEY MAP NUMBER 14281, AS RECORDED IN VOLUME 97 OF CERTIFIED SURVEY MAPS, ON PAGES 142-148, AS DOCUMENT NUMBER 5246331, DANE COUNTY REGISTRY, ALL LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

NOTES:

- 1) Except as specifically stated or shown on this map, this survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land use regulations; and any other facts that an accurate and current title search may disclose. Survey was performed without the benefit of a title report.
- 2) No attempt has been made as a part of this survey to obtain or show data concerning existence, size, depth, condition, capacity, or location of any utility or municipal/public service facility. For information regarding these utilities or facilities, please contact the appropriate agencies.
- 3) Date of field work: August 15 - September 13, 2024.
- 4) Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose. THE SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE REPORT.
- 5) All surface and subsurface improvements on and adjacent to the site are not necessarily shown hereon.
- 6) All trees, hedges and ground cover on the site may not necessarily be shown hereon.
- 7) Routing of public utilities is based upon drawings obtained from the City of Madison Engineering Department, markings provided by Digger's Hotline Ticket Number 20243207989 and visible above ground structures. Additional buried utilities/structures may be encountered. No excavations were made to located utilities. Before excavations are performed contact Digger's Hotline.
- 8) Total parcel area = 17,593 square feet
- 9) Elevations are based upon NAVD88 datum. Elevations are transferred to the site utilizing RTK GPS surveying while observing the WISCORS Network. WI GEOID 12B

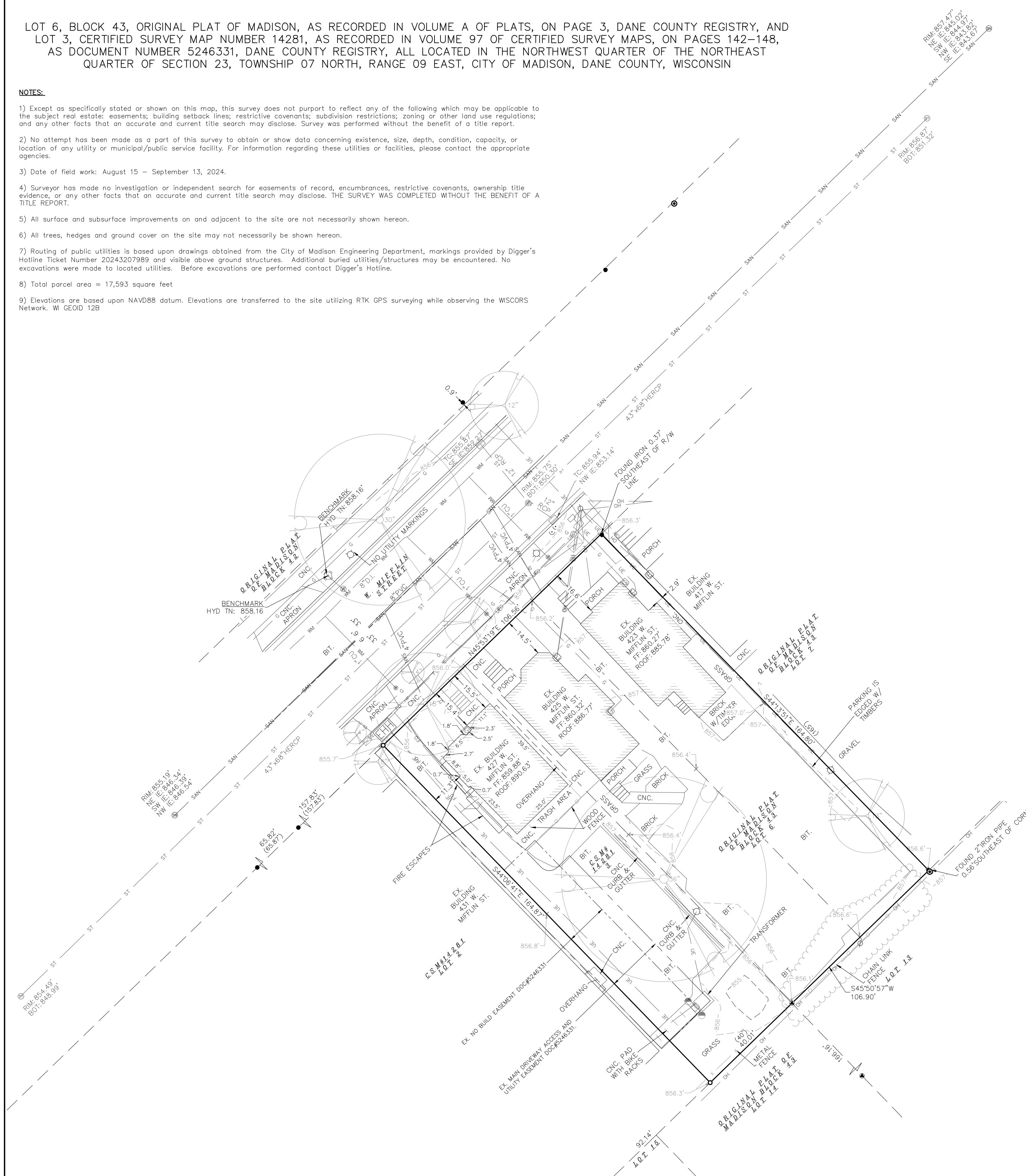
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LEGEND

- 1" IRON PIPE FOUND
- 3/4" SOLID IRON ROD FOUND
- 3/4" X 18" SOLID IRON RE-ROD SET, WT. 1.50 lbs./ft.
- ✦ 1-1/2" PINCHED TOP PIPE FOUND
- ✕ SET CHISELED "X" IN CONCRETE
- ⊙ SET MAG NAIL IN ASPHALT
- × 851.2 SPOT ELEVATION
- BURIED GAS LINE
- WATER MAIN
- SANITARY SEWER
- STORM SEWER
- BURIED ELECTRIC
- BURIED FIBER OPTIC
- ⊕ WATER VALVE
- ⊕ GAS METER
- ⊕ AIR CONDITIONER
- ⊕ TV PEDESTAL
- ⊕ ELECTRIC PEDESTAL
- ⊕ LIGHT POLE
- ⊕ TELEPHONE PEDESTAL
- ⊕ FIRE HYDRANT
- ⊕ SIGN
- ⊕ BOLLARD
- ⊕ STORM SEWER MANHOLE
- ⊕ SANITARY SEWER MANHOLE
- ⊕ DECIDUOUS TREE (DBH IN INCHES)
- ⊕ CONIFEROUS TREE (DBH IN INCHES)
- () INDICATES RECORDED AS

DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT. BUILDINGS ARE MEASURED TO THE NEAREST TENTH OF A FOOT.



APPROVALS

PROJECT ENG	MLB	DESIGNED BY	DH	DRH	PDF	MLB
DATE		DATE		DATE		DATE

429 W MIFFLIN
 423-427 W MIFFLIN ST
 MADISON, WI 53703

MADISON DEVELOPMENT CORP
 550 W WASHINGTON AVENUE
 MADISON, WI 53703

PROJECT #: BSE1842
PLOT DATE: 01/06/2025

REVISION DATES:

10/21/2024	
01/03/2025	

ISSUE DATES:

09/23/2024	
MODIFIED LAND USE SUBMITTAL 10/21/2024	
SITE PLAN REVIEW 01/03/2025	

EXISTING CONDITIONS

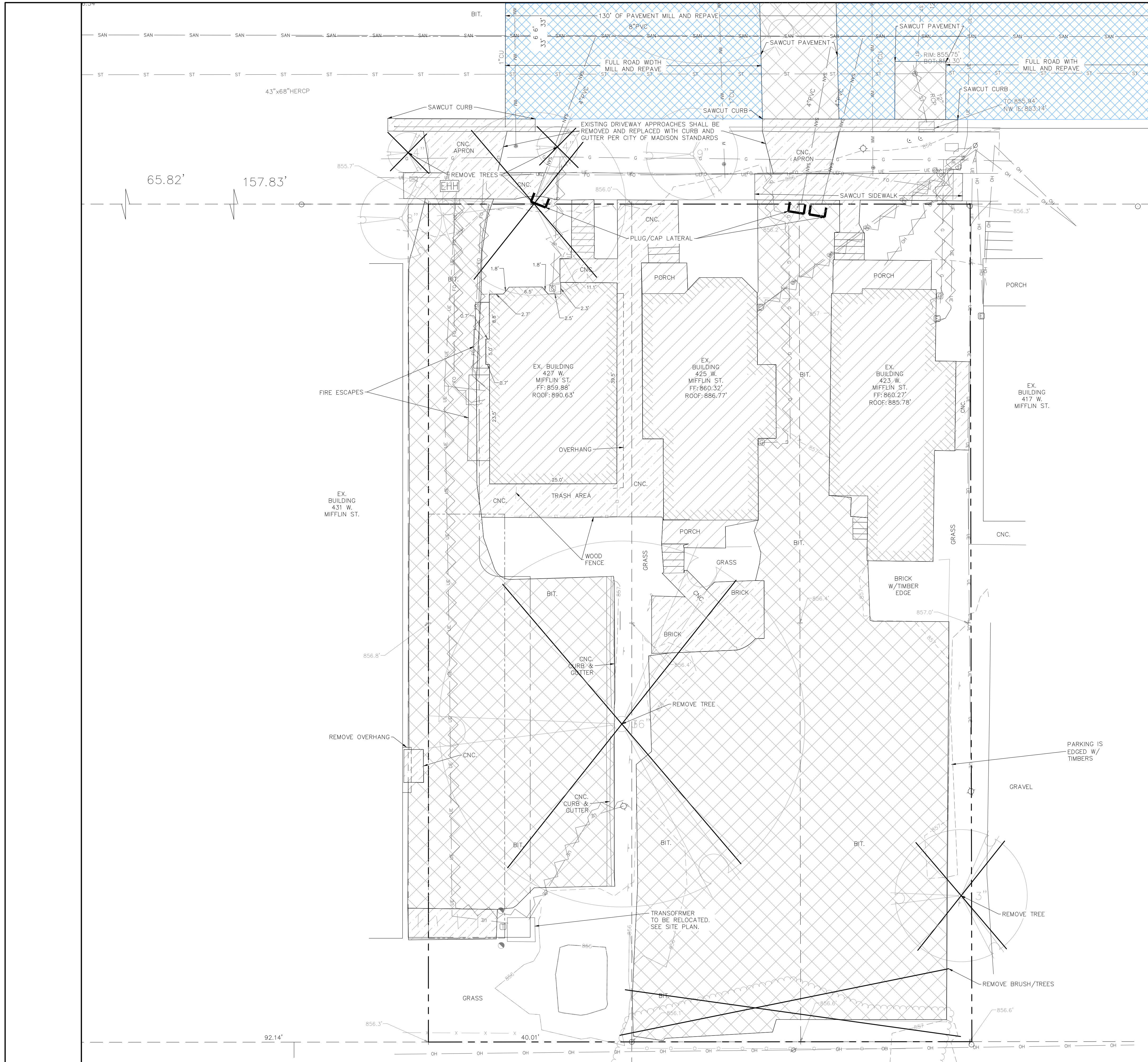
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DRAWING NUMBER
C100

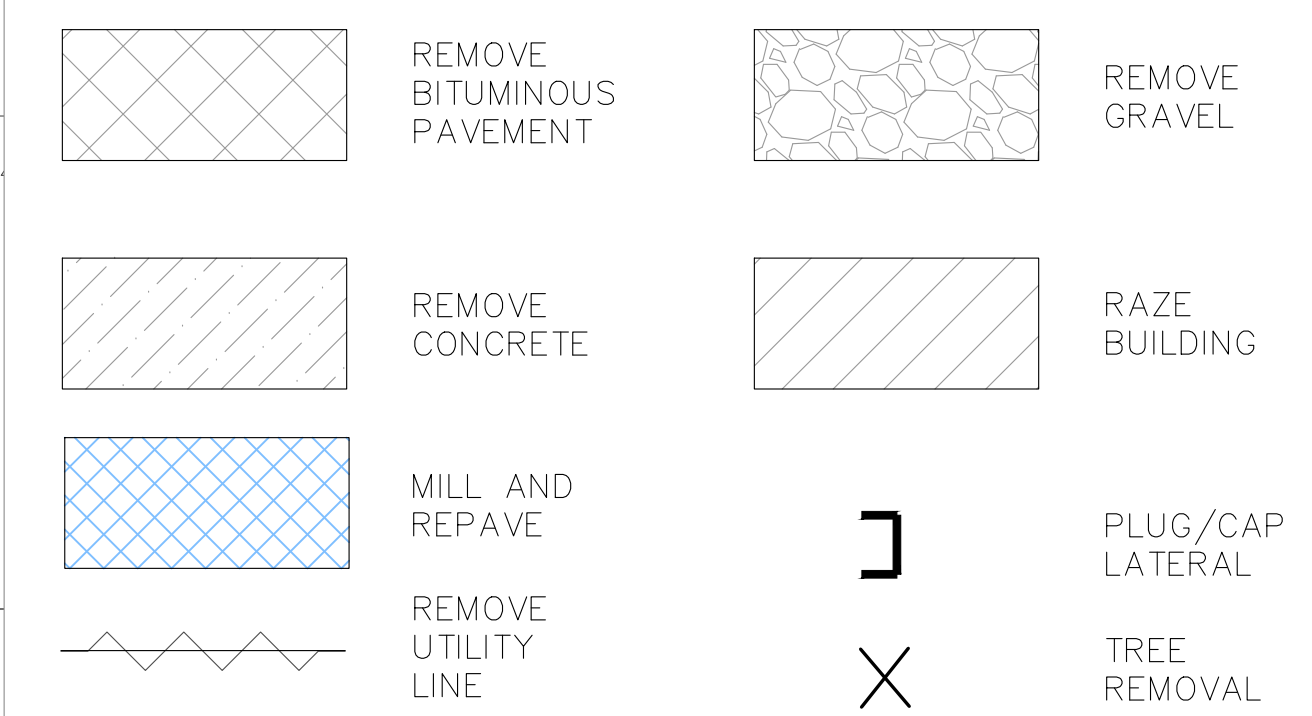
GRID NORTH
 BEARING: 0°00'00" UPON
 WISCONSIN COUNTY COORDINATE
 SYSTEM (DANE ZONE)

0 20 40

NOT FOR CONSTRUCTION



LEGEND

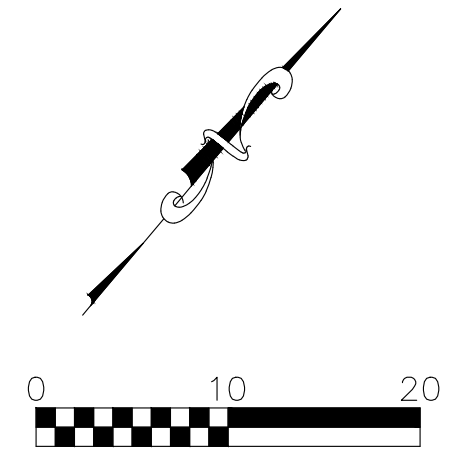


DEMOLITION NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSING IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES, OF ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PARKING DRIVES, DRAINAGE STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THE REMAINING PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE SPECIFICATIONS.
2. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.
3. THE CONTRACTOR SHALL COORDINATE WITH THE RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY FORCING ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE DEVELOPER IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
4. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR ONSITE LOCATIONS OF EXISTING UTILITIES. NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
5. ALL EXISTING SEWERS, PIPING, AND UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES. GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING DESTRUCTION AND REMOVAL OF ALL SERVICE LINES BEFORE PROCEEDING WITH THE WORK. UTILITIES DETERMINED TO BE ABANDONED AND LEFT IN PLACE SHALL BE GROUTED IF UNDER BUILDING.
6. ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC CABLE, AND/OR GAS LINES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE.
7. CONTRACTOR SHALL PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, COVERED WALKWAYS, ETC. CONTRACTOR SHALL SUBMIT THEIR STREET OCCUPANCY PLAN TO TRAFFIC ENGINEERING FOR APPROVAL.
8. PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED.
9. THE CONTRACTOR MAY LIMIT SAWCUT AND PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE CONSTRUCTION PLANS, BUT IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR IN KIND.
10. DAMAGE TO ALL EXISTING CONDITION TO REMAIN WILL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
11. CONTINUOUS ACCESS SHALL BE MAINTAINED FOR THE SURROUNDING PROPERTIES AT ALL TIMES DURING DEMOLITION OF THE EXISTING FACILITIES

Dial 811 or (800) 242-8511

 www.DiggersHotline.com



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APPROVALS	PROJECT ENG	MLB	DESIGNED BY	DRH	CHECKED BY	DRH	DATE	10/21/2024
			ISSUED BY	MLB	APPROVED BY	MLB		01/03/2025

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 550 W WASHINGTON AVENUE
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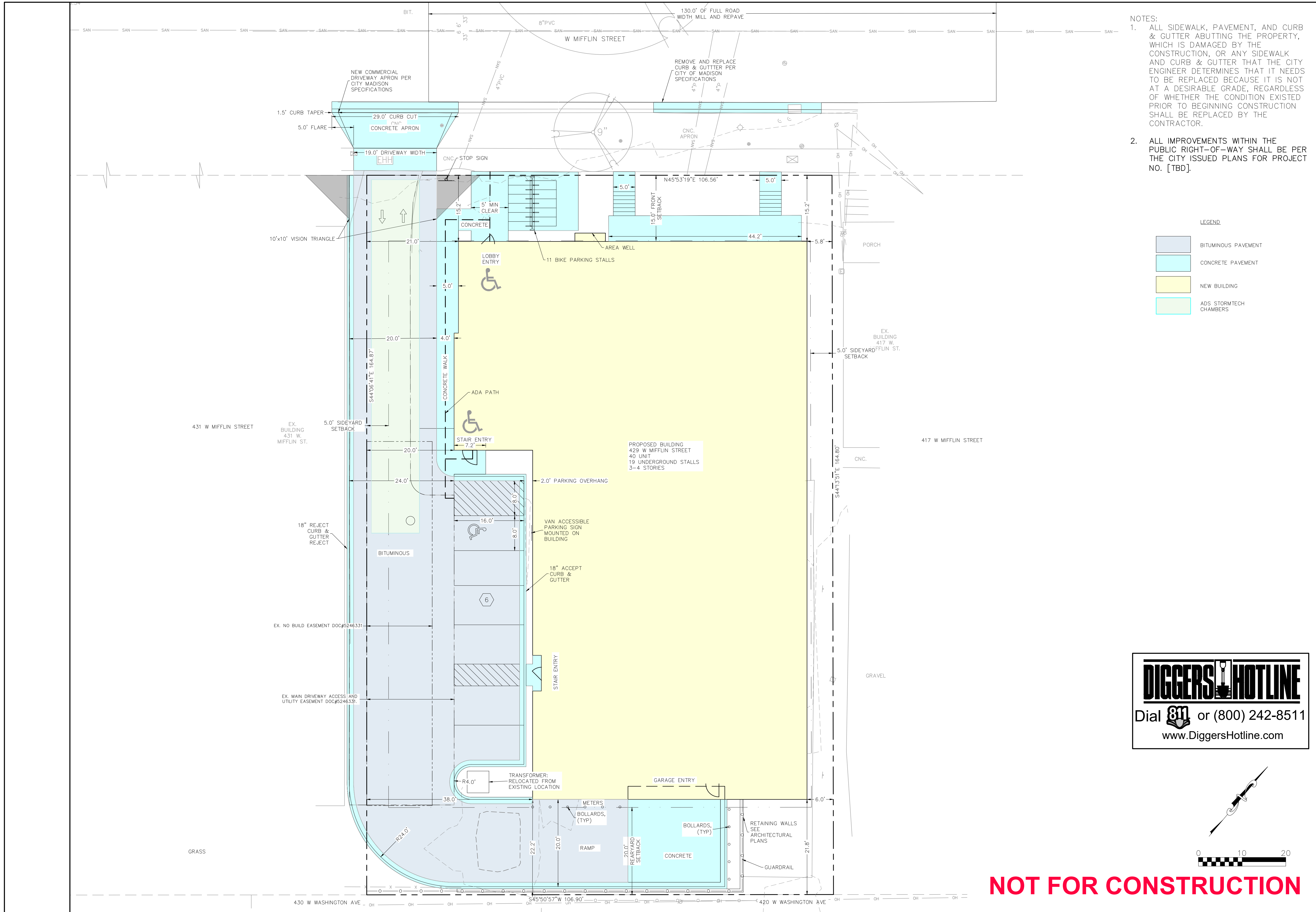
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	10/21/2024
	01/03/2025

ISSUE DATES:	09/23/2024
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DEMOLITION PLAN

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DRAWING NUMBER
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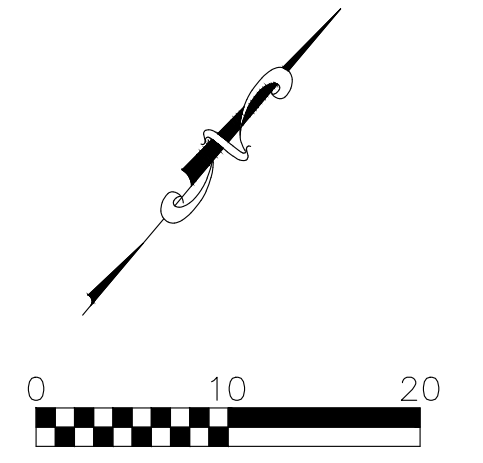


- NOTES:
1. ALL SIDEWALK, PAVEMENT, AND CURB & GUTTER ABUTTING THE PROPERTY, WHICH IS DAMAGED BY THE CONSTRUCTION, OR ANY SIDEWALK AND CURB & GUTTER THAT THE CITY ENGINEER DETERMINES THAT IT NEEDS TO BE REPLACED BECAUSE IT IS NOT AT A DESIRABLE GRADE, REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION SHALL BE REPLACED BY THE CONTRACTOR.
 2. ALL IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE PER THE CITY ISSUED PLANS FOR PROJECT NO. [TBD].

LEGEND

- BITUMINOUS PAVEMENT
- CONCRETE PAVEMENT
- NEW BUILDING
- ADS STORMTECH CHAMBERS

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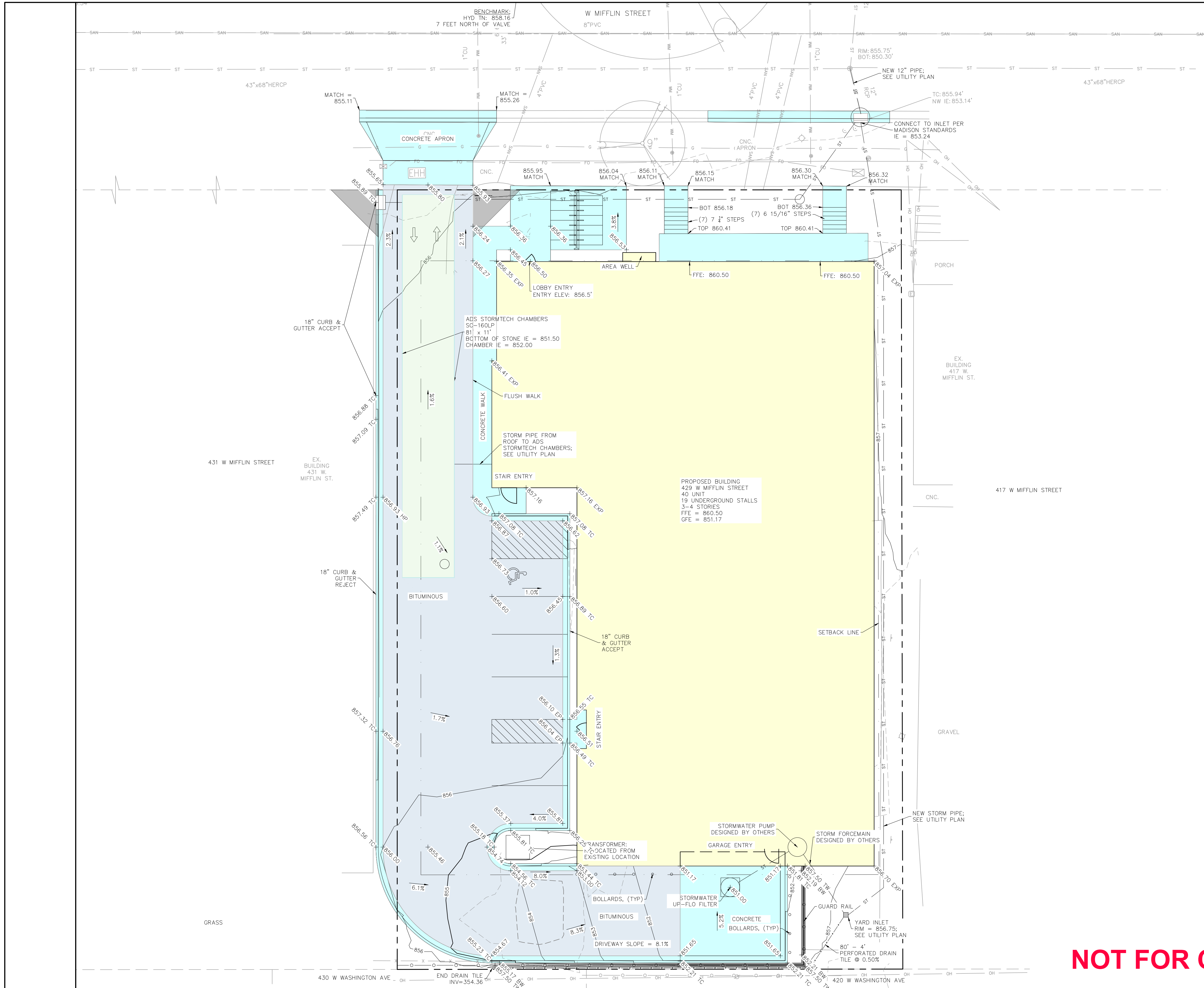
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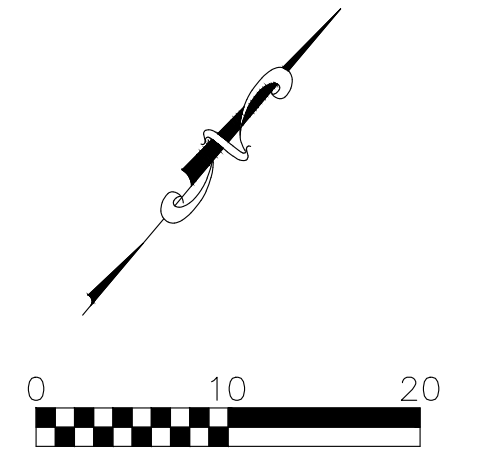


- NOTES:
1. ALL PRIVATE UTILITIES (GAS, ELECTRIC, AND TELECOMMUNICATIONS) SERVING EXISTING BUILDINGS SCHEDULED FOR DEMOLITION TO BE ABANDONED OR REMOVED BY CORRESPONDING UTILITY COMPANY.
 2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF UNDERGROUND UTILITIES. UTILITIES WERE LOCATED BY OBSERVED EVIDENCE, MARKINGS PROVIDED BY DIGGER'S HOTLINE, AND RECORD DRAWINGS FROM THE CITY OF MADISON.
 3. CONTRACTOR SHALL VERIFY THE SIZE, TYPE, SLOPE, AND INVERTS OF ALL EXISTING STORM AND SANITARY LATERALS CALLED OUT TO BE CONNECTED TO. CONTRACTOR SHALL SUBMIT THE INFORMATION ON THE PIPES TO THE CITY INSPECTOR AND PROJECT CIVIL ENGINEER.
 4. ANY SIDEWALK, CURB, OR OTHER PUBLIC PROPERTY DAMAGED AS PART OF THE CONSTRUCTION OF THE UTILITIES AND BUILDING SHALL BE REPLACED IN-KIND PER THE CITY OF MADISON'S STANDARD SPECIFICATION.
 5. ALL IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE PER THE CITY ISSUED PLANS FOR PROJECT NO. (TBD).
 6. THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATION/PLAN OF THE CITY.

LEGEND

	BITUMINOUS PAVEMENT
	CONCRETE PAVEMENT
	NEW BUILDING
	ADS STORMTECH CHAMBERS

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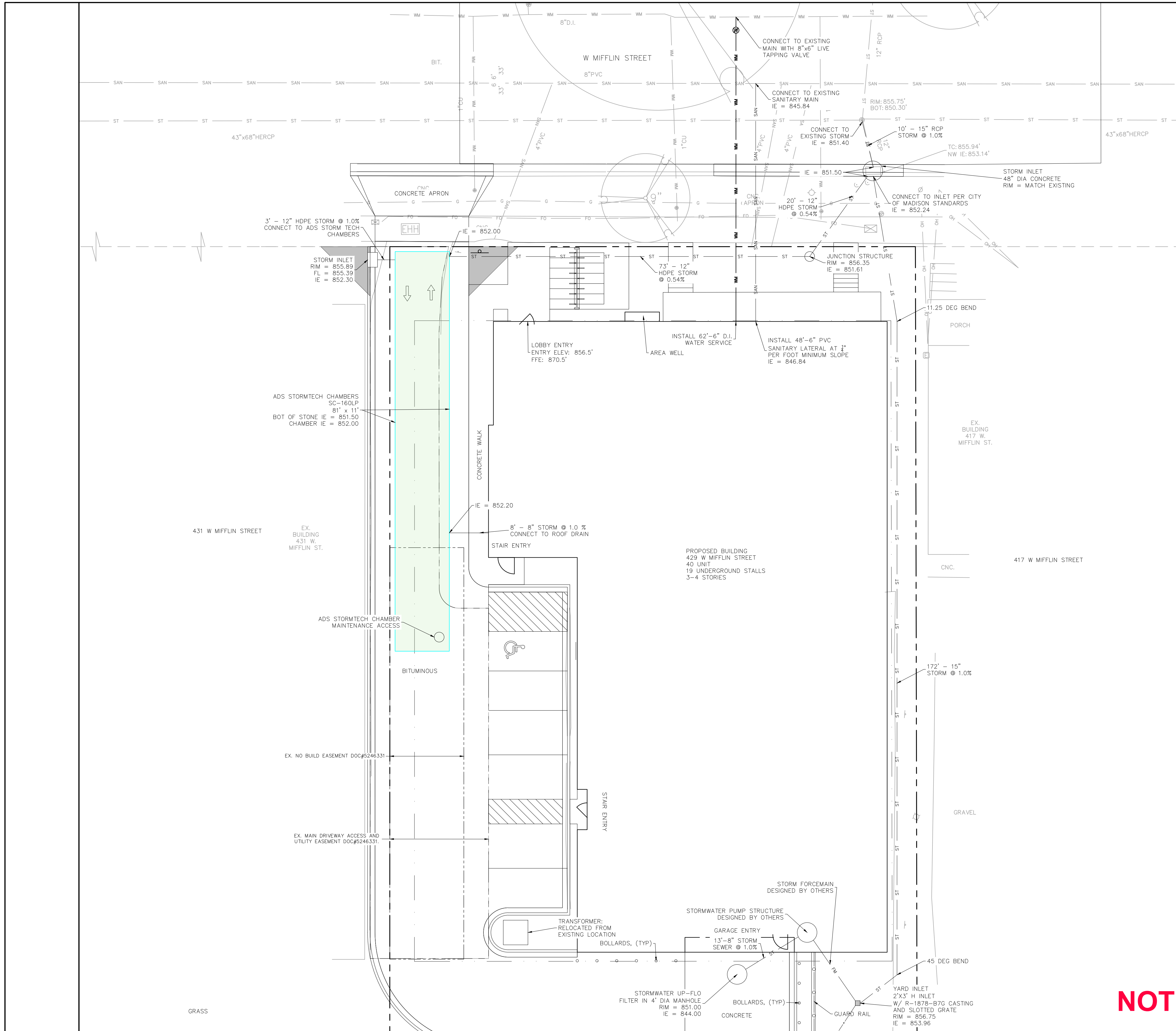
ISSUE DATES:

09/23/2024	
MODIFIED LAND USE SUBMITTAL 10/21/2024	
SITE PLAN REVIEW 01/03/2025	

GRADING PLAN

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DRAWING NUMBER
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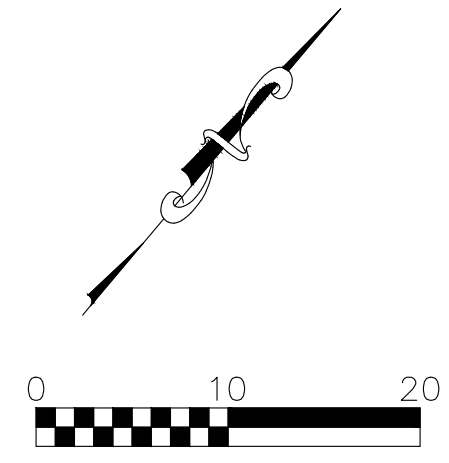
- NOTES:
1. ALL PRIVATE UTILITIES (GAS, ELECTRIC, AND TELECOMMUNICATIONS) SERVING EXISTING BUILDINGS SCHEDULED FOR DEMOLITION TO BE ABANDONED OR REMOVED BY CORRESPONDING UTILITY COMPANY.
 2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF UNDERGROUND UTILITIES. UTILITIES WERE LOCATED BY OBSERVED EVIDENCE, MARKINGS PROVIDED BY DIGGER'S HOTLINE, AND RECORD DRAWINGS FROM THE CITY OF MADISON.
 3. CONTRACTOR SHALL VERIFY THE SIZE, TYPE, SLOPE, AND INVERTS OF ALL EXISTING STORM AND SANITARY LATERALS CALLED OUT TO BE CONNECTED TO. CONTRACTOR SHALL SUBMIT THE INFORMATION ON THE PIPES TO THE CITY INSPECTOR AND PROJECT CIVIL ENGINEER.
 4. ANY SIDEWALK, CURB, OR OTHER PUBLIC PROPERTY DAMAGED AS PART OF THE CONSTRUCTION OF THE UTILITIES AND BUILDING SHALL BE REPLACED IN-KIND PER THE CITY OF MADISON'S STANDARD SPECIFICATION.
 5. ALL IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE PER THE CITY ISSUED PLANS FOR PROJECT NO. (TBD).
 6. 4,000 SF OF EXTENSIVE GREEN ROOF WILL AUGMENT THE STORMTECH CHAMBERS & UP-FLO FILTER TO MEET THE STORMWATER MANAGEMENT GOALS.
 7. THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATION/PLAN OF THE CITY.

ADS STORMTECH CHAMBERS

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APPROVALS	PROJECT ENG	MLB	DESIGNED BY	DRH	CHECKED BY	PDF	APPROVED	MLB
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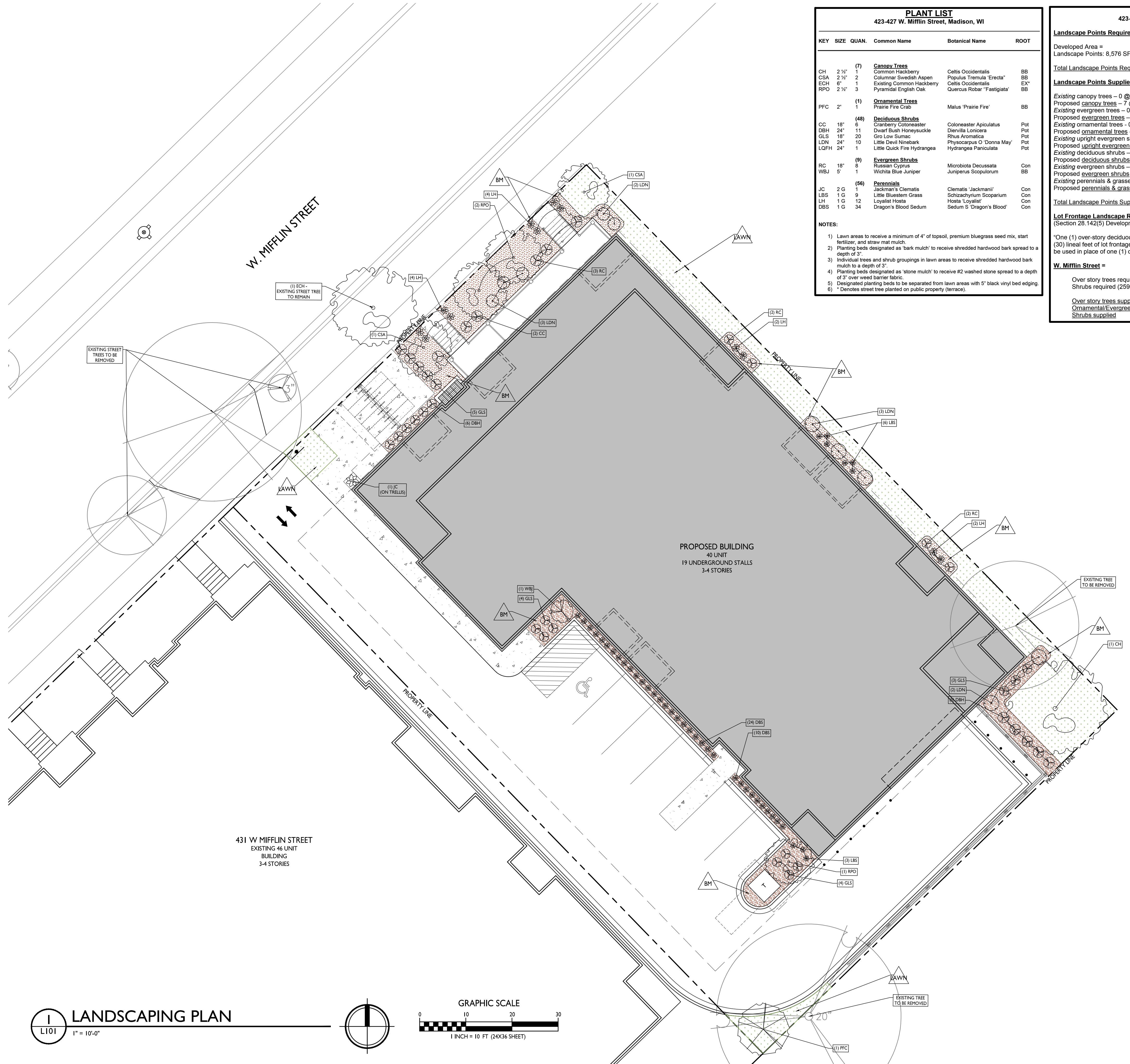
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UTILITY PLAN

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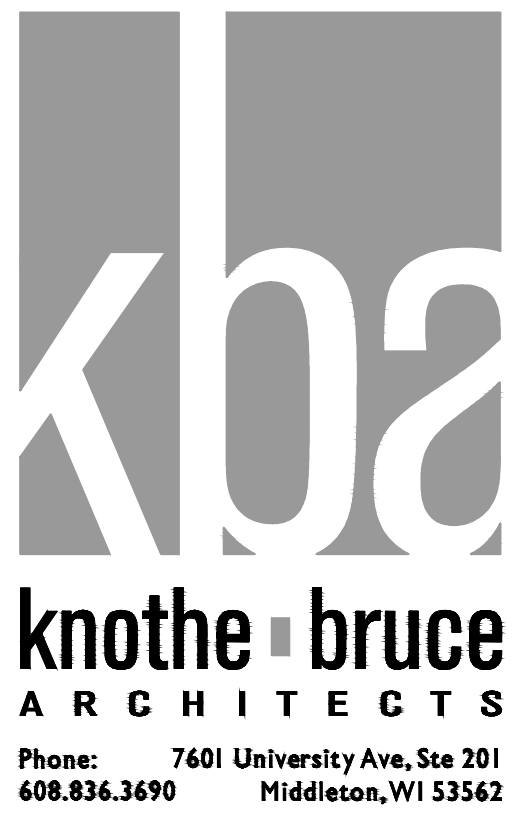


PLANT LIST					
423-427 W. Mifflin Street, Madison, WI					
KEY	SIZE	QUAN.	Common Name	Botanical Name	ROOT
Canopy Trees					
CH	2 1/2"	(7)	Common Hackberry	Celtis Occidentalis	BB
CSA	2 1/2"	2	Columnar Swedish Aspen	Populus Tremula 'Erecta'	BB
ECH	6"	1	Existing Common Hackberry	Celtis Occidentalis	EX*
RPO	2 1/2"	3	Pyramidal English Oak	Quercus Robur 'Fastigiata'	BB
Ornamental Trees					
PFC	2"	(1)	Prairie Fire Crab	Malus 'Prairie Fire'	BB
Deciduous Shrubs					
CC	18"	(48)	Cranberry Cotoneaster	Coloneaster Apiculatus	Pot
DBH	24"	11	Dwarf Bush Honeysuckle	Diervilla Lonicera	Pot
GLS	18"	20	Gro Low Sumac	Rhus Aromatica	Pot
LDN	24"	10	Little Devil Ninebark	Physocarpus O 'Donna May'	Pot
LGPH	24"	1	Little Quick Fire Hydrangea	Hydrangea Paniculata	Pot
Evergreen Shrubs					
RC	18"	8	Russian Cypress	Microbiota Decussata	Con
WBJ	5"	1	Wichita Blue Juniper	Juniperus Scopulorum	BB
Perennials					
JC	2 G	1	Jackman's Clematis	Clematis 'Jackmanii'	Con
LBS	1 G	9	Little Bluestem Grass	Schizachyrium Scoparium	Con
LH	1 G	12	Loyalist Hosta	Hosta 'Loyalist'	Con
DBS	1 G	34	Dragon's Blood Sedum	Sedum S 'Dragon's Blood'	Con

- NOTES:**
- Lawn areas to receive a minimum of 4" of topsoil, premium bluegrass seed mix, start fertilizer, and straw mat mulch.
 - Planting beds designated as 'bark mulch' to receive shredded hardwood bark spread to a depth of 2".
 - Individual trees and shrub groupings in lawn areas to receive shredded hardwood bark mulch to a depth of 3".
 - Planting beds designated as 'stone mulch' to receive #2 washed stone spread to a depth of 3" over weed barrier fabric.
 - Designated planting beds to be separated from lawn areas with 5" black vinyl bed edging.
 - * Denotes street tree planted on public property (terrace).

LANDSCAPE WORKSHEET	
423-427 W. Mifflin Street, Madison, WI	
Landscape Points Required:	
Developed Area =	8,576 SF
Landscape Points: 8,576 SF / 300 X 5 =	143 points
Total Landscape Points Required:	143 points
Landscape Points Supplied:	
Existing canopy trees - 0 @ 35 =	0 points
Proposed canopy trees - 7 @ 35 =	245 points
Existing evergreen trees - 0 @ 35 =	0 points
Proposed evergreen trees - 0 @ 35 =	0 points
Existing ornamental trees - 0 @ 15 =	0 points
Proposed ornamental trees - 1 @ 15 =	15 points
Existing upright evergreen shrubs - 0 @ 10 =	0 points
Proposed upright evergreen shrubs - 1 @ 10 =	10 points
Existing deciduous shrubs - 0 @ 3 =	0 points
Proposed deciduous shrubs - 48 @ 3 =	144 points
Existing evergreen shrubs - 0 @ 4 =	0 points
Proposed evergreen shrubs - 9 @ 4 =	36 points
Existing perennials & grasses 56 @ 2 =	112 points
Total Landscape Points Supplied =	562 points
Lot Frontage Landscape Required: (Section 28.142(5) Development Frontage Landscaping)	
One (1) over-story deciduous tree and five (5) shrubs shall be planted for each thirty (30) lineal feet of lot frontage. Two (2) ornamental trees or two (2) evergreen trees may be used in place of one (1) over-story deciduous tree.	
W. Mifflin Street =	106 LF
Over story trees required (259.99/30) = 8.66	4 trees
Shrubs required (259.99/30) x 5 = 43.33	18 shrubs
Over story trees supplied	7 trees
Ornamental/Evergreen trees supplied	1 tree
Shrubs supplied	58 shrubs

- GENERAL NOTES:**
- ALL PROPOSED STREET TREE REMOVALS WITHIN THE RIGHT OF WAY SHALL BE REVIEWED BY CITY FORESTRY BEFORE THE PLAN COMMISSION MEETING. STREET TREE REMOVALS REQUIRE APPROVAL AND A TREE REMOVAL PERMIT ISSUED BY CITY FORESTRY. ANY STREET TREE REMOVALS REQUESTED AFTER THE DEVELOPMENT PLAN IS APPROVED BY THE PLAN COMMISSION OR THE BOARD OF PUBLIC WORKS AND CITY FORESTRY WILL REQUIRE A MINIMUM OF A 72-HOUR REVIEW PERIOD WHICH SHALL INCLUDE THE NOTIFICATION OF THE ALDERPERSON WITHIN WHO'S DISTRICT IS AFFECTED BY THE STREET TREE REMOVAL(S) PRIOR TO A TREE REMOVAL PERMIT BEING ISSUED.
 - AS DEFINED BY THE SECTION 107.13 OF 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 (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: CITYOFMADISON.COM/BUSINESS/PW/SPECS.CFM
 - 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 TREES. 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 266-4816. PENALTIES AND REMEDIATION SHALL BE REQUIRED.
 - SECTION 107.13(G) OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (WEBSITE: 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 FIVE (5) FEET OF THE TREE OR WITHIN THE PROTECTION ZONE IS PROHIBITED.
 - ON THIS PROJECT, STREET TREE PROTECTION ZONE FENCING IS REQUIRED. THE FENCING SHALL BE ERRECTED BEFORE THE 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 THE FENCING TO ALLOW FOR DELIVERIES OR EQUIPMENT ACCESS THROUGH THE TREE PROTECTION ZONE.
 - STREET TREE PRUNING SHALL BE COORDINATED WITH MADISON FORESTRY AT A MINIMUM OF TWO WEEKS PRIOR TO THE START OF CONSTRUCTION FOR THIS PROJECT. ALL PRUNING SHALL FOLLOW THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A300 - PART I STANDARDS FOR PRUNING.
 - 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 TREE STOCK AND REVIEW PLANTING SPECIFICATIONS WITH THE LANDSCAPER.
 - APPROVAL OF PLANS FOR THIS PROJECT DOES NOT INCLUDE ANY APPROVAL TO PRUNE, REMOVE, OR PLANT TREES IN THE PUBLIC RIGHT-OF-WAY. PERMISSION FOR SUCH ACTIVITIES MUST BE OBTAINED FROM THE CITY FORESTER (266-4816).
 - THE PUBLIC RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATION/PLAN OF THE TRAFFIC ENGINEERING AND CITY ENGINEERING DIVISIONS. NO ITEMS SHOWN ON THIS SITE PLAN IN THE RIGHT-OF-WAY ARE PERMANENT AND MAY NEED TO BE REMOVED AT THE APPLICANT'S EXPENSE UPON NOTIFICATION BY THE CITY.



ISSUED
 Issued for Review - June 17, 2024
 Issued for Land Use Submittal - September 23, 2024
 Issued for Client Review - December 24, 2024



PROJECT TITLE
Madison Development Corporation Mifflin Street Development

429 W. Mifflin Street, Madison, WI

SHEET TITLE
Landscape Plan

SHEET NUMBER

L101

PROJECT NO. **2253**

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I LANDSCAPING PLAN
L101 1" = 10'-0"

