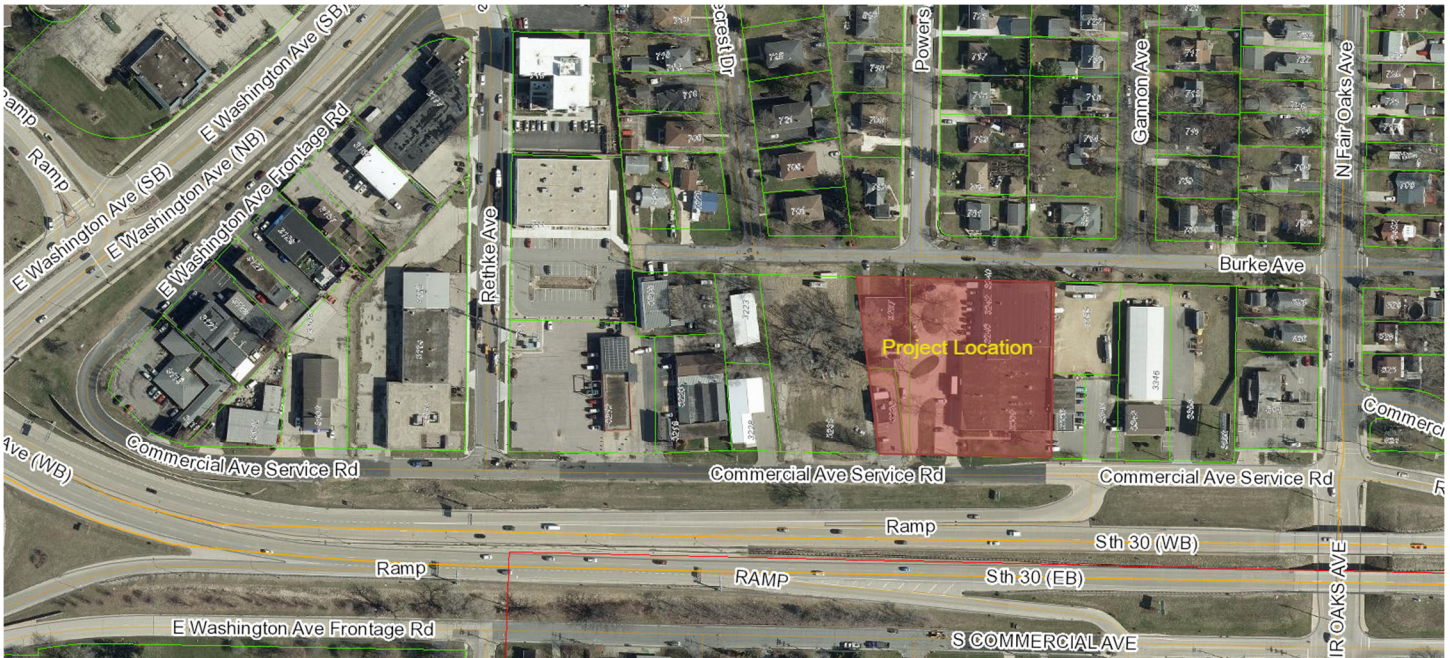


**3310 Commercial Avenue**

**Contract 9719**

**MUNIS 16074**

**Developer: Adarion, LLC**



The developer, Adarion, LLC, has been conditionally approved for a one-lot certified survey map, the demolition of existing buildings, and the construction of a four-story, mixed-use building with 70 units and 8,420 square feet of office space at properties currently addressed as 3236-3300 Commercial Avenue and 3235/3237 Burke Avenue.

#### **Summary of Improvements:**

- One lot Certified Survey Map at properties currently addressed as 3236-3300 Commercial Avenue and 3235/3237 Burke Avenue.
- Dedication of 7.5 feet of right of way along the Commercial Avenue frontage.
- Construction of five-foot sidewalk, terrace, and curb and gutter along the Commercial Avenue frontage.
- Construction of sidewalk along the Burke Avenue frontage.
- Curb and gutter along the Burke Avenue frontage will be constructed if during the design process it is determined that it is practical given current conditions. The developer shall sign a waiver of assessments to cover 100% of the curb and gutter cost to be installed with a future street reconstruction project if construction is not required with this project.
- Construct private sanitary, storm, and water service laterals necessary to serve the private redevelopment project per plans approved by the City Engineer.
- Provide public street terrace tree protection, removals, and plantings per City Forestry approvals. Forestry has reviewed and approved the removal of two terrace trees on Burke Avenue near the east side of the project.



**3310 Commercial Avenue**

**Contract 9719**

**MUNIS 16074**

**Developer: Adarion, LLC**

- Close abandoned driveways with curb and gutter. Construct new private drive entrance aprons per plans approved by the City Engineering and per the Commercial Driveway Permit approved by the City Traffic Engineer.
- Public signing, pavement marking and street lighting related to the development as required by the City Traffic Engineer.
- Protect existing public streetlights, electrical, and fiber facilities in the project area. Coordinate with City Traffic Engineering and City IT on relocations needed to facilitate construction.
- Installation of a streetlight pole on Burke Avenue and Commercial Avenue in coordination with City Traffic Engineering and MGE.
- Project access, street closures, and street occupancy as approved by City Traffic Engineering.



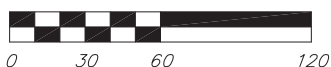
*CERTIFIED SURVEY MAP No.*

PART OF OUTLOT 55, BURKE ASSESSOR'S PLAT No. 1, LOCATED IN THE SW1/4 OF THE SE1/4 OF SECTION 32, T8N, R10E, CITY OF MADISON, DANE COUNTY, WISCONSIN.



BEARINGS ARE REFERENCED TO THE  
WISCONSIN COUNTY COORDINATE  
SYSTEM, DANE COUNTY, WISCONSIN.  
THE SOUTH LINE OF THE SE1/4 OF  
SECTION 32 MEASURED AS BEARING  
S88°47'10"E.

GRAPHIC SCALE: 1" = 60'



### SURVEY LEGEND

- FOUND 1 1/4"  $\varnothing$  IRON ROD  
 FOUND 3/4"  $\varnothing$  IRON ROD  
 FOUND 1"  $\varnothing$  IRON PIPE  
 SET 3/4" X 18" SOLID IRON RE-ROD  
 MIN. WT. 1.50 LBS./FT.
- ( ) INDICATES RECORDED AS  
 DISTANCES ARE MEASURED TO THE  
 NEAREST HUNDREDTH OF A FOOT

NOTE: SEE SHEET 2 FOR SECTION TIE DETAIL;  
SHEET 4 FOR EASEMENTS

PART OF OUTLOT 56  
BURKE ASSESSOR'S  
PLAT NO. 1

LOT 1  
BLOCK 6 - BRIGHAM'S  
FAIR OAKS ADDITION

POWERS  
AVENUE  
 $R/W = 60'$

 $R/W = 60'$ 

LOT 17  
WEST 1/2 BLOCK 5 OF BRIGHAM'S  
FAIR OAKS ADDITION

LOT 16  
EAST 1/2 BLOCK 5 OF BRIGHAM'S  
FAIR OAKS ADDITION

BURKE AVENUE

$$R/W = 66'$$

(EAST)  
S89°17'27"E 294.01'

---

216.16'  
(216')

PART OF OUTLOT 55  
BURKE ASSESSOR'S  
PLAT NO. 1

**LOT 1**  
73,316 SF.  
1,683 AC.

PART OF OUTLOT 56  
BURKE ASSESSOR'S  
PLAT NO. 1

PART OF OUTLOT 55  
BURKE ASSESSOR'S  
PLAT NO. 1

09 Jul 2025 - 9:50a M:\Duplicity, LLC\250346 - Mathea\CADD\250346 - CSM.dwg by: kpap

**vierbicher**  
planners | engineers | advisors



Job #: 250346
Date: 07/09/2025
Rev:
Drafted By: KPAP
Checked By: SCHU

SURVEYED FOR:  
 DUPLICITY, LLC  
 3300 COMMERCIAL AVE  
 MADISON, WI 53714

C.S.M. No. \_\_\_\_\_  
Doc. No. \_\_\_\_\_  
Vol. \_\_\_\_\_ Page \_\_\_\_\_

SHEET  
1 OF 7



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# CERTIFIED SURVEY MAP No. \_\_\_\_\_

PART OF OUTLOT 55, BURKE ASSESSOR'S PLAT No. 1, LOCATED IN THE SW1/4 OF THE SE1/4 OF SECTION 32, T8N, R10E, CITY OF MADISON, DANE COUNTY, WISCONSIN.



BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, WISCONSIN, THE SOUTH LINE OF THE SE1/4 OF SECTION 32 MEASURED AS BEARING S88°47'10"E.

## SECTION TIE DETAIL

(NOT TO SCALE)

### BURKE AVENUE

(EAST) R/W = 66'

S89°17'27"E 294.01'

LOT 1

N07°06'44"W 268.64'  
(N07°30"W)

S00°56'45"W 266.77'  
(SOUTH 266.4')

N89°08'56"W 256.35'  
(WEST)

### COMMERCIAL AVENUE / STH 30

SE CORNER  
SECTION 32-08-10  
BRASS CAP MON  
WCCS MEASURED COORDS:  
N-494439.90  
E-836783.59  
WCCS PUBLISHED COORDS:  
N-494439.92  
E-836783.41

S1/4 CORNER  
SECTION 32-08-10  
BRASS CAP MON  
WCCS MEASURED COORDS:  
N-494495.36  
E-834165.21  
WCCS PUBLISHED COORDS:  
N-494495.40  
E-834165.13

N1/4 CORNER  
SECTION 05-07-10  
BRASS CAP MON  
WCCS MEASURED COORDS:  
N-494495.40  
E-834176.36  
WCCS PUBLISHED COORDS:  
N-494495.08  
E-834176.37

NW CORNER  
SECTION 05-07-10  
BRASS CAP MON

HIGHWAY REFERENCE LINE

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**vierbicher**  
planners | engineers | advisors



Job #: 250346  
Date: 07/09/2025  
Rev:  
Drafted By: KPAP  
Checked By: SCHU

SURVEYED FOR:  
DUPLICITY, LLC  
3300 COMMERCIAL AVE  
MADISON, WI 53714

C.S.M. No. \_\_\_\_\_  
Doc. No. \_\_\_\_\_  
Vol. \_\_\_\_\_ Page \_\_\_\_\_

**SHEET  
2 OF 7**



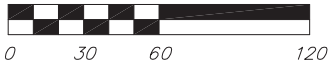
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# CERTIFIED SURVEY MAP No.

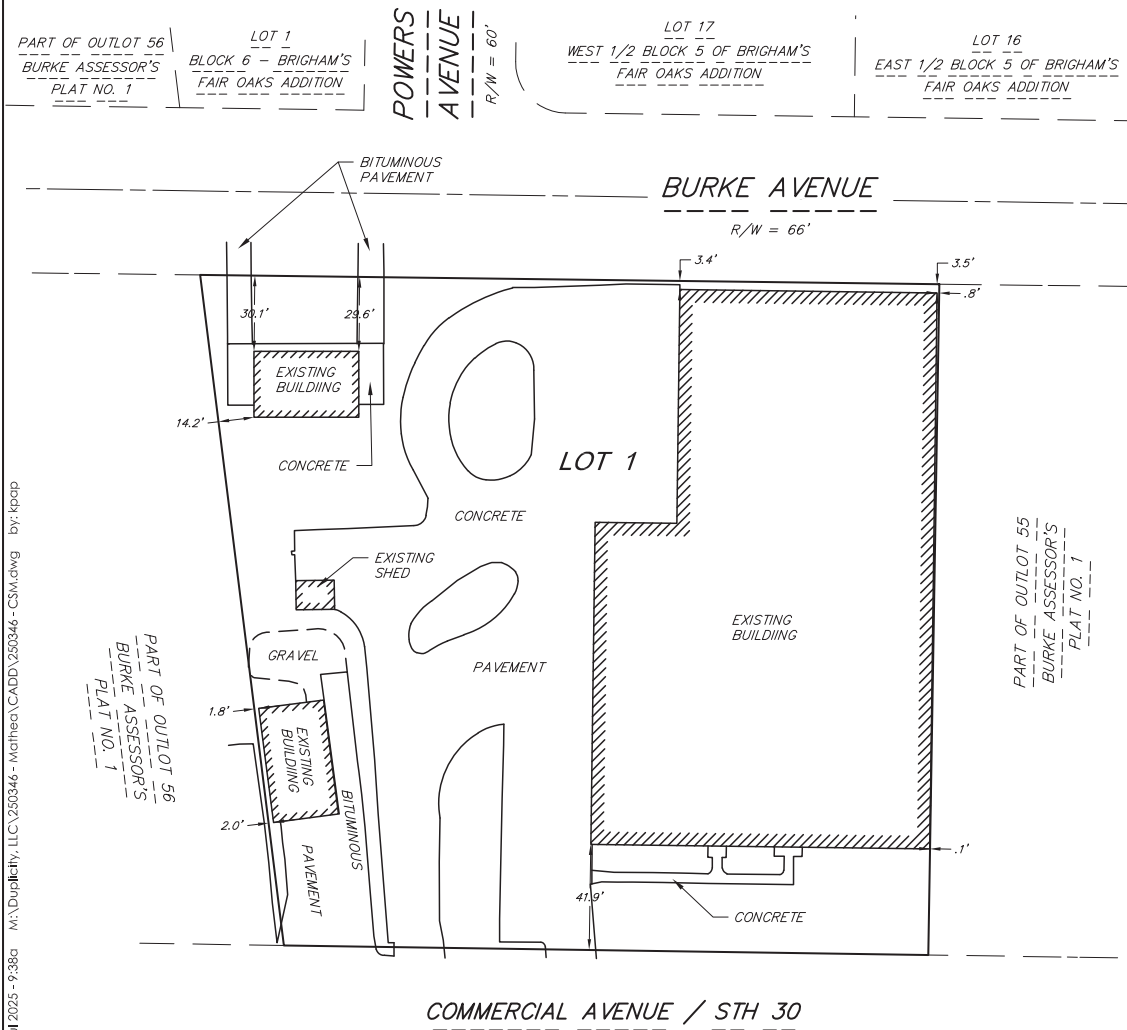
PART OF OUTLOT 55, BURKE ASSESSOR'S PLAT No. 1, LOCATED IN THE SW1/4 OF THE SE1/4 OF SECTION 32, T8N, R10E, CITY OF MADISON, DANE COUNTY, WISCONSIN.



GRAPHIC SCALE: 1" = 60'



## EXISTING SITE DETAIL



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<b>vierbicher</b> planners   engineers   advisors		Job #: 250346	SURVEYED FOR: DUPLICITY, LLC 3300 COMMERCIAL AVE MADISON, WI 53714	C.S.M. No. _____	SHEET 3 OF 7
		Date: 07/09/2025		Doc. No. _____	
		Rev: _____		Vol. _____ Page _____	
		Drafted By: KPAP			
		Checked By: SCHU			



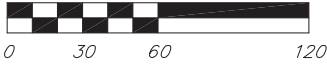
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# CERTIFIED SURVEY MAP No. \_\_\_\_\_

PART OF OUTLOT 55, BURKE ASSESSOR'S PLAT No. 1, LOCATED IN THE SW1/4 OF THE SE1/4 OF SECTION 32, T8N, R10E, CITY OF MADISON, DANE COUNTY, WISCONSIN.



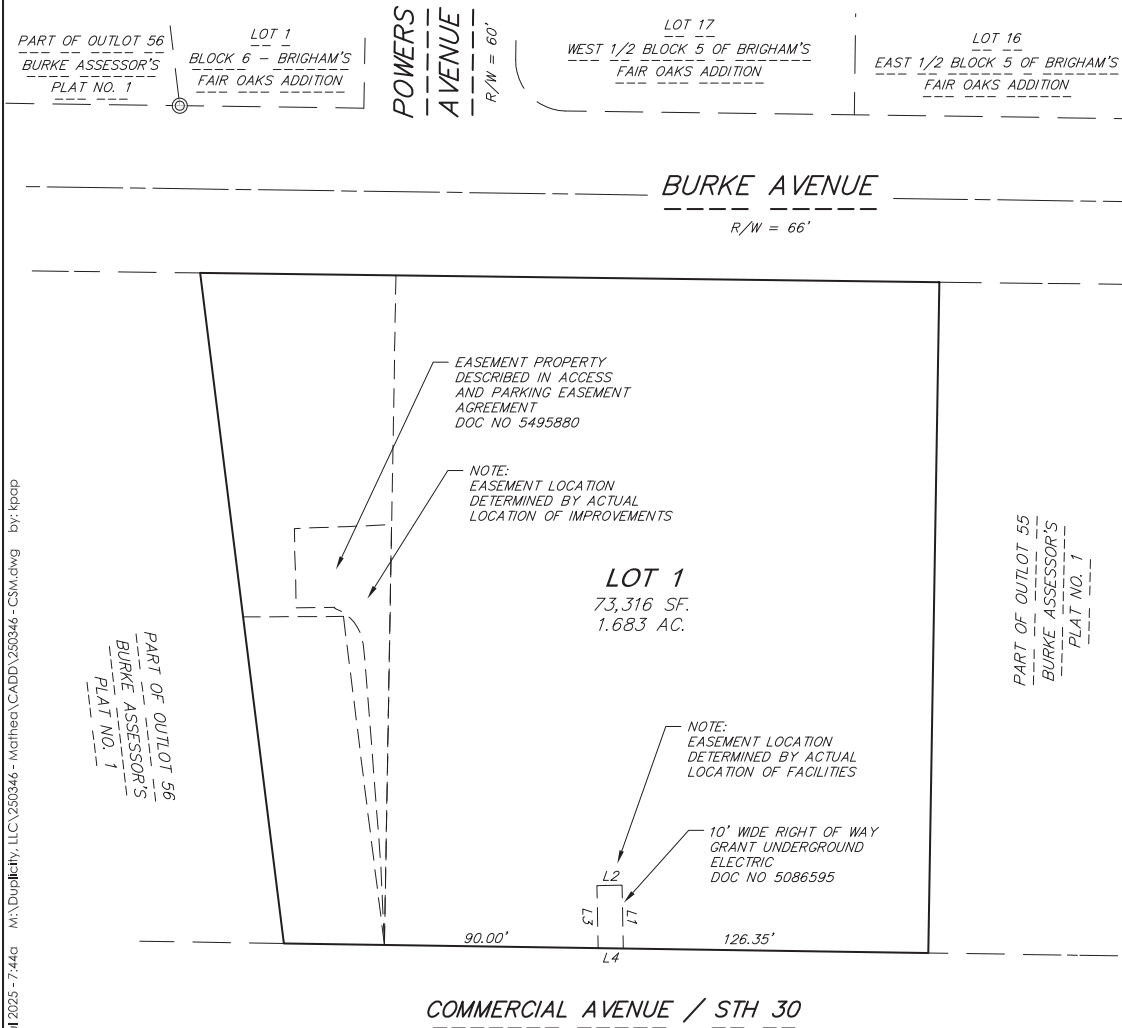
GRAPHIC SCALE: 1" = 60'



## LINE TABLE

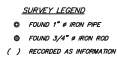
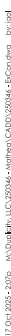
NUMBER	DIRECTION	LENGTH
L1	N00°59'39"W	25.16'
L2	S89°00'21"W	10.00'
L3	S00°59'39"E	24.83'
L4	S89°08'56"E	10.00'

## EASEMENTS






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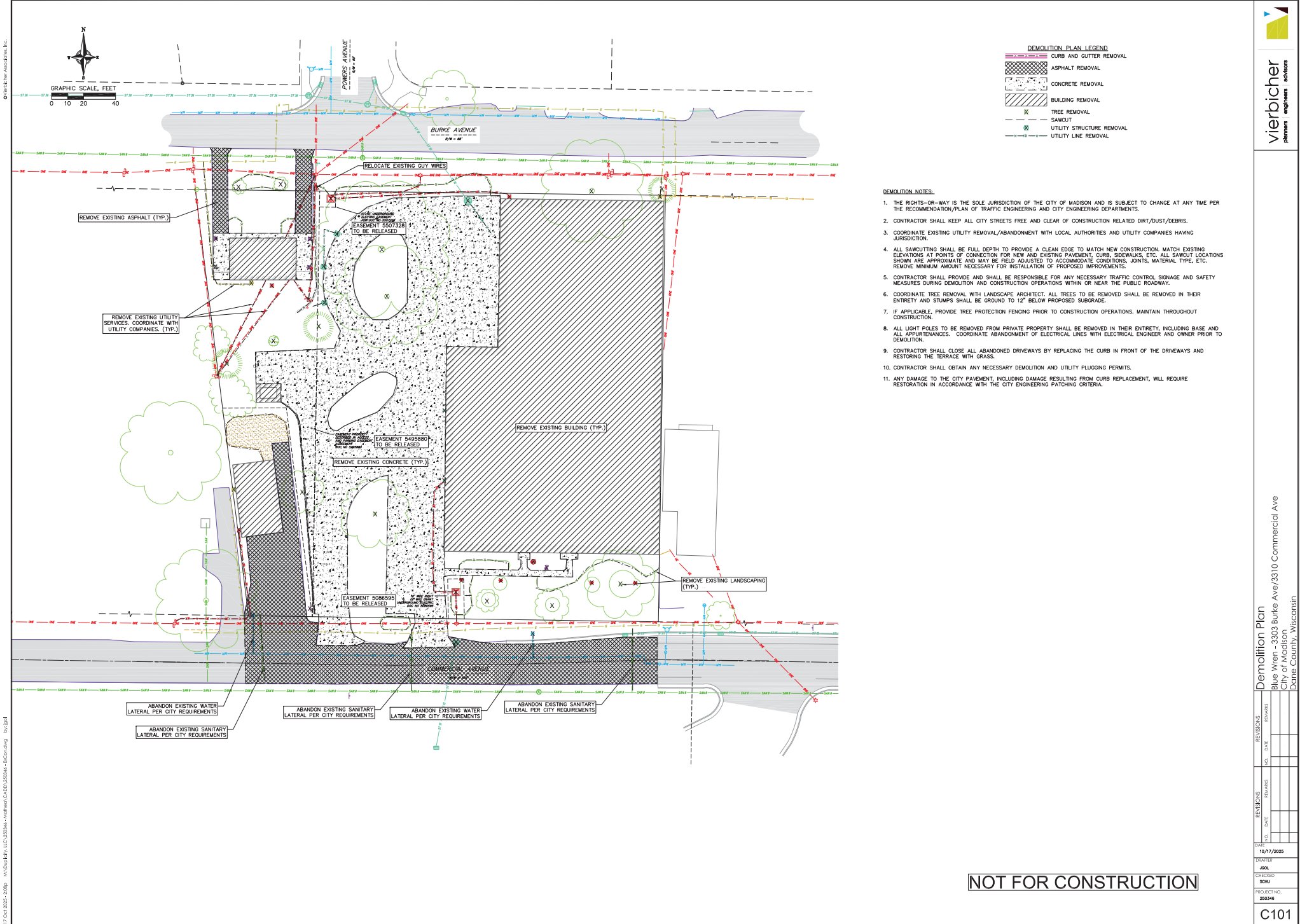


- [illegible]

					
<b>Existing Conditions</b> Blue Wren - 3303 Burke Ave/3310 Commercial Ave City of Madison Dane County, Wisconsin					
REVISIONS		REVISIONS		REVISIONS	
NO.	DATE	ISSUED	NO.	DATE	REMARKS
DATE: 10/17/2025					
DRAWN BY: JPOL/KFAP					
CHECKED BY: SPMJ					
PROJECT NO.: 250346					
<b>C100</b>					



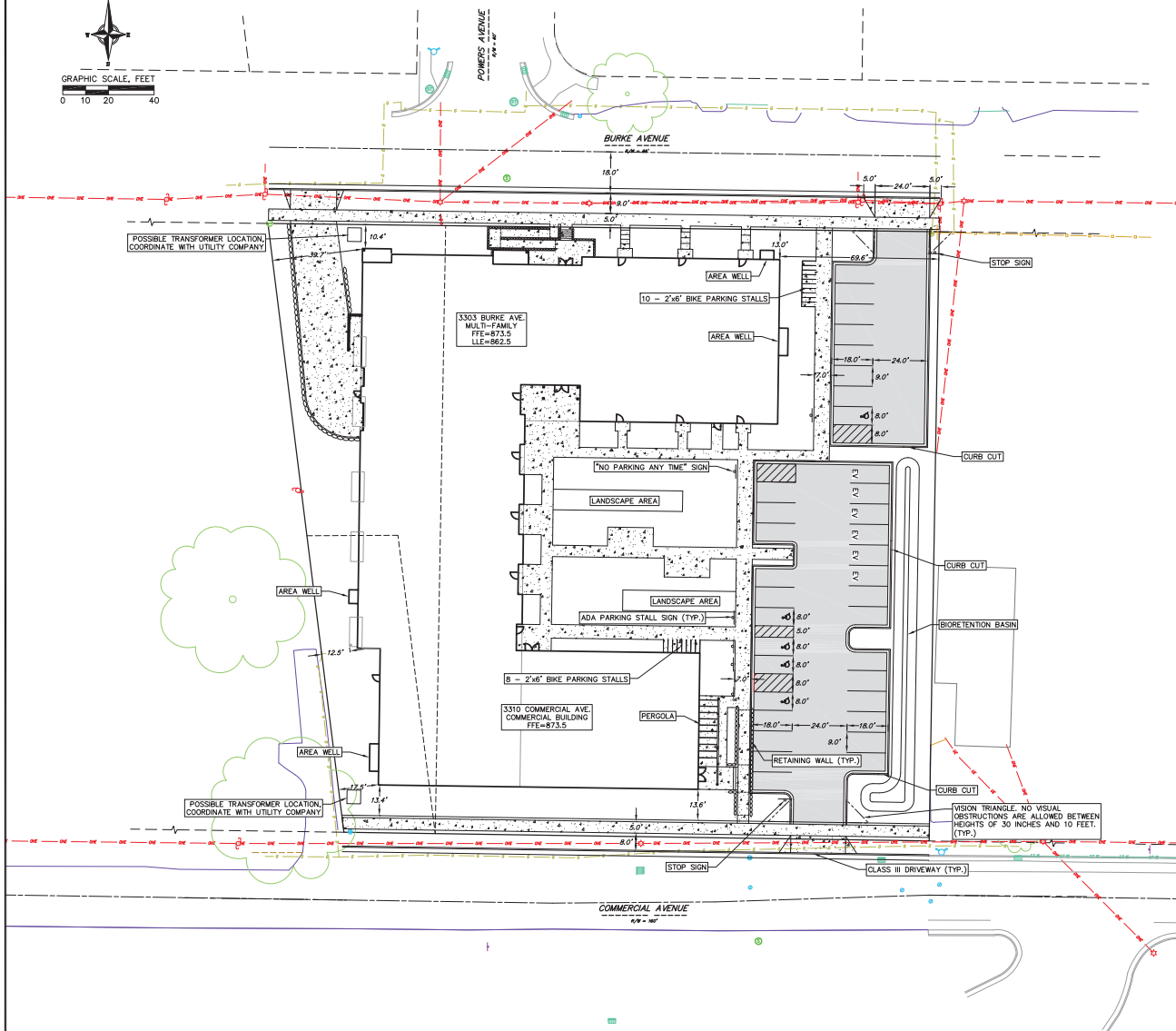
Demolition Plan



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- PROPERTY BOUNDARY
- CURB AND GUTTER (REVERSE CURB HATCHED)
- ○ — ○ — PROPOSED CHAIN LINK FENCE
- PROPOSED WOOD FENCE
- ▒ PROPOSED CONCRETE
- ▒ PROPOSED LIGHT-DUTY ASPHALT
- ▒ PROPOSED HEAVY-DUTY ASPHALT
- ▒ PROPOSED BUILDING
- PROPOSED SIGN
- PROPOSED LIGHT POLE
- PROPOSED BOLLARD
- PROPOSED ADA DETECTABLE WARNING FIELD
- PROPOSED HANDICAP PARKING

ABBREV	
TP	TOP
TF	FINIS
FL	FLOW
BL	TOP
TL	TOP
TF	TOP
TF	TOP

1. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED DURING CONSTRUCTION TO PUBLIC PROPERTY, PRIVATE PROPERTY OR UTILITIES.
2. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR REVIEW BY THE ENGINEER, PRIOR TO PLACING AN ORDER OF ANY SUCH ITEM.
3. EXISTING TOPOGRAPHIC INFORMATION IS BASED ON FIELD OBSERVATIONS AND/OR PLAN OF RECORD DRAWINGS. CONTRACTOR SHALL VERIFY TOPOGRAPHIC INFORMATION PRIOR TO STARTING CONSTRUCTION.
4. RIGHT OF WAY (ROW) AND PROPERTY LINES ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING PROPERTY CORNER MONUMENTATION. ANY MONUMENTS DAMAGED BY CONTRACTOR SHALL BE REPLACED AT THE CONTRACTORS EXPENSE.
5. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANY'S REGARDING ANY POTENTIAL CONFLICTS AND COORDINATE ANY NECESSARY RELOCATIONS AS MAY BE REQUIRED. CONTRACTOR SHALL ALSO COORDINATE THE PROPOSED INSTALLATION OF NEW FACILITIES AS REQUIRED.
6. THE RIGHTS-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEER'S DEPARTMENT.
7. CONCRETE SIDEWALK TO BE 5" THICK, CONSTRUCTED ON A BASE OF 4" COMPACTED SAND OR CRUSHED STONE.
8. CONCRETE FOR DRIVEWAYS AND SIDEWALK AT DRIVEWAY ENTRANCES SHALL BE 7" THICK, CONSTRUCTED ON A BASE OF 5" COMPACTED SAND OR CRUSHED STONE.
9. TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH MUTCD REQUIREMENTS.

ZONING - TE

DENSITIES:  
LOT AREA - 73,316 SF  
DWELLING UNITS (D.U.) - 70  
LOT AREA/D.U. - 1047 SF/D.U.  
DENSITY - 4159 D.U./AC  
DEVELOPMENT - 68.3%

BUILDING HEIGHT (ABOVE GRADE):  
MULTI-FAMILY - 4 STORY (AT TALLEST POINT)  
COMMERCIAL - 1 STORY

BUILDING GROSS AREA:  
MULTI-FAMILY - 85,590 SF +/-  
COMMERCIAL - 8,420 SF +/-

DWELLING UNIT MIX:  
8 STUDIO - 8  
STUDIO - 12  
BEDROOM - 36  
ONE BEDROOM & DEN - 3  
TWO BEDROOM - 11  
TOTAL D.U. - 70

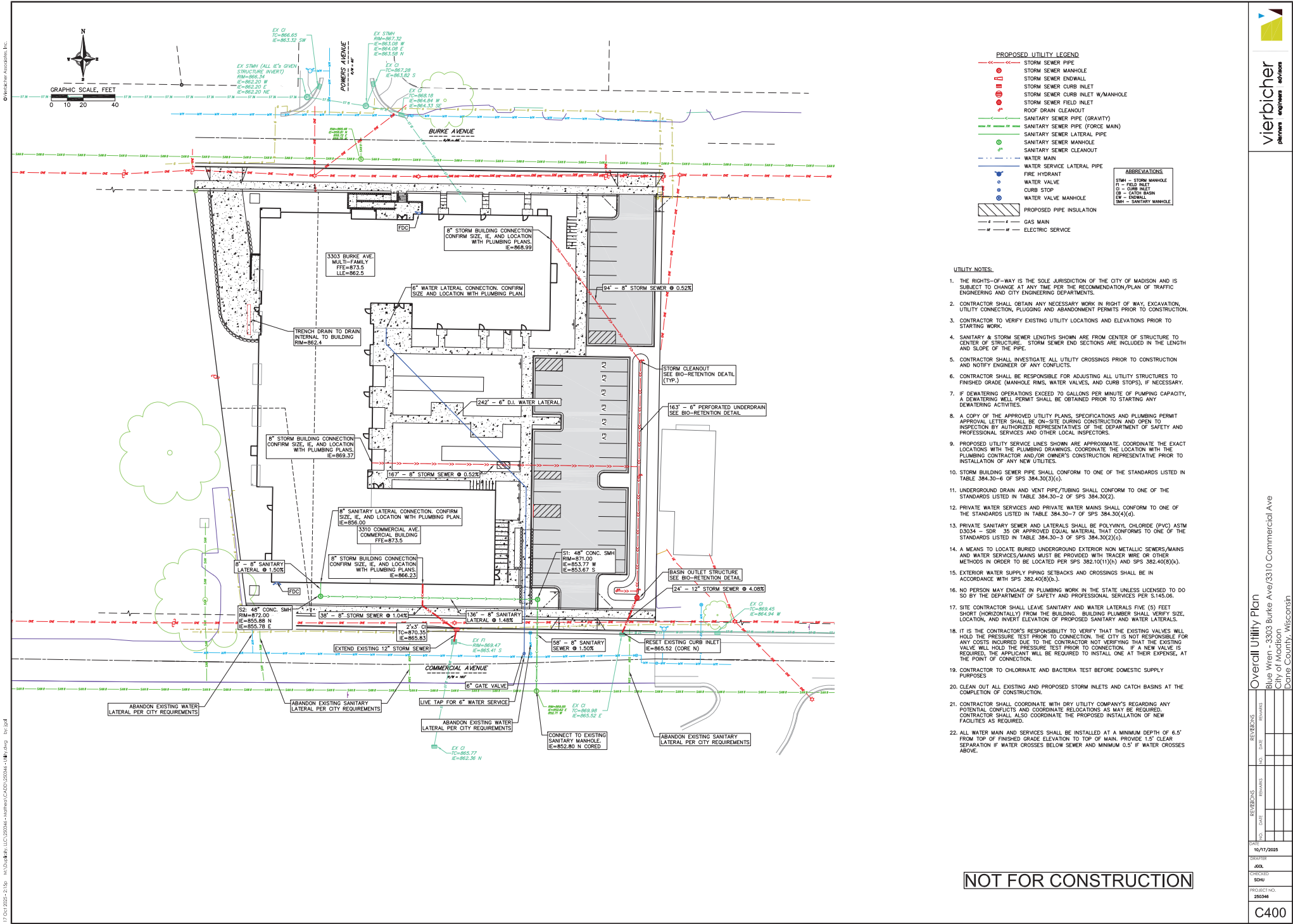
VEHICLE PARKING STALLS:  
VEHICLE PARKING - 58 (INCLUDING 2 ADA)  
EV - 4  
SURFACE - 62 (INCLUDING 5 ADA)  
EV - 8  
TOTAL PARKING STALLS 93 (INCLUDING 7 ADA)

RECYCLE PARKING:  
WITHIN BUILDING - 77  
SURFACE - 16  
TOTAL RECYCLE PARKING - 93

NOT FOR CONSTRUCTION



Utility Plan





planning engineering architecture

Overall Utility Plan

Blue Wren - 3303 Burke Ave/3310 Commercial Ave

City of Madison

Dane County, Wisconsin

REVISIONS	DATE	BY	REVISIONS	DATE	BY
1	10/17/2025	JGL	1	10/17/2025	JGL
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DATE: 10/17/2025

CHECKED: JGL

PROJECT NO: 250346

C400