Mixed-Use Redevelopment

E. Washington Ave. & N. Fair Oaks Ave., Madison, WI

5 Story Mixed-Use Building with Underground Parking & a 2 Story Townhome Building with Individual First Floor Garages

SHEET INDEX

PROJECT DATE: 2025.06.16

PROJECT NUMBER 2439

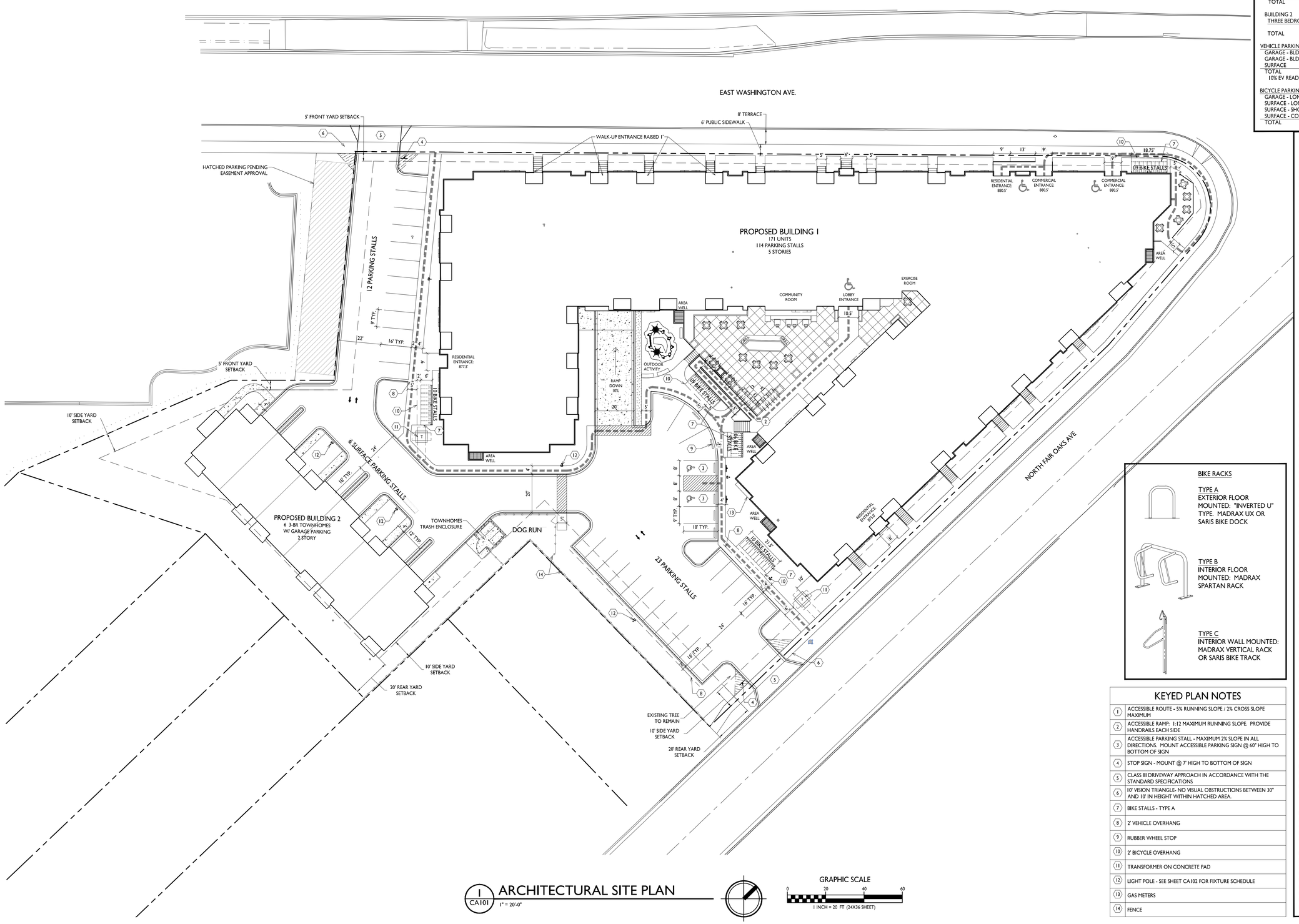
ISSUED FOR:
UDC Informational Submittal - 2025.02.17
UDC Final & LU Submittal - 2025.06.16

Site Sheets		Building 1 - Apartment Building		Building 2 - Townhome Building	
G 002	Locator Map	AC101.1	First Floor Plan - Bldg 1	AC101.2	First Floor Plan - Bldg 2
G 003	Context Photos	AC102.1	Second Floor Plan - Bldg 1	AC102.2	Second Floor Plan - Bldg 2
		AC103.1	Third Floor Plan - Bldg 1	AC103.2	Roof Plan - Bldg 2
C300	Site Plan	AC104.1	Fourth Floor Plan - Bldg 1		
C400	Grading & Erosion Control Plan	AC105.1	Fifth Floor Plan - Bldg 1	AC201.2	Exterior Elevations
C500	Utility Plan	AC106.1	Roof Plan - Bldg 1	AC202.2	Exterior Elevations Colored
L100	Landscape Plan	AC201.1	Exterior Elevations		Concept Images
L101	Detailed Landscape Plan	AC202.1	Exterior Elevations		
L102	Detailed Landscape Plan	AC203.1	Exterior Elevations Colored		
L103	Detailed Landscape Plan	AC204.1	Exterior Elevations Colored		
L104	Detailed Landscape Plan				
L200	Landscape Details & Notes				
CA101	Architectural Site Plan				
CA102	Site Lighting Plan				
CA103	Fire Department Access Plan				
CA104	Lot Coverage				
AC100.1	Basement Floor Plan - Bldg 1				

G 000
SHEET NUMBER

knothe • bruce ARCHITECTS

© Knothe & Bruce Architects, LLC



1 CA101 ARCHITECTURAL SITE PLAN
1" = 20'-0"

GRAPHIC SCALE
0 20 40 60
1 INCH = 20 FT. (24X36 SHEET)

SITE DEVELOPMENT DATA:

ZONING	CC-T Commercial Corridor - Transitional
DENSITIES:	
LOT AREA	104,438 S.F. / 2.40 ACRES
DWELLING UNITS	
APT. BUILDING	171 UNITS
TOWNHOMES	6 UNITS
TOTAL	177 UNITS
LOT AREA / D.U.	590 S.F. / D.U.
DENSITY	73.8 UNITS / ACRE
LOT COVERAGE	77,565 S.F. (74%)
BUILDING HEIGHT	5 STORIES / 66'
COMMERCIAL AREA	3,286 S.F.
GROSS BUILDING AREA (INCLUDES GARAGE)	
BUILDING 1	250,859 S.F.
BUILDING 2	11,104 S.F.
TOTAL	261,963 S.F.
DWELLING UNIT MIX:	
BUILDING 1	
ONE BEDROOM	76
TWO BEDROOM	68
THREE BEDROOM	27
TOTAL	171 D.U.
BUILDING 2	
THREE BEDROOM	6 D.U.
TOTAL	177 D.U.
VEHICLE PARKING STALLS:	
GARAGE - BLDG 1	114 (INCL. 3 ADA)
GARAGE - BLDG 2	6
SURFACE	41 (INCL. 2 ADA)
TOTAL	161 VEHICLE STALLS
10% EV READY (17)	
BICYCLE PARKING:	
GARAGE - LONG-TERM	174
SURFACE - LONG-TERM	17
SURFACE - SHORT-TERM	20
SURFACE - COMMERCIAL	7
TOTAL	218 BICYCLE STALLS

BIKE RACKS

TYPE A
EXTERIOR FLOOR MOUNTED: "INVERTED U" TYPE. MADRAX UX OR SARIS BIKE DOCK

TYPE B
INTERIOR FLOOR MOUNTED: MADRAX SPARTAN RACK

TYPE C
INTERIOR WALL MOUNTED: MADRAX VERTICAL RACK OR SARIS BIKE TRACK

KEYED PLAN NOTES

1	ACCESSIBLE ROUTE - 5% RUNNING SLOPE / 2% CROSS SLOPE MAXIMUM
2	ACCESSIBLE RAMP: 1:12 MAXIMUM RUNNING SLOPE. PROVIDE HANDRAILS EACH SIDE
3	ACCESSIBLE PARKING STALL - MAXIMUM 2% SLOPE IN ALL DIRECTIONS. MOUNT ACCESSIBLE PARKING SIGN @ 60" HIGH TO BOTTOM OF SIGN
4	STOP SIGN - MOUNT @ 7' HIGH TO BOTTOM OF SIGN
5	CLASS III DRIVEWAY APPROACH IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS
6	10' VISION TRIANGLE- NO VISUAL OBSTRUCTIONS BETWEEN 30" AND 10' IN HEIGHT WITHIN HATCHED AREA.
7	BIKE STALLS - TYPE A
8	2' VEHICLE OVERHANG
9	RUBBER WHEEL STOP
10	2' BICYCLE OVERHANG
11	TRANSFORMER ON CONCRETE PAD
12	LIGHT POLE - SEE SHEET CA102 FOR FIXTURE SCHEDULE
13	GAS METERS
14	FENCE

1. THE APPLICANT SHALL REPLACE ALL SIDEWALK AND CURB AND GUTTER THAT ABUTS THE PROPERTY THAT IS DAMAGED BY THE 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, REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.

2. ALL WORK IN THE PUBLIC RIGHT OF WAY SHALL BE PERFORMED BY A CITY-LICENSED CONTRACTOR.

3. ALL DAMAGE TO THE PAVEMENT ON CITY STREETS, AND ADJACENT TO THIS DEVELOPMENT SHALL BE RESTORED IN ACCORDANCE WITH THE CITY OF MADISON'S PAVEMENT PATCHING CRITERIA.

4. 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.

5. 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

6. 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 266-4816. PENALTIES AND REMEDIATION SHALL BE REQUIRED.

7. 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.

8. 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 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.

9. 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 1 STANDARDS FOR PRUNING.

10. 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.

11. 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).

12. 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 APPLICANTS EXPENSE UPON NOTIFICATION BY THE CITY.

knothe bruce ARCHITECTS
Phone: 608.836.3690
7601 University Ave, Ste 201
Middleton, WI 53562

ISSUED
Concept Plans - 2025-05-09
UDC Final & LU Submittal - 2025-06-16

PROJECT TITLE
Mixed-Use Redevelopment

3361-3375 E Washington Ave.
& 926-930 Fair Oaks Ave
Madison, Wisconsin

SHEET TITLE
Architectural Site Plan

SHEET NUMBER
CA101

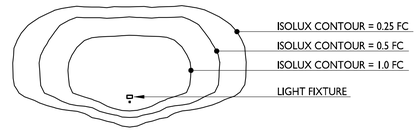
PROJECT NO. 2439

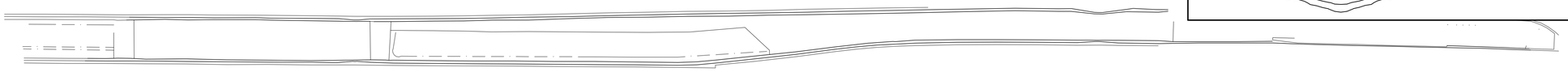
© Knothe & Bruce Architects, LLC

LIGHT LEVEL STATISTICS

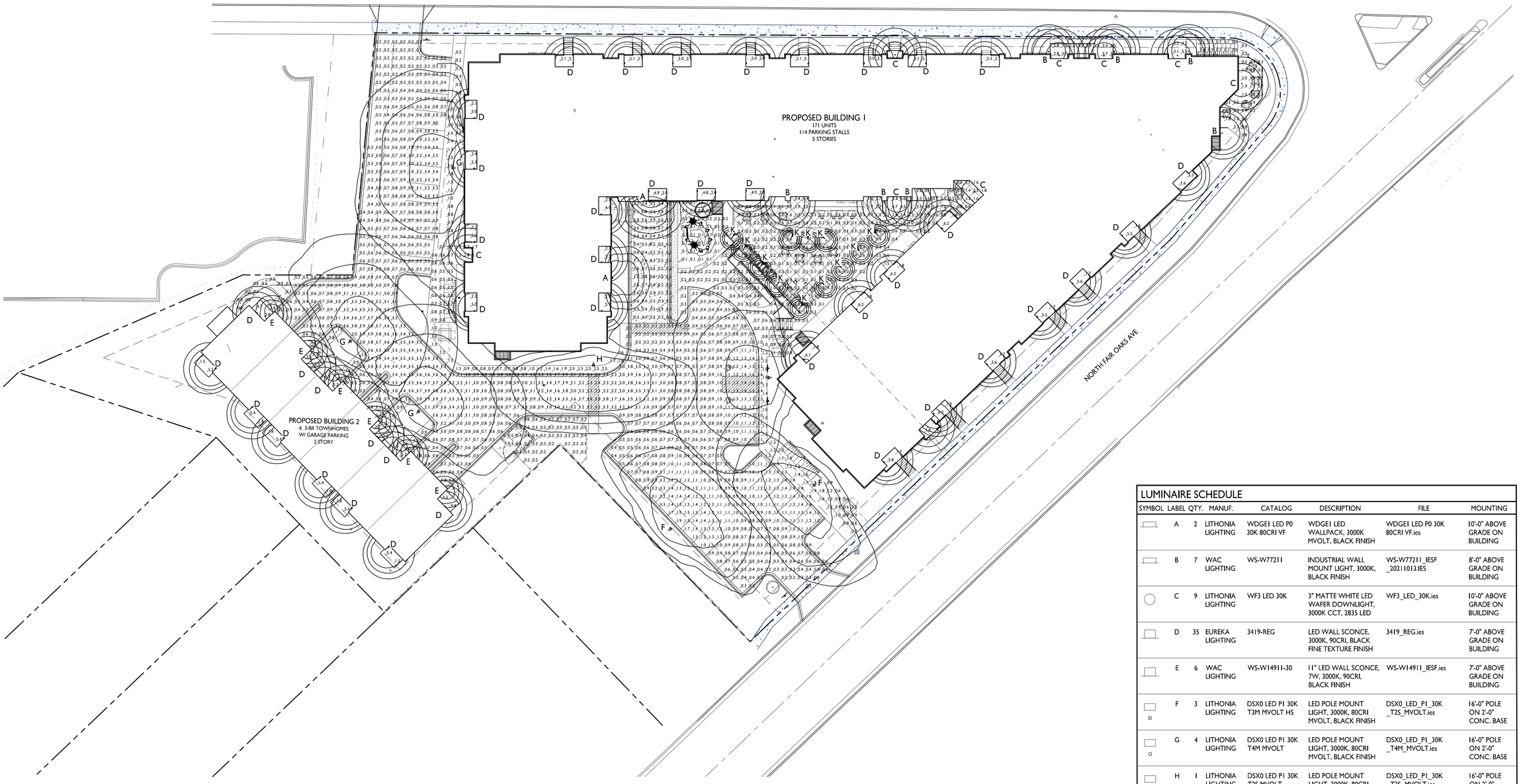
DESCRIPTION	SYMBOL	AVG.	MAX.	MIN.	MAX. / MIN.	AVG. / MIN.
Surface Parking & Drive Aisle	+	0.9 fc	2.9 fc	0.2 fc	14.5:1	4.5:1
Underground Driveway Entrance	+	0.7 fc	3.2 fc	0.2 fc	16.0:1	3.5:1
Roof Deck Plaza	+	0.6 fc	3.4 fc	0.1 fc	34.0:1	6.0:1
Play Area	+	0.3 fc	1.6 fc	0.1 fc	16.0:1	3.0:1
Dog Run	+	0.4 fc	0.7 fc	0.2 fc	3.5:1	2.0:1

EXAMPLE LIGHT FIXTURE DISTRIBUTION





EAST WASHINGTON AVE.



LUMINAIRE SCHEDULE

SYMBOL	LABEL	QTY.	MANUF.	CATALOG	DESCRIPTION	FILE	MOUNTING
	A	2	LITHONIA LIGHTING	WDGE1 LED P0 30K 80CRI VF	WDGE1 LED WALLPACK, 3000K MVOLT, BLACK FINISH	WDGE1 LED P0 30K 80CRI VF.ies	10'-0" ABOVE GRADE ON BUILDING
	B	7	WAC LIGHTING	WS-W77211	INDUSTRIAL WALL MOUNT LIGHT, 3000K, BLACK FINISH	WS-W77211_IESF _20211013.IES	8'-0" ABOVE GRADE ON BUILDING
	C	9	LITHONIA LIGHTING	WF3 LED 30K	3" MATTE WHITE LED WAFER DOWNLIGHT, 3000K CCT, 2835 LED	WF3_LED_30K.ies	10'-0" ABOVE GRADE ON BUILDING
	D	35	EUREKA LIGHTING	3419-REG	LED WALL SCONCE, 3000K, 90CRI, BLACK FINE TEXTURE FINISH	3419_REG.ies	7'-0" ABOVE GRADE ON BUILDING
	E	6	WAC LIGHTING	WS-W14911-30	11" LED WALL SCONCE, 7W, 3000K, 90CRI, BLACK FINISH	WS-W14911_IESF.ies	7'-0" ABOVE GRADE ON BUILDING
	F	3	LITHONIA LIGHTING	DSX0 LED P1 30K T3M MVOLT HS	LED POLE MOUNT LIGHT, 3000K, 80CRI MVOLT, BLACK FINISH	DSX0_LED_P1_30K _T2S_MVOLT.ies	16'-0" POLE ON 2'-0" CONC. BASE
	G	4	LITHONIA LIGHTING	DSX0 LED P1 30K T4M MVOLT	LED POLE MOUNT LIGHT, 3000K, 80CRI MVOLT, BLACK FINISH	DSX0_LED_P1_30K _T4M_MVOLT.ies	16'-0" POLE ON 2'-0" CONC. BASE
	H	1	LITHONIA LIGHTING	DSX0 LED P1 30K T2S MVOLT	LED POLE MOUNT LIGHT, 3000K, 80CRI MVOLT, BLACK FINISH	DSX0_LED_P1_30K _T2S_MVOLT.ies	16'-0" POLE ON 2'-0" CONC. BASE
	K	12	AURORA-LIGHT INC.	LPLI-30 (3000K)	LED CIRCULAR PATH LIGHT, 3000K, 80CRI, BLPX FINISH	LPLI-30 (3000K).ies	2'-6" ABOVE GRADE IN PLANTER/SOIL

1 / CA102 SITE LIGHTING PLAN
1" = 20'-0"

GRAPHIC SCALE
0 20 40 60
1 INCH = 20 FT (24X36 SHEET)

knothe bruce ARCHITECTS
Phone: 608.836.3690
7601 University Ave, Ste 201
Middleton, WI 53562

ISSUED
UDC Final & LU Submittal - 2025-06-16

PROJECT TITLE
Mixed-Use Redevelopment

3361-3375 E Washington Ave.
& 926-930 Fair Oaks Ave
Madison, Wisconsin

SHEET TITLE
Site Lighting Plan

SHEET NUMBER
CA102

PROJECT NO. 2439

© Knothe & Bruce Architects, LLC

FIRE ACCESS DATA

BUILDING PERIMETER	1,354 LINEAR FEET
26' WIDE AERIAL APPARATUS FIRE LANE	339 LR. FT. REQUIRED (25%) 379 LR. FT. PROVIDED
20' WIDE FIRE ACCESS LANE	
250' MAX. HOSE LAY FROM 20' FIRE ACCESS LANE	
500' MAX. HOSE LAY FROM HYDRANT TO FAR END OF AERIAL APPARATUS LANE	

knothe • bruce
ARCHITECTS
Phone: 608.836.3690
7601 University Ave, Ste 201
Middleton, WI 53562

331' HOSE LAY FROM HYDRANT TO FAR END OF AERIAL APPARATUS FIRE LANE

72' HOSE LAY FROM HYDRANT TO FAR END OF AERIAL APPARATUS FIRE LANE

379'

20' FIRE ACCESS LANE

26' FIRE ACCESS LANE

EAST WASHINGTON AVE.

EXISTING HYDRANT

457' HOSE LAY FROM HYDRANT TO FAR END OF AERIAL APPARATUS FIRE LANE

250' MAX. HOSE LAY FROM FIRE LANE

250' MAX. HOSE LAY FROM FIRE LANE

PROPOSED BUILDING 1
171 UNITS
114 PARKING STALLS
5 STORIES

PROPOSED BUILDING 2
6 3-BR TOWNHOMES
W/ GARAGE PARKING
2 STORY

245' HOSE LAY FROM FIRE LANE

232' HOSE LAY FROM FIRE LANE

PROPOSED HYDRANT

500' MAX. HOSE LAY FROM HYDRANT TO FAR END OF AERIAL APPARATUS LANE

NORTH FAIR OAKS AVE

20' FIRE ACCESS LANE

1 CA103 FIRE DEPARTMENT ACCESS PLAN
1" = 20'-0"

GRAPHIC SCALE
0 20 40 60
1 INCH = 20 FT (24X36 SHEET)

ISSUED
UDC Final & LU Submittal - 2025-06-16

PROJECT TITLE
Mixed-Use Redevelopment

3361-3375 E Washington Ave.
& 926-930 Fair Oaks Ave
Madison, Wisconsin

SHEET TITLE
Fire Department Access Plan

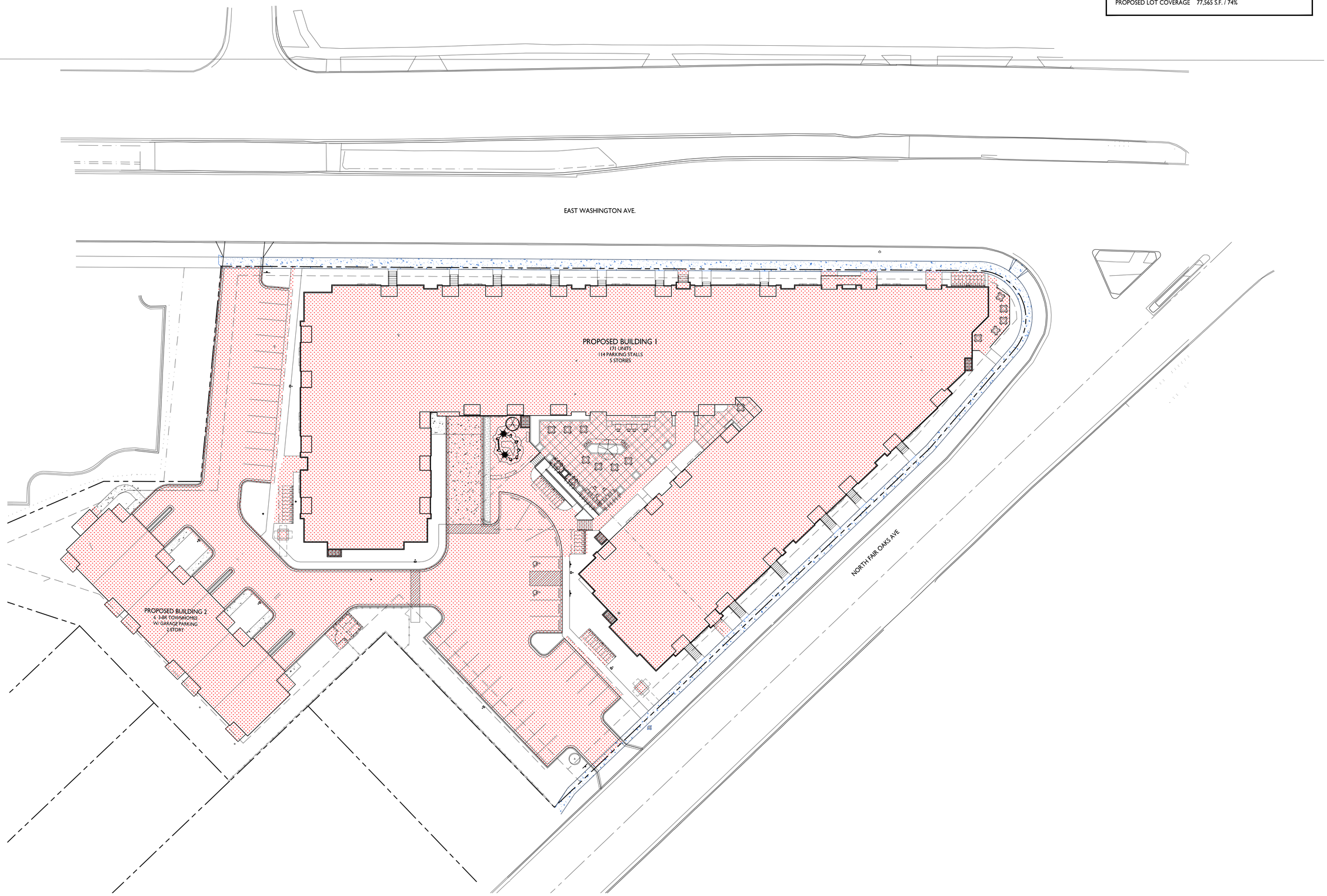
SHEET NUMBER
CA103

PROJECT NO. 2439

© Knothe & Bruce Architects, LLC

LOT COVERAGE

ZONING	CC-T
MAXIMUM LOT COVERAGE	68,704 S.F. / 85%
LOT AREA	104,438 S.F.
PROPOSED LOT COVERAGE	77,565 S.F. / 74%



1 CA104 LOT COVERAGE
1" = 20'-0"

GRAPHIC SCALE
0 20 40 60
1 INCH = 20 FT (24X36 SHEET)

knothe bruce ARCHITECTS
Phone: 608.836.3690
7601 University Ave, Ste 201
Middleton, WI 53562

ISSUED
UDC Final & LU Submittal - 2025-06-16

PROJECT TITLE
Mixed-Use Redevelopment

3361-3375 E Washington Ave.
& 926-930 Fair Oaks Ave
Madison, Wisconsin

SHEET TITLE
Lot Coverage

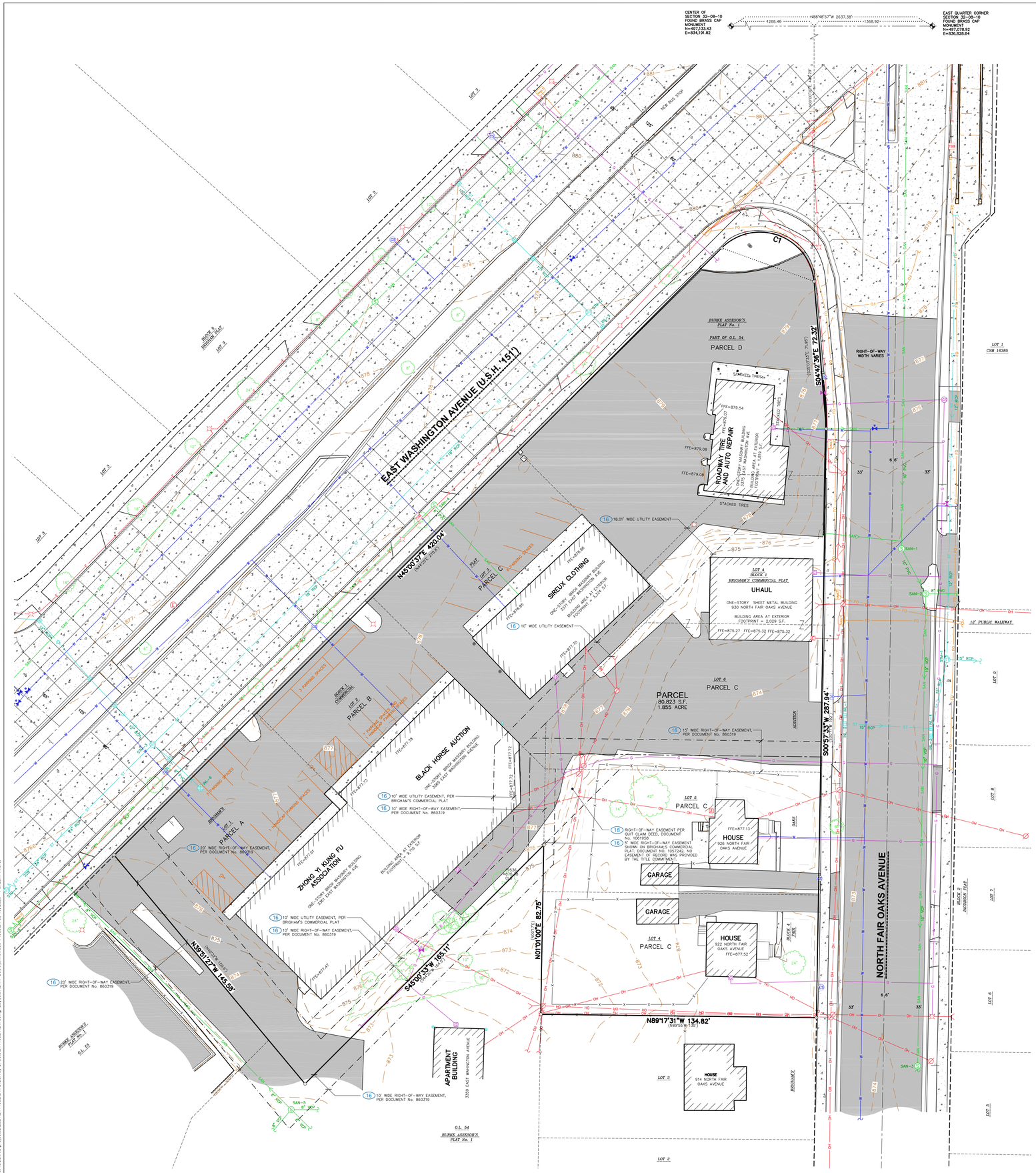
SHEET NUMBER
CA104

PROJECT NO. 2439

© Knothe & Bruce Architects, LLC

ALTA/NSPS LAND TITLE SURVEY

PART OF LOTS 1, 2, 3, 4, BLOCK 1, BRIGHAM'S COMMERCIAL PLAT, RECORDED IN VOLUME 26, ON PAGE 10, AS DOCUMENT No. 1057242 AND ALL OF LOT 4, 5 & 6 BLOCK 4, BRIGHAM'S FAIR OAKS ADDITION, RECORDED IN VOLUME 10, ON PAGE 30, AS DOCUMENT NO. 1672840 LOCATED IN THE WEST HALF OF THE SOUTHEAST QUARTER, SECTION 32, TOWNSHIP 08 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



LEGEND

- GOVERNMENT CORNER
- 1" IRON PIPE FOUND
- 3/4" REBAR FOUND
- 1¼" x 30" REBAR SET (4.30 LBS./LF)
- 3/4" x 24" REBAR SET (1.50 LBS./LF)
- BENCHMARK
- FINISHED FLOOR SHOT LOCATION
- BOLLARD
- SIGN
- SANITARY MANHOLE
- HYDRANT
- WATERMAIN OR GASMAIN VALVE
- CURB STOP/SERVICE VALVE
- STORM MANHOLE
- SQUARE CASTED INLET
- CURB INLET
- GAS REGULATOR/METER
- ELECTRIC MANHOLE
- ELECTRIC METER
- LIGHT POLE
- POWER POLE W/GUY
- VAULT
- TELEPHONE MANHOLE
- DECIDUOUS TREE
- PLAT BOUNDARY
- SECTION LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- PLATTED LOT LINE
- EASEMENT LINE
- EDGE OF PAVEMENT
- CONCRETE CURB & GUTTER
- SANITARY SEWER
- WATER LINE
- STORM SEWER
- NATURAL GAS
- OVERHEAD LINE
- UNDERGROUND ELECTRIC
- FIBER OPTIC
- EDGE OF WOODS OR BRUSH
- BUILDING
- INDEX CONTOUR
- INTERMEDIATE CONTOUR
- BITUMINOUS PAVEMENT
- WALL LINE
- CONCRETE PAVEMENT
- DISCONTINUED MAPPED PIPE LINE
- ( ) DENOTES RECORD DATA DEPICTING THE SAME LINE ON THE GROUND AS RETRACED BY THIS SURVEY

VICINITY MAP AND BENCHMARK LOCATION MAP
NOT TO SCALE

NOTES

1. FIELD WORK PERFORMED DECEMBER 03, 2024 THRU JANUARY 20, 2025.
2. BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY. THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 08 NORTH, RANGE 10 EAST, RECORDED AS N88°48'57"W.
3. ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). BENCHMARK IS A BRASS CAP MONUMENT MARKING THE CENTER CORNER OF SECTION 31, T08N, R10E, ELEVATION = 863.31'
4. CONTOUR INTERVAL IS ONE FOOT.
5. SUBSURFACE UTILITIES AND FEATURES SHOWN ON THIS MAP HAVE BEEN APPROXIMATED BY LOCATING SURFICIAL FEATURES AND APPURTENANCES, LOCATING DIGGERS HOTLINE FIELD MARKINGS AND BY REFERENCE TO UTILITY RECORDS AND MAPS. DIGGER'S HOTLINE TICKET NO. 20244807180, 20244807160, 20244807154, 20244807152, 20244807150, 20244807148, 20244807146, 20244807145, 20244807143, 20244807134, 20244807129 WITH A CLEAR DATE OF DECEMBER 03, 2024.
6. UTILITY COMPANIES CONTACTED THRU DIGGERS HOTLINE:
   - CITY OF MADISON
   - AMERICAN TRANSMISSION
   - CHARTER COMMUNICATIONS
   - MCI
   - AT&T DISTRIBUTION
   - MGE (ELECTRIC AND GAS)
   - CHARTER COMMUNICATIONS
   - SUPRANET COMMUNICATIONS, INC
   - WINDSTREAM
7. BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED. FOR EXACT LOCATION OF UNDERGROUND UTILITIES, CONTACT DIGGERS HOTLINE, AT 1.800.242.8511.
8. CITY LIGHTING DRAWN IN PER MAPPING, NOT FIELD MARKED BY DIGGERS HOTLINE.

SANITARY SEWER MANHOLES

STRUCT. ID	RIM ELEVATION	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE
SAN-1	873.92	N	865.87	10"	VCP
		E	866.01	8"	PVC
		SE	865.86	10"	VCP
SAN-2	873.06	NW	865.83	10"	VCP
		E	865.98	8"	PVC
		S	865.78	10"	VCP
SAN-3	873.76	N	–	10"	VCP
		S	–	–	–
SAN-4	877.72	SE	868.35	6"	VCP
		SW	868.48	8"	PVC
SAN-5	872.88	E	868.17	6"	VCP
		SW	868.17	6"	VCP
		SE	868.08	8"	VCP
		NW	868.06	8"	VCP
SAN-6	875.56	NE	866.66	8"	VCP
		SW	866.62	8"	VCP

STORM SEWER MANHOLES

STRUCT. ID	RIM ELEVATION	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE
STM-1	873.69	SW	869.39	15"	RCP
		N	869.42	12"	RCP
		E	869.34	15"	RCP
STM-2	878.94	SE	874.39	12"	RCP
		NW	874.39	12"	RCP
		SW	874.29	18"	RCP
STM-3	876.28	NE	–	15"	RCP
		SE	872.30	12"	RCP
		NW	872.30	12"	RCP
		SW	872.23	24"	RCP
STM-4	874.80	–	–	–	–

STORM SEWER INLETS

INLET ID	RIM ELEVATION	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE
INL-1	872.52	–	–	–	–
INL-2	872.48	E	870.18	15"	RCP
INL-3	872.51	–	–	–	–
INL-4	872.50	W	869.37	15"	RCP
		NE	869.37	15"	RCP
INL-5	878.45	NW	875.12	12"	RCP
INL-6	876.54	NW	874.90	8"	PVC
INL-7	857.79	SE	854.58	8"	PVC
		NW	854.34	12"	RCP

BENCHMARKS

BENCH MARK	ELEVATION	DESCRIPTION
BM-1	884.25	BURY BOLY ON HYDRANT EAST OF FAIR OAKS INTERSECTION
BM-2	884.70	BURY BOLY ON HYDRANT IN FRONT OF 3394 EAS WASHINGTON AVE.
BM-3	879.02	BURY BOLY ON HYDRANT IN FRONT OF 3362 EAS WASHINGTON AVE.

*JSD PROFESSIONAL SERVICES, INC. DOES NOT GUARANTEE THAT THE BENCHMARK ELEVATIONS LISTED ON THIS MAP HAVE NOT BEEN DISTURBED SINCE THE DATE OF THIS SURVEY AND SHOULD BE VERIFIED PRIOR TO CONSTRUCTION ACTIVITIES.
*SEE VICINITY MAP FOR LOCATIONS

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	60.12'	26.59'	56.45	129°33'22"	48.11'	N70°03'28"W

NOTES CORRESPONDING TO SCHEDULE B-SECTION TWO EXCEPTIONS

(FIRST AMERICAN TITLE INSURANCE COMPANY, FILE No.: NCS-1240261,COMMITMENT DATE: NOVEMBER 11, 2024 AT 7:30 A.M.)

16 RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF BRIGHAM'S COMMERCIAL PLAT, AS RECORDED IN VOLUME 26, PAGE 10 ON SEPTEMBER 18, 1962 AS DOCUMENT NO. 1057242, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C). (AFFECTS PARCELS A, B, C, D AND G)
THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS PLOTTED HEREON.

17 EASEMENT AND RESTRICTION AS SET FORTH IN AWARD OF DAMAGES RECORDED JUNE 23, 1953 IN VOLUME 259, PAGE 100 AS DOCUMENT NO. 855908. (AFFECTS PARCEL D)
THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY AND IS NOT PLOTTED HEREON.

18 RIGHT OF WAY AS DESCRIBED IN QUIT CLAIM DEED RECORDED NOVEMBER 26, 1962, IN VOLUME 750 OF DEEDS, PAGE 54, AS DOCUMENT NO. 1061958. (AFFECTS PARCEL F)
THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS PLOTTED HEREON.

19 TEMPORARY LIMITED EASEMENT AS SET FORTH IN AWARD OF COMPENSATION RECORDED DECEMBER 03, 2004 AS DOCUMENT NO. 3997207. (AFFECTS PARCEL D)
THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY AND IS NOT PLOTTED HEREON, EXPIRED DECEMBER 06, 2004.

20 TERMS AND PROVISIONS OF AN UNRECORDED LEASE DATED OCTOBER 02, 2008, BY AND BETWEEN _____ AS LESSOR AND ADAMS OUTDOOR ADVERTISING AS LESSEE, AS DISCLOSED BY A MEMORANDUM OF SIGN SITE LEASE RECORDED MARCH 28, 2013 AS DOCUMENT NO. 4973737 OF OFFICIAL RECORDS. (AFFECTS PORTION OF PARCEL C)
THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS A BLANKET EASEMENT IN NATURE, AND IS NOT PLOTTED HEREON.

21 LIENS, HOOK-UP CHARGES OR FEES, DEFERRED CHARGES, RESERVE CAPACITY ASSESSMENTS, IMPACT FEES, OR OTHER CHARGES OF FEES DUE AND PAYABLE ON THE DEVELOPMENT OR IMPROVEMENT OF THE LAND.
THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS NOT GRAPHIC IN NATURE, AND THEREFORE IS NOT PLOTTED HEREON.

22 RIGHTS OF TENANTS IN POSSESSION UNDER UNRECORDED LEASES.
THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS NOT GRAPHIC IN NATURE, AND THEREFORE IS NOT PLOTTED HEREON.

LEGAL DESCRIPTION (AS FURNISHED)

(FIRST AMERICAN TITLE INSURANCE COMPANY, FILE No.: NCS-1240261-MAD, COMMITMENT DATE: NOVEMBER 11, 2024 AT 7:30 A.M.)

PARCEL A:

LOT 1, BLOCK 1, BRIGHAM'S COMMERCIAL PLAT, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN, EXCEPT PART IN AWARD OF DAMAGES, RECORDED JUNE 24, 1971 IN VOLUME 260, PAGE 52 AS DOCUMENT NO. 1294541.

PARCEL B:

LOT TWO (2), BLOCK ONE (1), BRIGHAM'S COMMERCIAL PLAT, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN, EXCEPT THAT PART DESCRIBED IN AWARD OF DAMAGES RECORDED JUNE 24, 1971 IN VOLUME 260, PAGE 48 AS DOCUMENT NO. 1294540.

PARCEL C:

LOT 3, BLOCK 1, BRIGHAM'S COMMERCIAL PLAT, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN, EXCEPT PART IN AWARD OF DAMAGES, RECORDED JUNE 24, 1971 IN VOLUME 260, PAGE 32 AS DOCUMENT NO. 1294537.

PARCEL D:

THE NORTHERLY 18 FEET OF LOT FOUR (4), BLOCK ONE (1), BRIGHAM'S COMMERCIAL PLAT, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN. ALSO, PART OF OUTLOTS FIFTY THREE (53) AND FIFTY FOUR (54), BURKE ASSESSOR'S PLAT NO. 1, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF FAIR OAKS AVENUE WHICH IS 2,034 FEET NORTH AND 33 FEET WEST OF THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 32, SAID POINT BEING THE NORTHEAST CORNER OF LOT 6 OF BLOCK 4 OF BRIGHAM'S FAIR OAKS ADDITION; THENCE NORTH 0° 17' EAST, 304.7 FEET TO THE SOUTHEAST LINE OF EAST WASHINGTON AVENUE; THENCE SOUTH 45° 29' WEST, 58.0 FEET ALONG SAID SOUTHEAST LINE; THENCE SOUTH 44° 28' WEST, 191.1 FEET ALONG SAID SOUTHEAST LINE; THENCE SOUTH 45° 32' EAST, 152.2 FEET TO SAID LOT 6; THENCE NORTH 44° 32' EAST, 69.2 FEET; THENCE SOUTH 89° 53' EAST, 87.2 FEET ALONG THE NORTH LINE OF SAID LOT 6 TO THE POINT OF EGINNING, EXCEPT THOSE PARTS DESCRIBED IN TWO AWARD OF DAMAGES, RECORDED JUNE 23, 1953, AS DOCUMENT NO. 855908, AND RECORDED JUNE 24, 1971, AS DOCUMENT NO. 1294539. ALSO EXCEPT THAT PART DESCRIBED IN AWARD OF COMPENSATION RECORDED DECEMBER 3, 2004, AS DOCUMENT NO. 3997207. ALSO EXCEPT THOSE LANDS CONTAINED IN BRIGHAM'S COMMERCIAL PLAT.

PARCEL E:

LOT 4, BLOCK 4, BRIGHAM'S FAIR OAKS ADDITION, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

PARCEL F:

LOT FIVE (5), BLOCK FOUR (4), BRIGHAM'S FAIR OAKS ADDITION, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

PARCEL G:

LOT SIX (6), BLOCK 4 OF BRIGHAM'S FAIR OAKS ADDITION, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN. ALSO, LOT FOUR (4), BLOCK ONE (1), BRIGHAM'S COMMERCIAL PLAT, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN, EXCEPT THE NORTHERLY 18 FEET THEREOF.

FOR INFORMATIONAL PURPOSES ONLY:

ADDRESS: 3361, 3365, 3371, 3375 AND 3387 EAST WASHINGTON AVENUE AND 922, 926, AND 930 NORTH FAIR OAKS AVENUE

TAX KEY NUMBER: 251/0810-324-1108-5, 251/0810-324-1109-3, 251/0810-324-1110-0, 251/0810-324-1111-8, 251/0810-324-1115-0, 251/0810-324-1114-2, AND 251/0810-324-1113-4

SURVEYOR'S CERTIFICATE

TO:
i) FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES,
ii) VOLKER DEVELOPMENT, INC., A WSCIONSIN CORPORATION.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS.

_____ _____
TODD J. BUHR, S-2614 DATE
PROFESSIONAL LAND SURVEYOR
Email: todd.buhr@jsdinc.com
Website: www.jsdinc.com

WISCONSIN
TODD J. BUHR
S-2614
DEFOREST, WI
LAND SURVEYOR

north
SCALE IN FEET
20' 0 20'

JSD
CREATE THE VISION TELL THE STORY
jsdinc.com
MADISON REGIONAL OFFICE
507 WEST VERONA AVENUE, SUITE 500
VERONA, WISCONSIN 53593
P. 608.848.5060

CLIENT:
VOLKER DEVELOPMENT, INC.

CLIENT ADDRESS:
464 SOUTH HICKORY STREET, SUITE C, FOND DU LAC, WI. 54935

PROJECT:
EAST WASHINGTON AVENUE AND NORTH FAIR OAKS AVENUE

PROJECT LOCATION:
3361-3375 EAST WASHINGTON AVE. AND 922-930 NORTH FAIR OAKS AVE. MADISON, WI. 53704

MODIFICATIONS:

#	Date:	Description:
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

Prepared By: ZHG 02/03/25

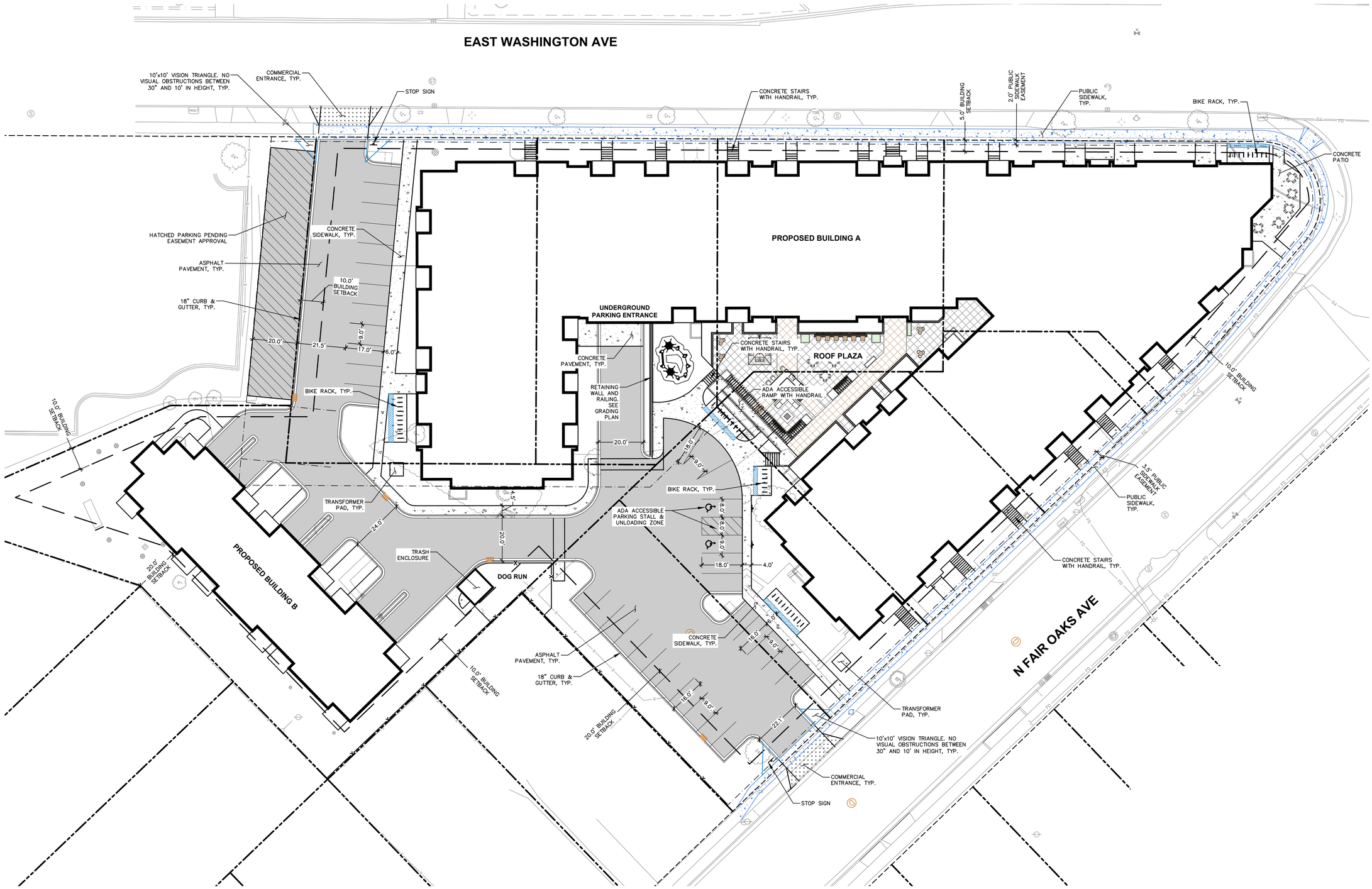
SHEET TITLE:
ALTA/NSPS LAND TITLE SURVEY

SHEET NUMBER:
1 OF 1

PROJECT NO: 24-14692

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

File: \\JSDINC\projects\2026\24-14692\DWG\Survey Sheets\24146902 ALTA.dwg Layout: ALTA User: jsm.krebs Plotted: Feb 19, 2025 - 11:12am XrefS:



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

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)

north

SCALE IN FEET
20' 0 20'

DIGGERS HOTLINE
Toll Free (800) 242-8511

JSD
CREATE THE VISION TELL THE STORY
jsdinc.com
MADISON REGIONAL OFFICE
507 WEST VERONA AVENUE, SUITE 500
VERONA, WISCONSIN 53593
P. 608.848.5060

CLIENT:
VOLKER DEVELOPMENT INC

CLIENT ADDRESS:
464 S HICKORY ST, SUITE C
FOND DU LAC, WI 54935

PROJECT:
FAIR OAKS REDEVELOPMENT

PROJECT LOCATION:
3375 E WASHINGTON AVE
MADISON, DANE COUNTY
WISCONSIN 53704

PLAN MODIFICATIONS:

#	Date:	Description:
1	06.16.25	LAND USE SUBMITTAL
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

Designed By:	CAC
Reviewed By:	CWD
Approved By:	CWD

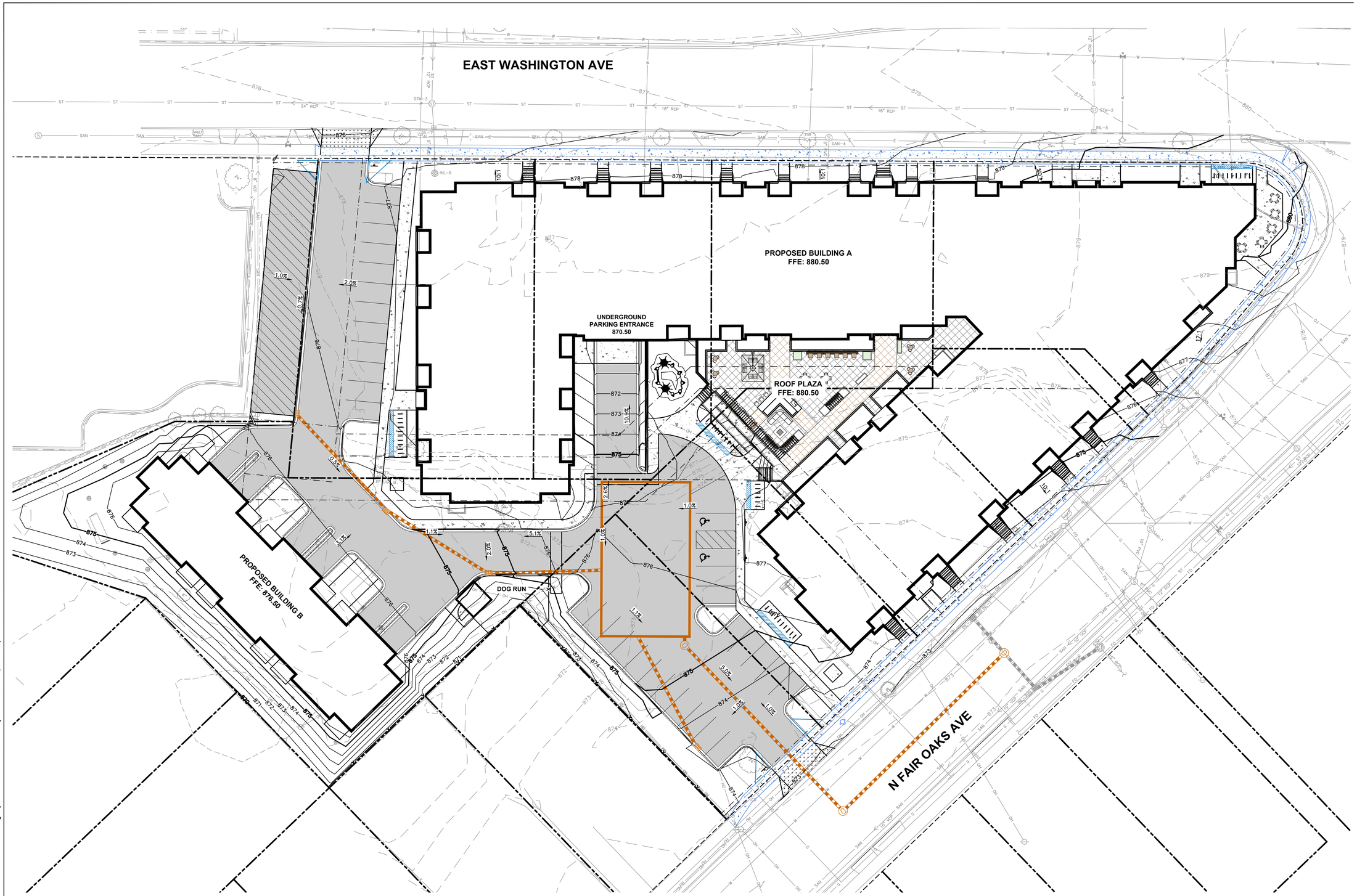
SHEET TITLE:
SITE PLAN

SHEET NUMBER:
C300

JSD PROJECT NO: 24-14692

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

File: \\JSDINC\projects\2024\24-14692\DWG\Civil Sheets\24-14692 ConDocs.dwg Layout: C300-SITE User: courtney.cox Plotted: Jun 13, 2025 - 1:20pm XrefFs:



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

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)

north

SCALE IN FEET

20' 0 20'

DIGGERS HOTLINE
Toll Free (800) 242-8511

JSD

CREATE THE VISION TELL THE STORY

jsdinc.com

MADISON REGIONAL OFFICE
507 WEST VERONA AVENUE, SUITE 500
VERONA, WISCONSIN 53593
P. 608.848.5060

CLIENT:
VOLKER DEVELOPMENT INC

CLIENT ADDRESS:
464 S HICKORY ST, SUITE C
FOND DU LAC, WI 54935

PROJECT:
FAIR OAKS REDEVELOPMENT

PROJECT LOCATION:
3375 E WASHINGTON AVE
MADISON, DANE COUNTY
WISCONSIN 53704

PLAN MODIFICATIONS:

#	Date:	Description:
1	06.16.25	LAND USE SUBMITTAL
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

Designed By:	CAC
Reviewed By:	CWD
Approved By:	CWD

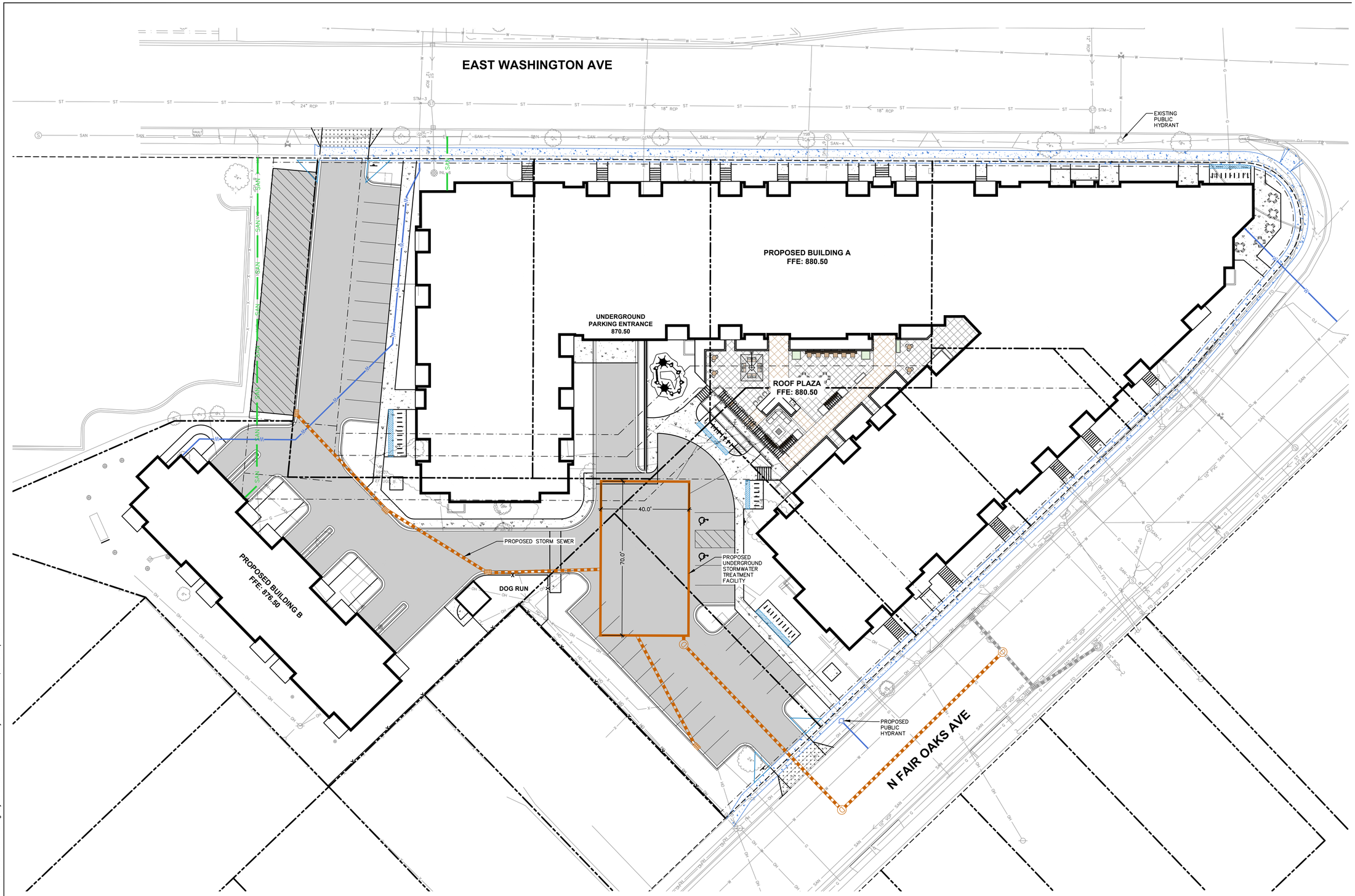
SHEET TITLE:
GRADING & EROSION CONTROL PLAN

SHEET NUMBER:
C400

JSD PROJECT NO: 24-14692

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

File: \\JSDINC\projects\2024\24-14692\DWG\Civil Sheets\24-14692 ConDocs.dwg Layout: C400-GRADING User: courtney.cox Plotted: Jun 13, 2025 - 1:23pm Xref's:



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

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)

north

SCALE IN FEET

20' 0 20'

DIGGERS HOTLINE
Toll Free (800) 242-8511

JSD

CREATE THE VISION TELL THE STORY

jsdinc.com

MADISON REGIONAL OFFICE
507 WEST VERONA AVENUE, SUITE 500
VERONA, WISCONSIN 53593
P. 608.848.5060

CLIENT:
VOLKER DEVELOPMENT INC

CLIENT ADDRESS:
464 S HICKORY ST, SUITE C
FOND DU LAC, WI 54935

PROJECT:
FAIR OAKS REDEVELOPMENT

PROJECT LOCATION:
3375 E WASHINGTON AVE
MADISON, DANE COUNTY
WISCONSIN 53704

PLAN MODIFICATIONS:

#	Date:	Description:
1	06.16.25	LAND USE SUBMITTAL
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

Designed By:	CAC
Reviewed By:	CWD
Approved By:	CWD

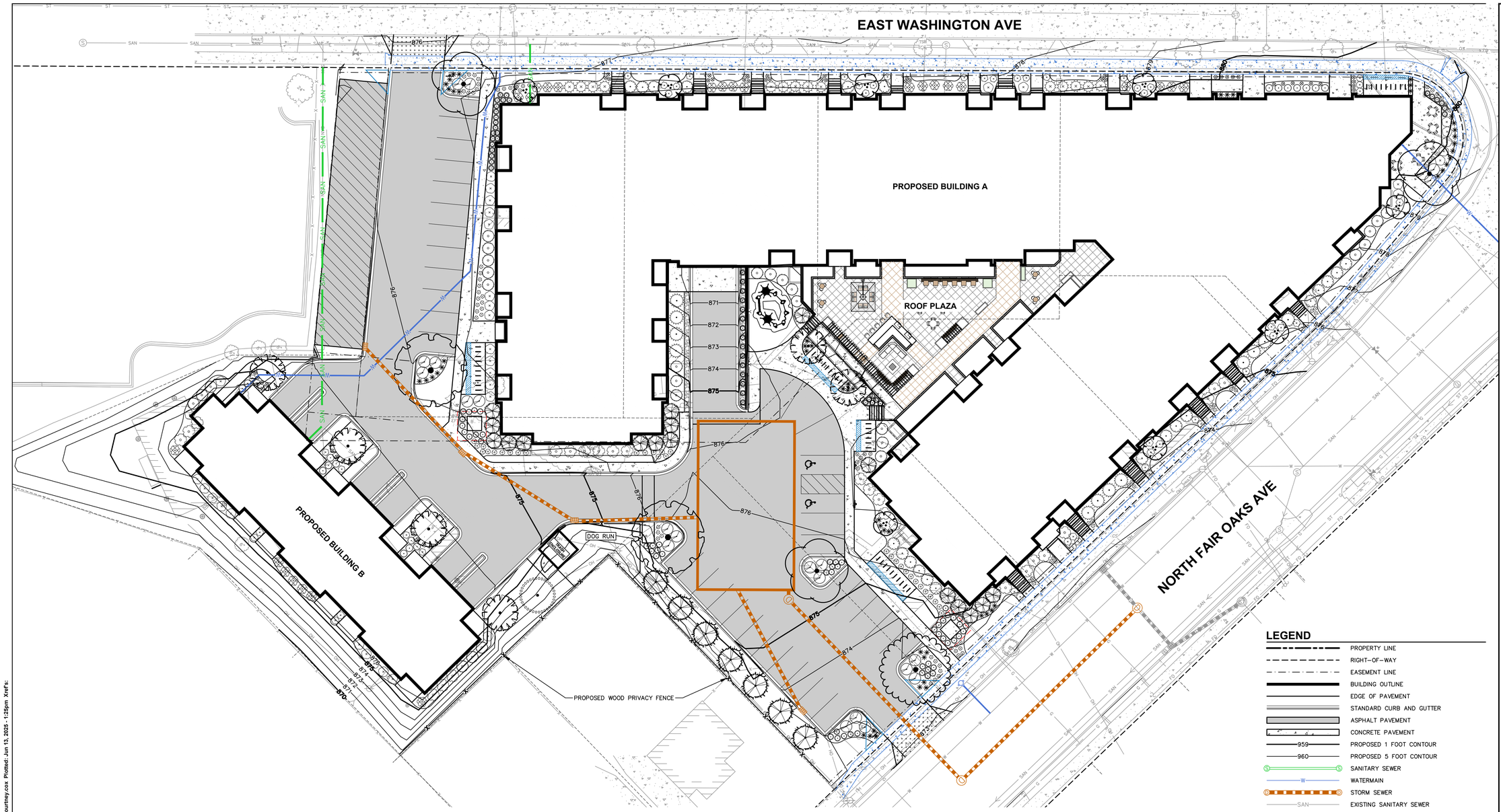
SHEET TITLE:
UTILITY PLAN

SHEET NUMBER:
C500

JSD PROJECT NO: 24-14692

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

File: \\JSDINC\projects\2024\24-14692\DWG\Civil Sheets\2414692 ConDocs.dwg Layout: C500-UTILITY User: courtney.cox Plotted: Jun 13, 2025 - 1:24pm Xref's:



PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME
EVERGREEN TREE		
	PIGL	*Picea glauca* *White Spruce*
ORNAMENTAL TREES		
	AMEJ	*Amelanchier laevis 'JFS–Arb'* *Spring Flurry® Allegheny Serviceberry*
	AMGRR	*Amelanchier x grandiflora 'Robin Hill'* *Robin Hill Apple Serviceberry*
OVERSTORY DECIDUOUS TREES		
	CEOCP	*Celtis occidentalis 'Prairie Pride'* *Prairie Pride Hackberry*
	GIBI	*Ginkgo biloba 'Autumn Gold' TM* *Autumn Gold Maidenhair Tree*
	PEAC	*Platanus x acerifolia 'Morton Circle' TM* *Exclamation London Plane Tree*
UPRIGHT EVERGREEN SHRUB		
	JUNM	*Juniperus chinensis 'Mountbatten'* *Mountbatten Juniper*
	JIVIC	*Juniperus virginiana 'Canaertii'* *Canaerti Eastern Redcedar*
DECIDUOUS SHRUBS		
	ARME	*Aronia melanocarpa 'Morton' TM* *Iroquis Beauty Black Chokeberry*
	CLAL	*Clethra alnifolia 'Ruby Spice'* *Ruby Spice Clethra*
	CORB	*Cornus sericea 'Bergeson's Compact'* *Bergeson's Red Twig Dogwood*
	ITES	*Itea virginica 'Sprich'* *Little Henry® Sweetspire*
	PHOPA	*Physocarpus opulifolius 'Amber Jubilee'* *Amber Jubilee Ninebark*
	POTF	*Potentilla fruticosa 'Goldfinger'* *Goldfinger Bush Cinquefoil*
	VIJU	*Viburnum x juddii* *Judd Viburnum*
EVERGREEN SHRUBS		
	BUGV	*Buxus x 'Green Velvet'* *Green Velvet Boxwood*
	JUCHK	*Juniperus chinensis 'Kallays Compacta'* *Kally Pfitzer Compact Juniper*
	JUCH	*Juniperus chinensis 'Sea Green'* *Sea Green Juniper*
	TAMET	*Taxus x media 'Tauntonii'* *Taunton's Anglo–Japanese Yew*
PERENNIALS & GRASSES		
	ALSU	*Allium x 'Summer Beauty'* *Summer Beauty Allium*
	AMSB	*Amsonia tabernaemontana 'Blue Ice'* *Blue Ice Eastern Bluestar*
	CALO	*Calamagrostis x acutiflora 'Overdam'* *Overdam Feather Reed Grass*
	COVE	*Coreopsis verticillata 'Zagreb'* *Zagreb Tickseed*
	HEBT	*Heuchera x 'Berry Timeless'* *Berry Timeless Coral Bells*
	PAVI	*Panicum virgatum 'Shenandoah'* *Shenandoah Switch Grass*
	SPHE	*Sporobolus heterolepis* *Prairie Dropseed*

CONTRACTOR NOTES

1. ALL LANDSCAPE EDGING SHALL BE ALUMINUM EDGING, UNLESS OTHERWISE DEPICTED.
2. ALL PLANTING BEDS SHALL RECEIVE SHREDDED HARDWOOD BARK MULCH, UNLESS OTHERWISE DEPICTED.
3. ALL DISTURBED AREAS SHALL RECEIVE TURFGRASS SEED, FERTILIZER & MULCH, UNLESS OTHERWISE DEPICTED.
4. REFER TO CITY ISSUED IMPROVEMENT PLANS FOR STREET TREE PLAN. CONTRACTOR SHALL CONTACT CITY FORESTRY (608)266–4816 AT LEAST ONE WEEK PRIOR TO PLANTING TO SCHEDULE INSPECTING THE NURSERY STOCK AND REVIEW PLANTING SPECIFICATIONS WITH THE LANDSCAPE CONTRACTOR.
5. 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. ####, PROJECT NO. #####). IMPROVEMENTS PROPOSED WITHIN THE RIGHT–OF–WAY ARE SHOWN FOR REFERENCE ONLY. CITY ISSUED PLANS GOVERN.
6. 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

LEGEND

- PROPERTY LINE
- RIGHT–OF–WAY
- EASEMENT LINE
- BUILDING OUTLINE
- EDGE OF PAVEMENT
- STANDARD CURB AND GUTTER
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- 959 PROPOSED 1 FOOT CONTOUR
- 960 PROPOSED 5 FOOT CONTOUR
- SANITARY SEWER
- WATERMAIN
- STORM SEWER
- SAN EXISTING SANITARY SEWER
- W EXISTING WATERMAIN
- ST EXISTING STORM SEWER
- RETAINING WALL
- RAILING
- FENCE
- LIGHT POLE (REFER TO PHOTOMETRIC PLAN)
- ADA PARKING SIGN
- BIKE RACK
- LANDSCAPE EDGING
- ROOFTOP PLAZA PLANTINGS

north

SCALE IN FEET

20' 0 20'

DIGGERS HOTLINE

Toll Free (800) 242-8511

JSD

CREATE THE VISION TELL THE STORY

jsdinc.com

MADISON REGIONAL OFFICE
507 WEST VERONA AVENUE, SUITE 500
VERONA, WISCONSIN 53593
P. 608.848.5060

CLIENT:
VOLKER DEVELOPMENT INC

CLIENT ADDRESS:
464 S HICKORY ST, SUITE C
FOND DU LAC, WI 54935

PROJECT:
FAIR OAKS REDEVELOPMENT

PROJECT LOCATION:
3375 E WASHINGTON AVE
MADISON, DANE COUNTY
WISCONSIN 53704

PLAN MODIFICATIONS:

#	Date:	Description:
1	06.16.25	LAND USE SUBMITTAL
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

Designed By: MRA
Reviewed By: KJY
Approved By: KJY

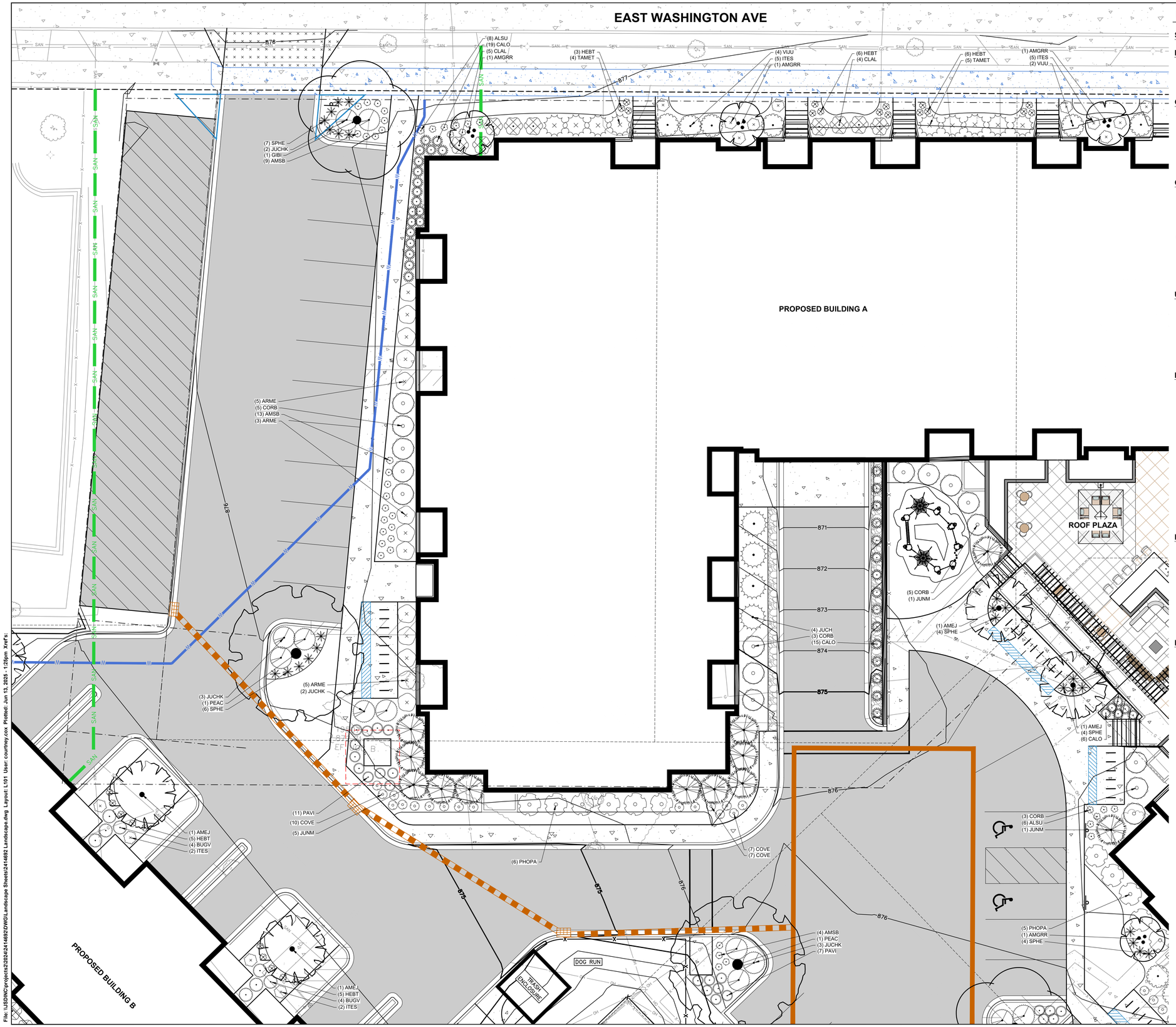
SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER:
L100

JSD PROJECT NO: 24-14692

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

File: \\JSDINC\projects\2024\24146925\DWG\Landscape Sheets\24146921 Landscape.dwg Layout: L100 User: courtney.cox Plotted: Jun 13, 2025 - 1:25pm Xref's:



PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME
EVERGREEN TREE		
	PIGL	*Picea glauca* White Spruce
ORNAMENTAL TREES		
	AMEJ	*Amelanchier laevis 'JFS–Arb'* Spring Flurry® Allegheny Serviceberry
	AMGRR	*Amelanchier x grandiflora 'Robin Hill'* Robin Hill Apple Serviceberry
OVERSTORY DECIDUOUS TREES		
	CEOCP	*Celtis occidentalis 'Prairie Pride'* Prairie Pride Hackberry
	GIBI	*Ginkgo biloba 'Autumn Gold' TM* Autumn Gold Maidenhair Tree
	PEAC	*Platanus x acerifolia 'Morton Circle' TM* Exclamation London Plane Tree
UPRIGHT EVERGREEN SHRUB		
	JUNM	*Juniperus chinensis 'Mountbatten'* Mountbatten Juniper
	JIVIC	*Juniperus virginiana 'Canaertii'* Canaerti Eastern Redcedar
DECIDUOUS SHRUBS		
	ARME	*Aronia melanocarpa 'Morton' TM* Iroquis Beauty Black Chokeberry
	CLAL	*Clethra alnifolia 'Ruby Spice'* Ruby Spice Clethra
	CORB	*Cornus sericea 'Bergeson's Compact'* Bergeson's Red Twig Dogwood
	ITES	*Itea virginica 'Sprich'* Little Henry® Sweetspire
	PHOPA	*Physocarpus opulifolius 'Amber Jubilee'* Amber Jubilee Ninebark
	POTF	*Potentilla fruticosa 'Goldfinger'* Goldfinger Bush Cinquefoil
	VIJU	*Viburnum x juddii* Judd Viburnum
EVERGREEN SHRUBS		
	BUGV	*Buxus x 'Green Velvet'* Green Velvet Boxwood
	JUCHK	*Juniperus chinensis 'Kallays Compacta'* Kally Pfitzer Compact Juniper
	JUCH	*Juniperus chinensis 'Sea Green'* Sea Green Juniper
	TAMET	*Taxus x media 'Tauntonii'* Taunton's Anglo–Japanese Yew
PERENNIALS & GRASSES		
	ALSU	*Allium x 'Summer Beauty'* Summer Beauty Allium
	AMSB	*Amsonia tabernaemontana 'Blue Ice'* Blue Ice Eastern Bluestar
	CALO	*Calamagrostis x acutiflora 'Overdam'* Overdam Feather Reed Grass
	COVE	*Coreopsis verticillata 'Zagreb'* Zagreb Tickseed
	HEBT	*Heuchera x 'Berry Timeless'* Berry Timeless Coral Bells
	PAVI	*Panicum virgatum 'Shenandoah'* Shenandoah Switch Grass
	SPHE	*Sporobolus heterolepis* Prairie Dropseed

north

SCALE IN FEET

10' 0 10'

DIGGERS HOTLINE
Toll Free (800) 242-8511

JSD

CREATE THE VISION TELL THE STORY

jsdinc.com

MADISON REGIONAL OFFICE
507 WEST VERONA AVENUE, SUITE 500
VERONA, WISCONSIN 53593
P. 608.848.5060

CLIENT:
VOLKER DEVELOPMENT INC

CLIENT ADDRESS:
464 S HICKORY ST, SUITE C
FOND DU LAC, WI 54935

PROJECT:
FAIR OAKS REDEVELOPMENT

PROJECT LOCATION:
3375 E WASHINGTON AVE
MADISON, DANE COUNTY
WISCONSIN 53704

PLAN MODIFICATIONS:

#	Date:	Description:
1	06.16.25	LAND USE SUBMITTAL
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

Designed By: MRA
Reviewed By: KJY
Approved By: KJY

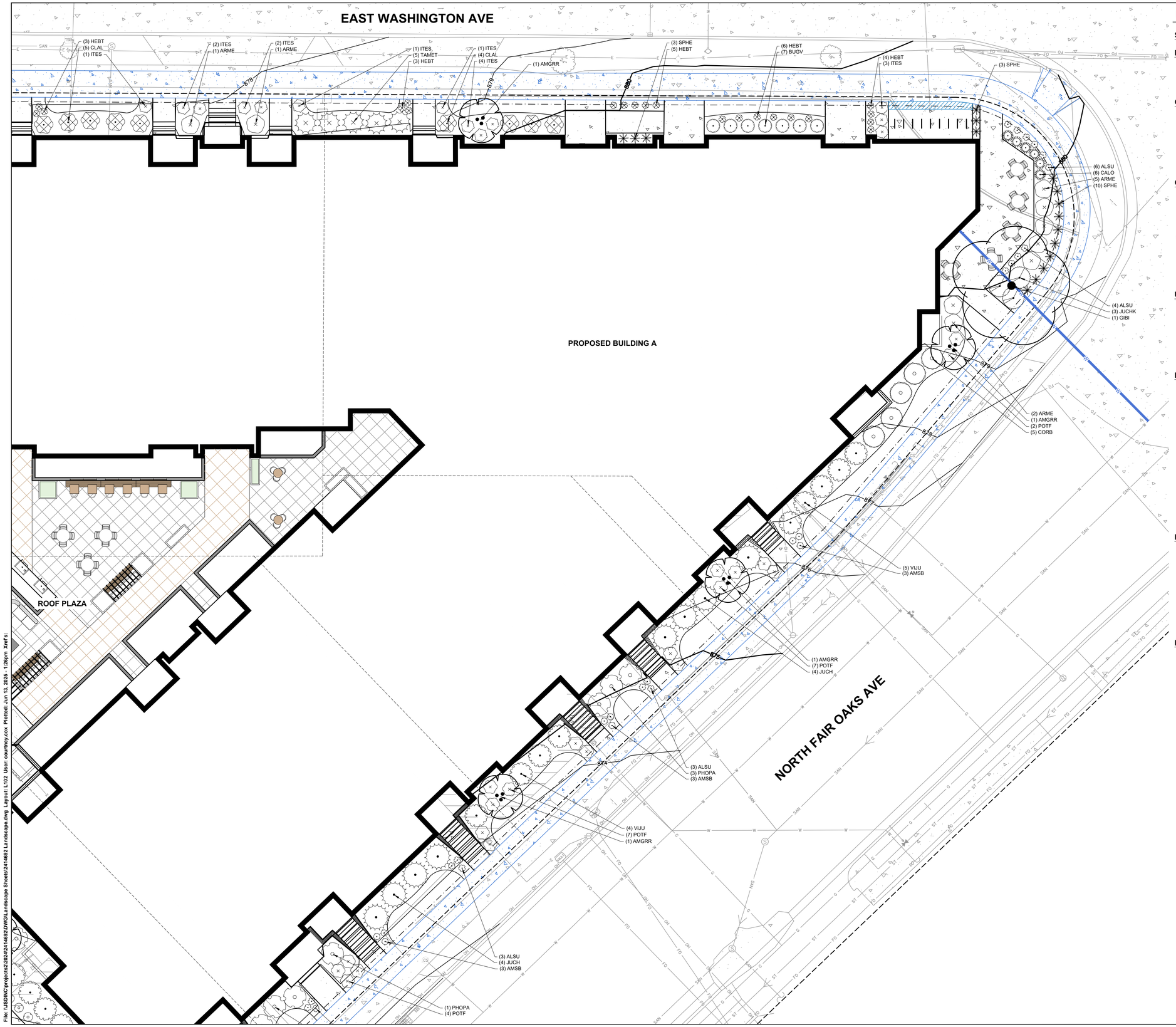
SHEET TITLE:
DETAILED LANDSCAPE PLAN

SHEET NUMBER:
L101

JSD PROJECT NO: 24-14692

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

File: \\JSDINC\projects\2024\24-14692\DWG\Landscape Sheets\24-14692 Landscape.dwg Layout: L101 User: courtney.cox Plotted: Jun 13, 2025 - 1:25pm XrefFs:



PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME
EVERGREEN TREE		
	PIGL	*Picea glauca* White Spruce
ORNAMENTAL TREES		
	AMEJ	*Amelanchier laevis 'JFS–Arb'* Spring Flurry® Allegheny Serviceberry
	AMGRR	*Amelanchier x grandiflora 'Robin Hill'* Robin Hill Apple Serviceberry
OVERSTORY DECIDUOUS TREES		
	CEOCP	*Celtis occidentalis 'Prairie Pride'* Prairie Pride Hackberry
	GIBI	*Ginkgo biloba 'Autumn Gold' TM* Autumn Gold Maidenhair Tree
	PEAC	*Platanus x acerifolia 'Morton Circle' TM* Exclamation London Plane Tree
UPRIGHT EVERGREEN SHRUB		
	JUNM	*Juniperus chinensis 'Mountbatten'* Mountbatten Juniper
	JIVIC	*Juniperus virginiana 'Canaertii'* Canaerti Eastern Redcedar
DECIDUOUS SHRUBS		
	ARME	*Aronia melanocarpa 'Morton' TM* Iroquis Beauty Black Chokeberry
	CLAL	*Clethra alnifolia 'Ruby Spice'* Ruby Spice Clethra
	CORB	*Cornus sericea 'Bergeson's Compact'* Bergeson's Red Twig Dogwood
	ITES	*Itea virginica 'Sprich'* Little Henry® Sweetspire
	PHOPA	*Physocarpus opulifolius 'Amber Jubilee'* Amber Jubilee Ninebark
	POTF	*Potentilla fruticosa 'Goldfinger'* Goldfinger Bush Cinquefoil
	VIJU	*Viburnum x juddii* Judd Viburnum
EVERGREEN SHRUBS		
	BUGV	*Buxus x 'Green Velvet'* Green Velvet Boxwood
	JUCHK	*Juniperus chinensis 'Kallays Compacta'* Kally Pfitzer Compact Juniper
	JUCH	*Juniperus chinensis 'Sea Green'* Sea Green Juniper
	TAMET	*Taxus x media 'Tauntonii'* Taunton's Anglo–Japanese Yew
PERENNIALS & GRASSES		
	ALSU	*Allium x 'Summer Beauty'* Summer Beauty Allium
	AMSB	*Amsonia tabernaemontana 'Blue Ice'* Blue Ice Eastern Bluestar
	CALO	*Calamagrostis x acutiflora 'Overdam'* Overdam Feather Reed Grass
	COVE	*Coreopsis verticillata 'Zagreb'* Zagreb Tickseed
	HEBT	*Heuchera x 'Berry Timeless'* Berry Timeless Coral Bells
	PAVI	*Panicum virgatum 'Shenandoah'* Shenandoah Switch Grass
	SPHE	*Sporobolus heterolepis* Prairie Dropseed

north

SCALE IN FEET

10' 0 10'

DIGGERS HOTLINE

Toll Free (800) 242-8511

JSD

CREATE THE VISION TELL THE STORY

jsdinc.com

MADISON REGIONAL OFFICE
507 WEST VERONA AVENUE, SUITE 500
VERONA, WISCONSIN 53593
P. 608.848.5060

CLIENT:
VOLKER DEVELOPMENT INC

CLIENT ADDRESS:
464 S HICKORY ST, SUITE C
FOND DU LAC, WI 54935

PROJECT:
FAIR OAKS REDEVELOPMENT

PROJECT LOCATION:
3375 E WASHINGTON AVE
MADISON, DANE COUNTY
WISCONSIN 53704

PLAN MODIFICATIONS:

#	Date:	Description:
1	06.16.25	LAND USE SUBMITTAL
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

Designed By:	MRA
Reviewed By:	KJY
Approved By:	KJY

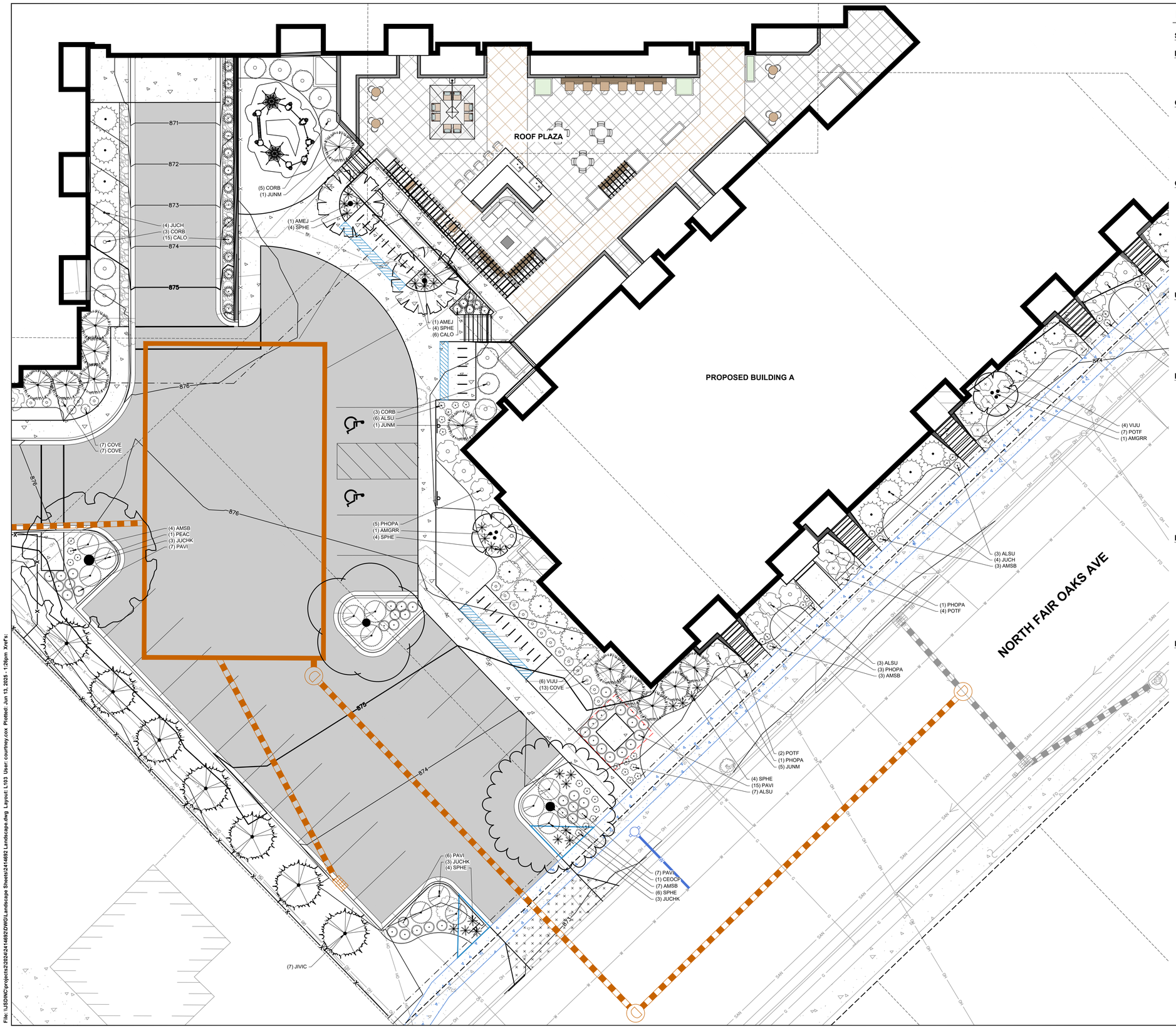
SHEET TITLE:
DETAILED LANDSCAPE PLAN

SHEET NUMBER:
L102

JSD PROJECT NO: 24-14692

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

File: \\JSD\INC\projects\2024\24-14692\DWG\Landscape Sheets\24-14692 Landscape.dwg Layout: L102 User: courtney.cox Plotted: Jun 13, 2025 - 1:26pm Xref's:



PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME
EVERGREEN TREE		
	PIGL	*Picea glauca* White Spruce
ORNAMENTAL TREES		
	AMEJ	*Amelanchier laevis 'JFS–Arb'* Spring Flurry® Allegheny Serviceberry
	AMGRR	*Amelanchier x grandiflora 'Robin Hill'* Robin Hill Apple Serviceberry
OVERSTORY DECIDUOUS TREES		
	CEOCP	*Celtis occidentalis 'Prairie Pride'* Prairie Pride Hackberry
	GIBI	*Ginkgo biloba 'Autumn Gold' TM* Autumn Gold Maidenhair Tree
	PEAC	*Platanus x acerifolia 'Morton Circle' TM* Exclamation London Plane Tree
UPRIGHT EVERGREEN SHRUB		
	JUNM	*Juniperus chinensis 'Mountbatten'* Mountbatten Juniper
	JIVIC	*Juniperus virginiana 'Canaertii'* Canaerti Eastern Redcedar
DECIDUOUS SHRUBS		
	ARME	*Aronia melanocarpa 'Morton' TM* Iroquis Beauty Black Chokeberry
	CLAL	*Clethra alnifolia 'Ruby Spice'* Ruby Spice Clethra
	CORB	*Cornus sericea 'Bergeson's Compact'* Bergeson's Red Twig Dogwood
	ITES	*Itea virginica 'Sprich'* Little Henry® Sweetspire
	PHOPA	*Physocarpus opulifolius 'Amber Jubilee'* Amber Jubilee Ninebark
	POTF	*Potentilla fruticosa 'Goldfinger'* Goldfinger Bush Cinquefoil
	VIJU	*Viburnum x juddii* Judd Viburnum
EVERGREEN SHRUBS		
	BUGV	*Buxus x 'Green Velvet'* Green Velvet Boxwood
	JUCHK	*Juniperus chinensis 'Kallays Compacta'* Kally Pfitzer Compact Juniper
	JUCH	*Juniperus chinensis 'Sea Green'* Sea Green Juniper
	TAMET	*Taxus x media 'Tauntonii'* Taunton's Anglo–Japanese Yew
PERENNIALS & GRASSES		
	ALSU	*Allium x 'Summer Beauty'* Summer Beauty Allium
	AMSB	*Amsonia tabernaemontana 'Blue Ice'* Blue Ice Eastern Bluestar
	CALO	*Calamagrostis x acutiflora 'Overdam'* Overdam Feather Reed Grass
	COVE	*Coreopsis verticillata 'Zagreb'* Zagreb Tickseed
	HEBT	*Heuchera x 'Berry Timeless'* Berry Timeless Coral Bells
	PAVI	*Panicum virgatum 'Shenandoah'* Shenandoah Switch Grass
	SPHE	*Sporobolus heterolepis* Prairie Dropseed

north

SCALE IN FEET

10' 0 10'

DIGGERS HOTLINE
Toll Free (800) 242-8511

JSD

CREATE THE VISION TELL THE STORY

jsdinc.com

MADISON REGIONAL OFFICE
507 WEST VERONA AVENUE, SUITE 500
VERONA, WISCONSIN 53593
P. 608.848.5060

CLIENT:
VOLKER DEVELOPMENT INC

CLIENT ADDRESS:
464 S HICKORY ST, SUITE C
FOND DU LAC, WI 54935

PROJECT:
FAIR OAKS REDEVELOPMENT

PROJECT LOCATION:
3375 E WASHINGTON AVE
MADISON, DANE COUNTY
WISCONSIN 53704

PLAN MODIFICATIONS:

#	Date:	Description:
1	06.16.25	LAND USE SUBMITTAL
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

Designed By:	MRA
Reviewed By:	KJY
Approved By:	KJY

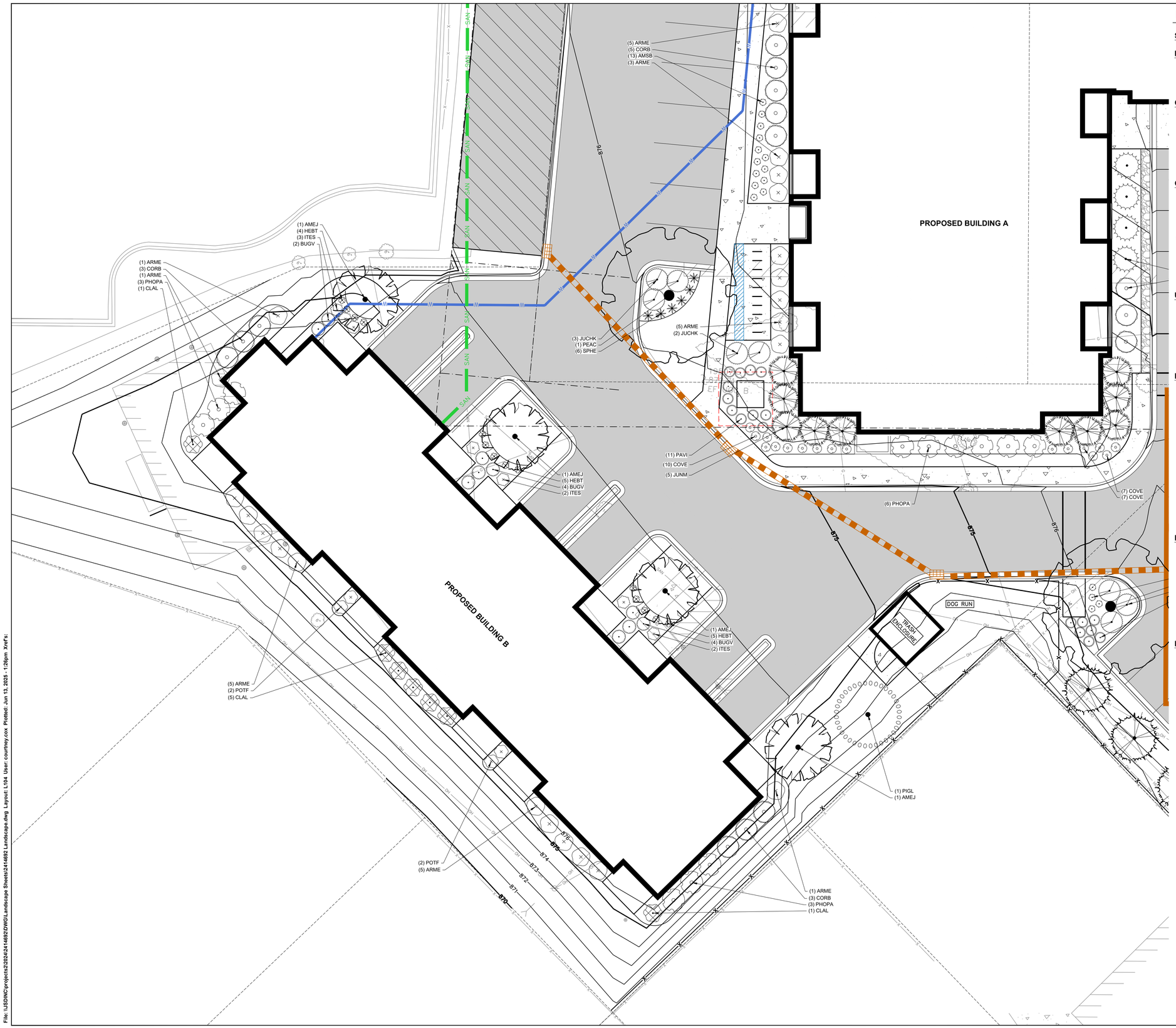
SHEET TITLE:
DETAILED LANDSCAPE PLAN

SHEET NUMBER:
L103

JSD PROJECT NO: 24-14692

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

File: \\JSDINC\projects\2024\24-14692\DWG\Landscape Sheets\24-14692 Landscape.dwg Layout: L103 User: courtney.cox Plotted: Jun 13, 2025 - 1:26pm Xref's:



PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME
EVERGREEN TREE		
	PIGL	*Picea glauca* White Spruce
ORNAMENTAL TREES		
	AMEJ	*Amelanchier laevis 'JFS–Arb'* Spring Flurry® Allegheny Serviceberry
	AMGRR	*Amelanchier x grandiflora 'Robin Hill'* Robin Hill Apple Serviceberry
OVERSTORY DECIDUOUS TREES		
	CEOCP	*Celtis occidentalis 'Prairie Pride'* Prairie Pride Hackberry
	GIBI	*Ginkgo biloba 'Autumn Gold' TM* Autumn Gold Maidenhair Tree
	PEAC	*Platanus x acerifolia 'Morton Circle' TM* Exclamation London Plane Tree
UPRIGHT EVERGREEN SHRUB		
	JUNM	*Juniperus chinensis 'Mountbatten'* Mountbatten Juniper
	JIVIC	*Juniperus virginiana 'Canaertii'* Canaerti Eastern Redcedar
DECIDUOUS SHRUBS		
	ARME	*Aronia melanocarpa 'Morton' TM* Iroquis Beauty Black Chokeberry
	CLAL	*Clethra alnifolia 'Ruby Spice'* Ruby Spice Clethra
	CORB	*Cornus sericea 'Bergeson's Compact'* Bergeson's Red Twig Dogwood
	ITES	*Itea virginica 'Sprich'* Little Henry® Sweetspire
	PHOPA	*Physocarpus opulifolius 'Amber Jubilee'* Amber Jubilee Ninebark
	POTF	*Potentilla fruticosa 'Goldfinger'* Goldfinger Bush Cinquefoil
	VIJU	*Viburnum x juddii* Judd Viburnum
EVERGREEN SHRUBS		
	BUGV	*Buxus x 'Green Velvet'* Green Velvet Boxwood
	JUCHK	*Juniperus chinensis 'Kallays Compacta'* Kally Pfitzer Compact Juniper
	JUCH	*Juniperus chinensis 'Sea Green'* Sea Green Juniper
	TAMET	*Taxus x media 'Tauntonii'* Taunton's Anglo–Japanese Yew
PERENNIALS & GRASSES		
	ALSU	*Allium x 'Summer Beauty'* Summer Beauty Allium
	AMSB	*Amsonia tabernaemontana 'Blue Ice'* Blue Ice Eastern Bluestar
	CALO	*Calamagrostis x acutiflora 'Overdam'* Overdam Feather Reed Grass
	COVE	*Coreopsis verticillata 'Zagreb'* Zagreb Tickseed
	HEBT	*Heuchera x 'Berry Timeless'* Berry Timeless Coral Bells
	PAVI	*Panicum virgatum 'Shenandoah'* Shenandoah Switch Grass
	SPHE	*Sporobolus heterolepis* Prairie Dropseed

north

SCALE IN FEET

10' 0 10'

DIGGERS HOTLINE
Toll Free (800) 242-8511

JSD
CREATE THE VISION TELL THE STORY
jsdinc.com
MADISON REGIONAL OFFICE
507 WEST VERONA AVENUE, SUITE 500
VERONA, WISCONSIN 53593
P. 608.848.5060

CLIENT:
VOLKER DEVELOPMENT INC

CLIENT ADDRESS:
464 S HICKORY ST, SUITE C
FOND DU LAC, WI 54935

PROJECT:
FAIR OAKS REDEVELOPMENT

PROJECT LOCATION:
3375 E WASHINGTON AVE
MADISON, DANE COUNTY
WISCONSIN 53704

PLAN MODIFICATIONS:

#	Date:	Description:
1	06.16.25	LAND USE SUBMITTAL
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

Designed By:	MRA
Reviewed By:	KJY
Approved By:	KJY

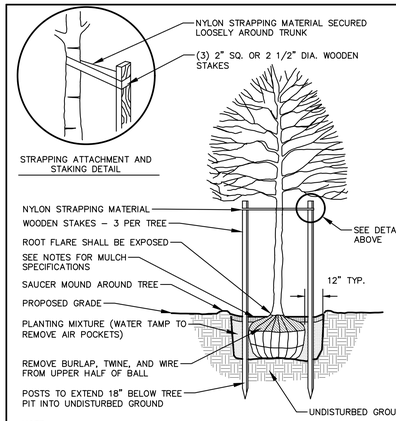
SHEET TITLE:
DETAILED LANDSCAPE PLAN

SHEET NUMBER:
L104

JSD PROJECT NO: 24-14692

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

File: \\JSDINC\projects\2024\24-14692\DWG\Landscape Sheets\24-14692 Landscape.dwg Layout: L104 User: courtney.cox Plotted: Jun 13, 2025 - 1:26pm Xref's:

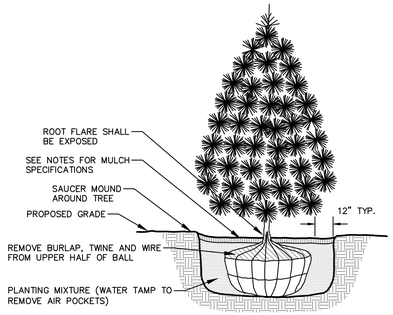


NOTE:
1. DIG HOLE NO DEEPER THAN BASE OF ROOT BALL TO FLARE. ROOT BALL TO BE SET ON UNDISTURBED SOIL UNLESS COMPACTED AGGREGATE STONE REMAINS FROM SITE EXCAVATOR. REMOVE REMAINING AGGREGATE STONE UNTIL SOIL LAYER IS REACHED.
2. REMOVE NYLON STRAPPING WITHIN 9–18 MONTHS FOLLOWING INSTALLATION

DECIDUOUS TREE PLANTING DETAIL

N.T.S.

REV. 01-04-2019

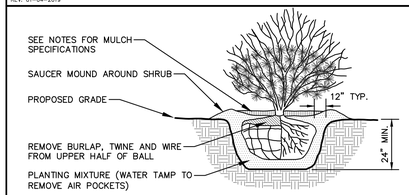


NOTE:
1. DIG HOLE NO DEEPER THAN BASE OF ROOT BALL TO FLARE. ROOT BALL TO BE SET ON UNDISTURBED SOIL UNLESS COMPACTED AGGREGATE STONE REMAINS FROM SITE EXCAVATOR. REMOVE REMAINING AGGREGATE STONE UNTIL SOIL LAYER IS REACHED

EVERGREEN TREE PLANTING DETAIL

N.T.S.

REV. 01-03-2019

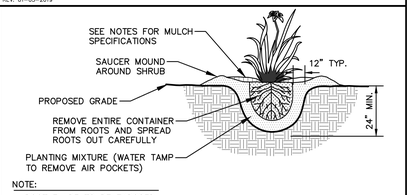


NOTE:
1. ROOT FLARE TO BE EXPOSED.

SHRUB PLANTING DETAIL

N.T.S.

REV. 01-03-2019

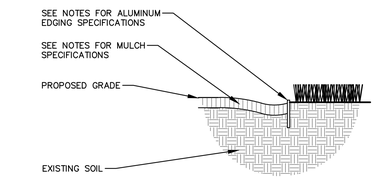


NOTE:
1. ROOT FLARE TO BE EXPOSED

PERENNIAL/ORNAMENTAL GRASS PLANTING DETAIL

N.T.S.

REV. 01-03-2019



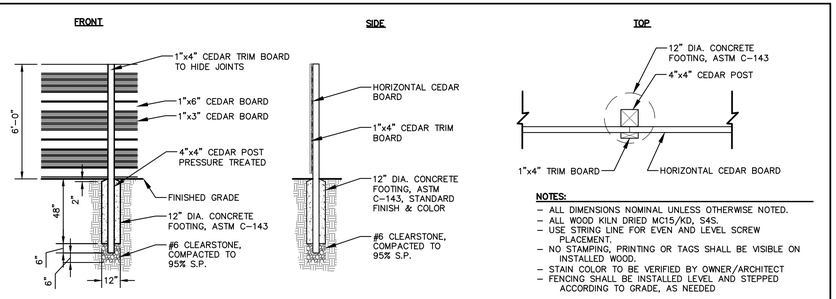
ALUMINUM LANDSCAPE EDGING DETAIL

N.T.S.

REV. 01-03-2019

CONTRACTOR AND OWNER RESPONSIBILITY NOTES

1. GUARANTEE: THE CONTRACTOR SHALL GUARANTEE ALL PLANTS THROUGH ONE (1) YEAR AFTER ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PLANTS SHALL BE ALIVE AND IN HEALTHY AND FLOURISHING CONDITION AT THE END OF THE GUARANTEE PERIOD. THE CONTRACTOR SHALL REPLACE (AT NO COST TO OWNER) ANY PLANTS THAT ARE DEAD OR NOT IN A VIGOROUS THRIVING CONDITION. REPLACEMENT PLANTS SHALL BE OF THE SAME KIND AND SIZE AS ORIGINALLY SPECIFIED UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE. RESTORE BEDS AS NECESSARY FOLLOWING PLANT REPLACEMENT, INCLUDING BUT NOT LIMITED TO BEDDING, EDGING, MULCH, ETC. REPLACE PLANTS DAMAGED AT TIME OF PLANTING. REPAIR AREAS DISTURBED IN ANY WAY DURING PLANT REPLACEMENT AT NO COST TO OWNER. CONTRACTOR SHALL PROVIDE A ONE (1)–YEAR STRAIGHTENING GUARANTEE FOR ALL TREES.
2. CONTRACTOR IS RESPONSIBLE FOR STAKING THE PLANT MATERIALS FOR REVIEW BY OWNER'S REPRESENTATIVE PRIOR TO DIGGING AND PLACEMENT AND SHALL COORDINATE ALL FINE GRADING AND RESTORATION WITH THE GRADING CONTRACTOR.
3. MAINTENANCE: (CONTRACTOR) FOR ALL PLANTINGS, SEEDED AND/OR SODDED LAWN AREAS: THE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS AND LAWN AREAS FOR A MINIMUM TIME PERIOD OF 60 DAYS, UNTIL FINAL ACCEPTANCE BY OWNER'S REPRESENTATIVE. THE CONTRACTOR IS RESPONSIBLE FOR ADEQUATELY WATERING PLANTS AND LAWN/TURFGRASS DURING THIS 60 DAY ESTABLISHMENT PERIOD. CONTRACTOR IS RESPONSIBLE FOR THE ESTABLISHMENT OF HEALTHY VIGOROUS PLANT MATERIALS AND LAWN/TURFGRASS GROWTH. CONTRACTOR IS ALSO RESPONSIBLE FOR ANY PRUNING OF PLANT MATERIALS, AND SHAPING AND/OR REPLACEMENT OR SUPPLEMENT OF DEFICIENT SHREDDED HARDWOOD BARK MULCH DURING THIS PERIOD. LONG TERM PLANT MATERIALS AND LAWN/TURFGRASS MAINTENANCE AND ANY PROGRAM FOR SUCH IS THE RESPONSIBILITY OF THE OWNER. ALL PLANTINGS AND LAWN/TURFGRASS AREAS SHALL BE MAINTAINED IN A MANICURED CONDITION UNTIL THE TIME WHEN THE OWNER'S ACCEPTANCE IS GIVEN.
4. MAINTENANCE: (OWNER) THE OWNER IS RESPONSIBLE FOR THE CONTINUED MAINTENANCE, REPAIR AND REPLACEMENT OF ALL LANDSCAPING MATERIALS AND WEED BARRIER FABRIC AS NECESSARY FOLLOWING THE ONE (1) YEAR CONTRACTOR GUARANTEE PERIOD.



NOTES:
- ALL DIMENSIONS NOMINAL UNLESS OTHERWISE NOTED.
- ALL WOOD KILN DRIED MC15/KD, S4S.
- USE STRING LINE FOR EVEN AND LEVEL SCREW PLACEMENT.
- NO STAMPING, PRINTING OR TAGS SHALL BE VISIBLE ON INSTALLED WOOD.
- STAIN COLOR TO BE VERIFIED BY OWNER/ARCHITECT
- FENCING SHALL BE INSTALLED LEVEL AND STEPPED ACCORDING TO GRADE, AS NEEDED

WOOD PRIVACY FENCE

N.T.S.

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
EVERGREEN TREE					
	PIGL	*Picea glauca* 'White Spruce'	B & B	6' Ht. (min)	1
ORNAMENTAL TREES					
	AMEJ	*Amelanchier laevis 'JFS–Arb' Spring Flurry® Allegheny Serviceberry*	B & B	2" Cal	6
	AMGRR	*Amelanchier x grandiflora 'Robin Hill' Robin Hill Apple Serviceberry*	B & B	6' Ht. (min)	8
OVERSTORY DECIDUOUS TREES					
	CEOCP	*Celtis occidentalis 'Prairie Pride' Prairie Pride Hackberry*	B & B	2.5" Cal	1
	GIBI	*Ginkgo biloba 'Autumn Gold' TM Autumn Gold Maidenhair Tree*	B & B	2.5" Cal	3
	PEAC	*Platanus x acerifolia 'Morton Circle' TM Exclamation London Plane Tree*	B & B	2.5" Cal	2
UPRIGHT EVERGREEN SHRUB					
	JUNM	*Juniperus chinensis 'Mountbatten' Mountbatten Juniper*	B & B	6' Ht. (min)	17
	JIVC	*Juniperus virginiana 'Canaertii' Canaerti Eastern Redcedar*	B & B	6' Ht. (min)	7
DECIDUOUS SHRUBS					
	ARME	*Aronia melanocarpa 'Morton' TM Iroquis Beauty Black Chokeberry*	#3	12" Ht. (min)	35
	CLAL	*Clethra alnifolia 'Ruby Spice' Ruby Spice Clethra*	#3	18" Ht. (min)	25
	CORB	*Cornus sericea 'Bergeson's Compact' Bergeson's Red Twig Dogwood*	#5	Min. 36"	27
	ITES	*Itea virginica 'Sprich' Little Henry® Sweetspire*	#3	Min. 24"	30
	PHOPA	*Physocarpus opulifolius 'Amber Jubilee' Amber Jubilee Ninebark*	#5	24" Ht. (min)	25
	POTF	*Potentilla fruticosa 'Goldfinger' Goldfinger Bush Cinquefoil*	#3	24" Dia. (min)	26
	VIJU	*Viburnum x juddii Judd Viburnum*	B & B	36" Ht. (min)	21
EVERGREEN SHRUBS					
	BUGV	*Buxus x 'Green Velvet' Green Velvet Boxwood*	B & B	18" Ht. (min)	17
	JUCHK	*Juniperus chinensis 'Kallays Compacta' Kally Pfitzer Compact Juniper*	#5	18" Dia. (min)	22
	JUCH	*Juniperus chinensis 'Sea Green' Sea Green Juniper*	#5	24" Ht. (min)	12
	TAMET	*Taxus x media 'Tauntonii' Taunton's Anglo–Japanese Yew*	#5	24" Ht. (min)	14
PERENNIALS & GRASSES					
	ALSU	*Allium x 'Summer Beauty' Summer Beauty Allium*	#1	Min. 8"–18"	40
	AMSB	*Amsonia tabernaemontana 'Blue Ice' Blue Ice Eastern Bluestar*	#1	Min 8"–18"	45
	CALO	*Calamagrostis x acutiflora 'Overdam' Overdam Feather Reed Grass*	#1	Min 8"–18"	46
	COVE	*Coreopsis verticillata 'Zagreb' Zagreb Tickseed*	#1	Min 8"–18"	30
	HEBT	*Heuchera x 'Berry Timeless' Berry Timeless Coral Bells*	#1	Min 8"–18"	50
	PAVI	*Panicum virgatum 'Shenandoah' Shenandoah Switch Grass*	#1	Min. 8"–18"	53
	SPHE	*Sporobolus heterolepis Prairie Dropseed*	#1	Min. 8"–18"	55

GENERAL NOTES

1. REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGEND.
2. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.
3. DRAWING FOR REVIEW – NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.
4. THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL FINE GRADING AND TOPSOILING WITH GENERAL CONTRACTOR
5. CONTRACTOR SHALL REVIEW SITE CONDITIONS FOR UTILITY CONFLICTS, DRAINAGE ISSUES, SUBSURFACE ROCK, AND PLANT PLACEMENT CONFLICTS PRIOR TO PLANT INSTALLATION. REPORT ANY CONDITIONS THAT MAY HAVE ADVERSE IMPACT ON PLANTING OPERATIONS TO LANDSCAPE ARCHITECT
6. DO NOT COMMENCE PLANTING OPERATIONS UNTIL ALL ADJACENT SITE IMPROVEMENTS, IRRIGATION INSTALLATION (IF APPLICABLE), AND FINISH GRADING ARE COMPLETE
7. GENERAL: ALL WORK IN THE R–O–W AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH LOCAL MUNICIPAL REQUIREMENTS. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES. LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO UTILITIES. CONTRACTOR MUST CALL 1–800–242–8511 FOR UTILITY LOCATIONS AT LEAST THREE DAYS PRIOR TO DIGGING. HAND DIG AND INSTALL ALL PLANTS THAT ARE NEAR EXISTING UTILITIES. PROTECT PREVIOUSLY INSTALLED WORK OF OTHER TRADES. CONTRACTOR IS RESPONSIBLE FOR STAKING THE PLANT MATERIALS FOR REVIEW BY OWNER PRIOR TO DIGGING AND PLACEMENT AND SHALL COORDINATE ALL FINE GRADING AND RESTORATION WITH THE GRADING CONTRACTOR.
8. DELIVERY AND HANDLING: DO NOT DELIVER MORE PLANT MATERIALS THAN CAN BE PLANTED IN ONE DAY, UNLESS ADEQUATE, APPROPRIATE AND SECURE STORAGE IS PROVIDED AND APPROVED BY OWNER'S REPRESENTATIVE. AT ALL TIMES, PROTECT ALL PLANT MATERIALS FROM WIND AND DIRECT SUN. DELIVER PLANTS WITH LEGIBLE IDENTIFICATION LABELS. PROTECT PLANTS DURING DELIVERY AND DO NOT PRUNE PRIOR TO DELIVERY. ALL TREES AND SHRUBS SHALL BE PLANTED ON THE DAY OF DELIVERY; IF THIS IS NOT POSSIBLE, PROTECT THE PLANT MATERIALS NOT PLANTED BY STORING THEM IN A SHADED, SECURE AREA, PROTECTING THE ROOT MASS WITH WET SOIL, MULCH, HAY OR OTHER SUITABLE MEDIUM. CONTRACTOR TO KEEP ALL PLANT MATERIALS ADEQUATELY WATERED TO PREVENT ROOT DESICCATION. DO NOT REMOVE CONTAINER GROWN STOCK FROM CONTAINERS BEFORE TIME OF PLANTING. DO NOT PICK UP CONTAINER OR BALLED PLANTS BY STEM OR ROOTS. ALL PLANTS SHALL BE LIFTED AND HANDLED FROM THE BOTTOM OF THE CONTAINER OR BALL; PERFORM ACTUAL PLANTING ONLY WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE IN ACCORDANCE WITH LOCALLY ACCEPTED BEST HORTICULTURAL PRACTICES.
9. MATERIALS – PLANTS: ALL PLANTS SHALL CONFORM TO THE LATEST VERSION OF THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1. PLANTS SHALL BE TRUE TO SPECIES AND VARIETY SPECIFIED AND NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT FOR AT LEAST 2 YEARS. PLANTS SHALL BE FRESHLY DUG (DURING THE MOST RECENT FAVORABLE HARVEST SEASON). PLANTS SHALL BE SO TRAINED IN DEVELOPMENT AND APPEARANCE AS TO BE UNQUESTIONABLY SUPERIOR IN FORM, COMPACTNESS, AND SYMMETRY. PLANTS SHALL BE SOUND, HEALTHY, VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED WHEN IN LEAF, AND FREE OF DISEASE AND INSECTS (ADULT EGGS, PUPAE OR LARVAE). THEY SHALL HAVE HEALTHY, WELL–DEVELOPED ROOT SYSTEMS AND SHALL BE FREE FROM PHYSICAL DAMAGE OR OTHER CONDITIONS THAT WOULD PREVENT THRIVING GROWTH OR PREMATURE MORTALITY. PLANTS SHALL BE OF THE HIGHEST QUALITY, POSSESS TYPICAL GROWTH HABITS AND FORM FOR THEIR SPECIES AND BE FREE OF INJURY. PARKWAY TREES AND PARKING LOT TREES SHALL HAVE A MINIMUM BRANCHING HEIGHT OF SIX (6) FEET ABOVE THE GROUND TO ALLOW ADEQUATE VISUAL AND PHYSICAL CLEARANCE.
10. PRUNING: THE CONTRACTOR SHALL PRUNE ALL TREES AND REPAIR ANY INJURIES THAT OCCURRED DURING THE PLANTING PROCESS. DOUBLE LEADERS, DEAD BRANCHES, AND LIMBS DAMAGED OR BROKEN DURING THE PLANTING PROCESS, SHALL BE PRUNED. THIS SHALL BE THE ONLY PRUNING ALLOWED AT PLANTING. PRUNING SHALL CONFORM TO THE LATEST VERSION OF THE AMERICAN STANDARD FOR TREE CARE OPERATIONS, ANSI A300. PRUNE TREES IN ACCORDANCE WITH NAA GUIDELINES. DO NOT TOP TREES. PRUNE SHRUBS ACCORDING TO STANDARD HORTICULTURAL PRACTICES. ON CUTS OVER 3/4" IN DIAMETER AND BRUISES OR SCARS ON BARK, TRACE THE INJURED CAMBIUM LAYER BACK TO LIVING TISSUE AND REMOVE. SMOOTH AND SHAPE WOUNDS SO AS NOT TO RETAIN WATER. TREAT THE AREA WITH AN APPROVED INCONSPICUOUS LATEX BASED ANTISEPTIC TREE PAINT, IF PRUNING OCCURS "IN SEASON". DO NOT PRUNE ANY OAK TREES DURING THE MONTHS FROM APRIL TO OCTOBER.
11. CLEANUP: THE WORK AREA SHALL BE KEPT SAFE AND NEAT AT ALL TIMES. DISPOSED OF EXCESS SOIL. REMOVE ALL CUTTINGS AND WASTE MATERIALS. SOIL AND BRANCHES. BIND AND WRAP THESE MATERIALS, ANY REJECTED PLANTS, AND ANY OTHER DEBRIS RESULTING FROM ALL PLANTING TASKS AND PROMPTLY CLEAN UP AND REMOVE FROM THE PROJECT SITE. UNDER NO CIRCUMSTANCES SHALL THE ACCUMULATION OF SOIL, BRANCHES OR OTHER DEBRIS BE ALLOWED UPON A PUBLIC PROPERTY IN SUCH A MANNER AS TO RESULT IN A PUBLIC SAFETY HAZARD OR DAMAGE. LIKEWISE, UNDER NO CIRCUMSTANCES SHALL ANY DEBRIS OR INCIDENTAL MATERIALS BE ALLOWED UPON ADJACENT PRIVATE PROPERTY.
12. ANY SUBSTITUTIONS IN PLANT TYPE, LOCATION, OR SIZE SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
13. CONTRACTOR TO VERIFY PLANT MATERIAL QUANTITIES AND SQUARE FOOTAGES. QUANTITIES SHOWN ON PLAN TAKE PRECEDENCE OVER THOSE ON SCHEDULE.

LANDSCAPE MATERIAL NOTES

1. MATERIALS – PLANTING MIXTURE: ALL HOLES EXCAVATED FOR TREES, SHRUBS, PERENNIALS AND ORNAMENTAL GRASSES SHALL BE BACKFILLED WITH TWO (2) PARTS TOPSOIL, ONE (1) PART SAND AND ONE (1) PART COMPOST. SOIL MIXTURE SHALL BE WELL BLENDED PRIOR TO INSTALLATION.
2. MATERIALS – TOPSOIL: TOPSOIL TO BE CLEAN, FRIABLE LOAM FROM A LOCAL SOURCE, FREE FROM STONES OR DEBRIS OVER 3/4" IN DIAMETER, AND FREE FROM TOXINS OR OTHER DELETERIOUS MATERIALS. TOPSOIL SHALL HAVE A pH VALUE BETWEEN 6 AND 7. TOPSOIL AND PLANTING SOIL SHALL BE TESTED TO ENSURE CONFORMANCE WITH THESE SPECIFICATIONS AND SHALL BE AMENDED TO MEET THESE SPECIFICATIONS. PROVIDE TEST RESULTS TO OWNER'S REPRESENTATIVE PRIOR TO PLACEMENT. DO NOT PLACE FROZEN OR MUDDY TOPSOIL. APPLY SOIL AMENDMENTS TO ALL LANDSCAPE AREAS PER SOIL TEST.
3. MATERIALS – SHREDDED HARDWOOD BARK MULCH: ALL PLANTING AREAS SHALL RECEIVE CERTIFIED WEED FREE SHREDDED HARDWOOD BARK MULCH INSTALLED TO A MINIMUM AND CONSISTENT DEPTH OF 3–INCHES UNLESS OTHERWISE DEPICTED. SHREDDED HARDWOOD BARK MULCH SIZE & COLOR TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. FERTILIZER SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, COUNTY AND STATE REQUIREMENTS. SHREDDED HARDWOOD BARK MULCH AREAS SHALL NOT RECEIVE WOVEN WEED BARRIER FABRIC.
4. MATERIALS – STONE MULCH: PLANTING AREAS DEPICTED BY THE LEGEND SHALL RECEIVE 1.5" GRANITE MIST DECORATIVE STONE MULCH PER MIDWEST DECORATIVE STONE (OR APPROVED EQUAL) SPREAD TO A MINIMUM AND CONSISTENT DEPTH OF 3–INCHES (www.midwestdecorativestone.com). FERTILIZER SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, COUNTY AND STATE REQUIREMENTS. STONE MULCH AREAS SHALL RECEIVE WOVEN WEED BARRIER FABRIC. NO PLASTIC/IMPERVIOUS BARRIERS WILL BE PERMITTED. EXAMPLE: BLACK VISQUEEN.
5. MATERIALS – TREE & SHRUB RINGS: ALL TREES AND/OR SHRUBS PLANTED IN SEEDED LAWN AREAS TO BE INSTALLED WITH A MINIMUM 4' DIAMETER SHREDDED HARDWOOD BARK MULCH TREE RING SPREAD TO A CONSISTENT DEPTH OF 3–INCHES. ALL TREE RINGS SHOULD BE INSTALLED WITH A 5" DEPTH SHOVEL CUT EDGE, ANGLED 45 DEGREES INTO SOIL AT A 5' DIAMETER ABOUT THE CENTER OF THE TREE PLANTING. A PRE–EMERGENT GRANULAR HERBICIDE WEED–PREVENTER SHOULD BE MIXED WITH MULCH USED TO INSTALL TREE RING AS WELL AS TOPICALLY APPLIED TO COMPLETED INSTALLATION OF TREE RING.
6. MATERIALS – ALUMINUM EDGING: EDGING SHALL BE 1/8" X 4", ALUMINUM EDGING, MILL FINISH. OWNER'S REPRESENTATIVE SHALL APPROVE PRODUCT SPECIFICATION PROVIDED BY LANDSCAPE CONTRACTOR.

SEEDING, SODDING, & POND VEGETATION NOTES

1. MATERIALS – "NO–MOW" SEED: DISTURBED LAWN AREAS LABELED ON PLAN AS SUCH, SHALL RECEIVE 6" OF TOPSOIL AND "NO MOW" FESCUE SEED OR EQUIVALENT AS APPROVED BY THE OWNER'S REPRESENTATIVE, INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. IN ADDITION TO FESCUE SEED, ANNUAL RYE SHALL BE APPLIED TO ALL DISTURBED AREAS AT A RATE OF 1–1/2 LBS PER 1000 SQUARE FEET. FERTILIZE AND MULCH PER MANUFACTURER'S RECOMMENDATIONS.
2. MATERIALS – SOD: DISTURBED LAWN AREAS LABELED ON PLAN AS SUCH, SHALL RECEIVE 6" OF TOPSOIL AND A PREMIUM GRADE TURFGRASS SOD. ONLY IMPROVED TYPES OF SOD (ELITE) ARE ACCEPTABLE. TURFGRASS SHALL BE MACHINE CUT AT A UNIFORM THICKNESS OF .60 INCH, PLUS OR MINUS .25 INCH, AT TIME OF CUTTING. MEASUREMENT FOR THICKNESS SHALL EXCLUDE TOP GROWTH AND THATCH. LARGE ROLL TURFGRASS SOD SHALL BE CUT TO THE SUPPLIER'S STANDARD WIDTH (36–48 INCHES) AND LENGTH. BROKEN PADS AND TORN OR UNEVEN ENDS WILL NOT BE ACCEPTABLE. STANDARD SIZE SECTIONS OF TURGRASS SOD SHALL BE STRONG ENOUGH SO THAT THEY CAN BE PICKED UP AND HANDLED WITHOUT DAMAGE. TURFGRASS SOD SHALL NOT BE HARVESTED OR TRANSPLANTED WHEN MOISTURE CONTENT IS EXCESSIVELY DRY OR WET, AS THIS MAY ADVERSELY AFFECT ITS SURVIVAL. POST–PLANT IRRIGATION WILL BE NECESSARY TO ENSURE SOD STAYS ALIVE AND ROOTS INTO SOIL. THE CONTRACTOR IS RESPONSIBLE FOR WATERING SOD UNTIL TIME OF ACCEPTANCE BY THE OWNER. TURFGRASS SOD SHALL BE HARVESTED, DELIVERED, AND INSTALLED/TRANSPLANTED WITHIN A PERIOD OF 24 HOURS. TURFGRASS SOD SHALL BE RELATIVELY FREE OF THATCH, UP TO 0.5 INCH ALLOWABLE (UNCOMPRESSED). TURFGRASS SOD SHALL BE REASONABLY FREE (10 WEEDS/100 SQ. FT.) OF DISEASES, NEMATODES AND SOIL–BORNE INSECTS. ALL TURFGRASS SOD SHALL BE FREE OF GRASSY AND BROAD LEAF WEEDS AND WEED SEED. THE SOD SUPPLIER SHALL MAKE RECOMMENDATIONS TO THE CONTRACTOR REGARDING WATERING SCHEDULE. THE WATERING SCHEDULE SHOULD BEGIN IMMEDIATELY AFTER SOD IS INSTALLED.

LANDSCAPE CALCULATIONS AND DISTRIBUTIONS

Required landscaped areas shall be calculated based upon the total developed area of the property. Developed area is defined as that area within a single contiguous boundary which is made up of structures, parking, driveways and docking/loading facilities, but excluding the area of any building footprint at grade, land designated for open space uses such as athletic fields, and undeveloped land area on the same zoning lot. There are three methods for calculating landscape points depending on the size of the lot and Zoning District.

(A) For all lots except those described in (B) and (C) below, five (5) landscape points shall be provided for each three hundred (300) square feet of developed area.

Total square footage of developed area: 30,513

Total landscape points required: 509

TABULATION OF LANDSCAPE CREDITS AND POINTS

*LANDSCAPE POINTS DO NOT INCLUDE ROOFTOP PLAZA PLANTINGS. TBD

PLANT TYPE/ELEMENT	MINIMUM INSTALLATION SIZE	POINTS	CREDITS / EXISTING LANDSCAPING: QUANTITY	CREDITS / EXISTING LANDSCAPING: POINTS ACHIEVED	NEW / PROPOSED LANDSCAPING: QUANTITY	NEW / PROPOSED LANDSCAPING: POINTS ACHIEVED
OVERSTORY DECIDUOUS TREE	2.5" CAL MIN.	35	0	0	6	210
TALL EVERGREEN TREE	5-6' TALL MIN.	35	0	0	1	35
ORNAMENTAL TREE	1.5" CAL MIN.	15	0	0	14	210
UPRIGHT EVERGREEN SHRUB	3-4' TALL, MIN.	10	0	0	24	240
SHRUB, DECIDUOUS	#3 CONT., MIN. 12"-24"	3	0	0	189	567
SHRUB, EVERGREEN	#3 CONT., MIN. 12"-24"	4	0	0	65	260
ORNAMENTAL GRASS & PERENNIAL	#1 CONT., MIN. 8"-18"	2	0	0	319	638
ORNAMENTAL / DECORATIVE FENCING OR WALL	4 POINTS / 10 LF	.4	0	0	0	0
EXISTING SIGNIFICANT SPECIMAN TREE	14 POINTS / CAL. (MAXIMUM 200 POINTS PER TREE)	14	0	0	0	0
LANDSCAPE FURNITURE	5 POINTS PER SEAT (WITHIN PUBLICALLY ACCESSIBLE DEVELOPED AREA. CANNOT COMPRISE MORE THAN 5% OF TOTAL REQUIRED POINTS)	5	0	0	0	0
		SUBTOTAL		0		2,160
		TOTAL NUMBER OF POINTS PROVIDED		2,160		

JSD

CREATE THE VISION TELL THE STORY

jsdinc.com

MADISON REGIONAL OFFICE
507 WEST VERONA AVENUE, SUITE 500
VERONA, WISCONSIN 53593
P. 608.848.5060

CLIENT:
VOLKER DEVELOPMENT INC

CLIENT ADDRESS:
464 S HICKORY ST, SUITE C
FOND DU LAC, WI 54935

PROJECT:
FAIR OAKS REDEVELOPMENT

PROJECT LOCATION:
3375 E WASHINGTON AVE
MADISON, DANE COUNTY
WISCONSIN 53704

PLAN MODIFICATIONS:

#	Date:	Description:
1	06.16.25	LAND USE SUBMITTAL
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

Designed By: MRA
Reviewed By: KJY
Approved By: KJY

SHEET TITLE:
LANDSCAPE DETAILS & NOTES

SHEET NUMBER:
L200

JSD PROJECT NO: 24-14692

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

File: \\SDINC\projects\2024\24146\92\DWG\Landscape Sheets\24146892 Landscape.dwg Layout: L200 User: courtney.cox Plotted: Jun 12, 2025 - 3:43pm Xref's:

1 AC100.1 00 - BASEMENT PLAN
3/32" = 1'-0"

knothe bruce ARCHITECTS
Phone: 608.836.3690
8401 Greenway Blvd, Suite 900
Middleton, WI 53562

KEY PLAN

ISSUED FOR
UDC Informational Submittal - 2025.02.17
UDC Final & LU Submittal - 2025.06.16

LEGEND

- 1 Bed
- 2 Bed
- 3 Bed
- Amenity - Leisure
- Circulation
- Commercial
- Parking
- Storage
- Utility

0' 4' 8' 16' 24'
3/32" = 1 '- 0"

PROJECT TITLE
Mixed-Use Redevelopment

E. Washington Ave. & N. Fair Oaks Ave., Madison, WI

SHEET TITLE
Basement Floor Plan - Bldg 1

SHEET NUMBER
AC100.1

PROJECT NUMBER
2439

© Knothe & Bruce Architects, LLC

1 AC101.1 01 - FIRST FLOOR PLAN
3/32" = 1'-0"

LEGEND

- 1 Bed
- 2 Bed
- 3 Bed
- Amenity - Leisure
- Circulation
- Commercial
- Parking
- Storage
- Utility

0' 4' 8' 16' 24'
3/32" = 1 '- 0"

knothe bruce ARCHITECTS
Phone: 608.836.3690
8401 Greenway Blvd, Suite 900
Middleton, WI 53562

KEY PLAN

ISSUED FOR
UDC Informational Submittal - 2025.02.17
UDC Final & LU Submittal - 2025.06.16

PROJECT TITLE
Mixed-Use Redevelopment

E. Washington Ave. & N. Fair Oaks Ave., Madison, WI

SHEET TITLE
First Floor Plan - Bldg 1

SHEET NUMBER
AC101.1

PROJECT NUMBER
2439

© Knothe & Bruce Architects, LLC

1 AC102.1 02 - SECOND FLOOR PLAN
3/32" = 1'-0"

LEGEND

- 1 Bed
- 2 Bed
- 3 Bed
- Amenity - Leisure
- Circulation
- Commercial
- Parking
- Storage
- Utility

0' 4' 8' 16' 24'
3/32" = 1 '- 0"

knothe bruce ARCHITECTS
Phone: 608.836.3690
8401 Greenway Blvd, Suite 900
Middleton, WI 53562

KEY PLAN

ISSUED FOR
UDC Informational Submittal - 2025.02.17
UDC Final & LU Submittal - 2025.06.16

PROJECT TITLE
Mixed-Use Redevelopment

E. Washington Ave. & N. Fair Oaks Ave., Madison, WI

SHEET TITLE
Second Floor Plan - Bldg 1

SHEET NUMBER
AC102.1

PROJECT NUMBER
2439

© Knothe & Bruce Architects, LLC

1 AC103.1 03 - THIRD FLOOR PLAN
3/32" = 1'-0"

LEGEND

- 1 Bed
- 2 Bed
- 3 Bed
- Amenity - Leisure
- Circulation
- Commercial
- Parking
- Storage
- Utility

0' 4' 8' 16' 24'
3/32" = 1 '- 0"

knothe bruce ARCHITECTS
Phone: 608.836.3690
8401 Greenway Blvd, Suite 900
Middleton, WI 53562

KEY PLAN

ISSUED FOR
UDC Informational Submittal - 2025.02.17
UDC Final & LU Submittal - 2025.06.16

PROJECT TITLE
Mixed-Use Redevelopment

E. Washington Ave. & N. Fair Oaks Ave., Madison, WI

SHEET TITLE
Third Floor Plan - Bldg 1

SHEET NUMBER
AC103.1

PROJECT NUMBER
2439

© Knothe & Bruce Architects, LLC

1 AC104.1 04 - FOURTH FLOOR PLAN
3/32" = 1'-0"

LEGEND

- 1 Bed
- 2 Bed
- 3 Bed
- Amenity - Leisure
- Circulation
- Commercial
- Parking
- Storage
- Utility

0' 4' 8' 16' 24'
3/32" = 1 '- 0"

knothe bruce ARCHITECTS
Phone: 608.836.3690
8401 Greenway Blvd, Suite 900
Middleton, WI 53562

KEY PLAN

ISSUED FOR
UDC Informational Submittal - 2025.02.17
UDC Final & LU Submittal - 2025.06.16

PROJECT TITLE
Mixed-Use Redevelopment

E. Washington Ave. & N. Fair Oaks Ave., Madison, WI

SHEET TITLE
Fourth Floor Plan - Bldg 1

SHEET NUMBER
AC104.1

PROJECT NUMBER
2439

© Knothe & Bruce Architects, LLC

1 AC105.1 05 - FIFTH FLOOR PLAN
3/32" = 1'-0"

LEGEND

- 1 Bed
- 2 Bed
- 3 Bed
- Amenity - Leisure
- Circulation
- Commercial
- Parking
- Storage
- Utility

0' 4' 8' 16' 24'
3/32" = 1 '- 0"

knothe bruce ARCHITECTS
Phone: 608.836.3690
8401 Greenway Blvd, Suite 900
Middleton, WI 53562

KEY PLAN

ISSUED FOR
UDC Informational Submittal - 2025.02.17
UDC Final & LU Submittal - 2025.06.16

PROJECT TITLE
Mixed-Use Redevelopment

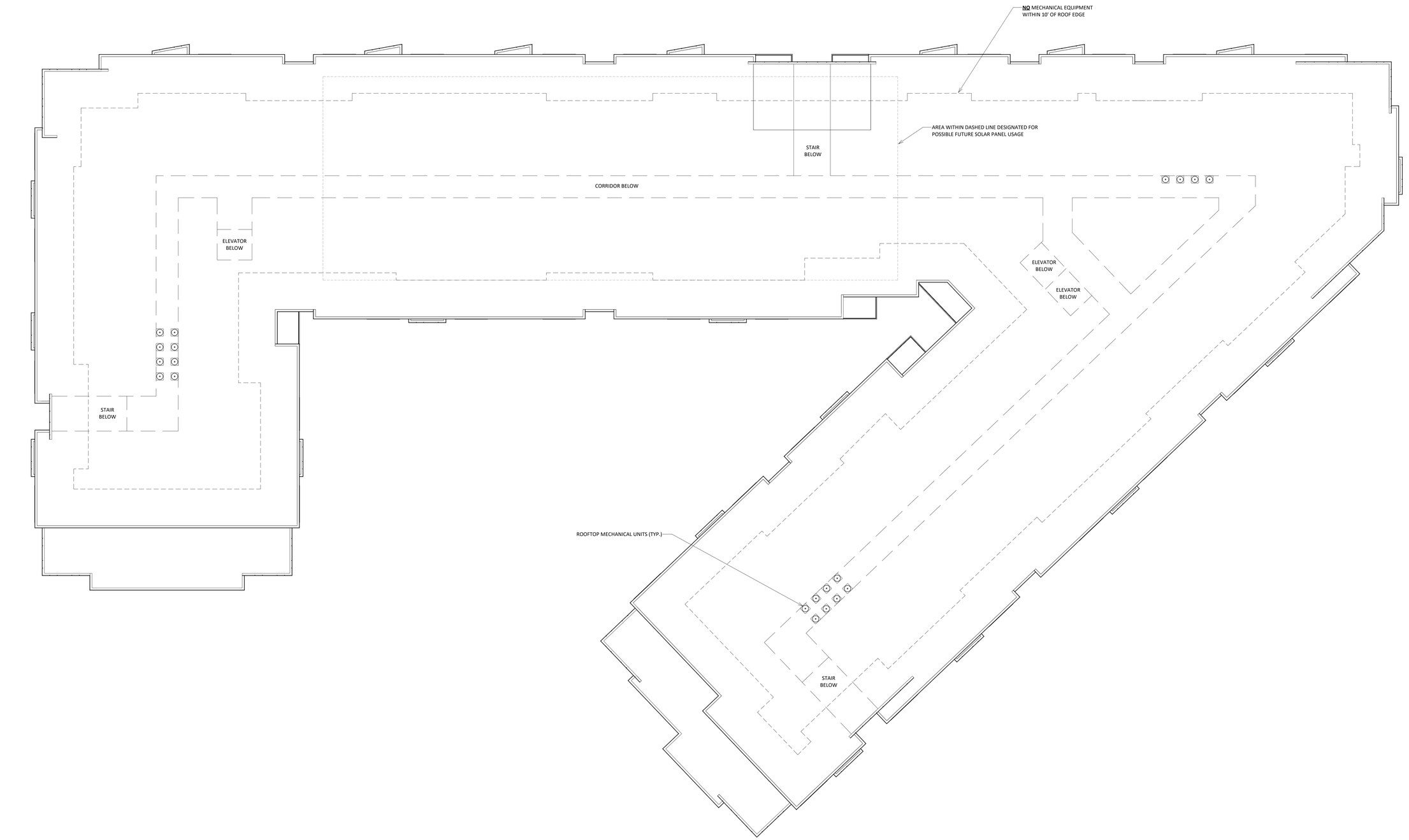
E. Washington Ave. & N. Fair Oaks Ave., Madison, WI

SHEET TITLE
Fifth Floor Plan - Bldg 1

SHEET NUMBER
AC105.1

PROJECT NUMBER
2439

© Knothe & Bruce Architects, LLC



1 / AC106.1 06 - ROOF PLAN
3/32" = 1'-0"

knothe bruce ARCHITECTS
Phone: 608.836.3690
8401 Greenway Blvd, Suite 900
Middleton, WI 53562

KEY PLAN

ISSUED FOR
UDC Informational Submittal - 2025.02.17
UDC Final & LU Submittal - 2025.06.16

PROJECT TITLE
Mixed-Use Redevelopment

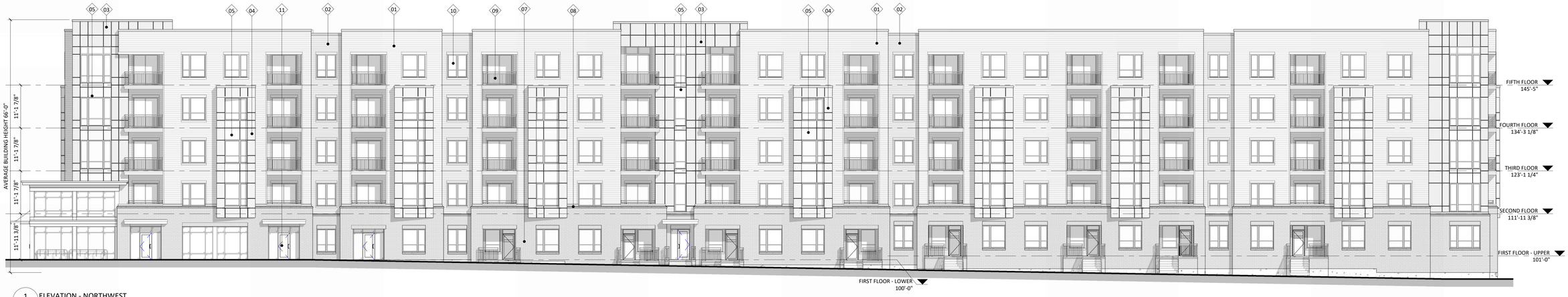
E. Washington Ave. & N. Fair Oaks Ave., Madison, WI

SHEET TITLE
Roof Plan - Bldg 1

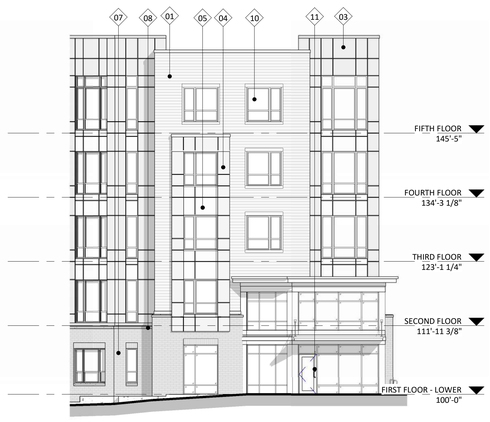
SHEET NUMBER
AC106.1

PROJECT NUMBER
2439

© Knothe & Bruce Architects, LLC



1 AC201.1 ELEVATION - NORTHWEST
3/32" = 1'-0"



2 AC201.1 ELEVATION - NORTHEAST
3/32" = 1'-0"

3 AC201.1 ELEVATION - EAST
3/32" = 1'-0"

4 AC201.1 ELEVATION - SOUTHWEST
3/32" = 1'-0"

0' 4' 8' 16' 24'
3/32" = 1 '- 0"

EXTERIOR MATERIAL SCHEDULE			
MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
01	COMPOSITE LAP SIDING 6" EXPOSURE	JAMES HARDIE	AGED PEWTER
02	COMPOSITE LAP SIDING 6" EXPOSURE	JAMES HARDIE	RICH ESPRESSO
03	COMPOSITE PANEL	TBD	SW6629 JALAPENO
04	COMPOSITE PANEL	TBD	SW6670 GOLD CREST
05	COMPOSITE PANEL	TBD	WHITE
06	COMPOSITE TRIM	JAMES HARDIE	MATCH ADJ. MATERIAL
07	BRICK VENEER	SUMMIT BRICK	EBONY
08	CAST STONE	ROCKCAST	SMOKEHOUSE
09	RAILINGS & HANDRAILS	SUPERIOR	BLACK
10	COMPOSITE WINDOW	ANDERSEN	BLACK
11	ALUMINIUM STOREFRONT	KAWNEER	BLACK

knothe • bruce ARCHITECTS
Phone: 608.836.3690
8401 Greenway Blvd, Suite 900
Middleton, WI 53562

KEY PLAN

ISSUED FOR
UDC Informational Submittal - 2025.02.17
UDC Final & LU Submittal - 2025.06.16

PROJECT TITLE
Mixed-Use Redevelopment

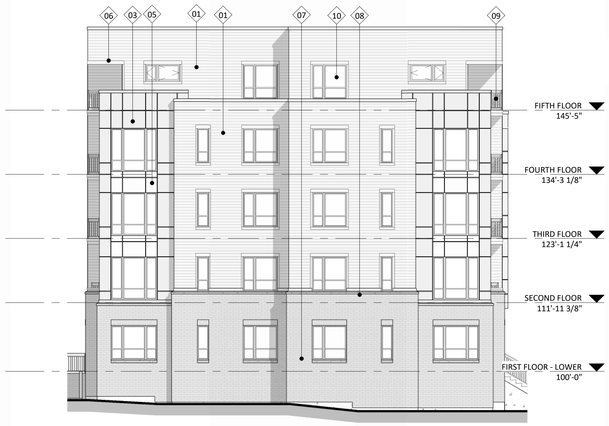
E. Washington Ave. & N. Fair Oaks Ave., Madison, WI

SHEET TITLE
Exterior Elevations

SHEET NUMBER
AC201.1

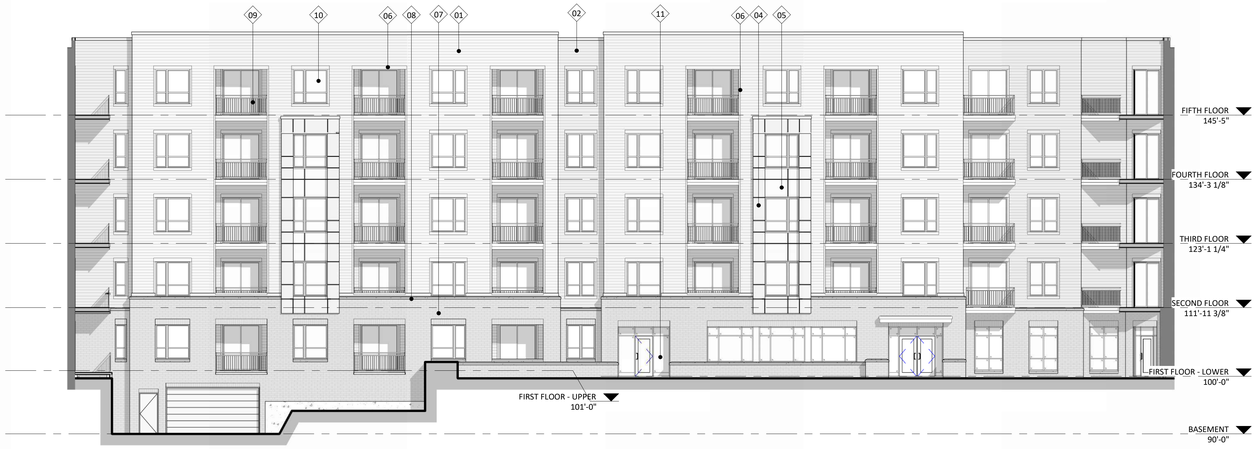
PROJECT NUMBER
2439

© Knothe & Bruce Architects, LLC

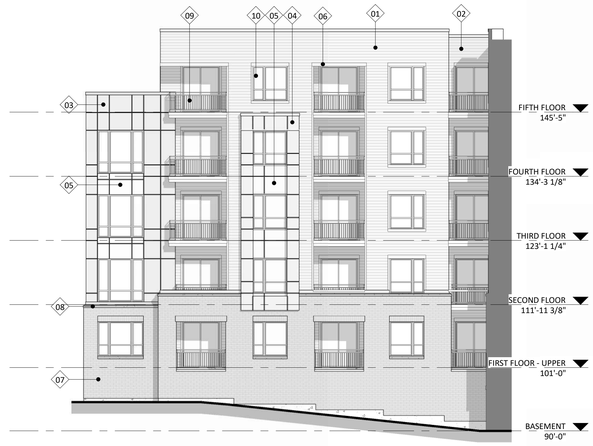


1 AC202.1 ELEVATION - SOUTH
3/32" = 1'-0"

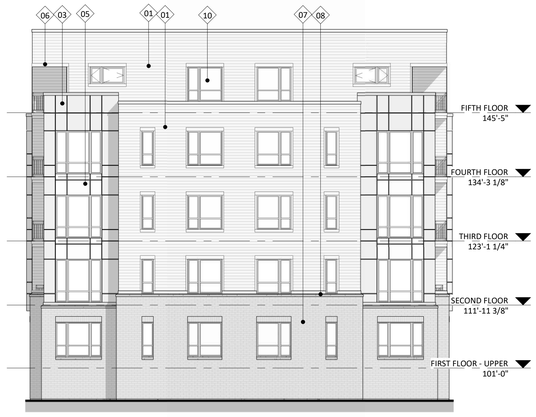
2 AC202.1 ELEVATION - INTERIOR EAST
3/32" = 1'-0"



3 AC202.1 ELEVATION - INTERIOR NORTHWEST
3/32" = 1'-0"



4 AC202.1 ELEVATION - INTERIOR SOUTHWEST
3/32" = 1'-0"



5 AC202.1 ELEVATION - SOUTHEAST
3/32" = 1'-0"

3/32" = 1 '- 0"

EXTERIOR MATERIAL SCHEDULE

MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
01	COMPOSITE LAP SIDING 6" EXPOSURE	JAMES HARDIE	AGED PEWTER
02	COMPOSITE LAP SIDING 6" EXPOSURE	JAMES HARDIE	RICH ESPRESSO
03	COMPOSITE PANEL	TBD	SW6629 JALAPENO
04	COMPOSITE PANEL	TBD	SW6670 GOLD CREST
05	COMPOSITE PANEL	TBD	WHITE
06	COMPOSITE TRIM	JAMES HARDIE	MATCH ADJ. MATERIAL
07	BRICK VENEER	SUMMIT BRICK	EBONY
08	CAST STONE	ROCKCAST	SMOKEHOUSE
09	RAILINGS & HANDRAILS	SUPERIOR	BLACK
10	COMPOSITE WINDOW	ANDERSEN	BLACK
11	ALUMINIUM STOREFRONT	KAWNEER	BLACK

knothe • bruce
ARCHITECTS
Phone: 608.836.3690
8401 Greenway Blvd, Suite 900
Middleton, WI 53562

KEY PLAN

ISSUED FOR
UDC Informational Submittal - 2025.02.17
UDC Final & LU Submittal - 2025.06.16

PROJECT TITLE
Mixed-Use Redevelopment

E. Washington Ave. & N. Fair Oaks Ave., Madison, WI

SHEET TITLE
Exterior Elevations

SHEET NUMBER
AC202.1

PROJECT NUMBER
2439

© Knothe & Bruce Architects, LLC

1 AC203.1 COLORED ELEVATION - NORTHWEST
3/32" = 1'-0"

2 AC203.1 COLORED ELEVATION - NORTHEAST
3/32" = 1'-0"

3 AC203.1 COLORED ELEVATION - EAST
3/32" = 1'-0"

4 AC203.1 COLORED ELEVATION - SOUTHWEST
3/32" = 1'-0"

0' 4' 8' 16' 24'
3/32" = 1 '- 0"

EXTERIOR MATERIAL SCHEDULE			
MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
01	COMPOSITE LAP SIDING 6" EXPOSURE	JAMES HARDIE	AGED PEWTER
02	COMPOSITE LAP SIDING 6" EXPOSURE	JAMES HARDIE	RICH ESPRESSO
03	COMPOSITE PANEL	TBD	SW6629 JALAPENO
04	COMPOSITE PANEL	TBD	SW6670 GOLD CREST
05	COMPOSITE PANEL	TBD	WHITE
06	COMPOSITE TRIM	JAMES HARDIE	MATCH ADJ. MATERIAL
07	BRICK VENEER	SUMMIT BRICK	EBONY
08	CAST STONE	ROCKCAST	SMOKEHOUSE
09	RAILINGS & HANDRAILS	SUPERIOR	BLACK
10	COMPOSITE WINDOW	ANDERSEN	BLACK
11	ALUMINIUM STOREFRONT	KAWNEER	BLACK

knothe bruce ARCHITECTS
Phone: 608.836.3690
8401 Greenway Blvd, Suite 900
Middleton, WI 53562

KEY PLAN

ISSUED FOR
UDC Informational Submittal - 2025.02.17
UDC Final & LU Submittal - 2025.06.16

PROJECT TITLE
Mixed-Use Redevelopment

E. Washington Ave. & N. Fair Oaks Ave., Madison, WI

SHEET TITLE
Exterior Elevations Colored

SHEET NUMBER
AC203.1

PROJECT NUMBER
2439

© Knothe & Bruce Architects, LLC

1 AC204.1 COLORED ELEVATION - SOUTH
3/32" = 1'-0"

2 AC204.1 COLORED ELEVATION - INTERIOR EAST
3/32" = 1'-0"

3 AC204.1 COLORED ELEVATION - INTERIOR NORTHWEST
3/32" = 1'-0"

4 AC204.1 COLORED ELEVATION - INTERIOR SOUTHWEST
3/32" = 1'-0"

5 AC204.1 COLORED ELEVATION - SOUTHEAST
3/32" = 1'-0"

0' 4' 8' 16' 24'
3/32" = 1 '- 0"

EXTERIOR MATERIAL SCHEDULE

MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
01	COMPOSITE LAP SIDING 6" EXPOSURE	JAMES HARDIE	AGED PEWTER
02	COMPOSITE LAP SIDING 6" EXPOSURE	JAMES HARDIE	RICH ESPRESSO
03	COMPOSITE PANEL	TBD	SW6629 JALAPENO
04	COMPOSITE PANEL	TBD	SW6670 GOLD CREST
05	COMPOSITE PANEL	TBD	WHITE
06	COMPOSITE TRIM	JAMES HARDIE	MATCH ADJ. MATERIAL
07	BRICK VENEER	SUMMIT BRICK	EBONY
08	CAST STONE	ROCKCAST	SMOKEHOUSE
09	RAILINGS & HANDRAILS	SUPERIOR	BLACK
10	COMPOSITE WINDOW	ANDERSEN	BLACK
11	ALUMINIUM STOREFRONT	KAWNEER	BLACK

knothe bruce ARCHITECTS
Phone: 608.836.3690
8401 Greenway Blvd, Suite 900
Middleton, WI 53562

KEY PLAN

ISSUED FOR
UDC Informational Submittal - 2025.02.17
UDC Final & LU Submittal - 2025.06.16

PROJECT TITLE
Mixed-Use Redevelopment

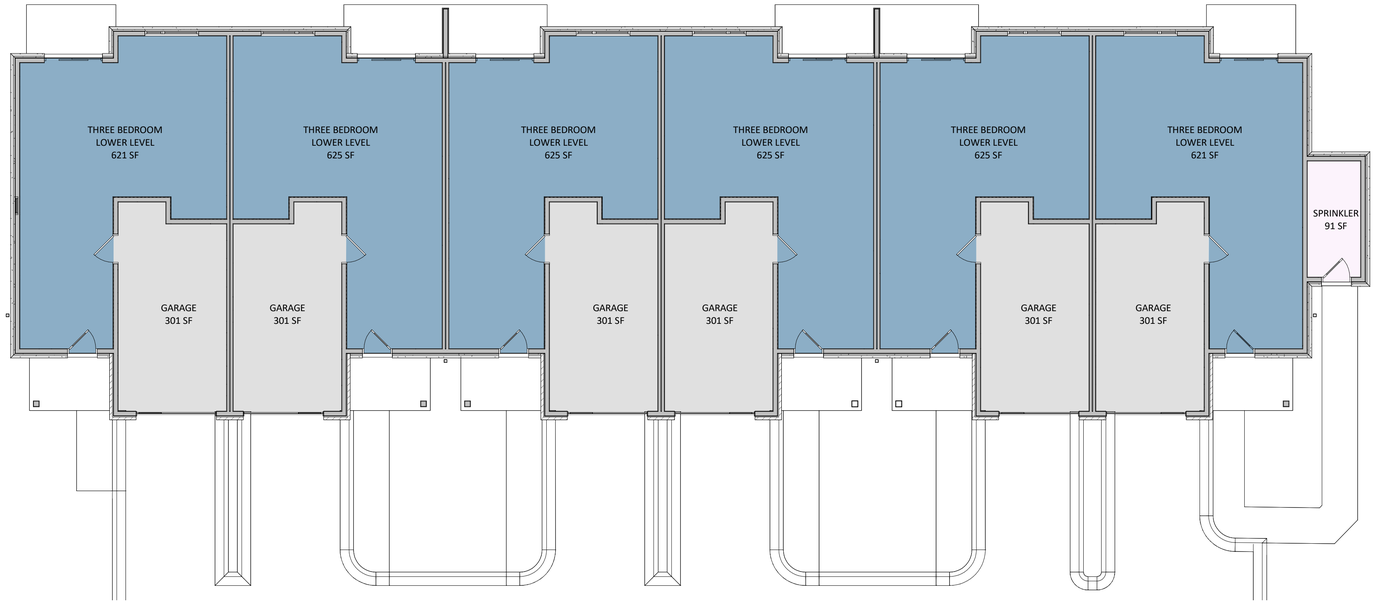
E. Washington Ave. & N. Fair Oaks Ave., Madison, WI

SHEET TITLE
Exterior Elevations Colored

SHEET NUMBER
AC204.1

PROJECT NUMBER
2439

© Knothe & Bruce Architects, LLC



1 AC101.2 FIRST FLOOR PLAN
1/8" = 1'-0"

LEGEND

- 3 Bed
- Parking
- Utility

0' 4' 8' 16'
1/8" = 1 '- 0"

knothe bruce ARCHITECTS
Phone: 608.836.3690
8401 Greenway Blvd, Suite 900
Middleton, WI 53562

KEY PLAN

ISSUED
UDC Final & LU Submittal - 2025.06.16

PROJECT TITLE
Mixed-Use Redevelopment

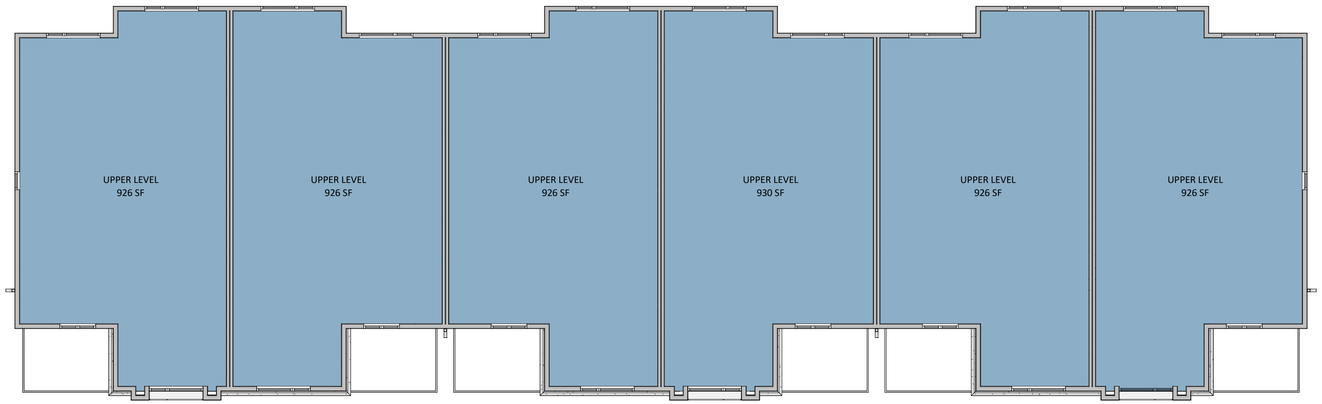
E. Washington Ave. & N Fair Oaks Ave., Madison, WI

SHEET TITLE
First Floor Plan Townhouse

SHEET NUMBER
AC101.2

PROJECT NUMBER
2439

© Knothe & Bruce Architects, LLC



1 AC102.2 SECOND FLOOR PLAN
1/8" = 1'-0"

LEGEND

- 3 Bed
- Parking
- Utility

0' 2' 4' 8'
1/4" = 1 '- 0"

knothe bruce ARCHITECTS
Phone: 608.836.3690
8401 Greenway Blvd, Suite 900
Middleton, WI 53562

KEY PLAN

ISSUED
UDC Final & LU Submittal - 2025.06.16

PROJECT TITLE
Mixed-Use Redevelopment

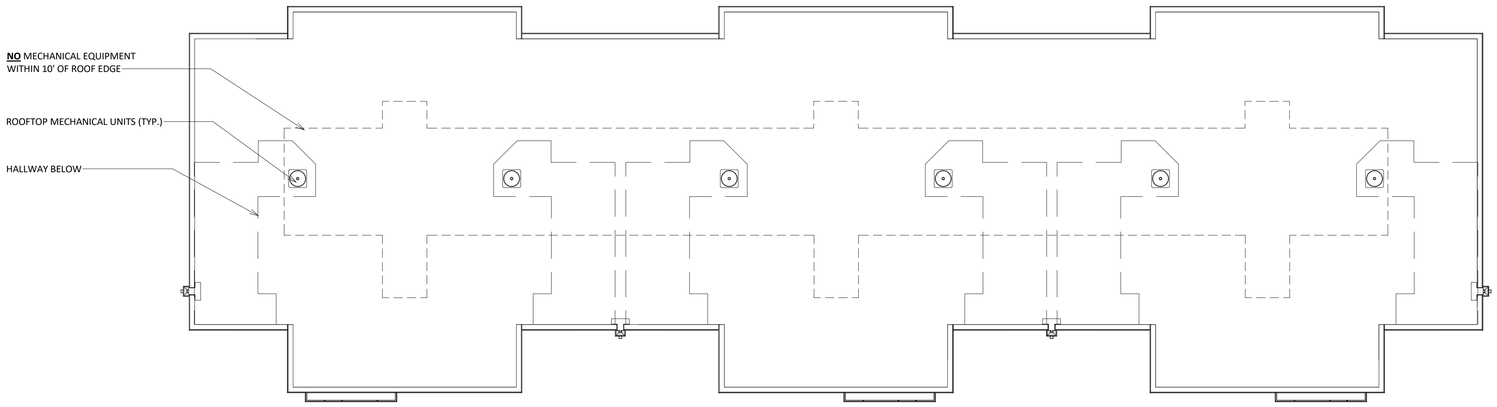
E. Washington Ave. & N Fair Oaks Ave., Madison, WI

SHEET TITLE
Second Floor Plan Townhouse

SHEET NUMBER
AC102.2

PROJECT NUMBER
2439

© Knothe & Bruce Architects, LLC



1 AC103.2 ROOF PLAN
1/8" = 1'-0"

0' 2' 4' 8'
1/4" = 1 '- 0"

knothe bruce ARCHITECTS
Phone: 608.836.3690
8401 Greenway Blvd, Suite 900
Middleton, WI 53562

KEY PLAN

ISSUED
UDC Final & LU Submittal - 2025.06.16

PROJECT TITLE
Mixed-Use Redevelopment

E. Washington Ave. & N Fair Oaks Ave., Madison, WI

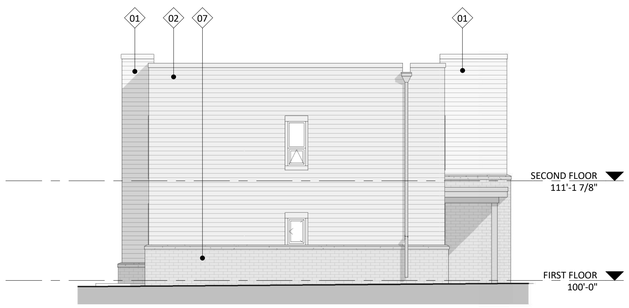
SHEET TITLE
Roof Plan Townhouse

SHEET NUMBER
AC103.2

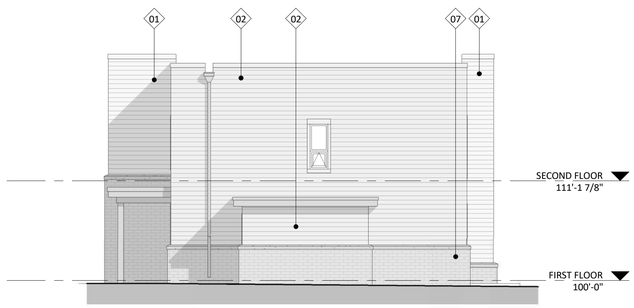
PROJECT NUMBER
2439

© Knothe & Bruce Architects, LLC

1 AC201.2 NORTH ELEVATION
1/8" = 1'-0"



2 AC201.2 EAST ELEVATION
1/8" = 1'-0"



3 AC201.2 WEST ELEVATION
1/8" = 1'-0"

4 AC201.2 SOUTH ELEVATION
1/8" = 1'-0"

EXTERIOR MATERIAL SCHEDULE

MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
01	COMPOSITE LAP SIDING 6"	JAMES HARDIE	AGED PEWTER
02	COMPOSITE LAP SIDING 6"	JAMES HARDIE	RICH ESPRESSO
03	COMPOSITE PANEL	TBD	SW6629 JALAPENO
04	COMPOSITE LAP SIDING 6"	JAMES HARDIE	DARK CHARCOAL
05	UNIT ENTRY DOOR	TBD	BLACK
06	COMPOSITE TRIM	JAMES HARDIE	MATCH ADJ. MATERIAL
07	BRICK VENEER	SUMMIT BRICK	EBONY
08	CAST STONE	ROCKCAST	SMOKEHOUSE
09	COMPOSITE WRAPPED COLUMNS & CANOPY TRIM	JAMES HARDIE	DARK CHARCOAL
10	COMPOSITE WINDOW	ANDERSON	BLACK
11	SPRINKLER ROOM DOOR	TBD	MATCH WITH ADJ. SIDING
12	GARAGE DOOR	TBD	DARK CHARCOAL

0' 4' 8' 16'
1/8" = 1 '- 0"

knothe bruce ARCHITECTS
Phone: 608.836.3690
8401 Greenway Blvd, Suite 900
Middleton, WI 53562

KEY PLAN

ISSUED
UDC Final & LU Submittal - 2025.06.16

PROJECT TITLE
Mixed-Use Redevelopment

E. Washington Ave. & N Fair Oaks Ave., Madison, WI

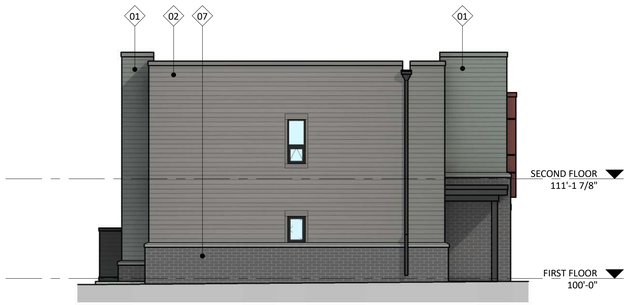
SHEET TITLE
Exterior Elevations Townhouse

SHEET NUMBER
AC201.2

PROJECT NUMBER
2439

© Knothe & Bruce Architects, LLC

1 AC202.2 NORTH ELEVATION
1/8" = 1'-0"



2 AC202.2 EAST ELEVATION
1/8" = 1'-0"

3 AC202.2 WEST ELEVATION
1/8" = 1'-0"

4 AC202.2 SOUTH ELEVATION
1/8" = 1'-0"

EXTERIOR MATERIAL SCHEDULE

MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
01	COMPOSITE LAP SIDING 6"	JAMES HARDIE	AGED PEWTER
02	COMPOSITE LAP SIDING 6"	JAMES HARDIE	RICH ESPRESSO
03	COMPOSITE PANEL	TBD	SW6629 JALAPENO
04	COMPOSITE LAP SIDING 6"	JAMES HARDIE	DARK CHARCOAL
05	UNIT ENTRY DOOR	TBD	BLACK
06	COMPOSITE TRIM	JAMES HARDIE	MATCH ADJ. MATERIAL
07	BRICK VENEER	SUMMIT BRICK	EBONY
08	CAST STONE	ROCKCAST	SMOKEHOUSE
09	COMPOSITE WRAPPED COLUMNS & CANOPY TRIM	JAMES HARDIE	DARK CHARCOAL
10	COMPOSITE WINDOW	ANDERSON	BLACK
11	SPRINKLER ROOM DOOR	TBD	MATCH WITH ADJ. SIDING
12	GARAGE DOOR	TBD	DARK CHARCOAL

0' 4' 8' 16'
1/8" = 1 '- 0"

knothe bruce ARCHITECTS
Phone: 608.836.3690
8401 Greenway Blvd, Suite 900
Middleton, WI 53562

KEY PLAN

ISSUED
UDC Final & LU Submittal - 2025.06.16

PROJECT TITLE
Mixed-Use Redevelopment

E. Washington Ave. & N Fair Oaks Ave., Madison, WI

SHEET TITLE
Exterior Elevations Colored Townhouse

SHEET NUMBER
AC202.2

PROJECT NUMBER
2439

© Knothe & Bruce Architects, LLC

Concept Image

Mixed-Use Redevelopment
E. Washington Ave. & N. Fair Oaks Ave., Madison, WI

Concept Image

Mixed-Use Redevelopment
E. Washington Ave. & N. Fair Oaks Ave., Madison, WI

Concept Image

Mixed-Use Redevelopment
E. Washington Ave. & N. Fair Oaks Ave., Madison, WI
UDC & LU SUBMITTAL | 2025.06.16 | 2439 knothe•bruce ARCHITECTS

Concept Image

Concept Image

Mixed-Use Redevelopment
E. Washington Ave. & N. Fair Oaks Ave., Madison, WI

Concept Image

Mixed-Use Redevelopment
E. Washington Ave. & N. Fair Oaks Ave., Madison, WI

knothe bruce ARCHITECTS

Concept Image

Mixed-Use Redevelopment
E. Washington Ave. & N. Fair Oaks Ave., Madison, WI