

Mixed-Use Redevelopment

3357-3375 E. Washington & 922-930 N. Fair Oaks Ave.
Madison, WI

2025.10.08 UDC Final Presentation



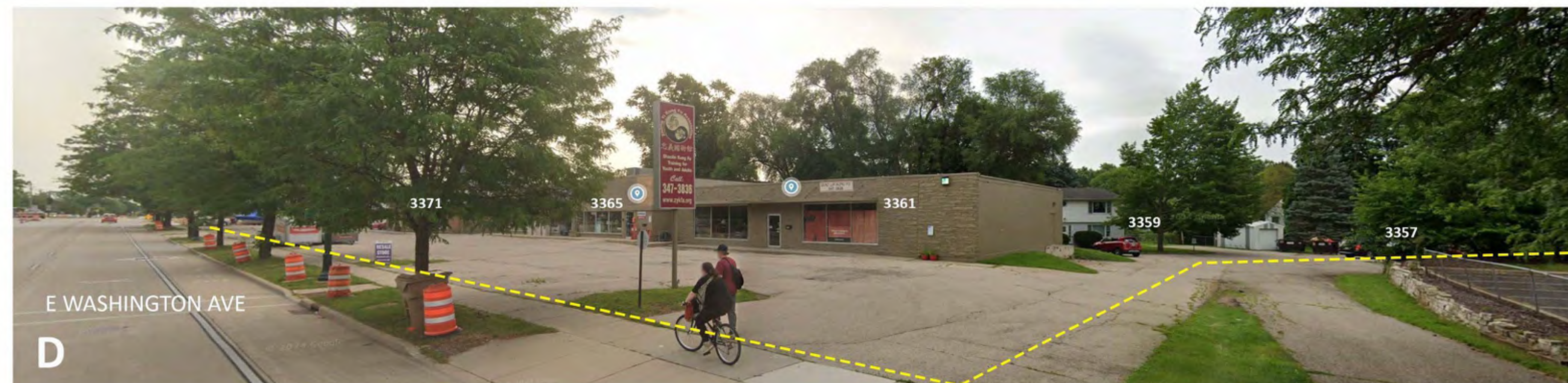
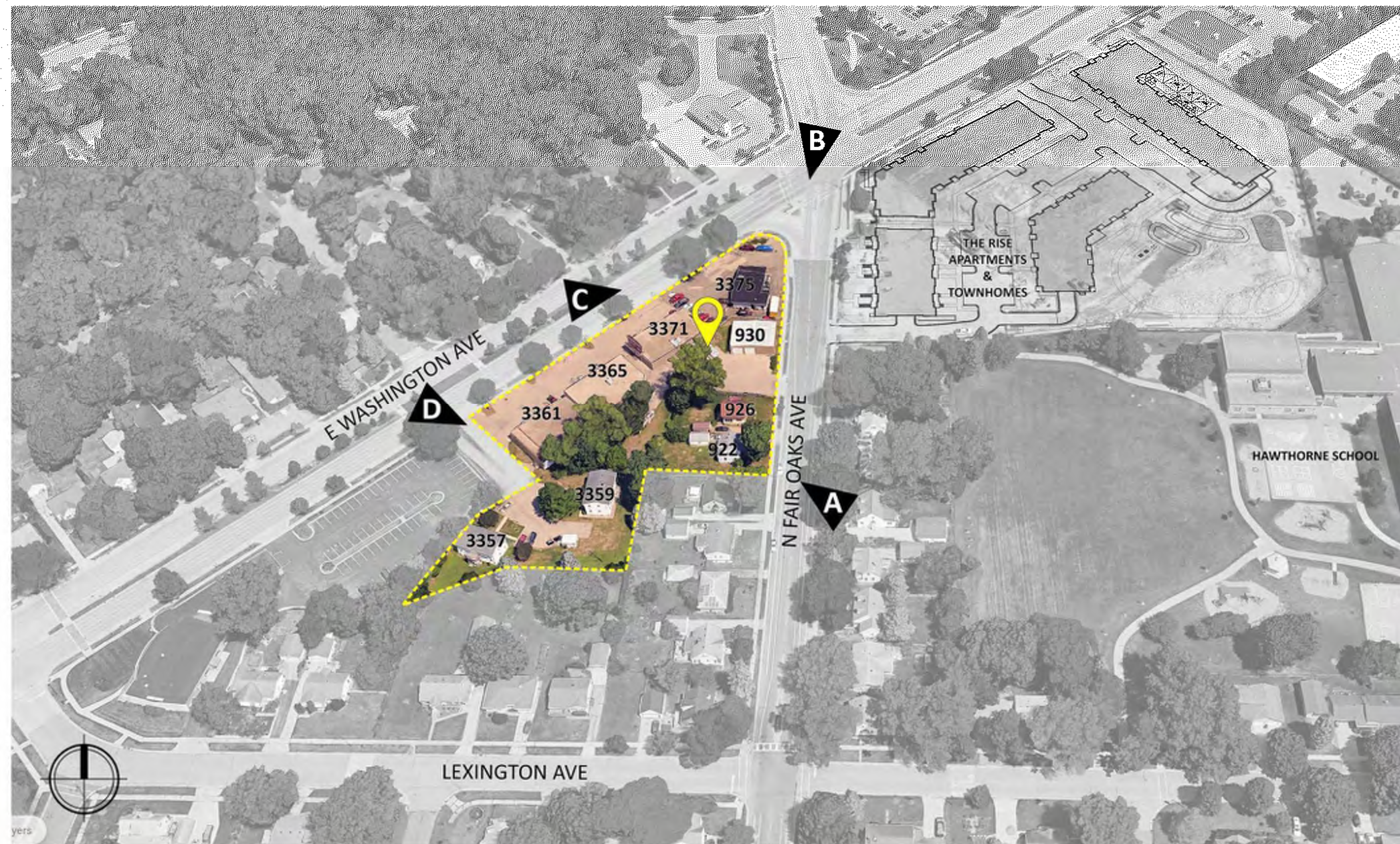


Locator Map

Mixed-Use Redevelopment
3357-3375 E. Washington Ave. & 922-930 N. Fair Oaks Ave., Madison, WI

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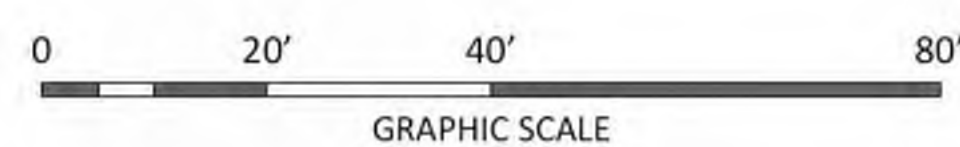
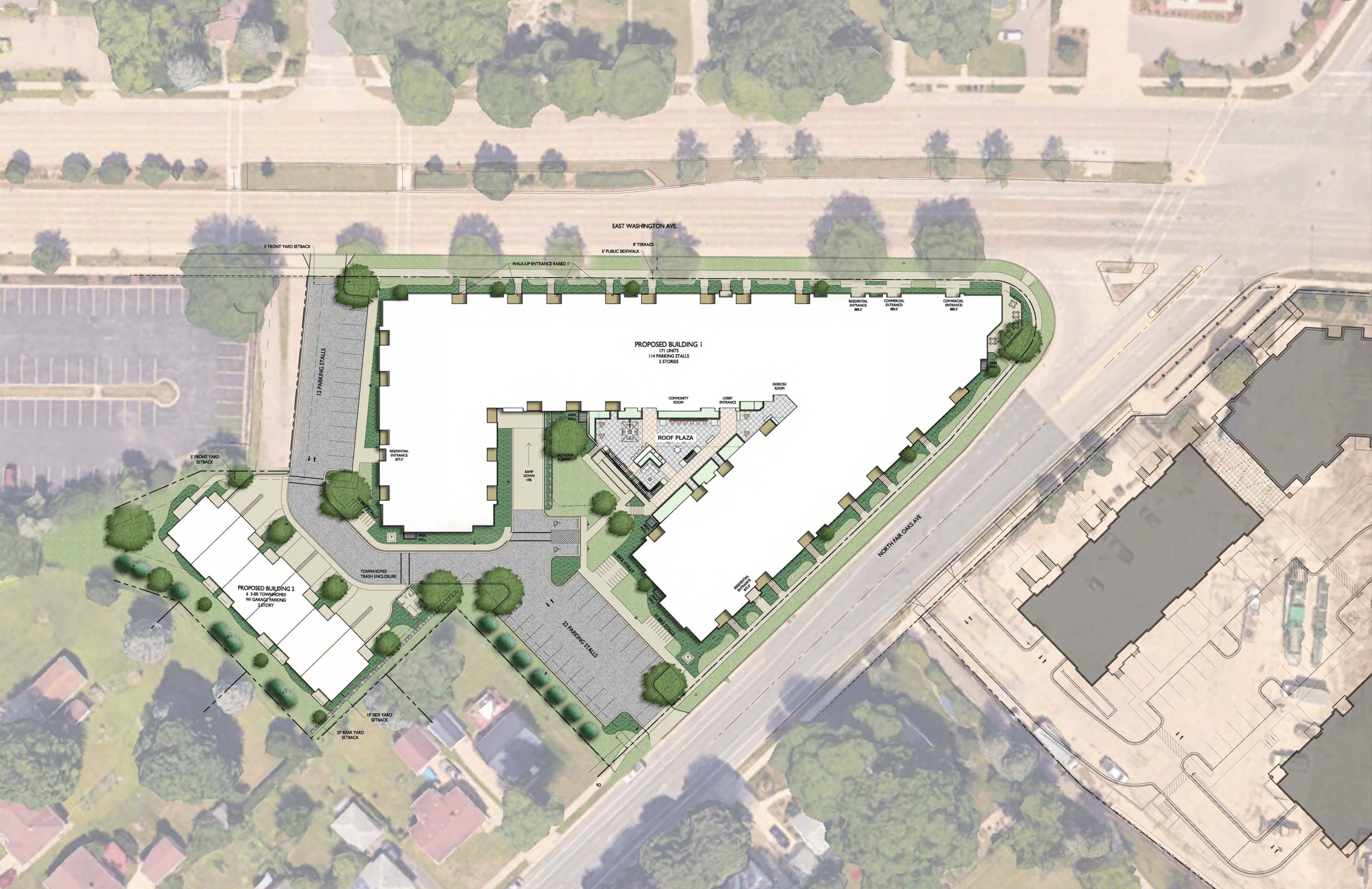
Context Photos

3357-3375 E. Washington Ave. & 922-930 N. Fair Oaks Ave., Madison, WI

Multi-Family Development

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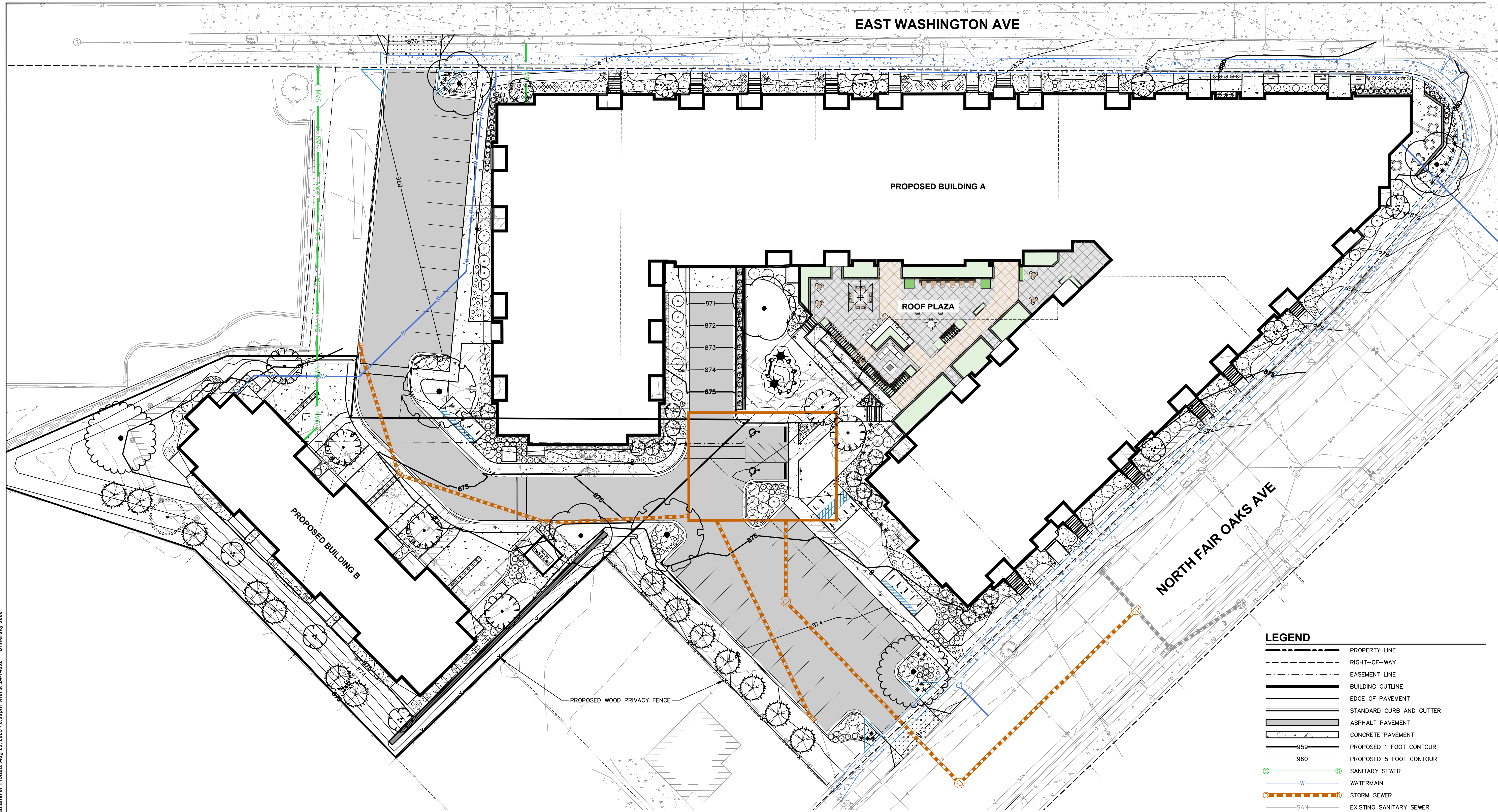
Site Plan

Mixed-Use Redevelopment
3357-3375 E. Washington Ave. & 922-930 N. Fair Oaks Ave., Madison, WI

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File: JSD\INC\project\2024\2414692\DWG\Landscape Sheets\2414692 Landscape.dwg Layout: L100 User: matt.lammell Plotted: Aug 29, 2025 6:00pm Xref's: 24-14692 University 3000



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 ocerifolia* 'Morton Circle'
TM
Exclamation London Plane Tree

UPRIGHT EVERGREEN SHRUB

JUNM *Juniperus chinensis* 'Mountbatten'
Mountbatten Juniper

JIVIC *Juniperus virginiana* 'Canaertii'
Canaertii Eastern Redcedar

DECIDUOUS SHRUBS

ARME *Aronia melanocarpa* 'Morton' TM
Iroquois 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 Compact'
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

- ALL LANDSCAPE EDGING SHALL BE ALUMINUM EDGING, UNLESS OTHERWISE DEPICTED.
- ALL PLANTING BEDS SHALL RECEIVE SHREDDED HARDWOOD BARK MULCH, UNLESS OTHERWISE DEPICTED.
- ALL DISTURBED AREAS SHALL RECEIVE TURFGRASS SEED, FERTILIZER & MULCH, UNLESS OTHERWISE DEPICTED.
- 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.
- 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.
- 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
---	PROPOSED 1 FOOT CONTOUR
---	PROPOSED 5 FOOT CONTOUR
---	SANITARY SEWER
---	WATERMAIN
---	STORM SEWER
---	EXISTING SANITARY SEWER
---	EXISTING WATERMAIN
---	EXISTING STORM SEWER
---	RETAINING WALL
---	RAILING
---	FENCE
---	LIGHT POLE (REFER TO PHOTOMETRIC PLAN)
---	ADA PARKING SIGN
---	BIKE RACK
---	LANDSCAPE EDGING
---	ROOFTOP PLAZA PLANTINGS



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	08.16.25	LAND USE SUBMITTAL
2	09.02.25	LAND USE RE-SUBMITTAL
3		
4		
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6		
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8		
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11		
12		
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14		
15		

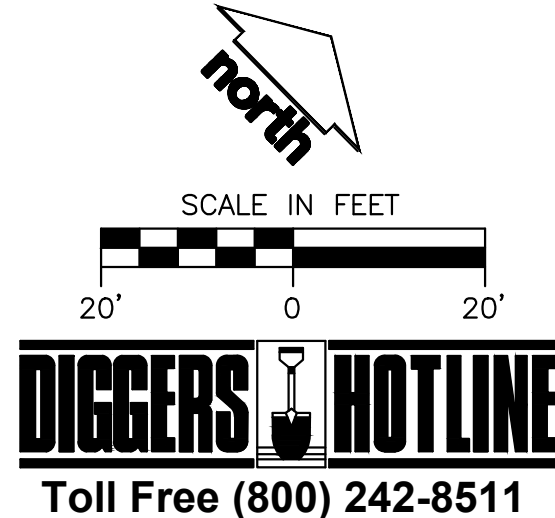
Designed By: MRA
Reviewed By: KJY
Approved By: KJY

SHEET TITLE:
LANDSCAPE PLAN

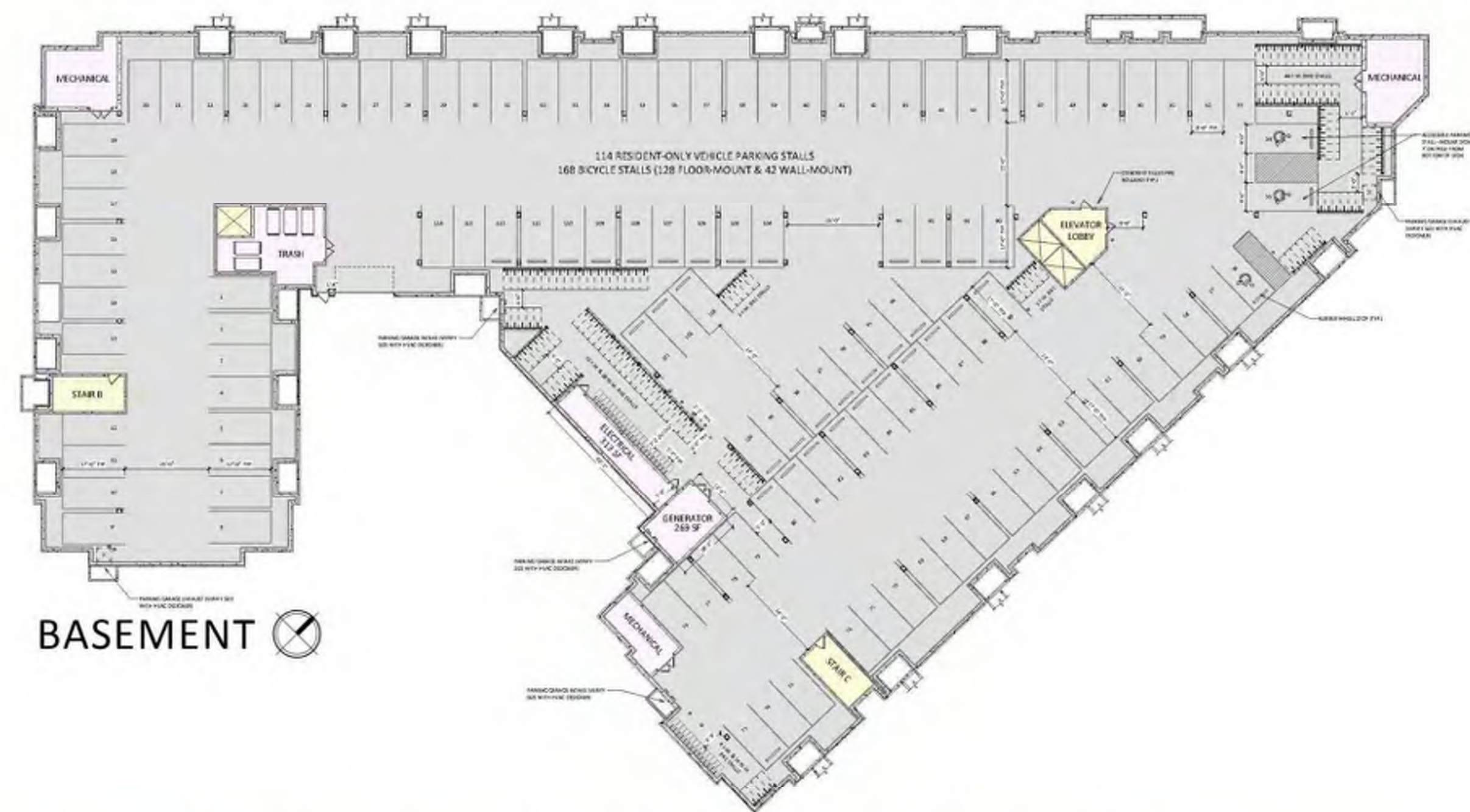
SHEET NUMBER:

L100

JSD PROJECT NO: 24-14692



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BASEMENT



FIRST FLOOR



SECOND FLOOR



THIRD & FOURTH FLOOR



FIFTH FLOOR



TOWNHOUSE FIRST FLOOR



TOWNHOUSE SECOND FLOOR

LEGEND

CIRCULATION	AMENITY - LEISURE
1 BEDROOM	2 BEDROOM
3 BEDROOM	STORAGE
PARKING	UTILITY
COMMERCIAL	



NORTHWEST ELEVATION ALONG E. WASHINGTON AVE.



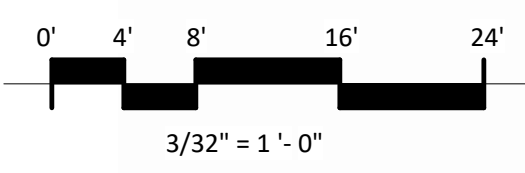
NORTHEAST ELEVATION AT CORNER



EAST ELEVATION ALONG N. FAIR OAKS AVE.



SOUTHWEST ELEVATION



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	SW6670 JALAPENO
04	COMPOSITE PANEL	TBD	SW6670 GOLD CREST
05	COMPOSITE PANEL	TBD	BLACK
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



SOUTH ELEVATION



INTERIOR EAST ELEVATION



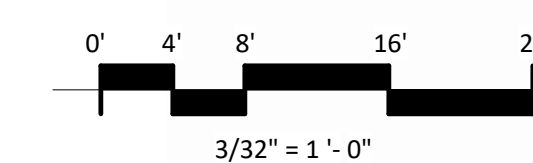
INTERIOR NORTHWEST ELEVATION



INTERIOR SOUTHWEST ELEVATION



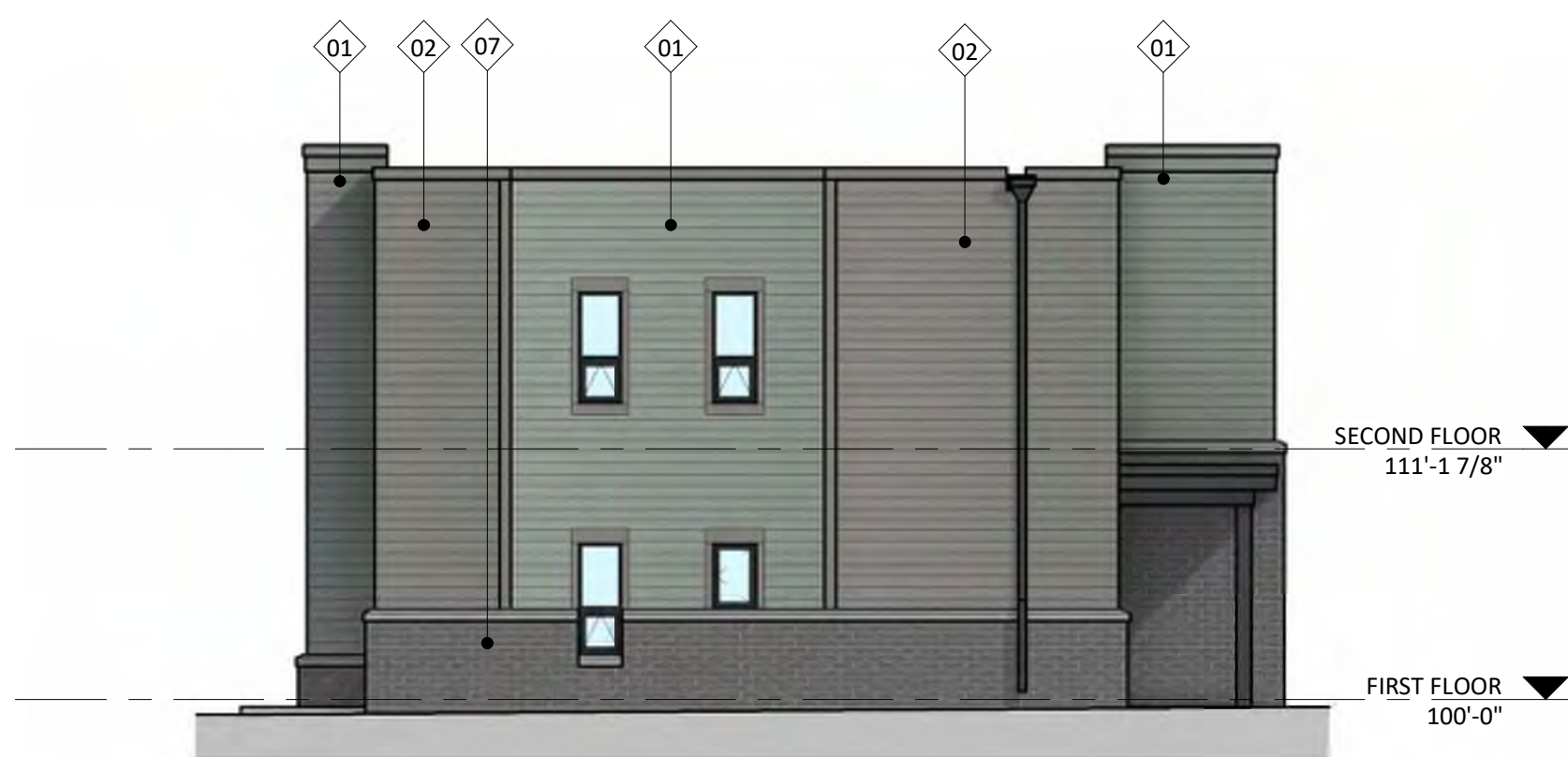
SOUTHEAST ELEVATION



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	BLACK
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



NORTH ELEVATION

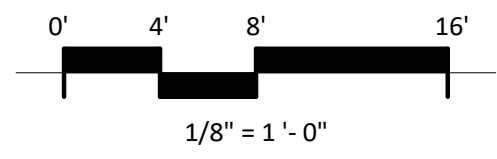


EAST ELEVATION



WEST ELEVATION

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



SOUTH ELEVATION



Concept Image

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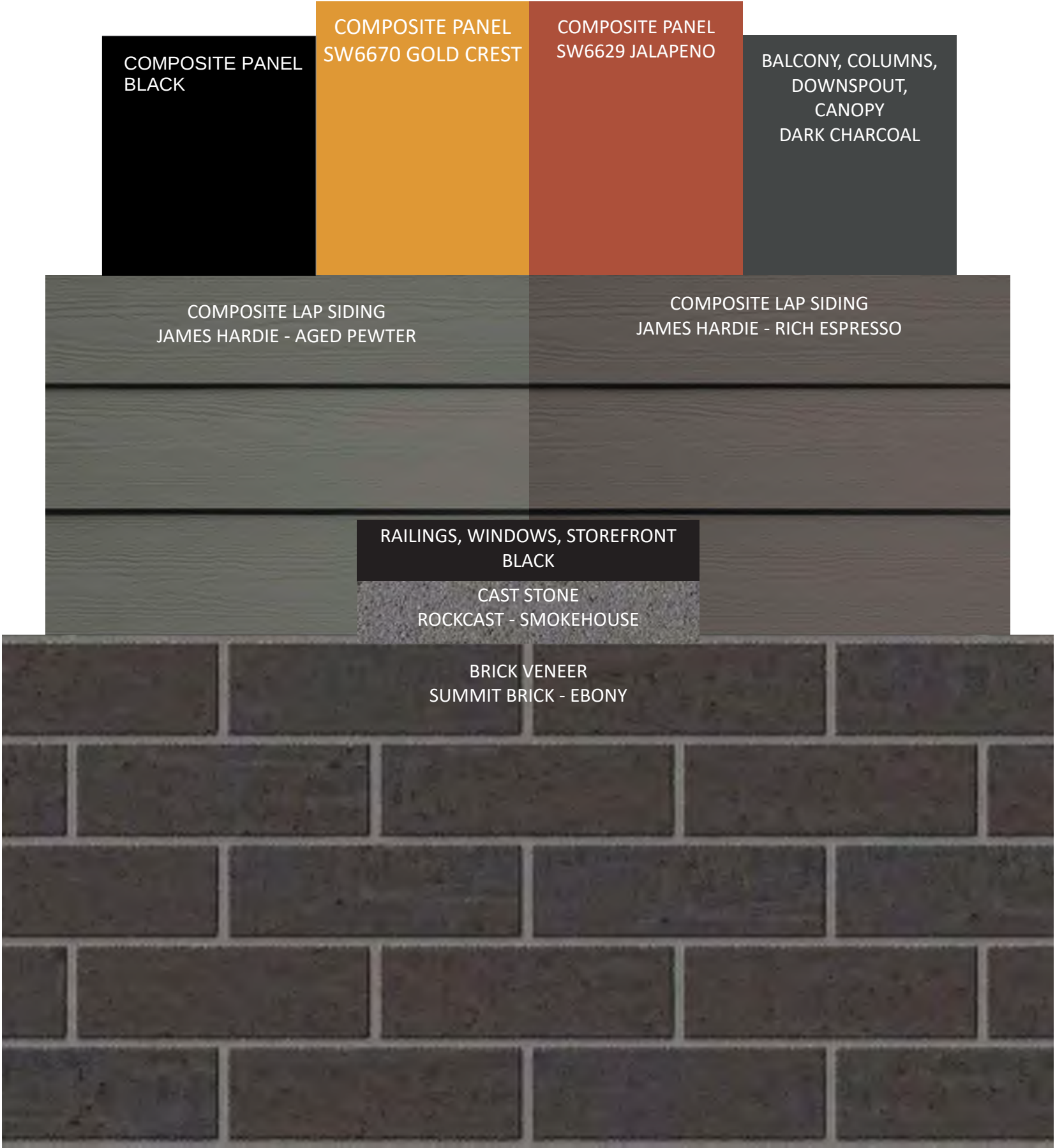
Concept Image



Concept Image



Concept Image



Material Board

Mixed-Use Redevelopment
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