

Mixed-Use Redevelopment

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

Madison, WI

2025.08.13 UDC Final Presentation



E WASHINGTON AVE

N FAIR OAKS AVE

LEXINGTON AVE

THE RISE
APARTMENTS
&
TOWNHOMES

HAWTHORNE SCHOOL

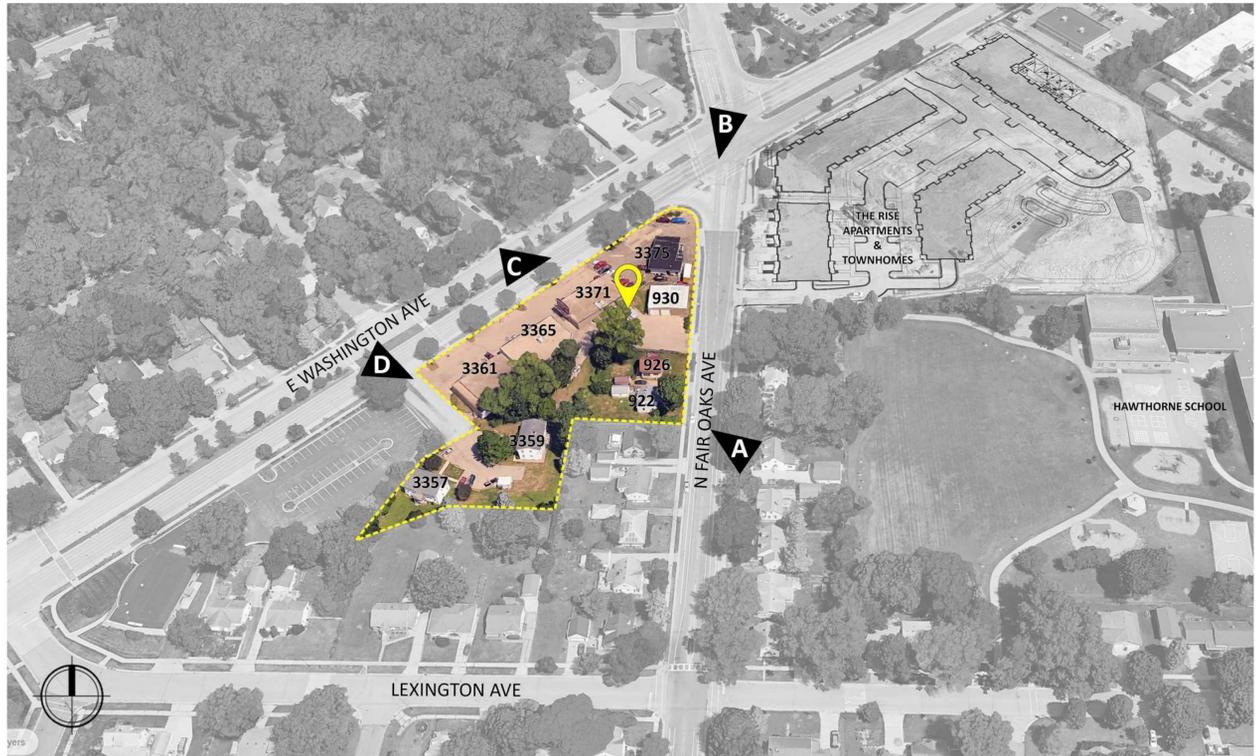
3375
3371
3365
3361
3359
3357
930
926
922

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

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E WASHINGTON AVE

N FAIR OAKS AVE

PROPOSED BUILDING 1
5 STORY
171 UNITS
WITH UNDERGROUND PARKING

PROPOSED BUILDING 2
2 STORY
6 THREE-BEDROOM TOWNHOMES
WITH GARAGE PARKING

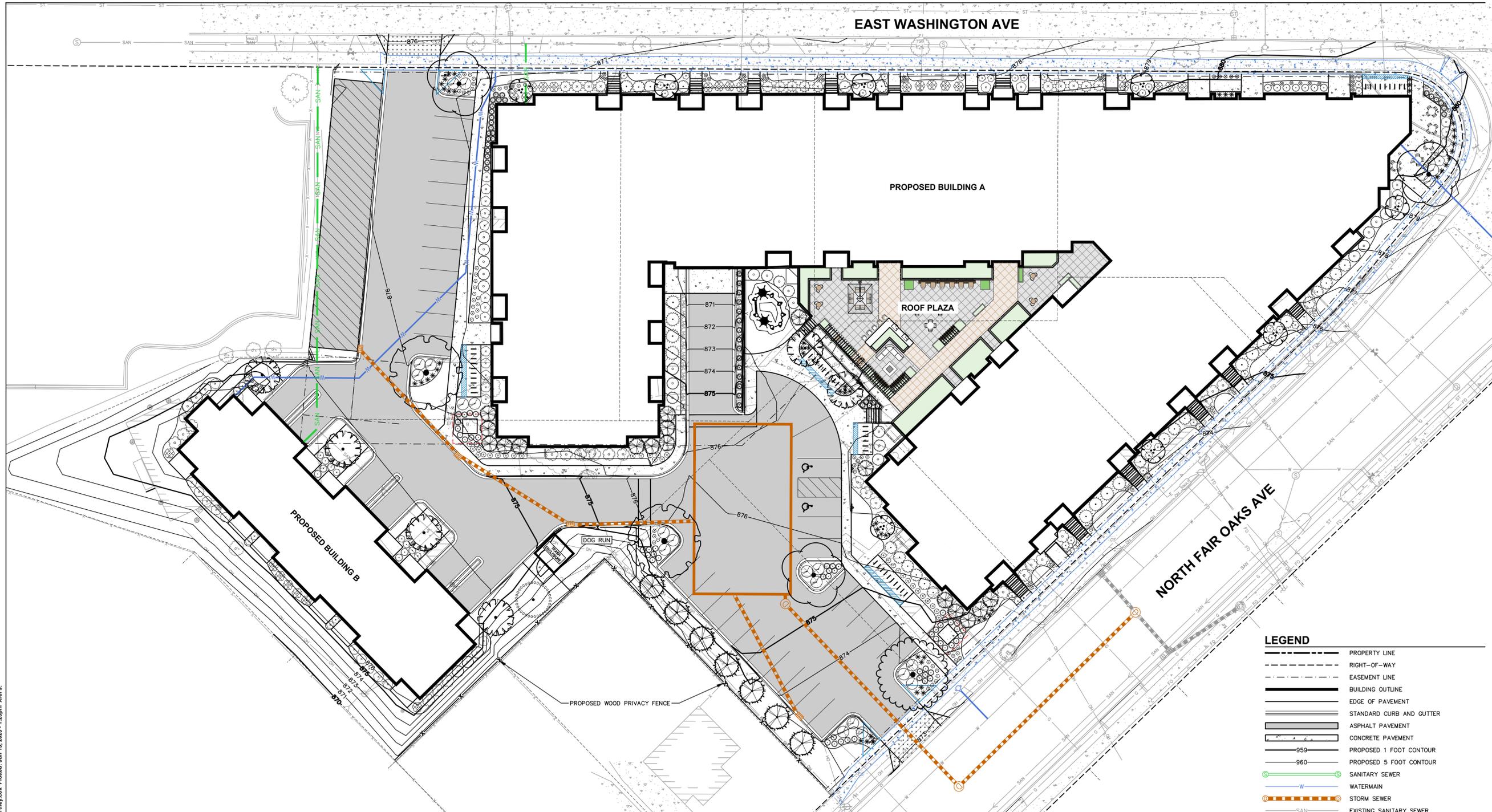
EXISTING
RISE
APARTMENTS
& TOWNHOMES

Site Plan

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

Mixed-Use Redevelopment







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 | | |
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| 13 | | |
| 14 | | |
| 15 | | |

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

SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER:
L100

JSD PROJECT NO: 24-14692

PLANT SCHEDULE

| SYMBOL | CODE | BOTANICAL / COMMON NAME |
|----------------------------------|-------|--|
| EVERGREEN TREE | | |
| | PGL | <i>Picea glauca</i> White Spruce |
| ORNAMENTAL TREES | | |
| | AMEJ | <i>Amelanchier laevis</i> 'JFS-Arb' Spring Flurry® Allegheny Serviceberry |
| | AMGRR | <i>Amelanchier x grandiflora</i> 'Robin Hill' Robin Hill Apple Serviceberry |
| OVERSTORY DECIDUOUS TREES | | |
| | CEOCP | <i>Celtis occidentalis</i> 'Prairie Pride' Prairie Pride Hackberry |
| | GIBI | <i>Ginkgo biloba</i> 'Autumn Gold'™ Autumn Gold Maidenhair Tree |

| | | |
|--------------------------------|-------|---|
| | PEAC | <i>Platanus x acerifolia</i> 'Morton Circle' TM Exclamation London Plane Tree |
| UPRIGHT EVERGREEN SHRUB | | |
| | JUNM | <i>Juniperus chinensis</i> 'Mountbatten' Mountbatten Juniper |
| | JVIC | <i>Juniperus virginiana</i> 'Canaertii' Canaertii Eastern Redcedar |
| DECIDUOUS SHRUBS | | |
| | ARME | <i>Aronia melanocarpa</i> 'Morton'™ Morton's Black Chokeberry |
| | CLAL | <i>Clethra alnifolia</i> 'Ruby Spice' Ruby Spice Clethra |
| | CORB | <i>Cornus sericea</i> 'Bergeson's Compact' Bergeson's Red Twig Dogwood |
| | ITES | <i>Itea virginica</i> 'Sprich' Little Henry® Sweetspire |
| | PHOPA | <i>Physocarpus opulifolius</i> 'Amber Jubilee' Amber Jubilee Ninebark |

| | | |
|---------------------------------|-------|---|
| | POTF | <i>Potentilla fruticosa</i> 'Goldfinger' Goldfinger Bush Cinquefoil |
| | VIJU | <i>Viburnum x juddii</i> Judd Viburnum |
| EVERGREEN SHRUBS | | |
| | BUGV | <i>Buxus x 'Green Velvet'</i> Green Velvet Boxwood |
| | JUCHK | <i>Juniperus chinensis</i> 'Kallays Compact' Kally Pfitzer Compact Juniper |
| | JUCH | <i>Juniperus chinensis</i> 'Sea Green' Sea Green Juniper |
| | TAMET | <i>Taxus x media</i> 'Tauntonii' Tauntoni's Anglo-Japanese Yew |
| PERENNIALS & GRASSES | | |
| | ALSU | <i>Allium x 'Summer Beauty'</i> Summer Beauty Allium |
| | AMSB | <i>Amsonia tabernaemontana</i> 'Blue Ice' Blue Ice Eastern Bluestar |
| | CALO | <i>Calamagrostis x acutiflora</i> 'Overdam' Overdam Feather Reed Grass |
| | COVE | <i>Coreopsis verticillata</i> 'Zagreb' Zagreb Tickseed |

| | | |
|--|------|--|
| | HEBT | <i>Heuchera x 'Berry Timeless'</i> Berry Timeless Coral Bells |
| | PAVI | <i>Panicum virgatum</i> 'Shenandoah' Shenandoah Switch Grass |
| | SPHE | <i>Sporobolus heterolepis</i> 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 |

North

SCALE IN FEET

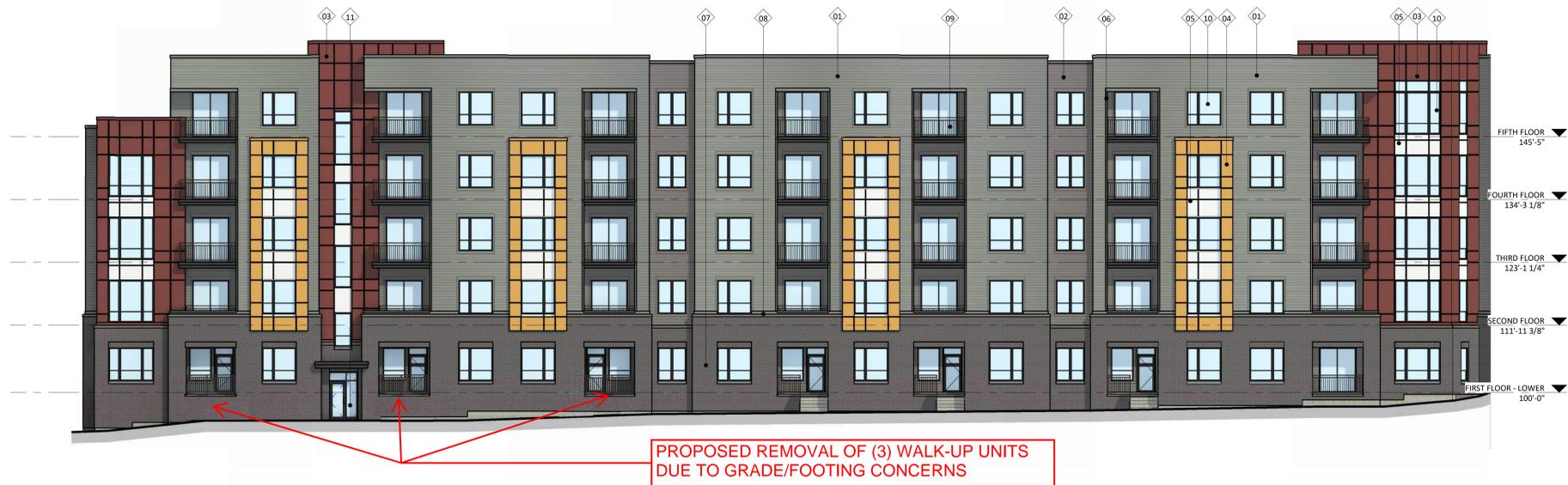
20' 0 20'



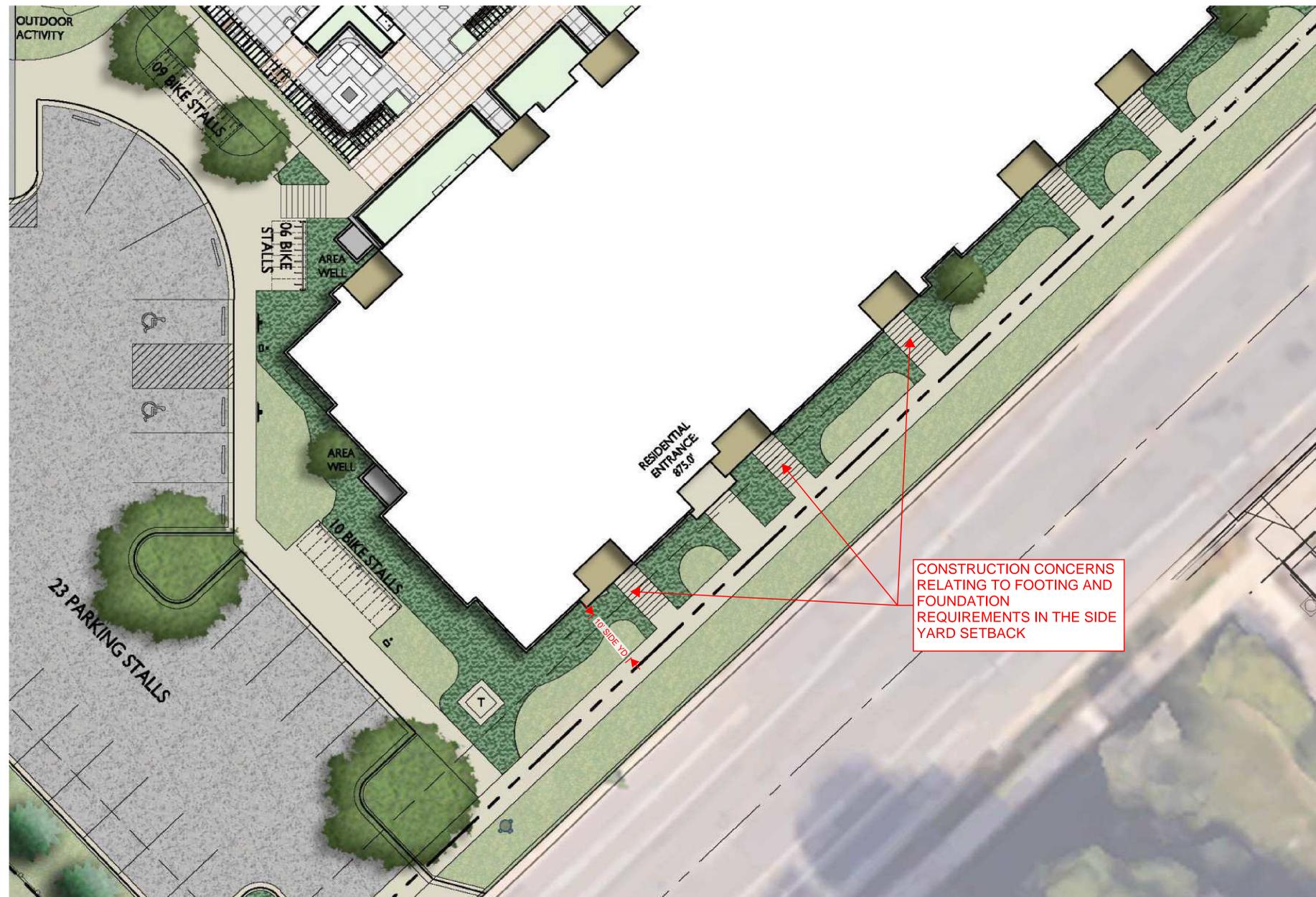
Toll Free (800) 242-8511

File: \USD\CD\project\2024\24-14692\DWG\landscape_Sheet\24-14692_Landscape.dwg Layout: L100 User: courtney.cox Plotted: Jun 13, 2025 - 1:25pm Xref's:

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EAST ELEVATION ALONG N. FAIR OAKS AVE.



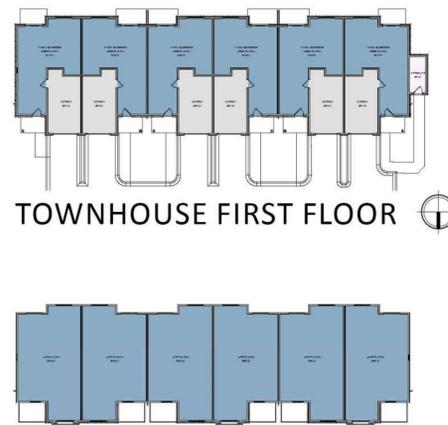
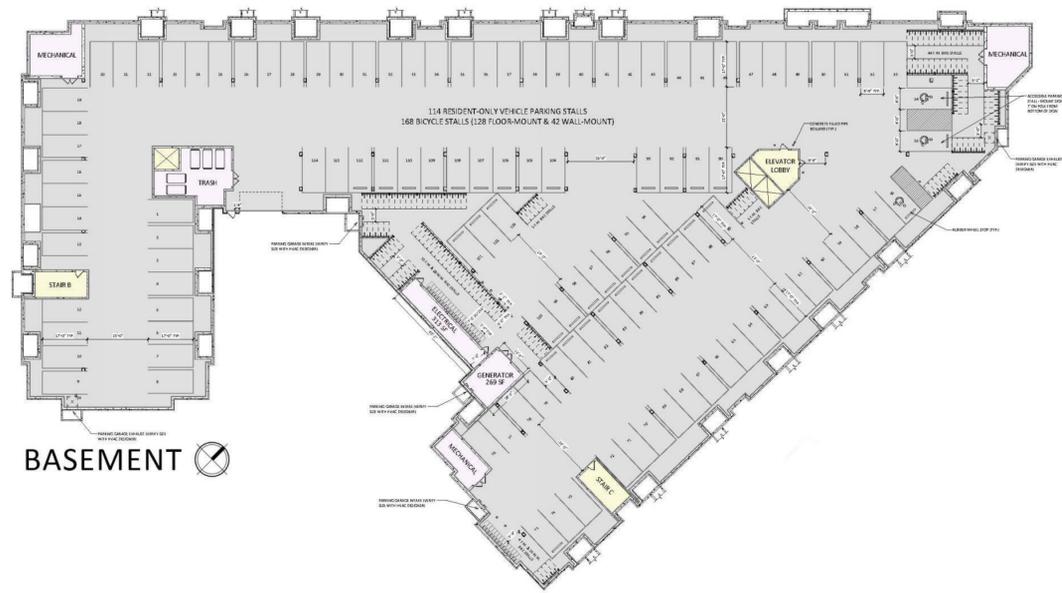
WALK-UP STAIR REVISION

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

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LEGEND

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

Floor Plans

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NORTHWEST ELEVATION ALONG E. WASHINGTON AVE.



NORTHEAST ELEVATION AT CORNER

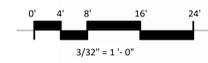


EAST ELEVATION ALONG N. FAIR OAKS AVE.



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 | 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 |





SOUTH ELEVATION



INTERIOR EAST ELEVATION



INTERIOR NORTHWEST ELEVATION

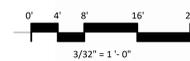


INTERIOR SOUTHWEST ELEVATION



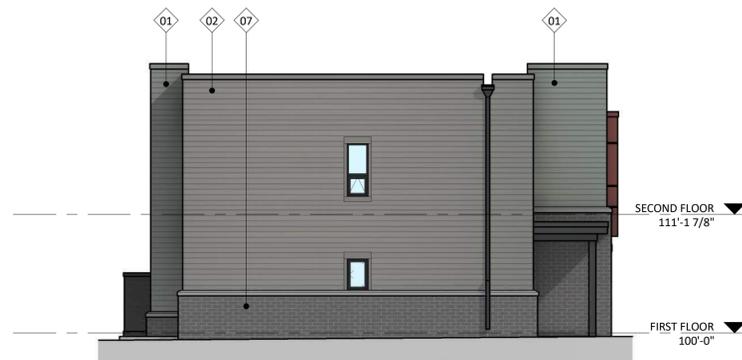
SOUTHEAST ELEVATION

| 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 | 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 |

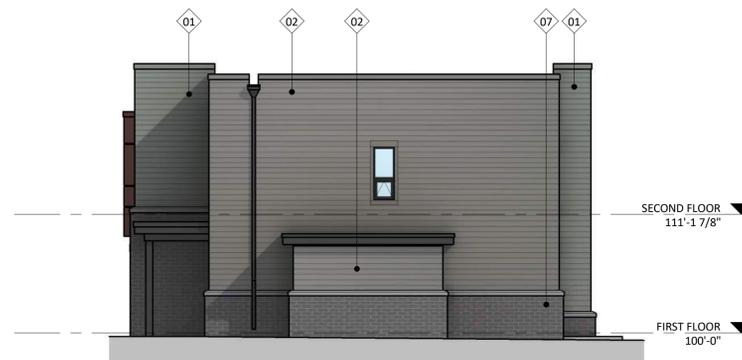




NORTH ELEVATION

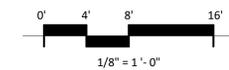


EAST ELEVATION



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

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Concept Image

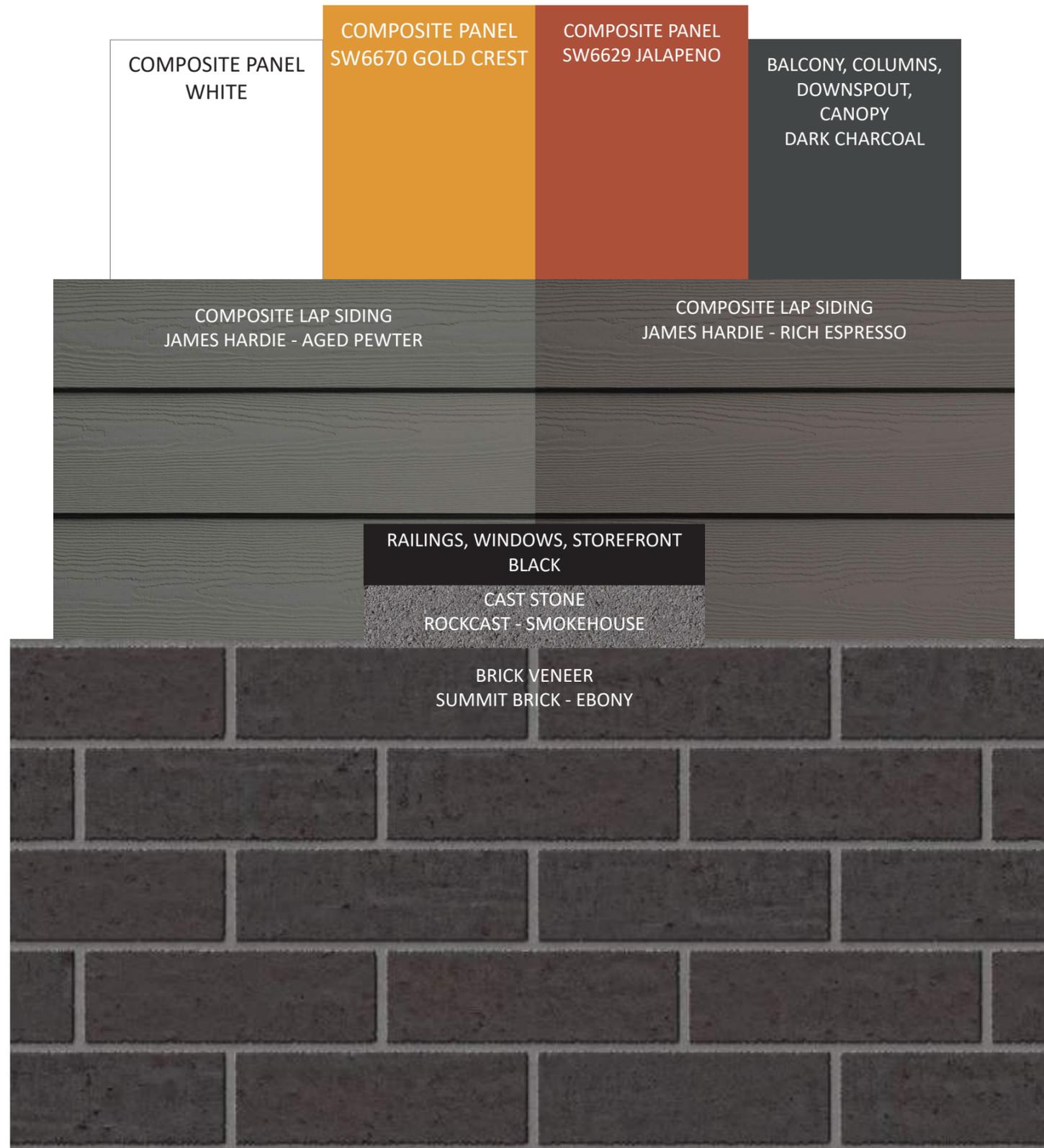


Concept Image

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Material Board

Mixed-Use Redevelopment
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