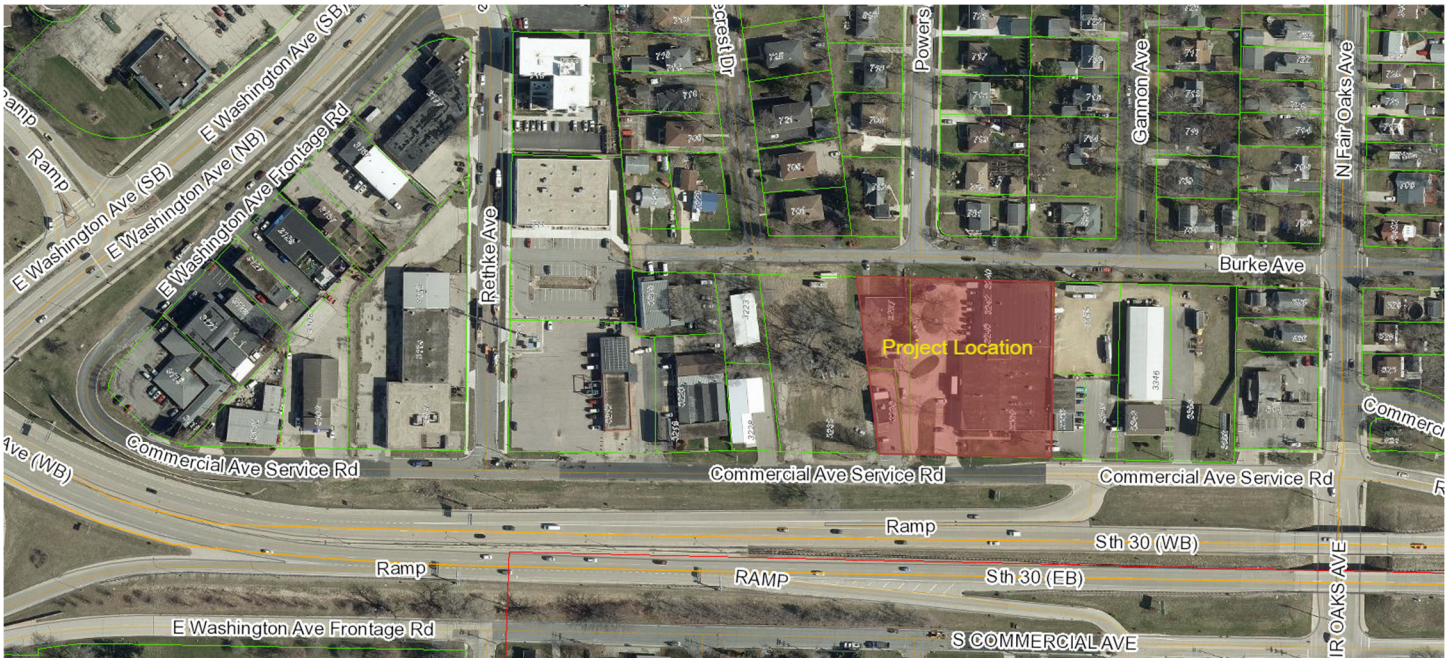


3310 Commercial Avenue

Contract 9719

MUNIS 16074

Developer: Adarion, LLC



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

Summary of Improvements:

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

3310 Commercial Avenue

Contract 9719

MUNIS 16074

Developer: Adarion, LLC

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

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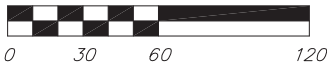
CERTIFIED SURVEY MAP No.

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



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

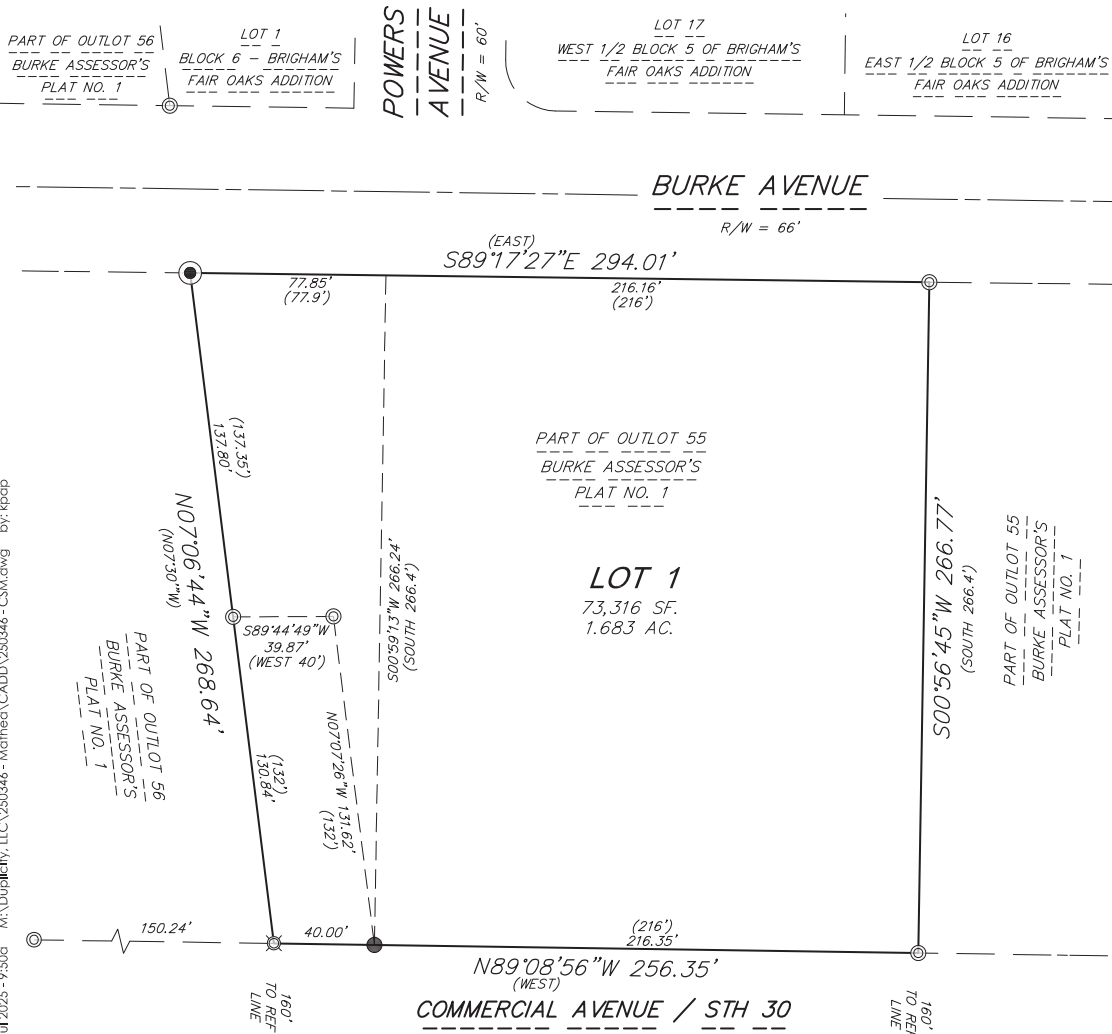
GRAPHIC SCALE: 1" = 60'



SURVEY LEGEND

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

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



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

vierbicher planners engineers advisors		Job #: 250346	SURVEYED FOR: DUPLICITY, LLC 3300 COMMERCIAL AVE MADISON, WI 53714	C.S.M. No. _____	SHEET 1 OF 7
		Date: 07/09/2025		Doc. No. _____	
		Rev: _____		Vol. _____ Page _____	
		Drafted By: KPAP			
		Checked By: SCHU			

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CERTIFIED SURVEY MAP No. _____

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



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

SECTION TIE DETAIL

(NOT TO SCALE)

BURKE AVENUE

(EAST) R/W = 66'

S89°17'27"E 294.01'

LOT 1

N07°06'44"W 268.64'
(N07°30"W)

S00°56'45"W 266.77'
(SOUTH 266.4')

N89°08'56"W 256.35'
(WEST)

COMMERCIAL AVENUE / STH 30

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

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

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

NW CORNER
SECTION 05-07-10
BRASS CAP MON

160'

2023.25'
S88°47'12"E 2618.96'
S1/4 COR TO SE COR

HIGHWAY REFERENCE LINE

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planners | engineers | advisors



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

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

C.S.M. No. _____
Doc. No. _____
Vol. _____ Page _____

**SHEET
2 OF 7**

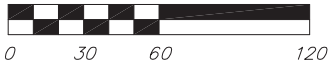
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CERTIFIED SURVEY MAP No.

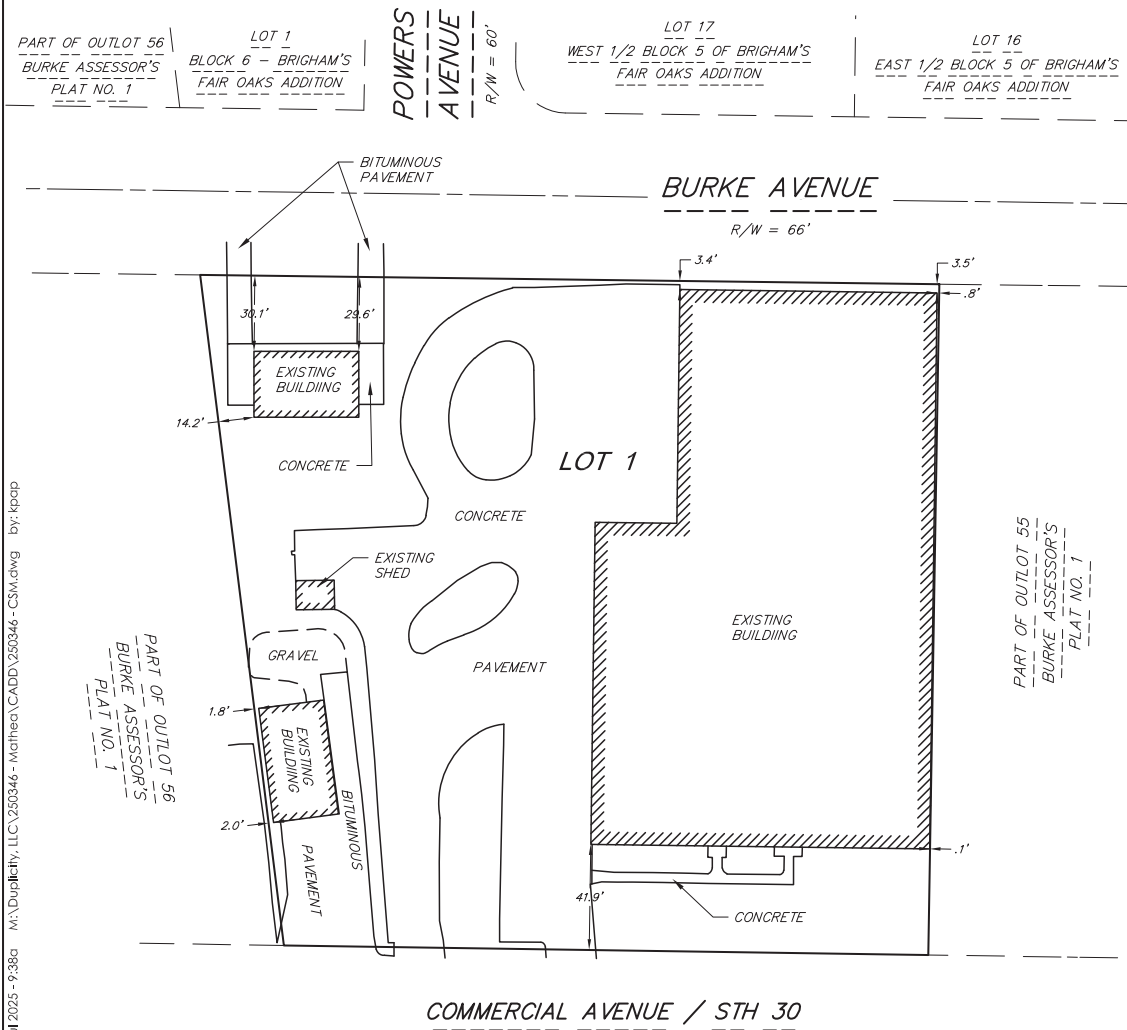
PART OF OUTLOT 55, BURKE ASSESSOR'S PLAT No. 1, LOCATED IN THE SW1/4 OF THE SE1/4 OF SECTION 32, T8N, R10E, CITY OF MADISON, DANE COUNTY, WISCONSIN.



GRAPHIC SCALE: 1" = 60'



EXISTING SITE DETAIL



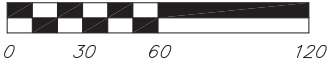
© Vierbicher Associates, Inc.

CERTIFIED SURVEY MAP No. _____

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



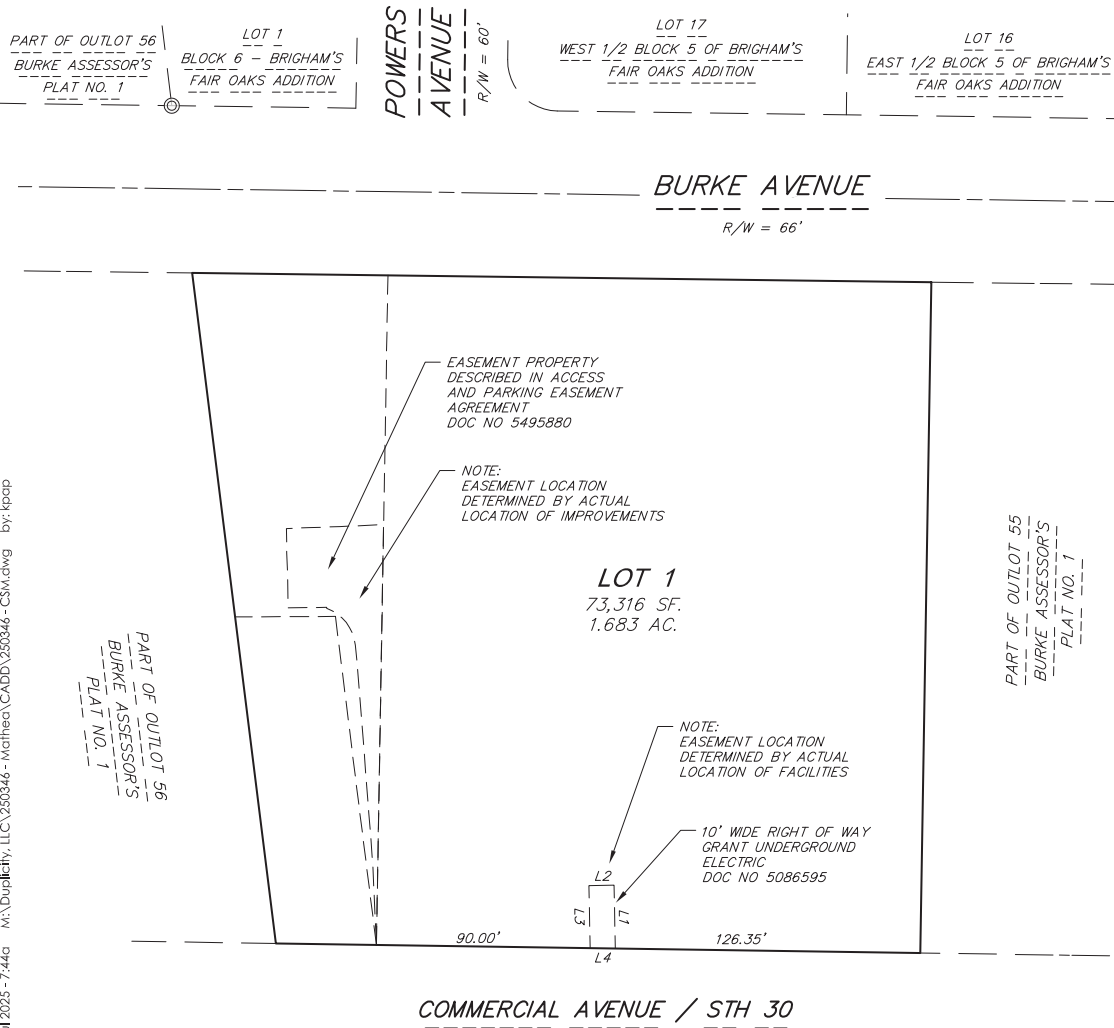
GRAPHIC SCALE: 1" = 60'



LINE TABLE

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

EASEMENTS



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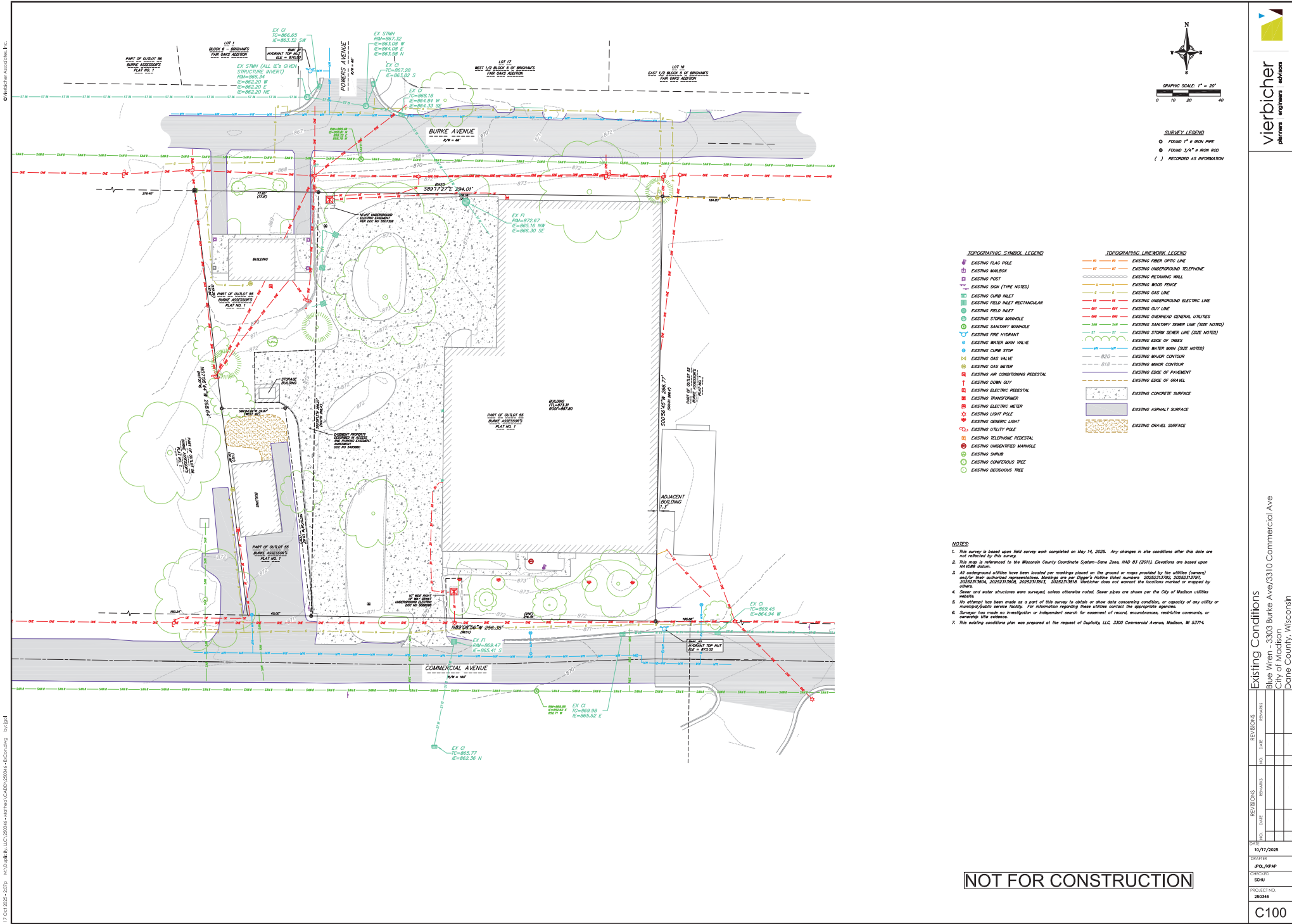
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3300 COMMERCIAL AVE
MADISON, WI 53714

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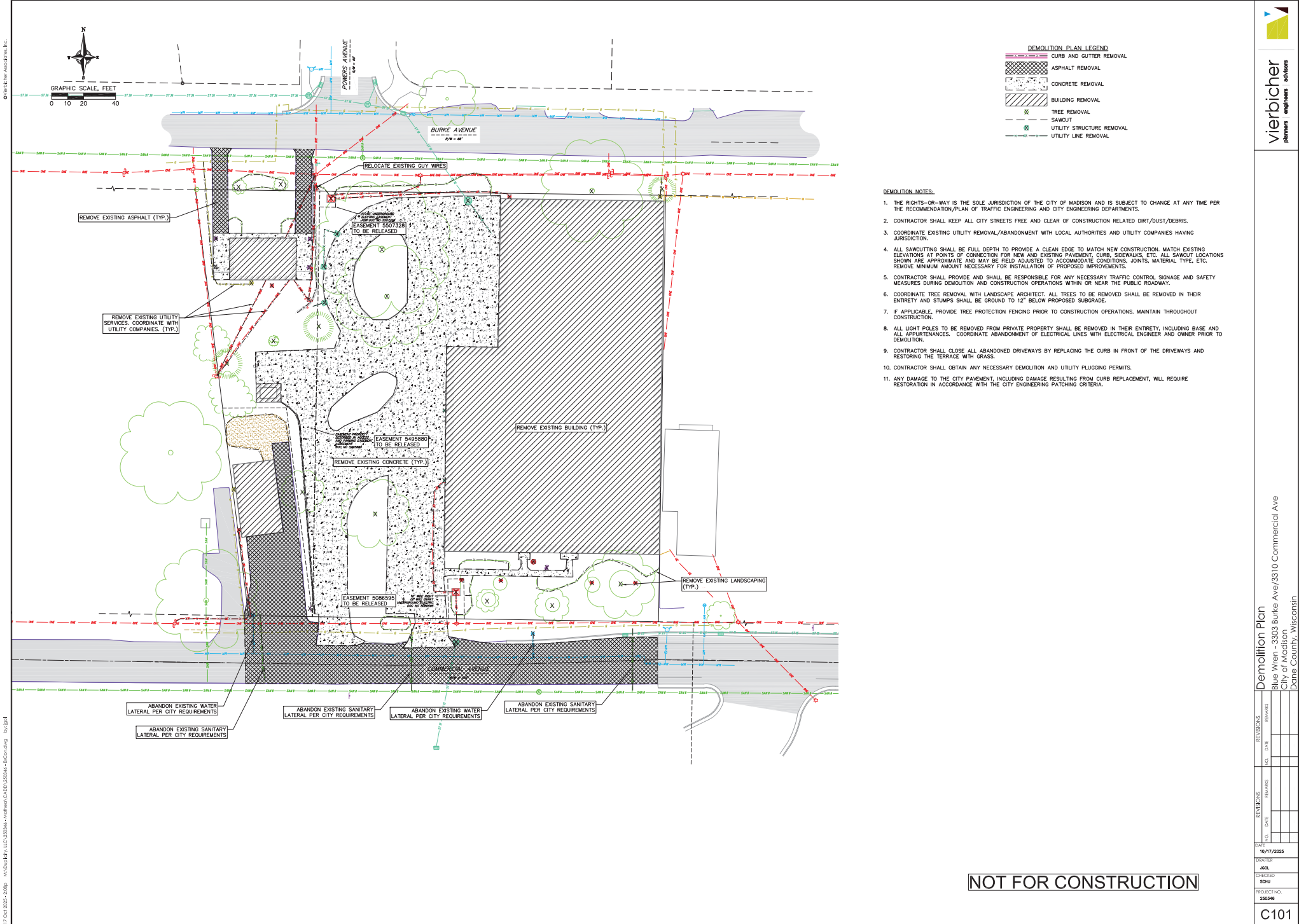
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4 OF 7

Existing Conditions



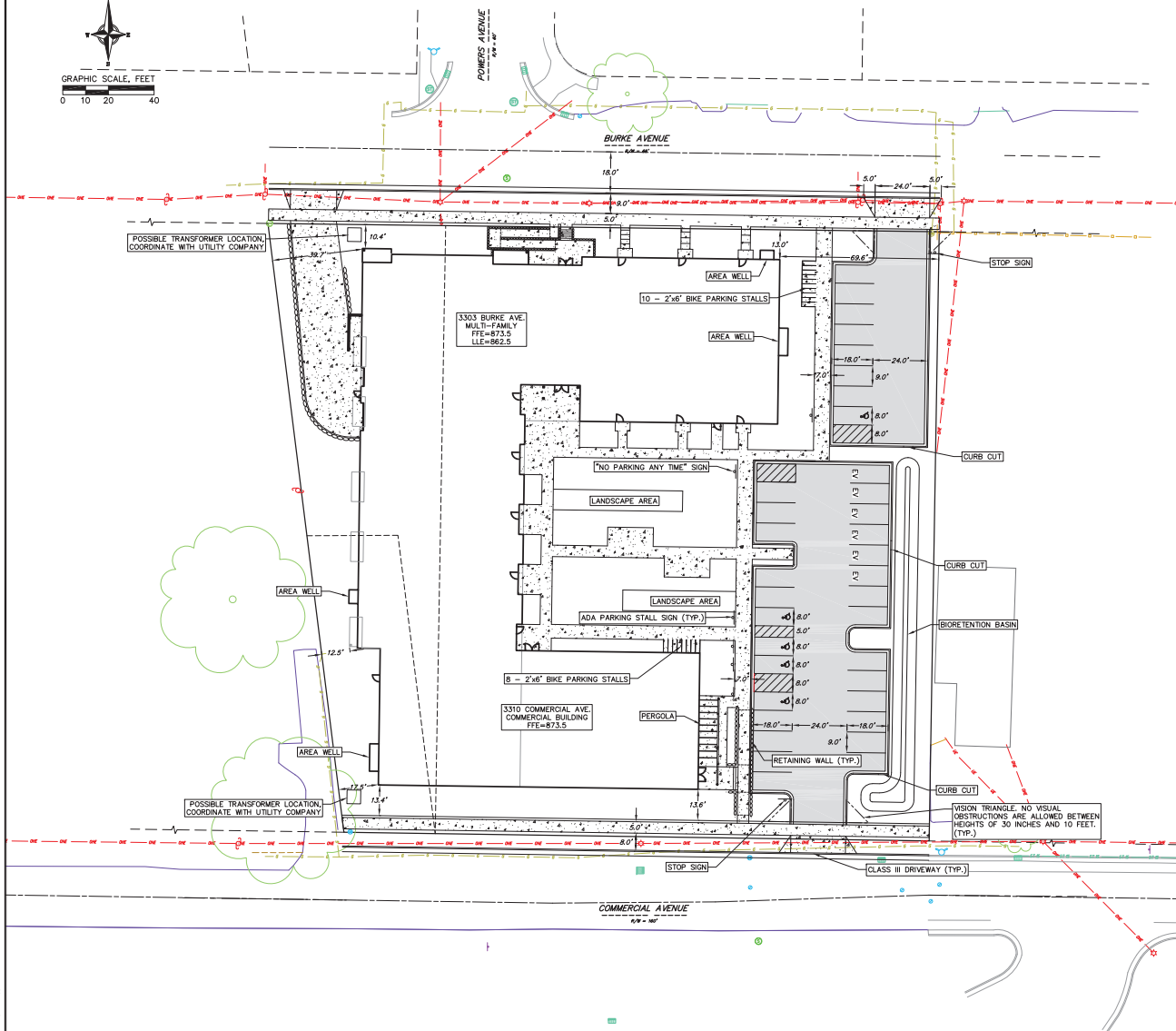
NOT FOR CONSTRUCTION

Demolition Plan



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

ABBREVS	
TL	TOP
FT	FRONT
BL	BACK
SL	SIDE
SW	SW
SE	SE
NE	NE
BN	BOTTOM

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

ZONING - TE

DENSITIES:

LOT AREA - 73,316 SF
DWELLING UNITS (D.U.) - 70
LOT AREA/D.U. = 1047 SF/D.U.
DEPTHTY - 41.59 D.U./AC

LOT COVERAGE - 68.3%

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

BUILDING GROSS AREA:
MULTI-FAMILY - 95,590 SF +/-
COMMERCIAL - 8,420 SF +/-

DWELLING UNIT MIX:

6 STUDIO 8
STUDIO - 12
BEDROOM - 36
ONE BEDROOM & DEN - 3
TOTAL D.U. = 70

PARKING SPACES:

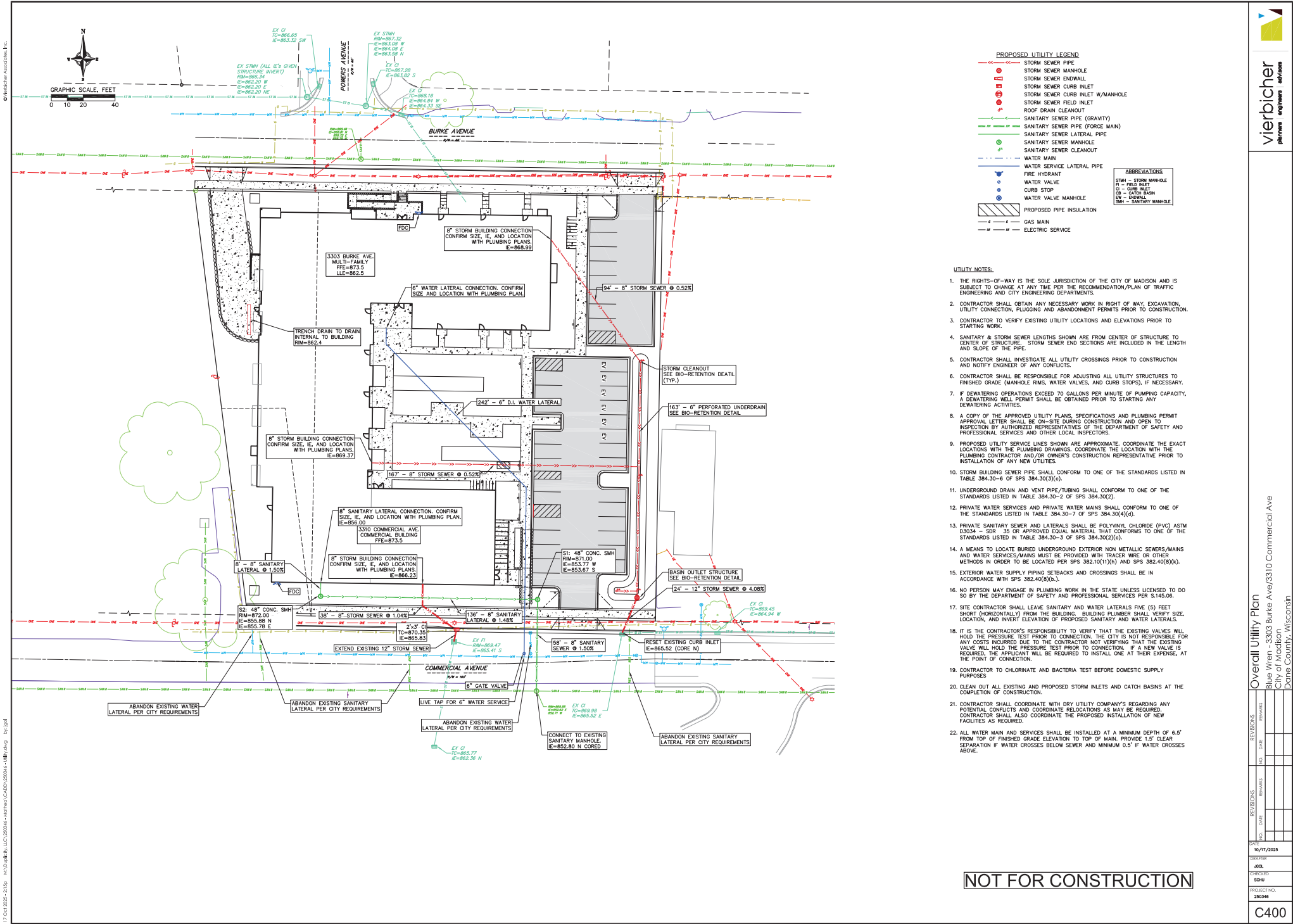
VEHICLE PARKING (INCLUDING 2 ADA)
EV READY - 4
VEHICLE PARKING (INCLUDING 5 ADA)
EV READY - 6

BI-CYCLE PARKING:

WITHIN BUILDING - 77
SURFACE - 11
TOTAL BI-CYCLE PARKING - 88

NOT FOR CONSTRUCTION

Utility Plan



NOT FOR CONSTRUCTION



vi**er**bicher
planning engineers architects

Overall Utility Plan

Blue Wren - 3303 Burke Ave/3310 Commercial Ave
City of Madison
Dane County, Wisconsin

REV	DATE	BY	CHK	DESCRIPTION
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DATE: 10/17/2025
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CHECKED BY: SDH
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