

838 Williamson St & 306 S Paterson St  
Contract 9344, Project 14845  
Entity: Williamson Street Property Group LLC



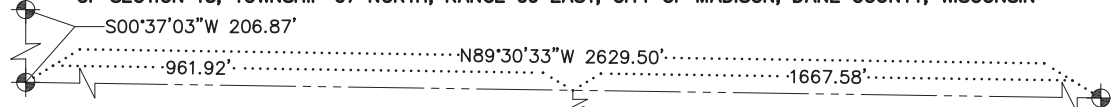
The developer, Williamson Street Property Group LLC, has been conditionally approved for a two-lot Certified Survey Map, demolition of two commercial buildings at 826 Williamson Street and 302 S Paterson Street, construction of a mixed-use building with a four-story wing consisting of approximately 3,734 sf of commercial space and 55 apartments on Williamson Street and a five-story wing consisting of approximately 864 sf of commercial space and 133 apartments on S Paterson Street.

Work to be completed with Developer Agreement:

- Certified Survey Map
- Dedicate right of way or grant Public Sidewalk Easement for and construct a five-foot sidewalk, eight-foot terrace, and one-foot maintenance area along Williamson Street
- Construct private water, sanitary, and storm laterals to serve the development
- Construction of off-site sanitary sewer to serve the flow capacity of development
- Replace sidewalk and curb and gutter as required
- Protect all existing terrace trees

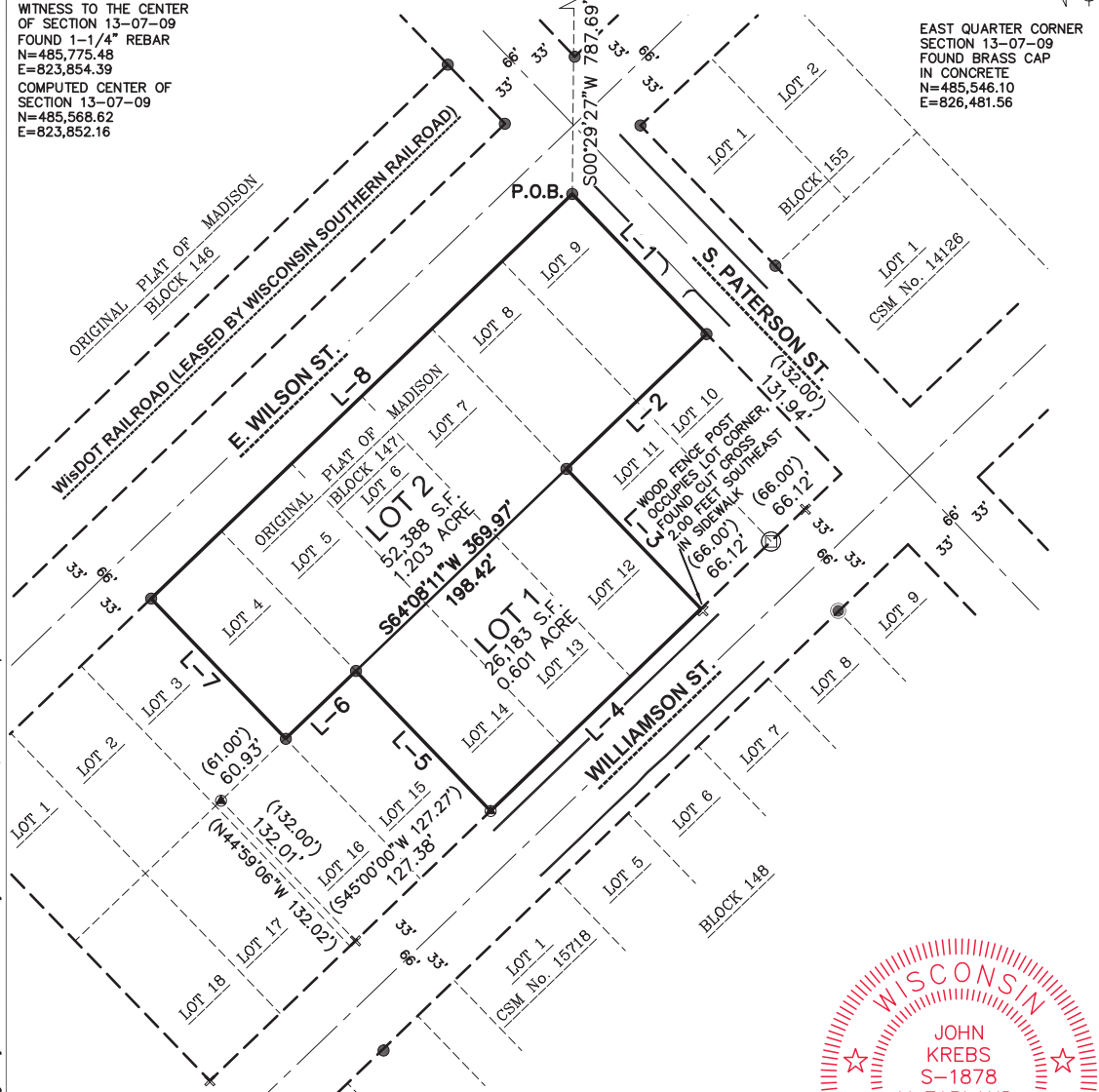
# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

LOTS 4, 5, 6, 7, 8, 9, 12, 13 AND 14, BLOCK 147, ORIGINAL PLAT OF MADISON, AS RECORDED IN VOLUME A OF PLATS, ON PAGE 3, LOCATED IN GOVERNMENT LOT 5 AND THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN



WITNESS TO THE CENTER OF SECTION 13-07-09 FOUND 1-1/4" REBAR  
 N=485,775.48  
 E=823,854.39  
 COMPUTED CENTER OF SECTION 13-07-09  
 N=485,568.62  
 E=823,852.16

EAST QUARTER CORNER SECTION 13-07-09 FOUND BRASS CAP IN CONCRETE  
 N=485,546.10  
 E=826,481.56

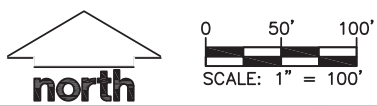
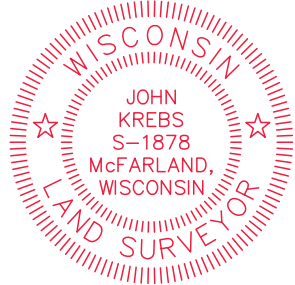


**LEGEND**

- GOVERNMENT CORNER
- 3/4" REBAR FOUND
- CHISELED "X" FOUND
- PK/MAG NAIL FOUND
- 1" IRON PIPE FOUND
- DRILL HOLE FOUND
- PLAT BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- PLATTED LOT LINE
- SECTION LINE
- EASEMENT LINE
- RECORDED AS

**NOTES**

1. FIELD WORK PERFORMED ON MARCH 23, 2023.
2. BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY. THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 13-07-09, BEARS N89°30'33"W.
3. SEE SHEET 2 FOR EASEMENTS.
4. ALL BUILDINGS ON SITE WILL BE DEMOLISHED, SEE SHEET 3 FOR BUILDINGS.
5. SEE SHEET 4 FOR LINE TABLE.
6. LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO IMPACT FEES THAT ARE DUE AND PAYABLE AT THE TIME BUILDING PERMIT(S) ARE ISSUED.



<p><b>SURVEYED BY:</b></p> <p><b>JSD</b>                  MADISON REGIONAL OFFICE                  161 HORIZON DRIVE, SUITE 101                  VERONA, WISCONSIN 53593                  P. 608.848.5060</p>	<p><b>SURVEYED FOR:</b></p> <p><b>THRESHOLD DEVELOPMENT</b>                  1954 ATWOOD AVE.                  REC</p>	<p><b>PROJECT NO:</b> 22-12005</p> <p><b>FIELDBOOK/PG:</b> -</p> <p><b>SHEET NO:</b> 1 OF 10</p>	<p><b>SURVEYED BY:</b> RAC</p> <p><b>DRAWN BY:</b> JK</p> <p><b>CHECKED BY:</b> TJB</p> <p><b>APPROVED BY:</b> TJB</p>
<p><b>VOL.</b> _____ <b>PAGE</b> _____</p> <p><b>DOC. NO.</b> _____</p> <p><b>C.S.M. NO.</b> _____</p>			

File: I:\2022\2212005\DWG\Survey Sheets\22-12005 F-CSM.dwg Layout: Sheet 1 User: JK Plotted: Jun 07, 2023 - 1:40pm



**Threshold Development Struck & Irwin Site**

838 Williamson St, Madison, WI & 306 S. Peterson St., Madison, Wisconsin

View From Williamson St. - South Corner

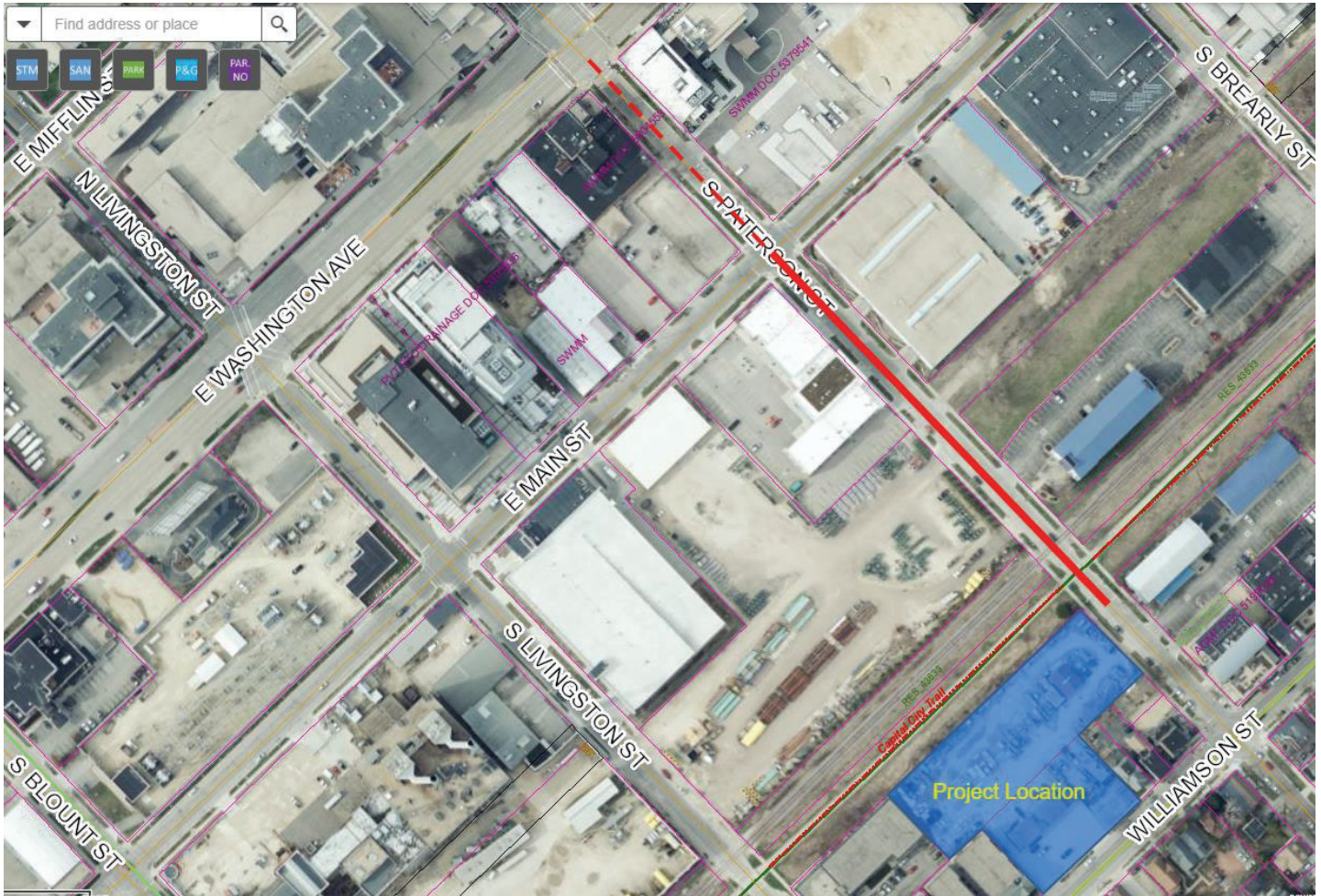
July 10, 2023 X903







838 Williamson St & 306 S Paterson St  
Off-site Sanitary Sewer Improvements



Required as a condition of project approval. Development waste flow exceeds the available capacity in the existing 10" public sanitary sewer main.

- Developer responsible for cost to construct approximately 700 feet of 12' public sanitary sewer main
- S Paterson Street from project point of connection to the manhole at the intersection with E Main Street
- City reimbursement of \$20,800 to the developer's sewer replacement cost. This is the cost for the City to line the 10" clay sewer main (320' long). Contributing lining costs is a standard procedure with the approved sewer assessment policy.
- Construction Options:
- Constructed by Developer with the Developer Agreement per plans issued by the City.
- Constructed with a separately City issued Public Works Project
  - S Paterson St from development point of connection to E Washington Ave
  - E Main St manhole to E Washington Ave by City, no cost to Developer.
    - Shown as red dashed line
  - Project point of connection to E Main St manhole, assessed 100% to Developer
    - Shown as red solid line
    - Assessments for this work shall be approved separately
    - Developer final assessments shall be due upon completion of Public Works Project.