

952 N Fair Oaks Avenue  
Contract 9746  
Project 16128  
Developer: The Point Residences, LLC



**Summary of Improvements:**

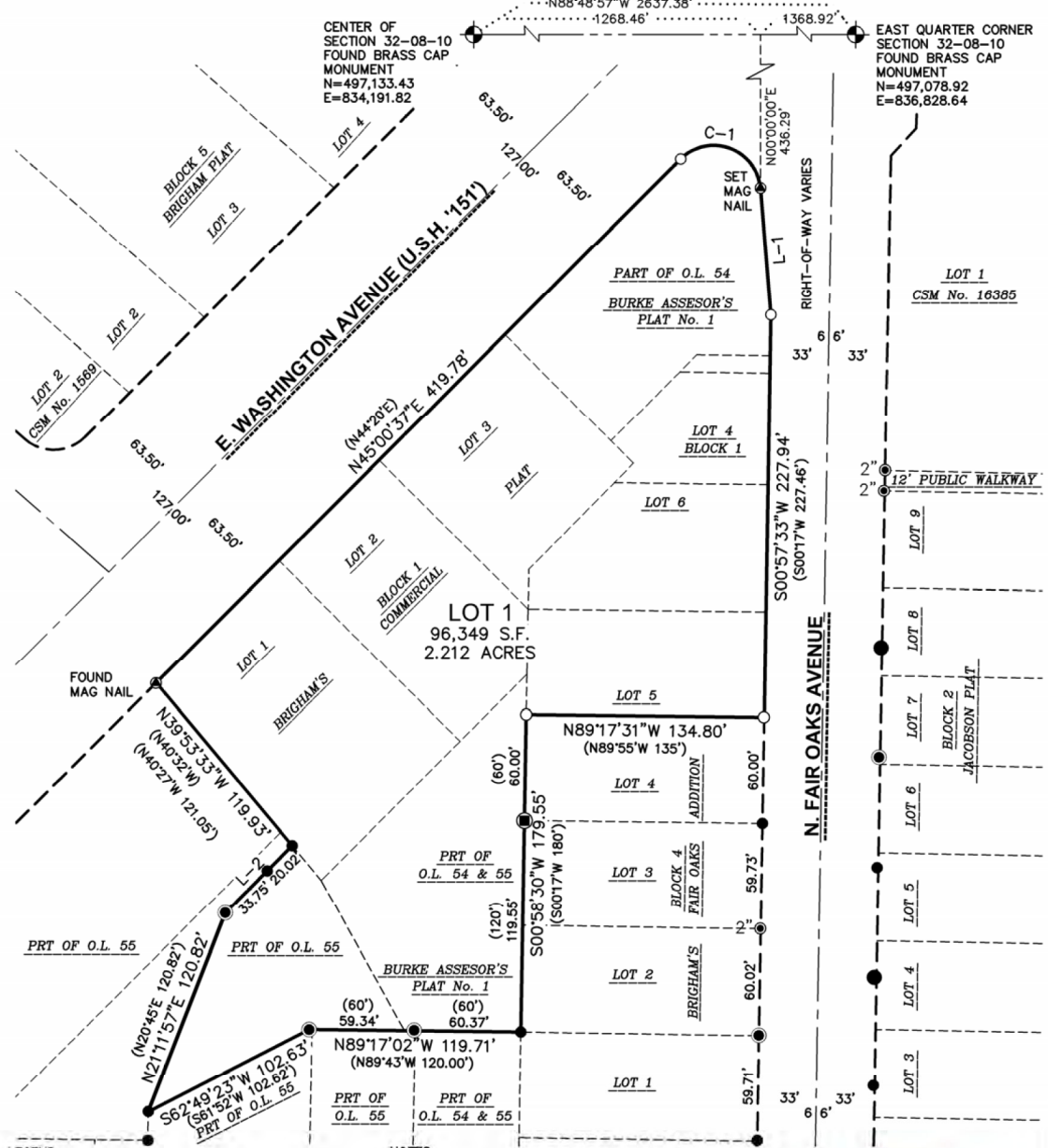
- Certified Survey Map.
- Grant a Public Sidewalk Easement for and be responsible for the construction of a minimum six (6)-foot wide sidewalk, eight (8)-foot terrace, and additional one (1) foot for maintenance along E Washington Avenue frontage.
- Grant a Public Sidewalk Easement for and be responsible for the construction of a minimum five (5)-foot wide sidewalk, eight (8)-foot terrace, and additional one (1) foot for maintenance along the N Fair Oaks Avenue frontage.
- Construction of terrace, curb and gutter, and pavement along the property frontages E Washington Avenue and N Fair Oaks Avenue.
- Construction of a traffic island to facilitate pedestrian crossing on N Fair Oaks Avenue, south of E Washington Avenue, including marked continental crosswalk, pedestrian ramps, pedestrian crossing signing, and street lighting.

- Private water, sewer, and storm lateral connections to public infrastructure.
- Construction of public storm sewer on N Fair Oaks Avenue to connect private storm into public infrastructure.
- Public improvements for this site will include those immediately adjacent to the site as well as off-site sanitary sewer improvement due to projects wastewater flow calculations exceeding existing public sewer pipe capacity.
- Provide public street terrace tree protection and plantings per City Forestry approvals.
- 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.
- 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.
- Coordinate project access, street closures, and street occupancy with other projects in the area and as approved by City Traffic Engineering.
- Restoration of all street, sidewalk, curb and gutter, terrace, and pavement markings as required due to construction activities.

# PRELIMINARY

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

PART OF LOTS 1, 2, 3, 4, BLOCK 1, BRIGHAM'S COMMERCIAL PLAT, RECORDED IN VOLUME 26, ON PAGE 10, AS DOCUMENT No. 1057242, ALL OF LOT 4, 5 & 6 BLOCK 4, BRIGHAM'S FAIR OAKS ADDITION, RECORDED IN VOLUME 10, ON PAGE 30, AS DOCUMENT NO. 1672840, AND PART OF OUTLOTS FIFTY-FOUR (54) AND FIFTY-FIVE (55), BURKE ASSESSOR'S PLAT NO. 1, RECORDED IN VOLUME 9 ON PAGES 15-21 AS DOCUMENT No. 593673, LOCATED IN THE WEST HALF OF THE SOUTHEAST QUARTER, SECTION 32, TOWNSHIP 08 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

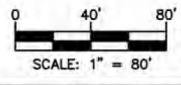


**LEGEND**

- GOVERNMENT CORNER
- 3/4" REBAR FOUND
- 3/4" x 24" REBAR SET (1.50 LBS/LF)
- 1" IRON PIPE FOUND
- 2" IRON PIPE FOUND
- RAILROAD SPIKE FOUND
- PLAT BOUNDARY
- CHORD LINE
- CENTERLINE
- RIGHT-OF-WAY LINE
- PLATTED LOT LINE
- SECTION LINE
- EASEMENT LINE

**NOTES**

1. FIELD WORK PERFORMED MAY 21 & 29, 2025.
2. BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY (NAD83 2011), THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 08 NORTH, RANGE 10 EAST, RECORDED AS N88°48'57"W.
3. SEE SHEET 2 FOR LINE AND CURVE TABLE AND EXISTING IMPROVEMENTS. SEE SHEET 3 FOR EXISTING EASEMENTS.



**SURVEYED BY:**  
**JSD**  
 MADISON REGIONAL OFFICE  
 507 W. VERONA AVENUE, SUITE 500  
 VERONA, WISCONSIN 53593  
 P. 608.848.5060

**SURVEYED FOR:**  
**VOLKER DEVELOPMENT**  
 464 S. HICKORY ST., STE. C  
 FOND DU LAC, WI 54935

**PROJECT NO:** 24-14692  
**FIELDBOOK/PG:** -  
**SHEET NO:** 1 OF 8

**SURVEYED BY:** ZHG  
**DRAWN BY:** ZHG

**VOL** \_\_\_\_\_ **PAGE** \_\_\_\_\_  
**DOC. NO.** \_\_\_\_\_  
**C.S.M. NO.** \_\_\_\_\_

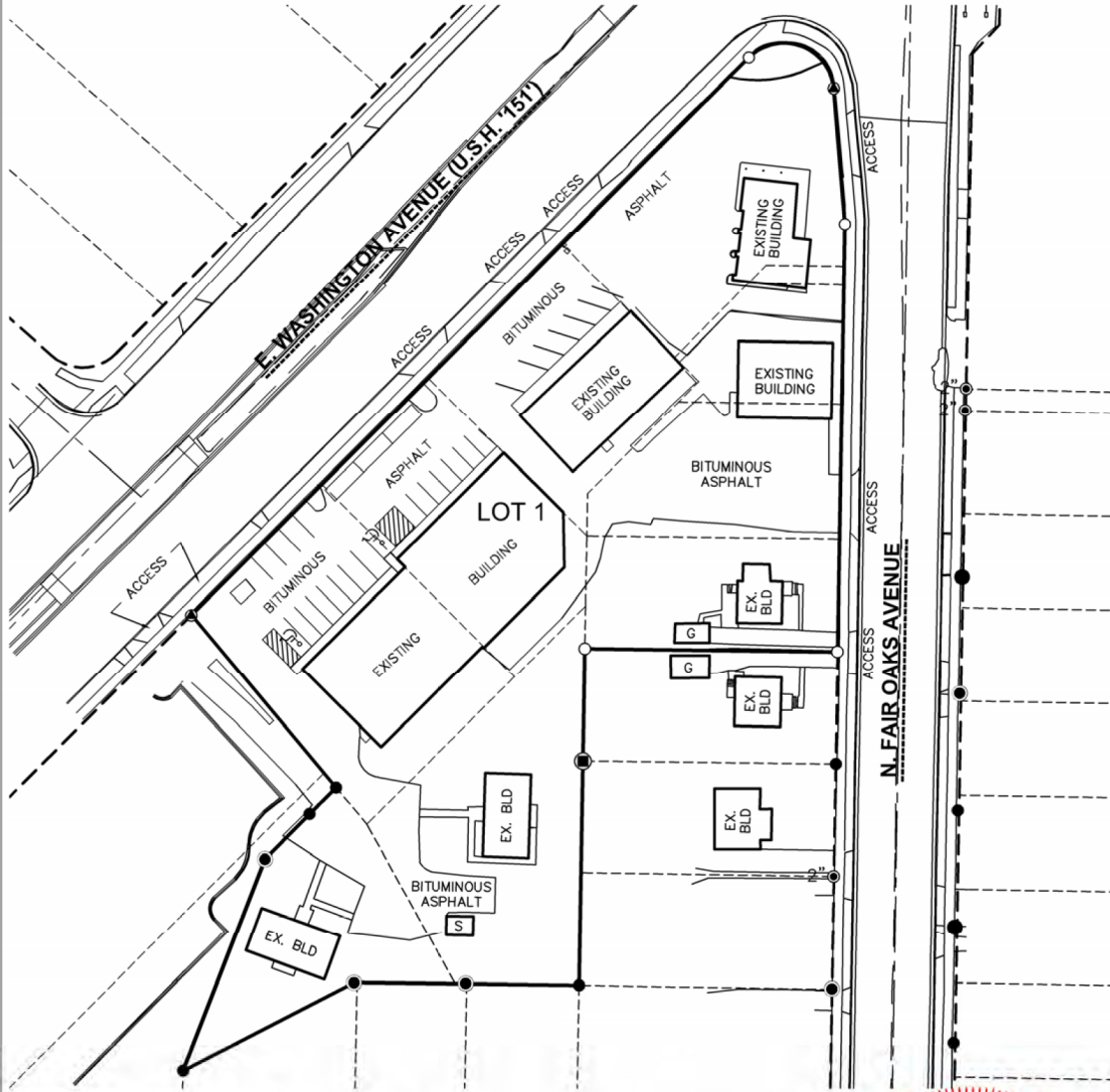
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# PRELIMINARY

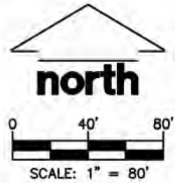
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### EXISTING IMPROVEMENTS

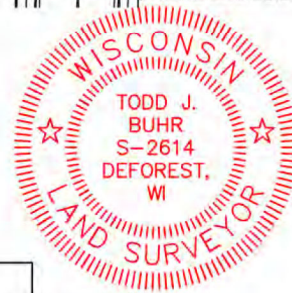


LINE TABLE		
LINE	BEARING	DISTANCE
L-1	S04°42'36"E	72.32'
( )	S05°03'33"E	71.95'
L-2	N45°16'34"E	53.77'
( )	N44°25'E	53.70'



#### NOTES

EXISTING IMPROVEMENTS SHOWN ARE TO BE REMOVED  
 S SHED  
 G GARAGE



CURVE TABLE							
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	ARC LENGTH	TANGENT IN	TANGENT OUT
C-1	26.59'	129°33'22"	S70°03'28"E	48.11'	60.11'	N45°09'51"E	S05°16'47"E
( )	26.59'	-	S69°46'21"E	48.11'	60.11'	-	-

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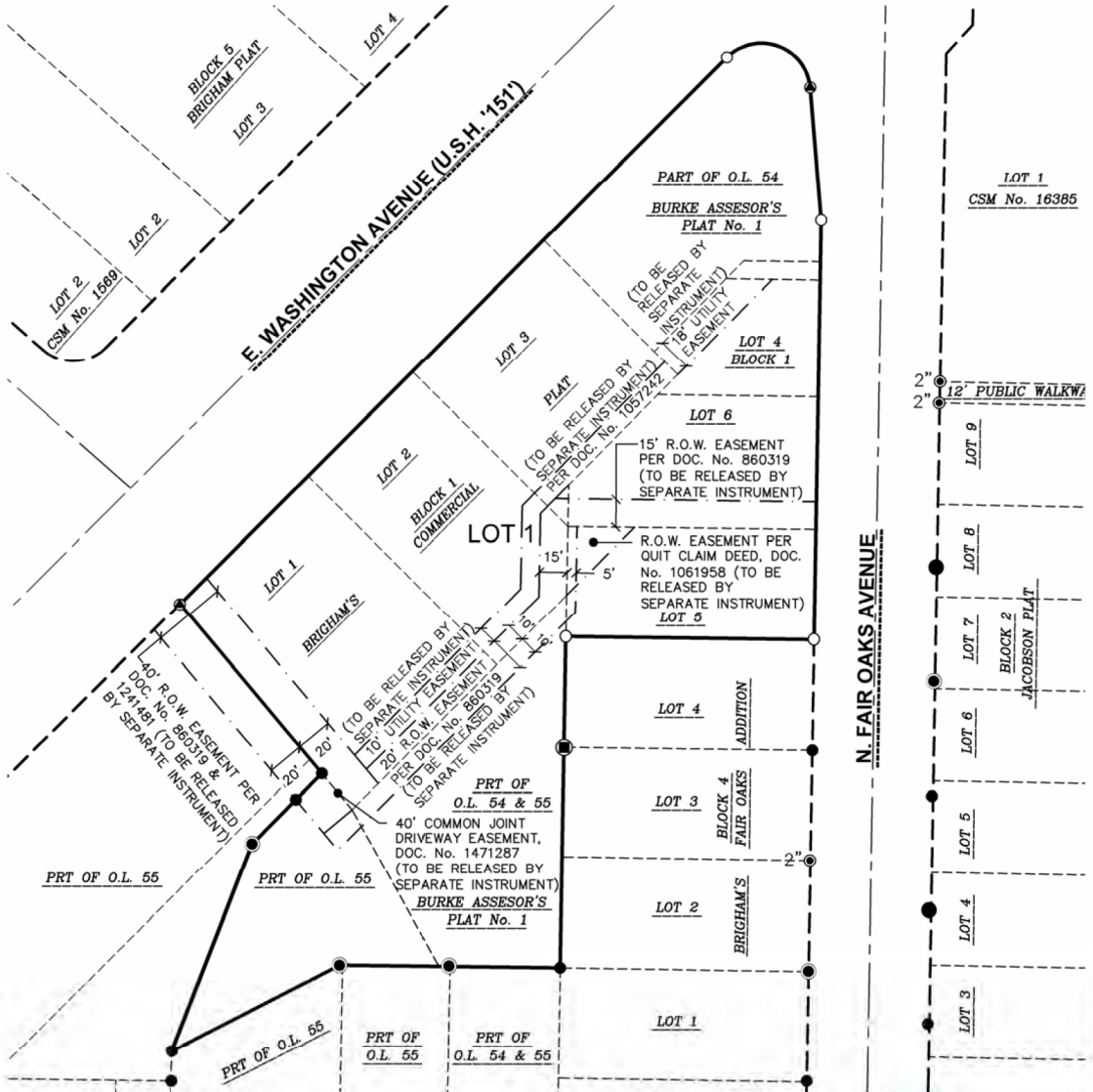
SURVEYED BY: MADISON REGIONAL OFFICE 507 W. VERONA AVENUE, SUITE 500 VERONA, WISCONSIN 53593 P. 608.848.5060	SURVEYED FOR: <b>VOLKER DEVELOPMENT</b> 464 S. HICKORY ST., STE. C FOND DU LAC, WI 54935	PROJECT NO: 24-14692 FIELDBOOK/PG: - SHEET NO: 2 OF 8	SURVEYED BY: ZHG DRAWN BY: ZHG
VOL. _____ PAGE _____		DOC. NO. _____	
C.S.M. NO. _____			

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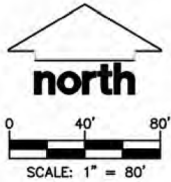
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### EXISTING EASEMENTS



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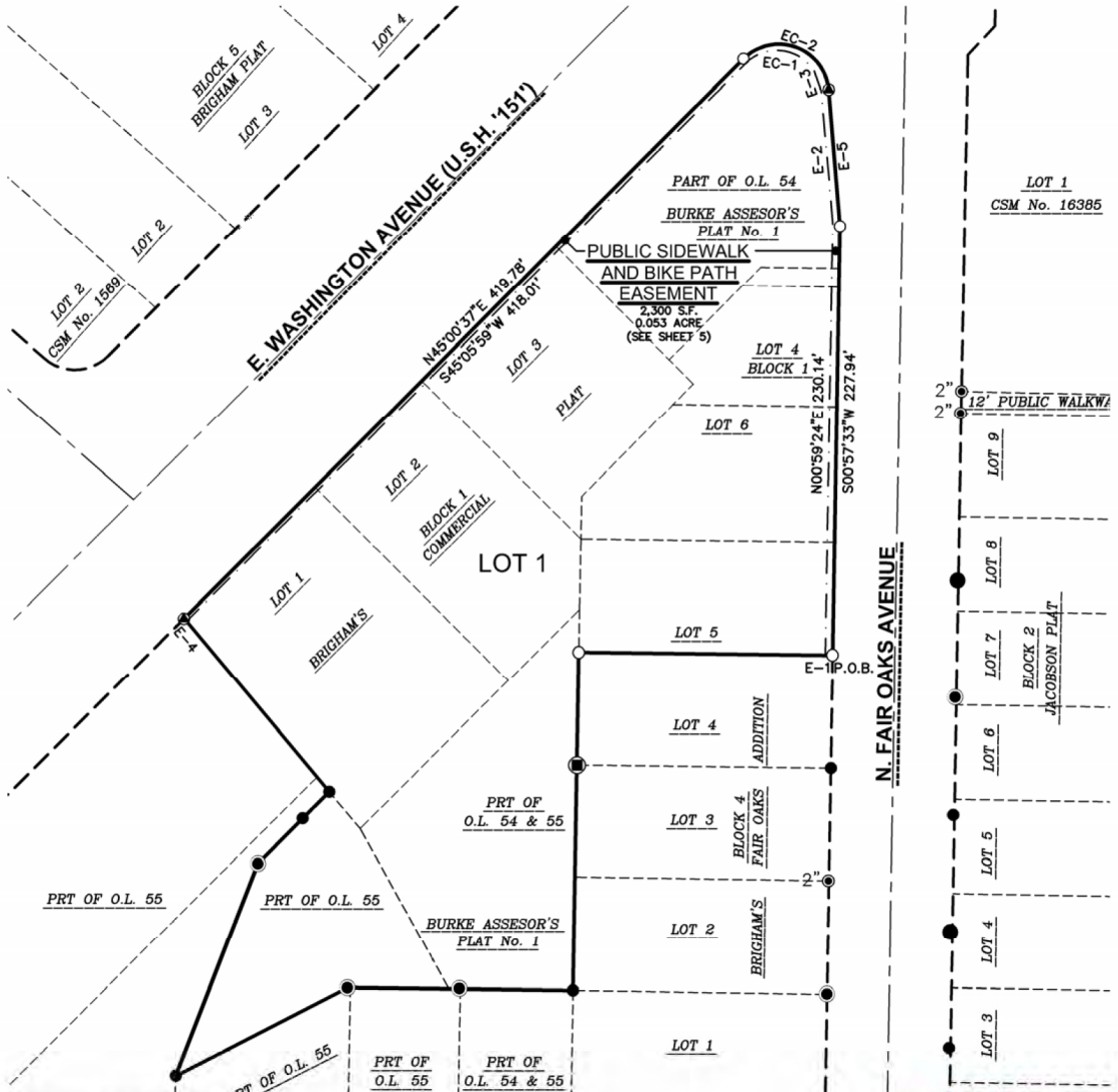
<p><b>SURVEYED BY:</b></p> <p><b>JSD</b> MADISON REGIONAL OFFICE 507 W. VERONA AVENUE, SUITE 500 VERONA, WISCONSIN 53593 P. 608.848.5060</p>	<p><b>SURVEYED FOR:</b></p> <p><b>VOLKER DEVELOPMENT</b> 464 S. HICKORY ST., STE. C FOND DU LAC, WI 54935</p>	<p><b>PROJECT NO:</b> 24-14692</p> <p><b>FIELDBOOK/PG:</b> -</p> <p><b>SHEET NO:</b> 3 OF 8</p>	<p><b>SURVEYED BY:</b> ZHG</p> <p><b>DRAWN BY:</b> ZHG</p>
<p><b>VOL _____ PAGE _____</b></p> <p><b>DOC. NO. _____</b></p> <p><b>C.S.M. NO. _____</b></p>			

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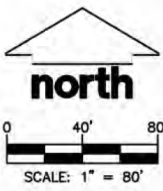
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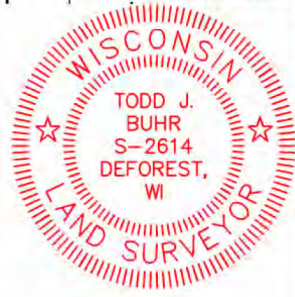
### PUBLIC SIDEWALK AND BIKE PATH EASEMENT



LINE TABLE		
LINE	BEARING	DISTANCE
E-1	N89°17'31"W	3.96'
E-2	N5°03'47"W	69.25'
E-3	N19°11'19"W	11.22'
E-4	N39°53'33"W	1.90'
E-5	S4°42'36"E	72.32'

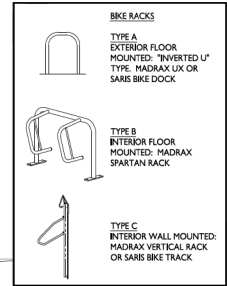


CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
EC-1	43.18'	23.39'	105°47'19"	37.30'	N84°38'35"W
EC-2	60.12'	26.59'	129°33'22"	48.11'	S70°03'28"E



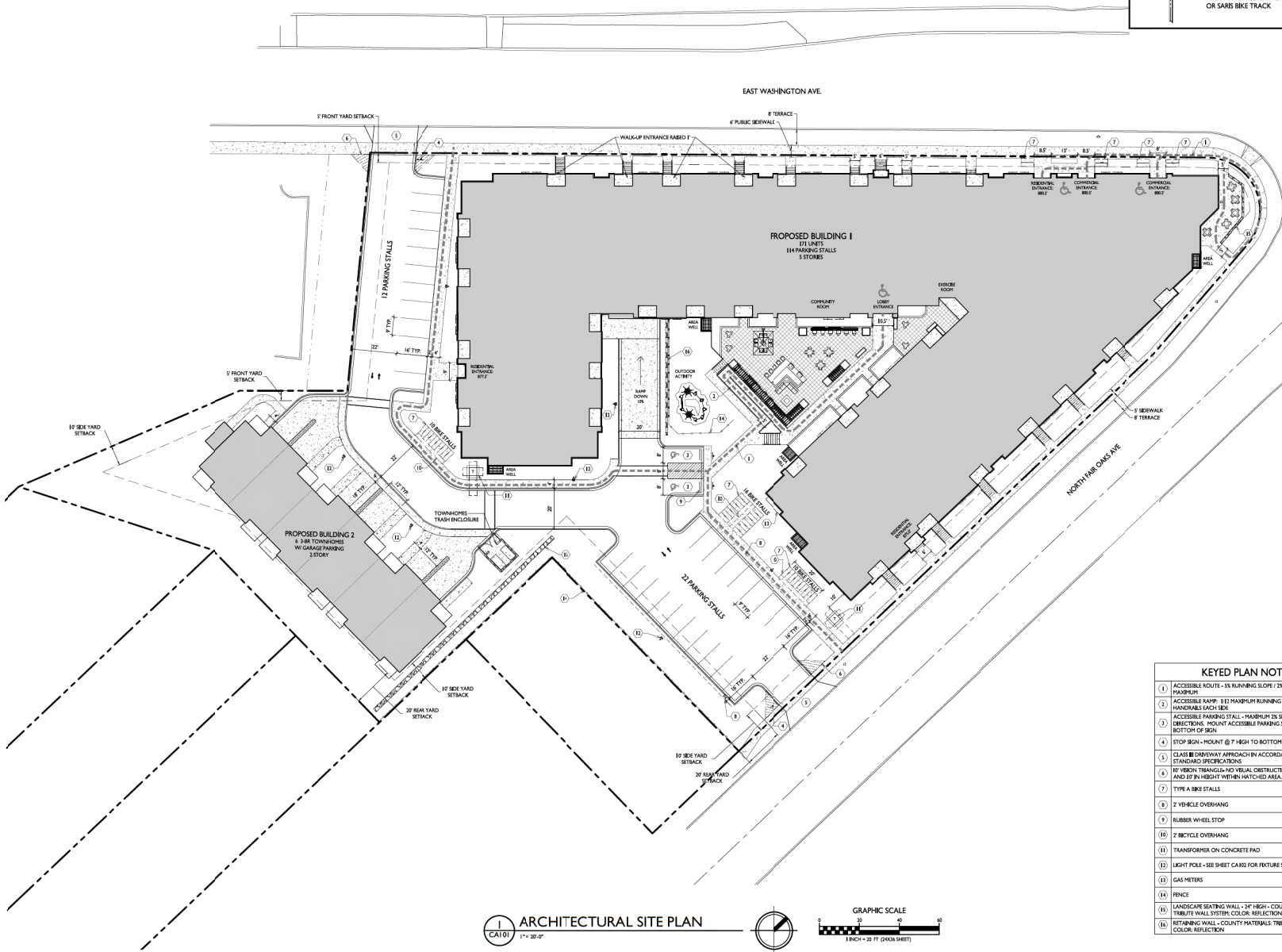
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SURVEYED BY:  <b>JSD</b> MADISON REGIONAL OFFICE 507 W. VERONA AVENUE, SUITE 500 VERONA, WISCONSIN 53593 P. 608.848.5060	SURVEYED FOR: <b>VOLKER DEVELOPMENT</b> 464 S. HICKORY ST., STE. C FOND DU LAC, WI 54935	PROJECT NO: 24-14692 FIELDBOOK/P/C: - SHEET NO: 4 OF 8	SURVEYED BY: ZHG DRAWN BY: ZHG
VOL. _____ PAGE _____ DOC. NO. _____ C.S.M. NO. _____			



**SITE DEVELOPMENT DATA:**

ZONING:	CC-17
GENETICS:	Commercial Corridor - Transitional
LOT AREA:	184,438 SF / 4.24 ACRES
DWELLING UNITS:	171 UNITS
APPT. BUILDING TOWNSHIPS:	6 UNITS
TOTAL:	177 UNITS
LOT AREA / D.U.:	396 SF / D.U.
DENSITY:	73.8 UNITS / ACRE
LOT COVERAGE:	74,274 SF (71%)
BUILDING HEIGHT:	5 STORIES / 66'-0"
COMMERCIAL AREA:	3,286 SF
GROSS BUILDING AREA (INCLUDES GARAGE):	256,819 SF
BUILDING 1:	11,154 SF
BUILDING 2:	245,343 SF
TOTAL:	256,497 SF
DWELLING UNIT MIX:	
BUILDING 1:	
ONE BEDROOM:	76
TWO BEDROOM:	48
THREE BEDROOM:	37
TOTAL:	171 D.U.
BUILDING 2:	
THREE BEDROOM:	6 D.U.
TOTAL:	177 D.U.
VEHICLE PARKING STALLS:	
GARAGE - APPE:	114 (INCL. 3 ADA)
GARAGE - TOWNHOMES:	6
SURFACE:	40 (INCL. 2 ADA)
TOTAL:	160 VEHICLES/FULL
100% READY (17)	
BIKE PARKING:	
GARAGE - LONG TERM:	174
SURFACE - LONG TERM:	17
SURFACE - SHORT TERM:	30
SURFACE - COMMERCIAL:	7
TOTAL:	238 BIKE STALLS

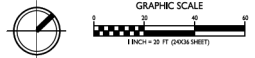


- THE APPLICANT SHALL REPLACE ALL SIDEWALK AND CURB AND CUTTING THAT AFFECTS THE PROPERTY THAT IS DAMAGED BY THE CONSTRUCTION, OR ANY SIDEWALK AND CURB AND CUTTING THAT IS DAMAGED BECAUSE IT IS NOT AT A DESIRABLE GRADE, REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.
- ALL WORK IN THE PUBLIC RIGHT OF WAY SHALL BE PERFORMED BY A CITY-APPOINTED CONTRACTOR.
- 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.
- ALL PROPOSED STREET TREE REMOVALS WITHIN THE RIGHT OF WAY SHALL BE REVIEWED BY CITY FORESTRY BEFORE THE PLAN COMPRESSION MEETING. STREET TREE REMOVALS REQUIRES 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 ADJACENT WITHIN WHICH DISTRICT IS AFFECTED BY THE STREET TREE REMOVALS PRIOR TO A TREE REMOVAL PERMIT BEING ISSUED.
- AS DEFINED BY THE SECTION 107.03 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, NO EXCAVATION IS PERMITTED WITHIN 5 FEET OF THE TRUNK OF A STREET TREE OR WHEN CUTTING ROOTS OVER 3 INCHES IN DIAMETER. IF EXCAVATION IS NECESSARY, THE CONTRACTOR SHALL CONTACT MADISON CITY FORESTRY (564-4885) PRIOR TO EXCAVATION. CITY OF MADISON CITY 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/PWS/PWS/CMS](http://CITYOFMADISON.COM/BUSINESS/PWS/PWS/CMS)
- CONTRACTOR SHALL TAKE PRECAUTIONS DURING CONSTRUCTION TO NOT DAMAGE 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 TREES. THEY MAY REQUIRE USING SMALLER EQUIPMENT AND LOGGING AND UNLOADING MATERIALS IN A DESIGNATED SPACE AWAY FROM TREES ON OR NEAR GRASSY AREAS. ANY DAMAGE OR INJURY TO EXISTING STREET TREES (OTHER THAN ON BELIEF GRASSES) SHALL BE REPORTED IMMEDIATELY TO CITY FORESTRY AT 564-4885. PENALTIES AND REMEDIATION SHALL BE REQUIRED.
- SECTION 107.03(G) OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION PROVIDES: ADDRESS SEE COMPANION TREE TRIMMING AND SHALL BE FOLLOWED BY CONTRACTOR. THE STORAGE OF EXCAVATED MATERIALS, CONSTRUCTION EQUIPMENT, BUILDING MATERIALS, REFUSE, EXCAVATED SPILLS OR DUMPING OF HAZARDOUS MATERIALS ON OR AROUND TREES AND ROOTS WITHIN THE (5) FEET OF THE TREE OR WITHIN THE PROTECTION ZONE IS PROHIBITED.
- ON THIS PROJECT, STREET TREE PROTECTION ZONE FENCING IS REQUIRED. THE FENCING SHALL BE ERECTED BEFORE THE EXCAVATION, 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 DRIVERS OR EQUIPMENT ACCESS THROUGH THE TREE PROTECTION ZONE.
- STREET TREE PRUNING SHALL BE COORDINATED WITH MADISON CITY 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.
- AT LEAST ONE WEEK PRIOR TO STREET TREE PLANTING, CONTRACTOR SHALL CONTACT CITY FORESTRY AT 608-264-4141 TO SCHEDULE INSPECTION AND APPROVAL OF NURSERY TREE STOCK AND NURSERY PLANTING SPECIFICATIONS WITH THE LANDSCAPER.
- 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 FORESTRY (564-4885).
- 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 OF THE CITY ENGINEERING, ENGINEERING AND CITY ENGINEERING DEPARTMENTS SHOWN ON THE SITE PLAN. THE RIGHT-OF-WAY ARE PERMANENT AND MAY NEED TO BE REWORKED AT THE APPLICANT'S DISCRETION UPON NOTIFICATION BY THE CITY.

**KEYED PLAN NOTES**

(1)	ACCESSIBLE ROUTE - 3% 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 II DRIVEWAY APPROACH IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS
(6)	TYPE A BIKE STALLS
(7)	VEHICLE OVERHANG
(8)	RUBBER WHEEL STOP
(9)	BIKE CYCLE OVERHANG
(10)	TRANSFORMER ON CONCRETE PAD
(11)	LIGHT POLE - SEE SHEET CA102 FOR FIXTURE SCHEDULE
(12)	GAS METERS
(13)	FENCE
(14)	LANDSCAPE SEATING WALL - 24" HIGH - COUNTY MATERIALS
(15)	TRIBUTE WALL SYSTEM. COLOR REFLECTION
(16)	TRIBUTE WALL SYSTEM. COLOR REFLECTION

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



ISSUED  
2023.06.14 - UDC1 / LU SUBMITTAL  
2023.06.14 - UDC1 / LU SUBMITTAL  
2023.12.10 - SPE PLAN SUBMITTAL

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









CREATE THE VISION TELL THE STORY

jsdinc.com

MADISON REGIONAL OFFICE  
501 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:  
952 N FAIR OAKS AVE.  
MADISON, DANE COUNTY  
WISCONSIN 53704

PLAN MODIFICATIONS:

#	Date	Description
1	06.16.25	LAND USE SUBMITTAL
2	09.02.25	LAND USE RE-SUBMITTAL
3	12.12.25	SITE PLAN REVIEW SUBMITTAL
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: 24-1488Z

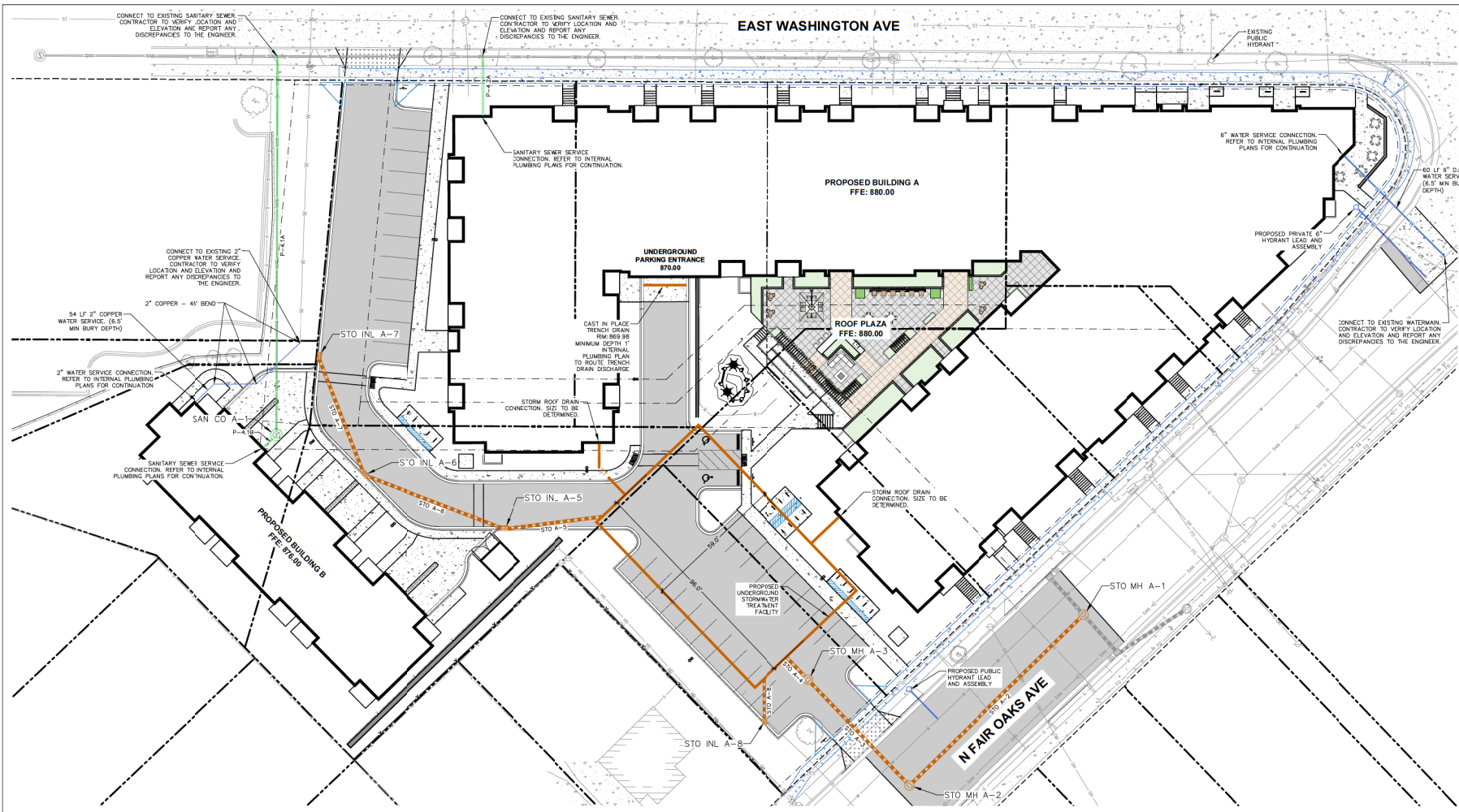
THE RIGHT OF WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDED PLAN BY TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENT.

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)



**DIGGERS HOTLINE**  
Toll Free (800) 242-8511

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EAST WASHINGTON AVE

PROPOSED BUILDING A  
FFE: 880.00

ROOF PLAZA  
FFE: 880.00

PROPOSED BUILDING B  
FFE: 870.00

UNDERGROUND  
PARKING ENTRANCE  
870.00

N FAIR OAKS AVE

PROPOSED STORM SEWER STRUCTURE TABLE					
LABEL	RM EL. (FT)	INVERT EL. (FT)	DEPTH (FT)	STRUCTURE DESC.	FRAME & GRATE
STO INL A-5	874.41	NE INV: 871.21 (14") SW INV: 871.31 (15")	3.2	2 x 3 INLET	R-3067 TYPE L
STO INL A-6	874.87	NE INV: 871.62 (15") NW INV: 871.72 (15")	3.2	2 x 3 INLET	R-3067 TYPE R
STO INL A-7	875.59	SE INV: 871.99 (19")	3.6	2 x 3 INLET	R-3067 TYPE R
STO INL A-8	873.42	NW INV: 870.76 (12")	2.7	2 x 3 INLET	R-3067 TYPE L
STO MH A-1	873.41	E INV: 869.77 (10") W INV: 869.77 (10") S INV: 869.77 (10")	3.6	48 IN MH (FLAT)	R-1550 SOLID LID
STO MH A-2	873.73	N INV: 870.03 (15") W INV: 870.03 (15")	3.7	48 IN MH (FLAT)	R-1550 SOLID LID
STO MH A-3	873.72	E INV: 870.18 (15") W INV: 870.18 (15")	3.5	48 IN MH (FLAT)	R-1550 SOLID LID

PROPOSED STORM SEWER PIPE TABLE							
LABEL	FROM	TO	LENGTH	INVERT EL. (FT)	DISCHARGE EL. (FT)	SLOPE	SIZE & MATERIAL
STO A-2	STO MH A-2	STO MH A-1	102'	870.03	869.77	0.25%	15 IN RCP
STO A-3	STO MH A-3	STO MH A-2	67'	870.18	870.03	0.25%	15 IN RCP
STO A-4	UG SYSTEM A-4	STO MH A-3	13'	870.21	870.18	0.25%	15 IN RCP
STO A-5	STO INL A-5	UG SYSTEM A-4	42'	871.21	871.00	0.50%	15 IN RCP
STO A-6	STO INL A-6	STO INL A-5	63'	871.62	871.31	0.50%	15 IN RCP
STO A-7	STO INL A-7	STO INL A-6	53'	871.99	871.72	0.50%	15 IN RCP
STO A-8	STO INL A-8	UG SYSTEM A-4	18'	870.76	870.71	0.25%	12 IN RCP

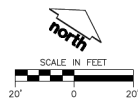
PROPOSED SANITARY SEWER STRUCTURE TABLE					
LABEL	RM EL. (FT)	INVERT EL. (FT)	DEPTH (FT)	STRUCTURE DESC.	FRAME & GRATE
SAN CO A-1	875.53	NW INV: 868.88 (6") S INV: 868.88 (6")	6.7	CLEANOUT	R-5900A SOLID LID

PROPOSED SANITARY SEWER PIPE TABLE							
LABEL	FROM	TO	LENGTH	INVERT EL. (FT)	DISCHARGE EL. (FT)	SLOPE	SIZE & MATERIAL
P-4.1A	SAN CO A-1	SAN MAIN A	150'	868.88	867.93	1.04%	6 IN PVC
P-4.1B	TOWN HOMES	SAN CO A-1	7'	868.96	868.88	1.04%	6 IN PVC
P-4.2A	BUILDING A	SAN MAIN B	25'	867.90	867.64	1.04%	8 IN PVC

NOTES:  
1. INLET RM GRADES ARE TO FLOWLINE

THE RIGHT OF WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME FOR 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. XXXXXX)



**DIGGERS HOTLINE**  
Toll Free (800) 242-8511



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jsdinc.com

MADISON REGIONAL OFFICE  
501 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:  
952 N FAIR OAKS AVE.  
MADISON, DANE COUNTY  
WISCONSIN 53704

PLAN MODIFICATIONS:	
#	Description
1	06.16.25 LAND USE SUBMITTAL
2	09.02.25 LAND USE RE-SUBMITTAL
3	12.12.25 SITE PLAN REVIEW SUBMITTAL
4	
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15	

Designed By: CAC  
Reviewed By: CWD

Approved By: CWD

SHEET TITLE:  
UTILITY PLAN

SHEET NUMBER:  
**C500**

JSD PROJECT NO: 24-14892

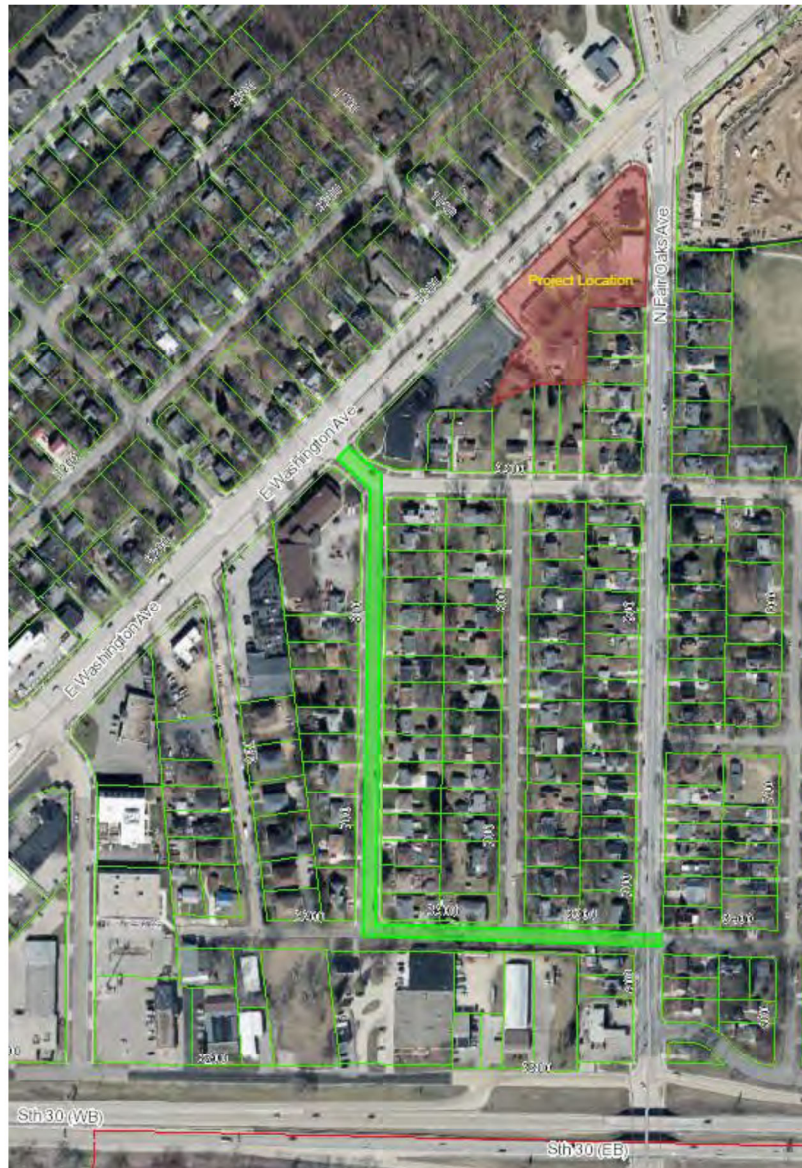
FILE: U:\JSD\Projects\052024\04892\FW\04892\DWG\04892\_Utility.dwg User: cswd\cswd Date: 12/20/24 4:17:00 PM

**952 N Fair Oaks Avenue  
Contract 9746  
Project 16128  
Developer: The Point Residences, LLC**

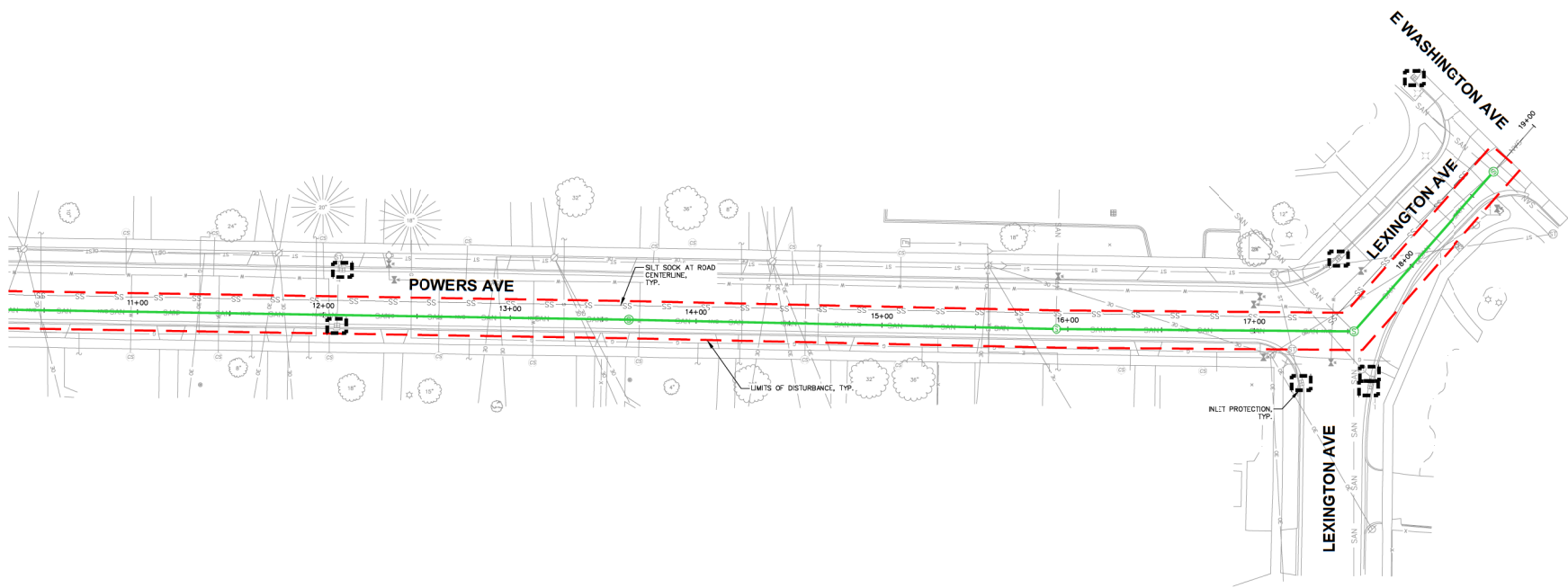
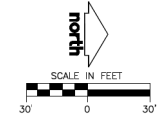
Required off-site sanitary sewer improvement due to projects wastewater flow calculations exceeding existing public sewer pipe capacity. The Developer is responsible for the cost of the improvements increasing the public main from 8" to 15". The City will reimburse the Developer, up to the limit allowed by State Statute, which is currently \$25,000, for the clay pipe that would have otherwise been lined.

**Off-Site Sanitary Sewer Corridor Location**

Begin at E Washington Ave and Lexington St to the intersection of Lexington St and Powers Ave, south approximately 1,000' on Powers Ave to Burke Ave, east of Burke Ave approximately 650' and connect into existing at N Fair Oaks Ave.



Please note that North is page right



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MADISON REGIONAL OFFICE  
 507 WEST VERONA AVENUE, SUITE 200  
 VERONA, WISCONSIN 53593  
 P. 608.848.5000

CLIENT:  
**VOLKER  
 DEVELOPMENT, INC.**

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

PROJECT:  
**E WASHINGTON AVE &  
 N FAIR OAKS MULTI-  
 FAMILY DEVELOPMENT**  
 CITY PROJECT #: XXXXX; CONTRACT #: XXXX

PROJECT LOCATION:  
 BURKE AVE / POWERS AVE  
 MADISON, WI 53701  
 DANE COUNTY

PLAN MODIFICATIONS:

#	Date:	Description:
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Designed By: SJF  
 Reviewed By: CAC  
 Approved By: CWD

SHEET TITLE:  
**PUBLIC SANITARY  
 IMPROVEMENT  
 GRADING & EROSION  
 CONTROL PLAN - NORTH**

SHEET NUMBER:  
**EC-2**

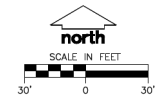
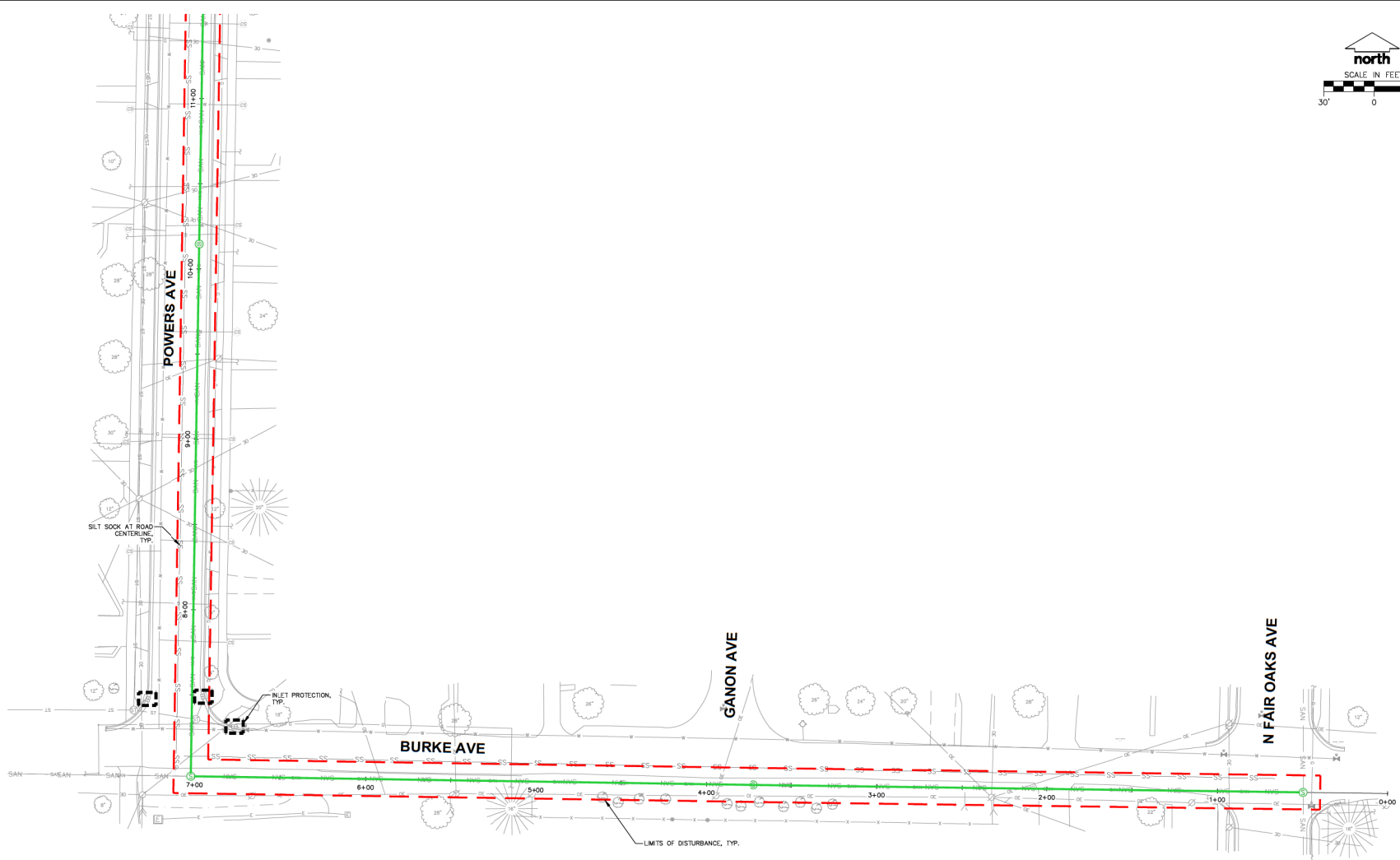
JSD PROJECT NO: 24-1492



File: J:\JSD\100\proj\2024\2414892\DWG\EC\_Plan\EC\_Plan.dwg User: scott.fisher PlotDate: Mar 20, 2024 4:45pm XHP

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File: JSD\BIC\proj\241482\DWG\Civil\Bent\241482\_EC\_Plan\_South.dwg User: scott.schaefer PlotDate: Mar 20, 2025 4:48pm Xref's:



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 507 WEST VERONA AVENUE, SUITE 500  
 VERONA, WISCONSIN 53593  
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CLIENT:  
**VOLKER  
 DEVELOPMENT, INC.**

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

PROJECT:  
**E WASHINGTON AVE &  
 N FAIR OAKS MULTI-  
 FAMILY DEVELOPMENT**  
 CITY PROJECT #: XXXXX; CONTRACT #: XXXX

PROJECT LOCATION:  
 BURKE AVE / POWERS AVE  
 MADISON, WI 53701  
 DANE COUNTY

PLAN MODIFICATIONS:

#	Date:	Description:
1.	08.08.08	NOT FOR CONSTRUCTION
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Designed By: SJT  
 Reviewed By: CAC  
 Approved By: CWD

SHEET TITLE:  
**PUBLIC SANITARY  
 IMPROVEMENT  
 GRADING & EROSION  
 CONTROL PLAN - SOUTH**

SHEET NUMBER:  
**EC-1**

JSD PROJECT NO: 24-1482



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