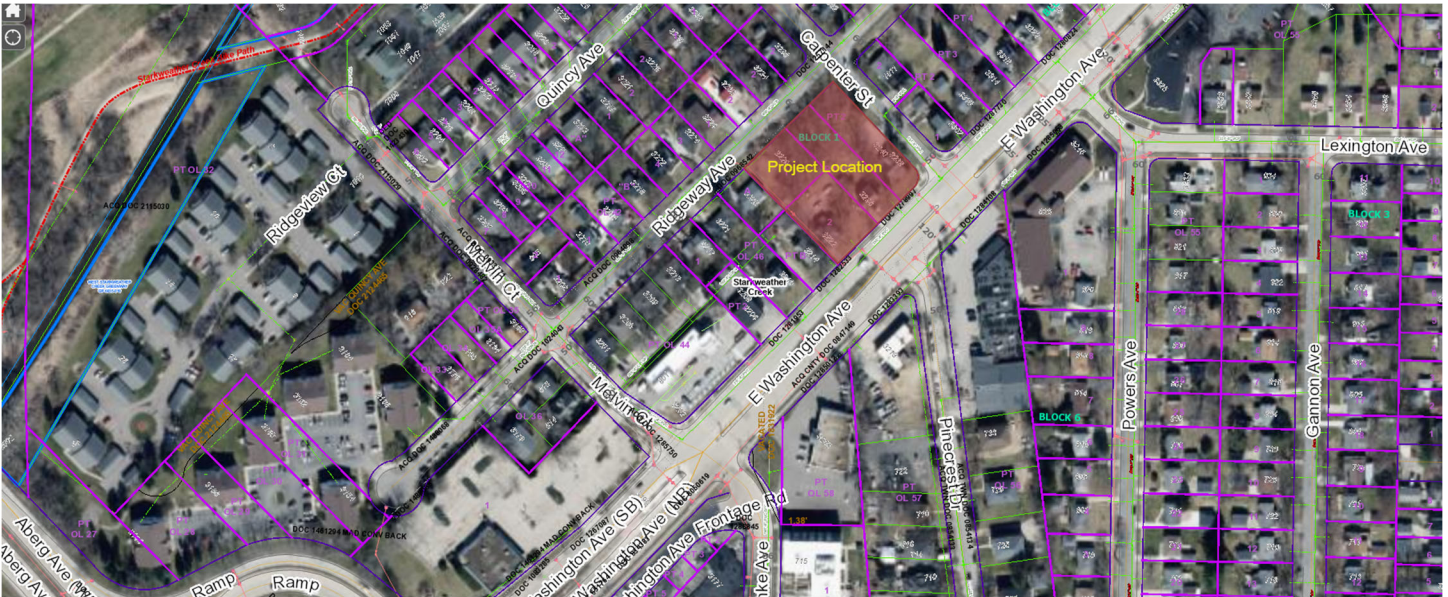


3226 E Washington Avenue
Contract 9747
Project 16129
Developer: The Aspen Residences, LLC



The Aspen Residences, LLC, is conditionally approved for a one-lot certified survey map and the construction of a five-story mixed-use building with 91 dwelling units and an office for human services currently located at 3222-3238 East Washington Avenue and 3229 Ridgeway Avenue

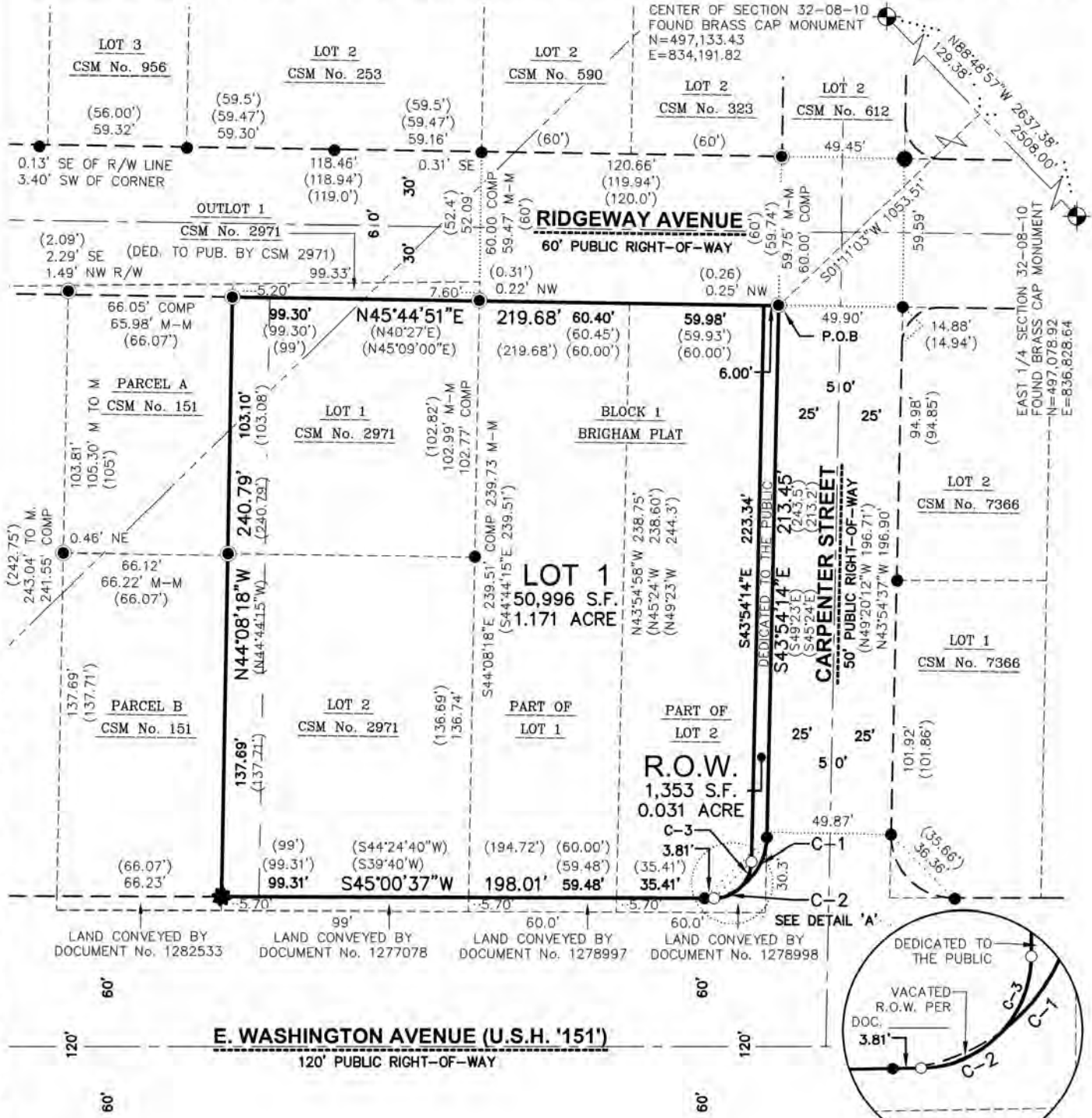
Summary of Improvements:

- Certified Survey Map.
- Grant a Public Sidewalk Easement along the E Washington Avenue and Ridgeway Avenue frontages to accommodate the construction of a minimum five (5)-foot wide sidewalk, eight (8)-foot terrace, and additional one (1) foot for maintenance.
- Dedicate six (6) feet of right of way along the frontage of Carpenter Street for a total of 31 feet from the centerline.
- Construction of new sidewalks, terrace, curb and gutter, and pavement repairs adjacent to the property frontages on Ridgeway Avenue and Carpenter Street.
- Installation of public storm infrastructure in a newly granted 15' wide Public Storm Sewer Easement along the southwest 15' side of the site.
- Construct private sanitary, storm, and water service laterals necessary to serve the private redevelopment project per plans approved by the City Engineer.
- Remove privately planted trees and shrubs in right of way on Carpenter Street and Ridgeway Avenue.
- Tree removal – 20" tree at intersection of Carpenter Street and Ridgeway Avenue and a 20" Pine and nearby shrubs on Carpenter shall be removed. Additional tree plantings, and tree protection as approved by City Forestry.
- 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.

PRELIMINARY

CERTIFIED SURVEY MAP NO.

PART OF LOTS 1 & 2, BLOCK 1, BRIGHAM PLAT, RECORDED IN VOLUME 2, ON PAGE 8A, AS DOCUMENT No. 439757 AND LOTS 1 & 2, CERTIFIED SURVEY MAP No. 2971, RECORDED IN VOLUME 11 OF CERTIFIED SURVEY MAPS, ON PAGE 382-383, AS DOCUMENT No. 1592723, LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 08 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



LEGEND

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

NOTES

- FIELD WORK PERFORMED ON DECEMBER 2, 3, 5, 6, AND 11, 2024 AND JANUARY 2 AND 13, 2025.
- BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY (NAD83 2011). THE NORTH LINE IF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 08 NORTH, RANGE 10 EAST, RECORDED AS N88°48'57"W.
- SEE SHEET 2 FOR EXISTING IMPROVEMENTS, SHEET 3 FOR EXISTING EASEMENTS, SHEET 4 FOR NEW EASEMENTS AND SHEET 6 FOR CURVE TABLE.

0 30' 60'

SCALE: 1" = 60'

DETAIL 'A'

DEDICATED TO THE PUBLIC

VACATED R.O.W. PER DOC. 3.81'

C-1

C-2

WISCONSIN

TODD J. BUHR

S-2614

DEFOREST, WI

LAND SURVEYOR

SURVEYED BY: JSD MADISON REGIONAL OFFICE 507 W. VERONA AVENUE, SUITE 500 VERONA, WISCONSIN 53593 P. 608.848.5060	SURVEYED FOR: VOLKER DEVELOPMENT, INC. 464 S. HICKORY ST. STE. C FOND DU LAC, WI 54935	PROJECT NO: 24-14265 FIELDBOOK/PG: - SHEET NO: 1 OF 8	SURVEYED BY: RAC DRAWN BY: CMD	VOL. _____ PAGE _____ DOC. NO. _____ C.S.M. NO. _____
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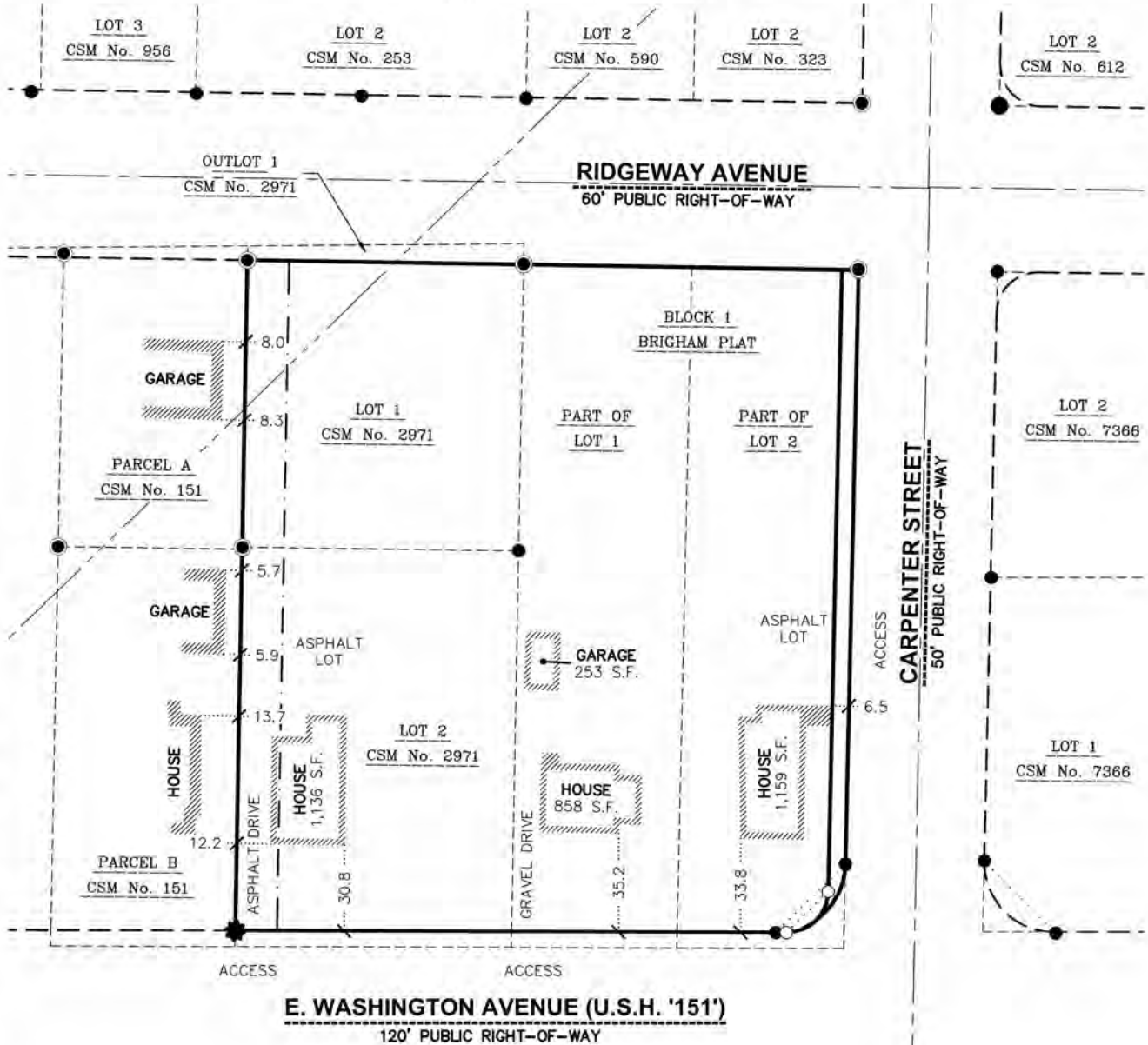
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PRELIMINARY

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EXISTING IMPROVEMENTS

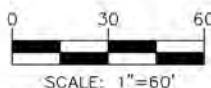


LEGEND

- 3/4" x 24" REBAR SET (1.50 LBS/LF)
- 1" IRON PIPE FOUND
- 1-1/4" REBAR FOUND
- 3/4" REBAR FOUND
- COTTON SPINDLE FOUND
- PLAT BOUNDARY
- CHORD LINE
- CENTERLINE
- RIGHT-OF-WAY LINE
- PLATTED LOT LINE
- SECTION LINE
- /// BUILDING
- EDGE OF PAVEMENT

NOTE

BUILDINGS TO BE RAZED.



SURVEYED BY:



SURVEYED FOR:

VOLKER
DEVELOPMENT, INC.
464 S. HICKORY ST. STE. C
FOND DU LAC, WI 54935

PROJECT NO: 24-14265

FIELDBOOK/PG: -

SHEET NO: 2 OF 8

SURVEYED BY: RAC

DRAWN BY: CMD

VOL. _____ PAGE _____

DOC. NO. _____

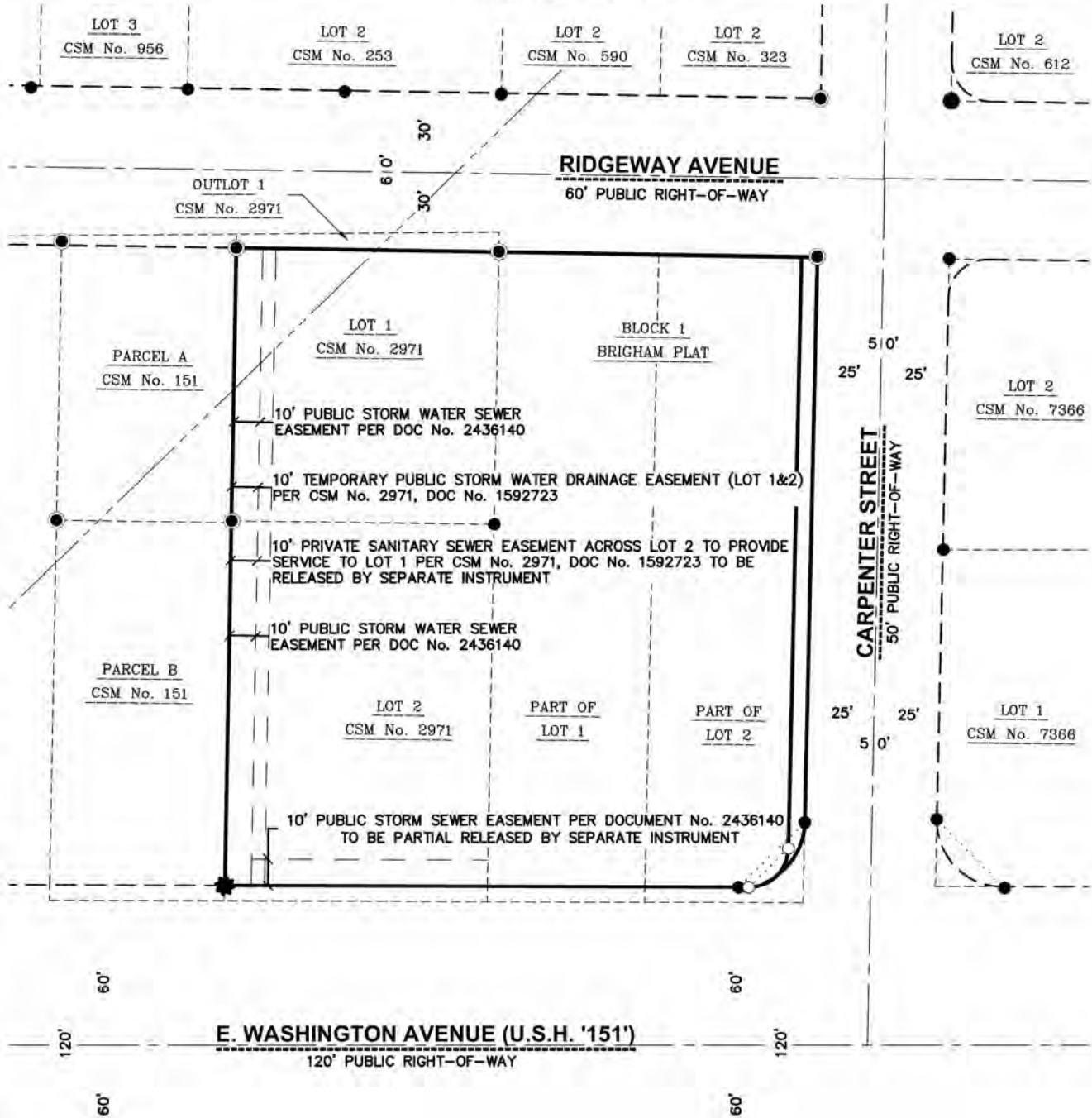
C.S.M. NO. _____

PRELIMINARY

CERTIFIED SURVEY MAP NO. _____

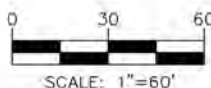
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EXISTING EASEMENTS



LEGEND

- 3/4" x 24" REBAR SET (1.50 LBS/LF)
- 1" IRON PIPE FOUND
- 1-1/4" REBAR FOUND
- 3/4" REBAR FOUND
- COTTON SPINDLE FOUND
- PLAT BOUNDARY
- CHORD LINE
- CENTERLINE
- RIGHT-OF-WAY LINE
- PLATTED LOT LINE
- SECTION LINE
- EXISTING EASEMENT LINE



SURVEYED BY:



SURVEYED FOR:

VOLKER
DEVELOPMENT, INC.
464 S. HICKORY ST. STE. C
FOND DU LAC, WI 54935

PROJECT NO:

24-14265

FIELDBOOK/PG:

-

SHEET NO:

3 OF 8

SURVEYED BY:

RAC

DRAWN BY:

CMD

VOL. _____ PAGE _____

DOC. NO. _____

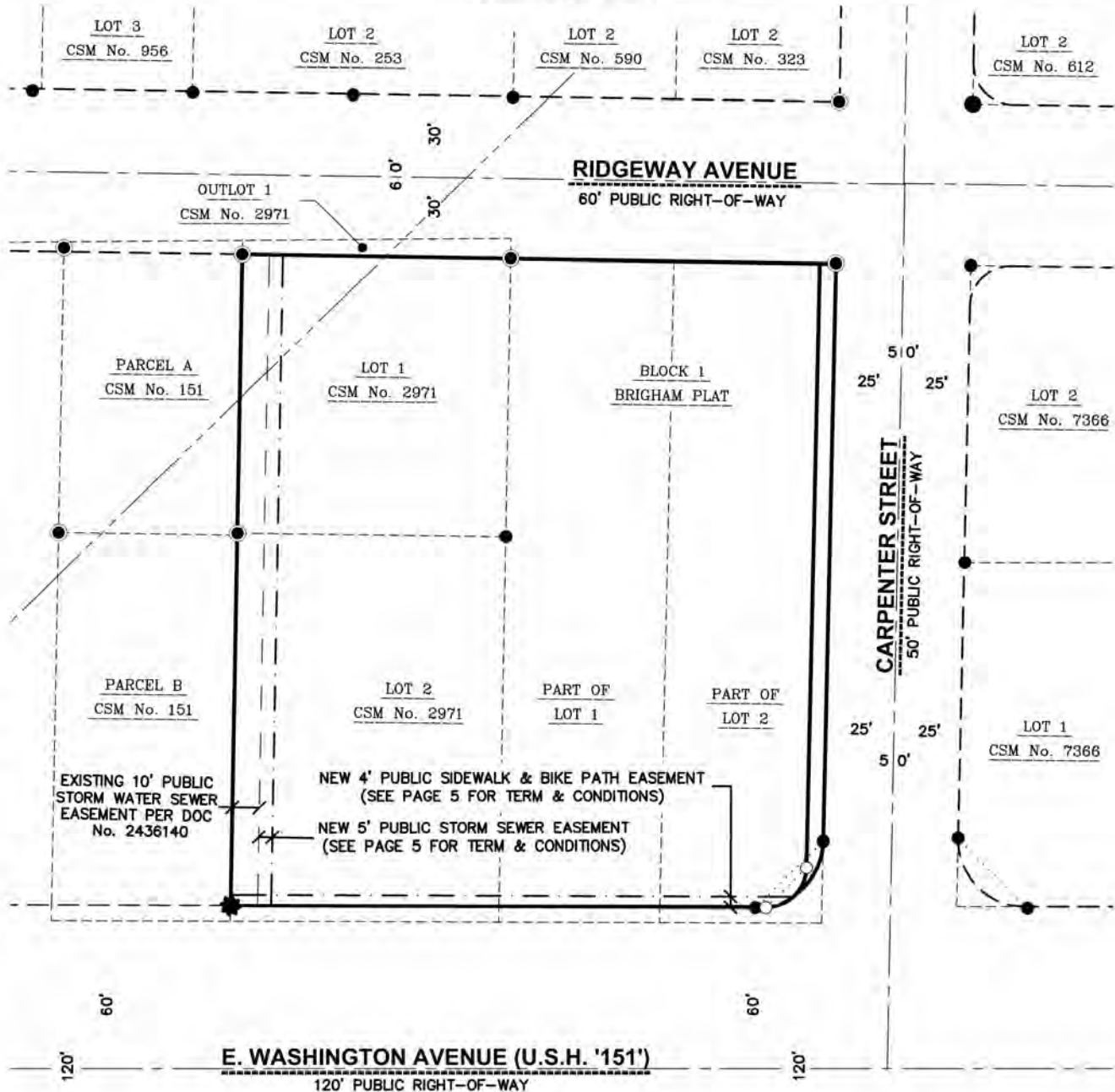
C.S.M. NO. _____

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NEW EASEMENTS

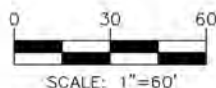


LEGEND

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- 1" IRON PIPE FOUND
- 1-1/4" REBAR FOUND
- 3/4" REBAR FOUND
- COTTON SPINDLE FOUND
- PLAT BOUNDARY
- CHORD LINE
- CENTERLINE
- RIGHT-OF-WAY LINE
- PLATTED LOT LINE
- SECTION LINE
- NEW EASEMENT LINE
- EXISTING EASEMENT LINE

NOTE

SEE SHEET 5 FOR EASEMENT TERMS AND CONDITIONS



SURVEYED BY:



SURVEYED FOR:

VOLKER
DEVELOPMENT, INC.
464 S. HICKORY ST. STE. C
FOND DU LAC, WI 54935

PROJECT NO: 24-14265

FIELDBOOK/PG: -

SHEET NO: 4 OF 8

SURVEYED BY: RAC

DRAWN BY: CMD

VOL. _____ PAGE _____

DOC. NO. _____

C.S.M. NO. _____

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PUBLIC STORM SEWER EASEMENT:

CREATION OF EASEMENT RIGHTS: A PERMANENT EASEMENT OVER, ACROSS A PORTION OF THE PROPERTY (THE “EASEMENT AREA”) IS ESTABLISHED, MEMORIALIZED, RESERVED BY, GRANTED, CONVEYED, TRANSFERRED AND ASSIGNED TO CITY OF MADISON FOR THE USES AND PURPOSES HEREINAFTER SET FORTH. THE EASEMENT AREA MAY BE USED BY CITY OF MADISON FOR PUBLIC STORM WATER MANAGEMENT AND UNDERGROUND STORM SEWER PURPOSES. CITY OF MADISON AND ITS EMPLOYEES, AGENTS AND CONTRACTORS SHALL HAVE THE RIGHT TO CONSTRUCT, INSTALL, MAINTAIN, OPERATE, REPAIR, REPLACE AND RECONSTRUCT THE STORM WATER MANAGEMENT AND STORM SEWER FACILITIES WITHIN THE EASEMENT AREA. CITY OF MADISON SHALL HAVE THE FURTHER RIGHT OF INGRESS AND EGRESS TO AND FROM THE EASEMENT AREA IN ORDER TO EXERCISE ITS RIGHTS AND PRIVILEGES HEREUNDER, AND TO CUT AND REMOVE TREES, VEGETATION AND OTHER IMPEDIMENTS IN THE EASEMENT AREA WHICH MAY OBSTRUCT OR INTERFERE WITH THE ACTUAL OR POTENTIAL USE OF THE EASEMENT AREA FOR THE FOREGOING PURPOSES.

PROPERTY RESTORATION: THE OWNER OF ANY PROPERTY SUBJECT TO THE EASEMENT SET FORTH HEREIN SHALL BE RESPONSIBLE FOR THE REPAIR AND/OR REPLACEMENT OF ANY PAVEMENT, CONCRETE, LANDSCAPING, PRIVATE SITE IMPROVEMENTS, RETAINING WALLS OR TURF LOCATED WITHIN THE EASEMENT AREA AND/OR PROPERTY THAT ARE DAMAGED OR REMOVED AS A RESULT OF THE USE OF THE EASEMENT AREA BY OR ON BEHALF OF THE CITY OF MADISON AS PROVIDED HEREIN. FOLLOWING COMPLETION OF ANY EXCAVATION WORK, THE CITY OF MADISON SHALL PROMPTLY RESTORE THE AREA AFFECTED BY THE WORK TO AN APPROPRIATE GRADE WITH CRUSHED STONE OR TURF FOR PROPER DRAINAGE UNTIL SUCH TIME OWNER REPAIRS AND/OR REPLACES THE PRIVATE IMPROVEMENTS DAMAGED OR REMOVED DURING THE USE OF THE EASEMENT AREA BY OR ON BEHALF OF THE CITY OF MADISON AS PROVIDED HEREIN.

LIMITATIONS ON USE OF EASEMENT AREA: THE OWNER OF THE PROPERTY SHALL HAVE THE RIGHT TO USE THE EASEMENT AREA FOR ANY PURPOSE, PROVIDED SUCH USE SHALL NOT INTERFERE WITH THE EASEMENT RIGHTS OF THE CITY OF MADISON HEREUNDER. NO BUILDINGS OR STRUCTURES OR FENCES UNRELATED TO THE STORM SEWER FACILITIES SHALL BE CONSTRUCTED IN AND NO GRADE CHANGE SHALL BE MADE TO THE EASEMENT AREA WITHOUT THE WRITTEN CONSENT OF THE CITY OF MADISON’S ENGINEERING DIVISION CITY ENGINEER.

BINDING EFFECT: THIS EASEMENT SHALL RUN WITH THE LAND DESCRIBED HEREIN AND SHALL BE BINDING UPON THE OWNERS OF THE PROPERTY, AND THEIR SUCCESSORS IN INTEREST.

RELEASE OF RIGHTS TO EASEMENTS CREATED BY PLAT: ANY RELEASE OF RIGHTS THAT WERE PLACED ON PLATTED LAND WHICH WAS REQUIRED BY A PUBLIC BODY OR WHICH NAMES A PUBLIC BODY OR PUBLIC UTILITY AS GRANTEE SHALL BE RELEASED BY RECORDING A SEPARATE EASEMENT RELEASE DOCUMENT WITH THE DANE COUNTY REGISTER OF DEEDS IN ACCORDANCE WITH SS236.293.

PUBLIC SIDEWALK AND BIKE PATH EASEMENTS:

CREATION OF EASEMENT RIGHTS: A PERMANENT EASEMENT OVER, ACROSS A PORTION OF THE PROPERTY (THE “EASEMENT AREA”) IS ESTABLISHED, MEMORIALIZED, RESERVED BY, GRANTED, CONVEYED, TRANSFERRED AND ASSIGNED TO THE CITY OF MADISON FOR THE USES AND PURPOSES HEREINAFTER SET FORTH. THE EASEMENT AREA MAY BE USED BY THE CITY OF MADISON FOR PUBLIC SIDEWALK AND BIKE PATH PURPOSES. CITY OF MADISON AND ITS EMPLOYEES, AGENTS AND CONTRACTORS SHALL HAVE THE RIGHT TO CONSTRUCT, INSTALL, MAINTAIN, OPERATE, REPAIR, REPLACE AND RECONSTRUCT THE PUBLIC SIDEWALK AND BIKE PATH WITHIN THE EASEMENT AREA. CITY OF MADISON SHALL HAVE THE FURTHER RIGHT OF INGRESS AND EGRESS TO AND FROM THE EASEMENT AREA IN ORDER TO EXERCISE ITS RIGHTS AND PRIVILEGES HEREUNDER, AND TO CUT AND REMOVE TREES, VEGETATION AND OTHER IMPEDIMENTS IN THE EASEMENT AREA WHICH MAY OBSTRUCT OR INTERFERE WITH THE ACTUAL OR POTENTIAL USE OF THE EASEMENT AREA FOR THE FOREGOING PURPOSES.

PROPERTY RESTORATION: CITY OF MADISON SHALL REPAIR ANY DAMAGE CAUSED TO ANY PAVEMENT, CONCRETE OR TURF LOCATED WITHIN THE EASEMENT AREA AND/OR THE PROPERTY AS A RESULT OF THE USE OF THE EASEMENT AREA BY OR ON BEHALF OF THE CITY OF MADISON AS PROVIDED HEREIN. FOLLOWING COMPLETION OF ANY EXCAVATION WORK, CITY OF MADISON SHALL PROMPTLY RESTORE THE AREA AFFECTED BY THE WORK TO THE ORIGINAL GRADE AND SURFACE CONDITION INCLUDING THE REPAIR OR REPLACEMENT OF PAVEMENT, CONCRETE AND TURF.

LIMITATIONS ON USE OF EASEMENT AREA: THE OWNER OF THE PROPERTY SHALL HAVE THE RIGHT TO USE THE EASEMENT AREA FOR ANY PURPOSE, PROVIDED SUCH USE SHALL NOT INTERFERE WITH THE EASEMENT RIGHTS OF THE CITY OF MADISON HEREUNDER. NO BUILDINGS OR STRUCTURES OR FENCES UNRELATED TO THE PUBLIC USE SHALL BE CONSTRUCTED IN AND NO GRADE CHANGE SHALL BE MADE TO THE EASEMENT AREA WITHOUT THE WRITTEN CONSENT OF THE CITY OF MADISON’S ENGINEERING DIVISION CITY ENGINEER.

BINDING EFFECT: THIS EASEMENT SHALL RUN WITH THE LAND DESCRIBED HEREIN AND SHALL BE BINDING UPON THE OWNERS OF THE PROPERTY, AND THEIR SUCCESSORS IN INTEREST.

RELEASE OF RIGHTS TO EASEMENTS CREATED BY PLAT: ANY RELEASE OF RIGHTS THAT WERE PLACED ON PLATTED LAND WHICH WAS REQUIRED BY A PUBLIC BODY OR WHICH NAMES A PUBLIC BODY OR PUBLIC UTILITY AS GRANTEE SHALL BE RELEASED BY RECORDING A SEPARATE EASEMENT RELEASE DOCUMENT WITH THE DANE COUNTY REGISTER OF DEEDS IN ACCORDANCE WITH SS236.293.

File: \\JSD\INC\projects2\2024\2414265\DWG\Survey\2414265 P-CSM.dwg Layout: Sheet 5 User: colton.darwin Plotted: Aug 25, 2025 – 4:03pm

SURVEYED BY: JSD MADISON REGIONAL OFFICE 507 W. VERONA AVENUE, SUITE 500 VERONA, WISCONSIN 53593 P. 608.848.5060		SURVEYED FOR: VOLKER DEVELOPMENT, INC. 464 S. HICKORY ST. STE. C FOND DU LAC, WI 54935		PROJECT NO: 24–14265 FIELDBOOK/PG: – SHEET NO: 5 OF 8	SURVEYED BY: RAC DRAWN BY: CMD	VOL. _____ PAGE _____ DOC. NO. _____ C.S.M. NO. _____
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JSD

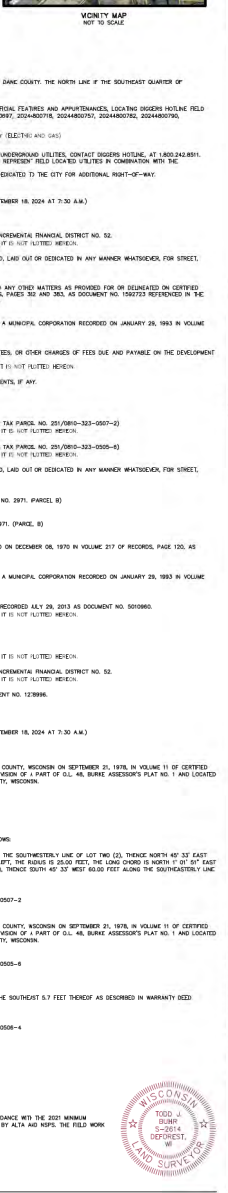
THE VISION  **TELL THE STORY**

jsdinc.com

DISON REGIONAL OFFICE
WEST VILONA AVENUE, SUITE 500
VERONA, INDCORIN 53593
P. 108.848.5060

ER DEVELOPMENT,

This aerial photograph shows a residential neighborhood. A yellow circle is drawn around a house located at the intersection of a street labeled 'E. WASH'. The house is a two-story structure with a dark roof and light-colored siding. Other houses and streets are visible in the surrounding area.



WHEEL
HICKORY ST., SUITE C
U LAC WI 54936

3228, 3230
**3238 E. WASHINGTON
SUE**

LOCATION
3238 E. WASHINGTON AVE.
IN, WI
COUNTY

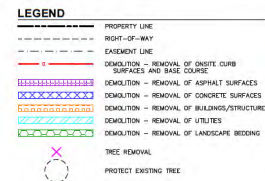
ONE:
Description:

JAN 1973-8

**TNSPS LAND
SURVEY**

REAR
OF 1

D 28-1428



DEMOLITION NOTES

- [illegible]

GENERAL NOTES

- [illegible]

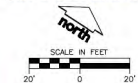
CONSTRUCTION SEQUENCING

1. INSTALL PERIMETER BOLT FENCE, WATTLE, BUILT PROTECTION AND CONSTRUCTION ENTRANCE.
 2. STRIP AND STOCKPILE TOPSOIL AND INSTALL BUILT FENCE AROUND PERIMETER OF STOCKPILE.
 3. CONDUCT ROUTING GRADINGS FENCES AND INSTALL CHECK DAMS WITH DRAINAGE DETACHES.
 4. INSTALL PUGH PROFILES AND STRUCTURES, IMMEDIATELY INSTALL BUILT PROTECTION.
 5. COMPLETE FINAL GRADING, INSTALLATION OF GRAVEL BASE COURSE, EROSION OF CURBS, PAVEMENTS, WEIRAGE ETC.
 6. PLACE TOPSOIL AND IMMEDIATELY STABILIZED DISTURBED AREAS WITH EROSION CONTROL, MEASURES AS INDICATED.
 7. GRASS COVERS SHALL NOT BE REMOVED UNTIL SITE IS FULLY STABILIZED OR 5% CONTIGUOUS VEGETATIVE COVER IS ESTABLISHED.
- CONTRACTOR MAY MOOFY SEQUENCING AFTER ITEM NO. 1. HE NEEDS TO COMPLETE CONSTRUCTION IN SEQUENTIAL AREAS MAINTAINED IN ACCORDANCE WITH THE CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS.

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. XXIX, PROJECT NO. XXXXXX)

ALL SANITARY LATERALS TO BE
ABANDONED SHALL BE PERMANENTLY
PLUGGED PER SENIOR PLUG PERMITS
2024-XX-XXXX

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



JSD

CREATE THE VISION  TELL THE STORY

jsdinc.com

MADISON REGIONAL OFFICE
507 WEST VERONA AVENUE, SUITE 900
VERONA, WISCONSIN 53593
P. 608.848.5060

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

PROJECT:
EAST WASHINGTON AVE.
MIXED-USE
REDEVELOPMENT

PROJECT LOCATION
3226 E WASHINGTON AVE
MADISON, DANE COUNTY
WISCONSIN 53704

PLAN MODIFICATIONS:		
#	Date:	Description:
1	12.23.25	SITE PLAN REVIEW SUB-METAL
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

Designed By: _____
Reviewed By: _____
Approved By: _____
SHEET TITLE:
DEMOLITION PLAN

SHEET NUMBER:
C200

[illegible]