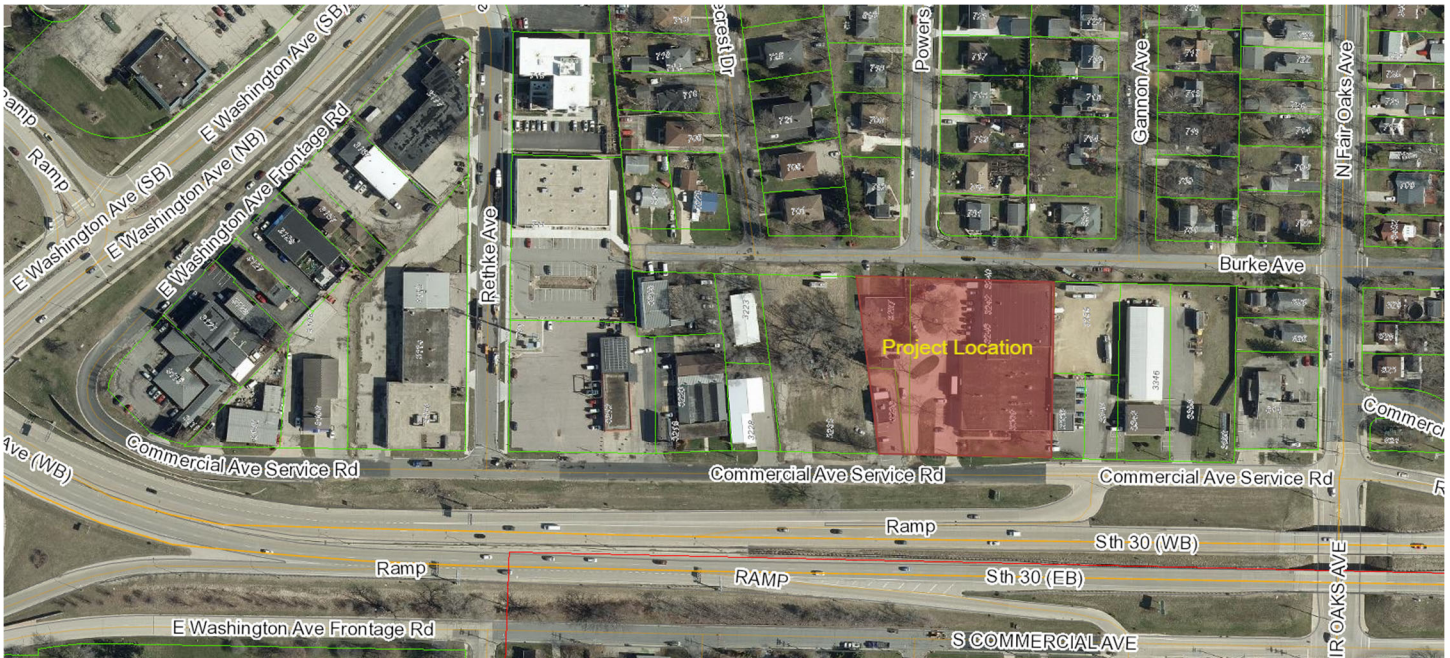


3310 Commercial Avenue

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.

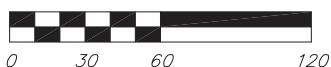
CERTIFIED SURVEY MAP No.

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

PART OF OUTLOT 56
BURKE ASSESSOR'S
PLAT NO. 1

LOT 1
BLOCK 6 - BRIGHAM'S
FAIR OAKS ADDITION

POWERS
AVENUE
 $R/W = 60'$

 $R/W = 60'$

LOT 17
WEST 1/2 BLOCK 5 OF BRIGHAM'S
FAIR OAKS ADDITION

LOT 16
EAST 1/2 BLOCK 5 OF BRIGHAM'S
FAIR OAKS ADDITION

BURKE AVENUE

$$R/W = 66'$$

(EAST)
S89°17'27"E 294.01'

PART OF OUTLOT 55
BURKE ASSESSOR'S
PLAT NO. 1

LOT 1

73,316 SF.
1.683 AC.

PART OF OUTLOT 56
BURKE ASSESSOR'S
PLAT NO. 1

PART OF OUTLOT 55
BURKE ASSESSOR'S
PLAT NO. 1

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

vierbicher
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
1 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.



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

HIGHWAY REFERENCE LINE

09 Jul 2025 - 7:43a M:\Duplicity, LLC\250346 - Mathed\CADD\250346 - CSW.dwg by: kpap

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Job #: 250346
Date: 07/09/2025
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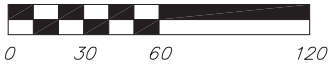
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CERTIFIED SURVEY MAP No.

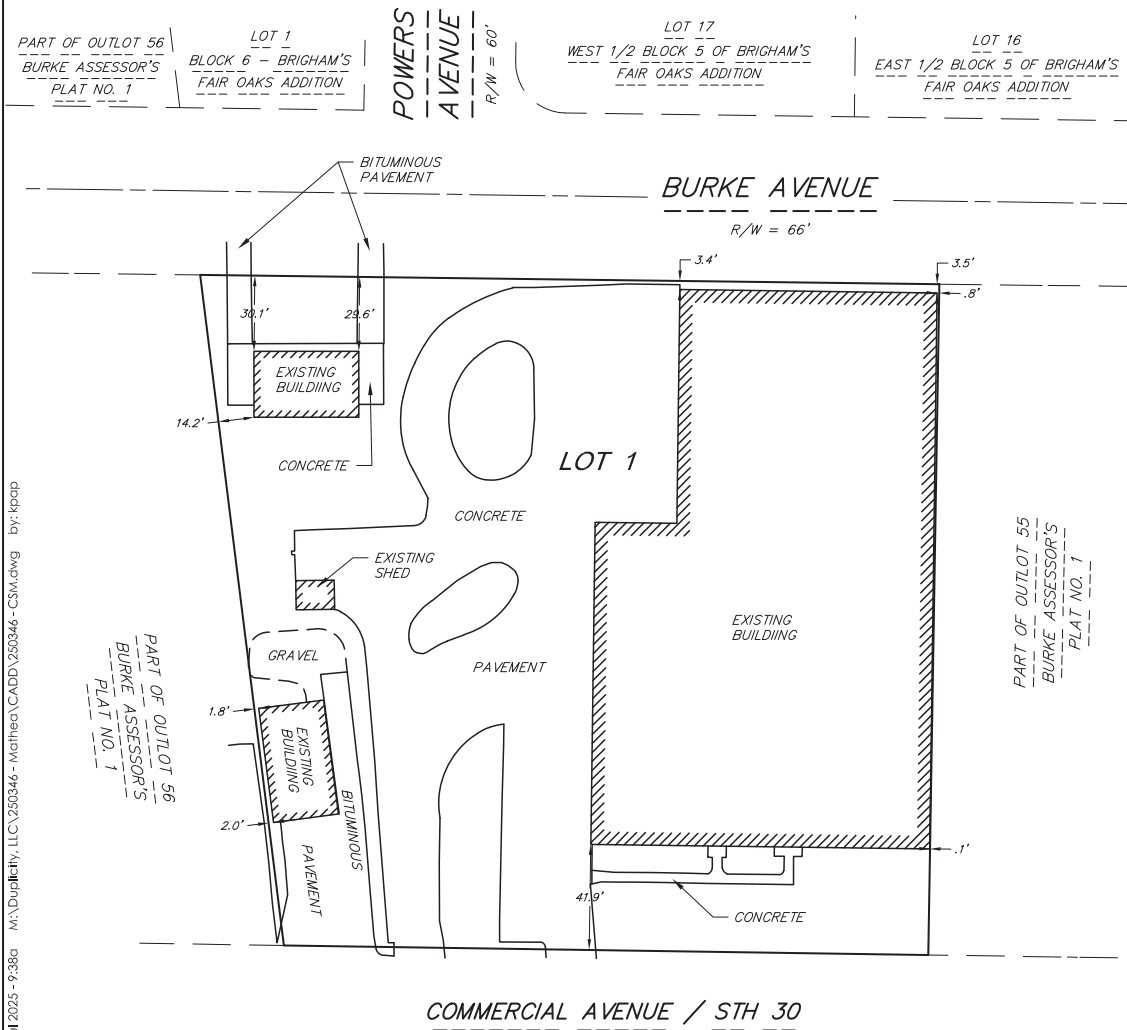
PART OF OUTLOT 55, BURKE ASSESSOR'S PLAT No. 1, LOCATED IN THE SW1/4 OF THE SE1/4 OF SECTION 32, T8N, R10E, CITY OF MADISON, DANE COUNTY, WISCONSIN.



GRAPHIC SCALE: 1" = 60'



EXISTING SITE DETAIL



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vierbicher 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 3 OF 7
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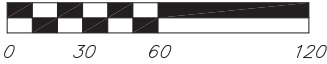
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CERTIFIED SURVEY MAP No.

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.



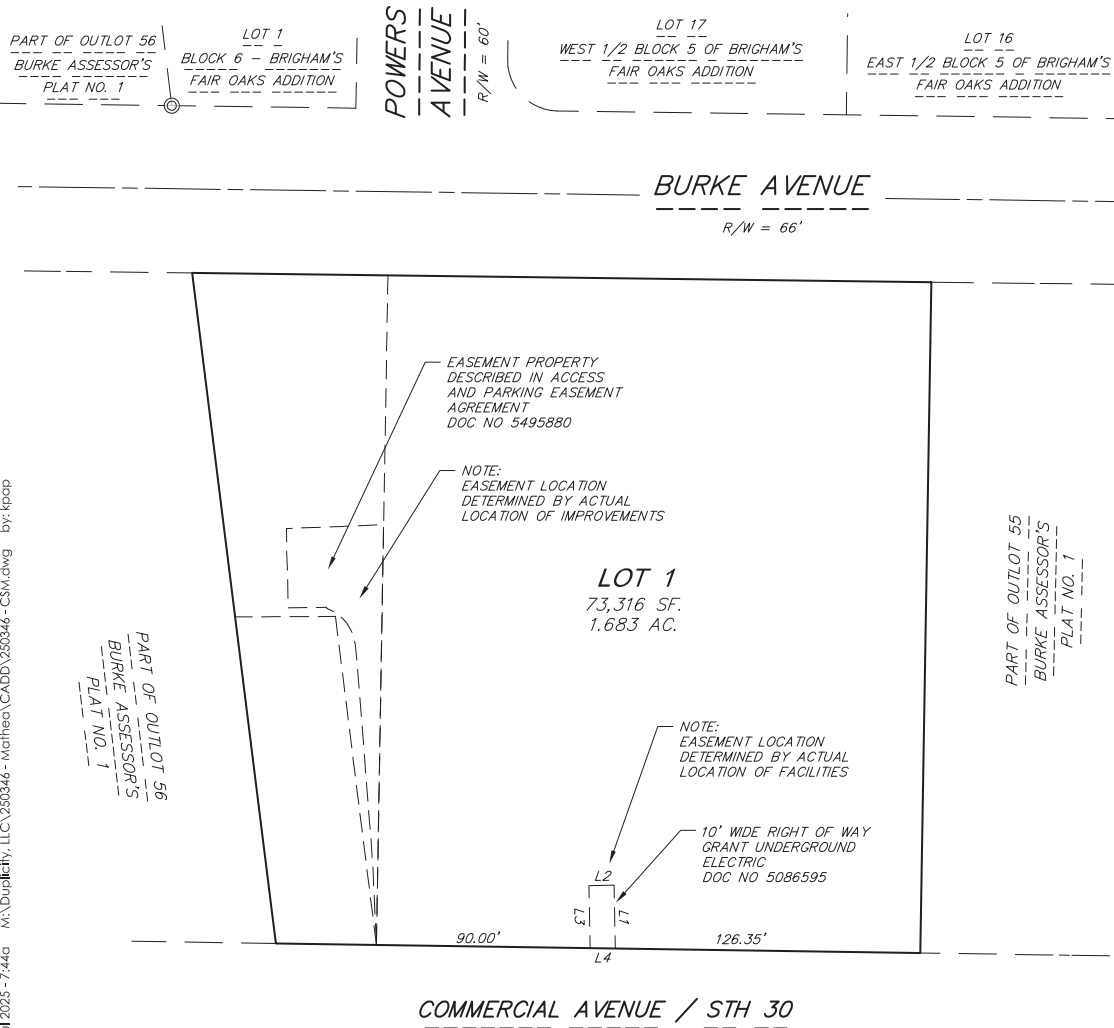
GRAPHIC SCALE: 1" = 60'



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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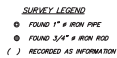
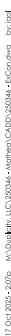
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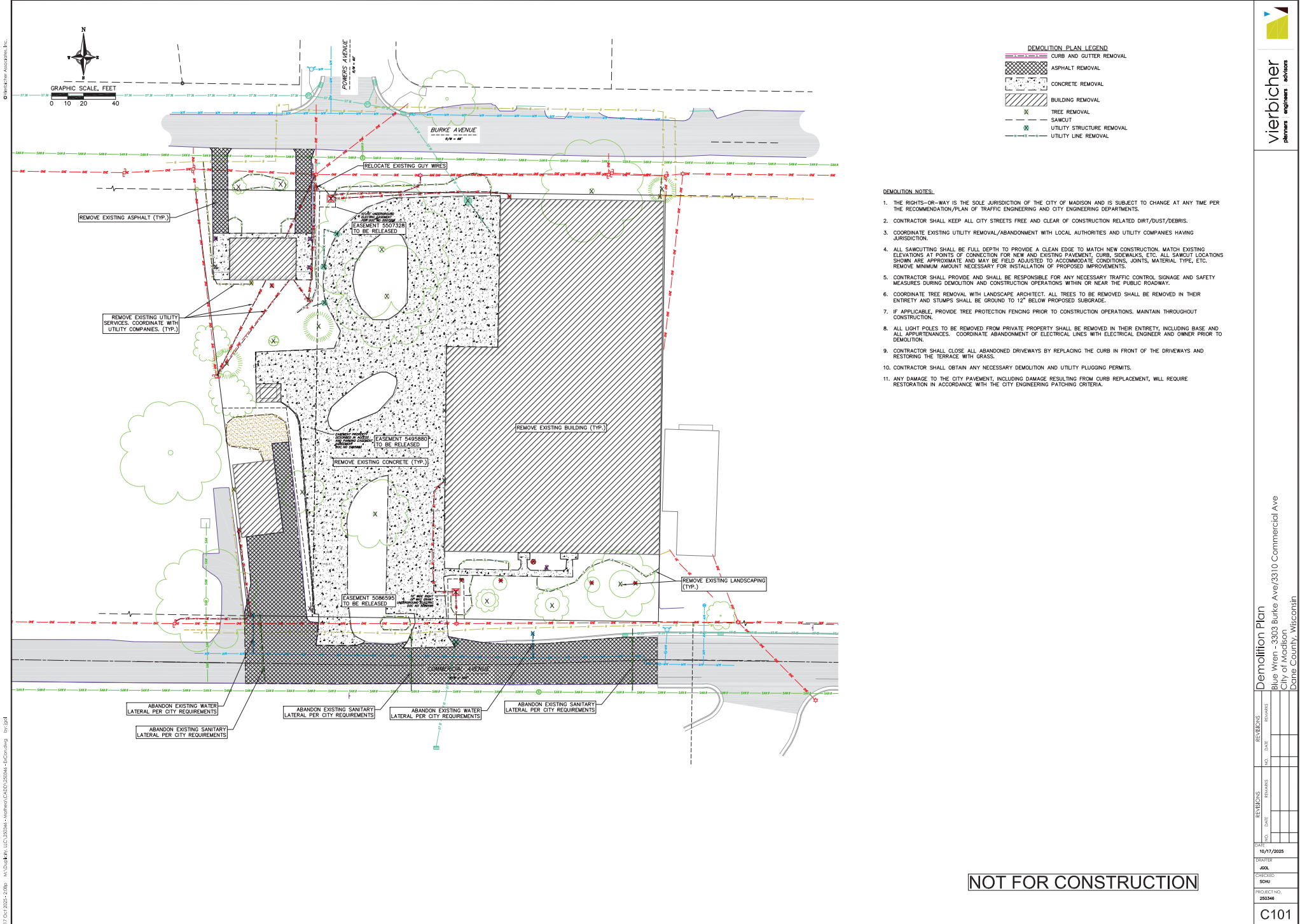
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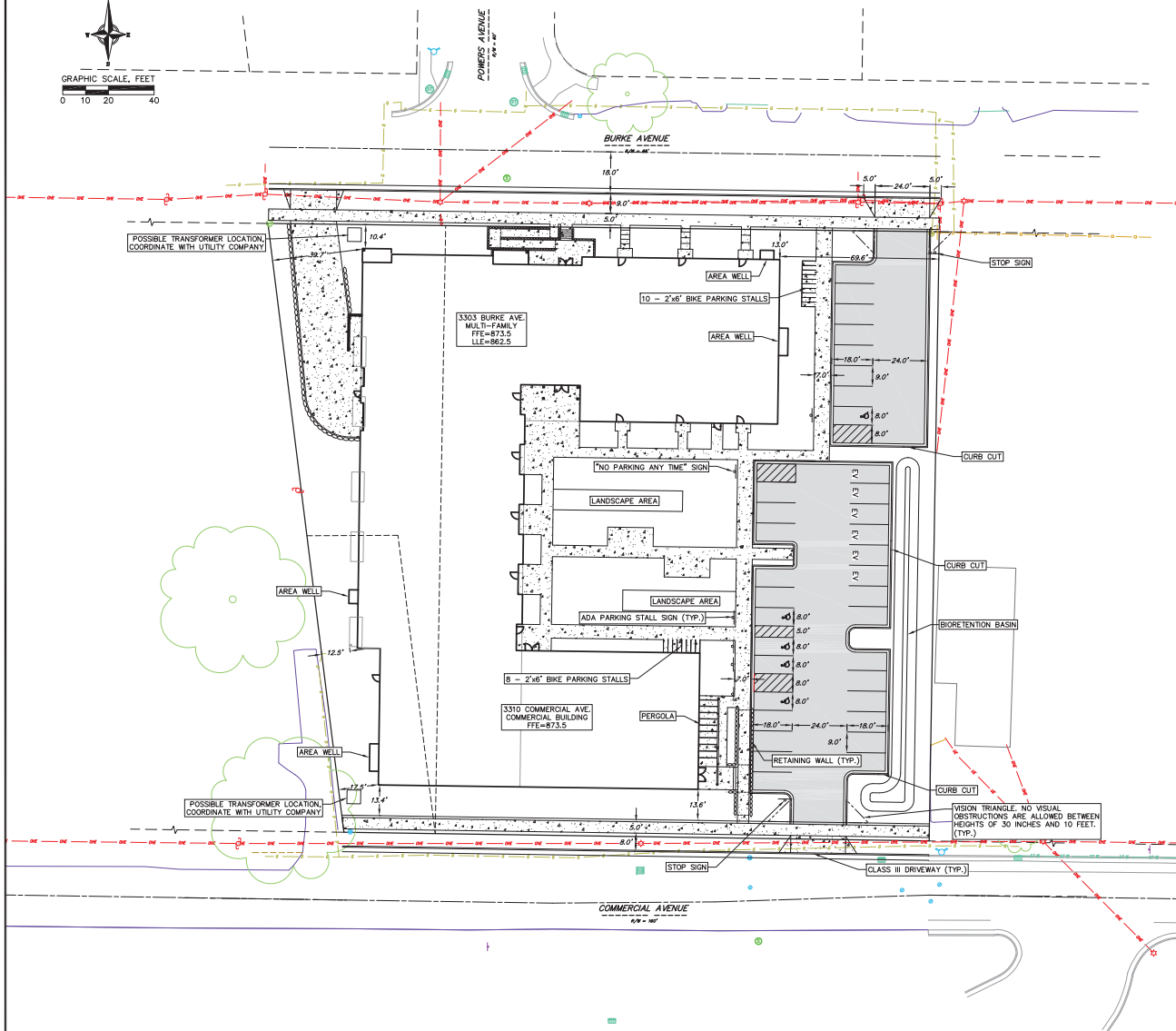
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Existing Conditions Blue Wren - 3303 Burke Ave/3310 Commercial Ave City of Madison Dane County, Wisconsin																													
<table border="1"> <thead> <tr> <th colspan="2">REVISIONS</th> <th colspan="2">REVISIONS</th> </tr> <tr> <th>NO.</th> <th>DATE</th> <th>NO.</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	REVISIONS		REVISIONS		NO.	DATE	NO.	DATE																					DATE: 10/17/2025 DRAWN: JPOL/KFAP CHECKED: SPM PROJECT NO. 250346
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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

ABBREV.	
TP	TOP
TF	FINISH
BL	BLANK
FL	FLOW
BL	BLANK
TP	TOP
TF	FINISH
BL	BLANK

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 RECORD 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 DAMAGED BY CONTRACTOR SHALL BE REPLACED AT THE CONTRACTORS EXPENSE.
5. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANY'S REGARDING ANY POTENTIAL INTERFERENCE AND COORDINATE ANY NECESSARY WORK 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 ENGINEER'S DEPARTMENT.
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
DUELLING UNITS (D.U.) - 70
LOT AREA/D.U. - 1047 +/- 70.0
DENSITY - 41.59 D.U./AC

COVERED AREA - 68,336

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

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

DUELLING UNIT MIX:
6 STUDIO - 9
STUDIO - 12
BEDROOM - 36
ONE BEDROOM & DEN - 3
DEN - 11
TOTAL D.U. - 70

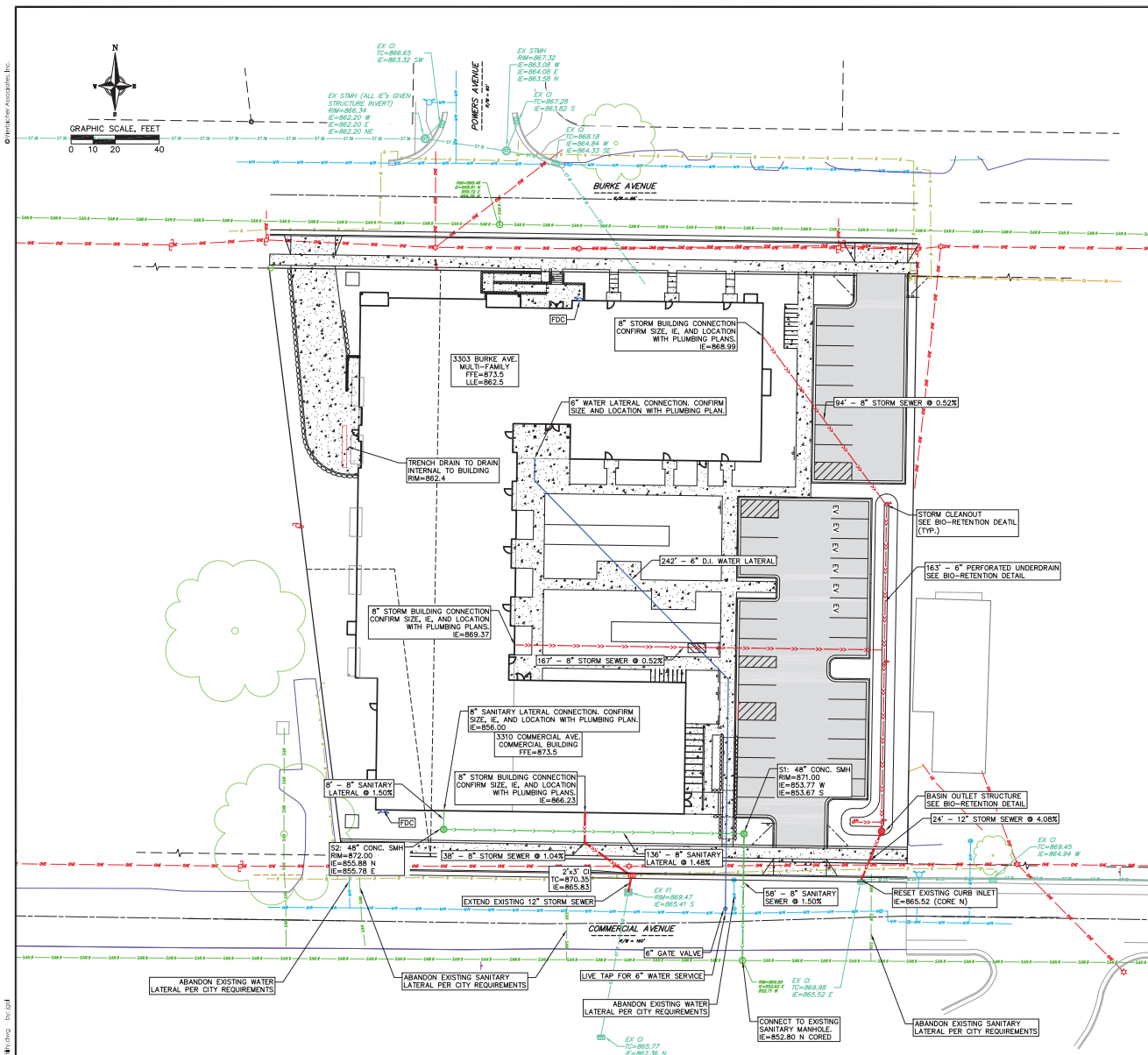
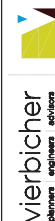
VEHICLE PARKING STALLS:
VEHICLE PARKING 85 (INCLUDING 2 ADA)
EV READY - 4
SUSTAINABLE VEHICLE PARKING 93 (INCLUDING 5 ADA)
EV READY - 6

TOTAL PARKING STALLS 93 (INCLUDING 7 ADA)

RECYCLE/PARKING:
WITHIN BUILDING - 77
SURFACE - 16
TOTAL RECYCLE PARKING - 93

NOT FOR CONSTRUCTION

Utility Plan



- ### PROPOSED UTILITY LEGEND
- 

STORM SEWER
 STORM SEWER MANHOLE
 STORM SEWER ENDWALL
 STORM SEWER CURB INLET
 STORM SEWER CURB INLET W/MANHOLE
 STORM SEWER FIRE INLET
 ROOF DRAIN CLEANOUT
 SANITARY SEWER PIPE (GRAVITY)
 SANITARY SEWER LATERAL PIPE
 SANITARY SEWER MANHOLE
 SANITARY SEWER ENDWALL
 WATER MAIN
 WATER SERVICE LATERAL PIPE
 FIRE HYDRANT
 WATER VALVE
 CURB STOP
 WATER VALVE MANHOLE

PROPOSED PIPE INSULATION



GAS MAIN
 ELECTRIC SERVICE

ABBREVIATIONS

STM = STORM MANHOLE
 F = FIRE INLET
 C = CURB INLET
 CW = CATCH BASIN
 EW = ENDWALL
 SWH = SANITARY MANHOLE

UTILITY NOTES:

1. 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.
2. CONTRACTOR SHALL OBTAIN ANY NECESSARY WORK IN RIGHT OF WAY, EXCAVATION, UTILITY LOCATION, PLUMBING AND/OR FEEDS PRIOR TO CONSTRUCTION.
3. CONTRACTOR SHALL VERIFY EXISTING UTILITY LOCATIONS AND ELEVATIONS PRIOR TO STARTING WORK.
4. SANITARY & STORM SEWER LENGTHS SHOWN ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE. STORM SEWER END SECTIONS ARE INCLUDED IN THE LENGTH AND SLOPE OF THE PIPE.
5. CONTRACTOR SHALL INVESTIGATE ALL UTILITY CROSSLINGS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY CONFLICTS.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING ALL UTILITY STRUCTURES TO FINISHED GRADE (MANHOLE RIMS, WATER VALVES, AND CURB STOPS), IF NECESSARY.
7. IF DETERMINING OPERATIONS EXCEED 70 GALLONS PER MINUTE OF PUMPING CAPACITY, A DEDICATED WATER PERMIT SHALL BE OBTAINED PRIOR TO STARTING ANY DETERMINING ACTIVITIES.
8. A COPY OF THE APPROVED UTILITY PLANS, SPECIFICATIONS AND PLUMBING PERMIT SHALL BE SUBMITTED TO THE CITY ENGINEER FOR CONSTRUCTION LOCATION WITH INSPECTION BY AUTHORIZED REPRESENTATIVES OF THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES AND OTHER LOCAL INSPECTORS.
9. PROPOSED UTILITY SERVICE LINES ARE APPROXIMATE. COORDINATE THE EXACT LOCATION OF THE PROPOSED UTILITY LOCATIONS WITH THE CITY ENGINEER WITH THE PLUMBING CONTRACTOR AND/OR OWNER'S CONSTRUCTION REPRESENTATIVE PRIOR TO THE START OF ANY CONSTRUCTION.
10. STORM BUILDING SEWER PIPE SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-3 OF SPV 384.302(c)(c).
11. UNDERGROUND DRAIN AND VENT PIPES/TUBING SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-2 OF SPV 384.302(c).
12. PRIVATE WATER SERVICES AND PRIVATE WATER MAINS SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-7 OF SPV 384.302(c).
13. PRIVATE SANITARY SEWER AND LATERALS SHALL BE POLYVINYL CHLORIDE (PVC) ASTM D3034 - 38.4 IN. 35 OR 38 IN. SLOPE 1/4" PER FOOT. PRIVATE METALLIC SEWERS/MAINS SHALL CONFORM TO TABLE 384.30-3 OF SPV 384.302(c)(c).
14. A MEANS TO LOCATE BURIED UNDERGROUND EXTERIOR NON METALLIC SEWERS/MAINS AND WATER SERVICES/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO LOCATE THE UTILITY. SEE SPV 382.101(c)(i) AND SPV 382.400(b)(i).
15. EXTERIOR WATER SERVICE PIPING SHOULD BE SUBSTANCES AND CROSSLINGS SHALL BE IN ACCORDANCE WITH SPV 382.400(b)(c).
16. NO PERSON MAY ENGAGE IN PLUMBING WORK IN THE STATE UNLESS LICENSED TO DO SO BY THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES PER S.145.06.
17. SITE CONTRACTOR SHALL LEAVE SANITARY AND WATER LATERALS FIVE (5) FEET SHORT (HORIZONTALLY) FROM THE BUILDING. BUILDING PLUMBER SHALL VERIFY SIZE, LOCATION, AND INVERT ELEVATION OF PROPOSED SANITARY AND WATER LATERALS.
18. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE EXISTING VALVES WILL HOLD THE PRESSURE TEST PRIOR TO CONNECTION, THE CITY IS NOT RESPONSIBLE FOR THE PRESSURE REQUIRED TO TEST THE CONTRACTIONS. NOT VERIFYING THAT THE EXISTING VALVE WILL HOLD THE PRESSURE TEST PRIOR TO CONNECTION. IF A NEW VALVE IS REQUIRED, THE CITY WILL BE REQUIRED TO INSTALL ONE AT THEIR EXPENSE, AT THE POINT OF CONNECTION.
19. CONTRACTOR TO CHLORINATE AND BACTERIA TEST BEFORE DOMESTIC SUPPLY PURPOSES
20. CLEAN OUT ALL EXISTING AND PROPOSED STORM INLETS AND CATCH BASINS AT THE COMPLETION OF CONSTRUCTION.
21. CONTRACTOR SHALL COORDINATE WITH DRY UTILITY COMPANIES REGARDING ANY POTENTIAL CONFLICTS AND COORDINATE RELOCATIONS AS MAY BE REQUIRED. CONTRACTOR SHALL ALSO COORDINATE THE PROPOSED INSTALLATION OF NEW UTILITIES AS REQUIRED.
22. ALL WATER MAIN AND SERVICES SHALL BE INSTALLED AT A MINIMUM DEPTH OF 6' FROM TOP OF FINISHED GRADE ELEVATION TO TOP OF MAIN. PROVIDE 1/2" CLEAR SEPARATION IF WATER CROSSES BELOW SEWER AND MINIMUM 0.5' IF WATER CROSSES ABOVE SEWER.

NOT FOR CONSTRUCTION