

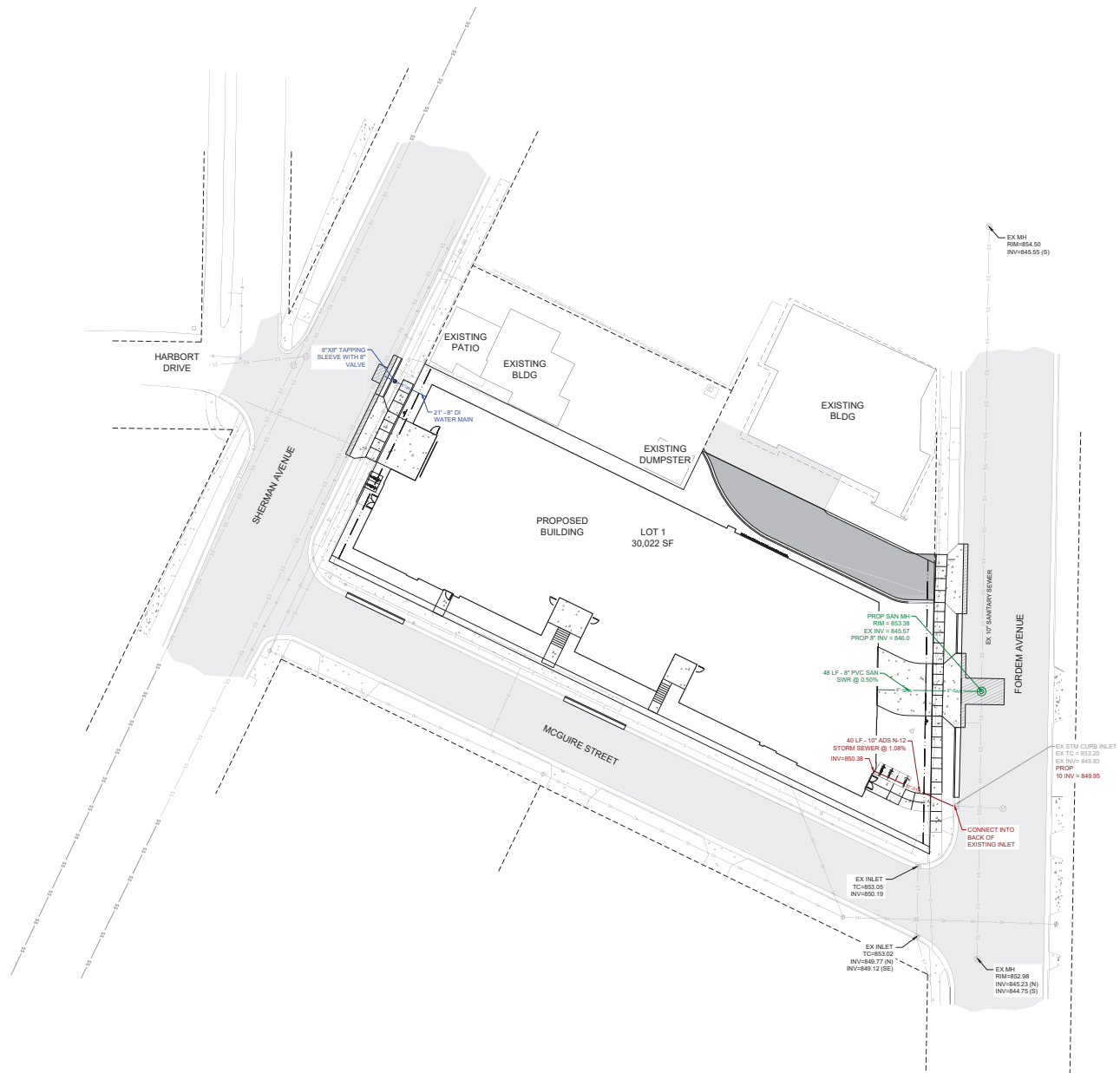
2126 Fordem Avenue
Contract 9754
MUNIS 16164
Developer: Sherman Avenue Property Group LLC



The developer, Sherman Avenue Property Group LLC, received the City of Madison’s conditional approval for a one-lot Certified Survey Map and construction of a five-story mixed use building at 2126 Fordem Avenue. The site is currently a public parking lot void of any structures. The proposed project will have 86 dwelling units, a fitness center, a 2nd floor club room with outdoor patio and green roof, individual storage rooms for residential tenants, and approximately 1,000-sf of commercial space. Parking will be provided on two different levels with access from Sherman Avenue and Fordem Avenue, providing 87 total vehicle parking stalls, 88 long-term bicycle parking stalls and 12 short-term bicycle parking stalls. The site has frontage on Sherman Avenue, Fordem Avenue and McGuire Street.

Summary of Improvements:

- Recording of Certified Survey Map.
- Dedicate Right of Way or 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, where applicable, along their site's frontage of Fordem Avenue.
- Dedicate three (3) feet of right of way along their frontage of McGuire Street for a total of (28) feet from the center line and construct sidewalk according to City issued plan.
- Construct public sidewalk and street terrace on McGuire Street and Fordem Avenue per plan approved by the City Engineer.
- Reconstruct public sidewalk and street terrace on Sherman Avenue damaged by construction activities of the new site per plan approved by the City Engineer.
- Construction of curb, gutter and pavement along the property's frontage to be completed by City project under Contract No. 8816, Project No. 11191.
- Provide public street tree plantings per City Forestry approvals.
- Close abandoned driveways with curb and gutter. Construct new private drive entrance aprons per plans approved by the City Engineer and per the Commercial Driveway Permit approved by the City Traffic Engineer.
- Construct private sanitary, storm, and water service laterals necessary to serve the private development project per plans approved by the City 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.



- SITE UTILITY NOTES:**
1. THE LOCATION OF EXISTING UTILITIES SHOWN ON THE PLANS ARE APPROXIMATE. PROTECTION OF EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY.
 2. ALL SITE UTILITY WORK SHALL BE CONSTRUCTED PER THE CITY OF MADISON STANDARD SPECIFICATIONS.
 3. CONTRACTOR TO COORDINATE ELECTRIC, GAS, PHONE & CABLE INSTALLATION WITH THE RESPECTIVE UTILITY COMPANIES.
 4. WATER MAIN SHALL HAVE A MINIMUM 6.5' BURIAL TO TOP OF PIPE.
 5. CONTRACTOR TO COORDINATE SANITARY LATERAL AND WATER SERVICE ROUTING AND BUILDING CONNECTION WITH PLUMBING PLANS PRIOR TO CONSTRUCTION.
 6. UTILITY CONTRACTOR SHALL VERIFY EXISTING UNDERGROUND UTILITY GRADES AND NOTIFY THE PROJECT SUPERINTENDENT IF A CONFLICT ARISES WITH THE INSTALLATION OF NEW UTILITIES.
 7. CITY OF MADISON WATER UTILITY TO BE NOTIFIED PRIOR TO ANY LIVE TAPPING.
 8. CONTRACTOR SHALL TAKE PRECAUTIONS DURING CONSTRUCTION NOT TO DISFIGURE, 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. THIS MAY REQUIRE USING SMALLER EQUIPMENT AND LOADING AND UNLOADING MATERIALS IN A DESIGNATED SPACE AWAY FROM TREES ON THE CONSTRUCTION SITE. ANY DAMAGE OR INJURY TO EXISTING STREET TREES EITHER ABOVE OR BELOW GROUND SHALL BE REPORTED IMMEDIATELY TO CITY FORESTRY AT 608.266.4616. PENALTIES AND REMEDIATION SHALL BE REQUIRED.
 9. NO EXCAVATION IS PERMITTED WITHIN 5 FEET OF THE TRUNK OF THE STREET TREE OR WHEN CUTTING ROOTS OVER 3 INCHES IN DIAMETER. IF EXCAVATION IS NECESSARY, THE CONTRACTOR SHALL CONTACT MADISON CITY FORESTRY AT 608.266.4616 PRIOR TO EXCAVATION. CITY OF MADISON FORESTRY PERSONNEL SHALL ASSESS THE IMPACT TO THE TREE AND ITS ROOT SYSTEM PRIOR TO WORK COMMENCING. TREE PROTECTION SPECIFICATIONS CAN BE FOUND AT www.cityofmadison.com/business/pwtspecs.cfm



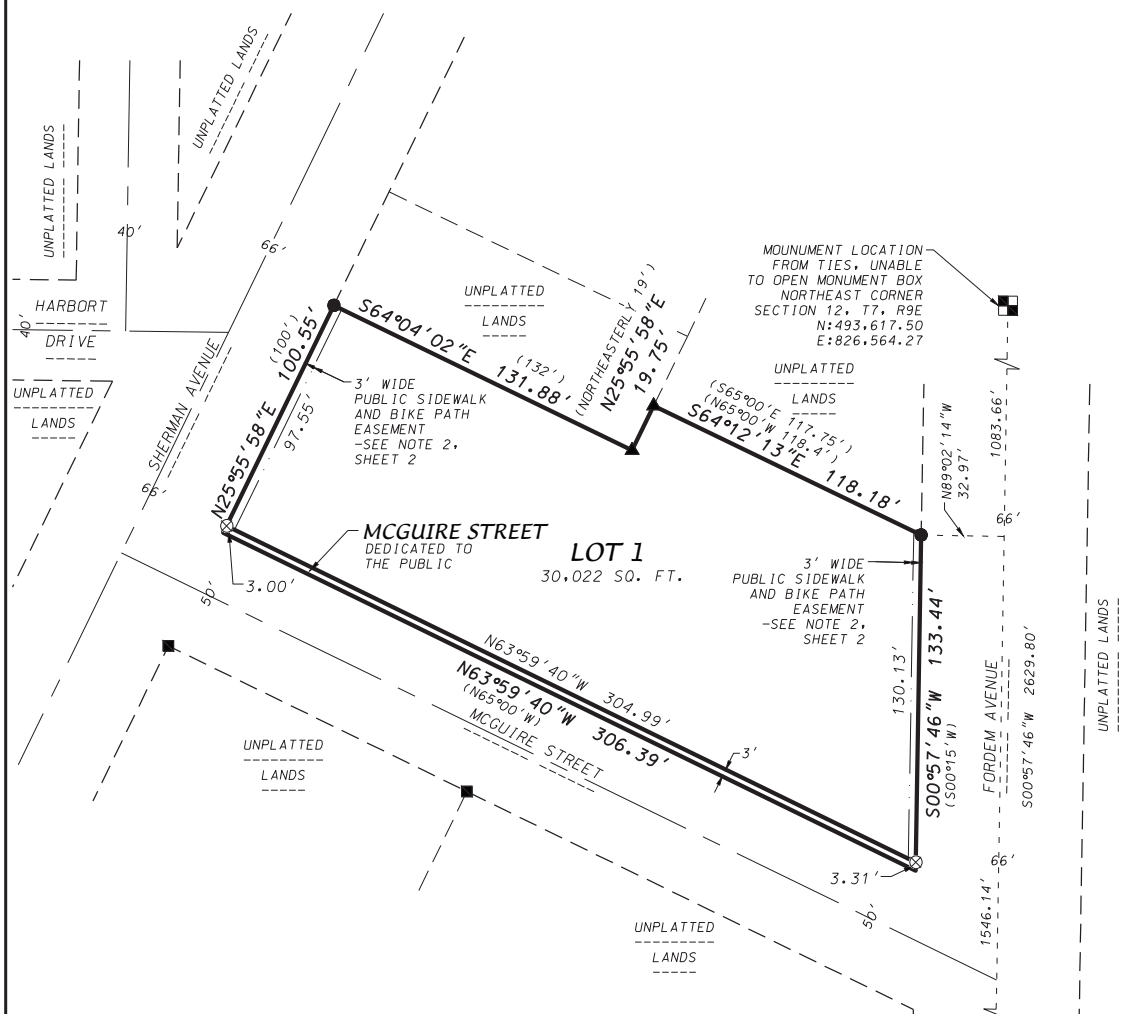
SITE UTILITY PLAN
 2103 SHERMAN AVENUE
 CITY OF MADISON, DANE COUNTY, WISCONSIN

0 10 20
 1" = 20' AT 30x42
 DATE: 12-15-2025
 REVISED:

 DRAWN BY: JMT
 EC: 25-03-102
 Sheet Number:
 C300

CERTIFIED SURVEY MAP

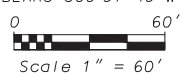
LOCATED IN GOVERNMENT LOT 1, BEING THE FRACTIONAL NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 7 NORTH, RANGE 9 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN



- LEGEND**
- FOUND 3/4" REBAR
 - FOUND 1" PIPE
 - ⊗ FOUND CUT X IN CONCRETE
 - ▲ FOUND MAG NAIL
 - () RECORDED AS INFORMATION



GRID NORTH
WISCONSIN COUNTY
COORDINATE SYSTEM
DANE COUNTY NAD83(1997)
THE EAST LINE GOVERNMENT
LOT 1 OF SECTION 12, T7N, R9E
BEARS S00°57'46"W



SHEET: 1 OF 4

D'ONOFRIO KOTTKE AND ASSOCIATES, INC.
7530 Westward Way, Madison, WI 53717
Phone: 608.233.7530 • Fax: 608.233.1089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

DATE: December 12, 2025
F.N.: 25-03-102
C.S.M. NO. _____
DOC. NO. _____
VOL. _____ SHEET _____