

# 2103 SHERMAN AVENUE

2103 SHERMAN AVE  
MADISON, WI 53704

E

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C

B

A

## PROJECT LOCATION



## BUILDING LOCATION



## PROJECT CONTACTS:

OWNER:  
SARA INVESTMENT REAL ESTATE  
1955 ATWOOD AVENUE, STE 201  
MADISON, WI 53704

OWNER'S REPRESENTATIVE:  
POWERS CONTRACTING & DEVELOPMENT  
CONTACT:  
JON POWERS  
608-514-2857

ARCHITECT:  
SKETCHWORKS ARCHITECTURE, LLC  
2501 PARMENTER STREET, SUITE 300A  
MIDDLETON, WI 53562

CIVIL ENGINEER:  
D'ONOFRIO KOTKE & ASSOCIATES  
7530 WESTWARD WAY  
MADISON, WI 53717

STRUCTURAL ENGINEER:  
ECHELON STRUCTURES, LLC  
3530 TIMBER LANE  
CROSS PLAINS, WI 53528

LIGHTING ENGINEER:  
MLAZGAR ASSOCIATES  
16350 W. GLENDALE DRIVE  
NEW BERLIN, WI 53151

CONTACT:  
BRAD KONING (ARCHITECT)  
ROSS TREICHEL (PM / CONTACT)  
IAN LUECHT (PA)  
608-536-7570

CONTACT:  
BRUCE HOLLAR, P.E. (PRINCIPAL)  
608-633-7530

CONTACT:  
TOM BEOHNEN, P.E.  
608-206-0621

CONTACT:  
BRIAN HAGERTY  
262-439-5540

## COVER SHEET

**G001**

**2103 SHERMAN AVENUE**

NEW MIXED-USE DEVELOPMENT

2103 SHERMAN AVE

MADISON, WI 53704

**Sketchworks**  
architecture

**SARA**  
INVESTMENT REAL ESTATE

**POWERS**  
CONTRACTING & DEVELOPMENT

**D'ONOFRIO KOTKE AND ASSOCIATES, INC.**  
7530 Westward Way, Madison, WI 53717  
Phone: 608.833.7530 • www.donokotke.com  
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

**ECHELON**  
STRUCTURES LLC

**MLAZGAR**  
ASSOCIATES

ARCHITECT / ENGINEER OF RECORD

## Project Status

2025.12.15	PLAN COMMISSION

PROJ. #: 25121-02  
© SKETCHWORKS ARCHITECTURE  
2025

**PRELIMINARY**

**G001**



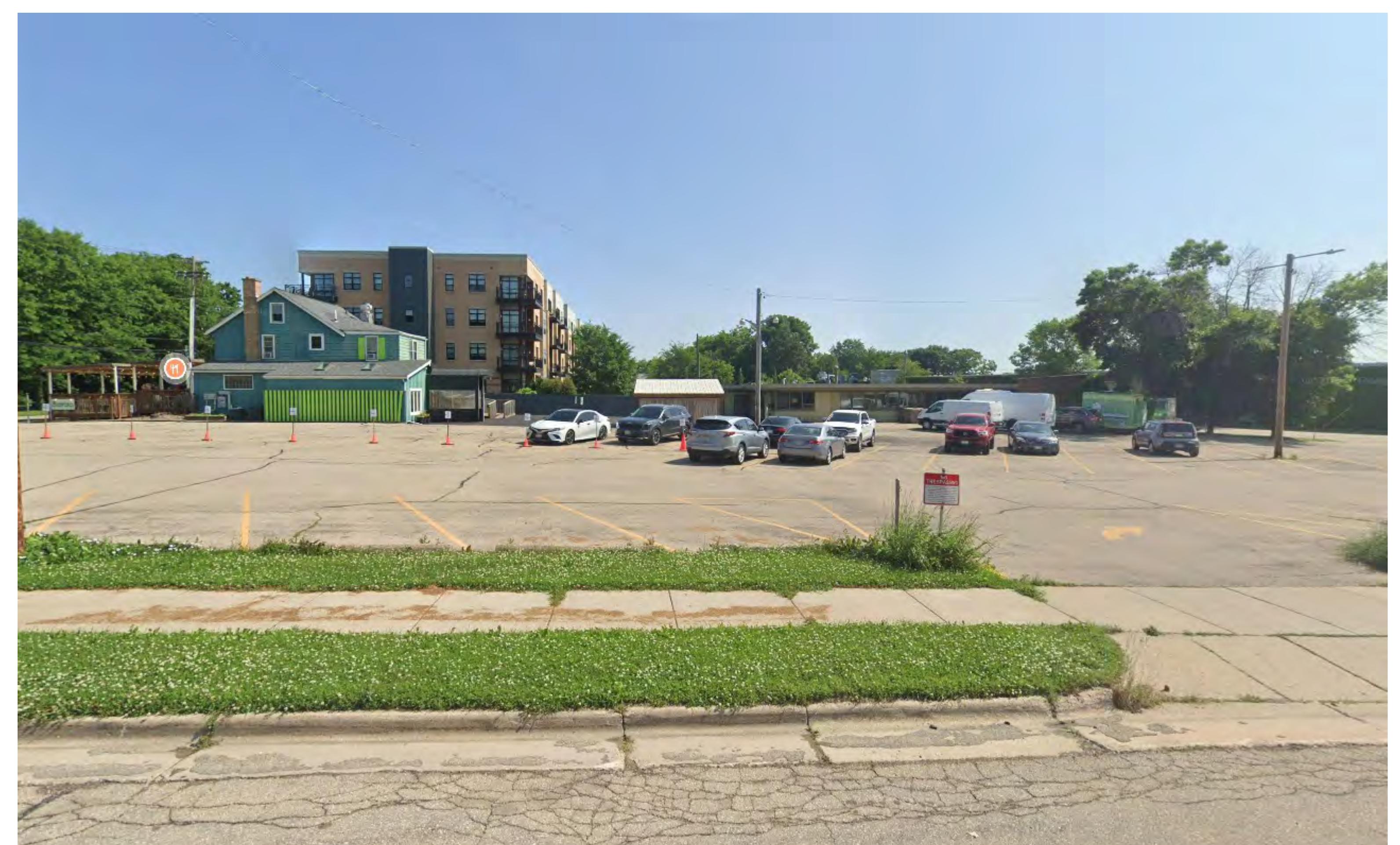
LOOKING NORTHWEST  
CORNER OF MCGUIRE STREET AND FORDEM AVENUE



LOOKING NORTHEAST  
CORNER OF MCGUIRE STREET AND SHERMAN AVENUE



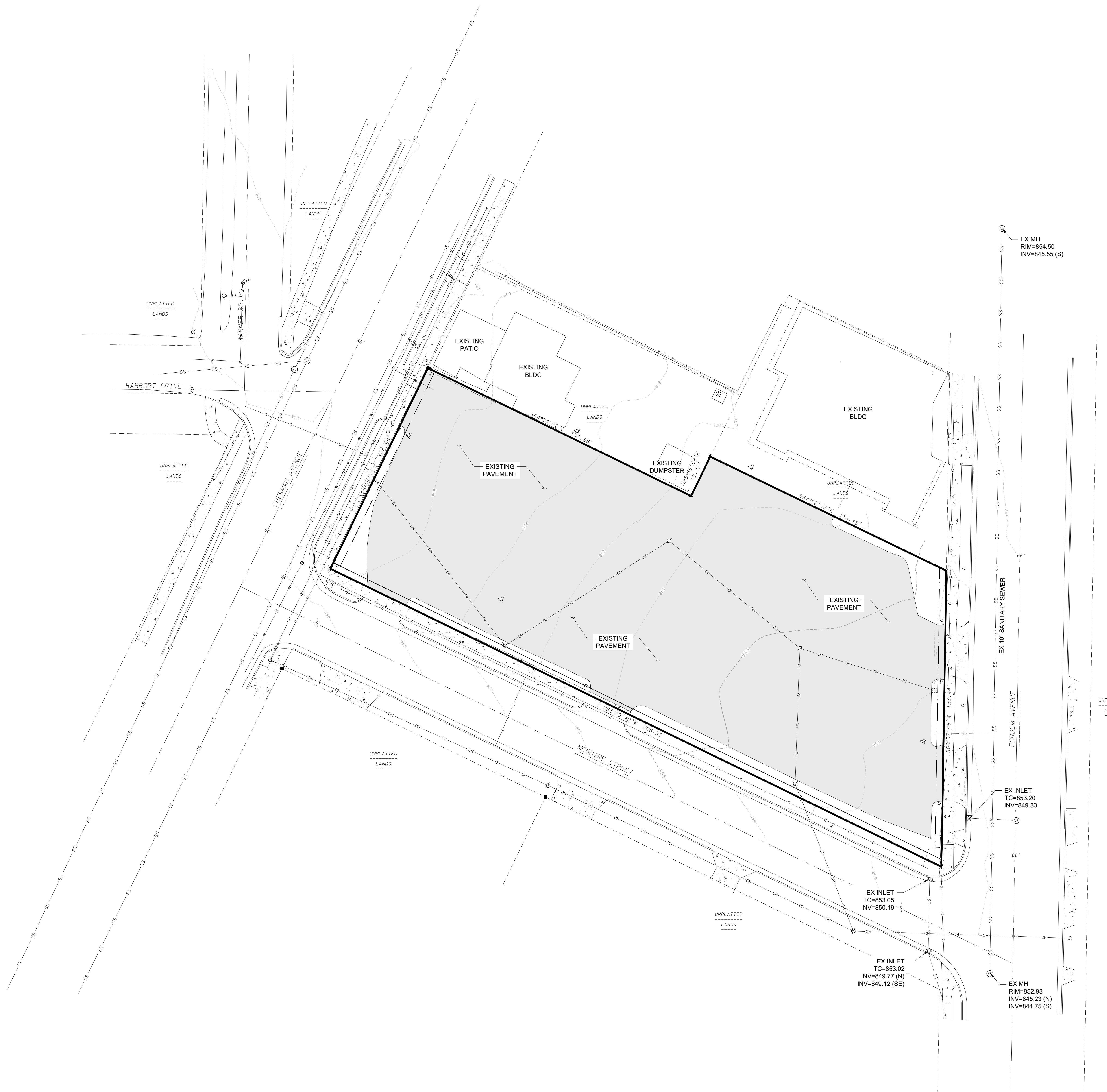
LOOKING EAST  
FROM SHERMAN AVENUE



LOOKING NORTH  
FROM MCGUIRE STREET

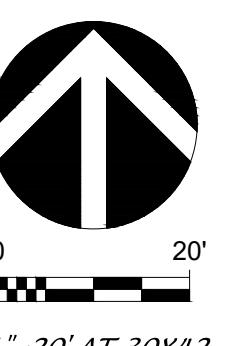
**EXISTING CONDITIONS SURVEY**  
**2103 SHERMAN AVENUE**

CITY OF MADISON, DANE COUNTY, WISCONSIN



**LEGEND**

- FOUND 3/4" REBAR
- FOUND 1" PIPE
- PLACED 3/4"X18" REBAR WT=1.5 LBS/FT
- ✖ PLACED CUT X IN CONCRETE
- ▲ PLACED MAG NAIL
- SS SANITARY SEWER
- W WATER MAIN
- ST STORM SEWER
- G GAS MAIN
- OH OVERHEAD ELECTRIC
- FD FIBER OPTIC LINE
- C CURB AND GUTTER
- CONCRETE
- >855 EXISTING CONTOUR LINE
- LIGHT POLE
- POWER POLE
- SANITARY MANHOLE
- STORM SEWER CATCH BASIN
- STORM SEWER INLET
- VALVE
- △ HYDRANT
- △ MONITORING WELL
- SIGN
- ( ) RECORDED AS INFORMATION



0  
20'  
1"=20' AT 30X42

DATE: 12-15-2025  
REVISED:

DRAWN BY: MWT

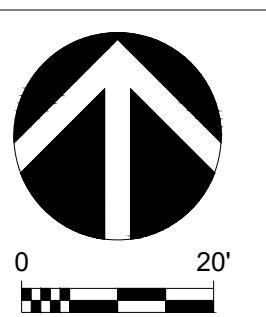
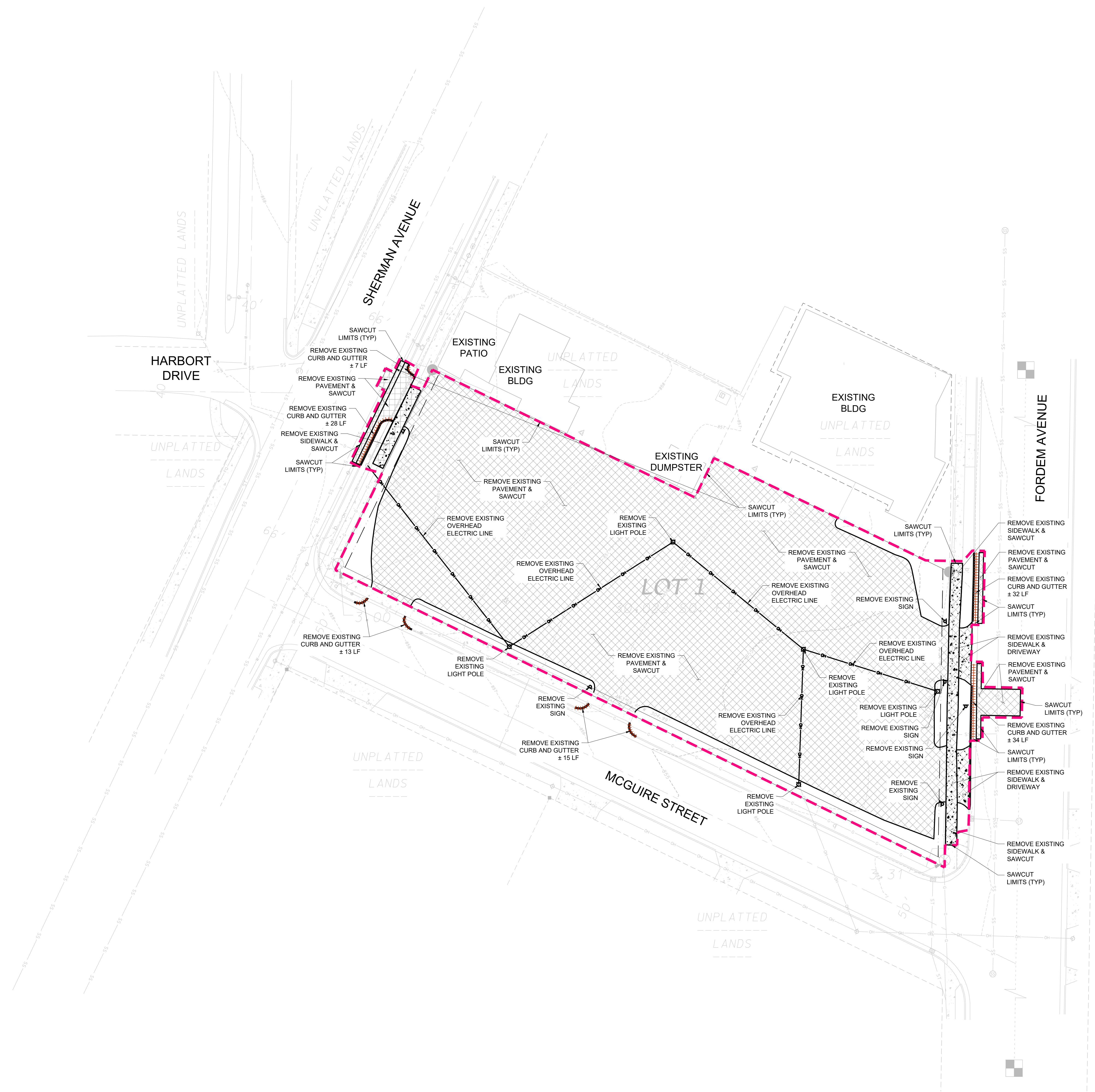
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Sheet Number:

C001

**SITE DEMOLITION & REMOVALS PLAN**  
**2103 SHERMAN AVENUE**

CITY OF MADISON, DANE COUNTY, WISCONSIN



DATE: 12-15-2025  
REVISED:

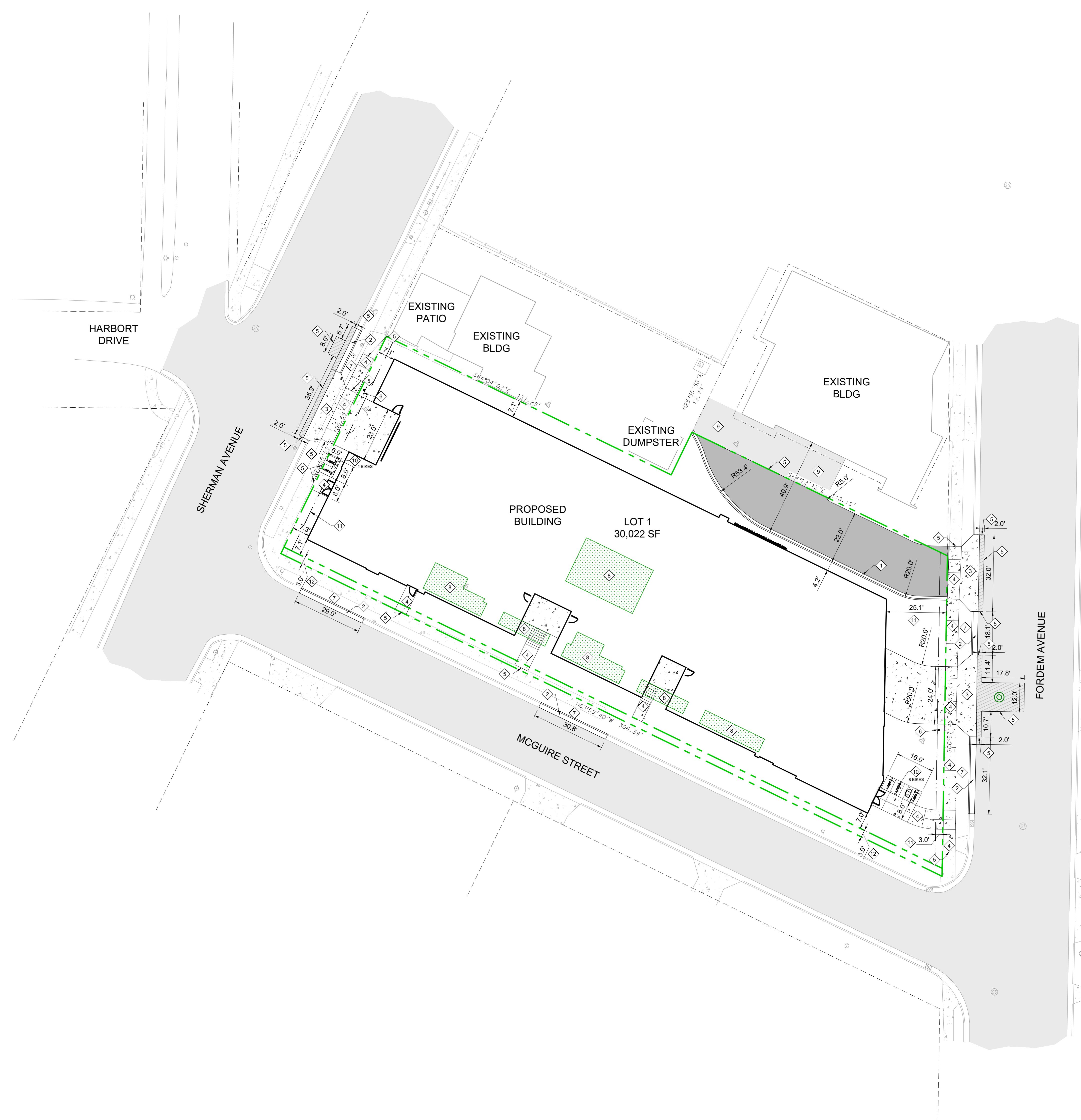
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**SITE LAYOUT PLAN**  
**2103 SHERMAN AVENUE**

CITY OF MADISON, DANE COUNTY, WISCONSIN

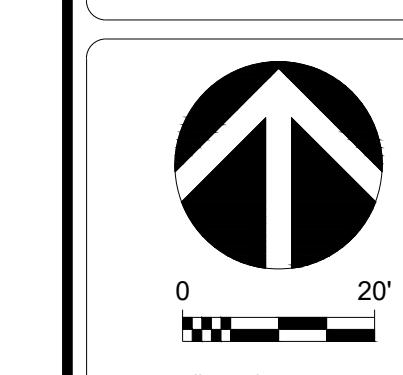


<b>SITE PLAN NOTES:</b>	
1.	SEE GRADING PLAN TO DETERMINE LOCATIONS OF HOLDING OR REJECT CURBS.
2.	PROVIDE CONTROL JOINTS 10'-0" O.C. PROVIDE EXPANSION JOINTS 50' O.C.
3.	EARTHWORK CONTRACTOR TO SUBGRADE AND STONE 12" BEYOND BACK OF CURB TO PROVIDE COMPAKTED LEVELING BASE FOR CURB AND GUTTER.
4.	EARTHWORK CONTRACTOR TO OVER EXCAVATE/CLEAN OUT ALL LANDSCAPE AREAS TO ALLOW FOR THE PLACEMENT OF 12" OF BLACK DIRT/OPSOIL.
5.	EARTHWORK CONTRACTOR TO REMOVE ALL EXCESS STONE BEHIND BACK OF CURB IN LANDSCAPE ISLANDS. THIS APPLIES TO EXCESS STONE BEYOND 12" AT BACK OF CURB.
6.	PAVING CONTRACTOR SHALL PROVIDE FLUSH ASPHALT PAVING TO CONCRETE CURB. IF SURFACE COURSE IS RAISED AFTER PAVING, PAVING CONTRACTOR SHALL HEAT UP, REMOVE AND COMPACT EXCESS PAVEMENT.
7.	IF ANY ERRORS, DISCREPANCIES, OR DIMENSIONS WITH PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION.
8.	ALL DIMENSIONS TO FACE OF CURB UNLESS OTHERWISE NOTED.
9.	CONTRACTOR SHALL REPLACE CURB AND GUTTER AND PAVEMENT WHICH ABUTS THE PROJECT AND IS DAMAGED BY CONSTRUCTION OR CURB AND GUTTER WHICH THE ENGINEER DETERMINES NEEDS TO BE REPLACED BECAUSE IT IS NOT AT A DESIRABLE GRADE.
10.	ALL WORK SHALL BE PER THE CITY OF MADISON STANDARD SPECIFICATIONS
11.	CONTRACTOR IS RESPONSIBLE TO OBTAIN ANY AND ALL PERMITS REQUIRED.
12.	THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANYTIME PER THE RECOMMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS.
13.	ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A CITY LICENSED CONTRACTOR.
14.	CONTRACTOR SHALL TAKE PRECAUTIONS DURING CONSTRUCTION NOT TO DISFIGURE, SOAR, OR IMPAIR THE HEALTH OF ANY STREET TREE. CONTRACTOR SHALL OPERATE EQUIPMENT IN A MANNER AS TO NOT DAMAGE THE BRANCHES OF THE STREET TREE(S). 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) 266-4816. PENALTIES AND REMEDIATION SHALL BE REQUIRED.
15.	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) 266-4816 PRIOR TO EXCAVATION. CITY OF MADISON FORESTRY PERSONNEL SHALL BE NOTIFIED OF THE TREE AND ITS ROOT SYSTEM PRIOR TO WORK COMMENCING. TREE PROTECTION SPECIFICATIONS CAN BE FOUND AT <a href="http://www.cityofmadison.com/business/pw/specs.cfm">www.cityofmadison.com/business/pw/specs.cfm</a>
16.	THE STORAGE OF PARKED VEHICLES, CONSTRUCTION EQUIPMENT, BUILDING MATERIALS, REFUSE, EXCAVATED SPOILS OR DUMPING OF POISONOUS MATERIALS ON OR AROUND TREES AND ROOTS WITHIN 5 FEET OF THE TREE OR WITHIN THE PROTECTION ZONE IS PROHIBITED.
17.	STREET TREE PROTECTION ZONE FENCING IS REQUIRED. THE FENCING SHALL BE ERECTED BEFORE DEMOLITION, GRADING OR BEGINNING OF CONSTRUCTION. 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 DELIVERIES OR EQUIPMENT ACCESS THROUGH THE TREE PROTECTION ZONE.
18.	STREET TREE PRUNING SHALL BE COORDINATED WITH CITY FORESTRY AT A MINIMUM OF TWO WEEKS PRIOR TO THE START OF CONSTRUCTION. CONTACT CITY FORESTRY AT (608) 266-4816. ALL PRUNING SHALL FOLLOW THE ANSI A300 - PART 1 STANDARDS FOR PRUNING.

<b>PROPOSED IMPROVEMENTS LEGEND</b>	
■	EXISTING ROADWAY PAVEMENT
■	NEW ROAD PAVEMENT MATCH EXISTING IN SAME LIKE AND KIND
■	LIGHT DUTY PAVEMENT 3.5" ASPHALT (2.0" BINDER, 1.5" SURFACE) 4" UPPER BASE COURSE, 1-1/4" STONE 6" LOWER BASE COURSE, 3" STONE
■	CONCRETE SIDEWALK 4" CONCRETE OVER 3" GRANULAR BASE
■	CONCRETE PAVEMENT 6" CONCRETE W/WIRE MESH REINFORCEMENT 6" CRUSHED AGGREGATE BASE COURSE

<b>KEYNOTES</b>	
◆	18-INCH CURB & GUTTER (TYPE D - ACCEPTING PAN)
◆	NEW CURB & GUTTER PER CITY OF MADISON STANDARDS
◆	NEW DRIVEWAY PER CITY OF MADISON STANDARDS & THICKNESS
◆	5' WIDE SIDEWALK - TYP.
◆	SAWCUT AND MATCH EXISTING IN SAME LIKENESS AND KIND
◆	STOP SIGN
◆	EXISTING DRIVEWAY APRON TO BE REMOVED AND REPLACE CURB AS NECESSARY
◆	GREEN ROOF AREA
◆	EXISTING PAVEMENT TO REMAIN
◆	NEW BIKE RACK AND PAD
◆	3' WIDE PUBLIC SIDEWALK AND BIKE PATH EASEMENT
◆	MC GUIRE STREET - DEDICATED TO THE PUBLIC

<b>SITE PLAN INFORMATION BLOCK</b>	
PROPERTY AREA	30,022 SF
EXISTING IMPERVIOUS AREA	27,932 SF
PROPOSED IMPERVIOUS AREA	22,121 SF
TOTAL BUILDING AREA	19,425 SF
IMPERVIOUS SURFACE RATIO	0.737
BEDROOM VEHICLE STALLS	35
BELOW GRADE EV STALLS	22
TOTAL PARKING STALLS	83
TOTAL ACCESSIBLE STALLS INCLUDED	4
EXTERIOR VEHICLE STALLS	12
INTERIOR BIKE STALLS	38
TOTAL BIKE STALLS	100

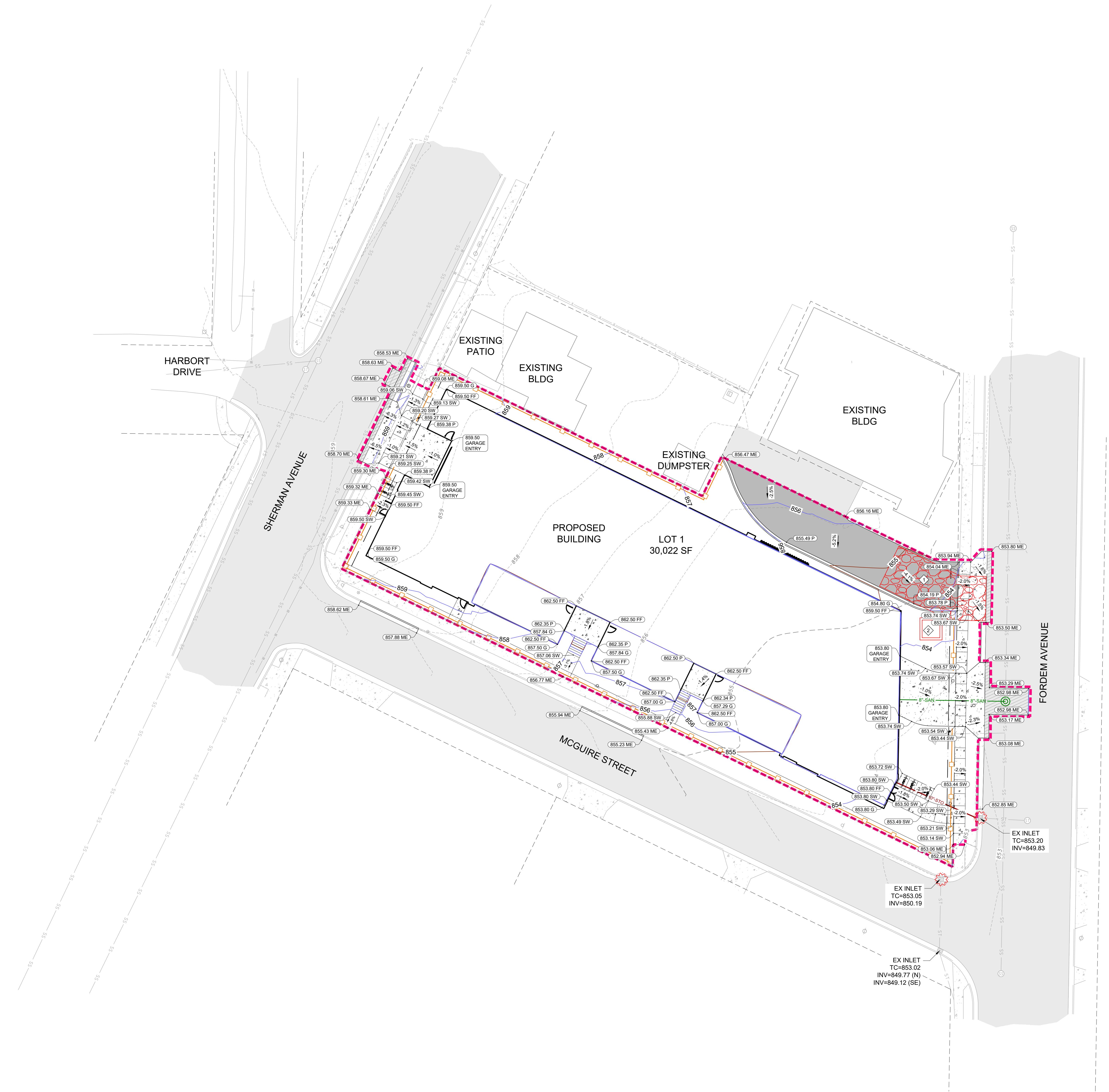


DATE: 12-15-2025  
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**SITE GRADING & EROSION CONTROL PLAN  
 2103 SHERMAN AVENUE**

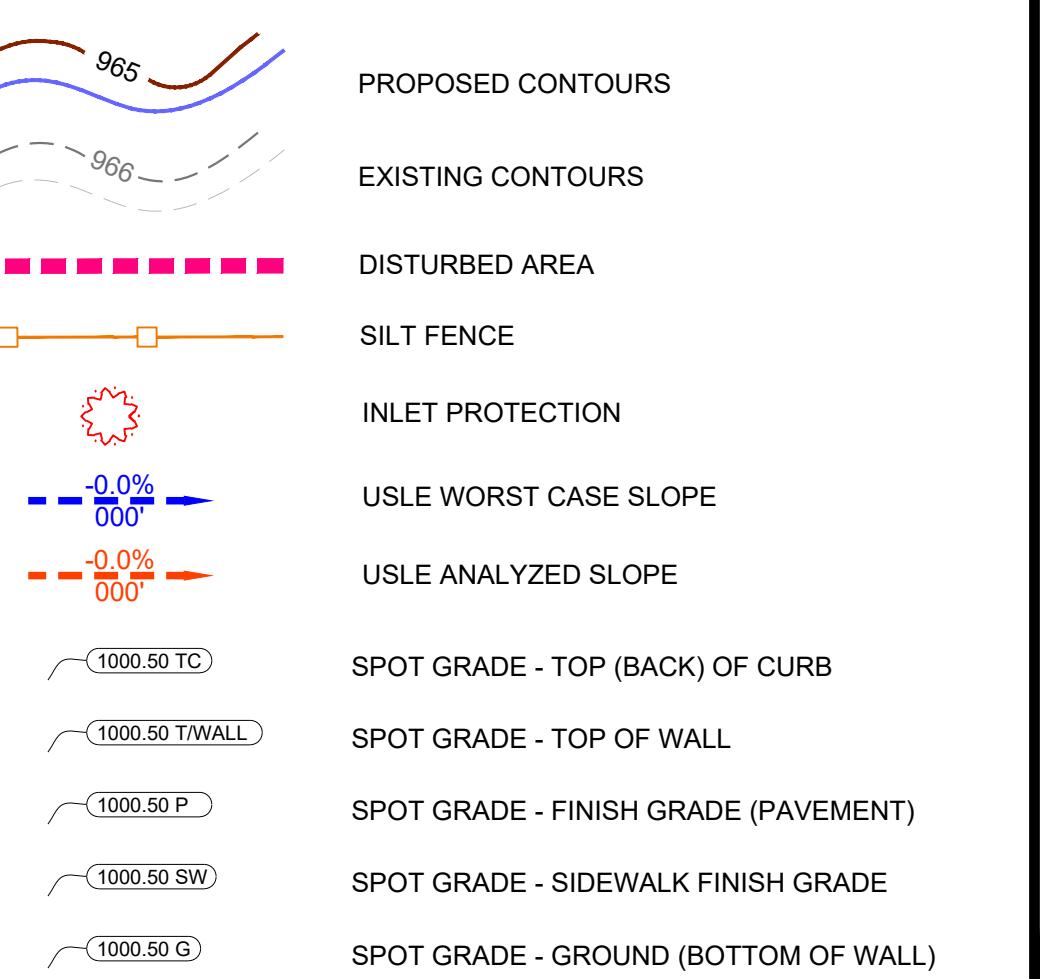
CITY OF MADISON, DANE COUNTY, WISCONSIN



**GRADING AND EROSION CONTROL NOTES:**

- ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE WISCONSIN STATE AND CITY OF MADISON TECHNICAL STANDARDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY OF THESE STANDARDS.
- INSTALL EROSION CONTROL MEASURES PRIOR TO ANY SITE WORK. INCORPORATE EROSION CONTROL MEASURES AS SHOWN ON PLAN. MODIFICATIONS TO SEDIMENT CONTROL DESIGN MAY BE CONDUCTED TO MEET UNFORESEEN FIELD CONDITIONS IF MODIFICATIONS CONFORM TO CITY OR WDNR TECHNICAL STANDARDS.
- EROSION CONTROL MEASURES INDICATED ON THE PLANS SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY OF THESE STANDARDS.
- INSPECTIONS AND MAINTENANCE OF ALL EROSION CONTROL MEASURES SHALL BE ROUTINELY PERFORMED AND MAINTAINED. EROSION CONTROL MEASURES SHALL BE INSTALLED TO PREVENT SEDIMENT FROM LEAVING THE SITE.
- INSPECT EROSION CONTROL MEASURES AFTER EACH 1/2" OR GREATER RAINFALL. REPAIR ANY DAMAGE OBSERVED DURING THE INSPECTION.
- NO SITE GRADING OUTSIDE OF THE LIMITS OF DISTURBANCE.
- EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE WITH ALL SOIL SURFACES HAVING AN ESTABLISHED VEGETATIVE COVER.
- SLOPES EXCEEDING 4:1 SHALL BE STABILIZED WITH CLASS I, TYPE B EROSION CONTROL. GRAVEL SWALE SHALL BE STABILIZED WITH CLASS II, TYPE B EROSION MATTING.
- ALL INCIDENTAL MUD TRADING FROM CONSTRUCTION AND MATERIAL HAULING WILL OCCUR ON INTERNAL ROADS. TRADING WILL BE KEPT TO A MINIMUM AND SHALL BE REMOVED BY THE END OF EACH WORKING DAY USING PROPER DISPOSAL METHODS.
- ANY DISTURBED AREA EXPECTED TO BE DORMANT FOR GREATER THAN 5 DAYS SHALL BE STABILIZED WITH TEMPORARY SEEDING AND MULCH.
- PREVENT EXCESSIVE DUST FROM LEAVING THE CONSTRUCTION SITE IN ACCORDANCE WITH LOCAL AND STATE REGULATIONS.
- INSTALL EROSION CONTROLS ON THE DOWNSTREAM SIDE OF STOCKPILES.
- AT A MINIMUM ALL DISTURBED AREAS SHALL RECEIVE A MINIMUM OF 4" OF TOP SOIL FERTILIZED WITH 100 POUNDS PER 1000 SQ FT OF WISCONSIN DOT SEED MIX #40 (OR EQUIVALENT APPLIED AT A RATE OF 5 POUNDS PER 1000 SQ FT) TO ALL DISTURBED AREAS. ANNUAL RYEGRASS AT A RATE OF 100 POUNDS PER 1000 SQ FT SHALL BE APPLIED TO THE MIXTURE. FERTILIZER RATES SHALL BE PLACED PER A SOIL TEST.
- EARTHWORK CONTRACTOR TO OVER EXCAVATE/CLEAN OUT ALL LANDSCAPE AREAS TO ALLOW FOR THE PLACEMENT OF 6" OF BLACK DIRT/TOPSOIL.
- CONTRACTOR SHALL VERIFY DEPTH OF ALL UTILITIES TO ENSURE PROPOSED GRADES HAVE ENOUGH COVER.
- CONTRACTOR SHALL TAKE PRECAUTIONS DURING CONSTRUCTION NOT TO DAMAGE THE ROOTS OF ANY STREET TREE. CONTRACTOR SHALL OPERATE EQUIPMENT IN A MANNER AS TO NOT DAMAGE THE BRANCHES OF THE STREET TREE(S). THIS MAY REQUIRE USE OF A BACKHOE OR EXCAVATOR TO WORK IN A 10' DEEP INTERVAL IN A DESIGNATED SPACE AWAY FROM TREES ON THE CONSTRUCTION SITE. ANY DAMAGE OR DEATH OF EXISTING STREET TREES (EITHER ABOVE OR BELOW GRADE) SHALL BE REPORTED TO THE CITY OF MADISON AT (608) 266-4816. PENALTIES AND REMEDIATION SHALL BE REQUIRED.
- NO EXCAVATION IS PERMITTED WITHIN 5 FEET OF THE TRUNK OF THE STREET TREE OR WHEN CUTTING ROOTS OVER 3 INCHES IN DIAMETER. FOR INFORMATION ON THE CARE FOR STREET TREES, CONTACT MADISON CITY FORESTRY AT (608) 266-4816. PRIOR TO EXCAVATION, CITY OF MADISON FORESTRY PERSONNEL SHALL ASSESS THE IMPACT TO THE TREE AND APPROVE THE EXCAVATION. COMMENCING, TREE PROTECTION SPECIFICATIONS CAN BE FOUND AT [www.cityofmadison.com/business/pw/specs.cfm](http://www.cityofmadison.com/business/pw/specs.cfm)

**GRADING PLAN LEGEND**



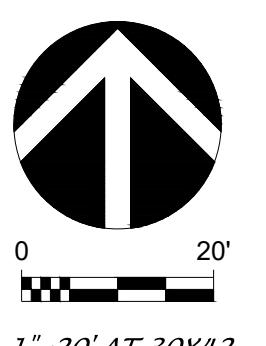
**LIMITS OF DISTURBANCE** = 30,939 SQ FT  
 = 0.71 AC

**KEYNOTES**

- ① CRUSHED STONE CONSTRUCTION ENTRANCE
- ② CONCRETE WASHOUT
- ③ SILT FENCE
- ④ INLET PROTECTION

**SEQUENCE OF CONSTRUCTION**

1. INSTALL EROSION CONTROL
2. ROUGH SITE GRADING AND BLDG FOUNDATION
3. UTILITIES, FINE GRADING, CONCRETE CURB AND GUTTER, ASPHALT
4. SITE WORK
5. FINAL RESTORATION
6. REMOVE EROSION CONTROL WHEN SITE HAS BECOME STABILIZED



DATE: 12-15-2025  
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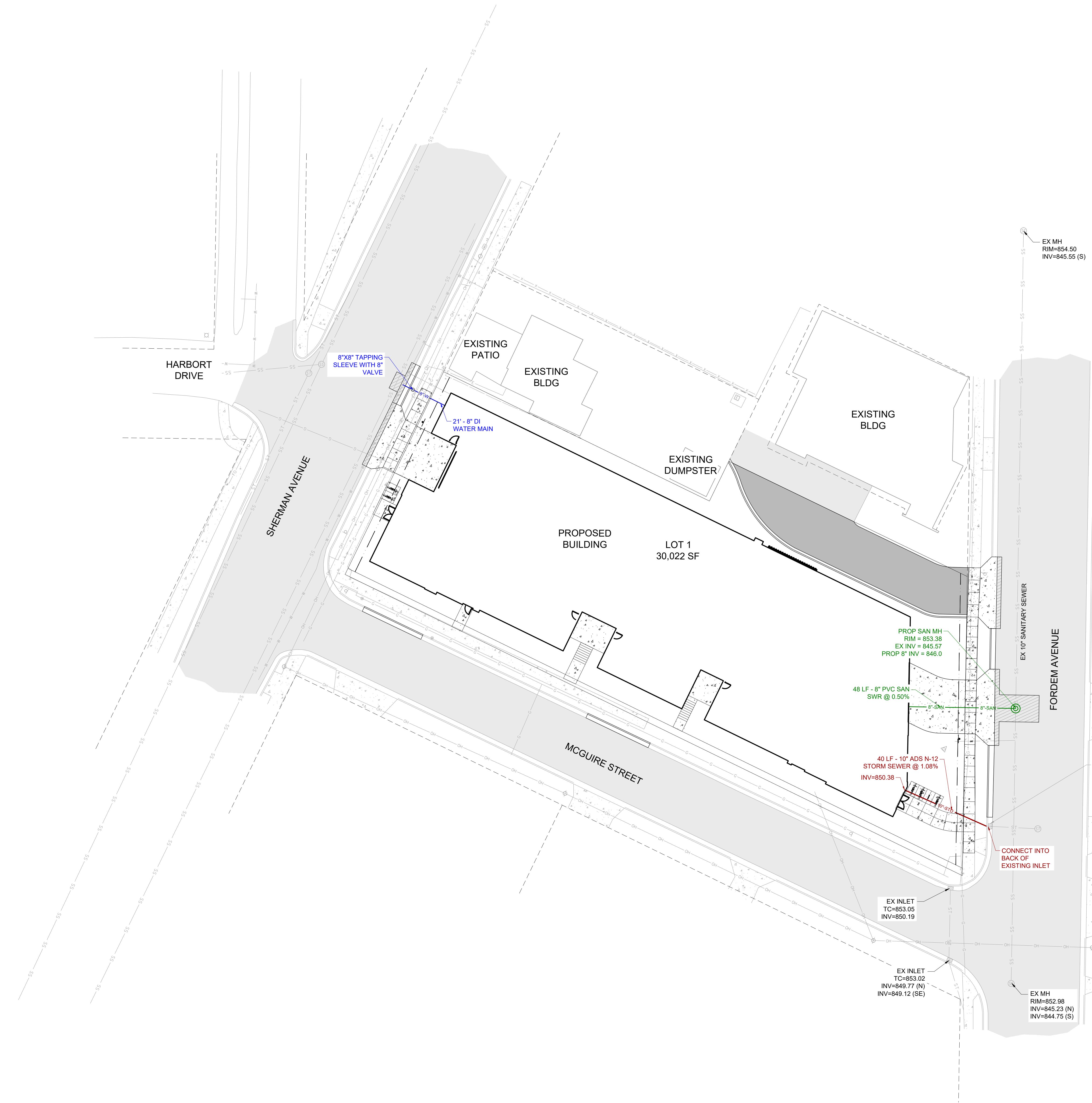
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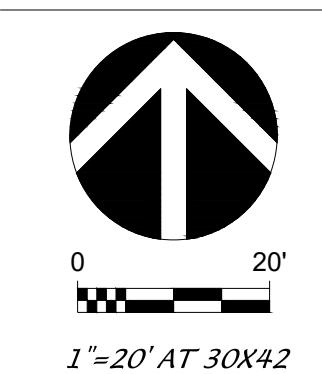
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**SITE UTILITY PLAN**  
**2103 SHERMAN AVENUE**

CITY OF MADISON, DANE COUNTY, WISCONSIN



<b>SITE UTILITY NOTES:</b>	
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' BURY 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 DISPLACE, SCAR OR DAMAGE THE HEALTH OF THE STREET TREE(S). CONTRACTOR SHALL OPERATE EQUIPMENT IN A MANNER AS TO NOT DAMAGE THE BRANCHES OF THE STREET TREE(S). 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 THE TREE(S) (WHICH ARE PLANTED ABOVE OR BELOW GROUND) SHALL BE REPORTED IMMEDIATELY TO CITY FORESTRY AT (608) 266-4816. PENALTIES AND REMEDIATION SHALL BE REQUIRED.
9.	NO EXCAVATION IS PERMITTED WITHIN 5 FEET OF THE TRUNK OR LARGEST BRANCHES WHICH CARRY ROOTS OVER 3 INCHES IN DIAMETER. IF EXCAVATION IS NECESSARY, THE CONTRACTOR SHALL CONTACT MADISON CITY FORESTRY AT (608) 266-4816 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 <a href="http://www.cityofmadison.com/business/pw/specs.cfm">www.cityofmadison.com/business/pw/specs.cfm</a>



0 20'

1"=20' AT 30X42

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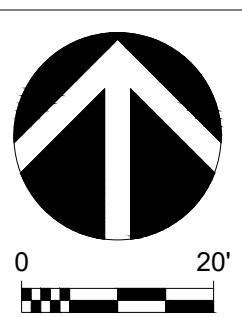
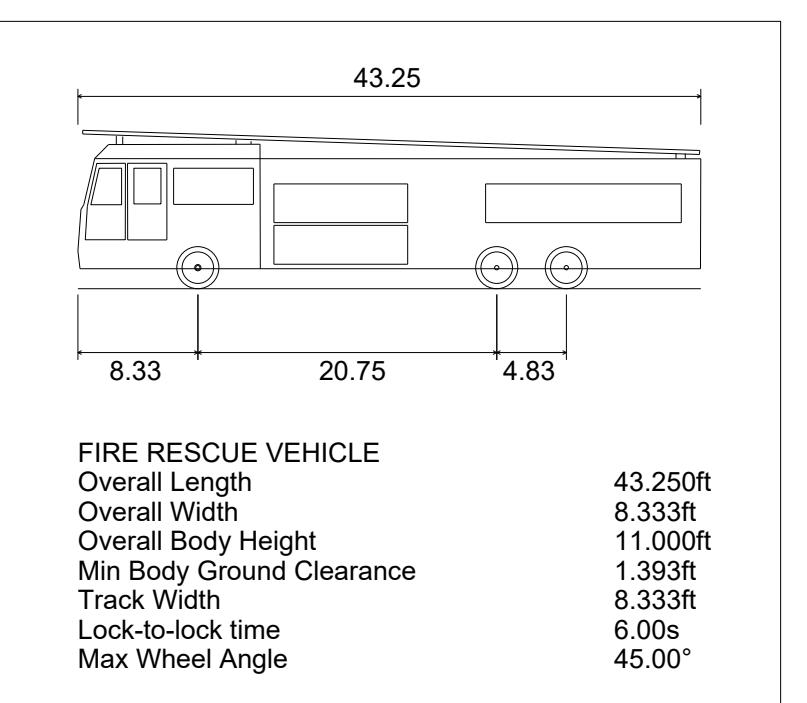
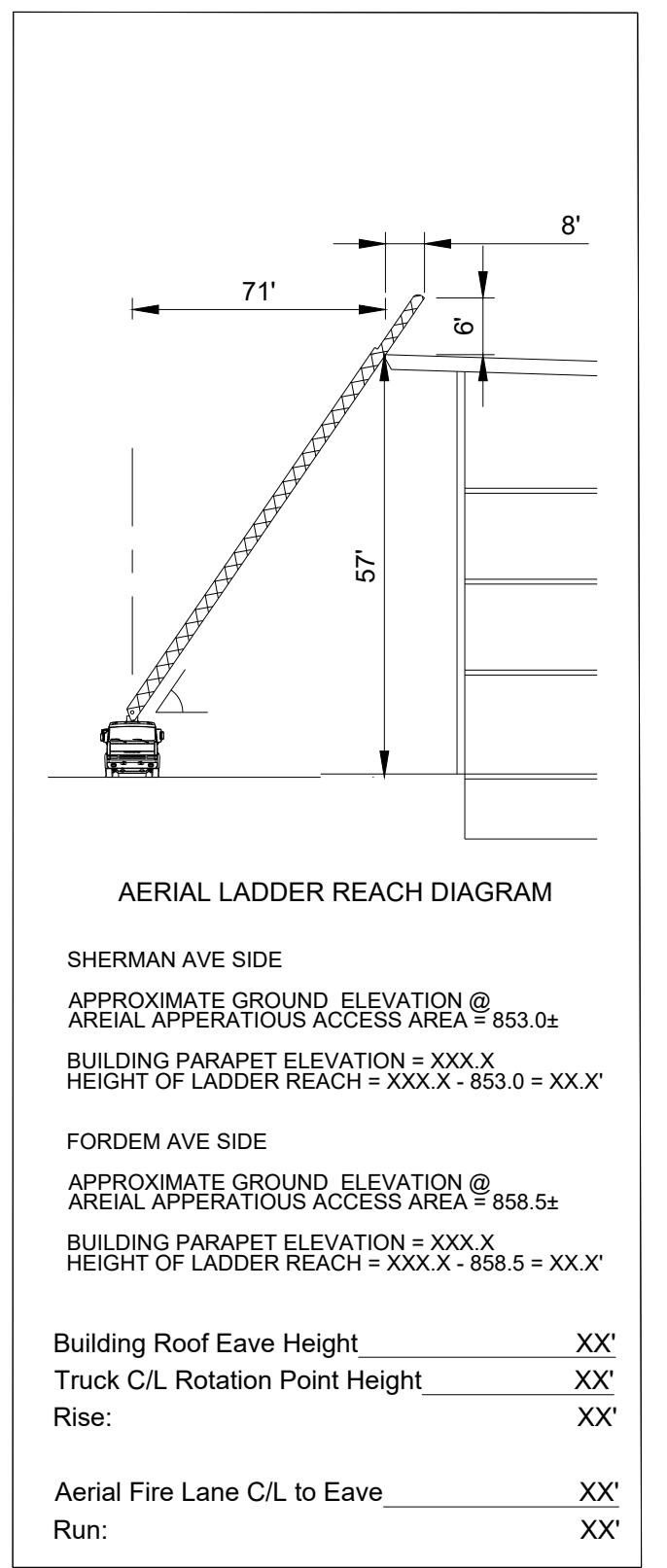
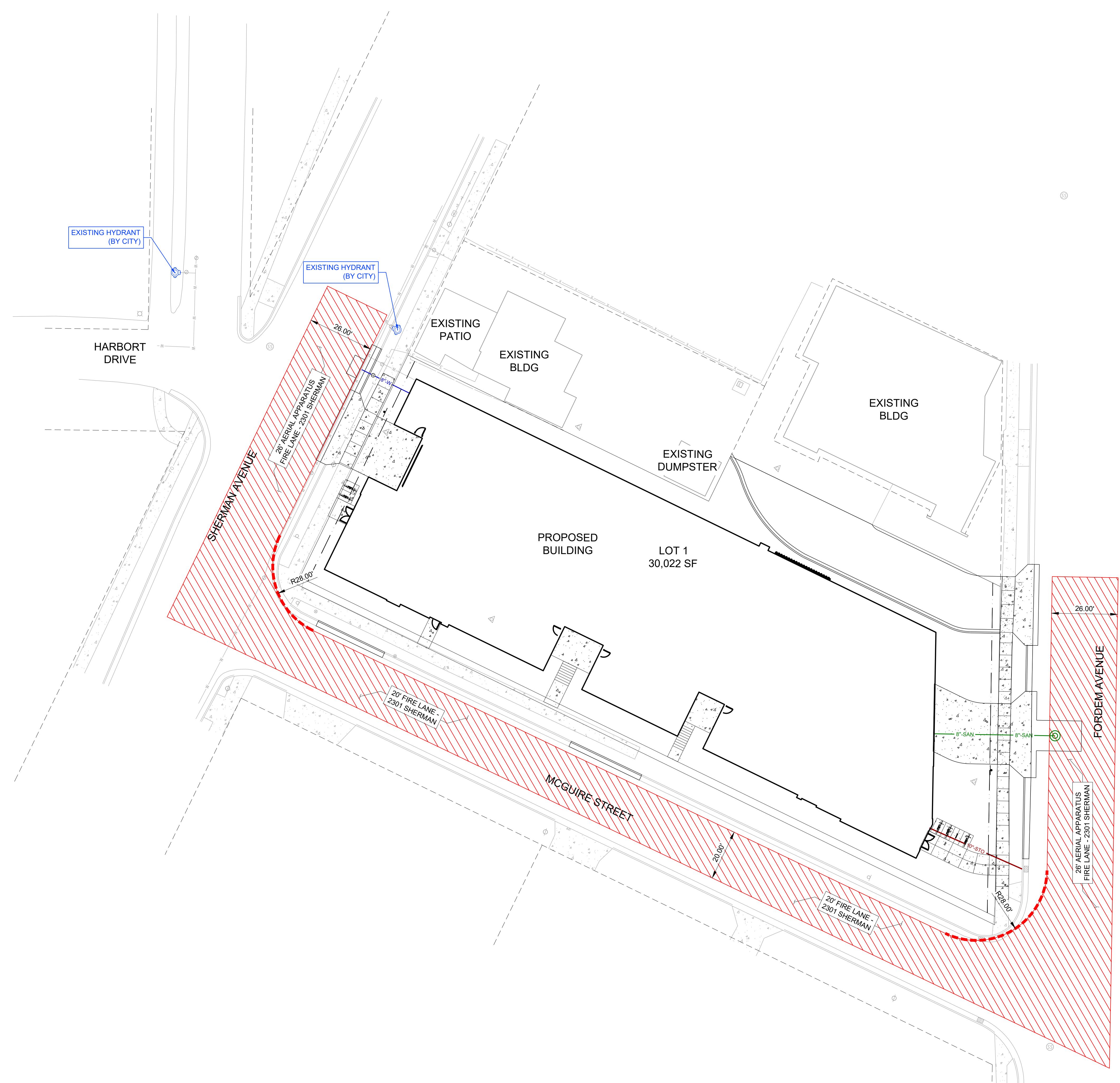
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FIRE ACCESS PLAN  
 2103 SHERMAN AVENUE  
 CITY OF MADISON, DANE COUNTY, WISCONSIN

CITY OF MADISON, DANE COUNTY, WISCONSIN



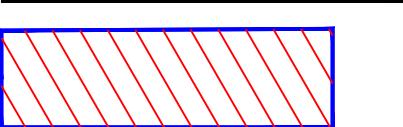
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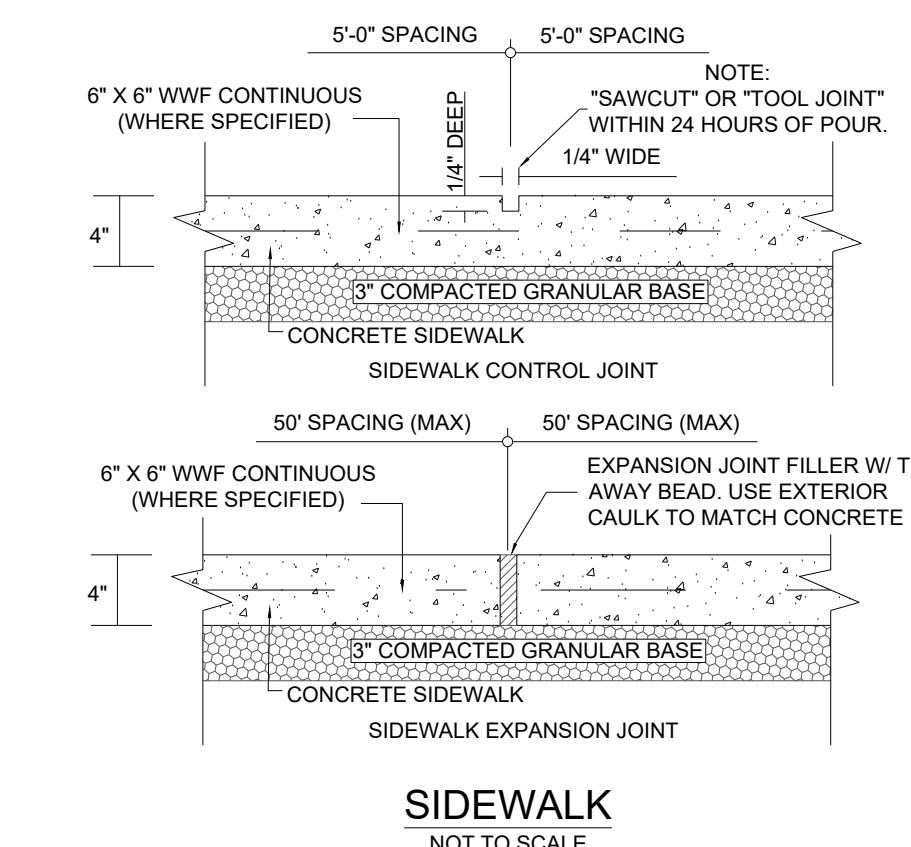
LEGEND



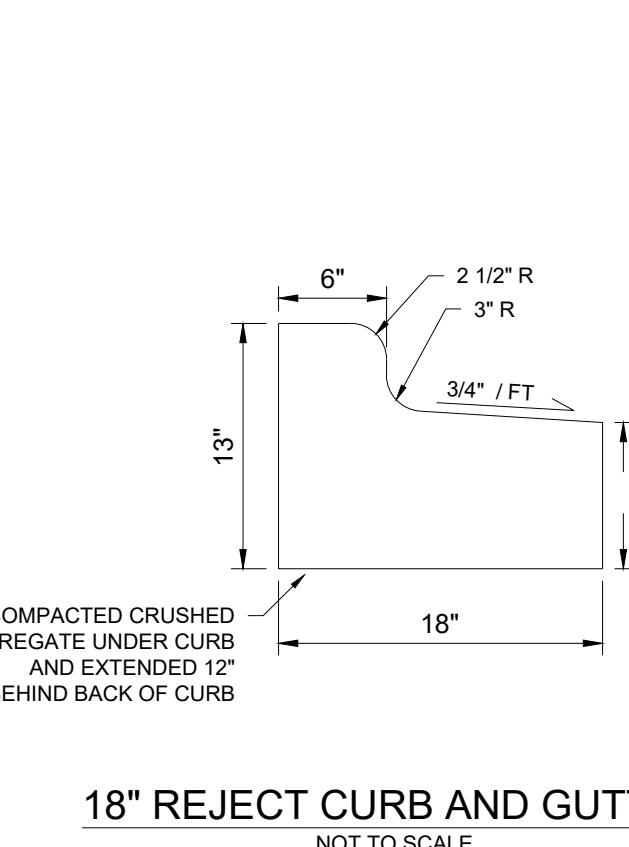
FIRE LANE ACCESS

CONSTRUCTION DETAILS  
2103 SHERMAN AVENUE

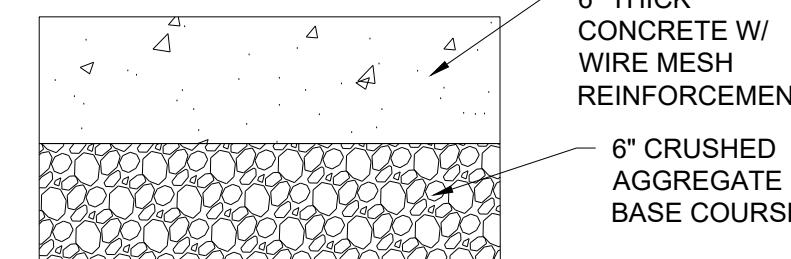
CITY OF MADISON, DANE COUNTY, WISCONSIN



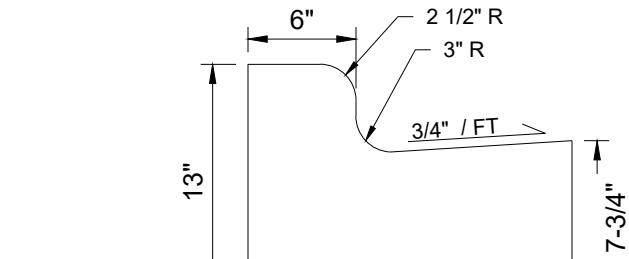
SIDEWALK  
NOT TO SCALE



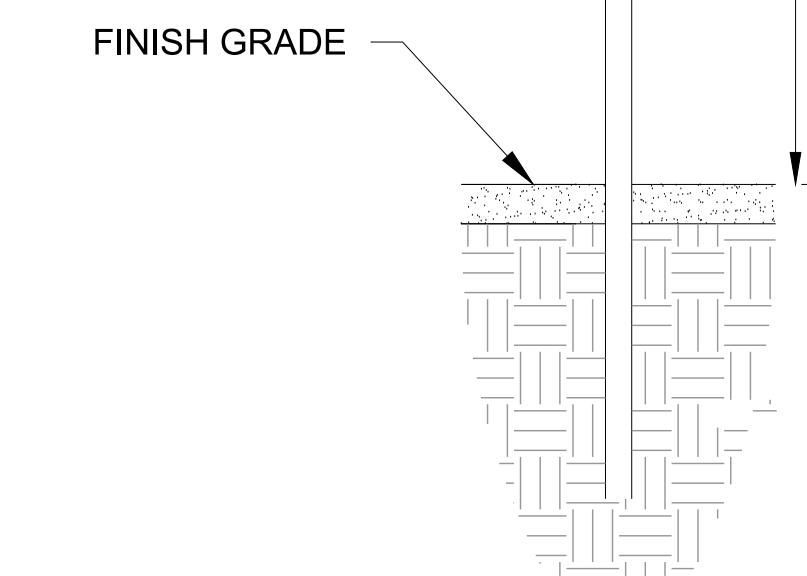
18" REJECT CURB AND GUTTER  
NOT TO SCALE



CONCRETE SECTION AT GARAGE ENTRANCE  
NOT TO SCALE



18" CURB AND GUTTER  
NOT TO SCALE



FINISH GRADE  
NOT TO SCALE

STOP SIGN  
NOT TO SCALE

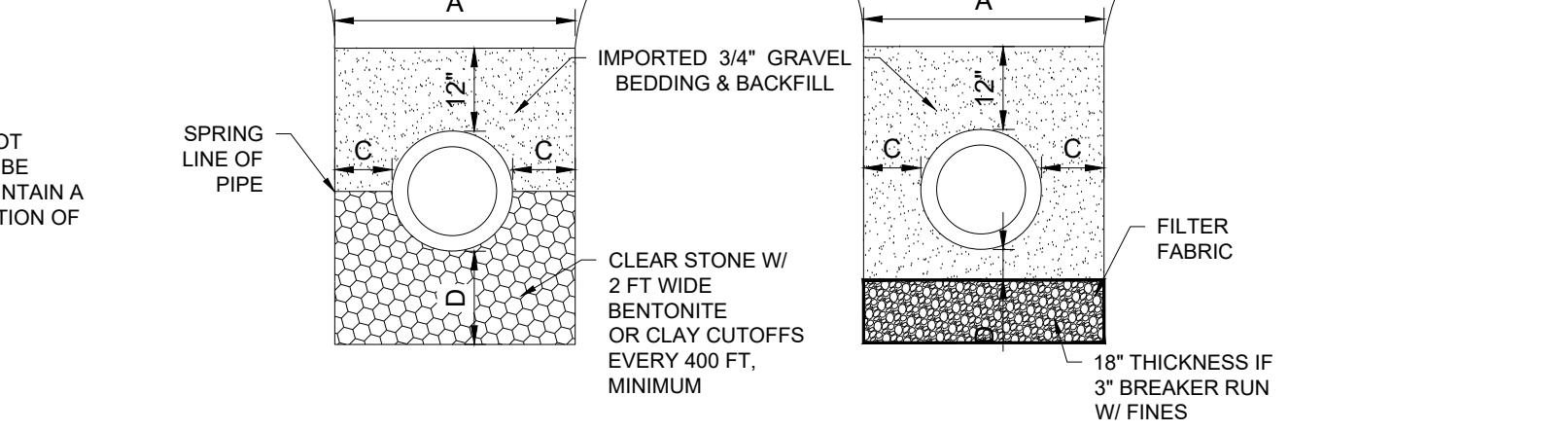
TUBULAR SIGN POST PER  
WISDOT SDD 15d38  
NOT TO SCALE

WATERMAIN - SEWER SEPARATION  
NOT TO SCALE

WET TRENCH  
WITH SUMP DEWATERING  
NOT TO SCALE

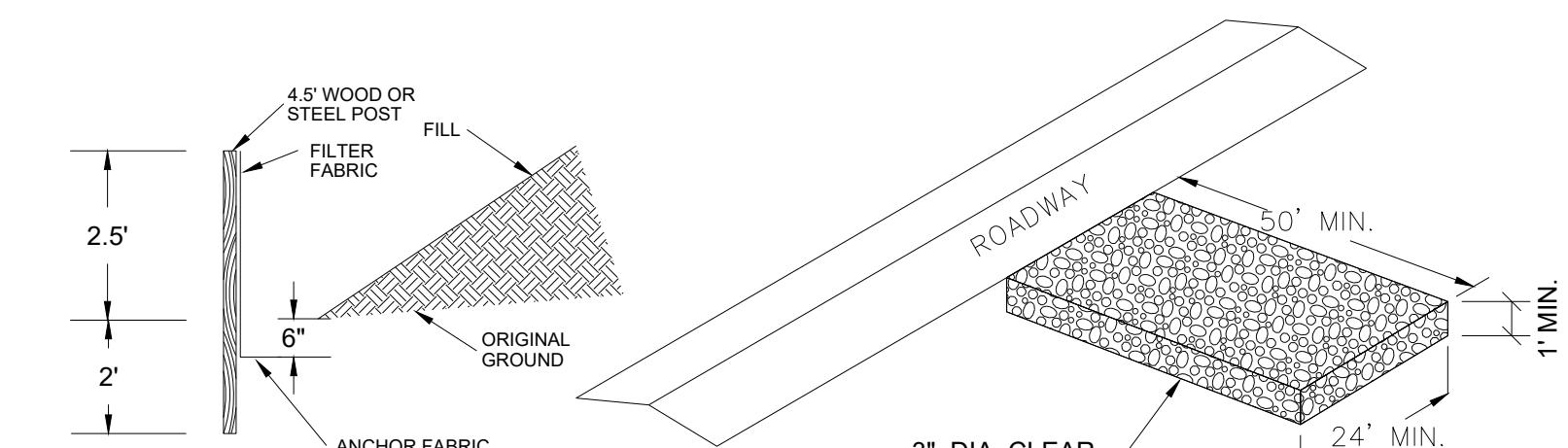
UNSTABLE TRENCH  
NOT TO SCALE

TRENCH WIDTH AND BEDDING  
NOT TO SCALE



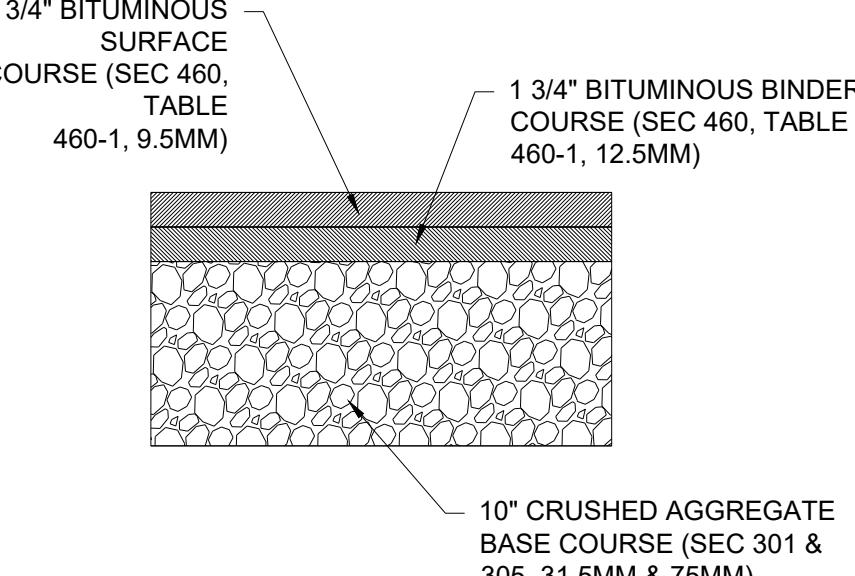
DIMENSIONS:  
A: OUTSIDE DIAMETER OF PIPE PLUS 24" MAXIMUM, EXCEPT NEED NOT BE LESS THAN 36".  
TRENCH SHIELDS NARROWER THAN 4 FEET INSIDE WIDTH WILL NOT BE REQUIRED UNLESS SPECIFICALLY REQUIRED IN THE PROJECT SPECIFICATIONS.  
B: FOR ROCK, OUTSIDE DIAMETER OF PIPE PLUS 18" MAXIMUM, EXCEPT NEED NOT BE LESS THAN 36".  
C: MINIMUM 4".  
D: MINIMUM 4" BELOW BARREL AND 3" BELOW BELL.

FINISH GRADE  
NOT TO SCALE



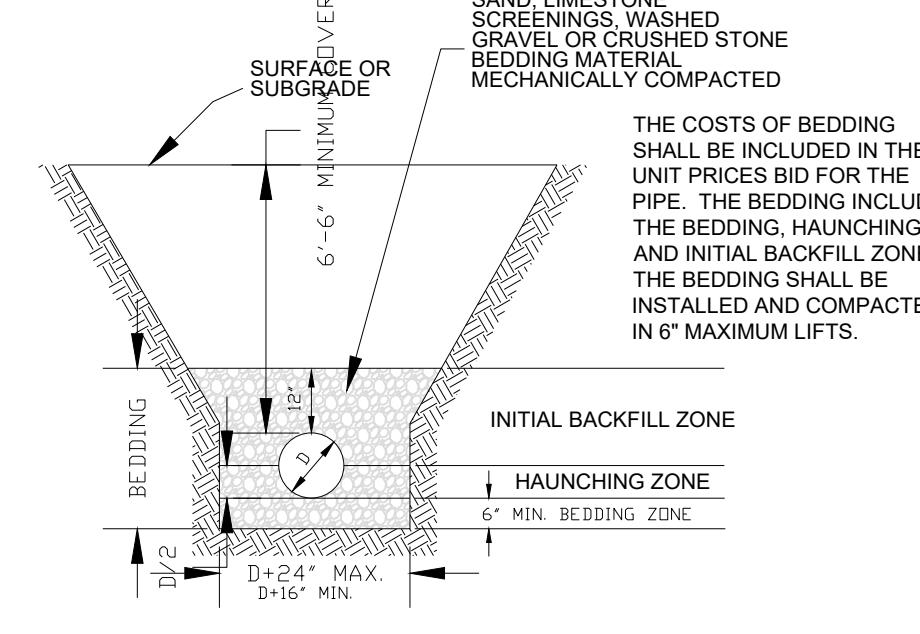
SILT FENCE DETAIL  
NOT TO SCALE

STONE TRACKING PAD DETAIL  
NOT TO SCALE

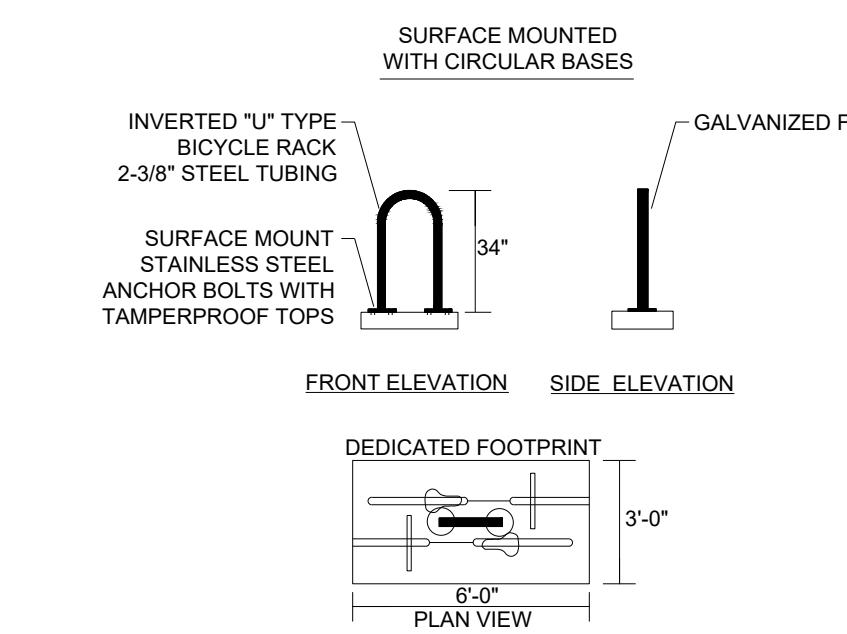


\* REFER TO GEOTECHNICAL EXPLORATION REPORT  
FOR FURTHER DETAILS AND SPECIFICATIONS.

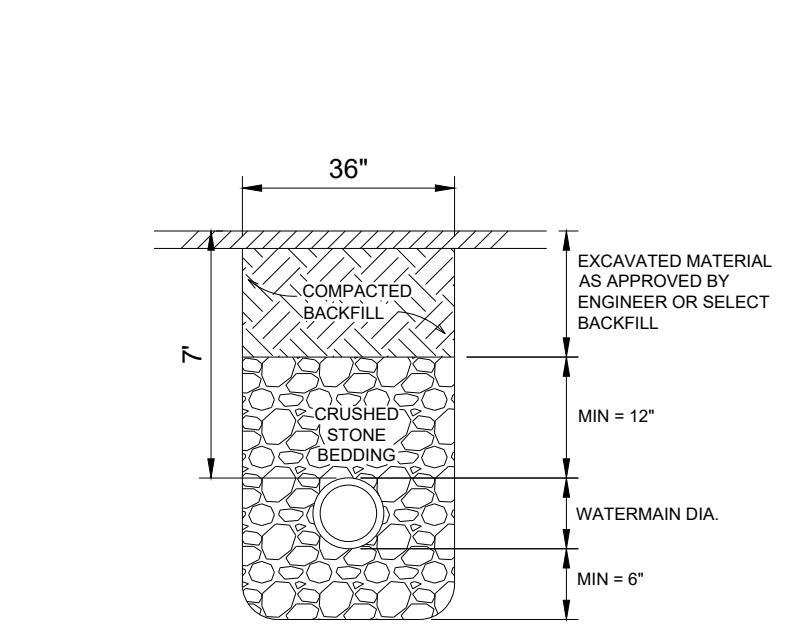
STANDARD PAVEMENT SECTION  
NOT TO SCALE



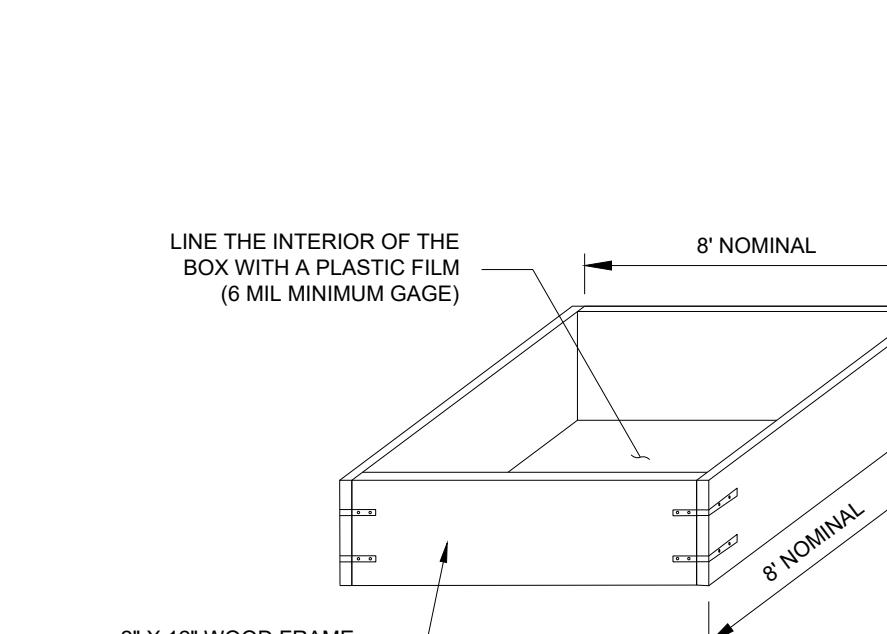
UTILITY TRENCH BACKFILL DETAIL  
NOT TO SCALE



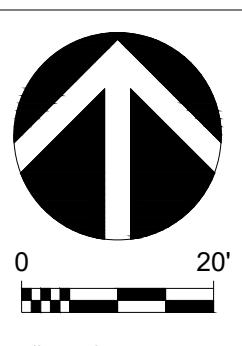
BIKE RACK DETAIL - MADRAX 'U' RACK  
NOT TO SCALE



WATERMAIN & SANITARY SEWER BEDDING  
NOT TO SCALE



CONCRETE WASHOUT BOX DETAIL  
NOT TO SCALE



1"=20' AT 30X42

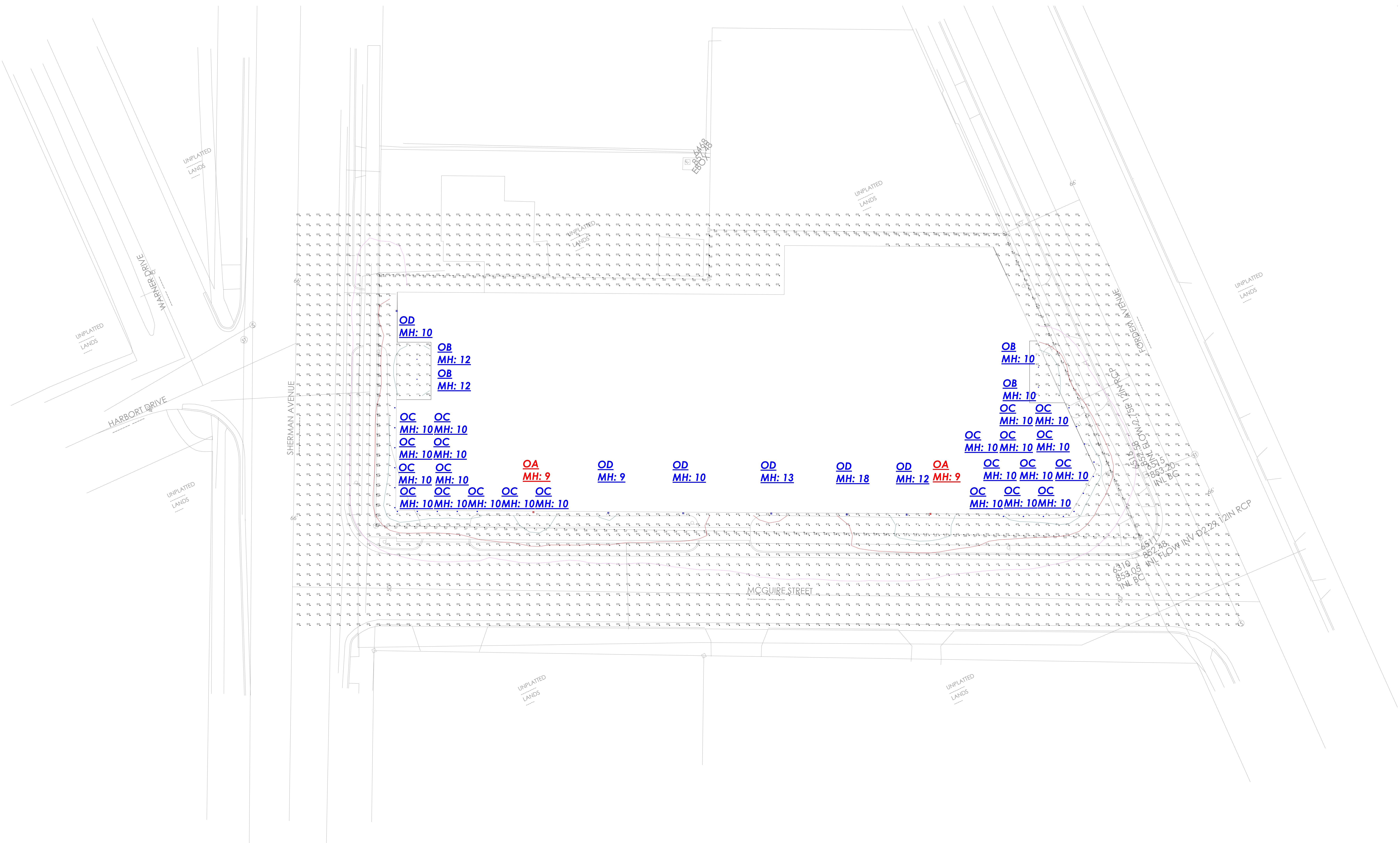
DATE: 12-15-2025  
REVISED:

DRAWN BY: MWT

FN: 25-03-102

Sheet Number:

C500



Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PROPERTY LINE	Illuminance	Fc	0.36	1.3	0.0	N.A.	N.A.
SITE	Illuminance	Fc	0.17	2.9	0.0	N.A.	N.A.

1. Standard Reflectance of 80/50/20 unless noted otherwise
2. Not a Construction Document, for Design purposes only
3. Standard indoor calc points @ 30° A.F.F. unless noted otherwise
4. Standard outdoor calc points @ Grade unless noted otherwise
5. Egress calc points @ 0° A.F.F.
6. Mlazgar Associates assumes no responsibility for installed light levels due to field conditions, etc.

Luminaire Schedule

Symbol	Qty	Label	Manufacturer	Description	Arrangement	Lum. Lumens	Lum. Watts	LLF
+	2	OA	COOPER LIGHTING SOLUTIONS - INVUE (FORMERLY EATON)	ENC-SA1-740-U-SL2-XXB - EBP - CBP - DIMMED 50%	Single	762	13	0.900
⊕	4	OB	COOPER LIGHTING SOLUTIONS - HALO	LCR4-08-RD-9FS-E020 - HL4RSMF - DIMMED 50%	Single	869	9.2	0.500
⊕	22	OC	COOPER LIGHTING SOLUTIONS - HALO	SMX4RLSFS010 - DIMMED 75%	Single	619	6.5	0.250
+	6	OD	COOPER LIGHTING SOLUTIONS - INVUE (FORMERLY EATON)	ENC-SA1-740-U-SL2-XXB - DIMMED 50%	Single	762	13	0.500

## PHOTOMETRIC SITE PLAN

2103 SHERMAN AVENUE

MADISON, WI

RIMA Project #: 180946

Drawn By: EP

Date: 1/26/2025

# Date Comments

Revisions

MLAZGAR ASSOCIATES  
16350 W. GLENDALE DR.  
NEW BERLIN, WI 53151  
(614) 933-1915  
(920) 433-8088  
www.mlazgar.com





# CITY OF MADISON LANDSCAPE WORKSHEET

Section 28.142 Madison General Ordinance

Project Location / Address 2103 Sherman Avenue

Name of Project 2103 Sherman Avenue Apartments

Owner / Contact 2211 Fordem Av, LLC (Owner) / Matt Saltzberry, PLA - D'Onofrio Kottke (Landscape Architect)

Contact Phone 608-833-7530 Contact Email msaltzberry@donofrio.cc

**\*\* Landscape plans for zoning lots greater than ten thousand (10,000) square feet in size  
MUST be prepared by a registered landscape architect. \*\***

## Applicability

The following standards apply to all exterior construction and development activity, including the expansion of existing buildings, structures and parking lots, except the construction of detached single-family and two-family dwellings and their accessory structures. The entire development site must be brought up to compliance with this section unless **all** of the following conditions apply, in which case only the affected areas need to be brought up to compliance:

- (a) The area of site disturbance is less than ten percent (10%) of the entire development site during any ten-(10) year period.
- (b) Gross floor area is only increased by ten percent (10%) during any ten-(10) year period.
- (c) No demolition of a principal building is involved.
- (d) Any displaced landscaping elements must be replaced on the site and shown on a revised landscaping plan.

## Landscape Calculations and Distribution

Required landscaped areas shall be calculated based upon the total developed area of the property. Developed area is defined as that area within a single contiguous boundary which is made up of structures, parking, driveways and docking/loading facilities, but excluding the area of any building footprint at grade, land designated for open space uses such as athletic fields, and undeveloped land area on the same zoning lot. There are three methods for calculating landscape points depending on the size of the lot and Zoning District.

- (a) For all lots except those described in (b) and (c) below, five (5) landscape points shall be provided for each three hundred (300) square feet of developed area.

Total square footage of developed area 4,083 Sq Ft

Total landscape points required 68 Points

- (b) **For lots larger than five (5) acres**, points shall be provided at five (5) points per three hundred (300) square feet for the first five (5) developed acres, and one (1) point per one hundred (100) square feet for all additional acres.

Total square footage of developed area \_\_\_\_\_

Five (5) acres = 217,800 square feet

First five (5) developed acres = 3,630 points

Remainder of developed area \_\_\_\_\_

Total landscape points required \_\_\_\_\_

- (c) **For the Industrial – Limited (IL) and Industrial – General (IG) districts**, one (1) point shall be provided per one hundred (100) square feet of developed area.

Total square footage of developed area \_\_\_\_\_

Total landscape points required \_\_\_\_\_

### Tabulation of Points and Credits

Use the table to indicate the quantity and points for all existing and proposed landscape elements.

Plant Type/ Element	Minimum Size at Installation	Points	Credits/ Existing Landscaping		New/ Proposed Landscaping	
			Quantity	Points Achieved	Quantity	Points Achieved
Overstory deciduous tree	2½ inch caliper measured diameter at breast height (dbh)	35	-	-	7	245
Tall evergreen tree (i.e. pine, spruce)	5-6 feet tall	35	-	-	-	-
Ornamental tree	1 1/2 inch caliper	15	-	-	10	150
Upright evergreen shrub (i.e. arborvitae)	3-4 feet tall	10	-	-	16	160
Shrub, deciduous	#3 gallon container size, Min. 12"-24"	3	-	-	5	15
Shrub, evergreen	#3 gallon container size, Min. 12"-24"	4	-	-	27	108
Ornamental grasses/ perennials	#1 gallon container size, Min. 8"-18"	2	-	-	152	304
Ornamental/ decorative fencing or wall	n/a	4 per 10 lineal ft.	-	-	-	-
Existing significant specimen tree	Minimum size: 2 ½ inch caliper dbh. *Trees must be within developed area and cannot comprise more than 30% of total required points.	14 per caliper inch dbh. Maximum points per tree: 200	-	-	-	-
Landscape furniture for public seating and/or transit connections	* Furniture must be within developed area, publically accessible, and cannot comprise more than 5% of total required points.	5 points per "seat"	-	-	-	-
<b>Sub Totals</b>				-		<b>982</b>

**Total Number of Points Provided** 982

\* As determined by ANSI, ANLA- American standards for nursery stock. For each size, minimum plant sizes shall conform to the specifications as stated in the current American Standard for Nursery Stock.





A. 17,930 GSF  
 B. TWO STAIRS  
 C. ONE ELEVATOR  
 D. UTILITY ROOM  
 E. RESIDENTIAL CLUB ROOM  
 F. RESIDENTIAL UNITS: 20  
 a. STUDIO 4  
 b. 1-BEDROOM 12  
 c. 2-BEDROOM 4

## 2103 SHERMAN AVENUE

NEW MIXED-USE DEVELOPMENT  
2103 SHERMAN AVE

MADISON, WI 53704

## Project Status

2025.12.15 | PLAN COMMISSION  
2025

PROJ. #: 25121-02

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2025

PLAN NORTH

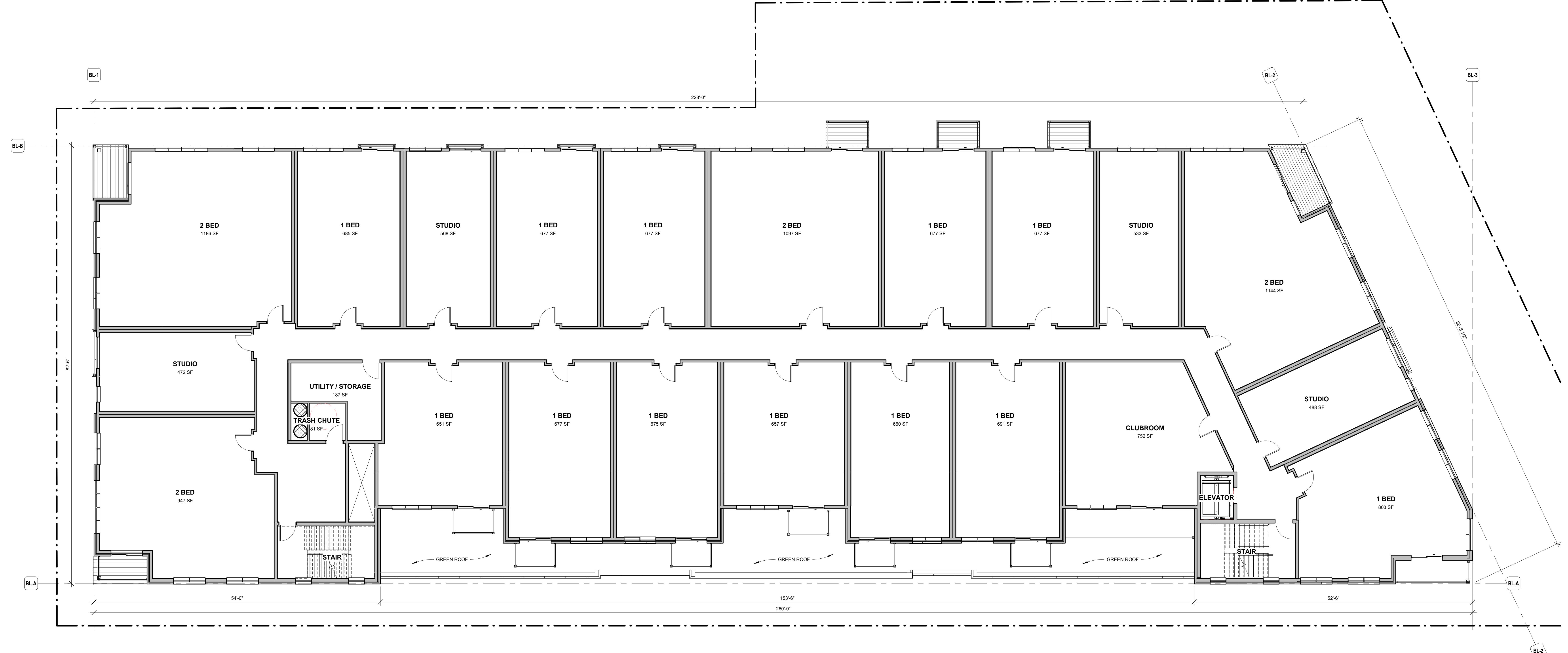
TRUE NORTH ROTATION

0' 2' 4' 8'

0' 1/8" 1/4" 1/2"

1"

SCALE: 1/8" = 1'-0"

SECOND  
FLOOR PLAN

A. 18,719 GSF  
 B. TWO STAIRS  
 C. ONE ELEVATOR  
 D. UTILITY ROOM  
 E. RESIDENTIAL UNITS: 21  
 a. STUDIO 4  
 b. 1-BEDROOM 13  
 c. 2-BEDROOM 4

## 2103 SHERMAN AVENUE

NEW MIXED-USE DEVELOPMENT

2103 SHERMAN AVE  
MADISON, WI 53704

## Project Status

2025.12.15 | PLAN COMMISSION

PROJ. #: 25121-02

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PLAN NORTH

TRUE NORTH ROTATION

0' 2' 4' 8'

0' 1/8" 1/4" 1"

SCALE: 1/8" = 1'-0"

THIRD FLOOR  
PLAN

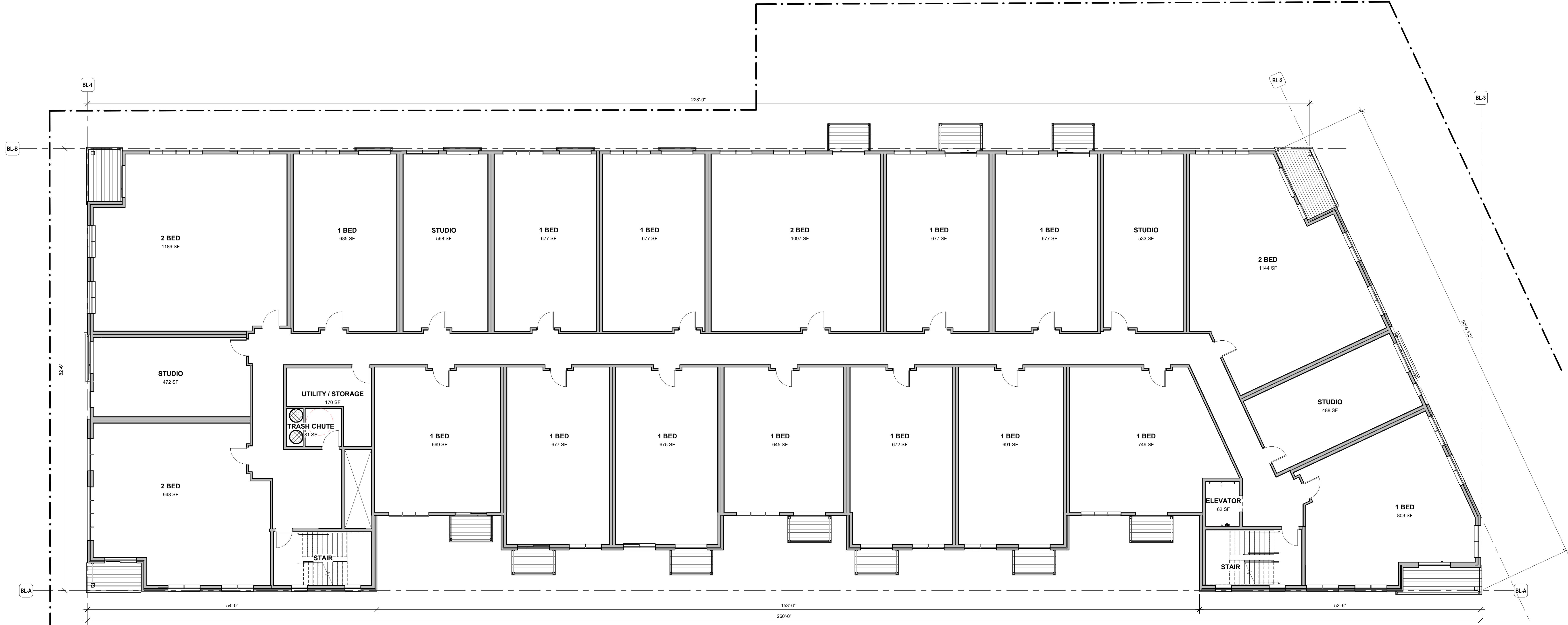
E

D

C

B

A



A. 18,719 GSF  
 B. TWO STAIRS  
 C. ONE ELEVATOR  
 D. UTILITY ROOM  
 E. RESIDENTIAL UNITS: 21  
 a. STUDIO 4  
 b. 1-BEDROOM 13  
 c. 2-BEDROOM 4

## 2103 SHERMAN AVENUE

NEW MIXED-USE DEVELOPMENT

2103 SHERMAN AVE

MADISON, WI 53704

## Project Status

2025.12.15 | PLAN COMMISSION

PROJ. #: 25121-02

© SKETCHWORKS ARCHITECTURE 2025

PLAN NORTH

TRUE NORTH ROTATION

0' 2' 4' 8'  
0' 1/8" 1/4" 1"

SCALE: 1/8" = 1'-0"

FOURTH  
FLOOR PLAN

A105

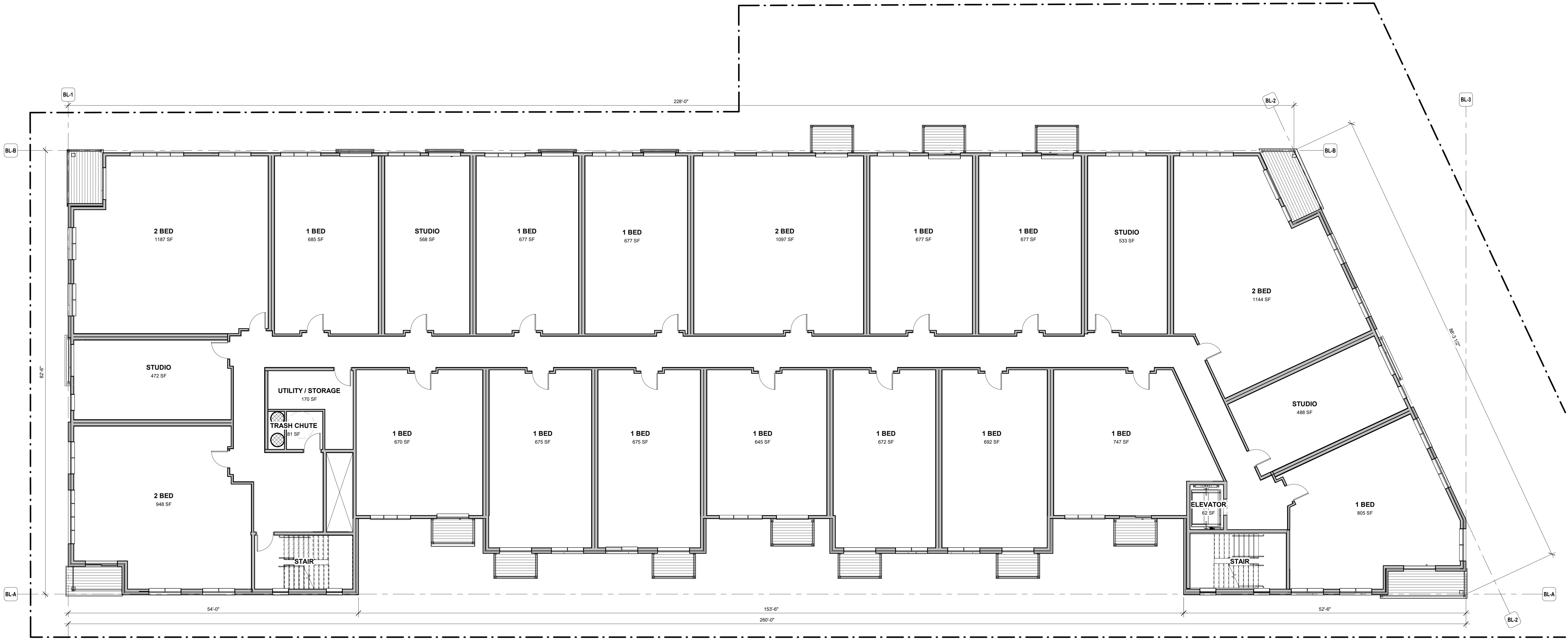
E

D

C

B

A



A. 18,719 GSF  
 B. TWO STAIRS  
 C. ONE ELEVATOR  
 D. UTILITY ROOM  
 E. RESIDENTIAL UNITS: 20  
 a. STUDIO 3  
 b. 1-BEDROOM 12  
 c. 2-BEDROOM 4  
 d. 3-BEDROOM 1

## 2103 SHERMAN AVENUE

NEW MIXED-USE DEVELOPMENT  
2103 SHERMAN AVE

MADISON, WI 53704

## Project Status

2025.12.15 | PLAN COMMISSION  
2025

PROJ. #: 25121-02

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2025

PLAN NORTH

TRUE NORTH ROTATION

0' 2' 4' 8'

0' 1/8" 1/4" 1/2" 1"

SCALE: 1/8" = 1'-0"

FIFTH FLOOR  
PLAN

A106

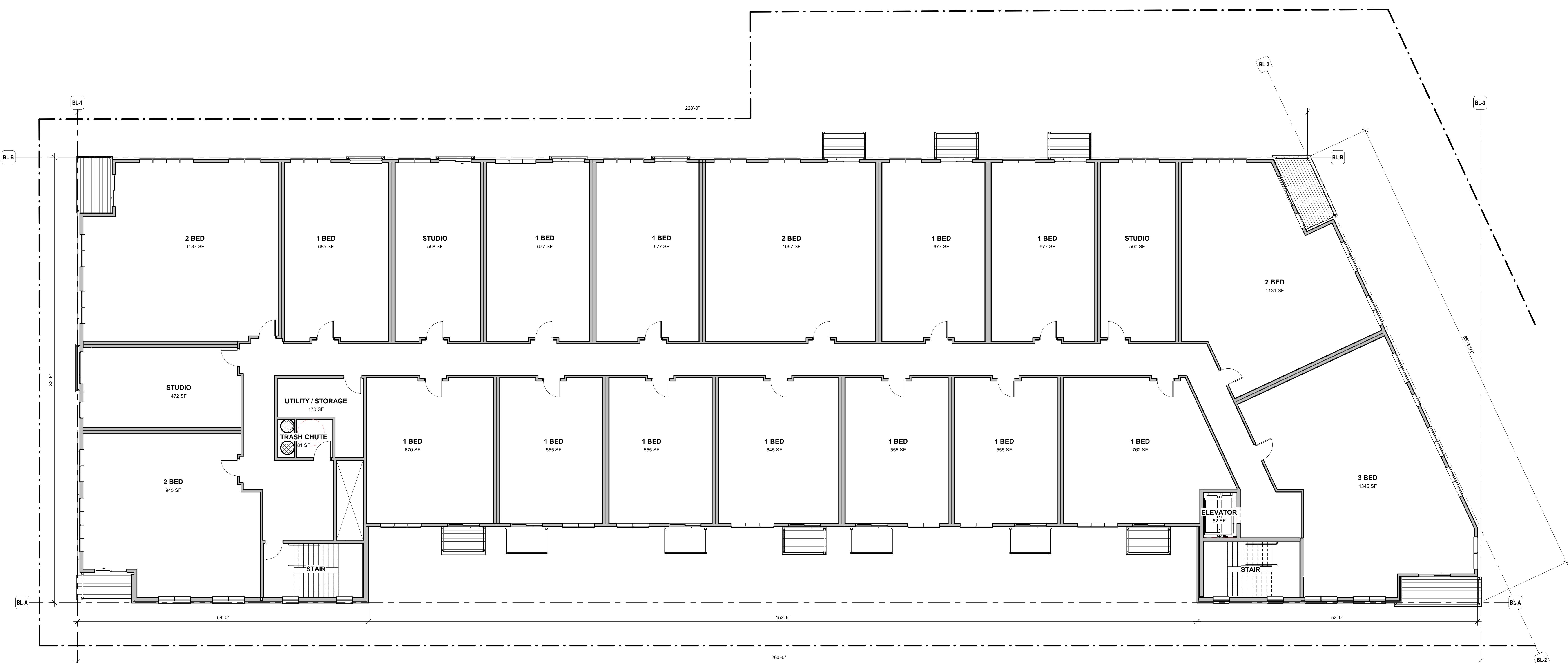
E

D

C

B

A





**2103 SHERMAN AVENUE**

NEW MIXED-USE DEVELOPMENT

2103 SHERMAN AVE

MADISON, WI 53704

E  
D  
C  
B  
A
**A1** EAST ELEVATION - COLOR  
1/8" = 1'-0"

**A3** WEST ELEVATION - COLOR  
1/8" = 1'-0"

<b>Project Status</b>
2025.12.15   PLAN COMMISSION
PROJ. #: 25121-02
© SKETCHWORKS ARCHITECTURE 2025
SECOND FLOOR 117'-0"
FIRST FLOOR - EAST 106'-0"
FIRST FLOOR - WEST 100'-0"
0' 2' 4' 8' 0' 1/8" 1/4" 1"
SCALE: 1/8" = 1'-0"

**EXTERIOR ELEVATIONS**
**PRELIMINARY**
**A202**

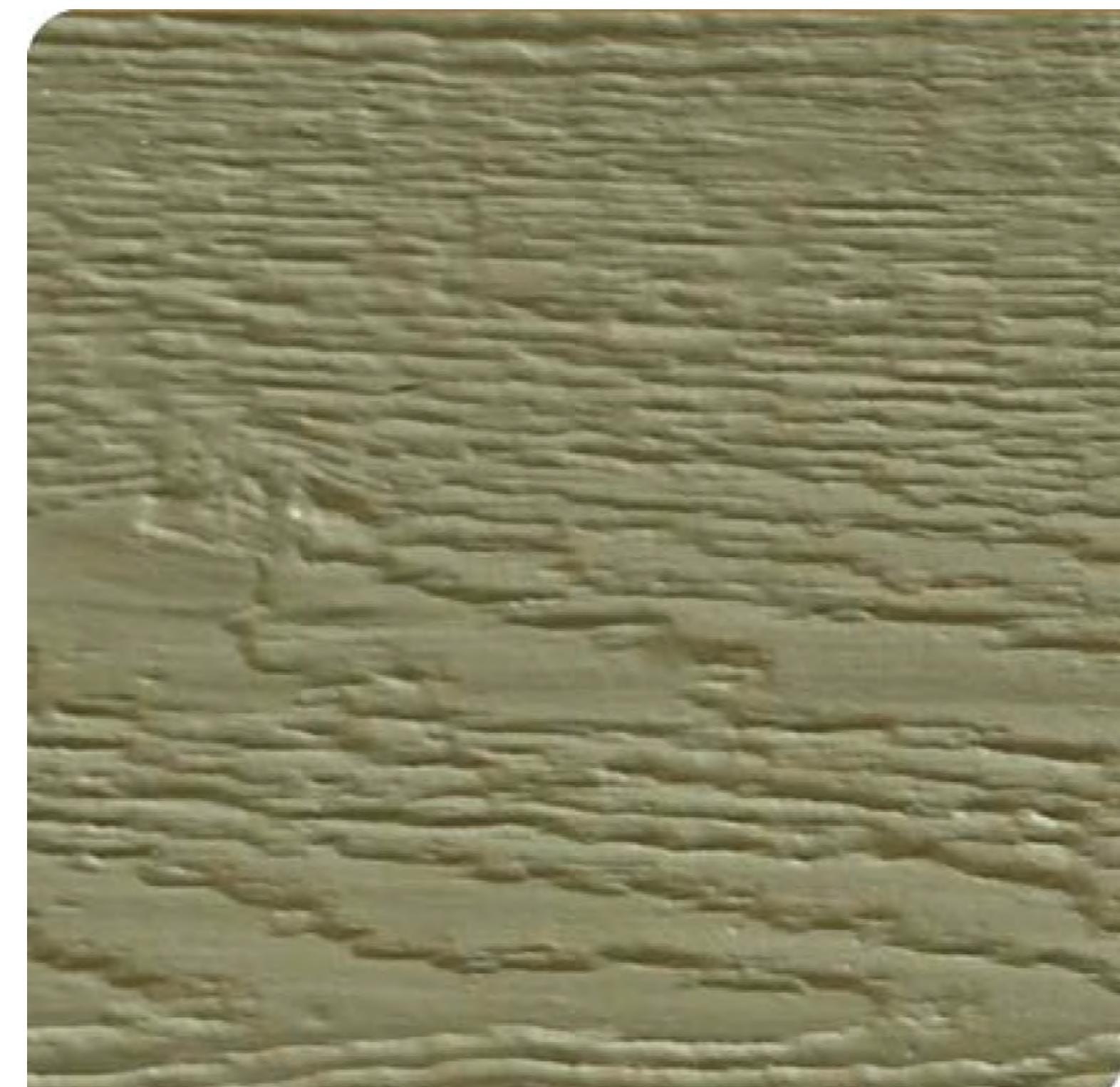
E

D

C

B

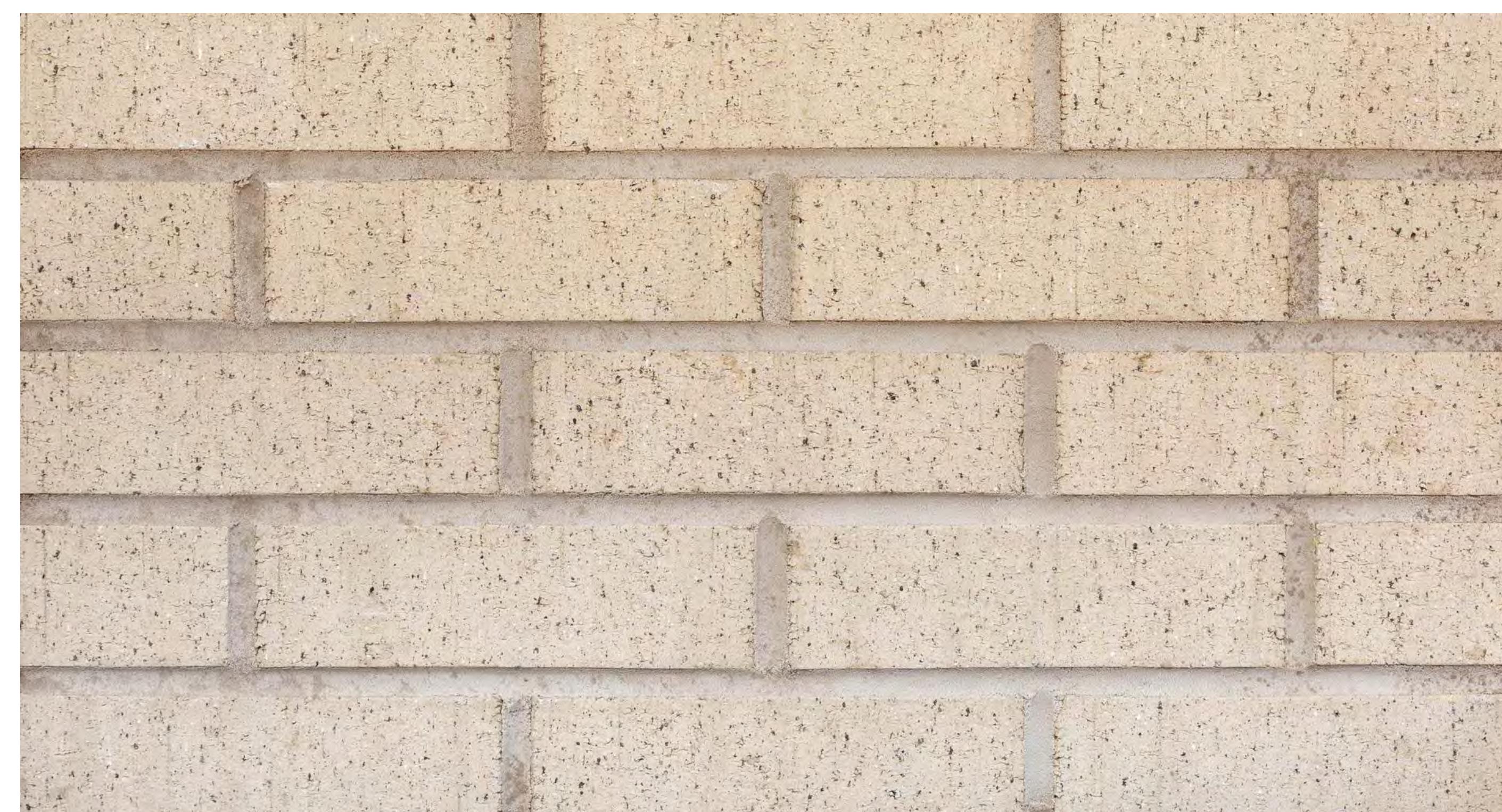
A



LP SMARTSIDE - DIAMONDKOTE



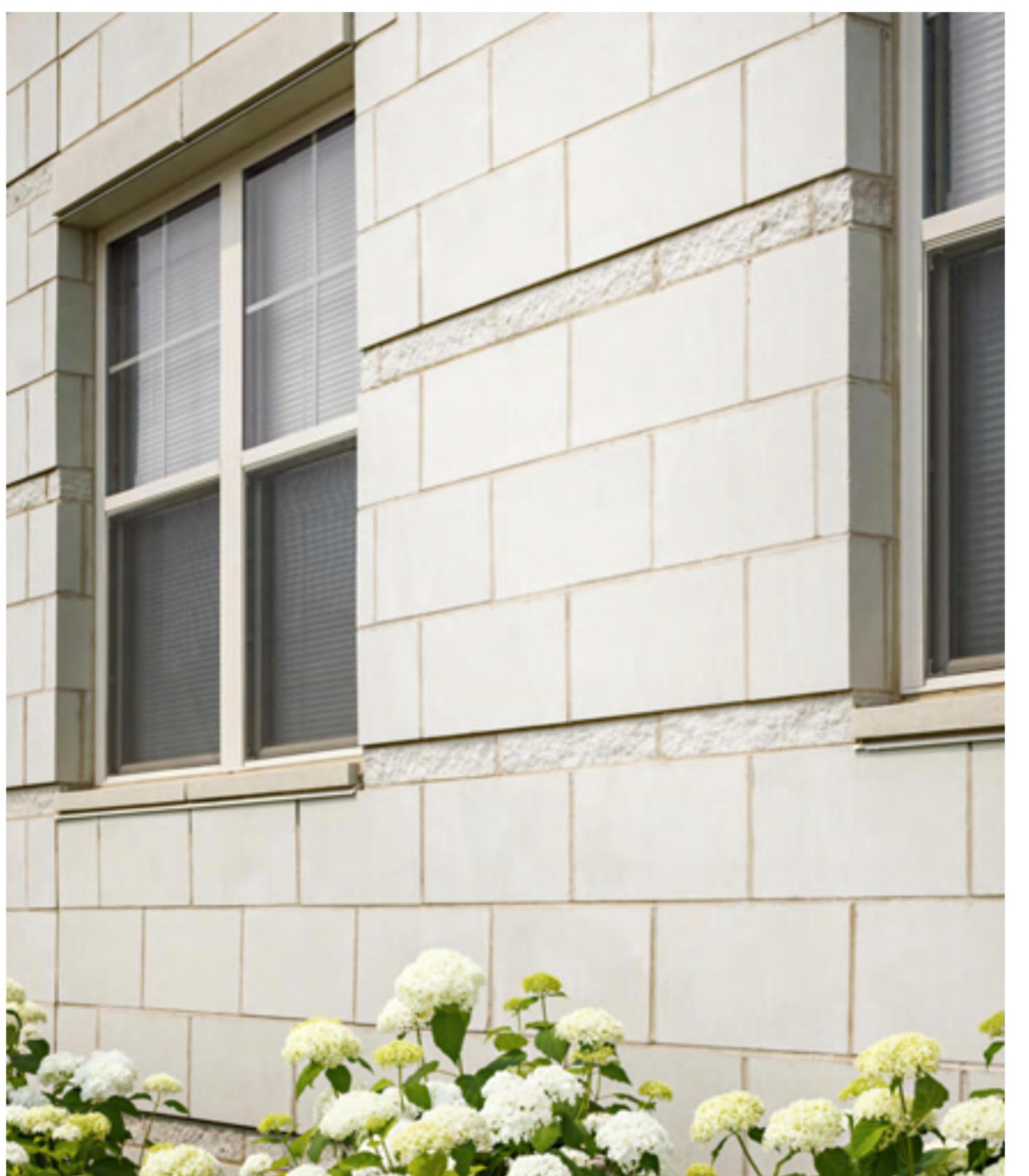
LP SMARTSIDE - DIAMONDKOTE



TAYLOR CLAY BRICK - 319 GRAY



TAYLOR CLAY BRICK - 322 GRAY



ECHELON MASONRY - FRANKLIN STONE FEDERAL



KAWNEER STOREFRONT - DARK

E  
D  
C  
B  
A

**A1** STREET SCAPE - WEST  
3/32" = 1'-0"



UPPER PARAPET  
165'-10 1/2"  
LOWER PARAPET  
163'-10 1/2"

FIFTH FLOOR  
150'-9 3/8"

FOURTH FLOOR  
139'-6 1/4"

THIRD FLOOR  
128'-3 1/8"

SECOND FLOOR  
117'-0"

FIRST FLOOR - WEST  
100'-0"

## 2103 SHERMAN AVENUE

NEW MIXED-USE DEVELOPMENT

2103 SHERMAN AVE

MADISON, WI 53704

### Project Status

2025.12.15	PLAN COMMISSION

PROJ. #: 25121-02  
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**STREET SCAPE**  
- SHERMAN  
AVENUE