

# 2103 SHERMAN AVENUE

2103 SHERMAN AVE  
MADISON, WI 53704

PROJECT LOCATION

BUILDING LOCATION



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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

COVER SHEET

G001

PRELIMINARY

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

CONTACT:  
BRAD KONING (ARCHITECT)  
ROSS TREICHEL (PM / CONTACT)  
IAN LUECHT (PA)  
608-836-7570

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

CONTACT:  
BRUCE HOLLAR, P.E. (PRINCIPAL)  
608-833-7530

STRUCTURAL ENGINEER:  
ECHOLON STRUCTURES, LLC  
3530 TIMBER LANE  
CROSS PLANES, WI 53528

CONTACT:  
TOM BEGHEN, P.E.  
608-206-0521

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

CONTACT:  
BRIAN HAGGERTY  
262-439-5540

A:\Projects\2025\2103 Sherman Ave\Agreement\25121-02\_2103 Sherman Ave.dwg 11/25/2025 11:55:54 AM

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**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**

**2103 SHERMAN AVENUE**  
NEW MIXED-USE DEVELOPMENT  
2103 SHERMAN AVE  
MADISON, WI 53704

**Project Status**

2025.12.15 PLAN COMMISSION

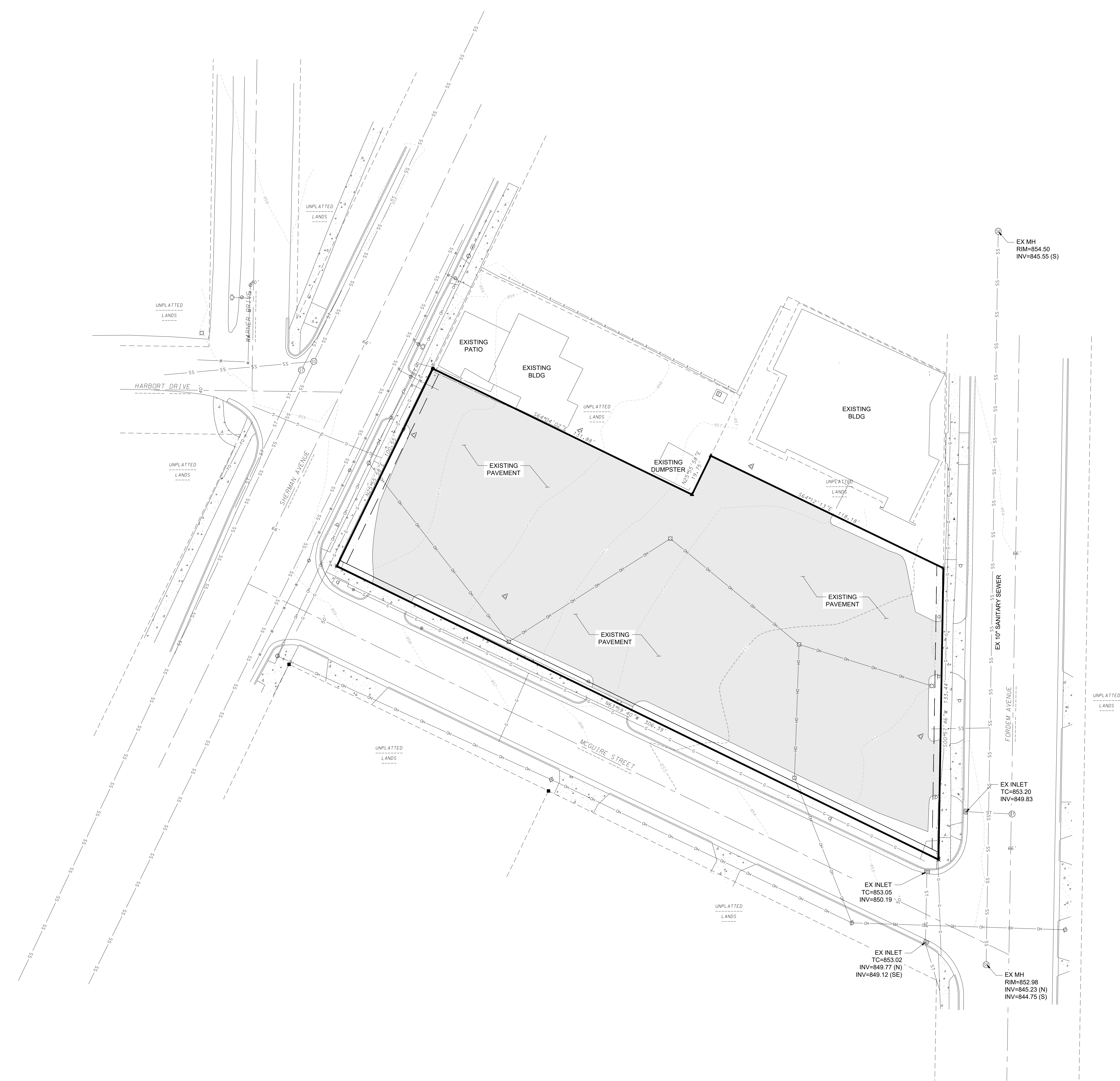
PROJ. #: 25121-02

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2025

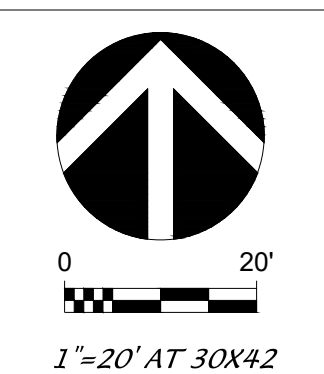
**SITE CONTEXT**

12/15/2025 11:28:54 AM  
 Address: 2103 Sherman Ave, Apartment 201, Madison, WI 53704

EXISTING CONDITIONS SURVEY  
**2103 SHERMAN AVENUE**  
 CITY OF MADISON, DANE COUNTY, WISCONSIN



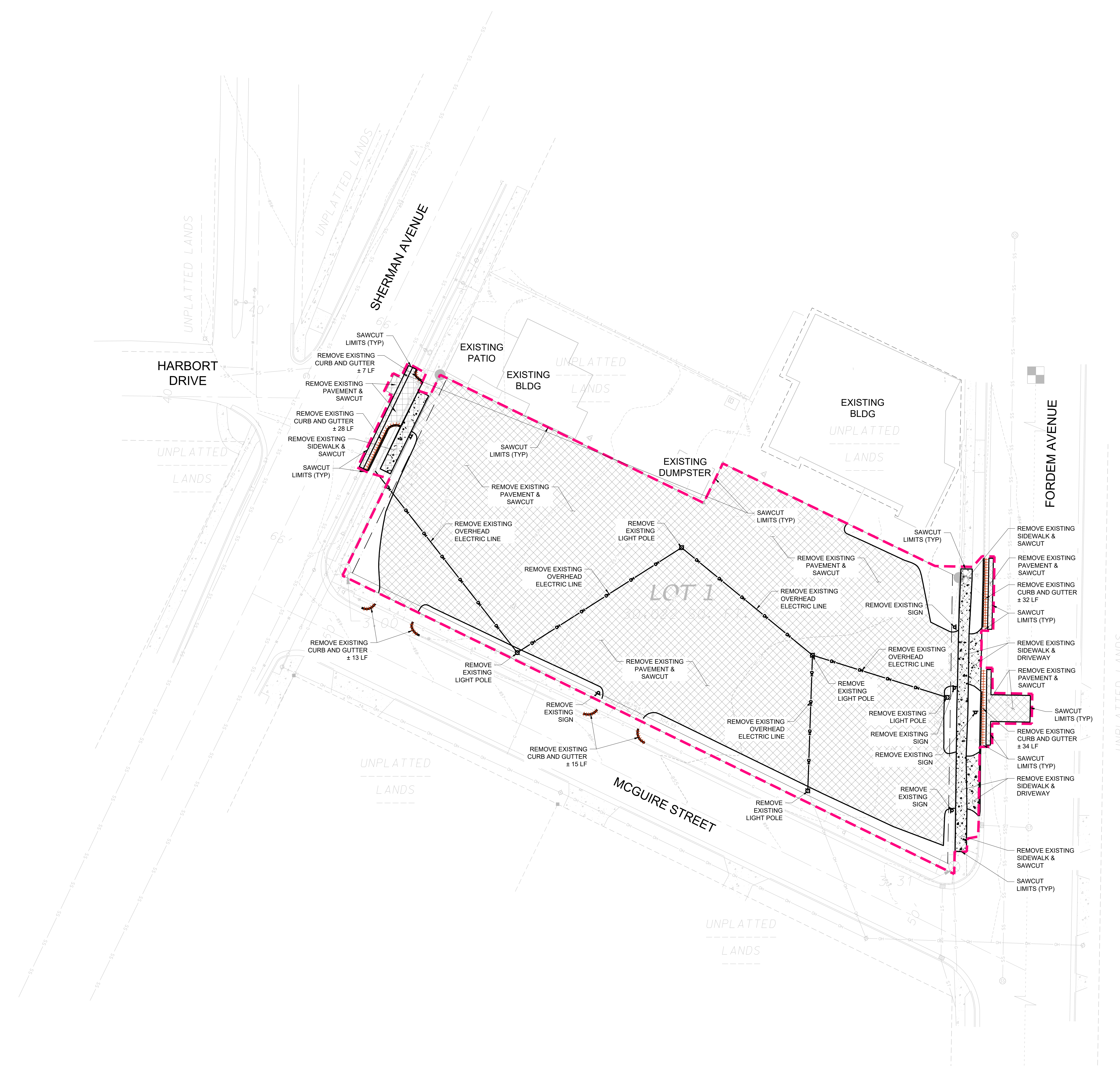
- LEGEND**
- FOUND 3/4" REBAR
  - FOUND 1" PIPE
  - PLACED 3/4"x18" REBAR WT=1.5 LBS/FT
  - ▲ PLACED CUT X IN CONCRETE
  - ⊗ PLACED WAG NAIL
  - SS SANITARY SEWER
  - W WATER MAIN
  - ST STORM SEWER
  - G GAS MAIN
  - E UNDERGROUND ELECTRIC
  - OH OVERHEAD UTILITIES
  - FO FIBER OPTIC LINE
  - CG CURB AND GUTTER
  - CONCRETE
  - - - - - EXISTING CONTOUR LINE
  - LIGHT POLE
  - POWER POLE
  - ⊙ SANITARY MANHOLE
  - ⊕ STORM SEWER CATCH BASIN
  - ⊖ STORM SEWER INLET
  - VALVE
  - ⊙ HYDRANT
  - ⊙ MONITORING WELL
  - ⊙ SIGN
  - ( ) RECORDED AS INFORMATION



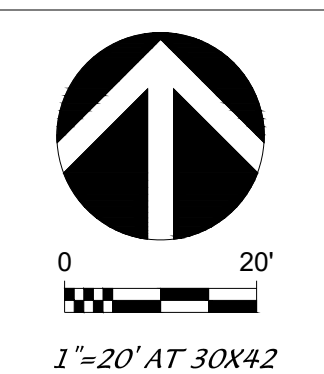
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 FN: 25-03-102  
 Sheet Number:  
**001**

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

CITY OF MADISON, DANE COUNTY, WISCONSIN

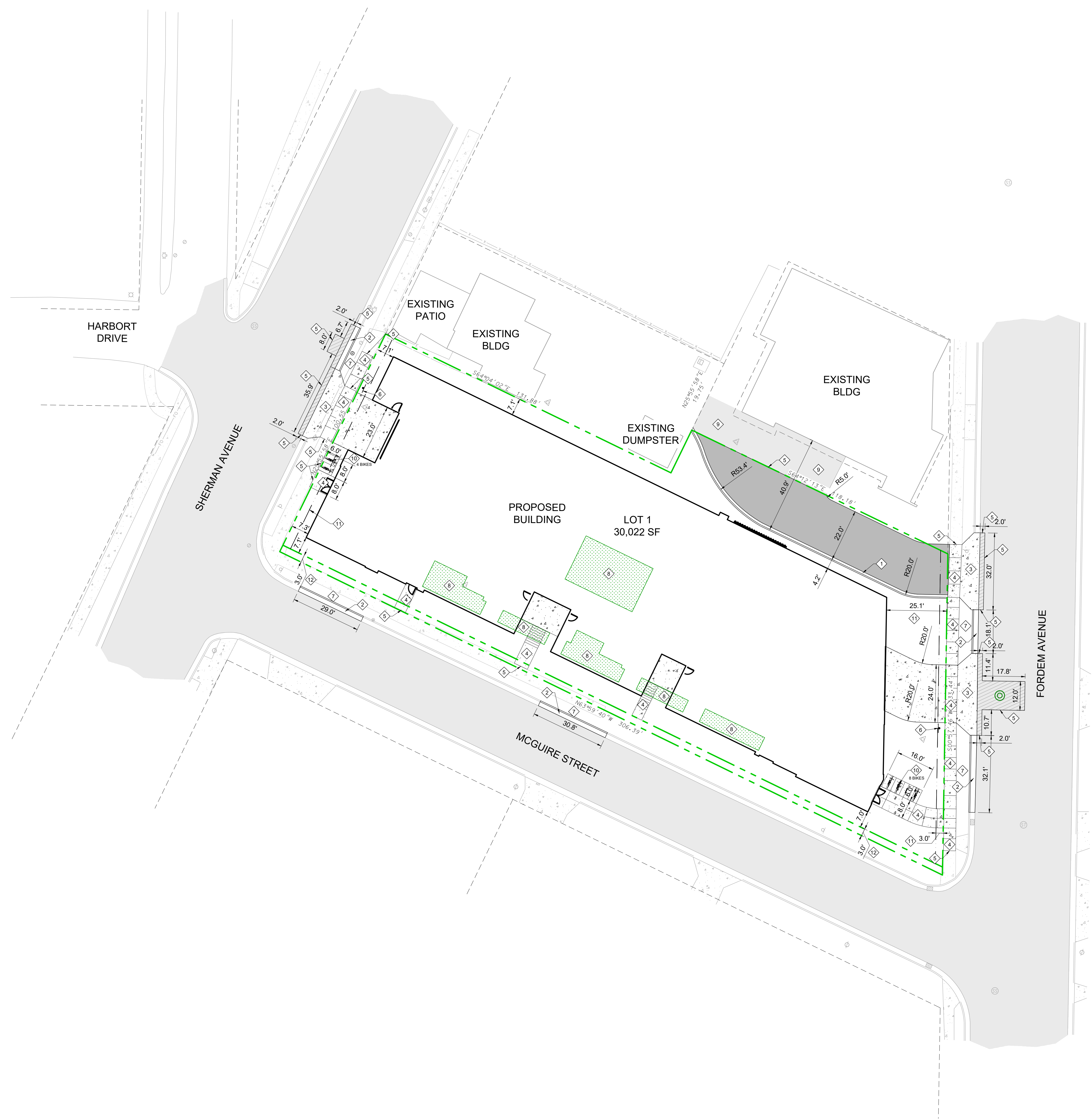


DEMOLITION LEGEND	
	REMOVE EXISTING PAVEMENT OR GRAVEL
	REMOVE EXISTING STRUCTURES
	REMOVE EXISTING UTILITY STRUCTURE
	REMOVE EXISTING STREET TREE
	REMOVE EXISTING UTILITIES
	REMOVE EXISTING CURB
	LIMITS OF DISTURBANCE



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**C002**



**SITE PLAN NOTES:**

- SEE GRADING PLAN TO DETERMINE LOCATIONS OF HOLDING OR REJECT CURBS.
- PROVIDE CONTROL JOINTS 10'-0" O.C. PROVIDE EXPANSION JOINTS 50' O.C.
- EARTHWORK CONTRACTOR TO SUBGRADE AND STONE 12" BEYOND BACK OF CURB TO PROVIDE COMPACTED LEVELING BASE FOR CURB AND GUTTER.
- EARTHWORK CONTRACTOR TO OVER EXCAVATE/CLEAN OUT ALL LANDSCAPE AREAS TO ALLOW FOR THE PLACEMENT OF 12" OF BLACK DIRT/TOPSOIL.
- 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.
- 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.
- IF ANY ERRORS, DISCREPANCIES, OR DIMENSIONS WITH PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION.
- ALL DIMENSIONS TO FACE OF CURB UNLESS OTHERWISE NOTED.
- 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.
- ALL WORK SHALL BE PER THE CITY OF MADISON STANDARD SPECIFICATIONS.
- CONTRACTOR IS RESPONSIBLE TO OBTAIN ANY AND ALL PERMITS REQUIRED.
- 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.
- ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A CITY LICENSED CONTRACTOR.
- 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 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.
- 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 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/pw/specs.cfm](http://www.cityofmadison.com/business/pw/specs.cfm)
- 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.
- 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.
- 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.

**PROPOSED IMPROVEMENTS LEGEND**

- EXISTING ROADWAY PAVEMENT
- NEW ROAD PAVEMENT
- MATCH EXISTING IN SAME LIKE AND KIND
- LIGHT DUTY PAVEMENT
- 3.5" ASPHALT (2.00" BINDER, 1.50" 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

**KEYNOTES**

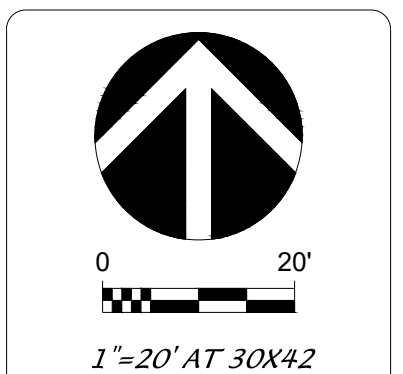
- 18-INCH CURB & GUTTER (TYPE D - ACCEPTING PAN)
- NEW CURB & GUTTER PER CITY OF MADISON STANDARDS
- NEW DRIVEWAY PER CITY OF MADISON STANDARDS & THICKNESS
- 5' WIDE SIDEWALK - TYP.
- SAWCUT AND MATCH EXISTING IN SAME LIKENESS AND KIND
- STOP SIGN
- EXISTING DRIVEWAY APRON TO BE REMOVED AND REPLACE CURB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

**SITE PLAN INFORMATION BLOCK**

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
BELOW GRADE STALLS	83
BELOW GRADE EV STALLS	22
TOTAL PARKING STALLS	83
TOTAL ACCESSIBLE STALLS INCLUDED	4
EXTERIOR BICYCLE STALLS	12
INTERIOR BICYCLE STALLS	88
TOTAL BICYCLE STALLS	100

**D'ONOFIO KOTTKE AND ASSOCIATES, INC.**  
 7550 Weyward Way, Madison, WI 53717  
 Phone: 608.833.7250 • Fax: 608.833.1089  
 YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

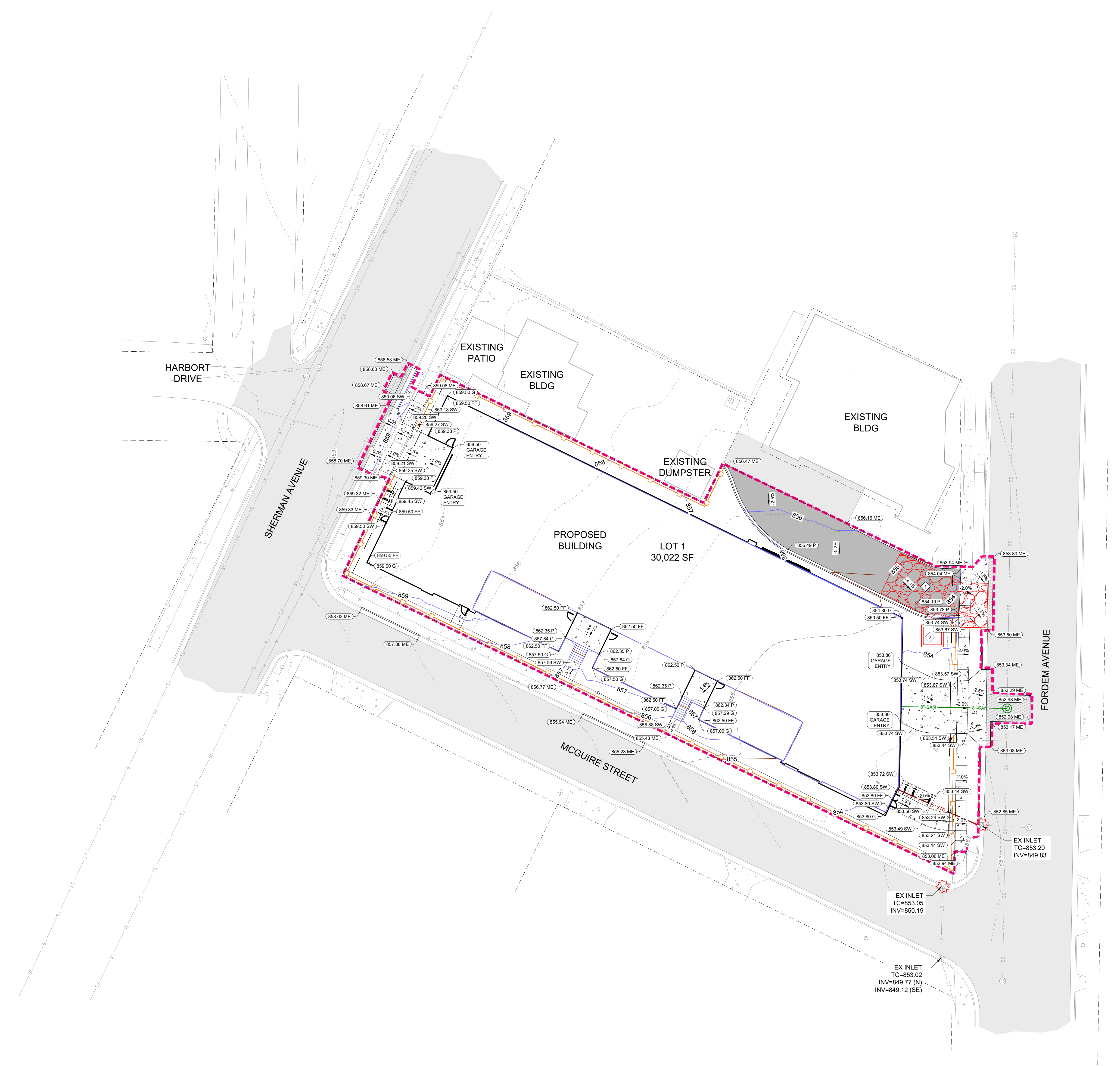
SITE LAYOUT PLAN  
**2103 SHERMAN AVENUE**  
 CITY OF MADISON, DANE COUNTY, WISCONSIN



DATE: 12-15-2025  
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**GRADING AND EROSION CONTROL NOTES:**

1. ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED BY THE CONTRACTOR IN ACCORDANCE WITH THE WISCONSIN DNR AND CITY OF MADISON TECHNICAL STANDARDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY OF THESE STANDARDS.
2. INSTALL EROSION CONTROL MEASURES PRIOR TO ANY SITE WORK INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIALS AS SHOWN ON PLAN. MODIFICATIONS TO SEDIMENT CONTROL DESIGN MAY BE CONDUCTED TO MEET UNFORESEEN FIELD CONDITIONS IF MODIFICATIONS CONFORM TO CITY OF MADISON TECHNICAL STANDARDS.
3. EROSION CONTROL MEASURES INDICATED ON THE PLANS SHALL BE CONSIDERED MINIMUMS. IF DETERMINED NECESSARY DURING CONSTRUCTION ADDITIONAL MEASURES SHALL BE INSTALLED TO PREVENT SEDIMENT FROM LEAVING THE SITE.
4. INSPECTIONS AND MAINTENANCE OF ALL EROSION CONTROL MEASURES SHALL BE ROUTINE (ONCE PER WEEK MINIMUM) TO ENSURE PROPER FUNCTION OF EROSION CONTROLS AT ALL TIMES. EROSION CONTROL MEASURES ARE TO BE IN WORKING ORDER AT THE END OF EACH WORKING DAY.
5. INSPECT EROSION CONTROL MEASURES AFTER EACH 1/2" OR GREATER RAINFALL. REPAIR ANY DAMAGE OBSERVED DURING THE INSPECTION.
6. NO SITE GRADING OUTSIDE OF THE LIMITS OF DISTURBANCE
7. EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE WITH ALL SOIL SURFACES HAVING AN ESTABLISHED VEGETATIVE COVER
8. SLOPES EXCEEDING 4:1 SHALL BE STABILIZED WITH CLASS 1 TYPE B EROSION MATTING AND ALL DRAINAGE SWALES SHALL BE STABILIZED WITH CLASS II TYPE B EROSION MATTING.
9. ALL INCIDENTAL MUD TRACKING FROM CONSTRUCTION AND MATERIAL HAULING WILL OCCUR ON INTERNAL ROADS. TRACKING WILL BE KEPT ON-SITE AND CLEANED UP AND REMOVED BY THE END OF EACH WORKING DAY USING PROPER DISPOSAL METHODS.
10. ANY DISTURBED AREA EXPECTED TO BE DORMANT FOR GREATER THAN 5 DAYS SHALL BE STABILIZED WITH TEMPORARY SEEDING AND MULCH.
11. PREVENT EXCESSIVE DUST FROM LEAVING THE CONSTRUCTION SITE IN ACCORDANCE WITH LOCAL AND STATE REGULATIONS.
12. INSTALL EROSION CONTROLS ON THE DOWNSTREAM SIDE OF STOCKPILES.
13. AT A MINIMUM ALL DISTURBED AREAS SHALL RECEIVE A MINIMUM OF 4" OF TOPSOIL FERTILIZER, SEED AND MULCH. SEED MIXTURE SHALL BE WISCONSIN DOT SEED MIX #40 OR EQUIVALENT APPLIED AT A RATE OF 5 POUNDS PER 1000 SQFT ON ALL DISTURBED AREAS. ANNUAL RYEGRASS AT A RATE OF 1.1 POUNDS PER 1000 SQFT SHALL BE ADDED TO THE MIXTURE. FERTILIZER RATES SHALL BE PLACED PER A SOIL TEST.
14. EARTHWORK CONTRACTOR TO OVER EXCAVATE/CLEAN OUT ALL LANDSCAPE AREAS TO ALLOW FOR THE PLACEMENT OF 6" OF BLACK DIRT/TOPSOIL.
15. CONTRACTOR SHALL VERIFY DEPTH OF ALL UTILITIES TO ENSURE PROPOSED GRADES HAVE ENOUGH COVER.
16. CONTRACTOR SHALL TAKE PRECAUTIONS DURING CONSTRUCTION NOT TO DISBURSE, SCALP, 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) 266-4816. PENALTIES AND REMEDIATION SHALL BE REQUIRED.
17. 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 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/pw/specs.ctm](http://www.cityofmadison.com/business/pw/specs.ctm)

**GRADING PLAN LEGEND**

- PROPOSED CONTOURS
- EXISTING CONTOURS
- DISTURBED AREA
- SILT FENCE
- INLET PROTECTION
- USLE WORST CASE SLOPE
- USLE ANALYZED SLOPE
- SPOT GRADE - TOP (BACK) OF CURB
- SPOT GRADE - TOP OF WALL
- SPOT GRADE - FINISH GRADE (PAVEMENT)
- SPOT GRADE - SIDEWALK FINISH GRADE
- SPOT GRADE - GROUND (BOTTOM OF WALL)

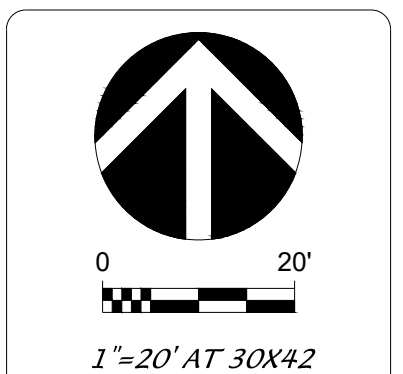
LIMITS OF DISTURBANCE = 30,939 SQ FT  
= 0.71 AC

**KEYNOTES**

- CRUSHED STONE CONSTRUCTION ENTRANCE
- CONCRETE WASHOUT
- SILT FENCE
- INLET PROTECTION

**SEQUENCE OF CONSTRUCTION**

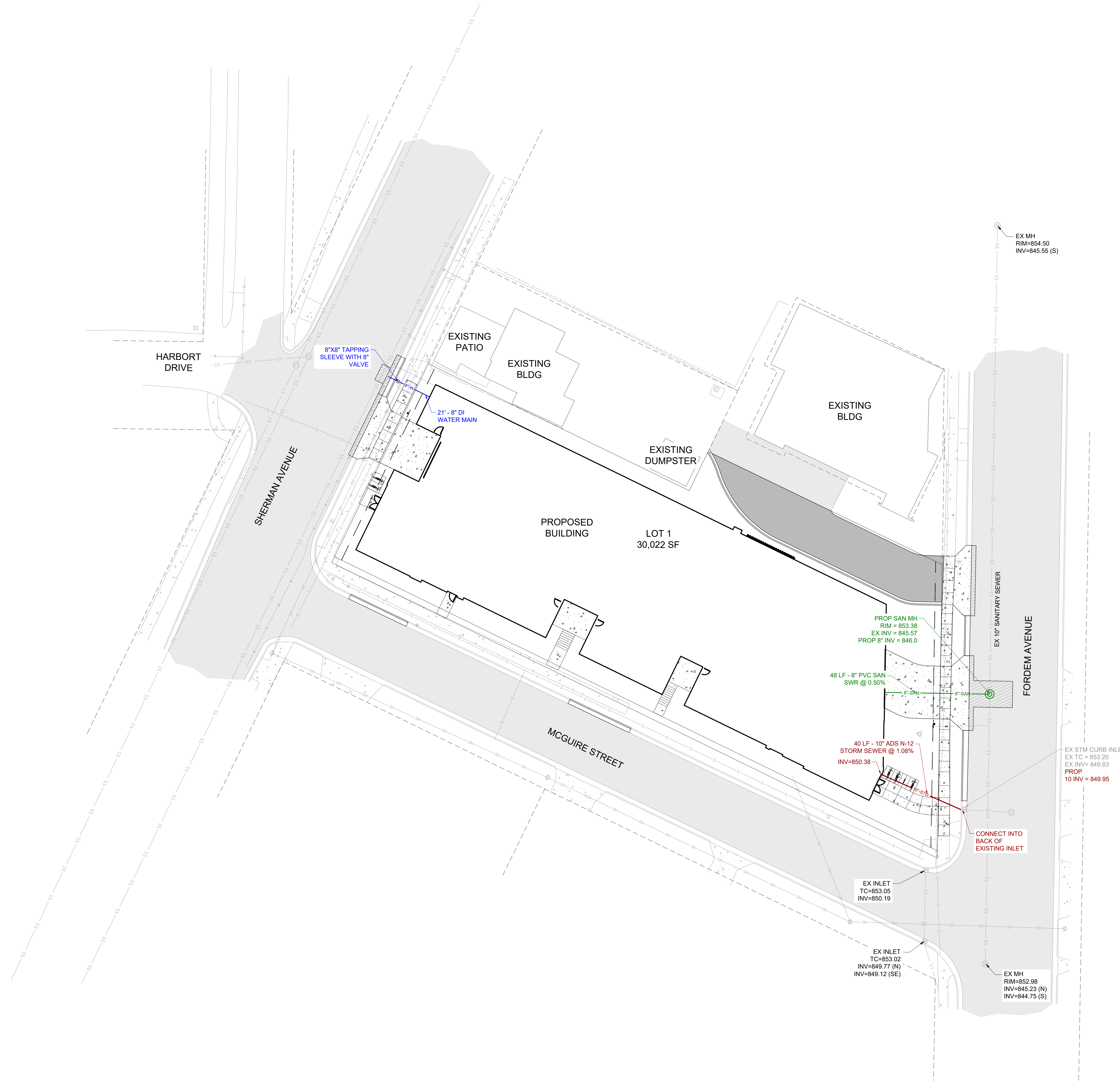
1. INSTALL EROSION CONTROL	05/11/26
2. ROUGH SITE GRADING AND BLDG FOUNDATION	05/12/26 - 06/30/26
3. UTILITIES, FINE GRADING, CONCRETE CURB AND GUTTER, ASPHALT	05/30/26 - 06/15/26
4. SITE WORK	06/15/26 - 11/01/26
5. FINAL RESTORATION	05/30/27 - 6/30/27
6. REMOVE EROSION CONTROL WHEN SITE HAS BECOME STABILIZED	08/31/27



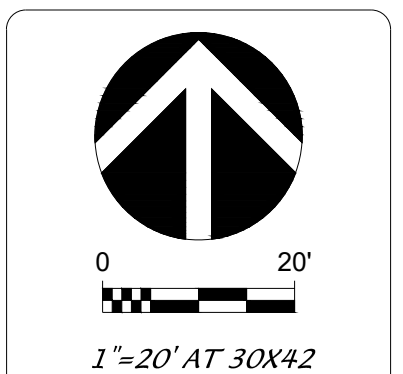
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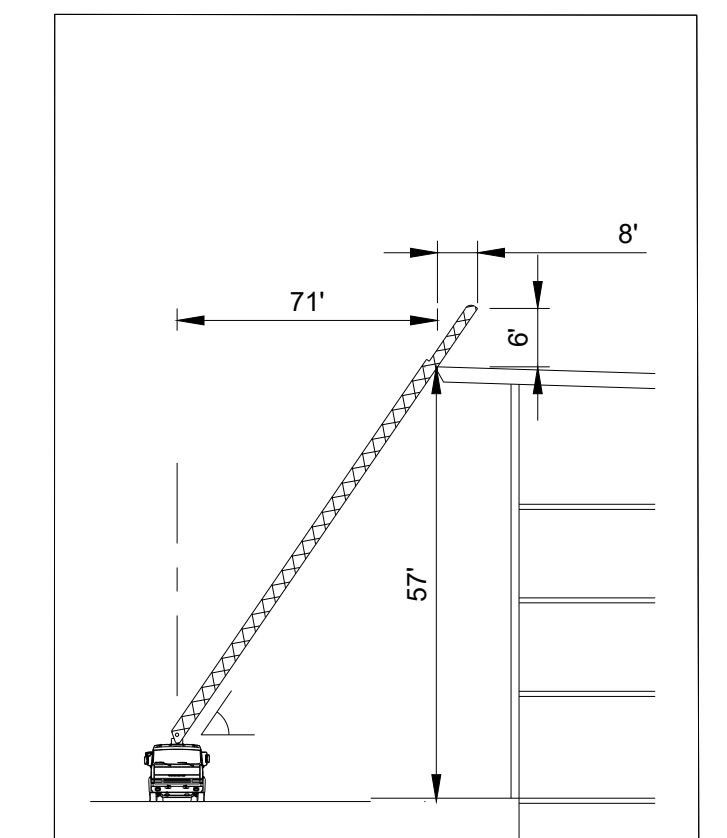
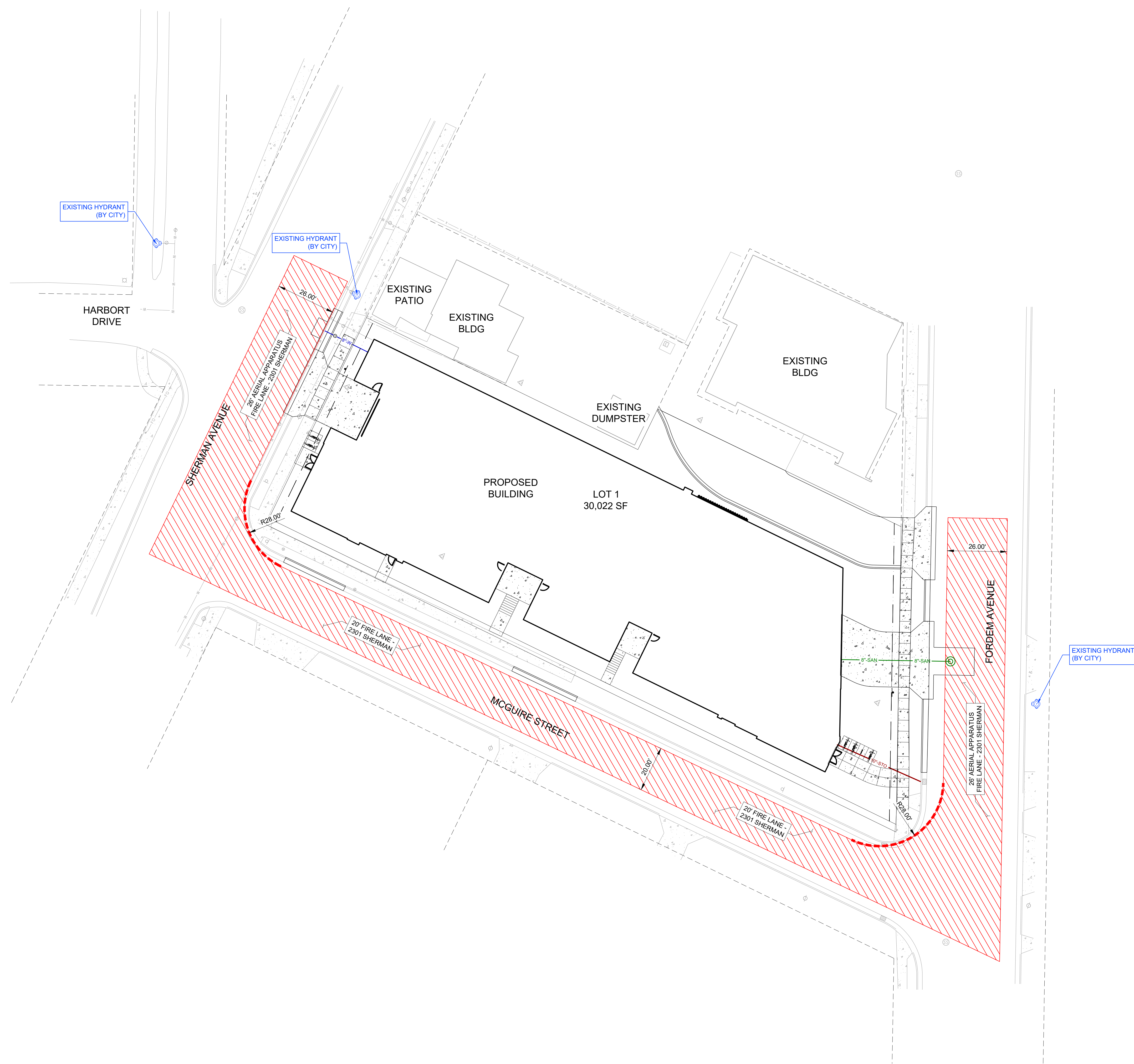
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- SITE UTILITY NOTES:**
1. THE LOCATION OF EXISTING UTILITIES SHOWN ON THE PLANS ARE APPROXIMATE. PROTECTION OF EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY.
  2. ALL SITE UTILITY WORK SHALL BE CONSTRUCTED PER THE CITY OF MADISON STANDARD SPECIFICATIONS.
  3. CONTRACTOR TO COORDINATE ELECTRIC, GAS, PHONE & CABLE INSTALLATION WITH THE RESPECTIVE UTILITY COMPANIES.
  4. WATER MAIN SHALL HAVE A MINIMUM 6.5' 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 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 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.
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**AERIAL LADDER REACH DIAGRAM**

SHERMAN AVE SIDE  
 APPROXIMATE GROUND ELEVATION @ AERIAL APPARATUS ACCESS AREA = 853.0ft  
 BUILDING PARAPET ELEVATION = XXX.X  
 HEIGHT OF LADDER REACH = XXX.X - 853.0 = XXX.X

FORDEM AVE SIDE  
 APPROXIMATE GROUND ELEVATION @ AERIAL APPARATUS ACCESS AREA = 858.5ft  
 BUILDING PARAPET ELEVATION = XXX.X  
 HEIGHT OF LADDER REACH = XXX.X - 858.5 = XXX.X

Building Roof Eave Height \_\_\_\_\_ XX'  
 Truck C/L Rotation Point Height \_\_\_\_\_ XX'  
 Rise: \_\_\_\_\_ XX'  
 Aerial Fire Lane C/L to Eave \_\_\_\_\_ XX'  
 Run: \_\_\_\_\_ XX'

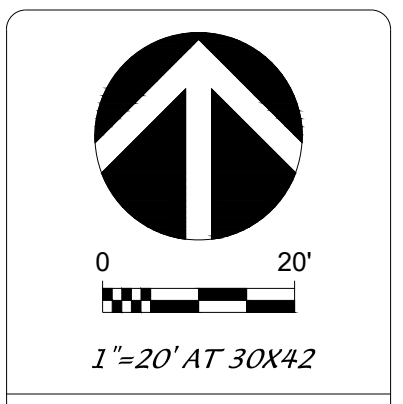
<b>FIRE RESCUE VEHICLE</b>	
Overall Length	43.25ft
Overall Width	8.33ft
Overall Body Height	11.00ft
Min Body Ground Clearance	1.39ft
Track Width	8.33ft
Lock-to-lock time	6.00s
Max Wheel Angle	45.00°

**LEGEND**

FIRE LANE ACCESS

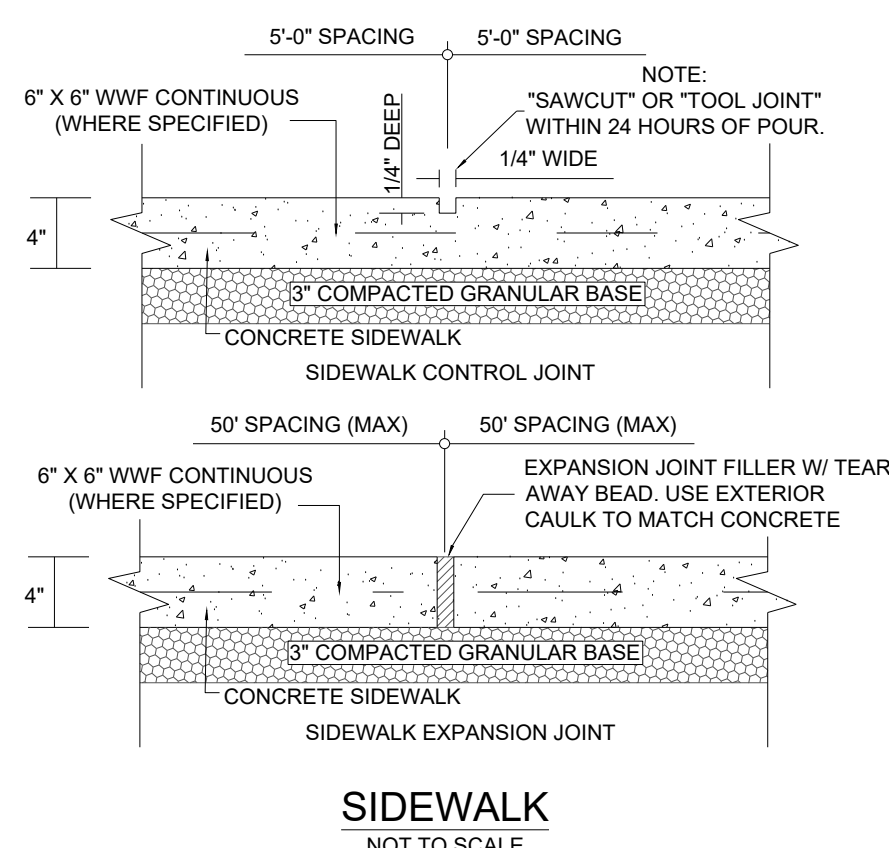
**FIRE ACCESS PLAN**  
**2103 SHERMAN AVENUE**

**D'ONOFRIO KOTTKE AND ASSOCIATES, INC.**  
 7550 Westward Way, Madison, WI 53717  
 Phone: 608.833.7550 • Fax: 608.833.1089  
 YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

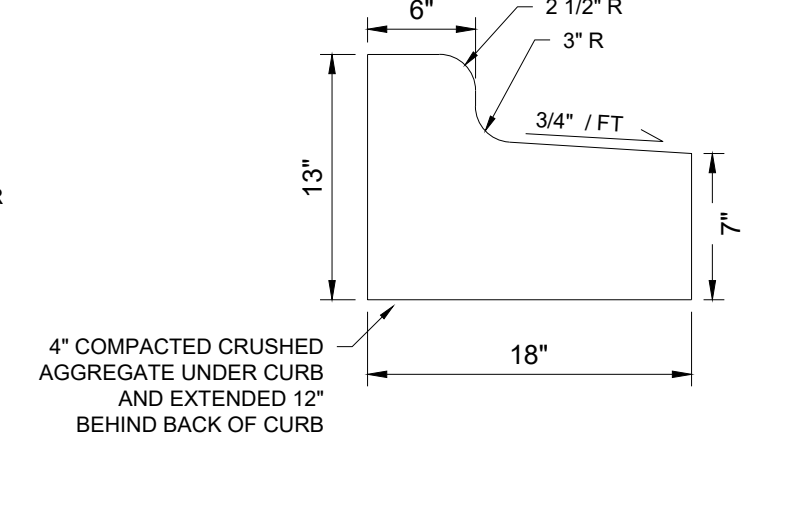


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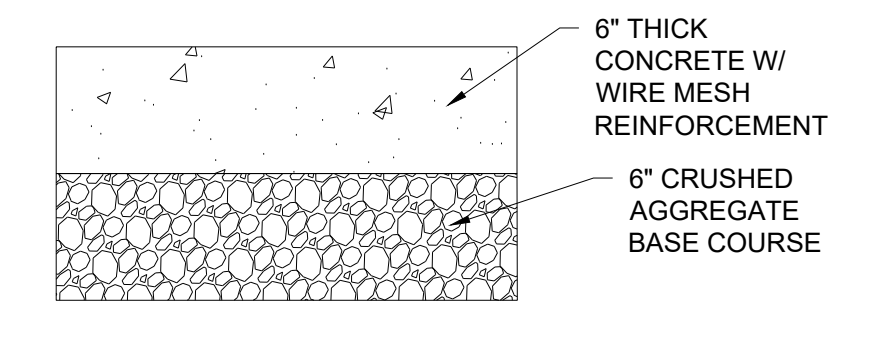




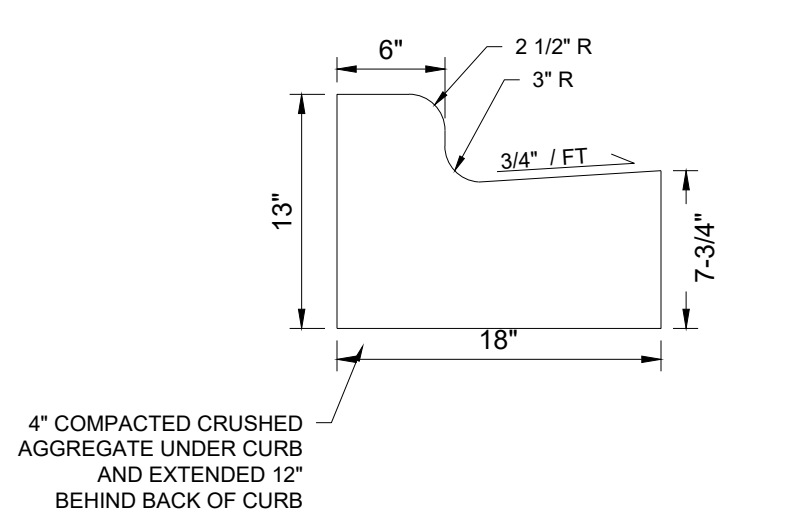
**SIDEWALK**  
NOT TO SCALE



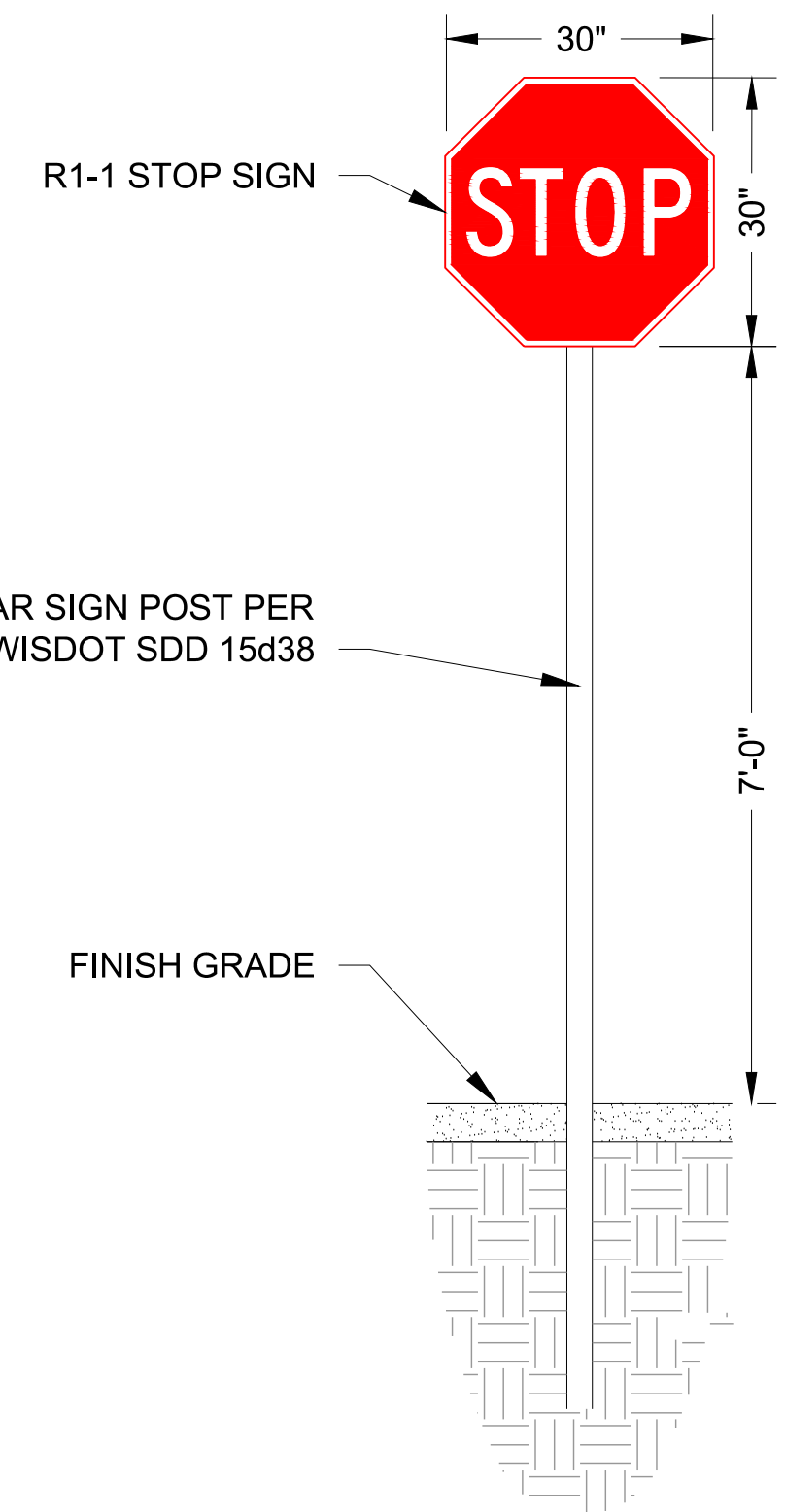
**18" REJECT CURB AND GUTTER**  
NOT TO SCALE



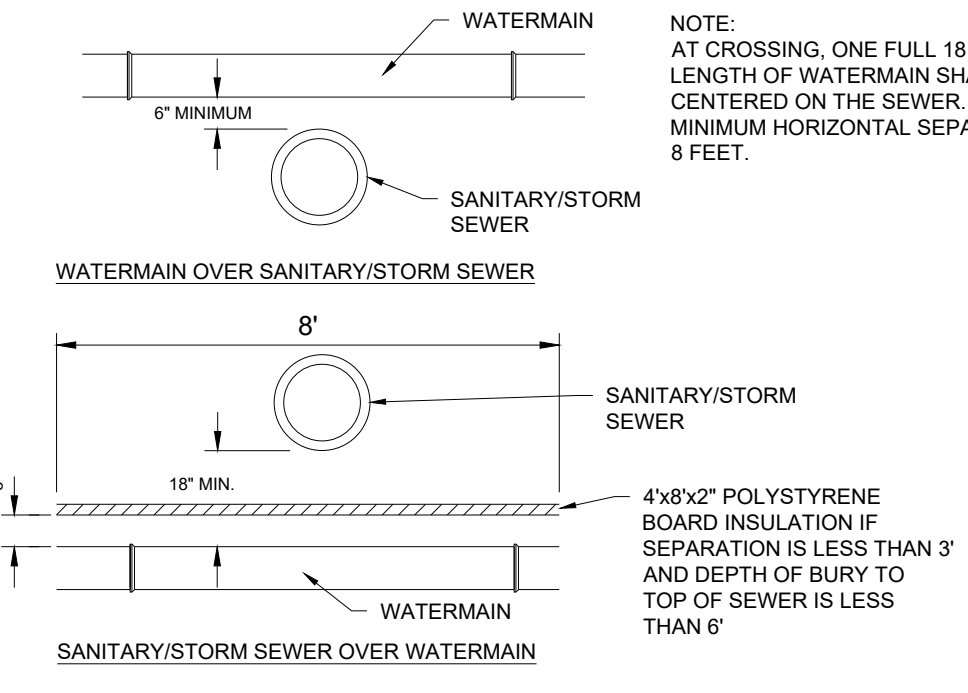
**CONCRETE SECTION AT GARAGE ENTRANCE**  
NOT TO SCALE



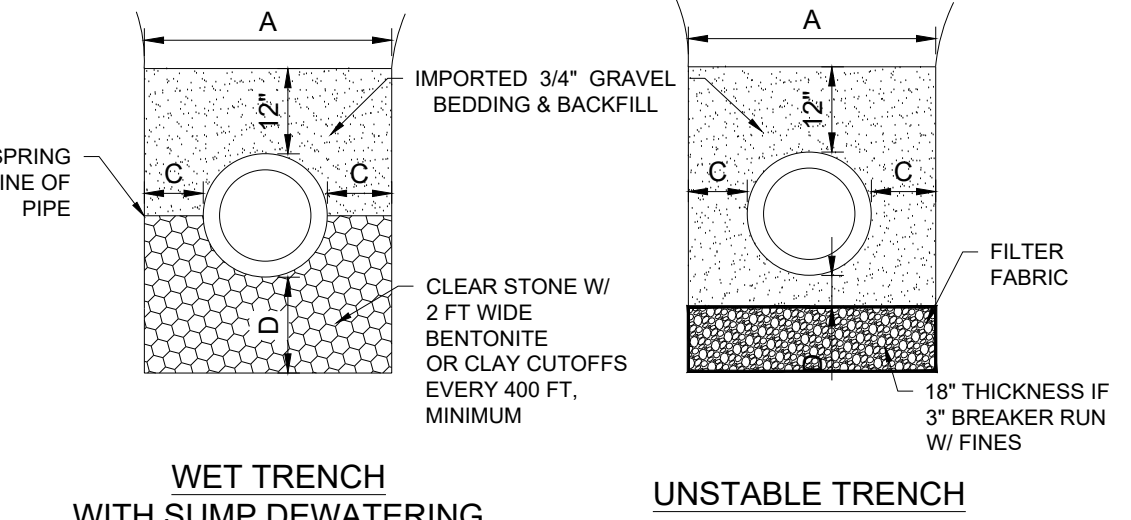
**18" CURB AND GUTTER**  
NOT TO SCALE



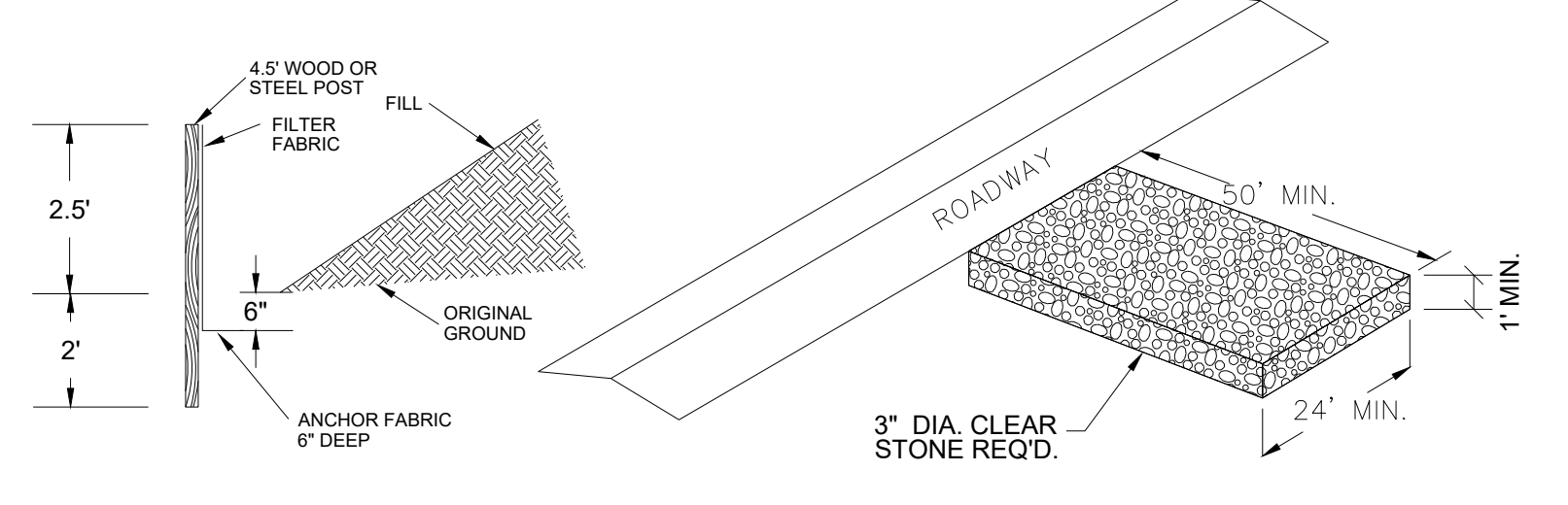
**STOP SIGN**  
NOT TO SCALE



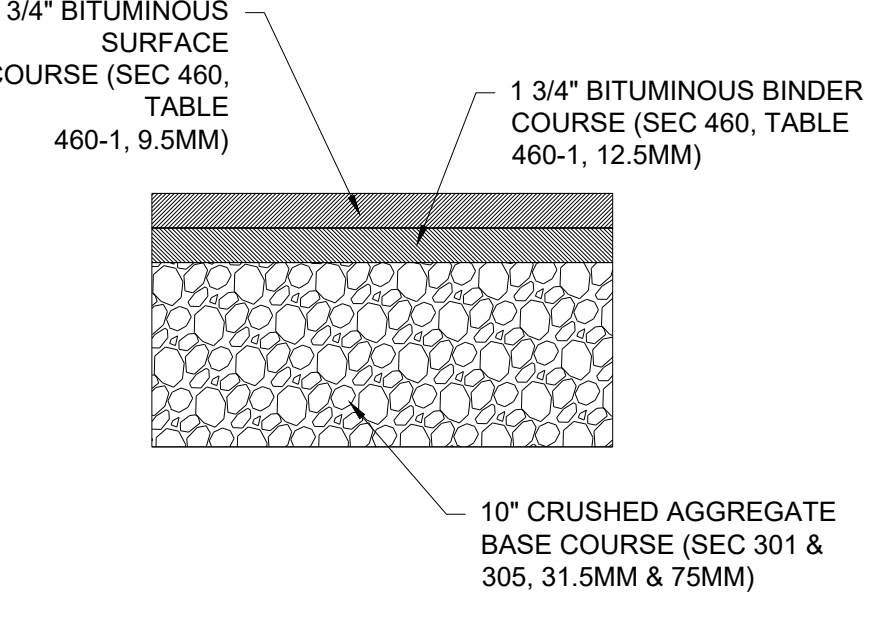
**WATERMAIN - SEWER SEPERATION**  
NOT TO SCALE



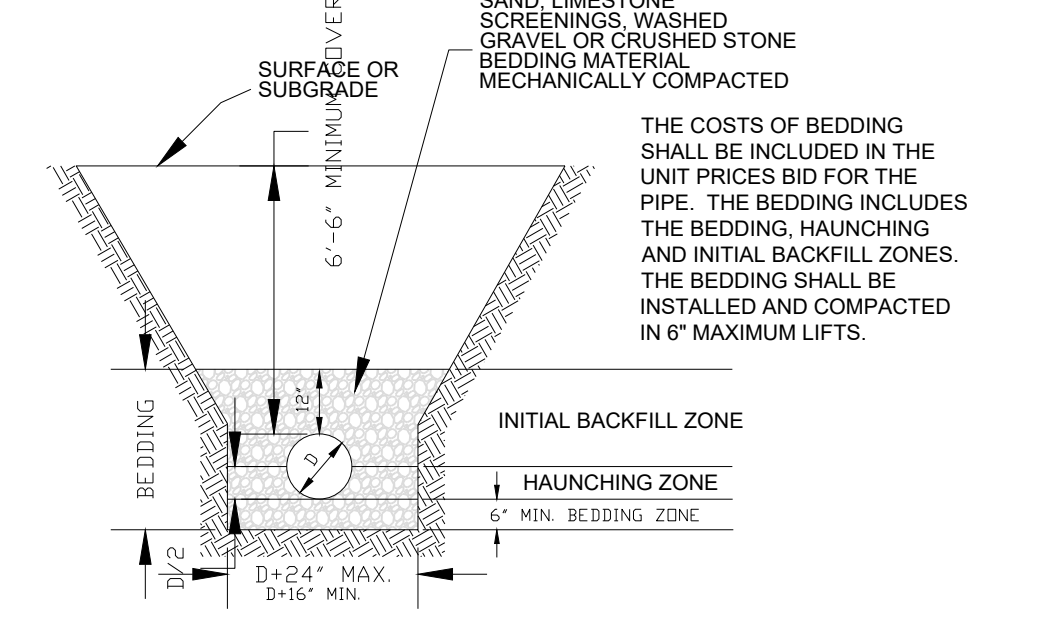
**TRENCH WIDTH AND BEDDING**  
NOT TO SCALE



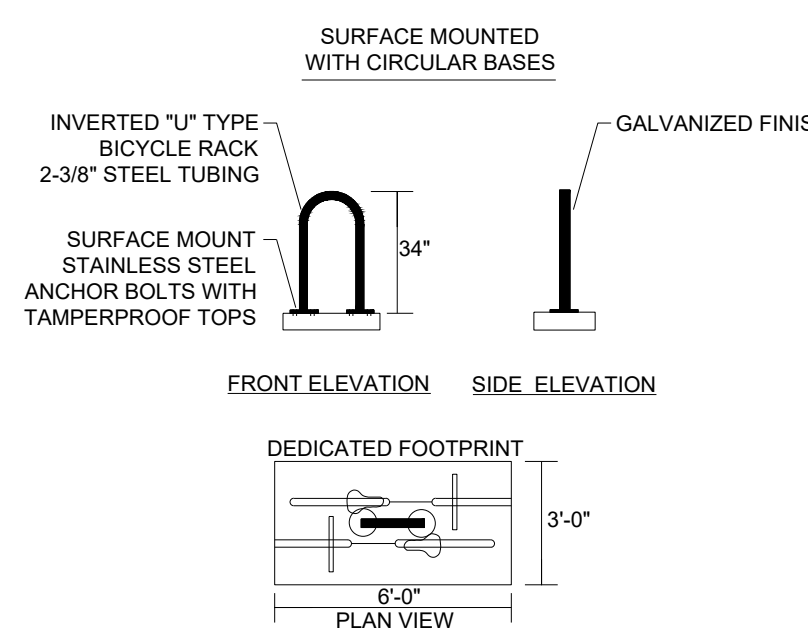
**SILT FENCE DETAIL**  
NOT TO SCALE



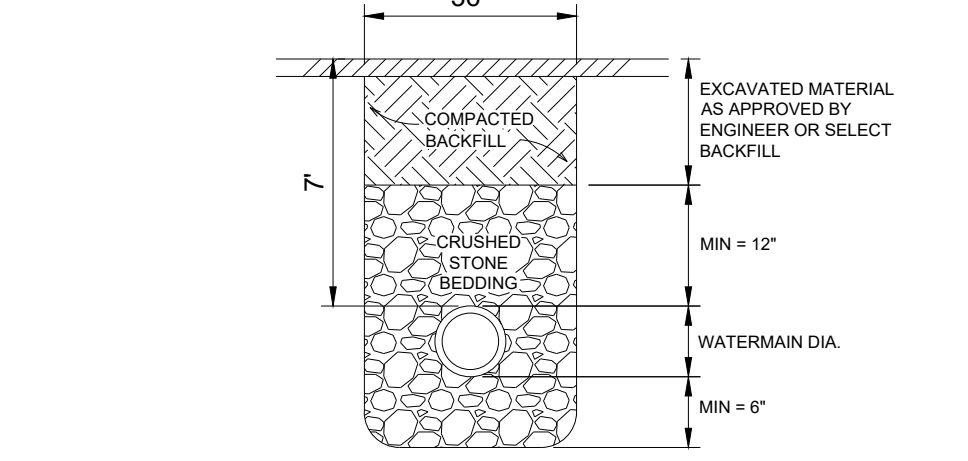
**STANDARD PAVEMENT SECTION**  
NOT TO SCALE



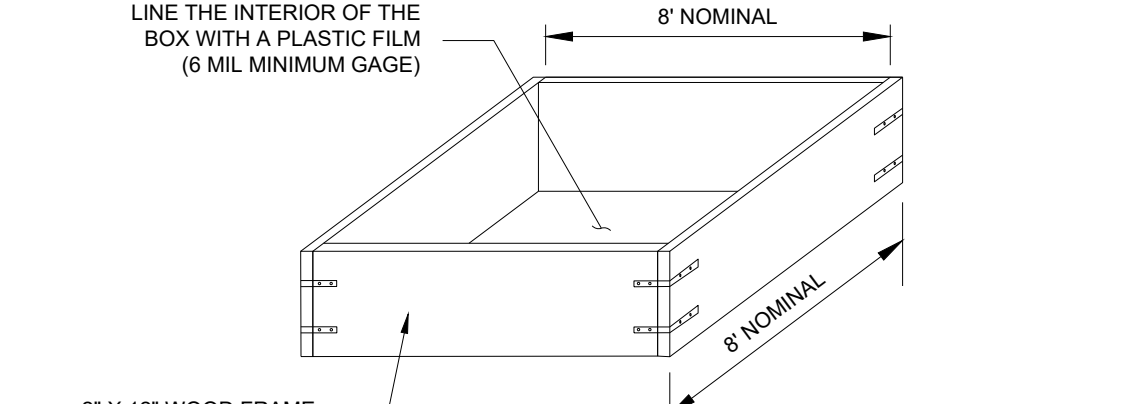
**UTILITY TRENCH BACKFILL DETAIL**  
NOT TO SCALE



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



**WATERMAIN & SANITARY SEWER BEDDING**  
NOT TO SCALE



**CONCRETE WASHOUT BOX DETAIL**  
NOT TO SCALE

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

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

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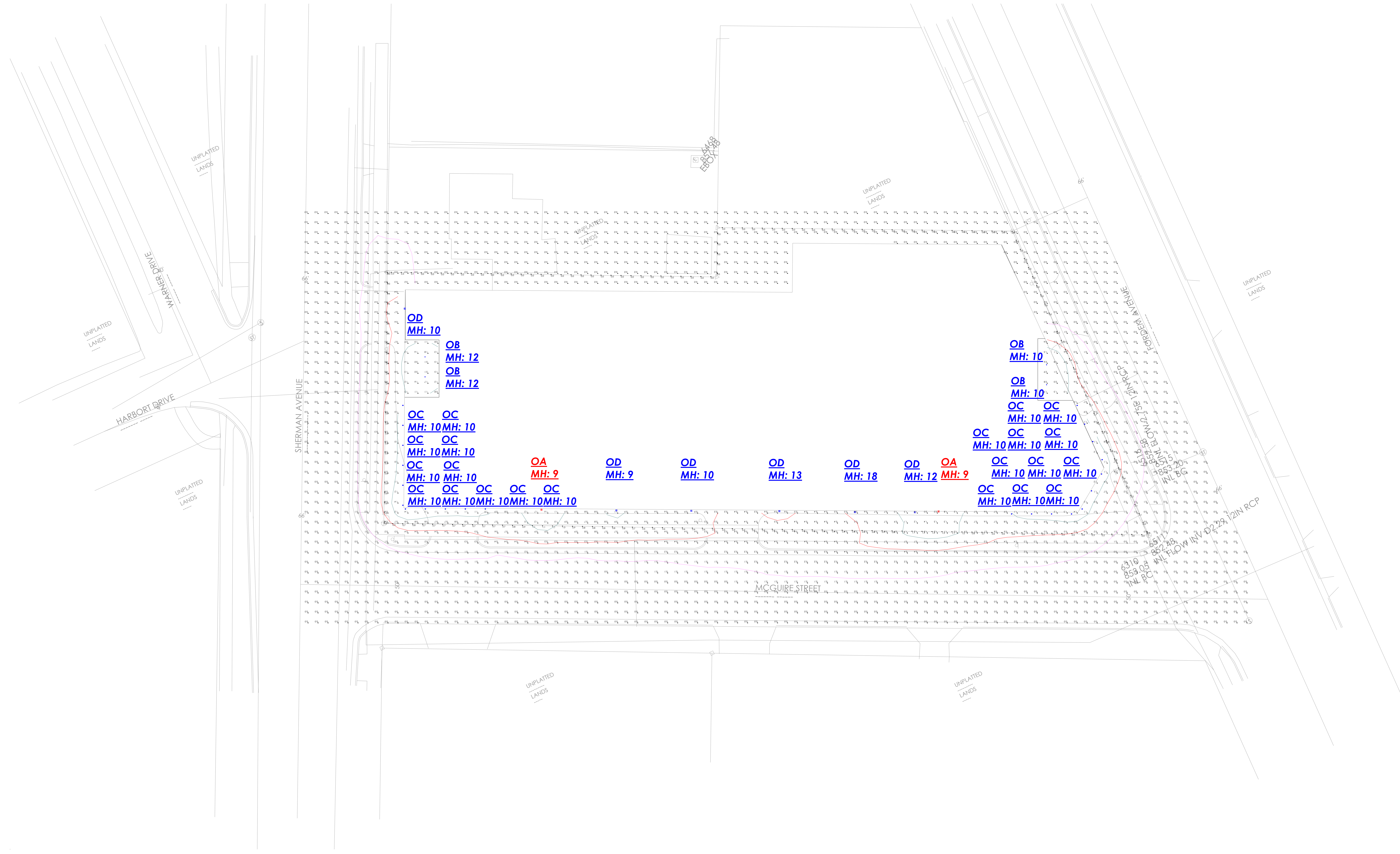
THE COSTS OF BEDDING SHALL BE INCLUDED IN THE UNIT PRICES BID FOR THE PIPE. THE BEDDING INCLUDES THE BEDDING, HAUNCHING AND INITIAL BACKFILL ZONES. THE BEDDING SHALL BE INSTALLED AND COMPACTED IN 6" MAXIMUM LIFTS.

NOTE: CONTENTS OF WASHOUT BOX SHALL BE DISPOSED OF OFF-SITE

#	Date	Comments
Revisions		

RLMA Project #: 180946  
 Drawn By: EP  
 Date: 11/26/2025  
 Scale: 1" = 15' 0"

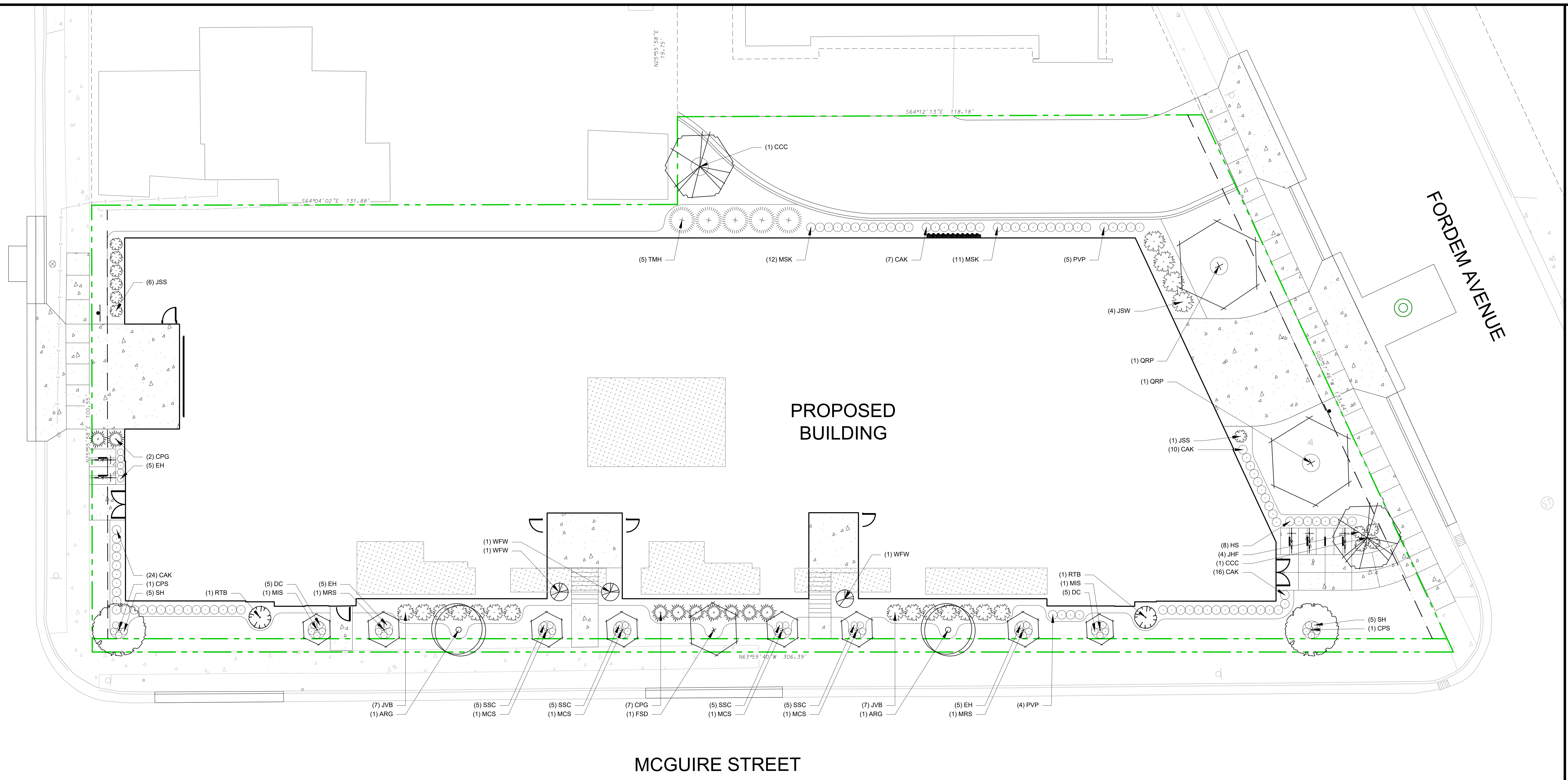
**PHOTOMETRIC SITE PLAN**  
 2103 SHERMAN AVENUE  
 MADISON, WI



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.

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

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



**LANDSCAPE NOTES**

- CONTACT DIGGER'S HOTLINE 3 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION
- CONTRACTOR SHALL VERIFY THE LOCATION OF ALL THE PRIVATE UTILITIES PRIOR TO THE START OF WORK
- ALL LANDSCAPE AREAS SHALL HAVE A MINIMUM 6" DEPTH OF COMPACTED TOPSOIL
- MAINTENANCE STRIPS SHALL BE INSTALLED ADJACENT TO THE BUILDING FOUNDATION WHERE LANDSCAPE BEDS ARE NOT PRESENT - SEE DETAIL
- ALL LANDSCAPE BEDS SHALL CONTAIN A 3-INCH DEPTH SHREDDED HARDWOOD BARK MULCH AND SHALL BE CONTAINED BY LANDSCAPE EDGING UNLESS OTHERWISE NOTED
- LANDSCAPE EDGING SHALL BE 3/16" x 4" ALUMINUM EDGING - MILL FINISH
- ALL DECIDUOUS TREES IN LAWN AREAS SHALL HAVE A 4-FOOT DIAMETER CIRCLE OF 3-INCH DEPTH SHREDDED HARDWOOD BARK MULCH CONTAINED BY LANDSCAPE EDGING UNLESS INDICATED DIFFERENTLY ON THE PLANS
- ALL EVERGREEN TREES IN TURF AREAS SHALL HAVE A 8" DIAMETER CIRCLE OF 3-INCH DEPTH SHREDDED HARDWOOD BARK MULCH CONTAINED BY LANDSCAPE EDGING UNLESS INDICATED DIFFERENTLY ON THE PLANS
- GENERAL LANDSCAPE AREAS SHALL BE SEEDDED WITH **MADISON PARKS SEED MIX** AS MANUFACTURED BY **LA CROSSE SEED, LLC** PER MANUFACTURER'S SPECIFICATIONS
- GREENROOF PLANTS SHALL BE A TRAY SYSTEM AS MANUFACTURED BY **LIVEROOF GREEN ROOF SYSTEMS** PER MANUFACTURER'S SPECIFICATIONS
- ALL LANDSCAPING SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON STANDARDS & REQUIREMENTS
- INSTALLATION OF LANDSCAPING SHALL INCLUDE A 1 YEAR LANDSCAPE MAINTENANCE & WARRANTY PERIOD. LANDSCAPE MAINTENANCE SHALL INCLUDE ANY CARE NECESSARY TO ESTABLISH THE PLANTS CALLED OUT ON THE LANDSCAPE PLAN. LANDSCAPE WARRANTY SHALL INCLUDE THE REPLACEMENT OF ANY DAMAGED, DYING, OR DEAD PLANTS THAT HAVE BEEN INSTALLED AS PART OF THIS PROJECT AS CALLED OUT ON THE LANDSCAPE PLAN

**LANDSCAPE REQUIREMENTS**

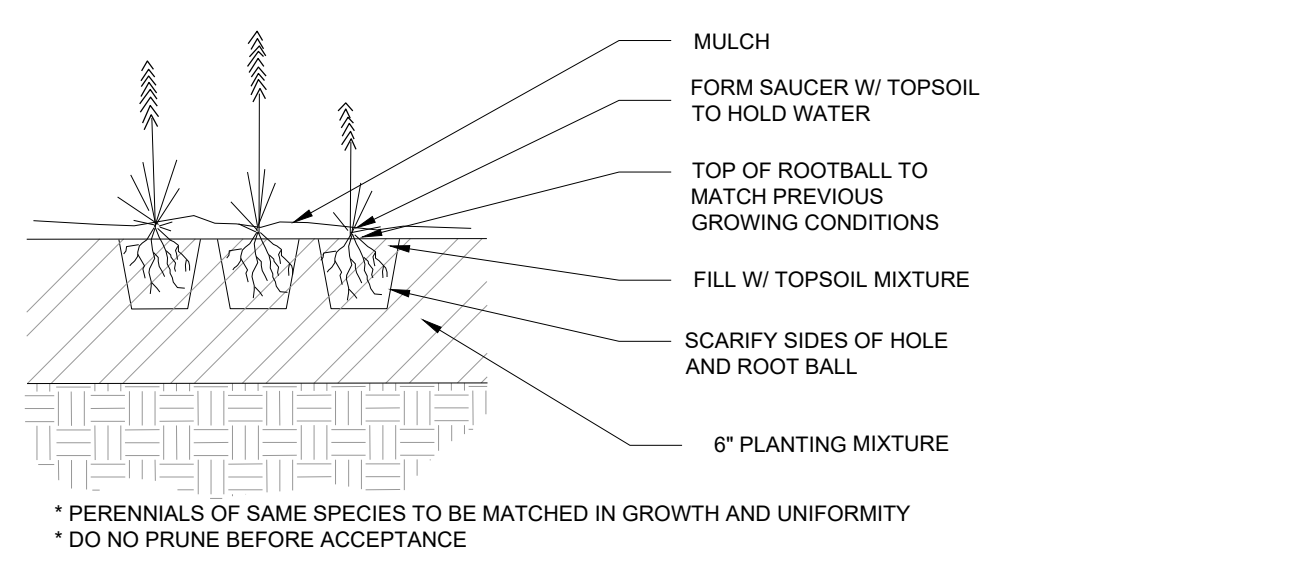
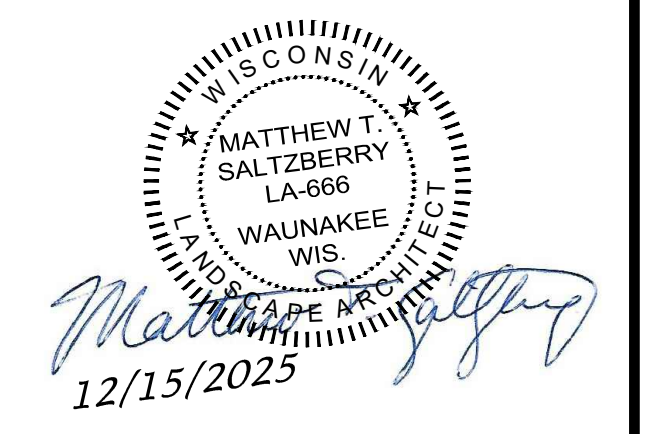
DEVELOPMENT ENVELOPE AREA = 23,306 SQ FT  
 BUILDING AREA = 19,223 SQ FT  
 DEVELOPED AREA = 4,083 SQ FT  
 5 POINT PER 300 SQ FT DEVELOPED AREA  
 POINTS REQUIRED = 68 POINTS  
 POINTS PROVIDED = 982 POINTS

**LANDSCAPE LEGEND**

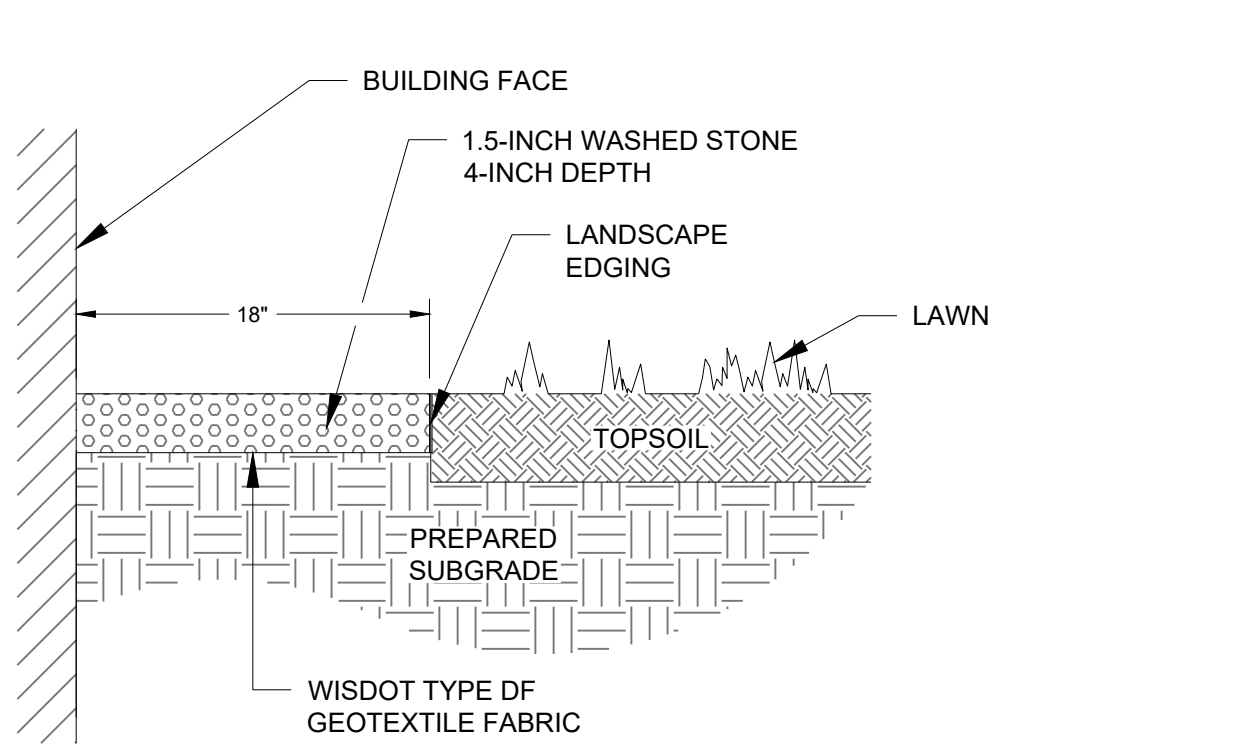
- GREEN ROOF PLANTINGS
- TRAY SYSTEMS AS PROVIDED BY **LIVEROOF GREEN ROOF SYSTEMS**
- GREEN ROOF AREA = 1,517 SQ FT

**PLANT SCHEDULE**

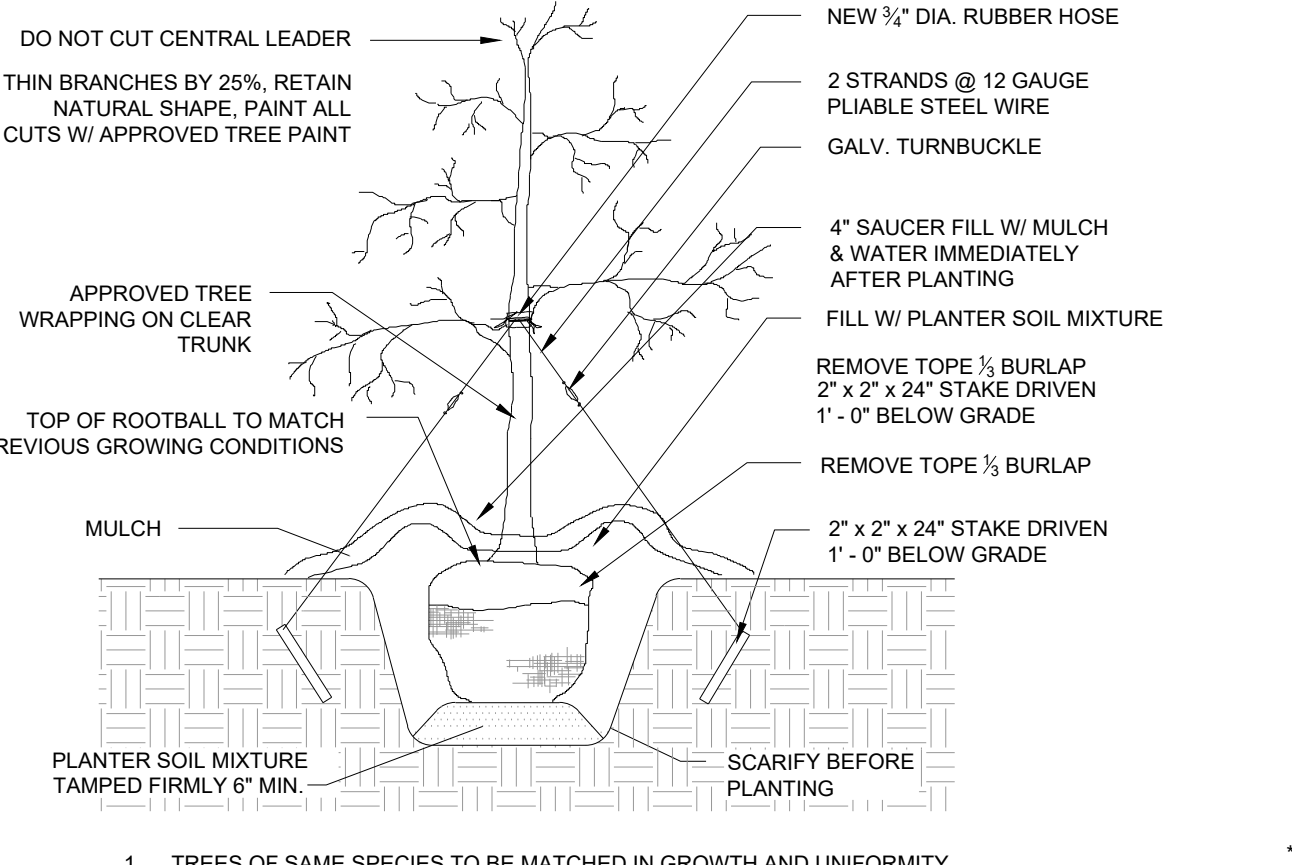
CODE	SCIENTIFIC NAME	COMMON NAME	QTY	PTS PER PLANT	SUB-TOTAL	ROOT COND	NOTES
<b>OVERSTORY DECIDUOUS TREE</b>							
ARG	<i>Acer rubrum</i> 'Armstrong Gold'	Armstrong Gold Maple	2	35	70	2.5'	B&B
CPS	<i>Celtis</i> 'Prairie Sentinel'	Prairie Sentinel Hackberry	2	35	70	2.5'	B&B
FSD	<i>Fagus sylvatica</i> 'Dawycck Purple'	Dawycck Purple Beech	1	35	35	2.5'	B&B
QRP	<i>Quercus</i> 'Regal Prince'	Regal Prince Oak	2	35	70	2.5'	B&B
<b>ORNAMENTAL TREE</b>							
CCC	<i>Cercis canadensis</i> 'Columbus Strain'	Columbus Strain Eastern Redbud	2	15	30	1.5'	B&B
MCS	<i>Malus</i> 'Coral Spear'	Coral Spear Crabapple	4	15	60	1.5'	B&B
MIS	<i>Malus</i> 'Ivory Spear'	Ivory Spear Crabapple	2	15	30	1.5'	B&B
MRS	<i>Malus</i> 'Raspberry Spear'	Raspberry Spear Crabapple	2	15	30	1.5'	B&B
<b>UPRIGHT EVERGREEN SHRUB</b>							
JSS	<i>Juniperus scopulorum</i> 'Skyrocket'	Skyrocket Juniper	7	10	70	4' TALL	POT
JSW	<i>Juniperus horizontalis</i> 'Wichita'	Wichita Juniper	4	10	40	4' TALL	POT
TMH	<i>Taxus x media</i> 'Hicksii'	Hick's Yew	5	10	50	4' TALL	POT
<b>DECIDUOUS SHRUB</b>							
RTB	<i>Rhus typhina</i> 'Bailliger'	Tiger Eyes Sumac	2	3	6	36" TALL	POT
WFW	<i>Weigela</i> 'Wine and Roses'	Wine and Roses Weigela	3	3	9	36" TALL	POT
<b>EVERGREEN SHRUB</b>							
CPG	<i>Chamaecyparis pisifera</i> 'Golden Mop'	Golden Mop False Cypress	9	4	36	24" TALL	POT
JHF	<i>Juniperus horizontalis</i> 'Blue Forest'	Blue Forest Juniper	4	4	16	24" TALL	POT
JVB	<i>Juniperus virginiana</i> 'Blue Mountain'	Blue Mountain Juniper	14	4	56	24" TALL	POT
<b>ORNAMENTAL GRASSES</b>							
CAK	<i>Calamagrostis x acutiflora</i> 'Kari Foerster'	Kari Foerster Feather Reed Grass	57	2	114	#1	POT
DC	<i>Deschampsia cespitosa</i> 'Northern Lights'	Northern Lights Tufted Hair Grass	10	2	20	#1	POT
EH	<i>Elymus hystrix</i>	Bottlebrush Grass	15	2	30	#1	POT
HS	<i>Helictotrichon sempervirens</i>	Blue Oat Grass	8	2	16	#1	POT
MSK	<i>Molinia caerulea</i> 'Syracuse'	Syracuse Purple Moor Grass	23	2	46	#1	POT
PVP	<i>Panicum virgatum</i> 'Prairie Fire'	Prairie Fire Switch Grass	9	2	18	#1	POT
SH	<i>Sorobolus heterolepis</i>	Prairie Dropseed	10	2	20	#1	POT
SSC	<i>Schizachyrium scoparium</i> 'Chameleon'	Chameleon Little Bluestem	20	2	40	#1	POT
			<b>TOTAL:</b>	<b>982</b>	<b>POINTS</b>		



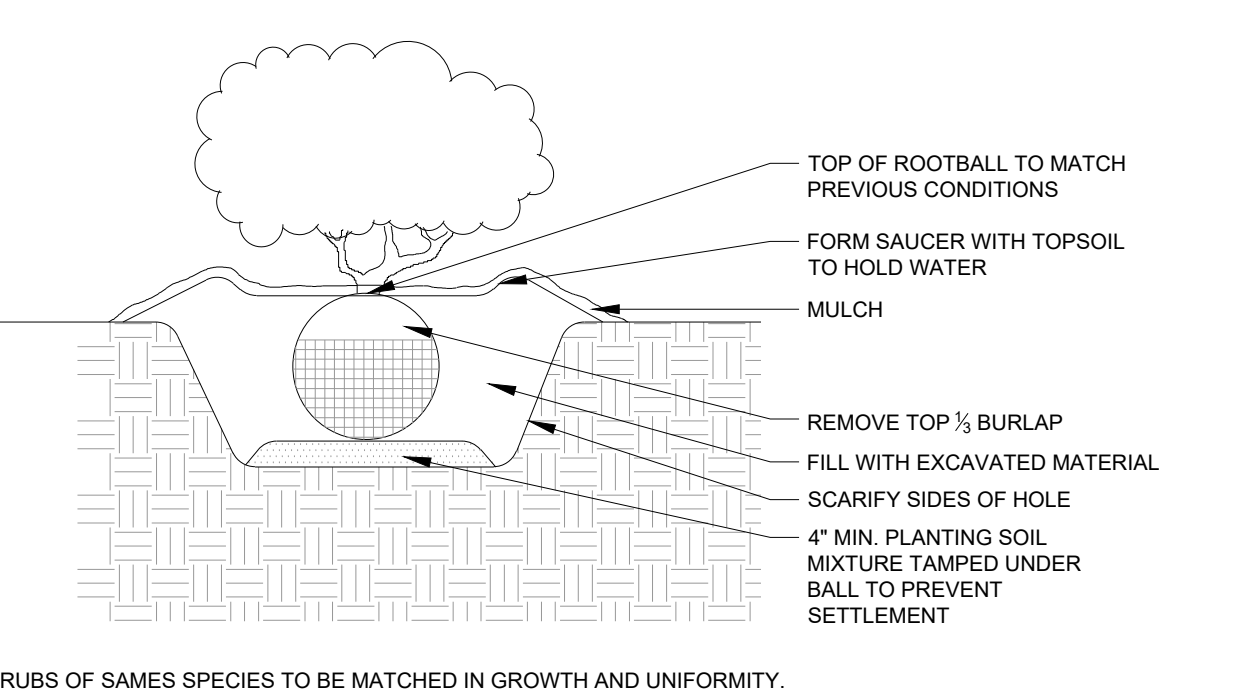
ORNAMENTAL GRASSES DETAIL (N.T.S.)



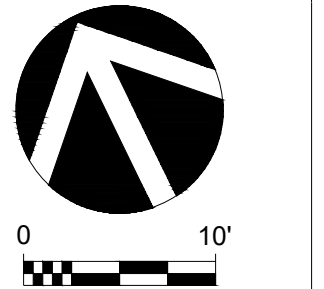
STONE MAINTENANCE EDGE



TREE PLANTING DETAIL (N.T.S.)



SHRUB PLANTING DETAIL (N.T.S.)



DATE: 12-15-2025  
 REVISED:

DRAWN BY: MS  
 FN: 25-03-102  
 Sheet Number:  
**L100**



# 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.

### LEVEL INFORMATION

- A. 20,206 GSF
- B. RESIDENTIAL LOBBY
  - a. MAIL BOXES
  - b. PACKAGE ROOM
  - c. FITNESS CENTER
- C. TWO STAIRS
- D. ONE ELEVATOR
- E. PARKING STALLS:
  - a. STANDARD: 49
  - b. STANDARD W/ EV READY: 37
  - c. ACCESSIBLE: 1
  - d. ACCESSIBLE WITH EV: 1
- F. MECHANICAL ROOM
- G. STRUCTURED BIKE PARKING ROOM
- H. TENANT STORAGE ROOM



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ARCHITECT / ENGINEER OF RECORD

## 2103 SHERMAN AVENUE

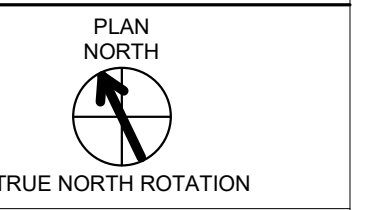
NEW MIXED-USE DEVELOPMENT  
2103 SHERMAN AVE  
MADISON, WI 53704

### Project Status

2025.12.15 PLAN COMMISSION

PROJ. #: 25121-02

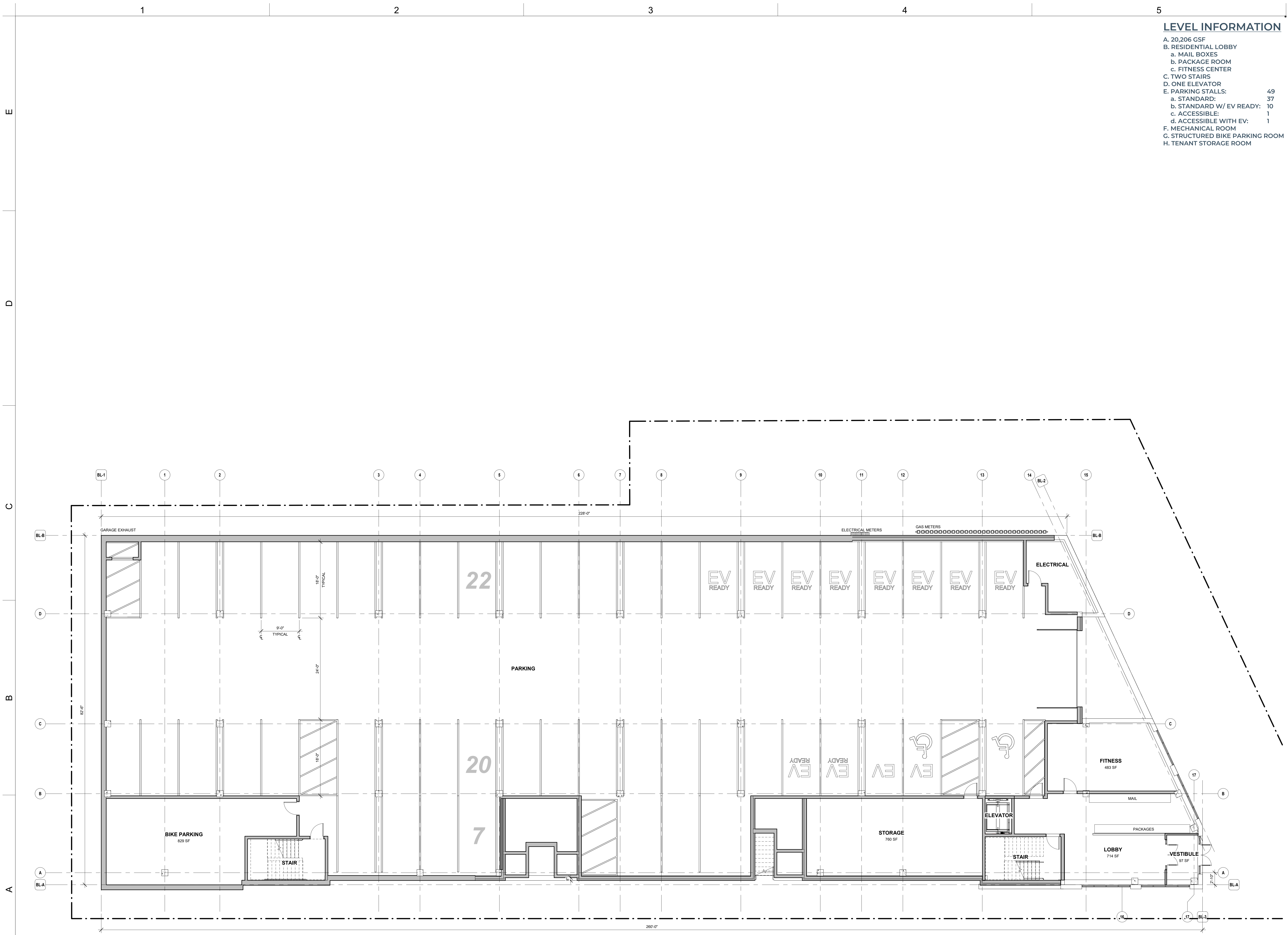
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TRUE NORTH ROTATION  
0' 2' 4' 8'  
0' 1/2" 1/2" 1"  
SCALE: 1/8" = 1'-0"

### LOWER LEVEL FLOOR PLAN

A101



A1 LOWER LEVEL FLOOR PLAN  
1/8" = 1'-0"

PRELIMINARY

**LEVEL INFORMATION**

- A. 19,369 GSF
- B. 1,084 SF COMMERCIAL TENANT
- C. TWO STAIRS
- D. ONE ELEVATOR
- E. RESIDENTIAL UNITS: 4
  - a. 1-BEDROOM 4
- F. PARKING STALLS: 38
  - a. STANDARD: 28
  - b. STANDARD W/ EV READY: 8
  - c. ACCESSIBLE: 1
  - d. ACCESSIBLE W/ EV: 1
- G. UTILITY ROOM
- H. REFUSE ROOM
- I. STRUCTURED BIKE PARKING ROOM
- J. BUILDING STORAGE ROOM



ARCHITECT / ENGINEER OF RECORD

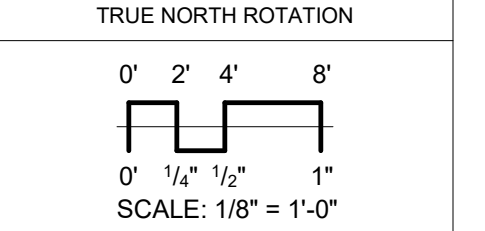
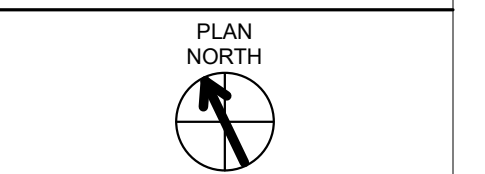
**2103 SHERMAN AVENUE**  
 NEW MIXED-USE DEVELOPMENT  
 2103 SHERMAN AVE  
 MADISON, WI 53704

**Project Status**

2025.12.15	PLAN COMMISSION

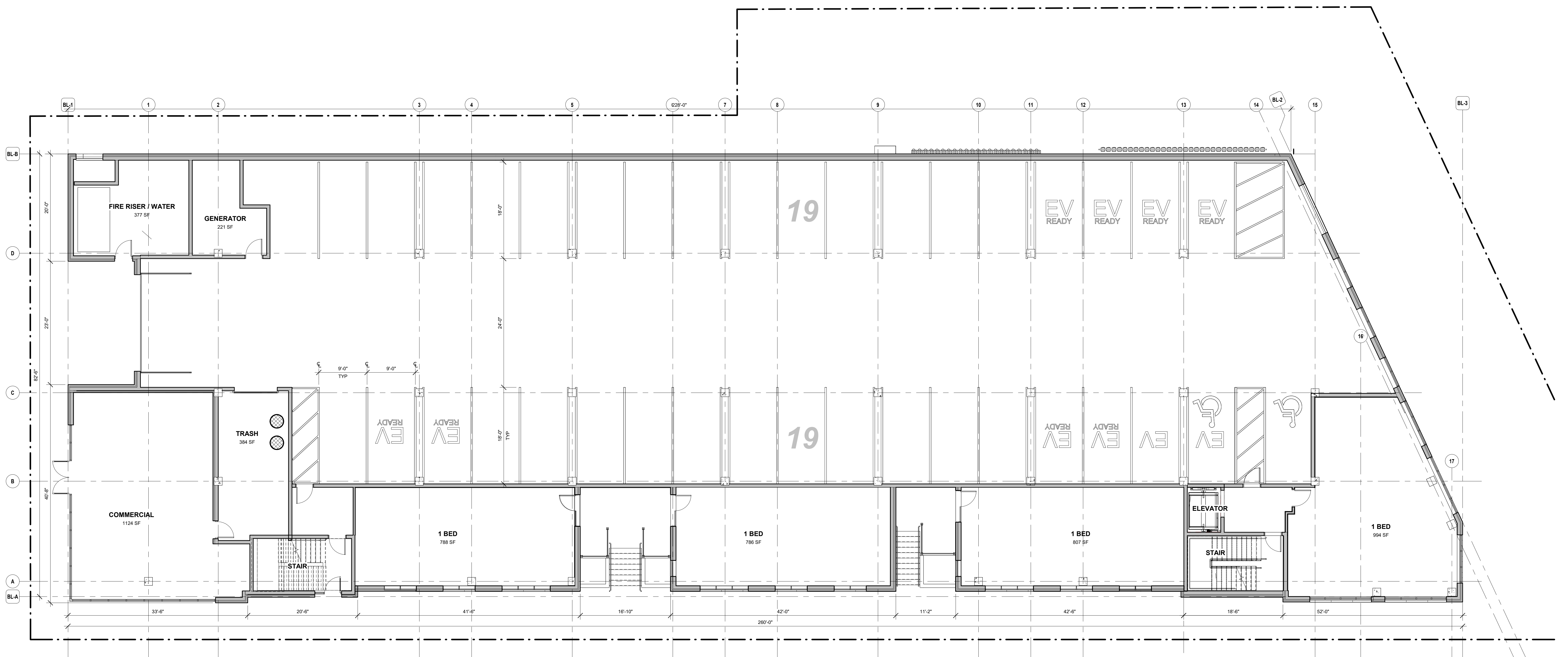
PROJ. #: 25121-02

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**FIRST FLOOR PLAN**

**A102**



**A1** FIRST FLOOR PLAN  
1/8" = 1'-0"

**PRELIMINARY**

E  
D  
C  
B  
A

LEVEL INFORMATION

- A. 17,930 GSF
- B. TWO STAIRS
- C. ONE ELEVATOR
- D. UTILITY ROOM
- E. RESIDENTIAL CLUB ROOM
- F. RESIDENTIAL CLUB ROOM
- G. STUDIO
- H. 1-BEDROOM
- I. 2-BEDROOM



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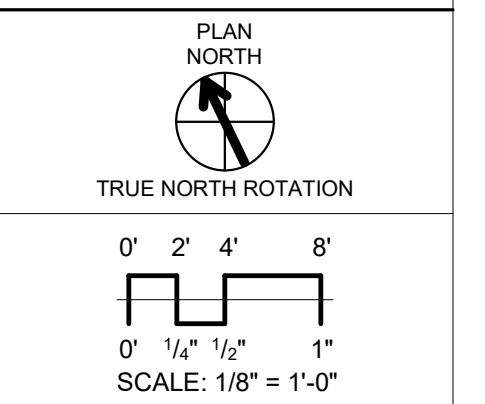
**2103 SHERMAN AVENUE**  
 NEW MIXED-USE DEVELOPMENT  
 2103 SHERMAN AVE  
 MADISON, WI 53704

Project Status

2025.12.15	PLAN COMMISSION

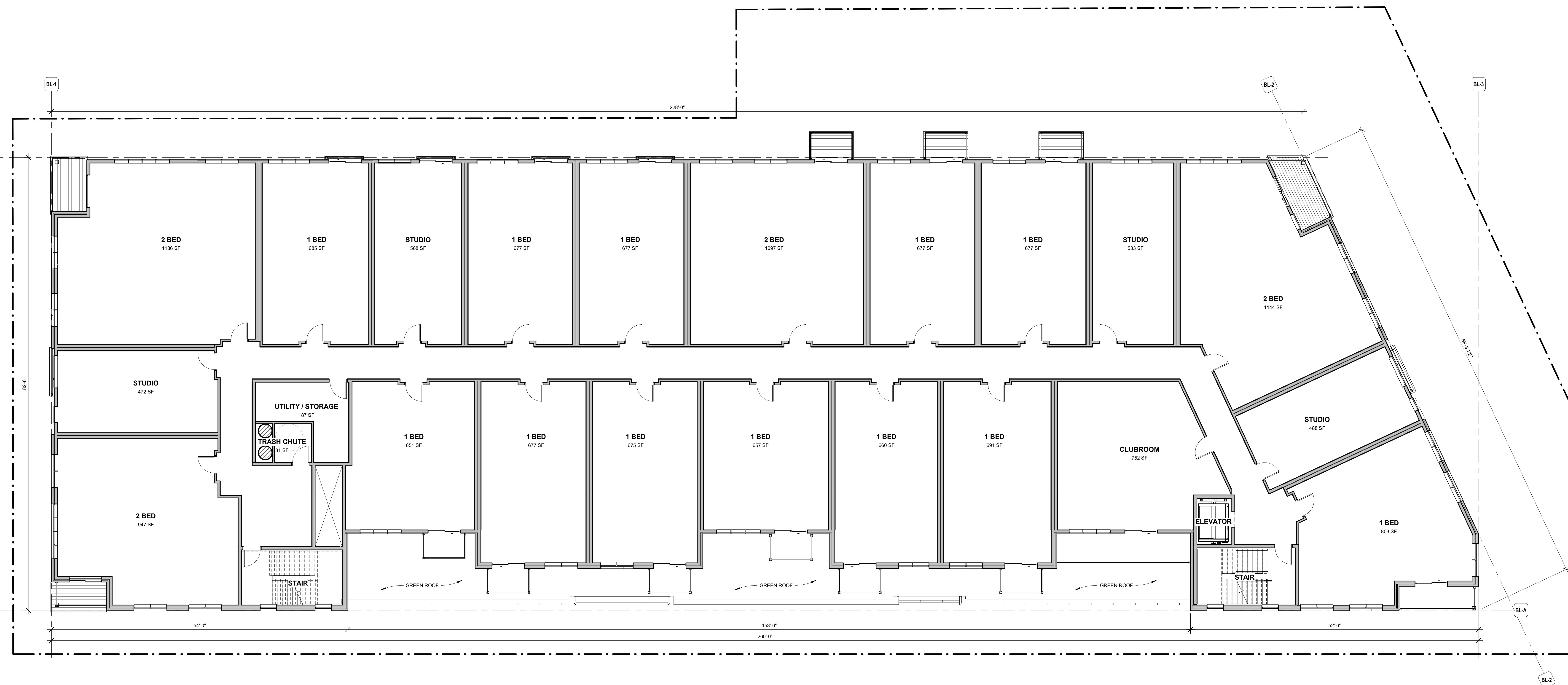
PROJ. #: 25121-02

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SECOND FLOOR PLAN

A103



**A1** SECOND FLOOR PLAN  
1/8" = 1'-0"

PRELIMINARY





1

2

3

4

5

E

D

C

B

A

LEVEL INFORMATION

- 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



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ARCHITECT / ENGINEER OF RECORD

**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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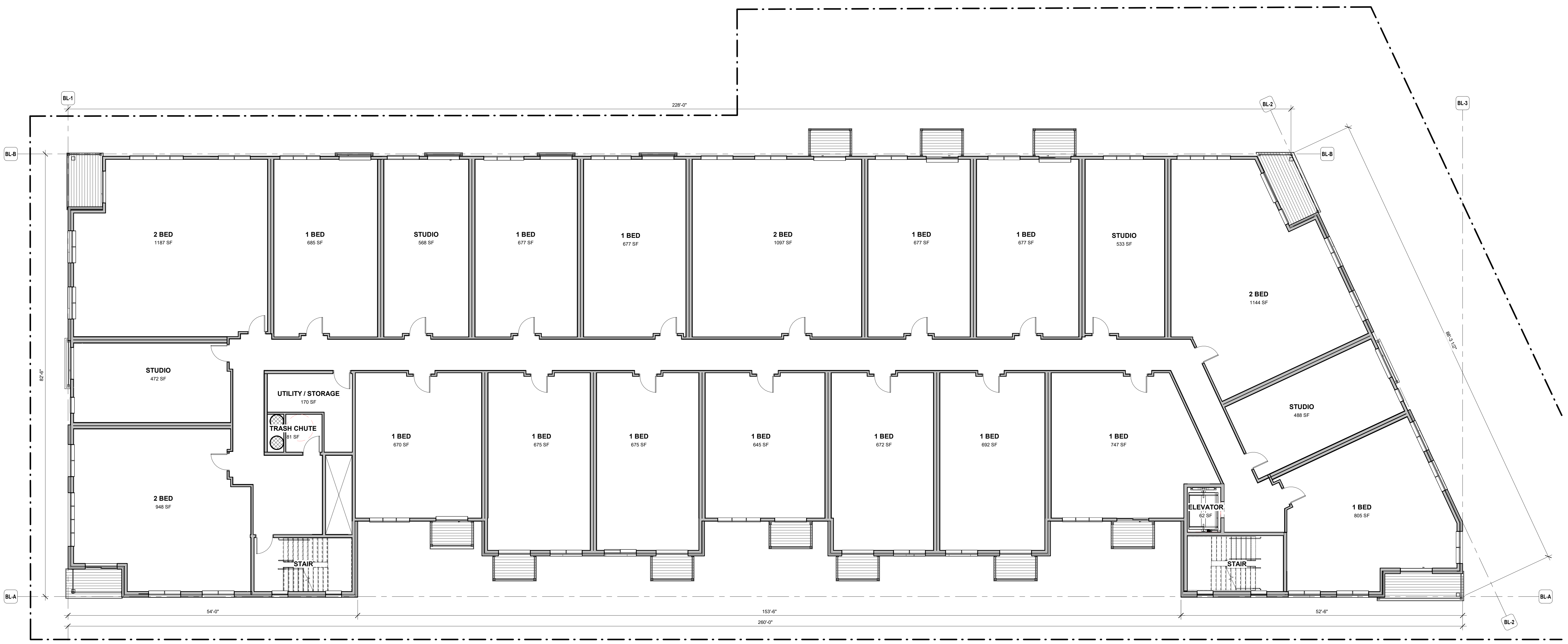
PLAN NORTH



0' 2' 4' 8'  
 0" 1/2" 1/2" 1"  
 SCALE: 1/8" = 1'-0"

**FOURTH FLOOR PLAN**

**A105**



**A1** FOURTH FLOOR PLAN  
1/8" = 1'-0"

**PRELIMINARY**



1

2

3

4

5

E

D

C

B

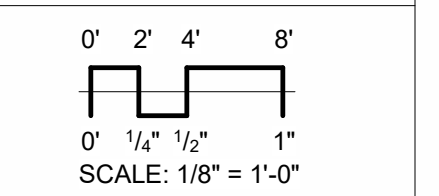
A

Project Status

2025.12.15 PLAN COMMISSION

PROJ. #: 25121-02

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EXTERIOR ELEVATIONS

A201



- 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 - EAST 106'-0"
- FIRST FLOOR - WEST 100'-0"
- PARKING - EAST 94'-0"

C1 NORTH ELEVATION - COLOR  
1/8" = 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 - EAST 106'-0"
- FIRST FLOOR - WEST 100'-0"
- PARKING - EAST 94'-0"

A1 SOUTH ELEVATION - COLOR  
1/8" = 1'-0"

PRELIMINARY

E

D

C

B

A

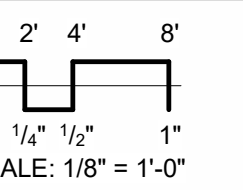
**2103 SHERMAN AVENUE**  
NEW MIXED-USE DEVELOPMENT  
2103 SHERMAN AVE  
MADISON, WI 53704

**Project Status**

2025.12.15 PLAN COMMISSION

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

**EXTERIOR ELEVATIONS**

**A202**



**A1 EAST ELEVATION - COLOR**  
1/8" = 1'-0"



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

**PRELIMINARY**



E

D

C

B

A

**2103 SHERMAN AVENUE**  
NEW MIXED-USE DEVELOPMENT  
2103 SHERMAN AVE  
MADISON, WI 53704

**Project Status**

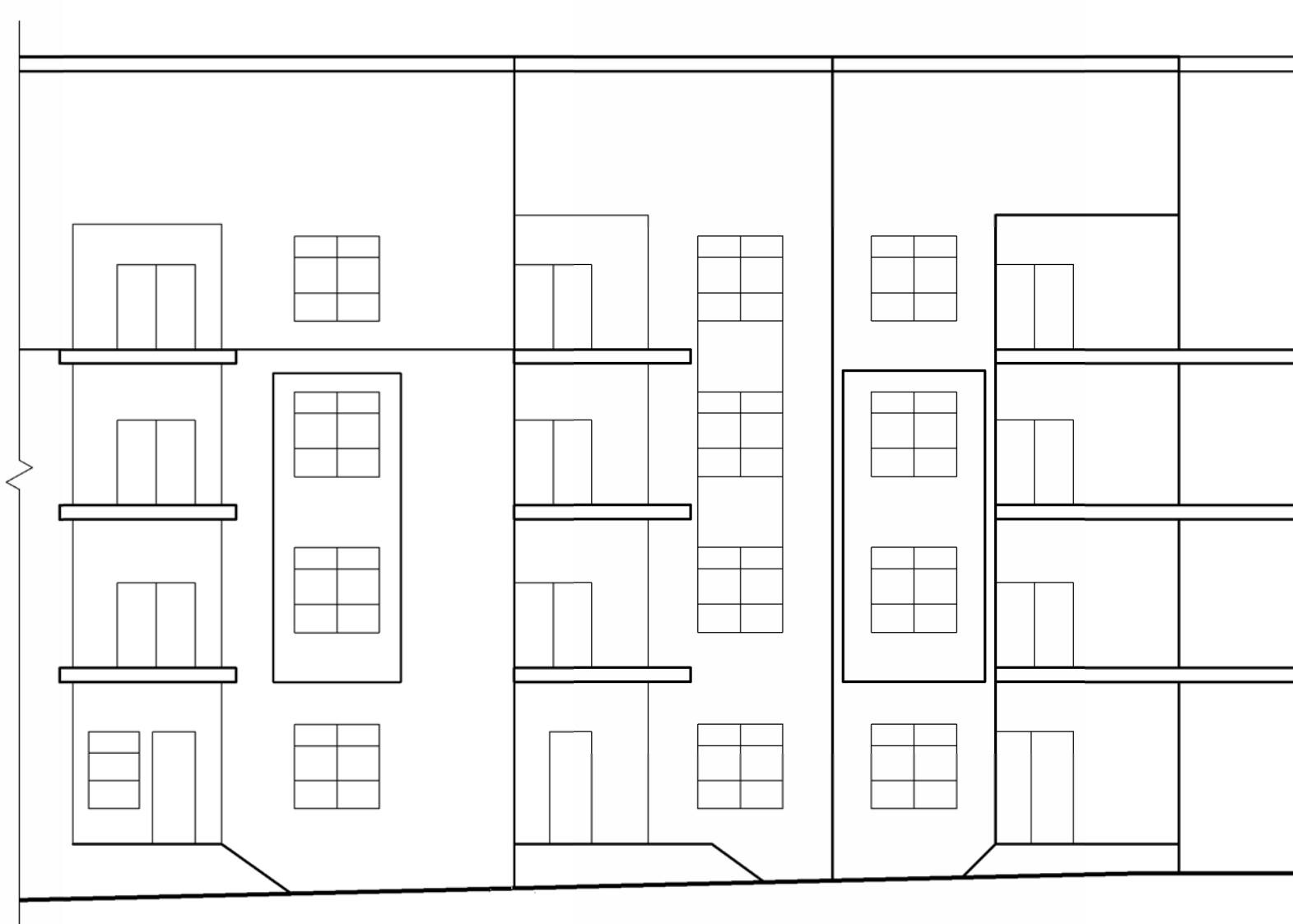
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2025

**STREET SCAPE  
- SHERMAN  
AVENUE**

**A207**



28'-1 1/2"



- 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"

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

**PRELIMINARY**