

1617 Sherman Ave

Madison, WI

May 31, 2023 – Urban Design Commission

What we heard:

- Townhouse units more residential design
- Privacy at street patios
- Landscape improvements at patios



Site Location – 1617 Sherman Ave.

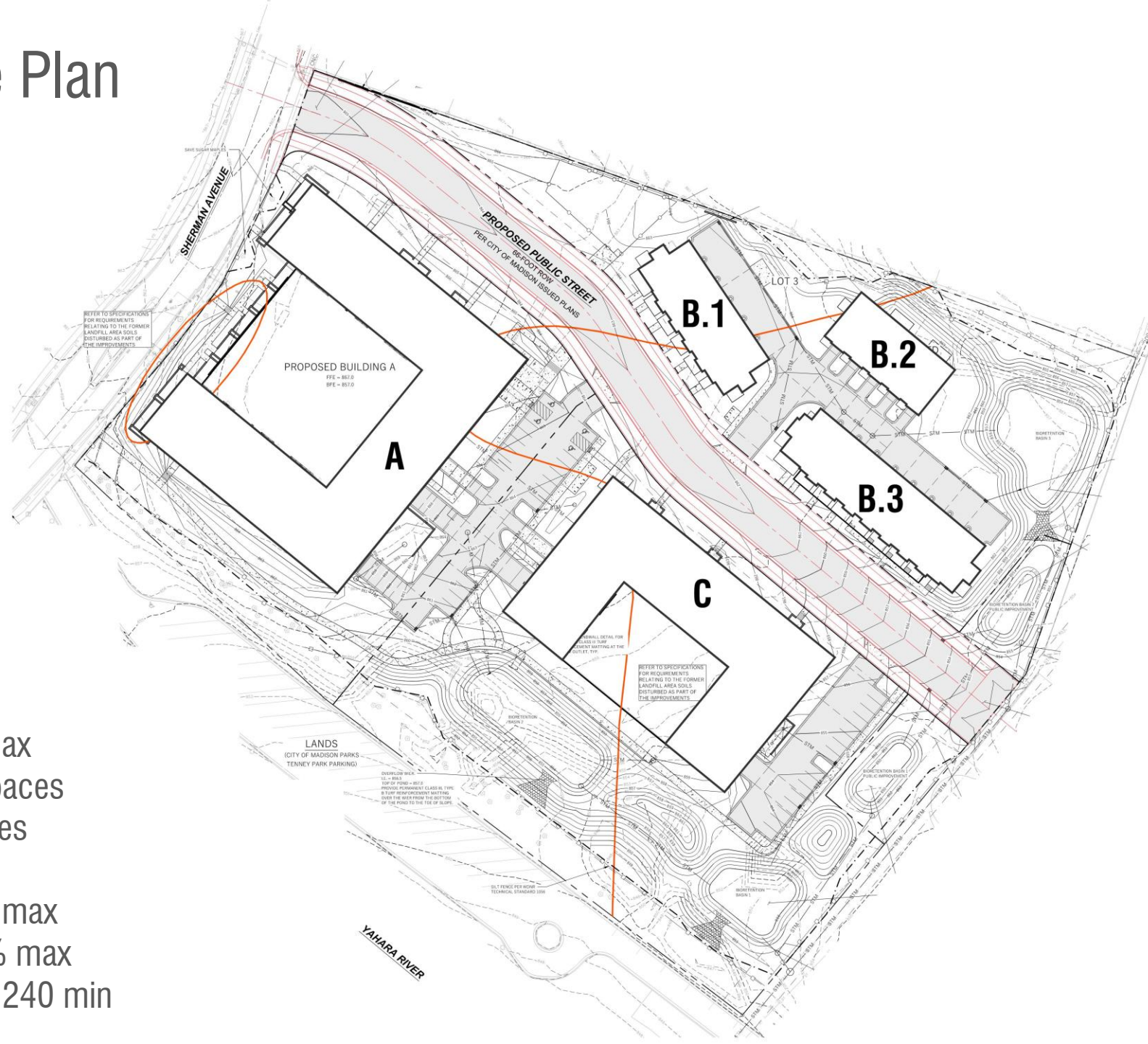


Yahara River

Tenney Park

Site

Proposed Site Plan



Project Data:

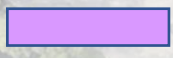
- 330 residences – 675 Max
- 362 enclosed parking spaces
- 36 surface parking spaces
- 365 total bike spaces
- 1-5 stories in height – 6 max
- Lot Coverage 51% - 80% max
- Open space 73k sf – 13,240 min

Activation

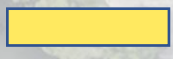


Community Activation:

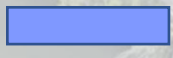
29 Walk-up Units



Public Sidewalks



Internal Sidewalks



31, 100 sf Apartment Community Gardens

An architectural rendering of a modern multi-story residential or commercial building. The building features a mix of materials: dark grey stone-like panels on the ground floor and light beige horizontal siding on the upper floors. Large windows with dark frames are prominent. A courtyard in the foreground has a concrete deck with several white Adirondack chairs and a planter box with purple flowers. The sky is clear blue.

Previous Design

Sherman Ave. Facade

Enclosed patios
Increased privacy
Landscaping improvements



Previous Design

Building B.1 Along New City Street



Building B.1

More residential design

Units distinguished by vertical elements



Previous Design



Townhouse Units

Enclosed patios

Increased privacy

Landscaping improvements



Townhouse Units

Enclosed patios

Increased privacy

Landscaping improvements



Previous Design

Building C North Facade



Building C: New Entry

- Better relationship to Building A Entry
- Better connection to parking
- Easier ADA access
- Easier wayfinding



Building C: New Entry

Better relationship to Building A Entry

Better connect to parking

Easier ADA access

Easier wayfinding



Appendix



**Potter
Lawson**
Success by Design

BUILDINGS B1 AND B3:



Glen-Gery Brick
White - Velour Texture
**or similar*



Fiber Cement Architectural Panel
CedarMill - Aged Pewter
**or similar*



Fiber Cement Architectural Panel
CedarMill - Iron Gray
**or similar*



Parklex Prodima Naturclad-W Cladding
NUX Color
**or similar*



Materials - Buildings B1 + B3