



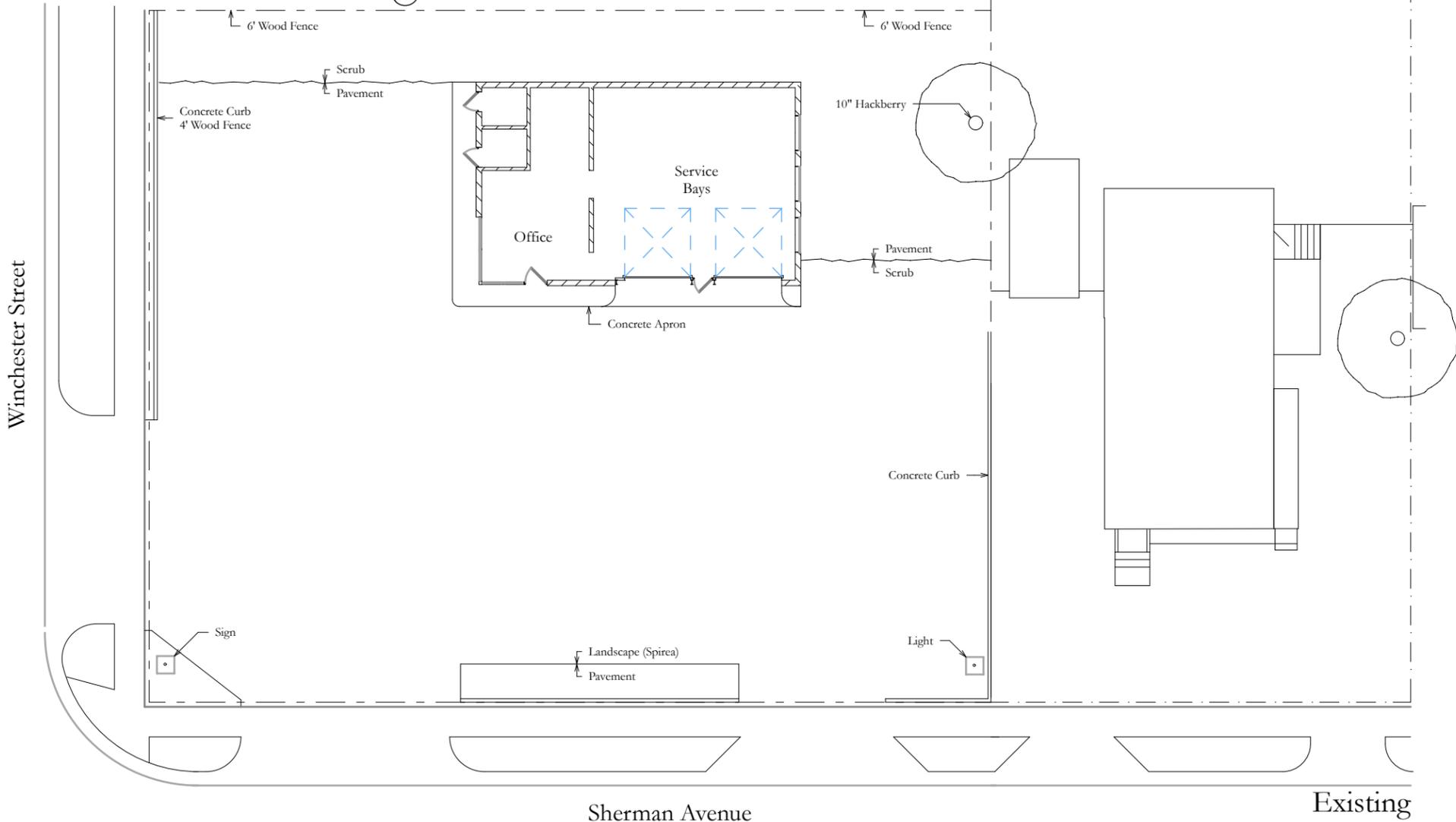
Project Data:
 Site Area 12,060 SF
 Building 1,387 SF
 Pervious 3,045 SF
 Capacity 48
 Parking 15
 Autos 15
 Bikes 4

Project Description:
 Restore an existing oil change facility retaining to the extent possible its distinctive features and finishes and convert into neighborhood coffee shop

McFadden & Company
 380 West Washington Ave
 Madison, Wisconsin 53703
 608.251.1350
 mcfadden@mailbag.com



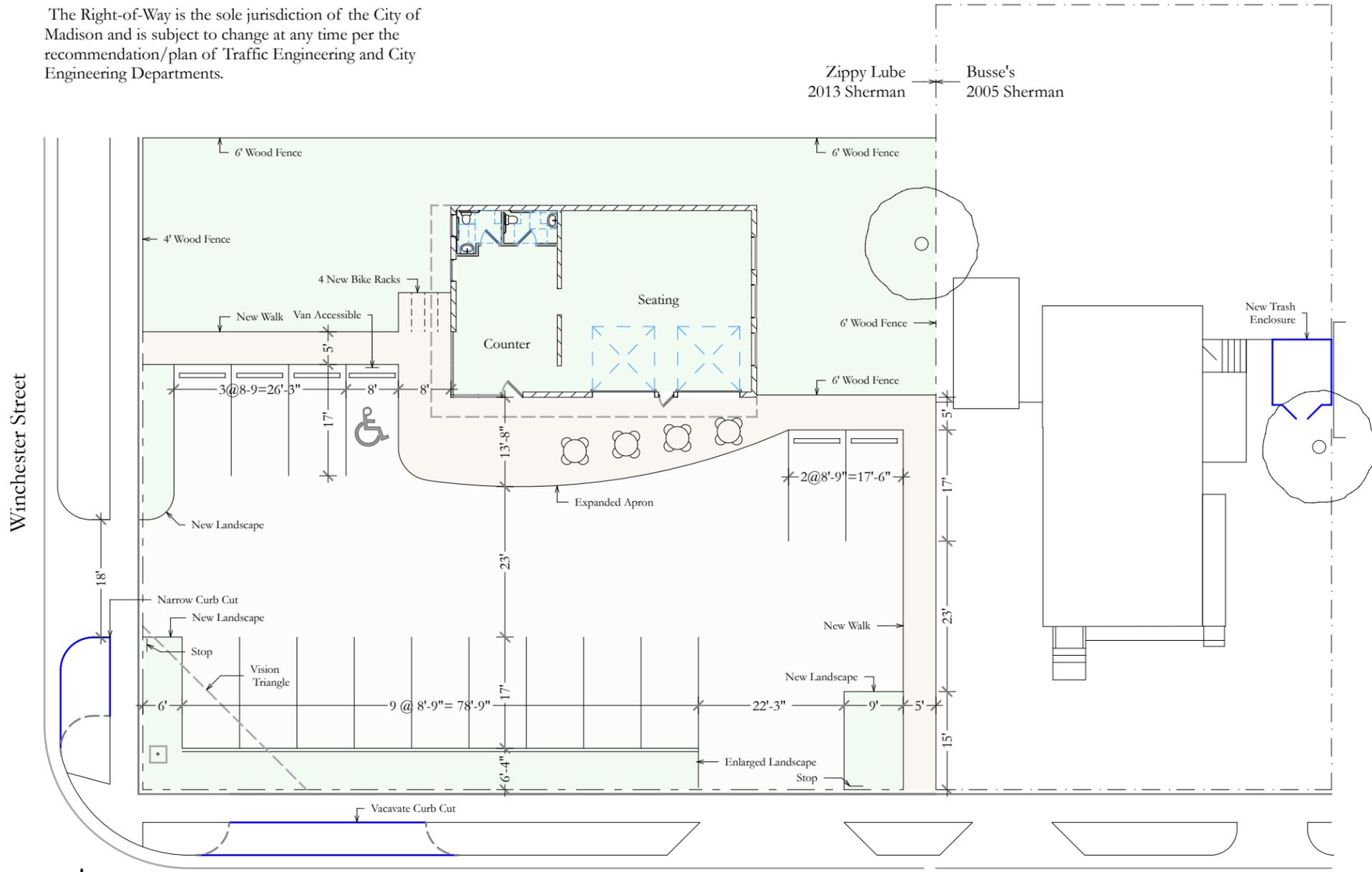
Aerial @ 1"=80' Madrax Bike Racks



Sherman Avenue

Existing

The Right-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.



Sherman Avenue

Proposed



Legal Description
 2013 - MCKENNA PARK, BLK 2, LOTS 23 & 24, & THE W 20 FT OF LOT 22.
 2005 - MCKENNA PARK, BLK 2, N 1/2 OF LOTS 1, 2, & 3

Site Plans @ 1" = 20'
 Zippy Lube @ 2013 N Sherman
 May 23, 2018