

1601-1617 Sherman Avenue CSM

Contract 9332, Project 14792

Developer: Vermilion Madison Development LLC



The Developer, Vermilion Madison Development LLC, has been conditionally approved for a three-lot and two-outlot Certified Survey Map, the demolition of a two-story commercial building at 1617 Sherman Avenue, a residential building complex containing approximately 310 apartments in two five-story buildings, and a residential building complex containing 20 townhouse units in three two-story buildings at 1601-1617 Sherman Avenue.

Work to be completed with Developer Agreement:

- Certified Survey Map
- Dedication and construction of new Public Street and Infrastructure to serve the development
- Construction of public utilities to serve the development
- Construction of off-site sanitary sewer to serve increase flow generated by development north of the project.
- Replace existing 36" RCP with a 38"x60" elliptical RPC in storm easement at back of site to serve storm water requirement for this development
- Board of Park Commissioners granted access and entry to Vermilion Development LLC or their contractor for the installation of the public storm sewer within Tenney Park at the 9/6/23 meeting.
- New trees as required by City Forestry
- Dedicate right of way or grant a public sidewalk easement for and construction of a five-foot sidewalk, eight-foot terrace, and one-foot area for maintenance.

EXHIBIT OF IMPROVEMENTS: 1601-1617 SHERMAN AVENUE

BOARD OF PUBLIC WORKS: 10/04/2023

Proposed Street
66' Right of Way
36' Face of curb to Face of curb
9' Terrace each side
5' Sidewalk each side
1' Maintenance area behind each sidewalk

Proposed Street at Sherman Avenue
Narrowed to 28' Face of curb to Face of curb

DEVELOPMENT AREA

SHERMAN AVENUE

LOT 1

LOT 2

LOT 3

PROPOSED STREET

OUT LOT 2

OUT LOT 1



PRELIMINARY
NOT FOR CONSTRUCTION

1617 SHERMAN AVE
MADISON, WI 53704

2022.21.00

[illegible]

UTILITY PLAN

C300

UTILITY PLAN ONLY FOR REFERENCE OF THE ESTIMATED LOCATION OF THE PROJECT'S PUBLIC UTILITIES. FINAL DESIGN AND LAYOUT OF PUBLIC UTILITIES INCLUDING SANITARY SEWER, STORM SEWER, AND WATER MAIN WILL BE COMPLETED BY CITY ENGINEERS. FINAL PLANS TO BE ISSUED BY THE CITY AS PART OF THIS DEVELOPER AGREEMENT AND CONSTRUCTED BY THE DEVELOPER TO SERVE THE DEVELOPMENT.

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Off-Site Sanitary Sewer Improvements



Required as a condition of project approval.

- Existing 8" public sewer main on Sherman Avenue from development flowing north handles flow capacity (shown as dashed green line).
- Development waste flows exceed the available capacity in the existing 10" lined clay public sanitary sewer main running from Sherman Avenue to Fordem Avenue downstream of the development (shown as solid green line).
- Developer responsible for the cost and construction of replacing approximately 1100 feet of 10" lined clay sewer pipe with 12" PVC sewer pipe to match pipe size at Fordem Avenue.
- Existing 10" public sanitary sewer is in a 10' – 20' sanitary easement.
- The City will increase the size of public sanitary sewer including two railroad crossings between Fordem Avenue and E Johnson Street with a separate future Public Works project to accommodate a regional capacity issue as a result of this development (shown as dashed red line).

Closer View of Sanitary to be replaced.

