

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.

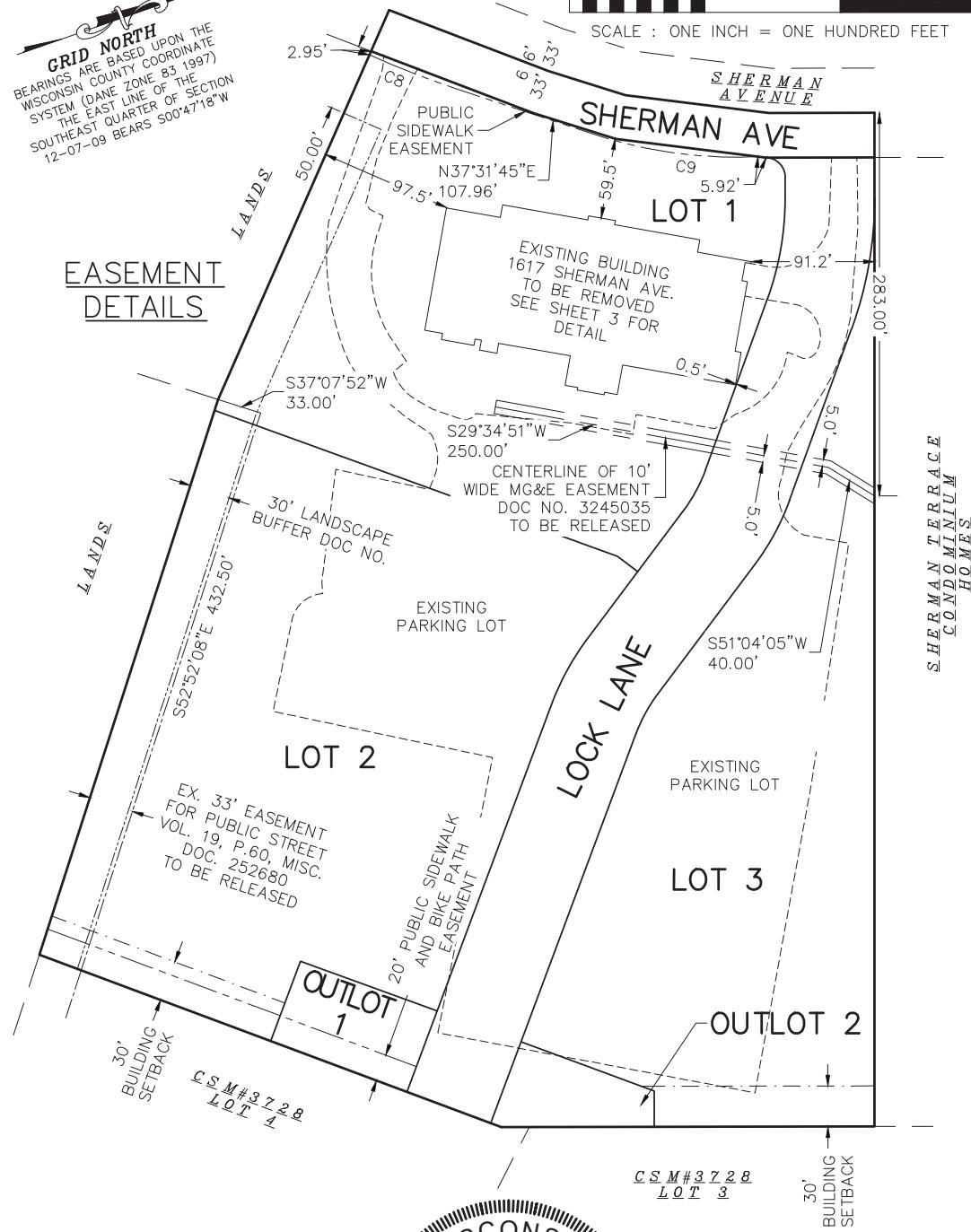
Work to be completed with Developer Agreement:

- 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.

CERTIFIED SURVEY MAP No.

PART OF GOVERNMENT LOT 3, LOCATED IN THE NORTHEAST AND NORTHWEST QUARTERS OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

EASEMENT DETAILS



MAP NO. _____

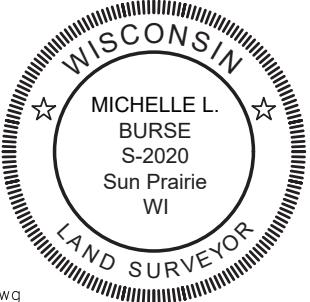
DOCUMENT NO. _____

VOLUME ____ PAGES ____

Date: September 25, 2023

Plot View: csm

\BSE2599\dwg\Survey\BSE2599CSM_v2018.dwg



SURVEYED BY :

Burse

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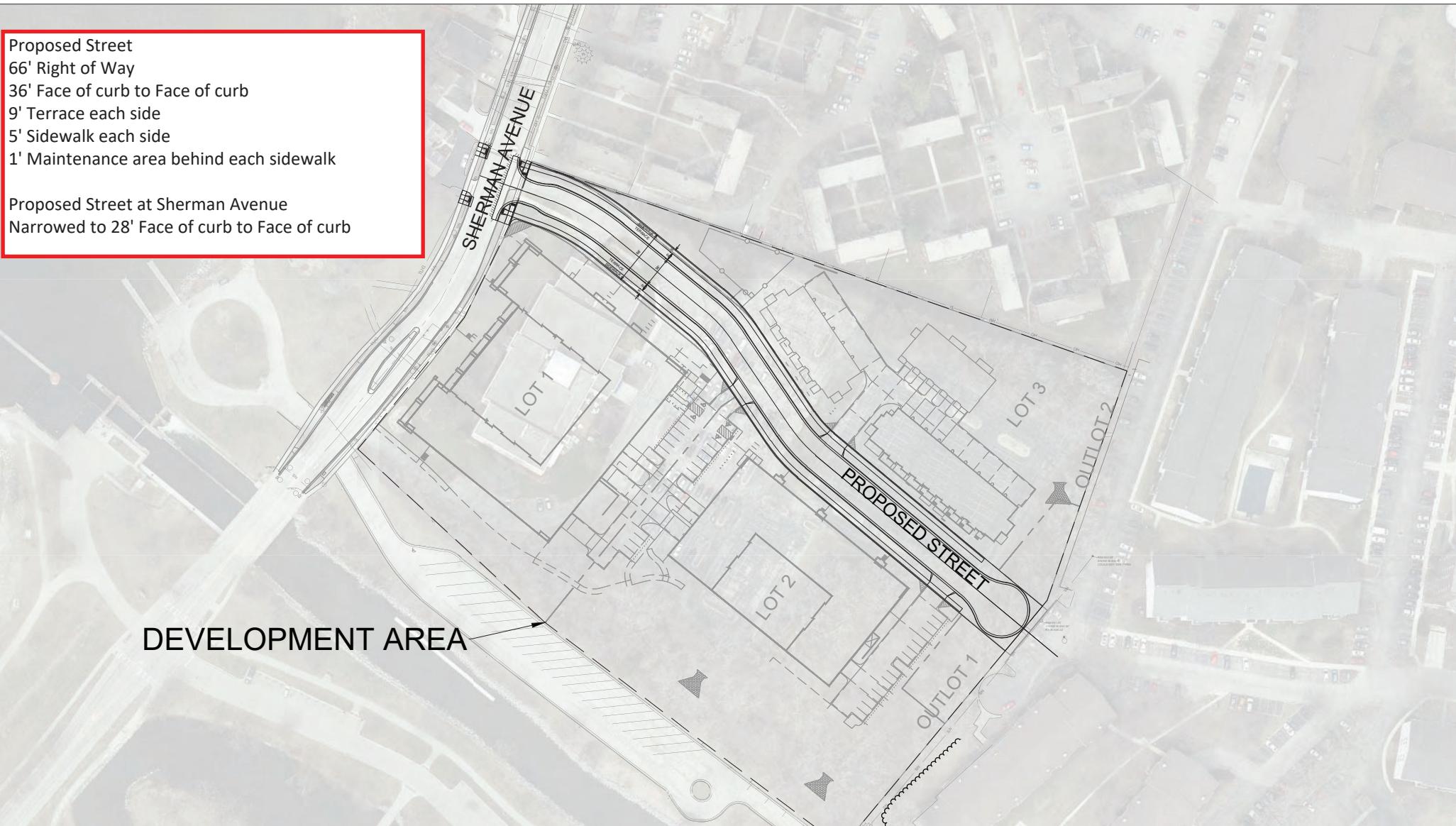
SHEET 2 OF 5

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



Sanitary Sewer

Storm Sewer

— Water Main

LANDS
(CITY OF MADISON PARK)

SHERMAN TERRACE
CONDOMINIUM HOME

NOTE:
LAKE MENDOTA TYPICAL LAKE LEVEL
BETWEEN 849.6 AND 850.1 WITH
100-YEAR FLOOD LEVEL 852.8
LAKE MENDOTA TYPICAL LAKE LEVEL
BETWEEN 844.7 AND 845.2 WITH
100-YEAR FLOOD LEVEL 847.7

TE:
THE RIGHT-OF-WAY IS THE SOLE JURISDICTION
THE CITY OF MADISON AND IS SUBJECT TO
CHANGE AT ANY TIME PER THE
COMMENDATION / PLAN OF TRAFFIC
ENGINEERING AND CITY ENGINEERING
DEPARTMENTS.

LEGEND (PROPOSED)

- PROPOSED PROPERTY BOUNDARY
- EAISEMENT
- BUILDING FOOTPRINT
- UF CURB AND GUTTER
- ASPHALT PAVEMENT
- DRAINAGE
- WATER MAIN
- SANITARY SEWER
- PROPOSED SANITARY SEWER
- STM
- PROPOSED STORM SEWER
- GAS
- PROPOSED GAS SERVICE (DESIGN BY OTHER)
- E
- PROPOSED ELECTRIC SERVICE (DESIGN BY OTHER)
- STORMWATER TREATMENT FACILITY

0° 1° 30° 15° 30°
N 0° NTS ON 11°

NORTH

Potter
Lawson
Success by Design

WYSER
ENGINEERING

GENERAL NOTES

1. UNDERLYING SITE CONDITIONS AND INFORMATION BASED ON TOPOGRAPHIC AND HYDRAULIC DATA AND INFORMATION FROM THE CITY OF MADISON. THIS INFORMATION IS PROVIDED AS IS AND IS PROVIDED FOR ANY ERRORS OR DISCREPANCIES THAT MAY ARISE AS A RESULT OF INCOMPLETE INFORMATION PROVIDED BY THE CITY OF MADISON. THE INFORMATION PROVIDED IS FOR INFORMATIONAL, GENERAL, DRAUGHT AND ENVIRONMENTAL REQUIREMENTS PROVIDED PRIOR TO CONSTRUCTION.
2. THE BENCHMARK LOCATIONS ARE SHOWN FOR REFERENCE ONLY IN THESE PLANS. THE BENCHMARKS ARE NOT TO BE USED AS A MEASURE OF ELEVATION. THE BENCHMARKS ARE FOR CONTRACTOR USE ONLY. CONTRACTOR ASSOCIATES RISK ASSOCIATED WITH BENCHMARK ELEVATIONS UNTIL DOB IS PREPARED.
3. CONTRACTOR IS RESPONSIBLE FOR SECURING PERMITS FOR STREET OPENINGS TO WORK WITHIN THE CITY'S LANDS AND REQUIRED.
4. WYLER ENGINEERING SHALL HEAR WHIMSEVER AND DOES NOT WARRANT ANY DEVIATIONS BY THE CONTRACTOR FROM THE CONTRACT DOCUMENTS. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE THAT MAY RESULT IN DOCUMENTATION ACTS BY PREDILECT AGENCEY.
5. IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS WITHIN THE PLAN BECOME APPARENT, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE CITY OF MADISON IN WRITING FOR CLARIFICATION OR REVISION MAY OCCUR.
6. ALL MATERIALS, EQUIPMENT, AND PERSONNEL, IN PUBLIC PLACES AND PUBLIC EQUIPMENT SHALL BE IN ACCORDANCE WITH CITY OF MADISON STANDING SPECIFICATIONS FOR PUBLIC WORKS. THE CONTRACTOR IS RESPONSIBLE FOR THE COST OF THE PUBLIC EQUIPMENT OF MADISON RELEASING LAND NOT INCLUDED IN THIS REQUIREMENT. PLAT (LOT) 1000, SECTION 10, BLOCK 10, LOT 1000, CITY OF MADISON, WISCONSIN.

PRELIMINARY
NOT FOR CONSTRUCTION

1617 SHERMAN AVE
VERMILION

1617 SHERMAN AVE
MADISON, WI 53704

2022.21.0

Date	Issuance/Revisions	Symbol
05/17/2023	SITE PLAN REVIEW	

UTILITY NOTES

1. DIMENSIONS TAKE PREFERENCE OVER SCALE. CONTRACTOR TO VERIFY ALL

Utility plan only for reference of the patient.

Utility plan only for reference of the estimator

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.

Page 1 of 1

LOT 4 CSM 372
(YAHARA LANDING LTD F

DEAF-ERS  **DEAF-ERS**
Toll Free (800) 242-8511 -or- 800-333-2889
Hearing Impaired TDD (800) 542-2889
www.DimensionalLine.com

UTILITY PLAN

C300

1601-1617 Sherman Avenue CSM
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.

