

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.

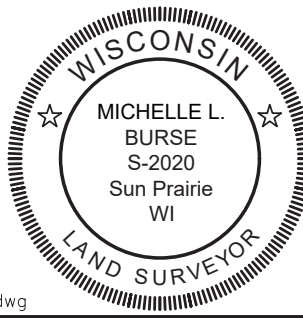
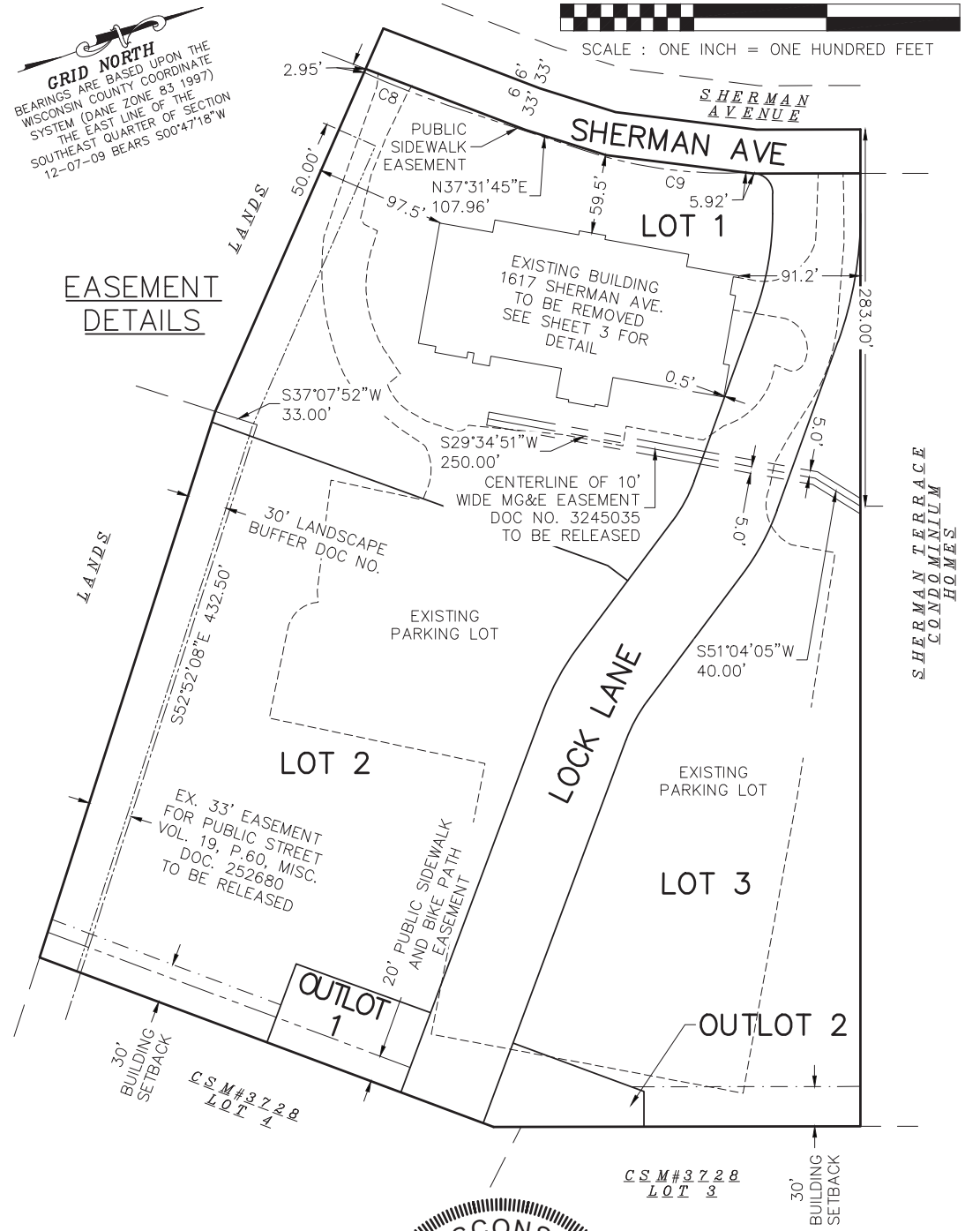
CERTIFIED SURVEY MAP No. _____

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



SCALE : ONE INCH = ONE HUNDRED FEET

GRID NORTH
BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM (DANE ZONE 83 1997) THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 12-07-09 BEARS S00°47'18"W



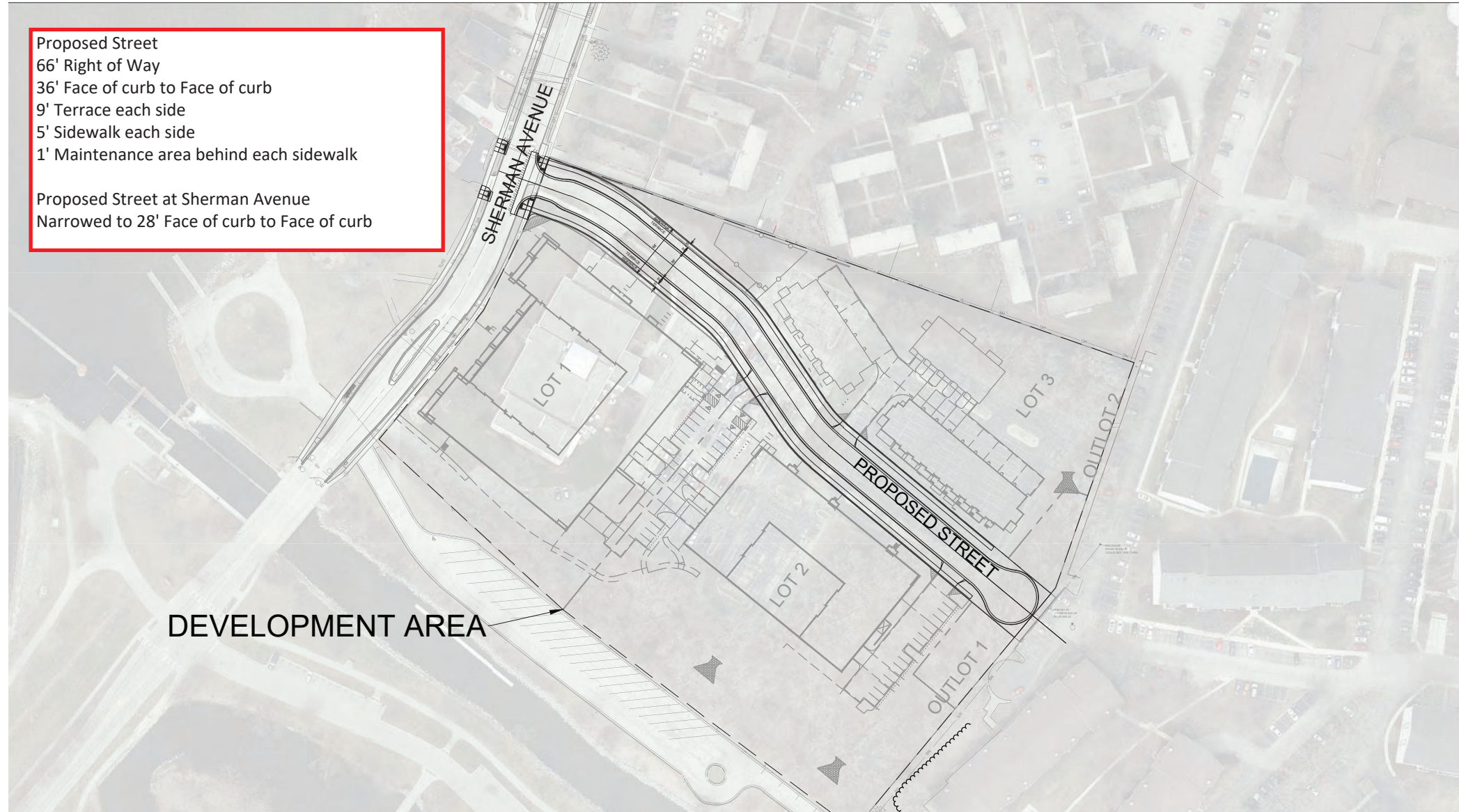
SURVEYED BY :
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Madison, WI 53704 608.250.9263
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email: mburse@bse-inc.net
www.bursesurveyengr.com

MAP NO. _____
DOCUMENT NO. _____
VOLUME _____ PAGES _____
Date: September 25, 2023
Plot View: csm
\\BSE2599\dwg\Survey\BSE2599CSM v2018.dwg

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

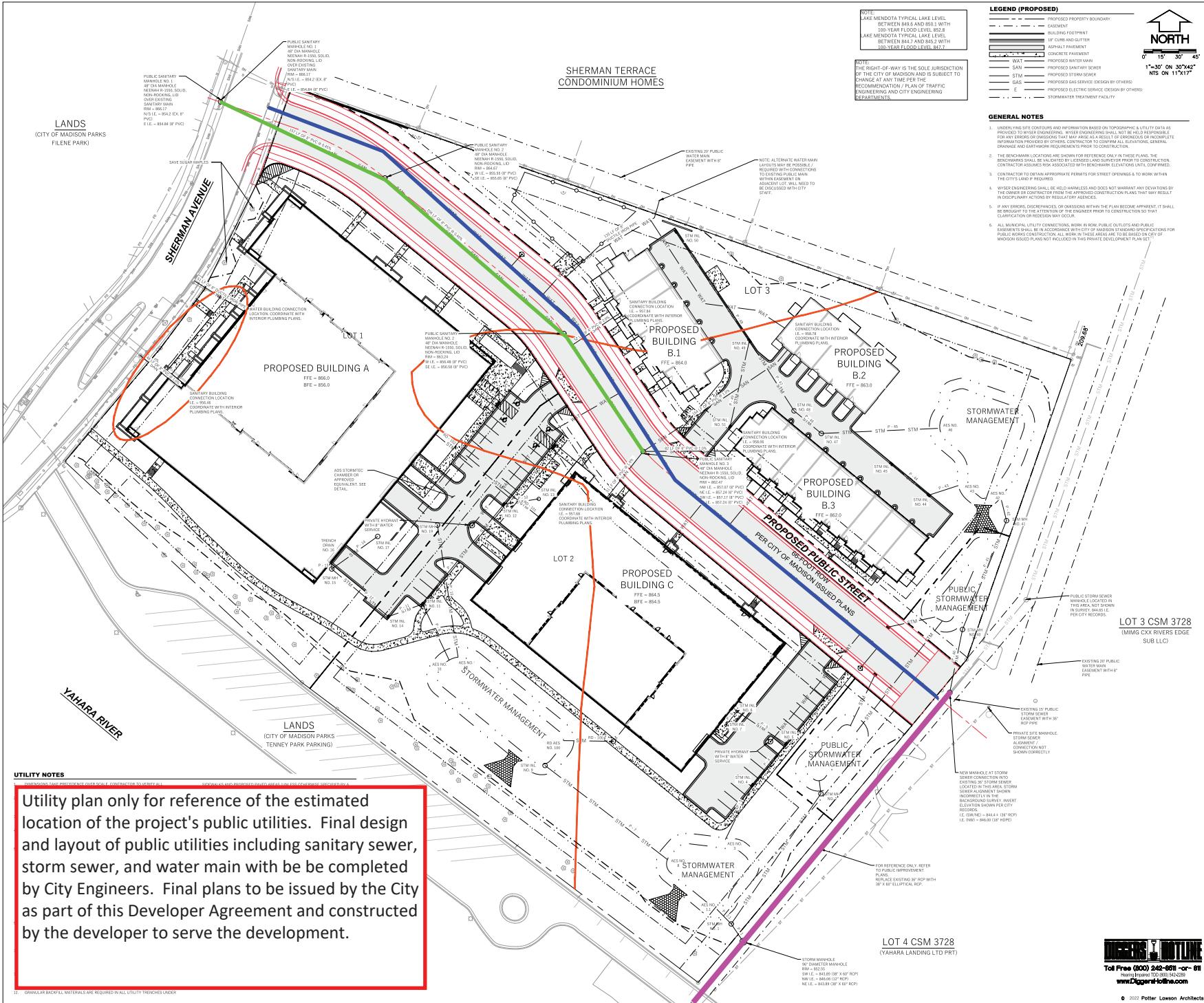
Proposed Street at Sherman Avenue
Narrowed to 28' Face of curb to Face of curb



Sanitary Sewer

Storm Sewer

Water Main



Potter Lawson
Success by Design

WYSER ENGINEERING

PRELIMINARY NOT FOR CONSTRUCTION

1617 SHERMAN AVE VERMILION
1617 SHERMAN AVE MADISON, WI 53704

2022.21.00

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

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.

