

# LANDMARKS COMMISSION APPLICATION

LC

Complete all sections of this application, making sure to note the requirements on the accompanying checklist (reverse).

If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call (608) 266-4635

City of Madison  
Planning Division  
215 Martin Luther King Jr Blvd, Ste 017  
PO Box 2985  
Madison, WI 53701-2985  
(608) 266-4635



## 1. LOCATION

Project Address: \_\_\_\_\_ Alder District: \_\_\_\_\_

## 2. PROJECT

Project Title/Description: \_\_\_\_\_

This is an application for: (check all that apply)

- New Construction/Alteration/Addition in a Local Historic District or Designated Landmark (specify):**
  - Mansion Hill
  - Third Lake Ridge
  - First Settlement
  - University Heights
  - Marquette Bungalows
  - Landmark
- Land Division/Combination in a Local Historic District or to Designated Landmark Site (specify):**
  - Mansion Hill
  - Third Lake Ridge
  - First Settlement
  - University Heights
  - Marquette Bungalows
  - Landmark
- Demolition**
- Development adjacent to a Designated Landmark**
- Variance from the Historic Preservation Ordinance (Chapter 41)**
- Landmark Nomination/Rescission or Historic District Nomination/Amendment**  
*(Please contact the Historic Preservation Planner for specific Submission Requirements.)*
- Informational Presentation**
- Other (specify):** \_\_\_\_\_

DPCED USE ONLY	Legistar #: _____
DATE STAMP	<b>RECEIVED</b>
2/13/23	11:57 am

## 3. APPLICANT

Applicant's Name: \_\_\_\_\_ Company: \_\_\_\_\_

Address: \_\_\_\_\_ Street \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Telephone: \_\_\_\_\_ Email: \_\_\_\_\_

Property Owner (if not applicant): \_\_\_\_\_

Address: \_\_\_\_\_ Street \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Property Owner's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

NOTICE REGARDING LOBBYING ORDINANCE: If you are seeking approval of a development that has over 40,000 square feet of non-residential space, or a residential development of over 10 dwelling units, or if you are seeking assistance from the City with a value of \$10,000 (including grants, loans, TIF or similar assistance), then you likely are subject to Madison's lobbying ordinance (Sec. 2.40, MGO). You are required to register and report your lobbying. Please consult the City Clerk's Office for more information. Failure to comply with the lobbying ordinance may result in fines.

## 4. APPLICATION SUBMISSION REQUIREMENTS (see checklist on reverse)

All applications must be filed by 12:00pm on the submission date with the Preservation Planner. Applications submitted after the submission date or incomplete applications will be postponed to the next scheduled filing time. Submission deadlines can be viewed here: [https://www.cityofmadison.com/dpced/planning/documents/LC\\_Meeting\\_Schedule\\_Dates.pdf](https://www.cityofmadison.com/dpced/planning/documents/LC_Meeting_Schedule_Dates.pdf)

## APPLICATION SUBMISSION REQUIREMENTS CHECKLIST:

In order to be considered complete, every application submission shall include at least the following information unless otherwise waived by the Preservation Planner. **All application materials should be submitted electronically to [landmarkscommission@cityofmadison.com](mailto:landmarkscommission@cityofmadison.com).** Please note that an individual email cannot exceed 20 MB.

- Landmarks Commission Application w/signature of the property owner.
- Narrative Description/Letter of Intent addressed to the Landmarks Commission, describing the location of the property and the scope of the proposed project.
  - Photographs of existing conditions;
  - Photographs of existing context;
  - Photographs of comparable historic resources within 200 feet of subject property;
  - Manufacturer's product information showing dimensions and materials.
- Architectural drawings reduced to 11" x 17" or smaller pages which may include:
  - Dimensioned site plans showing siting of structures, grading, landscaping, pedestrian and vehicular access, lighting, mechanicals, signage, and other features;
  - Elevations of all sides showing exterior features and finishes, subsurface construction, floor and roof;
  - Floor Plan views of levels and roof;
  - For proposals of more than two (2) commercial or residential or combination thereof units, a minimum of two (2) accurate street-view normal perspectives shown from a viewpoint of no more than five (5) feet above existing grade.
- Any other information requested by the Preservation Planner to convey the aspects of the project which may include:
  - Perspective drawing
  - Other Appropriate drawings per email from Heather Bailey dated Jan 25, 2023

*Landmarks Commission staff will preliminarily review projects related to the construction of additions and/or new construction with Zoning staff in order to determine the completeness of the submission materials. Applicants are encouraged to contact Zoning staff to discuss projects early in the process to ensure the project considered by the Landmarks Commission meets Zoning requirements.*

## CONTACT THE PRESERVATION PLANNER:

Please contact the Preservation Planner with any questions.

City of Madison Planning Division  
215 Martin Luther King Jr Blvd, Suite 017  
PO Box 2985 (mailing address)  
Madison, WI 53701-2985  
[landmarkscommission@cityofmadison.com](mailto:landmarkscommission@cityofmadison.com)  
(608) 266-6552



February 13, 2023

To: Landmarks Commission  
Madison Municipal Building  
215 Martin Luther King Jr. Blvd  
Madison, Wisconsin 53703  
Via email only: [pcapplications@cityofmadison.com](mailto:pcapplications@cityofmadison.com)

From: Darrin Jolas, Vermilion Acquisitions, LLC  
Doug Hursh, Potter Lawson, Inc.

Re: Letter of Intent for a Proposed Residential Development  
1601 & 1617 West Sherman Ave

The following is submitted together with the plans, elevations, and renderings for the review of the proposed project at 1601 and 1617 West Sherman Avenue in Madison Wisconsin. Due to the project's adjacency to the historic Yahara River Parkway, the project shall be reviewed by the Landmark Commission to determine whether the proposed development is visually intrusive and adversely affects the historic character and integrity of the landmark site.

Project Team

Developer: Vermilion Development LLC  
Owner: Tenney Place Development LLC  
Architect: Potter Lawson, Inc.  
Civil Engineer: Wyse Engineering  
Landscape Architect: Figure Ground Landscaping  
Arborist: Bruce Allison, Allison Tree LLC  
Traffic Engineer: TADI, Inc.  
Planning Consultant: Urban Assets  
Architectural Preservation Consultant: Isthmus Architecture, Inc.

Overall Project Data

Current Zoning District: Suburban Employment  
Rezoning from SE to Transitional Residential – Urban 2 (TR-U2) to allow for multifamily  
Demolition Permit Required  
Aldermanic District 12: Alder Barbara Vedder  
Total Building Area: 437,093 square feet  
Total Units: 331  
Total Parking: 400  
Parking Ratio: 1.21  
Enclosed Parking: 364  
Surface Parking: 36  
Height: 1 - 5-stories (57'6" as measured from the first-floor level)

### Overall Project Overview and Design Narrative

Located at 1601 and 1617 Sherman Avenue, the project site is the current location of an office building and surface parking lot that is leased by My Choice Wisconsin. The site is surrounded by existing multifamily developments (Yahara Landing and River's Edge Apartments) to the southeast, the Sherman Terrace Condominiums to the north, the community of Maple Bluff to the northwest, Filene Park and Lake Mendota to the west, and the Yahara River and Tenney Park to the south. The plan will add to these surrounding community assets by creating additional density in the form of 331 apartments and townhomes, automobile and bike parking spaces, and supportive community amenities for these new residents. The project will benefit from the soon to be implemented Metro Network Redesign with improved route frequency on Johnson Street and access to the BRT on East Washington Avenue.

The design intends to create a variety of multifamily residences ranging from studio to 3-bedrooms in size, located in five different buildings with two distinct building types.

The buildings are set back from the southern property line, building A is set back varies between 56 and 70 feet, and building C is set back over 146'. Building C is also broken down, with 2 wings facing the river, and a courtyard area where the building façade is even further stepped back from the southern property line.

The building materials are designed to blend in with the natural surrounding of the landscape buffer, by using subdued colors, a dark gray brick and gray siding along with a natural wood tone siding.

We have provided a section through the river and the site at building A, we have measured the heights of the trees with a drone, in order to show the trees accurately. The heights of the trees that will remain in the landscape buffer will screen the majority of the height of the building when viewed from the south side of the river.

### Landscape Buffer

The developer/property owner is working with the City of Madison Parks to establish a landscape buffer along the southern property line that divides the project site from the landmark site. The buffer will maintain the existing vegetative screen that can be seen from the Yahara River Parkway and Tenney Park. The buffer will act as an arbor curtain that conceals the majority of built space from visibility except in the upper portions of the building which is only visible from specific angles (see renderings). The proposed easement language is in the process of being finalized. We have included the current working draft here for reference:

"A vegetative easement shall be created over an area that runs parallel with and adjacent to the subject property's southwestern property line. The easement area shall be the southwestern most 30' of the subject property, from a point that is 50' from the Sherman Avenue right-of-way to the southern corner of the subject property, all adjacent to the property of the City of Madison Parks Division ("Madison Parks"). During the construction on the subject property, Property Owner shall have no obligation to clear or plant vegetation within the easement area but shall also not construct any improvements within the easement area. Property Owner shall enter into a Landscape Buffer Agreement ("Agreement") with Madison Parks. Agreement will be for a period of 20 years after the granting of the easement. Agreement will specify agreed upon maintenance standards and identify a phased approach for improving the landscape buffer. Any planting done within the easement area shall substantially maintain the design intent of the National Historic Landscape of Tenney Park, which is in accordance with the historical landscape plans of O.C. Simonds and John Nolen for such park. Property Owner and Madison Parks shall mutually agree upon an ecological restoration plan for the easement area that (1) maintains the vegetative buffer between the project on the

subject property and the Historical Yahara River Parkway, and (2) replaces invasive species with plantings in accordance with the above-noted historical landscape plans. Pre-authorization from Madison Parks will be required prior to implementation of any improvements. The easement shall automatically terminate in twenty (20) years."

We understand the need for a transition from invasive plant and tree species to heritage varieties. We also understand the need for this to occur over a longer time horizon than the construction of the project. We enter into this buffer agreement with the City of Madison Parks in an effort to manage this transition while maintaining the integrity and views of the historic landmark site.

#### Neighborhood Presentations

The project was presented at two aldermanic hosted neighborhood meetings:

- October 10, 2022
- December 8, 2022

The development team held the following additional meetings:

- Tenney-Lapham Transportation and Safety meeting – November 17, 2022
- Sherman Terrace Neighborhood meeting – November 30, 2022

#### Proposed Project Schedule

To-date

- DAT meeting: June 24, 2022 (completed)
- Preapplication meeting: September 28, 2022 (completed)
- Neighborhood meeting #1: October 10, 2022
- Urban Design Information meeting: October 26, 2022
- Tenney-Lapham Transportation and Safety meeting: November 17, 2022
- Sherman Terrace Neighborhood meeting: November 30, 2022
- Neighborhood meeting #2: December 8, 2022
- Land Use Submittal: January 17, 2023

Upcoming

- Urban Design Commission: March 2023
- Landmarks Commission: March 2023
- Plan Commission: March 2023
- Common Council: March 2023
- Construction commencement: September 2023
- Construction completion: February 2026

Thank you for your consideration, we look forward to your feedback following your review of this submittal. Please contact any member of the development team if you have any questions regarding this submittal.

Kind regards,

— DocuSigned by:



0D259FB093DE4DC...

Darrin Jolas

Vermilion Acquisitions LLC

(773) 914-7740

darrin@vermiliondevelopment.com

# 1617 SHERMAN AVE

VERMILION  
1617 SHERMAN AVE  
MADISON, WI 53704  
2022.21.00

## LANDMARKS COMMISSION REVIEW

### Drawing Index

C = Issued for Construction  
B = Issued for Bidding  
R = Issued for Reference Only

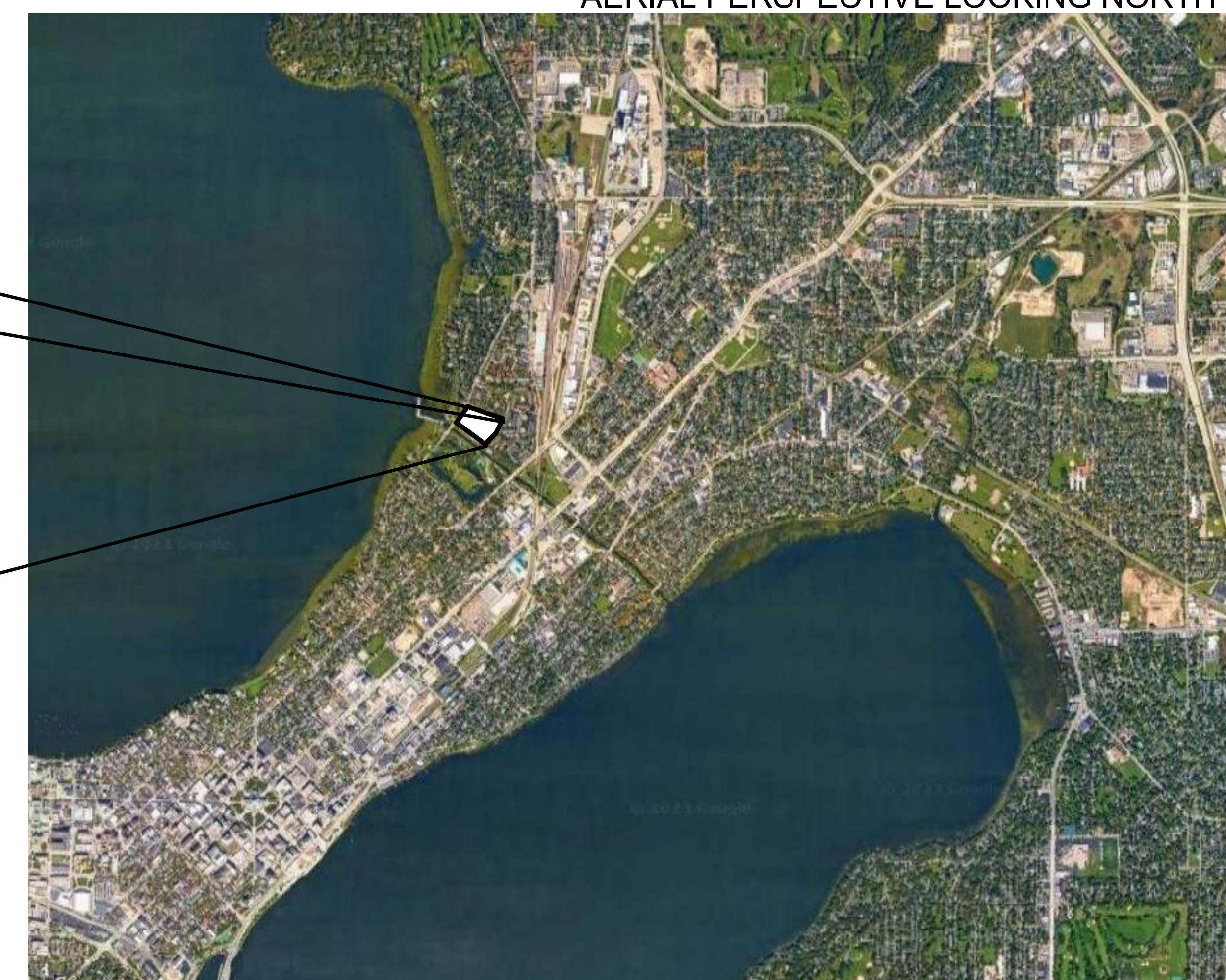
DWG #	DRAWING TITLE
<b>GENERAL</b>	
G001	COVER DRAWING
G100	SITE PLAN
G101	EXISTING TREE LOCATIONS AND HEIGHTS
G102	SITE SECTION
G103	SITE IMAGES
<b>CIVIL</b>	
C001	EXISTING SITE PLANS
C100	SITE PLAN
<b>LANDSCAPE ARCHITECTURE</b>	
L100	LANDSCAPE PLAN
<b>ARCHITECTURE</b>	
A200	BUILDING ELEVATIONS COLOR
G002	BUILDING MATERIALS
G003	EXTERIOR PERSPECTIVES
G004	EXTERIOR PERSPECTIVES

Architect:  
749 University Row Suite 300  
Madison, WI 53705  
608-274-2741



PRELIMINARY  
NOT FOR CONSTRUCTION

AERIAL PERSPECTIVE LOOKING NORTH



1617 SHERMAN AVE  
VERMILION  
1617 SHERMAN AVE  
MADISON, WI 53704

2022.21.00

DATE ISSUANCE/REVISIONS  
01/17/2023 LAND USE APPLICATION  
01/30/2023 LAND USE APPLICATION - SUPPLEMENTAL INFO  
02/13/2023 LANDMARKS COMMISSION REVIEW

COVER DRAWING

CD01





**PRELIMINARY**  
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VERMILION

1617 SHERMAN AVE  
MADISON, WI 53704

2022.21.00

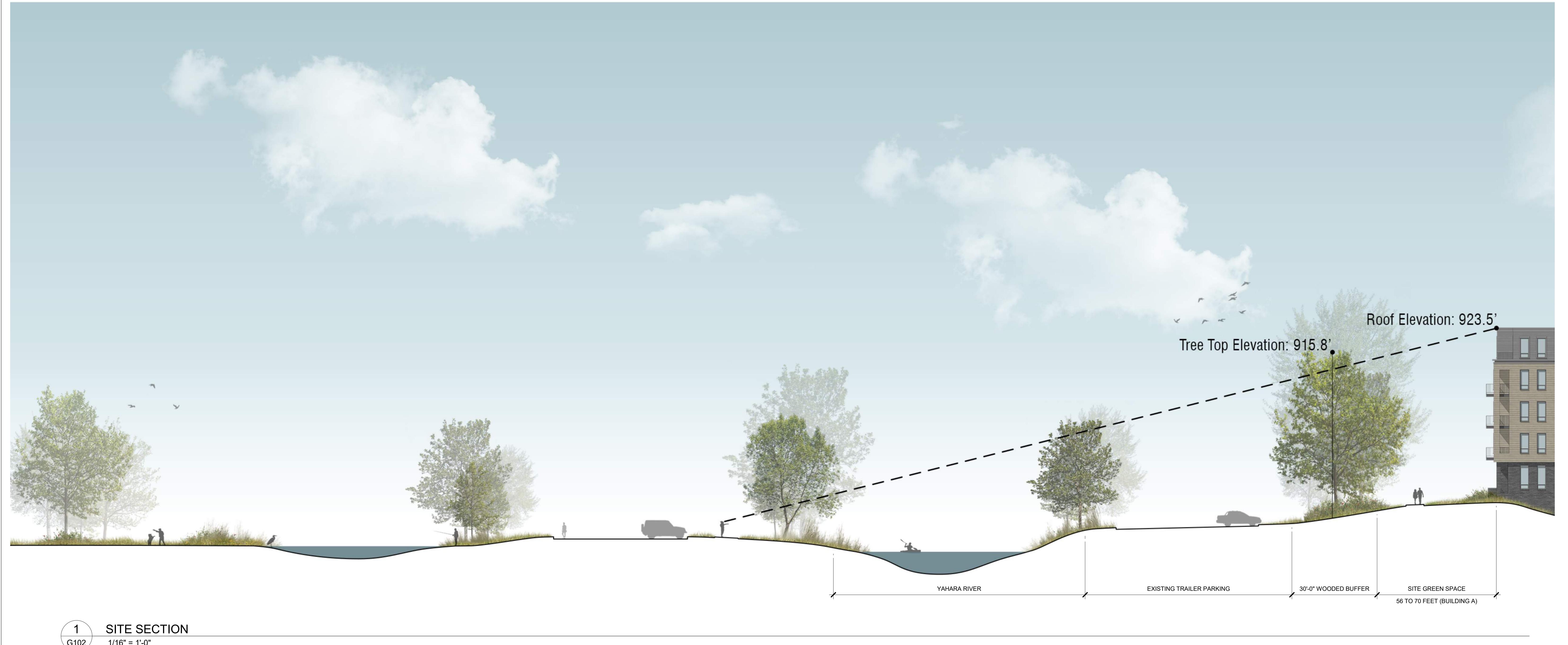
DATE 02/13/2023 ISSUANCE/REVISIONS LANDMARKS COMMISSION REVIEW

SITE PLAN APPROX TREE LOCATION AND  
HEIGHT  
1  
G101  
NOT TO SCALE

TRUE  
NORTH

**EXISTING TREE  
LOCATIONS AND  
HEIGHTS**

**G101**



2 TENNEY AERIAL VIEW APPROXIMATION  
FROM GOOGLE EARTH  
NOT TO SCALE  
G102



3 TENNEY VIEW APPROXIMATION FROM  
GOOGLE EARTH  
NOT TO SCALE  
G102

**PRELIMINARY**  
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1617 SHERMAN AVE

VERMILION

1617 SHERMAN AVE  
MADISON, WI 53704

2022.21.00

DATE 02/13/2023 ISSUANCE/REVISIONS  
LANDMARKS COMMISSION REVIEW

**SITE SECTION**

**G102**



# SOUTH ELEVATION OF EXISTING 1617 SHERMAN AVE BUILDING

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NOT TO SCALE



# SOUTH ELEVATION OF PROPOSED BUILDING A

---

NOT TO SCALE



# **SOUTH ELEVATION OF EXISTING YAHARA LANDING BUILDINGS**

---

**NOT TO SCALE**

# PRELIMINARY NOT FOR CONSTRUCTION

1617 SHERMAN AVE

VERMILION  
1617 SHERMAN AVE  
MADISON, WI 53704

2022.21.00

DATE	ISSUANCE/REVISIONS
02/13/2023	LANDMARKS COMMISSION REVIEW

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## SITE IMAGES

G103



# Lake View Approximation from Google Earth

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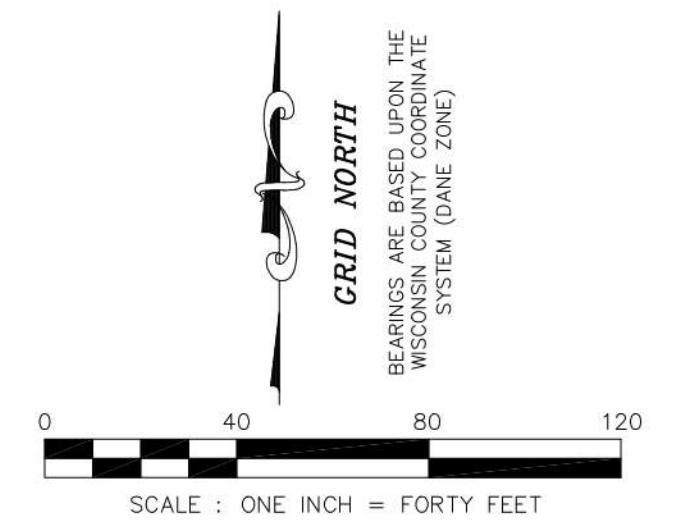
13/2023 11:28:21 AM



Dial 811 or (800) 242-8511  
www.DiggersHotline.com

## TREE LOCATION & TOPOGRAPHIC SHEET

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

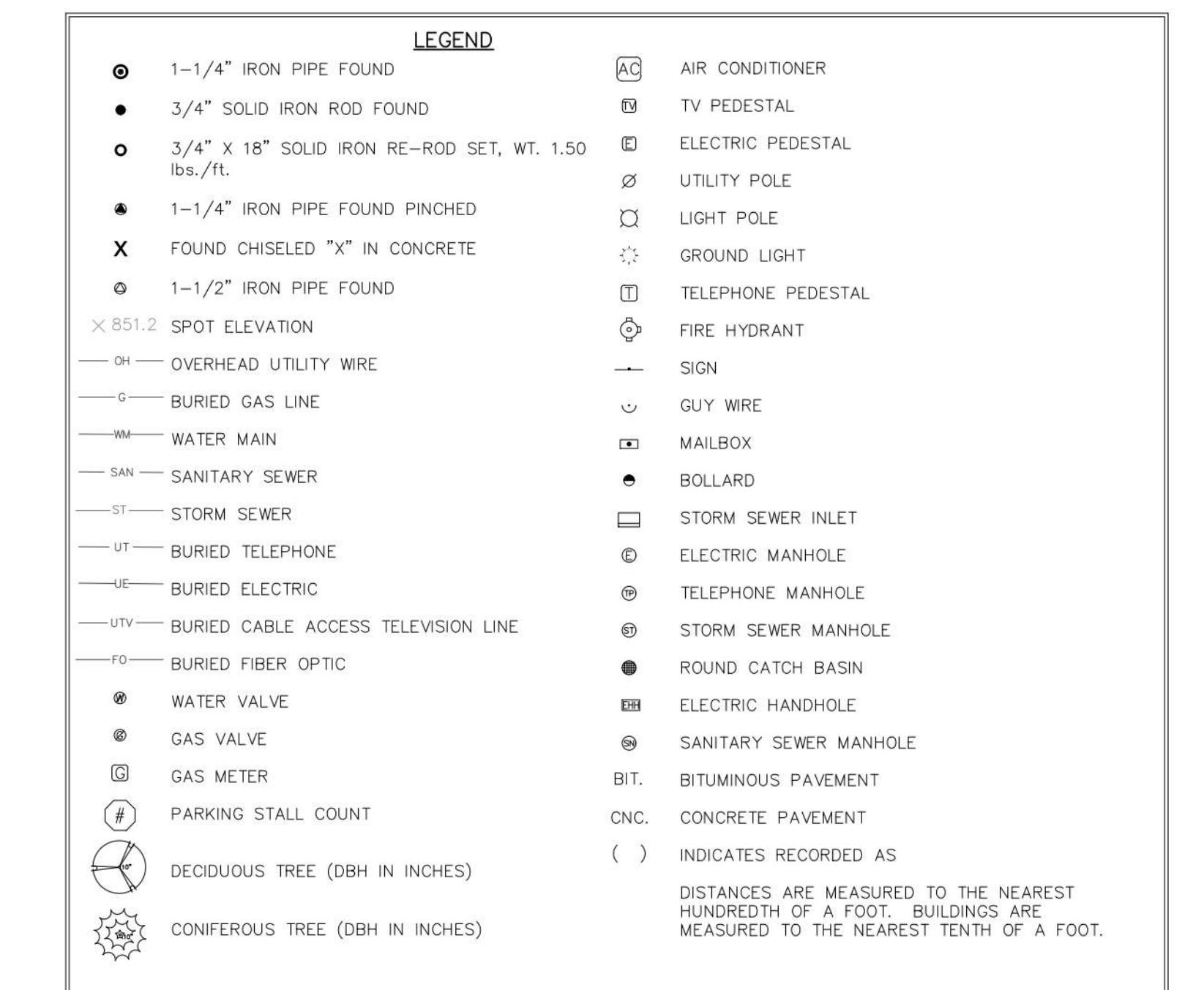


NOTES:

- 1) Except as specifically stated or shown on this map, this survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land use regulations; and any other facts that an accurate and current title search may disclose. Survey was performed without the benefit of a title report.
- 2) No attempt has been made as a part of this survey to detect or show data concerning depth, condition, capacity, or location of any utility or municipal/public service facility. For information regarding these utilities or facilities, please contact the appropriate agencies.
- 3) Date of field work: June 06, 15, and 23, and September 1, and October 17, and 18, 2022
- 4) Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose. Survey was completed without the benefit of a title report.
- 5) All buildings, surface and subsurface improvements on and adjacent to the site are not necessarily shown herein.
- 6) All trees, hedges and ground cover on the site may not necessarily be shown herein.
- 7) Total parcel area = 372,526 square feet
- 8) The disturbance of a survey stake by anyone is in violation of Section 236.32 of Wisconsin State Statutes.
- 9) Routing of public utilities is based upon drawings obtained from the City of Madison Engineering Department, markings provided by Digger's Hotline Ticket Numbers: 20223624154, 20223624166, and 20223821193, GLS Utility LLC, and visible above ground structures. Additional buried utilities/structures may be encountered. No excavations were made to locate utilities. Before excavations are performed, contact Digger's Hotline.
- 10) Elevations are based upon NAVD88 datum. Elevations are transferred to the site utilizing RTK GPS surveying while observing the WISCRS Network. WI GEOD 12B
- 11) Building roof drains appear to be internal.
- 12) Tree numbers by Allison Tree Care Inc.

### STORM SEWER AND SANITARY SEWER ELEVATION TABLE

NUMBER	RIM/TC	ELEVATION	ELEVATION	ELEVATION	DESCRIPTION
1	857.79	E	851.74		STORM SEWER CURB INLET
2	855.96	E	850.91		STORM SEWER CURB INLET
3	861.42	W	855.82	NE	SANITARY SEWER MANHOLE
4	865.37	E	852.82	E	SANITARY SEWER MANHOLE
5	855.18	N	855.33	S	SANITARY SEWER MANHOLE
6	863.04	N	850.74	S	SANITARY SEWER MANHOLE
7	857.52	NW	852.52	S	STORM SEWER CURB INLET
8	857.58	NE	852.43	SE	STORM SEWER CURB INLET
9	857.49	SE	853.39	SW	STORM SEWER CURB INLET
10	857.52	NE	853.57		STORM SEWER CURB INLET
11	850.16	BOT	845.91		STORM SEWER ROUND CATCH BASIN



1617 SHERMAN AVE

VERMILION

1617 SHERMAN AVE  
MADISON, WI 53704

2022.21.00

DATE	02/13/2023	ISSUANCE/REVISIONS	LANDMARKS COMMISSION REVIEW

SURVEYED FOR :  
Vermilion Acquisitions, LLC  
SURVEYED BY :  
**Burse**  
Surveying & engineering Inc.  
2801 International Lane, Suite 101  
Madison, WI 53704 608.250.9263  
Fax: 608.250.9266  
email: mburse@bse-inc.net  
www.burseSurveyEng.com

Date: October 19, 2022  
Plot View: TOPO  
\BSE2599\email out\2022-10-19 to Vermillion - Topo PDF & CAD\BSE2599  
Topo V2018.dwg

EXISTING SITE PLANS

C001



# Potter Lawson

# WYSER ENGINEERING

# PRELIMINARY NOT FOR CONSTRUCTION

1617 SHERMAN AVE  
VERMILION

1617 SHERMAN AVE  
MADISON WI 53704

2022 21 00

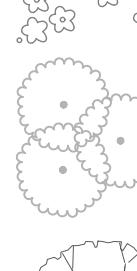
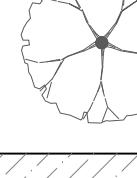
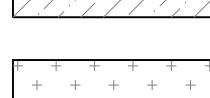
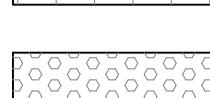
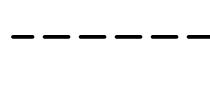
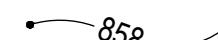
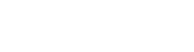
Date	Issuance/Revisions	Subject
01/17/2023		LAND USE APPLICATION

# SITE PLAN

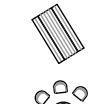
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C100

## LEGEND:

	PROPERTY LINE
	EXISTING TREES
	EXISTING TREES (UNDISTURBED)
	PROPOSED STREET TREES
	EXISTING VEGETATION (UNDISTURBED)
	PROPOSED NATIVE MESIC MIX (SEED)
	PROPOSED BIO-RETENTION MIX (PLUGS)
	PROPOSED SHOVEL CUT EDGING.
	EXISTING CONTOURS
	PROPOSED CONTOURS

## 2ND FLOOR GREEN ROOFS:

	PROPOSED PATIO AREAS (PAVERS ON PEDESTAL SYSTEM)
	PROPOSED PLANTING AREAS (18" DEPTH FOR SHRUBS AND PERENNIALS. 30" DEPTH FOR TREES)
	PROPOSED SYNTHETIC TURF PLAY/FLEX AREAS
	PROPOSED ORNAMENTAL TREE
	PROPOSED FURNITURE: <ul style="list-style-type: none"><li>• MOVEABLE TABLES AND CHAIRS</li><li>• PICNIC TABLES</li><li>• WASTE RECEPTACLES</li><li>• GRILLING STATIONS</li><li>• GAS FIRE PIT</li></ul>

## NOTES:

1. SEE CIVIL DRAWINGS FOR SITE LAYOUT, GRADING, UTILITIES AND STORMWATER MANAGEMENT.
2. SEE L101 FOR PLANT LIST, QUANTITIES AND LANDSCAPE WORKSHEET.
3. ALL LAWN AREAS SHALL BE SEEDED WITH NO-MOW GRASS MIX.
4. ALL DISTURBED AREAS OUTSIDE OF SHRUB BEDS AND BIO-RETENTION AREAS SHALL BE SEEDED WITH NO-MOW GRASS MIX.
5. ALL PLANT BEDS SHALL RECEIVE 3" OF SHREDDED HARDWOOD BARK MULCH.
6. LOCATION AND SPECIES OF PROPOSED STREET TREES SHALL BE DETERMINED BY THE CITY FORESTER. (608) 266-4816.
- DRIP IRRIGATION SYSTEM SHALL BE INSTALLED FOR 2ND STORY GREEN ROOF PLANTINGS.

# PRELIMINARY

## NOT FOR CONSTRUCTION

1617 SHERMAN AVE BLDG A  
VERMILION

1617 SHERMAN AVE  
MADISON, WI 53704

2022.21.00

ISSUANCE/REVISIONS	#
/2023 LAND-USE APPLICATION	
/2023 LAND-USE APPLICATION - SUPPLEMENTAL INFO	1
/2023 LANDMARKS COMMISSION REVIEW	

# LANDSCAPE PLAN

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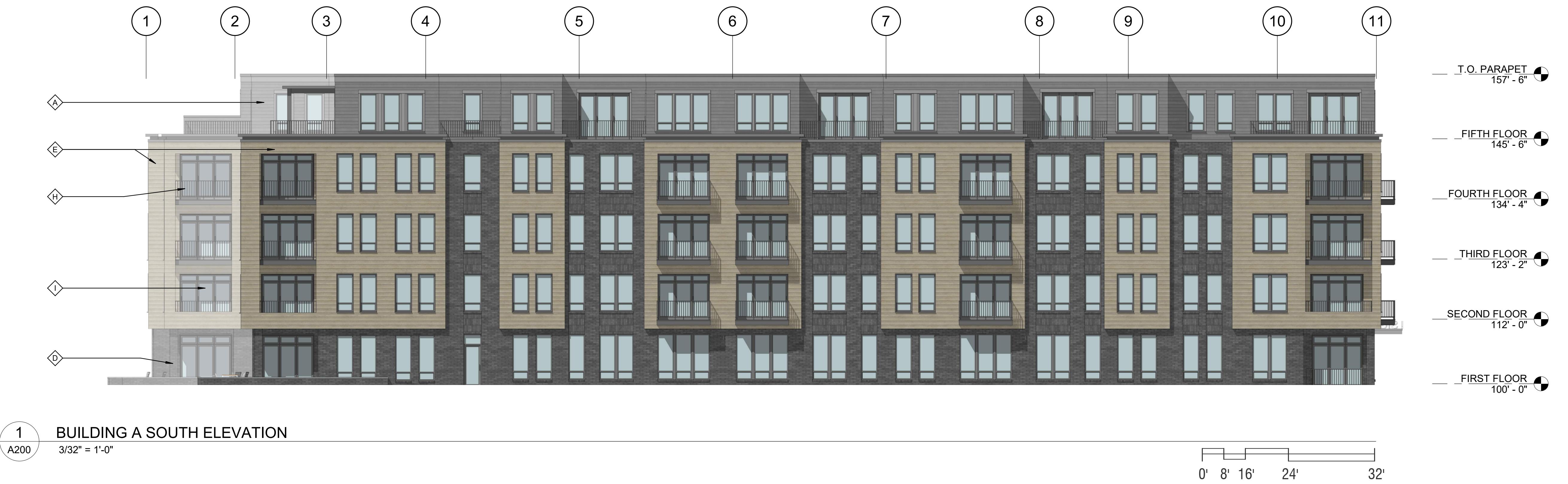
# SITE PLANTING PLAN

SCALE: 1"=30'-0"

COURE. 1 00 0

- 1 -

©2022 Potter Lawson, Inc.



**PRELIMINARY**  
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1617 SHERMAN AVE

VERMILION

1617 SHERMAN AVE  
MADISON, WI 53704

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DATE ISSUANCE/REVISIONS  
02/13/2023 LANDMARKS COMMISSION REVIEW

**BUILDING  
ELEVATIONS  
COLOR**

**A200**

## BUILDING MATERIALS

### BUILDINGS A AND C:



James Hardie Lap Siding  
Iron Gray



Endicott Brick  
Manganese Iron Spot



James Hardie Rustic Series Woodtone  
Sand Castle

### BUILDINGS B1 AND B3:



James Hardie Lap Siding  
CobbleStone



Endicott Brick  
Light Gray Blend Velour Texture



James Hardie Architectural Panel  
Fine Sand -  
Paint to match Iron Gray Lap Siding



Parklex Prodimax Naturclad-B Cladding  
Mustard Color

### BUILDING B2:



James Hardie Lap Siding  
CobbleStone



Endicott Brick  
Light Gray Blend Velour Texture



James Hardie Architectural Panel  
Sea Grass -  
Paint Cream Froth OC-97

PRELIMINARY  
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1617 SHERMAN AVE

VERMILION

1617 SHERMAN AVE  
MADISON, WI 53704

2022.21.00

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**BUILDING  
MATERIALS**

**G002**

FOR ILLUSTRATIVE  
PURPOSES ONLY.  
REFER TO LANDSCAPE  
DRAWING L100 FOR  
ACCURATE  
PLANTINGS.



BUILDING A LOOKING NORTH ALONG SHERMAN AVE.

**PRELIMINARY**  
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1617 SHERMAN AVE

VERMILION

1617 SHERMAN AVE  
MADISON, WI 53704

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02/13/2023 LANDMARKS COMMISSION REVIEW

**EXTERIOR  
PERSPECTIVES**

**G003**



BUILDING A LOOKING SOUTH ALONG SHERMAN AVE.



BUILDING B.1 FROM NEW DRIVE



BUILDING C FROM NEW DRIVE

**PRELIMINARY**  
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1617 SHERMAN AVE

VERMILION

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MADISON, WI 53704

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02/13/2023 LANDMARKS COMMISSION REVIEW

**EXTERIOR  
PERSPECTIVES**

**G004**