

1617 Sherman Ave

Madison, WI

April 26, 2023 – Urban Design Commission

What we heard:

- Better site connectivity
- Improved engagement with the environment
- Updated townhouse design
- Green roof & landscaping details



Site Location – 1617 Sherman Ave.



Yahara River

Tenney Park

Site

Proposed Site Plan



Project Data:

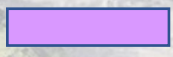
- 331 residences – 675 Max
- 364 enclosed parking spaces
- 36 surface parking spaces
- 365 total bike spaces
- 1-5 stories in height – 6 max
- Lot Coverage 51% - 80% max
- Open space 73k sf – 13,240 min

Activation

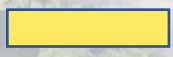


Community Activation:

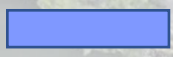
32 Walk-up Units



Public Sidewalks



Internal Sidewalks



31,100 sf Apartment Community Gardens



Building A: West Facade

Pedestrian connections
Street engagement
Stepped back



Sherman Ave. Facade

Street Engagement



Green rooftop courtyard

Activity along Sherman Ave.
Common access to Lake views



Green Rooftop Courtyard

Common activity spaces



Building A: Entry

Engagement along new street
4 additional walk-up units
Improved entry design



Building A: Southeast Facade

Bio-detention Meadow
1,800+ Perennials



Internal City Street

2-Story townhomes (family units)

Updated façade

Street engagement – added better street connections



Townhouse Units

Larger entry canopy
Height variation
Large patios



Townhouse internal drive

2-Story townhomes (family units)

Updated façade – added brick

Reduced horizontal siding

Added board and batten



Building C: North Facade

Street engagement – additional
walk-up unit, improved entry design
Site connection – street crossings



Building C: South Facade

Apartment community gardens

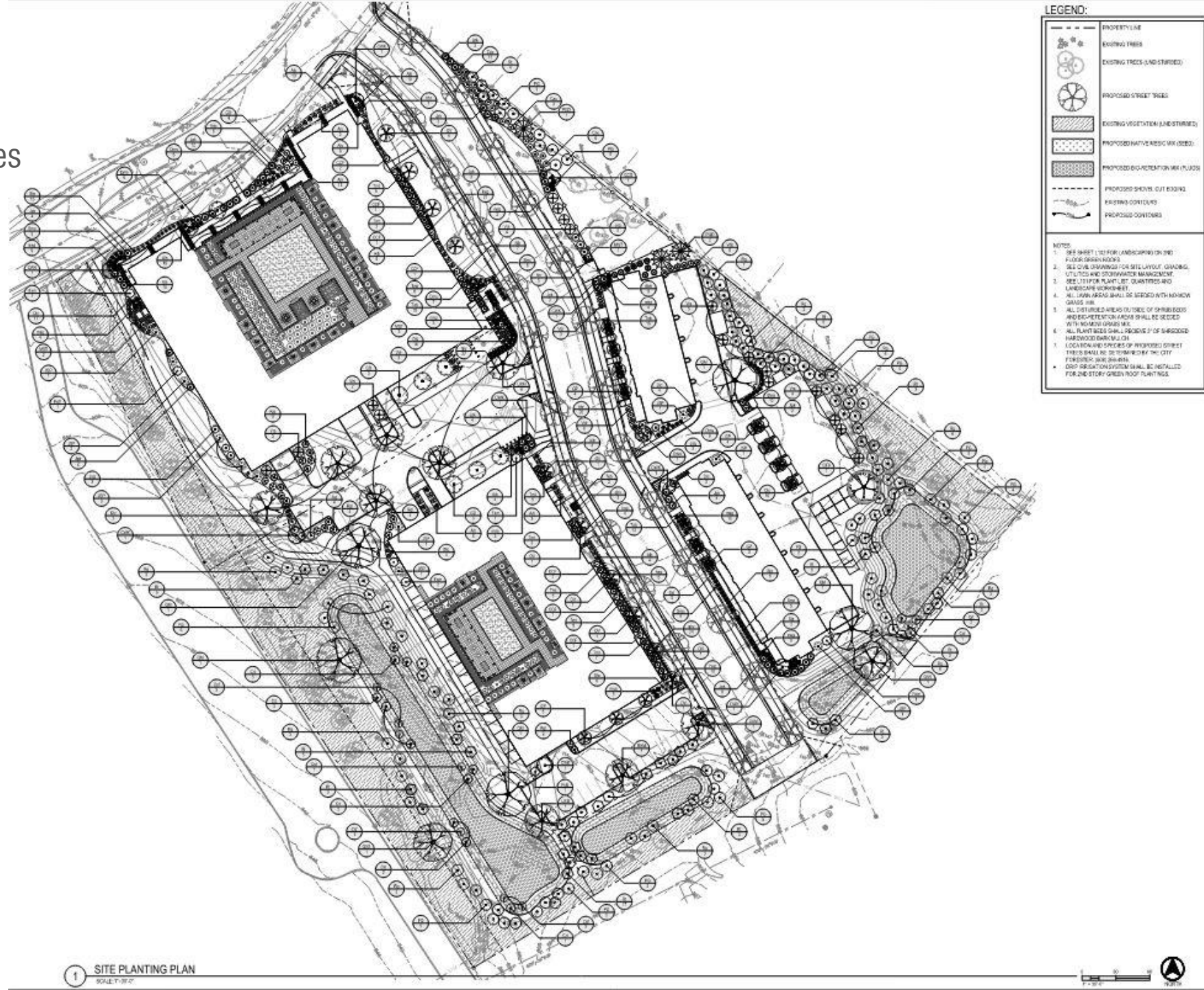
Connected walking paths - loop

Bio-detention meadow - perennials



Landscape Plan

- Variety of native and adaptive species
- No site irrigation required after establishment
- Pollinators
- Multi-seasonal interest
- Flowering trees and shrubs
- Variety of colors / texture
- Long lasting trees and shrubs
- Added more “legacy” trees



Landscape Plan

- Maximize stormwater infiltration, minimize erosion
- 30-foot vegetative buffer
- Preserving existing vegetative buffers



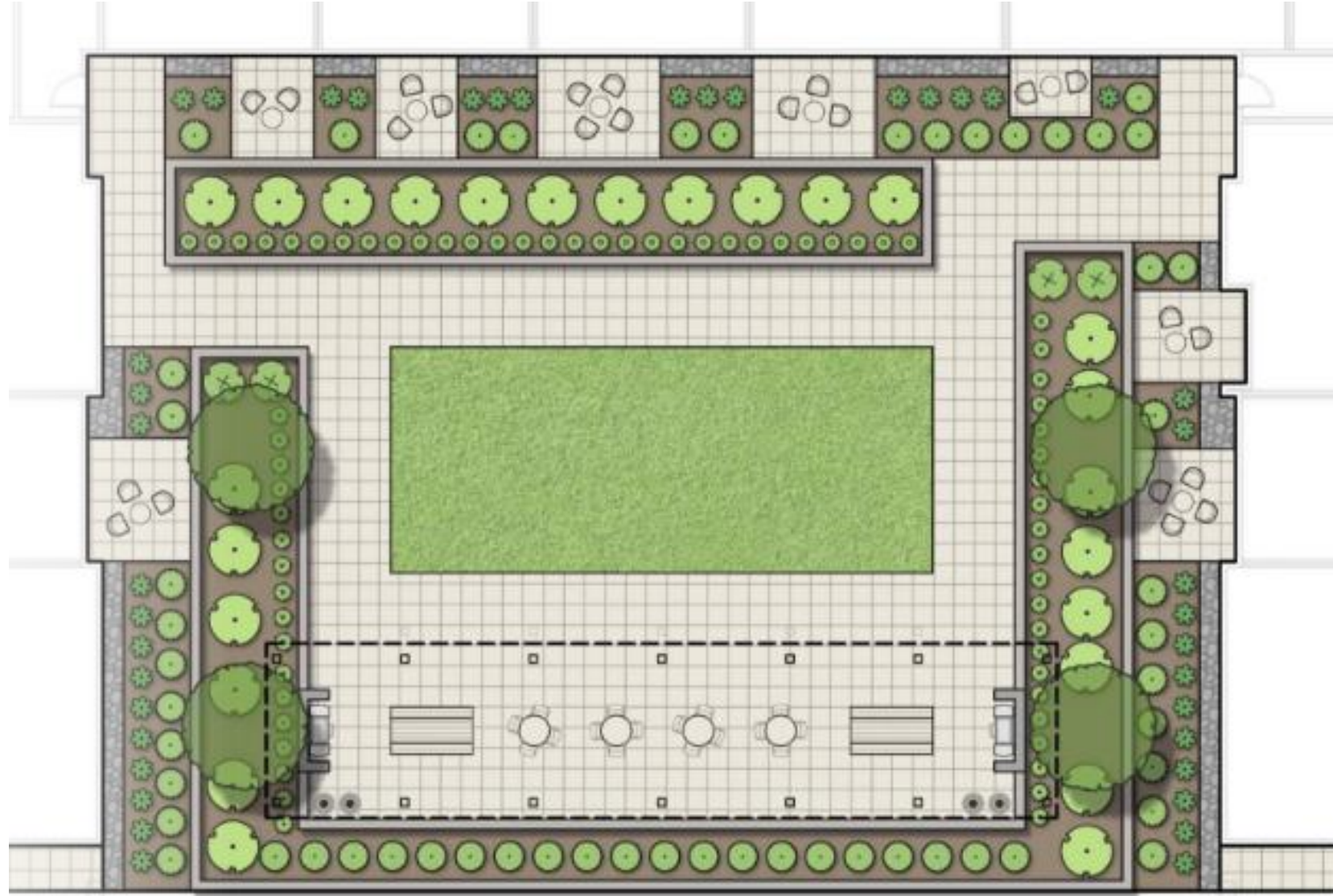
Building A: Green Roof

- Raised planter beds
- Variety of trees and shrubs
- Cast concrete pavers
- Artificial turf surface for recreation
- Pergola for shade
- Private patios for units
- Outdoor kitchens and dining areas



Building C: Green Roof

- Raised planter beds
- Variety of trees and shrubs
- Cast concrete pavers
- Artificial turf surface for recreation
- Pergola for shade
- Private patios for units
- Outdoor kitchens and dining areas



Appendix



**Potter
Lawson**
Success by Design

Sustainability

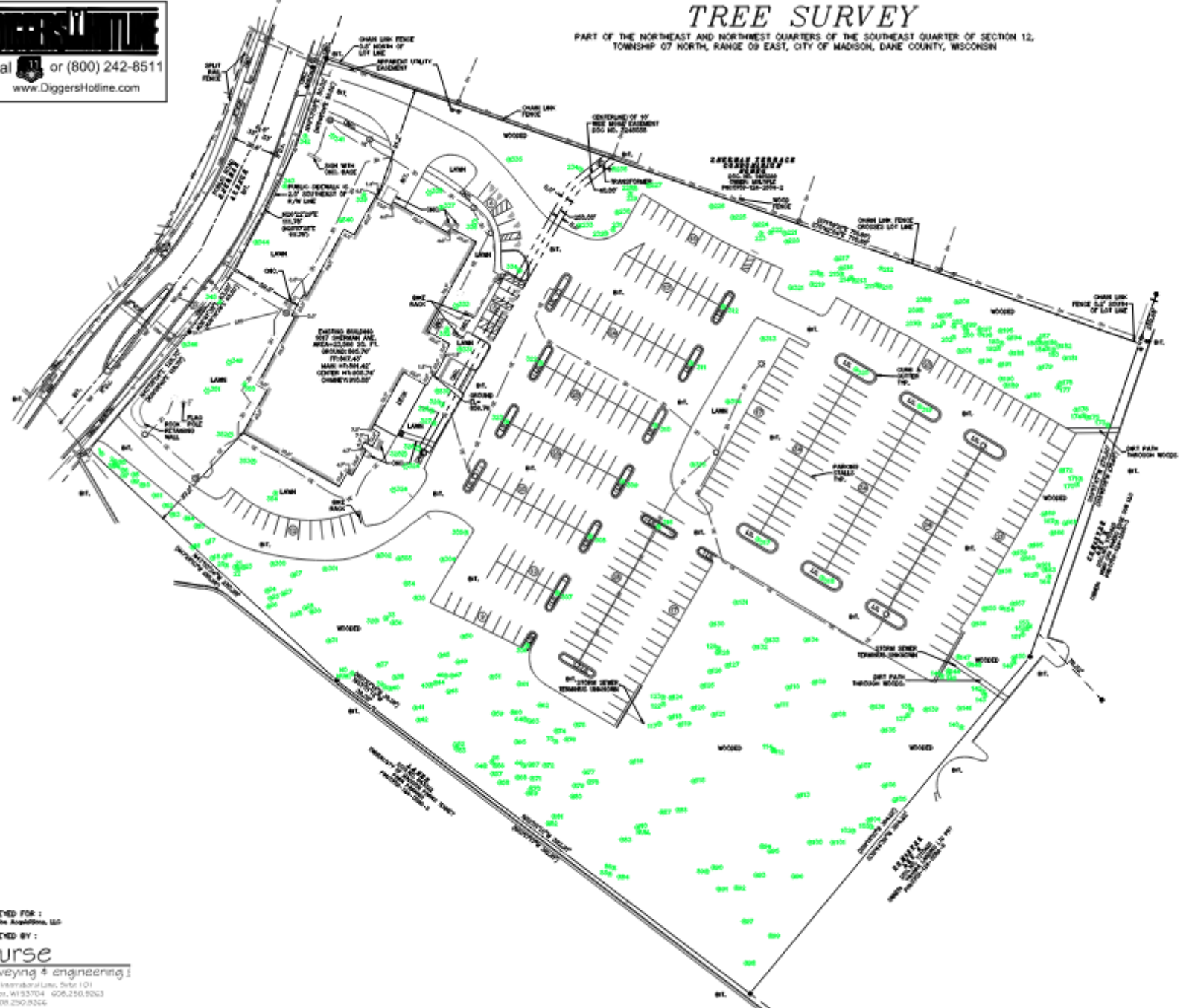
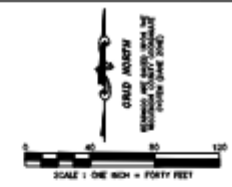
- Wisconsin Green Built Certification
- Solar ready
- Increase in envelope efficiency
- High performing windows
- High efficiency furnaces – 95%
- Smart thermostats
- 100% LED lighting – occupancy sensors
- 100% Energy Star appliances
- Indigenous landscaping
- Pollinator plantings
- Increased structured parking
- Vegetative Roofs
- Storm water management
- Community Gardens
- Infill on underutilized urban site
- Low parking ratio
- Near mass transit



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

TREE SURVEY

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



LEGEND

● 1-1/4" IRON PIPE FOUND	⊙ AIR CONDITIONER
● 3/4" SOLID IRON ROD FOUND	⊙ TV PEDESTAL
○ 3/4" x 1" SOLID IRON RE-ROD SET, WT. 1.50	⊙ ELECTRIC PEDESTAL
● 1-1/4" IRON PIPE FOUND PHOENIX	⊙ UTILITY POLE
✕ FOUND CHIEFED "Y" IN CONCRETE	⊙ LIGHT POLE
● 1-1/2" IRON PIPE FOUND	⊙ GROUND LIGHT
⊙ 30" DIA. SPOT ELEVATION	⊙ TELEPHONE PEDESTAL
— OVERHEAD UTILITY WIRE	⊙ FIRE HYDRANT
— BURIED GAS LINE	— SIGN
— WATER MAIN	— GUY WIRE
— SANITARY SEWER	⊙ MANHOLE
— STORM SEWER	⊙ BILLBOARD
— BURIED TELEPHONE	⊙ STORM SEWER MANHOLE
— BURIED ELECTRIC	⊙ ELECTRIC MANHOLE
— BURIED CABLE ACCESS TELEVISION LINE	⊙ TELEPHONE MANHOLE
— BURIED FIBER OPTIC	⊙ STORM SEWER MANHOLE
● WATER VALVE	⊙ ROAD CATCH BASIN
● GAS VALVE	⊙ ELECTRIC MANHOLE
● GAS METER	⊙ SANITARY SEWER MANHOLE
⊙ FINISHED STEEL CURB	⊙ BT. BITUMINOUS FRESHMENT
⊙ DECORATIVE TREE (SHRUB IN HOLES)	⊙ CONCRETE FRESHMENT
⊙ CONSPICUOUS TREE (SHRUB IN HOLES)	() INDICATES RECORDED AS DISTANCES ARE MEASURED TO THE NEAREST HUNDRETH OF A FOOT. MEASUREMENTS ARE MEASURED TO THE NEAREST TENTH OF A FOOT.

- ### NOTES:
1. Dates of field work: Area 04, 05, 16, and 25, and September 1, 2020.
 2. Total Parcel Area: 292,520 sq. ft.
 3. Reading of private utilities to locate open manholes provided GCS USA, LLC, and visible underground structures. Additional buried utilities/structures may be encountered. No excavations were made to locate utilities. THESE ARE NOT WARRANT. The location of underground utilities. Before excavations are performed contact Digger's Hotline.
 4. No attempt has been made as a part of this survey to obtain or show data concerning condition or capacity of any utility or structure/structure service facility. For information regarding these utilities or structures, please contact the appropriate agencies.
 5. All utilities and structures improvements in, and adjacent to the site are not necessarily shown herein, as they were not observed during the course of the survey.
 6. All trees, hedges and ground cover on the site may not necessarily be shown herein.
 7. Except as specifically stated or shown on this map, this survey does not attempt to reflect any of the following which may be applicable to the subject and outside necessarily including without being exhaustive: easements, encroachments, mortgages, liens, or other real estate interests. This survey is not intended to constitute a title opinion or a warranty of title. It is intended only to show the location of utilities and structures as shown on this map.
 8. Surveyor was not provided a zoning report.
 9. There is no evidence of recent street or sidewalk construction or repairs observed in the process of conducting the survey.
 10. There is no evidence of recent street or sidewalk construction or repairs observed in the process of conducting the survey.
 11. By graphic showing only, this parcel is located in Zone 4 per the Flood Insurance Rate Map Community Flood Number 0203030400A, dated 01/17/2014.
 12. Parking Sign Code: Standard State 205
SEA Sign 15
Date: 2018
 13. Surveyor has made no investigation or independent search for encroachments, easements, mortgages, liens, or other real estate interests, or any other facts that, in accordance with current law, may affect the survey. Surveyor was provided with a Title Commitment Number 82222222 dated March 26, 2022 from First State Title, Inc., which references the following questions to provide a preliminary opinion: Is there a valid, enforceable, recorded (1st) right-of-way grant underpinning available to Madison Gas and Electric Company, a subsidiary corporation, dated April 12, 2006, and recorded on August 22, 2006, or Document No. 2048005; [ANSWER] No.
 14. There are no gaps or gaps between the paths right-of-way of Sherman Avenue and [redacted] border line of the property.

SURVEYED FOR :
Wentworth Acquisition, LLC

SURVEYED BY :
Burse
surveying & engineering, s
2001 Independence Lane, Suite 101
Madison, WI 53704 G06-250-5223
Fax 608-250-9324
Email: burse@burseeng.com
www.burseengineering.com
Date: September 15, 2022
Plot Size: 2000
\\MS2001\eng\Survey\822222\fig 0222.dwg

Vegetative Buffer



Approximate heights of existing trees to remain in 30' landscape buffer, underbrush to remain

Yahara Landing Apartments



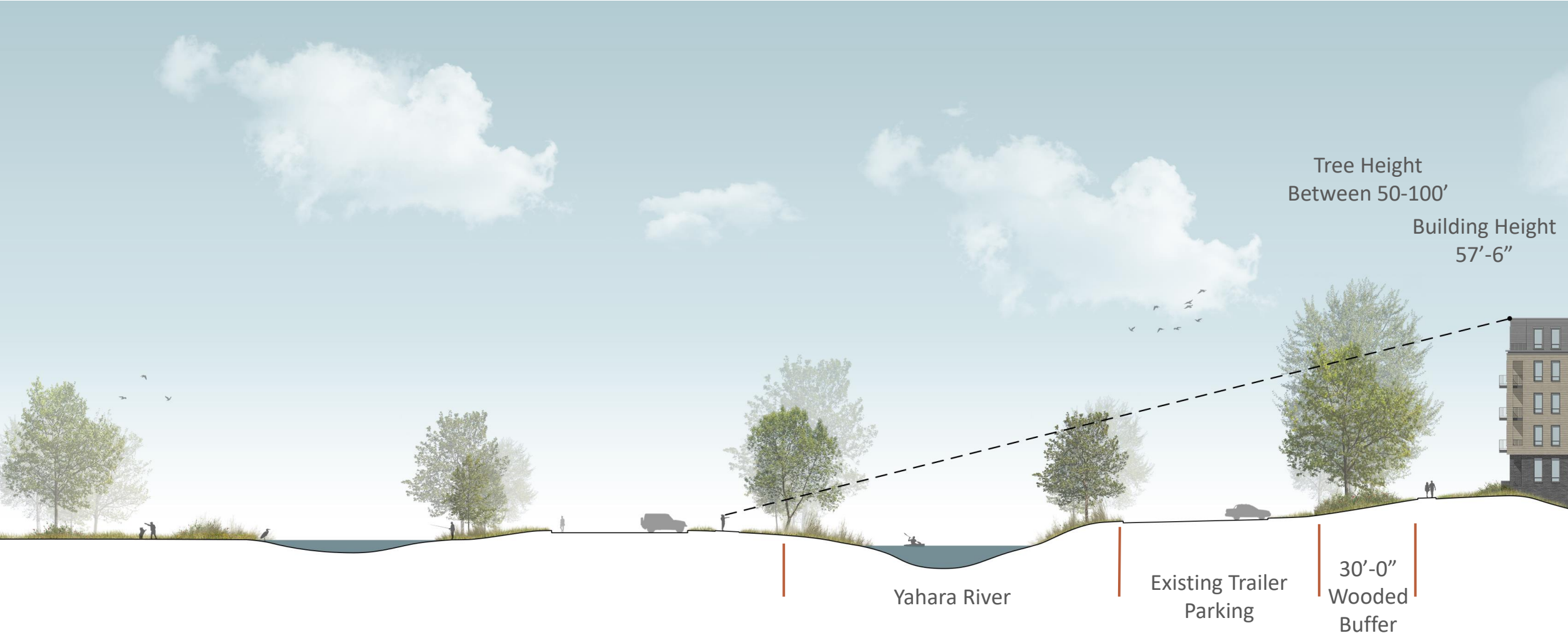
View from E. Main



View from E. Johnson



Other Existing Views Along the Yahara River



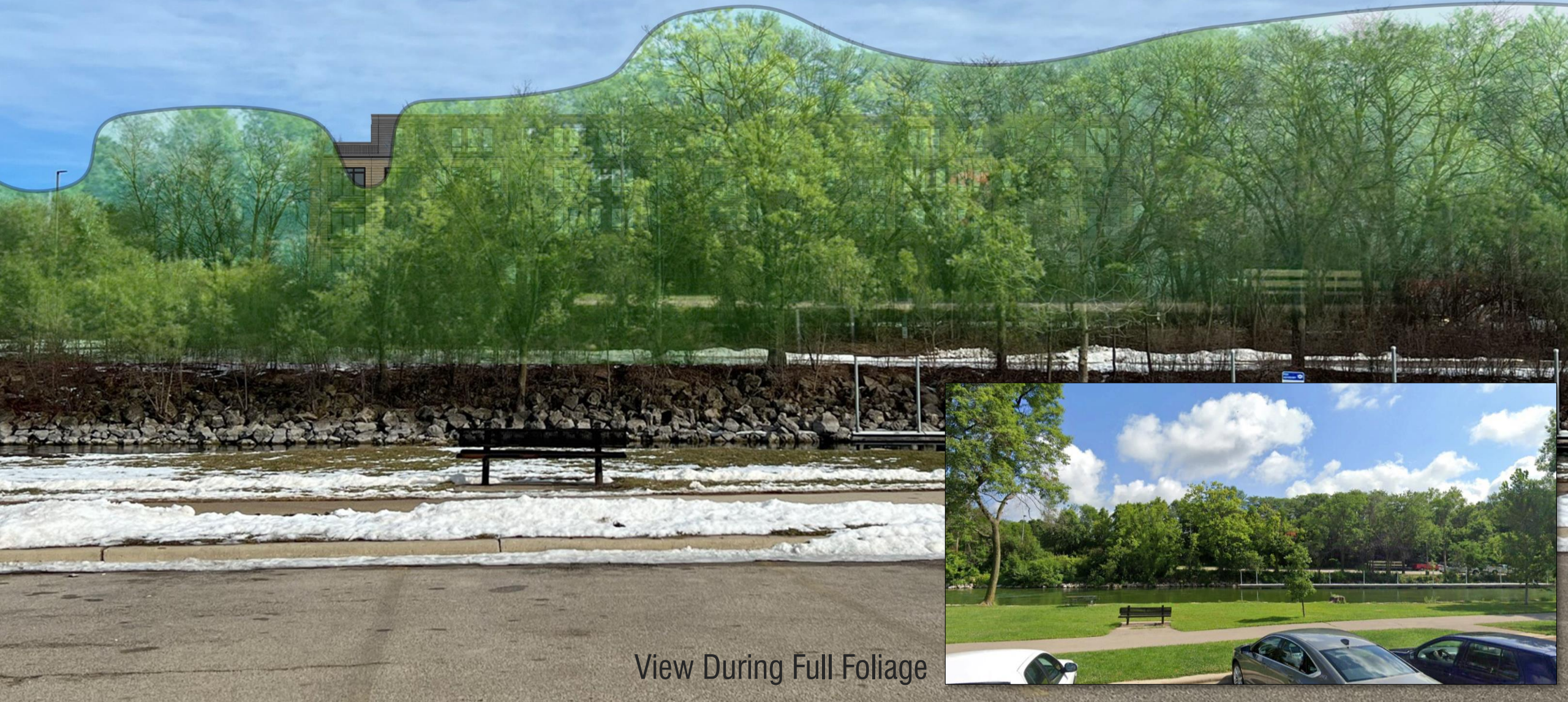
Site section: Yahara River and Tenney Park

View from Tenney Park parking area - Winter



New building placement is an approximation

View from Tenney Park parking area



View During Full Foliage



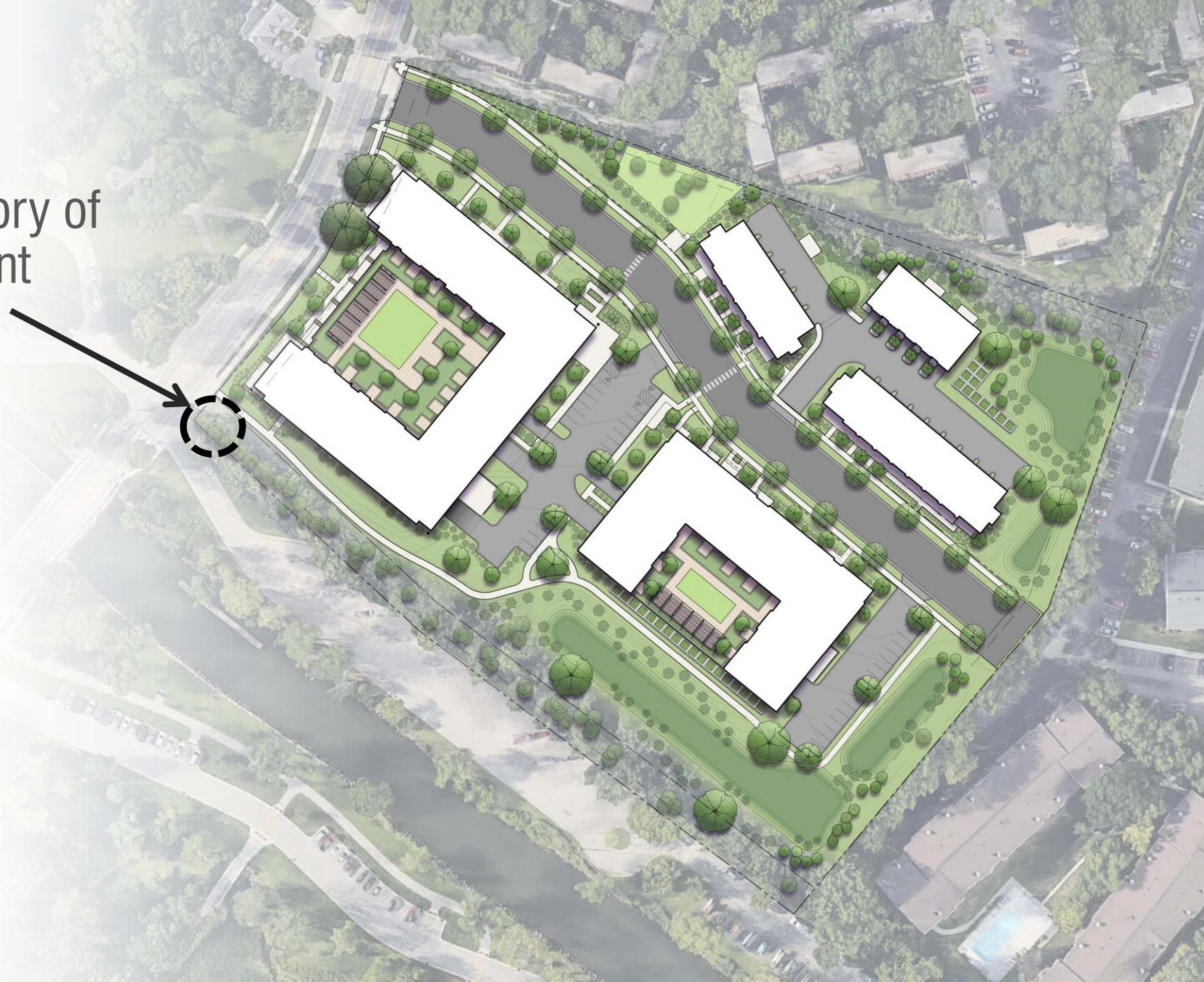
Existing Site Plan

- Design not architecturally significant
- Structure cannot support additional floors
- Only 50% of building is salvageable
- Storm water runoff issues – flooding
- Larger impervious surface ratio
- Underground parking infeasible



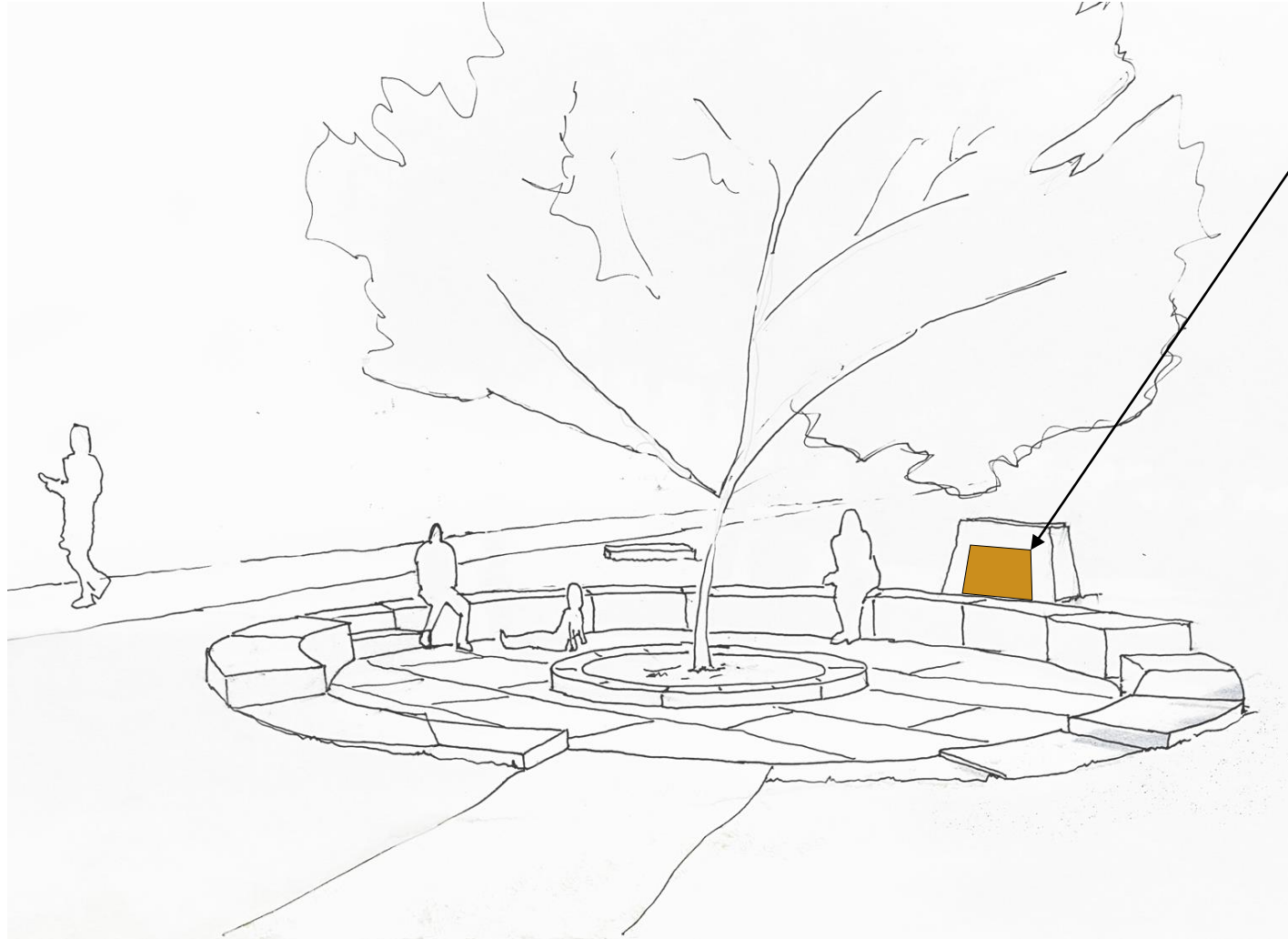
Proposed location commemorating the history of the credit union movement

Located along Sherman Avenue
with public access and adjacent to
city park land. Open to the public.



Public Gathering Space – “Council Circle”

Display dedicated to recounting the history of the credit union movement



Sketch of public gathering space concept, Proposal to commemorate the history of the Credit Union movement and Madison history

Precedent Images



James Hardie Lap Siding
Iron Gray



Endicott Brick
Manganese Iron Spot



James Hardie Rustic Series Woodtone
Sand Castle



Intus Doors and Windows
Dark Bronze Color



Materials - Buildings A + C



Endicott Brick
Light Gray Blend Velour Texture



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



Parklex Prodima Naturclad-B Cladding
Mustard Color



Intus Doors and Windows
Dark Bronze Color



Materials - Buildings B1 + B3



Intus Doors and Windows
Dark Bronze Color



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



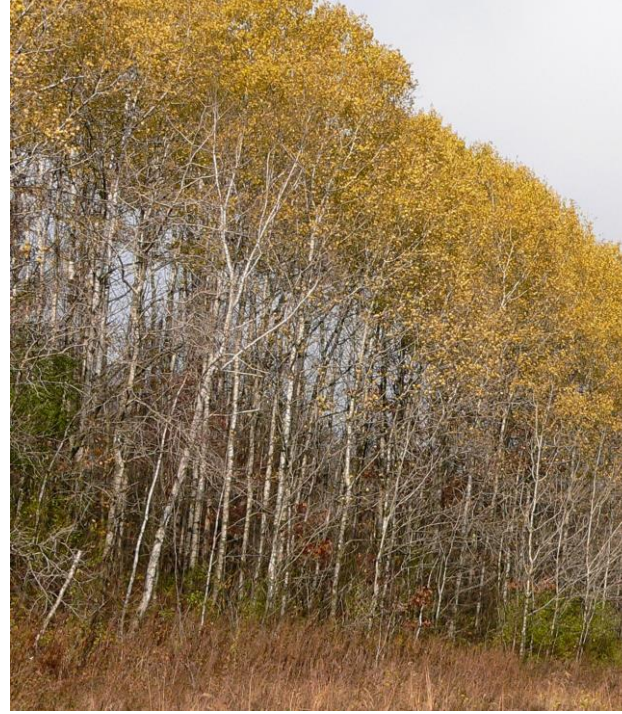
James Hardie Lap Siding
CobbleStone



Endicott Brick
Light Gray Blend Velour Texture



Materials - Building B2



Landscape Plan

- Variety of native and adaptive species
- Providing multi-season interest
- Vegetative buffers

