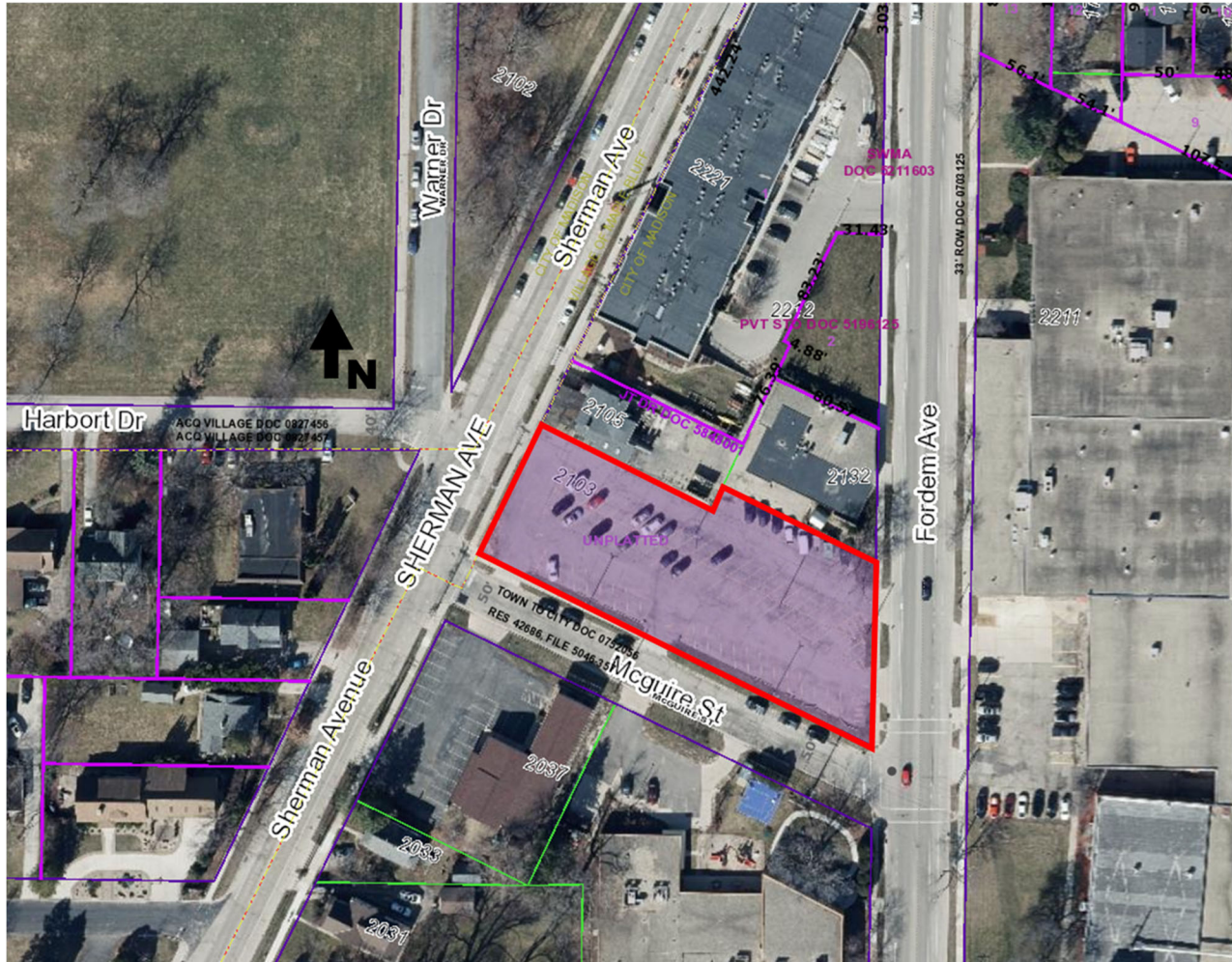


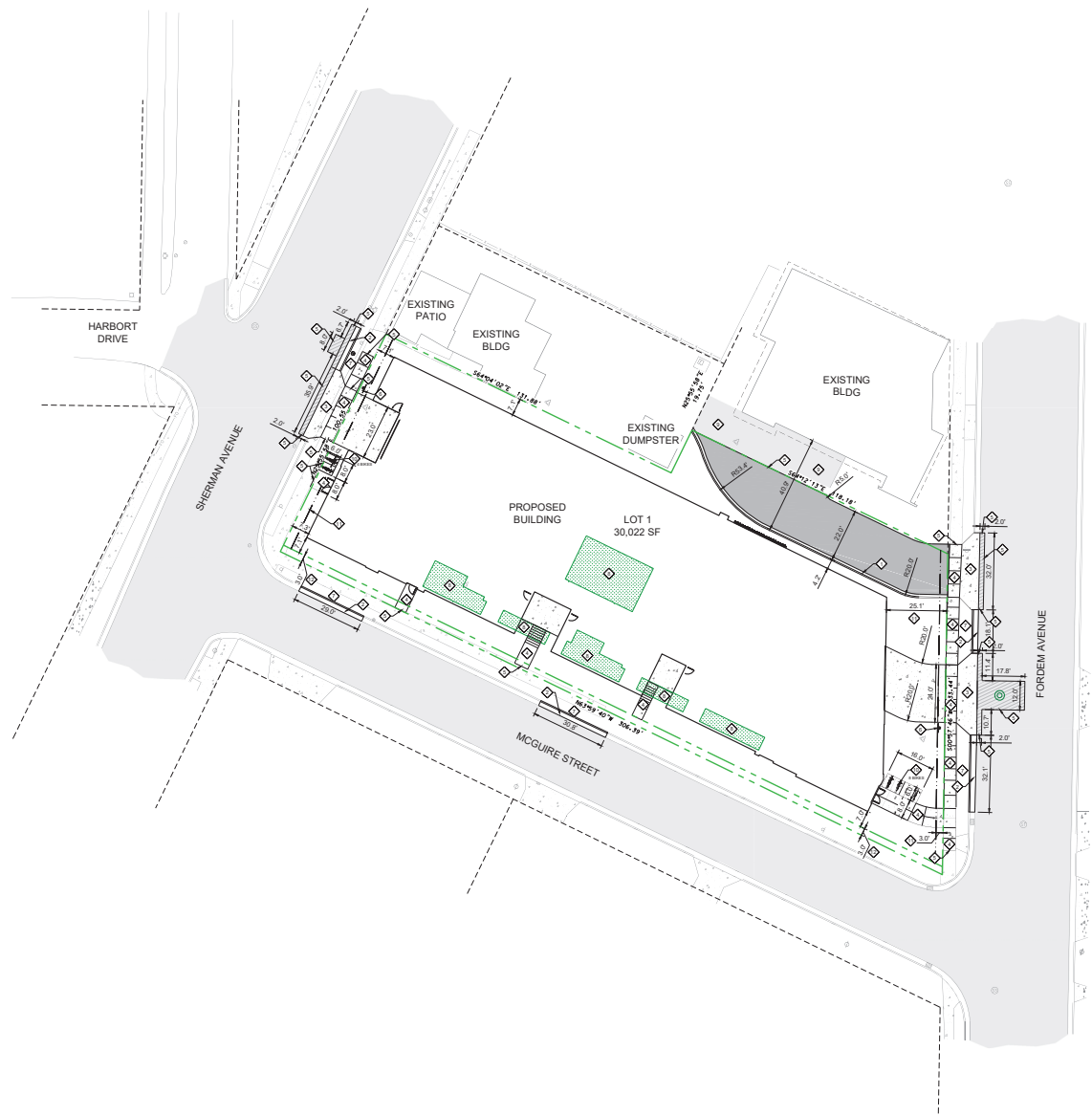
2126 Fordem Avenue
Contract 9754
MUNIS 16164
Developer: Sherman Avenue Property Group LLC



The developer, Sherman Avenue Property Group LLC, received the City of Madison's conditional approval for a one-lot Certified Survey Map and construction of a five-story mixed use building at 2126 Fordem Avenue. The site is currently a public parking lot void of any structures. The proposed project will have 86 dwelling units, a fitness center, a 2nd floor club room with outdoor patio and green roof, individual storage rooms for residential tenants, and approximately 1,000-sf of commercial space. Parking will be provided on two different levels with access from Sherman Avenue and Fordem Avenue, providing 87 total vehicle parking stalls, 88 long-term bicycle parking stalls and 12 short-term bicycle parking stalls. The site has frontage on Sherman Avenue, Fordem Avenue and McGuire Street.

Summary of Improvements:

- Recording of Certified Survey Map.
- Dedicate Right of Way or grant a Public Sidewalk Easement for and be responsible for the construction of a minimum five (5)-foot wide sidewalk, eight (8)-foot terrace, and additional one (1)-foot for maintenance, where applicable, along their site's frontage of Fordem Avenue.
- Dedicate three (3) feet of right of way along their frontage of McGuire Street for a total of (28) feet from the center line and construct sidewalk according to City issued plan.
- Construct public sidewalk and street terrace on McGuire Street and Fordem Avenue per plan approved by the City Engineer.
- Reconstruct public sidewalk and street terrace on Sherman Avenue damaged by construction activities of the new site per plan approved by the City Engineer.
- Construction of curb, gutter and pavement along the property's frontage to be completed by City project under Contract No. 8816, Project No. 11191.
- Provide public street tree plantings per City Forestry approvals.
- Close abandoned driveways with curb and gutter. Construct new private drive entrance aprons per plans approved by the City Engineer and per the Commercial Driveway Permit approved by the City Traffic Engineer.
- Construct private sanitary, storm, and water service laterals necessary to serve the private development project per plans approved by the City Engineer.
- Protect existing public streetlights, electrical, and fiber facilities in the project area. Coordinate with City Traffic Engineering and City IT on relocations needed to facilitate construction.
- Coordinate project access, street closures, and street occupancy with other projects in the area and as approved by City Traffic Engineering.



- SITE PLAN NOTES:**
- SEE GRADING PLAN TO DETERMINE LOCATIONS OF HOLDING OR REJECT CURBS.
 - PROVIDE CONTROL JOINTS 10'-0" O.C. PROVIDE EXPANSION JOINTS 50' O.C.
 - EARTHWORK CONTRACTOR TO SUBGRADE AND STONE 12" BEYOND BACK OF CURB TO PROVIDE COMPACTED LEVELING BASE FOR CURB AND GUTTER.
 - EARTHWORK CONTRACTOR TO OVER EXCAVATE/CLEAN OUT ALL LANDSCAPE AREAS TO ALLOW FOR THE PLACEMENT OF 12" OF BLACK TOP SPALL.
 - EARTHWORK CONTRACTOR TO REMOVE ALL EXCESS STONE BEHIND BACK OF CURB IN LANDSCAPE ISLANDS. THIS APPLIES TO EXCESS STONE BEYOND 12" AT BACK OF CURB.
 - PAVING CONTRACTOR SHALL PROVIDE FRESH ASPHALT PAVING TO CONCRETE CURB. IF SURFACE COURSE IS RAISED AFTER PAVING, PAVING CONTRACTOR SHALL HEAT UP, REMOVE AND COMPACT EXCESS PAVEMENT.
 - IF ANY ERRORS, DISCREPANCIES, OR DIMENSIONS WITH PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION.
 - ALL DIMENSIONS TO FACE OF CURB UNLESS OTHERWISE NOTED.
 - CONTRACTOR SHALL REPLACE CURB AND GUTTER AND PAVEMENT WHICH ABUTS THE PROJECT AND IS DAMAGED BY CONSTRUCTION OR CURB AND GUTTER WHICH THE ENGINEER DETERMINES NEEDS TO BE REPLACED BECAUSE IT IS NOT AT A DESIRABLE GRADE.
 - ALL WORK SHALL BE PER THE CITY OF MADISON STANDARD SPECIFICATIONS.
 - CONTRACTOR IS RESPONSIBLE TO OBTAIN ANY AND ALL PERMITS REQUIRED.
 - THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANYTIME PER THE RECOMMENDATION PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS.
 - ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A CITY LICENSED CONTRACTOR.
 - CONTRACTOR SHALL TAKE PRECAUTIONS DURING CONSTRUCTION NOT TO DISFIGURE, SCAL, OR IMPAIR THE HEALTH OF ANY STREET TREE. CONTRACTOR SHALL OPERATE EQUIPMENT IN A MANNER AS TO NOT DAMAGE THE BRANCHES OF THE STREET TREE(S). THIS MAY REQUIRE USING SMALLER EQUIPMENT AND LOADING AND UNLOADING MATERIALS IN A DESIGNATED SPACE AWAY FROM TREES ON THE CONSTRUCTION SITE. ANY DAMAGE OR INJURY TO EXISTING STREET TREES (EITHER ABOVE OR BELOW GROUND) SHALL BE REPORTED IMMEDIATELY TO CITY FORESTRY AT (608) 266-4816. PENALTIES AND REMEDIATION SHALL BE REQUIRED.
 - NO EXCAVATION IS PERMITTED WITHIN 5 FEET OF THE TRUNK OF THE STREET TREE OR WHEN CUTTING ROOTS OVER 3 INCHES IN DIAMETER. IF EXCAVATION IS NECESSARY, THE CONTRACTOR SHALL CONTACT MADISON CITY FORESTRY AT (608) 266-4816 PRIOR TO EXCAVATION. CITY OF MADISON FORESTRY PERSONNEL SHALL ASSESS THE IMPACT TO THE TREE AND ITS ROOT SYSTEM PRIOR TO WORK COMMENCING. TREE PROTECTION SPECIFICATIONS CAN BE FOUND AT www.cityofmadison.com/business/pw/specs.cfm.
 - THE STORAGE OF PARKED VEHICLES, CONSTRUCTION EQUIPMENT, BUILDING MATERIALS, REFUSE, EXCAVATED SPOILS OR DUMPING OF POISONOUS MATERIALS ON OR AROUND TREES AND ROOTS WITHIN 5 FEET OF THE TREE OR WITHIN THE PROTECTION ZONE IS PROHIBITED.
 - STREET TREE PROTECTION ZONE FENCING IS REQUIRED. THE FENCING SHALL BE ERRECTED BEFORE DEMOLITION, GRADING OR BEGINNING OF CONSTRUCTION. THE FENCE SHALL INCLUDE THE ENTIRE WIDTH OF TERRACE AND EXTEND AT LEAST 5 FEET ON BOTH SIDES OF THE OUTSIDE EDGE OF THE TREE TRUNK. DO NOT REMOVE THE FENCING TO ALLOW FOR DELIVERIES OR EQUIPMENT ACCESS THROUGH THE TREE PROTECTION ZONE.
 - STREET TREE PRUNING SHALL BE COORDINATED WITH CITY FORESTRY AT A MINIMUM OF TWO WEEKS PRIOR TO THE START OF CONSTRUCTION. CONTACT CITY FORESTRY AT (608) 266-4816. ALL PRUNING SHALL FOLLOW THE ANSI A300 - PART 1 STANDARDS FOR PRUNING.

PROPOSED IMPROVEMENTS LEGEND

[Symbol]	EXISTING ROADWAY PAVEMENT
[Symbol]	NEW ROAD PAVEMENT
[Symbol]	MATCH EXISTING IN SAME LIKE AND KIND
[Symbol]	LIGHT DUTY PAVEMENT
[Symbol]	3" ASPHALT (2.0" BINDER, 1.0" SURFACE)
[Symbol]	4" UPPER BASE COURSE, 1.5" STONE
[Symbol]	6" LOWER BASE COURSE, 3" STONE
[Symbol]	CONCRETE SIDEWALK
[Symbol]	4" CONCRETE OVER 3" GRANULAR BASE
[Symbol]	CONCRETE PAVEMENT
[Symbol]	6" CONCRETE WITH MESH REINFORCEMENT
[Symbol]	6" CRUSHED AGGREGATE BASE COURSE

- KEYNOTES**
- 16-INCH CURB & GUTTER (TYPE D - ACCEPTING PAN)
 - NEW CURB & GUTTER PER CITY OF MADISON STANDARDS
 - NEW DRIVEWAY PER CITY OF MADISON STANDARDS & THICKNESS
 - 8" WIDE SIDEWALK - TYP.
 - SAWCUT AND MATCH EXISTING IN SAME LAKENERS AND KIND
 - STOP SIGN
 - EXISTING DRIVEWAY APRON TO BE REMOVED AND REPLACE CURB AS NECESSARY
 - GREEN ROOF AREA
 - EXISTING PAVEMENT TO REMAIN
 - NEW BIKE RACK AND PAD
 - 3" WIDE PUBLIC SIDEWALK AND BIKE PATH BASEMENT
 - MCQUIRE STREET - DEDICATED TO THE PUBLIC

SITE PLAN INFORMATION BLOCK

PROPERTY AREA	29,000 SF
EXISTING IMPERVIOUS AREA	29,000 SF
PROPOSED IMPERVIOUS AREA	29,000 SF
TOTAL BUILDING AREA	19,428 SF
IMPERVIOUS SURFACE RATIO	0.37
BELOW GRADE STALLS	0
TOTAL ACCESSIBLE STALLS	0
TOTAL PARKING STALLS	0
EXTERIOR BICYCLE STALLS	0
INTERIOR BICYCLE STALLS	0
TOTAL BICYCLE STALLS	0

SITE LAYOUT PLAN

2103 SHERMAN AVENUE

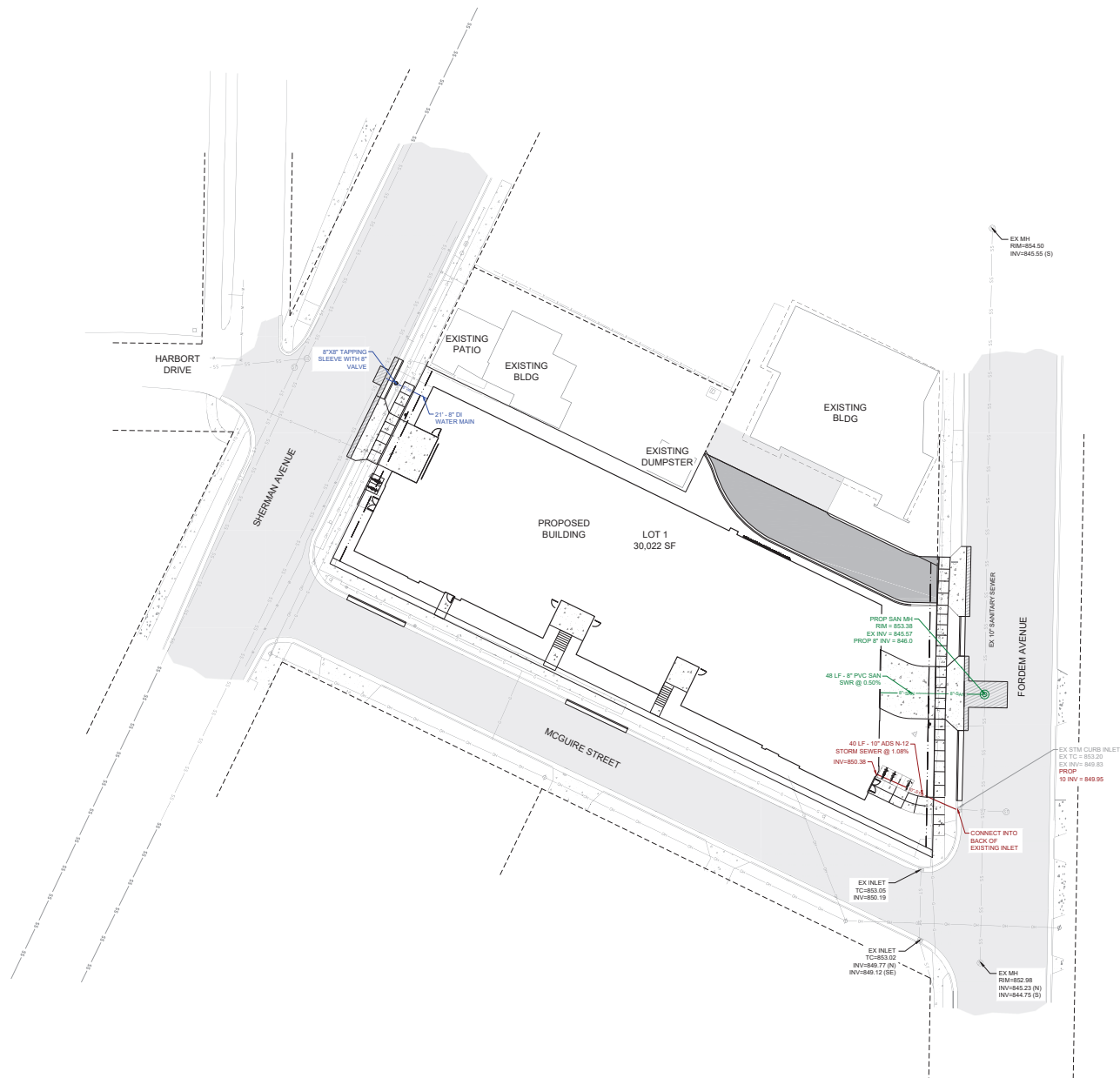
CITY OF MADISON, DANE COUNTY, WISCONSIN

DATE: 12-15-2025

DESIGNED BY: JHUT

FN: 25-03-102

Sheet Number: C100



- SITE UTILITY NOTES:**
1. THE LOCATION OF EXISTING UTILITIES SHOWN ON THE PLANS ARE APPROXIMATE. PROTECTION OF EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY.
 2. ALL SITE UTILITY WORK SHALL BE CONSTRUCTED PER THE CITY OF MADISON STANDARD SPECIFICATIONS.
 3. CONTRACTOR TO COORDINATE ELECTRIC, GAS, PHONE & CABLE INSTALLATION WITH THE RESPECTIVE UTILITY COMPANIES.
 4. WATER MAIN SHALL HAVE A MINIMUM 6.5' BURY TO TOP OF PIPE.
 5. CONTRACTOR TO COORDINATE SANITARY LATERAL AND WATER SERVICE ROUTING AND BUILDING CONNECTION WITH PLUMBING PLANS PRIOR TO CONSTRUCTION.
 6. UTILITY CONTRACTOR SHALL VERIFY EXISTING UNDERGROUND UTILITY GRADES AND NOTIFY THE PROJECT SUPERINTENDENT IF A CONFLICT ARISES WITH THE INSTALLATION OF NEW UTILITIES.
 7. CITY OF MADISON WATER UTILITY TO BE NOTIFIED PRIOR TO ANY LIVE TAPPING.
 8. CONTRACTOR SHALL TAKE PRECAUTIONS DURING CONSTRUCTION NOT TO DISFIGURE, SCAR, OR IMPAIR THE HEALTH OF ANY STREET TREE. CONTRACTOR SHALL OPERATE EQUIPMENT IN A MANNER AS TO NOT DAMAGE THE BRANCHES OF THE STREET TREES. THIS MAY REQUIRE USING SMALLER EQUIPMENT AND LOADING AND UNLOADING MATERIALS IN A DESIGNATED SPACE AWAY FROM TREES ON THE CONSTRUCTION SITE. ANY DAMAGE OR INJURY TOP EXISTING STREET TREES EITHER ABOVE OR BELOW GROUND SHALL BE REPORTED IMMEDIATELY TO CITY FORESTRY AT (608) 266-4816. PENALTIES AND REMEDIATION SHALL BE REQUIRED.
 9. NO EXCAVATION IS PERMITTED WITHIN 5 FEET OF THE TRUNK OF THE STREET TREE OR WHEN CUTTING ROOTS OVER 3 INCHES IN DIAMETER. IF EXCAVATION IS NECESSARY, THE CONTRACTOR SHALL CONTACT MADISON CITY FORESTRY AT (608) 266-4816 PRIOR TO EXCAVATION. CITY OF MADISON FORESTRY PERSONNEL SHALL ASSESS THE IMPACT TO THE TREE AND ITS ROOT SYSTEM PRIOR TO WORK COMMENCING. TREE PROTECTION SPECIFICATIONS CAN BE FOUND AT www.cityofmadison.com/business/treespecs.cfm

SITE UTILITY PLAN
2103 SHERMAN AVENUE

CITY OF MADISON, DANE COUNTY, WISCONSIN

0 10'

1"=20' AT A1042

DATE: 12-15-2025
REVISED:

DRAWN BY: JMT

PN: 25-03-102

Sheet Number:
C300

LOCATED IN GOVERNMENT LOT 1, BEING THE FRACTIONAL NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 7 NORTH, RANGE 9 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN



0 60
Scale 1" = 60'

DATE: December 12, 2025
F.N.: 25-03-102
C.S.M. NO. _____
DOC. NO. _____
VOL. _____ SHEET _____

7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT