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URBAN DESIGN COMMISSION APPLICATION

UDC

City of Madison
Planning Division
Madison Municipal Building, Suite 017
215 Martin Luther King, Jr. Blvd.
P.O. Box 2985
Madison, WI 53701-2985
(608) 266-4635

FOR OFFICE USE ONLY:

Date Received _____ ☐ Initial Submittal

Paid _____ ☐ Revised Submittal

Complete all sections of this application, including the desired meeting date and the action requested. If your project requires both UDC and Land Use application submittals, a completed Land Use Application and accompanying submittal materials are also required to be submitted.

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

Si necesita interprete, traductor, materiales en diferentes formatos, u otro tipo de ayuda para acceder a estos formularios, por favor llame al (608) 266-4635.

Yog tias koj xav tau ib tug neeg txhais lus, tus neeg txhais ntawv, los sis xav tau cov ntaub ntawv ua lwm hom ntawv los sis lwm cov kev pab kom paub txog cov lus qhia no, thov hu rau Koog Npaj (Planning Division) (608) 266-4635.

1. Project Information

Address (list all addresses on the project site): 1601 & 1617 Sherman Ave

Title: 1617 Sherman Ave Apartments

2. Application Type (check all that apply) and Requested Date

UDC meeting date requested 04/26/2023

☐ New development ☐ Alteration to an existing or previously-approved development

☐ Informational ☐ Initial Approval ☐ Final Approval

3. Project Type

☐ Project in an Urban Design District

☐ Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)

☐ Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)

☐ Planned Development (PD)

- ☐ General Development Plan (GDP)
- ☐ Specific Implementation Plan (SIP)

☐ Planned Multi-Use Site or Residential Building Complex

Signage

☐ Comprehensive Design Review (CDR)

☐ Modifications of Height, Area, and Setback

☐ Sign Exceptions as noted in Sec. 31.043(3), MGO

Other

☐ Please specify

_____

4. Applicant, Agent, and Property Owner Information

Applicant name Darrin Jolas Company Vermilion Acquisitions, LLC

Street address 121 Wacker Dr, Ste 400 City/State/Zip Chicago, IL 60601

Telephone 312-239-3536 Email darrin.jolas@vermiliondeveloment.com

Project contact person Same as above Company _____

Street address _____ City/State/Zip _____

Telephone _____ Email _____

Property owner (if not applicant) Tenney Place Development, LLC

Street address 639 S. Main St ste 103 City/State/Zip DeForest, WI 53532

Telephone _____ Email _____

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URBAN DESIGN COMMISSION APPROVAL PROCESS

UDC

Introduction

The City of Madison's Urban Design Commission (UDC) has been created to:

- Encourage and promote high quality in the design of new buildings, developments, remodeling, and additions so as to maintain and improve the established standards of property values within the City.
- Foster civic pride in the beauty and nobler assets of the City, and in all other ways possible assure a functionally efficient and visually attractive City in the future.

Types of Approvals

There are three types of requests considered by the UDC:

- Informational Presentation. A request for an Informational Presentation to the UDC may be requested prior to seeking any approvals to obtain early feedback and direction before undertaking detailed design efforts. Applicants should provide details on the context of the site, design concept, site and building plans, and other relevant information to help the UDC understand the proposal and provide feedback. (Does not apply to CDR's or Signage Modification requests)
- Initial Approval. Applicants may, at their discretion, request Initial Approval of a proposal by presenting preliminary design information. As part of their review, the Commission will provide feedback on the design information that should be addressed at Final Approval stage.
- Final Approval. Applicants may request Final Approval of a proposal by presenting all final project details. Recommendations or concerns expressed by the UDC in the Initial Approval must be addressed at this time.

Presentations to the Commission

The Urban Design Commission meets virtually via Zoom, typically on the second and fourth Wednesdays of each month at 4:30 p.m. Applicant presentations are strongly encouraged, although not required. Prior to the meeting, each individual speaker is required to complete an online registration form to speak at the meeting. A link to complete the online registration will be provided by staff prior to the meeting. Please note that individual presentations will be limited to a **maximum of three (3) minutes**. The pooling of time may be utilized to provide one speaker more time to present, however the additional time will be based on the number of registrants from the applicant team, i.e. two (2) applicant registrants = six (6) minutes for one (1) speaker.

Primarily, the UDC is interested in the appearance and design quality of projects. Emphasis should be given to the site plan, landscape plan, lighting plan, building elevations, exterior building materials, color scheme, and graphics. Please note that presentation slides, in a PDF file format, are required to be submitted **the Friday before** the UDC meeting.

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URBAN DESIGN DEVELOPMENT PLANS CHECKLIST

UDC

The items listed below are minimum application requirements for the type of approval indicated. Please note that the UDC and/or staff may require additional information in order to have a complete understanding of the project.

1. Informational Presentation

- ☒ Locator Map
- ☐ Letter of Intent (If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required)
- ☐ Contextual site information, including photographs and layout of adjacent buildings/structures
- ☐ Site Plan
- ☐ Two-dimensional (2D) images of proposed buildings or structures.

Providing additional information beyond these minimums may generate a greater level of feedback from the Commission.

Requirements for All Plan Sheets

1. Title block
2. Sheet number
3. North arrow
4. Scale, both written and graphic
5. Date
6. Fully dimensioned plans, scaled at 1"= 40' or larger

*** All plans must be legible, including the full-sized landscape and lighting plans (if required)*

2. Initial Approval

- ☐ Locator Map
- ☐ Letter of Intent (If the project is within a Urban Design District, a summary of how the development proposal addresses the district criteria is required)
- ☐ Contextual site information, including photographs and layout of adjacent buildings/structures
- ☐ Site Plan showing location of existing and proposed buildings, walks, drives, bike lanes, bike parking, and existing trees over 18" diameter
- ☐ Landscape Plan and Plant List (*must be legible*)
- ☒ Building Elevations in **both** black & white and color for all building sides, including material and color callouts
- ☐ PD text and Letter of Intent (if applicable)

[redacted]

3. Final Approval

All the requirements of the Initial Approval (see above), **plus**:

- ☒ Grading Plan
- ☒ Lighting Plan, including fixture cut sheets and photometrics plan (must be legible)
- ☒ Utility/HVAC equipment location and screening details (with a rooftop plan if roof-mounted)
- ☒ Site Plan showing site amenities, fencing, trash, bike parking, etc. (if applicable)
- ☒ PD text and Letter of Intent (if applicable)
- ☒ Samples of the exterior building materials
- ☐ Proposed sign areas and types (if applicable)

4. Signage Approval *(Comprehensive Design Review (CDR), Sign Modifications, and Sign Exceptions (per Sec. 31.043(3))*

- ☐ Locator Map
- ☐ Letter of Intent (a summary of how the proposed signage is consistent with the CDR or Signage Modifications criteria is required)
- ☐ Contextual site information, including photographs of existing signage both on site and within proximity to the project site
- ☐ Site Plan showing the location of existing signage and proposed signage, dimensioned signage setbacks, sidewalks, driveways, and right-of-ways
- ☐ Proposed signage graphics (fully dimensioned, scaled drawings, including materials and colors, and night view)
- ☐ Perspective renderings (emphasis on pedestrian/automobile scale viewsheds)
- ☐ Illustration of the proposed signage that meets Ch. 31, MGO compared to what is being requested
- ☐ Graphic of the proposed signage as it relates to what the Ch. 31, MGO would permit

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5. Required Submittal Materials

☐ **Application Form**

- A completed application form is required for each UDC appearance. For projects also requiring Plan Commission approval, applicants must also have submitted an accepted application for Plan Commission consideration prior to obtaining any formal action (Initial or Final Approval) from the UDC.

☐ **Letter of Intent**

- If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required.
- For signage applications, a summary of how the proposed signage is consistent with the applicable Comprehensive Design Review (CDR) or Signage Modification review criteria is required.

☐ **Development Plans** (Refer to checklist on Page 4 for plan details)

☐ **Filing Fee** (Refer to Section 7 (below) for a list of application fees by request type)

☐ **Electronic Submittal**

- Complete electronic submittals must be received prior to the application deadline before an application will be scheduled for a UDC meeting. Late materials will not be accepted. All plans must be legible and scalable when reduced. Individual PDF files of each item submitted should be submitted via email to UDCapplications@cityofmadison.com. The email must include the project address, project name, and applicant name.
- Email Size Limits. Note that an individual email cannot exceed 20MB and it is the responsibility of the applicant to present files in a manner that can be accepted. Applicants who are unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.

☐ **Notification to the District Alder**

- Please provide an email to the District Alder notifying them that you are filing this UDC application. Please send this as early in the process as possible and provide a copy of that email with the submitted application.

6. Applicant Declarations

1. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with UDC meeting on 03/01/2023.
2. The applicant attests that all required materials are included in this submittal and understands that if any required information is not provided by the application deadline, the application will not be placed on an Urban Design Commission agenda for consideration.

Name of applicant Darrin Jolas Relationship to property Developer

Authorizing signature of property owner DocuSigned by: Mikel J. Schaefer C1002D9B8C0C4A5... Date 3/23/2023

7. Application Filing Fees

Fee payments are due by the submittal date. Payments received after the submittal deadline may result in the submittal being scheduled for the next application review cycle. Fees may be paid in-person, via US Mail, or City drop box. If mailed, please mail to: *City of Madison Building Inspection, P.O. Box 2984, Madison, WI 53701-2984*. The City's drop box is located outside the Municipal Building at 215 Martin Luther King, Jr. Blvd. on the E Doty Street side of the building. Please make checks payable to *City Treasurer*, and include a completed application form or cover letter indicating the project location and applicant information with all checks mailed or submitted via the City's drop box.

Please consult the schedule below for the appropriate fee for your request:

☐ Urban Design Districts: $350 *(per §33.24(6) MGO)*.

☐ Minor Alteration in the Downtown Core District (DC) or Urban Mixed-Use District (UMX) : $150 *(per §33.24(6)(b) MGO)*

☐ Comprehensive Design Review: $500 *(per §31.041(3)(d)(1)(a) MGO)*

☐ Minor Alteration to a Comprehensive Sign Plan: $100 *(per §31.041(3)(d)(1)(c) MGO)*

☐ All other sign requests to the Urban Design Commission, including, but not limited to: appeals from the decisions of the Zoning Administrator, requests for Sign Modifications (of height, area, and setback), and additional sign code approvals: $300 *(per §31.041(3)(d)(2) MGO)*

A filing fee is not required for the following project applications if part of the combined application process involving both Urban Design Commission and Plan Commission:

— Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)

— Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)

— Planned Development (PD): General Development Plan (GDP) and/or Specific Implementation Plan (SIP)

X Planned Multi-Use Site or Residential Building Complex

March 27, 2023

To: City of Madison Urban Design Commission
Madison Municipal Building
215 Martin Luther King Jr. Blvd
Madison, Wisconsin 53703
Via email only: udcapplications@cityofmadison.com

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

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

The following is submitted together with the plans and application for the Final Approval of the Urban Design Commission.

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)

Total Bike Stalls: 365
Bike Stalls covered: 331
Bike Stalls Surface: 34

Total Area: 372,526 sq.ft.
Usable Open Space: 73,000 sq.ft.
Impervious Area: 196,989 sq.ft.

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 "Emerson East-Eken Park-Yahara Neighborhood Plan" was used as the guiding document for the proposed demolition of the existing structure, residential use, project density, and inclusion of neighborhood connectivity that have been embraced and included throughout this project.

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 project will dedicate 1.53 acres of land to the City of Madison in the form of a to-be-constructed road and two (2) supporting detention basins. This road, hardscaping, landscaping and detention basins, will be constructed by the developer at the developer's expense, to the design standards of the Engineering Division, then dedicated to the City of Madison. This road is intended to provide a meaningful portion of the connectivity desired by the neighborhood and staff as identified in the aforementioned neighborhood plan.

On March 1st, the Urban Design Commission made an Advisory Recommendation to the Plan Commission to grant "Initial Approval, with conditions, of a Residential Building Complex".

On March 13th, the Plan Commission voted unanimously in favor of all four staff recommendations: (1) standards for demolition permits were met, (2) the standards for conditional uses were met, (3) the Zoning Map Amendment was approved, and (4) the Certified Survey Map was approved.

On March 21st, the Madison Common Council voted unanimously in favor the project by approving the zoning change from SE (Suburban Employment) District to TR-U2 (Traditional Residential -Urban 2) District.

We are returning to the Urban Design Commission to request Final Approval of the prior referenced "Initial Approval, with conditions". Our plans address each of the following:

- Further development of the townhomes which revisits material choices on the smaller structures, especially Building B2.
- Buildings A and C have been further developed to address the new city street.
- Pedestrian connectivity has been enhanced throughout the site, including dog park access.
- Additional roof terrace details have been included.
- Additional rendered images have been included.
- Additional landscape plans have been included.
- We have shared the arborist report, the tree save plan, and additional detail of the Landscape buffer developed in tandem with the Madison Parks Department.

Building A - 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: Prior Alder was Syed Abbas who left midway through project development
Alder Brian Benford (District 6) has provided support and guidance in Aldermanic absence
Total Building Area: 234,126 square feet
Total Units: 184
Total Parking: 208
Parking Ratio: 1.13
Enclosed Parking: 189
Surface Parking: 19
Height: 1 - 5-stories (57'6" as measured from the first-floor level)
Total Bike Stalls: 203
Bike Stalls covered: 184
Bike Stalls Surface: 19
Total Area: 100,196 sq.ft.
Usable Open Space: 34,000 sq.ft.
Impervious Area: 65,123 sq.ft.

Building A is situated along Sherman Avenue on the western side of the site. It will hold the street edge and capitalize on views of Lake Mendota, Tenney Park and southern sightlines to the Capital. This structure has responded to the neighborhood feedback and pulled the massing away from Sherman Avenue. The majority of building frontage along the Sherman Avenue will be single-story residences with individual patios and entrances to the street providing an enhanced residential character and activated streetscape. The building steps up to four and then steps back to a fifth story, which has been pushed to the rear of the building and further away from the street. The building will be wood frame construction on a concrete parking podium comprising two levels (grade level and basement). The building totals approximately 234,126 square feet located on a 2.3-acre lot.

Building A will contain:

- 184 apartments
- 189 covered parking spaces (five spaces electric-installed and 21 electric-ready)
- 19 surface parking spaces
- 203 total bike spaces

Amenities in Building A will include:

- indoor-outdoor space dedicated to fitness
- resident co-working space
- rooftop indoor-outdoor lounge space with views of Lake Mendota and Tenney Park
- entry lobby and greeting area for residents
- management office space

Residents of Buildings A will also have access to a distinct outdoor amenity in the form of the building's green roof. In addition to stormwater retention characteristics, this exterior space will provide:

- landscaped spaces
- public and private seating
- sun/shade alternatives
- recreational lawn
- outdoor grilling stations
- supportive seating for alfresco dining

Building A – Sustainability

Vermilion believes we have a duty to protect and preserve the unique and natural beauty of Lake Mendota, the Yahara River, Tenney Park and the surrounding area. We are committed to developing housing that thoughtfully considers the building's impact on the environment.

We will be achieving Wisconsin Green Built certification and including the following sustainable features into the development:

- Solar ready – Increased structural capacity at the roof to carry solar panels and a raceway to allow the installation of wiring between the roof-located solar panels and the electrical panels on the first floor.
- Inflation Reduction Act – Research the act to determine if it can be used to provide financial support for the inclusion of solar panels on the roof
- Exterior enclosure – Superior wall and roof insulation of greater thicknesses to achieve R-21 and R-50 respectively.
- Mechanical systems – High-efficiency furnaces (95%) and air-conditioning compressors (14 SEER) to produce more heating and cooling with less energy.
- Mechanical system controls – Smart thermostats to allow energy use to be reduced when the space is not occupied.
- Lighting systems – 100% LED light fixture in the building and site which use less energy while providing similar light levels.
- Lighting system controls – Occupancy sensors in common areas (garage, stairwells and corridors) to turn off lighting when no one is using the space.
- Energy Star appliance – 100% Energy Start appliances which are certified by the U.S. EPA as meeting strict energy-efficiency specifications.
- Low-flow plumbing fixtures – 100% low-flow and efficient plumbing fixtures throughout the building accomplish the same task using less water. A low-flow shower head uses less than 2.5 gallons per minute, a low-flow sink uses less than 1.5 gallons per minute and a low-flow toilet uses less than 1.5 gallons per flush.

Building B - 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: Prior Alder was Syed Abbas who left midway through project development
Alder Brian Benford (District 6) has provided support and guidance in Aldermanic absence
Total Building Area: 38,854 square feet
Total Units: 20
Total Parking: 35
Parking Ratio: 1.75
Enclosed Parking: 35
Surface Parking: 0
Height: 2-stories (24'9" as measured from the first-floor level)
Total Bike Stalls: 22
Bike Stalls covered: 20
Bike Stalls Surface: 2
Total Area: 88,662 sq.ft.
Usable Open Space: 26,500 sq.ft.
Impervious Area: 38,636 sq.ft.

Buildings B.1, B.2, and B.3 are located east of the newly created City of Madison Road and are meant to be an attractive, townhome-style housing option that is in response to neighborhood feedback and meant to alleviate the lack of "missing middle housing" in Madison. The three buildings combine for a total of 20 townhome-style residences with 35 indoor parking spaces. These two-story structures offer some of the larger units within the development.

Residents of Buildings B.1, B.2, and B.3 will enjoy surface-level outdoor amenities including:

- community gardens
- individual patios on either the front or rear of each unit
- walk-up entrances
- individually enclosed parking spaces
- close proximity to the pet run-and-relief field

The scale of these buildings is designed to blend seamlessly with the condominiums to the north and apartment buildings to the east.

Buildings B1, B2 and B3 – Sustainability

Vermilion believes we have a duty to protect and preserve the unique and natural beauty of Lake Mendota, the Yahara River, Tenney Park and the surrounding area. We are committed to developing housing that thoughtfully considers the building's impact on the environment.

We will be achieving Wisconsin Green Built certification and including the following sustainable features into the development:

- Solar ready – Increased structural capacity at the roof to carry solar panels and a raceway to allow the installation of wiring between the roof-located solar panels and the electrical panels on the first floor.
- Inflation Reduction Act – Research the act to determine if it can be used to provide financial support for the inclusion of solar panels on the roof
- Exterior enclosure – Superior wall and roof insulation of greater thicknesses to achieve R-21 and R-50 respectively.
- Mechanical systems – High-efficiency furnaces (95%) and air-conditioning compressors (14 SEER) to produce more heating and cooling with less energy.
- Mechanical system controls – Smart thermostats to allow energy use to be reduced when the space is not occupied.
- Lighting systems – 100% LED light fixture in the building and site which use less energy while providing similar light levels.
- Energy Star appliance – 100% Energy Start appliances which are certified by the U.S. EPA as meeting strict energy-efficiency specifications.
- Low-flow plumbing fixtures – 100% low-flow and efficient plumbing fixtures throughout the building accomplish the same task using less water. A low-flow shower head uses less than 2.5 gallons per minute, a low-flow sink uses less than 1.5 gallons per minute and a low-flow toilet uses less than 1.5 gallons per flush.

Building C - 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: Prior Alder was Syed Abbas who left midway through project development
Alder Brian Benford (District 6) has provided support and guidance in Aldermanic absence
Total Building Area: 164,113 square feet
Total Units: 127
Total Parking: 157
Parking Ratio: 1.24
Enclosed Parking: 140
Surface Parking: 17
Height: 1 - 5-stories (57'6" as measured from the first-floor level)
Total Bike Stalls: 140
Bike Stalls covered: 127
Bike Stalls Surface: 13
Total Area: 117,605 sq.ft.
Usable Open Space: 12,500 sq.ft.
Impervious Area: 53,040 sq.ft.

Building C is oriented along the southern property line toward the east and will have tremendous views of Tenney Park and the Capitol building in the distance.
Building C will be a five-story structure including:

- 127 apartments
- 140 enclosed parking spaces (four spaces electric-installed and 16 electric-ready)
- 17 surface parking spaces
- 140 total bike spaces

Amenities in Building C will be similar to Building A including:

- indoor-outdoor space dedicated to fitness
- resident co-working space
- rooftop indoor-outdoor lounge space with views of the Capitol and Tenney Park
- entry lobby and greeting area for residents

Residents of Buildings C will also have access to a distinct outdoor amenity in the form of the building's green roof. In addition to stormwater retention characteristics, this exterior space will provide:

- landscaped spaces
- public and private seating
- sun/shade alternatives
- recreational lawn
- outdoor grilling stations
- supportive seating for alfresco dining

Building C – Sustainability

Vermilion believes we have a duty to protect and preserve the unique and natural beauty of Lake Mendota, the Yahara River, Tenney Park and the surrounding area. We are committed to developing housing that thoughtfully considers the building's impact on the environment.

We will be achieving Wisconsin Green Built certification and including the following sustainable features into the development:

- Solar ready – Increased structural capacity at the roof to carry solar panels and a raceway to allow the installation of wiring between the roof-located solar panels and the electrical panels on the first floor.
- Inflation Reduction Act – Research the act to determine if it can be used to provide financial support for the inclusion of solar panels on the roof
- Exterior enclosure – Superior wall and roof insulation of greater thicknesses to achieve R-21 and R-50 respectively.
- Mechanical systems – High-efficiency furnaces (95%) and air-conditioning compressors (14 SEER) to produce more heating and cooling with less energy.
- Mechanical system controls – Smart thermostats to allow energy use to be reduced when the space is not occupied.
- Lighting systems – 100% LED light fixture in the building and site which use less energy while providing similar light levels.
- Lighting system controls – Occupancy sensors in common areas (garage, stairwells and corridors) to turn off lighting when no one is using the space.
- Energy Star appliance – 100% Energy Start appliances which are certified by the U.S. EPA as meeting strict energy-efficiency specifications.
- Low-flow plumbing fixtures – 100% low-flow and efficient plumbing fixtures throughout the building accomplish the same task using less water. A low-flow shower head uses less than 2.5 gallons per minute, a low-flow sink uses less than 1.5 gallons per minute and a low-flow toilet uses less than 1.5 gallons per flush.

Site Amenities and Unique Features

The project has incorporated numerous site amenities for the benefit of the residents living within the project and also taken a sensitive approach to those that will visit Tenney Park, Filene Park and the Yahara River.

Onsite Amenities:

- Assortment of community gardens created in two distinct locations to express their creativity through planning and nurturing plants and crops
- Fully enclosed, run-and-relief field for animals to enjoy the outdoors and each other
- Substantial landscaping to help the project fit into the park-like setting
- Maintain green buffer along the northern property line as requested by neighbors, Sherman Terrace
- Maintain green buffer along the southern property line shared with the City of Madison to screen the views of the project from Tenney Park and the Yahara River

Stormwater Management

Our project will greatly increase the stormwater protection to this site and the surrounding property through detention of stormwater runoff to match existing conditions up to the 200-year storm event. Our project will include:

- Two (2) substantial green roofs that help mitigate storm water runoff
- Bioretention basins
- Stormwater features to intercept stormwater prior to offsite discharge

Management and Operating Agreement

The developer is currently in conversation with two local property management companies, both with substantial experience managing similar sized projects and larger. The staffing model for this project includes six full-time employees including building manager, leasing agents, and maintenance team. We plan to have a property management team in-place approximately six months prior to first resident move-ins.

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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

Project Schedule

Completed To-date

- DAT meeting: June 24, 2022
- Preapplication meeting: September 28, 2022
- 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
- Urban Design Commission: March 1, 2023
- Landmarks Commission March 6, 2023
- Plan Commission: March 13, 2023
- Common Council: March 21, 2023

Upcoming

- 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

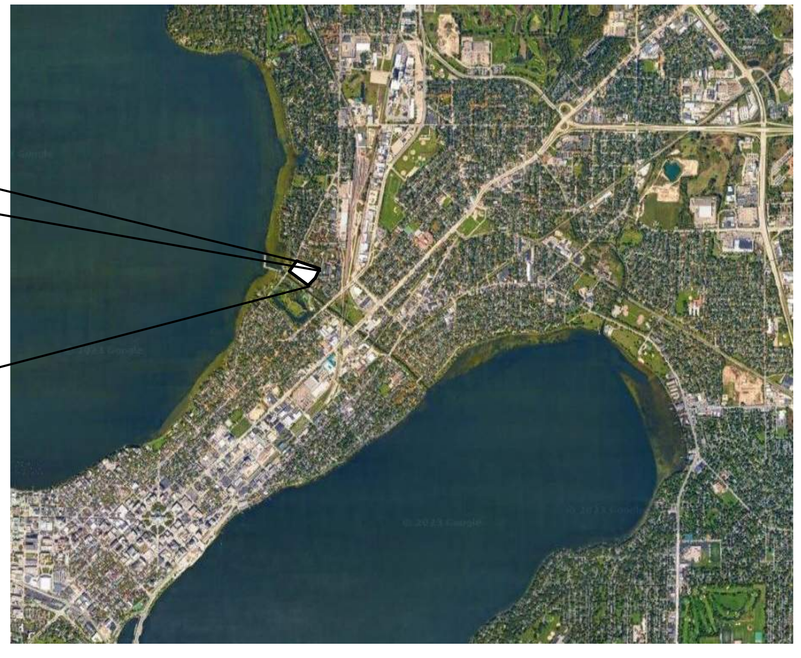
2022.21.00

URBAN DESIGN COMMISSION REVIEW

Drawing Index

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

DWG #	DRAWING TITLE
GENERAL	
CD01	COVER DRAWING
CIVIL	
C200	GRADING PLAN
ARCHITECTURAL	
A001	SITE CONNECTIONS
LANDSCAPE ARCHITECTURE	
L100	LANDSCAPE PLAN
L101	PLANTING SCHEDULES AND LANDSCAPE WORKSHEET
L102	SECOND FLOOR PLANTING PLANS
L103	SECOND FLOOR PLANTING PLANS COLORED
BUILDING A	
A106A	ROOF PLAN
A201A	BUILDING ELEVATIONS COLOR
A202A	BUILDING ELEVATIONS COLOR
A203A	BUILDING ELEVATIONS B/W
A204A	BUILDING ELEVATIONS B/W
BUILDING B	
A101B.1	BUILDING B.1 FLOOR & ROOF PLANS
A101B.2	BUILDING B.2 FLOOR & ROOF PLANS
A101B.3	BUILDING B.3 FLOOR & ROOF PLANS
A201B.1	BUILDING B.1 ELEVATIONS COLOR
A201B.2	BUILDING B.2 ELEVATIONS COLOR
A201B.3	BUILDING B.3 ELEVATIONS COLOR
A202B.1	BUILDING B.1 ELEVATIONS B/W
A202B.2	BUILDING B.2 ELEVATIONS B/W
A202B.3	BUILDING B.3 ELEVATIONS B/W
BUILDING C	
A106C	ROOF PLAN
A201C	BUILDING ELEVATIONS COLOR
A202C	BUILDING ELEVATIONS COLOR
A203C	BUILDING ELEVATIONS COLOR
A204C	BUILDING ELEVATIONS COLOR B/W
A205C	BUILDING ELEVATIONS COLOR B/W
A206C	BUILDING ELEVATIONS COLOR B/W
ARCHITECTURE	
G002	BUILDING MATERIALS
G003	BUILDING A PERSPECTIVES
G004	BUILDING A STREET ACTIVATION
G005	GREEN ROOF PERSPECTIVES
G006	BUILDING A AND B.2 PERSPECTIVES
G007	BUILDING B.1 PERSPECTIVES
G008	BUILDING C PERSPECTIVES
G009	BUILDING C PERSPECTIVES
ELECTRICAL	
E001	PHOTOMETRIC PLAN
E002	LIGHTING CUT SHEETS
E003	LIGHTING CUT SHEETS
E004	LIGHTING CUT SHEETS
E005	LIGHTING CUT SHEETS
E006	LIGHTING CUT SHEETS



TRUE NORTH

1 / CD01 SITE LOCATION
NOT TO SCALE

Potter Lawson
Success by Design

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

PRELIMINARY
NOT FOR CONSTRUCTION

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
04/26/2023	URBAN DESIGN COMMISSION

COVER DRAWING

CD01

3/27/2023 9:26:18 AM

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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

NOTE:
SPOT GRADES ARE AS FOLLOWS:
FFE - FINISHED FLOOR GRADE
EP - EDGE OF ASPHALT PAVEMENT
EC - EDGE OF CONCRETE PAVEMENT
BC - BACK OF CURB
SW - EDGE OF SIDEWALK
FG - FINISH GRADE
TW - FINISH GRADE ADJACENT TOP OF WALL
BW - FINISH GRADE ADJACENT BOTTOM OF WALL (NOT FOOTING)

LEGEND (PROPOSED)

- PROPERTY BOUNDARY
- EASEMENT
- BUILDING FOOTPRINT
- 18" CURB AND GUTTER
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- 1180 PROPOSED MAJOR CONTOUR
- 1181 PROPOSED MINOR CONTOUR
- STM PROPOSED STORM SEWER
- SILT FENCE
- INLET PROTECTION
- DITCH CHECK
- 1181.25 EP SPOT GRADE
- DRAINAGE GRADE BREAK
- 1.0% DRAINAGE ARROW

NORTH
0' 15' 30' 45'
1"=30' ON 30"x42"
NTS ON 11"X17"

GENERAL NOTES

1. UNDERLYING SITE CONTOURS AND INFORMATION BASED ON TOPOGRAPHIC & UTILITY DATA AS PROVIDED TO WYSER ENGINEERING. WYSER ENGINEERING SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY ARISE AS A RESULT OF ERRONEOUS OR INCOMPLETE INFORMATION PROVIDED BY OTHERS. CONTRACTOR TO CONFIRM ALL ELEVATIONS, GENERAL DRAINAGE AND EARTHWORK REQUIREMENTS PRIOR TO CONSTRUCTION.
2. THE BENCHMARK LOCATIONS ARE SHOWN FOR REFERENCE ONLY IN THESE PLANS. THE BENCHMARKS SHALL BE VALIDATED BY LICENSED LAND SURVEYOR PRIOR TO CONSTRUCTION. CONTRACTOR ASSUMES RISK ASSOCIATED WITH BENCHMARK ELEVATIONS UNTIL CONFIRMED.
3. CONTRACTOR TO OBTAIN APPROPRIATE PERMITS FOR STREET OPENINGS & TO WORK WITHIN THE CITY'S LAND IF REQUIRED.
4. WYSER ENGINEERING SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER OR CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY REGULATORY AGENCIES.
5. IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS WITHIN THE PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
6. ALL MUNICIPAL UTILITY CONNECTIONS, WORK IN ROW, PUBLIC OUTLOTS AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION. ALL WORK IN THESE AREAS ARE TO BE BASED ON CITY OF MADISON ISSUED PLANS NOT INCLUDED IN THIS PRIVATE DEVELOPMENT PLAN SET.

SHERMAN AVENUE
PROPOSED PUBLIC STREET
PROPOSED BUILDING A
FFE = 866.0
BFE = 856.0
PROPOSED BUILDING B.1
FFE = 864.0
PROPOSED BUILDING B.2
FFE = 863.0
PROPOSED BUILDING B.3
FFE = 862.0
PROPOSED BUILDING C
FFE = 863.0
BFE = 853.0
BIORETENTION BASIN 1
BIORETENTION BASIN 2 PUBLIC IMPROVEMENT
BIORETENTION BASIN 3 PUBLIC IMPROVEMENT
BIORETENTION BASIN 4
RETAINING WALL, UP TO THREE FOOT HEIGHT.
SAVE SUGAR MAPLES
PROVIDE TEMPORARY PUBLIC TURN-AROUND
OVERFLOW WIER. I.E. = 854.25 TOP OF POND = 855.0 PROVIDE PERMANENT CLASS III, TYPE B TURF REINFORCEMENT MATTING OVER THE WIER FROM THE BOTTOM OF THE POND TO THE BOTTOM OF POND.
OVERFLOW WIER. I.E. = 854.25 TOP OF POND = 855.0 PROVIDE PERMANENT CLASS III, TYPE B TURF REINFORCEMENT MATTING OVER THE WIER FROM THE BOTTOM OF THE POND TO THE PROPERTY LINE.
OVERFLOW WIER. I.E. = 852.25 TOP OF POND = 853.0 PROVIDE PERMANENT CLASS III, TYPE B TURF REINFORCEMENT MATTING OVER THE WIER FROM THE BOTTOM OF THE POND TO THE BOTTOM OF POND.
OVERFLOW WIER. I.E. = 854.25 TOP OF POND = 855.0 PROVIDE PERMANENT CLASS III, TYPE B TURF REINFORCEMENT MATTING OVER THE WIER FROM THE BOTTOM OF THE POND TO THE TOE OF SLOPE.

DIGGERS HOTLINE
Toll Free (800) 242-8511 -or- 811
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

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WYSER ENGINEERING

PRELIMINARY
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1617 SHERMAN AVE
VERMILION

1617 SHERMAN AVE
MADISON, WI 53704

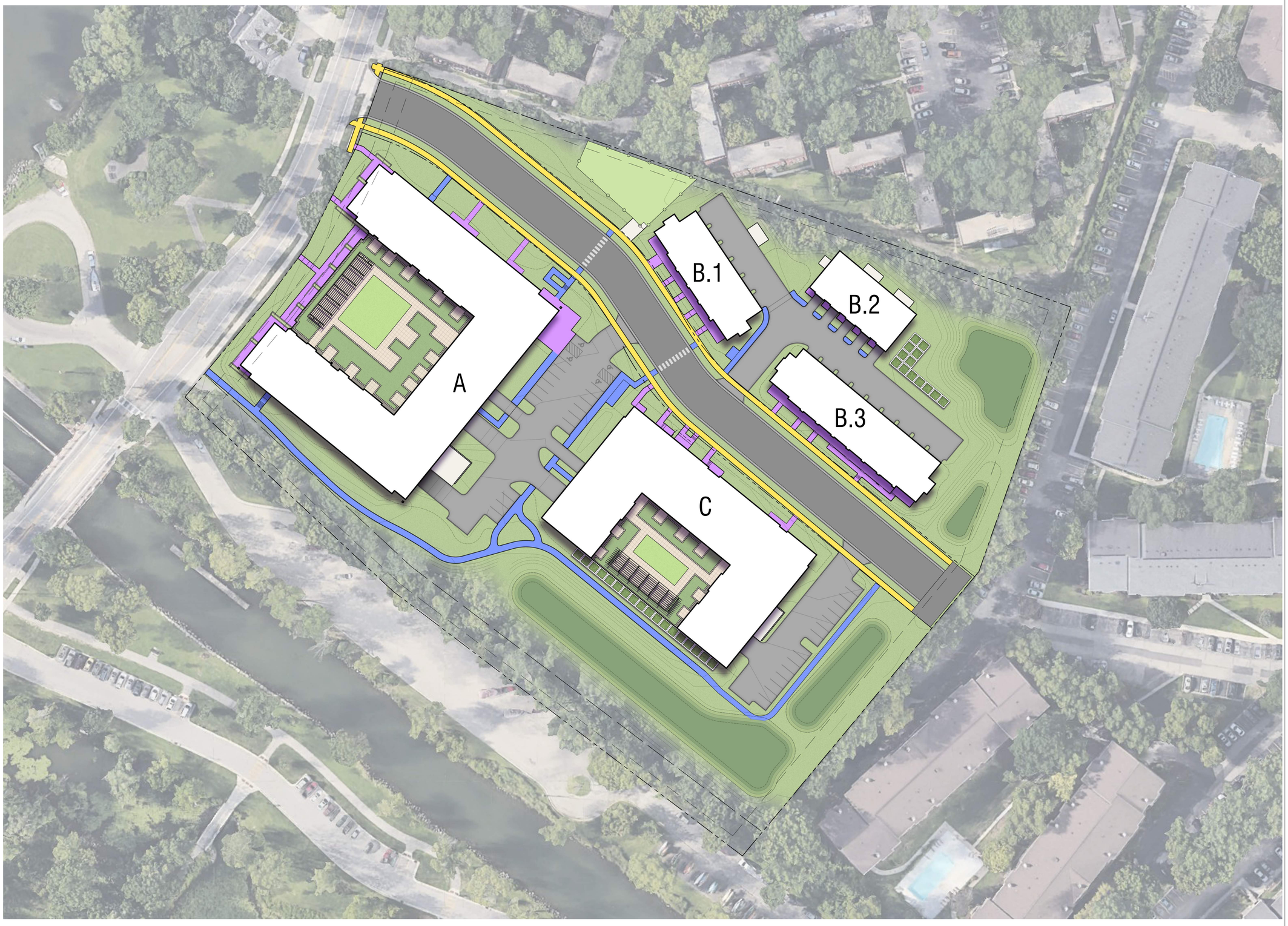
2022.21.00

Date	Issuance/Revisions	Symbol
01/17/2023	LAND USE APPLICATION	
04/26/2023	URBAN DESIGN COMMISSION	

GRADING PLAN

C200

File: W:\2022\220956_PU – 1617 Sherman Ave, Madison\DWG\22-0956_Civil Design.dwg Layout: Grading Plan User: Don Plotted: Jan 16, 2023 – 3:33pm



1 A001 SITE CONNECTIONS
NTS

LEGEND:

- WALK-UP UNITS
- CITY SIDEWALK
- INTERNAL SIDEWALK

PRELIMINARY
NOT FOR CONSTRUCTION

1617 SHERMAN AVE

VERMILION

1617 SHERMAN AVE
MADISON, WI 53704

2022.21.00

DATE	ISSUANCE/REVISIONS
04/26/2023	URBAN DESIGN COMMISSION

SITE CONNECTIONS

A001

3/27/2023 9:24:58 AM

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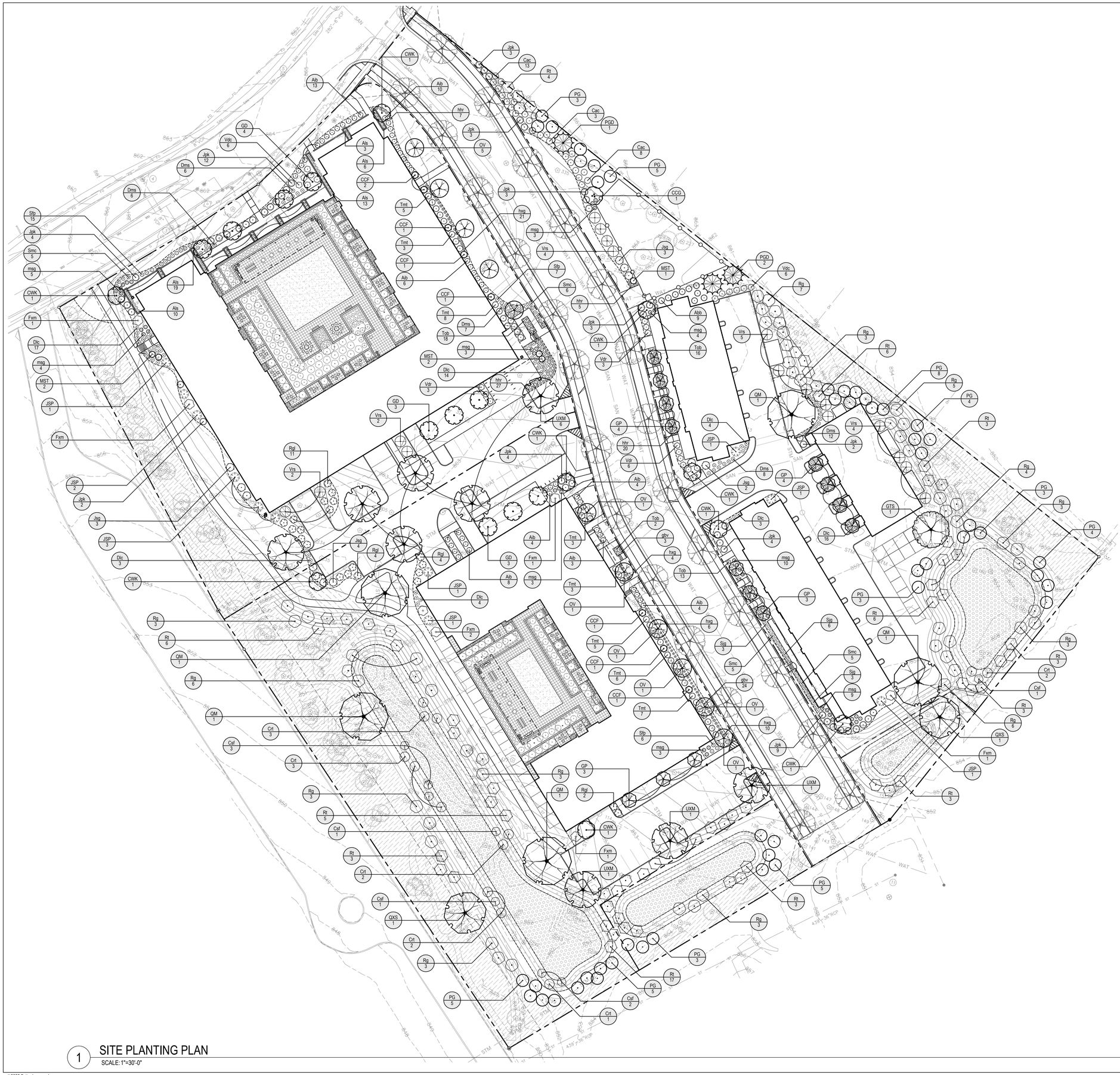

1 SITE PLANTING PLAN
SCALE: 1"=30'-0"

0 30' 60'
1" = 30'-0"

NORTH

1/10/2023 11:26:29 AM

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Potter Lawson
Success by Design

FIGUREGROUND
jporter@figureground-design.com
608-345-5101

PRELIMINARY
NOT FOR CONSTRUCTION

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	1
04/26/2023	URBAN DESIGN COMMISSION	

LANDSCAPE PLAN

L100

PLANT SCHEDULE BUILDING A

EVERGREEN TREES	CODE	BOTANICAL / COMMON NAME	SIZE	STOCK	HEIGHT	WI NATIVE STATUS	QTY
	JSP	Juniperus chinensis 'J.N. Select Blue' Star Power Juniper	See Height	B&B	8'	ADAPTIVE	6
ORNAMENTAL TREES	**CODE**	**BOTANICAL / COMMON NAME**	**SIZE**	**STOCK**	**HEIGHT**	**WI NATIVE STATUS**	**QTY**
	CCF	Carpinus caroliniana `J.N. Upright` Firespire Musclewood	Multi-Stem	B&B	8'	WI NATIVE CULTIVAR	5
	CWK	Crataegus viridis 'Winter King' Winter King Hawthorn	2.5" Cal.	B&B	10'	ADAPTIVE	2
	MST	Malus sargentii 'Tina' Tina Sargent Crabapple	See Height	B&B	4'	ADAPTIVE	4
OVERSTORY DECIDUOUS TREES	**CODE**	**BOTANICAL / COMMON NAME**	**SIZE**	**STOCK**	**HEIGHT**	**WI NATIVE STATUS**	**QTY**
	GD	Gleditsia triacanthos inermis 'Draves' Street Keeper® Honey Locust	3" Cal.	B&B	18'	ADAPTIVE	7
	OV	Ostrya virginiana Ironwood	3" Cal.	B&B	12'	WI NATIVE	5
	UXM	Ulmus x 'Morton' Accolade™ Elm	3" Cal.	B&B	18'	ADAPTIVE	4
DECIDUOUS SHRUBS	**CODE**	**BOTANICAL / COMMON NAME**	**SIZE**	**STOCK**	**HEIGHT**	**WI NATIVE STATUS**	**QTY**
	Aib	Aronia melanocarpa 'Morton' Iroquois Beauty™ Black Chokeberry	#3	Container	24"	WI NATIVE CULTIVAR	29
	Als	Aronia melanocarpa `UCONNAM165` TM Low Scape Mound Black Chokeberry	#3	Container	18"	WI NATIVE CULTIVAR	51
	Dlc	Diervilla lonicera `Copper` Copper Low Bush Honeysuckle	#3	Container	18"	WI NATIVE CULTIVAR	34
	Dms	Diervilla lonicera `Michigan Sunset` Michigan Sunset Honeysuckle	#3	Container	24"	WI NATIVE CULTIVAR	19
	Fxm	Forsythia x `Meadowlark` Meadowlark Forsythia	#5	Container	48"	ADAPTIVE	2
	Rgl	Rhus aromatica `Gro-Low` Gro-Low Fragrant Sumac	#3	Container	18"	WI NATIVE CULTIVAR	11
	Sfp	Spiraea fritschiana 'J.N. Select A' Pink-a-licious™ Fritch Spirea	#3	Container	24"	ADAPTIVE	22
	Smc	Spiraea japonica 'Magic Carpet' PP9,363 Magic Carpet Spirea	#3	Container	24"	ADAPTIVE	11
	Vrs	Viburnum dentatum 'Ralph Senior' Autumn Jazz Viburnum	#5	Container	36"	ADAPTIVE	4
	Vdc	Viburnum dentatum `Christom` Blue Muffin Viburnum	#5	Container	36"	ADAPTIVE	6
	Vdr	Viburnum dentatum `Rastzam` Raspberry Tart Viburnum	#5	Container	36"	ADAPTIVE	3
EVERGREEN SHRUBS	**CODE**	**BOTANICAL / COMMON NAME**	**SIZE**	**STOCK**	**HEIGHT**	**WI NATIVE STATUS**	**QTY**
	Jpk	Juniperus chinensis `Pfitzeriana Kallay` Kallay`s Compact Pfitzer Juniper	#5	Container	18"	ADAPTIVE	18
	Jsg	Juniperus x pfitzeriana 'Sea Green' Sea Green Pfitzer Juniper	#5	Container	30"	ADAPTIVE	3
	Tmt	Taxus x media `Tauntonii` Tauton Yew	#5	Container	24"	ADAPTIVE	16
	Tob	Thuja occidentalis 'Bobozam' Mr. Bowling Ball® Arborvitae	#5	Container	18"	ADAPTIVE	18
GRASSES & SEDGES	**CODE**	**BOTANICAL / COMMON NAME**	**SIZE**	**STOCK**	**HEIGHT**	**WI NATIVE STATUS**	**QTY**
	msg	Miscanthus sinensis `Gracillimus` Gracillimus Eulalia Grass	#1	Container	N/A	ADAPTIVE	12
HERBACEOUS PERENNIALS	**CODE**	**BOTANICAL / COMMON NAME**	**SIZE**	**STOCK**	**HEIGHT**	**WI NATIVE STATUS**	**QTY**
	hhr	Hemerocallis x `Happy Returns` Happy Returns Daylily	#1	Container	N/A	ADAPTIVE	34
	hxg	Hosta x `Guacamole` Guacamole Hosta	#1	Container	N/A	ADAPTIVE	21

BIORETENTION PLANTINGS		
Forbs and legumes:		
Common Name	**Botanical Name**	**Quantity**
Red Milkweed	*Asclepias incarnata*	819
New England Aster	*Aster novae-angliae*	819
White False Indigo	*Baptisia lactea*	819
Joe Pye Weed	*Eupatorium maculatum*	819
Boneset	*Eupatorium perfoliatum*	819
Ox Eye Sunflower	*Heliopsis helianthoides*	819
Blue Flag Iris	*Iris versicolor*	819
Prairie Blazing Star	*Liatris pycnostachya*	819
Great Blue Lobelia	*Lobelia siphilitica*	819
Bergamot	*Monarda fistulosa*	819
Smooth Penstemon	*Penstemon digitalis*	819
Yellow Coneflower	*Ratibida pinnata*	819
Sweet Black Eyed Susan	*Rudbeckia subtomentosa*	819
Stiff Goldenrod	*Solidago rigida*	819
Blue Vervain	*Verbena hastata*	819
Culver's Root	*Veronicastrum virginicum*	819
Grasses, Rushes and Sedges:		
Common Name	**Botanical Name**	**Quantity**
Bluejoint Grass	*Calamagrostis canadensis*	819
Canada Wild Rye	*Elymus canadensis*	819
Virginia Wild Rye	*Elymus virginicus*	819
Bebb's Sedge	*Carex bebbii*	819
Fox Sedge	*Carex vulpinoidea*	819
Common Rush	*Juncus effusus*	819
Note: Bioretention plugs shall be planted 12" O.C.		
15,686 SF @ 12" O.C. = 18,039 plugs.		

PLANT SCHEDULE BUILDING B

EVERGREEN TREES	CODE	BOTANICAL / COMMON NAME	SIZE	STOCK	HEIGHT	WI NATIVE STATUS	QTY
	JSP	Juniperus chinensis 'J.N. Select Blue' Star Power Juniper	See Height	B&B	8'	ADAPTIVE	3
	PGD	Picea glauca 'Densata' Black Hills Spruce	See Height	B&B	12'	WI NATIVE CULTIVAR	3
ORNAMENTAL TREES	**CODE**	**BOTANICAL / COMMON NAME**	**SIZE**	**STOCK**	**HEIGHT**	**WI NATIVE STATUS**	**QTY**
	CCG	Crataegus crus-galli var. inermis Thornless Cockspur Hawthorn	Multi-Stem	B&B	10'	WI NATIVE CULTIVAR	1
	CWK	Crataegus viridis 'Winter King' Winter King Hawthorn	2.5" Cal.	B&B	10'	ADAPTIVE	4
	MST	Malus sargentii 'Tina' Tina Sargent Crabapple	See Height	B&B	4'	ADAPTIVE	1
OVERSTORY DECIDUOUS TREES	**CODE**	**BOTANICAL / COMMON NAME**	**SIZE**	**STOCK**	**HEIGHT**	**WI NATIVE STATUS**	**QTY**
	GP	Ginkgo biloba 'Princeton Sentry' Princeton Sentry Maidenhair Tree	3" Cal.	B&B	14'	ADAPTIVE	11
	GTS	Gleditsia triacanthos inermis `Skycole` TM Skyline Thornless Honey Locust	3" Cal.	B&B	18'	ADAPTIVE	1
	PG	Populus grandidentata Largetooth Aspen	See Height	Bare Root	8'	WI NATIVE	30
	QM	Quercus macrocarpa Burr Oak	3" Cal.	B&B	18'	WI NATIVE	2
DECIDUOUS SHRUBS	**CODE**	**BOTANICAL / COMMON NAME**	**SIZE**	**STOCK**	**HEIGHT**	**WI NATIVE STATUS**	**QTY**
	Abb	Aronia arbutifolia `Brilliantissima` Brilliant Red Chokeberry	#5	Container	36"	ADAPTIVE	9
	Crt	Cornus sericea Red Twig Dogwood	#3	Container	36"	WI NATIVE	2
	Cac	Cornus sericea 'Alleman's Compact' Alleman's Compact Dogwood	#3	Container	36"	WI NATIVE CULTIVAR	24
	Csf	Cornus sericea 'Flaviramea' Yellow Twig Dogwood	#3	Container	36"	WI NATIVE CULTIVAR	1
	Dlc	Diervilla lonicera `Copper` Copper Low Bush Honeysuckle	#3	Container	18"	WI NATIVE CULTIVAR	23
	Dms	Diervilla lonicera `Michigan Sunset` Michigan Sunset Honeysuckle	#3	Container	24"	WI NATIVE CULTIVAR	20
	Fxm	Forsythia x `Meadowlark` Meadowlark Forsythia	#5	Container	48"	ADAPTIVE	1
	Rg	Rhus glabra Smooth Sumac	#5	Container	48"	WI NATIVE	31
	Rt	Rhus typhina Staghorn Sumac	#5	Container	48"	WI NATIVE	25
	Sjg	Spiraea japonica 'Goldmound' Goldmound Japanese Spirea	#3	Container	24"	ADAPTIVE	12
	Smc	Spiraea japonica 'Magic Carpet' PP9,363 Magic Carpet Spirea	#3	Container	24"	ADAPTIVE	10
	Vrs	Viburnum dentatum 'Ralph Senior' Autumn Jazz Viburnum	#5	Container	36"	ADAPTIVE	13
	Vdc	Viburnum dentatum `Christom` Blue Muffin Viburnum	#5	Container	36"	ADAPTIVE	6
	Vdr	Viburnum dentatum `Rastzam` Raspberry Tart Viburnum	#5	Container	36"	ADAPTIVE	9
EVERGREEN SHRUBS	**CODE**	**BOTANICAL / COMMON NAME**	**SIZE**	**STOCK**	**HEIGHT**	**WI NATIVE STATUS**	**QTY**
	Jpk	Juniperus chinensis `Pfitzeriana Kallay` Kallay`s Compact Pfitzer Juniper	#5	Container	18"	ADAPTIVE	27
	Jsg	Juniperus x pfitzeriana 'Sea Green' Sea Green Pfitzer Juniper	#5	Container	30"	ADAPTIVE	5
	Tob	Thuja occidentalis 'Bobozam' Mr. Bowling Ball® Arborvitae	#5	Container	18"	ADAPTIVE	29
GRASSES & SEDGES	**CODE**	**BOTANICAL / COMMON NAME**	**SIZE**	**STOCK**	**HEIGHT**	**WI NATIVE STATUS**	**QTY**
	msg	Miscanthus sinensis `Gracillimus` Gracillimus Eulalia Grass	#1	Container	N/A	ADAPTIVE	26
HERBACEOUS PERENNIALS	**CODE**	**BOTANICAL / COMMON NAME**	**SIZE**	**STOCK**	**HEIGHT**	**WI NATIVE STATUS**	**QTY**
	hhr	Hemerocallis x `Happy Returns` Happy Returns Daylily	#1	Container	N/A	ADAPTIVE	25

City of Madison, WI Landscape Worksheet - 1617 Sherman Avenue			
1/17/2023			
Zoning: Traditional Residential - Urban District 2 (TR-U2)			
Lots	**Developed Area (SF)**	**Landscape Points Required**	**Landscape Points Achieved**
Building 'A'	39,386	656	2,124
Building 'B'	64,104	1,068	1,568
Building 'C'	63,536	1,059	1,850
Total	167,026	**2,784**	**5,542**

Development Frontage Landscaping (1) overstory deciduous tree and (5) shrubs /30 LF *(2) ornamental trees or (2) evergreen trees may be used in place of (1) overstory deciduous tree	**Frontage (LF)**	**Overstory Trees Required**	**Overstory Trees Proposed/Existing**	**Shrubs Required**	**Shrubs Proposed/Existing**
BUILDING A					
Sherman Avenue	**250**	**8**	**8** [(6) overstory trees and (4) ornamental trees]	**42**	**64**
Proposed Public Street	**250**	**8**	**9** [(5) overstory trees and (8) ornamental trees]	**42**	**78**
BUILDING B					
Proposed Public Street	**321**	**11**	**11** [(7) overstory trees and (8) ornamental trees]	**53**	**75**
BUILDING C					
Proposed Public Street	**239**	**8**	**8** [(6) overstory trees and (4) ornamental trees]	**40**	**43**

***Interior Parking Lot Landscaping (for lots with 20 or more parking spaces) - N/A**
(No surface parking lots with 20 or more parking spaces)

PLANT SCHEDULE BUILDING C

EVERGREEN TREES	CODE	BOTANICAL / COMMON NAME	SIZE	STOCK	HEIGHT	WI NATIVE STATUS	QTY
	JSP	Juniperus chinensis 'J.N. Select Blue' Star Power Juniper	See Height	B&B	8'	ADAPTIVE	2
ORNAMENTAL TREES	**CODE**	**BOTANICAL / COMMON NAME**	**SIZE**	**STOCK**	**HEIGHT**	**WI NATIVE STATUS**	**QTY**
	CCF	Carpinus caroliniana `J.N. Upright` Firespire Musclewood	Multi-Stem	B&B	8'	WI NATIVE CULTIVAR	3
	CWK	Crataegus viridis 'Winter King' Winter King Hawthorn	2.5" Cal.	B&B	10'	ADAPTIVE	3
OVERSTORY DECIDUOUS TREES	**CODE**	**BOTANICAL / COMMON NAME**	**SIZE**	**STOCK**	**HEIGHT**	**WI NATIVE STATUS**	**QTY**
	GP	Ginkgo biloba 'Princeton Sentry' Princeton Sentry Maidenhair Tree	3" Cal.	B&B	14'	ADAPTIVE	3
	GD	Gleditsia triacanthos inermis 'Draves' Street Keeper® Honey Locust	3" Cal.	B&B	18'	ADAPTIVE	3
	OV	Ostrya virginiana Ironwood	3" Cal.	B&B	12'	WI NATIVE	6
	PG	Populus grandidentata Largetooth Aspen	See Height	Bare Root	8'	WI NATIVE	10
	QM	Quercus macrocarpa Burr Oak	3" Cal.	B&B	18'	WI NATIVE	3
	QXS	Quercus x schuetti Swamp Bur Oak	3.5" Cal.	B&B	18'	WI NATIVE HYBRID	1
	UXM	Ulmus x 'Morton' Accolade™ Elm	3" Cal.	B&B	18'	ADAPTIVE	5
DECIDUOUS SHRUBS	**CODE**	**BOTANICAL / COMMON NAME**	**SIZE**	**STOCK**	**HEIGHT**	**WI NATIVE STATUS**	**QTY**
	Aib	Aronia melanocarpa 'Morton' Iroquois Beauty™ Black Chokeberry	#3	Container	24"	WI NATIVE CULTIVAR	23
	Crt	Cornus sericea Red Twig Dogwood	#3	Container	36"	WI NATIVE	11
	Csf	Cornus sericea 'Flaviramea' Yellow Twig Dogwood	#3	Container	36"	WI NATIVE CULTIVAR	7
	Dlc	Diervilla lonicera `Copper` Copper Low Bush Honeysuckle	#3	Container	18"	WI NATIVE CULTIVAR	4
	Fxm	Forsythia x `Meadowlark` Meadowlark Forsythia	#5	Container	48"	ADAPTIVE	4
	Rgl	Rhus aromatica `Gro-Low` Gro-Low Fragrant Sumac	#3	Container	18"	WI NATIVE CULTIVAR	10
	Rg	Rhus glabra Smooth Sumac	#5	Container	48"	WI NATIVE	18
	Rt	Rhus typhina Staghorn Sumac	#5	Container	48"	WI NATIVE	27
	Sfp	Spiraea fritschiana 'J.N. Select A' Pink-a-licious™ Fritch Spirea	#3	Container	24"	ADAPTIVE	6
EVERGREEN SHRUBS	**CODE**	**BOTANICAL / COMMON NAME**	**SIZE**	**STOCK**	**HEIGHT**	**WI NATIVE STATUS**	**QTY**
	Jpk	Juniperus chinensis `Pfitzeriana Kallay` Kallay`s Compact Pfitzer Juniper	#5	Container	18"	ADAPTIVE	4
	Jsg	Juniperus x pfitzeriana 'Sea Green' Sea Green Pfitzer Juniper	#5	Container	30"	ADAPTIVE	4
	Tmt	Taxus x media `Tauntonii` Tauton Yew	#5	Container	24"	ADAPTIVE	24
	Tob	Thuja occidentalis 'Bobozam' Mr. Bowling Ball® Arborvitae	#5	Container	18"	ADAPTIVE	2
GRASSES & SEDGES	**CODE**	**BOTANICAL / COMMON NAME**	**SIZE**	**STOCK**	**HEIGHT**	**WI NATIVE STATUS**	**QTY**
	msg	Miscanthus sinensis `Gracillimus` Gracillimus Eulalia Grass	#1	Container	N/A	ADAPTIVE	6
HERBACEOUS PERENNIALS	**CODE**	**BOTANICAL / COMMON NAME**	**SIZE**	**STOCK**	**HEIGHT**	**WI NATIVE STATUS**	**QTY**
	gbv	Geranium macrorrhizum `Beven`s Variety` Beven`s Variety Geranium	#1	Container	N/A	ADAPTIVE	27
	hxg	Hosta x `Guacamole` Guacamole Hosta	#1	Container	N/A	ADAPTIVE	20

BUILDING A			
Plant Type/Element	**Points**	**Quantity**	**Points Achieved**
Overstory deciduous trees	35	16	560
Tall evergreen trees	35	7	245
Ornamental trees	15	13	195
Upright evergreen shrubs	10	0	0
Shrubs, deciduous	3	194	582
Shrubs, evergreen	4	50	200
Ornamental grasses/perennials	2	59	118
Decorative fencing/wall	4/LF	0	0
Existing specimen tree	14/cal. inch	224	224
Landscape furniture (public)	5/seat	0	0
Total Points Achieved			**2,124**

BUILDING B			
Plant Type/Element	**Points**	**Quantity**	**Points Achieved**
Overstory deciduous trees	35	14	490
Tall evergreen trees	35	5	175
Ornamental trees	15	7	105
Upright evergreen shrubs	10	0	0
Shrubs, deciduous	3	152	456
Shrubs, evergreen	4	60	240
Ornamental grasses/perennials	2	51	102
Decorative fencing/wall	4/LF	0	0
Existing specimen tree	14/cal. inch	0	0
Landscape furniture (public)	5/seat	0	0
Total			**1,568**

BUILDING C			
Plant Type/Element	**Points**	**Quantity**	**Points Achieved**
Overstory deciduous trees	35	32	1120
Tall evergreen trees	35	2	70
Ornamental trees	15	6	90
Upright evergreen shrubs	10	0	0
Shrubs, deciduous	3	110	330
Shrubs, evergreen	4	33	132
Ornamental grasses/perennials	2	54	108
Decorative fencing/wall	4/LF	0	0
Existing specimen tree	14/cal. inch	0	0
Landscape furniture (public)	5/seat	0	0
Total			**1,850**

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DATE	ISSUANCE/REVISIONS	
01/17/2023	LAND-USE APPLICATION	
01/30/2023	LAND-USE APPLICATION - SUPPLEMENTAL INFO	1
04/26/2023	URBAN DESIGN COMMISSION	

PLANTING SCHEDULES AND LANDSCAPE WORKSHEET

L101

1/10/2023 11:28:29 AM

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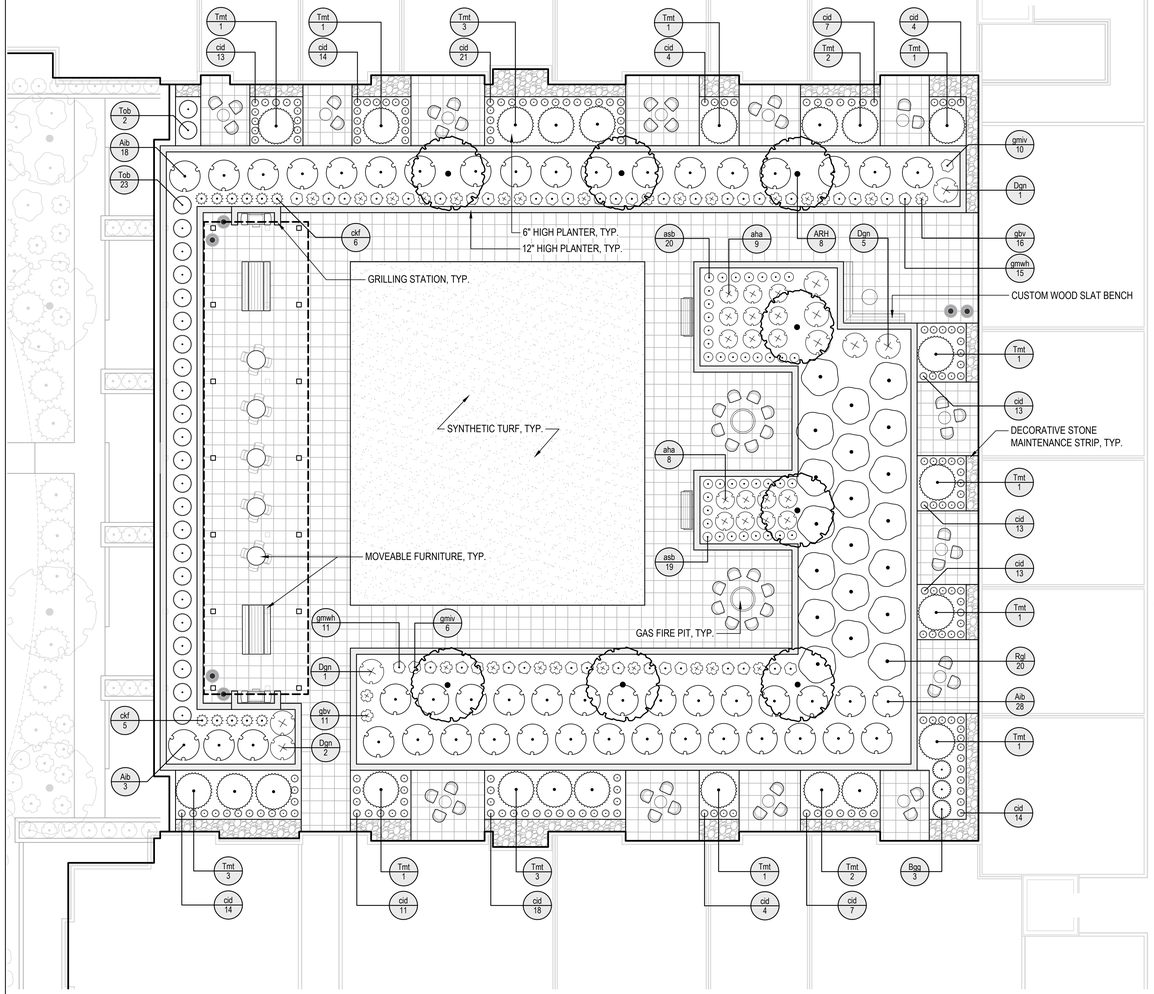


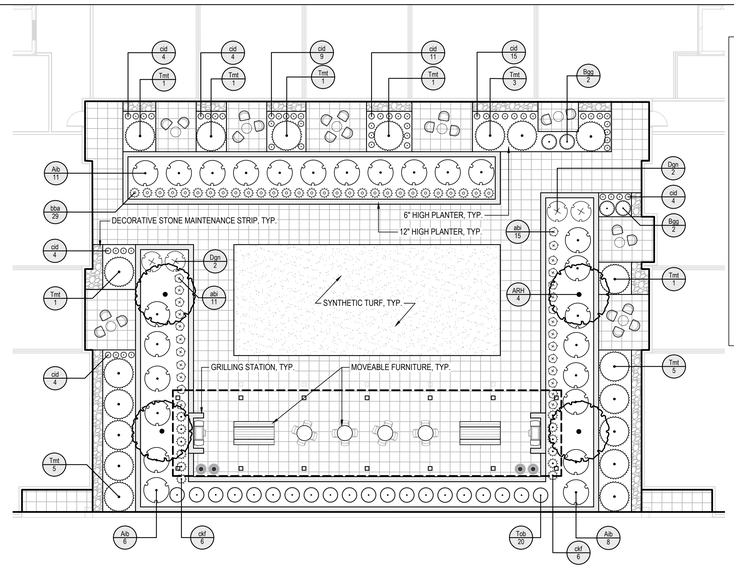
1 BLDG. A - 2ND FLOOR PLANTING PLAN

SCALE: 1"=10'-0"

0 10' 20'
1" = 10'-0"

PLANT SCHEDULE BLDG A - 2ND FLOOR

ORNAMENTAL TREES	CODE	BOTANICAL / COMMON NAME	SIZE	STOCK	HEIGHT	WI NATIVE STATUS	QTY
	ARH	Amelanchier x grandiflora `Robin Hill` Robin Hill Serviceberry	2" Cal.	B&B	10` Height	WI NATIVE CULTIVAR	8
DECIDUOUS SHRUBS	**CODE**	**BOTANICAL / COMMON NAME**	**SIZE**	**STOCK**	**HEIGHT**	**WI NATIVE STATUS**	**QTY**
	Aib	Aronia melanocarpa 'Morton' Iroquois Beauty™ Black Chokeberry	#3	Container	24"	WI NATIVE CULTIVAR	49
	Dgn	Deutzia gracilis `Nikko` Nikko Deutzia	3 gal.	Container	18"	ADAPTIVE	9
	Rgl	Rhus aromatica `Gro-Low` Gro-Low Fragrant Sumac	#3	Container	18"	WI NATIVE CULTIVAR	20
EVERGREEN SHRUBS	**CODE**	**BOTANICAL / COMMON NAME**	**SIZE**	**STOCK**	**HEIGHT**	**WI NATIVE STATUS**	**QTY**
	Bgg	Buxus x `Green Gem` Green Gem Boxwood	3 gal.	Container	24"	ADAPTIVE	3
	Tmt	Taxus x media `Tauntonii` Tauton Yew	#5	Container	24"	ADAPTIVE	23
	Tob	Thuja occidentalis 'Bobozam' Mr. Bowling Ball® Arborvitae	#5	Container	18"	ADAPTIVE	25
GRASSES & SEDGES	**CODE**	**BOTANICAL / COMMON NAME**	**SIZE**	**STOCK**	**HEIGHT**	**WI NATIVE STATUS**	**QTY**
	ckf	Calamagrostis x acutiflora `Karl Foerster` Feather Reed Grass	1 gal.	Container	N/A	ADAPTIVE	11
	cid	Carex x `Ice Dance` Ice Dance Sedge	#SP4	Flat	N/A	ADAPTIVE	170
HERBACEOUS PERENNIALS	**CODE**	**BOTANICAL / COMMON NAME**	**SIZE**	**STOCK**	**HEIGHT**	**WI NATIVE STATUS**	**QTY**
	asb	Allium tanguticum `Summer Beauty` Summer Beauty Allium	#1	Container	N/A	ADAPTIVE	39
	aha	Amsonia hubrichtii `Halfway to Arkansas` Halfway to Arkansas Bluestar	#1	Container	N/A	WI NATIVE CULTIVAR	17
	gbv	Geranium macrorrhizum `Beven`s Variety` Beven`s Variety Geranium	#1	Container	N/A	ADAPTIVE	27
	gmiv	Geranium macrorrhizum `Ingwersen`s Variety` Ingwersen`s Variety Geranium	#1	Container	N/A	ADAPTIVE	16
	gmwh	Geranium macrorrhizum `White Ness` White Ness Geranium	#1	Container	N/A	ADAPTIVE	26



2 BLDG. C - 2ND FLOOR PLANTING PLAN

SCALE: 1"=10'-0"

0 10' 20'
1" = 10'-0"

PLANT SCHEDULE BLDG C - 2ND FLOOR

ORNAMENTAL TREES	CODE	BOTANICAL / COMMON NAME	SIZE	STOCK	HEIGHT	WI NATIVE STATUS	QTY
	ARH	Amelanchier x grandiflora `Robin Hill` Robin Hill Serviceberry	2" Cal.	B&B	10` Height	WI NATIVE CULTIVAR	4
DECIDUOUS SHRUBS	**CODE**	**BOTANICAL / COMMON NAME**	**SIZE**	**STOCK**	**HEIGHT**	**WI NATIVE STATUS**	**QTY**
	Aib	Aronia melanocarpa 'Morton' Iroquois Beauty™ Black Chokeberry	#3	Container	24"	WI NATIVE CULTIVAR	25
	Dgn	Deutzia gracilis `Nikko` Nikko Deutzia	3 gal.	Container	18"	ADAPTIVE	4
EVERGREEN SHRUBS	**CODE**	**BOTANICAL / COMMON NAME**	**SIZE**	**STOCK**	**HEIGHT**	**WI NATIVE STATUS**	**QTY**
	Bgg	Buxus x `Green Gem` Green Gem Boxwood	3 gal.	Container	24"	ADAPTIVE	4
	Tmt	Taxus x media `Tauntonii` Tauton Yew	#5	Container	24"	ADAPTIVE	19
	Tob	Thuja occidentalis 'Bobozam' Mr. Bowling Ball® Arborvitae	#5	Container	18"	ADAPTIVE	20
GRASSES & SEDGES	**CODE**	**BOTANICAL / COMMON NAME**	**SIZE**	**STOCK**	**HEIGHT**	**WI NATIVE STATUS**	**QTY**
	bba	Bouteloua gracilis 'Blonde Ambition' Blonde Ambition Blue Grama	#1	Container	N/A	WI NATIVE CULTIVAR	29
	ckf	Calamagrostis x acutiflora `Karl Foerster` Feather Reed Grass	1 gal.	Container	N/A	ADAPTIVE	12
	cid	Carex x `Ice Dance` Ice Dance Sedge	#SP4	Flat	N/A	ADAPTIVE	55

LEGEND:

- PROPOSED PATIO AREAS (PAVERS ON PEDESTAL SYSTEM)
- PROPOSED SYNTHETIC TURF PLAY/FLEX AREAS
- PROPOSED FURNITURE:
  - MOVEABLE TABLES AND CHAIRS
  - PICNIC TABLES
  - WASTE RECEPTACLES
  - GRILLING STATIONS
  - GAS FIRE PIT

NOTES:
1. DRIP IRRIGATION SYSTEM SHALL BE INSTALLED FOR ALL GREEN ROOF PLANTINGS.
2. SOIL DEPTH VARIES (18" FOR SHRUBS AND PERENNIALS AND 30" FOR TREES). SOIL PROFILE EXTENDS BELOW FFE/WEARING SURFACE.

NORTH

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2ND FLOOR PLANTING PLANS

L102

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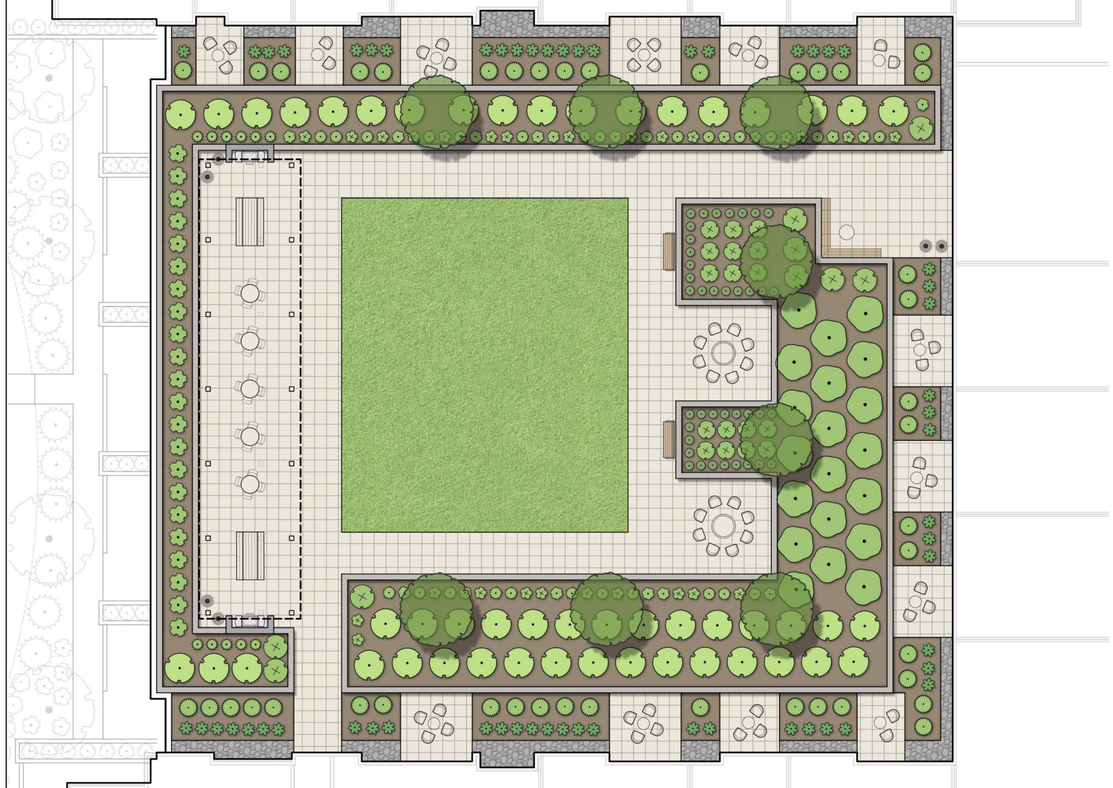

1 BLDG. A - 2ND FLOOR PLANTING PLAN
SCALE: 1"=10'-0"

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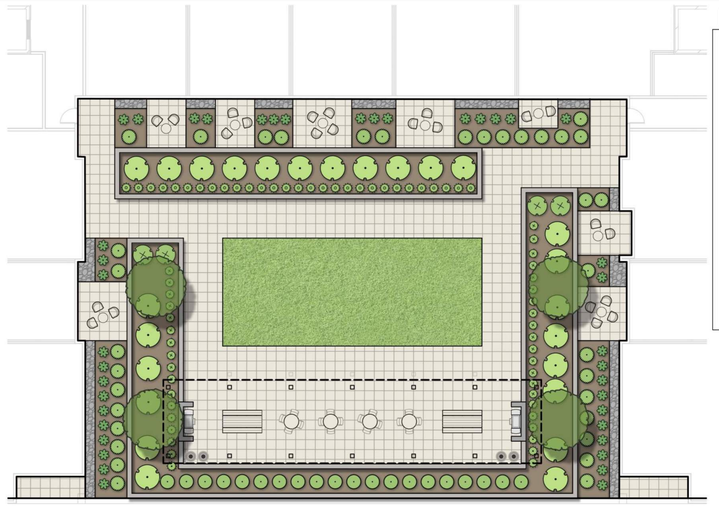
1" = 10'-0"



2 BLDG. C - 2ND FLOOR PLANTING PLAN
SCALE: 1"=10'-0"

0 10' 20'
1" = 10'-0"

LEGEND:

PROPOSED PATIO AREAS
(PAVERS ON PEDESTAL SYSTEM)

PROPOSED SYNTHETIC TURF
PLAY/FLEX AREAS

PROPOSED FURNITURE:
- MOVEABLE TABLES AND CHAIRS
- PICNIC TABLES
- WASTE RECEPTACLES
- GRILLING STATIONS
- GAS FIRE PIT

NOTES:
1. DRIP IRRIGATION SYSTEM SHALL BE INSTALLED FOR ALL GREEN ROOF PLANTINGS.
2. SOIL DEPTH VARIES (18" FOR SHRUBS AND PERENNIALS AND 30" FOR TREES). SOIL PROFILE EXTENDS BELOW FFE/WEARING SURFACE.

NORTH

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SECOND FLOOR PLANTING PLANS COLORED

L103

3/24/2023 4:10:31 PM

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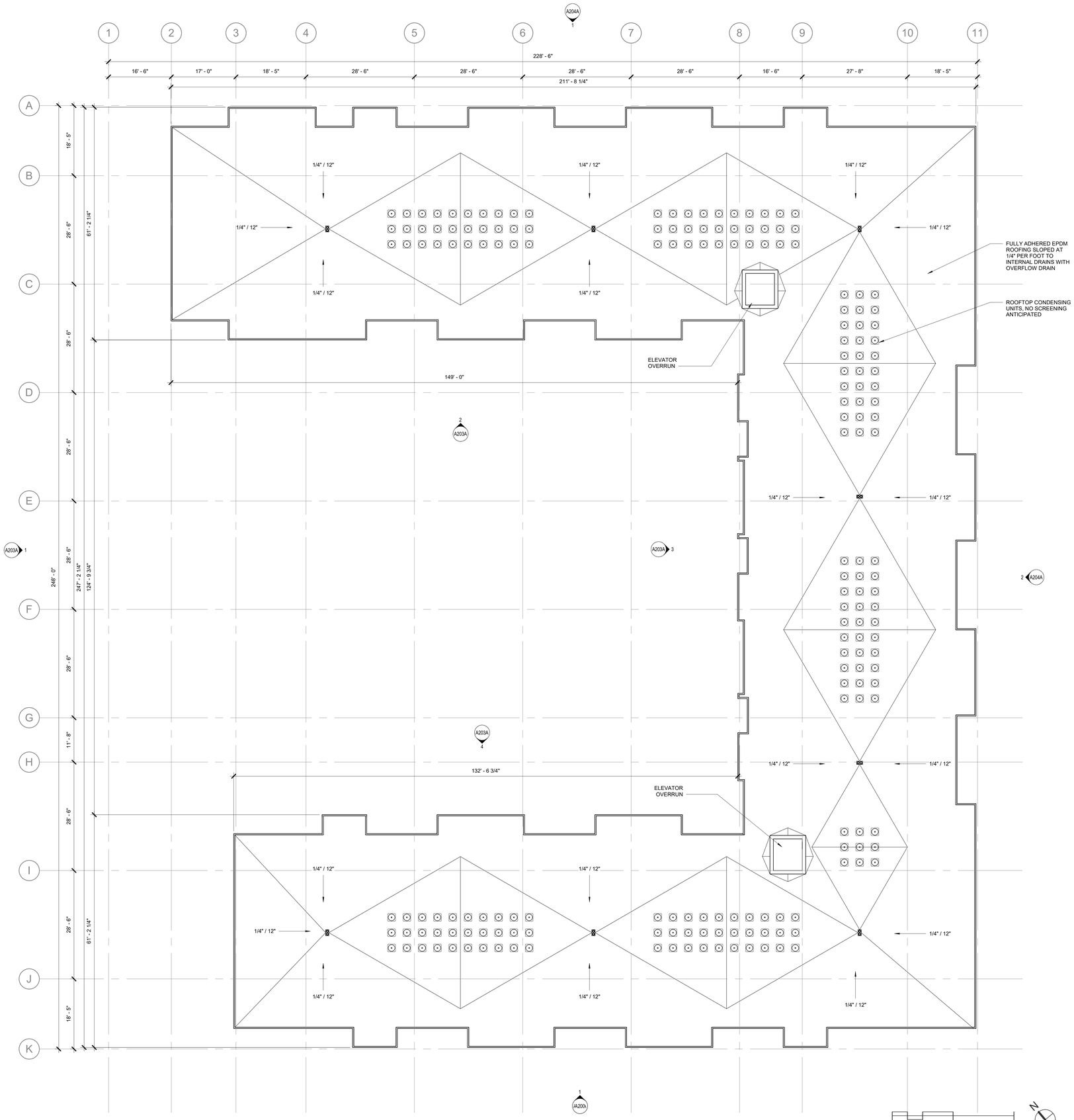

1 A106A ROOF PLAN - SCHEMATIC
3/32" = 1'-0"

3/24/2023 4:10:25 PM

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04/26/2023	URBAN DESIGN COMMISSION

ROOF PLAN

A106A

1 A201A WEST ELEVATION
3/32" = 1'-0"

2 A201A COURTYARD NORTH ELEVATION
3/32" = 1'-0"

3 A201A COURTYARD EAST ELEVATION
3/32" = 1'-0"

4 A201A COURTYARD SOUTH ELEVATION
3/32" = 1'-0"

3/24/2023 4:10:26 PM

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EXTERIOR MATERIALS

- A HARDIE PLANK LAP SIDING BEADED SMOOTH - IRON GRAY
- B HARDIE PLANK LAP SIDING BEADED SMOOTH - COBBLESTONE
- C ENDICOTT FACE BRICK - GRAY SANDS
- D ENDICOTT FACE BRICK - MANGANESE IRON SPOT
- E WOODTONE RUSTIC SERIES, JAMES HARDIE - SAND CASTLE, TYPICAL
- F HARDIE ARCHITECTURAL PANEL - FINE SAND PAINT
- G HARDIE ARCHITECTURAL PANEL - SEAGRASS PAINT
- H RAILING SYSTEM, TYPICAL
- I INTUS DOOR AND WINDOWS, TYPICAL
- J PRODIMA - PARKLEX NATURCLAD B CLADDING - MUSTARD
- K OVERHEAD COILING GARAGE DOOR
- L BRAKE METAL COPING - PAINT
- M ALUMINUM HOPPER AND DOWNSPOUT

GLAZING NOTES

APPROACH TO BIRD-FRIENDLY GLAZING:
- ALL FACADES ARE COMPOSED OF LESS THAN 50% GLAZING
- GLAZING AREAS ARE DIVIDED BY A MINIMUM OF 6" WHERE NECESSARY SO THAT NO AREA EXCEEDS 50 SF.

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BUILDING ELEVATIONS COLOR

A201A

1 A202A NORTH ELEVATION

3/32" = 1'-0"

0' 8' 16' 24' 32'

2 A202A EAST ELEVATION

3/32" = 1'-0"

0' 8' 16' 24' 32'

3 A202A SOUTH ELEVATION

3/32" = 1'-0"

0' 8' 16' 24' 32'

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EXTERIOR MATERIALS

- A HARDIE PLANK LAP SIDING BEADED SMOOTH - IRON GRAY
- B HARDIE PLANK LAP SIDING BEADED SMOOTH - COBBLESTONE
- C ENDICOTT FACE BRICK - GRAY SANDS
- D ENDICOTT FACE BRICK - MANGANESE IRON SPOT
- E WOODTONE RUSTIC SERIES, JAMES HARDIE - SAND CASTLE, TYPICAL
- F HARDIE ARCHITECTURAL PANEL - FINE SAND PAINT
- G HARDIE ARCHITECTURAL PANEL - SEAGRASS PAINT
- H RAILING SYSTEM, TYPICAL
- I INTUS DOOR AND WINDOWS, TYPICAL
- J PRODIMA - PARKLEX NATURCLAD B CLADDING - MUSTARD
- K OVERHEAD COILING GARAGE DOOR
- L BRAKE METAL COPING - PAINT
- M ALUMINUM HOPPER AND DOWNSPOUT

GLAZING NOTES

APPROACH TO BIRD-FRIENDLY GLAZING:

- ALL FACADES ARE COMPOSED OF LESS THAN 50% GLAZING
- GLAZING AREAS ARE DIVIDED BY A MINIMUM OF 6" WHERE NECESSARY SO THAT NO AREA EXCEEDS 50 SF.

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BUILDING ELEVATIONS COLOR

A202A

3/24/2023 4:10:26 PM

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1 A203A WEST ELEVATION
3/32" = 1'-0"

2 A203A COURTYARD NORTH ELEVATION
3/32" = 1'-0"

3 A203A COURTYARD EAST ELEVATION
3/32" = 1'-0"

4 A203A COURTYARD SOUTH ELEVATION
3/32" = 1'-0"

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BUILDING ELEVATIONS B/W

A203A

3/24/2023 4:10:27 PM

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1 A204A NORTH ELEVATION
3/32" = 1'-0"

0' 8' 16' 24' 32'

2 A204A EAST ELEVATION
3/32" = 1'-0"

0' 8' 16' 24' 32'

3 A204A SOUTH ELEVATION
3/32" = 1'-0"

0' 8' 16' 24' 32'

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BUILDING ELEVATIONS B/W

A204A

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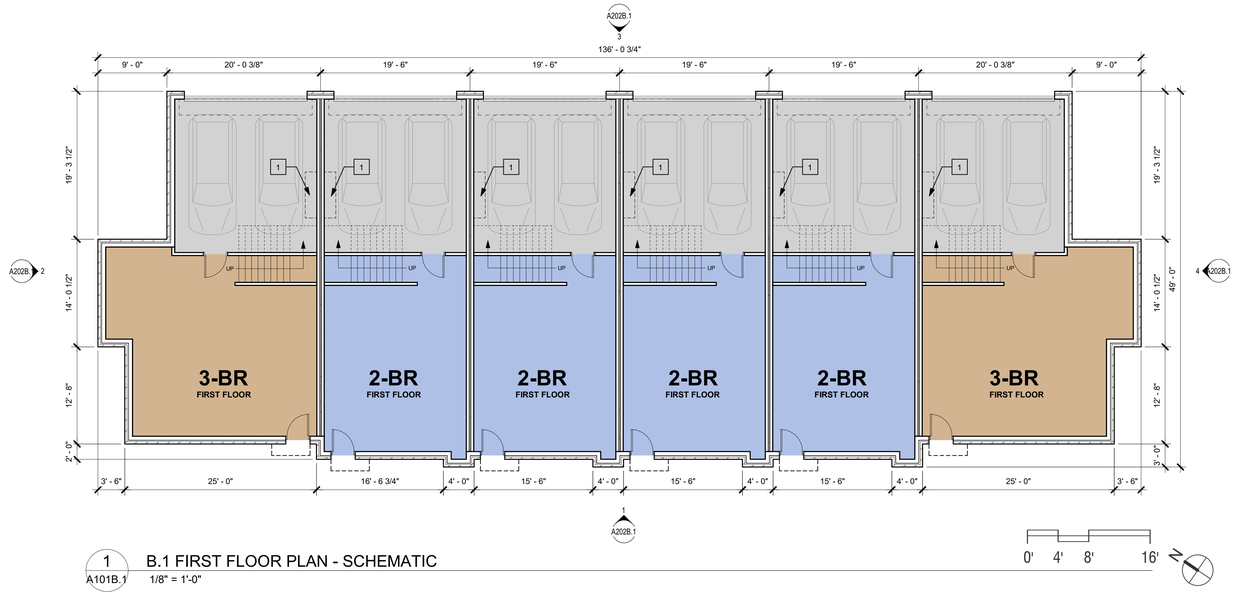
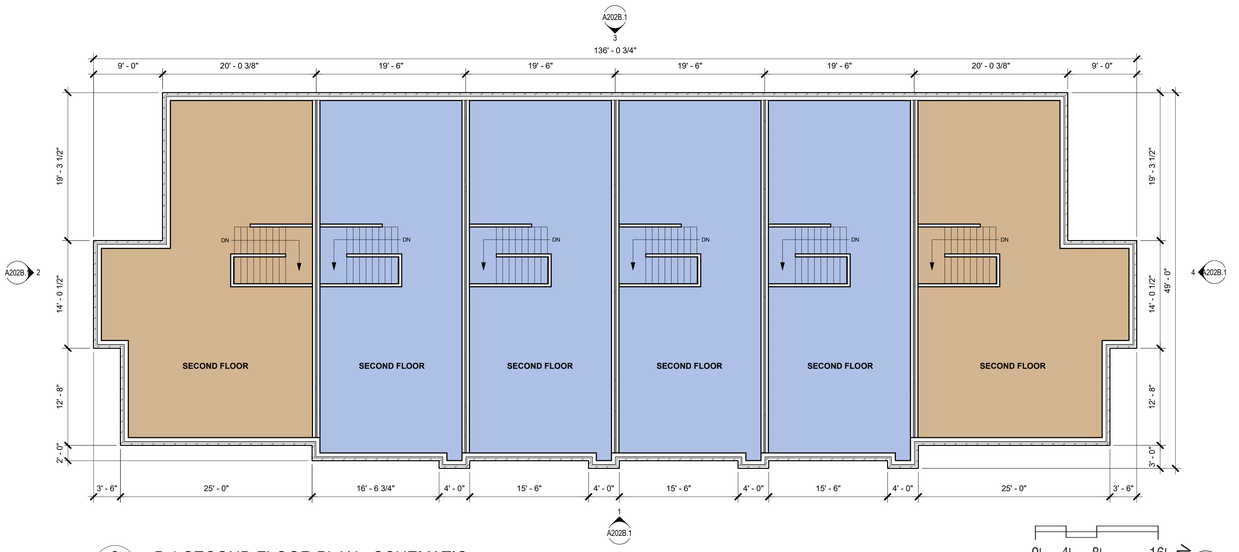


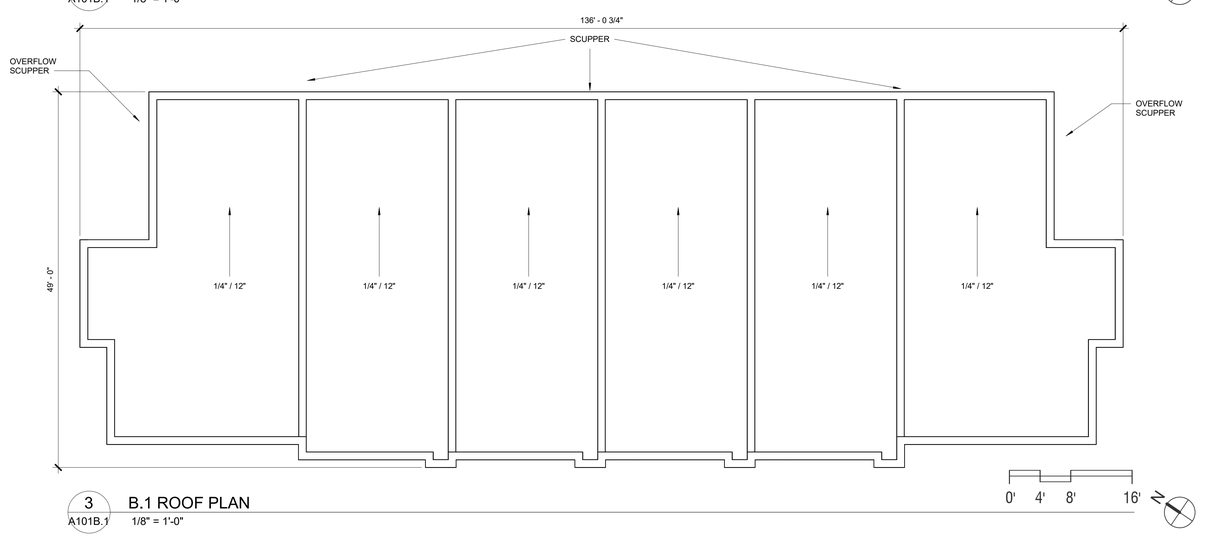
1 A101B.1 B.1 FIRST FLOOR PLAN - SCHEMATIC

1/8" = 1'-0"



2 A101B.1 B.1 SECOND FLOOR PLAN - SCHEMATIC

1/8" = 1'-0"



3 A101B.1 B.1 ROOF PLAN

1/8" = 1'-0"

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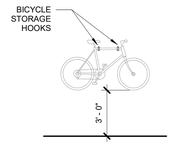

1 BICYCLE STORAGE

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BLDG B.1
1617 SHERMAN AVE
VERMILION

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DATE	ISSUANCE/REVISIONS
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BUILDING B.1 FLOOR & ROOF PLANS

A101B.1

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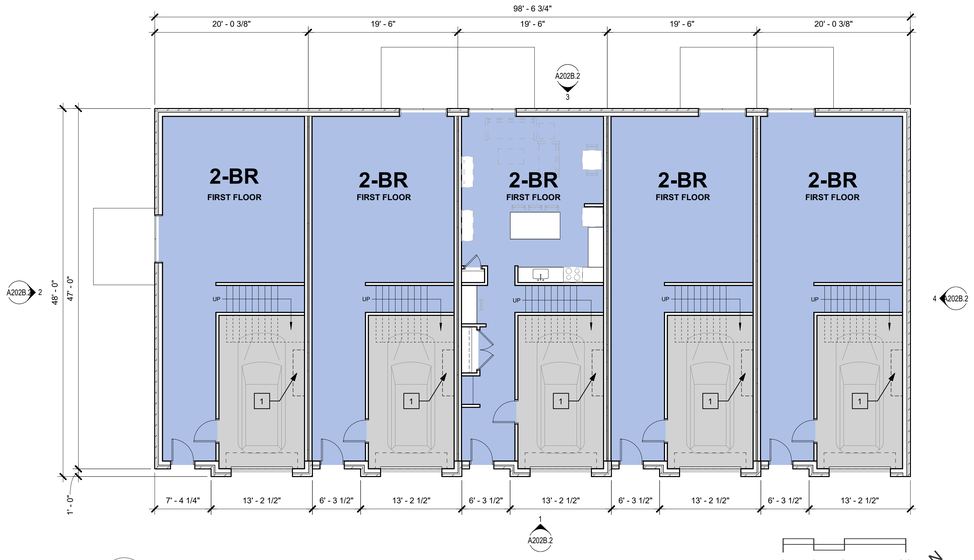
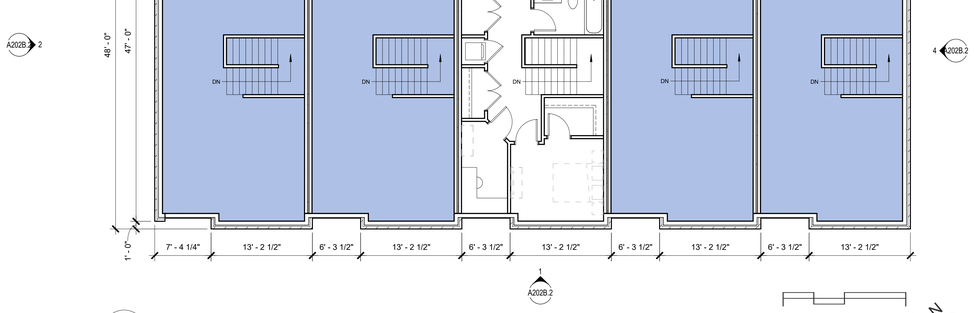
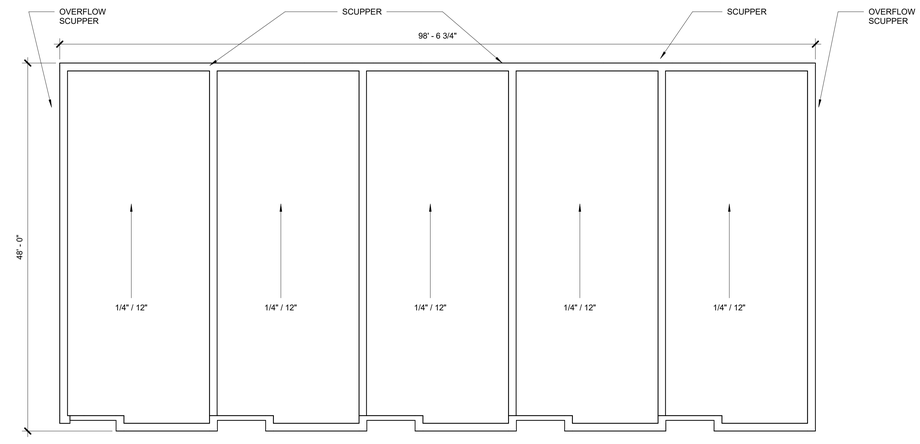


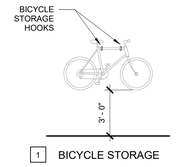
1 A101B.2 FIRST FLOOR PLAN - SCHEMATIC 1/8" = 1'-0"



2 A101B.2 SECOND FLOOR PLAN - SCHEMATIC 1/8" = 1'-0"



3 A101B.2 ROOF PLAN 1/8" = 1'-0"



1 BICYCLE STORAGE

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BUILDING B.2 FLOOR & ROOF PLANS

A101B.2

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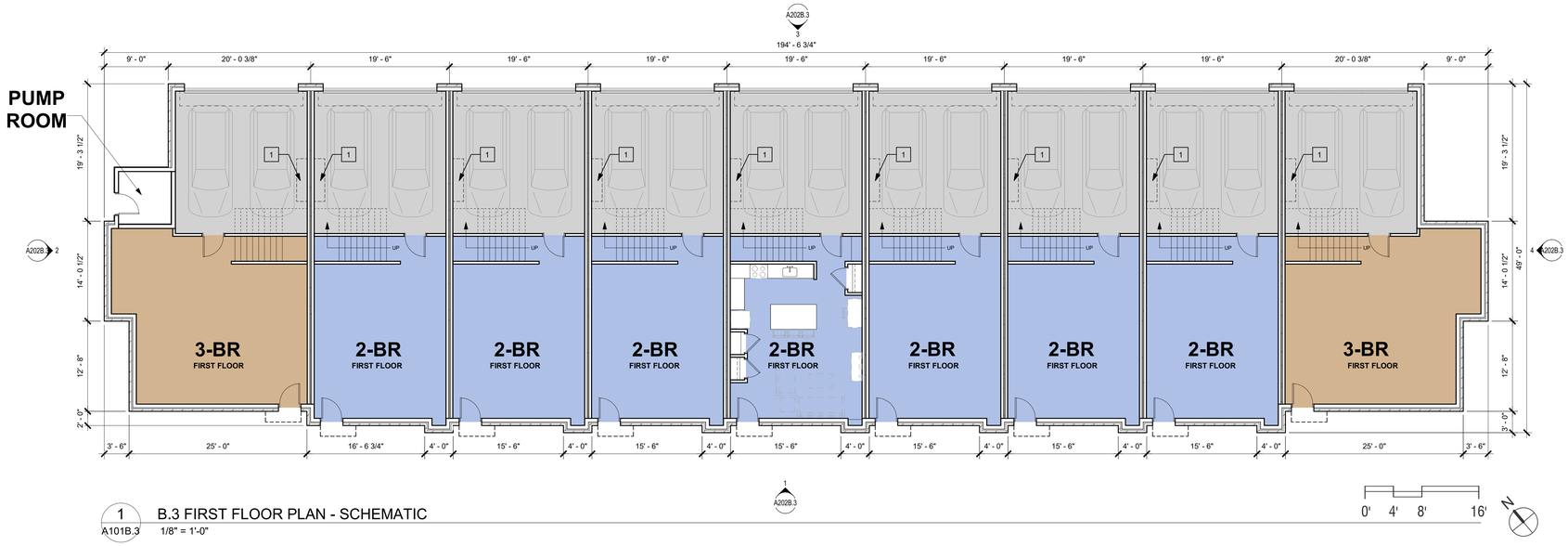

1 A101B.3 B.3 FIRST FLOOR PLAN - SCHEMATIC

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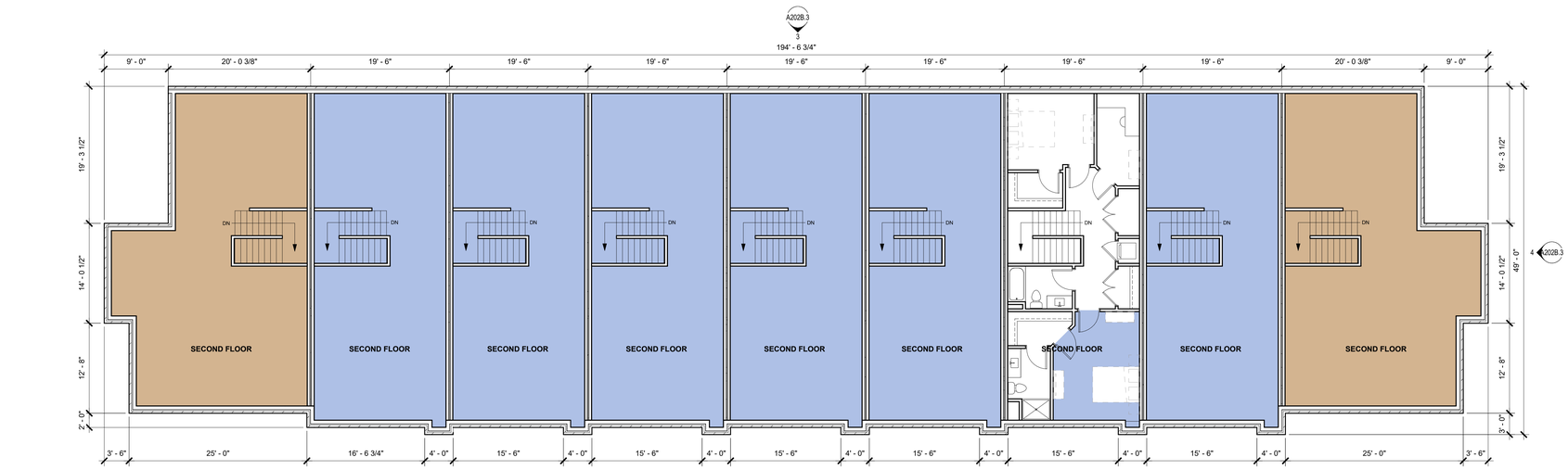
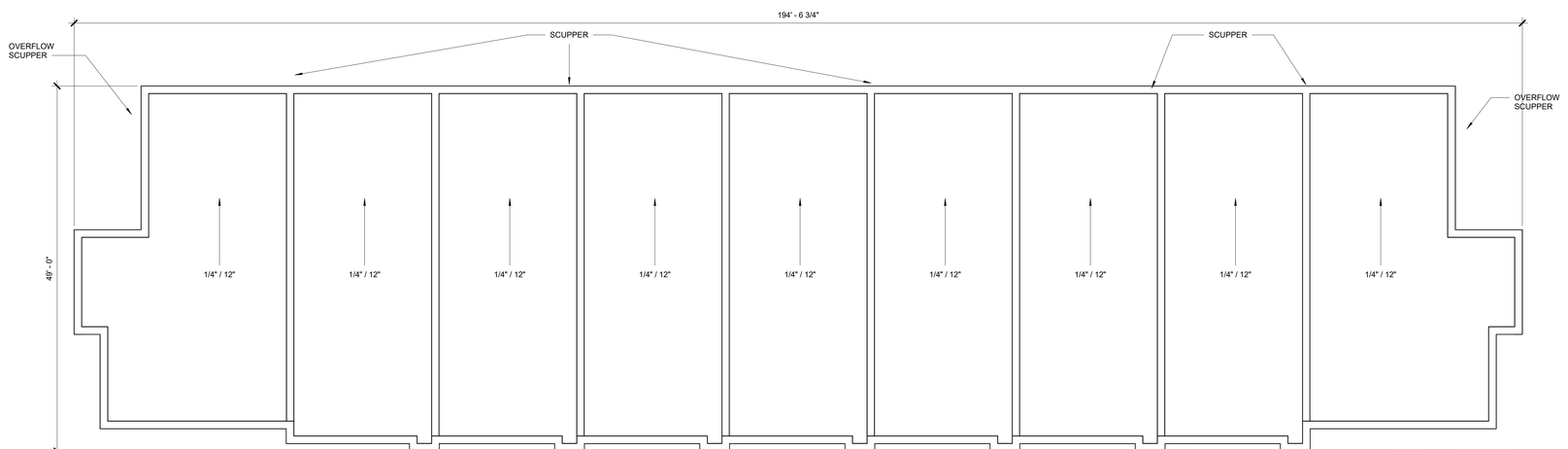


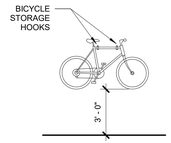
2 A101B.3 B.3 SECOND FLOOR PLAN - SCHEMATIC

1/8" = 1'-0"



3 A101B.3 B.3 ROOF PLAN

1/8" = 1'-0"



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BLDG B.3
1617 SHERMAN AVE
VERMILION

1617 SHERMAN AVE
MADISON, WI 53704

2022.21.00

DATE	ISSUANCE/REVISIONS
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BUILDING B.3 FLOOR & ROOF PLANS

A101B.3

3/23/2023 4:58:58 PM

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1 SOUTH ELEVATION
A201B.1 1/8" = 1'-0"

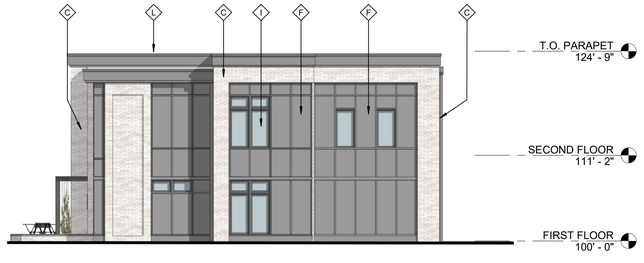
0' 4' 8' 16'

2 WEST ELEVATION
A201B.1 1/8" = 1'-0"

0' 4' 8' 16'

3 NORTH ELEVATION
A201B.1 1/8" = 1'-0"

0' 4' 8' 16'



4 EAST ELEVATION
A201B.1 1/8" = 1'-0"

0' 4' 8' 16'

3/23/2023 4:58:58 PM

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MATERIAL LEGEND

- A HARDIE PLANK LAP SIDING BEADED SMOOTH - IRON GRAY
- B HARDIE PLANK LAP SIDING BEADED SMOOTH - COBBLESTONE
- C ENDICOTT FACE BRICK - LIGHT GRAY BLEND
- D ENDICOTT FACE BRICK - MANGANESE IRON SPOT
- E WOODTONE RUSTIC SERIES, JAMES HARDIE - SAND CASTLE, TYPICAL
- F HARDIE ARCHITECTURAL PANEL - FINE SAND PAINT
- G HARDIE ARCHITECTURAL PANEL - SEAGRASS PAINT
- H RAILING SYSTEM, TYPICAL
- I INTUS DOOR AND WINDOWS, TYPICAL
- J PRODIMA - PARKLEX NATURCLAD B CLADDING - MUSTARD
- K OVERHEAD COILING GARAGE DOOR
- L BRAKE METAL COPING - PAINT
- M ALUMINUM HOPPER AND DOWNSPOUT

GLAZING NOTES

APPROACH TO BIRD-FRIENDLY GLAZING:

- ALL FACADES ARE COMPOSED OF LESS THAN 50% GLAZING.
- GLAZING AREAS ARE DIVIDED BY A MINIMUM OF 6" WHERE NECESSARY SO THAT NO AREA EXCEEDS 50 SF.

PRELIMINARY
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BUILDING B.1 ELEVATIONS COLOR

A201B.1

1 SOUTH ELEVATION
A201B.2 1/8" = 1'-0"

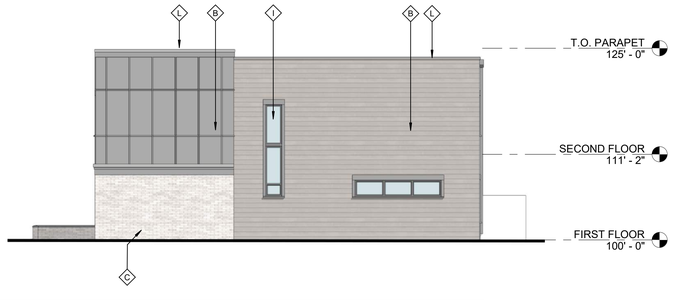
0' 4' 8' 16'

2 WEST ELEVATION
A201B.2 1/8" = 1'-0"

0' 4' 8' 16'

3 NORTH ELEVATION
A201B.2 1/8" = 1'-0"

0' 4' 8' 16'



4 EAST ELEVATION
A201B.2 1/8" = 1'-0"

0' 4' 8' 16'

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BUILDING B.2 ELEVATIONS COLOR

A201B.2

3/23/2023 5:14:20 PM

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1 SOUTH ELEVATION
A201B.3 1/8" = 1'-0"

0' 4' 8' 16'

2 WEST ELEVATION
A201B.3 1/8" = 1'-0"

0' 4' 8' 16'

3 NORTH ELEVATION
A201B.3 1/8" = 1'-0"

0' 4' 8' 16'

4 EAST ELEVATION
A201B.3 1/8" = 1'-0"

0' 4' 8' 16'

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MATERIAL LEGEND

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BUILDING B.3 ELEVATIONS COLOR

A201B.3

1 SOUTH ELEVATION
A202B.1 1/8" = 1'-0"

0' 4' 8' 16'

2 WEST ELEVATION
A202B.1 1/8" = 1'-0"

0' 4' 8' 16'

3 NORTH ELEVATION
A202B.1 1/8" = 1'-0"

0' 4' 8' 16'

4 EAST ELEVATION
A202B.1 1/8" = 1'-0"

0' 4' 8' 16'

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BUILDING B.1 ELEVATIONS B/W

A202B.1

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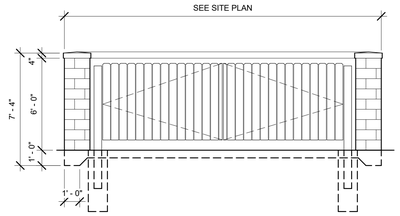

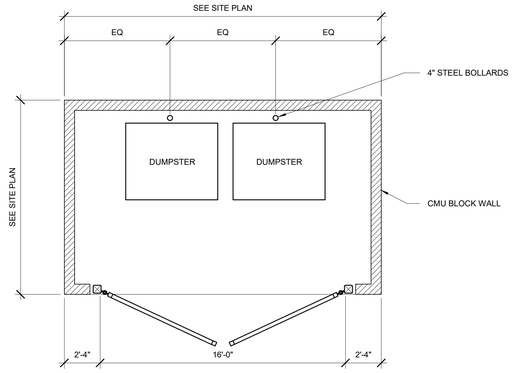

5 A202B.2 SITE - TRASH ENCLOSURE
1/4" = 1'-0"

0' 2' 4' 8'

1 A202B.2 SOUTH ELEVATION
1/8" = 1'-0"

0' 4' 8' 16'

2 A202B.2 WEST ELEVATION
1/8" = 1'-0"

0' 4' 8' 16'

3 A202B.2 NORTH ELEVATION
1/8" = 1'-0"

0' 4' 8' 16'

4 A202B.2 EAST ELEVATION
1/8" = 1'-0"

0' 4' 8' 16'

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BUILDING B.2 ELEVATIONS B/W

A202B.2

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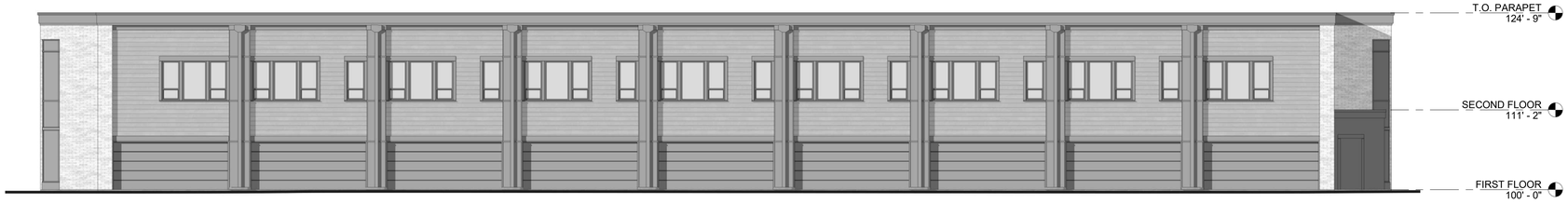
1 SOUTH ELEVATION
A202B.3 1/8" = 1'-0"

0' 4' 8' 16'

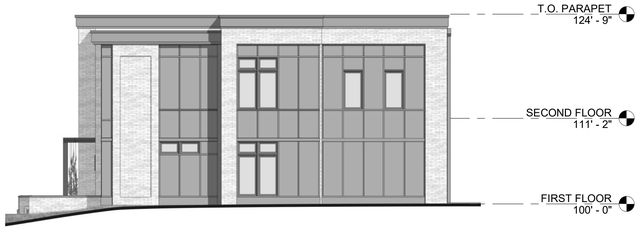
2 WEST ELEVATION
A202B.3 1/8" = 1'-0"

0' 4' 8' 16'



3 NORTH ELEVATION
A202B.3 1/8" = 1'-0"

0' 4' 8' 16'



4 EAST ELEVATION
A202B.3 1/8" = 1'-0"

0' 4' 8' 16'

3/23/2023 4:58:59 PM

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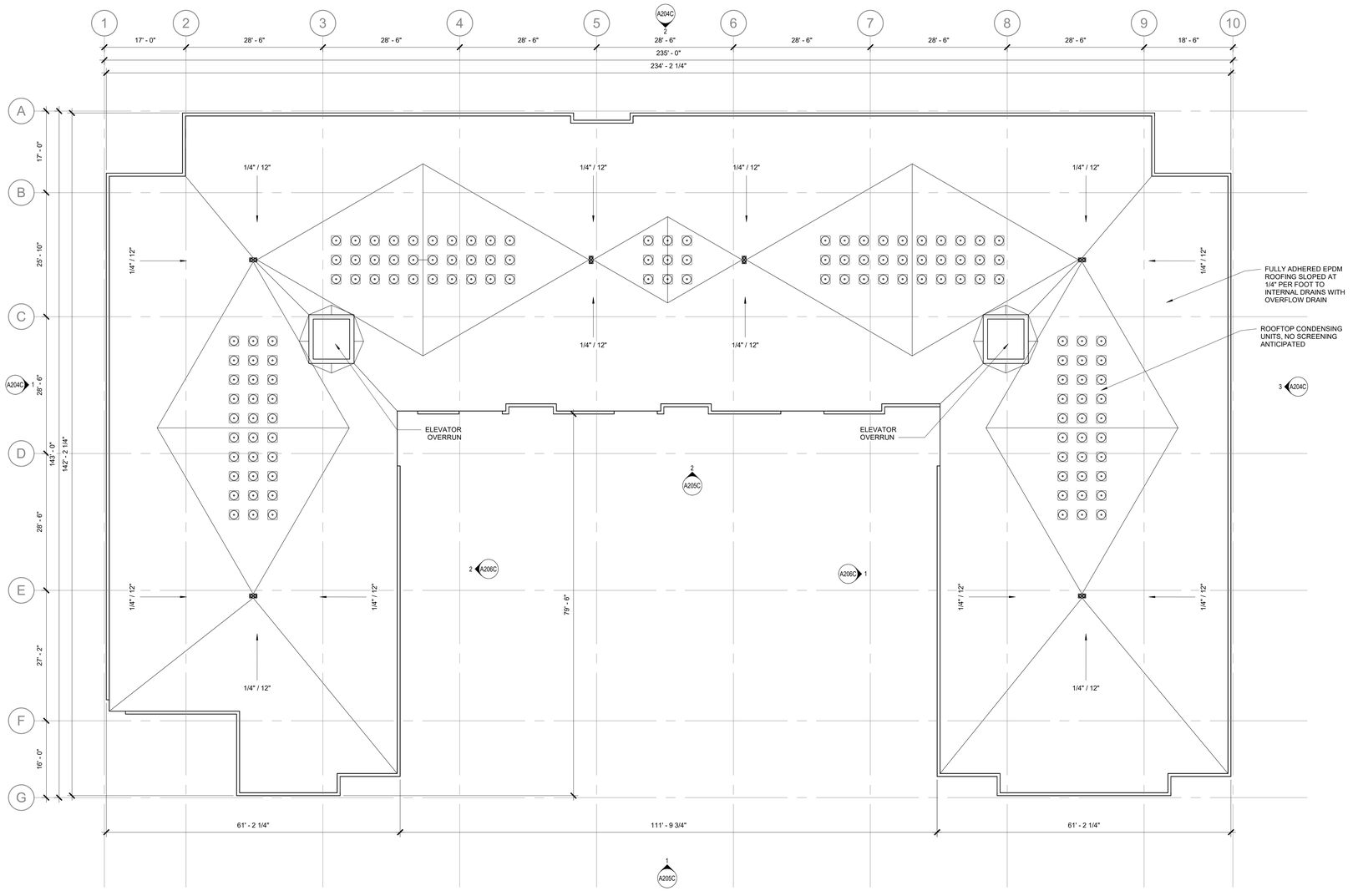
BUILDING B.3 ELEVATIONS B/W

A202B.3



1 A106C ROOF PLAN - SCHEMATIC

3/32" = 1'-0"

0' 4' 8' 16' 32'

N

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1617 SHERMAN AVE
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ROOF PLAN

A106C

3/24/2023 8:26:32 AM

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1 A201C WEST ELEVATION
3/32" = 1'-0"

2 A201C NORTH ELEVATION
3/32" = 1'-0"

3 A201C EAST ELEVATION
3/32" = 1'-0"

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MATERIAL LEGEND

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GLAZING NOTES

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BUILDING ELEVATIONS COLOR

A201C

3/24/2023 8:26:34 AM

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1 A202C SOUTH ELEVATION

3/32" = 1'-0"

0' 4' 8' 16' 32'

2 A202C COURTYARD NORTH ELEVATION

3/32" = 1'-0"

0' 4' 8' 16' 32'

MATERIAL LEGEND

- A HARDIE PLANK LAP SIDING BEADED SMOOTH - IRON GRAY
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BUILDING ELEVATIONS COLOR

A202C

3/24/2023 8:26:35 AM

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1 A203C COURTYARD EAST ELEVATION

3/32" = 1'-0"

0' 4' 8' 16' 32'

2 A203C COURTYARD WEST ELEVATION

3/32" = 1'-0"

0' 4' 8' 16' 32'

MATERIAL LEGEND

- A HARDIE PLANK LAP SIDING BEADED SMOOTH - IRON GRAY
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BUILDING ELEVATIONS COLOR

A203C

3/24/2023 8:26:36 AM

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1 A204C WEST ELEVATION
3/32" = 1'-0"

0' 4' 8' 16' 32'

2 A204C NORTH ELEVATION
3/32" = 1'-0"

0' 4' 8' 16' 32'

3 A204C EAST ELEVATION
3/32" = 1'-0"

0' 4' 8' 16' 32'

MATERIAL LEGEND

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BUILDING ELEVATIONS B/W

A204C

3/24/2023 8:26:38 AM

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1 A205C SOUTH ELEVATION Copy 1

3/32" = 1'-0"

0' 4' 8' 16' 32'

2 A205C COURTYARD NORTH ELEVATION Copy 1

3/32" = 1'-0"

0' 4' 8' 16' 32'

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BUILDING ELEVATIONS B/W

A205C

3/24/2023 8:26:39 AM

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1 A206C COURTYARD EAST ELEVATION Copy 1

3/32" = 1'-0"

0' 4' 8' 16' 32'

2 A206C COURTYARD WEST ELEVATION Copy 1

3/32" = 1'-0"

0' 4' 8' 16' 32'

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BUILDING ELEVATIONS B/W

A206C

3/24/2023 8:26:39 AM

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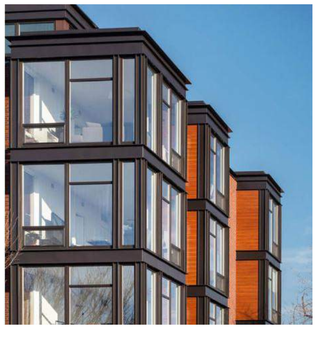
BUILDING MATERIALS

BUILDINGS A AND C:

James Hardie Lap Siding
Iron Gray

Endicott Brick
Manganese Iron Spot

James Hardie Rustic Series Woodtone
Sand Castle

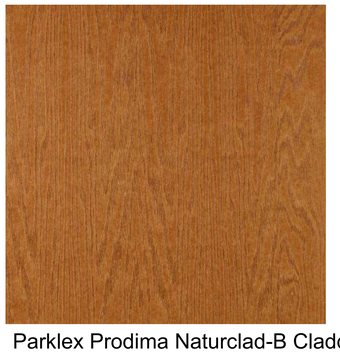


Intus Doors and Windows
Dark Bronze Color

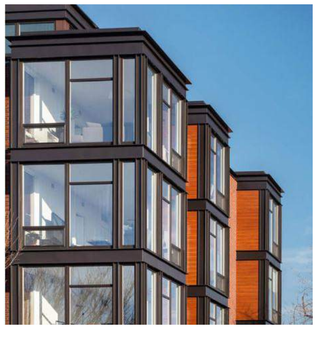
BUILDINGS B1 AND B3:

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



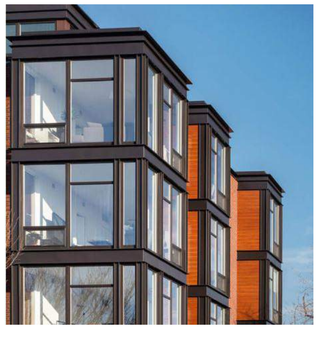
Intus Doors and Windows
Dark Bronze Color

BUILDING B2:

Endicott Brick
Light Gray Blend Velour Texture

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

James Hardie Lap Siding
CobbleStone



Intus Doors and Windows
Dark Bronze Color

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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
04/26/2023	URBAN DESIGN COMMISSION

BUILDING MATERIALS

G002

3/24/2023 4:10:28 PM

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BUILDING A ALONG SHERMAN AVE.

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1617 SHERMAN AVE

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1617 SHERMAN AVE
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2022.21.00

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01/17/2023	LAND USE APPLICATION
01/30/2023	LAND USE APPLICATION - SUPPLEMENTAL INFO
04/26/2023	URBAN DESIGN COMMISSION

BUILDING A PERSPECTIVES

G003

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BUILDING A NEW STREET ACTIVATION

BUILDING A - SHERMAN AVE STREET ACTIVATION

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01/30/2023	LAND USE APPLICATION - SUPPLEMENTAL INFO
04/26/2023	URBAN DESIGN COMMISSION

BUILDING A STREET ACTIVATION

G004

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GREEN ROOF

GREEN ROOF

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1617 SHERMAN AVE

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1617 SHERMAN AVE
MADISON, WI 53704

2022.21.00

DATE	ISSUANCE/REVISIONS
01/30/2023	LAND USE APPLICATION - SUPPLEMENTAL INFO
04/26/2023	URBAN DESIGN COMMISSION

GREEN ROOF PERSPECTIVES

G005

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BUILDING A SOUTHEAST ELEVATION

BUILDING B.2 FRONT ENTRY

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1617 SHERMAN AVE
MADISON, WI 53704

2022.21.00

DATE	ISSUANCE/REVISIONS
01/30/2023	LAND USE APPLICATION - SUPPLEMENTAL INFO
04/26/2023	URBAN DESIGN COMMISSION

BUILDING A AND B.2 PERSPECTIVES

G006

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BUILDING B.1 STREET ACTIVATION

BUILDING B.1 ALONG NEW STREET.

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1617 SHERMAN AVE

VERMILION

1617 SHERMAN AVE
MADISON, WI 53704

2022.21.00

DATE	ISSUANCE/REVISIONS
01/30/2023	LAND USE APPLICATION - SUPPLEMENTAL INFO
04/26/2023	URBAN DESIGN COMMISSION

BUILDING B.1 PERSPECTIVES

G007

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BUILDING C STREET ACTIVATION ALONG NEW STREET

BUILDING C SOUTH ELEVATION

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1617 SHERMAN AVE

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1617 SHERMAN AVE
MADISON, WI 53704

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DATE	ISSUANCE/REVISIONS
01/30/2023	LAND USE APPLICATION - SUPPLEMENTAL INFO
04/26/2023	URBAN DESIGN COMMISSION

BUILDING C PERSPECTIVES

G008

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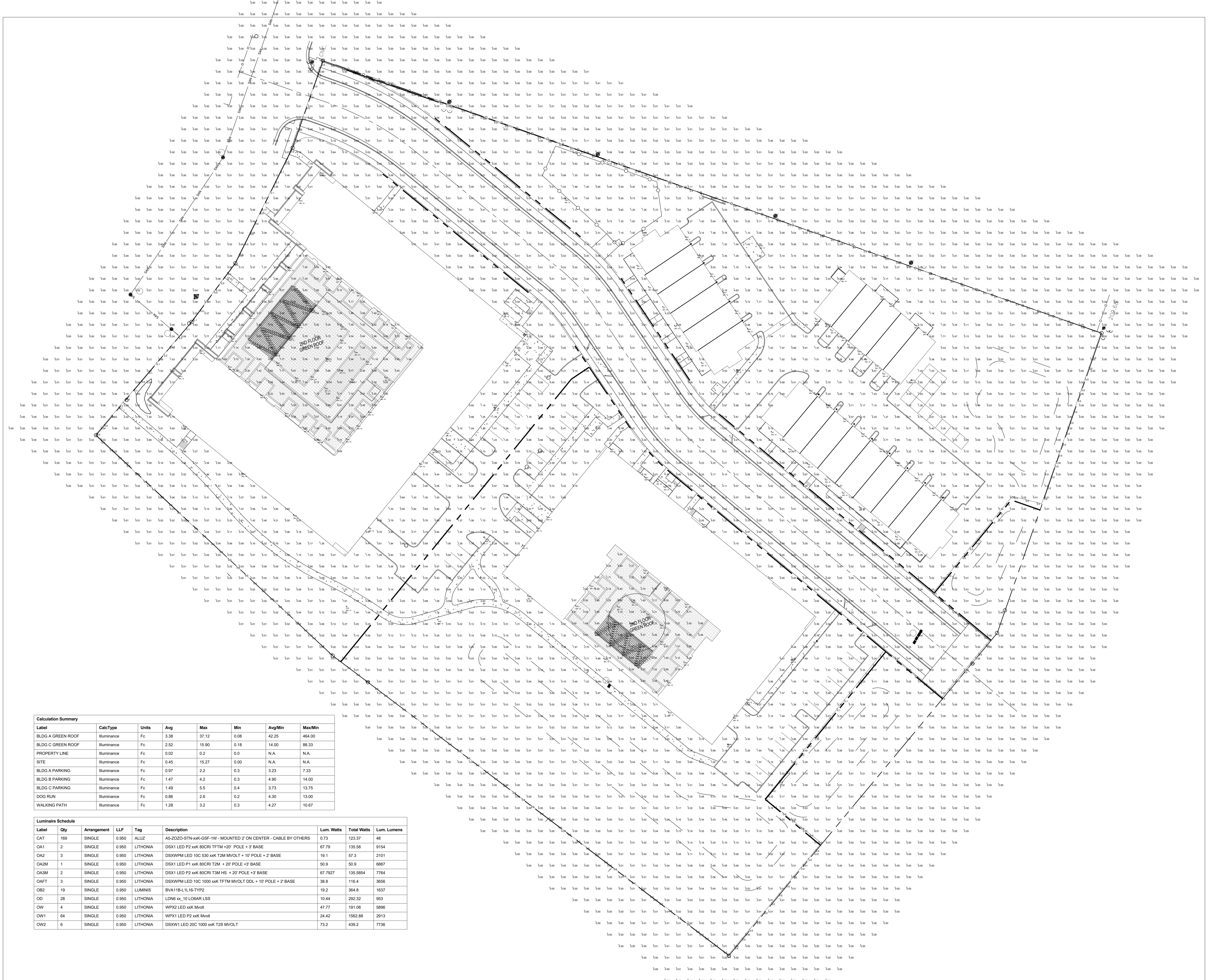

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
BLDG A GREEN ROOF	Illuminance	Fc	3.38	37.12	0.08	42.25	464.00
BLDG C GREEN ROOF	Illuminance	Fc	2.52	15.90	0.18	14.00	88.33
PROPERTY LINE	Illuminance	Fc	0.02	0.2	0.0	N.A.	N.A.
SITE	Illuminance	Fc	0.45	15.27	0.00	N.A.	N.A.
BLDG A PARKING	Illuminance	Fc	0.97	2.2	0.3	3.23	7.33
BLDG B PARKING	Illuminance	Fc	1.47	4.2	0.3	4.90	14.00
BLDG C PARKING	Illuminance	Fc	1.49	5.5	0.4	3.73	13.75
DOG RUN	Illuminance	Fc	0.86	2.6	0.2	4.30	13.00
WALKING PATH	Illuminance	Fc	1.28	3.2	0.3	4.27	10.67

Luminaire Schedule

Label	Qty	Arrangement	LLF	Tag	Description	Lum. Watts	Total Watts	Lum. Lumens
CAT	169	SINGLE	0.950	ALUZ	A5-ZOZO-STN-xxK-GSF-1W - MOUNTED 2' ON CENTER - CABLE BY OTHERS	0.73	123.37	48
OA1	2	SINGLE	0.950	LITHONIA	DSX1 LED P2 xxK 80CRI TFTM +20' POLE + 3' BASE	67.79	135.58	9154
OA2	3	SINGLE	0.950	LITHONIA	DSXWPM LED 10C 530 xxK T2M MVOLT + 10' POLE + 2' BASE	19.1	57.3	2101
OA2M	1	SINGLE	0.950	LITHONIA	DSX1 LED P1 xxK 80CRI T2M + 20' POLE +3' BASE	50.9	50.9	6887
OA3M	2	SINGLE	0.950	LITHONIA	DSX1 LED P2 xxK 80CRI T3M HS + 20' POLE +3' BASE	67.7927	135.5854	7764
OAFT	3	SINGLE	0.950	LITHONIA	DSXWPM LED 10C 1000 xxK TFTM MVOLT DDL + 10' POLE + 2' BASE	38.8	116.4	3656
OB2	19	SINGLE	0.950	LUMINIS	BVA11B-L1L16-TYP2	19.2	364.8	1637
OD	28	SINGLE	0.950	LITHONIA	LDN6 xx_10 LO6AR LSS	10.44	292.32	953
OW	4	SINGLE	0.950	LITHONIA	WPX2 LED xxK Mvolt	47.77	191.08	5896
OW1	64	SINGLE	0.950	LITHONIA	WPX1 LED P2 xxK Mvolt	24.42	1562.88	2913
OW2	6	SINGLE	0.950	LITHONIA	DSXW1 LED 20C 1000 xxK T2S MVOLT	73.2	439.2	7736

1 / E001 — LIGHTING PLAN
1" = 30'-0"

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2022.21.00

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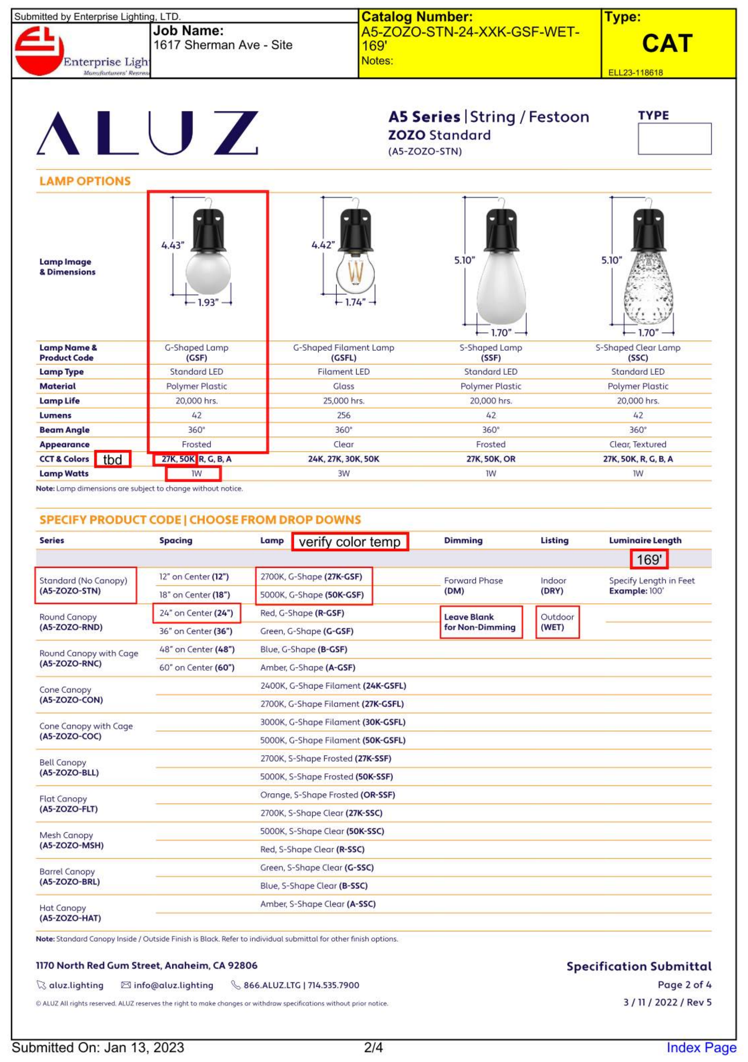
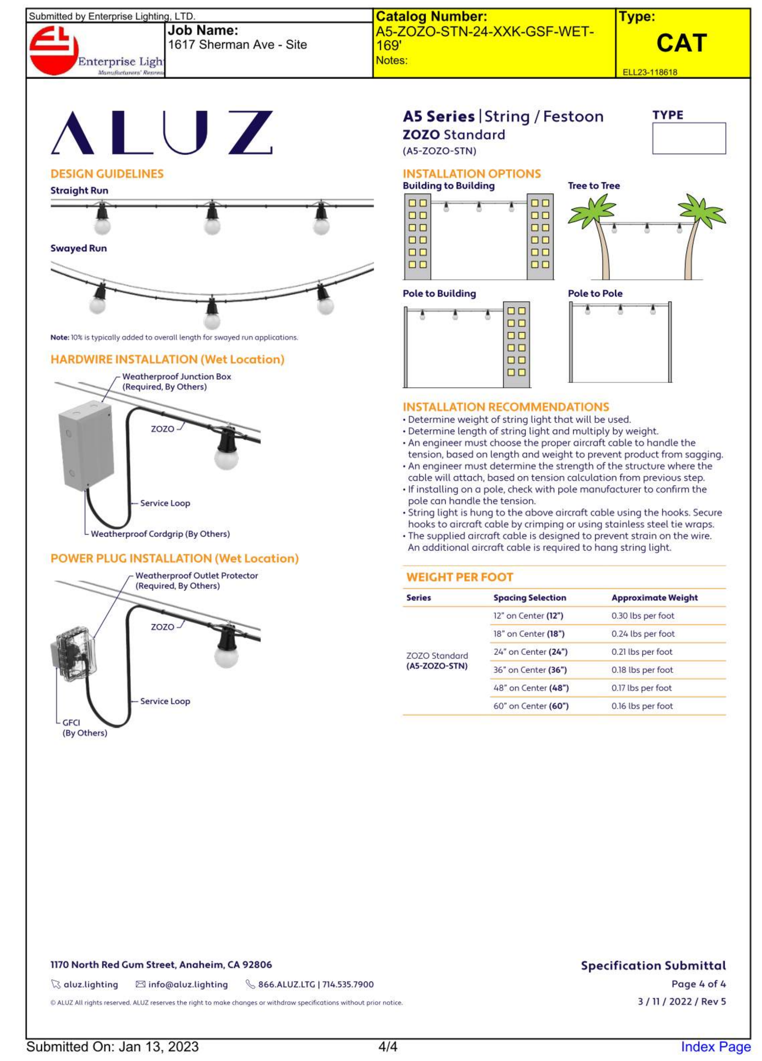
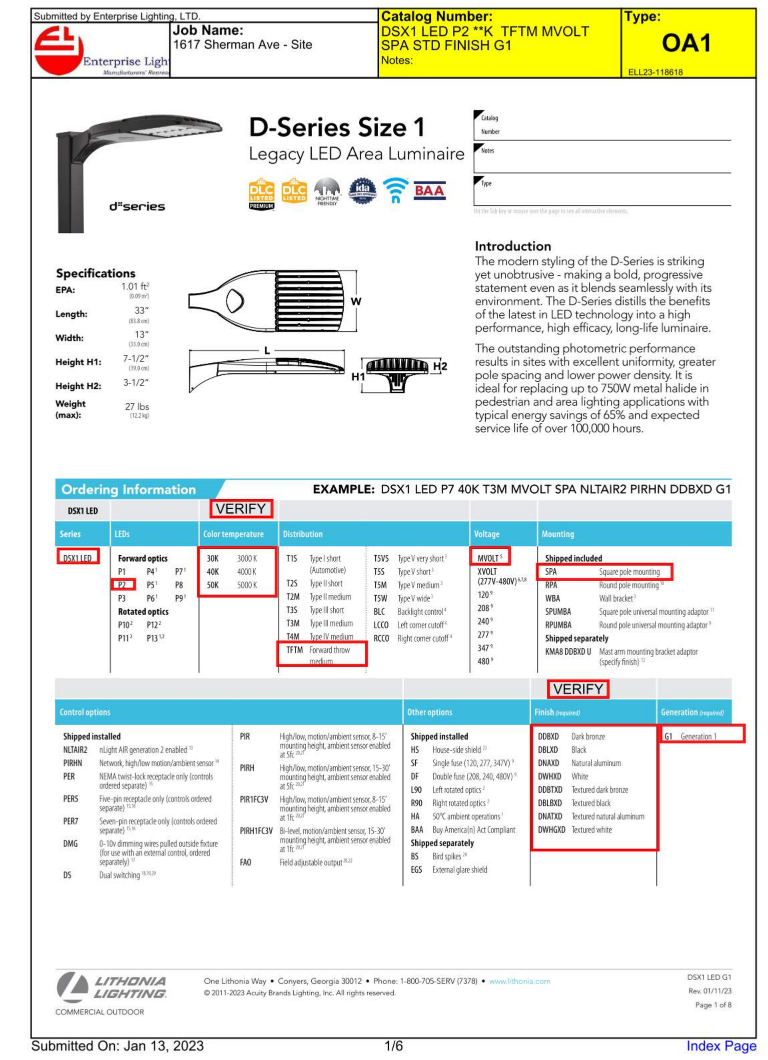
04/26/2023	URBAN DESIGN COMMISSION

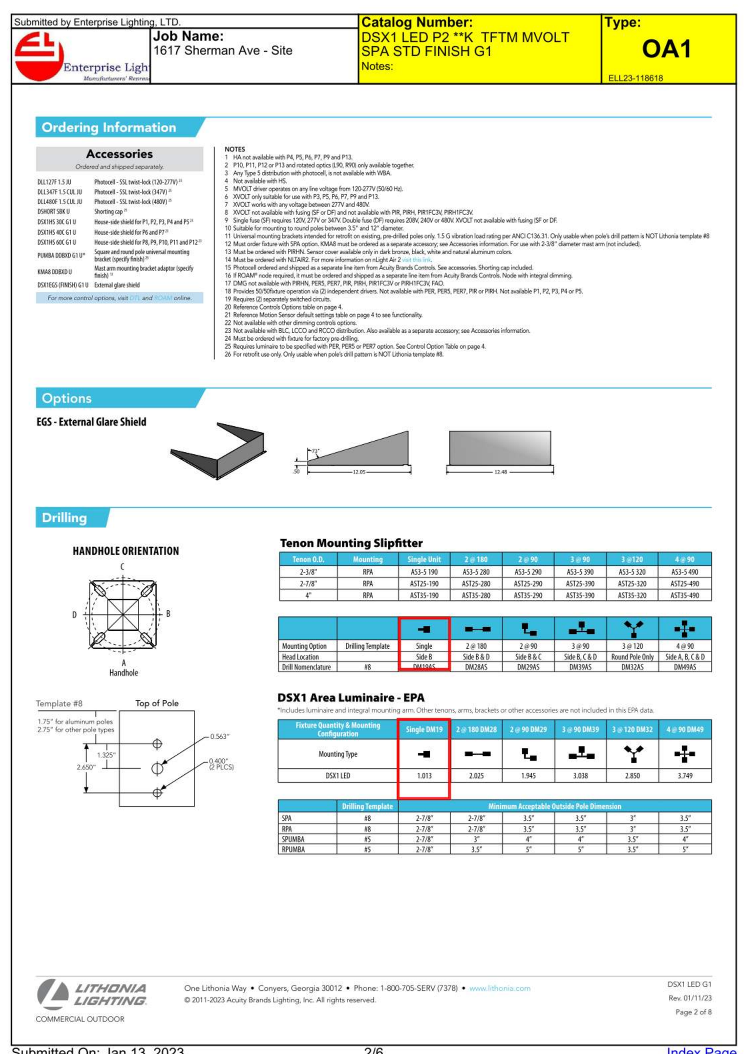
PHOTOMETRIC PLAN

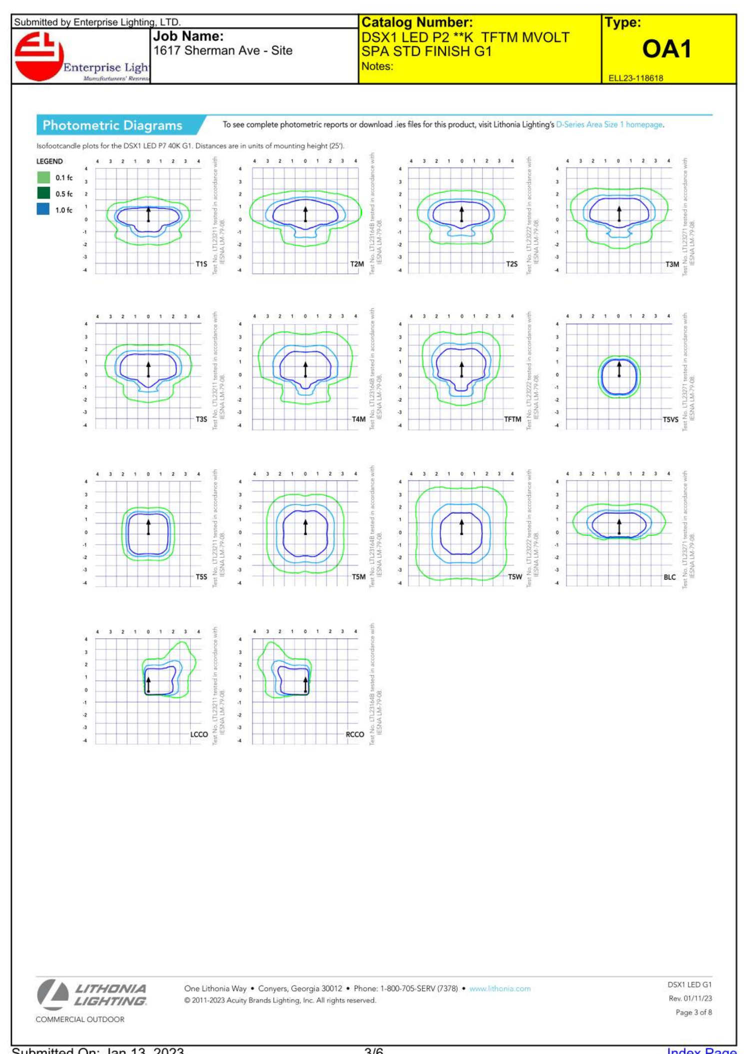
E001

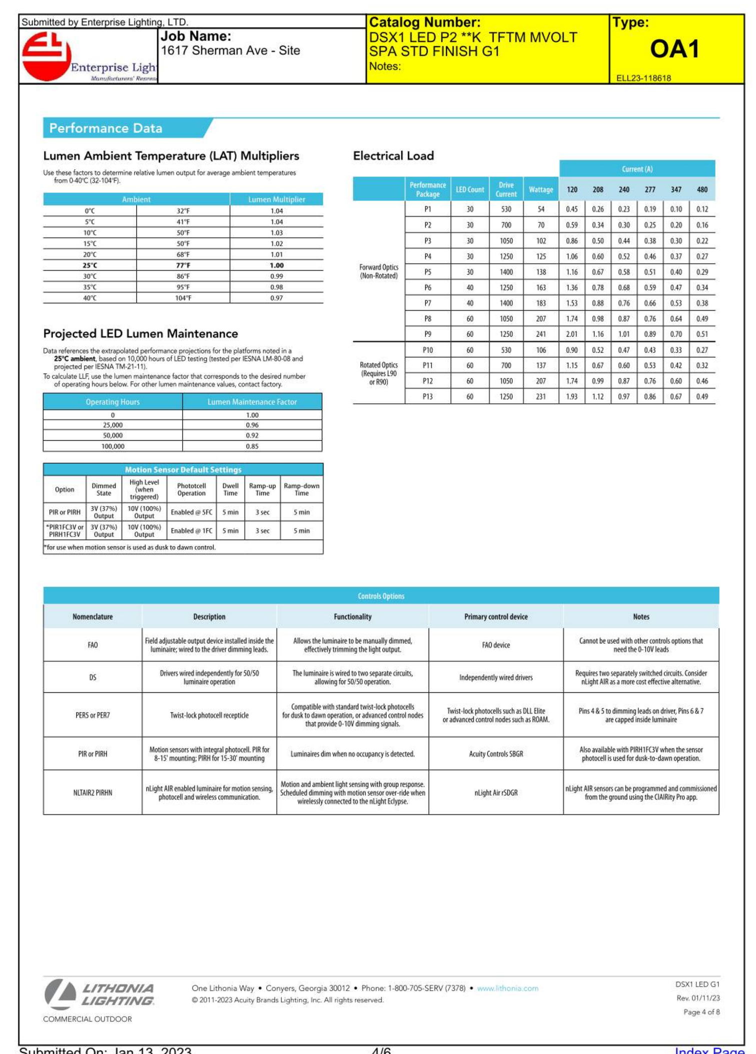


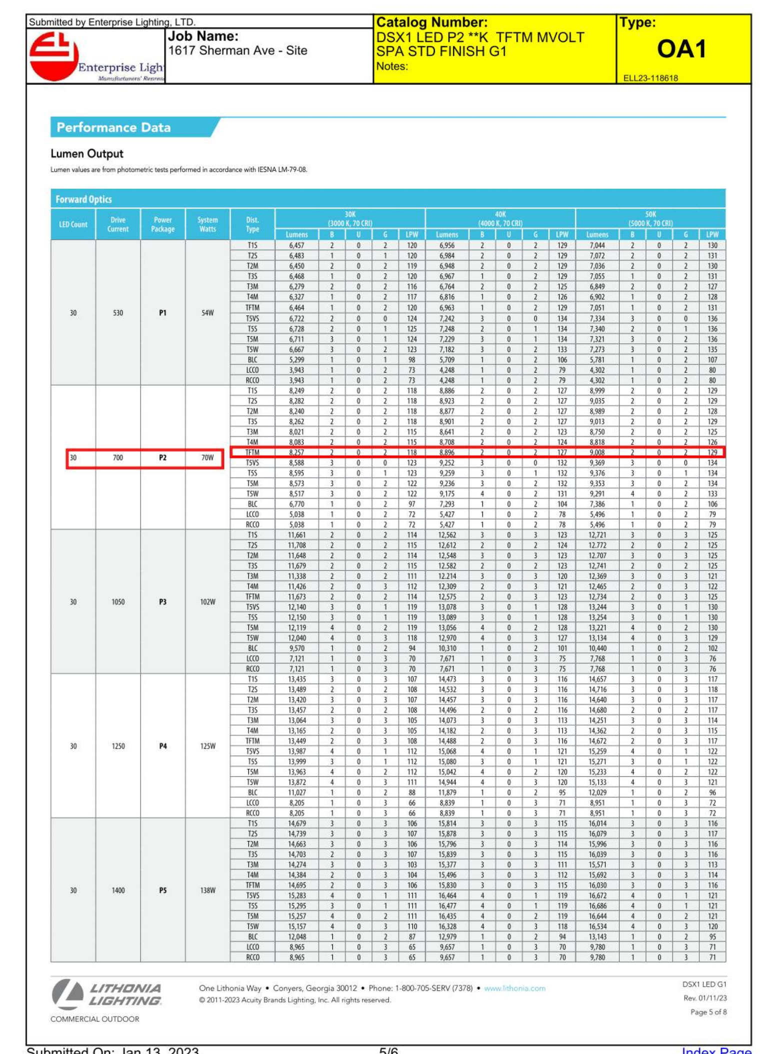


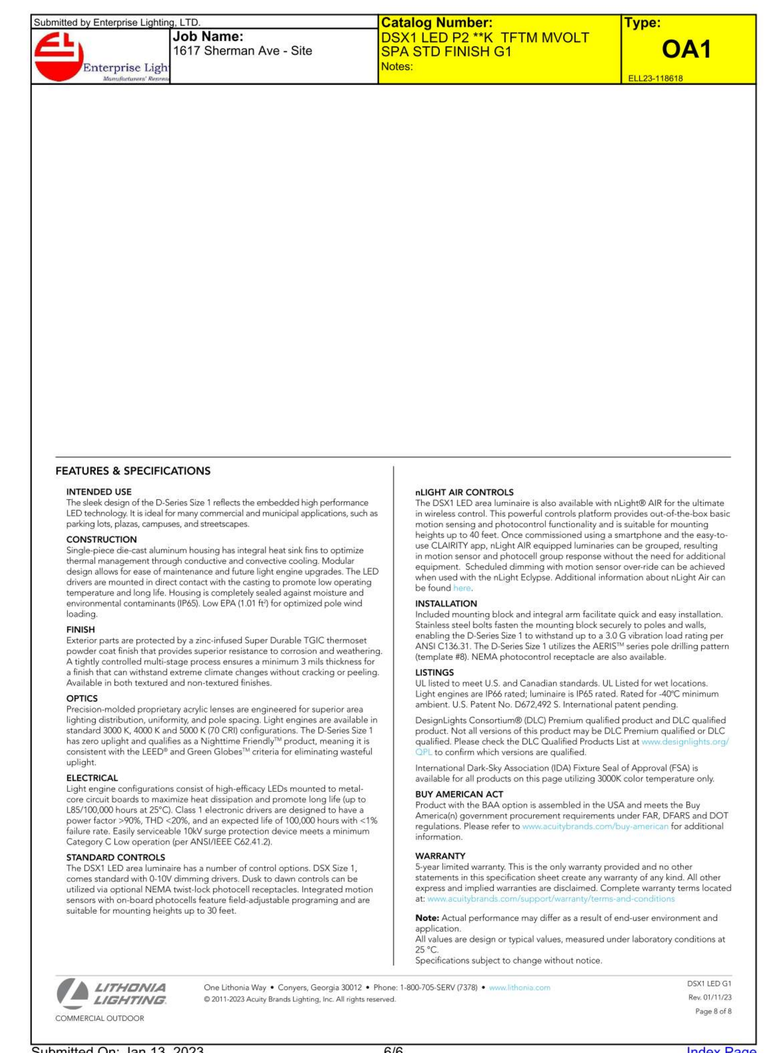


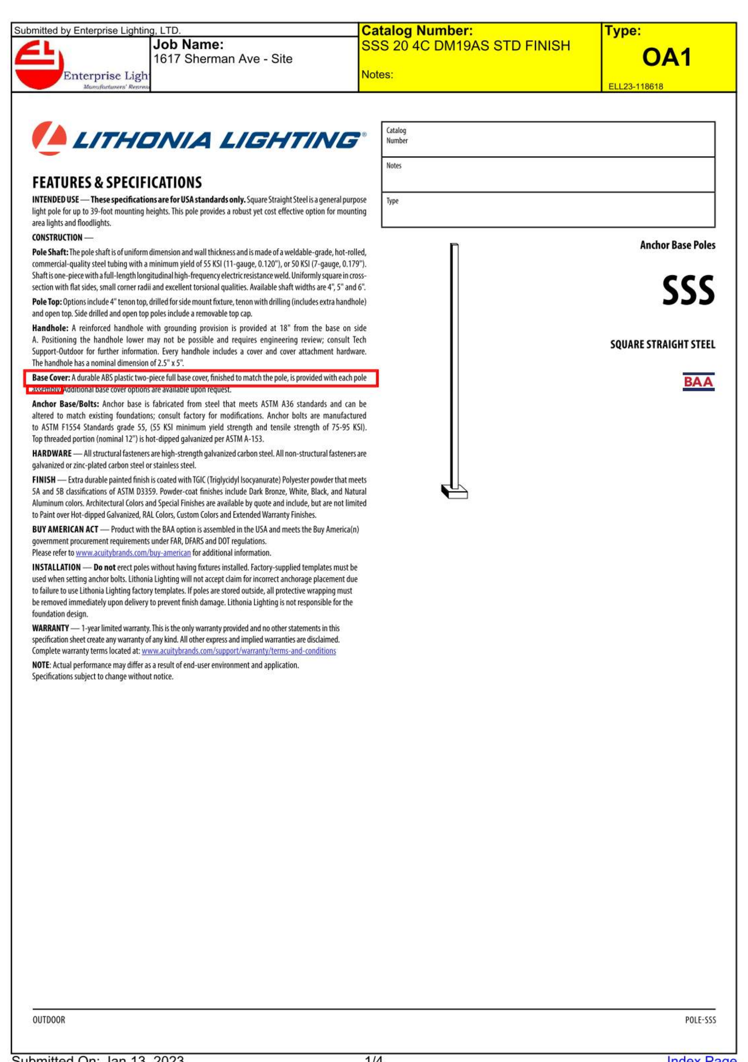


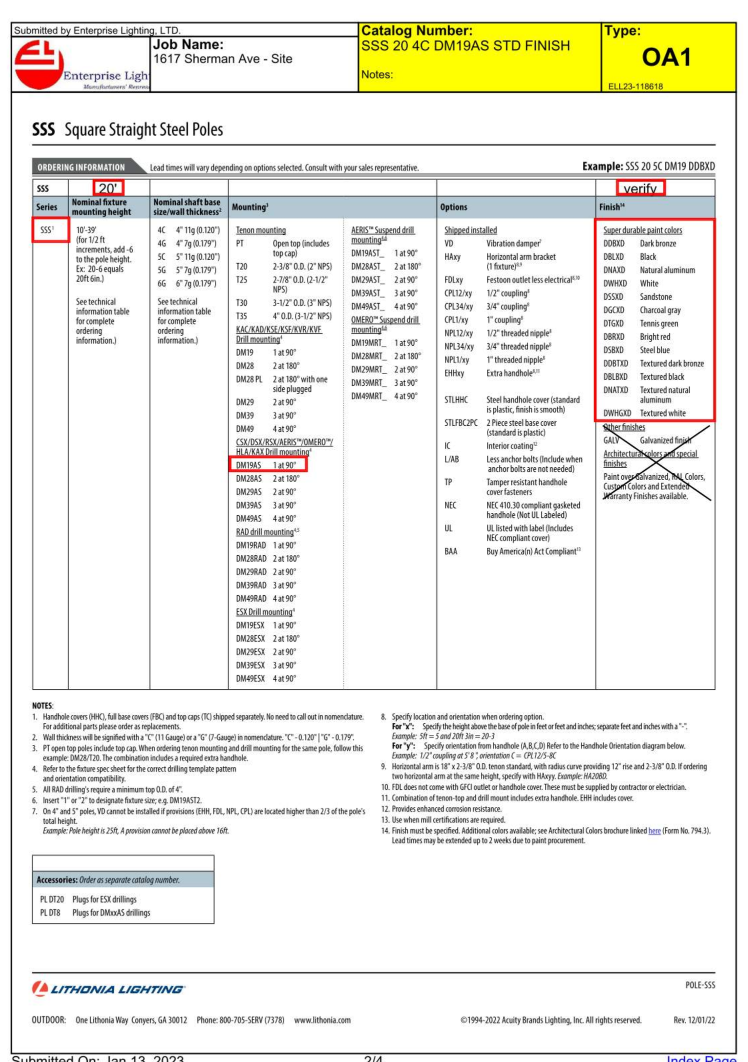


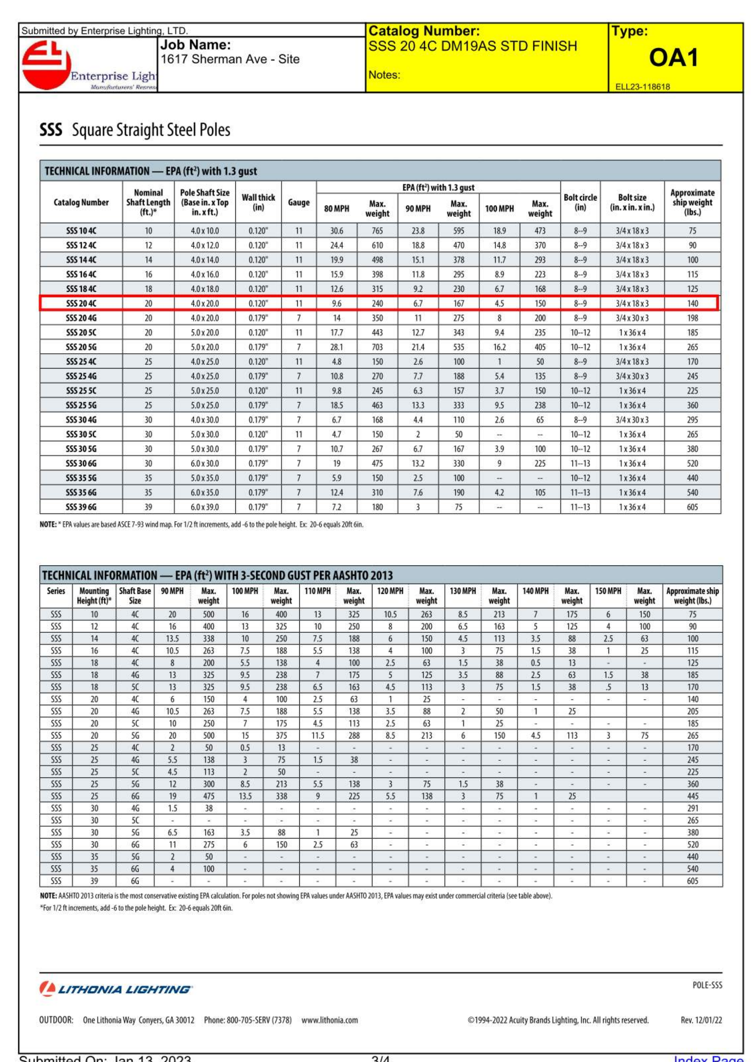


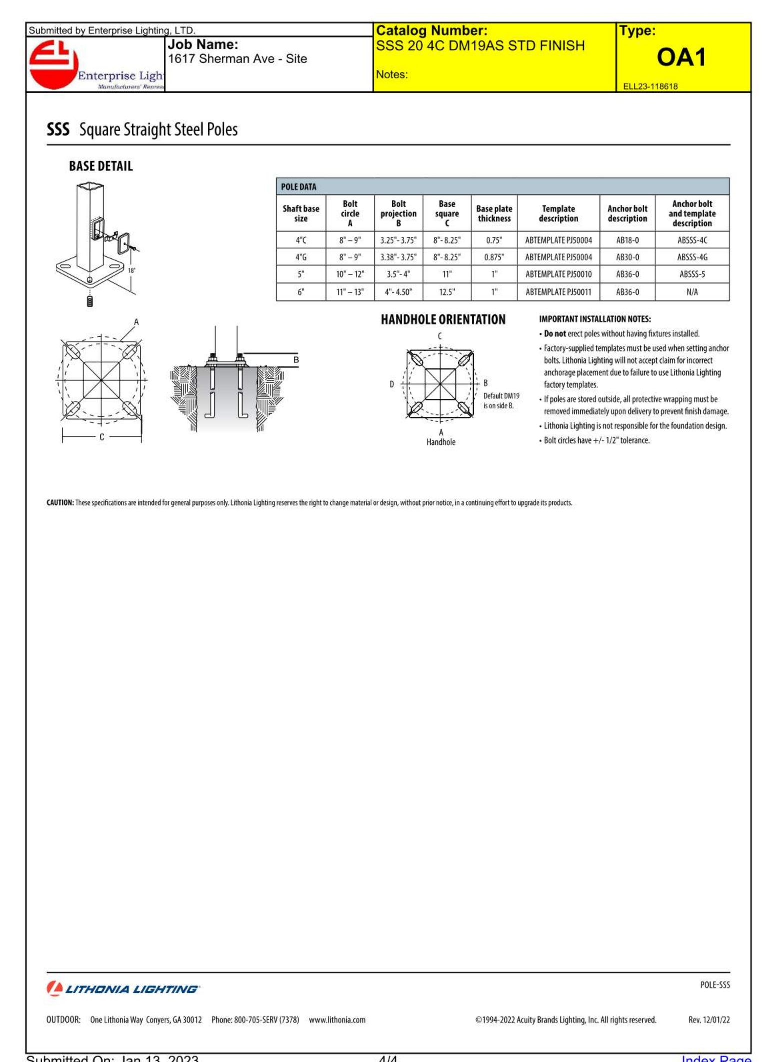


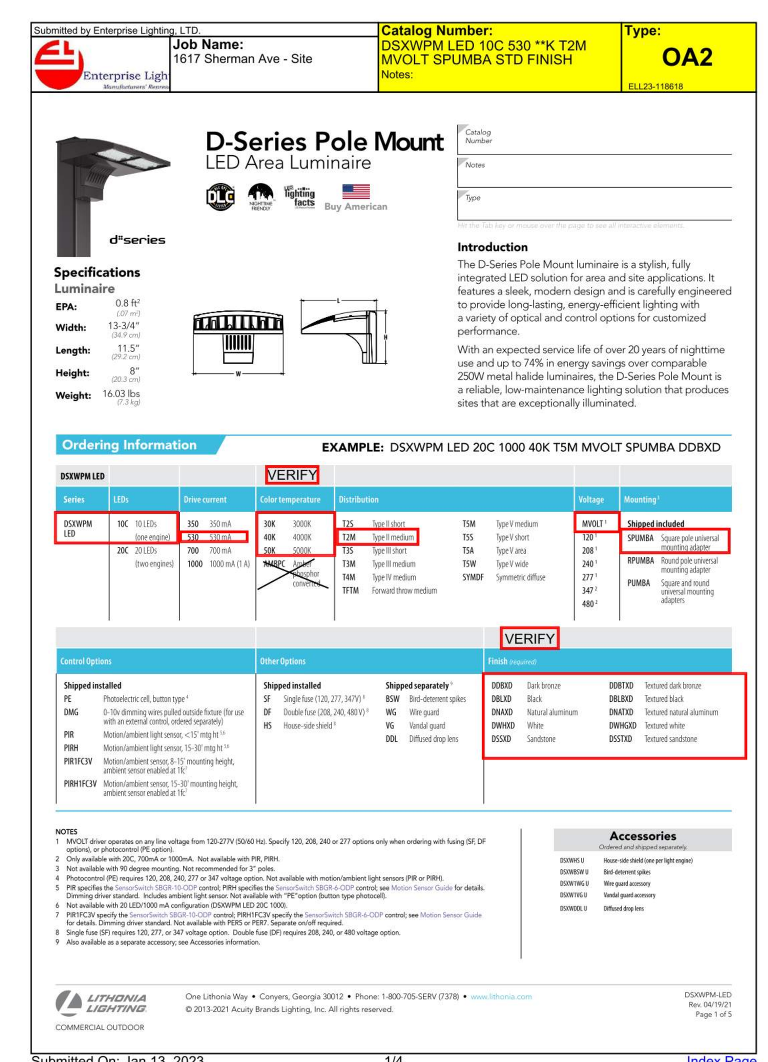












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1617 SHERMAN AVE

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
04/26/2023	URBAN DESIGN COMMISSION

LIGHTING CUT SHEETS

E002

Submitted by Enterprise Lighting, LTD. | Job Name: 1617 Sherman Ave - Site | Catalog Number: DSXWPM LED 10C 530 **K T2M MVOLT SPUMBA STD FINISH | Type: OA2 | ELL23-118618

Drilling — Template #8, Top of Pole

Performance Data — Lumen Output

One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com © 2013-2021 Acuity Brands Lighting, Inc. All rights reserved.

Submitted by Enterprise Lighting, LTD. | Job Name: 1617 Sherman Ave - Site | Catalog Number: DSXWPM LED 10C 530 **K T2M MVOLT SPUMBA STD FINISH | Type: OA2 | ELL23-118618

Performance Data — Lumen Ambient Temperature (LAT) Multipliers; Electrical Load; Projected LED Lumen Maintenance; Photometric Diagrams

Submitted by Enterprise Lighting, LTD. | Job Name: 1617 Sherman Ave - Site | Catalog Number: DSXWPM LED 10C 530 **K T2M MVOLT SPUMBA STD FINISH | Type: OA2 | ELL23-118618

Options and Accessories — Mounting detail; ASYDF - Asymmetric diffuse (left engine is T3M, right engine is diffused); HS - House-side shields; BSW - Bird-deterrent spikes; WG - Wire guard; VG - Vandal guard; DDL - Diffused drop lens

FEATURES & SPECIFICATIONS

Submitted by Enterprise Lighting, LTD. | Job Name: 1617 Sherman Ave - Site | Catalog Number: SSS 10 4C DM19AS STD FINISH | Type: OA2 | ELL23-118618

LITHONIA LIGHTING — FEATURES & SPECIFICATIONS — Anchor Base Poles SSS SQUARE STRAIGHT STEEL

Submitted by Enterprise Lighting, LTD. | Job Name: 1617 Sherman Ave - Site | Catalog Number: SSS 10 4C DM19AS STD FINISH | Type: OA2 | ELL23-118618

SSS Square Straight Steel Poles — Ordering Information (10'; verify)

Submitted by Enterprise Lighting, LTD. | Job Name: 1617 Sherman Ave - Site | Catalog Number: SSS 10 4C DM19AS STD FINISH | Type: OA2 | ELL23-118618

SSS Square Straight Steel Poles — TECHNICAL INFORMATION — EPA (ft²) with 1.3 gust; TECHNICAL INFORMATION — EPA (ft²) WITH 3-SECOND GUST PER AASHTO 2013

Submitted by Enterprise Lighting, LTD. | Job Name: 1617 Sherman Ave - Site | Catalog Number: SSS 10 4C DM19AS STD FINISH | Type: OA2 | ELL23-118618

SSS Square Straight Steel Poles — BASE DETAIL; POLE DATA; HANDHOLE ORIENTATION; IMPORTANT INSTALLATION NOTES

Submitted by Enterprise Lighting, LTD. | Job Name: 1617 Sherman Ave - Site | Catalog Number: DSX1 LED P1 **K T2M MVOLT SPA STD FINISH G1 | Type: OA2M | ELL23-118618

D-Series Size 1 — Legacy LED Area Luminaire — Specifications; Introduction; Ordering Information (EXAMPLE: DSX1 LED P7 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD G1; VERIFY)

Submitted by Enterprise Lighting, LTD. | Job Name: 1617 Sherman Ave - Site | Catalog Number: DSX1 LED P1 **K T2M MVOLT SPA STD FINISH G1 | Type: OA2M | ELL23-118618

Ordering Information — Accessories; Options — EGS - External Glare Shield; Drilling — Tenon Mounting Slipfitter; DSX1 Area Luminaire - EPA

Submitted by Enterprise Lighting, LTD. | Job Name: 1617 Sherman Ave - Site | Catalog Number: DSX1 LED P1 **K T2M MVOLT SPA STD FINISH G1 | Type: OA2M | ELL23-118618

Photometric Diagrams

Submitted by Enterprise Lighting, LTD. | Job Name: 1617 Sherman Ave - Site | Catalog Number: DSX1 LED P1 **K T2M MVOLT SPA STD FINISH G1 | Type: OA2M | ELL23-118618

Performance Data — Lumen Ambient Temperature (LAT) Multipliers; Electrical Load; Projected LED Lumen Maintenance; Motion Sensor Default Settings; Controls Options

Submitted by Enterprise Lighting, LTD. | Job Name: 1617 Sherman Ave - Site | Catalog Number: DSX1 LED P1 **K T2M MVOLT SPA STD FINISH G1 | Type: OA2M | ELL23-118618

Performance Data — Lumen Output

Submitted by Enterprise Lighting, LTD. | Job Name: 1617 Sherman Ave - Site | Catalog Number: DSX1 LED P1 **K T2M MVOLT SPA STD FINISH G1 | Type: OA2M | ELL23-118618

FEATURES & SPECIFICATIONS

Submitted by Enterprise Lighting, LTD. | Job Name: 1617 Sherman Ave - Site | Catalog Number: SSS 20 4C DM19AS STD FINISH | Type: OA2M | ELL23-118618

LITHONIA LIGHTING — FEATURES & SPECIFICATIONS — Anchor Base Poles SSS SQUARE STRAIGHT STEEL

Submitted by Enterprise Lighting, LTD. | Job Name: 1617 Sherman Ave - Site | Catalog Number: SSS 20 4C DM19AS STD FINISH | Type: OA2M | ELL23-118618

SSS Square Straight Steel Poles — Ordering Information (20'; verify)

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MADISON, WI 53704

2022.21.00

DATE	ISSUANCE/REVISIONS
01/17/2023	LAND USE APPLICATION
01/30/2023	LAND USE APPLICATION - SUPPLEMENTAL INFO
04/26/2023	URBAN DESIGN COMMISSION

LIGHTING CUT SHEETS

E003

3/24/2023 4:10:30 PM

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Submitted by Enterprise Lighting, LTD.

Job Name: 1617 Sherman Ave - Site
Catalog Number: SSS 20 4C DM19AS STD FINISH
Type: OA2M

SSS Square Straight Steel Poles

TECHNICAL INFORMATION — EPA (ft²) with 1.3 gust

TECHNICAL INFORMATION — EPA (ft²) WITH 3-SECOND GUST PER AASHTO 2013

LITHONIA LIGHTING

Submitted On: Jan 13, 2023 3/4 Index Page

Submitted by Enterprise Lighting, LTD.

Job Name: 1617 Sherman Ave - Site
Catalog Number: SSS 20 4C DM19AS STD FINISH
Type: OA2M

SSS Square Straight Steel Poles

BASE DETAIL

POLE DATA

HANDHOLE ORIENTATION

IMPORTANT INSTALLATION NOTES:

Submitted On: Jan 13, 2023 4/4 Index Page

Submitted by Enterprise Lighting, LTD.

Job Name: 1617 Sherman Ave - Site
Catalog Number: DSX1 LED P2 **K T3M MVOLT SPA HS STD FINISH G1
Type: OA3M

D-Series Size 1

Legacy LED Area Luminaire

Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 750W metal halide in pedestrian and area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Ordering Information — EXAMPLE: DSX1 LED P7 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD G1

VERIFY

Submitted On: Jan 13, 2023 1/6 Index Page

Submitted by Enterprise Lighting, LTD.

Job Name: 1617 Sherman Ave - Site
Catalog Number: DSX1 LED P2 **K T3M MVOLT SPA HS STD FINISH G1
Type: OA3M

Ordering Information — Accessories

Options — EGS - External Glare Shield

Drilling — HANDHOLE ORIENTATION; Tenon Mounting Slipfitter; DSX1 Area Luminaire - EPA

Submitted On: Jan 13, 2023 2/6 Index Page

Submitted by Enterprise Lighting, LTD.

Job Name: 1617 Sherman Ave - Site
Catalog Number: DSX1 LED P2 **K T3M MVOLT SPA HS STD FINISH G1
Type: OA3M

Photometric Diagrams

Submitted On: Jan 13, 2023 3/6 Index Page

Submitted by Enterprise Lighting, LTD.

Job Name: 1617 Sherman Ave - Site
Catalog Number: DSX1 LED P2 **K T3M MVOLT SPA HS STD FINISH G1
Type: OA3M

Performance Data — Lumen Ambient Temperature (LAT) Multipliers; Electrical Load; Projected LED Lumen Maintenance; Motion Sensor Default Settings; Controls Options

Submitted On: Jan 13, 2023 4/6 Index Page

Submitted by Enterprise Lighting, LTD.

Job Name: 1617 Sherman Ave - Site
Catalog Number: DSX1 LED P2 **K T3M MVOLT SPA HS STD FINISH G1
Type: OA3M

Performance Data — Lumen Output

Submitted On: Jan 13, 2023 5/6 Index Page

Submitted by Enterprise Lighting, LTD.

Job Name: 1617 Sherman Ave - Site
Catalog Number: DSX1 LED P2 **K T3M MVOLT SPA HS STD FINISH G1
Type: OA3M

FEATURES & SPECIFICATIONS

Submitted On: Jan 13, 2023 6/6 Index Page

Submitted by Enterprise Lighting, LTD.

Job Name: 1617 Sherman Ave - Site
Catalog Number: SSS 20 4C DM19AS STD FINISH
Type: OA3M

LITHONIA LIGHTING — FEATURES & SPECIFICATIONS

Anchor Base Poles — SSS — SQUARE STRAIGHT STEEL

Submitted On: Jan 13, 2023 1/4 Index Page

Submitted by Enterprise Lighting, LTD.

Job Name: 1617 Sherman Ave - Site
Catalog Number: SSS 20 4C DM19AS STD FINISH
Type: OA3M

SSS Square Straight Steel Poles

ORDERING INFORMATION — Example: SSS 20 5C DM19 DDBXD

20' — verify

Submitted On: Jan 13, 2023 2/4 Index Page

Submitted by Enterprise Lighting, LTD.

Job Name: 1617 Sherman Ave - Site
Catalog Number: SSS 20 4C DM19AS STD FINISH
Type: OA3M

SSS Square Straight Steel Poles

Submitted On: Jan 13, 2023 3/4 Index Page

Submitted by Enterprise Lighting, LTD.

Job Name: 1617 Sherman Ave - Site
Catalog Number: SSS 20 4C DM19AS STD FINISH
Type: OA3M

SSS Square Straight Steel Poles

BASE DETAIL — HANDHOLE ORIENTATION

Submitted On: Jan 13, 2023 4/4 Index Page

Submitted by Enterprise Lighting, LTD.

Job Name: 1617 Sherman Ave - Site
Catalog Number: DSXWPM LED 10C 1000 **K TFTM MVOLT DDL SPUMBA STD FINISH
Type: OAFT

D-Series Pole Mount

LED Area Luminaire

Introduction

The D-Series Pole Mount luminaire is a stylish, fully integrated LED solution for area and site applications. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and up to 74% in energy savings over comparable 250W metal halide luminaires, the D-Series Pole Mount is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

Ordering Information — EXAMPLE: DSXWPM LED 20C 1000 40K T5M MVOLT SPUMBA DDBXD

VERIFY

Submitted On: Jan 13, 2023 1/4 Index Page

Submitted by Enterprise Lighting, LTD.

Job Name: 1617 Sherman Ave - Site
Catalog Number: DSXWPM LED 10C 1000 **K TFTM MVOLT DDL SPUMBA STD FINISH
Type: OAFT

Drilling; Performance Data — Lumen Output

Submitted On: Jan 13, 2023 2/4 Index Page

Submitted by Enterprise Lighting, LTD.

Job Name: 1617 Sherman Ave - Site
Catalog Number: DSXWPM LED 10C 1000 **K TFTM MVOLT DDL SPUMBA STD FINISH
Type: OAFT

Performance Data — Lumen Ambient Temperature (LAT) Multipliers; Electrical Load; Projected LED Lumen Maintenance

Photometric Diagrams

Submitted On: Jan 13, 2023 3/4 Index Page

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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
04/26/2023	URBAN DESIGN COMMISSION

LIGHTING CUT SHEETS

E004

3/24/2023 4:10:30 PM

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Submitted by Enterprise Lighting, LTD.
Job Name: 1617 Sherman Ave - Site
Catalog Number: DSXWPM LED 10C 1000 **K TFTM MVOLT DDL SPUMBA STD FINISH
Type: OAFT
ELL23-118618

Options and Accessories

FEATURES & SPECIFICATIONS

Submitted On: Jan 13, 2023 4/4 Index Page

Submitted by Enterprise Lighting, LTD.
Job Name: 1617 Sherman Ave - Site
Catalog Number: SSS 10 4C DM19AS STD FINISH
Type: OAFT
ELL23-118618

LITHONIA LIGHTING

FEATURES & SPECIFICATIONS

Anchor Base Poles

SSS

SQUARE STRAIGHT STEEL

Submitted On: Jan 13, 2023 1/4 Index Page

Submitted by Enterprise Lighting, LTD.
Job Name: 1617 Sherman Ave - Site
Catalog Number: SSS 10 4C DM19AS STD FINISH
Type: OAFT
ELL23-118618

SSS Square Straight Steel Poles

ORDERING INFORMATION

Example: SSS 20 5C DM19 DDBXD

Submitted On: Jan 13, 2023 2/4 Index Page

Submitted by Enterprise Lighting, LTD.
Job Name: 1617 Sherman Ave - Site
Catalog Number: SSS 10 4C DM19AS STD FINISH
Type: OAFT
ELL23-118618

SSS Square Straight Steel Poles

TECHNICAL INFORMATION — EPA (ft²) with 1.3 gust

TECHNICAL INFORMATION — EPA (ft²) WITH 3-SECOND GUST PER AASHTO 2013

Submitted On: Jan 13, 2023 3/4 Index Page

Submitted by Enterprise Lighting, LTD.
Job Name: 1617 Sherman Ave - Site
Catalog Number: SSS 10 4C DM19AS STD FINISH
Type: OAFT
ELL23-118618

SSS Square Straight Steel Poles

BASE DETAIL

HANDHOLE ORIENTATION

Submitted On: Jan 13, 2023 4/4 Index Page

Submitted by Enterprise Lighting, LTD.
Job Name: 1617 Sherman Ave - Site
Catalog Number: LDN6 **/10 LO6AR LSS MVOLT GZ10
Type: OD
ELL23-118618

LITHONIA LIGHTING

FEATURES & SPECIFICATIONS

LDN6

6" Open and WallWash LED Non-IC New Construction Downlight

Submitted On: Jan 13, 2023 1/6 Index Page

Submitted by Enterprise Lighting, LTD.
Job Name: 1617 Sherman Ave - Site
Catalog Number: LDN6 **/10 LO6AR LSS MVOLT GZ10
Type: OD
ELL23-118618

LDN6

PHOTOMETRY

Submitted On: Jan 13, 2023 2/6 Index Page

Submitted by Enterprise Lighting, LTD.
Job Name: 1617 Sherman Ave - Site
Catalog Number: LDN6 **/10 LO6AR LSS MVOLT GZ10
Type: OD
ELL23-118618

LDN6

Submitted On: Jan 13, 2023 3/6 Index Page

Submitted by Enterprise Lighting, LTD.
Job Name: 1617 Sherman Ave - Site
Catalog Number: LDN6 **/10 LO6AR LSS MVOLT GZ10
Type: OD
ELL23-118618

LDN6

ADDITIONAL DATA

Submitted On: Jan 13, 2023 4/6 Index Page

Submitted by Enterprise Lighting, LTD.
Job Name: 1617 Sherman Ave - Site
Catalog Number: LDN6 **/10 LO6AR LSS MVOLT GZ10
Type: OD
ELL23-118618

LDN6

Submitted On: Jan 13, 2023 5/6 Index Page

Submitted by Enterprise Lighting, LTD.
Job Name: 1617 Sherman Ave - Site
Catalog Number: LDN6 **/10 LO6AR LSS MVOLT GZ10
Type: OD
ELL23-118618

LDN6

Submitted On: Jan 13, 2023 6/6 Index Page

Submitted by Enterprise Lighting, LTD.
Job Name: 1617 Sherman Ave - Site
Catalog Number: WPX2 LED **K MVOLT STD FINISH
Type: OW
ELL23-118618

WPX LED Wall Packs

Submitted On: Jan 13, 2023 1/2 Index Page

Submitted by Enterprise Lighting, LTD.
Job Name: 1617 Sherman Ave - Site
Catalog Number: WPX2 LED **K MVOLT STD FINISH
Type: OW
ELL23-118618

Performance Data

Submitted On: Jan 13, 2023 2/2 Index Page

Submitted by Enterprise Lighting, LTD.
Job Name: 1617 Sherman Ave - Site
Catalog Number: WPX1 LED P2 **K MVOLT STD FINISH
Type: OW1
ELL23-118618

WPX LED Wall Packs

Submitted On: Jan 13, 2023 1/2 Index Page

Submitted by Enterprise Lighting, LTD.
Job Name: 1617 Sherman Ave - Site
Catalog Number: WPX1 LED P2 **K MVOLT STD FINISH
Type: OW1
ELL23-118618

Performance Data

Submitted On: Jan 13, 2023 2/2 Index Page

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1617 SHERMAN AVE

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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
04/26/2023	URBAN DESIGN COMMISSION

LIGHTING CUT SHEETS

E005

3/24/2023 4:10:31 PM

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Submitted by Enterprise Lighting, LTD.

Job Name:	Catalog Number:	Type:
1617 Sherman Ave - Site	DXSW1 LED 20C 1000 **K T2S MVOLT STD FINISH Notes:	OW2 ELL23-118618

D-Series Size 1
LED Wall Luminaire

Catalog Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications
Luminaire

Width:	13-3/4" (34.9 cm)	Weight:	12 lbs (5.4 kg)
Depth:	10" (25.4 cm)		
Height:	6-3/8" (16.2 cm)		

Back Box (BBW, E20WC)

Width:	13-3/4" (34.9 cm)	BBW Weight:	5 lbs (2.3 kg)
Depth:	4" (10.2 cm)	E20WC Weight:	10 lbs (4.5 kg)
Height:	6-3/8" (16.2 cm)		

For 3/4" NPT side-entry conduit (BBW only)

Introduction
The D-Series Wall luminaire is a stylish, fully integrated LED solution for building-mount applications. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and up to 74% in energy savings over comparable 250W metal halide luminaires, the D-Series Wall is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

Ordering Information
EXAMPLE: DSXW1 LED 20C 1000 40K T3M MVOLT DDBTXD

verify

DSXW1 LED

Series	LEDs	Drive Current	Color temperature	Distribution	Voltage	Mounting	Control Options
DSXW1 LED	10C 10 LEDs (one engine) 20C 20 LEDs (two engines)[1]	350 350 mA 530 530 mA 700 700 mA 1000 1000 mA (1 A)[1]	30K 3000 K 40K 4000 K 50K 5000 K AMBPC Amber phosphor converted	T2S Type II Short T2M Type II Medium T3S Type III Short T3M Type III Medium T4M Type IV Medium TFTM Forward Throw Medium	MVOLT[2] 120[3] 208[3] 240[3] 277[3] 347[3,4] 480[3,4]	Shipped included (blank) Surface mounting bracket BBW Surface-mounted back box (for conduit entry)[5]	Shipped installed PE Photoelectric cell, button type[6] DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) PIR 180° motion/ambient light sensor, <15' mtg ht[1,7] PIRH 180° motion/ambient light sensor, 15-30' mtg ht[1,7] PIR1FC3V Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc[1,7] PIRH1FC3V Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc[1,7] E20WC Emergency battery backup (includes external component enclosure), CA Title 20 compliant[8,9]

verify

Other Options		Finish (required)		
Shipped installed SF Single fuse (120, 277 or 347V)[3,10] DF Double fuse (208, 240 or 480V)[3,10] HS House-side shield[11] SPD Separate surge protection[12]	Shipped separately[11] BSW Bird-deterrent spikes VG Vandal guard DDL Diffused drop lens	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White	DSSXD Sandstone DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum	DWHGXD Textured white DSSTXD Textured sandstone

Accessories
Ordered and shipped separately.

DSXWHS U	House-side shield (one per light engine)
DSXWBSW U	Bird-deterrent spikes
DSXW1VG U	Vandal guard accessory

NOTES
1. 20C 1000 is not available with PIR, PIRH, PIR1FC3V or PIRH1FC3V.
2. MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
3. Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
4. Only available with 20C, 700mA or 1000mA. Not available with PIR or PIRH.
5. Back box ships installed on fixture. Cannot be field installed. Cannot be ordered as an accessory.
6. Photocontrol (PE) requires 120, 208, 240, 277 or 347 voltage option. Not available with motion/ambient light sensors (PIR or PIRH).
7. Reference Motion Sensor table on page 3.
8. Same as old ELCW. Cold weather (-20C) rated. Not compatible with conduit entry applications. Not available with BBW mounting option. Not available with fusing. Not available with 347 or 480 voltage options. Emergency components located in back box housing. Emergency mode IES files located on product page at www.lithonia.com
9. Not available with SPD.
10. Not available with E20WC.
11. Also available as a separate accessory; see Accessories information.
12. Not available with E20WC.

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Submitted by Enterprise Lighting, LTD.

Job Name: 1617 Sherman Ave - Site | Catalog Number: DXSW1 LED 20C 1000 **K T2S MVOLT STD FINISH Notes: | Type: OW2 ELL23-118618

Performance Data

Lumen Output
Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Contact factory for performance data on any configurations not shown here.

LEDs	Drive Current (mA)	System Watts	Dist. Type	30K (3000 K, 70CRI) Lumens	B	U	G	LPW	40K (4000 K, 70CRI) Lumens	B	U	G	LPW	50K (5000 K, 70CRI) Lumens	B	U	G	LPW	AMBPC (Amber Phosphor Converted) Lumens	B	U	G	LPW
10C (10 LEDs)	350mA	13W	T2S	1,415	0	0	1	109	1,520	0	0	1	117	1,530	0	0	1	118	894	0	0	1	69
			T2M	1,349	0	0	1	104	1,448	0	0	1	111	1,458	0	0	1	112	852	0	0	1	66
			T3S	1,399	0	0	1	108	1,503	0	0	1	116	1,512	0	0	1	116	884	0	0	1	68
			T3M	1,385	0	0	1	107	1,488	0	0	1	114	1,497	0	0	1	115	876	0	0	1	67
			T4M	1,357	0	0	1	104	1,458	0	0	1	112	1,467	0	0	1	113	858	0	0	1	66
			TFTM	1,411	0	0	1	109	1,515	0	0	1	117	1,525	0	0	1	117	892	0	0	1	69
	530 mA	19W	T2S	2,053	1	0	1	108	2,205	1	0	1	116	2,220	1	0	1	117	1,264	0	0	1	67
			T2M	1,957	1	0	1	103	2,102	1	0	1	111	2,115	1	0	1	111	1,205	0	0	1	63
			T3S	2,031	1	0	1	107	2,181	1	0	1	115	2,194	1	0	1	115	1,250	0	0	1	66
			T3M	2,010	1	0	1	106	2,159	1	0	1	114	2,172	1	0	1	114	1,237	0	0	1	65
			T4M	1,970	1	0	1	104	2,115	1	0	1	111	2,129	1	0	1	112	1,212	0	0	1	64
			TFTM	2,047	0	0	1	108	2,198	1	0	1	116	2,212	1	0	1	116	1,260	0	0	1	66
	700 mA	26W	T2S	2,623	1	0	1	101	2,816	1	0	1	108	2,834	1	0	1	109	1,544	0	0	1	59
			T2M	2,499	1	0	1	96	2,684	1	0	1	103	2,701	1	0	1	104	1,472	0	0	1	57
			T3S	2,593	1	0	1	100	2,785	1	0	1	107	2,802	1	0	1	108	1,527	0	0	1	59
			T3M	2,567	1	0	1	99	2,757	1	0	1	106	2,774	1	0	1	107	1,512	0	0	1	58
			T4M	2,515	1	0	1	97	2,701	1	0	1	104	2,718	1	0	1	105	1,481	0	0	1	57
			TFTM	2,614	1	0	1	101	2,808	1	0	1	108	2,825	1	0	1	109	1,539	0	0	1	59
	1000 mA	39W	T2S	3,685	1	0	1	94	3,957	1	0	1	101	3,982	1	0	1	102	2,235	1	0	1	57
			T2M	3,512	1	0	1	90	3,771	1	0	1	97	3,794	1	0	1	97	2,130	1	0	1	55
			T3S	3,644	1	0	1	93	3,913	1	0	1	100	3,938	1	0	1	101	2,210	1	0	1	57
			T3M	3,607	1	0	1	92	3,873	1	0	1	99	3,898	1	0	1	100	2,187	1	0	1	56
			T4M	3,534	1	0	2	91	3,796	1	0	2	97	3,819	1	0	2	98	2,143	1	0	1	55
			TFTM	3,673	1	0	1	94	3,945	1	0	1	101	3,969	1	0	1	102	2,228	1	0	1	57
20C (20 LEDs)	350mA	23W	T2S	2,820	1	0	1	123	3,028	1	0	1	132	3,047	1	0	1	132	1,777	1	0	1	77
			T2M	2,688	1	0	1	117	2,886	1	0	1	125	2,904	1	0	1	126	1,693	1	0	1	74
			T3S	2,789	1	0	1	121	2,994	1	0	1	130	3,014	1	0	1	131	1,757	0	0	1	76
			T3M	2,760	1	0	1	120	2,965	1	0	1	129	2,983	1	0	1	130	1,739	1	0	1	76
			T4M	2,704	1	0	1	118	2,905	1	0	1	126	2,922	1	0	1	127	1,704	1	0	1	74
			TFTM	2,811	1	0	1	122	3,019	1	0	1	131	3,038	1	0	1	132	1,771	0	0	1	77
	530 mA	35W	T2S	4,079	1	0	1	117	4,380	1	0	1	125	4,407	1	0	1	126	2,504	1	0	1	72
			T2M	3,887	1	0	1	111	4,174	1	0	1	119	4,201	1	0	1	120	2,387	1	0	1	68
			T3S	4,033	1	0	1	115	4,331	1	0	1	124	4,359	1	0	1	125	2,477	1	0	1	71
			T3M	3,993	1	0	2	114	4,288	1	0	2	123	4,315	1	0	2	123	2,451	1	0	1	70
			T4M	3,912	1	0	2	112	4,201	1	0	2	120	4,227	1	0	2	121	2,402	1	0	1	69
			TFTM	4,066	1	0	2	116	4,366	1	0	2	125	4,394	1	0	2	126	2,496	1	0	1	71
	700 mA	46W	T2S	5,188	1	0	1	113	5,572	1	0	1	121	5,607	1	0	1	122	3,065	1	0	1	67
			T2M	4,945	1	0	2	108	5,309	1	0	2	115	5,343	1	0	2	116	2,921	1	0	1	64
			T3S	5,131	1	0	2	112	5,510	1	0	2	120	5,544	1	0	2	121	3,031	1	0	1	66
			T3M	5,078	1	0	2	110	5,454	1	0	2	119	5,487	1	0	2	119	3,000	1	0	1	65
			T4M	4,975	1	0	2	108	5,343	1	0	2	116	5,376	1	0	2	117	2,939	1	0	1	64
			TFTM	5,172	1	0	2	112	5,554	1	0	2	121	5,589	1	0	2	122	3,055	1	0	1	66
	1000 mA	73W	T2S	7,204	1	0	2	99	7,736	2	0	2	106	7,784	2	0	2	107	4,429	1	0	1	61
			T2M	6,865	1	0	2	94	7,373	2	0	2	101	7,419	2	0	2	102	4,221	1	0	1	58
			T3S	7,125	1	0	2	98	7,651	1	0	2	105	7,698	1	0	2	105	4,380	1	0	1	60
			T3M	7,052	1	0	2	97	7,573	2	0	2	104	7,620	2	0	2	104	4,335	1	0	2	59
			T4M	6,909	1	0	2	95	7,420	1	0	2	102	7,466	1	0	2	102	4,248	1	0	2	58
			TFTM	7,182	1	0	2	98	7,712	1	0	2	106	7,761	1	0	2	106	4,415	1	0	2	60

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Submitted by Enterprise Lighting, LTD.

Job Name: 1617 Sherman Ave - Site | Catalog Number: DXSW1 LED 20C 1000 **K T2S MVOLT STD FINISH Notes: | Type: OW2 ELL23-118618

Performance Data

Lumen Ambient Temperature (LAT) Multipliers
Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.02
10°C	50°F	1.01
20°C	68°F	1.00
25°C	**77°F**	**1.00**
30°C	86°F	1.00
40°C	104°F	0.98

Electrical Load

LEDs	Drive Current (mA)	System Watts	120V	208V	240V	277V	347V	480V
10C	350	14 W	0.13	0.07	0.06	0.06	-	-
	530	20 W	0.19	0.11	0.09	0.08	-	-
	700	27 W	0.25	0.14	0.13	0.11	-	-
	1000	40 W	0.37	0.21	0.19	0.16	-	-
20C	350	24 W	0.23	0.13	0.12	0.10	-	-
	530	36 W	0.33	0.19	0.17	0.14	-	-
	700	47 W	0.44	0.25	0.22	0.19	0.15	0.11
	1000	74 W	0.69	0.40	0.35	0.30	0.23	0.17

Current (A) applies to the 120V–480V columns.

Projected LED Lumen Maintenance
Data references the extrapolated performance projections for the **DSXW1 LED 20C 1000** platform in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	0.95	0.93	0.88

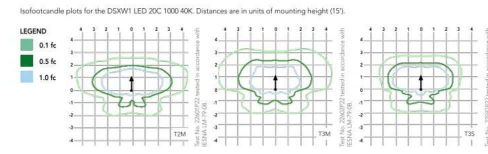
Motion Sensor Default Settings

Option	Dimmed State	High Level (when triggered)	Photocell Operation	Dwell Time	Ramp-up Time	Ramp-down Time
PIR or PIRH	3V (37%) Output	10V (100%) Output	Enabled @ 5FC	5 min	3 sec	5 min
*PIR1FC3V or PIRH1FC3V	3V (37%) Output	10V (100%) Output	Enabled @ 1FC	5 min	3 sec	5 min

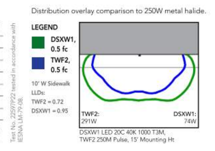
*For use when motion sensor is used as dusk to dawn control

Photometric Diagrams
To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's D-Series Wall Size 1 homepage.

Isofootcandle plots for the DSXW1 LED 20C 1000 40K. Distances are in units of mounting height (15').

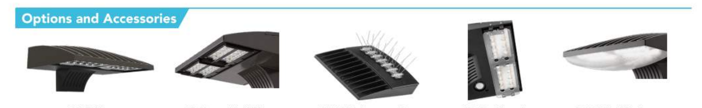


Distribution overlay comparison to 250W metal halide.



DSXW1 LED 20C 40K 1000 T3M, TWF2 250M Pulse, 15' Mounting Ht

Options and Accessories



T3M (left) | HS - House-side shields | BSW - Bird-deterrent spikes | VG - Vandal guard | DDL - Diffused drop lens

FEATURES & SPECIFICATIONS

INTENDED USE
The energy savings, long life and easy-to-install design of the D-Series Wall Size 1 make it the smart choice for building-mounted doorway and pathway illumination for nearly any facility.

CONSTRUCTION
Two-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance. The LED driver is mounted to the door to thermally isolate it from the light engines for low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65).

FINISH
Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in textured and non-textured finishes.

OPTICS
Precision-molded proprietary acrylic lenses provide multiple photometric distributions tailored specifically to building mounted applications. Light engines are available in 3000 K (70 min. CRI), 4000 K (70 min. CRI) or 5000 K (70 min. CRI) configurations.

ELECTRICAL
Light engine(s) consist of 10 high-efficacy LEDs mounted to a metal-core circuit board to maximize heat dissipation and promote long life (L88/100,000 hrs at 25°C). Class 1 electronic drivers have a power factor >90%, THD <20%, and a minimum 2.5KV surge rating. When ordering the SPD option, a separate surge protection device is installed within the luminaire which meets a minimum Category C Low (per ANSI/IEEE C62.41.2).

INSTALLATION
Included universal mounting bracket attaches securely to any 4" round or square outlet box for quick and easy installation. Luminaire has a slotted gasket wireway and attaches to the mounting bracket via corrosion-resistant screws.

LISTINGS
CSA certified to U.S. and Canadian standards. Rated for -40°C minimum ambient.

DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

BUY AMERICAN ACT
This product is assembled in the USA and meets the Buy America(n) government procurement requirements under FAR, DFARS and DOT regulations.
Please refer to www.acuitybrands.com/resources/buy-american for additional information.

WARRANTY
Five-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at:
www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

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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
04/26/2023	URBAN DESIGN COMMISSION

LIGHTING CUT SHEETS

E006

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