

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 9/24/25 10:55 a.m. ☐ 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): 116 - 124 E Gorham

Title: 124 E Gorham

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

UDC meeting date requested 11/05/2025

- ☐ 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 _____
Street address 1741 Commercial Ave
Telephone 608-255-3753

Company Apex Real Estate Holdings LLC
City/State/Zip Madison, WI 53704
Email bbosben@apexrents.com

Project contact person Joel Koeppen
Street address 790 N Water St, Suite 1700
Telephone 414-290-3731

Company Kahler Slater
City/State/Zip Milwaukee, WI 53202
Email jkoeppe@kahlerslater.com

Property owner (if not applicant) _____
Street address _____
Telephone _____

City/State/Zip _____
Email _____

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.

URBAN DESIGN DEVELOPMENT PLANS CHECKLIST

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)

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

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

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 Jessica Vaughn on 05/12/2025.
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 BRUCE BOSBEN Relationship to property Owner
 Authorizing signature of property owner Bruce Bosben Date 9-22-25

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)
- Planned Multi-Use Site or Residential Building Complex

Kahler Slater

Milwaukee
Madison
Richmond
Chicago
Singapore

09/22/2025

790 N Water Street, Suite 1700
Milwaukee, WI 53202
P 414.272.2000

124 E Gorham Letter of Intent

Location

The project is located at 124 E Gorham St, just Northeast of the Gorham/Pinkney Intersection. This property is a contributing property in the Mansion Hill Historic District, which is listed in the National Register of Historic Places.

Proposed Lot Combination

We are proposing to combine 124 E Gorham St with 116 E Gorham, of which there is historical precedent. Referencing a 1902 Sanborn Map (See **Exhibit A** attached), these two properties were once joined as one. The lot combination was recently given conditional approval by landmarks.

Existing Structures

124 E Gorham (Carriage House)

This existing structure on site is a historic resource and is intended to remain on site as part of the new development. The structure is to remain intact, but reprogrammed/renovated on the interior and restored/rehabilitated on areas of the exterior. This structure is also to be moved and repositioned onsite to respect the property line that it currently encroaches.

116 E Gorham (Brown House)

This historic structure is to remain as is and will be connected to the new development through site circulation only.

Easements

We intend to establish an access/no-build easement on adjacent properties 130 E Gorham St and 121 E Gilman St to preserve the existing position of the carriage house (see site plan drawing in submittal package for more detail).

Proposed Development

The proposed development consists of a 4-story, 18-unit Multifamily Residential building, with 2 subgrade parking levels. The existing Carriage House is to be renovated and reprogrammed as an additional 4 units.

Project Goals

- Utilize a currently underutilized site and repurpose the existing Carriage House on site
- Provide more housing supply to the Mansion Hill neighborhood
- Blend the proposed development into the Mansion Hill District

Please see submittal drawing package for drawings and images supporting this document. We are pleased to provide a design solution that improves the conditions of this site and its surrounding context.

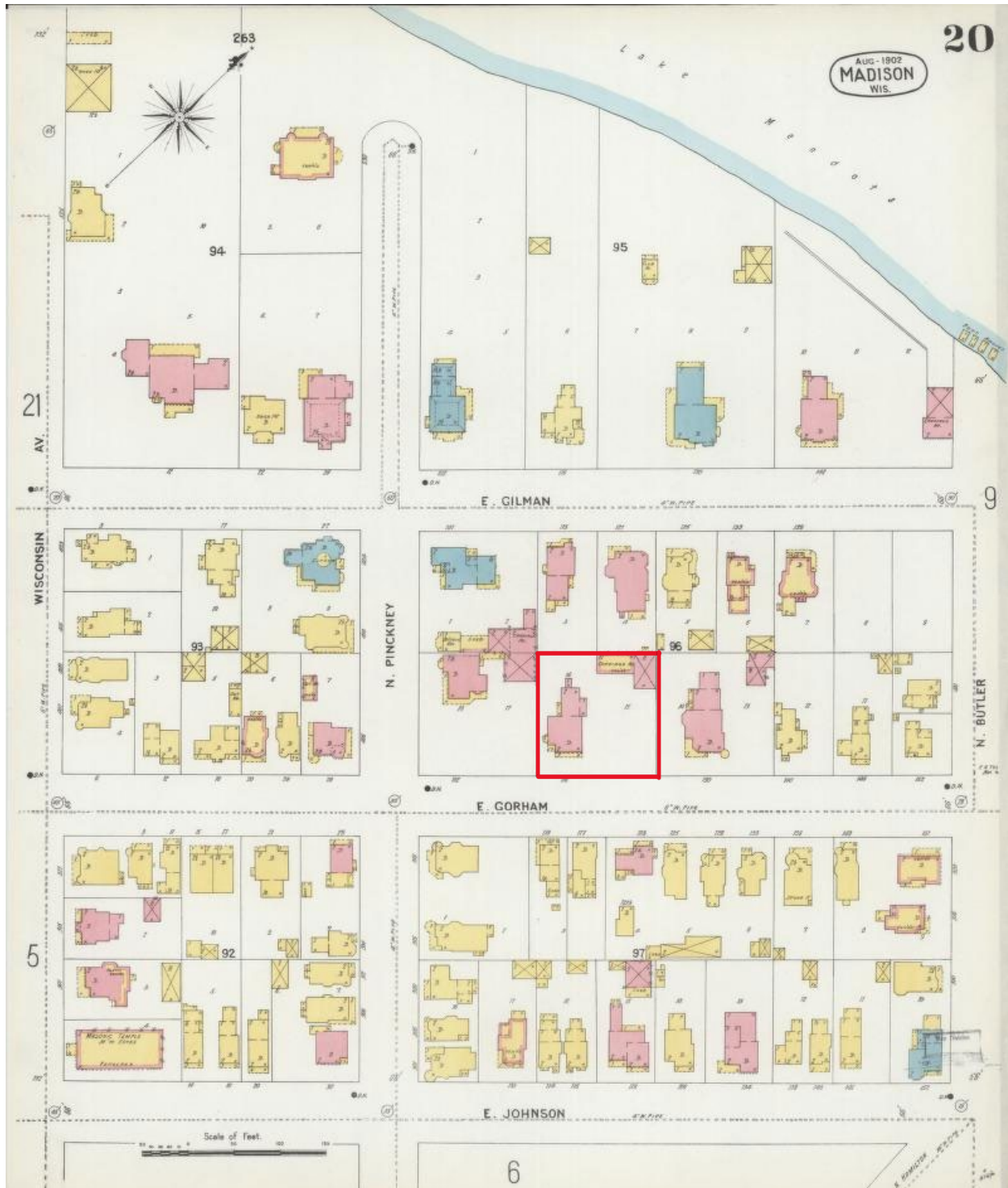
Thank you,

Joel Koeppen, AIA
Design Leader | Associate Principal

KAHLER SLATER, INC.

(See following page for **Exhibit A**)

Exhibit A

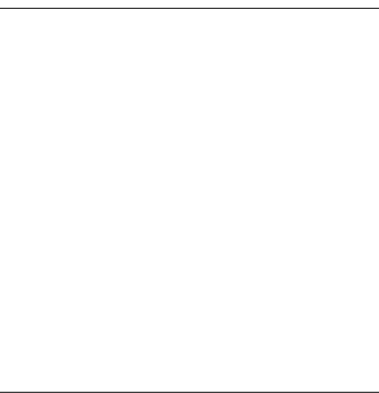


LAND USE APPLICATION

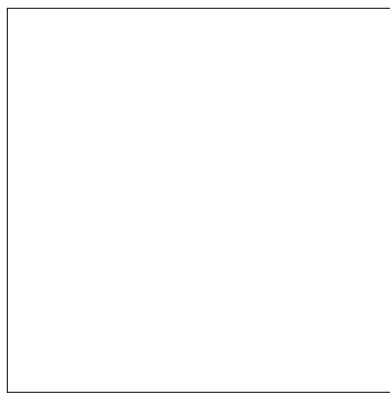
124 E GORHAM

124 E GORHAM ST
MADISON, WI 53703

KAHLER SLATER PROJECT: 224086
9/22/2025



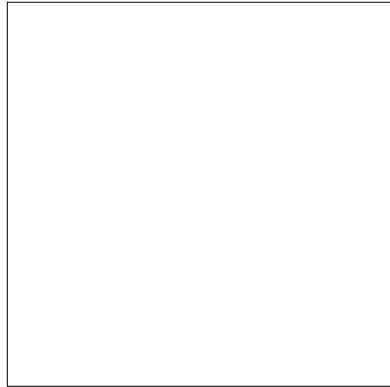
Structural:
GRAEF
275 West Wisconsin Avenue, Suite 300
Milwaukee, WI 53203
(414) 258-1500



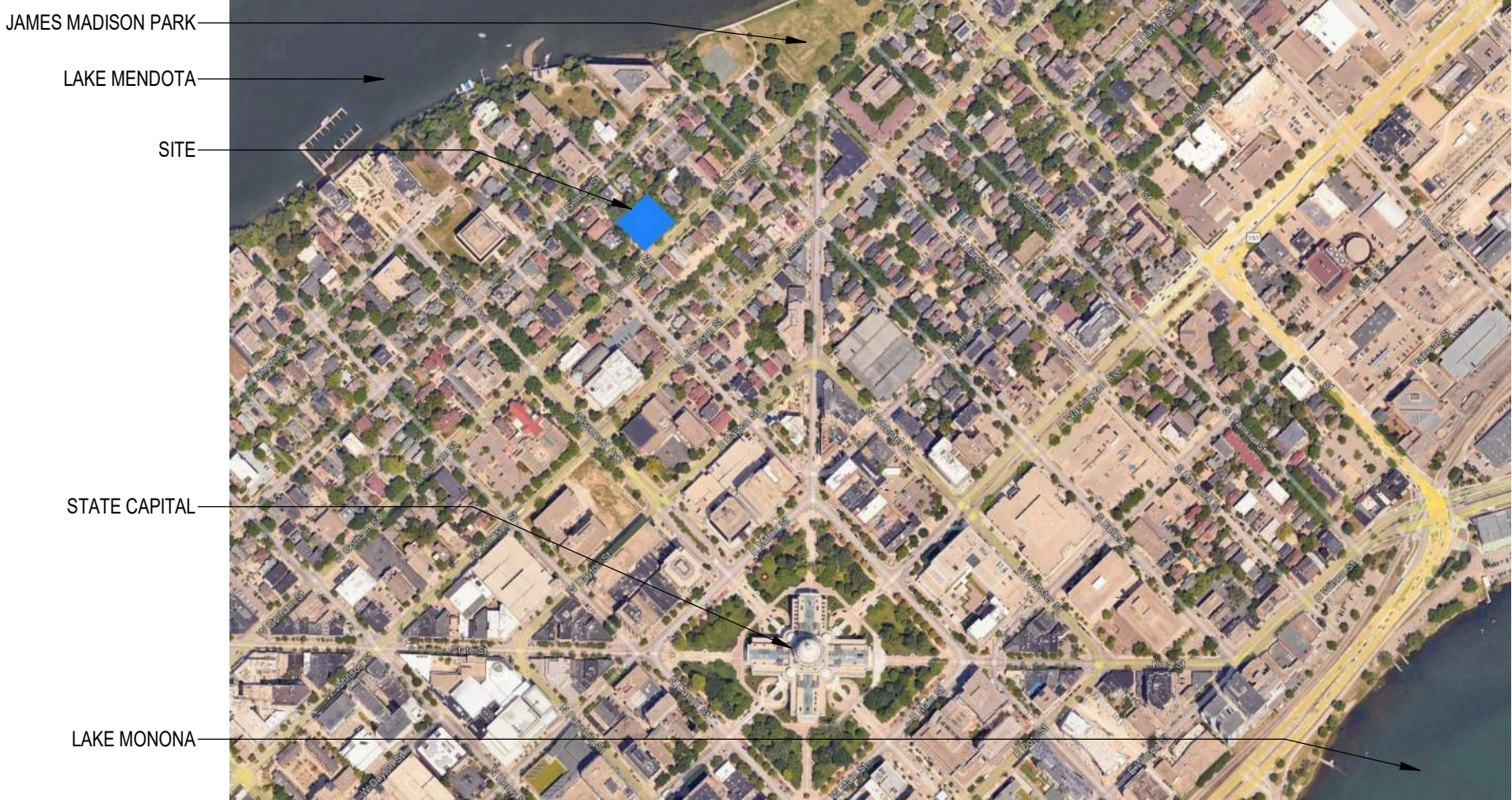
Mechanical, Electrical, Plumbing:
Ring & DuChateau, LLP
17400 W Capitol Dr.
Brookfield, WI 53045
(414) 778-2360



Architect:
Kahler Slater, Inc.
790 N Water Street, Suite 1700
Milwaukee, WI 53202
(414) 272-2000



Civil Landscape:
Vierbcher
600 W. Virginia Street, Suite 601
Milwaukee, WI 53204
(262) 875-5000



GENERAL SHEET INDEX	
SHEET NUMBER	SHEET NAME
G000	COVER SHEET

CIVIL SHEET INDEX	
SHEET NUMBER	SHEET NAME
C100	EXISTING CONDITIONS
C200	DEMOLITION PLAN
C300	SITE PLAN
C400	GRADING & EROSION CONTROL PLAN
C500	UTILITY PLAN

LANDSCAPE SHEET INDEX	
SHEET NUMBER	SHEET NAME
L100	LANDSCAPE PLAN

ARCHITECTURAL SHEET INDEX	
SHEET NUMBER	SHEET NAME
A100	SITE PLAN
A101	SECOND LOWER LEVEL PLAN
A102	LOWER LEVEL PLAN
A103	FIRST FLOOR PLAN
A104	SECOND, THIRD FLOOR PLANS
A105	FOURTH FLOOR PLAN, ROOF PLAN
A200	EXTERIOR ELEVATIONS - SOUTH
A201	EXTERIOR ELEVATIONS - EAST
A202	EXTERIOR ELEVATIONS - NORTH
A203	EXTERIOR ELEVATIONS - WEST
A204	EXTERIOR ELEVATIONS - CARRIAGE HOUSE
A300	BUILDING SECTIONS
A301	BUILDING SECTIONS

LIGHTING SHEET INDEX	
SHEET NUMBER	SHEET NAME
LT100	PHOTOMETRIC PLAN

NOT FOR
CONSTRUCTION

Revisions

LAND USE APPLICATION

Drawing Date
9/22/2025

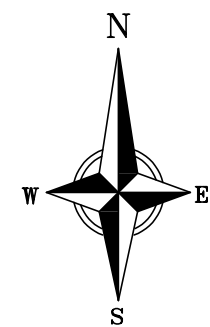
124 E GORHAM

124 E GORHAM ST
MADISON, WI 53703

Project No. 224086
APEX Property Management, inc.

Sheet Title
COVER SHEET

Copyright © 2025 Kahler Slater, Inc. All rights reserved.
790 N Water Street, Suite 1700, Milwaukee, Wisconsin 53202
Telephone 414.272.2000 Fax 414.272.2001
104 Shockoe Slip, Richmond, Virginia 23219
Telephone 804.787.2520
722 Williamson Street, Madison, Wisconsin 53703
Telephone 608.263.6300 Fax 608.263.6317
150 N Wacker Drive, Suite 1700, Chicago, Illinois 60606
Telephone 312.789.4516
Sheet No.
G000



GRAPHIC SCALE, FEET
0 5 10 20

BEARINGS ARE REFERENCED TO THE
WISCONSIN COUNTY COORDINATE SYSTEM,
DANE COUNTY, WISCONSIN. THE
NORTHEASTERLY LINE OF LOT 15,
MEASURED AS BEARING S43°43'31"E

SURVEYED FOR:
Peter Bissen
Kahler Slater, Inc.
790 N. Water Street, Suite 1700
Milwaukee, WI 53202

SURVEYED BY:
Vierbicher Associates, Inc.
By: David N. Gulickson
999 Fourier Drive, Suite 201
Madison, WI 53717
(608) 821-3966
dgu@vierbicher.com

SURVEY LEGEND

- △ BENCHMARK
- FOUND 3/4" # IRON ROD
- x FOUND CHISELED "X"

TOPOGRAPHIC SYMBOL LEGEND

- EXISTING SIGN (TYPE NOTED)
- EXISTING SANITARY MANHOLE
- EXISTING WATER MAIN VALVE
- EXISTING CURB STOP
- EXISTING TRANSFORMER
- EXISTING ELECTRIC METER
- EXISTING LIGHT POLE
- EXISTING AIR CONDITIONING PEDESTAL
- EXISTING DOWN GUY
- EXISTING ELECTRIC MANHOLE
- EXISTING UTILITY POLE
- EXISTING TELEPHONE PEDESTAL
- EXISTING UNIDENTIFIED UTILITY VAULT
- EXISTING DECIDUOUS TREE

TOPOGRAPHIC LINEWORK LEGEND

- EXISTING FENCE LINE
- EXISTING FIBER OPTIC LINE
- EXISTING UNDERGROUND TELEPHONE
- EXISTING GAS LINE
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING SANITARY SEWER LINE
- EXISTING WATER MAIN
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING EDGE OF PAVEMENT
- EXISTING EDGE OF GRAVEL
- EXISTING GRAVEL SURFACE
- EXISTING CONCRETE SURFACE
- EXISTING ASPHALT SURFACE

NOTES:

- This survey is based upon field survey work performed between April 25 and May 6, 2025. Any changes in site conditions after May 6, 2025 are not reflected by this survey.
- This survey is based upon research at Dane County Register of Deeds. No title work was provided.
- No attempt has been made as a part of this survey to obtain or show data concerning condition, or capacity of any utility or municipal/public service facility. For information regarding these utilities contact the appropriate agencies.
- Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, or ownership title evidence.
- Elevations depicted on this survey are based upon NAVD88 (2018 Geoid) Datum.
- Benchmarks shall be verified before construction. Benchmark locations are shown on the plan and are referenced to Top Nut of Hydrants.
- Utility locations were field located based upon substantial, visible, above ground structures, upon maps provided to the surveyor, or upon markings on the ground placed by utility companies and/or their agents. No warranty is given to the utility markings by others or that all underground utilities affecting this property were marked and subsequently located for this survey. A locate request was sent to Digger's Hotline per Digger's Hotline One-Call ticket numbers 20251900895.

PROJECT BENCHMARKS:

- BENCHMARK 1 - ELEV. = 897.57';
IRON ROD AT THE SOUTHEASTERLY CORNER OF LOT.
- BENCHMARK 2 - ELEV. = 903.47';
SOUTHWESTERLY BOLT ON LIGHT POLE BASE.
- BENCHMARK 3 - ELEV. = 909.48';
SOUTHERLY BOLT ON LIGHT POLE BASE.

NOT FOR
CONSTRUCTION

Revisions

LAND USE APPLICATION

Drawing Date

9/22/2025

124 E GORHAM

124 E GORHAM ST
MADISON, WI 53703

Project No.

224086

APEX Property
Management, Inc.

Sheet Title

EXISTING CONDITIONS

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Telephone 804.767.2500

722 Williamson Street, Madison, Wisconsin 53703
Telephone 608.283.6300 Fax 608.283.6317

150 N Wacker Drive, Suite 1700, Chicago, Illinois 60606
Telephone 312.789.4516

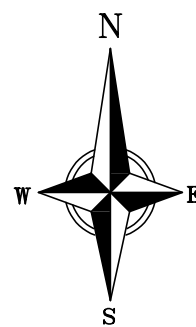
Sheet No.

C100



THE LOCATION OF EXISTING UTILITIES, BOTH UNDERGROUND AND OVERHEAD ARE APPROXIMATE ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT, BEFORE COMMENCING WORK, AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES.

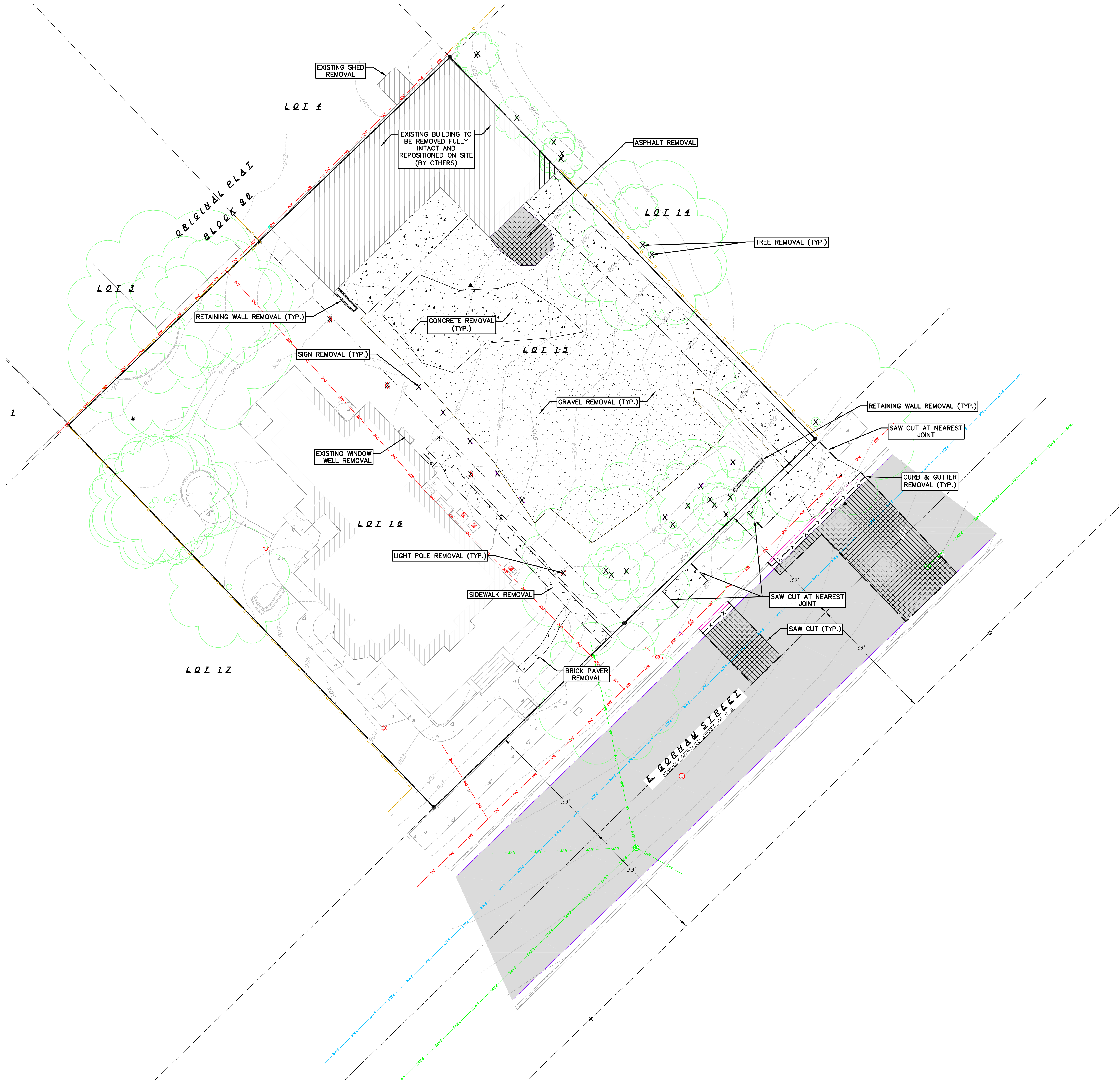
CALL DIGGER'S HOTLINE
1-800-242-8511



GRAPHIC SCALE, FEET
0 5 10 20

- DEMOLITION PLAN LEGEND
- CURB AND GUTTER REMOVAL
 - ASPHALT REMOVAL
 - CONCRETE REMOVAL
 - BUILDING REMOVAL
 - TREE REMOVAL
 - SAWCUT
 - UTILITY STRUCTURE REMOVAL
 - UTILITY LINE REMOVAL
 - RETAINING WALL REMOVAL
 - SIGN REMOVAL

NOT FOR
CONSTRUCTION



Revisions

LAND USE APPLICATION

Drawing Date
9/22/2025

124 E GORHAM

124 E GORHAM ST
MADISON, WI 53703

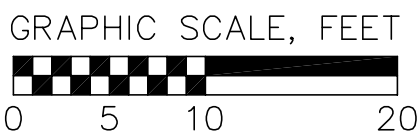
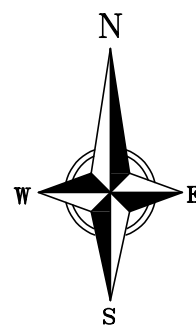
Project No. 224086
APEX Property Management, Inc.

Sheet Title
DEMOLITION PLAN

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722 Williamson Street, Madison, Wisconsin 53703
Telephone 608.283.6300 Fax 608.283.6317
150 N Wacker Drive, Suite 1700, Chicago, Illinois 60606
Telephone 312.789.4516

Sheet No.

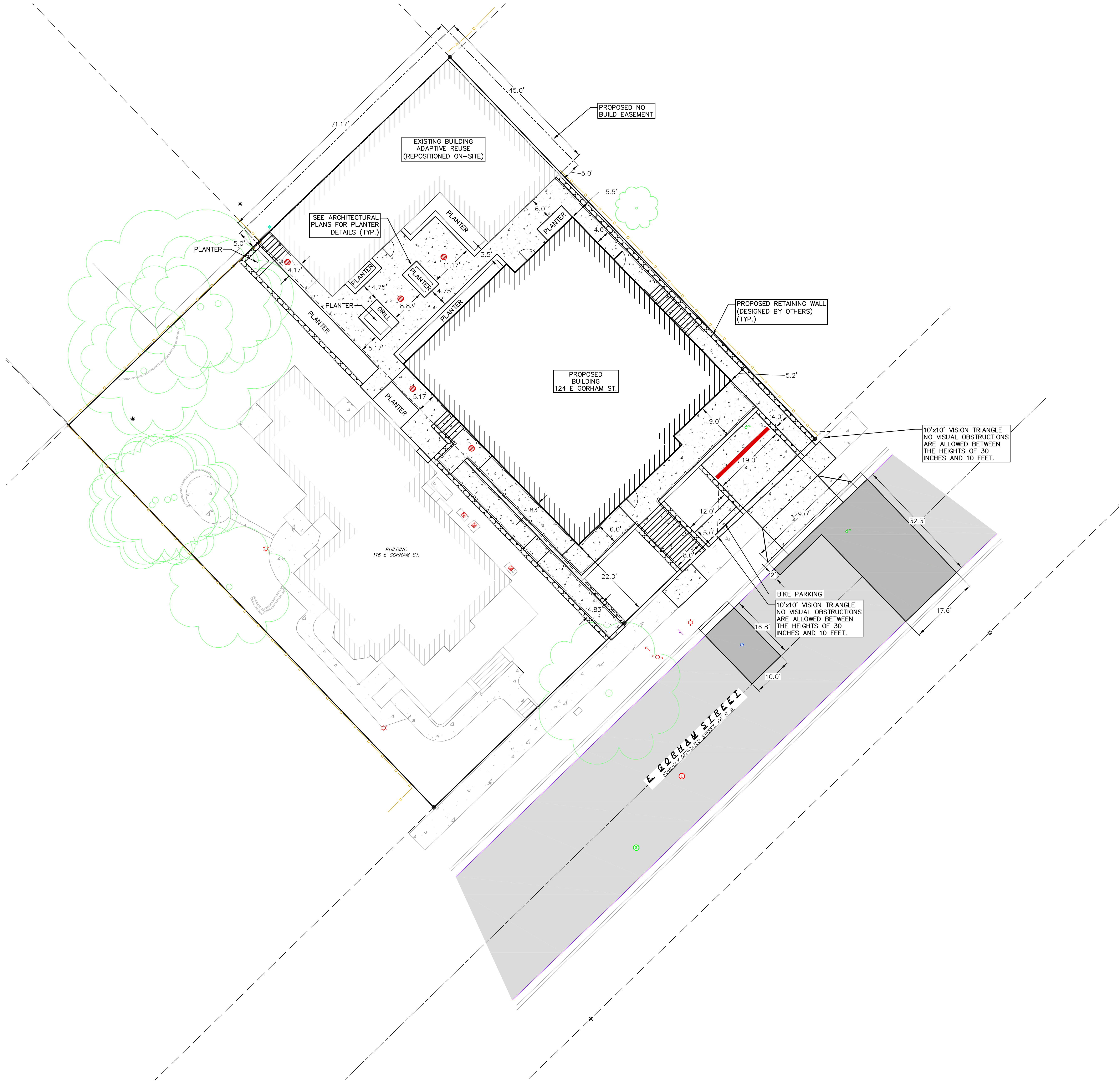
C200



SITE PLAN LEGEND

- PROPERTY BOUNDARY
- CURB AND GUTTER (REVERSE CURB HATCHED)
- PROPOSED CONCRETE
- PROPOSED LIGHT-DUTY ASPHALT
- PROPOSED HEAVY-DUTY ASPHALT
- PROPOSED BUILDING
- PROPOSED SIGN
- PROPOSED LIGHT POLE
- PROPOSED BOLLARD
- PROPOSED ADA DETECTABLE WARNING FIELD
- PROPOSED HANDICAP PARKING
- PROPOSED RETAINING WALL
- PROPOSED RAILING

NOT FOR
CONSTRUCTION



Revisions

LAND USE APPLICATION

Drawing Date
9/22/2025

124 E GORHAM

124 E GORHAM ST
MADISON, WI 53703

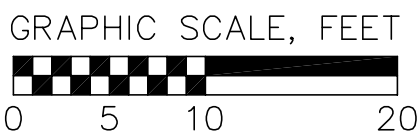
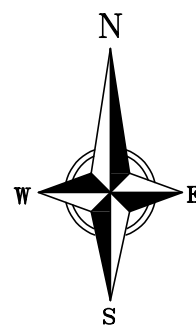
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APEX Property Management, Inc.

Sheet Title
SITE PLAN

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Telephone 804.767.2500
722 Williamson Street, Madison, Wisconsin 53703
Telephone 608.283.6300 Fax 608.283.6317
150 N Wacker Drive, Suite 1700, Chicago, Illinois 60606
Telephone 312.789.4516

Sheet No.

C300



- GRADING LEGEND**
- 820 — EXISTING MAJOR CONTOURS
 - 818 — EXISTING MINOR CONTOURS
 - 820 — PROPOSED MAJOR CONTOURS
 - 818 — PROPOSED MINOR CONTOURS
 - — SILT FENCE
 - — DISTURBED LIMITS
 - 2.92% PROPOSED SLOPE ARROWS
 - 1048.61 EXISTING SPOT ELEVATIONS
 - 1048.61 PROPOSED SPOT ELEVATIONS
 - TRACKING PAD
 - — DITCH CENTERLINE

NOT FOR
CONSTRUCTION

Revisions

LAND USE APPLICATION

Drawing Date
9/22/2025

124 E GORHAM

124 E GORHAM ST
MADISON, WI 53703

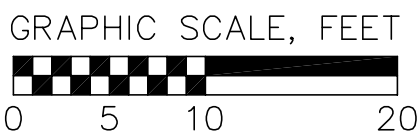
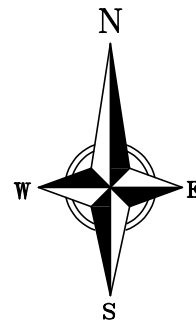
Project No. 224086
APEX Property Management, Inc.

Sheet Title
**GRADING & EROSION
CONTROL PLAN**

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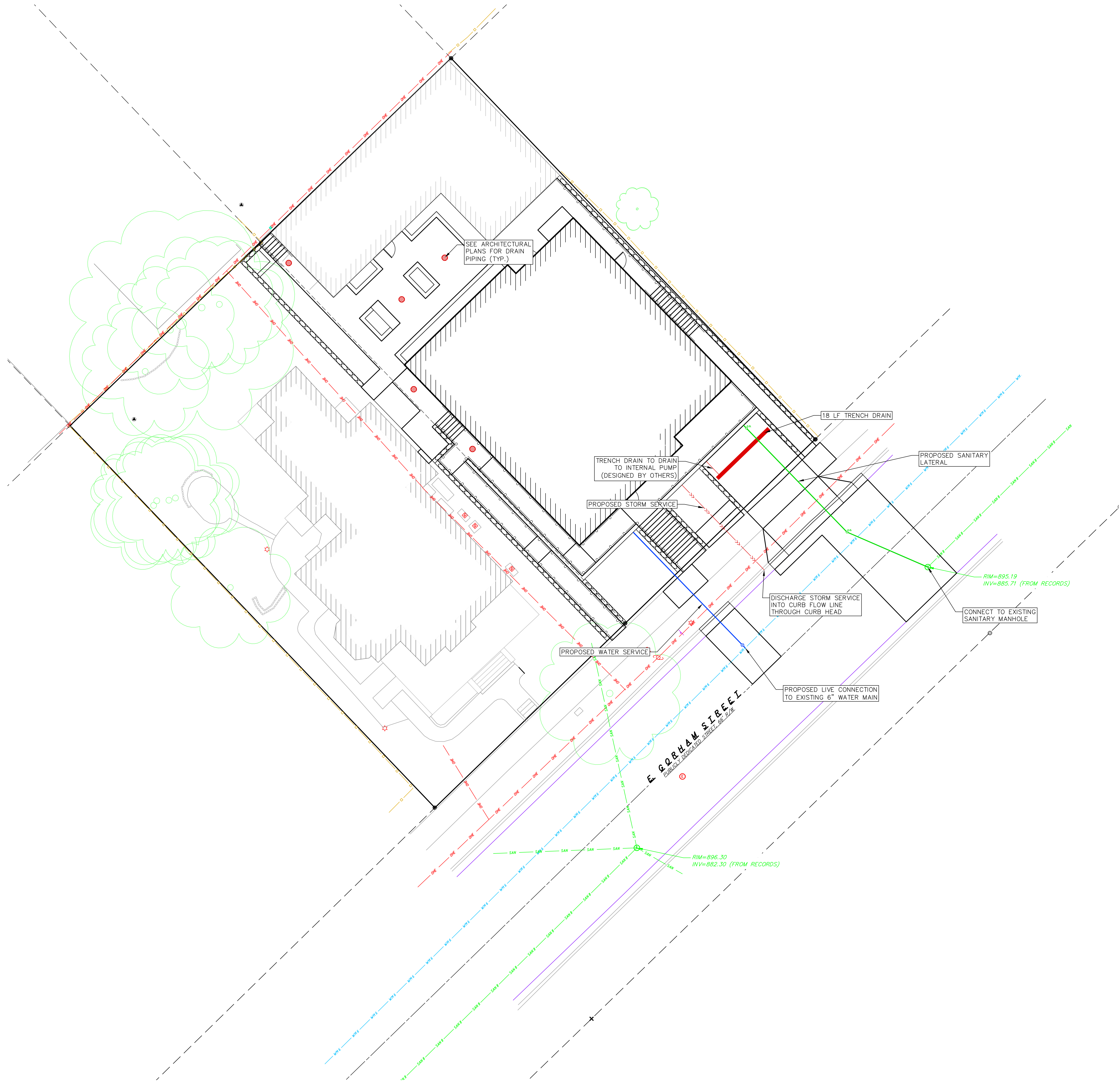
C400



PROPOSED UTILITY LEGEND

- STORM SEWER PIPE
- STORM SEWER FIELD INLET
- SANITARY SEWER LATERAL PIPE
- SANITARY SEWER CLEANOUT
- WATER SERVICE LATERAL PIPE
- WATER VALVE

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CONSTRUCTION



Revisions

LAND USE APPLICATION

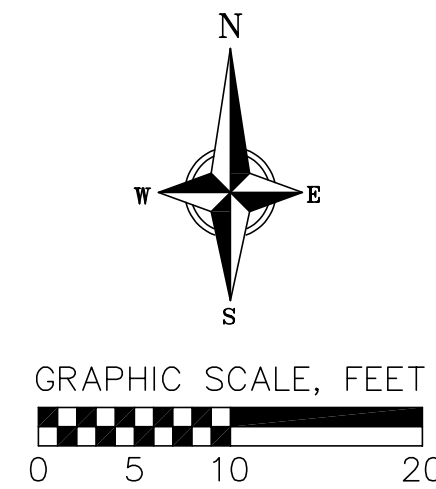
Drawing Date
9/22/2025

124 E GORHAM

124 E GORHAM ST
MADISON, WI 53703

Project No. 224086
APEX Property Management, Inc.

Sheet Title
UTILITY PLAN



PLANT SCHEDULE

CODE	BOTANICAL / COMMON NAME	ROOT COND.	SIZE	QTY
EVERGREEN SHRUBS				
Bx	Buxus x 'Green Mountain' / Green Mountain Boxwood	Cont.	5 Gal.	9
PERENNIALS				
Ab	Asclepias tuberosa / Butterfly Milkweed	Cont.	1 Gal.	20
Vr	Callirhoe involucrata / Purple Poppymallow	Cont.	1 Gal.	34
Xa	Carex albicans / White-linged Sedge	Cont.	1 Gal.	18
Cs	Coreopsis palmata / Stiff Tickseed	Cont.	1 Gal.	4
Oc	Osmunda cinnamomea / Cinnamon Fern	Cont.	1 Gal.	1
Pr	Polemonium reptans / Greek Valerian	Cont.	1 Gal.	27
Rh	Rudbeckia hirta / Black-eyed Susan	Cont.	1 Gal.	9
Ss	Schizachyrium scoparium / Little Bluestem	Cont.	1 Gal.	17
Sh	Sporobolus heterolepis / Prairie Dropseed	Cont.	1 Gal.	20

CONCEPT PLANT SCHEDULE

	TURF	194 sf
	GROUNDCOVER #1	305 sf
	Antennaria plantaginifolia / Pussytoes	46
	Carex bromoides / Brome-like Sedge	182
	Carex pensylvanica / Pennsylvania Sedge	136
	Hydrophyllum virginianum / Virginia Waterleaf	23
	Sedum ternatum / Wild Stonecrop	46
	Viola sororia / Woolly Blue Violet	23

PLANT MATERIAL NOTES:

- ALL PLANTINGS SHALL CONFORM TO QUALITY REQUIREMENTS AS PER ANSI Z60.1.
- ALL PLANT MATERIAL SHALL BE TRUE TO SPECIES, VARIETY AND SIZE SPECIFIED. NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES, AND UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE OF THE PROJECT SITE.
- CONTACT LANDSCAPE ARCHITECT, IN WRITING, TO REQUEST ANY PLANT MATERIAL SUBSTITUTIONS DUE TO AVAILABILITY ISSUES.
- ALL PLANTS SHALL BE GUARANTEED TO BE IN HEALTHY AND FLOURISHING CONDITION DURING THE GROWING SEASON FOLLOWING INSTALLATION. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR ONE YEAR FROM THE TIME OF INSTALLATION.
- EXACT LOCATIONS OF EACH PLANT ARE GIVEN IN PLAN. WHILE SLIGHT DEVIATIONS ARE ACCEPTABLE, OVERALL SCHEMATIC/ORIENTATION TO BE ADHERED TO AS ACCURATELY AS POSSIBLE. NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS.

LANDSCAPE MATERIAL NOTES:

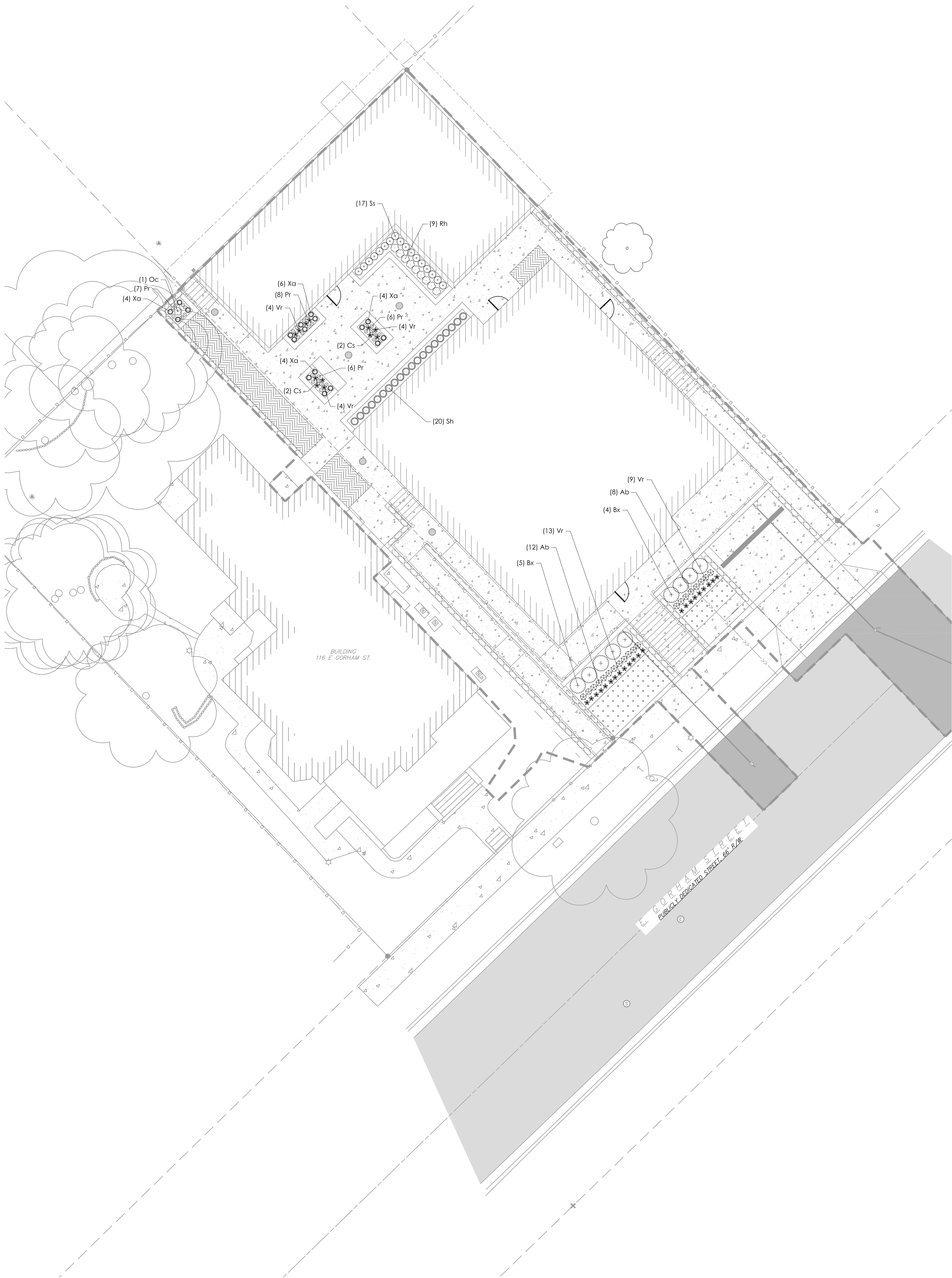
- CONTRACTOR SHALL PROVIDE A SUITABLE AMENDED TOPSOIL BLEND FOR ALL PLANTING AREAS WHERE SOIL CONDITIONS ARE UNSUITABLE FOR PLANT GROWTH. TOPSOIL SHALL CONFORM TO QUALITY REQUIREMENTS AS PER SECTION 625.2(1) OF THE "STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION." PROVIDE A MINIMUM OF 18" OF TOPSOIL IN ALL PLANTING AREAS AND 6" OF TOPSOIL IN AREAS TO BE SEEDED/SODDED.
- SUBSOIL UNDER TURF AND PLANTING BEDS MUST BE FREE DRAINING AND LOOSE TO ALLOW ROOT PENETRATION AND DRAINAGE. LANDSCAPE CONTRACTOR SHOULD NOTIFY GENERAL CONTRACTOR IF SUBSURFACE COMPACTION IS UNFIT FOR PLANTING. LANDSCAPE CONTRACTOR IS NOT RESPONSIBLE FOR SUBSURFACE SOIL PREPARATION.
- LANDSCAPE BEDS TO BE MULCHED WITH UNDYED SHREDDED HARDWOOD BARK MULCH TO 3" DEPTH MIN. DO NOT ALLOW MULCH TO COVER LEAVES, STEMS, OR TRUNKS OF INSTALLED PLANTS. NO LANDSCAPE FABRIC TO BE INSTALLED WITHIN PLANTED AREAS.
- LANDSCAPE BEDS AND SEEDED AREAS ARE SEPARATED WITH COMMERCIAL GRADE ALUMINUM LANDSCAPE EDGING, PERMALOC CLEANLINE #8"X4" OR EQUAL, COLOR BLACK ANODIZED.

SEEDING AND PLUG PLANTING NOTES:

- ALL UNLABELED DISTURBED AREAS AND AREAS SHOWN AS TURF GRASS TO BE SEEDDED WITH 'MADISON PARKS' SEED MIX BY LA CROSSE SEED OR EQUIVALENT. ALL SEEDDED AREAS ARE TO BE WATERED DAILY TO MAINTAIN ADEQUATE SOIL MOISTURE FOR PROPER GERMINATION. AFTER VIGOROUS GROWTH IS ESTABLISHED, APPLY 1/2" WATER TWICE WEEKLY UNTIL FINAL ACCEPTANCE. (PRIOR TO ROUTINE MAINTENANCE SCHEDULE ESTABLISHMENT, MOWING SHOULD OCCUR TO MAINTAIN A TURF HEIGHT OF 3" - 6") PRIOR TO SEEDING APPLY A MINIMUM OF 4" TOPSOIL TO ENTIRE AREA. FOLLOWING SEEDING APPLY A MULCH LAYER OF STRAW OR STRAW MAT.
- INSTALL GROUNDCOVERS AS 2.5" PLUGS OR EQUAL. PLUGS TO BE INSTALLED 10" ON CENTER IN A TRIANGULAR GRID PATTERN. PLANT SPECIES RANDOMLY THROUGHOUT SPECIFIED AREA, MAINTAINING A REPRESENTATIVE RATIO OF SPECIES AS SHOWN IN THE CONCEPT PLANT SCHEDULE THROUGHOUT PLANTING. PLUG NUMBERS ARE APPROXIMATE BASED ON AREA. CONTRACTOR TO CONFIRM QUANTITIES. QUANTITIES IN SCHEDULE REPRESENT TOTAL PLUGS PER SPECIES FOR ALL GROUNDCOVER AREAS SHOWN, EACH AREA TO RECEIVE A REPRESENTATIVE FRACTION OF PLUGS BASED ON THE SQUARE FOOTAGE OF EACH RESPECTIVE PLANTING LOCATION SPECIFIED. APPLY BIODEGRADABLE NON-WOVEN GEOTEXTILE WEED BARRIER FABRIC TO SOIL SURFACE PRIOR TO PLANTING, INCISE GAPS IN FABRIC FOR EACH PLUG. APPLY 1/2" WATER DAILY FOR 4 WEEKS FOLLOWING INSTALLATION. APPLY AN INITIAL APPLICATION OF PRE-EMERGENT HERBICIDE PER MANUFACTURER'S INSTRUCTIONS AND STATE REGULATIONS. REPEAT APPLICATIONS THROUGHOUT ESTABLISHMENT PERIOD PER MANUFACTURER'S RECOMMENDATIONS. APPLY 2" OF SHREDDED HARDWOOD MULCH AT TIME OF PLANTING.

GENERAL LANDSCAPE NOTES:

- CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR ANY RIGHT OF WAY WORK.
- CONTRACTOR SHALL VERIFY ALL UTILITIES WITHIN SCOPE OF CONTRACT.
- CONTRACTOR SHALL COORDINATE ALL WORK WITH OTHER CONTRACTORS AT SITE AND COMPLETE WORK PER SCHEDULE.
- CONTRACTOR SHALL CLEAN ALL PAVEMENT AREAS WITHIN SITE AFTER COMPLETION. CONTRACTOR SHALL CLEAN ANY AFFECTED PAVED AREAS OUTSIDE OF DISTURBANCE DELINEATION DAILY.
- ALL MATERIAL QUANTITIES AND AREA MEASUREMENTS SHOWN ON LANDSCAPE PLAN ARE TO BE CONFIRMED BY LANDSCAPE CONTRACTOR. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND ADJUSTING FOR ANY QUANTITATIVE DISCREPANCIES BETWEEN PLAN, SCHEDULES, AND PREPARED CONDITIONS PRIOR TO INSTALLATION.
- PLANTS SHALL BE INSTALLED WHEN ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED WITHIN THE IMMEDIATE VICINITY.
- ANY PREPARED SITE CONDITIONS THAT CONTRADICT THE LANDSCAPE PLAN AND NEGATIVELY AFFECT THE SUCCESS OF PLANTINGS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
- LANDSCAPE CONTRACTOR TO PROVIDE 60 DAYS OF INITIAL MAINTENANCE PERIOD FOLLOWING LANDSCAPE INSTALLATION. CONTRACTOR IS RESPONSIBLE FOR WATERING ALL SEEDINGS AND PLANTINGS, AS WELL AS MOWING, WEEDING AND MATERIAL CLEAN UP.



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CONSTRUCTION

Revisions

LAND USE APPLICATION

Drawing Date

9/22/2025

124 E GORHAM

124 E GORHAM ST
MADISON, WI 53703

Project No.

224086

APEX Property

Management, Inc.

Sheet Title

LANDSCAPE
PLAN

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Telephone 608.283.6300 Fax 608.283.6317

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Sheet No.

L100

LAND USE SUMMARY TABLE

1. SITE AREA: 17,538 SF
2. BUILDING SQUARE FOOTAGE: 34,442 SF TOTAL
 - A. 27,860 SF NEW CONSTRUCTION
 - B. 1,822 SF ADAPTIVE REUSE
 - C. 4,760 SF EXISTING
3. UNITS NEW: 22 UNITS
 - A. 12 STUDIOS
 - B. 10 1-BEDROOMS
4. UNITS EXISTING: 7 UNITS
5. TENANT SPACES: 1,379 SF TOTAL
 - A. LOBBY AND MAIL ROOM: 461 SF
 - B. PATIO: 918 SF
6. LOT COVERAGE: 7,617 SF (43%)
7. USABLE OPEN AREA (UNSTRUCTURED): 900 SF
 - A. PORCH: 345 SF
 - B. BACK PATIO: 555 SF
8. LANDSCAPE AREA: 5,314 SF TOTAL
 - A. 1,000 SF STRUCTURED PLANTERS
 - B. 4,314 SF LANDSCAPING
9. PAVED AREA: 7,511 SF

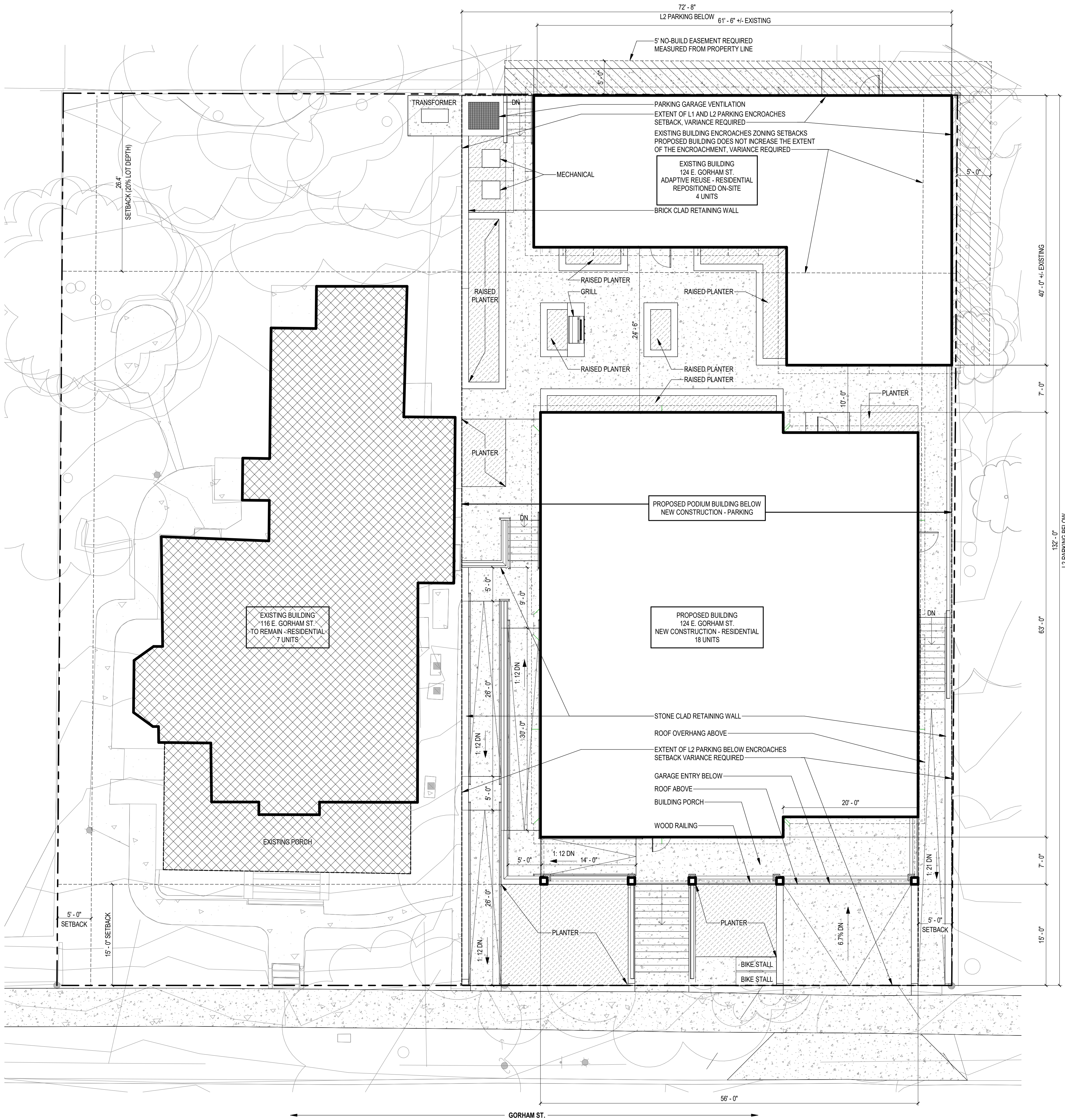
PARKING SUMMARY TABLE

1. VEHICLE PARKING: 32 TOTAL STALLS
 - A. COMPACT: 19 STALLS
 - B. STANDARD: 12 STALLS
 - C. VAN ACCESSIBLE: 1 STALL
 - D. EV READY: 2 STALLS
 - E. EV FUTURE: 7 STALLS
2. BIKE PARKING: 31 STALLS
 - A. GUEST: 2 STALLS
 - B. LONG-TERM STANDARD: 29 STALLS
 - C. LONG-TERM STRUCTURED: NONE

ZONING SUMMARY

1. DISTRICT: DOWNTOWN RESIDENTIAL 1 (DR-1)
2. USE: RESIDENTIAL BUILDING COMPLEX
 - A. ALLOWED CONDITIONAL USE
3. SETBACKS:
 - A. FRONT YARD: 15'
 - B. SIDE YARD: 5'
 - a. REDUCTION REQUIRED, SEE PLAN
 - b. MAY BE REDUCED AS PART OF CONDITIONAL USE APPROVAL
 - C. REAR YARD: LESSER OF 20% LOT DEPTH OR 30' (26.4')
 - a. REDUCTION REQUIRED, SEE PLAN
 - b. MAY BE REDUCED AS PART OF CONDITIONAL USE APPROVAL
 - D. MAXIMUM LOT COVERAGE: 75%
 - E. MAXIMUM HEIGHT: 5 STORIES, 74'
4. SETBACK ENCROACHMENTS:
 - A. ACCESSIBILITY ACCOMMODATIONS: MINIMUM RAMP AS REQUIRED ALLOWED IN ALL SETBACKS
 - B. STEPS: MINIMUM REQUIRED FOR EGRESS ALLOWED IN SIDE SETBACK, ALLOWED IN OTHER SETBACKS
 - C. UNDERGROUND PARKING: ALLOWED IN REAR SETBACK, NOT ALLOWED IN FRONT OR SIDE SETBACKS
 - a. VARIANCE REQUIRED, SEE PLAN
5. SUPPLEMENTAL REGULATIONS: RESIDENTIAL BUILDING COMPLEX
 - A. SETBACK REQUIREMENTS MAY BE REDUCED AS PART OF CONDITIONAL USE APPROVAL
 - B. DISTANCE BETWEEN BUILDINGS: 5' (EQUAL TO SIDE YARD SETBACK REQUIREMENT)
 - a. MAY BE REDUCED AS PART OF CONDITIONAL USE APPROVAL

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Revisions

LAND USE APPLICATION

Drawing Date
9/22/2025

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SITE PLAN

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Sheet No.

A010

1 SITE PLAN
1/8" = 1'-0"

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Revisions

LAND USE APPLICATION

Drawing Date
9/22/2025

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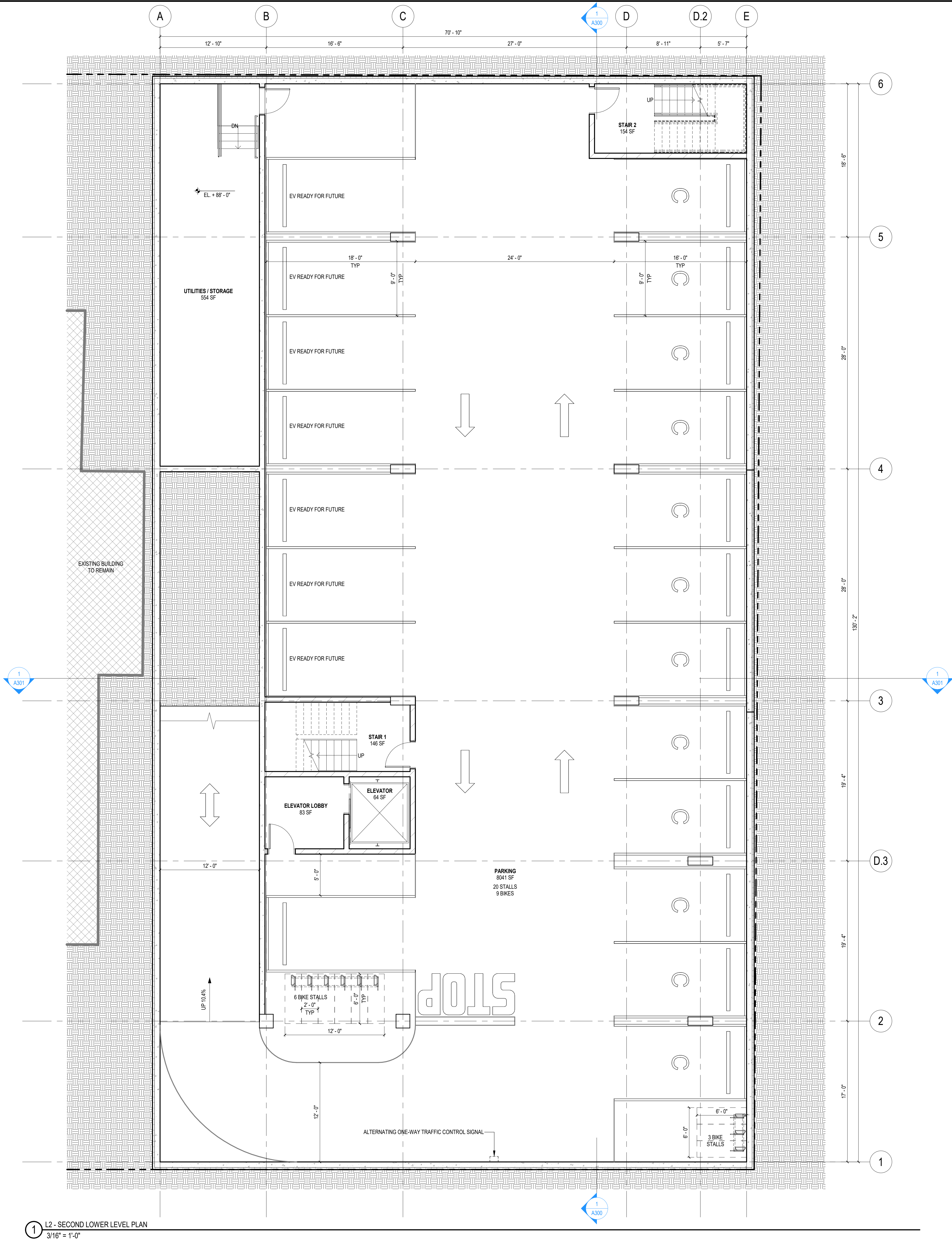
Project No. APEX Property
224086 Management, inc.

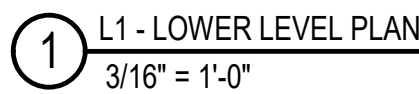
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SECOND LOWER LEVEL
PLAN

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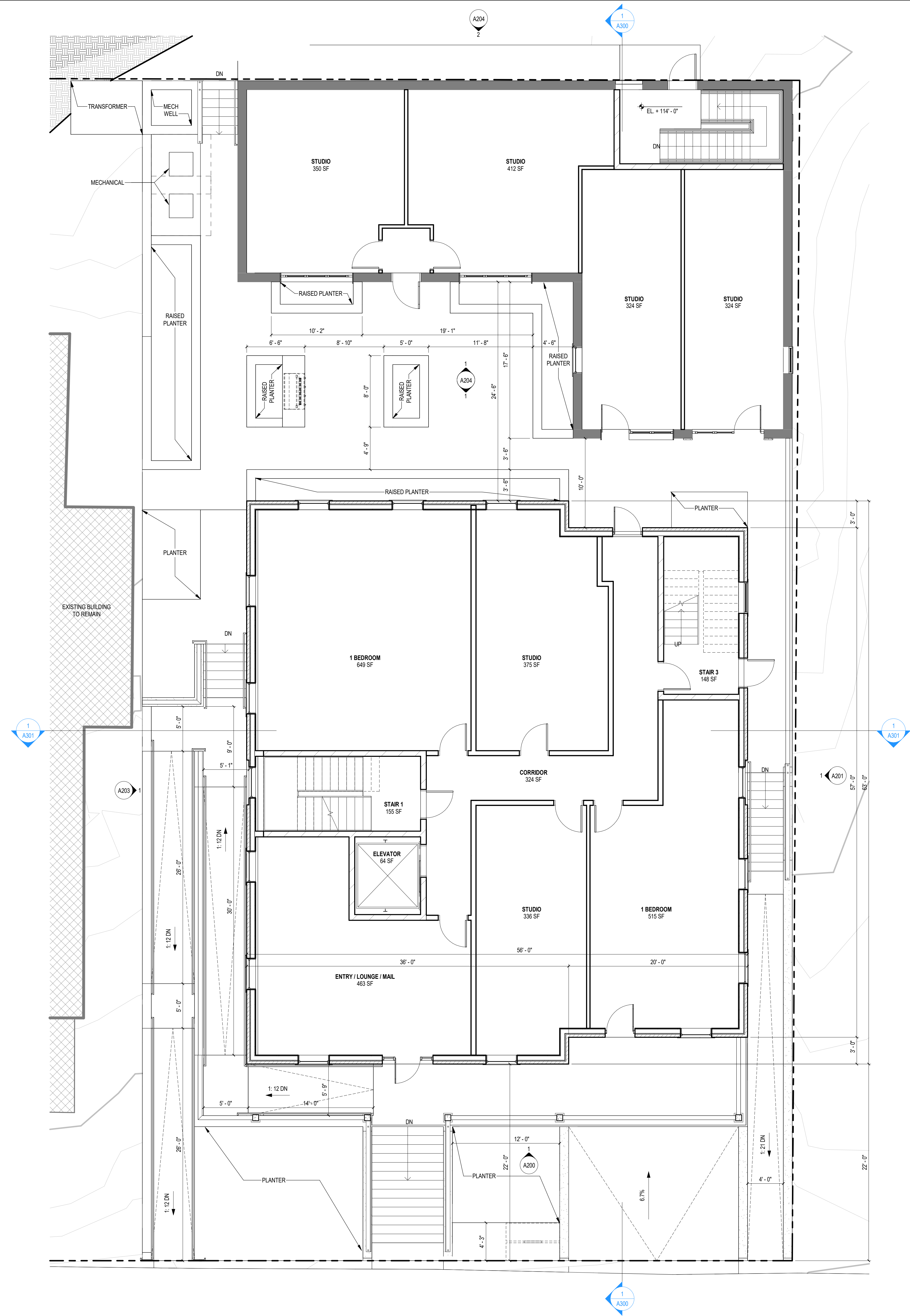
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LAND USE APPLICATION

Drawing Date
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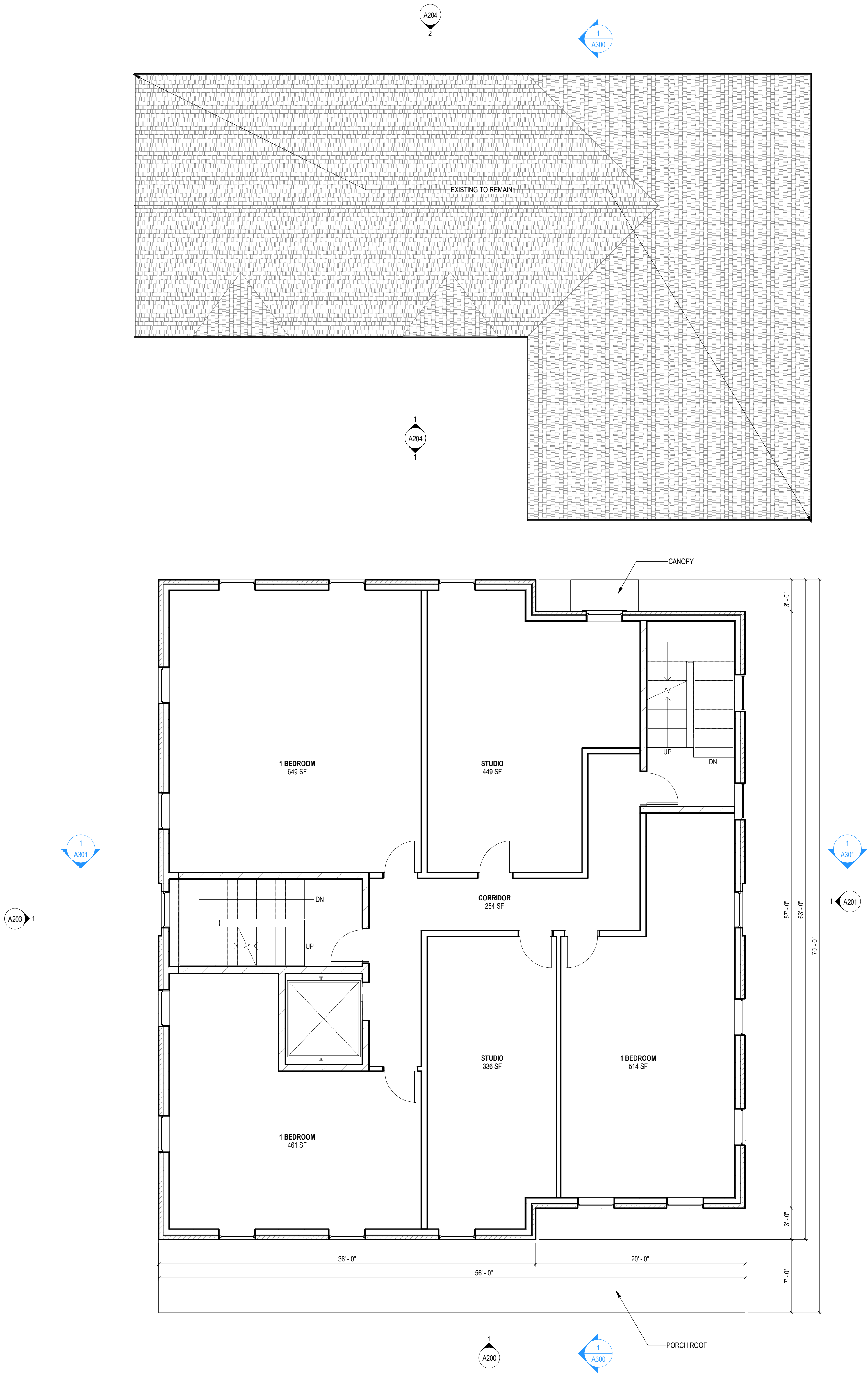
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FIRST FLOOR PLAN

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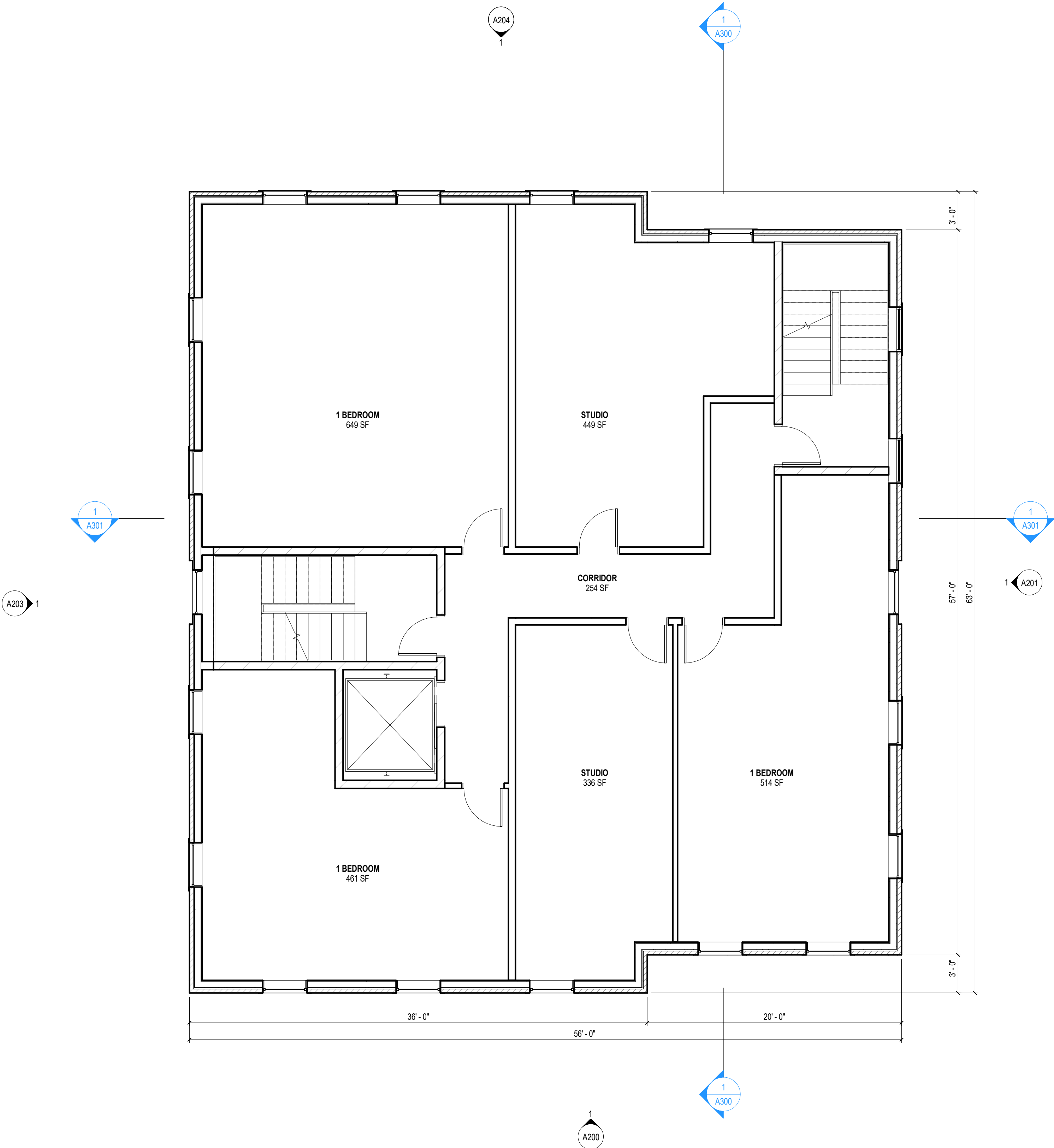
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A102

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1 02 - SECOND FLOOR PLAN
3/16" = 1'-0"



2 03 - THIRD FLOOR PLAN
3/16" = 1'-0"



Revisions

LAND USE APPLICATION

Drawing Date
9/22/2025

124 E GORHAM

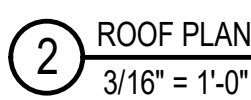
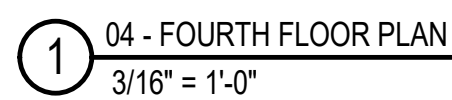
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SECOND, THIRD FLOOR PLANS

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Sheet No.
A103



Sheet No.
A104

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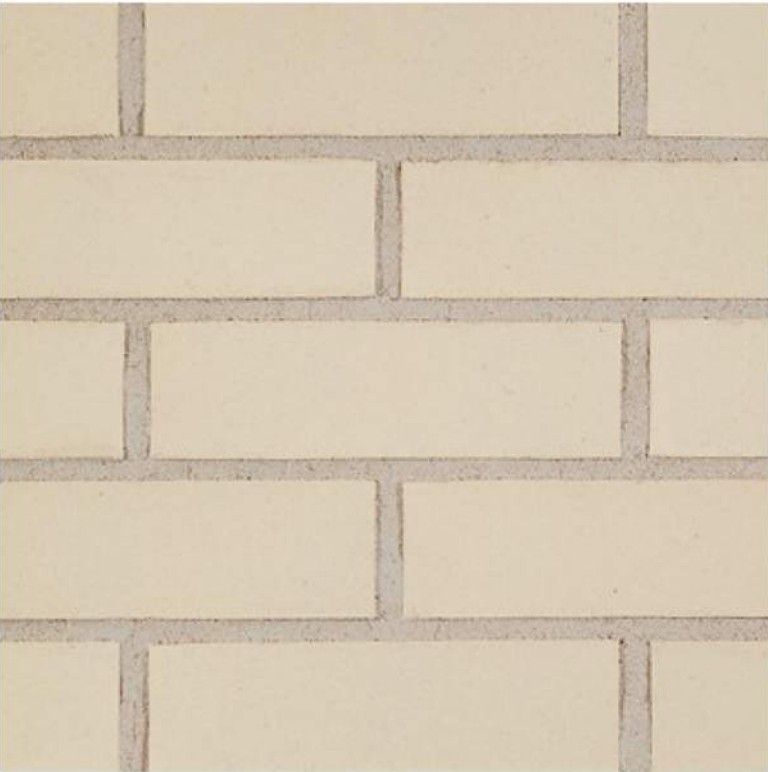
KEYNOTES	
BIKE RACK 01	SINGLE LOOP METAL BIKE RACK, PAINTED COLOR MATCH STONE
BRICK 01A	MODULAR BRICK, RUNNING BOND, CREAM COLOR
BRICK 01B	MODULAR BRICK, STACKED BOND, CREAM COLOR
BRICK 01C	MODULAR BRICK, SOLDIER COURSE, CREAM COLOR
DOOR 02	ALUMINUM FRAMED GLASS DOOR, COLOR MATCH STONE
FASCIA 01	FASCIA BOARD, COLOR MATCH STONE
OVERHEAD DOOR 01	PANELIZED GARAGE DOOR, COLOR MATCH STONE
PANEL 01	FIBER CEMENT PANEL, COLOR MATCH STONE
RAILING 01	WOOD RAILING, PICKET, PAINTED COLOR MATCH STONE
ROOF SHINGLE 01	ASPHALT SHINGLE, COLOR MATCH STONE
STONE 01A	STONE, COURSED ASHLAR
STONE 01B	STONE
WINDOW 01	DOUBLE HUNG WINDOW, FRAME COLOR MATCH STONE
WINDOW 02	ALUMINUM STOREFRONT, FRAME COLOR MATCH STONE



ROOF SHINGLE 01 | ASPHALT SHINGLE
BASIS OF DESIGN - CERTAINTED LANDMARK PRO
COLOR - GRAY



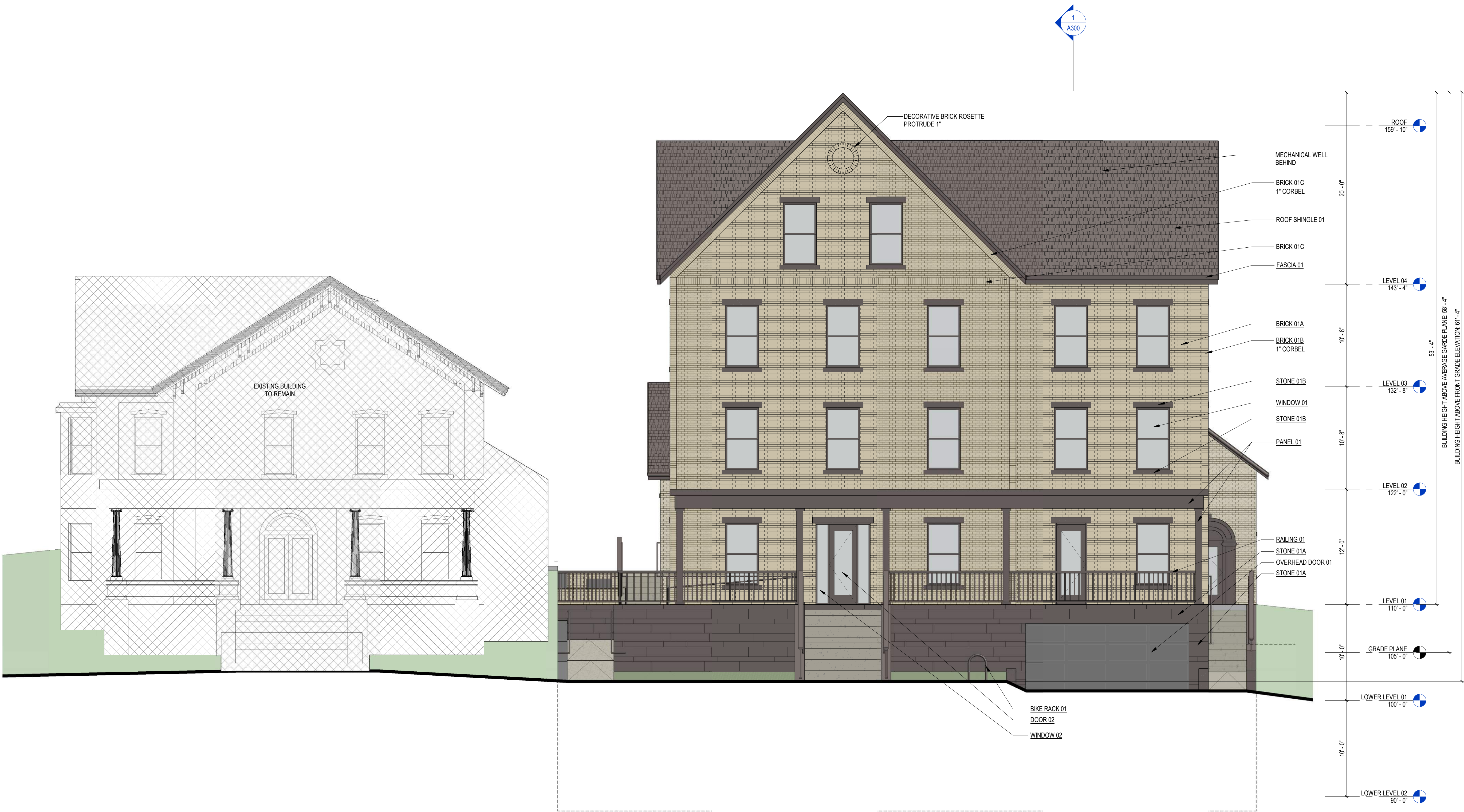
SIDING 01 | FIBER CEMENT LAP SIDING
COLOR - CUSTOM
PANEL 01 | FIBER CEMENT PANEL
COLOR - CUSTOM



BRICK 01 | MODULAR BRICK
BASIS OF DESIGN - BELDEN, CREAM, 481-483 SMOOTH



STONE 01 | ARCHITECTURAL PRECAST CONCRETE STONE
COLOR - GRAY / BROWN



Revisions

LAND USE APPLICATION

Drawing Date
9/22/2025

124 E GORHAM

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Project No. 224086
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Sheet Title
EXTERIOR ELEVATIONS
- SOUTH

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Sheet No.
A200

NOT FOR
CONSTRUCTION

KEYNOTES	
BRICK 01A	MODULAR BRICK, RUNNING BOND, CREAM COLOR
BRICK 01B	MODULAR BRICK, STACKED BOND, CREAM COLOR
BRICK 01C	MODULAR BRICK, SOLDIER COURSE, CREAM COLOR
BRICK 02	EXISTING BRICK TO REMAIN
DOOR 01	HOLLOW METAL DOOR, COLOR MATCH STONE
FASCIA 01	FASCIA BOARD, COLOR MATCH STONE
GARAGE VENTILATION	METAL GRATE, PAINTED TO MATCH STONE
PANEL 01	FIBER CEMENT PANEL, COLOR MATCH STONE
RAILING 01	WOOD RAILING, PICKET, PAINTED COLOR MATCH STONE
ROOF SHINGLE 01	ASPHALT SHINGLE, COLOR MATCH STONE
ROOF SHINGLE 02	EXISTING ROOF SHINGLE TO REMAIN
SIDING 01	FIBER CEMENT LAP SIDING, COLOR MATCH STONE
STONE 01A	STONE, COURSED ASHLAR
STONE 01B	STONE
WINDOW 01	DOUBLE HUNG WINDOW, FRAME COLOR MATCH STONE
WINDOW 03	FIXED WINDOW, FRAME COLOR MATCH STONE
WINDOW 04	FIXED WINDOW SPANDREL, GLASS, FRAME COLOR MATCH STONE



Revisions

LAND USE APPLICATION

Drawing Date
9/22/2025

124 E GORHAM

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Project No. 224086
APEX Property
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Sheet Title

EXTERIOR ELEVATIONS
- EAST

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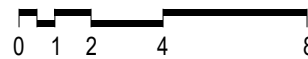
A201

1 EAST ELEVATION
3/16" = 1'-0"

KEYNOTES	
BRICK 01A	MODULAR BRICK, RUNNING BOND, CREAM COLOR
BRICK 01B	MODULAR BRICK, STACKED BOND, CREAM COLOR
BRICK 01C	MODULAR BRICK, SOLDIER COURSE, CREAM COLOR
DOOR 02	ALUMINUM FRAMED GLASS DOOR, COLOR MATCH STONE
FASCIA 01	FASCIA BOARD, COLOR MATCH STONE
ROOF SHINGLE 01	ASPHALT SHINGLE, COLOR MATCH STONE
STONE 01B	STONE
WINDOW 01	DOUBLE HUNG WINDOW, FRAME COLOR MATCH STONE



1 NORTH ELEVATION
3/16\"/>



Revisions

LAND USE APPLICATION

Drawing Date
9/22/2025

124 E GORHAM

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224086 Management, inc.

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EXTERIOR ELEVATIONS
- NORTH

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Sheet No.
A202

NOT FOR
CONSTRUCTION

KEYNOTES	
BRICK 01A	MODULAR BRICK, RUNNING BOND, CREAM COLOR
BRICK 01B	MODULAR BRICK, STACKED BOND, CREAM COLOR
BRICK 01C	MODULAR BRICK, SOLDIER COURSE, CREAM COLOR
BRICK 02	EXISTING BRICK TO REMAIN
FASCIA 01	FASCIA BOARD, COLOR MATCH STONE
PANEL 01	FIBER CEMENT PANEL, COLOR MATCH STONE
RAILING 01	WOOD RAILING, PICKET, PAINTED COLOR MATCH STONE
ROOF SHINGLE 01	ASPHALT SHINGLE, COLOR MATCH STONE
ROOF SHINGLE 02	EXISTING ROOF SHINGLE TO REMAIN
SIDING 01	FIBER CEMENT LAP SIDING, COLOR MATCH STONE
STONE 01A	STONE, COURSED ASHLAR
STONE 01B	STONE
WINDOW 01	DOUBLE HUNG WINDOW, FRAME COLOR MATCH STONE



Revisions

LAND USE APPLICATION

Drawing Date
9/22/2025

124 E GORHAM

124 E GORHAM ST
MADISON, WI 53703

Project No. 224086
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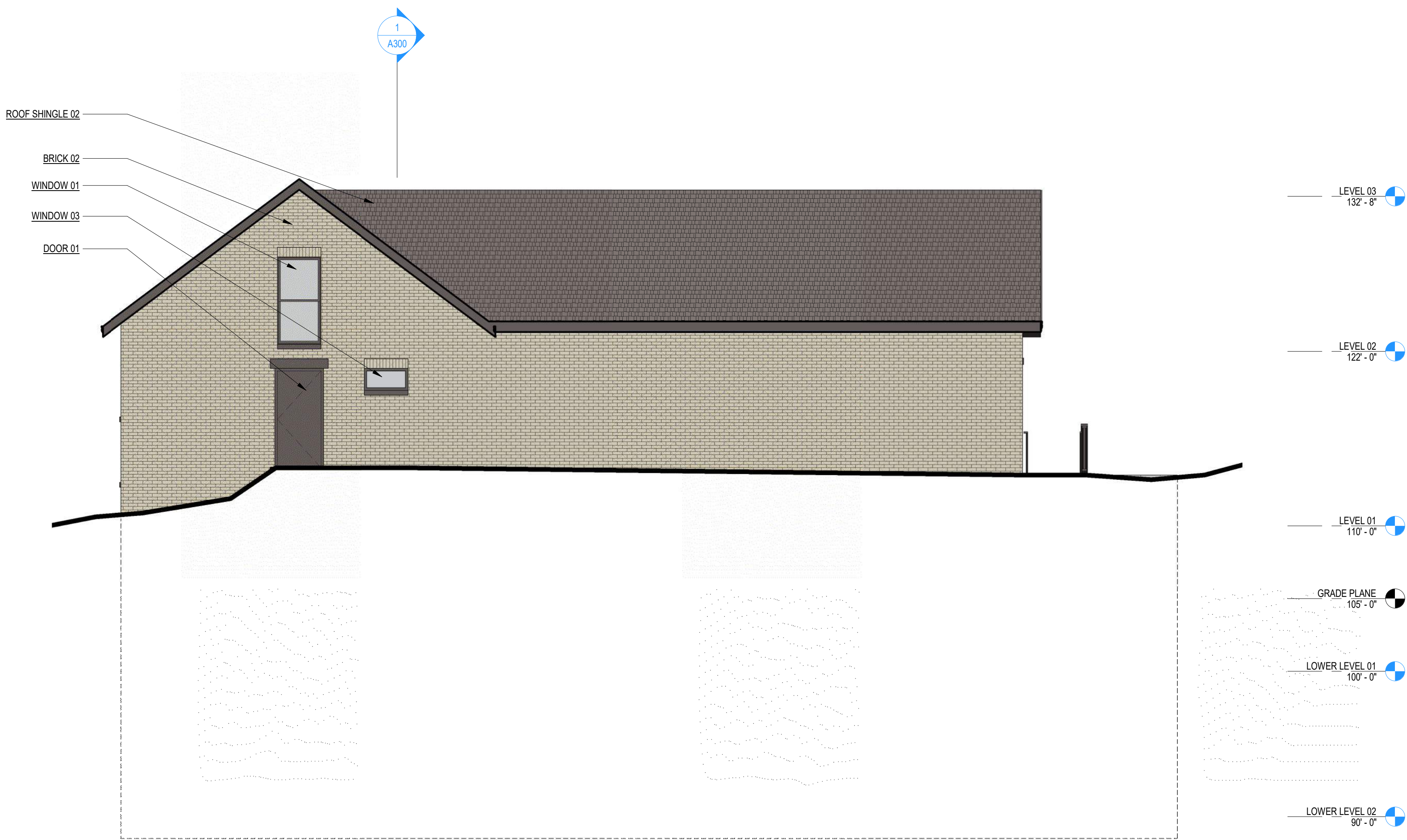
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EXTERIOR ELEVATIONS
- WEST

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Sheet No.
A203

KEYNOTES	
BRICK 01A	MODULAR BRICK, RUNNING BOND, CREAM COLOR
BRICK 02	EXISTING BRICK TO REMAIN
DOOR 01	HOLLOW METAL DOOR, COLOR MATCH STONE
DOOR 02	ALUMINUM FRAMED GLASS DOOR, COLOR MATCH STONE
PANEL 01	FIBER CEMENT PANEL, COLOR MATCH STONE
PANEL 02	EXISTING WOOD PANEL TO REMAIN
ROOF SHINGLE 02	EXISTING ROOF SHINGLE TO REMAIN
WINDOW 01	DOUBLE HUNG WINDOW, FRAME COLOR MATCH STONE
WINDOW 03	FIXED WINDOW, FRAME COLOR MATCH STONE

NOT FOR
CONSTRUCTION



Revisions

LAND USE APPLICATION

Drawing Date
9/22/2025

124 E GORHAM

124 E GORHAM ST
MADISON, WI 53703

Project No. 224086
APEX Property Management, inc.

Sheet Title
EXTERIOR ELEVATIONS
- CARRIAGE HOUSE

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750 N Water Street, Suite 1700, Milwaukee, Wisconsin 53202
Telephone 414.272.2000 Fax 414.272.2001
104 Shockoe Slip, Richmond, Virginia 23219
Telephone 804.707.2520
722 Williamson Street, Madison, Wisconsin 53703
Telephone 608.263.6300 Fax 608.263.6317
150 N Wacker Drive, Suite 1700, Chicago, Illinois 60606
Telephone 312.789.4516

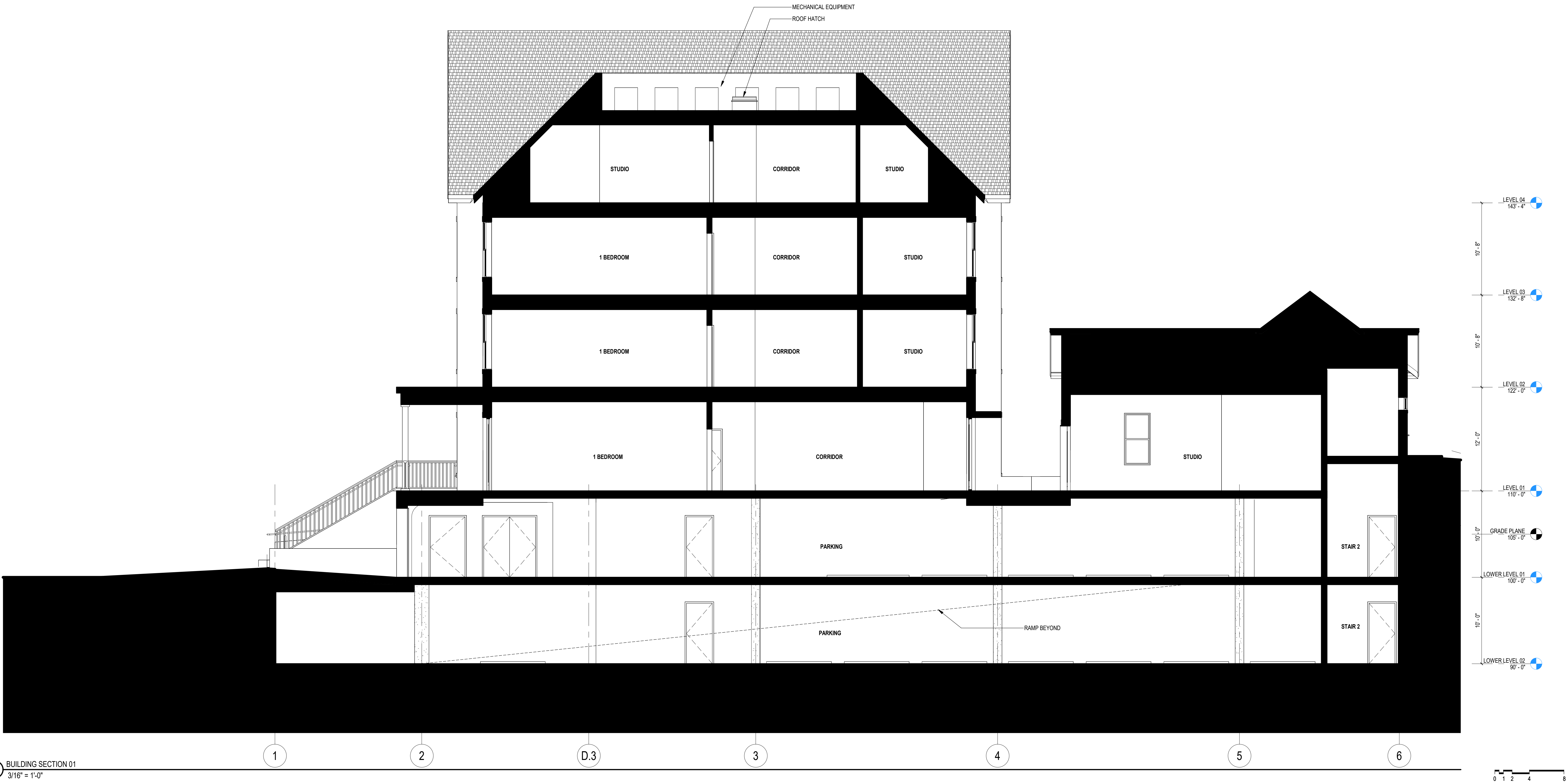
Sheet No.
A204

2 NORTH ELEVATION CARRIAGE HOUSE
3/16" = 1'-0"

1 SOUTH ELEVATION CARRIAGE HOUSE
3/16" = 1'-0"

0 1 2 4 8

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Revisions

LAND USE APPLICATION

Drawing Date
9/22/2025

124 E GORHAM

124 E GORHAM ST
MADISON, WI 53703

Project No. 224086
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Sheet Title
BUILDING SECTIONS

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Sheet No.

A300

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Revisions

LAND USE APPLICATION

Drawing Date
9/22/2025

124 E GORHAM

124 E GORHAM ST
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BUILDING SECTIONS

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Telephone 804.787.2500
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A301

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Revisions

LAND USE APPLICATION

Drawing Date
9/22/2025

124 E GORHAM

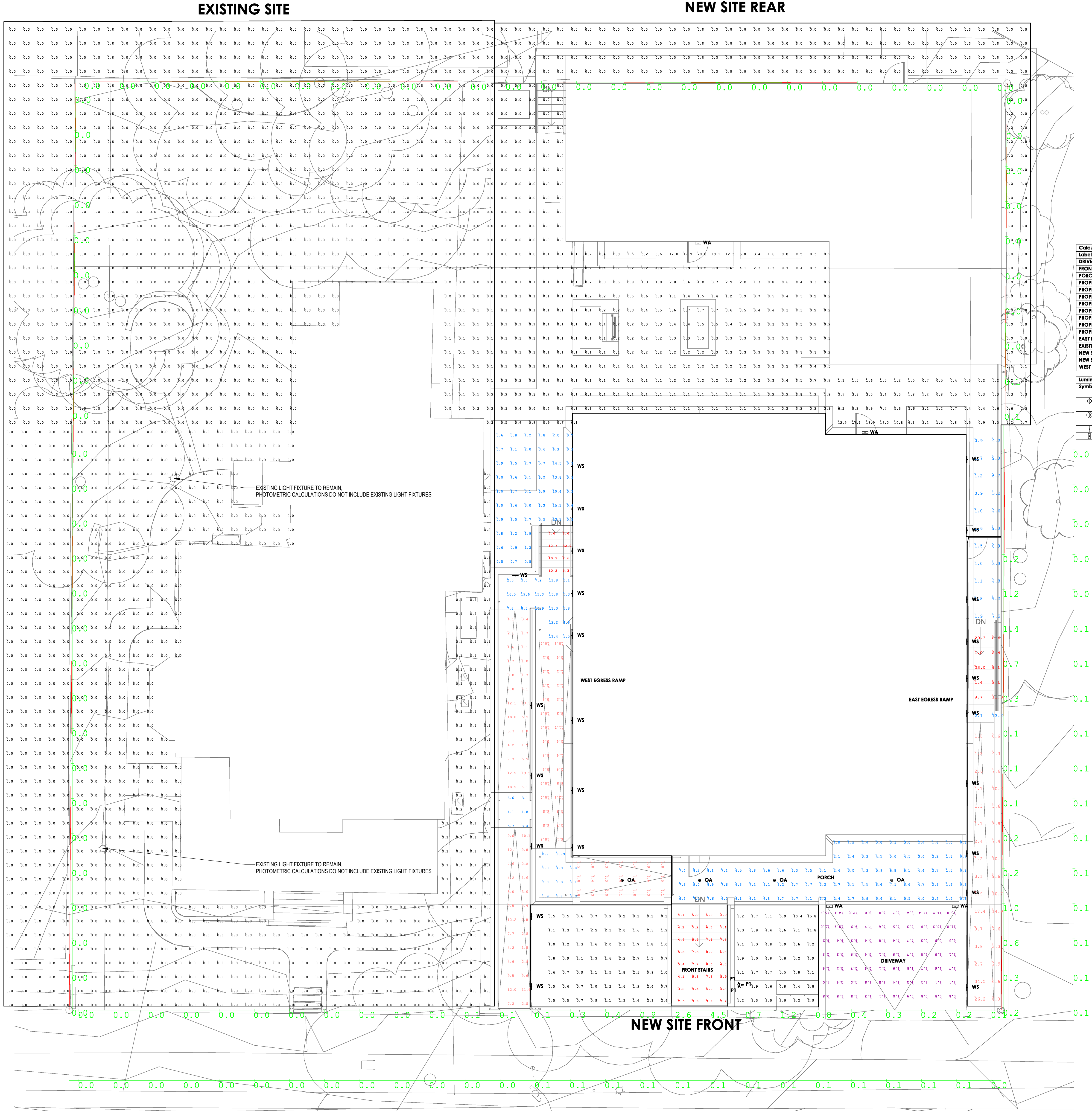
124 E GORHAM ST
MADISON, WI 53703

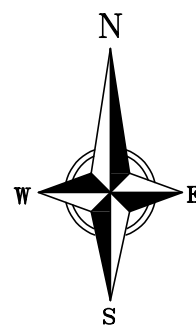
Project No. 224086 APEX Property Management, Inc.

Sheet Title
PHOTOMETRIC PLAN

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Telephone 608.263.6300 Fax 608.263.6317
150 N Wacker Drive, Suite 1700, Chicago, Illinois 60606
Telephone 312.789.4516

Sheet No.
LT100





GRAPHIC SCALE, FEET
0 5 10 20

- FIRE ACCESS LEGEND**
- 250' HOSE LAY FROM FIRE LANE
 - HOSE LAY FROM HYDRANT
 - PROPOSED FIRE LANE (WIDTH NOTED)
 - EXISTING FIRE HYDRANT
 - PRIMARY AERIAL COVERAGE
 - SECONDARY AERIAL COVERAGE

NOT FOR
CONSTRUCTION

FIRE ACCESS CALCULATIONS:

PRIMARY AND SECONDARY AERIAL COVER
 $(56' + 36.7') / 238' \approx 39\%$

PRIMARY AERIAL COVERAGE
 $56' / 238' \approx 23\%$

MAX DISTANCE FROM BUILDING TO ALLOW FOR 6'x6' LADDER OVERHANG

PRIMARY ACCESS
 $100^2 = 63.33^2 + X^2$
 $10,000 = 4,010.69 + X^2$
 $X^2 = 5,989.31$
 $X = \sqrt{(5,989.31)} \approx 77.36'$

SECONDARY ACCESS
 $100^2 = 59.83^2 + X^2$
 $10,000 = 3,579.63 + X^2$
 $X^2 = 6,420.37$
 $X = \sqrt{(6,420.37)} \approx 80.12'$

Revisions

LAND USE APPLICATION

Drawing Date
9/22/2025

124 E GORHAM

124 E GORHAM ST
MADISON, WI 53703

Project No. APEX Property
224086 Management, Inc.

Sheet Title
FIRE ACCESS PLAN

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Telephone 608.283.6300 Fax 608.283.6317
150 N Wacker Drive, Suite 1700, Chicago, Illinois 60606
Telephone 312.789.4516

Sheet No.
EXHIBIT



City of Madison Fire Department

314 W Dayton Street, Madison, WI 53703

Phone: 608-266-4420 • Fax: 608-267-1100 • E-mail: fire@cityofmadison.com

Project Address: 124 E Gorham Street

Contact Name & Phone #: Peter Bissen - 414-290-3805

FIRE APPARATUS ACCESS AND FIRE HYDRANT WORKSHEET

1. Is the building completely protected by an NFPA 13 or 13R automatic fire sprinkler system? If non-sprinklered , fire lanes extend to within 150-feet of all portions of the exterior wall? If sprinklered , fire lanes are within 250-feet of all portions of the exterior wall?	☒ Yes ☐ Yes ☒ Yes	☐ No ☐ No ☐ No	☐ N/A ☒ N/A ☐ N/A
2. Is the fire lane constructed of concrete or asphalt, designed to support a minimum load of 85,000 lbs? a) Is the fire lane a minimum unobstructed width of at least 20-feet? b) Is the fire lane unobstructed with a vertical clearance of at least 13½-feet? c) Is the minimum inside turning radius of the fire lane at least 28-feet? d) Is the grade of the fire lane not more than a slope of 8%? e) Is the fire lane posted as fire lane? (Provide detail of signage.) f) Is a roll-able curb used as part of the fire lane? (Provide detail of curb.) g) Is part of a sidewalk used as part of the required fire lane? (Must support +85,000 lbs.)	☒ Yes ☒ Yes ☒ Yes ☐ Yes ☒ Yes ☐ Yes ☐ Yes ☐ Yes	☐ No ☐ No ☐ No ☐ No ☐ No ☐ No ☒ No ☒ No	☐ N/A ☐ N/A ☐ N/A ☒ N/A ☐ N/A ☐ N/A ☐ N/A ☐ N/A
3. Is the fire lane obstructed by security gates or barricades? If yes: a) Is the gate a minimum of 20-feet clear opening? b) Is an approved means of emergency operations installed, key vault, padlock or key switch?	☐ Yes ☐ Yes ☐ Yes	☒ No ☐ No ☐ No	☐ N/A ☒ N/A ☒ N/A
4. Is the Fire lane dead-ended with a length greater than 150-feet? If yes, does the area for turning around fire apparatus comply with IFC D103?	☐ Yes ☐ Yes	☒ No ☐ No	☐ N/A ☒ N/A
5. Is any portion of the building to be used for high-piled storage in accordance with IFC Chapter 3206.6 If yes, see IFC 3206.6 for further requirements.	☐ Yes	☒ No	☐ N/A
6. Is any part of the building <u>greater than 30-feet</u> above the grade plane? If yes, answer the following questions: a) Is the aerial apparatus fire lane parallel to one entire side of the building and covering at least 25% of the perimeter? b) Is the near edge of the aerial apparatus fire lane between 15' and 30' from the building? c) Are there any overhead power or utility lines located across the aerial apparatus fire lane? d) Are there any tree canopies expected to grow across the aerial fire lane? (Based on mature canopy width of tree species) e) Does the aerial apparatus fire lane have a minimum unobstructed width of 26-feet? f) Is the space between the aerial lane and the building free of trees exceeding 20' in heights?	☒ Yes ☐ Yes ☐ Yes ☐ Yes ☒ Yes ☒ Yes	☐ No ☒ No ☒ No ☒ No ☐ No ☐ No	☐ N/A ☐ N/A ☐ N/A ☐ N/A ☐ N/A ☐ N/A
7. Are all portions of the required fire lanes within 500-feet of at least (2) hydrants? <i>Note: Distances shall be measured along the path of the hose lay as it comes off the fire apparatus.</i> a) Is the fire lane at least 26' wide for at least 20-feet on each side of the hydrants? b) Is there at least 40' between a hydrant and the building? c) Are the hydrant(s) setback no less than 5-feet nor more than 10-feet from the curb or edge of the street or fire lane? d) Are hydrants located in parking lot islands a minimum of 3½-feet from the hydrant to the curb? e) Are there no obstructions, including but not limited to: power poles, trees, bushes, fences, posts located, or grade changes exceeding 1½-feet, within 5-feet of a fire hydrant? <i>Note: Hydrants shall be installed and in-service prior to combustible construction on the project site.</i>	☒ Yes ☒ Yes ☒ Yes ☒ Yes ☒ Yes	☐ No ☐ No ☐ No ☐ No ☐ No	☐ N/A ☐ N/A ☐ N/A ☐ N/A ☐ N/A

Attach an additional sheet if further explanation is required for any answers.

This worksheet is based on **MGO 34.503** and **IFC 2021 Edition Chapter 5 and Appendix D**; please see the codes for further information.

124 E Gorham Madison

Exterior Lighting Products

September 19, 2025

RD Project: 225032.00

M Series

124 Gorham
Exterior Lighting
Type OA
Downlight



Project:

Type:

Product Code:

Date:

V072825

4" Round Downlight

Modular System Flexibility during and after installation with interchangeable modules, optics and trims

Quick Install Embedded driver and plug-and-play connection require no wiring

High Performance Precise lighting control without sacrificing stellar efficiency

Enhanced Dimming Smooth, Flicker-free dimming options down to 0.1%

INSTALLATION

Ceiling Thickness

New Construction: 1/2" up to 1 3/4"

Spray Foam: 1/2" up to 2"

Standard Remodel: 1/2" up to 1 1/4"

Fire Rated Remodel: 5/8" up to 1 1/4"

Low Profile: 1/2" up to 1 1/4"

Extension Collar: 1 3/4" up to 3"

(For use with Standard New Construction Only)

Super Shallow: 1/2" up to 1 1/2"

Ceiling Material

Drywall, Millwork, Concrete,
Acoustic Ceiling Tiles

TRIMS

Aperture

4"

Shape

Round

Style

Standard, Flangeless, Wall Wash/Sloped
Ceiling, Pinhole, Hyperbolic, Decorative,
Coastal Marine Grade/IP66

Finish

White, Black, Bronze, Clear Diffuse,
Custom Color (RAL Color)

LIGHT OUTPUT & DISTRIBUTION

Module

Downlight

Lumens (Power)

750 lm (9.5W), 1000 lm (12.5W),
1250 lm (14.3W), 1500 lm (14.3W)

Color Quality

93 CRI, 2-step SDCM

Color Temperature

2400K 2700K 3000K

3500K 4000K

Warm Dim (3000K–1800K)

Tunable White (4000K–1800K) Tunable White (6500K–2700K)

Beam Spread

15° Narrow Spot 25° Spot
40° Flood 60° Wide Flood
90°+ General 40° x 20° Linear Spread
Soft Focus

Warranty

5 year limited warranty; 50,000 hours

POWER & CONTROLS

Input Voltage

120/277V

Dimming

0-10V (1%), DALI-2 (0.1%), TRIAC/ELV (1%),
Lutron Athena Wireless Node (1%)
(Coming Soon)

RATINGS & CERTIFICATIONS

Housing

- IC (Insulation Contact) Rated
- ASTM E283 Certified Air Tight
- Code compliant for use in fire-rated assemblies up to a maximum of 2-hours
- STC/IIC Sound Rated
- Chicago Plenum
- RoHS Compliant
- DarkSky Approved¹

Module and Trim

- UL Listed for Wet Location/IP66 Configurations Available²
- NSF Listed³

¹ Downlight only, CCT less than or equal to 3000K, non-decorative trims only

² Flanged trims, under covered areas only

³ White and Black Finish Only



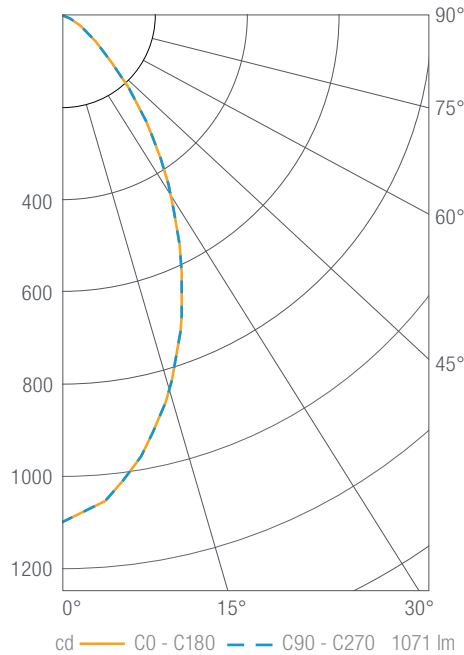
Declare.



DARKSKY APPROVED
Reduces light pollution
Certified by DarkSky.org



PHOTOMETRY

DRD2 1000 lm, 3000K, Wide Flood**DRD2M10930WF**

Luminous Intensity

Gamma	C 0°
0°	1100
5°	1058
10°	973
15°	866
20°	743
25°	609
30°	478
35°	361
40°	252
45°	161
50°	102
55°	68
60°	41
65°	24
70°	11
75°	6
80°	4
85°	2
90°	0

Values in candela

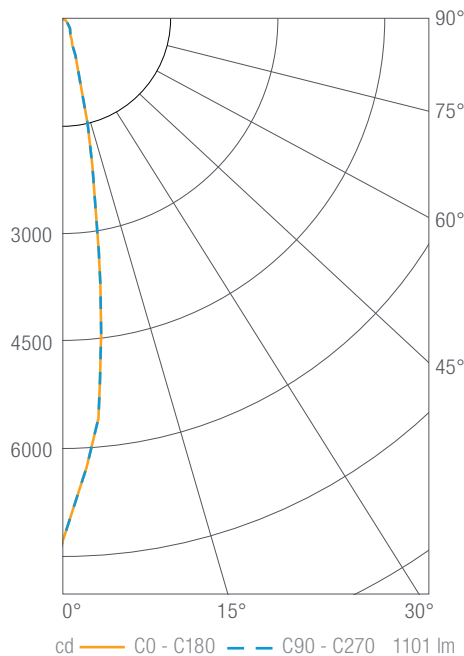
Zonal Lumen Summary

Zone	Lumens	Luminaire %
0-30	620	58
0-40	845	79
0-60	1037	97
0-90	1069	100
0-180	1071	100

Illuminance Chart

Distance from LED	Foot Candles	Diameter
3'	122	3.1'
6'	31	6.2'
9'	14	9.3'
12'	8	12.3'

Beam Angle: 55°

DRD2 1000 lm, 3000K, Soft Focus**DRD2M10930SF**

Luminous Intensity

Gamma	C 0°
0°	7280
5°	5603
10°	2489
15°	875
20°	381
25°	247
30°	194
35°	161
40°	122
45°	90
50°	64
55°	45
60°	28
65°	16
70°	7
75°	4
80°	2
85°	1
90°	0

Values in candela

Zonal Lumen Summary

Zone	Lumens	Luminaire %
0-30	868	79
0-40	968	88
0-60	1078	98
0-90	1100	100
0-180	1101	100

Illuminance Chart

Distance from LED	Foot Candles	Diameter
3'	809	0.9'
6'	202	1.7'
9'	90	2.6'
12'	51	3.4'

Beam Angle: 16°

RIO - Pole Top - Line Voltage - LED High-Power - Horizontal

NEW

124 Gorham
Exterior Lighting
Type P1
Aim-able Pole Light



IP66

Downloads

[Installation Instructions](#)

[BIM - Revit \(.zip\)](#)

[Photometry Files \(.zip\)](#)

Product Variant Examples



RIO - Pole Top - Line Voltage - LED High-Power - Horizontal

124 Gorham
Exterior Lighting
Type P1
Aim-able Pole Light

Light Source

Light Source	Optic	Beam Angle	CCT (K)	CRI	R9	Input Power (W)	Delivered Lumens (Lm)	CBCP
e130	VNSP - Very Narrow Spot	6	2700	80	>15	14	781	37868
e130	NSP - Narrow Spot	13	2700	80	>15	14	811	11467
e130	SP - Spot	23	2700	80	>15	14	698	2874
e130	MFL - Medium Flood	34	2700	80	>15	14	704	1631
e130	WFL - Wide Flood	56	2700	80	>15	14	752	822
e131	VNSP - Very Narrow Spot	6	3000	80	>15	14	774	37498
e131	NSP - Narrow Spot	13	3000	80	>15	14	803	11355
e131	SP - Spot	23	3000	80	>15	14	692	2846
e131	MFL - Medium Flood	34	3000	80	>15	14	697	1615
e131	WFL - Wide Flood	56	3000	80	>15	14	745	814
e132	VNSP - Very Narrow Spot	6	3500	80	>15	14	819	39718
e132	NSP - Narrow Spot	13	3500	80	>15	14	851	12027
e132	SP - Spot	23	3500	80	>15	14	733	3015
e132	MFL - Medium Flood	34	3500	80	>15	14	739	1710
e132	WFL - Wide Flood	56	3500	80	>15	14	789	862
e133	VNSP - Very Narrow Spot	6	4000	80	>15	14	808	39163
e133	NSP - Narrow Spot	13	4000	80	>15	14	839	11859
e133	SP - Spot	23	4000	80	>15	14	722	2973
e133	MFL - Medium Flood	34	4000	80	>15	14	728	1687
e133	WFL - Wide Flood	56	4000	80	>15	14	778	850
e134	VNSP - Very Narrow Spot	6	2700	90	>50	14	646	31302
e134	NSP - Narrow Spot	13	2700	90	>50	14	670	9479
e134	SP - Spot	23	2700	90	>50	14	577	2376
e134	MFL - Medium Flood	34	2700	90	>50	14	582	1348
e134	WFL - Wide Flood	56	2700	90	>50	14	622	679
e135	VNSP - Very Narrow Spot	6	3000	90	>50	14	709	34355
e135	NSP - Narrow Spot	13	3000	90	>50	14	736	10403
e135	SP - Spot	23	3000	90	>50	14	634	2608
e135	MFL - Medium Flood	34	3000	90	>50	14	639	1480
e135	WFL - Wide Flood	56	3000	90	>50	14	682	745
e136	VNSP - Very Narrow Spot	6	3500	90	>50	14	747	36204
e136	NSP - Narrow Spot	13	3500	90	>50	14	775	10963
e136	SP - Spot	23	3500	90	>50	14	668	2748
e136	MFL - Medium Flood	34	3500	90	>50	14	673	1559
e136	WFL - Wide Flood	56	3500	90	>50	14	719	785
e137	VNSP - Very Narrow Spot	6	4000	90	>50	14	740	35880
e137	NSP - Narrow Spot	13	4000	90	>50	14	768	10865
e137	SP - Spot	23	4000	90	>50	14	662	2723
e137	MFL - Medium Flood	34	4000	90	>50	14	667	1545
e137	WFL - Wide Flood	56	4000	90	>50	14	712	778

Application

Wall luminaire with symmetric light distribution designed for general illumination of pathways, plazas and building entrances.

Materials

Clear safety glass with matte finish
 Marine grade, copper free ($\leq 0.3\%$ copper content) A360.0 aluminum alloy
 High temperature silicone gasket
 Mechanically captive stainless steel fasteners
 Silicone applied robotically to casting, plasma treated for increased adhesion
 Galvanized zinc-plated mounting bracket
 Pure anodized aluminum reflector

NRTL listed to North American Standards, suitable for wet locations
 Protection class IP 65

Weight: 8.2 lbs.

Electrical

Operating voltage 120-277V AC
 Minimum start temperature -30°C
 LED module wattage 14.9 W
 System wattage 17.4 W
 Controllability 0-10V dimmable
 Color rendering index $R_a > 80$
 Luminaire lumens 1796 lm
 LED service life (L70) 60000 hrs

LED color temperature

4000K (K4)
 3500K (K35)
 3000K (K3)
 2700K (K27)

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish

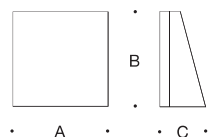
All BEGA standard finishes are matte, textured powder coat with minimum 3 mil thickness. BEGA Unidure® finish provides superior fade protection in Black, Bronze, and Silver. BEGA standard White is a super durable polyester powder. Optionally available RAL, custom, and premium colors provided in polyester powder and/or liquid paint.

Available colors

Black (BLK)	Bronze (BRZ)
Silver (SLV)	White (WHT)
Natural Bronze (NTB)	RAL:
CUS:	

Available options

CUS	Custom finish
FSC	Fusing
MGU	Marine grade undercoat
NTB	Natural bronze (premium finish)
RAL	RAL finish

**Wall luminaire · Symmetric**

	LED	A	B	C
B24219	14.9 W	11	11	5 ³ / ₈



124 Gorham
Exterior Lighting
Type P1
Recessed Step Light

Application

Recessed wall luminaire with asymmetric light distribution that is ideal for the illumination of ground surfaces, building entrances, stairs and footpaths. Separate installation housing allows for seamless coordination into construction and easy maintenance.

Materials

BEGA Tricoat ®, a 3-layer finishing technology for increased corrosion protection
Composite installation housing
Pure anodized aluminum reflector

NRTL listed to North American Standards, suitable for wet locations
Protection class IP 65

Weight: 2.1 lbs.

Electrical

Operating voltage	120-277V AC
Minimum start temperature	-30° C
LED module wattage	8.4 W
System wattage	11.0 W
Controllability	0-10V, TRIAC, and ELV dimmable
Color rendering index	Ra > 80
Luminaire lumens	480 lm
LED service life (L70)	60000 hrs

LED color temperature

- 4000K (K4)
- 3500K (K35)
- 3000K (K3)
- 2700K (K27)

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish

All BEGA standard finishes are matte, textured powder coat with minimum 3 mil thickness. BEGA Unidure® finish provides superior fade protection in Black, Bronze, and Silver. BEGA standard White is a super durable polyester powder. Optionally available RAL, custom, and premium colors provided in polyester powder and/or liquid paint.

Available colors

Black (BLK)	Bronze (BRZ)
Silver (SLV)	White (WHT)
Natural Bronze (NTB)	RAL:
CUS:	

Type:

BEGA Product:

Project:

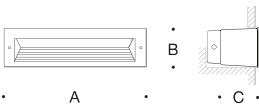
Modified:

Available options

AMB	Amber LED
CUS	Custom finish
FSC	Fusing
MGU	Marine grade undercoat
NTB	Natural bronze (premium finish)
RAL	RAL finish

Included (available for pre-shipment)

BB24065	Installation housing
---------	----------------------



Recessed wall luminaire · Directed light				
	LED	A	B	C
B33055	8.4 W	12 1/2	2 3/4	5

