

# 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): 411 W Gilman St, 415 W Gilman St, 421 W Gilman St, 425 W Gilman St, and 433 W Gilman St

Title: The Standard

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

UDC meeting date requested 12/03/2025 January 21, 2026

- ☒ 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** Jason Doornbos  
**Street address** 315 Oconee Street  
**Telephone** 706.705.6962

**Company** LCD Acquisitions, LLC  
**City/State/Zip** Athens, GA 30601  
**Email** jason.doornbos@landmarkproperties.com

**Project contact person** John Myefski  
**Street address** 400 N Michigan Ave, Suite 400  
**Telephone** 312-763-2400

**Company** Myefski Architects  
**City/State/Zip** Chicago, IL 60611  
**Email** jmyefski@myefski.com

**Property owner (if not applicant)** See attached Letters of Authorizations

**Street address** \_\_\_\_\_ **City/State/Zip** \_\_\_\_\_  
**Telephone** \_\_\_\_\_ **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](mailto: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 9/19/2025.
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 Jason Doornbos Relationship to property \_\_\_\_\_

Authorizing signature of property owner See attached LOA Date 10/22/2025

## 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



August 14, 2025

City of Madison  
Planning and Zoning Divisions  
Madison Municipal Building, Suite 017  
215 Martin Luther King, Jr. Blvd.  
Madison, WI 53701-2985

RE: Authorization to LCD Acquisitions, LLC and assigns to submit applications on behalf of Cook and Erickson

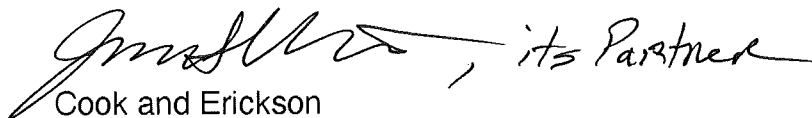
To whom it may concern:

Please be advised that Cook and Erickson ("**Owner**") authorizes LCD Acquisitions, LLC and assigns ("**LCD**") to act as agent on our behalf in matters related to submitting and receiving approvals of City of Madison entitlements, including, but not limited to, the following applications, as applicable:

- Urban Design Commission Application(s)
- Rezoning Application
- Land Subdivision Application
- Conditional Use Application

We further understand and agree that LCD will be responsible for all permit fees, deposits, conditions of approval, and any additional charges and collections resulting from the entitlements and land use application processing.

Sincerely

 *, its Partner*  
Cook and Erickson

October 1, 2025

City of Madison, Wisconsin  
Planning and Zoning Divisions  
Madison Municipal Building, Suite 017  
215 Martin Luther King, Jr. Blvd.  
Madison, WI 53701-2985

RE: Authorization to LCD Acquisitions, LLC and assigns to submit applications on behalf of Mullins Apartments, LLP and Master Hall Associates, LLP

To whom it may concern:

Mullins Apartments, LLP and Master Hall Associates, LLP (collectively, <sup>the</sup>**Owner**) is the Owner of the parcels located at 415 and 425 West Gilman Street, Madison (the **Property**). The Owner is under contract to sell the Property to LCD Acquisitions, LLC or its assigns (**LCD**). Please be advised that Owner authorizes LCD to submit applications to and receive approvals of City of Madison entitlements in connection with the Project (defined below), including, but not limited to, the following applications, as applicable:

- Urban Design Commission Application(s)
- Rezoning Application
- A lot/parcel combination via a Chapter 236 certified survey map process
- Conditional Use Application

**1. Scope of Authority:**

LCD's authority under this document is limited to seeking, applying for, and processing governmental entitlements and approvals from the City of Madison, Wisconsin for LCD's proposed development on the Property (and adjacent or nearby properties) of a mixed-use project consisting of 200-300 apartment units with commercial and other uses (**Project**). The authority granted by Owner to LCD is further limited to:

- a. Filing applications, site plans, zoning requests, and applications for permits, licenses, and similar documents related to the Project.
- b. Appearing before boards, commissions, and councils in connection with obtaining entitlements for the Project.
- c. Executing applications and related documents for entitlements for the Project to the extent required for processing such applications through the City of Madison, Wisconsin.

**2. Exclusions:**

Notwithstanding the foregoing, LCD has no authority under this document to:

- a. Convey or encumber title to the Property whether by recording documents or instruments such as certified survey maps or other documents.
- b. Bind the Owner or Property to construction contracts or any other contracts, restrictions, or agreements, or create any liability for the Owner.
- c. Incur costs, fees, or obligations for Owner beyond City of Madison application filing fees (unless specifically approved in writing by the Owner). LCD must timely pay all fees and costs arising or incurred relating to the approvals and other entitlements sought, or other activities of LCD, pursuant to this document.

- d. Sign documents that impose or bind the Owner or Property (before the Property is acquired by LCD) to covenants, easements, or obligations without the Owner's prior express written consent.
- e. Take any action that would change the status of the zoning of the Property before the Property is acquired by LCD.

**3. Time Limit:**

The authority granted by this document expires upon the earlier of:

- a. Completion of the approval process for the Project.
- b. September 16, 2026, at which time this authorization terminates automatically.
- c. Written notice of revocation of this document from the Owner to the City of Madison, Wisconsin (this authorization document is revocable at will by the Owner).

**Owner requires that none of the final approvals or entitlements sought for the Project shall vest until LCD purchases the Property.**

All actions of LCD under this document must be at no cost to Owner. This document may be recorded in the office of the Register of Deeds for Dane County, Wisconsin. This document may be executed by DocuSign or other similar program. This document may be executed in any number of counterparts with all counterparts together forming a single instrument.

Sincerely,

**Mullins Apartments, LLP**

By: Mullins Family, LLC, its managing partner

By:   
Bradley C. Mullins, Authorized Representative

**Master Hall Associates, LLP**

By: Mullins Family, LLC, its managing partner

By:   
Bradley C. Mullins, Authorized Representative

**Accepted and agreed to by LCD:**

LCD Acquisitions, LLC

By:   
Name: W. Christopher Hart  
Title: Authorized Signatory

August 27, 2025

City of Madison

Planning and Zoning Divisions

Madison Municipal Building, Suite 017

215 Martin Luther King, Jr. Blvd.

Madison, WI 53701-2985

RE: Authorization to LCD Acquisitions, LLC and assigns to submit applications on behalf of 421 West Gilman Street, LLC

To whom it may concern:

Please be advised that 421 West Gilman Street, LLC ("**Owner**") authorizes LCD Acquisitions, LLC and assigns ("**LCD**") to act as agent on our behalf in matters related to submitting and receiving approvals of City of Madison entitlements, including, but not limited to, the following applications, as applicable:

- Urban Design Commission Application(s)
- Rezoning Application
- Land Subdivision Application
- Conditional Use Application

We further understand and agree that LCD will be responsible for all permit fees, deposits, conditions of approval; and any additional charges and collections resulting from the entitlements and land use application processing.

Sincerely,

A handwritten signature in black ink, appearing to read "D. Waterman". The signature is fluid and cursive, with a large initial "D" and a stylized "Waterman".

421 West Gilman Street, LLC

August 27, 2025

City of Madison

Planning and Zoning Divisions

Madison Municipal Building, Suite 017

215 Martin Luther King, Jr. Blvd.

Madison, WI 53701-2985

RE: Authorization to LCD Acquisitions, LLC and assigns to submit applications on behalf of 421 West Gilman Street, LLC

To whom it may concern:

Please be advised that 421 West Gilman Street, LLC ("**Owner**") authorizes LCD Acquisitions, LLC and assigns ("**LCD**") to act as agent on our behalf in matters related to submitting and receiving approvals of City of Madison entitlements, including, but not limited to, the following applications, as applicable:

- Urban Design Commission Application(s)
- Rezoning Application
- Land Subdivision Application
- Conditional Use Application

We further understand and agree that LCD will be responsible for all permit fees, deposits, conditions of approval; and any additional charges and collections resulting from the entitlements and land use application processing.

Sincerely,

A handwritten signature in black ink, appearing to read "D. Waterman". The signature is fluid and cursive, with a large initial "D" and a stylized "Waterman".

421 West Gilman Street, LLC



October 17, 2025

City of Madison  
Planning and Zoning Divisions  
Madison Municipal Building, Suite 017  
215 Martin Luther King, Jr. Blvd.  
Madison, WI 53701-2985

RE: Authorization to LCD Acquisitions, LLC and assigns to submit applications on behalf of Fisher Construction Inc. and Ridgeview Investments of Madison, LLP

To whom it may concern:

Please be advised that Fisher Construction Inc. and Ridgeview Investments of Madison, LLP (collectively, "Owner") authorizes LCD Acquisitions, LLC ("LCD") to submit applications for, and receive approvals of, City of Madison, Wisconsin entitlements for the redevelopment of the real property located at 433 W. Gilman Street, Madison, Wisconsin (the "Property") as described below.

This authorization is limited and subject to the following terms:

**1. Scope of Authority:**

LCD's authority is limited to seeking, applying for, and processing governmental entitlements and approvals from the City of Madison, Wisconsin for the development on the Property (and adjacent or nearby properties) of a mixed-use building project consisting of 200 – 300 apartment units with commercial and other uses ("Development Project"). The authority granted herein is further limited to:

- a. Filing applications, site plans, zoning requests, and applications for permits, licenses, and similar documents related to the Development Project.
- b. Appearing before boards, commissions, and councils in connection with obtaining entitlements for the Development Project.
- c. Executing applications and related documents for entitlements for the Development Project to the extent required for processing such applications through the City of Madison, Wisconsin.

**2. Exclusions:**

Notwithstanding the foregoing, LCD has no authority under this letter to:

- a. Convey or encumber title to the Property whether by recording of documents or instruments such as certified survey maps or other documents.
- b. Bind the Owner or Property to construction contracts or any other contracts, restrictions, or agreements, or create any liability for the Owner.
- c. Incur costs, fees, or obligations beyond City of Madison application filing fees on the Owner's behalf (unless specifically approved in writing by the Owner). LCD must timely pay all fees and costs arising or incurred relating to the approvals and other entitlements sought, or other activities of LCD, pursuant to this letter.
- d. Sign documents that impose or bind the Owner or Property (before the Property is acquired by LCD) to covenants, easements, or obligations without the Owner's prior express written consent.
- e. Take any action that would change the status of the zoning of the Property, or result in any new entitlements or approvals, or changes to entitlements or approvals, taking effect before the Property is acquired by LCD, provided, however, that this shall not prevent LCD from applying for the same

prior to acquiring the Property (so long as the change, new status, or other matter applied for does not take effect prior to acquisition of the Property by LCD).

### 3. Time Limit:

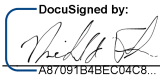
The authority granted by this letter expires upon the earlier of:

- a. Completion of the approval process for the Development Project.
- b. October 9, 2026, at which time this authorization terminates automatically.
- c. Written notice of revocation of this letter from the Owner to the City of Madison, Wisconsin (this authorization letter is revocable at will by the Owner).

All actions of LCD under this letter must be at no cost to the Owner. This document may not be recorded in the office of the Register of Deeds. This document may be executed by DocuSign or other similar program. This document may be executed in any number of counterparts with all counterparts together forming a single instrument.

Sincerely,

Fisher Construction Inc.


By:   
DocuSigned by: A87091B4BEC04C8...  
Name: Michael Fisher  
Title: Authorized Representative

Ridgeview Investments of Madison, LLP

By:   
DocuSigned by: A87091B4BEC04C8...  
Name: Michael Fisher  
Title: Authorized Representative

Accepted and agreed to by LCD:

LCD Acquisitions, LLC

By:   
Name: Chris Hart  
Title: Authorized Signatory



315 Oconee St  
Athens, GA 30601  
P 706.543.1910  
[www.landmark-properties.com](http://www.landmark-properties.com)

October 20, 2025

**REV January 13, 2026**

City of Madison Planning Department  
215 Martin Luther King, Jr. Blvd.  
Madison, WI 53710-2985

**Re: Letter of Intent  
411 West Gilman Street**

On behalf of LCD Acquisitions, LLC, we are pleased to submit the attached formal application packet. This Letter of Intent and accompanying packet outlines our request for redevelopment of 411 West Gilman Street, located between State Street and University Avenue, into a mixed-use development featuring affordable student housing and ground-floor commercial retail space.

**Applicant:**

LCD Acquisitions, LLC, 315 Oconee Street, Athens, GA 30601  
Contact: Jason Doornbos | [jdoornbos@LandmarkProperties.com](mailto:jdoornbos@LandmarkProperties.com) | 470-517-6035

**Owners:**

411 West Gilman Street  
Cook and Erickson  
203 E. Main St., Apt. 315, Waunakee, WI 53597

415 West Gilman  
Master Hall Associates, LLP  
401 N. Carroll St., Madison, WI 53703

421 West Gilman  
421 West Gilman Street, LLC  
121 S. Brittingham Place, Madison, WI 53715

425 West Gilman  
Mullins Apartments, LLP  
401 N. Carroll St., Madison, WI 53703

433 West Gilman  
Fisher Construction, Inc.  
Ridgeview Investments of Madison, LLP  
N17W24222 Riverwood Drive, Ste. 250  
Waukesha, Wisconsin 53188

**Architect:**

Myefski Architects, Inc., 400 North Michigan Avenue, Suite 400, Chicago, IL 60611  
Contact: John Myefski | [jmyefski@myefski.com](mailto:jmyefski@myefski.com) | 312.763.2400

**Civil Engineer and Site Landscape:**

Vierbicher, 999 Fourier Drive, Suite 201, Madison, WI 53717  
 Contact: Sarah Church | Schu@vierbicher.com | 608.821.3943

**The applicant requests approval for the following:**

- Rezone one (1) parcel from Downtown Core (DC) to Urban Mixed Use (UMX)
- Conditional Use
  - New construction greater than 20,000 square feet
  - New construction of a building in UMX District greater than eight (8) units
  - Rooftop outdoor recreation
- Demolition of existing structures
- CSM to create one (1) lot for development

**Site Data / Parcels:**

The development will combine five (5) parcels; from 411-433 West Gilman Street. All parcels are currently zoned UMX except for 411 West Gilman. This application includes a request to rezone 411 West Gilman from DC to UMX.

Address	Existing Use	PIN	Existing Zoning	Acreage
411 West Gilman	Restaurant	0709-232-0104-3	DC	4,378 SF
415 West Gilman	Apartments	0709-232-0105-1	UMX	13,093 SF
421 West Gilman	Apartments	0709-232-0106-9	UMX	4,356 SF
425 West Gilman	C-2 Parking Lot	0709-232-0107-7	UMX	9,535 SF
433 West Gilman	Apartments	0709-232-0108-5	UMX	7,896 SF

**Legal Description:**

Lots 5-6, Block 10, University Addition to Madison, recorded in Volume A of Plats on Page 9 as Document Number 109 and Part of Lots 4-5, all of Lots 6-7, and part of Lot 8, Block 39, Original Plat of Madison, recorded in Volume A of Plats on Page 3, as Document Number 102, Dane County Registry, located in the NE1/4 of the NW1/4 and the NW1/4 of the NE1/4 of Section 23, T7N, R9E, City of Madison, Dane County, Wisconsin, described as follows: Commencing at the north quarter corner of said Section 23; thence S00°00'48"W, 232.64 feet along the west line of said NE1/4 to a point on the southeasterly right of way line of West Gilman Street and point of beginning; thence N46°20'54"E, 156.05 feet along said southeasterly right of way line; thence S43°38'24"E, 132.16 feet to a point on the northwesterly line of Lot 11, Block 13, Original Plat of Madison; thence S46°23'36"W, 297.18 feet along the northwesterly line of Lots 11-14, Block 39, said Original Plat of Madison and the northwesterly line of Lot 1, Certified Survey Map Number 14091, recorded in Volume 94 of Certified Survey Maps on Pages 285-290, as Document Number 5189753; thence N43°45'00"W, 131.93 feet along the northeasterly line of said Lot 1 to said southeasterly right of way line of West Gilman Street; thence N46°20'54"E, 141.39 feet along said southeasterly right of way line to the point of beginning.

Contains 39,258 square feet (0.901 acres).

**Project Description:**

The proposed project is a mixed-use development featuring 259 residential units, a ground-level lobby and leasing area, and retail tenant space. Resident amenities will be located on Level 12 and include a clubhouse, fitness room, and an outdoor amenity deck with a pool. The building's east side will rise 11 stories and feature a rooftop amenity deck, while the west side will reach 16 stories. Two ground-floor

units will be designed in a walk-up style, with the remaining residences ranging from studio to five-bedroom apartments.

The project is designed to utilize the recently adopted downtown height ordinance amendment, enabling additional floors in exchange for dedicating 10% of the beds to students in need of financial assistance. These designated beds will be offered at a discounted rental rate through collaboration with the University of Wisconsin.

Parking will be provided in two levels of structured parking between the ground floor and basement, with access via a single entrance on Gilman Street. Long-term bike parking will be available in dedicated parking rooms on the ground floor and in the basement, while short-term bike parking will be located along Gilman Street and the sidewalks on the east and south sides of the project.



**Project Description (Cont.):**

The architectural design is composed of two distinct masses. The first, or base mass, features four differentiated elevations to break up the street façade. One of these façades will pay homage to the existing 433 West Gilman / Stratford Apartments architecture in an effort to honor the neighborhood's character. The rest of the base mass will be primarily constructed with brick veneer to further harmonize with the surrounding context.

The second mass begins at Level 5 and is set back from the base with varying heights to create visual interest. Its façade will consist of a window wall system incorporating a mix of clear glazing, spandrel glass, and composite metal panels. Vertical and horizontal articulation will be achieved through window wall glazing wrapping the building and balconies that punctuate and break up the upper façade.

**Project Summary:**Site

Site Area:	39,258
Gross FAR Area:	385,159
FAR:	983%

Building Coverage

Allowed:	90% max coverage
Provided:	89% at 34,891 square feet

Building Height Limitations

Downtown Height:	12 stories (172'-0") / 8 stories (116'-0) / 6 stories (88'-0)* Or Capital View Preservation Limit
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Proposal:	16 Stories / 11 Stories / 8 stories* Capital View Preservation Limit, max height not exceeded
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*\*State Street Setback*

Multi-Family Housing

Studio	4
1 bedroom	3
1 bedroom (DO**)	25
2 bedroom	26
2 bedroom (DO**)	67
3 bedroom	10
4 bedroom	39
<u>5 bedroom</u>	<u>85</u>
Total Units:	259

*\*\*DO= Double Occupancy*

<u>Beds Total</u>	988
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<u>Retail Square Footage</u>	2,544
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Vehicle Parking

First Floor	34
<u>Basement</u>	<u>38</u>
Total	72

20% of vehicle parking to be EV ready, 2% to be EV Installed.

**Project Summary (Cont.):**

Bike Parking:

Long Term Required:	430.5 spaces
Provided:	
First Floor	93
Basement	329
On Grade	9
Total:	431

Short Term Required:	27.3
Provided:	28 on grade

**Project Schedule:**

Initial Staff Meetings:	May 12, 2025
Meeting with Alder Ochowicz:	June 26, 2025
Development Assistance Team (DAT) Meeting:	July 17, 2025
Follow up Meeting with City Planning and Zoning Staff:	August 4, 2025
UDC Informational Meeting:	September 3, 2025
Joint Campus Area Committee (JCAC) Meeting:	September 25, 2025
Neighborhood Post Card Meeting with Staff and Alder:	September 29, 2025
Formal LUA and CSM Submittal:	October 20, 2025
Target Construction Commencement Date:	Fall 2026
Target Occupancy:	Fall 2029

**Adopted Plan & Review Standards:**

The proposed development aligns closely with the principles outlined in the *City of Madison Downtown Plan*, advancing its vision for a vibrant, walkable, and contextually sensitive urban core. The design thoughtfully integrates urban design, neighborhood context, and architectural continuity to strengthen the public realm and contribute to downtown’s evolving identity.

At the street level, a transparent lobby and active retail frontage enhances pedestrian vitality in keeping with the Plan’s call for animated, people-oriented streets. Service areas are discreetly recessed to preserve an uninterrupted pedestrian experience, while the building base reinterprets the façade of 433 West Gilman, extending its established rhythm and materials across the frontage. Awnings and canopies provide weather protection and reinforce a cohesive streetscape character consistent with the Plan’s recommendations for human-scaled design.

The building’s massing responds directly to its surroundings, employing a stepped podium and tower to minimize perceived height and maintain compatibility with adjacent structures. The inclusion of affordable student housing supports the Plan’s goals for a diverse and inclusive residential downtown, while contributing to increased density in a thoughtfully calibrated manner. The tiered height strategy follows Madison’s Downtown Height Map, transitioning from 8 stories near State Street to 11 stories mid-block, and culminating in a 16-story volume on the west. The design carefully respects the Capitol Viewshed height limit of 187’-2 1/2” above Gilman Street, ensuring the skyline remains harmonious with the city’s iconic silhouette.

### Conditional Use Approval Standards:

1. *The establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, or general welfare.*
  - The proposed mixed-use development, which includes internal vehicular parking, is compatible and consistent with the surrounding uses and will not create conditions detrimental to public health, safety, or general welfare.
2. *The City is able to provide municipal services to the property where the conditional use is proposed, given due consideration of the cost of providing those services.*
  - The subject property is already served by existing municipal infrastructure, and the proposed conditional use will not place undue demand on the services.
3. *The uses, values, and enjoyment of other property in the neighborhood for purposes already established will not be substantially impaired or diminished in any foreseeable manner.*
  - The proposed project is compatible and consistent with surrounding uses and is not anticipated to impair or diminish the existing uses, values, or enjoyment of neighboring properties in any foreseeable manner.
4. *The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.*
  - The proposed conditional use is compatible and consistent with surrounding properties and will not hinder the normal and orderly development or improvement of nearby properties for permitted uses within the district.
5. *Adequate utilities, access roads, drainage, parking supply, internal circulation improvements, including but not limited to vehicular, pedestrian, bicycle, public transit, and other necessary site improvements have been or are being provided.*
  - The proposed project includes the necessary site improvements to adequately support the development without adverse impacts on surrounding properties.
6. *The conditional use conforms to all applicable regulations of the district in which it is located.*
  - The proposed project meets the standards of the UMX zoning district and downtown plan.
7. *When applying the above standards to an application by a community living arrangement, the Plan Commission shall:*
  - Not Applicable. Community living is not proposed.
8. *When applying the above standards to any new construction of a building or an addition to an existing building the Plan Commission shall find that the project creates an environment of sustained aesthetic desirability compatible with the existing or intended character of the area and the statement of purpose for the zoning district. In order to find that this standard is met, the Plan Commission may require the applicant to submit plans to the Urban Design Commission for comment and recommendation.*
  - The project team met with the Design Assistance Team (DAT) on July 17 and August 4, 2025, to receive guidance on the design direction. The proposed project is now being submitted to the Urban Design Commission (UDC) review and consideration.

**Conditional Use Approval Standards (Cont.):**

9. *When applying the above standards to an application for a reduction in off-street parking requirements, the Plan Commission shall consider and give decisive weight to all relevant facts, including but not limited to, the availability and accessibility of alternative parking; impact on adjacent residential neighborhoods; existing or potential shared parking arrangements; number of residential parking permits issued for the area; proximity to transit routes and/or bicycle paths and provision of bicycle racks; the proportion of the total parking required that is represented by the requested reduction; the proportion of the total parking required that is decreased by Sec. 28.141. The characteristics of the use, including hours of operation and peak parking demand times design and maintenance of off-street parking that will be provided; and whether the proposed use is now or a small addition to an existing use.*
  - The proposed project meets the vehicle and bicycle parking requirements for the Urban Mixed Use (UMX) zoning district as illustrated on the Development Matrix included in this packet. The site is situated near transit routes, bicycle paths, and vehicle sharing stations.
10. *When applying the above standards to telecommunication facilities, the Plan Commission shall consider the review of the application by a professional engineer required by Sec. 28.143.*
  - Not Applicable.
11. *When applying the above standards to an application for height in excess of that allowed in the district, the Plan Commission shall consider recommendations in adopted plans; the impact on surrounding properties, including height, mass, orientation, shadows and view; architectural quality and amenities; the relationship of the proposed building(s) with adjoining streets, alleys, and public rights of ways; and the public interest in exceeding the district height limits.*
  - Not Applicable.
12. *When applying the above standards to lakefront development under Sec. 28.138, the Plan Commission shall consider the height and bulk of principal buildings on the five (5) developed lots or three hundred (300) feet on either side of the lot with the proposed development.*
  - Not Applicable.
13. *When applying the above standards to an application for height in excess of that allowed by Section 28.071(2)(a) Downtown Height Map for a development located within the Additional Height Areas identified in Section 28.071(2)(b), the Plan Commission shall consider the recommendations in adopted plans, and no application for excess height shall be granted by the Plan Commission unless it finds that all of the following conditions are present:*
  - a. *The excess height is compatible with the existing or planned (if the recommendations in the Downtown Plan call for changes) character of the surrounding area, including but not limited to the scale, mass, rhythm, and setbacks of buildings and relationships to street frontages and public spaces.*
  - b. *The excess height allows for a demonstrated higher quality building than could be achieved without the additional stories.*
  - c. *The scale, massing and design of new buildings complement and positively contribute to the setting of any landmark buildings within or adjacent to the projects and create a pleasing visual relationship with them.*
  - d. *For projects proposed in priority viewsheds and other views and vistas identified on the Views and Vistas Map in the City of Madison Downtown Plan, there are no negative impacts on the viewshed as demonstrated by viewshed studies prepared by the applicant.*
  - Not Applicable.

**Conditional Use Approval Standards (Cont.):**

14. *When applying the above standards to an application to redevelop a site that was occupied on January 1, 2013 by a building taller than the maximum building height allowed by Section 28.071(2)(a) Downtown Height Map, as provided by Section 28.071(2)(a)1., no application for excess height shall be granted by the Plan Commission unless it finds that all the following additional conditions are also present:*
  - a. *The new building is entirely located on the same parcel as the building being replaced.*
  - b. *The new building is not taller in stories or in feet than the building being replaced.*
  - c. *The new building is not larger in total volume than the building being replaced.*
  - d. *The new building is consistent with the design standards in Section 28.071(3) and meets all of the dimensional standards of the zoning district other than height.*
  - e. *The Urban Design Commission shall review the proposed development and make a recommendation to the Plan Commission.*
  - Not Applicable.
15. *When applying the above standards to an application for limited production and processing use, the Plan Commission shall consider the effect of such a use on the surrounding properties, including the effects of odors, noise, vibration, glare, hours of operation, and other potential side effects of a manufacturing process.*
  - Not Applicable.
16. *When applying the above standards to an application for allowable projections into the capitol view height area, the Plan Commission shall only approve the projection if it determines the encroachment is the minimum necessary and does not significantly impact the long views of the State Capitol building.*
  - Not Applicable.



**Downtown Design Guidelines:**  
**Site Design + Building Placement**

**Orientation:**

The development reinforces the urban block with a consistent street wall and tiered massing that supports residential density while respecting neighborhood scale. At the street level, a transparent lobby and active retail frontage enhance pedestrian vitality. A parking garage and service areas are discreetly recessed to preserve an uninterrupted pedestrian experience, while the building base reinterprets the façade of 433 West Gilman, extending its established rhythm and materials across the frontage. Awnings and canopies integrate signage, provide weather protection, and reinforce a cohesive streetscape character, contributing to a contextually appropriate and engaging public realm.

**Access + Site Circulation:**

The primary entrances for both the residential lobby and retail spaces are located along Gilman Street, offering a transparent and direct visual connection to the active interior spaces while creating a welcoming street presence. Service functions, including garage and refuse access, are recessed from view to minimize their impact and preserve the integrity of the streetscape. Vehicle parking is provided at the ground level and within the basement, while bicycle parking is available along Gilman Street, on the east sidewalk, and within the open area on the south side of the project. Long-term bicycle parking is accommodated on the ground floor and in the basement.

**Useable Open Space – Residential Development:**

The project prioritizes resident well-being through a variety of open spaces, including three (3) internal courtyards that bring natural light into the building's core and create calm, inviting areas for study and gathering. Balconies provide private outdoor access and reinforce the building's architectural rhythm, while a landscaped amenity deck on Level 12 offers active recreational space with expansive views of Madison. Together, these features enhance livability and strengthen the building's overall design integrity.

**Landscaping:**

Landscaping along Gilman Street will enhance the streetscape character through a native planting approach that complements the surrounding context. The east walkway and south open space will feature contextual landscaping and site-sensitive detailing designed to enrich the project's identity while fostering a safe and welcoming environment.

**Lighting:**

Lighting will be designed to create a comfortable neighborhood ambiance while enhancing site safety and reinforcing the project's overall visual cohesion. Special attention will be given to light the ground floor around the entire building to enhance safety.

## **Downtown Design Guidelines (Cont.):**

### **Architecture**

#### **Massing:**

The building's massing responds directly to its surroundings, employing a stepped podium and tower to minimize perceived height and maintain compatibility with adjacent structures. The tiered height strategy follows Madison's Downtown District Maximum Height Map, transitioning from 8 stories near State Street to a 16-story volume near the taller, higher-density neighborhood to the west.

#### **Building Components:**

The design establishes a contextually grounded base by reinterpreting the rhythm and materiality of the façade at 433 West Gilman, anchoring the building within its streetscape. Above, the tower introduces a composition of glass, spandrel, and metal panel elements, articulated by balconies that modulate the massing and create a dynamic vertical expression. Together, the base and upper volumes maintain visual continuity through proportion, alignment, and material transitions, resulting in a cohesive architectural composition that responds to both scale and context.

#### **Visual Interest:**

The building is articulated with base, middle, and top components, establishing a strong urban presence and sense of scale. The brick and glass base anchors the structure within the streetscape, while a step-back at Level 5 and Level 6 introduces a vertical rhythm of glass and metal panels articulated by balcony projections. This transition emphasizes the shift in material expression and culminates in a continuous ribbon of glass at the top floor, creating a visually cohesive and contemporary skyline profile.

#### **Door and Window Openings:**

The project draws inspiration from the façade of 433 West Gilman and establishes a base that aligns with the scale, rhythm, and material character of the surrounding streetscape. Above, a composition of glass, spandrel, and metal panels reflects design elements found in neighboring buildings, allowing the overall form to engage both its context and the evolving architectural language of the district.

#### **Building Materials:**

The design employs a refined palette of high-quality, durable materials that create visual interest and establish a distinct architectural identity, while remaining responsive to the character of the surrounding built environment.

#### **Terminal Views and Highly-Visible Corners:**

Although the site is not positioned at a major intersection or terminus, the design emphasizes the building's presence through its form and orientation, making thoughtful use of available views to reinforce the prominence of the site within the downtown core.

#### **Awnings and Canopies:**

Awnings and canopies are thoughtfully integrated into the building's design to complement its architectural expression. Incorporating signage within these elements provides weather protection and enhances the building's material and textural richness without obscuring its architectural character.

#### **Signage:**
























































Signage will be thoughtfully integrated into the building's overall design, complementing the architecture and reinforcing its cohesive identity. We anticipate signage will be incorporated within awnings and canopies, signage will be simple, well-conceived, and compatible with the project's materials, scale, and detailing. Future submissions will ensure compliance with the City's sign control ordinance in Chapter 31 MGO, and to maintain visual harmony and regulatory compliance.

Thank you for your time and consideration in reviewing our application. Please reach out with any questions you may have, and we look forward to your feedback.





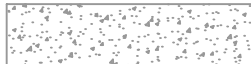

Sincerely,  
**LCD Acquisitions, LLC**





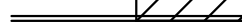
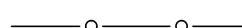

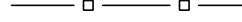
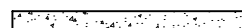
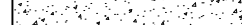
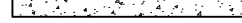




TOPOGRAPHIC SYMBOL LEGEND

- |   |                                       |
|---|---------------------------------------|
|    | EXISTING BOLLARD                      |
|    | EXISTING FLAG POLE                    |
|    | EXISTING MAILBOX                      |
|    | EXISTING MONITORING WELL              |
|    | EXISTING POST                         |
|    | EXISTING SIGN (TYPE NOTED)            |
|    | EXISTING PARKING METER                |
|    | EXISTING CURB INLET                   |
|    | EXISTING ENDWALL                      |
|    | EXISTING FIELD INLET RECTANGULAR      |
|    | EXISTING FIELD INLET                  |
|    | EXISTING ROOF DRAIN CLEANOUT          |
|    | EXISTING ROOF DRAIN                   |
|    | EXISTING STORM MANHOLE                |
|    | EXISTING STORM MANHOLE RECTANGULAR    |
|    | EXISTING STORM TRACER WIRE BOX        |
|    | EXISTING SANITARY CLEANOUT            |
|    | EXISTING SANITARY MANHOLE             |
|    | EXISTING SEPTIC VENT                  |
|    | EXISTING SANITARY TRACER WIRE BOX     |
|    | EXISTING FIRE HYDRANT                 |
|    | EXISTING FIRE DEPARTMENT CONNECTION   |
|    | EXISTING WATER MAIN VALVE             |
|    | EXISTING CURB STOP                    |
|    | EXISTING WELL                         |
|    | EXISTING WATER MANHOLE                |
|    | EXISTING WATER TRACER WIRE BOX        |
|    | EXISTING GAS VALVE                    |
|    | EXISTING GAS METER                    |
|    | EXISTING AIR CONDITIONING PEDESTAL    |
|    | EXISTING DOWN GULLY                   |
|    | EXISTING ELECTRIC MANHOLE             |
|    | EXISTING ELECTRIC RECTANGULAR MANHOLE |
|    | EXISTING ELECTRIC PEDESTAL            |
|    | EXISTING TRANSFORMER                  |
|    | EXISTING ELECTRIC METER               |
|    | EXISTING GUY POLE                     |
|    | EXISTING LIGHT POLE                   |
|    | EXISTING GENERIC LIGHT                |
|    | EXISTING UTILITY POLE                 |
|    | EXISTING TV MANHOLE                   |
|    | EXISTING TV RECTANGULAR MANHOLE       |
|    | EXISTING TV PEDESTAL                  |
|    | EXISTING TELEPHONE MANHOLE            |
|    | EXISTING TELEPHONE PEDESTAL           |
|    | EXISTING UNIDENTIFIED MANHOLE         |
|   | EXISTING UNIDENTIFIED UTILITY VAULT   |
|  | EXISTING HANDICAP PARKING             |
|  | EXISTING TRAFFIC SIGNAL               |
|  | EXISTING SHRUB                        |
|  | EXISTING CONIFEROUS TREE              |
|  | EXISTING DECIDUOUS TREE               |
|  | EXISTING TREE STUMP                   |
|  | EXISTING BORING                       |
|  | EXISTING ADA DETECTABLE WARNING FIELD |

### TOPOGRAPHIC LINEWORK LEGEND

- |   |   |
|---|---|
| —UTV— UTV   | EXISTING UNDERGROUND CABLE TV             |
| —OHV— OHV   | EXISTING OVERHEAD CABLE TV                |
| —FO— FO   | EXISTING FIBER OPTIC LINE                 |
| —OHT— OHT   | EXISTING OVERHEAD TELEPHONE LINE          |
| —UT— UT   | EXISTING UNDERGROUND TELEPHONE            |
| —O—O—O—O—O—O—   | EXISTING RETAINING WALL                   |
| —O—O—O—O—   | EXISTING CHAIN LINK FENCE                 |
| —*—*—   | EXISTING GENERAL FENCE                    |
| —X—X—   | EXISTING WIRE FENCE                       |
| —D—D—   | EXISTING WOOD FENCE                       |
| —G—G—   | EXISTING GAS LINE                         |
| —EE—EE  | EXISTING UNDERGROUND ELECTRIC LINE        |
| —GUY— GUY   | EXISTING GUY LINE                         |
| —OHE— OHE   | EXISTING OVERHEAD ELECTRIC LINE           |
| —OHU— OHU   | EXISTING OVERHEAD GENERAL UTILITIES       |
| —FM— FM   | EXISTING SANITARY FORCE MAIN (SIZE NOTED) |
| —SAN— SAN   | EXISTING SANITARY SEWER LINE (SIZE NOTED) |
| —ST— ST   | EXISTING STORM SEWER LINE (SIZE NOTED)    |
| —E—E—E—E—E—E—   | EXISTING EDGE OF TREES                    |
| —WN— WN   | EXISTING WATER MAIN (SIZE NOTED)          |
| —WETL— WETL   | EXISTING WETLAND DELINEATION              |
| —B20—   | EXISTING MAJOR CONTOUR                    |
| —S18—   | EXISTING MINOR CONTOUR                    |
| —E—E—E—E—E—E—   | EXISTING EDGE OF PAVEMENT                 |
| —E—E—E—E—E—E—   | EXISTING EDGE OF GRAVEL                   |
| <br><br> | EXISTING WETLANDS                         |
|    | EXISTING GRAVEL SURFACE                   |
|    | EXISTING CONCRETE SURFACE                 |
|    | EXISTING ASPHALT SURFACE                  |

### SITE PLAN LEGEND

-  PROPERTY BOUNDARY  
 CURB AND GUTTER (REVERSE CURB HATCHED)  
 PROPOSED CHAIN LINK FENCE  
 PROPOSED WOOD FENCE  
 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
- | ABBREVIATIONS |          |
|---------------|----------|
| TC            | = TOP    |
| FF            | = FINISH |
| FL            | = FLOW   |
| SW            | = TOP    |
| TW            | = TOP    |
| BW            | = BOT    |











### SURVEY LEGEND

- ⊗ BENCHMARK
- ✱ FOUND CHISELED "X"
- ⊠ PUBLIC LAND CORNER AS NOTED
- FOUND NAIL
- ⊙ FOUND 1" Ø IRON PIPE
- ⊙ FOUND 2" Ø IRON PIPE
- ⊙ FOUND \_\_\_\_" Ø IRON PIPE
- FOUND P.K. NAIL
- ⊙ FOUND 1-1/4" Ø IRON ROD
- FOUND 3/4" Ø IRON ROD
- ⊙ FOUND \_\_\_\_" Ø IRON ROD
- ✱ FOUND RAILROAD SPIKE
- ✱ SET CHISELED "X"
- ⊗ SET NAIL
- ⊙ SET P.K. NAIL
- ⊙ SET 1-1/4" X 18" SOLID IRON  
RE-ROD, MIN. WT. 4.30 LBS./FT.
- ✱ SET 3/4" X 18" SOLID IRON  
RE-ROD, MIN. WT. 1.50 LBS./FT.
- ⊗ SET RAILROAD SPIKE
- SET 1.32" (O.D.) X 18" IRON PIPE  
WITH CAP WEIGHING 1.68 LBS/LIN FT
- SET 2.38" (O.D.) X 18" IRON PIPE  
WITH CAP WEIGHING 3.65 LBS/LIN FT
- ⊠ GENERAL CONTROL POINT

### GRADING LEGEND

- 
- |  |                          |
|--|--------------------------|
|  | EXISTING MAJOR CONTOURS  |
|  | EXISTING MINOR CONTOURS  |
|  | PROPOSED MAJOR CONTOURS  |
|  | PROPOSED MINOR CONTOURS  |
|  | SILT FENCE               |
|  | DISTURBED LIMITS         |
|  | DRAINAGE DIRECTION       |
|  | PROPOSED SLOPE ARROWS    |
|  | EXISTING SPOT ELEVATIONS |
|  | PROPOSED SPOT ELEVATIONS |
|  | INLET PROTECTION         |









### PROPOSED UTILITY LEGEND

- |   |                                  |
|---|----------------------------------|
|  | STORM SEWER PIPE                 |
|  | STORM SEWER MANHOLE              |
|  | STORM SEWER CURB INLET           |
|  | STORM SEWER CURB INLET W/MANHOLE |
|  | STORM SEWER FIELD INLET          |
|  | SANITARY SEWER PIPE (GRAVITY)    |
|  | SANITARY SEWER LATERAL PIPE      |
|  | SANITARY SEWER MANHOLE           |
|  | WATER MAIN                       |
|  | WATER SERVICE LATERAL PIPE       |

## ABBREVIATIONS

- STMH - STORM MANHOLE  
FI - FIELD INLET  
CI - CURB INLET  
CB - CATCH BASIN  
EW - ENDWALL  
SMH - SANITARY MANHOLE

DEMOLITION PLAN LEGEND

- |   |                           |
|---|---------------------------|
|  | CURB AND GUTTER REMOVAL   |
|  | ASPHALT REMOVAL           |
|  | CONCRETE REMOVAL          |
|  | BUILDING REMOVAL          |
|  | TREE REMOVAL              |
|  | SAWCUT                    |
|  | UTILITY STRUCTURE REMOVAL |
|  | UTILITY LINE REMOVAL      |

## ABBREVIATIONS

- TC - TOP OF CURB  
FF - FINISHED FLOOR  
FL - FLOW LINE  
SW - TOP OF WALK  
TW - TOP OF WALL  
BW - BOTTOM OF WALL

UTILITY NOTES:

1. CONTRACTOR SHALL OBTAIN ANY NECESSARY WORK IN RIGHT OF WAY, EXCAVATION, UTILITY CONNECTION, PLUGGING AND ABANDONMENT PERMITS PRIOR TO CONSTRUCTION.
2. CONTRACTOR TO VERIFY EXISTING UTILITY LOCATIONS AND ELEVATIONS PRIOR TO STARTING WORK.
3. SANITARY & STORM SEWER LENGTHS SHOWN ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE. STORM SEWER END SECTIONS ARE INCLUDED IN THE LENGTH AND SLOPE OF THE PIPE.
4. CONTRACTOR SHALL INVESTIGATE ALL UTILITY CROSSINGS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY CONFLICTS.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING ALL UTILITY STRUCTURES TO FINISHED GRADE (MANHOLE RIMS, WATER VALVES, AND CURB STOPS), IF NECESSARY.
6. IF DEWATERING OPERATIONS EXCEED 70 GALLONS PER MINUTE OF PUMPING CAPACITY, A DEWATERING WELL PERMIT SHALL BE OBTAINED PRIOR TO STARTING ANY DEWATERING ACTIVITIES.
7. A COPY OF THE APPROVED UTILITY PLANS, SPECIFICATIONS AND PLUMBING PERMIT APPROVAL LETTER SHALL BE ON-SITE DURING CONSTRUCTION AND OPEN TO INSPECTION BY AUTHORIZED REPRESENTATIVES OF THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES AND OTHER LOCAL INSPECTORS.
8. PROPOSED UTILITY SERVICE LINES SHOWN ARE APPROXIMATE. COORDINATE THE EXACT LOCATIONS WITH THE PLUMBING DRAWINGS. COORDINATE THE LOCATION WITH THE PLUMBING CONTRACTOR AND/OR OWNER'S CONSTRUCTION REPRESENTATIVE PRIOR TO INSTALLATION OF ANY NEW UTILITIES.
9. STORM BUILDING SEWER PIPE SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-6 OF SPS 384.30(3)(c).
10. UNDERGROUND DRAIN AND VENT PIPE/TUBING SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-2 OF SPS 384.30(2).
11. PRIVATE WATER SERVICES AND PRIVATE WATER MAINS SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-7 OF SPS 384.30(4)(d).
12. PRIVATE SANITARY SEWER AND LATERALS SHALL BE POLYVINYL CHLORIDE (PVC) ASTM D3034 – SDR 35 OR APPROVED EQUAL MATERIAL THAT CONFORMS TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-3 OF SPS 384.30(2)(c).
13. A MEANS TO LOCATE BURIED UNDERGROUND EXTERIOR NON METALLIC SEWERS/MAINS AND WATER SERVICES/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED PER SPS 382.10(11)(h) AND SPS 382.40(8)(k).
14. EXTERIOR WATER SUPPLY PIPING SETBACKS AND CROSSINGS SHALL BE IN ACCORDANCE WITH SPS 382.40(8)(b.).
15. NO PERSON MAY ENGAGE IN PLUMBING WORK IN THE STATE UNLESS LICENSED TO DO SO BY THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES PER S.145.06.
16. SITE CONTRACTOR SHALL LEAVE SANITARY AND WATER LATERALS FIVE (5) FEET SHORT (HORIZONTALLY) FROM THE BUILDING. BUILDING PLUMBER SHALL VERIFY SIZE, LOCATION, AND INVERT ELEVATION OF PROPOSED SANITARY AND WATER LATERALS.
17. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE EXISTING VALVES WILL HOLD THE PRESSURE TEST PRIOR TO CONNECTION. THE CITY IS NOT RESPONSIBLE FOR ANY COSTS INCURRED DUE TO THE CONTRACTOR NOT VERIFYING THAT THE EXISTING VALVE WILL HOLD THE PRESSURE TEST PRIOR TO CONNECTION. IF A NEW VALVE IS REQUIRED, THE APPLICANT WILL BE REQUIRED TO INSTALL ONE AT THEIR EXPENSE, AT THE POINT OF CONNECTION.
18. CONTRACTOR TO CHLORINATE AND BACTERIA TEST BEFORE DOMESTIC SUPPLY PURPOSES
19. CLEAN OUT ALL EXISTING AND PROPOSED STORM INLETS AND CATCH BASINS AT THE COMPLETION OF CONSTRUCTION.
20. SANITARY SEWER MAIN, AT BURY DEPTHS GREATER THAN 15' SHALL BE SDR 26. ALL OTHER SANITARY SEWER MAIN SHALL BE SDR 35.
21. CONTRACTOR SHALL COORDINATE WITH DRY UTILITY COMPANY'S REGARDING ANY POTENTIAL CONFLICTS AND COORDINATE RELOCATIONS AS MAY BE REQUIRED. CONTRACTOR SHALL ALSO COORDINATE THE PROPOSED INSTALLATION OF NEW FACILITIES AS REQUIRED.
22. ALL WATER MAIN AND SERVICES SHALL BE INSTALLED AT A MINIMUM DEPTH OF 6.5' FROM TOP OF FINISHED GRADE ELEVATION TO TOP OF MAIN. PROVIDE 1.5' CLEAR SEPARATION IF WATER CROSSES BELOW SEWER AND MINIMUM 0.5' IF WATER CROSSES ABOVE.
23. SANITARY MANHOLES WITH SEWER MAIN CONNECTIONS GREATER THAN 2' ABOVE THE LOWEST INVERT SHALL BE CONSTRUCTED WITH AN EXTERNAL DROP. MANHOLES WITH SEWER LATERAL CONNECTIONS GREATER THAN 2' ABOVE THE LOWEST INVERT SHALL BE CONSTRUCTED WITH AN INTERNAL DROP.

DEMOLITION NOTES:

1. CONTRACTOR SHALL KEEP ALL CITY STREETS FREE AND CLEAR OF CONSTRUCTION RELATED DIRT/DUST/DEBRIS.
2. COORDINATE EXISTING UTILITY REMOVAL/ABANDONMENT WITH LOCAL AUTHORITIES AND UTILITY COMPANIES HAVING JURISDICTION.
3. ALL SAWCUTTING SHALL BE FULL DEPTH TO PROVIDE A CLEAN EDGE TO MATCH NEW CONSTRUCTION. MATCH EXISTING ELEVATIONS AT POINTS OF CONNECTION FOR NEW AND EXISTING PAVEMENT, CURB, SIDEWALKS, ETC. ALL SAWCUT LOCATIONS SHOWN ARE APPROXIMATE AND MAY BE FIELD ADJUSTED TO ACCOMMODATE CONDITIONS, JOINTS, MATERIAL TYPE, ETC. REMOVE MINIMUM AMOUNT NECESSARY FOR INSTALLATION OF PROPOSED IMPROVEMENTS.
4. CONTRACTOR SHALL PROVIDE AND SHALL BE RESPONSIBLE FOR ANY NECESSARY TRAFFIC CONTROL, SIGNAGE AND SAFETY MEASURES DURING DEMOLITION AND CONSTRUCTION OPERATIONS WITHIN OR NEAR THE PUBLIC ROADWAY.
5. COORDINATE TREE REMOVAL WITH LANDSCAPE ARCHITECT. ALL TREES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY AND STUMPS SHALL BE GROUND TO 12" BELOW PROPOSED SUBGRADE.
6. IF APPLICABLE, PROVIDE TREE PROTECTION FENCING PRIOR TO CONSTRUCTION OPERATIONS. MAINTAIN THROUGHOUT CONSTRUCTION.
7. ALL LIGHT POLES TO BE REMOVED FROM PRIVATE PROPERTY SHALL BE REMOVED IN THEIR ENTIRETY, INCLUDING BASE AND ALL APPURTENANCES. COORDINATE ABANDONMENT OF ELECTRICAL LINES WITH ELECTRICAL ENGINEER AND OWNER PRIOR TO DEMOLITION.
8. CONTRACTOR SHALL OBTAIN ANY NECESSARY DEMOLITION AND UTILITY PLUGGING PERMITS.
9. ANY DAMAGE TO THE CITY PAVEMENT, INCLUDING DAMAGE RESULTING FROM CURB REPLACEMENT, WILL REQUIRE RESTORATION IN ACCORDANCE WITH THE CITY ENGINEERING PATCHING CRITERIA.

GENERAL NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED DURING CONSTRUCTION TO PUBLIC PROPERTY, PRIVATE PROPERTY OR UTILITIES.
2. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR REVIEW BY THE ENGINEER, PRIOR TO PLACING AN ORDER OF ANY SUCH ITEM.
3. EXISTING TOPOGRAPHIC INFORMATION IS BASED ON FIELD OBSERVATIONS AND/OR PLAN OF RECORD DRAWINGS. CONTRACTOR SHALL VERIFY TOPOGRAPHIC INFORMATION PRIOR TO STARTING CONSTRUCTION.
4. RIGHT OF WAY (ROW) AND PROPERTY LINES ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING PROPERTY CORNER MONUMENTATION. ANY MONUMENTS DISTURBED BY CONTRACTOR SHALL BE REPLACED AT THE CONTRACTORS EXPENSE.
5. CONTRACTOR SHALL COORDINATE WITH DRY UTILITY COMPANY'S REGARDING ANY POTENTIAL CONFLICTS AND COORDINATE RELOCATIONS AS MAY BE REQUIRED. CONTRACTOR SHALL ALSO COORDINATE THE PROPOSED INSTALLATION OF NEW FACILITIES AS REQUIRED.
6. STREET TREE PROTECTION ZONE FENCING IS REQUIRED BY THE CONTRACTOR. FENCING SHALL BE ERECTED BEFORE THE DEMOLITION, GRADING OR CONSTRUCTION BEGINS. THE FENCE SHALL INCLUDE THE ENTIRE WIDTH OF TERRACE, AND EXTEND AT LEAST 5 FEET ON BOTH SIDES OF THE OUTSIDE EDGE OF THE TREE TRUNK. DO NOT REMOVE THE FENCING TO ALLOW FOR DELIVERIES OR EQUIPMENT ACCESS THROUGH THE TREE PROTECTION ZONE.
7. NO EXCAVATION IS PERMITTED WITHIN 5 FEET OF THE TRUNK OF THE STREET TREE OR WHEN CUTTING ROOTS OVER 3 INCHES IN DIAMETER. IF EXCAVATION IS NECESSARY, THE CONCENTRATOR SHALL CONTACT MADISON CITY FORESTRY AT (608) 266-4816 PRIOR TO EXCAVATION. CITY OF MADISON FORESTRY PERSONNEL SHALL ASSESS THE IMPACT TO THE TREE AND TO ITS ROOT SYSTEM PRIOR TO WORK COMMENCING. TREE PROTECTION SPECIFICATIONS CAN BE FOUND ON THE FOLLOWING WEBSITE: <https://www.cityofmadison.com/business/pw/specs.cfm>.
8. SECTION 107.13(g) OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION ADDRESSES SOIL COMPACTION NEAR STREET TREES AND SHALL BE FOLLOWED BY THE CONTRACTOR. THE STORAGE OF PARKED VEHICLES, CONSTRUCTION EQUIPMENT, BUILDING MATERIALS, REFUSE, EXCAVATED SPOILS OR DUMPING OF POISONOUS MATERIALS ON OR AROUND TREES AND ROOTS WITHIN 5 FEET OF THE TREE OR WITHIN THE PROTECTION ZONE IS PROHIBITED.

### EROSION CONTROL MEASURES

- EROSION CONTROL SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON EROSION CONTROL ORDINANCE AND CHAPTER NR 216 OF THE WISCONSIN ADMINISTRATIVE CODE.
2. CONSTRUCT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH WISCONSIN DNR TECHNICAL STANDARDS (<http://dnr.wi.gov/runoff/stormwater/techstds.htm>) AND WISCONSIN CONSTRUCTION SITE BEST MANAGEMENT PRACTICE HANDBOOK.
3. INSTALL SEDIMENT CONTROL PRACTICES (TRACKING PAD, PERIMETER SILT FENCE, SEDIMENT BASINS, ETC.) PRIOR TO INITIATING OTHER LAND DISTURBING CONSTRUCTION ACTIVITIES.
4. THE CONTRACTOR IS REQUIRED TO MAKE EROSION CONTROL INSPECTIONS AT THE END OF EACH WEEK AND WHEN 0.5 INCHES OF RAIN FALLS WITHIN 24 HOURS. INSPECTION REPORTS SHALL BE PREPARED AND FILED AS REQUIRED BY THE DNR AND/OR COUNTY. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.
5. EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE OF THIS PROJECT. EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE DEVELOPER'S ENGINEER SHALL BE INSTALLED WITHIN 24 HOURS.
6. A 3" CLEAR STONE TRACKING PAD SHALL BE INSTALLED AT THE END OF ROAD CONSTRUCTION LIMITS TO PREVENT SEDIMENT FROM BEING TRACKED ONTO THE ADJACENT PAVED PUBLIC ROADWAY. SEDIMENT TRACKING PAD SHALL CONFORM TO WISDNR TECHNICAL STANDARD 1057. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORK DAY.
7. CHANNELIZED RUNOFF, FROM ADJACENT AREAS PASSING THROUGH THE SITE SHALL BE DIVERTED AROUND DISTURBED AREAS.
8. STABILIZED DISTURBED GROUND: ANY SOIL OR DIRT PILES WHICH WILL REMAIN IN EXISTENCE FOR MORE THAN 7-CONSECUTIVE DAYS, WHETHER TO BE WORKED DURING THAT PERIOD OR NOT, SHALL NOT BE LOCATED WITHIN 25- FEET OF ANY ROADWAY, PARKING LOT, PAVED AREA, OR DRAINAGE STRUCTURE OR CHANNEL (UNLESS INTENDED TO BE USED AS PART OF THE EROSION CONTROL MEASURES). TEMPORARY STABILIZATION AND CONTROL MEASURES (SEEDING, MULCHING, TARPING, EROSION MATTING, BARRIER FENCING, ETC.) ARE REQUIRED FOR THE PROTECTION OF DISTURBED AREAS AND SOIL PILES, WHICH WILL REMAIN UN-WORKED FOR A PERIOD OF MORE THAN 7-CONSECUTIVE CALENDAR DAYS. THESE MEASURES SHALL REMAIN IN PLACE UNTIL SITE HAS STABILIZED.
9. SITE DE-WATERING: WATER PUMPED FROM THE SITE SHALL BE TREATED BY TEMPORARY SEDIMENTATION BASINS OR OTHER APPROPRIATE CONTROL MEASURES. SEDIMENTATION BASINS SHALL HAVE A DEPTH OF AT LEAST 3 FEET, BE SURROUNDED BY SNOWFENCE OR EQUIVALENT BARRIER AND HAVE SUFFICIENT SURFACE AREA TO PROVIDE A SURFACE SETTLING RATE OF NO MORE THAN 750 GALLONS PER SQUARE FOOT PER DAY AT THE HIGHEST DEWATERING PUMPING RATE. WATER MAY NOT BE DISCHARGED IN A MANNER THAT CAUSES EROSION OF THE SITE, A NEIGHBORING SITE, OR THE BED OR BANKS OF THE RECEIVING WATER. POLYMERS MAY BE USED AS DIRECTED BY DNR TECHNICAL STANDARD 1061 (DE-WATERING).
10. INLET FILTERS ARE TO BE PLACED IN STORMWATER INLET STRUCTURES AS SOON AS THEY ARE INSTALLED. ALL PROJECT AREA STORM INLETS NEED FRAMED INLET PROTECTION. THE FILTERS SHALL BE MAINTAINED UNTIL THE TOWN HAS ACCEPTED THE BINDER COURSE OF ASPHALT.
11. SILT SOCK SHALL BE INSTALLED ALONG THE CONTOURS AT 100 FOOT INTERVALS DOWN THE SLOPE ON THE DISTURBED SLOPES STEEPER THAN 5% AND MORE THAN 100 FEET LONG THAT SHEET FLOW TO THE ROADWAY UNLESS SOIL STABILIZERS ARE USED.
12. SILT SOCK TO BE USED ACROSS AREAS OF THE LOT THAT SLOPE TOWARDS A PUBLIC STREET OR WATERWAY. SEE DETAILS.
13. SEDIMENT SHALL BE CLEANED FROM STREETS AND ROADSIDE DITCHES AFTER EACH RAINFALL AND PRIOR TO PROJECT ACCEPTANCE.
14. ALL CONSTRUCTION ENTRANCES SHALL HAVE TEMPORARY ROAD CLOSED SIGNS THAT WILL BE IN PLACE WHEN THE ENTRANCE IS NOT IN USE AND AT THE END OF EACH DAY.
15. ANY PROPOSED CHANGES TO THE EROSION CONTROL PLAN MUST BE SUBMITTED AND APPROVED BY THE CITY OF MADISON.
16. THE CITY, OWNER AND/OR ENGINEER MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES AT ANY TIME DURING CONSTRUCTION.
17. RESTORATION (SEED, FERTILIZE AND MULCH) SHALL BE PER SPECIFICATIONS ON THIS SHEET UNLESS SPECIAL RESTORATION IS CALLED FOR ON THE LANDSCAPE PLAN.
18. TERRACES SHALL BE RESTORED WITH 6" TOPSOIL, PERMANENT SEED, FERTILIZER AND MULCH.
19. SEED, FERTILIZER AND MULCH SHALL BE APPLIED WITHIN 7 DAYS AFTER FINAL GRADE HAS BEEN ESTABLISHED. IF DISTURBED AREAS WILL NOT BE RESTORED IMMEDIATELY AFTER ROUGH GRADING, TEMPORARY SEED SHALL BE PLACED.
20. FOR THE FIRST SIX WEEKS AFTER RESTORATION (E.G. SEED & MULCH, EROSION MAT, SOD) OF A DISTURBED AREA, INCLUDE SUMMER WATERING PROVISIONS OF ALL NEWLY SEEDED AND MULCHED AREAS WHENEVER 7 DAYS ELAPSE WITHOUT A RAIN EVENT.

GRADING NOTES:

1. CONTOURS ARE SHOWN FOR PURPOSES OF INDICATING ROUGH GRADING. FINAL GRADE SHALL BE ESTABLISHED ON PAVED SURFACES BY USING SPOT GRADES ONLY.
2. ALL GRADES SHOWN REFERENCE FINISHED ELEVATIONS.
3. CROSS SLOPE OF SIDEWALKS SHALL BE 1.5% UNLESS OTHERWISE NOTED.
4. LONGITUDINAL GRADE OF SIDEWALK RAMPS SHALL NOT EXCEED 8.33% (1:12) AND SHALL BE IN ACCORDANCE WITH ADA REQUIREMENTS.
5. LONGITUDINAL GRADE OF SIDEWALK SHALL NOT EXCEED 5.0% OR THE ADJACENT STREET GRADE WHICHEVER IS GREATER.
6. ACCESSIBLE ROUTES SHALL BE 5.0% MAX LONGITUDINAL SLOPE AND 1.5% MAX CROSS SLOPE. ACCESSIBLE LOADING AREAS OR LANDINGS SHALL BE 2.0% MAX SLOPE IN ANY DIRECTION. RAMPS SHALL BE 8.33% MAX SLOPE.
7. NO LAND DISTURBANCE ACTIVITIES SHALL BEGIN UNTIL ALL EROSION CONTROL BMP'S ARE INSTALLED.

CONSTRUCTION SEQUENCE:

- |  |   |
|--|---|
| 1. INSTALL EROSION CONTROL MEASURES – INLET PROTECTION, TRACKING PAD, AND SILT SOCK            | <u>TEMPORARY:</u><br>1. USE ANNUAL OATS AT 3.0 LB./1,000 S.F. FOR SPRING AND SUMMER PLANTINGS.<br>2. USE WINTER WHEAT OR RYE AT 3.0 LB./1,000 SF FOR FALL PLANTINGS STARTED AFTER SEPTEMBER 15.                                     |
| 2. DEMOLISH THE BUILDING AND SITE INFRASTRUCTURE AS INDICATED ON THE DEMOLITION PLAN.          | <u>PERMANENT:</u><br>1. USE WISCONSIN D.O.T. SEED MIX #40 AT 2 LB./1,000 S.F.   |
| 3. ROUGH GRADE SITE  | FERTILIZING RATES:  |
| 4. CONSTRUCT FOUNDATION  | <u>TEMPORARY AND PERMANENT:</u><br>USE WISCONSIN D.O.T. TYPE A OR B AT 7 LB./1,000 S.F.   |
| 5. INSTALL UTILITIES   | MULCHING RATES:   |
| 6. COMPLETE BUILDING CONSTRUCTION  | <u>TEMPORARY AND PERMANENT:</u><br>USE 1/2" TO 1-1/2" STRAW OR HAY MULCH, CRIMPED PER SECTION 607.3.2.3, OR OTHER RATE, AND METHOD PER SECTION 627, WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION |
| 7. FINAL GRADING   |   |
| 8. INSTALL CONCRETE TERRACE AND SIDEWALKS  |   |
| 9. RESTORE DISTURBED AREAS   |   |
| 10. REMOVE EROSION CONTROL MEASURES AFTER PAVING AND THE SITE VEGETATION HAS BEEN ESTABLISHED. |   |

FERTILIZING RATES:

- TEMPORARY AND PERMANENT:  
USE WISCONSIN D.O.T. TYPE A OR B AT 7  
LB./1,000 S.F.

MULCHING RATES:

- TEMPORARY AND PERMANENT:  
USE 1/2" TO 1-1/2" STRAW OR HAY MULCH,  
CRIMPED PER SECTION 607.3.2.3, OR OTHER  
RATE AND METHOD PER SECTION 627,  
WISCONSIN D.O.T. STANDARD SPECIFICATIONS  
FOR HIGHWAY AND STRUCTURE CONSTRUCTION

**NOT FOR CONSTRUCTION**

# C100

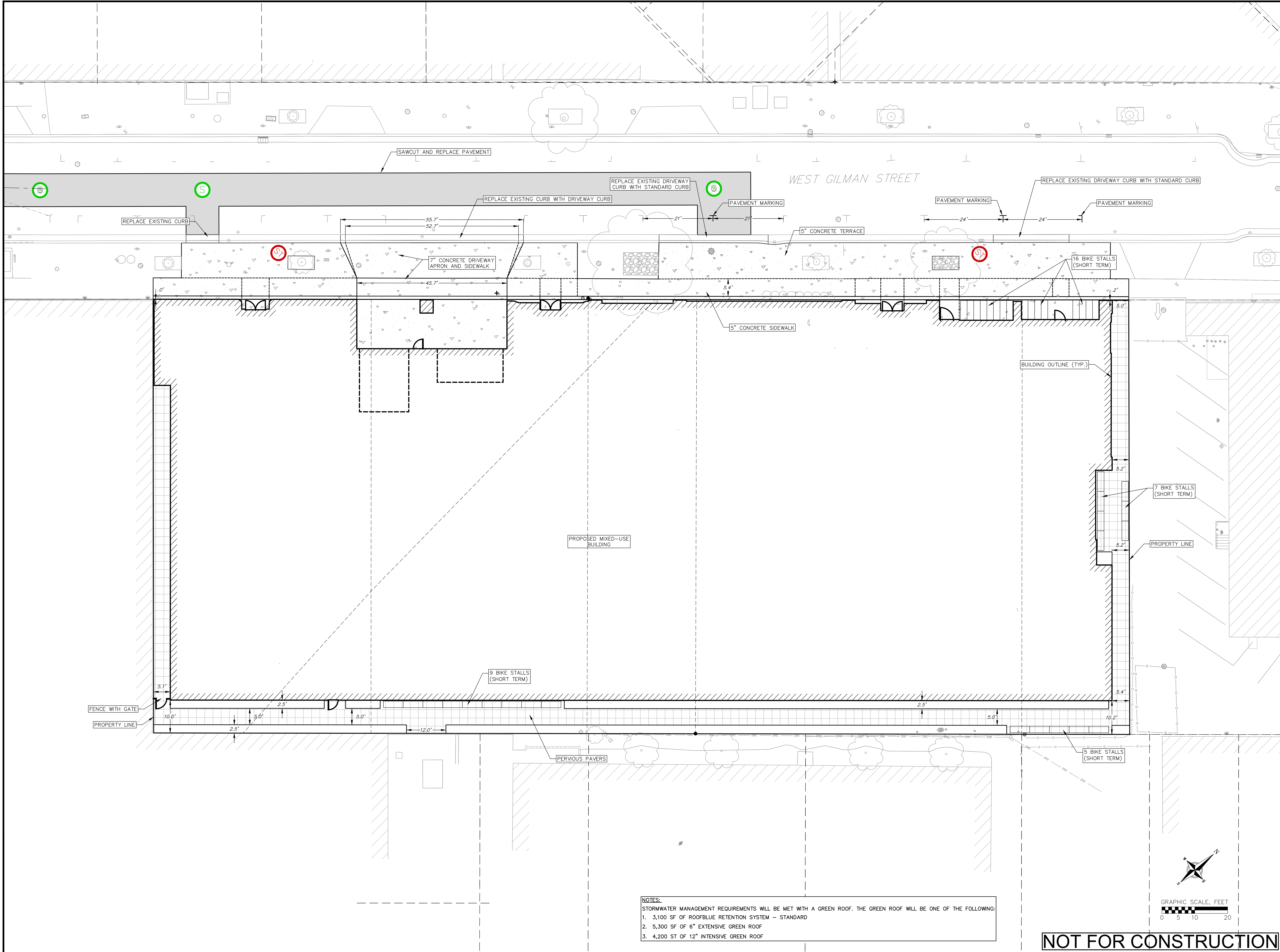


EXISTING STORM STRUCTURE TABLE				
NAME	TYPE	RIM	INVERT	DIRECTION
S6	FIN	862.24	3.23	NW
S7	FIN	863.13	858.53	SE
			858.51	NW
S8	FINR	862.69	857.95	SE
			857.89	NE
			857.89	SW
S9	CIN	865.95	863.17	SE
			863.39	NW
S10	CIN	867.67	865.59	N
			865.79	SE
S11	STMH	868.45	863.85	NW
			863.35	SE
S12	FIN	867.27	864.41	NW
S13	STMH	868.09	868.09	SW
			868.07	NE
			867.80	E

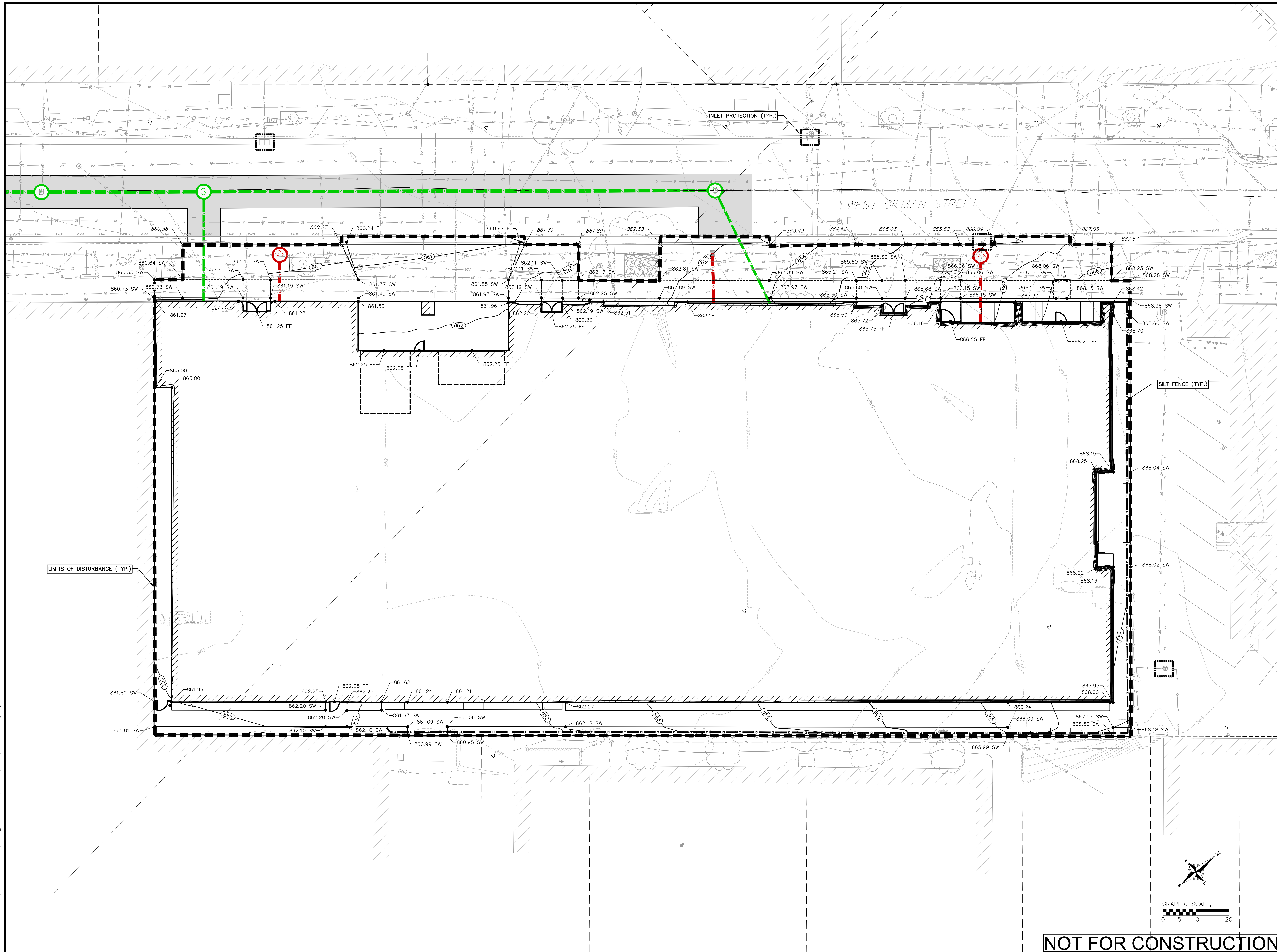
GRAPHIC SCALE, FEET

C200









NOT FOR CONSTRUCTION

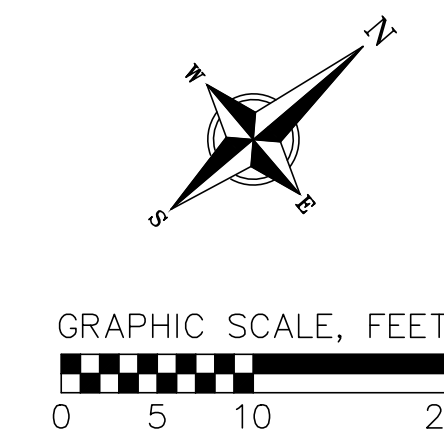
# GRADING & EROSION CONTROL PLAN

THE STANDARD - 411-433 GILMAN STREET

CITY OF MADISON  
DANE COUNTY, WI

DATE 10/20/2025	REVISIONS		REVISIONS	
	NO.	DATE	REMARKS	REMARKS
DRAFTER BBAR				
CHECKED SCHU				
PROJECT NO. 210200				
C400				



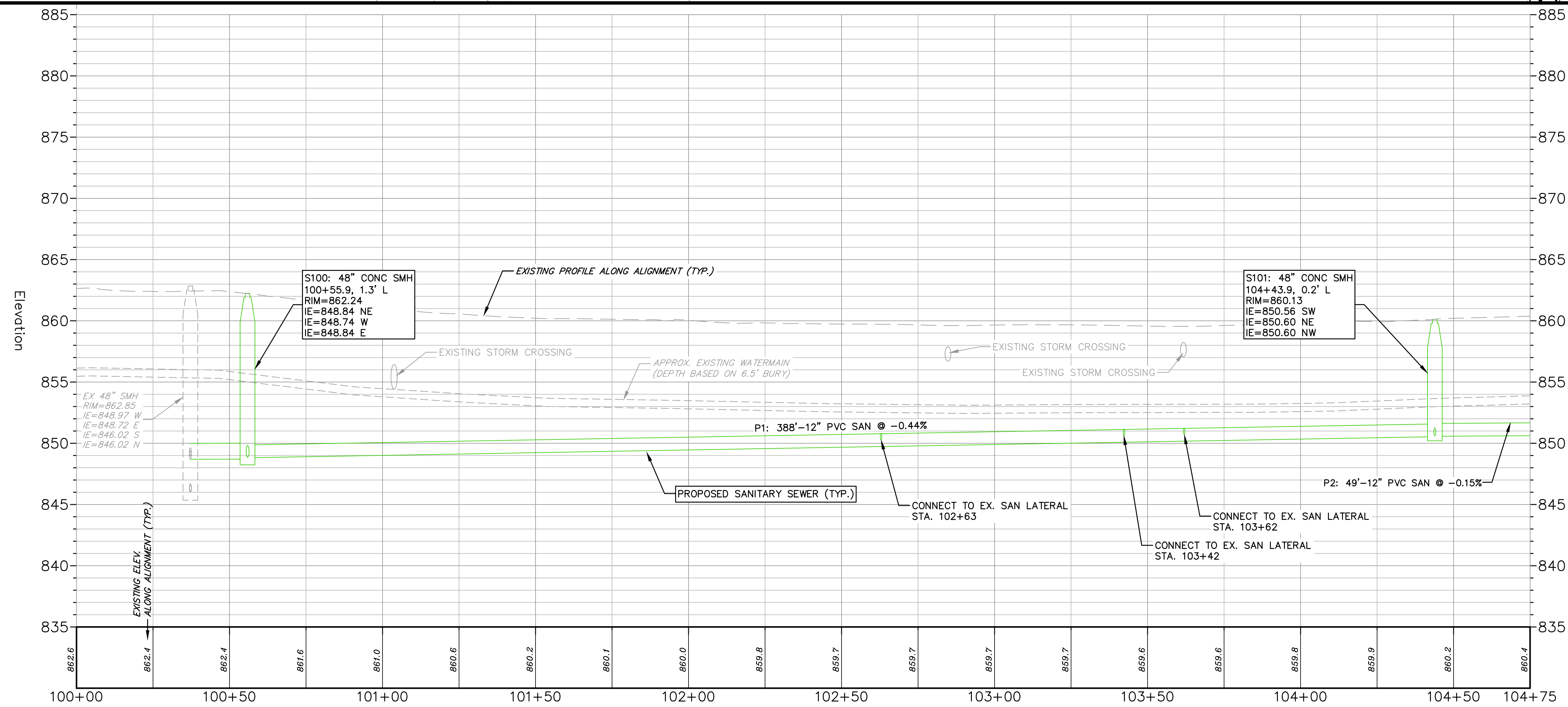
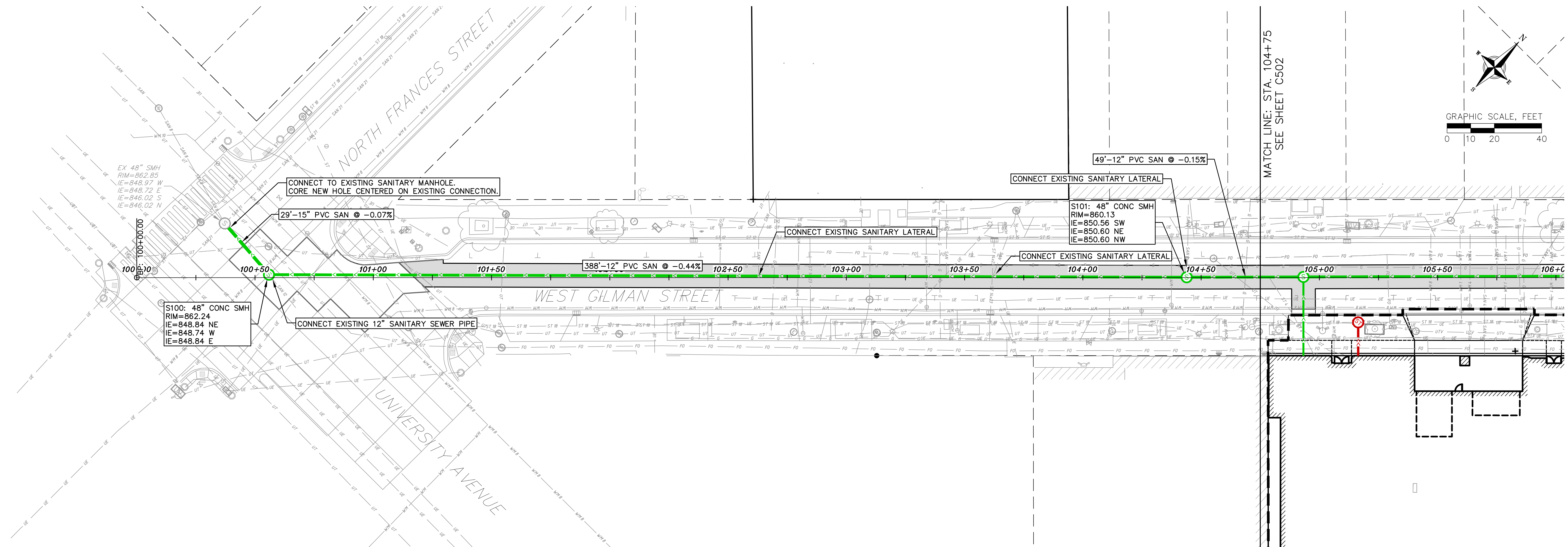


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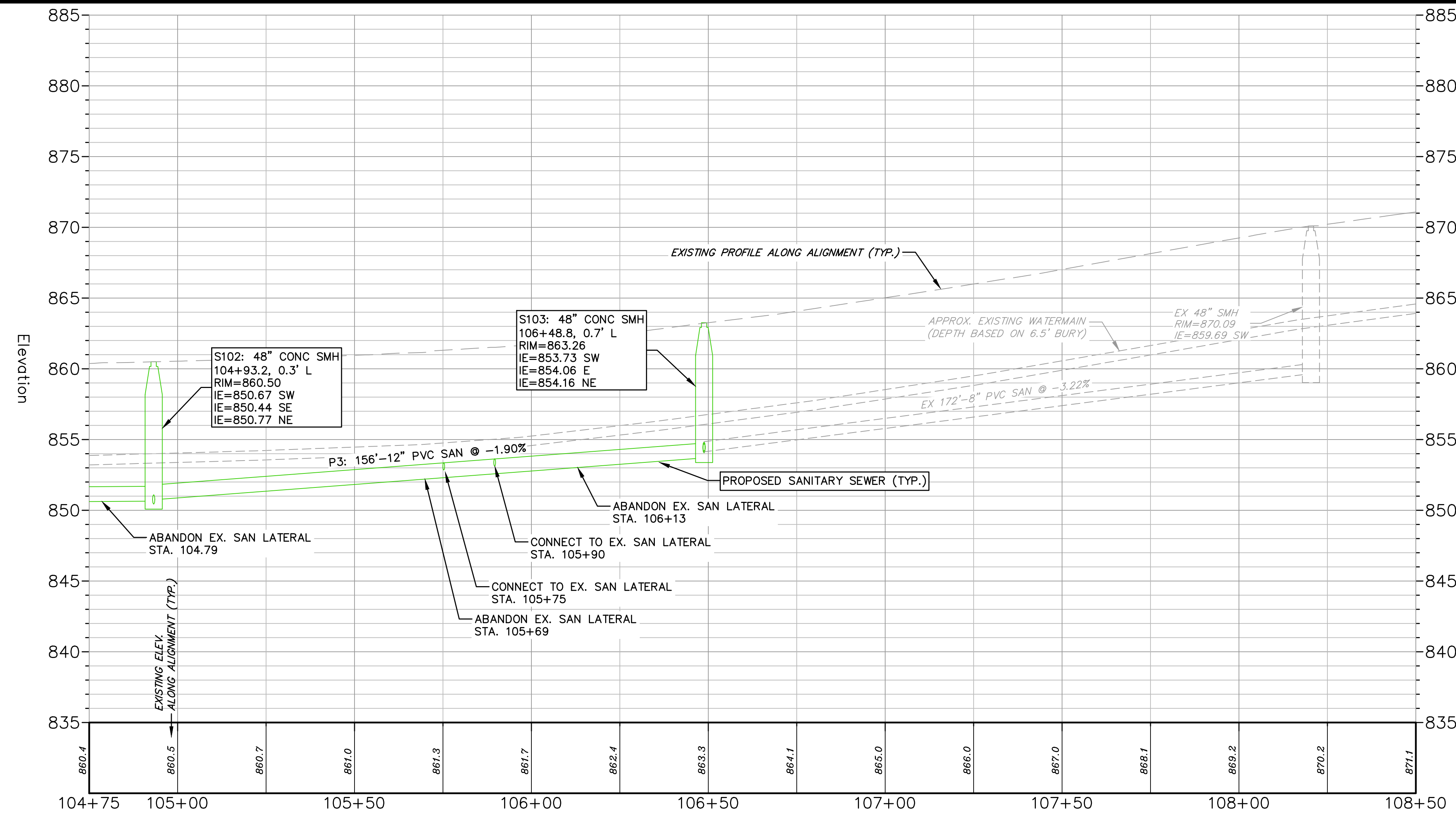
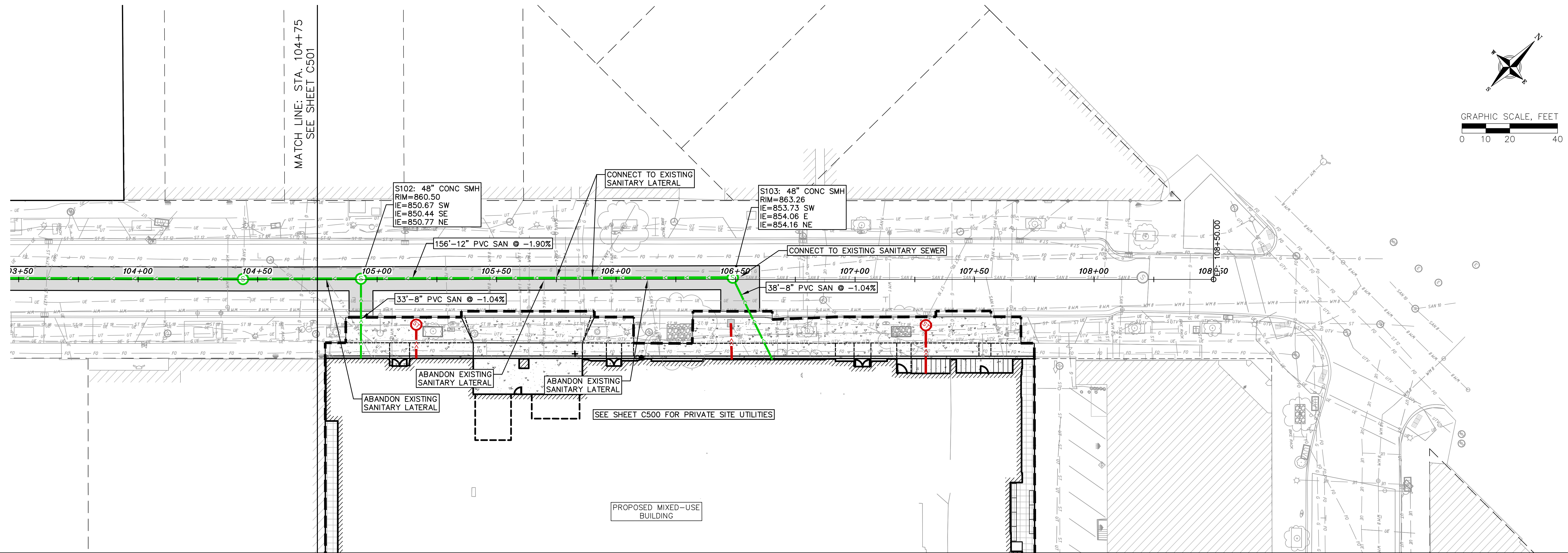
THE STANDARD - 411-433 GILMAN STREET  
CITY OF MADISON  
DANE COUNTY, WI





**NOT FOR CONSTRUCTION**

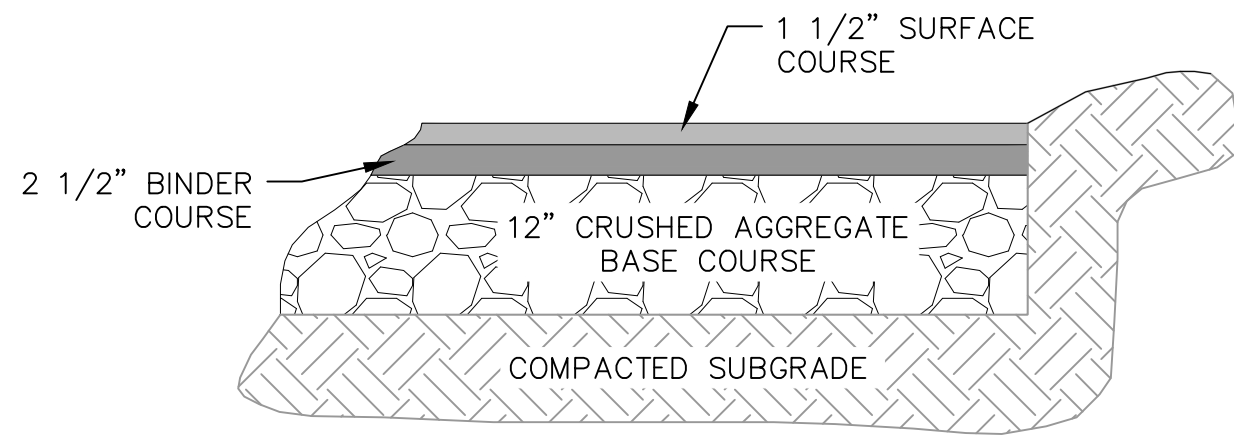




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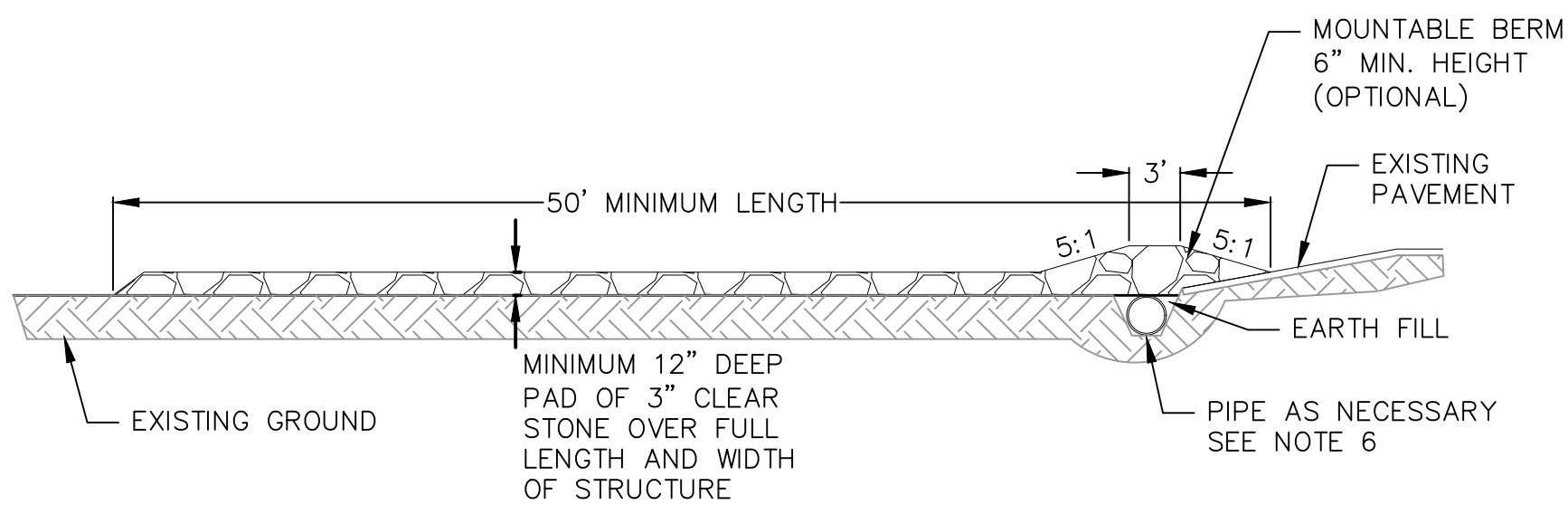


REVISIONS	REVISIONS		REVISIONS			
	NO.	DATE	REMARKS	NO.	DATE	REMARKS
DATE						
10/20/2025						
DRAFTER						
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PROJECT NO.						
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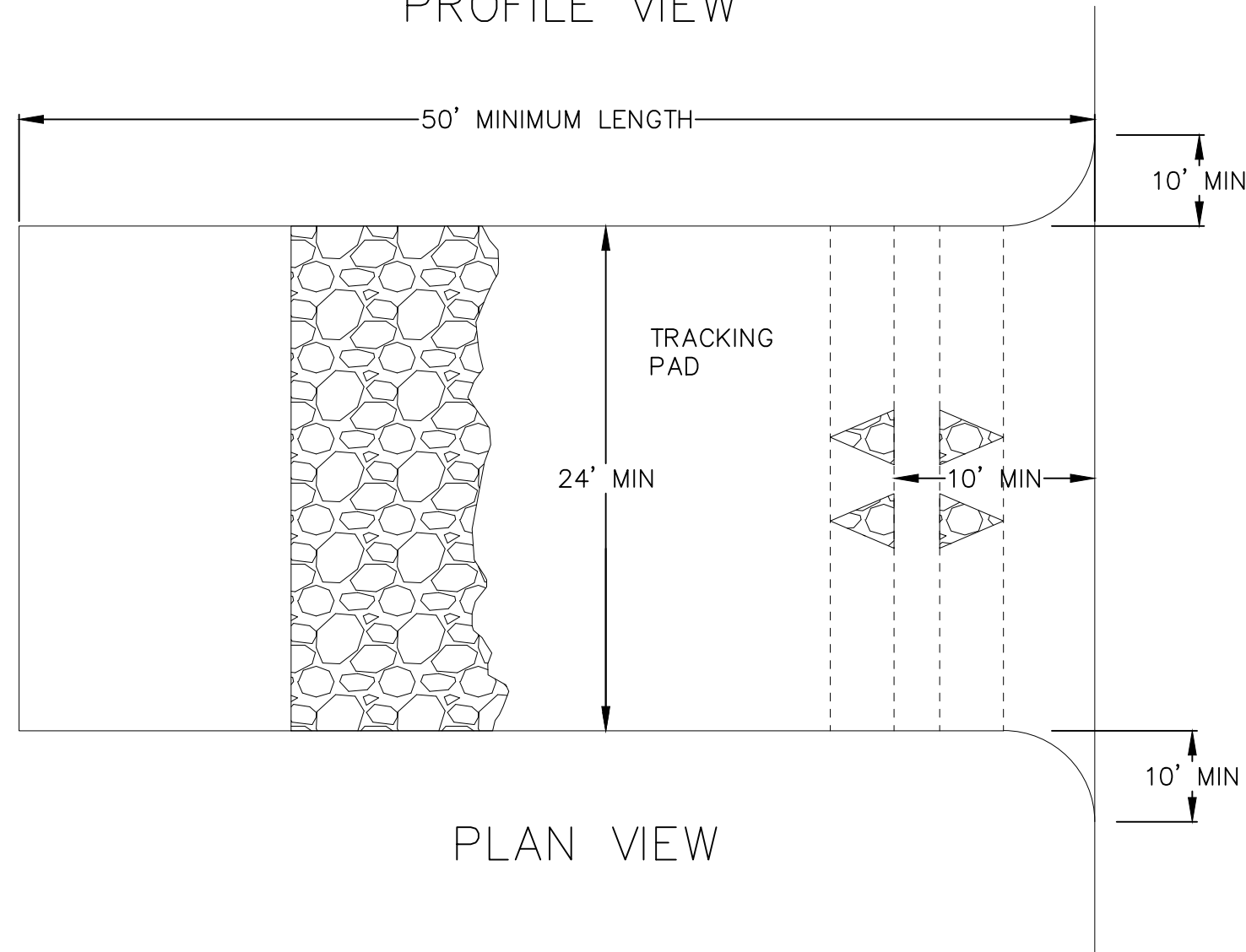


PAVEMENT AND BASE CROSS SECTION SHALL BE THE GREATER OF THE CROSS SECTION SHOWN OR MATCH THE EXISTING W. GILMAN STREET CROSS SECTION.

**1 W. GILMAN ST. PAVEMENT**  
600 NOT TO SCALE



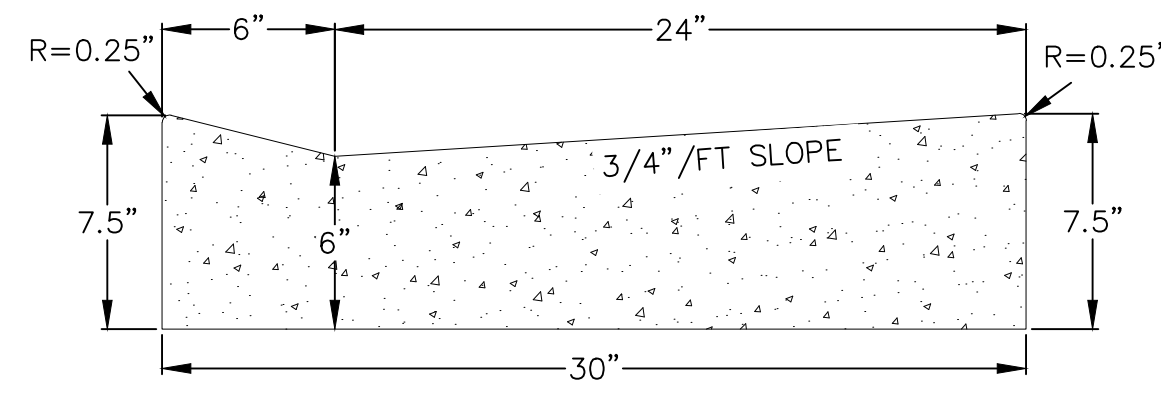
PROFILE VIEW



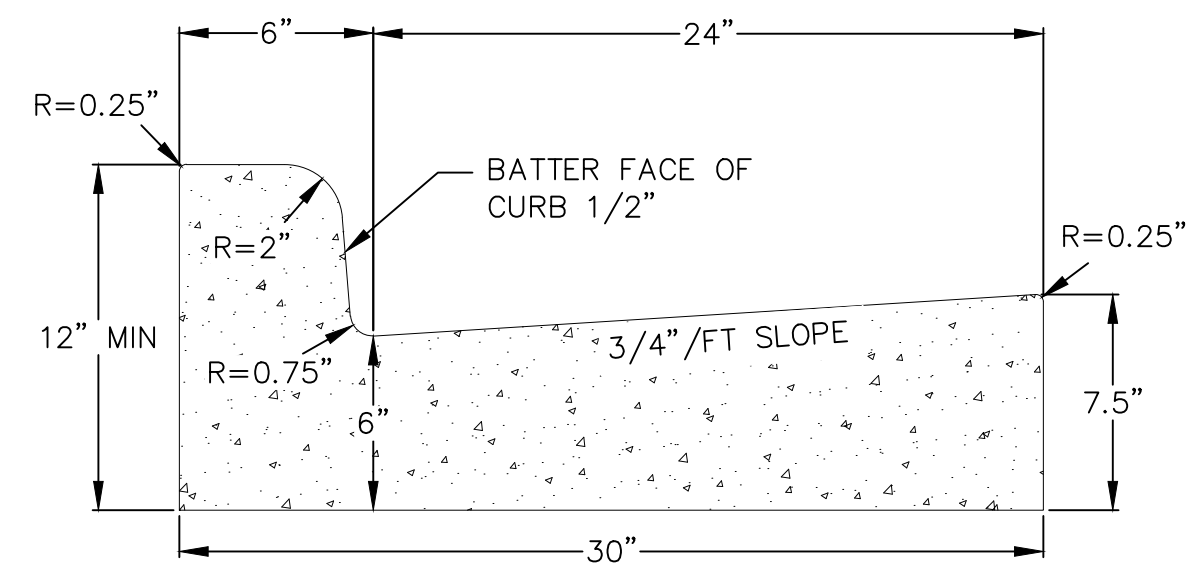
PLAN VIEW

- FOLLOW WISCONSIN DNR TECHNICAL STANDARD 1057 FOR FURTHER DETAILS AND INSTALLATION.
- LENGTH - MINIMUM OF 50'
- WIDTH - 24' MINIMUM, SHOULD BE FLARED AT THE EXISTING ROAD TO PROVIDE A TURNING RADIUS.
- ON SITES WITH A HIGH GROUND WATER TABLE OR WHERE SATURATED CONDITIONS EXIST, GEOTEXTILE FABRIC SHALL BE PLACED OVER EXISTING GROUND PRIOR TO PLACING STONE. FABRIC SHALL BE WSDOT TYPE-HR GEOTEXTILE FABRIC.
- STONE - CRUSHED 3" CLEAR STONE SHALL BE PLACED AT LEAST 12" DEEP OVER THE ENTIRE LENGTH AND WIDTH OF ENTRANCE.
- SURFACE WATER - ALL SURFACE WATER FLOWING TO OR DIVERTED TOWARDS CONSTRUCTION ENTRANCES SHALL BE PIPED THROUGH THE ENTRANCE, MAINTAINING POSITIVE DRAINAGE. PIPE INSTALLED THROUGH THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE PROTECTED WITH A MOUNTABLE BERM WITH 5:1 SLOPES AND MINIMUM OF 6" STONE OVER THE PIPE. PIPE SHALL BE SIZED ACCORDING TO THE DRAINAGE REQUIREMENTS. WHEN THE ENTRANCE IS LOCATED AT A HIGH SPOT AND HAS NO DRAINAGE TO CONVEY A PIPE SHALL NOT BE NECESSARY. THE MINIMUM PIPE DIAMETER SHALL BE 6". CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID PIPE.
- LOCATION - A STABILIZED CONSTRUCTION ENTRANCE SHALL BE LOCATED WHERE CONSTRUCTION TRAFFIC ENTERS AND/OR LEAVES THE CONSTRUCTION SITE. VEHICLES LEAVING THE SITE MUST TRAVEL OVER THE ENTIRE LENGTH OF THE TRACKING PAD.

**2 TRACKING PAD**  
600 NOT TO SCALE



DRIVEWAY GUTTER  
CROSS SECTION

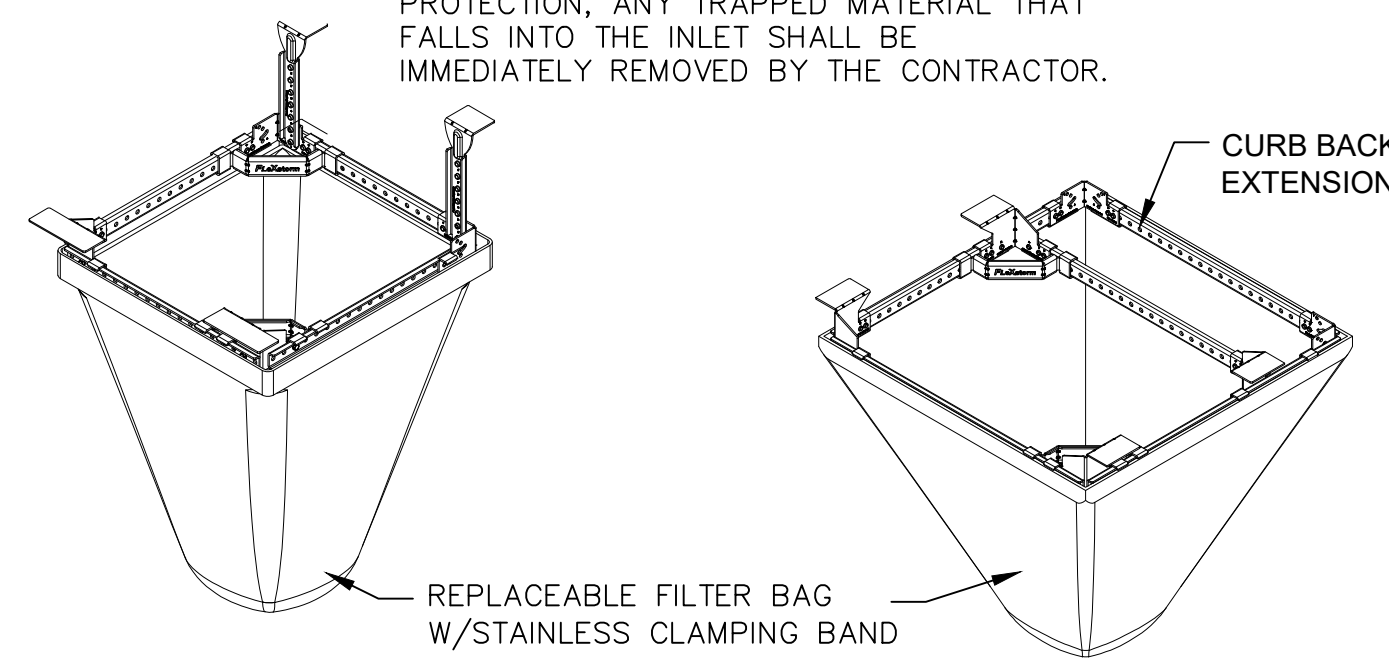


CURB AND GUTTER  
CROSS SECTION

**3 30" CONCRETE CURB AND GUTTER**  
600 NOT TO SCALE

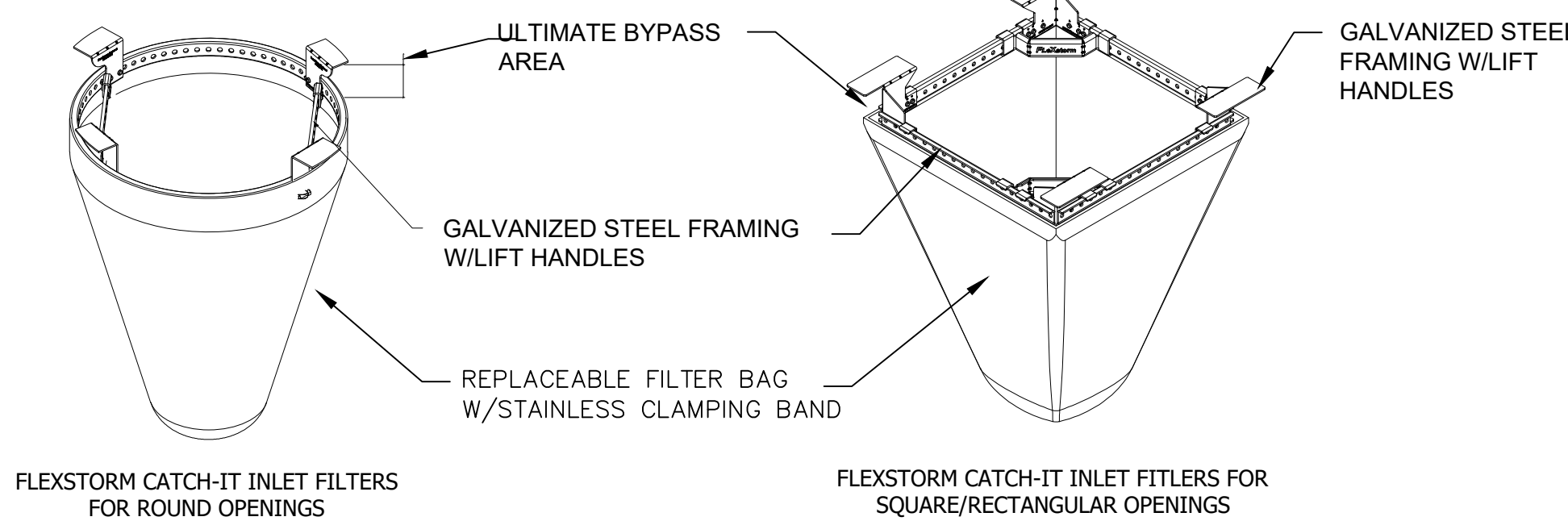
INLET PROTECTION DEVICES SHALL BE MAINTAINED OR REPLACED AT THE DIRECTION OF THE ENGINEER.

WHEN REMOVING OR MAINTAINING INLET PROTECTION, ANY TRAPPED MATERIAL THAT FALLS INTO THE INLET SHALL BE IMMEDIATELY REMOVED BY THE CONTRACTOR.



FLEXSTORM CATCH-IT INLET FILTERS FOR  
ROLLED CURB

FLEXSTORM CATCH-IT INLET FILTERS FOR  
CURB BOX OPENINGS (MAGNETIC CURB FLAP)

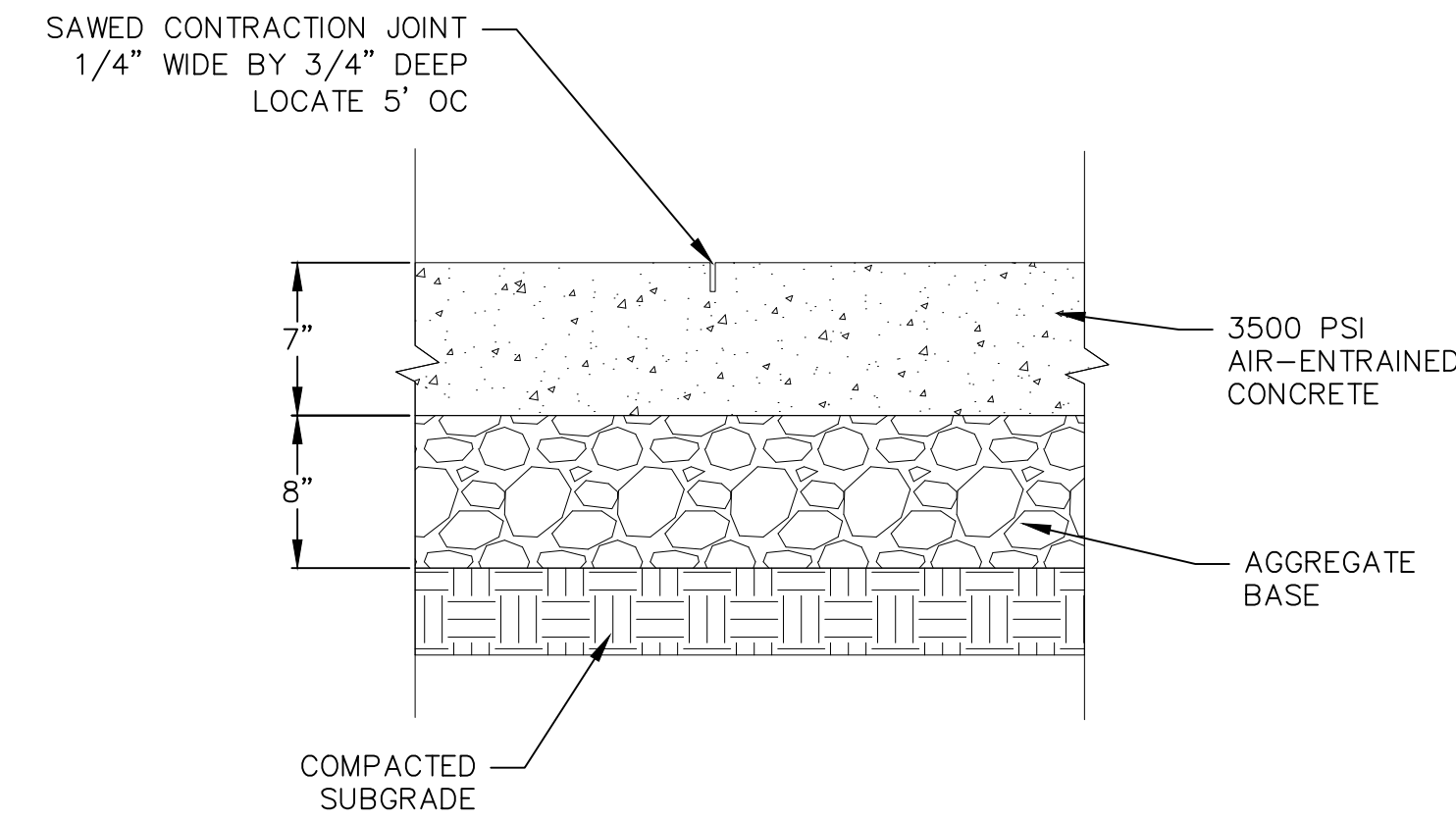


FLEXSTORM CATCH-IT INLET FILTERS  
FOR ROUND OPENINGS

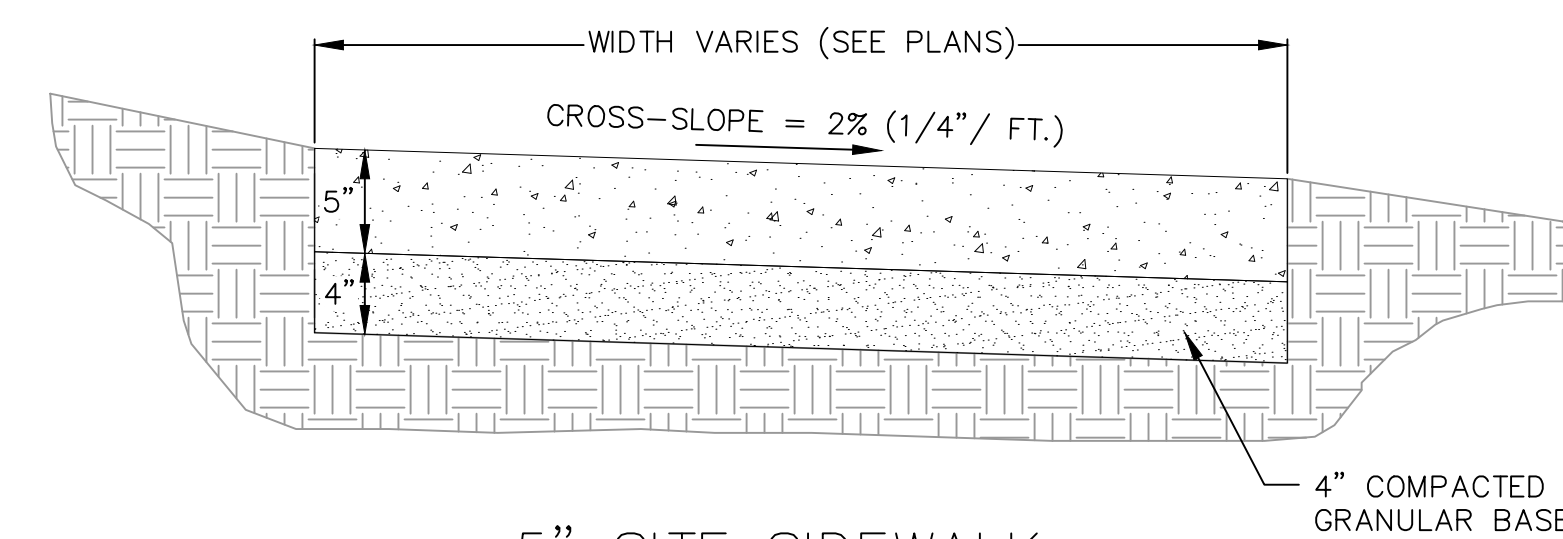
FLEXSTORM CATCH-IT INLET FILTERS FOR  
SQUARE/RECTANGULAR OPENINGS

NEENAH CASTING	INLET TYPE	GRATE SIZE	OPENING SIZE	ADS P/N
1040/1642/1733	ROUND	26	24	62MRDFX
3067 W/FLAP	CURB BOX	35.25 X 17.75	33.0 X 15.0	62LCBEXTFX
3067 EXTENDED BACK	CURB BOX	35.25 X 17.75	33.0 X 15.0	62LCBEXTFX
3246A	CURB BOX	35.75 X 23.875	33.5 X 21.0	62LCBFX
3030	SQUARE/RECT	23 X 16	20.5 X 13.5	62MCBFX
3067-C	SQUARE/RECT	35.25 X 17.75	33 X 15	62LSQFX

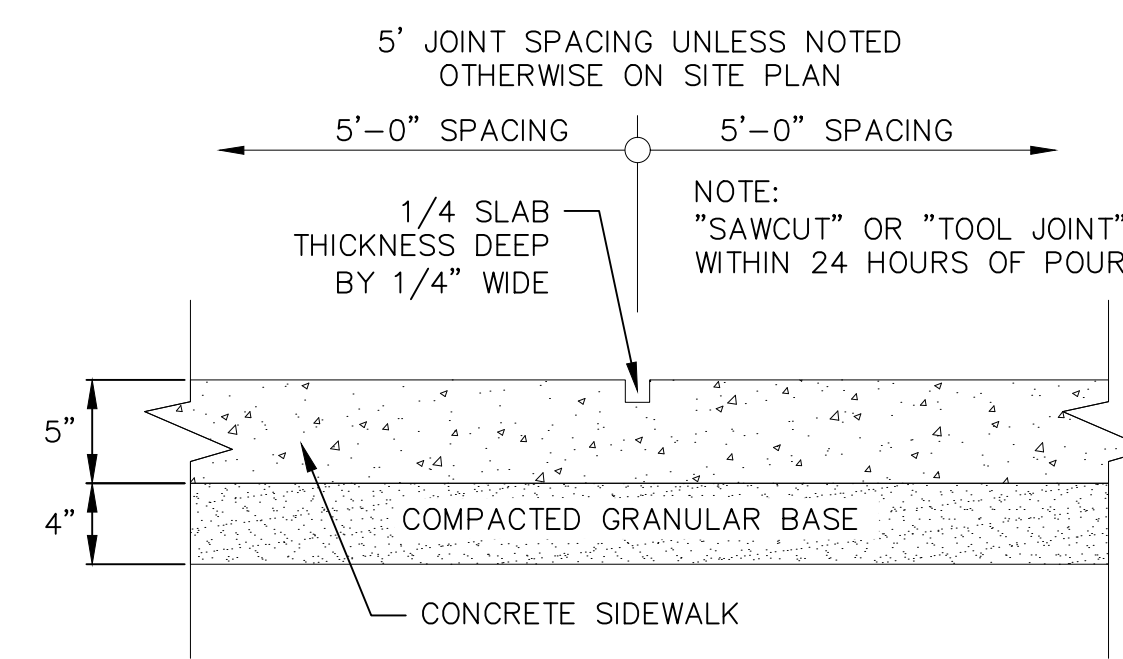
**4 FRAMED INLET PROTECTION**  
600 NOT TO SCALE



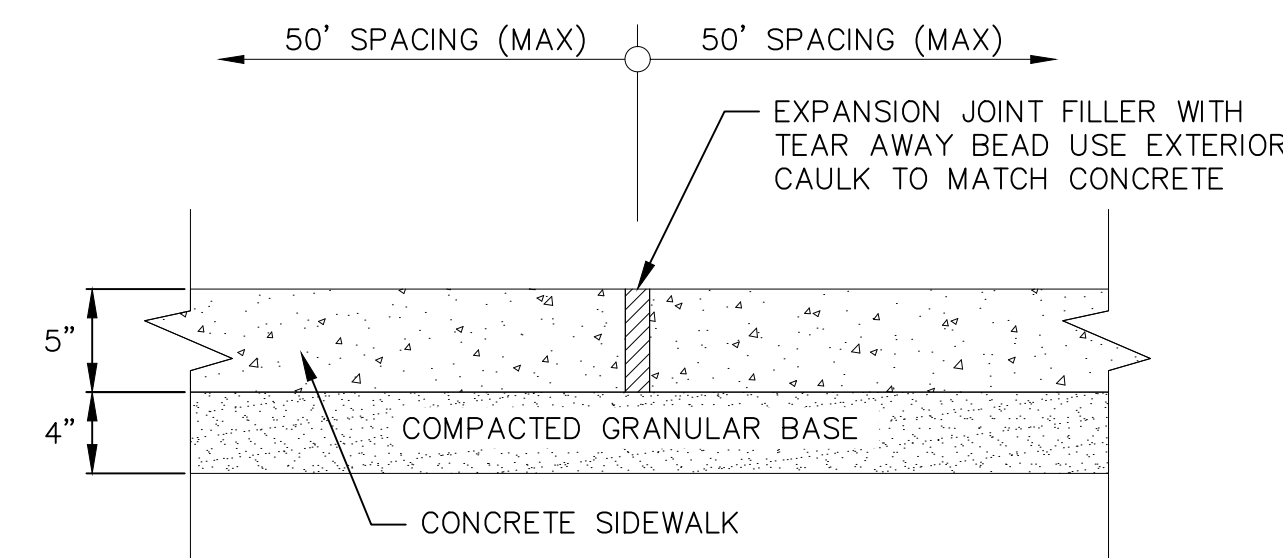
**5 CONCRETE DRIVE APPROACH**  
600 NOT TO SCALE



5" SITE SIDEWALK

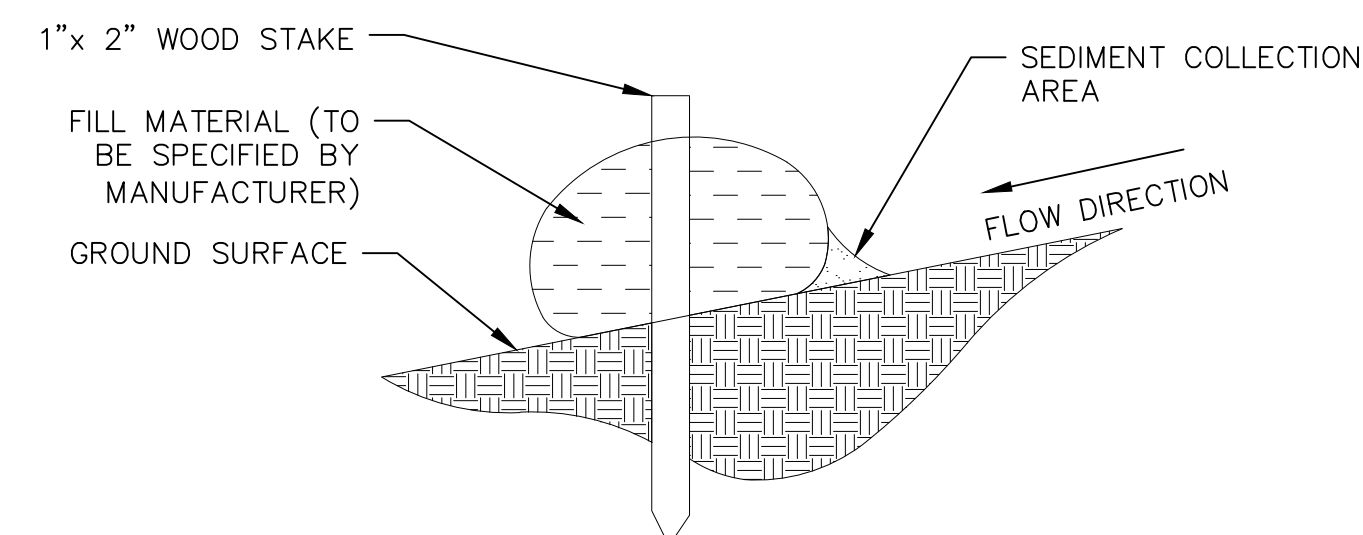


SIDEWALK CONTROL JOINT



SIDEWALK EXPANSION JOINT

**6 5" SIDEWALK**  
600 NOT TO SCALE



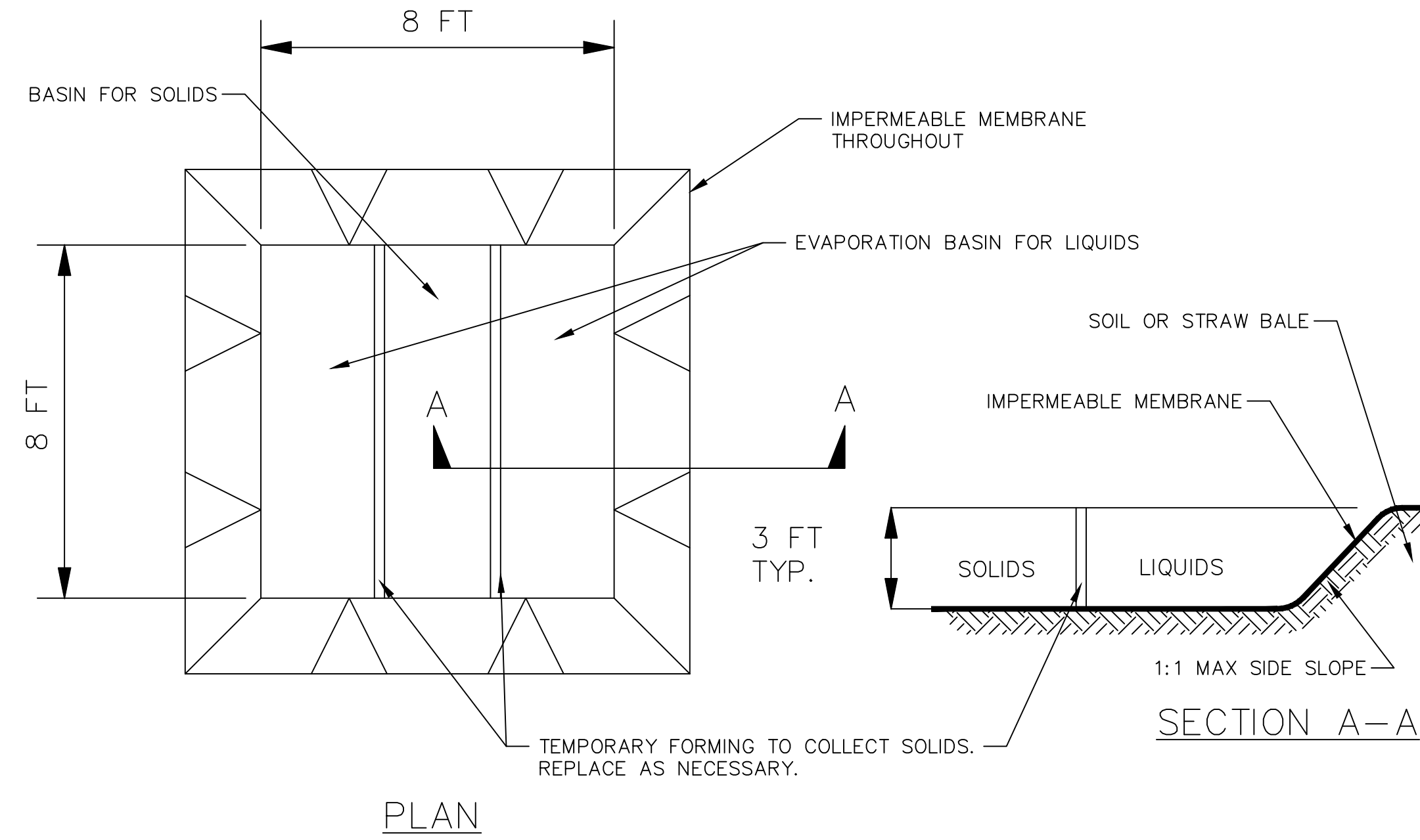
**7 SILT SOCK**  
600 NOT TO SCALE



1 STOP SIGN  
601 NOT TO SCALE

2 PRECAST CONCRETE MANHOLE  
601 NOT TO SCALE

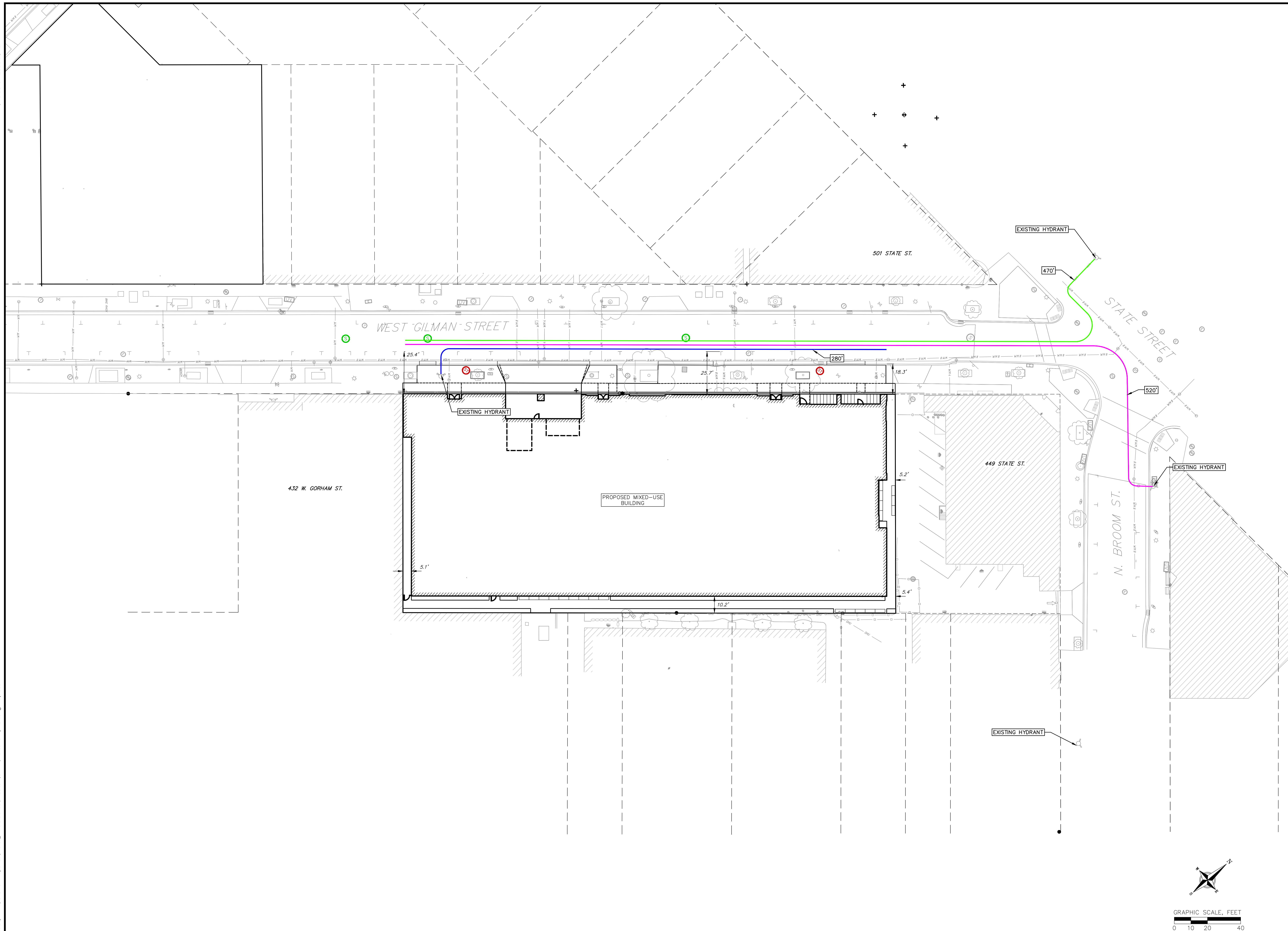
1. LOCATE WASHOUT STRUCTURE A MINIMUM OF 50 FEET AWAY FROM OPEN CHANNELS, STORM DRAIN INLETS, SENSITIVE AREAS, WETLANDS, BUFFERS AND WATER COURSES AND AWAY FROM CONSTRUCTION TRAFFIC.
2. PREPARE SOIL BASE FREE OF ROCKS OR OTHER DEBRIS THAT MAY CAUSE TEARS OR HOLES IN THE LINER. FOR LINER, USE 10 MIL OR THICKER UV RESISTANT, IMPERMEABLE LINER. THE AREA MUST BE FREE OF TEARS OR OTHER DEFECTS THAT COMPROMISE IMPERMEABILITY OF THE MATERIAL.
3. KEEP CONCRETE WASHOUT STRUCTURE WATER TIGHT. REPLACE IMPERMEABLE LINER IF DAMAGED (E.G., RIPPED OR PUNCTURED). EMPTY OR REPLACE WASHOUT STRUCTURE THAT IS 75 PERCENT FULL, AND DISPOSE OF ACCUMULATED MATERIAL PROPERLY. DO NOT REUSE PLASTIC LINER. SET-VACUUM STORED LIQUIDS THAT HAVE NOT EXHAUSTED AND ARE NOT IN IMPROVED MANNER. REMOVE HARDENED SOLIDS, WHOLE OR BROKEN UP, FOR DISPOSAL OR RECYCLING. MAINTAIN RUNOFF DIVERSION AROUND EXCAVATED WASHOUT STRUCTURE UNTIL STRUCTURE IS REMOVED.



## 3 TEMPORARY CONCRETE WASHOUT

DATE		10/20/2025	
DRAFTER		EKA	
CHECKED		SCHU	
PROJECT NO.		210200	
NO.		DATE	
REMARKS		NO.	
REVISIONS		DATE	
REVISIONS		REMARKS	

**CONSTRUCTION DETAILS**  
THE STANDARD - 411-433 GILMAN STREET  
CITY OF MADISON  
DANE COUNTY, WI

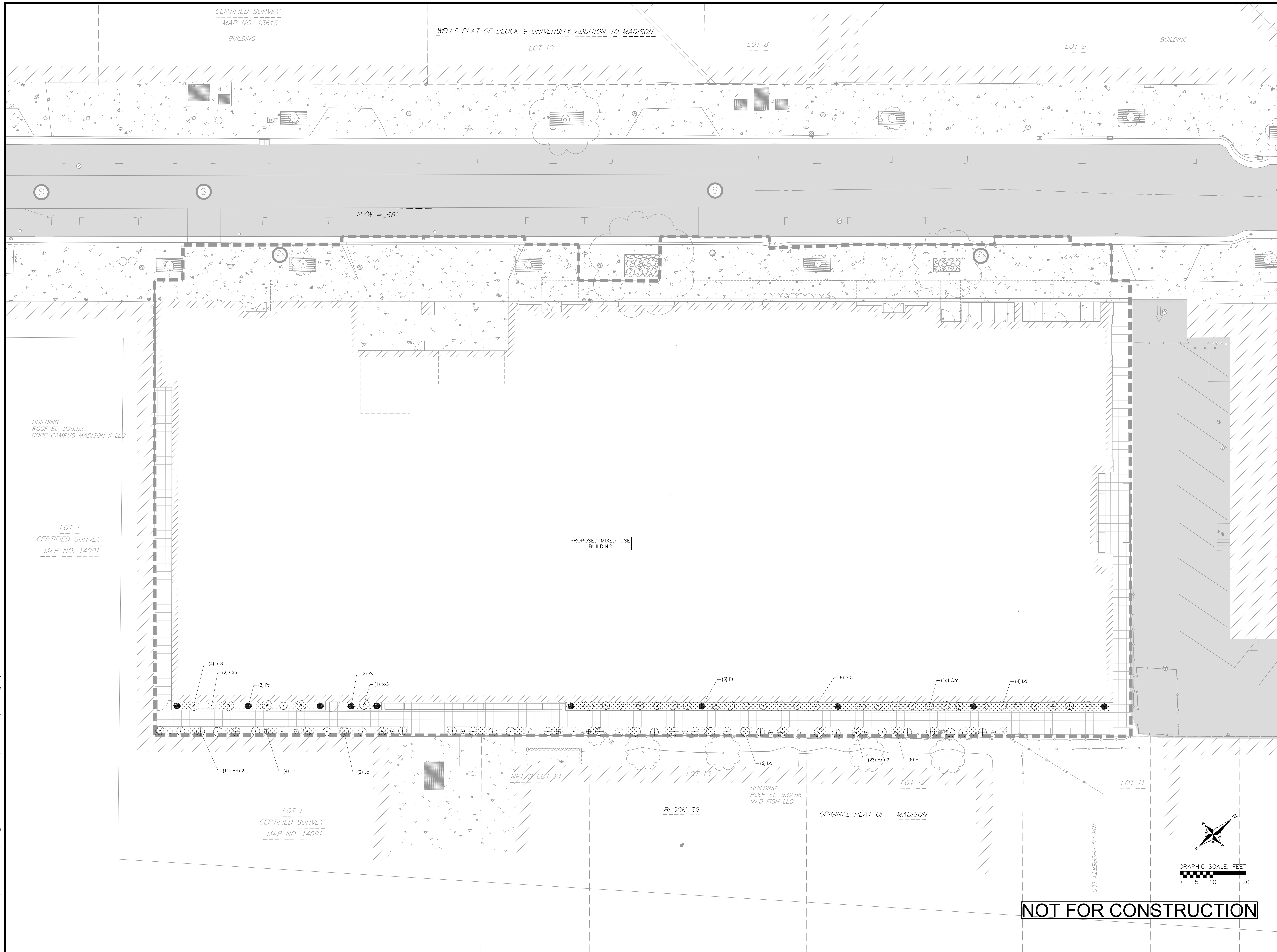


**NOT FOR CONSTRUCTION**

C700

<div>PROJECT NO.</div> <div>210200</div>		<div>CHECKED</div> <div>SCHU</div>	<div>DRAFTER</div> <div>BBAR</div>	DATE		REVISIONS		REVISIONS			
				10/20/2025		NO.	DATE	REMARKS	NO.	DATE	REMARKS
<div>FIRE EXHIBIT</div> <div>THE STANDARD - 411-433 GILMAN STREET</div> <div>CITY OF MADISON</div> <div>DANE COUNTY, WI</div>											





NOT FOR CONSTRUCTION

<div>L100</div>	PROJECT NO. 210200		CHECKED SCHU		DRAFTER EGOR		DATE 10/20/2025	
			REVISIONS		REVISIONS			
			NO.	DATE	REMARKS	NO.	DATE	REMARKS
Landscpe Plan								
THE STANDARD - 411-433 GILMAN STREET								
CITY OF MADISON								
DANE COUNTY, WI								



CODE	BOTANICAL / COMMON NAME	ROOT COND.	SIZE	QTY
<b>DECIDUOUS SHRUBS</b>				
Am-2	Aronia melanocarpa 'UNCOMMON12' / Ground Hug® Black Chokeberry	Cont.	2 Gal.	34
Cn-2	Ceanothus americanus / New Jersey Tea	Cont.	3 Gal.	18
Ld	Dierilla lonicera / Honeysuckle	Cont.	3 Gal.	12
<b>EVERGREEN SHRUBS</b>				
lx-3	Ilex glabra 'SMINGAB17' / Gem Box® Inkberry Holly	Cont.	3 Gal.	13
	Pinus strobus 'Stowmound' / Stowmound Mugo Pine	Cont.	3 Gal.	10
<b>PERENNIALS</b>				
Hr	Heuchera richardsonii / Prairie Alum Root	Cont.	1 Gal.	12

<b>GROUNDCOVER #1</b>	1,203 sf
Aquilegia canadensis / Eastern Columbine	73
Carex bromoides / Brome-like Sedge	1,296
Carex pensylvanica / Pennsylvania Sedge	252
Sedum ternatum / Wild Stonecrop	144
Viola sororia / Woolly Blue Violet	36

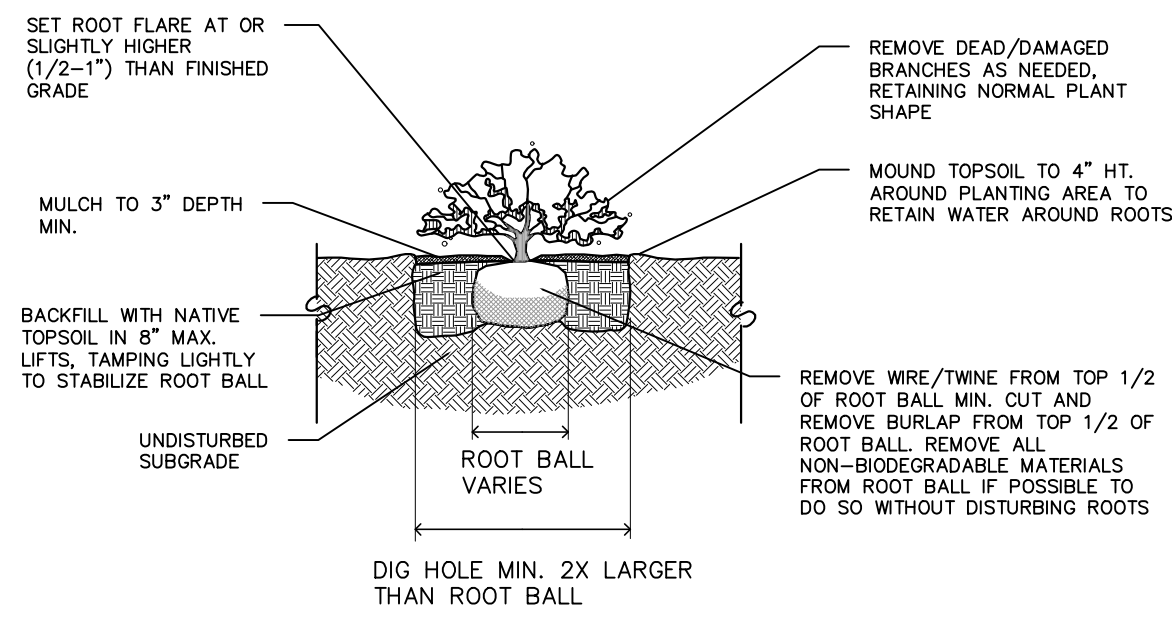
1. ALL PLANTINGS SHALL CONFORM TO QUALITY REQUIREMENTS AS PER ANSI Z60.1.
2. ALL PLANT MATERIAL SHALL BE TRUE TO SPECIES, VARIETY AND SIZE SPECIFIED, NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES, AND UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE OF THE PROJECT SITE.
3. CONTACT LANDSCAPE ARCHITECT, IN WRITING, TO REQUEST ANY PLANT MATERIAL SUBSTITUTIONS DUE TO AVAILABILITY ISSUES.
4. 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.
5. 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.

1. 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 825.2(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 SEEDDED/SODDED.
2. 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.
3. LANDSCAPE BEDS TO BE MULCHED WITH UNDEYED 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.

1. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR ANY RIGHT OF WAY WORK.
2. CONTRACTOR SHALL VERIFY ALL UTILITIES WITHIN SCOPE OF CONTRACT.
3. CONTRACTOR SHALL COORDINATE ALL WORK WITH OTHER CONTRACTORS AT SITE AND COMPLETE WORK PER SCHEDULE.
4. CONTRACTOR SHALL CLEAN ALL PAVEMENT AREAS WITHIN SITE AFTER COMPLETION. CONTRACTOR SHALL CLEAN ANY AFFECTED PAVED AREAS OUTSIDE OF DISTURBANCE DELINEATION DAILY.
5. 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.
6. PLANTS SHALL BE INSTALLED WHEN ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED WITHIN THE IMMEDIATE VICINITY.
7. 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.
8. 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.

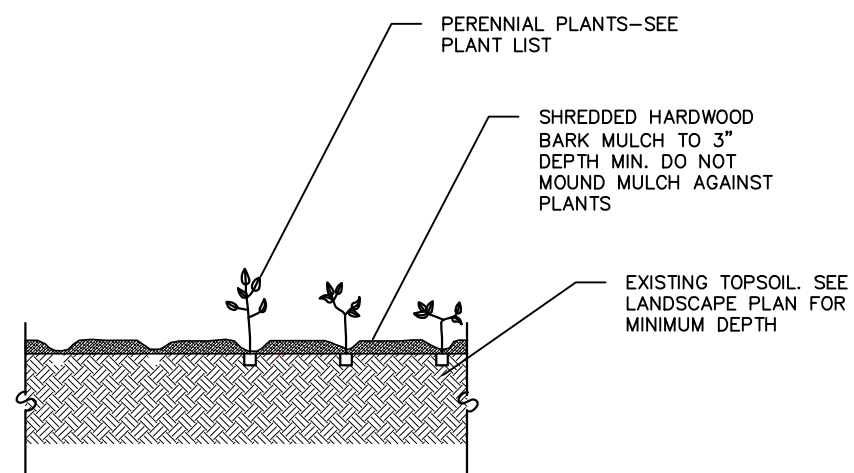
1. INSTALL GROUNDCOVERS AS 2.5" PLUGS OR EQUAL. PLUGS TO BE INSTALLED 10" ON CENTER IN A TRIANGULAR GRID PATTERN. PLANT SPECIES RANDOMLY THROUGHOUT SPECIFIED AREA, MAINTAINING A REPRESENTATIVE RATIO OF SPECIES AS LISTED IN THE CONTRACT SCHEDULE THROUGHOUT PLANTING. PLUG NUMBERS ARE APPROXIMATE BASED ON AREA, CONTRACTOR TO CONFIRM QUANTITIES. QUANTITIES IN SCHEDULE REPRESENT TOTAL PLUGS REQUIRED FOR EACH GRID. CONTRACTOR TO SUBMIT A PLAN TO RECEIVE A REPRESENTATIVE FRACTION OF PLUGS BASED ON THE SQUARE FOOTAGE OF EACH RESPECTIVE PLANTING LOCATION SPECIFIED, WHERE SHRUBS/TREES ARE SHOWN WITHIN GROUNDCOVER AREAS, SUBSTITUTE SHRUB/TREE FOR PLUG AND MAINTAIN A REPRESENTATIVE FRACTION OF PLUGS FOR ROOT MASS, PATTERN ACCORDING, WHERE PLANTINGS ABAND WALKWAYS AND STRUCTURES, MAINTAIN A 12" BORDER OF MULCH CONTAINING NO PLUGS. APPLY BIODEGRADABLE NON-WOVEN GEOTEXTILE WEED BARRIER FABRIC TO SOIL SURFACE PRIOR TO PLANTING, INCISE GEOTEXTILE FABRIC TO ALLOW PLUGS TO BE PLANTED 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. PERMANENT PERMANENT MAINTENANCE APPLICATIONS OF SHREDDED HARDWOOD MULCH AT TIME OF PLANTING. SUGGESTED MAINTENANCE INCLUDES MULCH, WEED REMOVAL, AND PRE-EMERGENT HERBICIDE TREATMENTS FOR THE FIRST 5 YEARS. ANNUAL MAINTENANCE IS SUGGESTED TO INCLUDE A CUT BACK TREATMENT DURING THE EARLY SPRING SEASON PRIOR TO PLANT EMERGENCE.

1. KEEP CONTAINERS ON PLANTS UNTIL READY TO INSTALL TO MINIMIZE ROOT DAMAGE FROM EXPOSURE TO AIR. GENTLY LOOSEN ROOTS ON ROOTBOUND PLANTS. SEVERELY ROOTBOUND PLANTS WILL BE REJECTED.
2. APPLY MYCORRHIZAL INOCULANT TO SOIL PRIOR TO MULCHING, PER SPECIFIED APPLICATION RATES.
3. WATER PLANTS THOROUGHLY AFTER PLANTING TO SETTLE SOIL.



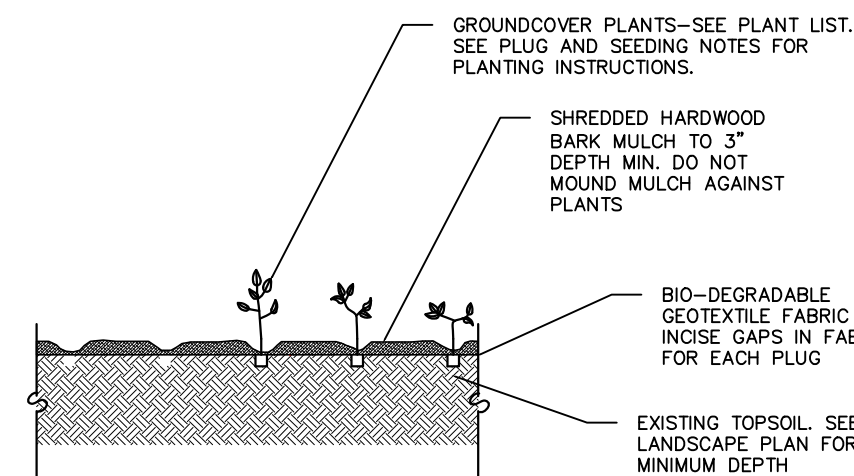
1 NOT TO SCALE

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2. WATER PLANTS THOROUGHLY AFTER PLANTING TO SETTLE SOIL.

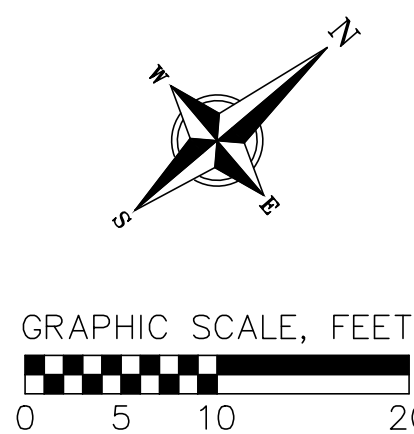


1 NOT TO SCALE

1. PLANT SPECIES RANDOMLY THROUGHOUT SPECIFIED AREA, MAINTAINING A REPRESENTATIVE RATIO OF SPECIES AS SHOWN IN THE CONCEPT PLANT SCHEDULE THROUGHOUT PLANTING.
2. WHERE PLANTINGS ABOUT WALKWAYS AND STRUCTURES, MAINTAIN A 12" BORDER OF MULCH CONTAINING NO PLUGS"
3. WATER PLANTS THOROUGHLY AFTER PLANTING TO SETTLE SOIL.



1 NOT TO SCALE



NOT FOR CONSTRUCTION

DATE		10/20/2025	
DRAFTER		EGOR	
CHECKED		SCHU	
PROJECT NO.		210200	
L101			



# 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](mailto:fire@cityofmadison.com)

**Project Address:** 411-433 W. Gilman St

**Contact Name & Phone #:**

## FIRE APPARATUS ACCESS AND FIRE HYDRANT WORKSHEET

1. Is the building completely protected by an NFPA 13 or 13R automatic fire sprinkler system?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
<b>If non-sprinklered</b> , fire lanes extend to within 150-feet of all portions of the exterior wall?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
<b>If sprinklered</b> , fire lanes are within 250-feet of all portions of the exterior wall?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A
2. Is the fire lane constructed of concrete or asphalt, designed to support a minimum load of 85,000 lbs?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
a) Is the fire lane a minimum unobstructed width of at least 20-feet?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A
b) Is the fire lane unobstructed with a vertical clearance of at least 13½-feet?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
c) Is the minimum inside turning radius of the fire lane at least 28-feet?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
d) Is the grade of the fire lane not more than a slope of 8%?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
e) Is the fire lane posted as fire lane? (Provide detail of signage.)	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
f) Is a roll-able curb used as part of the fire lane? (Provide detail of curb.)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A
g) Is part of a sidewalk used as part of the required fire lane? (Must support +85,000 lbs.)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A
3. Is the fire lane obstructed by security gates or barricades? If yes:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A
a) Is the gate a minimum of 20-feet clear opening?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
b) Is an approved means of emergency operations installed, key vault, padlock or key switch?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
4. Is the Fire lane dead-ended with a length greater than 150-feet?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
If yes, does the area for turning around fire apparatus comply with IFC D103?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
5. Is any portion of the building to be used for high-piled storage in accordance with IFC Chapter 3206.6	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
If yes, see IFC 3206.6 for further requirements.			
6. Is any part of the building <u>greater than 30-feet</u> above the grade plane?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
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?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
b) Is the near edge of the aerial apparatus fire lane between 15' and 30' from the building?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
c) Are there any overhead power or utility lines located across the aerial apparatus fire lane?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A
d) Are there any tree canopies expected to grow across the aerial fire lane? (Based on mature canopy width of tree species)	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
e) Does the aerial apparatus fire lane have a minimum unobstructed width of 26-feet?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A
f) Is the space between the aerial lane and the building free of trees exceeding 20' in heights?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A
7. Are all portions of the required fire lanes within 500-feet of at least (2) hydrants?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
<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?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A
b) Is there at least 40' between a hydrant and the building?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
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?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
d) Are hydrants located in parking lot islands a minimum of 3½-feet from the hydrant to the curb?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
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?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A
<i>Note: Hydrants shall be installed and in-service prior to combustible construction on the project site.</i>			

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.

# 411 GILMAN

UDC INITIAL APPROVAL / FINAL APPROVAL SUBMITTAL  
JANUARY 13, 2026



THE STANDARD

411 W. GILMAN ST, MADISON, WI

COVER

01.13.2026





Development Summary											
Floor	Fl. Height	Floor Elev.	Residential	Retail	Amenity/ Lobby	Leasing	Circulation	Vertical Conveyance	Mechanical/ Storage	Parking Garage	Gross Area
Level B1	10.00	-16.00					267	836	6,696	13,016	20,815
Level 1	12.83	-6.00	1,441	2,544	5,256	521	803	1,026	5,696	16,434	33,721
Level 2	9.75	6.83	23,032		1,460		3	1,064	518		26,077
Level 3	9.75	16.58	27,967				2,519	1,064	518		32,068
Level 4	9.75	26.33	27,967				2,519	1,064	518		32,068
Level 5	9.75	36.08	26,114				2,519	1,064	518		30,215
Level 6	9.75	45.83	24,542				2,519	1,064	518		28,643
Level 7	9.75	55.58	24,542				2,519	1,064	518		28,643
Level 8	9.75	65.33	24,542				2,519	1,064	518		28,643
Level 9	9.75	75.08	23,746				2,519	1,064	518		27,847
Level 10	9.75	84.83	23,746				2,519	1,064	518		27,847
Level 11	12.00	94.58	22,189				2,519	1,064	2,075		27,847
Level 12	12.00	106.58	5,672		4,771		1,025	919	825		13,212
Level 13	9.75	118.58	9,999				1,021	672	390		12,082
Level 14	9.75	128.33	9,999				1,021	672	390		12,082
Level 15	9.75	138.08	9,999				1,021	672	390		12,082
Level 16	9.75	147.83	9,999				1,021	672	390		12,082
Roof		157.58									

Gross Building Area	295,496	2,544	11,487	521	28,586	15,273	14,818	16,434	385,159
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Site FAR	
Site Area	39,190
Gross FAR Area	385,159
FAR	983%

Building Coverage (% Lot Area)	
Max. Coverage	90%
Footprint at Grade	34,891
Deduct for Planted Roofs	T.B.D.
Proposed Coverage	0%

Vehicle Parking Provided	
Level B1	34
Level 1	38
Total Provided	72

Parking Space to Bed Ratio: 0.0%

(assumes zero spaces for retail)

Accessible Parking	
Requirement (51-75)	3
Standard	2
Van	1
Total	3
Total Accessible Parking Required	3
Total Accessible Parking Provided	3

EV Parking (Zoning 28.141-8.e) Required	
4% EV Installed	3
20% EV Ready	15

Percentage based on total parking count

EV Parking			
<b>Electric Vehicle Class Standards</b>			
Electric Vehicle Capable (EV-C): Parking spaces having a capped cable/raceway connecting the parking space to an installed electric panel with a dedicated branch circuit(s) to easily install the infrastructure and equipment needed for a future electric vehicle charging station. The dedicated branch circuit panel space shall be stenciled or marked legibly with the following text: Future Electric Vehicle Charging Circuit.			
Electric Vehicle Installed (EV-I): Parking spaces with an operational electric vehicle charging station.			
Level	EV-I	EV-C	Total
Level B1	0	9	9
Level 1	3	6	9
Total	3	15	18
Required	4%	20%	24%
Provided	4%	21%	25%

EV-I & EV-C SPACES INDICATED ON FLOOR PLAN. ALL OTHER SPACES TO NOT HAVE ANY EV CAPABILITY  
ONE ACCESSIBLE SPACE REQUIRED TO BE EV-I PER ZONING CODE SECTION 28.141-8.E.4

		Unit Matrix										
		Studio	1 BR	1 BR DOUBLE	2 BR	2 BR DOUBLE	3 BR	4 BR	5 BR / 4 BA	5 BR	Total	Beds / Floor
Target Unit Area		415	533	675	824	993	1077	1276	1450	1457		
Level 1				2							2	4
Level 2		1	0	2	1	6	1	2	1	5	19	72
Level 3		1	0	2	0	9	1	3	2	5	23	91
Level 4		1	0	3	0	10	1	3	2	5	25	97
Level 5		1	0	3	1	8	1	3	2	5	24	91
Level 6		0	0	2	2	4	1	4	2	6	21	83
Level 7		0	0	2	2	4	1	4	2	6	21	83
Level 8		0	0	2	2	4	1	4	2	6	21	83
Level 9		0	1	1	3	4	1	4	2	5	21	79
Level 10		0	1	1	3	4	1	4	2	5	21	79
Level 11		0	1	1	3	4	1	4	2	4	20	74
Level 12		0	0	0	1	2	0	0	0	2	5	20
Level 13		0	0	1	2	2	0	1	1	2	9	33
Level 14		0	0	1	2	2	0	1	1	2	9	33
Level 15		0	0	1	2	2	0	1	1	2	9	33
Level 16		0	0	1	2	2	0	1	1	2	9	33
Roof												
Total Units		4	3	25	26	67	10	39	23	62	259	
Unit Mix		1.5%	1.2%	9.7%	10.0%	25.9%	3.9%	15.1%	8.9%	23.9%	100%	

Total Beds, Bedrooms, Bathrooms										
Total Beds	4	3	50	52	268	30	156	115	310	988
Total Bedrooms	4	3	25	52	134	30	156	115	310	829
Total Bathrooms	4	3	25	52	134	30	156	92	310	806
Bed Mix	0.4%	0.3%	5.1%	5.3%	27.1%	3.0%	15.8%	11.6%	31.4%	100%
Target Bed Mix	0.8%	2.2%	5.8%	4.4%	26.0%	0.8%	12.5%	8.0%	39.5%	100.0%

Affordable Unit Area Calcs	
Minimum 10% of Total Beds	
Required Affordable Beds	99
Amount of 2-BR D.O. units	25

Assuming all affordable units are 2-BR D.O.



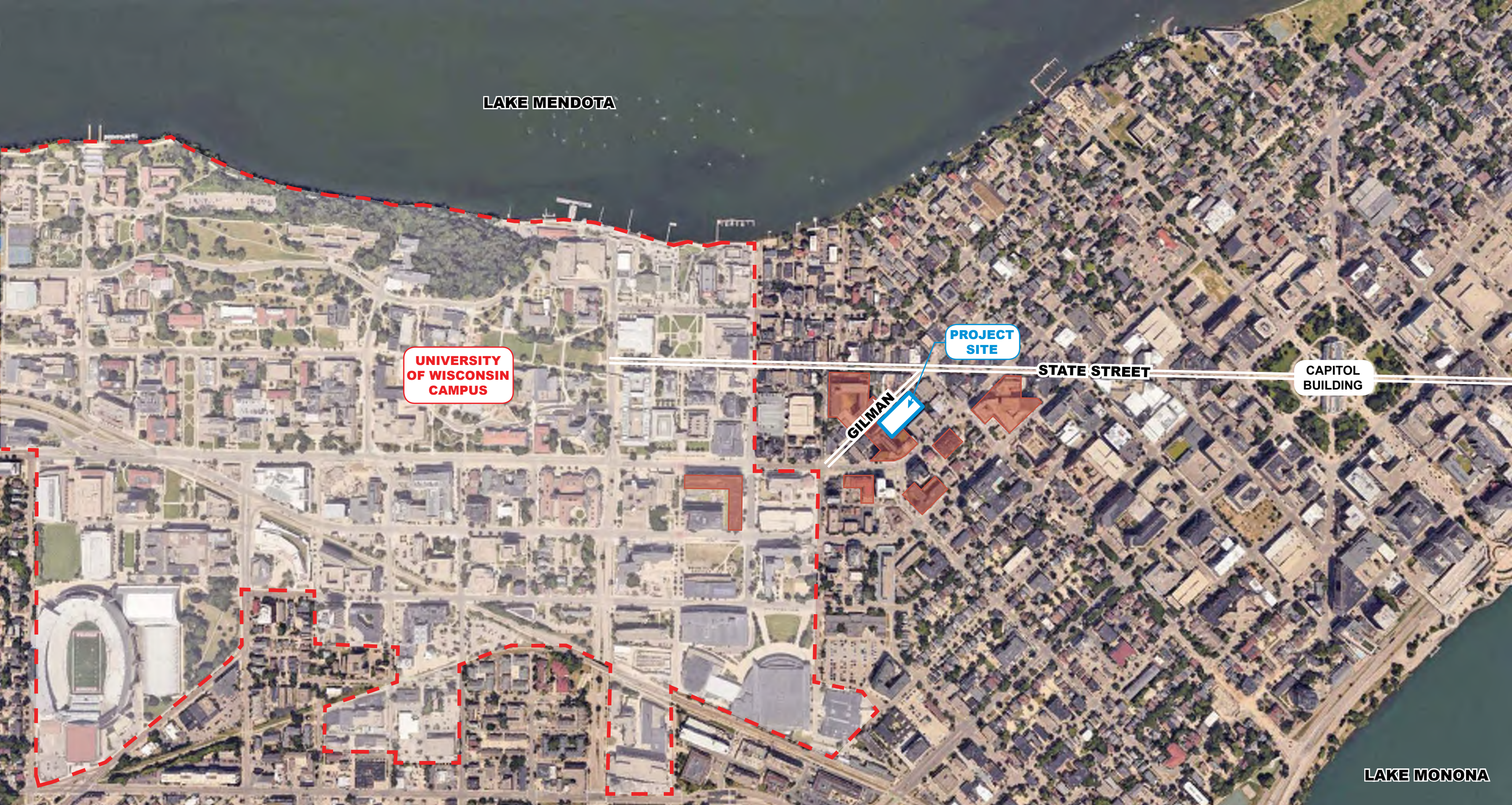
THE STANDARD  
411 W. GILMAN ST, MADISON, WI

PROJECT STATS

01.13.2026

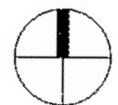






411 W. GILMAN ST.  
MADISON, WI

CITY CONTEXT - SITE MAP  
NOT TO SCALE



01.13.2026







411 W. GILMAN ST.  
MADISON, WI

NEIGHBORHOOD CONTEXT - SITE MAP  
NOT TO SCALE



01.13.2026







THE STANDARD  
411 W. GILMAN ST, MADISON, WI

AERIAL VIEW - EXISTING  
12" = 1'-0"

01.13.2026







THE STANDARD  
411 W. GILMAN ST, MADISON, WI

AERIAL VIEW - PROPOSED  
12" = 1'-0"

01.13.2026







VIEW TOWARDS NORTHWEST



VIEW TOWARDS NORTHEAST



VIEW TOWARDS EAST



VIEW TOWARDS SOUTHEAST



VIEW TOWARDS SOUTHWEST

CONTEXT VIEWS FROM THE PROJECT SITE



411 W. GILMAN ST.  
MADISON, WI

01.13.2026







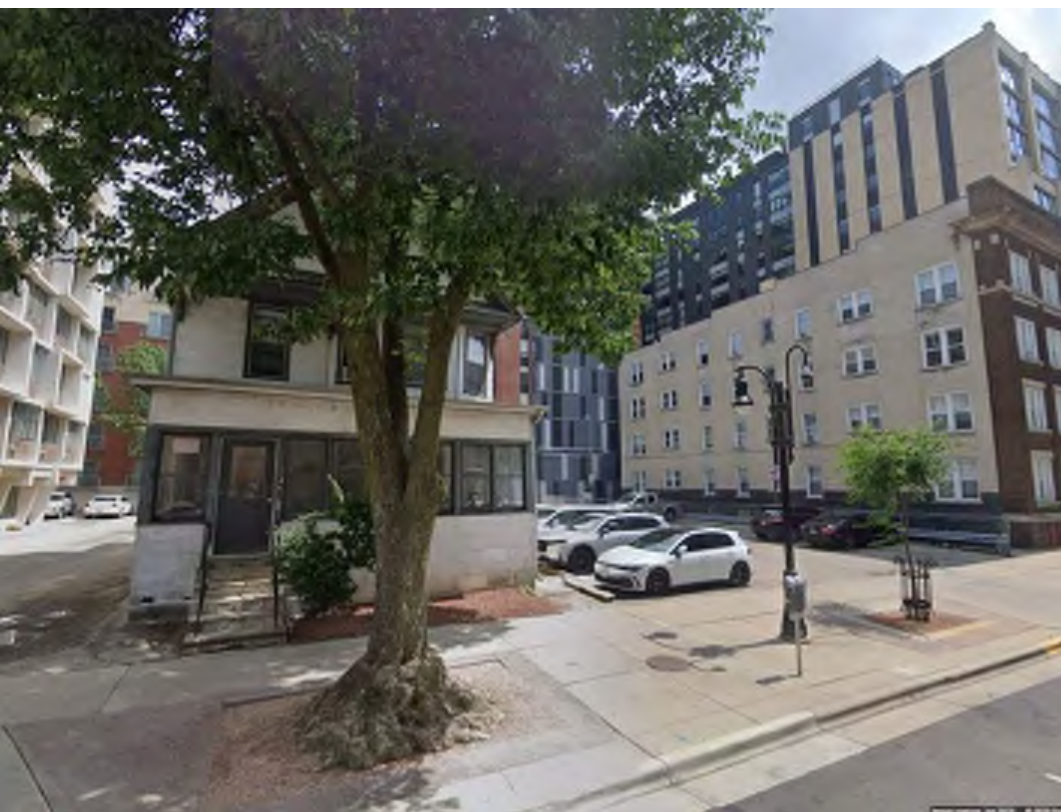
STATE & GILMAN LOOKING SOUTH



GILMAN NORTHEAST END LOOKING SOUTH



MASTER HALL LOOKING SOUTH



GILMAN MIDDLE LOOKING SOUTH



GILMAN SOUTHWEST END LOOKING EAST



BROOM & GORHAM LOOKING WEST



411 W. GILMAN ST.  
MADISON, WI

SITE CONTEXT VIEWS

01.13.2026







**HUB MADISON**



(GORHAM)



**THE JAMES**

(GILMAN)



**420 WEST GORHAM**



**EQUINOX**



**ŌLIV MADISON**



**LA CIEL**



**HAMPTON INN**



**DORM@LUCKY**



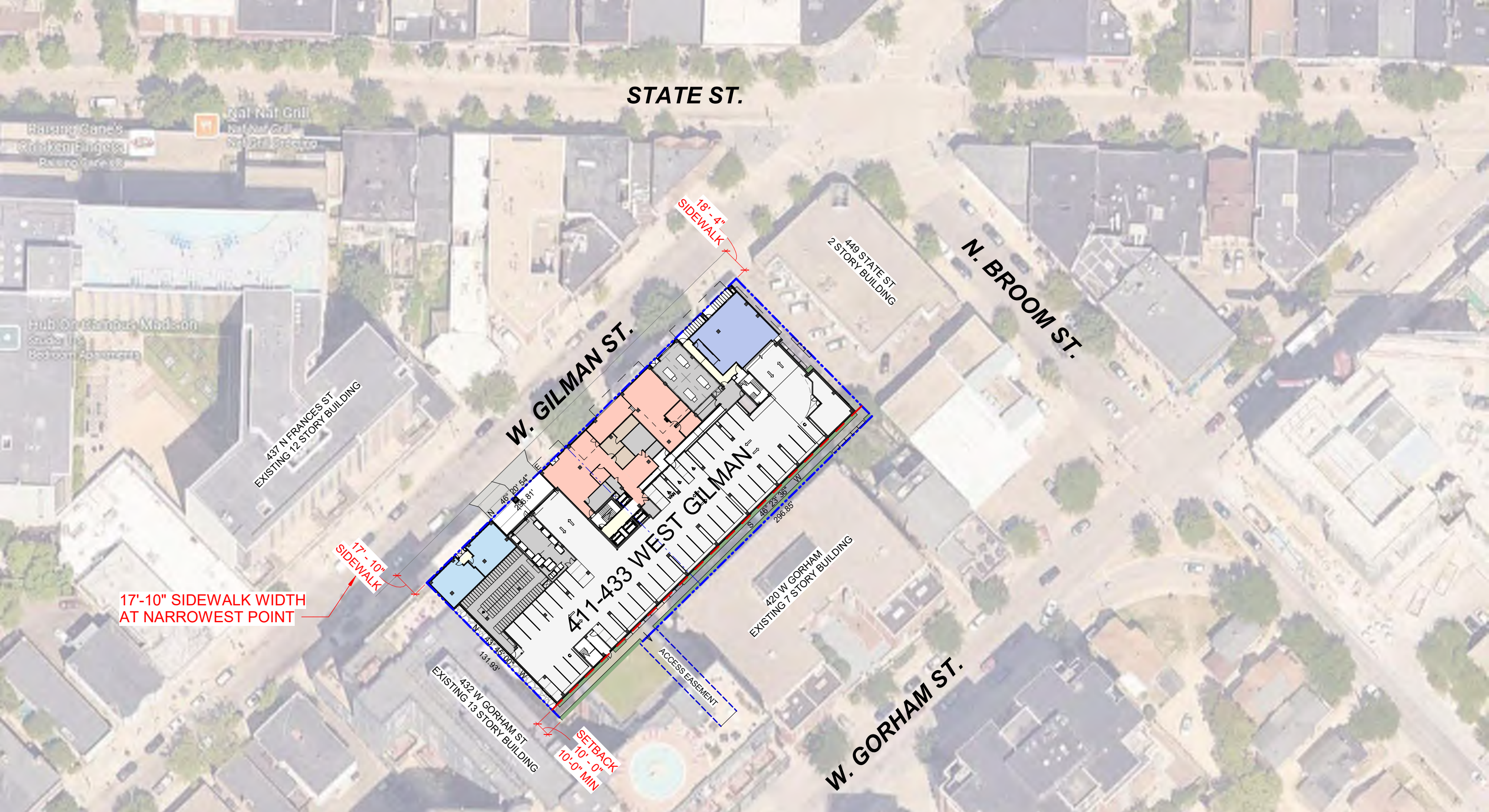
411 W. GILMAN ST.  
MADISON, WI

**SITE CONTEXT - KEY BUILDINGS**

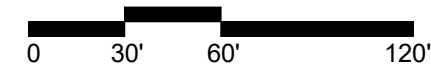
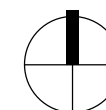
01.13.2026







THE STANDARD  
411 W. GILMAN ST, MADISON, WI



SITE PLAN  
1" = 60'-0"

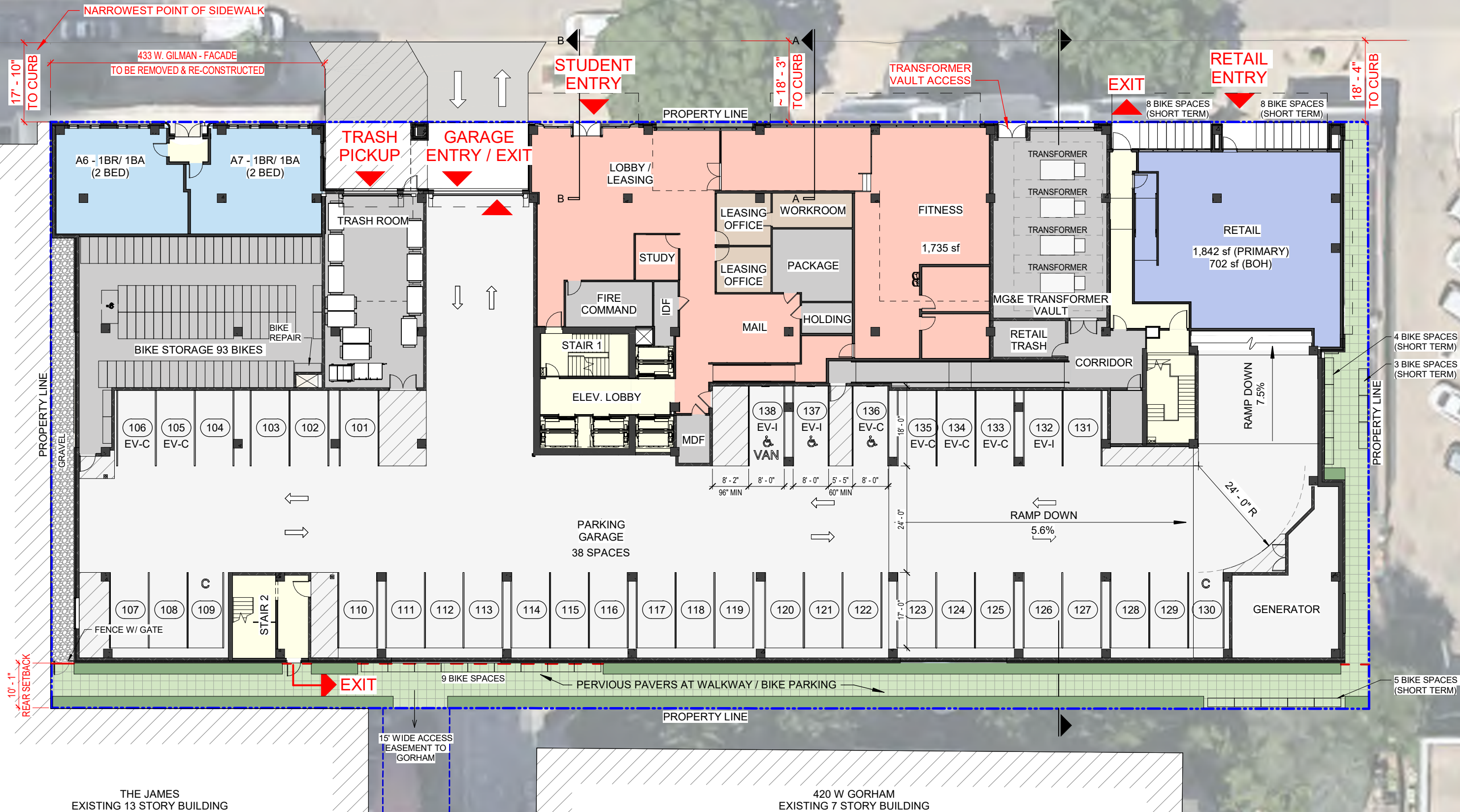
01.13.2026



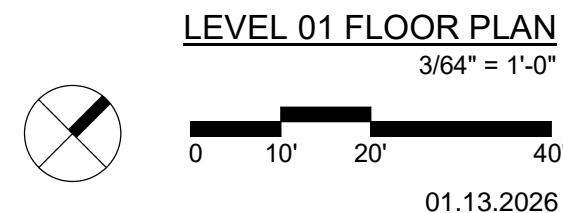


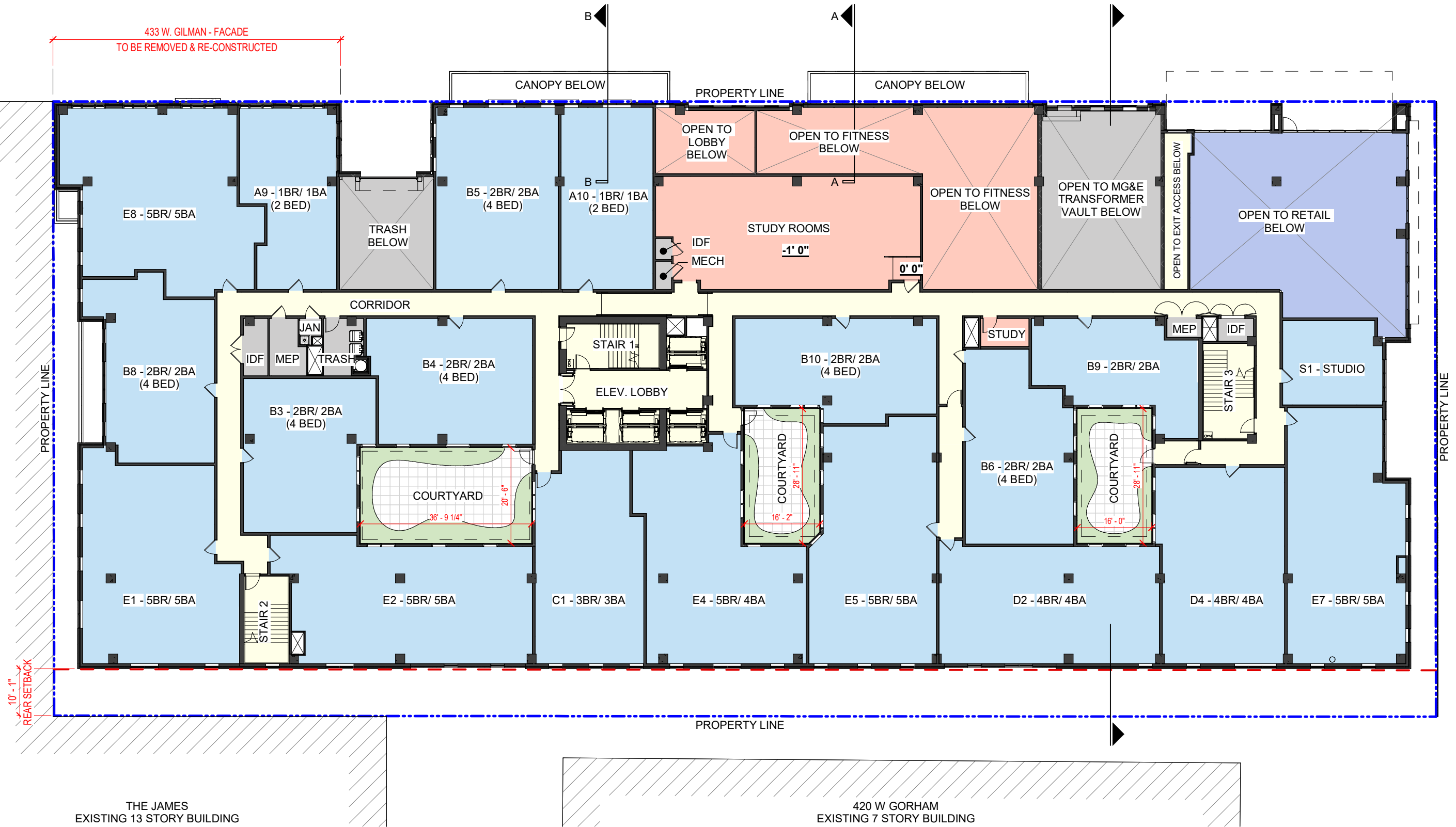


W. GILMAN ST.



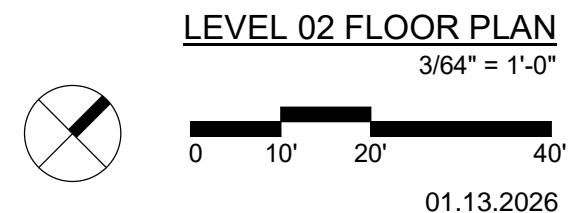
THE STANDARD  
411 W. GILMAN ST, MADISON, WI





# THE STANDARD

411 W. GILMAN ST, MADISON, WI

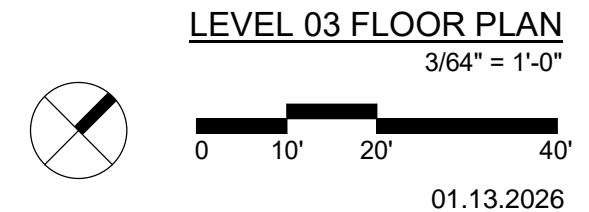






# THE STANDARD

411 W. GILMAN ST, MADISON, WI





# THE STANDARD

411 W. GILMAN ST, MADISON, WI

LEVEL 04 FLOOR PLAN

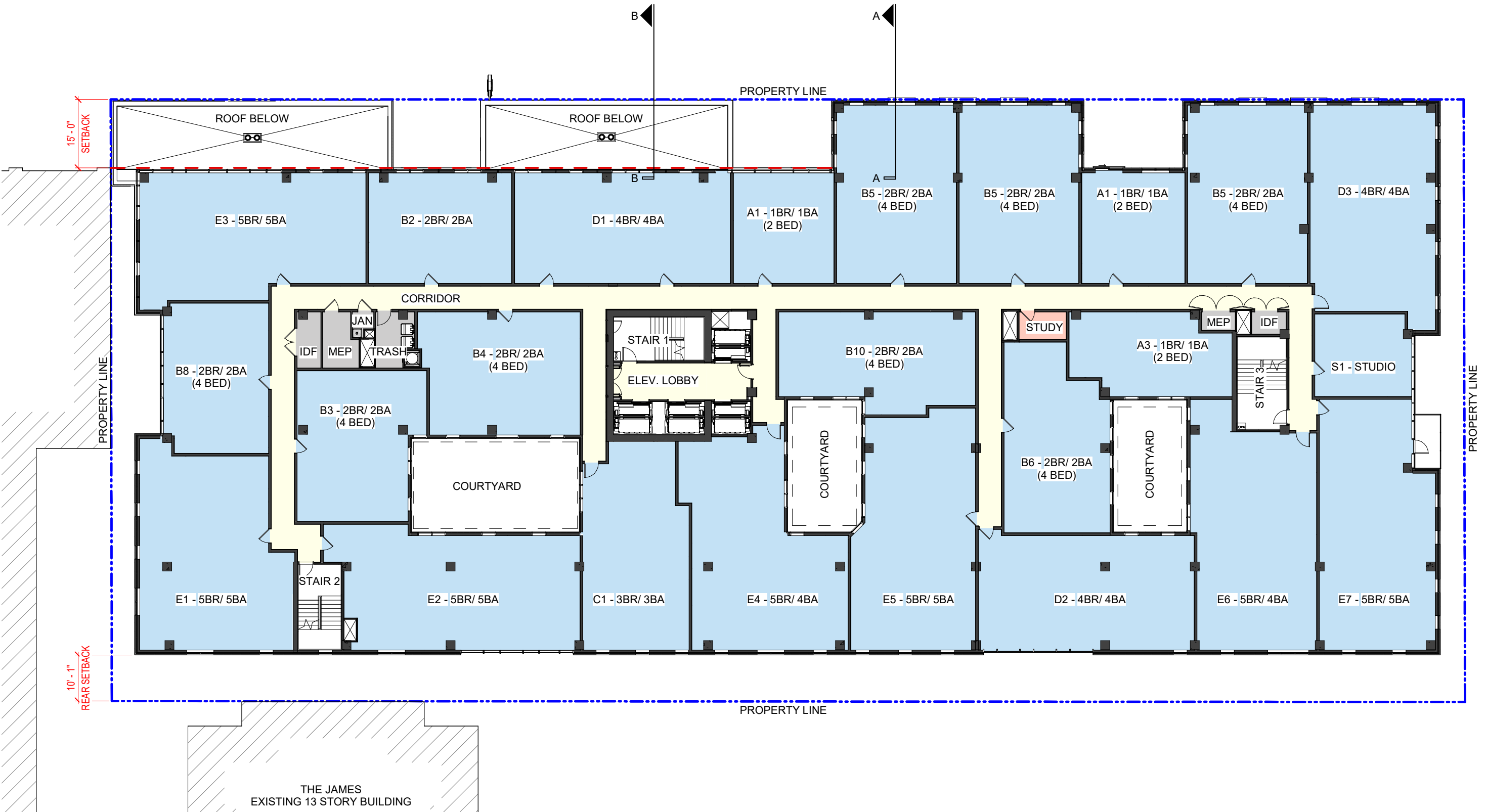
3/64" = 1'-0"



01.13.2026





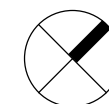


# THE STANDARD

411 W. GILMAN ST, MADISON, WI

LEVELS 05 FLOOR PLAN

3/64" = 1'-0"



01.13.2026



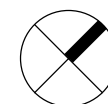


# THE STANDARD

411 W. GILMAN ST, MADISON, WI

LEVELS 06-08 FLOOR PLAN

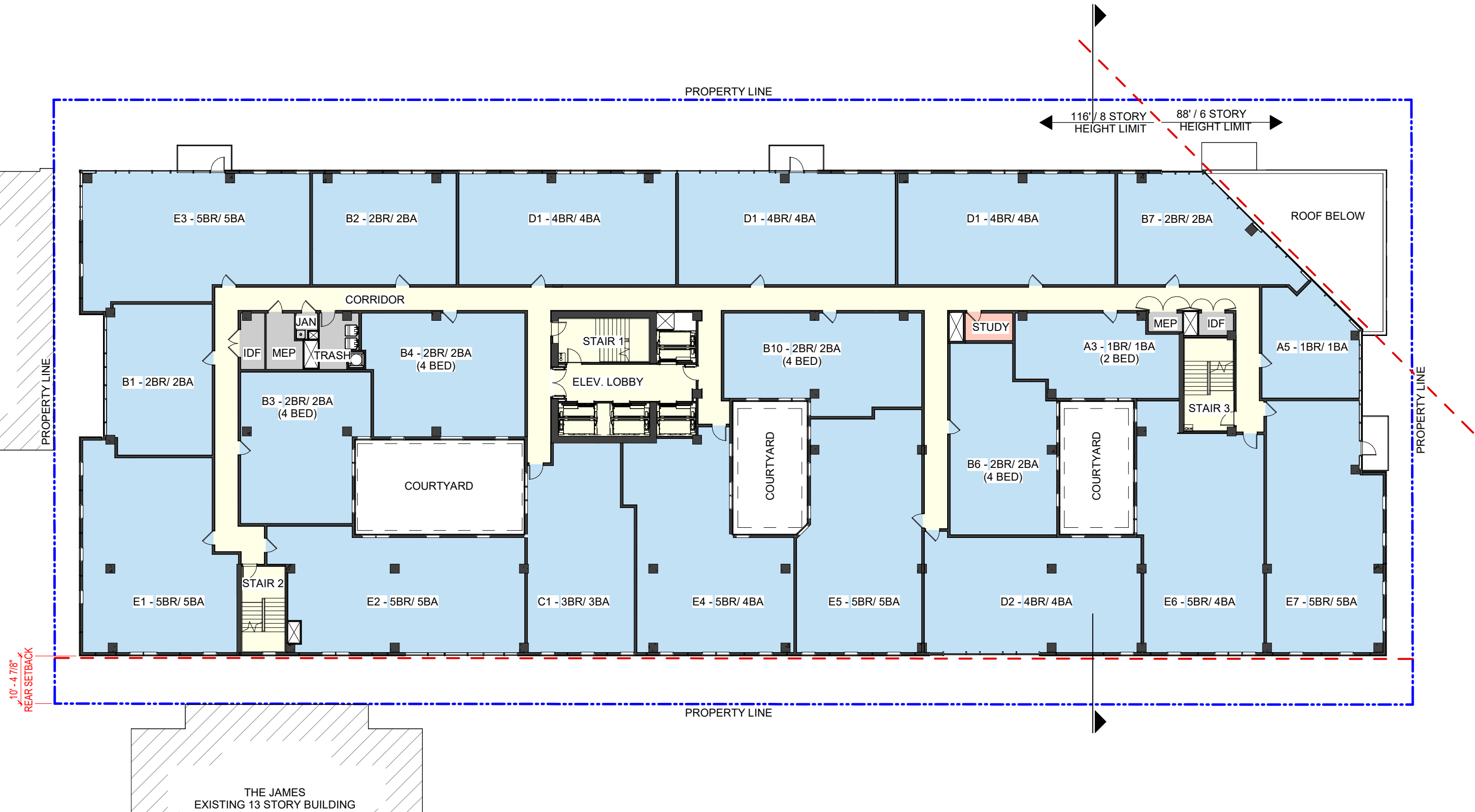
3/64" = 1'-0"



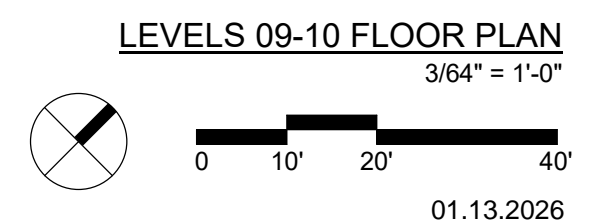
01.13.2026







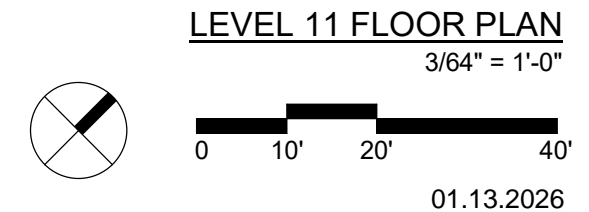
**THE STANDARD**  
411 W. GILMAN ST, MADISON, WI





# THE STANDARD

411 W. GILMAN ST, MADISON, WI

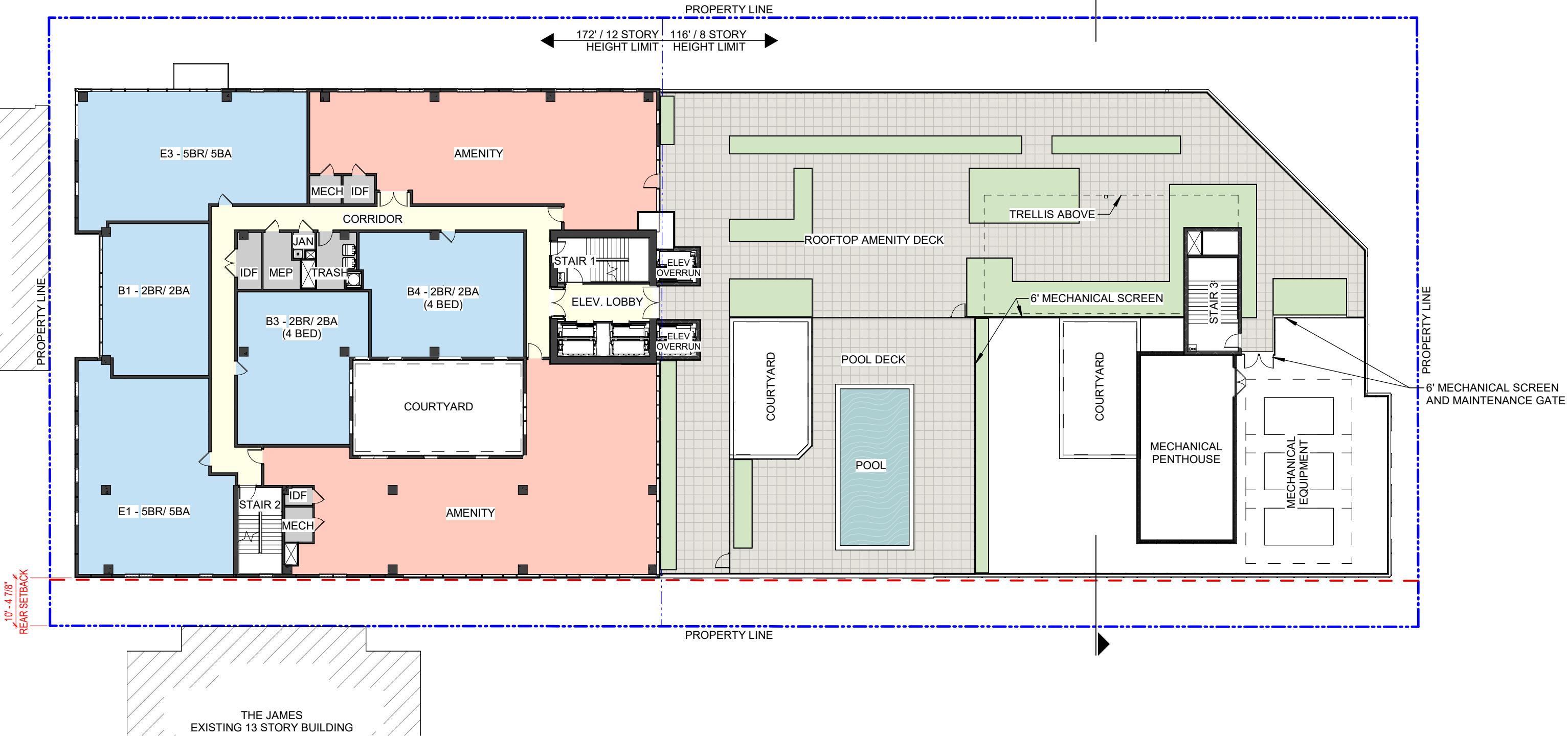




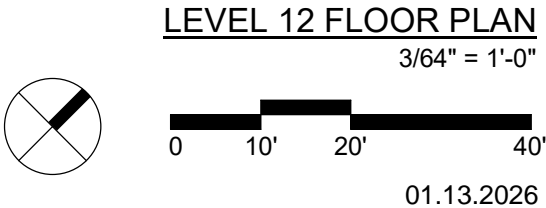
OCCUPANCY CALCULATIONS

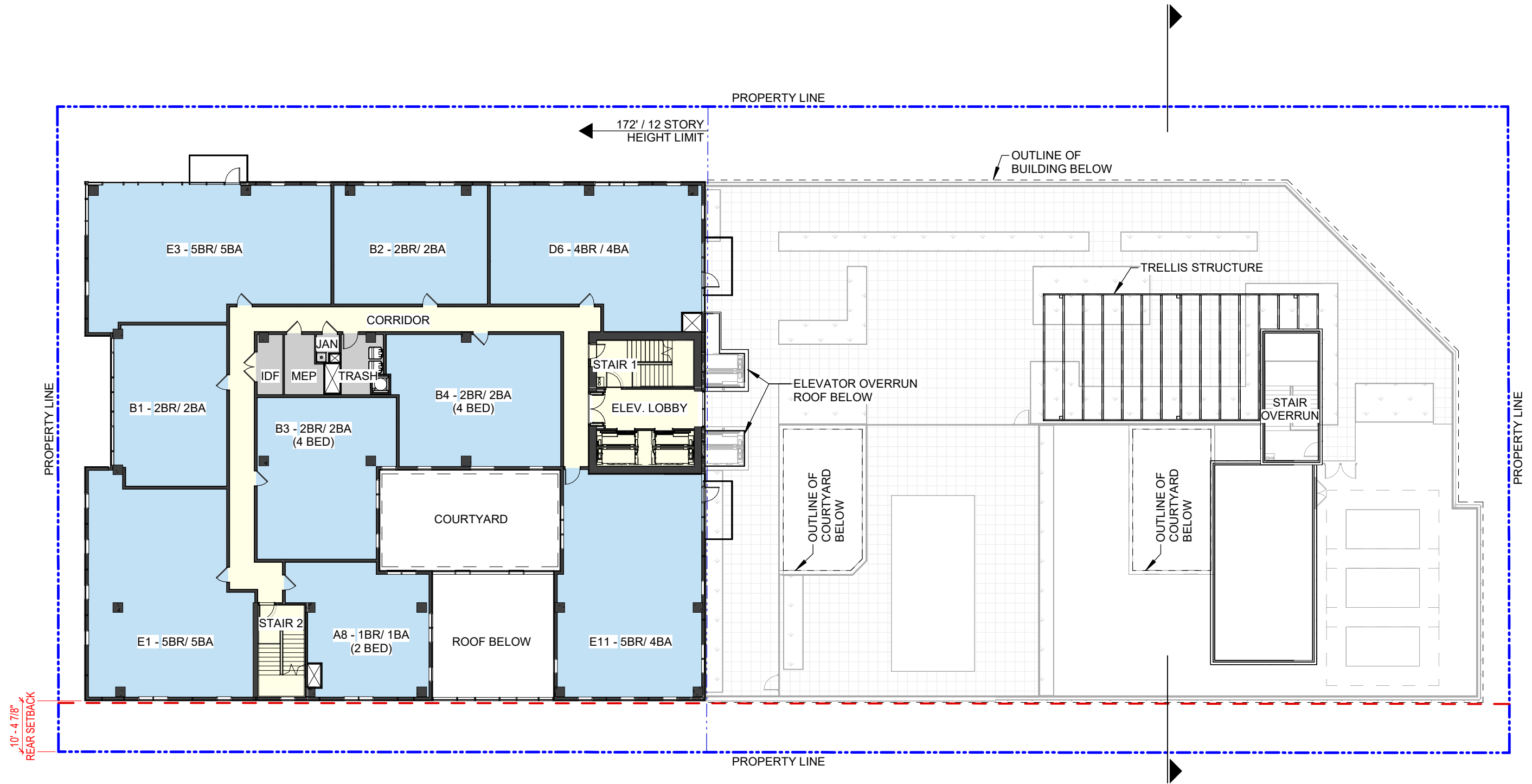
AMENITY DECK	5,501 sf / 15 = 355 OCC
POOL DECK	1,682 sf / 15 = 120 OCC
POOL	510 sf / 50 = 11 OCC
INDOOR AMENITY	4,339 sf / 15 = 290 OCC
RESIDENTIAL	6,685 sf / 200 = 32 OCC
MEP / STORAGE	471 sf / 300 = 8 OCC
<b>TOTAL</b>	<b>816 OCCUPANTS</b>

(3 EXITS NEEDED, 3 EXITS PROVIDED)



THE STANDARD  
411 W. GILMAN ST, MADISON, WI





# THE STANDARD

411 W. GILMAN ST, MADISON, WI

LEVELS 13-16 FLOOR PLAN

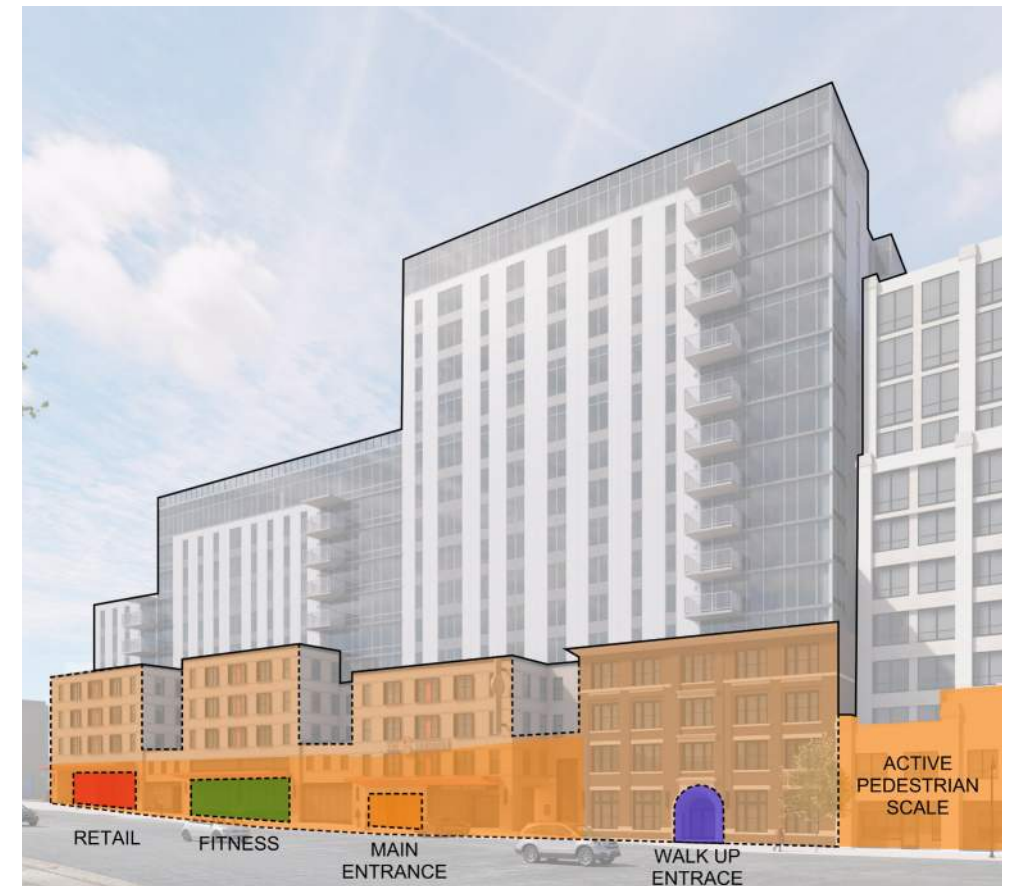
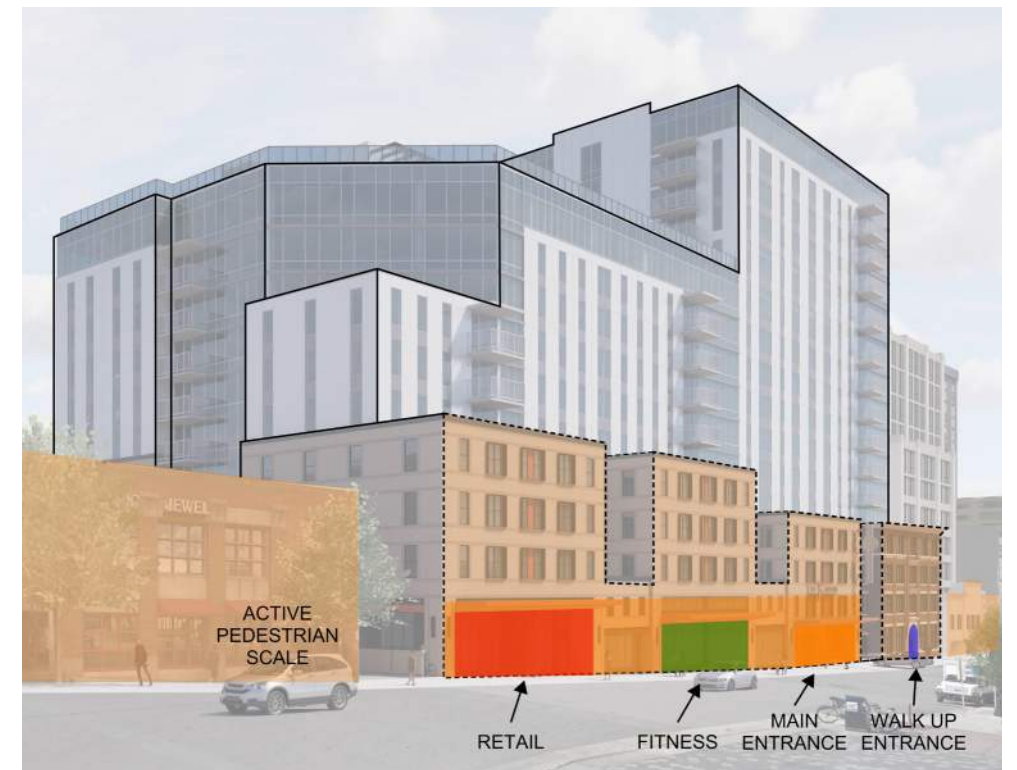
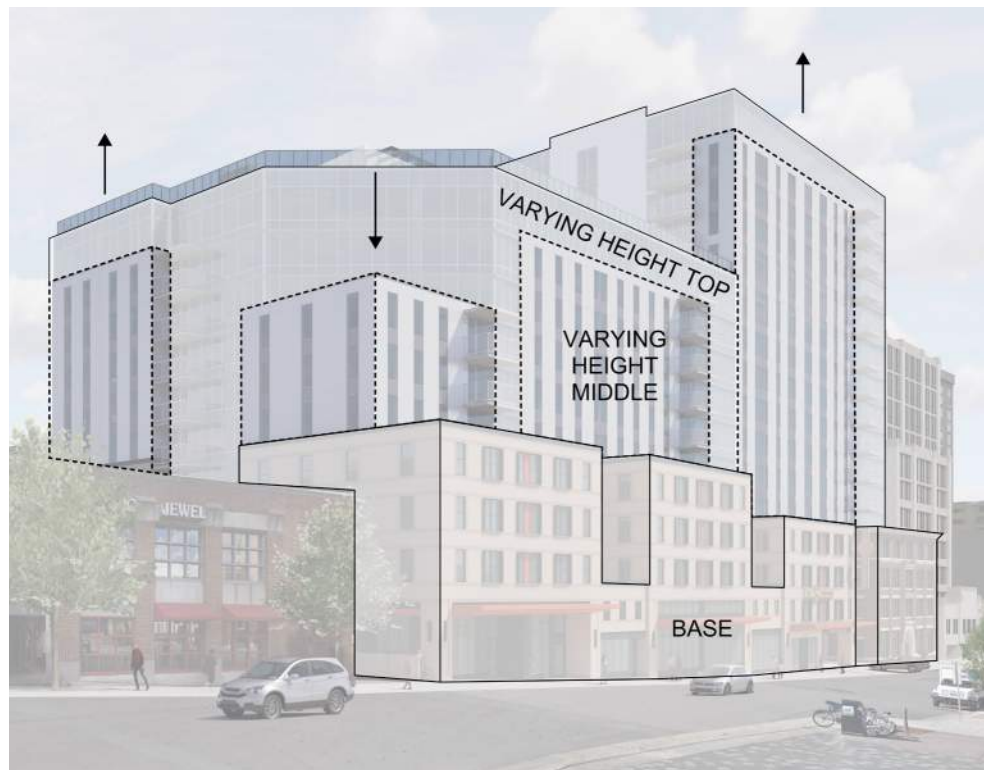
3/64" = 1'-0"



01.13.2026







SETBACK MASSING

GLASS ELEMENTS CROWN BUILDING

ACTIVATE THE PEDESTRIAN SCALE



411 W. GILMAN ST.  
MADISON, WI

EXTERIOR DESIGN DIAGRAMS

01.13.2026







# THE STANDARD

411 W. GILMAN ST, MADISON, WI

DESIGN INSPIRATION IMAGES

01.13.2026



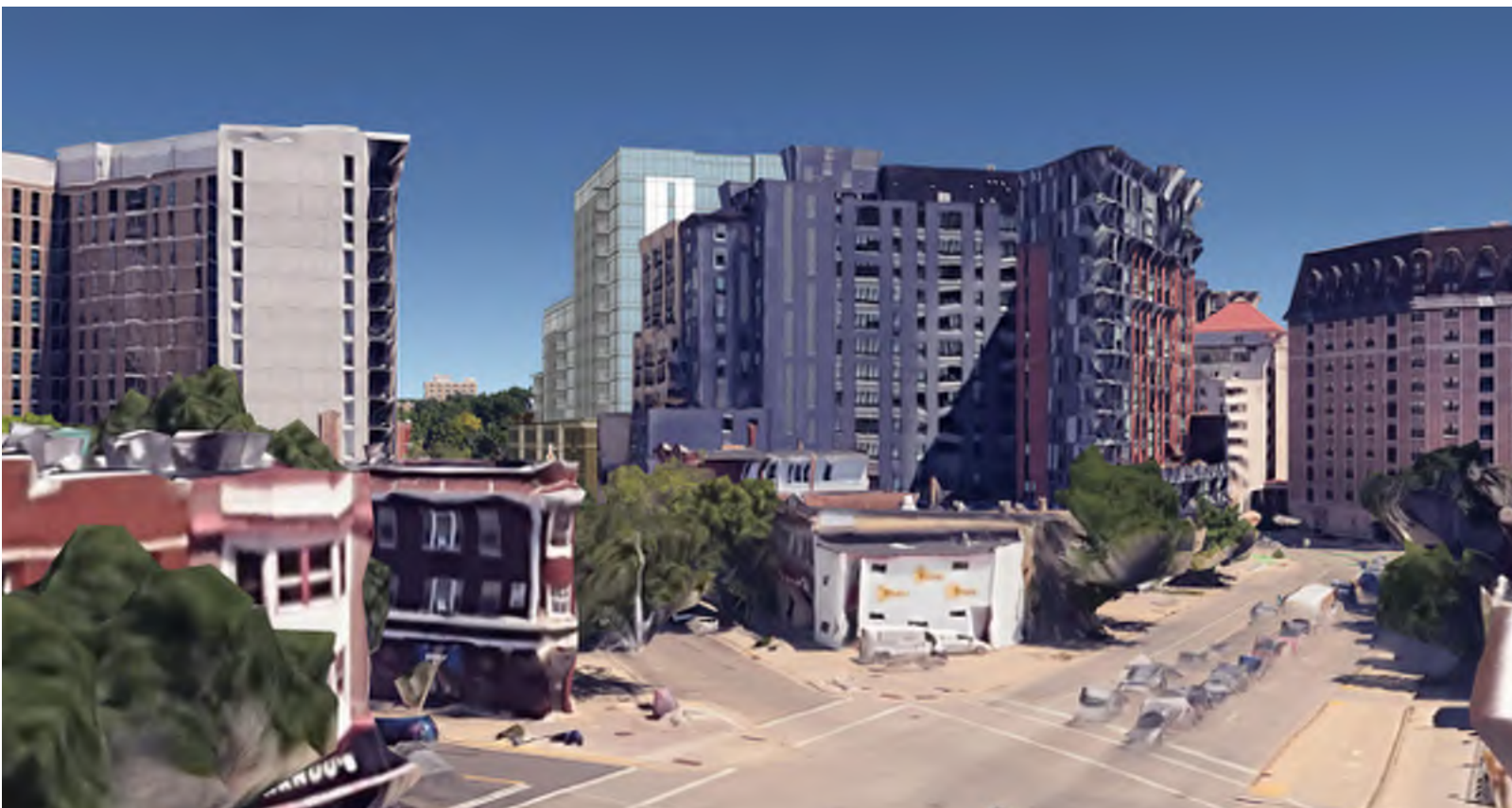




GILMAN + HENRY LOOKING SOUTHWEST



STATE + GORHAM LOOKING WEST



GILMAN + UNIVERSITY + FRANCES LOOKING EAST



BROOM + JOHNSON LOOKING NORTHWEST



THE STANDARD  
411 W. GILMAN ST, MADISON, WI

SIGHT LINE VIEWS

01.13.2026







**THE STANDARD**  
411 W. GILMAN ST, MADISON, WI

CONCEPTUAL RENDERING FROM WEST

01.13.2026







THE STANDARD  
411 W. GILMAN ST, MADISON, WI

CONCEPTUAL RENDERING FROM NORTH

01.13.2026







**THE STANDARD**  
411 W. GILMAN ST, MADISON, WI

CONCEPTUAL RENDERING FROM EAST

01.13.2026







PEDESTRIAN VIEW AT RETAIL



PEDESTRIAN VIEW AT MAIN ENTRANCE



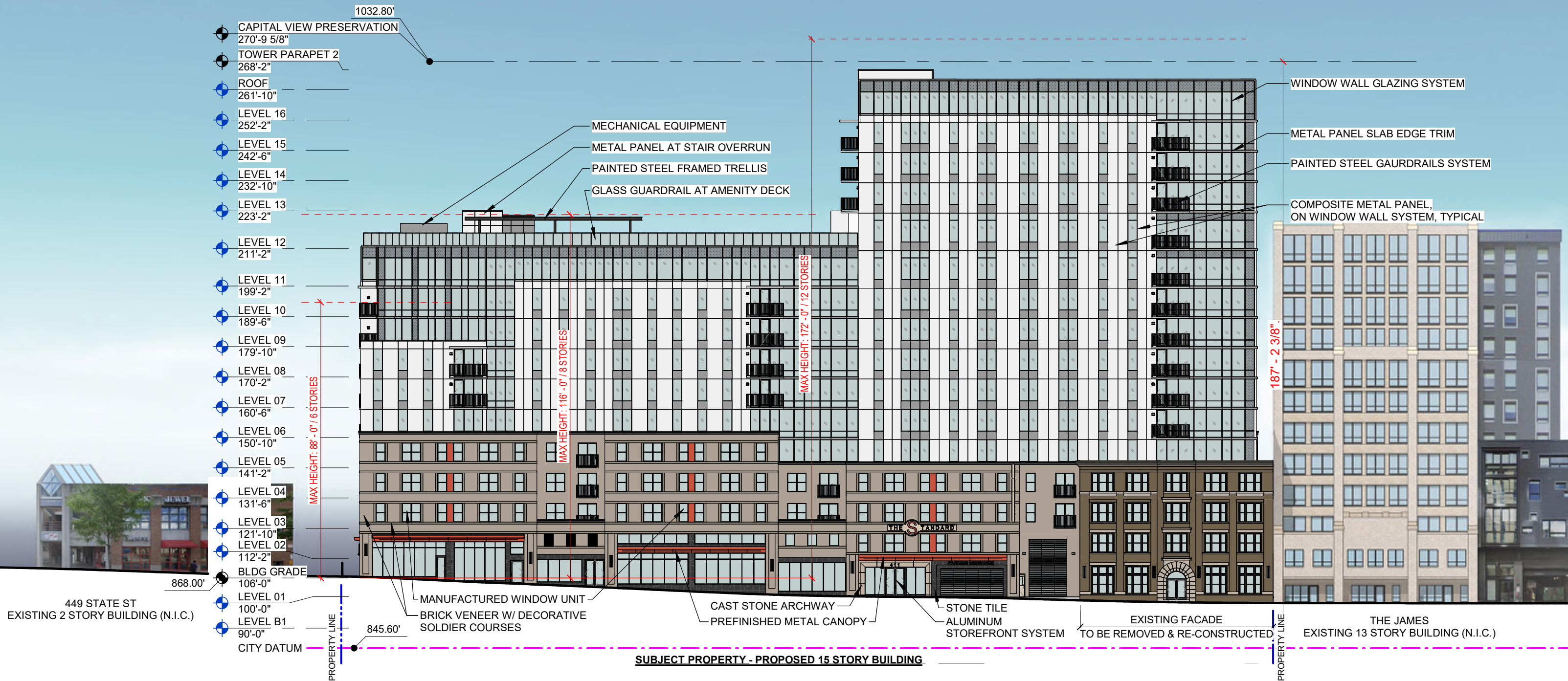
THE STANDARD  
411 W. GILMAN ST, MADISON, WI

PEDESTRIAN RENDERINGS

01.13.2026







# THE STANDARD

411 W. GILMAN ST, MADISON, WI

NORTHWEST EXTERIOR ELEVATION

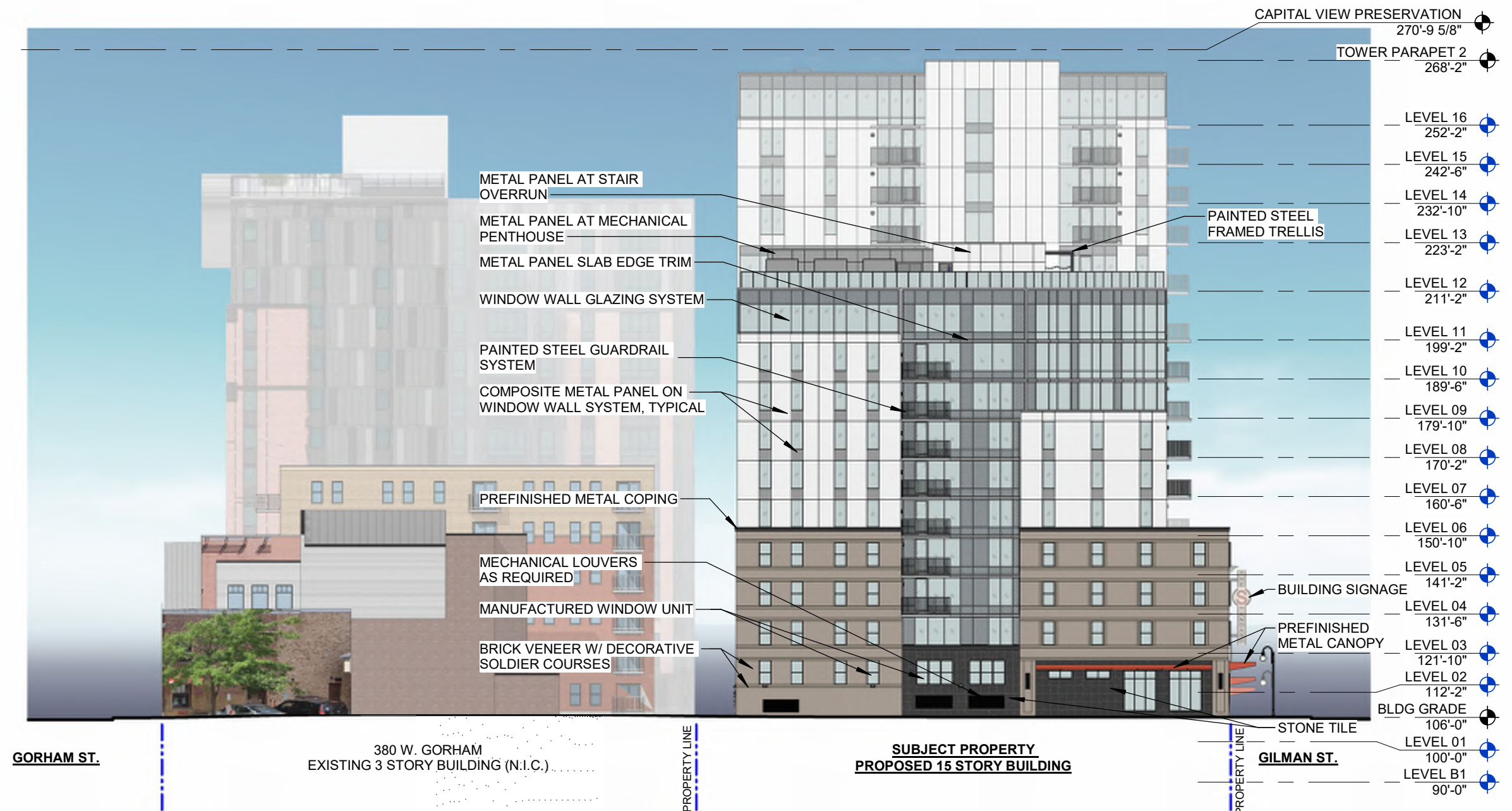
1" = 30'-0"



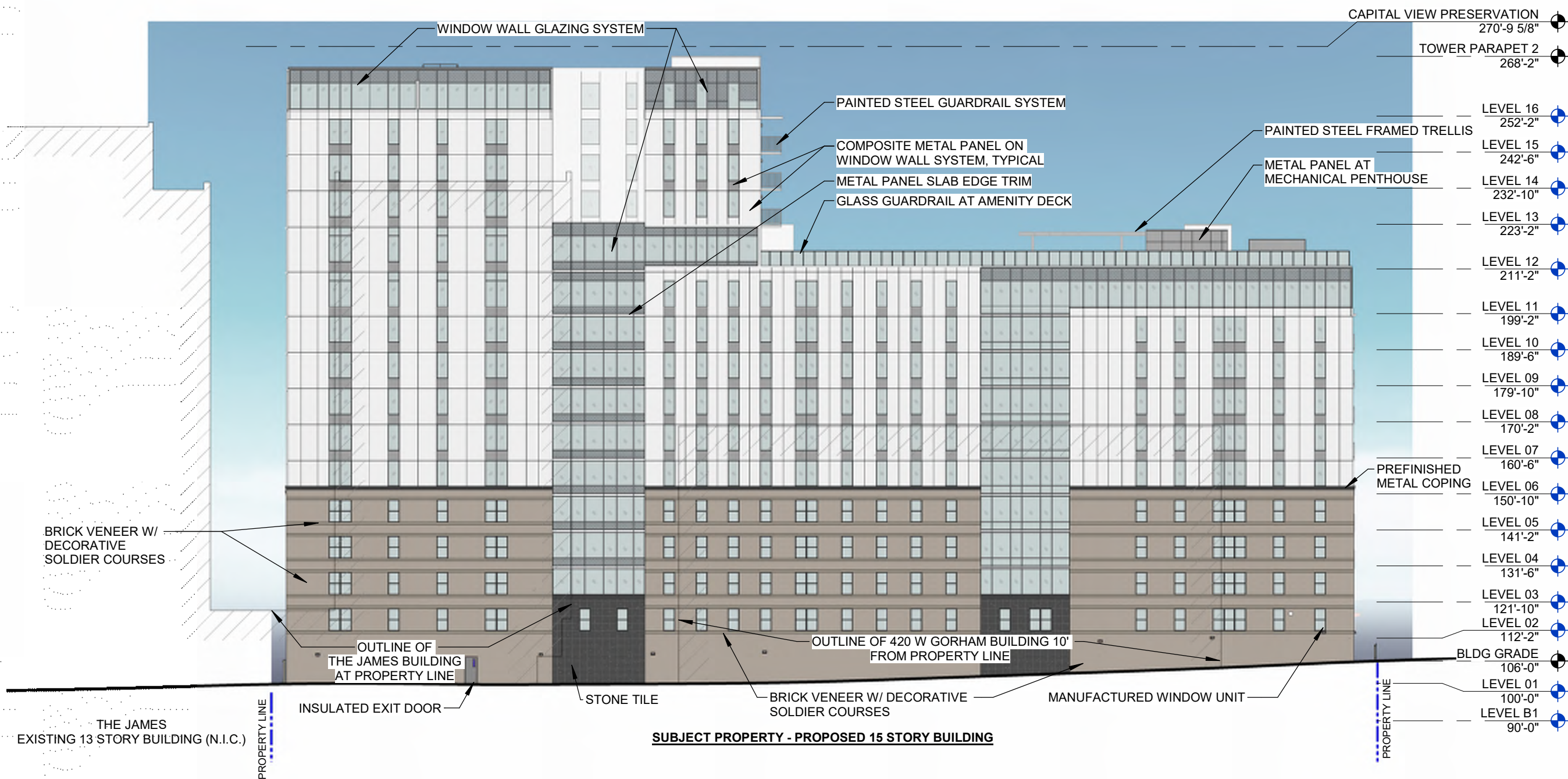
01.13.2026











# THE STANDARD

411 W. GILMAN ST, MADISON, WI

SOUTHEAST EXTERIOR ELEVATION

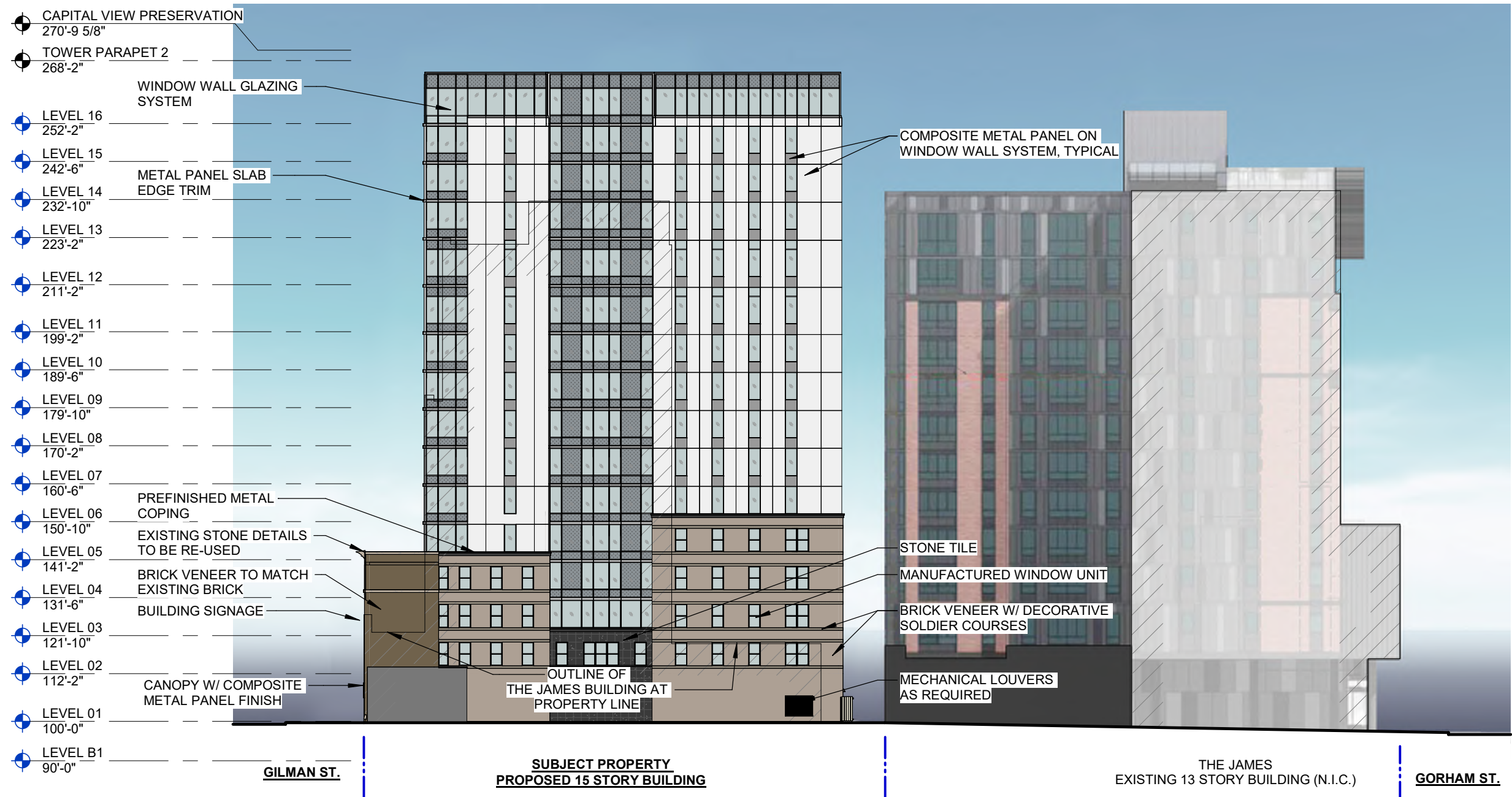
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01.13.2026







# THE STANDARD

411 W. GILMAN ST, MADISON, WI

SOUTHWEST EXTERIOR ELEVATION

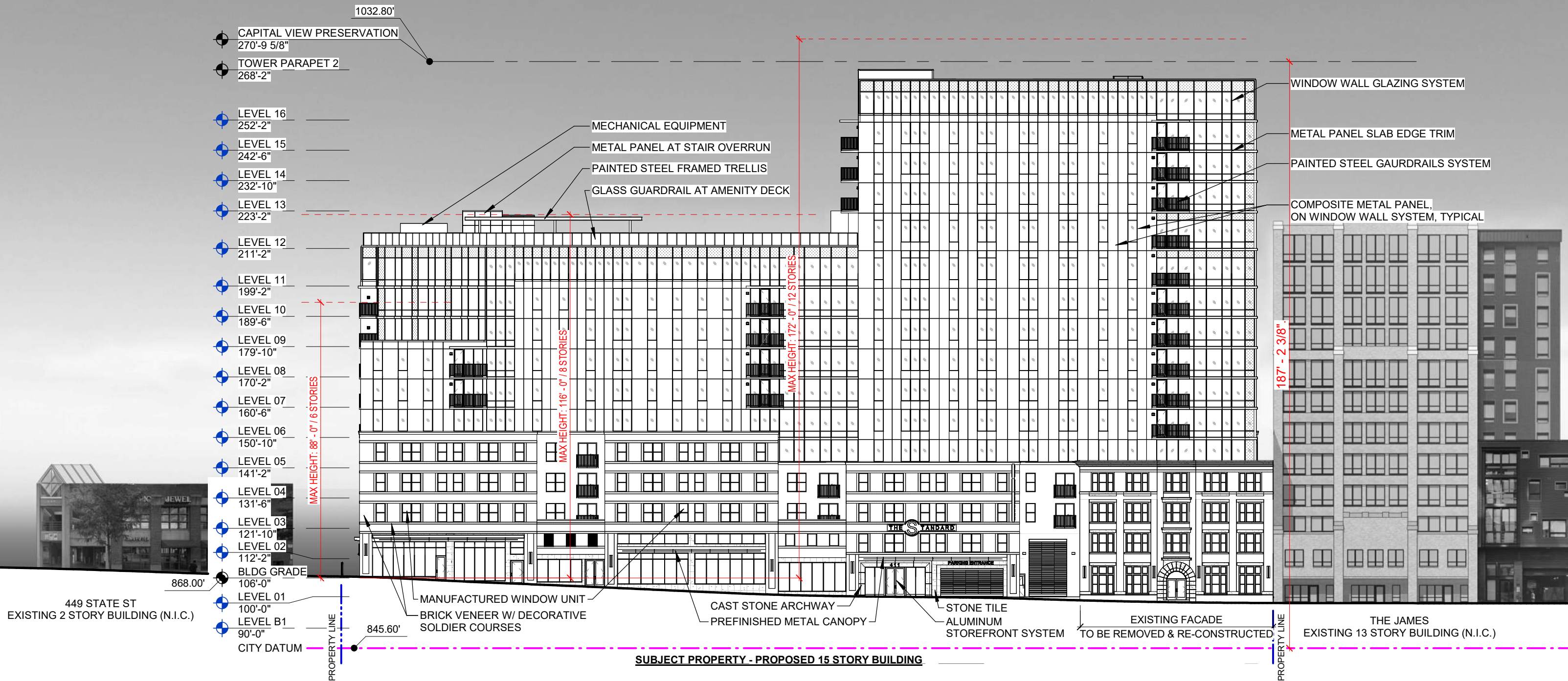
1" = 30'-0"



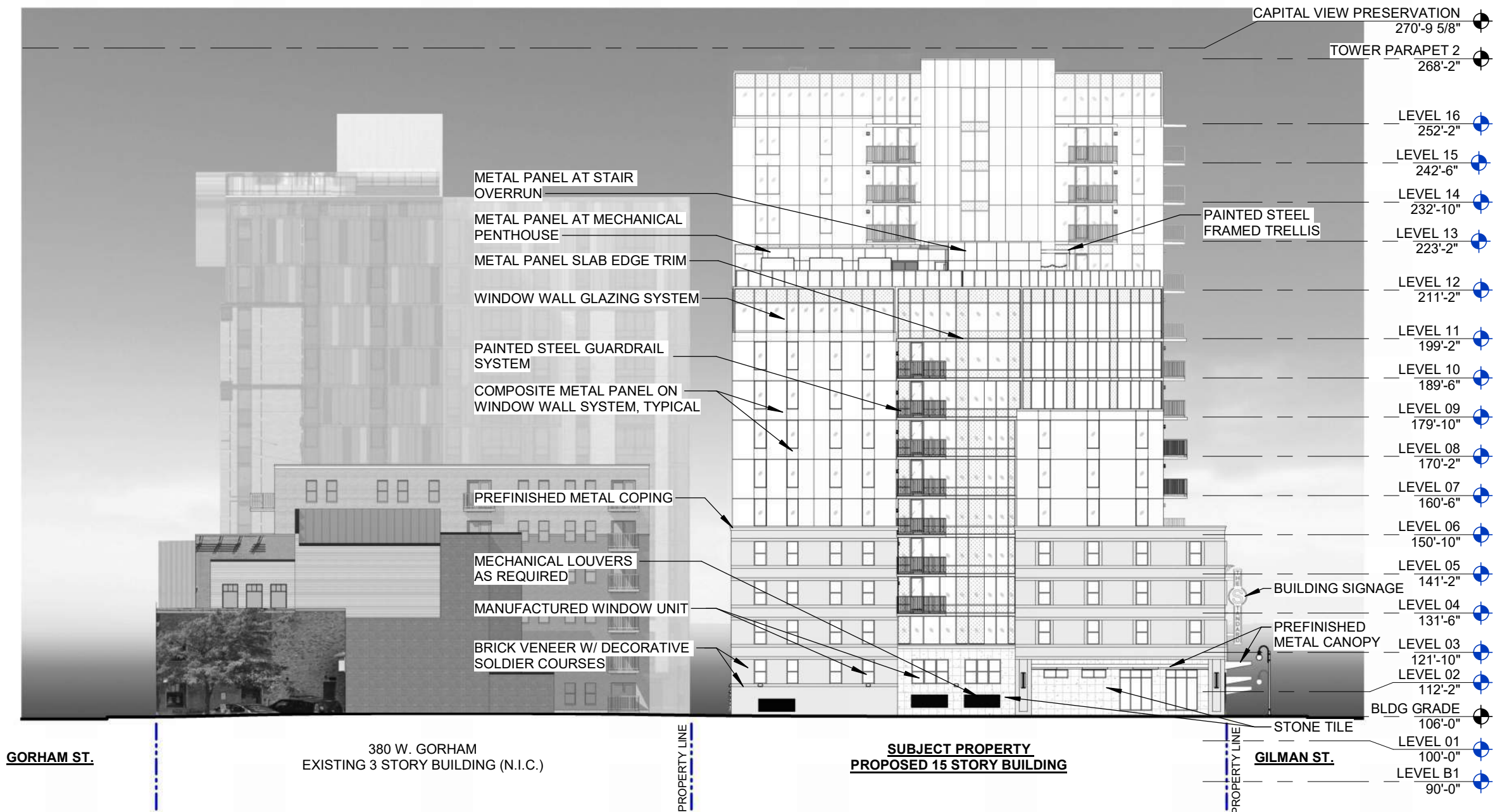
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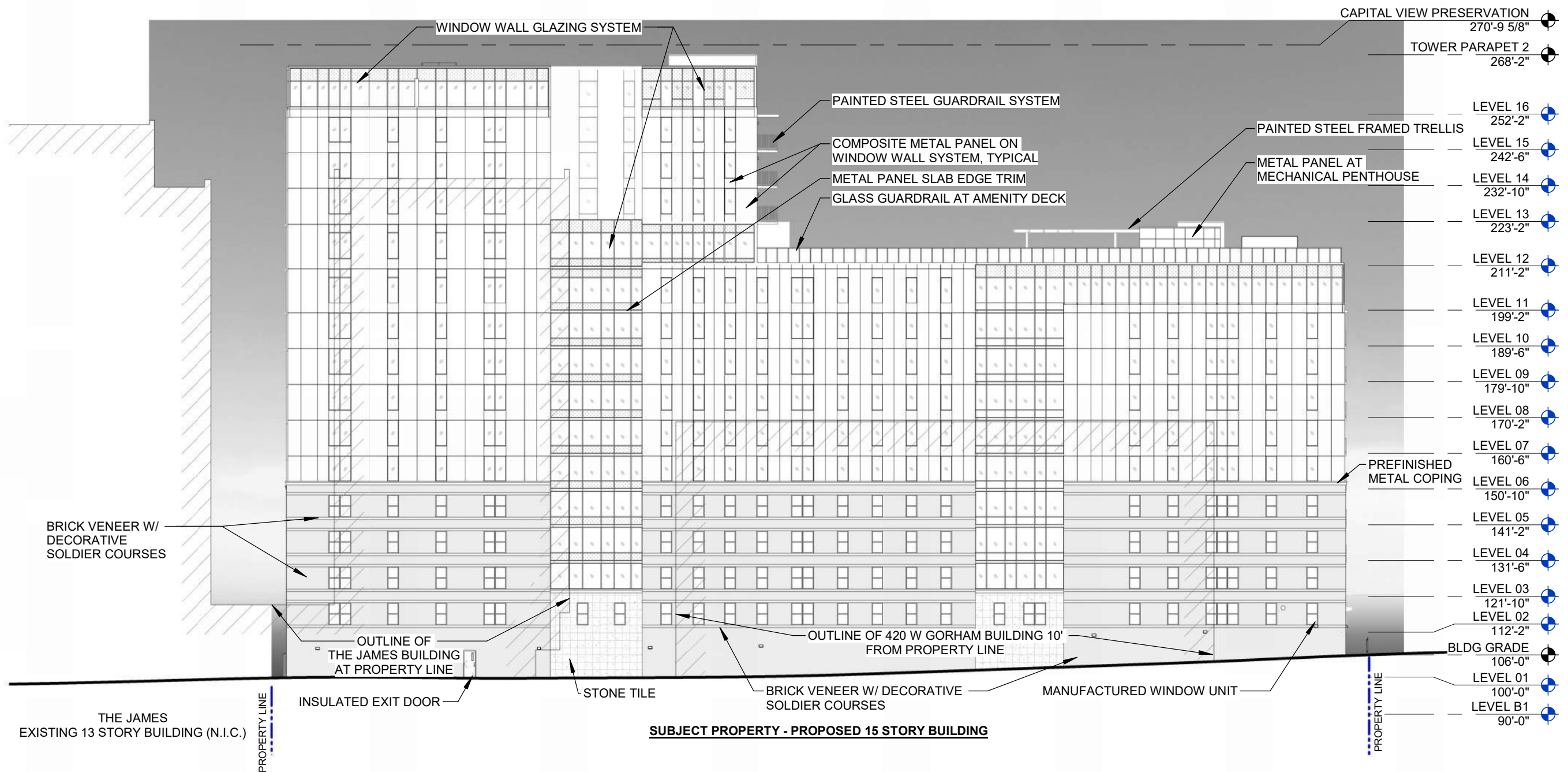












# THE STANDARD

411 W. GILMAN ST, MADISON, WI

**SOUTHEAST EXTERIOR ELEVATION**

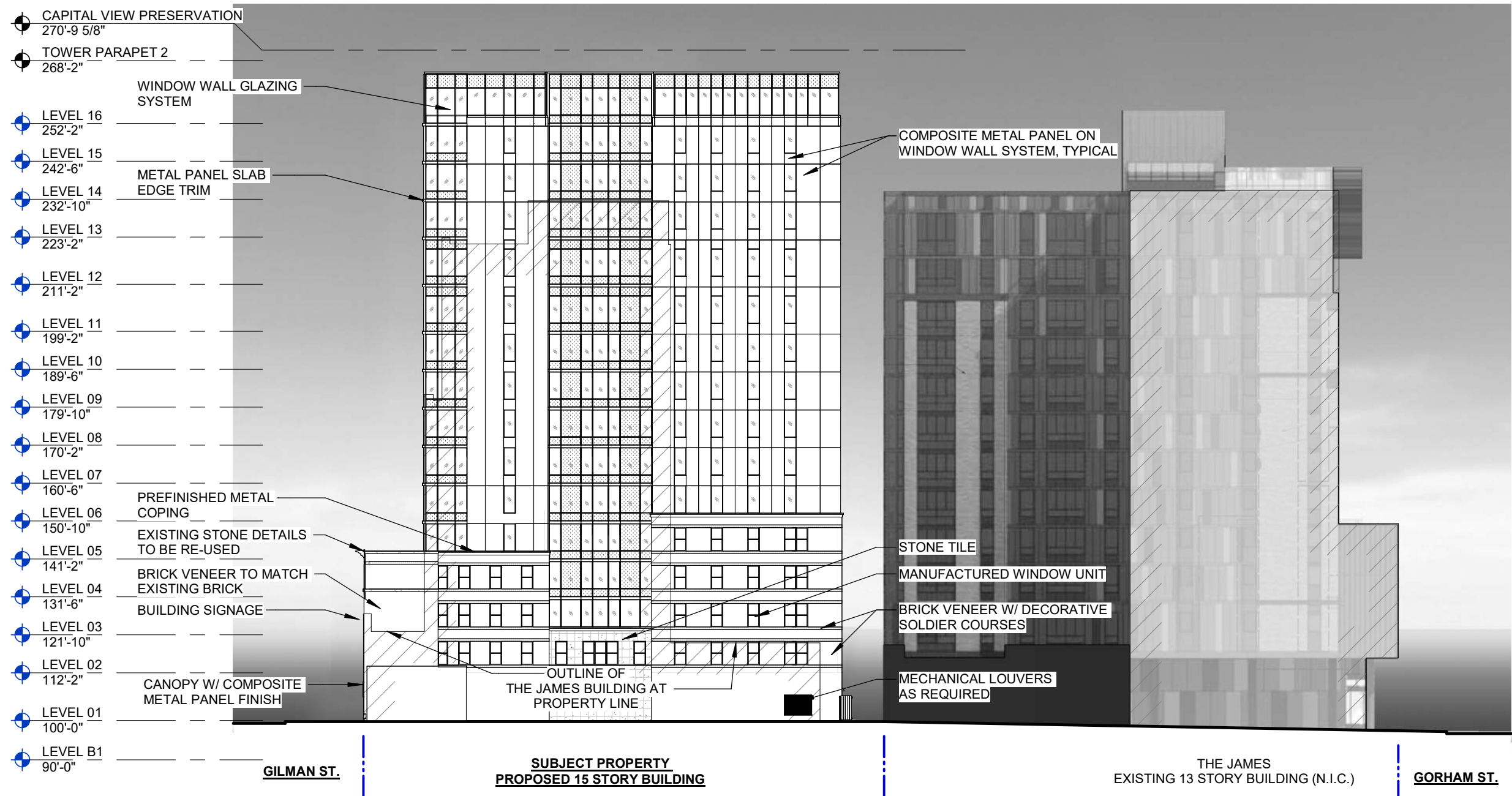
1" = 30'-0"



01.13.2026





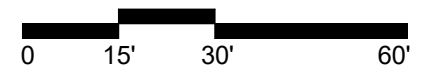


# THE STANDARD

411 W. GILMAN ST, MADISON, WI

SOUTHWEST EXTERIOR ELEVATION

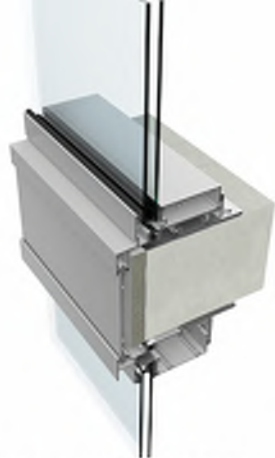
1" = 30'-0"



01.13.2026







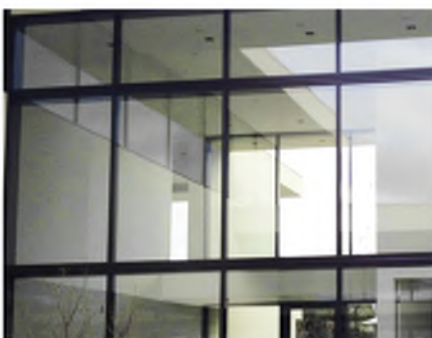
WINDOW WALL SYSTEM  
ANODIZED ALUMINUM FRAMES  
WITH CLEAR LOW-E GLASS



CLEAR GLASS GUARDRAIL  
(AT ROOFTOP AMENITY DECK)



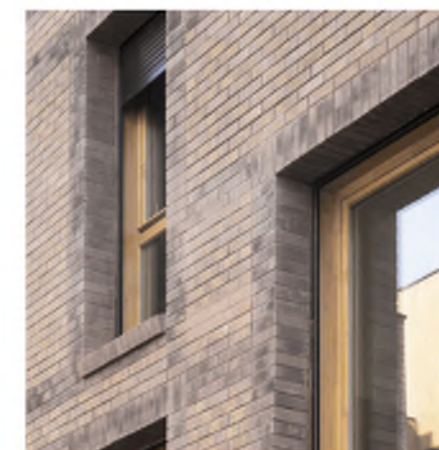
BLACK METAL GUARDRAIL  
(AT BALCONIES)



BLACK STOREFRONT FRAMES  
CLEAR LOW-E GLASS



COMPOSITE METAL PANEL,  
OFF-WHITE & SILVER GRAY  
(LEVELS 5-15)



TWO TONE BRICK -  
LIGHT TAN RUNNING BOND W/  
LIGHT BROWN SOLDIER COURSES  
(LEVELS 1-4)



433 W GILMAN BRICK FACADE  
TO BE RE-CONSTRUCTED

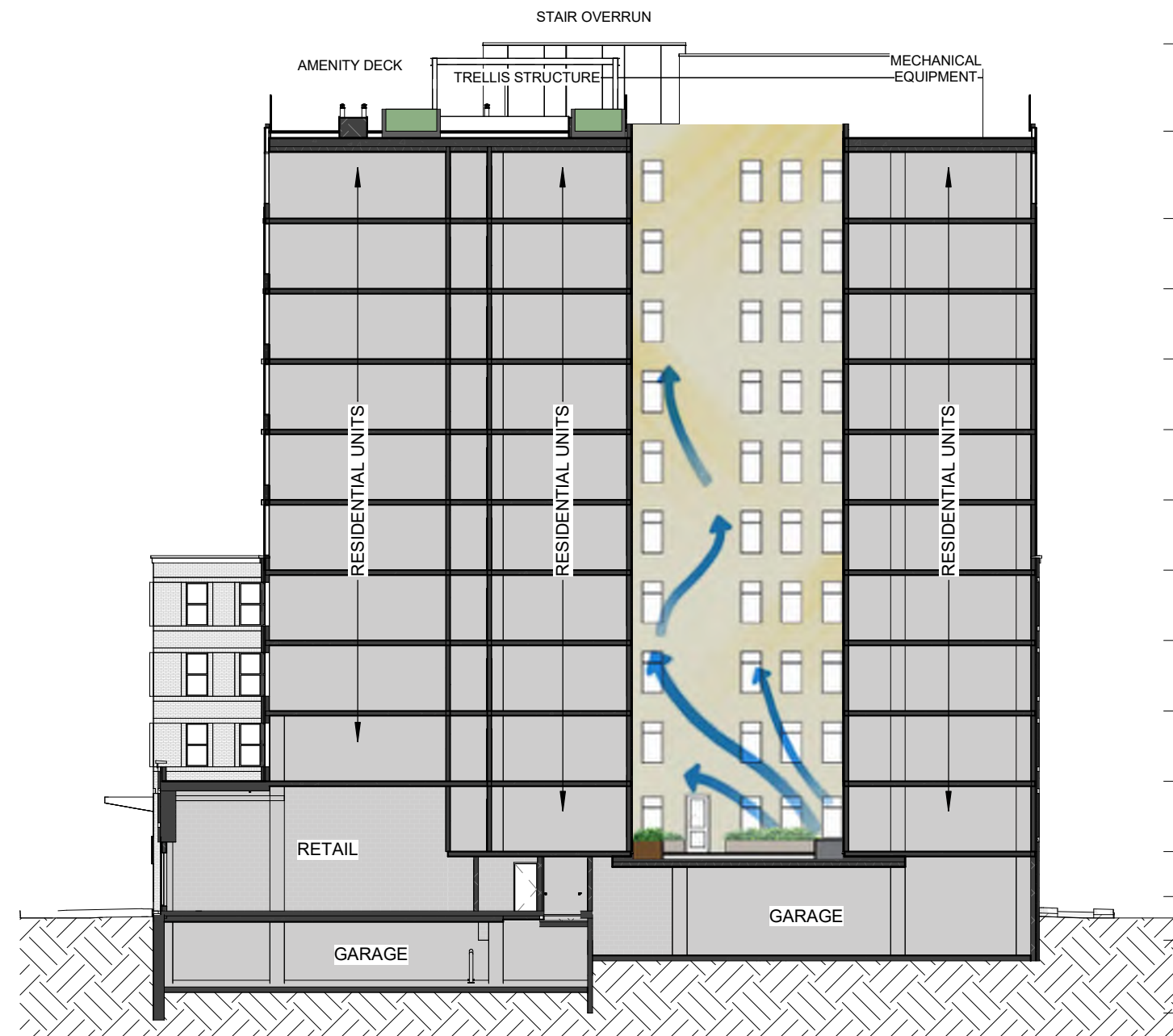


























CONCEPTUAL RENDERING - EXAMPLE COURTYARD PLAN



- LEVEL 16  
252'-2" 
- LEVEL 15  
242'-6" 
- LEVEL 14  
232'-10" 
- LEVEL 13  
223'-2" 
- LEVEL 12  
211'-2" 
- LEVEL 11  
199'-2" 
- LEVEL 10  
189'-6" 
- LEVEL 09  
179'-10" 
- LEVEL 08  
170'-2" 
- LEVEL 07  
160'-6" 
- LEVEL 06  
150'-10" 
- LEVEL 05  
141'-2" 
- LEVEL 04  
131'-6" 
- LEVEL 03  
121'-10" 
- LEVEL 02  
112'-2" 
- BLDG GRADE  
106'-0" 
- LEVEL 01  
100'-0" 
- LEVEL B1  
90'-0" 





SPRING 10 AM



SPRING 12 PM



SPRING 4 PM



SUMMER 10 AM



SUMMER 12 PM



SUMMER 4 PM



WINTER 10 AM



WINTER 12 PM



WINTER 4 PM



411 W. GILMAN ST.  
MADISON, WI

SHADOW STUDIES - EXISTING SITE

01.13.2026







SPRING 10 AM



SPRING 12 PM



SPRING 4 PM



SUMMER 10 AM



SUMMER 12 PM



SUMMER 4 PM



WINTER 10 AM



WINTER 12 PM



WINTER 4 PM

SHADOW STUDIES - PROPOSED SITE



411 W. GILMAN ST.  
MADISON, WI

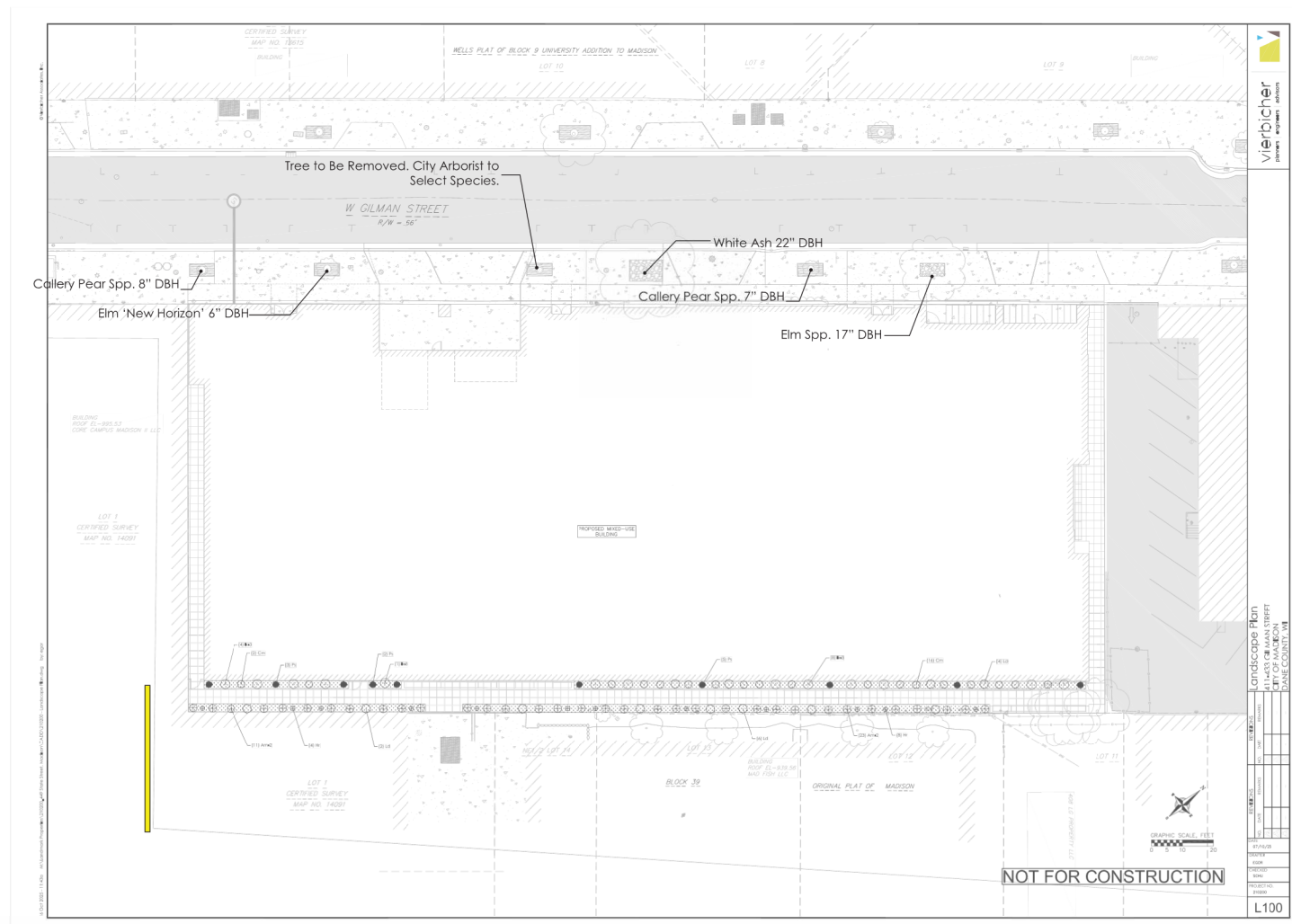
01.13.2026





PROPOSED SITE PLANTS

- 1 - Aronia melanocarpa 'Groundhug' / Groundhug Chokeberry
- 2 - Ceanothus americanus / New Jersey Tea
- 3 - Diervilla lonicera / Bush Honeysuckle
- 4 - Ilex glabra 'Gembox' / Gembox Inkberry
- 5 - Pinus mugo 'Slowmound' / Slowmound Mugo Pine
- 6 - Heuchera richardsonii / Prairie Alum Root
- 7 - Aquilegia canadensis / Eastern Columbine
- 8 - Carex bromoides / Brome-like Sedge
- 9 - Carex pensylvanica / Oak Sedge
- 10 - Sedum ternatum / Wild Stonecrop
- 11 - Viola sororia / Woolly Blue Violet



411-433 Gilman Street Landscape Concept Plan

City of Madison  
January 13th, 2026





PEDESTRIAN VIEW AT RETAIL



PEDESTRIAN VIEW AT MAIN ENTRANCE



THE STANDARD  
411 W. GILMAN ST, MADISON, WI

PEDESTRIAN RENDERINGS AT NIGHT

01.13.2026







**THE STANDARD**  
411 W. GILMAN ST, MADISON, WI

CONCEPTUAL RENDERING FROM WEST AT NIGHT

01.13.2026







THE STANDARD  
411 W. GILMAN ST, MADISON, WI

CONCEPTUAL RENDERING FROM NORTH AT  
NIGHT

01.13.2026





LIGHT FIXTURE SCHEDULE									
<b>GENERAL NOTES:</b> A. CATALOG NUMBER INDICATES BASIC FIXTURE TYPE REQUIRED FOR THIS PROJECT AND MAY NOT BE COMPLETE. VERIFY WITH MANUFACTURER TO INCLUDE ALL OPTIONS AND ACCESSORIES REQUIRED FOR THIS INSTALLATION. B. ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING FIXTURE LOCATIONS, MOUNTING, AND REQUIREMENTS WITH ARCHITECTURAL PLANS, SECTIONS, ELEVATIONS, AND REFLECTED CEILING PLANS PRIOR TO ORDERING FIXTURES. C. ALL FINISHES SHALL BE VERIFIED WITH THE ARCHITECT PRIOR TO ORDERING FIXTURES. FINISH SELECTION TO BE FROM MANUFACTURER'S STANDARD FINISHES UNLESS NOTED OTHERWISE. FINISHES SHALL BE VERIFIED AT THE TIME OF SHOP DRAWING SUBMITTAL. D. SEE SPECIFICATIONS FOR EXTRA MATERIALS REQUIRED FOR LIGHT FIXTURES. E. SAMPLES OF ALL FIXTURES SHALL BE AVAILABLE AT THE ENGINEERS REQUEST DURING SHOP DRAWING REVIEW. F. COORDINATE THE COMPATIBILITY OF DIMMING WITH SPECIFIED CONTROLS. DIMMING SHALL BE ACCOMPLISHED WITH NO VISIBLE FLICKER. G. EQUALS ARE ACCEPTABLE AND WILL BE REVIEWED AS PART OF THE SHOP DRAWING PROCESS.									
TYPE	DESCRIPTION	VOLT	LAMPS		VA / FIXT.	MANUFACTURER	CATALOG NUMBER	NOTES	TYPE
			TYPE	QTY / FIXT.					
S1	4" TALL LED BOLLARD, CAST ALUMINUM HOUSING, FROSTED POLYCARBONATE LENS, IP65 RATED, C4 CORROSION RESISTANCE, 0-10V DIMMING, FINISH TO BE SELECTED BY ARCHITECT.	UNIV	LED, 845 LUMENS, 3000K, 90 CRI	N/A	15	F.L LIGHTING	US7002-XX-C4-930-W-V		S1
S2	SAME AS S1 BUT WALL MOUNTED.	UNIV	LED, 845 LUMENS, 3000K, 90 CRI	N/A	15	F.L LIGHTING	US7002-XX-C4-930-W-V		S2
T1	3" ROUND LED FLOOD LIGHT, ALUMINUM HOUSING, ANGLED GLARE SHIELD, WET LOCATION RATED, 60 DEGREE DISTRIBUTION, 0-10V DIMMING, FINISH TO BE SELECTED BY ARCHITECT.	120V	LED, 950 LUMENS, 3000K	N/A	12	HEVI LITE	HL-915-XX-15-30-WFL-12-GL-915		T1

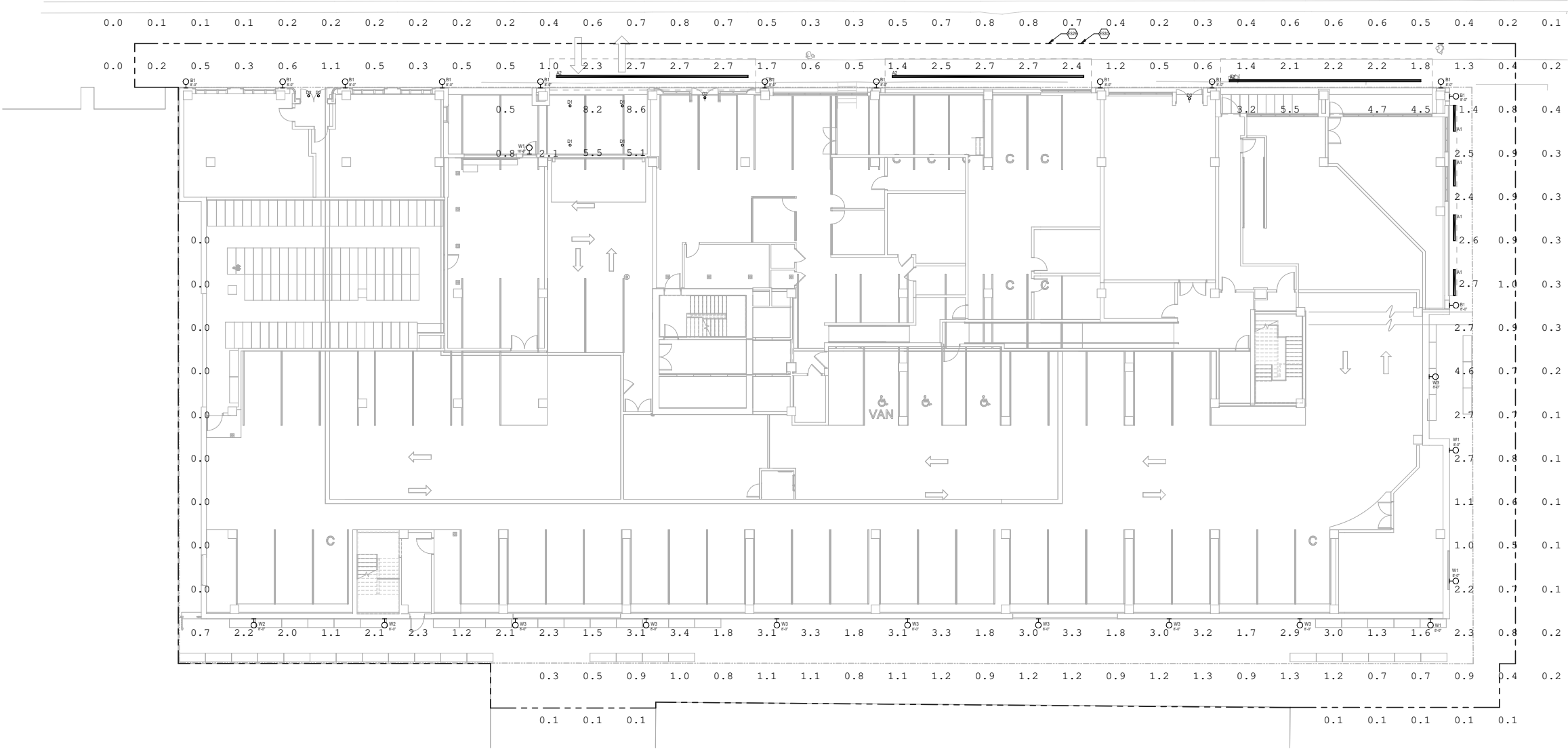
**GENERAL NOTES:**

- A. LIGHTING LEVELS SHOWN ARE MAINTAINED. LIGHT LOSS FACTOR OF 0.90 WAS USED TO ACCOUNT FOR DIRT AND LUMEN DEPRECIATION.  
B. MOUNTING HEIGHTS SHOWN ARE TO BOTTOM OF FIXTURE.

**KEYNOTES:**

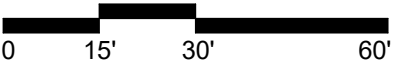
- ES29 LIGHT LEVELS EXCEED 0.5 FC ON THE NORTH PROPERTY LINE TO MAINTAIN MINIMUM AVERAGE OF 1 FC FOR EGRESS LIGHTING.  
ES30 PROPERTY LINE CALCULATIONS SHOWN 10' BEYOND PROPERTY LINE OR AT ADJACENT BUILDING, WHICHEVER IS CLOSER PER MADISON, WISCONSIN - CODE OF ORDINANCES SECTION 29.36(3)(a).

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
East Egress	Illuminance	Fc	2.16	5.0	0.9	2.40	5.56
East Prop Line	Illuminance	Fc	0.36	0.5	0.2	1.80	2.50
North Egress	Illuminance	Fc	2.43	9.7	0.3	8.10	32.33
North Prop Line	Illuminance	Fc	0.93	1.9	0.2	4.65	9.50
Site	Illuminance	Fc	0.51	8.6	0.0	N.A.	N.A.
South Egress	Illuminance	Fc	2.00	5.0	0.0	N.A.	N.A.
South Prop Line	Illuminance	Fc	0.26	0.5	0.0	N.A.	N.A.
West Prop Line	Illuminance	Fc	0.03	0.3	0.0	N.A.	N.A.



THE STANDARD  
411 W. GILMAN ST, MADISON, WI

**EXTERIOR LIGHTING - PHOTOMETRIC PLAN**



01.13.2026

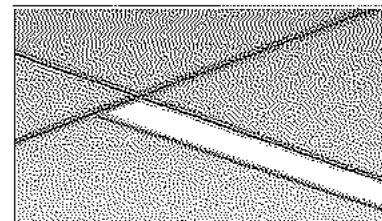




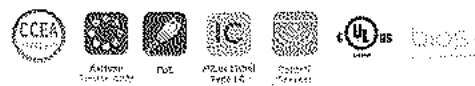




## RECESSED MOUNT



### Summary



Project .....  
 Type .....  
 Notes .....

PERFORMANCE PER LINEAR FOOT AT 3500K				
GEOMETRY	DOWN CATCHER	WATTAGE	LMF	LMF/INCH
0000 100" H		3.5 W/IN	115 lm/ft	50
50 100" H		7.5 W/IN	206 lm/ft	101
50 100" H		7.5 W/IN	200 lm/ft	92
50 100" H		7.5 W/IN	197 lm/ft	90
50 100" H		7.5 W/IN	194 lm/ft	88
50 100" H		7.5 W/IN	191 lm/ft	86
50 100" H		7.5 W/IN	188 lm/ft	84
50 100" H		7.5 W/IN	185 lm/ft	82
50 100" H		7.5 W/IN	182 lm/ft	80
50 100" H		7.5 W/IN	179 lm/ft	78
50 100" H		7.5 W/IN	176 lm/ft	76
50 100" H		7.5 W/IN	173 lm/ft	74
50 100" H		7.5 W/IN	170 lm/ft	72
50 100" H		7.5 W/IN	167 lm/ft	70
50 100" H		7.5 W/IN	164 lm/ft	68
50 100" H		7.5 W/IN	161 lm/ft	66
50 100" H		7.5 W/IN	158 lm/ft	64
50 100" H		7.5 W/IN	155 lm/ft	62
50 100" H		7.5 W/IN	152 lm/ft	60
50 100" H		7.5 W/IN	149 lm/ft	58
50 100" H		7.5 W/IN	146 lm/ft	56
50 100" H		7.5 W/IN	143 lm/ft	54
50 100" H		7.5 W/IN	140 lm/ft	52
50 100" H		7.5 W/IN	137 lm/ft	50
50 100" H		7.5 W/IN	134 lm/ft	48
50 100" H		7.5 W/IN	131 lm/ft	46
50 100" H		7.5 W/IN	128 lm/ft	44
50 100" H		7.5 W/IN	125 lm/ft	42
50 100" H		7.5 W/IN	122 lm/ft	40
50 100" H		7.5 W/IN	119 lm/ft	38
50 100" H		7.5 W/IN	116 lm/ft	36
50 100" H		7.5 W/IN	113 lm/ft	34
50 100" H		7.5 W/IN	110 lm/ft	32
50 100" H		7.5 W/IN	107 lm/ft	30
50 100" H		7.5 W/IN	104 lm/ft	28
50 100" H		7.5 W/IN	101 lm/ft	26
50 100" H		7.5 W/IN	98 lm/ft	24
50 100" H		7.5 W/IN	95 lm/ft	22
50 100" H		7.5 W/IN	92 lm/ft	20
50 100" H		7.5 W/IN	89 lm/ft	18
50 100" H		7.5 W/IN	86 lm/ft	16
50 100" H		7.5 W/IN	83 lm/ft	14
50 100" H		7.5 W/IN	80 lm/ft	12
50 100" H		7.5 W/IN	77 lm/ft	10
50 100" H		7.5 W/IN	74 lm/ft	8
50 100" H		7.5 W/IN	71 lm/ft	6
50 100" H		7.5 W/IN	68 lm/ft	4
50 100" H		7.5 W/IN	65 lm/ft	2

Please consult factors for column 4 above on depth and wedge.

Please provide the factory's or custom length output and weight.

## Ordering Guide

B2SQLED						
PRODUCT ID	NOM. LUMENS/FT	CRI	COLOR TEMP. (choose one)		SHIELDING	
B2SQRED Processed LED	300-300 lm/ft - min 760-760 lm/ft - max per foot GZ, RW, WW, ASD*	80-90 CRI*	27-2700 K 30-3000 K 35-3500 K 40-4000 K 830-3000 K - BIOS <sup>†</sup> 835-3500 K - BIOS <sup>†</sup> 840-4000 K - BIOS <sup>†</sup>	TW2750 2700-3000°K - Tumble White TW2765 3700-6500°K - Tumble White BTW3527 3500-2700°K - Tumble BIOS BTW4027 4000-2700°K - Tumble BIOS	SO spotlight lens #FBL Black flat blade louver WFLB white flat blade louver FBLK grey flat blade louver O2SG "O2S" Glo lens UB ultra beam lens* 1M 1" SkopLens, lum. and cap ASD Asymmetric (flush only) BW Bouncing (flush only) NW Narrow (flush only) GZ Graze (flush only) WW Wallwash (flush only) RFA room fill asymmetric	
	100 LM/FT				Colors from the Illuminix® and BiLux® Control Library for color lens	

\* Colors shown listed here are available.

\* A 3000K max. temp. for GZ, RW, WW and ASD

\* Control Library for outputs, outputs of the listed range

\* Control Library for non-temperature controlled LEDs

\* If available with BIOS.

Colors shown listed here are non-temperature controlled LEDs.  
Control BIOS cards for more information on BIOS and colors

LENGTH	MR (OPTIONAL)	FINISH	VOLTAGE	DRIVER	CIRCUITS
2' 2"	DMLED (#) downlight module	W white	120-120 V	DP dimming (0-10V) 1% LT (#) cut-off	1 1 circuit
3' 3"	LED	BLK black	277 277 V	B1 bi-level dimming	2 2 circuits
4' 4"		C custom	347 347 V	C1 (#) other**	+E1 (#) emergency circuit*
5' 5"			UNV universal		+NL1 (#) night light circuit*
6' 6"	A1		DC low voltage	DPS (STC) dimming 10-10V 1% wks pds*	+GTD (#) generator transfer device*
8' 8"				DPS (DYN) Reddimming™ 100%-50% wks pds*	+M MR
12' 12"	A2			TW (#) tunable white drivers*	
SL system rms				POE (#) POE drivers*	
44 FT					

\* See page 2 for dimming system  
\*\* Please consult factory, see page 2

A.M.C.T. products. Specify quantity  
Separate details included.  
Revisions 12/01 rev 277  
Available in increments of one. Minimum one (1) unit.  
For dimming modules and for the details  
visit our website at [www.a1c.com](http://www.a1c.com).

MOUNTING		OTHER (OPTIONAL)	OTHER (OPT.)	IC CONTROLS (OPT.)	CUSTOM (OPT.)
<b>TB5</b>	1-bar 3/16"	<b>B(4)</b> battery pack (integral)	<b>FW</b> flex whip (6' std.) *	<b>DS(4)</b> daylight sensor	<b>C</b> custom
<b>TR15</b>	1-bar 15/16"		<b>CP</b> Chicago planter	<b>OS(4)</b> occupancy sensor	
<b>ST</b>	screw slot 1-bar			<b>DOS(4)</b> daylight & occupancy sensor	
<b>TE9</b>	regular 9/16"			<b>WC(4)</b> wireless control dimming	
<b>TG15</b>	regular 15/16"				
<b>DF</b>	drywall flange				
<b>D</b>	drywall flangeless				
<b>DS</b>	drywall spackle flange				
<b>DB</b>	drywall clip through bracket				
Minimum 4" clearance below fixture 24" available with 347C		* Other lengths available; please consult factory		Specify quantity, Roper's 8" stand Specify quantity, controls, occupancy sensor, dimmer Consult factory for available options Not recommended; use wiring cage for in-hole wall; Roper's 8" stand	

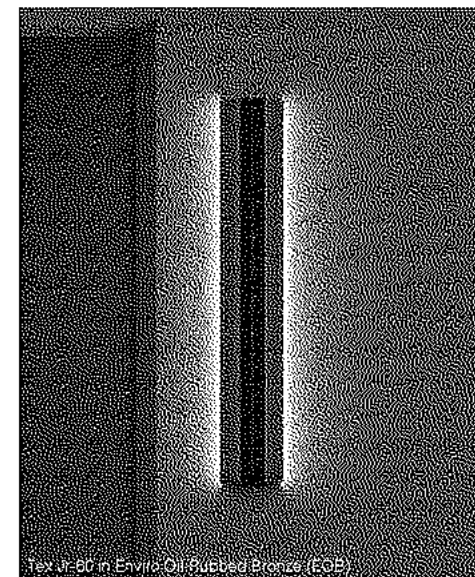
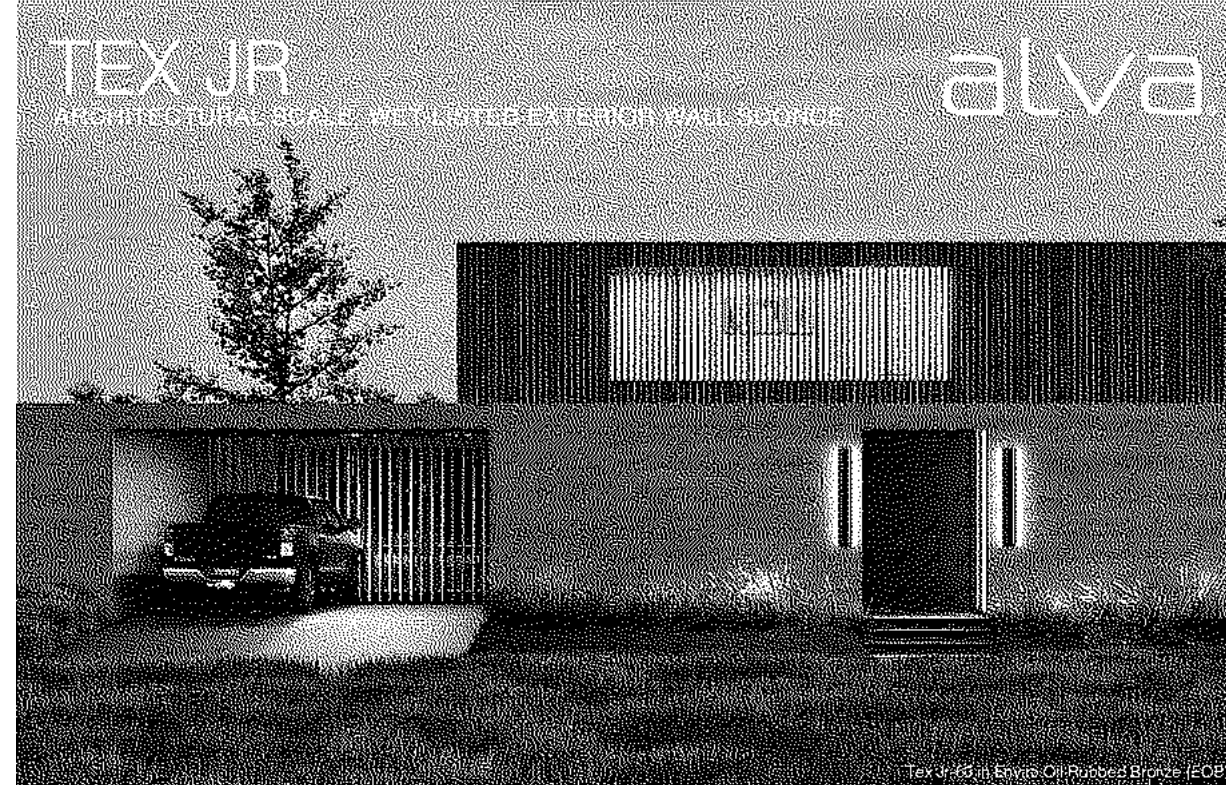
ProQuest design and development is an ongoing process and we are working with a number of other academic institutions to contact you for the latest product information.

1711  
September 26, 2018

## REFERENCES

© 2015 Wright Lighting Inc.  
1 800 263.2947  
[T] 541.548.6272

**axis**  
axisishelping.com



<b>APPLICATIONS</b>	Decorative lighting for exterior and interior use. Ranking floors, on columns, on building facades, between windows, corridors, and elevator lobbies.
<b>SIZES</b>	<ul style="list-style-type: none"> <li>18" H x 7" W x 4"D, 2 lbs</li> <li>30" H x 9" W x 4"D, 12 lbs</li> <li>60" H x 9" W x 4"D, 26 lbs</li> </ul>
<b>MOUNTING</b>	<ul style="list-style-type: none"> <li>Adjust 3/4" or 4" at center or end of fixture</li> <li>Steel mounting system with flangeing plate and cover with rubber gaskets between the junction box and mounting plate</li> <li>Can be mounted vertically or horizontally</li> </ul>
<b>SPECIFICATIONS</b>	<ul style="list-style-type: none"> <li>High efficiency, fully integrated proprietary LED module</li> <li>IP65 Rated</li> <li>120-277V Input</li> <li>100,000+ hours rated life time</li> <li>10 Year Limited Warranty (excludes shade)</li> <li>FDA 24 Compliant</li> <li>ADA Compliant</li> </ul>
<b>LAMPING</b>	<ul style="list-style-type: none"> <li>20 CRI minimum, 100 CRI typical</li> <li>3000K, 3500K, 4000K standard</li> <li>Tex 3: 35W, 3500 delivered lumens</li> <li>Tex 3: 30W, 325 delivered lumens</li> <li>Tex 3: 60W, 375W, 1821 delivered lumens</li> <li>4-10V Dimming (10%-100%)</li> </ul>
<b>CONSTRUCTION</b>	Extruded steel (shade): Heavy gauge aluminum with industrial powder coat finish and high impact acrylic

ALVALIGHT.COM P: 510 993 0898

SPECIFICATIONS SUBJECT TO CHANGE - REVISED JUNE 2024



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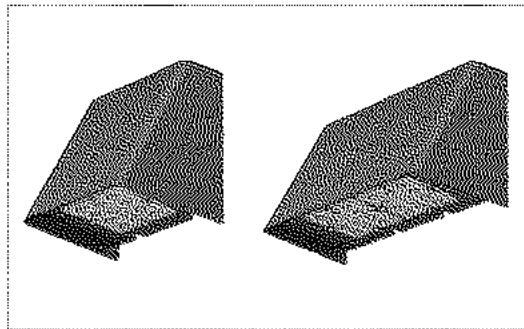
### EXTERIOR LIGHTING - FIXTURES A1, A2 & B1



01.13.2026



Project	Catalog #	Type
Prepared by	Notes	Date



#### Interactive Menu

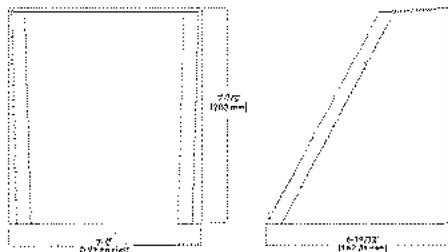
- [Ordering Information](#) page 2
- [Product Specifications](#) page 2
- [Optical Configurations](#) page 3
- [Energy and Performance Data](#) page 4
- [Control Options](#) page 6

#### Quick Facts

- Available in small and medium housing sizes
- Choice of 5 optical distributions:
- 11 lumen packages from 750 up to 13,500
- Efficacies up to 169 lumens per watt

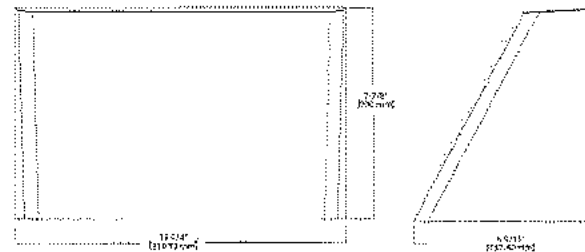
#### Dimensional Details

**PB1**  
Net Weight: 5.0 lbs (2.7 kg)



**NOTE:**  
1. View information dependent on view to confirm installation. Not all product variations are fully qualified.  
2. IDA Certified for 0-10V CCT and warmer only.

**PB2**  
Net Weight: 10.6 lbs (4.8 kg)



## McGraw-Edison GKO Gekko

### Wall Mount Luminaire

#### Product Features



#### Product Certifications



#### Connected Systems

- WaveLinX PRO Wireless
- WaveLinX LITE Wireless

## McGraw-Edison

## GKO Gekko

### Ordering Information

SAMPLE NUMBER: **GKO-PB2A-740-U-T3-BK**

Product Family	Light Engine	Light Output	Color Temperature	Version	Installation	Finish
GKO-Gekko Wall Luminaire	PB-Min 1-LER Light Square	1-Small 1 Square 2-Medium 2 Squares 3-Large 3 Squares 4-Small 1 Square 5-Medium 2 Squares 6-Large 3 Squares	A-Output Level 1 B-Output Level 2 C-Output Level 3 D-Output Level 4 E-Output Level 5 F-Output Level 6	722-70 CRI, 2200K CCT 722-70 CRI, 2700K CCT 738-70 CRI, 5000K CCT 740-70 CRI, 6000K CCT 756-70 CRI, 5000K CCT AME-Ambient 5000K	W1-W2 W1, W2 W3	T1-Type I T2-Type II T3-Type III T4-Type IV T5-Type V
AP-Grey BK-Black BR-Black DM-Domestic Preference NW-New White						

Product Family	Light Engine	Light Output	Color Temperature	Version	Installation	Finish
F-Single Fused (120, 277 or 247, Specify Voltage) FF-Flexible Fused (226, 246 or 483, Specify Voltage) 20MSP-20 Watt 24V MOSFET Super Protective Device 20K-Sensors, 23V to 144V Tuned Surge Protective Device 2L-Two Circuits CNP-Canopy Pack, Cold Weather Rated, CEC Compliant PBD-PBD-Battery Pack, Cold Weather Rated, CEC Compliant WSS-Wall Mounting System (Mouse Side Shrink) HLS-High Ambient CC-Coastal Construction						
SPD-Button Type Photocontrol (120, 226, 246 or 277V. Must Specify Voltage) FAC-FAC-Adjustable Dimming Control SPB-Sensor Type Occupancy Sensor with Bluetooth Interface, 10' Mounting SPB2-Dimming Occupancy Sensor with Bluetooth Interface, 10' Mounting M/D/M-Low Motion Sensor for Dimming Operation, 20' Mounting M/D/M-L2-Motion Sensor for Dimming Operation, 20' Mounting WPS-WaveLine Pro, SR Driver, Dimming Motion and Daylight, WAC Programmable, 7-15' Mounting WPS-WaveLine Pro, SR Driver, Dimming Motion and Daylight, WAC Programmable, 15-40' Mounting WLS-WaveLine Lite, SR Driver, Dimming Motion and Daylight, Bluetooth Programmable, 7-15' Mounting WLS-WaveLine Lite, SR Driver, Dimming Motion and Daylight, Bluetooth Programmable, 15-40' Mounting						
PBS-PBS-Mouse Side Shield (Single) PBS-PBS-Mouse Side Shield Kit (4 Pieces) CSH-100-Wireless Configuration Tool for MS/DIP MS125-125V Single Module Replacement						

Product Family	Light Engine	Light Output	Color Temperature	Version	Installation	Finish
NOTES:						
1. Output Level 6 not available with PFS.						
2. Recommended 300mm x 300mm ceiling and recessing size. Choose Output Level 1, supplied at 300mm for PB1, 600mm for PB2. Not available with 140 output. Exact luminaire notations available in LED Spec.						
3. Not available with PFS. Not available with 100 output, or 1000mm system in 2470 or 4070.						
4. Operates at 0°C to 40°C. Not available with 140 output.						
5. Coastal Construction (CC) option available for 100 output. Not available with 140 output.						
6. Smart Sense with visible indicator required in change system details. See controls section for details.						
7. Includes integral photo sensor.						
8. Not available with PFS at Output Level 1 and 2. Not available with other motion-sensing control options.						
9. One required per light square.						
10. Combination of CCT and output level not available with PFS at Output Level 1 and 2.						
11. When motion-sensing is selected, the luminaire must be installed in a PFS housing. PFS option is required for motion-sensing in PFS housing.						
12. The PFS housing configuration level is required to adjust perimeter voltage high and low modes. Perimeter, low, high, and more. Consult our lighting representative at Cooper Lighting Solutions for more information.						
13. Only product configurations with these designated options are built to be compliant with the Buy American Act of 1933 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to the BAA and TAA website for more information. Components shipped separately may be separately analyzed under domestic preference requirements.						
14. Only product configurations with these designated options are built to be compliant with the Buy American Act of 1933 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to the BAA and TAA website for more information. Components shipped separately may be separately analyzed under domestic preference requirements.						
15. Only product configurations with these designated options are built to be compliant with the Buy American Act of 1933 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to the BAA and TAA website for more information. Components shipped separately may be separately analyzed under domestic preference requirements.						
16. Not available with PFS at Output Level 1 and 2. Not available with other motion-sensing control options.						
17. Not available with PFS at Output Level 1 and 2.						

### Product Specifications

#### Construction

- Available in small (1-square) and medium (2-square) sizes
- Die-cast aluminum housing
- IP66 rated housing
- IK10 impact rated

#### Optics

- 104-ED square light engine
- 5 optical distributions
- IDA Certified (3000K CCT and warmer only)
- 2 versions of field-installable shielding for superior spill light control
  - Single-piece snap-on square shields (HSS)
  - Multiple-piece configurable vertical perimeter shielding (PFS)

#### Electrical

- Standard with 0-10V dimming
- Standard with 10kV surge device
- 10kV or 20kV surge protective options with series or parallel configurations
- 40°C to 40°C ambient temperature operating range with optional high ambient (HA) 50°C

#### Controls

- Luminaire available with the field adjustable dimming controller (FADC) to manually adjust wattage and reduce the total lumen output and light levels. Default setting is the highest position at the lumen output selected

#### Finish

- Housing finished in super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness
- 3800 hours per ASTM B117, with a scribe rating of 7 per ASTM D1654 for standard color finish
- Coastal Construction (CC) option available

#### Typical Applications

- Exterior wall, walkway

#### Compliance

- BAA domestic preference option meets BAA requirements. See DOMESTIC PREFERENCE team for more information.
- FHRIA and FTA agencies are utilizing their BAA rules for BABA compliance. Cooper's products with a BAA designation are manufactured in the US and utilize a BAA COTS exemption rule for compliance. To verify a configured product with specific accessories and options meet BABA Domestic Preference Requirements, submit this catalog number to Cooper Lighting Solutions team for validation by our Engineering and Manufacturing teams.
- Please refer to the DOMESTIC PREFERENCE website or consult the CLS Domestic Preferences team for more information. Components shipped separately may be separately analyzed under domestic preference requirements.

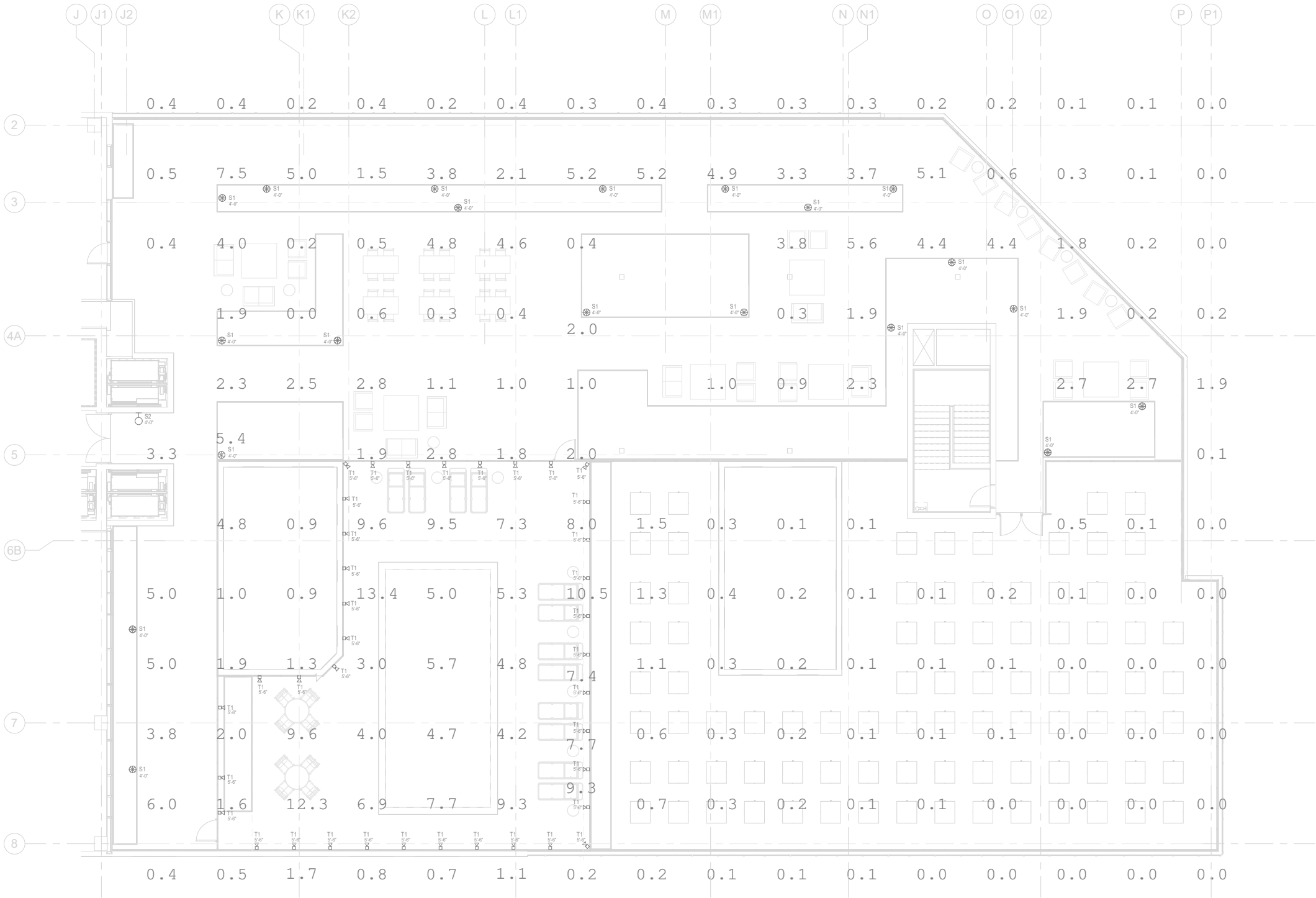
#### Warranty

- Five year limited warranty, consult website for details. [www.cooperlighting.com/warranty](http://www.cooperlighting.com/warranty)



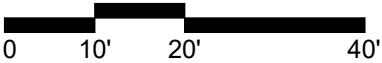
Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Amenity Deck	Illuminance	Fc	1.31	13.4	0.0	N.A.	N.A.
Egress path	Illuminance	Fc	3.22	11.2	0.5	6.44	22.40
Pool Deck	Illuminance	Fc	7.96	25.9	3.0	2.65	8.63
Property Line	Illuminance	Fc	0.04	0.2	0.0	N.A.	N.A.

GENERAL NOTES:  
A LIGHTING LEVELS SHOWN ARE MAINTAINED. LIGHT LOSS FACTOR OF 0.90 WAS USED TO ACCOUNT FOR DIRT AND LUMEN DEPRECIATION.  
B MOUNTING HEIGHTS SHOWN ARE TO BOTTOM OF FIXTURE.



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EXTERIOR LIGHTING - AMENITY DECK  
PHOTOMETRIC PLAN



01.13.2026





LIGHT FIXTURE SCHEDULE									
<b>GENERAL NOTES:</b>									
A. CATALOG NUMBER INDICATES BASIC FIXTURE TYPE REQUIRED FOR THIS PROJECT AND MAY NOT BE COMPLETE. VERIFY WITH MANUFACTURER TO INCLUDE ALL OPTIONS AND ACCESSORIES REQUIRED FOR THIS INSTALLATION.									
B. ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING FIXTURE LOCATIONS, MOUNTING, AND REQUIREMENTS WITH ARCHITECTURAL PLANS, SECTIONS, ELEVATIONS, AND REFLECTED CEILING PLANS PRIOR TO ORDERING FIXTURES.									
C. ALL FINISHES SHALL BE VERIFIED WITH THE ARCHITECT PRIOR TO ORDERING FIXTURES. FINISH SELECTION TO BE FROM MANUFACTURER'S STANDARD FINISHES UNLESS NOTED OTHERWISE. FINISHES SHALL BE VERIFIED AT THE TIME OF SHOP DRAWING SUBMITTAL.									
D. SEE SPECIFICATIONS FOR EXTRA MATERIALS REQUIRED FOR LIGHT FIXTURES.									
E. SAMPLES OF ALL FIXTURES SHALL BE AVAILABLE AT THE ENGINEERS REQUEST DURING SHOP DRAWING REVIEW.									
F. COORDINATE THE COMPATIBILITY OF DIMMING WITH SPECIFIED CONTROLS. DIMMING SHALL BE ACCOMPLISHED WITH NO VISIBLE FLICKER.									
G. EQUALS ARE ACCEPTABLE AND WILL BE REVIEWED AS PART OF THE SHOP DRAWING PROCESS.									
TYPE	DESCRIPTION	VOLT	LAMPS TYPE	QTY / FIXT	WAT FIXT	MANUFACTURER	CATALOG NUMBER	NOTES	TYPE
S1	4" TALL LED BOLLARD, CAST ALUMINUM HOUSING, FROSTED POLYCARBONATE LENS, IP65 RATED, C4 CORROSION RESISTANCE, 0-10V DIMMING, FINISH TO BE SELECTED BY ARCHITECT.	UNLV	LED, 845 LUMENS, 3000K, 90 CRI	N/A	15	FL LIGHTING	US7002-XX-C4-930-W-V		S1
S2	SAME AS S1 BUT WALL MOUNTED	UNLV	LED, 845 LUMENS, 3000K, 90 CRI	N/A	15	FL LIGHTING	US7002-XX-C4-930-W-V		S2
T1	8" ROUND LED FLOOD LIGHT, ALUMINUM HOUSING, ANGLED GLARE SHIELD, WET LOCATION RATED, 80 DEGREE DISTRIBUTION, 0-10V DIMMING, FINISH TO BE SELECTED BY ARCHITECT.	120V	LED, 80 LUMENS, 3000K	N/A	12	HEVI LITE	HL-915-XX-15-SI-WFL-12-GL-915		T1

**SPECIFICATIONS**


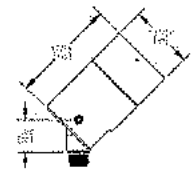
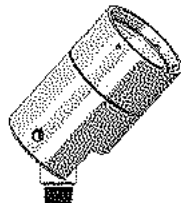
**DESCRIPTION:**  
8" ROUND LED FLOOD LIGHT, ALUMINUM HOUSING, ANGLED GLARE SHIELD, WET LOCATION RATED, 80 DEGREE DISTRIBUTION, 0-10V DIMMING, FINISH TO BE SELECTED BY ARCHITECT.

**MATERIALS:**  
ALUMINUM HOUSING, FROSTED POLYCARBONATE LENS, IP65 RATED, C4 CORROSION RESISTANCE, 0-10V DIMMING, FINISH TO BE SELECTED BY ARCHITECT.

**FINISHES:**  
AL - POLYMER BLENDED ALUMINUM  
PF - POLYMER BLENDED FINISH  
FL - POLYMER BLENDED FINISH  
GL - POLYMER BLENDED FINISH  
WV - POLYMER BLENDED FINISH

**OPTIONS:**  
01 - 0-10V DIMMING  
02 - 0-10V DIMMING  
03 - 0-10V DIMMING  
04 - 0-10V DIMMING  
05 - 0-10V DIMMING  
06 - 0-10V DIMMING  
07 - 0-10V DIMMING  
08 - 0-10V DIMMING  
09 - 0-10V DIMMING  
10 - 0-10V DIMMING

**NOTES:**  
SEE SPECIFICATIONS FOR MATERIALS AND FINISHES.  
SEE SPECIFICATIONS FOR DIMMING AND CONTROLS.  
SEE SPECIFICATIONS FOR DIMMING AND CONTROLS.



**ORDER SPECIFICATION**

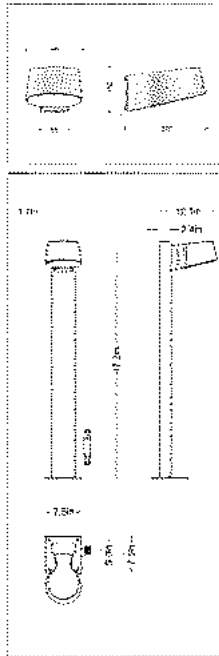
**PROJECT**  
**APPROVED**

**HEVI LITE, INC.**  
2000 N. 10TH AVE., SUITE 100, MADISON, WI 53705  
TEL: 608.261.1111 FAX: 608.261.1112  
WWW.HEVI-LITE.COM

**NOTE**  
**TYPE**  
**HL-915**

2 FIXTURE TYPE T1  
NO SCALE

### Nyx 190 Bollard



**DESCRIPTION:**  
8" TALL LED BOLLARD, CAST ALUMINUM HOUSING, FROSTED POLYCARBONATE LENS, IP65 RATED, C4 CORROSION RESISTANCE, 0-10V DIMMING, FINISH TO BE SELECTED BY ARCHITECT.

**MATERIALS:**  
ALUMINUM HOUSING, FROSTED POLYCARBONATE LENS, IP65 RATED, C4 CORROSION RESISTANCE, 0-10V DIMMING, FINISH TO BE SELECTED BY ARCHITECT.

**FINISHES:**  
AL - POLYMER BLENDED ALUMINUM  
PF - POLYMER BLENDED FINISH  
FL - POLYMER BLENDED FINISH  
GL - POLYMER BLENDED FINISH  
WV - POLYMER BLENDED FINISH

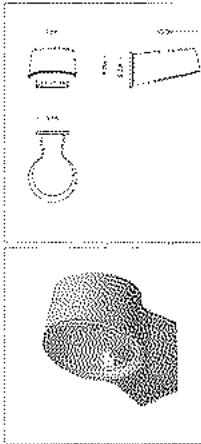
**OPTIONS:**  
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02 - 0-10V DIMMING  
03 - 0-10V DIMMING  
04 - 0-10V DIMMING  
05 - 0-10V DIMMING  
06 - 0-10V DIMMING  
07 - 0-10V DIMMING  
08 - 0-10V DIMMING  
09 - 0-10V DIMMING  
10 - 0-10V DIMMING

**NOTES:**  
SEE SPECIFICATIONS FOR MATERIALS AND FINISHES.  
SEE SPECIFICATIONS FOR DIMMING AND CONTROLS.  
SEE SPECIFICATIONS FOR DIMMING AND CONTROLS.

### Spec-sheet - Nyx 190 Bollard

DESCRIPTION	FINISH	QTY / FIXT	WAT	MANUFACTURER	CATALOG NUMBER
8" TALL LED BOLLARD, CAST ALUMINUM HOUSING, FROSTED POLYCARBONATE LENS, IP65 RATED, C4 CORROSION RESISTANCE, 0-10V DIMMING, FINISH TO BE SELECTED BY ARCHITECT.	AL	N/A	15	FL LIGHTING	US7002-XX-C4-930-W-V

### Nyx 190 Wall



**DESCRIPTION:**  
8" TALL LED BOLLARD, CAST ALUMINUM HOUSING, FROSTED POLYCARBONATE LENS, IP65 RATED, C4 CORROSION RESISTANCE, 0-10V DIMMING, FINISH TO BE SELECTED BY ARCHITECT.

**MATERIALS:**  
ALUMINUM HOUSING, FROSTED POLYCARBONATE LENS, IP65 RATED, C4 CORROSION RESISTANCE, 0-10V DIMMING, FINISH TO BE SELECTED BY ARCHITECT.

**FINISHES:**  
AL - POLYMER BLENDED ALUMINUM  
PF - POLYMER BLENDED FINISH  
FL - POLYMER BLENDED FINISH  
GL - POLYMER BLENDED FINISH  
WV - POLYMER BLENDED FINISH

**OPTIONS:**  
01 - 0-10V DIMMING  
02 - 0-10V DIMMING  
03 - 0-10V DIMMING  
04 - 0-10V DIMMING  
05 - 0-10V DIMMING  
06 - 0-10V DIMMING  
07 - 0-10V DIMMING  
08 - 0-10V DIMMING  
09 - 0-10V DIMMING  
10 - 0-10V DIMMING

**NOTES:**  
SEE SPECIFICATIONS FOR MATERIALS AND FINISHES.  
SEE SPECIFICATIONS FOR DIMMING AND CONTROLS.  
SEE SPECIFICATIONS FOR DIMMING AND CONTROLS.

### Spec-sheet - Nyx 190 Bollard

DESCRIPTION	FINISH	QTY / FIXT	WAT	MANUFACTURER	CATALOG NUMBER
8" TALL LED BOLLARD, CAST ALUMINUM HOUSING, FROSTED POLYCARBONATE LENS, IP65 RATED, C4 CORROSION RESISTANCE, 0-10V DIMMING, FINISH TO BE SELECTED BY ARCHITECT.	AL	N/A	15	FL LIGHTING	US7002-XX-C4-930-W-V

1 FIXTURE TYPE S1  
NO SCALE

3 FIXTURE TYPE S2  
NO SCALE



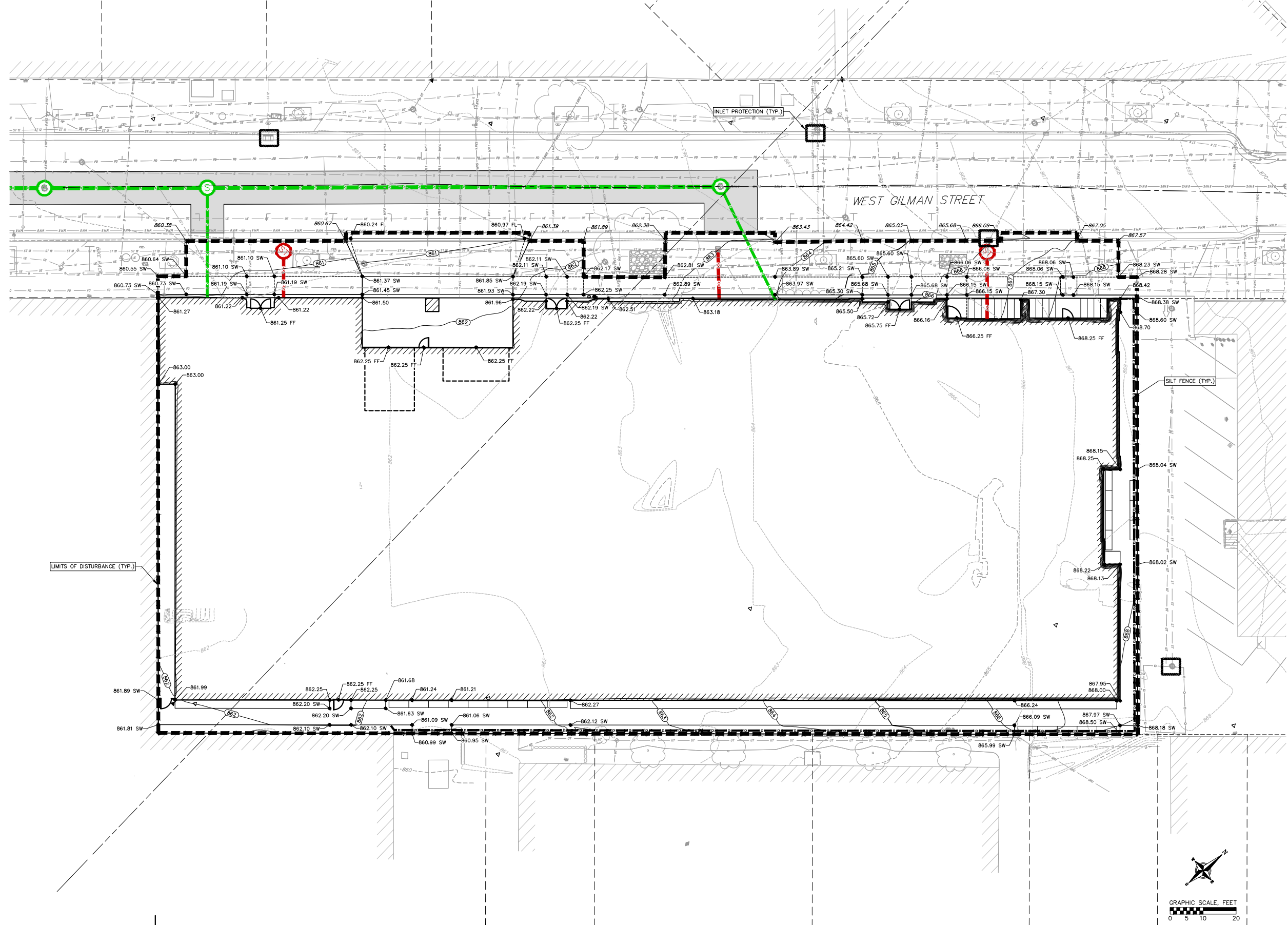
THE STANDARD  
411 W. GILMAN ST, MADISON, WI

EXTERIOR LIGHTING - FIXTURES T1 & S1

01.13.2026



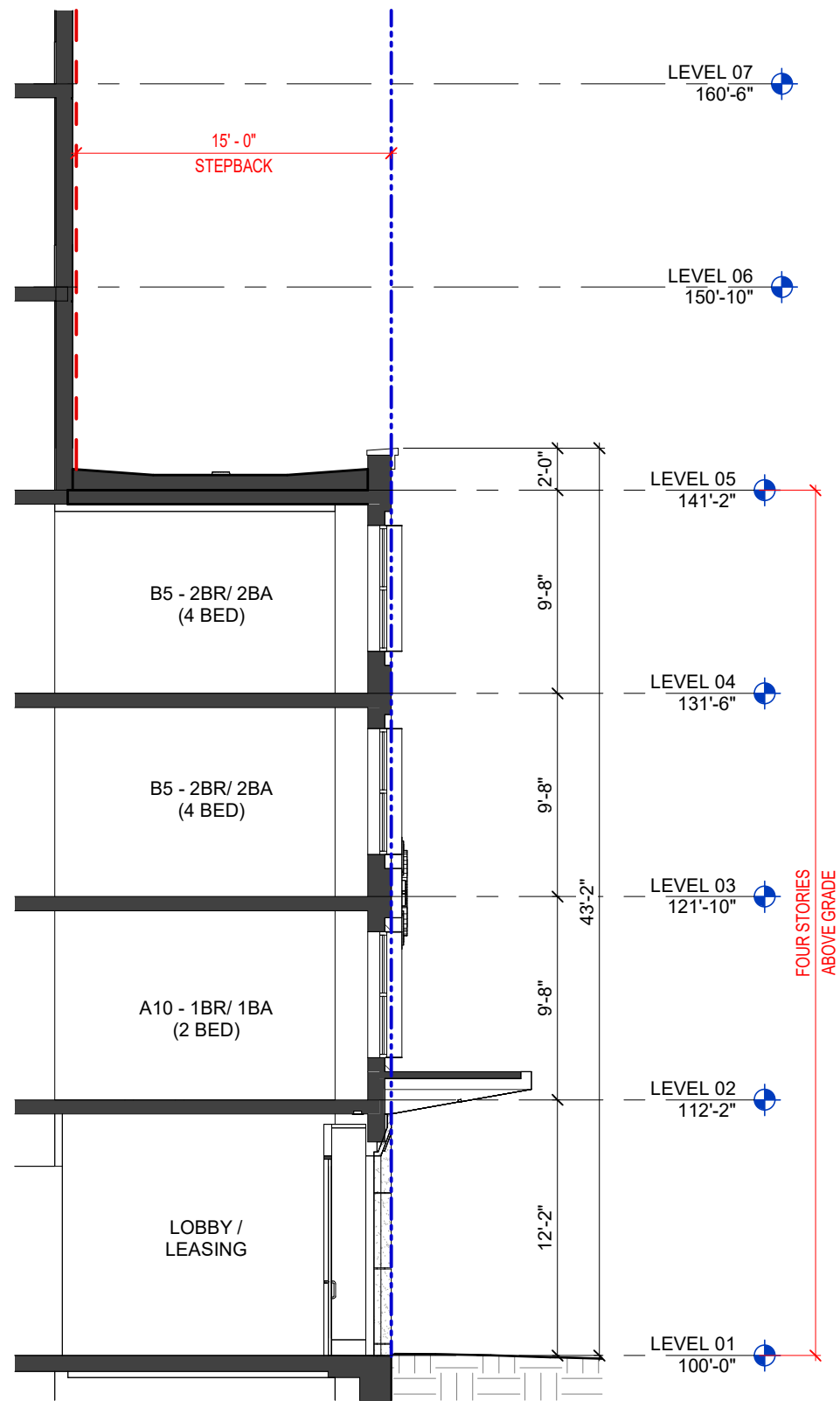






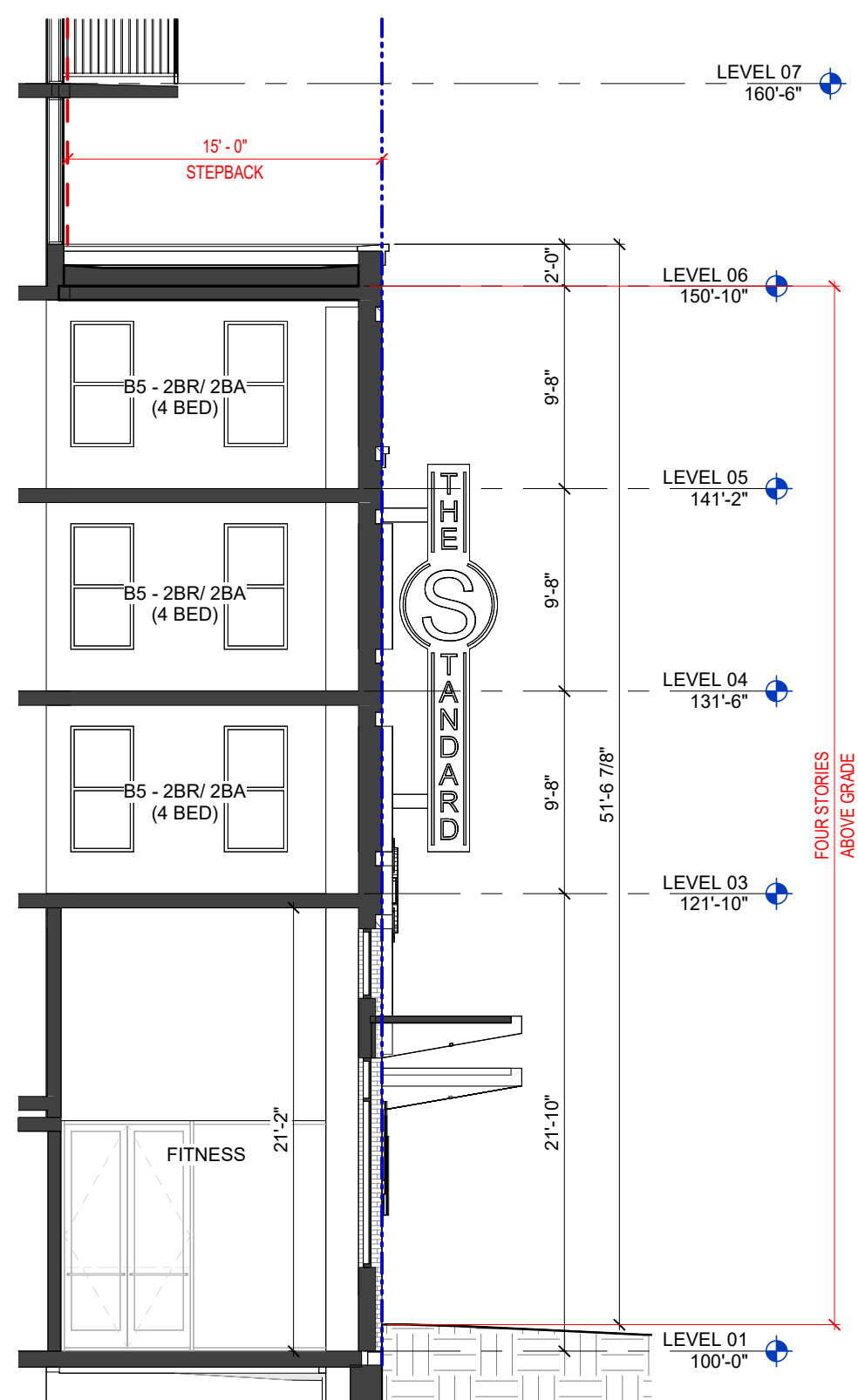






**B-B - BASE AT LOBBY AND RECONSTRUCTED FACADE**

SCALE: 1/8" = 1'-0"

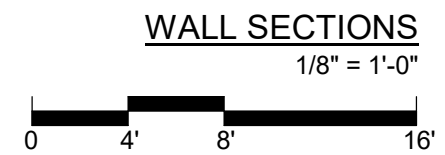


**A-A - BASE AT FITNESS AND RETAIL**

SCALE: 1/8" = 1'-0"



**THE STANDARD**  
411 W. GILMAN ST, MADISON, WI



01.13.2026





