

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 Gilma

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

Company LCD Acquisitions, LLC

Street address 315 Oconee Street

City/State/Zip Athens, GA 30601

Telephone 706.705.6962

Email jason.doornbos@landmarkproperties.com

Project contact person John Myefski

Company Myefski Architects

Street address 400 N Michigan Ave, Suite 400

City/State/Zip Chicago, IL 60611

Telephone 312-763-2400

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

UDC

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

1. Informational Presentation

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

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

Requirements for All Plan Sheets

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

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

2. Initial Approval

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

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 UDCappllications@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



James M. Miller, 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, “**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 Mullins*
Bradley C. Mullins, Authorized Representative

Master Hall Associates, LLP

By: Mullins Family, LLC, its managing partner

By: *Bradley Mullins*
Bradley C. Mullins, Authorized Representative

Accepted and agreed to by LCD:

LCD Acquisitions, LLC

By: *WCH*
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,



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,



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.

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

Ridgeview Investments of Madison, LLP

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

Accepted and agreed to by LCD:

LCD Acquisitions, LLC

By: 
Name: Chris Hart
Title: Authorized Signatory



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 | 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 | 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

Proposal: 16 Stories / 11 Stories / 8 stories*
Capital View Preservation Limit, max height not exceeded

**State Street Setback*

Multi-Family Housing

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

***DO= Double Occupancy*

Beds Total 988

Retail Square Footage 2,544

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 GUY
- 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

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

- 820 - EXISTING MAJOR CONTOURS
- 818 - EXISTING MINOR CONTOURS
- 820 - PROPOSED MAJOR CONTOURS
- 818 - PROPOSED MINOR CONTOURS
- - - SILT FENCE
- - - DISTURBED LIMITS
- 2.92% - PROPOSED SLOPE ARROWS
- 1048.61 - EXISTING SPOT ELEVATIONS
- 1048.61 - PROPOSED SPOT ELEVATIONS
- 1048.61 - INLET PROTECTION

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.

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

STM - STORM MANHOLE
FI - FIELD INLET
G - GUTTER
CB - CATCH BASIN
EW - ENDWALL
SMH - SANITARY MANHOLE

TOPOGRAPHIC LINWORK LEGEND

- UTV - EXISTING UNDERGROUND CABLE TV
- GHTV - EXISTING OVERHEAD CABLE TV
- FO - EXISTING FIBER OPTIC LINE
- GHT - EXISTING OVERHEAD TELEPHONE LINE
- UT - EXISTING UNDERGROUND TELEPHONE
- RETTING - EXISTING RETAINING WALL
- CF - EXISTING CHAIN LINK FENCE
- WF - EXISTING WIRE FENCE
- WF - EXISTING WOOD FENCE
- GG - EXISTING GAS LINE
- UE - EXISTING UNDERGROUND ELECTRIC LINE
- GUY - EXISTING GUY LINE
- OHE - EXISTING OVERHEAD ELECTRIC LINE
- OHU - EXISTING OVERHEAD GENERAL UTILITIES
- FM - EXISTING SANITARY FORCE MAIN (SIZE NOTED)
- SAN - EXISTING SANITARY SEWER LINE (SIZE NOTED)
- ST - EXISTING STORM SEWER LINE (SIZE NOTED)
- ET - EXISTING EDGE OF TREES
- WM - EXISTING WATER MAIN (SIZE NOTED)
- WETL - EXISTING WETLAND DELINEATION
- 820 - EXISTING MAJOR CONTOUR
- 818 - EXISTING MINOR CONTOUR
- EP - EXISTING EDGE OF PAVEMENT
- EG - EXISTING EDGE OF GRAVEL
- WETL - EXISTING WETLANDS
- GS - EXISTING GRAVEL SURFACE
- CS - EXISTING CONCRETE SURFACE
- AS - EXISTING ASPHALT SURFACE

DEMOLITION PLAN LEGEND

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

ABBREVIATIONS

STM - STORM MANHOLE
FI - FIELD INLET
G - GUTTER
CB - CATCH BASIN
EW - ENDWALL
SMH - SANITARY MANHOLE

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

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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 CONTRACTOR'S 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 EARTH 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.

UTILITY NOTES:

1. 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 RAINFALLS 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. SILT-FREE-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 PUMP 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 SEDED AND MULCHED AREAS WHENEVER 7 DAYS ELAPSE WITHOUT A RAIN EVENT.

EROSION CONTROL MEASURES

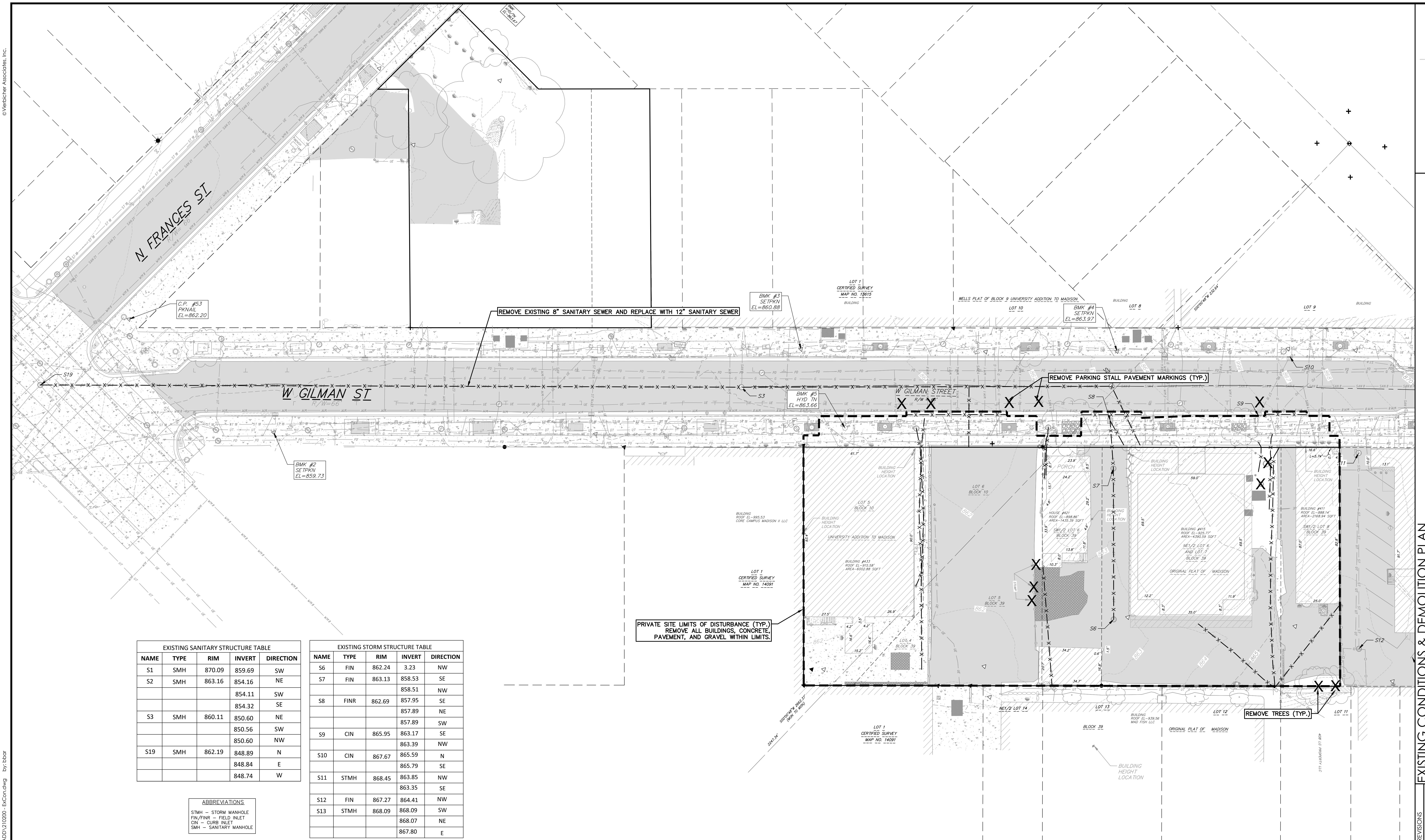
1. EROSION CONTROL SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON EROSION CONTROL ORDINANCE AND CHAPTER NR 216 OF THE WISCONSIN ADMINISTRATIVE CODE.

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 RAINFALLS 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 INS



EXISTING CONDITIONS & DEMOLITION PLAN

THE STANDARD - 41-1433 GILMAN STREET

CITY OF MADISON

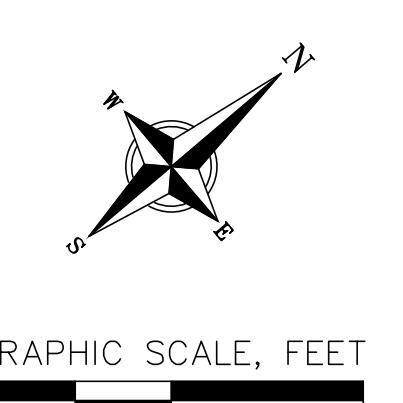
DANE COUNTY, WI

vierbicher

planners engineers

advisors

C200



GRAPHIC SCALE, FEET

0 10 20 40

NOT FOR CONSTRUCTION

DATE

10/20/2025

DRAFTER

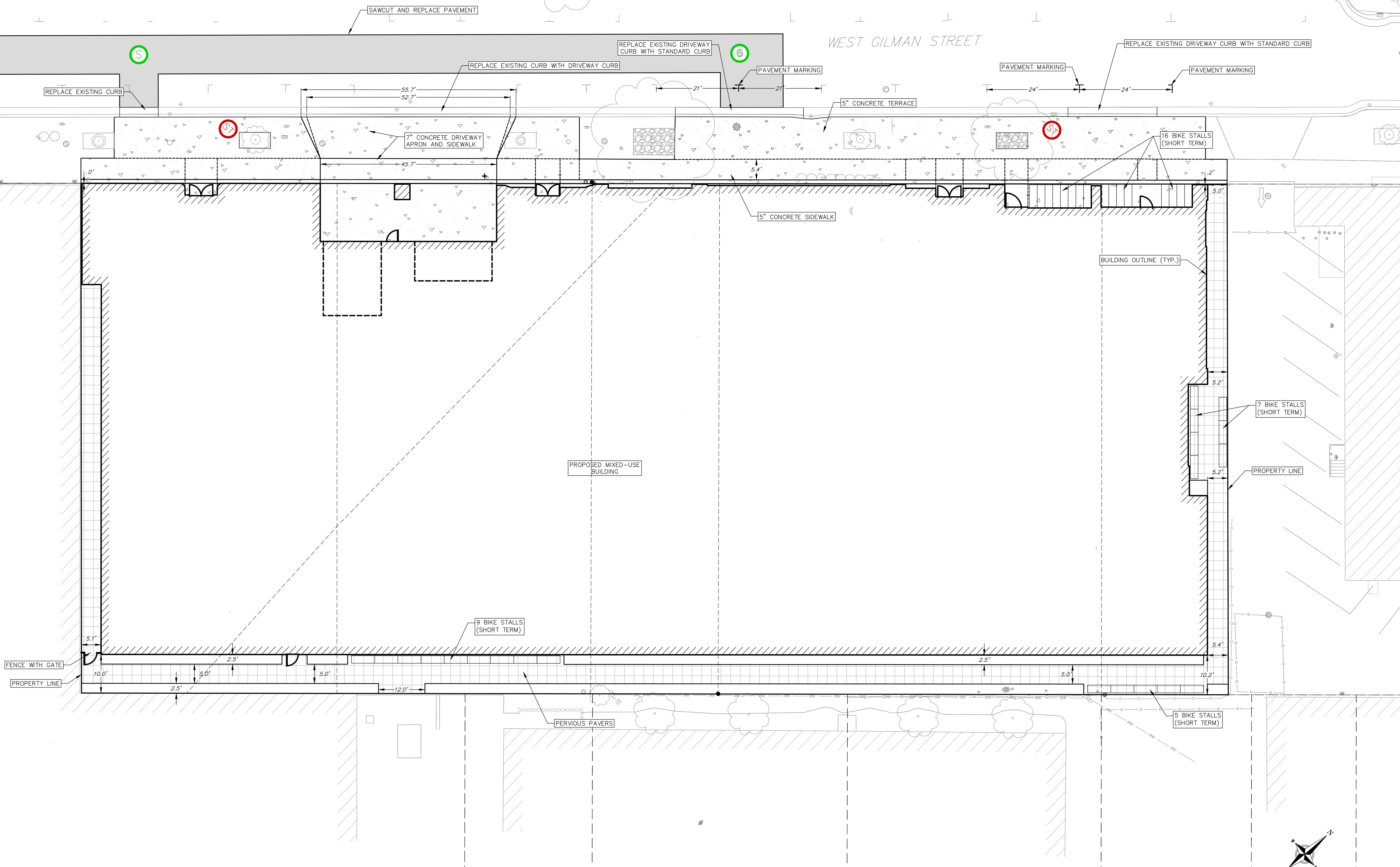
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PROJECT NO.

210200

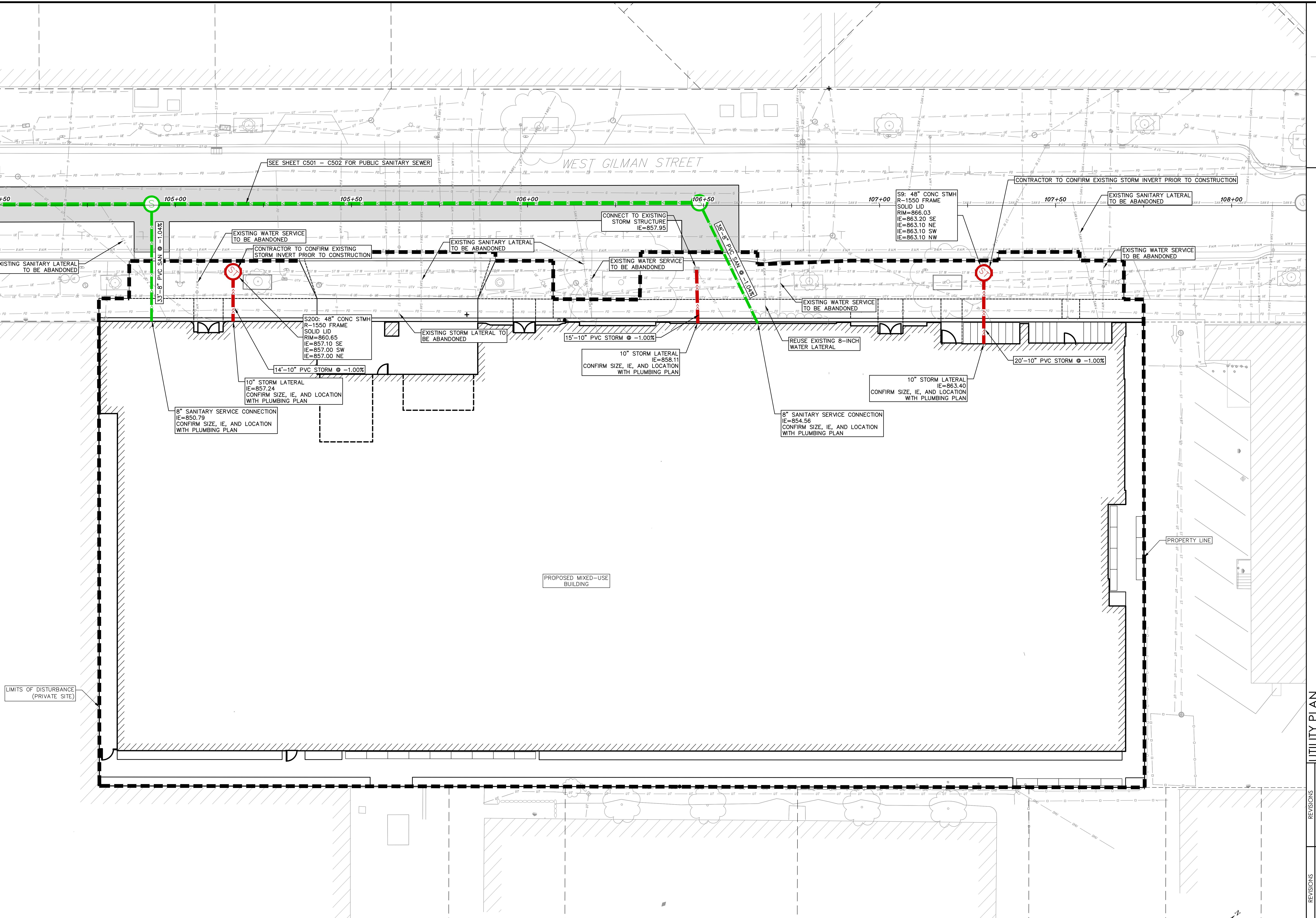


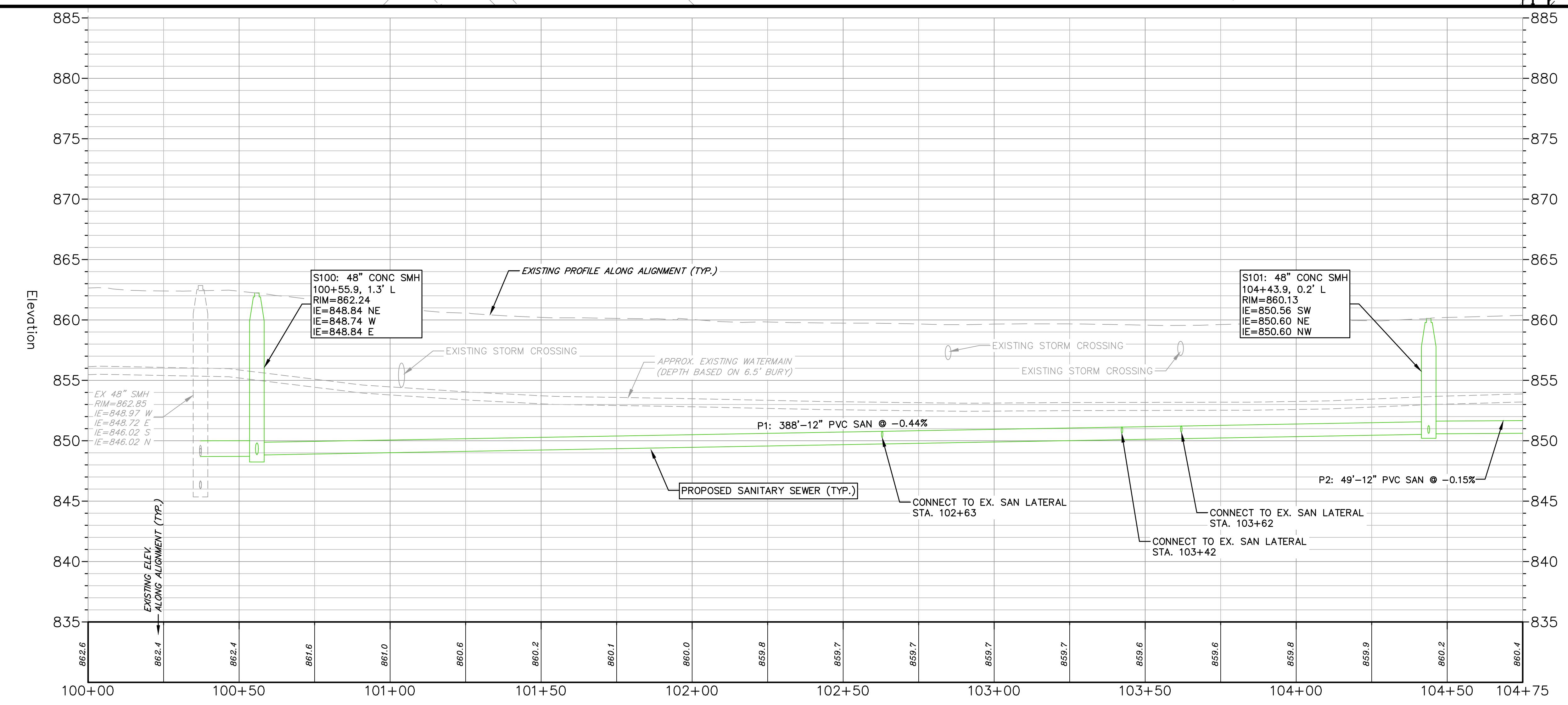
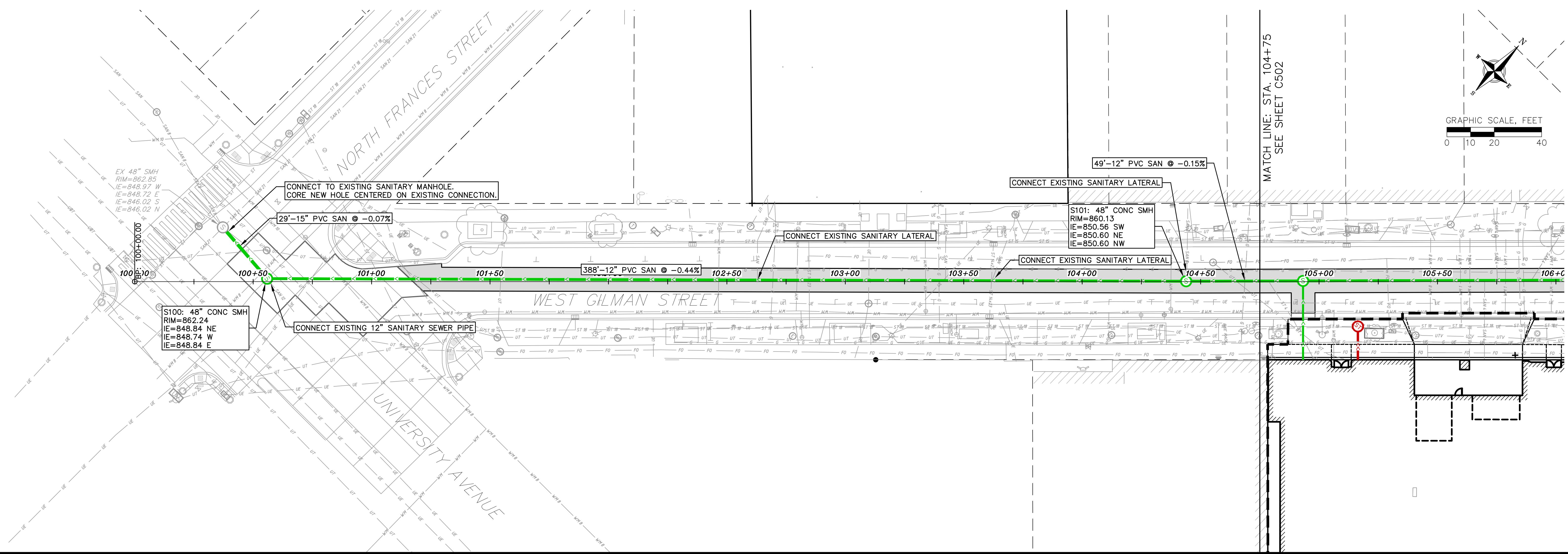
SITE PLAN
 THE STANDARD 411-433 GILMAN STREET
 CITY OF MADISON
 DANE COUNTY, WI

REVISIONS	REVISIONS
NO. / DATE	NO. / DATE
REMARKS	REMARKS

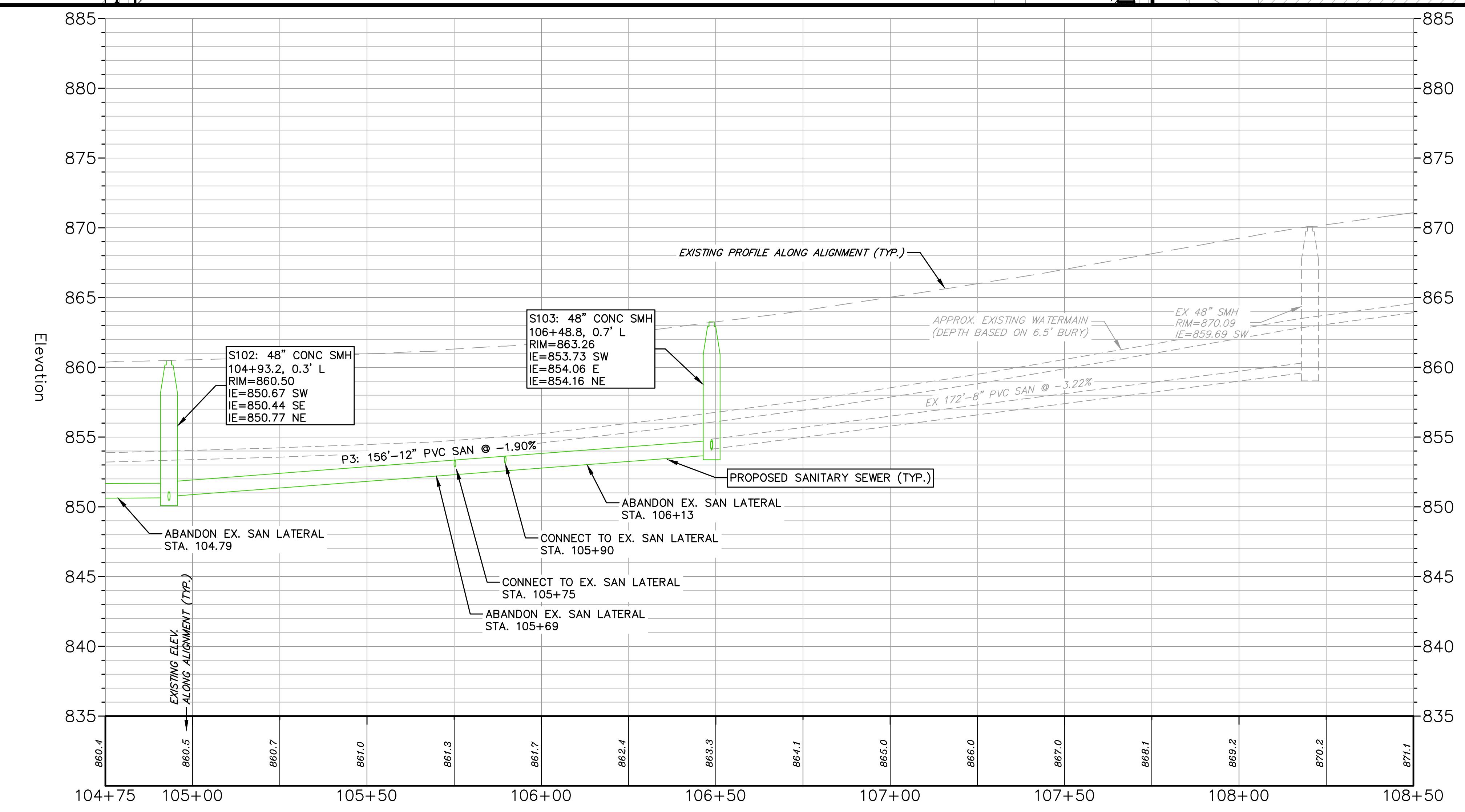
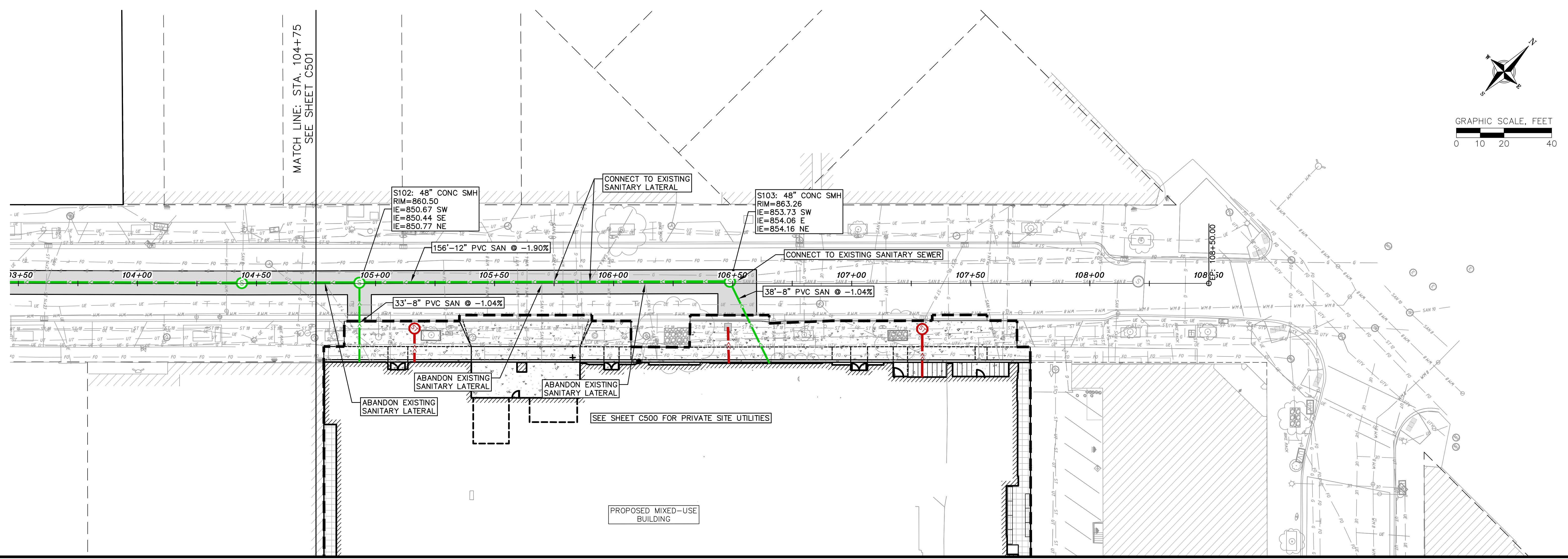
DATE: 10/20/2025
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GRAPHIC SCALE, FEET





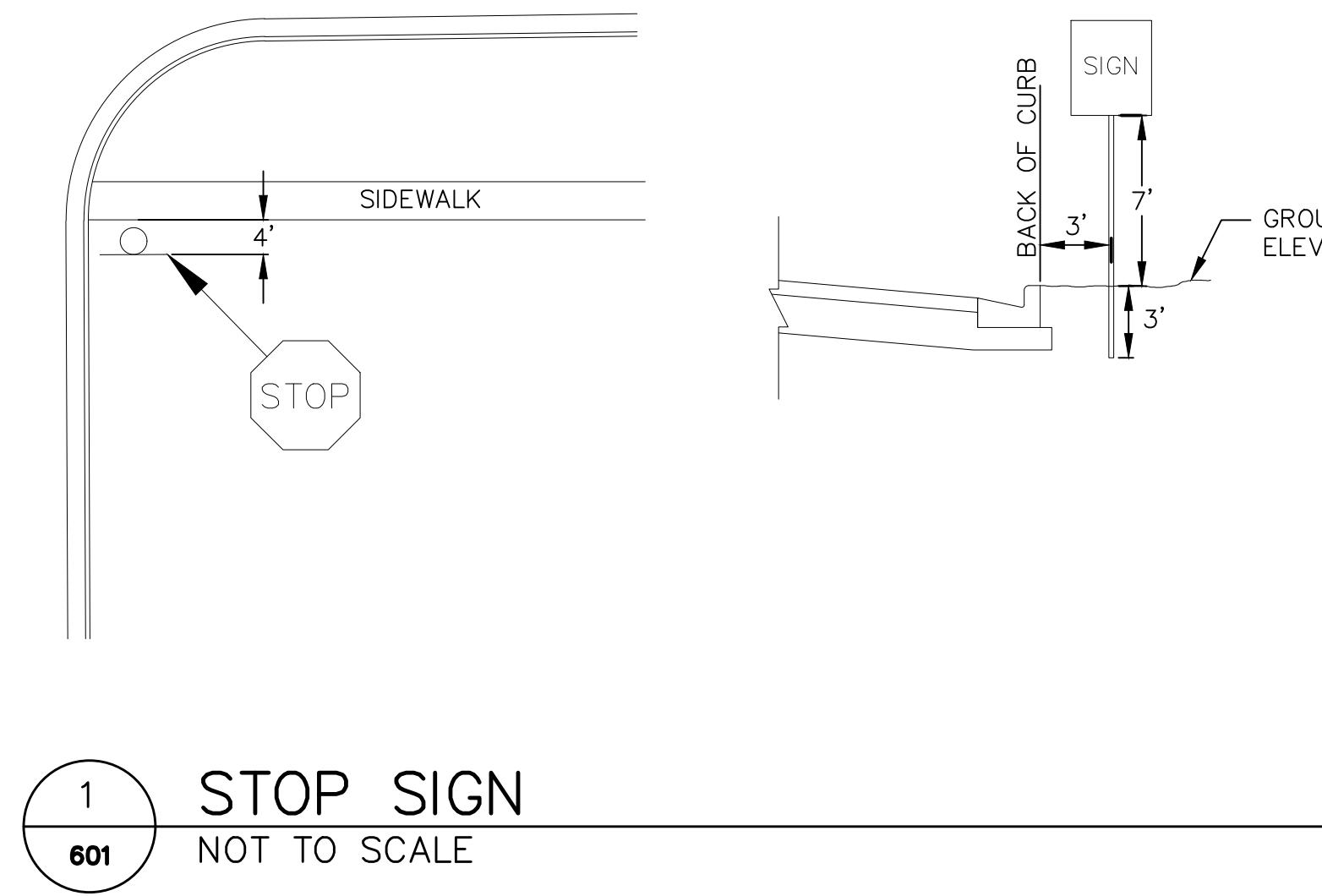
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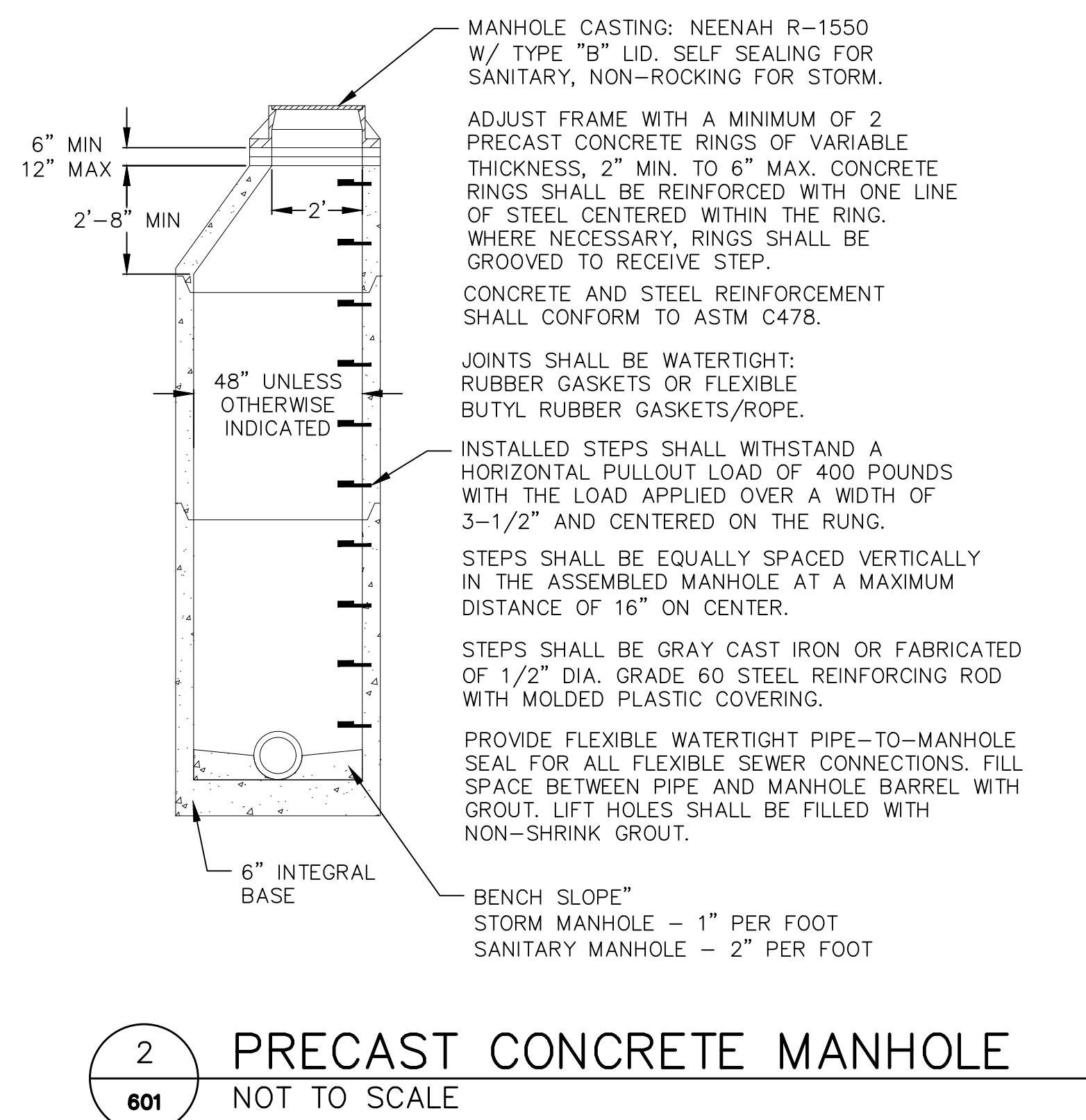
NOT FOR CONSTRUCTION

SIGNAGE NOTES:

1. ALL SIGNS SHALL BE FABRICATED AND INSTALLED IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
2. SIGNS SHALL BE A DISTANCE OF 7' FROM GROUND LEVEL TO THE BOTTOM OF THE SIGN MOUNTED ON THE POST AND LOCATED 3' BEHIND THE BACK OF CURB.
3. STREET NAME SIGNS SHALL HAVE WHITE LETTERS AND GREEN BACKGROUND.
4. SIGN POSTS SHALL BE 2-3/8" O.D., GALVANIZED 10 FT LONG, 13 GAUGE, AND 0.095 WALL THICKNESS. MOUNT SIGN AT TOP OF THE POST, AND INSTALL POSTS 3' DEEP AND MIX 1/2 BAG OF 80 LB SAKRETE CONCRETE, POURING IT AROUND THE POST BELOW THE GROUND BEFORE COVERING WITH 8" OF TOPSOIL.



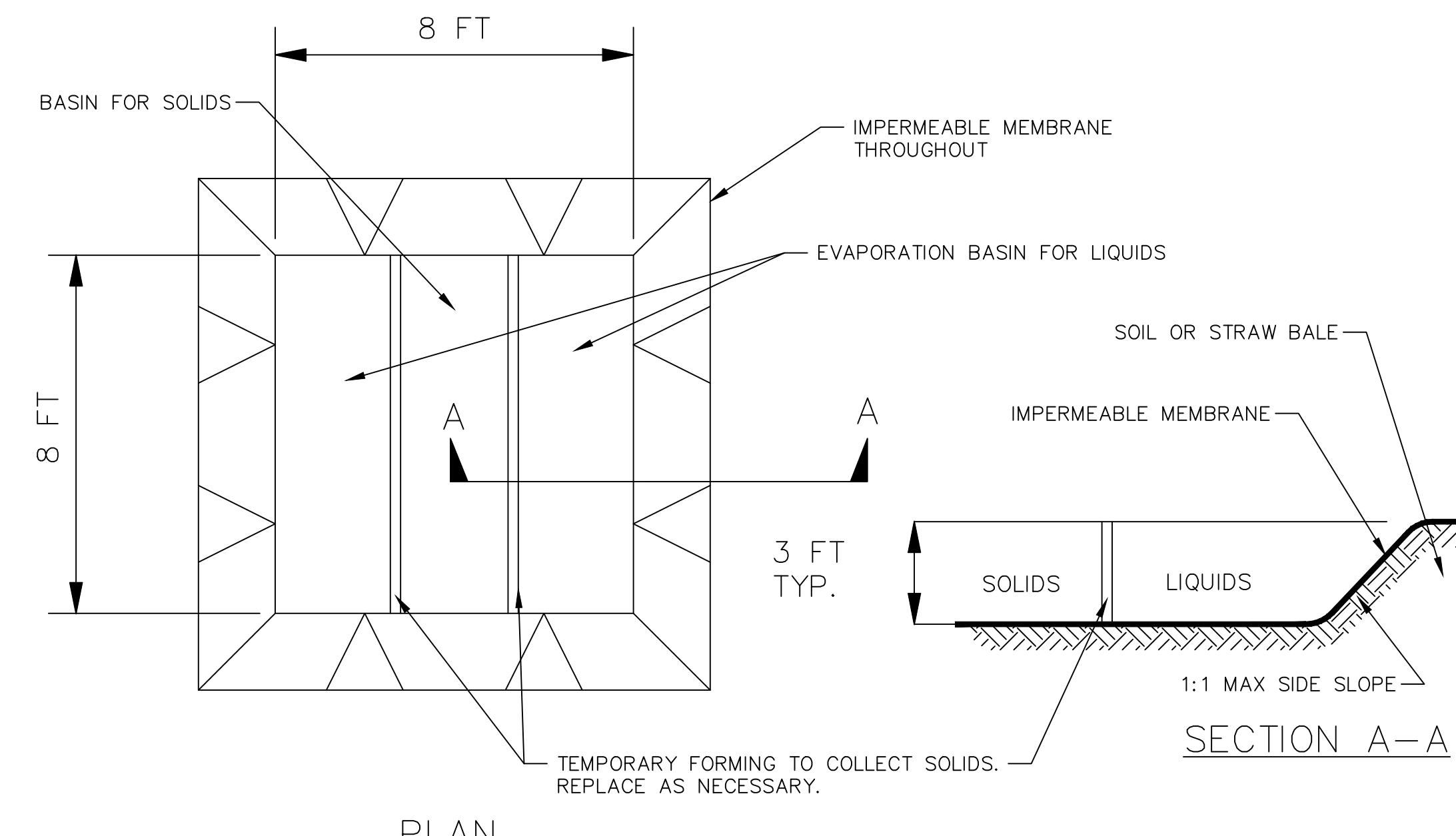
1 STOP SIGN
NOT TO SCALE



2 PRECAST CONCRETE MANHOLE
NOT TO SCALE

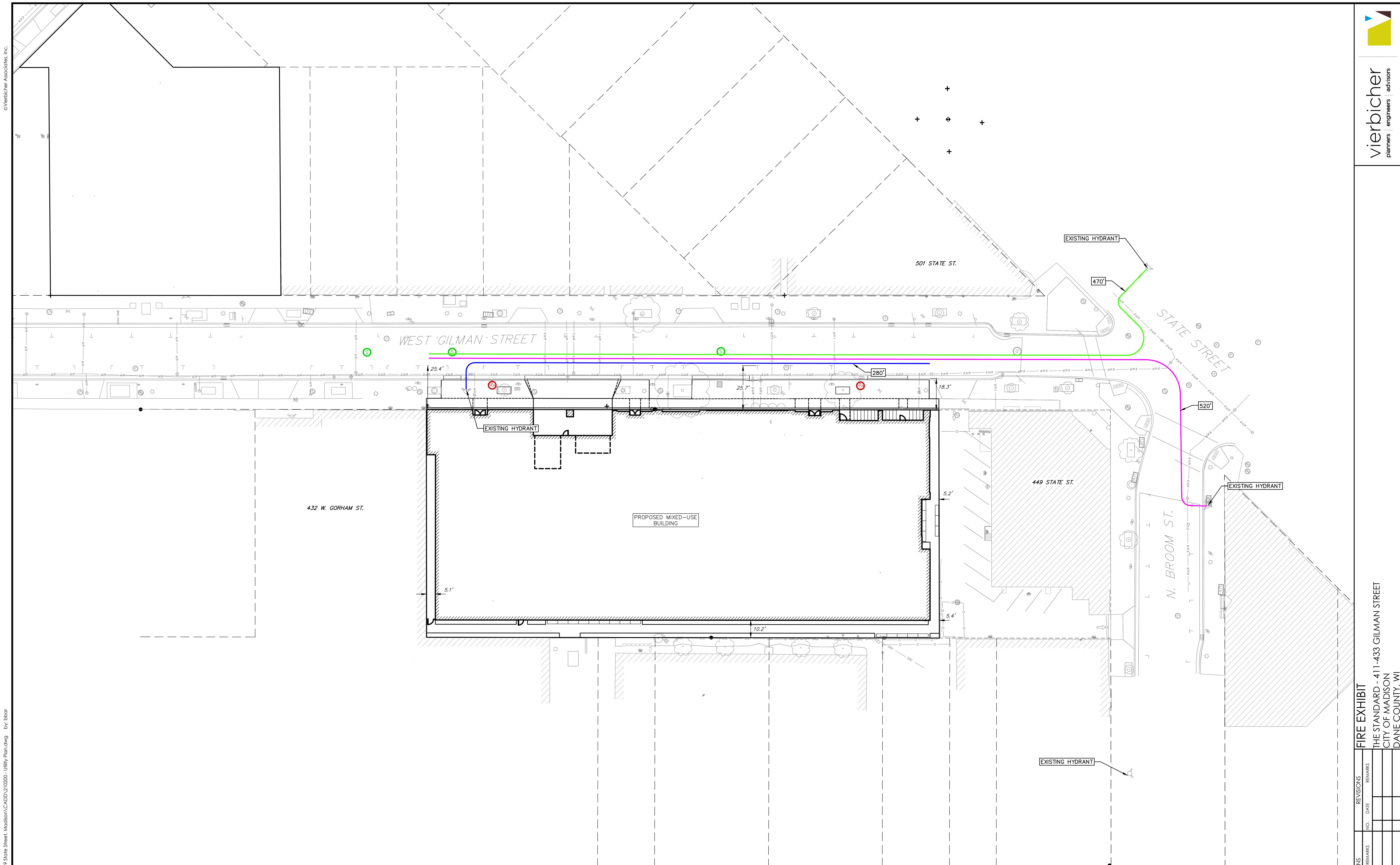
CONSTRUCTION SPECIFICATIONS

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 SHEETING, FREE OF HOLES AND 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, WET-VACUUM STORED LIQUIDS THAT HAVE NOT EVAPORATED AND DISPOSE OF IN AN APPROVED MANNER. REMOVE HARDENED SOLIDS, WHOLE OR BROKEN UP, FOR DISPOSAL OR RECYCLING. MAINTAIN RUNOFF DIVERSION AROUND EXCAVATED WASHOUT STRUCTURE UNTIL STRUCTURE IS REMOVED.



PLAN

3 TEMPORARY CONCRETE WASHOUT
NOT TO SCALE



NOT FOR CONSTRUCTION

C700

*BUILDING
ROOF EL-995.53
CORE CAMPUS MADISON II LLC*

LOT 1
— — —
CERTIFIED SURVEY
— — —
MAP NO. 14091

PROPOSED MIXED-USE BUILDING

—
CERTIFIED
—
MAR. NO.

BLOCK

ORIGINAL PLAT OF MADISON

408 LG PROPERTY LLC

NOT FOR CONSTRUCTION

<u>CODE</u>	<u>BOTANICAL / COMMON NAME</u>	<u>ROOT COND.</u>	<u>SIZE</u>	<u>QTY</u>
DECIDUOUS SHRUBS				
Am-2	Aronia melanocarpa 'UConnAM012' / Ground Hug® Black Chokeberry	Cont.	2 Gal.	34
Cm	Ceanothus americanus / New Jersey Tea	Cont.	3 Gal.	18
Ld	Diervilla lonicera / Honeysuckle	Cont.	3 Gal.	12
EVERGREEN SHRUBS				
Ix-3	Ilex glabra 'SMNIGAB17' / Gem Box® Inkberry Holly	Cont.	3 Gal.	13
Ps	Pinus mugo 'Slowmound' / Slowmound Mugo Pine	Cont.	3 Gal.	10

CONCEPT PLANT SCHEDULE

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

PLANT MATERIAL NOTES:

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.

LANDSCAPE MATERIAL NOTES:

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 625.2(1) OF THE "STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION." PROVIDE A MINIMUM OF 18" OF TOPSOIL IN ALL PLANTING AREAS AND 6" OF TOPSOIL IN AREAS TO BE SEEDED/SODDED.
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 UNDYED SHREDDED HARDWOOD BARK MULCH TO 3" DEPTH MIN. DO NOT ALLOW MULCH TO COVER LEAVES, STEMS, OR TRUNKS OF INSTALLED PLANTS. NO LANDSCAPE FABRIC TO BE INSTALLED WITHIN PLANTED AREAS.

GENERAL LANDSCAPE NOTES:

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.

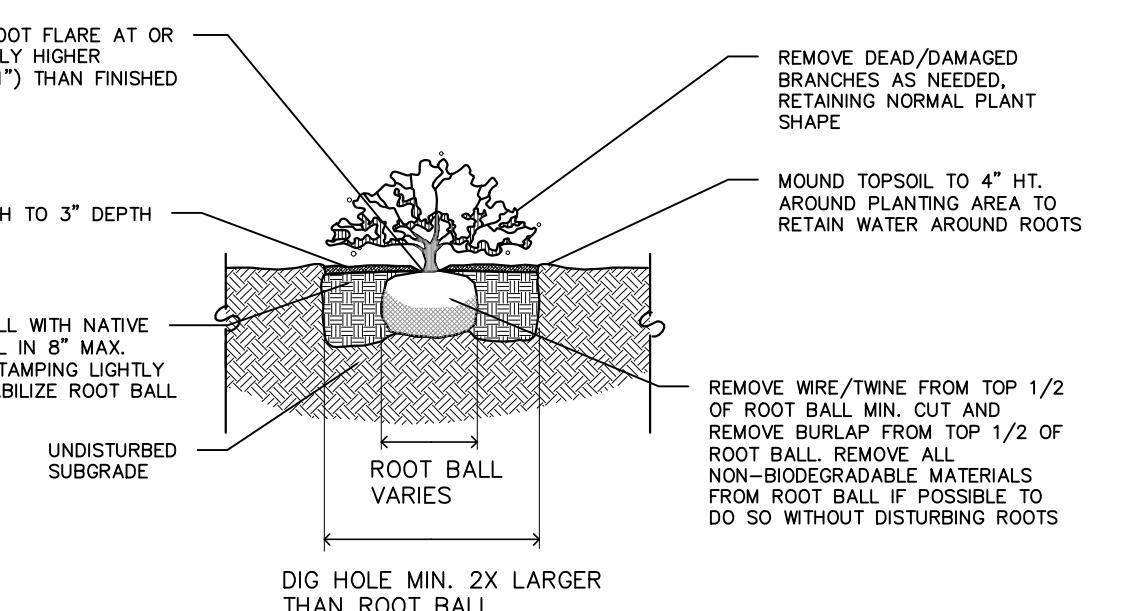
SEEDING AND PLUG PLANTING NOTES:

SEEDING AND PLANTING NOTES.

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 SHOWN IN THE CONCEPT PLANT SCHEDULE THROUGHOUT PLANTING. PLUG NUMBERS ARE APPROXIMATE BASED ON AREA, CONTRACTOR TO CONFIRM QUANTITIES. QUANTITIES IN SCHEDULE REPRESENT TOTAL PLUGS PER SPECIES FOR ALL GROUNDCOVER AREAS SHOWN, EACH AREA TO RECEIVE A REPRESENTATIVE FRACTION OF PLUGS BASED ON THE SQUARE FOOTAGE OF EACH RESPECTIVE PLANTING LOCATION SPECIFIED. WHERE SHRUBS/TREES ARE SHOWN WITHIN GROUNDCOVER AREAS, SUBSTITUTE SHRUB/TREE FOR PLUG AND SPACE SURROUNDING PLUGS 12" FROM SHRUB/TREE ROOT MASS, PATTERN ACCORDING. WHERE PLANTINGS ABUT 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 GAPS IN FABRIC FOR EACH PLUG. APPLY 1/2" WATER DAILY FOR 4 WEEKS FOLLOWING INSTALLATION. APPLY AN INITIAL APPLICATION OF PRE-EMERGENT HERBICIDE PER MANUFACTURER'S INSTRUCTIONS AND STATE REGULATIONS, REPEAT APPLICATIONS THROUGHOUT ESTABLISHMENT PERIOD PER MANUFACTURER'S RECOMMENDATIONS. APPLY 2" OF SHREDDED HARDWOOD MULCH AT TIME OF PLANTING. 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.

11

- 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.
- APPLY MYCORRHIZAL INNOCULANT TO SOIL PRIOR TO MULCHING, PER SPECIFIED APPLICATION RATES.
- WATER PLANTS THOROUGHLY AFTER PLANTING TO SETTLE SOIL.



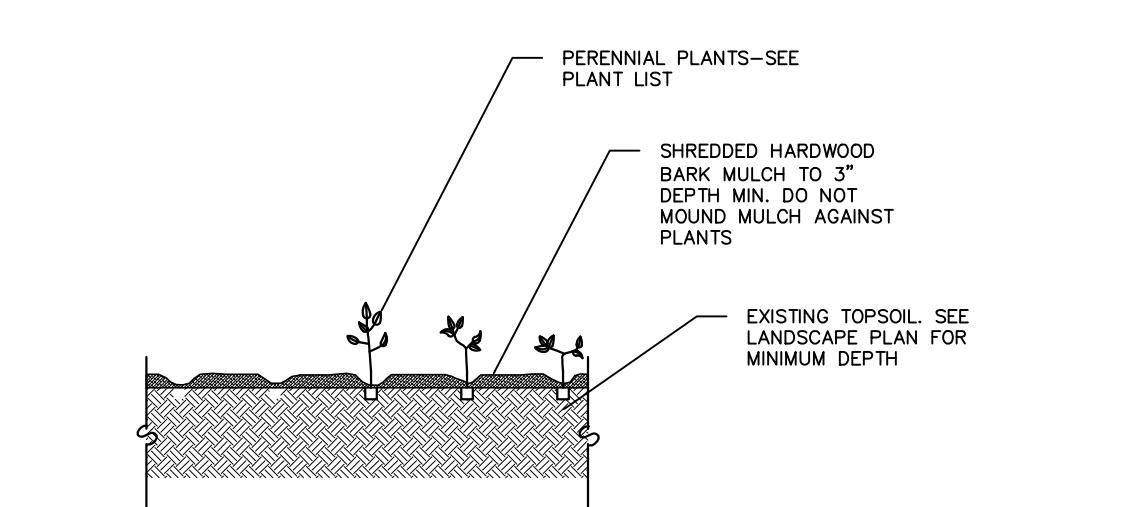
SHRUB PLANTING DETAIL

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1
NOT TO SCALE

S:

CONTAINERS ON PLANTS UNTIL READY TO INSTALL TO MINIMIZE ROOT DAMAGE
EXPOSURE TO AIR. GENTLY LOOSEN ROOTS ON ROOTBOUND PLANTS. SEVERELY
BOUND PLANTS WILL BE REJECTED.

WATER PLANTS THOROUGHLY AFTER PLANTING TO SETTLE SOIL.



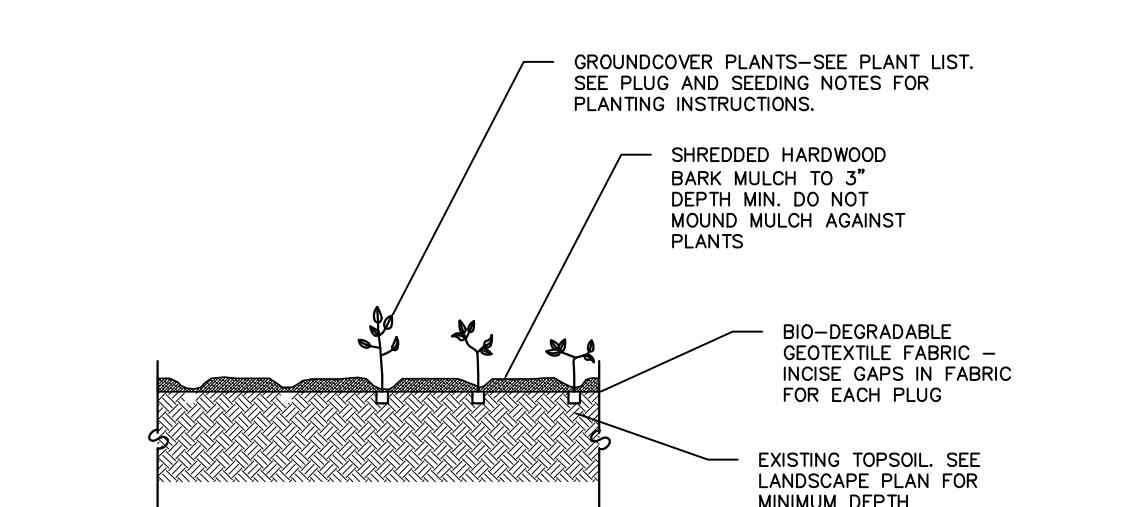
PERENNIAL PLANTING DETAIL

50

PLANT SPECIES RANDOMLY THROUGHOUT SPECIFIED AREA, MAINTAINING A
REPRESENTATIVE RATIO OF SPECIES AS SHOWN IN THE CONCEPT PLANT SCHEDULE
DURING PLANTING.

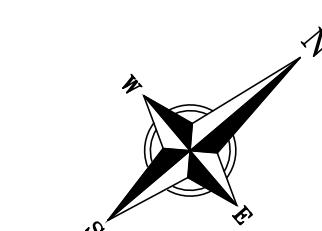
WHERE PLANTINGS ABUT WALKWAYS AND STRUCTURES, MAINTAIN A 12" BORDER OF
PLUGS' DIA. CONTAINING NO PLUGS'

WATER PLANTS THOROUGHLY AFTER PLANTING TO SETTLE SOIL.



1 GROUNDCOVER PLANTING DETAIL

NOT TO SCALE



GRAPHIC SCALE, FEET



A graphic scale bar with a black horizontal line. On the left, there are six small squares: the first five are white and the last one is black. Below the line, the numbers 0, 5, and 10 are printed. The scale is marked in increments of 1 foot, with the 0 mark at the left end and the 10 mark at the 11th square.

NOT FOR CONSTRUCTION



City of Madison Fire Department

314 W Dayton Street, Madison, WI 53703

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

Project Address: 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
If non-sprinklered , fire lanes extend to within 150-feet of all portions of the exterior wall?			
If sprinklered , fire lanes are within 250-feet of all portions of the exterior wall?			
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?			
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
---------------------	---------	-------	--------	-----	--------	--------	--------	--------	---------

Site FAR	
Site Area	39,190
Gross FAR Area	385,159
FAR	983%

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			
Electric Vehicle Class Standards			
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.	Level	EV-I
Level B1		EV-C	Total
Level 1	0	9	9
Total	3	6	9
Required	3	15	18
Provided	4%	20%	24%
	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



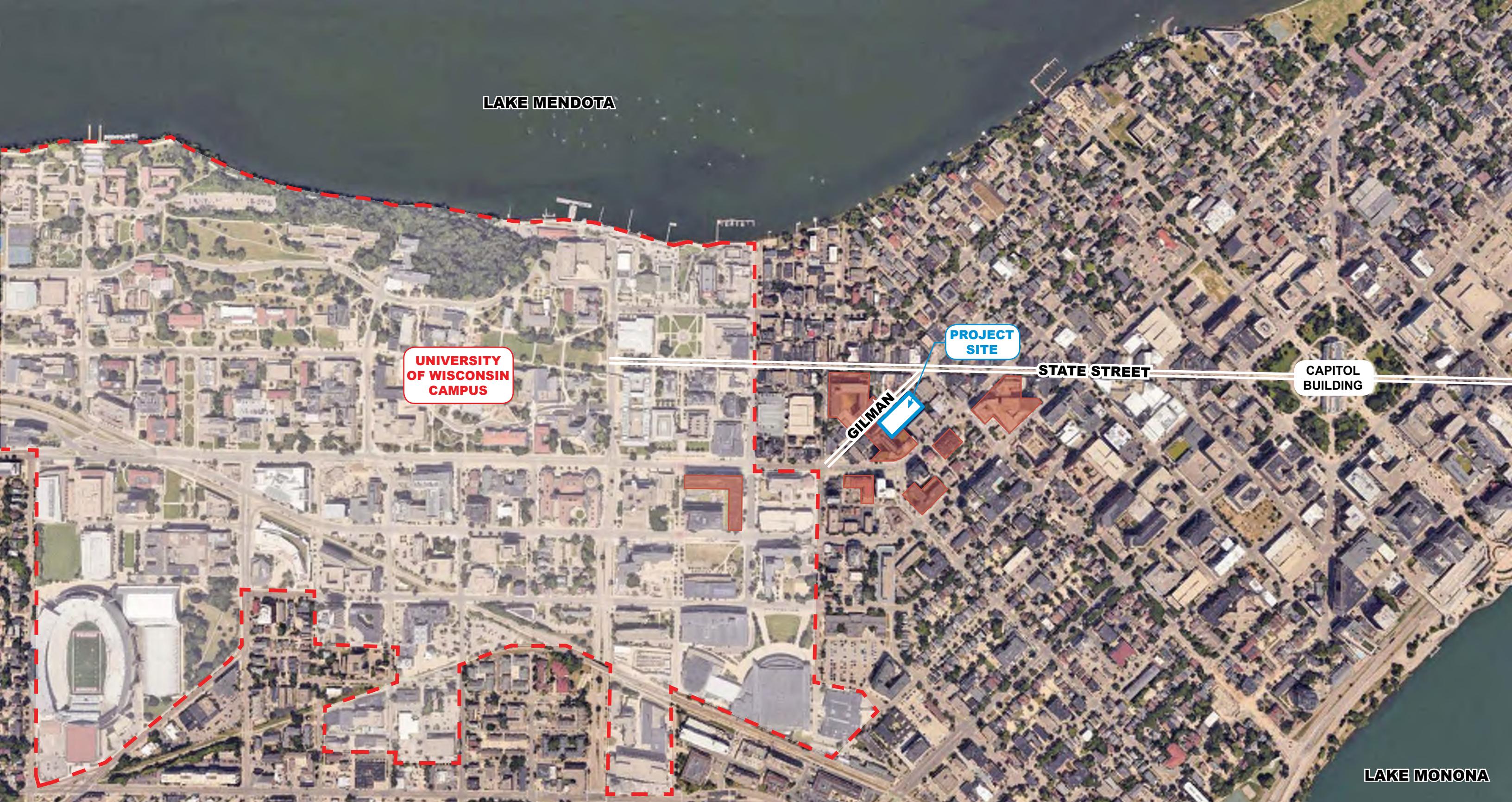
THE STANDARD
411 W. GILMAN ST, MADISON, WI

Unit Matrix											
Target Unit Area	Studio	1 BR	1 BR DOUBLE	2 BR	2 BR DOUBLE	3 BR	4 BR	5 BR / 4 BA	5 BR	Total	Beds / Floor
Level 1	415	533	675	824	993	1077	1276	1450	1457	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
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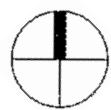
Unit Mix	1.5%	1.2%	9.7%	10.0%	25.9%	3.9%	15.1%	8.9%	23.9%	100%
----------	------	------	------	-------	-------	------	-------	------	-------	------

Total Beds, Bedrooms, Bathrooms										
Total Beds	4	3	50	52	268	30	156	115	310	988
Total Bedrooms	4	3	25	52	134					



411 W. GILMAN ST.
MADISON, WI

CITY CONTEXT - SITE MAP
NOT TO SCALE



01.13.2026





 **LANDMARK**
PROPERTIES

411 W. GILMAN ST.
MADISON, WI

NEIGHBORHOOD CONTEXT - SITE MAP

NOT TO SCALE



01.13.2026


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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





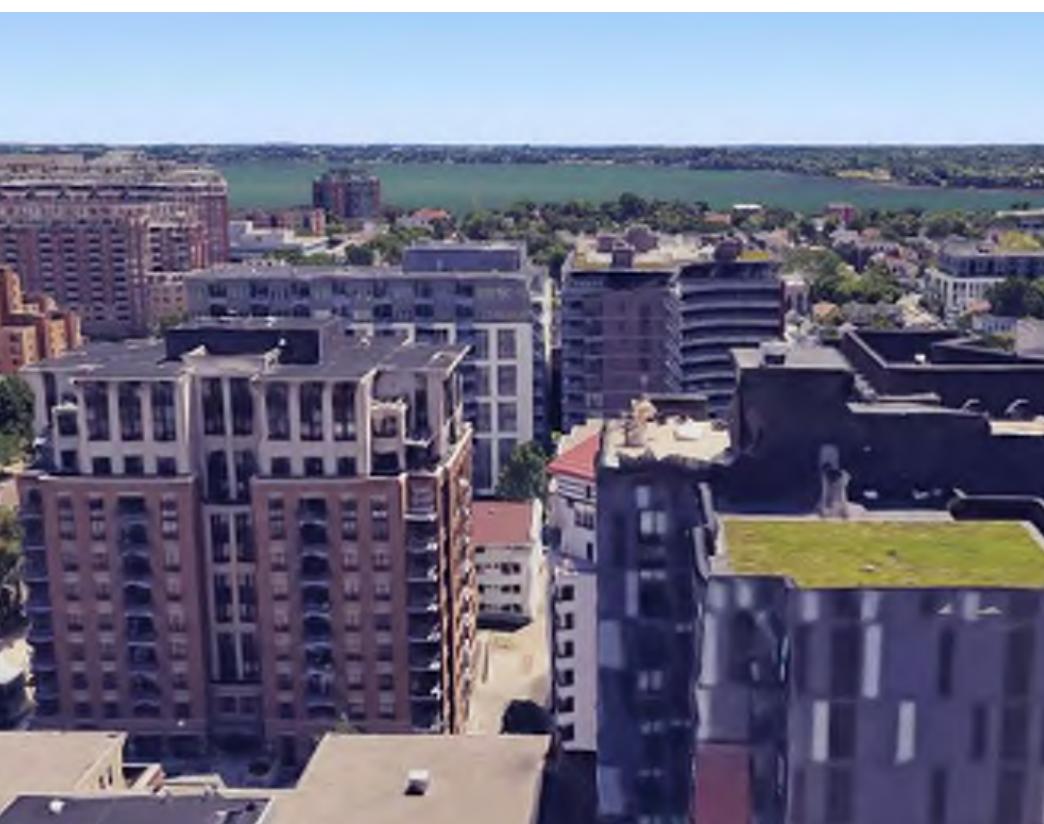
VIEW TOWARDS NORTHWEST



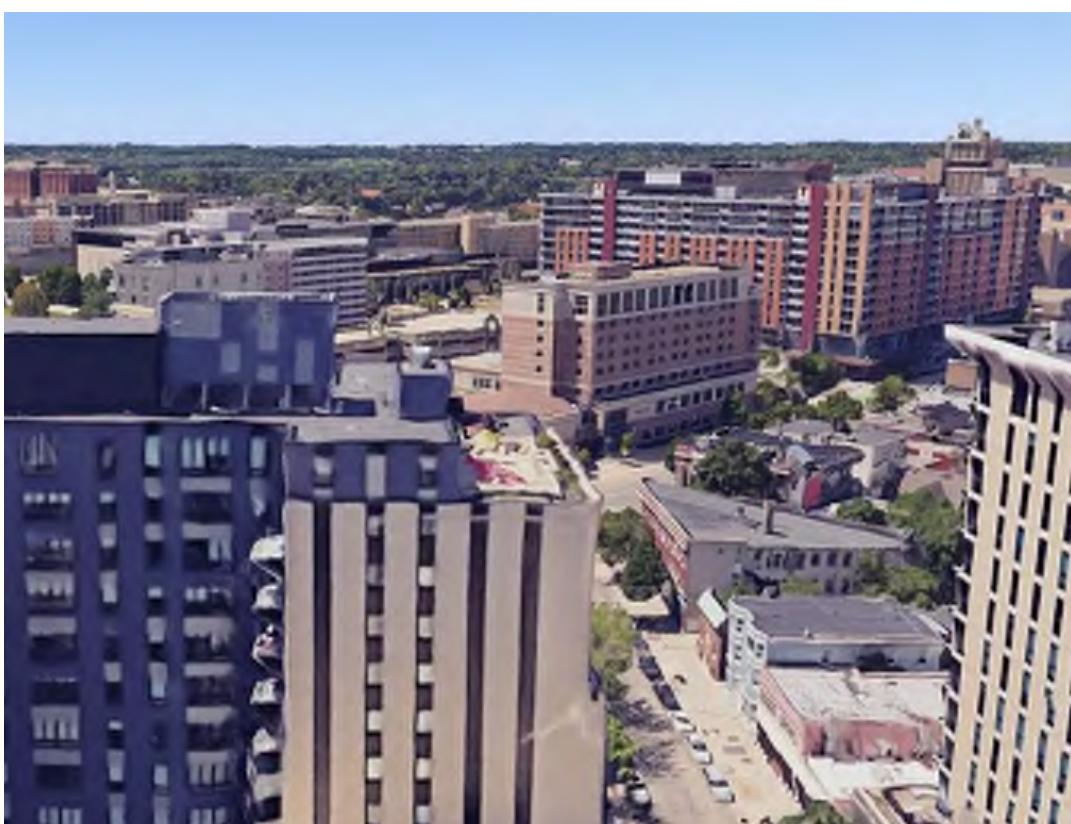
VIEW TOWARDS NORTHEAST



VIEW TOWARDS EAST



VIEW TOWARDS SOUTHEAST



VIEW TOWARDS SOUTHWEST

CONTEXT VIEWS FROM THE PROJECT SITE



411 W. GILMAN ST.
MADISON, WI

01.13.2026





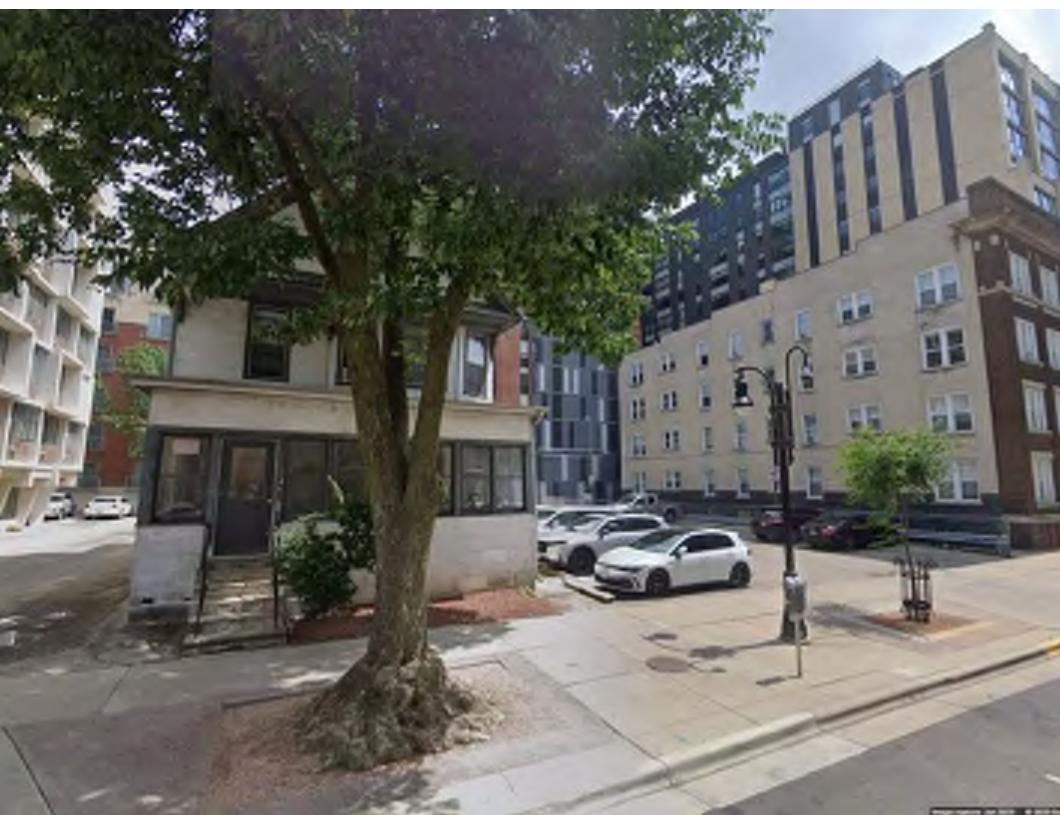
STATE & GILMAN LOOKING SOUTH



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)



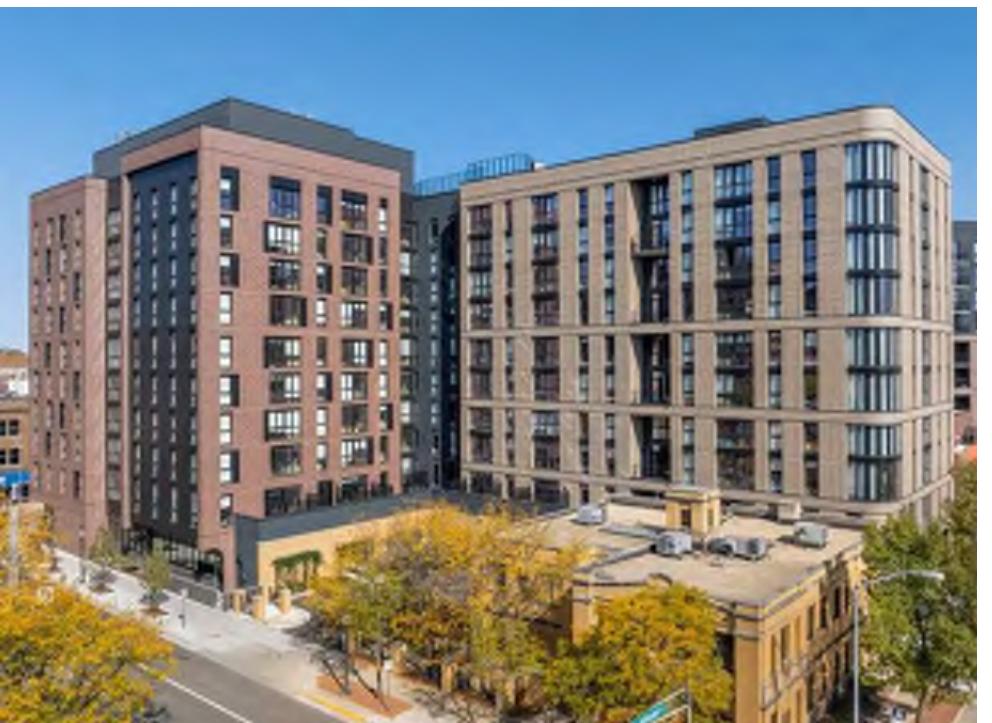
THE JAMES



420 WEST GORHAM



EQUINOX



OLIV MADISON



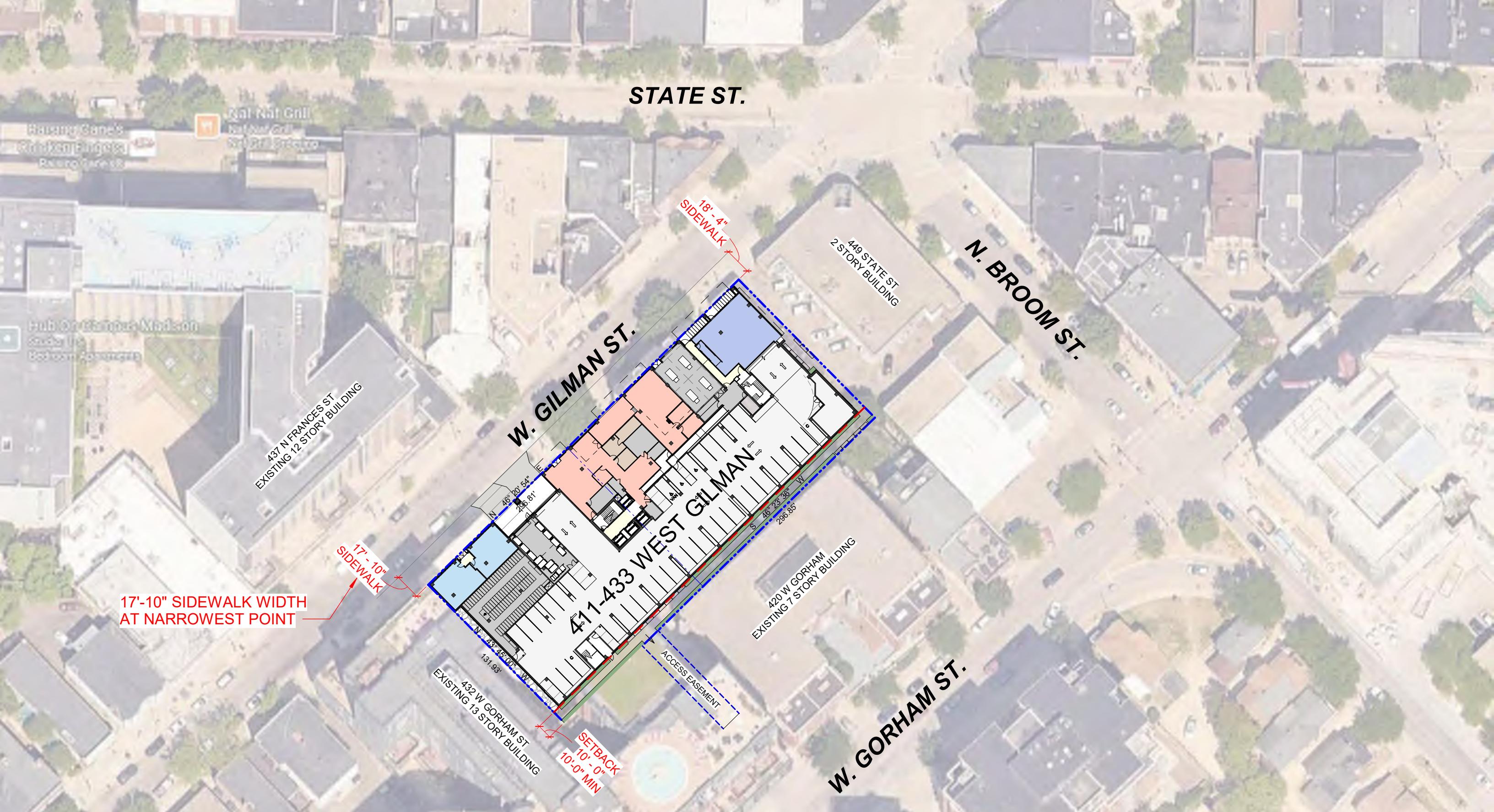
LA CIEL

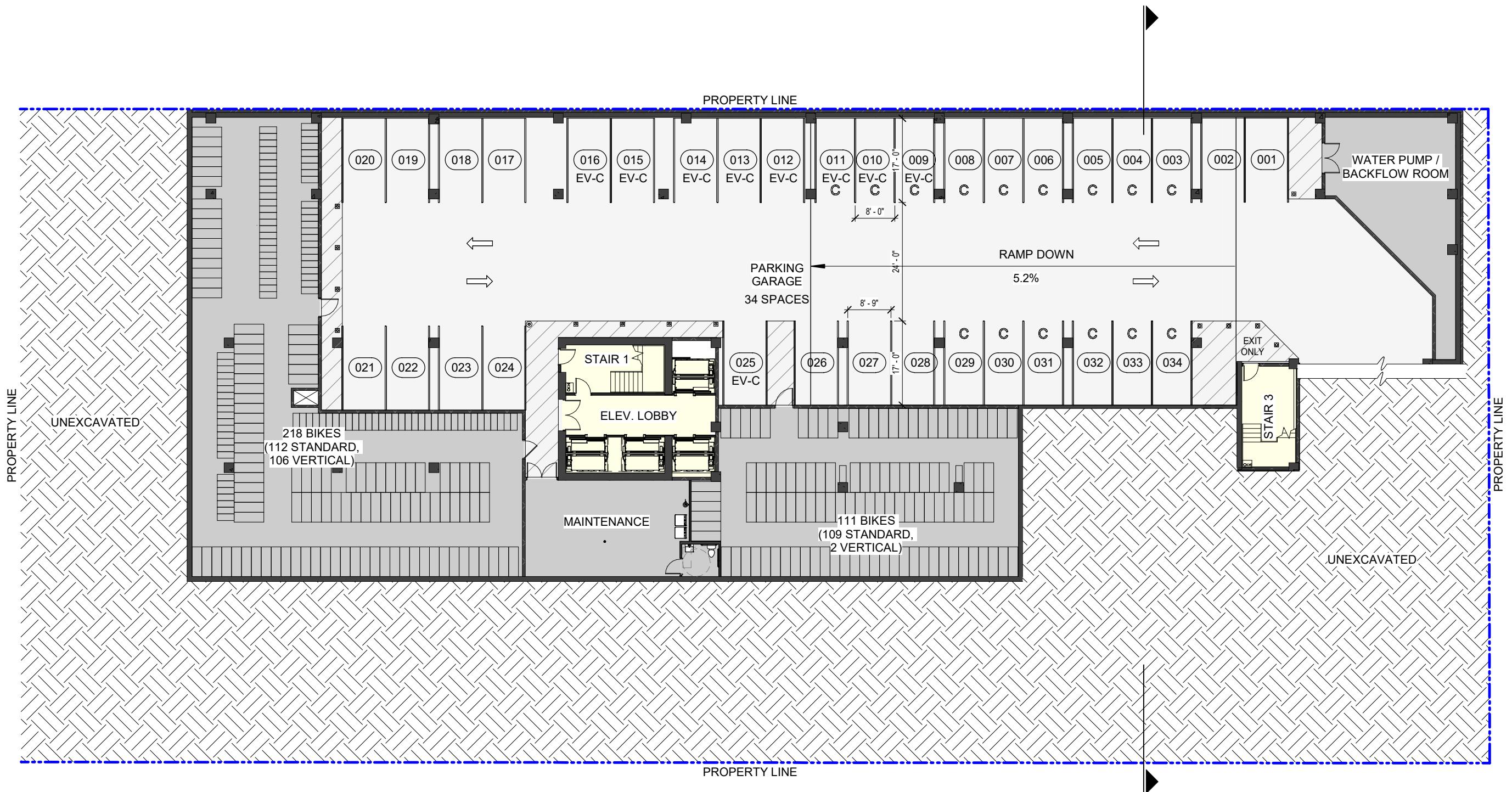


HAMPTON INN



DORM@LUCKY





THE STANDARD

411 W. GILMAN ST, MADISON, WI

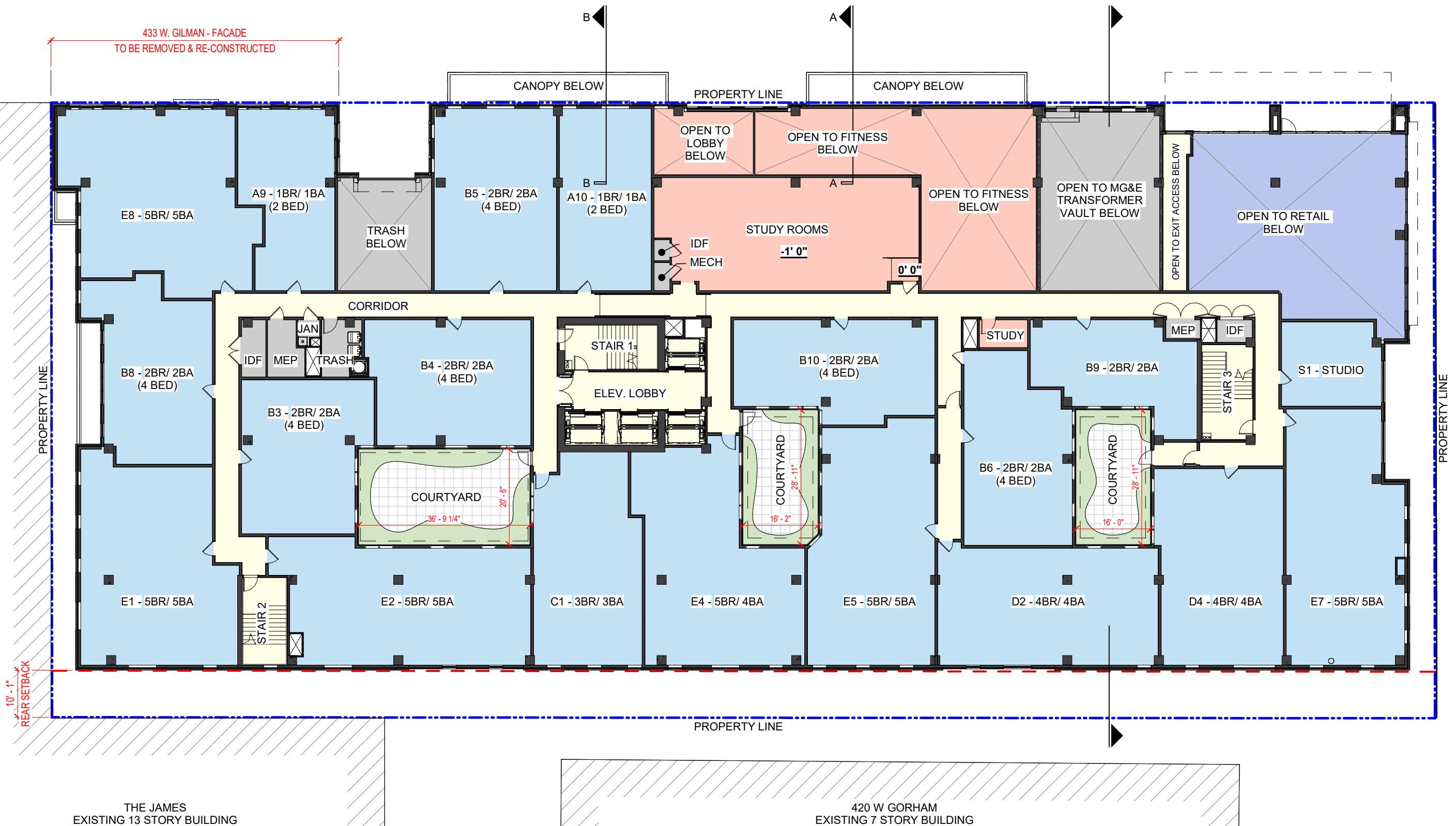
LEVEL B1 FLOOR PLAN
3/64" = 1'-0"



01.13.2026



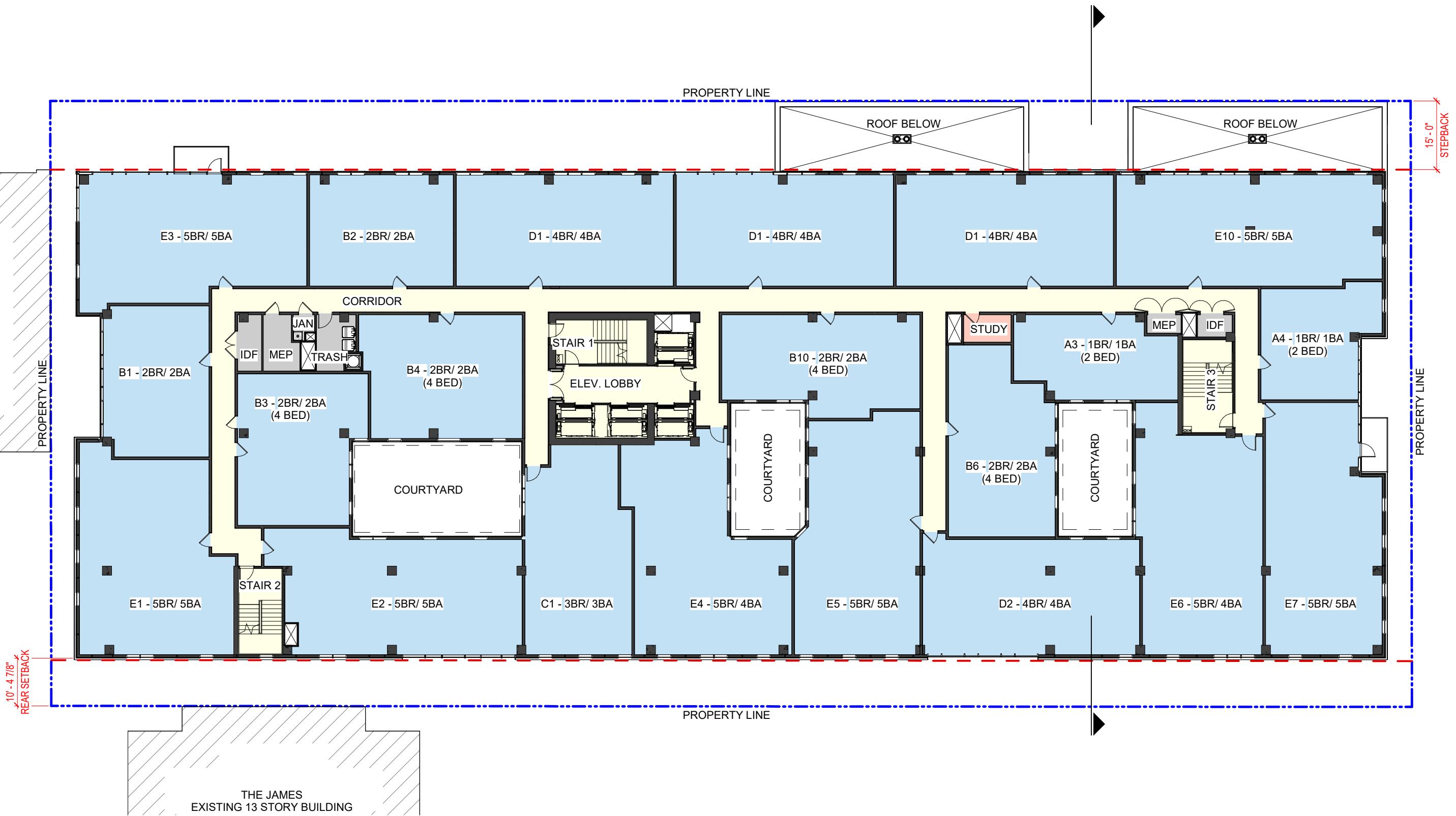


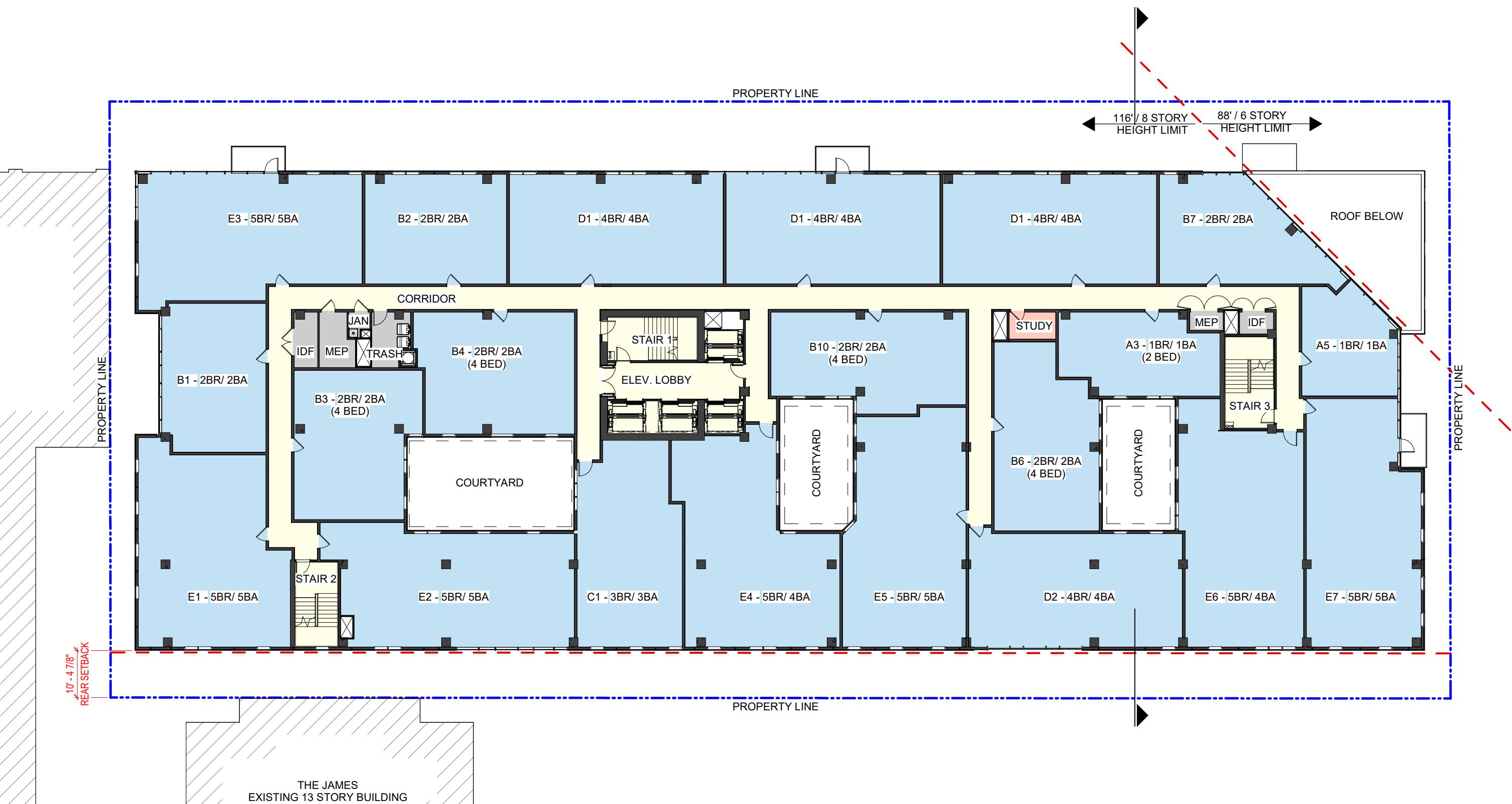










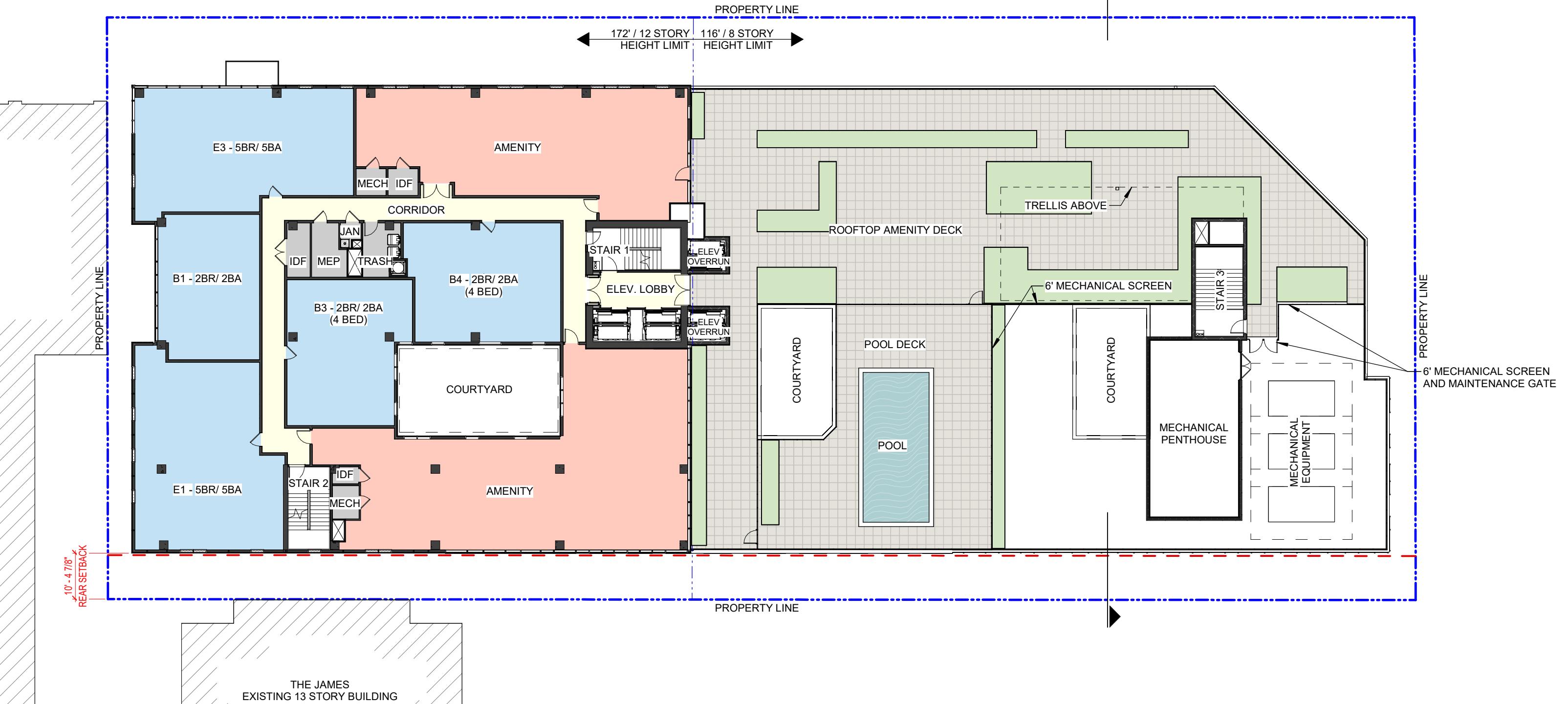




OCCUPANCY CALCULATIONS

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
TOTAL	816 OCCUPANTS

(3 EXITS NEEDED, 3 EXITS PROVIDED)



THE STANDARD

411 W. GILMAN ST. MADISON, WI

THE JAMES
EXISTING 13 STORY BUILDING

LEVEL 12 FLOOR PLAN

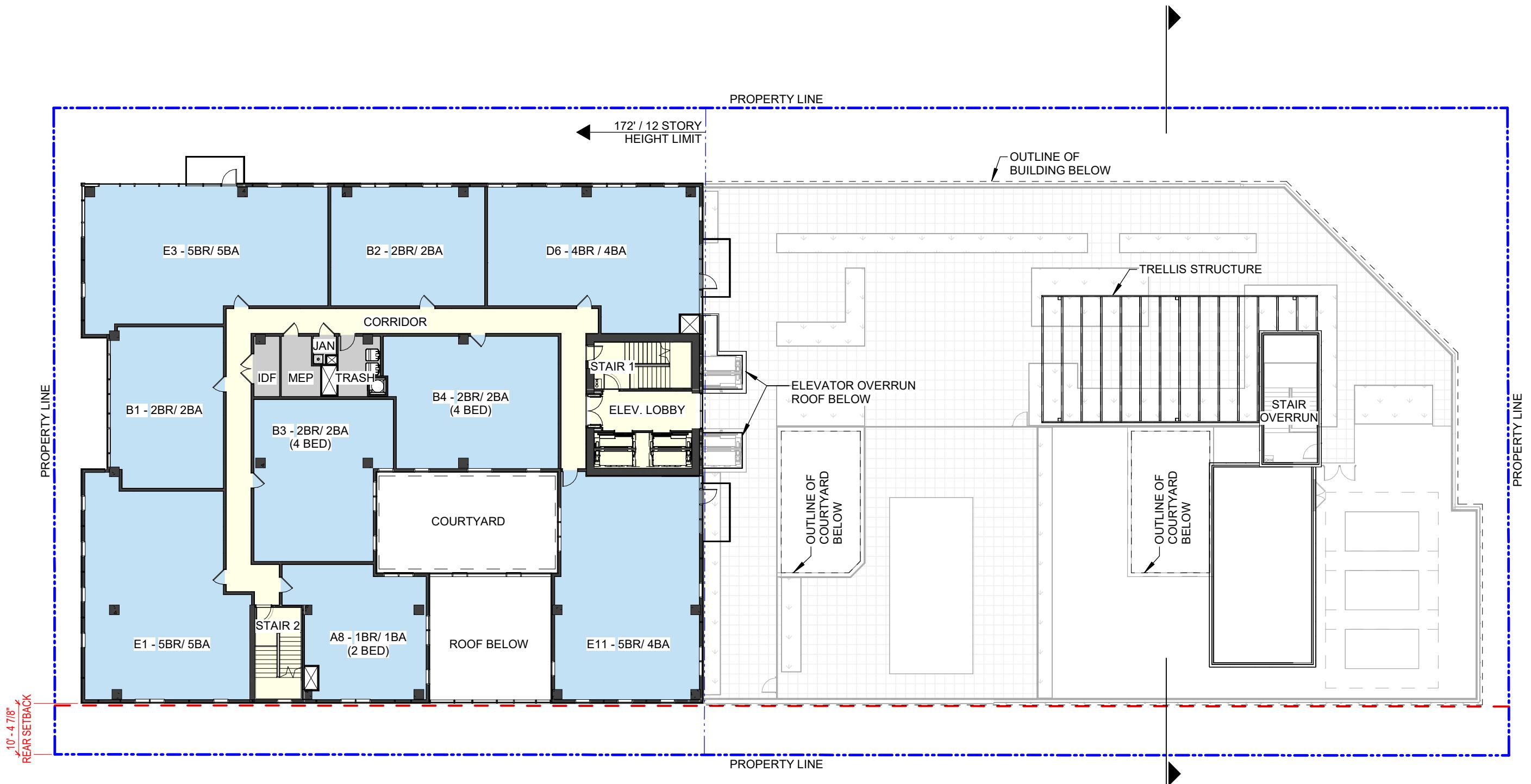
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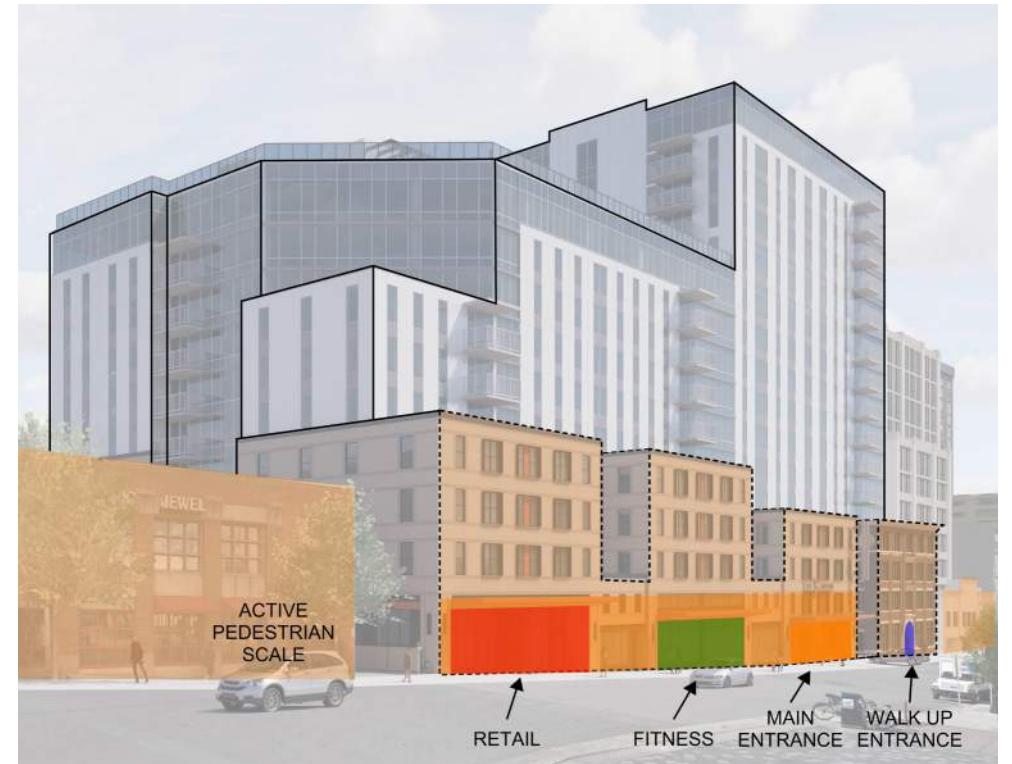
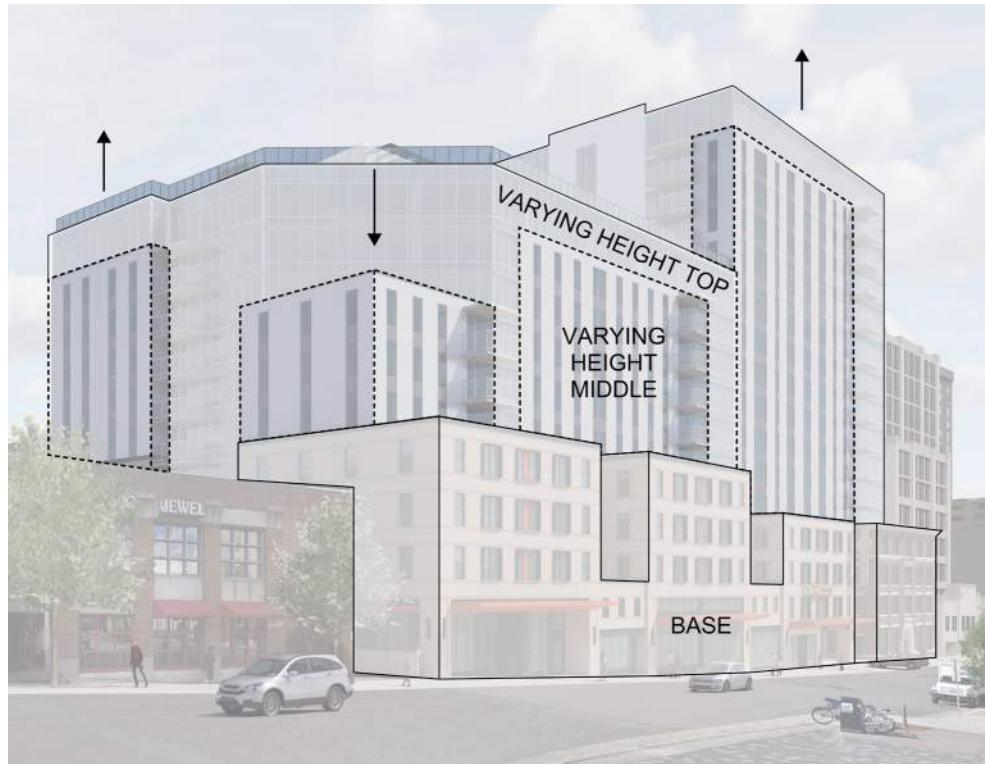
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[REDACTED]

01.13.2026





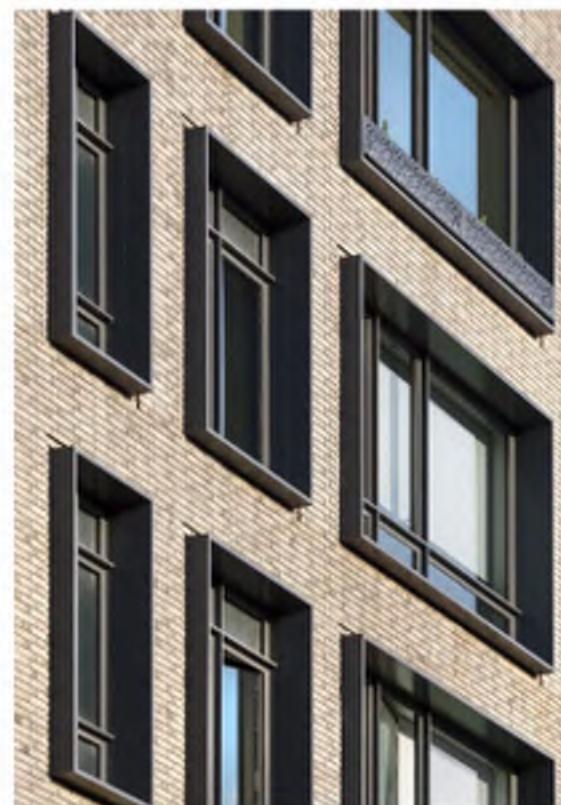


SETBACK MASSING

GLASS ELEMENTS CROWN BUILDING

ACTIVATE THE PEDESTRIAN SCALE

EXTERIOR DESIGN DIAGRAMS

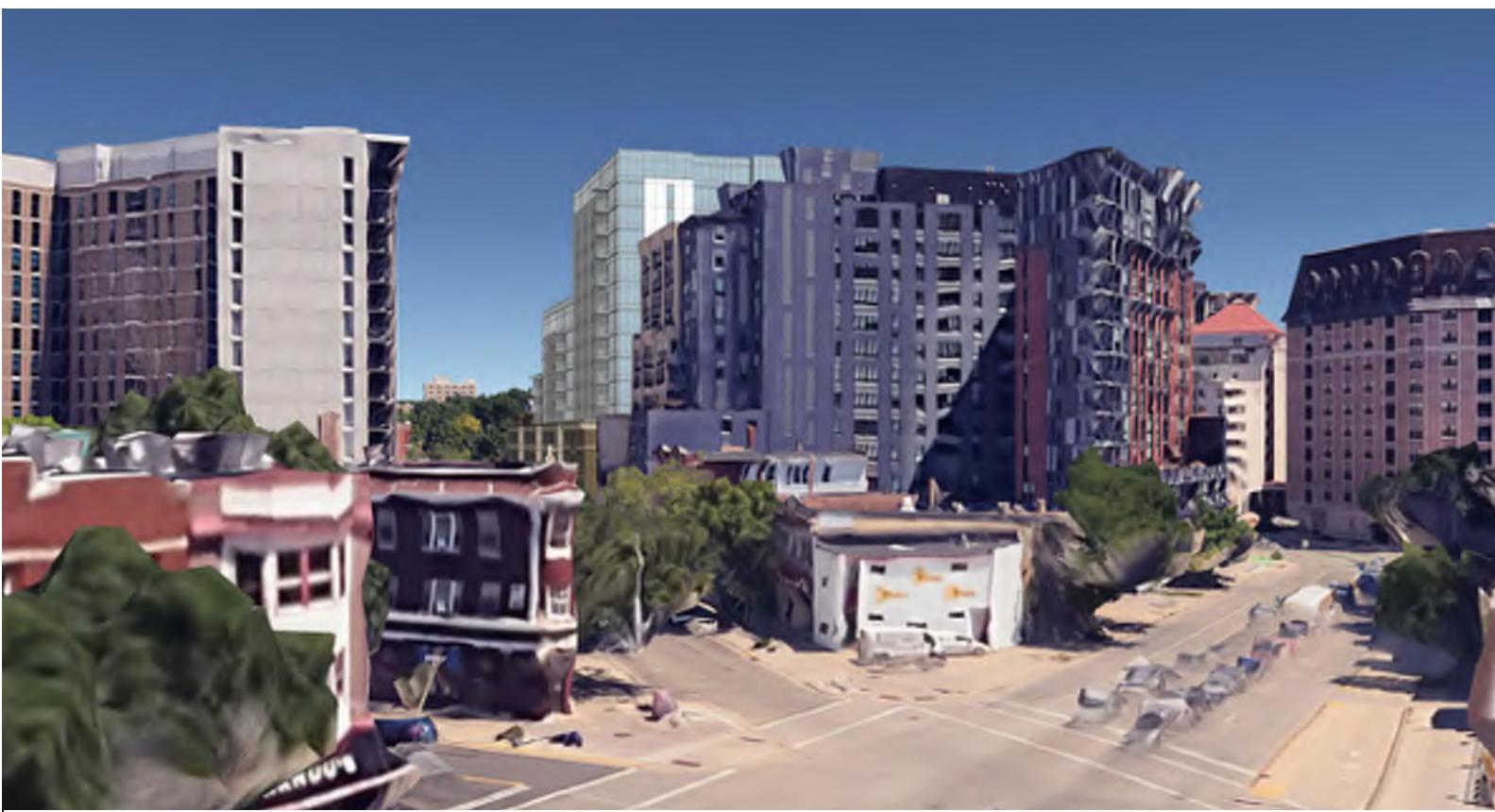




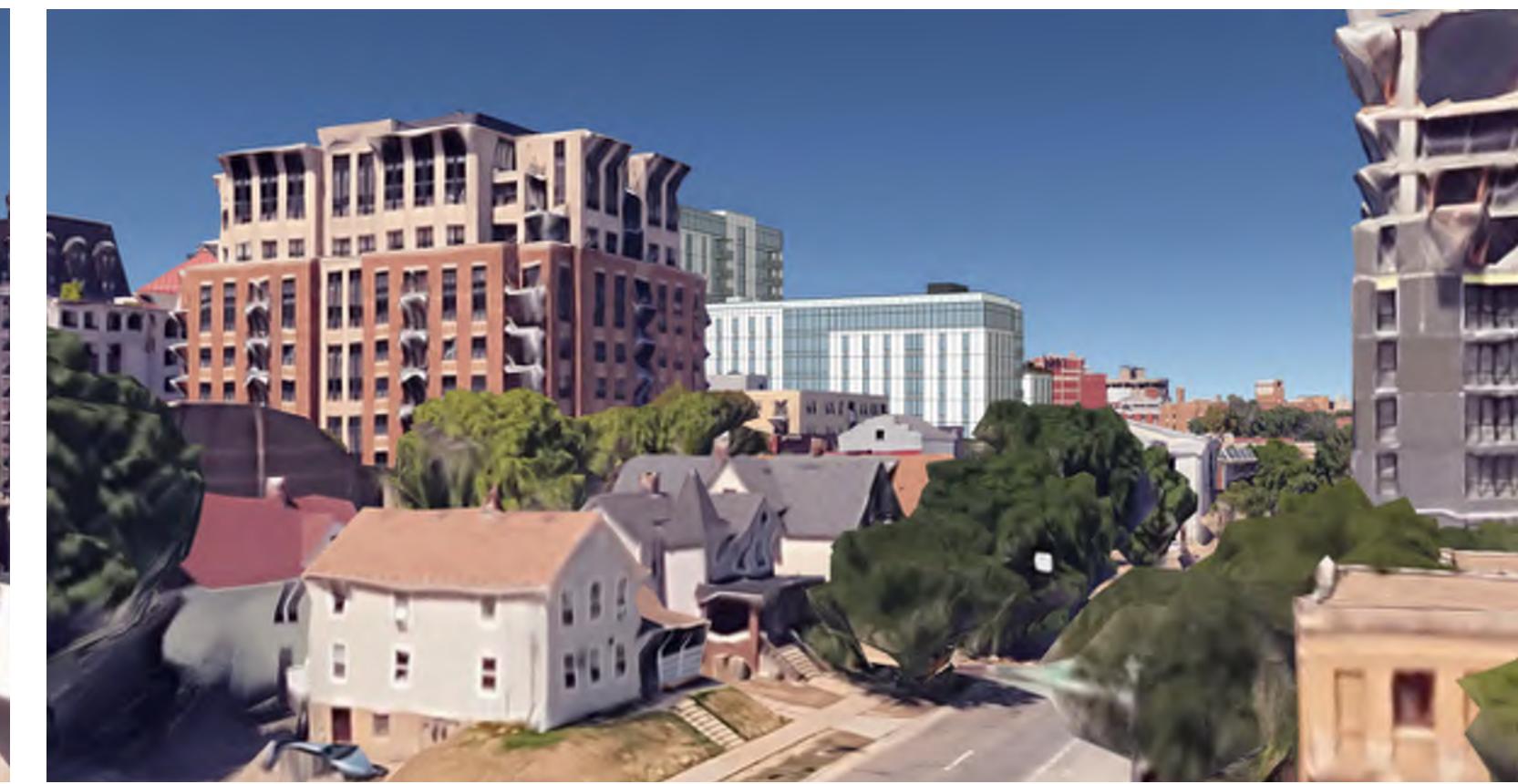
GILMAN + HENRY LOOKING SOUTHWEST



STATE + GORHAM LOOKING WEST



GILMAN + UNIVERSITY + FRANCES LOOKING EAST



BROOM + JOHNSON LOOKING NORTHWEST



THE STANDARD
411 W. GILMAN ST, MADISON, WI

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

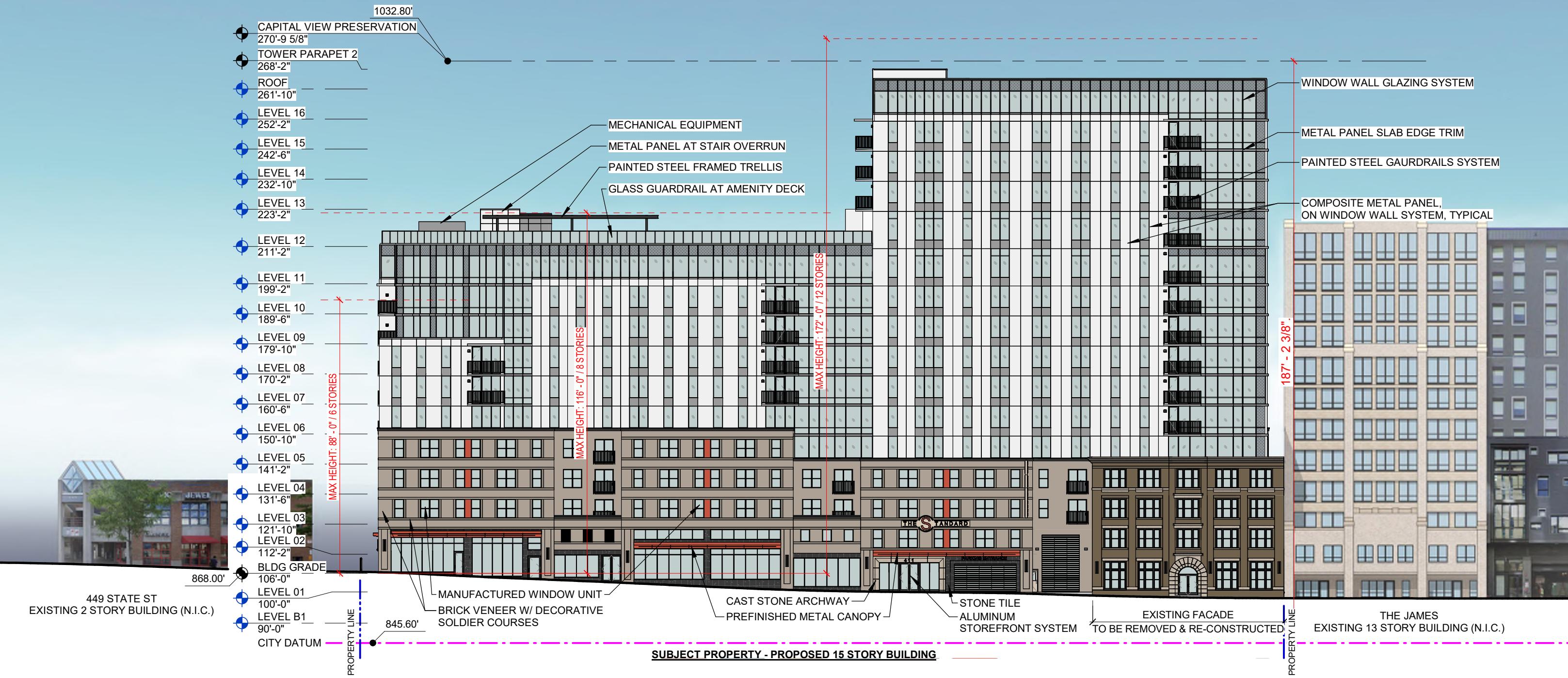




PEDESTRIAN VIEW AT RETAIL



PEDESTRIAN VIEW AT MAIN ENTRANCE



LANDMARK
PROPERTIES

THE STANDARD
411 W. GILMAN ST, MADISON, WI

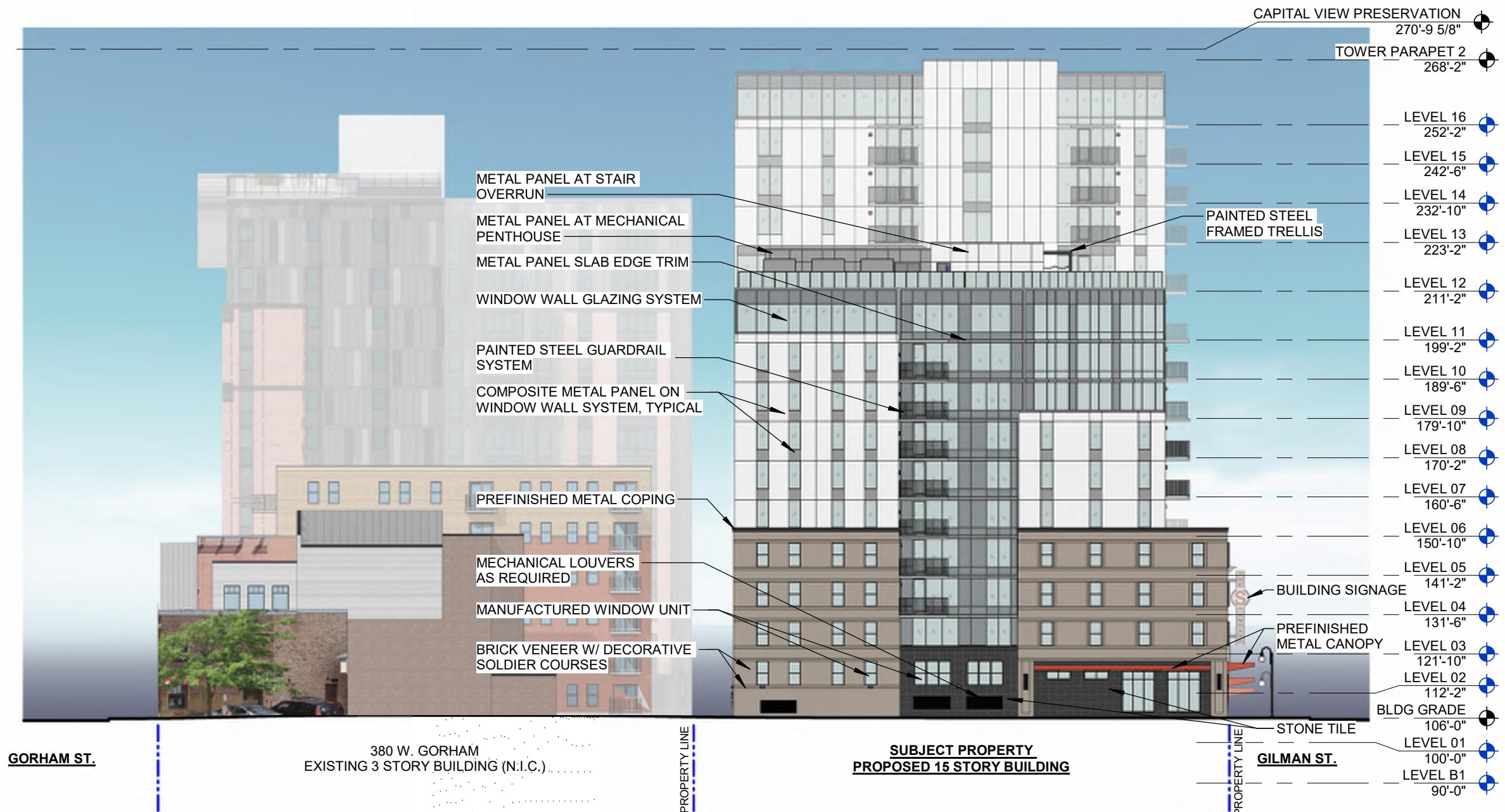
NORTHWEST EXTERIOR ELEVATION

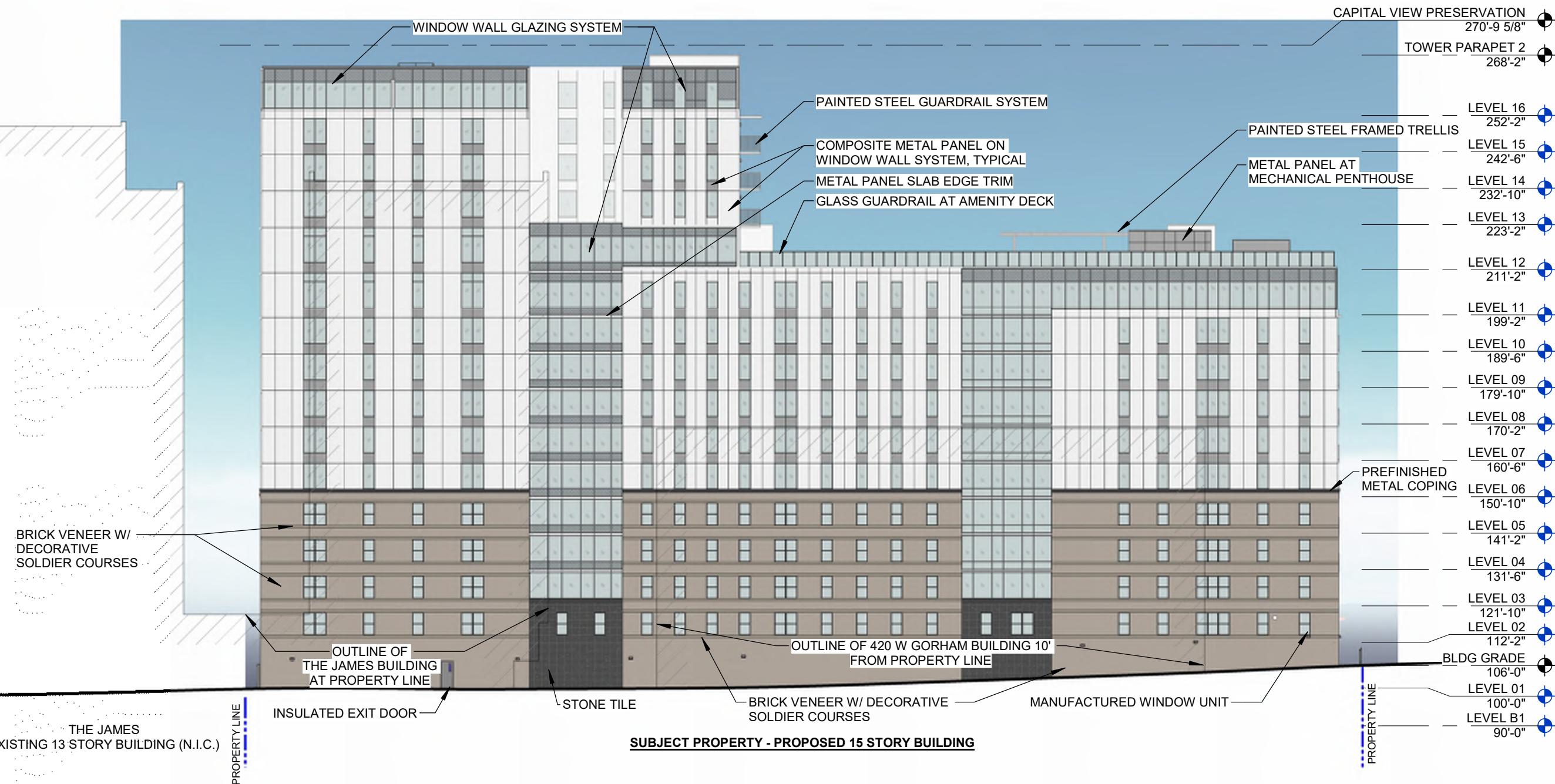
1" = 30'-0"

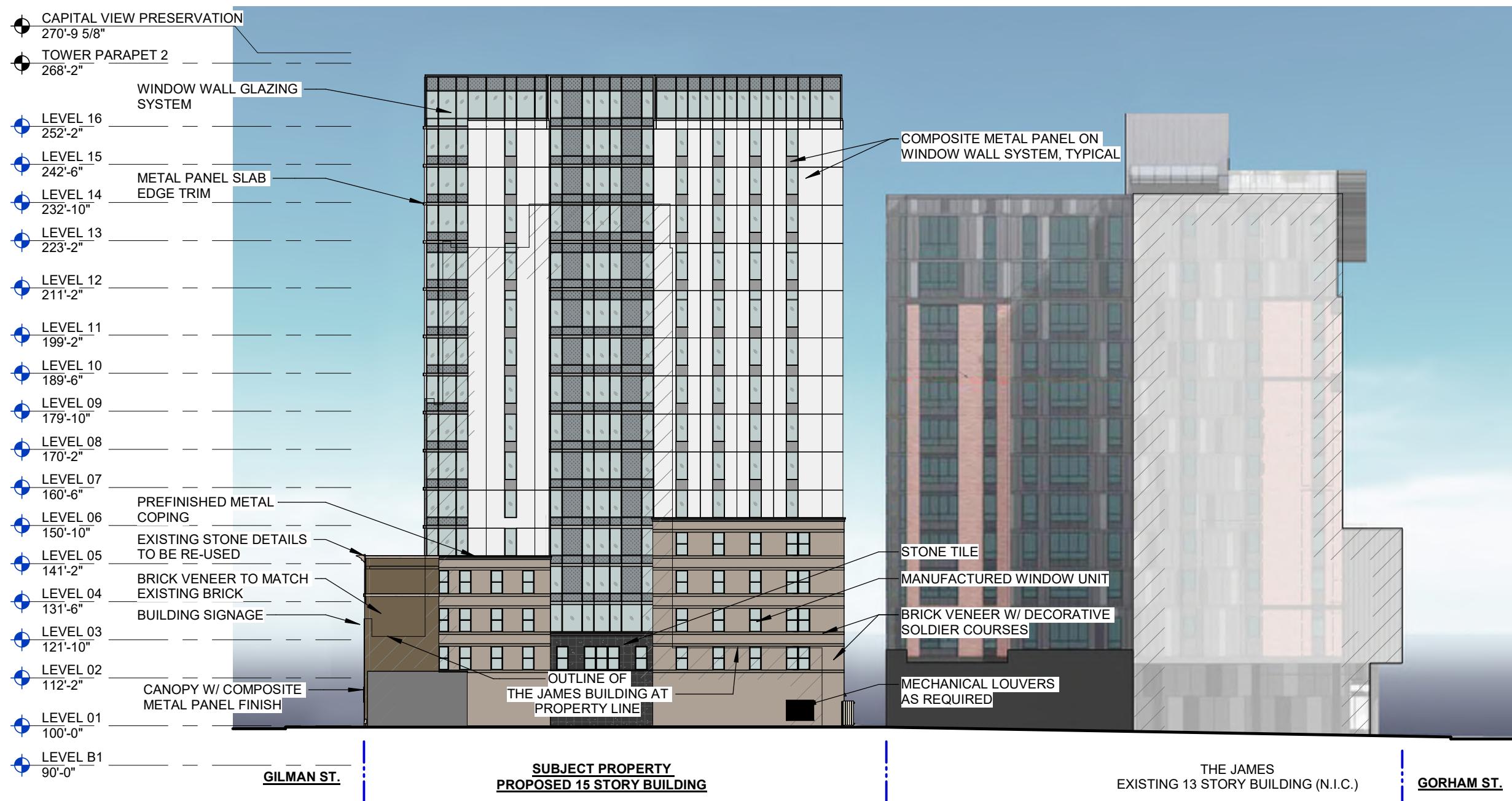
0 15' 30' 60'

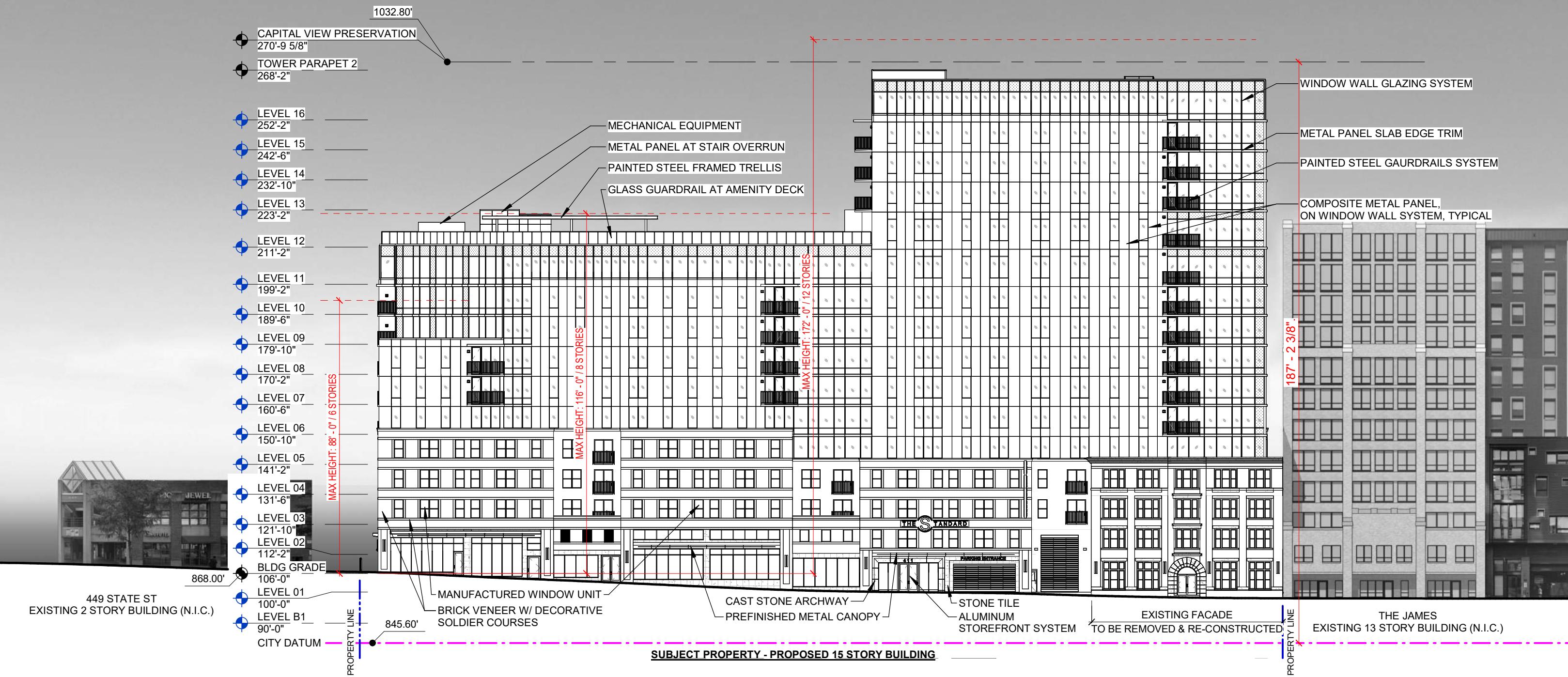
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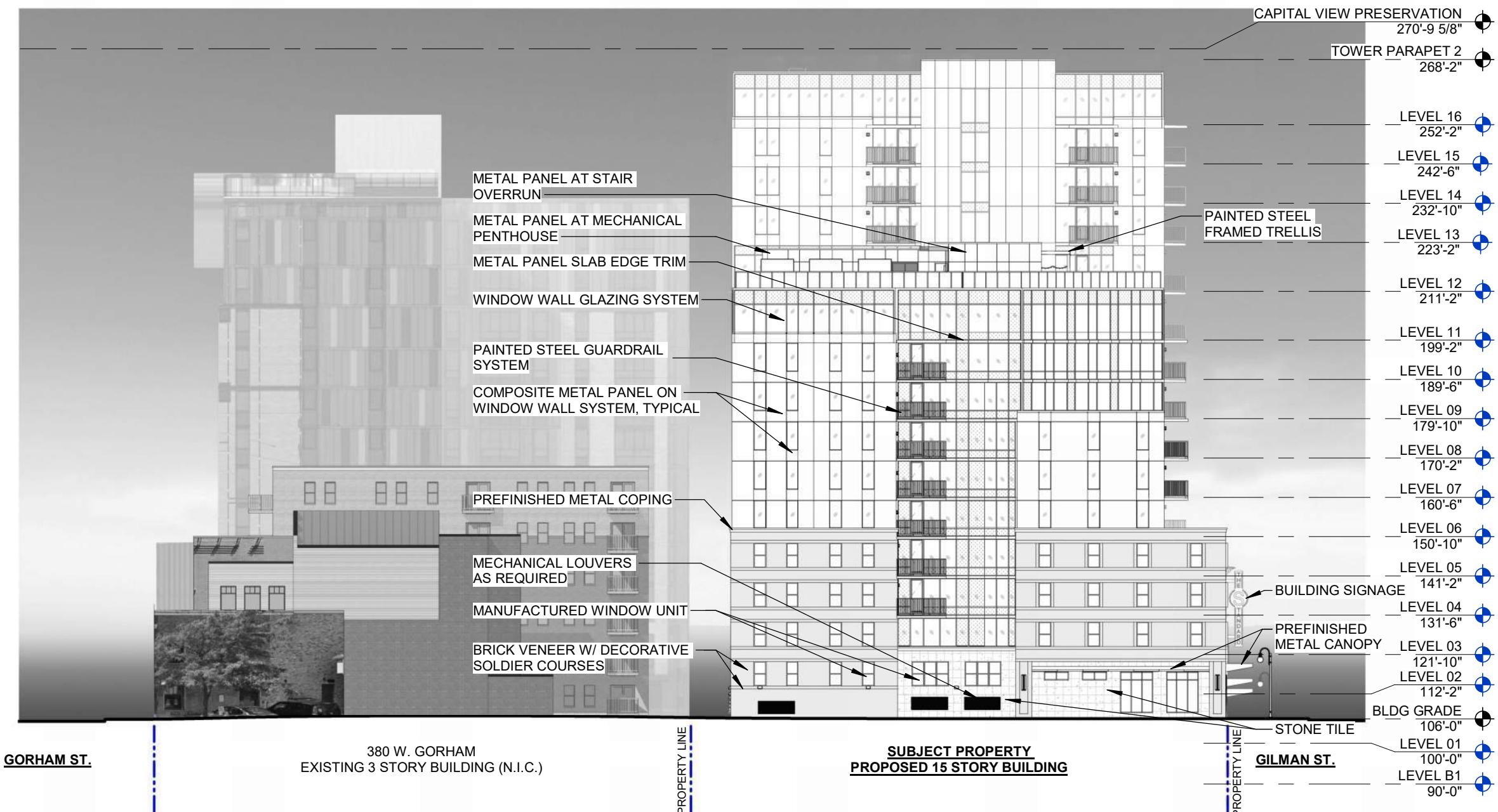
MA
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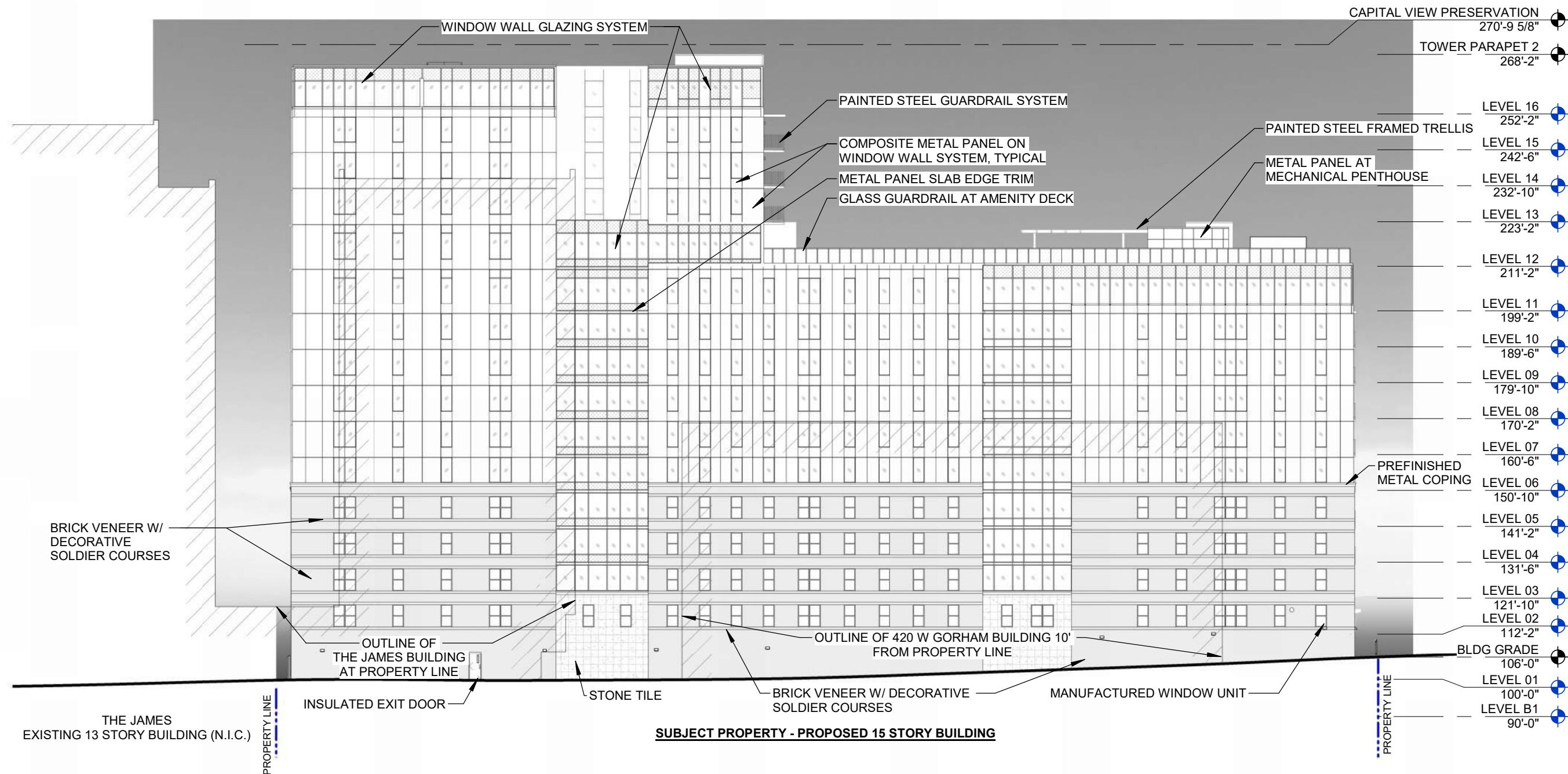


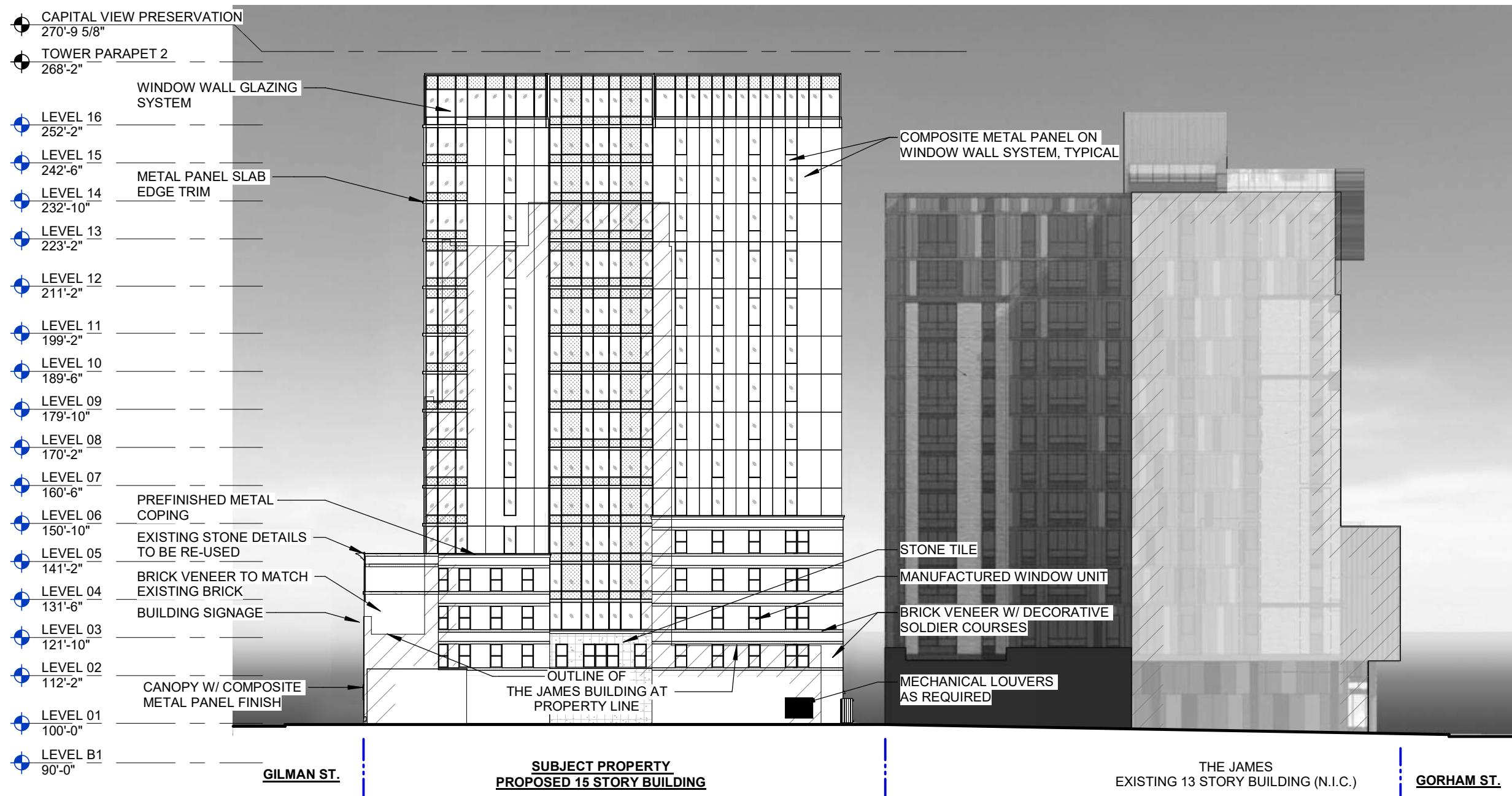














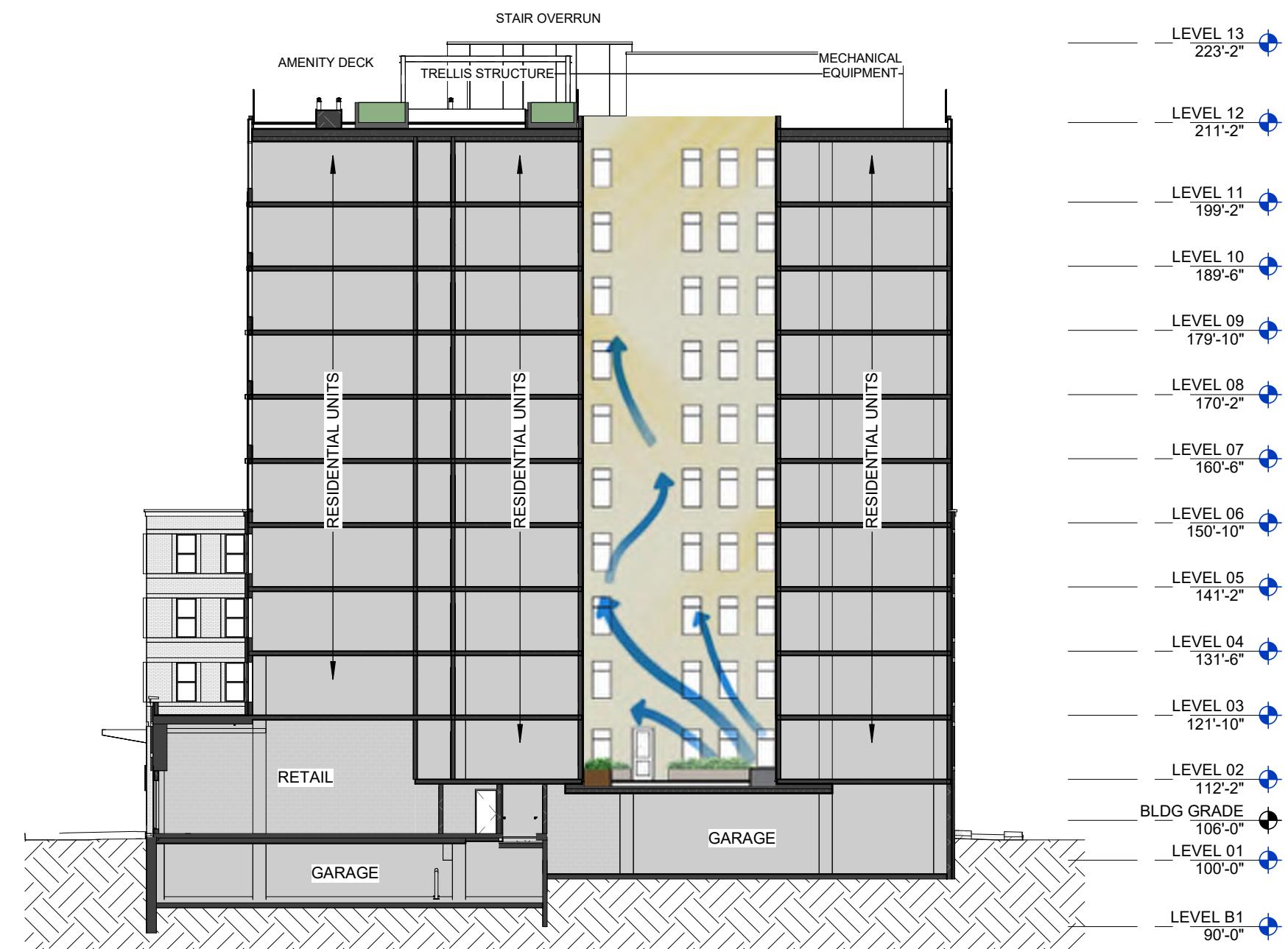




CONCEPTUAL RENDERING - EXAMPLE COURTYARD PLAN



THE STANDARD
411 W. GILMAN ST, MADISON, WI





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 - EXISTING SITE



411 W. GILMAN ST.
MADISON, WI

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



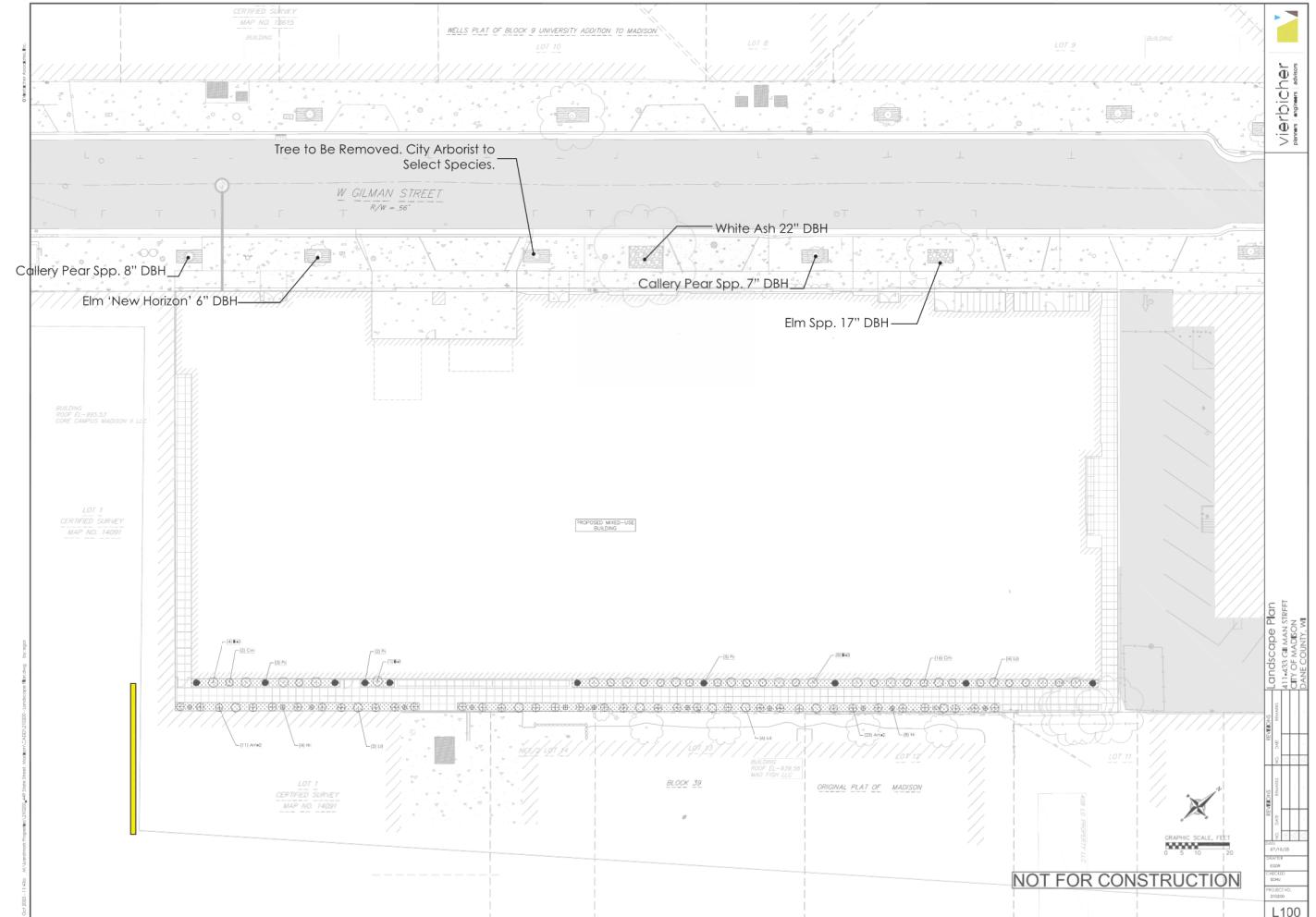
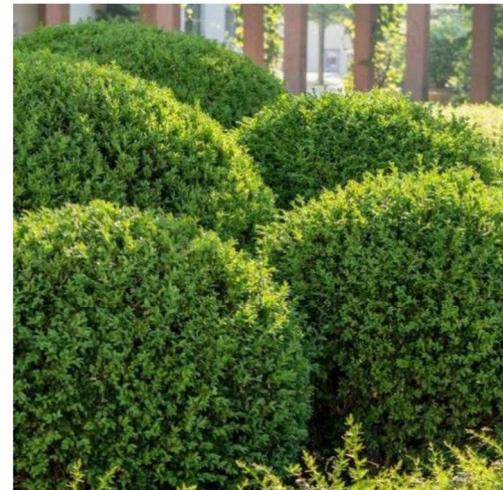
411 W. GILMAN ST.
MADISON, WI

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





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

GENERAL NOTES:

- 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
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

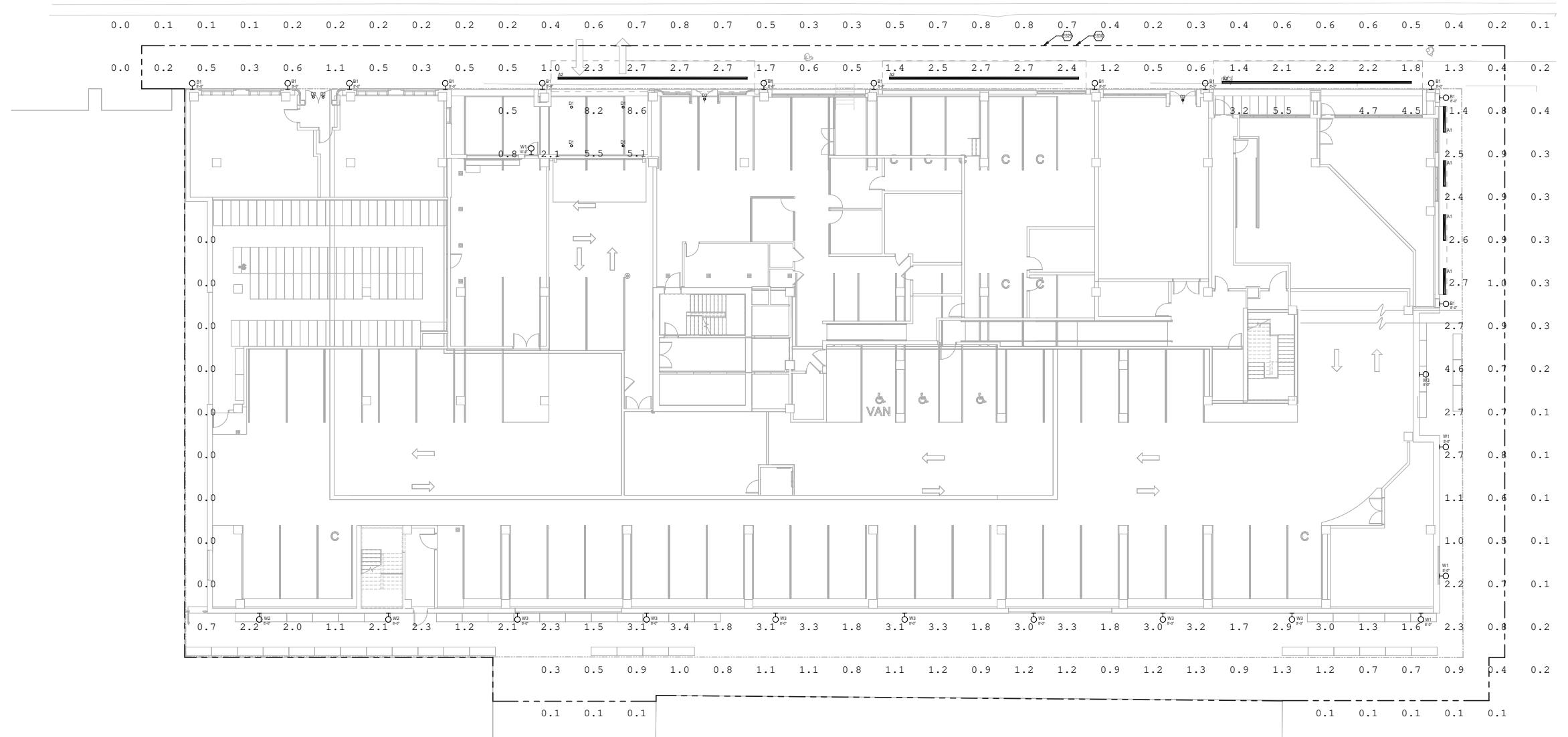
GENERAL NOTES:

- 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
East Egress	Illuminance	Fc	2.16	5.0	0.9	2.40
East Prop Line	Illuminance	Fc	0.36	0.5	0.2	1.80
North Egress	Illuminance	Fc	2.43	9.7	0.3	8.10
North Prop Line	Illuminance	Fc	0.93	1.9	0.2	4.65
Site	Illuminance	Fc	0.51	8.6	0.0	N.A.
South Egress	Illuminance	Fc	2.00	5.0	0.0	N.A.
South Prop Line	Illuminance	Fc	0.26	0.5	0.0	N.A.
West Prop Line	Illuminance	Fc	0.03	0.3	0.0	N.A.

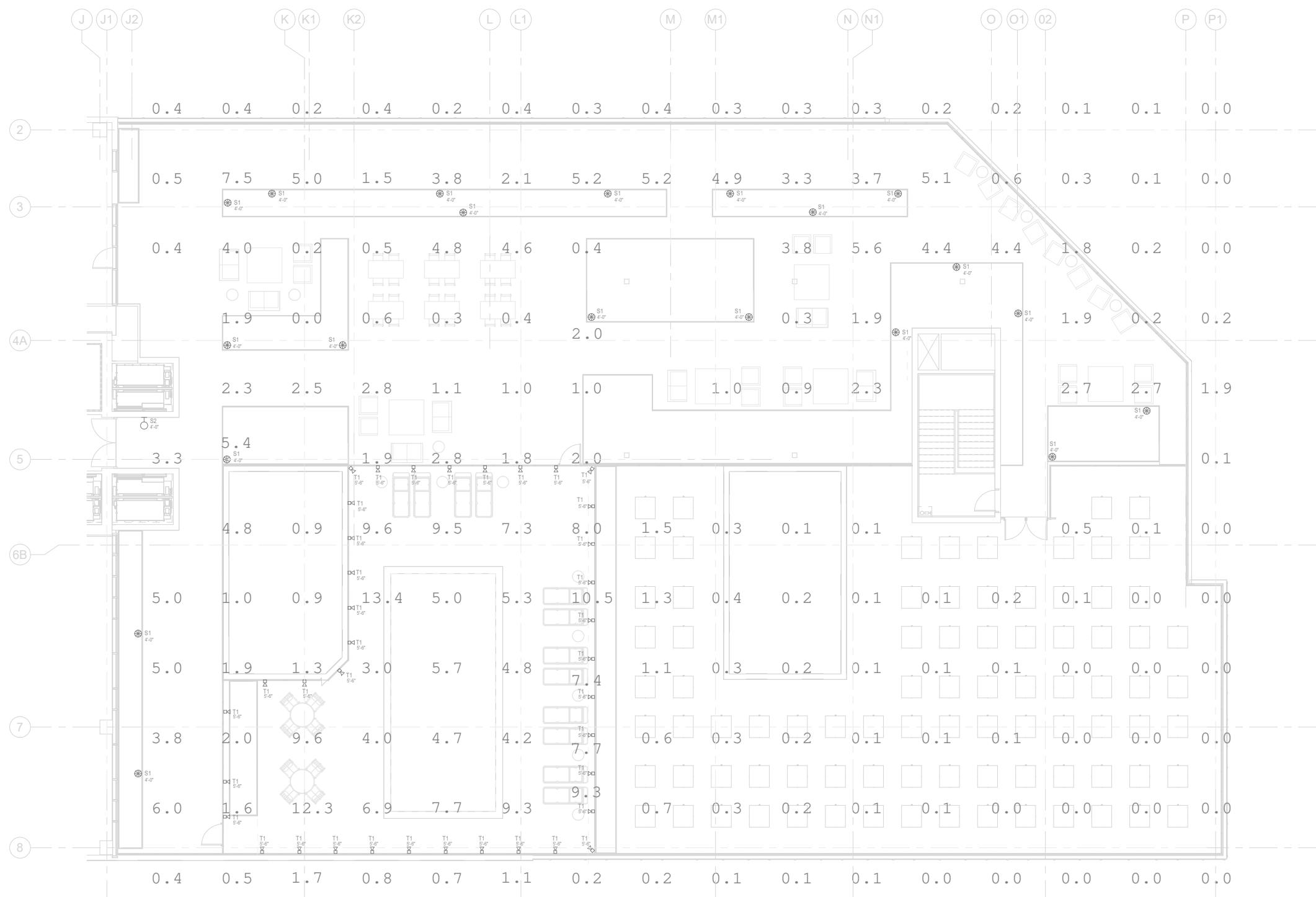


Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Amenity Deck	Illuminance	Fc	1.31	13.4	0.0	N.A.	N.A.
Egress path	Illuminance	Fc	3.22	11.2	0.5	6.44	22.40
Pool Deck	Illuminance	Fc	7.96	25.9	3.0	2.65	8.63
Property Line	Illuminance	Fc	0.04	0.2	0.0	N.A.	N.A.

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.



LIGHT FIXTURE SCHEDULE										
TYPE	DESCRIPTION	VOLT	LAMPS		VA/FXT.	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, 300K, 90 CRI	N/A	15	FL LIGHTING	UST02-XX-C4-88-W-V		S1	
S2	SAME AS S1 BUT WALL MOUNTED.	UNIV	LED, 845 LUMENS, 300K, 90 CRI	N/A	15	FL LIGHTING	UST02-XX-C4-88-W-V		S2	
T1	2' 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, 300K	N/A	12	HEVILITE	HL-915-XX-15-30-WFL-12-GL-915		T1	

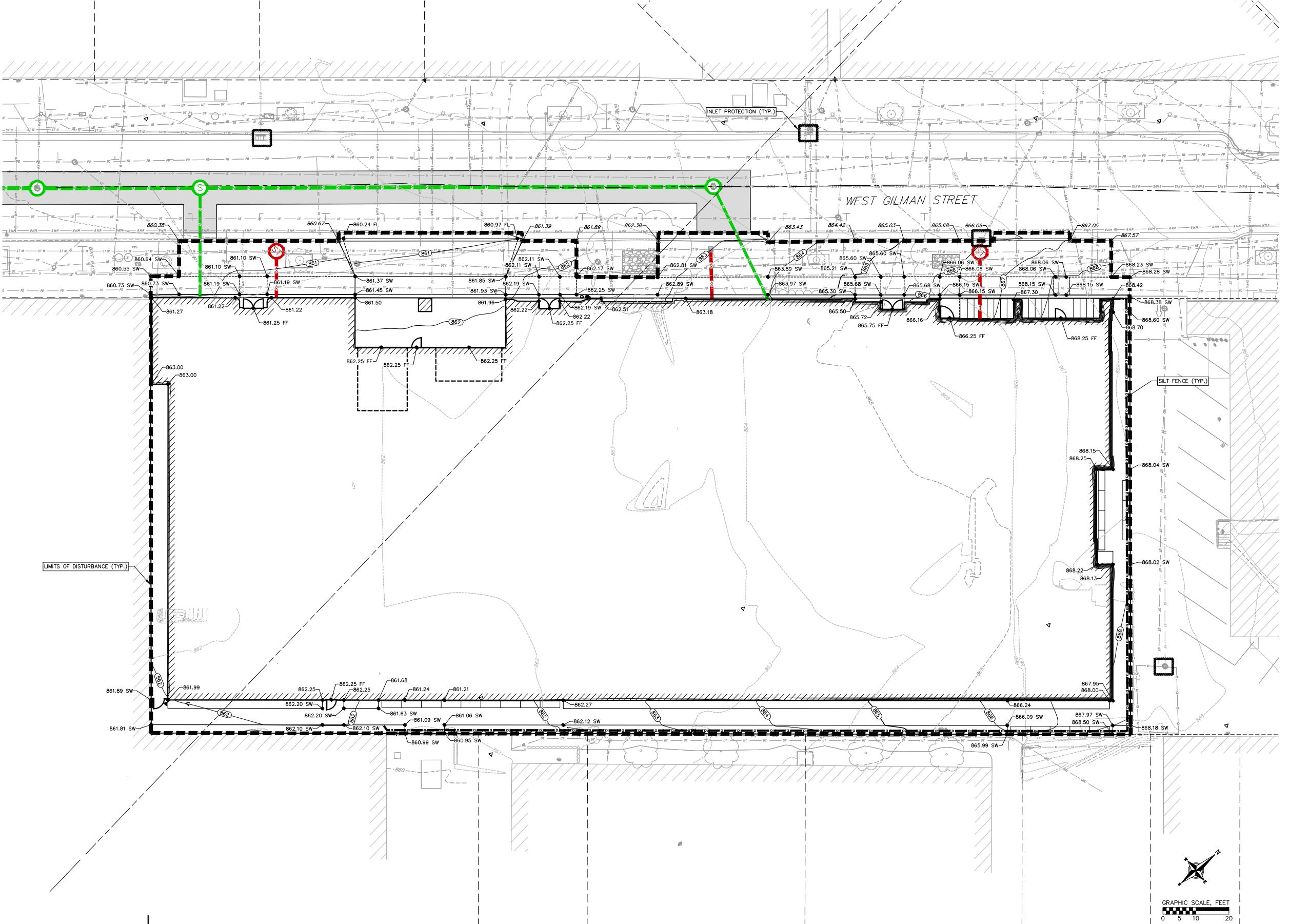
SPECIFICATIONS

GENERAL
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.

OPTIONS
Options are not included in the catalog number. Options must be selected by 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.

NOTES
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 CONNECTIONS SHALL BE MADE IN ACCORDANCE WITH LOCAL CODES, LOCATIONS, MOUNTING, AND REQUIREMENTS WITH ARCHITECTURAL PLANS, SECTIONS, ELEVATIONS, AND REFLECTED CEILING PLANS PRIOR TO ORDERING FIXTURES.
C. ALL FIXTURES SHALL BE REVIEWED 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.

ITEMS
1. Project: Architect Selected Manufacturer Selected
2. Finish: Painted Powder Coated Anodized
3. Mounting: Wall Mount Pole Mount Other
4. Lumens: 845 LUMENS 950 LUMENS
5. Color Temp: 3000K 4000K 5000K
6. CRI: 90 CRI 95 CRI
7. Dimming: 0-10V Dimming Other
8. Distribution: 60 Degree Other
9. Housing: Cast Aluminum Other
10. Lens: Frosted Polycarbonate Other
11. Shield: Angled Glare Shield Other
12. Location: Wet Location Dry Location
13. Mounting: Wall Mount Pole Mount Other
14. Finish: Painted Powder Coated Anodized
15. Lumens: 845 LUMENS 950 LUMENS
16. Color Temp: 3000K 4000K 5000K
17. CRI: 90 CRI 95 CRI
18. Dimming: 0-10V Dimming Other
19. Distribution: 60 Degree Other
20. Housing: Cast Aluminum Other
21. Lens: Frosted Polycarbonate Other
22. Shield: Angled Glare Shield Other
23. Location: Wet Location Dry Location
24. Mounting: Wall Mount Pole Mount Other
25. Finish: Painted Powder Coated Anodized
26. Lumens: 845 LUMENS 950 LUMENS
27. Color Temp: 3000K 4000K 5000K
28. CRI: 90 CRI 95 CRI
29. Dimming: 0-10V Dimming Other
30. Distribution: 60 Degree Other
31. Housing: Cast Aluminum Other
32. Lens: Frosted Polycarbonate Other
33. Shield: Angled Glare Shield Other
34. Location: Wet Location Dry Location
35. Mounting: Wall Mount Pole Mount Other
36. Finish: Painted Powder Coated Anodized
37. Lumens: 845 LUMENS 950 LUMENS
38. Color Temp: 3000K 4000K 5000K
39. CRI: 90 CRI 95 CRI
40. Dimming: 0-10V Dimming Other
41. Distribution: 60 Degree Other
42. Housing: Cast Aluminum Other
43. Lens: Frosted Polycarbonate Other
44. Shield: Angled Glare Shield Other
45. Location: Wet Location Dry Location
46. Mounting: Wall Mount Pole Mount Other
47. Finish: Painted Powder Coated Anodized
48. Lumens: 845 LUMENS 950 LUMENS
49. Color Temp: 3000K 4000K 5000K
50. CRI: 90 CRI 95 CRI
51. Dimming: 0-10V Dimming Other
52. Distribution: 60 Degree Other
53. Housing: Cast Aluminum Other
54. Lens: Frosted Polycarbonate Other
55. Shield: Angled Glare Shield Other
56. Location: Wet Location Dry Location
57. Mounting: Wall Mount Pole Mount Other
58. Finish: Painted Powder Coated Anodized
59. Lumens: 845 LUMENS 950 LUMENS
60. Color Temp: 3000K 4000K 5000K
61. CRI: 90 CRI 95 CRI
62. Dimming: 0-10V Dimming Other
63. Distribution: 60 Degree Other
64. Housing: Cast Aluminum Other
65. Lens: Frosted Polycarbonate Other
66. Shield: Angled Glare Shield Other
67. Location: Wet Location Dry Location
68. Mounting: Wall Mount Pole Mount Other
69. Finish: Painted Powder Coated Anodized
70. Lumens: 845 LUMENS 950 LUMENS
71. Color Temp: 3000K 4000K 5000K
72. CRI: 90 CRI 95 CRI
73. Dimming: 0-10V Dimming Other
74. Distribution: 60 Degree Other
75. Housing: Cast Aluminum Other
76. Lens: Frosted Polycarbonate Other
77. Shield: Angled Glare Shield Other
78. Location: Wet Location Dry Location
79. Mounting: Wall Mount Pole Mount Other
80. Finish: Painted Powder Coated Anodized
81. Lumens: 845 LUMENS 950 LUMENS
82. Color Temp: 3000K 4000K 5000K
83. CRI: 90 CRI 95 CRI
84. Dimming: 0-10V Dimming Other
85. Distribution: 60 Degree Other
86. Housing: Cast Aluminum Other
87. Lens: Frosted Polycarbonate Other
88. Shield: Angled Glare Shield Other
89. Location: Wet Location Dry Location
90. Mounting: Wall Mount Pole Mount Other
91. Finish: Painted Powder Coated Anodized
92. Lumens: 845 LUMENS 950 LUMENS
93. Color Temp: 3000K 4000K 5000K
94. CRI: 90 CRI 95 CRI
95. Dimming: 0-10V Dimming Other
96. Distribution: 60 Degree Other
97. Housing: Cast Aluminum Other
98. Lens: Frosted Polycarbonate Other
99. Shield: Angled Glare Shield Other
100. Location: Wet Location Dry Location
101. Mounting: Wall Mount Pole Mount Other
102. Finish: Painted Powder Coated Anodized
103. Lumens: 845 LUMENS 950 LUMENS
104. Color Temp: 3000K 4000K 5000K
105. CRI: 90 CRI 95 CRI
106. Dimming: 0-10V Dimming Other
107. Distribution: 60 Degree Other
108. Housing: Cast Aluminum Other
109. Lens: Frosted Polycarbonate Other
110. Shield: Angled Glare Shield Other
111. Location: Wet Location Dry Location
112. Mounting: Wall Mount Pole Mount Other
113. Finish: Painted Powder Coated Anodized
114. Lumens: 845 LUMENS 950 LUMENS
115. Color Temp: 3000K 4000K 5000K
116. CRI: 90 CRI 95 CRI
117. Dimming: 0-10V Dimming Other
118. Distribution: 60 Degree Other
119. Housing: Cast Aluminum Other
120. Lens: Frosted Polycarbonate Other
121. Shield: Angled Glare Shield Other
122. Location: Wet Location Dry Location
123. Mounting: Wall Mount Pole Mount Other
124. Finish: Painted Powder Coated Anodized
125. Lumens: 845 LUMENS 950 LUMENS
126. Color Temp: 3000K 4000K 5000K
127. CRI: 90 CRI 95 CRI
128. Dimming: 0-10V Dimming Other
129. Distribution: 60 Degree Other
130. Housing: Cast Aluminum Other
131. Lens: Frosted Polycarbonate Other
132. Shield: Angled Glare Shield Other
133. Location: Wet Location Dry Location
134. Mounting: Wall Mount Pole Mount Other
135. Finish: Painted Powder Coated Anodized
136. Lumens: 845 LUMENS 950 LUMENS
137. Color Temp: 3000K 4000K 5000K
138. CRI: 90 CRI 95 CRI
139. Dimming: 0-10V Dimming Other
140. Distribution: 60 Degree Other
141. Housing: Cast Aluminum Other
142. Lens: Frosted Polycarbonate Other
143. Shield: Angled Glare Shield Other
144. Location: Wet Location Dry Location
145. Mounting: Wall Mount Pole Mount Other
146. Finish: Painted Powder Coated Anodized
147. Lumens: 845 LUMENS 950 LUMENS
148. Color Temp: 3000K 4000K 5000K
149. CRI: 90 CRI 95 CRI
150. Dimming: 0-10V Dimming Other
151. Distribution: 60 Degree Other
152. Housing: Cast Aluminum Other
153. Lens: Frosted Polycarbonate Other
154. Shield: Angled Glare Shield Other
155. Location: Wet Location Dry Location
156. Mounting: Wall Mount Pole Mount Other
157. Finish: Painted Powder Coated Anodized
158. Lumens: 845 LUMENS 950 LUMENS
159. Color Temp: 3000K 4000K 5000K
160. CRI: 90 CRI 95 CRI
161. Dimming: 0-10V Dimming Other
162. Distribution: 60 Degree Other
163. Housing: Cast Aluminum Other
164. Lens: Frosted Polycarbonate Other
165. Shield: Angled Glare Shield Other
166. Location: Wet Location Dry Location
167. Mounting: Wall Mount Pole Mount Other
168. Finish: Painted Powder Coated Anodized
169. Lumens: 845 LUMENS 950 LUMENS
170. Color Temp: 3000K 4000K 5000K
171. CRI: 90 CRI 95 CRI
172. Dimming: 0-10V Dimming Other
173. Distribution: 60 Degree Other
174. Housing: Cast Aluminum Other
175. Lens: Frosted Polycarbonate Other
176. Shield: Angled Glare Shield Other
177. Location: Wet Location Dry Location
178. Mounting: Wall Mount Pole Mount Other
179. Finish: Painted Powder Coated Anodized
180. Lumens: 845 LUMENS 950 LUMENS
181. Color Temp: 3000K 4000K 5000K
182. CRI: 90 CRI 95 CRI
183. Dimming: 0-10V Dimming Other
184. Distribution: 60 Degree Other
185. Housing: Cast Aluminum Other
186. Lens: Frosted Polycarbonate Other
187. Shield: Angled Glare Shield Other
188. Location: Wet Location Dry Location
189. Mounting: Wall Mount Pole Mount Other
190. Finish: Painted Powder Coated Anodized
191. Lumens: 845 LUMENS 950 LUMENS
192. Color Temp: 3000K 4000K 5000K
193. CRI: 90 CRI 95 CRI
194. Dimming: 0-10V Dimming Other
195. Distribution: 6



THE STANDARD

411 W. GILMAN ST, MADISON, WI

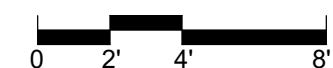
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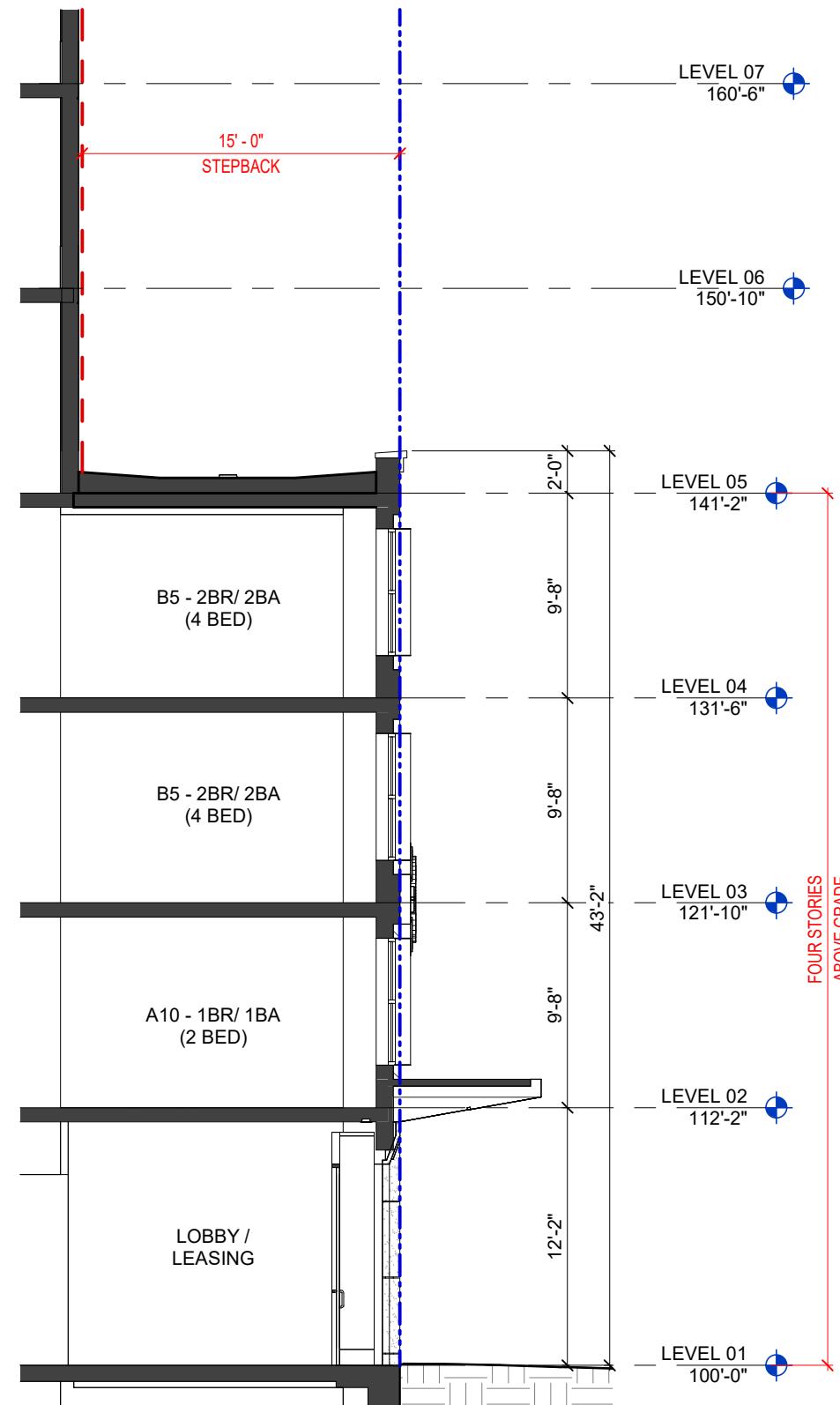
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GARAGE DOOR DESIGN



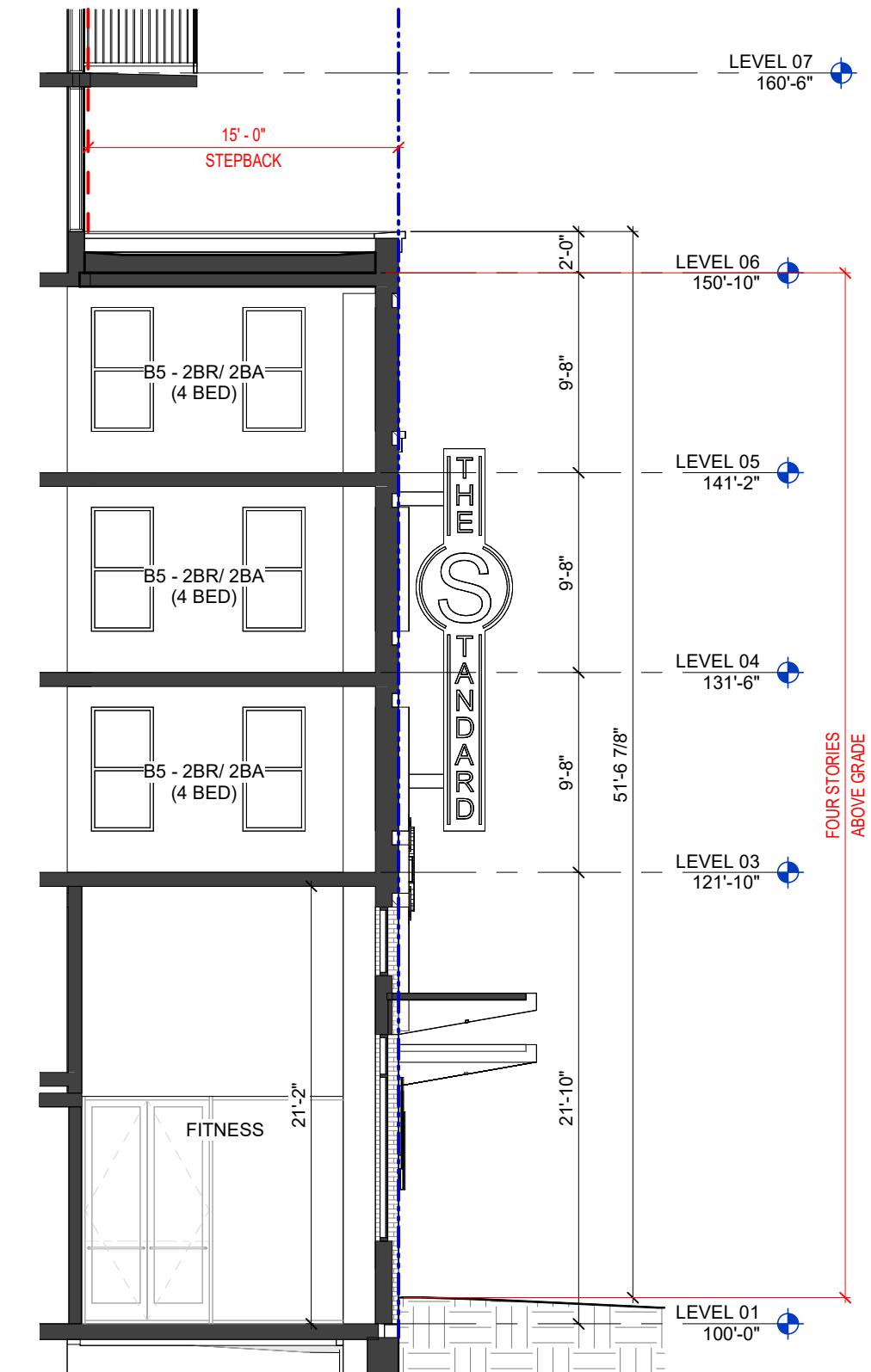
01.13.2026





B-B - BASE AT LOBBY AND RECONSTRUCTED FACADE

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



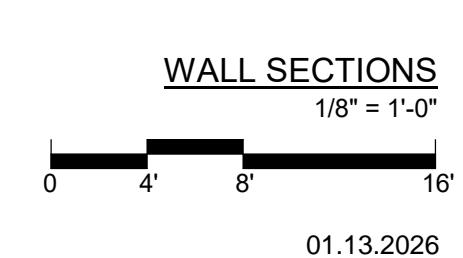
A-A - BASE AT FITNESS AND RETAIL

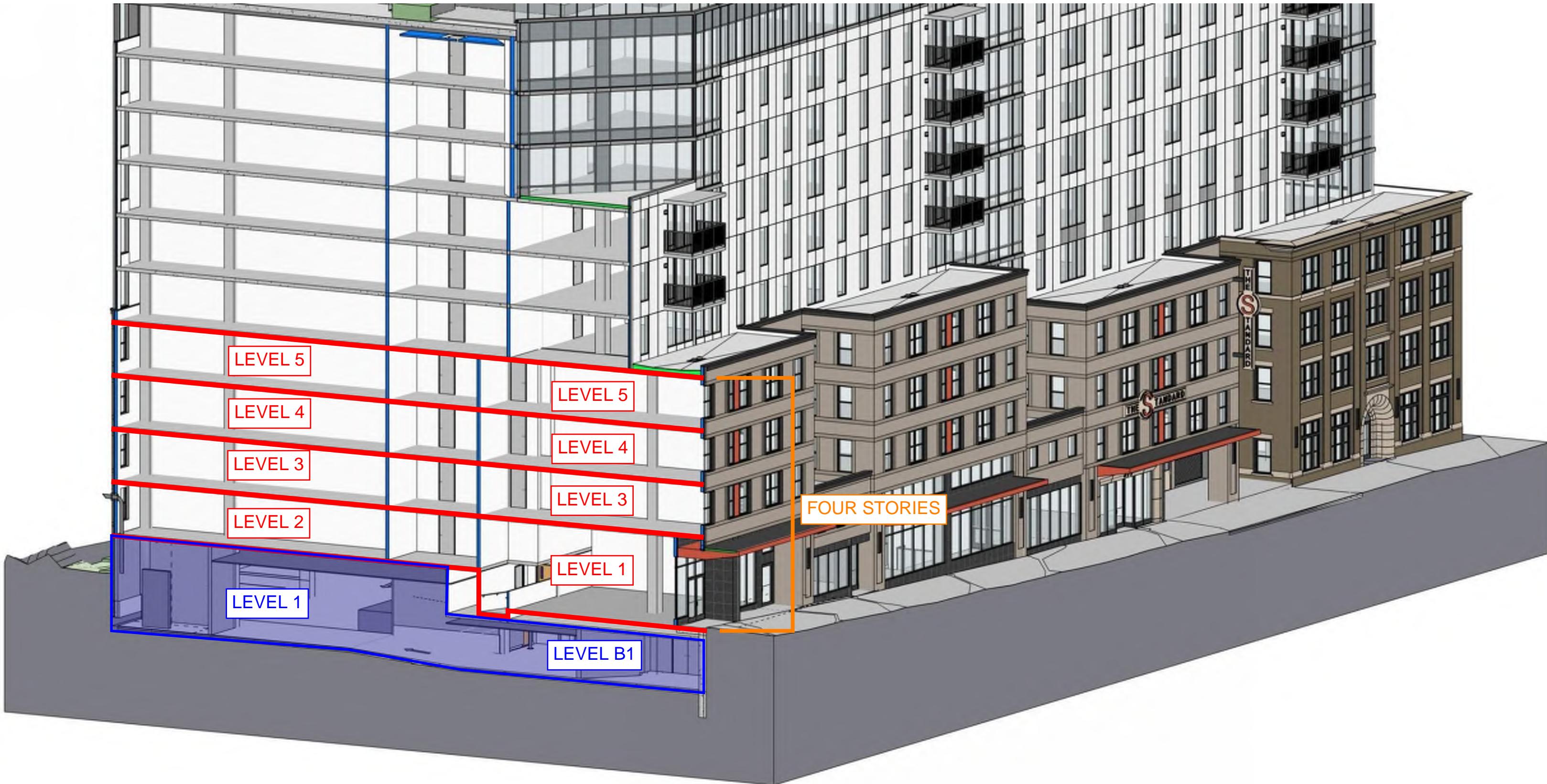
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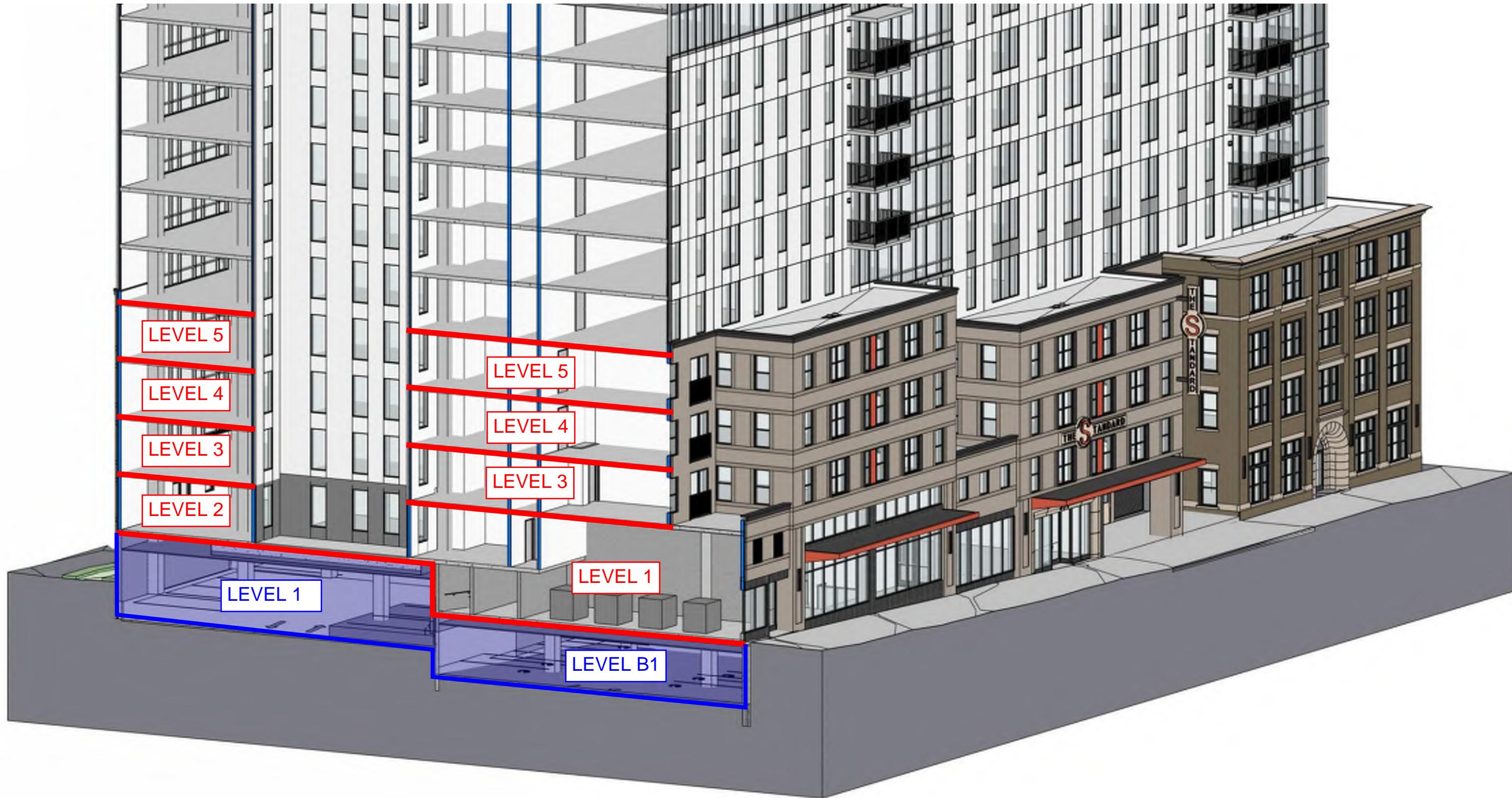


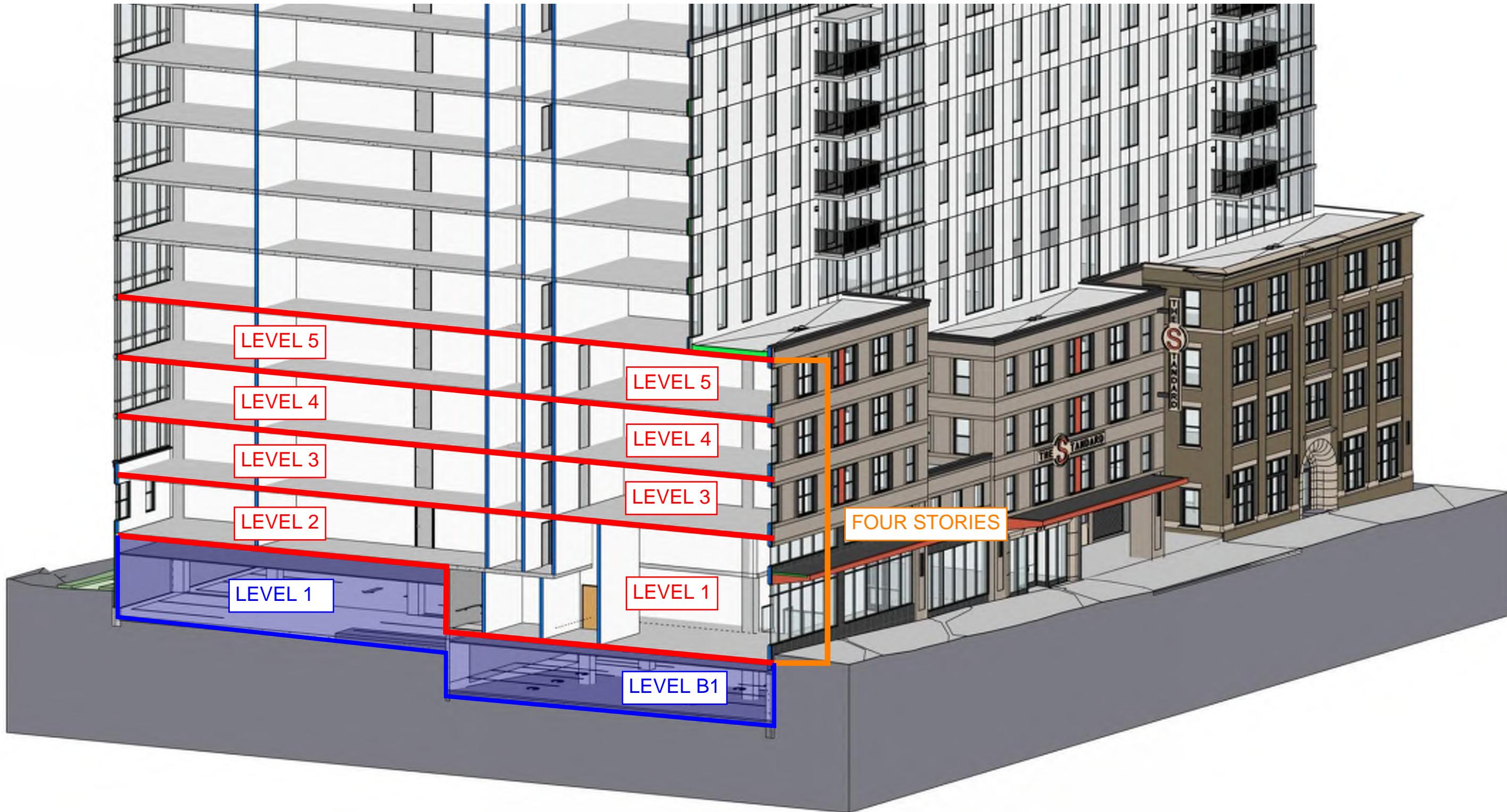
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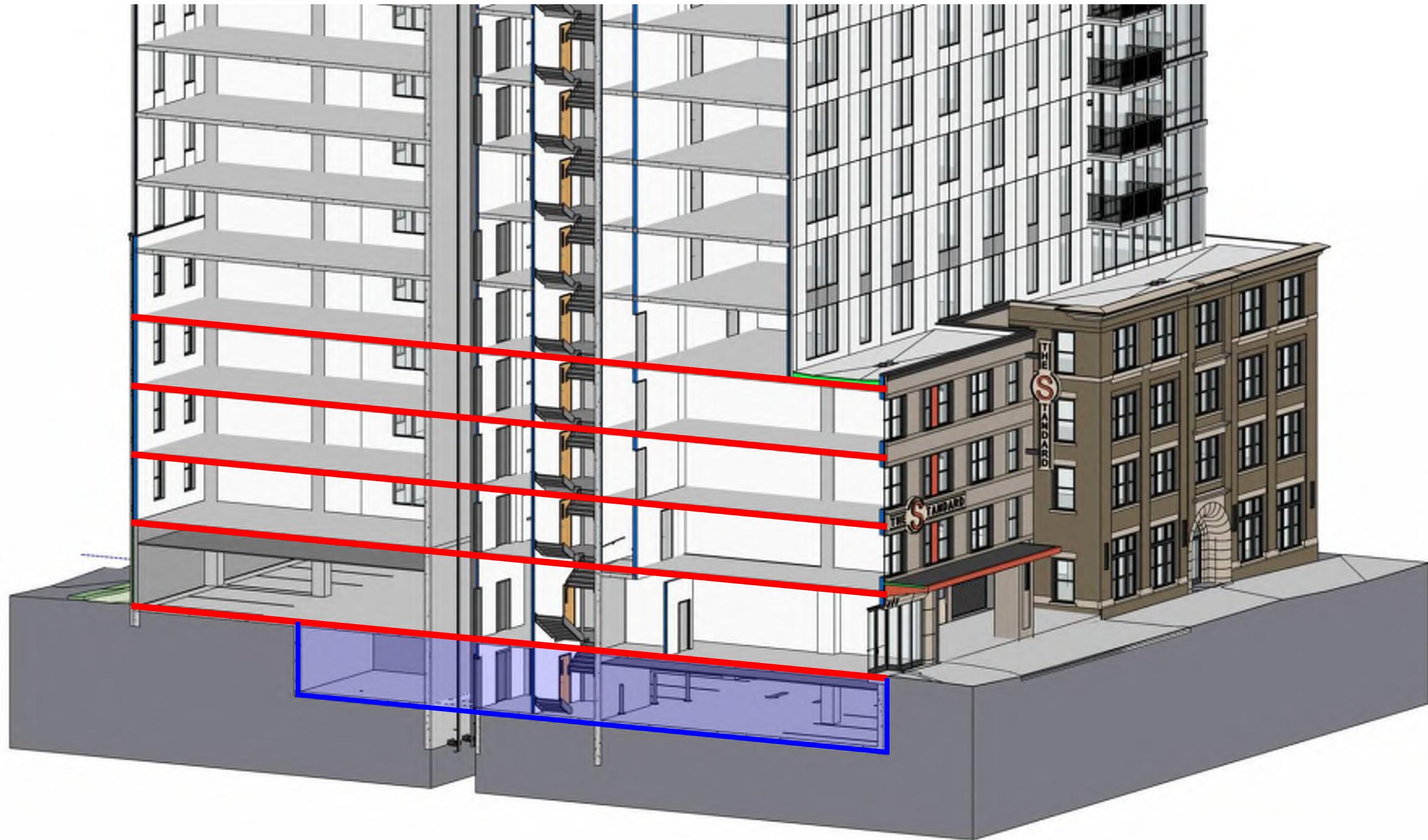
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AXON SECTIONS

01.13.2026

