

Existing Conditions:



Frances Street (site)



Frances Street (view North)



Frances Street (view north)



Frances Street (view south)



Frances Street (view across street)



Frances Street (view across street)



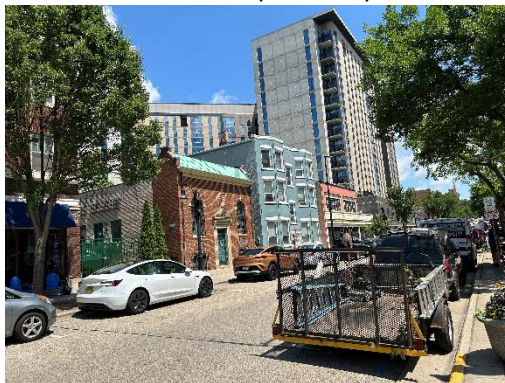
Frances Street (Grimm Book Bindery)



Frances Street (Eleanor)



Gilman Street (site)



Gilman Street (view north)



Gilman Street (view south)



Gilman Street (Grimm Book Bindery)



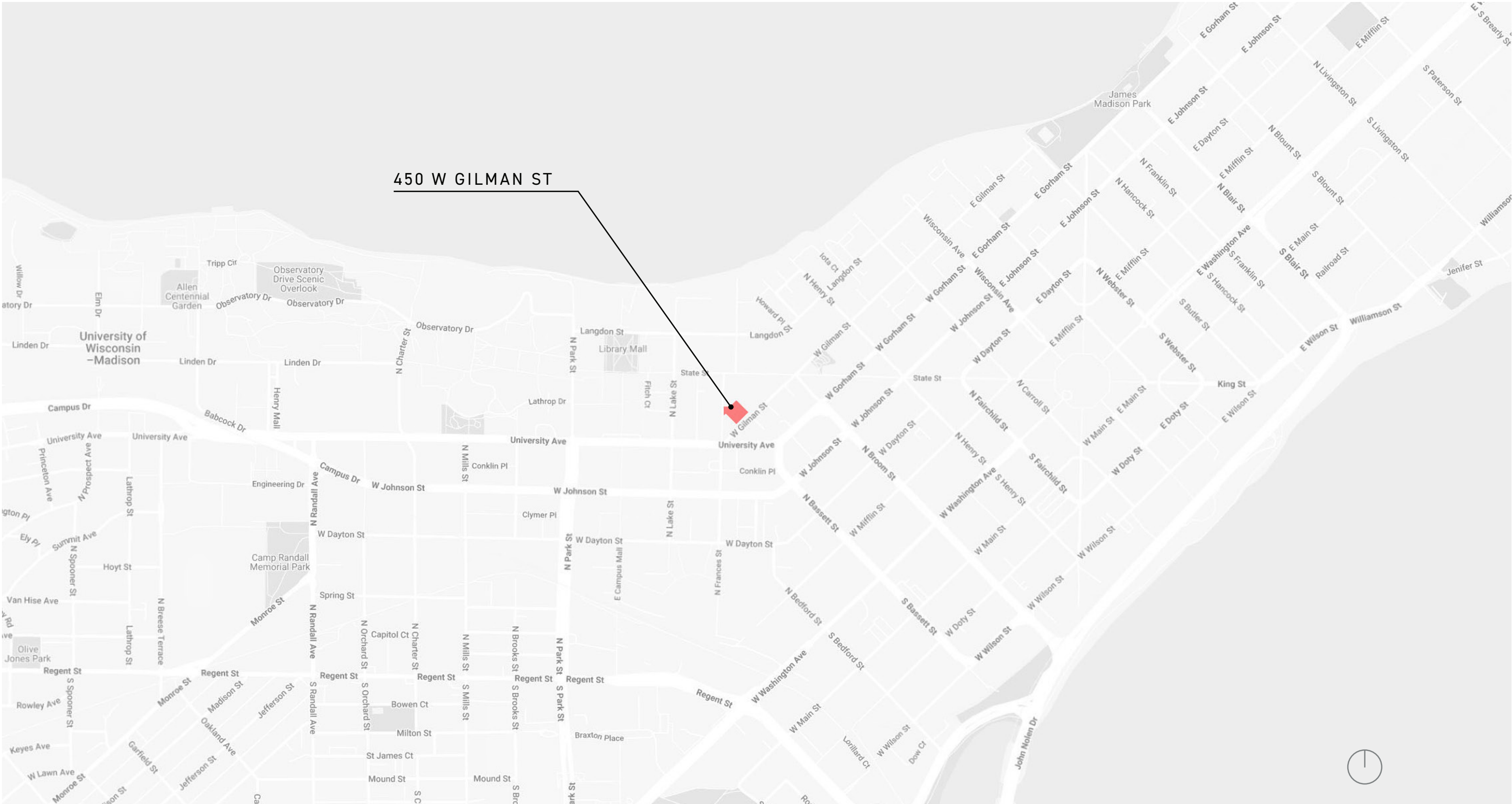
Gilman Street (view across street)



Gilman street (Hub)

# W Gilman Street Apartments

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VICINITY MAP



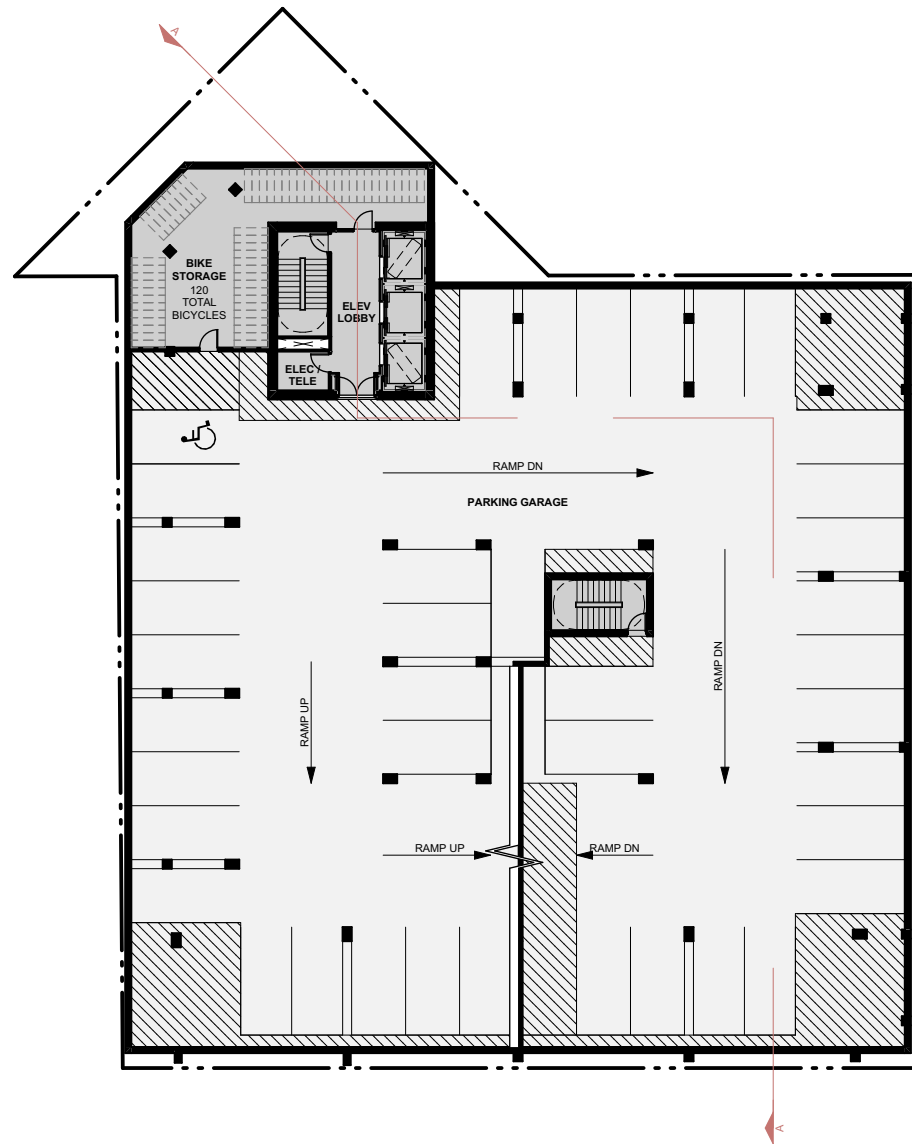
- SITE PLAN NOTES:**
1. CONCRETE TO BE 5" THICK, CONSTRUCTED ON A BASE OF 4" COMPACTED SAND OR CRUSHED STONE.
  2. CONCRETE FOR DRIVEWAYS AND SIDEWALK AT DRIVEWAY ENTRANCES SHALL BE 7" THICK, CONSTRUCTED ON A BASE OF 5" COMPACTED SAND OR CRUSHED STONE.
  3. ALL DIMENSIONS WITH CURB & GUTTER ARE REFERENCED TO THE FACE OF CURB.
  4. CONTRACTOR SHALL DEEP TILL ANY DISTURBED AREAS AFTER CONSTRUCTION IS COMPLETE AND BEFORE RESTORING.
  5. CONTRACTOR TO OBTAIN ANY NECESSARY DRIVEWAY CONNECTION, RIGHT OF WAY AND EXCAVATION PERMITS PRIOR TO CONSTRUCTION.
  6. ALL ABANDONED DRIVEWAYS ADJACENT TO THE SITE SHALL BE REPLACED WITH CURB AND THE TERRACE SHALL BE RESTORED WITH GRASS.
  7. ANY SIDEWALK AND CURB & GUTTER ABUTTING THE PROPERTY SHALL BE REPLACED IF IT IS DAMAGED DURING CONSTRUCTION OR IF THE CITY ENGINEERING DEPARTMENT DETERMINES THAT IT IS NOT AT A DESIRABLE GRADE, REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.

| SITE PLAN LEGEND |                                        |
|------------------|----------------------------------------|
|                  | PROPERTY BOUNDARY                      |
|                  | CURB AND GUTTER (REVERSE CURB HATCHED) |
|                  | PROPOSED CHAIN LINK FENCE              |
|                  | PROPOSED WOOD FENCE                    |
|                  | PROPOSED CONCRETE                      |
|                  | PROPOSED BUILDING                      |
|                  | PROPOSED SIGN                          |
|                  | PROPOSED LIGHT POLE                    |
|                  | PROPOSED BOLLARD                       |
|                  | PROPOSED ADA DETECTABLE WARNING FIELD  |
|                  | PROPOSED HANDICAP PARKING              |

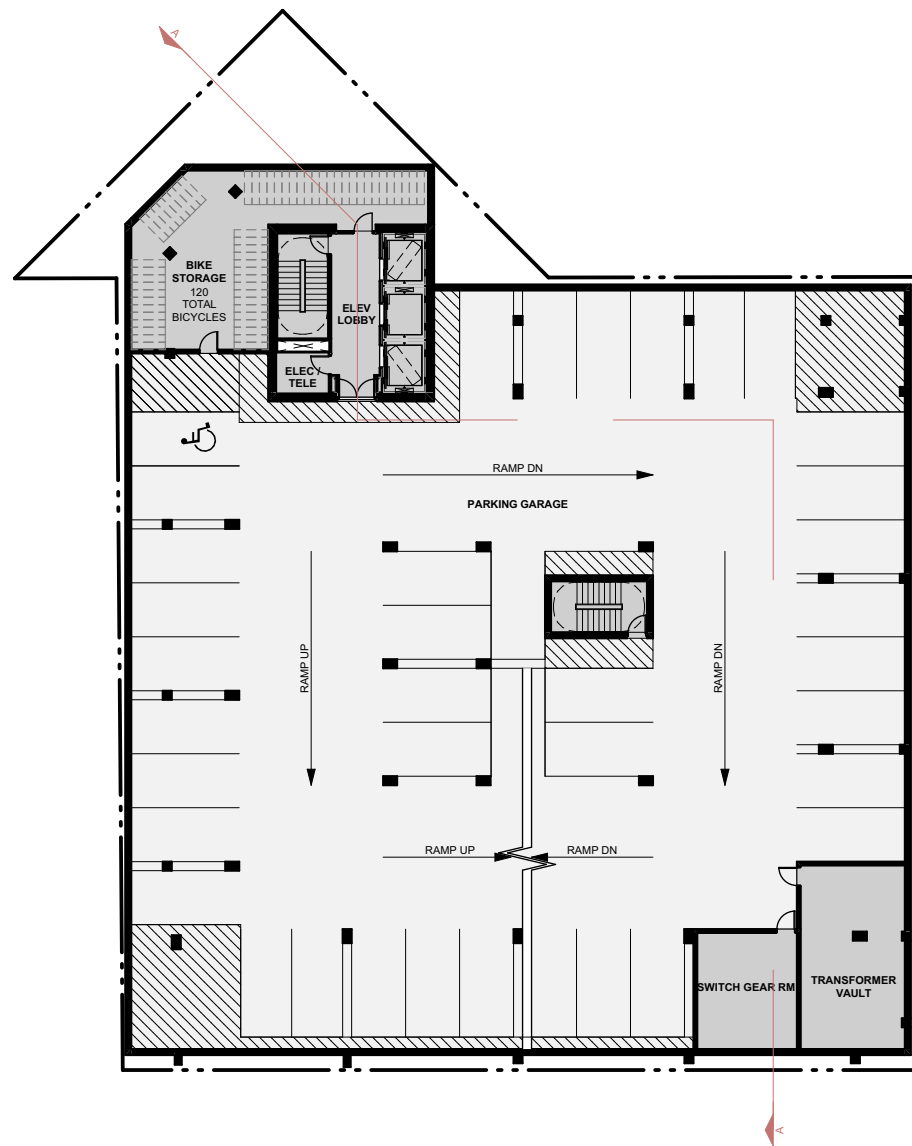
| ABBREVIATIONS |                |
|---------------|----------------|
| TC            | TOP OF CURB    |
| FF            | FINISHED FLOOR |
| FL            | FLOW LINE      |
| SW            | TOP OF WALK    |
| TW            | TOP OF WALL    |
| BW            | BOTTOM OF WALL |



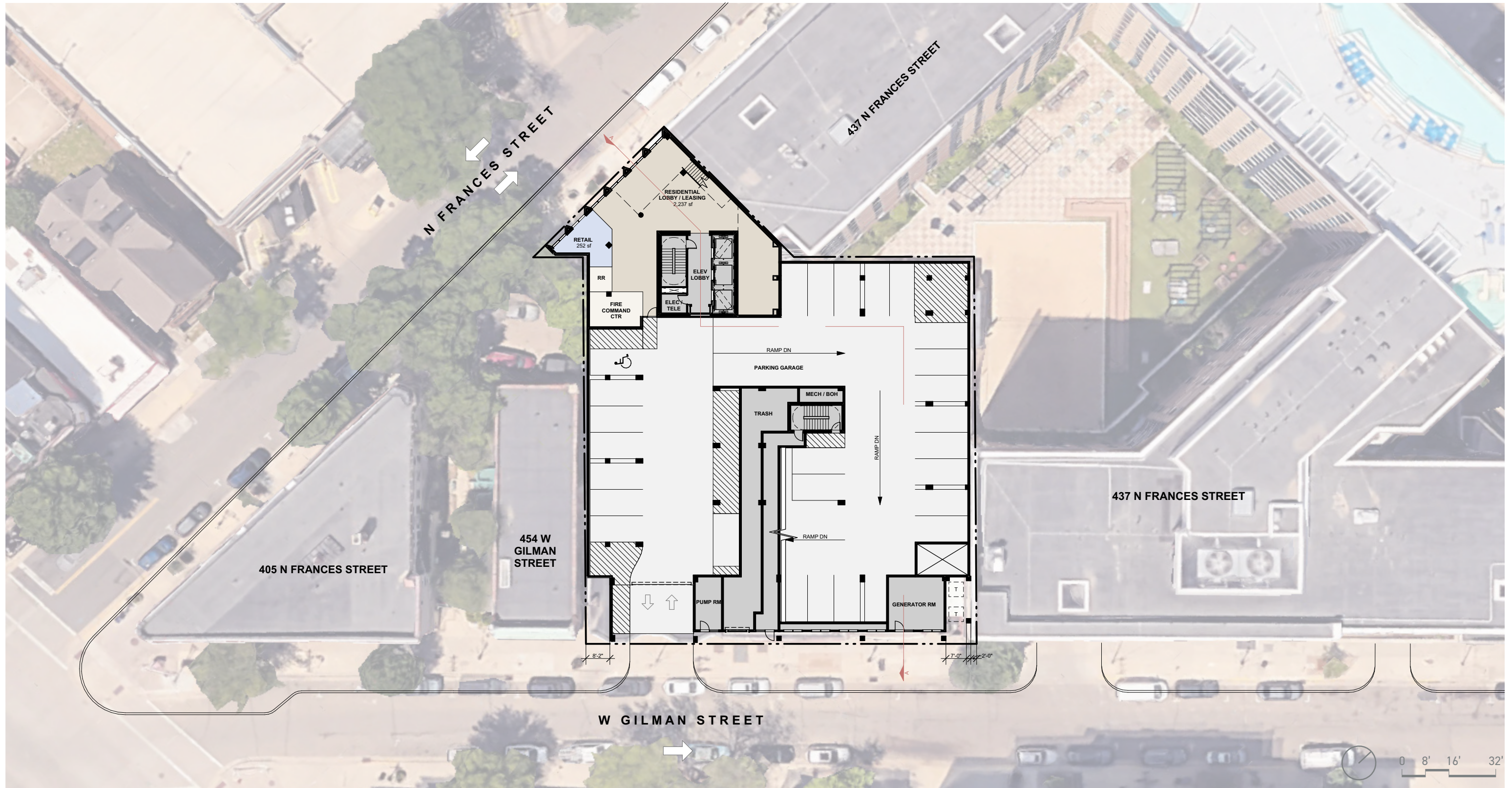
## SITE PLAN EXHIBIT



## FLOOR PLAN LEVEL -2 PARKING



## FLOOR PLAN LEVEL -1 PARKING



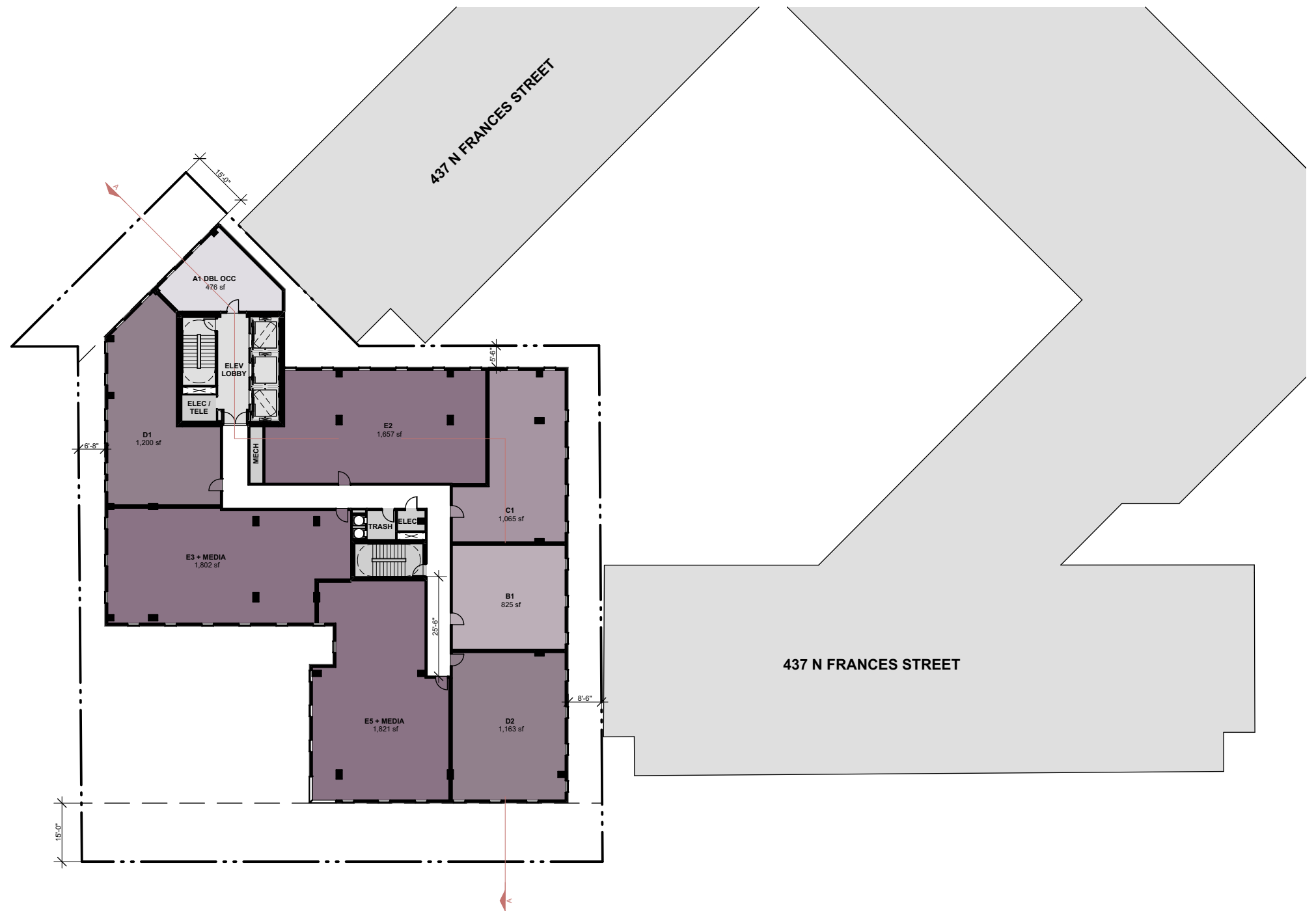
FLOOR PLAN LEVEL 1 LOBBY / RETAIL / PARKING



## FLOOR PLAN LEVEL 2 LOBBY / RESIDENTIAL



## FLOOR PLAN LEVELS 3-4 RESIDENTIAL



## FLOOR PLAN LEVELS 5-14 RESIDENTIAL

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**W GILMAN STREET APARTMENTS**

MADISON, WI

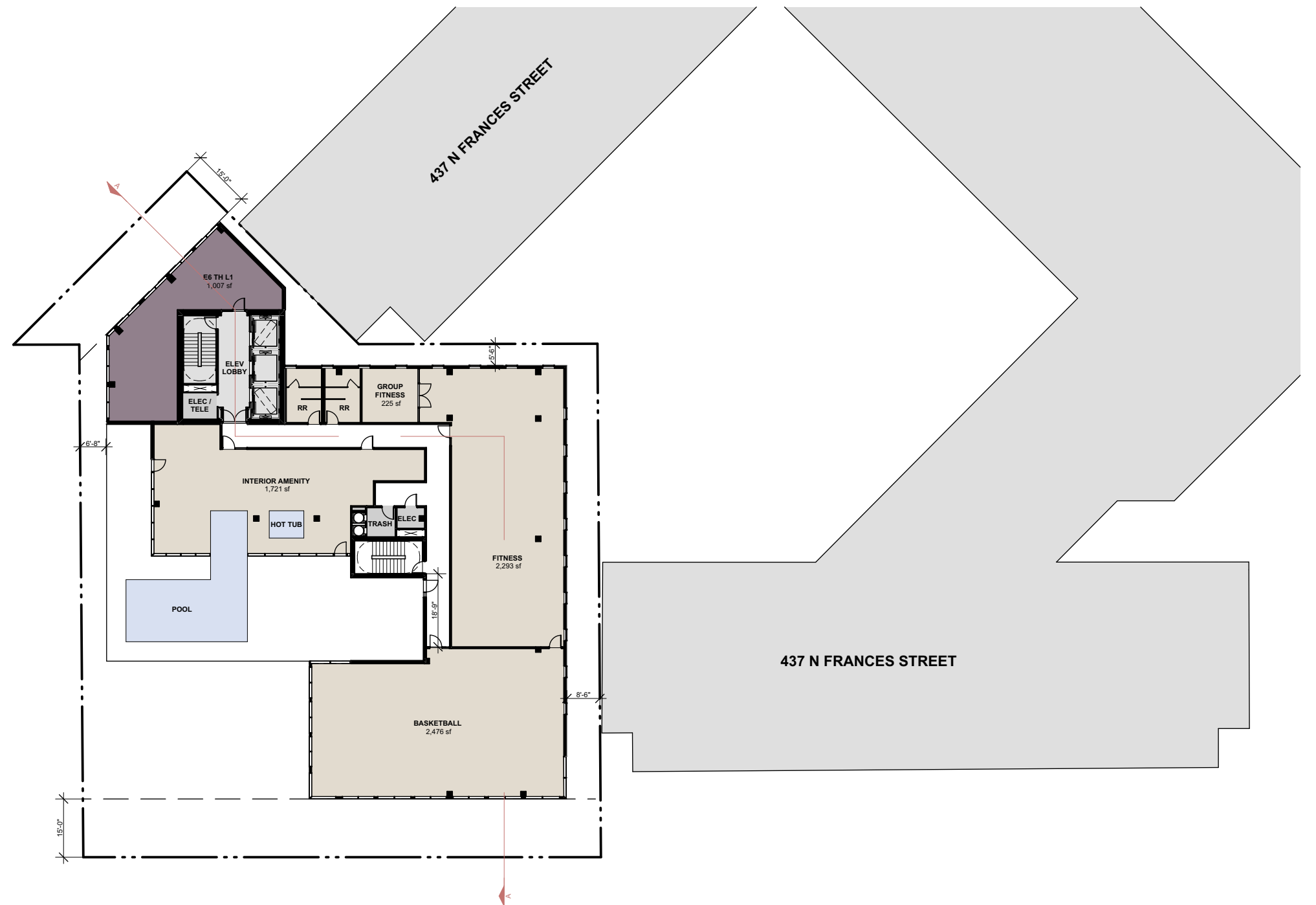
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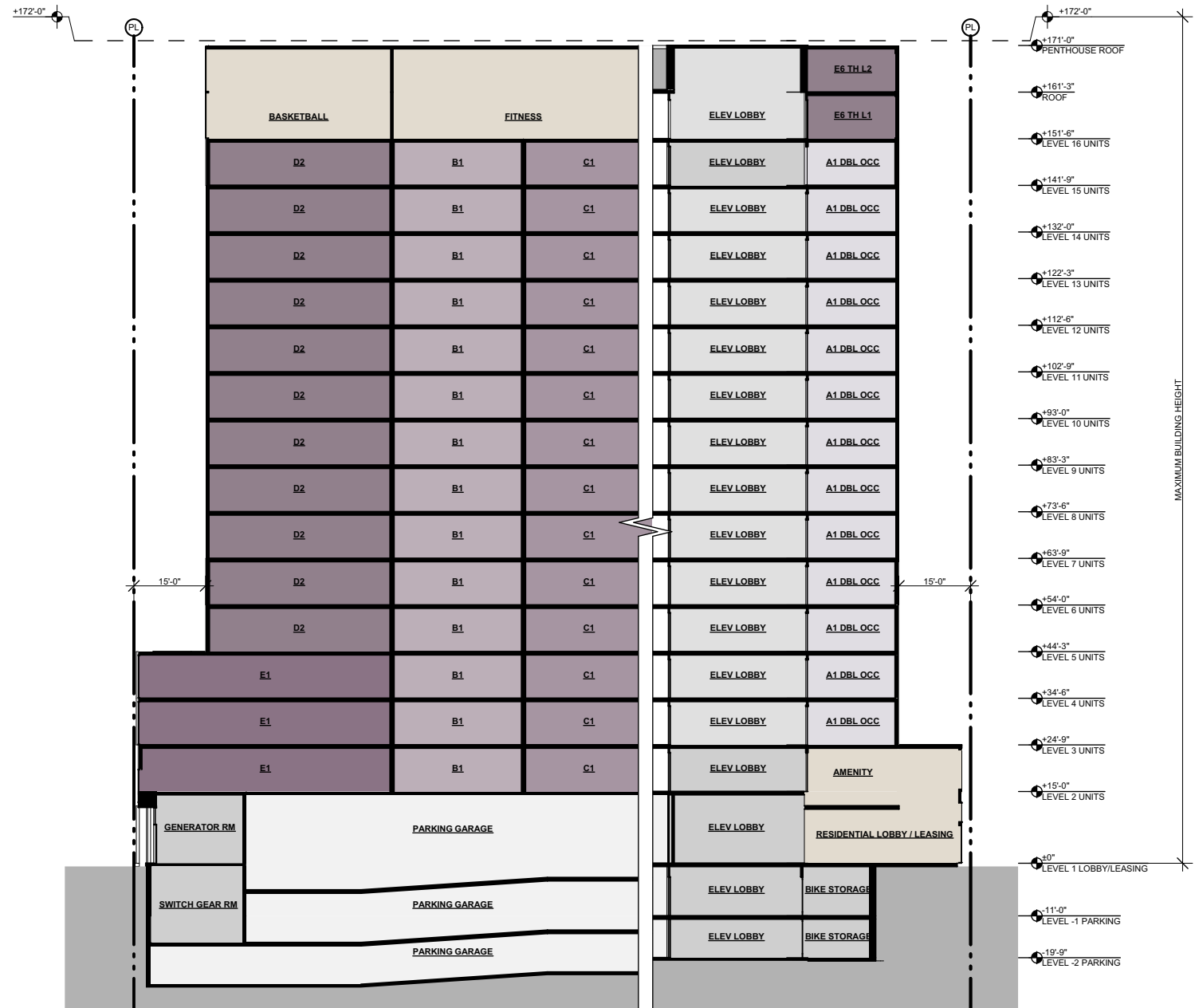
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## FLOOR PLAN LEVEL 16 AMENITY



BUILDING SECTION



CONCEPT RENDERING



CONCEPT RENDERING



CONCEPT RENDERING



CONCEPT RENDERING

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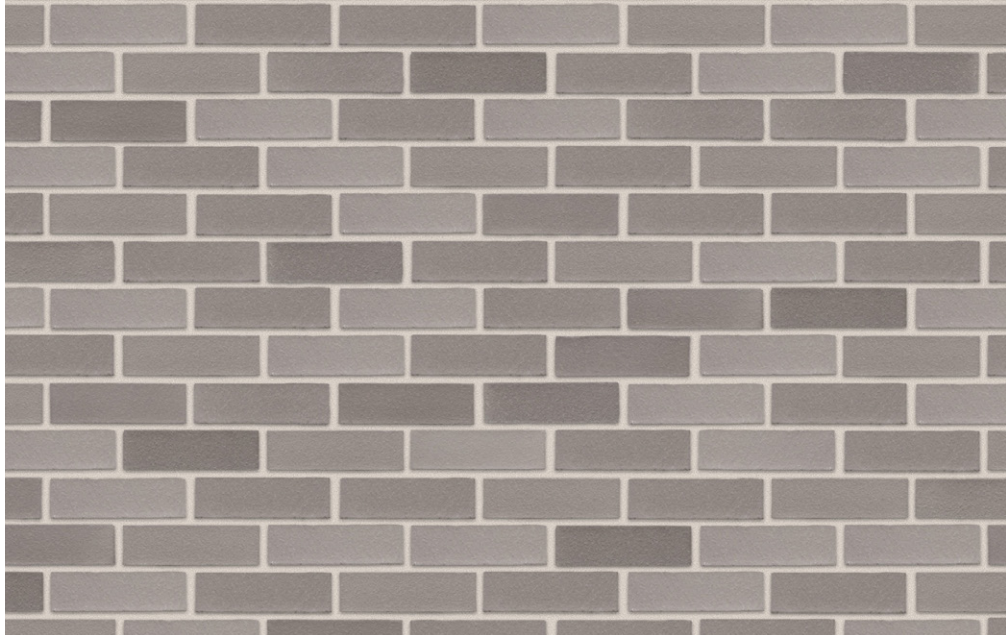
MADISON, WI

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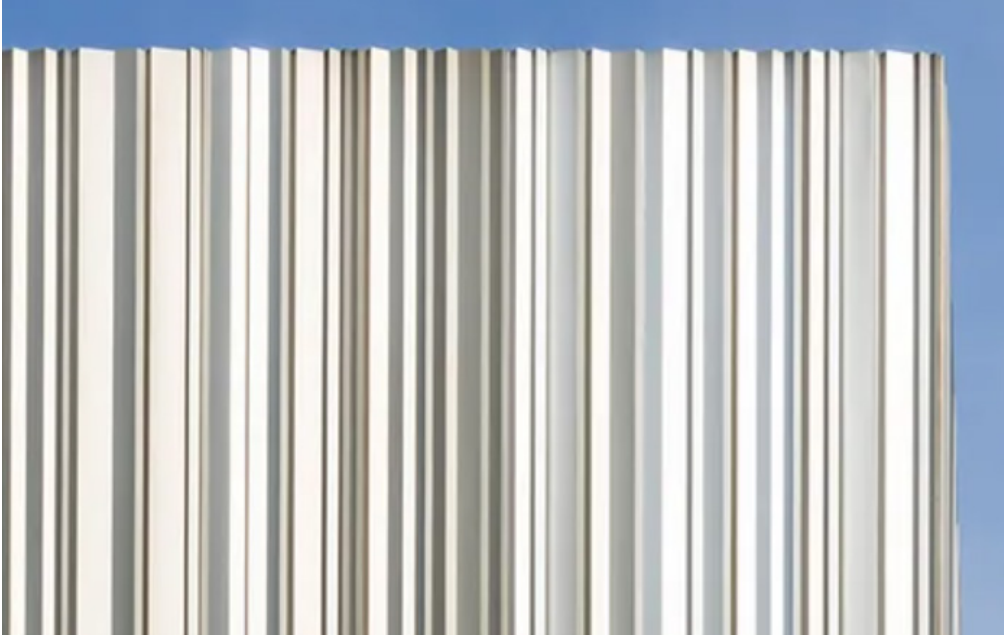
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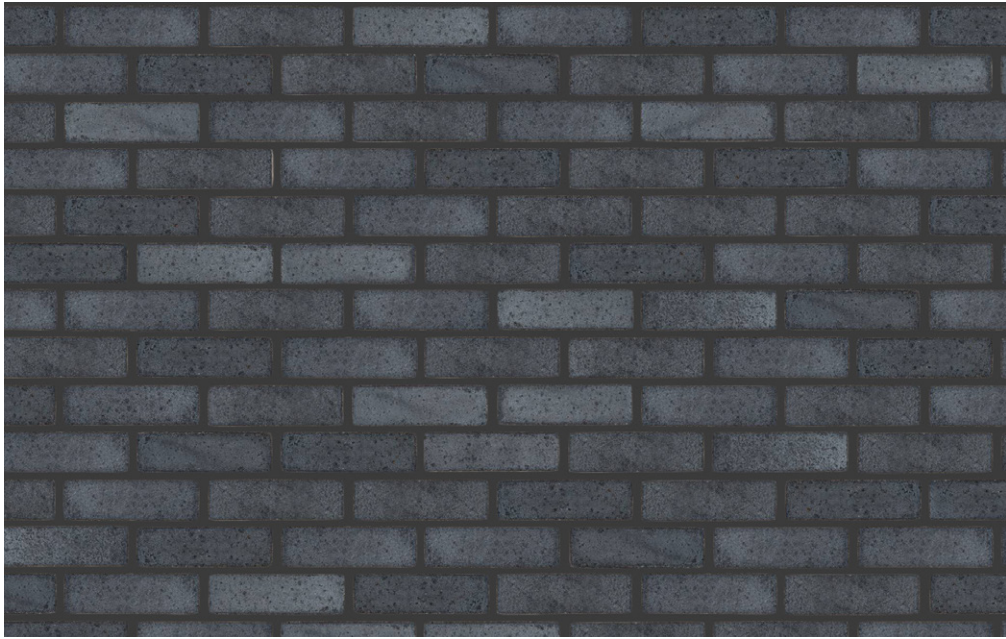
FULL-FACE BRICK - TOWER AND BASE



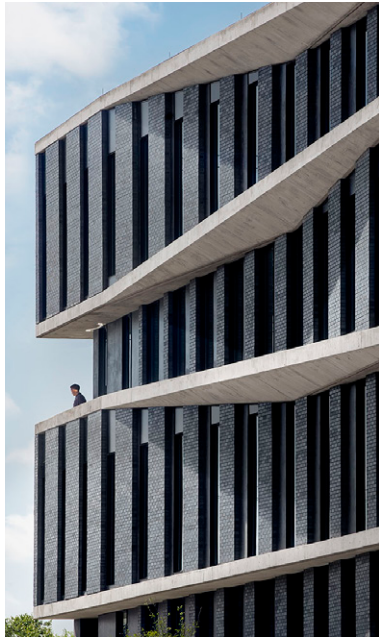
BRASS METAL PANEL



RIBBED METAL PANEL



FULL-FACE BRICK - TOWER



PRECAST CONCRETE



FIBER CEMENT PANEL

MATERIAL PALETTE

| ZONING CALCULATIONS & PROJECT TOTALS |         |  |
|--------------------------------------|---------|--|
| Land Area SF                         | 19,623  |  |
| Total Zoning GSF                     | 225,662 |  |
| Total Zoning GSF Proposed            | 225,662 |  |
| FAR Proposed                         | 11.50   |  |

| Floor Area Summary       |                      |  |                 |                        |                |                 |                               |                    |
|--------------------------|----------------------|--|-----------------|------------------------|----------------|-----------------|-------------------------------|--------------------|
|                          | RES. NET RENTABLE SF |  | ZONING GROSS SF | EFFICIENCY (NET/GROSS) | PARKING SPACES | GARAGE GROSS SF | PARKING EFFICIENCY (SF/SPACE) | FLOOR TO FLOOR     |
| FLOOR                    |                      |  |                 |                        |                |                 |                               |                    |
| 2 - PARKING              |                      |  | 17,328          |                        | 39             | 14,909          | 382                           | 8.75 Below Grade   |
| 1 - PARKING              |                      |  | 17,328          |                        | 39             | 14,909          | 382                           | 11.00 Below Grade  |
| 1 - LOBBY/RETAIL/PARKING |                      |  | 17,776          |                        | 27             | 11,821          | 438                           | 15.00 Above Grade  |
| 2 - RESIDENTIAL/AMENITY  | 11,114               |  | 13,003          |                        |                |                 |                               | 9.75 Above Grade   |
| 3 - RESIDENTIAL          | 11,573               |  | 13,031          | 89%                    |                |                 |                               | 9.75 Above Grade   |
| 4 - RESIDENTIAL          | 11,573               |  | 13,031          | 89%                    |                |                 |                               | 9.75 Above Grade   |
| 5 - RESIDENTIAL          | 10,012               |  | 11,359          | 88%                    |                |                 |                               | 9.75 Above Grade   |
| 6 - RESIDENTIAL          | 10,012               |  | 11,359          | 88%                    |                |                 |                               | 9.75 Above Grade   |
| 7 - RESIDENTIAL          | 10,012               |  | 11,359          | 88%                    |                |                 |                               | 9.75 Above Grade   |
| 8 - RESIDENTIAL          | 10,012               |  | 11,359          | 88%                    |                |                 |                               | 9.75 Above Grade   |
| 9 - RESIDENTIAL          | 10,012               |  | 11,359          | 88%                    |                |                 |                               | 9.75 Above Grade   |
| 10 - RESIDENTIAL         | 10,012               |  | 11,359          | 88%                    |                |                 |                               | 9.75 Above Grade   |
| 11 - RESIDENTIAL         | 10,012               |  | 11,359          | 88%                    |                |                 |                               | 9.75 Above Grade   |
| 12 - RESIDENTIAL         | 10,012               |  | 11,359          | 88%                    |                |                 |                               | 9.75 Above Grade   |
| 13 - RESIDENTIAL         | 10,012               |  | 11,359          | 88%                    |                |                 |                               | 9.75 Above Grade   |
| 14 - RESIDENTIAL         | 10,012               |  | 11,359          | 88%                    |                |                 |                               | 9.75 Above Grade   |
| 15 - RESIDENTIAL         | 8,855                |  | 10,205          | 87%                    |                |                 |                               | 9.75 Above Grade   |
| 16 - RESIDENTIAL/AMENITY | 1,980                |  | 10,370          | 19%                    |                |                 |                               | 9.75 Above Grade   |
| ROOF                     |                      |  |                 |                        |                |                 |                               | 9.75 Above Grade   |
| TOTAL                    | 145,215              |  | 225,662         |                        | 105            | 41,839          | 397                           | 171.00 Above Grade |

| Accessory Uses                                                 |            |                |                 |          |
|----------------------------------------------------------------|------------|----------------|-----------------|----------|
| Level 1 - Lobby / Leasing / Retail                             |            |                |                 |          |
| Lobby / Leasing                                                | 2,237      | SF             |                 |          |
| Retail                                                         | 252        | SF             |                 |          |
| Level 1.5 - Amenity                                            |            |                |                 |          |
| Study                                                          | 442        | SF             |                 |          |
| Level 16 - Interior Amenity                                    |            |                |                 |          |
|                                                                | 7,010      | SF             |                 |          |
| Level 16 - Exterior Amenity                                    |            |                |                 |          |
|                                                                | 2,496      | SF             |                 |          |
| Bike Parking                                                   |            |                | Minimum Per CoM | Proposed |
| Resident Bike Parking                                          | Long Term  |                | 216             | 224      |
| Guest Parking                                                  | Short Term | 1 per 10 units | 11.5            | 14       |
| Retail                                                         | Short Term | 1 per 2,000 SF | 0.1             | 2        |
| TOTAL BIKE PARKING                                             |            |                | 228             | 240      |
| Parking                                                        |            |                | Minimum Per CoM | Proposed |
| Resident Parking                                               |            |                |                 |          |
| Standard / Compact                                             |            |                | N/A             | 102      |
| Accessible                                                     |            |                | 3               | 3        |
| Total                                                          |            |                |                 | 105      |
| Residential Unit Parking Ratio (includes Accessible Spaces)    |            |                | 0.91            |          |
| Residential Bedroom Parking Ratio (includes Accessible Spaces) |            |                | 0.24            |          |
| TOTAL PARKING                                                  |            |                | 3               | 105      |

| Residential Apartments |                    |        |         |                |               |                |                  |
|------------------------|--------------------|--------|---------|----------------|---------------|----------------|------------------|
| Residential Unit Type  | Description        | %      | Unit SF | Unit Sub-Total | Bed Sub-Total | SF Sub-Total   | Bike Parking Req |
| A1 - Double Occupancy  | 1 BR, 1 BA         | 11.30% | 478     | 13             | 26            | 6,214          | 1 per unit       |
| A2 - Double Occupancy  | 1 BR, 1 BA         | 0.87%  | 648     | 1              | 2             | 648            | 1 per unit       |
| B1                     | 2 BR, 2 BA         | 12.17% | 825     | 14             | 28            | 11,550         | 1 per unit       |
| C1                     | 3 BR, 3 BA         | 12.17% | 1065    | 14             | 42            | 14,910         | 1.5 per unit     |
| C2                     | 3 BR, 3 BA         | 2.61%  | 1150    | 3              | 9             | 3,450          | 1.5 per unit     |
| D1                     | 4 BR, 4 BA         | 9.57%  | 1200    | 11             | 44            | 13,200         | 2 per unit       |
| D2                     | 4 BR, 4 BA         | 9.57%  | 1163    | 11             | 44            | 12,793         | 2 per unit       |
| D3                     | 4 BR, 4 BA         | 2.61%  | 1275    | 3              | 12            | 3,825          | 2 per unit       |
| E1                     | 5 BR, 5 BA         | 2.61%  | 1588    | 3              | 15            | 4,764          | 2.5 per unit     |
| E2                     | 5 BR, 5 BA         | 12.17% | 1657    | 14             | 70            | 23,198         | 2.5 per unit     |
| E3 + Media             | 5 BR, 5 BA + MEDIA | 11.30% | 1802    | 13             | 65            | 23,426         | 2.5 per unit     |
| E4 + Media             | 5 BR, 5 BA + MEDIA | 2.61%  | 1742    | 3              | 15            | 5,226          | 2.5 per unit     |
| E5 + Media             | 5 BR, 5 BA + MEDIA | 9.57%  | 1821    | 11             | 55            | 20,031         | 2.5 per unit     |
| E6 - Town Home         | 5 BR, 5 BA         | 0.87%  | 1980    | 1              | 5             | 1,980          | 2.5 per unit     |
|                        |                    |        |         | Total Units    | Total Beds    | Total Unit NSF | NSF per Bedroom  |
|                        |                    |        |         | 115            | 432           | 145,215        | 336              |
|                        |                    |        |         | Sub Total      |               |                |                  |
|                        |                    |        |         | 216            |               |                |                  |

|          |       |       |       |       |       |
|----------|-------|-------|-------|-------|-------|
| Unit Mix | 1BR   | 2BR   | 3BR   | 4BR   | 5BR   |
|          | 12.2% | 12.2% | 14.8% | 21.7% | 39.1% |

| Affordable Unit Summary                  |       |  |
|------------------------------------------|-------|--|
| A1 - Double Occupancy - Affordable Units | 12    |  |
| Total Units                              | 115   |  |
| Percentage of Total Units                | 10.4% |  |

PROJECT TABULATIONS



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