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 10/6/25 12:06 p.m. ☐ Initial Submittal

Paid _____ ☐ Revised Submittal

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

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

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

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

1. Project Information

Address (list all addresses on the project site): 450 West Gilman and 425 North Frances

Title: West Gilman Apartments

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

UDC meeting date requested November 19, 2025

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

☐ Informational ☑ Initial Approval ☑ Final Approval

3. Project Type

☐ Project in an Urban Design District

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

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

☐ Planned Development (PD)

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

☐ Planned Multi-Use Site or Residential Building Complex

Signage

☐ Comprehensive Design Review (CDR)

☐ Modifications of Height, Area, and Setback

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

Other

☐ Please specify

_____

4. Applicant, Agent, and Property Owner Information

Applicant name Brad Aycock — Company Villas Student Housing

Street address 506 West 22nd Street — City/State/Zip Austin, Texas 78705

Telephone 254-535-5804 — Email bradaycock@villas-sh.com

Project contact person Brian Munson — Company Vandewalle & Associates

Street address 120 East Lakeside Street — City/State/Zip Madison, Wisconsin 53715

Telephone 608-609-4410 — Email bmunson@vandewalle.com

Property owner (if not applicant) See Attached

Street address _____ — City/State/Zip _____

Telephone _____ — Email _____

URBAN DESIGN COMMISSION APPROVAL PROCESS

UDC

Introduction

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

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

Types of Approvals

There are three types of requests considered by the UDC:

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

Presentations to the Commission

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

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

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 UDCapplications@cityofmadison.com. The email must include the project address, project name, and applicant name.
- Email Size Limits. Note that an individual email cannot exceed 20MB and it is the responsibility of the applicant to present files in a manner that can be accepted. Applicants who are unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.

☐ **Notification to the District Alder**

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

6. Applicant Declarations

1. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with Vaughn on August 14, 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 Brad Aycock Relationship to property Villas Student Housing

Authorizing signature of property owner [signature] Date 10/3/25

7. Application Filing Fees

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

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

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

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

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

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

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

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

- Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)
- Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)
- Planned Development (PD): General Development Plan (GDP) and/or Specific Implementation Plan (SIP)
- Planned Multi-Use Site or Residential Building Complex

Docusign Envelope ID: 069105C1-B062-4BF3-82AD-277E666DCFD1

ABSTRACT
COMMERCIAL REAL ESTATE

8/15/2025

As Broker for Edward Shinnick and Walter Borowski, they are currently under contract to sell their property located at 425 N Frances Street, Madison, WI to Villas Student Housing.

This email serves as formal acknowledgement and authorization for Villas Student Housing to submit development plans related to the property to the City of Madison.

Signed:

Edward G. Shinnick

Signed by:
Edward G. Shinnick
CB506524425741A...
8/15/2025

Walter S. Borowski

Signed by:
43980693E71541E...
8/15/2025

Thank you,

DocuSigned by:
Heather Ewing
251BFAE48B574E3...

Heather Ewing, Founder | Principal Broker
ABSTRACT Commercial Real Estate LLC

Outlook

Re: Submittal

From Michael Fisher <mikefishbadger@gmail.com>
Date Mon 10/6/2025 9:08 AM
To grant villas-sh.com <grant@villas-sh.com>
Cc Brian Munson <bmunson@vandewalle.com>; Edward J. Lawton <ELawton@axley.com>; Lisa A. Thomaschek <LThomaschek@axley.com>; Brad Aycock <bradaycock@villas-sh.com>; Garrett Kilcrease <gkilcrease@mcnaircollegiatepartners.com>

I authorize Villas Student Housing to make submittals involving 450 W Gilman Street in Madison WI.

Michael Fisher
Managing Partner
Ridgeview Investments
Owner if 450 W Gilman St

Sent from my iPhone

> On Oct 6, 2025, at 8:29 AM, grant villas-sh.com <grant@villas-sh.com> wrote:
>
> Adding Michael & Lisa in case Ed is out. Can one of you very quickly please respond, "Villas Student Housing, is authorized the make submittals and is under contract on 450 W Gilman Street."
>
> ---
>
> **From:** Brian Munson <bmunson@vandewalle.com>
> **Sent:** Monday, October 6, 2025 8:25:27 AM
> **To:** grant villas-sh.com <grant@villas-sh.com>; Edward J. Lawton <elawton@axley.com>
> **Cc:** Brad Aycock <bradaycock@villas-sh.com>; Garrett Kilcrease <gkilcrease@mcnaircollegiatepartners.com>
> **Subject:** Re: Submittal
>
> The submittal deadline is noon today.
>
> Brian Munson
>
> Principal Urban Designer
> Vandewalle & Associates
> 120 East Lakeside Street
> Madison, WI 53715
> Cell: 608.609.4410

VANDEWALLE & ASSOCIATES INC.

Monday, October 6, 2025

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

Attached please find the formal rezoning/conditional use submittal for the 425 North Frances/450 Gilman Street Redevelopment, a 16-story 118-unit mixed-use student housing project. This project is proposed by Villas Student Housing as a vibrant addition to the neighborhood that transitions in scale from the adjoining Grimm Book Bindery to the Hub while maintaining well-articulated architecture and massing.

Project Name:	West Gilman Street Apartments
Properties:	425 North Frances Street 450 West Gilman Street
Applicant:	Villas Student Housing, LLC. 506 West 22nd Street Austin, Texas 78705
Design Team:	
Architecture:	Rhode Partners 515 Congress Avenue Suite 1600 Austin, Texas 76701
Engineering/Landscape:	Vierbicher 999 Fournier Drive Madison, WI 53717
Entitlements:	Vandewalle & Associates 120 East Lakeside Street Madison, WI 53715

Request:

Rezoning from Urban Mixed Use (UMX) to Downtown Core (DC)
Conditional Use (building greater than 6 stories, outdoor recreation)
Certified Survey Map
Affordable Housing Land Use Restriction Agreement

Project Summary

Project Description:
Villas Student Housing is proposing a 16-story 118-unit redevelopment of the site featuring a range of unit types (1-5 bedrooms), student affordability, tenant amenities and street activated frontages through a lobby fronting Frances Street and a retail suite facing Gilman Street. The overall building design reflects input from the Landmarks Commission and Urban Design Commission as it seeks to implement the adopted plans while responding to the surrounding context and adjoining Grimm Book Bindery Building.

Proposed Use:

Multi-Family Housing	118 units
1 bedroom	14
2 bedroom	14
3 bedroom	6
4 bedroom	39
5 bedroom	45
Affordable Units	12 (10.2%)
Retail	691 square feet
Vehicular Parking	68
Bike Parking	240

Downtown Height Ordinance/Affordability
The project utilizes the downtown height ordinance to incorporate additional floors with the delivery of affordable student housing. The design of the project meets the overall total height (172') allowed in the downtown height map while avoiding encroachment into the Capital View Preservation Limit. Additional floors above the 12-story designation (4 additional floors) are incorporated into the project through the delivery of affordable student housing.

Affordable housing within the project is proposed with 10.2% of the units within the building designated for a 40 % discount versus market rate value. These units will be distributed throughout the building

Existing Conditions

Existing Property Owners

450 West Gilman Street	Ridgeway Investment of Madison LLP. 1202 Regent Street Madison, WI 53715

425 North Frances Street Bella Giardina, LLC.
425 N Frances Street
Madison, WI 53703

Address	PIN	Existing Zoning	Square Footage	Units
425 North Frances Street	0709-232-0217-4	UMX	13,477	4
450 West Gilman Street	0709-232-0216-6	UMX	6,451	6

Total Site Acreage: .46 acres (19,928 sq. ft.)
Existing Units: 10 units

Adopted Plan & Review Standards

Downtown Plan

This site is located within the State Street District of the Downtown Plan which calls for a vibrant mix of uses with ground floor retail/activation and incorporation of residential uses in support of the State Street corridor. Student focused recommendations within the plan call for "higher density housing suitable for a diversity of student populations in a variety of building types close to the UW Campus" (Recommendation 115) with this location noted as among the highest density of students per acre.

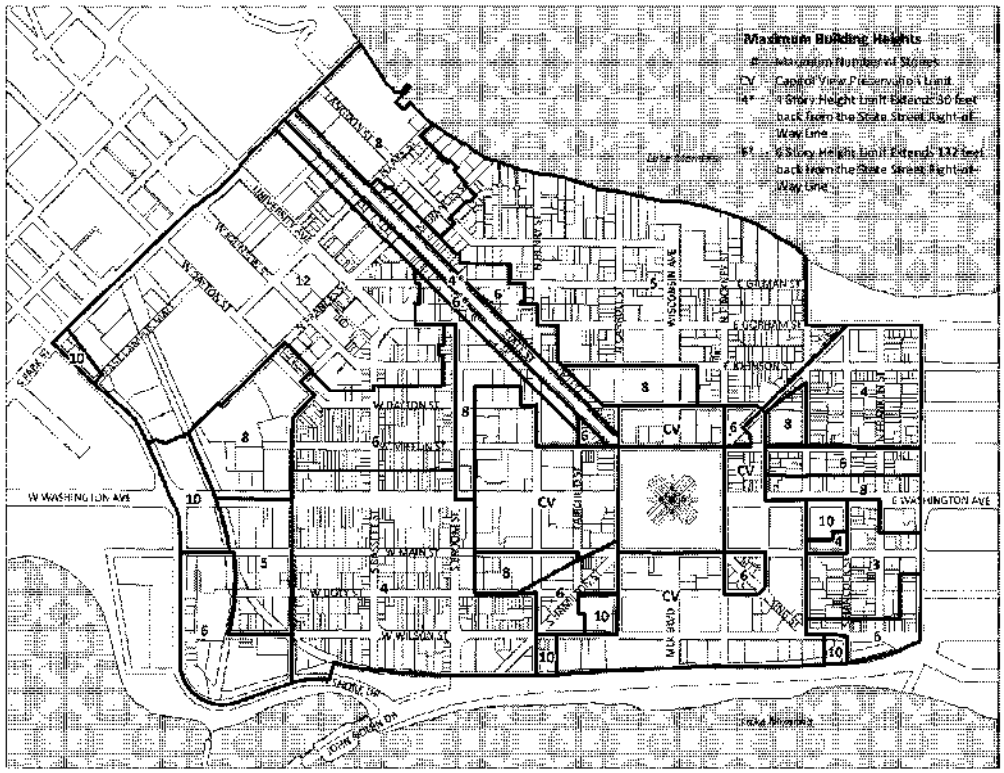
The Downtown Plan Maximum Building Height Map identifies this site as 12 stories/172' in height. The project meets this standard while utilizing the downtown height definition through the incorporation of affordable student housing. This project also meets the Capital View Preservation Limit with all elements designed to be below the required elevation.

Maximum Building Height Map (Downtown Plan):

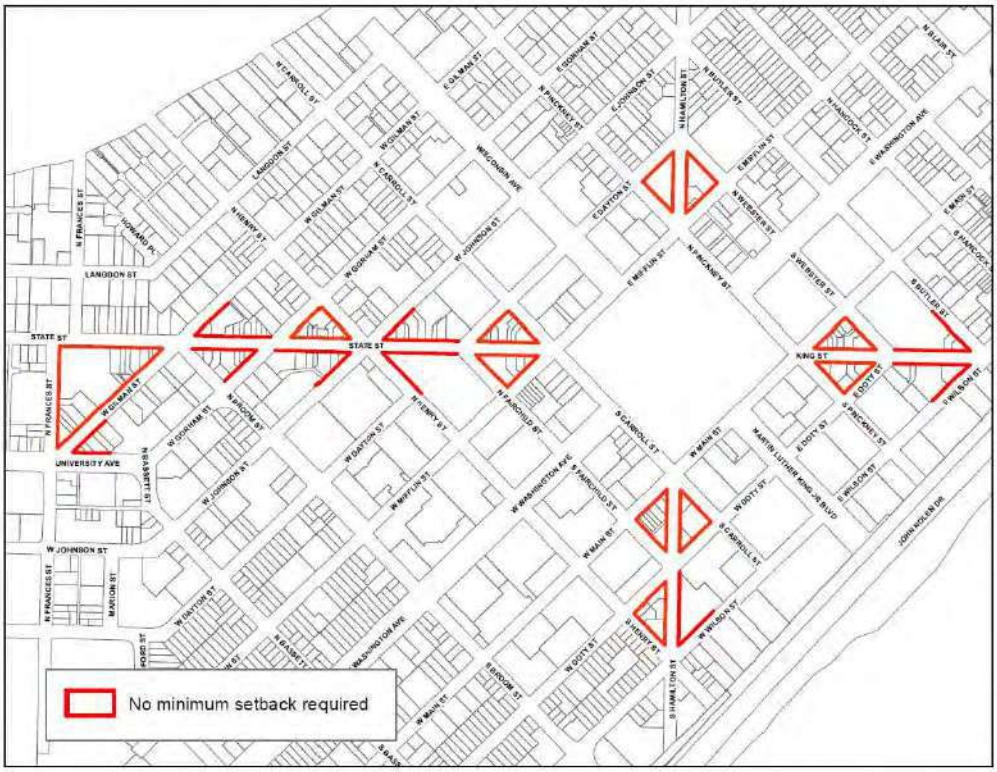
Zoning Code

The site is identified as up to 12 stories in height and is included in the No Minimum setback requirement and Downtown Stepback Map (15’ step back above 4 stories)

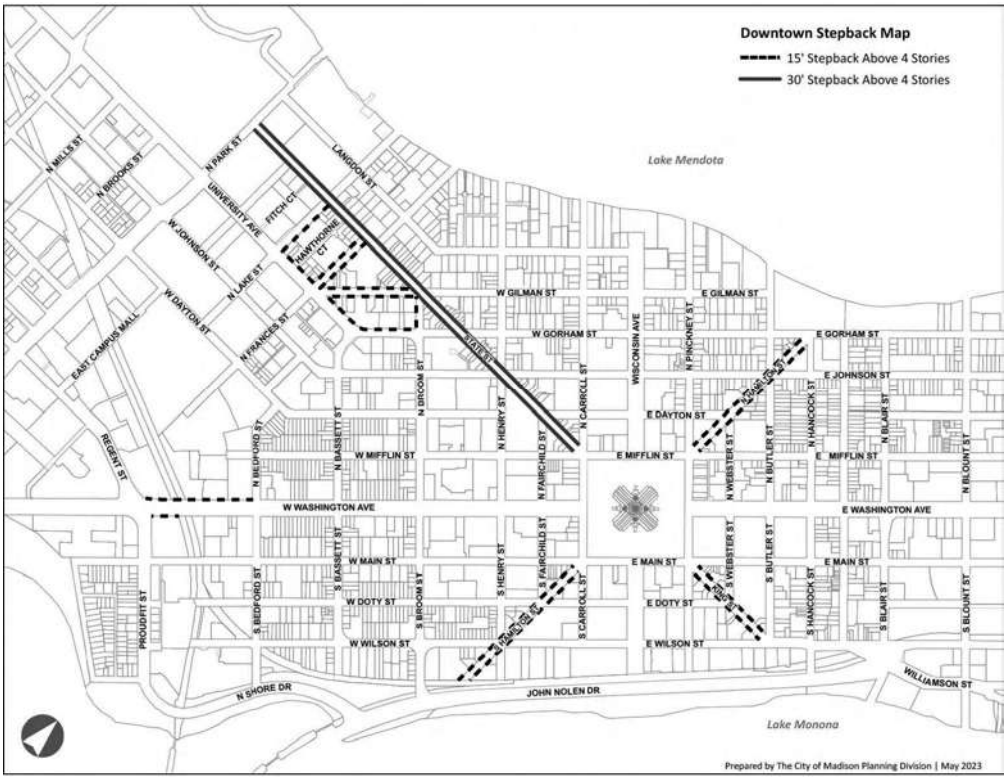
Maximum Building Height Map (Zoning Code):



No Minimum setback Map (Zoning Code):



No Minimum setback Map (Zoning Code):



Conditional Use 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 proposal for mixed-use/multi-family housing is consistent with the adopted plan designations and the surrounding area.

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 site is well served with readily available municipal services adjacent to the site. The development of the site is being coordinated with MG&E and other utilities to create opportunities for improvements to the existing utilities surrounding the site as part of the implementation of the project.

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 building is consistent with the recommendations of the Comprehensive Plan and Downtown Plan. Consideration has been integrated into the design for how the project addresses the existing buildings, which are all zero lot line conditions.

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 proposal will not preclude development or improvement of the surrounding properties. Consideration has been integrated into the design for how the project addresses the existing buildings, which are all zero lot line conditions.

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 proposal incorporates the necessary site improvements to support the project and will enhance the abutting pedestrian frontages with activated first floor uses on both France and Gilman Street.

6. *Measures, which may include transportation demand management (TDM) and participation in a transportation management association have been or will be taken to provide adequate ingress and egress, including all off-site improvements, so designed as to minimize traffic congestion and to ensure public safety and adequate traffic flow, both on-site and on the public streets.*

   The project submittal includes the City of Madison TDMP spreadsheet, illustrating that the project exceeds the required transportation components due to incorporation of mixed use, unbundled parking, proximity to the BRT metro service, and dense network of pedestrian-oriented streets.

7. *The conditional use conforms to all applicable regulations of the district in which it is located.*

   The project meets the standards of the Downtown Core (DC) zoning district requested for the project.

8. *When applying the above standards to an application by a community living arrangement, the Plan Commission shall:*

   Not Applicable.

9. *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. (Am. by ORD-14-00030, 2-18-14)*

   The project has been presented for informational review with the Urban Design Commission on September 17, 2025 (UDC) to gather input on the design direction and will seek UDC approval as part of the review of the project. It has also been presented for information discussion with the Landmarks Commission on September 15th due to the proximity of the site to the Grimm Book Bindery. Feedback from both commissions have been incorporated into the formal submittal with updates to activating the streetscapes, materials, and building separation.

10. *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 proposal meets the parking requirements for the requested Downtown Core (DC) zoning district. This site is well served with pedestrian and bicycle routes and transit service, as illustrated by the submitted TDMP spreadsheet.

11. *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.

12. *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.

13. *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.

14. *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.

15. *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.

16. *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. (Cr. by ORD-15-00124, 11-11-15)*

    Not Applicable

Downtown Design Guidelines

Site Design + Building Placement

Orientation

The project creates activated street frontages along both adjoining streets with useable entrances, storefront window panels and pedestrian scale architecture though the placement of the lobby entrance along Frances Street and a retail suite along Gilman Street.

Access + Circulation

The primary residential lobby entrance is placed along the Frances Street frontage with a liner commercial suite located along the Gilman Street frontage resulting in activated street frontages and usable pedestrian entrances along both sides of the project.

Vehicular access is delivered from Gilman Street to avoid further complicating the already crowded Frances Street frontage. The overall number of vehicle parking spaces has been reduced to minimize the traffic generation along Gilman Street to the extent feasible.

Usable Open Space -Residential Development

The project offers residents roof top useable open space with both outdoor and indoor recreational amenities. Additional tenant amenities are integrated throughout the building to create further opportunities for community building and tenant experiences within the project.

Landscaping

The site falls within the no setback zone of downtown resulting in an urban streetscape transition to the project. Upper floor plantings and green roof sections deliver landscape elements for residential amenity spaces and stormwater management purposes.

Lighting

Building lighting is proposed to provide appropriate levels of light while maintaining a safe and enjoyable residential environment.

Architecture

Massing

The massing implements the adopted plans and recommendations of the Downtown Height Map while creating a compatible transition between the 12 story Hub while stepping down in scale to the Grimm Book Bindery.

Building Components

The massing implements the adopted plans and recommendations of the Downtown Height Map with the building designed with a strong base/middle/top expression within one unified architectural expression.

Visual Interest

The use of material with the façade creates opportunities for interest at the pedestrian level while offering a more simplified expression for the upper stories. The overall stepping and articulation of the façade creates further movement and interest as the building design adapts through the complex site configuration.

Door and Window Openings
Doors and window design is integrated along all of the outward facing facades to respond to the high level of pedestrian activity at the base while taking advantage of views from the unique pie shaped block.

Building Materials
The building uses high quality durable materials throughout the four-sided design.

Terminal Views and Highly-Visible Corners
The building creates both active streetscapes and well-articulated facades along the visible components of the site.

Awnings and Canopies
Canopies create both decorative and scale components along both streetscapes, offering visual interest to the second floor elevation.

Signage
Signage for the building will be integrated into the project through future submittals and will be consistent with the signage ordinance.

W GILMAN STREET APARTMENTS

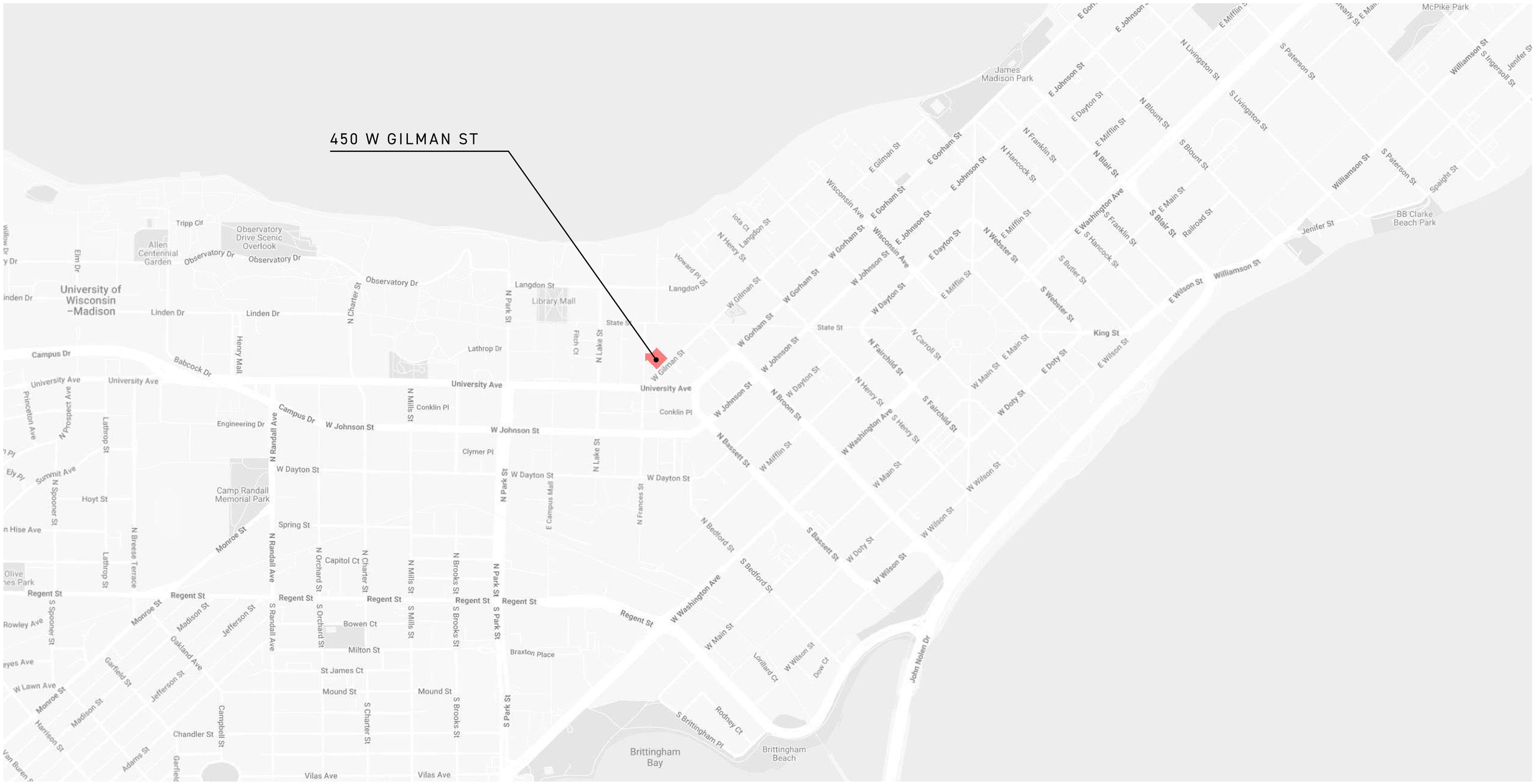
FORMAL SUBMITTAL

RHODE : PARTNERS

RHODEPARTNERS.COM

VILLAS STUDENT HOUSING

OCTOBER 06, 2025



VICINITY MAP
SCALE:NTS

RHODE : PARTNERS
RHODEPARTNERS.COM

VILLAS STUDENT HOUSING

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W GILMAN STREET APARTMENTS
MADISON, WI
NOT FOR CONSTRUCTION OR PUBLICATION

FORMAL PROJECT SUBMITTAL
10/06/2025

CONTEXT MAP
SCALE:NTS

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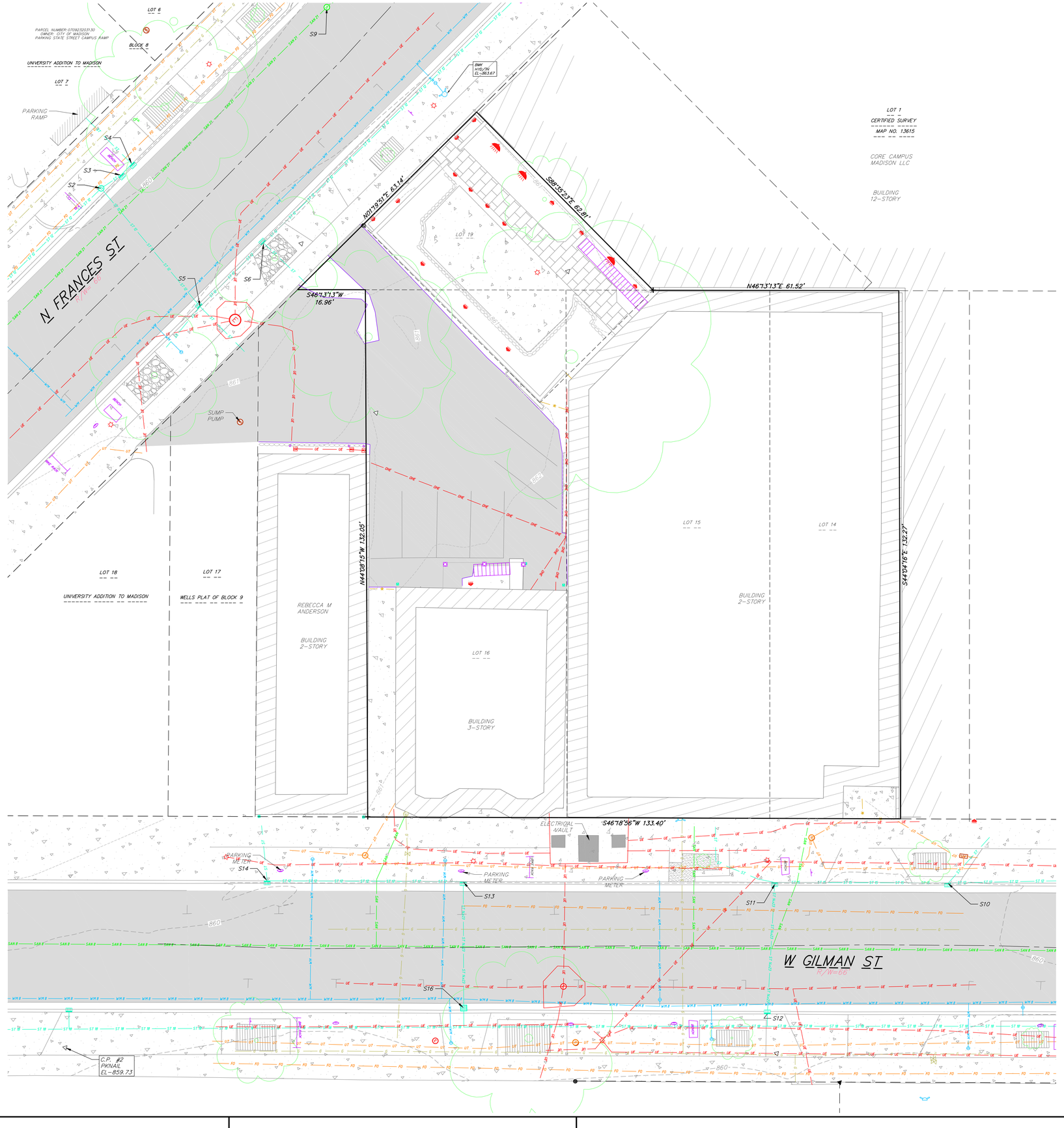

TOPOGRAPHIC LINEWORK LEGEND

- EXISTING FIBER OPTIC LINE
- EXISTING UNDERGROUND TELEPHONE
- EXISTING RETAINING WALL
- EXISTING GENERAL FENCE
- EXISTING GAS LINE
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING OVERHEAD GENERAL UTILITIES
- EXISTING SANITARY SEWER LINE (SIZE NOTED)
- EXISTING STORM SEWER LINE (SIZE NOTED)
- EXISTING WATER MAIN (SIZE NOTED)
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING EDGE OF PAVEMENT
- EXISTING GRAVEL SURFACE
- EXISTING CONCRETE SURFACE
- EXISTING ASPHALT SURFACE
- EXISTING BRICK SURFACE

GRAPHIC SCALE, FEET
0 5 10 20

TOPOGRAPHIC SYMBOL LEGEND

- EXISTING BOLLARD
- EXISTING POST
- EXISTING SIGN (TYPE NOTED)
- EXISTING PARKING METER
- EXISTING CURB INLET
- EXISTING FIELD INLET RECTANGULAR
- EXISTING ROOF DRAIN
- EXISTING STORM MANHOLE
- EXISTING SANITARY MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING FIRE DEPARTMENT CONNECTION
- EXISTING WATER MAIN VALVE
- EXISTING CURB STOP
- EXISTING GAS VALVE
- EXISTING GAS METER
- EXISTING ELECTRIC MANHOLE
- EXISTING ELECTRIC METER
- EXISTING LIGHT POLE
- EXISTING GENERIC LIGHT
- EXISTING UNIDENTIFIED MANHOLE
- EXISTING UNIDENTIFIED UTILITY VAULT
- EXISTING DECIDUOUS TREE
- EXISTING TELEPHONE MANHOLE

SURVEY LEGEND

- BENCHMARK
- FOUND CHISELED "X"
- PUBLIC LAND CORNER AS NOTED
- FOUND 1" ø IRON PIPE
- FOUND 2" ø IRON PIPE
- FOUND P.K. NAIL
- FOUND 1-1/4" ø IRON ROD
- FOUND 3/4" ø IRON ROD
- FOUND RAILROAD SPIKE
- SET P.K. NAIL

GENERAL SURVEY NOTES:

1. *This survey is based upon field work completed on August 26, 2025. Any changes in site conditions after this date are not reflected by this survey.*
2. *No attempt has been made as a part of this survey to obtain or show data concerning condition or capacity of any utility or municipal/public service facility. For information regarding these utilities contact the appropriate agencies.*
3. *Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that the current title search may disclose.*
4. *This plan is referenced to the Wisconsin County Coordinate System-Dane Zone, NAD 83 (2011). Elevations are referenced to NAVD 88 (2018) datum.*
5. *Utility locations were field located based upon substantial, visible, above ground structures, upon maps provided to the surveyor, or upon markings on the ground placed by utility companies and/or their agents. No warranty is given to the utility markings by others or that all underground utilities effecting this property were marked and subsequently located for this survey. Multiple utility pedestals were noted to not have utilities marked to or from them indicating some communications lines were not marked and are therefore not shown on this map. A locate request was sent to Digger's Hotline per Digger's Hotline One-Call ticket numbers 20252612582, 20252612594, 20252612597, and 20252612598. Location of buried private utilities are not within the scope of this survey.*

EXISTING STORM STRUCTURE TABLE

NAME	TYPE	RIM	INVERT	DIRECTION
S1	STMH	861.06	856.65	N
			856.35	S
S2	STMH	860.43	855.38	BOTTOM
			857.28	TOP WATER
S3	CIN	860.30	857.18	S
S4	CIN	860.26	857.14	W
S5	CIN	859.94	857.47	N
			857.17	W
			858.20	S
			857.22	E
S6	CIN	860.25	857.77	S
			857.82	N
			858.56	E
S7	CIN	860.58	858.60	E
S8	STMH	861.16	858.78	CENTER
S10	CIN	860.22	857.62	N
			857.51	NE
			857.51	SW
S11	CIN	860.14	857.34	NE
			857.29	SE
			857.35	NW
S12	CIN	859.68	856.82	SE
			856.82	NW
S13	CIN	860.18	856.87	SE
			856.91	SW
S14	CIN	860.47	857.26	NE
			857.23	NW
S16	CIN	859.19	856.55	NW
			856.64	SE
S18	STMH	860.10	855.12	NE
			855.03	E
			854.93	NW
S21	FINR	862.69	857.95	SE
			857.89	NE
			857.89	SW

EXISTING SANITARY STRUCTURE TABLE

NAME	TYPE	RIM	INVERT	DIRECTION
S9	SMH	860.04	846.15	N
			846.04	S
S17	SMH	860.11	850.58	N
			850.53	S
			850.61	W
S19	SMH	862.19	848.89	N
			848.84	E
			848.74	W
S20	SMH	862.87	846.02	N
			846.02	S
			848.72	E
			848.97	W

ABBREVIATIONS

STMH – STORM MANHOLE
FIN – FIELD INLET
CIN – CURB INLET
SMH – SANITARY MANHOLE

EXISTING CONDITIONS
SCALE: 1"=20'

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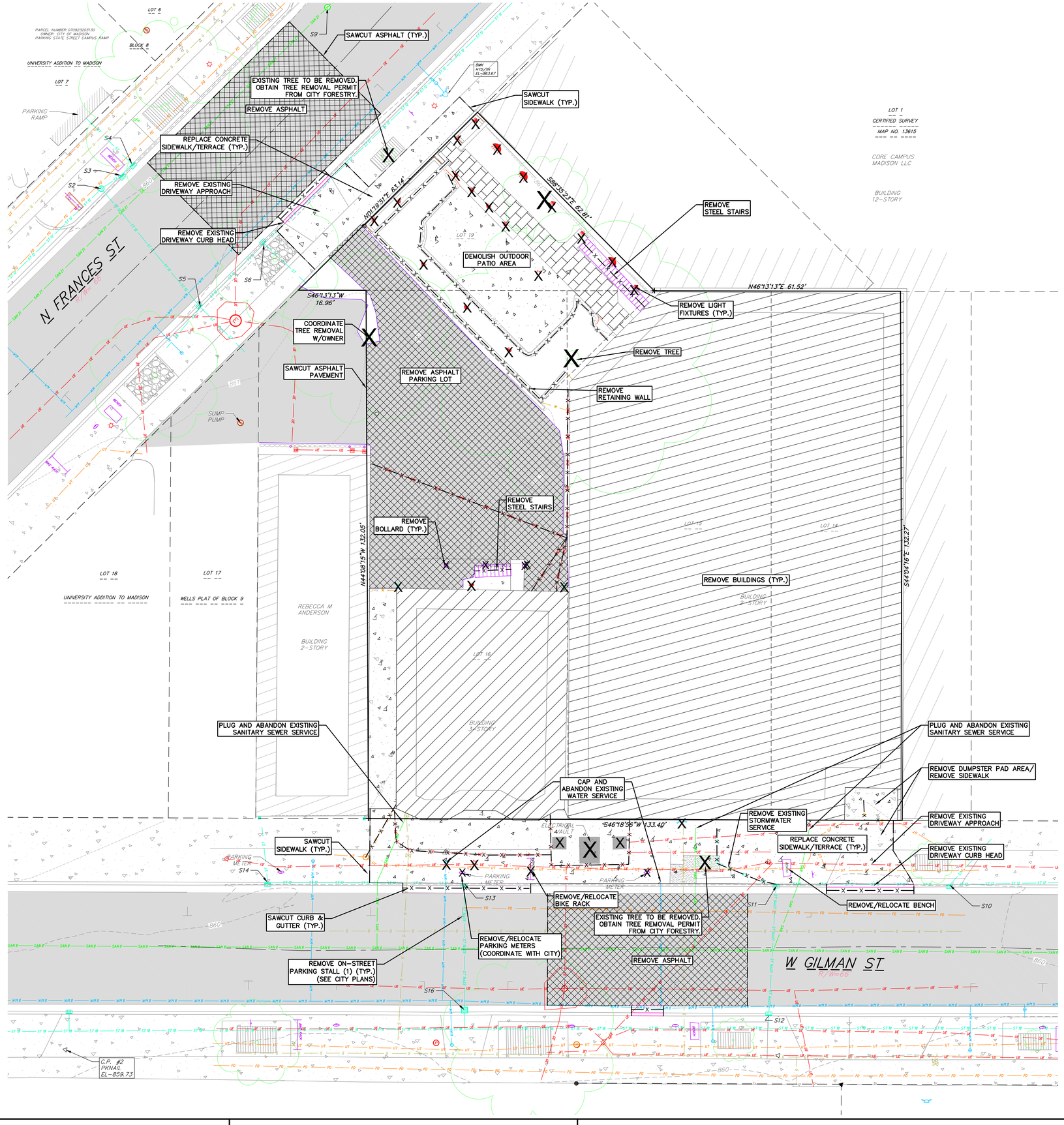

DEMOLITION PLAN LEGEND

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

GRAPHIC SCALE, FEET
0 5 10 20

GENERAL NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED DURING CONSTRUCTION TO PUBLIC PROPERTY, PRIVATE PROPERTY OR UTILITIES.
2. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR REVIEW BY THE ENGINEER, PRIOR TO PLACING AN ORDER OF ANY SUCH ITEM.
3. EXISTING TOPOGRAPHIC INFORMATION IS BASED ON FIELD OBSERVATIONS AND/OR PLAN OF RECORD DRAWINGS. CONTRACTOR SHALL VERIFY TOPOGRAPHIC INFORMATION PRIOR TO STARTING CONSTRUCTION.
4. RIGHT OF WAY (ROW) AND PROPERTY LINES ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING PROPERTY CORNER MONUMENTATION. ANY MONUMENTS DISTURBED BY CONTRACTOR SHALL BE REPLACED AT THE CONTRACTORS EXPENSE.
5. CONTRACTOR SHALL COORDINATE WITH DRY UTILITY COMPANY'S REGARDING ANY POTENTIAL CONFLICTS AND COORDINATE RELOCATIONS AS MAY BE REQUIRED. CONTRACTOR SHALL ALSO COORDINATE THE PROPOSED INSTALLATION OF NEW FACILITIES AS REQUIRED.

DEMOLITION NOTES:

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

RIGHT-OF-WAY NOTES:

1. ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY AND ALL PUBLIC IMPROVEMENTS NECESSARY TO SERVE THE PROJECT ARE TO BE COMPLETED PER THE CITY/DEVELOPER AGREEMENT AND THE CITY ISSUED PLANS, CONTRACT NO. ____, PROJECT #_____.
2. THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANYTIME PER THE RECOMMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPTS.

CITY FORESTRY NOTES:

1. ALL PROPOSED STREET TREE REMOVALS SHALL BE REVIEWED BY CITY FORESTRY BEFORE THE PLAN COMMISSION MEETING. STREET TREE REMOVALS REQUIRE APPROVAL AND A TREE REMOVAL PERMIT ISSUED BY CITY FORESTRY. ANY STREET TREE REMOVALS REQUESTED AFTER THE DEVELOPMENT PLAN IS APPROVED BY THE PLAN COMMISSION OR THE BOARD OF PUBLIC WORKS AND CITY FORESTRY WILL REQUIRE A MINIMUM OF A 72-HOUR REVIEW PERIOD WHICH SHALL INCLUDE THE NOTIFICATION OF THE ALDERPERSON WITHIN WHO'S DISTRICT IS AFFECTED BY THE STREET TREE REMOVAL(S) PRIOR TO A TREE REMOVAL PERMIT BEING ISSUED.
2. AS DEFINED BY THE SECTION 107.13 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION: 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 CONTRACTOR SHALL CONTACT MADISON CITY FORESTRY (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
3. CONTRACTOR SHALL TAKE PRECAUTIONS DURING CONSTRUCTION TO NOT DISFIGURE, SCAR, OR IMPAIR THE HEALTH OF ANY STREET TREE. CONTRACTOR SHALL OPERATE EQUIPMENT IN A MANNER AS TO NOT DAMAGE THE BRANCHES OF THE STREET TREE(S). THIS MAY REQUIRE USING SMALLER EQUIPMENT AND LOADING AND UNLOADING MATERIALS IN A DESIGNATED SPACE AWAY FROM TREES ON THE CONSTRUCTION SITE. ANY DAMAGE OR INJURY TO EXISTING STREET TREES (EITHER ABOVE OR BELOW GROUND) SHALL BE REPORTED IMMEDIATELY TO CITY FORESTRY AT 266-4816. PENALTIES AND REMEDIATION SHALL BE REQUIRED.
4. SECTION 107.13(G) OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (WEBSITE: HTTPS://WWW.CITYOFMADISON.COM/BUSINESS/PW/SPECS.CFM) ADDRESSES SOIL COMPACTION NEAR STREET TREES AND SHALL BE FOLLOWED BY 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 FIVE (5) FEET OF THE TREE OR WITHIN THE PROTECTION ZONE IS PROHIBITED..
5. ON THIS PROJECT, STREET TREE PROTECTION ZONE FENCING IS REQUIRED. THE FENCING SHALL BE ERECTED BEFORE THE DEMOLITION, GRADING OR CONSTRUCTION BEGINS. THE FENCE SHALL INCLUDE THE ENTIRE WIDTH OF TERRACE AND, EXTEND AT LEAST 5 FEET ON BOTH SIDES OF THE OUTSIDE EDGE OF THE TREE TRUNK. DO NOT REMOVE THE FENCING TO ALLOW FOR DELIVERIES OR EQUIPMENT ACCESS THROUGH THE TREE PROTECTION ZONE.
6. STREET TREE PRUNING SHALL BE COORDINATED WITH MADISON FORESTRY AT A MINIMUM OF TWO WEEKS PRIOR TO THE START OF CONSTRUCTION FOR THIS PROJECT. CONTACT CITY FORESTRY AT (608) 266-4816. ALL PRUNING SHALL FOLLOW THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A300 – PART 1 STANDARDS FOR PRUNING.
7. AT LEAST ONE WEEK PRIOR TO STREET TREE PLANTING, CONTRACTOR SHALL CONTACT CITY FORESTRY AT (608) 266-4816 TO SCHEDULE INSPECTION AND APPROVAL OF NURSERY TREE STOCK AND REVIEW PLANTING SPECIFICATIONS WITH THE LANDSCAPER.

DEMOLITION PLAN
SCALE: 1"=20'

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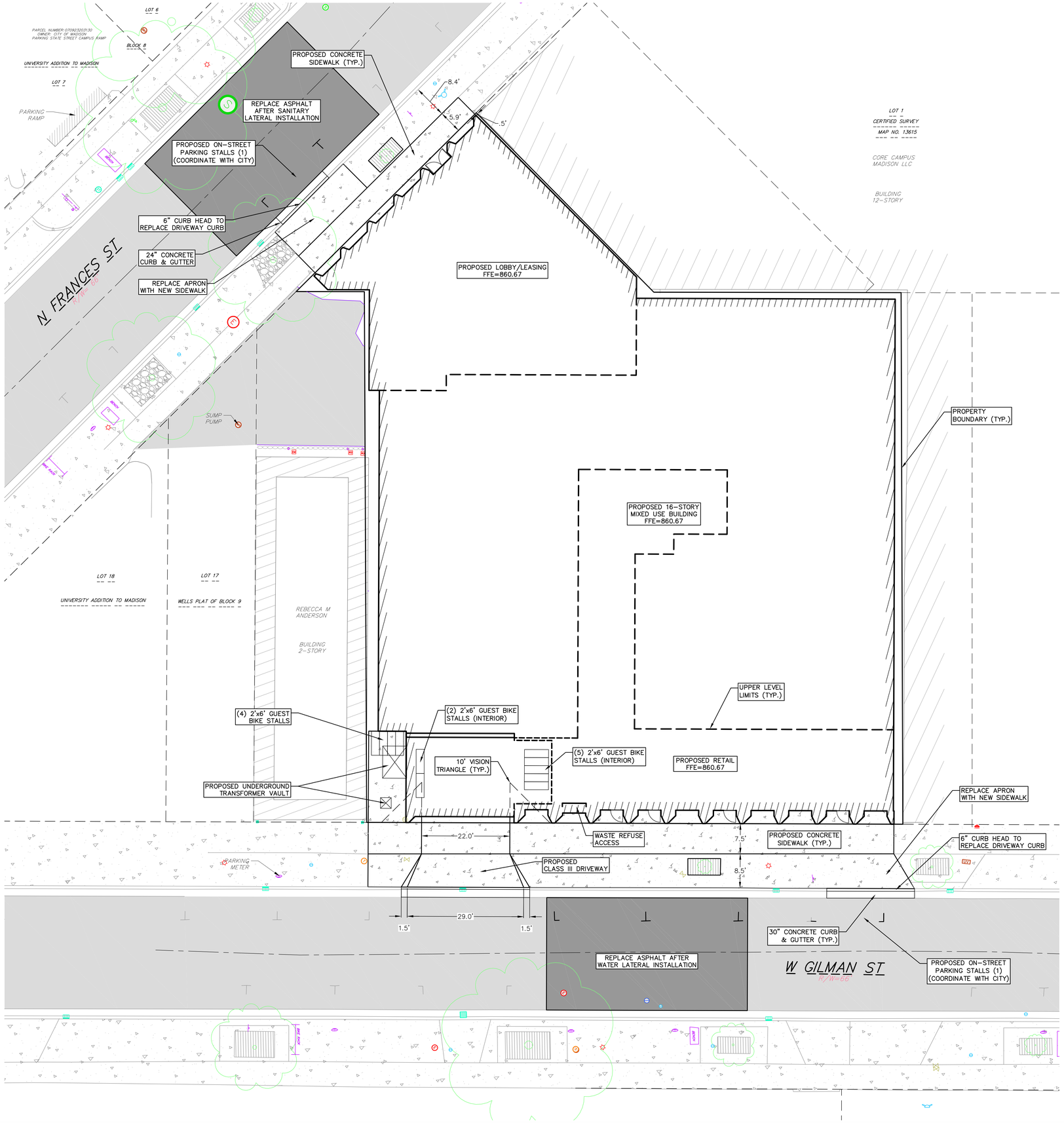

SITE PLAN LEGEND

- PROPERTY BOUNDARY
- CURB AND GUTTER (REVERSE CURB HATCHED)
- PROPOSED CHAIN LINK FENCE
- PROPOSED WOOD FENCE
- PROPOSED CONCRETE
- PROPOSED ASPHALT
- PROPOSED BUILDING

ABBREVIATIONS

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

GRAPHIC SCALE, FEET
0 5 10 20

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.

CITY FORESTRY NOTES:

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SITE PLAN
SCALE: 1"=20'

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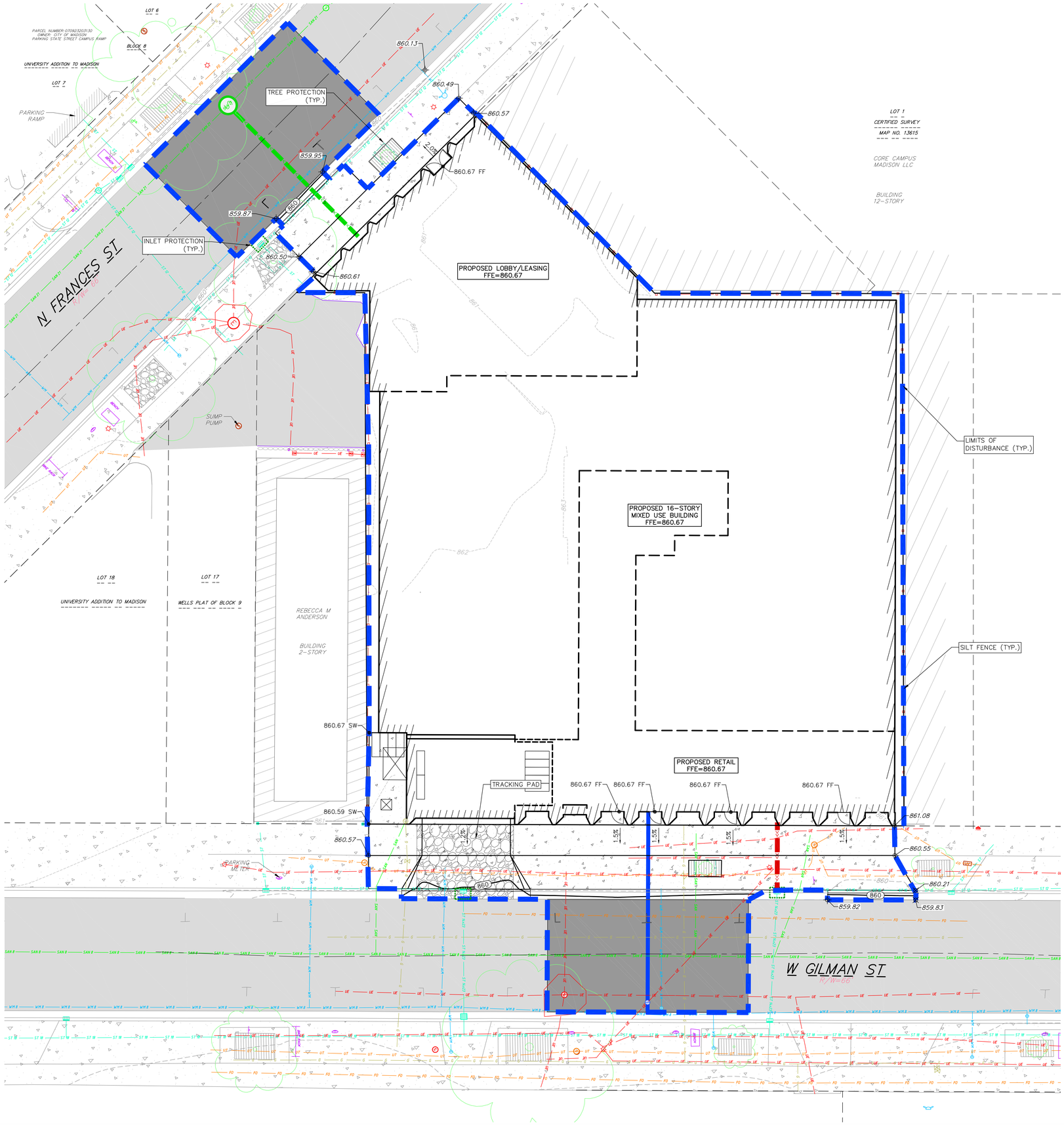

GRADING & EROSION CONTROL LEGEND

- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS
- PROPOSED MAJOR CONTOURS
- PROPOSED MINOR CONTOURS
- DITCH CENTERLINE
- SILT FENCE
- DISTURBED LIMITS
- BERM
- DRAINAGE DIRECTION
- PROPOSED SLOPE ARROWS
- EXISTING SPOT ELEVATIONS
- PROPOSED SPOT ELEVATIONS
- STONE WEEPER
- VELOCITY CHECK
- INLET PROTECTION
- TRACKING PAD

ABBREVIATIONS

EP – EDGE OF PAVEMENT
RIM – RIM ELEVATION
SW – SIDEWALK ELEVATION
TC – TOP OF CURVE
FL – FLOW LINE ELEVATION

GRAPHIC SCALE, FEET
0 5 10 20

GRADING NOTES:

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

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OVERALL GRADING AND EROSION PLAN

SCALE: 1"=20'

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N FRANCES ST
R/W= 66'

859.87
860.31 TC
859.95
860.30 TC
860.13
860.42 TC
860.32 TC
860.32 TC
860.49 SW
860.49 SW
860.49
860.50
2.0%
860.61
860.57
860.67 FF
PROPOSED LOBBY/LEASING
FFE=860.67
SUMP
PUMP

1 C401 N. FRANCES ST. GRADING DETAIL
1"=5'

860.67 SW
860.59 SW
860.57
860.56 SW
860.56 SW
860.51 SW
860.51 SW
860.51 SW
860.51 SW
860.55
860.28 TC
860.25 TC
860.17 TC
860.13 TC
860.16 TC
860.21
859.75 FL
859.69 FL
859.82
859.83
1.2%
1.5%
1.5%
1.5%
1.5%
860.67 FF
860.67 FF
PROPOSED RETAIL
FFE=860.67
860.67 FF
860.67 FF
861.08
W GILMAN ST
R/W=66'

2 C401 W. GILMAN ST. GRADING DETAIL
1"=5'

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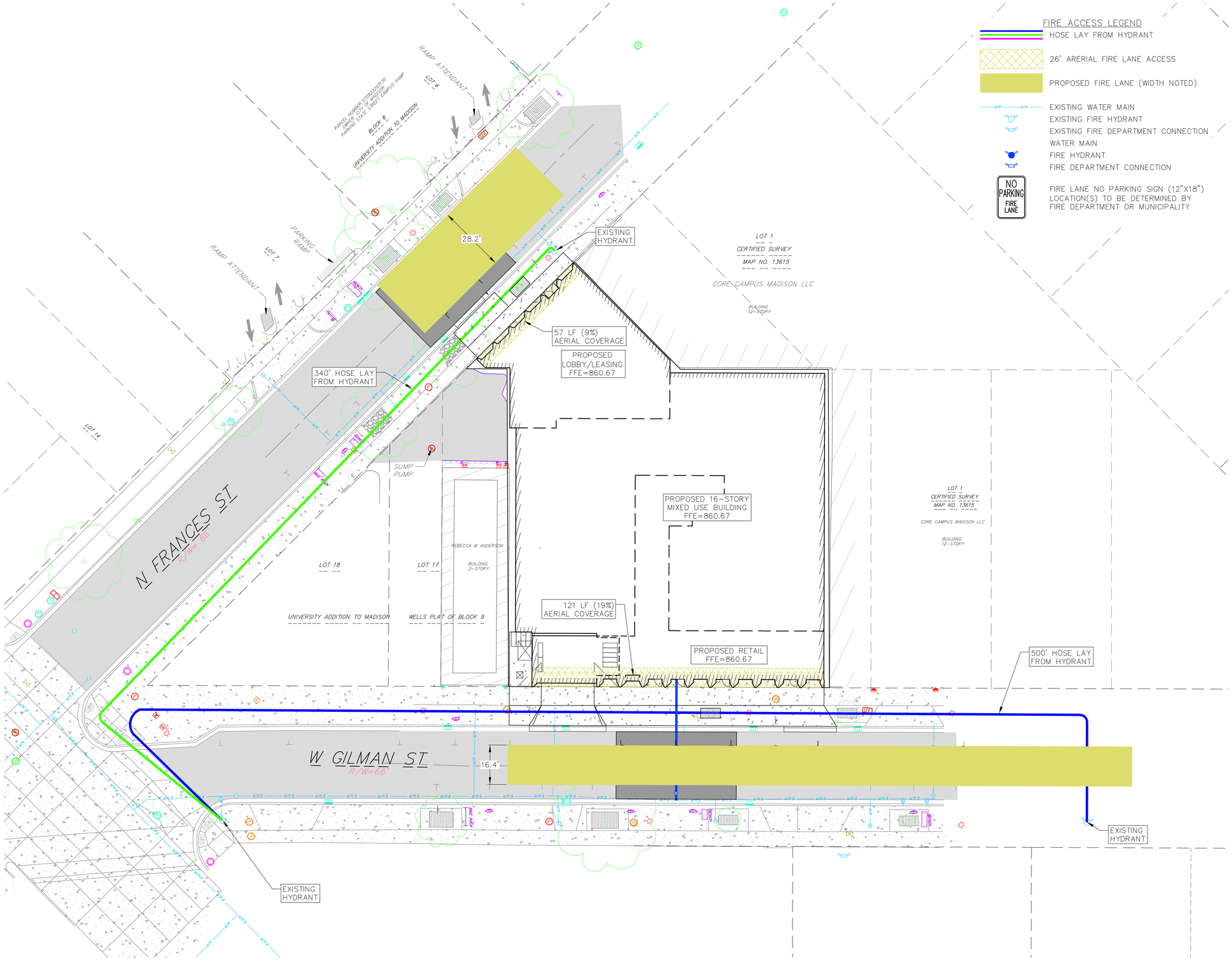

FIRE ACCESS PLAN
SCALE: 1"=40'

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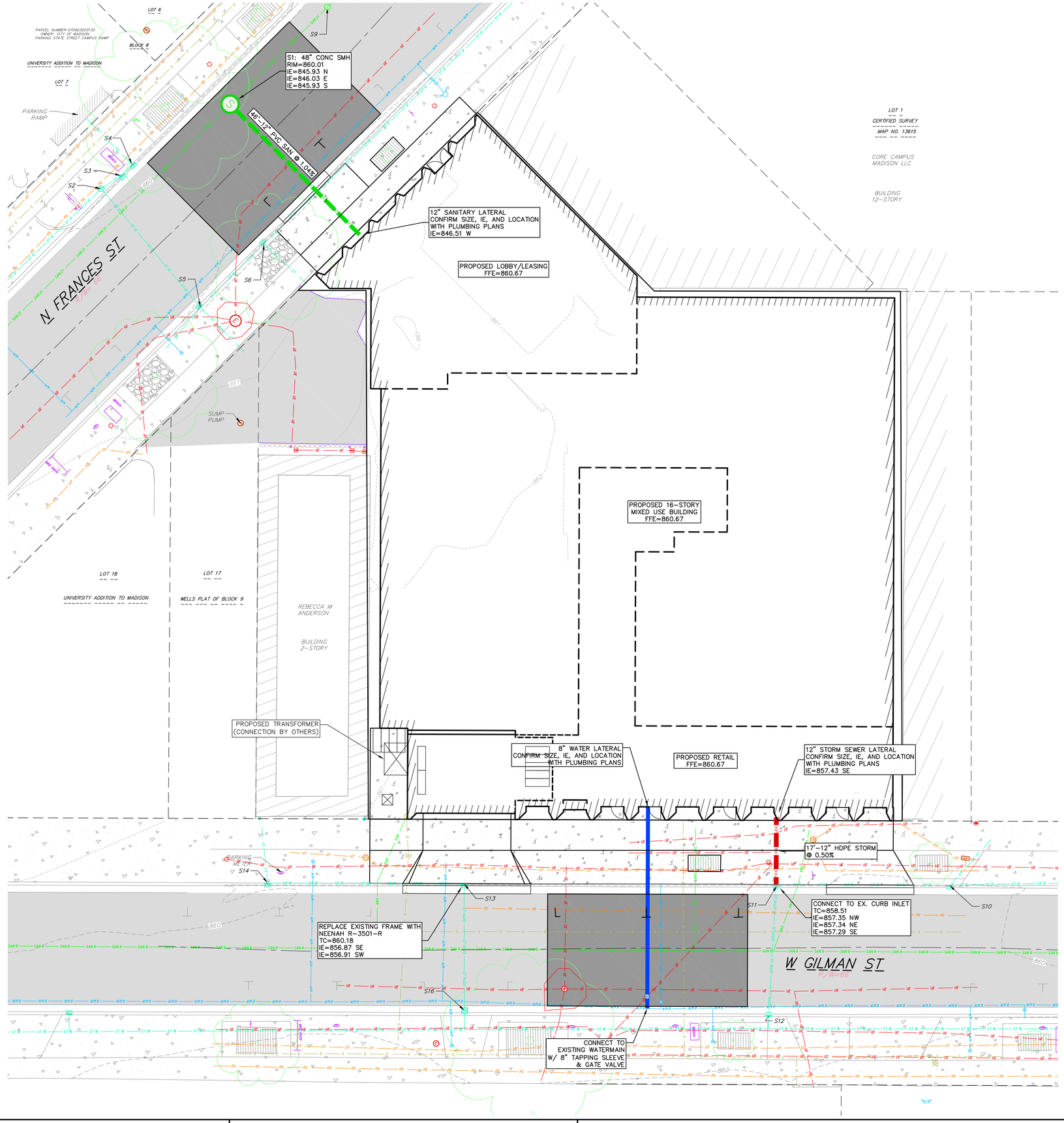

PROPOSED UTILITY LEGEND

- STORM SEWER PIPE
- STORM SEWER MANHOLE
- STORM SEWER ENDWALL
- STORM SEWER CURB INLET
- STORM SEWER CURB INLET W/MANHOLE
- STORM SEWER FIELD INLET
- ROOF DRAIN CLEANOUT
- SANITARY SEWER PIPE (GRAVITY)
- SANITARY SEWER PIPE (FORCE MAIN)
- SANITARY SEWER LATERAL PIPE
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- WATER MAIN
- WATER SERVICE LATERAL PIPE
- FIRE HYDRANT
- WATER VALVE
- CURB STOP
- WATER VALVE MANHOLE
- PROPOSED PIPE INSULATION
- GAS MAIN
- ELECTRIC SERVICE

ABBREVIATIONS

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

GRAPHIC SCALE, FEET
0 5 10 20

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 382.30(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 THAT 2' ABOVE THE LOWEST INVERT SHALL BE CONSTRUCTED WITH AN INTERNAL DROP.
24. INSTALL 1 SHEET OF 4'x8'x4" HIGH DENSITY STYROFOAM INSULATION AT ALL LOCATIONS WHERE STORM SEWER CROSSES WATER MAIN OR WATER LATERALS.

RIGHT-OF-WAY NOTES:

1. ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY AND ALL PUBLIC IMPROVEMENTS NECESSARY TO SERVE THE PROJECT ARE TO BE COMPLETED PER THE CITY/DEVELOPER AGREEMENT AND THE CITY ISSUED PLANS, CONTRACT NO. ____, PROJECT #_____.
2. THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANYTIME PER THE RECOMMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPTS.

UTILITY PLAN
SCALE: 1"=20'

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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 RAIN FALLS WITHIN 24 HOURS. INSPECTION REPORTS SHALL BE PREPARED AND FILED AS REQUIRED BY THE DNR AND/OR **CITY**. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.
5. EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE OF THIS PROJECT. EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE DEVELOPER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.
6. A 3" CLEAR STONE TRACKING PAD SHALL BE INSTALLED AT THE END OF ROAD CONSTRUCTION LIMITS TO PREVENT SEDIMENT FROM BEING TRACKED ONTO THE ADJACENT PAVED PUBLIC ROADWAY. SEDIMENT TRACKING PAD SHALL CONFORM TO WisDNR TECHNICAL STANDARD 1057. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORK DAY.
7. CHANNELIZED RUNOFF: FROM ADJACENT AREAS PASSING THROUGH THE SITE SHALL BE DIVERTED AROUND DISTURBED AREAS.
8. STABILIZED DISTURBED GROUND: ANY SOIL OR DIRT PILES WHICH WILL REMAIN IN EXISTENCE FOR MORE THAN 7-CONSECUTIVE DAYS, WHETHER TO BE WORKED DURING THAT PERIOD OR NOT, SHALL NOT BE LOCATED WITHIN 25-FEET OF ANY ROADWAY, PARKING LOT, PAVED AREA, OR DRAINAGE STRUCTURE OR CHANNEL (UNLESS INTENDED TO BE USED AS PART OF THE EROSION CONTROL MEASURES). TEMPORARY STABILIZATION AND CONTROL MEASURES (SEEDING, MULCHING, TARPING, EROSION MATTING, BARRIER FENCING, ETC.) ARE REQUIRED FOR THE PROTECTION OF DISTURBED AREAS AND SOIL PILES, WHICH WILL REMAIN UN-WORKED FOR A PERIOD OF MORE THAN 7-CONSECUTIVE CALENDAR DAYS. THESE MEASURES SHALL REMAIN IN PLACE UNTIL SITE HAS STABILIZED.
9. SITE DE-WATERING: WATER PUMPED FROM THE SITE SHALL BE TREATED BY TEMPORARY SEDIMENTATION BASINS OR OTHER APPROPRIATE CONTROL MEASURES. SEDIMENTATION BASINS SHALL HAVE A DEPTH OF AT LEAST 3 FEET, BE SURROUNDED BY SNOWFENCE OR EQUIVALENT BARRIER AND HAVE SUFFICIENT SURFACE AREA TO PROVIDE A SURFACE SETTLING RATE OF NO MORE THAN 750 GALLONS PER SQUARE FOOT PER DAY AT THE HIGHEST DEWATERING PUMPING RATE. WATER MAY NOT BE DISCHARGED IN A MANNER THAT CAUSES EROSION OF THE SITE, A NEIGHBORING SITE, OR THE BED OR BANKS OF THE RECEIVING WATER. POLYMERS MAY BE USED AS DIRECTED BY DNR TECHNICAL STANDARD 1061 (DE-WATERING).
10. INLET FILTERS ARE TO BE PLACED IN STORMWATER INLET STRUCTURES AS SOON AS THEY ARE INSTALLED. ALL PROJECT AREA STORM INLETS NEED WISCONSIN D.O.T. TYPE D INLET PROTECTION. THE FILTERS SHALL BE MAINTAINED UNTIL THE **CITY** HAS ACCEPTED THE BINDER COURSE OF ASPHALT.
11. RESTORATION (SEED, FERTILIZE AND MULCH) SHALL BE PER SPECIFICATIONS ON THIS SHEET (NOTE: ADD SEEDING RATE STANDARD OF DETAIL BLOCK TO PLAN) UNLESS SPECIAL RESTORATION IS CALLED FOR ON THE LANDSCAPE PLAN OR THE DETENTION BASIN DETAIL SHEET.
12. 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.
13. FOR THE FIRST SIX WEEKS AFTER RESTORATION (E.G. SEED & MULCH, EROSION MAT, SOD) OF A DISTURBED AREA, INCLUDE SUMMER WATERING PROVISIONS OF ALL NEWLY SEEDED AND MULCHED AREAS WHENEVER 7 DAYS ELAPSE WITHOUT A RAIN EVENT.
14. SOIL STABILIZERS SHALL BE APPLIED TO DISTURBED AREAS WITH SLOPES BETWEEN 10% AND 3:1 (DO NOT USE IN CHANNELS). SOIL STABILIZERS SHALL BE TYPE B, PER WISCONSIN D.O.T. P.A.L. (PRODUCT ACCEPTABILITY LIST), OR EQUAL. APPLY AT RATES AND METHODS SPECIFIED PER **MANUFACTURER**. SOIL STABILIZERS SHALL BE RE-APPLIED WHENEVER VEHICLES OR OTHER EQUIPMENT TRACK ON THE AREA.
15. SILT FENCE OR EROSION MAT 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.
16. SILT FENCE TO BE USED ACROSS AREAS OF THE LOT THAT SLOPE TOWARDS A PUBLIC STREET OR WATERWAY. SEE DETAILS.
17. SEDIMENT SHALL BE CLEANED FROM CURB AND GUTTER AFTER EACH RAINFALL AND PRIOR TO PROJECT ACCEPTANCE.
18. ACCUMULATED CONSTRUCTION SEDIMENT SHALL BE REMOVED FROM ALL PERMANENT BASINS TO THE ELEVATION SHOWN ON THE GRADING PLAN FOLLOWING THE STABILIZATION OF DRAINAGE AREAS.
19. 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.
20. ANY PROPOSED CHANGES TO THE EROSION CONTROL PLAN MUST BE SUBMITTED AND APPROVED BY DANE COUNTY LAND CONSERVATION OR PERMITTING MUNICIPALITY.
21. THE **CITY**, OWNER AND/OR ENGINEER MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES AT ANY TIME DURING CONSTRUCTION.

CONSTRUCTION SEQUENCE:

1. INSTALL SILT FENCE AND TRACKING PAD
2. STRIP TOPSOIL-STREETS & LOTS
3. ROUGH GRADE STREETS & LOTS
4. SEED LOT AREAS AND INSTALL DRIVE-OVER VELOCITY CHECKS
5. CONSTRUCT UNDERGROUND UTILITIES
6. INSTALL INLET PROTECTION
7. CONSTRUCT ROADS (STONE BASE, CURB & GUTTER, AND SIDEWALK). REMOVE DRIVE-OVER VELOCITY CHECKS WHEN BASE COURSE IS PLACED
8. RESTORE TERRACES
9. REMOVE TRACKING PAD, SILT FENCE AND DIVERSION BERM MEASURES AFTER DISTURBED AREAS ARE RESTORED

SEEDING RATES:

TEMPORARY:
1. USE ANNUAL OATS AT 3.0 LB./1,000 S.F. FOR SPRING AND SUMMER PLANTINGS.
2. USE WINTER WHEAT OR RYE AT 3.0 LB./1,000 SF FOR FALL PLANTINGS STARTED

   AFTER SEPTEMBER 15.

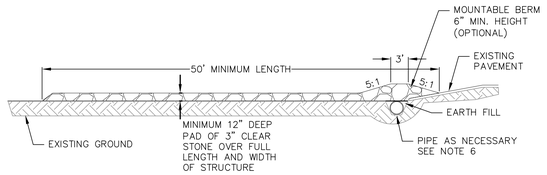
PERMANENT:
1. USE WISCONSIN D.O.T. SEED MIX #40 AT 2 LB./1,000 S.F.

FERTILIZING RATES:

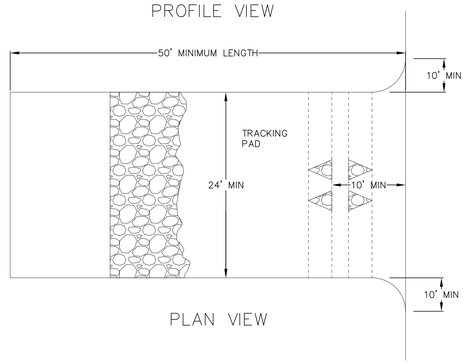
TEMPORARY AND PERMANENT:
USE WISCONSIN D.O.T. TYPE A OR B AT 7 LB./1,000 S.F.

MULCHING RATES:

TEMPORARY AND PERMANENT:
USE ½" TO 1-½" STRAW OR HAY MULCH, CRIMPED PER SECTION 607.3.2.3, OR OTHER RATE AND METHOD PER SECTION 627, WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION



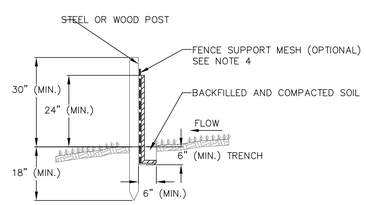
PROFILE VIEW



PLAN VIEW

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

1 C600 TRACKING PAD
NOT TO SCALE

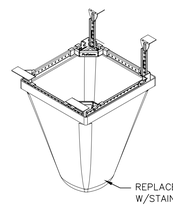


NOTES:
1. INSTALL SILT FENCE TO FOLLOW THE GROUND CONTOURS AS CLOSELY AS POSSIBLE.
2. CURVE THE SILT FENCE UP THE SLOPE TO PREVENT WATER FROM RUNNING AROUND THE ENDS.
3. POST SPACING WITH FENCE SUPPORT MESH = 10 FT. (MAX.)

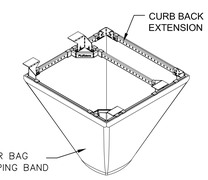
   POST SPACING WITHOUT FENCE SUPPORT MESH = 6 FT. (MAX.)
4. SILT FENCE SUPPORT MESH CONSISTS OF 14-GAUGE STEEL WIRE WITH A MESH SPACING OF 6 IN. X 6 IN. OR PREFABRICATED POLYMERIC MESH OF EQUIVALENT STRENGTH

2 C600 SILT FENCE
NOT TO SCALE

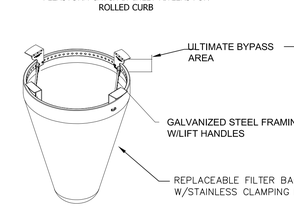
NOTES:
1. INLET PROTECTION DEVICES SHALL BE MAINTAINED OR REPLACED AT THE DIRECTION OF THE ENGINEER.
2. WHEN REMOVING OR MAINTAINING INLET PROTECTION, ANY TRAPPED MATERIAL THAT FALLS INTO THE INLET SHALL BE IMMEDIATELY REMOVED BY THE CONTRACTOR.



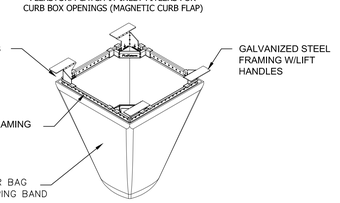
FLEXSTORM CATCH-IT INLET FITLERS FOR ROLLED CURB



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



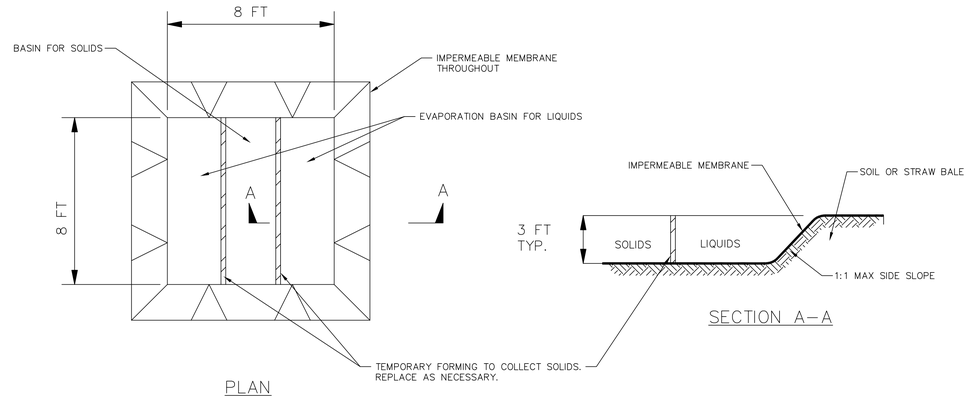
FLEXSTORM CATCH-IT INLET FILTERS FOR ROUND OPENINGS



FLEXSTORM CATCH-IT INLET FITLERS FOR SQUARE/RECTANGULAR OPENINGS

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

4 C600 FRAMED INLET PROTECTION
NOT TO SCALE



PLAN

SECTION A-A

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.

5 C600 TEMPORARY CONCRETE WASHOUT
NOT TO SCALE

SITE CONSTRUCTION DETAILS

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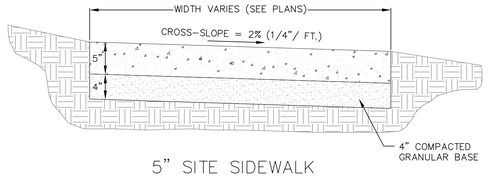
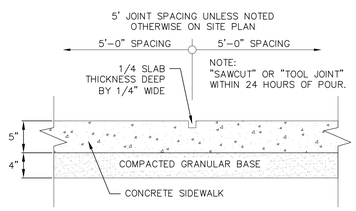
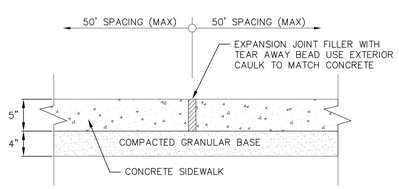


5" SITE SIDEWALK

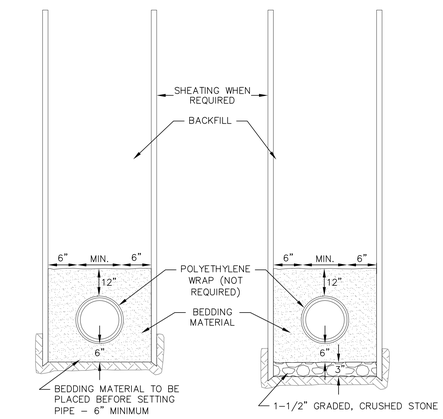


SIDEWALK CONTROL JOINT

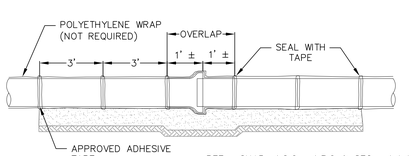


SIDEWALK EXPANSION JOINT

1 C601 **5" SIDEWALK**
NOT TO SCALE

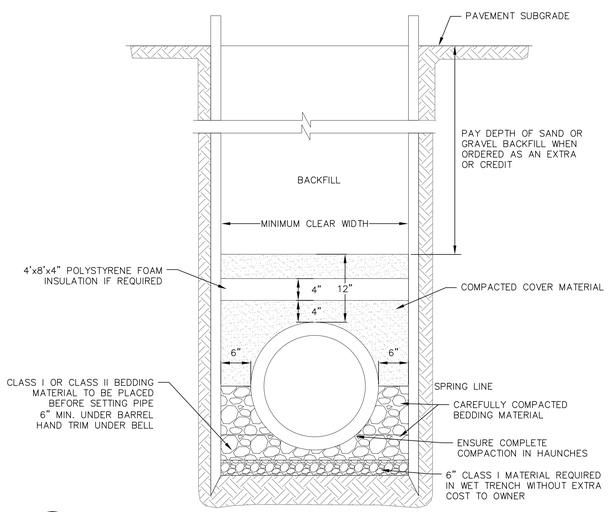


DRY TRENCH CONDITION WET OR UNSTABLE CONDITION

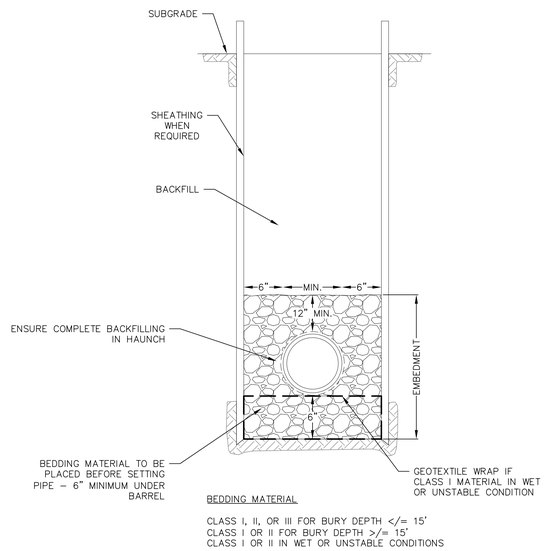


REF: CHAP. 4.2.0, 4.3.0 & SEC. 4.4.4

2 C601 **STANDARD WATER MAIN TRENCH SECTION**
NOT TO SCALE



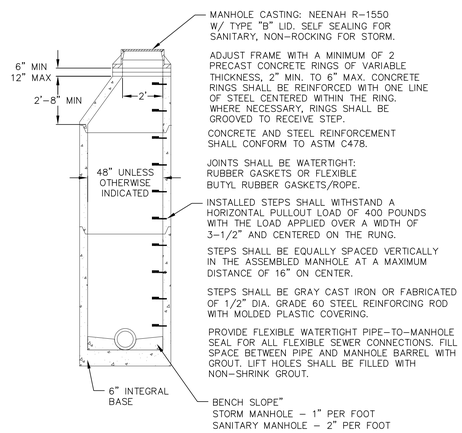
3 C601 **STORM PIPE TRENCH SECTION**
NOT TO SCALE



BEDDING MATERIAL

CLASS I, II, OR III FOR BURY DEPTH </= 15'
CLASS I OR II FOR BURY DEPTH >/= 15'
CLASS I OR II IN WET OR UNSTABLE CONDITIONS

5 C601 **STANDARD SANITARY TRENCH SECTION**
NOT TO SCALE



6 C601 **PRECAST CONCRETE MANHOLE**
NOT TO SCALE

SITE CONSTRUCTION DETAILS

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0 4' 8' 16'

FLOOR PLAN - LEVEL -2 PARKING
SCALE: 1/8"=1'-0"

0 4' 8' 16'

FLOOR PLAN - LEVEL -1 PARKING
SCALE: 1/8"=1'-0"

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VILLAS STUDENT HOUSING

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W GILMAN STREET APARTMENTS

MADISON, WI

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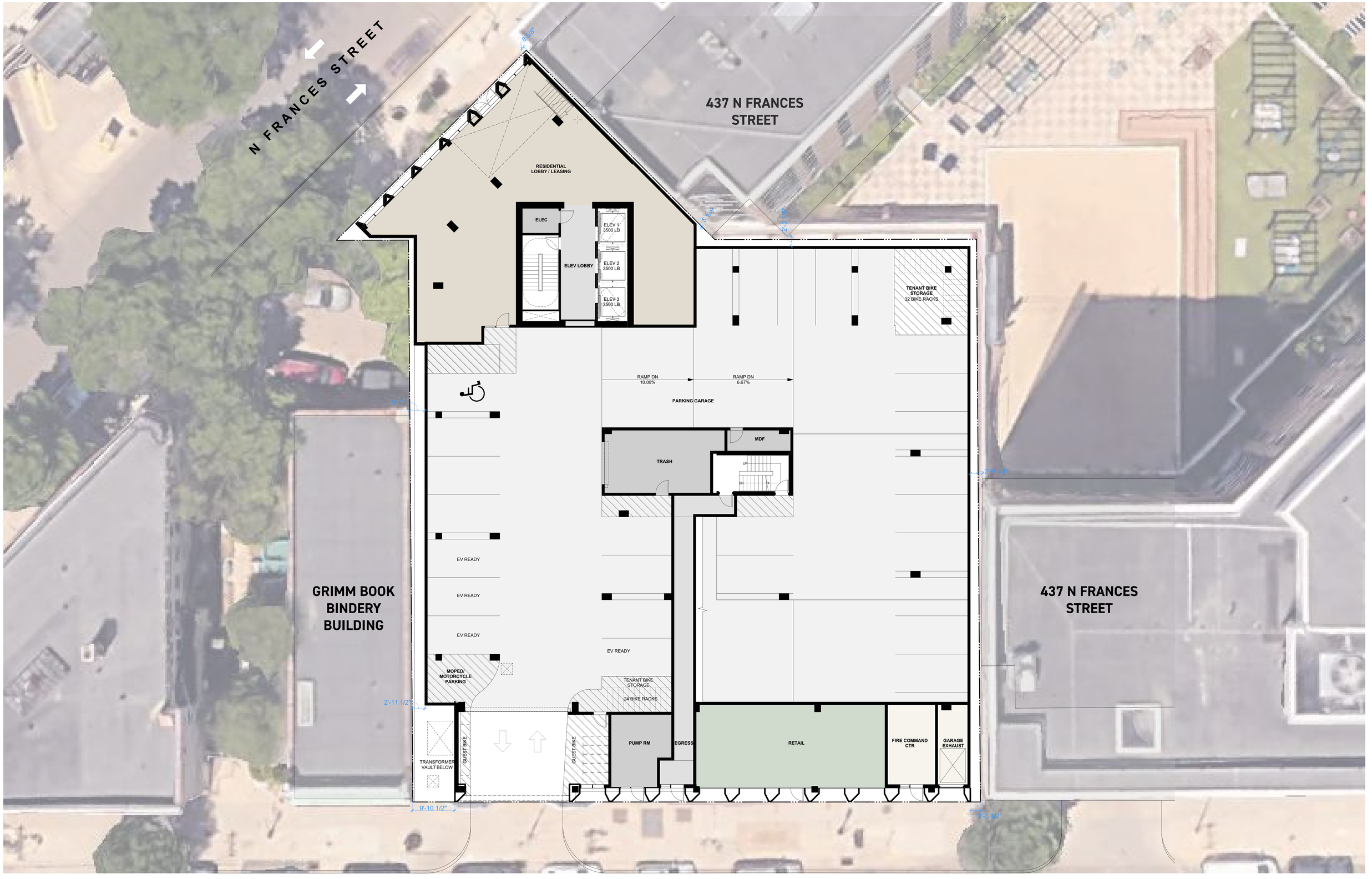
FORMAL PROJECT SUBMITTAL

10/06/2025



FLOOR PLAN - LEVEL 1 LOBBY/PARKING

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

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0 4' 8' 16'

FLOOR PLAN - LEVEL 2 UNITS

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

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0 4' 8' 16'

FLOOR PLANS - LEVELS 3-4 UNITS

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

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0 4' 8' 16'

FLOOR PLAN - LEVEL 5 UNITS

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

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0 4' 8' 16'

FLOOR PLANS - LEVELS 6-14 UNITS

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

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0 4' 8' 16'

FLOOR PLAN - LEVEL 15 UNITS

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

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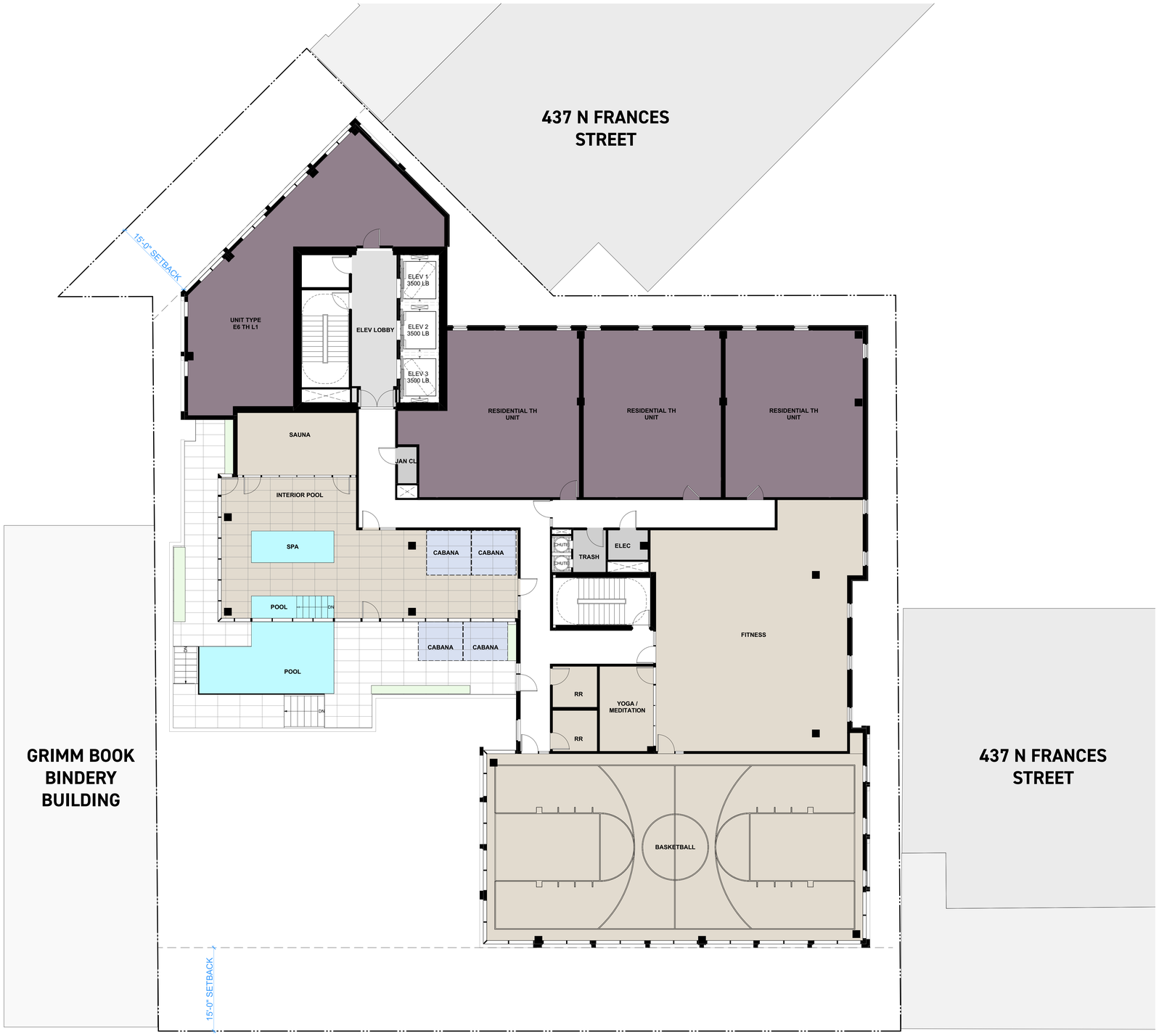

0 4' 8' 16'

FLOOR PLAN - LEVEL 16 AMENITY/UNITS

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

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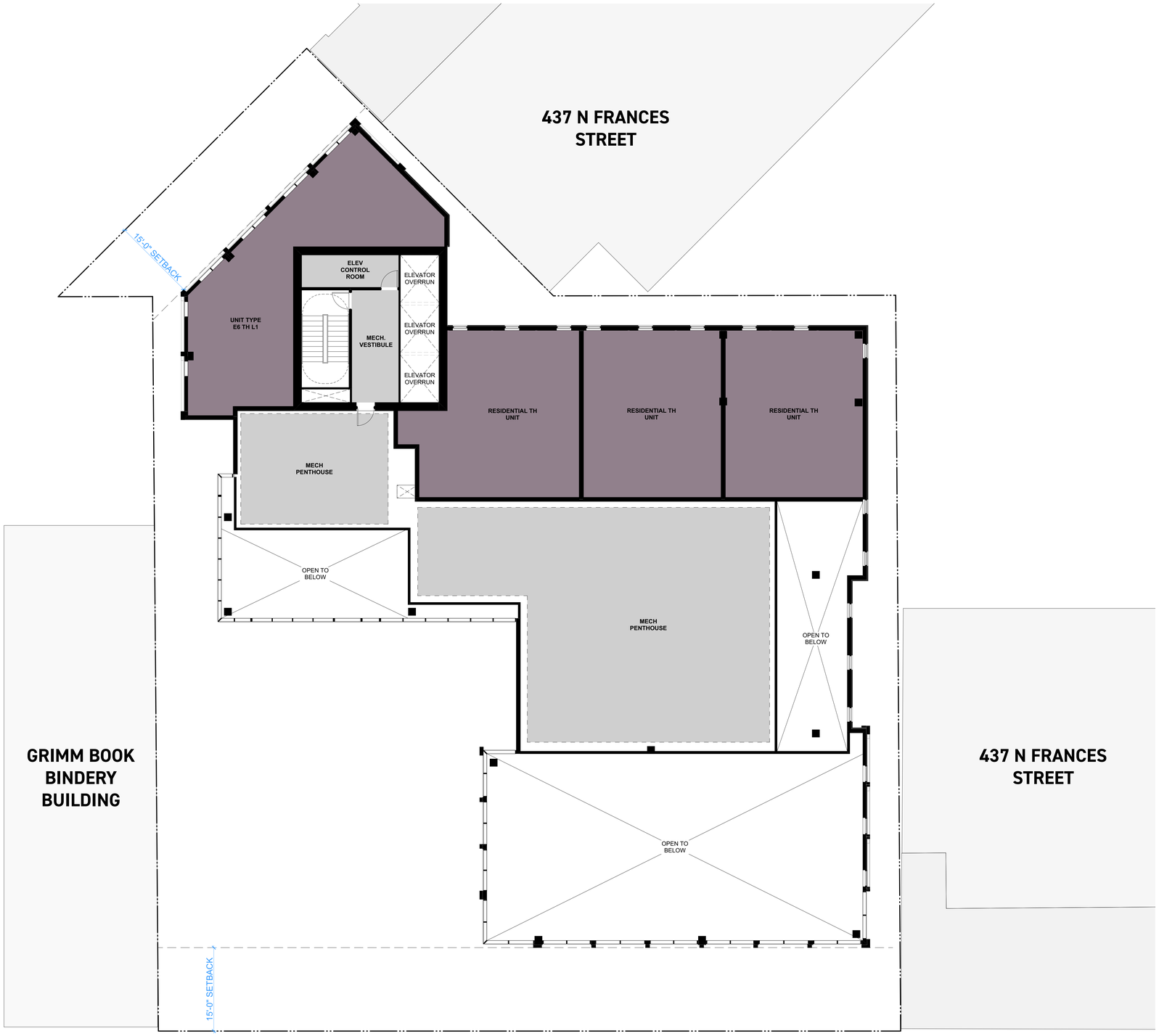

0 4' 8' 16'

FLOOR PLAN - LEVEL 16.5 UNITS/ROOF

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

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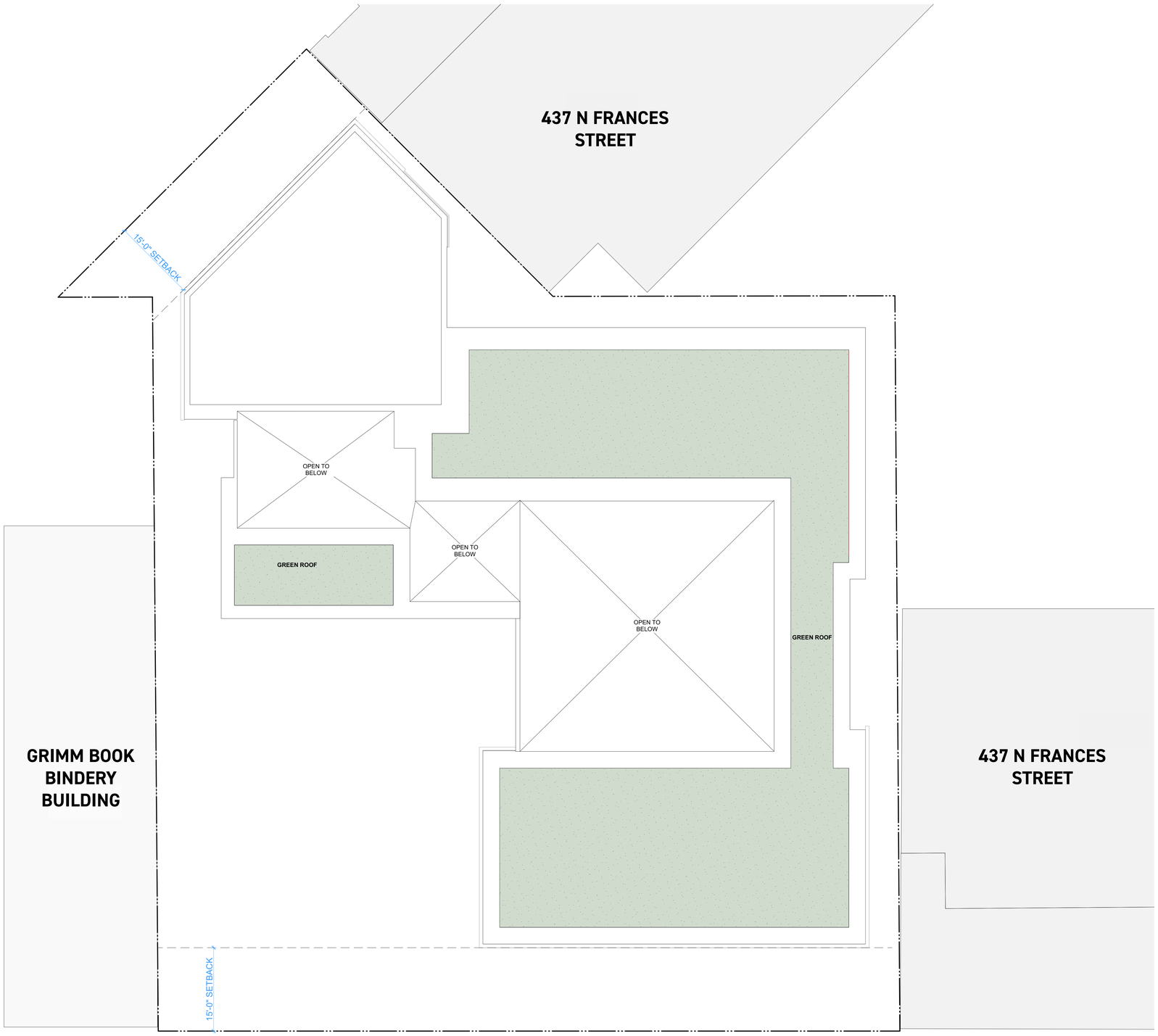

0 4' 8' 16'

FLOOR PLAN - PENTHOUSE ROOF

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

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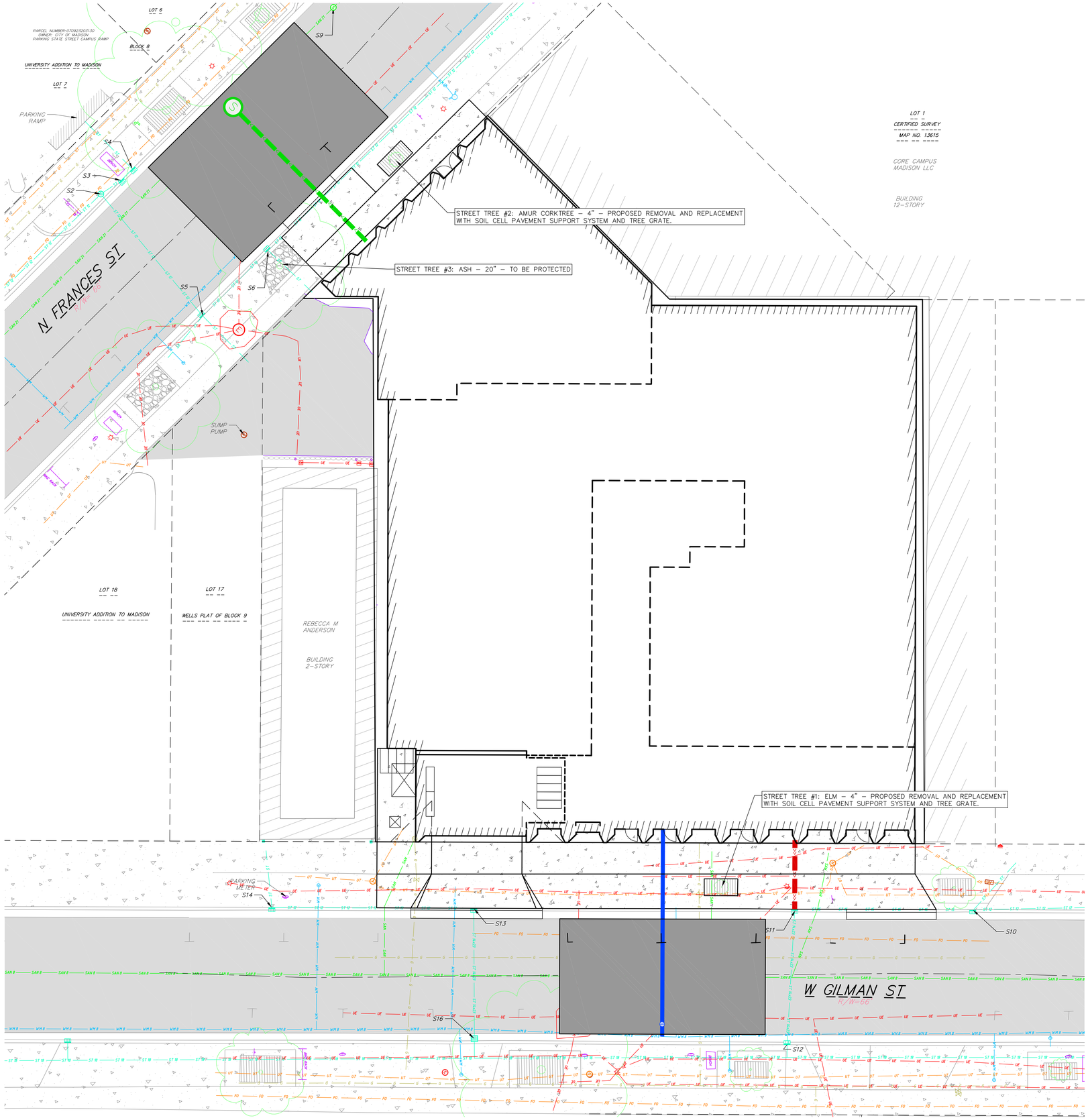
FORMAL PROJECT SUBMITTAL

10/06/2025



CITY OF MADISON STREET TREE NOTES:

1. AN EXISTING INVENTORY OF STREET TREES LOCATED WITHIN THE RIGHT OF WAY SHALL BE INCLUDED ON THE SITE, DEMO, UTILITY, LANDSCAPE, GRADING, FIRE AERIAL APPARATUS AND STREET TREE PLAN SETS. THE INVENTORY SHALL INCLUDE THE FOLLOWING: LOCATION, SIZE (DIAMETER AT 4 1/2 FEET), AND SPECIES OF EXISTING STREET TREES. THE INVENTORY SHOULD ALSO NOTE IF A STREET TREE IS PROPOSED TO BE REMOVED AND THE REASON FOR REMOVAL.
2. ALL PROPOSED STREET TREE REMOVALS WITHIN THE RIGHT OF WAY SHALL BE REVIEWED BY CITY FORESTRY BEFORE THE PLAN COMMISSION MEETING. STREET TREE REMOVALS REQUIRE APPROVAL AND A TREE REMOVAL PERMIT ISSUED BY CITY FORESTRY. ANY STREET TREE REMOVALS REQUESTED AFTER THE DEVELOPMENT PLAN IS APPROVED BY THE PLAN COMMISSION OR THE BOARD OF PUBLIC WORKS AND CITY FORESTRY WILL REQUIRE A MINIMUM OF A 72–HOUR REVIEW PERIOD WHICH SHALL INCLUDE THE NOTIFICATION OF THE ALDERPERSON WITHIN WHOSE DISTRICT IS AFFECTED BY THE STREET TREE REMOVAL(S) PRIOR TO A TREE REMOVAL PERMIT BEING ISSUED.
3. CONTRACTOR SHALL TAKE PRECAUTIONS DURING CONSTRUCTION TO NOT DISFIGURE, SCAR, OR IMPAIR THE HEALTH OF ANY STREET TREE. CONTRACTOR SHALL OPERATE EQUIPMENT IN A MANNER AS TO NOT DAMAGE THE BRANCHES OF THE STREET TREE(S). THIS MAY REQUIRE USING SMALLER EQUIPMENT AND LOADING AND UNLOADING MATERIALS IN A DESIGNATED SPACE AWAY FROM TREES ON THE CONSTRUCTION SITE. ANY DAMAGE OR INJURY TO EXISTING STREET TREES (EITHER ABOVE OR BELOW GROUND) SHALL BE REPORTED IMMEDIATELY TO CITY FORESTRY AT (608) 266–4816. PENALTIES AND REMEDIATION SHALL BE REQUIRED.
4. AS DEFINED BY THE SECTION 107.13 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION: 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 CONTRACTOR 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
5. SECTION 107.13(G) OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (WEBSITE: HTTPS: //WWW.CITYOFMADISON.COM/BUSINESS/PW/SPECS.CFM) ADDRESSES SOIL COMPACTION NEAR STREET TREES AND SHALL BE FOLLOWED BY 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 FIVE (5) FEET OF THE TREE OR WITHIN THE PROTECTION ZONE IS PROHIBITED.
6. ON THIS PROJECT, STREET TREE PROTECTION ZONE FENCING IS REQUIRED. THE FENCING SHALL BE ERECTED BEFORE THE DEMOLITION, GRADING OR CONSTRUCTION BEGINS. THE FENCE SHALL INCLUDE THE ENTIRE WIDTH OF TERRACE AND, EXTEND AT LEAST 5 FEET ON BOTH SIDES OF THE OUTSIDE EDGE OF THE TREE TRUNK. DO NOT REMOVE THE FENCING TO ALLOW FOR DELIVERIES OR EQUIPMENT ACCESS THROUGH THE TREE PROTECTION ZONE.
7. STREET TREE PRUNING SHALL BE COORDINATED WITH CITY FORESTRY AT A MINIMUM OF TWO WEEKS PRIOR TO THE START OF CONSTRUCTION FOR THIS PROJECT. CONTACT CITY FORESTRY AT (608)266–4816. ALL PRUNING SHALL FOLLOW THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A300 – PART 1 STANDARDS FOR PRUNING.
8. THE DEVELOPER SHALL SUBMIT A STREET TREE REPORT PERFORMED BY INTERNATIONAL SOCIETY OF ARBORICULTURE CERTIFIED ARBORIST PRIOR TO THE PLAN COMMISSION MEETING FOR CITY FORESTRY'S REVIEW OF PROJECT. THIS REPORT SHALL IDENTIFY ALL STREET TREES ON PROPOSED PROJECT SITE, SPECIES TYPE, CANOPY SPREAD, TREE CONDITION, PROPOSED TREE REMOVALS, THE IMPACTS OF PROPOSED CONSTRUCTION, AND ANY REQUESTED PRUNING.
9. THE DEVELOPER SHALL POST A SECURITY DEPOSIT PRIOR TO THE START OF THE DEVELOPMENT TO BE COLLECTED BY CITY ENGINEERING AS PART OF THE DEVELOPERS AGREEMENT. IN THE EVENT THAT STREET TREES ARE DAMAGED DURING THE CONSTRUCTION PROCESS, CITY FORESTRY WILL DRAW FROM THIS DEPOSIT FOR DAMAGES INCURRED.

GRAPHIC SCALE, FEET
0 5 10 20

STREET LANDSCAPE PLAN
SCALE: 1'=20'

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PLANT SCHEDULE

CODE	BOTANICAL / COMMON NAME	ROOT COND.	SIZE	QTY
PERENNIALS				
Cp	Coreopsis palmata / Stiff Tickseed	Cont.	1 Gal.	6
Pq	Parthenocissus quinquefolia / Virgina Creeper	Cont.	1 Gal.	6
Rh	Rudbeckia hirta / Black-eyed Susan	Cont.	1 Gal.	4
Ss	Schizachyrium scoparium / Little Bluestem	Cont.	1 Gal.	4
Sh	Sporobolus heterolepis / Prairie Dropseed	Cont.	1 Gal.	18

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.

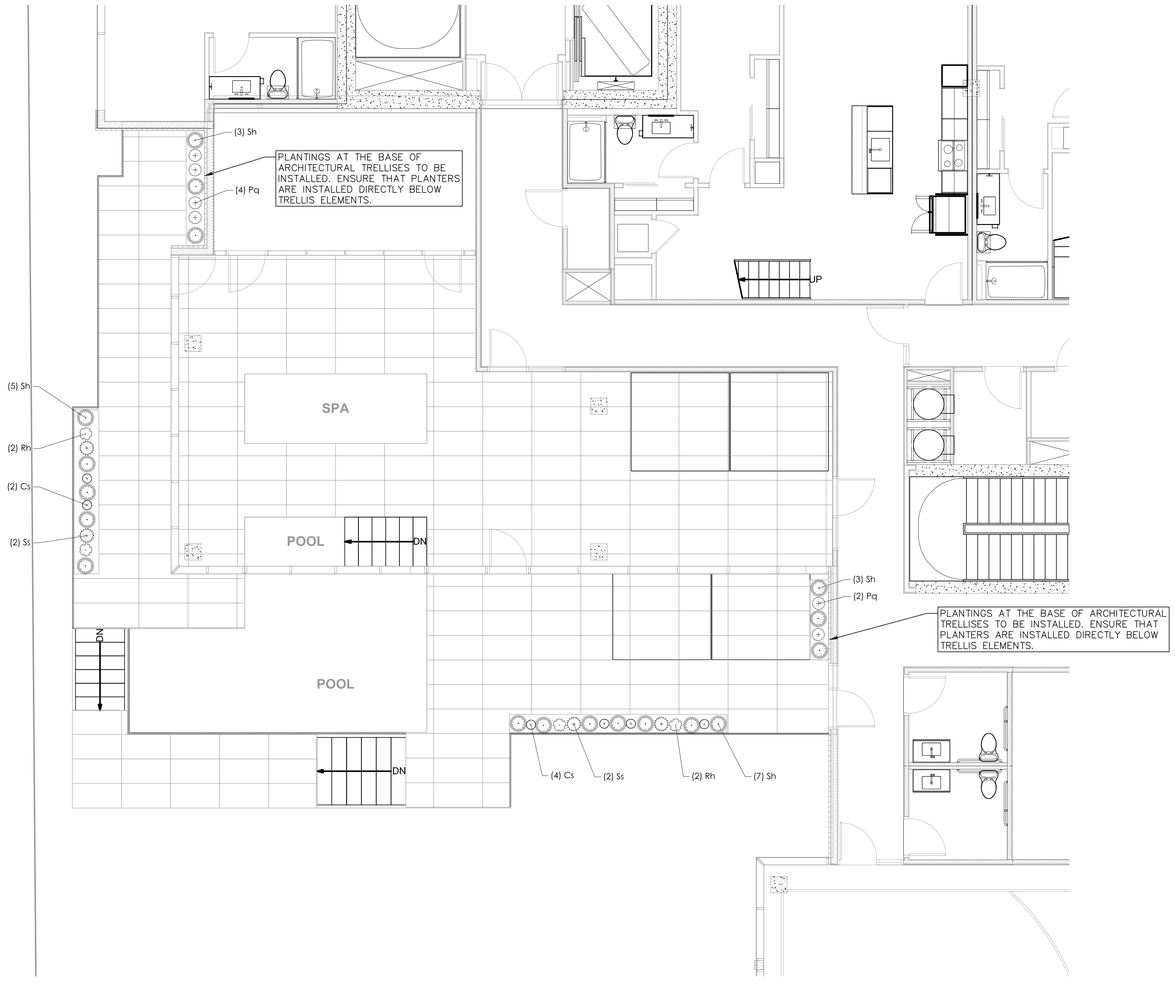
LANDSCAPE MATERIAL NOTES:

1. PLANTERS TO BE FILLED WITH SUITABLE INTENSIVE GREEN ROOF GROWING MEDIA. RECOMMENDED MEDIA TO BE 'MIDWEST TRADING – MIDWEST INTENSIVE MEDIA' OR EQUAL.
2. PLANTER AREAS MUST BE FREE DRAINING.

GENERAL LANDSCAPE NOTES:

1. CONTRACTOR SHALL COORDINATE ALL WORK WITH OTHER CONTRACTORS AT SITE AND COMPLETE WORK PER SCHEDULE.
2. CONTRACTOR SHALL CLEAN ALL AREAS WITHIN SITE AFTER COMPLETION. CONTRACTOR SHALL CLEAN ANY AFFECTED AREAS OUTSIDE OF WORK AREA DAILY.
3. 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.
4. PLANTS SHALL BE INSTALLED WHEN ALL CONSTRUCTION HAS BEEN COMPLETED WITHIN THE IMMEDIATE VICINITY.
5. 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.
6. 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.

GRAPHIC SCALE, FEET
0 5 10 20



LEVEL 16 LANDSCAPE PLAN
SCALE: 1'=20'

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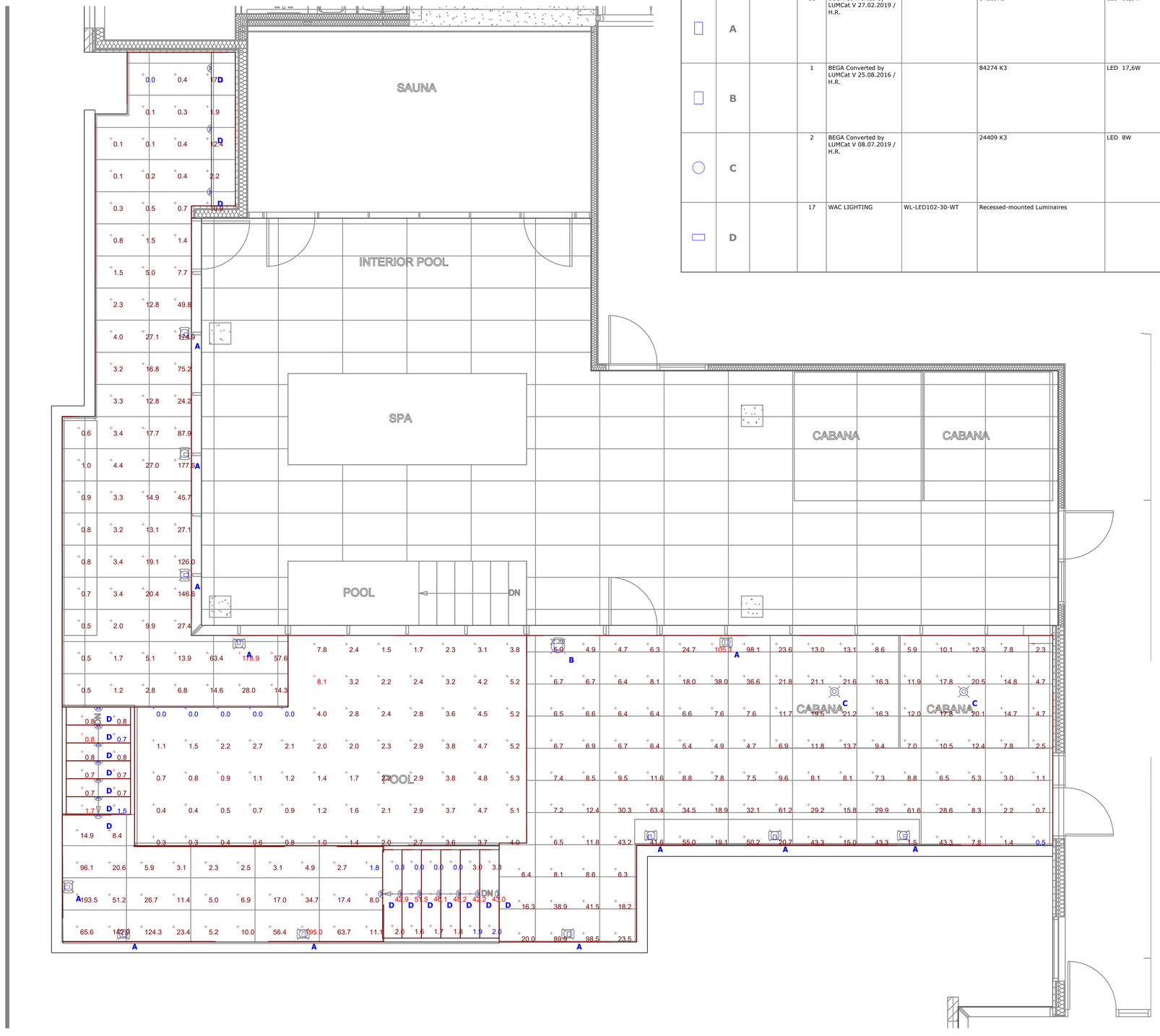
Schedule

Symbol	Label	Image	QTY	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage	Polar Plot
	A		12	BEGA Converted by LUMCat V 27.02.2019 / H.R.		84219K3	LED 11,5W	1	1445	1	15	Max: 819cd
	B		1	BEGA Converted by LUMCat V 25.08.2016 / H.R.		84274 K3	LED 17,6W	1	2496	1	22	Max: 1831cd
	C		2	BEGA Converted by LUMCat V 08.07.2019 / H.R.		24409 K3	LED 8W	1	899	1	12	Max: 1166cd
	D		17	WAC LIGHTING	WL-LED102-30-WT	Recessed-mounted Luminaires		1	64	1	1.83355	Max: 42cd



LEVEL 16 EXTERIOR LIGHTING DESIGN
SCALE: NTS

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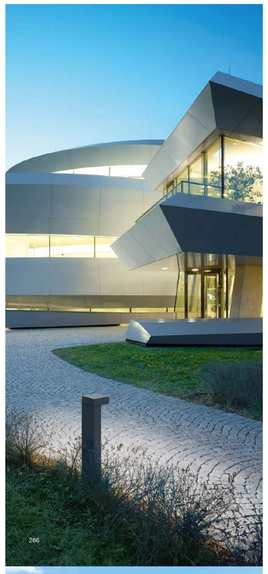


LIGHT FIXTURE A

Asymmetric light distribution

Flat beam light distribution

Shielded bollards
with asymmetric light distribution

A series of bollards with shielded asymmetric light distribution. The fully shielded design provides visual comfort while illuminating ground surfaces. Provided with mounting system that allows the luminaire to be adjusted independent of anchor bolt orientation.

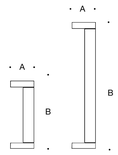
Die-cast and extruded aluminum
Clear safety glass with anti-reflective coating
Reflector made of pure anodized aluminum

LED color temperatures: 2700 K, 3000 K, 3500 K, 4000 K

BEGA luminaires offer a minimum service life of 60,000 hours, with suitable LED replacement modules guaranteed for up to 20 years after date of purchase. Further LED technical data including luminous flux, CRI, dimming and electrical characteristics are provided on the individua luminaire specification sheets, available at www.bega-us.com

All BEGA standard finishes are matte, textured powder coat with minimum 3 mil thickness. BEGA Unidure® finish, a fluoropolymer technology, provides superior fade protection in Black, Bronze, and Silver. BEGA standard White, as well as optionally available RAL and custom colors, are a polyester powder.

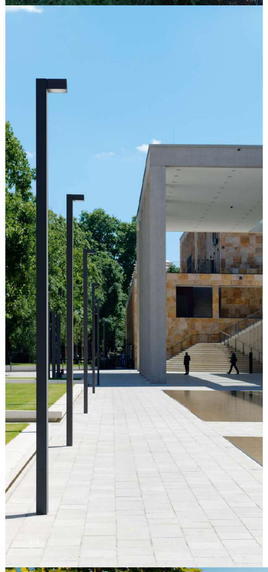
NRTL listed to North American standards · Suitable for wet locations
Protection class IP 65



Shielded bollard · **flat beam**				
	LED	A	B	Anchorage
84 238	11.5 W	6 ¼	37 ¼	**79 817**

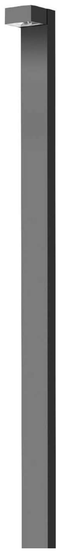
Shielded bollard · **asymmetric**				
	LED	A	B	Anchorage
84 219	11.5 W	6 ¼	19 ½	**79 817**
84 220	11.5 W	6 ¼	37 ¼	**79 817**

267



LIGHT FIXTURE B

Asymmetric wide beam



Light building elements
with asymmetric wide beam light distribution

A series of light building elements with wide beam light distribution. Light building elements are luminous design features for public areas. They are ideally suited for delineating and structuring interior and exterior spaces such as landscape areas, plazas, building entrances and atria.

Die-cast and extruded aluminum · Clear safety glass
Reflector made of pure anodized aluminum
Anchorage unit made of galvanized steel

LED color temperatures: 2700 K, 3000 K, 3500 K, 4000 K

BEGA luminaires offer a minimum service life of 60,000 hours, with suitable LED replacement modules guaranteed for up to 20 years after date of purchase. Further LED technical data including luminous flux, CRI, dimming and electrical characteristics are provided on the individual luminaire specification sheets, available at www.bega-us.com

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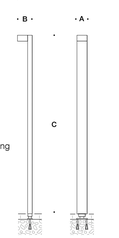
NRTL listed to North American standards · Suitable for wet locations
Protection class IP 65



Single light building element						
	LED		A	B	C	Anchorage
99 072	15.8 W		9 ½	12 ½	177 ¼	**79 802**

Twin light building element						
	LED		A	B	C	Anchorage
99 076	(2)	15.8 W	9 ½	12 ½	177 ¼	**79 802**

319

LIGHT FIXTURE C

Surface-mounted downlights
Symmetric light distribution

A series of compact ceiling mounted downlights with partially frosted crystal glass. Designed for lighting atriums, canopies, passages, and a variety of other interior and exterior locations, the partially frosted crystal glass creates an additional vertical light component that supplements the downlight.

Luminaires in this series require a remote 24 V DC class 2 power supply suitable to operate the intended LED wattage, see page 405.

Die-cast aluminum · Partially frosted crystal glass
Reflector made of pure anodized aluminum.

LED color temperatures: 2700 K, 3000 K, 3500 K, 4000 K

BEGA luminaires offer a minimum service life of 60,000 hours, with suitable LED replacement modules guaranteed for up to 20 years after date of purchase. Further LED technical data including luminous flux, CRI, dimming and electrical characteristics are provided on the individual luminaire specification sheets, available at www.bega-us.com

All BEGA standard finishes are matte, textured powder coat with minimum 3 mil thickness. BEGA Unidure® finish, a fluoropolymer technology, provides superior fade protection in Black, Bronze, and Silver. BEGA standard White, as well as optionally available RAL and custom colors, are a polyester powder.

NRTL listed to North American standards · Suitable for wet locations
Protection class IP 65

Surface mounted downlights					
	LED	β	A	B	Required wiring box
66 055	3.0 W	71°	3¾	3⅝	**19 538**
66 050*	4.9 W	69°	3¾	3⅝	**19 538**
66 056	4.9 W	65°	4⅞	4⅝	–
66 051	10.0 W	57°	5⅞	5 ¼	–
66 057	15.7 W	53°	7 ½	6⅜	–
66 058	35.7 W	46°	8⅜	6¾	–

β = Beam angle
*Remote driver required

65

LIGHT FIXTURE D

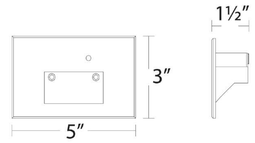
WAC LIGHTING

Step Light with Photocell

Fixture Type:
Catalog Number:
Project:
Location:

Model & Voltage	*Color Temp & CRI*	*Lumens*	*Finish*
❍ WL-LED102 120 VAC	❍ 3000K 90 ❍ Amber	65	❍ BK Black on Aluminum ❍ BN Brush Nickel on Aluminum ❍ BZ Bronze on Aluminum ❍ SS Stainless Steel ❍ WT White on Aluminum

Example: **WL-LED102-30-BK**



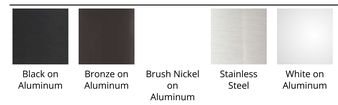
FEATURES

- Options in die-cast brass or 316 marine-grade stainless steel
- Fits into 2"4" J-Box with minimum inside dimensions of 3"2"2"
- No driver needed
- No heat radiation
- Low profile, flush to wall aesthetics with no visible hardware
- Balanced lighting, free of shadows with minimum glare
- Integrated photocell for energy saving
- Driver concealed within the fixture
- 5 Year warranty

SPECIFICATIONS

Construction:	Corrosion resistant aluminum alloy, Stainless Steel
Power:	2W
Input:	120 VAC, 50/60Hz
Light Source:	Integrated LED 3 Step Mac Adam Ellipse
Lens:	Tempered Glass
Rated Life:	54000 Hours
Finish:	Enamel Coated Black on Aluminum, Enamel Coated Brush Nickel on Aluminum, Enamel Coated Bronze on Aluminum, Enamel Coated White on Aluminum, Stainless Steel Stainless Steel
Operating Temp:	-40°F to 122°F (-40°C to 50°C)
Standards:	ETL, cETL, Wet Location Listed, IP66, ADA

FINISHES



Black on Aluminum | Bronze on Aluminum | Brush Nickel on Aluminum | Stainless Steel | White on Aluminum

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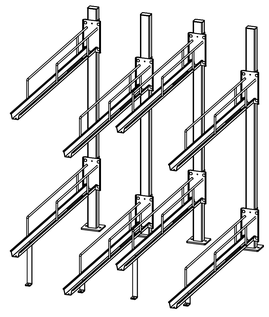

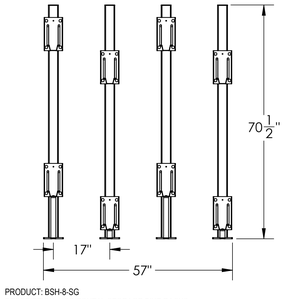

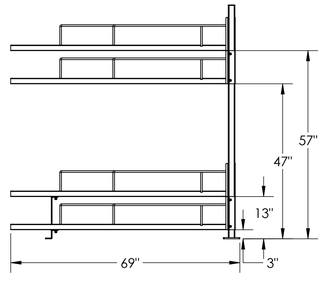

PRODUCT: BSH-8-SG
DESCRIPTION: HORIZONTAL STORAGE BIKE RACKS
FITS EIGHT BIKES

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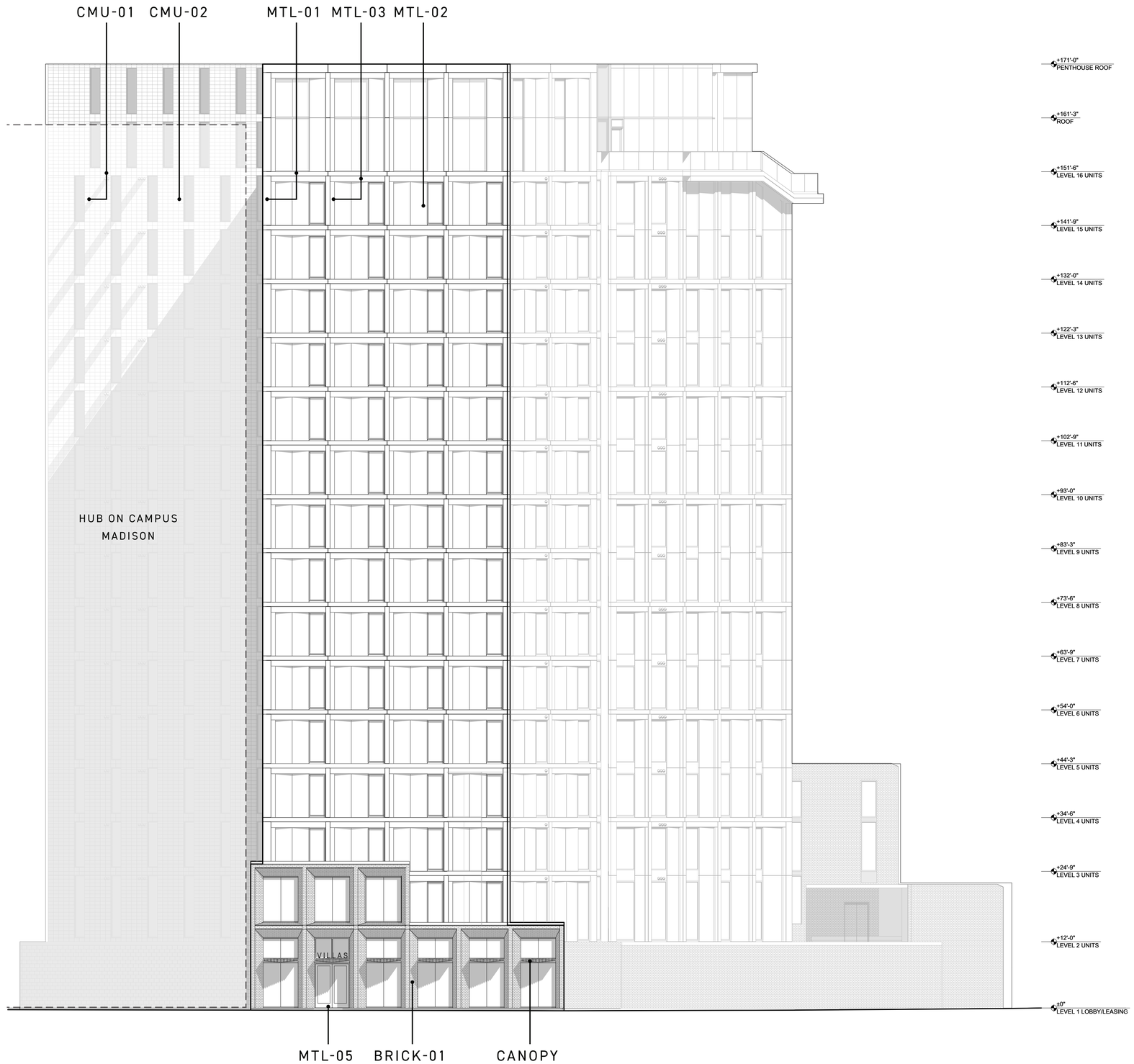

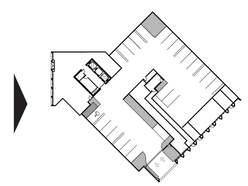

0 4' 8' 16'

ELEVATION - FRANCES STREET

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

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W GILMAN STREET APARTMENTS

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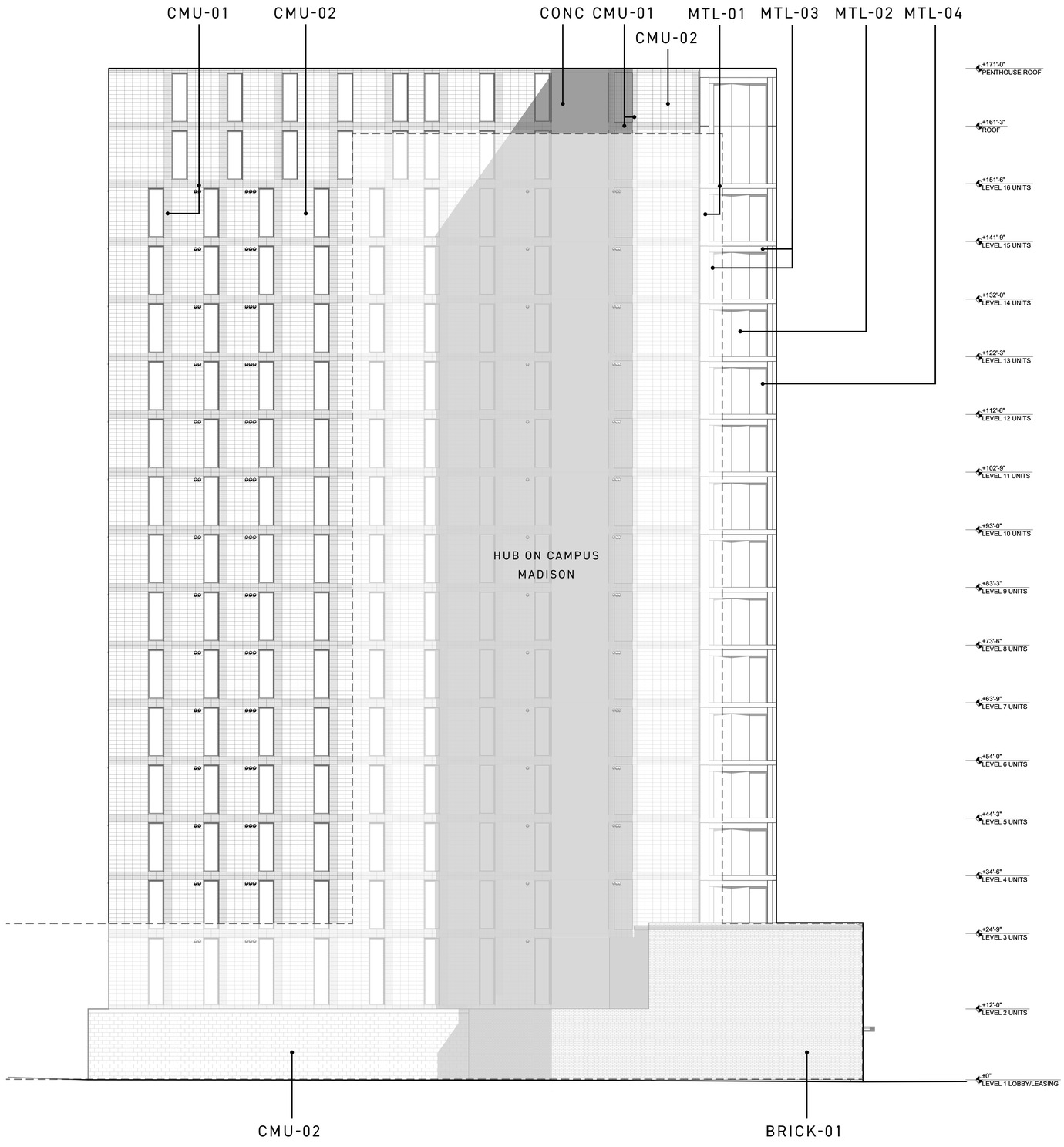

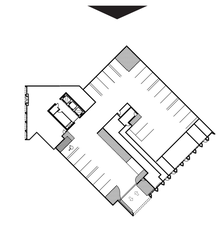

0 4' 8' 16'

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

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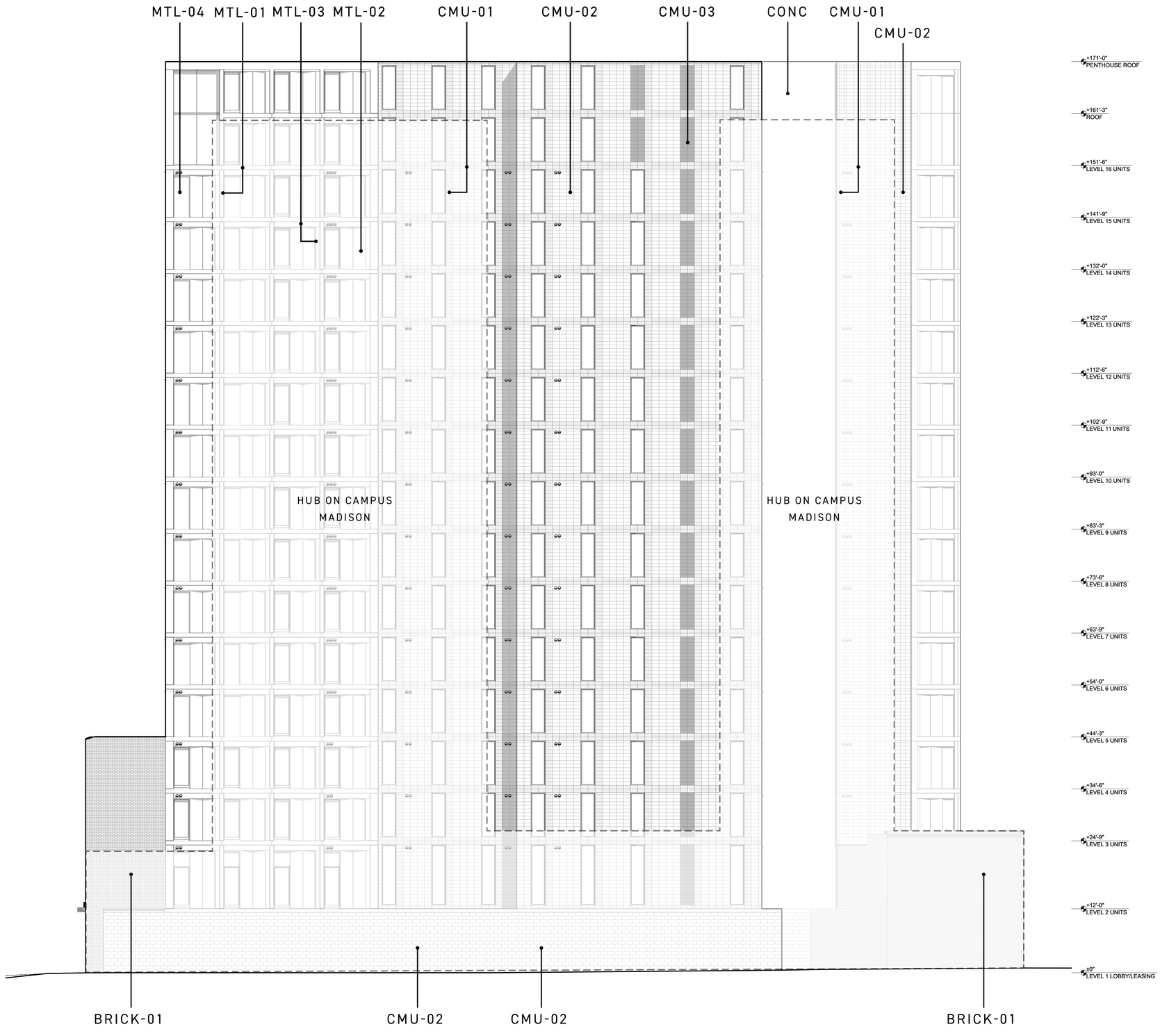

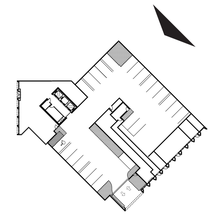

0 4' 8' 16'

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

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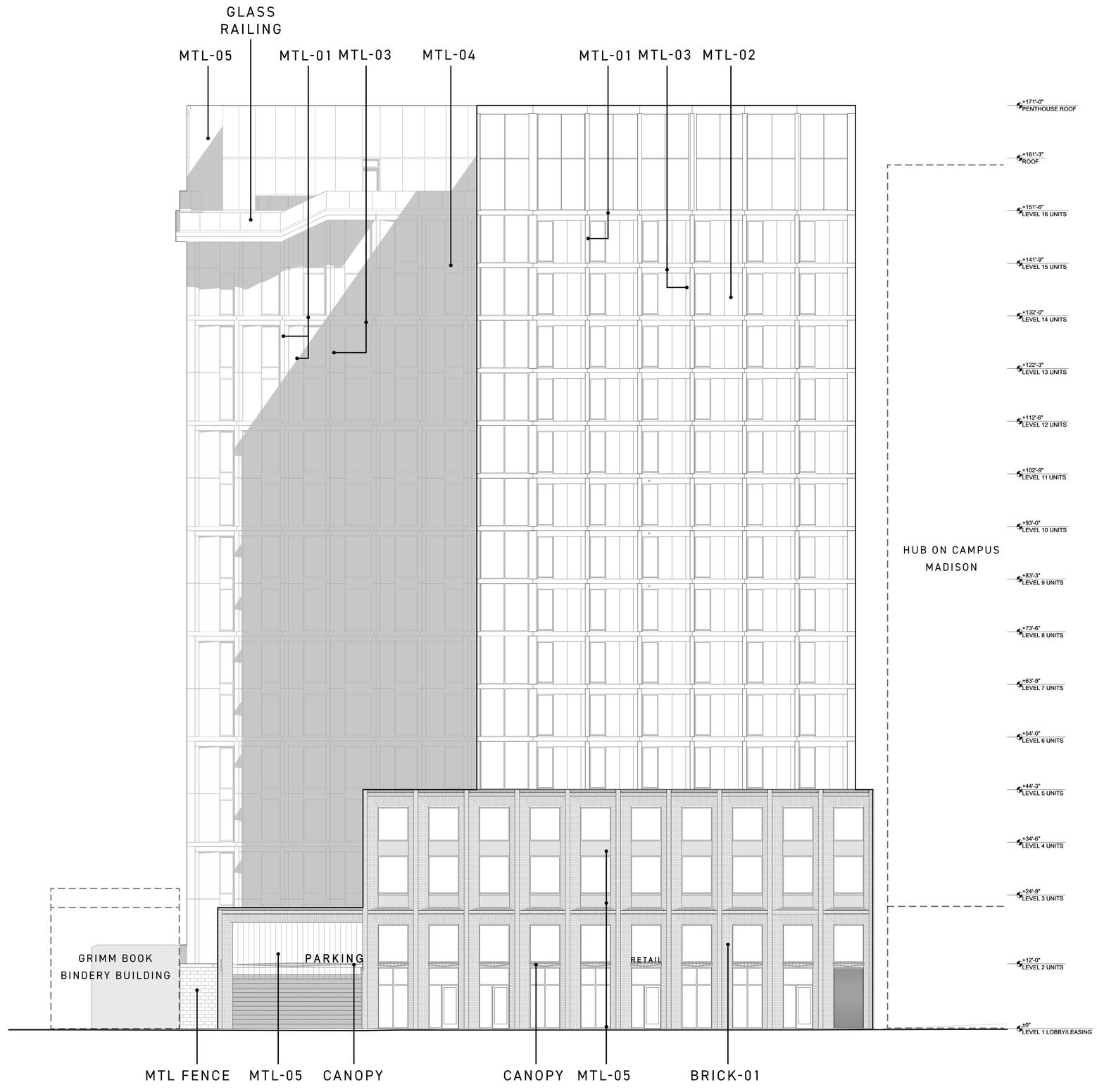

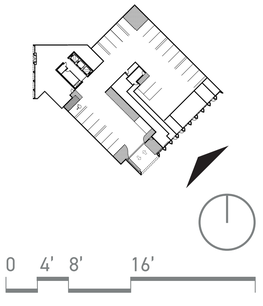

ELEVATION - GILMAN STREET/SOUTH
SCALE: 1/8"=1'-0"

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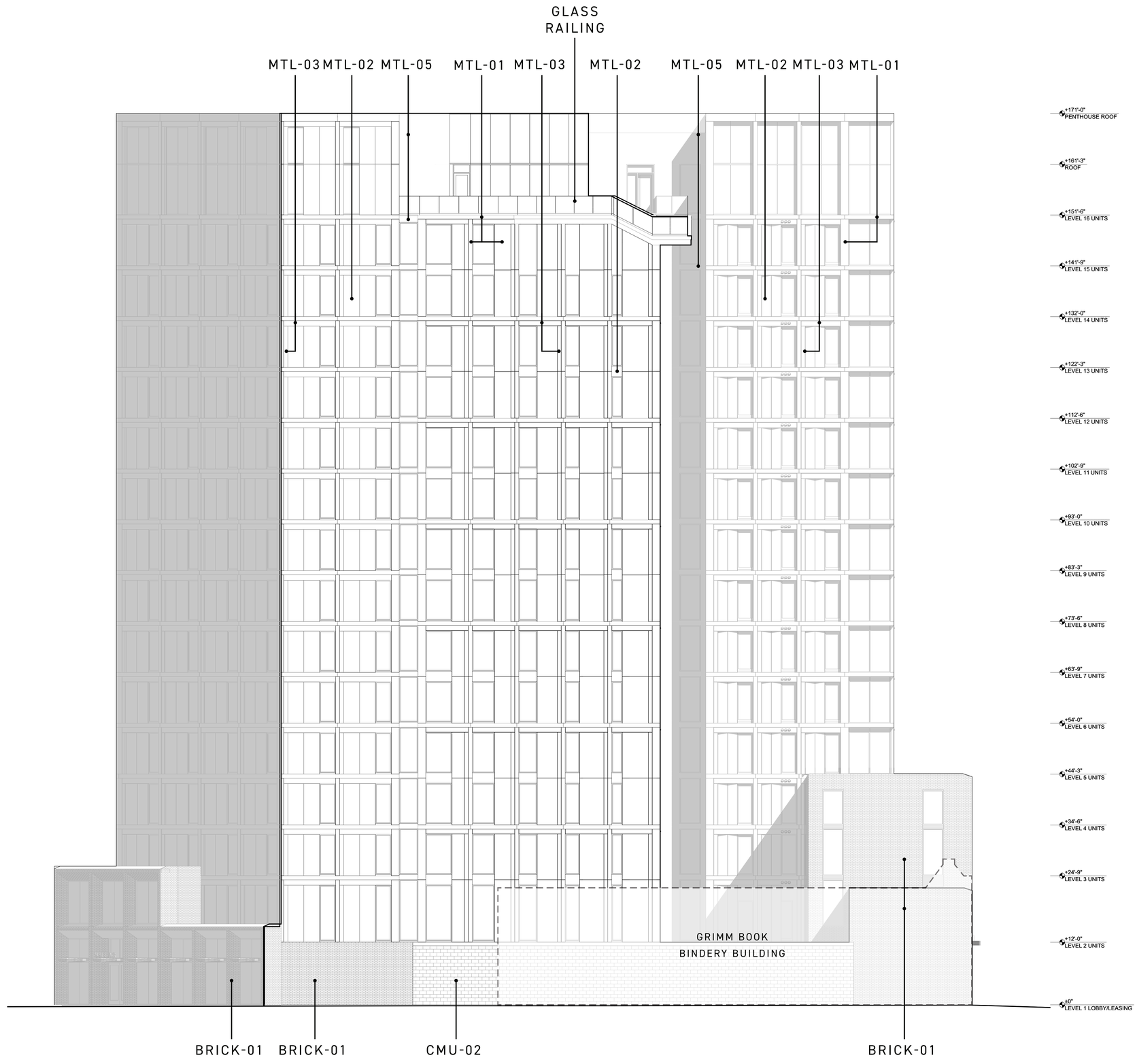

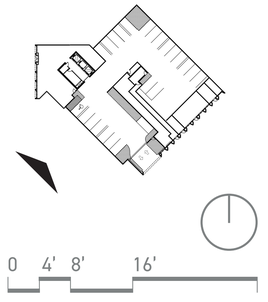

ELEVATION - WEST
SCALE: 1/8"=1'-0"

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

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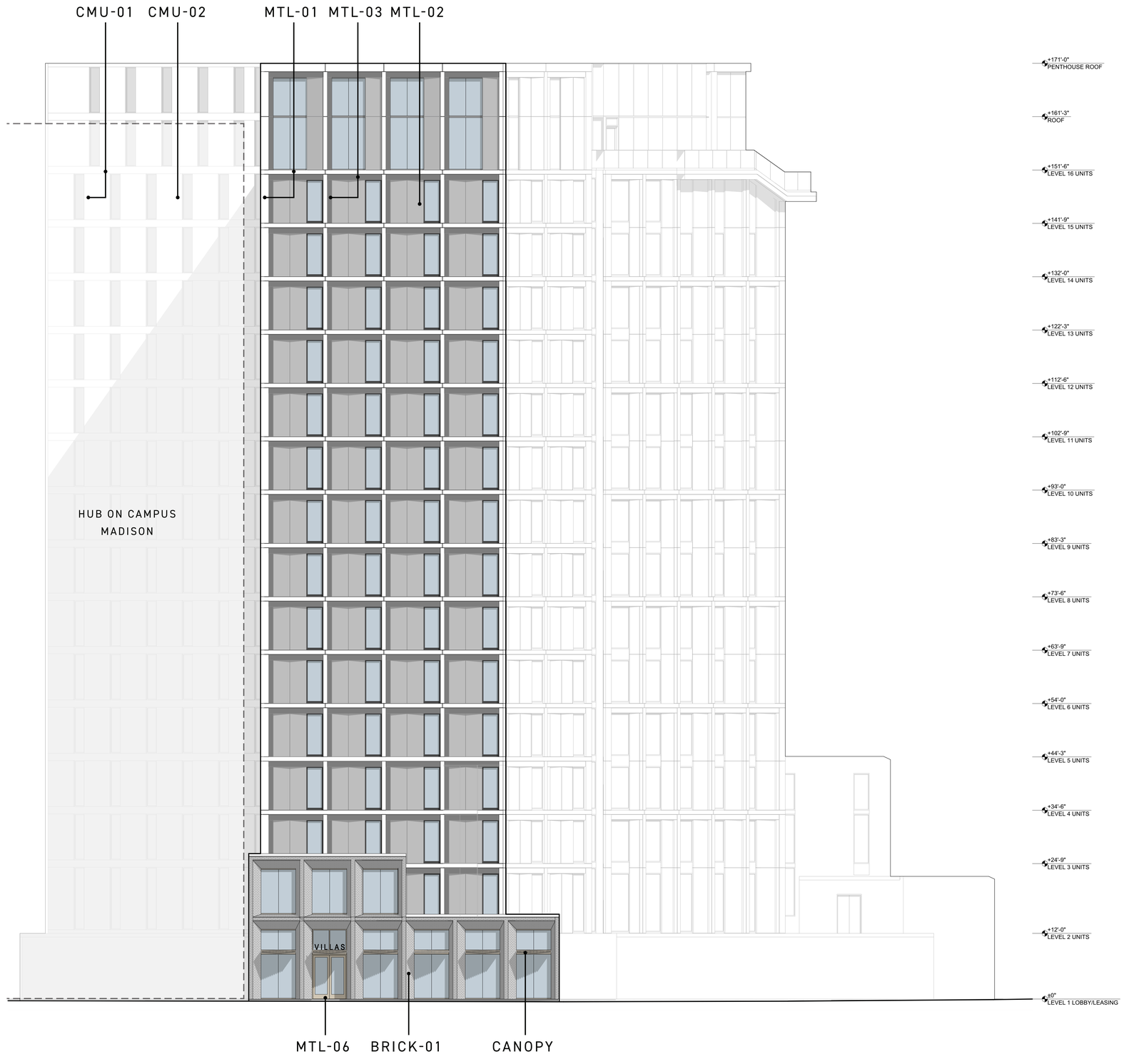

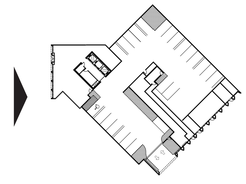

0 4' 8' 16'

RENDERED ELEVATION - FRANCES STREET
SCALE: 1/8"=1'-0"

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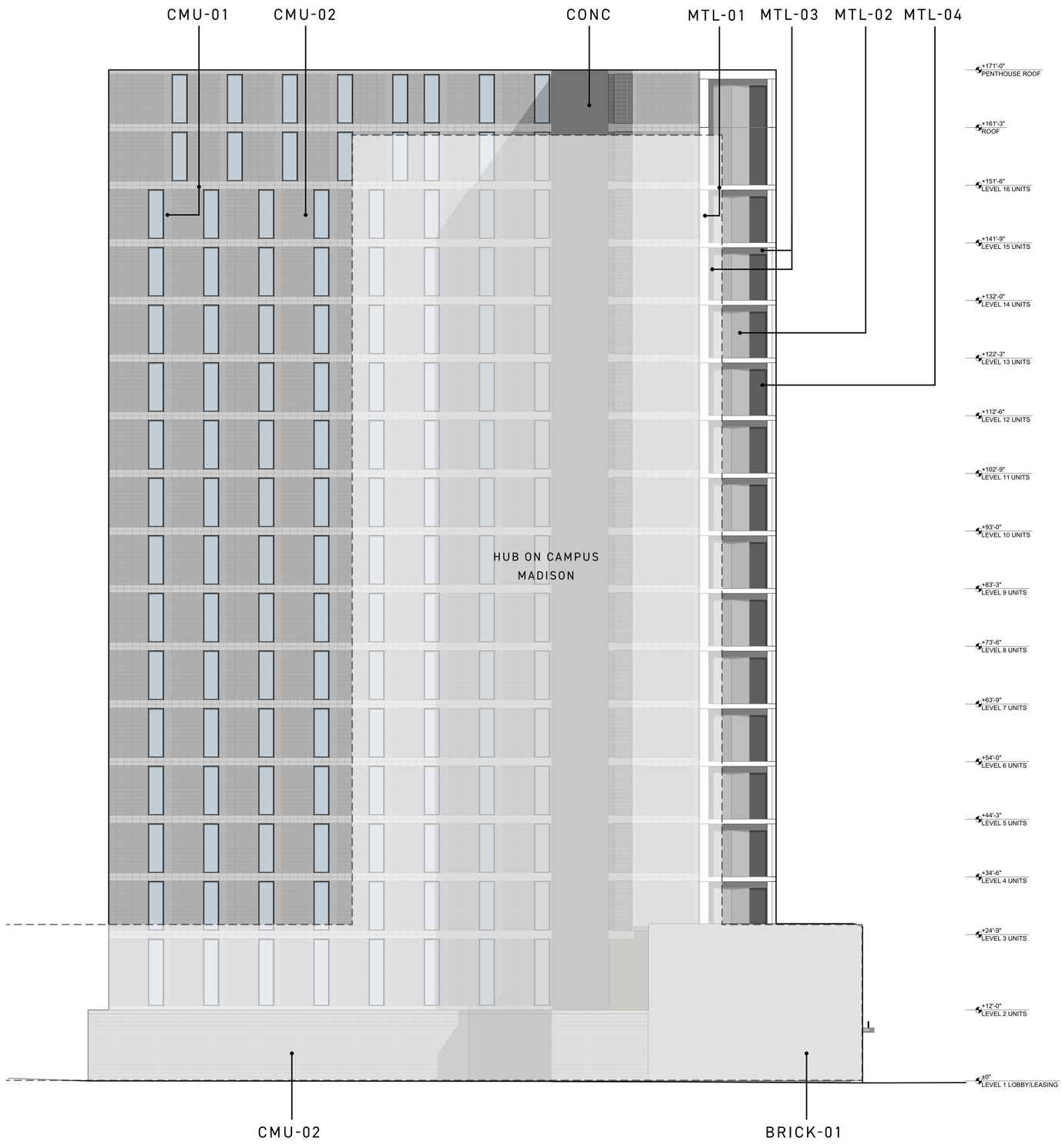

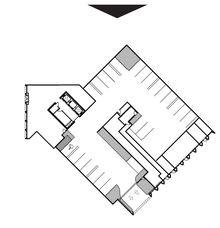

0 4' 8' 16'

RENDERED ELEVATION - NORTH

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

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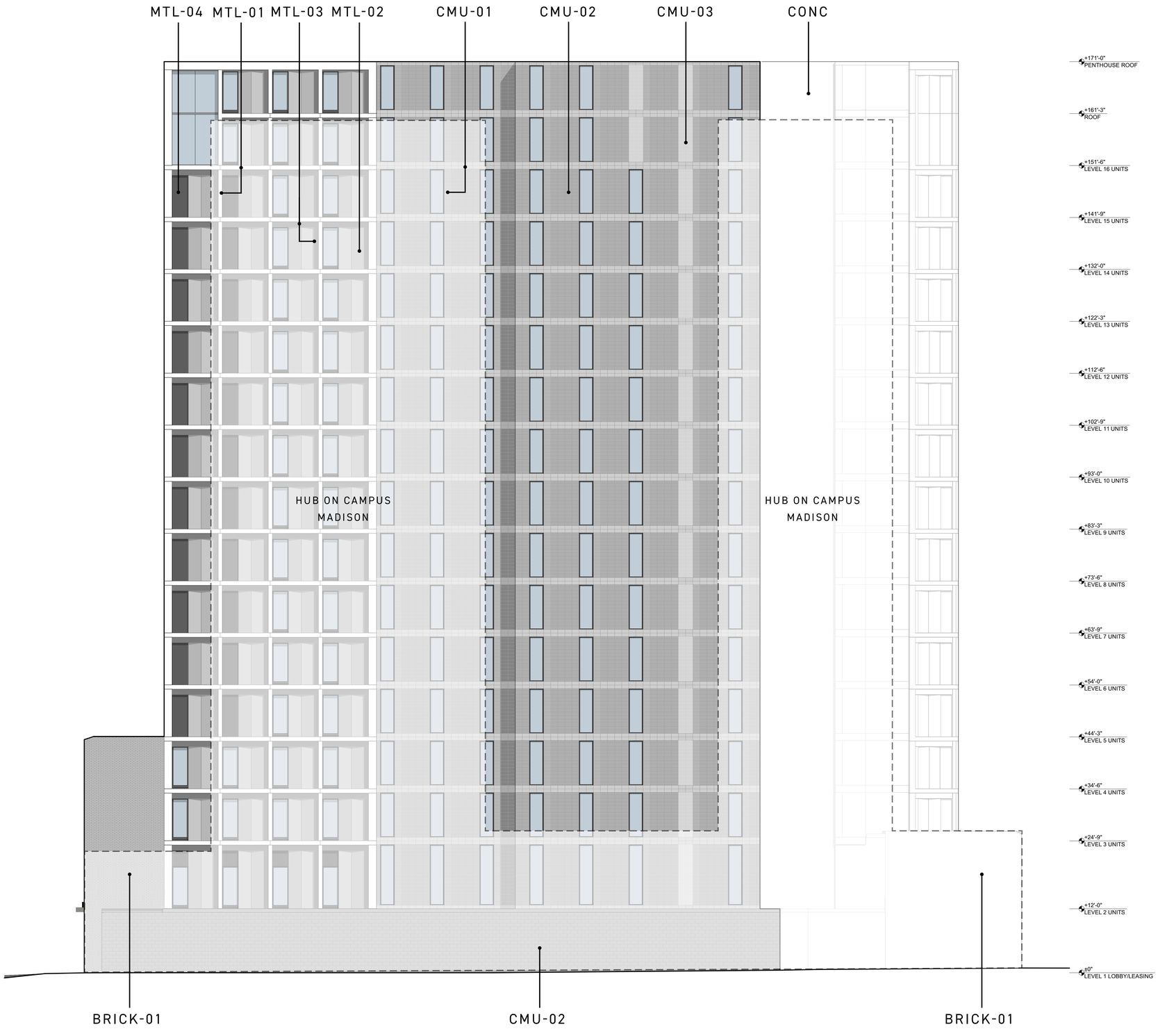

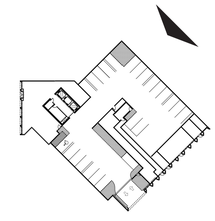

0 4' 8' 16'

RENDERED ELEVATION - EAST
SCALE: 1/8"=1'-0"

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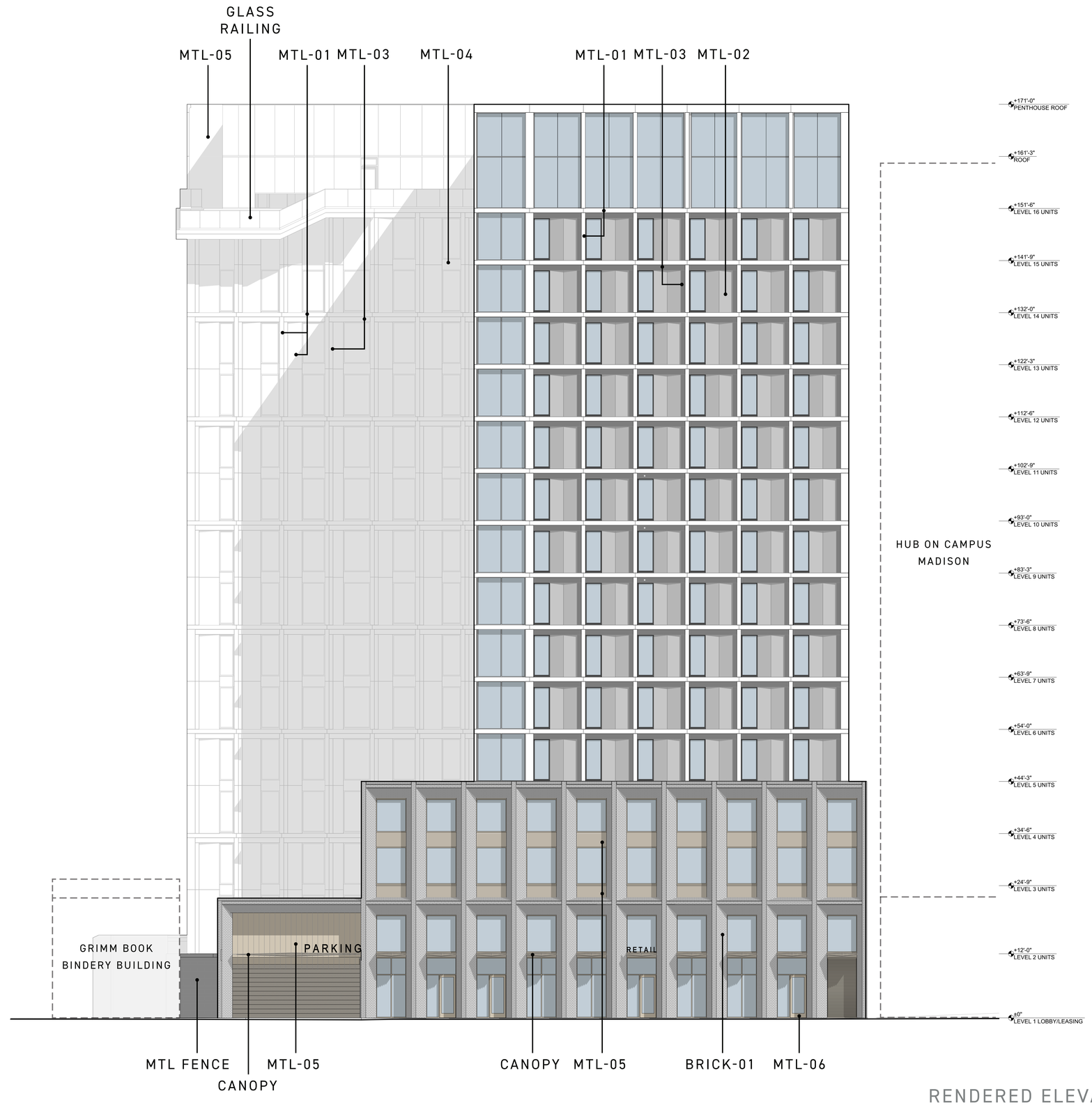

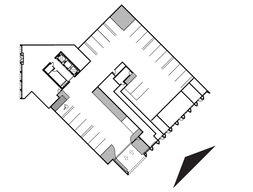

0 4' 8' 16'

RENDERED ELEVATION - GILMAN STREET/SOUTH

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

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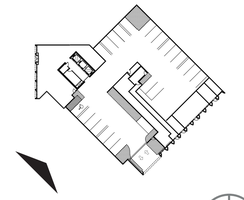

0 4' 8' 16'

RENDERED ELEVATION - WEST

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

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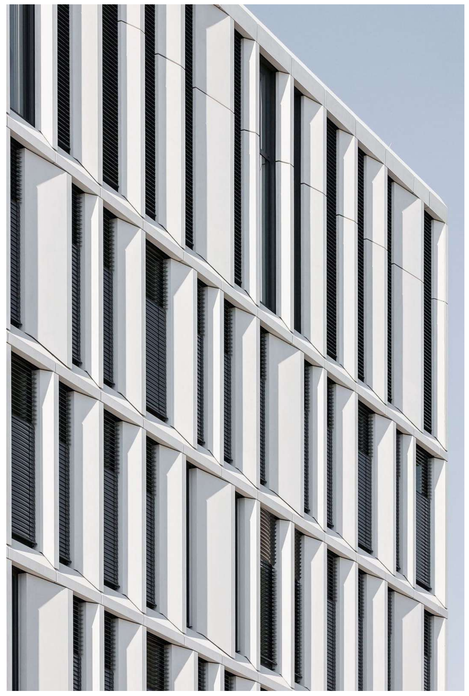
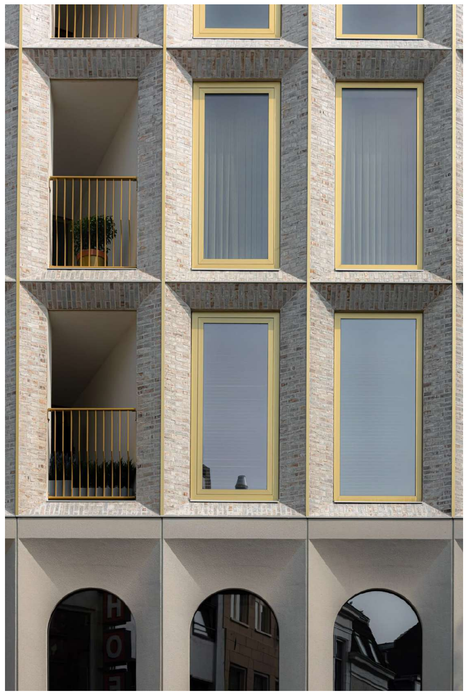
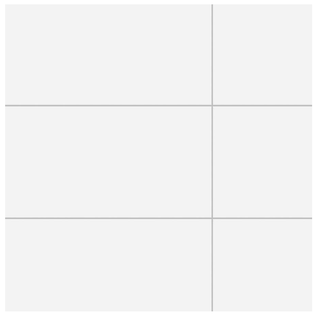


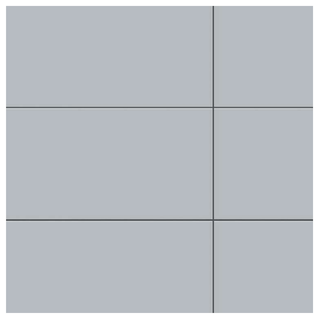
GEOMETRIC PAINTED ALUMINUM PANEL



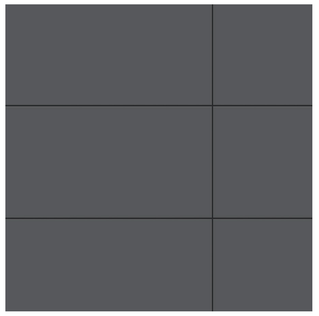
BRICK MASONRY WITH CHAMPAGNE METAL ACCENT



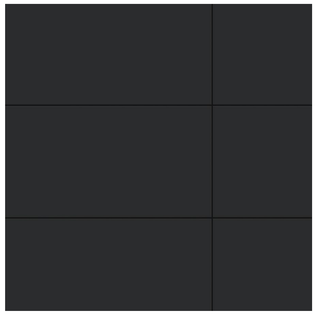
MTL-01 PAINTED ALUMINUM PANEL
DRI-DESIGN, COLOR: BONE WHITE



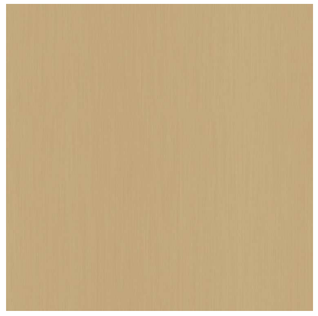
MTL-02 PAINTED ALUMINUM PANEL
DRI-DESIGN, COLOR: CITYSCAPE



MTL-03 PAINTED ALUMINUM PANEL
DRI-DESIGN, COLOR: CHARCOAL

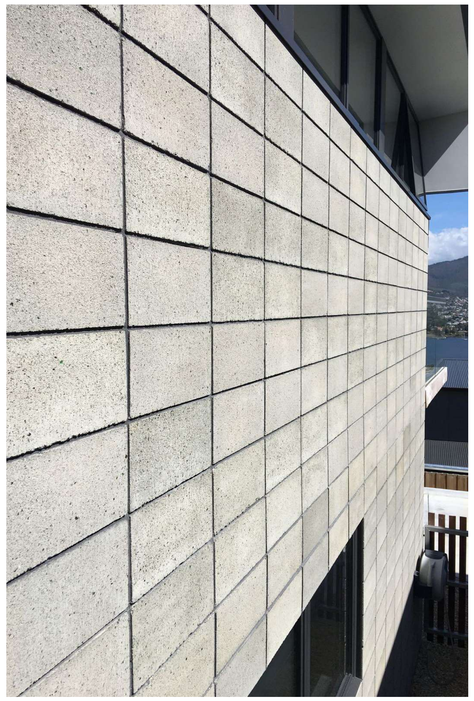


MTL-04 PAINTED ALUMINUM PANEL
DRI-DESIGN, COLOR: MATTE BLACK

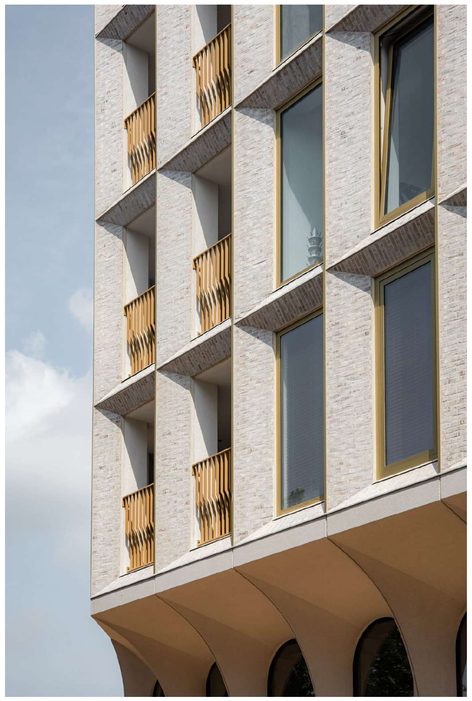


MTL-05 PAINTED ALUMINUM
DRI-DESIGN, COLOR: BRONZE

MTL-06 ANNODIZED ALUMINUM
DRI-DESIGN, COLOR: CHAMPAGNE

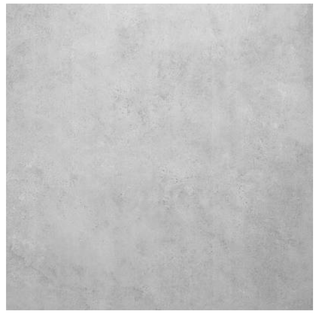


BURNISHED CONCRETE BLOCK



BRICK MASONRY WITH CHAMPAGNE METAL ACCENT

BRICK-01 BRICK MASONRY
GLEN-GERY, COLOR: CASABLANCA



CONC FINISHED CONCRETE

CMU-01 BURNISHED CONCRETE BLOCK
AMCON, COLOR: ICE WHITE

CMU-02 BURNISHED CONCRETE BLOCK
AMCON, COLOR: NATURAL

CMU-03 BURNISHED CONCRETE BLOCK
AMCON, COLOR: SHADOW

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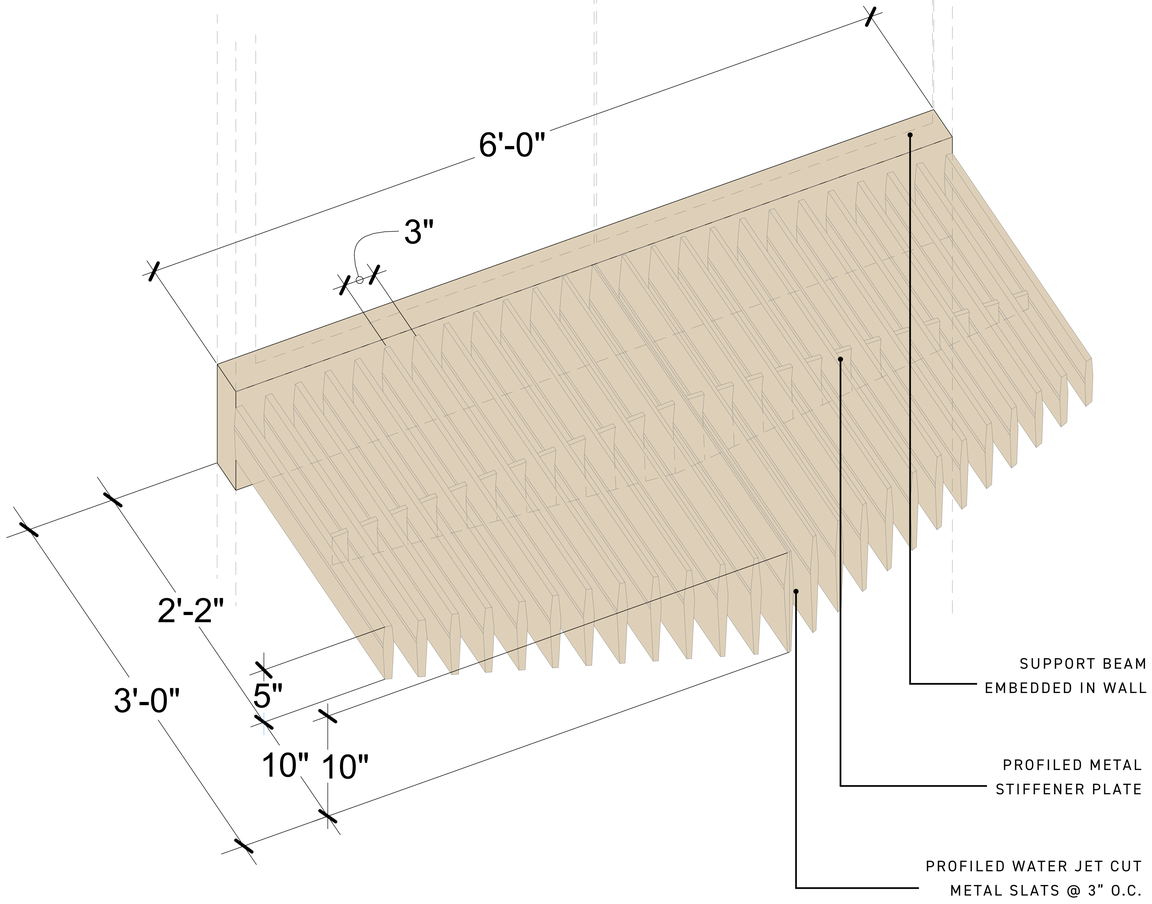
CANOPY PRECEDENT



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RUSKIN® LOUVER COLORS

STANDARD COLORS

BONE WHITE
DARK BRONZE
PORTLAND STONE
LIGHT STONE
SHELBURNE
FOREST GREEN
SANDSTONE
HERRINGBONE
CORONADO RED
SAHARA TAN
STONE GRAY
ASCOT WHITE
BLACK
MEDIUM BRONZE
TAUPE

PEARLEDIZE COLORS

DARK BRONZE
MEDIUM BRONZE
CHAMPAGNE BRONZE
BRIGHT SILVER
WARM SILVER
ASTI
COPPER
CORAL REEF
BLUE

*We can match any color!

METAL LOUVERS - COLOR MATCHED TO FACADE MATERIAL

METAL FENCING

SEIHO VENT CAP - COLOR MATCHED TO FACADE MATERIAL

GLASS RAILING

RAILING & VENTS

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FAÇADE A

FAÇADE B

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CONCEPT RENDERING

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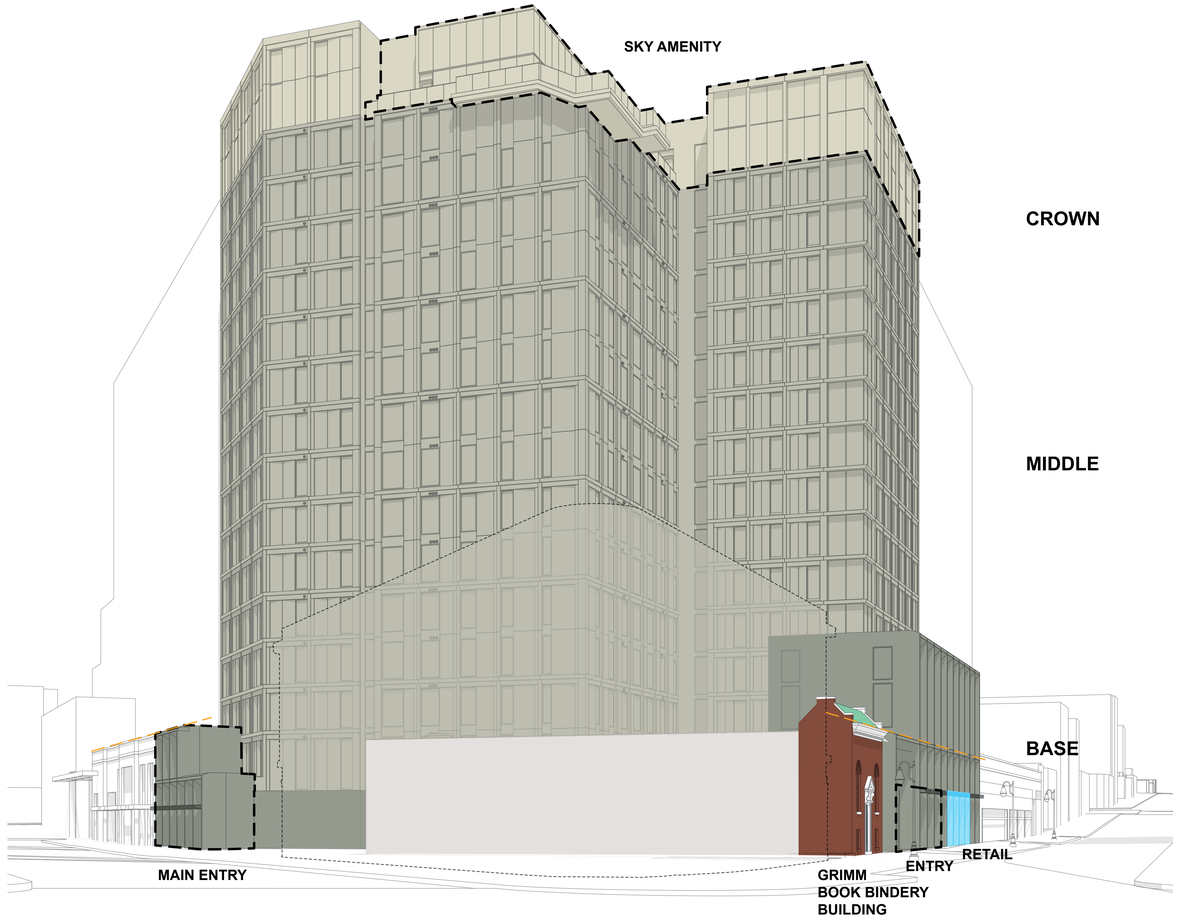
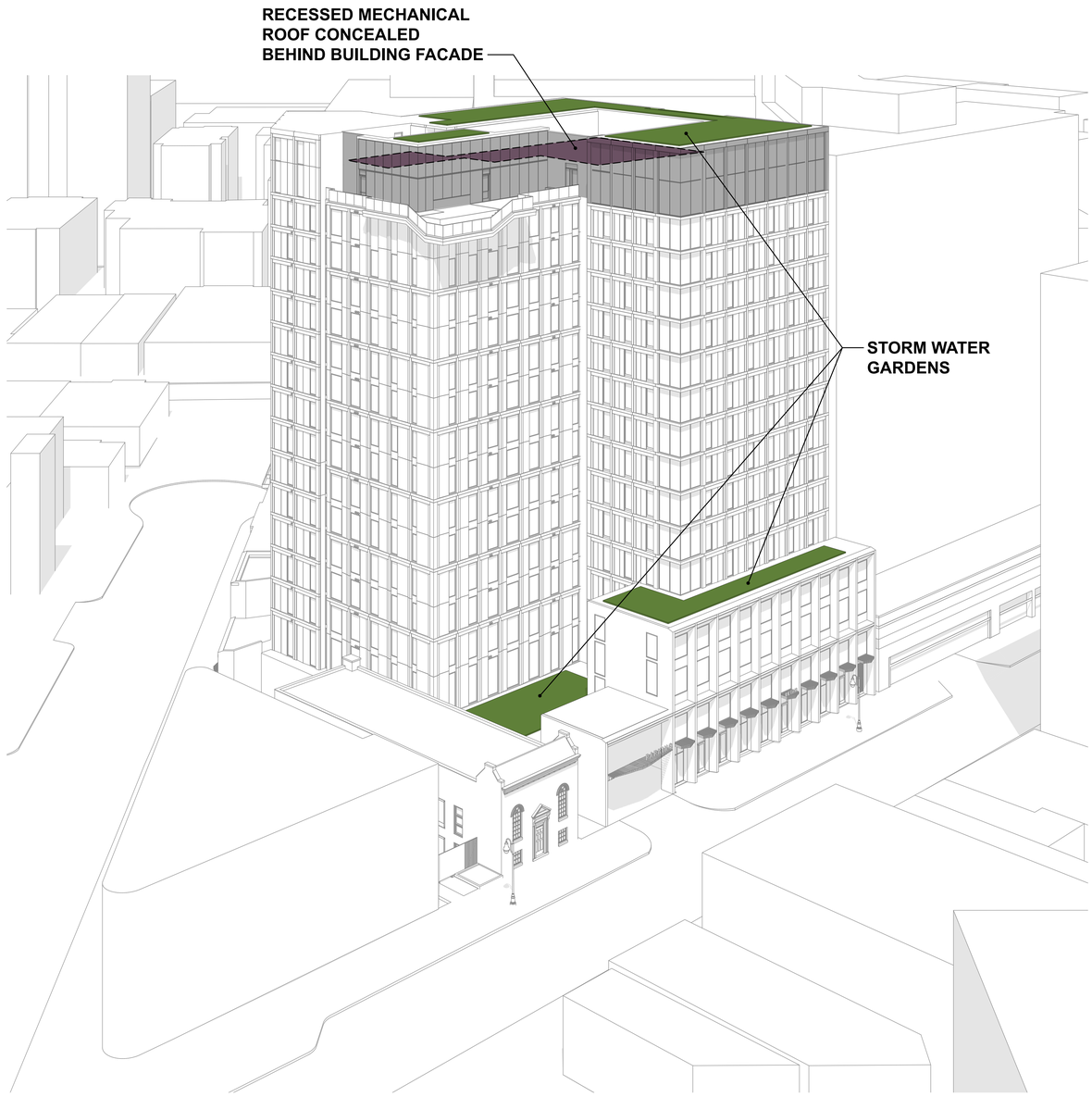


MASSING, VISUAL HEIRARCHY,
CONTEXT ALIGNMENT, & PEDESTRIAN EXPERIENCE



STORM WATER & MECHANICAL SCREENING

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AviProtek® E

Walker bird friendly glass with Vitro high-performance Solarban® low-e

AviProtek® E Pattern 215

The AviProtek® E pattern 215 is a bird friendly glass solution with acid-etched visual markers on the exterior surface of the glass and Vitro's low-e coating Solarban®60 or 70 on surface 2. This pattern is made of rows of 5mm dots spaced two inches apart. This bird friendly pattern meets local regulations where dots spaced at four inches in both planes are accepted.

Product Specifications

Thickness: 6mm (1 /4")

Dimensions: Standard 96" x 130"

Substrates: Clear and Starphire Ultra-Clear™ glass by Vitro Glass, other tints are available on demand

Surface: Etching is to be used on the exterior surface only

Availability: AviProtek® E glass products are only available from members of the Vitro Certified™ Network. This is subject to a minimum quantity of one block of 4,000 lb or 1,000 sq ft of glass.

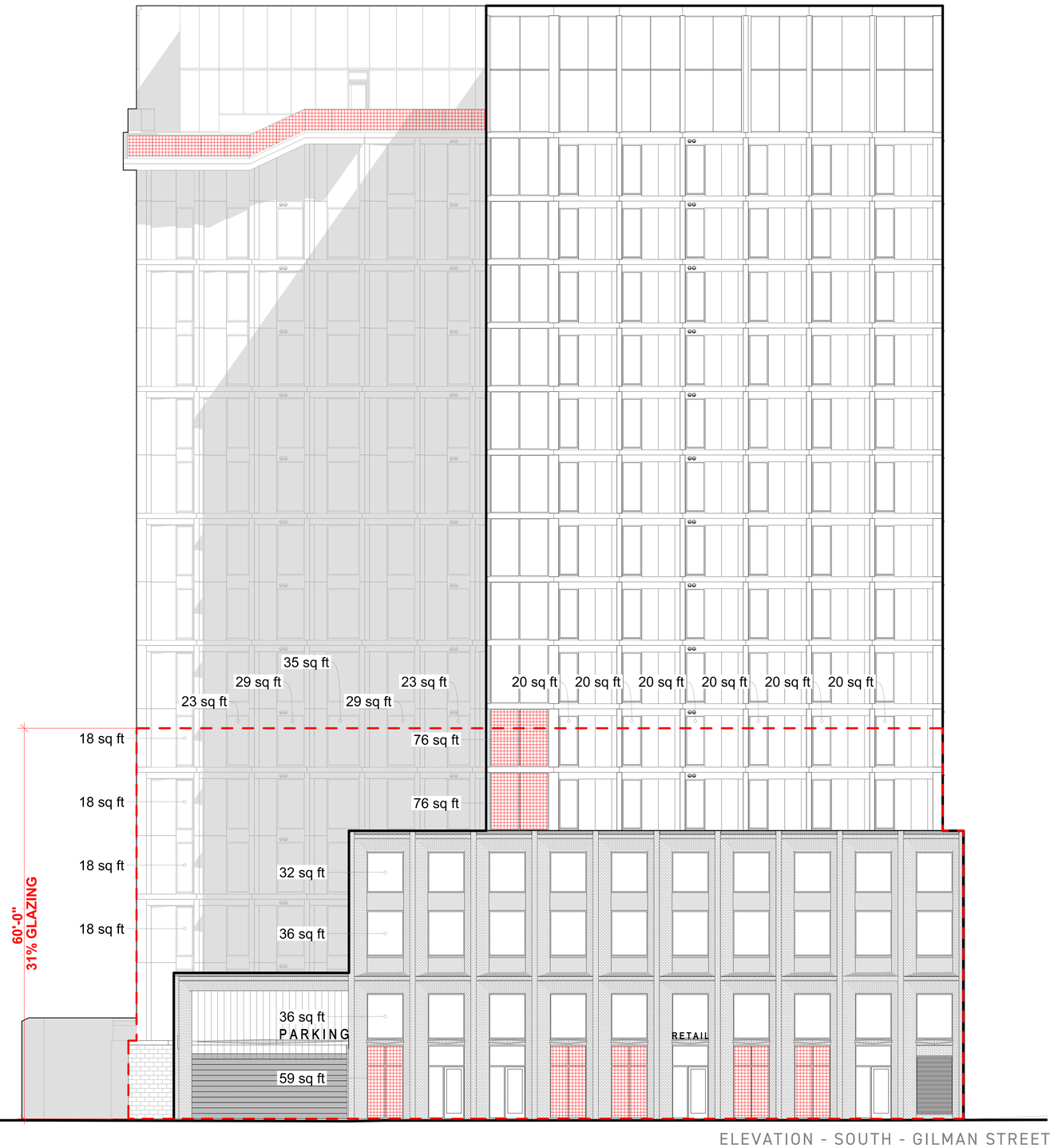
Threat Factors: Meets all standards and guidelines requesting 2×2 or 2×4 spacing of visual markers. Has been tested by ABC with threat factor of 25 when used on position 1 (birds will avoid collision 75% of the time). For more information, please refer to table A2 of the AviProtek® technical booklet.

Energy: Available with Solarban®60 VT and Solarban®70 VT by Vitro Glass, other coatings are available on demand.

Applications: Exterior

Warranty for the acid-etching: 10 year limited warranty on surface degradation. For all terms and conditions regarding the Walker Textures® warranty, please contact our Customer Service Department.

Warranty for the low-e coating: For more information, please communicate with the Vitro Glass Customer Service Department.



ELEVATION - SOUTH - GILMAN STREET

INDICATES
BIRD-SAFE GLASS
TREATMENT REQUIRED

BIRD SAFE GLASS
SCALE: NTS

RHODE : PARTNERS

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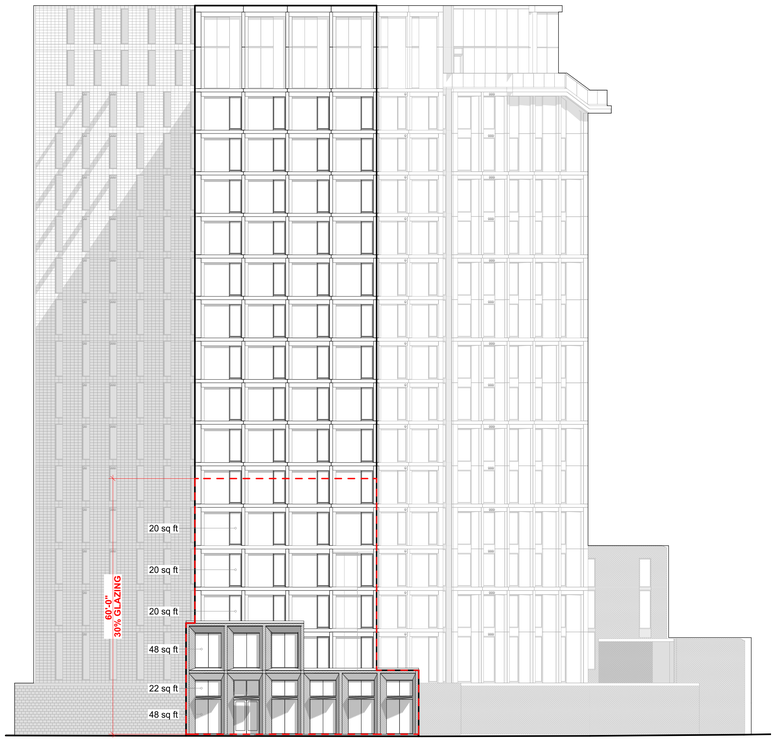
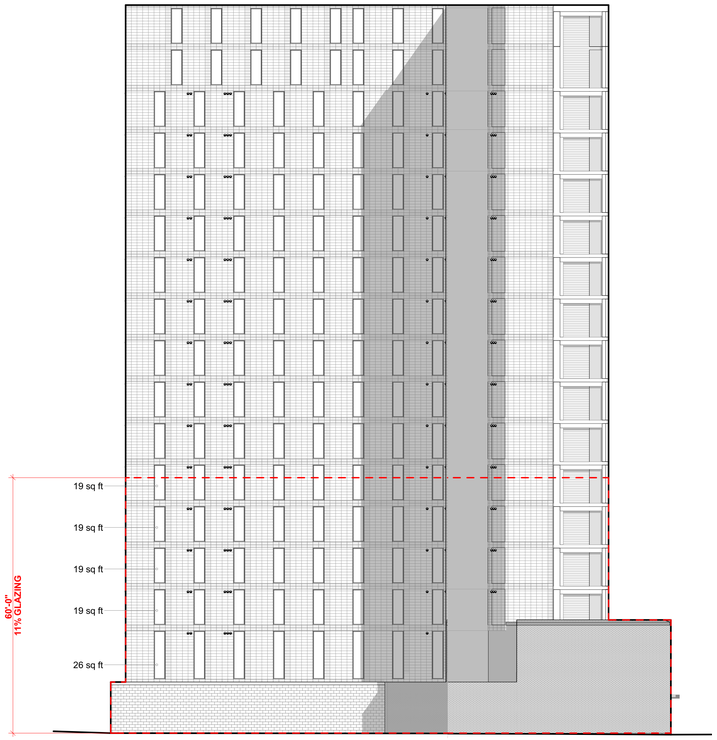
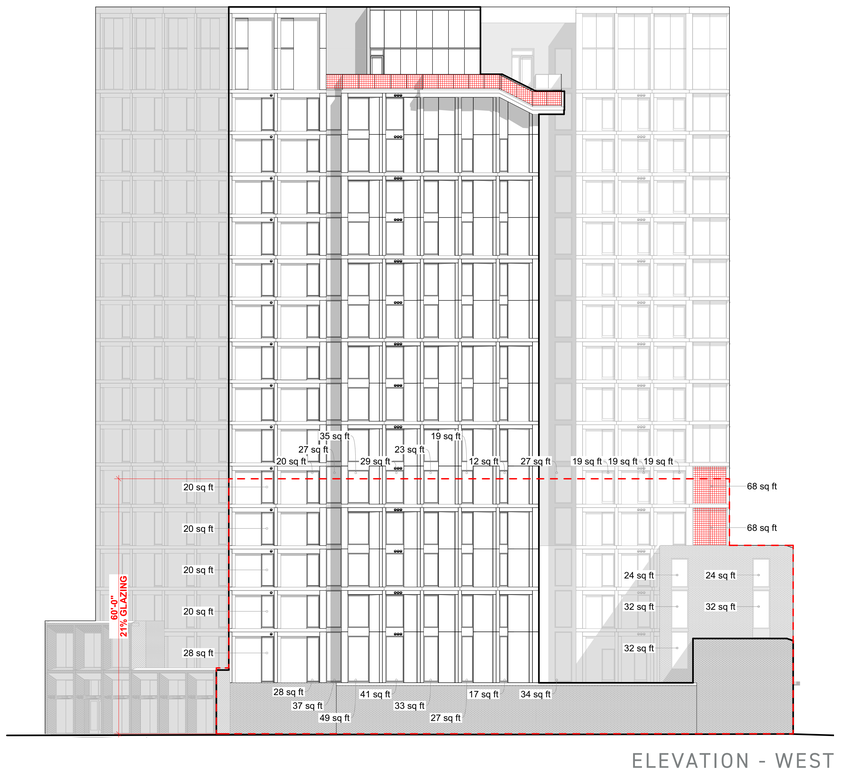


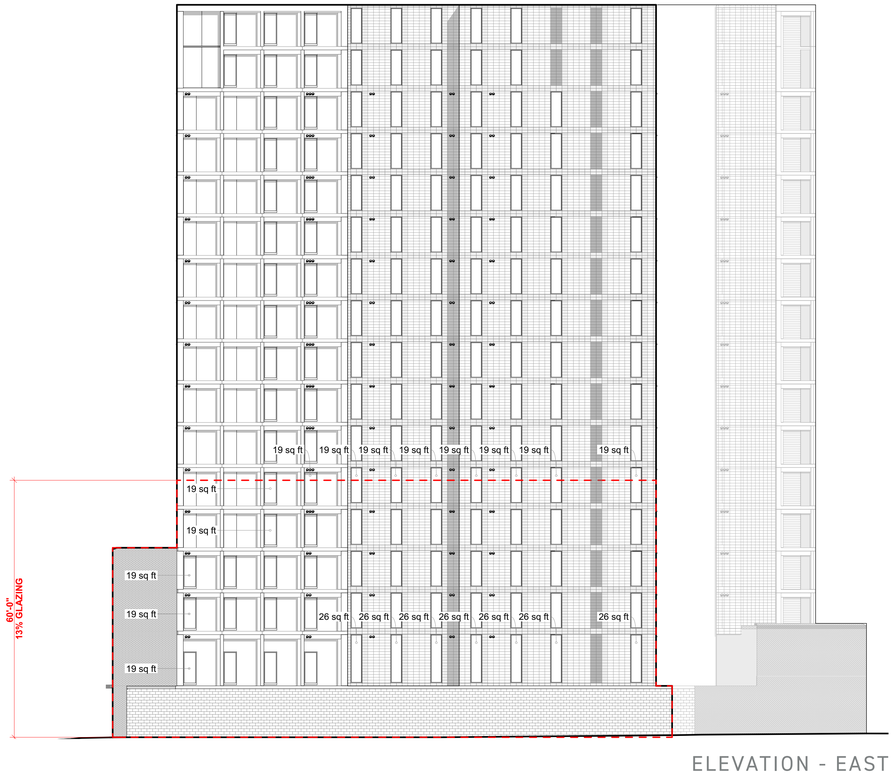
ELEVATION - NORTH - FRANCES STREET



ELEVATION - NORTH



ELEVATION - WEST



ELEVATION - EAST

INDICATES
BIRD-SAFE GLASS
TREATMENT REQUIRED

BIRD SAFE GLASS
SCALE: NTS

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VILLAS STUDENT HOUSING

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W GILMAN STREET APARTMENTS
MADISON, WI

NOT FOR CONSTRUCTION OR PUBLICATION

FORMAL PROJECT SUBMITTAL
10/06/2025

ZONING CALCULATIONS & PROJECT TOTALS

Land Area SF	19,623
Total Zoning GSF	185,685
Total Zoning GSF Proposed	185,685
FAR Proposed	9.46

Floor Area Summary

FLOOR	RES. NET RENTABLE SF		GROSS SF	EFFICIENCY (NET/GROSS)	PARKING SPACES	GARAGE GROSS SF	PARKING EFFICIENCY (SF/SPACE	FLOOR TO FLOOR	
-2 - PARKING			0		5	1,500	300	8.75	Below Grade
-1 - PARKING			0		39	16,478	423	11.00	Below Grade
1 - LOBBY/RETAIL/PARKING	0		5,300		27	11,227	416	15.00	Above Grade
2 - RESIDENTIAL/AMENITY	11,543		13,912	83%				9.75	Above Grade
3 - RESIDENTIAL	12,009		13,394	90%				9.75	Above Grade
4 - RESIDENTIAL	12,009		13,394	90%				9.75	Above Grade
5 - RESIDENTIAL	10,418		11,731	89%				9.75	Above Grade
6 - RESIDENTIAL	10,418		11,731	89%				9.75	Above Grade
7 - RESIDENTIAL	10,418		11,731	89%				9.75	Above Grade
8 - RESIDENTIAL	10,418		11,731	89%				9.75	Above Grade
9 - RESIDENTIAL	10,418		11,731	89%				9.75	Above Grade
10 - RESIDENTIAL	10,418		11,731	89%				9.75	Above Grade
11 - RESIDENTIAL	10,418		11,731	89%				9.75	Above Grade
12 - RESIDENTIAL	10,418		11,731	89%				9.75	Above Grade
13 - RESIDENTIAL	10,418		11,731	89%				9.75	Above Grade
14 - RESIDENTIAL	10,418		11,731	89%				9.75	Above Grade
15 - RESIDENTIAL	9,069		11,731	77%				9.75	Above Grade
16 - RESIDENTIAL/AMENITY	3,530		10,644	33%				9.75	Above Grade
ROOF								9.75	Above Grade
TOTAL	**152,340**		**185,685**	**82%**	**71**	**29,205**	**411**	**171.00**	Above Grade

Residential Apartments

Residential Unit Type	Description	%	Unit SF	Unit Sub-Total	Bedroom Sub-Total	SF Sub-Total	Bike Parking Req	Bike Parking Total
A1	1 BR, 1 BA	11.02%	465	13	26	6,045	1 per unit	13.0
A2 - Double Occupancy	1 BR, 1 BA	0.85%	699	1	2	699	1 per unit	1.0
B1	2 BR, 2 BA	1.69%	822	2	4	1,644	1 per unit	2.0
C1	3 BR, 3 BA	2.54%	1193	3	9	3,579	1.5 per unit	4.5
C2	3 BR, 3 BA	2.54%	1149	3	9	3,447	1.5 per unit	4.5
D0	4 BR, 4 BA	9.32%	1193	11	44	13,123	1.5 per unit	16.5
D1	4 BR, 4 BA	11.86%	1317	14	56	18,438	2 per unit	28.0
D2	4 BR, 4 BA	9.32%	1290	11	44	14,190	2 per unit	22.0
D3	4 BR, 2BA	10.17%	822	12	48	9,864	2 per unit	24.0
D4 - Town Home	4 BR, 4 BA	1.69%	1710	2	8	3,420	2 per unit	4.0
D5 - Town Home	4 BR, 4 BA	0.85%	1515	1	4	1,515	2 per unit	2.0
E1	5 BR, 5 BA	2.54%	1745	3	15	5,235	2.5 per unit	7.5
E2 + Media	5 BR, 5 BA + MEDIA	11.86%	1761	14	70	24,654	2.5 per unit	35.0
E3 + Media	5 BR, 5 BA + MEDIA	11.02%	1859	13	65	24,167	2.5 per unit	32.5
E4 + Media	5 BR, 5 BA + MEDIA	2.54%	1690	3	15	5,070	2.5 per unit	7.5
E5 + Media	5 BR, 5 BA + MEDIA	9.32%	1774	11	55	19,514	2.5 per unit	27.5
E6 - Town Home	5 BR, 5 BA	0.85%	2015	1	5	2,015	2.5 per unit	2.5
	..							
				Total Units	**Total Beds**	**Total Unit NSF**	**NSF per Bedroom**	**Sub Total**
				118	**479**	**156,619**	**327**	**234**

Unit Mix		1BR	2BR	3BR	4BR	5BR	
		11.9%	**1.7%**	**5.1%**	**43.2%**	**38.1%**	**100.0%**

Accessory Uses

Level 1 - Lobby / Leasing / Retail		
Lobby / Leasing	2,495	SF
Retail	867	SF
Level 2 - Amenity		
Study	451	SF
Level 16 - Interior Amenity	5,783	SF
Level 16 - Exterior Amenity	1,344	SF

Bike Parking

			Minimum Per CoM	Proposed
Resident Bike Parking	Long Term		234	**234**
Guest Parking	Short Term	1 per 10 units	11.8	**12**
Retail	Short Term	1 per 2,000 SF	0.4	**1**
TOTAL BIKE PARKING			**247**	**247**

Parking

	Minimum Per CoM	Proposed
Resident Parking		
Standard / Compact	N/A	69
Accessible	2	2
Total		**71**

Residential Unit Parking Ratio (includes Accessible Spaces)		**0.60**
Residential Bedroom Parking Ratio (includes Accessible Spaces)		**0.15**

TOTAL PARKING	**2**	**71**

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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:	450 W. GILMAN ST, MADISON WI 53703
Contact Name & Phone #:	Grant Zucker - Villas Student Housing, (713)397-0063

FIRE APPARATUS ACCESS AND FIRE HYDRANT WORKSHEET

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

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.