

411 GILMAN

JCAC INFORMATIONAL MEETING
SEPTEMBER 25, 2025



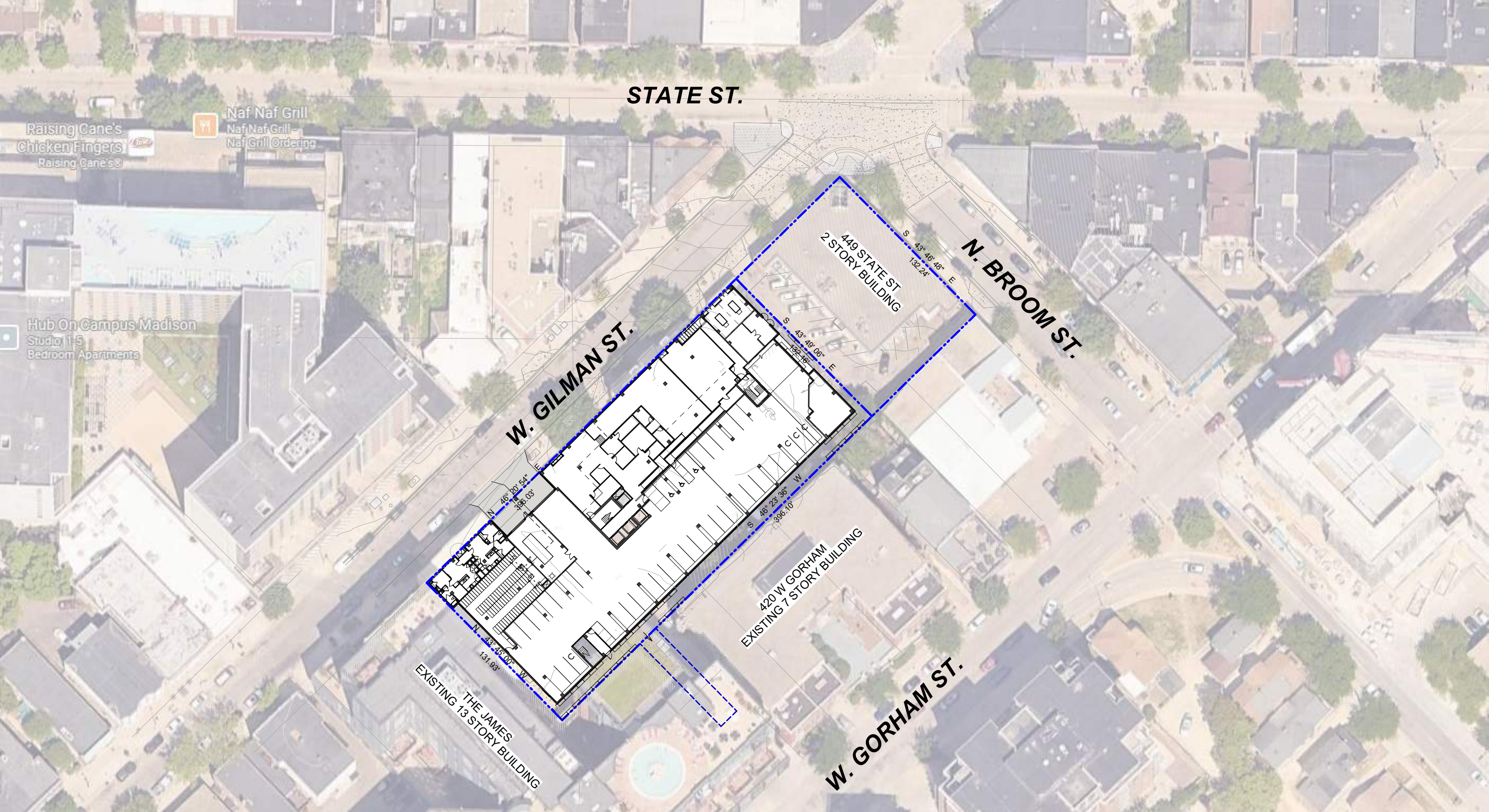
411 W. GILMAN ST.
MADISON, WI

COVER

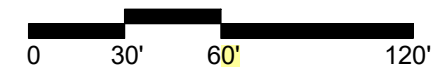
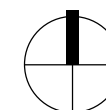
09.25.2025







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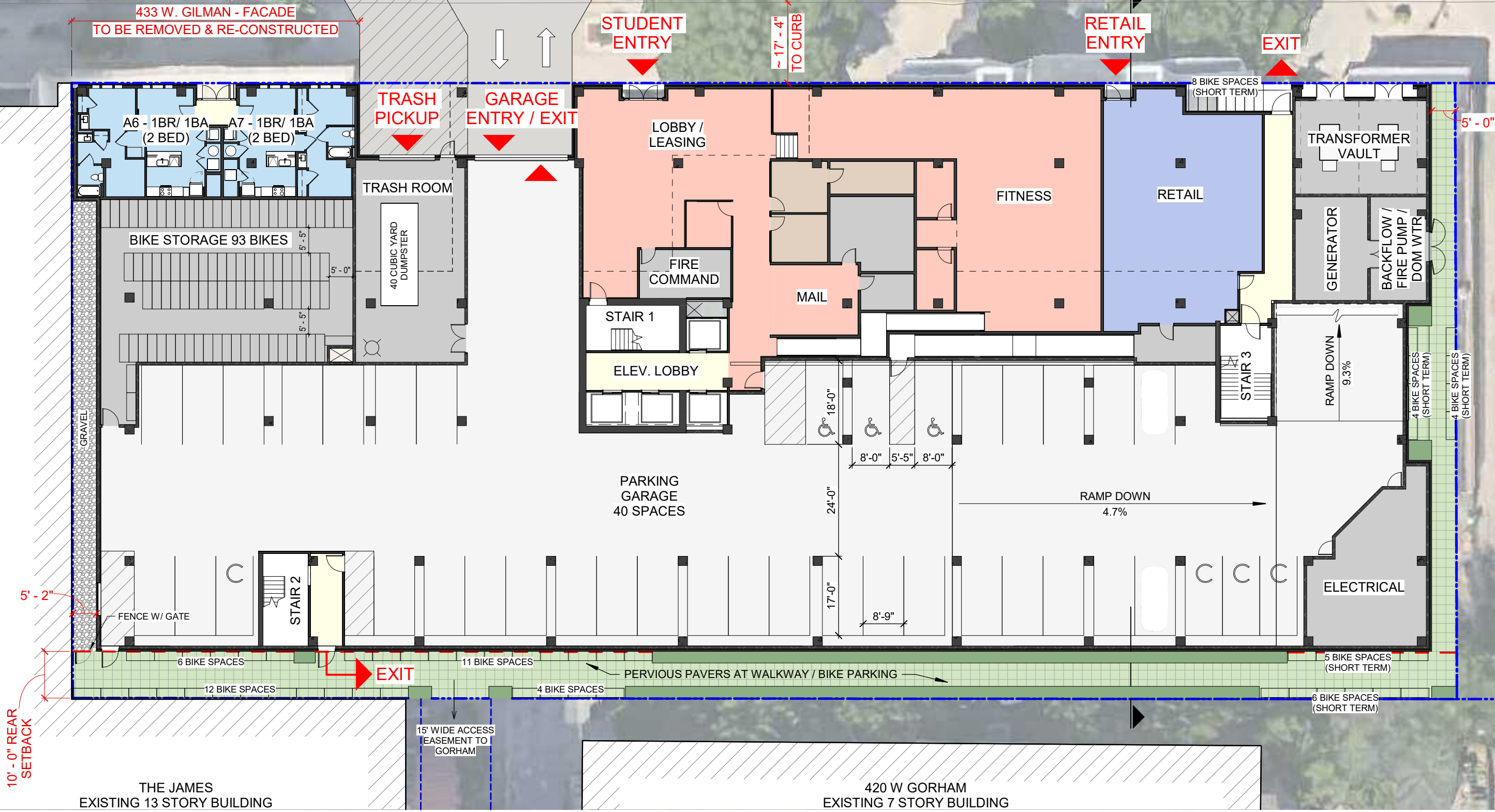


SITE PLAN
1" = 60'-0"

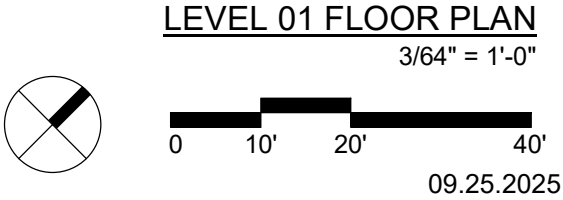
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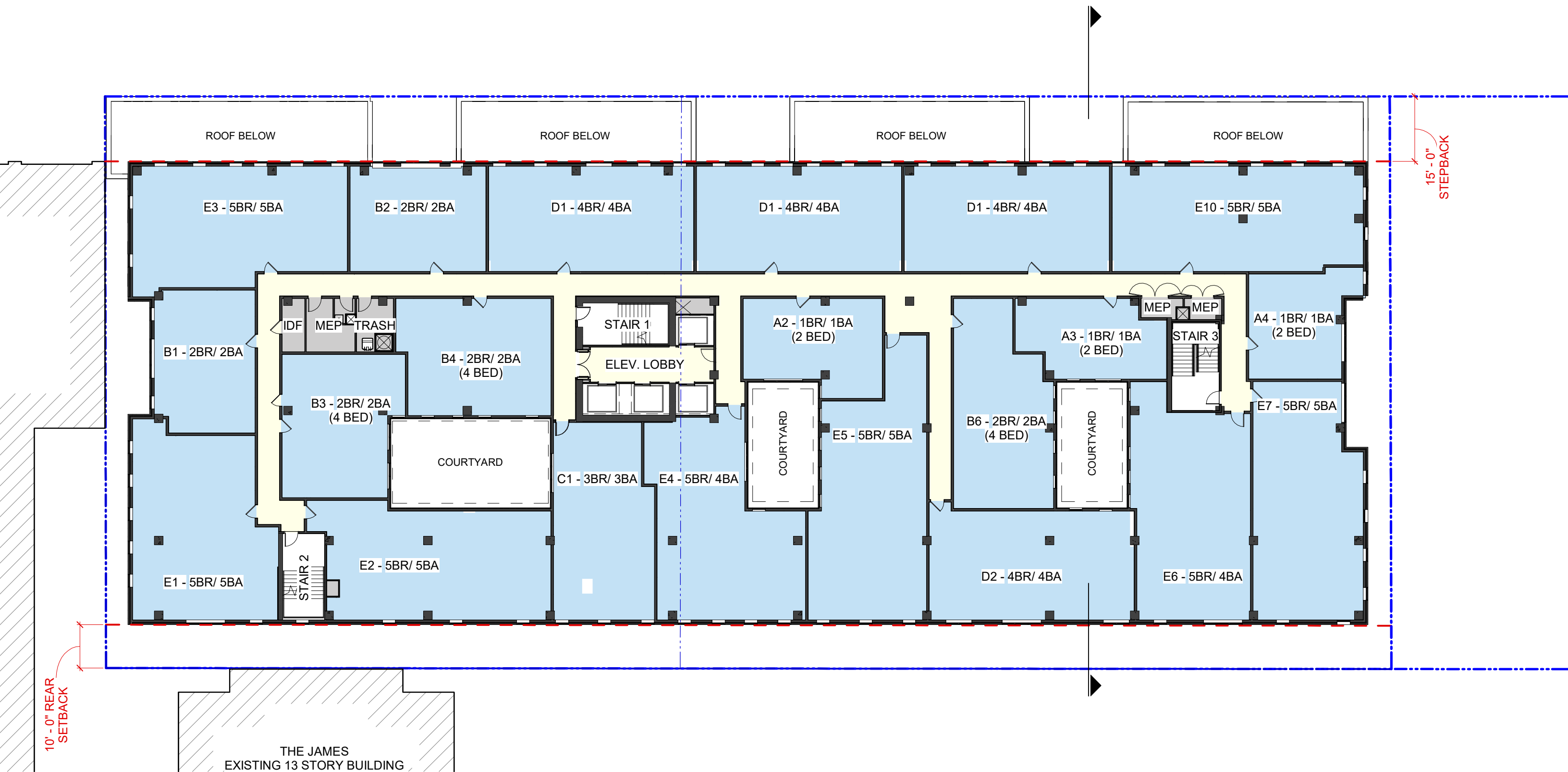


W. GILMAN ST.



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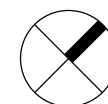




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LEVELS 05-07 FLOOR PLAN

3/64" = 1'-0"

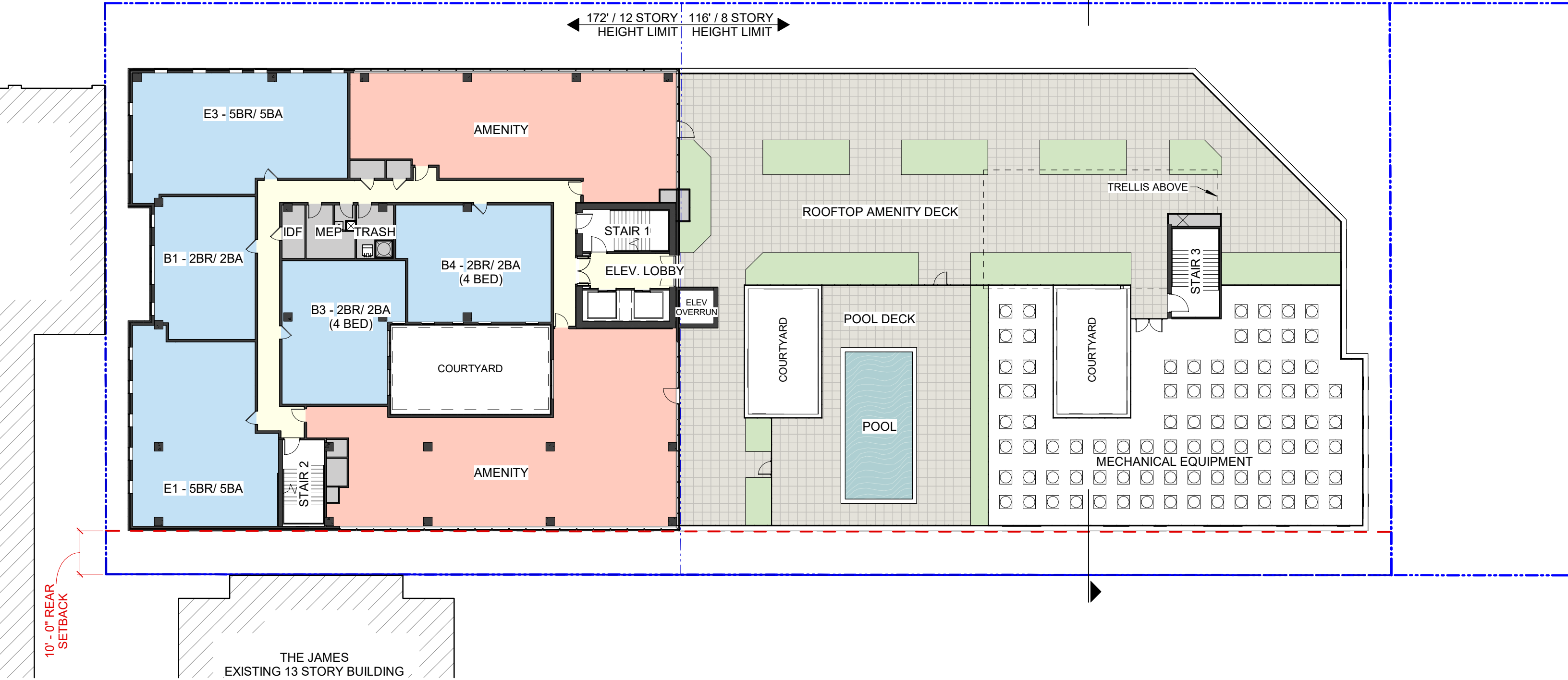


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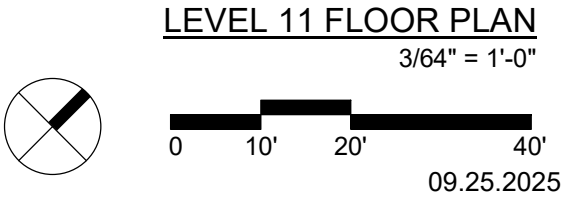


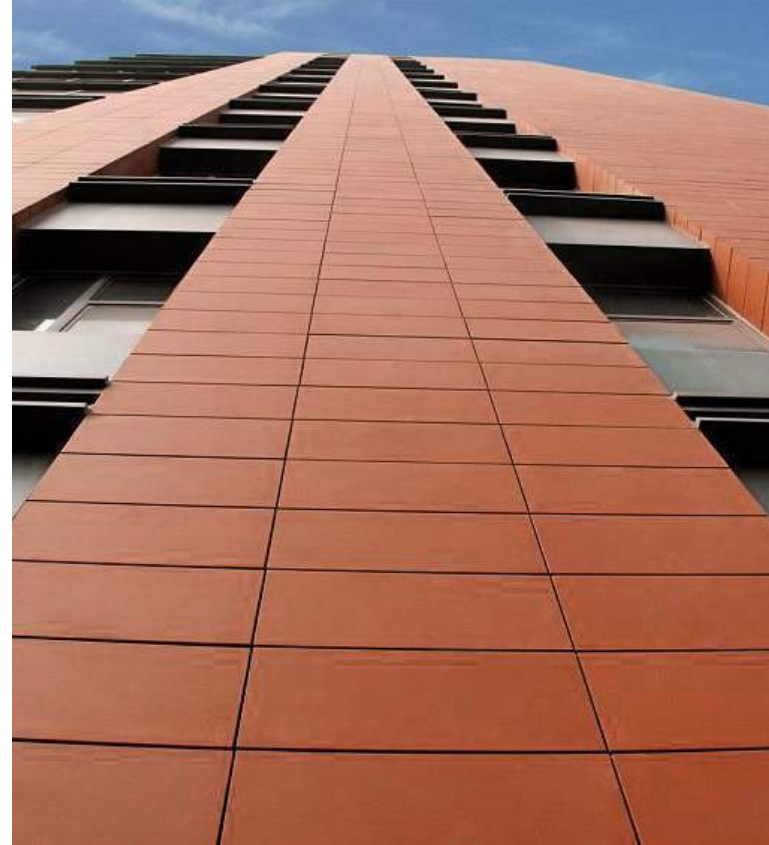
OCCUPANCY CALCULATIONS

AMENITY DECK	6,030 sf / 15 = 402 OCC
POOL DECK	1,670 sf / 15 = 111 OCC
POOL	527 sf / 50 = 11 OCC
INDOOR AMENITY	4,450 sf / 15 = 297 OCC
RESIDENTIAL	6,685 sf / 200 = 34 OCC
MEP / STORAGE	535 sf / 300 = 2 OCC
TOTAL	857 OCCUPANTS
(3 EXITS NEEDED, 3 EXITS PROVIDED)	



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DESIGN INSPIRATION IMAGES

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CONCEPTUAL RENDERING FROM WEST

09.25.2025





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CONCEPTUAL RENDERING FROM NORTH

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PEDESTRIAN VIEW AT RETAIL



PEDESTRIAN VIEW AT MAIN ENTRANCE



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CONCEPTUAL RENDERINGS

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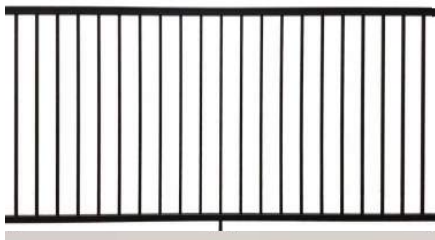




WINDOW WALL SYSTEM
BLACK FRAMES WITH CLEAR
LOW-E GLASS



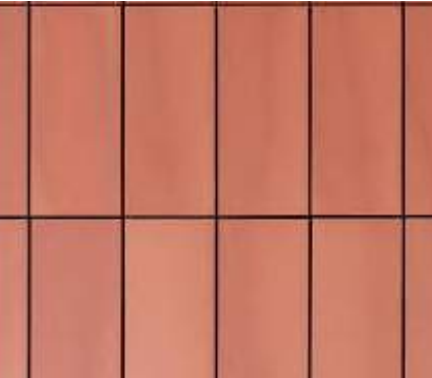
CLEAR GLASS GUARDRAIL
(AT ROOFTOP AMENITY DECK)



BLACK METAL GUARDRAIL
(AT BALCONIES)



BLACK STOREFRONT FRAMES
CLEAR LOW-E GLASS



COMPOSITE TERRACOTTA
METAL PANEL



CHARCOAL GRAY RIBBED
METAL PANEL



HISTORIC BRICK FACADE TO
BE RE-CONSTRUCTED



TWO TONE BRICK - DARK &
LIGHT (LEVELS 1-4)

EXTERIOR MATERIALS



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