

LANDMARKS COMMISSION APPLICATION

LC

Complete all sections of this application, including checklist on page 2.
To request an interpreter, translation, or accommodations, call (608)266-4910.
Para solicitar un intérprete, traducción o acomodaciones llame al (608)266-4910.
Koj muaj txoj cai tau txais kev txhais lus, kev pes lus los sis kev pab cuam txhawm rau
kev tsis taus uas tsis muaj nqi rau koj: Xav paub ntiv tiv tauj rau (608)266-4910
如需口譯、翻譯或其他便利服務，請致電 (608)266-4910.

City of Madison
Planning Division
215 Martin Luther King Jr Blvd, Ste 017
PO Box 2985
Madison, WI 53701-2985 (608) 266-4635



1. LOCATION

Project Address: 425 N Frances and 450 W Gilman

Alder District: 2

2. PROJECT

Project Title/Description: Villas Student Housing: West Gilman Street Apartments

This is an application for: (check all that apply)

- ☐ New Construction/Alteration/Addition in a Local Historic District or Designated Landmark (specify):
 - ☐ Mansion Hill ☐ Third Lake Ridge ☐ First Settlement
 - ☐ University Heights ☐ Marquette Bungalows ☐ Landmark
- ☐ Land Division/Combination in a Local Historic District or to Designated Landmark Site (specify):
 - ☐ Mansion Hill ☐ Third Lake Ridge ☐ First Settlement
 - ☐ University Heights ☐ Marquette Bungalows ☐ Landmark
- ☐ Demolition
- ☒ Development adjacent to a Designated Landmark
- ☐ Variance from the Historic Preservation Ordinance (Chapter 41)
- ☐ Landmark Nomination/Rescission or Historic District Nomination/Amendment
(Please contact the Preservation Planner for specific Submission Requirements.)
- ☐ Informational Presentation
- ☐ Other (specify):

DO NOT USE ONLY	Registrar #:
	DATE STAMP

3. APPLICANT

Applicant's Name: Brad Aycock Company: Villas Student Housing, LLC

Address: 506 West 22nd Street Austin, Texas 78705

Street

City

State

Zip

Telephone: Email:

Property Owner (if not applicant): See Attached

Address: Street City State Zip

Property Owner's Signature: Date: 8/19/25

NOTICE REGARDING LOBBYING ORDINANCE: If you are seeking approval of a development that has over 40,000 square feet of non-residential space, or a residential development of over 10 dwelling units, or if you are seeking assistance from the City with a value of \$10,000 (including grants, loans, TIF or similar assistance), then you likely are subject to Madison's lobbying ordinance (Sec. 2.40, MGO). You are required to register and report your lobbying. Please consult the City Clerk's Office for more information. Failure to comply with the lobbying ordinance may result in fines.

4. APPLICATION SUBMISSION REQUIREMENTS (see checklist on reverse)

All applications must be emailed by 12:00pm on the submission date with the Landmarks Commission. Applications submitted after the submission date or incomplete applications will be postponed to the next scheduled submittal date. Submission deadlines can be viewed here: [https://www.cityofmadison.com/doced/planning/documents/LC Meeting Schedule Dates.pdf](https://www.cityofmadison.com/doced/planning/documents/LC%20Meeting%20Schedule%20Dates.pdf)

APPLICATION SUBMISSION REQUIREMENTS CHECKLIST:

In order to be considered complete, every application submission shall include at least the following information unless otherwise waived by the Preservation Planner. **All application materials should be submitted electronically to landmarkscommission@cityofmadison.com.** Please note that an individual email cannot exceed 20 MB.

- ☒ Landmarks Commission Application w/signature of the property owner.
- ☒ Narrative Description/Letter of Intent addressed to the Landmarks Commission, describing the location of the property and the scope of the proposed project.
 - ☒ Photographs of existing conditions;
 - ☒ Photographs of existing context;
 - ☐ Photographs of comparable historic resources within 200 feet of subject property;
 - ☐ Manufacturer's product information showing dimensions and materials.
- ☐ Architectural drawings reduced to 11" x 17" or smaller pages which may include:
 - ☐ Dimensioned site plans showing siting of structures, grading, landscaping, pedestrian and vehicular access, lighting, mechanicals, signage, and other features;
 - ☐ Elevations of all sides showing exterior features and finishes, subsurface construction, floor and roof;
 - ☐ Floor Plan views of levels and roof;
 - ☐ For proposals of more than two (2) commercial or residential or combination thereof units, a minimum of two (2) accurate street-view normal perspectives shown from a viewpoint of no more than five (5) feet above existing grade.
- ☐ Any other information requested by the Preservation Planner to convey the aspects of the project which may include:
 - ☐ Perspective drawing
 - ☐ Other _____

Landmarks Commission staff will preliminarily review projects for additions and/or new construction with Zoning staff in order to determine the completeness of the submission materials. Applicants are encouraged to contact Zoning staff to discuss projects early in the process to ensure the project considered by the Landmarks Commission meets Zoning requirements.

CONTACT THE PRESERVATION PLANNER:

Please contact the Preservation Planner with any questions.

City of Madison Planning Division
215 Martin Luther King Jr Blvd, Suite 017
PO Box 2985 (mailing address)
Madison, WI 53701-2985
landmarkscommission@cityofmadison.com
(608) 266-6552

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



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

Walter S. Borowski

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

Signed by:
Walter S. Borowski
43980693E71541E...
8/15/2025

Thank you,

DocuSigned by:
Heather Ewing
251BFAE48B574E3...

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

City of Madison Demolition Notification Request Confirmation

From noreply@cityofmadison.com <noreply@cityofmadison.com>

Date Thu 9/4/2025 9:41 AM

To Brian Munson <bmunson@vandewalle.com>

Dear applicant,

Your demolition permit notification message has been received by the notification administrator and will be reviewed prior to posting within three business days. For more information on the demolition permit pre-application notification requirement, please contact the City of Madison Planning Division at (608) 266-4635.

This is an automated reply, please do not reply to this email.



VANDEWALLE & ASSOCIATES INC.

Monday, October 6, 2025

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

Attached please find the adjacency review request 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

Adjacency Request:

Project Description:

The site is located along Gilman and Frances Streets immediately adjacent to the Grimm Book Bindery, a landmarked building, and has been carefully designed to reduce the scale impact & create an overall design aesthetic that is compatible with the existing building and surroundings and does not create a development that is so large or visually intrusive so as to adversely affect the historic character and integrity of the Grimm Book Bindery.

The following techniques have been incorporated into the design proposal to develop the site in a complimentary manner:

Massing:

The emerging character along Gilman and Frances reflects the adopted 12 story designation in the Comprehensive Plan, this project has been designed to transition in scale from the Hub to the Grim Book Bindery, pulling the mass and height of the building back from Gilman Street and towards The Hub. This includes a two-story height element along the primary Gilman Street façade that steps up to a four story element. All stories above floor are setback 15' from the Gilman Street façade and pushed away from the adjoining property. The 16 story elements are pushed 59' back from Gilman Street (adjacent to a small section of the building located in the center of the block) or 58' to the east of the Gilman frontage.

Sidewalk/Experience & Building Separation:

The design also replicates the existing "courtyard" setback along Gilman Street with an inset/fenced utility court and 3'-6" separation from the zero-lot line building (allowing the existing zero lot line windows to remain).

Architectural Materials & Datum:

The overall design of the building utilizes common datum lines from the Grimm Book Bindery along Gilman to create a strong lower-level tie between the buildings while using a modern design aesthetic to contrast the two buildings.

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.

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



Frances Street (view north)



Frances Street (view south)



Frances Street (view across street)



Frances Street (view across street)



Frances Street (Grimm Book Bindery)



Frances Street (Eleanor)



Gilman Street (site)



Gilman Street (view north)



Gilman Street (view south)



Gilman Street (Grimm Book Bindery)



Gilman Street (view across street)



Gilman street (Hub)

Building Photos

425 North Frances Street

Commercial/Apartments: Restaurant
4 Apartments

Date of Construction: 1925



Interior Photos: Commercial



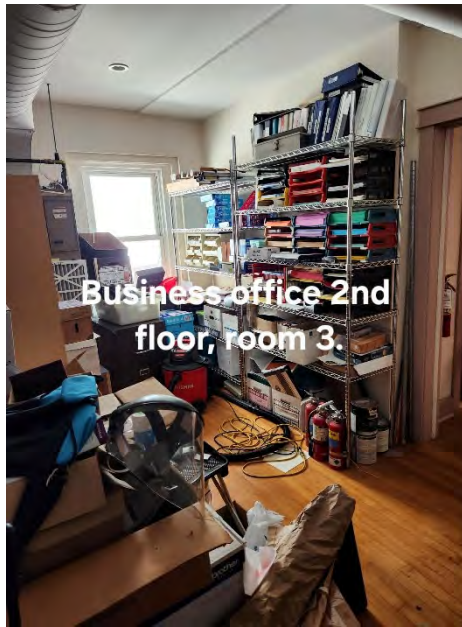


Interior Photos: Residential





Business office 2nd
floor, windows facing
Gilman St.



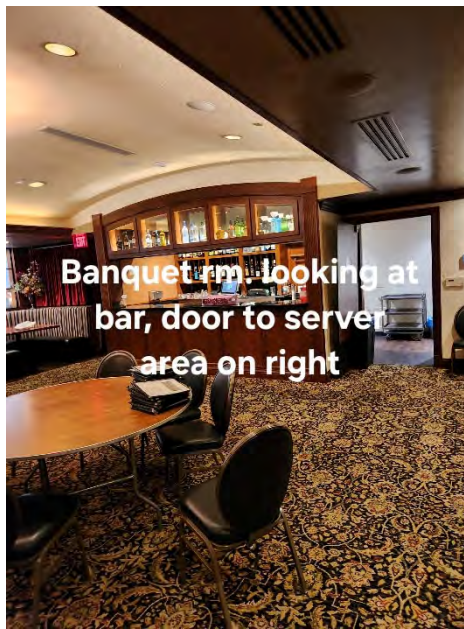
Business office 2nd
floor, room 3.



Business office 2nd
floor door to hallway



2nd floor apt #1
looking at kitchen/
dinning



Building Photos

450 West Gilman Street

Apartments:

6 units

Date of Construction:

1890

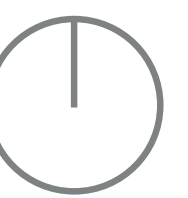
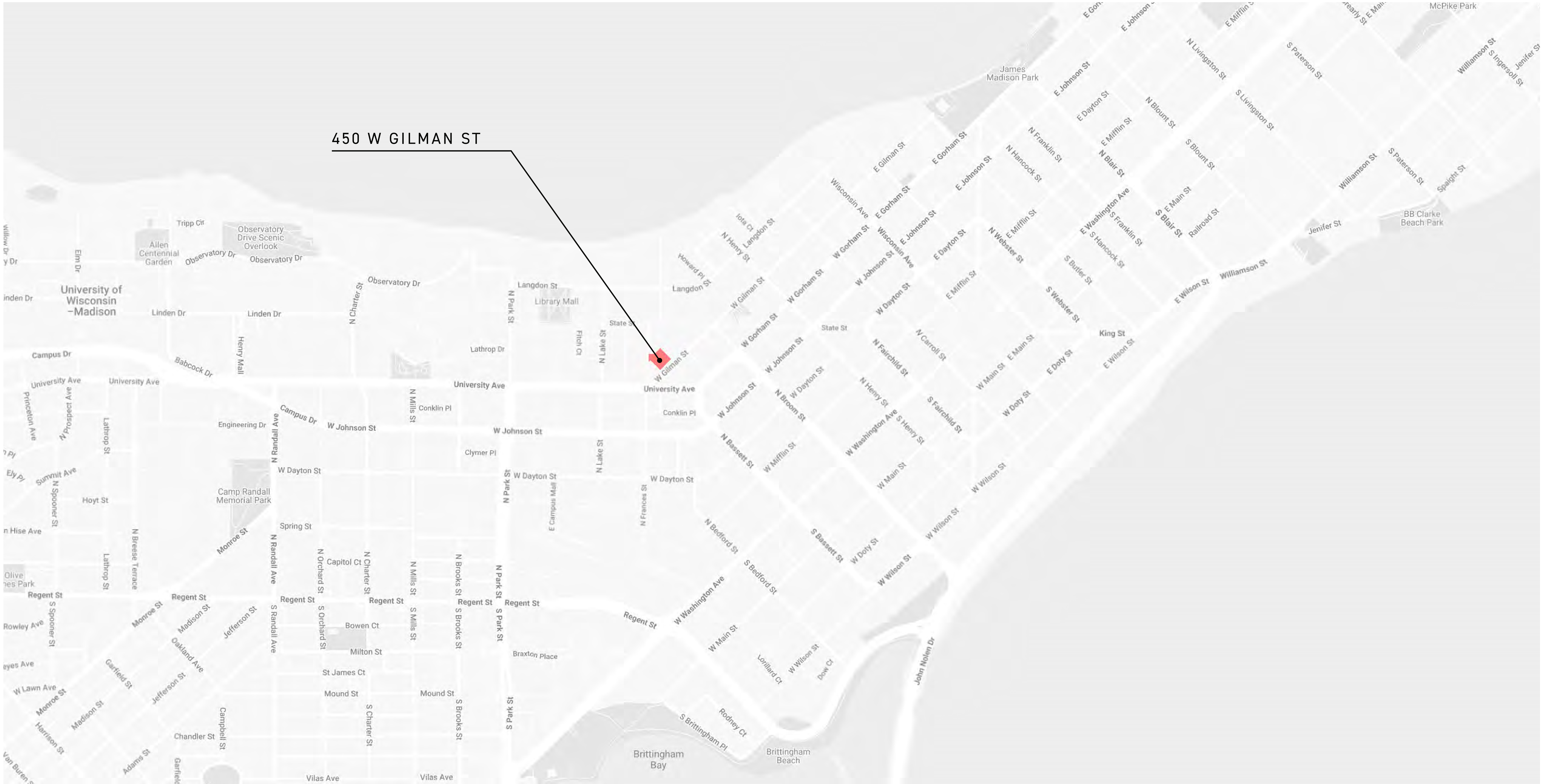


Interior Photos



W GILMAN STREET APARTMENTS

FORMAL SUBMITTAL



VICINITY MAP
SCALE:NTS

RHODE : PARTNERS

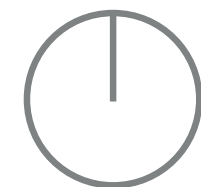
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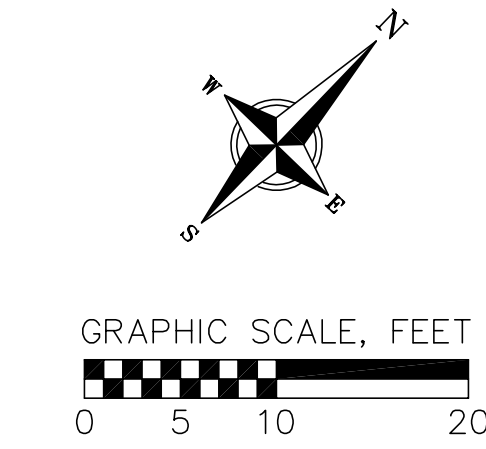
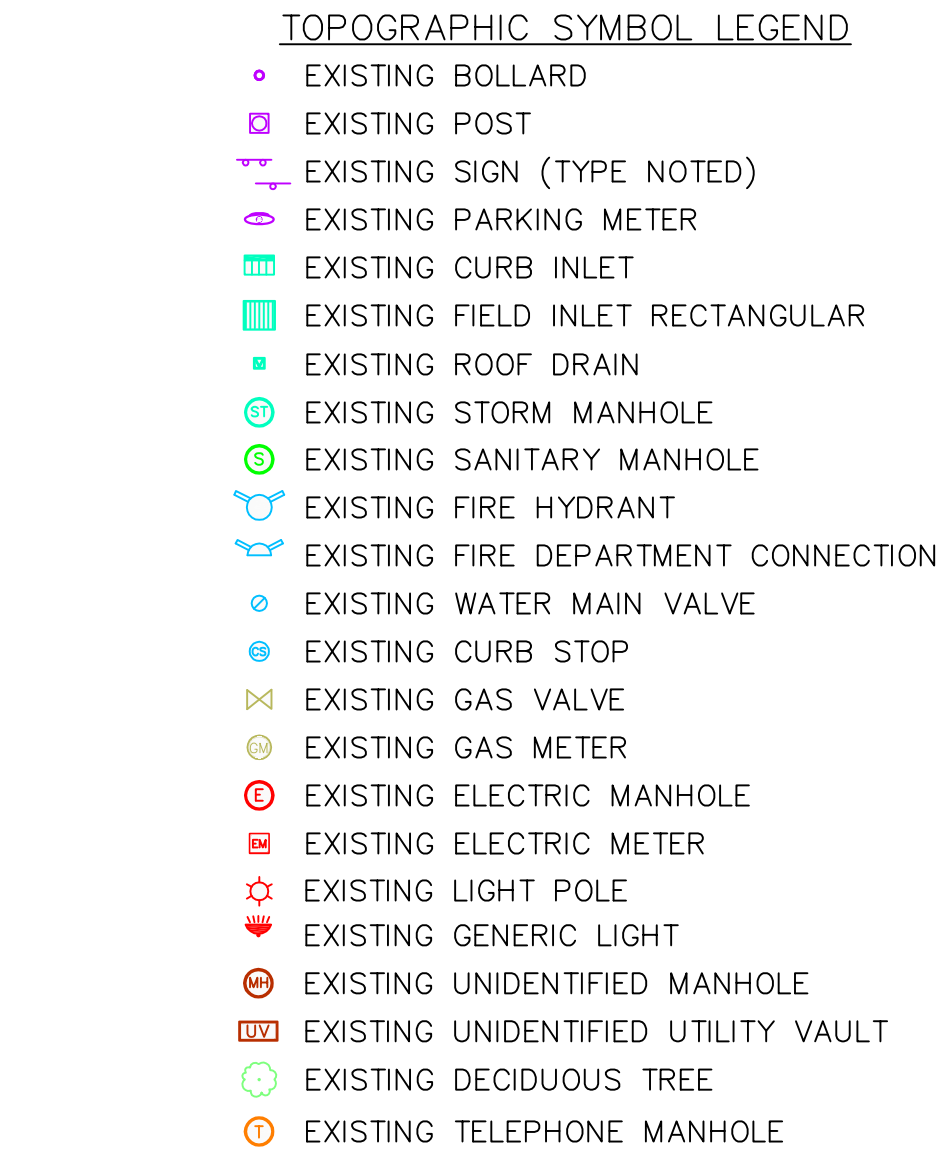
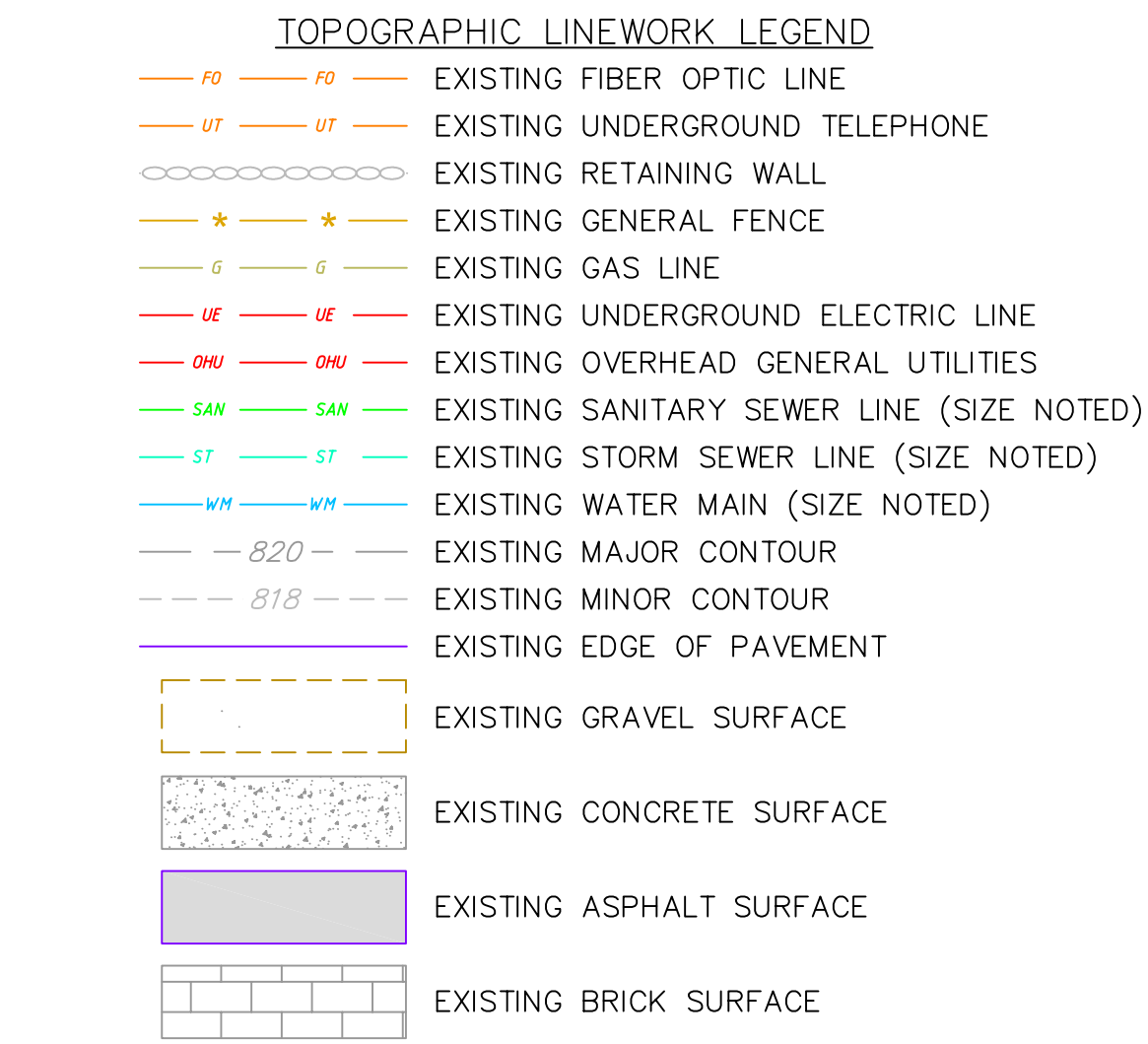
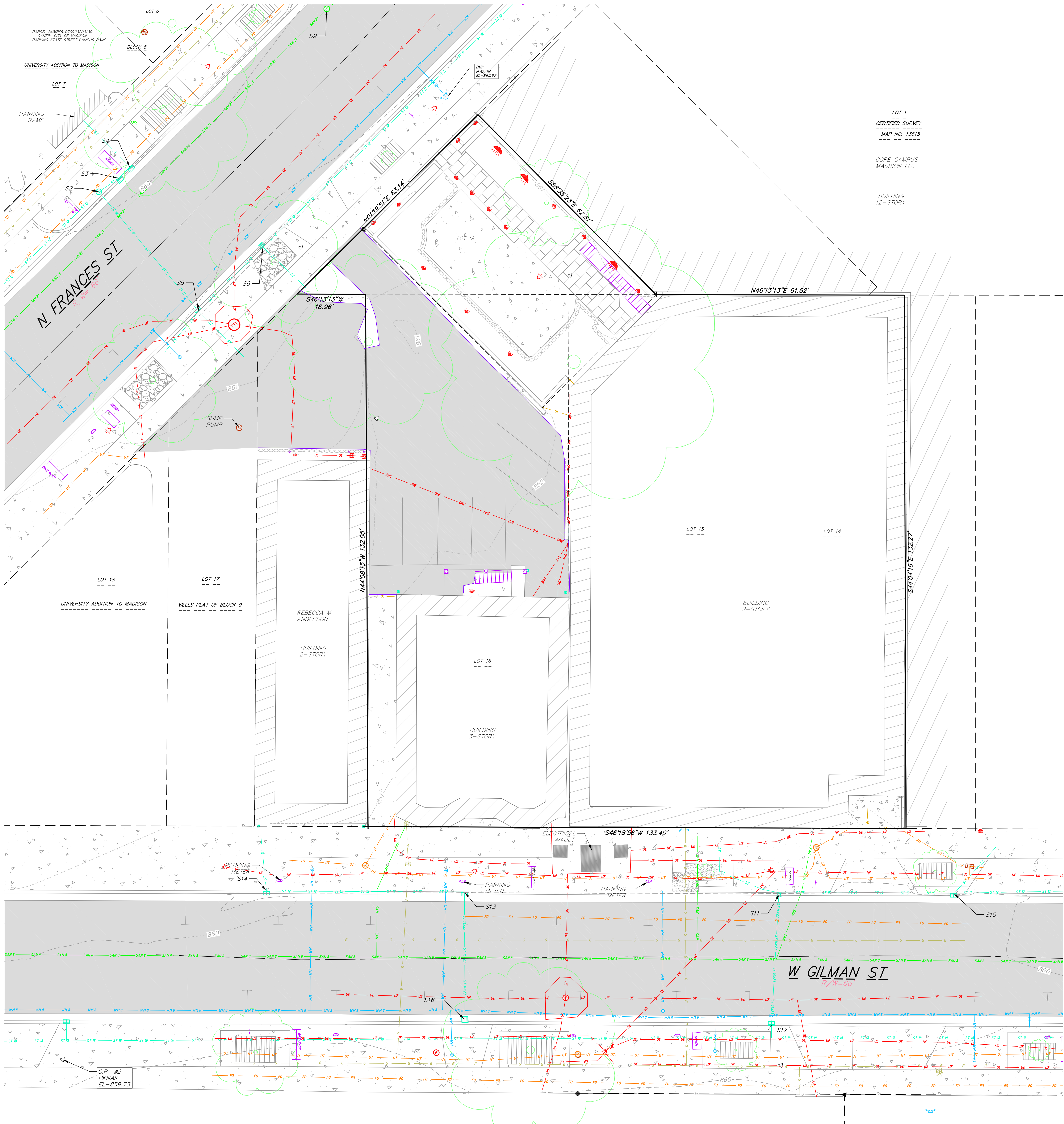
© RHODE PARTNERS INC

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

FORMAL PROJECT SUBMITTAL
10/06/2025
2 OF 47



CONTEXT MAP
SCALE:NTS



GENERAL SURVEY NOTES:

- 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.
- 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.
- 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.
- This plan is referenced to the Wisconsin County Coordinate System—Dane Zone, NAD 83 (2011). Elevations are referenced to NAD 88 (2018) datum.
- 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 affecting 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 2025012594, 2025012594, 2025012597, and 2025012598. Location of buried private utilities are not within the scope of this survey.

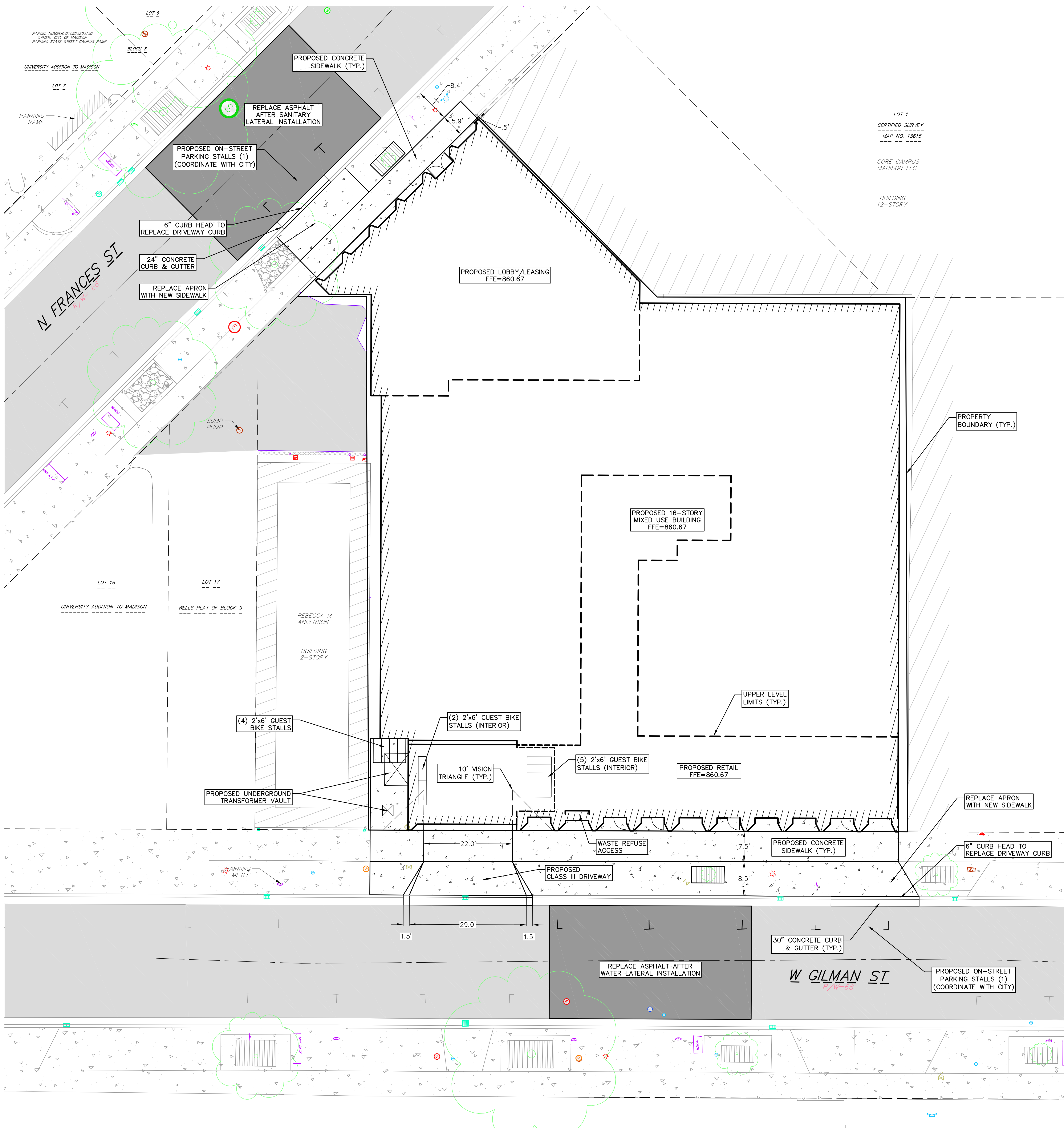
EXISTING STORM STRUCTURE TABLE				
NAME	TYPE	RIM	INVERT	DIRECTION
S1	STMH	861.06	856.65	N
			856.35	S
S2	STMH	860.43	855.38	BOTTOM
			857.28	TOP WATER
S3	CIN	860.30	857.18	S
S4	CIN	860.26	857.14	W
S5	CIN	859.94	857.47	N
			857.17	W
			858.20	S
			857.22	E
S6	CIN	860.25	857.77	S
			857.82	N
			858.56	E
			858.60	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
			856.82	SE
S12	CIN	859.68	856.82	NW
			856.87	SE
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
			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'



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

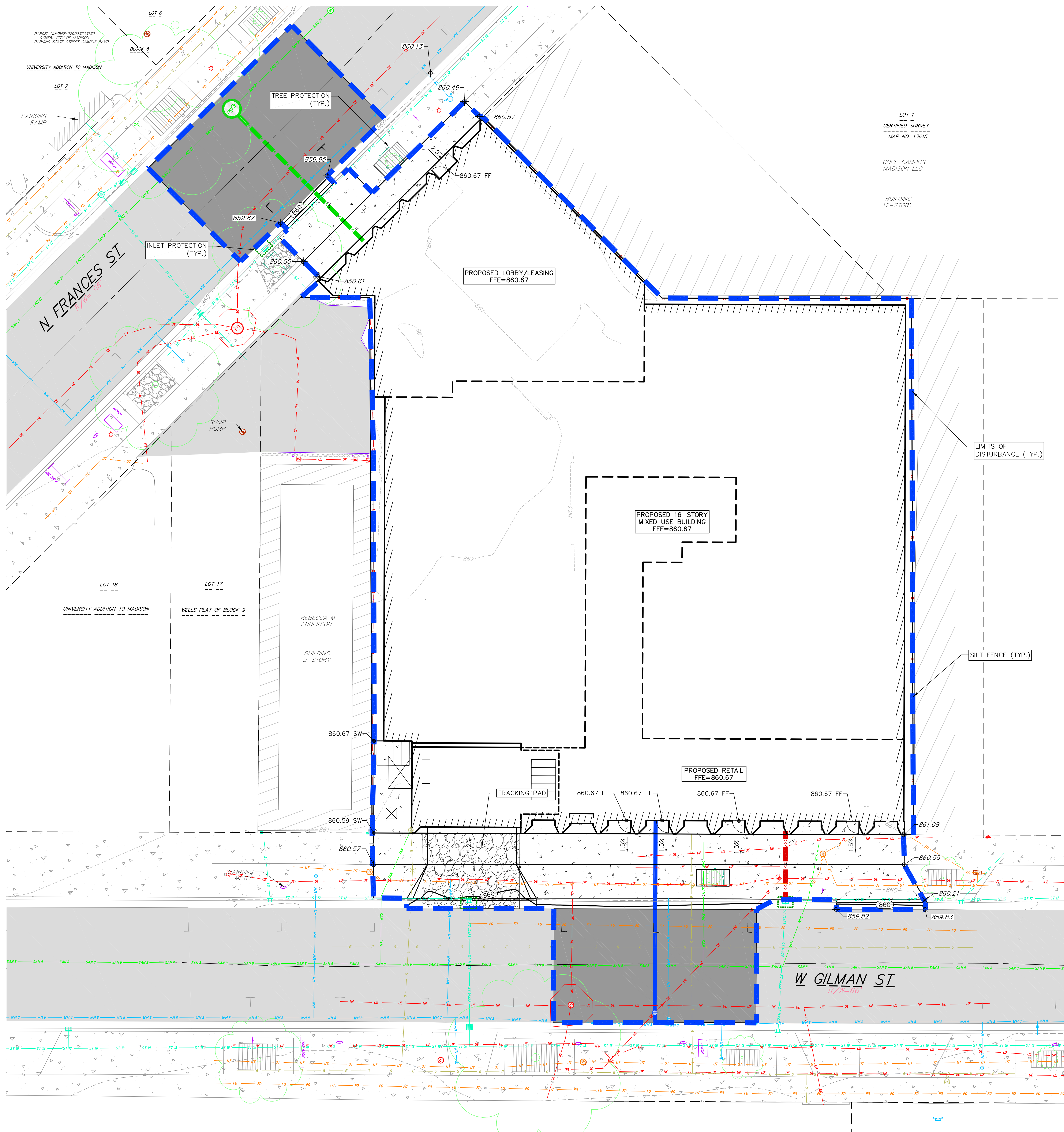
0 5 10 20

- SITE PLAN NOTES:**
- CONCRETE TO BE 5" THICK, CONSTRUCTED ON A BASE OF 4" COMPACTED SAND OR CRUSHED STONE.
 - CONCRETE FOR DRIVEWAYS AND SIDEWALK AT DRIVEWAY ENTRANCES SHALL BE 7" THICK, CONSTRUCTED ON A BASE OF 5" COMPACTED SAND OR CRUSHED STONE.
 - ALL DIMENSIONS WITH CURB & GUTTER ARE REFERENCED TO THE FACE OF CURB.
 - CONTRACTOR SHALL DEEP TILL ANY DISTURBED AREAS AFTER CONSTRUCTION IS COMPLETE AND BEFORE RESTORING.
 - CONTRACTOR TO OBTAIN ANY NECESSARY DRIVEWAY CONNECTION, RIGHT OF WAY AND EXCAVATION PERMITS PRIOR TO CONSTRUCTION.
 - ALL ABANDONED DRIVEWAYS ADJACENT TO THE SITE SHALL BE REPLACED WITH CURB AND THE TERRACE SHALL BE RESTORED WITH GRASS.
 - 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:**
- 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.
 - 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](https://www.cityofmadison.com/business/pw/specs.cfm)
 - 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.
 - SECTION 107.13(G) OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (WEBSITE: [HTTPS://WWW.CITYOFMADISON.COM/BUSINESS/PW/SPECS.CFM](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.
 - 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.
 - 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.
 - 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.

- RIGHT-OF-WAY NOTES:**
- 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 # _____.
 - 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.

SITE PLAN
SCALE: 1"=20'

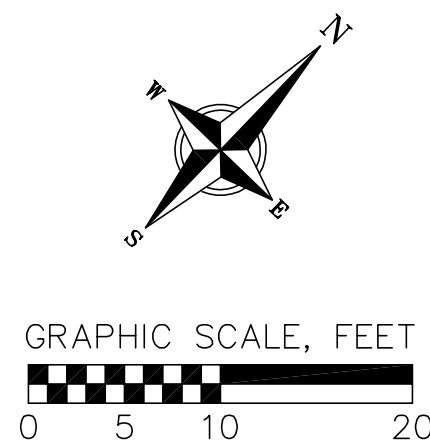


GRADING & EROSION CONTROL LEGEND

820	EXISTING MAJOR CONTOURS
818	EXISTING MINOR CONTOURS
820	PROPOSED MAJOR CONTOURS
818	PROPOSED MINOR CONTOURS
---	DITCH CENTERLINE
---	SILT FENCE
---	DISTURBED LIMITS
---	BERM
---	DRAINAGE DIRECTION
2.92%	PROPOSED SLOPE ARROWS
1048.61	EXISTING SPOT ELEVATIONS
1048.61	PROPOSED SPOT ELEVATIONS
---	STONE WEEPER
---	VELOCITY CHECK
---	INLET PROTECTION
---	TRACKING PAD

ABBREVIATIONS

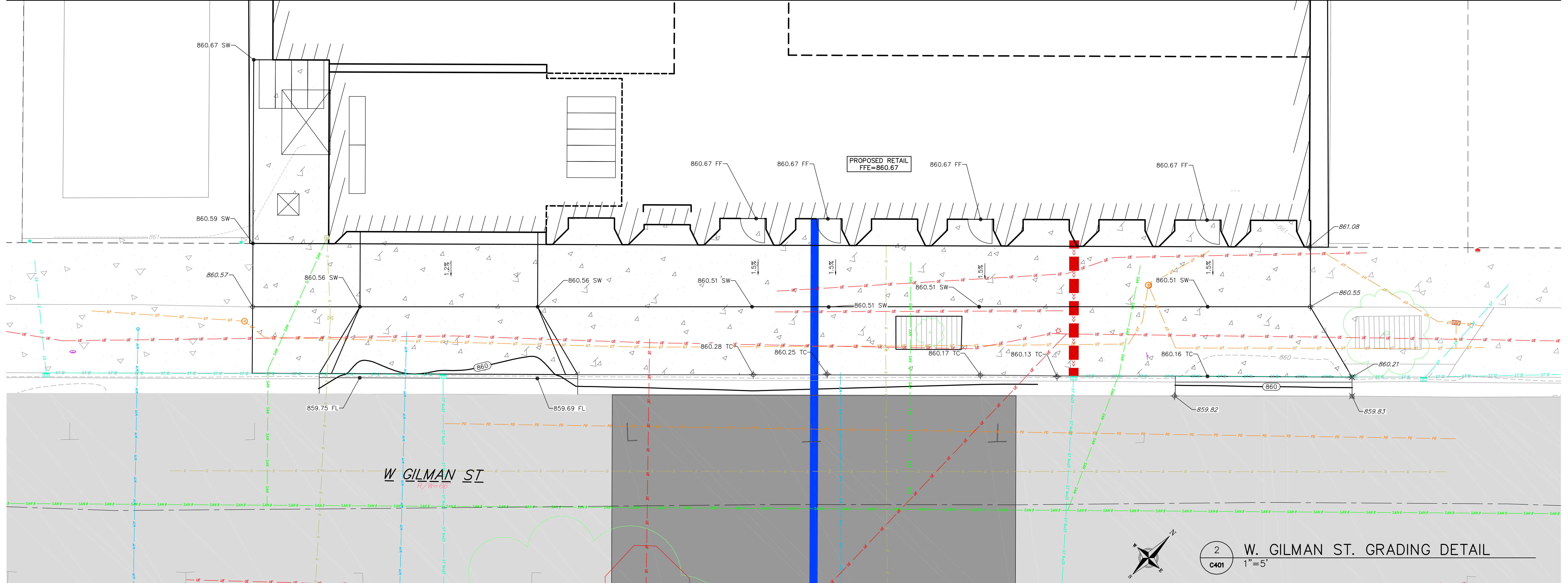
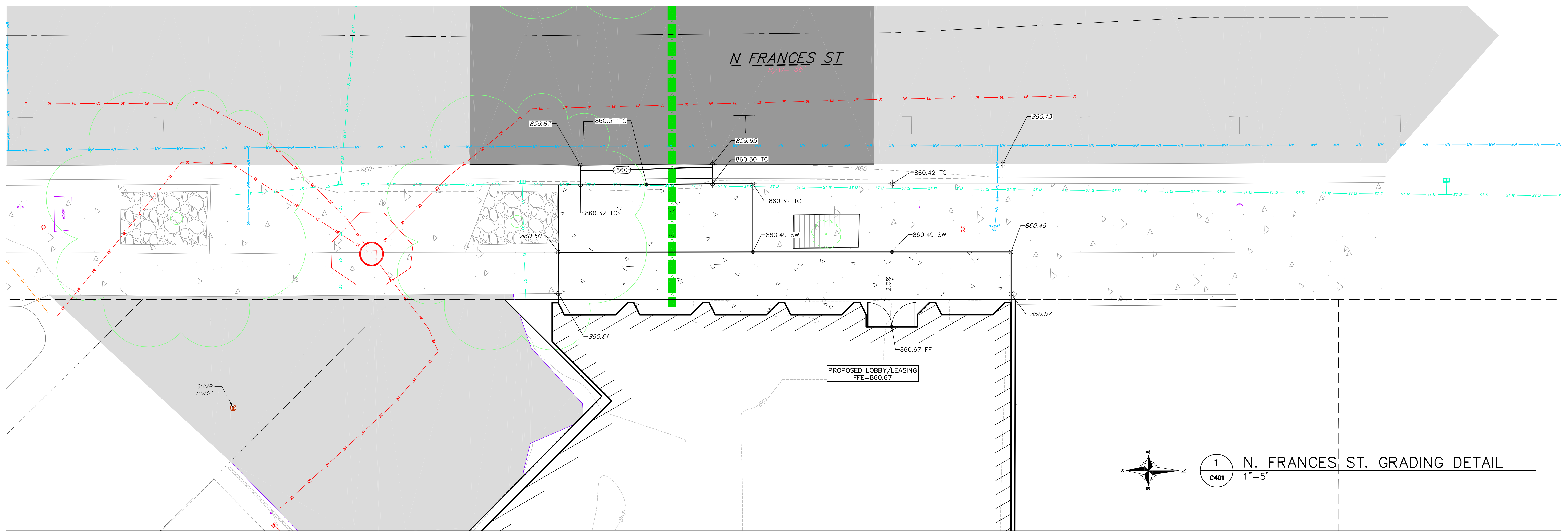
EP	EDGE OF PAVEMENT
RIM	RIM ELEVATION
SW	SIDEWALK ELEVATION
TC	TOP OF CURVE
FL	FLOW LINE ELEVATION

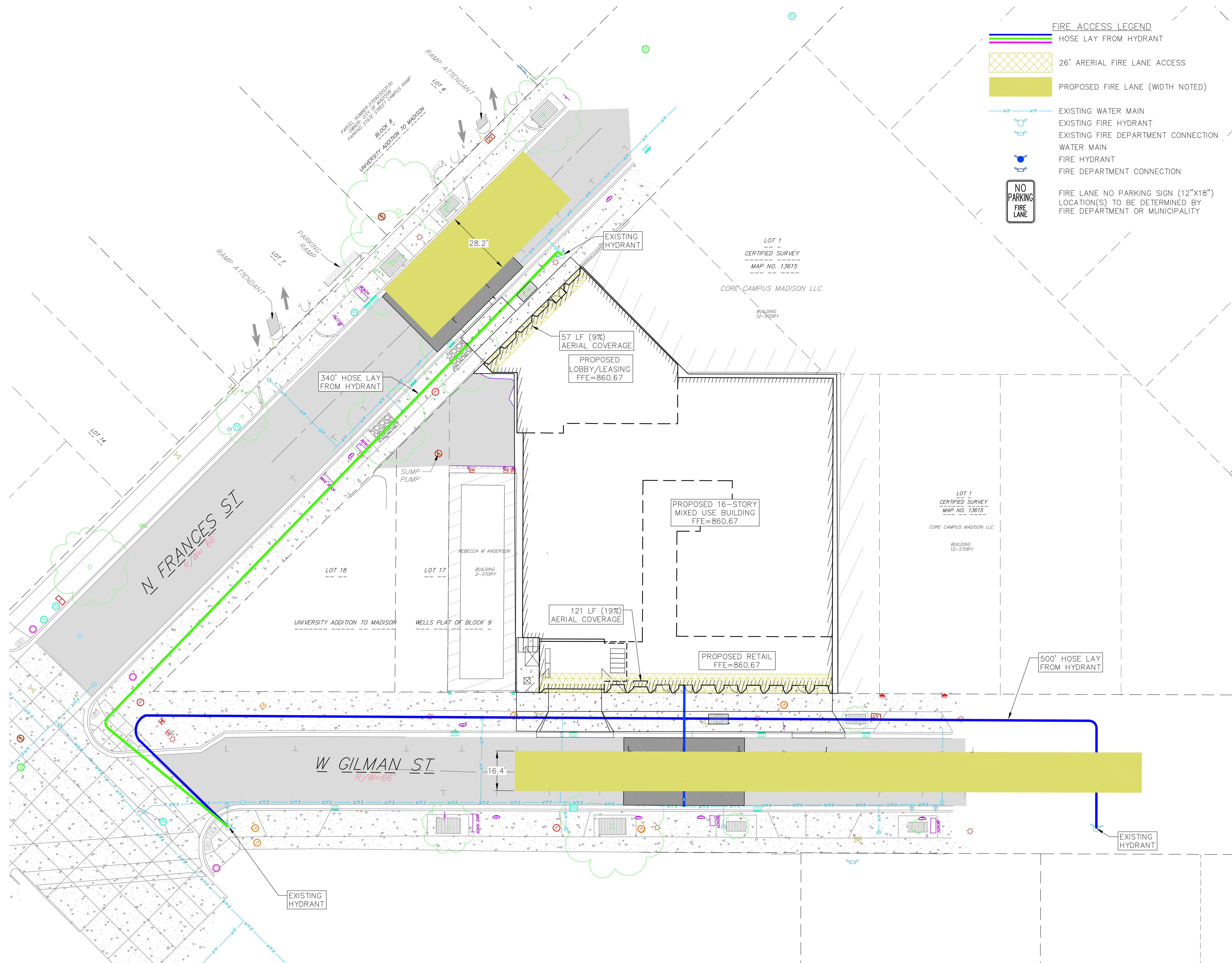


- GRADING NOTES:**
1. CONTOURS ARE SHOWN FOR PURPOSES OF INDICATING ROUGH GRADING. FINAL GRADE SHALL BE ESTABLISHED ON PAVED SURFACES BY USING SPOT GRADES ONLY.
 2. ALL GRADES SHOWN REFERENCE FINISHED ELEVATIONS.
 3. CROSS SLOPE OF SIDEWALKS SHALL BE 1.5% UNLESS OTHERWISE NOTED.
 4. LONGITUDINAL GRADE OF SIDEWALK RAMP 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. RAMP 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.

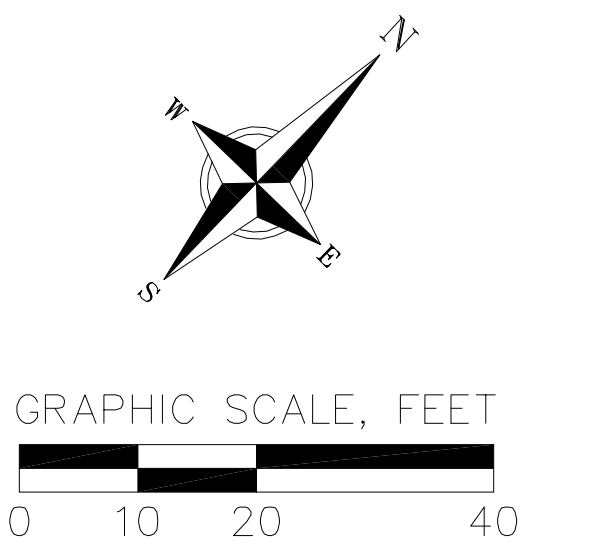
- RIGHT-OF-WAY NOTES:**
1. ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY AND ALL PUBLIC IMPROVEMENTS NECESSARY TO SERVE THE PROJECT ARE TO BE COMPLETED PER THE CITY/DEVELOPER AGREEMENT AND THE CITY ISSUED PLANS, CONTRACT NO. _____ PROJECT # _____
 2. THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF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

OVERALL GRADING AND EROSION PLAN
SCALE: 1"=20'





- FIRE ACCESS LEGEND**
- HOSE LAY FROM HYDRANT
 - 26' AERIAL FIRE LANE ACCESS
 - PROPOSED FIRE LANE (WIDTH NOTED)
 - EXISTING WATER MAIN
 - EXISTING FIRE HYDRANT
 - EXISTING FIRE DEPARTMENT CONNECTION
 - WATER MAIN
 - FIRE HYDRANT
 - FIRE DEPARTMENT CONNECTION
 - FIRE LANE NO PARKING SIGN (12"x18")
 - LOCATION(S) TO BE DETERMINED BY FIRE DEPARTMENT OR MUNICIPALITY



FIRE ACCESS PLAN
SCALE: 1"=40'

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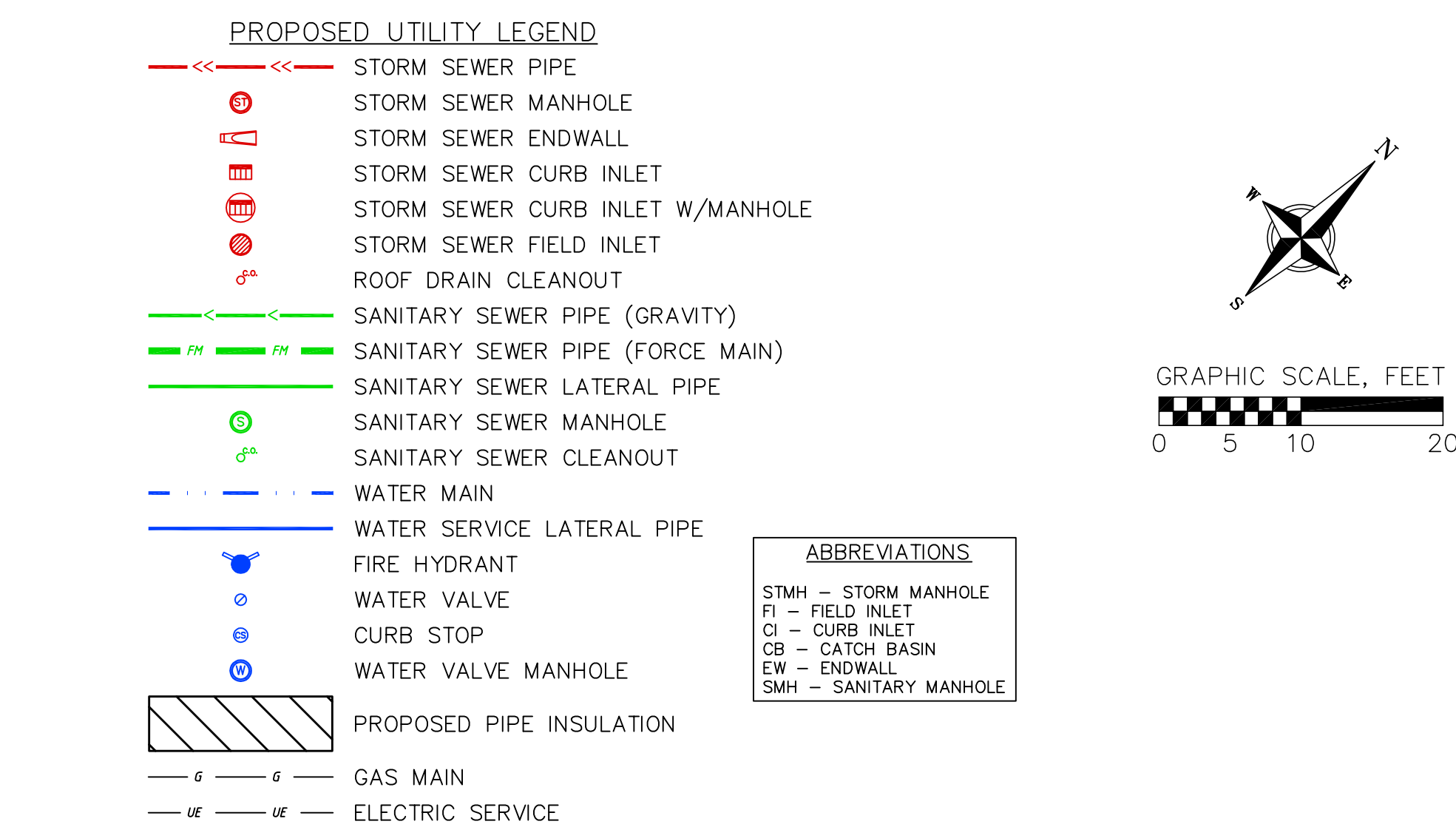
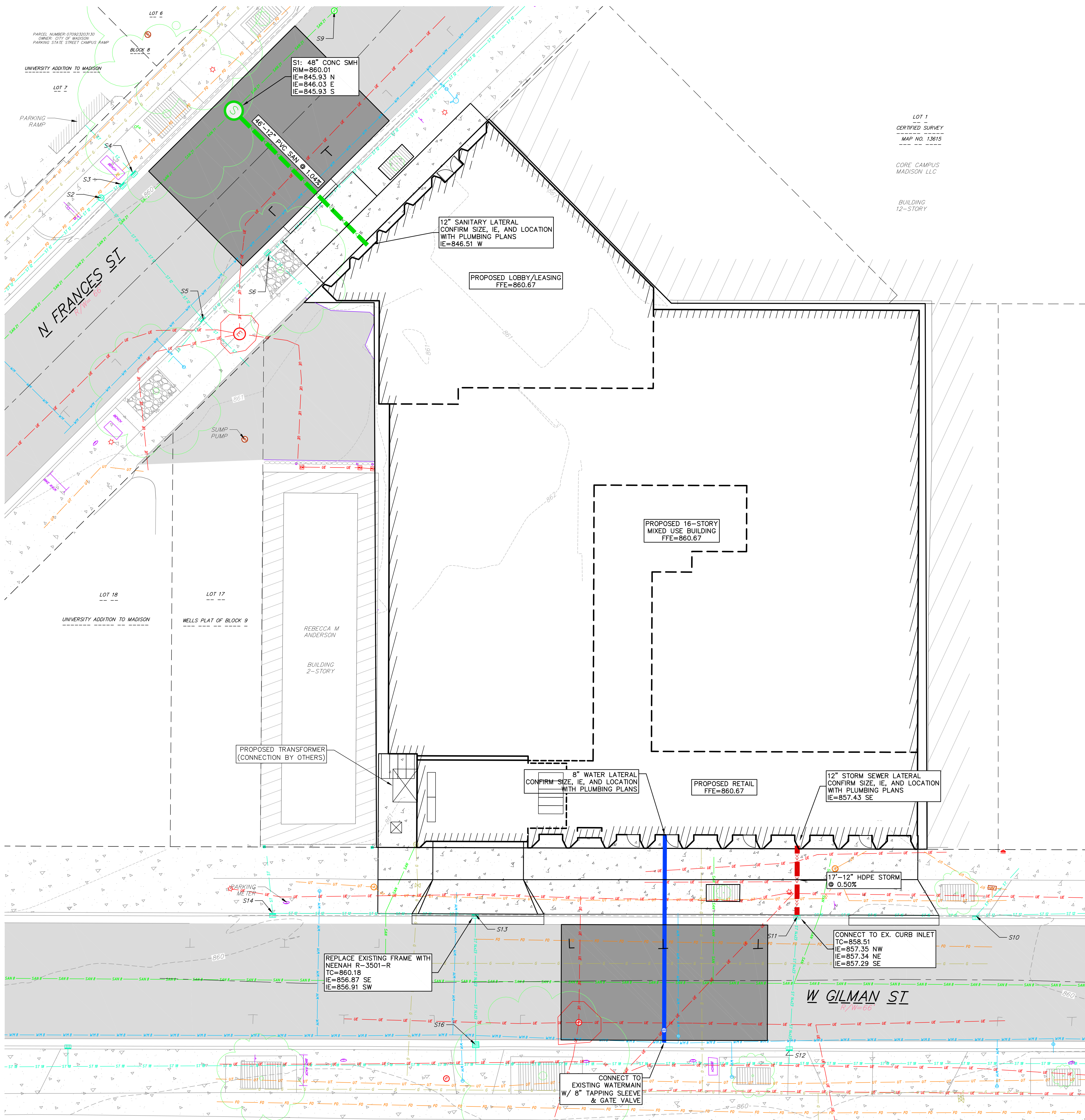
W GILMAN STREET APARTMENTS
MADISON, WI

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9 OF 47



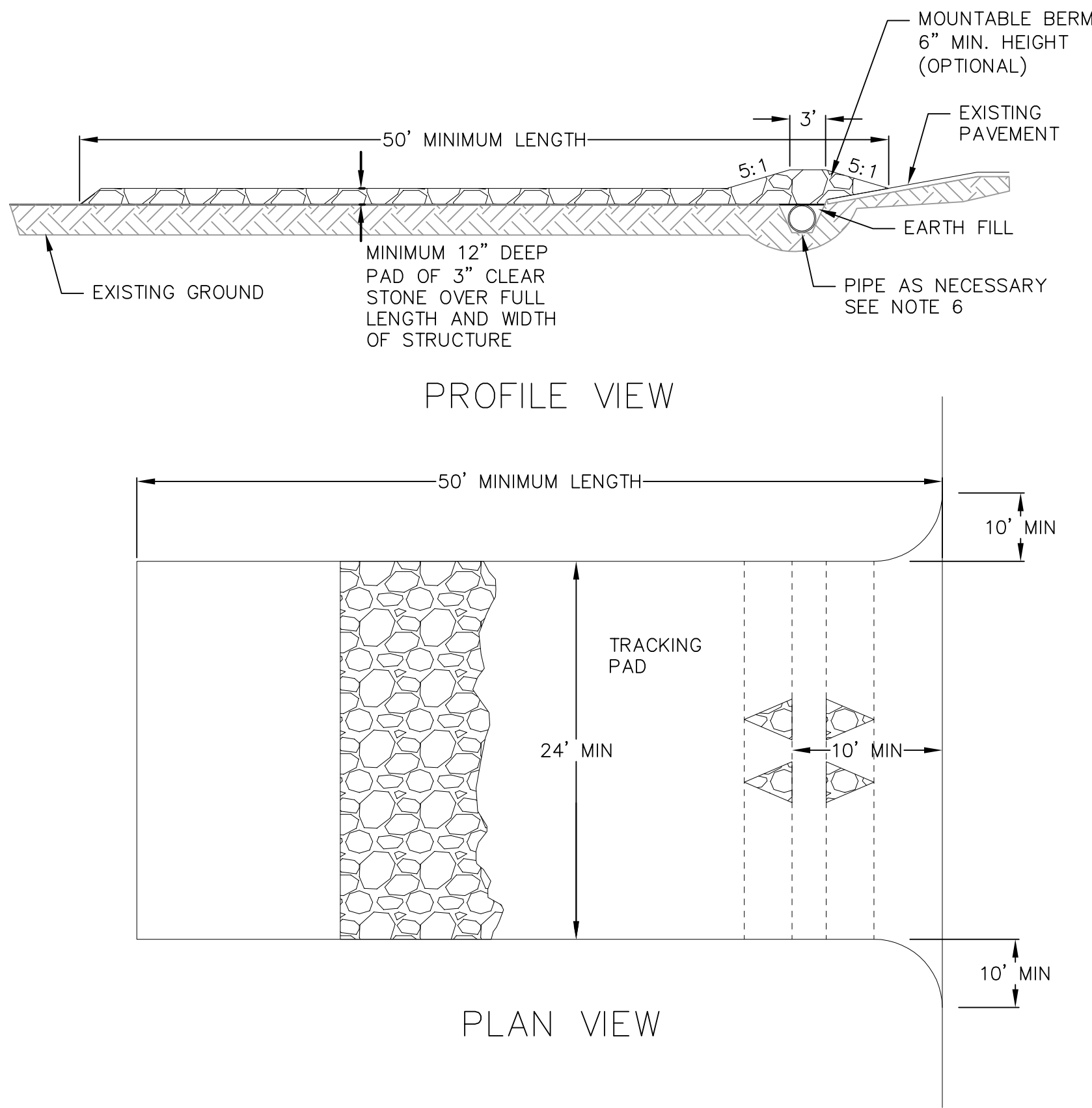
- UTILITY NOTES:**
- CONTRACTOR SHALL OBTAIN ANY NECESSARY WORK IN RIGHT OF WAY, EXCAVATION, UTILITY CONNECTION, PLUGGING AND ABANDONMENT PERMITS PRIOR TO CONSTRUCTION.
 - CONTRACTOR TO VERIFY EXISTING UTILITY LOCATIONS AND ELEVATIONS PRIOR TO STARTING WORK.
 - SANITARY & STORM SEWER LENGTHS SHOWN ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE. STORM SEWER END SECTIONS ARE INCLUDED IN THE LENGTH AND SLOPE OF THE PIPE.
 - CONTRACTOR SHALL INVESTIGATE ALL UTILITY CROSSINGS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY CONFLICTS.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING ALL UTILITY STRUCTURES TO FINISHED GRADE (MANHOLE RIMS, WATER VALVES, AND CURB STOPS), IF NECESSARY.
 - IF DEWATERING OPERATIONS EXCEED 70 GALLONS PER MINUTE OF PUMPING CAPACITY, A DEWATERING WELL PERMIT SHALL BE OBTAINED PRIOR TO STARTING ANY DEWATERING ACTIVITIES.
 - 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.
 - 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.
 - STORM BUILDING SEWER PIPE SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-6 OF SPS 384.30(3)(c).
 - UNDERGROUND DRAIN AND VENT PIPE/TUBING SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-2 OF SPS 384.30(2).
 - 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).
 - 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).
 - 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).
 - EXTERIOR WATER SUPPLY PIPING SETBACKS AND CROSSINGS SHALL BE IN ACCORDANCE WITH SPS 382.40(8)(b).
 - 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.
 - 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.
 - 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.
 - CONTRACTOR TO CHLORINATE AND BACTERIA TEST BEFORE DOMESTIC SUPPLY PURPOSES
 - CLEAN OUT ALL EXISTING AND PROPOSED STORM INLETS AND CATCH BASINS AT THE COMPLETION OF CONSTRUCTION.
 - SANITARY SEWER MAIN AT BURY DEPTHS GREATER THAN 15' SHALL BE SDR 26. ALL OTHER SANITARY SEWER MAIN SHALL BE SDR 35.
 - 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.
 - 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.
 - SANITARY MANHOLES WITH SEWER MAIN CONNECTIONS GREATER THAN 2' ABOVE THE LOWEST INVERT SHALL BE CONSTRUCTED WITH AN EXTERNAL DROP. MANHOLES WITH SEWER LATERAL CONNECTIONS GREATER THAN 2' ABOVE THE LOWEST INVERT SHALL BE CONSTRUCTED WITH AN INTERNAL DROP.
 - INSTALL 1 SHEET OF 4'x8'x4" HIGH DENSITY STYROFOAM INSULATION AT ALL LOCATIONS WHERE STORM SEWER CROSSES WATER MAIN OR WATER LATERALS.

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UTILITY PLAN
SCALE: 1"=20'

EROSION CONTROL MEASURES

- EROSION CONTROL SHALL BE IN ACCORDANCE WITH THE **CITY OF MADISON** EROSION CONTROL ORDINANCE AND CHAPTER NR 216 OF THE WISCONSIN ADMINISTRATIVE CODE.
- 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.
- INSTALL SEDIMENT CONTROL PRACTICES (TRACKING PAD, PERIMETER SILT FENCE, SEDIMENT BASINS, ETC.) PRIOR TO INITIATING OTHER LAND DISTURBING CONSTRUCTION ACTIVITIES.
- 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.
- 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.
- 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.
- CHANNELIZED RUNOFF: FROM ADJACENT AREAS PASSING THROUGH THE SITE SHALL BE DIVERTED AROUND DISTURBED AREAS.
- 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.
- 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).
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- SILT FENCE TO BE USED ACROSS AREAS OF THE LOT THAT SLOPE TOWARDS A PUBLIC STREET OR WATERWAY. SEE DETAILS.
- SEDIMENT SHALL BE CLEANED FROM CURB AND GUTTER AFTER EACH RAINFALL AND PRIOR TO PROJECT ACCEPTANCE.
- ACCUMULATED CONSTRUCTION SEDIMENT SHALL BE REMOVED FROM ALL PERMANENT BASINS TO THE ELEVATION SHOWN ON THE GRADING PLAN FOLLOWING THE STABILIZATION OF DRAINAGE AREAS.
- 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.
- ANY PROPOSED CHANGES TO THE EROSION CONTROL PLAN MUST BE SUBMITTED AND APPROVED BY DANE COUNTY LAND CONSERVATION OR PERMITTING MUNICIPALITY.
- THE **CITY**, OWNER AND/OR ENGINEER MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES AT ANY TIME DURING CONSTRUCTION.



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

1 TRACKING PAD
C600 NOT TO SCALE

CONSTRUCTION SEQUENCE:

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

SEEDING RATES:

- TEMPORARY:
- USE ANNUAL OATS AT 3.0 LB./1,000 S.F. FOR SPRING AND SUMMER PLANTINGS.
 - USE WINTER WHEAT OR RYE AT 3.0 LB./1,000 SF FOR FALL PLANTINGS STARTED AFTER SEPTEMBER 15.

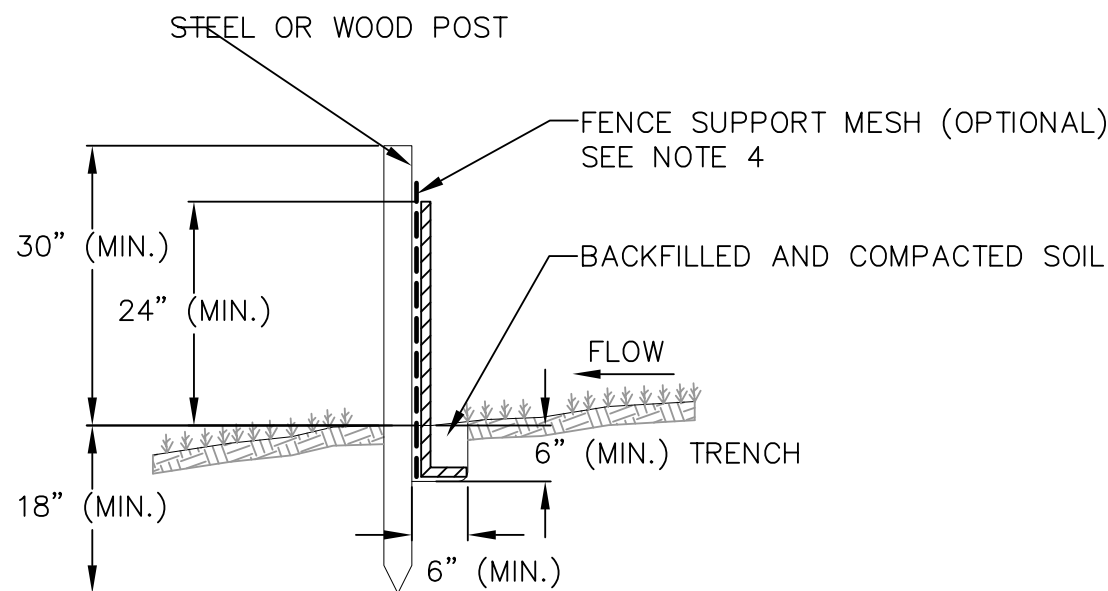
- PERMANENT:
- USE WISCONSIN D.O.T. SEED MIX #40 AT 2 LB./1,000 S.F.

FERTILIZING RATES:

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

MULCHING RATES:

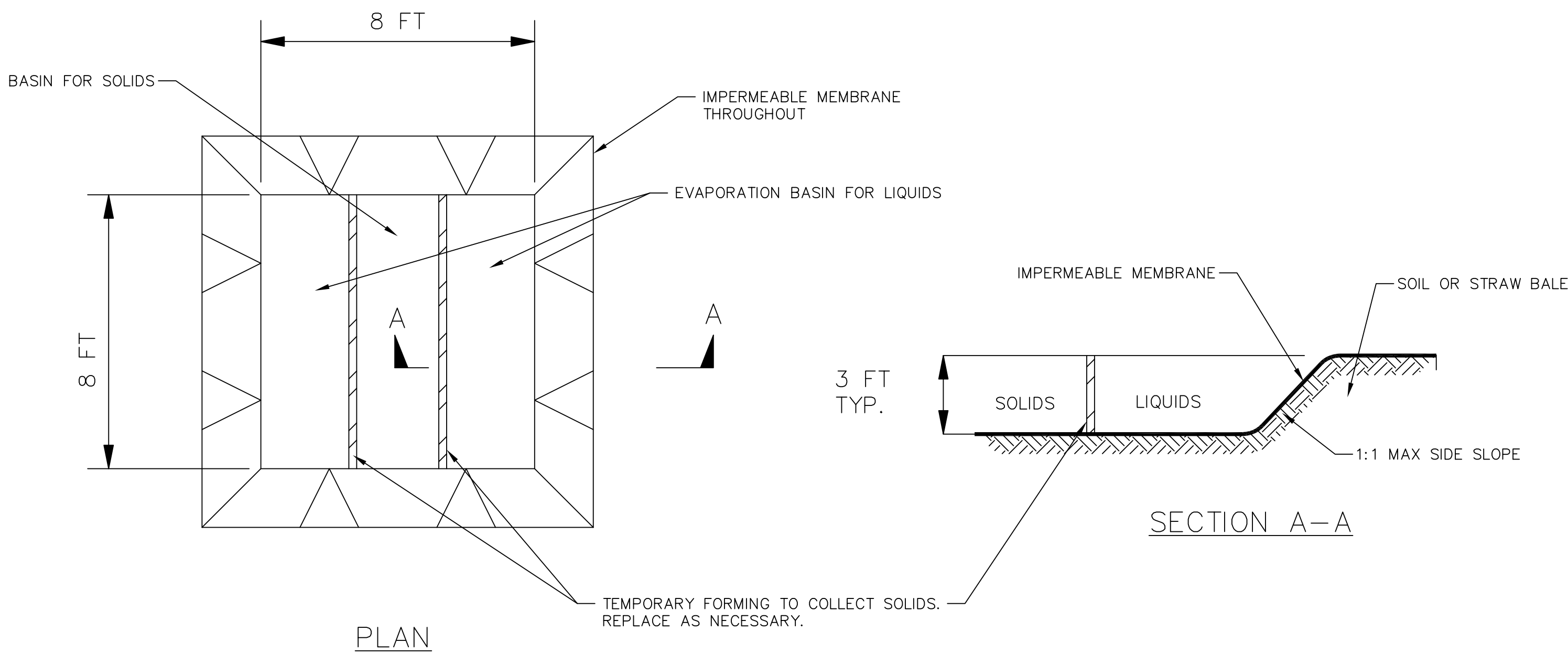
- TEMPORARY AND PERMANENT:
- USE 2" TO 1-1/2" STRAW OR HAY MULCH, CRIMPED PER SECTION 607.3.2.3, OR OTHER RATE AND METHOD PER SECTION 627, WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION



NOTES:

- INSTALL SILT FENCE TO FOLLOW THE GROUND CONTOURS AS CLOSELY AS POSSIBLE.
- CURVE THE SILT FENCE UP THE SLOPE TO PREVENT WATER FROM RUNNING AROUND THE ENDS.
- POST SPACING WITH FENCE SUPPORT MESH = 10 FT. (MAX.)
POST SPACING WITHOUT FENCE SUPPORT MESH = 6 FT. (MAX.)
- 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 SILT FENCE
C600 NOT TO SCALE

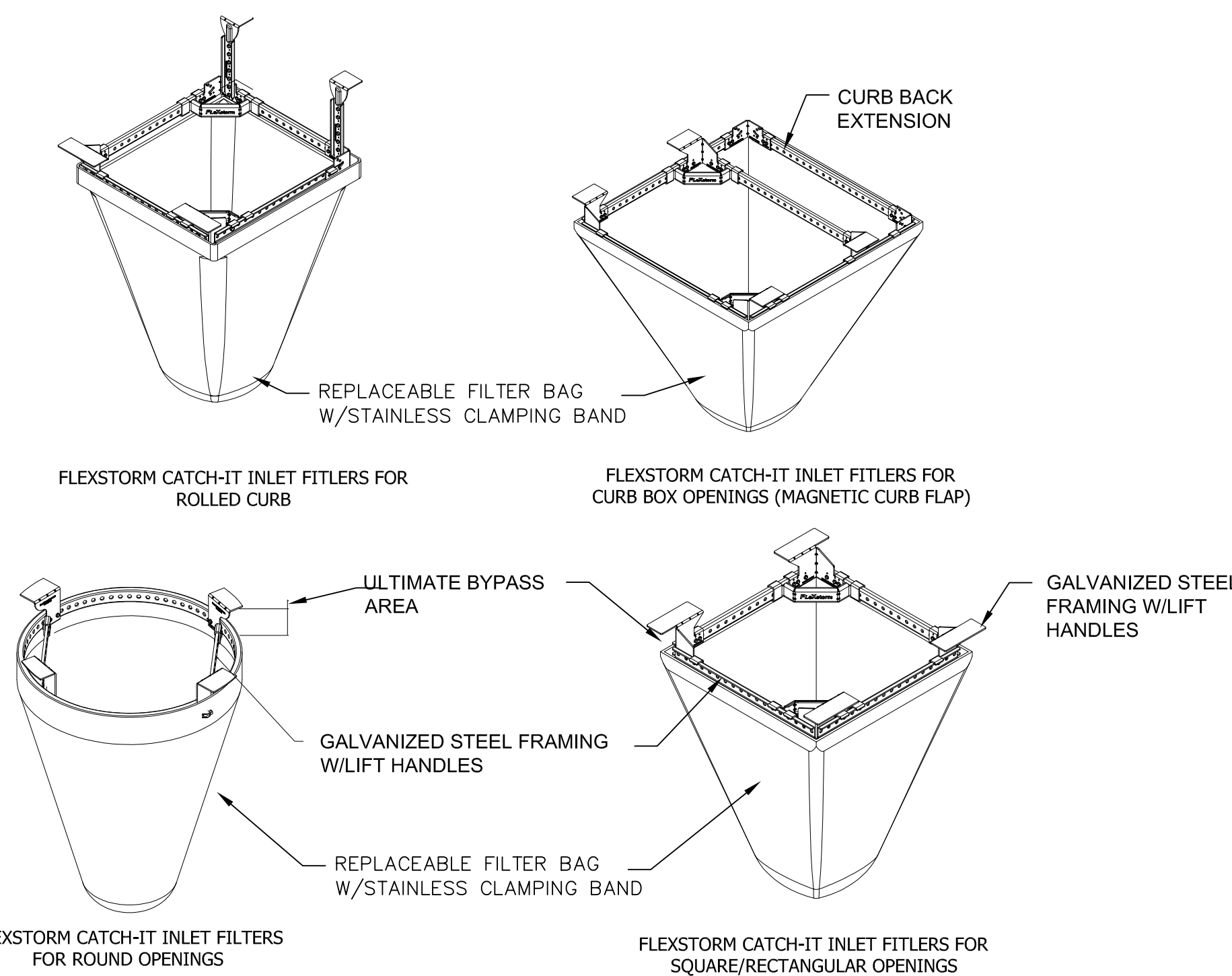


CONSTRUCTION SPECIFICATIONS

- 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.
- 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.
- 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.

NOTES:

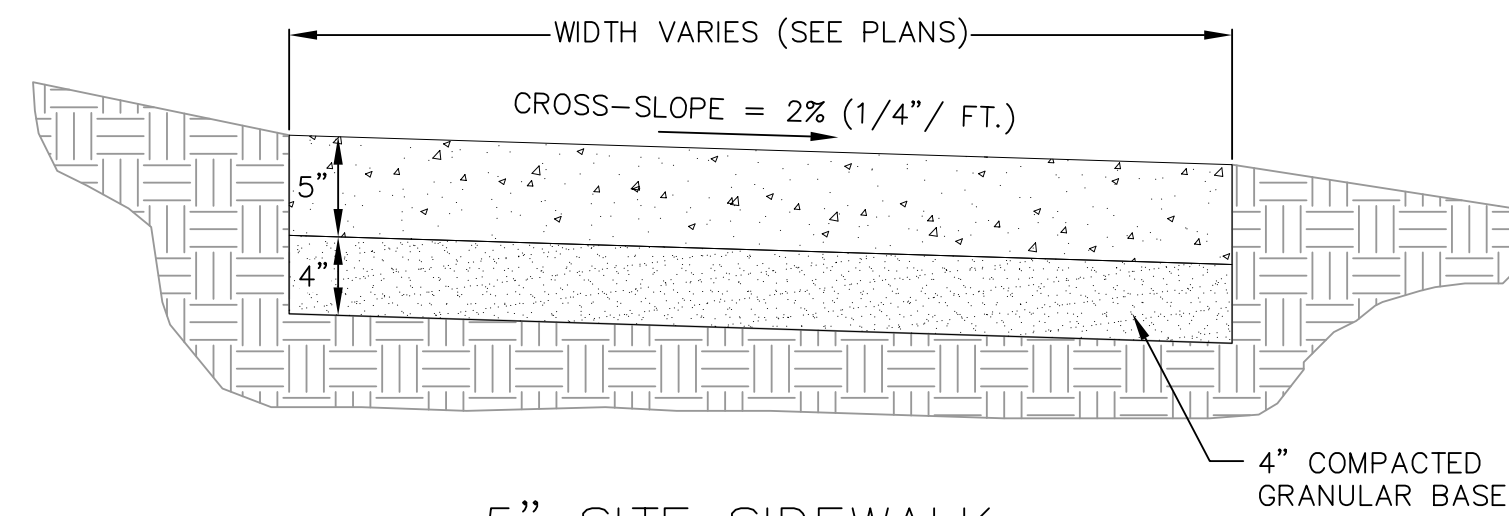
- INLET PROTECTION DEVICES SHALL BE MAINTAINED OR REPLACED AT THE DIRECTION OF THE ENGINEER.
- WHEN REMOVING OR MAINTAINING INLET PROTECTION, ANY TRAPPED MATERIAL THAT FALLS INTO THE INLET SHALL BE IMMEDIATELY REMOVED BY THE CONTRACTOR.



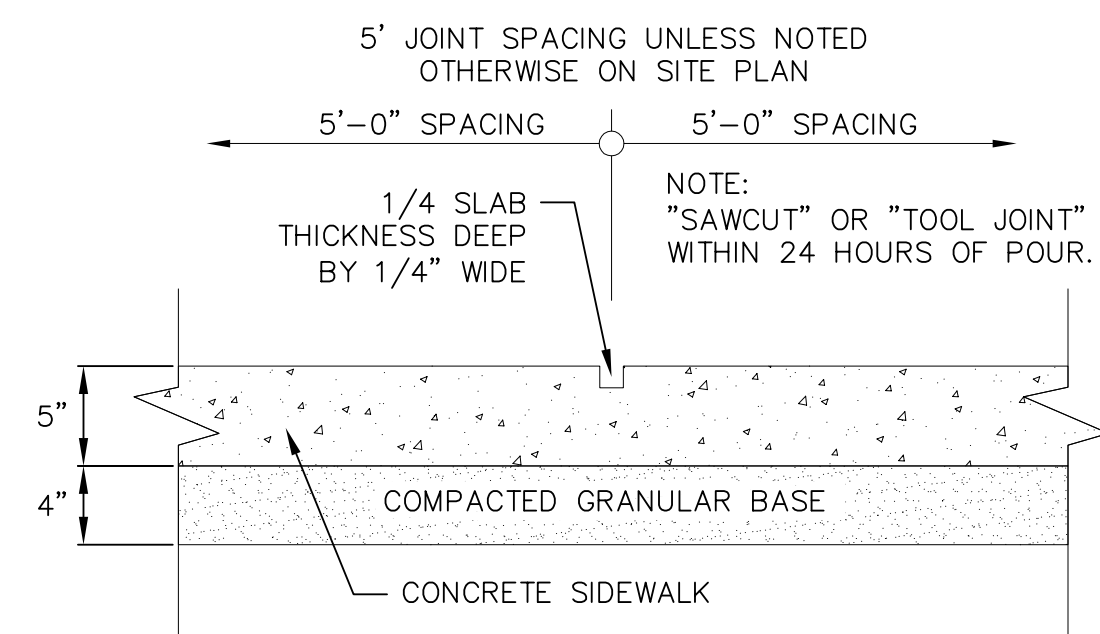
NEENAH CASTING	INLET TYPE	GRATE SIZE	OPENING SIZE	ADS P/N
1040/1642/1733	ROUND	26	24	62MRDFFX
3067 W/FLAP	CURB BOX	35.25 X 17.75	33.0 X 15.0	62LCBEXTFX
3067 EXTENDED BACK	CURB BOX	35.25 X 17.75	33.0 X 15.0	62LCBEXTFX
3246A	CURB BOX	35.75 X 23.875	33.5 X 21.0	62LCBFX
3030	SQUARE/RECT	23 X 16	20.5 X 13.5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

4 FRAMED INLET PROTECTION
C600 NOT TO SCALE

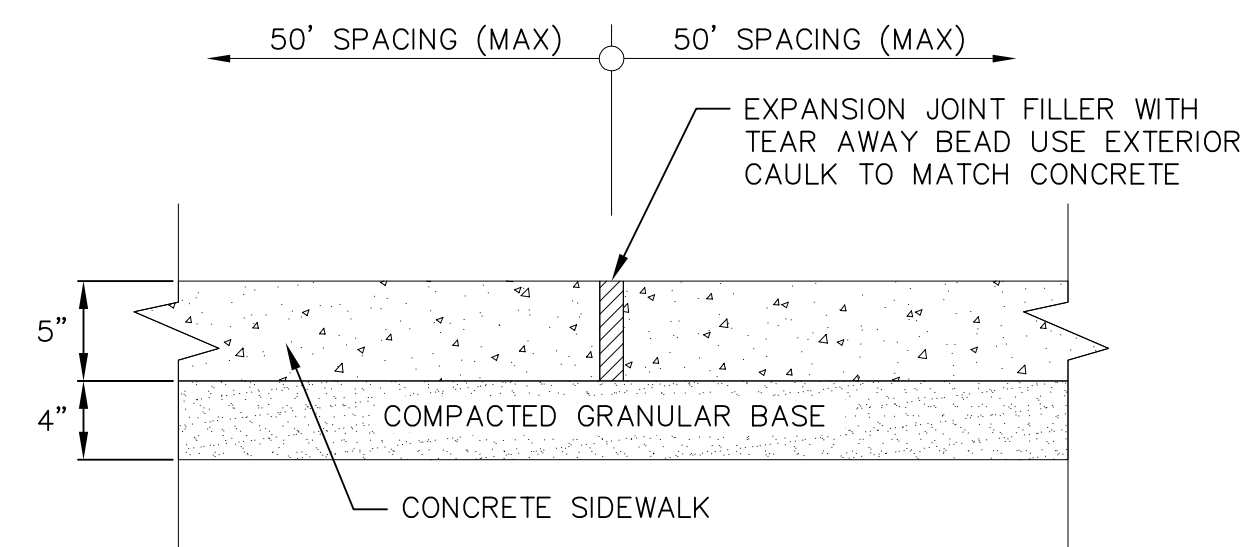
SITE CONSTRUCTION DETAILS



5" SITE SIDEWALK



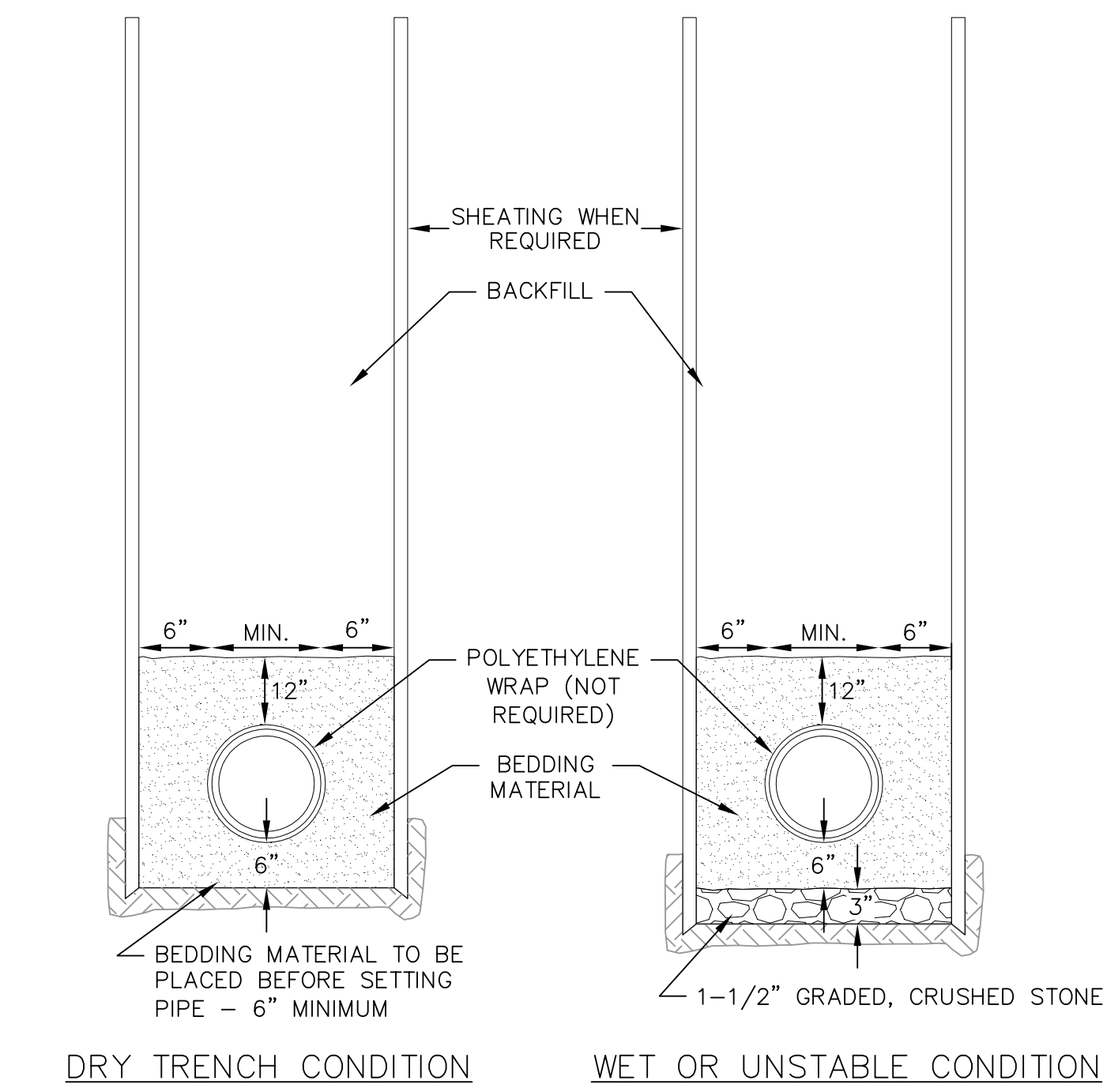
SIDEWALK CONTROL JOINT



SIDEWALK EXPANSION JOINT

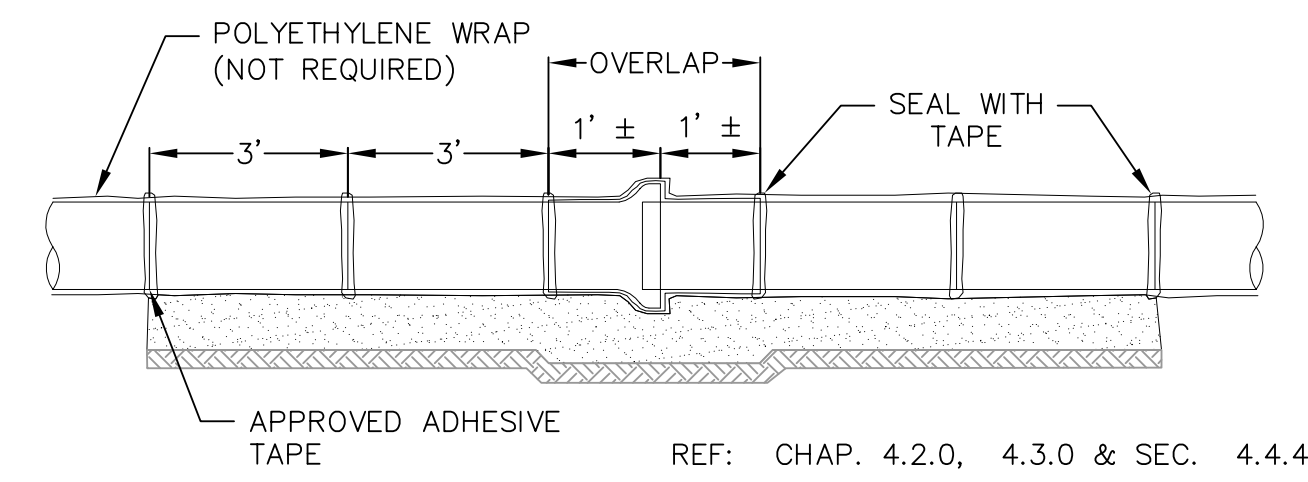
1
C601

5" SIDEWALK
NOT TO SCALE



DRY TRENCH CONDITION

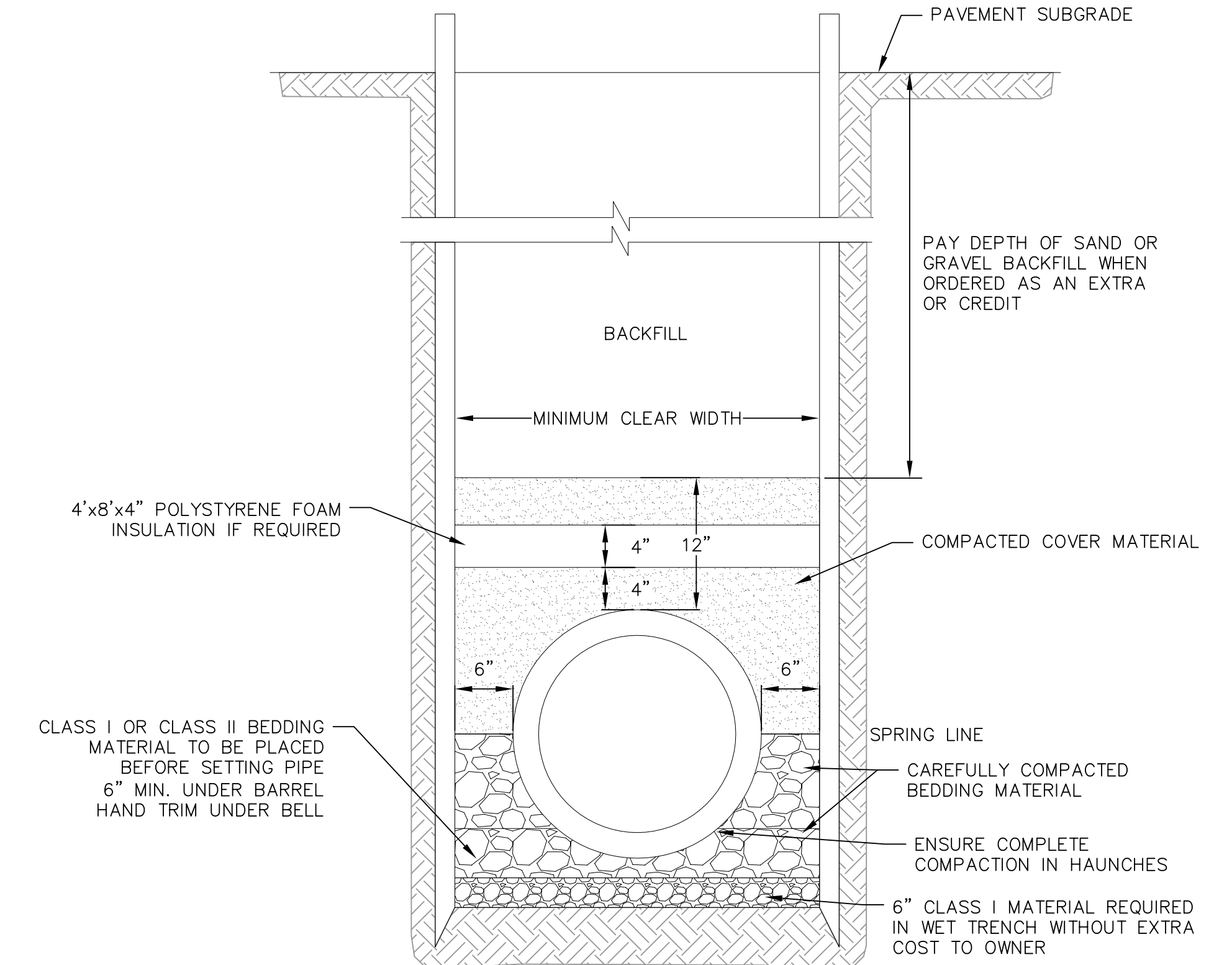
WET OR UNSTABLE CONDITION



REF: CHAP. 4.2.0, 4.3.0 & SEC. 4.4.4

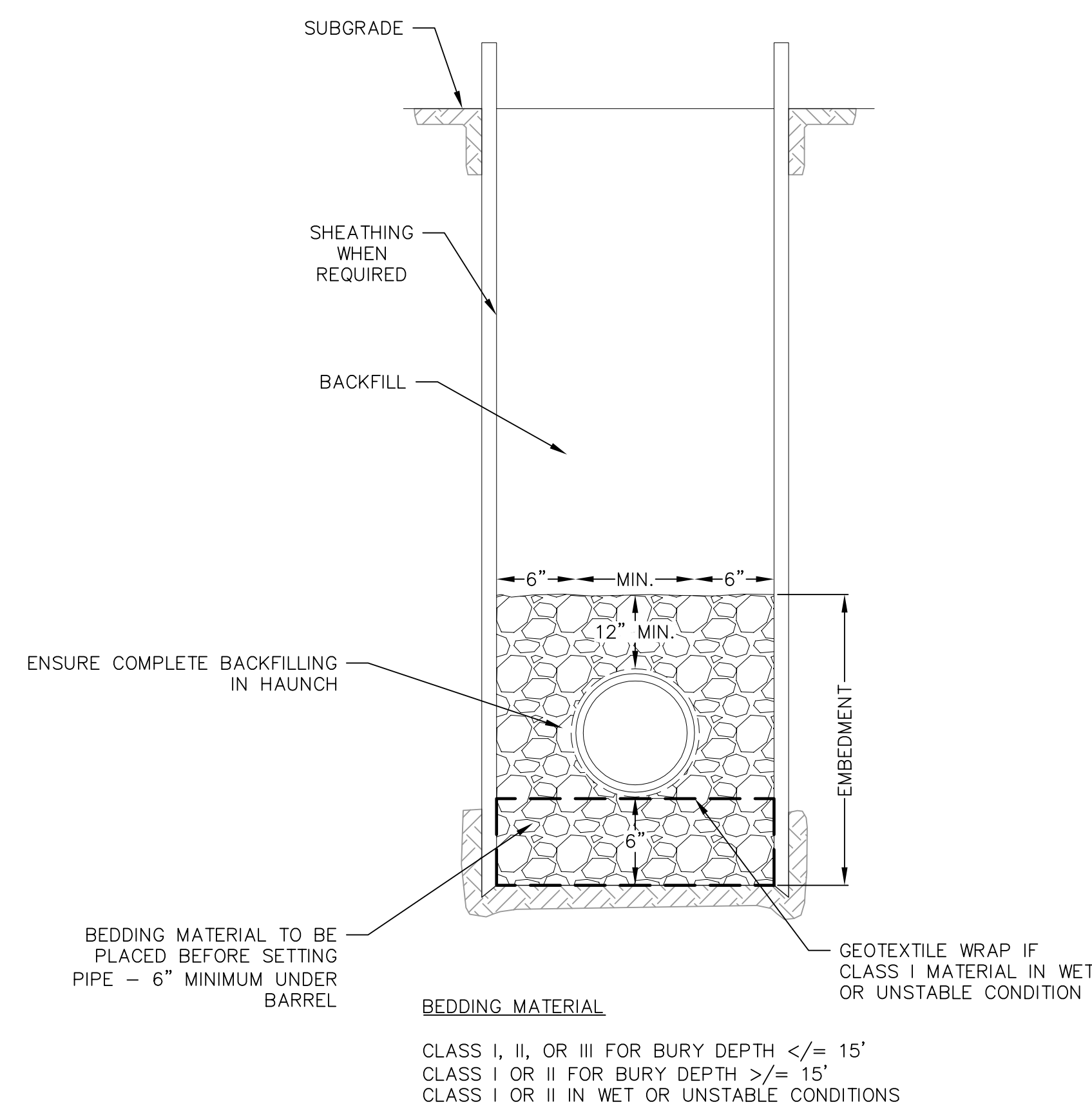
2
C601

STANDARD WATER MAIN TRENCH SECTION
NOT TO SCALE



3
C601

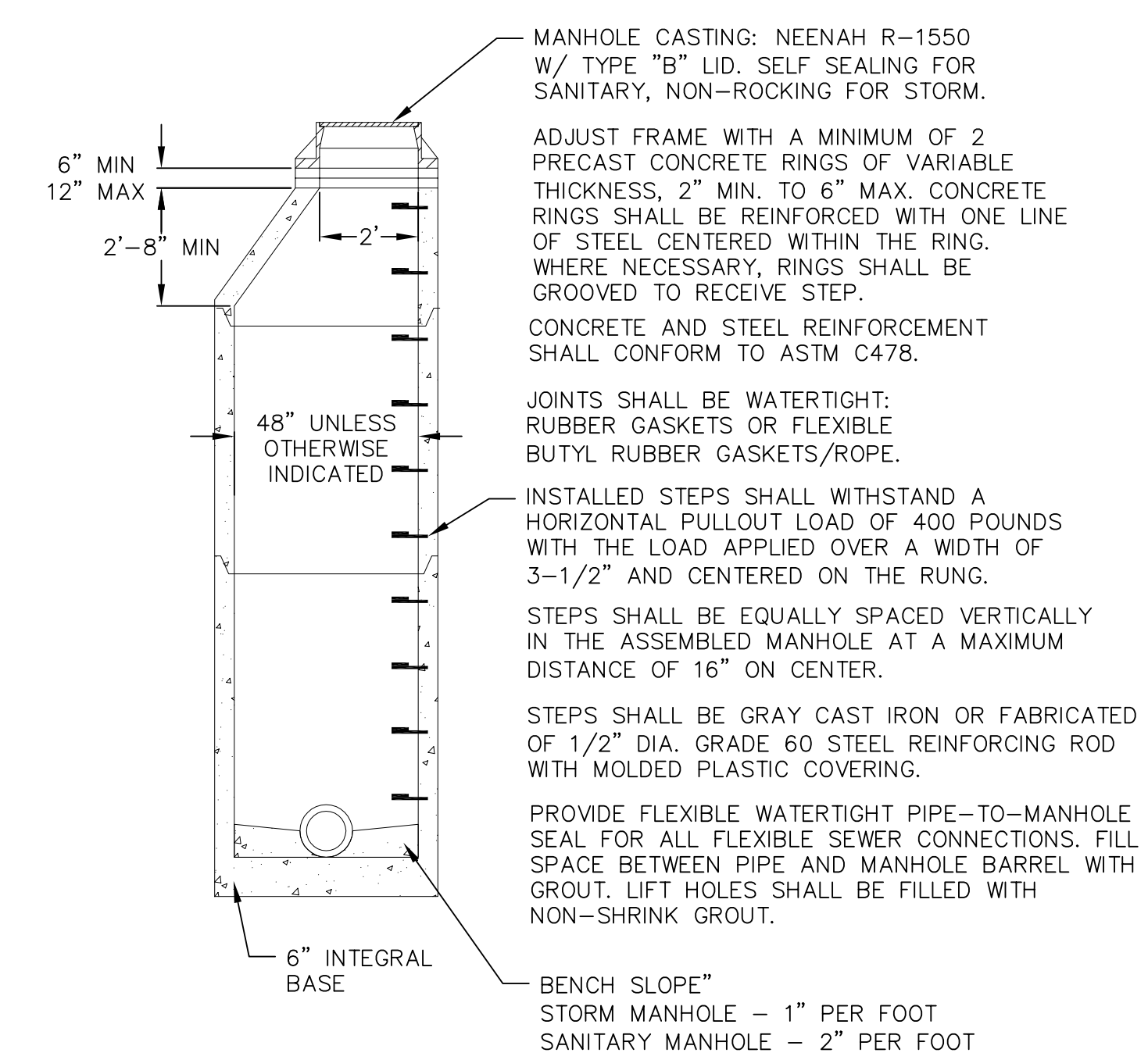
STORM PIPE TRENCH SECTION
NOT TO SCALE



CLASS I, II, OR III FOR BURY DEPTH $\leq 15'$
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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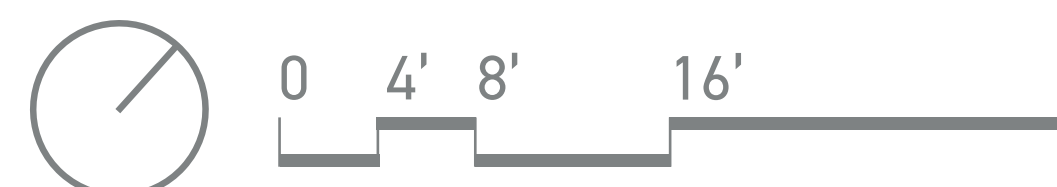
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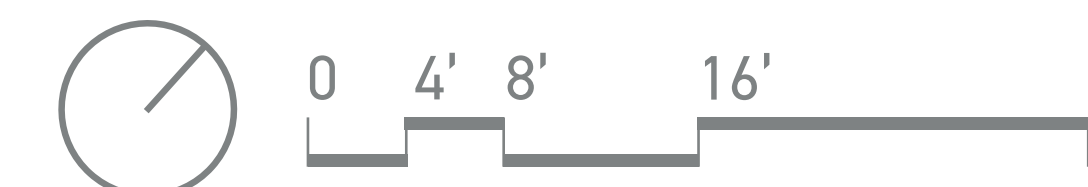
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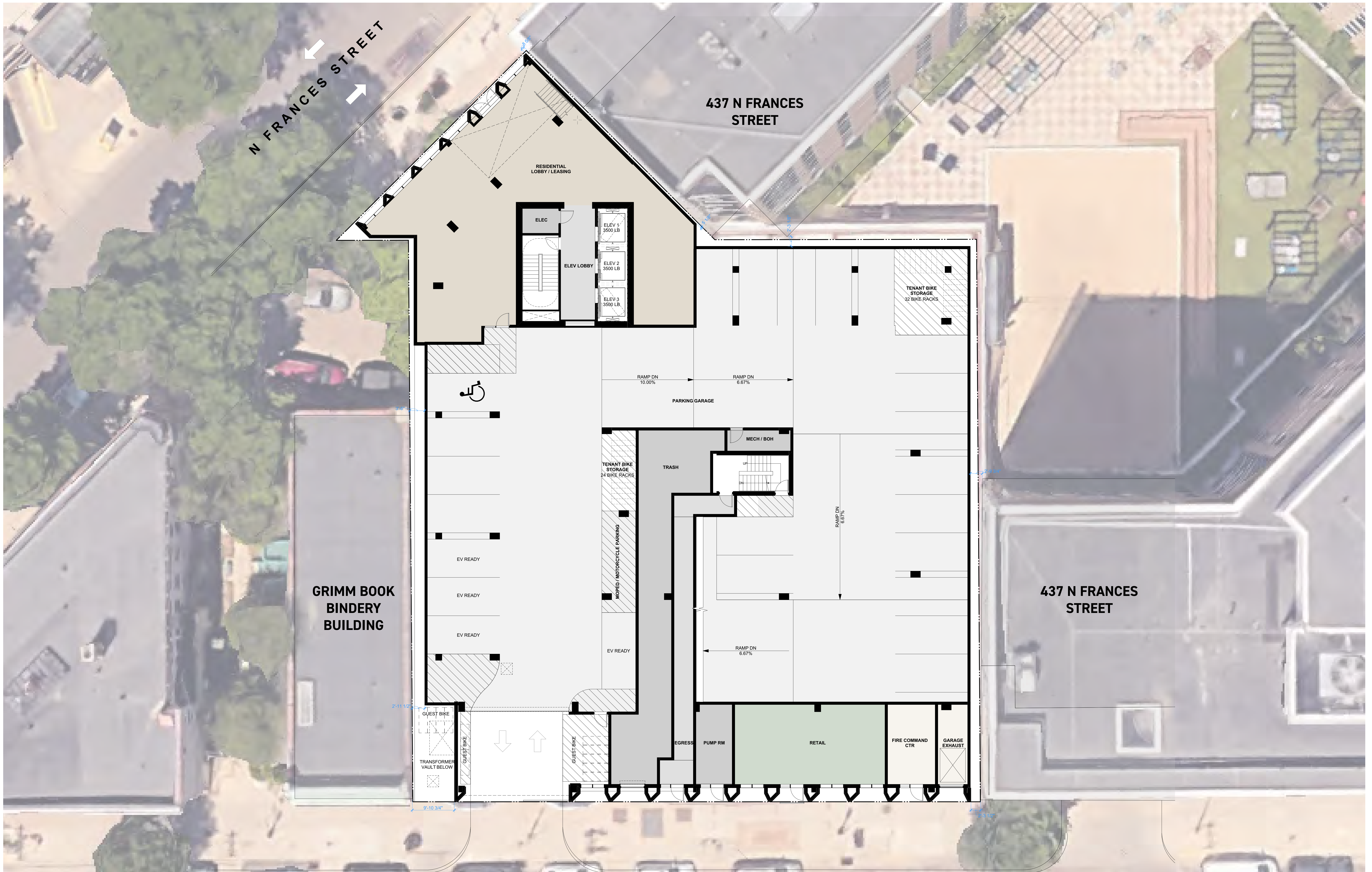
12 OF 47



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



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



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



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

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MADISON, WI

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15 OF 47



FLOOR PLANS - LEVELS 3-4 UNITS
SCALE: 1/8"=1'-0"

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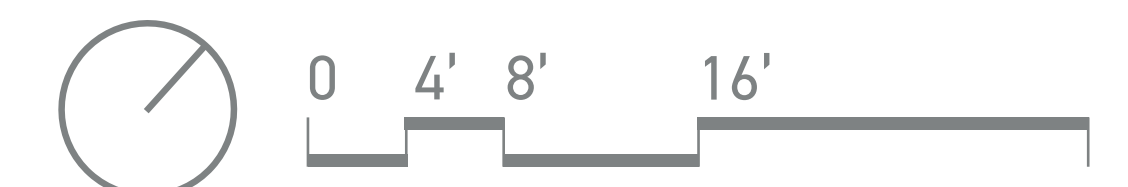
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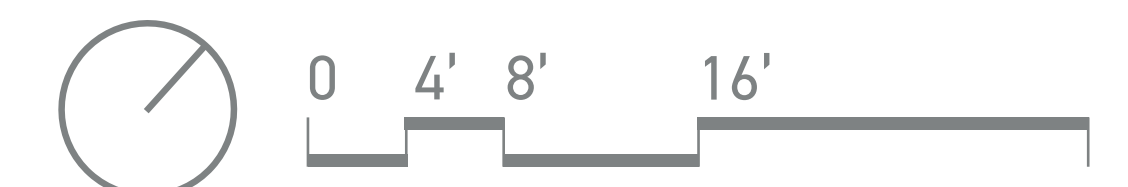
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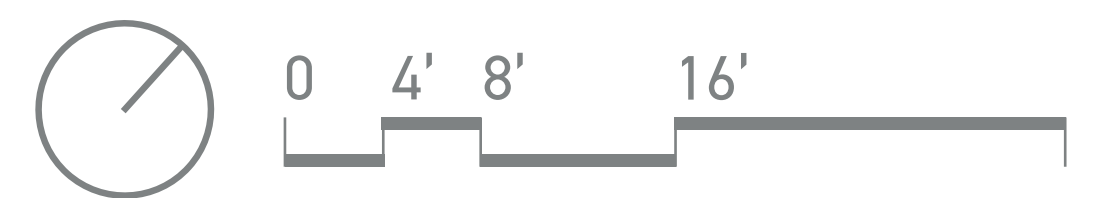
16 OF 47



FLOOR PLAN - LEVEL 5 UNITS
SCALE: 1/8"=1'-0"



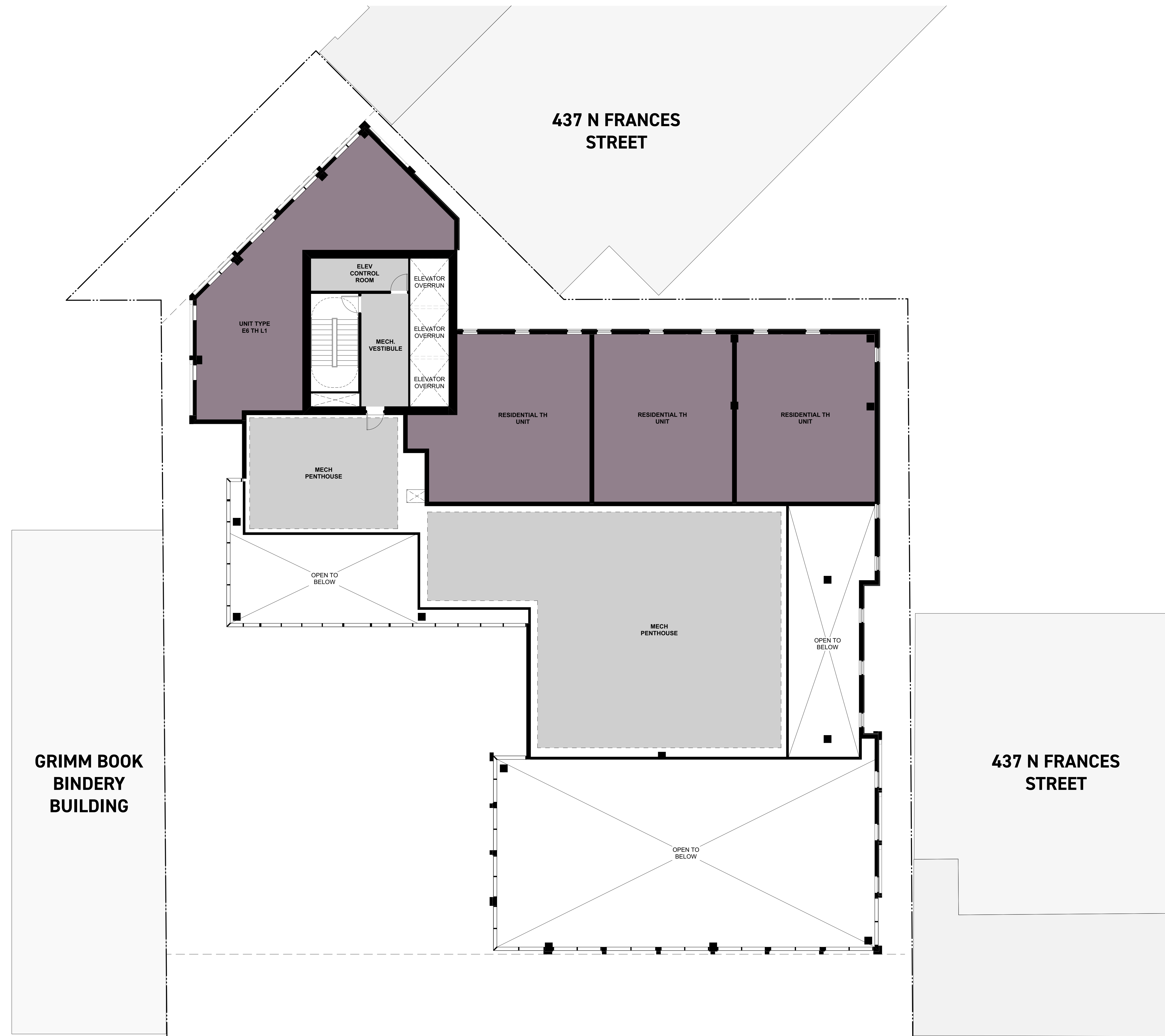
FLOOR PLANS - LEVELS 6-14 UNITS
SCALE: 1/8"=1'-0"



FLOOR PLAN - LEVEL 15 UNITS
SCALE: 1/8"=1'-0"



FLOOR PLAN - LEVEL 16 AMENITY/UNITS
SCALE: 1/8"=1'-0"



FLOOR PLAN - LEVEL 16.5 UNITS/ROOF
SCALE: 1/8"=1'-0"

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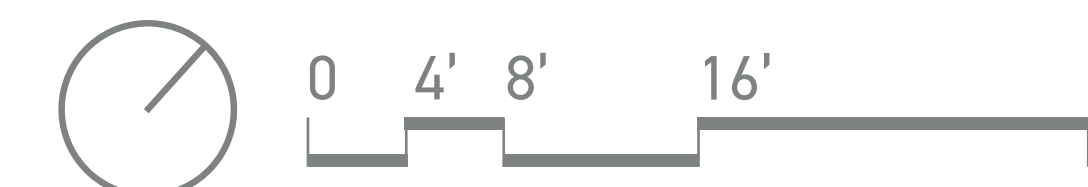
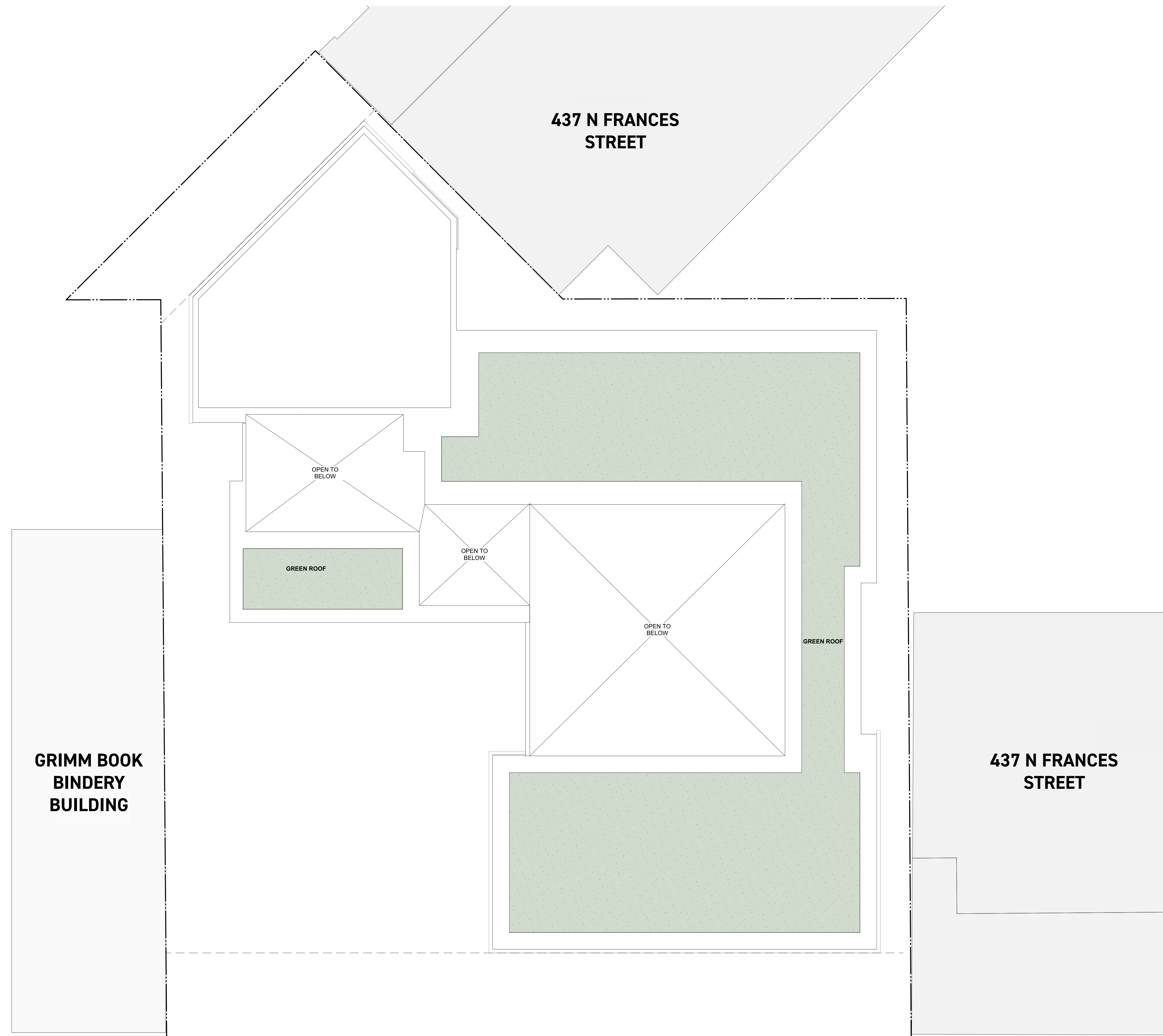
W GILMAN STREET APARTMENTS
MADISON, WI

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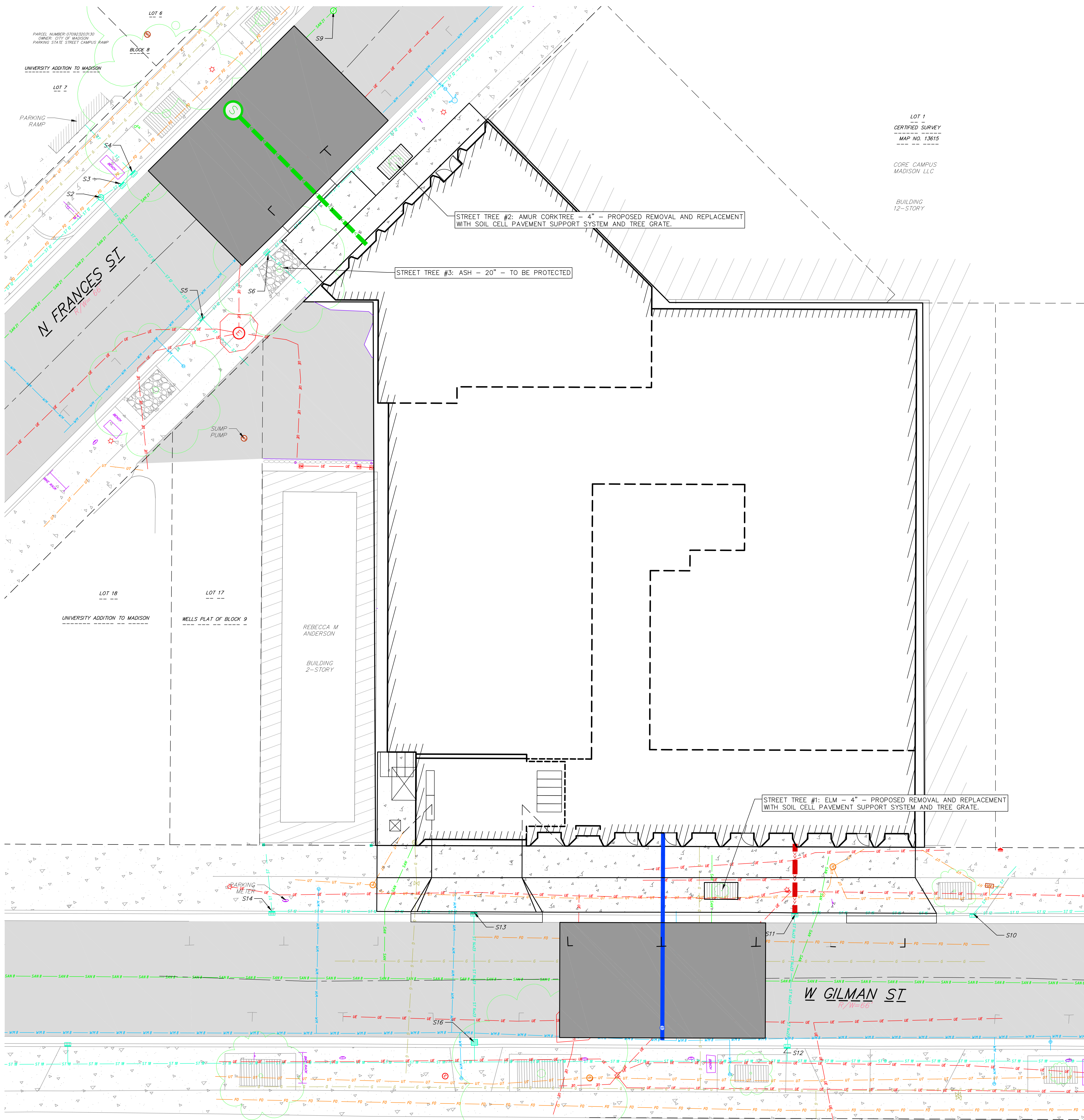
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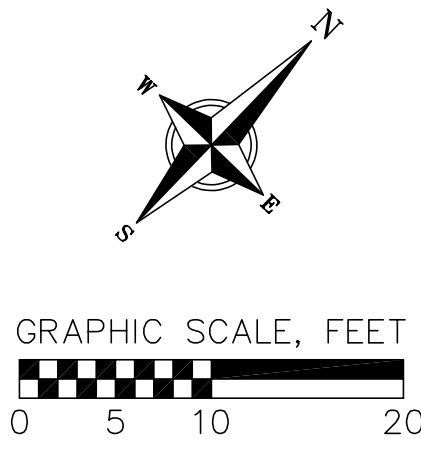
21 OF 47



FLOOR PLAN - PENTHOUSE ROOF
SCALE: 1/8"=1'-0"



- 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](https://www.cityofmadison.com/business/pw/specs.cfm)
 5. SECTION 107.13(C) OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (WEBSITE: [HTTPS://WWW.CITYOFMADISON.COM/BUSINESS/PW/SPECS.CFM](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.



STREET LANDSCAPE PLAN
SCALE: 1'=20'

PLANT SCHEDULE

CODE	BOTANICAL / COMMON NAME	ROOT COND.	SIZE	QTY
PERENNIALS				
Cs	Coreopsis palmata / Stiff Tickseed	Cont.	1 Gal.	6
Pq	Parthenocissus quinquefolia / Virginia 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:

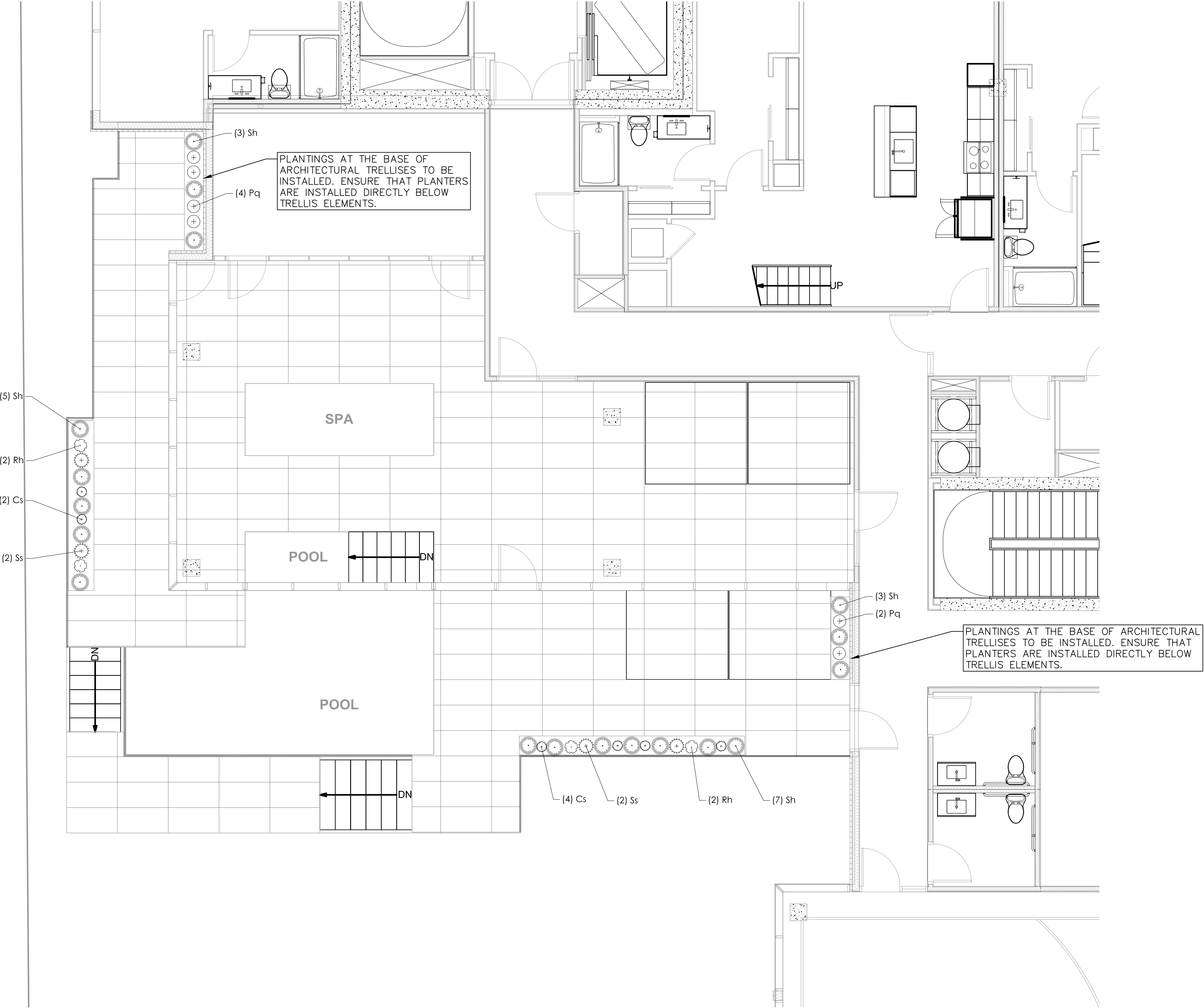
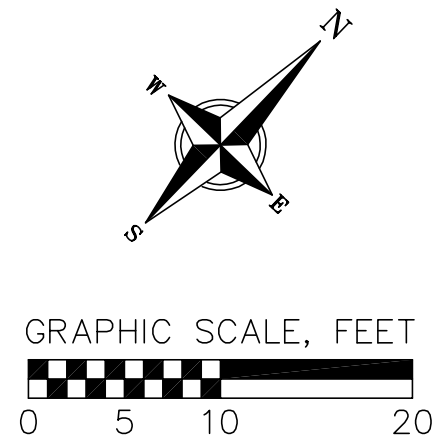
- ALL PLANTINGS SHALL CONFORM TO QUALITY REQUIREMENTS AS PER ANSI Z60.1.
- ALL PLANT MATERIAL SHALL BE TRUE TO SPECIES, VARIETY AND SIZE SPECIFIED, NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES, AND UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE OF THE PROJECT SITE.
- CONTACT LANDSCAPE ARCHITECT,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

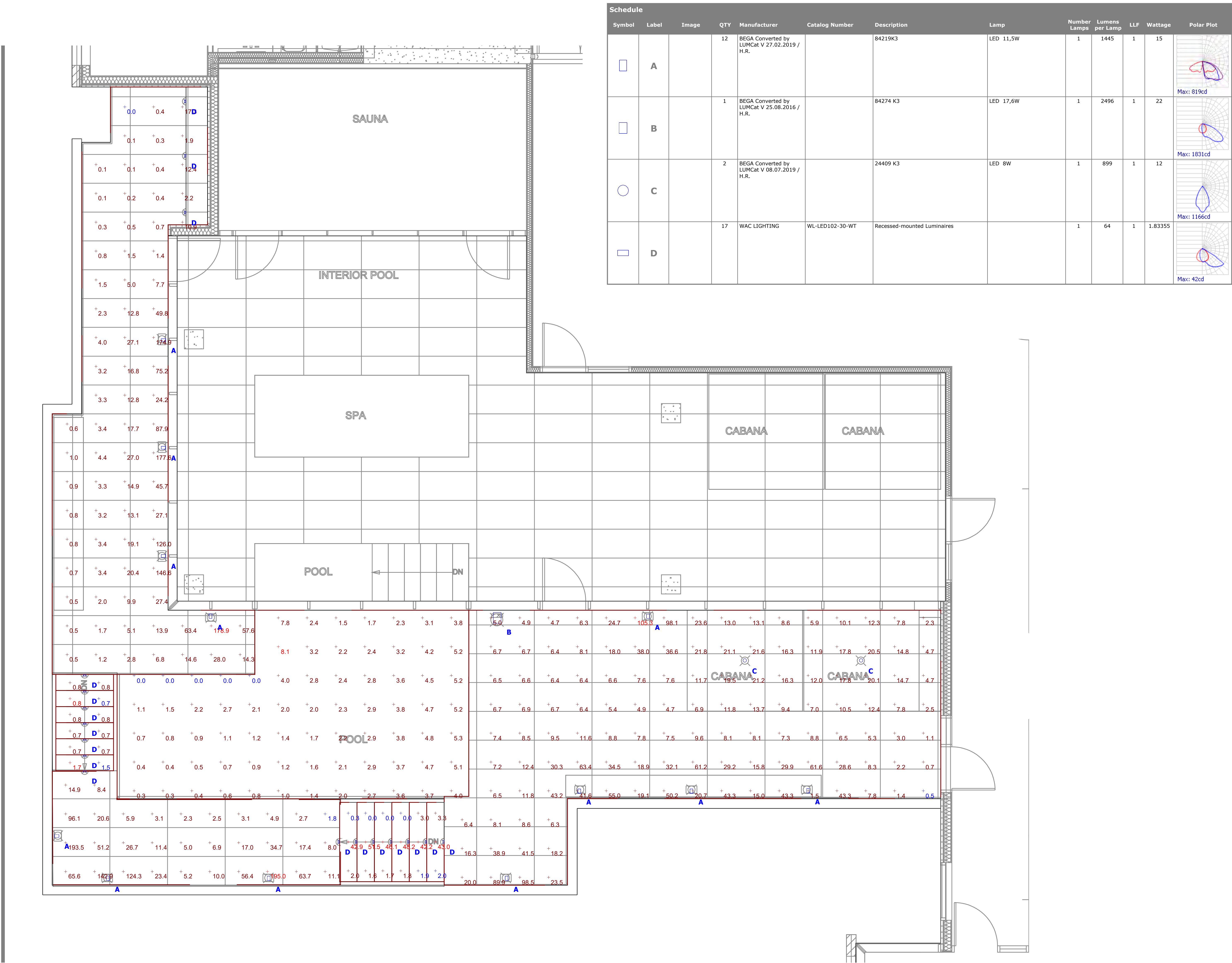
- PLANTERS TO BE FILLED WITH SUITABLE INTENSIVE GREEN ROOF GROWING MEDIA. RECOMMENDED MEDIA TO BE 'MIDWEST TRADING – MIDWEST INTENSIVE MEDIA' OR EQUAL.
- PLANTER AREAS MUST BE FREE DRAINING.

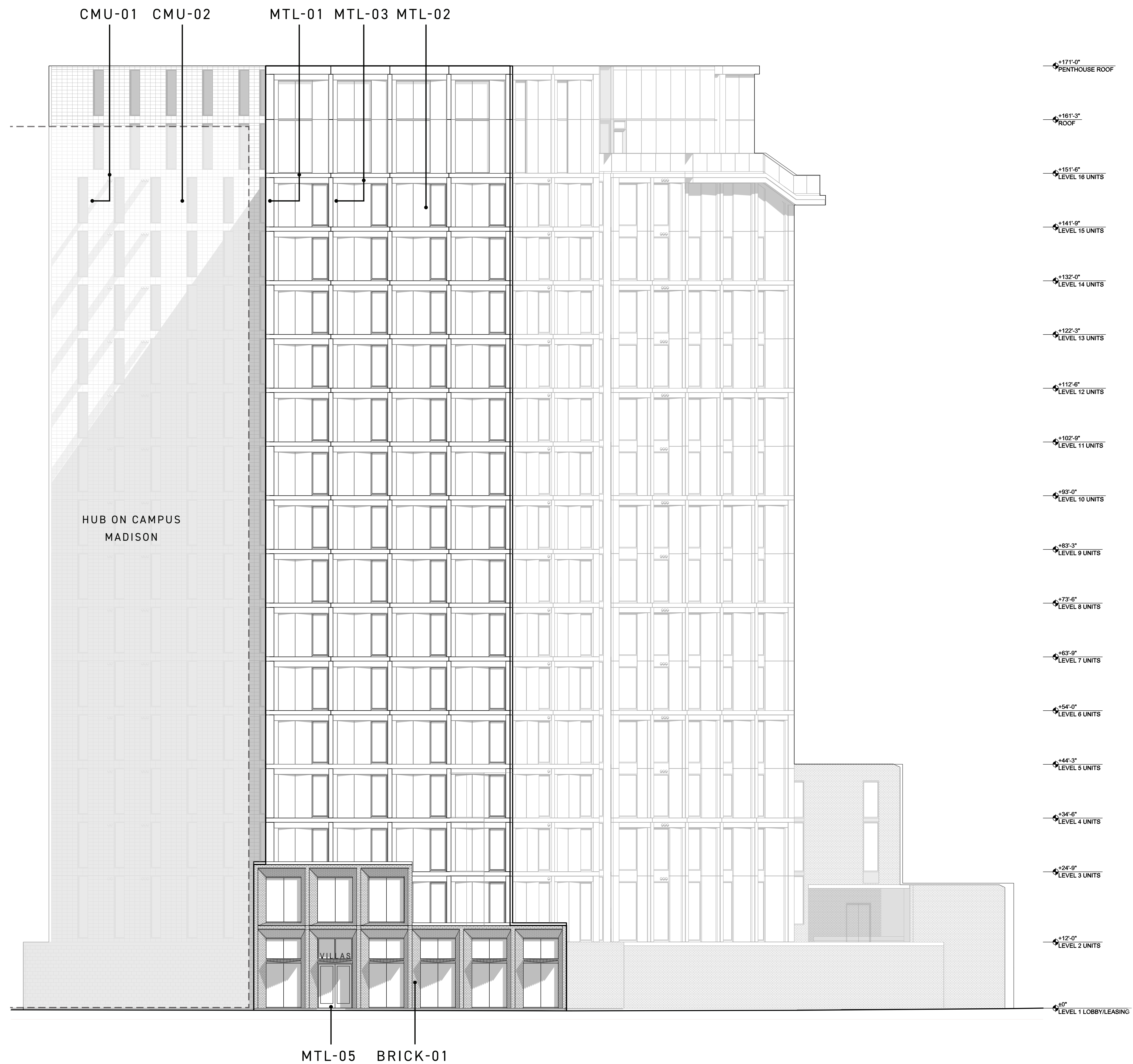
GENERAL LANDSCAPE NOTES:

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

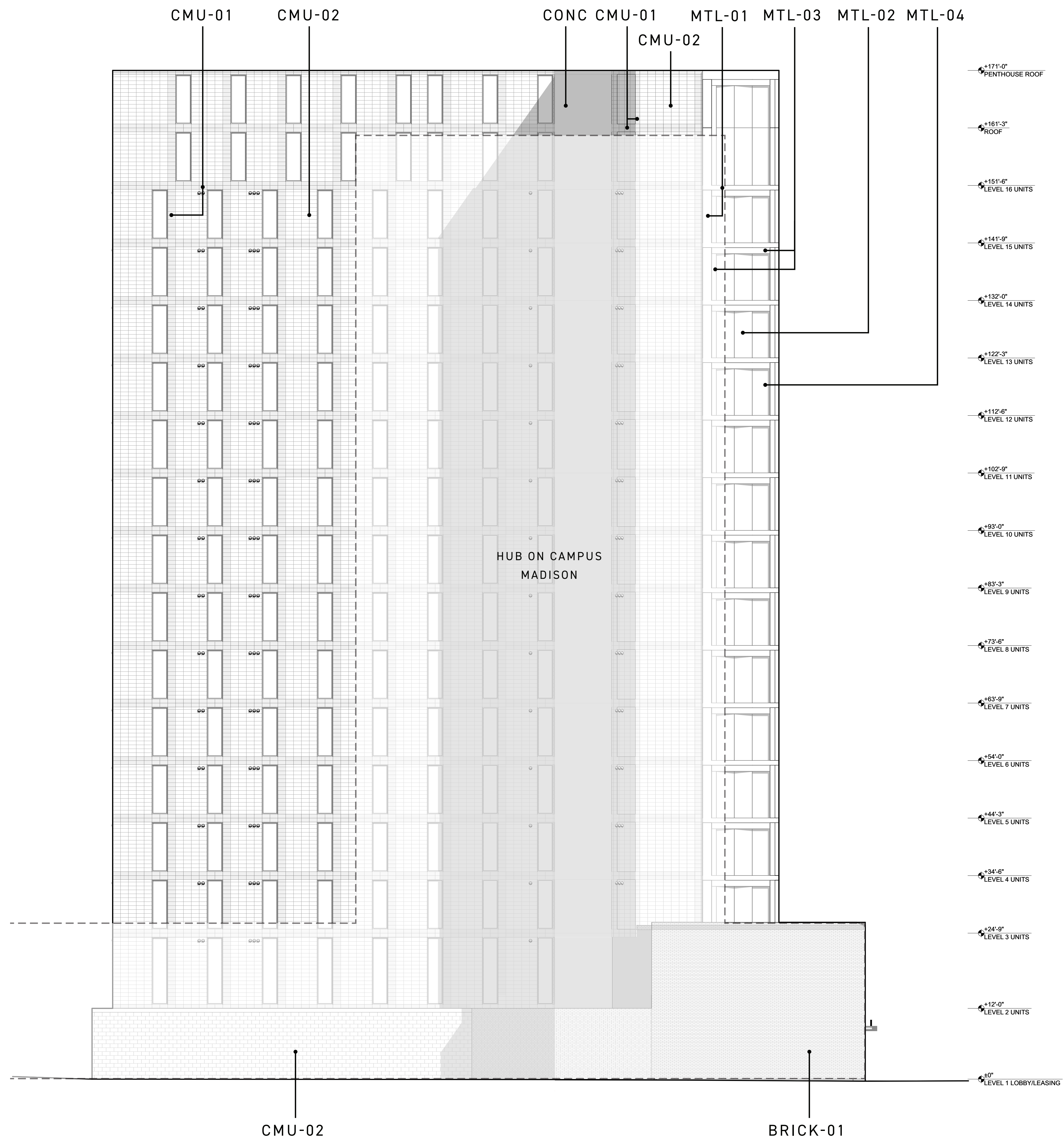


LEVEL 16 LANDSCAPE PLAN
SCALE: 1'=20'

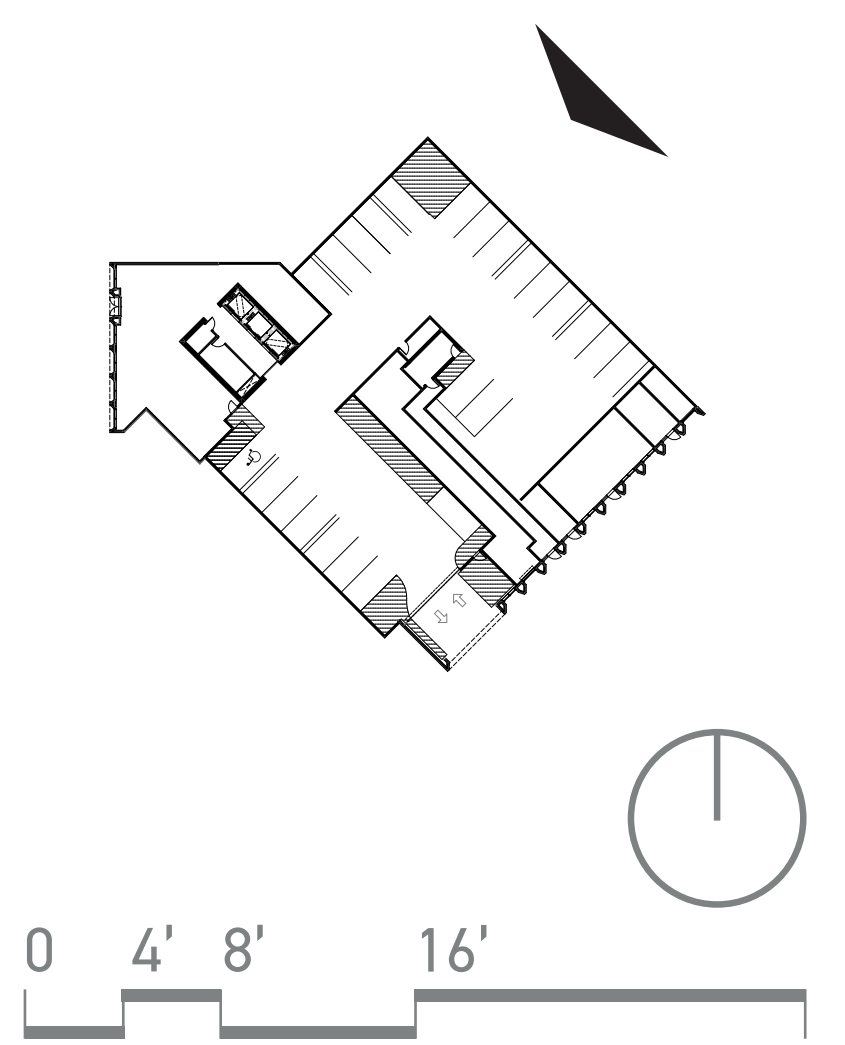
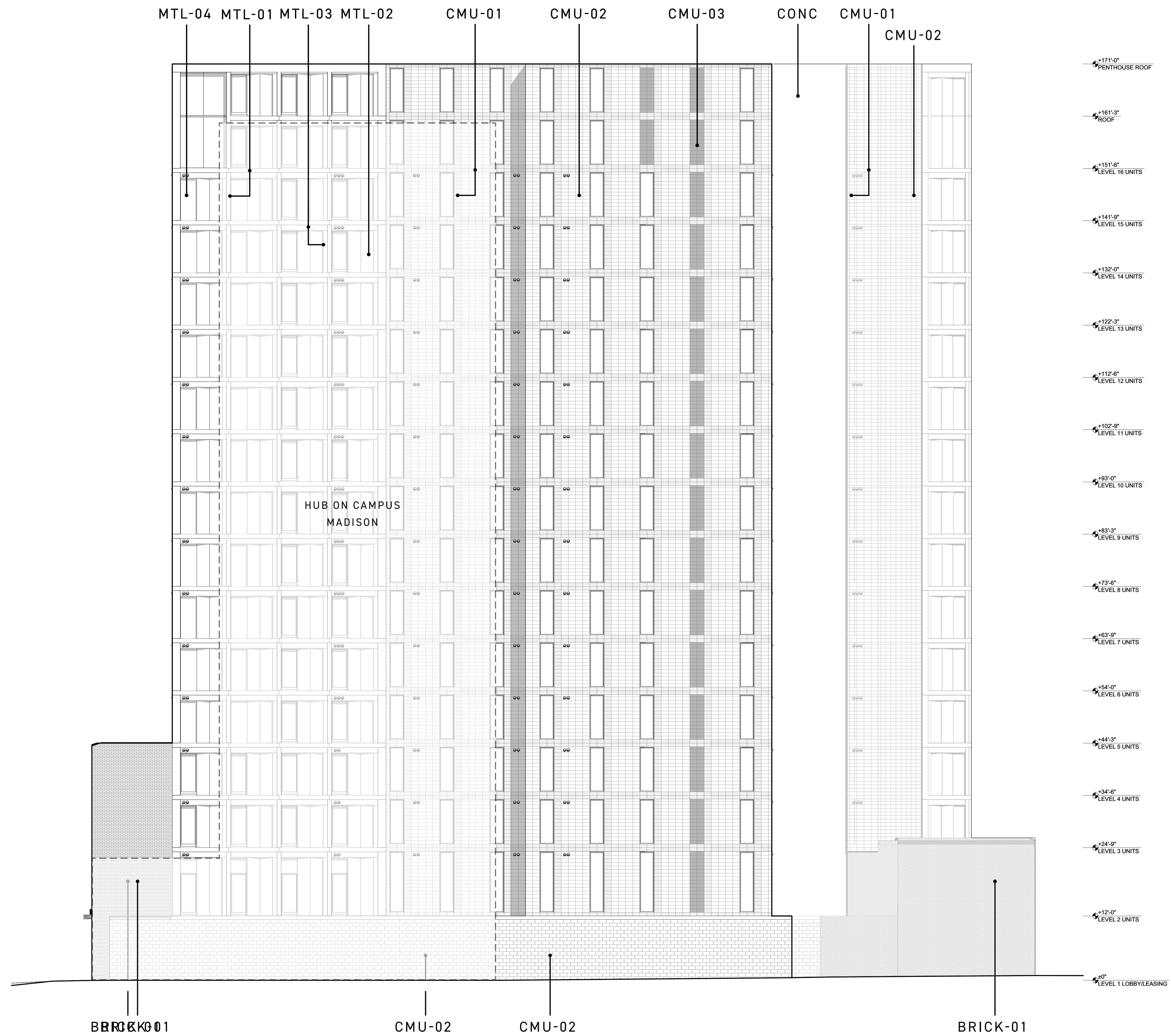




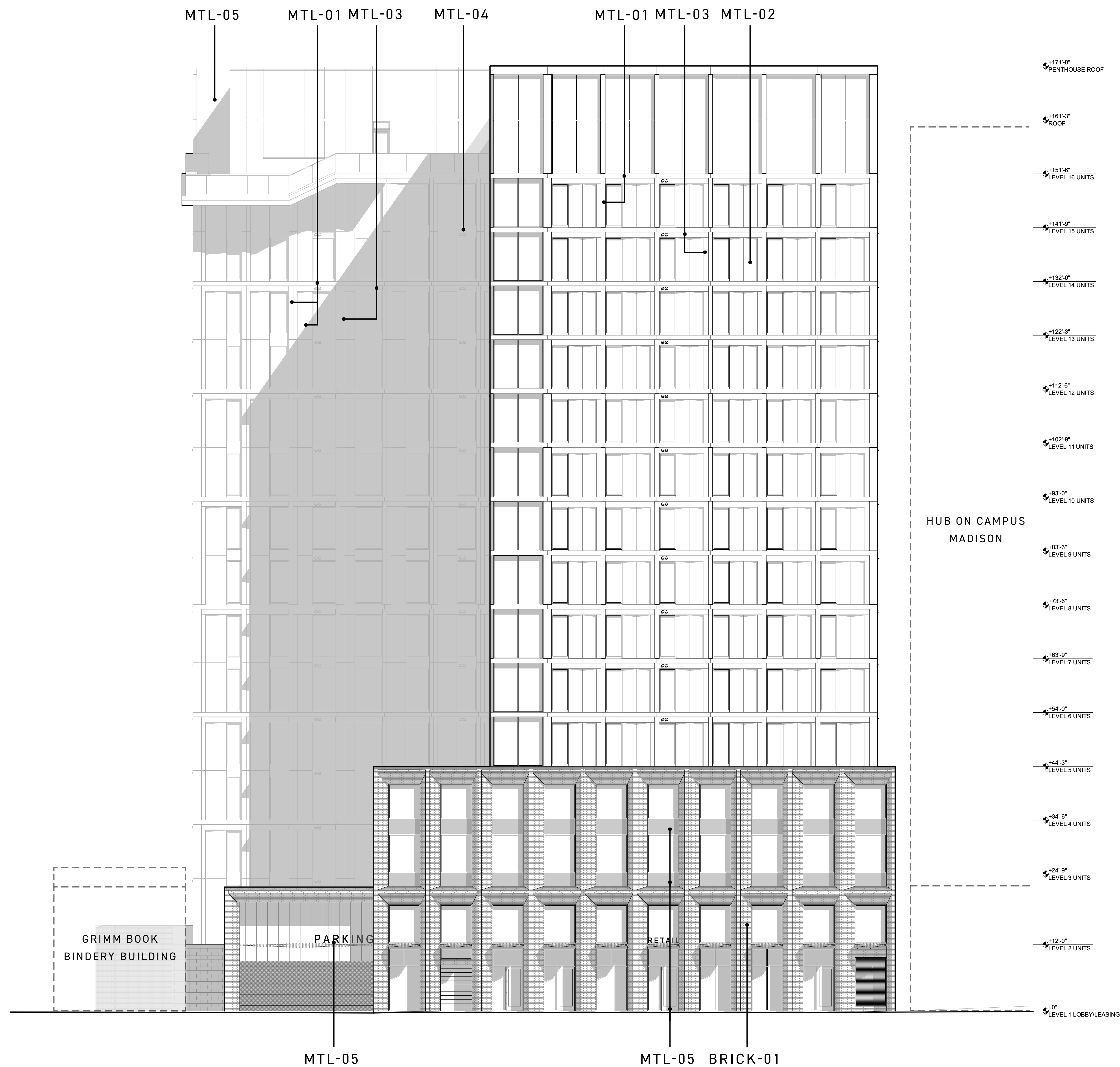
ELEVATION - FRANCES STREET
SCALE: 1/8"=1'-0"



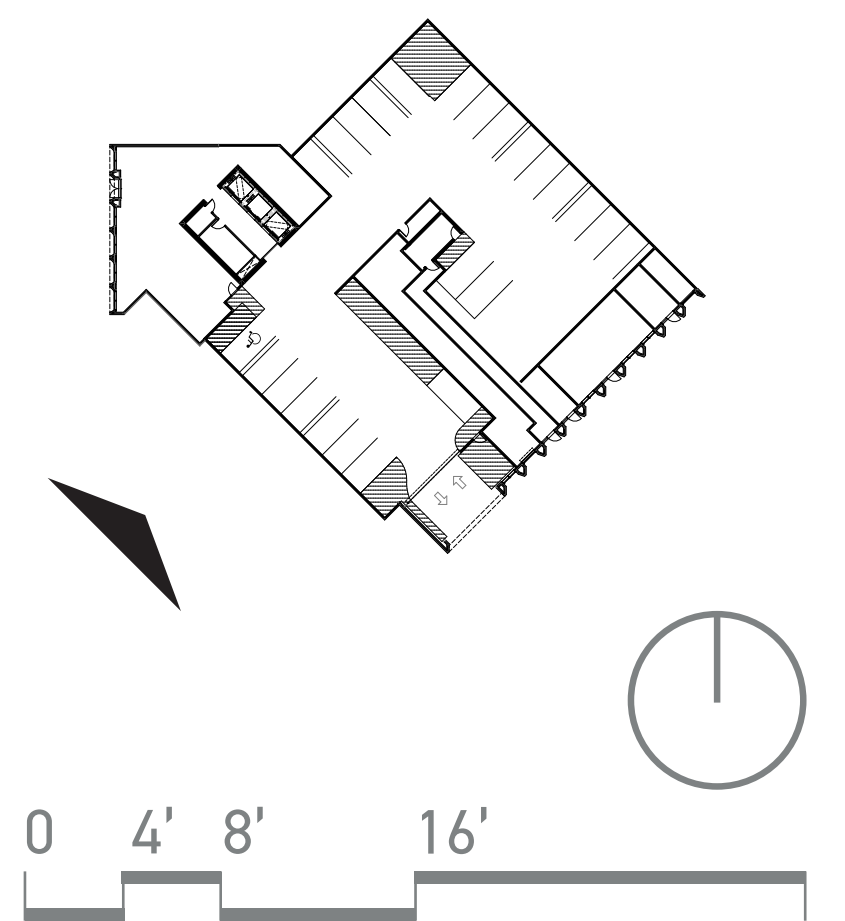
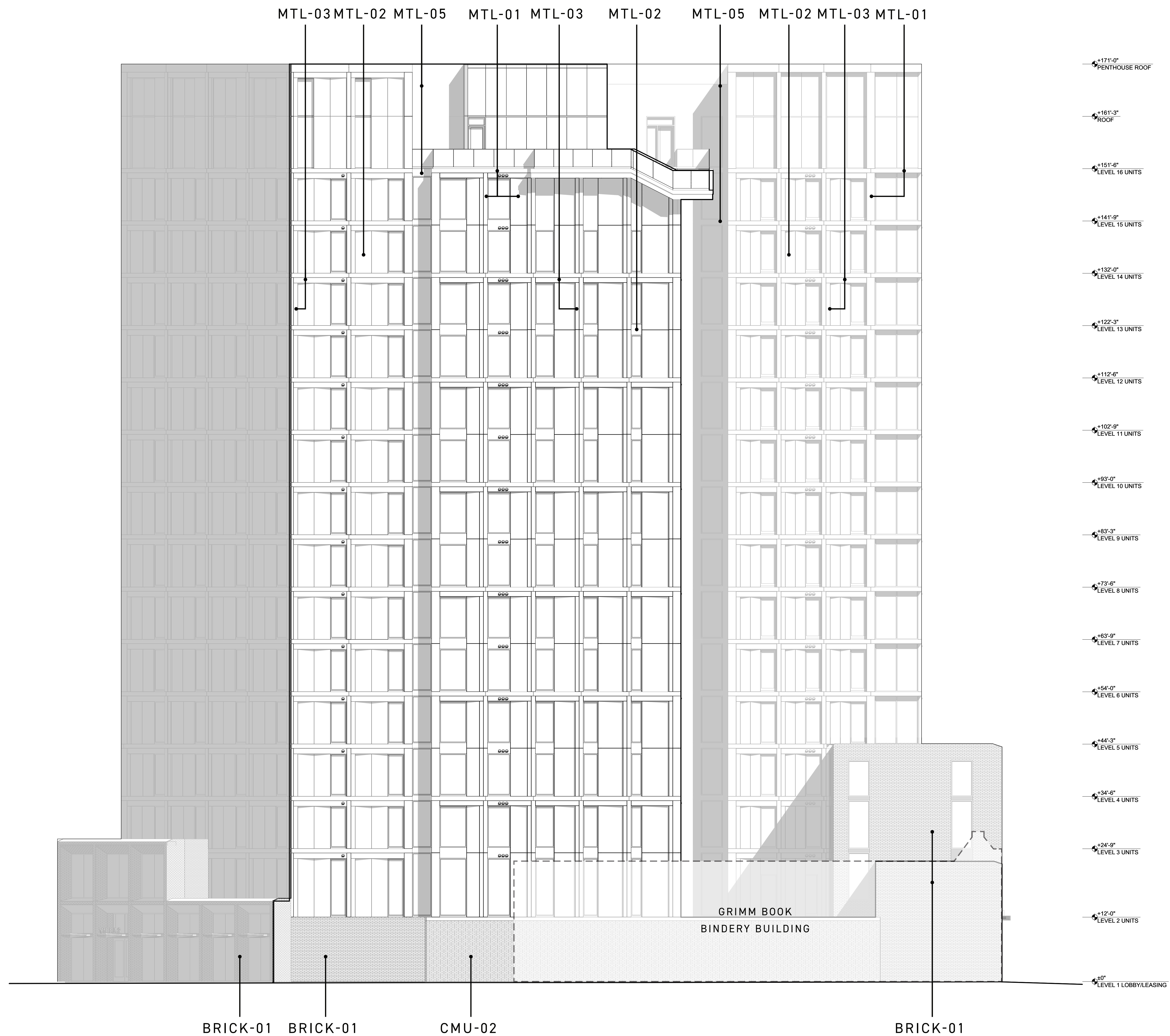
ELEVATION - NORTH
SCALE: 1/8"=1'-0"



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



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



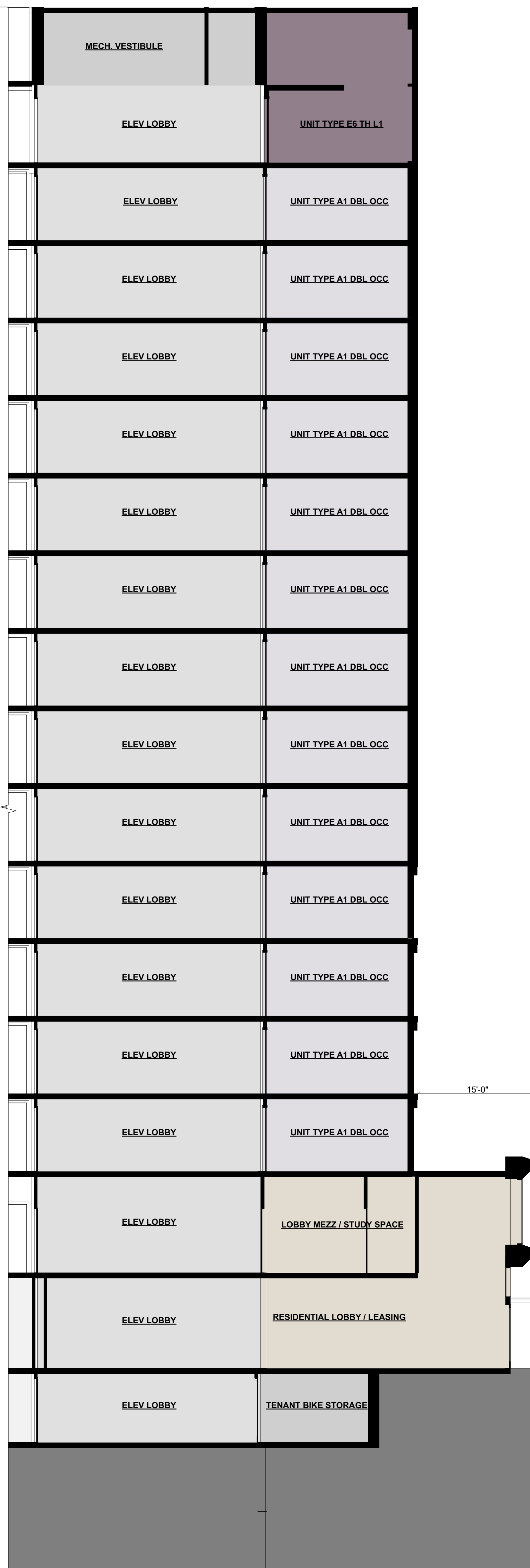
ELEVATION - WEST
SCALE: 1/8"=1'-0"

+172'-0"
CAPITOL HEIGHT LIMIT
MAX BUILDING HEIGHT

PL



PL



+172'-0"
CAPITOL HEIGHT LIMIT
MAX BUILDING HEIGHT
+171'-0"
PENTHOUSE ROOF

9'-9"

9'-9"

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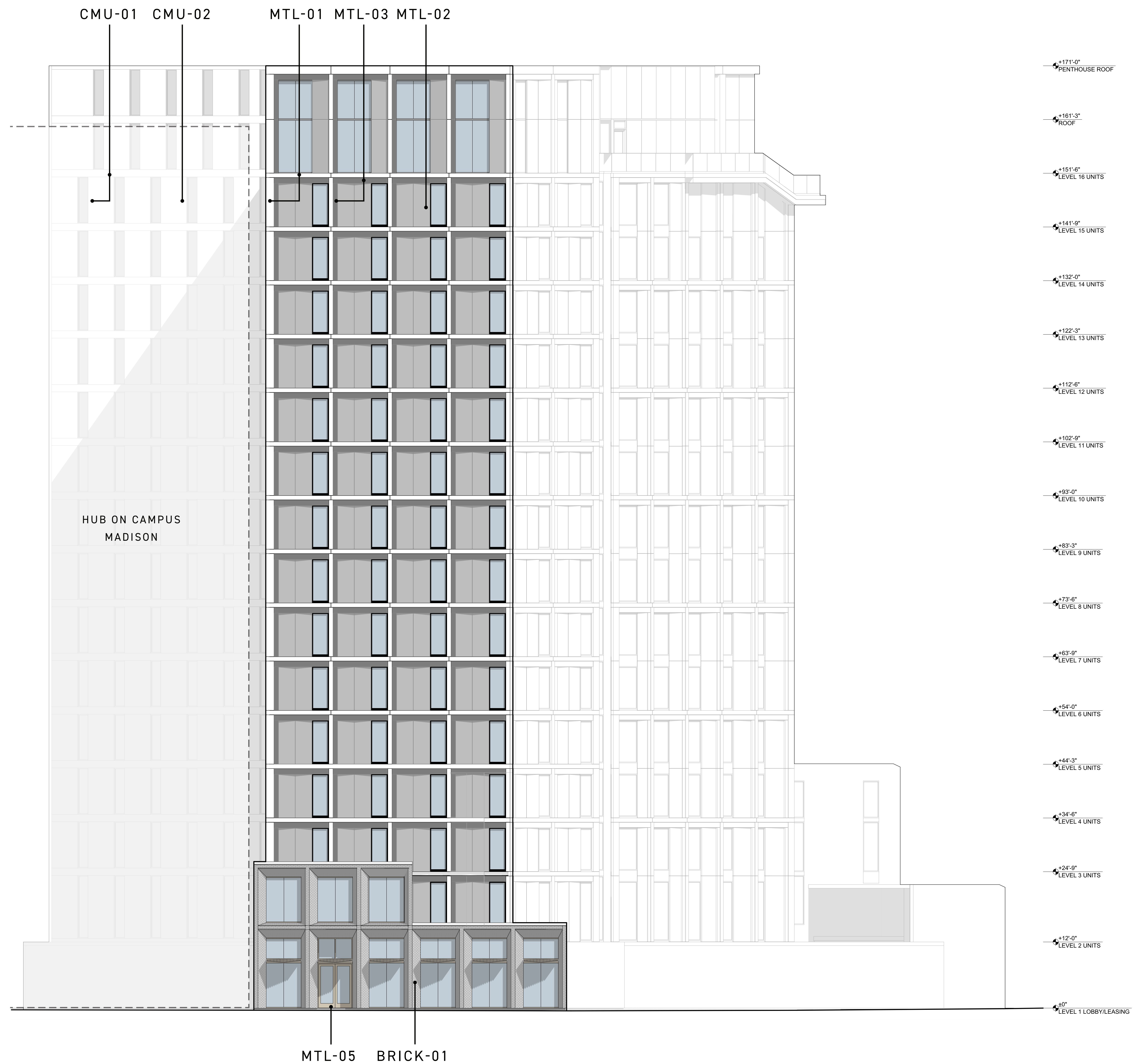
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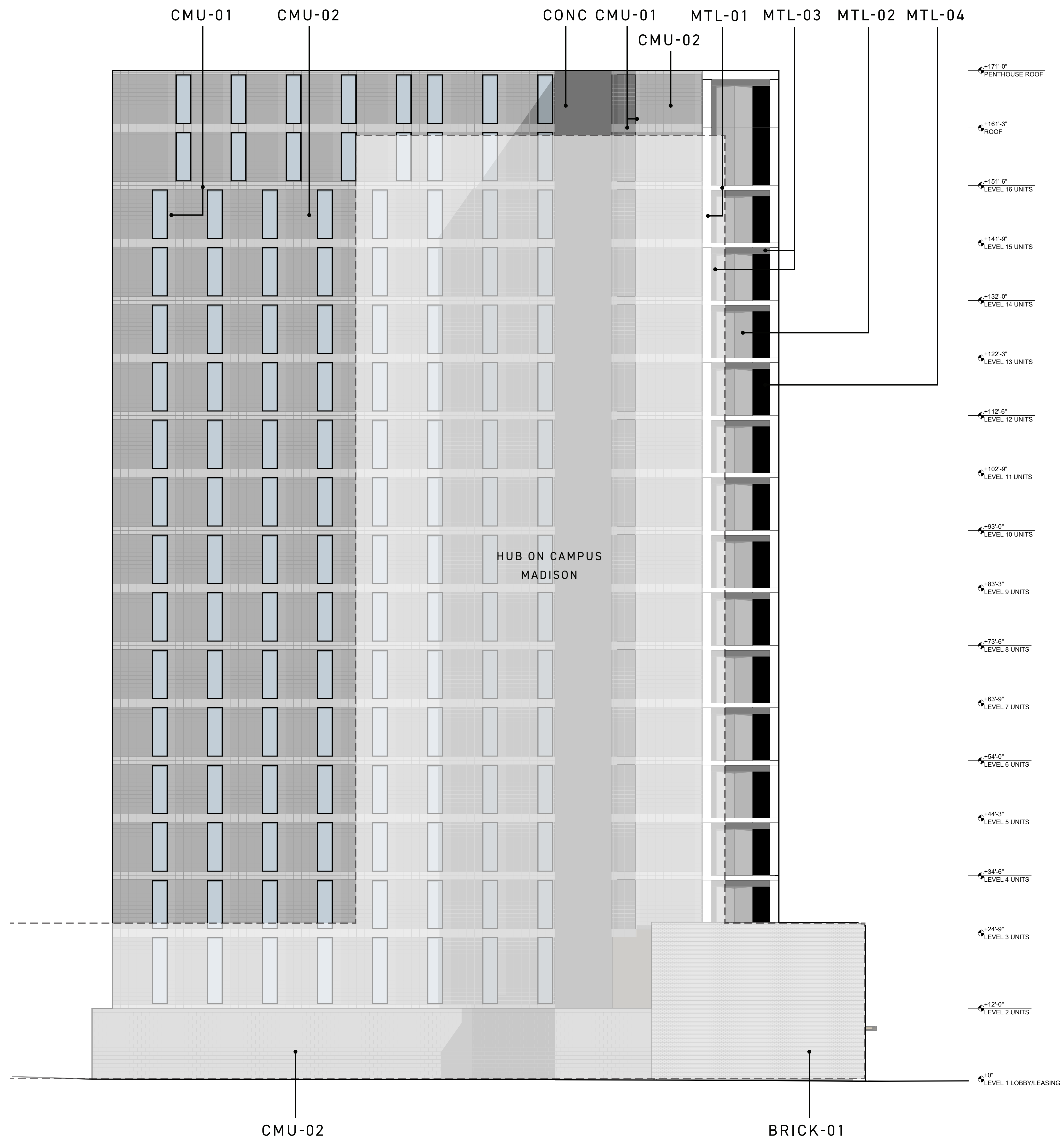
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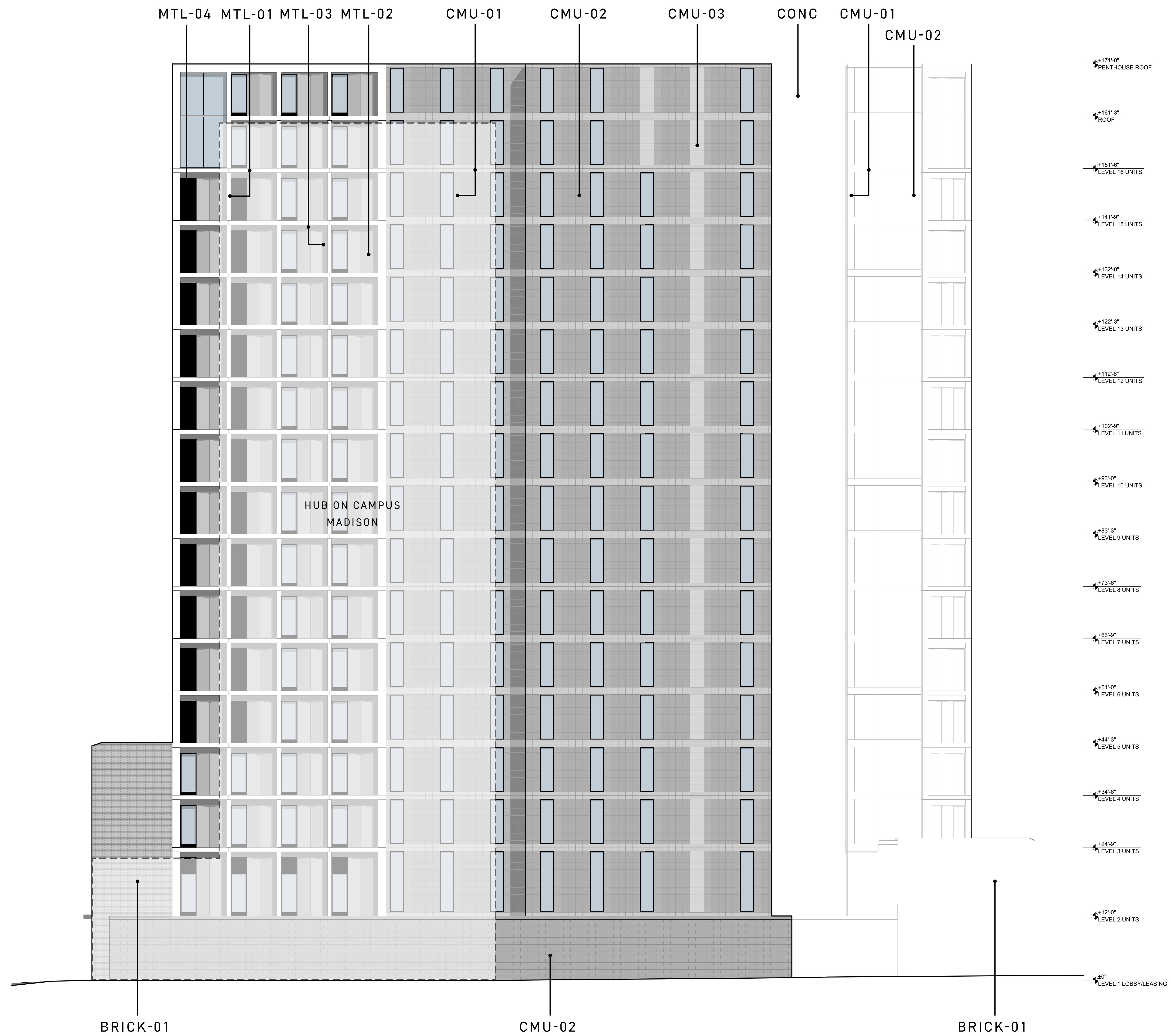
BUILDING SECTION
SCALE: 1/8"=1'-0"



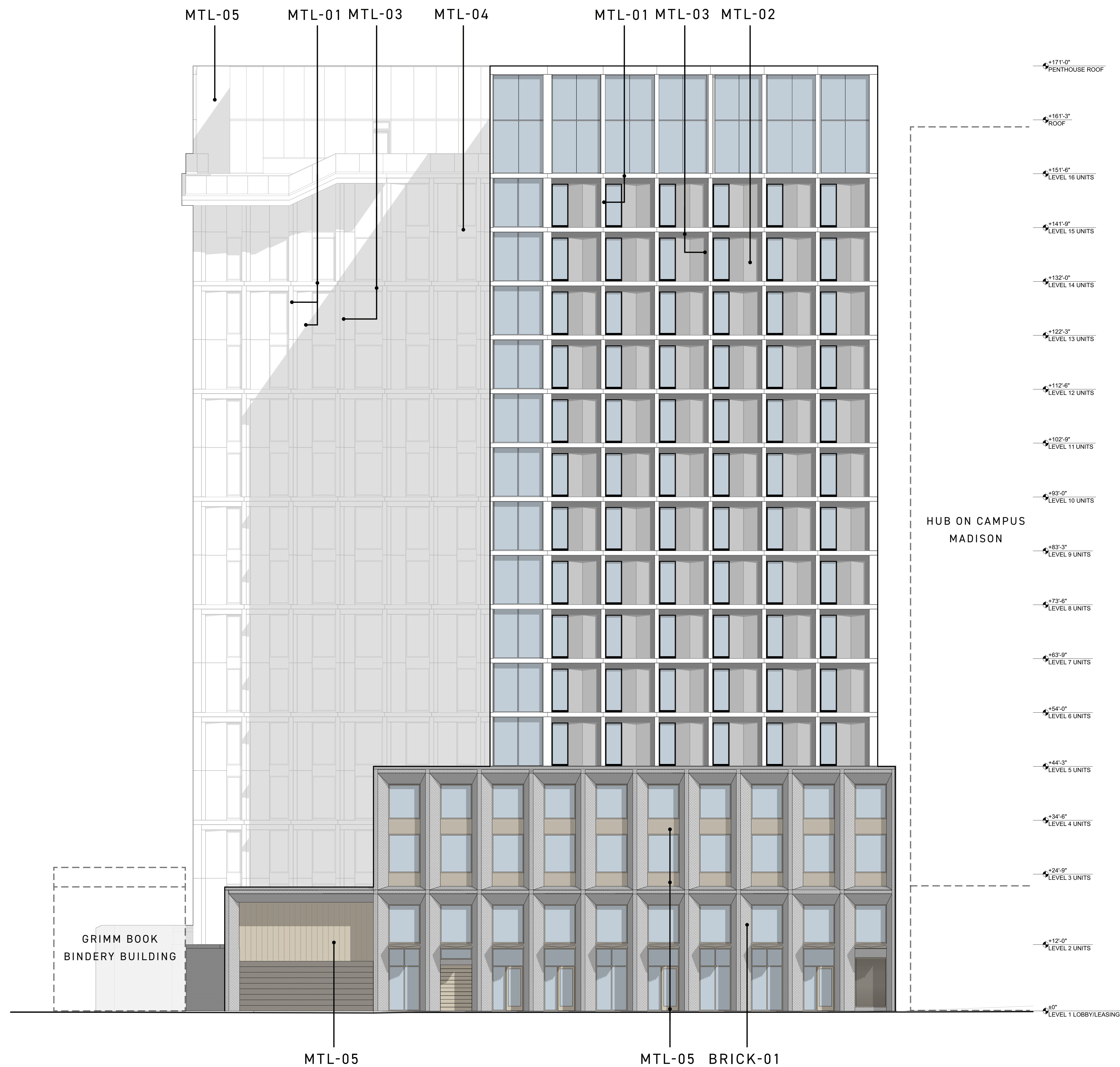
RENDERED ELEVATION - FRANCES STREET
SCALE: 1/8"=1'-0"



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



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



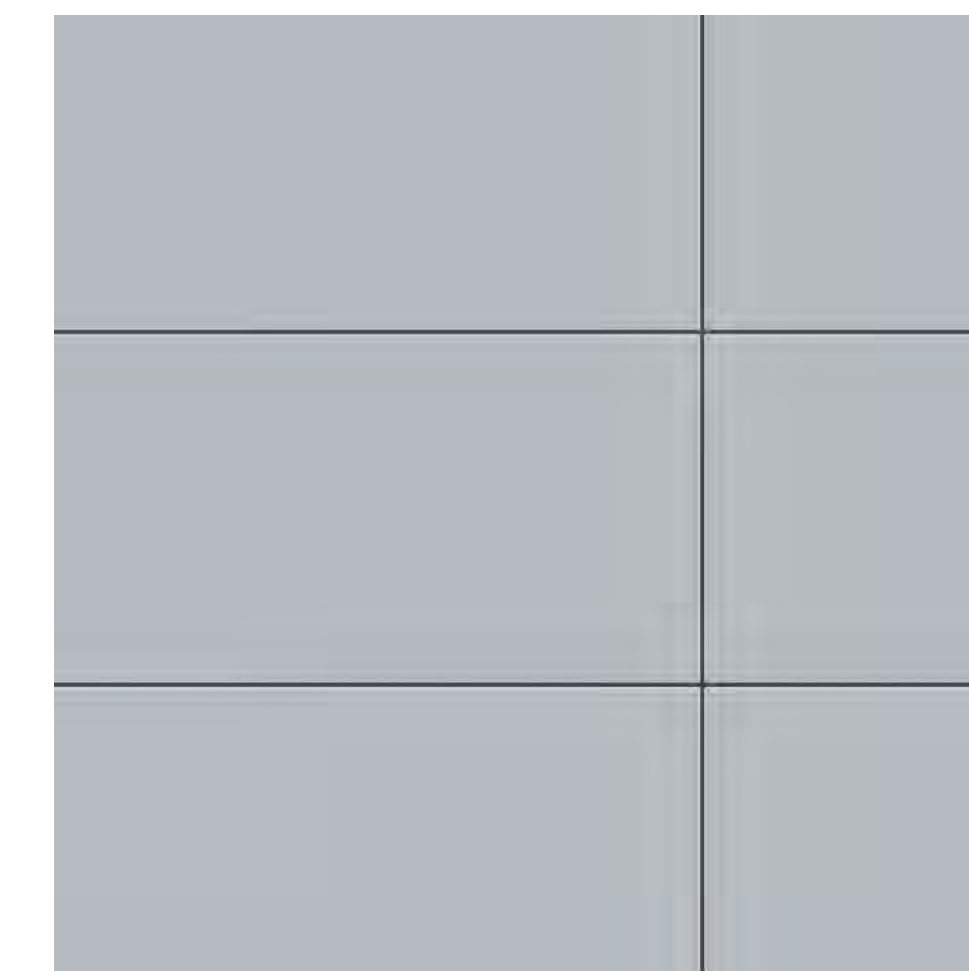
RENDERED ELEVATION - GILMAN STREET/SOUTH
SCALE: 1/8"=1'-0"



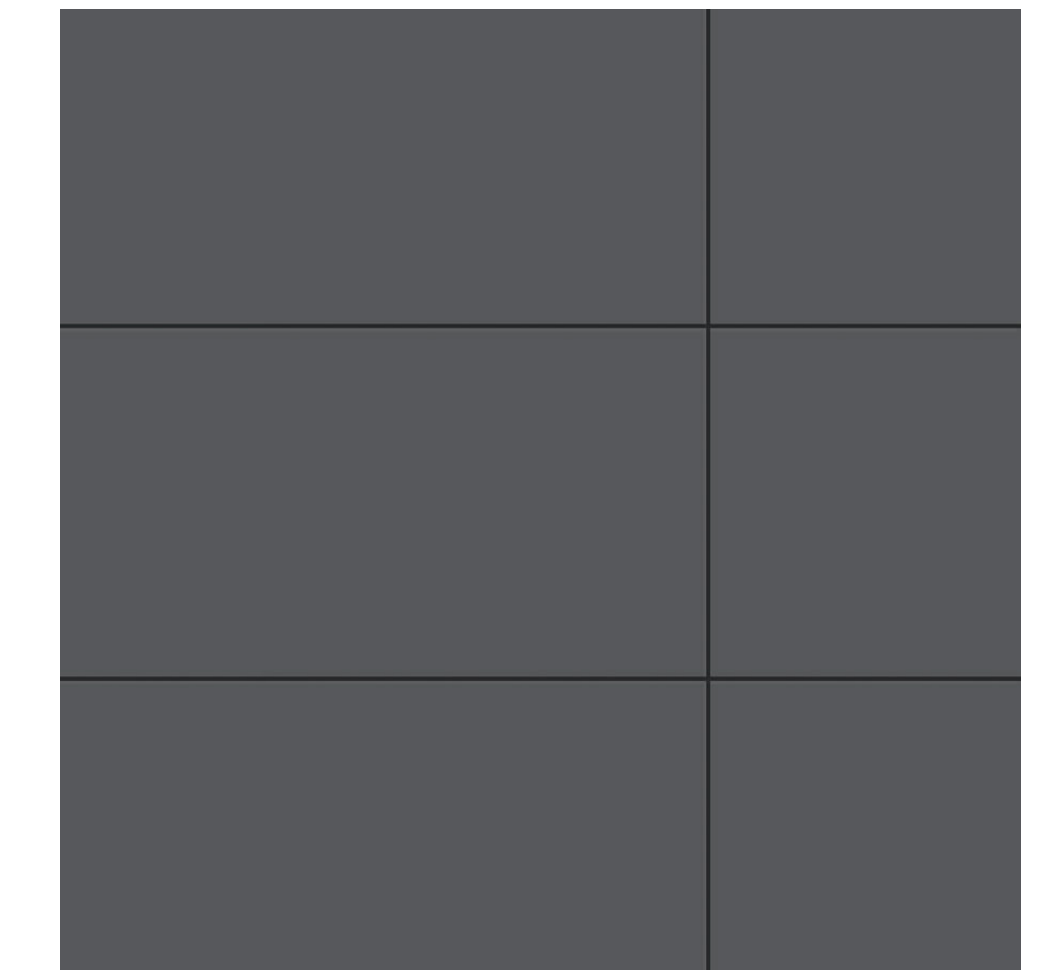
RENDERED ELEVATION - WEST
SCALE: 1/8"=1'-0"



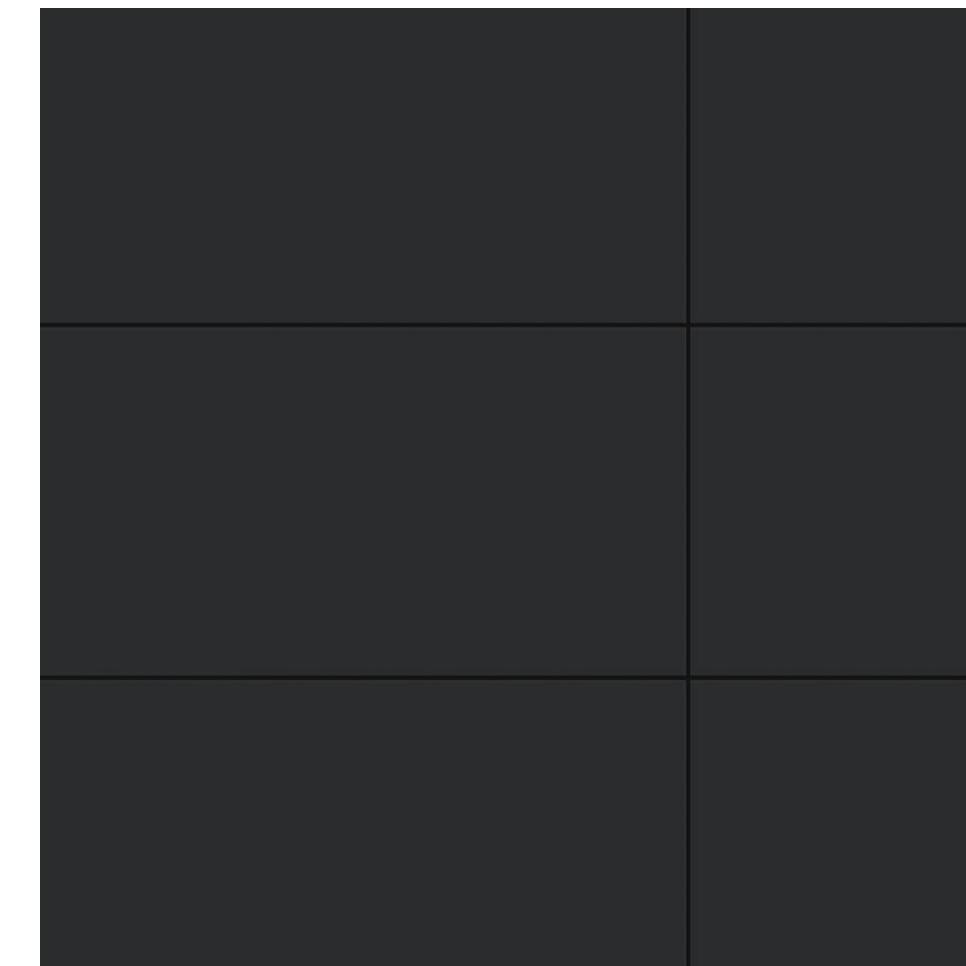
MTL-01 PAINTED METAL
PANEL - COLOR A



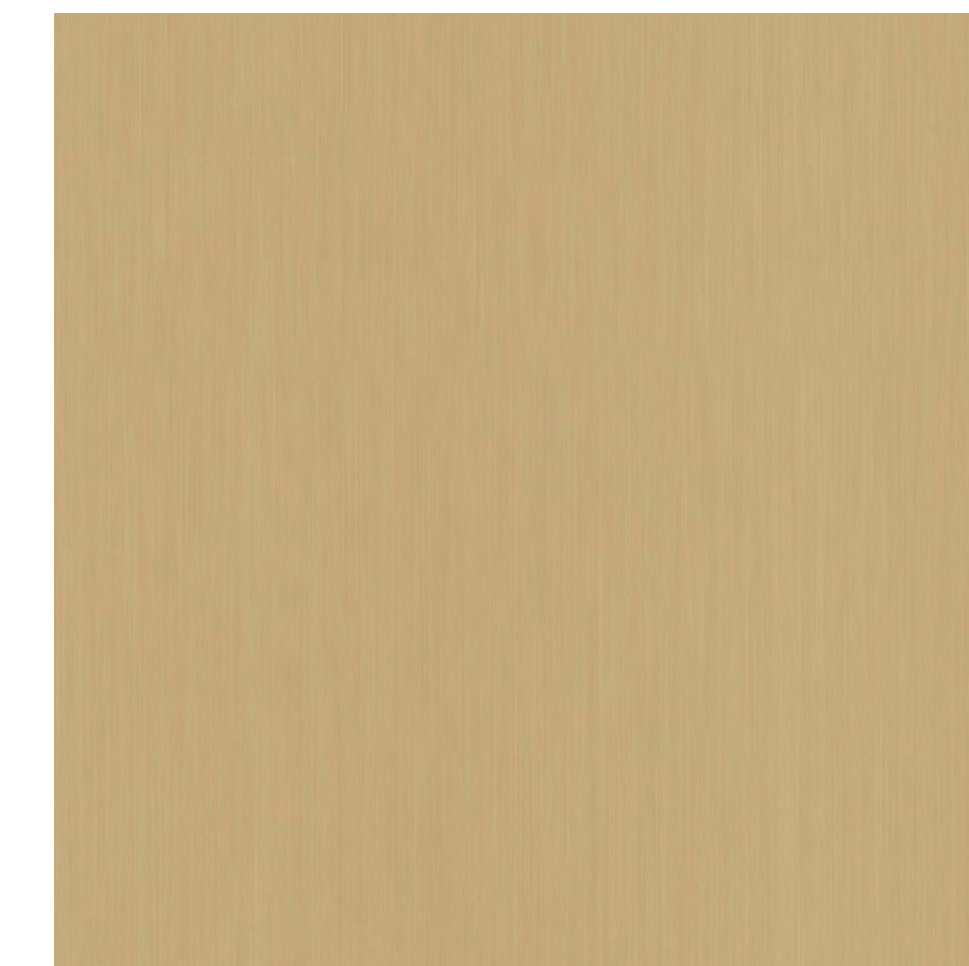
MTL-02 PAINTED METAL
PANEL - COLOR B



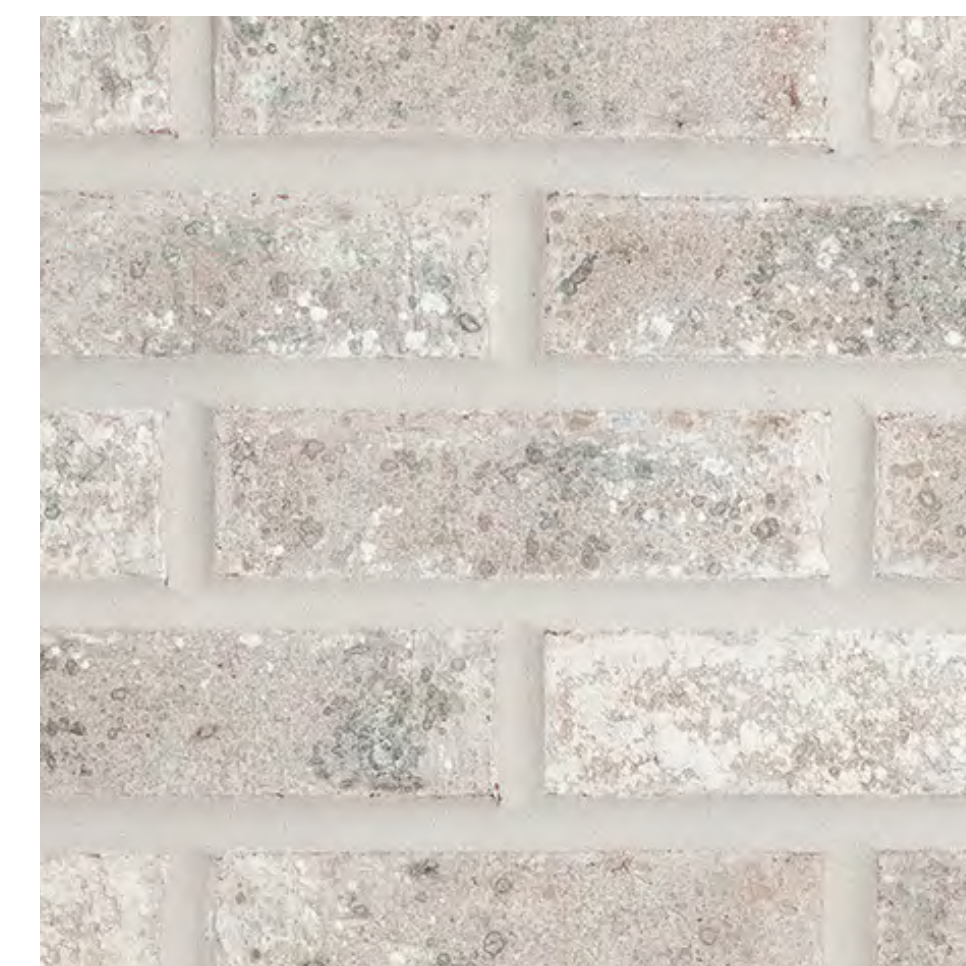
MTL-03 PAINTED METAL
PANEL - COLOR C



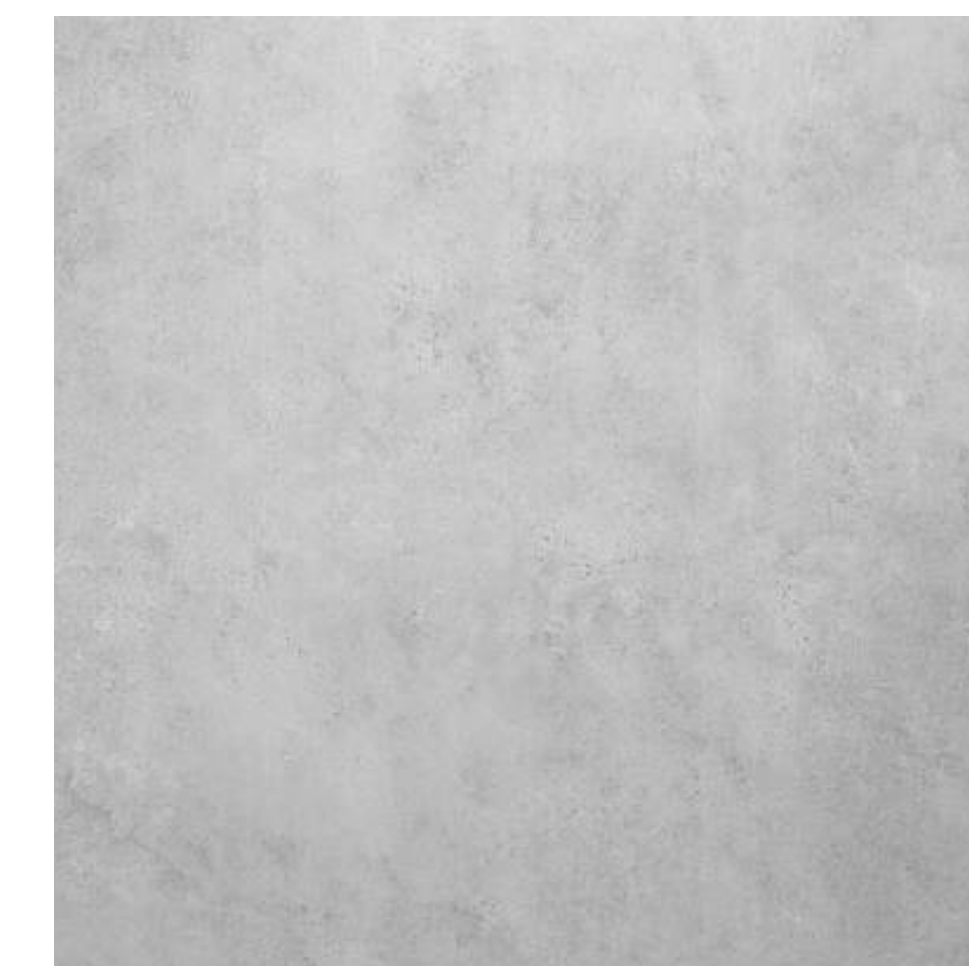
MTL-04 PAINTED METAL
PANEL - COLOR D



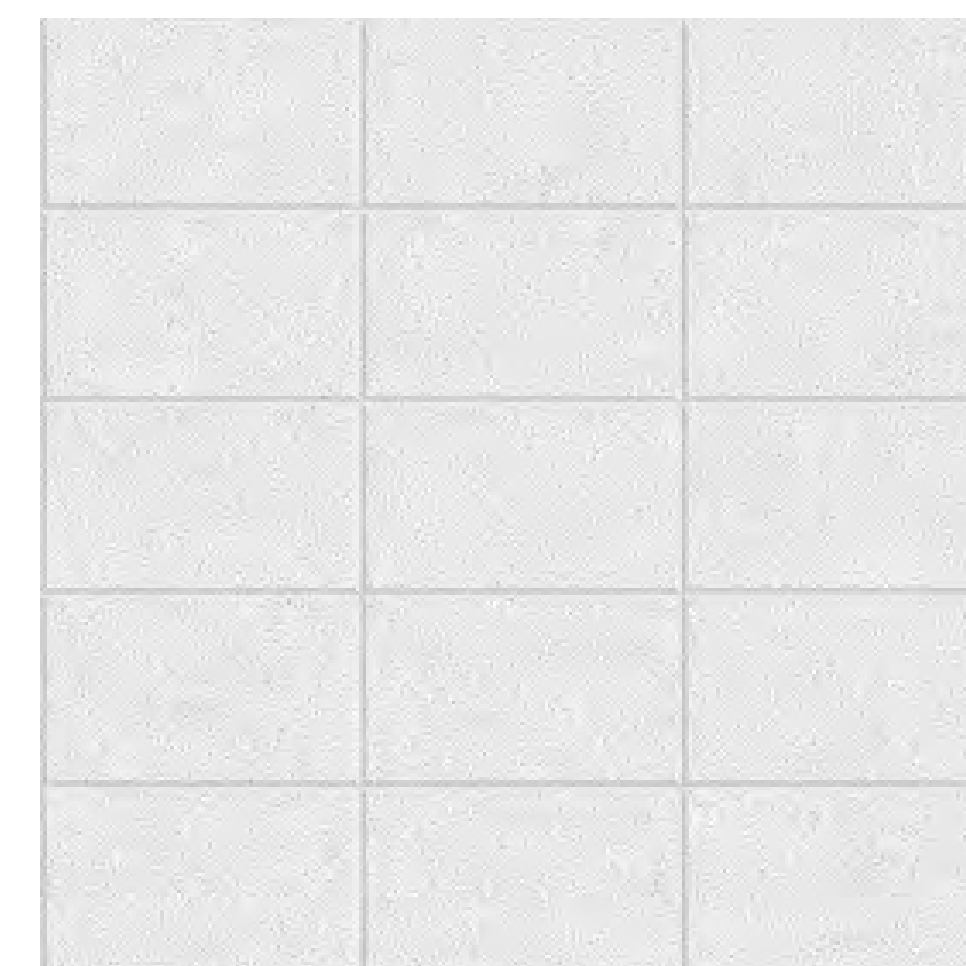
MTL-05 PAINTED METAL
PANEL - COLOR E



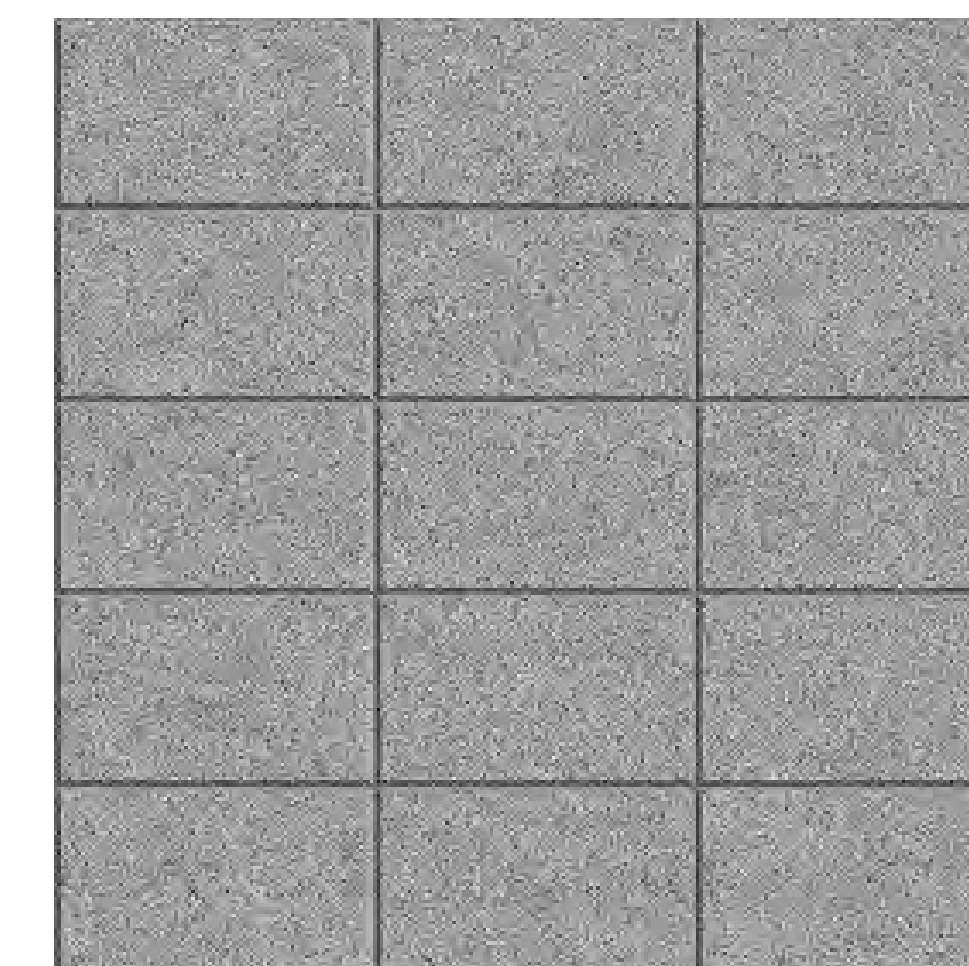
BRICK-01 BRICK MASONRY



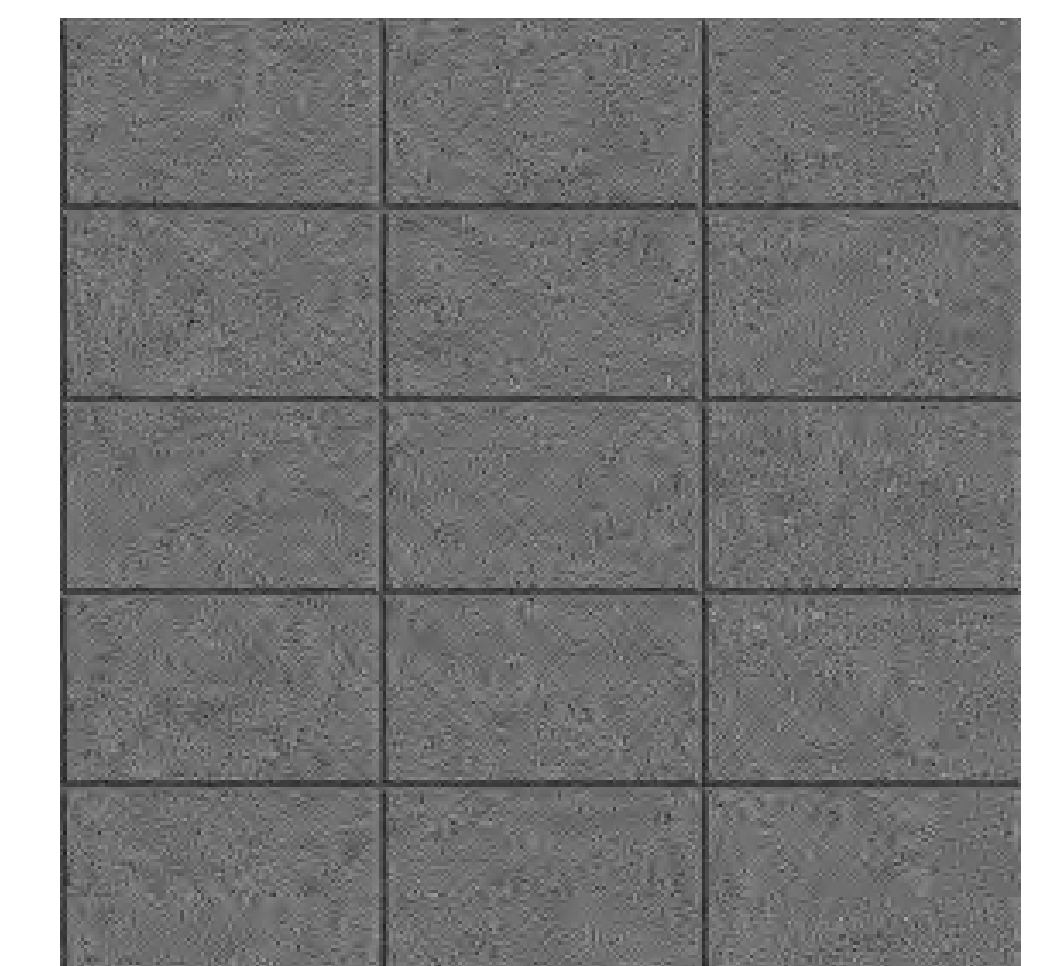
CONC FINISHED CONCRETE



CMU-01 BURNISHED
CONCRETE BLOCK - COLOR A



CMU-02 BURNISHED
CONCRETE BLOCK - COLOR B



CMU-03 BURNISHED
CONCRETE BLOCK - COLOR C

MATERIAL PALETTE



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39 OF 47



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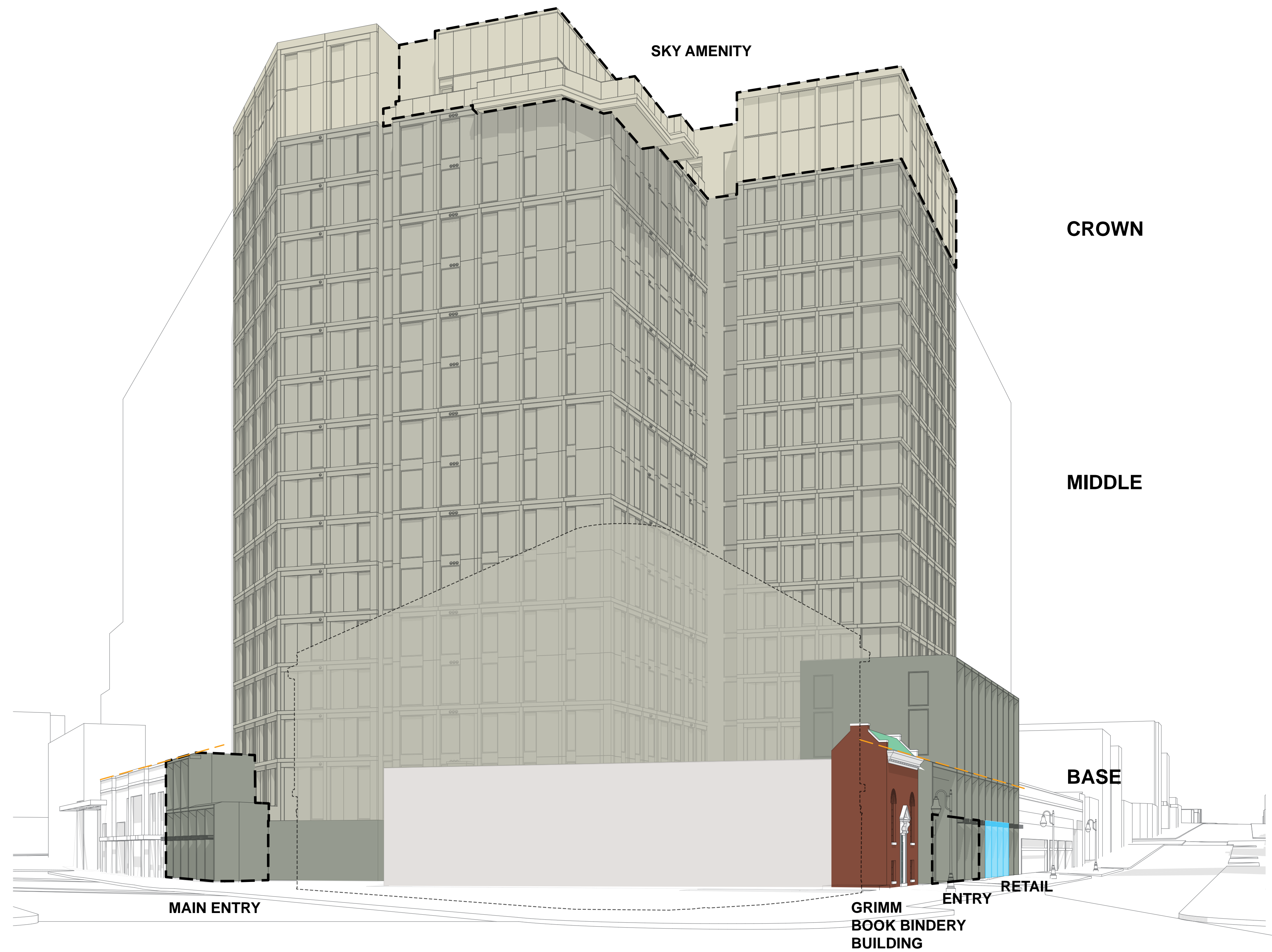
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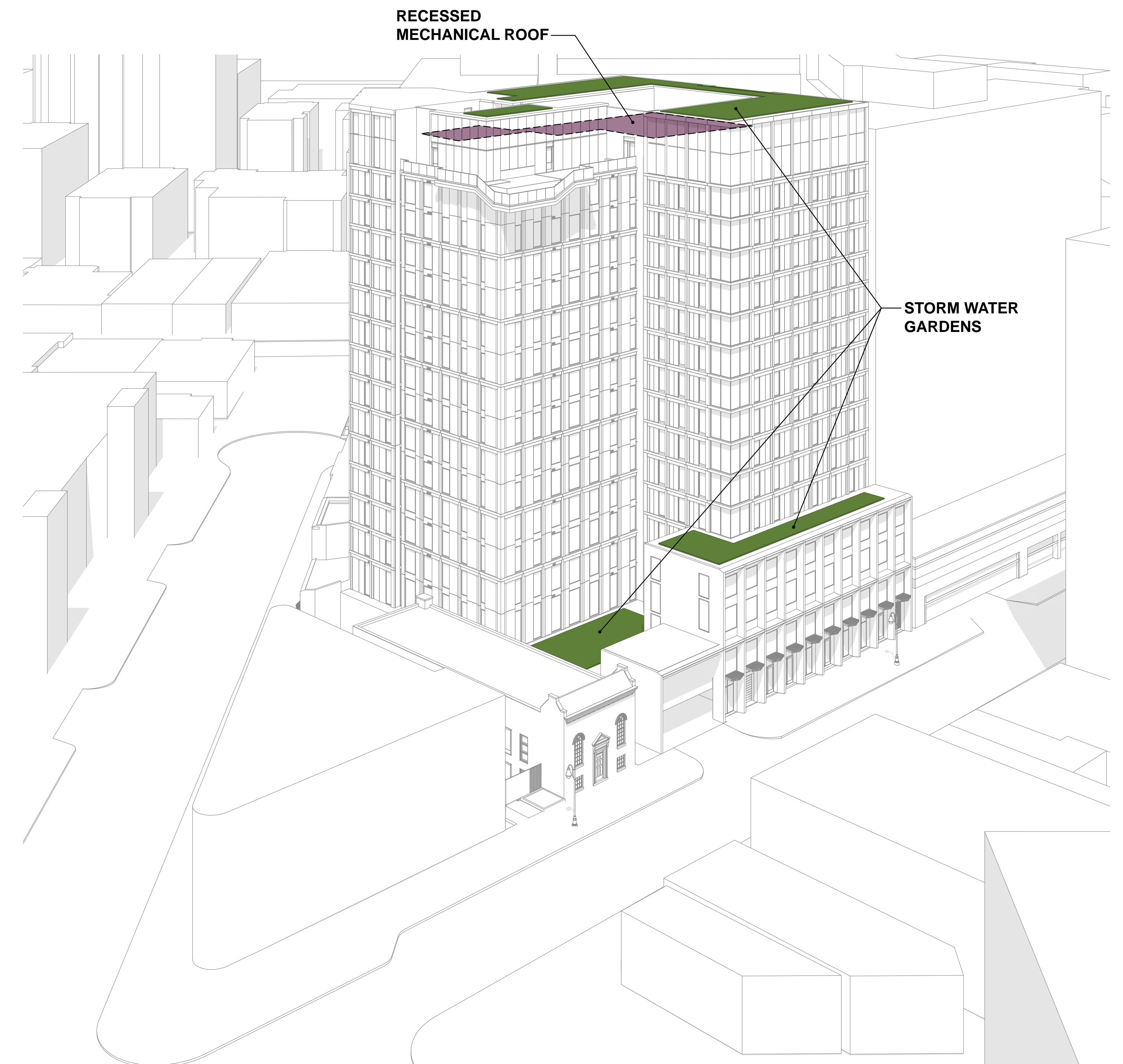
41 OF 47



CONCEPT RENDERING



**MASSING, VISUAL HEIRARCHY, CONTEXT ALIGNMENT,
& PEDESTRIAN EXPERIENCE**



STORM WATER & MECH ROOF

DESIGN DIAGRAMS

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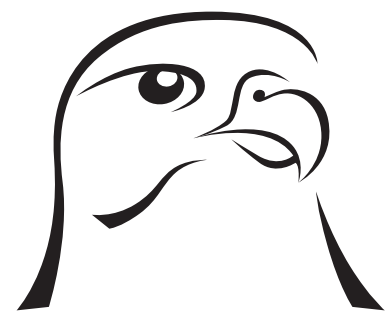
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10/06/2025

43 OF 47



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.

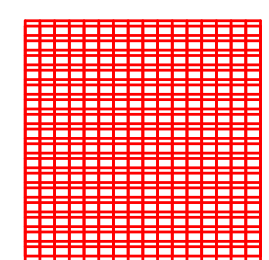
Threat Factors: Meets all standards and guidelines requesting 2x2 or 2x4 spacing of visual markers. Has been tested by ABC with threat factor of 25 when used on position 1 (birds will avoid collision 75% of the time). For more information, please refer to table A2 of the AviProtek® technical booklet.

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.



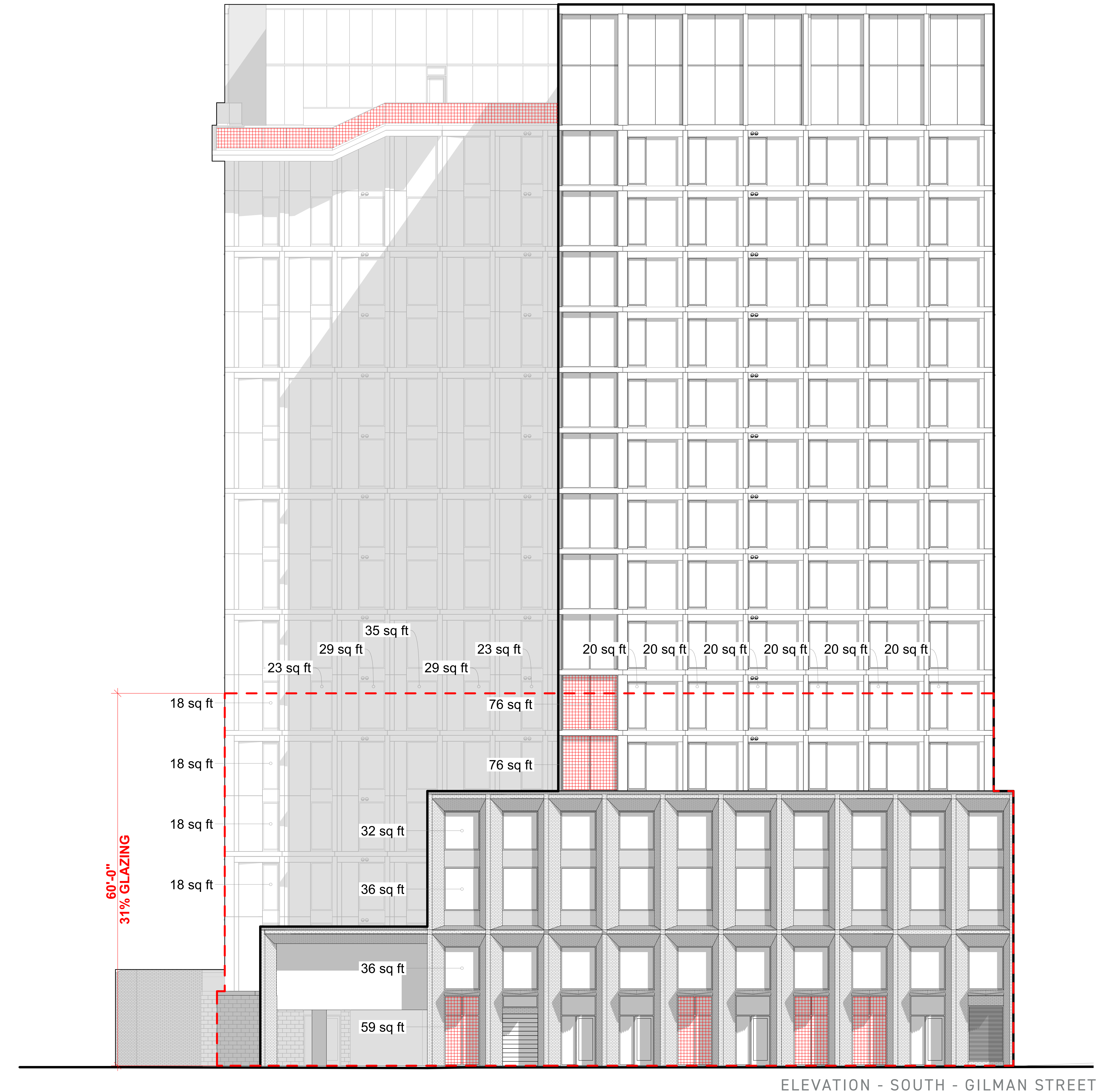
**INDICATES
BIRD-SAFE GLASS
TREATMENT REQUIRED**

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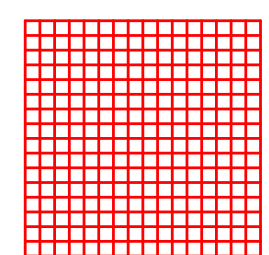
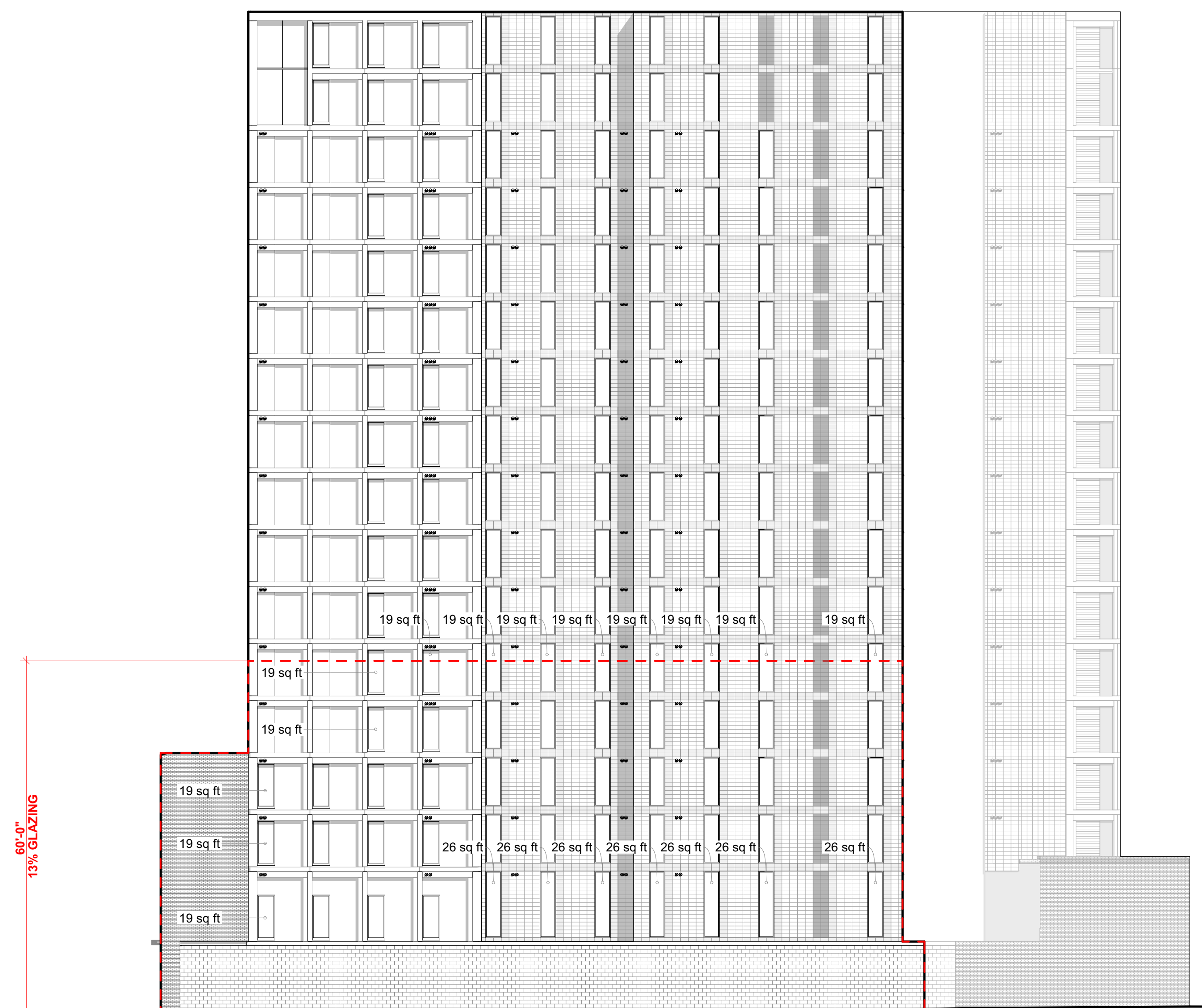
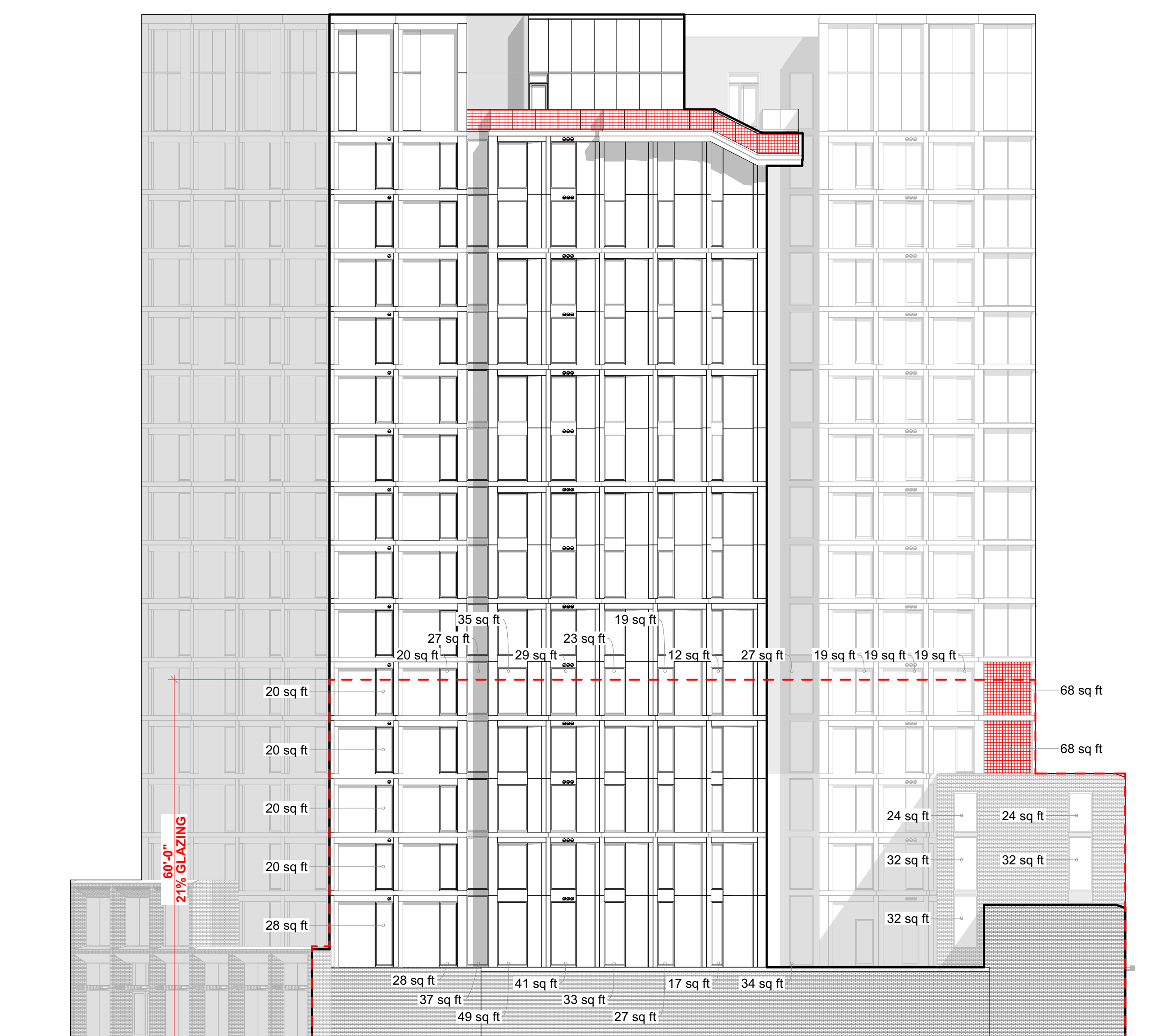
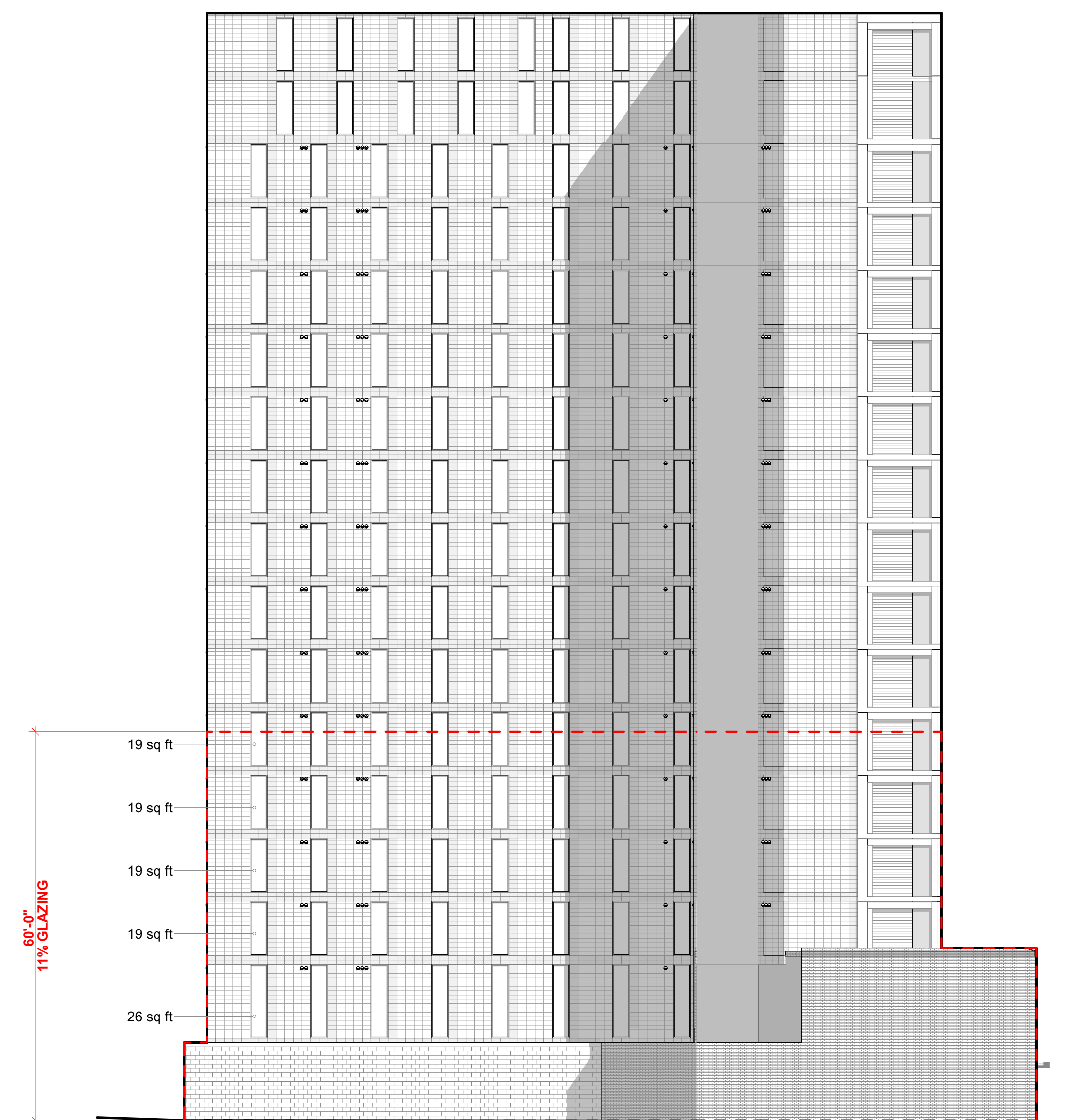
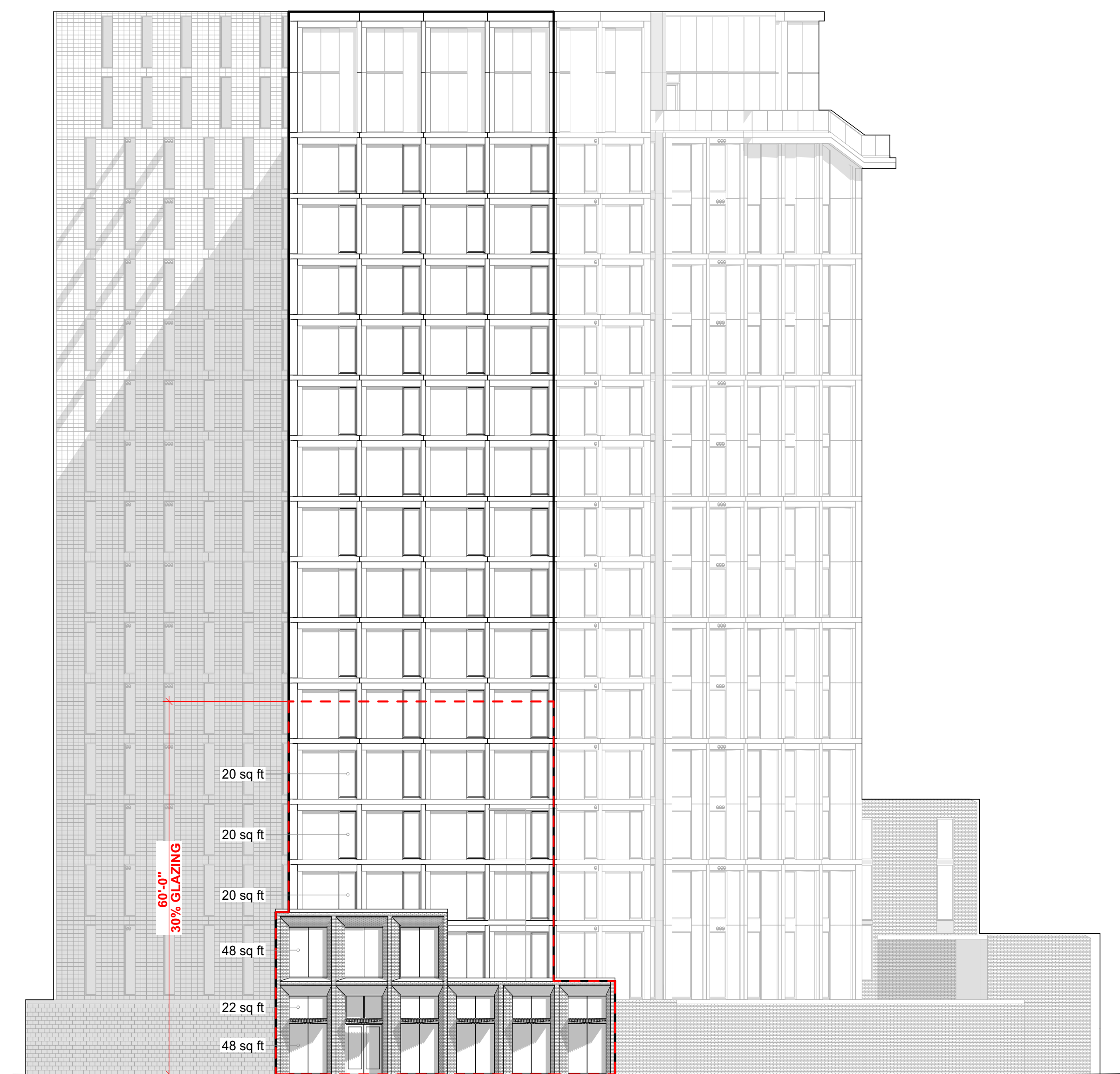


ELEVATION - SOUTH - GILMAN STREET

BIRD SAFE GLASS
SCALE: NTS

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44 OF 47



**INDICATES
BIRD-SAFE GLASS
TREATMENT REQUIRED**

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BIRD SAFE GLASS
SCALE: NTS

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45 OF 47



Shielded bollards

with asymmetric light distribution

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

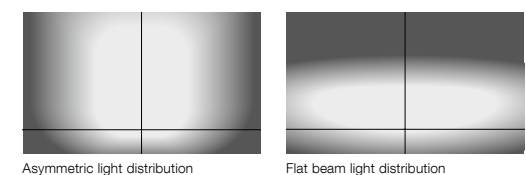
Die-cast and extruded aluminum
Clear safety glass with anti-reflective coating
Reflector made of pure anodized aluminum

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

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 Unidraw® 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



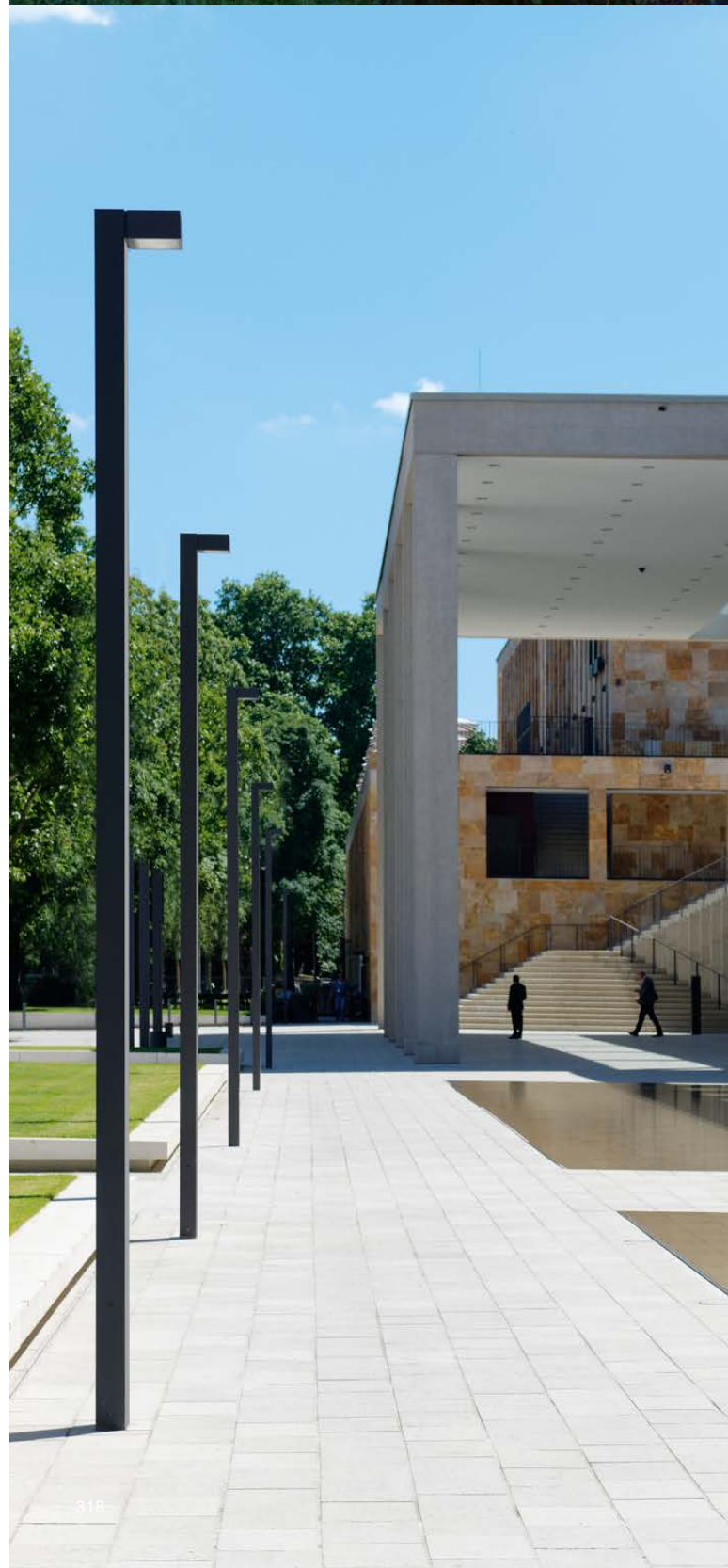
Asymmetric light distribution

Shielded bollard - Full beam				
LED	A	B	Beam angle	Approx.
84-208	11.5 W	6 1/4"	37°	79-817

Shielded bollard - asymmetric				
LED	A	B	Beam angle	Approx.
84-210	11.5 W	6 1/4"	37°	79-817
84-220	11.5 W	6 1/4"	37°	79-817



267



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 exits.

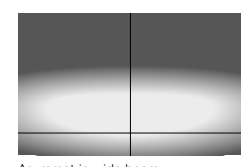
Die-cast and extruded aluminum - Clear safety glass
Reflector made of pure anodized aluminum
Anchorage with made of galvanized steel

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

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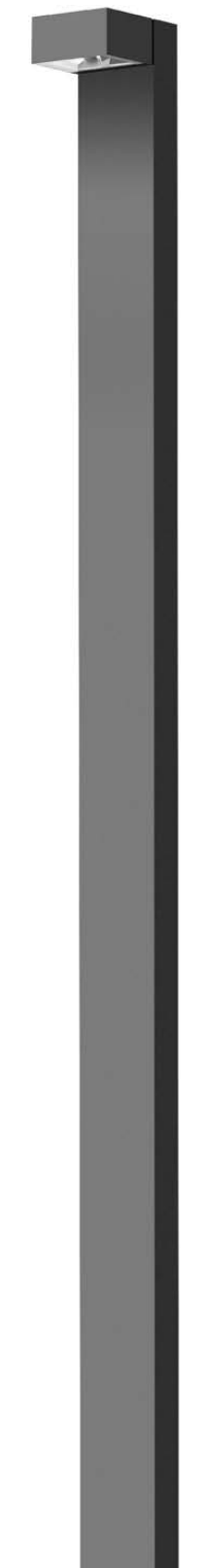
NRTL listed to North American standards - Suitable for wet locations
Protection class IP 65



Asymmetric wide beam

Single light building element				
LED	A	B	C	Approx.
99-072	15.5 W	9 1/4"	12 1/4"	79-802

Half light building element				
LED	A	B	C	Approx.
99-076	15.5 W	9 1/4"	12 1/4"	79-802



319



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 integrated LED wattage, see page 405.

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

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

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 Unidraw® 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



Symmetric light distribution



Surface mounted downlights				
LED	A	B	Beam angle	Approx.
00-000	20.0 W	1 1/4"	36°	10-000
00-001	4.0 W	1 1/4"	36°	10-001
00-002	4.0 W	1 1/4"	36°	10-002
00-003	4.0 W	1 1/4"	36°	10-003
00-004	10.0 W	1 1/4"	36°	10-004
00-005	10.0 W	1 1/4"	36°	10-005
00-006	35.7 W	4 1/4"	36°	10-006

2" Beam angle
Thermal sensor required

65

WAC LIGHTING

Step Light with Photocell

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

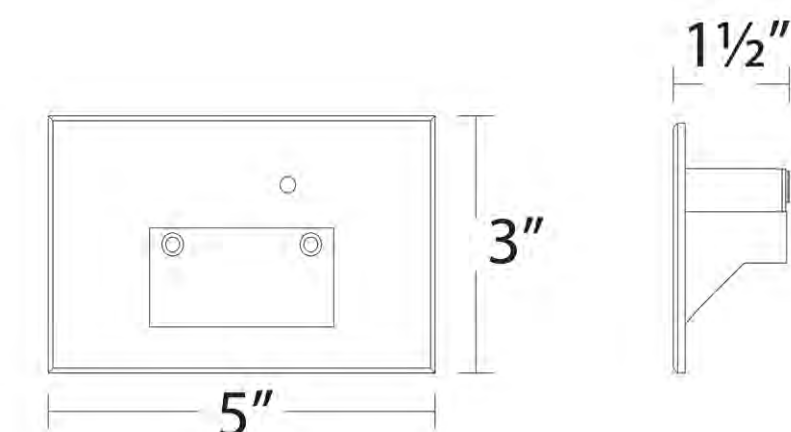
Example: **WL-LED102-30-BK**

FEATURES

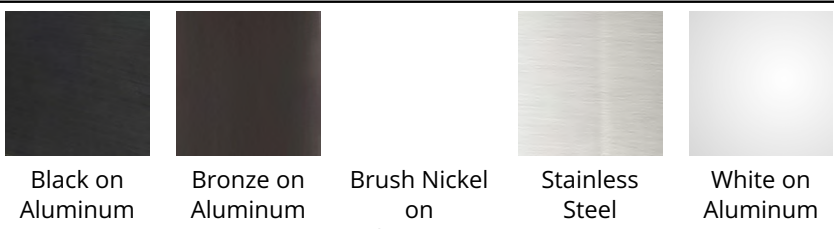
- Options in die-cast brass or 316 marine-grade stainless steel
- Fits into 2 1/4" J-Box with minimum inside dimensions of 3 1/2" x 2"
- No driver needed
- No heat radiation
- Low profile, flush to wall aesthetics with no visible hardware
- Balanced lighting, free of shadows with minimum glare
- Integrated photocell for energy saving
- Integrated 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



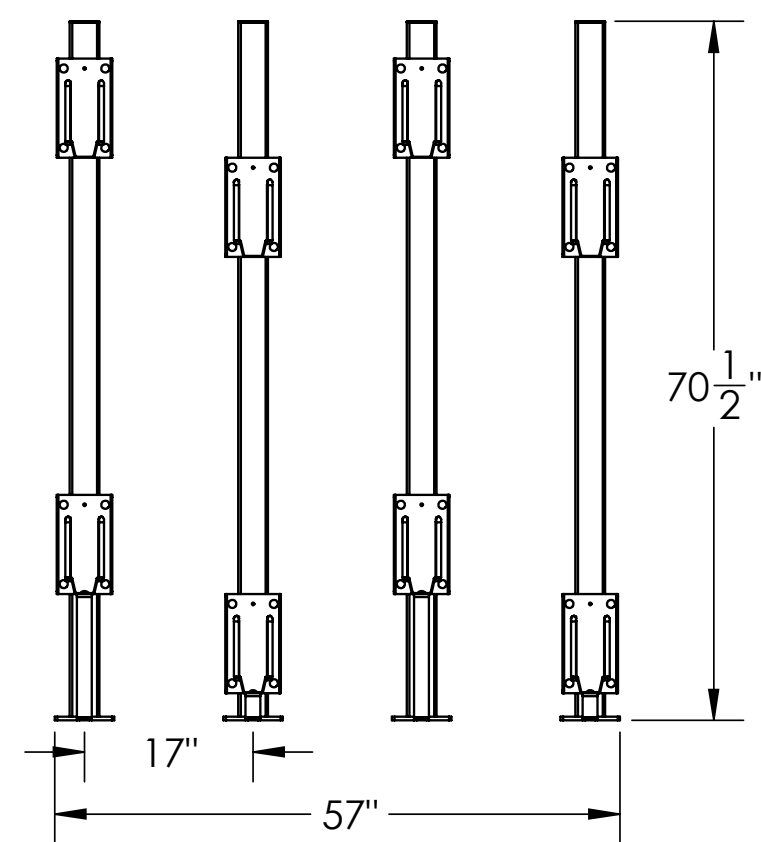
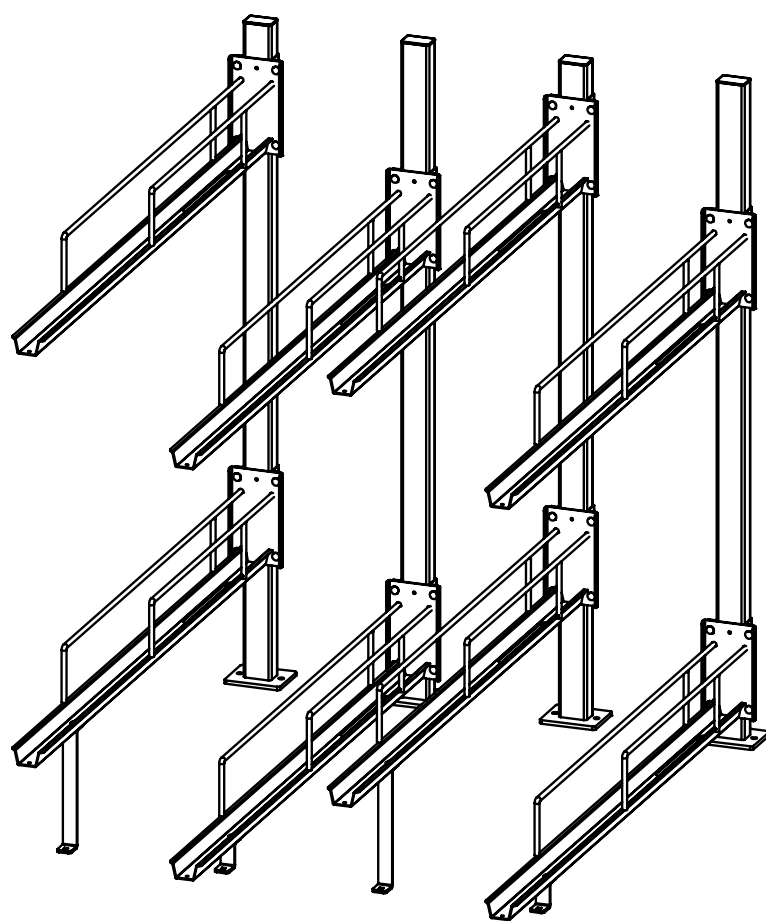
FINISHES



LINE DRAWING



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

DRAWING TITLE

RHODE: PARTNERS

RHODEPARTNERS.COM



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W GILMAN STREET APARTMENTS

MADISON, WI

NOT FOR CONSTRUCTION OR PUBLICATION

FORMAL PROJECT SUBMITTAL

10/06/2025

46 OF 47

ZONING CALCULATIONS & PROJECT TOTALS		
Land Area SF	19,623	
Total Zoning GSF	182,173	
Total Zoning GSF Proposed	182,173	
FAR Proposed	9.28	

Floor Area Summary									
	RES. NET RENTABLE SF		GROSS SF	EFFICIENCY (NET/GROSS)	PARKING SPACES	GARAGE GROSS SF	PARKING EFFICIENCY (SF/SPAC)	FLOOR TO FLOOR	
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			5,300		24	11,227	468	15.00	Above Grade
2 - RESIDENTIAL/AMENITY	11,543		13,055	88%				9.75	Above Grade
3 - RESIDENTIAL	12,009		13,160	91%				9.75	Above Grade
4 - RESIDENTIAL	12,009		13,160	91%				9.75	Above Grade
5 - RESIDENTIAL	10,418		11,553	90%				9.75	Above Grade
6 - RESIDENTIAL	10,418		11,553	90%				9.75	Above Grade
7 - RESIDENTIAL	10,418		11,553	90%				9.75	Above Grade
8 - RESIDENTIAL	10,418		11,553	90%				9.75	Above Grade
9 - RESIDENTIAL	10,418		11,553	90%				9.75	Above Grade
10 - RESIDENTIAL	10,418		11,553	90%				9.75	Above Grade
11 - RESIDENTIAL	10,418		11,553	90%				9.75	Above Grade
12 - RESIDENTIAL	10,418		11,553	90%				9.75	Above Grade
13 - RESIDENTIAL	10,418		11,553	90%				9.75	Above Grade
14 - RESIDENTIAL	10,418		11,553	90%				9.75	Above Grade
15 - RESIDENTIAL	9,069		11,553	78%				9.75	Above Grade
16 - RESIDENTIAL/AMENITY	3,530		10,415	34%				9.75	Above Grade
ROOF								9.75	Above Grade
TOTAL	152,340		182,173	84%	68	29,205	429	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 - Double Occupancy	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%	697	1	2	697	1 per unit	1.0	
B1	2 BR, 2 BA	11.86%	825	14	28	11,550	1 per unit	14.0	
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	
D4 - Town Home	4 BR, 4 BA	1.69%	1505	2	8	3,010	2 per unit	4.0	
D5 - Town Home	4 BR, 4 BA	0.85%	1675	1	4	1,675	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%	2025	1	5	2,025	2.5 per unit	2.5	
				Total Units	Total Beds	Total Unit NSF	NSF per Bedroom	Sub Total	
				118	455	156,419	344	222	
Unit Mix		1BR	2BR	3BR	4BR	5BR	100.0%		
		11.9%	11.9%	5.1%	33.1%	38.1%			
Affordable Unit Summary									
A1 - Double Occupancy - Affordable Units		12							
Total Units		118							
Percentage of Total Units		10.2%							

Accessory Uses				
Level 1 - Lobby / Leasing / Retail				
Lobby / Leasing	2,478 SF			
Retail	691 SF			
Level 1.5 - 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		222	224
Guest Parking	Short Term	1 per 10 units	11.8	14
Retail	Short Term	1 per 2,000 SF	0.3	2
TOTAL BIKE PARKING			235	240
Parking			Minimum Per CoM	Proposed
Resident Parking				
Standard / Compact			N/A	65
Accessible			3	3
Total				68
Residential Unit Parking Ratio (includes Accessible Spaces)		0.58		
Residential Bedroom Parking Ratio (includes Accessible Spaces)		0.15		
TOTAL PARKING			3	68