

# 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 cal tau txals kev txhais lus, kev pes lus los sis kev pab cuam txhawm rau  
kev tsis taus uas tsis muaj nqi rau koj: Xav paub ntxiv 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):

## 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_Meeting_Schedule_Dates.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](mailto: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](mailto:landmarkscommission@cityofmadison.com)  
(608) 266-6552



Outlook

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## Re: Submittal

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**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 of 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 to 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



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## City of Madison Demolition Notification Request Confirmation

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**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.



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 22<sup>nd</sup> 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

120 East Lakeside Street • Madison, Wisconsin 53715 • 608.255.3988 • 608.255.0814 Fax  
247 Freshwater Way, Suite 530 • Milwaukee, Wisconsin 53204 • 414.988.8631  
[www.vandewalle.com](http://www.vandewalle.com)

Shaping places, shaping change

## **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 Grimm 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

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):



#### Existing Site Photos:



Frances Street (site)



Frances Street (view North)



Frances Street (view north)



Frances Street (view south)



Frances Street (view across street)



Frances Street (view across street)



Frances Street (Grimm Book Bindery)



Frances Street (Eleanor)



Gilman Street (site)



Gilman Street (view north)



Gilman Street (view south)



Gilman Street (Grimm Book Bindery)



Gilman Street (view across street)



Gilman street (Hub)

## Building Photos

425 North Frances Street

Commercial/Apartments:

Restaurant

4 Apartments

Date of Construction:

1925



## Interior Photos: Commercial

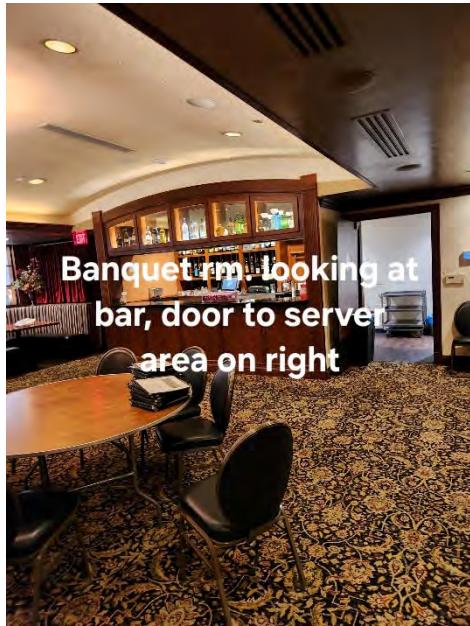




Interior Photos: Residential







## Building Photos

450 West Gilman Street

Apartments: 6 units

Date of Construction: 1890



Interior Photos



# **W GILMAN STREET APARTMENTS**

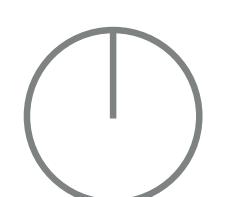
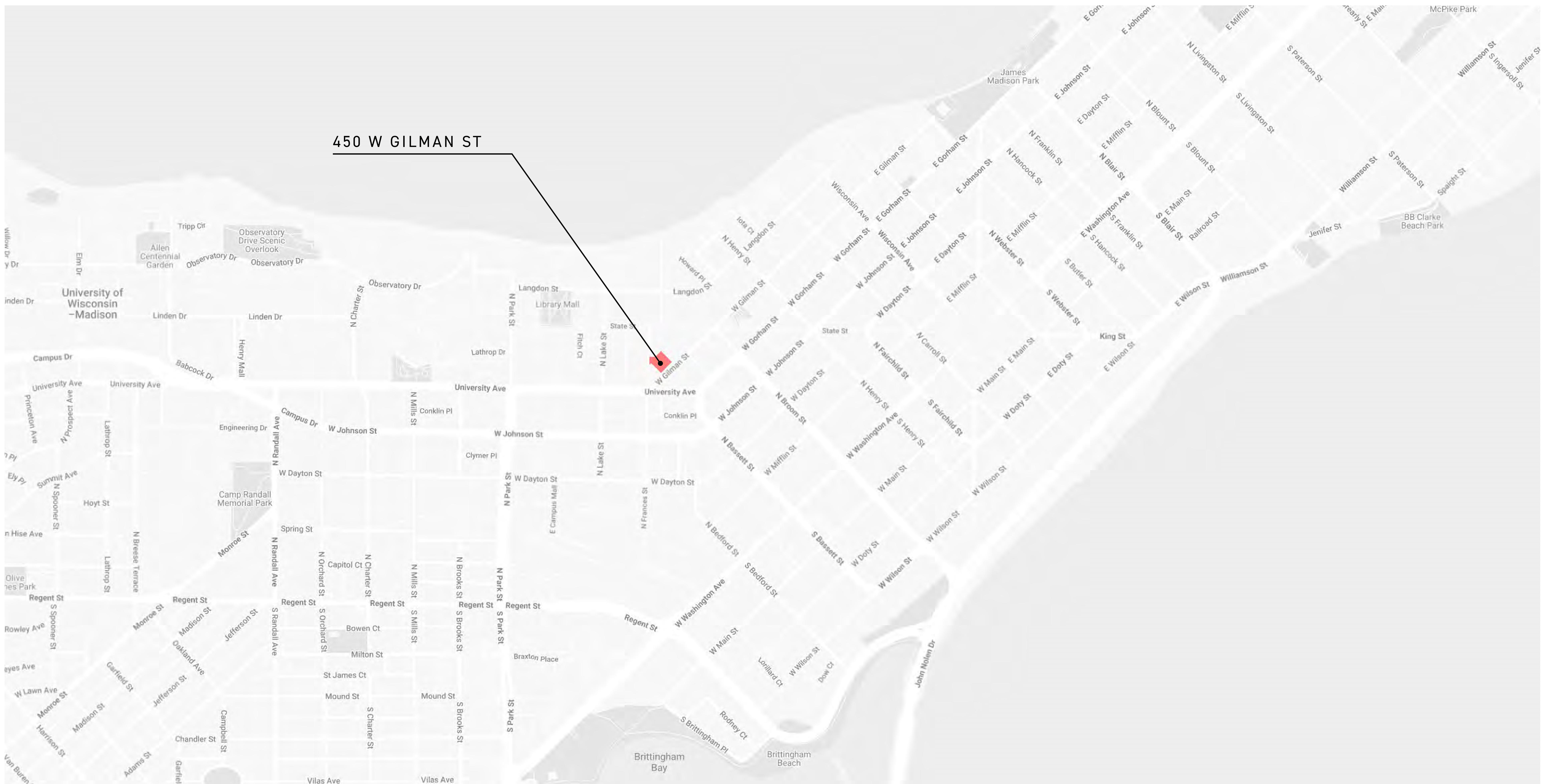
## **FORMAL SUBMITTAL**

**RHODE:PARTNERS**

RHODEPARTNERS.COM

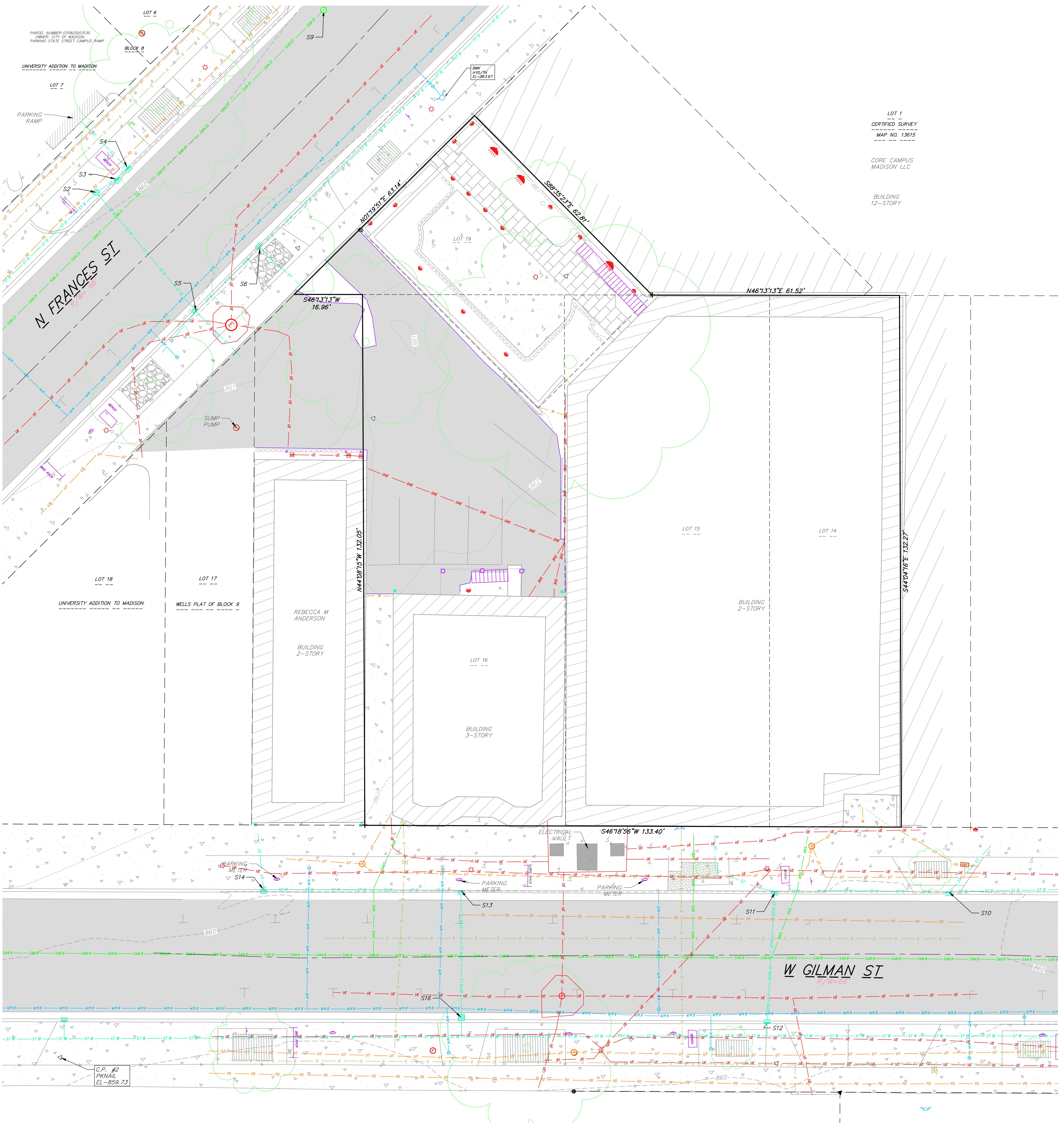


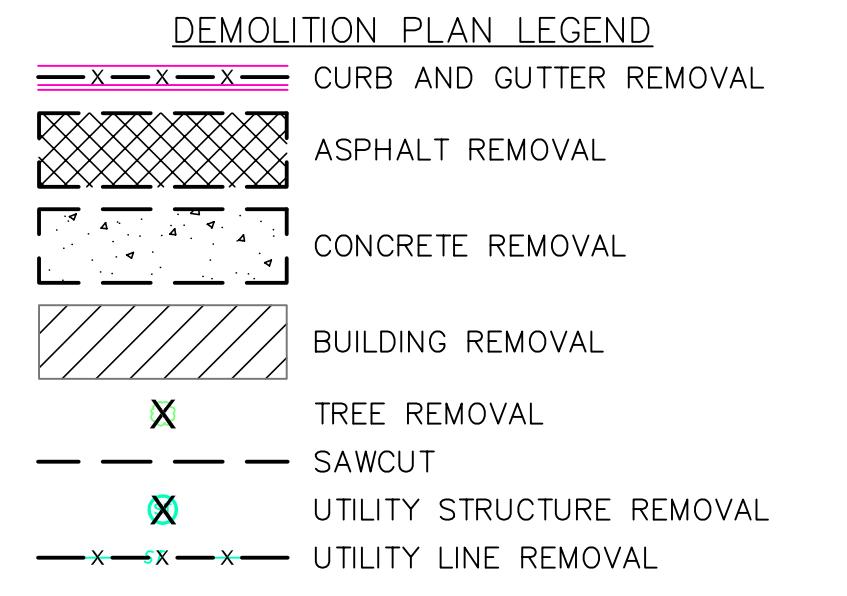
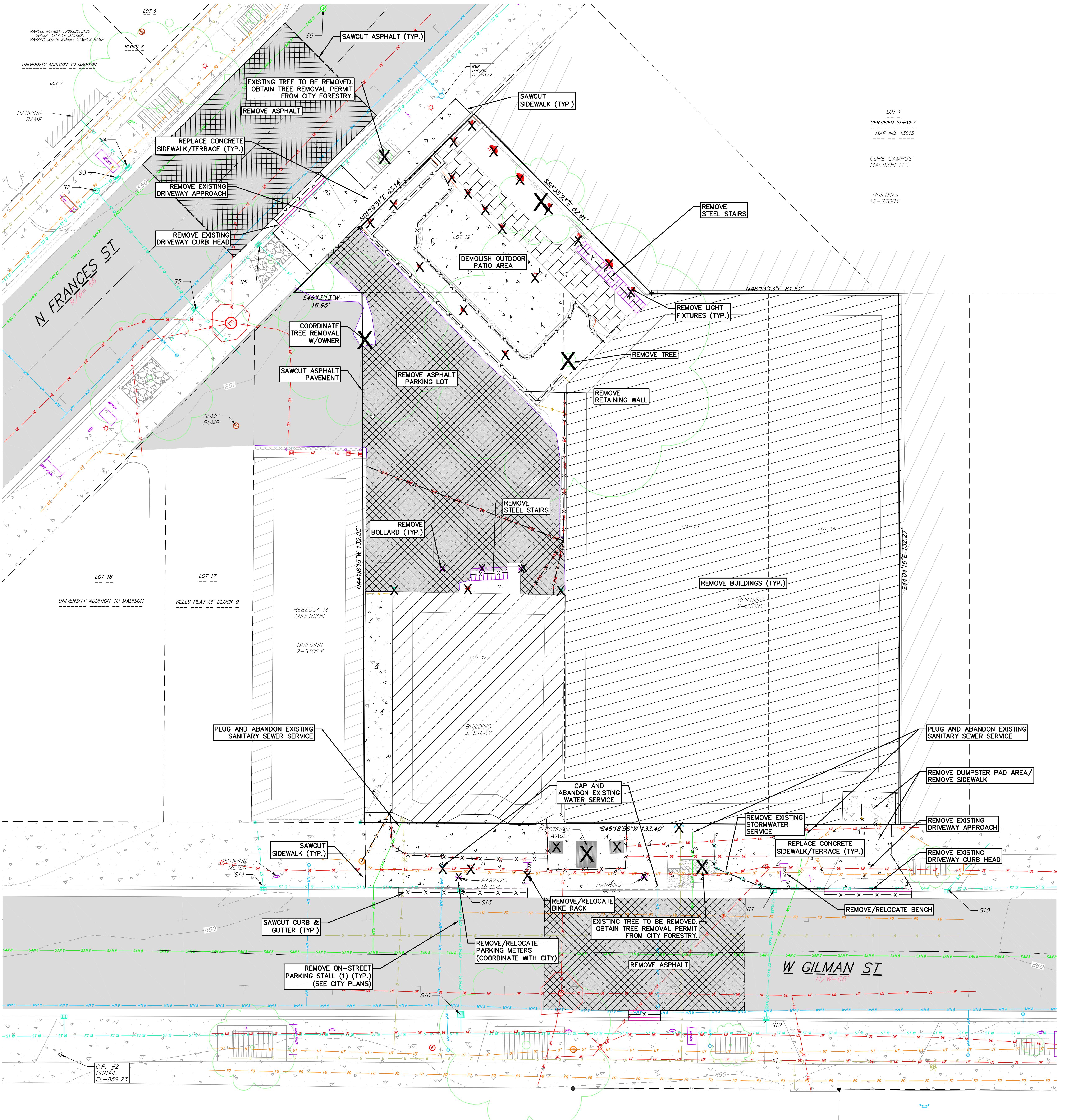
OCTOBER 06, 2025



VICINITY MAP  
SCALE: NTS







A compass rose is centered in the image. It features a large outer arrowhead pointing North (N), a smaller inner arrowhead pointing South (S), and a diagonal arrowhead pointing Northeast (NE). The letters 'N', 'S', and 'E' are printed in a bold, sans-serif font. Below the compass rose is a horizontal graphic scale. It consists of a black bar with a white diagonal hatching pattern on its left side, followed by a solid black section, and then a white section with black numbers. The numbers are '0', '5', '10', and '20', representing feet.

# DEMOLITION PLAN

SCALE: 1"=20'

10/06/2025

# RHODE : PARTNERS



© RHODE PARTNERS INC

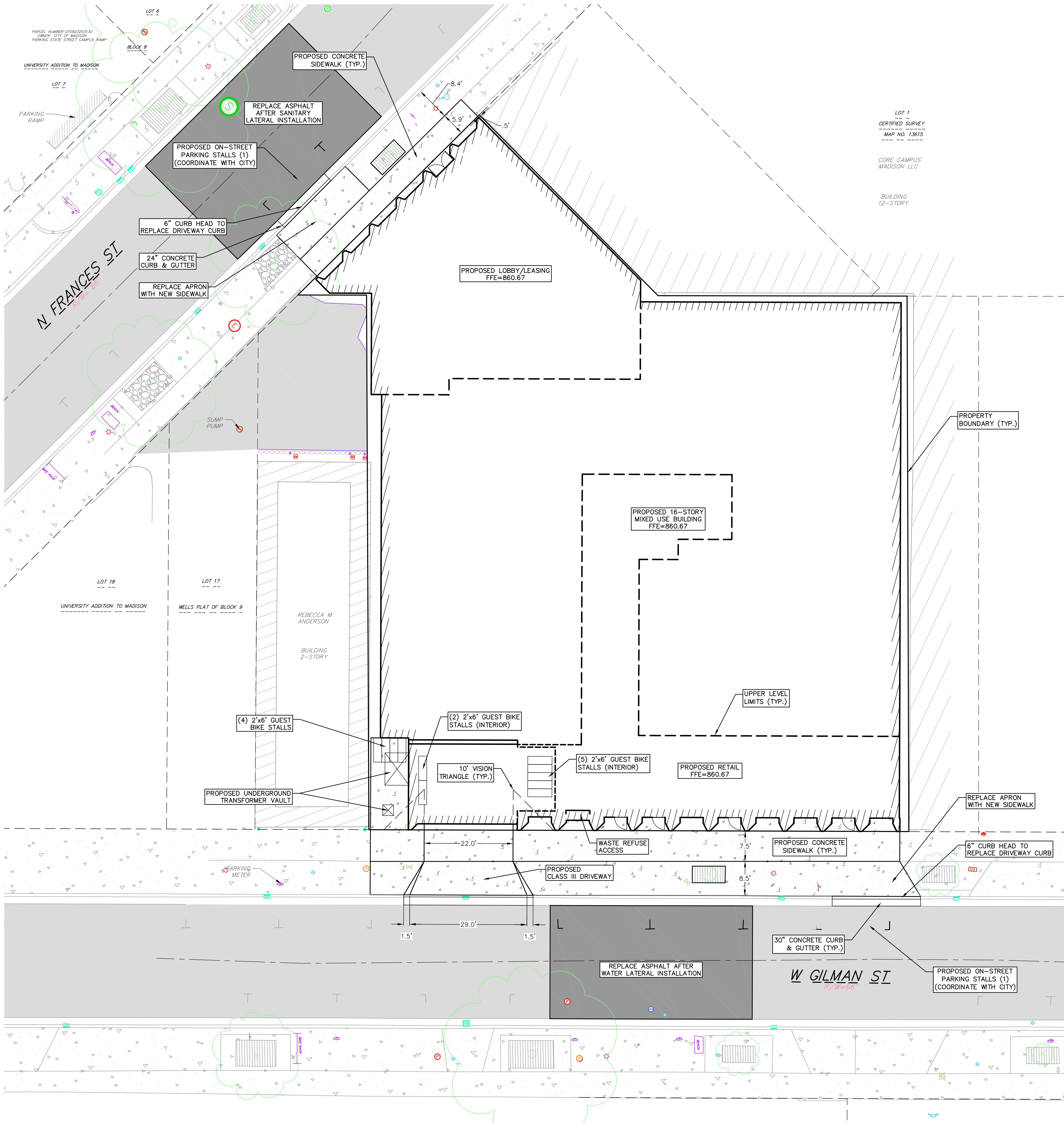
# W GILMAN STREET APARTMENTS

## MADISON, WI

NOT FOR CONSTRUCTION OR PUBLICATION

# FORMAL PROJECT SUBMITTAL

10/06/2025



**SITE PLAN LEGEND:**

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

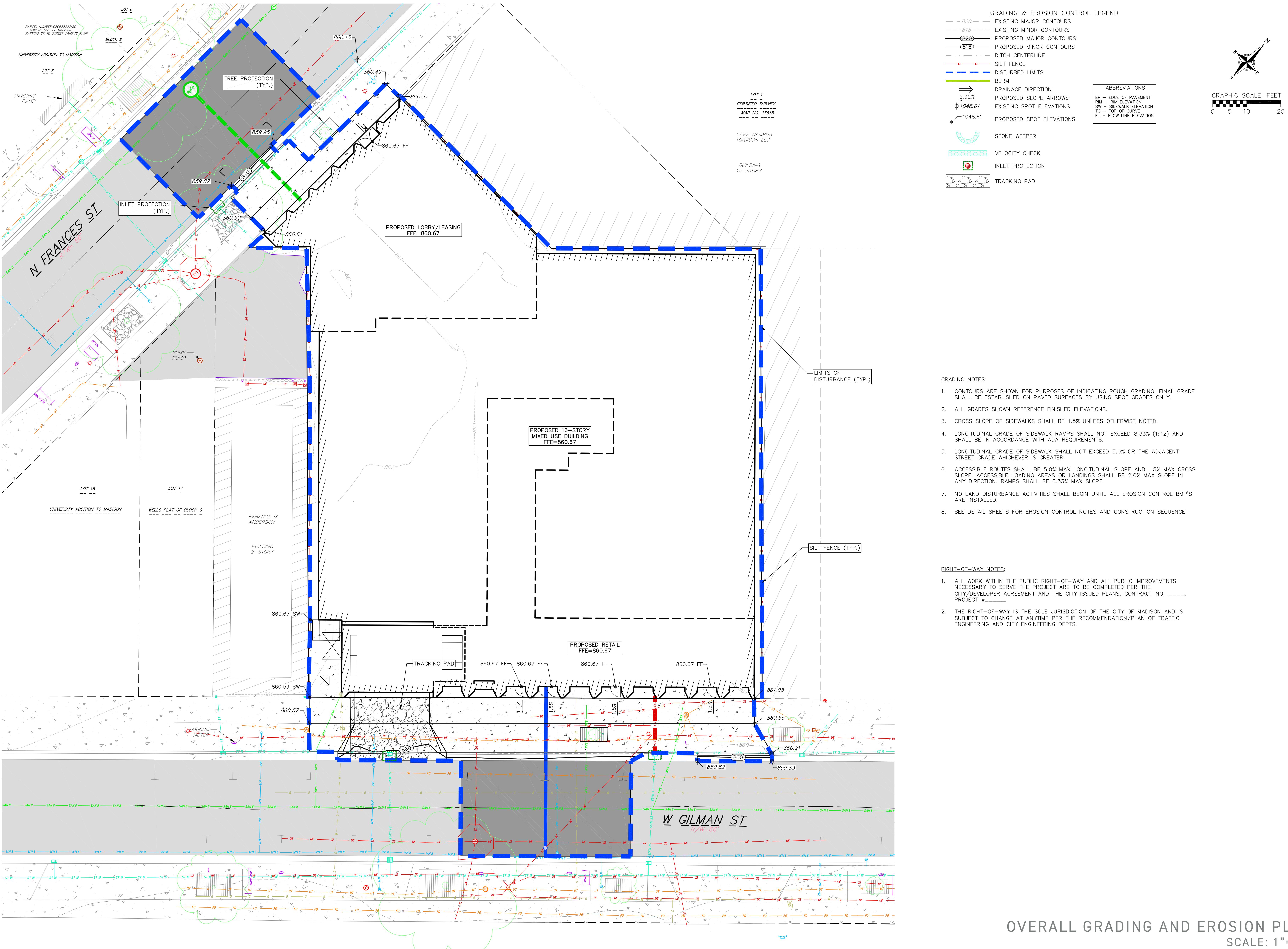
**Abbreviations:**

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

**Graphic Scale, Feet:**

0 5 10 20

**SITE PLAN  
SCALE: 1"=20'**



# OVERALL GRADING AND EROSION PLAN

SCALE: 1"=20'

# RHODE : PARTNERS

The logo for Villas Student Housing. It features the word "VILLAS" in a large, bold, serif font. The letter "V" is stylized with two upward-pointing arrows on either side, and a diagonal line extends from the bottom right of the "V" to the bottom right of the "A". Below "VILLAS", the words "STUDENT" and "HOUSING" are stacked in a smaller, all-caps, sans-serif font.

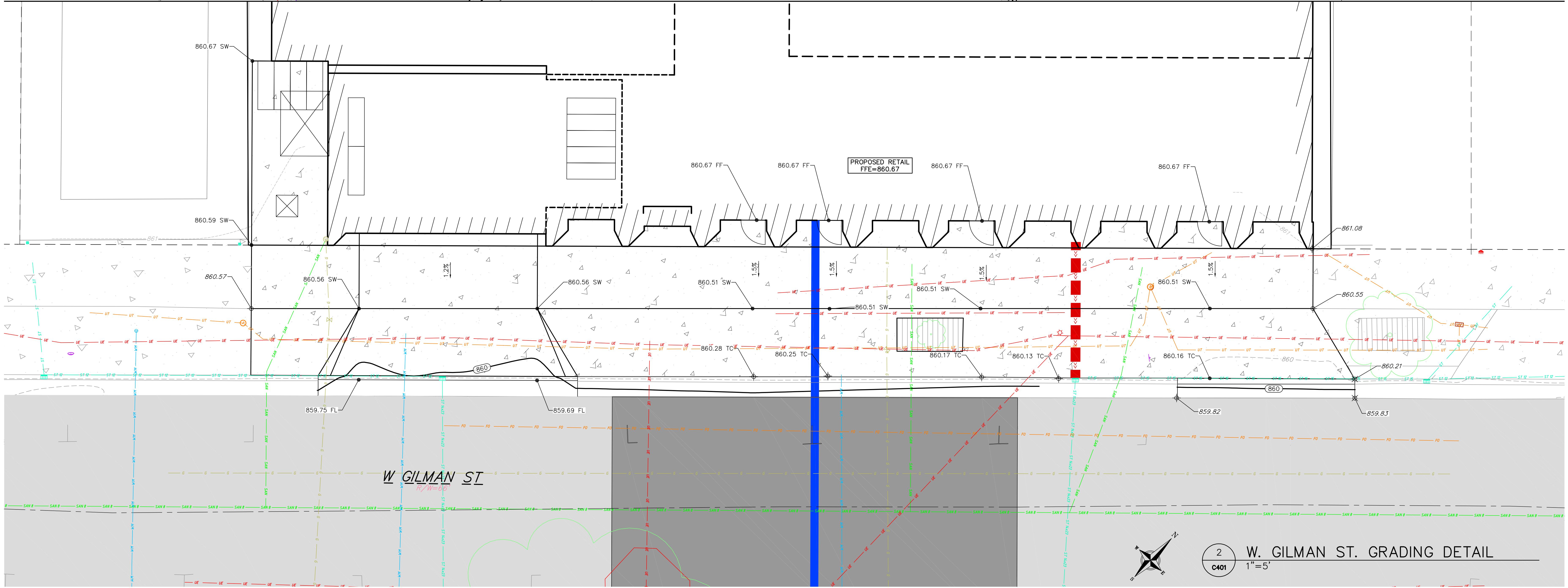
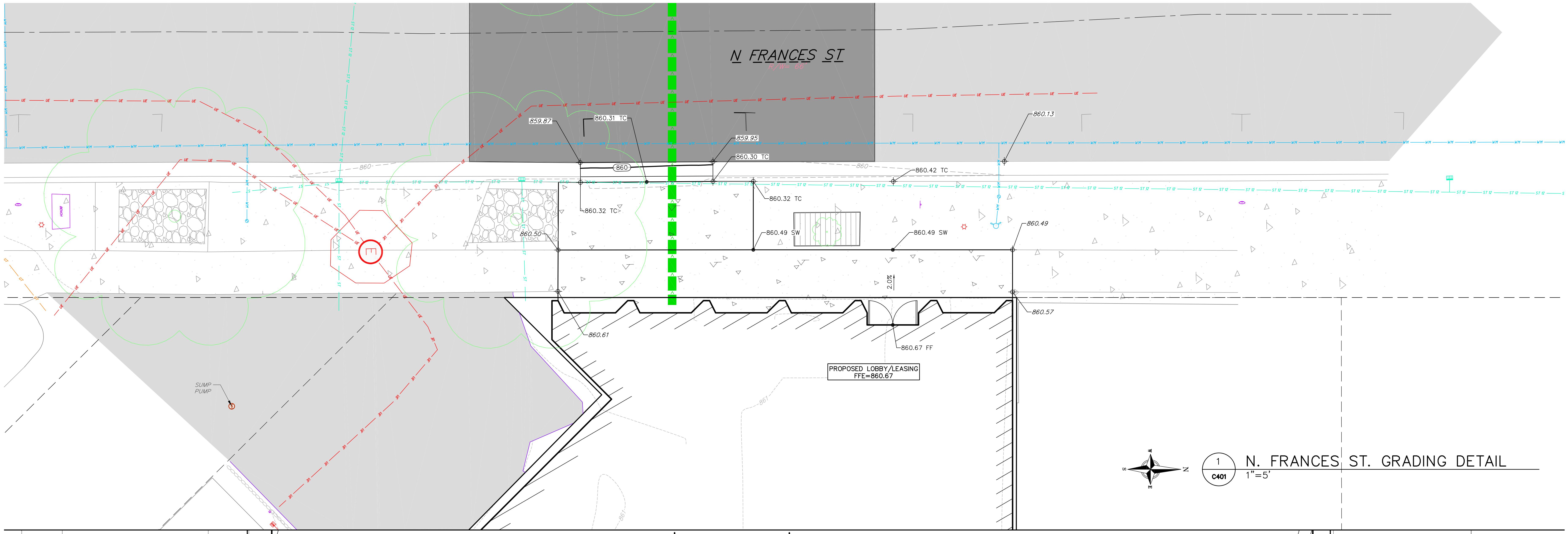
© RHODE PARTNERS INC

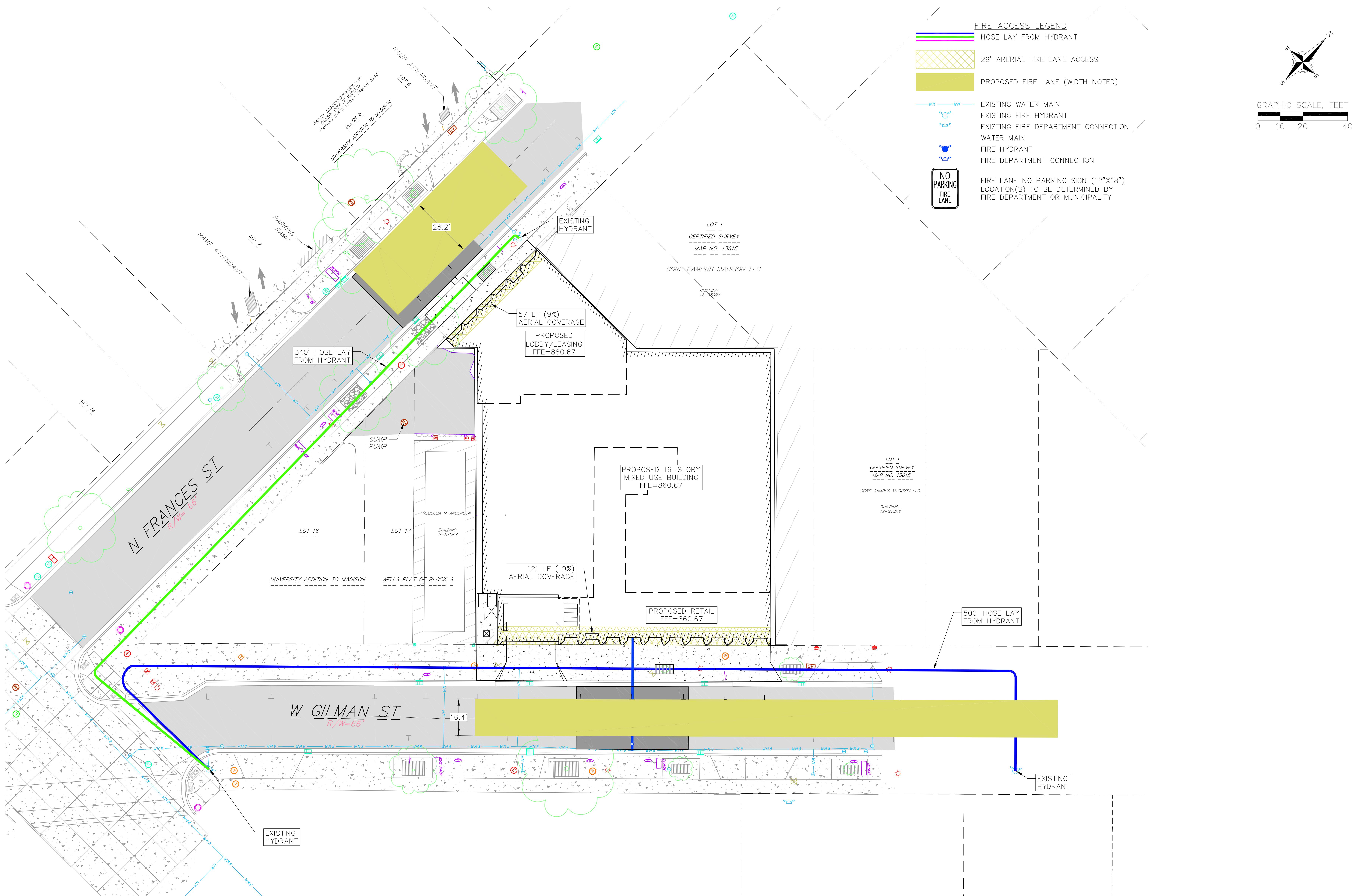
# W GILMAN STREET APARTMENTS

## MADISON, WI

# FORMAL PROJECT SUBMITTAL

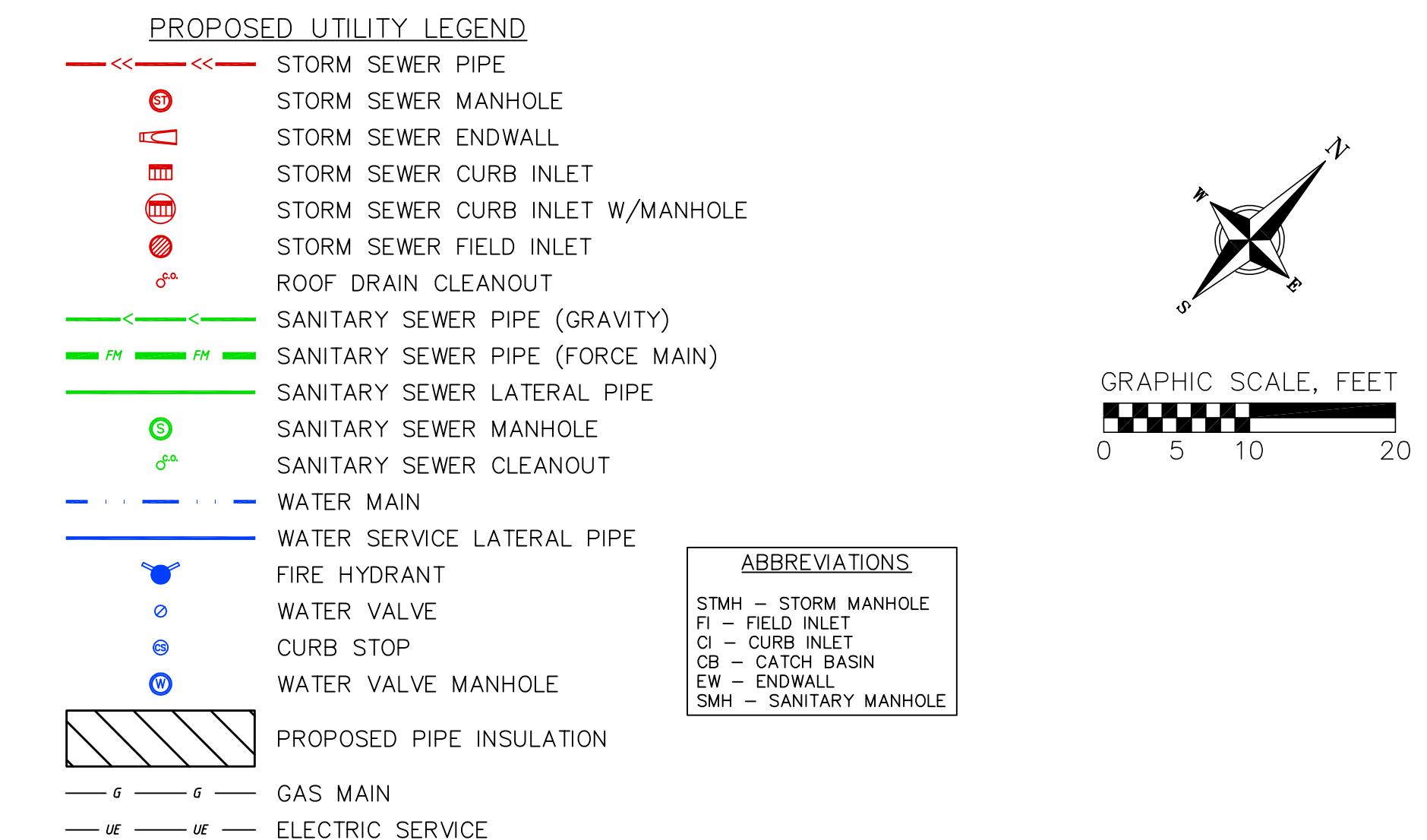
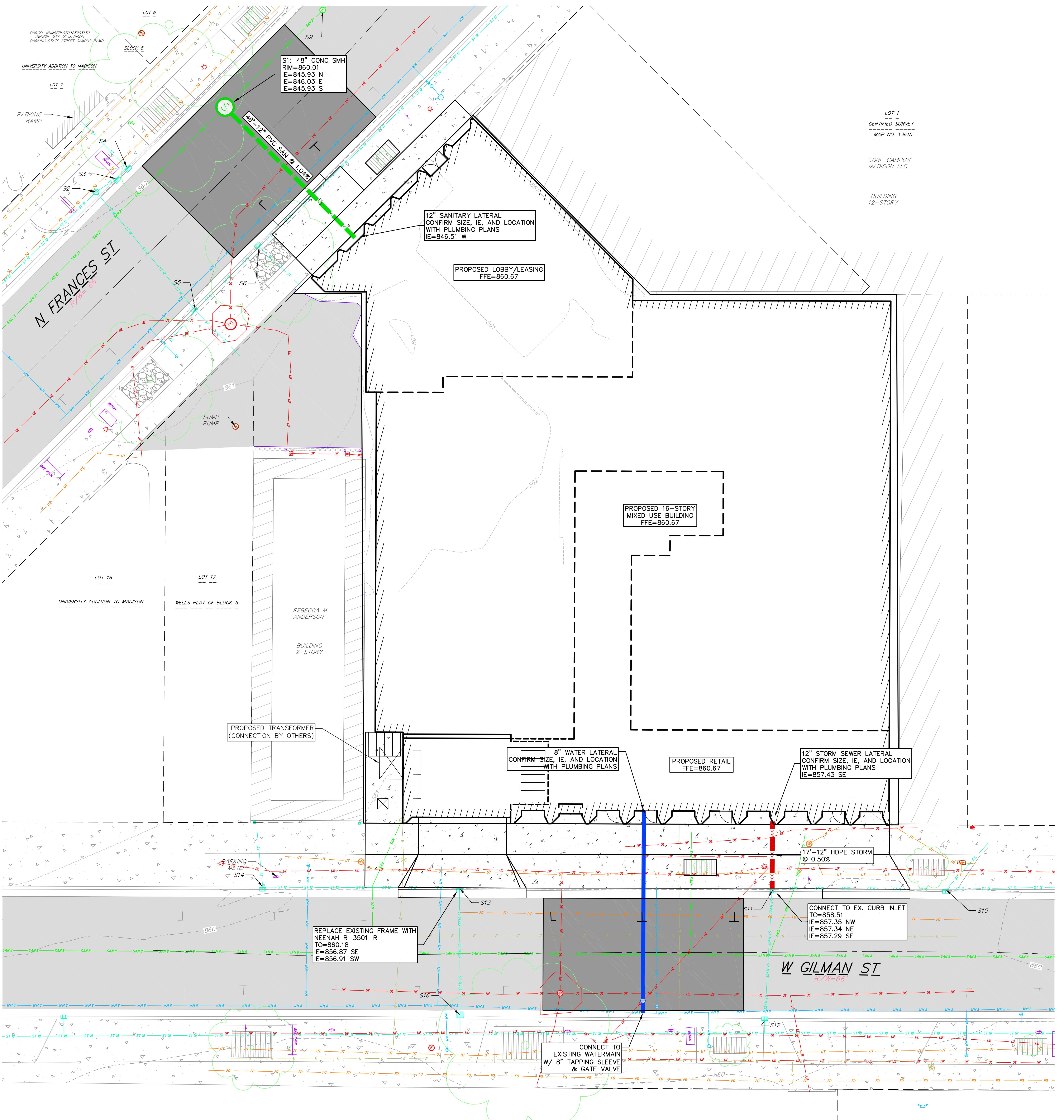
10/06/2025





# FIRE ACCESS PLAN

SCALE: 1"=40'



#### 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 3' 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 4x8x4" HIGH DENSITY STYROFOAM INSULATION AT ALL LOCATIONS WHERE STORM SEWER CROSSES WATER MAIN OR WATER LATERALS.

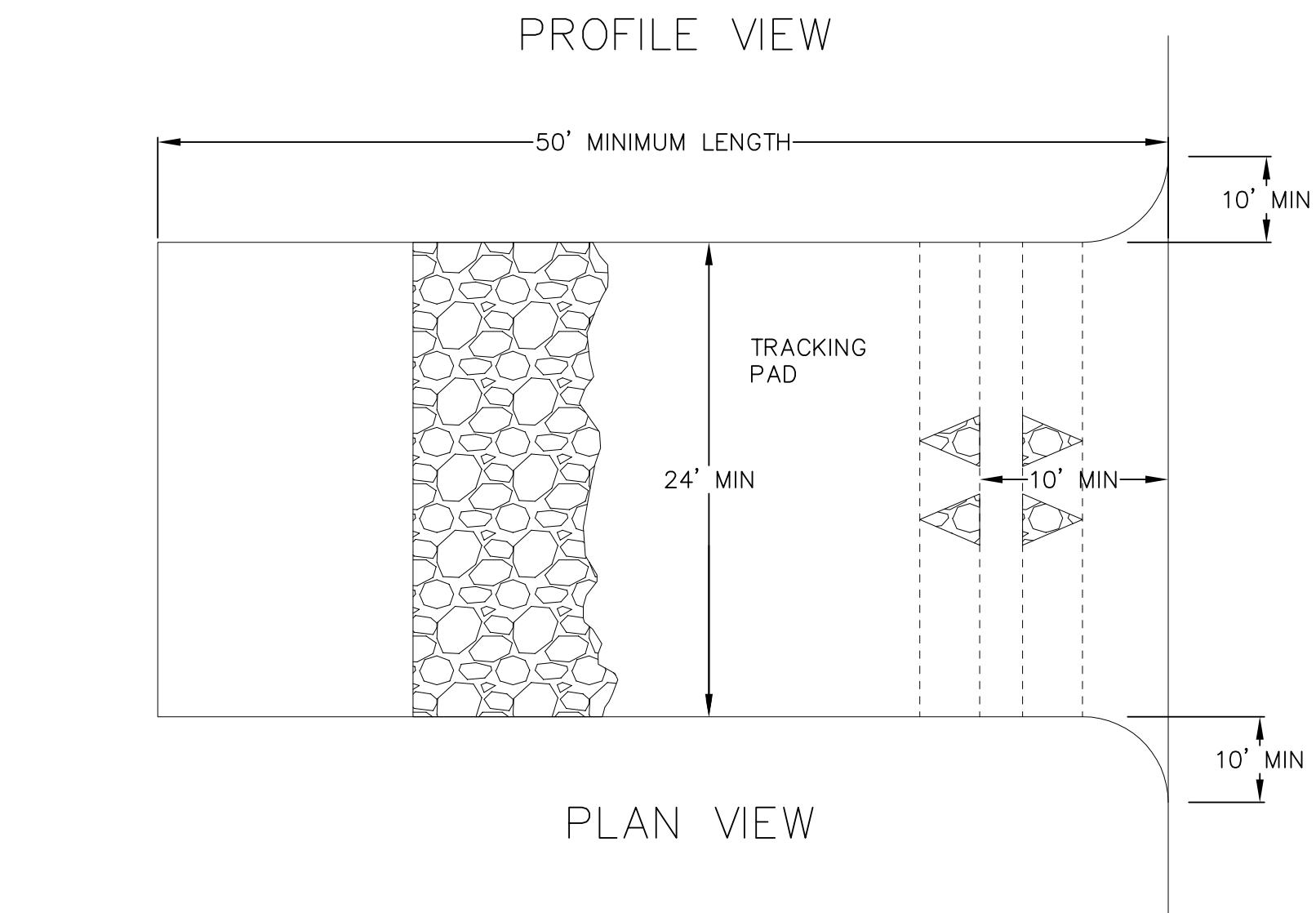
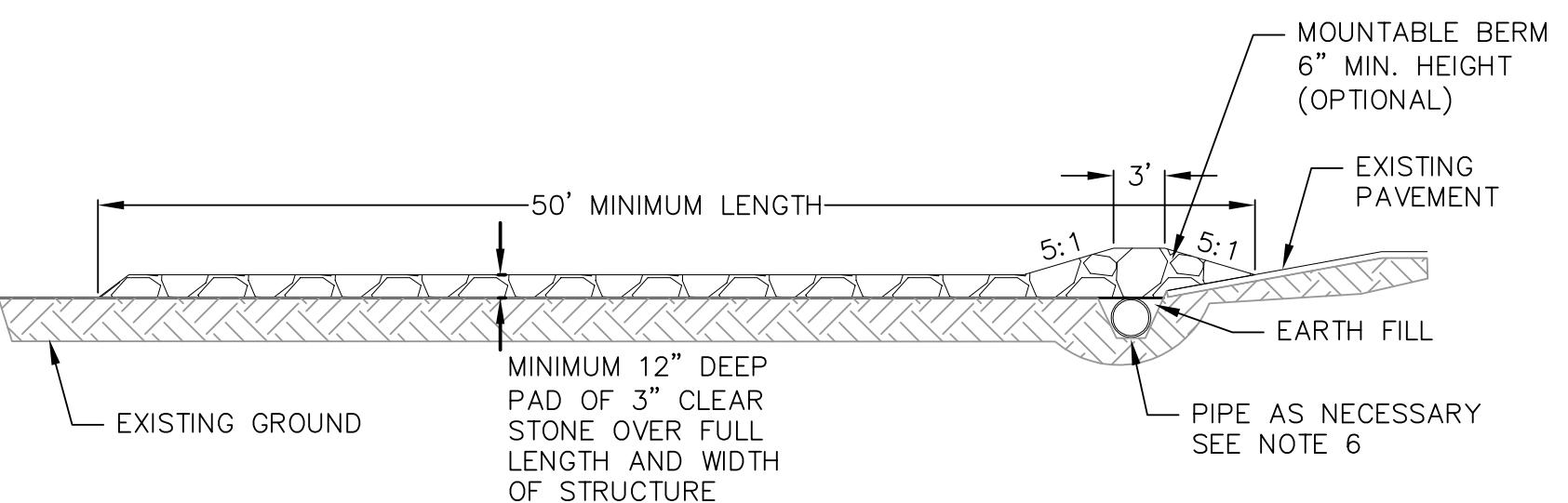
#### RIGHT-OF-WAY NOTES:

- 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.

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 20 HOURS. INSPECTION REPORTS SHALL BE PREPARED AND FILED AS REQUIRED BY THE DNR AND/OR QTY. 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 USED 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 THE 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 EARTH 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 SEDED 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.

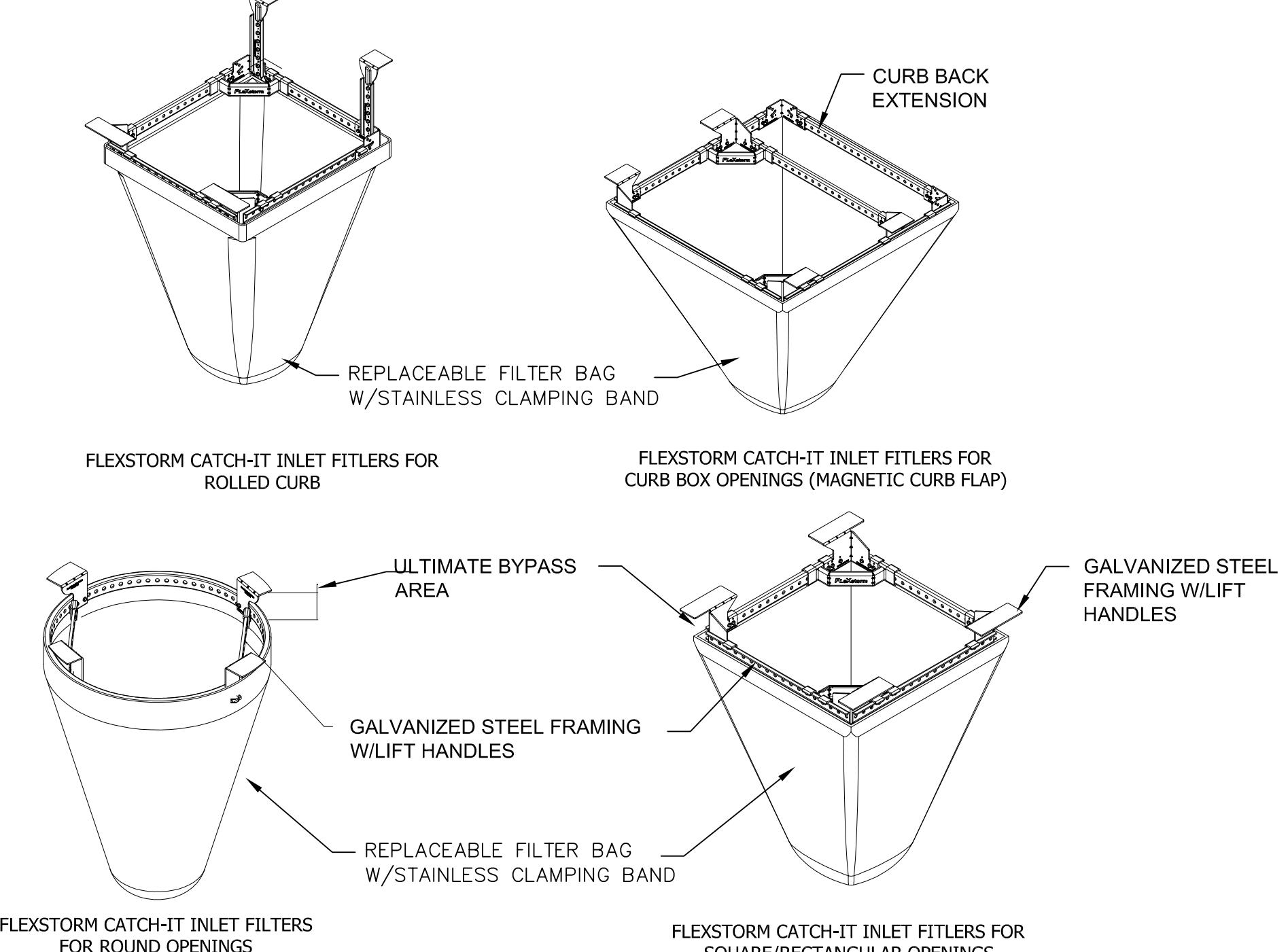


- FOLLOW WISCONSIN DNR TECHNICAL STANDARD 1057 FOR FURTHER DETAILS AND INSTALLATION.
- LENGTH - MINIMUM OF 50'
- WIDTH - 24' MINIMUM, SHOULD BE FLARED AT THE EXISTING ROAD TO PROVIDE A TURNING RADIUS.
- ON SITES WITH A HIGH GROUND WATER TABLE OR WHERE SATURATED CONDITIONS EXIST, GEOTEXTILE FABRIC SHALL 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  
c600  
NOT TO SCALE  
TRACKING PAD

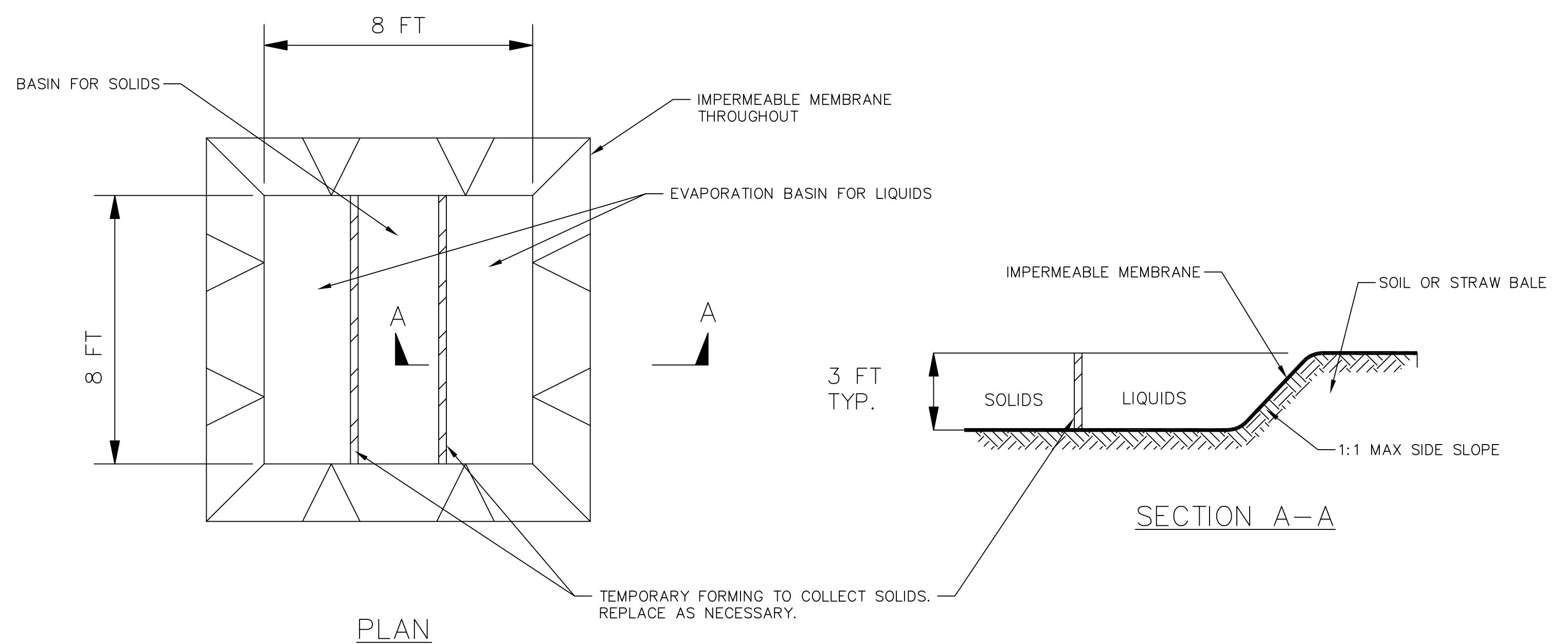
NOTES:

- 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/PIN
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	62MCFBX
3067-C	SQUARE/RECT	35.25 X 17.75	33 X 15	62LSQFX

4  
c600  
NOT TO SCALE  
FRAMED INLET PROTECTION

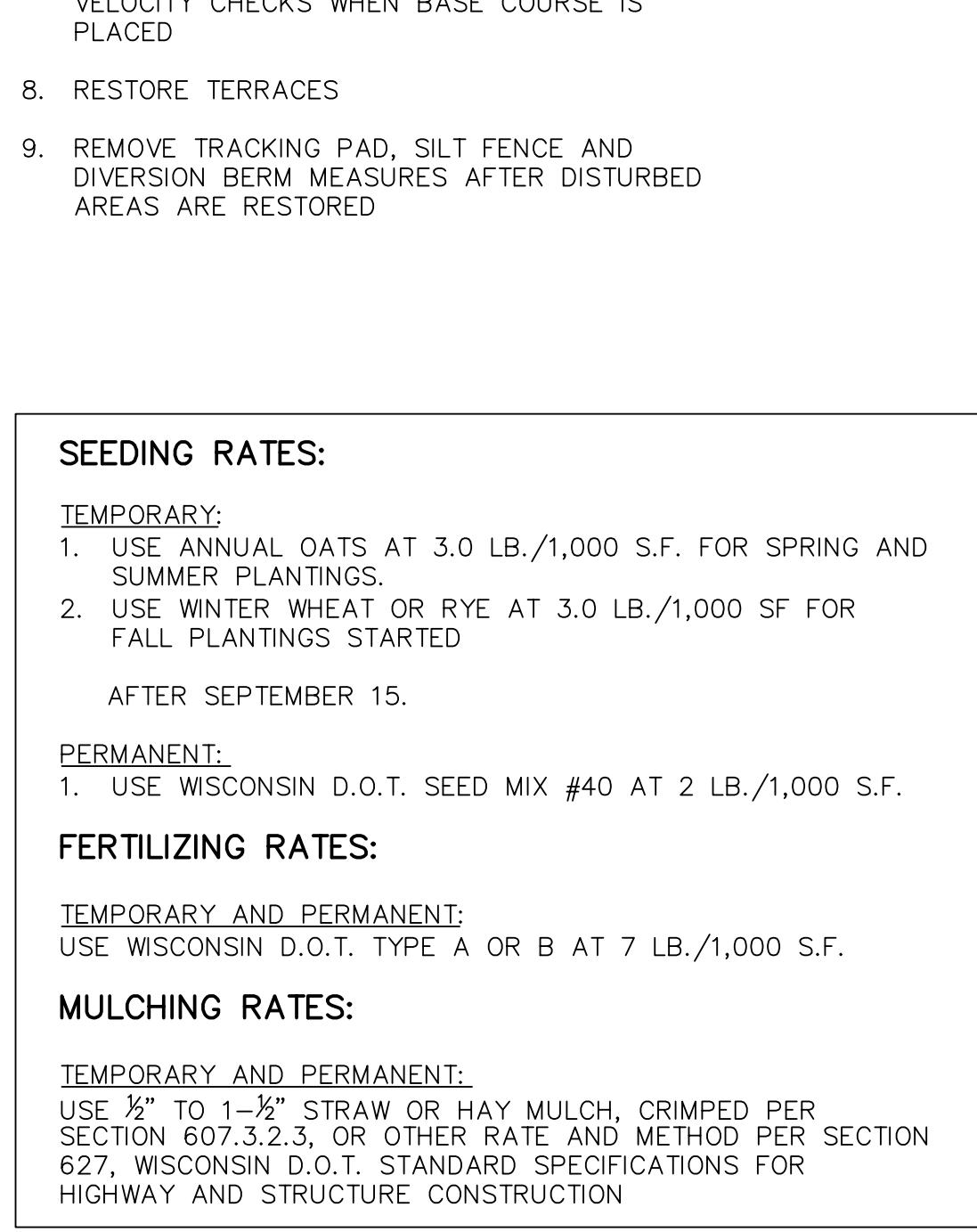


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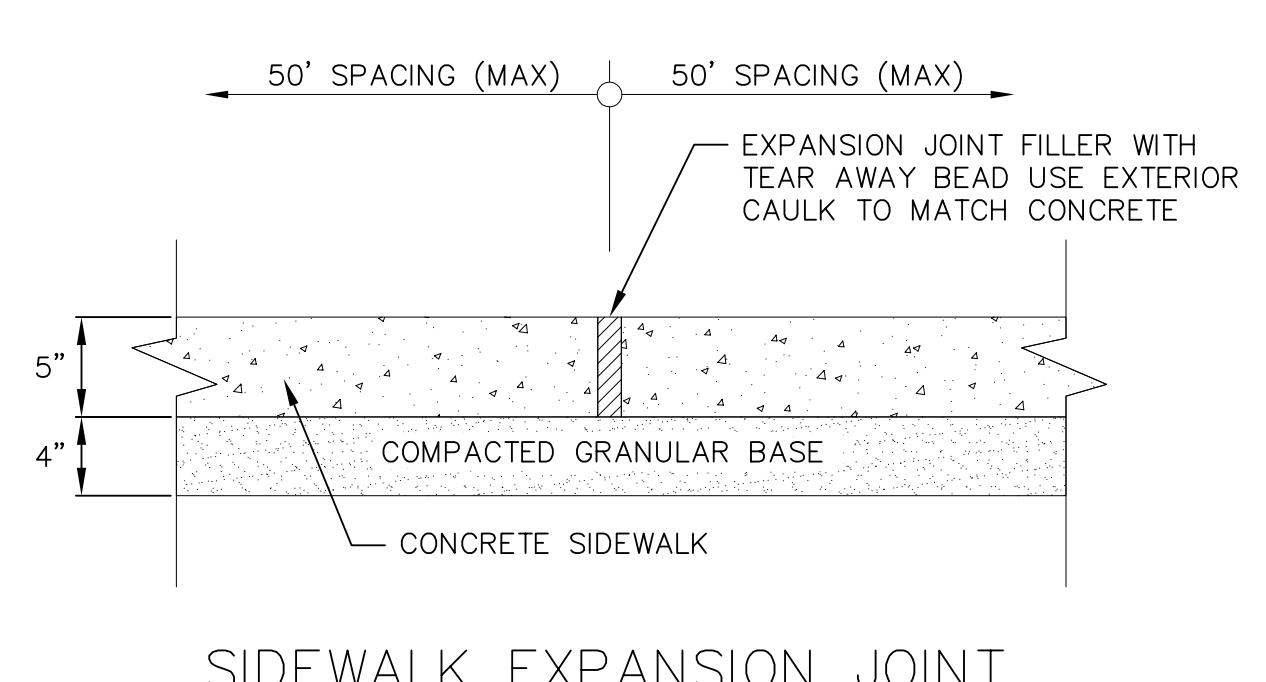
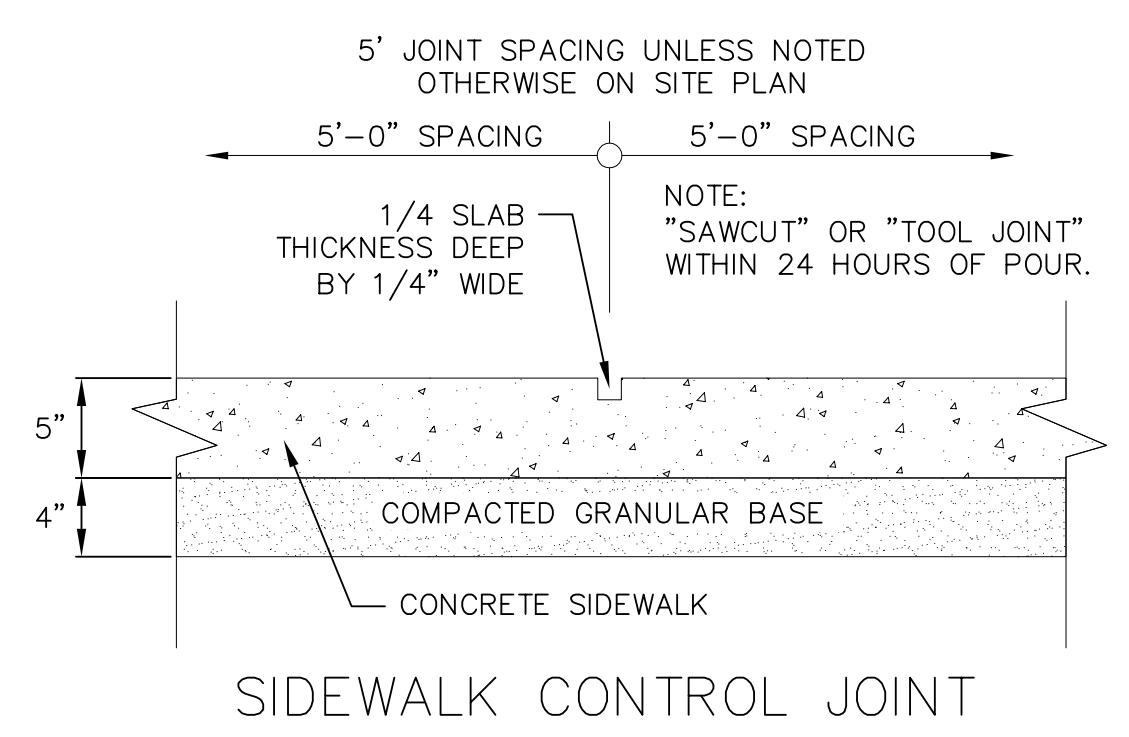
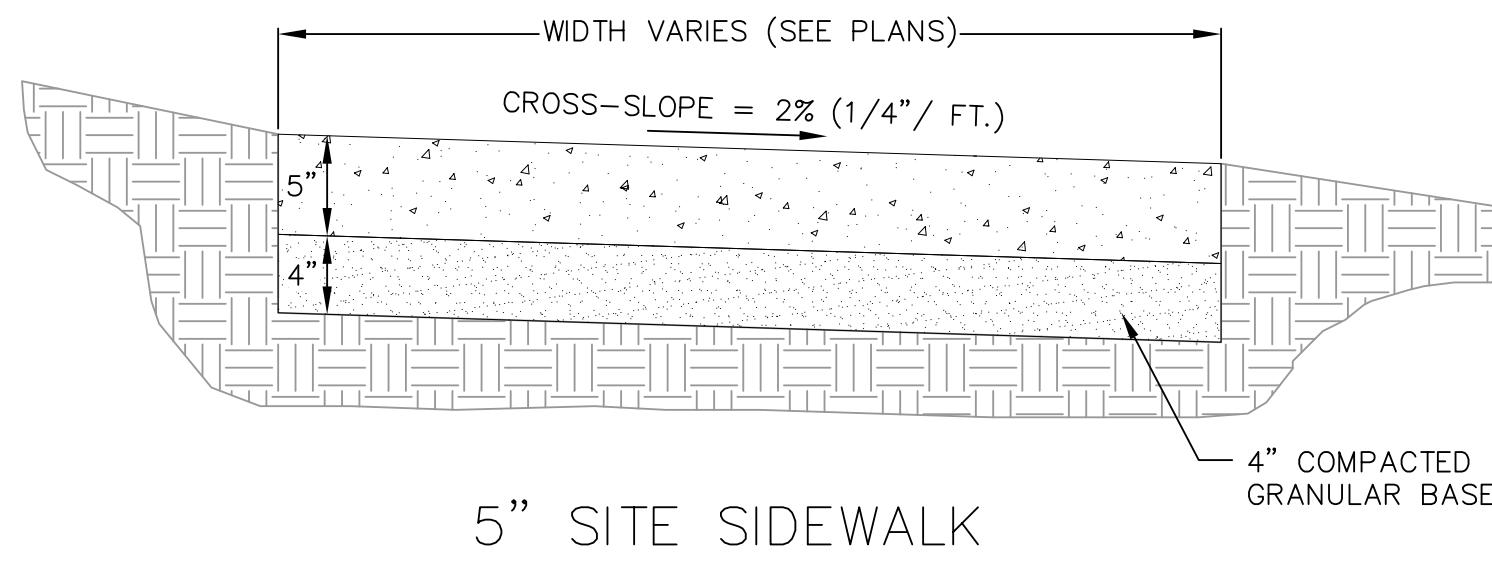
- LOCATE WASHOUT STRUCTURE A MINIMUM OF 50 FEET AWAY FROM OPEN CHANNELS, STORM DRAIN INLETS, SENSITIVE AREAS, WETLANDS, BUFFERS AND WATER COURSES AND AWAY FROM CONSTRUCTION TRAFFIC.
- PREPARE SOIL BASE FREE OF ROCKS OR OTHER DEBRIS THAT MAY CAUSE TEARS OR HOLES IN THE LINER. FOR LINER, USE 10 MIL OR 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.

5  
c600  
NOT TO SCALE  
TEMPORARY CONCRETE WASHOUT

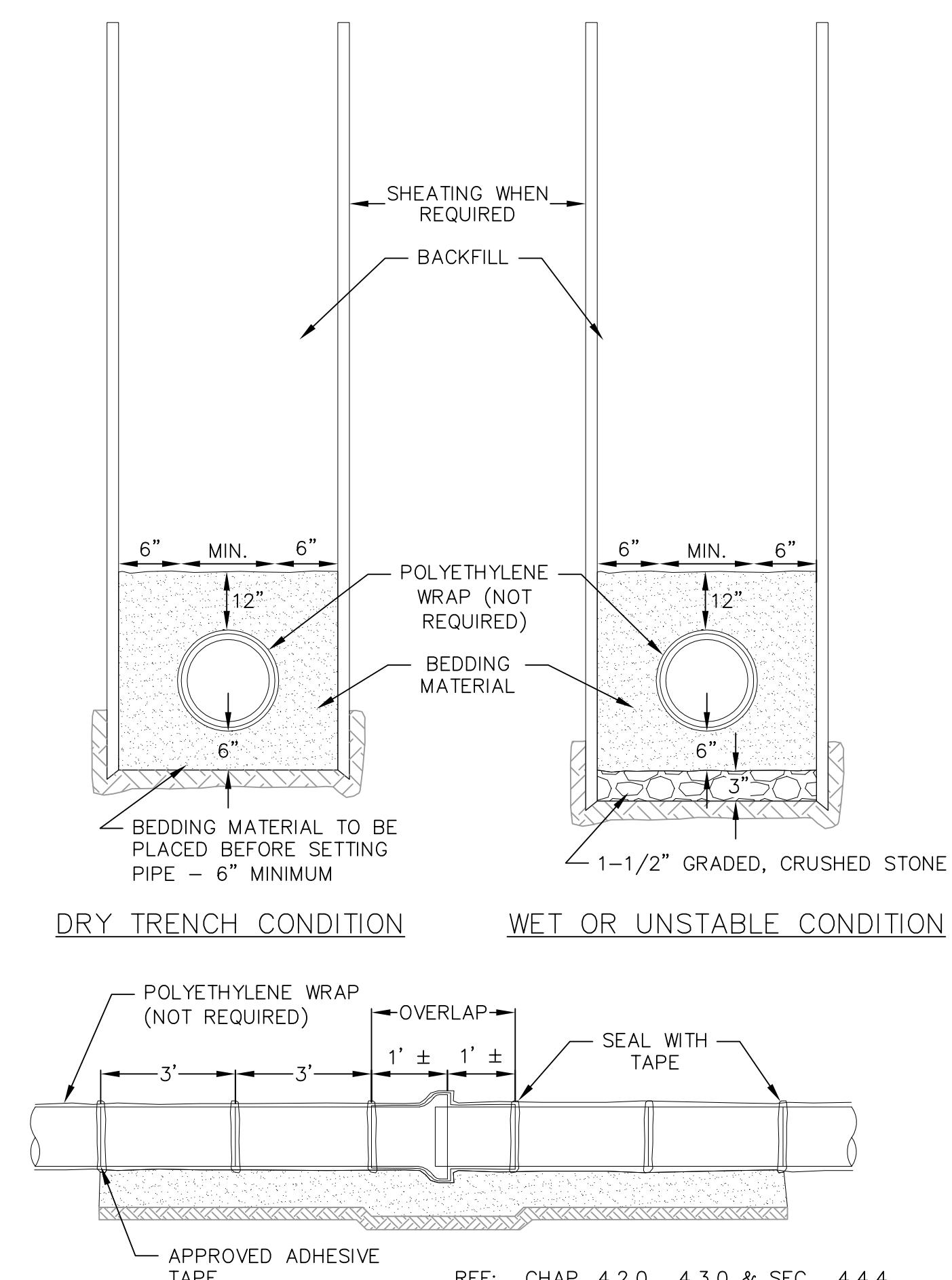
## SITE CONSTRUCTION DETAILS



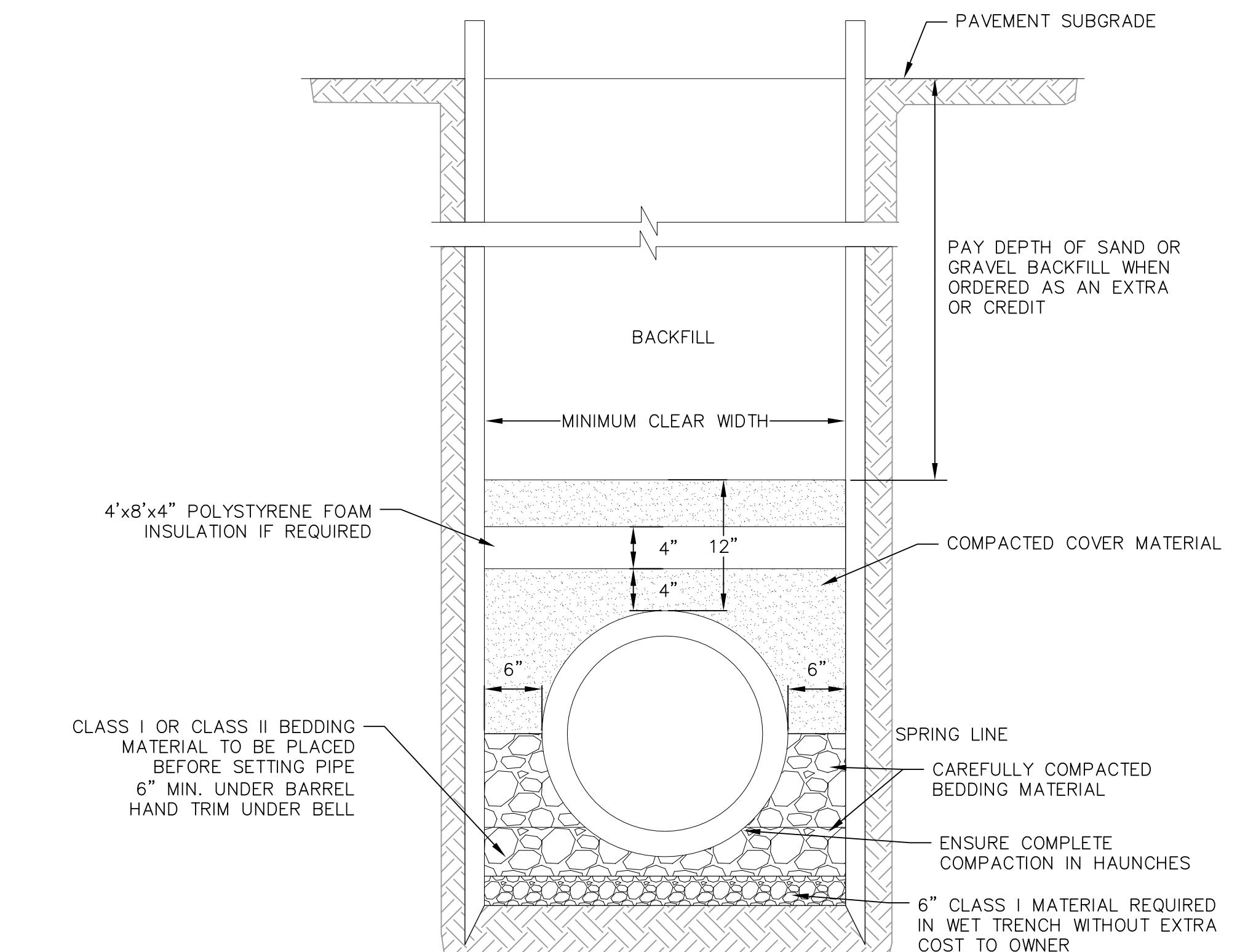
2  
c600  
NOT TO SCALE  
SILT FENCE



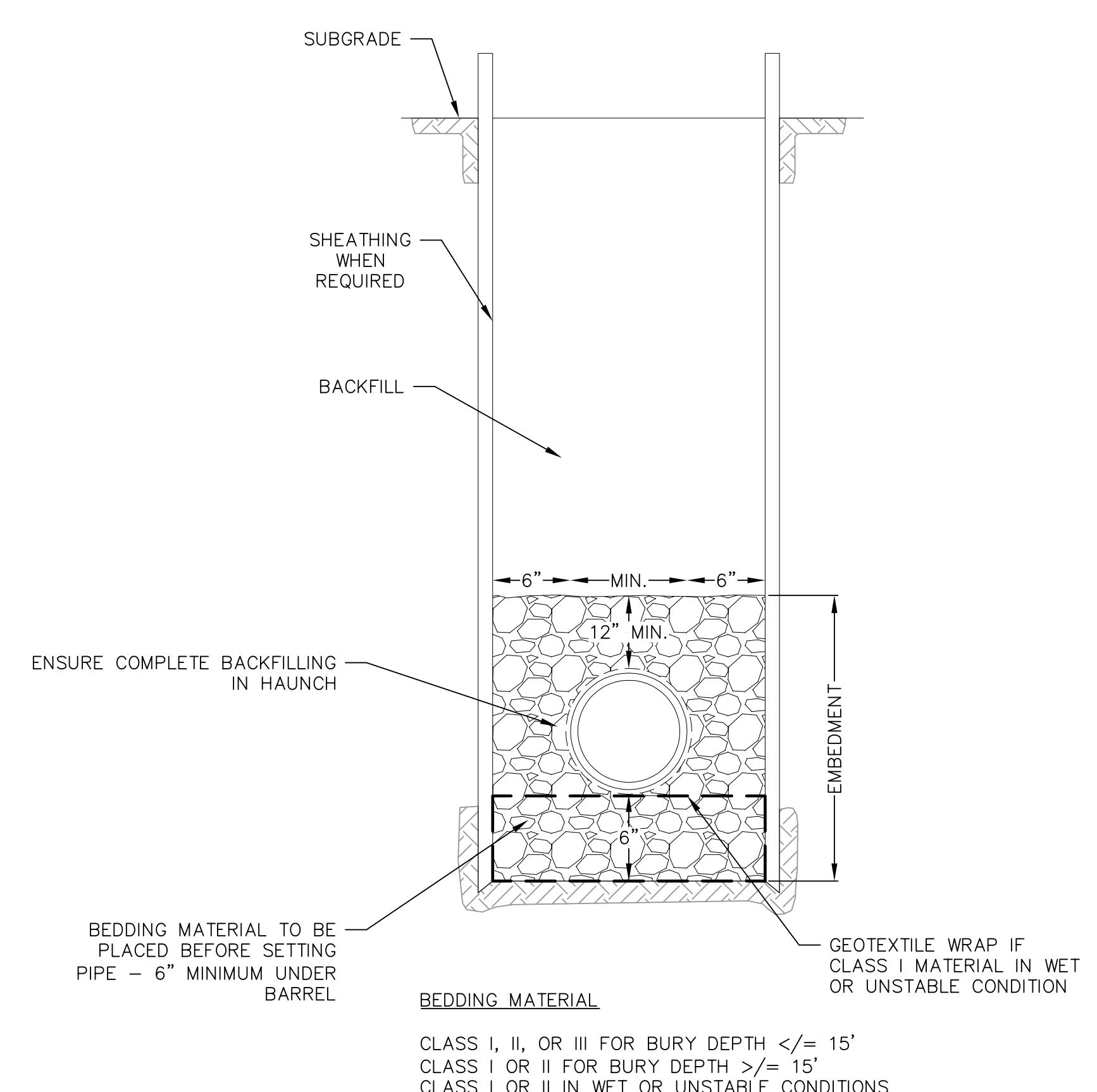
1 5" SIDEWALK  
c601 NOT TO SCALE



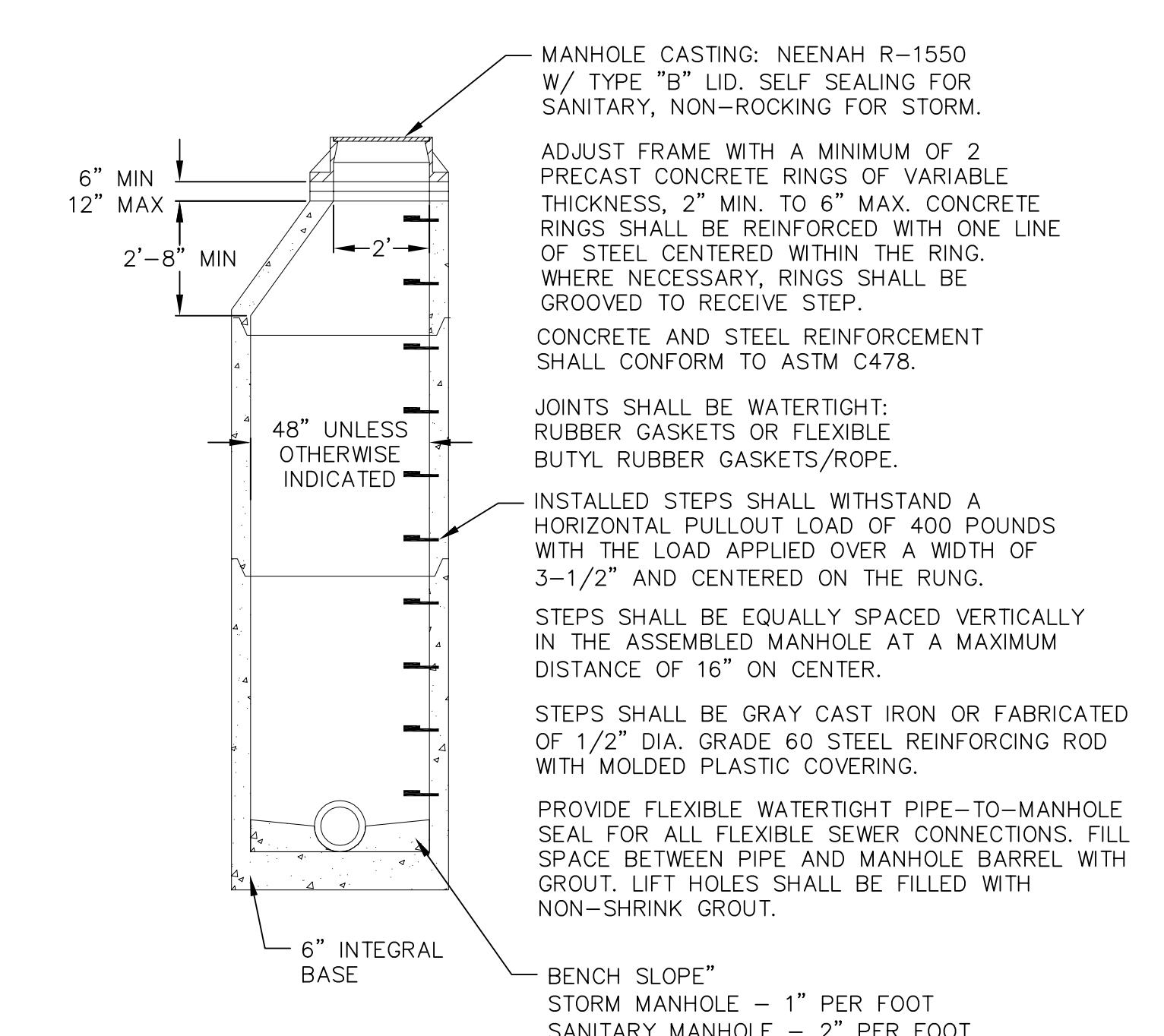
2 STANDARD WATER MAIN TRENCH SECTION  
c601 NOT TO SCALE



3 STORM PIPE TRENCH SECTION  
c601 NOT TO SCALE

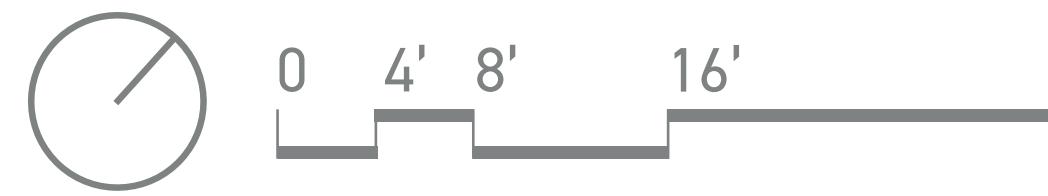


5 STANDARD SANITARY TRENCH SECTION  
c601 NOT TO SCALE

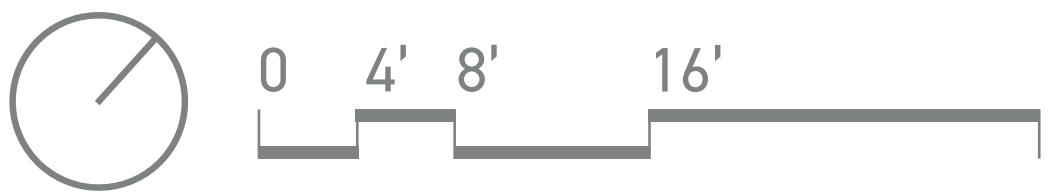


6 PRECAST CONCRETE MANHOLE  
c601 NOT TO SCALE

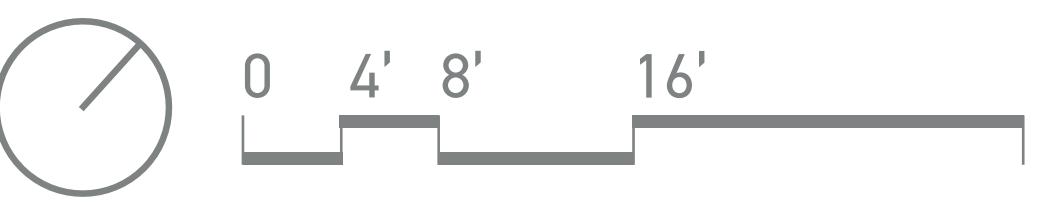
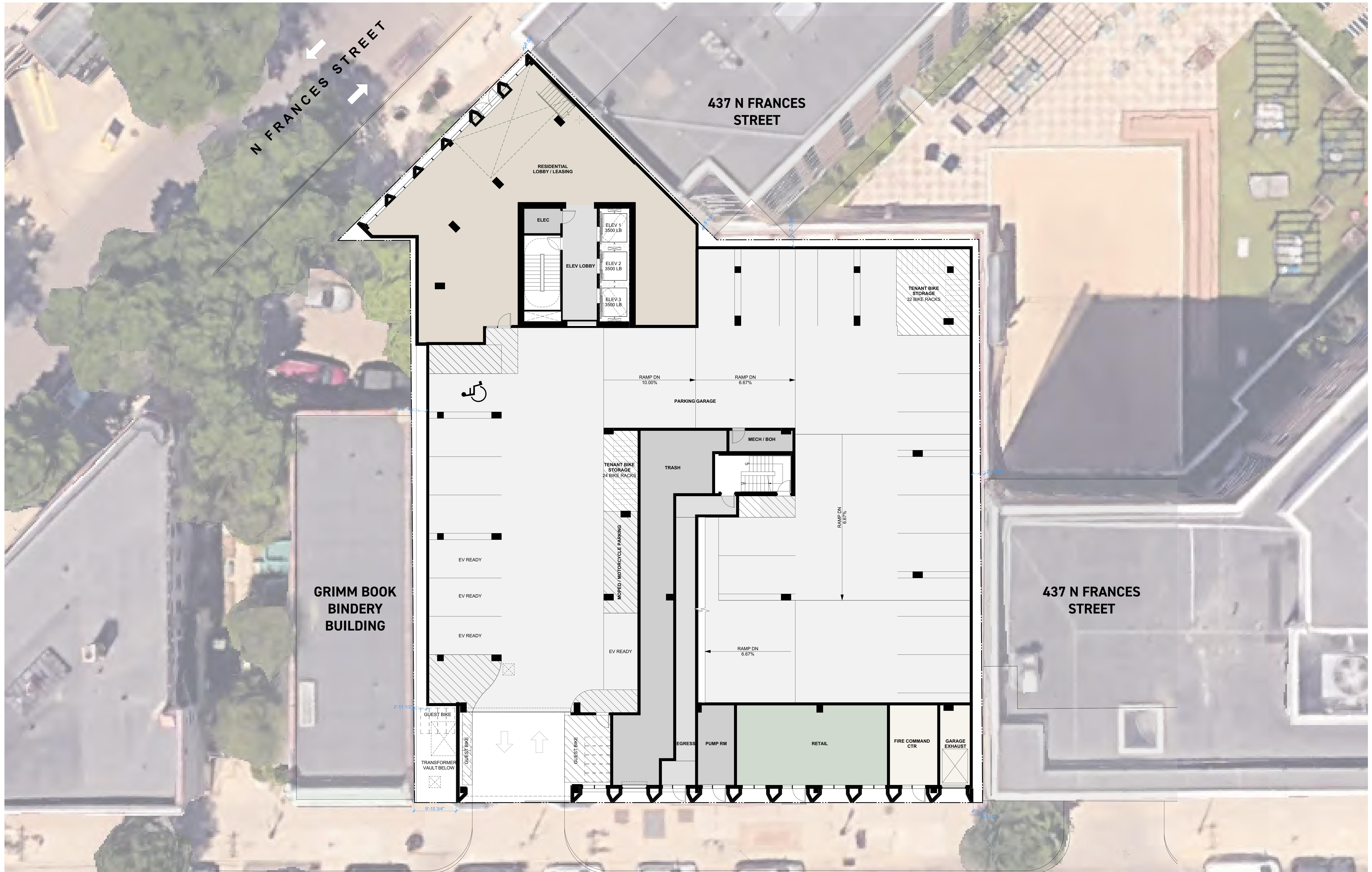
## SITE CONSTRUCTION DETAILS



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

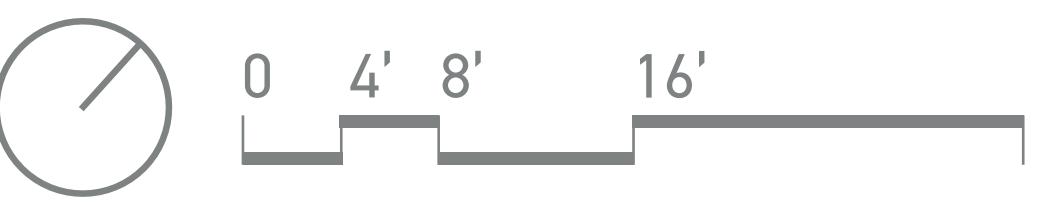


FLOOR PLAN - LEVEL -1 PARKING  
SCALE: 1/8"=1'-0"

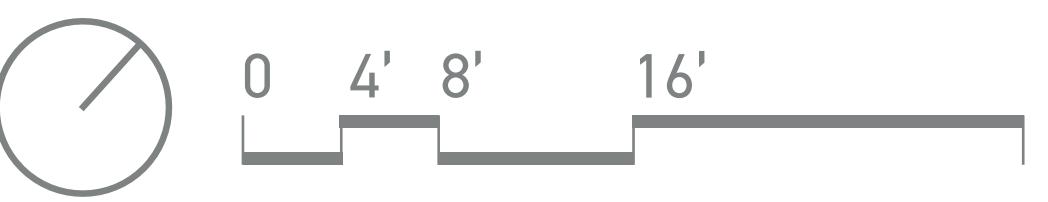


# FLOOR PLAN - LEVEL 1 LOBBY/PARKING

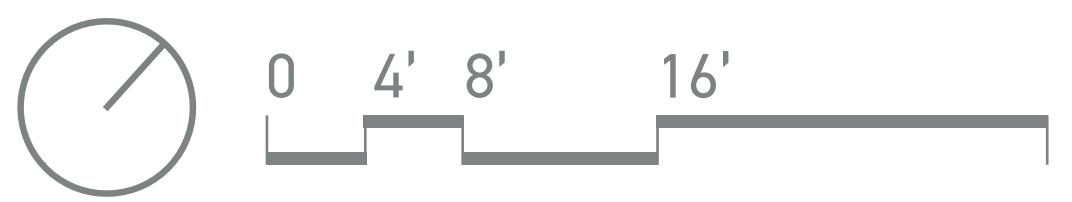
SCALE: 1/8"=1'-0"



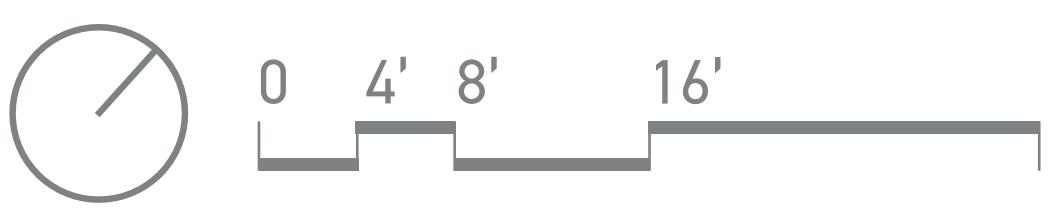
FLOOR PLAN - LEVEL 2 UNITS  
SCALE: 1/8"=1'-0"



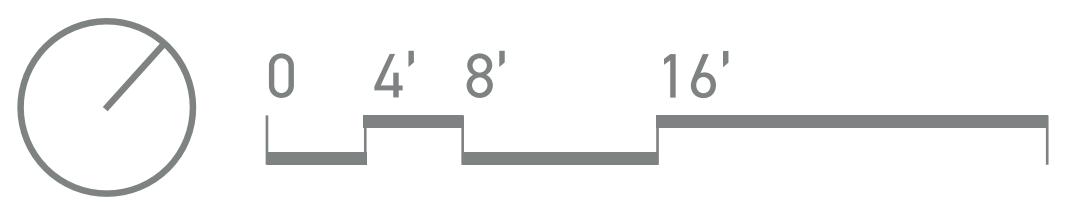
FLOOR PLANS - LEVELS 3-4 UNITS  
SCALE: 1/8"=1'-0"



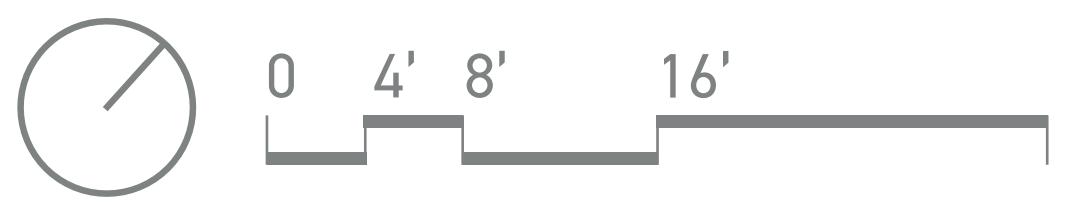
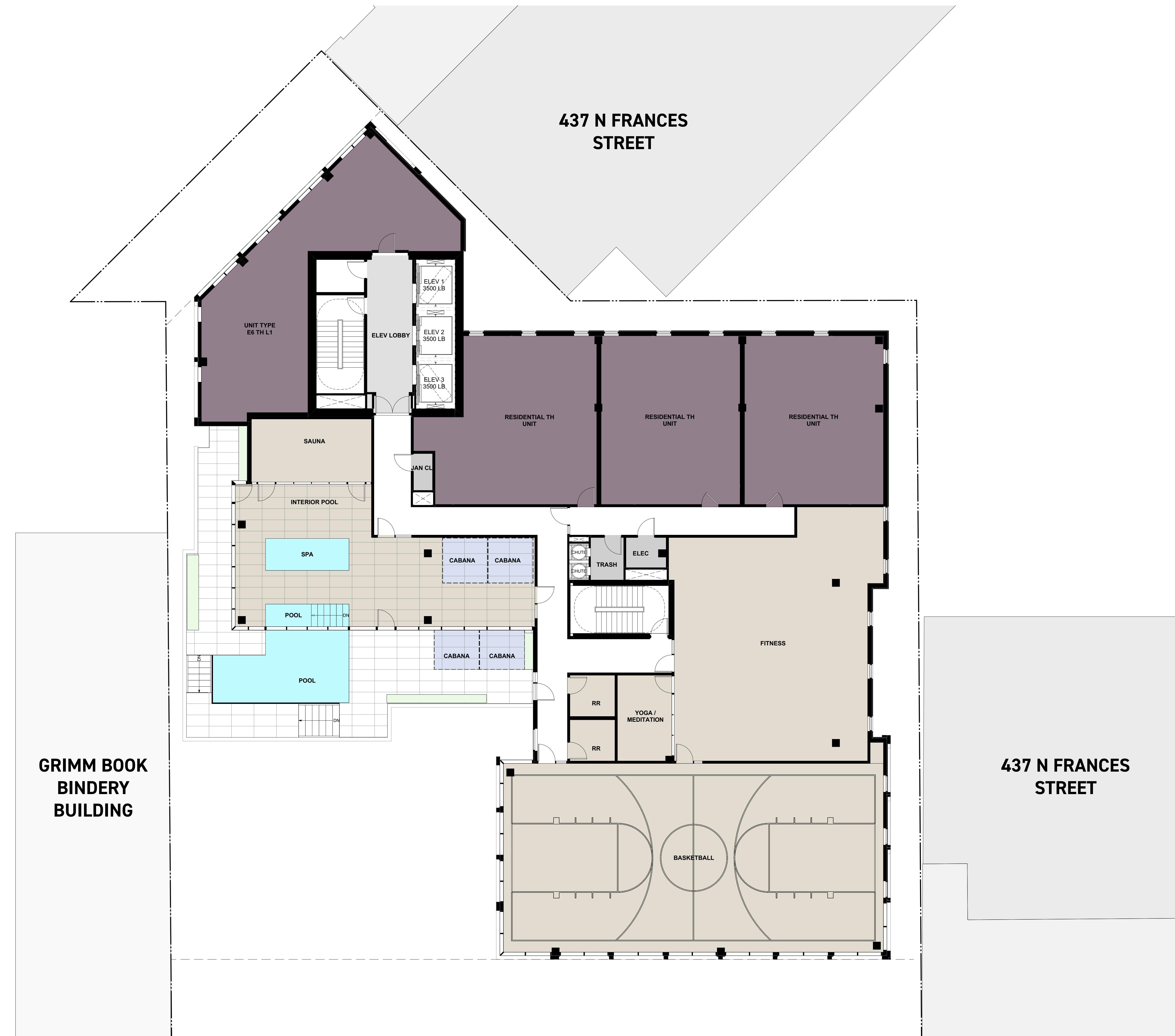
FLOOR PLAN - LEVEL 5 UNITS  
SCALE: 1/8"=1'-0"



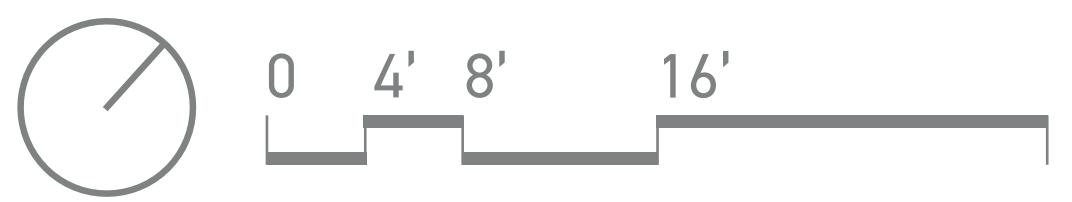
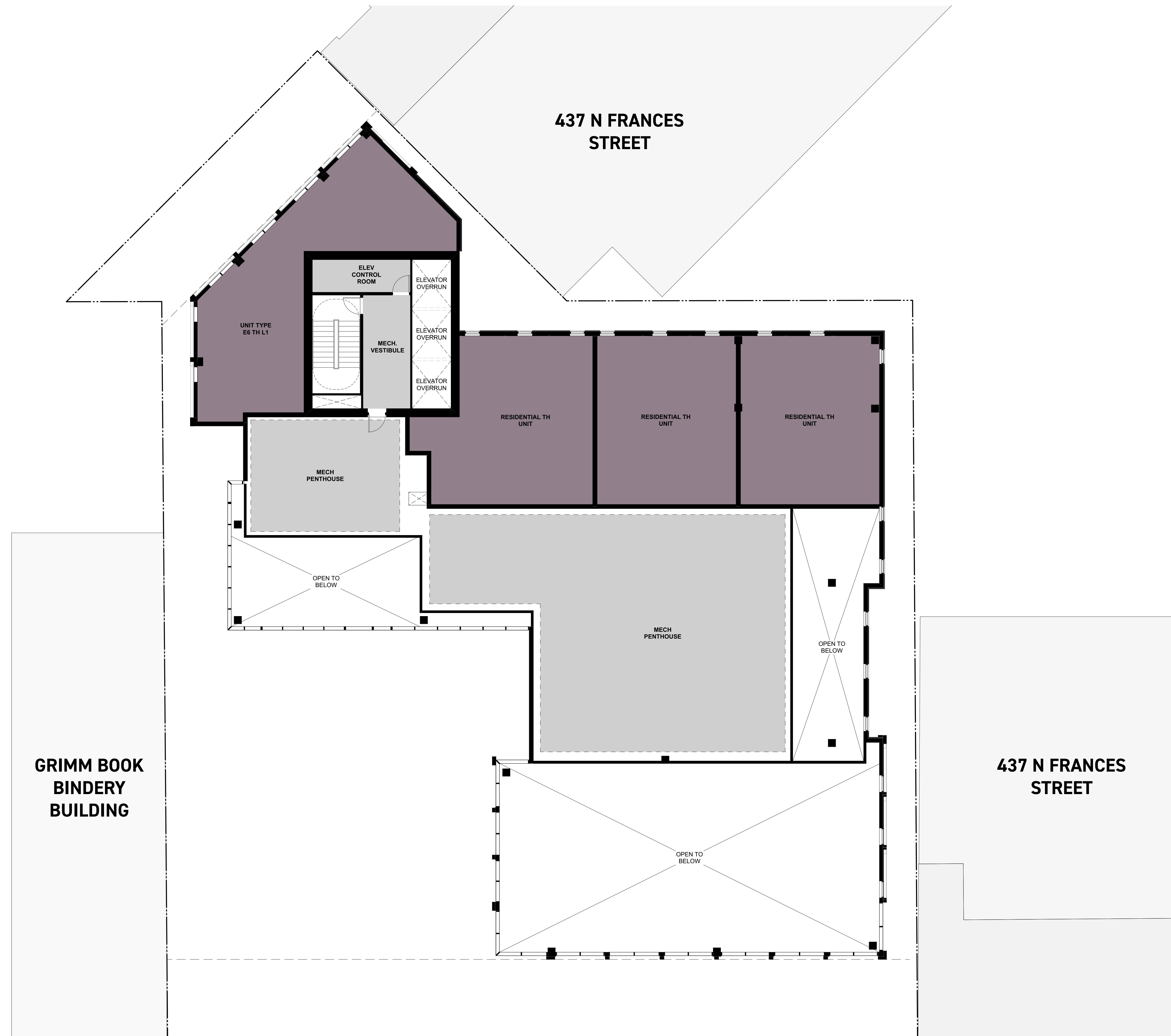
FLOOR PLANS - LEVELS 6-14 UNITS  
SCALE: 1/8"=1'-0"



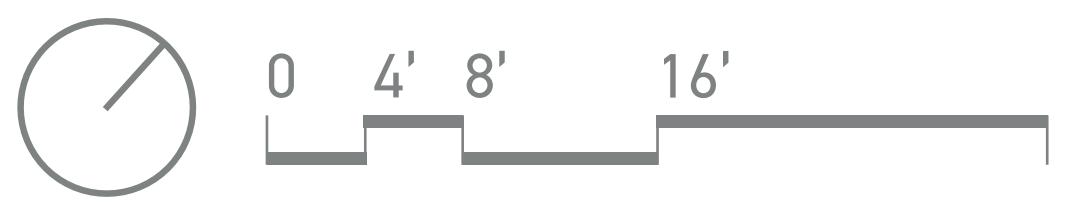
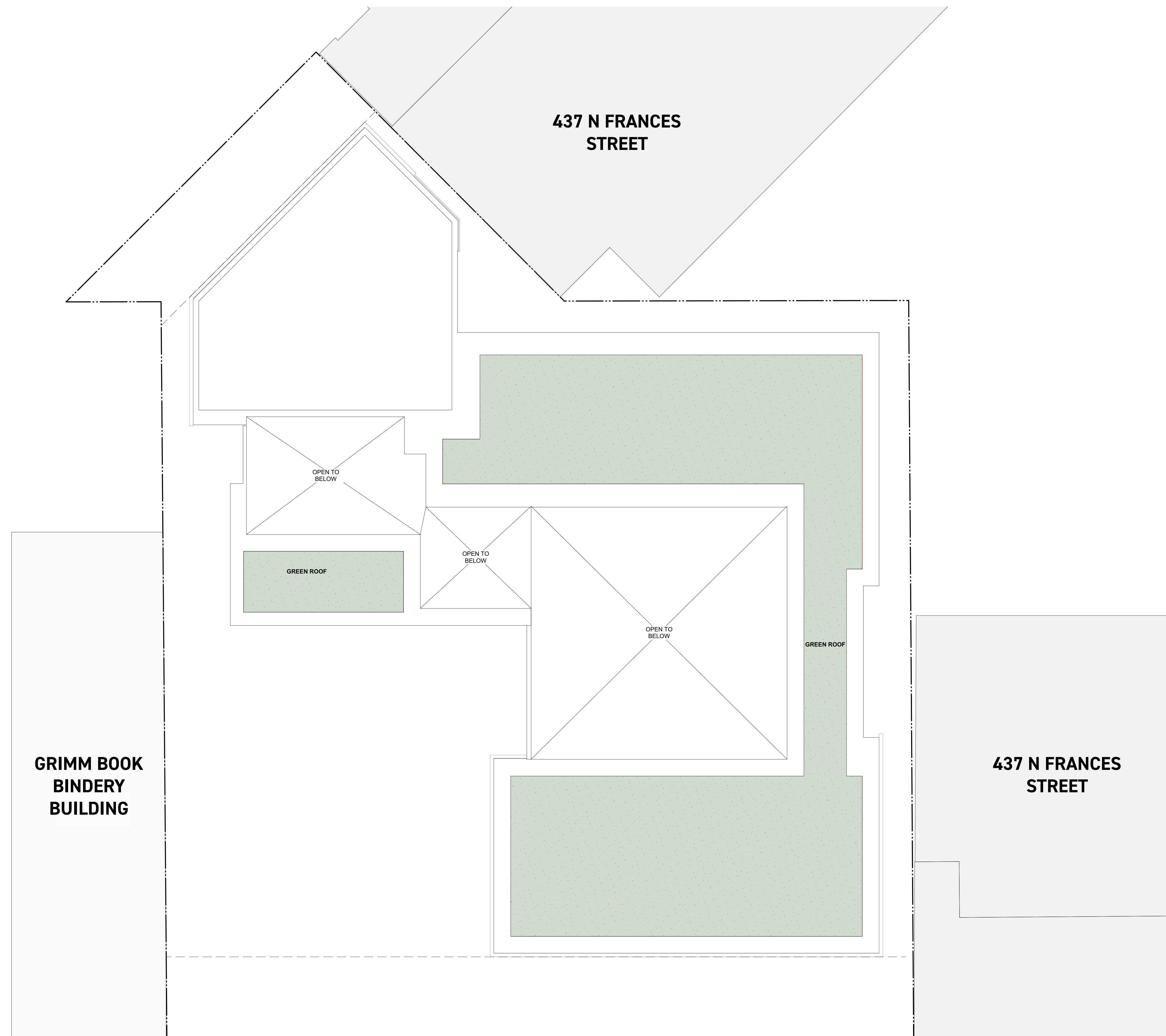
FLOOR PLAN - LEVEL 15 UNITS  
SCALE: 1/8"=1'-0"



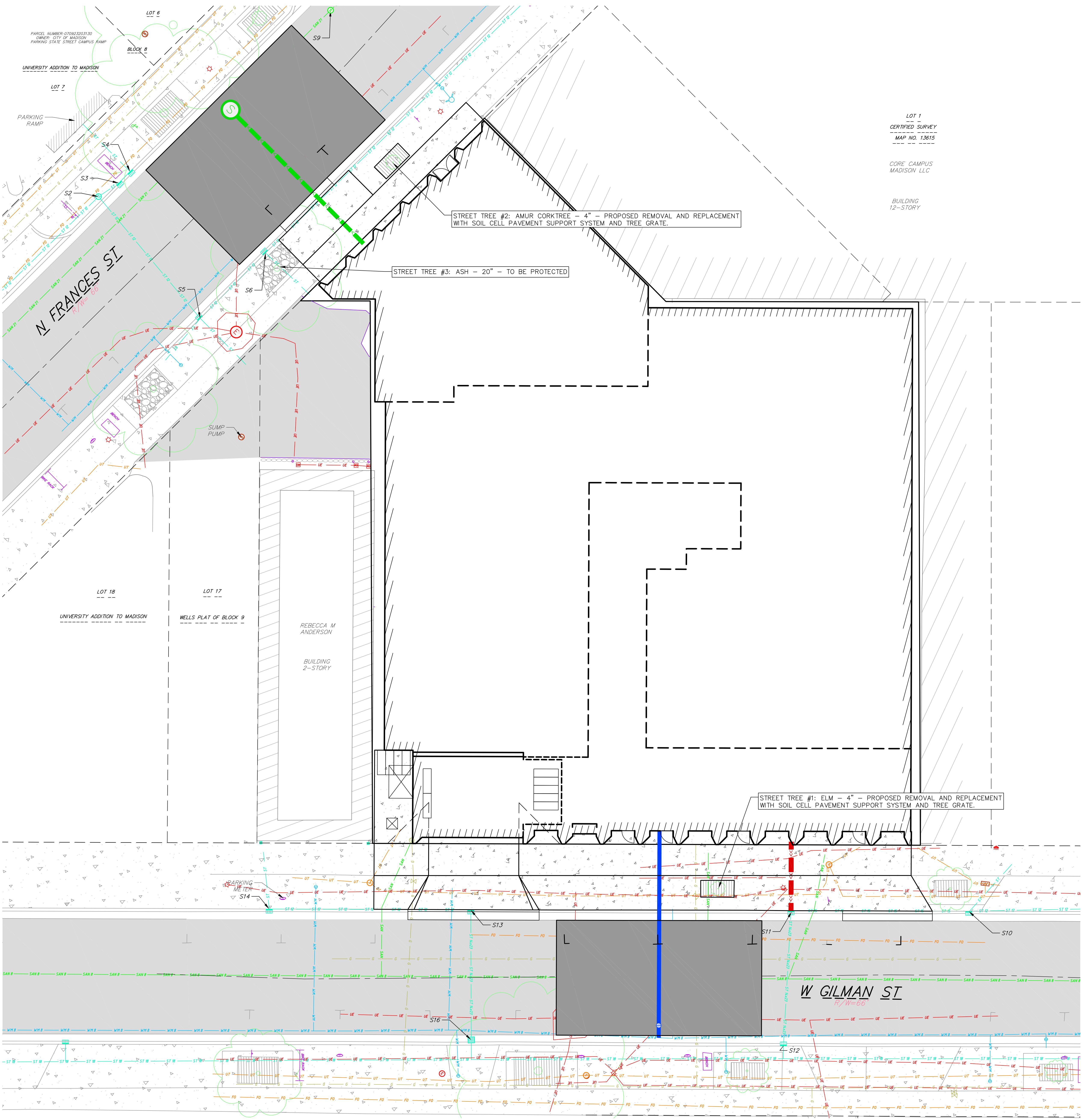
FLOOR PLAN - LEVEL 16 AMENITY/UNITS  
SCALE: 1/8"=1'-0"



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



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(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.
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.

A compass rose indicating cardinal directions (N, S, E, W) and a graphic scale in feet from 0 to 20.

# STREET LANDSCAPE PLAN

SCALE: 1'=20'

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# RHODE : PARTNERS



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# W GILMAN STREET APARTMENTS

## MADISON, WI

NOT FOR CONSTRUCTION OR PUBLICATION

# FORMAL PROJECT SUBMITTAL

10/06/2025

### PLANT SCHEDULE

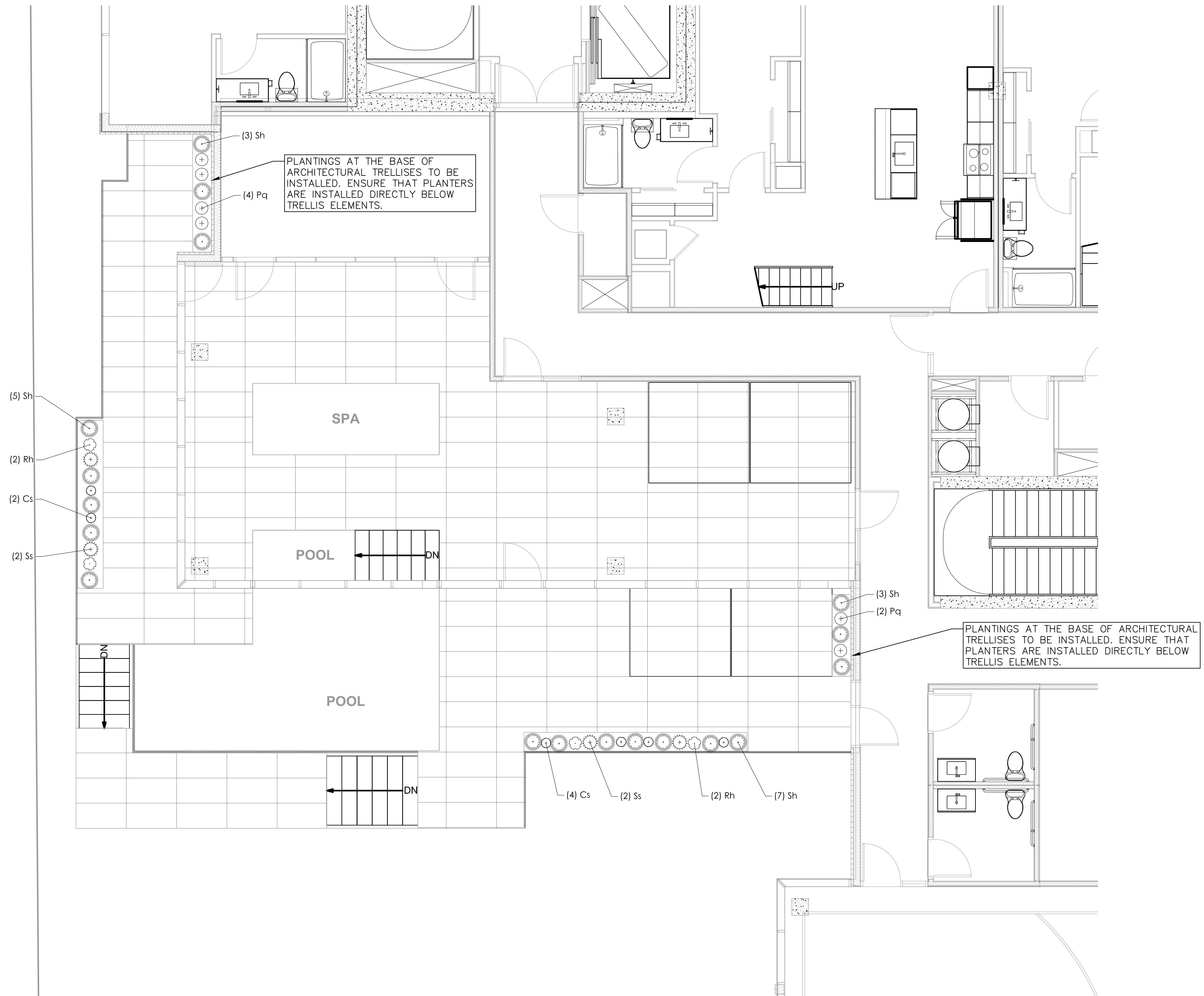
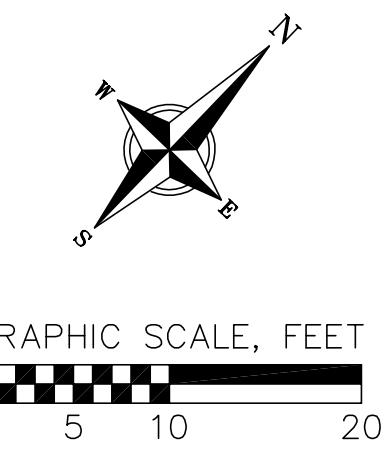
CODE	BOTANICAL / COMMON NAME	ROOT COND.	SIZE	QTY
<b>PERENNIALS</b>				
Cs	Coreopsis palmata / Stiff Tickseed	Cont.	1 Gal.	6
Pq	Parthenocissus quinquefolia / Virginia Creeper	Cont.	1 Gal.	6
Rh	Rudbeckia hirta / Black-eyed Susan	Cont.	1 Gal.	4
Ss	Schizachyrium scoparium / Little Bluestem	Cont.	1 Gal.	4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

### PLANT MATERIAL NOTES:

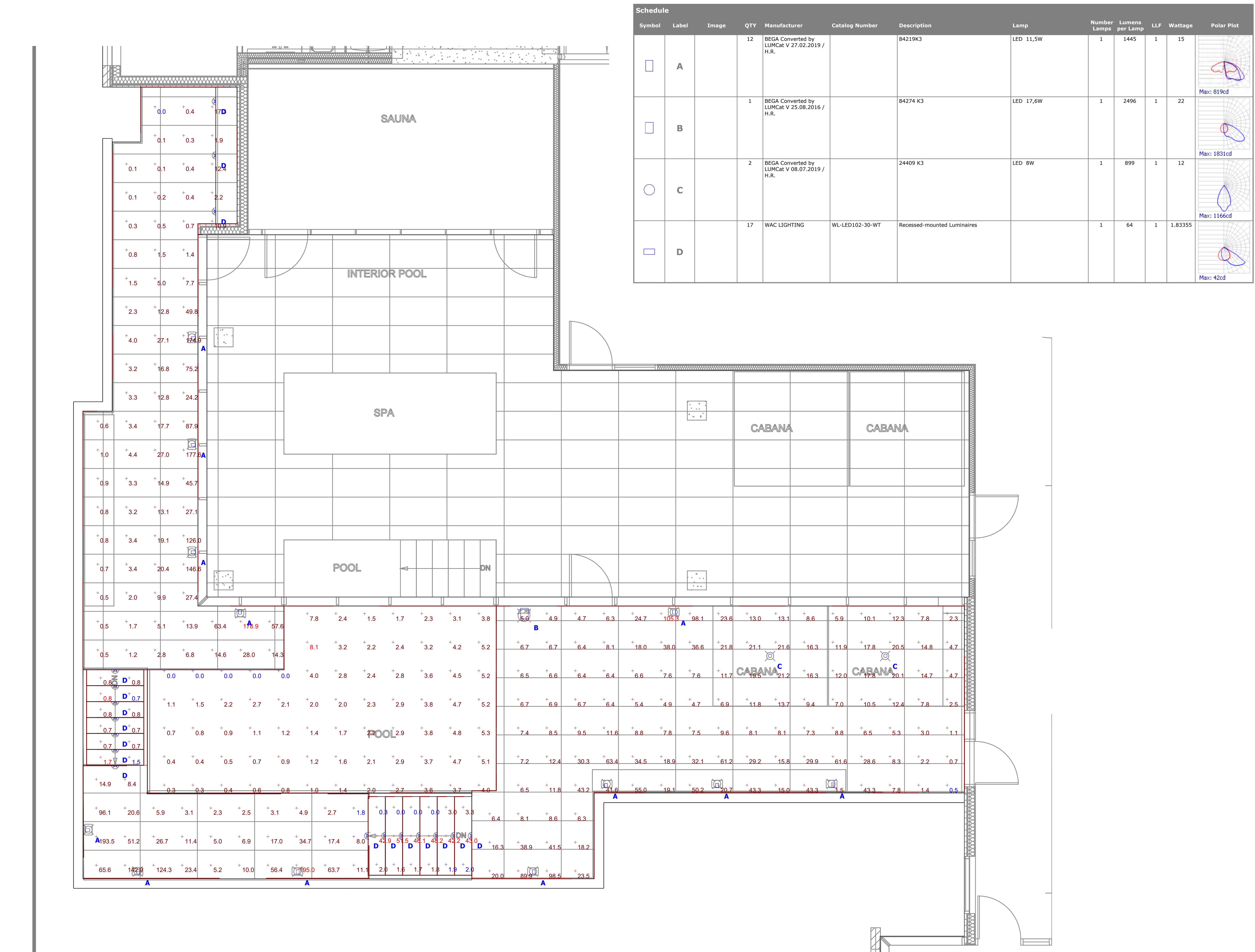
1. ALL PLANTINGS SHALL CONFORM TO QUALITY REQUIREMENTS AS PER ANSI Z60.1.
2. ALL PLANT MATERIAL SHALL BE TRUE TO SPECIES, VARIETY AND SIZE SPECIFIED, NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES, AND UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE OF THE PROJECT SITE.
3. CONTACT LANDSCAPE 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.

### GENERAL LANDSCAPE NOTES:

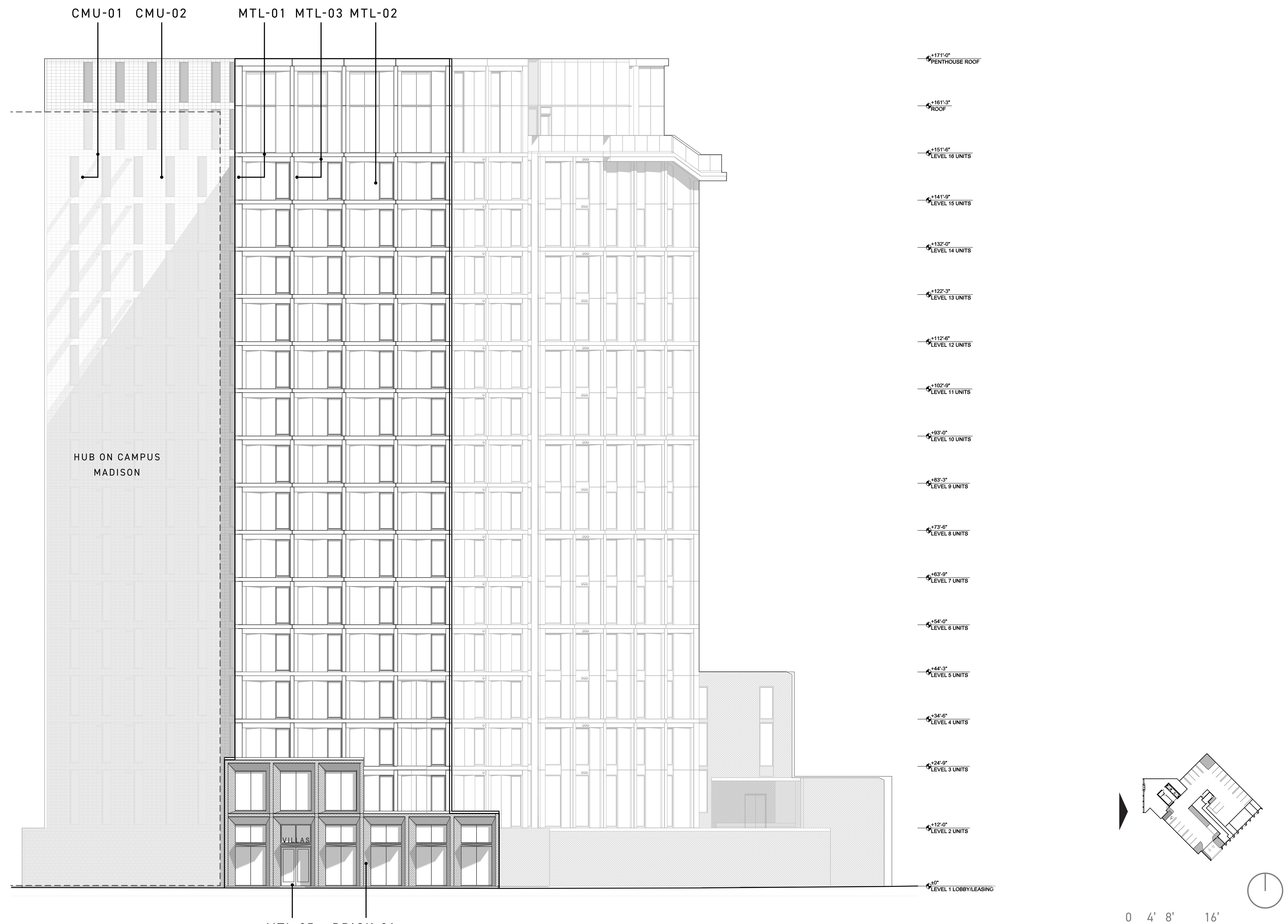
1. CONTRACTOR SHALL COORDINATE ALL WORK WITH OTHER CONTRACTORS AT SITE AND COMPLETE WORK PER SCHEDULE.
2. CONTRACTOR SHALL CLEAN ALL AREAS WITHIN SITE AFTER COMPLETION. CONTRACTOR SHALL CLEAN ANY Affected AREAS OUTSIDE OF WORK AREA DAILY.
3. ALL MATERIAL QUANTITIES AND AREA MEASUREMENTS SHOWN ON LANDSCAPE 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.

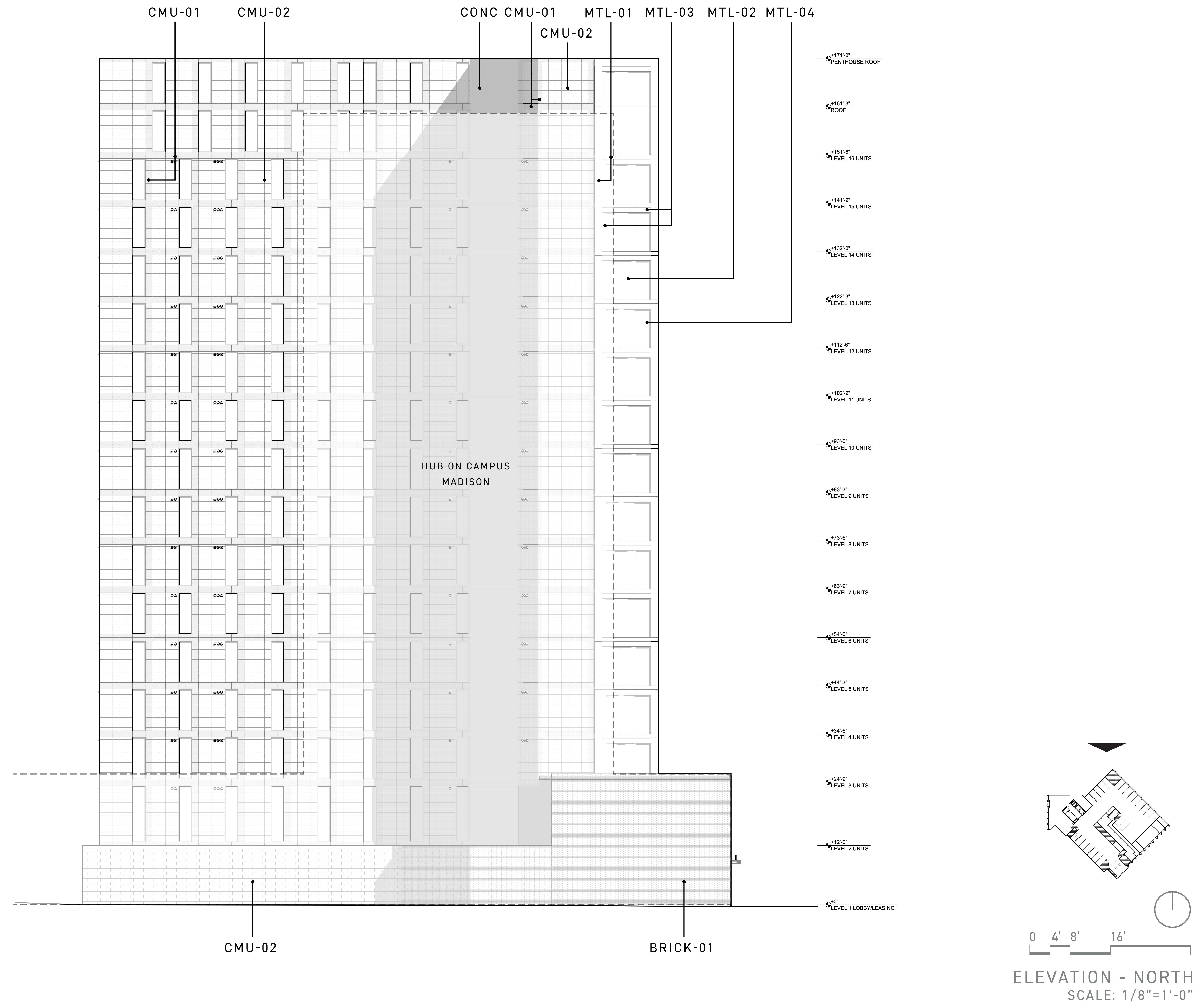


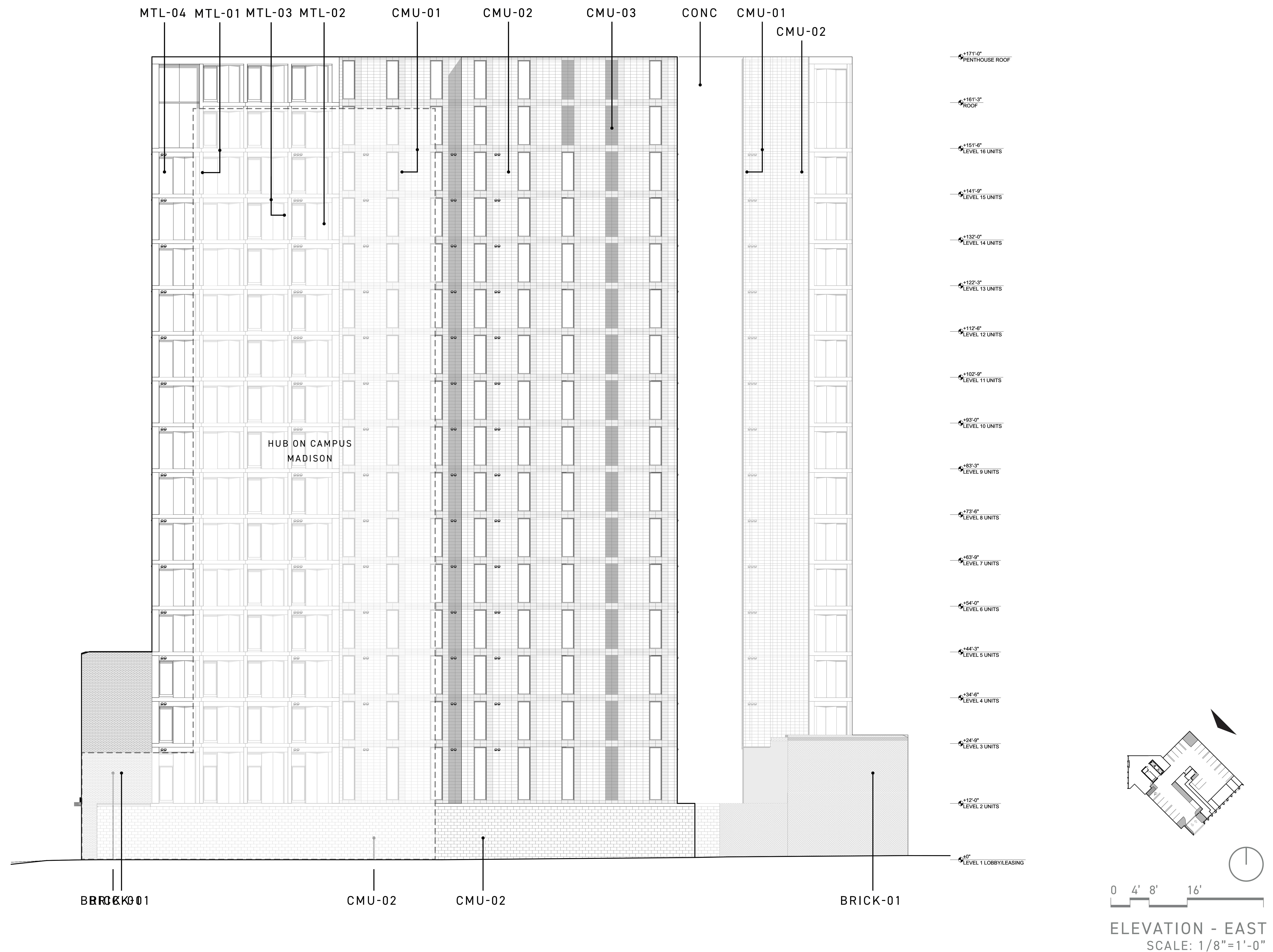
LEVEL 16 LANDSCAPE PLAN  
SCALE: 1'=20'

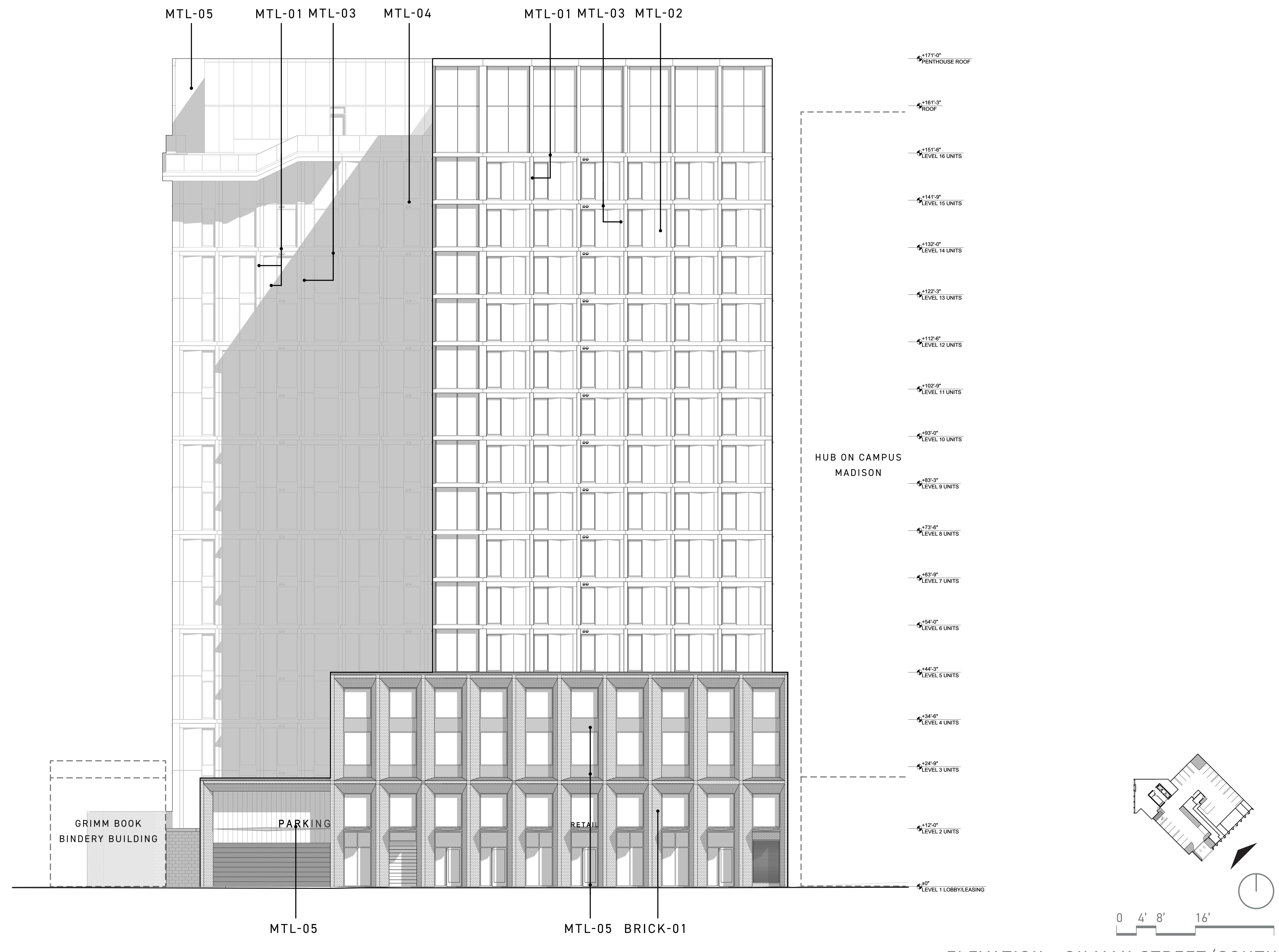


LEVEL 16 EXTERIOR LIGHTING DESIGN  
SCALE: NTS









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

# RHODE : PARTNERS

The logo for Villas Student Housing features the word "VILLAS" in a large, bold, sans-serif font. The letters are dark blue and have a modern, geometric design. A thin diagonal line extends from the bottom right of the letter "S" towards the bottom right corner of the image. Below "VILLAS", the words "STUDENT HOUSING" are written in a smaller, lighter blue, all-caps, sans-serif font.

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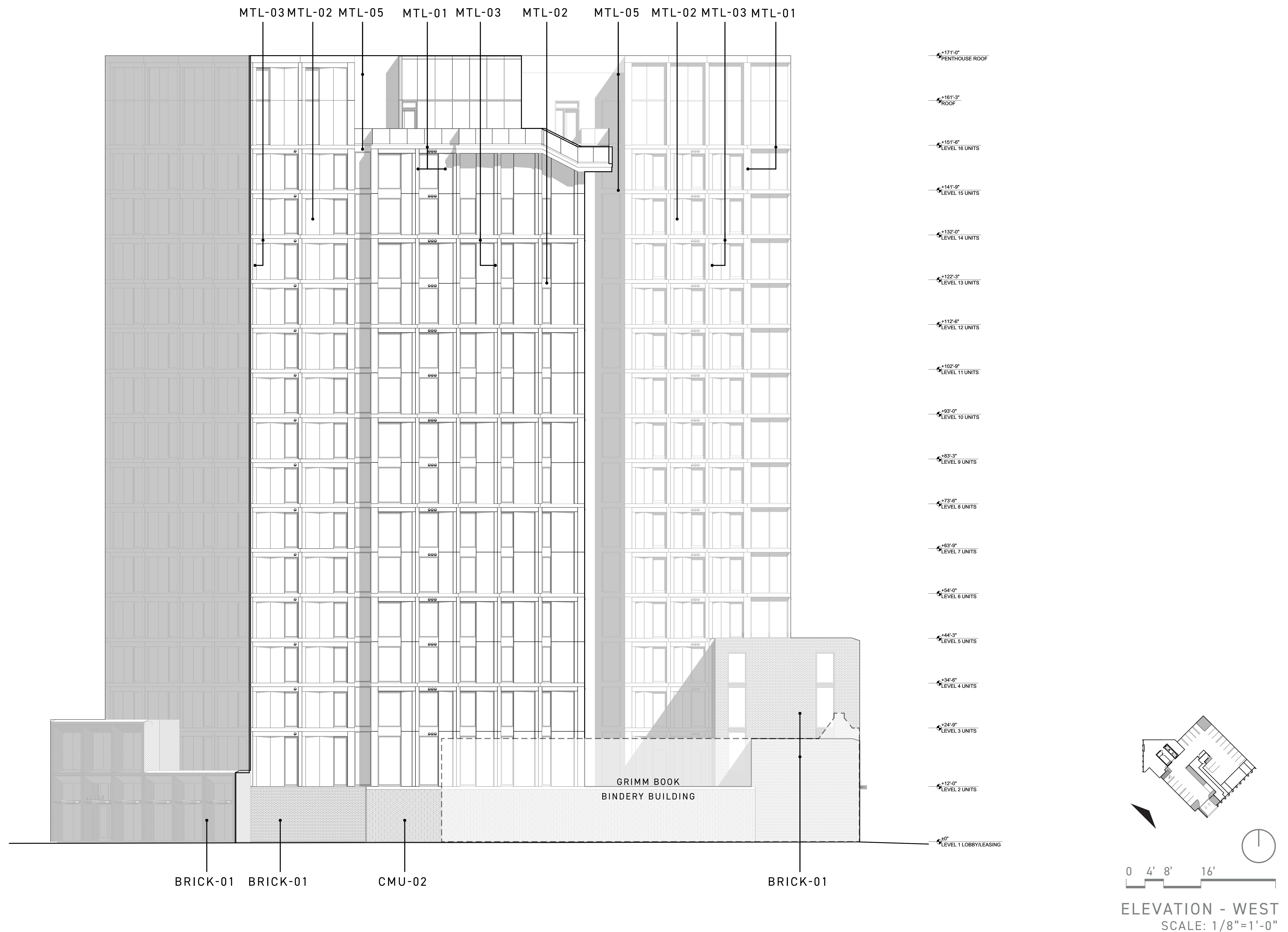
# W GILMAN STREET APARTMENTS

## MADISON, WI

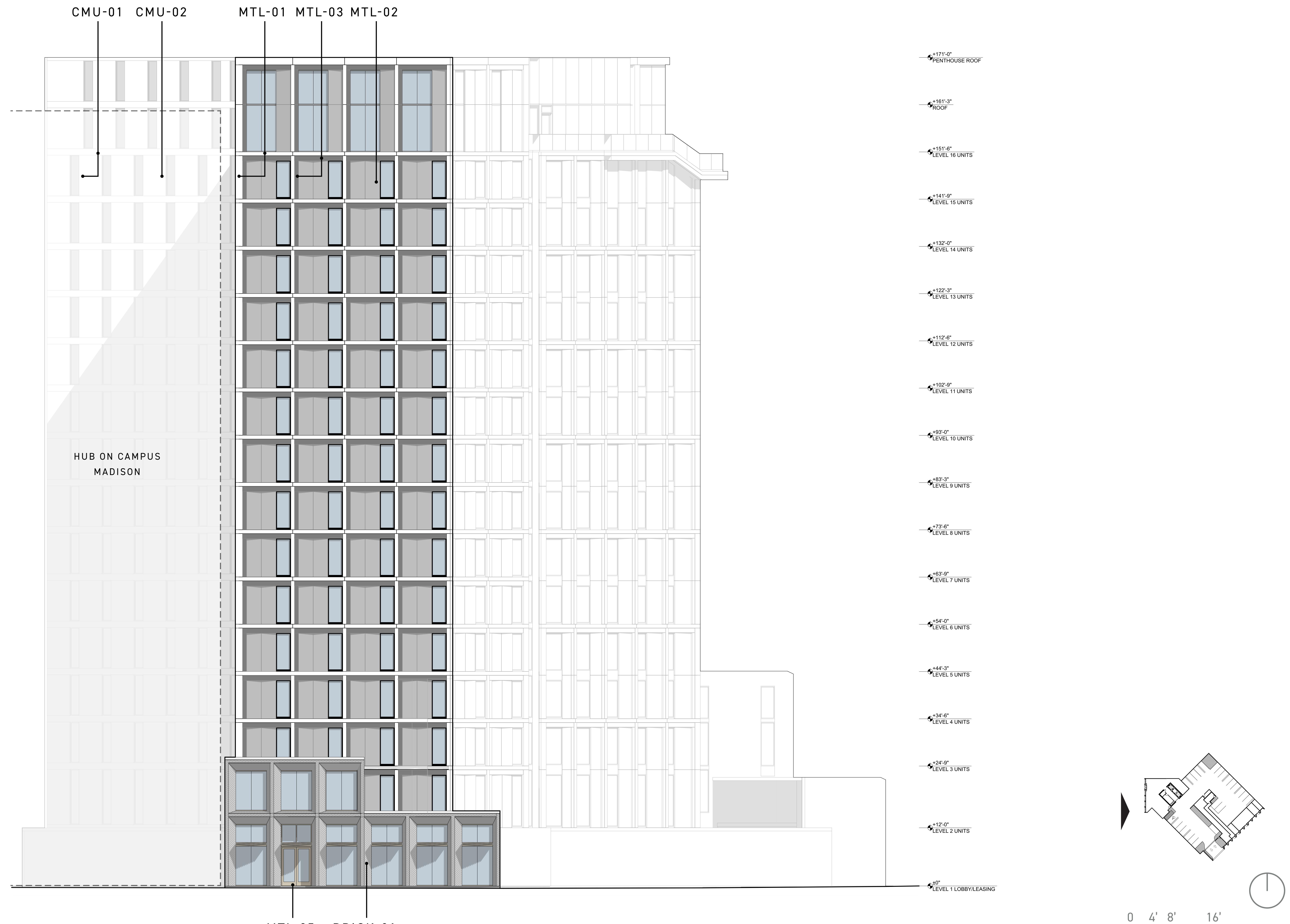
NOT FOR CONSTRUCTION OR PUBLICATION

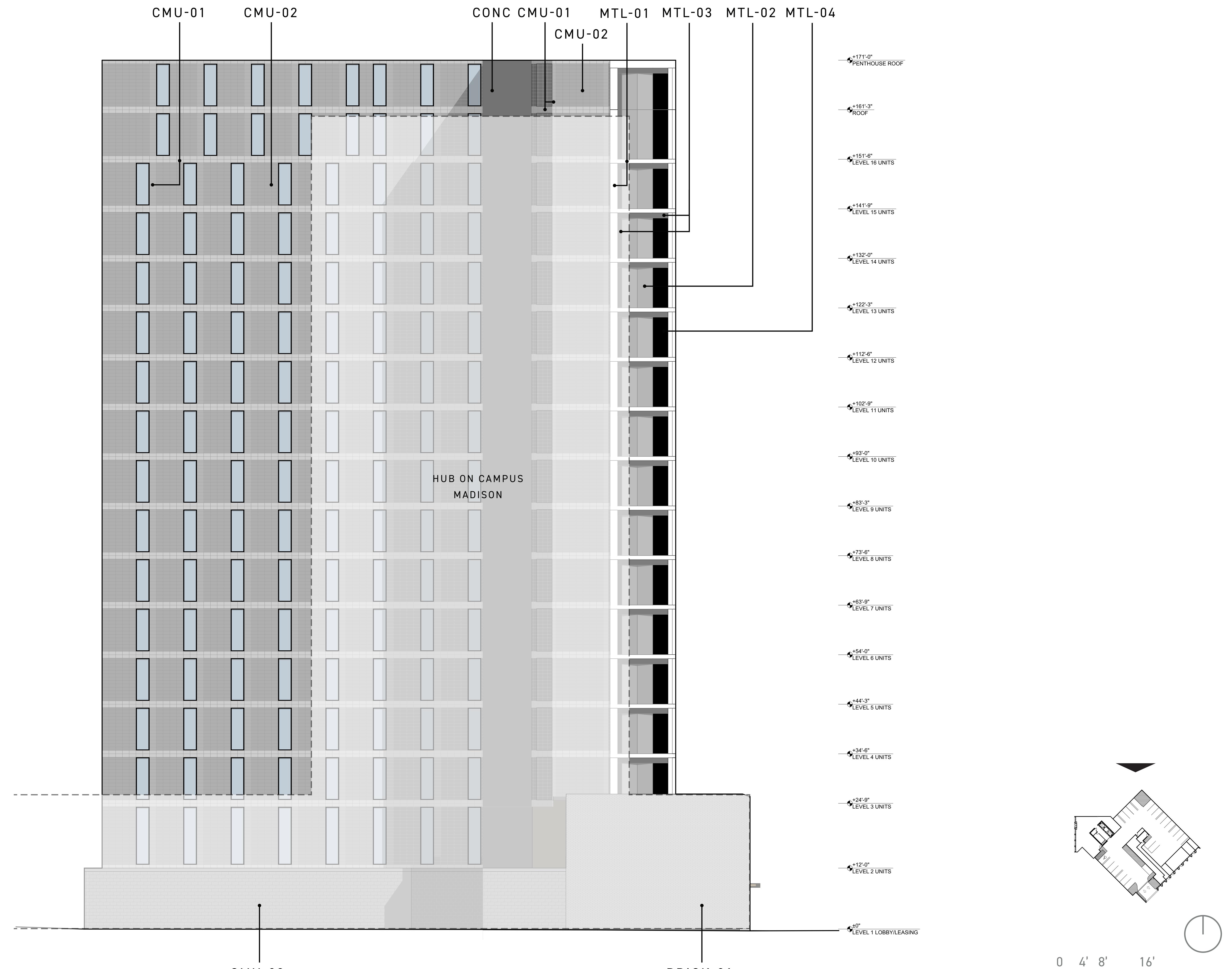
# FORMAL PROJECT SUBMITTAL

10/06/2025

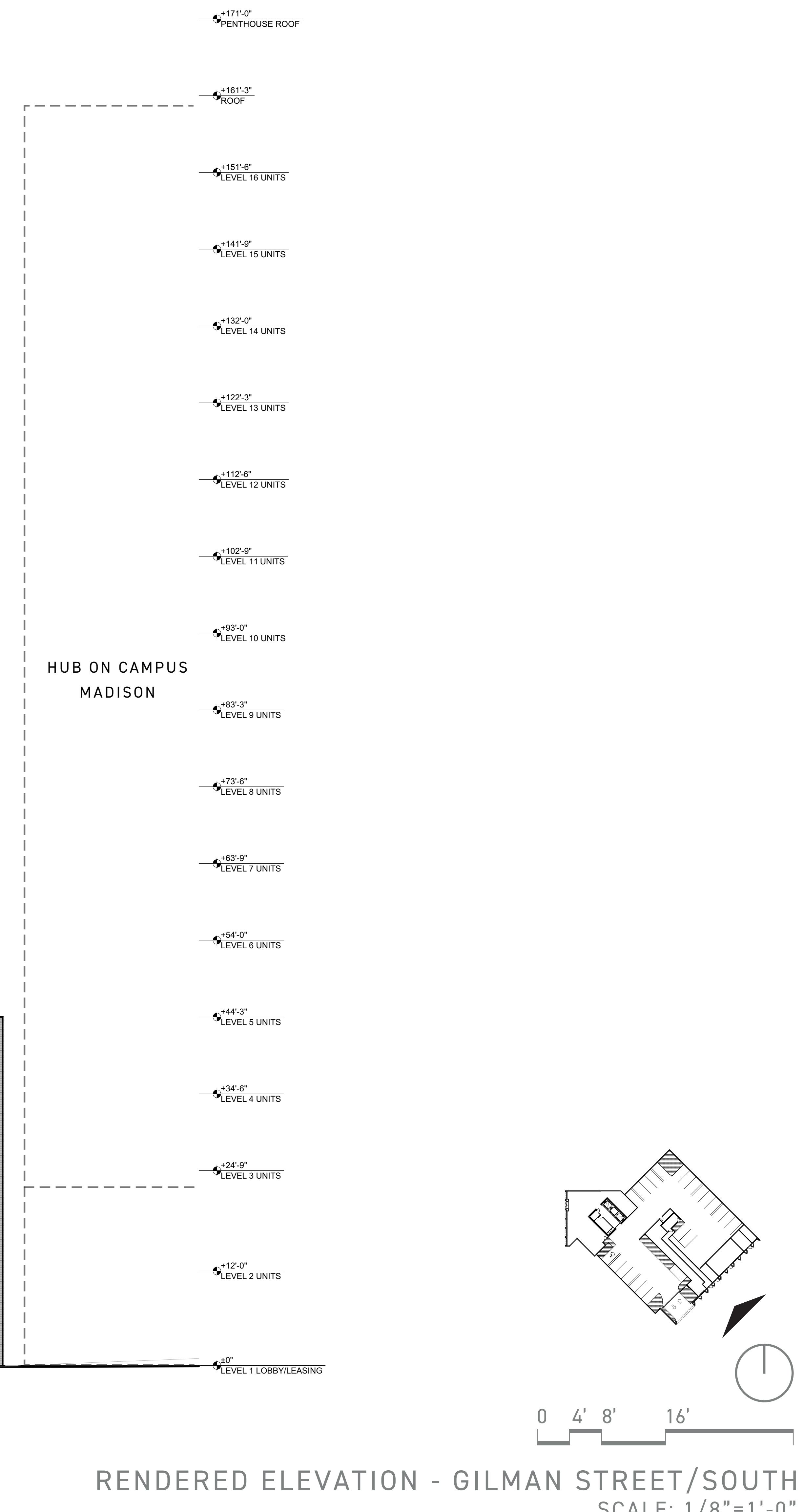
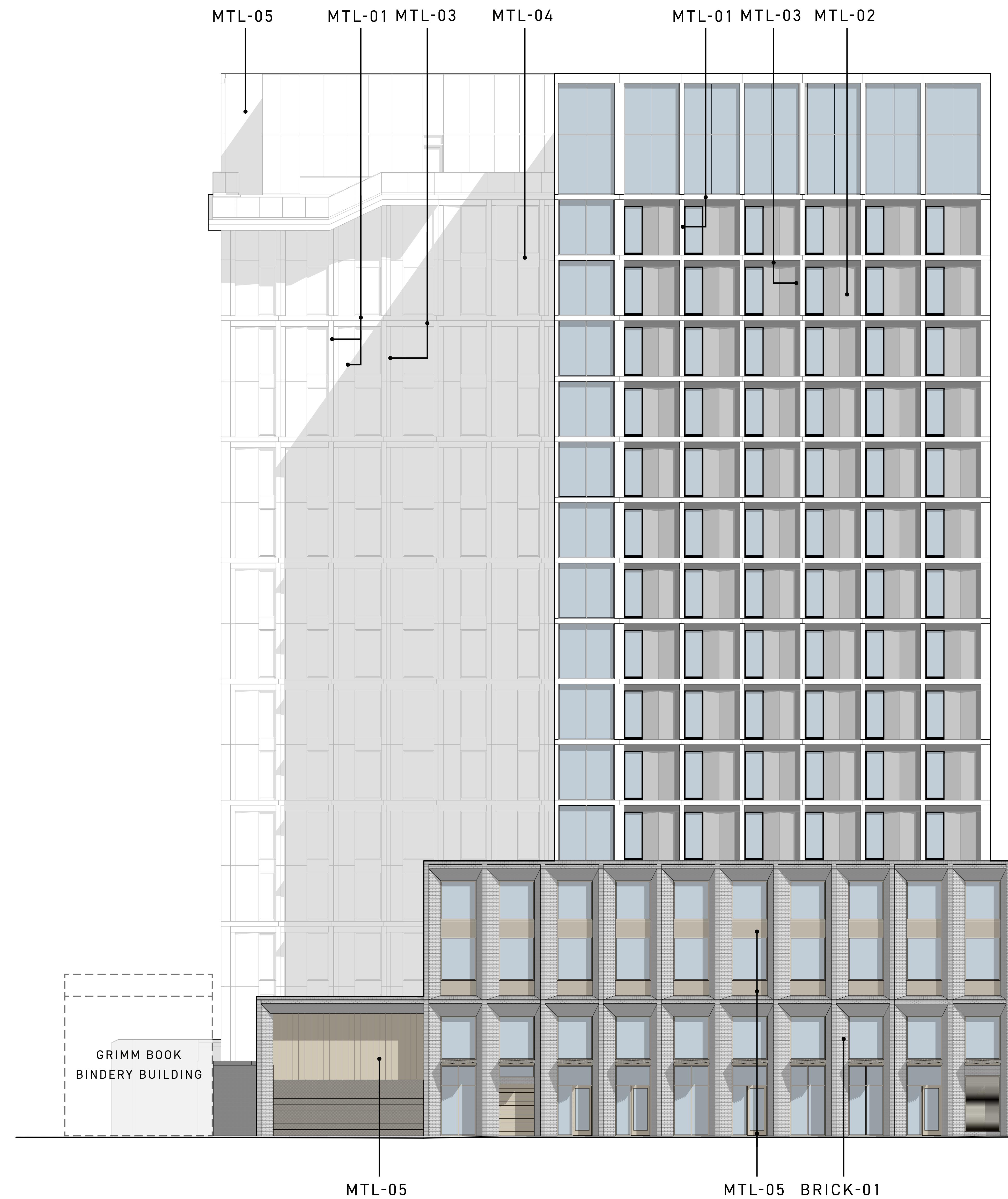


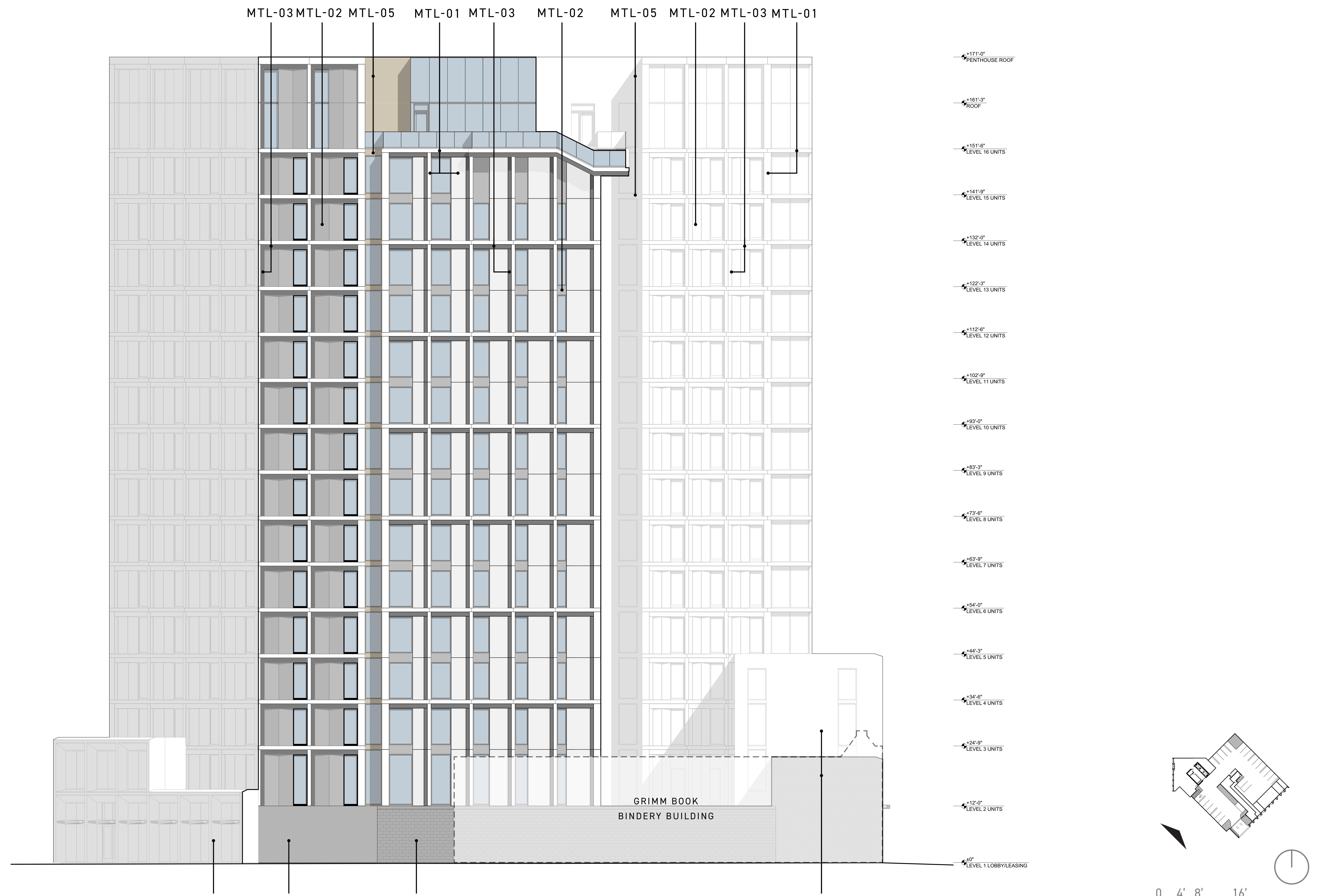


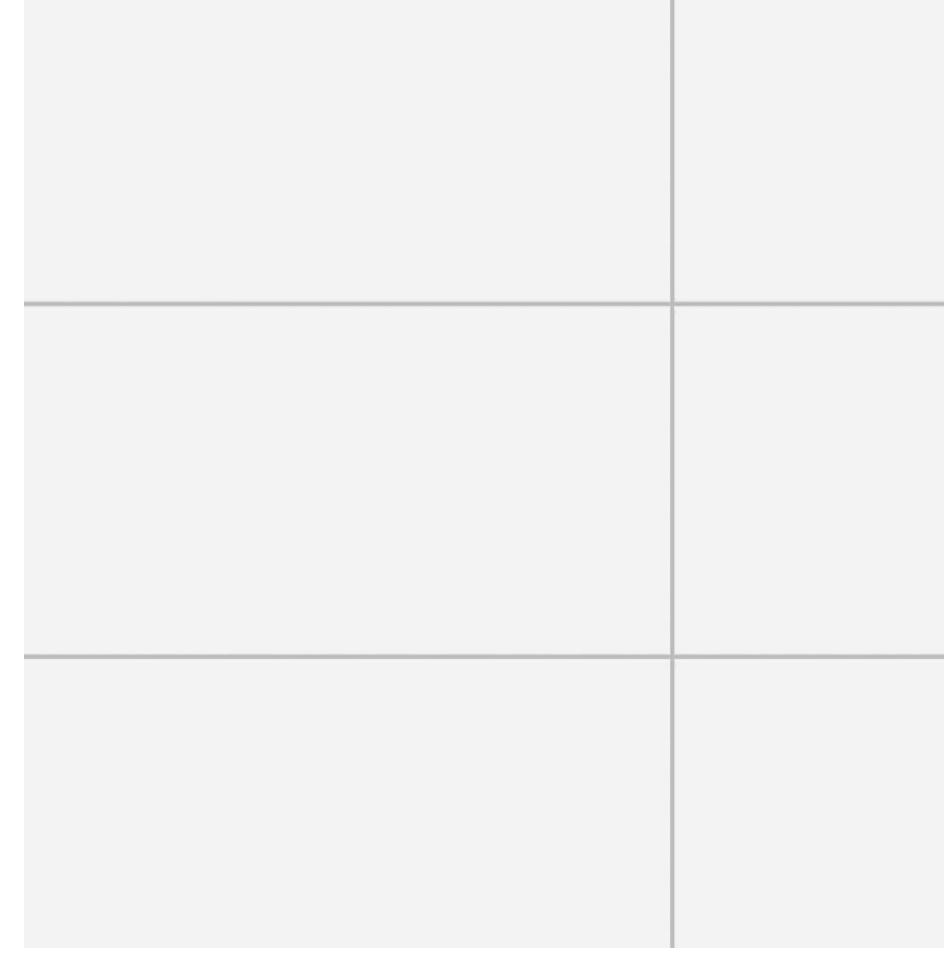
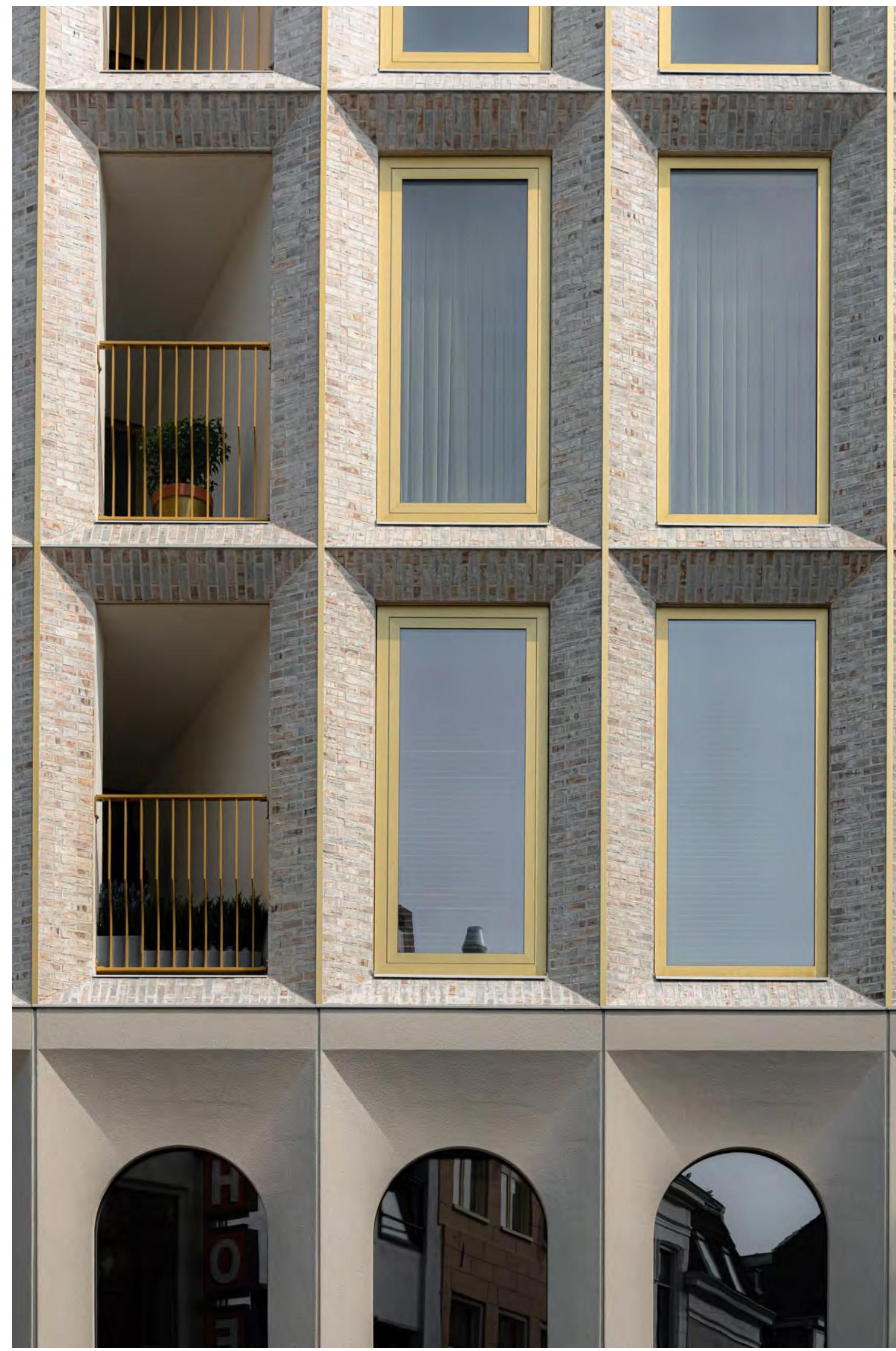




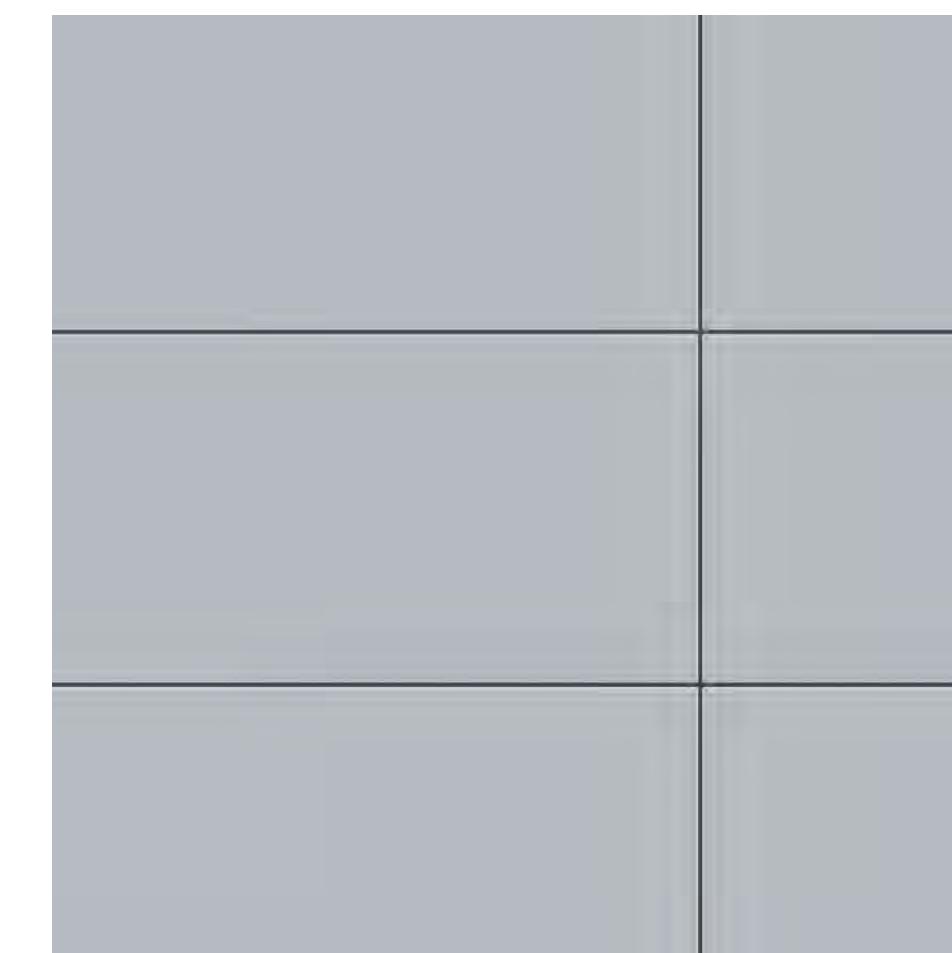




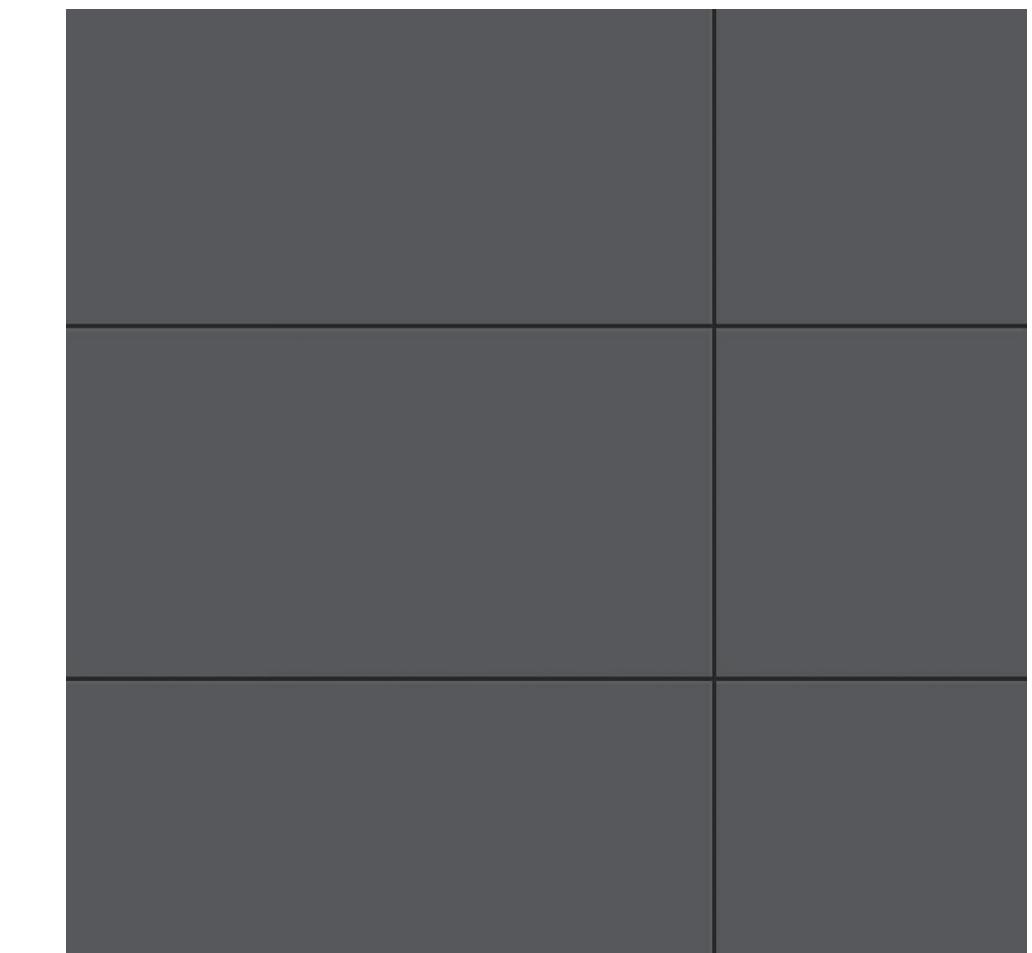




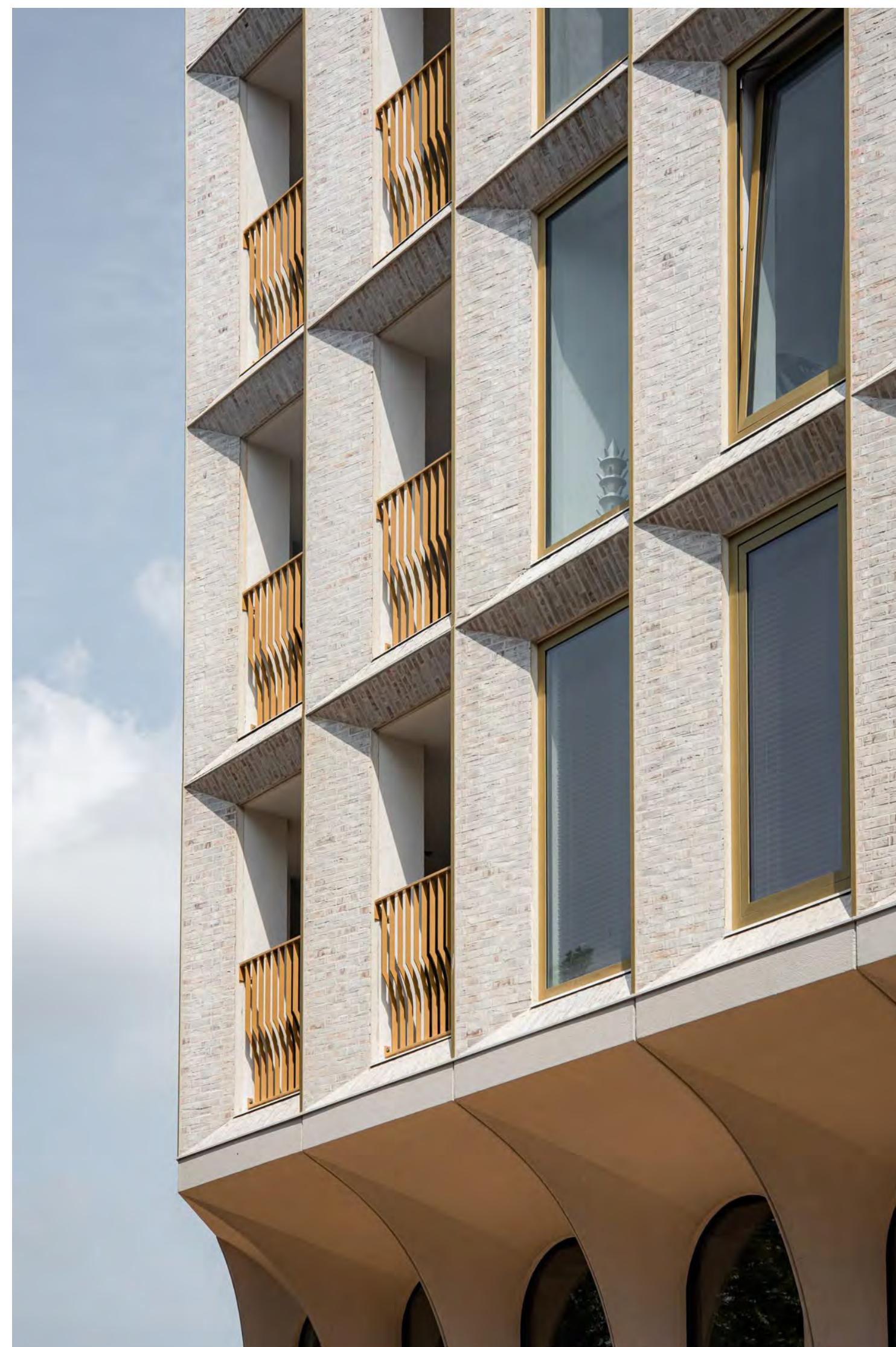
MTL-01 PAINTED METAL  
PANEL - COLOR A



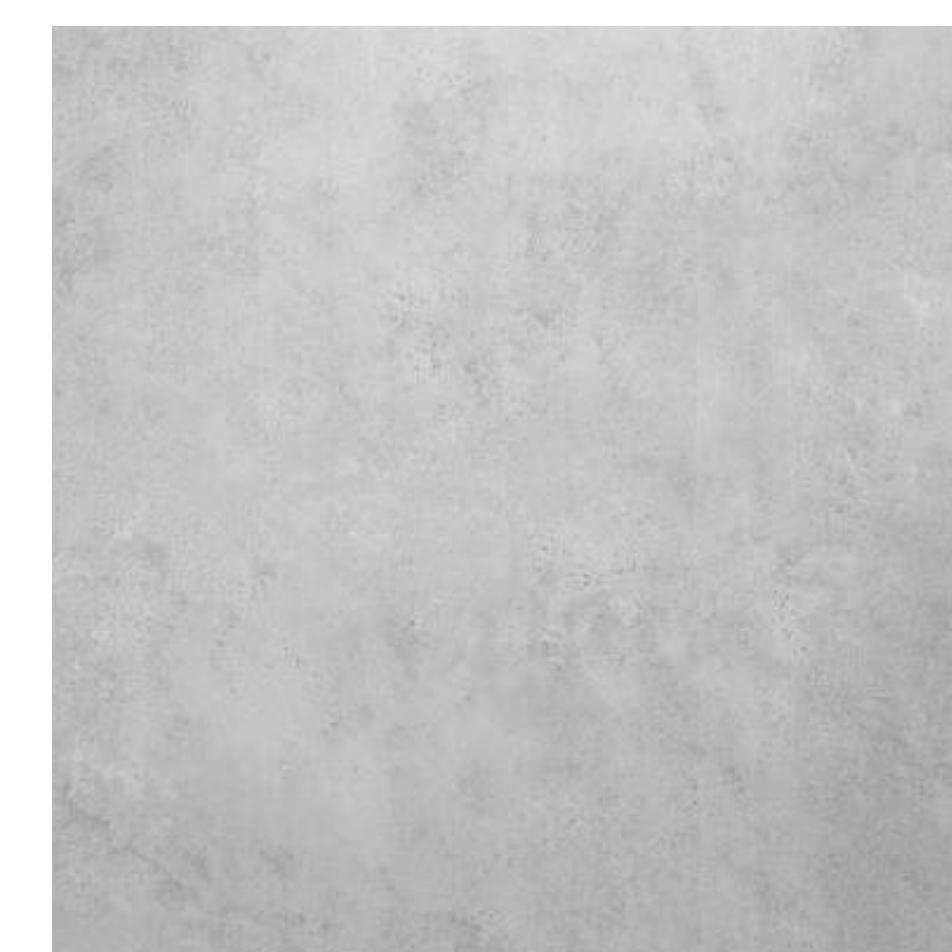
MTL-02 PAINTED METAL  
PANEL - COLOR B



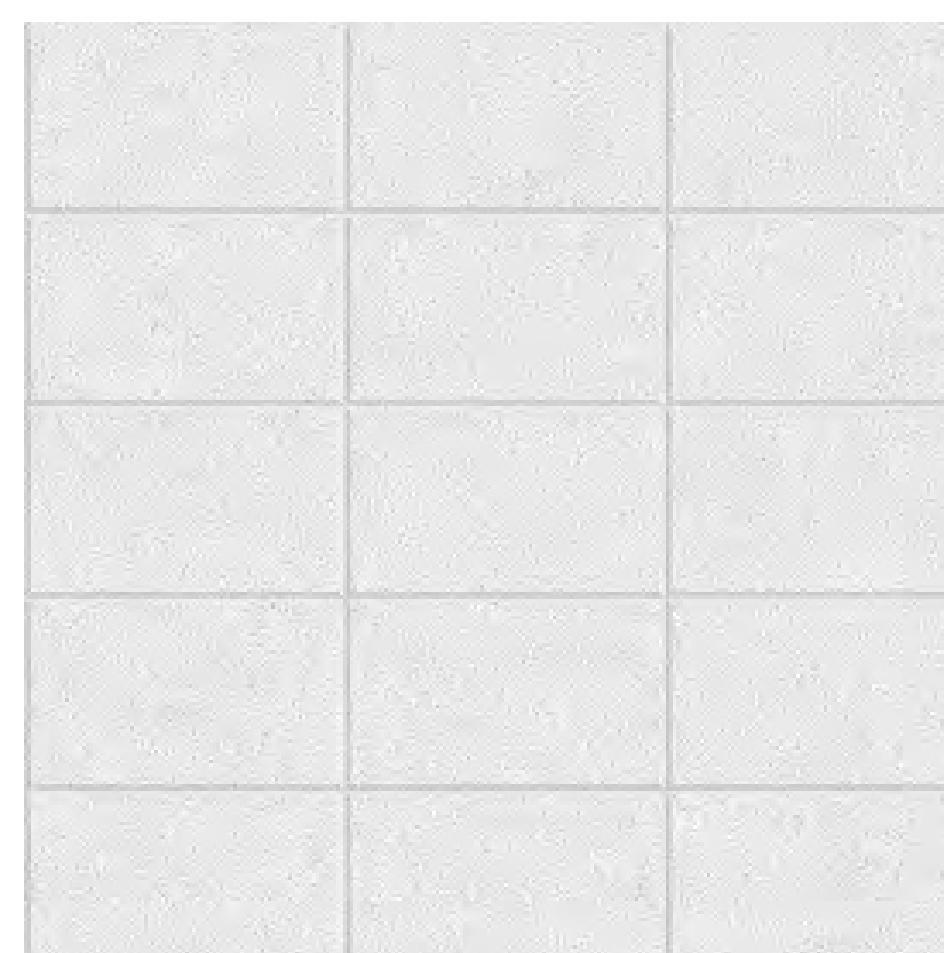
MTL-03 PAINTED METAL  
PANEL - COLOR C



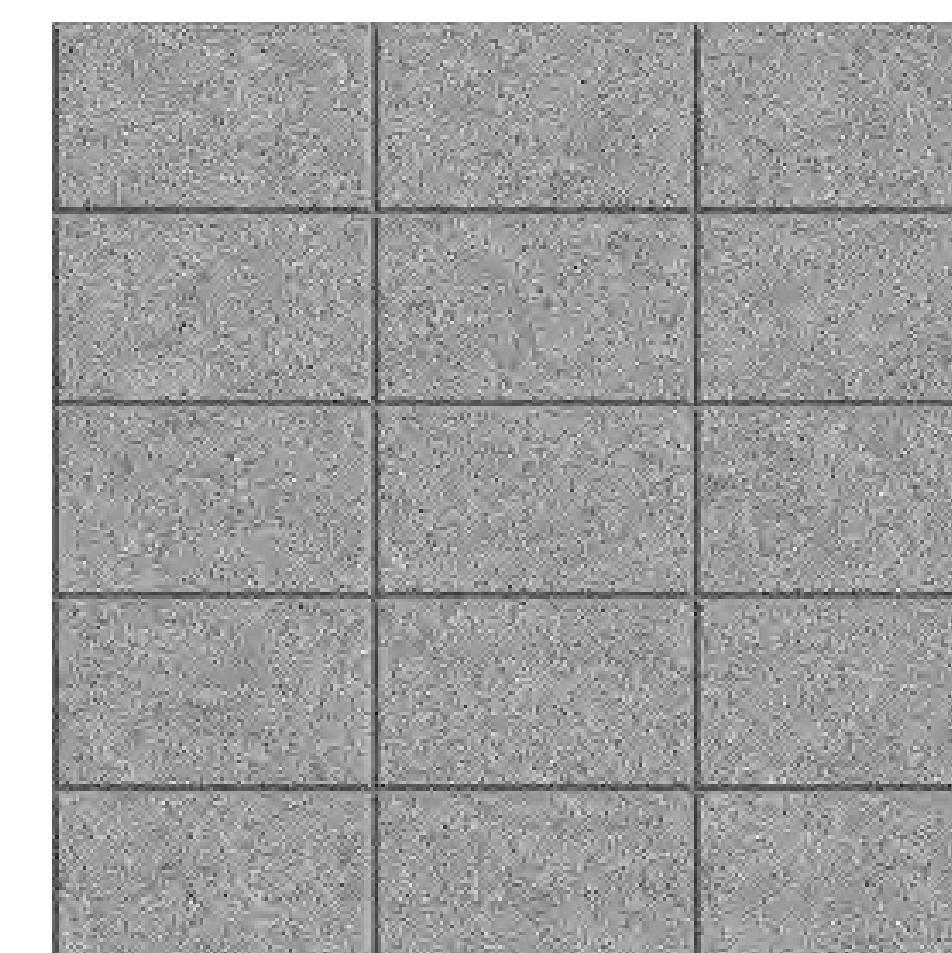
BRICK-01 BRICK MASONRY



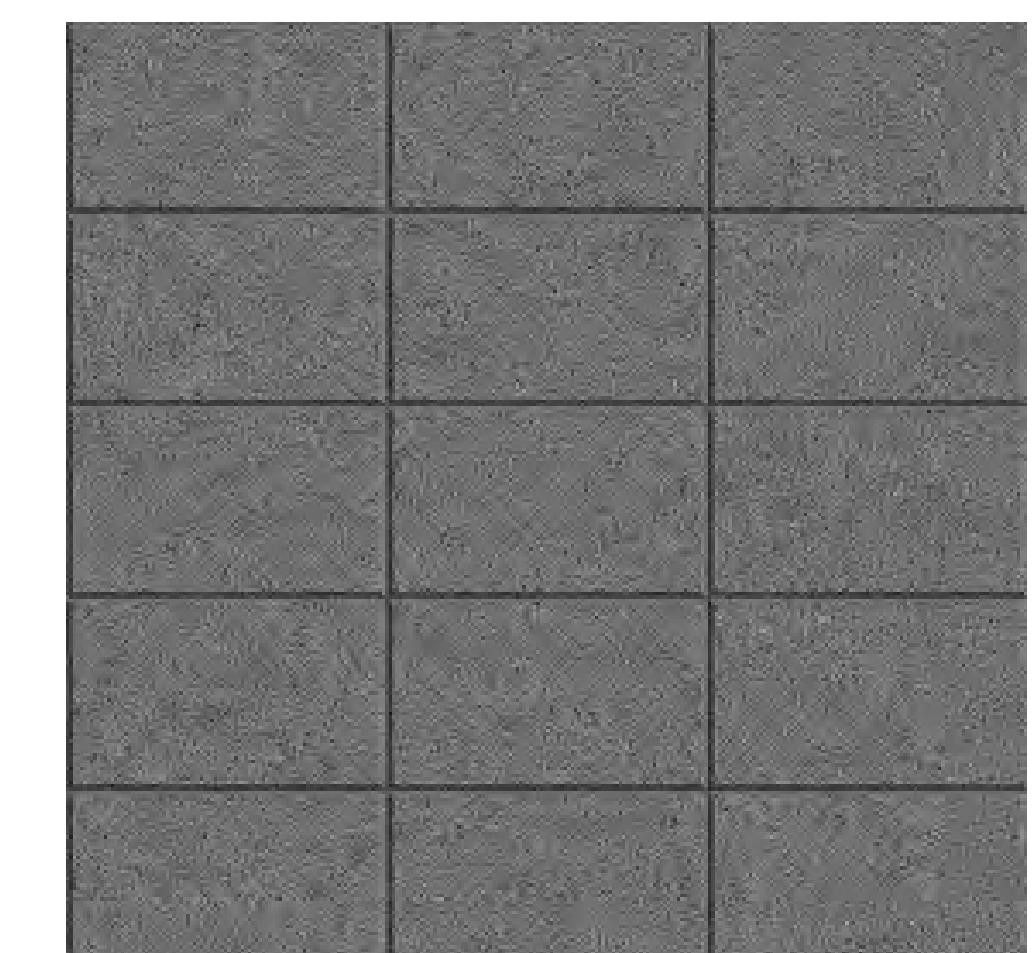
CONC FINISHED CONCRETE



CMU-01 BURNISHED  
CONCRETE BLOCK - COLOR A



CMU-02 BURNISHED  
CONCRETE BLOCK - COLOR B



CMU-03 BURNISHED  
CONCRETE BLOCK - COLOR C

## MATERIAL PALETTE



CONCEPT RENDERING

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W GILMAN STREET APARTMENTS

MADISON, WI

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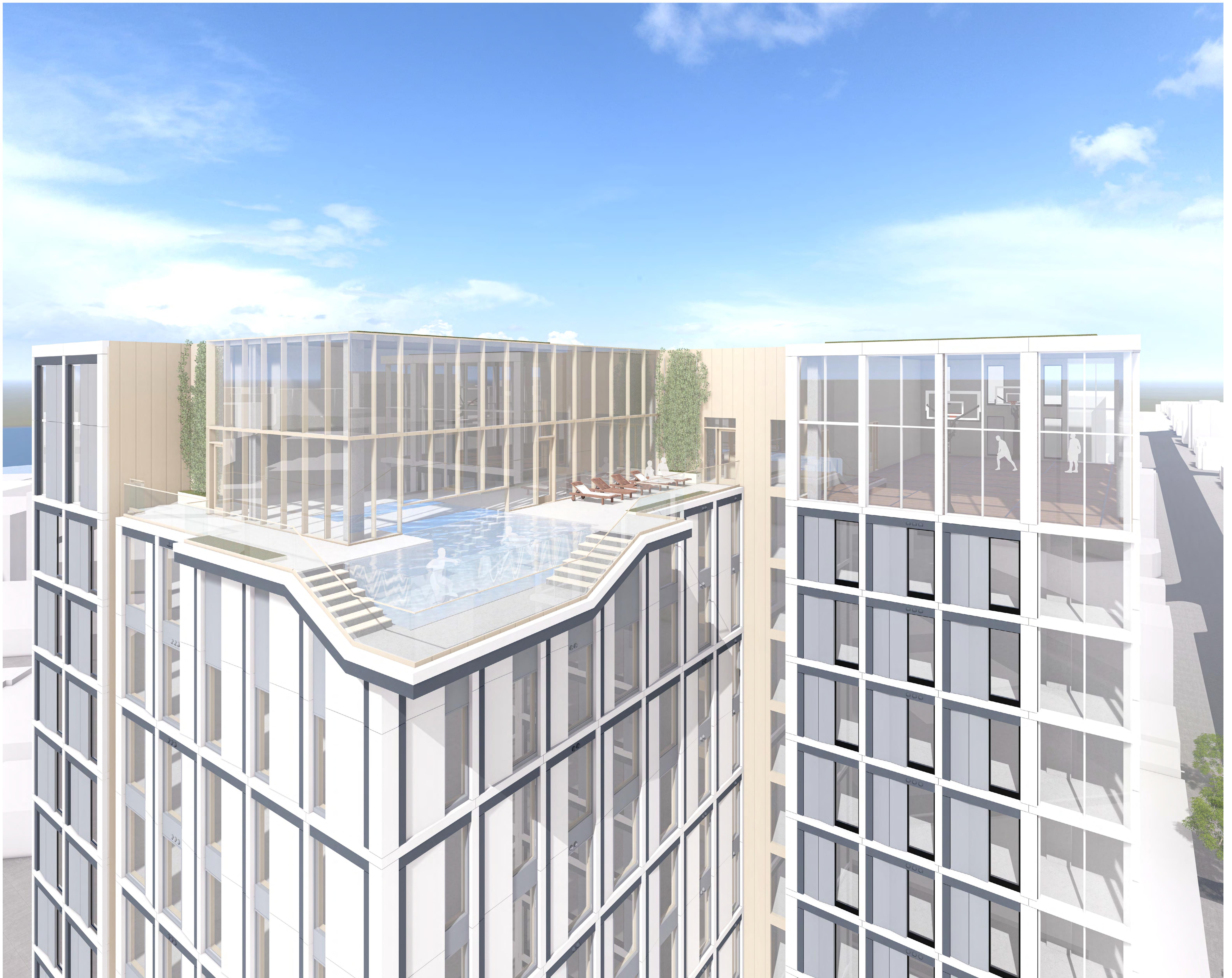
FORMAL PROJECT SUBMITTAL

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CONCEPT RENDERING



CONCEPT RENDERING



CONCEPT RENDERING

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W GILMAN STREET APARTMENTS

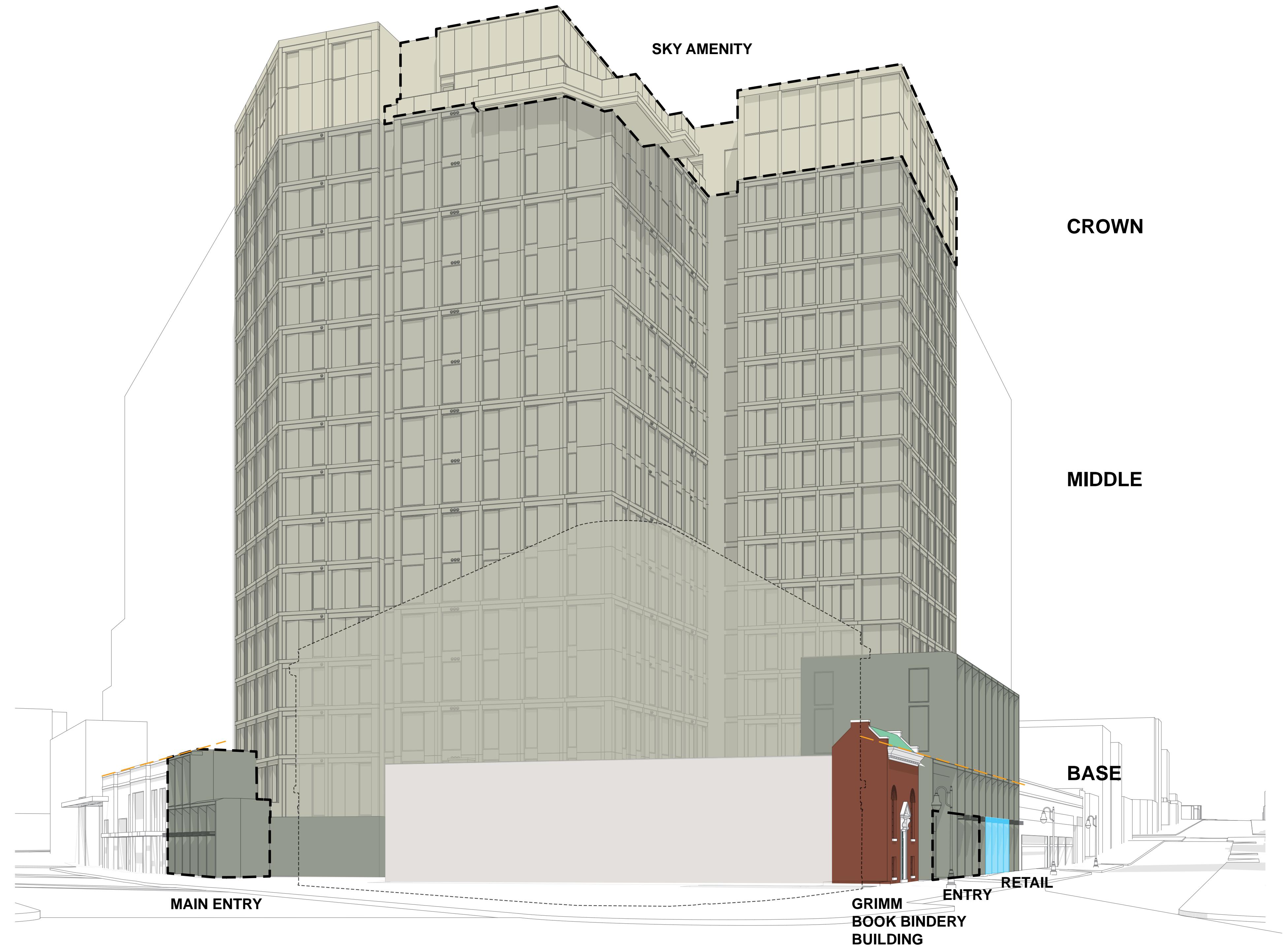
MADISON, WI

NOT FOR CONSTRUCTION OR PUBLICATION

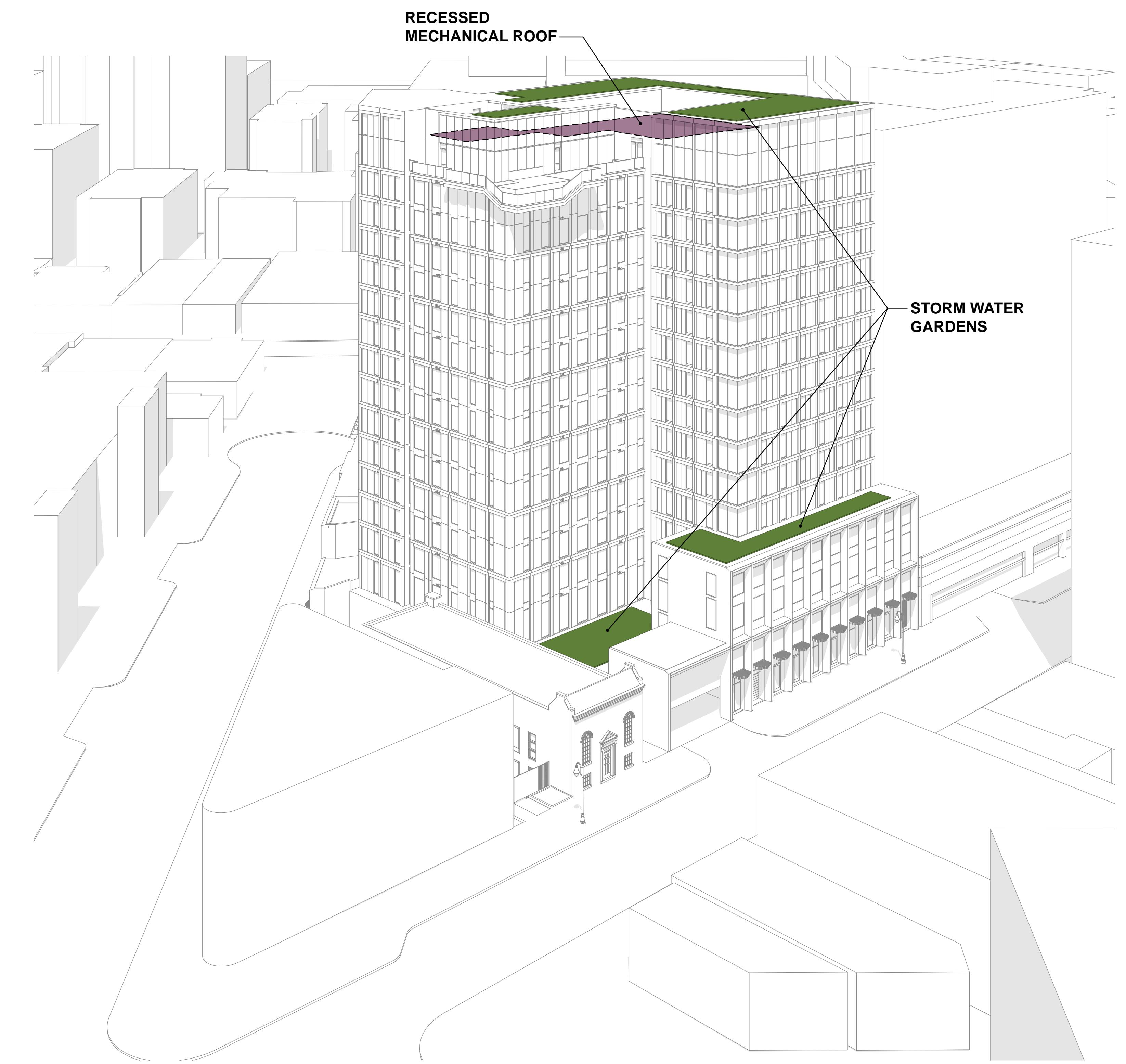
FORMAL PROJECT SUBMITTAL

10/06/2025

42 OF 47

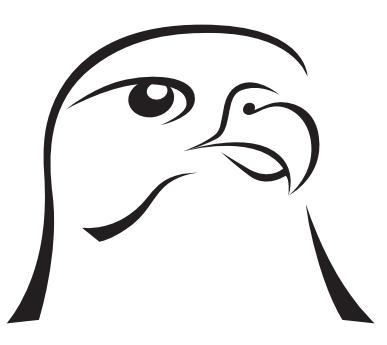


MASSING, VISUAL HIERARCHY, CONTEXT ALIGNMENT,  
& PEDESTRIAN EXPERIENCE



STORM WATER & MECH ROOF

DESIGN DIAGRAMS



## AviProtek® E

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



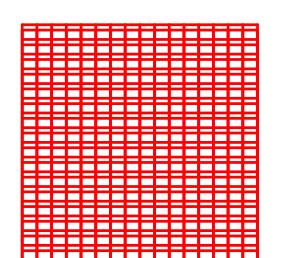
### AviProtek® E Pattern 215



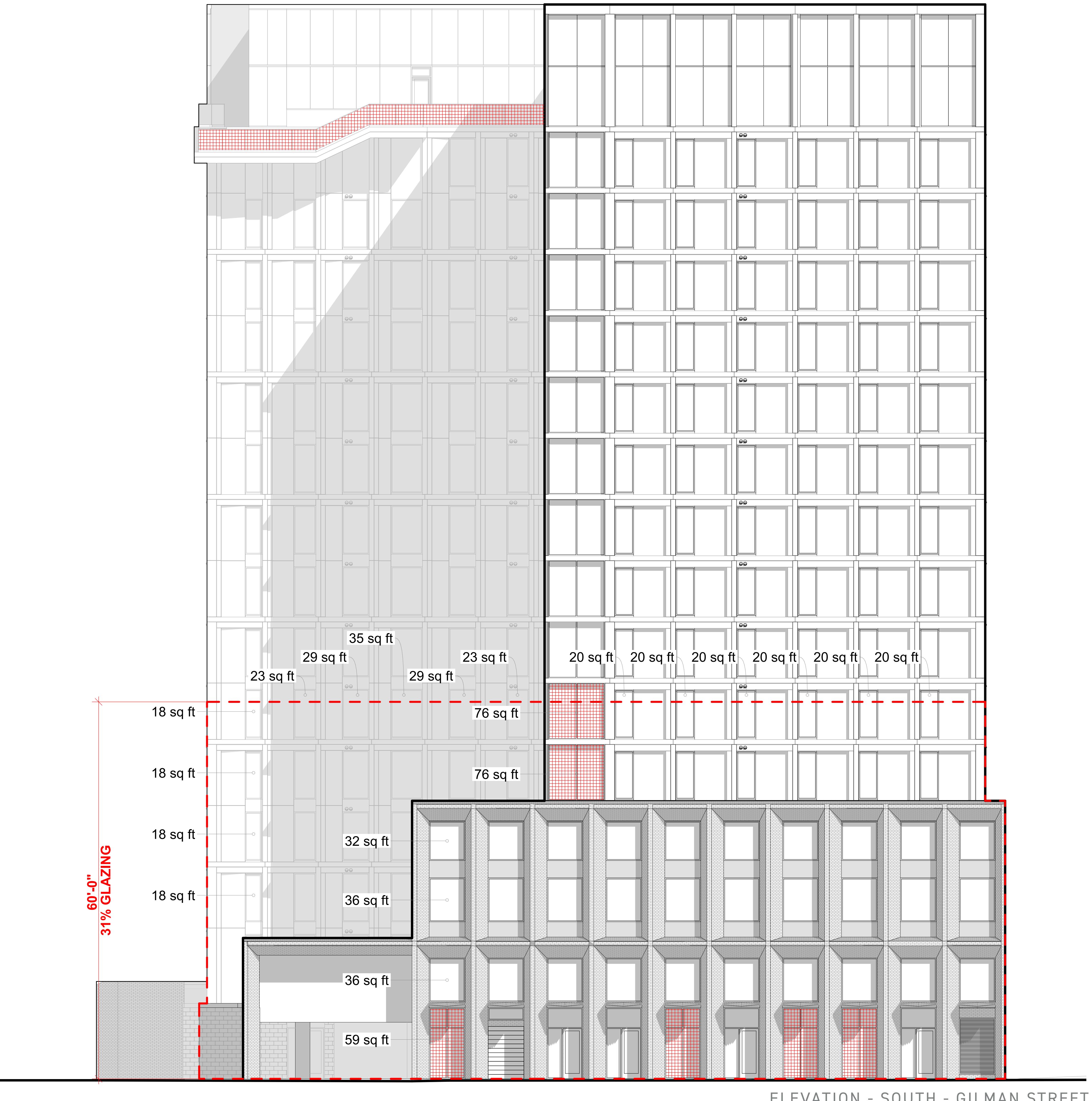
The AviProtek® E pattern 215 is a bird friendly glass solution with acid-etched visual markers on the exterior surface of the glass and Vitro's low-e coating Solarban®60 or 70 on surface 2. This pattern is made of rows of 5mm dots spaced two inches apart. This bird friendly pattern meets local regulations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

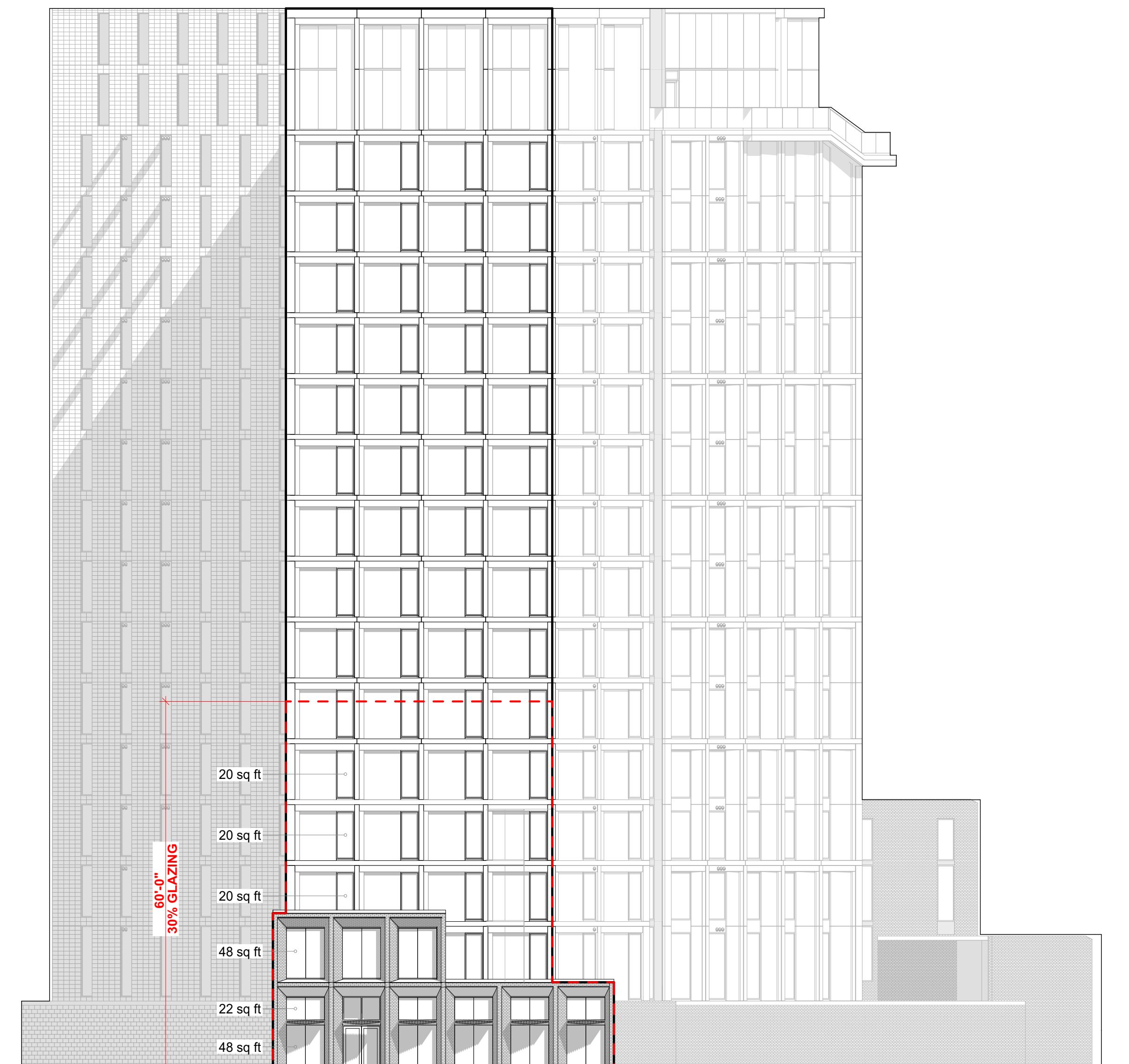
#### Product Specifications

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.

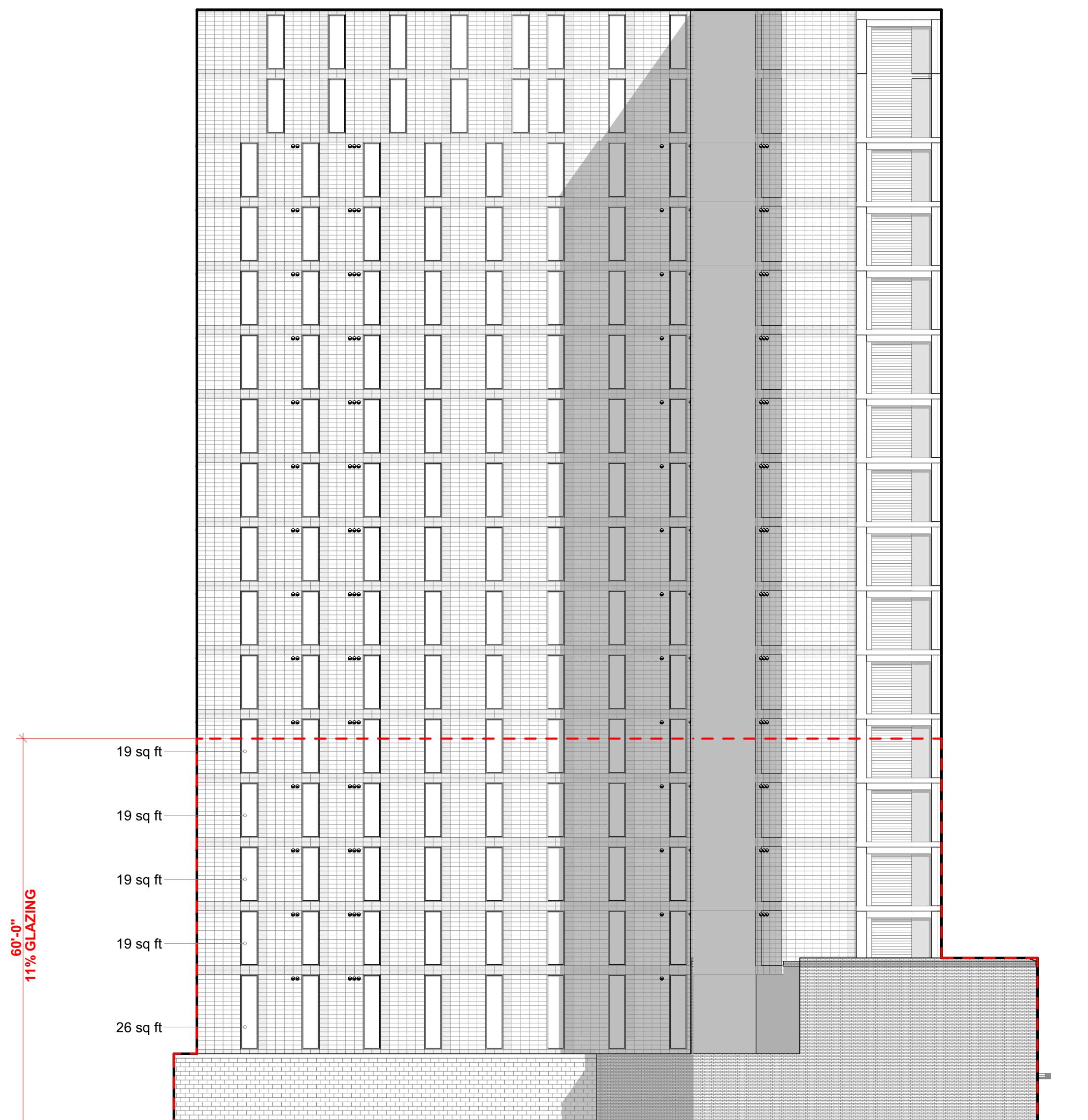


INDICATES  
BIRD-SAFE GLASS  
TREATMENT REQUIRED

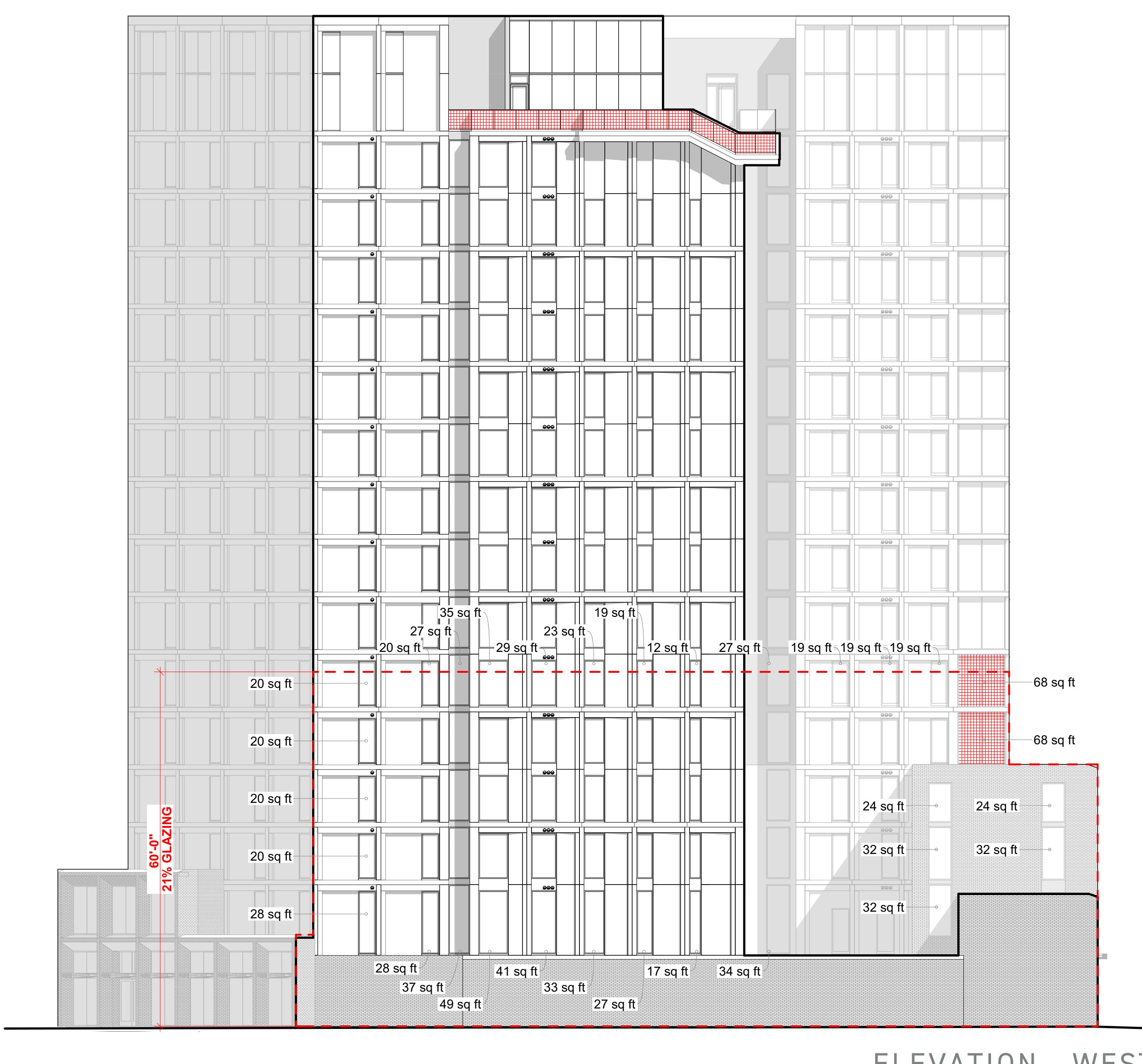




# ELEVATION - NORTH - FRANCES STREET



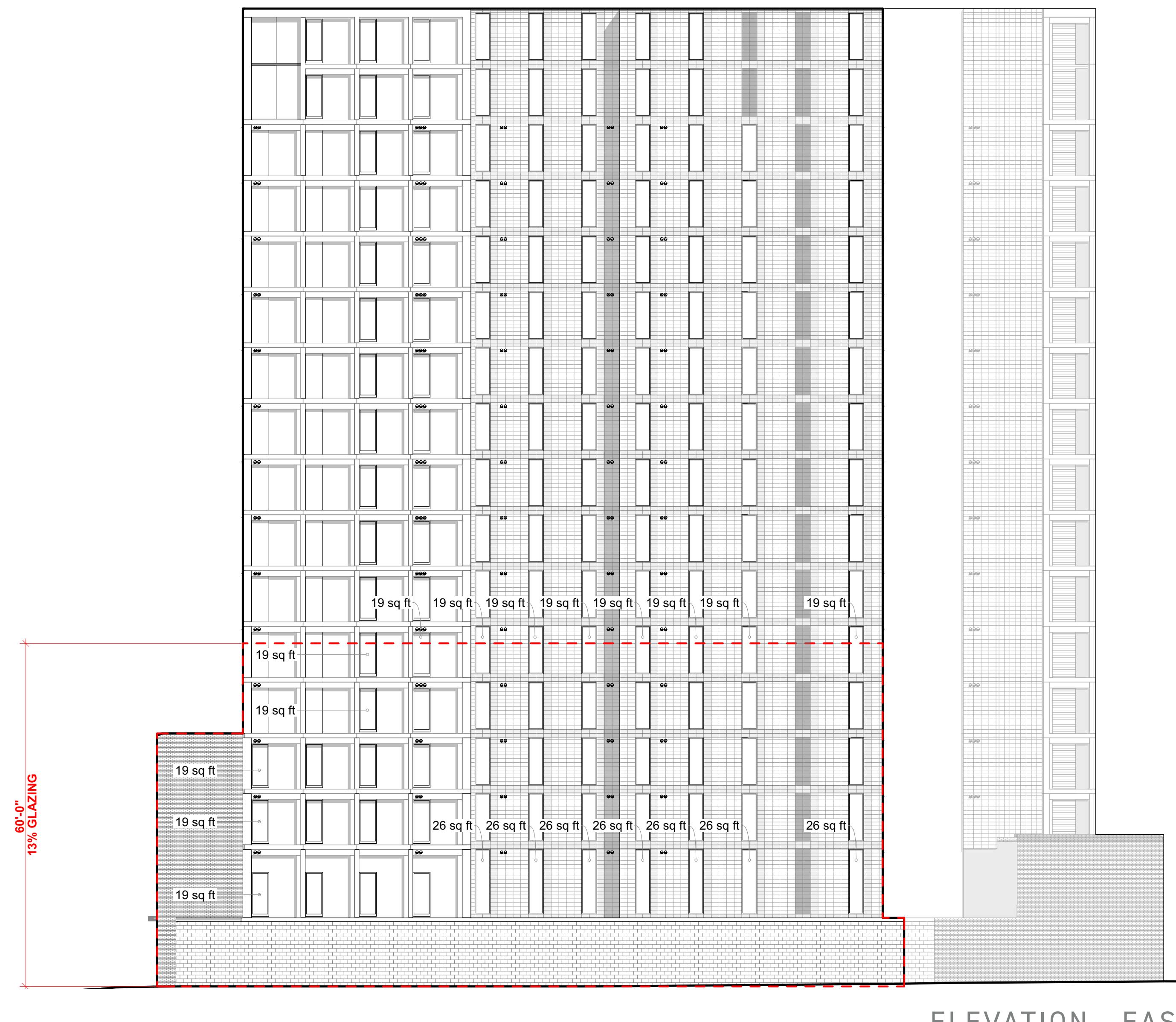
## ELEVATION - NORTH



## ELEVATION - WEST



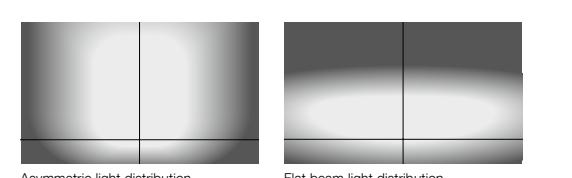
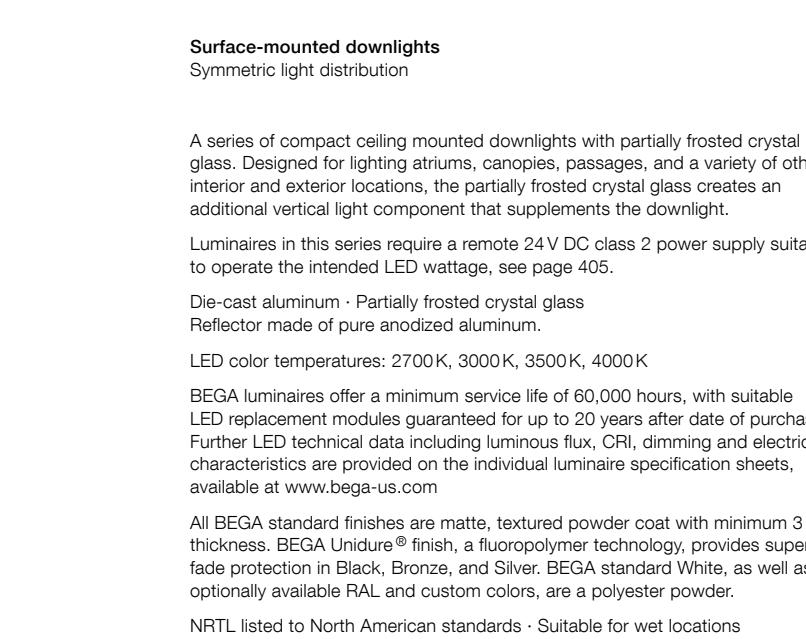
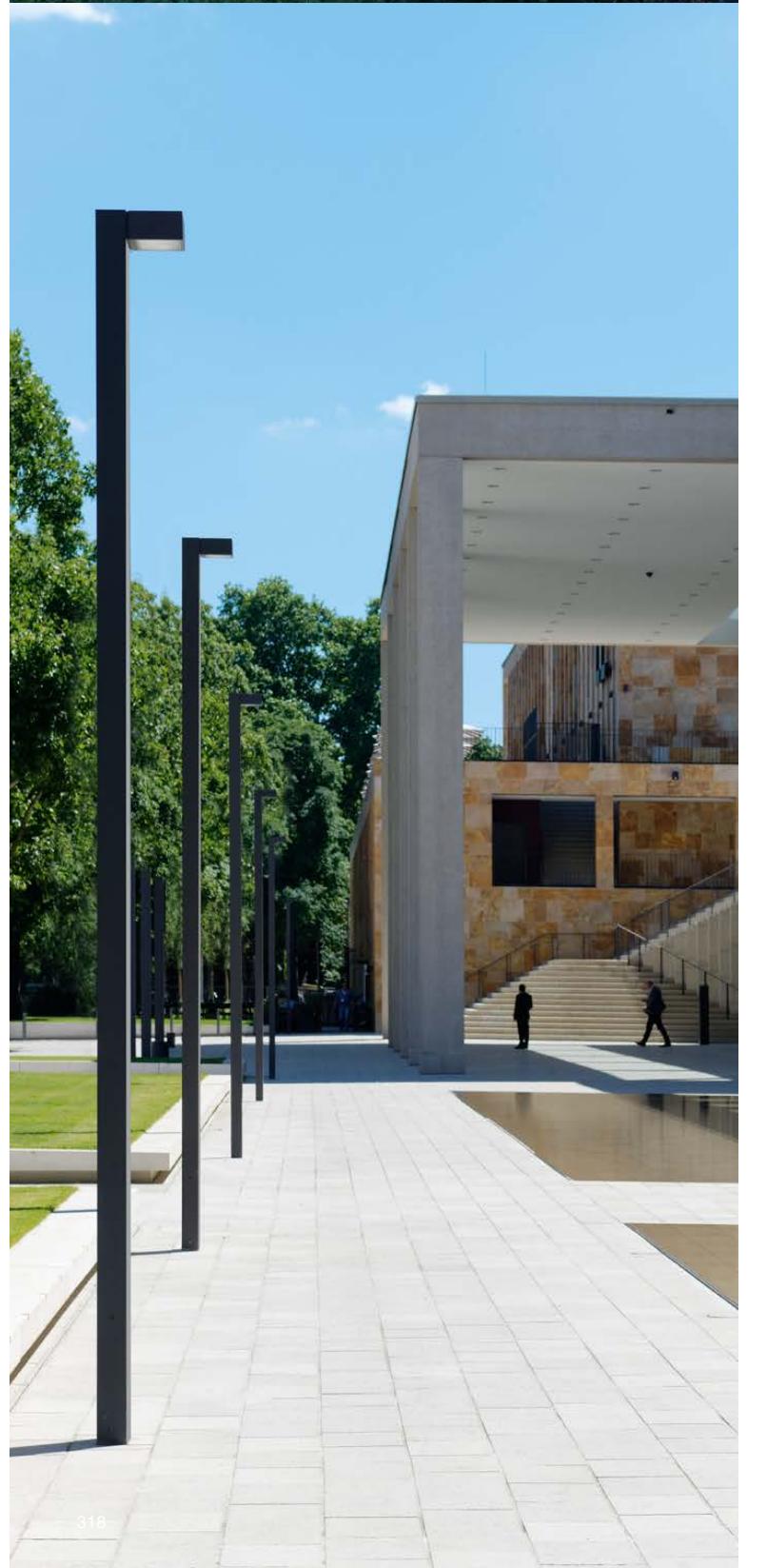
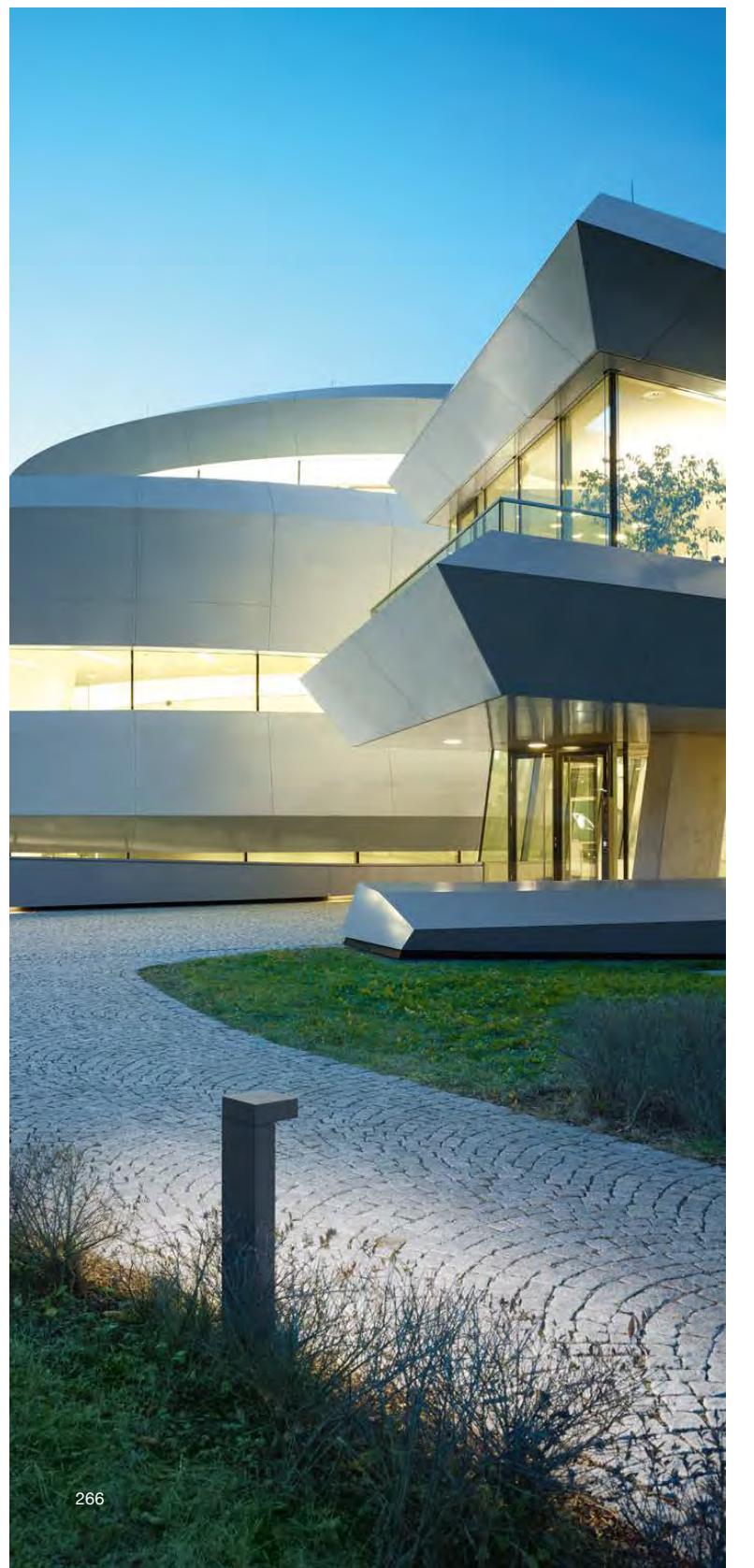
**INDICATES  
BIRD-SAFE GLASS  
TREATMENT REQUIRED**



## ELEVATION - EAST

# BIRD SAFE GLASS

## SCALE: NTS



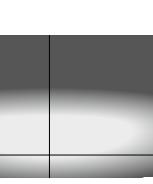
#### Shielded bollards

with asymmetric light distribution  
A series of bollards with shielded asymmetric light distribution. The fully shielded design provides visual comfort while illuminating the area around the fixture. The fixture's height allows the luminaire to be adjusted independent of the bollard connection. Die-cast and extruded aluminum. Clear safety glass with anti-reflective coating. 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 luminaire flux, CRI, dimming and electrical characteristics are provided on the individual luminaire specification sheets. All BEGA standard finishes are matte, textured powder coat with minimum 3 mil thickness. BEGA Undure® 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	84238 11.5 W 6 1/4 37 1/4 79817
Shielded bollard - asymmetric	LED	A	B	Anchorage	84219 11.5 W 6 1/4 19 1/2 79817
Shielded bollard - asymmetric	LED	A	B	Anchorage	84220 11.5 W 6 1/4 37 1/4 79817



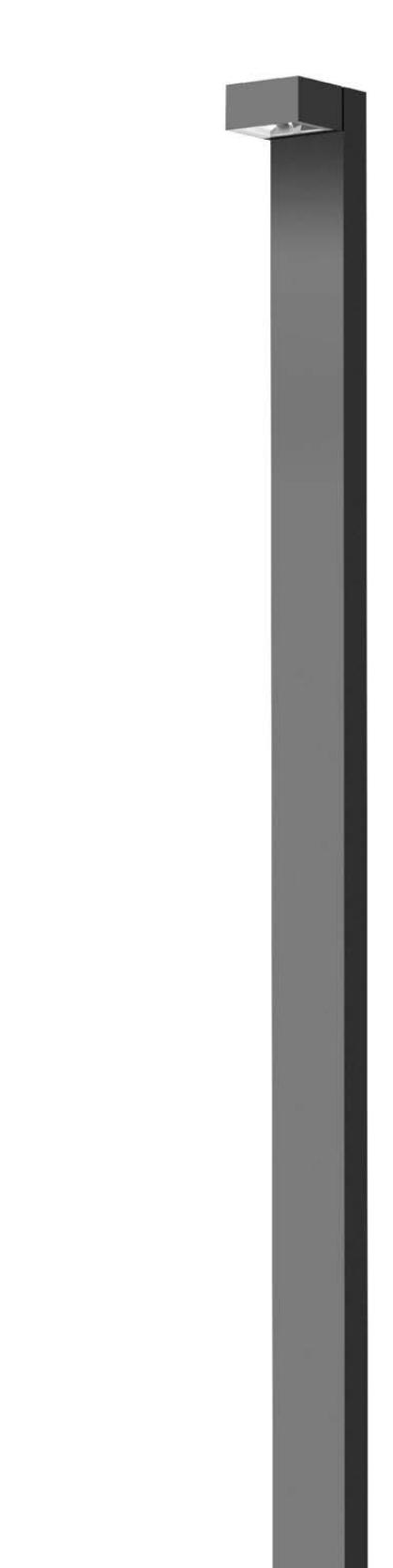
266 267



#### 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 and walkways. Die-cast and extruded aluminum - Clear safety 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 luminaire flux, CRI, dimming and electrical characteristics are provided on the individual luminaire specification sheets. All BEGA standard finishes are matte, textured powder coat with minimum 3 mil thickness. BEGA Undure® 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.

Single light building element	LED	A	B	C	Anchorage	99072 15.8 W 9 1/2 12 1/2 177 1/4 79802
Twin light building element	LED	A	B	C	Anchorage	99078 15.8 W 9 1/2 12 1/2 177 1/4 79802



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#### Surface-mounted downlights

Symmetric light distribution  
A series of compact ceiling mounted downlights with partially frosted crystal glass. Design provides a direct downlight with a secondary vertical light component. For 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 24V DC class 2 power supply suitable to operate up to 200W. Protection class IP 20. 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 luminaire flux, CRI, dimming and electrical characteristics are provided on the individual luminaire specification sheets. All BEGA standard finishes are matte, textured powder coat with minimum 3 mil thickness. BEGA Undure® 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.

Single	LED	A	B	C	Depth	Weight
64050 4.0 W	27°	3 1/2	3 1/2	1 1/2	1 1/2	1.02
64050 4.0 W	65°	3 1/2	3 1/2	1 1/2	1 1/2	1.02
64051 10.0 W	27°	5 1/4	5 1/4	1 1/2	1 1/2	1.02
64051 10.0 W	65°	5 1/4	5 1/4	1 1/2	1 1/2	1.02
64058 35.7 W	45°	8 1/4	6 1/4	1 1/2	1 1/2	1.02

B=Beam angle  
\*Remote driver required

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# 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 1/2"
- 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

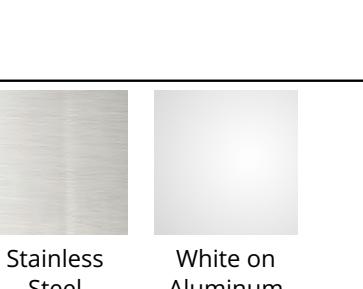
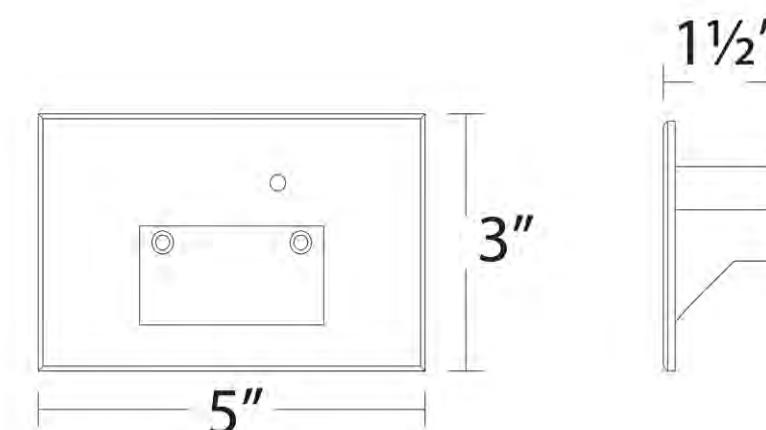
**Construction:** Corrosion resistant aluminum alloy, Stainless Steel  
**Power:** 2W  
**Input:** 120 VAC, 50/60Hz  
**Light Source:** Integrated LED  
**Lens:** 3 Step Mac Adam Ellipse  
**Rated Life:** 54000 Hours  
**Finish:** Enamel Coated Black on Aluminum, Enamel Coated Brush Nickel on Aluminum,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

Fixture Type:

Catalog Number:

Project:

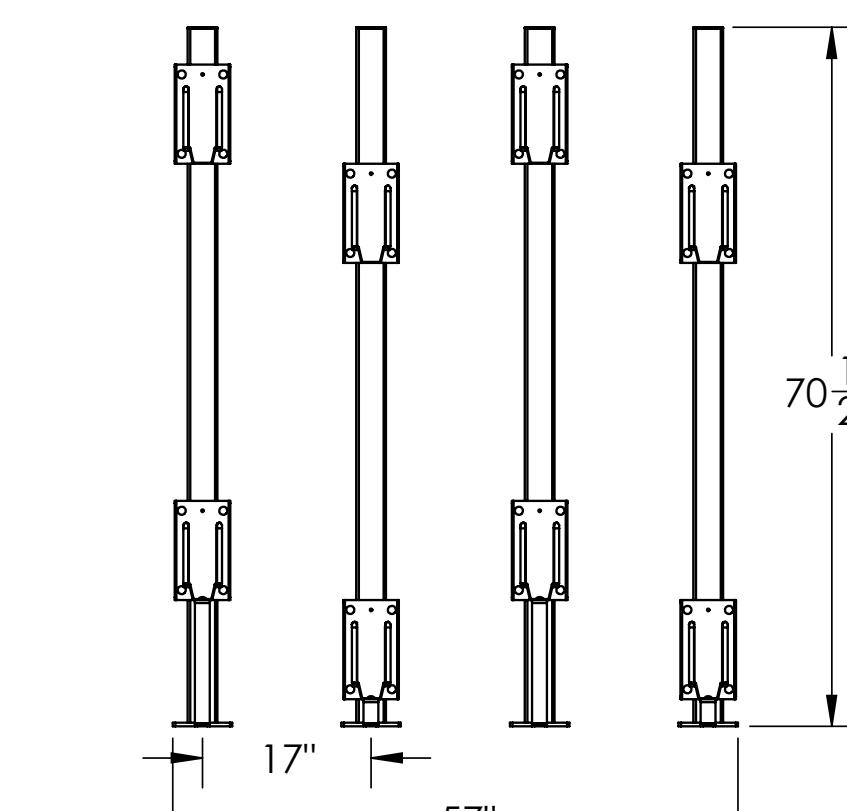
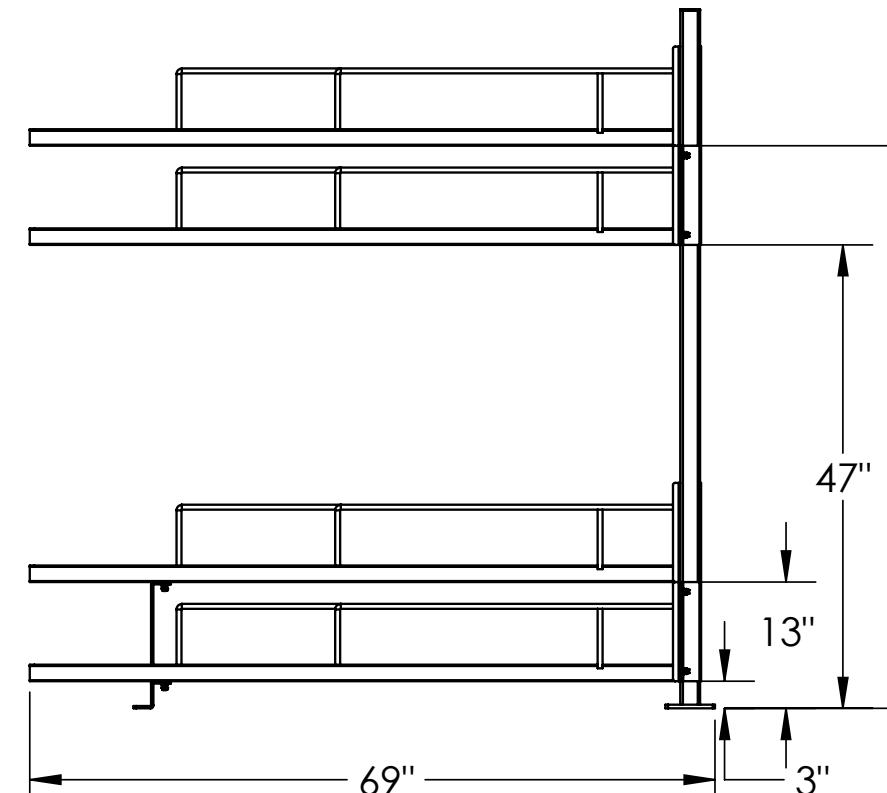
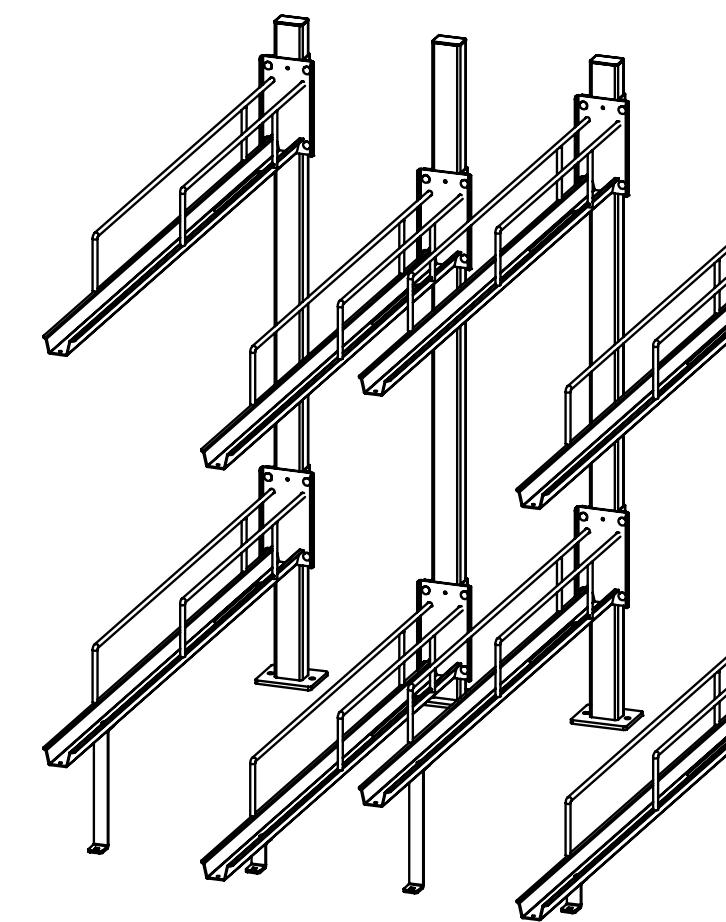
Location:



LINE DRAWING



MADRAX DIVISION  
GRABER MANUFACTURING, INC.  
1080 UNIEX DRIVE  
WAUKEE, IA 50397  
P(800) 448-7931, F(800) 841-1098, E(800) 546-1011  
WWW.MADRAX.COM, E-MAIL: SALES@MADRAX.COM



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

DRAWING TITLE

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

Floor Area Summary						
FLOOR	RES. NET RENTABLE SF	GROSS SF	EFFICIENCY (NET/GROSS)	PARKING SPACES	GARAGE GROSS SF	PARKING EFFICIENCY (SF/SPACE)
-2 - PARKING		0		5	1,500	300
-1 - PARKING		0		39	16,478	423
1 - LOBBY/RETAIL/PARKING		5,300		24	11,227	468
2 - RESIDENTIAL/AMENITY	11,543	13,055	88%			9.75
3 - RESIDENTIAL	12,009	13,160	91%			9.75
4 - RESIDENTIAL	12,009	13,160	91%			9.75
5 - RESIDENTIAL	10,418	11,553	90%			9.75
6 - RESIDENTIAL	10,418	11,553	90%			9.75
7 - RESIDENTIAL	10,418	11,553	90%			9.75
8 - RESIDENTIAL	10,418	11,553	90%			9.75
9 - RESIDENTIAL	10,418	11,553	90%			9.75
10 - RESIDENTIAL	10,418	11,553	90%			9.75
11 - RESIDENTIAL	10,418	11,553	90%			9.75
12 - RESIDENTIAL	10,418	11,553	90%			9.75
13 - RESIDENTIAL	10,418	11,553	90%			9.75
14 - RESIDENTIAL	10,418	11,553	90%			9.75
15 - RESIDENTIAL	9,069	11,553	78%			9.75
16 - RESIDENTIAL/AMENITY	3,530	10,415	34%			9.75
ROOF						Above Grade
<b>TOTAL</b>	<b>152,340</b>	<b>182,173</b>	<b>84%</b>	<b>68</b>	<b>29,205</b>	<b>429</b>
					<b>171.00</b>	Above Grade

Residential Apartments						
Residential Unit Type	Description	%	Unit SF	Unit Sub-Total	Bedroom Sub-Total	SF Sub-Total
A1 - Double Occupancy	1 BR, 1 BA	11.02%	465	13	26	6,045
A2 - Double Occupancy	1 BR, 1 BA	0.85%	697	1	2	697
B1	2 BR, 2 BA	11.86%	825	14	28	11,550
C1	3 BR, 3 BA	2.54%	1193	3	9	3,579
C2	3 BR, 3 BA	2.54%	1149	3	9	3,447
D0	4 BR, 4 BA	9.32%	1193	11	44	13,123
D1	4 BR, 4 BA	11.86%	1317	14	56	18,438
D2	4 BR, 4 BA	9.32%	1290	11	44	14,190
D4 - Town Home	4 BR, 4 BA	1.69%	1505	2	8	3,010
D5 - Town Home	4 BR, 4 BA	0.85%	1675	1	4	1,675
E1	5 BR, 5 BA	2.54%	1745	3	15	5,235
E2 + Media	5 BR, 5 BA + MEDIA	11.86%	1761	14	70	24,654
E3 + Media	5 BR, 5 BA + MEDIA	11.02%	1859	13	65	24,167
E4 + Media	5 BR, 5 BA + MEDIA	2.54%	1690	3	15	5,070
E5 + Media	5 BR, 5 BA + MEDIA	9.32%	1774	11	55	19,514
E6 - Town Home	5 BR, 5 BA	0.85%	2025	1	5	2,025
<b>Total Units</b>	<b>Total Beds</b>		<b>Total Unit NSF</b>	<b>NSF per Bedroom</b>		<b>Sub Total</b>
<b>118</b>	<b>455</b>		<b>156,419</b>	<b>344</b>		<b>222</b>
<b>Unit Mix</b>		<b>1BR</b>	<b>2BR</b>	<b>3BR</b>	<b>4BR</b>	<b>5BR</b>
		<b>11.9%</b>	<b>11.9%</b>	<b>5.1%</b>	<b>33.1%</b>	<b>38.1%</b>
						<b>100.0%</b>
Affordable Unit Summary						
A1 - Double Occupancy - Affordable Units			<b>12</b>			
Total Units			118			
Percentage of Total Units			10.2%			

Accessory Uses						
<b>Level 1 - Lobby / Leasing / Retail</b>						
Lobby / Leasing	2,478 SF					
Retail	691 SF					
<b>Level 1.5 - Amenity</b>						
Study	451 SF					
<b>Level 16 - Interior Amenity</b>						
	5,783 SF					
<b>Level 16 - Exterior Amenity</b>						
	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		
<b>TOTAL BIKE PARKING</b>		<b>235</b>	<b>240</b>			
Parking						
		Minimum Per CoM	Proposed			
Resident Parking	Standard / Compact	N/A	65			
Accessible		3	3			
<b>Total</b>		<b>68</b>				
Residential Unit Parking Ratio (includes Accessible Spaces)		0.58				
Residential Bedroom Parking Ratio (includes Accessible Spaces)		0.15				
<b>TOTAL PARKING</b>		<b>3</b>	<b>68</b>			

TABULATION