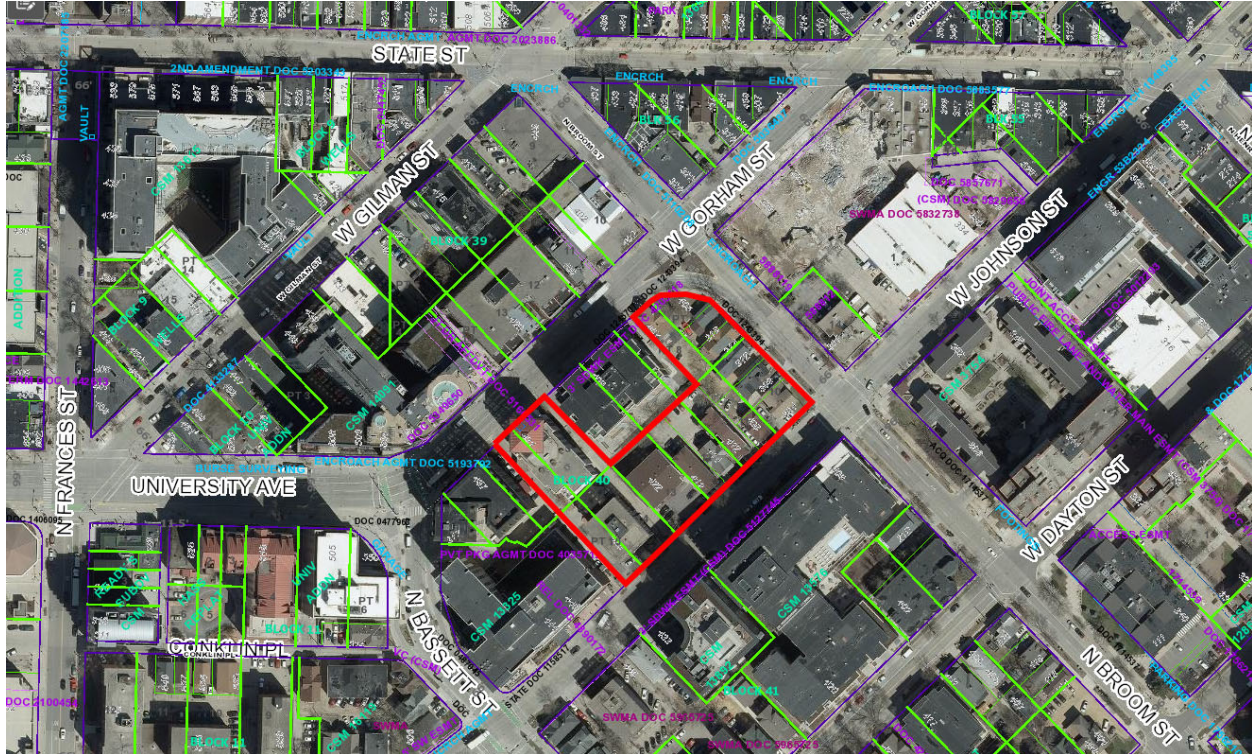


403 W Gorham Street and 423 W Johnson Street
Contract 9553
MUNIS 15351
Developer: Core Madison Broom, LLC

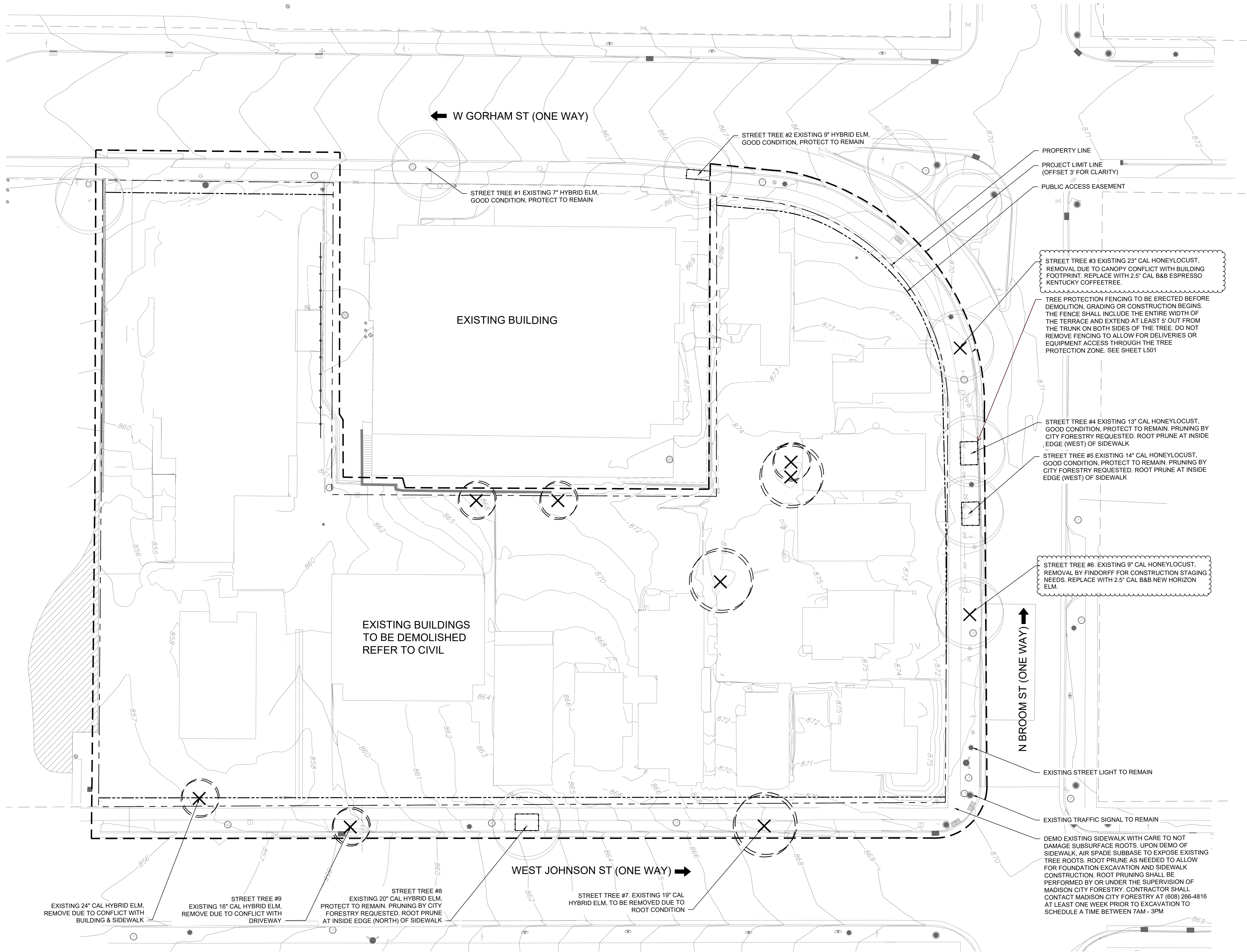


Summary of Improvements:

- Construct public sidewalk, street terrace, and curb and gutter on N Broom Street, W Gorham Street, and W Johnson Street adjacent to the proposed redevelopment per plans approved by the City Engineer.
- Construction crosswalk improvements as required by City Traffic Engineer and per plans approved by the City Engineer at the N Broom Street and W Gorham Street intersection.
- Repair or replace existing public sidewalk, street terrace, curb and gutter, street terrace, and street pavement as necessary to accommodate the private redevelopment project.
- Close abandoned driveways with curb and gutter.
- Construct new private drive aprons on W Johnson Street.

- Developer is to provide wastewater flows for the proposed redevelopment for review by the City Sanitary Engineer. If capacity upgrades are required to existing public sanitary sewer facilities to provide the necessary sewer capacity the Developer shall complete said sanitary sewer upgrades.
- Developer to construct public storm sewer structures or extensions as needed to provide acceptable connections for the redevelopment's private storm sewer connections.
- Construct private sanitary, storm, and water service laterals to serve the redevelopment.
- Protect existing public street terrace trees adjacent to the project, except for those approved for removal by City Forestry as part of the site plan verification approval for the redevelopment project.

Addendum No. 1: Revise plan sheet L008 to add two tree removals and update Street Tree Plan sheet to add new tree planting locations at the project site.



1 TREE PRESERVATION AND DEMOLITION PLAN
1" = 20'-0"

LEGEND

- PROPERTY LINE
- PROJECT LIMIT LINE (OFFSET 3' FOR CLARITY)
- PUBLIC ACCESS EASEMENT
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- TREE PROTECTION FENCING

APPROVAL STAMPS:

GENERAL NOTES:

13 09.08.25 Revision for 09.17 BPM Meeting

17 07.30.25 Issue for Bulletin 4
18 06.20.25 Issue for Bulletin 3
15 05.23.25 Issue for Bulletin 2
03.15.25 100CD Set
12.10.24 SPRS-R4
09.13.24 Permit Submittal
07.10.24 Updated Pricing Set

No. Date Description

SUBMISSIONS & REVISIONS

OWNER

CORE
CORE SPACES
1643 N MILWAUKEE AVE
CHICAGO, IL 60647
(773) 660-5740

ARCHITECT

ANTONOVICH ASSOCIATES
224 WEST HURON STREET, SUITE 7E
CHICAGO, IL 60654
(312) 366-1128

CIVIL

vierbicher
partner | engineer | architect

VIERBICHER
909 FOURIER DR, SUITE 201
MADISON, WI 53717
(608) 926-6532

LANDSCAPE

site

SITE DESIGN
885 S MICHIGAN AVE, SUITE PH1
CHICAGO, IL 60605
(312) 677-7240

INTERIOR DESIGNER

AVENIR CREATIVE
1727 W. GRAND AVE
CHICAGO, IL 60622
(312) 574-1121

STRUCTURAL ENGINEER

PIERCE ENGINEERS
222 W WASHINGTON AVE, SUITE 650
MADISON, WI 53703
(608) 256-7504

MECHANICAL DESIGN/BUILD ENGINEER

NAMI
NORTH AMERICAN MECHANICAL INC.
4601 STATE ROAD 19
WINDSOR, WI 53588
(608) 842-3900

ELECTRICAL DESIGN/BUILD ENGINEER

NEXT
NEXT ELECTRIC
4009 ILLINOIS RD., SUITE 106
MADISON, WI 53718
(608) 371-1100

PLUMBING DESIGN/BUILD ENGINEER

1801 INC.
2801 SYNERGY RD
MADISON, WI 53713
(608) 273-9874

FIRE PROTECTION DESIGN/BUILD ENGINEER

AIERN
3821 ANDERSON RD
DEFOREST, WI 53523
(608) 223-7943

DESIGN/BUILD GENERAL CONTRACTOR

Findorff
BUILDING A BEYOND
JH FINDORFF & SON INC.
300 S BEDFORD ST
MADISON, WI 53703
(608) 257-5321

PROJECT

MADISON - JOHNSON & BROOM
405 W GORHAM ST
MADISON, WI 53703

DRAWING TITLE

TREE PRESERVATION AND DEMOLITION PLAN

SEAL

DRAWN BY:

CHECKED BY:

PROJECT NO:

DRAWING NO:

L008

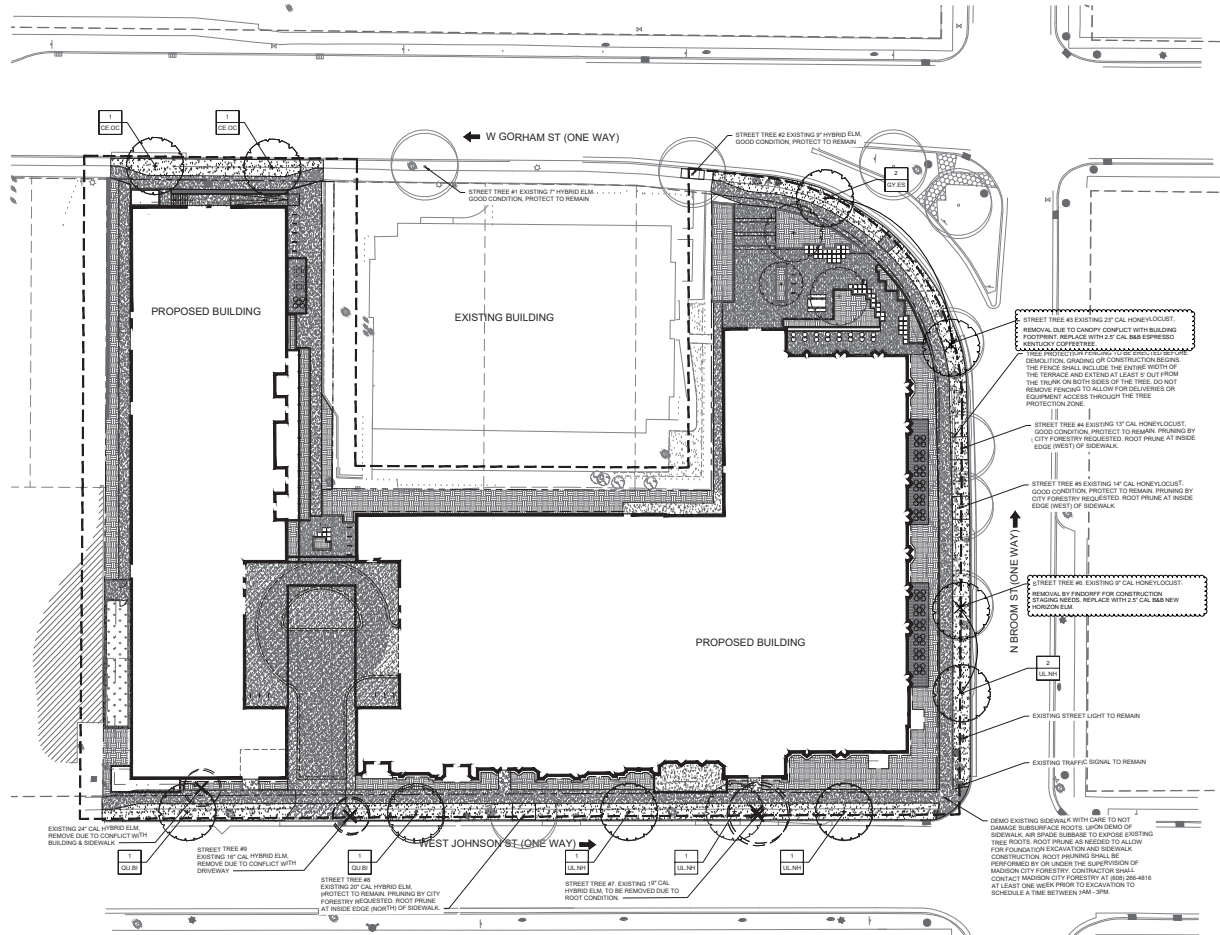
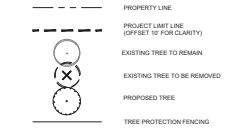
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PLANT SCHEDULE - GROUND FLOOR					
CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT SIZE	REMARKS
PARKWAY DECIDUOUS TREES					
CE OC	2	Carya occidentalis	Common Hackberry	8-10"	2.5' cal
GY ES	2	Gymnocladus dioica 'Espresso'	Espresso Kentucky Coffeetree	8-10"	2.5' cal
OL BR	2	Quercus laevis	Live Oak	8-10"	2.5' cal
LE NH	5	Ulmus 'New Horizon'	New Horizon Hybrid Elm	8-10"	2.5' cal

NOTES:
1. FINAL STREET TREE QUANTITIES, LOCATIONS AND SPECIES TO BE APPROVED BY MADISON CITY FORESTRY.

REVISED 9/8/2025

LEGEND



- NOTES:
- 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 24 HOUR REVIEW PERIOD WHICH SHALL INCLUDE THE NOTIFICATION OF THE ALDERPERSON WITHIN WHOSE DISTRICT IS AFFECTED BY THE STREET TREE REMOVALS PRIOR TO A TREE REMOVAL PERMIT BEING ISSUED.
 - CONTRACTOR SHALL TAKE PRECAUTIONS DURING CONSTRUCTION TO NOT DAMAGE, RUIN, OR IMPAIR THE HEALTH OF ANY STREET TREE. CONTRACTOR SHALL OPERATE EQUIPMENT IN A MANNER AS TO NOT DAMAGE THE BRANCHES OF THE STREET TREES. CONTRACTOR SHALL 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 (BRANCHES AND/OR BELOW GROUND) SHALL BE REPORTED IMMEDIATELY TO CITY FORESTRY AT (608) 265-4818. PENALTIES AND REMEDIATION SHALL BE REQUIRED.
 - 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 WITHIN CUTTING ROOTS OVER 5 INCHES IN DIAMETER. IF EXCAVATION IS NECESSARY, THE CONTRACTOR SHALL CONTACT MADISON CITY FORESTRY AT (608) 265-4818 PRIOR TO EXCAVATION. CITY OF MADISON FORESTRY PERSONNEL SHALL ASSESS THE IMPACT TO THE TREE AND ITS ROOT SYSTEM PRIOR TO WORK COMMENCING. TREE PROTECTION SPECIFICATIONS CAN BE FOUND ON THE FOLLOWING WEBSITE:
[HTTP://WWW.CITYOFMADISON.COM/DEVELOPMENT/SPECIFICATIONS.HTM](http://www.cityofmadison.com/development/specifications.htm)
 - SECTION 107.13(C) OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION ADDRESSES SOIL COMPACTION NEAR STREET TREES AND SHALL BE FOLLOWED BY CONTRACTOR. THE STORAGE OF PAVED VEHICLES, CONSTRUCTION EQUIPMENT, BUILDING MATERIALS, REFUSE, EXCAVATED SPILLS OR DUMPING OF HAZARDOUS MATERIALS ON OR AROUND TREES AND ROOTS WITHIN 10 FEET OF THE TREE OR WITHIN THE PROTECTION ZONE SHALL BE PROHIBITED.
 - ON THIS PROJECT, STREET TREE PROTECTION ZONE FENCING IS REQUIRED. THE FENCING SHALL BE SCHEDULED BEFORE THE DEMOLITION, GRADING OR CONSTRUCTION BEGINS. THE FENCE SHALL INCLUDE THE ENTIRE ROOT 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 CITY FORESTRY AT A MINIMUM OF TWO WEEKS PRIOR TO THE START OF CONSTRUCTION FOR THIS PROJECT. CONTACT CITY FORESTRY AT (608) 265-4818. ALL PRUNING SHALL FOLLOW THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A300 PART 1 STANDARDS FOR PRUNING.
 - DEMOLITION EXISTING SIDEWALK WITH CARE TO NOT DAMAGE SUBSURFACE ROOTS. UPON DEMOLITION, AIR SPADE SUBGRADE TO EXPOSE EXISTING TREE ROOTS. ROOT PRUNING AS NEEDED TO ALLOW FOR FOUNDATION EXCAVATION AND SIDEWALK CONSTRUCTION. ROOT PRUNING SHALL BE PERFORMED BY OR UNDER THE SUPERVISION OF MADISON CITY FORESTRY. CONTRACTOR SHALL CONTACT MADISON CITY FORESTRY AT (608) 265-4818 AT LEAST ONE WEEK PRIOR TO EXCAVATION TO SCHEDULE A TIME BETWEEN 7AM - 3PM.
 - THROUGH THE TREE PROTECTION ZONE, GRIND STUMPS TO MAX 12" DEPTH BELOW GRADE FOR ALL TREE STUMP REMOVALS.





8-22-2025

405 W Gorham St: (1st tree on N Broom St from W Gorham St) 23" Honeylocust Tree #3 on Street Tree Report

Pruning cuts required for building clearance and construction clearance

STREET TREE NUMBER	Tree Species (Common Name)	Trunk Diameter (DBH)	Canopy Spread (Ft)	Trunk/Roots: General Structure/Health/Condition	Removal (R) Requested by Applicant? (Yes or No) *Photos required*	Pruning by City Forestry requested (Yes or No). Note: Any Pruning must follow ANSI A300 Standards.	What are the impacts of proposed building? i.e., construction, staging, underground vaults, concrete pumps, scaffolding, new underground utilities, etc.	What are the earth retention impacts to the street trees?
1	Elm	7"	~20'	Good condition	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	None	None
2	Elm	9" cal	~20'	Good condition	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	None	None
3	Honeylocust	23" cal	~50'	Good condition	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Building construction, staging, scaffolding	To be root pruned at inside edge (west of sidewalk)
4	Honeylocust	13" cal	~35'	Good condition	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Building construction, staging, scaffolding	To be root pruned at inside edge (west of sidewalk)
5	Honeylocust	14" cal	~40'	Good condition	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Building construction, staging, scaffolding	To be root pruned at inside edge (west of sidewalk)
6	Honeylocust	9" cal	~30'	Good condition	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Building construction, staging, scaffolding	To be root pruned at inside edge (west of sidewalk)