

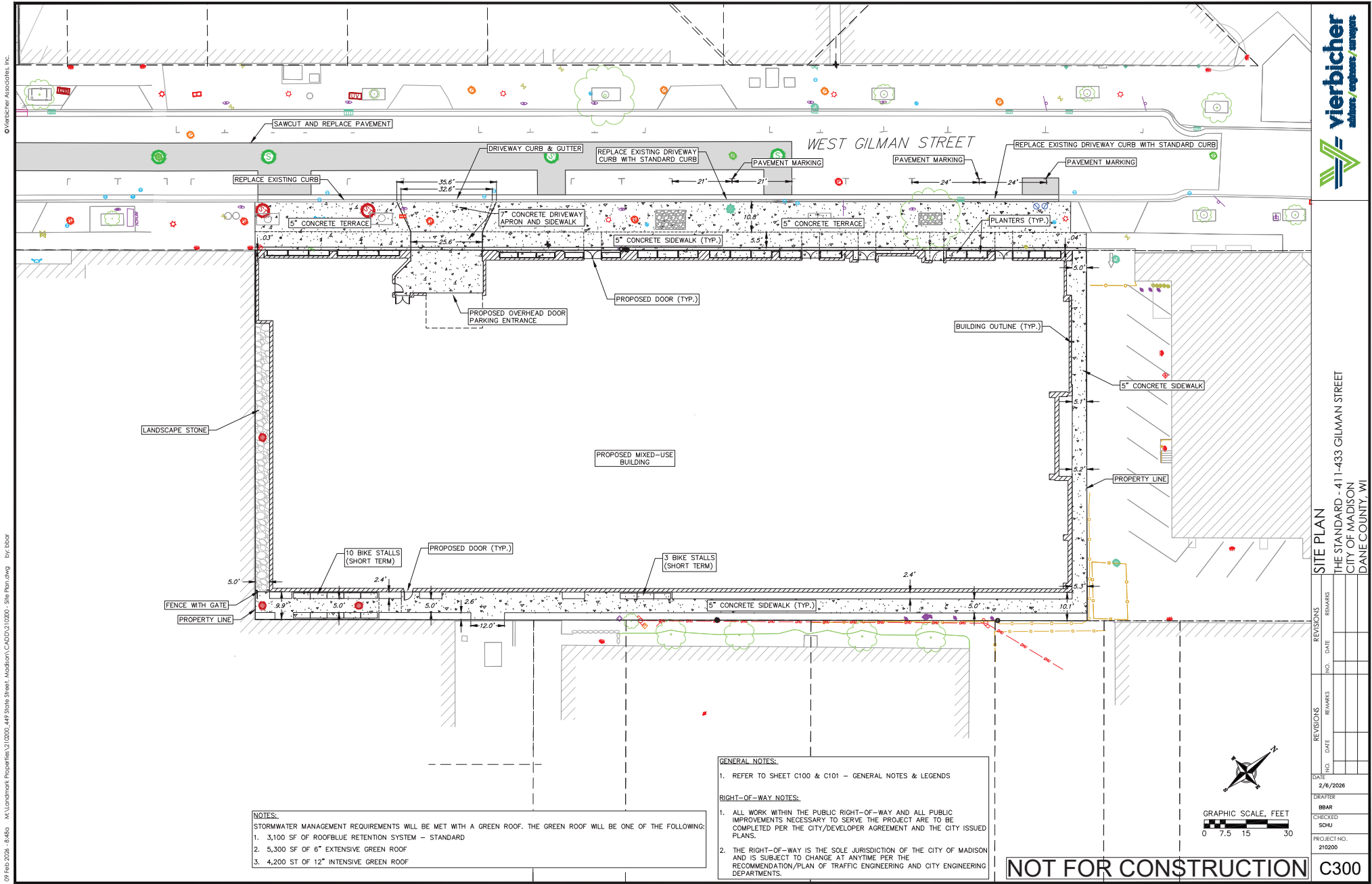
427 W Gilman Street
Contract 9777
MUNIS 16215
Developer: THE STANDARD AT MADISON, LLC



The developer, The Standard At Madison, LLC, has received the City of Madison's conditional approval for a demolition permit to raze the structures at 411, 415 & 433 W Gilman Street, a one-lot Certified Survey Map and construction of a sixteen-story mixed-use building with 2,544 square feet of commercial space and 258 multi-family units at 411-433 W Gilman Street. The site has frontage on W Gilman Street. The project proposes a range of unit types (studio – 5 bedroom), resident amenities on Level 12, 72 vehicle parking with entrance from W Gilman Street, 431 long-term bike parking and 28 short-term bike parking.

Summary of Improvements:

- Recording of certified Survey Map.
- Reconstruct public sidewalk, street terrace, curb and gutter, and pavement on W Gilman Street and University Avenue per plan approved by the City Engineer.
- Construct public sanitary sewer upgrades in W Gilman Street to provide the required sanitary sewer capacity to serve the private redevelopment project. Complete the public sanitary sewer upgrades and restore W Gilman Street and University Avenue as needed per plans approved by the City Engineer.
- Close abandoned driveways with curb and gutter. Construct new private drive entrance aprons per plans approved by the City Engineer and per the Commercial Driveway Permit approved by the City Traffic Engineer.
- Provide public street tree protection, removals, and plantings per City Forestry approvals and per plans approved by the City Engineer.
- City Forestry will issue a street tree removal permit for five (5) trees along W Gilman Street:
 - 8" Pear
 - 6" Elm 'New Horizon'
 - 2" Kentucky Coffeetree
 - 22" White Ash
 - 7" Pear
- Install terrace support systems per City Forestry approvals and per plans approved by the City Engineer if possible. Installation of terrace support systems will be challenging due to potential conflicts with other underground utilities along the terrace. This will require additional field review to confirm feasibility and layout/placement of cells.
- Construct private sanitary, storm, and water service laterals necessary to serve the private redevelopment project per plans approved by the City Engineer.
- Protect existing public streetlights, traffic signals, and fiber facilities in the project area. Coordinate with City Traffic Engineering and City Information Technology on relocations needed to facilitate construction.
- Coordinate project access, street closures, and street occupancy with other projects in the area and as approved by City Traffic Engineering.



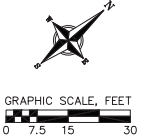
09 Feb 2026 8:46a K:\Landmark Projects\1020_449 State Street Madison\CA-ADD\210200 - Site Plan.dwg by b2b2



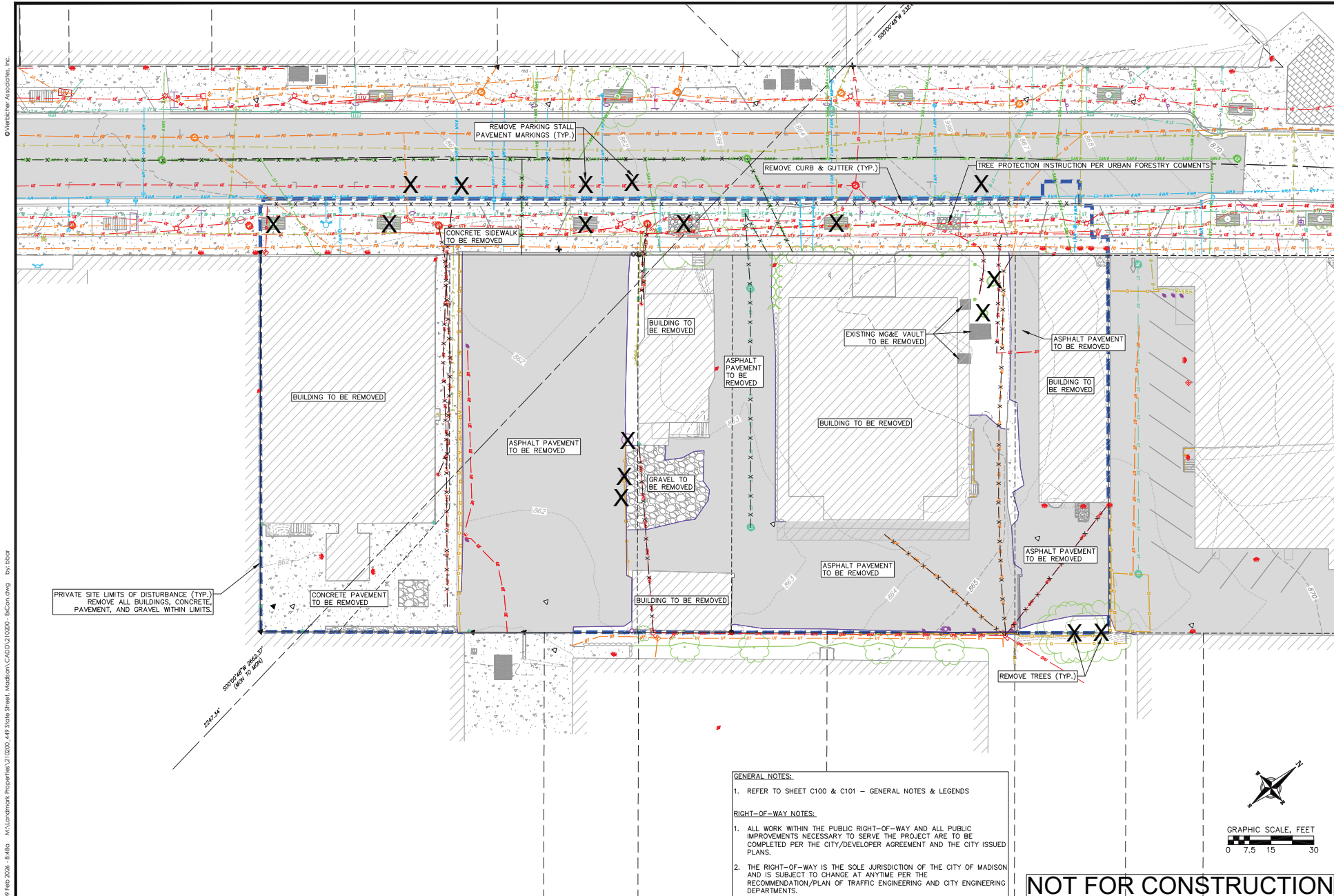
SITE PLAN
THE STANDARD - 411-433 GILMAN STREET
CITY OF MADISON
DANE COUNTY, WI

NO.	DATE	REVISIONS	
		NO.	DATE

DATE: 2/6/2026
DRAWN BY: BBAR
CHECKED BY: SOHU
PROJECT NO.: 210200



NOT FOR CONSTRUCTION **C300**



GENERAL NOTES:

1. REFER TO SHEET C100 & C101 - GENERAL NOTES & LEGENDS

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.
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 DEPARTMENTS.

NOT FOR CONSTRUCTION



engineers / architects

DEMOLITION PLAN

THE STANDARD - 411-433 GILMAN STREET

CITY OF MADISON

DANE COUNTY, WI

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

DATE: 2/6/2026

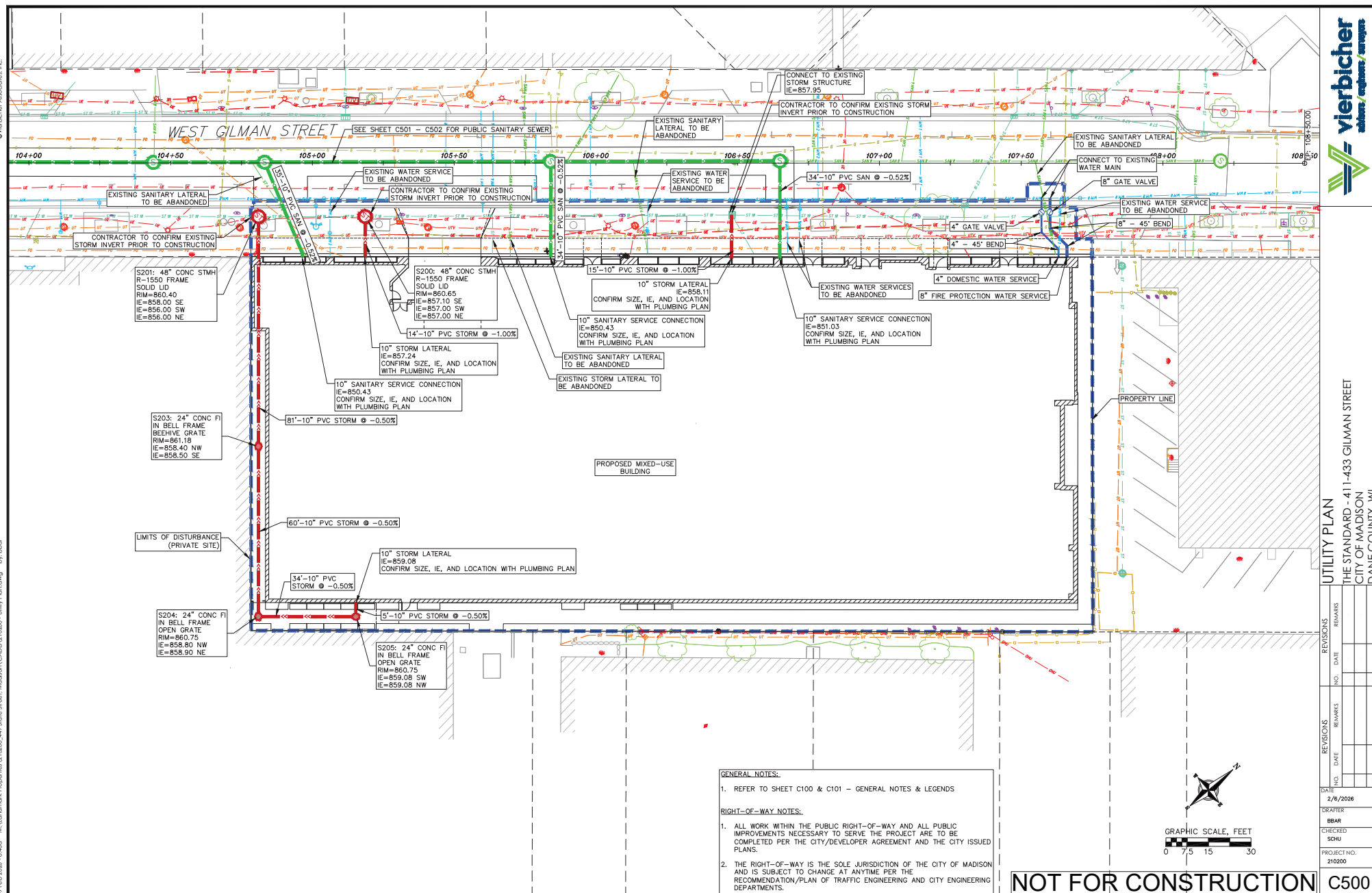
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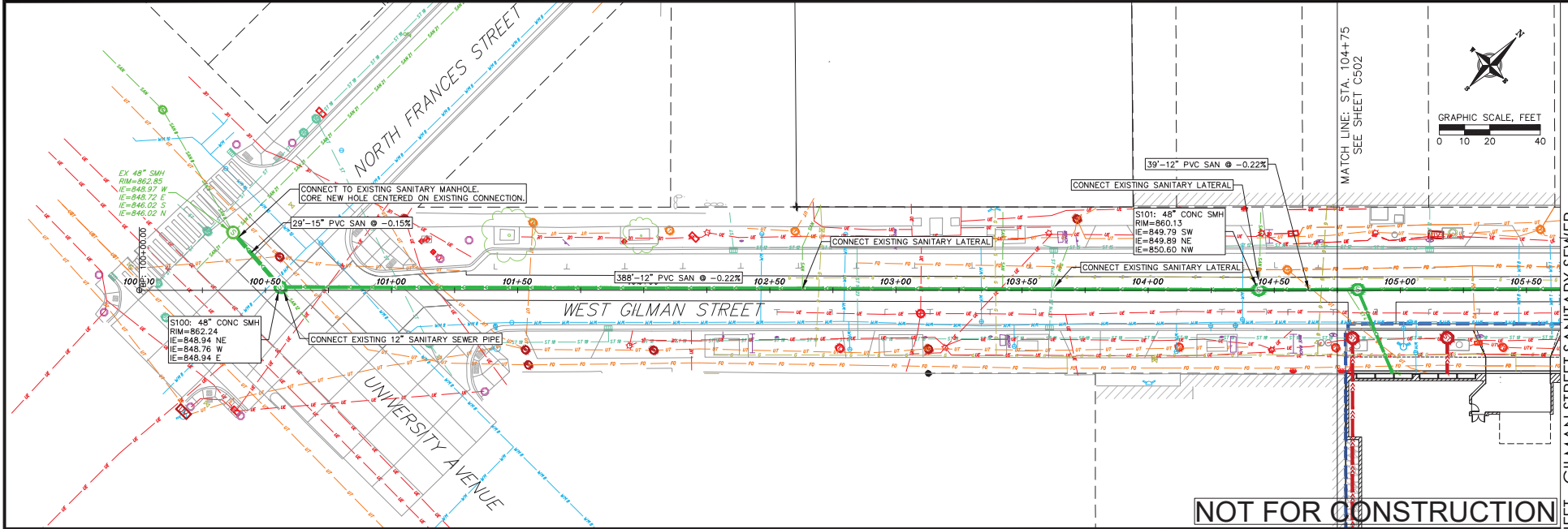
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PROJECT NO.: 210200

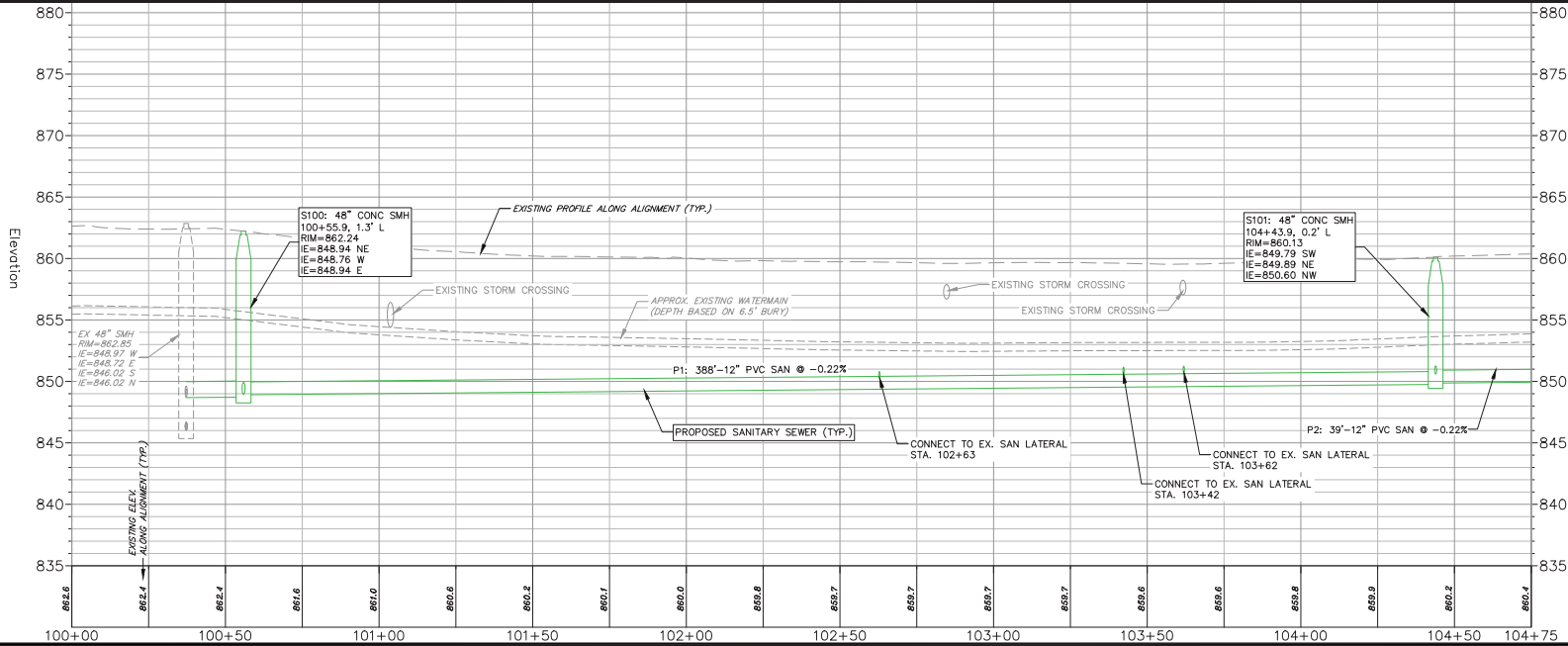
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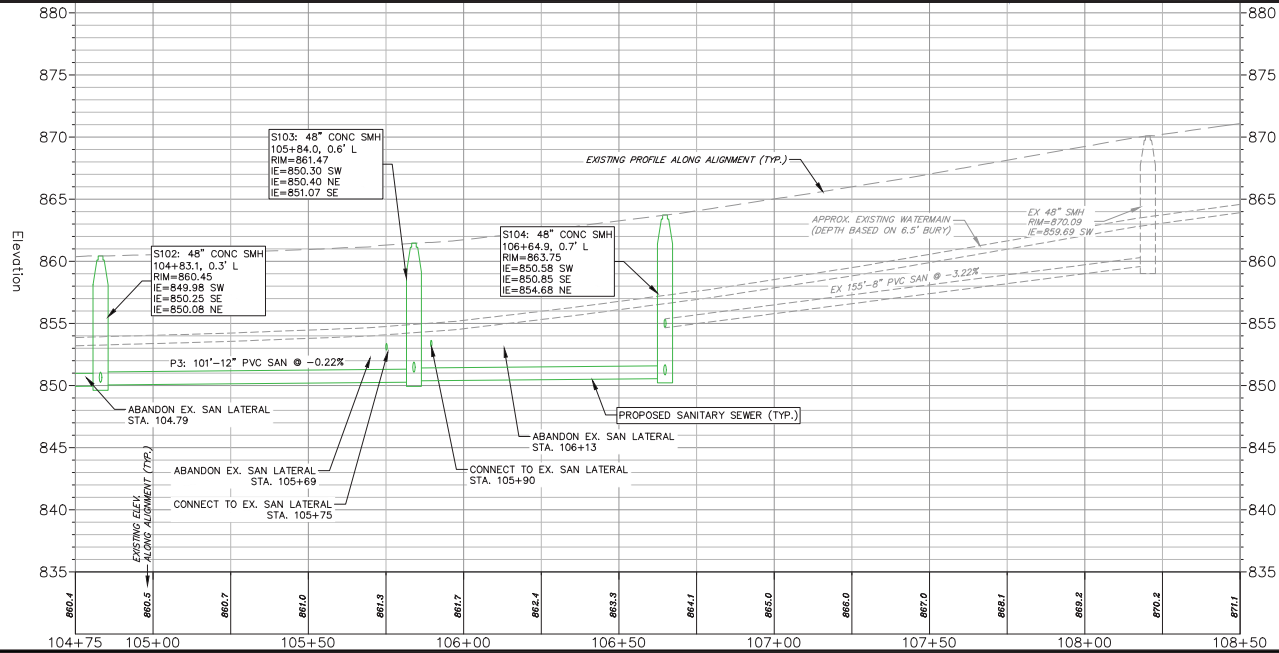
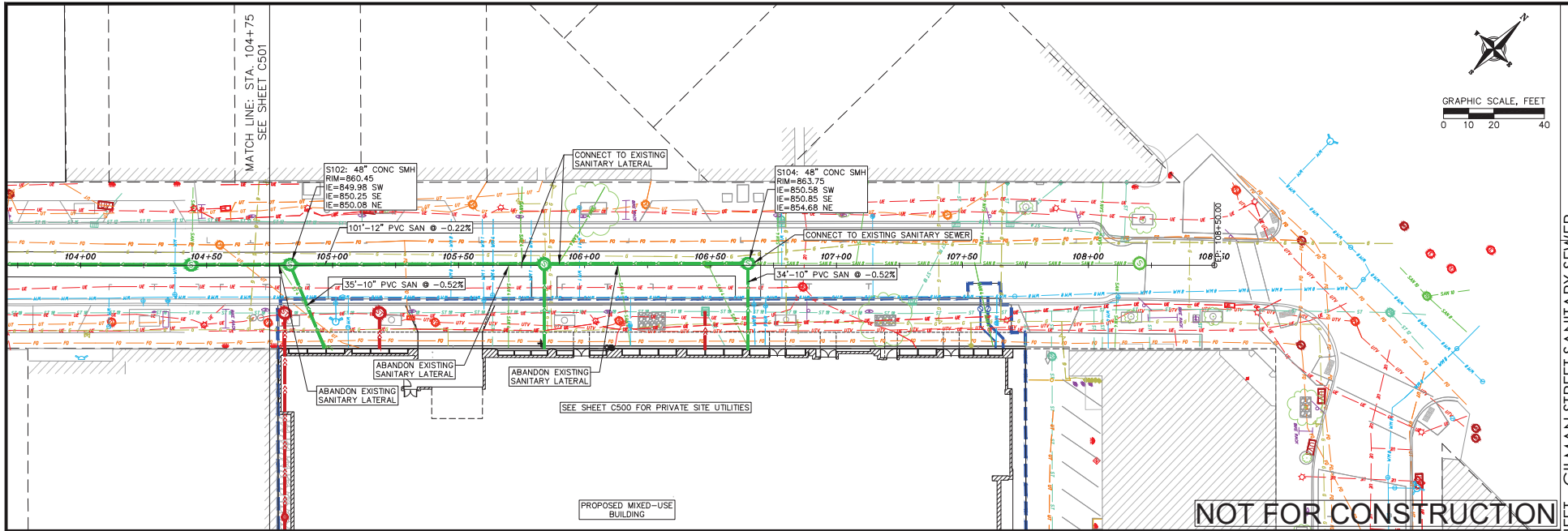


REVISIONS	REVISIONS	NO.	DATE	REMARKS

DATE: 2/6/2026
DRAWN BY: BBAR
CHECKED BY: SOHU

PROJECT NO.: 210200

C501



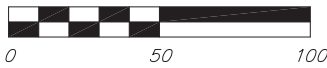
CERTIFIED SURVEY MAP No.

LOTS 5-6, BLOCK 10, UNIVERSITY ADDITION TO MADISON, RECORDED AS DOCUMENT NO. 109 AND PART OF LOTS 4-5, ALL OF LOTS 6-7, AND PART OF LOT 8, BLOCK 39, ORIGINAL PLAT OF MADISON, RECORDED AS DOCUMENT NO. 102. LOCATED IN THE NE1/4 OF THE NW1/4 AND THE NW1/4 OF THE NE1/4 OF SECTION 23, T7N, R9E, CITY OF MADISON, DANE COUNTY, WISCONSIN.



BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, WISCONSIN, NAD83 (2011), THE WEST LINE OF THE NE1/4 OF SECTION 23 MEASURED AS BEARING S00°00'48"W.

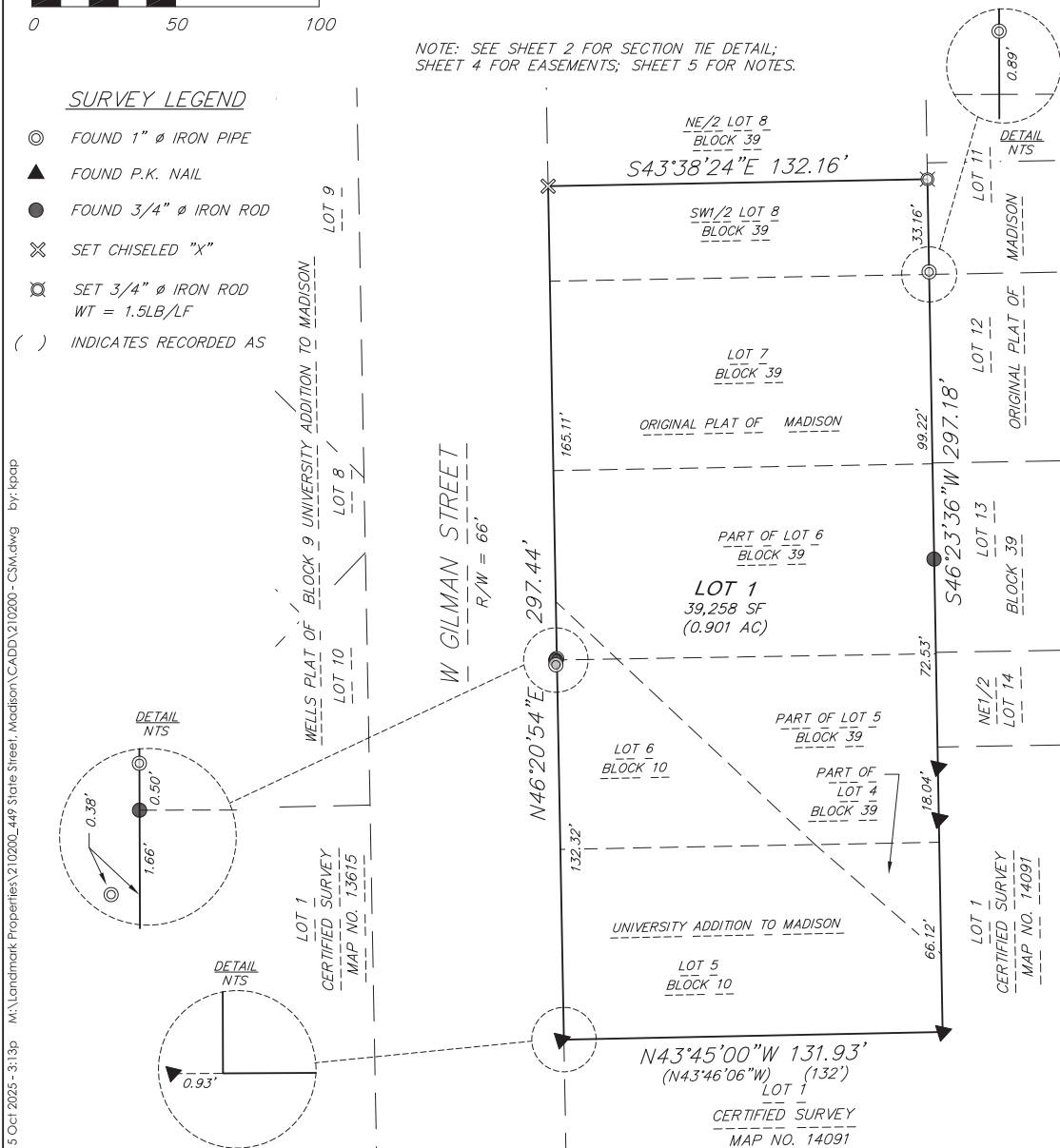
GRAPHIC SCALE: 1" = 50'



SURVEY LEGEND

- ⊙ FOUND 1" Ø IRON PIPE
- ▲ FOUND P.K. NAIL
- FOUND 3/4" Ø IRON ROD
- ✕ SET CHISELED "X"
- ⊗ SET 3/4" Ø IRON ROD WT = 1.5LB/LF
- () INDICATES RECORDED AS

NOTE: SEE SHEET 2 FOR SECTION TIE DETAIL;
SHEET 4 FOR EASEMENTS; SHEET 5 FOR NOTES.



15 Oct 2025 - 3:13p M:\Landmark Properties\210200_449 State Street, Madison\CADD\210200 - CSM.dwg by: kpap

vierbicher planners engineers advisors	Job #: 210200 Date: 10/17/2025 Rev: Drafted By: KPAP Checked By: JZAM	SURVEYED FOR: Landmark Properties 3060 Peachtree Road NW, Ste 500 Atlanta, GA 30305	C.S.M. No. _____ Doc. No. _____ Vol. _____ Page _____	SHEET 1 OF 7
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