

LAND USE APPLICATION

124 E GORHAM

124 E GORHAM ST
MADISON, WI 53703

KAHLER SLATER PROJECT: 224086
9/22/2025



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CONSTRUCTION

Revisions

LAND USE APPLICATION

Drawing Date
9/22/2025

124 E GORHAM

124 E GORHAM ST
MADISON, WI 53703

Project No. 224086
APEX Property Management, inc.

Sheet Title
COVER SHEET

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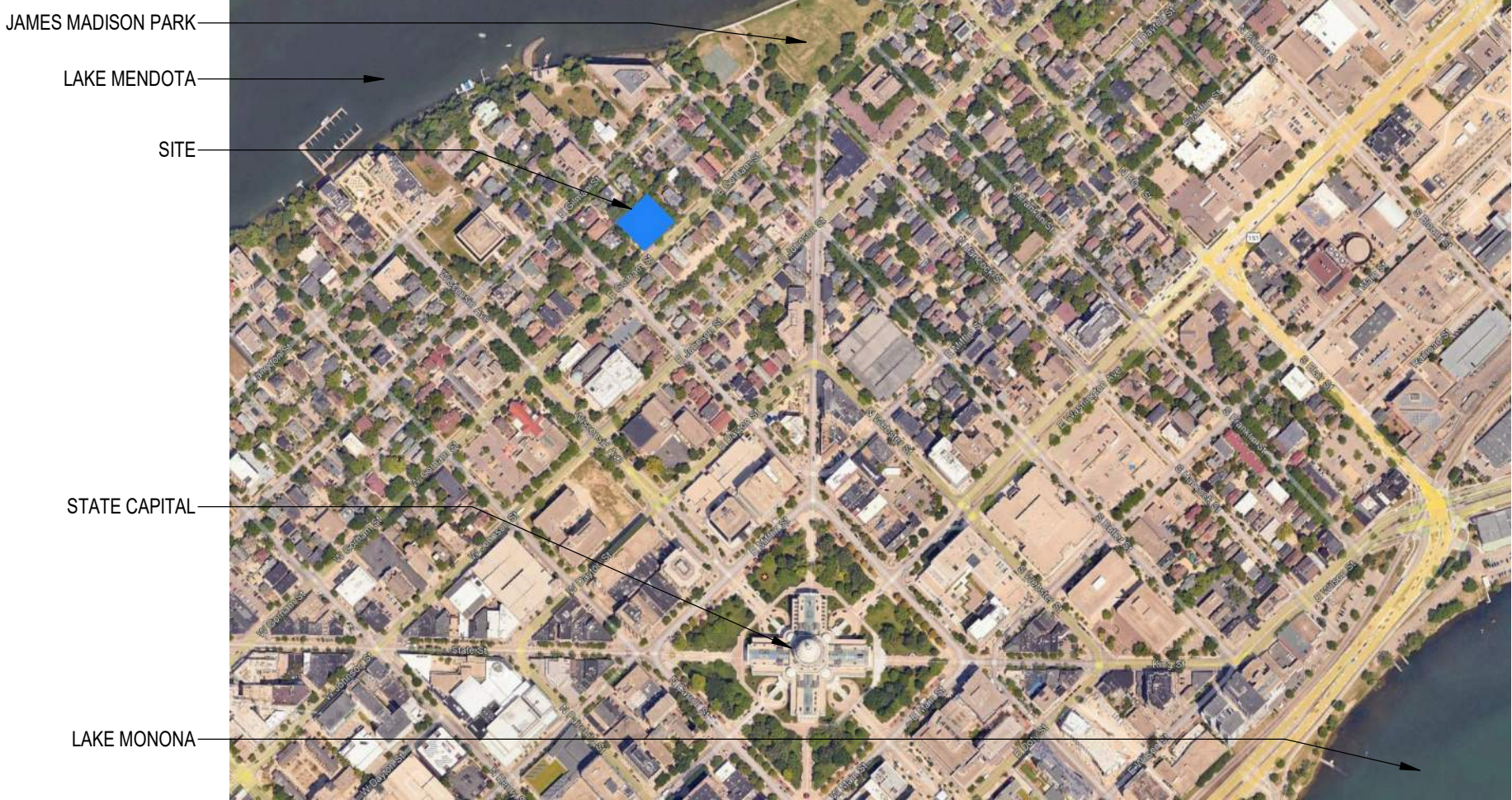
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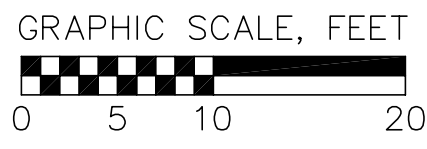
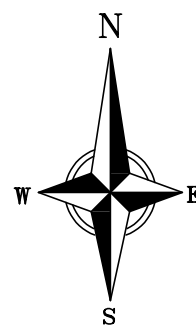
Structural:
GRAEF
275 West Wisconsin Avenue, Suite 300
Milwaukee, WI 53203
(414) 258-1500

Mechanical, Electrical, Plumbing:
Ring & DuChateau, LLP
17400 W Capitol Dr.
Brookfield, WI 53045
(414) 778-2360

Architect:
Kahler Slater, Inc.
750 N Water Street, Suite 1700
Milwaukee, WI 53202
(414) 272-2000

Civil, Landscape:
Vierbcher
600 W. Virginia Street, Suite 601
Milwaukee, WI 53204
(262) 875-5000





BEARINGS ARE REFERENCED TO THE
WISCONSIN COUNTY COORDINATE SYSTEM,
DANE COUNTY, WISCONSIN. THE
NORTHEASTERLY LINE OF LOT 15,
MEASURED AS BEARING S43°43'31"E

SURVEYED FOR:
Peter Bissen
Kahler Slater, Inc.
790 N. Water Street, Suite 1700
Milwaukee, WI 53202

SURVEYED BY:
Vierbicher Associates, Inc.
By: David N. Gulickson
999 Fourier Drive, Suite 201
Madison, WI 53717
(608) 821-3966
dgu@vierbicher.com

SURVEY LEGEND

- △ BENCHMARK
- FOUND 3/4" # IRON ROD
- x FOUND CHISELED "X"

TOPOGRAPHIC SYMBOL LEGEND

- EXISTING SIGN (TYPE NOTED)
- EXISTING SANITARY MANHOLE
- EXISTING WATER MAIN VALVE
- EXISTING CURB STOP
- EXISTING TRANSFORMER
- EXISTING ELECTRIC METER
- EXISTING LIGHT POLE
- EXISTING AIR CONDITIONING PEDESTAL
- EXISTING DOWN GUY
- EXISTING ELECTRIC MANHOLE
- EXISTING UTILITY POLE
- EXISTING TELEPHONE PEDESTAL
- EXISTING UNIDENTIFIED UTILITY VAULT
- EXISTING DECIDUOUS TREE

TOPOGRAPHIC LINEWORK LEGEND

- EXISTING FENCE LINE
- EXISTING FIBER OPTIC LINE
- EXISTING UNDERGROUND TELEPHONE
- EXISTING GAS LINE
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING SANITARY SEWER LINE
- EXISTING WATER MAIN
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING EDGE OF PAVEMENT
- EXISTING EDGE OF GRAVEL
- EXISTING GRAVEL SURFACE
- EXISTING CONCRETE SURFACE
- EXISTING ASPHALT SURFACE

NOTES:

- This survey is based upon field survey work performed between April 25 and May 6, 2025. Any changes in site conditions after May 6, 2025 are not reflected by this survey.
- This survey is based upon research at Dane County Register of Deeds. No title work was provided.
- 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, or ownership title evidence.
- Elevations depicted on this survey are based upon NAVD88 (2018 Geoid) Datum.
- Benchmarks shall be verified before construction. Benchmark locations are shown on the plan and are referenced to Top Nut of Hydrants.
- 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. A locate request was sent to Digger's Hotline per Digger's Hotline One-Call ticket numbers 20251900895.

PROJECT BENCHMARKS:

- BENCHMARK 1 - ELEV. = 897.57';
IRON ROD AT THE SOUTHEASTERLY CORNER OF LOT.
- BENCHMARK 2 - ELEV. = 903.47';
SOUTHWESTERLY BOLT ON LIGHT POLE BASE.
- BENCHMARK 3 - ELEV. = 909.48';
SOUTHERLY BOLT ON LIGHT POLE BASE.

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Revisions

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Project No. APEX Property
224086 Management, Inc.

Sheet Title

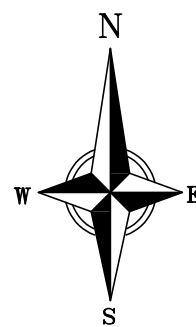
EXISTING CONDITIONS

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Telephone 312.789.4516



THE LOCATION OF EXISTING UTILITIES, BOTH UNDERGROUND AND OVERHEAD ARE APPROXIMATE ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT, BEFORE COMMENCING WORK, AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES.

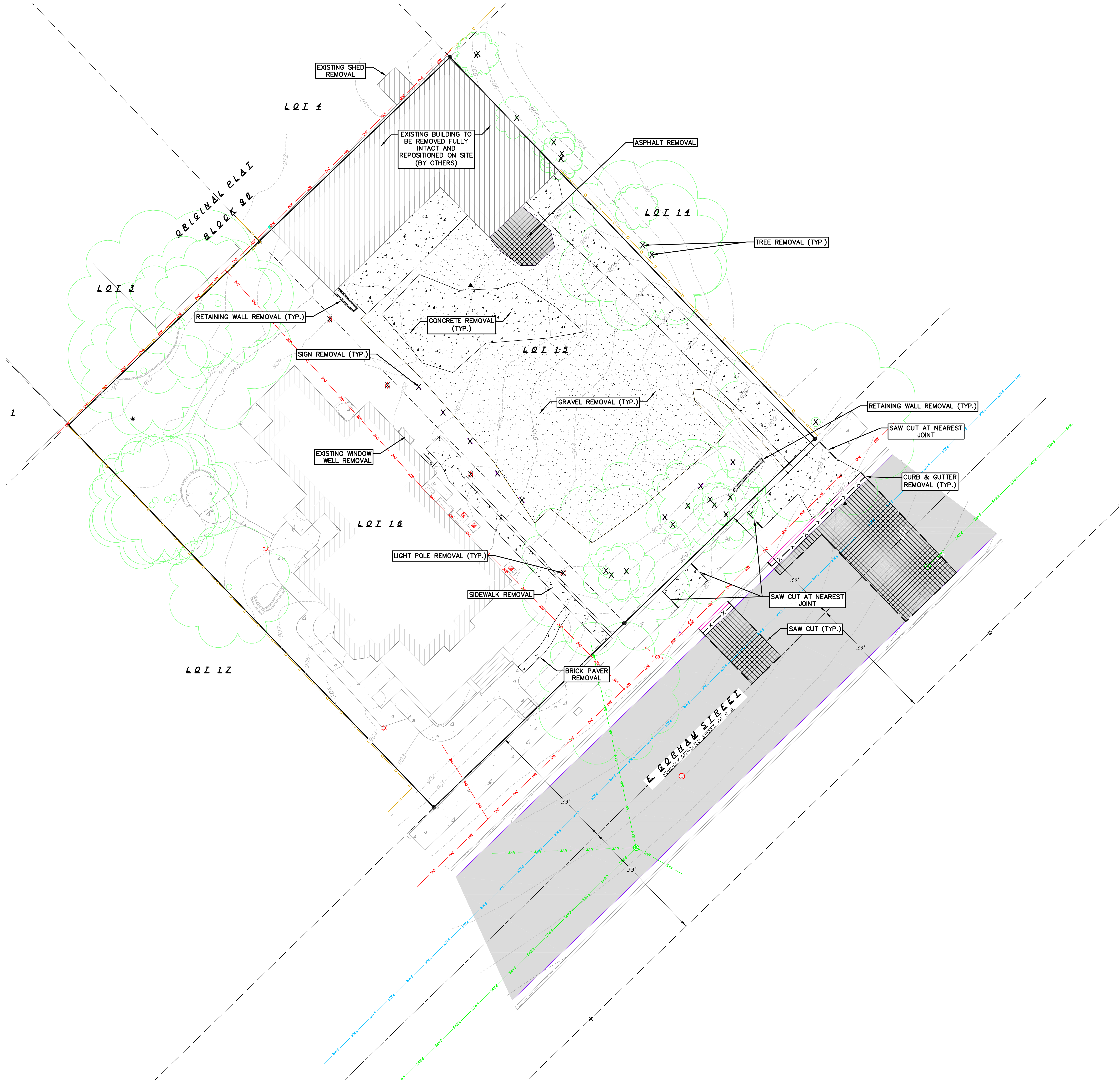
CALL DIGGER'S HOTLINE
1-800-242-8511



GRAPHIC SCALE, FEET
0 5 10 20

- DEMOLITION PLAN LEGEND
- CURB AND GUTTER REMOVAL
 - ASPHALT REMOVAL
 - CONCRETE REMOVAL
 - BUILDING REMOVAL
 - TREE REMOVAL
 - SAWCUT
 - UTILITY STRUCTURE REMOVAL
 - UTILITY LINE REMOVAL
 - RETAINING WALL REMOVAL
 - SIGN REMOVAL

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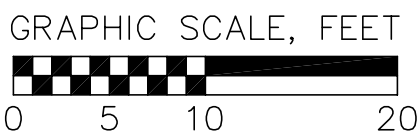
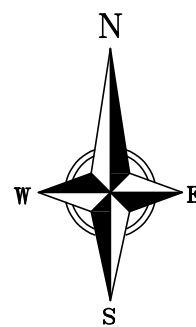
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DEMOLITION PLAN

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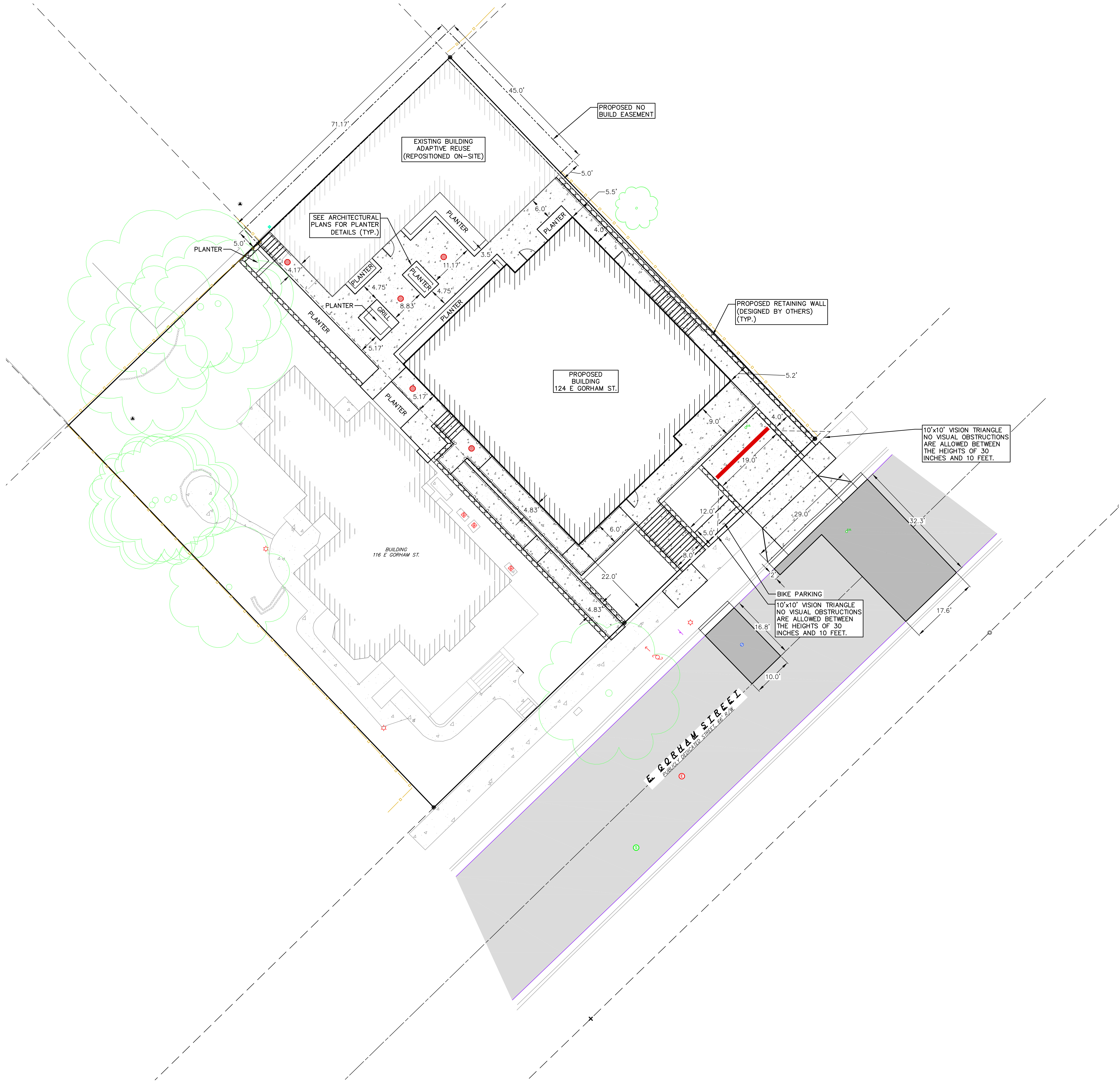
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SITE PLAN LEGEND

- PROPERTY BOUNDARY
- CURB AND GUTTER (REVERSE CURB HATCHED)
- PROPOSED CONCRETE
- PROPOSED LIGHT-DUTY ASPHALT
- PROPOSED HEAVY-DUTY ASPHALT
- PROPOSED BUILDING
- PROPOSED SIGN
- PROPOSED LIGHT POLE
- PROPOSED BOLLARD
- PROPOSED ADA DETECTABLE WARNING FIELD
- PROPOSED HANDICAP PARKING
- PROPOSED RETAINING WALL
- PROPOSED RAILING

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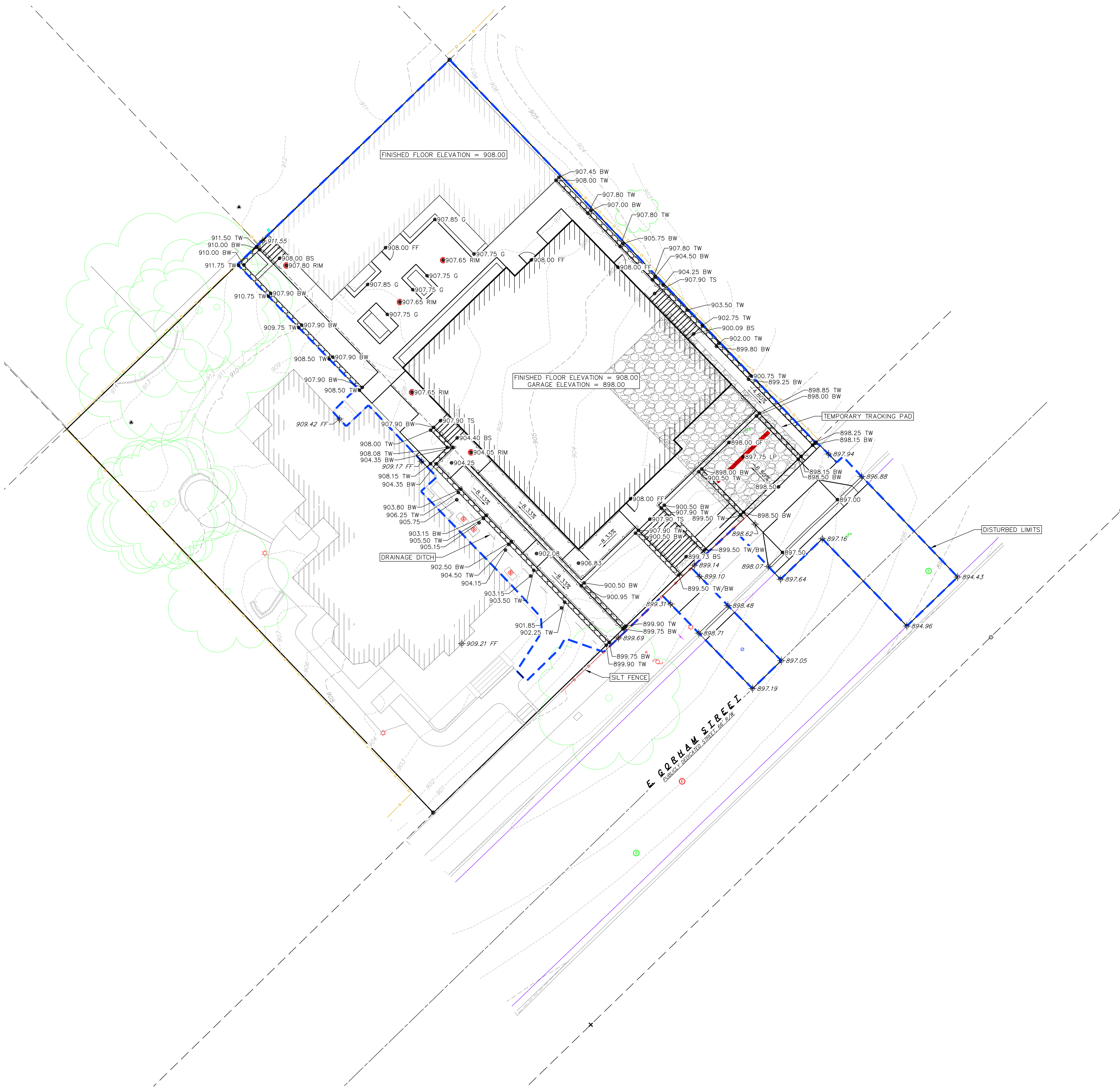
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SITE PLAN

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C300

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**GRADING & EROSION
CONTROL PLAN**

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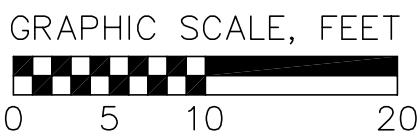
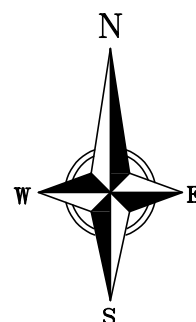
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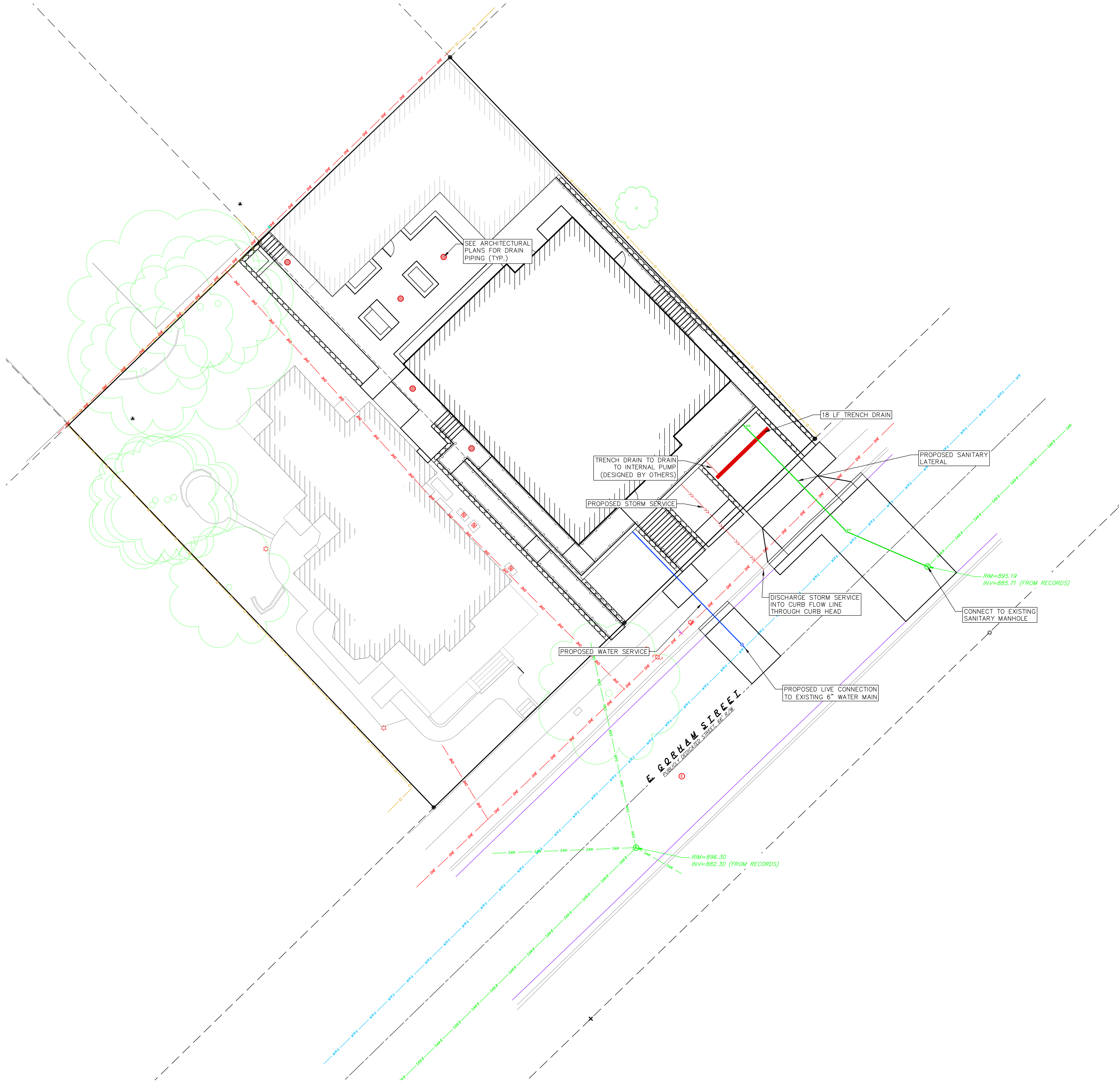
C400



PROPOSED UTILITY LEGEND

- STORM SEWER PIPE
- STORM SEWER FIELD INLET
- SANITARY SEWER LATERAL PIPE
- SANITARY SEWER CLEANOUT
- WATER SERVICE LATERAL PIPE
- WATER VALVE

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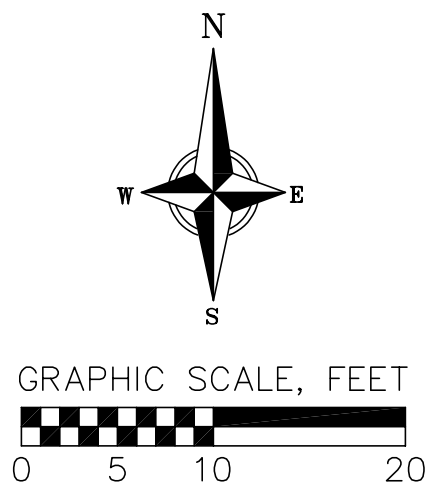
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UTILITY PLAN



PLANT SCHEDULE

CODE	BOTANICAL / COMMON NAME	ROOT COND.	SIZE	QTY
EVERGREEN SHRUBS				
Bx	Buxus x 'Green Mountain' / Green Mountain Boxwood	Cont.	5 Gal.	9
PERENNIALS				
Ab	Asclepias tuberosa / Butterfly Milkweed	Cont.	1 Gal.	20
Vr	Callirhoe involucrata / Purple Poppymallow	Cont.	1 Gal.	34
Xa	Carex albicans / White-tinged Sedge	Cont.	1 Gal.	18
Cs	Coreopsis palmata / Stiff Tickseed	Cont.	1 Gal.	4
Oc	Osmunda cinnamomea / Cinnamon Fern	Cont.	1 Gal.	1
Pr	Polemonium reptans / Greek Valerian	Cont.	1 Gal.	27
Rh	Rudbeckia hirta / Black-eyed Susan	Cont.	1 Gal.	9
Ss	Schizachyrium scoparium / Little Bluestem	Cont.	1 Gal.	17
Sh	Sporobolus heterolepis / Prairie Dropseed	Cont.	1 Gal.	20

CONCEPT PLANT SCHEDULE

TURF	194 sf
GROUNDCOVER #1	
Antennaria plantaginifolia / Pussytoes	305 sf
Carex bromoides / Brome-like Sedge	46
Carex pensylvanica / Pennsylvania Sedge	182
Hydrophyllum virginianum / Virginia Waterleaf	36
Sedum ternatum / Wild Stonecrop	23
Viola sororia / Woolly Blue Violet	46
	23

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:

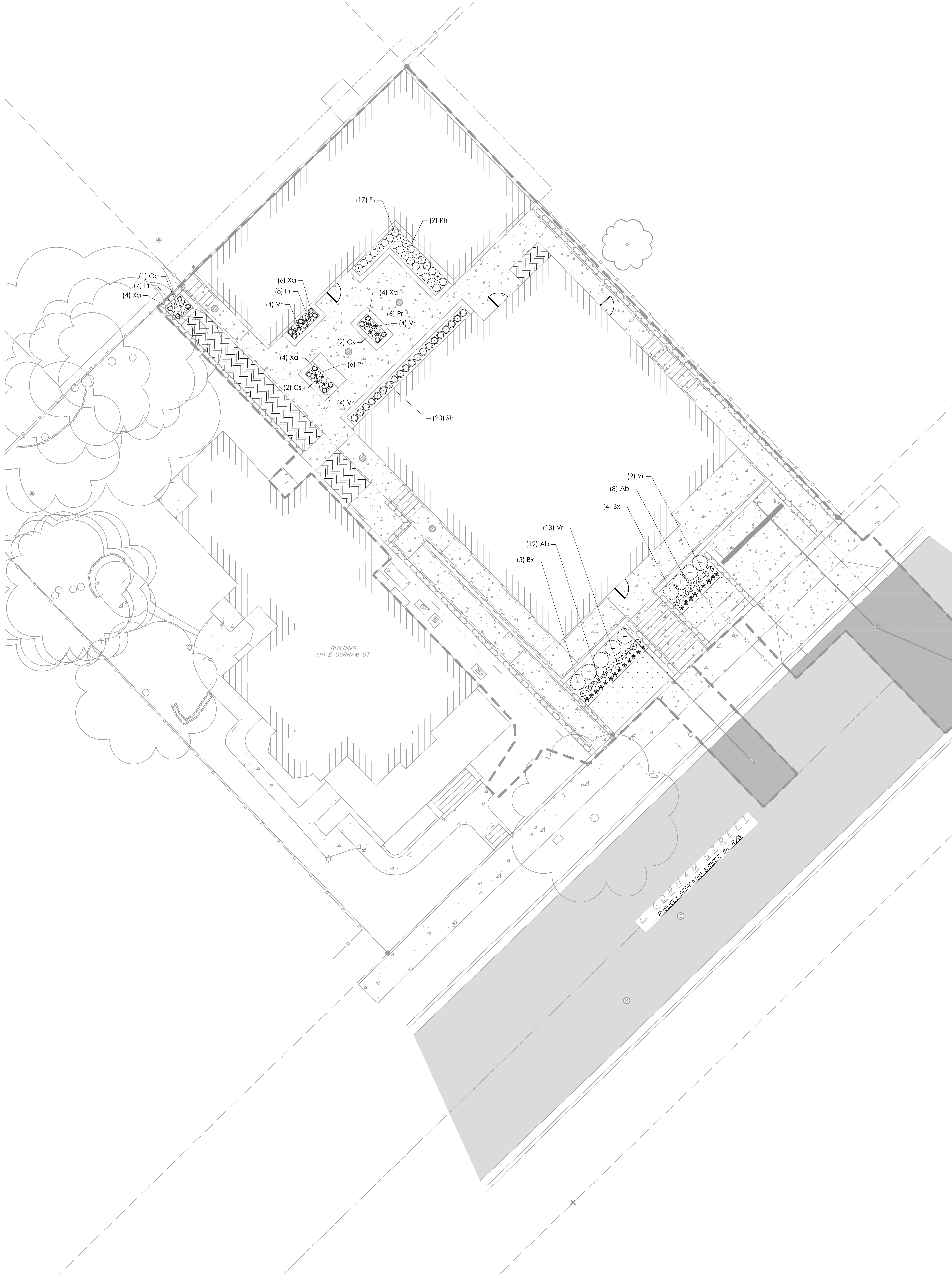
- CONTRACTOR SHALL PROVIDE A SUITABLE AMENDED TOPSOIL BLEND FOR ALL PLANTING AREAS WHERE SOIL CONDITIONS ARE UNSUITABLE FOR PLANT GROWTH. TOPSOIL SHALL CONFORM TO QUALITY REQUIREMENTS AS PER SECTION 625.2(1) OF THE "STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION." PROVIDE A MINIMUM OF 18" OF TOPSOIL IN ALL PLANTING AREAS AND 6" OF TOPSOIL IN AREAS TO BE SEEDED/SODDED.
- SUBSOIL UNDER TURF AND PLANTING BEDS MUST BE FREE DRAINING AND LOOSE TO ALLOW ROOT PENETRATION AND DRAINAGE. LANDSCAPE CONTRACTOR SHOULD NOTIFY GENERAL CONTRACTOR IF SUBSURFACE COMPACTION IS UNFIT FOR PLANTING. LANDSCAPE CONTRACTOR IS NOT RESPONSIBLE FOR SUBSURFACE SOIL PREPARATION.
- LANDSCAPE BEDS TO BE MULCHED WITH UNDYED SHREDDED HARDWOOD BARK MULCH TO 3" DEPTH MIN. DO NOT ALLOW MULCH TO COVER LEAVES, STEMS, OR TRUNKS OF INSTALLED PLANTS. NO LANDSCAPE FABRIC TO BE INSTALLED WITHIN PLANTED AREAS.
- LANDSCAPE BEDS AND SEEDED AREAS ARE SEPARATED WITH COMMERCIAL GRADE ALUMINUM LANDSCAPE EDGING, PERMALOC CLEANLINE 1/8"X4" OR EQUAL, COLOR BLACK ANODIZED.

SEEDING AND PLUG PLANTING NOTES:

- ALL UNLABELED DISTURBED AREAS AND AREAS SHOWN AS TURF GRASS TO BE SEEDDED WITH 'MADISON PARKS' SEED MIX BY LA CROSSE SEED OR EQUIVALENT. ALL SEEDDED AREAS ARE TO BE WATERED DAILY TO MAINTAIN ADEQUATE SOIL MOISTURE FOR PROPER GERMINATION. AFTER VIGOROUS GROWTH IS ESTABLISHED, APPLY 1/2" WATER TWICE WEEKLY UNTIL FINAL ACCEPTANCE. (PRIOR TO ROUTINE MAINTENANCE SCHEDULE ESTABLISHMENT, MOWING SHOULD OCCUR TO MAINTAIN A TURF HEIGHT OF 3" - 6") PRIOR TO SEEDING APPLY A MINIMUM OF 4" TOPSOIL TO ENTIRE AREA. FOLLOWING SEEDING APPLY A MULCH LAYER OF STRAW OR STRAW MAT.
- INSTALL GROUNDCOVERS AS 2.5" PLUGS OR EQUAL. PLUGS TO BE INSTALLED 10" ON CENTER IN A TRIANGULAR GRID PATTERN. PLANT SPECIES RANDOMLY THROUGHOUT SPECIFIED AREA, MAINTAINING A REPRESENTATIVE RATIO OF SPECIES AS SHOWN IN THE CONCEPT PLANT SCHEDULE THROUGHOUT PLANTING. PLUG NUMBERS ARE APPROXIMATE BASED ON AREA. CONTRACTOR TO CONFIRM QUANTITIES. QUANTITIES IN SCHEDULE REPRESENT TOTAL PLUGS PER SPECIES FOR ALL GROUNDCOVER AREAS SHOWN, EACH AREA TO RECEIVE A REPRESENTATIVE FRACTION OF PLUGS BASED ON THE SQUARE FOOTAGE OF EACH RESPECTIVE PLANTING LOCATION SPECIFIED. APPLY BIODEGRADABLE NON-WOVEN GEOTEXTILE WEED BARRIER FABRIC TO SOIL SURFACE PRIOR TO PLANTING, INCISE GAPS IN FABRIC FOR EACH PLUG. APPLY 1/2" WATER DAILY FOR 4 WEEKS FOLLOWING INSTALLATION. APPLY AN INITIAL APPLICATION OF PRE-EMERGENT HERBICIDE PER MANUFACTURER'S INSTRUCTIONS AND STATE REGULATIONS. REPEAT APPLICATIONS THROUGHOUT ESTABLISHMENT PERIOD PER MANUFACTURER'S RECOMMENDATIONS. APPLY 2" OF SHREDDED HARDWOOD MULCH AT TIME OF PLANTING.

GENERAL LANDSCAPE NOTES:

- CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR ANY RIGHT OF WAY WORK.
- CONTRACTOR SHALL VERIFY ALL UTILITIES WITHIN SCOPE OF CONTRACT.
- CONTRACTOR SHALL COORDINATE ALL WORK WITH OTHER CONTRACTORS AT SITE AND COMPLETE WORK PER SCHEDULE.
- CONTRACTOR SHALL CLEAN ALL PAVEMENT AREAS WITHIN SITE AFTER COMPLETION. CONTRACTOR SHALL CLEAN ANY AFFECTED PAVED AREAS OUTSIDE OF DISTURBANCE DELINEATION 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 GRADING AND 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.



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LANDSCAPE
PLAN

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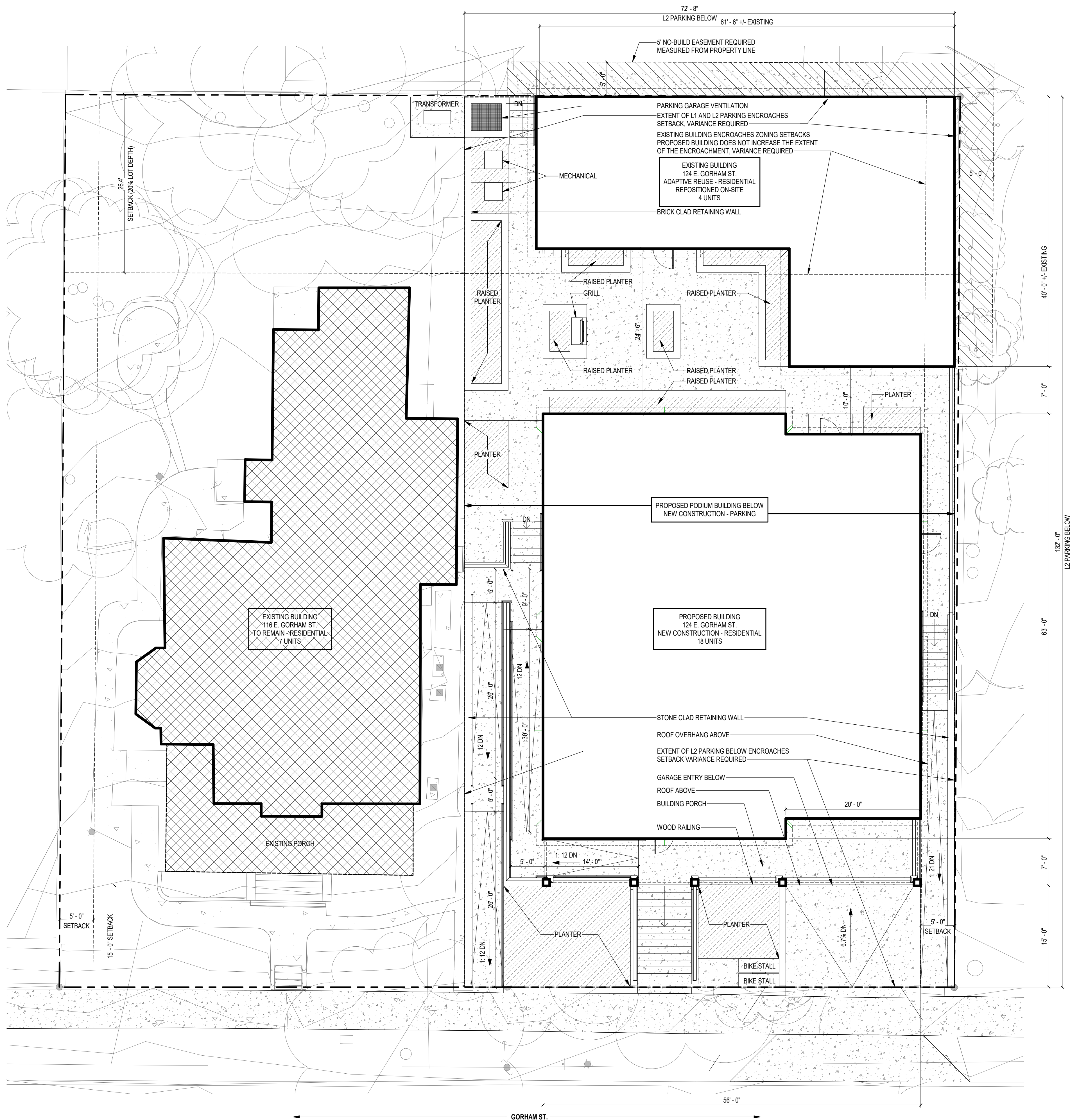
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L100

1. SITE AREA: 17,538 SF
2. BUILDING SQUARE FOOTAGE: 34,442 SF TOTAL
 - a. 27,860 SF NEW CONSTRUCTION
 - b. 1,822 SF ADAPTIVE REUSE
 - c. 4,760 SF EXISTING
3. UNITS NEW: 22 UNITS
 - a. 12 STUDIOS
 - b. 10 1-BEDROOMS
4. UNITS EXISTING: 7 UNITS
5. TENANT SPACES: 1,379 SF TOTAL
 - a. LOBBY AND MAIL ROOM: 461 SF
 - b. PATIO: 918 SF
6. LOT AREA: 76,717 SF (43%)
7. USABLE OPEN AREA (UNSTRUCTURED): 900 SF
 - a. PORCH: 345 SF
 - b. BACK PATIO: 555 SF
8. LANDSCAPE AREA: 5,314 SF TOTAL
 - a. 1,000 SF STRUCTURED PLANTERS
 - b. 4,314 SF LANDSCAPING
9. PAVED AREA: 7,511 SF

1. VEHICLE PARKING: 32 TOTAL STALLS
 - A. COMPACT: 19 STALLS
 - B. STANDARD: 12 STALLS
 - C. VAN ACCESSIBLE: 1 STALL
 - D. EV READY: 2 STALLS
 - E. EV FUTURE: 7 STALLS
2. BIKE PARKING: 31 STALLS
 - A. GUEST: 2 STALLS
 - B. LONG-TERM STANDARD: 29 STALLS
 - C. LONG-TERM STRUCTURED: NONE

1. DISTRICT: DOWNTOWN RESIDENTIAL 1 (DR-1)
2. USE: RESIDENTIAL BUILDING COMPLEX
 - A. ALLOWED CONDITIONAL USE
3. SETBACKS:
 - A. FRONT YARD: 15'
 - B. SIDE YARD: 5'
 - a. REDUCTION REQUIRED, SEE PLAN
 - b. MAY BE REDUCED AS PART OF CONDITIONAL USE APPROVAL
 - C. REAR YARD: LESSER OF 20% (25' EITHER OR 30' OR 24')
 - a. REDUCTION REQUIRED, SEE PLAN
 - b. MAY BE REDUCED AS PART OF CONDITIONAL USE APPROVAL
 - D. MAXIMUM LOT COVERAGE: 45%
 - E. MAXIMUM HEIGHT: 5 STORIES, 74'
4. SETBACK ENCROACHMENTS:
 - A. ACCESSIBILITY ACCOMMODATIONS: MINIMUM RAMP AS REQUIRED ALLOWED IN ALL SETBACKS
5. SETPS: MINIMUM REQUIRED FOR EGRESS ALLOWED IN SIDE SETBACK, ALLOWED IN OTHER SETBACKS
6. UNDERGROUND PARKING: ALLOWED IN REAR SETBACK, NOT ALLOWED IN FRONT OR SIDE SETBACKS
 - a. VARIANCE REQUIRED, SEE PLAN
7. SUPPLEMENTAL REGULATIONS: RESIDENTIAL BUILDING COMPLEX
 - A. SETBACK REQUIREMENTS MAY BE REDUCED AS PART OF CONDITIONAL USE APPROVAL
 - B. DISTANCE BETWEEN BUILDINGS: (EQUAL TO USE YARD SETBACK REQUIREMENT)
 - a. MAY BE REDUCED AS PART OF CONDITIONAL USE APPROVAL



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SITE PLAN

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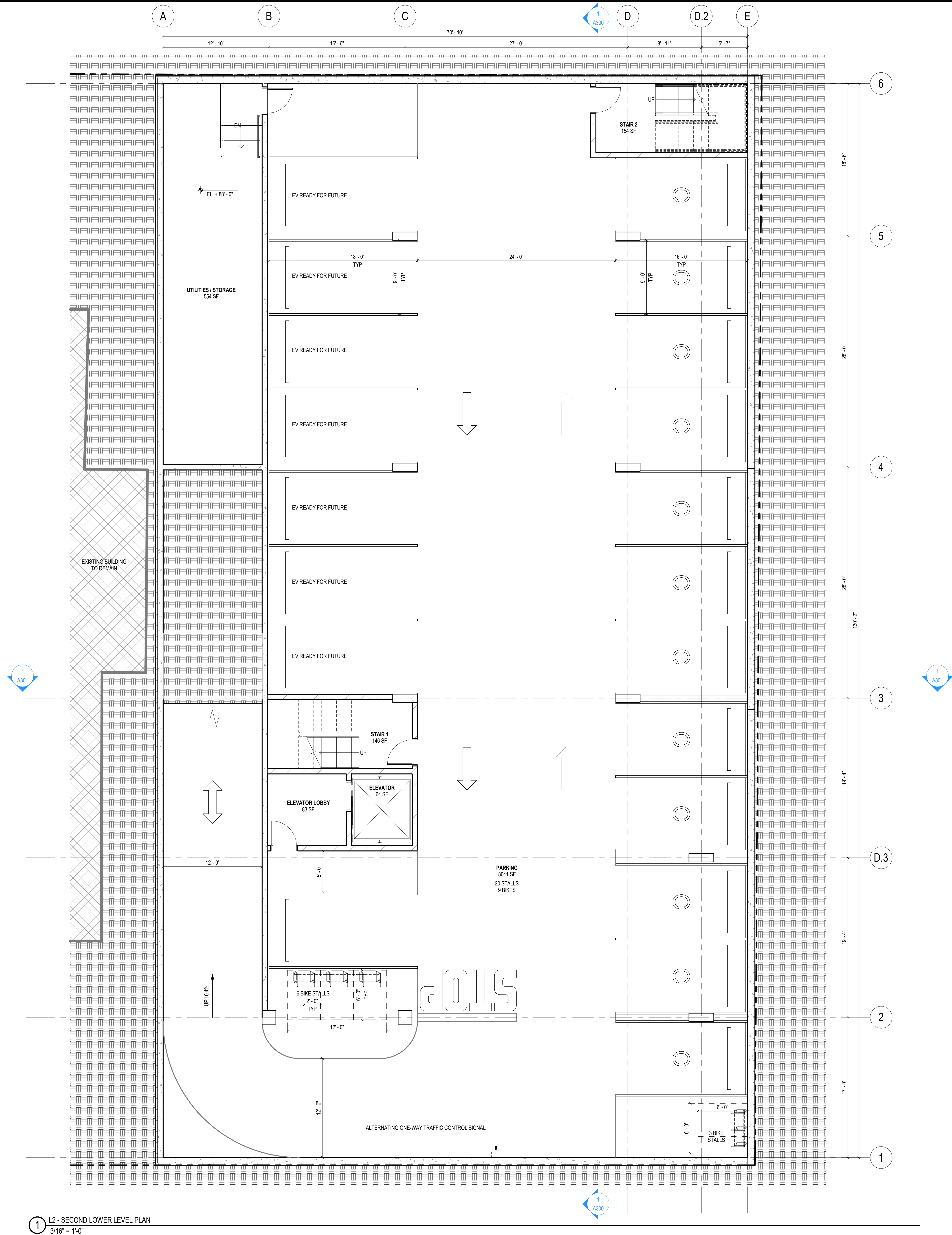
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224086 Management, inc.

Sheet Title
SECOND LOWER LEVEL
PLAN

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150 N Wacker Drive, Suite 1700, Chicago, Illinois 60606
Telephone 312.789.4516

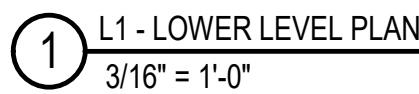
Sheet No.

A100



1 L2 - SECOND LOWER LEVEL PLAN
3/16" = 1'-0"



Revisions

LAND USE APPLICATION

Drawing Date
9/22/2025

124 E GORHAM

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Project No.	APEX Property
224086	Management, inc

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LOWER LEVEL PLAN

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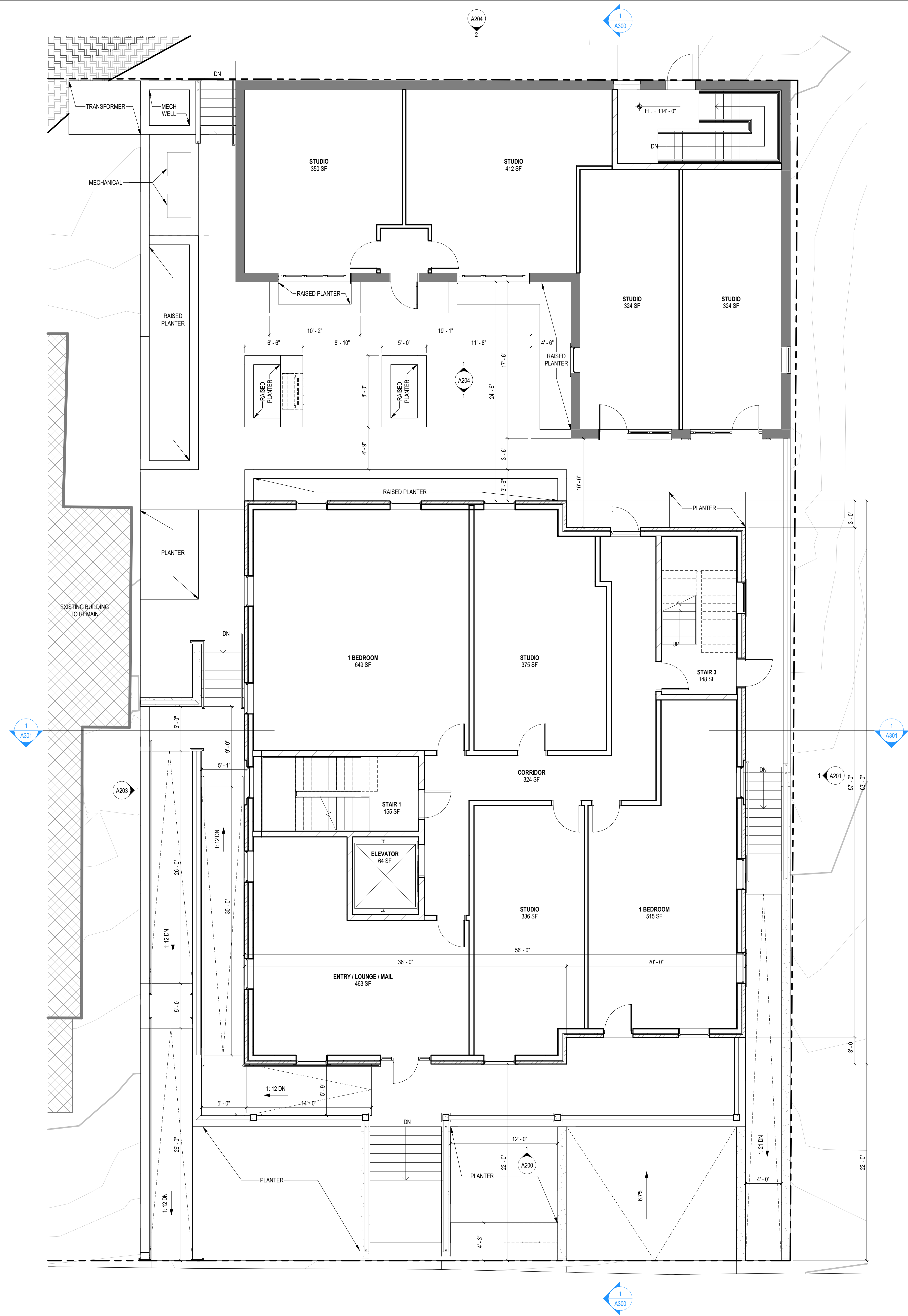
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A101

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LAND USE APPLICATION

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124 E GORHAM

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Project No. APEX Property
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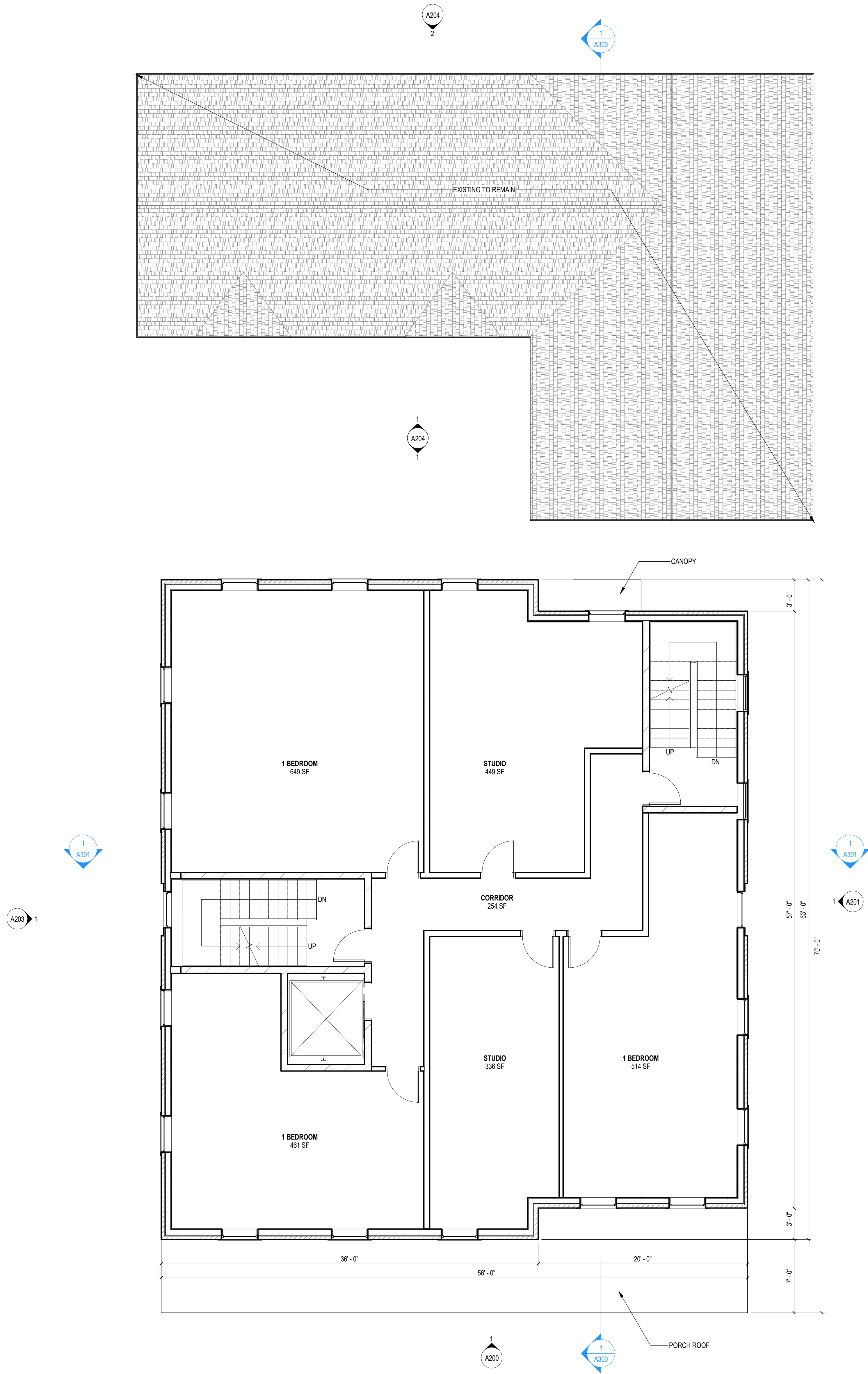
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FIRST FLOOR PLAN

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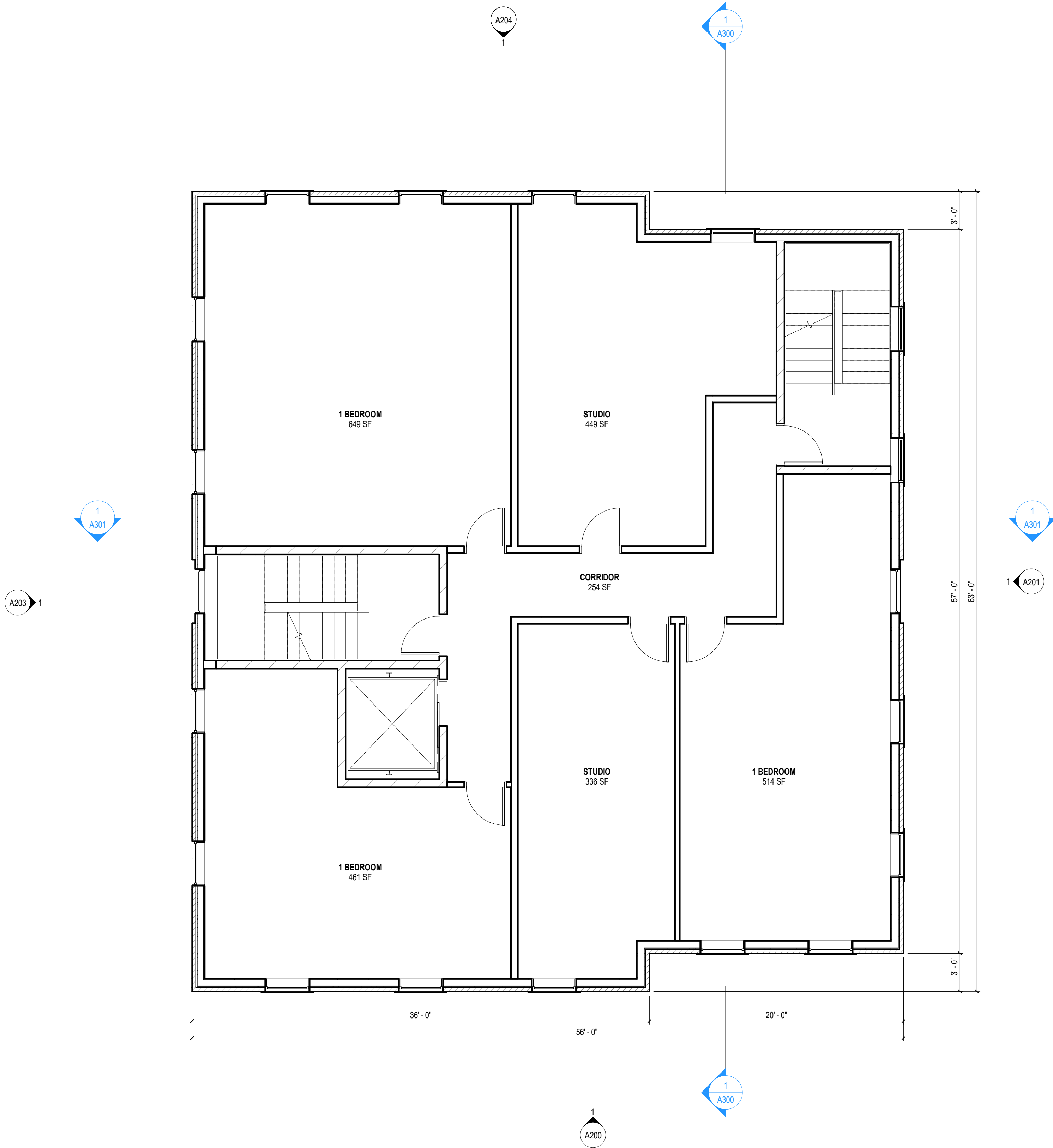
Sheet No.

A102

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1 02 - SECOND FLOOR PLAN
3/16" = 1'-0"



2 03 - THIRD FLOOR PLAN
3/16" = 1'-0"



Revisions

LAND USE APPLICATION

Drawing Date
9/22/2025

124 E GORHAM

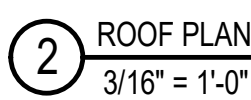
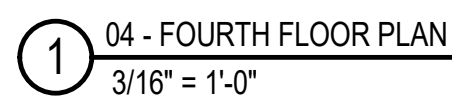
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Project No. 224086
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Sheet Title
SECOND, THIRD FLOOR PLANS

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Sheet No.
A103



Sheet No.
A104

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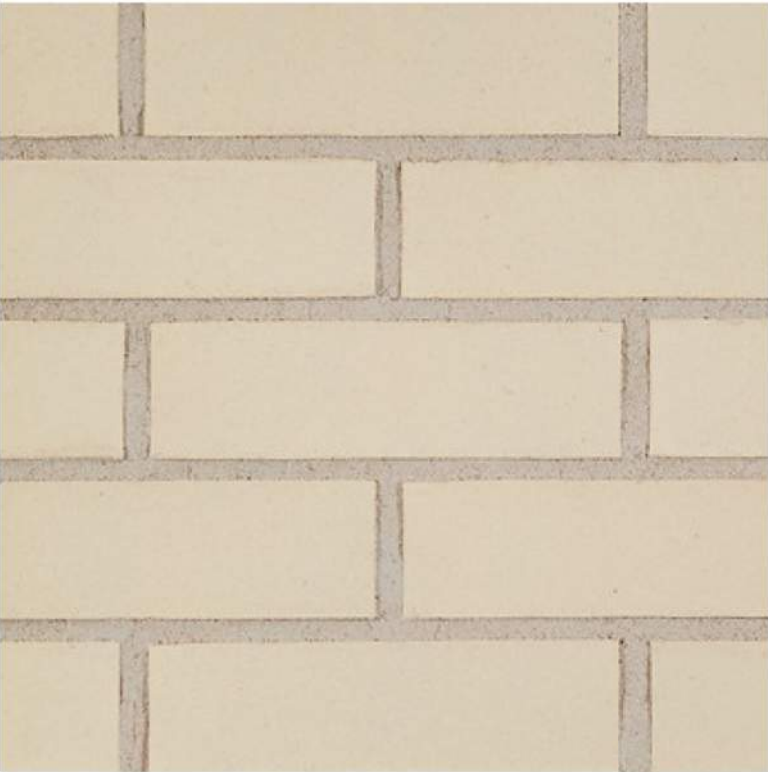
KEYNOTES	
BIKE RACK 01	SINGLE LOOP METAL BIKE RACK, PAINTED COLOR MATCH STONE
BRICK 01A	MODULAR BRICK, RUNNING BOND, CREAM COLOR
BRICK 01B	MODULAR BRICK, STACKED BOND, CREAM COLOR
BRICK 01C	MODULAR BRICK, SOLDIER COURSE, CREAM COLOR
DOOR 02	ALUMINUM FRAMED GLASS DOOR, COLOR MATCH STONE
FASCIA 01	FASCIA BOARD, COLOR MATCH STONE
OVERHEAD DOOR 01	PANELIZED GARAGE DOOR, COLOR MATCH STONE
PANEL 01	FIBER CEMENT PANEL, COLOR MATCH STONE
RAILING 01	WOOD RAILING, PICKET, PAINTED COLOR MATCH STONE
ROOF SHINGLE 01	ASPHALT SHINGLE, COLOR MATCH STONE
STONE 01A	STONE, COURSED ASHLAR
STONE 01B	STONE
WINDOW 01	DOUBLE HUNG WINDOW, FRAME COLOR MATCH STONE
WINDOW 02	ALUMINUM STOREFRONT, FRAME COLOR MATCH STONE



ROOF SHINGLE 01 | ASPHALT SHINGLE
BASIS OF DESIGN - CERTAINTED LANDMARK PRO
COLOR - GRAY



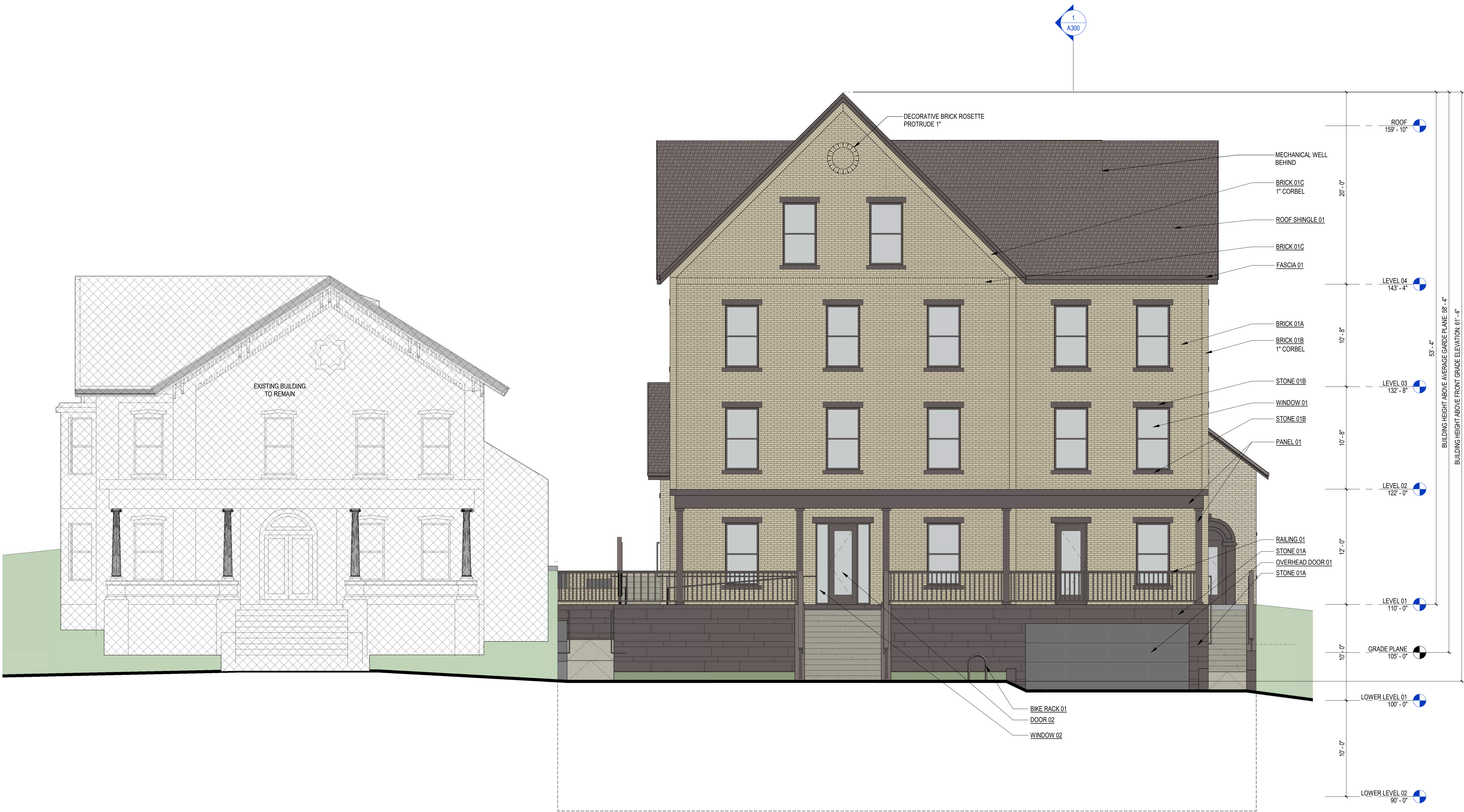
SIDING 01 | FIBER CEMENT LAP SIDING
COLOR - CUSTOM
PANEL 01 | FIBER CEMENT PANEL
COLOR - CUSTOM



BRICK 01 | MODULAR BRICK
BASIS OF DESIGN - BELDEN, CREAM, 481-483 SMOOTH



STONE 01 | ARCHITECTURAL PRECAST CONCRETE STONE
COLOR - GRAY / BROWN



Revisions

LAND USE APPLICATION

Drawing Date
9/22/2025

124 E GORHAM

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Project No. 224086
APEX Property Management, inc.

Sheet Title
EXTERIOR ELEVATIONS
- SOUTH

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Sheet No.
A200

NOT FOR
CONSTRUCTION

KEYNOTES	
BRICK 01A	MODULAR BRICK, RUNNING BOND, CREAM COLOR
BRICK 01B	MODULAR BRICK, STACKED BOND, CREAM COLOR
BRICK 01C	MODULAR BRICK, SOLDIER COURSE, CREAM COLOR
BRICK 02	EXISTING BRICK TO REMAIN
DOOR 01	HOLLOW METAL DOOR, COLOR MATCH STONE
FASCIA 01	FASCIA BOARD, COLOR MATCH STONE
GARAGE VENTILATION	METAL GRATE, PAINTED TO MATCH STONE
PANEL 01	FIBER CEMENT PANEL, COLOR MATCH STONE
RAILING 01	WOOD RAILING, PICKET, PAINTED COLOR MATCH STONE
ROOF SHINGLE 01	ASPHALT SHINGLE, COLOR MATCH STONE
ROOF SHINGLE 02	EXISTING ROOF SHINGLE TO REMAIN
SIDING 01	FIBER CEMENT LAP SIDING, COLOR MATCH STONE
STONE 01A	STONE, COURSED ASHLAR
STONE 01B	STONE
WINDOW 01	DOUBLE HUNG WINDOW, FRAME COLOR MATCH STONE
WINDOW 03	FIXED WINDOW, FRAME COLOR MATCH STONE
WINDOW 04	FIXED WINDOW SPANDREL, GLASS, FRAME COLOR MATCH STONE



Revisions

LAND USE APPLICATION

Drawing Date
9/22/2025

124 E GORHAM

124 E GORHAM ST
MADISON, WI 53703

Project No. 224086
APEX Property Management, inc.

Sheet Title
EXTERIOR ELEVATIONS
- EAST

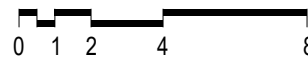
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Sheet No.
A201

KEYNOTES	
BRICK 01A	MODULAR BRICK, RUNNING BOND, CREAM COLOR
BRICK 01B	MODULAR BRICK, STACKED BOND, CREAM COLOR
BRICK 01C	MODULAR BRICK, SOLDIER COURSE, CREAM COLOR
DOOR 02	ALUMINUM FRAMED GLASS DOOR, COLOR MATCH STONE
FASCIA 01	FASCIA BOARD, COLOR MATCH STONE
ROOF SHINGLE 01	ASPHALT SHINGLE, COLOR MATCH STONE
STONE 01B	STONE
WINDOW 01	DOUBLE HUNG WINDOW, FRAME COLOR MATCH STONE



1 NORTH ELEVATION
3/16\"/>



Revisions

LAND USE APPLICATION

Drawing Date
9/22/2025

124 E GORHAM

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Project No. APEX Property
224086 Management, inc.

Sheet Title
EXTERIOR ELEVATIONS
- NORTH

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Sheet No.
A202

NOT FOR
CONSTRUCTION

KEYNOTES	
BRICK 01A	MODULAR BRICK, RUNNING BOND, CREAM COLOR
BRICK 01B	MODULAR BRICK, STACKED BOND, CREAM COLOR
BRICK 01C	MODULAR BRICK, SOLDIER COURSE, CREAM COLOR
BRICK 02	EXISTING BRICK TO REMAIN
FASCIA 01	FASCIA BOARD, COLOR MATCH STONE
PANEL 01	FIBER CEMENT PANEL, COLOR MATCH STONE
RAILING 01	WOOD RAILING, PICKET, PAINTED COLOR MATCH STONE
ROOF SHINGLE 01	ASPHALT SHINGLE, COLOR MATCH STONE
ROOF SHINGLE 02	EXISTING ROOF SHINGLE TO REMAIN
SIDING 01	FIBER CEMENT LAP SIDING, COLOR MATCH STONE
STONE 01A	STONE, COURSED ASHLAR
STONE 01B	STONE
WINDOW 01	DOUBLE HUNG WINDOW, FRAME COLOR MATCH STONE



Revisions

LAND USE APPLICATION

Drawing Date
9/22/2025

124 E GORHAM

124 E GORHAM ST
MADISON, WI 53703

Project No. 224086
APEX Property Management, inc.

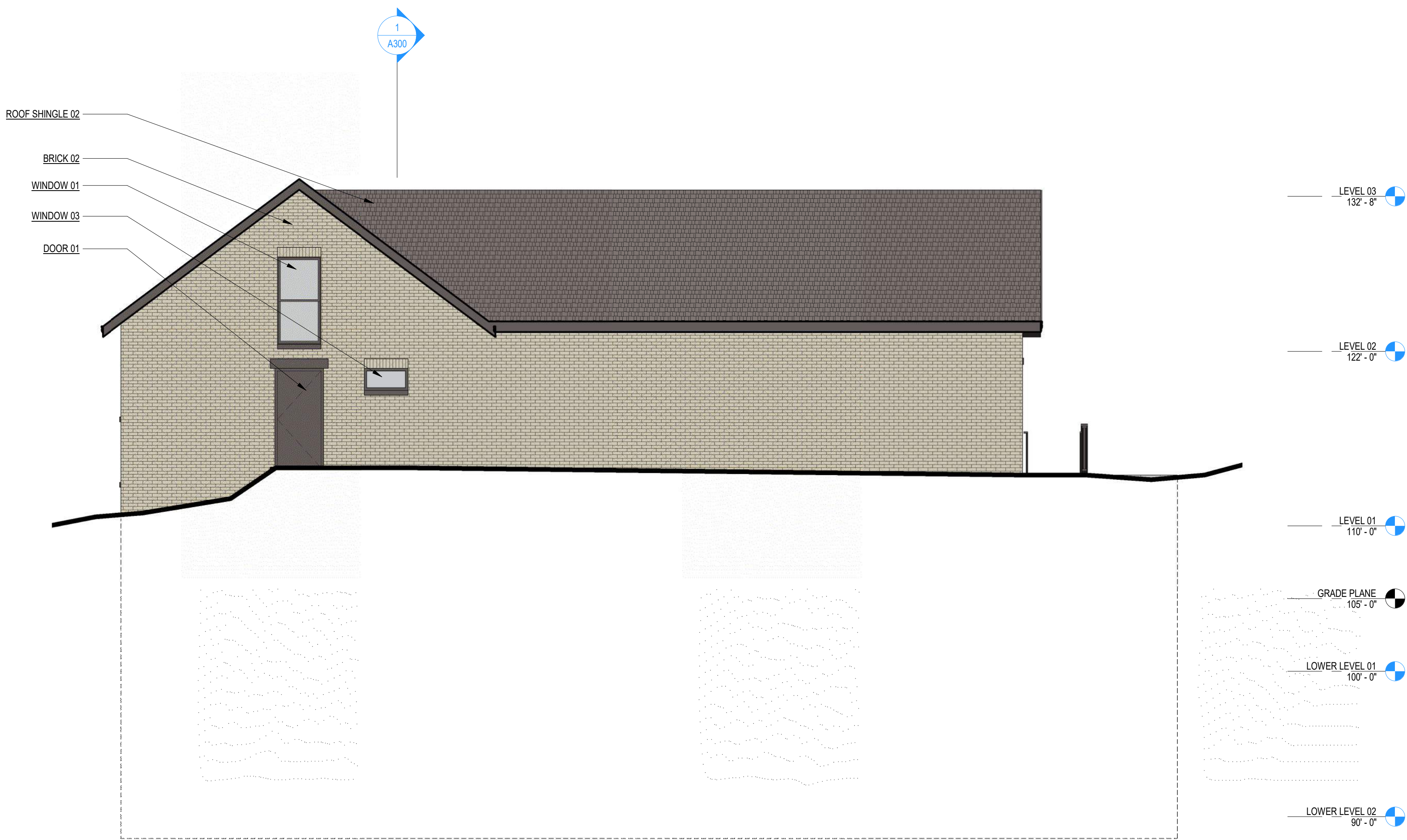
Sheet Title
EXTERIOR ELEVATIONS
- WEST

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Sheet No.
A203

KEYNOTES	
BRICK 01A	MODULAR BRICK, RUNNING BOND, CREAM COLOR
BRICK 02	EXISTING BRICK TO REMAIN
DOOR 01	HOLLOW METAL DOOR, COLOR MATCH STONE
DOOR 02	ALUMINUM FRAMED GLASS DOOR, COLOR MATCH STONE
PANEL 01	FIBER CEMENT PANEL, COLOR MATCH STONE
PANEL 02	EXISTING WOOD PANEL TO REMAIN
ROOF SHINGLE 02	EXISTING ROOF SHINGLE TO REMAIN
WINDOW 01	DOUBLE HUNG WINDOW, FRAME COLOR MATCH STONE
WINDOW 03	FIXED WINDOW, FRAME COLOR MATCH STONE

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CONSTRUCTION



Revisions

LAND USE APPLICATION

Drawing Date
9/22/2025

124 E GORHAM

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Project No. 224086
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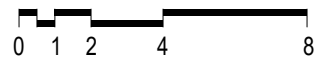
Sheet Title
EXTERIOR ELEVATIONS
- CARRIAGE HOUSE

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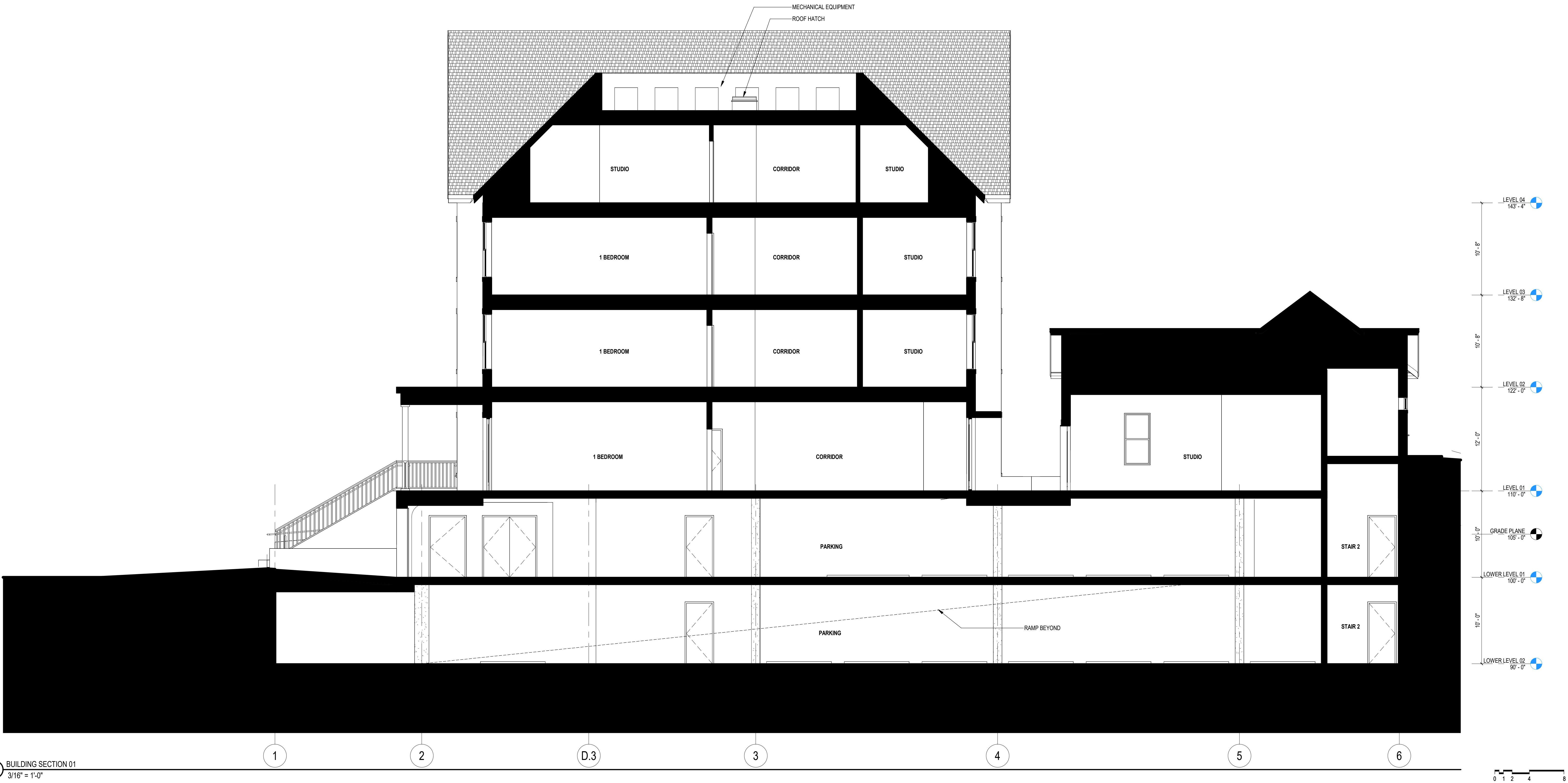
Sheet No.
A204

2 NORTH ELEVATION CARRIAGE HOUSE
3/16" = 1'-0"

1 SOUTH ELEVATION CARRIAGE HOUSE
3/16" = 1'-0"



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Revisions

LAND USE APPLICATION

Drawing Date
9/22/2025

124 E GORHAM

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Project No. 224086
APEX Property
Management, inc.

Sheet Title
BUILDING SECTIONS

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Sheet No.

A300

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LAND USE APPLICATION

Drawing Date
9/22/2025

124 E GORHAM

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MADISON, WI 53703

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APEX Property Management, inc.

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BUILDING SECTIONS

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A301

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LAND USE APPLICATION

Drawing Date
9/22/2025

124 E GORHAM

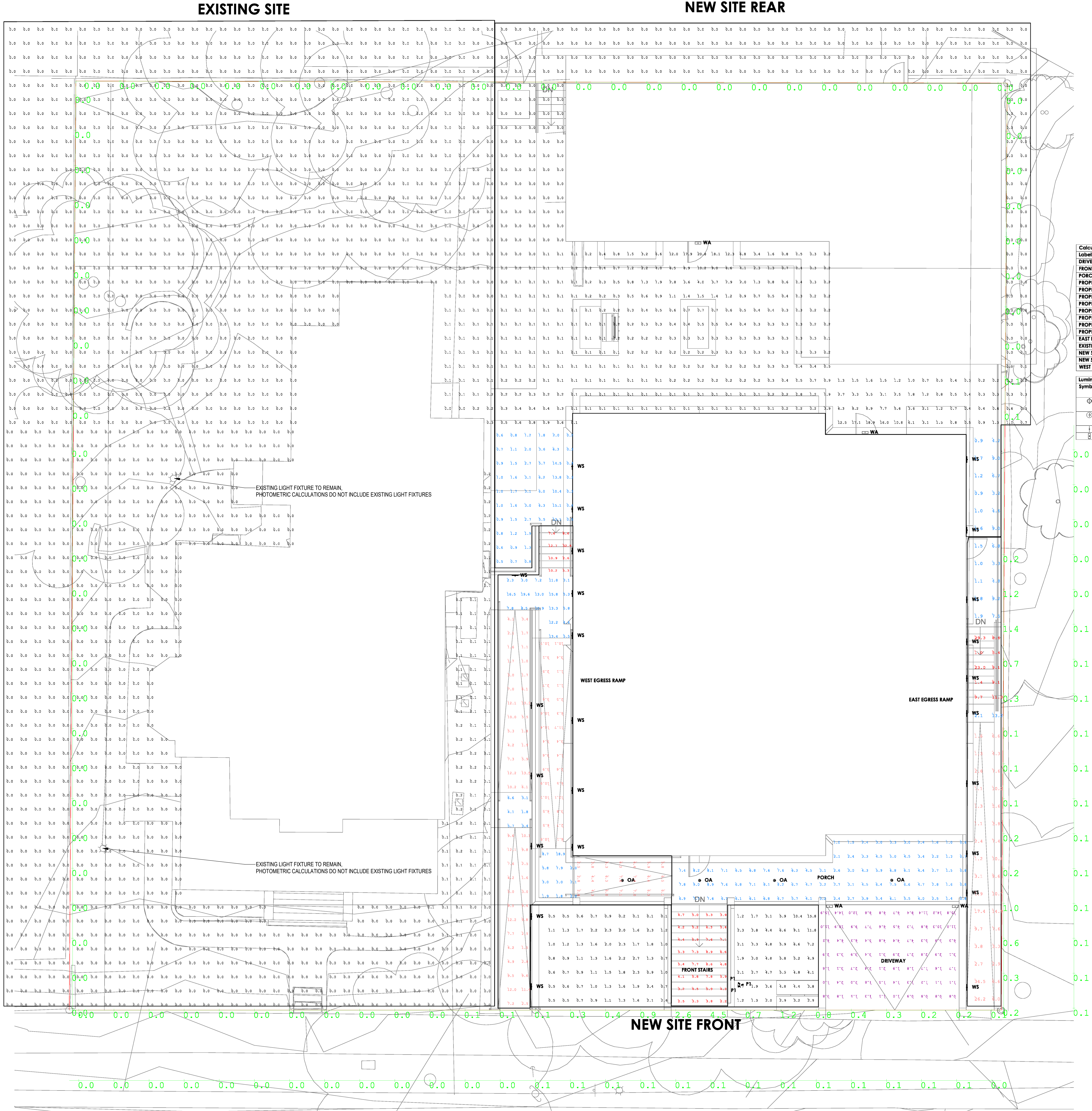
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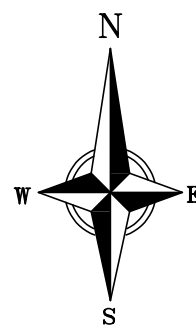
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Sheet Title
PHOTOMETRIC PLAN

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Sheet No.
LT100





GRAPHIC SCALE, FEET
0 5 10 20

- FIRE ACCESS LEGEND**
- 250' HOSE LAY FROM FIRE LANE
 - HOSE LAY FROM HYDRANT
 - PROPOSED FIRE LANE (WIDTH NOTED)
 - EXISTING FIRE HYDRANT
 - PRIMARY AERIAL COVERAGE
 - SECONDARY AERIAL COVERAGE

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FIRE ACCESS CALCULATIONS:

PRIMARY AND SECONDARY AERIAL COVER
 $(56' + 36.7') / 238' \approx 39\%$

PRIMARY AERIAL COVERAGE
 $56' / 238' \approx 23\%$

MAX DISTANCE FROM BUILDING TO ALLOW FOR 6'x6' LADDER OVERHANG

PRIMARY ACCESS
 $100^2 = 63.33^2 + X^2$
 $10,000 = 4,010.69 + X^2$
 $X^2 = 5,989.31$
 $X = \sqrt{(5,989.31)} \approx 77.36'$

SECONDARY ACCESS
 $100^2 = 59.83^2 + X^2$
 $10,000 = 3,579.63 + X^2$
 $X^2 = 6,420.37$
 $X = \sqrt{(6,420.37)} \approx 80.12'$

Revisions

LAND USE APPLICATION

Drawing Date
9/22/2025

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FIRE ACCESS PLAN

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Sheet No.
EXHIBIT



City of Madison Fire Department

314 W Dayton Street, Madison, WI 53703

Phone: 608-266-4420 • Fax: 608-267-1100 • E-mail: fire@cityofmadison.com

Project Address: 124 E Gorham Street

Contact Name & Phone #: Peter Bissen - 414-290-3805

FIRE APPARATUS ACCESS AND FIRE HYDRANT WORKSHEET

1. Is the building completely protected by an NFPA 13 or 13R automatic fire sprinkler system? If non-sprinklered , fire lanes extend to within 150-feet of all portions of the exterior wall? If sprinklered , fire lanes are within 250-feet of all portions of the exterior wall?	☒ Yes ☐ Yes ☒ Yes	☐ No ☐ No ☐ No	☐ N/A ☒ N/A ☐ N/A
2. Is the fire lane constructed of concrete or asphalt, designed to support a minimum load of 85,000 lbs? a) Is the fire lane a minimum unobstructed width of at least 20-feet? b) Is the fire lane unobstructed with a vertical clearance of at least 13½-feet? c) Is the minimum inside turning radius of the fire lane at least 28-feet? d) Is the grade of the fire lane not more than a slope of 8%? e) Is the fire lane posted as fire lane? (Provide detail of signage.) f) Is a roll-able curb used as part of the fire lane? (Provide detail of curb.) g) Is part of a sidewalk used as part of the required fire lane? (Must support +85,000 lbs.)	☒ Yes ☒ Yes ☒ Yes ☐ Yes ☒ Yes ☐ Yes ☐ Yes ☐ Yes	☐ No ☐ No ☐ No ☐ No ☐ No ☐ No ☒ No ☒ No	☐ N/A ☐ N/A ☐ N/A ☒ N/A ☐ N/A ☐ N/A ☐ N/A ☐ N/A
3. Is the fire lane obstructed by security gates or barricades? If yes: a) Is the gate a minimum of 20-feet clear opening? b) Is an approved means of emergency operations installed, key vault, padlock or key switch?	☐ Yes ☐ Yes ☐ Yes	☒ No ☐ No ☐ No	☐ N/A ☒ N/A ☒ N/A
4. Is the Fire lane dead-ended with a length greater than 150-feet? If yes, does the area for turning around fire apparatus comply with IFC D103?	☐ Yes ☐ Yes	☒ No ☐ No	☐ N/A ☒ N/A
5. Is any portion of the building to be used for high-piled storage in accordance with IFC Chapter 3206.6 If yes, see IFC 3206.6 for further requirements.	☐ Yes	☒ No	☐ N/A
6. Is any part of the building <u>greater than 30-feet</u> above the grade plane? If yes, answer the following questions: a) Is the aerial apparatus fire lane parallel to one entire side of the building and covering at least 25% of the perimeter? b) Is the near edge of the aerial apparatus fire lane between 15' and 30' from the building? c) Are there any overhead power or utility lines located across the aerial apparatus fire lane? d) Are there any tree canopies expected to grow across the aerial fire lane? (Based on mature canopy width of tree species) e) Does the aerial apparatus fire lane have a minimum unobstructed width of 26-feet? f) Is the space between the aerial lane and the building free of trees exceeding 20' in heights?	☒ Yes ☐ Yes ☐ Yes ☐ Yes ☒ Yes ☒ Yes	☐ No ☒ No ☒ No ☒ No ☐ No ☐ No	☐ N/A ☐ N/A ☐ N/A ☐ N/A ☐ N/A ☐ N/A
7. Are all portions of the required fire lanes within 500-feet of at least (2) hydrants? <i>Note: Distances shall be measured along the path of the hose lay as it comes off the fire apparatus.</i> a) Is the fire lane at least 26' wide for at least 20-feet on each side of the hydrants? b) Is there at least 40' between a hydrant and the building? c) Are the hydrant(s) setback no less than 5-feet nor more than 10-feet from the curb or edge of the street or fire lane? d) Are hydrants located in parking lot islands a minimum of 3½-feet from the hydrant to the curb? e) Are there no obstructions, including but not limited to: power poles, trees, bushes, fences, posts located, or grade changes exceeding 1½-feet, within 5-feet of a fire hydrant? <i>Note: Hydrants shall be installed and in-service prior to combustible construction on the project site.</i>	☒ Yes ☒ Yes ☒ Yes ☒ Yes ☒ Yes	☐ No ☐ No ☐ No ☐ No ☐ No	☐ N/A ☐ N/A ☐ N/A ☐ N/A ☐ N/A

Attach an additional sheet if further explanation is required for any answers.

This worksheet is based on **MGO 34.503** and **IFC 2021 Edition Chapter 5 and Appendix D**; please see the codes for further information.