



402 W Wilson St, Madison, WI Adaptive Reuse and New Construction

Bear Development, LLC

Project Team

Owner/Developer:



Architect:



Civil Engineer:

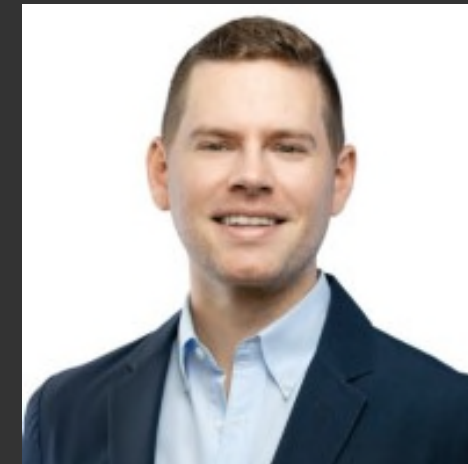


Bear Team

Adam Templer
VP - Development



Nick Orthmann
Project Manager



Steve Rosandich
Analyst

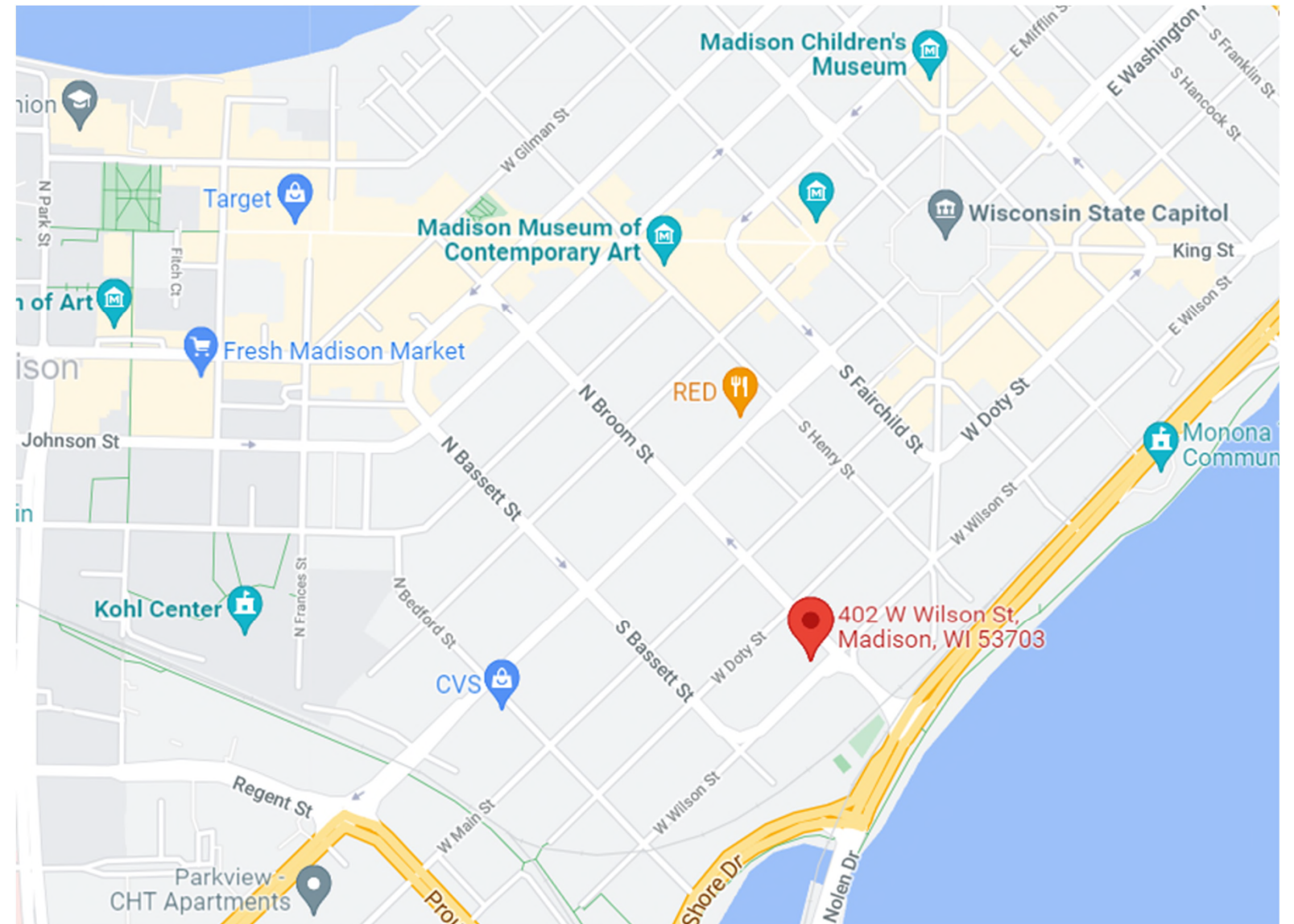




Project Overview

Downtown District

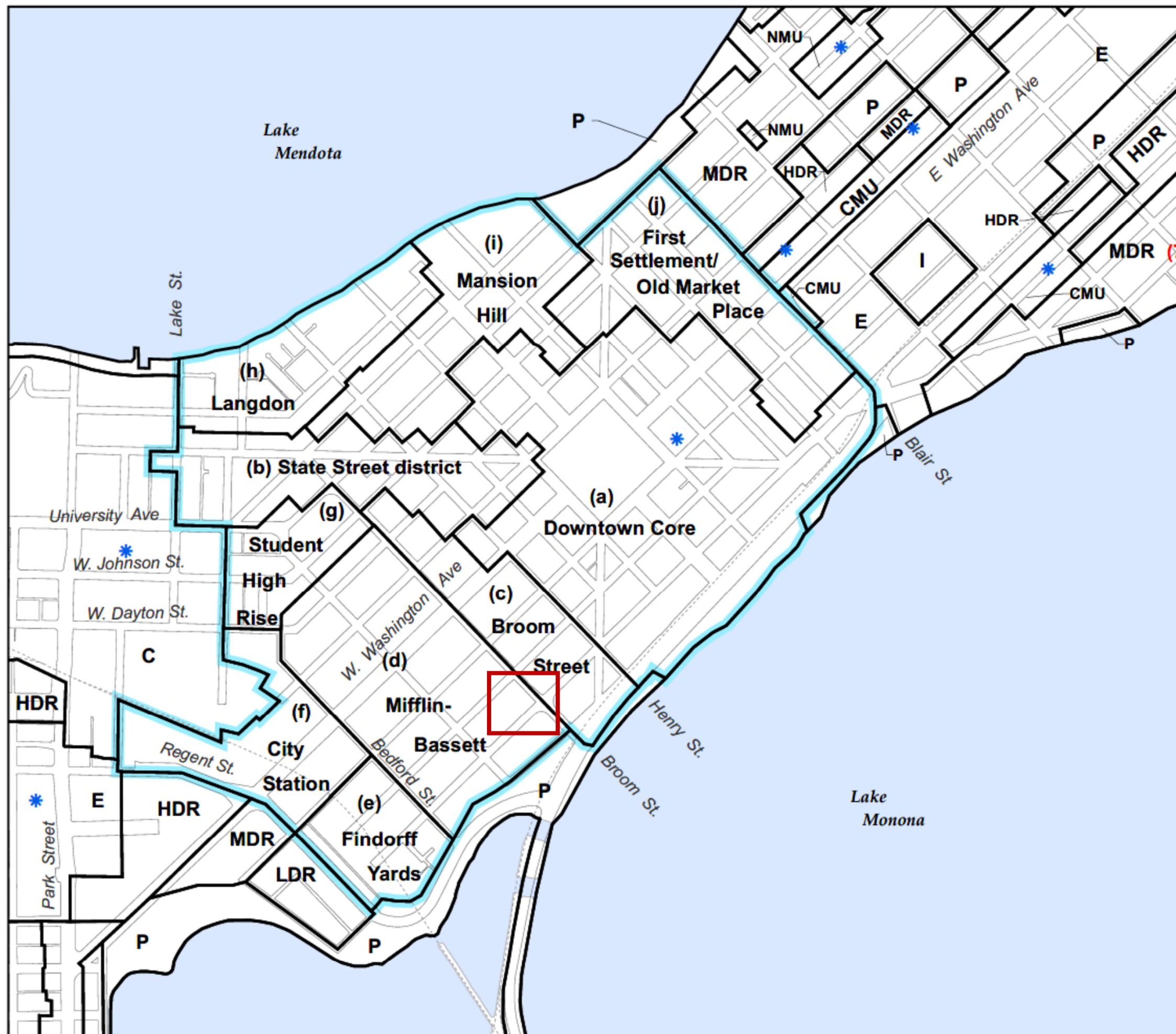
Lot Area: 21,434 SF / 0.49 acres



Downtown Districts

City of Madison

March 2012



— DOWNTOWN DISTRICTS

- (a) Downtown Core
- (b) State Street
- (c) Broom Street
- (d) Mifflin-Bassett
- (e) Findorff Yards
- (f) City Station
- (g) Student High Rise
- (h) Langdon
- (i) Mansion Hill
- (j) First Settlement/Old Market Place

OTHER LAND USE DISTRICTS

- RESIDENTIAL DISTRICTS**
- LDR Low Density (0 - 15 units/acre)
- MDR Medium Density (16 - 40 units/acre)
- HDR High Density (41 - 60 units/acre)

MIXED USE DISTRICTS

- NMU Neighborhood Mixed-Use
- CMU Community Mixed-Use
- RMU Regional Mixed-Use

COMMERCIAL/EMPLOYMENT DISTRICTS

- GC General Commercial
- RC Regional Commercial
- E Employment
- I Industrial

OPEN SPACE - AGRICULTURE DISTRICTS

- P Park and Open Space
- A Agriculture/Rural Uses

SPECIAL DISTRICTS

- SI Special Institutional
- AP Airport
- C Campus

NPA Neighborhood Planning Area (TND Encouraged)

- * SPECIAL OVERLAY DESIGNATIONS
- TOD Transit-Oriented Development (Conceptual Locations)

(7) Land Use Note Reference Number

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Data Source:

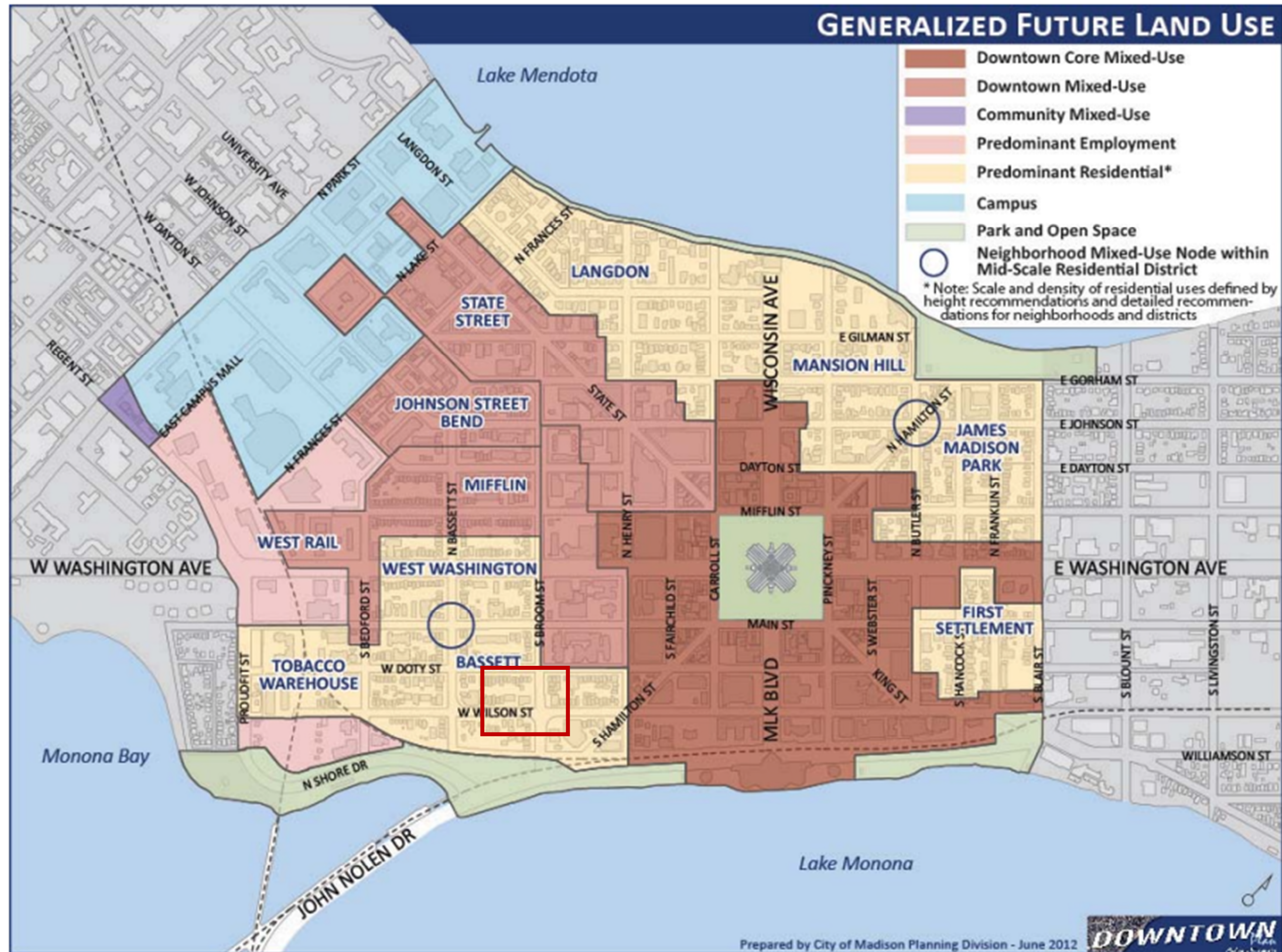
City of Madison Department of Planning & Community
& Economic Development, Planning Division

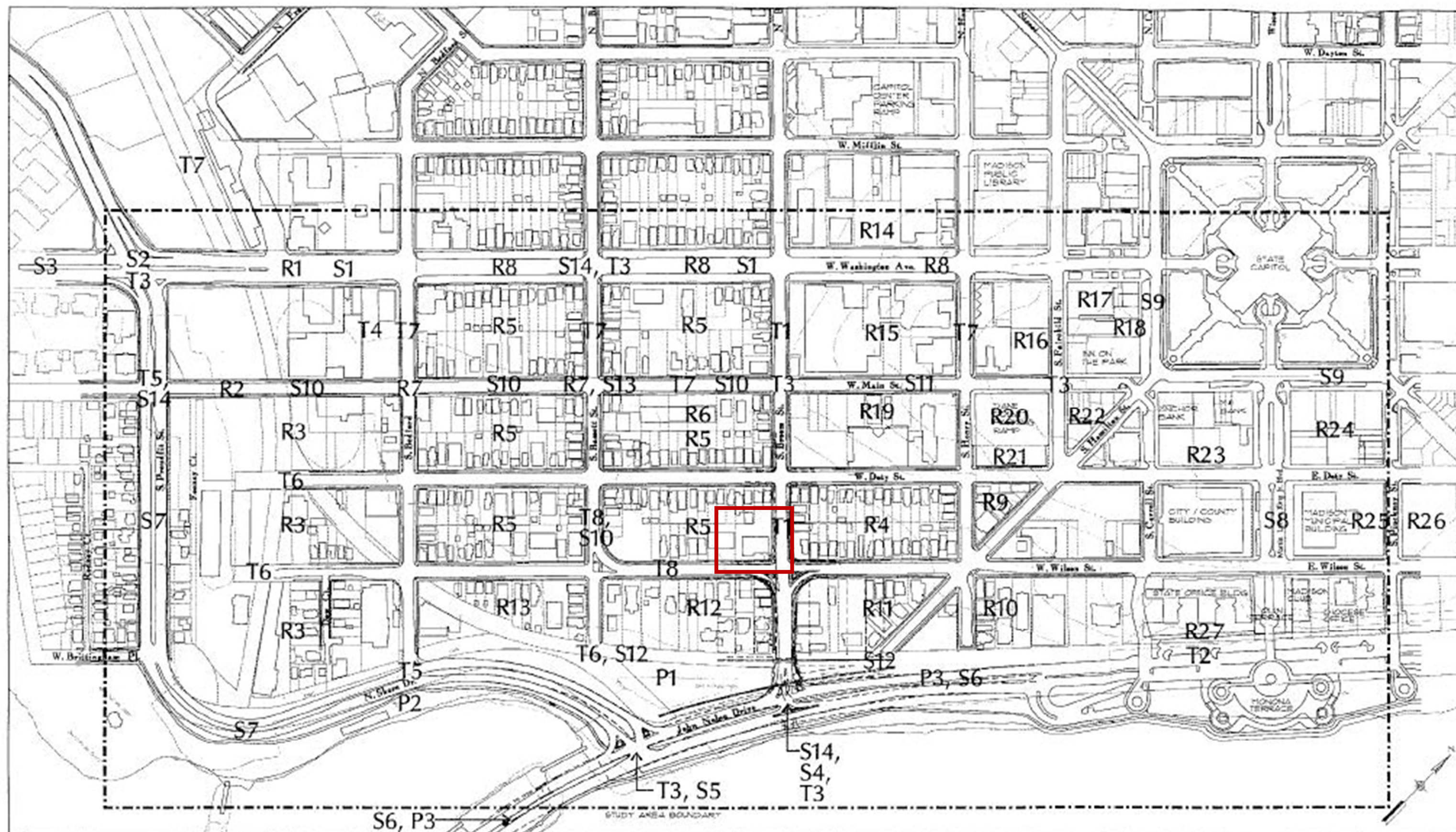


City of Madison

COMPREHENSIVE PLAN 

GENERALIZED FUTURE LAND USE





CITYVISION
ASSOCIATES
URBAN RESEARCH AND DEVELOPMENT
Scheller/Anderson Associates and Vandeville Associates
in association with The Jan Associates

Bassett Neighborhood Master Plan

Downtown Madison, Wisconsin

Sheet Title: Master Plan Recommendations
Scale: 1"=100'
Date: 10-2-96
Drawn by: JLD
File name: B21002

Property Location

Northwest Aerial



Northeast Aerial



Southwest Aerial



Southeast Aerial



Property Location

Intersection from W Wilson Street



Intersection from N Broom Street



View looking from N Broom Street



Aerial Looking Northwest



Property Location

Neighbor to West



Neighbor to North

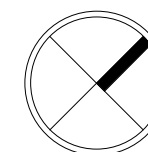
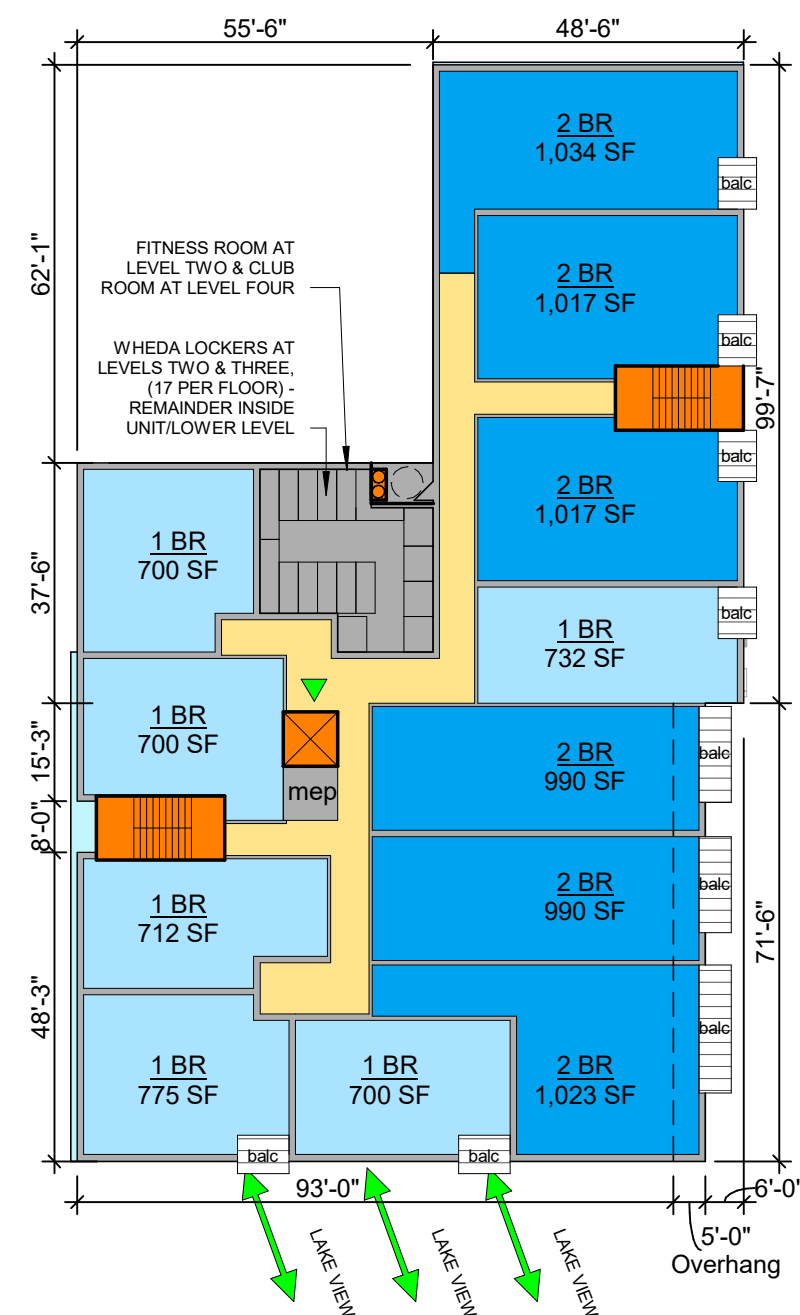
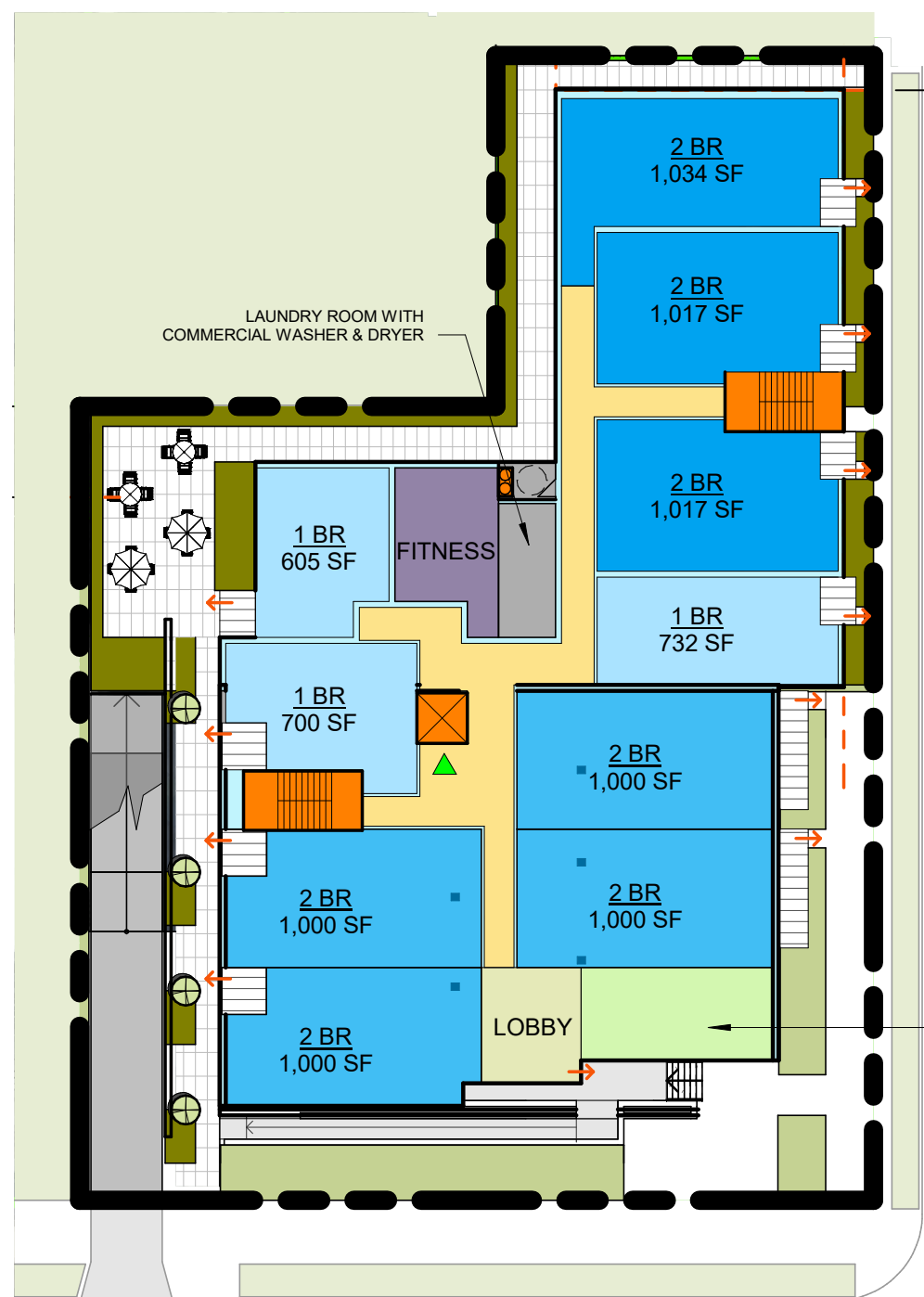


Neighbor to South

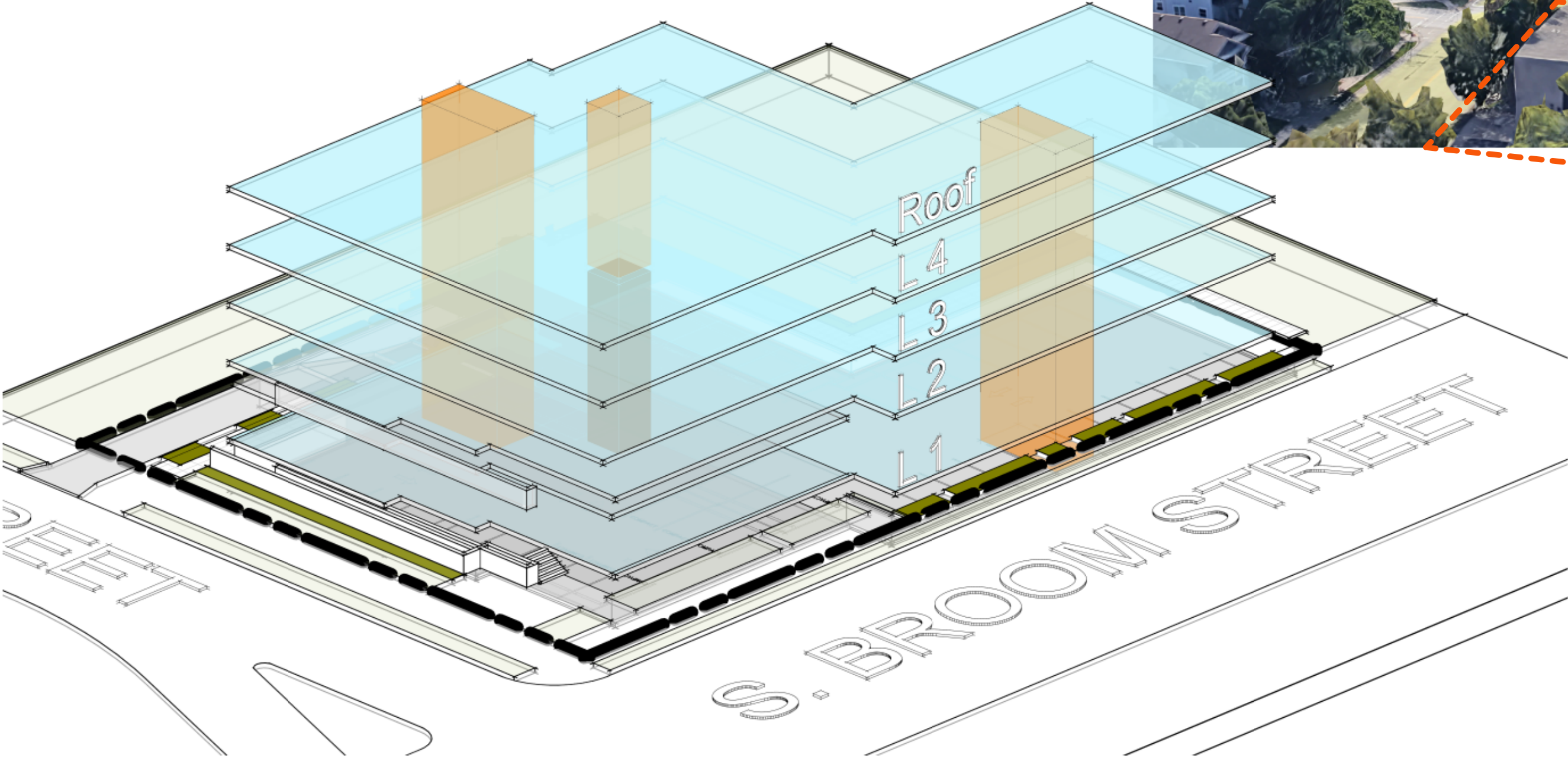


Neighbor to East





MADISON - WILSON STREET: UNIT MATRIX										
UNIT TYPE	UNIT DATA					UNITS PER FLOOR				
	UNIT DATA	BED	DEN	BATH	SF	1ST	2ND	3RD	4TH	TOTALS
1A		1	N/A	1	605	1	1	-	-	2
1B		1	N/A	1	700	1	1	3	3	8
1C		1	N/A	1	732	1	1	1	1	4
1D		1	N/A	1	780	-	1	-	-	1
1E		1	N/A	1	712	-	-	1	1	2
1F		1	N/A	1	775	-	-	1	1	2
2A		2	N/A	1	1,000	4	4	-	-	8
2B		2	N/A	2	1,017	2	2	2	2	8
2C		2	N/A	2	1,034	1	1	1	1	4
2D		2	N/A	2	990	-	-	2	2	4
2E		2	N/A	2	1,023	-	-	1	1	2
TOTAL UNITS						10	11	12	12	45



Building Summary:

19 - 1 bed Units
26 - 2 bed units
45 - total units

1 story building (LL enclosed parking & Levels 2-4 Apartments)

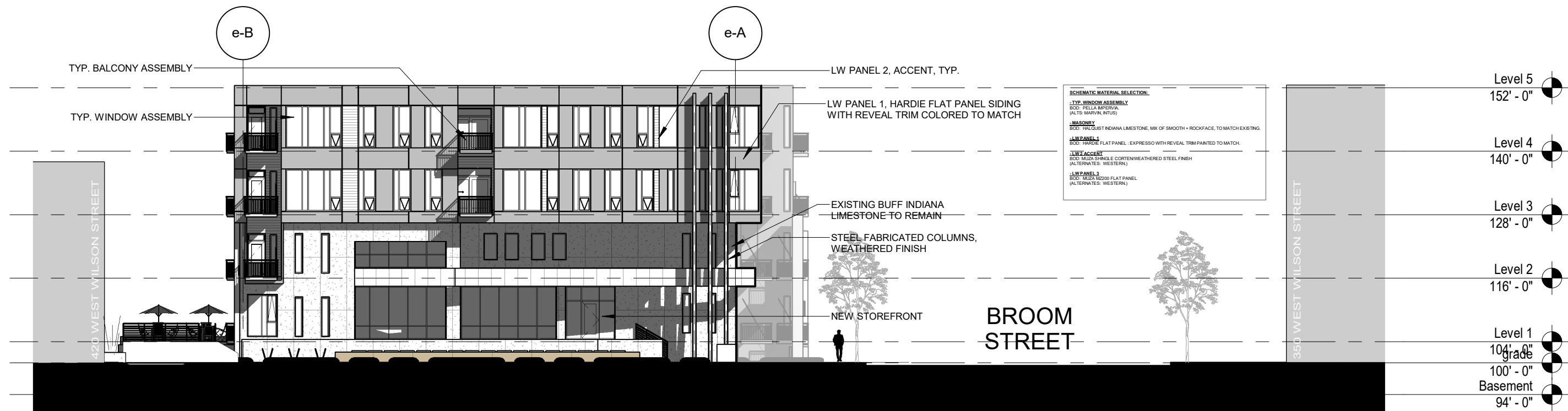
40 parking stalls

15,800 GSF/Lower Level
13,150 GSF/Level 1-2
13,870 GSF/Level 3-4
69,840 GSF Bldg Total

402 WILSON STREET



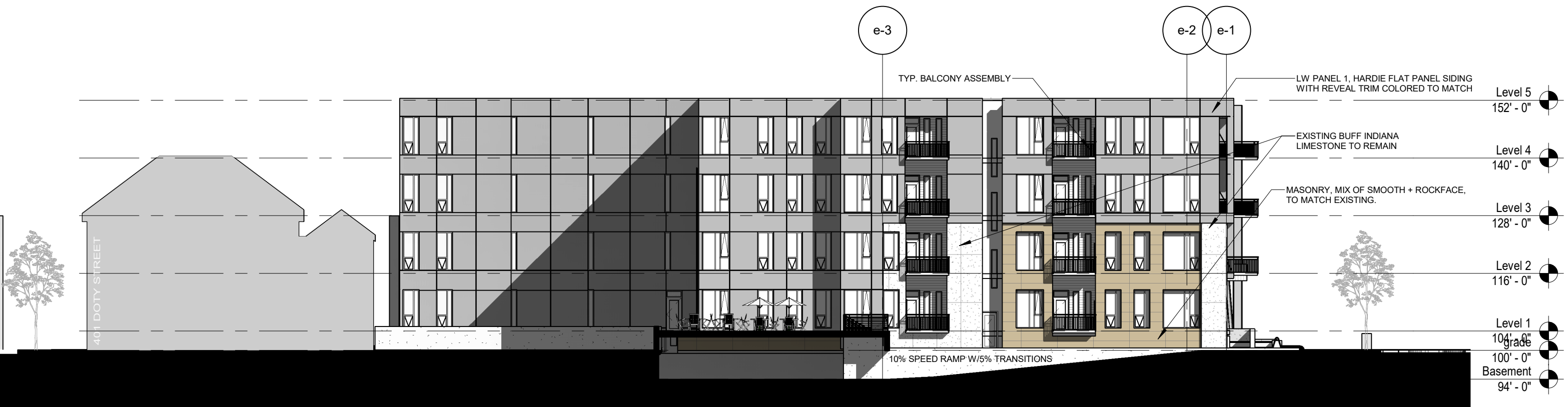
SCHEMATIC
SCALE: As indicated
02/07/2022
Engberg Anderson Project No. 00000.00



South Design (WILSON STREET)



East Design (BROOM STREET)



402 WILSON STREET

EXTERIOR CHARACTER STUDY

SCALE: 1" = 20'-0"

3/11/2022

Engberg Anderson Project No. 00000.00



402 WILSON STREET

S1.0 - EXTERIOR CHARACTER STUDY
SCALE:
03-11-2022
Engberg Anderson Project No. 00000.00





THANK YOU!



Nick Orthmann

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