

URBAN DESIGN COMMISSION APPLICATION

UDC

City of Madison
Planning Division
Madison Municipal Building, Suite 017
215 Martin Luther King, Jr. Blvd.
P.O. Box 2985
Madison, WI 53701-2985
(608) 266-4635



FOR OFFICE USE ONLY:

Date Received 1/29/24 11:07 a.m. Initial Submittal

Paid _____ Revised Submittal

Complete all sections of this application, including the desired meeting date and the action requested. If your project requires both UDC and Land Use application submittals, a completed Land Use Application and accompanying submittal materials are also required to be submitted.

If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call the Planning Division at (608) 266-4635.

Si necesita interprete, traductor, materiales en diferentes formatos, u otro tipo de ayuda para acceder a estos formularios, por favor llame al (608) 266-4635.

Yog tias koj xav tau ib tug neeg txhais lus, tus neeg txhais ntawv, los sis xav tau cov ntaub ntawv ua lwm hom ntawv los sis lwm cov kev pab kom paub txog cov lus qhia no, thov hu rau Koog Npaj (Planning Division) (608) 266-4635.

1. Project Information

Address (list all addresses on the project site): 506/508, 510, 514, 516, 518, 522 East Wilson and 134, 140, 148 South Blair

Title: JCAP Real Estate Wilson & Blair Redevelopment

2. Application Type (check all that apply) and Requested Date

UDC meeting date requested March 13, 2023

- New development Alteration to an existing or previously-approved development
 Informational Initial Approval Final Approval

3. Project Type

- Project in an Urban Design District
 Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)
 Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)
 Planned Development (PD)
 General Development Plan (GDP)
 Specific Implementation Plan (SIP)
 Planned Multi-Use Site or Residential Building Complex

Signage

- Comprehensive Design Review (CDR)
 Modifications of Height, Area, and Setback
 Sign Exceptions as noted in Sec. 31.043(3), MGO

Other

- Please specify _____

4. Applicant, Agent, and Property Owner Information

Applicant name Brian Johnson
Street address 212 South Barstow Street
Telephone (715) 83103994

Company JCAP Real Estate
City/State/Zip Eau Claire, Wisconsin 54701
Email brian@jcaprealestate.com

Project contact person Brian Munson
Street address 120 East Lakeside Street
Telephone (608) 609-4410

Company Vandewalle & Associates
City/State/Zip Madison, Wisconsin 53715
Email bmunson@vandewalle.com

Property owner (if not applicant) JDJ Import Company LLC.
Street address 514 East Wilson Street
Telephone _____

City/State/Zip Madison, Wisconsin 53703
Email _____

Introduction

The City of Madison's Urban Design Commission (UDC) has been created to:

- Encourage and promote high quality in the design of new buildings, developments, remodeling, and additions so as to maintain and improve the established standards of property values within the City.
- Foster civic pride in the beauty and nobler assets of the City, and in all other ways possible assure a functionally efficient and visually attractive City in the future.

Types of Approvals

There are three types of requests considered by the UDC:

- Informational Presentation. A request for an Informational Presentation to the UDC may be requested prior to seeking any approvals to obtain early feedback and direction before undertaking detailed design efforts. Applicants should provide details on the context of the site, design concept, site and building plans, and other relevant information to help the UDC understand the proposal and provide feedback. (Does not apply to CDR's or Signage Modification requests)
- Initial Approval. Applicants may, at their discretion, request Initial Approval of a proposal by presenting preliminary design information. As part of their review, the Commission will provide feedback on the design information that should be addressed at Final Approval stage.
- Final Approval. Applicants may request Final Approval of a proposal by presenting all final project details. Recommendations or concerns expressed by the UDC in the Initial Approval must be addressed at this time.

Presentations to the Commission

The Urban Design Commission meets virtually via Zoom, typically on the second and fourth Wednesdays of each month at 4:30 p.m. Applicant presentations are strongly encouraged, although not required. Prior to the meeting, each individual speaker is required to complete an online registration form to speak at the meeting. A link to complete the online registration will be provided by staff prior to the meeting. Please note that individual presentations will be limited to a **maximum of three (3) minutes**. The pooling of time may be utilized to provide one speaker more time to present, however the additional time will be based on the number of registrants from the applicant team, i.e. two (2) applicant registrants = six (6) minutes for one (1) speaker.

Primarily, the UDC is interested in the appearance and design quality of projects. Emphasis should be given to the site plan, landscape plan, lighting plan, building elevations, exterior building materials, color scheme, and graphics. Please note that presentation slides, in a PDF file format, are required to be submitted **the Friday before** the UDC meeting.

URBAN DESIGN DEVELOPMENT PLANS CHECKLIST

The items listed below are minimum application requirements for the type of approval indicated. Please note that the UDC and/or staff may require additional information in order to have a complete understanding of the project.

1. Informational Presentation

- Locator Map
- Letter of Intent (If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required)
- Contextual site information, including photographs and layout of adjacent buildings/structures
- Site Plan
- Two-dimensional (2D) images of proposed buildings or structures.

Providing additional information beyond these minimums may generate a greater level of feedback from the Commission.

Requirements for All Plan Sheets

1. Title block
2. Sheet number
3. North arrow
4. Scale, both written and graphic
5. Date
6. Fully dimensioned plans, scaled at 1" = 40' or larger

**** All plans must be legible, including the full-sized landscape and lighting plans (if required)**

2. Initial Approval

- Locator Map
- Letter of Intent (If the project is within a Urban Design District, a summary of how the development proposal addresses the district criteria is required)
- Contextual site information, including photographs and layout of adjacent buildings/structures
- Site Plan showing location of existing and proposed buildings, walks, drives, bike lanes, bike parking, and existing trees over 18" diameter
- Landscape Plan and Plant List (*must be legible*)
- Building Elevations in both black & white and color for all building sides, including material and color callouts
- PD text and Letter of Intent (if applicable)

Providing additional information beyond these minimums may generate a greater level of feedback from the Commission.

3. Final Approval

All the requirements of the Initial Approval (see above), **plus**:

- Grading Plan
- Lighting Plan, including fixture cut sheets and photometrics plan (must be legible)
- Utility/HVAC equipment location and screening details (with a rooftop plan if roof-mounted)
- Site Plan showing site amenities, fencing, trash, bike parking, etc. (if applicable)
- PD text and Letter of Intent (if applicable)
- Samples of the exterior building materials
- Proposed sign areas and types (if applicable)

4. Signage Approval (*Comprehensive Design Review (CDR), Sign Modifications, and Sign Exceptions (per Sec. 31.043(3))*)

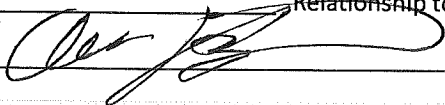
- Locator Map
- Letter of Intent (a summary of how the proposed signage is consistent with the CDR or Signage Modifications criteria is required)
- Contextual site information, including photographs of existing signage both on site and within proximity to the project site
- Site Plan showing the location of existing signage and proposed signage, dimensioned signage setbacks, sidewalks, driveways, and right-of-ways
- Proposed signage graphics (fully dimensioned, scaled drawings, including materials and colors, and night view)
- Perspective renderings (emphasis on pedestrian/automobile scale viewsheds)
- Illustration of the proposed signage that meets Ch. 31, MGO compared to what is being requested
- Graphic of the proposed signage as it relates to what the Ch. 31, MGO would permit

5. Required Submittal Materials

- Application Form**
 - A completed application form is required for each UDC appearance. For projects also requiring Plan Commission approval, applicants must also have submitted an accepted application for Plan Commission consideration prior to obtaining any formal action (Initial or Final Approval) from the UDC.
- Letter of Intent**
 - If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required.
 - For signage applications, a summary of how the proposed signage is consistent with the applicable Comprehensive Design Review (CDR) or Signage Modification review criteria is required.
- Development Plans** (Refer to checklist on Page 4 for plan details)
- Filing Fee** (Refer to Section 7 (below) for a list of application fees by request type)
- Electronic Submittal**
 - Complete electronic submittals must be received prior to the application deadline before an application will be scheduled for a UDC meeting. Late materials will not be accepted. All plans must be legible and scalable when reduced. Individual PDF files of each item submitted should be submitted via email to UDCapplications@cityofmadison.com. The email must include the project address, project name, and applicant name.
 - Email Size Limits. Note that an individual email cannot exceed 20MB and it is the responsibility of the applicant to present files in a manner that can be accepted. Applicants who are unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.
- Notification to the District Alder**
 - Please provide an email to the District Alder notifying them that you are filing this UDC application. Please send this as early in the process as possible and provide a copy of that email with the submitted application.

6. Applicant Declarations

1. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with Jessica Vaughn on October 3, 2023.
2. The applicant attests that all required materials are included in this submittal and understands that if any required information is not provided by the application deadline, the application will not be placed on an Urban Design Commission agenda for consideration.

Name of applicant Brian Johnson Relationship to property Developer
 Authorizing signature of property owner  Date 1/26/24

7. Application Filing Fees

Fee payments are due by the submittal date. Payments received after the submittal deadline may result in the submittal being scheduled for the next application review cycle. Fees may be paid in-person, via US Mail, or City drop box. If mailed, please mail to: *City of Madison Building Inspection, P.O. Box 2984, Madison, WI 53701-2984*. The City's drop box is located outside the Municipal Building at 215 Martin Luther King, Jr. Blvd. on the E Doty Street side of the building. Please make checks payable to *City Treasurer*, and include a completed application form or cover letter indicating the project location and applicant information with all checks mailed or submitted via the City's drop box.

Please consult the schedule below for the appropriate fee for your request:

- Urban Design Districts: \$350 (per §33.24(6) MGO).
- Minor Alteration in the Downtown Core District (DC) or Urban Mixed-Use District (UMX) : \$150 (per §33.24(6)(b) MGO)
- Comprehensive Design Review: \$500 (per §31.041(3)(d)(1)(a) MGO)
- Minor Alteration to a Comprehensive Sign Plan: \$100 (per §31.041(3)(d)(1)(c) MGO)
- All other sign requests to the Urban Design Commission, including, but not limited to: appeals from the decisions of the Zoning Administrator, requests for Sign Modifications (of height, area, and setback), and additional sign code approvals: \$300 (per §31.041(3)(d)(2) MGO)

A filing fee is not required for the following project applications if part of the combined application process involving both Urban Design Commission and Plan Commission:

- Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)
- Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)
- Planned Development (PD): General Development Plan (GDP) and/or Specific Implementation Plan (SIP)
- Planned Multi-Use Site or Residential Building Complex



VANDEWALLE & ASSOCIATES INC.

Monday, May 13, 2024

Department of Planning & Development
City of Madison
215 Martin Luther King, Jr. Blvd.
Madison, WI 53710-2985

The attached formal submittal packet outlining the proposal for a new mixed-use infill/redevelopment project for the parcels located at 134 – 150 S Blair St. and 506 – 518 E Wilson St. JCAP Development Group is proposing to construct a 4/8-story, 178-unit Multifamily Residential building on S. Blair St. and a 6-story, 100-key hotel building on E. Wilson St., abutting the retained Hotel Ruby Marie. This project offers new hotel and commercial vibrancy along East Wilson Street, much needed residential opportunities, and affordable housing (60% AMI units) while preserving the historic Hotel Ruby Marie, integrating two contributing facades and responding to the surrounding historic context.

The design approach focuses the architecture on the character of the adjoining arterial streets with commercial expressions and massing that draws on the configuration and materiality of the East Wilson and South Blair corridors. The resulting design creates three distinct buildings and overall massing that reinforces the transitions between the existing First Settlement Neighborhood and the adjoining Third Lake Ridge neighborhood.

This resubmittal reflects the comments from the April 15, 2024 Landmarks Commission with a focus on design refinement to align more closely with the Blair Street context. Design changes include further integration of beaux arts detailing along the lower two stories of the Blair Street façade (arch windows, window sequencing), removal of metal panels along the Blair Street façade (except upper floor setback), and further enhancement of the brick/architectural detailing.

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

Shaping places, shaping change

Project Requests:

Zoning/Conditional Use Request:

Existing Planned Development (PD) to Urban Mixed Use (UMX)

Conditional Use request for the following elements:

Building greater than 20,000 square feet and more than 4 stories in height

Building in UMX greater than 8 units

Outdoor recreation/rooftop amenities

Parking Reduction

Demolition Request

Certificate of Appropriateness: Lot Combination (134 South Blair Street)

Certificate of Appropriateness: Architectural Compatibility (Residential Building)

Variance: Alternative Design (Residential Building)

Certified Survey Map

Project Name:

JCAP Blair Wilson Redevelopment

Applicant

JCAP Real Estate

212 South Barstow Street

Eau Claire, Wisconsin 54701

Property Owners

506, 510, 514, 516, 518 East Wilson

134 South Blair

JDJ Import Company LLC.

514 East Wilson Street

Madison, WI 53703

522 East Wilson

Ruby Marie LTD Partnership

514 East Wilson Street

Madison, WI 53703

Design Team

Architecture:

Kahler Slater

722 Williamson Street

Madison, WI 53703

Trina Sandschafer

Joel Koeppen

Evelyn Freimann

Engineering/Landscape:

Vierbicher

999 Fournier Drive

Madison, WI 53717

Justin Zampardi

Jonathan Lilley

Kevin Pape

Entitlement:

Vandewalle & Associates

120 East Lakeside Street

Madison, WI 53715

Brian Munson

Site Data

Parcels	Address	Size	Current Tenant
0709-133-1718-1	506/508 East Wilson	6,686 sq. ft.	Come Back Inn/Residential
0709-133-1719-9	510 East Wilson	5,808 sq. ft.	Essen Haus
0709-133-1720-6	514 East Wilson	1,931 sq. ft.	Essen Haus
0709-133-1721-4	516 East Wilson	1,931 sq. ft.	Essen Haus
0709-133-1722-2	518 East Wilson	1,716 sq. ft.	Essen Haus/Residential
0709-133-1723-0	522 East Wilson	4,422 sq. ft.	Hotel Ruby Marie
0709-133-1727-2	134 South Blair	36,911 sq. ft.	Parking
0709-133-1725-6	140 South Blair	4,356 sq. ft.	Parking
0709-133-1724-8	148 South Blair	3,069 sq. ft.	Hotel Ruby Marie

Total Parcel Size: 66,830 square feet (1.53 acres)

Existing Units: 5 units

Existing Zoning:	134 South Blair	PD, WP-17, HIS-FS
	140 South Blair	PD, WP-17
	506/508/510/514/516 East Wilson	
	148 South Blair	UMX, WP-17, HIS-TL
	522 East Wilson	

Adopted Plan Recommendations

Comprehensive Plan

The Comprehensive Plan Designates the Blair Street frontage for Medium Density Residential (MR, 20-90 du/acre) stepping down to Low-Medium Density (LMR, 7-30 du/acre) adjacent to the Germania Condominiums. The East Wilson Street frontage is designated as Downtown Core (DC).

Downtown Plan

The Downtown Plan identifies the site as part of the First Settlement District with the following objectives:

Objective 4.12: The First Settlement neighborhood should build on its historic character and focus new development on key sites on the edge of the historic neighborhood core to strengthen the neighborhood and its identity as a historic neighborhood. Opportunities exist to better connect this area to the lake and views of it from within the neighborhood should be preserved.

Recommendation 107: Focus more-intensive development on selective vacant or underutilized sites at the historic district's edges (Brayton Lot, Block 115, City Water Utility reservoir site, and segments of the Blair Street and East Wilson Street, and Bulter Street frontages).

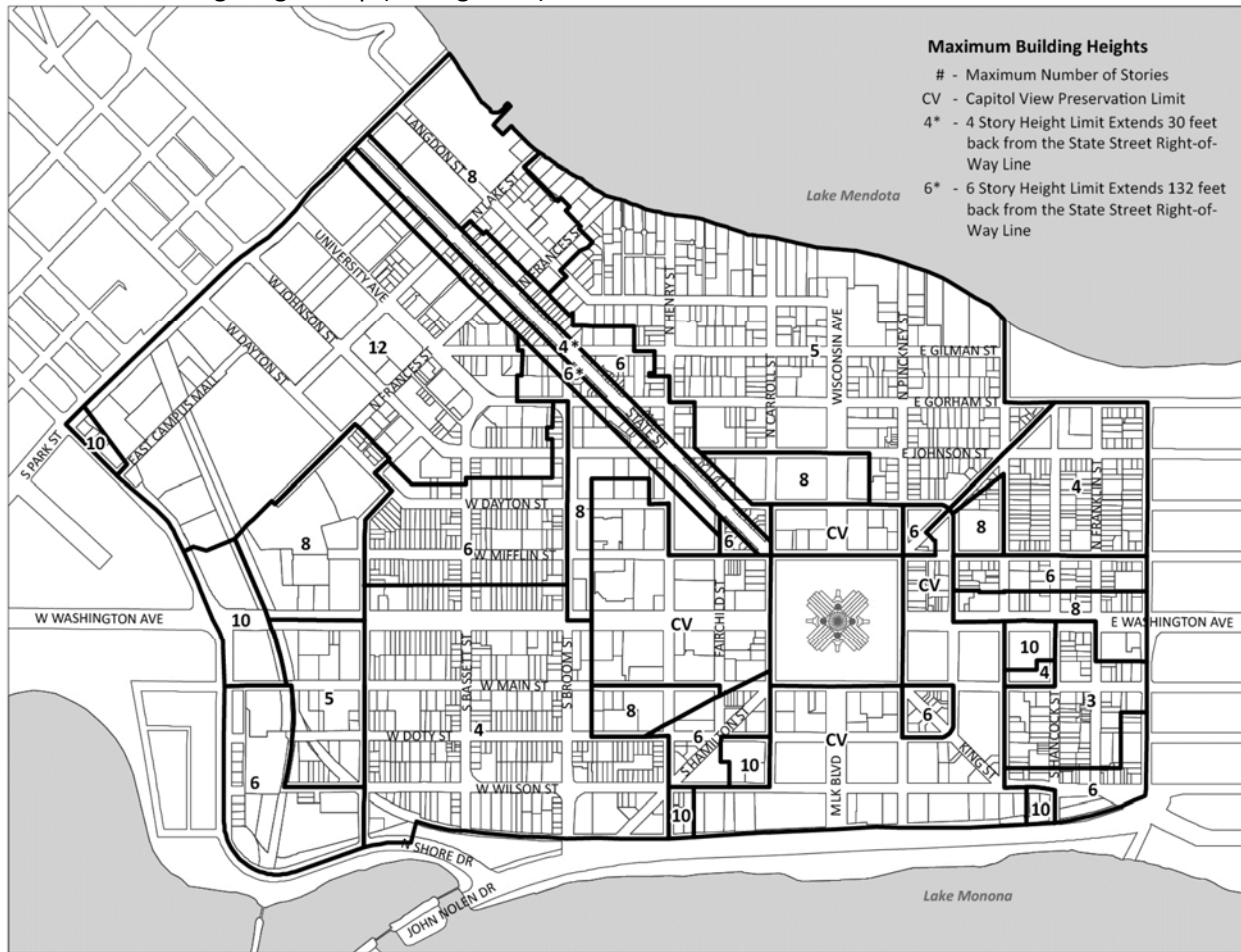
Recommendation 108: Preserve the character of the First Settlement Historic District and ensure that new development is compatible with the historic context in scale and design.

Recommendation 109: Rehabilitate existing housing and selectively allow new housing on vacant or underutilized non-historic sites within the historic core.

The Downtown Plan Height Map identifies the site for 3 stories adjacent to The Germania Condominiums and 6 stories along Blair Street with this site specifically identified as an underutilized parcel. The newly adopted downtown height ordinance supports the ability to develop 4/8 stories on

this site provided the building meets the 3/6 story overall height (46'/88') and supplies a 50% of the bonus floor area as units for affordable housing (60% AMI).

Maximum Building Height Map (Zoning Code):



First Settlement Neighborhood Plan (1995)

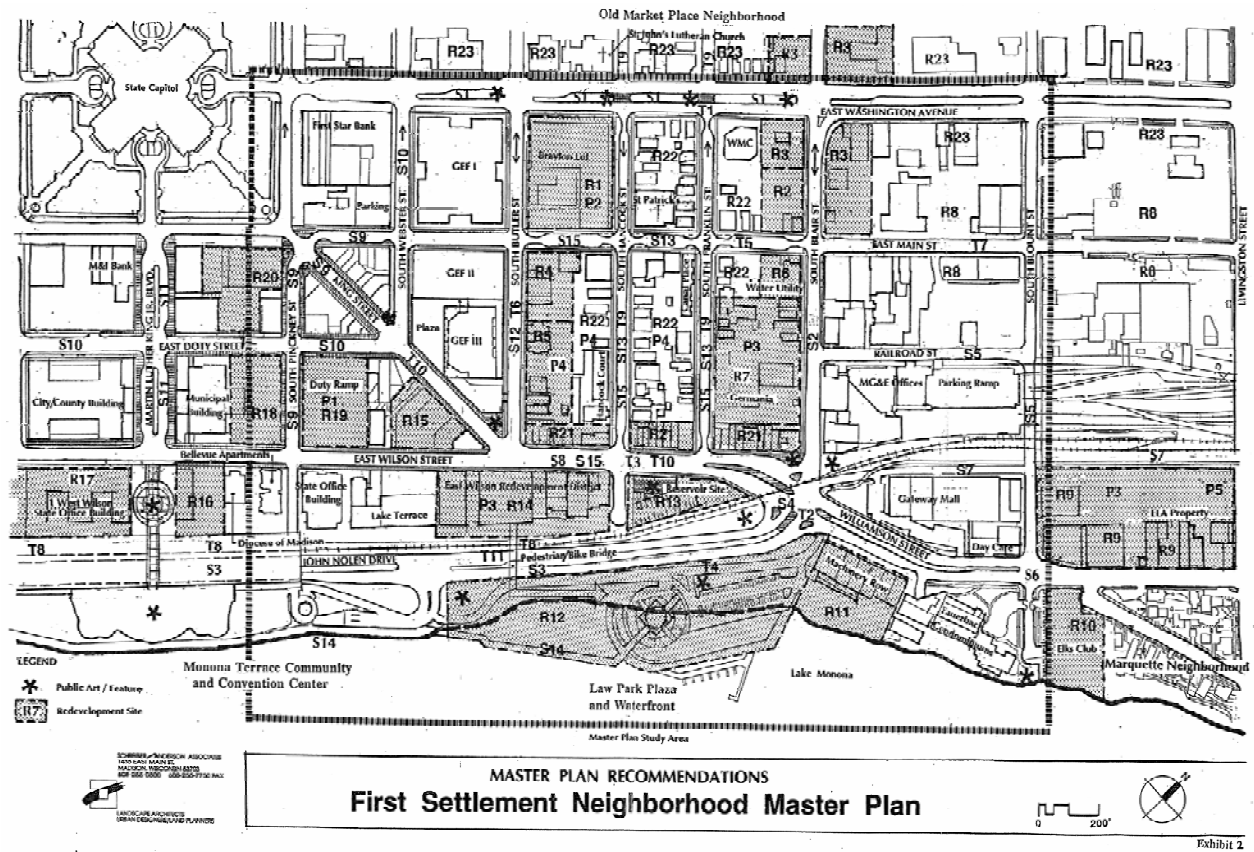
The First Settlement Neighborhood Plan (1995) calls for higher density residential along arterial streets with this site specifically identified (R7) for higher density residential development.

“Several sites within the First Settlement Neighborhood including R1, R7, R9, and R14 have strategic importance. These sites are large mixed-use redevelopment sites that can determine the future character of the neighborhood and downtown. The highest and best use of these sites for parking, redevelopment, streetscape and visual character will not be achieved unless they are planned comprehensively.

Several sites have a potential for higher density and higher rise development. These sites are appropriate for higher density development because they adjoin and are linked to major transportation corridors, they adjoin existing higher density developments such as the state office building complex on Butler Street and/or they are valuable lakefront sites such as the E. Wilson Street frontage.

R7 Germania Development

Strategic mixed-use redevelopment site for the neighborhood and downtown. Higher density residential development along Blair Street with landscape setbacks. Structured parking with the potential to provide both public and private parking. Potential to integrate proposed Alamo Court development and water utility site into larger redevelopment project. Potential neighborhood retail related to E Wilson Street frontage. Coordinated urban design and open space framework to establish a unified development. Design to compliment historic character of the neighborhood and maximize views to Lake Monona and State Capitol.”



First Settlement Local Historic District

The residential portion of the project is located on the edge of the First Settlement Local Historic District and will require Certificates of Appropriateness for the dissolution of existing underlying lot lines and architectural of the site. The Blair Street frontage forms the boundary between the First Settlement Historic District and the Third Lake Ridge Historic District. This street corridor presents a different architectural and functional aesthetic than the bulk of the historic district within which a majority of the contributing buildings are single family or two unit homes

The design team has worked closely with City Staff to develop a design approach that draws from the character of the district and corridor to form an architectural transition between the adjoining districts, while developing a critical non-contributing surface parking lot.

Project Goals

The goals of this project are to provide more needed market rate housing and affordable housing supply to the neighborhood and city, provide more needed hotel rooms for visiting patrons, and to re-activate the site as a thriving and active location in Downtown Madison.

Design Approach

Three Building Approach

The project is designed to fit into the neighborhood context through the creation of three distinct buildings; a new residential building along Blair Street, a new hotel fronting onto East Wilson Street that integrates the contributing facades of 506/508 East Wilson & 518 East Wilson Street, and the preserved Hotel Ruby Marie. Using this approach, the residential building matches the width of the Germania Condominium with significant building breaks between the residential building and the hotels fronting onto East Wilson.

Building Height

The proposed buildings meet the Comprehensive Plan and Downtown Height Plan designation for the site. The residential building is designated for 6 stories/88' along Blair and Wilson Street with a stepdown to 4 (46') stories along the Germania Condominiums. The residential building utilize the recently standards detailed in the downtown height ordinance to facilitate a 4/8 story format through the delivery of affordable housing. The East Wilson Street hotel will follow the 6 story height recommendation.

The surrounding Blair Street context includes 2 story residential, 3 story residential, The Hotel Ruby Marie at 3 stories, and 2-6 story commercial uses.

Building Character

Both new buildings feature step backs and design details to reflect the adjoining architectural datum and character of the Blair street commercial/arterial corridor, incorporating materials and elements from the neighborhood while creating new vibrant additions to the urban fabric with unique design and durable materials.

Historic Standards

We are crafting an architectural response that will blend into the surrounding neighborhood and complies with the Historic Standards for New Structures from Subchapter 41G with a variance for alternative design to reflect the sites placement at the edge of the district adjacent to the Third Lake Ridge Historic District. To date, we have met with the City Landmarks and UDC Staff on several occasions to review our compliance trajectory and have had many productive conversations that have resulted in design decisions, which are illustrated in this submittal. This site is unique within the district as the only large non-conforming surface parking lot; and while the development of the site will facilitate a larger scale building, the design is informed by the neighborhood context along Blair Street to create a building that incorporates many architectural and functional components from the neighborhood.

See Exhibit E: Certificate of Appropriateness/Variance Request for detailed descriptions of the request.

Living Street

Vehicular access for the project is designed as a multi-modal "living street" designed to create outdoor dining, balanced pedestrian & vehicular access, outdoor open space, and a unique urban environment.

Project Summary

The proposed project creates much needed housing and new hospitality uses along Blair Street (and the future John Nolen Lakeshore eastern entrance) while preserving the historic Hotel Ruby Marie.

Proposed Use:

Multi-Family Housing	178 units (195 bedrooms)
Hotel/Mixed Use	100 rooms
Hotel Ruby Marie	Existing

Affordable Housing:

The project utilizes the downtown height definition to facilitate additional housing through the voluntary delivery of 39 affordable housing units (60% AMI) within the building. These units will occur on every level of the residential building and range in size from micro to 2 bedroom units. Implementation of the affordable units will be subject to a separate 30 year Land Use Restriction (LURA) recorded against the property.

Calculation:

Bonus Floor Area	40,308 square feet
3 Floor/46' Designated Area:	4,956 square feet
6 Floor/88' Designated Area:	35,362 square feet
Affordable Unit Square Footage:	20,154 (50.04% of bonus area)
Affordable Unit Count:	39 units

Access/Parking:

The project features a living street access for vehicles and deliveries with pedestrian lobbies fronting onto Blair Street and East Wilson. The living street is designed to accommodate vehicles, deliveries, pedestrians and bicycles with a unique multi-purpose design that is accessed from a one-way entrance on Franklin Street and a two-way entrance onto South Blair Street.

Vehicle parking is delivered for residents, hotel guests, and employees through the structured parking within the residential building.

Bicycle access and storage is spread throughout the project to deliver secured parking options for tenants with ample bike storage capacity in close proximity and easily accessible to units and guests.

Vehicle Stalls	<u>Required</u>	<u>Provided</u>
Hotel		
<i>Standard Stalls</i>		38
<i>Compact Stalls</i>		16
	75	54 (Valet)
Residential		
<i>Standard Stalls</i>		142
<i>Compact Stalls</i>		21
<i>ADA</i>		4
	178	167
Total Spaces	253	221*
	*see vehicle parking reduction request	

Bike Stalls	Required	Provided
Hotel	10	12 outdoor 4 indoor
Resident	178	222 (110 structured)
<u>Guest</u>	<u>18</u>	<u>19 outdoor</u>
Total Spaces	187	241

EV Parking Stalls	Required	Provided
Hotel		
EV Ready	10%	6
EV Installed	1%	2
Residential		
EV Ready	10%	18
EV Installed	2%	4

Vehicle Parking Reduction Request:

Hotel Parking Reduction Request

The project requests a reduction of 21 stalls based on the following elements:

- Transit Corridor Proximity to high frequency transit immediately in front of the East Wilson lobby entrance (Routes C and 38) and within close proximity of the East Washington BRT Route
- Off-site parking availability with a public parking lot (East Wilson & Blair Lot) located immediately across the street and less than 1,320 feet as measured by shortest pedestrian route.
- Bicycle substitution offset of 5 stalls (net bike parking increase of 20 stalls)

Residential Parking Reduction

The residential vehicle parking is proposed to be reduced by 11 stalls based on the following elements:

- Bicycle substitution offset of 11 stalls (net bike parking increase of 44 stalls)
- Access to significant off-street and on-street bike routes through the pending construction of the East Wilson bike facilities, the Capital City Bike Path

Lot Coverage: 88%

Loading:

All loading, deliveries, and trash/recycling collection will take place within the site, accessed from the living street. All trash and recycling collection points will be completed enclosed within the buildings.

Usable Open Space:

Usable open space will be delivered through the living street as well as rooftop patios and open space. Additional green roof components are integrated into the residential and hotel buildings for stormwater management purposes.

Open Space Required (10 sq. ft./bedroom, 195 beds): 1,950 sq. ft.

Open Space Provided:

Site level	1,986 sq. ft.
<u>Third Floor rooftop</u>	<u>1,370 sq. ft.</u>
Total	3,357 sq. ft.

Green Roof Supplied:

Planters	2,761 sq. ft.
Residential Building	7,702 sq. ft.
<u>Hotel</u>	<u>5,000 sq. ft.</u>
Total	15,463 sq. ft.

Project Schedule

Initial Staff Meeting	May 17 th
Planning Staff/Landmarks Meeting	June 27 th
Alder Rummel Meeting	July 13 th
CNI: Tim Kamps Meeting	July 20 th
Development Assistance Team Meeting	July 27 th
Initial First Settlement Neighborhood Meeting	August 7 th
Initial Neighborhood Meeting	August 9 th
Demolition Request Notification/ Formal Submittal Notification (CNI)	August 28 th
Landmarks Informational Meeting	September 18 th
UDC Informational Meeting	September 20 th
Staff Meetings	October 3 rd
Staff Meeting	November 14 th
Alder Rummel Meeting	November 30 th
Staff Meetings:	December 5 th
Neighborhood Meeting #2	December 20 th
Staff Meeting:	January 10, 2024
Formal Project Submittal	January 29, 2024
Revised Project Submittal (VER2)	March 22, 2024
Landmarks Commission	April 15, 2024
Revised Project Submittal (VER3)	May 13, 2024

Exhibit A: Project Context Photos:

Blair Street Context:



Wilson Street Context



Franklin Street Context:





Site Context:



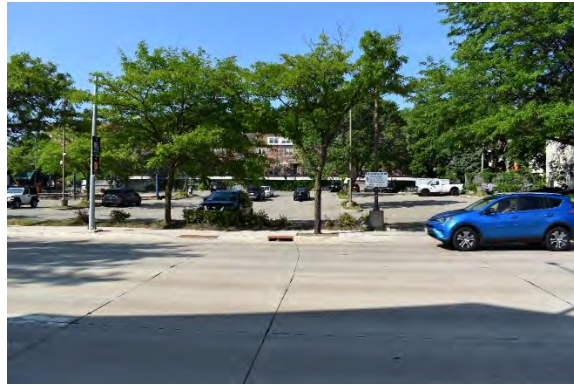


Exhibit B: Legal Description

Legal Description (Full Site)

Part of Lots 5, 6, 7, 8 and 9, and all of Lots 10 and 11, Block 115, Original Plat of Madison, located in the SE 1/4 of the SW1/4 of Section 13, T7N, R9E, City of Madison, Dane County, Wisconsin, described as follows: Beginning at the most easterly corner of said Lot 10; thence S46°02'45"W, 221.50 feet; thence N43°49'01"W, 66.08 feet; thence N46°02'45"E, 0.83 feet; thence N43°49'01"W, 16.00 feet; thence S46°02'45"W, 44.83 feet; thence N43°49'01"W, 29.07 feet; thence N46°10'59"E, 58.51 feet; thence N41°41'40"W, 7.93 feet to a point of curve; thence northeasterly on a curve to the right which has a radius of 7.20 feet and a chord which bears N02°14'34"E, 9.99 feet; thence N46°10'59"E, 12.32 feet; thence N43°52'27"W, 204.00 feet; thence N45°54'51"E, 187.27 feet; thence S43°50'17"E, 330.26 feet to the point of beginning. Contains 67,134 sq. ft. (1.54 acres).

Zoning Descriptions:

UMX (Multi-Family)

Part of Lots 5, 6 and 7 and all of Lots 12, 13, and 14, Block 115, Original Plat of Madison, located in the SE 1/4 of the SW1/4 of Section 13, T7N, R9E, City of Madison, Dane County, Wisconsin, described as follows: Beginning at the most easterly corner of said Lot 12; thence S46°02'45"W, 187.15 feet; thence N43°52'27"W, 197.67 feet; thence N45°54'51"E, 187.27 feet; thence S43°50'17"E, 198.10 feet to the point of beginning.

UMX (Hotel)

Part of Lots 8 and 9 and all of Lots 10 and 11, Block 115, Original Plat of Madison, located in the SE 1/4 of the SW1/4 of Section 13, T7N, R9E, City of Madison, Dane County, Wisconsin, described as follows: Beginning at the most easterly corner of said Lot 10; thence S46°02'45"W, 221.50 feet; thence N43°49'01"W, 66.08 feet; thence N46°02'45"E, 0.83 feet; thence N43°49'01"W, 16.00 feet; thence S46°02'45"W, 44.83 feet; thence N43°49'01"W, 29.07 feet; thence N46°10'59"E, 58.51 feet; thence N41°41'40"W, 7.93 feet to a point of curve; thence northeasterly on a curve to the right which has a radius of 7.20 feet and a chord which bears N02°14'34"E, 9.99 feet; thence N46°10'59"E, 12.32 feet; thence N43°52'27"W, 6.33 feet; thence N46°02'45"E, 187.15 feet; thence S43°50'17"E, 132.16 feet to the point of beginning.

Exhibit C: Adopted Plan Standards

Conditional Use Standards

1. *The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, or general welfare.*

The proposal for multi-family housing and commercial uses are consistent with the adopted plans and compatible with the surrounding neighborhood uses, and as such will not impact the health, safety, or general welfare of the existing adjoining uses.

The operation of the site includes sufficient on-site parking given the immediate proximity to robust transit options, access to adjacent off-street bike paths & on-street bike lanes/routes, off-site public parking, and over dedication of bike parking.

2. *The City is able to provide municipal services to the property where the conditional use is proposed, given due consideration of the cost of providing those services.*

The site is well served with readily available municipal services adjacent to the site.

3. *The uses, values and enjoyment of other property in the neighborhood for purposes already established will not be substantially impaired or diminished in any foreseeable manner.*

The proposed project places residential uses adjacent to residential uses and commercial uses are buffered with the living street. The resulting three building approach is consistent with the adopted plans and places the more intensive uses along the adjoining arterial frontages. The scale, massing and design of the proposed buildings complement and positively contribute to the setting buildings within or adjacent to the projects and creates a pleasing visual relationship with them with due consideration to the historic vernacular of the surrounding neighborhoods.

4. *The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.*

The properties along Franklin Street include the Germania Townhomes and vacant commercial sites with existing contributing buildings located along Blair Street. Each of these sites contain either previously developed residential (Germania), commercially viable vacant property or contributing buildings that are not recommended for redevelopment (Blair). In the event that any of these parcels were to redevelop, the development proposed for this site would not preclude development or improvement of the surrounding properties.

5. *Adequate utilities, access roads, drainage, parking supply, internal circulation improvements, including but not limited to vehicular, pedestrian, bicycle, public transit and other necessary site improvements have been or are being provided.*

The proposal incorporates the necessary site improvements to support the project.

6. *Measures, which may include transportation demand management (TDM) and participation in a transportation management association have been or will be taken to provide adequate ingress and egress, including all off-site improvements, so designed as to minimize traffic congestion and to ensure public safety and adequate traffic flow, both on-site and on the public streets.*

The project submittal includes the City of Madison TDMP spreadsheet, illustrating that the project meets the required transportation components.

7. *The conditional use conforms to all applicable regulations of the district in which it is located.*
The project meets the standards of the UMX zoning district and downtown plan.
8. *When applying the above standards to an application by a community living arrangement, the Plan Commission shall:*
Not Applicable.
9. *When applying the above standards to any new construction of a building or an addition to an existing building the Plan Commission shall find that the project creates an environment of sustained aesthetic desirability compatible with the existing or intended character of the area and the statement of purpose for the zoning district. In order to find that this standard is met, the Plan Commission may require the applicant to submit plans to the Urban Design Commission for comment and recommendation. (Am. by ORD-14-00030, 2-18-14)*
The project has been presented for informational review with the Urban Design Commission (September 20, 2023) to gather input on the design direction and will seek UDC approval as part of the review of the project.
10. *When applying the above standards to an application for a reduction in off-street parking requirements, the Plan Commission shall consider and give decisive weight to all relevant facts, including but not limited to, the availability and accessibility of alternative parking; impact on adjacent residential neighborhoods; existing or potential shared parking arrangements; number of residential parking permits issued for the area; proximity to transit routes and/or bicycle paths and provision of bicycle racks; the proportion of the total parking required that is represented by the requested reduction; the proportion of the total parking required that is decreased by Sec. 28.141. The characteristics of the use, including hours of operation and peak parking demand times design and maintenance of off-street parking that will be provided; and whether the proposed use is now or a small addition to an existing use.*
The proposal seeks a conditional use approval to reduce the off-street parking requirement as the site is well served with pedestrian and bicycle routes and transit service, as illustrated by the submitted TDMP spreadsheet. The project also over dedicates bike parking to offset the reduction in vehicular parking, in keeping with the urban context.
11. *When applying the above standards to telecommunication facilities, the Plan Commission shall consider the review of the application by a professional engineer required by Sec. 28.143.*
Not Applicable.
12. *When applying the above standards to an application for height in excess of that allowed in the district, the Plan Commission shall consider recommendations in adopted plans; the impact on surrounding properties, including height, mass, orientation, shadows and view; architectural quality and amenities; the relationship of the proposed building(s) with adjoining streets, alleys, and public rights of ways; and the public interest in exceeding the district height limits.*
Not applicable.
13. *When applying the above standards to lakefront development under Sec. 28.138, the Plan Commission shall consider the height and bulk of principal buildings on the five (5) developed lots or three hundred (300) feet on either side of the lot with the proposed development.*
Not applicable.

14. When applying the above standards to an application for height in excess of that allowed by Section 28.071(2)(a) Downtown Height Map for a development located within the Additional Height Areas identified in Section 28.071(2)(b), the Plan Commission shall consider the recommendations in adopted plans, and no application for excess height shall be granted by the Plan Commission unless it finds that all of the following conditions are present:

- a. The excess height is compatible with the existing or planned (if the recommendations in the Downtown Plan call for changes) character of the surrounding area, including but not limited to the scale, mass, rhythm, and setbacks of buildings and relationships to street frontages and public spaces.
- b. The excess height allows for a demonstrated higher quality building than could be achieved without the additional stories.
- c. The scale, massing and design of new buildings complement and positively contribute to the setting of any landmark buildings within or adjacent to the projects and create a pleasing visual relationship with them.
- d. For projects proposed in priority viewsheds and other views and vistas identified on the Views and Vistas Map in the City of Madison Downtown Plan, there are no negative impacts on the viewshed as demonstrated by viewshed studies prepared by the applicant.
Not applicable.

15. When applying the above standards to an application to redevelop a site that was occupied on January 1, 2013 by a building taller than the maximum building height allowed by [Section 28.071\(2\)\(a\) Downtown Height Map](#), as provided by [Section 28.071\(2\)\(a\)1.](#), no application for excess height shall be granted by the Plan Commission unless it finds that all the following additional conditions are also present:

- a. The new building is entirely located on the same parcel as the building being replaced.
- b. The new building is not taller in stories or in feet than the building being replaced.
- c. The new building is not larger in total volume than the building being replaced.
- d. The new building is consistent with the design standards in [Section 28.071\(3\)](#) and meets all of the dimensional standards of the zoning district other than height.
- e. The Urban Design Commission shall review the proposed development and make a recommendation to the Plan Commission.

Not applicable.

16. When applying the above standards to an application for limited production and processing use, the Plan Commission shall consider the effect of such a use on the surrounding properties, including the effects of odors, noise, vibration, glare, hours of operation, and other potential side effects of a manufacturing process. (Cr. by ORD-15-00124, 11-11-15)

Not Applicable

Exhibit D: Downtown Design Guidelines

Site Design + Building Placement

Orientation

The project creates a strong and permeable street wall with minimal setback along South Blair Street and East Wilson. Useable primary entrances front out to each street frontage to reinforce activity and transparency along the expanded South Blair Street sidewalk and retained commercial orientation of East Wilson Street. Services uses and vehicular parking are accessed through the living street and oriented internally within the site.

Access + Circulation

The site parking and loading is accessed through the “living street” spanning from a one-way inbound entrance from Franklin Street to a two-way entrance off South Blair Street. This configuration helps centralize vehicular circulation and access to the shared structured parking within the residential building and enclosed loading areas while incorporating additional bike and pedestrian facilities throughout the site.

Usable Open Space -Residential Development

The project offers residents both balcony and roof top useable open space with a variety of activity areas for the residential building; as well as outdoor patio areas for the hotel guests and employees. The living street is designed to be multi-functional open space that accommodates vehicles, but embraces opportunities for pedestrian use.

Landscaping

The landscape design of the ground level offers urban foundation plantings, expanded sidewalk/terrace area, and buffers from adjoining developments. The overall design seeks to bring color & texture to the streetscape by using landscape and hardscape to further define commercial/public vs. residential/private entrances to the building.

Lighting

Building lighting is proposed to provide appropriate levels of light while maintaining the character of the neighborhood.

Architecture

Massing

The residential building is designed to position the taller/wider section of the building along Blair Street, reinforcing the arterial corridor and pulling the larger mass of the building to the edge of the First Settlement District. This is consistent with the context of Blair Street which features a more urban configuration with buildings that feature a shorter (adjoining residential) or no front yard setbacks (Hotel Ruby Marie & MG&E facilities). The building design utilizes an increased street terrace/sidewalk to pull the lower section of the building into a closer relationship with the adjoining homes on Blair Street with the upper section of the building placed in alignment with the front facades of the adjoining homes. This creates a varied series of setbacks along Blair Street from the 0' setback for Hotel Ruby Marie, to the proposed building, adjoining homes and the building at the corner of Main Street; consistent with the varied building setbacks found throughout the First Settlement District.

The utilization of a U-shaped design and a step down in height presents the lower height and narrower edges of the building to the west as it transitions to the neighborhood. This design also screens the rooftop amenity space from view from the adjoining streets.

The hotel building incorporates a series of setbacks above the reincorporated contributing facades to provide both horizontal and vertical articulation and variety along the East Wilson streetscape.

Both buildings utilize a base/middle/top approach to reinforce the pedestrian streetscape and create a varied architectural expression.

Building Components

The residential buildings follows the downtown plan recommendations and staff discussions to create an overall mass that steps back from Blair Street with a lower street level expression and 2 upper-story setbacks along Blair Street which focuses the historic precedent along the sidewalk with the larger building mass stepped back in line with the adjoining residential facades.

The hotel places activated uses along the entire frontage of East Wilson and a blend of complimentary vertical expressions at the upper floors to create visual interest and a varied sequence of massing.

Visual Interest

The overall design of the building, based on UDC, Landmarks, and Staff feedback, creates a varied and articulated expression along all sides of the buildings with different treatments along both streets.

Door and Window Openings

Windows, doors, and awnings visible from the ROW and surrounding context are designed to be compatible with the surrounding context.

Building Materials

Materials on the primary and secondary facades are designed to be in alignment with the character and materiality of the Blair Street transition between the two historic districts.

Terminal Views and Highly-Visible Corners

The Hotel Ruby Marie will be retained at the corner of East Wilson and South Blair, with the balance of the project extending a complimentary architectural treatment that reinforces the pedestrian realm while offering unique expressions along both streets; designed to be in keeping with the historic fabric of the neighborhood.

Awnings and Canopies

Not applicable.

Signage

Signage for the building will be integrated into the project through future submittals and will be consistent with the signage ordinance.

CITY OF MADISON LAND USE APPLICATION

WILSON + BLAIR DEVELOPMENT

506 / 508 / 510 / 514 / 516 / 518 E Wilson
 134 / 140 / 148 S Blair St

KAHLER SLATER PROJECT: 223014.00
 05/13/2024



GENERAL SHEET INDEX	
SHEET NUMBER	SHEET NAME
0000	COVER SHEET

CIVIL SHEET INDEX	
SHEET NUMBER	SHEET NAME
0000	NOTES AND LEGENDS
0100	EXISTING CONDITIONS PLAN
0200	GENERAL SITE PLAN
0300	SITE PLAN - N. BLAIR STREET
0400	SITE PLAN - E. WILSON STREET
0500	TYPICAL GRADING PLAN
0600	GRADING PLAN - N. BLAIR STREET
0700	GRADING PLAN - E. WILSON STREET
0800	PROPOSED UTILITIES PLAN
0900	UTILITY PLAN
1000	PARK ACCESS PLAN

LANDSCAPE SHEET INDEX	
SHEET NUMBER	SHEET NAME
1100	LANDSCAPE PLAN
1200	BUILDING 7 ROOF LANDSCAPE PLAN
1300	HOTEL ROOF LANDSCAPE PLAN
1400	LANDSCAPE NOTES

ARCHITECTURAL SHEET INDEX - RESI	
SHEET NUMBER	SHEET NAME
A000	ARCHITECTURAL SITE PLAN
A001	LOWER LEVEL 2 PLAN
A002	LOWER LEVEL 1 PLAN
A003	FIRST FLOOR PLAN
A004	SECOND FLOOR PLAN
A005	THIRD FLOOR PLAN
A006	FOURTH FLOOR PLAN
A007	FIFTH FLOOR PLAN
A008	TYPICAL FLOOR PLAN (R-1)
A009	FIFTH FLOOR PLAN
A010	ROOF PLAN
A011	EXTERIOR ELEVATION
A012	EXTERIOR ELEVATION
A013	EXTERIOR ELEVATION
A014	EXTERIOR ELEVATION
A015	EXTERIOR ELEVATION
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A025	EXTERIOR ELEVATION
A026	EXTERIOR ELEVATION
A027	EXTERIOR ELEVATION
A028	EXTERIOR ELEVATION
A029	EXTERIOR ELEVATION
A030	BUILDING SECTION

ARCHITECTURAL SHEET INDEX - HOTEL	
SHEET NUMBER	SHEET NAME
A100	HOTEL - BASEMENT FLOOR PLAN
A101	HOTEL - 1ST FLOOR PLAN
A102	HOTEL - 2ND FLOOR PLAN
A103	HOTEL - 3RD FLOOR PLAN
A104	HOTEL - TYPICAL FLOOR PLAN (H-1)
A105	HOTEL - ROOF PLAN
A106	HOTEL - EXTERIOR ELEVATIONS
A107	HOTEL - EXTERIOR ELEVATIONS
A108	HOTEL - EXTERIOR ELEVATIONS
A109	HOTEL - BUILDING SECTIONS

NOT FOR
CONSTRUCTION

Revisions

CITY OF MADISON LAND USE
APPLICATION

SCOPE DOCUMENTS

Drawing Date

05/13/2024

WILSON + BLAIR
DEVELOPMENT

506 / 508 / 510 / 514 / 516 / 518 E Wilson
134 / 140 / 148 S Blair St

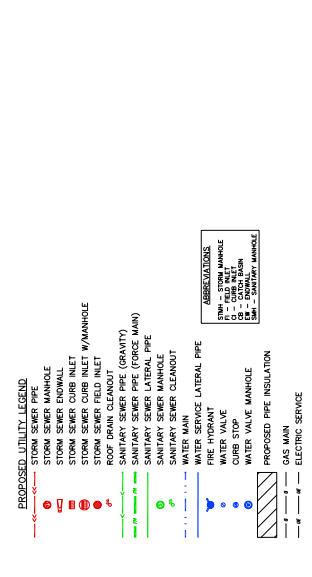
Project No.
223014.00

Sheet Title
COVER SHEET

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 722 Milwaukee Street, Madison, Wisconsin 53703
 Telephone 608.263.6305 Fax 608.263.6317
 125 South Clark Street, Suite 675-2, Chicago, Illinois 60601
 Telephone 312.789.4318
 Sheet No.
G000

UTILITY NOTES:

- CONTRACTOR SHALL OBTAIN ANY NECESSARY WORK IN RIGHT OF WAY, EXCAVATION, UTILITY CONNECTION, PLUGGING AND ABANDONMENT PERMITS PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL VERIFY EXISTING UTILITY LOCATIONS AND ELEVATIONS PRIOR TO STARTING WORK.
- END SECTIONS ARE INCLUDED IN THE LOCATION AND SCOPE OF THE PROJECT.
- 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.
- FOR ALL SEWER AND WATER MAIN CROSSINGS: PROVIDE MINIMUM 18" SEPARATION WHEN WATER MAIN CROSSSES BELOW SEWER MAINS. PROVIDE MINIMUM 24" SEPARATION WHEN SEWER MAINS CROSS BELOW WATER MAINS. PROVIDE MINIMUM 36" SEPARATION FOR ALL OTHER CROSSINGS.
- FOR ALL SEWER CROSSINGS EXPOSED TO FALLSIES FOR EXCESSIVE PUMPING CAPACITY, A BENTWATERING WELL PERMIT SHALL BE OBTAINED PRIOR TO STARTING ANY BENTWATERING ACTIVITIES.
- A COPY OF THE APPROVED UTILITY PLANS, SPECIFICATIONS AND PLUMBING PERMIT APPROVAL LETTER SHALL BE ON-SITE FOR ALL UTILITY CROSSINGS. CONTRACTOR SHALL COORDINATE WITH THE PLUMBING CONTRACTOR AND/OR OWNER'S REPRESENTATIVE REPRESENTATIVES OF THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES AND OTHER LOCAL AGENCIES.
- PROPOSED UTILITY SERVICE LINES SHALL BE APPROXIMATELY COORDINATE THE EXACT LOCATIONS WITH THE PLUMBING DRAWINGS. COORDINATE THE LOCATION WITH THE PLUMBING CONTRACTOR AND/OR OWNER'S REPRESENTATIVE REPRESENTATIVES OF THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES PRIOR TO INSTALLATION OF ANY NEW UTILITIES.
- STORM BUILDING SEWER PIPE SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384-30-4 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(3).
- SEWER SERVICES AND PRIVATE WATER MAINS SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-7 OF SPS 384.30(4)(a).
- PRIVATE SANITARY SEWERS AND LATERALS SHALL BE POLYETHYLENE CHLORIDE (PVC) ASTM D3034 - SDR 35 OR APPROVED EQUAL MATERIAL THAT CONFORMS TO ONE OF THE STANDARDS LISTED IN TABLE 384-30-7 OF SPS 384.30(3)(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 382.10(1)(b) AND SPS 382.40(6)(a).
- EXTERIOR WATER SUPPLY PIPING SETBACKS AND CROSSINGS SHALL BE IN ACCORDANCE WITH SPS 382.40(6)(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.14.03(6).
- CONTRACTOR SHALL VERIFY THE LOCATION AND VERTICAL ELEVATION OF ALL EXISTING SANITARY AND WATER LATERALS. BUILDING PLUMBERS SHALL VERIFY SIZE, LOCATION, AND VERTICAL ELEVATION OF PROPOSED SANITARY AND WATER LATERALS. CONTRACTOR SHALL VERIFY THE LOCATION AND VERTICAL ELEVATION OF ALL EXISTING SANITARY AND WATER LATERALS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE EXISTING VALUES 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 VALUES WILL HOLD. A PRESSURE TEST SHALL BE REQUIRED TO INSTALL ONE 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.
- PRIVATE SANITARY MAIN AT BURIED DEPTHS GREATER THAN 15' SHALL BE SDR 21. ALL OTHER SANITARY SEWER MAIN SHALL BE SDR 36.
- CONTRACTOR SHALL COORDINATE WITH DRY UTILITY COMPANY'S REGARDING ANY POTENTIAL CONFLICTS AND COORDINATE AS REQUIRED. CONTRACTOR SHALL ALSO COORDINATE THE PROPOSED INSTALLATION OF NEW FACILITIES AS REQUIRED.
- ALL WATER MAINS AND SERVICES SHALL BE INSTALLED AT A MINIMUM DEPTH OF 6.5' FROM TOP OF FINISHED GRADE ELEVATION TO TOP OF MAIN. PROVIDE 1.0' CLEAR SEPARATION IF WATER CROSSSES BELOW SEWER AND MINIMUM 0.5' F CLEAR SEPARATION ABOVE.
- SANITARY MANHOLES WITH SEWER MAIN CONNECTIONS GREATER THAN 12' ABOVE THE LOWEST INVERT SHALL BE INSTALLED WITH AN INVERT THAT IS 12' ABOVE THE LOWEST INVERT SHALL BE CONSTRUCTED WITH AN INTERNAL DROP. CONTRACTOR SHALL PROVIDE A HIGH DENSITY STYROFOAM INSULATION AT ALL LOCATIONS WHERE STORM SEWER CROSSSES WATER MAIN OR WATER LATERAL.

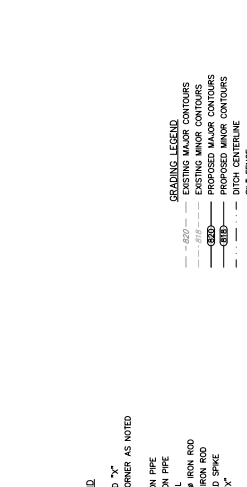


RIGHT-OF-WAY NOTES:

- ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY AND ALL PUBLIC IMPROVEMENTS NECESSARY TO SERVE THE PROJECT SHALL BE IN ACCORDANCE WITH THE CITY DEVELOPER AGREEMENT AND THE CITY ISSUED PLANS, CONTRACT AND PROJECT FILE WITH THE CITY ENGINEERING DEPARTMENT.
 - THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPTS.
- SIDEWALK NOTES:**
- CONCRETE TO BE 5" THICK, CONSTRUCTED ON A BASE OF 4" COMPACTED SAND OR CRUSHED STONE.
 - CONCRETE FOR DRIVEWAYS AND SIDEWALK ENTRANCES SHALL BE 7" THICK, CONSTRUCTED ON A BASE OF 3" COMPACTED SAND OR CRUSHED STONE.
 - ALL DIMENSIONS WITH CURB & GUTTER ARE REFERENCED TO THE FACE OF CURB.
 - RESTORATION SHALL KEEP TILL ANY DISTURBED AREAS AFTER CONSTRUCTION IS COMPLETE AND BEFORE PRIOR TO CONSTRUCTION.
 - CONTRACTOR TO OBTAIN ANY NECESSARY DRIVEWAY CONNECTION, RIGHT OF WAY AND EXCAVATION PERMITS PRIOR TO CONSTRUCTION.
 - ALL ABANDONED DRIVEWAYS ADJACENT TO THE SITE SHALL BE REPLACED WITH CURB AND THE TERRACE SHALL BE RESTORED WITH GRASS.
 - IN THE EVENT OF ANY DISPUTES REGARDING THE PROPERTY SHALL BE RESOLVED BY THE CITY ENGINEERING DEPARTMENT OR THE CITY OF MADISON ENGINEERING DEPARTMENT DETERMINES THAT IT IS NOT NECESSARY TO CONSTRUCT OR RESTORE DRIVEWAYS, RESTORATION SHALL BE RESTORED WITH GRASS, REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.

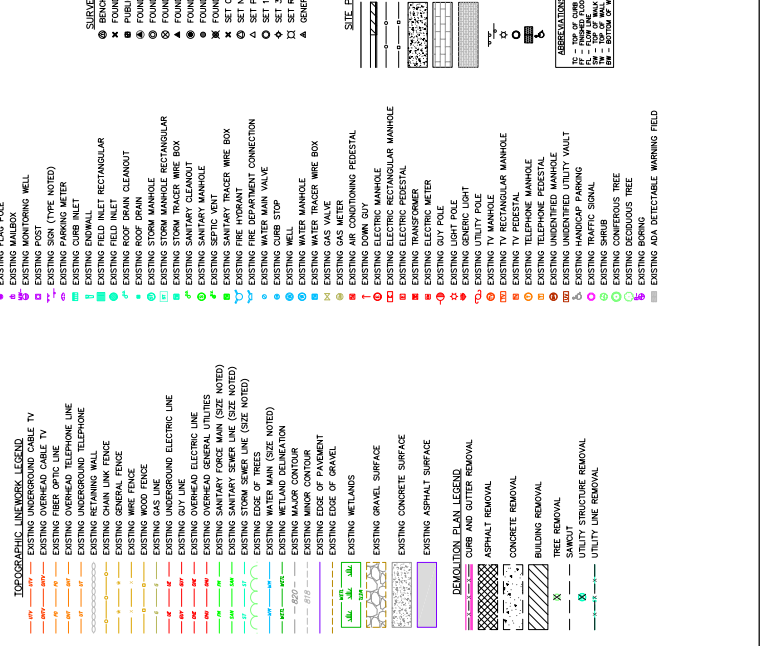
GRADING NOTES:

- CONTOURS ARE SHOWN FOR PURPOSES OF INDICATING ROUGH GRADING. FINAL GRADE SHALL BE ESTABLISHED ON PAVED SURFACES BY USING SPOT GRADES ONLY.
- ALL GRADES SHOWN REFERENCE FINISHED ELEVATIONS.
- CROSS SLOPE OF SIDEWALKS SHALL BE 2.0% UNLESS OTHERWISE NOTED.
- LONGITUDINAL GRADE OF SIDEWALK RAMP SHALL NOT EXCEED 8.33% (1:12) AND SHALL BE IN ACCORDANCE WITH ADA REQUIREMENTS.
- UNDESIGNATED GRADE OF SIDEWALK SHALL NOT EXCEED 5.0% OR THE ADJACENT STREET GRADE WHICHEVER IS GREATER.
- LOADING AREAS OR LANDINGS SHALL BE 2.0% MAX SLOPE IN ANY DIRECTION. RAMPS SHALL BE 4.33% MAX SLOPE.
- NO LAND DISTURBANCE ACTIVITIES SHALL BEGIN UNTIL ALL EROSION CONTROL BMP'S ARE INSTALLED.
- SEE DETAIL SHEETS FOR EROSION CONTROL NOTES AND CONSTRUCTION SEQUENCE.

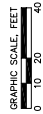


GENERAL NOTES:

- CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS AND ELEVATIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL OBTAIN ANY NECESSARY WORK IN RIGHT OF WAY, EXCAVATION, UTILITY CONNECTION, PLUGGING AND ABANDONMENT PERMITS PRIOR TO CONSTRUCTION.
 - CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR REVIEW BY THE ENGINEER PRIOR TO PLACING AN ORDER OF ANY SUCH ITEM.
 - EXISTING INFORMATION IS BASED ON FIELD OBSERVATIONS AND/OR PLAN OF RECORD DRAWINGS. CONTRACTOR SHALL VERIFY TOPOGRAPHIC INFORMATION PRIOR TO STARTING CONSTRUCTION.
 - CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND STRUCTURES. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING PROPERTY CORNER MONUMENTATION. ALL MONUMENTS DISTURBED BY CONTRACTOR SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
 - CONTRACTOR SHALL COORDINATE WITH DRY UTILITY COMPANY'S REGARDING ANY POTENTIAL CONFLICTS AND COORDINATE AS REQUIRED. CONTRACTOR SHALL ALSO COORDINATE THE PROPOSED INSTALLATION OF NEW FACILITIES AS REQUIRED.
- DEMOLITION NOTES:**
- CONTRACTOR SHALL KEEP ALL CITY STREETS FREE AND CLEAR OF CONSTRUCTION RELATED DIRT/DUST/DEBRIS.
 - COORDINATE EXISTING UTILITY REMOVAL/ABANDONMENT WITH LOCAL AUTHORITIES AND UTILITY COMPANIES HAVING JURISDICTION.
 - ALL REMOVAL SHALL BE FULLY DEPTH TO PROVIDE A CLEAN EDGE TO ADJACENT CONSTRUCTION. MATCH EXISTING ELEVATIONS AT POINTS OF REMOVAL. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE EXACT LOCATION FOR ANY REMOVAL. CONTRACTOR SHALL ALSO VERIFY TOPOGRAPHIC INFORMATION PRIOR TO STARTING CONSTRUCTION.
 - CONTRACTOR SHALL REMOVE AND SHALL BE RESPONSIBLE FOR ANY NECESSARY TRAFFIC CONTROL SIGNAGE AND SAFETY MEASURES CURING DEMOLITION AND CONSTRUCTION OPERATIONS WITHIN OR NEAR THE PUBLIC ROADWAY.
 - COORDINATE TREE REMOVAL WITH LANDSCAPE ARCHITECT. ALL TREES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY AND STUMPS SHALL BE GROUND TO 12" BELOW PROPOSED SURFACE.
 - IF APPLICABLE, PROVIDE TREE PROTECTION FENCING PRIOR TO CONSTRUCTION OPERATIONS. MAINTAIN THROUGHOUT CONSTRUCTION.
 - ALL LIGHT POLES TO BE REMOVED FROM PRIVATE PROPERTY SHALL BE REMOVED IN THEIR ENTIRETY, INCLUDING BASE AND ALL APPURTENANCES. COORDINATE ABANDONMENT OF ELECTRICAL LINES WITH ELECTRICAL ENGINEER AND OWNER PRIOR TO DEMOLITION.
 - TERRACE WITH WALLS.
 - CONTRACTOR SHALL OBTAIN ANY NECESSARY DEMOLITION AND UTILITY PLUMBING PERMITS.
 - ANY DAMAGE TO THE CITY PARKWAY, INCLUDING DAMAGE RESULTING FROM CURB REPLACEMENT, WILL REQUIRE RESTORATION IN ACCORDANCE WITH THE CITY ENGINEERING PATCHING CRITERIA.



NOT FOR
 CONSTRUCTION



Revisions

CITY OF MADISON LAND USE
 APPLICATION
 SCOPE DOCUMENTS
 Drawing Date: 03/02/2024

**WILSON + BLAIR
 DEVELOPMENT**

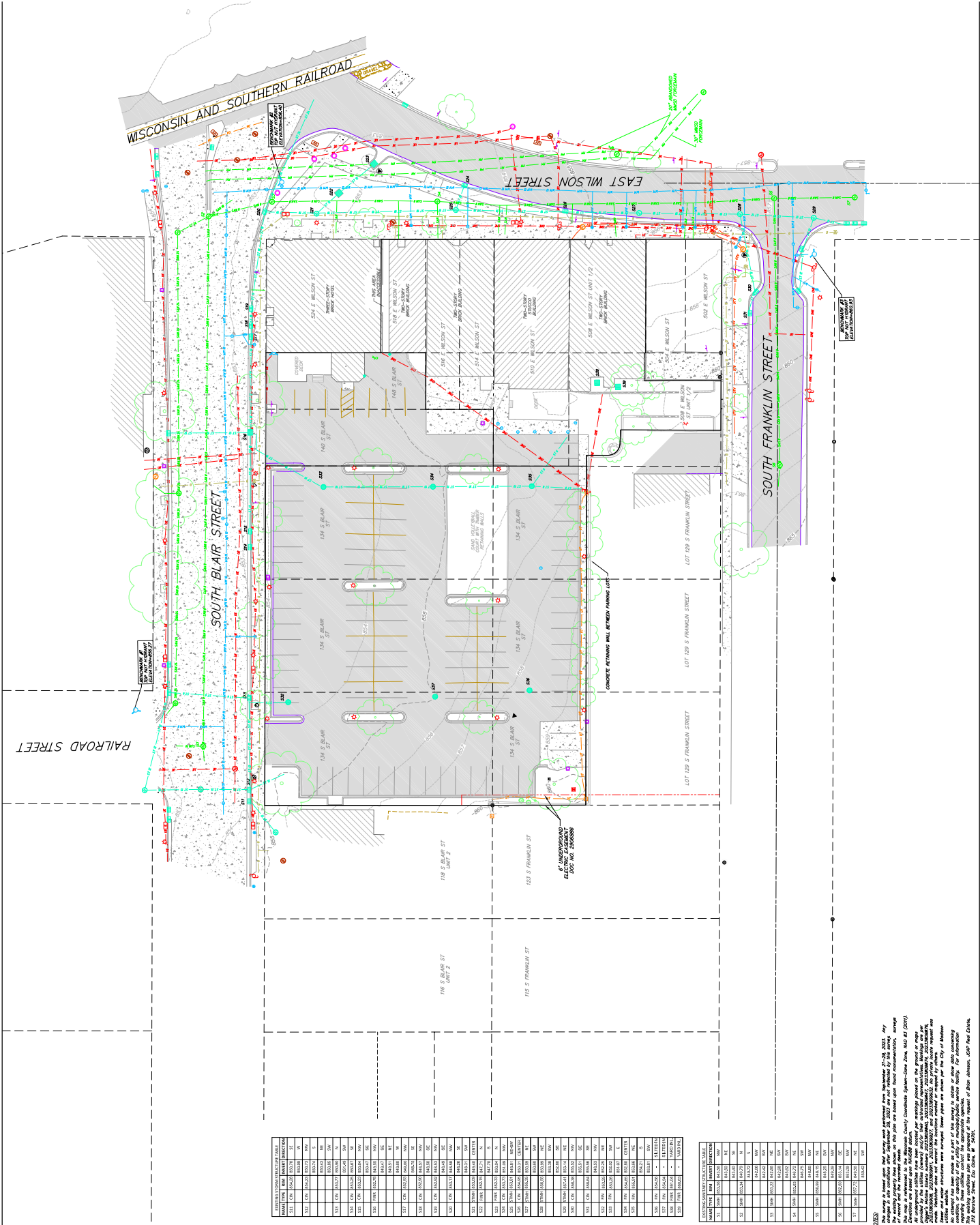
390 S 5TH ST UNIT 518 E 518 E WILSON
 151 WILSON ST UNIT 518 E WILSON

Project No: 223014.00
 ZONING: Z-CP

Sheet Title:
**EXISTING CONDITIONS
 PLAN**

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 105 Skowronek Dr., Watertown, WI 53093
 608.845.1234
 14400 W. Wisconsin Ave., Suite 200, West Allis, WI 53227
 414.481.1234
 125 South Park Street, Suite 400, Chicago, IL 60603
 312.467.1234
 12500 N. Lincoln Ave., Suite 200, Chicago, IL 60631
 773.467.1234

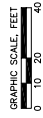
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199.5	199.6	199.7	199.8
199.9	200.0	200.1	200.2

NOTES:
 1. This plan is based on field survey and information from October 21, 2023. Any changes to the conditions after September 28, 2022 are not reflected by this survey.
 2. The information shown on this plan is based upon the information shown on the plat.
 3. The information shown on this plan is based upon the information shown on the plat.
 4. The information shown on this plan is based upon the information shown on the plat.
 5. The information shown on this plan is based upon the information shown on the plat.
 6. The information shown on this plan is based upon the information shown on the plat.
 7. The information shown on this plan is based upon the information shown on the plat.
 8. The information shown on this plan is based upon the information shown on the plat.
 9. The information shown on this plan is based upon the information shown on the plat.
 10. The information shown on this plan is based upon the information shown on the plat.

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Revisions

CITY OF MADISON LAND USE
 APPLICATION
 SCOPE DOCUMENTS
 Drawing Code: 03/20/2024

WILSON + BLAIR
 DEVELOPMENT

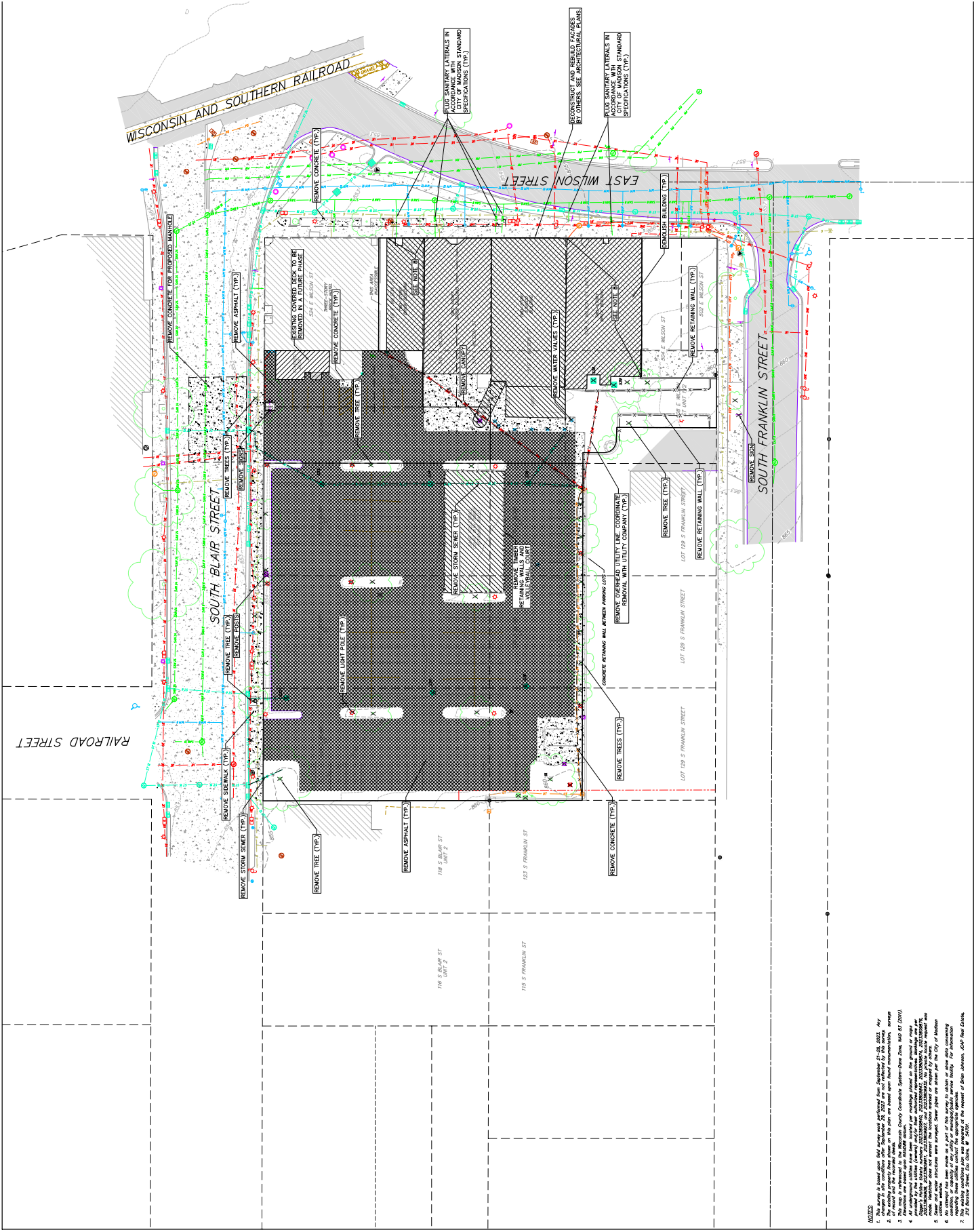
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 1st FL, 4th FL, 4th STAIR W/B

Project No: 223014.00
 SACP

Sheet Title: DEMOLITION PLAN

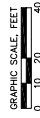
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 608.261.1234

C200



1. THIS PLAN IS BASED ON THE FIELD SURVEY AND INFORMATION FROM: Schedule 17-08, 2023, City of Madison, Wisconsin, dated 10/11/2023, and Schedule 17-08, 2023, City of Madison, Wisconsin, dated 10/11/2023.
2. THE INFORMATION ON THIS PLAN IS BASED ON THE INFORMATION PROVIDED BY THE CLIENT AND IS NOT TO BE USED FOR ANY OTHER PURPOSE.
3. THE INFORMATION ON THIS PLAN IS BASED ON THE INFORMATION PROVIDED BY THE CLIENT AND IS NOT TO BE USED FOR ANY OTHER PURPOSE.
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APPLICATION

SCOPE DOCUMENTS

Drawing Code: 03/20/2024

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DEVELOPMENT

3907 SDR 5101 5101 E 5101 5101 E 5101 E 5101 E 5101 E

1547 1407 1407 1407 1407 1407 1407 1407 1407 1407

Project No: 223014.00

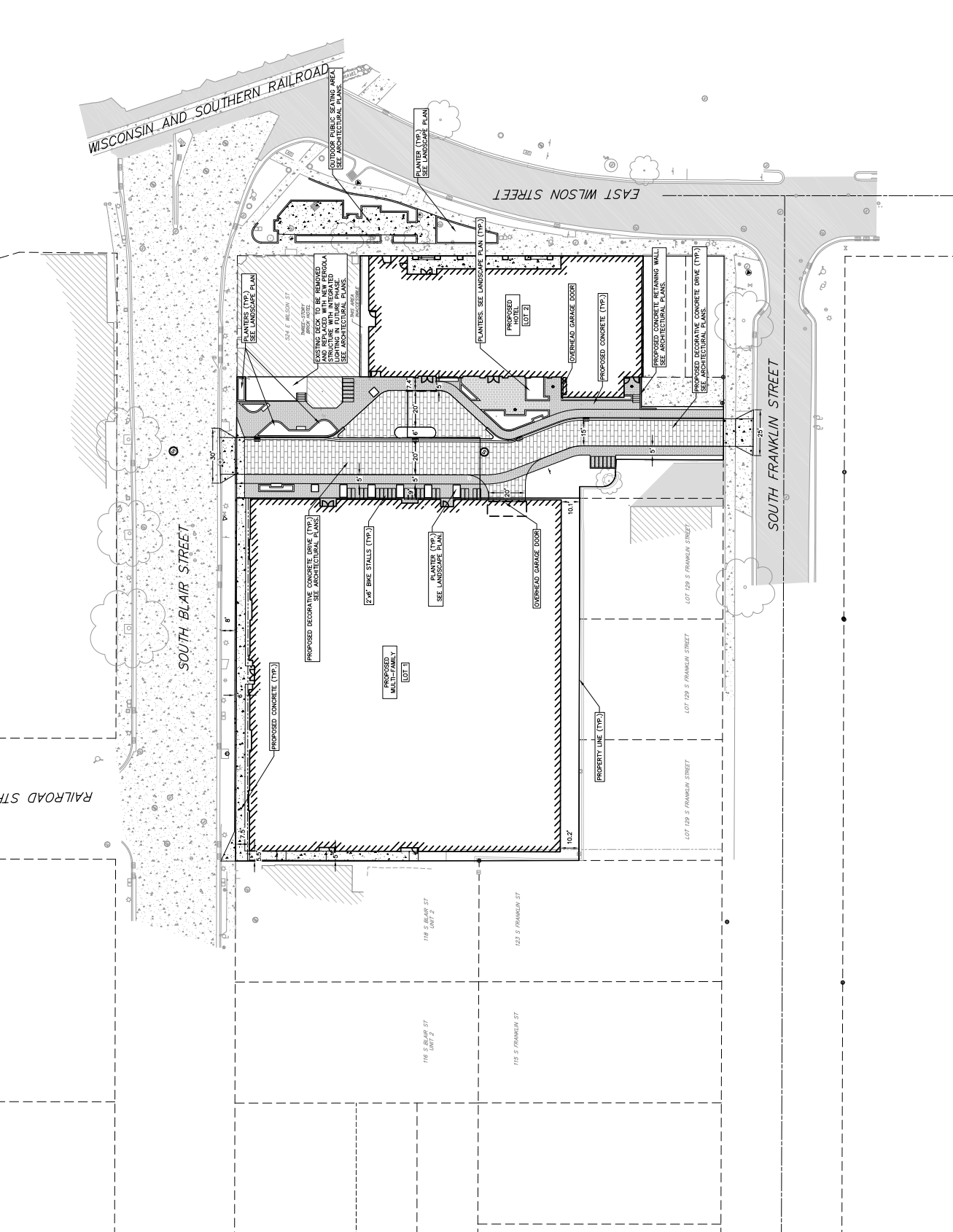
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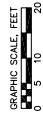
Sheet No:

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C300



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Revisions

CITY OF MADISON LAND USE
 APPLICATION
 SCOPE DOCUMENTS
 Drawing Code: 03/20/2024

**WILSON + BLAIR
 DEVELOPMENT**

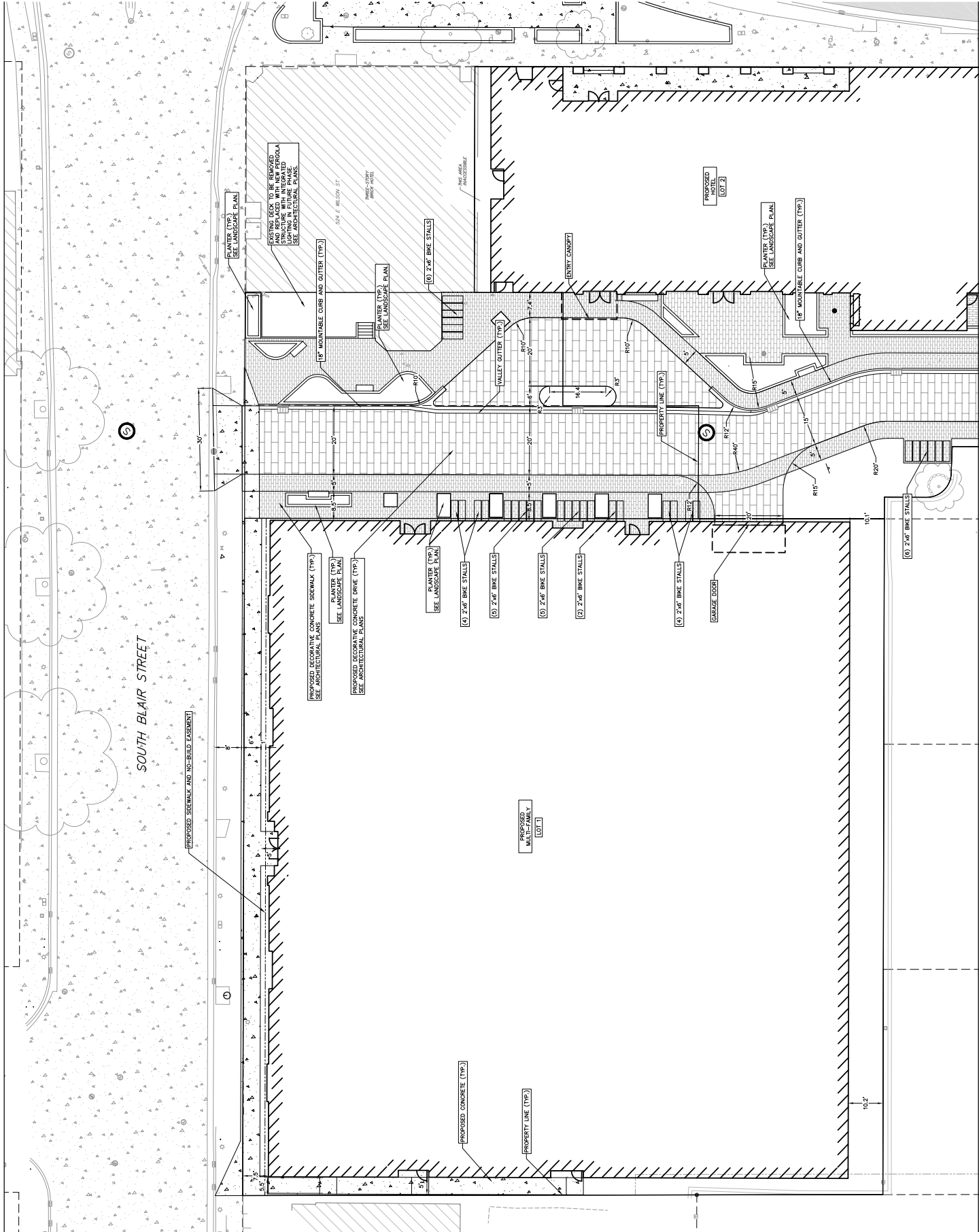
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Project No. ZCAP

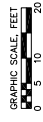
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 STREET**

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C301



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Revisions

CITY OF MADISON LAND USE
 APPLICATION

SCOPE DOCUMENTS
 Drawing Code: 03/00/2024

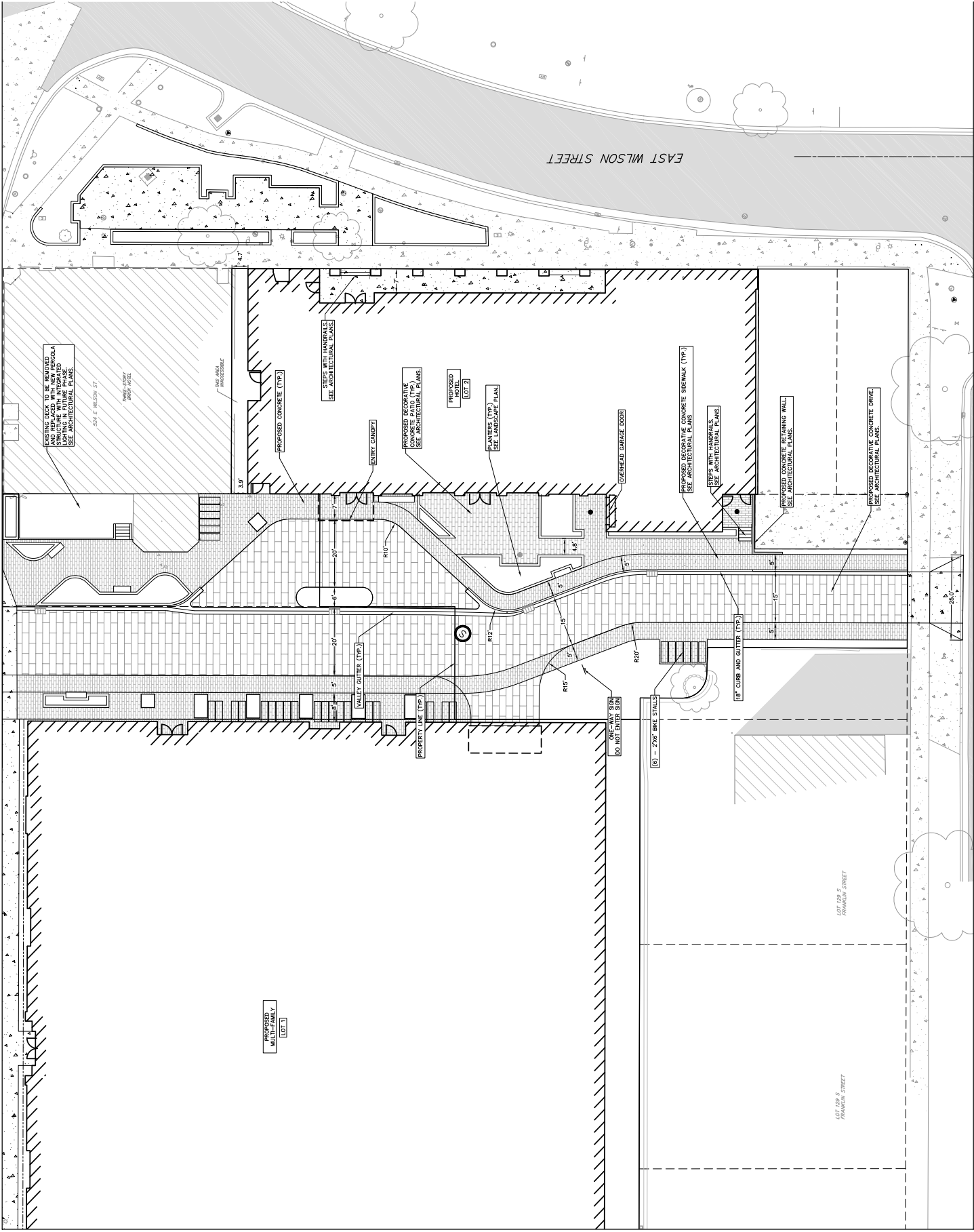
WILSON + BLAIR
 DEVELOPMENT

223014.00
 ZCAP

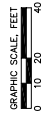
223014.00
 SITE PLAN - E. WILSON
 STREET

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 100 South Park Street, Suite 200, Madison, WI 53703
 608.261.2200

C302



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North

CITY OF MADISON LAND USE
 APPLICATION

SCOPE DOCUMENTS
 Drawing Code: 03002024

WILSON + BLAIR
 DEVELOPMENT

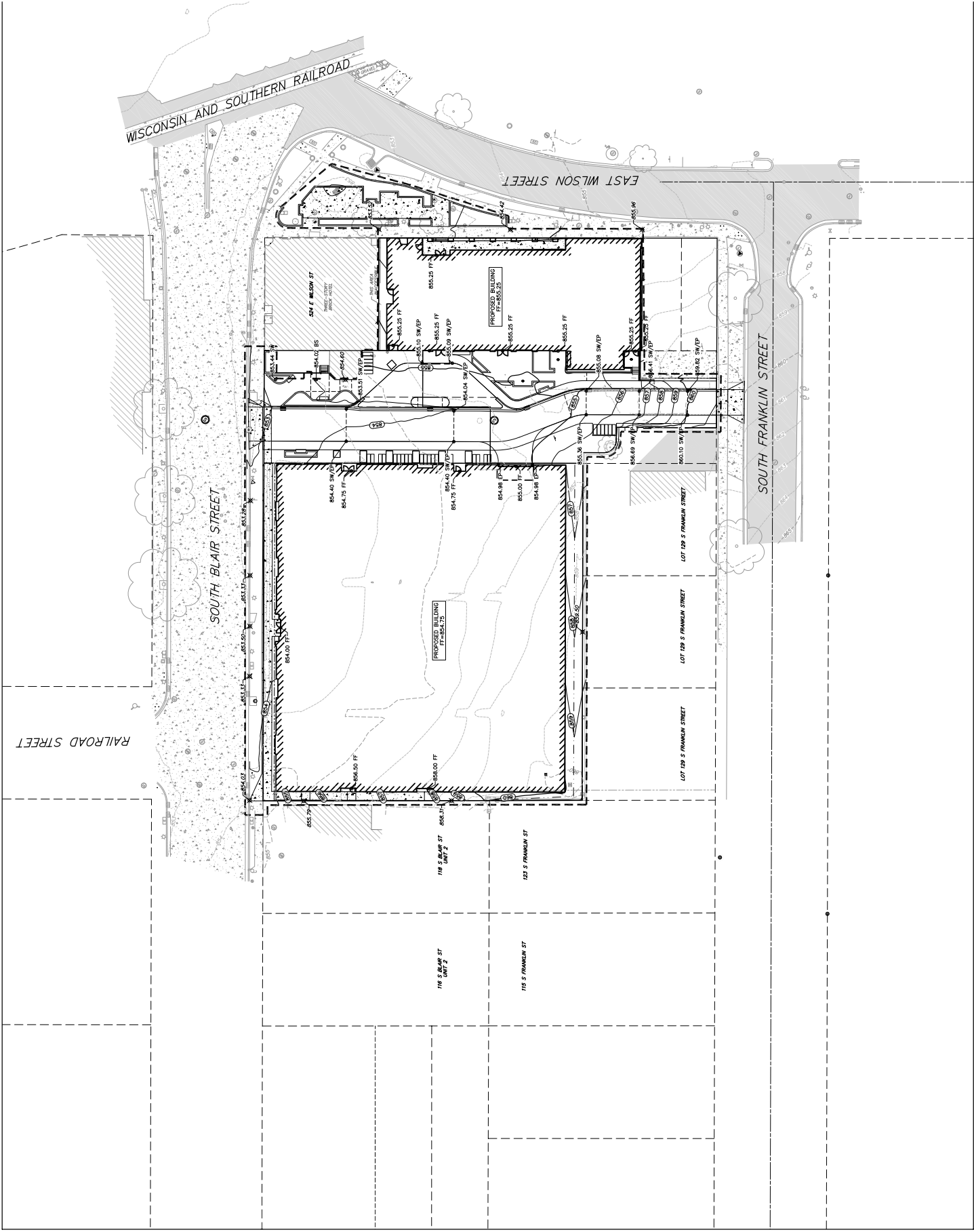
2307 500' E 15th St, Suite 100, Madison, WI 53704
 608.261.4400

Project No: 223014.00
 JCAP

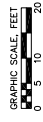
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**OVERALL GRADING
 PLAN**

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C400



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Feet/Meters

CITY OF MADISON LAND USE
 APPLICATION

SCOPE DOCUMENTS
 Drawing Code: 030020204

WILSON + BLAIR
 DEVELOPMENT

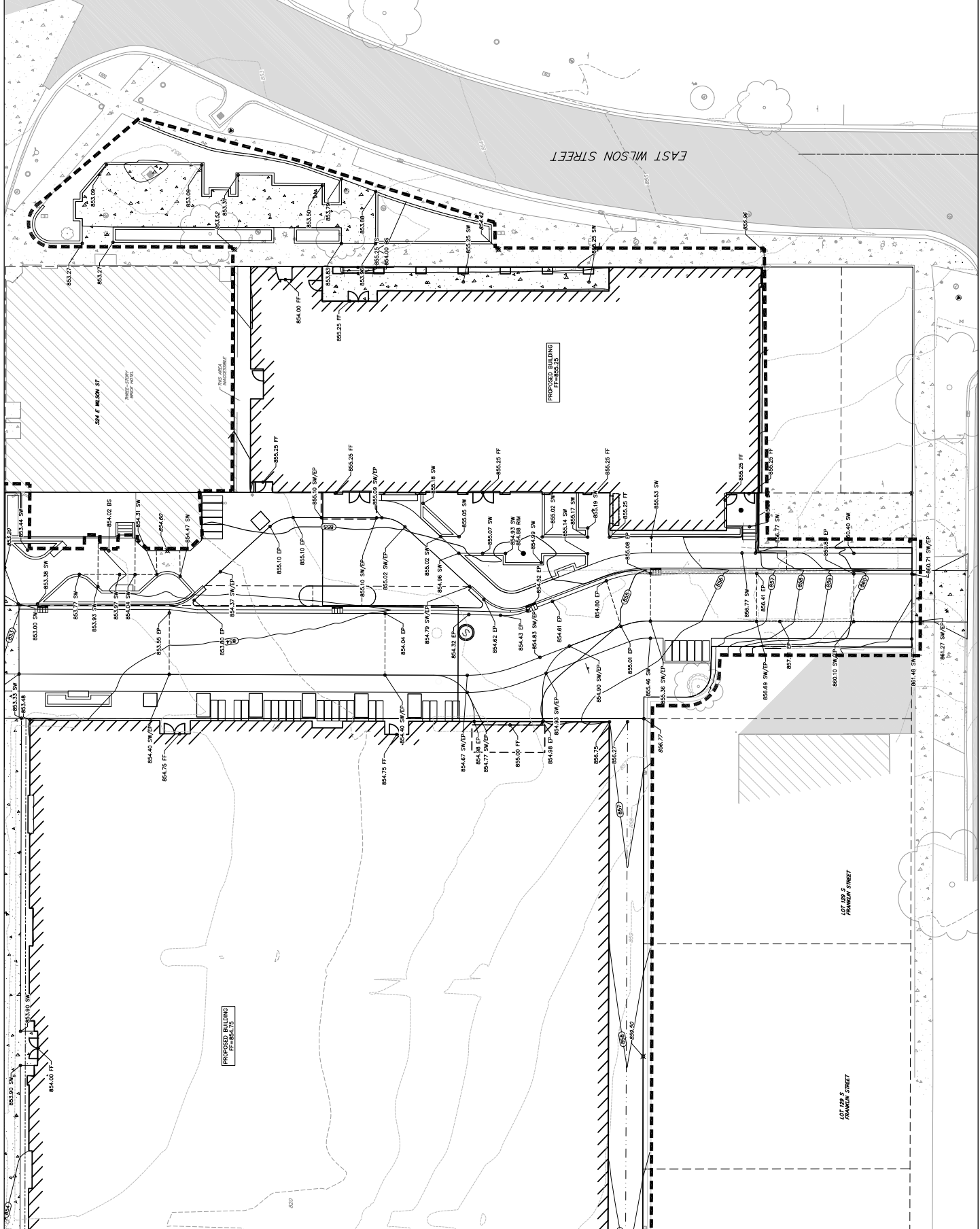
200 S 5TH ST, 5TH FLOOR, SUITE 500, MADISON, WI 53703
 TEL: 608.261.4000 FAX: 608.261.4001

Project No.: 223014.00
 ZONING: Z-CP

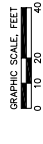
Sheet Title:
GRADING PLAN - E.
WILSON STREET

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SCALE: AS SHOWN
 C402



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 Drawing Number: 032020204

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 DEVELOPMENT

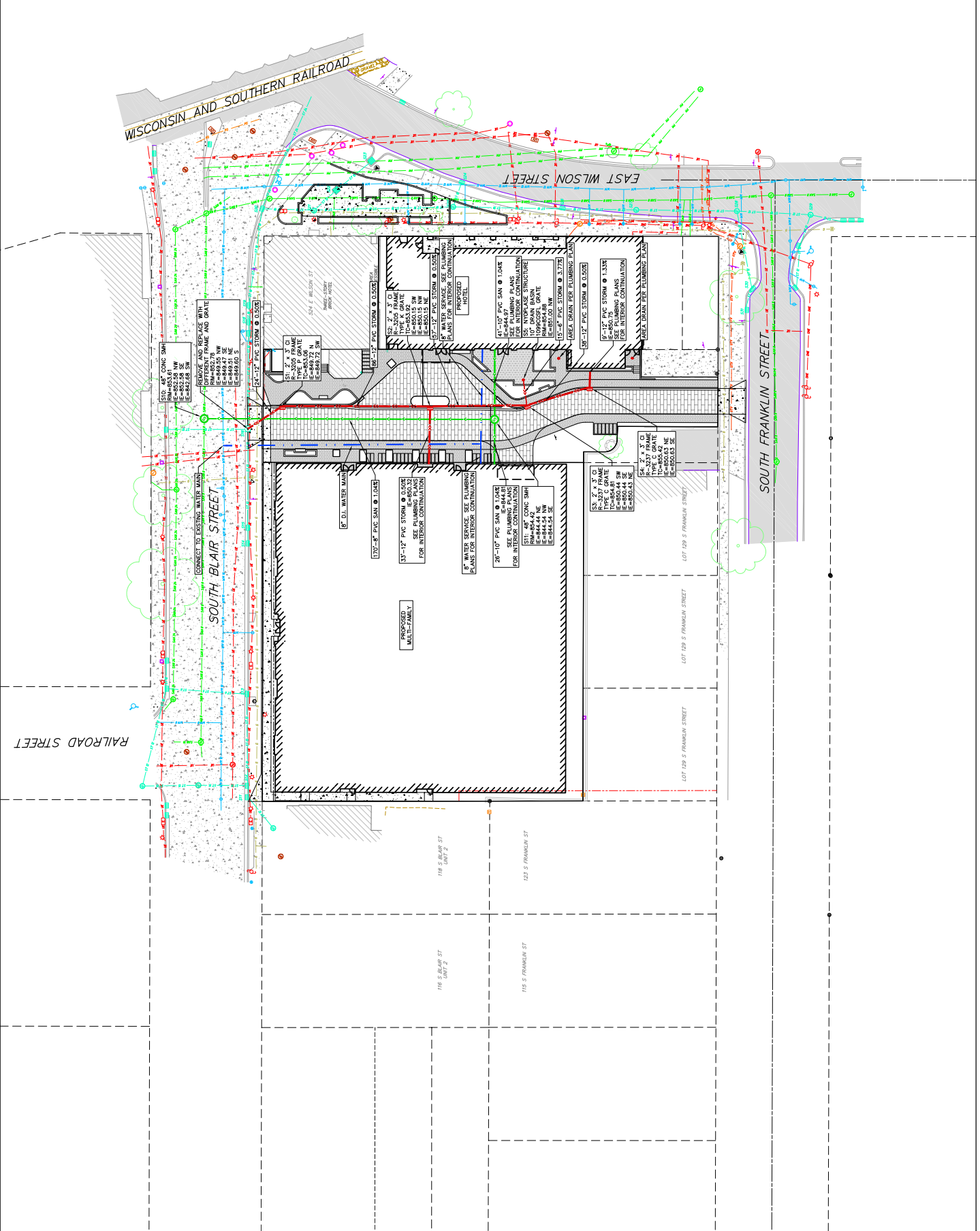
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Utility Plan

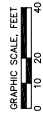
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C500



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CITY OF MADISON LAND USE
 APPLICATION
 SCOPE DOCUMENTS
 Drawing Date: 03/03/2024

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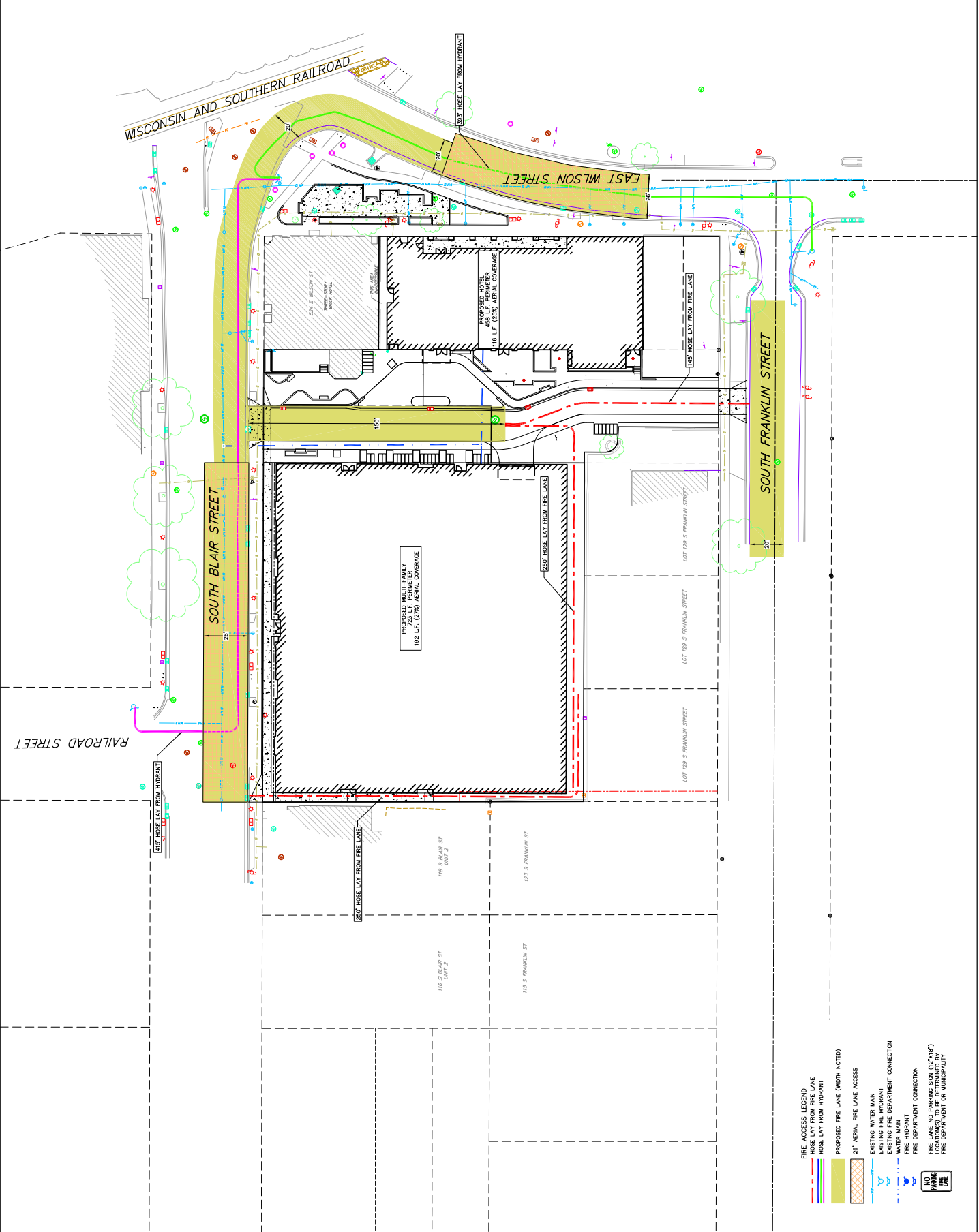
223014.00

Sheet Title

FIRE ACCESS PLAN

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 105 South Oak Street, Suite 410, Chicago, IL 60601
 105 South Oak Street, Suite 410, Chicago, IL 60601

C600



- FIRE ACCESS LEGEND**
- HOSE LAY FROM FIRE LANE
 - HOSE LAY FROM HYDRANT
 - PROPOSED FIRE LANE (NOTH NOTED)
 - 24" AERIAL FIRE LANE ACCESS
 - EXISTING WATER MAIN
 - EXISTING FIRE DEPARTMENT CONNECTION
 - WATER MAIN
 - FIRE HYDRANT
 - FIRE DEPARTMENT CONNECTION
 - FIRE LANE, NO PARKING SIGN (12'X18')
 - FIRE DEPARTMENT CONNECTION FOR MUNICIPALITY
 - PARKING FIRE LANE



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: 506/508/510/514/516/518 E. Wilson St., 134/140/148 S. Blair St.

Contact Name & Phone #: Johnathan Liley, 608-821-3983

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?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No	<input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> 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.)	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Yes <input type="checkbox"/> Yes <input type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input checked="" type="checkbox"/> N/A <input checked="" type="checkbox"/> N/A <input checked="" type="checkbox"/> N/A <input checked="" type="checkbox"/> N/A <input type="checkbox"/> 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?	<input type="checkbox"/> Yes <input type="checkbox"/> Yes <input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No	<input type="checkbox"/> N/A <input checked="" type="checkbox"/> N/A <input checked="" type="checkbox"/> 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?	<input type="checkbox"/> Yes <input type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A <input checked="" type="checkbox"/> 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.	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> 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?	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> No <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No	<input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> 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>	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Yes <input type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input checked="" type="checkbox"/> N/A <input type="checkbox"/> 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.

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NOTES

PLANT SCHEDULE ROOF

CODE	BOTANICAL COMMON NAME	ROOT COND.	SIZE	QTY
DECIDUOUS TREES				
Sh	Canopy Magnolia / American Hophornbeam	B.L.B.	2 1/2 Cal.	2
UNDERSTORY TREES				
4	Amelanchier / Spicebush	B.L.B.	4 Ft.	1
DECIDUOUS SHRUBS				
Am	Amelanchier / Spicebush	Coat	2 Cal.	4
Ag	Aster multiflorus / Ground Hillbush Chokeberry	Coat	2 Cal.	34
Co	Cornus canadensis / American Mountain	Coat	1 Cal.	6
Co4	Cornus canadensis / American Mountain	Coat	5 Cal.	2
PERENNIALS				
As2	Andropogon scoparius / Canadian Arrowweed	Coat	1 Ft.	11
Lp	Liatris pycnostachya / Goatsbeard	Coat	1 Cal.	6
Rf	Rudbeckia hirta / Coneflower	Coat	1 Cal.	6
Sh	Shimadaa multiflora / Multiflora Shrub	Coat	1 Cal.	14
Ss	Sporobolus heterolepis / Prairie Dropseed	Coat	1 Cal.	46

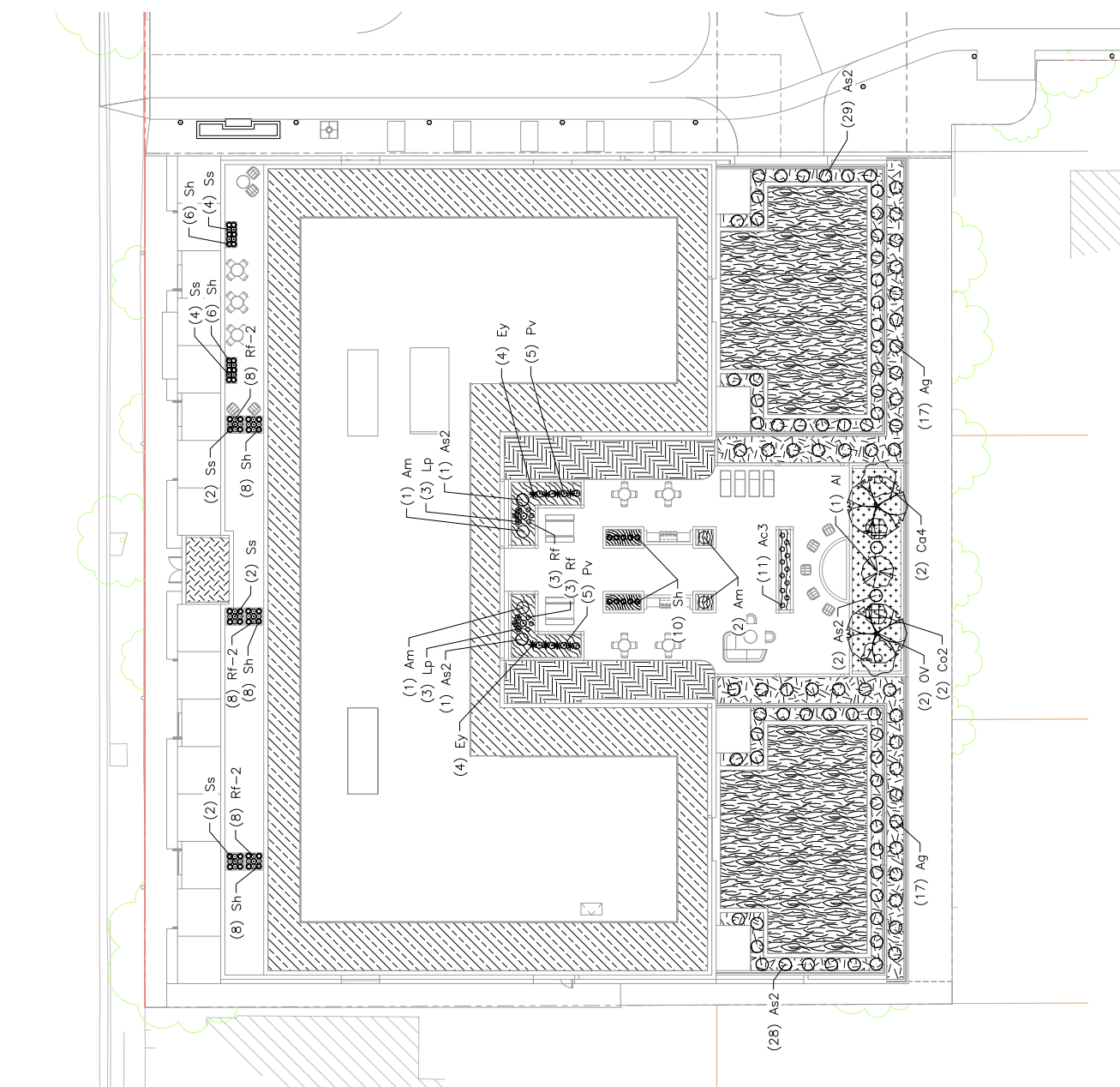
GREEN ROOF PLANT SCHEDULE

6,686 sf TOTAL

GREEN ROOF PLANT SCHEDULE

GREEN ROOF #1 TYPE 1		3,142 sf TOTAL
Am	Amelanchier / Spicebush	198 PLUGS
Ag	Aster multiflorus / Ground Hillbush Chokeberry	1,026 PLUGS
Co	Cornus canadensis / American Mountain	230 PLUGS
Co4	Cornus canadensis / American Mountain	294 PLUGS
Co5	Cornus canadensis / American Mountain	754 PLUGS
Lp	Liatris pycnostachya / Goatsbeard	794 PLUGS
Rf	Rudbeckia hirta / Coneflower	146 PLUGS
Sh	Shimadaa multiflora / Multiflora Shrub	882 PLUGS
Ss	Sporobolus heterolepis / Prairie Dropseed	1,248 PLUGS
GREEN ROOF #2 TYPE 1		510 sf TOTAL
Am	Amelanchier / Spicebush	170 PLUGS
Ag	Aster multiflorus / Ground Hillbush Chokeberry	170 PLUGS
Co	Cornus canadensis / American Mountain	600 PLUGS
Co4	Cornus canadensis / American Mountain	600 PLUGS
Co5	Cornus canadensis / American Mountain	600 PLUGS
GREEN ROOF #3 TYPE 1		149 sf TOTAL
Am	Amelanchier / Spicebush	137 PLUGS
Ag	Aster multiflorus / Ground Hillbush Chokeberry	87 PLUGS
GREEN ROOF #4 TYPE 1		1,006 sf TOTAL
Am	Amelanchier / Spicebush	230 PLUGS
Ag	Aster multiflorus / Ground Hillbush Chokeberry	388 PLUGS
Co	Cornus canadensis / American Mountain	674 PLUGS
GREEN ROOF #5 TYPE 2		69 sf TOTAL
Am	Amelanchier / Spicebush	39 PLUGS
Ag	Aster multiflorus / Ground Hillbush Chokeberry	30 PLUGS
GREEN ROOF #6 TYPE 3		296 sf TOTAL
Am	Amelanchier / Spicebush	147 PLUGS
Ag	Aster multiflorus / Ground Hillbush Chokeberry	149 PLUGS
Co	Cornus canadensis / American Mountain	219 PLUGS
GREEN ROOF #7 TYPE 1		533 sf TOTAL
Am	Amelanchier / Spicebush	187 PLUGS
Ag	Aster multiflorus / Ground Hillbush Chokeberry	169 PLUGS
Co	Cornus canadensis / American Mountain	156 PLUGS
Co4	Cornus canadensis / American Mountain	187 PLUGS

CITY OF WISCONSIN LAND USE
 APPLICATION
 SCOPE DOCUMENTS
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 02/20/2024
 WILSON + BLAIR
 DEVELOPMENT
 906 508 E 5101 5141 5146 5148 E Nelson
 154 140 146 S Blair St
 Project No.
 223014.00
 JCAP
 Sheet Title
 MULTIFAMILY ROOF
 LANDSCAPE PLAN
 Complete 02/20/2024 Kahler Slater Inc., 1818 Wisconsin Avenue, Suite 100, Madison, WI 53703, Tel: 608.261.2200, Fax: 608.261.2201
 154 South State Street, Suite 1000, Madison, WI 53703, Tel: 608.261.2200, Fax: 608.261.2201
 Project No. 223014.00
 Drawing Title: MULTIFAMILY ROOF LANDSCAPE PLAN
 Date: 02/20/2024
 Scale: 1/8" = 1'-0"
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 Kahler Slater Inc., 1818 Wisconsin Avenue, Suite 100, Madison, WI 53703
 Tel: 608.261.2200, Fax: 608.261.2201
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GREEN ROOF PLANT SCHEDULE HOTEL ROOF

4" FINE-GROWN SEDUM TRAY SYSTEM 5,234 sq. TOTAL

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GRAPHIC SCALE, FEET
 0 10 20 40

PLANIMETER

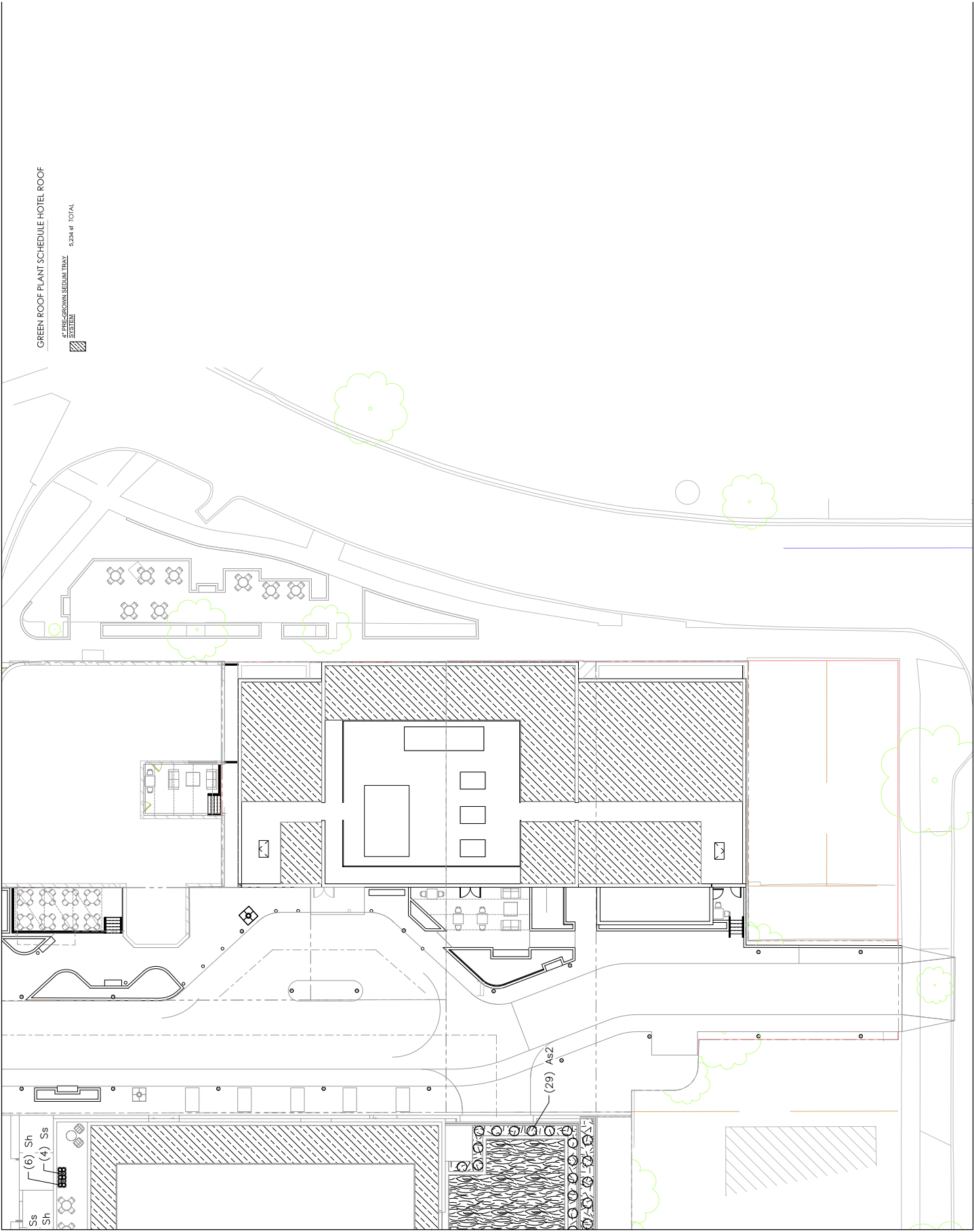
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 APPLICATION
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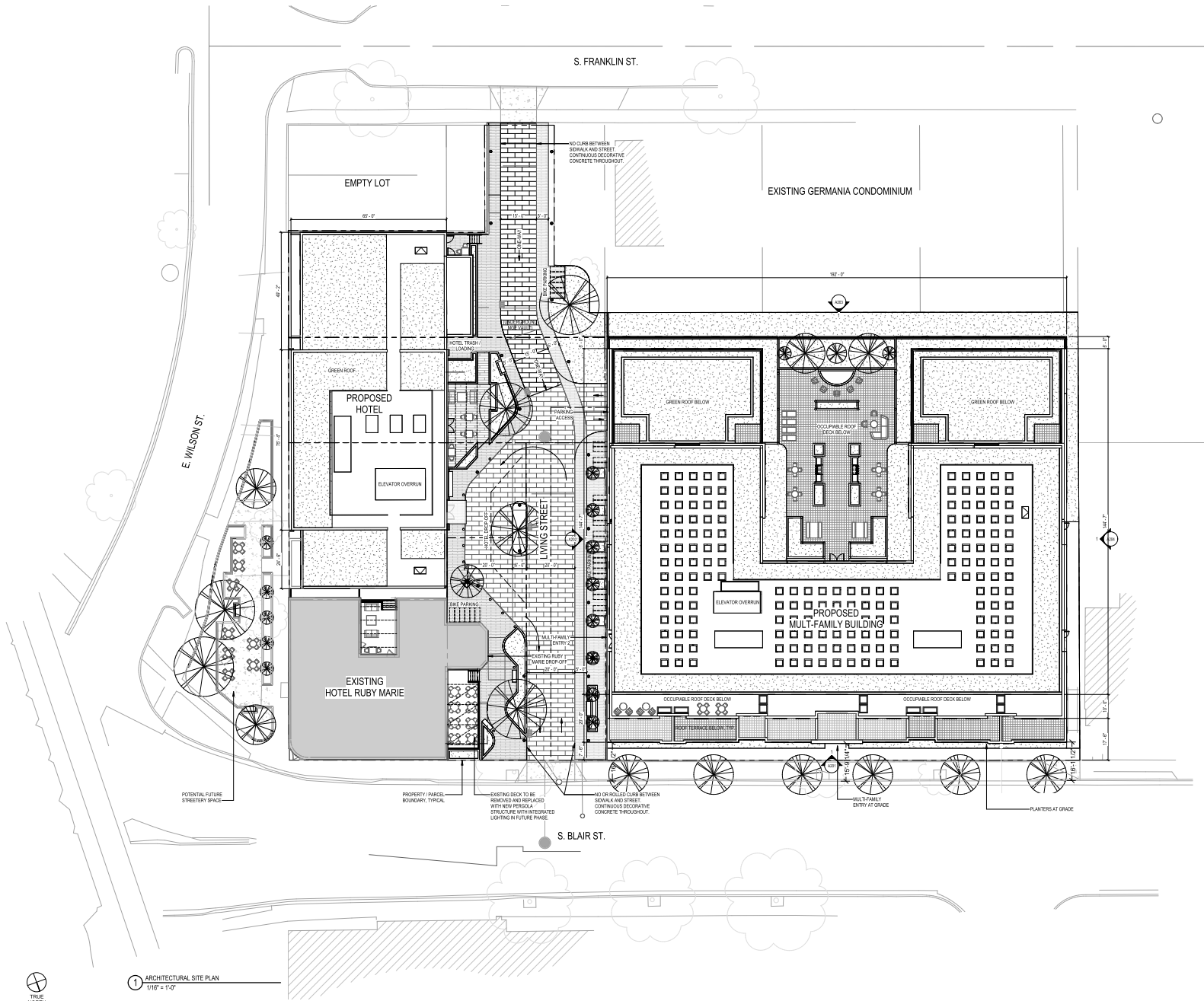
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Sheet Title
HOTEL ROOF
LANDSCAPE PLAN

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Sheet Title
ARCHITECTURAL SITE PLAN

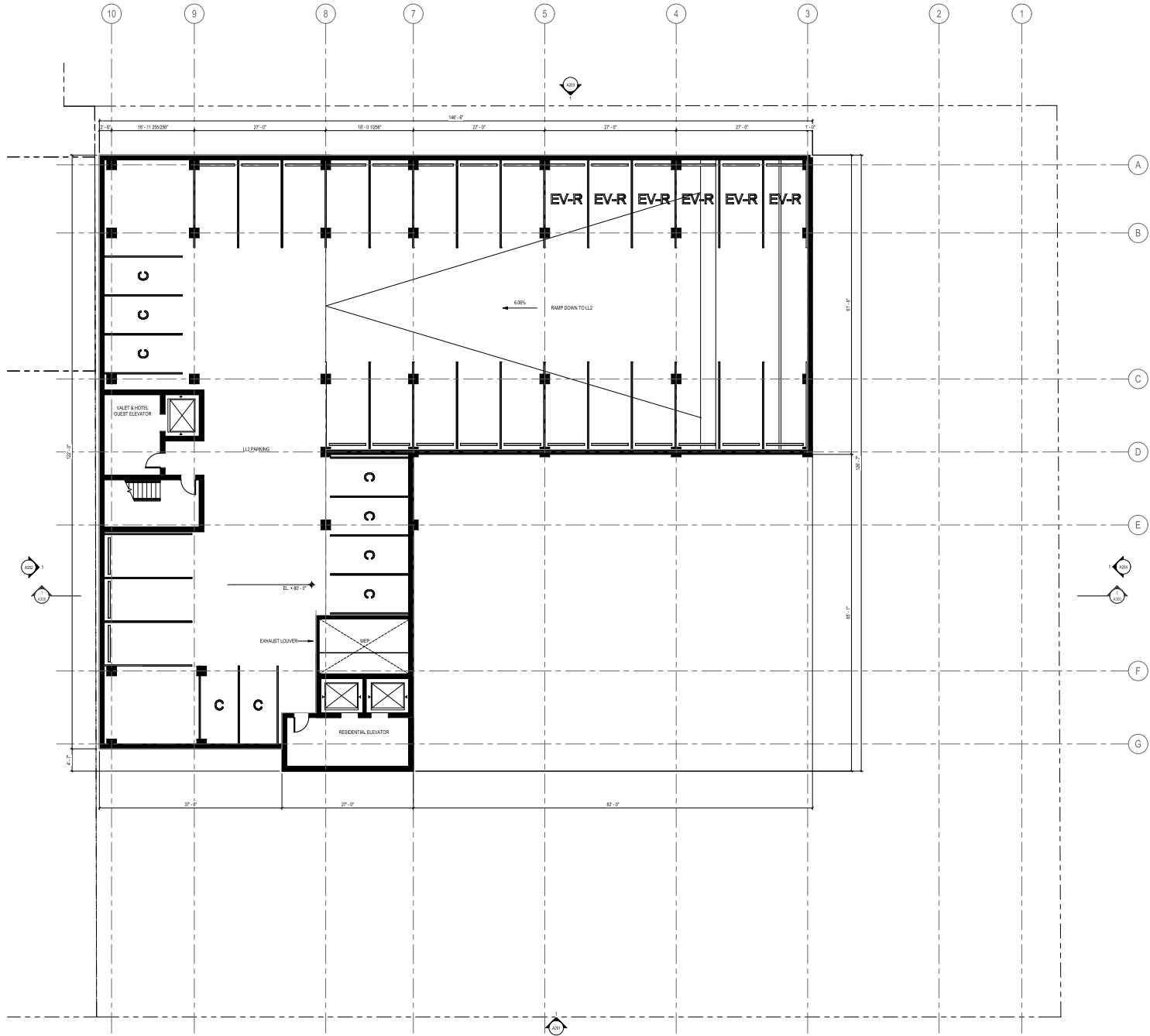
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1 ARCHITECTURAL SITE PLAN
1/16" = 1'-0"



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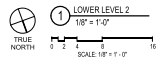
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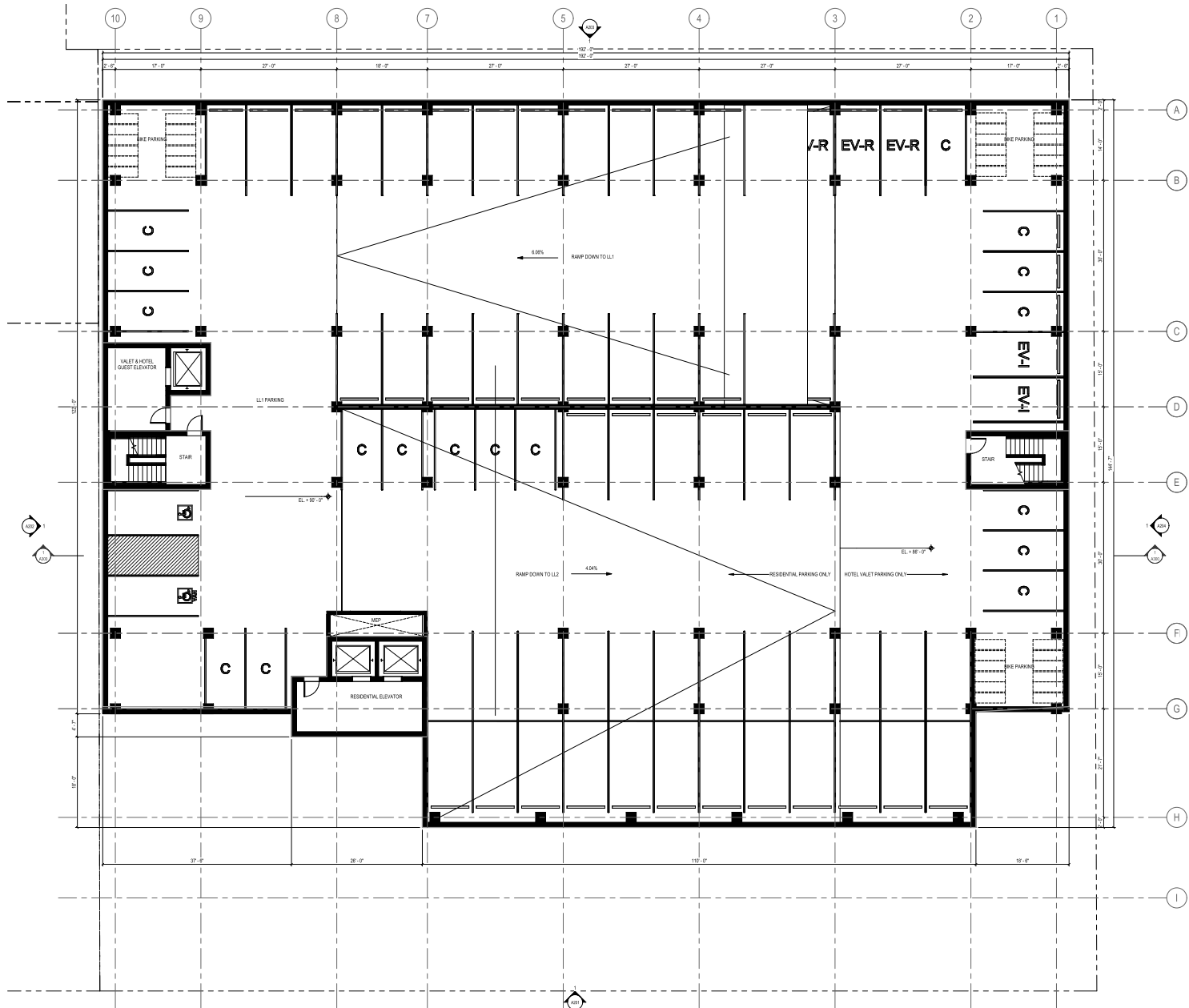
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Sheet Title LOWER LEVEL 2 PLAN

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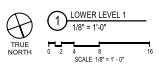
SCOPE DOCUMENTS
Drawing Date: 03/22/2024

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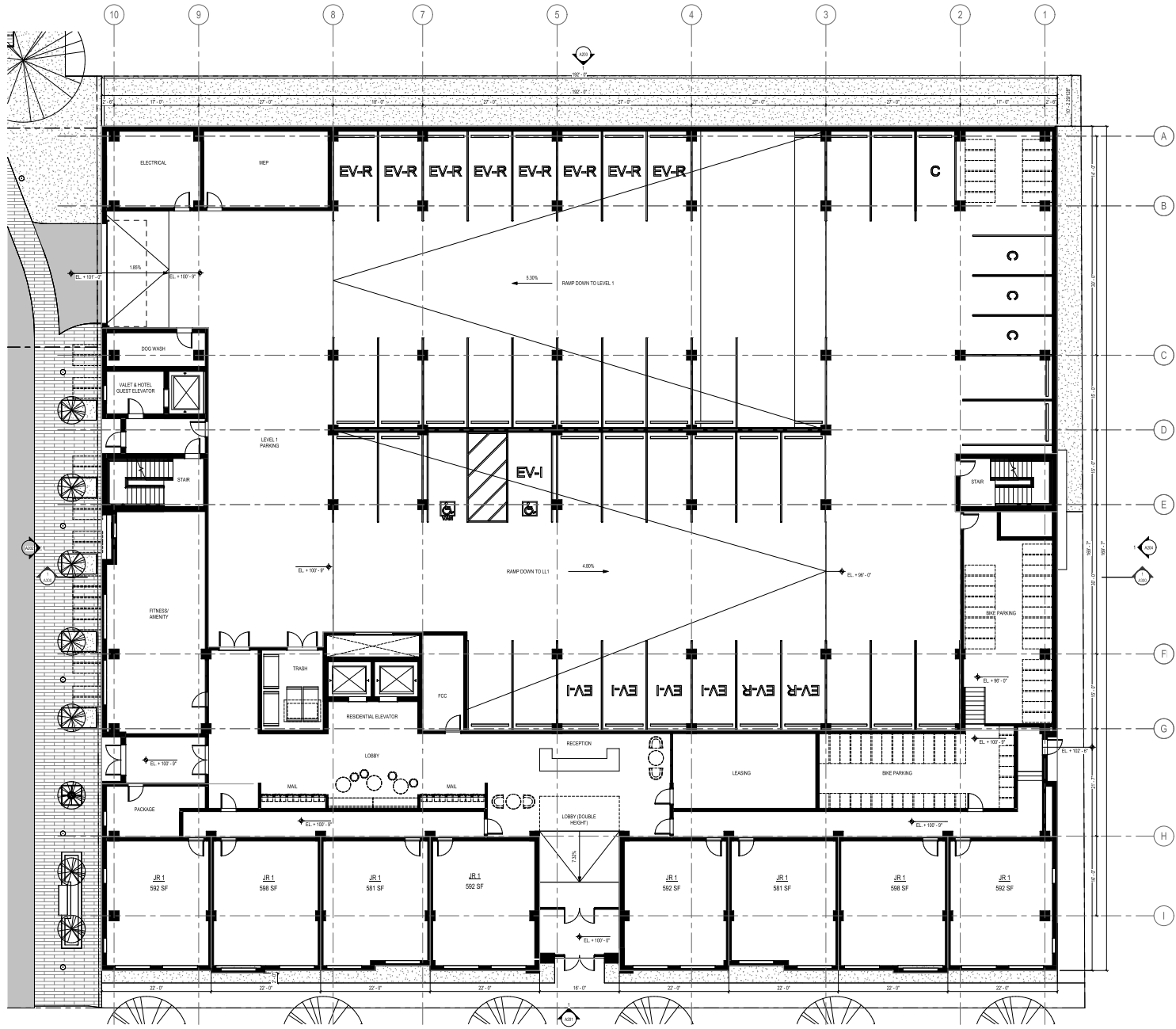
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Sheet Title LOWER LEVEL 1 PLAN



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CITY OF MADISON LAND USE APPLICATION
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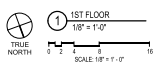
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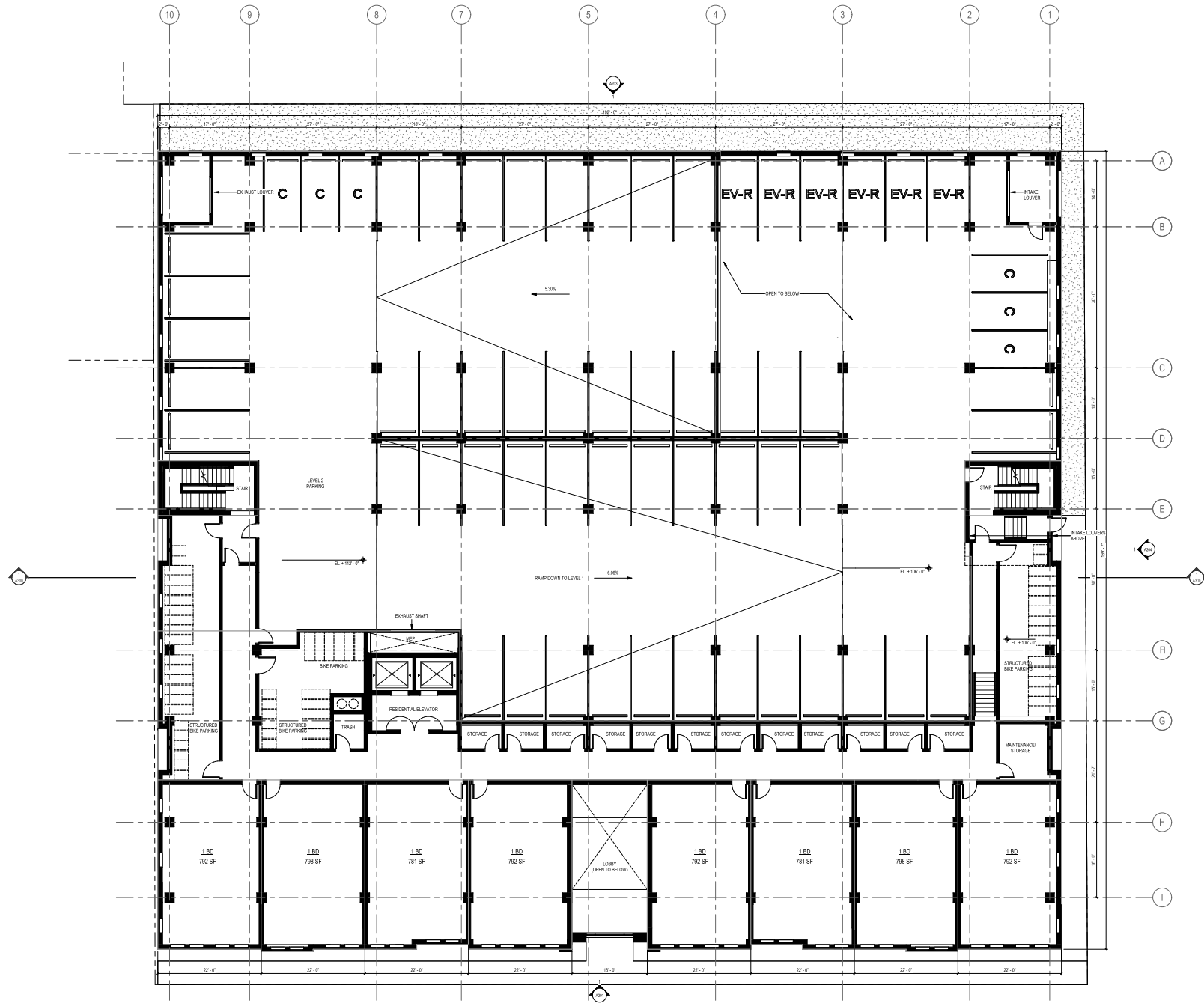
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FIRST FLOOR PLAN

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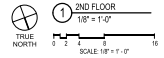
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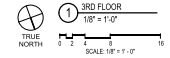
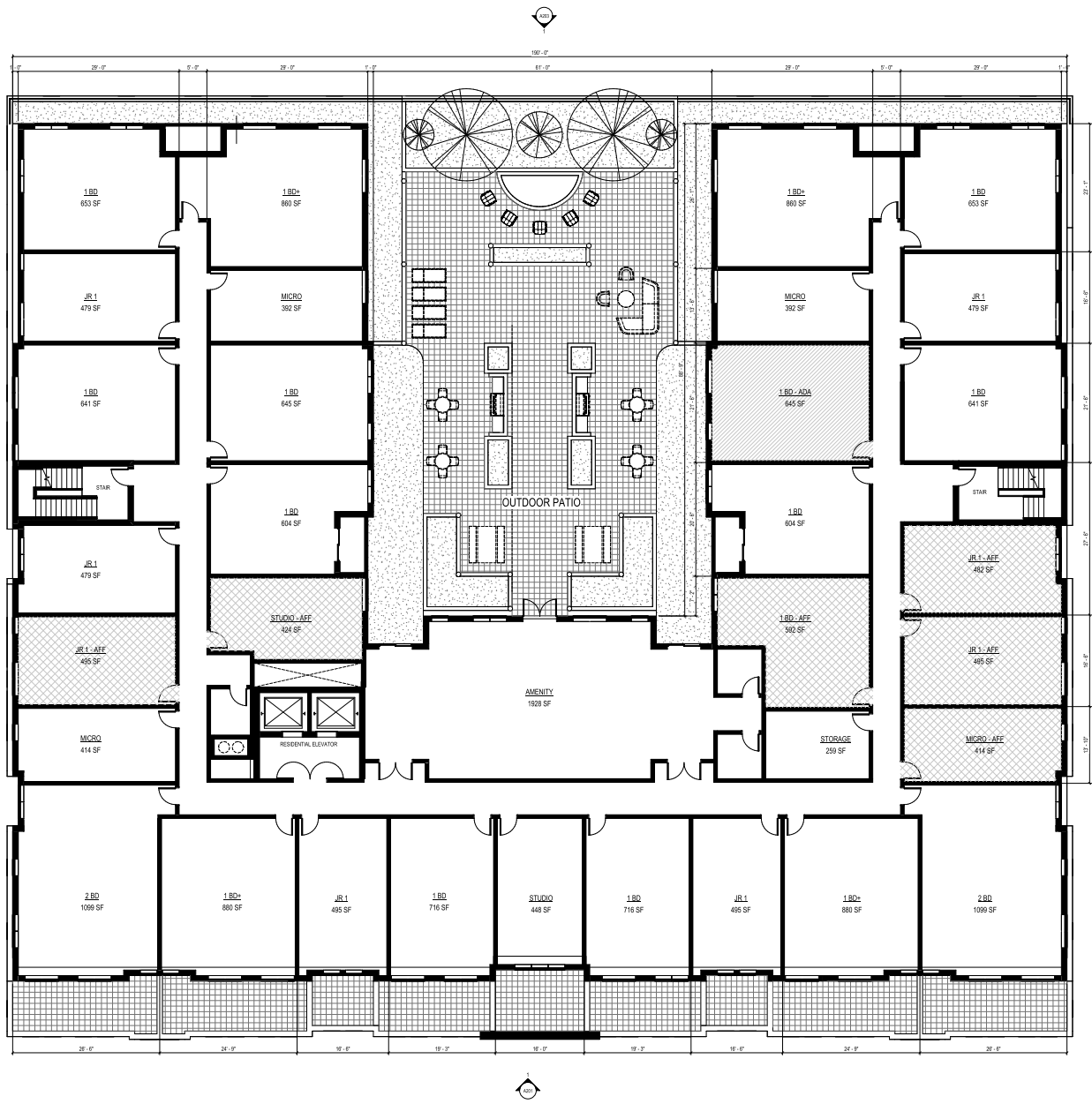
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SECOND FLOOR PLAN

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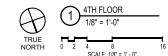
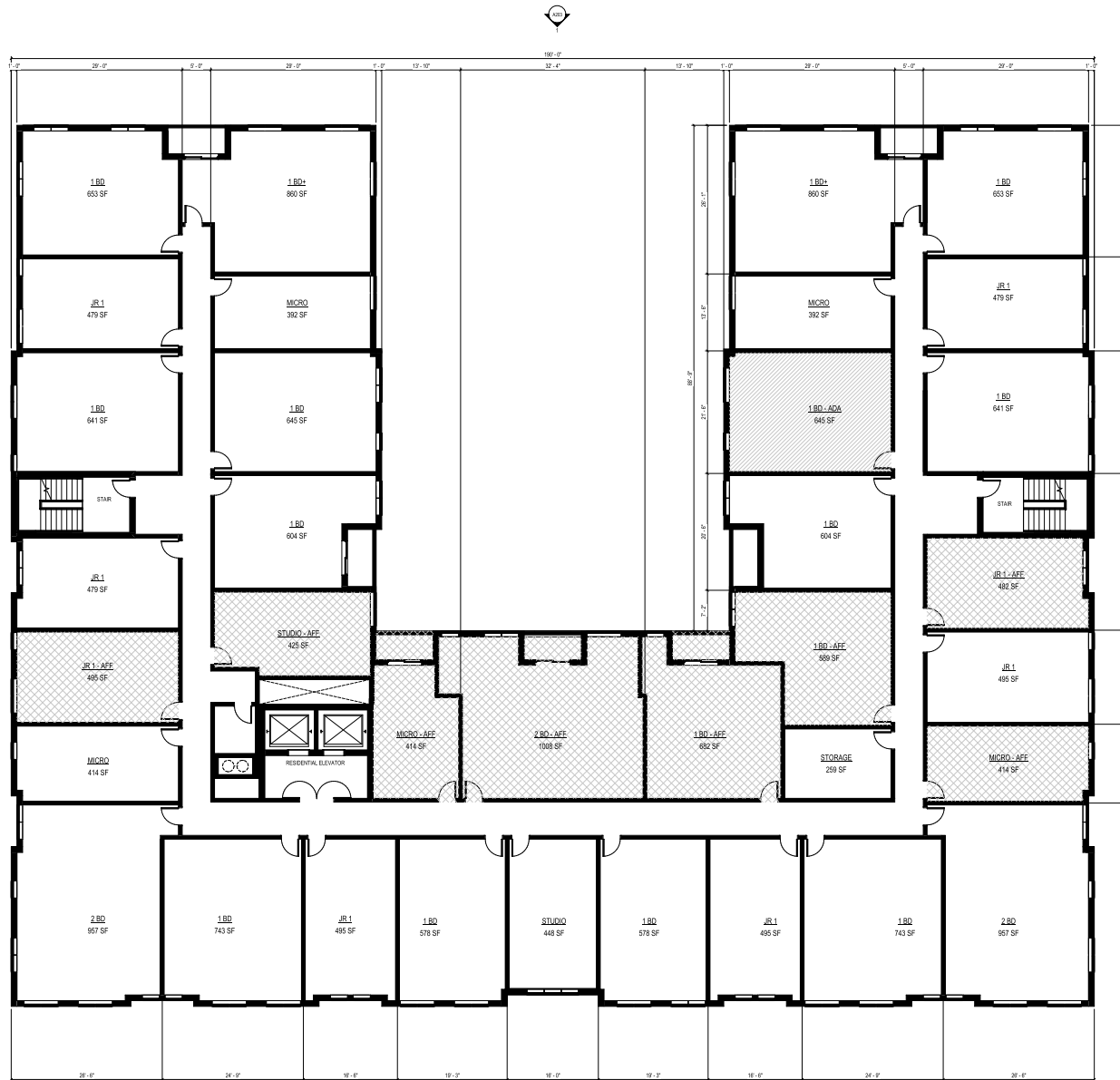
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THIRD FLOOR PLAN

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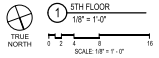
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Sheet Title: FOURTH FLOOR PLAN

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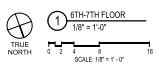
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FIFTH FLOOR PLAN

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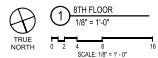
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Sheet Title: TYPICAL FLOOR PLAN (6-7)

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Sheet Title: 8TH FLOOR PLAN

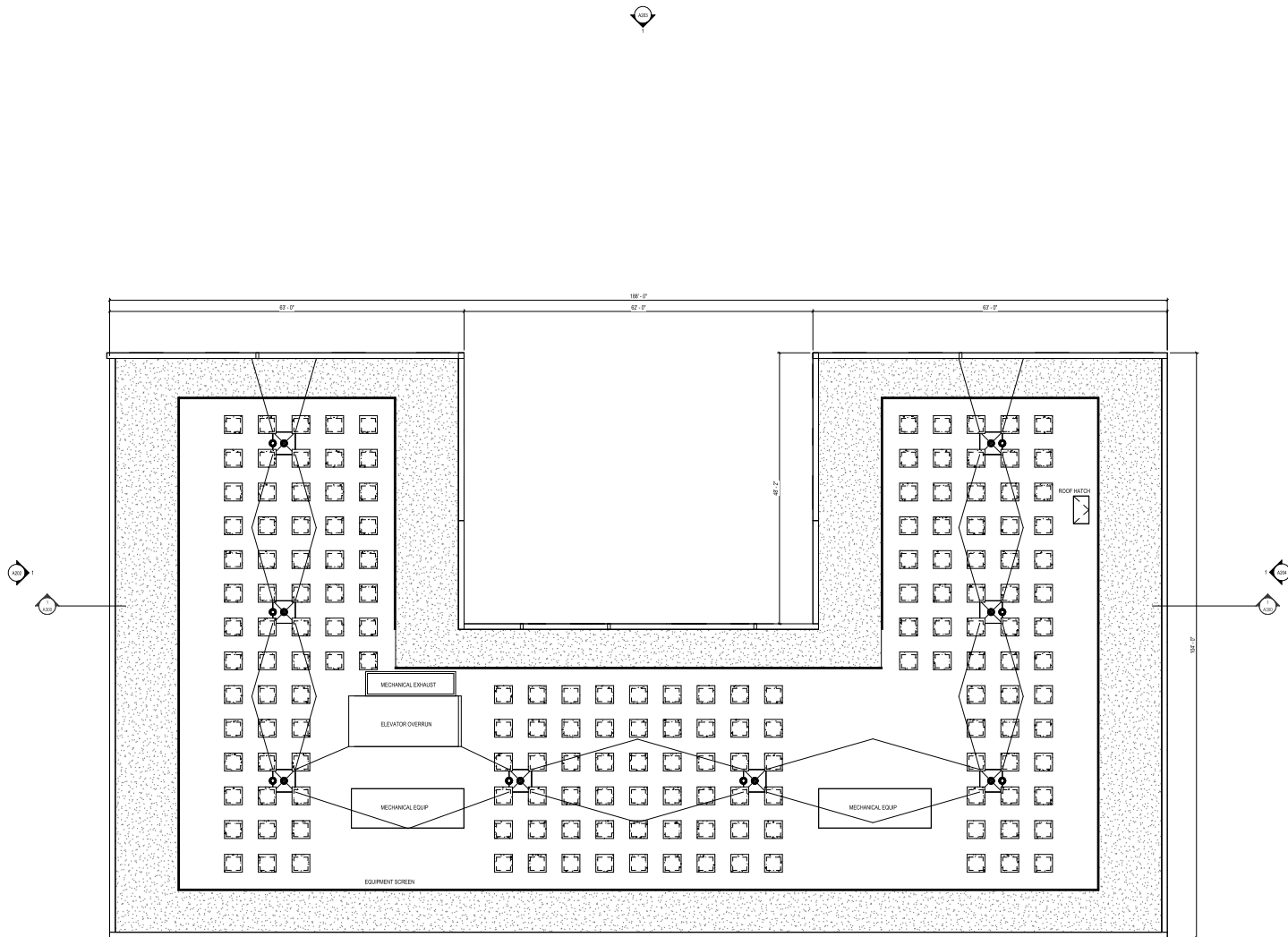
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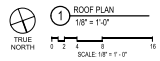
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ROOF PLAN

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Sheet Title
EXTERIOR ELEVATION

1 ELEVATION - PLAN SOUTH
1/8" = 1'-0"

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Revisions

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APPLICATION

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Sheet No.
A201

1 ELEVATION - PLAN SOUTH
1/8" = 1'-0"

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1 ELEVATION - PLAN WEST
1/8" = 1'-0"

Revisions

CITY OF MADISON LAND USE
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A202

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NEIGHBORING EXISTING CONCRETE
SCREEN WALL - SEE PLANS FOR
LOCATION. SEE LANDSCAPE PLANS
FOR LANDSCAPING.

1 ELEVATION - PLAN NORTH
1/8" = 1'-0"

VISIONS

CITY OF MADISON LAND USE
APPLICATION

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1 ELEVATION - PLAN NORTH
1/8" = 1'-0"

VISIONS

CITY OF MADISON LAND USE
APPLICATION

SCOPE DOCUMENTS
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05/13/2024

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1 ELEVATION - PLAN EAST
1/8" = 1'-0"

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Sheet Title
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05/13/2024

WILSON + BLAIR
DEVELOPMENT

506 / 508 / 510 / 514 / 516 / 518 E Wilson
134 / 140 / 148 S Blair St

Project No.
223014.00

Sheet Title
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A293



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CITY OF MADISON LAND USE
APPLICATION

SCOPE DOCUMENTS
Drawing Date
05/13/2024

WILSON + BLAIR
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SCOPE DOCUMENTS
Drawing Date
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WILSON + BLAIR
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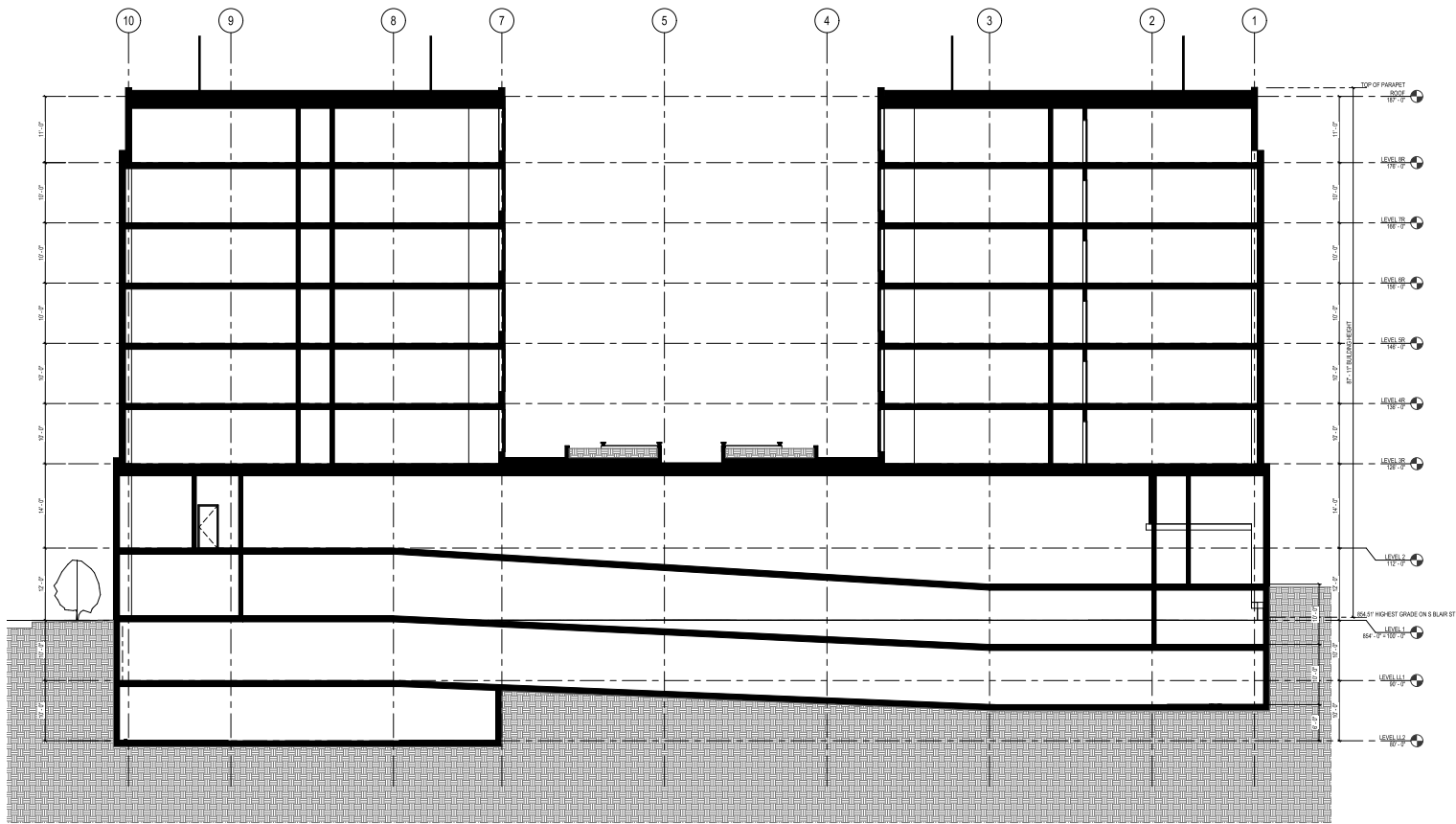
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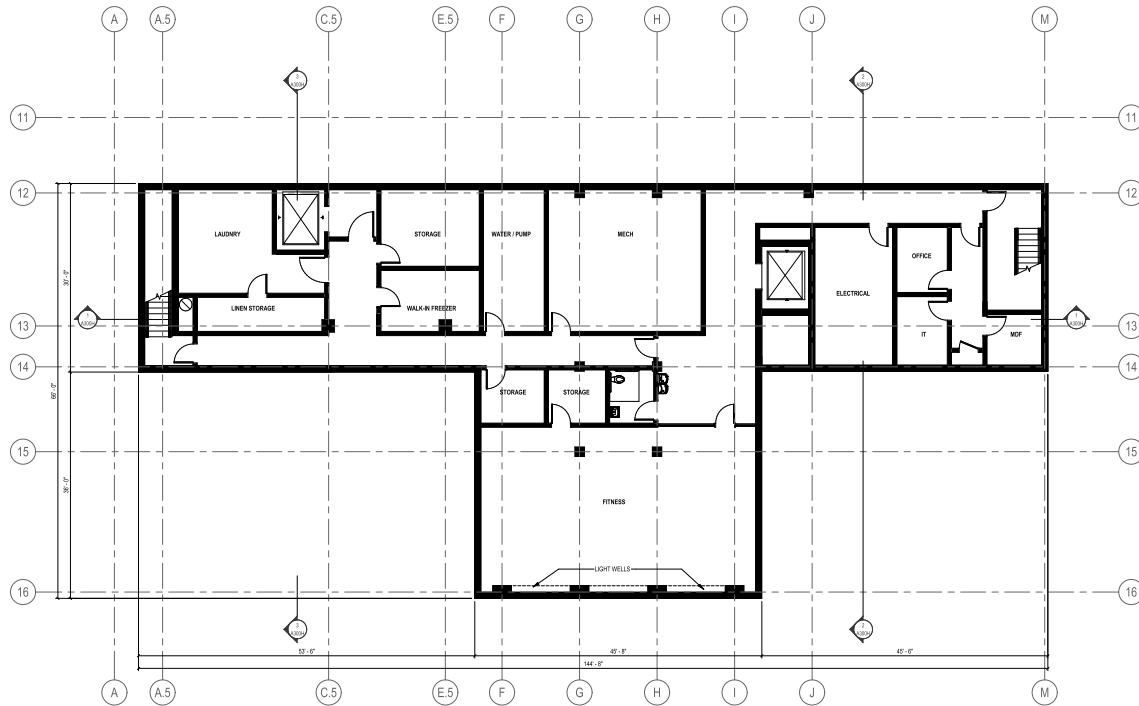
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1 BUILDING SECTION - NW-SE
1/8" = 1'-0"

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CITY OF MADISON LAND USE APPLICATION

SCOPE DOCUMENTS
Drawing Date
03/22/2024

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DEVELOPMENT

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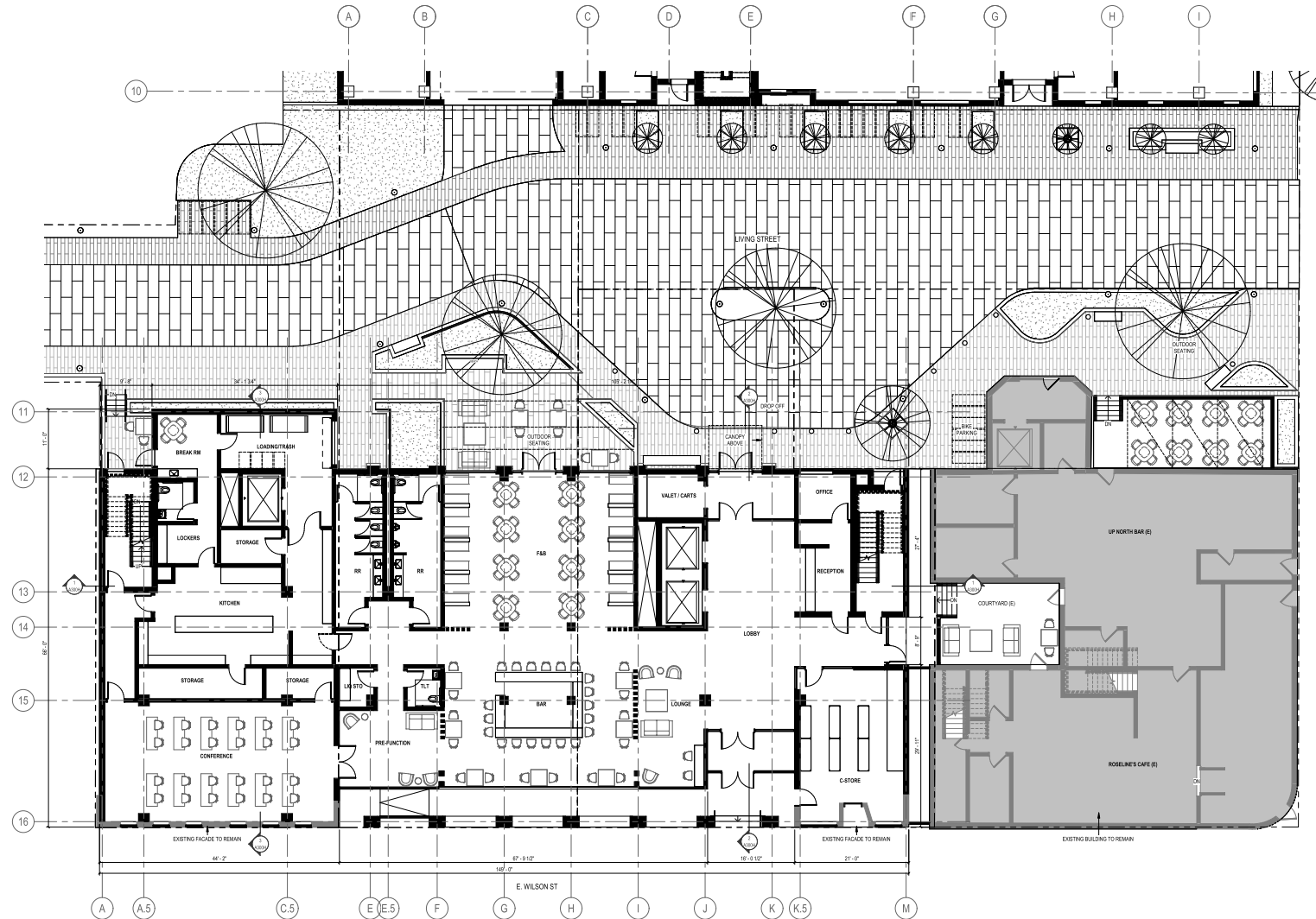
Sheet Title
HOTEL - BASMENT
FLOOR PLAN

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E. BLAIR ST



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03/22/2024

WILSON + BLAIR DEVELOPMENT

506 / 508 / 510 / 514 / 516 / 518 E WILSON ST
134 / 140 / 148 S BLAIR ST

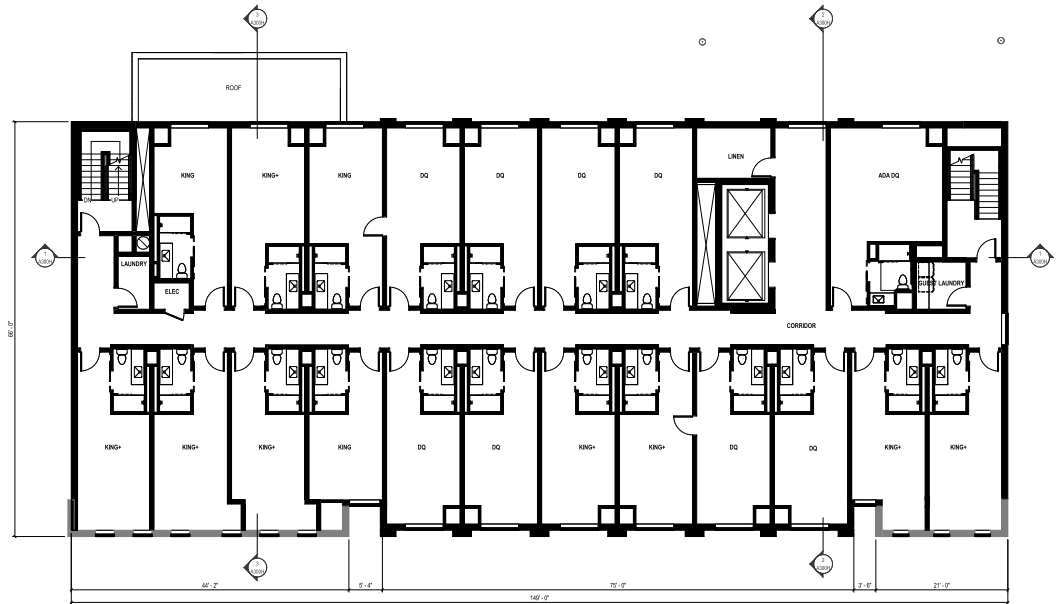
Project No.
223014.00

Sheet Title
HOTEL - 1ST FLOOR PLAN

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Sheet Title
HOTEL - 2ND FLOOR
PLAN

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A112H



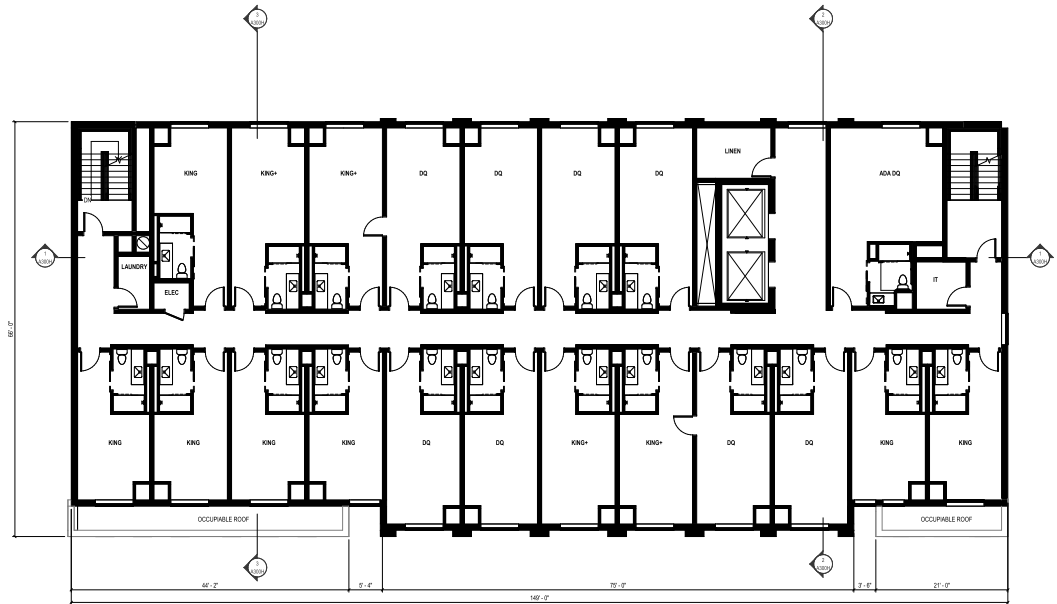
2ND FLOOR

1/8" = 1'-0"

SCALE 1/8" = 1'-0"

BACKGROUND	60
STAIRS	40
DOUBLE GUEST ROOMS	40
ACCESSIBLE ROOMS	20
CONNECTING ROOMS	60
TOTAL	160

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SCOPE DOCUMENTS
Drawing Date
03/22/2024

WILSON + BLAIR DEVELOPMENT

506 / 508 / 510 / 514 / 516 / 518 E WILSON ST
134 / 140 / 148 S BLAIR ST

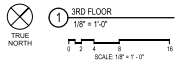
Project No.
223014.00

Sheet Title
HOTEL - 3RD FLOOR PLAN

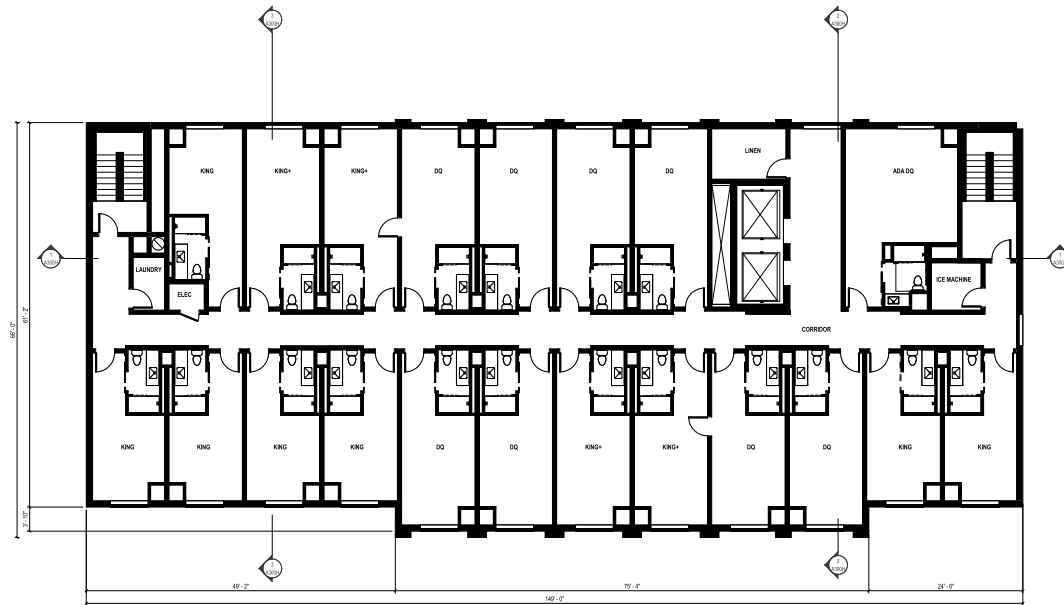
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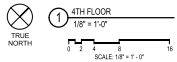
Sheet Title

HOTEL - TYPICAL FLOOR
PLAN (4-6)

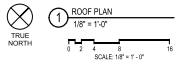
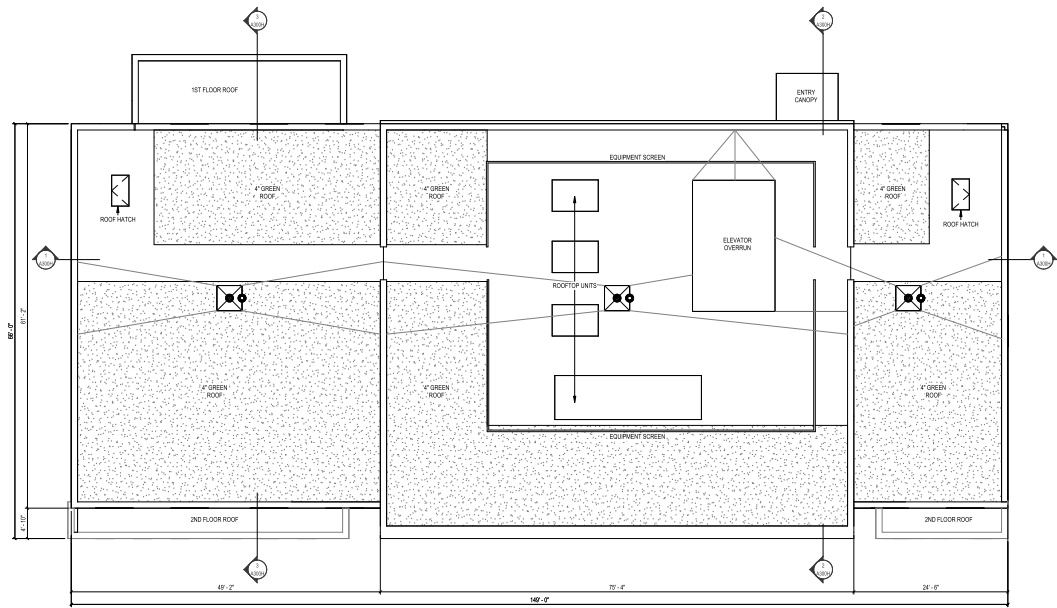
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HOTEL - ROOF PLAN

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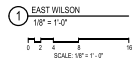
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A115H



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- FIBREGLASS WINDOW
- CORRUGATED METAL PANEL - PERFORATED
- METAL PANEL REVEAL
- METAL PANEL
- CORRUGATED METAL PANEL
- GLASS RAILING
- METAL COPING
- CLAY BRICK - UTILITY
- METAL EXTRUSION WITH INTEGRATED DOWNLIGHT
- GLASS RAILING
- GLASS BLOCK
- STONE - GRANITE
- STOREFRONT GLAZING



Revisions

CITY OF MADISON LAND USE APPLICATION

SCOPE DOCUMENTS
Drawing Date
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WILSON + BLAIR DEVELOPMENT

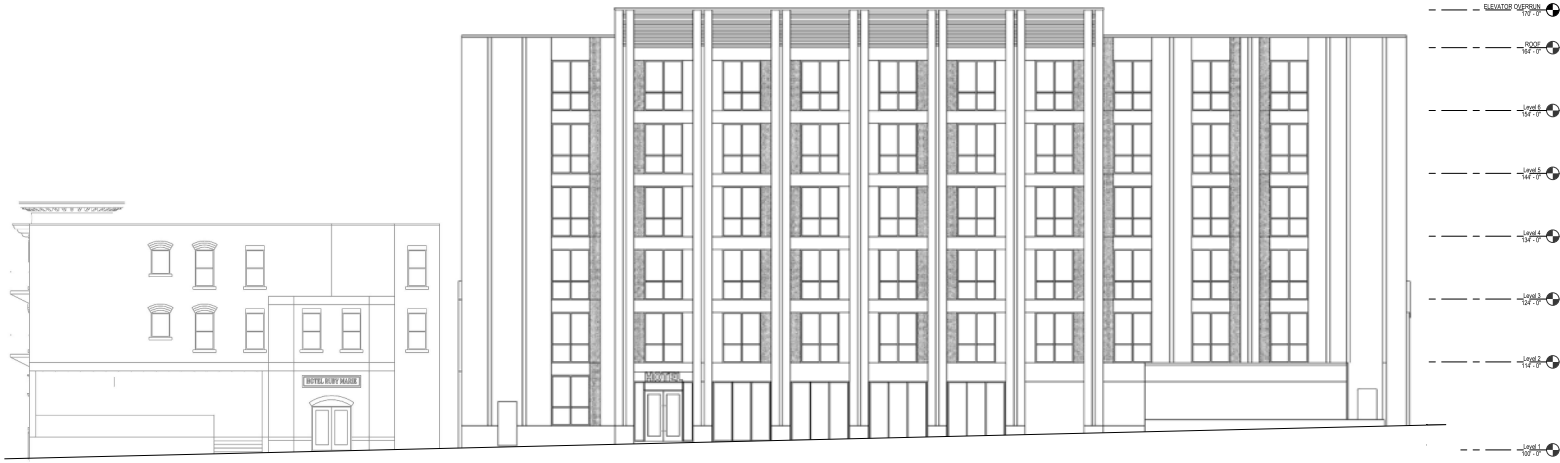
606 / 508 / 510 / 514 / 516 / 518 E WILSON ST
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Sheet Title
HOTEL - EXTERIOR ELEVATIONS

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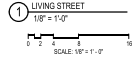
A211H



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EXISTING DECK STRUCTURE TO BE DEMOLISHED AND REPLACED IN FUTURE PHASE (FUTURE SUBMITTAL)



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CITY OF MADISON LAND USE APPLICATION

SCOPE DOCUMENTS
Drawing Date
03/22/2024

WILSON + BLAIR DEVELOPMENT

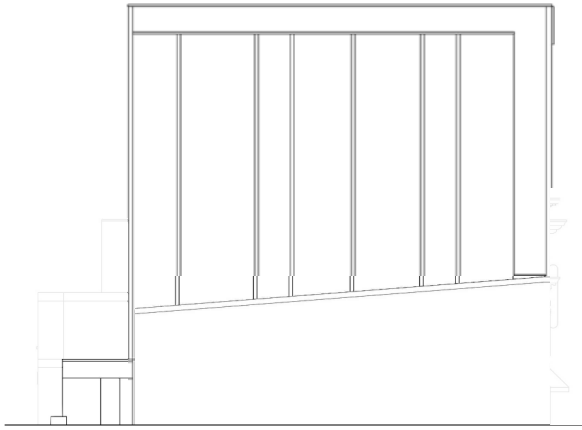
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A212H



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2 SOUTH FRANKLIN
1/8" = 1'-0"
SCALE: 1/8" = 1'-0"

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

Revisions

CITY OF MADISON LAND USE APPLICATION
SCOPE DOCUMENTS
Drawing Date
03/22/2024

WILSON + BLAIR DEVELOPMENT

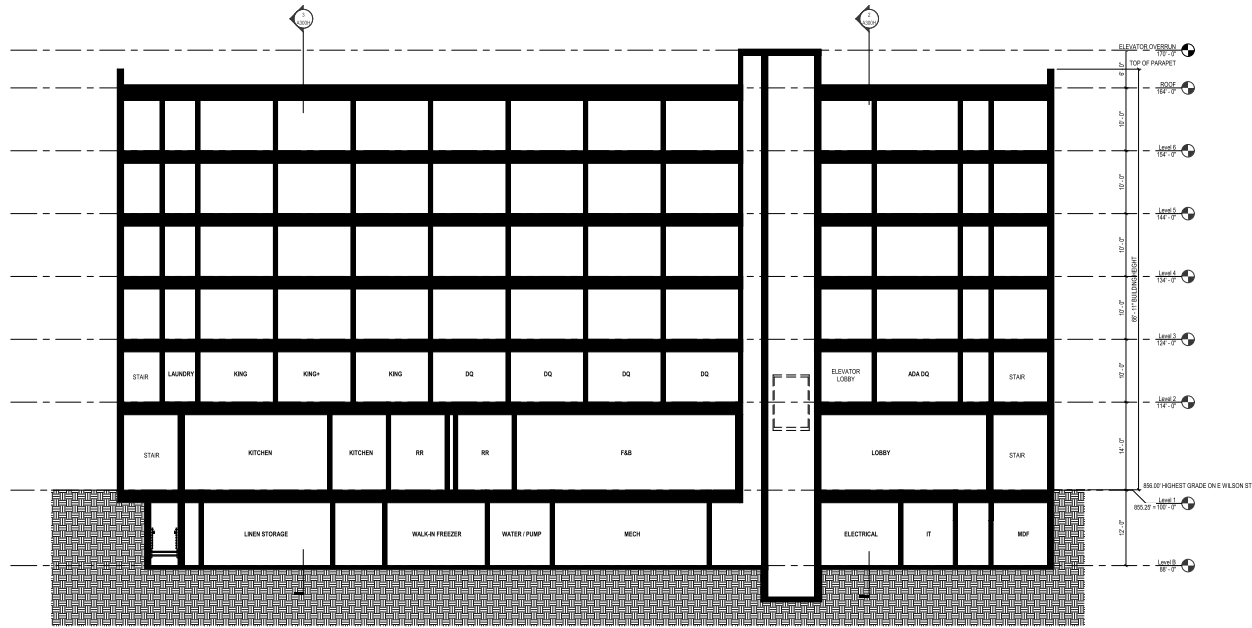
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Project No.
223014.00

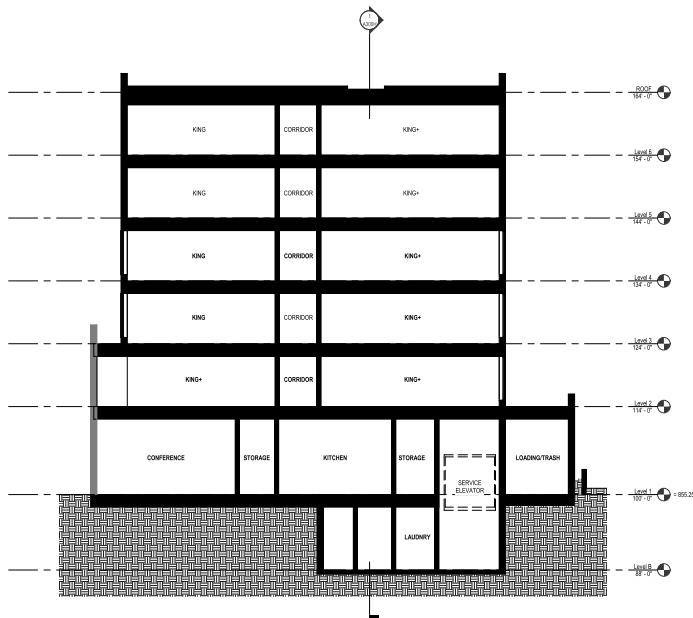
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A213H

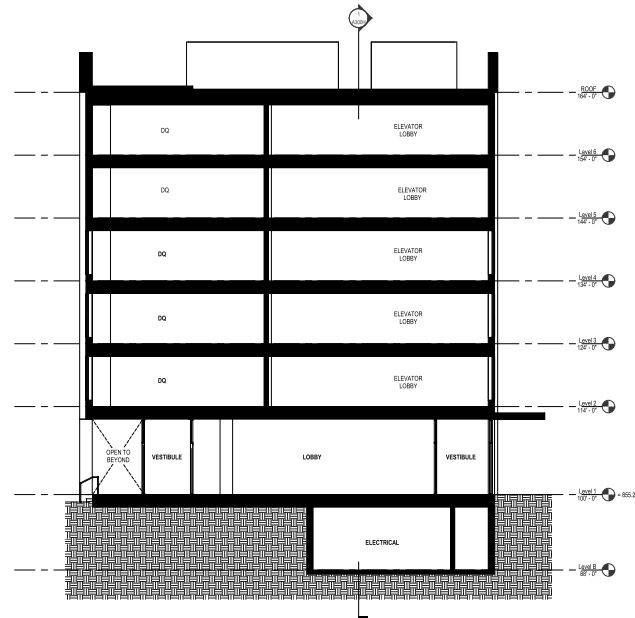
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1 BUILDING SECTION AT ELEVATOR
3/8" = 1'-0"



3 BUILDING SECTION AT LOADING ELEVATOR
1/8" = 1'-0"



2 BUILDING SECTION AT LOBBY ENTRANCE
1/8" = 1'-0"

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SCOPE DOCUMENTS
Drawing Date
03/22/2024

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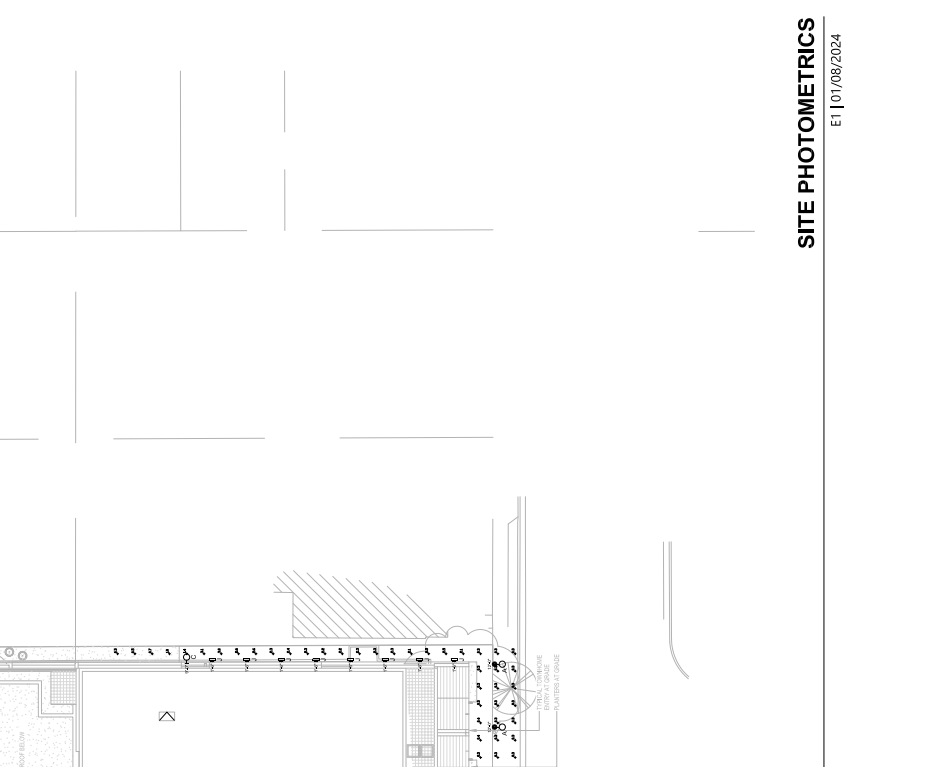
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HOTEL - BUILDING SECTIONS

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A300H

LUMINAIRE SCHEDULE										
LEG	DESCRIPTION	HEIGHT	FOOTCANDLE	WATTAGE	OPERATION	WATTAGE	OPERATION	WATTAGE	OPERATION	OPERATION
A	LED POLE TOP	13.3'	862	150W	15	150W	15	150W	15	150W
B	LED BALLARD	40'	1885	20.1	-	150W	20.1	150W	20.1	150W
C	LED WALL SOURCE	7.3'	312	26.2	-	150W	26.2	150W	26.2	150W
D	LED WALL SOURCE	9.3'	537	11	-	150W	11	150W	11	150W
E	LED DOWNLIGHT	7.1'	642	7.07	-	150W	7.07	150W	7.07	150W
F	LED DOWNLIGHT	7.3'	549	25	-	150W	25	150W	25	150W
G	LED DOWNLIGHT	5.3'	545	6.5	-	150W	6.5	150W	6.5	150W
H	LED DOWNLIGHT	2.3'	31	6	-	150W	6	150W	6	150W
J	LED DOWNLIGHT	2.3'	31	6	-	150W	6	150W	6	150W

PHOTOMETRIC STATISTICS			
AVERAGE	MAXIMUM	MINIMUM	UNIFORM
1.6%	0.3%	0.01%	0.01%
0.6%	0.4%	0.1%	0.1%
0.6%	0.4%	0.1%	0.1%



LEGEND:
 (A) INTEGRAL BATTERY (LOW)
 (B) INTEGRAL BATTERY (MID)
 (C) INTEGRAL BATTERY (HIGH)
 (D) INTEGRAL BATTERY (LOW)
 (E) INTEGRAL BATTERY (MID)
 (F) INTEGRAL BATTERY (HIGH)
 (G) INTEGRAL BATTERY (LOW)
 (H) INTEGRAL BATTERY (MID)
 (I) INTEGRAL BATTERY (HIGH)
 (J) INTEGRAL BATTERY (LOW)
 (K) INTEGRAL BATTERY (MID)
 (L) INTEGRAL BATTERY (HIGH)

SITE PHOTOMETRICS

223014.00
 WILSON + BLAIR DEVELOPMENT

DATE: 10/08/2024

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

PROJECT: 223014.00 WILSON + BLAIR DEVELOPMENT

CLIENT: WILSON + BLAIR DEVELOPMENT

DESIGNER: WILSON + BLAIR DEVELOPMENT

DATE: 10/08/2024

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

PROJECT: 223014.00 WILSON + BLAIR DEVELOPMENT

CLIENT: WILSON + BLAIR DEVELOPMENT

DESIGNER: WILSON + BLAIR DEVELOPMENT

DATE: 10/08/2024

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

PROJECT: 223014.00 WILSON + BLAIR DEVELOPMENT

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DATE: 10/08/2024

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

PROJECT: 223014.00 WILSON + BLAIR DEVELOPMENT

CLIENT: WILSON + BLAIR DEVELOPMENT

DESIGNER: WILSON + BLAIR DEVELOPMENT

MATERIAL PALETTE - HOTEL



CLAY BRICK - BROWN (URBAN INFILL PORTION)



CORRUGATED METAL PANEL - BLACK (SETBACK PORTION AND INFILL)



ALUMINUM METAL COPING, TRIM AND WINDOW FRAMES



CAST STONE - BASE WAINSCOT

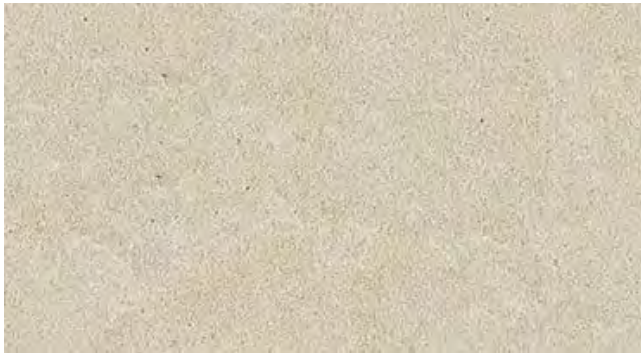


GLASS BLOCK - CLERESTORY WINDOWS AT BASE



METAL PANEL, BLACK (WINDOW SPANDRELS UPPER STORIES)

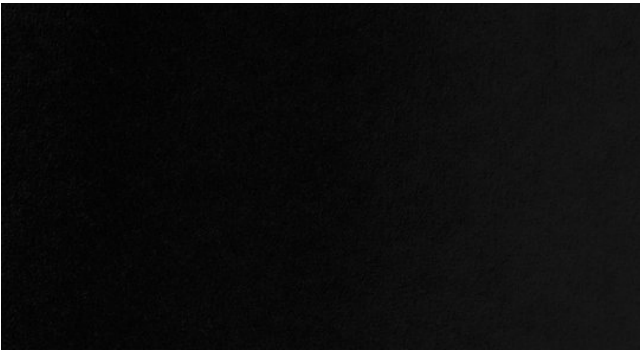
MATERIAL PALETTE - MULTIFAMILY



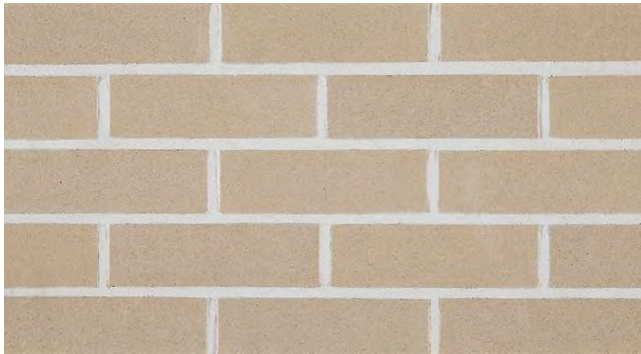
CAST STONE (BASE WAINSCOT AND WINDOW SILLS)



METAL SIDING - BLACK (CLADDING IN BETWEEN MASONRY EXPRESSIONS AND UPPER STORY)



ALUMINUM METAL COPING, TRIM AND WINDOW FRAMES



CLAY BRICK - LIGHT CREAM (BASE OF BUILDING)



CLAY BRICK - GREY/BROWN (UPPER STORIES)



METAL PANEL, BLACK (WINDOW SPANDRELS UPPER STORIES)

SITE MATERIALS



LIGHT BOLLARD



BIKE RACK



WOOD SLAT BENCHES
SMOOTH CONCRET PLANTERS



TREE GRATE



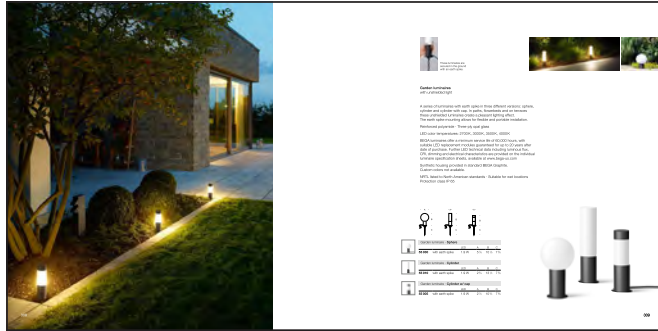
WALKING SURFACE
SMALL SCALE RUNNING BOND PATTERN



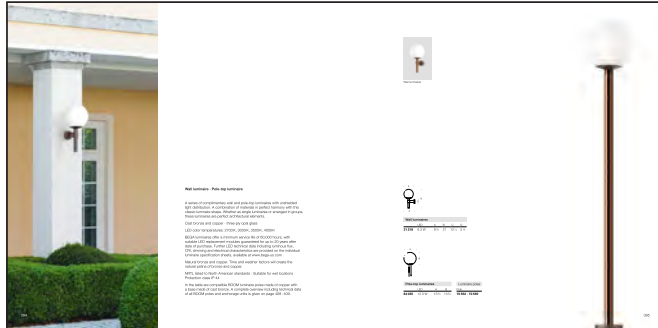
DRIVE ISLE
LARGE SCALE RUNNING BOND PATTERN

LIGHTING SELECTIONS

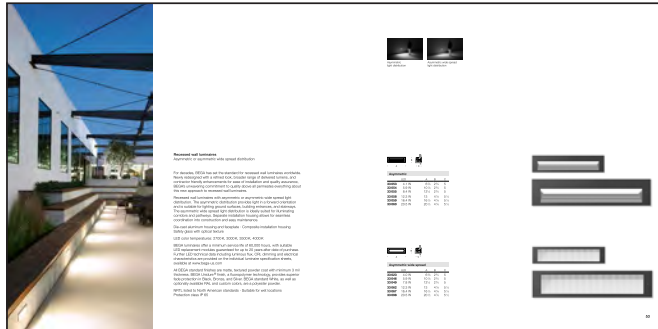
GARDEN LIGHTS



POLE LIGHTS AND BUILDING SCENCES

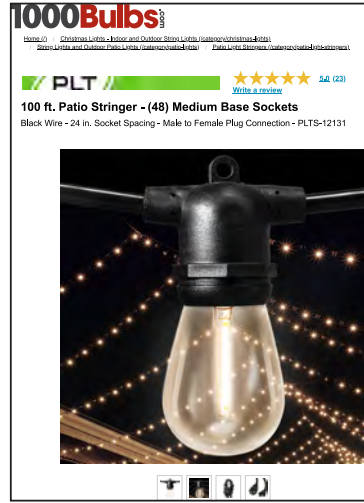


STEP LIGHTS

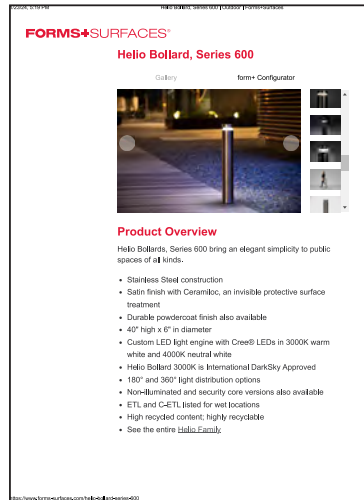


SITE LIGHTING

STRING LIGHTS



BOLLARDS



ENTRY LIGHTS



WALL PACKS



BUILDING LIGHTING

HOTEL DECORATIVE FACADE LIGHTS





Wall luminaire · Pole-top luminaire

A series of complimentary wall and pole-top luminaires with unshielded light distribution. A combination of materials in perfect harmony with this classic luminaire shape. Whether as single luminaires or arranged in groups, these luminaires are perfect architectural elements.

Cast bronze and copper · three-ply opal glass

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 luminous flux, CRI, dimming and electrical characteristics are provided on the individual luminaire specification sheets, available at www.bega-us.com

Natural bronze and copper. Time and weather factors will create the natural patina of bronze and copper.

NRTL listed to North American standards · Suitable for wet locations
Protection class IP 44

In the table are compatible BOOM luminaire poles made of copper with a base made of cast bronze. A complete overview including technical data of all BOOM poles and anchorage units is given on page 408 - 409.



Wall luminaires



Wall luminaires

	LED	A	B	C	D
31 218	6,3 W	9 1/4"	21"	12 1/4"	5 1/2"

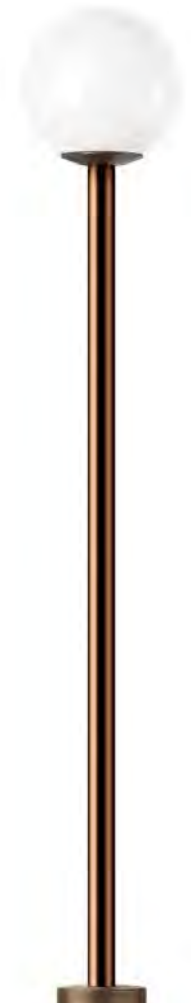


Pole-top luminaires

	LED	A	B
84 035	12,3 W	13 3/4"	13 3/4"

Luminaire poles

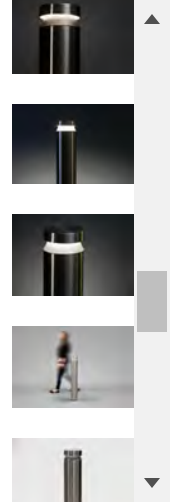
	Pole
70 552 · 70 550	



Helio Bollard, Series 600

Gallery

form+ Configurator



Product Overview

Helio Bollards, Series 600 bring an elegant simplicity to public spaces of all kinds.

- Stainless Steel construction
- Satin finish with Ceramiloc, an invisible protective surface treatment
- Durable powdercoat finish also available
- 40" high x 6" in diameter
- Custom LED light engine with Cree® LEDs in 3000K warm white and 4000K neutral white
- Helio Bollard 3000K is International DarkSky Approved
- 180° and 360° light distribution options
- Non-illuminated and security core versions also available
- ETL and C-ETL listed for wet locations
- High recycled content; highly recyclable
- See the entire [Helio Family](#).

← **Invue**



Invue

ENC Entri Round Clean LED

- One-piece, die-cast aluminum housing and door
- Flush mounted die-cast tool-less latch for ease of maintenance
- Choice of eleven LED optical distributions
- Fits 4" j-box and secured via two concealed stainless steel fasteners
- Offered with optional upright and colored or clear luminous window

Need help?

Ask a question here.

aluminum adapter box for egress and thru-way wiring
 module withstands 10kV transient line surge (LED)
 e CRI/CCT options within 5-step MacAdam ellipse

← Invue



Invue

CCW ClearCurve Wall

- Available in Visual Comfort or Discrete optics configurations
- Lumen packages from 1,600 to 12,000 lumens (18W - 116W)
- Efficacy up to 149 lumens per watt
- 4 WaveStream visual comfort distributions (T2, T3, T4FT, T4W)
- 9 LightSquare distributions (1 or 2 square configurations)

Need help?

Ask a question here.

...re options

...gree C to 50-degree C

...eather battery packs or emergency transfer switches

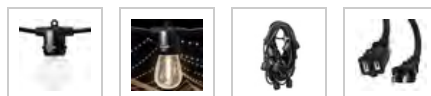


5.0 (23)

[Write a review](#)

100 ft. Patio Stringer - (48) Medium Base Sockets

Black Wire - 24 in. Socket Spacing - Male to Female Plug Connection - PLTS-12131





These luminaires are secured in the ground with an earth spike.



Garden luminaires
with unshielded light

A series of luminaires with earth spike in three different versions: sphere, cylinder and cylinder with cap. In paths, flowerbeds and on terraces these unshielded luminaires create a pleasant lighting effect. The earth spike mounting allows for flexible and portable installation.

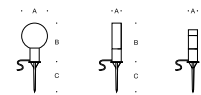
Reinforced polyamide · Three-ply opal glass




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 luminous flux, CRI, dimming and electrical characteristics are provided on the individual luminaire specification sheets, available at www.bega-us.com

Synthetic housing provided in standard BEGA Graphite. Custom colors not available.

NRTL listed to North American standards · Suitable for wet locations
Protection class IP 65



Garden luminaire - Sphere		LED		
		A	B	C
	55 030 with earth spike	1.9 W	5 1/4"	10 1/4" 7 1/2"
Garden luminaire - Cylinder		LED		
		A	B	C
	55 010 with earth spike	1.9 W	2 3/4"	13 1/4" 7 1/2"
Garden luminaire - Cylinder w/ cap		LED		
		A	B	C
	55 005 with earth spike	1.9 W	2 1/2"	10 3/4" 7 1/2"





Recessed wall luminaires

Asymmetric or asymmetric wide spread distribution

For decades, BEGA has set the standard for recessed wall luminaires worldwide. Newly redesigned with a refined look, broader range of delivered lumens, and contractor friendly enhancements for ease of installation and quality assurance, BEGA's unwavering commitment to quality above all permeates everything about this new approach to recessed wall luminaires.

Recessed wall luminaires with asymmetric or asymmetric wide spread light distribution. The asymmetric distribution provides light in a forward orientation and is suitable for lighting ground surfaces, building entrances, and stairways. The asymmetric wide spread light distribution is ideally suited for illuminating corridors and pathways. Separate installation housing allows for seamless coordination into construction and easy maintenance.

Die-cast aluminum housing and faceplate - Composite installation housing
Safety glass with optical texture

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 luminous flux, CRI, dimming and electrical characteristics are provided on the individual luminaire specification sheets, available at www.bega-us.com

All BEGA standard finishes are matte, textured powder coat with minimum 3 mil thickness. BEGA Unidure® 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



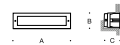
Asymmetric light distribution



Asymmetric wide spread light distribution



Asymmetric				
	LED	A	B	C
33 053	4.1 W	6 1/4"	2 3/4"	5"
33 054	5.9 W	10 1/4"	2 3/4"	5"
33 055	8.4 W	12 1/2"	2 3/4"	5"
33 058	12.3 W	13"	4 1/4"	5 1/2"
33 059	16.4 W	16 1/2"	4 1/4"	5 1/2"
33 060	20.5 W	20 1/2"	4 1/4"	5 1/2"



Asymmetric wide spread				
	LED	A	B	C
33 023	4.0 W	6 1/4"	2 3/4"	5"
33 046	5.9 W	10 1/4"	2 3/4"	5"
33 049	7.8 W	12 1/2"	2 3/4"	5"
33 062	12.3 W	13"	4 1/4"	5 1/2"
33 067	16.4 W	16 1/2"	4 1/4"	5 1/2"
33 098	20.5 W	20 1/2"	4 1/4"	5 1/2"

