



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

Bear Development, LLC

UDC Initial & Final Presentation

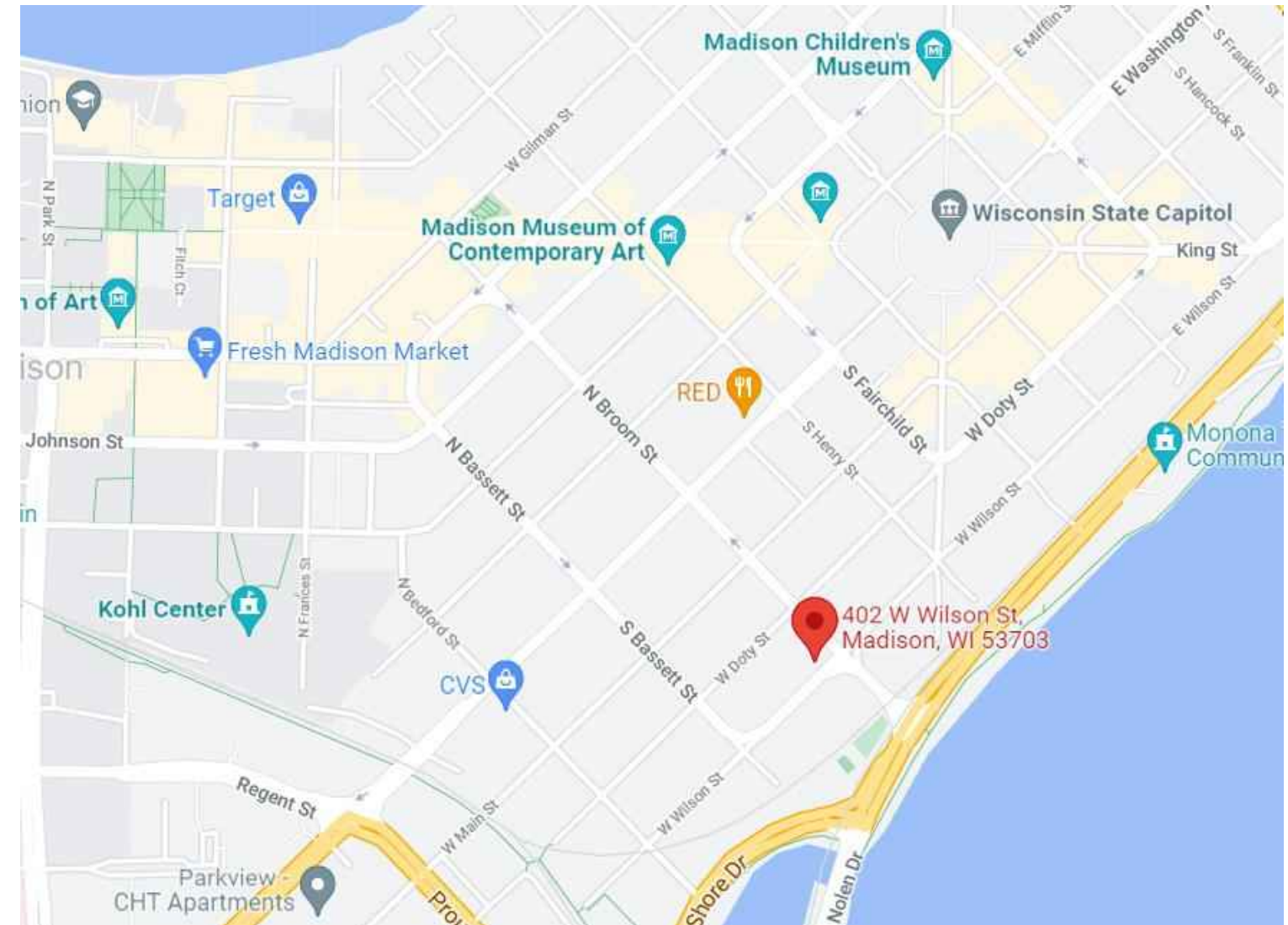
Project Team

Owner/Developer: Bear Development
4011 80th Street
Kenosha, WI 53142

Architect: Engberg Anderson Architects
305 W Washington Ave
Madison, WI 53703

Civil Engineer: JSD
161 Horizon Dr Suite 101
Verona, WI 53593

Site Location





Northwest Aerial



Northeast Aerial



Southwest Aerial



Southeast Aerial



402 WILSON STREET

EXTERIOR CHARACTER STUDY

SCALE:

05/31/2022

Engberg Anderson Project No. 223435.00



MILWAUKEE | MADISON | TUCSON | CHICAGO

SHEET: S-08



402 WILSON STREET

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402 WILSON STREET



EXTERIOR CHARACTER STUDY
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SHEET: S-10



402 WILSON STREET

EXTERIOR CHARACTER STUDY

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402 WILSON STREET

EXTERIOR CHARACTER STUDY

SCALE: 1" = 30'-0"

05/31/2022

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EXTERIOR CHARACTER STUDY

SCALE: 1" = 30'-0"

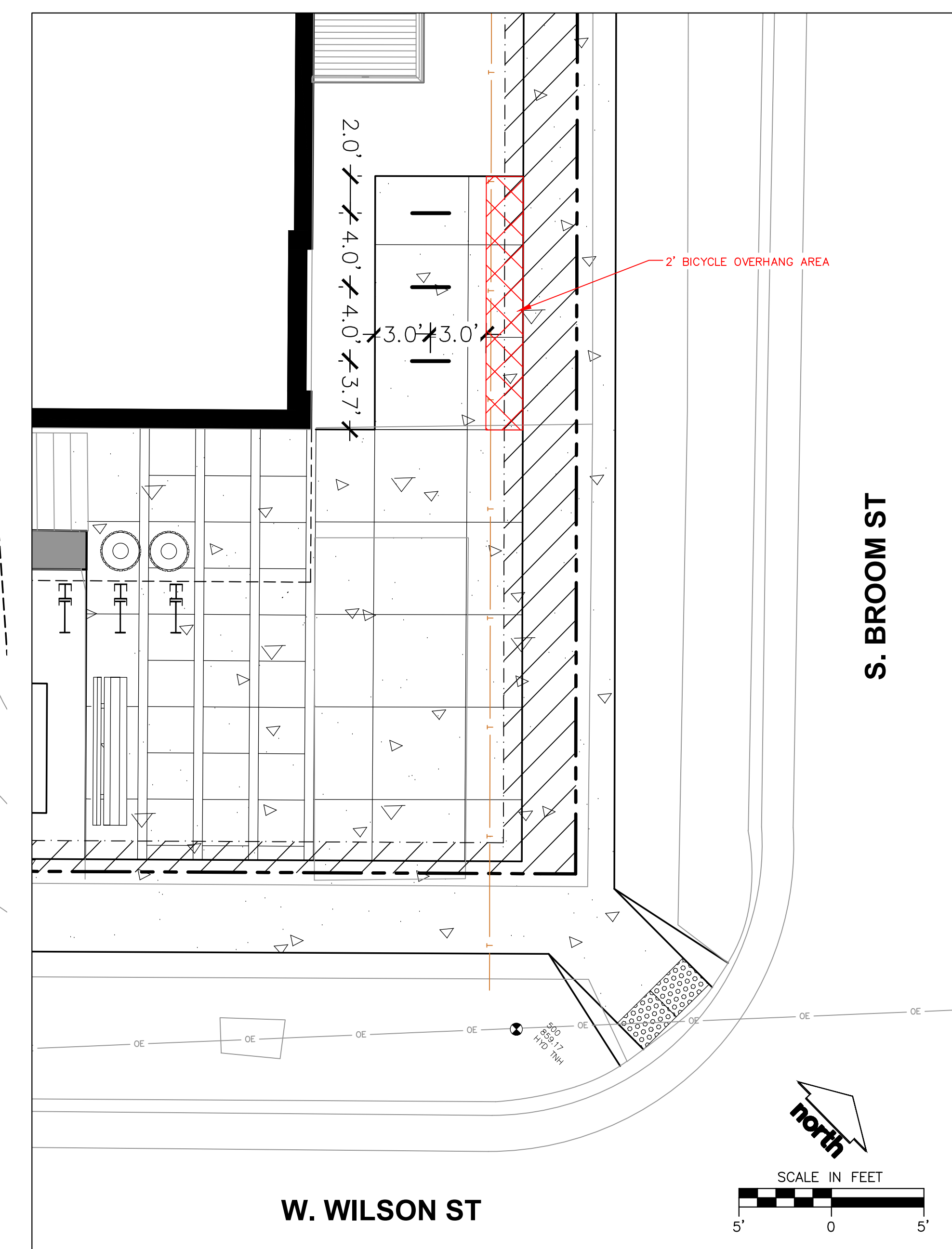
05/31/2022

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SITE INFORMATION BLOCK	
SITE ADDRESS	402 W WILSON ST
PROPERTY USE	MULTI-FAMILY HOUSING
PROPERTY SIZE	0.49 ACRES OR 21,437 SF
NUMBER OF BUILDING STORIES	4
BUILDING FOOTPRINT SQUARE FOOTAGE (1ST FLOOR)	12,840 GSF
GROSS BUILDING SQUARE FOOTAGE	67,984 GSF
NUMBER OF PARKING STALLS	
UNDERGROUND	
LARGE	13
COMPACT	14
ACCESSIBLE	2
TOTAL UNDERGROUND	29
NUMBER OF BICYCLE STALLS:	
SURFACE	6
UNDERGROUND	54
EXISTING VS. PROPOSED SITE COVERAGE	
EXISTING IMPERVIOUS SURFACE AREA	18,638 SF
EXISTING PERVIOUS SURFACE AREA	2,799 SF
EXISTING IMPERVIOUS SURFACE AREA RATIO	0.87
PROPOSED IMPERVIOUS SURFACE AREA	17,387 SF
PROPOSED PERVIOUS SURFACE AREA AT GROUND PLANE	4,350 SF
PROPOSED GREEN ROOF AREA	8,000 SF
PROPOSED IMPERVIOUS SURFACE AREA RATIO	0.69

402 WILSON STREET: UNIT MATRIX										
UNIT TYPE	UNIT DATA	BED	DEN	BATH	SF	UNITS PER FLOOR				TOTALS
						1ST	2ND	3RD	4TH	
1A		1	N/A	1	570	-	2	2	2	6
1A.1		1	N/A	1	535	2	-	-	-	2
1B		1	N/A	1	780	1	1	-	-	2
1C	WHEDA UNIT/ TYPE A UNIT	1	N/A	1	610	1	1	1	1	4
1D	WHEDA UNIT	1	N/A	1	600	1	1	1	1	4
1E		1	N/A	1	700	1	1	1	1	4
1F		1	N/A	1	600	1	1	1	1	4
1G		1	N/A	1	740	-	1	-	-	1
1H		1	N/A	1	850	-	-	1	1	2
2A		2	N/A	2	1000	-	1	1	1	3
2A.1		2	N/A	2	970	1	-	-	-	1
2B		2	N/A	2	1010	-	1	1	1	3
2C		2	N/A	2	920	2	2	-	-	4
2C.1		2	N/A	2	910	-	-	2	2	4
2D		2	N/A	2	960	1	1	1	1	4
2E		2	N/A	2	1100	-	-	1	1	2
2F		2	N/A	2	960	1	-	-	-	1
2F.1	WHEDA UNIT/ TYPE A UNIT	2	N/A	2	1050	-	1	1	1	3
TOTAL UNITS						12	14	14	14	54

402 WILSON STREET: GENERAL BUILDING INFORMATION		
- LOWER LEVEL:	13,259 GSF	TOTAL PARKING SPACES: 29 (0.54:1 - PKG TO UNIT RATIO)
- LEVEL ONE:	12,840 GSF	TOTAL BIKE PARKING: 60 (1 PER UNIT FOR 1BD & 2BD = 54:1 PER GUEST EVERY 10 UNITS = 6 AT EXTERIOR)
- LEVEL TWO:	13,789 GSF	TOTAL WHEDA STORAGE: 54 (1:1)
- LEVEL THREE & FOUR:	14,048 GSF	
- BUILDING TOTAL:	67,984 GSF	



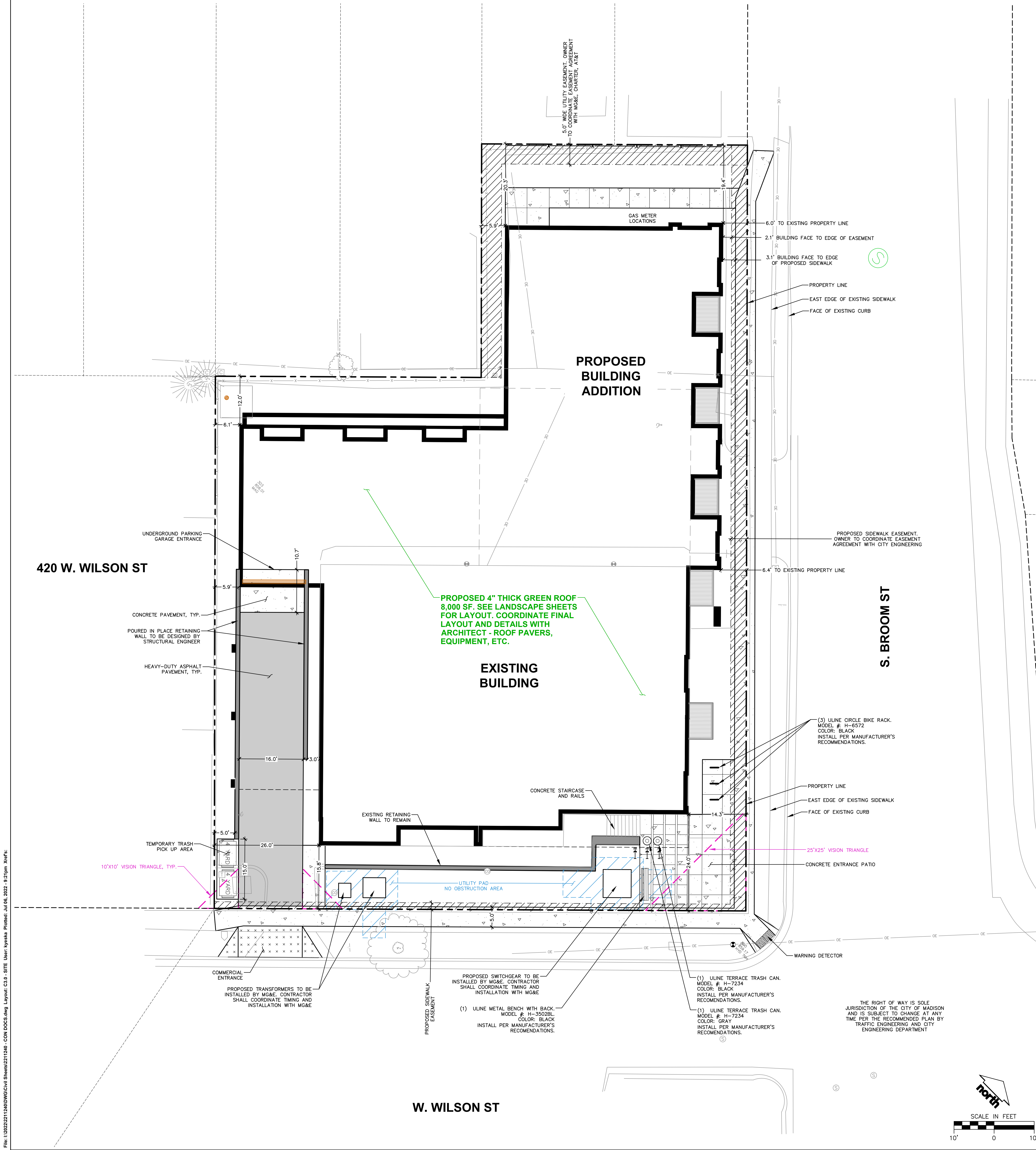
PLAN MODIFICATIONS:		
#	Date:	Description:
1	04.11.22	UDC INFORMATIONAL
2	05.31.22	LAND USE SUBMITTAL
3	06.16.22	LAND USE UPDATES
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

Designed By: CTD
Reviewed By: ACC
Approved By:

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
C3.0

JSD PROJECT NO: 22-11240



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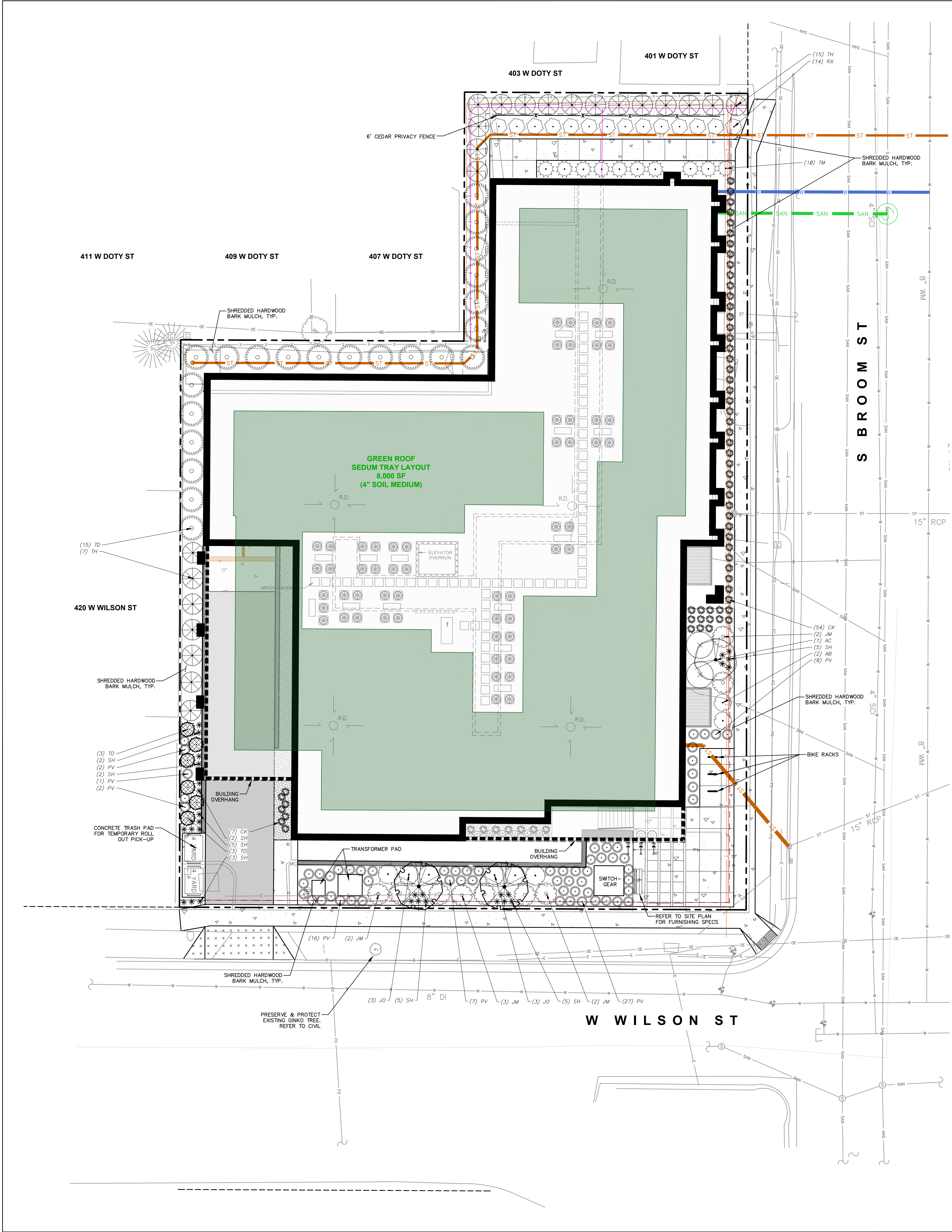
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Designed By: MRA
Reviewed By: K/J
Approved By: K/J

SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER:
L1.0



LEGEND

- PROPERTY LINE
- - - RIGHT-OF-WAY
- - - EASEMENT LINE
- BUILDING OUTLINE
- EDGE OF PAVEMENT
- STANDARD CURB AND GUTTER
- HEAVY-DUTY ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- SANITARY SEWER
- WATERMAIN
- STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING WATERMAIN
- EXISTING STORM SEWER
- RETAINING WALL
- FENCE
- BIKE RACK
- DECORATIVE STONE MULCH
- ALUMINUM EDGING
- PROPOSED COMMUNICATION (BY CHARTER/AT&T)
- PROPOSED ELECTRIC (BY MG&E)
- PROPOSED GAS (BY MG&E)
- GREEN ROOF SEDUM TRAYS

- GENERAL NOTES**
1. REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGEND.
 2. ALL WORK IN THE ROW SHALL BE IN ACCORDANCE WITH THE MUNICIPAL STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
 3. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.
 4. DRAWING FOR REVIEW - NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.
 5. THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL FINE GRADING AND TOPSOILING WITH GENERAL CONTRACTOR.
 6. REFER TO "LANDSCAPE DETAILS AND NOTES" SHEET FOR ADDITIONAL DETAILS, NOTES AND SPECIFICATION INFORMATION INCLUDING MATERIALS, GUARANTEE AND EXECUTION RELATED TO LANDSCAPE PLAN.
 7. CONTRACTOR SHALL REVIEW SITE CONDITIONS FOR UTILITY CONFLICTS, DRAINAGE ISSUES, SUBSURFACE ROCK, AND PLANT PLACEMENT CONFLICTS PRIOR TO PLANT INSTALLATION. REPORT ANY CONDITIONS THAT MAY HAVE ADVERSE IMPACT ON PLANTING OPERATIONS TO LANDSCAPE ARCHITECT.
 8. DO NOT COMMENCE PLANTING OPERATIONS UNTIL ALL ADJACENT SITE IMPROVEMENTS, IRRIGATION INSTALLATION (IF APPLICABLE), AND FINISH GRADING ARE COMPLETE.

ORNAMENTAL TREES	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	AC	Amelanchier laevis 'Cumulus' / Cumulus Allegheny Serviceberry	B & B	1.5" Cal	1
OVERSTORY DECIDUOUS TREES	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	QK	Quercus robur x alba 'JFS-KW1QX' TM / Streetspire Oak	B & B	2.5" Cal	2
UPRIGHT EVERGREEN SHRUB	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	TO	Thuja occidentalis 'Emerald' / Emerald Arborvitae	B & B	Min. 5' tall	6
DECIDUOUS SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	AB	Aronia melanocarpa 'Morton' TM / Iroquois Beauty Black Chokeberry	#5	Min. 12"-24"	2
	RX	Rhododendron x 'Mandarin Lights' / Mandarin Lights Northern Lights Azalea	#5	Min. 24"-36"	14
EVERGREEN SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	JO	Juniperus chinensis 'Old Gold' / Old Gold Juniper	#5	Min. 24"-36"	6
	JF	Juniperus chinensis 'Sea Green' / Sea Green Juniper	#5	Min. 24"-36"	2
	JM	Juniperus sabina 'Monna' / Calgary Carpet Juniper	#5	Min. 36" Wide	9
	TM	Taxus x media 'Everlow' / Everlow Yew	#5	Min. 12" Wide	10
	TD	Taxus x media 'Densiformis' / Dense Anglo-Japanese Yew	#5	Min. 24"-36"	22
	TH	Taxus x media 'Hicksii' / Hicks Anglo-Japanese Yew	#5	Min. 5' tall	22
PERENNIALS & GRASSES	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	CK	Calamagrostis x acutilora 'Karl Foerster' / Karl Foerster Feather Reed Grass	#1	Min 8"-18"	68
	NW	Nepeta x faassenii 'Walker's Low' / Walker's Low Catmint	#1	Min 8"-18"	13
	PV	Panicum virgatum 'Shenandoah' / Shenandoah Switch Grass	#1	Min. 8"-18"	64
	SH	Sporobolus heterolepis 'Tara' / Prairie Dropseed	#1	Min. 8"-18"	29

Scale in feet

DIGGERS HOTLINE
Toll Free (800) 242-8511

File: L102202211040900Landscape 2/16/22 - 2:48pm Xref: Layout: L1.0 User: lysella Plotter: Jan 04, 2022 - 3:46pm Xref: THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF JSD PROFESSIONAL SERVICES, INC.

402 WILSON STREET

402 W. WILSON STREET
MADISON, WI 53703
Owner
BEAR DEVELOPMENT
4011 80TH STREET
KENOSHA, WI 53142

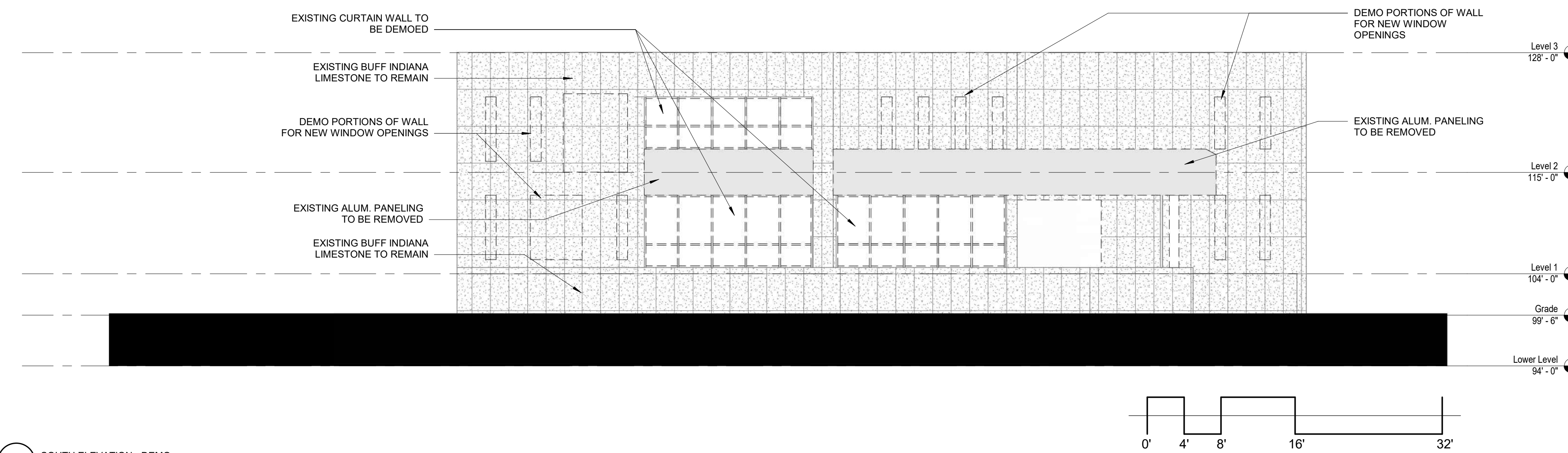
PROJECT NUMBER 223435.00

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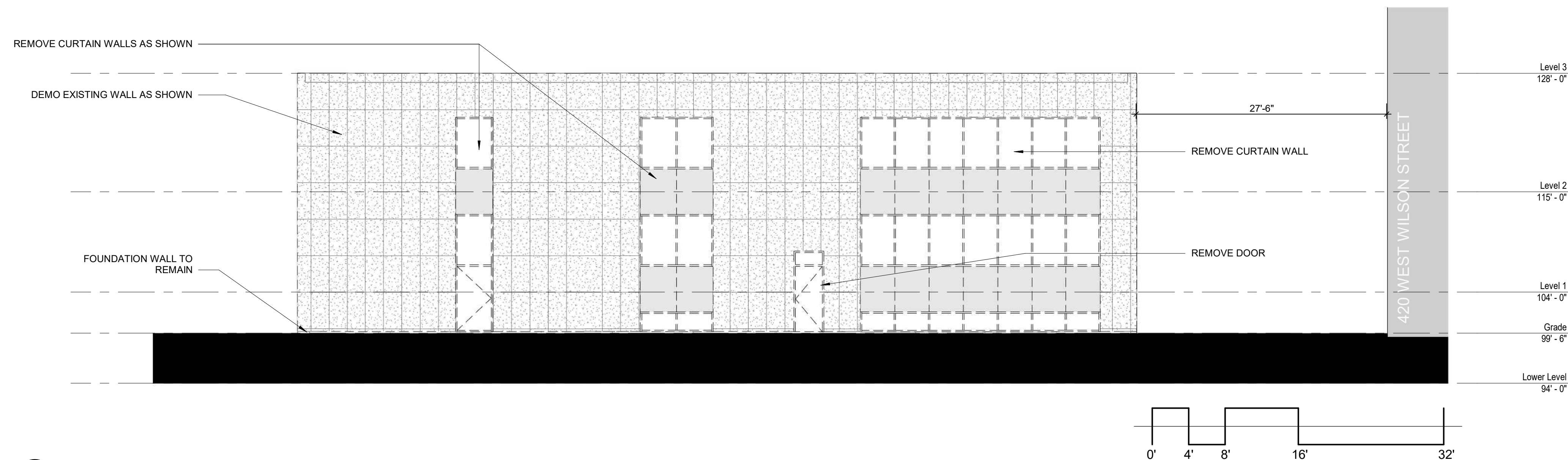
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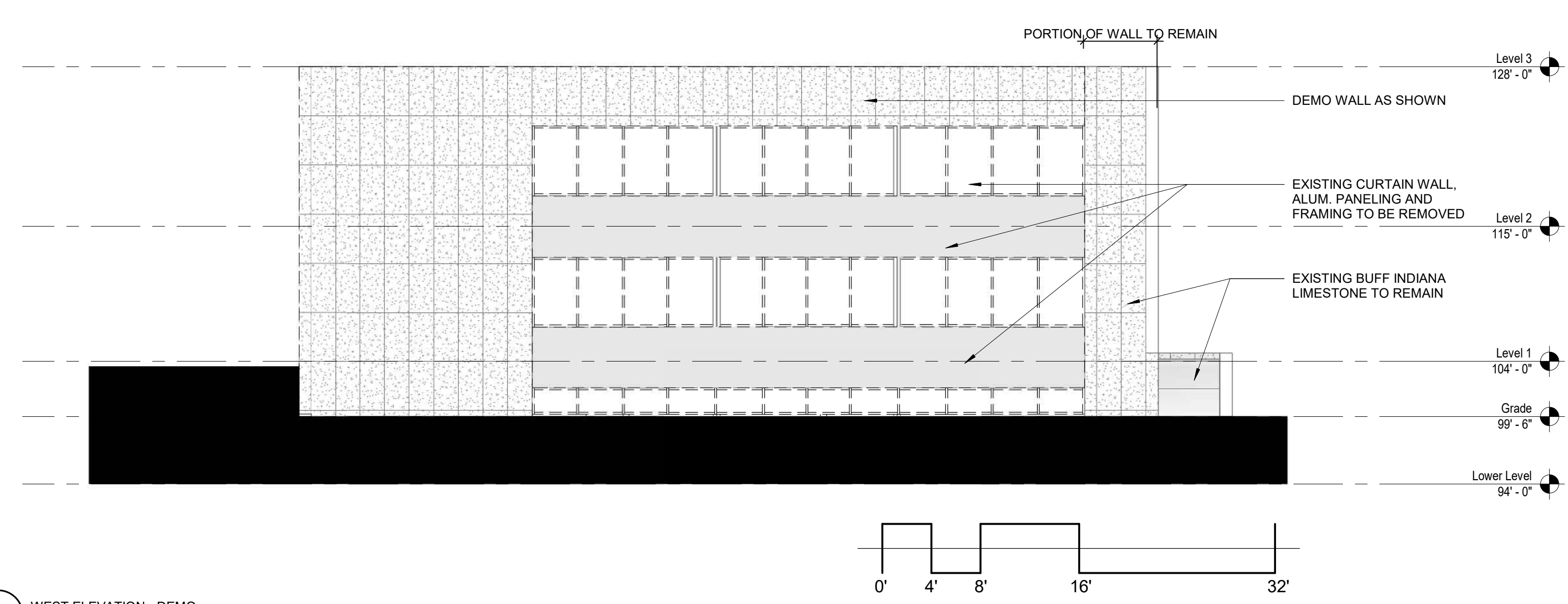
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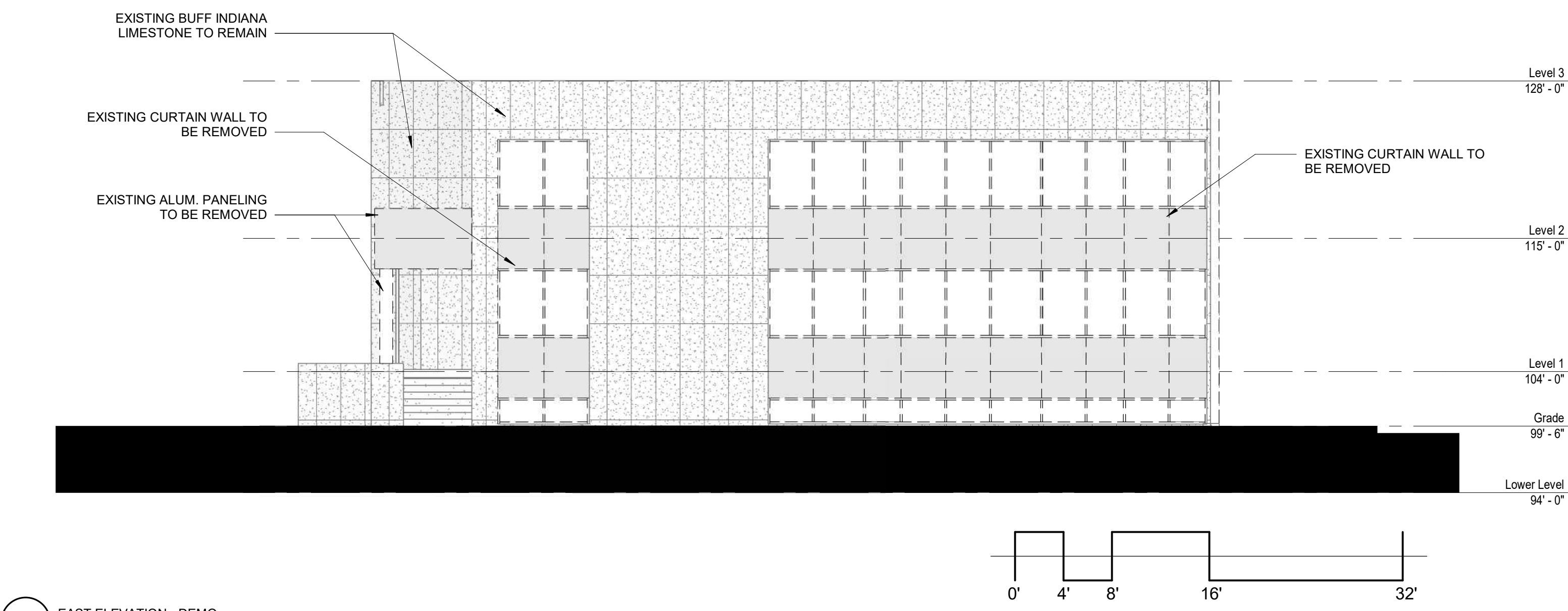
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SCALE: 1/8" = 1'-0"



3 NORTH ELEVATION - DEMO
SCALE: 1/8" = 1'-0"



4 WEST ELEVATION - DEMO
SCALE: 1/8" = 1'-0"



2 EAST ELEVATION - DEMO
SCALE: 1/8" = 1'-0"

DRAWN BY Author

CHECKED BY Checker

DEMOLITION ELEVATIONS

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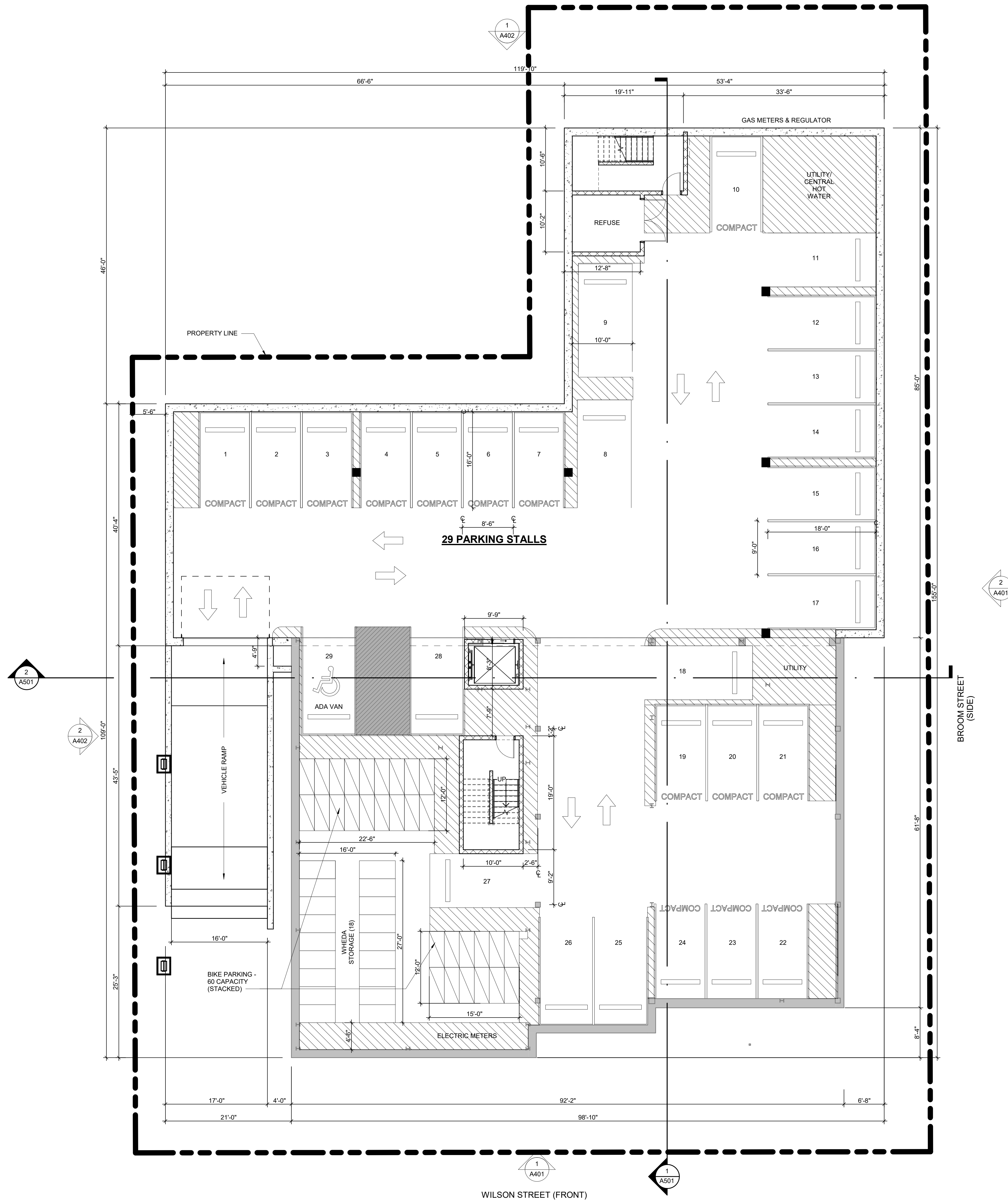
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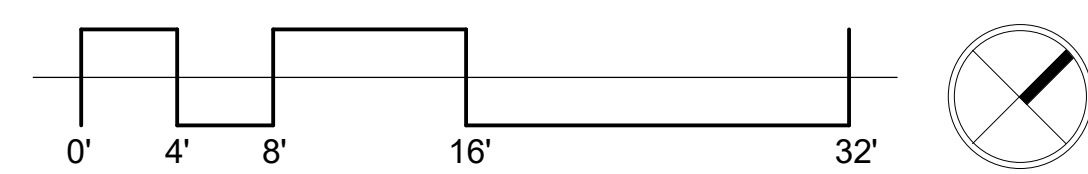
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1 LOWER LEVEL - LUA
SCALE: 1/8" = 1'-0"



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LOWER LEVEL PLAN

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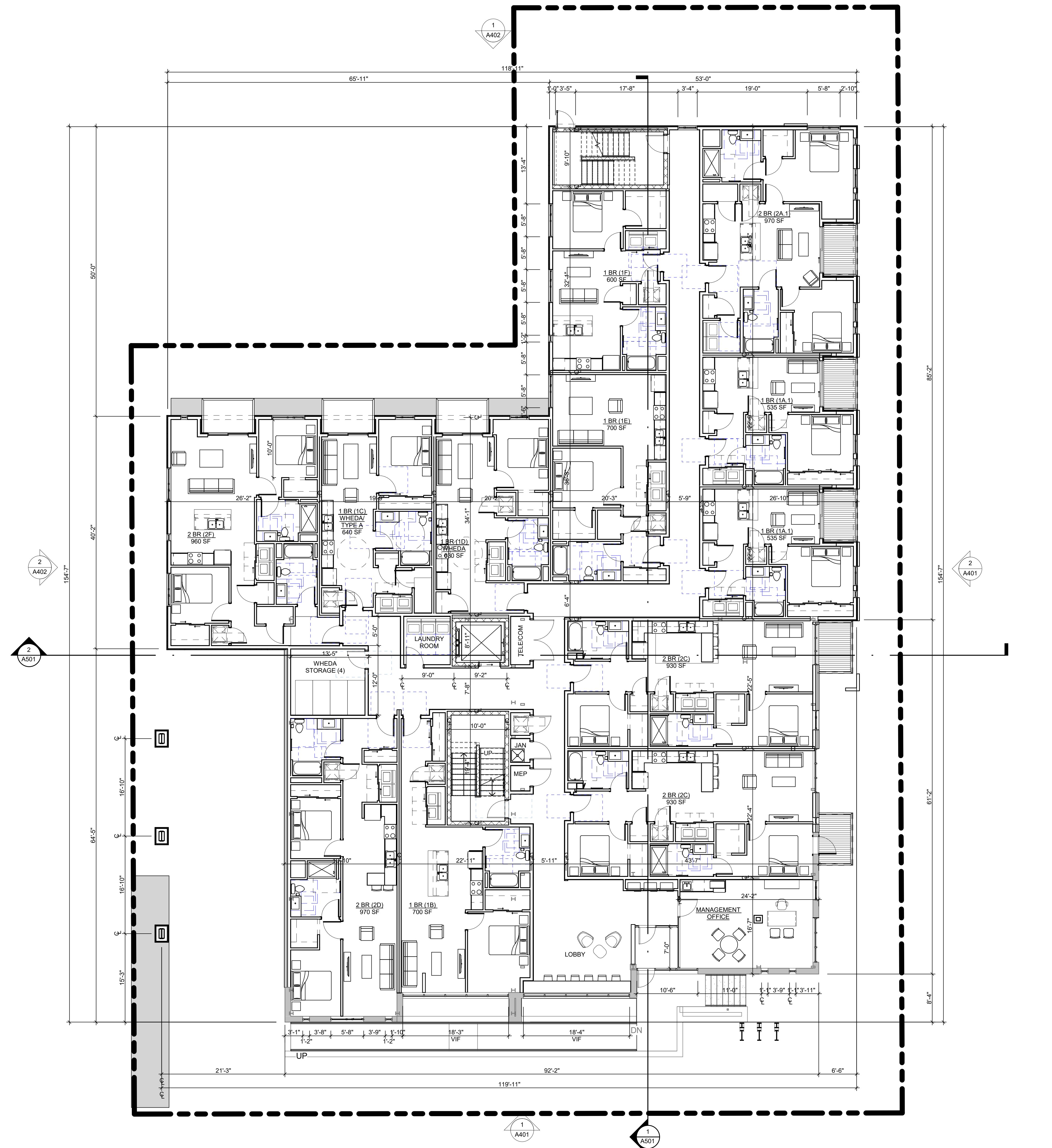
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LEVEL 1 PLAN



1 LEVEL 1 PLAN - LUA
SCALE: 1/8" = 1'-0"

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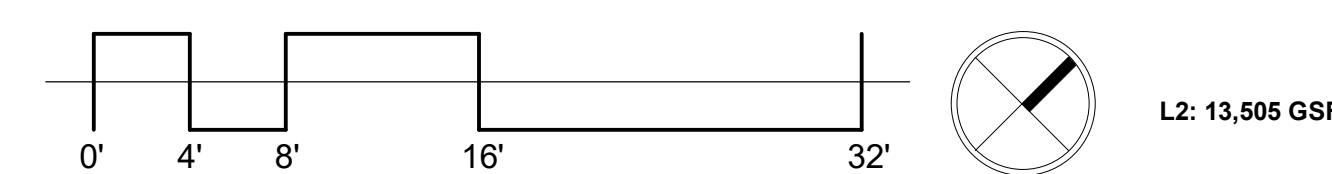
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1 LEVEL 2 PLAN - LUA
SCALE: 1/8" = 1'-0"



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LEVEL 2 PLAN

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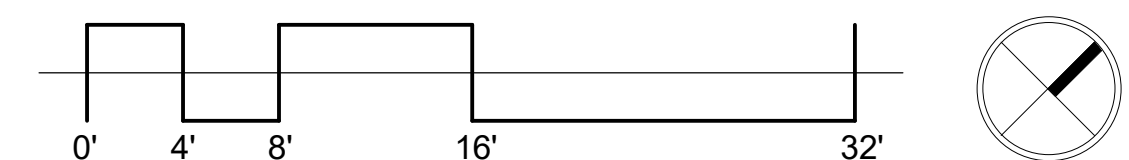
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1 LEVELS THREE & FOUR - LUA
SCALE: 1/8" = 1'-0"



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LEVELS 3&4 PLAN

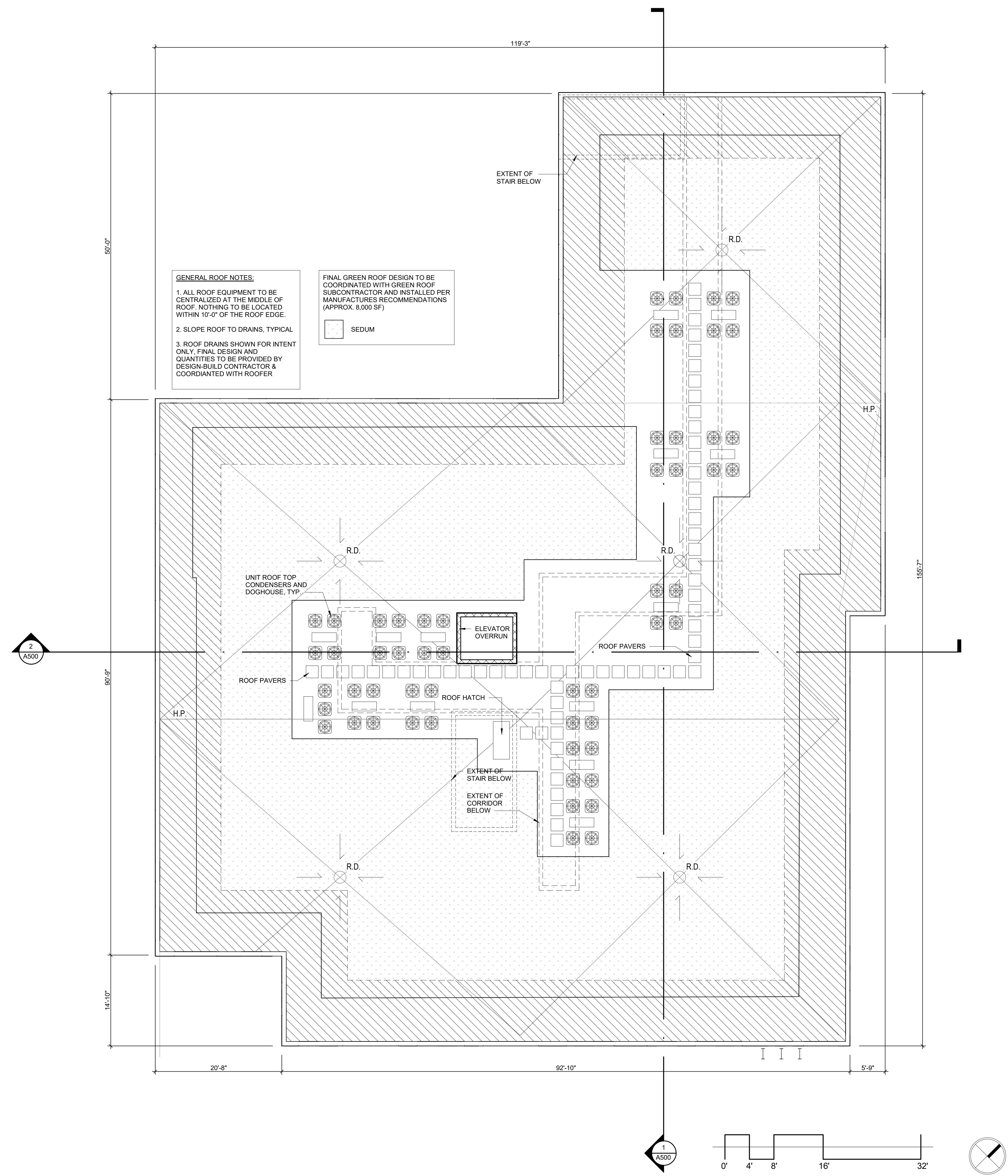
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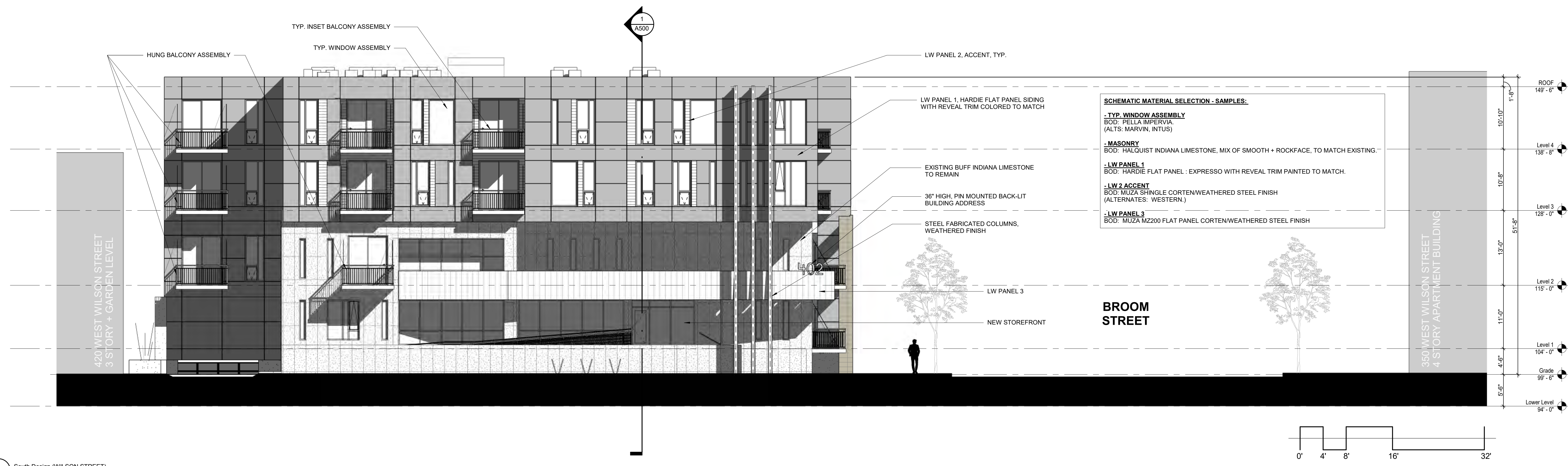
GENERAL ROOF NOTES:
1. ALL ROOF EQUIPMENT TO BE CENTRALIZED AT THE MIDDLE OF ROOF. NOTHING TO BE LOCATED WITHIN 10'-0" OF THE ROOF EDGE.
2. SLOPE ROOF TO DRAINS, TYPICAL.
3. ROOF DRAINS SHOWN FOR INTENT ONLY. FINAL DESIGN AND QUANTITIES TO BE PROVIDED BY DESIGN-BUILD CONTRACTOR & COORDINATED WITH ROOFER

FINAL GREEN ROOF DESIGN TO BE COORDINATED WITH GREEN ROOF SUBCONTRACTOR AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS (APPROX. 8,000 SF)
SEDUM

1 LEVEL 5 PLAN - LUA
SCALE: 1/8" = 1'-0"

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ROOF PLAN



SCHEMATIC MATERIAL SELECTION - SAMPLES:

- **TYP. WINDOW ASSEMBLY**
BOD: FELLA IMPERVIA (ALTS: MARVIN, INTUS)
- **MASONRY**
BOD: HALQUIST INDIANA LIMESTONE, MIX OF SMOOTH + ROCKFACE, TO MATCH EXISTING.
- **LW PANEL 1**
BOD: HARDIE FLAT PANEL : EXPRESSO WITH REVEAL TRIM PAINTED TO MATCH.
- **LW 2 ACCENT**
BOD: MUZA SHINGLE CORTEN/WEATHERED STEEL FINISH (ALTERNATES: WESTERN.)
- **LW PANEL 3**
BOD: MUZA M2200 FLAT PANEL CORTEN/WEATHERED STEEL FINISH

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1 South Design (WILSON STREET)
SCALE: 1/8" = 1'-0"



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BUILDING ELEVATIONS

2 East Design (BROOM STREET)
SCALE: 1/8" = 1'-0"

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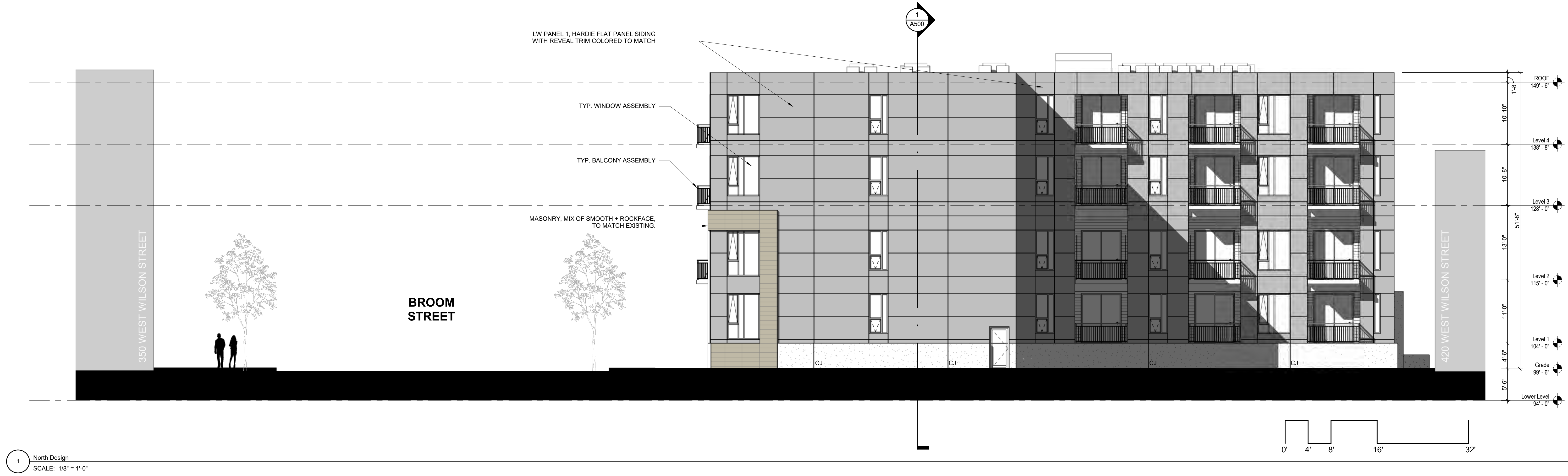
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BUILDING ELEVATIONS



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



2 West Design
SCALE: 1/8" = 1'-0"

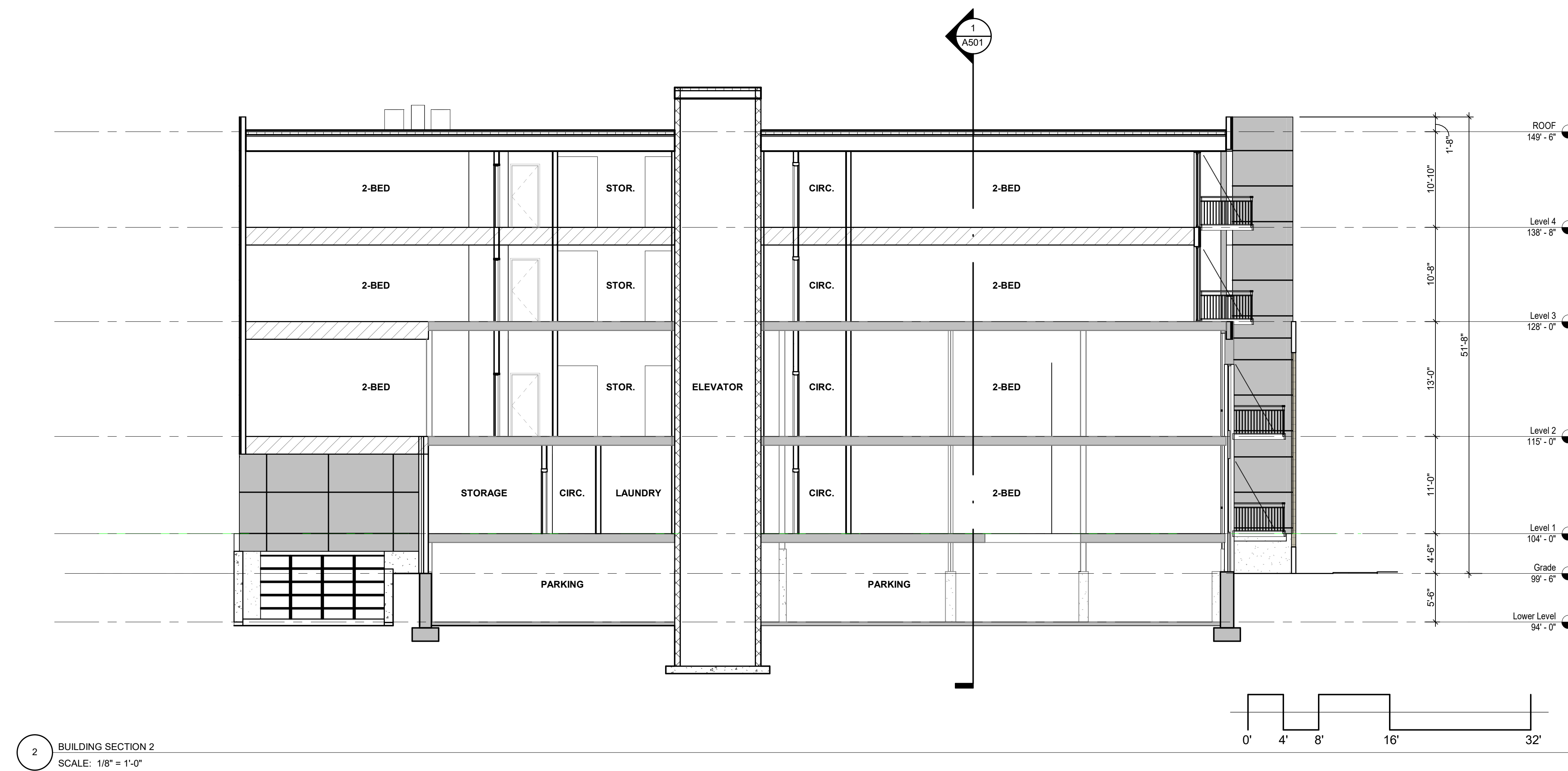
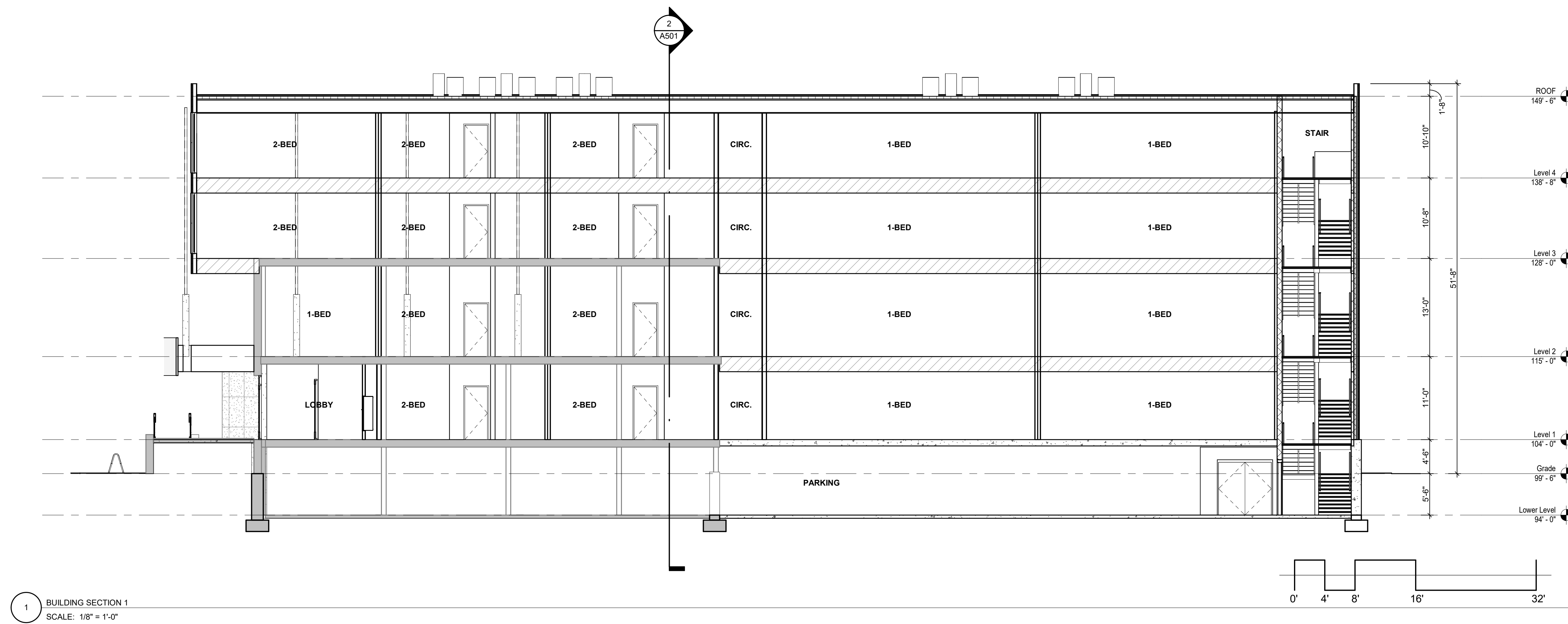
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BUILDING SECTIONS