

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 4/10/23 10:23 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): _____

Title: _____

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

UDC meeting date requested _____

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 _____

Company _____

Street address _____

City/State/Zip _____

Telephone _____

Email _____

Project contact person _____

Company _____

Street address _____

City/State/Zip _____

Telephone _____

Email _____

Property owner (if not applicant) _____

Street address _____

City/State/Zip _____

Telephone _____

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

- Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with _____ on _____.
- 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 _____ Relationship to property _____

Authorizing signature of property owner  Date _____

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



April 10, 2023

Submitted via email

Jessica Vaughn
Urban Design Commission
City of Madison Planning Division
Madison Municipal Building, Suite 017
215 Martin Luther King, Jr. Blvd.

Re: **121 E. Wilson Street – Alteration to Approved Plans**

Dear Ms. Vaughn and Commission Members:

Quad Capital Partners is pleased to provide the enclosed updated plans for the mixed-use redevelopment located at 121 E. Wilson Street. Consistent with the previously approved plans, the project will entail demolishing the existing office building and constructing a fourteen-story mixed-use building with 337 apartments, approximately 19,500 square feet of commercial space, below-grade parking, outdoor terraces, and an open-air “promenade” through the building.

Recap of Previous UDC Action:

- **June 1, 2022** - Informational presentation
- **September 21, 2022** – Approval
- **March 15, 2023** – Initial approval of the updated design with the condition to revisit the window wall system and metal panel design.

Summary of Latest Changes:

The enclosed plans illustrate the progression of the design. The UDC’s specific direction from the March 15 meeting was to revisit the mullion patterns and metal panel design on the building facades. As such, these elements were the singular focus of the most recent updates, which include the following:

- The metal panels are simplified from the March version. The use of the inward and outward folded pattern in the panels is replaced with more uniform panels to create a calmer and less “busy” façade.
- The panels remain placed in a “random” pattern on the facades to maintain the visual interest accomplished by previous versions.
- The current design reintroduces two-story height panels rather than single-story. This is consistent with the original design approved in September and responsive to UDC comments.
- The inset notch elements from the March version have been removed, again to create a more restrained and less busy appearance that is more like the original approved façade.
- The width of the horizontal and vertical mullions is now uniform.

The evolution of this design has been driven by several key factors including complying with the bird safety requirements, responding to UDC’s direction, achieving financial viability, and providing a great resident experience. We believe this design accomplishes these goals with a well-designed building that is worthy of this important location. Thank you for reviewing the submittal and please contact us if you have any questions.

Sincerely,

Dan Kennelly
Quad Capital Partners

CD01

NOTES

1.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY SURVEY INFORMATION AND SITE CONDITIONS PRIOR TO START OF CONSTRUCTION AND REPORT ANY DISCREPANCIES. CONTRACTOR SHALL CONTACT DIGGER'S HOTLINE TO LOCATE ALL PUBLIC AND PRIVATE UTILITIES PRIOR TO THE START OF CONSTRUCTION. ANY DAMAGE CAUSED TO EXISTING UTILITIES, EITHER SHOWN OR NOT, SHALL BE REPAIRED AND PAID FOR AT THE CONTRACTOR'S EXPENSE.
2.

CONTRACTOR SHALL PROTECT BENCHMARKS.
3.

ALL EXISTING PLANT MATERIAL IS SHOWN AT EXISTING, APPROXIMATED SIZE PER CITY OF MADISON STANDARDS.
4.

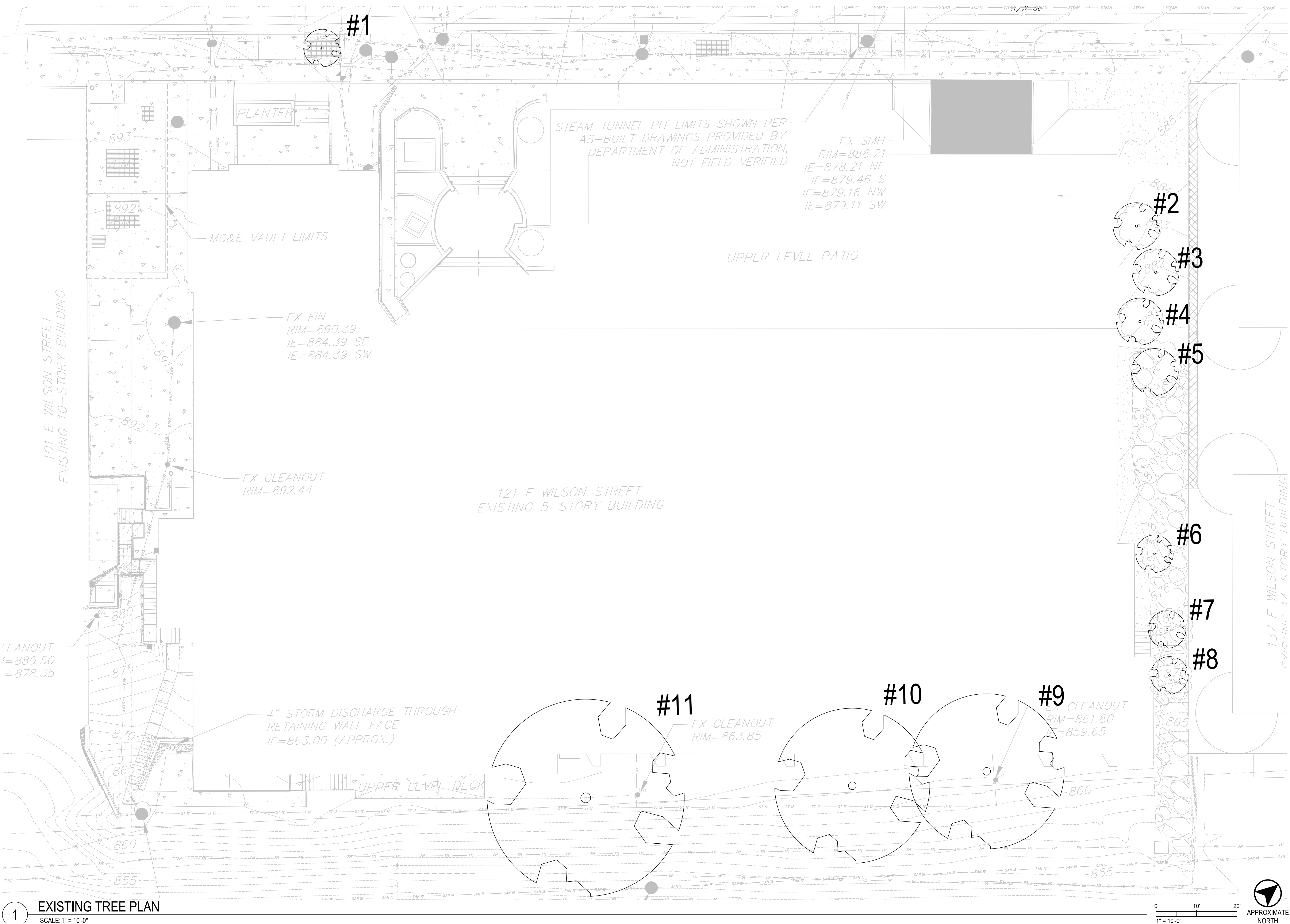
THIS PROJECT PROPOSES THE REMOVAL OF ONE (1) TREE IN THE EAST WILSON ST TERRACE. THE CONTRACTOR SHALL CONTACT CITY FORESTRY AT (608) 266-4816 TO ISSUE A STREET TREE REMOVAL PERMIT FOR THIS 3" CALIPER ELM TREE DUE TO CRANE/STAGING CONFLICTS ALONG E. WILSON STREET. CONTRACTOR WILL BE RESPONSIBLE FOR REMOVAL OF THE TREE AND FOR ALL COORDINATION AND PERMITTING WITH CITY FORESTRY STAFF.
5.

ANY STREET TREE REMOVALS REQUESTED AFTER THE DEVELOPMENT PLAN IS APPROVED BY THE PLAN COMMISSION OR THE BOARD OF PUBLIC WORKS AND CITY FORESTRY WILL REQUIRE A MINIMUM OF A 72-HOUR REVIEW PERIOD WHICH SHALL INCLUDE THE NOTIFICATION OF THE ALDERPERSON WITHIN WHOSE DISTRICT IS AFFECTED BY THE STREET TREE REMOVAL(S) PRIOR TO A TREE REMOVAL PERMIT BEING ISSUED.
6.

THE CONTRACTOR SHALL SALVAGE EXISTING TREE GRATES AND TREE GUARDS IN THE CITY

RIGHT-OF-WAY ALONG EAST WILSON ADJACENT TO THIS PROJECT (TWO TOTAL GRATES AND GUARDS). CONTACT CITY FORESTRY AT 266-4816 TO SCHEDULE DELIVERY OF THE TWO SALVAGED TREE GRATES AND TREE GUARDS TO A CITY FORESTRY FACILITY. THE CONTRACTOR WILL BE RESPONSIBLE FOR SALVAGING, PROTECTING AND DELIVERING THE GRATES AND GUARDS TO A DESIGNATED CITY LOCATION AND FOR ALL COORDINATION WITH CITY FORESTRY STAFF.

Existing Tree Inventory				
Number	Species	Caliper (in)	Disposition	Public
1	Elm	3	Remove	Yes
2	Maple	6	Remove	no
3	Maple	6	Remove	no
4	Maple	6	Remove	no
5	Maple	6	Remove	no
6	Maple	3	Remove	no
7	Maple	3	Remove	no
8	Maple	3	Remove	no
9	Honeylocust	18	Remove	no
10	Honeylocust	18	Remove	no
11	Honeylocust	20	Remove	no



Potter
Lawson

Success by Design

saiki
DESIGN

1110 South Park Street, Madison, WI 53715
Phone: 608.251.3600

PRELIMINARY
NOT FOR CONSTRUCTION

121 E. Wilson Street
Quad Capital Partners

Madison, WI

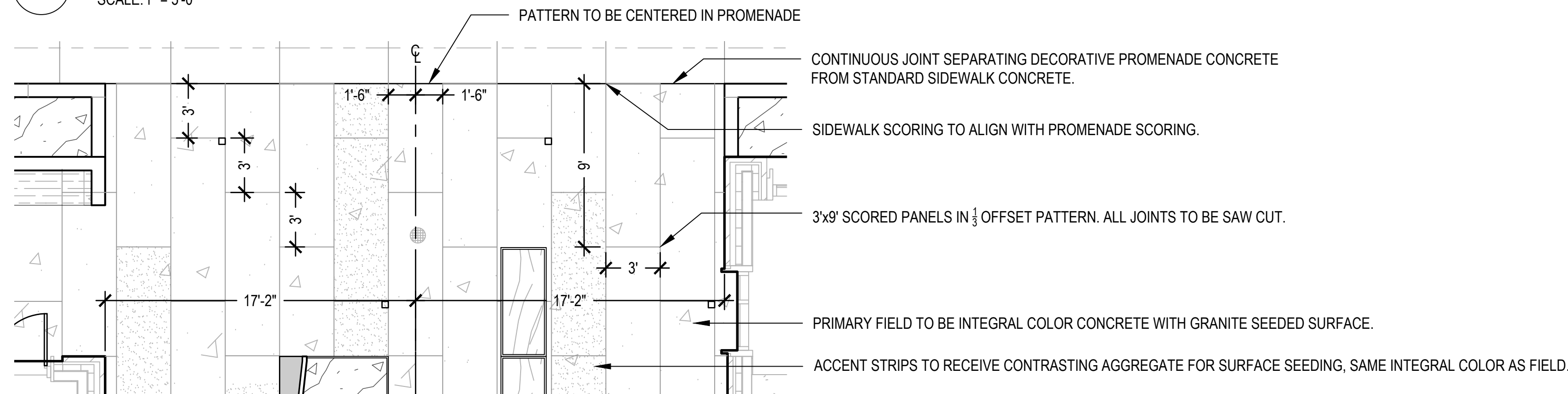
2021.27.00

DATE	ISSUANCE/REVISIONS
04/10/2023	URBAN DESIGN COMMISSION REVIEW

EXISTING TREE PLAN

L001

2 DECORATIVE CONCRETE PAVING ENLARGEMENT
SCALE: 1" = 5'-0"



FIRST FLOOR TERRACE AND PROMENADE AMENITIES



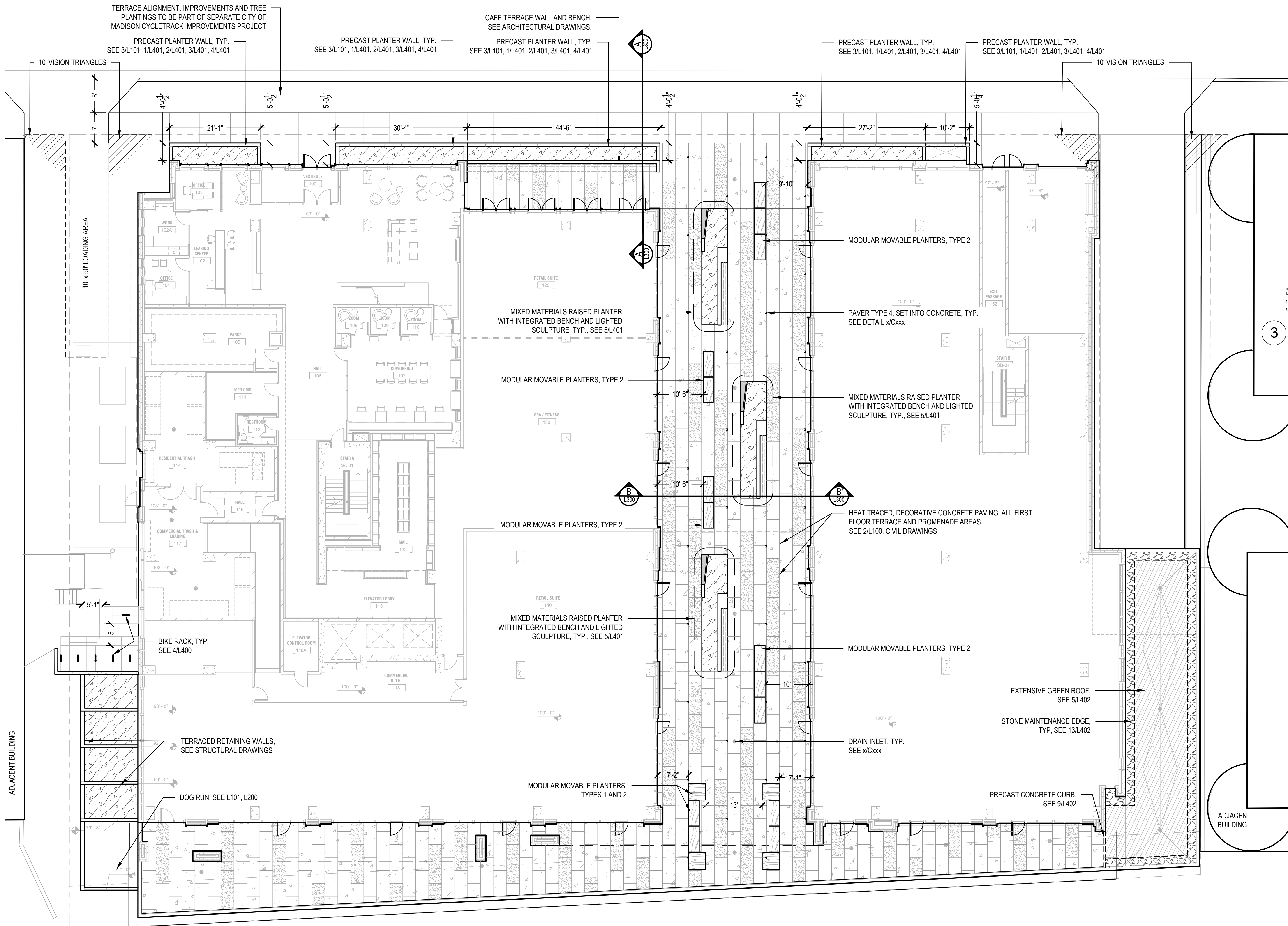
Lighted Sculptural Blocks



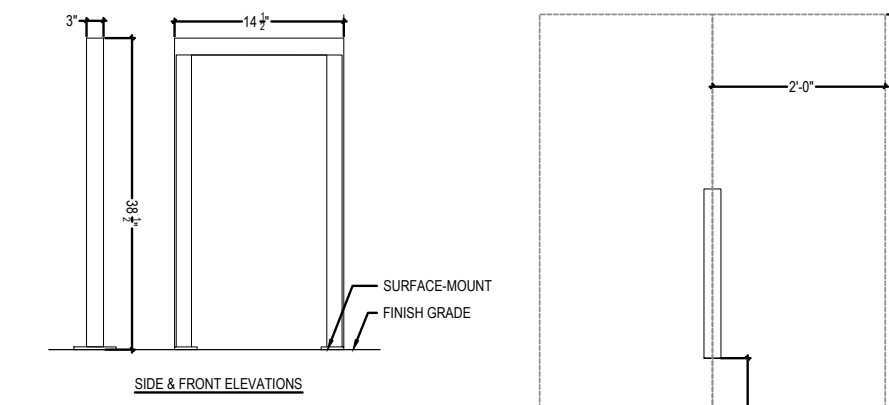
Promenade Planters Seating



Heated Decorative Concrete



- LEGEND
- EXTENSIVE GREEN ROOF, SEE 5/L402
 - MIXED PERENNIAL/SHRUB PLANTINGS, SEE L200
 - DECORATIVE CONCRETE PAVING, SEE 2/L100, CIVIL DRAWINGS
 - STONE MULCH TYPE 1
 - MODULAR AND MOVABLE PLANTERS, TYPE 1 AND 2
 - L-SHAPED METAL EDGE, SEE 10/L402
 - PRECAST CONCRETE CURB, SEE 9/L402



3 BIKE RACK DETAIL
SCALE: NTS

SUN (FULL TO PART SUN) SEDUM CARPET SPECIES COMPOSITION: SUBJECT TO AVAILABILITY, THE SEDUM CARPET WILL BE COMPOSED OF THE FOLLOWING SPECIES IN APPROXIMATELY EQUAL QUANTITIES, PRE-GROWN AND DELIVERED TO THE SITE AS A SOD-LIKE MATERIAL:

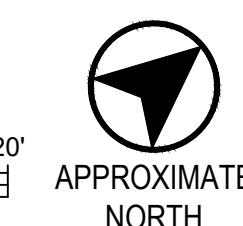
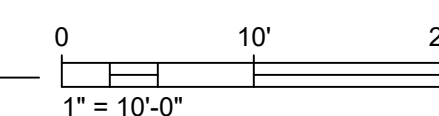
- Sedum spurius 'Fuldaglut'
- Sedum spurius 'John Creech'
- Sedum spurius 'Red Carpet'
- Sedum kamtschaticum
- Sedum kamtschaticum 'Variegatum'
- Sedum kamtschaticum var. floriferum
- Sedum takesimensis 'Golden Carpet'
- Sedum x Immergrunchen
- Sedum subsp. rupestre 'Angelina'
- Sedum subsp. rupestre 'Blue Spruce'
- Sedum acre 'Aureum'
- Sedum acre 'Goldmoss'
- Sedum album 'Coral Carpet'
- Sedum album 'Murale'
- Sedum hispanicum
- Sedum sexangulare
- Sedum stefco

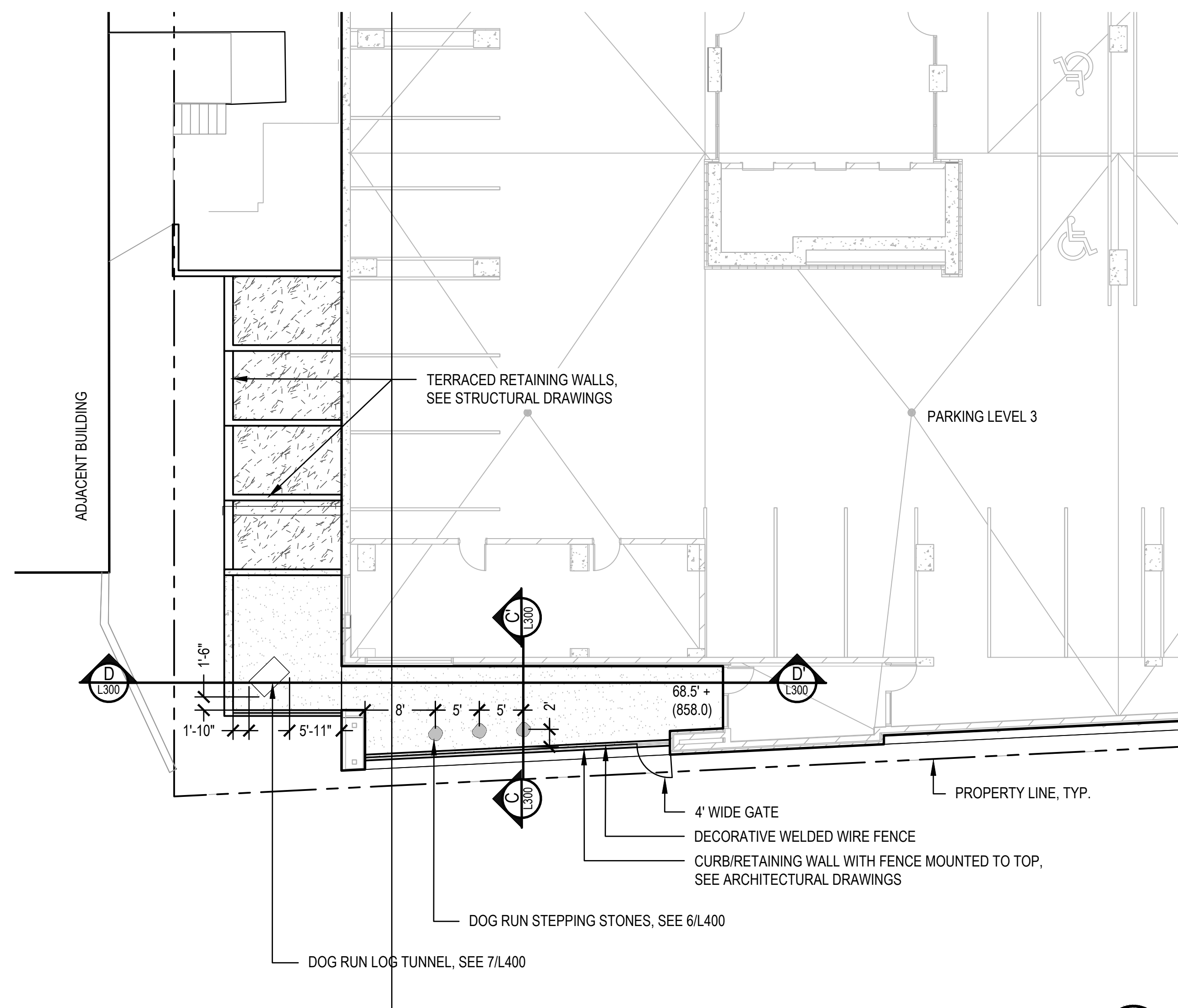
SHADE ZONE PLANTING SPECIES COMPOSITION: SUBJECT TO AVAILABILITY, THE SHADE ZONE PLANTING AREA WILL BE COMPOSED OF THE FOLLOWING SPECIES IN APPROXIMATELY EQUAL QUANTITIES, PRE-GROWN AND PLANTED AS PLUGS OR 4-INCH POTS, AND PLANTED DIRECTLY INTO SEDUM CARPET:

- Aquilegia canadensis
- Carex appalachica
- Carex divulsa
- Carex pensylvanica
- Deschampsia flexuosa
- Erigeron pulchellus
- Fragaria virginiana
- Meehania cordata
- Phlox divaricata
- Sessleria autumnalis
- Stachys byzantina 'Big Ears'
- Tiarella cordifolia 'Pink Skyrocket'
- Tiarella cordifolia 'Elizabeth Oliver'

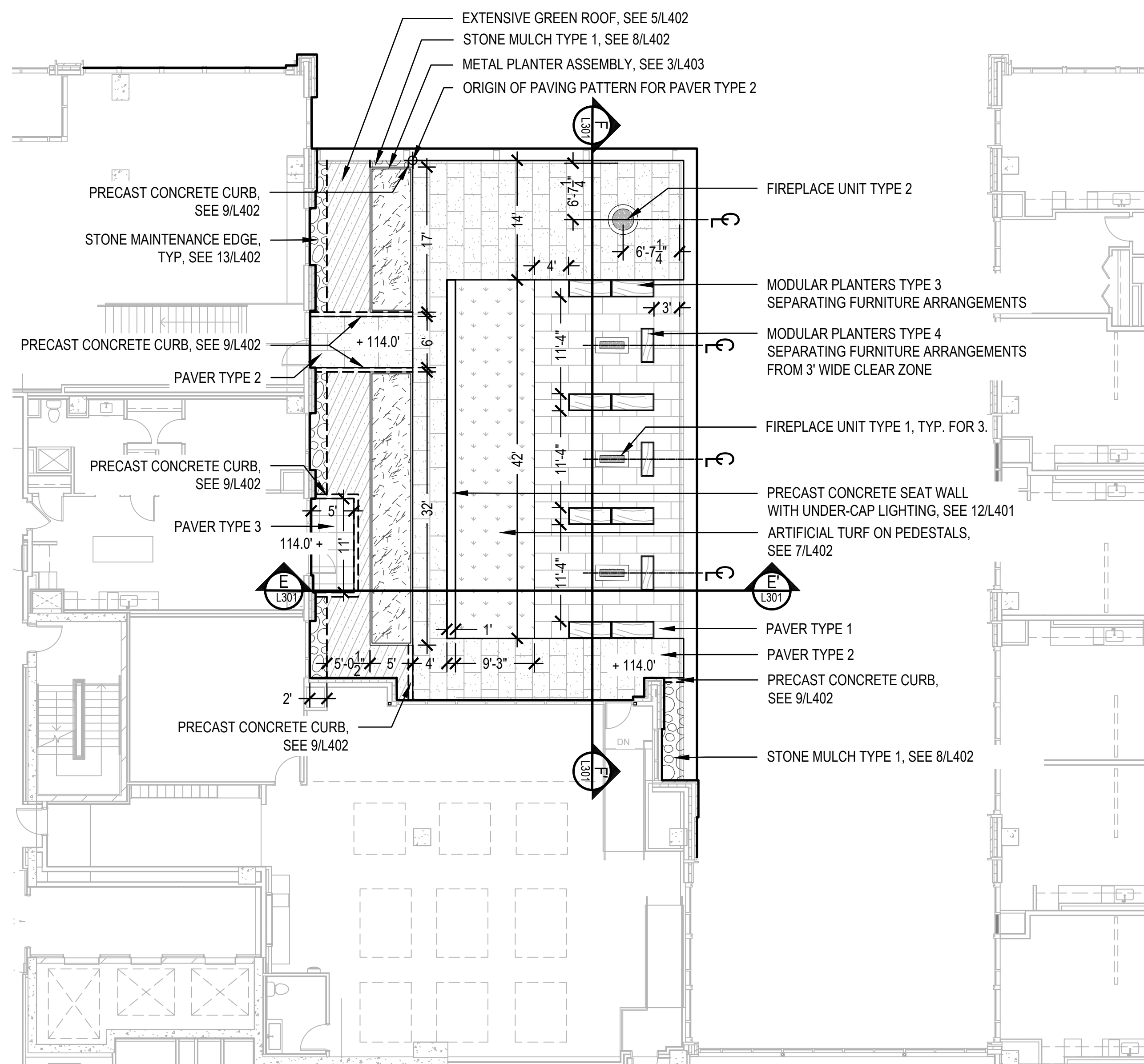
NOTE: SEE CIVIL PLANS FOR FIRST FLOOR GRADES

1 FIRST FLOOR OVERVIEW PLAN
SCALE: 1" = 10'-0"

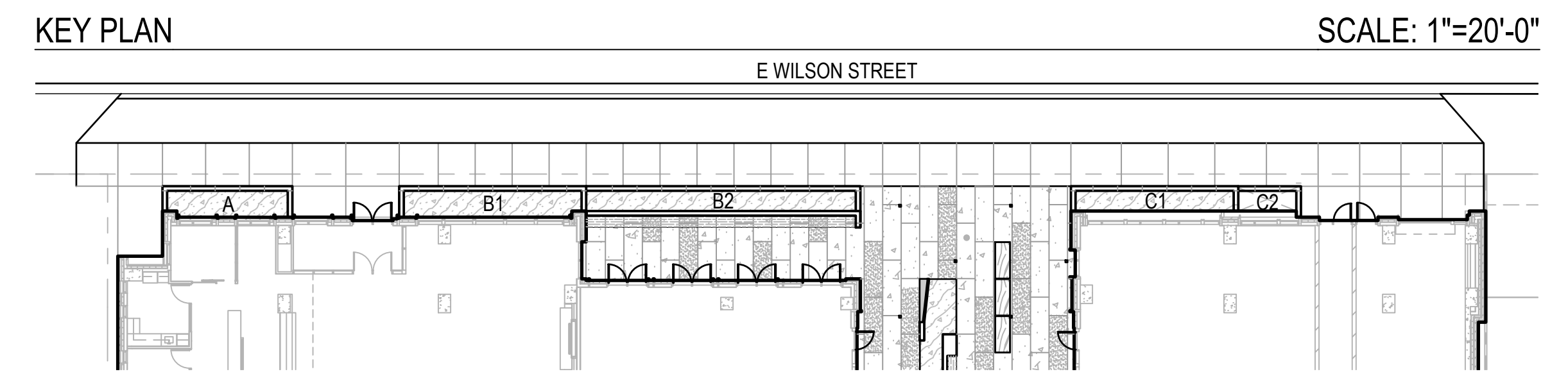




1 DOG RUN PLAN
SCALE: 1" = 10'-0"



2 2ND FLOOR ROOF TERRACE PLAN
SCALE: 1" = 10'-0"



DOG RUN AMENITIES

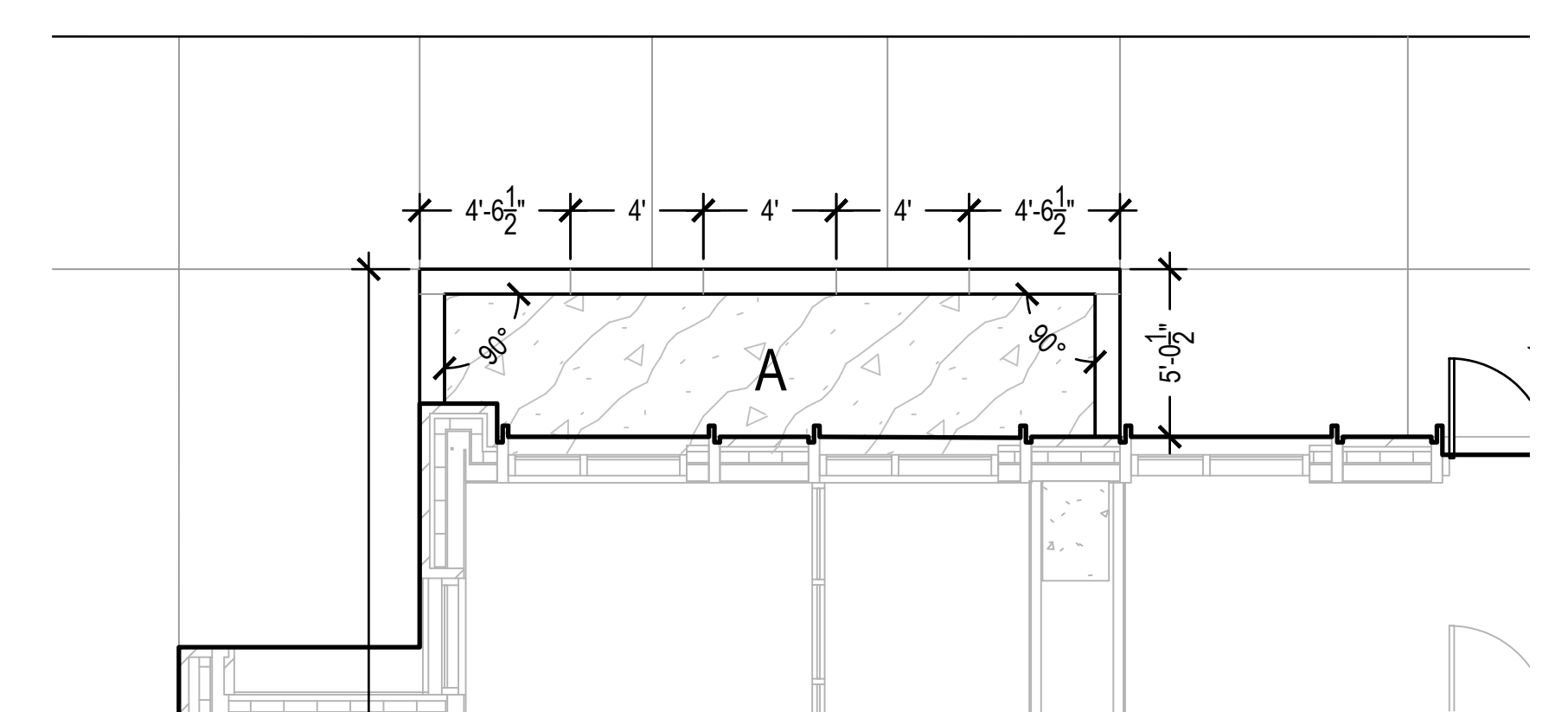


Obstacle Log

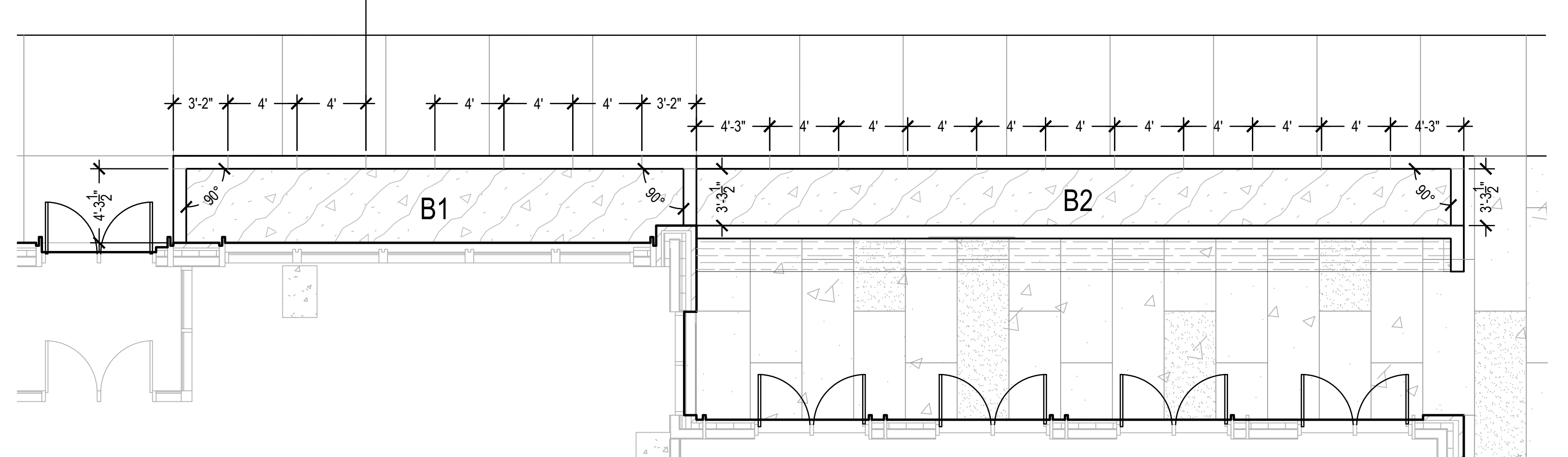


Stepping Stones

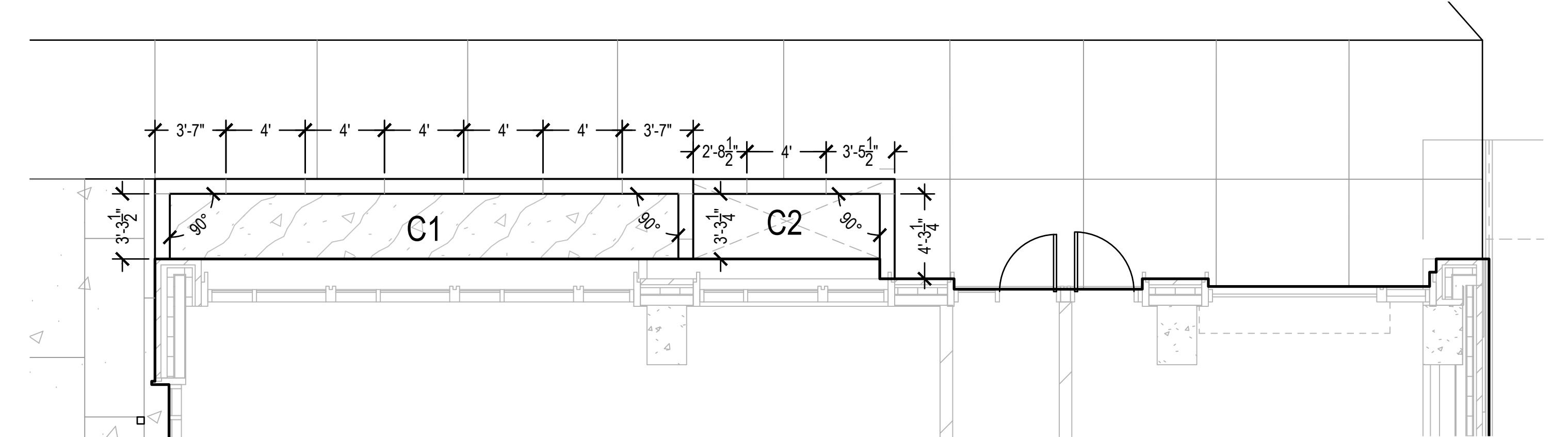
PLANTER A
SCALE: 1" = 5'-0"



PLANTERS B1-B2
SCALE: 1" = 5'-0"



PLANTERS C1-C2
SCALE: 1" = 5'-0"



3 W WILSON STREET PLANTER LAYOUT ENLARGEMENTS
SCALE: VARIES

2ND FLOOR ROOF TERRACE AMENITIES



Corner Fire Pit with City Views



Artificial Lawn



Green Roof and Planters

Potter
Lawson

Success by Design



1110 South Park Street, Madison, WI 53715
Phone: 608.251.3600

PRELIMINARY
NOT FOR CONSTRUCTION

121 E. Wilson Street
Quad Capital Partners

Madison, WI

2021.27.00

DATE ISSUANCE/REVISIONS
04/10/2023 URBAN DESIGN COMMISSION REVIEW

DOG RUN & 2ND FLOOR
ROOF TERRACE PLANS

L101

PRELIMINARY
NOT FOR CONSTRUCTION

121 E. Wilson Street
Quad Capital Partners

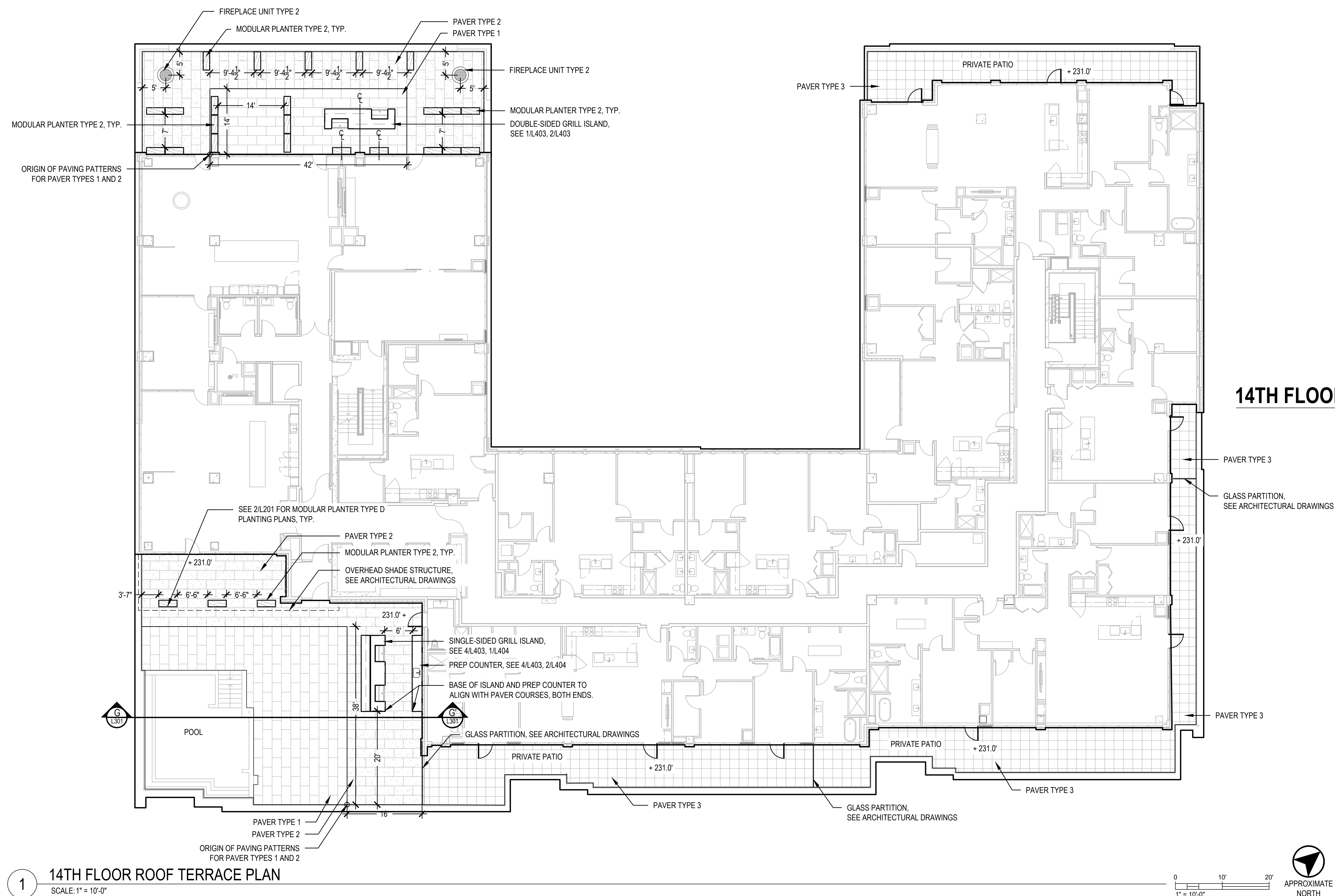
Madison, WI

2021.27.00

DATE ISSUANCE/REVISIONS
04/10/2023 URBAN DESIGN COMMISSION REVIEW

FOURTEENTH FLOOR
ROOF TERRACE PLAN

L102



NOTES

1.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY SURVEY INFORMATION AND SITE CONDITIONS PRIOR TO START OF CONSTRUCTION AND REPORT ANY DISCREPANCIES. CONTRACTOR SHALL CONTACT DIGGER'S HOTLINE TO LOCATE ALL PUBLIC AND PRIVATE UTILITIES EITHER SHOWN OR NOT, SHALL BE REPAIRED AND PAID FOR AT THE CONTRACTOR'S EXPENSE.
2.

CONTRACTOR SHALL PROTECT BENCHMARKS.
3.

ALL EXISTING PLANT MATERIAL IS SHOWN AT EXISTING, APPROXIMATED SIZE PER CITY OF MADISON STANDARDS.
4.

ALL WRAPPINGS, WIRE BASKETS, BURLAP, AND OTHER MISCELLANEOUS MATERIAL SHALL BE COMPLETELY REMOVED FROM ALL SHRUB AND TREE ROOT BALLS PRIOR TO INSTALLATION.
5.

ANY LAWN OR LANDSCAPED AREAS OUTSIDE OF THE CONSTRUCTION BOUNDARY THAT ARE DISTURBED SHALL BE RE-SEEDED AND/OR REPAIRED WITH ORIGINAL MATERIALS AND TO PRE-DISTURBANCE STANDARDS AT NO COST TO THE OWNER OR CITY.
6.

CONTRACTOR IS RESPONSIBLE FOR WATERING AND MAINTENANCE OF PLANT MATERIAL - SEE SPECIFICATIONS FOR MORE INFORMATION.
7.

CONTRACTOR SHALL CONTACT CITY FORESTRY (BRAD HOFMANN, BHOFFMANN@CITYOFMADISON.COM - OR - 608-266-4816) AT LEAST ONE WEEK PRIOR TO PLANTING IN THE RIGHT-OF-WAY TO SCHEDULE INSPECTING THE NURSERY STOCK, REVIEW PLANTING SPECIFICATIONS AND INDICATE PLANTING LOCATIONS WITH THE LANDSCAPE CONTRACTOR.
8.

CITY FORESTRY MAY DETERMINE FINAL STREET TREE SPECIES SELECTION.
9.

CONTRACTOR SHALL THOROUGHLY REVIEW ALL SPECIFICATION SECTIONS RELATED TO TREE PROTECTION, SOIL PREPARATION, TURF AND GRASSES, PLANTS, VEGETATED ROOF SYSTEMS, AND EXTERIOR SITE FURNISHINGS. THESE SECTIONS PROVIDE ADDITIONAL DETAILED INFORMATION ON MATERIALS AND SET STANDARDS FOR QUALITY AND INSTALLATION REQUIREMENTS.
10.

THIS PROJECT PROPOSES THE REMOVAL OF TWO (2) TREES IN THE EAST WILSON ST TERRACE. THE CONTRACTOR SHALL CONTACT CITY FORESTRY AT 266-4816 TO ISSUE A STREET TREE REMOVAL PERMIT FOR THIS 2" CALIPER OAK TREE DUE TO CRANE/STAGING CONFLICTS ALONG E. WASHINGTON AVENUE.

11.

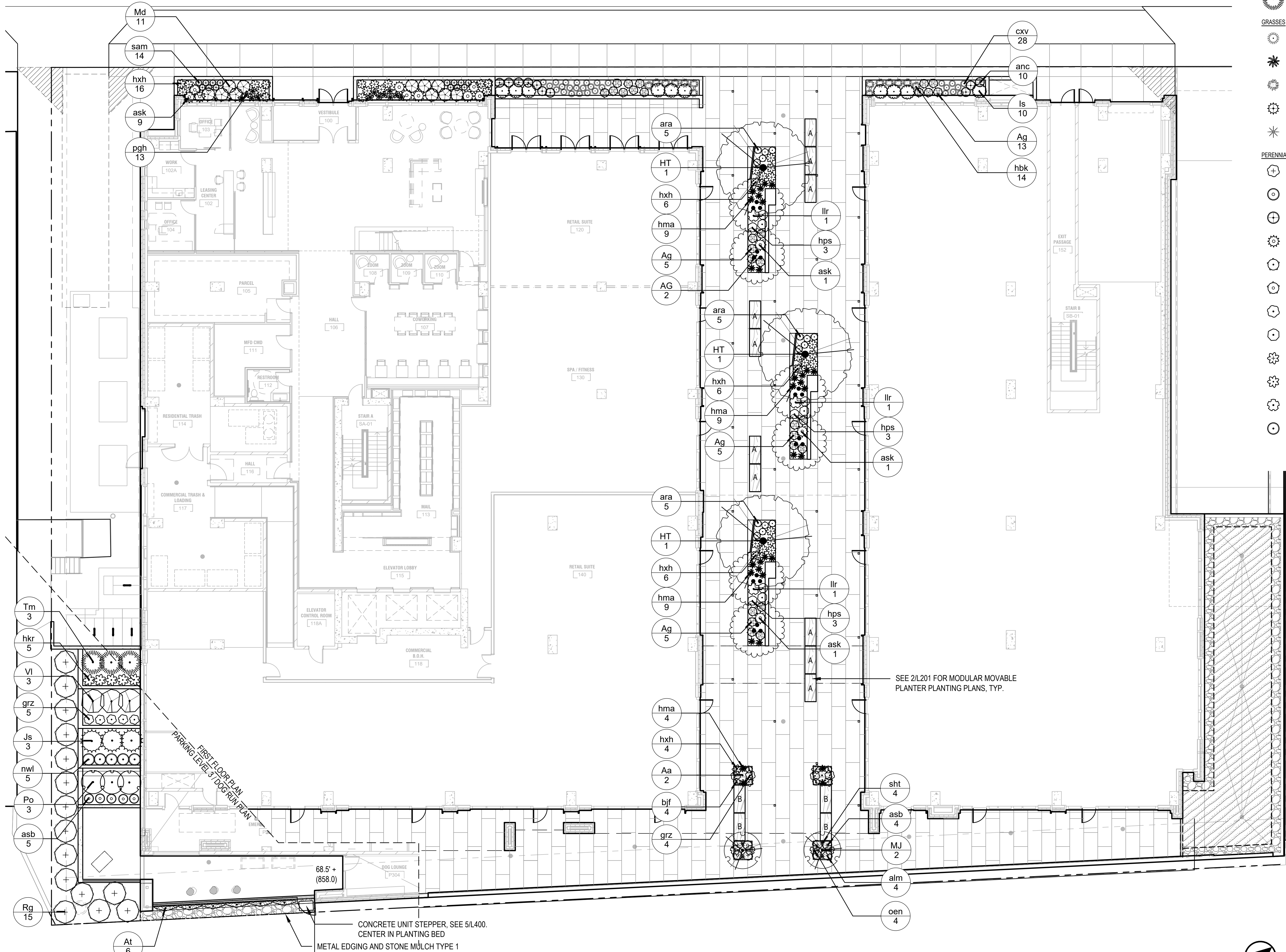
ANY STREET TREE REMOVALS REQUESTED AFTER THE DEVELOPMENT PLAN IS APPROVED BY THE PLAN COMMISSION OR THE BOARD OF PUBLIC WORKS AND CITY FORESTRY WILL REQUIRE A MINIMUM OF A 72-HOUR REVIEW PERIOD WHICH SHALL INCLUDE THE NOTIFICATION OF THE ALDERPERSON WITHIN WHO'S DISTRICT IS AFFECTED BY THE STREET TREE REMOVAL(S) PRIOR TO A TREE REMOVAL PERMIT BEING ISSUED.
12.

AS DEFINED BY THE SECTION 107.13 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION: NO EXCAVATION IS PERMITTED WITHIN 5 FEET OF THE TRUNK OF THE STREET TREE OR WHEN CUTTING ROOTS OVER 3 INCHES IN DIAMETER. IF EXCAVATION IS NECESSARY, THE CONTRACTOR SHALL CONTACT MADISON CITY FORESTRY (266-4816) PRIOR TO EXCAVATION. CITY OF MADISON FORESTRY PERSONNEL SHALL ASSESS THE IMPACT TO THE TREE AND TO ITS ROOT SYSTEM PRIOR TO WORK COMMENCING. TREE PROTECTION SPECIFICATIONS CAN BE FOUND ON THE FOLLOWING WEBSITE: WWW.CITYOFMADISON.COM/BUSINESS/PW/SPECS.CFM
13.

CONTRACTOR SHALL TAKE PRECAUTIONS DURING CONSTRUCTION TO NOT DISFIGURE, SCAR, OR IMPAIR THE HEALTH OF ANY STREET TREE. CONTRACTOR SHALL OPERATE EQUIPMENT IN A MANNER AS TO NOT DAMAGE THE BRANCHES OF THE STREET TREE(S). THIS MAY REQUIRE USING SMALLER EQUIPMENT AND LOADING AND UNLOADING MATERIALS IN A DESIGNATED SPACE AWAY FROM TREES ON THE CONSTRUCTION SITE. ANY DAMAGE OR INJURY TO EXISTING STREET TREES (EITHER ABOVE OR BELOW GROUND) SHALL BE REPORTED IMMEDIATELY TO CITY FORESTRY AT 266-4816. PENALTIES AND REMEDIATION SHALL BE REQUIRED.
14.

SECTION 107.13(G) OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION ADDRESSES SOIL COMPACTION NEAR STREET TREES AND SHALL BE FOLLOWED BY CONTRACTOR. THE STORAGE OF PARKED VEHICLES, CONSTRUCTION EQUIPMENT, BUILDING MATERIALS, REFUSE, EXCAVATED SPOILS OR DUMPING OF POISONOUS MATERIALS ON OR AROUND TREES AND ROOTS WITHIN FIVE (5) FEET OF THE TREE OR WITHIN THE PROTECTION ZONE IS PROHIBITED.
15.

ON THIS PROJECT, STREET TREE PROTECTION ZONE FENCING MAY BE REQUIRED. THE FENCING SHALL BE ERECTED BEFORE THE DEMOLITION, GRADING OR CONSTRUCTION BEGINS. THE FENCE SHALL INCLUDE



1 FIRST FLOOR AND DOG RUN PLANTING PLAN
SCALE: 1" = 10'-0"

PLANT SCHEDULE - 1ST FLOOR

ORNAMENTAL TREES	CODE	BOTANICAL / COMMON NAME	CONT.	SIZE	QTY
	AG	Amelanchier x grandiflora 'Autumn Brilliance' / Autumn Brilliance Serviceberry	B & B	6' HT (MIN.)	6
	HT	Halesia tetrapetala 'Rosea' / Pink Carolina Silverbell	B & B	2" Cal	3
	MJ	Malus x 'Jamin' TM / Marilee Crabapple	B & B	2" Cal	2
DECIDUOUS SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT.	SIZE	QTY
	Aa	Amelanchier alnifolia 'Regent' / Regent Serviceberry	5 gal.	CONT.	2
	Ag	Aronia melanocarpa 'UConnAM012' TM / Ground Hog Black Chokeberry	2 gal.	CONT.	28
	Is	Itea virginica 'Sprich' TM / Little Henry Sweetspire	3 gal.	CONT.	10
	Po	Physocarpus opulifolius 'Seward' / Summer Wine® Ninebark	5 gal.	CONT.	3
	Rg	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	3 gal.	CONT.	15
	Vi	Viburnum dentatum 'KLMeventeen' TM / Little Joe Viburnum	B & B	36" HT. (MIN.)	3
EVERGREEN SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT.	SIZE	QTY
	Js	Juniperus x pfitzeriana 'Sea Green' / Sea Green Pfitzer Juniper	5 gal.	CONT.	3
	Md	Microbiota decussata 'Celtic Pride' / Celtic Pride Siberian Cypress	3 gal.	CONT.	11
	Tm	Taxus x media 'Tauntonii' / Tauntou Yew	3 gal.	CONT.	3
GRASSES	CODE	BOTANICAL / COMMON NAME	CONT.	SIZE	QTY
	cxv	Carex vulpinoidea / Fox Sedge	1 qt.	CONT.	28
	hma	Hakonechloa macra 'All Gold' / Japanese Forest Grass	1 gal.	CONT.	31
	hbk	Hakonechloa macra 'Beri-kaze' / Beri-kaze Japanese Forest Grass	1 gal.	CONT.	14
	sam	Sesleria autumnalis / Autumn Moor Grass	1 gal.	CONT.	14
	sht	Sporobolus heterolepis 'Tara' / Prairie Dropseed	1 gal.	CONT.	4
PERENNIALS	CODE	BOTANICAL / COMMON NAME	CONT.	SIZE	QTY
	alm	Alchemilla mollis / Lady's Mantle	1 gal.	CONT.	4
	asb	Allium x 'Summer Beauty' / Summer Beauty Allium	1 qt.	CONT.	9
	anc	Anemone canadensis / Canadian Anemone	1 qt.	CONT.	10
	ask	Aralia cordata 'Sun King' / Sun King Japanese Spikenard	1 gal.	CONT.	12
	ara	Aruncus aethusifolius / Dwarf Goatsbeard	1 gal.	CONT.	15
	bff	Brunnera macrophylla 'Jack Frost' / Jack Frost Siberian Bugloss	1 gal.	CONT.	4
	grz	Geranium x 'Rozanne' / Rozanne Cranesbill	1 gal.	CONT.	9
	hps	Heuchera x 'Peppermint Spice' / Coral Bells	1 gal.	CONT.	9
	hvh	Hosta x 'Halcyon' / Halcyon Plantain Lily	1 gal.	CONT.	38
	hkr	Hosta x 'Krossa Regal' / Krossa Regal Plantain Lily	1 gal.	CONT.	5
	lir	Ligularia x hessel 'Little Rocket' / Little Rocket Ragwort	1 gal.	CONT.	3
	nwl	Nepeta x faasseni 'Walker's Low' / Walker's Low Catmint	1 gal.	CONT.	5

EXTENSIVE GREEN ROOF PLUG PLANTING SCHEDULE 1ST FLOOR

EXTENSIVE GREEN ROOF PLUG PLANTS	Q21 sf
Aquilegia canadensis / Eastern Columbine	12
Carex appalachica / Appalachian Sedge	24
Carex divisa / European Grey Sedge	24
Carex pensylvanica / Pennsylvania Sedge	24
Deschampsia flexuosa / Wavy Hair Grass	24
Eriogon pulchellus / Robin's Plantain	17
Fragaria virginiana / Wild Strawberry	17
Meibomia cordata / Meibomia Mint	17
Ptilox divaricata / Woodland Ptilox	17
Sesleria autumnalis / Autumn Moor Grass	24
Stachys byzantina 'Big Ears' / Big Ears Lamb's Ear	17
Tiarella cordifolia 'Elizabeth Oliver' / Elizabeth Oliver Foamflower	12
Tiarella cordifolia 'Pink Skyrocket' / Pink Skyrocket Foamflower	12

LEGEND

- STONE MULCH TYPE 1
- MODULAR AND MOVABLE PLANTERS, TYPE 1 AND 2
- METAL EDGING AT GRADE, SEE 8/L400
- PRECAST CONCRETE CURB, SEE 9/L402

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DESIGN
1110 South Park Street, Madison, WI 53715
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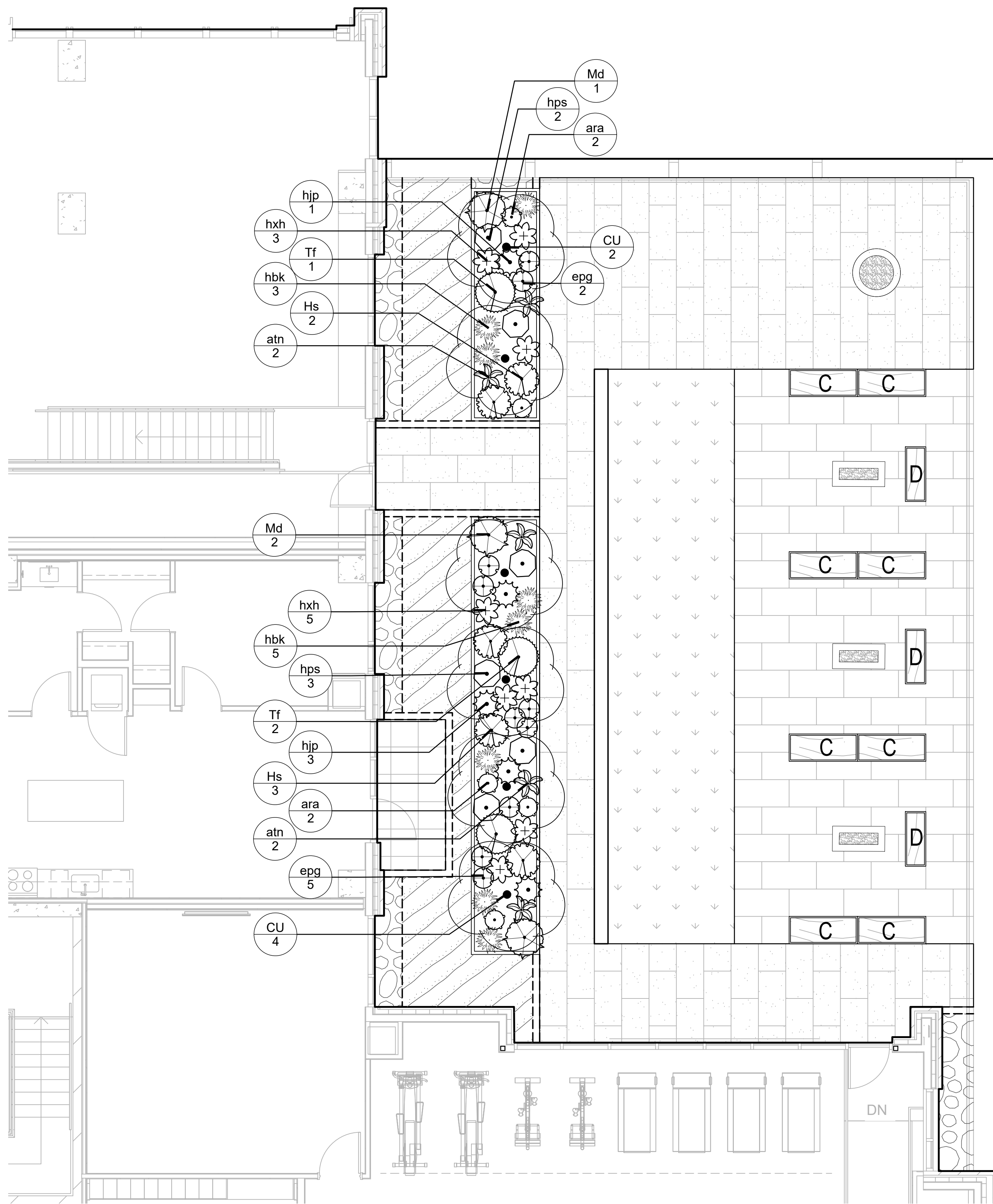
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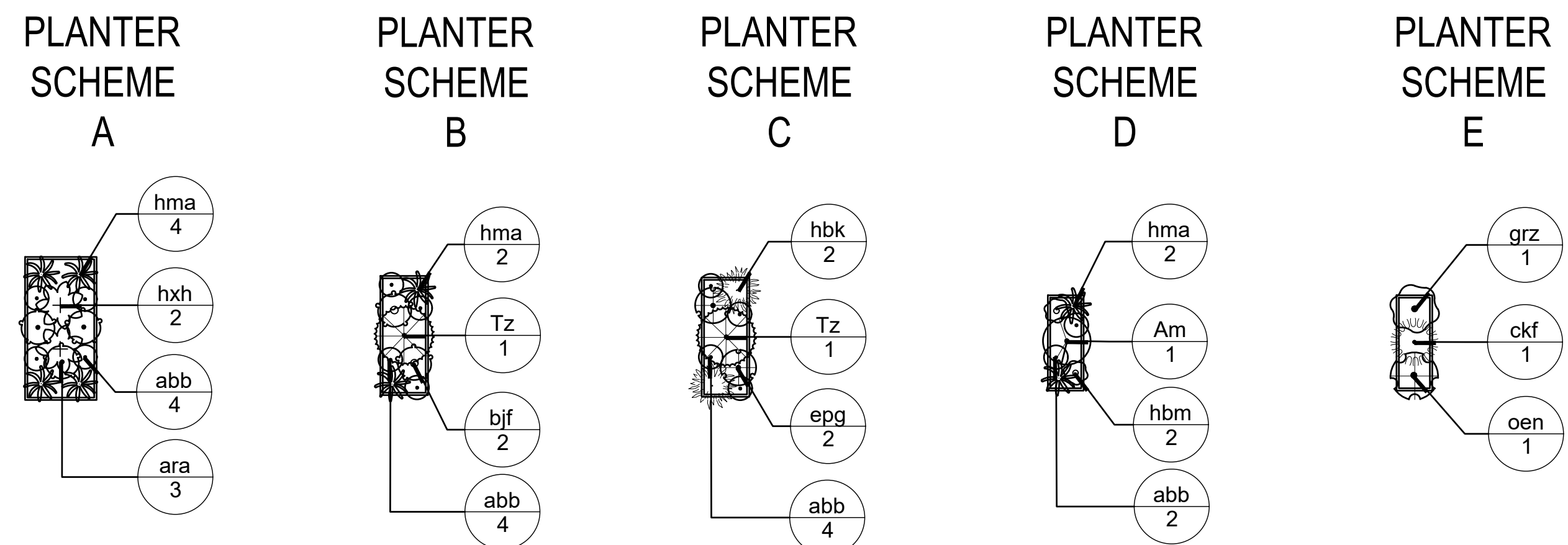
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FIRST FLOOR & DOG RUN
PLANTING PLAN

L200



1 SECOND FLOOR ROOF TERRACE PLANTING PLAN
SCALE: 1" = 10'-0"



2 MODULAR MOVABLE PLANTERS PLANTING PLANS
SCALE: 1" = 5'-0"

PLANT SCHEDULE - 2ND FLOOR

ORNAMENTAL TREES	CODE	BOTANICAL / COMMON NAME	CONT.	SIZE	QTY
	CU	Carpinus caroliniana 'J.N. Upright' / Firespire Musclewood	8 & 8	6' HT (MIN.)	6
DECIDUOUS SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT.	SIZE	QTY
	Hs	Hydrangea serrata 'MAKO' TM / Tiny Tuff Stuff Mountain Hydrangea	3 gal	CONT.	5
EVERGREEN SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT.	SIZE	QTY
	Md	Microbiota decussata 'Celtic Pride' / Celtic Pride Siberian Cypress	3 gal	CONT.	3
	Tf	Tsuga canadensis 'Moon Frost' / Moon Frost Eastern Hemlock	8 & 8	18" HT (MIN.)	3
GRASSES	CODE	BOTANICAL / COMMON NAME	CONT.	SIZE	QTY
	hbk	Hakonechloa macro 'Beni-kaze' / Beni-kaze Japanese Forest Grass	1 gal	CONT.	8
PERENNIALS	CODE	BOTANICAL / COMMON NAME	CONT.	SIZE	QTY
	ara	Aruncus aethusifolius / Dwarf Goatsbeard	1 gal	CONT.	5
	atn	Athyrium niponicum / Japanese Painted Fern	1 gal	CONT.	5
	epg	Epimedium grandiflorum / Barrenwort	1 gal	CONT.	10
	hjp	Hebe x hybridus 'Peppermint Ice' TM / Peppermint Ice Lenten Rose	1 gal	CONT.	5
	hps	Heuchera x 'Peppermint Spice' / Coral Bells	1 gal	CONT.	6
	hsh	Hosta x 'Halcyon' / Halcyon Plantain Lily	1 gal	CONT.	8

EXTENSIVE GREEN ROOF PLUG PLANTING SCHEDULE 2ND FLOOR

EXTENSIVE GREEN ROOF PLANT PLUGS	246 sf
Aquilegia canadensis / Eastern Columbine	4 4"pot 5% @ 24" oc
Carex appalachica / Appalachian Sedge	7 4"pot 10% @ 24" oc
Carex divulsa / European Grey Sedge	7 4"pot 10% @ 24" oc
Carex pennsylvanica / Pennsylvania Sedge	7 4"pot 10% @ 24" oc
Deschampsia flexuosa / Wavy Hair Grass	7 4"pot 10% @ 24" oc
Erigeron pulchellus / Robin's Plantain	5 4"pot 7% @ 24" oc
Fragaria virginiana / Wild Strawberry	5 4"pot 7% @ 24" oc
Mentha cordata / Mentha's Mint	5 4"pot 7% @ 24" oc
Phlox divaricata / Woodland Phlox	5 4"pot 7% @ 24" oc
Sesleria autumnalis / Autumn Moor Grass	7 4"pot 10% @ 24" oc
Stachys byzantina 'Big Ears' / Big Ears Lamb's Ear	5 4"pot 7% @ 24" oc
Tiarella cordifolia 'Elizabeth Oliver' / Elizabeth Oliver Foamflower	4 4"pot 5% @ 24" oc
Tiarella cordifolia 'Pink Skyrocket' / Pink Skyrocket Foamflower	4 4"pot 5% @ 24" oc

LEGEND

- STONE MULCH TYPE 1
- MODULAR AND MOVABLE PLANTERS, TYPE 1 AND 2
- METAL EDGING AT GRADE, SEE 8/L400
- PRECAST CONCRETE CURB, SEE 9/L402

PLANT SCHEDULE - PLANTERS

DECIDUOUS SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT.	SIZE	QTY
	Am	Aronia melanocarpa 'Low Scape Mound' / Low Scape Mound Chokeberry	2 gal	CONT.	21
EVERGREEN SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT.	SIZE	QTY
	Tz	Thuja occidentalis 'Bobozani' TM / Mr. Bowling Ball Arborvitae	2 gal	CONT.	12
GRASSES	CODE	BOTANICAL / COMMON NAME	CONT.	SIZE	QTY
	ckf	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	1 gal	CONT.	8
	hma	Hakonechloa macro 'All Gold' / Japanese Forest Grass	1 gal	CONT.	90
	hbk	Hakonechloa macro 'Beni-kaze' / Beni-kaze Japanese Forest Grass	1 gal	CONT.	16
PERENNIALS	CODE	BOTANICAL / COMMON NAME	CONT.	SIZE	QTY
	abb	Ajuga reptans 'Bronze Beauty' / Bronze Beauty Carpet Bugle	1 qt.	CONT.	130
	ara	Aruncus aethusifolius / Dwarf Goatsbeard	1 gal	CONT.	30
	bnf	Brunnera macrophylla 'Jack Frost' / Jack Frost Siberian Bugloss	1 gal	CONT.	8
	epg	Epimedium grandiflorum / Barrenwort	1 gal	CONT.	16
	grz	Geranium x 'Rozanne' / Rozanne Cranesbill	1 gal	CONT.	8
	hsh	Hosta x 'Halcyon' / Halcyon Plantain Lily	1 gal	CONT.	20
	hbm	Hosta x 'Blue Mouse Ears' / Blue Mouse Ears Hosta	1 gal	CONT.	42
	oen	Oenothera missouriensis 'Ozark Sundrops' / Missouri Primrose	1 gal	CONT.	8

NOTES

- IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY SURVEY INFORMATION AND SITE CONDITIONS PRIOR TO START OF CONSTRUCTION AND REPORT ANY DISCREPANCIES. CONTRACTOR SHALL CONTACT DIGGER'S HOTLINE TO LOCATE ALL PUBLIC AND PRIVATE UTILITIES PRIOR TO THE START OF CONSTRUCTION. ANY DAMAGE CAUSED TO EXISTING UTILITIES, EITHER SHOWN OR NOT, SHALL BE REPAIRED AND PAID FOR AT THE CONTRACTOR'S EXPENSE.
- CONTRACTOR SHALL PROTECT BENCHMARKS.
- ALL WRAPPINGS, WIRE BASKETS, BURLAP, AND OTHER MISCELLANEOUS MATERIAL SHALL BE COMPLETELY REMOVED FROM ALL SHRUB AND TREE ROOT BALLS PRIOR TO INSTALLATION.
- CONTRACTOR IS RESPONSIBLE FOR WATERING AND MAINTENANCE OF PLANT MATERIAL - SEE SPECIFICATIONS FOR MORE INFORMATION.
- CONTRACTOR SHALL THOROUGHLY REVIEW ALL SPECIFICATION SECTIONS RELATED TO TREE PROTECTION, SOIL PREPARATION, TURF AND GRASSES, PLANTS, VEGETATED ROOF SYSTEMS, AND EXTERIOR SITE FURNISHINGS. THESE SECTIONS PROVIDE ADDITIONAL DETAILED INFORMATION ON MATERIALS AND SET STANDARDS FOR QUALITY AND INSTALLATION REQUIREMENTS.

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saiiki
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SECOND FLOOR & MODULAR
PLANTER PLANTING PLANS

L201

- | KEYNOTES: | |
|-----------|--|
| 1 | GROUND OR FLOOR MOUNTED BIKE RACK, 2' X 6' STALL TYPICAL |
| 2 | ADA PARKING SIGNAGE |
| 3 | COMPACT VEHICLE PARKING SIGNAGE |
| 4 | NEW EV CHARGING STATION & SIGNAGE |
| 5 | BOLLARD |
| 6 | ENTER SIGNAGE |
| 7 | EXIT SIGNAGE |
| 8 | BIKE REPAIR STATION |
| 9 | CABLE VEHICLE BARRIER GUARDRAIL |
| 10 | AUTOMOBILE VACUUM & AIR COMP. |
| 11 | MAINTENANCE STATION |
| 12 | TRASH & RECYCLING BINS (I.N.C.) |
| 13 | WALL MOUNTED BIKE RACK |
| 14 | FLOOR MOUNTED VEHICLE WHEEL STOP |
| 15 | CEILING MOUNTED CLEARANCE "HEADACHE" BAR (CLEARANCE 7' - 4" BEYOND THIS POINT) |
| 16 | MECHANICAL DUCT |

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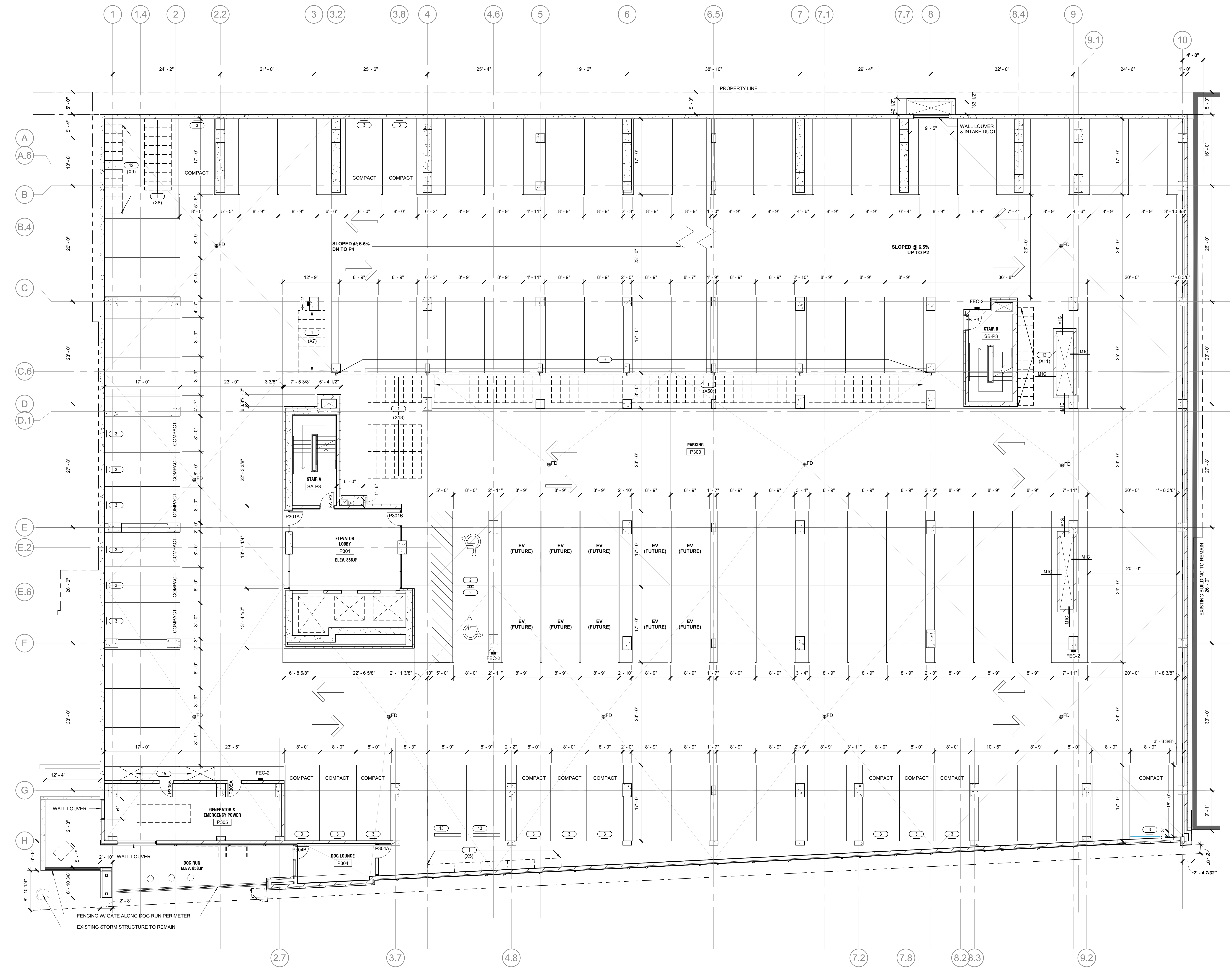
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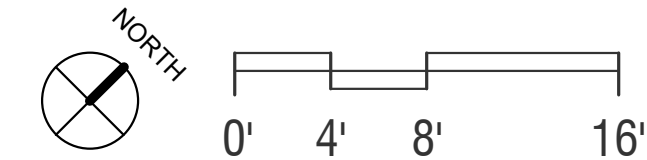
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PARKING LEVEL 3 PLAN

A097



1 PARKING LEVEL 3
A097 1/8" = 1'-0"



Parking Count	Vehicle	Level 2 Parking:	
Parking Level 1	79	TYP. Parking:	73
Parking Level 2	97	EV Future:	10
Parking Level 3	94	ADA Stalls:	2
Parking Level 4	84	Compact Stalls:	22
Parking Total	334	Total:	97
		Bike Racks:	113

- ALL PARKING STALLS ARE 8'-9" X 17'-0" U.O.N.
- ALL BIKE STALLS ARE 2'-0" X 6'-0", HORIZONTALLY ORIENTATED, FLOOR MOUNTED, U.O.N.

KEYNOTES:

- GROUND OR FLOOR MOUNTED BIKE RACK, 2' X 6' STALL TYPICAL
- ADA PARKING SIGNAGE
- COMPACT VEHICLE PARKING SIGNAGE
- NEW EV CHARGING STATION & SIGNAGE
- BOLLARD
- ENTER SIGNAGE
- EXIT SIGNAGE
- BIKE REPAIR STATION
- CABLE VEHICLE BARRIER GUARDRAIL
- AUTOMOBILE VACUUM & AIR COMP. MAINTENANCE STATION
- TRASH & RECYCLING BINS (N.I.C.)
- WALL MOUNTED BIKE RACK
- FLOOR MOUNTED VEHICLE WHEEL STOP
- CEILING MOUNTED CLEARANCE "HEADACHE" BAR (CLEARANCE 7' - 4" BEYOND THIS POINT)
- MECHANICAL DUCT

PRELIMINARY
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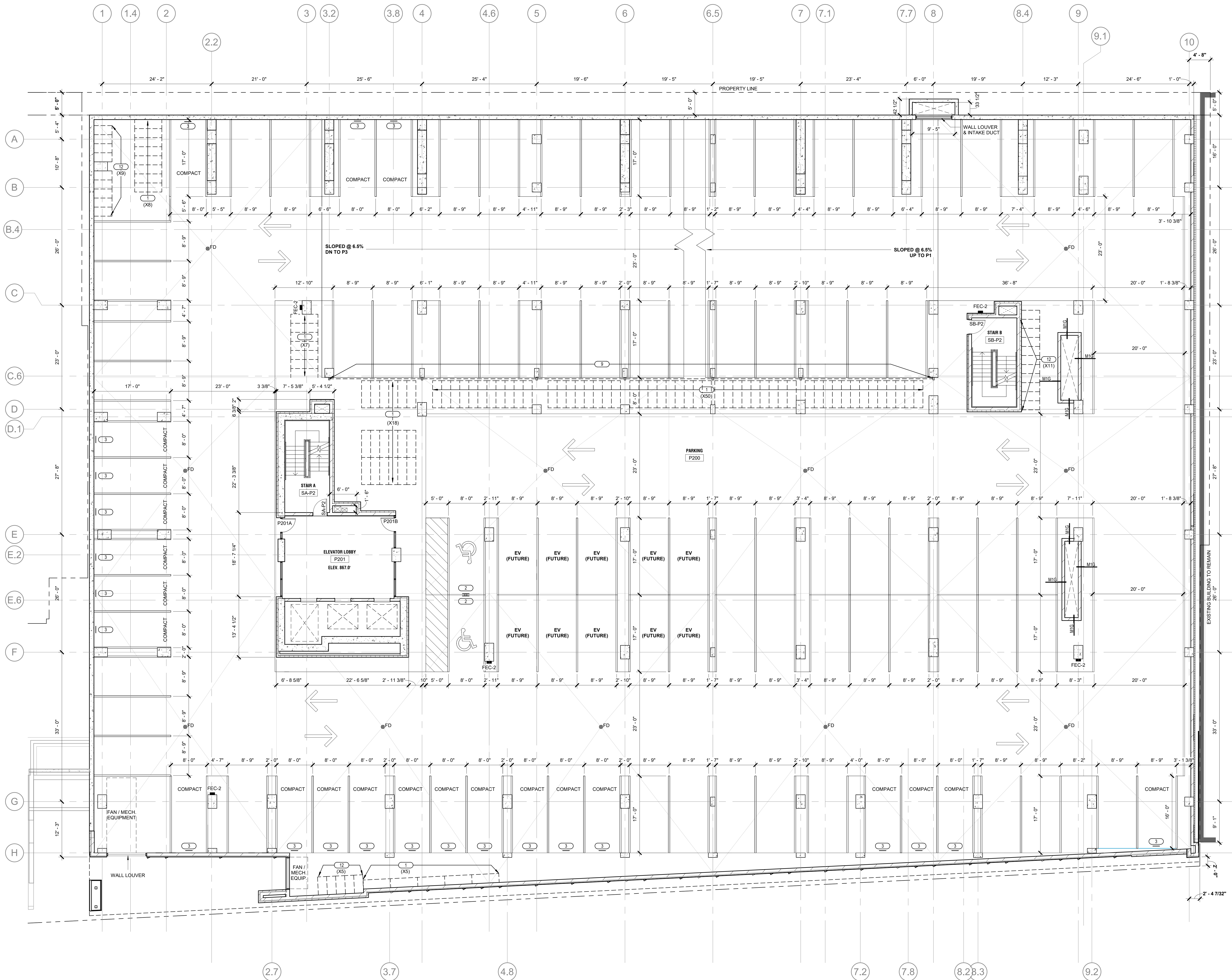
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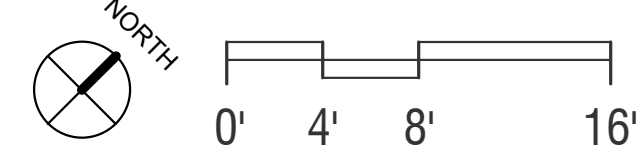
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PARKING LEVEL 2
PLAN

A098



1
A098
PARKING LEVEL 2
1/8" = 1'-0"



Parking Count	Vehicle	Level 1 Parking	49
Parking Level 1	79	Typical	
Parking Level 2	97	ADA Stalls	3
Parking Level 3	94	ADA EV	1
Parking Level 4	64	Compact Stalls	17
Parking Total	334	EV Installed	7
		EV Ready	2
		Total	79
		Bike Racks	64

- ALL PARKING STALLS ARE 8'-9" X 17'-0" U.O.N.
- ALL BIKE STALLS ARE 2'-0" X 6'-0", HORIZONTALLY ORIENTED, FLOOR MOUNTED, U.O.N.

KEYNOTES:

- GROUND OR FLOOR MOUNTED BIKE RACK, 2' X 6' STALL TYPICAL
- ADA PARKING SIGNAGE
- COMPACT VEHICLE PARKING SIGNAGE
- NEW EV CHARGING STATION & SIGNAGE
- BOLLARD
- ENTER SIGNAGE
- EXIT SIGNAGE
- BIKE REPAIR STATION
- CABLE VEHICLE BARRIER GUARDRAIL
- AUTOMOBILE VACUUM & AIR COMP. MAINTENANCE STATION
- TRASH & RECYCLING BINS (N.I.C.)
- WALL MOUNTED BIKE RACK
- FLOOR MOUNTED VEHICLE WHEEL STOP
- CEILING MOUNTED CLEARANCE "HEADACHE" BAR (CLEARANCE 7'-4" BEYOND THIS POINT)
- MECHANICAL DUCT

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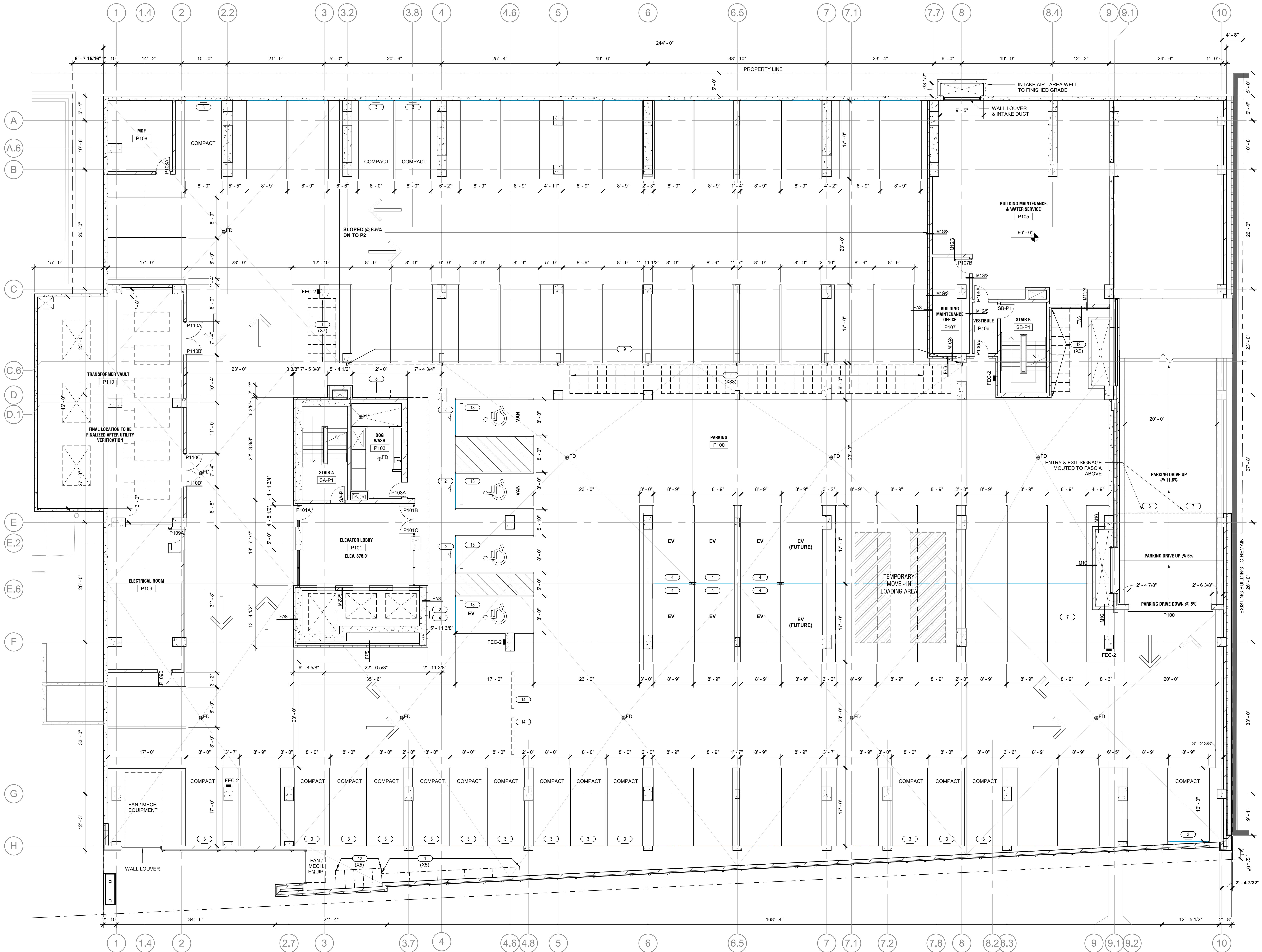
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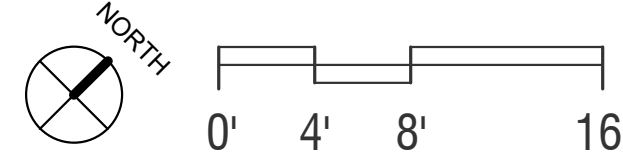
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PARKING LEVEL 1
PLAN

A099



1
A099
PARKING LEVEL 1
1/8" = 1'-0"



1. ALL BIKE STALLS ARE 2'-0" X 6'-0", HORIZONTALLY ORIENTATED, FLOOR MOUNTED, U.O.N.
10' VISION TRIANGLES AT DRIVES

- KEYNOTES:
1 GROUND OR FLOOR MOUNTED BIKE RACKS
2 TRASH OR RECYCLING DUMPSTER (N.I.C.)
3 EXISTING WISCONSIN DEPARTMENT OF ADMINISTRATION LOADING DOCK AND LIFT EQUIPMENT TO REMAIN
4 FIRE DEPARTMENT CONNECTION
5 FIRE DEPARTMENT KNOX BOX - RECESSED
6 PARKING ENTRY DRIVE COVERED BY IN SLAB HYDRONIC SNOW MELT SYSTEM

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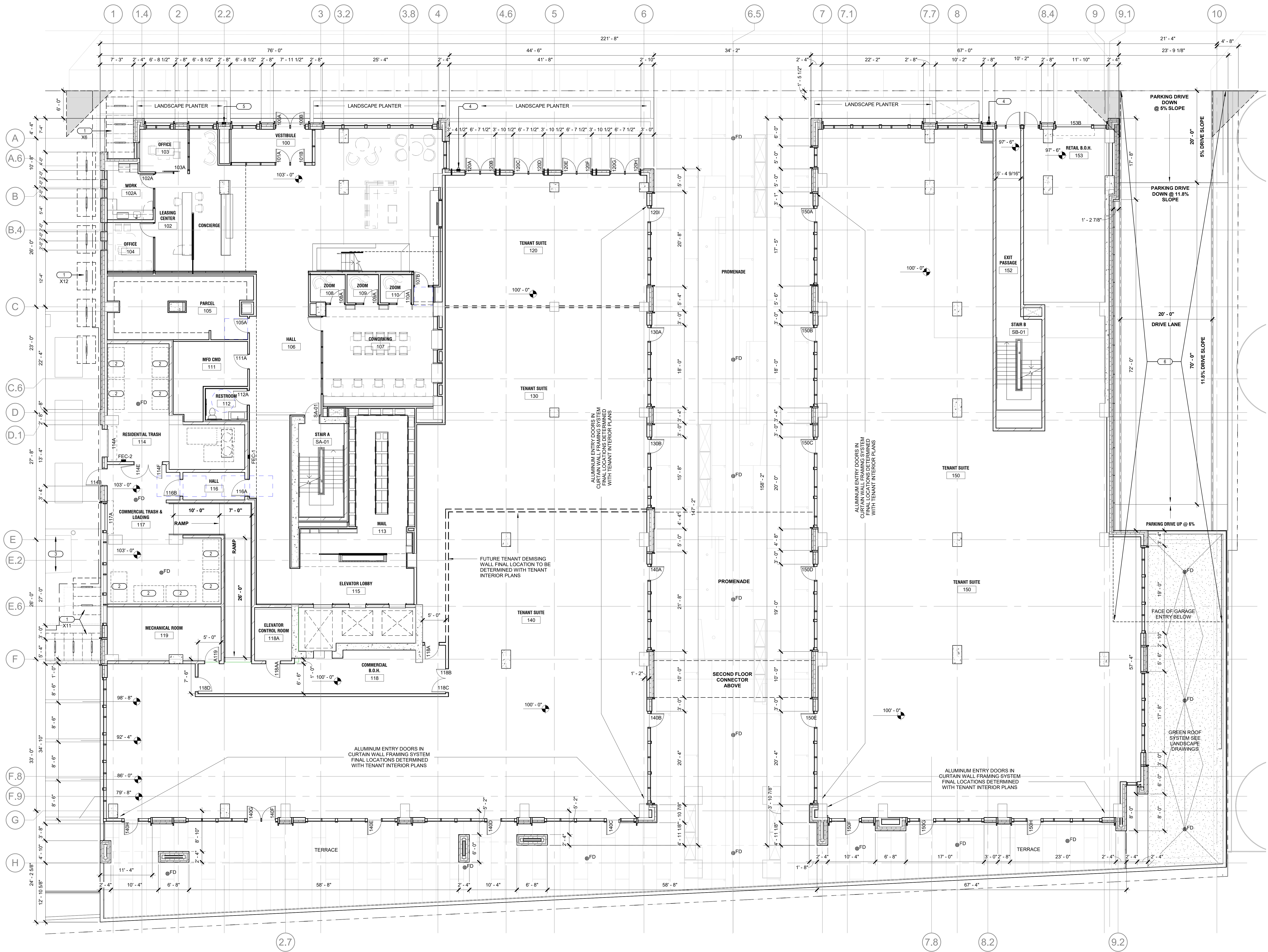
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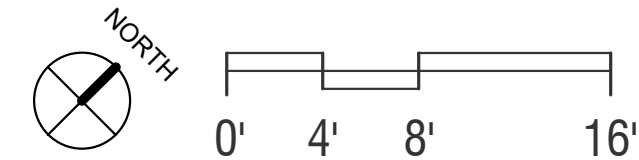
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FIRST FLOOR
PLAN

A101



1 FIRST FLOOR PLAN
1/8" = 1'-0"



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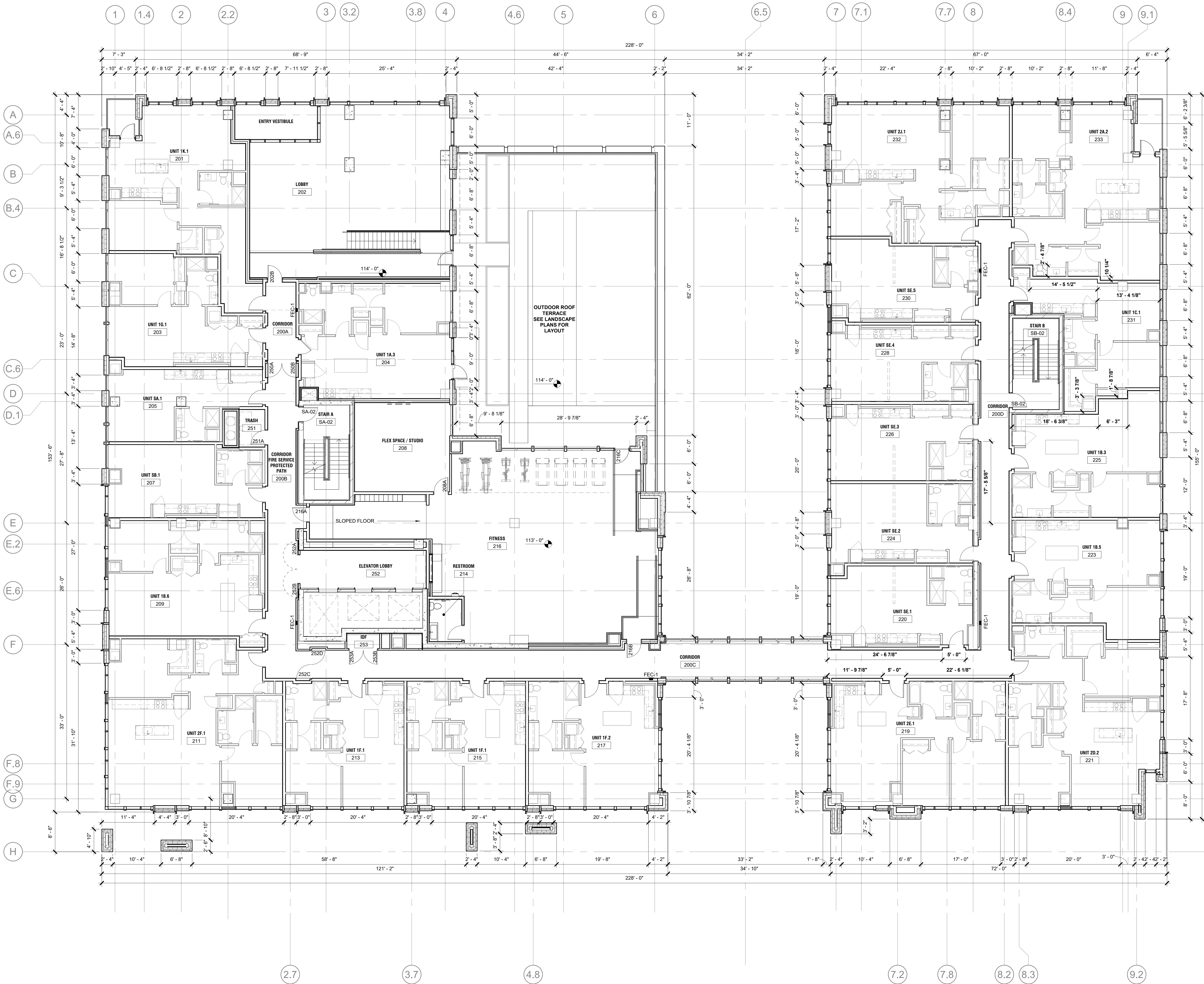
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SECOND FLOOR
PLAN

A102



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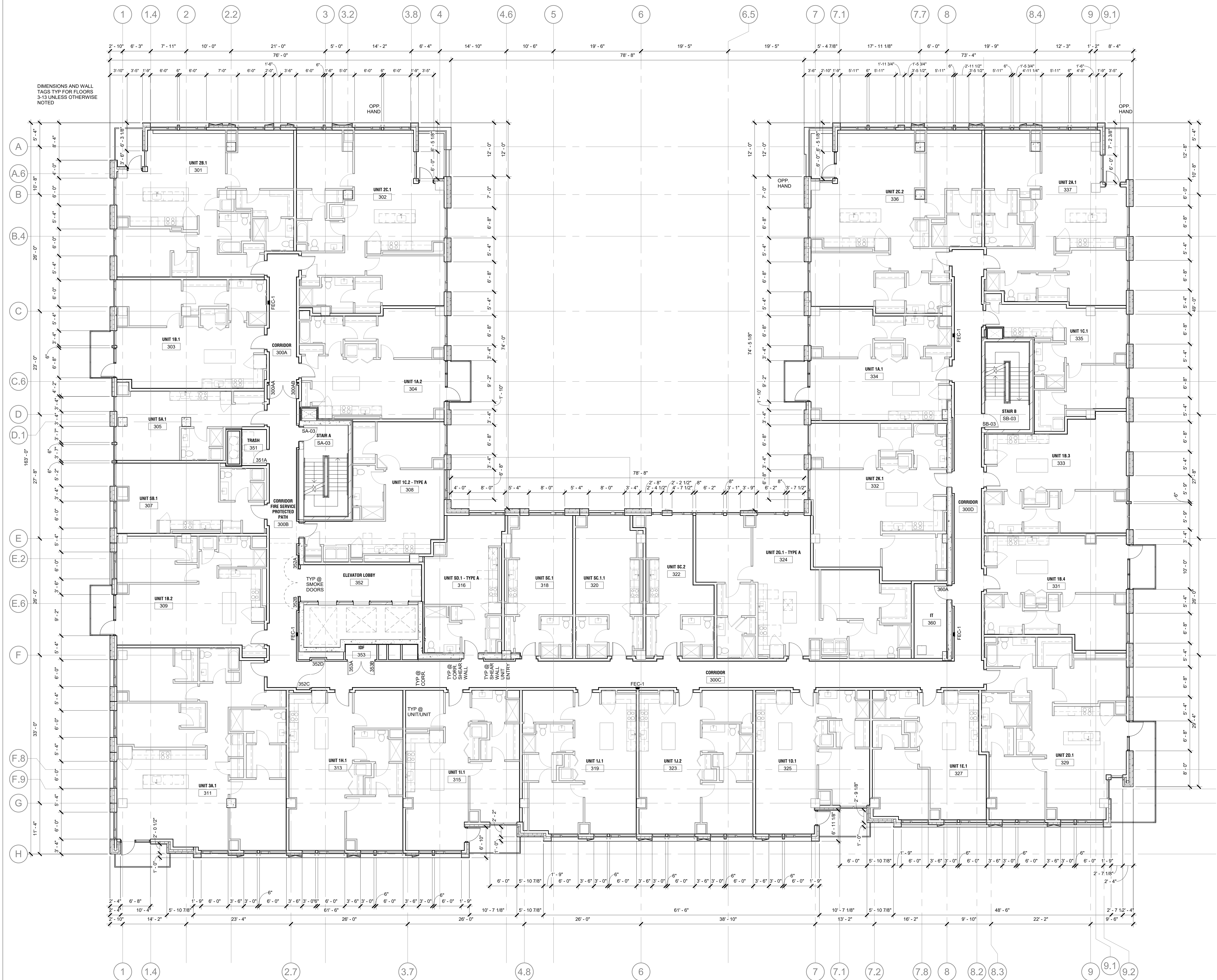
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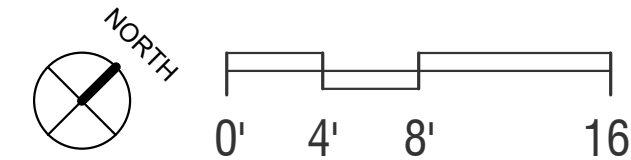
THIRD FLOOR
PLAN

A103

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1 THIRD FLOOR PLAN
A103 1/8" = 1'-0"

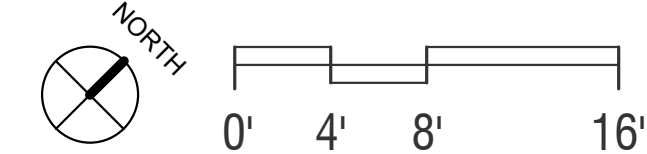


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FOURTH FLOOR PLAN

A104



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DATE	ISSUANCE/REVISIONS
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A105



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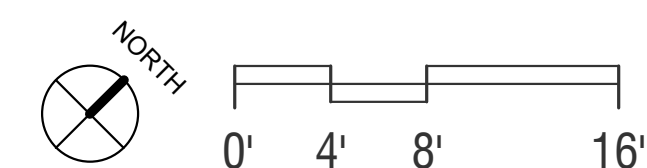
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SIXTH TO TWELFTH FLOOR PLANS

Architectural floor plan of a multi-unit residential building. The plan shows a central corridor system (600A, 600B, 600C, 600D) connecting various apartment units. Units are labeled with numbers and names, such as UNIT 2B.1 (601), UNIT 1B.1 (603), UNIT 1A.1 (634), UNIT 2A.1 (637), UNIT 1C.1 (635), UNIT 1B.3 (633), UNIT 1B.4 (631), UNIT 20.1 (629), UNIT 1E.1 (627), UNIT 10.1 (625), UNIT 1J.2 (623), UNIT 1J.1 (619), UNIT 1I.1 (615), UNIT 1H.1 (613), UNIT 1D.1 (616), UNIT 1C.2 (608), UNIT 1A.2 (604), UNIT 1B.2 (609), UNIT 1B.1 (607), UNIT 1A.1 (605), UNIT 2B.1 (601), UNIT 2C.1 (602), UNIT 2C.2 (636), UNIT 2A.1 (637), UNIT 1C.1 (635), UNIT 1B.3 (633), UNIT 1B.4 (631), UNIT 20.1 (629), UNIT 1E.1 (627), UNIT 10.1 (625), UNIT 1J.2 (623), UNIT 1J.1 (619), UNIT 1I.1 (615), UNIT 1H.1 (613), UNIT 1D.1 (616), UNIT 1C.2 (608), UNIT 1A.2 (604), UNIT 1B.2 (609), UNIT 1B.1 (607), UNIT 1A.1 (605). The plan also includes common areas like an elevator lobby (652), trash room (651), and stairs (SA-06, SB-06). Dimensions are provided for various sections, and a note "SEE A103 FOR TYP. DIMENSIONS" is repeated throughout. The plan is oriented with North at the top.

1 SIXTH FLOOR PLAN
A106 1/8" = 1'-0"



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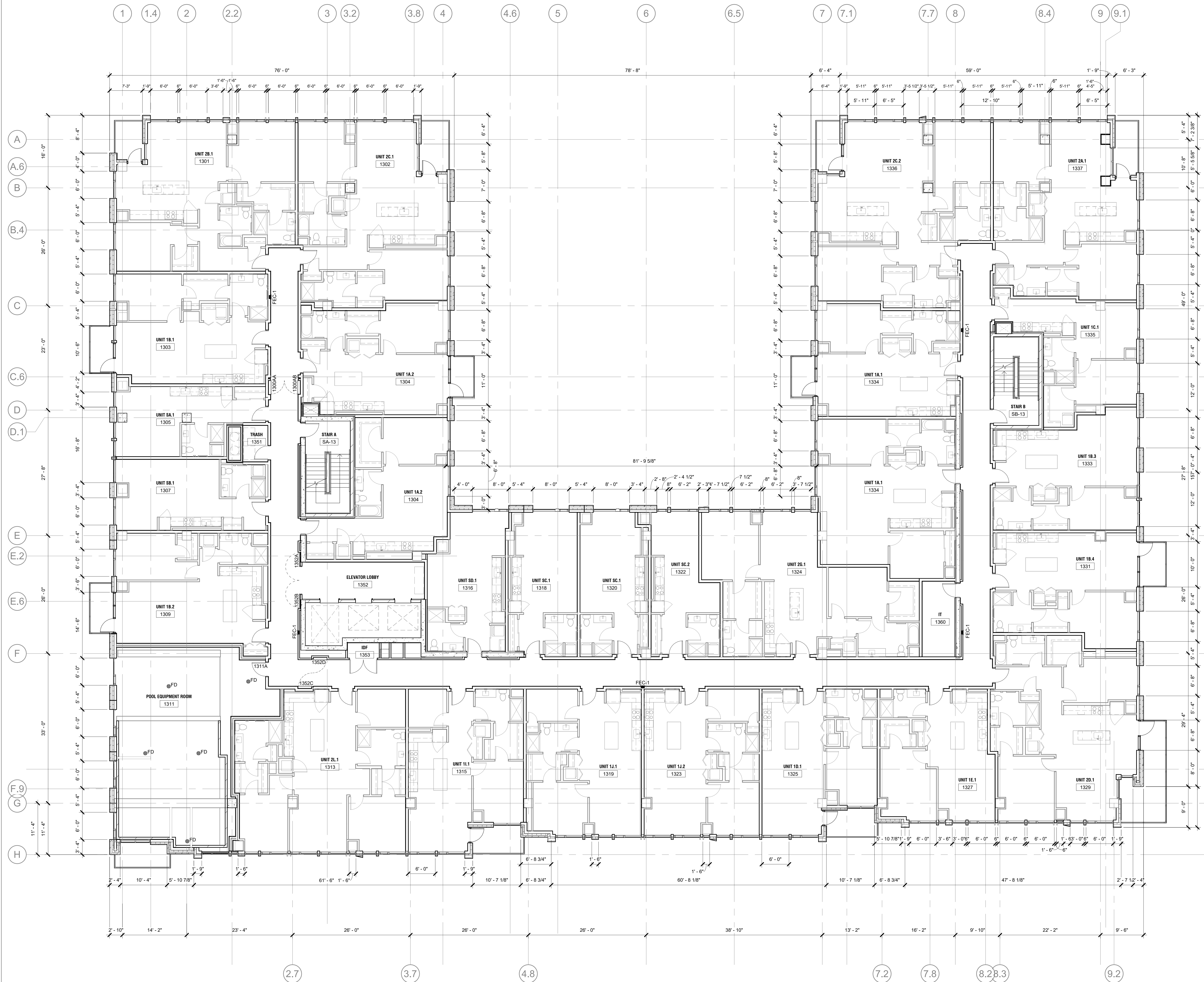
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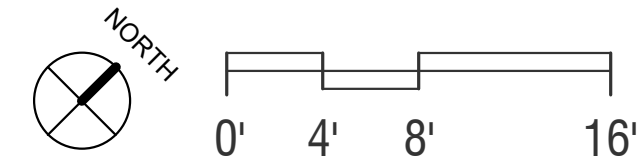
THIRTEENTH
FLOOR PLAN

A113

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1
A113
THIRTEENTH FLOOR PLAN
1/8" = 1'-0"



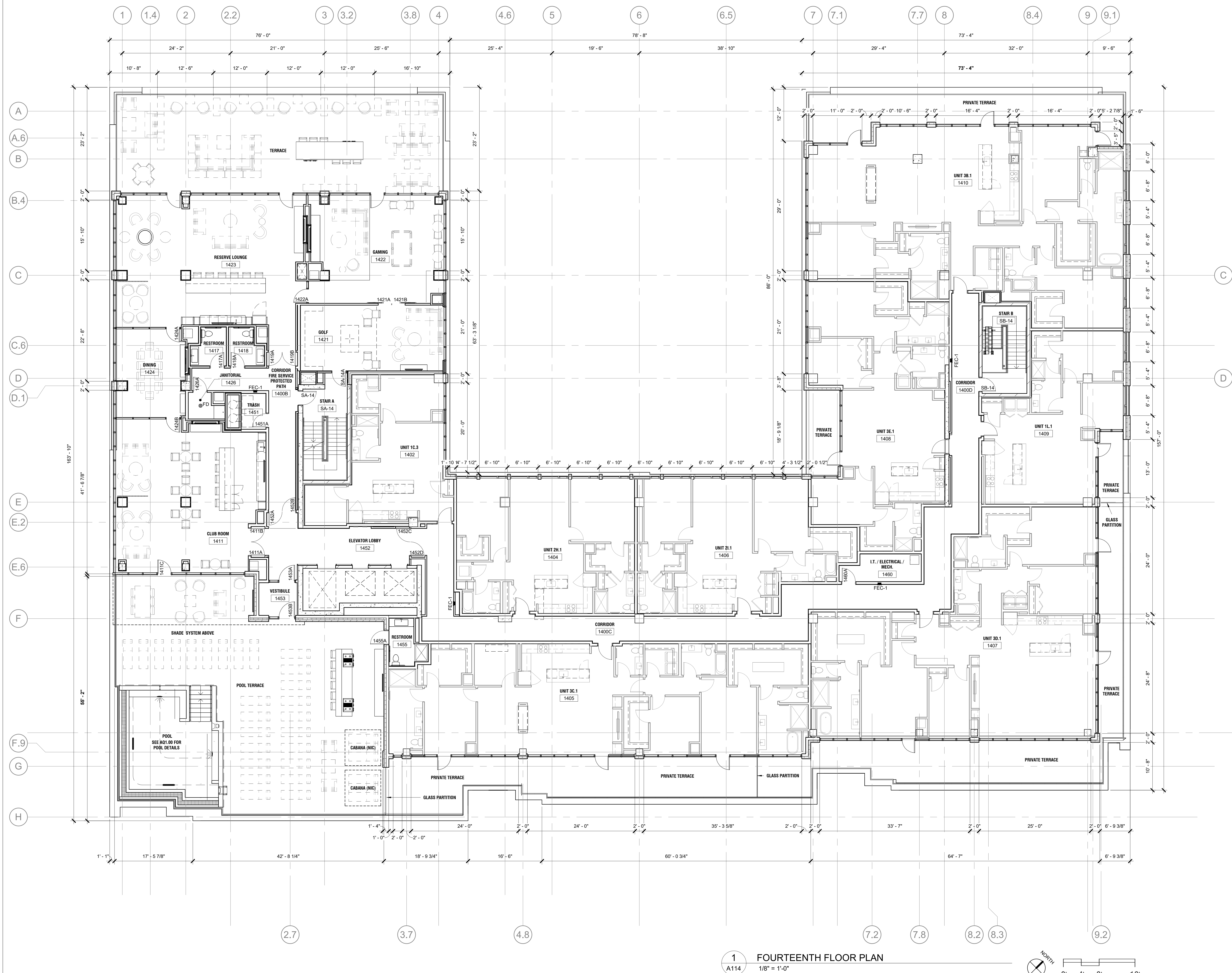
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DATE	ISSUANCE/REVISIONS
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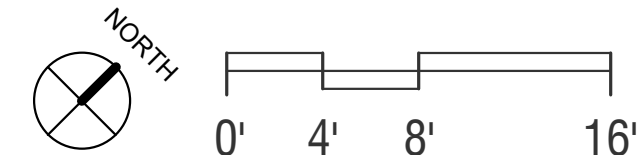
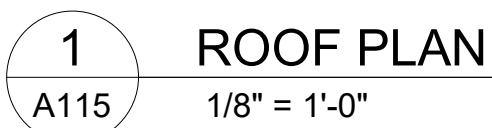
FOURTEENTH FLOOR PLAN

A114

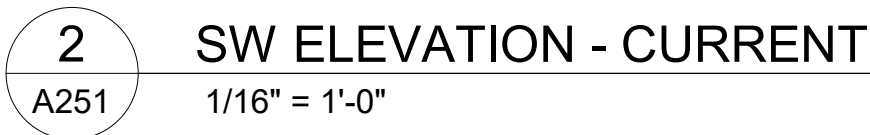


DATE	ISSUANCE/REVISIONS	
04/10/2023	URBAN DESIGN COMMISSION REVIEW	

A115









ALUMINUM STOREFRONT SYSTEM.
ANODIZED MEDIUM BRONZE

ALUMINUM CURTAIN WALL SYSTEM. FULLY
CAPTURED, 1" DEEP WINDOW MULLION CAPS W/
VENTS AT APT. UNITS. ANODIZED MEDIUM BRONZE

ALUMINUM WINDOW WALL SYSTEM. FULLY
CAPTURED 1" DEEP WINDOW MULLION CAPS W/
VENTS AT APT UNITS. ANODIZED MEDIUM BRONZE

ANODIZED SSG ALUMINUM WINDOW WALL SYSTEM.
NO SIGHT LINE VENTS AT APT UNITS.

- ### EVALUATION KEY
- ANDREL GLAZING

East Wilson Street
and Capital Partners
Madison, WI

1.27.00

ISSUANCE/REVISIONS		DATE	BY	REVISIONS
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PRELIMINARY
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BUILDING ELEVATIONS

A252



1 SE ELEVATION - BW -CURRENT
A254 1/16" = 1'-0"

3 SE ELEVATION - BW - PREVIOUS
A254 1/16" = 1'-0"

2021.27.00

[illegible]

PRELIMINARY
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BUILDING ELEVATIONS - BW

A254

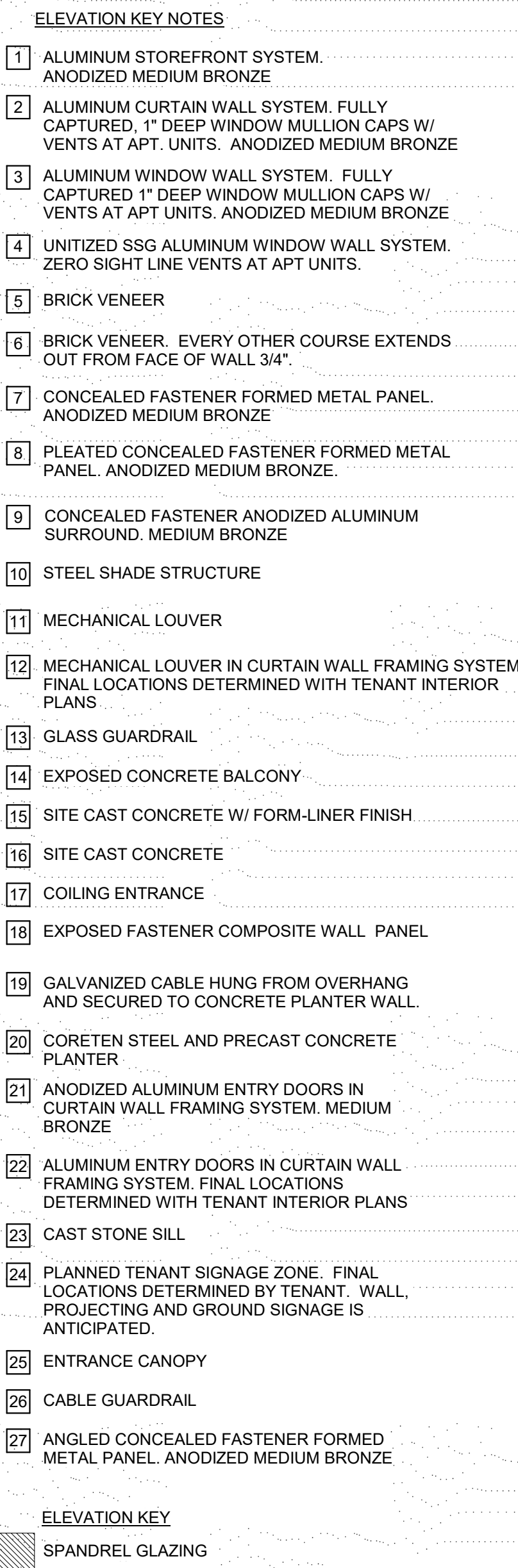
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- 1 ALUMINUM STOREFRONT SYSTEM.
ANODIZED MEDIUM BRONZE
- 2 ALUMINUM CURTAIN WALL SYSTEM. FULLY
CAPTURED. 1" DEEP WINDOW MULLION GAPS W/
VENTS AT APT. UNITS. ANODIZED MEDIUM BRONZE
- 3 ALUMINUM WINDOW WALL SYSTEM. FULLY
CAPTURED 1" DEEP WINDOW MULLION GAPS W/
VENTS AT APT. UNITS. ANODIZED MEDIUM BRONZE
- 4 UNITIZED SSG ALUMINUM WINDOW WALL SYSTEM.
ZERO SIGHT LINE VENTS AT APT. UNITS.
- 5 BRICK VENEER
- 6 BRICK VENEER. EVERY OTHER COURSE EXTENDS
OUT FROM FACE OF WALL 3/4".
- 7 CONCEALED FASTENER FORMED METAL PANEL.
ANODIZED MEDIUM BRONZE
- 8 PLEATED CONCEALED FASTENER FORMED METAL
PANEL. ANODIZED MEDIUM BRONZE.
- 9 CONCEALED FASTENER ANODIZED ALUMINUM
SURROUND. MEDIUM BRONZE
- 0 STEEL SHADE STRUCTURE
- 1 MECHANICAL LOUVER
- 2 MECHANICAL LOUVER IN CURTAIN WALL FRAMING SYSTEM
FINAL LOCATIONS DETERMINED WITH TENANT INTERIOR
PLANS
- 3 GLASS GUARDRAIL
- 4 EXPOSED CONCRETE BALCONY
- 5 SITE CAST CONCRETE W/ FORM-LINER FINISH
- 6 SITE CAST CONCRETE
- 7 COILING ENTRANCE
- 8 EXPOSED FASTENER COMPOSITE WALL. PANEL
- 9 GALVANIZED CABLE HUNG FROM OVERHANG
AND SECURED TO CONCRETE PLANTER WALL.
- 0 CORETEN STEEL AND PRECAST CONCRETE
PLANTER
- 1 ANODIZED ALUMINUM ENTRY DOORS IN CURTAIN WALL
FRAMING SYSTEM. MEDIUM BRONZE
- 2 ALUMINUM ENTRY DOORS IN CURTAIN WALL
FRAMING SYSTEM. FINAL LOCATIONS
DETERMINED WITH TENANT INTERIOR PLANS
- 3 CAST STONE SILL
- 4 PLANNED TENANT SIGNAGE ZONE. FINAL
LOCATIONS DETERMINED BY TENANT. WALL,
PROJECTING AND GROUND SIGNAGE IS
ANTICIPATED.

[illegible]

A255





2021.27.00

[illegible]

BUILDING ELEVATIONS - BW

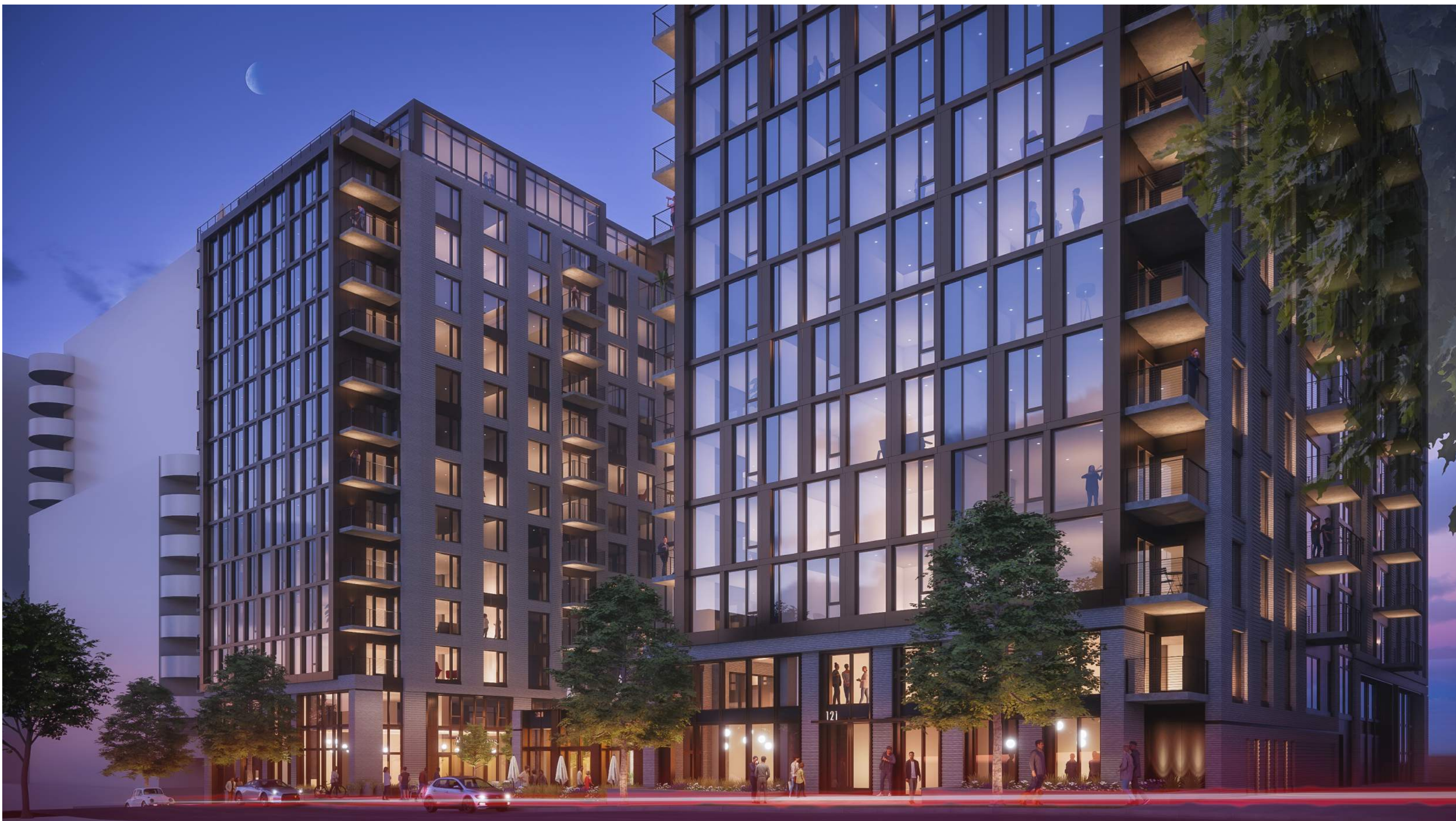
A256



NORTH PERSPECTIVE FROM PROMENADE



NORTH WEST PERSPECTIVE ALONG EAST WILSON STREET



EAST WILSON STREET - PERSPECTIVE - NIGHT



EAST WILSON STREET - PERSPECTIVE - DAY

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121 East Wilson Street
Quad Capital Partners
Madison, WI

2021.27.00

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PERSPECTIVES

A258

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DATE 04/10/2023 ISSUANCE/REVISIONS
URBAN DESIGN COMMISSION REVIEW

PERSPECTIVES

A259



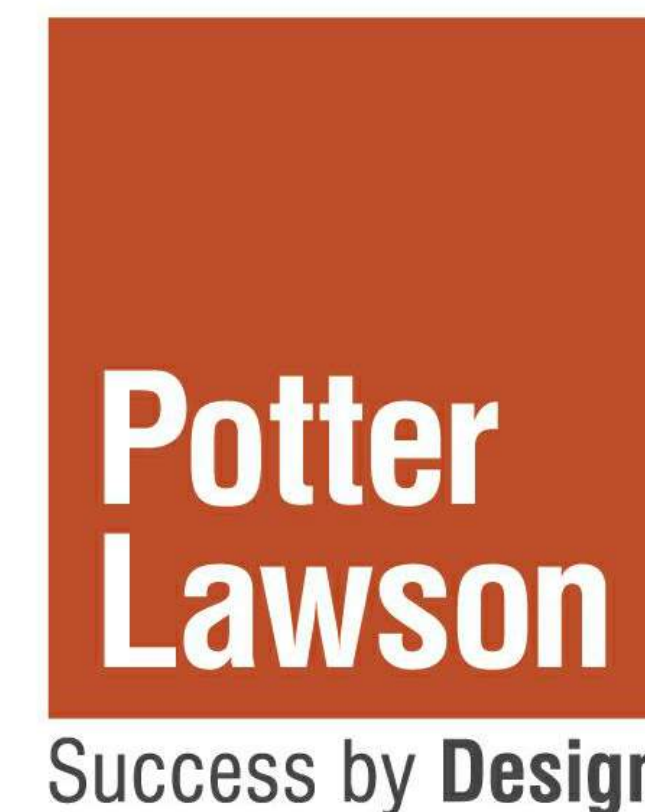
SOUTH PERSPECTIVE OF TERRACE OVERLOOKING JOHN NOLEN DRIVE



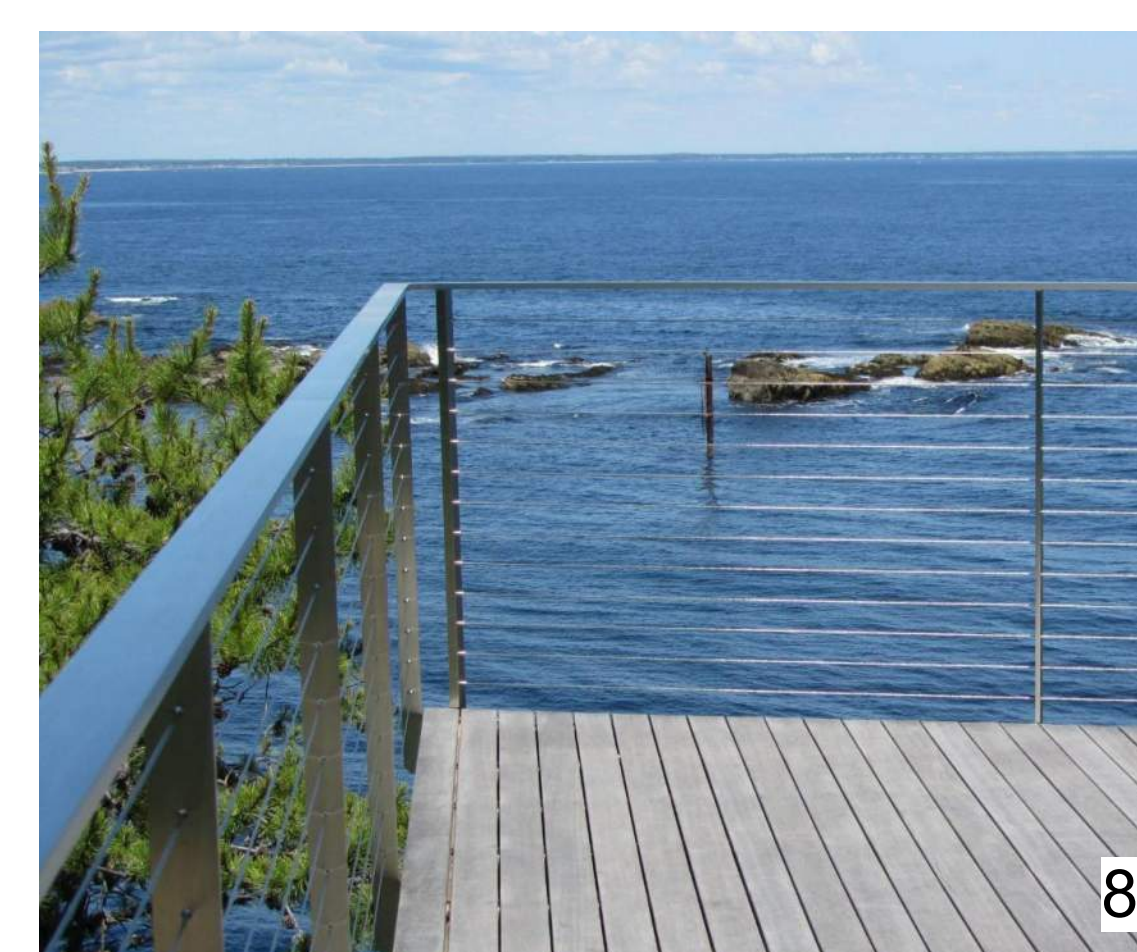
SOUTHEAST PERSPECTIVE ALONG JOHN NOLEN DRIVE - NIGHT



SOUTHEAST PERSPECTIVE ALONG JOHN NOLEN DRIVE - DAY



1. Brick Veneer - Gray
2. Exposed Fastener COMPOSITE WALL Panel
3. Exposed Fastener COMPOSITE WALL Panel
4. Anodized Aluminum Curtain wall / Window wall Mullion - Medium Bronze
5. Concealed Fastener Formed Metal Panel - Medium Bronze
6. Vision Glazing
7. Brick Veneer - Gray - Alternating coursing w/ 3/4" offset
8. Aluminum Cablerail Guardrail - 1st to 13th Floors
9. Glass Guardrail - 14th Floor



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BUILDING MATERIALS

A260



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2021.27.00

DATE	ISSUANCE/REVISIONS	
04/10/2023	URBAN DESIGN COMMISSION REVIEW	

METAL PANEL COMPOSITION

EXTERIOR LIGHTING - Rev 1

121 EAST WILSON STREET

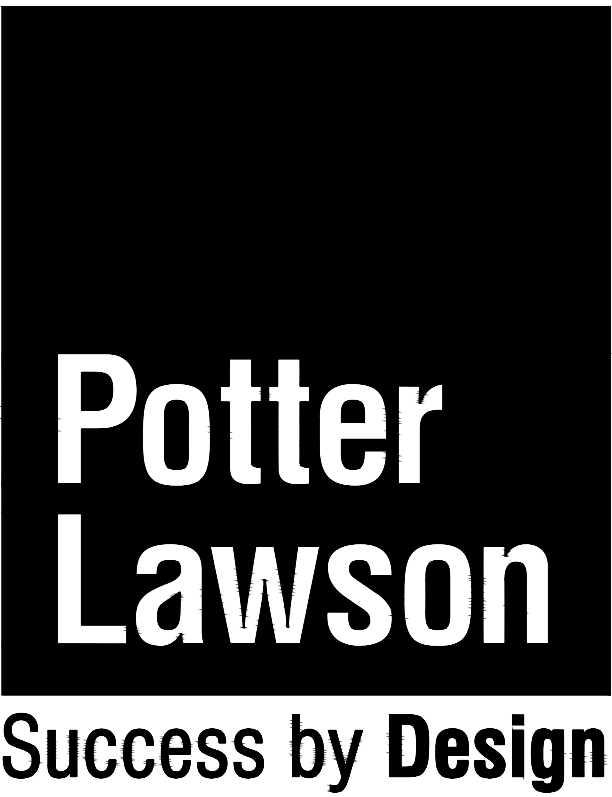
Madison, Wisconsin

February 13 2023



100 Sunbridge Ln,
Buffalo Grove (Chicago), IL 60089.
Ph1: +1 312 994 2374,
mail@lightingergonomics.com

INDEX	LIGHTING LEGEND				
LD100: COVER SHEET LIGHTING LD101: PARKING LEVEL 3 LIGHTING PLAN LD102: FIRST FLOOR LIGHTING PLAN LD103: SECOND FLOOR LIGHTING PLAN LD104: FORTEENTH FLOOR LIGHTING PLAN LD105: BUILDING FAÇADE LIGHTING LD106: LIGHTING SCHEDULES	<div><div>TYPE</div><div>CONTROL</div><div>POWER IN:<ul style="list-style-type: none">HOLLOW CIRCLE - NORMAL POWERSOLID CIRCLE - EMERGENCY POWERLOCATION OF CIRCLE INDICATES SUGGESTED POWER ENTRY FEED TO THE LUMINAIRE</div><div>SUGGESSTED SUSPENSION POINT</div><div>CIRCUIT/SWITCH, OR LOW-VOLTAGE RELAY/ZONE DIMMING ZONE</div><div>LUMINAIRE TYPE<table><thead><tr><th>TYPE</th><th>DESCRIPTION</th></tr></thead><tbody><tr><td>L</td><td>LUMINAIRE</td></tr></tbody></table></div></div> <div><div></div>RECESSED LINEAR LED PROFILE MOUNTING LOCATION: CEILING</div> <div><div></div>SUSPENDED LINEAR LED PROFILE MOUNTING LOCATION: CEILING</div> <div><div></div>SURFACE MOUNTED LINEAR LED PROFILE MOUNTING LOCATION: ARCHITECTURAL SOFFIT OR COVE UNDER CABINET</div> <div><div></div>WALL SURFACE MOUNTING LOCATION: WALL</div> <div><div></div>WALL RECESSED MOUNTING LOCATION: WALL</div> <div><div></div>PENDANT/SUSPENDED LUMINANCE MOUNTING LOCATION: CEILING</div> <div><div></div>SURFACE MOUNTED DOWNLIGHT MOUNTING LOCATION: CEILING</div> <div><div></div>RECESSED DOWNLIGHT LUMINAIRE MOUNTING LOCATION: CEILING</div> <div><div></div>TRACK MOUNTING LOCATION: AS NOTED</div> <div><div></div>TRACK HEAD MOUNTING LOCATION: TRACK</div>	TYPE	DESCRIPTION	L	LUMINAIRE
TYPE	DESCRIPTION				
L	LUMINAIRE				
GENERAL NOTES					
<div>1. ALL THE SHEETS IN THIS DESIGN DEVELOPMENT MANUAL, UNLESS OTHERWISE MENTIONED, TO BE PLOTTED TO 30" X 42" SHEET</div> <div>2. REFER TO LIGHTING LEGEND ON THE SIDE FOR THE FIXTURE SYMBOL & ABBREVIATION INFORMATION.</div> <div>3. REFER TO SHEET LD106 FOR LUMINAIRE SCHEDULE</div> <div>4. ALL DIMENSIONS ARE IN INCHES & FOOT UNLESS OTHERWISE SPECIFIED.</div> <div>5. ONLY WRITTEN DIMENSIONS ARE TO BE FOLLOWED. DO NOT SCALE THE DRAWING.</div> <div>6. ALL THE REFERENCED HEIGHTS ARE FROM FINISHED FLOOR TO THE BOTTOM OF THE LUMINAIRE, UNLESS OTHERWISE NOTED.</div> <div>7. FOR ALL THE LINEAR LUMINAIRES, EXACT LENGTH TO BE DERIVED FROM THE ARCHITECTURAL CONDITIONS WITHIN WHICH THEY ARE INSTALLED.</div> <div>8. PROVISIONS FOR THE REMOTE DRIVER SHALL BE MADE IN THE NEAREST ACCESSIBLE LOCATION FOR EASY MAINTENANCE. DISTANCE OF THE DRIVER FROM THE LUMINAIRE SHALL BE MAINTAINED AS PER MANUFACTURER'S RECOMMENDATIONS</div> <div>9. RELEVANT SERVICES DRAWINGS ARE TO BE READ SIMULTANEOUSLY AND PROVISION OF CUTOUTS / SLEEVES TO BE PROVIDED AS REQUIRED.</div> <div>10. ALL MANUFACTURERS CONTAINED WITHIN THIS MANUAL ARE PRESENTED TO DEFINE DESIGN DIRECTION AND PERFORMANCE. ALL FINAL SELECTIONS OF MANUFACTURERS SHALL BE AS SPECIFIED OR EQUAL.</div>					
OTHER SYMBOLS					
<div></div> NOTE DESIGNATION					
<div></div> CONTROL NOTE					



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COVER SHEET
LIGHTING

LD100

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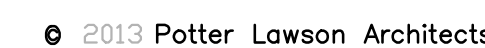
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04/10/2023 URBAN DESIGN COMMISSION REVIEW

PARKING LEVEL 3
LIGHTING PLAN

LD101



Illumination Statistics (Footcandles)					
S.No.	Area Name	Average	Maximum	Minimum	Average / Minimum
1	Dog Run	2.49	2.90	2.00	1.25



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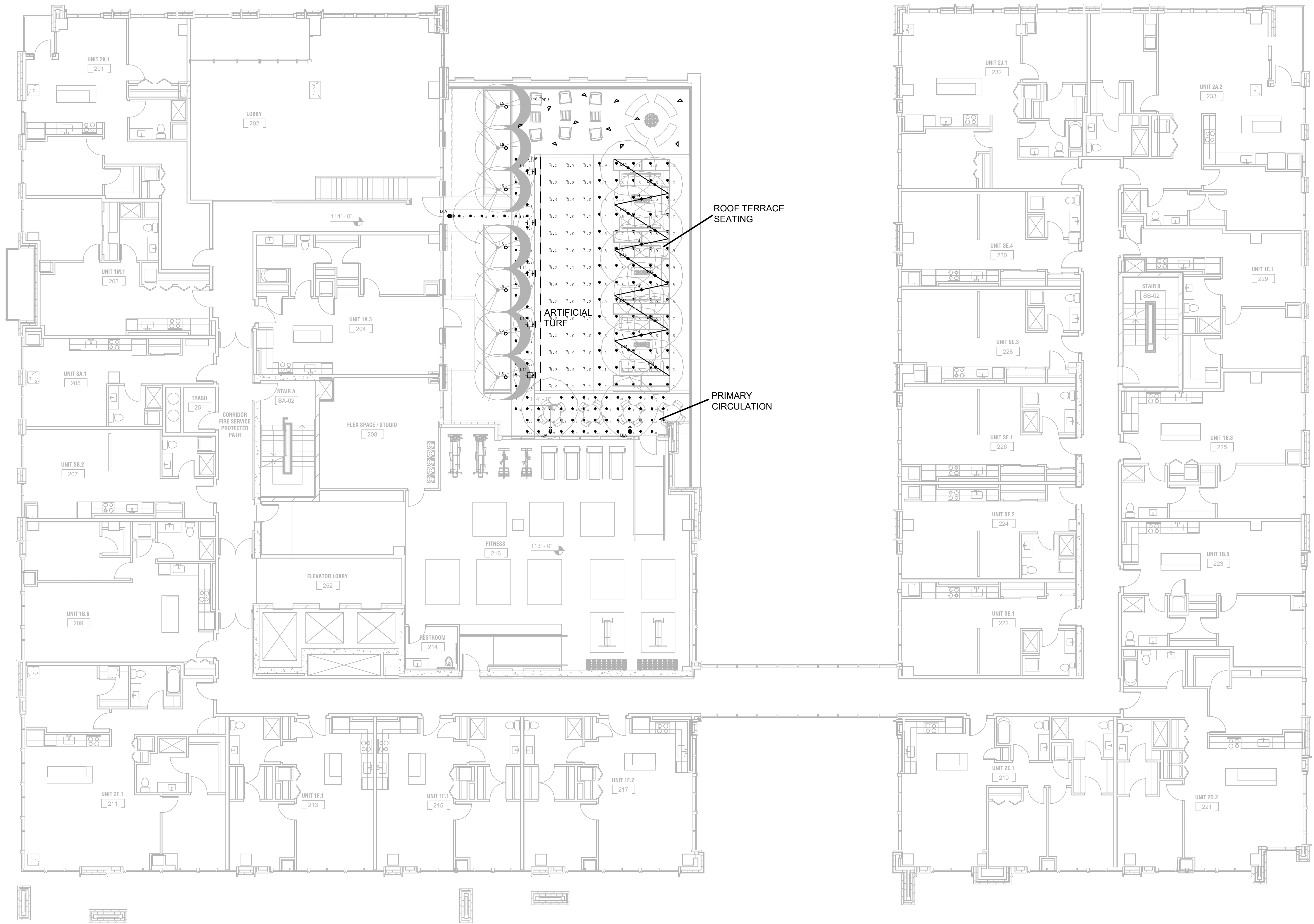
Madison, WI

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04/10/2023 URBAN DESIGN COMMISSION REVIEW

SECOND FLOOR
LIGHTING PLAN

LD103



Note that the code required avg. 2.5 fc light level and uniformity less than 5. All the three spaces meet this criteria.

Statistics change.

Illumination Statistics (Footcandles)					
S.No.	Area Name	Average	Maximum	Minimum	Average / Minimum
1	Artificial Turf	2.45	5.60	0.70	3.50
2	Primary Circulation	2.11	8.90	0.60	3.52
3	Roof Terrace Seating	1.52	2.00	0.90	1.69

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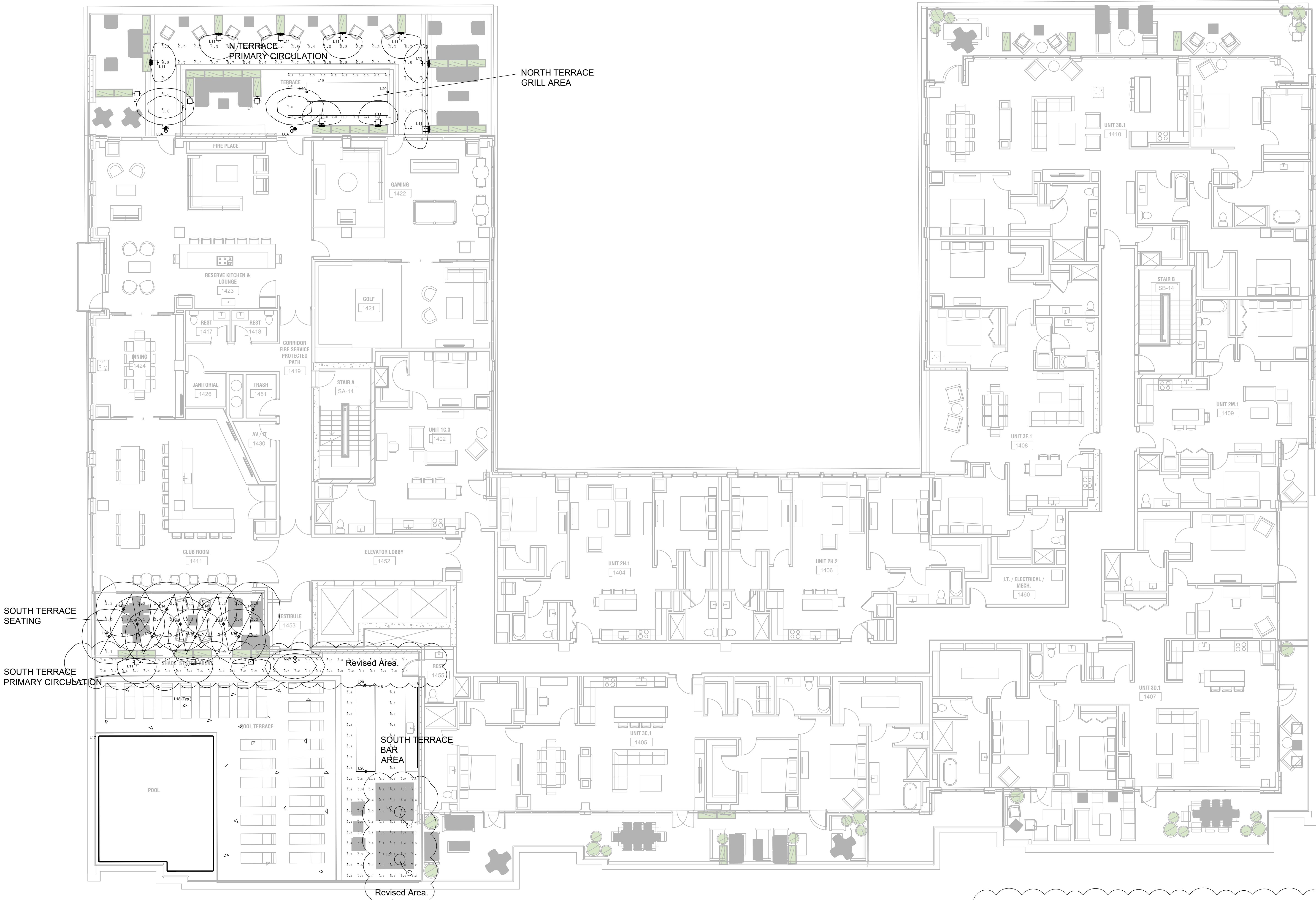
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04/10/2023 URBAN DESIGN COMMISSION REVIEW

FOURTEENTH FLOOR
LIGHTING LAYOUT

LD104



Note that the code requires avg. 2.5 fc light level and uniformity of 5.

All the spaces here meet this average light level criteria.

However, the three spaces have slightly higher uniformity ratio than 5. These are intimate landscape spaces designed for the night-time enjoyment. They should not be treated as Parking areas where lighting requirements and method of illumination is very different.

Typically, for parking lots, the lighting methodology is through overhead pole mounted light fixtures that are elevated to produce a blanket of light on a large horizontal surfaces in the most economical and efficient fashion. Current code requirements of uniformity are easily achievable through this type of approach.

However, for the dramatic and enjoyable quality of spaces for night-time human experience, this approach could be detrimental to the desired intentions. Our goal is to make these spaces emotionally and enjoyably intimate, where the light sources are closer to landscape elements; sometimes producing minor hot-spots and higher contrasts, which are desirable in achieving appreciative aesthetic effects at the cost of higher uniformities.

Statistics change.

Illumination Statistics (Footcandles)					
S.No.	Area Name	Average	Maximum	Minimum	Average / Minimum
1	N Terrace Primary Circulation	1.98	7.10	0.40	4.95
2	N Terrace Grill Area	2.15	10.80	0.30	7.17
3	S Terrace Primary Circulation	2.54	5.90	0.40	6.35
4	S Terrace Bar Area	2.13	11.60	0.30	7.10
5	S Terrace Seating	2.09	2.60	1.10	1.90

Note:
Luminaire type L7 (Pool light) and L20 (Bar Counter top task light) and L20 (Floor Lampshade) are not included in the calculations

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**BUILDING FACADE
LIGHTING**

LD105

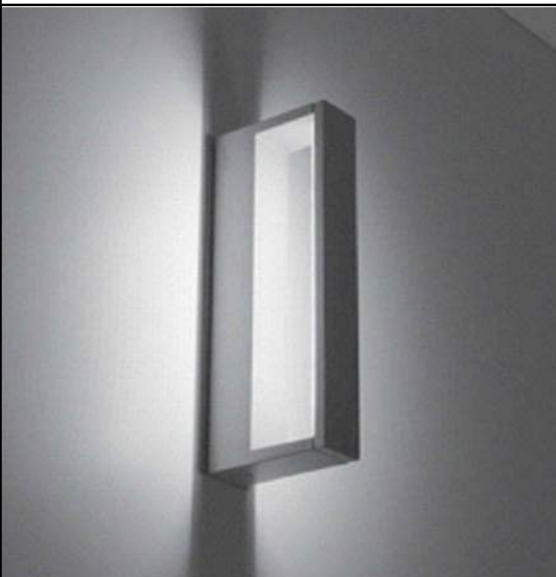


L6

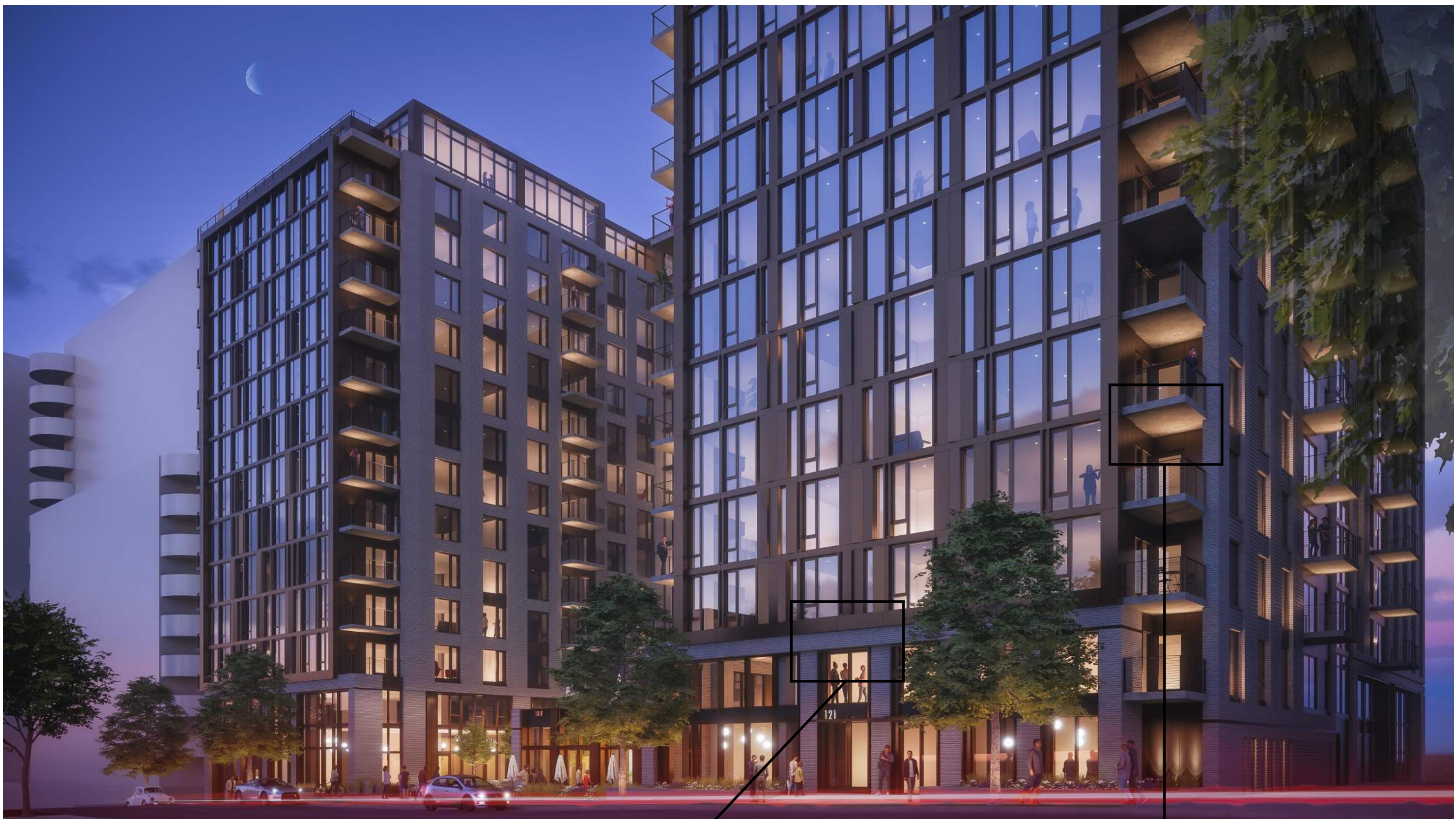


COMPACT ADJUSTABLE SPOT
HEAD AIMED DOWNWARDS FOR
A BUILDING PERIMETER
ILLUMINATION

L12



CUSTOM WALL BRACKETED WITH CONCEALED LED FOR
INDIRECT WALL ILLUMINATION. CONSIDER TOTAL OF
20 FIXTURES ON THIS WALL.



L4








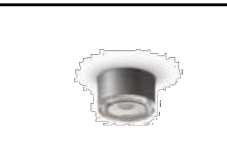




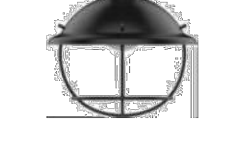

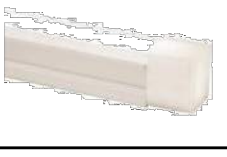






WALL GRAZER AIMED OWNWARDS
TO GRAZE TEXTURED STONE
WALL. LUMINAIRE CONCEALED
FROM NORMAL VIEW

L10

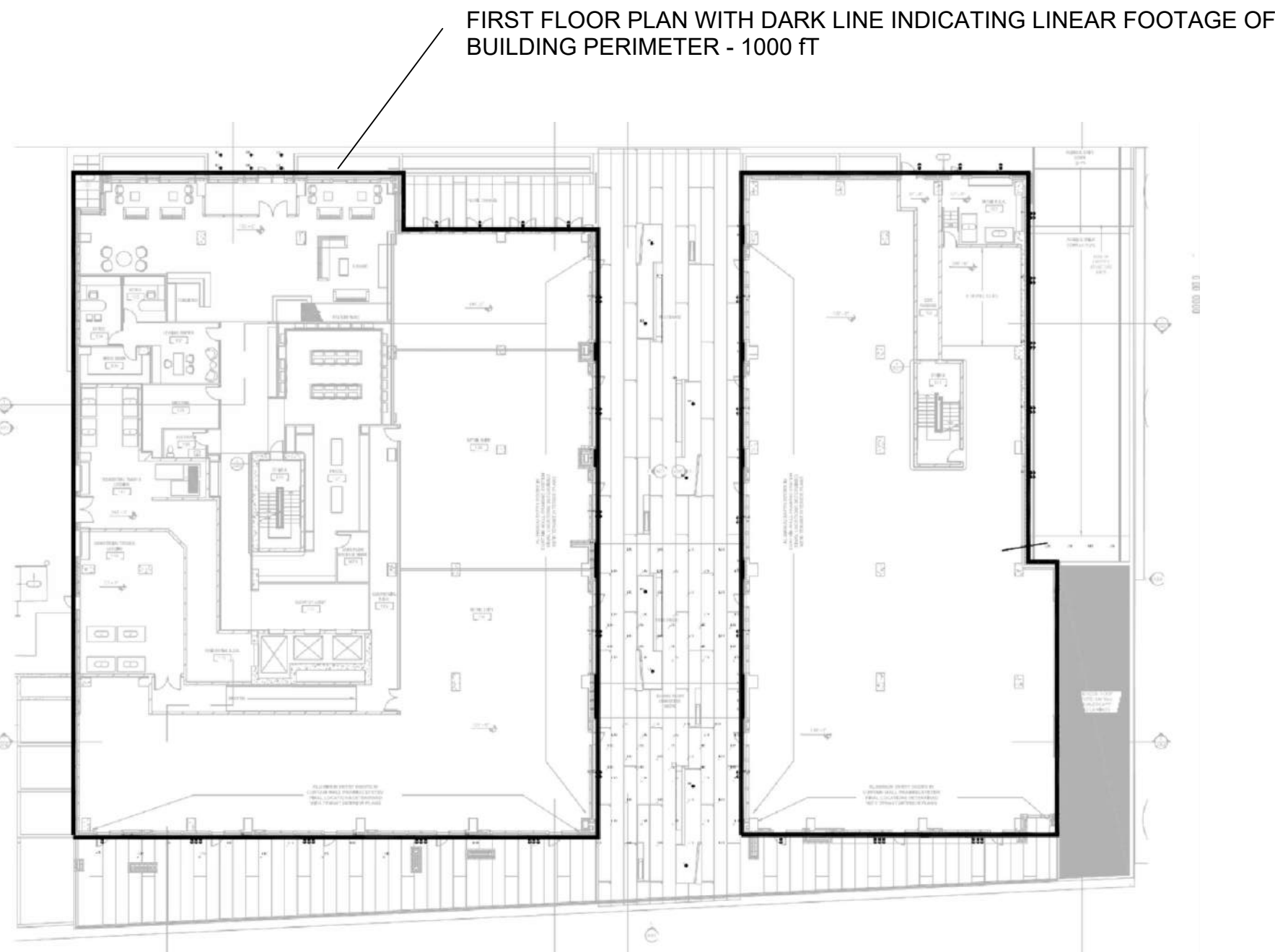


INDIRECT LIGHTING AT
INDIVIDUAL RESIDENTIAL
BALCONIES

LUMINAIRE SCHEDULE

Luminaire Reference	Image	Where Fixtures are Proposed to be Used	Generic Luminaire Description: [Physical] [Mounting] [Profile/Shape] & [Function]	Reference Product	Wattage	Lumens
L1	Not Used					
L2	Not Used					
L3	Not Used					
L4		Exterior Promenade Textured Column Accent	2.64"H x 2"W x 24"L Extruded Aluminum Surface Mounted Wet Location Grazing Downlight	Insight: Medley Exterior Remote (MER) Series	18 Watts	1566 lm
L5		Exterior Tree and Plant Life Uplight Accent	8-1/8" Diameter x 8-3/4" D Die-Cast Aluminum Housing with Stainless Steel Faceplate In-Grade Symmetric Uplight	BEGA: Series 77913	8.2 Watts	470 lm
L6		15 Degree Beam Pattern for Promenade Area Lighting	2.6" Square x 8.9"L Top of Mullion Surface Mounted Aimable Luminaires for Promenade Area Accent Lighting - All shielded with for Dark Sky Compliance with Honeycomb Glare Reducing Accessory	EcoSense: Rise Series F080 Single	11.5 Watts	744 lm
L6A		20 Degree Beam Spread for Seating Area Lighting	2.6" Square x 8.9"L Top of Mullion Surface Mounted Aimable Luminaires for Area Accent Lighting - All shielded for Dark Sky Compliance with Elliptical Beam Lens Accessory	EcoSense: Rise Series F080 Single	4 Watts	300 lm
L7		Elevated Terrace (Second Floor - If Shown) Circulation Spaces	7.8"W x 6.8"D x 39.3"H Extruded and Die Cast Aluminum Landscape Bollard (Where Shown)	Ligman: Prague 2 Medium Series	14 Watts	1660 lm
L8		Canopy frame integrated downlight	3" Diameter Surface Mounted Wet Location Downlight with Remote Driver	DesignPlan: EYE 80 Surface Version Series	5 Watts	400 lm
L9	Not Used					
L10		Individual Residential Unit Balcony Uplighting	2.56"H x 12.20"L x 2.17"D Die Cast Aluminum Inverted Wall light for Indirect Patio Ceiling Accent Light	DesignPlan: Step Linear 07 Series	10.5Watts	324 lm
L11		Flush Mounted Landscape Step Light	2.36" Square Truncated Pyramid Flush Mounted Landscape Step/Pathway Single Downlight	Design Plan: Beam 2.7 LED Wall Mount IP67 Series	2 Watts	70 lm
L12		Exterior Parking Level Wall on John Nolen Dr.	Nominal 12"D x 4.5"W x 4'H Custom Fabricated Linear Wall Bracket with 100% light directed towards wall in an indirect light distribution	Custom Fabricated luminaire.	10 Watts	400 lm
L13		Wilson Promenade Entrance Ceiling	5" Square x 2.52" Deep Recessed Ceiling Area Light within Decorative Ceiling System	Design Plan: QUBY IP54 Series	2 Watts	200 lm
L14		Catenary Suspended Accent Lighting	Low Voltage 6" Dia. x 7.67"H Dark Sky Shielded catenary strung fixtures on 48" centers in lengths indicated on lighting plans	California Accent Lighting Inc. (CALI) Series: ML2000-CACA-48-3.0K-GSFL-DM-WET-BK -100'	3 Watts	256 lm
L15 (A, B, C)		Various Locations Requiring Additional Downlighting	3.2", 4.9", 7.9" Diameter Recessed Downlights where indicated on Lighting Plans.	DesignPlan: EYE Recessed LED Downlight Series	5 Watts 12Watts 20 Watts	400 lm 950 lm 1400 lm
L16		Bench Integrated Linear Encapsulated LED Channel	0.7" x 0.7" Channel with Encapsulated LED Neon Strip in Lengths indicated on Lighting Plans	PureEdge: Channel Neon Series	1.5 Watts/ft.	50 lm/ft.
L17		Pool Partial Perimeter Outline with Submersible Neon Strip	0.7" x 0.7" Channel with Encapsulated LED Neon Strip in Lengths indicated on Lighting Plans	PureEdge: Channel Neon Series	5 Watts/ft.	212 lm/ft.
L18		Geometric Luminous Shapes Recessed into Grade Substance	Triangular IP67 Rated LED Luminous Grade Recessed Forms in Patterns Designed by Architect and Landscape Architect	DesignPlan: MIN/MAX Triangolo In-Grade Series	9.6 - 43 Watts per Segment - Pattern Dependent	79 lm - 412 lm per segment - Pattern Dependent
L19		OPTIONAL Pergola Downlight for Seating Area	Optional Luminaire System to the Type L14 Catenary System	PureEdge: Catenary Saber Neon Series	4.4 Watts/ft.	312 lm/ft.
L20		Surface Mounted Light on Grill Counter Top	4 7/8"W x 21"H x 1" Square Depth Surface Counter Mounted Area Light	Rejuvenation: Boyleston LED Path Light Series	2 Watts	125 lm
L20 Alternate		Surface Mounted Light on Grill Counter Top	4"W x 5.7"D x 19/6"H with 2" x 4" Footprint on Counter Top - Dimmable Task Light	Ligman: Prague 1 Small Series	8 Watts	855 lm
L21		Floor Mounted Exterior Rated Arc Light	67"W x 67.25"H x 18"D Fixture with 18.11"W x 11.4"H Shade Wet Location Rated Varnished Fiberglass Arc Floor Lamp with Varnished Fiber Shade	Foscarini: Twiggy Grid Outdoor Floor Lamps Series	18 Watts	1200 lm

CONNECTED LIGHTING LOAD FOR ILLUMINATING BUILDINGS AND STRUCTURE



LOAD CALCULATION SCHEDULE

LPD Calculations for the Building Facade Lighting

Luminaire Type	Location used on the project	Wattage	Quantity	Total Wattage
L4	First Floor Textured Stone Walls	18	39	702
L6	Terraces, Entrance, Promenade, Outdoor Seating & Parking Entrance	11.5	44	506
L8	Building Entrance	5	3	15
L10	Residence Balconies	10.5	110	1155
L12	Random Array of Accent Wall Fixtures at Lakeside	10	20	200
L13	Retail Entrance Canopy, Under Building Canopy, Casual Seating Canopy	2	92	184
		Project Total		2762