



January 22, 2014

Katherine Cornwell
City of Madison
Department of Planning & Community & Economic Development
115 Martin Luther King Jr. Blvd.
Suite LL 100, Madison Municipal Building
Madison, WI 53703

**RE: PROJECT UPDATES FOR JANUARY 27, 2014 PLAN COMMISSION MEETING
149 E. WILSON ST, MADISON, WI 53703**

Dear Ms. Cornwell,

Following the Plan Commission meeting of January 13, 2014, where our project was presented for approval and eventually referred to the January 27, 2014 hearing, our development team has decided to make some revisions to our plans to address concerns raised by Commission members and our neighbors in the adjacent Marina Condominium Building. We met with representatives of the Neighborhood Steering Committee and the Marina Board on Thursday, January 16, 2014, to review construction related issues and changes we could make to the exterior of the project to either increase the setback and/or increase view angles. The following summarizes the changes that have been made to the project since the Plan Commission meeting:

1. **5' Set Back @ top 3 floors of the Western Elevation:**
A 5-foot setback has been introduced along the entire western elevation for the top 3 floors of the building only. The western face of the building will now be 23-feet from the property line (was 18-feet). As a result of this change our unit count has been reduced down from 127 to 121 units.
2. **Widening of the Drive Aisle:**
Some modifications were made to the structural system of the building which allowed us to increase the width of the drive aisle from 18-feet up to 19-feet
3. **Bike Parking:**
Changes were made to the bike parking provided for the project. The total count increased by 12 up to 122 bike parking stalls and the locations of many of the stalls

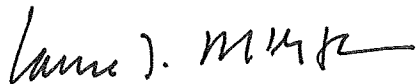
were relocated to more convenient areas closer to the parking garage entrance - a total of 43 of the stalls are within the first level of parking. As a result of these changes our car parking stalls has been reduced to 124 stalls.

4. **Move-In/Move-Out Plan:**

A detailed Move-In/Move-Out Plan has been prepared and is submitted under separate cover. This plan provides procedures and diagrams for Tenants and Movers to use while moving in and out of the building.

Accompanying this letter please find 15 copies of the revised plans, Updated Letter of Intent and the Move-In/Move-Out Policy. We will review the changes in greater detail during the January 27, 2014, Plan Commission Meeting. In the meantime please do not hesitate to call if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Lance T. McGrath". The signature is written in a cursive, slightly slanted style.

Lance T. McGrath, P.E.
Owner
McGrath Property Group



November 6, 2013

REVISED January 22, 2104

Katherine Cornwell
City of Madison
Department of Planning & Community & Economic Development
115 Martin Luther King Jr. Blvd.
Suite LL 100, Madison Municipal Building
Madison, WI 53703

**RE: LETTER OF INTENT
NEW MIXED USE DEVELOPMENT
149 E. WILSON ST, MADISON, WI 53703**

Dear Ms. Cornwell,

The following is submitted together with the subdivision application, associated plans and documents for review by City Staff, the Urban Design Commission, Plan Commission and the City of Madison Common Council for consideration of approval.

PROJECT TEAM:

Owner: McGrath Property Group, 222 S. Bedford St. Suite A, Madison, WI 53703
Architect: CaS4 Architecture, 3414 Monroe St. Madison, WI 53711
Structural Engineer: Pierce Engineering 10 W. Mifflin St. Madison, WI 53703
Civil Engineer/Landscape: SAA Design Group, 101 E. Badger Road, Madison, WI 53713

PROJECT OVERVIEW:

The proposed project consists of a 14-story Capitol View Limit building constructed of post-tensioned concrete. It will contain a total of 121 market rate apartments, providing a wide variety of living options with a diverse mix of residential units, ranging in size from a 467 SF studio to a 1,977 SF 4-Bedroom. Building amenities will include a professional quality fitness center, conferencing facility, hotel-style lobby and concierge service. The Wilson St. Grade level features a spacious Entry Lobby and 8,848 SF of commercial space - which also connects to an outdoor terrace at the rear of the building with direct Lake Monona Views. A total of 124 parking stalls for motor vehicles and 122 bicycle stalls will be provided on site.

The grade level commercial space can be subdivided and is currently planned for two uses. The first use would occupy the storefront space closest to E. Wilson St. We intend to lease that space to a coffee shop or other retail use that would be considered an amenity for our residents and the neighborhood as a whole. The remaining larger space (approximately 7-8,000 SF) will be a Co-Working office suite with room for multiple smaller businesses to work from and potentially collaborate with. Users of this space could range from established business to start up ventures. The space will feature private offices but will also include shared amenities such as open work areas, conference rooms, administrative space, break room/recreational space and the attached exterior terrace space.

The Specific building areas and other pertinent information is provided on the cover sheet of the attached plans. No public subsidy is being requested for this project.

SITE:

The project is located on a 15,916 sf site that is currently zoned UMX, situated immediately to the west of the confluence of E. Wilson, S. Butler and King Streets. The site has 98 feet of frontage along E. Wilson St and is approximately 163 feet deep. A 3-story concrete building is currently on the site which will require demolition for the new project. Interior and exterior photographs of the building are attached (Exhibit A). It's most recent use was office space for the Department of Corrections, but has been primarily vacant since 2003. Immediate neighbors include Union Transfer condominiums to the East and the Marina Condominiums to the West. The site includes an 18-foot easement along it's western edge for a fire lane that serves the Marina - which will also serve as the majority of the 19-foot driveway access for our below grade parking structure. The rear of the site is approximately 30-feet below the E. Wilson street grade and it abuts a transportation corridor (Railroad and John Nolen Drive) and offers sweeping views of Lake Monona.

ZONING CHANGE (UMX to DC):

The Developer is requesting a zoning change from Urban Mixed Use (UMX) to Downtown Core (DC). UMX zoning requires a 10-foot rear yard set back, while DC does not. As designed, the project fully complies with the UMX zoning (with the exception of the 10-ft rear yard set back requirement) including the Side yard set back, Lot Coverage percentage and Useable Open Space requirements. This zoning change allows us to project some of the balconies and portions of the residential levels within that 10-foot rear yard set back area. It also aligns the parking and residential facades comparably with the adjacent condominium buildings. The attached Exhibit B addresses how the project complies with the Downtown Urban Design Guidelines - as required by both the UMX and DC zoning districts

The following steps have been taken to support this zoning change. Architectural articulation has been designed into the exterior elevation of the parking levels to provide an aesthetically pleasing "Base" to the building - which will be very visible from John Nolen Drive. Additionally, the Lake Monona facing elevation of the residential tower was been designed with material/color changes, facade steps and projected balconies to give depth and interest to that elevation as well.

VARIANCES/EXCEPTIONS/RAILROAD PERMITS:

The project will require the following variances, exceptions and or permits from the Railroad:

- “No-Build Permit” from the railroad for the adjacent 10-foot strip of land that abuts the southern edge of the property (currently owned by Union Pacific Railroad Company). This permit will allow us to include translucent glass window openings on the south elevation (lake facing) of the parking structure as reflected on the attached plans. It is our understanding that we will also need to get a Variance to the Building Code to include these windows.
- Temporary permits from the railroad in the same general area for construction access, material storage and Fire Department Access during construction.
- Stormwater discharge permit - allowing discharge of treated stormwater from our driveway area (less discharge than current existing conditions).
- Landscaping Permits (from the Railroad) for the same general area behind our property and also for the area immediately to the south of our neighbor - Marina Condominiums (at their request). Landscape Plans for this area will be submitted at a later date - following review and approval from the railroad.
- Bicycle Parking: We are requesting a reduction in the required amount of bike parking for this project - for both commercial and residential uses. We are providing a total of 122 stalls (114 interior and 8 exterior). Code requires 141 bike parking stalls (129 interior and 12 exterior). Based on our experience with similar residential buildings the 122 stalls that are provided in the design are more than adequate for this project. Additionally, if we were to find that additional bike parking is needed we can easily convert part of storage area on the 2nd level of the building into a bike parking area.

NEIGHBORHOOD INPUT:

The project is located in the First Settlement Neighborhood District. City staff, the Alder and the Neighborhood Association Chairperson were notified in writing of this project on October 5, 2013. A steering committee has been formed and the development team has met with this committee five (5) times to date including a public notice meeting on November 12, 2013.

ARCHITECTURE:

Building massing is organized to reinforce the character of the site, reinforcing the vertical organization of units and identification of living spaces. Emphasis is given to views to both the Lake and Capitol from primary living spaces and balconies. The first floor is envisioned as a relatively permeable skin that allows view of activity within the building and views to the Lake beyond. Light toned or cream city masonry anchors the building in a vertical mass that is aligned along the east side of the site. A clear anodized, metal clad volume engages the masonry element at the NE corner to highlight living space as well as view termination as you approach the building from both Butler and E Wilson Streets. An additional, larger metal clad volume runs along the West side of the building, engaging the corners at either end to highlight the primary living spaces of the units. The fenestration of this volume is articulated with a combination of organized windows and dark metal, recessive elements intended to organize windows and building systems. These recessive areas together with the other recessive portions of the elevations are envisioned as a dark, or black anodized metal.

Balconies are a combination of projected, partially recessed and French. The railings are envisioned as a combination of metal and cable system rails. A pop of color is introduced with green metal panel that is used to help mark the adjacent building datum's while also providing added visual identity and termination as you approach the building from Butler, East Wilson and King Streets. This same green panel extends up the east face of the NE corner of the building in a modest fashion and terminates in a horizontal plane that helps cap the top of the building extending to both the east and south. This green plane is envisioned to be softly uplit and helps cap the composition of vertical building elements while providing added visual identity to the building as one approaches from the East and along John Nolen Drive.

MISCELLANEOUS:

An off street loading area is provided at the end of the driveway for the parking of moving vehicles. Garbage and recycling collection vehicles will pull into the driveway and temporarily park while the roll out containers are pushed from the grade level refuse/recycling collection room along the Wilson St. Sidewalk to the garbage/recycling truck for collection.

PROJECT SCHEDULE:

October 5, 2013:	Written Notification to City, Alder & Neighborhood Assn.
October 5, 2013:	On-line Demolition Notification
October 17, 2013:	Steering committee Meeting #1
October 23, 2013:	Urban Design Commission - Informational Presentation
October 30, 2013:	Steering Committee Meeting #2
November 6, 2013:	Land Use Application Submittal
November 12, 2013:	Public Notice Neighborhood Meeting #1
December 2, 2013:	Steering Committee Meeting #3
December 16, 2013:	Steering Committee Meeting #4
January 8, 2014:	Urban Design - Initial/Final Approval Meeting
January 13, 2014:	Plan Commission - Referred
January 27, 2014:	Plan Commission
February 4, 2014:	Common Council
March 1, 2014:	Start Demolition/Construction
June 1, 2015:	Certificate of Occupancy

Please feel free to contact me if additional information is needed.

Sincerely,



Lance T. McGrath, P.E.
Owner - McGrath Property Group, LLC



Move-in/Move-Out and Deliveries Policy

149 East Wilson Apartments

MOVE-IN/MOVE-OUT POLICY:

All moves to and from the property must be completed according to the following instructions and performed between the hours of 7:00 AM and 7:00 PM. ***All moves must be scheduled in advance with the McGrath Property Group.*** We will install protective pads in the elevator prior to your move.

- 1. Instructions for Move-In/Move-outs with Personal Vehicles:** If you are using a personal vehicle (i.e., car, van, pick up truck) for your move pull into the parking garage and load your belongings up to your unit via the building elevator. *Be sure to coordinate the date and time with McGrath Property Group.*
- 2. Instructions for Move-In/Move-outs with Moving Vans (28 feet in length or less):** If you are using a moving van (i.e., U-Haul, Two-Men & a Truck, etc..) confirm the length of the Van to be used. When ever possible use a moving van that is no more than 28-feet in length. *When moving, coordinate the date and time with McGrath Property Group* and have the van parked in the off-street Loading Zone located at the end of the driveway (see attached Figure). Items unloaded from the Loading Zone must be brought through the parking garage entrance door to the buildings elevators (see attached Figure). Move-in/Move-out operations shall not impede resident traffic flow into and out of the building.
- 3. Instructions for Move-In/Move-outs with Moving Vans (larger than 28 feet in length):** Whenever possible, use Moving Vans that do not exceed 28-feet in length. If larger moving vans are necessary you will be required park on E. Wilson Street and will have to obtain meter hood bags to reserve parking spaces on E. Wilson. Meter

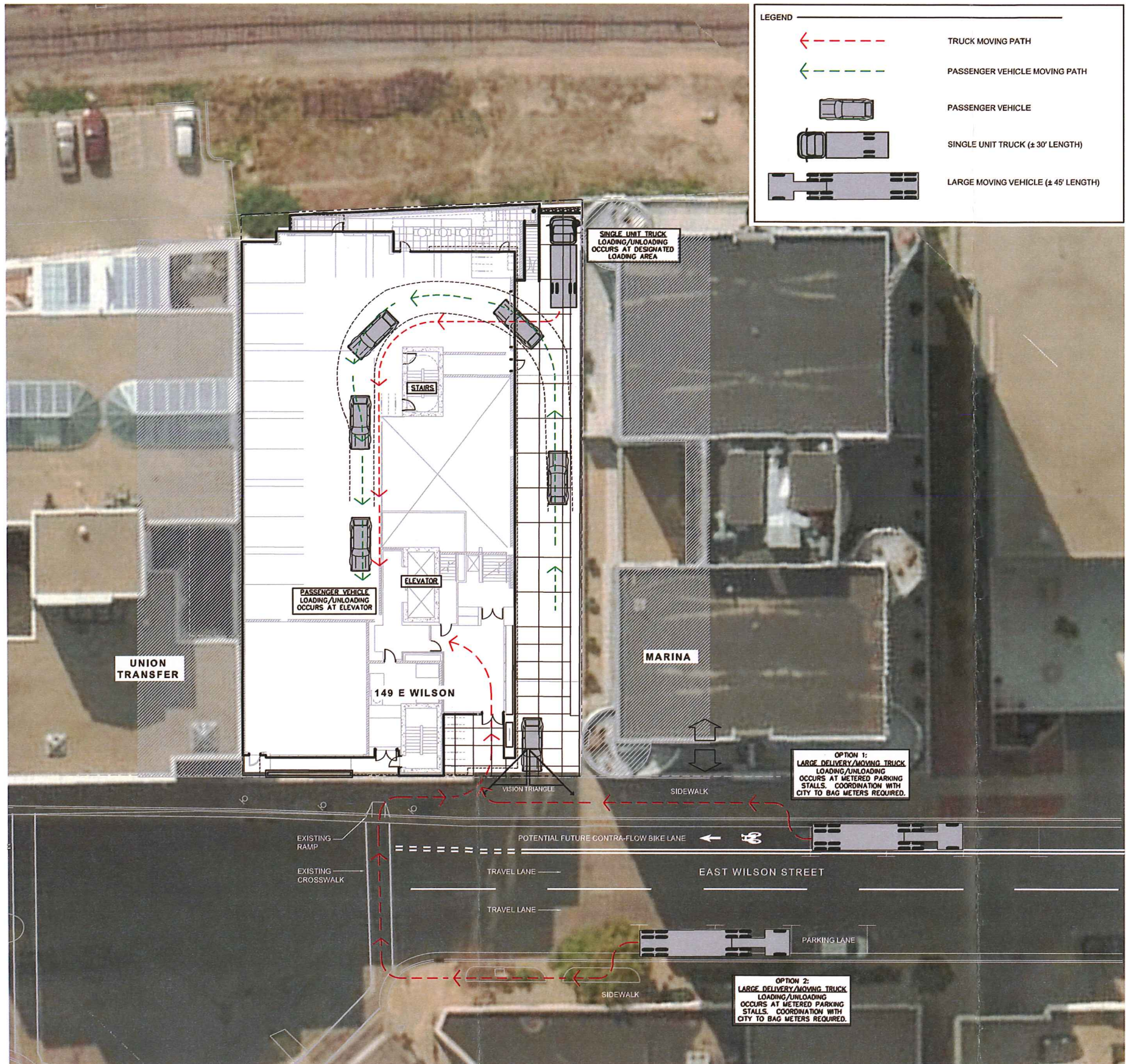
hood bags are issued by the City of Madison Parking Utility per the following guidelines.

- Meter Hoods are issued for a full day, 8am to 6pm, or half day, either 8am to 1pm or 1pm to 6pm. If the parking space will be in use before and after 1pm, a full day hood will be required.
- To offset lost revenue, the cost to reserve a parking space is \$16 per full day and \$9 per half day, Monday through Saturday. No fee is charged on Sundays. There is a \$1 charge per paper Meter Hood.
- Hoods are placed on meters by the purchaser. The paper Meter Hoods must be removed immediately after use and recycled by the purchaser.
- For more information, or to request Meter Hoods call the Parking Utility at 608-266-4761.




All moves from E. Wilson Street must access the elevators through the building lobby. The attached figure shows E. Wilson St. Parking locations and route of travel for the movers. Movers must take extra precaution to not impede traffic on E. Wilson nor obstruct traffic into an out of neighboring buildings. *You must coordinate the move date and time with McGrath Property Group.*

DELIVERIES POLICY:

All deliveries of furniture, electronics and other large items by a third party **must be coordinated with McGrath Property Group.** Delivery vehicles shall park in the off-street Loading Zone located at the end of the driveway and items shall be brought into the building thru the garage door and up to your unit using the building elevator.



LEGEND

- TRUCK MOVING PATH
- PASSENGER VEHICLE MOVING PATH
-  PASSENGER VEHICLE
-  SINGLE UNIT TRUCK (± 30' LENGTH)
-  LARGE MOVING VEHICLE (± 45' LENGTH)

1 TYPICAL MOVE-IN/MOVE-OUT OPTIONS
 2000


 SCALE: 1"=16'-0"

CāS₄
 architecture, llc

3414 Monroe Street
 Madison, WI 53711
 ph 608-709-1250

SAA DESIGN GROUP

SAA Design Group, Inc.
 101 East Dodger Road
 Madison, WI 53713
 Ph. 608.255.0800
 Fx. 608.255.7750
 www.saa-madison.com

Project #: 13001.00
 Project Name:
149 East Wilson Street
 149 East Wilson Street
 Madison, WI 53703

Owner:
McGrath Property Group
 222 South Bedford Street, Suite A
 Madison, WI 53703

URBAN DESIGN COMMISSION / PLAN COMMISSION SUBMITTAL

SUBMITTED NOVEMBER 6, 2013 FOR:

JANUARY 8, 2014 – URBAN DESIGN COMMISSION INITIAL/FINAL APPROVAL MEETING
 JANUARY 13, 2014 – PLAN COMMISSION MEETING
 JANUARY 21, 2014 – COMMON COUNCIL MEETING

AMENDED ARCHITECTURAL PLANS AND ELEVATIONS – JANUARY 2, 2014
 AMENDED DRAWINGS TO REFLECT DESIGN ALTERATIONS – JANUARY 22, 2014

Issued for:

No.	Description	Date

Drawn by: PJH
 Checked by: SAA Design Group

Project Name: 149 East Wilson Street Apartments
 Project #: 225A

149 EAST WILSON STREET APARTMENTS

149 East Wilson Street
Madison, WI 53703

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architecture, llc

3414 Monroe Street
Madison, WI 53711
ph 608-709-1250

Urban Design Commission / Plan Commission Submittal

Civil / Landscape

SAA Design Group, Inc.
101 East Badger Road
Madison, WI 53713

ph 608-255-0800
fx 608-255-7750

- C100 Existing Conditions
- *C200 Site Layout and Landscape Plan
- *C201 Rendered Site Plan
- *C300 Fire Access Plan
- *C400 Site Grading, Erosion Control and Utility Plan
- C500 Details
- C501 Details
- C600 Photometrics
- Ext. Lighting Cut Sheets (8.5x11)

* SHEETS AMENDED ON JANUARY 22, 2014

Architectural

C&S, Architecture, LLC
3414 Monroe Street
Madison, WI 53711

ph 608-709-1250

- *T001 Titlesheet, Project Information, and Existing Site Photos
- *A100 Overall Floor Plans
LL2 and LL3 Levels
- *A101 Overall Floor Plans
LL1 and Grade 01 Levels
- *A102 Overall Floor Plans
Grade 02 and 2nd Levels
- *A103 Overall Floor Plans
3rd-11th Levels
- *A104 Overall Floor Plans
12th and 13th Levels
- *A105 Overall Floor Plans
14th and Penthouse Levels
- *A106 Overall Roof Plan
- *A400 Building Elevations West and North
- *A401 Building Elevations East and South and Signage
- *A402 Building Images
- *A403 Building Images

Structural

Pierce Engineers, Inc.
10 West Mifflin Street
Madison, WI 53703

ph 608-256-7304
fx 608-256-7306

PROJECT INFORMATION

Site Area: 15,916 sf

Building Footprint: 12,286 sf

SQUARE FOOTAGE BY USE:

Use	Square Feet
Parking (S-2)	54,385 sf
Commercial (A-2 and/or B)	9,173 sf
Residential (R-2)	140,339 sf

BUILDING SUMMARY

Building Type:	Apartment House
Occupancy Classification:	R-2 over A-2 (3 hour separation at second floor line)
Construction Type:	Type 1-A
Maximum Allowable Area:	Unlimited
Maximum Allowable Stories:	Unlimited

Total Occupancy Load:	
Residential (R-2)	702 occupants (140,339 gsf / 200 gsf per occ.)
Commercial Space (A-2)	120 occupants (1,800 nsf / 15 nsf per occ.)
Commercial Space (B)	74 occupants (7,373 gsf / 100 gsf per occ.)
Parking (S-2)	272 occupants (54,385 gsf / 200 gsf per occ.)
TOTAL	1,168 occupants

BUILDING TOTALS

Level	Square Feet
LL3 (Parking)	15,435
LL2 (Parking)	15,435
LL1 (Parking)	15,435
Grade 01 (Parking)	8,080
Grade 01 (Commercial)	1,340
Grade 01 (Residential)	2,235
Grade 02 (Commercial)	7,833
Second (Residential)	12,062
Third (Residential)	10,856
Fourth (Residential)	10,856
Fifth (Residential)	10,856
Sixth (Residential)	10,728
Seventh (Residential)	10,728
Eighth (Residential)	10,728
Ninth (Residential)	10,728
Tenth (Residential)	10,728
Eleventh (Residential)	10,728
Twelfth (Residential)	9,924
Thirteenth (Residential)	9,917
Fourteenth (Residential)	9,965
TOTAL	203,897

UNIT MATRIX BREAKDOWN

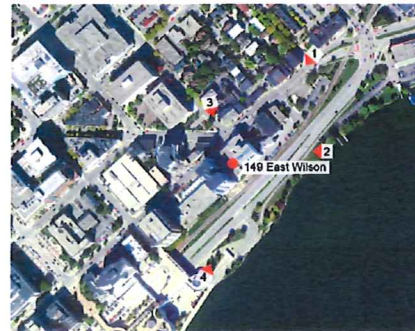
Unit Type	Number of Type
Studio	10
1 Bed / 1 Bath	59
1 Bed / 1-1/2 Bath	2
2 Bed / 2 Bath	36
3 Bed / 2 Bath	12
3 Bed / 3 Bath	1
4 Bed / 3 Bath	1
TOTAL	121

PARKING COUNTS

Automobile (below grade)	124
3 Handicap Stalls provided (2%)	
Apartment Units	121
PARKING STALLS PER UNIT	1.02
BIKE PARKING REQUIRED	141
107 (1 & 2 bedroom units)	107
13 (3 bedroom units)	20
1 (4 bedroom unit)	2
Guests (121 units * .1 stalls/unit)	12
TOTAL ONSITE BIKE PARKING	122
Bike Parking in Parking Garage	114
Exterior Parking at Entry	8

**Potential Interior Bike Parking if need arises

PROJECT LOCATION AND EXISTING SITE PHOTOS



Aerial Locator Map



Image 1 - Up Wilson Street



Image 2 - John Nolen Drive



Image 3 - Butler Street



Image 4 - John Nolen Drive

Project #: 13001.00
Project Name:
149 East Wilson Street
149 East Wilson Street
Madison, WI 53703
Owner:
McGrath Property Group
222 South Bedford Street, Suite A
Madison, WI 53703

URBAN DESIGN COMMISSION / PLAN COMMISSION SUBMITTAL
SUBMITTED NOVEMBER 6, 2013 FOR:

- JANUARY 6, 2014 - URBAN DESIGN COMMISSION INITIAL/FINAL APPROVAL MEETING
- JANUARY 13, 2014 - PLAN COMMISSION MEETING
- JANUARY 21, 2014 - COMMON COUNCIL MEETING
- AMENDED ARCHITECTURAL PLANS AND ELEVATIONS - JANUARY 2, 2014
- AMENDED DRAWINGS TO REFLECT DESIGN ALTERATIONS - JANUARY 22, 2014

Issued for:

No.	Description	Date

Drawn by: MDS
Checked by: CaS4 Architecture

Titlesheet, Project Information, and Existing Site Photos

T001

LANDSCAPE PLANT SCHEDULE

Symbol	Botanical Name	Common Name	Size	Root	Quantity	Comments
PERENNIALS, GRASSES, VINES						
eh	<i>Equisetum hyemale</i>	Horsetail (Scouring Rush)	quart	CG	202	
el	<i>Elymus hystrix</i>	Bobblehead Grass	1 Gal.	CG	19	
cr	<i>Clematis racemosa</i> 'Pink Spike'	Pink Spike Clematis	1 Gal.	CG	11	
cs	<i>Celastrus scandens</i>	American Bittersweet	quart	CG	6	provide at least 1 male and 1 female plant
hc	<i>Humulus 'Cascade'</i>	Cascade Hops	quart	CG	3	
lp	<i>Lonicera proclera</i>	Trumpet Honeysuckle	quart	CG	3	

LANDSCAPE POINTS

DEVELOPED AREA REQUIREMENTS:

DEVELOPED AREA (EXCLUDING BUILDING FOOTPRINT)	3,125 SF
DEVELOPED AREA POINTS REQUIRED (3,125/300)	10.5 POINTS
DEVELOPED AREA POINTS PROVIDED (232 x 2)	464 POINTS

DEVELOPMENT FRONTAGE LANDSCAPING:
NOT REQUIRED: BUILDING ABUTS SIDEWALK

INTERIOR PARKING LOT LANDSCAPING:
NOT REQUIRED: ALL PARKING IS COVERED

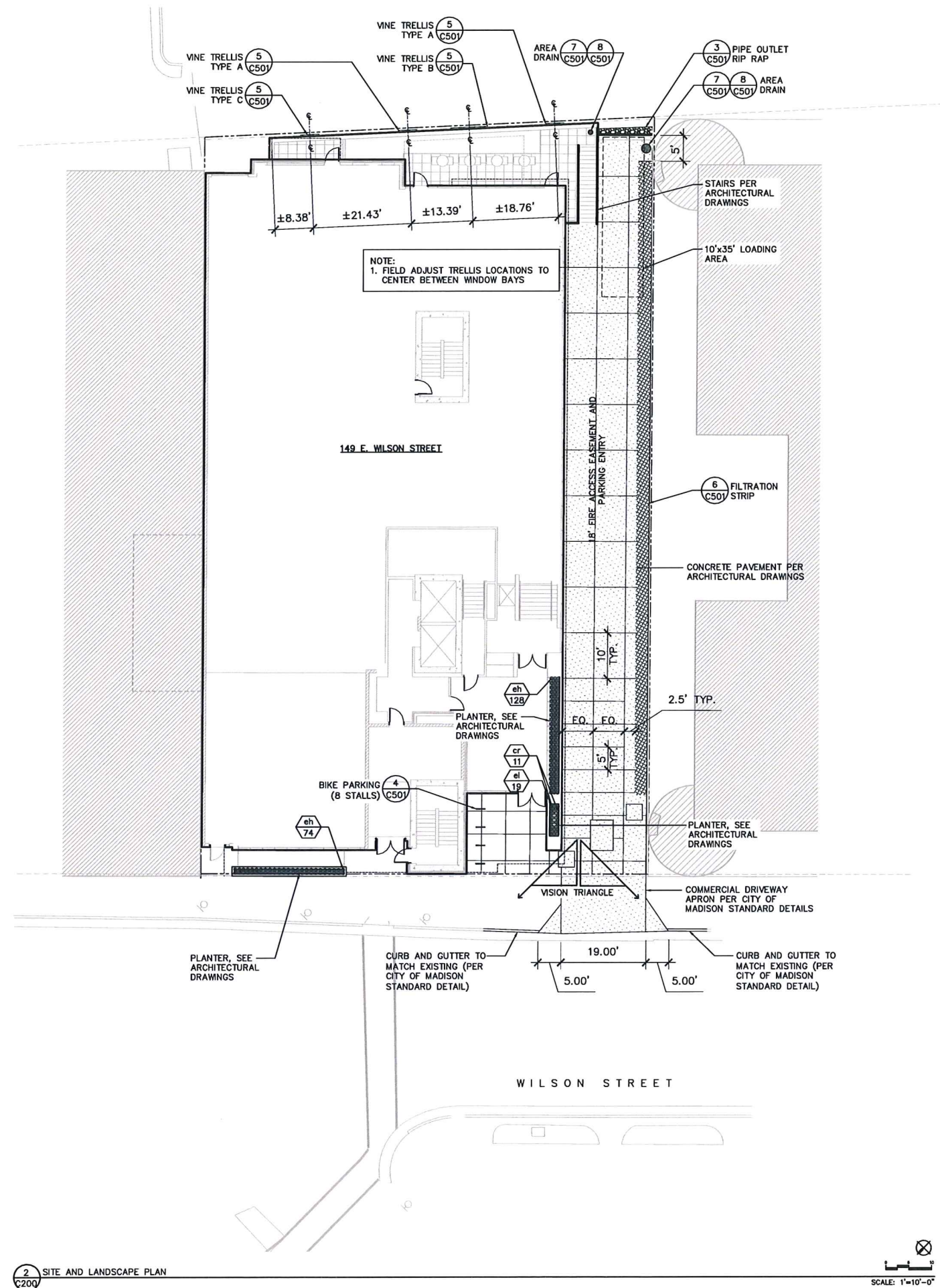
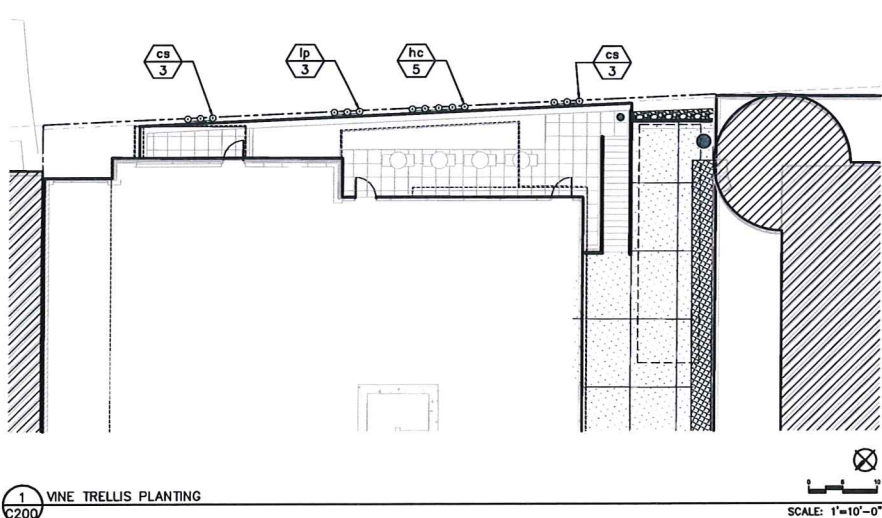
FOUNDATION PLANTING LANDSCAPING:
NOT REQUIRED: BUILDING ABUTS HARDSCAPE

TOTAL LANDSCAPE POINTS REQUIRED	10.5 POINTS
TOTAL LANDSCAPE POINTS PROVIDED	464 POINTS

SITE STATISTICS

SITE AREA	16,046 SF
EXISTING IMPERVIOUS SURFACES	14,723 SF
EXISTING ISR	0.92
PROPOSED IMPERVIOUS SURFACES	15,388 SF
PROPOSED ISR	0.96

- NOTES:**
1. ALL WRITTEN DIMENSIONS SUPERSEDE SCALED DIMENSIONS
 2. CONTRACTOR SHALL INSTALL EXPANSION JOINTS BETWEEN CONCRETE PAVING, CURBS, AND EXISTING PAVING OR STRUCTURES, IN ADDITION TO AREAS SPECIFIED ON PLANS
 3. THE CONTRACTOR IS RESPONSIBLE FOR SITE STAKING. ALL PROPOSED SITE FEATURES SHALL BE STAKED IN FIELD PRIOR TO CONSTRUCTION. ALL CURVES SHALL BE SMOOTH AND CONTINUOUS WITH CAREFULLY MATCHED TANGENTS.
 4. DIMENSIONS TAKEN TO FACE OF CURB
 5. ALL DRIVEWAYS, CURBS ADJACENT TO DRIVEWAYS AND SIDEWALK CONSTRUCTION WITHIN THE PUBLIC RIGHT-OF-WAY, SHALL BE COMPLETED IN ACCORDANCE WITH THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTED BY A CONTRACTOR CURRENTLY LICENSED BY THE CITY
 6. ALL WORK IN THE PUBLIC RIGHTS OF WAY OR WITHIN PUBLIC EASEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PLANS ISSUED BY THE CITY ENGINEER.
 7. ANY DAMAGE TO ELEMENTS WITHIN THE PUBLIC RIGHTS OF WAY SHALL BE REPAIRED OR REPLACED IN-KIND.



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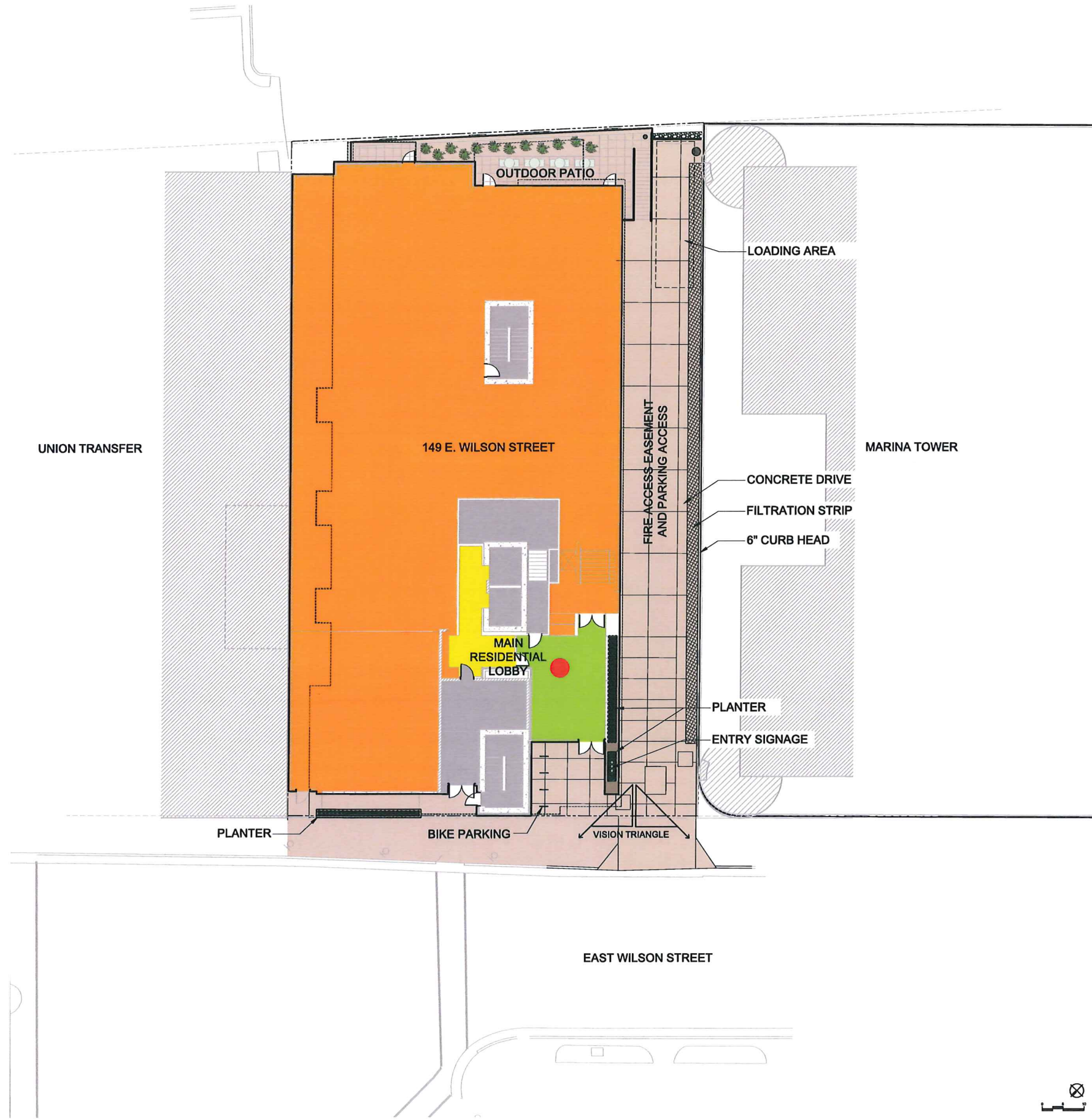
No.	Description	Date

Drawn by: PJH
Checked by: SAA Design Group

Site Layout and Landscape Plan

C200

Project Name: 149 East Wilson Street Apartments
Project #: 2834



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architecture, llc

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Drawn by: PJH
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Illustrative Site Plan

C201



Project Name: 149 East Wilson Street Apartments
Project #: 2004

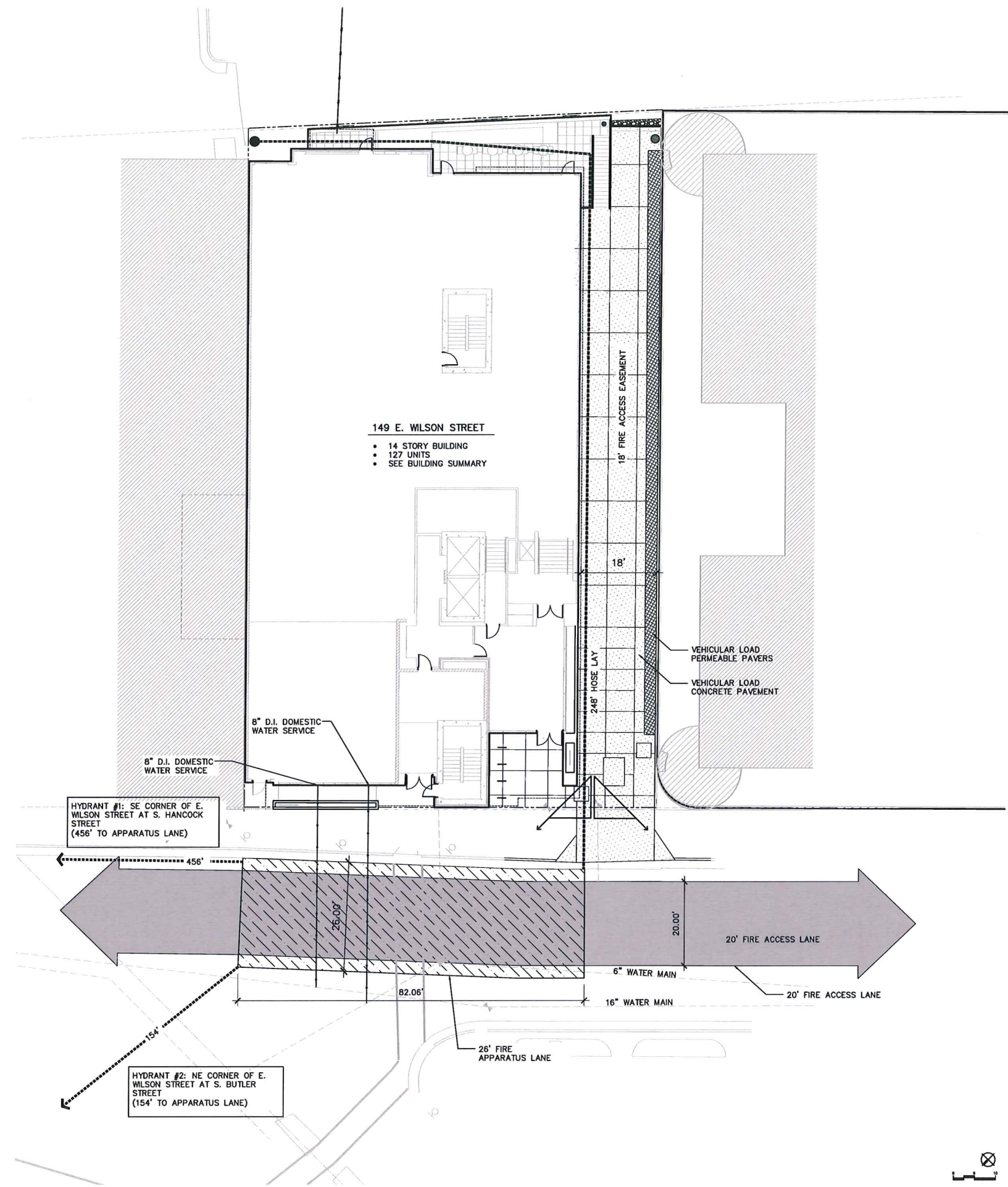
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Project #: 13001.00
 Project Name:
149 East Wilson Street
 149 East Wilson Street
 Madison, WI 53703
 Owner:
McGrath Property Group
 222 South Bedford Street, Suite A
 Madison, WI 53703



URBAN DESIGN COMMISSION / PLAN COMMISSION SUBMITTAL
 SUBMITTED NOVEMBER 6, 2013 FOR:

JANUARY 8, 2014 - URBAN DESIGN COMMISSION INITIAL/FINAL APPROVAL MEETING
 JANUARY 13, 2014 - PLAN COMMISSION MEETING
 JANUARY 21, 2014 - COMMON COUNCIL MEETING
 AMENDED ARCHITECTURAL PLANS AND ELEVATIONS - JANUARY 2, 2014
 AMENDED DRAWINGS TO REFLECT DESIGN ALTERATIONS - JANUARY 22, 2014

Issued for:

No.	Description	Date

Drawn by: PJH
 Checked by: SAA Design Group

Fire Access Plan

C300

Project Name: 149 East Wilson Street Apartments
 Project #: 2534

EROSION NOTES:

- A. THE CONTRACTOR SHALL MINIMIZE THE AMOUNT OF DISTURBED AREA.
B. THERE ARE A LIMITED NUMBER OF DOWNSTREAM INLETS IN OR ADJACENT TO THE SITE...
C. SUGGESTED LOCATIONS FOR INSTALLATION OF EROSION CONTROL ITEMS ARE SHOWN IN THE PLANS...
D. SOIL DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER AS TO MINIMIZE EROSION...
E. ALL DISTURBED AREAS SHALL BE STABILIZED WITH SOIL STABILIZER TYPE B IF THERE IS A DELAY OF MORE THAN 7 CALENDAR DAYS BETWEEN INITIAL GRADING AND FINAL TOPSOIL AND SEEDING...
F. ALL DISTURBED AREAS SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT MEASURES WITHIN 7 CALENDAR DAYS OF THE END OF ACTIVE HYDROLOGIC DISTURBANCE...
G. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED...
H. A TRACKING MAT WILL NOT BE REQUIRED DUE TO THE LIMITED NATURE OF DISTURBANCE FOR THIS BUILDING...
I. CONSTRUCTION ACCESS TO THE SITE WILL ONLY BE FROM THE WESTERNEST ENTRY...
J. BORROW MATERIAL FOR SLOPE CONSTRUCTION NEED NOT BE STRUCTURAL FILL...

ANTICIPATED CONSTRUCTION SCHEDULE:

- 1. INSTALL INLET PROTECTION AS DETAILED ON THE PLAN.
2. REMOVE EXISTING ITEMS AS DETAILED IN THE DEMOLITION PLAN.
3. CONSTRUCT BUILDING AND UTILITIES AS PRESCRIBED IN THE PLAN...
4. GRADE AREA IMMEDIATELY ADJACENT TO THE NEW BUILDING FOR PAVEMENT AND CURB CONSTRUCTION.
5. CONSTRUCT PAVEMENT, CURB & SIDEWALK.
6. RESTORE DISTURBED AREAS WITH TEMPORARY SEEDING IN CENTER OF PARCEL...
7. TOPSOIL, SEED AND MULCH/EROSION MAT ALL DISTURBED AREAS.
8. INSTALL LANDSCAPING PLANTS.
9. REMOVE EROSION CONTROL ITEMS.

*SEEDING AND STABILIZATION INFORMATION & DEADLINES ARE AS FOLLOWS:

-CONTRACTOR TO USE HWY MIX #20 AT A RATE OF 2.5 LBS/1000 SF
-CONTRACTOR TO APPLY FERTILIZER AT A RATE OF 2 LBS/1000 SF

AFTER SEPTEMBER 15TH, A COOL WEATHER SEEDING COVER CROP MUST BE APPLIED (I.E. OATS)

AFTER OCTOBER 15TH, A DORMANT SEEDING COVER CROP MUST BE APPLIED (I.E. WINTER WHEAT)

AFTER NOVEMBER 15TH, A DORMANT SEEDING MUST BE APPLIED WITH AN ACCEPTABLE SOIL STABILIZER (POLYACRYLAMIDE)

UTILITY NOTES:

- THE CONTRACTOR SHALL CONTACT DIGGERS HOTLINE A MINIMUM OF 3 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
STANDARD SPECIFICATIONS: PERFORM ALL WORK IN ACCORDANCE WITH THE PROVISIONS OF:
-"STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN" (WSWS) LATEST EDITION
-STATE OF WISCONSIN DEPARTMENT OF TRANSPORTATION, DIVISION OF HIGHWAYS STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" (WSDOT) LATEST EDITION
-CONTRACTOR SHALL OBTAIN A CURRENT COPY OF THE TOWN/CITY OF MADISON'S STANDARD SPECIFICATIONS PRIOR TO THE START OF CONSTRUCTION.
INCLUDING ALL SUPPLEMENTAL SPECIFICATIONS AND OTHER REVISIONS TO DATE, UNLESS OTHERWISE SPECIFIED IN THE SPECIFICATIONS.

WITHIN THE RIGHT-OF-WAY OR UNDERNEATH PAVEMENTS OR BUILDINGS, GRANULAR TRENCH BACKFILL MUST BE USED TO FILL THE TRENCH. ALL OTHER AREAS MAY UTILIZE EXCAVATED TRENCH SPOIL FOR BACKFILL PROVIDING THAT THE MATERIAL IS FREE OF ORGANIC MATERIAL AND STONES LARGER THAN 6" IN DIAMETER.

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 IN ACCORD WITH THE PROVISIONS OF THESE CODE SECTIONS AS PER 182.0715(2R) OF THE STATUTES.

WATER DISTRIBUTION SYSTEM:

MAIN:

- DUCTILE IRON (D.I.) AWWA C-151 CLASS 52 WITH CABLE BOND CONDUCTORS, FURNISHED AND INSTALLED PER CHAPTER 8.180 (WSWS) OR
-POLYVINYL CHLORIDE (PVC) AWWA C-900, FURNISHED AND INSTALLED PER CHAPTER 8.20.0 (WSWS)
-ALL WATER MAIN JOINTS SHALL BE RESTRAINED.

LATERALS:

- 6" - PVC AWWA, C-900, CL150, SDR 18 OR DUCTILE IRON AWWA C-151, CLASS-52
-2" & SMALLER - HIGH DENSITY POLYETHYLENE (HDPE) AWWA C-901, SDR 11
-WATER LATERAL AND HYDRANT TEES SHALL BE ANCHORED.

STORM SEWER:

-STORM SEWER SPECIFIED AS RCP SHALL BE REINFORCED CONCRETE PIPE CONFORMING TO THE FOLLOWING SPECIFICATIONS:

- 12" DIA - CLASS V RCP
15" DIA - CLASS IV RCP
18+ DIA - CLASS III RCP

-STORM SEWER SPECIFIED AS HDPE SHALL BE CORRUGATED HDPE, SMOOTH INTERIOR.

-STORM SEWER PIPE: REINFORCED CONCRETE PIPE (RCP) CONFORMING TO ASTM C-76, POLYETHYLENE MATERIAL SHALL CONFORM TO ASTM D3350. AN APPROVED RUBBER GASKET JOINT SHALL BE USED FOR EITHER OPTION. JOINTS FOR RCP SHALL CONFORM TO ASTM D-471. JOINTS FOR HDPE SHALL CONFORM TO ASTM F-477.

-ALL PERFORATED DRAIN TILE SHALL BE PLASTIC WITHOUT A FILTER SOCK.

-AT EACH POINT WHERE A STORM SEWER "DAYLIGHTS", A MARKER POST EQUIVALENT TO THOSE SPECIFIED BY WSDOT, SHALL BE INSTALLED AT THE END TO MARK THE LOCATION.

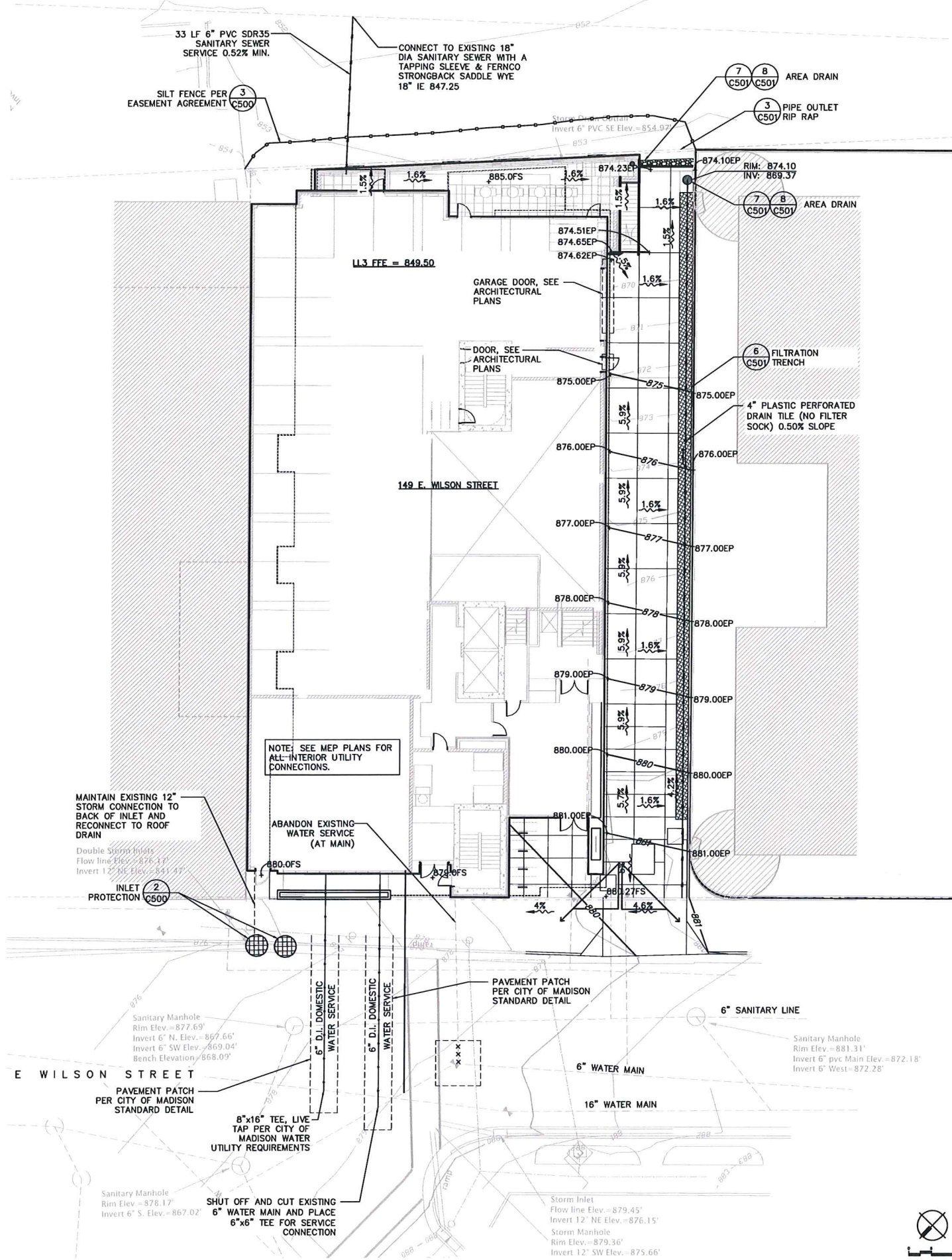
SPOT ELEVATION ABBREVIATIONS:

- P = PAVEMENT
C = CONCRETE
EP = EDGE OF PAVEMENT
FS = FINISHED SURFACE
FG = FINISHED GRADE
TS = TOP OF STAIRS
BS = BOTTOM OF STAIRS
TC = TOP OF CURB
TW = TOP OF WALL
BW = BOTTOM OF WALL
IE = INVERT ELEVATION
EX = EXISTING ELEVATION

*SITE SURVEYING PERFORMED BY ISTHMUS SURVEYING AND ADDITIONAL UTILITY INFORMATION WAS PROVIDED BY THE CITY OF MADISON.



Toll Free (800) 242-8511
Milwaukee Area (414) 259-1181
Hoarding Impaired TDD (800) 542-2289
www.DiggersHotline.com



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3414 Monroe Street
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SAA DESIGN GROUP
SAA Design Group, Inc.
101 East Badger Road
Madison, WI 53713
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Fx. 608.255.7750
www.saa-modifon.com

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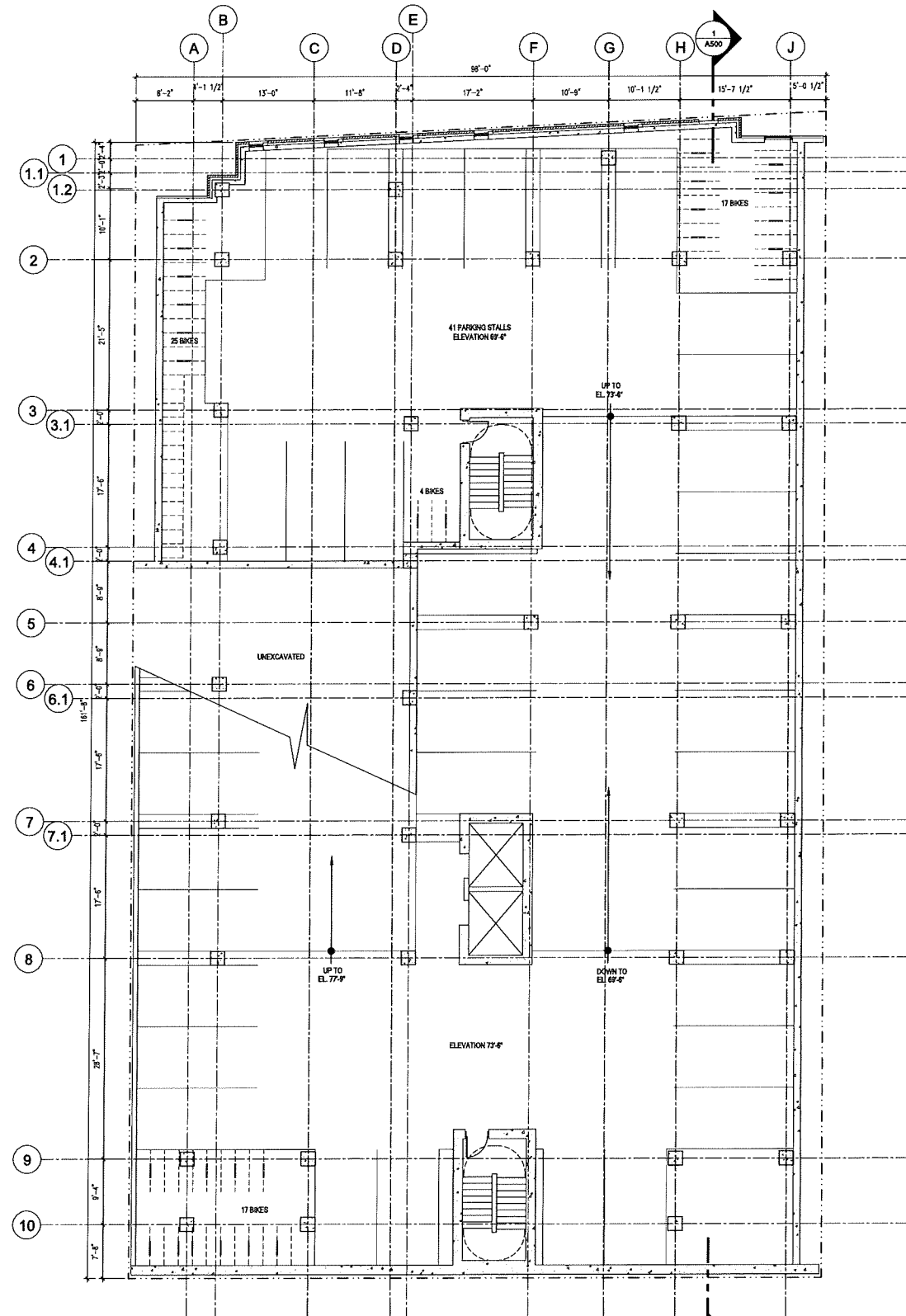
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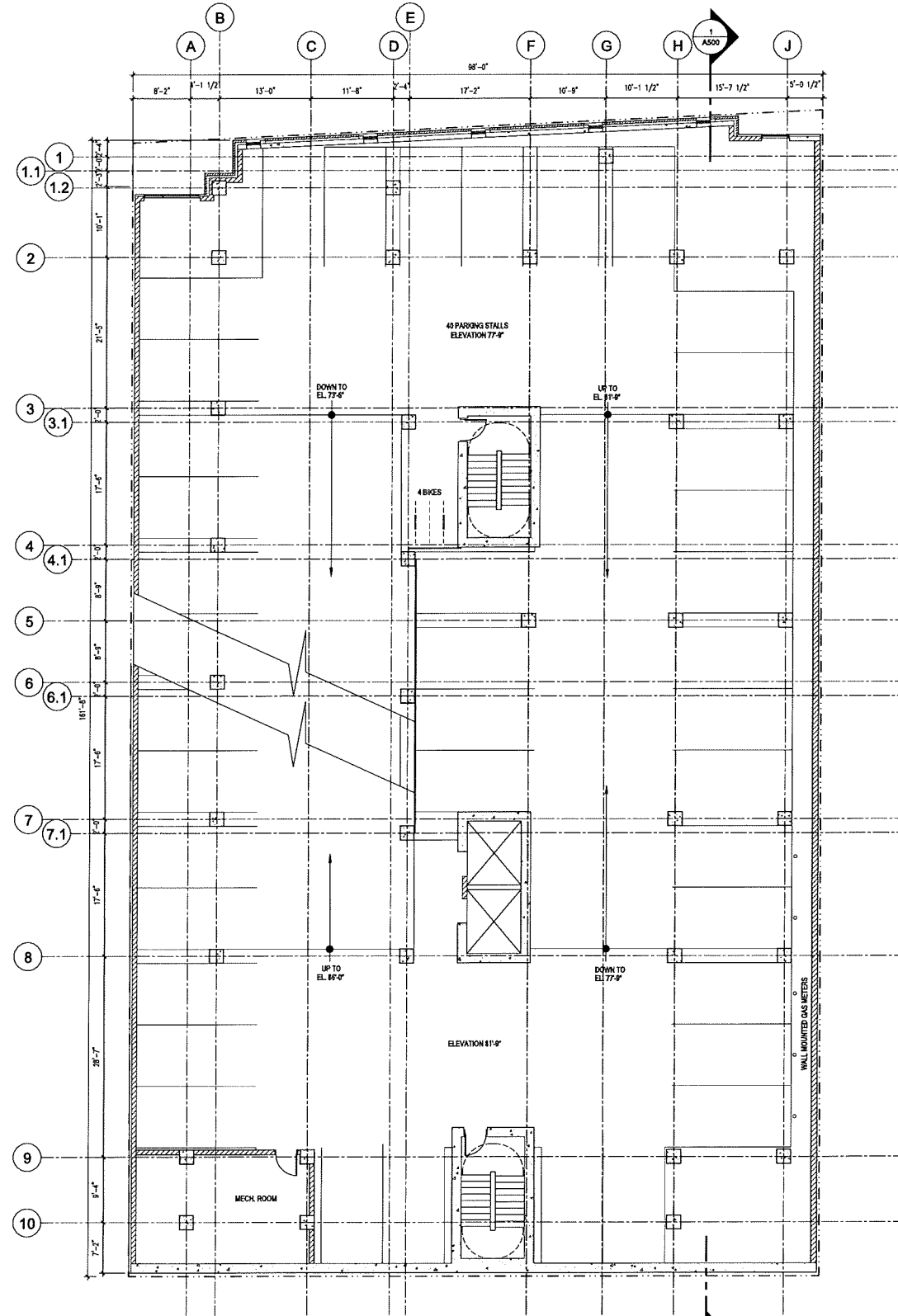
Drawn by: PJH
Checked by: SAA Design Group

Site Grading, Erosion Control and Utility Plan

C400
Project Name: 149 East Wilson Street Apartments
Project #: 2034



1 OVERALL FLOOR PLAN - LL3
SCALE: 1/8" = 1'-0"



2 OVERALL FLOOR PLAN - LL2
SCALE: 1/8" = 1'-0"

Project #: 13001.00

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Issued for:

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Drawn by: MDS

Checked by: CaS4 Architecture

Overall Floor Plans
LL3 and LL2
Levels

A100

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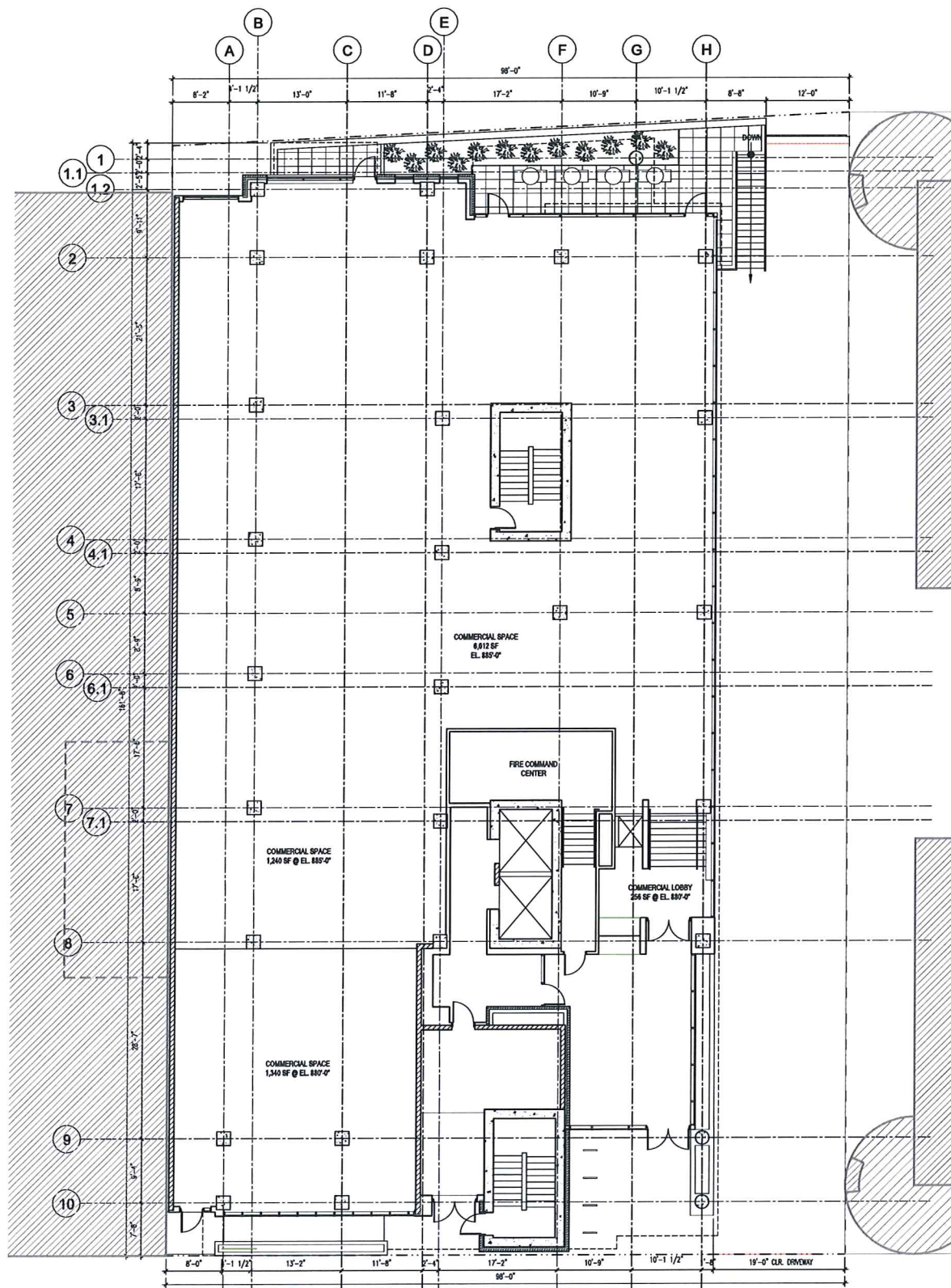
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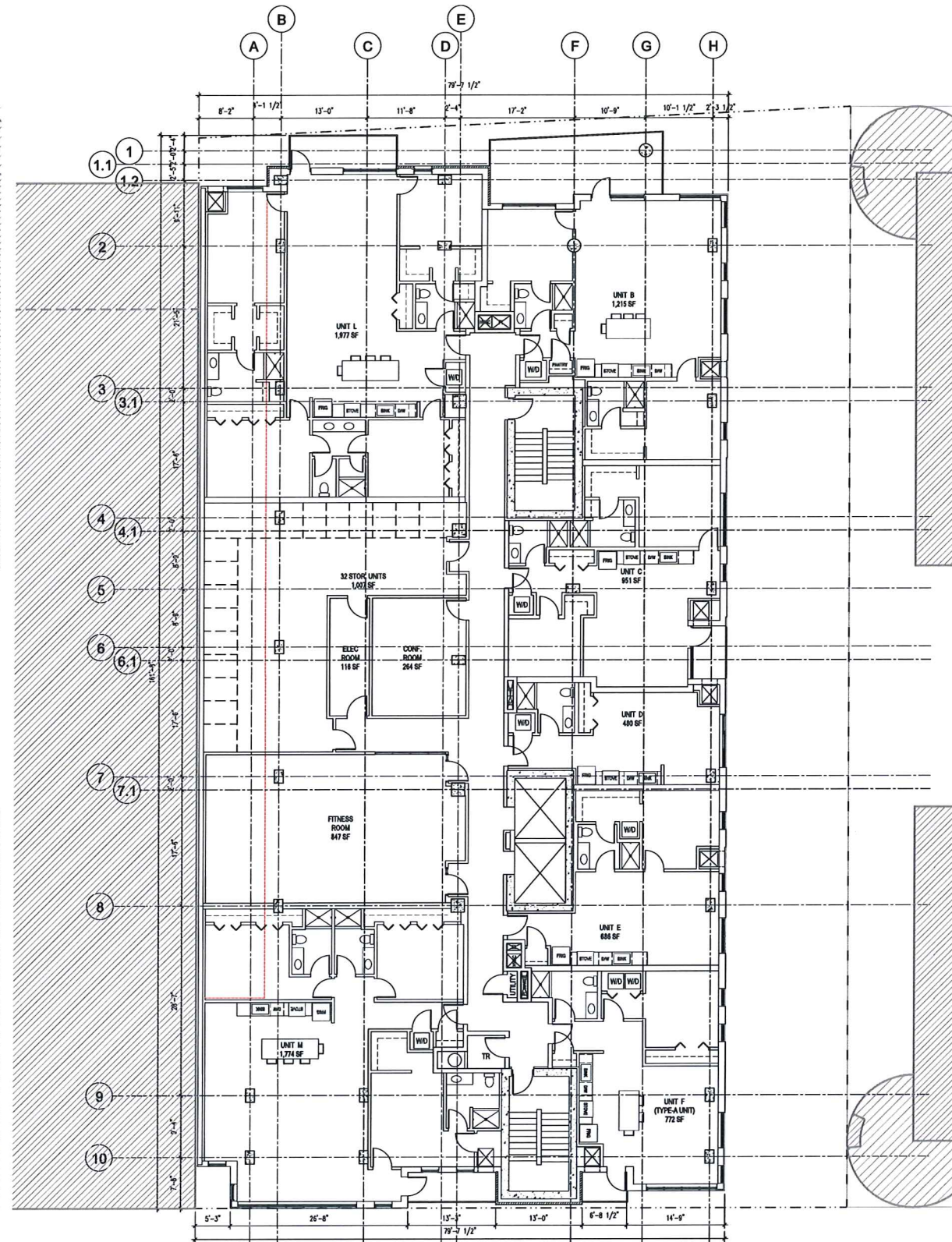
Drawn by: MDS
Checked by: CaS4 Architecture

Overall Floor Plans
Grade 02 and 2nd
Levels

A102



1 OVERALL FLOOR PLAN - GRADE 02
SCALE: 1/8" = 1'-0"



2 OVERALL FLOOR PLAN - 2ND
SCALE: 1/8" = 1'-0"

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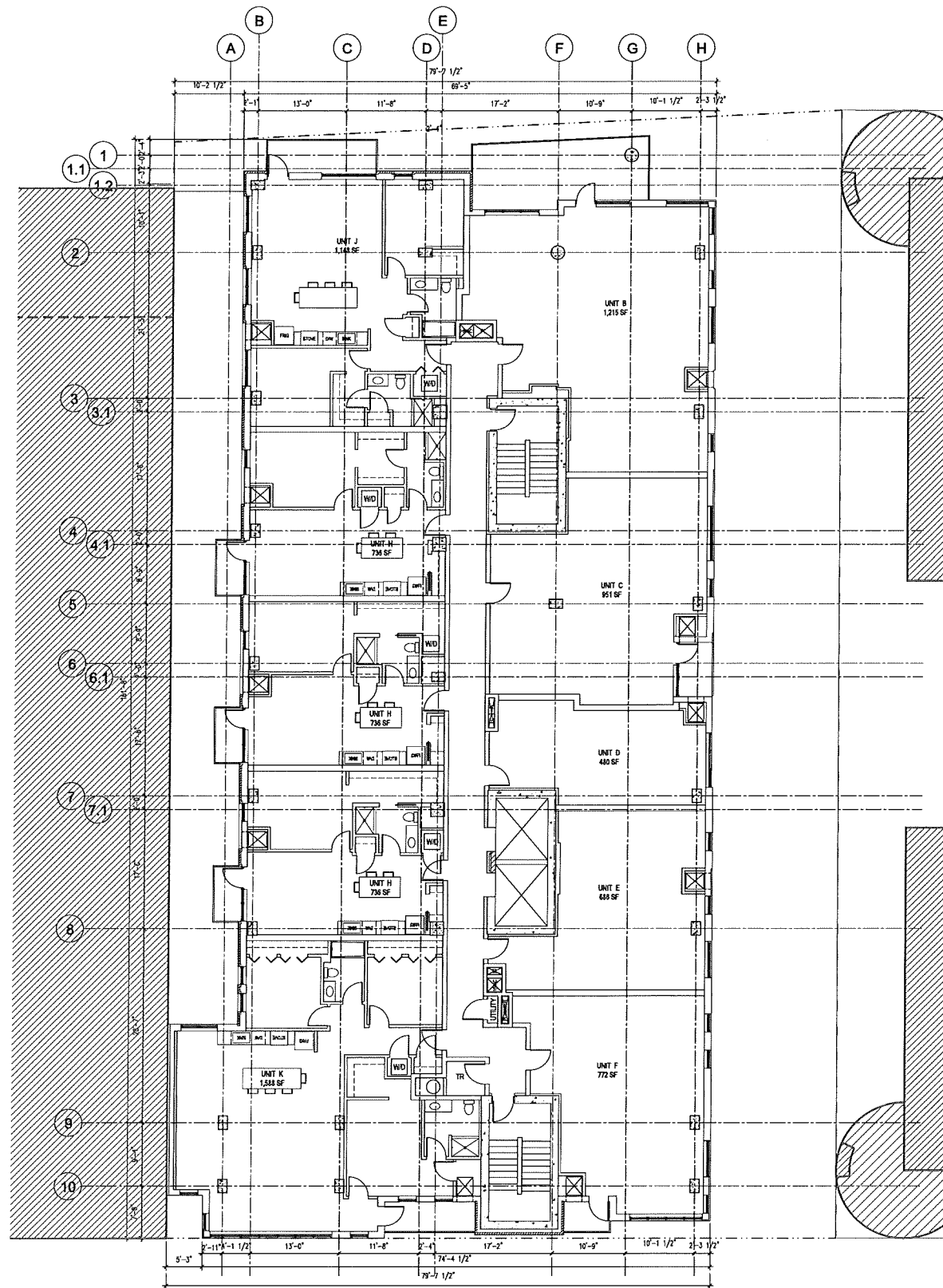
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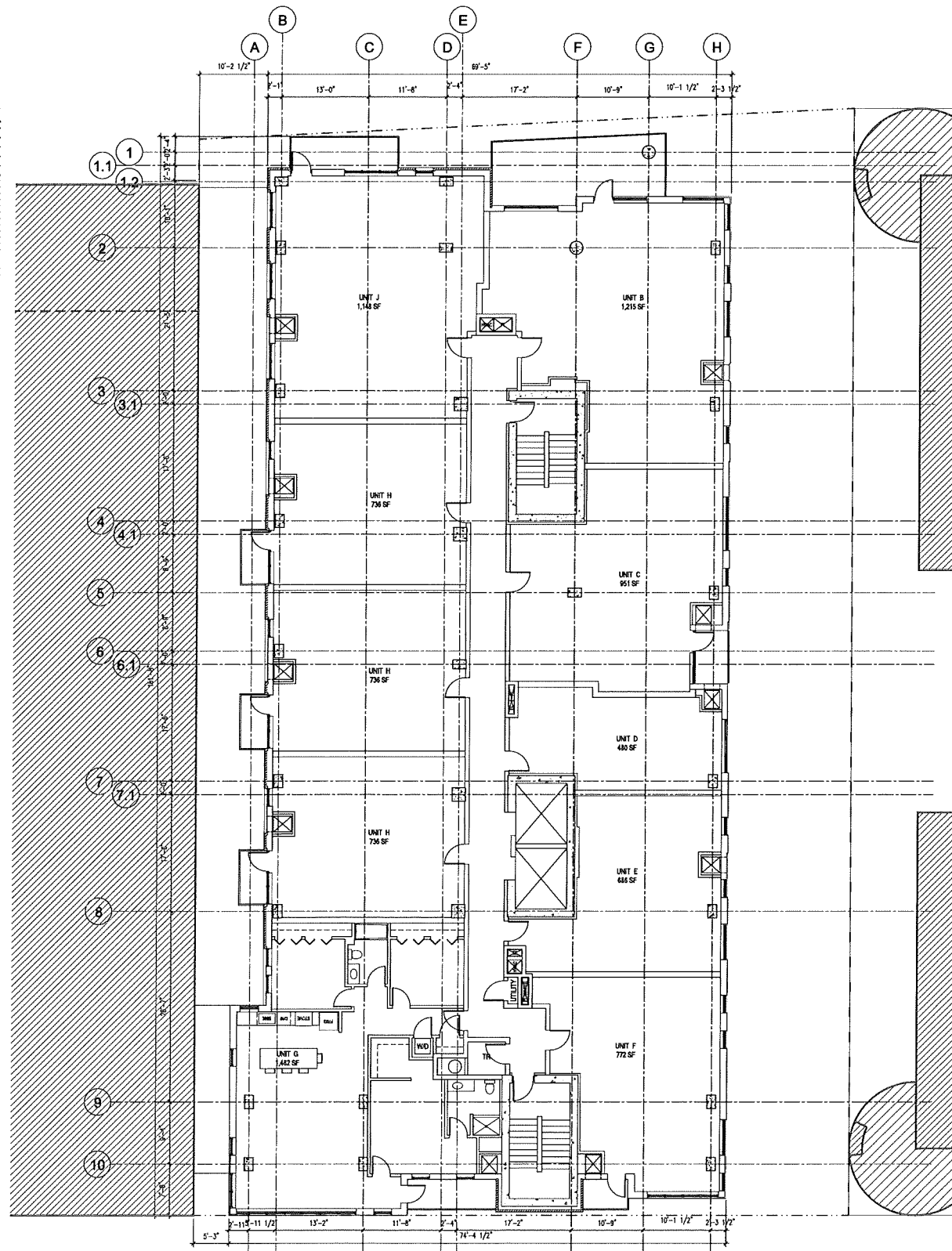
Drawn by: MDS
Checked by: Cas4 Architecture

Overall Floor Plans
3rd - 5th and 6th - 11th
Levels

A103



1 OVERALL FLOOR PLAN - 3RD-5TH
SCALE: 1/8" = 1'-0"



2 OVERALL FLOOR PLAN - 6TH-11TH
SCALE: 1/8" = 1'-0"

Project Name: 149 East Wilson Street Apartments
Project #: 13001.00

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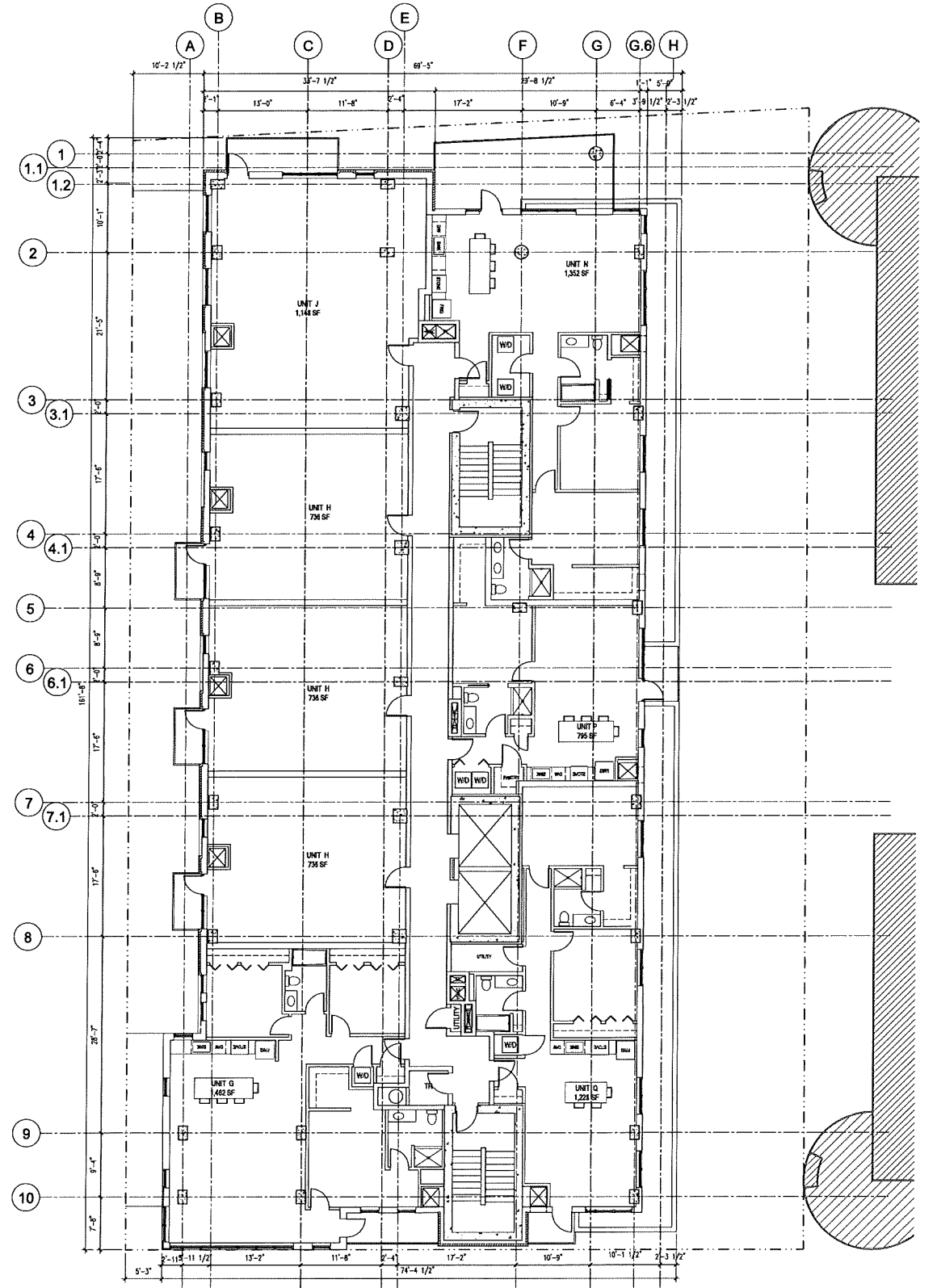
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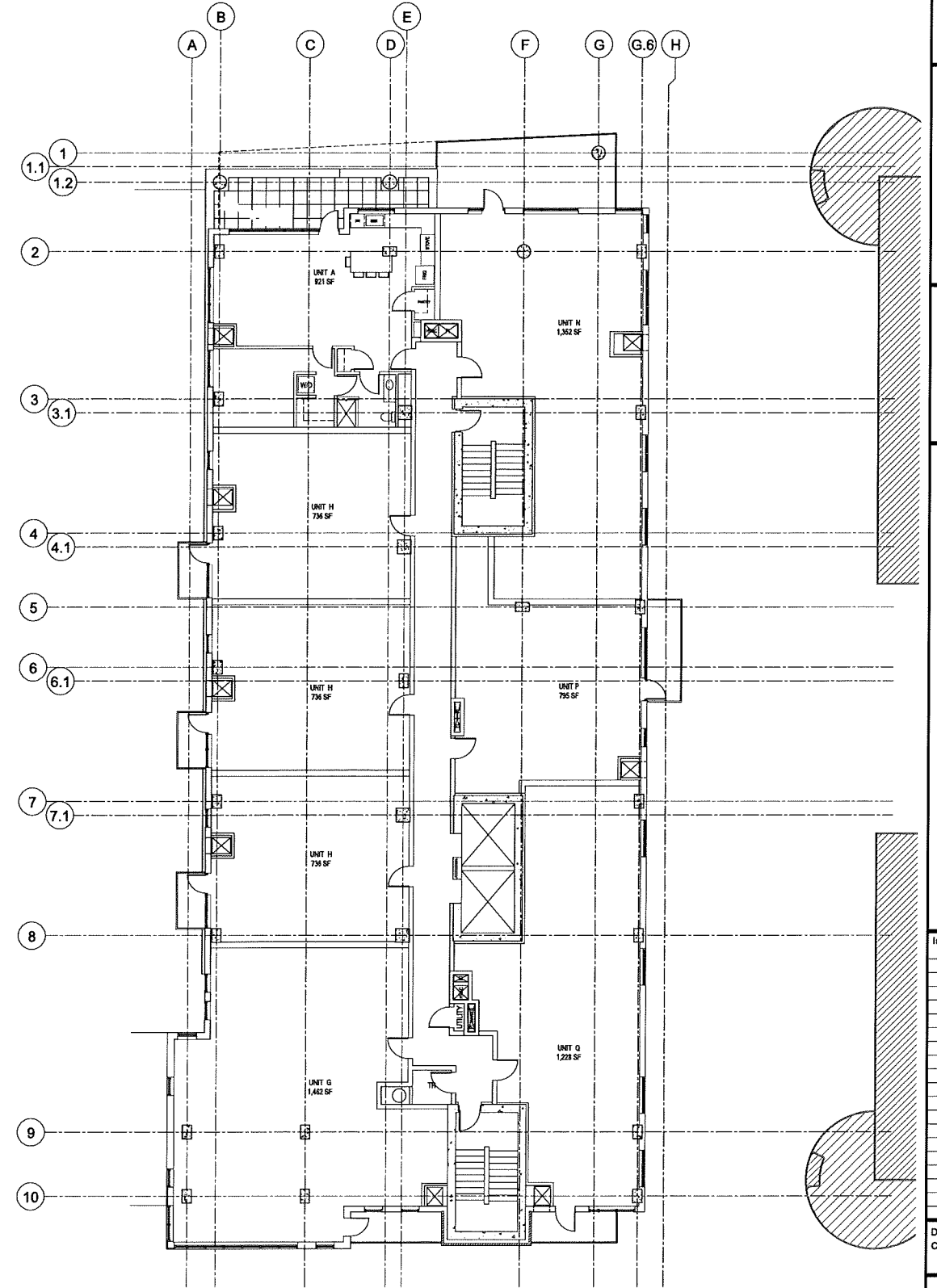
Overall Floor Plans
12th and 13th
Levels

A104

Project Name: 149 East Wilson Street Apartments
Project #: 13001.00
 / Home\PT Project\Folders\2013\13001_149 East Wilson\101 Drawings\101.dwg



1 OVERALL FLOOR PLAN - 12TH
SCALE: 1/8" = 1'-0"



2 OVERALL FLOOR PLAN - 13TH
SCALE: 1/8" = 1'-0"

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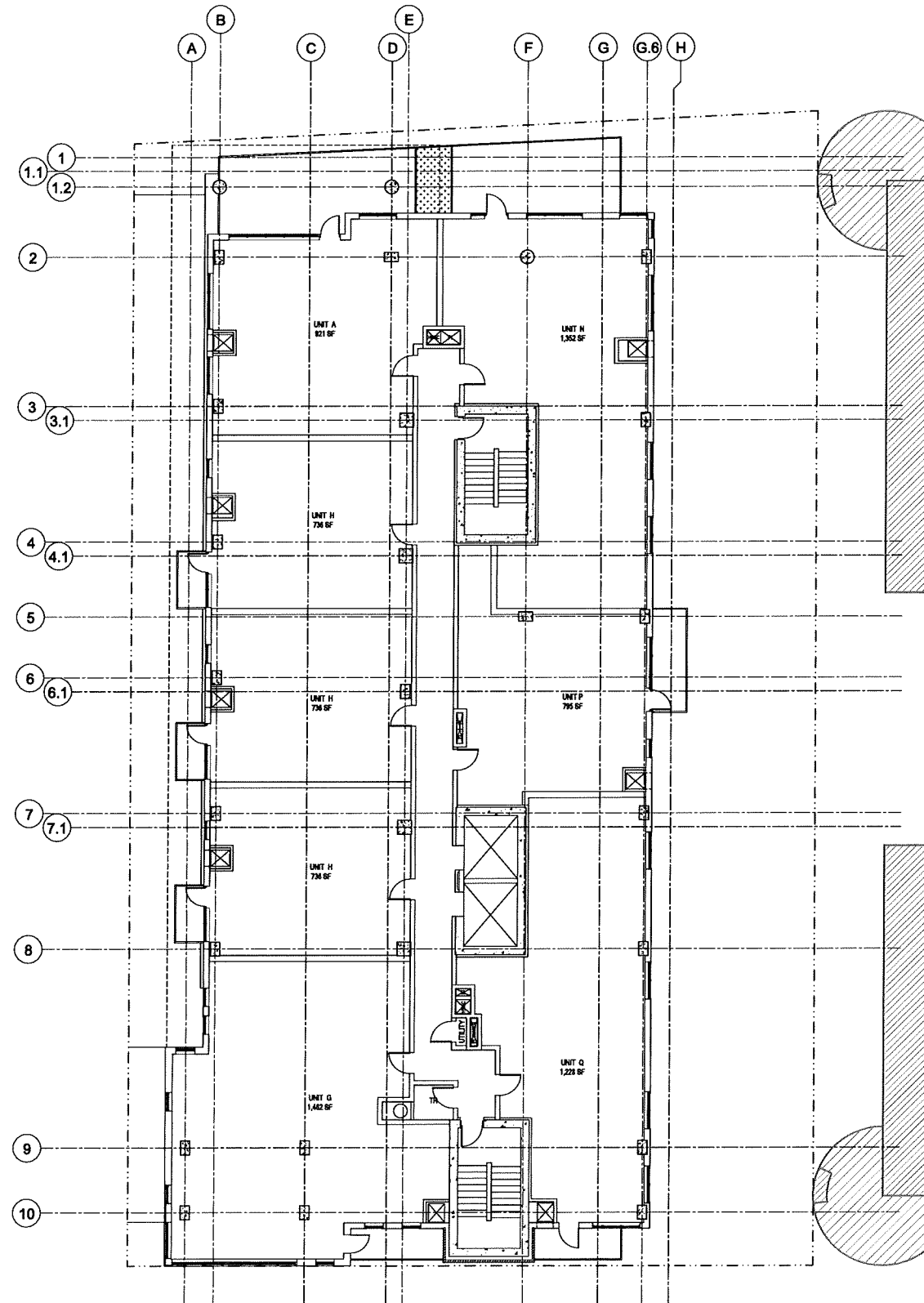
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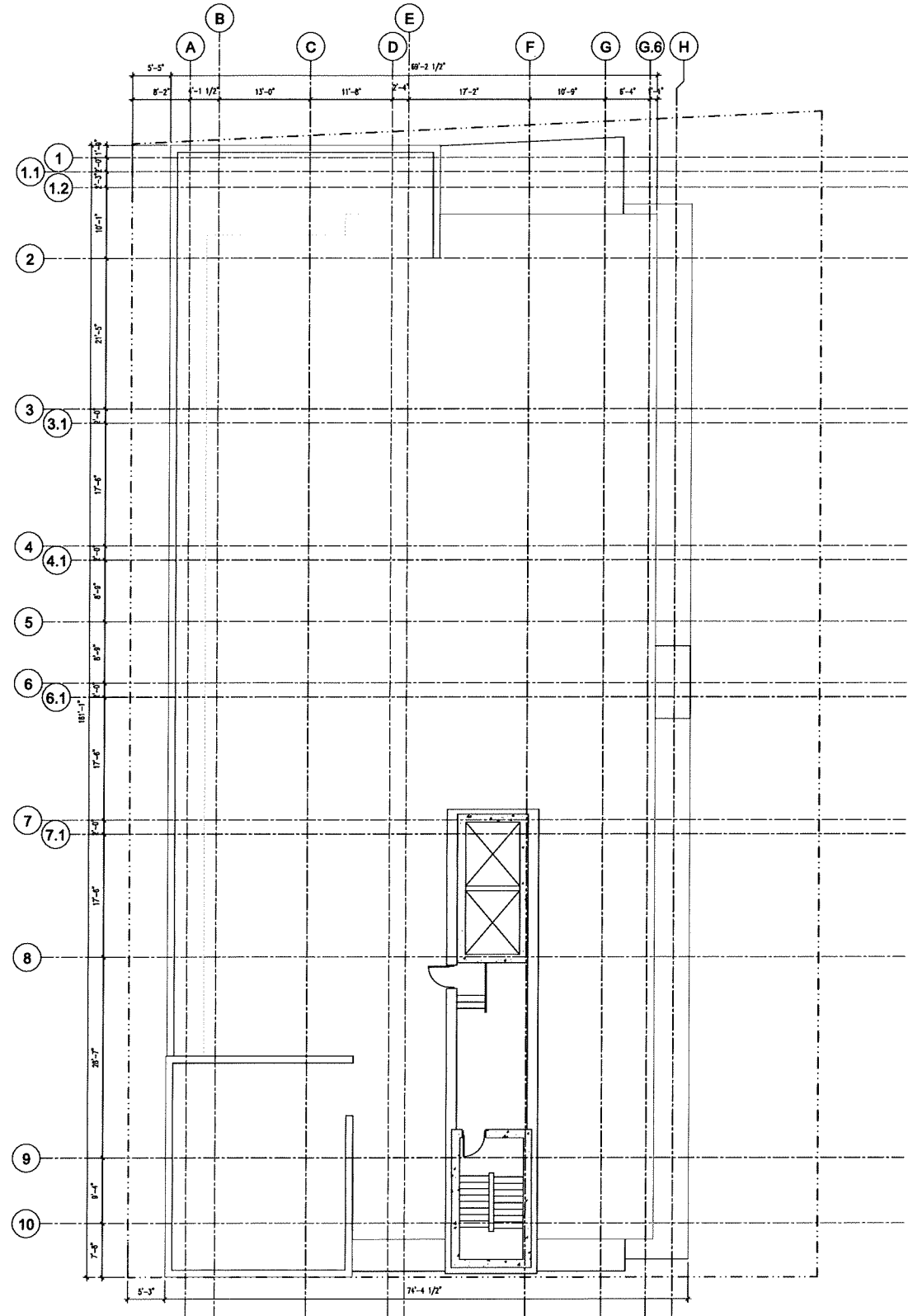
Drawn by: MDS
Checked by: CaS4 Architecture

Overall Floor Plans
14th and Penthouse
Levels

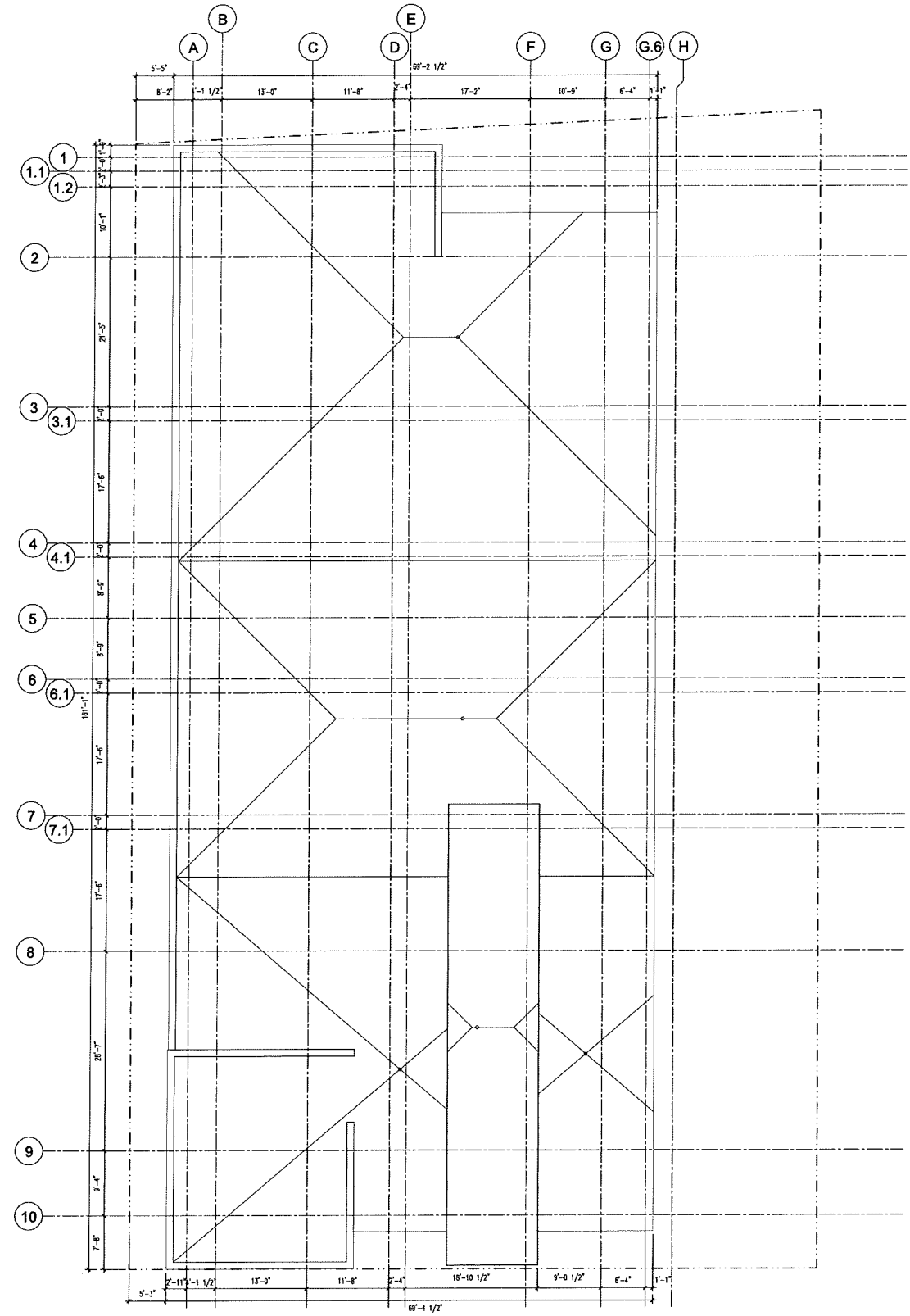
A105



1 OVERALL FLOOR PLAN - 14TH
SCALE: 1/4" = 1'-0"



2 OVERALL FLOOR PLAN - PENTHOUSE
SCALE: 1/4" = 1'-0"



1 **OVERALL ROOF PLAN**
 SCALE: 1/8" = 1'-0"

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Overall Roof Plan

A106

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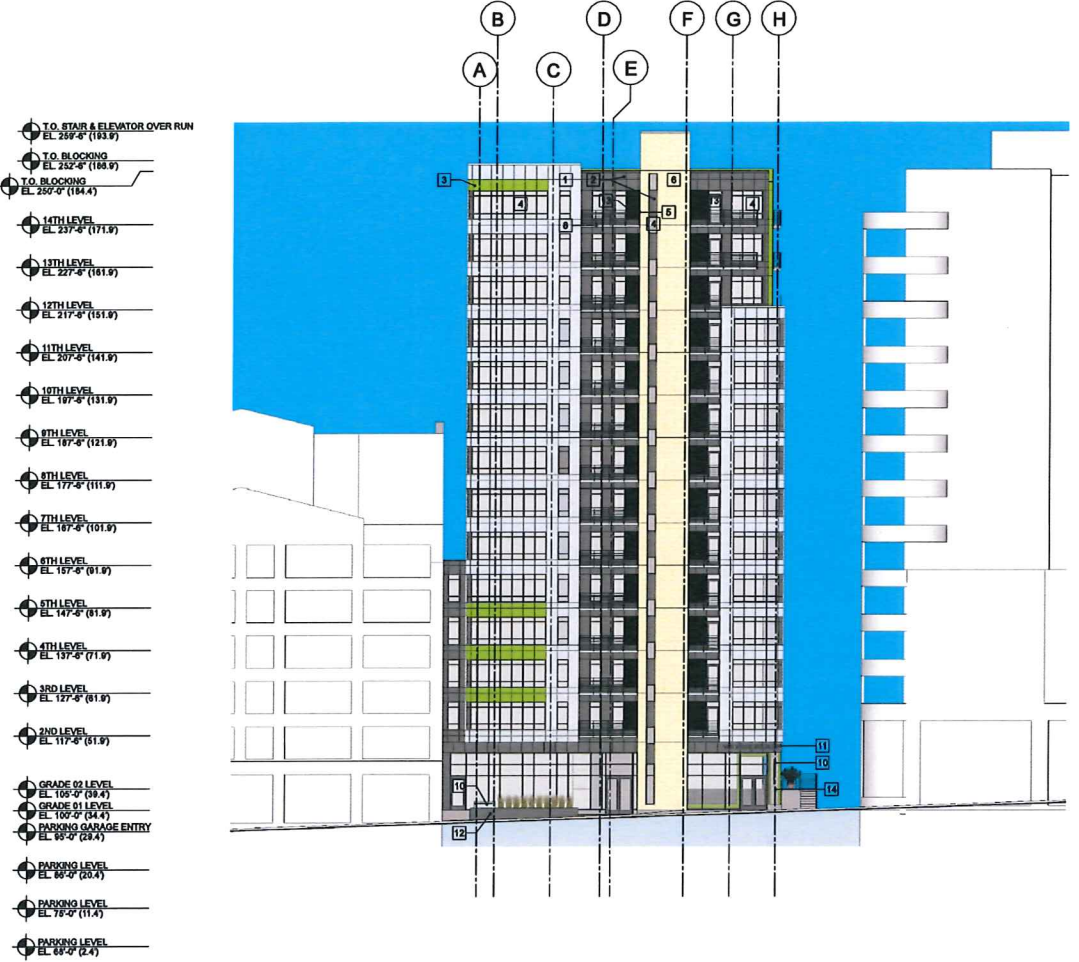
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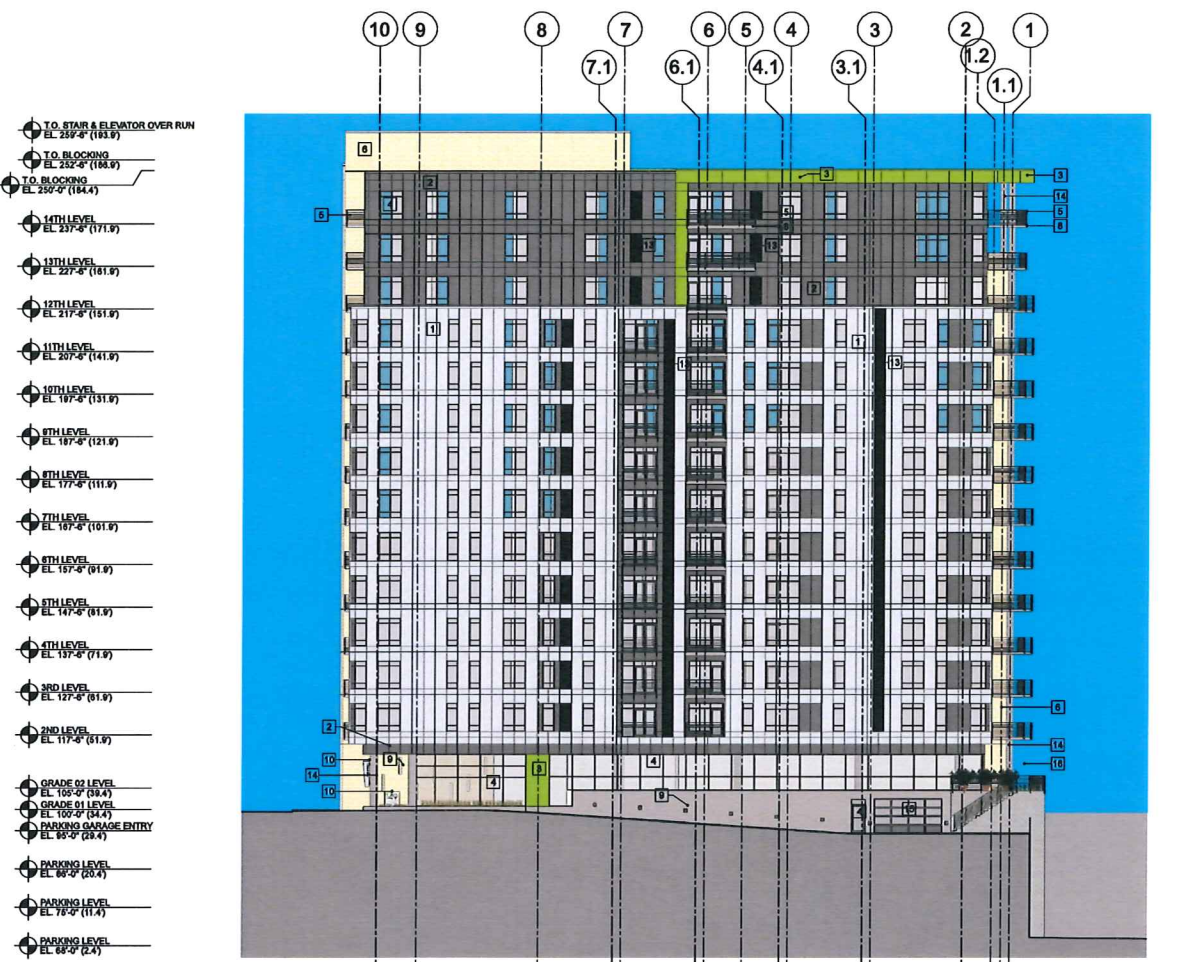
**Building Elevations
West and North**

A400

Wisconsin Project File: 13001.00:149 East Wilson Street: 149 East Wilson Street: Drawings: ELEVATIONS: FOR CITY: 13001.00

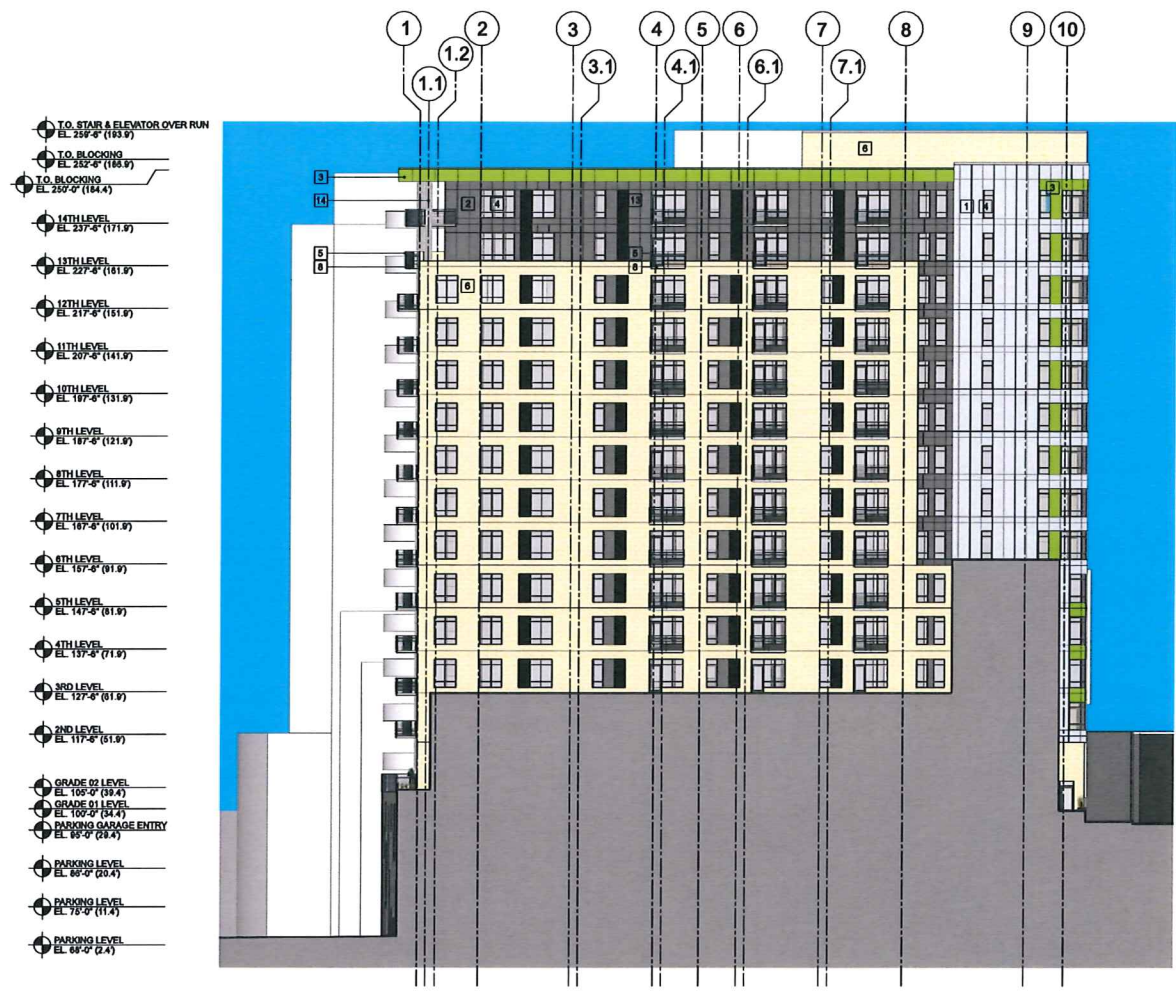
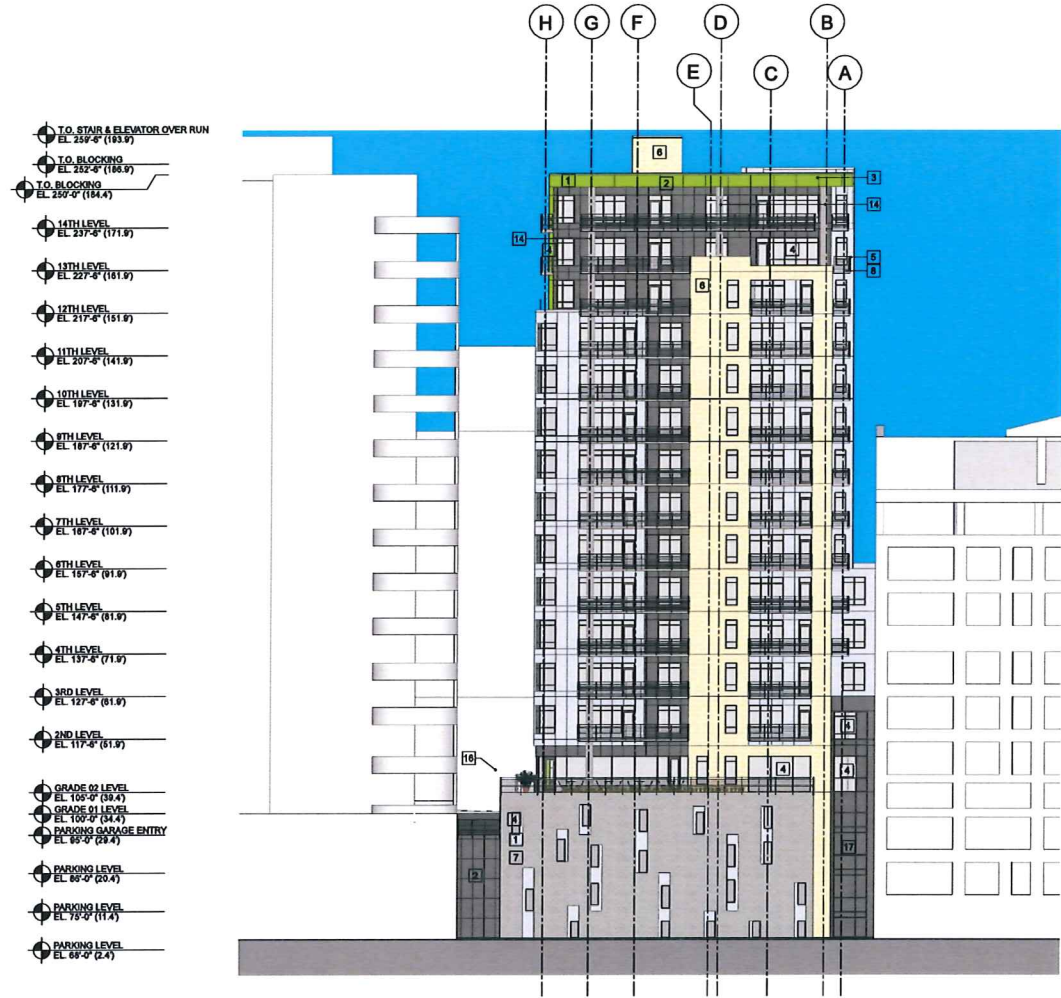


1 WILSON STREET ELEVATION
SCALE: 1/8" = 1'-0"



2 WILSON STREET ELEVATION
SCALE: 1/8" = 1'-0"

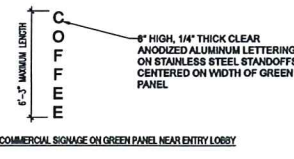
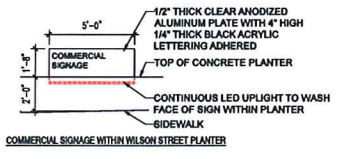
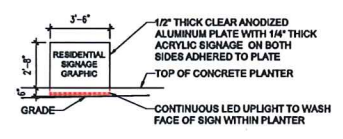
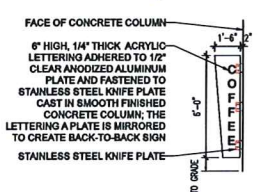
- 1 COMPOSITE ALUMINUM PANEL - CLEAR ANODIZED
- 2 COMPOSITE ALUMINUM PANEL - BLACK ANODIZED
- 3 COMPOSITE ALUMINUM PANEL - GREEN
- 4 BLACK ANODIZED ALUMINUM WINDOW SYSTEM WITH CLEAR GLAZING
- 5 GALVANIZED STEEL AND STAINLESS STEEL CABLE HANDRAIL SYSTEM
- 6 CREAM CITY MODULAR BRICK
- 7 ARCHITECTURAL GRAY BURNISHED BLOCK
- 8 CONCRETE BALCONIES
- 9 RECESSED WALL LIGHT
- 10 CLEAR ANODIZED ALUMINUM SIGNAGE; REFER TO SIGNAGE DRAWINGS
- 11 CLEAR ANODIZED ALUMINUM LETTERING ON STAINLESS STEEL STAND-OFFS; REFER TO SIGNAGE DRAWINGS
- 12 INTEGRAL COLORED BLACK CONCRETE PLANTER WALLS
- 13 BLACK ANODIZED ALUMINUM LOUVER AND VENT TO MATCH COMPOSITE METAL PANEL
- 14 SMOOTH FINISHED CAST CONCRETE
- 15 GLAZED ALUMINUM GARAGE DOOR
- 16 ACOUSTIC ALUMINUM SCREEN WALL
- 17 BLACK ANODIZED ALUMINUM LOUVER WITH WINDOW FRAMING



1 JONI HOLDEN DRIVE ELEVATION
SCALE: 1/8" = 1'-0"

2 UNION TRANSFER ELEVATION
SCALE: 1/8" = 1'-0"

- 1 COMPOSITE ALUMINUM PANEL - CLEAR ANODIZED
- 2 COMPOSITE ALUMINUM PANEL - BLACK ANODIZED
- 3 COMPOSITE ALUMINUM PANEL - GREEN
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3 EXTERIOR BUILDING SIGNAGE
SCALE: 1/4" = 1'-0"

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Checked by: CaS4 Architecture

Building Elevations
East and South and
Signage

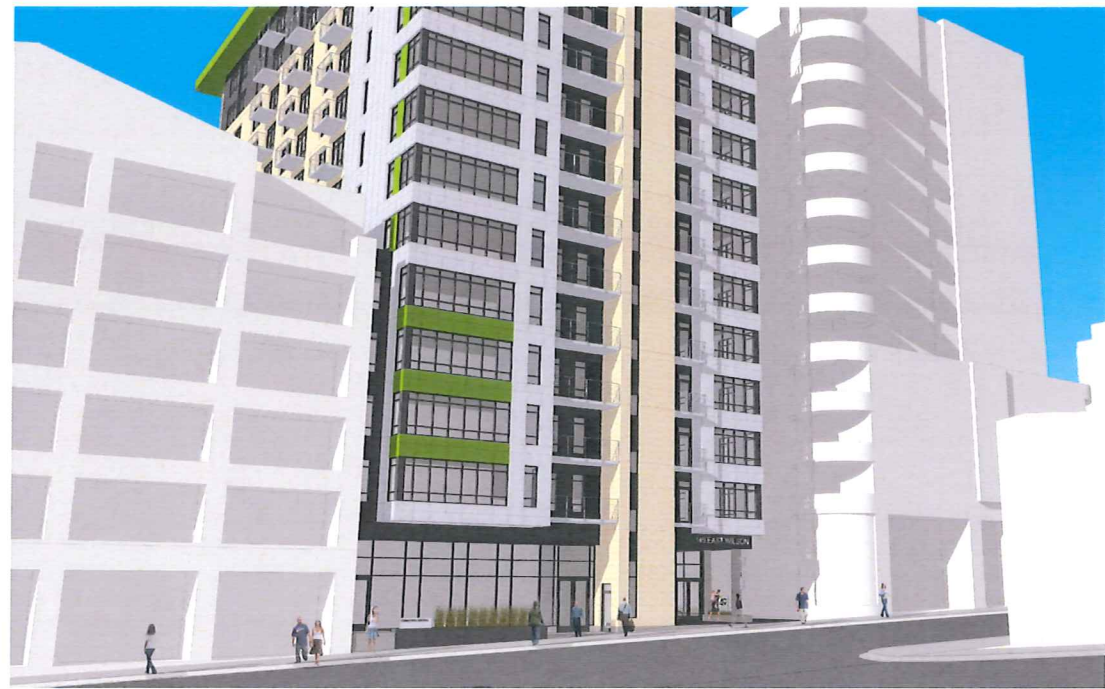
A401



1 IMAGE FROM KING STREET
SCALE: NTS



2 IMAGE FROM BUTLER STREET
SCALE: NTS



3 STREET LEVEL AT BUTLER AND WILSON STREET
SCALE: NTS



4 IMAGE OF MAIN BUILDING ENTRY LOBBY
SCALE: NTS

CaS₄
architecture, llc

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Building Images

A402

Project Name: 149 East Wilson Street Apartments
Project #: 13001.00
Drawing: Project Elevation Development/Drawings for CTT, Inc

Cās₄ architecture, llc

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AMENDED DRAWINGS TO REFLECT DESIGN ALTERATIONS - JANUARY 22, 2014

Issued for:

No.	Description	Date

Drawn by: MDS
Checked by: CaS4 Architecture

Building Images

A403



1 IMAGE FROM JOHN MOLEN DRIVE
SCALE: NTS



2 IMAGE FROM JOHN MOLEN DRIVE
SCALE: NTS



3 VIEW FROM WILSON STREET
SCALE: NTS

Project Name: 149 East Wilson Street Apartments
 Project #: 13001.00
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