
WILSON + BLAIR

MADISON, WISCONSIN

JCAP REAL ESTATE

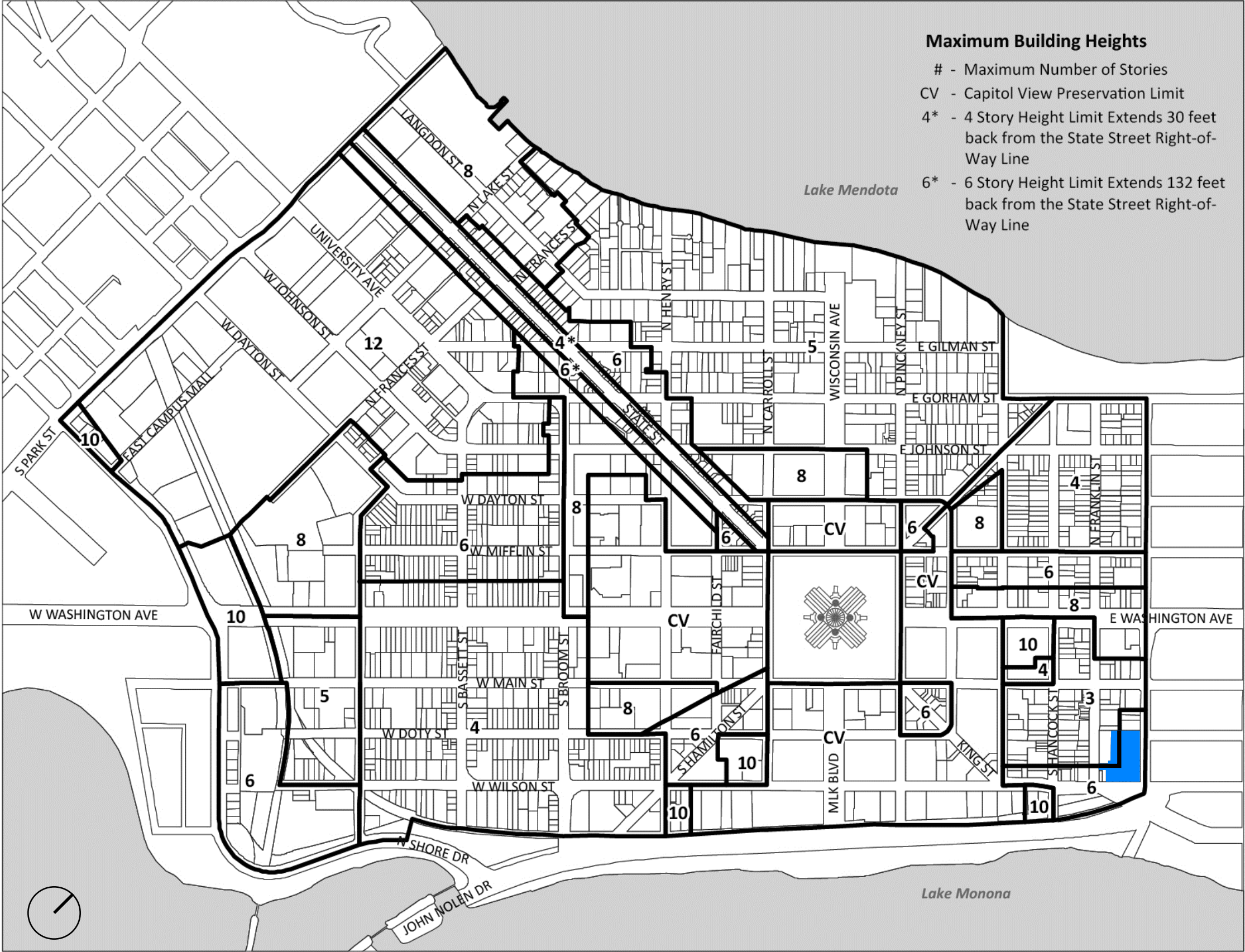
UDC INFORMATIONAL SUBMITTAL
SEPTEMBER 5, 2023

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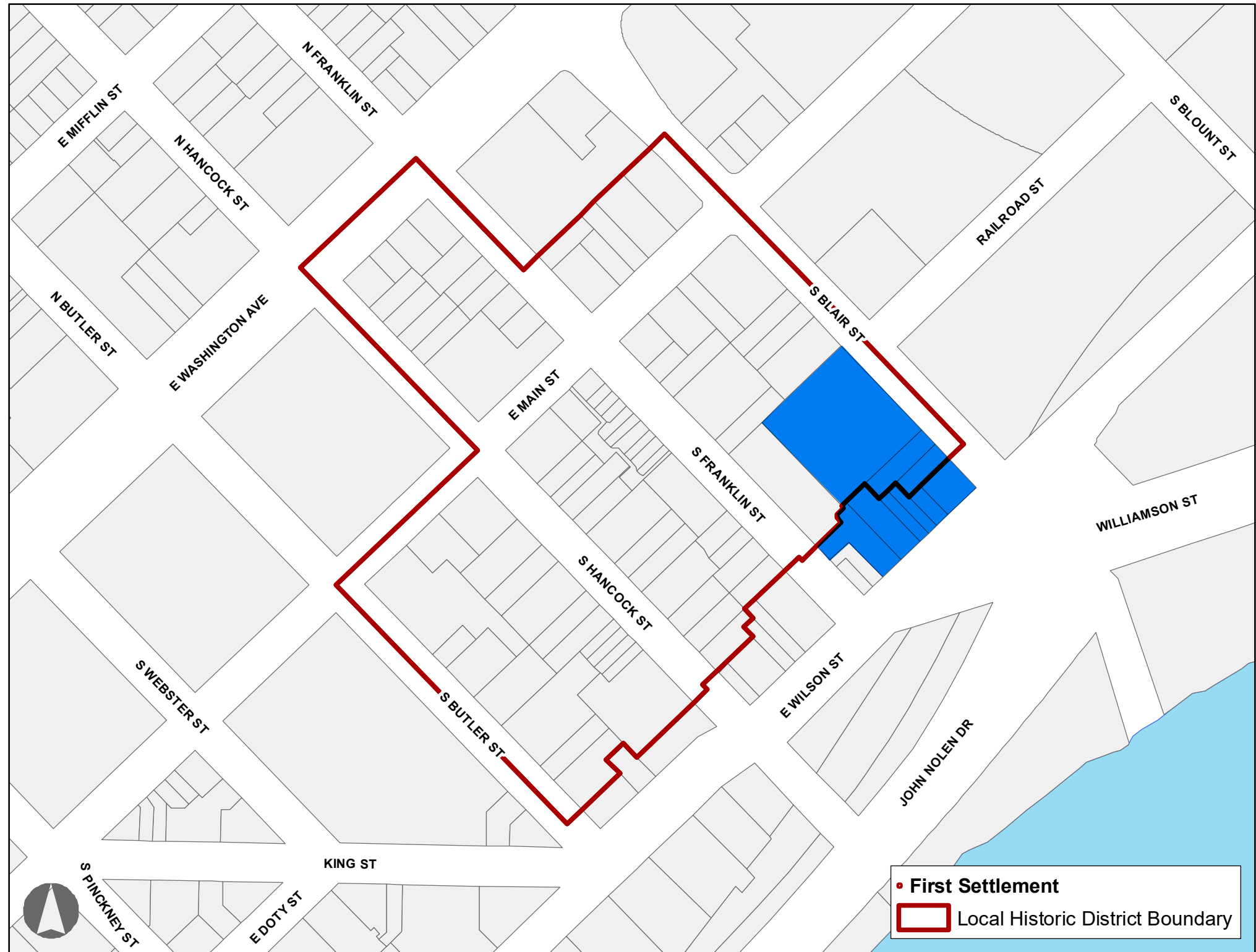
LOCATOR MAP



ZONING INFORMATION | HEIGHT MAP



ZONING INFORMATION | HISTORIC DISTRICT



Parcels current as of map creation - 02/21/22

ZONING INFORMATION | HISTORIC DISTRICT



Parcels current as of map creation - 02/21/22

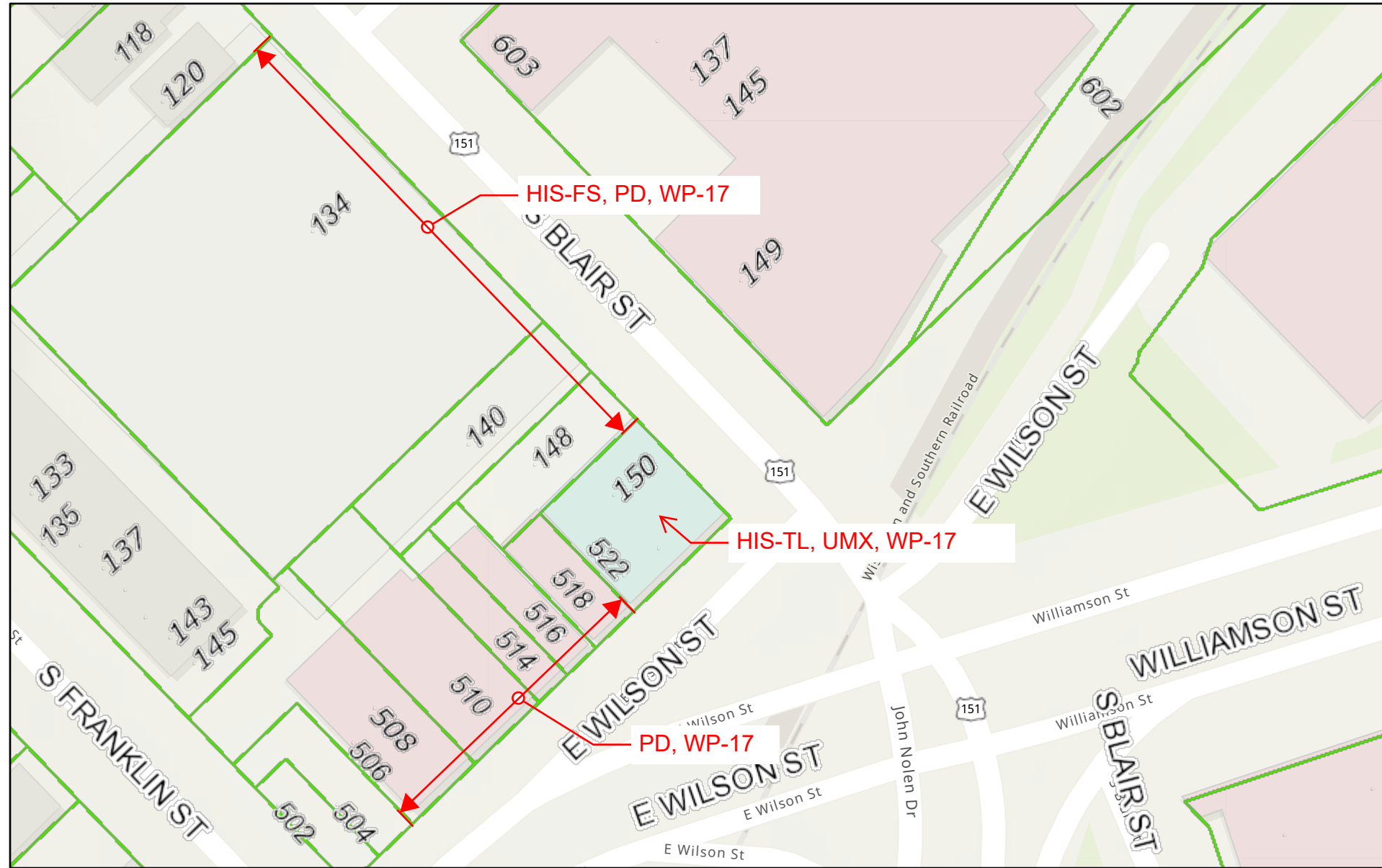
ZONING INFORMATION | HISTORIC DISTRICT



Boundary data source: Wisconsin Historical Society. Contributing status reflects original historic district submittal data. Parcels current as of map creation - 11/01/21

ZONING INFORMATION | PROPERTY MAP

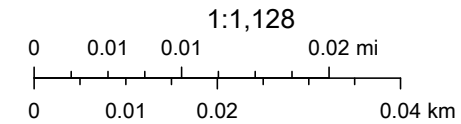
City of Madison, Wisconsin Property Map



3/14/2023, 1:59:18 PM

- Municipal Limits
- Parcels

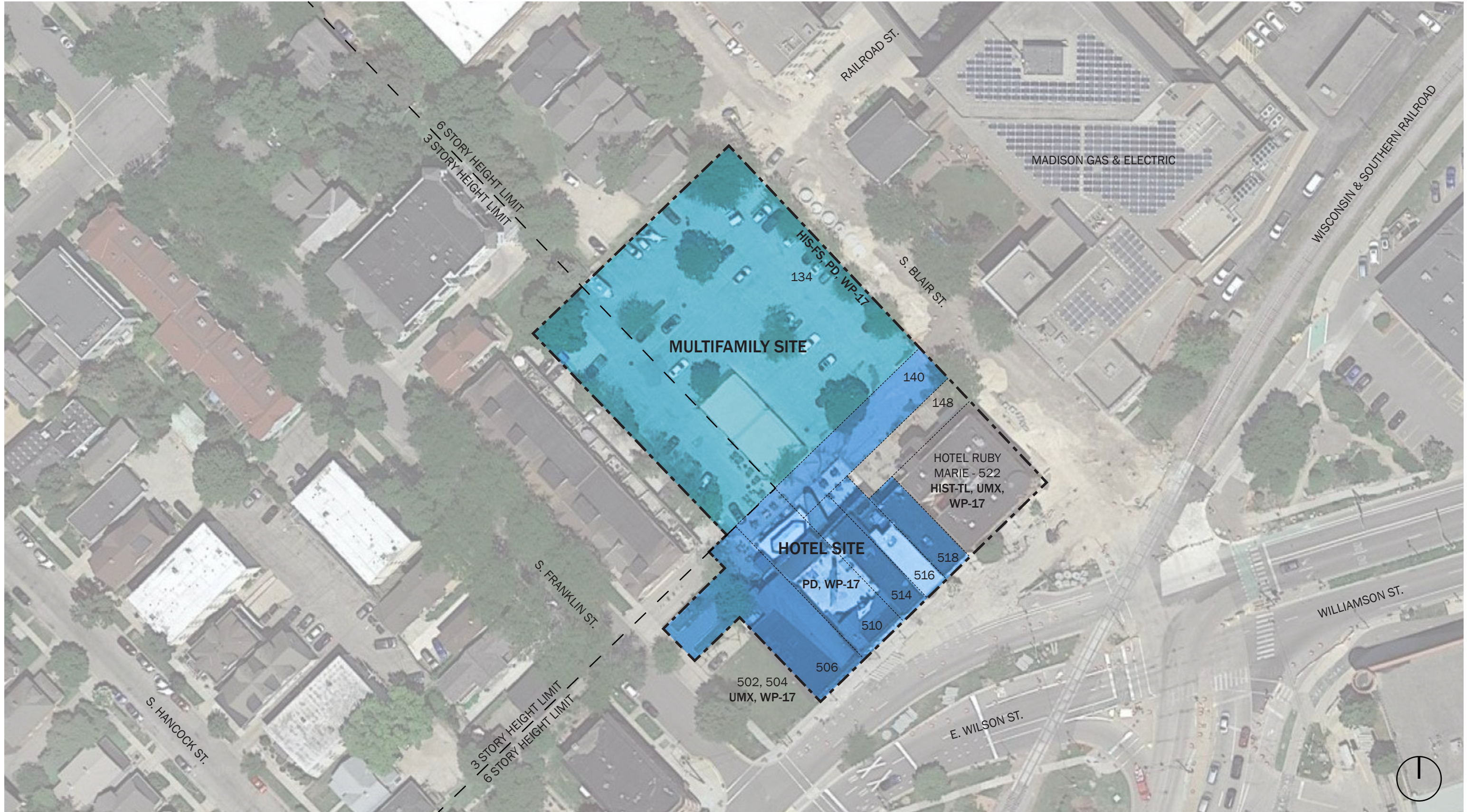
- WP = Wellhead Protection Overlay District
- PD = Planned Development District
- HIS-TL = Third Lake Ridge Historic District
- HIS-FS = First Settlement Historic District



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EXISTING SITE PLAN - PROPOSED PARCEL DELINEATIONS

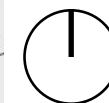


SITE PLAN



PLAN KEY

1. **RESIDENTIAL BUILDING**
8 STORIES ABOVE GRADE, ~160 UNITS
AFFORDABLE HOUSING HEIGHT BONUS
2. **PARKING PODIUM**
AMENITY DECK ON TOP
3. **WALK-UP TOWNHOMES**
4. **MAIN RESIDENTIAL ENTRY**
5. **EXISTING HOTEL RUBY MARIE**
3 STORIES
6. **OUTDOOR SEATING/ DROP-OFF AREA FOR HOTEL RUBIE MARIE**
7. **NEW HOTEL**
6 STORIES, 100 KEYS
GROUND FLOOR F&B AND AMENITES FOR STREET ACTIVATION
8. **PORTE COCHERE/HOTEL DROP-OFF**
9. **ONE-WAY ENTRANCE FROM FRANKLIN**
10. **HOTEL LOADING AREA**
11. **HOTEL PEDESTRIAN ENTRANCE OFF WILSON**
12. **PUBLIC ART/SEATING/STREATERY**
13. **PARKING GARAGE ENTRANCE**
ALSO SERVES AS TRASH PICKUP
14. **"LIVING STREET" ALLEY WAY**
ALSO SERVES AS A FIRE LANE
15. **SECONDARY RESIDENTIAL ENTRY AND STREET-FRONTING AMENITY**



AERIAL VIEW



AERIAL VIEW



SITE ELEVATIONS

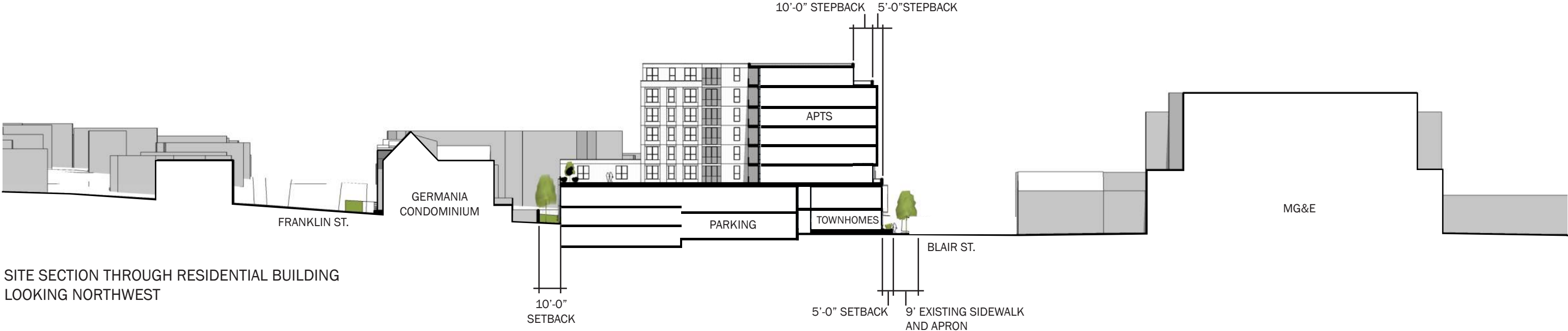


WILSON STREET SITE ELEVATION

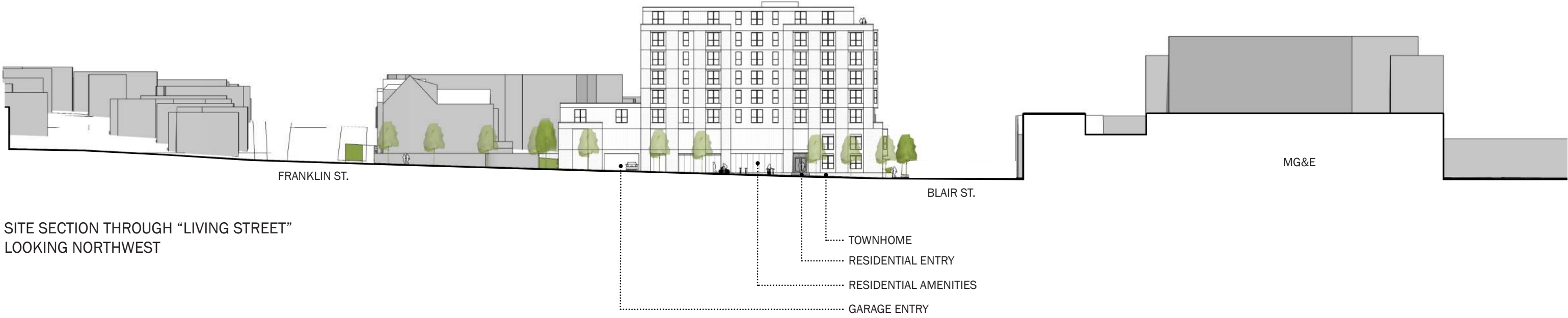


BLAIR STREET SITE ELEVATION

SITE SECTIONS



SITE SECTION THROUGH RESIDENTIAL BUILDING
LOOKING NORTHWEST



SITE SECTION THROUGH "LIVING STREET"
LOOKING NORTHWEST

GROUND VIEW AT WILSON + BLAIR



WILSON ELEVATION



FITTING INTO THE WILSON STREET HISTORIC DISTRICT



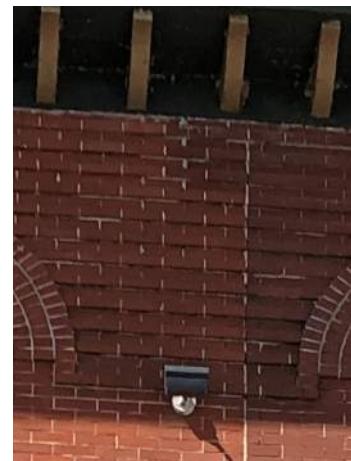
BASE EXPRESSIONS



LINTEL TREATMENTS



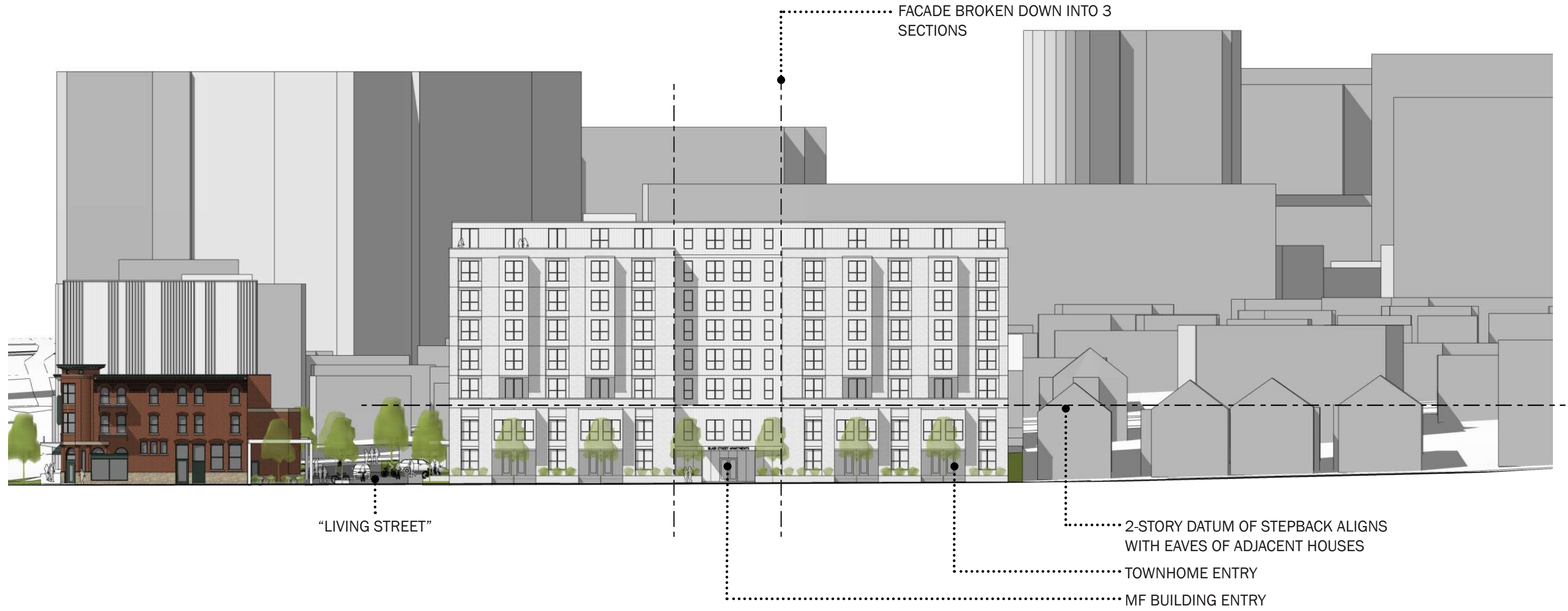
MASONRY TEXTURE



CORNICE TREATMENTS



BLAIR ELEVATION



FITTING INTO THE FIRST SETTLEMENT DISTRICT



BREAKING DOWN THE MASS



COVERED PORCHES



ELEVATED ENTRIES



BALCONIES



BAY WINDOWS



MASONRY DETAILING



GROUND VIEW OF ALLEY WAY FROM BLAIR ST.



“LIVING STREET”



GROUND VIEW OF ALLEY WAY FROM BLAIR ST.



GROUND VIEW OF ALLEY WAY FROM FRANKLIN ST.



GROUND VIEW FROM RAILROAD ST.



GROUND VIEW FROM BLAIR ST.



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