

121 East Wilson Street  
Urban Design Commission  
Informational Presentation  
June 1, 2022



**QUAD**  
CAPITAL PARTNERS



# Preliminary Building Details

## Residential Unit Mix

Studios	73	22%
1 Bedrooms	166	48%
2 Bedrooms	85	25%
3 Bedrooms	13	4%
<b>Total</b>	<b>337</b>	

## Parking / Bikes

280 Parking / 342 Bikes

## First Floor Retail

17,130 SF

## First Floor Terrace

10,400 SF





Locator Map  
121 E. Wilson Street - 2021.27.00  
05/16/22



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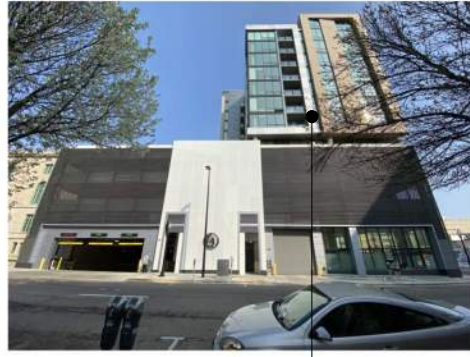
E Wilson St - SE Elevation



Martin Luther King Jr Blvd



Madison Municipal Building



9 E Doty St NOVO



231 S Pinckney St MIDI Judge Doyle Square Hotel



120 E Wilson



221 King St The Madison Mark



235 King St



302 E Wilson St



312 E Wilson St

320 E Wilson St 3 Twenty Apartments

E Wilson St - NW Elevation



317 E Wilson St Rubin's Furniture



307 E Wilson St Summit Credit Union



155 E Wilson St Union Transfer Building



151 E Wilson St McGrath Property Group



137 E Wilson St Marina Condos



121 E Wilson St



101 E Wilson St WI DOA Building



29 E Wilson St Bellevue Apartments



9 E Wilson St Hilton Madison Monona Terrace



5 E Wilson St Madison Club House



Monona Terrace

Site Context

121 E. Wilson Street - 2021.27.00

05/16/22



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Success by Design

John Nolen Drive - SE Elevation



Monona Terrace

9 E Wilson St  
Hilton Madison Monona Terrace

29 E Wilson St  
Bellevue Apartments

101 E Wilson St  
WI DOA Building



121 E Wilson St



137 E Wilson St  
Marina Condos

151 E Wilson St  
McGrath Property Group



155 E Wilson St  
Union Transfer Building

307 E Wilson St  
Summit Credit Union

317 E Wilson St  
Rubin's Furniture



Site Context - John Nolen Aerial  
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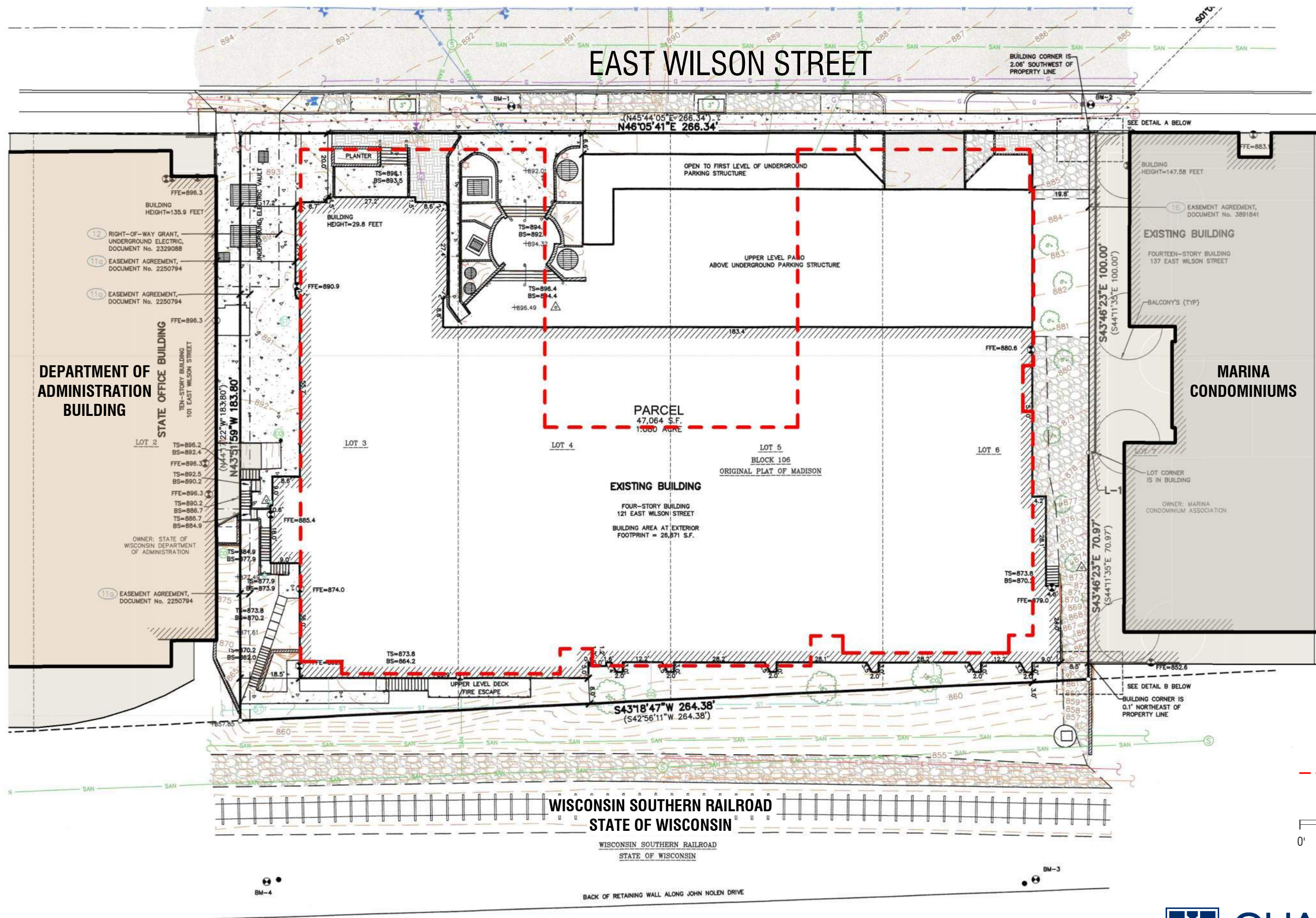


Site Context - E Wilson Aerial  
121 E. Wilson Street - 2021.27.00  
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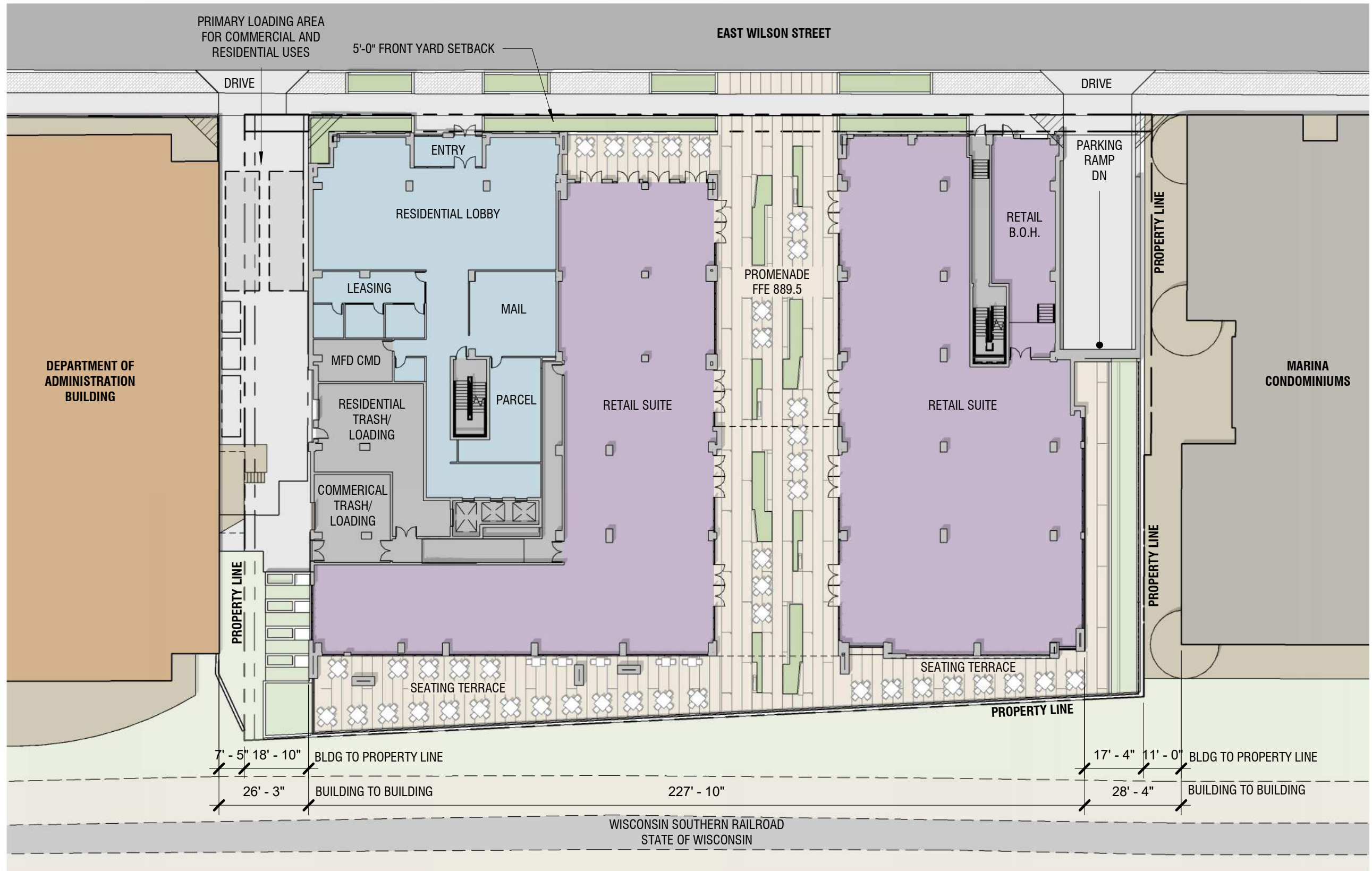




Existing Survey  
 121 E. Wilson Street - 2021.27.00  
 05/16/22







**First Floor Plan**  
 121 E. Wilson Street - 2021.27.00  
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Potter  
Lawson

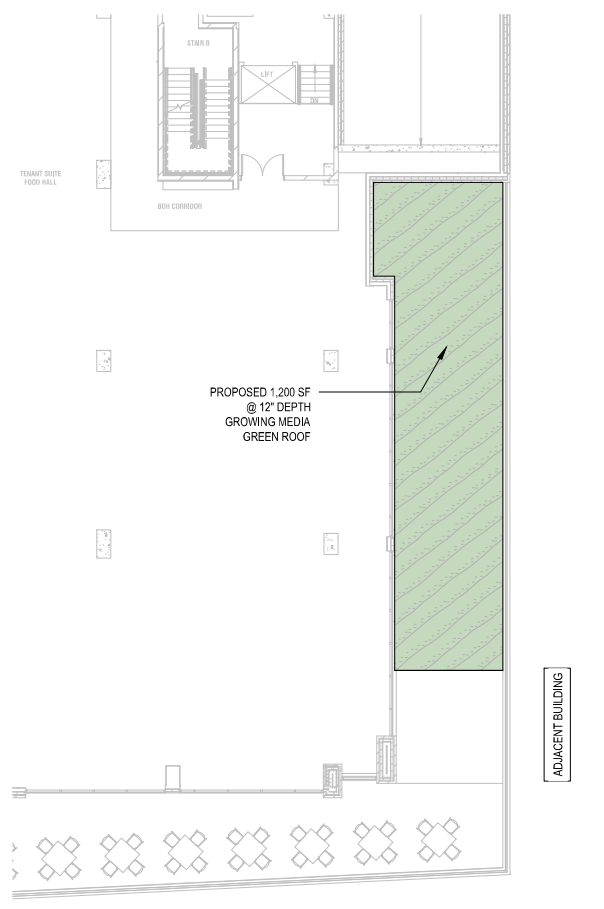
Success by Design



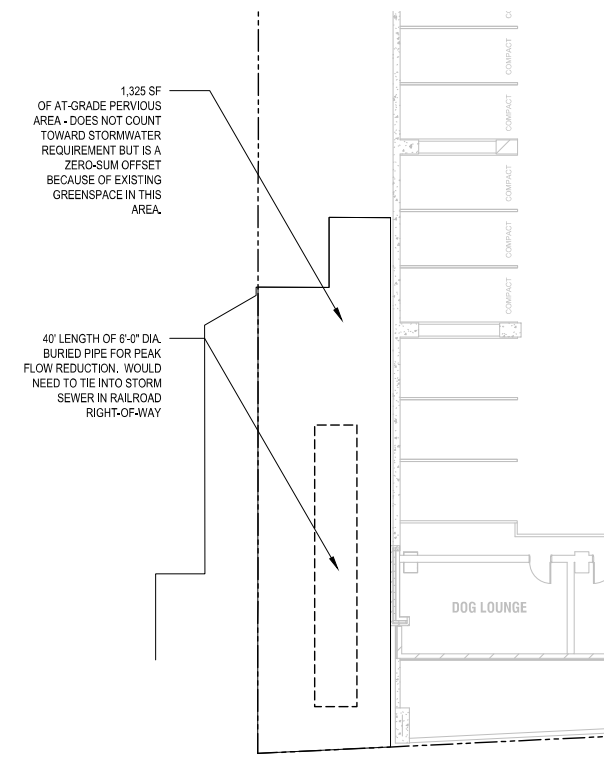
Notes:

CITY OF MADISON STORMWATER REQUIREMENTS & PRICING ALTERNATES

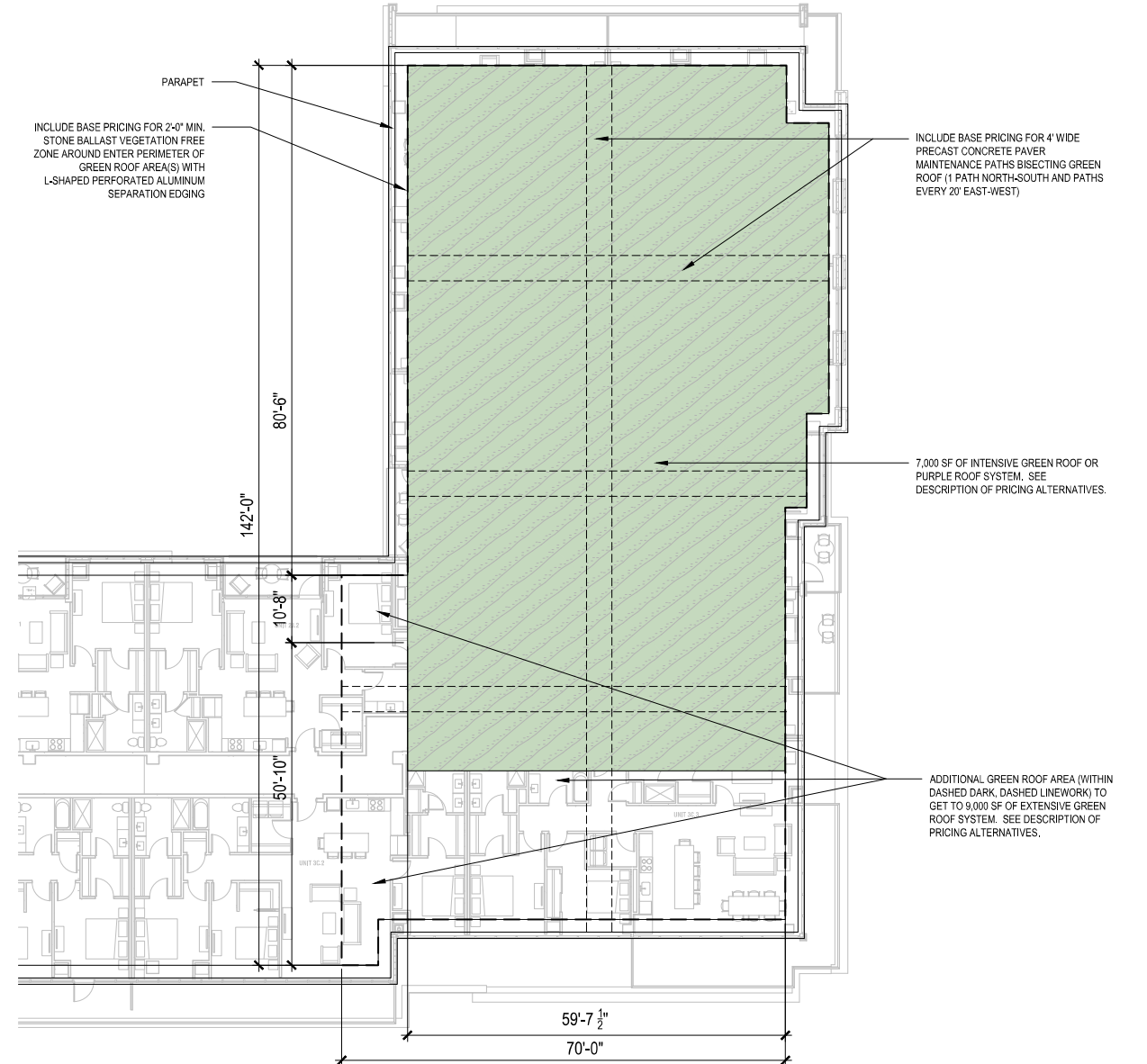
- PRICING AREA 1: PROVIDE 1,200 SF OF INTENSIVE GREEN ROOF AT 1ST FLOOR TERRACE (SEE INSET "PRICING AREA 1"). SYSTEM SHALL INCLUDE WATERPROOFING, CONTINUOUS ROOT BARRIER, STRUCTURAL DRAINAGE LAYER (HYDRODRAIN 700 BY HYDROTECH, OR EQUAL), 12" INTENSIVE GREEN ROOF GROWING MEDIA, PLANTED WITH PERENNIAL AND GRASS PLUGS SPACED 12" O.C.
- PRICING AREAS 2 (alternates): BELOW-GRADE AND GREEN ROOF INFRASTRUCTURE TO MEET CITY OF MADISON'S STORMWATER REQUIREMENTS. PROVIDE PRICING FOR THE FOLLOWING ALTERNATES:
- 2A: 40'-0" LENGTH OF 6'-0" DIA. PRECAST CONCRETE PIPE, BURIED AT SE CORNER OF BUILDING AND CONNECTED TO STORM DRAIN (SEE INSET PRICING AREA 2) + 7,000 SF OF INTENSIVE GREEN ROOF AT ROOFTOP/PENTHOUSE LEVEL (SEE INSET PRICING AREA 3). GREEN ROOF SYSTEM SHALL INCLUDE WATERPROOFING, CONTINUOUS ROOT BARRIER, INSULATION, STRUCTURAL DRAINAGE LAYER (HYDRODRAIN 700 BY HYDROTECH, OR EQUAL), 12" INTENSIVE GREEN ROOF GROWING MEDIA, PLANTED WITH PERENNIAL AND GRASS PLUGS SPACED 12" O.C.
- 2B: 40'-0" LENGTH OF 6'-0" DIA. PRECAST CONCRETE PIPE, BURIED AT SE CORNER OF BUILDING AND CONNECTED TO STORM DRAIN (SEE INSET PRICING AREA 2) + 7,000 SF OF PURPLE ROOF (BY SEMPERGREEN) AT ROOFTOP/PENTHOUSE LEVEL (SEE INSET PRICING AREA 3). PURPLE ROOF SYSTEM SHALL INCLUDE WATERPROOFING, CONTINUOUS ROOT BARRIER, INSULATION, SEMPERGREEN DETENTION LAYER, 1" HONEYCOMB RESERVOIR LAYER, 2" NEEDLED MINERAL WOOL LAYER, 4" GROWING MEDIA AND PLANTED WITH SEDUM CARPET.
- 2C: 40'-0" LENGTH OF 6'-0" DIA. PRECAST CONCRETE PIPE, BURIED AT SE CORNER OF BUILDING AND CONNECTED TO STORM DRAIN (SEE INSET PRICING AREA 2) + 9,000 SF OF EXTENSIVE GREEN ROOF AT ROOFTOP/PENTHOUSE LEVEL (SEE INSET PRICING AREA 3). GREEN ROOF SYSTEM SHALL INCLUDE WATERPROOFING, CONTINUOUS ROOT BARRIER, INSULATION, STRUCTURAL DRAINAGE LAYER (HYDRODRAIN 400 BY HYDROTECH, OR EQUAL), 4" INTENSIVE GREEN ROOF GROWING MEDIA INSTALLED MONOLITHICALLY, PLANTED WITH SEDUM CARPET.
- 2D: 40'-0" LENGTH OF 6'-0" DIA. PRECAST CONCRETE PIPE, BURIED AT SE CORNER OF BUILDING AND CONNECTED TO STORM DRAIN (SEE INSET PRICING AREA 2) + 9,000 SF OF EXTENSIVE GREEN ROOF AT ROOFTOP/PENTHOUSE LEVEL (SEE INSET PRICING AREA 3). GREEN ROOF SYSTEM SHALL INCLUDE WATERPROOFING, CONTINUOUS ROOT BARRIER, INSULATION, GREEN ROOF TRAY SYSTEM OF APPROX. 5" DEPTH, OVERTOPPED WITH 1" OF GROWING MEDIA AND PLANTED WITH SEDUM CARPET.
- 2E: NO BURIED PIPE. PROVIDE 14,000 SF OF INTENSIVE GREEN ROOF AT ROOFTOP/PENTHOUSE LEVEL (SEE INSET PRICING AREA 3). GREEN ROOF SYSTEM SHALL INCLUDE WATERPROOFING, CONTINUOUS ROOT BARRIER, INSULATION, STRUCTURAL DRAINAGE LAYER (HYDRODRAIN 700 BY HYDROTECH, OR EQUAL), 12" INTENSIVE GREEN ROOF GROWING MEDIA, PLANTED WITH PERENNIAL AND GRASS PLUGS SPACED 12" O.C.
- 2F: NO BURIED PIPE. PROVIDE 14,000 SF OF PURPLE ROOF SYSTEM (BY SEMPERGREEN). REFER TO 2B FOR PURPLE ROOF SYSTEM COMPONENTS.



1 PRICING AREA 1 - 1ST FLOOR GREEN ROOF  
SCALE: 1" = 10'-0"



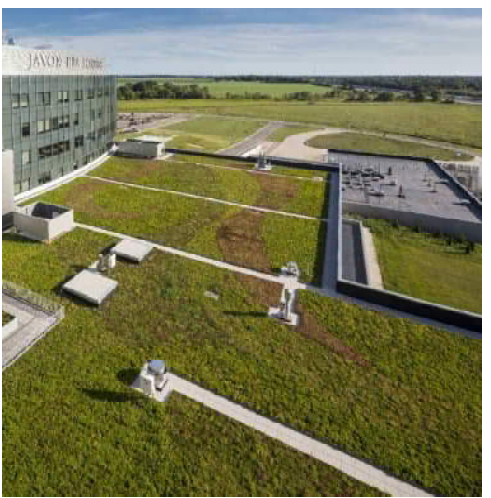
2 PRICING AREA 2 - BURIED PIPE AT SE CORNER OF BLDG  
SCALE: 1" = 10'-0"



3 STORMWATER MANAGEMENT SYSTEMS  
SCALE: 1" = 10'-0"



TYPICAL 'EXTENSIVE' GREEN ROOF WITH TIE-OFFS FOR MAINTENANCE.



TYPICAL ROOFTOP / PENTHOUSE GREEN ROOF WITH 2'-0" BALLAST OR PAVER CLEAR ZONE AROUND OUTSIDE EDGES AND AROUND MECHANICAL UNITS. INCLUDE PRICING FOR ADDITIONAL PAVER WALKWAYS ABOVE AND BEYOND 'GREENROOF' SQUARE FOOTAGES INDICATED IN THE DRAWING.

PRELIMINARY  
NOT FOR CONSTRUCTION

121 E. Wilson Street  
Quad Capital Partners  
Madison, WI

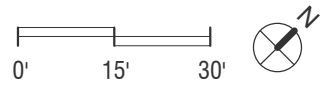
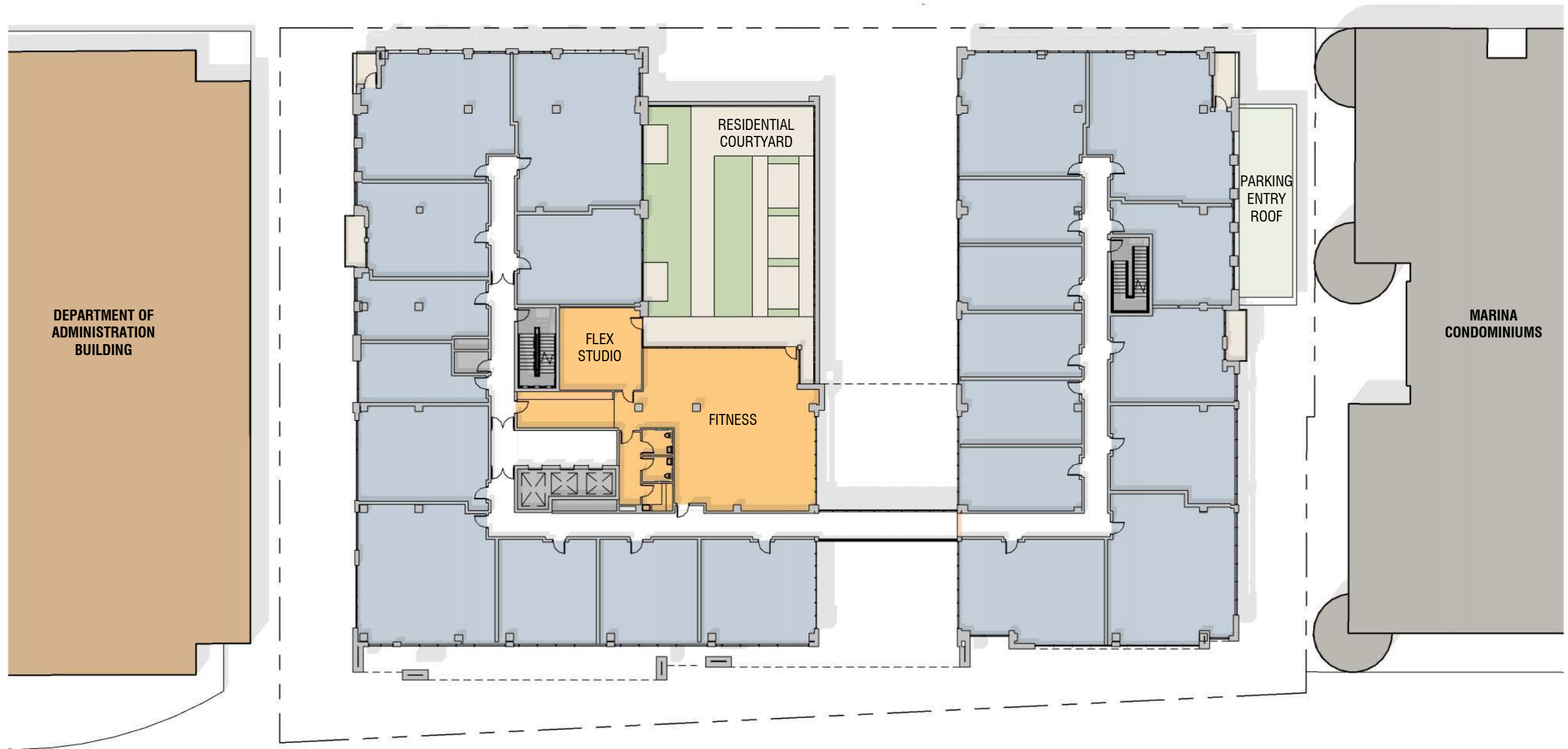
2021.27.00

DATE	ISSUANCE/REVISIONS
06/16/2022	LOCAL PRELIMINARY SUBMITTAL

LANDSCAPE PLAN  
STORMWATER

L100

EAST WILSON STREET



Second Floor Plan  
121 E. Wilson Street - 2021.27.00  
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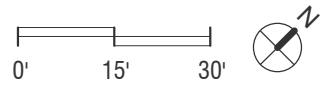


EAST WILSON STREET



DEPARTMENT OF  
ADMINISTRATION  
BUILDING

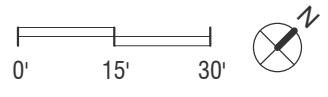
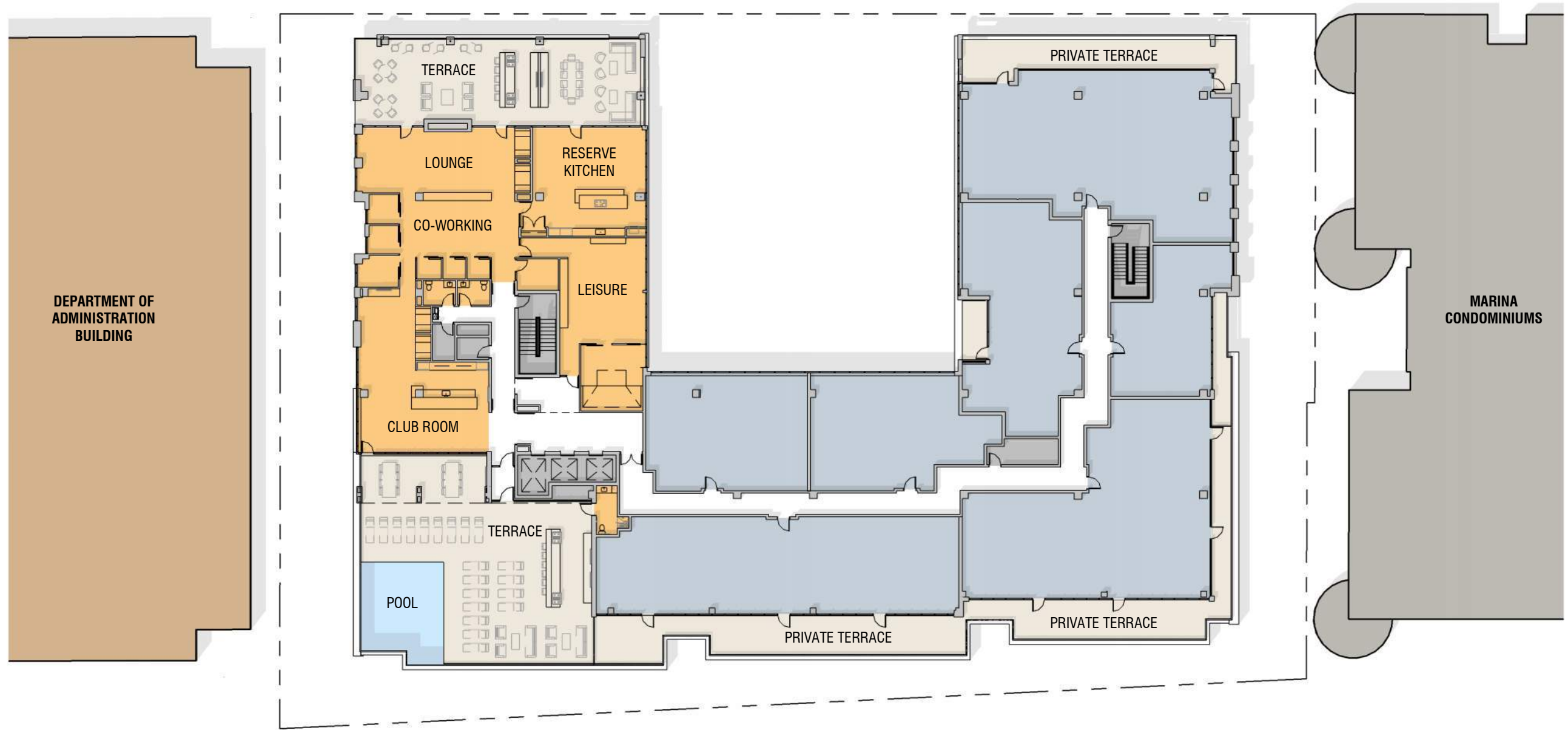
MARINA  
CONDOMINIUMS



Third to Thirteenth Floor Plan  
121 E. Wilson Street - 2021.27.00  
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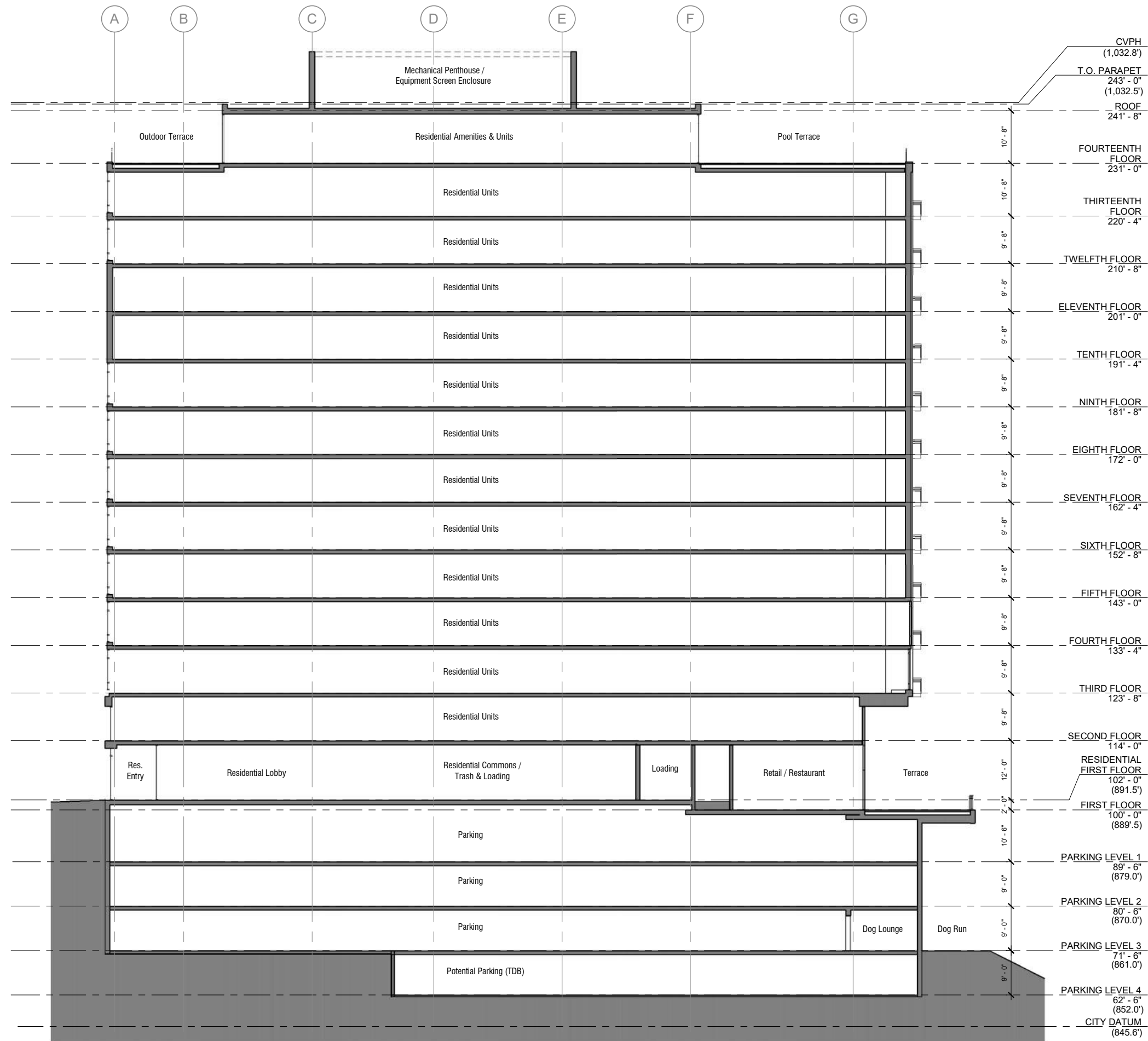


EAST WILSON STREET



Fourteenth Floor Plan  
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Building Section  
 121 E. Wilson Street - 2021.27.00  
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Wilson St Elevation Perspective  
121 E. Wilson Street - 2021.27.00  
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Promenade Streetscape Perspective  
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Outdoor Plaza Perspective  
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John Nolen Perspective  
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Alley Perspective  
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Wilson Street Perspective  
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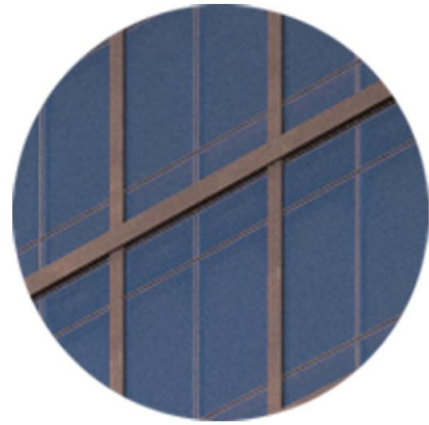


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Anodized Medium Bronze Aluminum Window Wall System Glazing / Spandrel



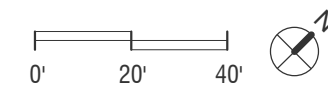
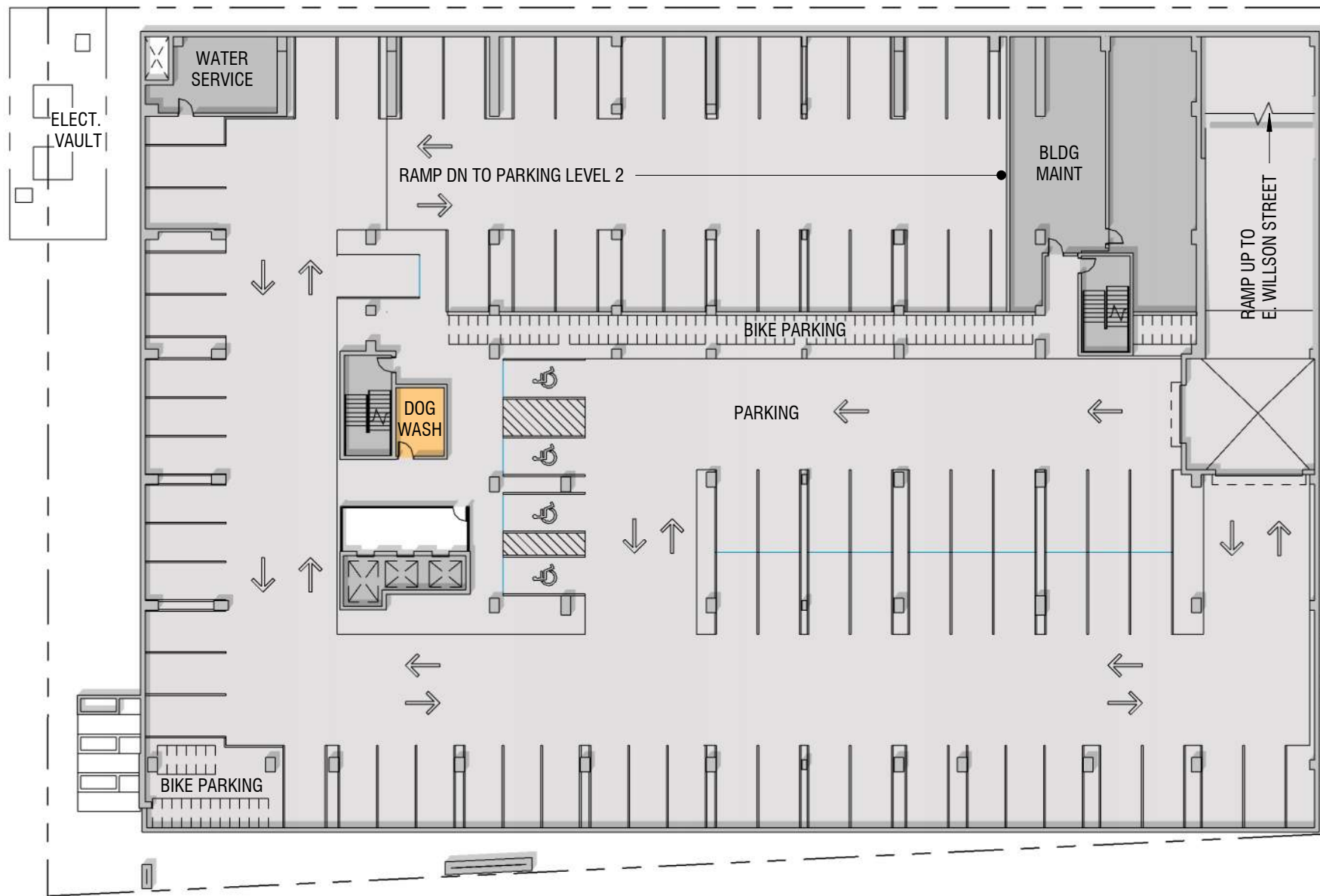
Brick



Anodized Medium Bronze Concealed Fastener Metal Panel

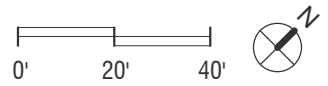
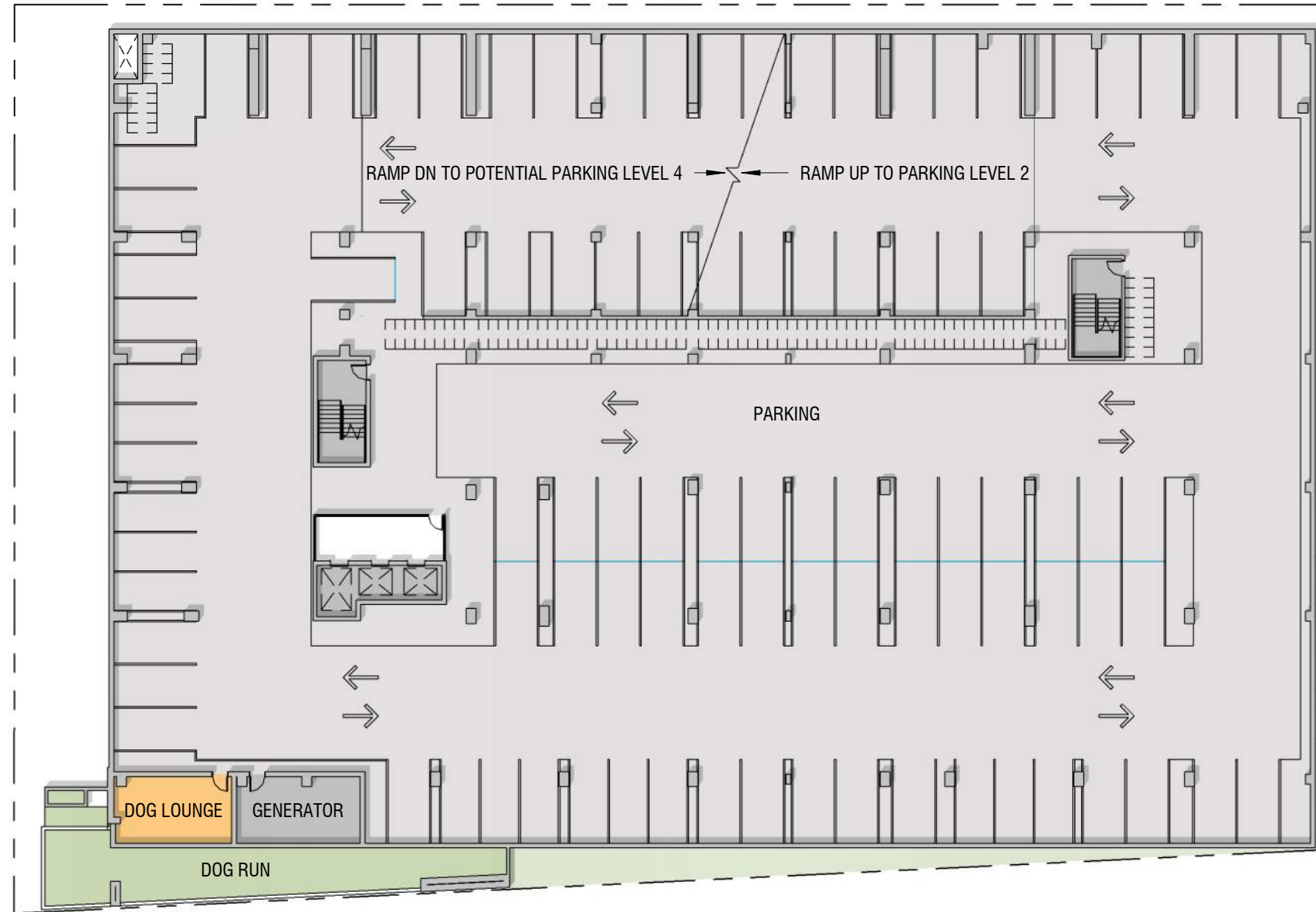






Parking Level 1  
 121 E. Wilson Street - 2021.27.00  
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Parking Level 3  
 121 E. Wilson Street - 2021.27.00  
 05/16/22



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