

121 East Wilson Street

Urban Design Commission Presentation
September 21, 2022



QUAD
CAPITAL PARTNERS



**Potter
Lawson**

Success by Design



BUILDING DETAILS

Residential Unit Mix

Studios	73	22%
1 Bedrooms	164	49%
2 Bedrooms	86	25%
3 Bedrooms	14	4%
<hr/>		
	337	

Building Height

14 Stories

Parking / Bikes

344 Stalls / 346 Bikes

First Floor Retail

19,445 SF

First Floor Terrace

10,400 SF



PRIMARY LOADING AREA
FOR COMMERCIAL AND
RESIDENTIAL USES

5'-0" FRONT YARD SETBACK

EAST WILSON STREET

DRIVE

DRIVE

DEPARTMENT OF
ADMINISTRATION
BUILDING

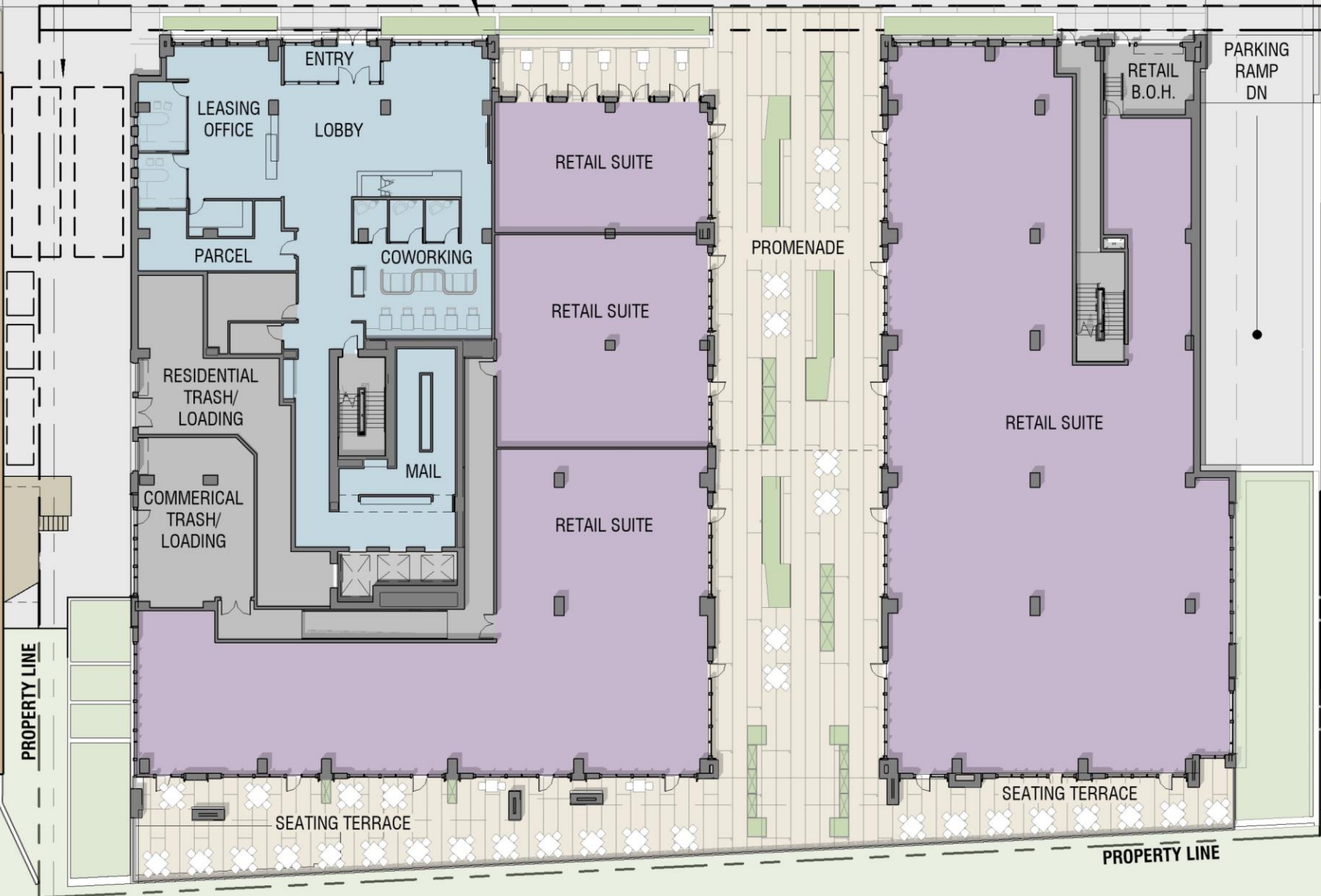
MARINA
CONDOMINIUMS

PROPERTY LINE

PROPERTY LINE

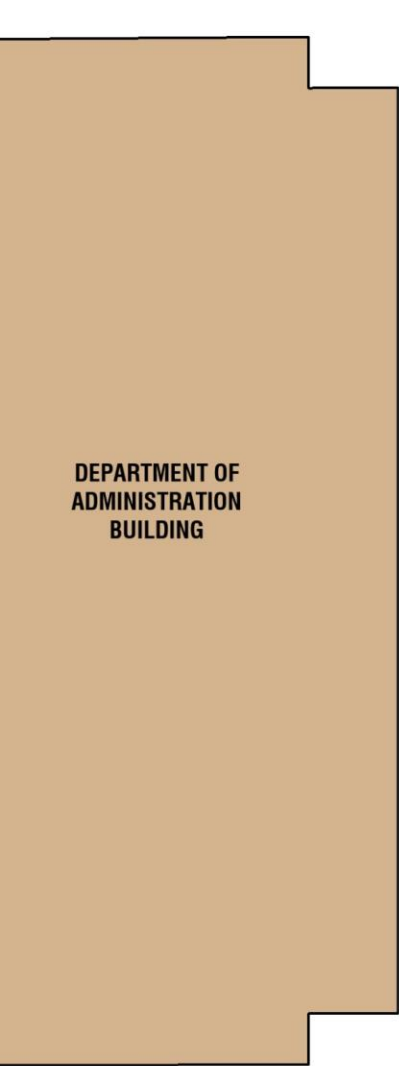
PROPERTY LINE

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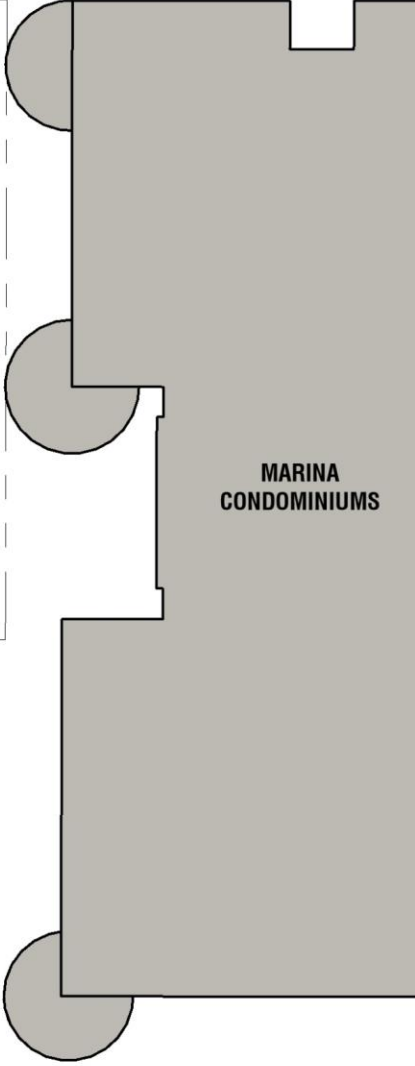
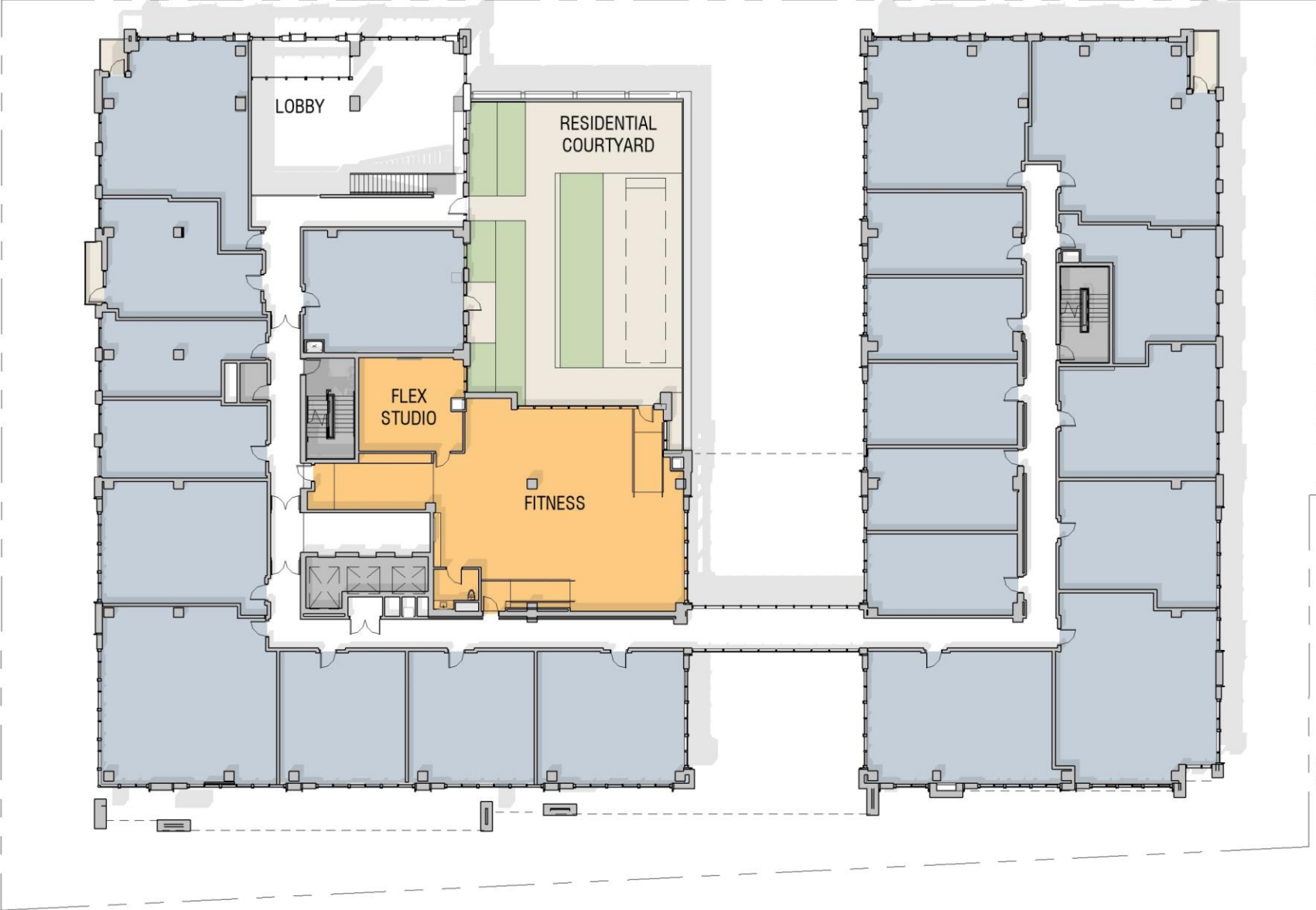


First Floor Plan

EAST WILSON STREET



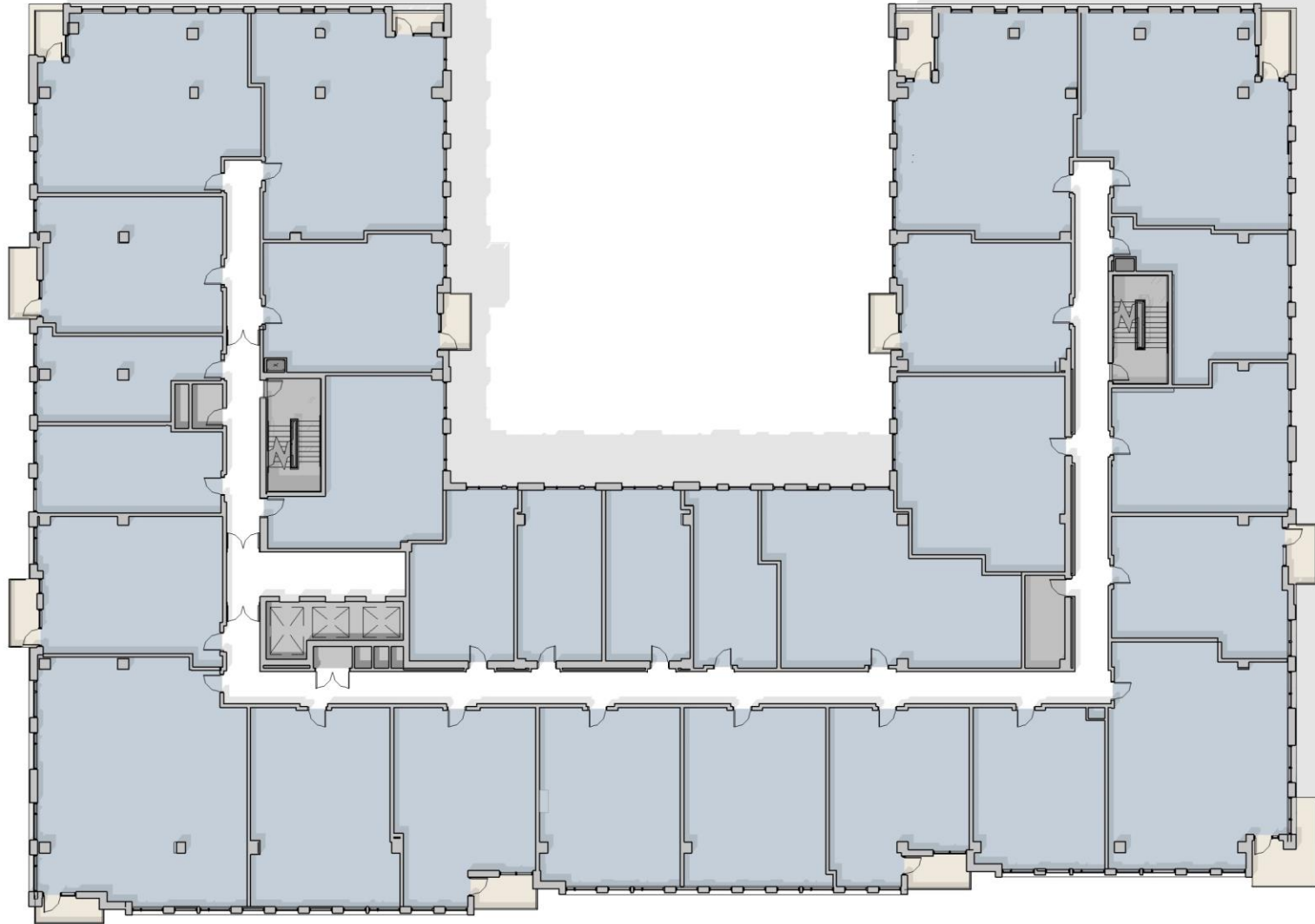
DEPARTMENT OF
ADMINISTRATION
BUILDING



MARINA
CONDOMINIUMS

Second Floor Plan

EAST WILSON STREET



DEPARTMENT OF
ADMINISTRATION
BUILDING

MARINA
CONDOMINIUMS

Third Floor Plan



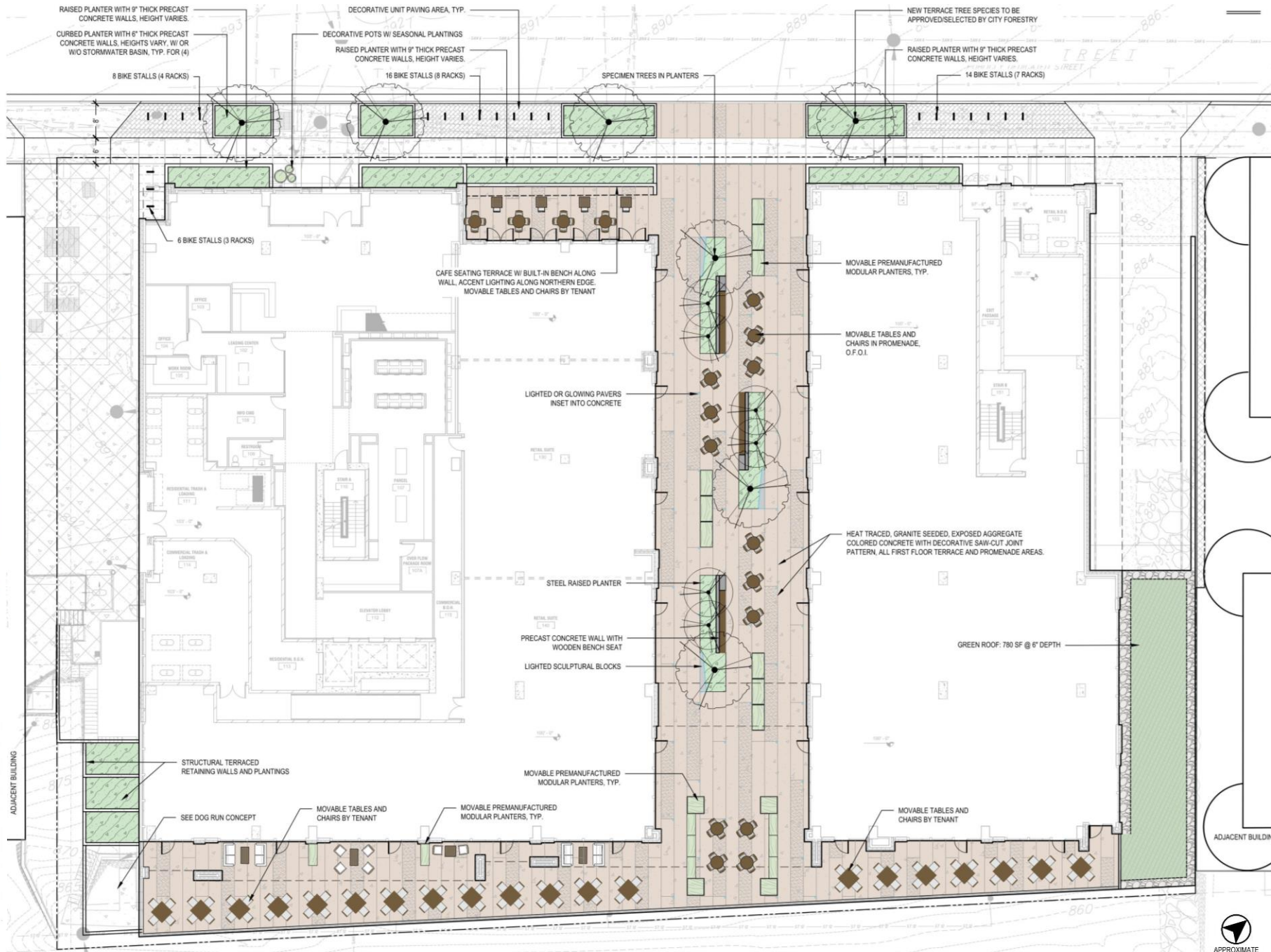
Lighted Sculptural Blocks



Promenade Planters Seating

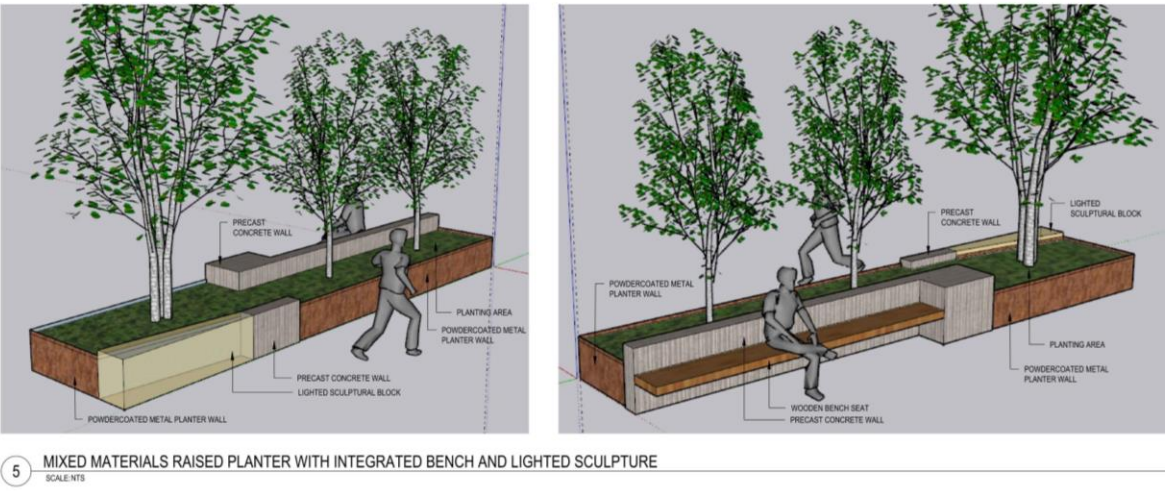
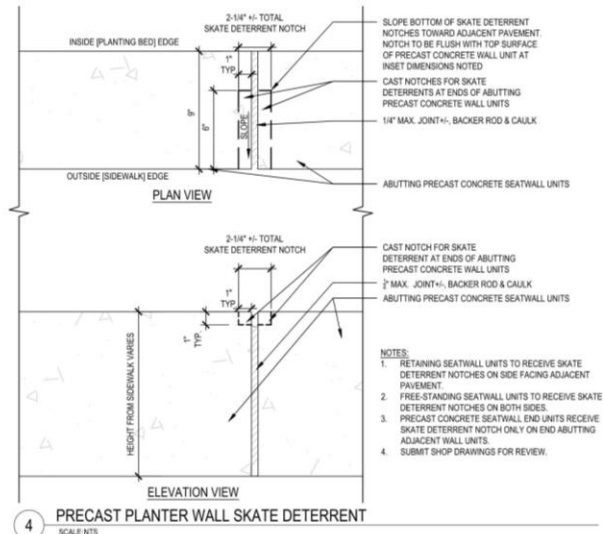
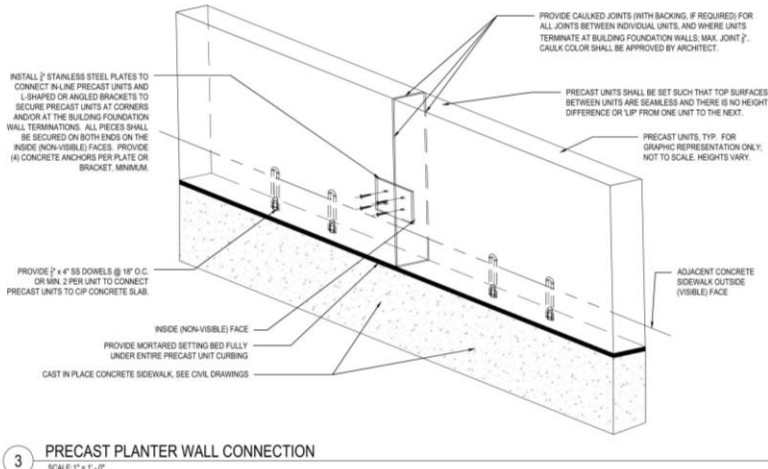
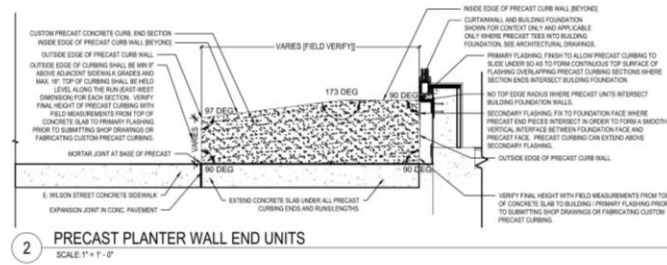
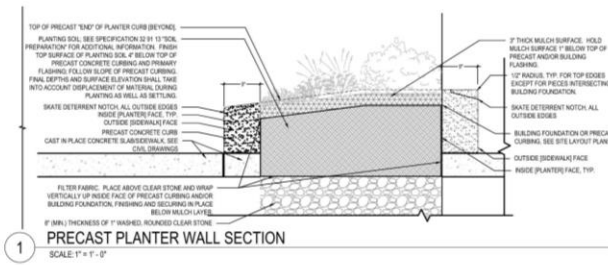


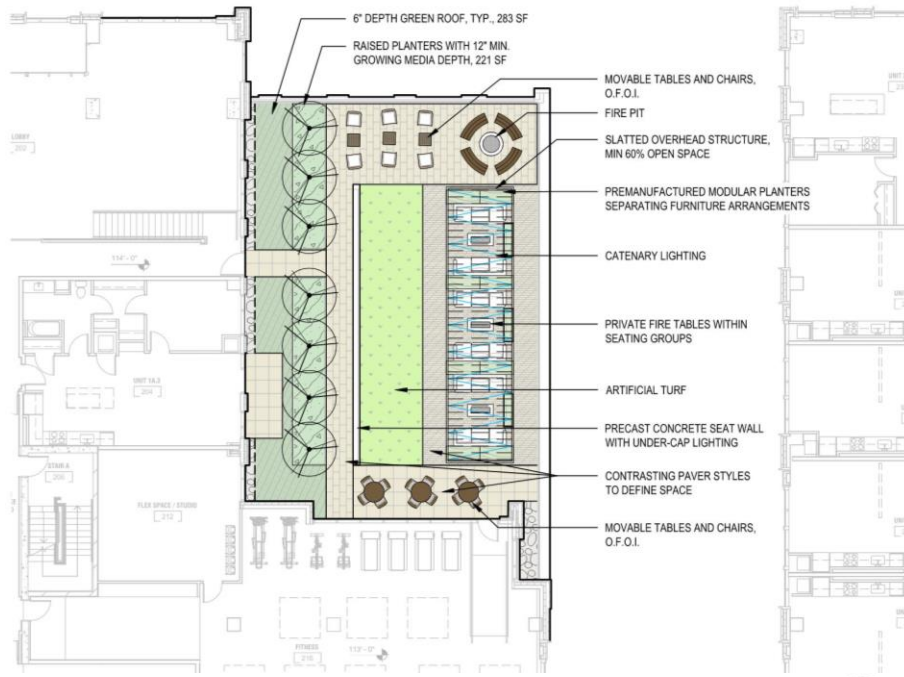
Heated Decorative Concrete



Date	Issuance/Revisions	Symbol
08/08/2022	LAND USE & UDC APPLICATION	





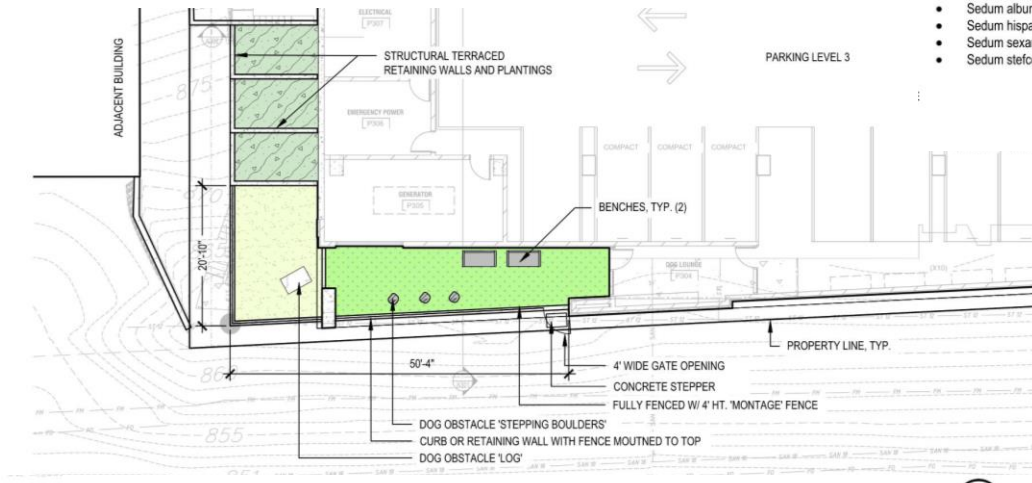


LEGEND

- SEDUM CARPET WITH PART SUN PLUGS, WITH 6" EXTENSIVE GROWING MEDIA
- MIXED PERENNIAL/SHRUB PLANTING BED
- ARTIFICIAL TURF ON PEDESTALS
- DECORATIVE STONE MULCH
- PRECAST UNIT PAVERS ON PEDESTALS
- MODULAR / MOVEABLE PLANTER
- FIRE TABLES W/ PLUMBED GAS LINE AND SAFETY GRATE
- L-SHAPED ALUMINUM EDGE

- 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'

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



LEGEND

- PEA GRAVEL DOG RUN SURFACE
- ARTIFICIAL PET TURF
- MIXED PERENNIAL/SHRUB PLANTING BED
- PRECAST CONCRETE CURB EDGE

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

2ND FLOOR ROOF TERRACE AMENITIES



Corner Fire Pit with City Views



Seating Groups and Overhead Structure



Artificial Lawn



Green Roof and Planters

DOG RUN AMENITIES



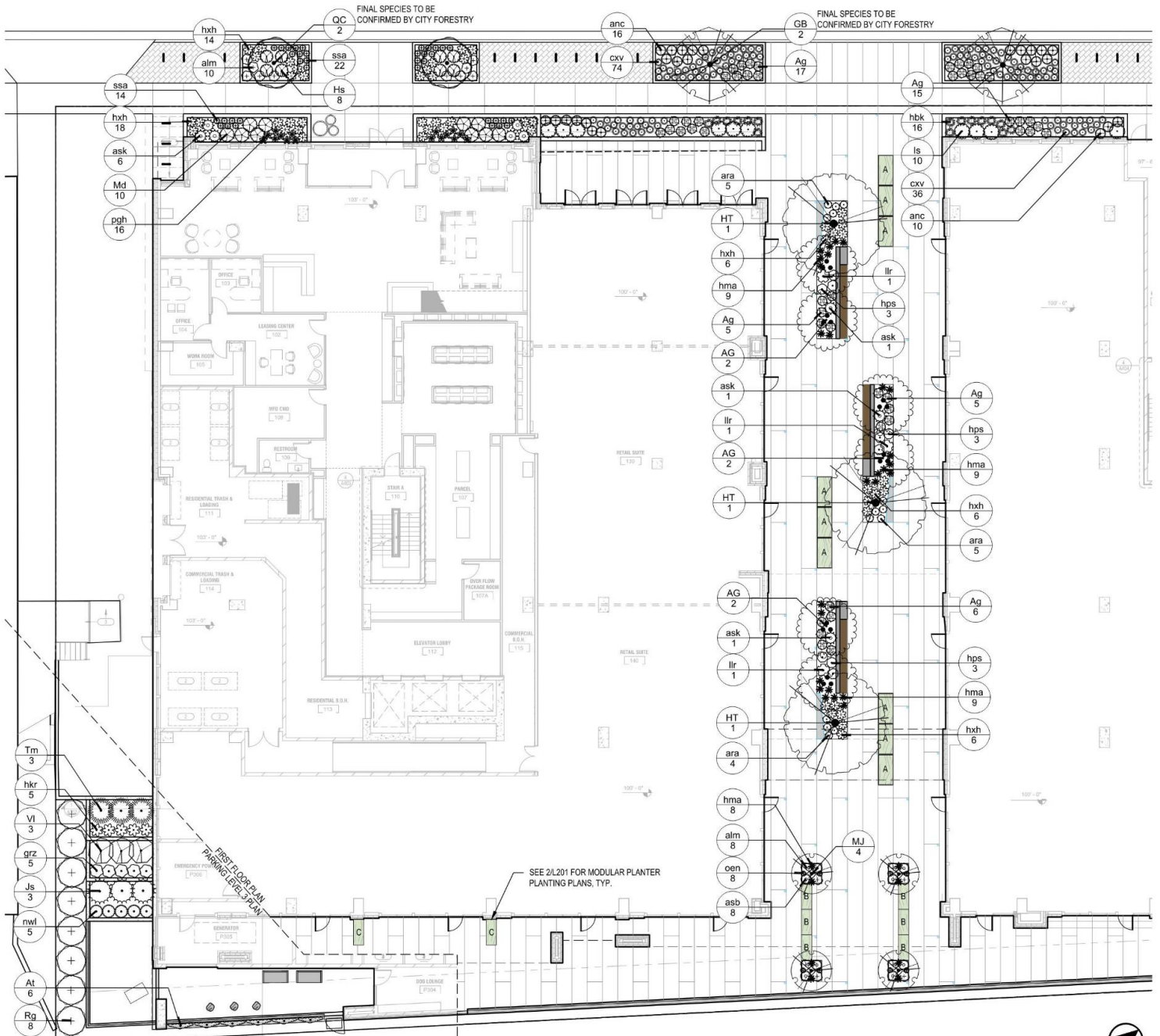
Obstacle Log



Stepping Stones



Date	Issuance/Revisions	Symbol
08/08/2022	LAND USE & UDC APPLICATION	



PLANT SCHEDULE 1ST FLOOR

ORNAMENTAL TREES	CODE	BOTANICAL / COMMON NAME	CONT.	SIZE	QTY
	AG	Anelander x grandiflora / Autumn Brilliance / Autumn Brilliance Serviceberry	B & B	6' HT (MN)	6
	HT	Halesia tetrapetala / Roseal / Pink Carolina Silverbell	B & B	2' Cal	3
	MJ	Malus x Jamieson / Maries Crabapple	B & B	2' Cal	4
SHADE TREES	CODE	BOTANICAL / COMMON NAME	CONT.	SIZE	QTY
	GB	Ginkgo biloba / Autumn Gold / Autumn Gold Ginkgo	B & B	3' Cal	2
	QC	Quercus robur / Cotswood / Common Spine English Oak	B & B	3' Cal	2
DECIDUOUS SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT.	SIZE	QTY
	Ag	Aconitum napellus / UCONNAMI12 / Ground Hog Black Chokeberry	2 gal	CONT.	48
	Hs	Hydrangea serrata / MHK / Toy Tuff Mountain Hydrangea	3 gal	CONT.	8
	Is	Ilex virginica / Spruce / Little Henry Sweetgum	3 gal	CONT.	10
	Rg	Rhus aromatica / Gro-Low / Gro-Low Fragrant Sumac	3 gal	CONT.	8
	VI	Viburnum dentatum / Yellowwax / Little Joe Viburnum	B & B	30' HT. (MN)	3
EVERGREEN SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT.	SIZE	QTY
	Jp	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.	10
	Tm	Taxus x media / Taunton / Taunton Yew	3 gal	CONT.	3
GRASSES	CODE	BOTANICAL / COMMON NAME	CONT.	SIZE	QTY
	cxv	Carex vulpinoidea / Fox Sedge	1 qt	CONT.	110
	hma	Hakonechloa macra / All Gold / Japanese Forest Grass	1 gal	CONT.	35
	hbk	Hakonechloa macra / Beni-kaze / Beni-kaze Japanese Forest Grass	1 gal	CONT.	16
	ssa	Setaria autumnalis / Autumn Moor Grass	1 qt	CONT.	36
PERENNIALS	CODE	BOTANICAL / COMMON NAME	CONT.	SIZE	QTY
	alm	Alchemilla mollis / Lady's Mantle	1 gal	CONT.	18
	asb	Allium x Summer Beauty / Summer Beauty Allium	1 qt	CONT.	8
	anc	Anemone canadensis / Canadian Anemone	1 qt	CONT.	26
	ask	Anala cordata / Sun King / Sun King Japanese Spikenard	1 gal	CONT.	9
	ara	Aruncus aethusifolius / Dwarf Goatbeard	1 gal	CONT.	14
	grz	Geranium x Rozanne / Rozanne Cranebill	1 gal	CONT.	5
	hps	Heuchera x Peppermint Spice / Coral Bells	1 gal	CONT.	9
	hsh	Hosta x Halogeton / Halogeton Plantain Lily	1 gal	CONT.	50
	hkr	Hosta x Krossa Regal / Krossa Regal Plantain Lily	1 gal	CONT.	5
	llr	Ligularia x hesselii / Little Rocket / Little Rocket Ragwort	1 gal	CONT.	3
	nsl	Nepeta x Bassetti / Walker's Low / Walker's Low Catmint	1 gal	CONT.	5
	oen	Oenothera missouriensis / Ozark Sundrop / Missouri Primrose	1 gal	CONT.	8
	pgh	Polygonatum humile / Dwarf Solomon's Seal	1 gal	CONT.	16
VINES	CODE	BOTANICAL / COMMON NAME	CONT.	SIZE	QTY
	At	Aristolochia macrophylla / Dutchman's Pipe	1 gal	CONT.	6

Alissa Hudson
SA-RT
Madison, WI
8/18/2022

PRELIMINARY
NOT FOR CONSTRUCTION

121 E. Wilson Street
Quad Capital Partners

Madison, WI

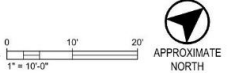
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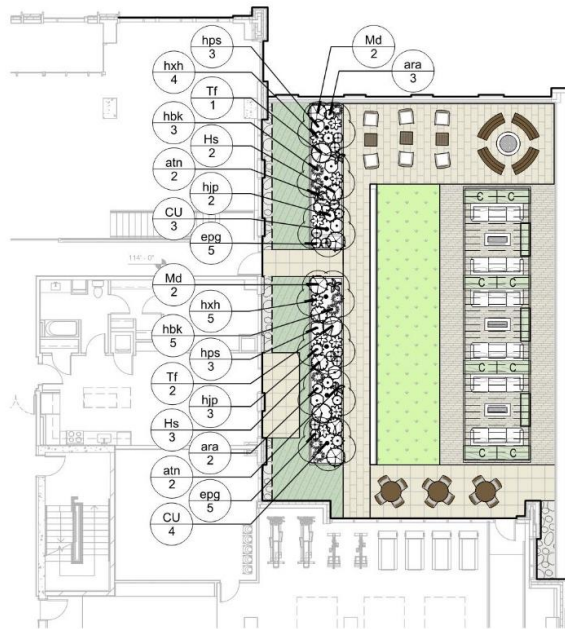
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08/08/2022	LAND USE & UDC APPLICATION	

FIRST FLOOR & DOG RUN
PLANTING PLAN

L200

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





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



PLANT SCHEDULE 2ND FLOOR

ORNAMENTAL TREES	CODE	BOTANICAL / COMMON NAME	CONT.	SIZE	QTY
CU	CU	Carpinus caroliniana 'J.N. Upright' / Firespire Muscadine	B & B	6' HT (MIN.)	7
DECIDUOUS SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT.	SIZE	QTY
Hs	Hs	Hydrangea serrata 'MAKD' TM / Tiny Tuff Stuff Mountain Hydrangea	3 gal	CONT.	5
EVERGREEN SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT.	SIZE	QTY
Md	Md	Microbiota decussata 'Celtic Pride' / Celtic Pride Siberian Cypress	3 gal	CONT.	4
Tf	Tf	Tsuga canadensis 'Moon Frost' / Moon Frost Eastern Hemlock	B & B	18' HT (MIN.)	3
GRASSES	CODE	BOTANICAL / COMMON NAME	CONT.	SIZE	QTY
hbk	hbk	Hakonechloa macro 'Beri-kaze' / Beri-kaze Japanese Forest Grass	1 gal	CONT.	8
PERENNIALS	CODE	BOTANICAL / COMMON NAME	CONT.	SIZE	QTY
ara	ara	Aranus aethusifolius / Dwarf Goatsbeard	1 gal	CONT.	5
atn	atn	Athyrium riponicum / Japanese Painted Fern	1 gal	CONT.	4
epg	epg	Epidendrum grandiflorum / Barrenwort	1 gal	CONT.	10
hip	hip	Hebe x hybridus 'Peppermint Ice' TM / Peppermint Ice Lenten Rose	1 gal	CONT.	5
hps	hps	Heuchera x 'Peppermint Spice' / Coral Bells	1 gal	CONT.	6
hsh	hsh	Hosta x 'Halcyon' / Halcyon Plantain Lily	1 gal	CONT.	9

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.

City of Madison Landscape Worksheet
121 East Wilson Street
August 8th, 2022

Developed Lots	SF	Minimum Open Space Required (SF)	Landscape Units Required	Landscape Points Subtotal
Total Developed Area	47,050	n/a	157	784
Landscape Points Required				784

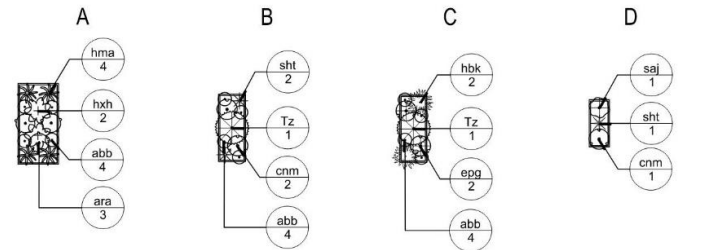
Development Frontage	LF	Overstory Tree Req. (or x2 for Orn./Evrgrm. Tree Sub.)	Shrubs Required	
E Wilson St	266	9	44	
Element	Point Value	Quantity Proposed	Quantity Existing	Points Achieved
Overstory Deciduous Tree	35	4		140
Ornamental Tree	15	0		0
Evergreen Tree	15	0		0
Shrub, deciduous	2	50		100
Shrub, evergreen	3	10		30
Perennial/Ornamental Grass	2	252		504
Ornamental/Decorative Fence or Wall (4 pts/10 LF)	4			0
Development Frontage Points Total				774

Interior Parking Lots	N/A
Total Parking Lot Area	n/a

Element	Point Value	Quantity Proposed	Quantity Existing	Points Achieved
Overstory Deciduous Tree	35	0		0
Ornamental Tree	15	9		135
Evergreen Tree	15	0		0
Shrub, deciduous	2	27		54
Shrub, evergreen	3	6		18
Perennial/Ornamental Grass	2	89		178
Ornamental/Decorative Fence or Wall (4 pts/10 LF)	4			0
General Site Plantings Total				385

TOTAL LANDSCAPE POINTS 1159

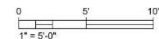
PLANTER TYPE A PLANTER TYPE B PLANTER TYPE C PLANTER TYPE D



PLANT SCHEDULE PLANTERS

EVERGREEN SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT.	SIZE	QTY
Tz	Tz	Thuja occidentalis 'Bobson' TM / Mr. Bowling Ball Arborvitae	2 gal	CONT.	2
GRASSES	CODE	BOTANICAL / COMMON NAME	CONT.	SIZE	QTY
hma	hma	Hakonechloa macro 'All Gold' / Japanese Forest Grass	1 gal	CONT.	4
hbk	hbk	Hakonechloa macro 'Beri-kaze' / Beri-kaze Japanese Forest Grass	1 gal	CONT.	2
sh	sh	Sporobolus heterolepis 'Tara' / Prairie Dropseed	1 gal	CONT.	3
PERENNIALS	CODE	BOTANICAL / COMMON NAME	CONT.	SIZE	QTY
abb	abb	Ajuga reptans 'Bronze Beauty' / Bronze Beauty Carpet Bugle	1 qt	CONT.	12
ara	ara	Aranus aethusifolius / Dwarf Goatsbeard	1 gal	CONT.	3
cnm	cnm	Calanittha nepeta 'Montrose White' / White Calamint	1 gal	CONT.	3
epg	epg	Epidendrum grandiflorum / Barrenwort	1 gal	CONT.	2
hsh	hsh	Hosta x 'Halcyon' / Halcyon Plantain Lily	1 gal	CONT.	2
sj	sj	Sedum x Autumn Joy / Autumn Joy Sedum	1 gal	CONT.	1

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







1271



















Wilson Street Facade

121 East Wilson Street

Urban Design Commission Presentation Appendix
September 21, 2022

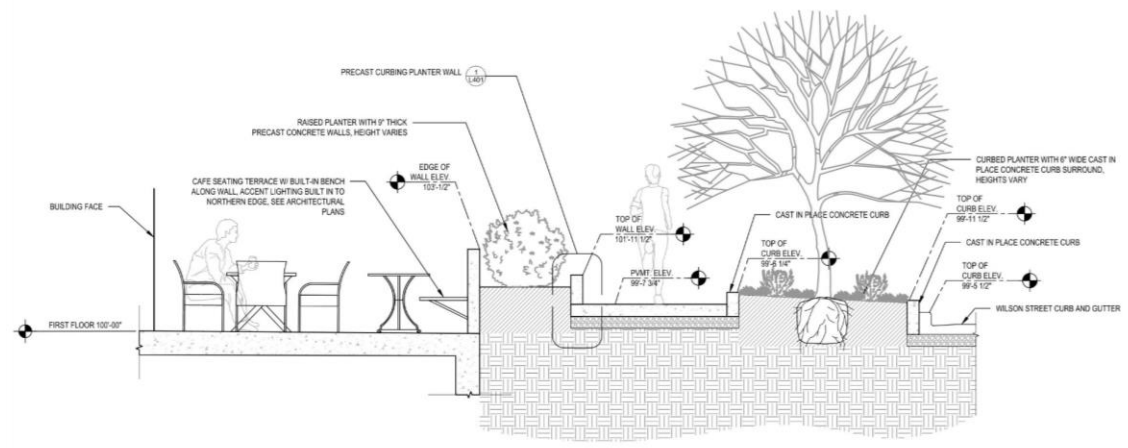


3
CHIEFS

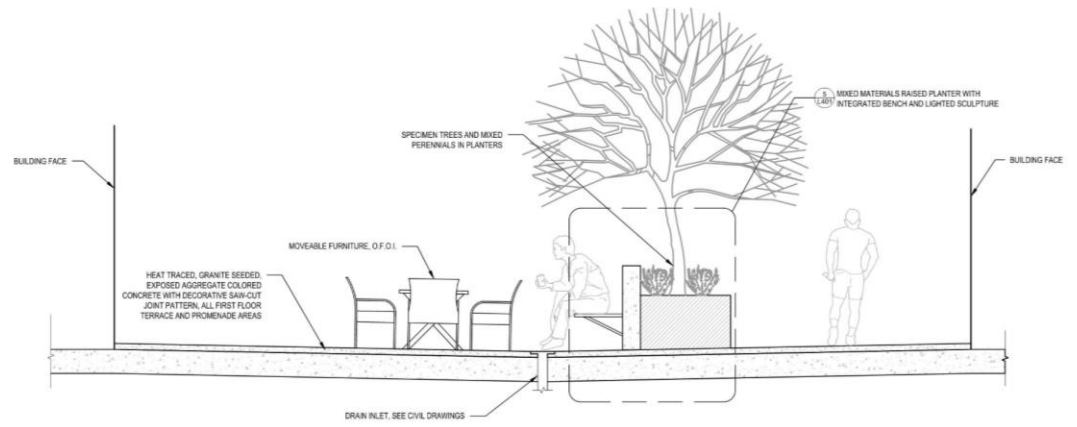


QUAD
CAPITAL PARTNERS

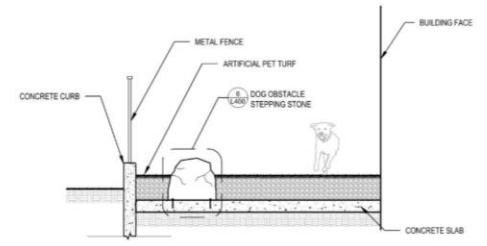
**Potter
Lawson**
Success by Design



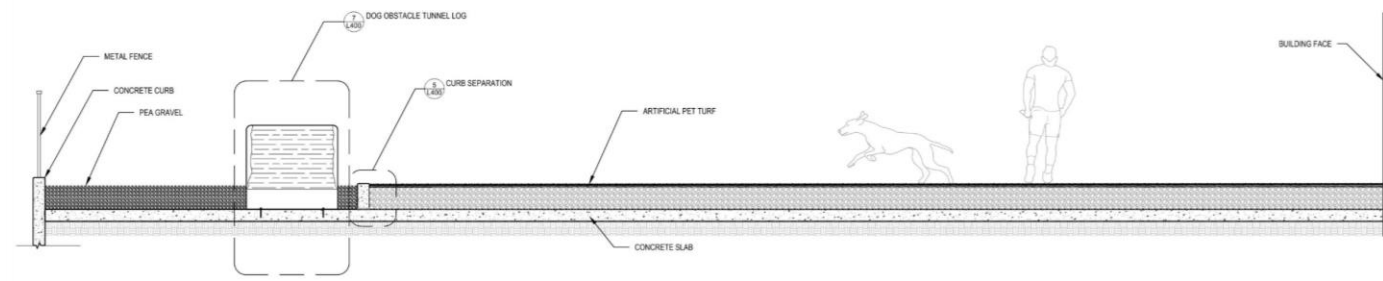
1 A-A' STREETScape SECTION
SCALE: NTS



2 B-B' PROMENADE SECTION
SCALE: NTS



3 C-C'' DOG RUN SECTION - NORTH/SOUTH
SCALE: NTS



4 D-D' DOG RUN SECTION - EAST/WEST
SCALE: NTS

PRELIMINARY
NOT FOR CONSTRUCTION

121 E. Wilson Street
Quad Capital Partners

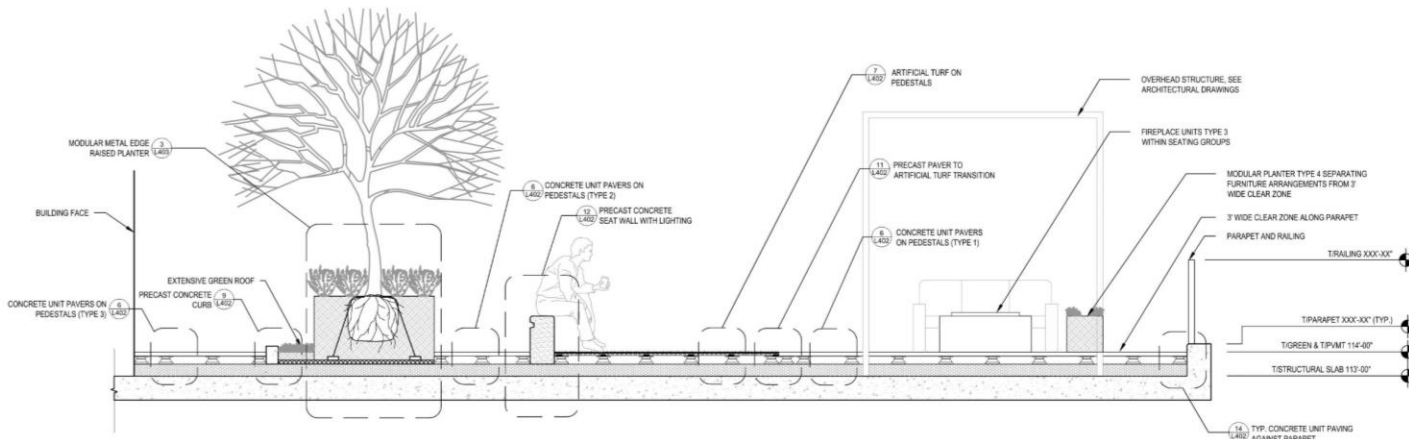
Madison, WI

2021.27.00

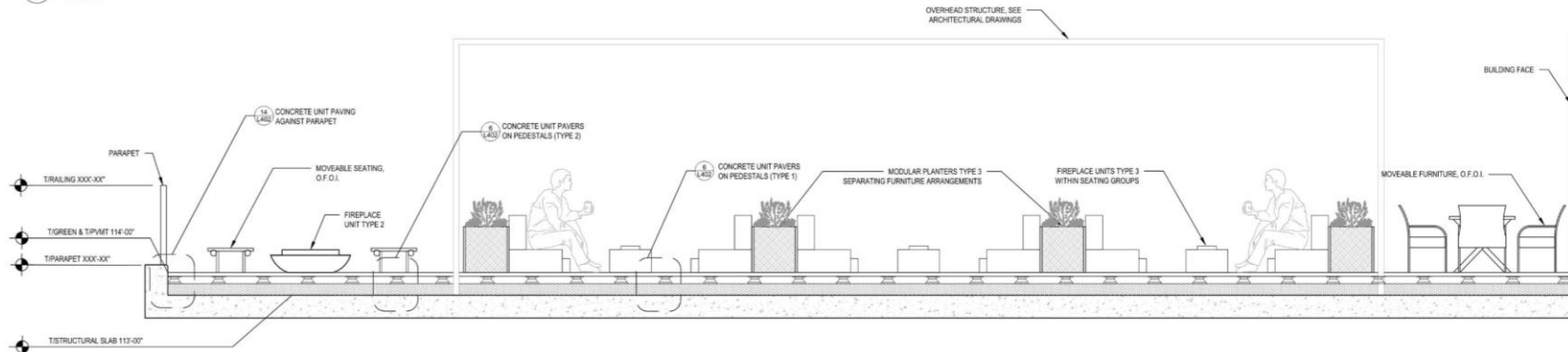
DATE	ISSUANCE/REVISIONS	
09/09/2022	DESIGN DEVELOPMENT	DOCUMENTS

SECTIONS

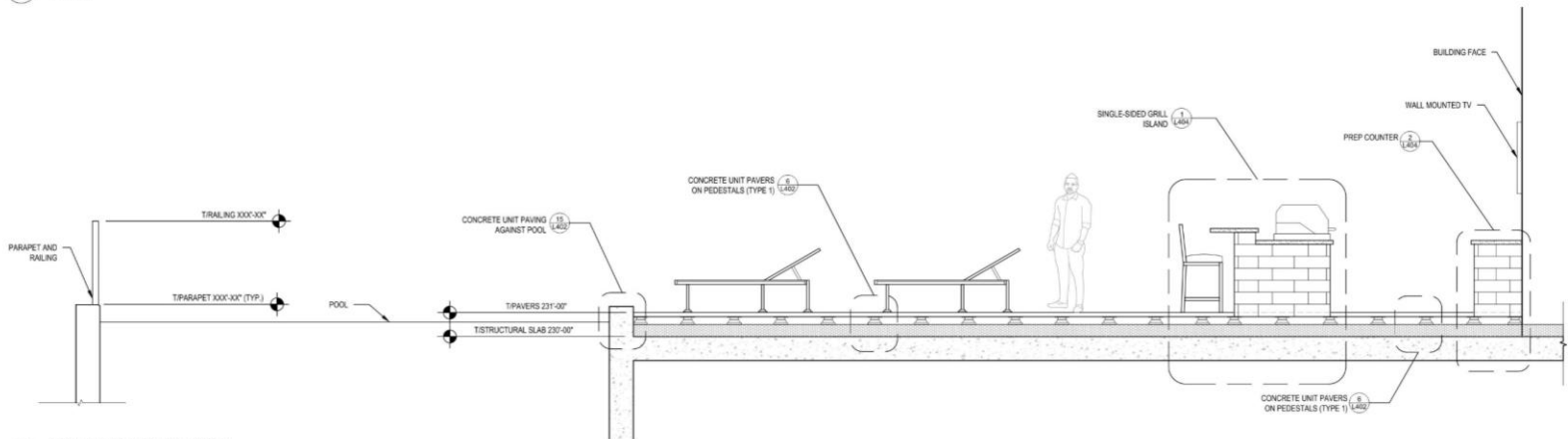
L300



1 E-E' 2ND FLOOR SECTION - EAST/WEST
SCALE: NTS



2 F-F' 2ND FLOOR SECTION - NORTH/SOUTH
SCALE: NTS



3 G-G' 14TH FLOOR SECTION
SCALE: NTS

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DATE	ISSUANCE/REVISIONS
09/09/2022	DESIGN DEVELOPMENT DOCUMENTS

SECTIONS

L301