

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 1/29/24 11:07 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): 506/508, 510, 514, 516, 518, 522 East Wilson and 134, 140, 148 South Blair

Title: JCAP Real Estate Wilson & Blair Redevelopment

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

UDC meeting date requested March 13, 2023

- 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 Brian Johnson
Street address 212 South Barstow Street
Telephone (715) 83103994

Company JCAP Real Estate
City/State/Zip Eau Claire, Wisconsin 54701
Email brian@jcaprealestate.com

Project contact person Brian Munson
Street address 120 East Lakeside Street
Telephone (608) 609-4410

Company Vandewalle & Associates
City/State/Zip Madison, Wisconsin 53715
Email bmunson@vandewalle.com

Property owner (if not applicant) JDJ Import Company LLC.
Street address 514 East Wilson Street
Telephone _____

City/State/Zip Madison, Wisconsin 53703
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

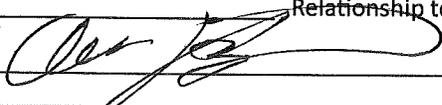
- Please provide an email to the District Alder notifying them that you are filing this UDC application. Please send this as early in the process as possible and provide a copy of that email with the submitted application.

6. Applicant Declarations

1. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with Jessica Vaughn on October 3, 2023.
2. 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 Brian Johnson

Relationship to property Developer

Authorizing signature of property owner 

Date 1/26/24

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



VANDEWALLE & ASSOCIATES INC.

Friday, March 22, 2024

Department of Planning & Development
City of Madison
215 Martin Luther King, Jr. Blvd.
Madison, WI 53710-2985

The attached formal submittal packet outlining the proposal for a new mixed-use infill/redevelopment project for the parcels located at 134 – 150 S Blair St. and 506 – 518 E Wilson St. JCAP Development Group is proposing to construct a 4/8-story, 178-unit Multifamily Residential building on S. Blair St. and a 6-story, 100-key hotel building on E. Wilson St., abutting the retained Hotel Ruby Marie. This project offers new hotel and commercial vibrancy along East Wilson Street, much needed residential opportunities, and affordable housing (60% AMI units) while preserving the historic Hotel Ruby Marie, integrating two contributing facades and responding to the surrounding historic context.

The design approach focuses the architecture on the character of the adjoining arterial streets with commercial expressions and massing that draws on the configuration and materiality of the East Wilson and South Blair corridors. The resulting design creates three distinct buildings and overall massing that reinforces the transitions between the existing First Settlement Neighborhood and the adjoining Third Lake Ridge neighborhood.

Project Requests:

Zoning/Conditional Use Request:

Existing Planned Development (PD) to Urban Mixed Use (UMX)

Conditional Use request for the following elements:

Building greater than 20,000 square feet and more than 4 stories in height

Building in UMX greater than 8 units

Outdoor recreation/rooftop amenities

Parking Reduction

Demolition Request

Certificate of Appropriateness: Lot Combination (134 South Blair Street)

Certificate of Appropriateness: Architectural Compatibility (Residential Building)

Variance: Alternative Design (Residential Building)

Certified Survey Map

120 East Lakeside Street • Madison, Wisconsin 53715 • 608.255.3988 • 608.255.0814 Fax
247 Freshwater Way, Suite 530 • Milwaukee, Wisconsin 53204 • 414.988.8631
www.vandewalle.com

Shaping places, shaping change

Project Name:

JCAP Blair Wilson Redevelopment

Applicant

JCAP Real Estate
212 South Barstow Street
Eau Claire, Wisconsin 54701

Property Owners

506, 510, 514, 516, 518 East Wilson
134 South Blair
JDJ Import Company LLC.
514 East Wilson Street
Madison, WI 53703

522 East Wilson
Ruby Marie LTD Partnership
514 East Wilson Street
Madison, WI 53703

Design Team

Architecture:
Kahler Slater
722 Williamson Street
Madison, WI 53703

Trina Sandschafer
Joel Koeppen
Evelyn Freimann

Engineering/Landscape:
Vierbicher
999 Fournier Drive
Madison, WI 53717

Justin Zampardi
Jonathan Lilley
Kevin Pape

Entitlement:
Vandewalle & Associates
120 East Lakeside Street
Madison, WI 53715

Brian Munson

Site Data

Parcels	Address	Size	Current Tenant
0709-133-1718-1	506/508 East Wilson	6,686 sq. ft.	Come Back Inn/Residential
0709-133-1719-9	510 East Wilson	5,808 sq. ft.	Essen Haus
0709-133-1720-6	514 East Wilson	1,931 sq. ft.	Essen Haus
0709-133-1721-4	516 East Wilson	1,931 sq. ft.	Essen Haus
0709-133-1722-2	518 East Wilson	1,716 sq. ft.	Essen Haus/Residential
0709-133-1723-0	522 East Wilson	4,422 sq. ft.	Hotel Ruby Marie
0709-133-1727-2	134 South Blair	36,911 sq. ft.	Parking
0709-133-1725-6	140 South Blair	4,356 sq. ft.	Parking
0709-133-1724-8	148 South Blair	3,069 sq. ft.	Hotel Ruby Marie

Total Parcel Size: 66,830 square feet (1.53 acres)
Existing Units: 5 units

Existing Zoning:	134 South Blair	PD, WP-17, HIS-FS
	140 South Blair 506/508/510/514/516 East Wilson	PD, WP-17
	148 South Blair 522 East Wilson	UMX, WP-17, HIS-TL

Adopted Plan Recommendations

Comprehensive Plan

The Comprehensive Plan Designates the Blair Street frontage for Medium Density Residential (MR, 20-90 du/acre) stepping down to Low-Medium Density (LMR, 7-30 du/acre) adjacent to the Germania Condominiums. The East Wilson Street frontage is designated as Downtown Core (DC).

Downtown Plan

The Downtown Plan identifies the site as part of the First Settlement District with the following objectives:

Objective 4.12: The First Settlement neighborhood should build on its historic character and focus new development on key sites on the edge of the historic neighborhood core to strengthen the neighborhood and its identity as a historic neighborhood. Opportunities exist to better connect this area to the lake and views of it from within the neighborhood should be preserved.

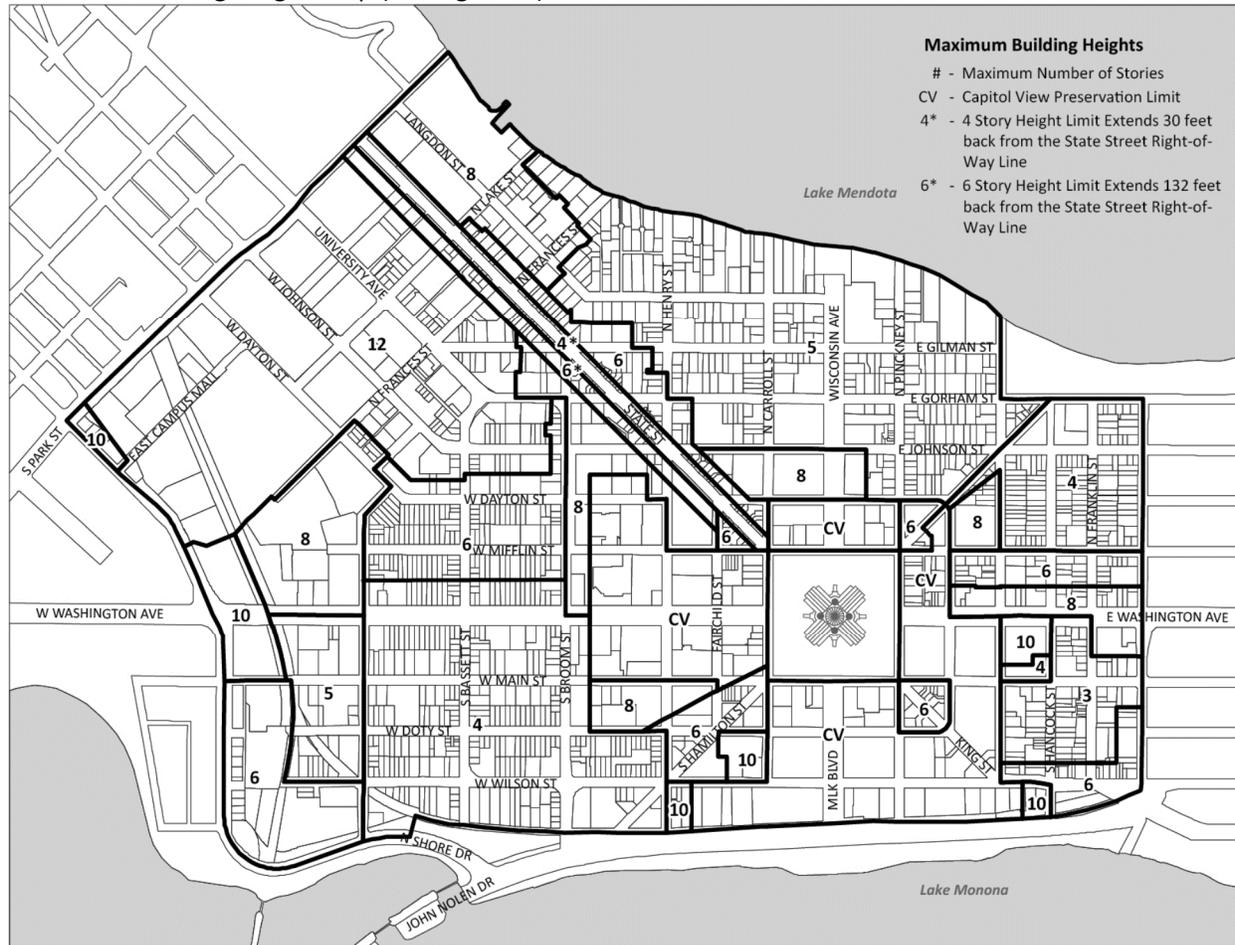
Recommendation 107: Focus more-intensive development on selective vacant or underutilized sites at the historic district's edges (Brayton Lot, Block 115, City Water Utility reservoir site, and segments of the Blair Street and East Wilson Street, and Bulter Street frontages).

Recommendation 108: Preserve the character of the First Settlement Historic District and ensure that new development is compatible with the historic context in scale and design.

Recommendation 109: Rehabilitate existing housing and selectively allow new housing on vacant or underutilized non-historic sites within the historic core.

The Downtown Plan Height Map identifies the site for 3 stories adjacent to The Germania Condominiums and 6 stories along Blair Street with this site specifically identified as an underutilized parcel. The newly adopted downtown height ordinance supports the ability to develop 4/8 stories on this site provided the building meets the 3/6 story overall height (46'/88') and supplies a 50% of the bonus floor area as units for affordable housing (60% AMI).

Maximum Building Height Map (Zoning Code):



First Settlement Neighborhood Plan (1995)

The First Settlement Neighborhood Plan (1995) calls for higher density residential along arterial streets with this site specifically identified (R7) for higher density residential development.

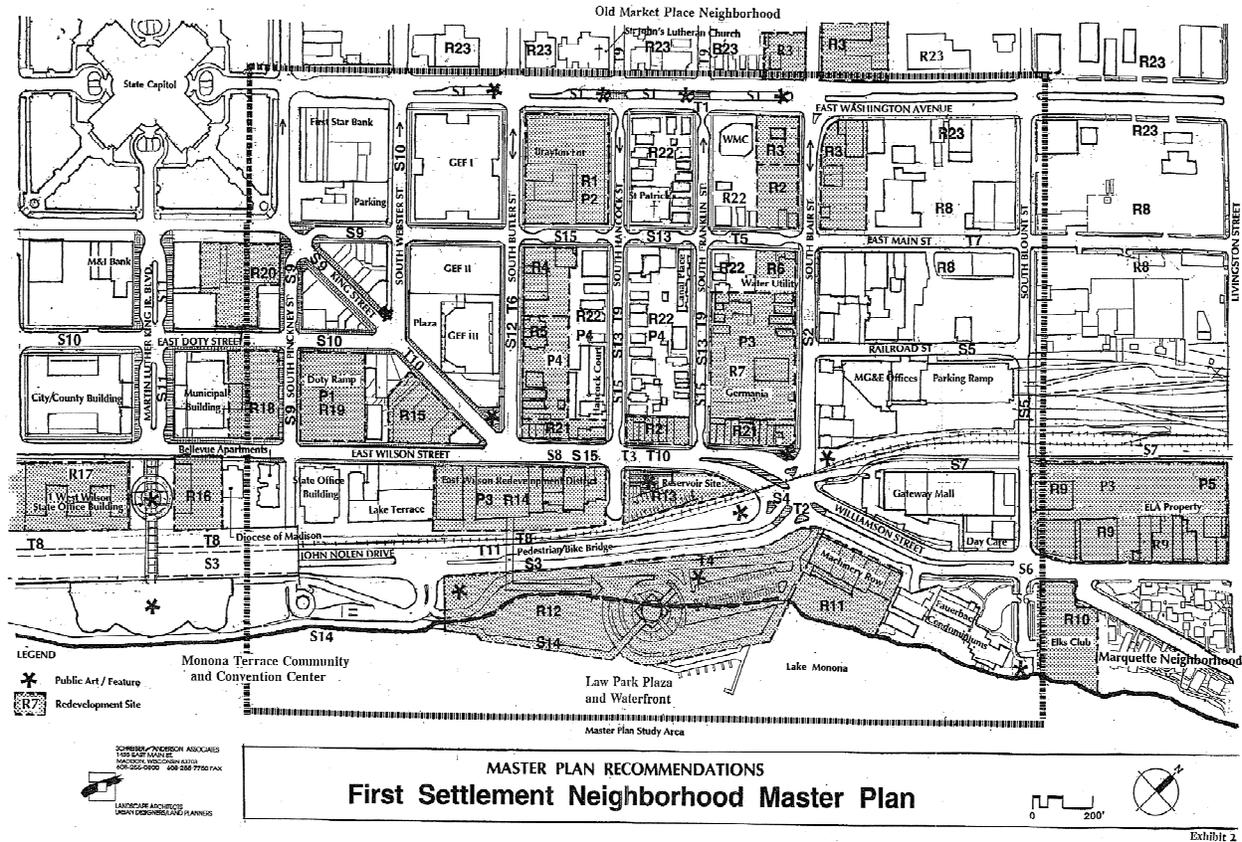
“Several sites within the First Settlement Neighborhood including R1, R7, R9, and R14 have strategic importance. These sites are large mixed-use redevelopment sites that can determine the future character of the neighborhood and downtown. The highest and best use of these sites for parking, redevelopment, streetscape and visual character will not be achieved unless they are planned comprehensively.

Several sites have a potential for higher density and higher rise development. These sites are appropriate for higher density development because they adjoin and are linked to major transportation corridors, they adjoin existing higher density developments such as the state office building complex on Butler Street and/or they are valuable lakefront sites such as the E. Wilson Street frontage.

R7 Germania Development

Strategic mixed-use redevelopment site for the neighborhood and downtown. Higher density residential development along Blair Street with landscape setbacks. Structured parking with the

potential to provide both public and private parking. Potential to integrate proposed Alamo Court development and water utility site into larger redevelopment project. Potential neighborhood retail related to E Wilson Street frontage. Coordinated urban design and open space framework to establish a unified development. Design to compliment historic character of the neighborhood and maximize views to Lake Monona and State Capitol.”



First Settlement Local Historic District

The residential portion of the project is located on the edge of the First Settlement Local Historic District and will require Certificates of Appropriateness for the dissolution of existing underlying lot lines and architectural of the site. The Blair Street frontage forms the boundary between the First Settlement Historic District and the Third Lake Ridge Historic District. This street corridor presents a different architectural and functional aesthetic than the bulk of the historic district within which a majority of the contributing buildings are single family or two unit homes

The design team has worked closely with City Staff to develop a design approach that draws from the character of the district and corridor to form an architectural transition between the adjoining districts, while developing a critical non-contributing surface parking lot.

Project Goals

The goals of this project are to provide more needed market rate housing and affordable housing supply to the neighborhood and city, provide more needed hotel rooms for visiting patrons, and to re-activate the site as a thriving and active location in Downtown Madison.

Design Approach

Three Building Approach

The project is designed to fit into the neighborhood context through the creation of three distinct buildings; a new residential building along Blair Street, a new hotel fronting onto East Wilson Street that integrates the contributing facades of 506/508 East Wilson & 518 East Wilson Street, and the preserved Hotel Ruby Marie. Using this approach, the residential building matches the width of the Germania Condominium with significant building breaks between the residential building and the hotels fronting onto East Wilson.

Building Height

The proposed buildings meet the Comprehensive Plan and Downtown Height Plan designation for the site. The residential building is designated for 6 stories/88' along Blair and Wilson Street with a stepdown to 4 (46') stories along the Germania Condominiums. The residential building utilize the recently standards detailed in the downtown height ordinance to facilitate a 4/8 story format through the delivery of affordable housing. The East Wilson Street hotel will follow the 6 story height recommendation.

The surrounding Blair Street context includes 2 story residential, 3 story residential, The Hotel Ruby Marie at 3 stories, and 2-6 story commercial uses.

Building Character

Both new buildings feature step backs and design details to reflect the adjoining architectural datum and character of the Blair street commercial/arterial corridor, incorporating materials and elements from the neighborhood while creating new vibrant additions to the urban fabric with unique design and durable materials.

Historic Standards

We are crafting an architectural response that will blend into the surrounding neighborhood and complies with the Historic Standards for New Structures from Subchapter 41G with a variance for alternative design to reflect the sites placement at the edge of the district adjacent to the Third Lake Ridge Historic District. To date, we have met with the City Landmarks and UDC Staff on several occasions to review our compliance trajectory and have had many productive conversations that have resulted in design decisions, which are illustrated in this submittal. This site is unique within the district as the only large non-conforming surface parking lot; and while the development of the site will facilitate a larger scale building, the design is informed by the neighborhood context along Blair Street to create a building that incorporates many architectural and functional components from the neighborhood.

See Exhibit E: Certificate of Appropriateness/Variance Request for detailed descriptions of the request.

Living Street

Vehicular access for the project is designed as a multi-modal "living street" designed to create outdoor dining, balanced pedestrian & vehicular access, outdoor open space, and a unique urban environment.

Project Summary

The proposed project creates much needed housing and new hospitality uses along Blair Street (and the future John Nolen Lakeshore eastern entrance) while preserving the historic Hotel Ruby Marie.

Proposed Use:

Multi-Family Housing	178 units (195 bedrooms)
Hotel/Mixed Use	100 rooms
Hotel Ruby Marie	Existing

Affordable Housing:

The project utilizes the downtown height definition to facilitate additional housing through the voluntary delivery of 39 affordable housing units (60% AMI) within the building. These units will occur on every level of the residential building and range in size from micro to 2 bedroom units. Implementation of the affordable units will be subject to a separate 30 year Land Use Restriction (LURA) recorded against the property.

Calculation:

Bonus Floor Area	40,308 square feet
3 Floor/46' Designated Area:	4,956 square feet
6 Floor/88' Designated Area:	35,362 square feet
Affordable Unit Square Footage:	20,154 (50.04% of bonus area)
Affordable Unit Count:	39 units

Access/Parking:

The project features a living street access for vehicles and deliveries with pedestrian lobbies fronting onto Blair Street and East Wilson. The living street is designed to accommodate vehicles, deliveries, pedestrians and bicycles with a unique multi-purpose design that is accessed from a one-way entrance on Franklin Street and a two-way entrance onto South Blair Street.

Vehicle parking is delivered for residents, hotel guests, and employees through the structured parking within the residential building.

Bicycle access and storage is spread throughout the project to deliver secured parking options for tenants with ample bike storage capacity in close proximity and easily accessible to units and guests.

Vehicle Stalls	<u>Required</u>	<u>Provided</u>
Hotel		
<i>Standard Stalls</i>		38
<i>Compact Stalls</i>		16
	75	54 (Valet)
Residential		
<i>Standard Stalls</i>		142
<i>Compact Stalls</i>		21
<i>ADA</i>		4
	178	167
Total Spaces	253	221*
	*see vehicle parking reduction request	

Bike Stalls	Required	Provided
Hotel	10	12 outdoor 4 indoor
Resident	178	222 (110 structured)
Guest	18	19 outdoor
Total Spaces	187	241

EV Parking Stalls	Required	Provided
Hotel		
EV Ready	10%	6
EV Installed	1%	2
Residential		
EV Ready	10%	18
EV Installed	2%	4

Vehicle Parking Reduction Request:

Hotel Parking Reduction Request

The project requests a reduction of 21 stalls based on the following elements:

- Transit Corridor Proximity to high frequency transit immediately in front of the East Wilson lobby entrance (Routes C and 38) and within close proximity of the East Washington BRT Route
- Off-site parking availability with a public parking lot (East Wilson & Blair Lot) located immediately across the street and less than 1,320 feet as measured by shortest pedestrian route.
- Bicycle substitution offset of 5 stalls (net bike parking increase of 20 stalls)

Residential Parking Reduction

The residential vehicle parking is proposed to be reduced by 11 stalls based on the following elements:

- Bicycle substitution offset of 11 stalls (net bike parking increase of 44 stalls)
- Access to significant off-street and on-street bike routes through the pending construction of the East Wilson bike facilities, the Capital City Bike Path

Lot Coverage: 88%

Loading:

All loading, deliveries, and trash/recycling collection will take place within the site, accessed from the living street. All trash and recycling collection points will be completed enclosed within the buildings.

Usable Open Space:

Usable open space will be delivered through the living street as well as rooftop patios and open space. Additional green roof components are integrated into the residential and hotel buildings for stormwater management purposes.

Open Space Required (10 sq. ft./bedroom, 195 beds): 1,950 sq. ft.

Open Space Provided:

Site level	1,986 sq. ft.
<u>Third Floor rooftop</u>	<u>1,370 sq. ft.</u>
Total	3,357 sq. ft.

Green Roof Supplied:

Planters	2,761 sq. ft.
Residential Building	7,702 sq. ft.
<u>Hotel</u>	<u>5,000 sq. ft.</u>
Total	15,463 sq. ft.

Project Schedule

Initial Staff Meeting	May 17 th
Planning Staff/Landmarks Meeting	June 27 th
Alder Rummel Meeting	July 13 th
CNI: Tim Kamps Meeting	July 20 th
Development Assistance Team Meeting	July 27 th
Initial First Settlement Neighborhood Meeting	August 7 th
Initial Neighborhood Meeting	August 9 th
Demolition Request Notification/ Formal Submittal Notification (CNI)	August 28 th
Landmarks Informational Meeting	September 18 th
UDC Informational Meeting	September 20 th
Staff Meetings	October 3 rd
Staff Meeting	November 14 th
Alder Rummel Meeting	November 30 th
Staff Meetings:	December 5 th
Neighborhood Meeting #2	December 20 th
Staff Meeting:	January 10, 2024
Formal Project Submittal	January 29, 2024
Revised Project Submittal	March 22, 2024

Exhibit A: Project Context Photos:

Blair Street Context:



Wilson Street Context



Franklin Street Context:





Site Context:





Exhibit B: Legal Description

Legal Description (Full Site)

Part of Lots 5, 6, 7, 8 and 9, and all of Lots 10 and 11, Block 115, Original Plat of Madison, located in the SE 1/4 of the SW1/4 of Section 13, T7N, R9E, City of Madison, Dane County, Wisconsin, described as follows: Beginning at the most easterly corner of said Lot 10; thence S46°02'45"W, 221.50 feet; thence N43°49'01"W, 66.08 feet; thence N46°02'45"E, 0.83 feet; thence N43°49'01"W, 16.00 feet; thence S46°02'45"W, 44.83 feet; thence N43°49'01"W, 29.07 feet; thence N46°10'59"E, 58.51 feet; thence N41°41'40"W, 7.93 feet to a point of curve; thence northeasterly on a curve to the right which has a radius of 7.20 feet and a chord which bears N02°14'34"E, 9.99 feet; thence N46°10'59"E, 12.32 feet; thence N43°52'27"W, 204.00 feet; thence N45°54'51"E, 187.27 feet; thence S43°50'17"E, 330.26 feet to the point of beginning. Contains 67,134 sq. ft. (1.54 acres).

Zoning Descriptions:

UMX (Multi-Family)

Part of Lots 5, 6 and 7 and all of Lots 12, 13, and 14, Block 115, Original Plat of Madison, located in the SE 1/4 of the SW1/4 of Section 13, T7N, R9E, City of Madison, Dane County, Wisconsin, described as follows: Beginning at the most easterly corner of said Lot 12; thence S46°02'45"W, 187.15 feet; thence N43°52'27"W, 197.67 feet; thence N45°54'51"E, 187.27 feet; thence S43°50'17"E, 198.10 feet to the point of beginning.

UMX (Hotel)

Part of Lots 8 and 9 and all of Lots 10 and 11, Block 115, Original Plat of Madison, located in the SE 1/4 of the SW1/4 of Section 13, T7N, R9E, City of Madison, Dane County, Wisconsin, described as follows: Beginning at the most easterly corner of said Lot 10; thence S46°02'45"W, 221.50 feet; thence N43°49'01"W, 66.08 feet; thence N46°02'45"E, 0.83 feet; thence N43°49'01"W, 16.00 feet; thence S46°02'45"W, 44.83 feet; thence N43°49'01"W, 29.07 feet; thence N46°10'59"E, 58.51 feet; thence N41°41'40"W, 7.93 feet to a point of curve; thence northeasterly on a curve to the right which has a radius of 7.20 feet and a chord which bears N02°14'34"E, 9.99 feet; thence N46°10'59"E, 12.32 feet; thence N43°52'27"W, 6.33 feet; thence N46°02'45"E, 187.15 feet; thence S43°50'17"E, 132.16 feet to the point of beginning.

Exhibit C: Adopted Plan Standards

Conditional Use Standards

1. *The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, or general welfare.*

The proposal for multi-family housing and commercial uses are consistent with the adopted plans and compatible with the surrounding neighborhood uses, and as such will not impact the health, safety, or general welfare of the existing adjoining uses.

The operation of the site includes sufficient on-site parking given the immediate proximity to robust transit options, access to adjacent off-street bike paths & on-street bike lanes/routes, off-site public parking, and over dedication of bike parking.

2. *The City is able to provide municipal services to the property where the conditional use is proposed, given due consideration of the cost of providing those services.*

The site is well served with readily available municipal services adjacent to the site.

3. *The uses, values and enjoyment of other property in the neighborhood for purposes already established will not be substantially impaired or diminished in any foreseeable manner.*

The proposed project places residential uses adjacent to residential uses and commercial uses are buffered with the living street. The resulting three building approach is consistent with the adopted plans and places the more intensive uses along the adjoining arterial frontages. The scale, massing and design of the proposed buildings complement and positively contribute to the setting buildings within or adjacent to the projects and creates a pleasing visual relationship with them with due consideration to the historic vernacular of the surrounding neighborhoods.

4. *The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.*

The properties along Franklin Street include the Germania Townhomes and vacant commercial sites with existing contributing buildings located along Blair Street. Each of these sites contain either previously developed residential (Germania), commercially viable vacant property or contributing buildings that are not recommended for redevelopment (Blair). In the event that any of these parcels were to redevelop, the development proposed for this site would not preclude development or improvement of the surrounding properties.

5. *Adequate utilities, access roads, drainage, parking supply, internal circulation improvements, including but not limited to vehicular, pedestrian, bicycle, public transit and other necessary site improvements have been or are being provided.*

The proposal incorporates the necessary site improvements to support the project.

6. *Measures, which may include transportation demand management (TDM) and participation in a transportation management association have been or will be taken to provide adequate ingress and egress, including all off-site improvements, so designed as to minimize traffic congestion and to ensure public safety and adequate traffic flow, both on-site and on the public streets.*

The project submittal includes the City of Madison TDMP spreadsheet, illustrating that the project meets the required transportation components.

7. *The conditional use conforms to all applicable regulations of the district in which it is located.*
The project meets the standards of the UMX zoning district and downtown plan.
8. *When applying the above standards to an application by a community living arrangement, the Plan Commission shall:*
Not Applicable.
9. *When applying the above standards to any new construction of a building or an addition to an existing building the Plan Commission shall find that the project creates an environment of sustained aesthetic desirability compatible with the existing or intended character of the area and the statement of purpose for the zoning district. In order to find that this standard is met, the Plan Commission may require the applicant to submit plans to the Urban Design Commission for comment and recommendation. (Am. by ORD-14-00030, 2-18-14)*
The project has been presented for informational review with the Urban Design Commission (September 20, 2023) to gather input on the design direction and will seek UDC approval as part of the review of the project.
10. *When applying the above standards to an application for a reduction in off-street parking requirements, the Plan Commission shall consider and give decisive weight to all relevant facts, including but not limited to, the availability and accessibility of alternative parking; impact on adjacent residential neighborhoods; existing or potential shared parking arrangements; number of residential parking permits issued for the area; proximity to transit routes and/or bicycle paths and provision of bicycle racks; the proportion of the total parking required that is represented by the requested reduction; the proportion of the total parking required that is decreased by Sec. 28.141. The characteristics of the use, including hours of operation and peak parking demand times design and maintenance of off-street parking that will be provided; and whether the proposed use is now or a small addition to an existing use.*
The proposal seeks a conditional use approval to reduce the off-street parking requirement as the site is well served with pedestrian and bicycle routes and transit service, as illustrated by the submitted TDMP spreadsheet. The project also over dedicates bike parking to offset the reduction in vehicular parking, in keeping with the urban context.
11. *When applying the above standards to telecommunication facilities, the Plan Commission shall consider the review of the application by a professional engineer required by Sec. 28.143.*
Not Applicable.
12. *When applying the above standards to an application for height in excess of that allowed in the district, the Plan Commission shall consider recommendations in adopted plans; the impact on surrounding properties, including height, mass, orientation, shadows and view; architectural quality and amenities; the relationship of the proposed building(s) with adjoining streets, alleys, and public rights of ways; and the public interest in exceeding the district height limits.*
Not applicable.
13. *When applying the above standards to lakefront development under Sec. 28.138, the Plan Commission shall consider the height and bulk of principal buildings on the five (5) developed lots or three hundred (300) feet on either side of the lot with the proposed development.*
Not applicable.

14. When applying the above standards to an application for height in excess of that allowed by Section 28.071(2)(a) Downtown Height Map for a development located within the Additional Height Areas identified in Section 28.071(2)(b), the Plan Commission shall consider the recommendations in adopted plans, and no application for excess height shall be granted by the Plan Commission unless it finds that all of the following conditions are present:

- a. The excess height is compatible with the existing or planned (if the recommendations in the Downtown Plan call for changes) character of the surrounding area, including but not limited to the scale, mass, rhythm, and setbacks of buildings and relationships to street frontages and public spaces.
- b. The excess height allows for a demonstrated higher quality building than could be achieved without the additional stories.
- c. The scale, massing and design of new buildings complement and positively contribute to the setting of any landmark buildings within or adjacent to the projects and create a pleasing visual relationship with them.
- d. For projects proposed in priority viewsheds and other views and vistas identified on the Views and Vistas Map in the City of Madison Downtown Plan, there are no negative impacts on the viewshed as demonstrated by viewshed studies prepared by the applicant.
Not applicable.

15. When applying the above standards to an application to redevelop a site that was occupied on January 1, 2013 by a building taller than the maximum building height allowed by [Section 28.071\(2\)\(a\) Downtown Height Map](#), as provided by [Section 28.071\(2\)\(a\)1.](#), no application for excess height shall be granted by the Plan Commission unless it finds that all the following additional conditions are also present:

- a. The new building is entirely located on the same parcel as the building being replaced.
- b. The new building is not taller in stories or in feet than the building being replaced.
- c. The new building is not larger in total volume than the building being replaced.
- d. The new building is consistent with the design standards in [Section 28.071\(3\)](#) and meets all of the dimensional standards of the zoning district other than height.
- e. The Urban Design Commission shall review the proposed development and make a recommendation to the Plan Commission.

Not applicable.

16. When applying the above standards to an application for limited production and processing use, the Plan Commission shall consider the effect of such a use on the surrounding properties, including the effects of odors, noise, vibration, glare, hours of operation, and other potential side effects of a manufacturing process. (Cr. by ORD-15-00124, 11-11-15)

Not Applicable

Exhibit D: Downtown Design Guidelines

Site Design + Building Placement

Orientation

The project creates a strong and permeable street wall with minimal setback along South Blair Street and East Wilson. Useable primary entrances front out to each street frontage to reinforce activity and transparency along the expanded South Blair Street sidewalk and retained commercial orientation of East Wilson Street. Services uses and vehicular parking are accessed through the living street and oriented internally within the site.

Access + Circulation

The site parking and loading is accessed through the “living street” spanning from a one-way inbound entrance from Franklin Street to a two-way entrance off South Blair Street. This configuration helps centralize vehicular circulation and access to the shared structured parking within the residential building and enclosed loading areas while incorporating additional bike and pedestrian facilities throughout the site.

Usable Open Space -Residential Development

The project offers residents both balcony and roof top useable open space with a variety of activity areas for the residential building; as well as outdoor patio areas for the hotel guests and employees. The living street is designed to be multi-functional open space that accommodates vehicles, but embraces opportunities for pedestrian use.

Landscaping

The landscape design of the ground level offers urban foundation plantings, expanded sidewalk/terrace area, and buffers from adjoining developments. The overall design seeks to bring color & texture to the streetscape by using landscape and hardscape to further define commercial/public vs. residential/private entrances to the building.

Lighting

Building lighting is proposed to provide appropriate levels of light while maintaining the character of the neighborhood.

Architecture

Massing

The residential building is designed to position the taller/wider section of the building along Blair Street, reinforcing the arterial corridor and pulling the larger mass of the building to the edge of the First Settlement District. This is consistent with the context of Blair Street which features a more urban configuration with buildings that feature a shorter (adjoining residential) or no front yard setbacks (Hotel Ruby Marie & MG&E facilities). The building design utilizes an increased street terrace/sidewalk to pull the lower section of the building into a closer relationship with the adjoining homes on Blair Street with the upper section of the building placed in alignment with the front facades of the adjoining homes. This creates a varied series of setbacks along Blair Street from the 0' setback for Hotel Ruby Marie, to the proposed building, adjoining homes and the building at the corner of Main Street; consistent with the varied building setbacks found throughout the First Settlement District.

The utilization of a U-shaped design and a step down in height presents the lower height and narrower edges of the building to the west as it transitions to the neighborhood. This design also screens the rooftop amenity space from view from the adjoining streets.

The hotel building incorporates a series of setbacks above the reincorporated contributing facades to provide both horizontal and vertical articulation and variety along the East Wilson streetscape.

Both buildings utilize a base/middle/top approach to reinforce the pedestrian streetscape and create a varied architectural expression.

Building Components

The residential buildings follows the downtown plan recommendations and staff discussions to create an overall mass that steps back from Blair Street with a lower street level expression and 2 upper-story setbacks along Blair Street which focuses the historic precedent along the sidewalk with the larger building mass stepped back in line with the adjoining residential facades.

The hotel places activated uses along the entire frontage of East Wilson and a blend of complimentary vertical expressions at the upper floors to create visual interest and a varied sequence of massing.

Visual Interest

The overall design of the building, based on UDC, Landmarks, and Staff feedback, creates a varied and articulated expression along all sides of the buildings with different treatments along both streets.

Door and Window Openings

Windows, doors, and awnings visible from the ROW and surrounding context are designed to be compatible with the surrounding context.

Building Materials

Materials on the primary and secondary facades are designed to be in alignment with the character and materiality of the Blair Street transition between the two historic districts.

Terminal Views and Highly-Visible Corners

The Hotel Ruby Marie will be retained at the corner of East Wilson and South Blair, with the balance of the project extending a complimentary architectural treatment that reinforces the pedestrian realm while offering unique expressions along both streets; designed to be in keeping with the historic fabric of the neighborhood.

Awnings and Canopies

Not applicable.

Signage

Signage for the building will be integrated into the project through future submittals and will be consistent with the signage ordinance.

CITY OF MADISON LAND USE APPLICATION

WILSON + BLAIR DEVELOPMENT

506 / 508 / 510 / 514 / 516 / 518 E Wilson
134 / 140 / 148 S Blair St

KAHLER SLATER PROJECT: 223014.00
03/22/2024



GENERAL SHEET INDEX

SHEET NUMBER	SHEET NAME
G000	COVER SHEET

CIVIL SHEET INDEX

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C000	NOTES AND LEGENDS
C100	EXISTING CONDITIONS PLAN
C200	DEMOLITION PLAN
C300	OVERALL SITE PLAN
C301	SITE PLAN - N. BLAIR STREET
C302	SITE PLAN - E. WILSON STREET
C400	OVERALL GRADING PLAN
C401	GRADING PLAN - N. BLAIR STREET
C402	GRADING PLAN - E. WILSON STREET
C403	EROSION CONTROL PLAN
C500	UTILITY PLAN
C600	FIRE ACCESS PLAN

LANDSCAPE SHEET INDEX

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L102	HOTEL ROOF LANDSCAPE PLAN
L200	LANDSCAPE NOTES

ARCHITECTURAL SHEET INDEX - RESI

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A0100	ARCHITECTURAL SITE PLAN
A100L2	LOWER LEVEL 2 PLAN
A100L1	LOWER LEVEL 1 PLAN
A101	FIRST FLOOR PLAN
A102	SECOND FLOOR PLAN
A103	THIRD FLOOR PLAN
A104	FOURTH FLOOR PLAN
A105	FIFTH FLOOR PLAN
A106	TYPICAL FLOOR PLAN (6-7)
A107	8TH FLOOR PLAN
A108	ROOF PLAN
A201	EXTERIOR ELEVATION
A202	EXTERIOR ELEVATION
A203	EXTERIOR ELEVATION
A204	EXTERIOR ELEVATION
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A291	EXTERIOR RENDERINGS
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A110H	HOTEL - BASMENT FLOOR PLAN
A111H	HOTEL - 1ST FLOOR PLAN
A112H	HOTEL - 2ND FLOOR PLAN
A113H	HOTEL - 3RD FLOOR PLAN
A114H	HOTEL - TYPICAL FLOOR PLAN (4-6)
A115H	HOTEL - ROOF PLAN
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A212H	HOTEL - EXTERIOR ELEVATIONS
A213H	HOTEL - EXTERIOR ELEVATIONS
A300H	HOTEL - BUILDING SECTIONS

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CITY OF MADISON LAND USE APPLICATION

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Sheet Title
COVER SHEET

GENERAL NOTES:

- 1. THE LOCATION OF EXISTING UTILITIES, BOTH UNDERGROUND AND OVERHEAD ARE APPROXIMATE ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT, BEFORE COMMENCING WORK, AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES. THE CONTRACTOR SHALL ALSO VERIFY TOPOGRAPHIC INFORMATION PRIOR TO STARTING CONSTRUCTION.

DEMOLITION NOTES:

- 1. CONTRACTOR SHALL KEEP ALL CITY STREETS FREE AND CLEAR OF CONSTRUCTION RELATED DIRT/DUST/DEBRIS.
- 2. COORDINATE EXISTING UTILITY REMOVAL/ABANDONMENT WITH LOCAL AUTHORITIES AND UTILITY COMPANIES HAVING JURISDICTION.
- 3. ALL SAWCUTTING SHALL BE FULL DEPTH TO PROVIDE A CLEAN EDGE TO MATCH NEW CONSTRUCTION. MATCH EXISTING ELEVATIONS AT POINTS OF CONNECTION FOR NEW AND EXISTING PAVEMENT, CURB, SIDEWALKS, ETC. ALL SAWCUT LOCATIONS SHOWN ARE APPROXIMATE AND MAY BE FIELD ADJUSTED TO ACCOMMODATE CONDITIONS, JOINTS, MATERIAL TYPE, ETC. REMOVE MINIMUM AMOUNT NECESSARY FOR INSTALLATION OF PROPOSED IMPROVEMENTS.

RIGHT-OF-WAY NOTES:

- 1. ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY AND ALL PUBLIC IMPROVEMENTS NECESSARY TO SERVE THE PROJECT ARE TO BE COMPLETED PER THE CITY/DEVELOPER AGREEMENT AND THE CITY ISSUED PLANS, CONTRACT NO. _____, PROJECT # _____
- 2. THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANYTIME PER THE RECOMMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPTS.

SITE PLAN NOTES:

- 1. CONCRETE TO BE 5" THICK, CONSTRUCTED ON A BASE OF 4" COMPACTED SAND OR CRUSHED STONE.
- 2. CONCRETE FOR DRIVEWAYS AND SIDEWALK AT DRIVEWAY ENTRANCES SHALL BE 7" THICK, CONSTRUCTED ON A BASE OF 5" COMPACTED SAND OR CRUSHED STONE.
- 3. ALL DIMENSIONS WITH CURB & GUTTER ARE REFERENCED TO THE FACE OF CURB.
- 4. CONTRACTOR SHALL DEEP TILL ANY DISTURBED AREAS AFTER CONSTRUCTION IS COMPLETE AND BEFORE RESTORING.
- 5. CONTRACTOR TO OBTAIN ANY NECESSARY DRIVEWAY CONNECTION, RIGHT OF WAY AND EXCAVATION PERMITS PRIOR TO CONSTRUCTION.

GRADING NOTES:

- 1. CONTOURS ARE SHOWN FOR PURPOSES OF INDICATING ROUGH GRADING. FINAL GRADE SHALL BE ESTABLISHED ON PAVED SURFACES BY USING SPOT GRADES ONLY.
- 2. ALL GRADES SHOWN REFERENCE FINISHED ELEVATIONS.
- 3. CROSS SLOPE OF SIDEWALKS SHALL BE 2.0% UNLESS OTHERWISE NOTED.
- 4. LONGITUDINAL GRADE OF SIDEWALK RAMPS SHALL NOT EXCEED 8.33% (1:12) AND SHALL BE IN ACCORDANCE WITH ADA REQUIREMENTS.
- 5. LONGITUDINAL GRADE OF SIDEWALK SHALL NOT EXCEED 5.0% OR THE ADJACENT STREET GRADE WHICHEVER IS GREATER.

UTILITY NOTES:

- 1. CONTRACTOR SHALL OBTAIN ANY NECESSARY WORK IN RIGHT OF WAY, EXCAVATION, UTILITY CONNECTION, PLUGGING AND ABANDONMENT PERMITS PRIOR TO CONSTRUCTION.
- 2. CONTRACTOR TO VERIFY EXISTING UTILITY LOCATIONS AND ELEVATIONS PRIOR TO STARTING WORK.
- 3. SANITARY & STORM SEWER LENGTHS SHOWN ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE. STORM SEWER END SECTIONS ARE INCLUDED IN THE LENGTH AND SLOPE OF THE PIPE.
- 4. CONTRACTOR SHALL INVESTIGATE ALL UTILITY CROSSINGS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY CONFLICTS.
- 5. CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING ALL UTILITY STRUCTURES TO FINISHED GRADE (MANHOLE RIMS, WATER VALVES, AND CURB STOPS), IF NECESSARY.
- 6. FOR ALL SEWER AND WATER MAIN CROSSINGS: PROVIDE MINIMUM 18" SEPARATION WHEN WATER MAIN CROSSES BELOW SEWER AND MINIMUM 6" SEPARATION WHEN WATER MAIN CROSSES ABOVE SEWER.

TOPOGRAPHIC LINEWORK LEGEND

Table with 2 columns: Symbol and Description. Includes symbols for underground/overhead cable, fiber optic, telephone, retaining walls, fences, utility lines, contours, and wetlands.

DEMOLITION PLAN LEGEND

Table with 2 columns: Symbol and Description. Includes symbols for curb and gutter removal, asphalt, concrete, building, tree, and utility structure removal.

TOPOGRAPHIC SYMBOL LEGEND

Table with 2 columns: Symbol and Description. Includes symbols for bollards, flag poles, mailboxes, monitoring wells, signs, parking meters, curbs, endwalls, field inlets, cleanouts, roof drains, manholes, tracers, cleanouts, vents, tracers, hydrants, fire connections, valves, stops, wells, manholes, wire boxes, gas valves, meters, pedestals, down guys, electric manholes, pedestals, transformers, meters, guy poles, light poles, generic lights, utility poles, TV manholes, TV pedestals, telephone manholes, pedestals, unidentified manholes, utility vaults, handicap parking, traffic signals, shrubs, trees, borings, and ADA detectable warning fields.

SURVEY LEGEND

Table with 2 columns: Symbol and Description. Includes symbols for benchmarks, found chiseled corners, public land corners, found nails, iron pipes, P.K. nails, iron rods, railroad spikes, set nails, fire hydrants, P.K. nails, iron rods, railroad spikes, and general control points.

SITE PLAN LEGEND

Table with 2 columns: Symbol and Description. Includes symbols for property boundaries, curbs, fences, concrete, pavement, patio pavers, signs, light poles, bollards, ADA detectable warning fields, and handicap parking.

ABBREVIATIONS

Table with 2 columns: Symbol and Description. Includes abbreviations for top of curb, finished floor, flow line, top of walk, top of wall, and bottom of wall.

GRADING LEGEND

Table with 2 columns: Symbol and Description. Includes symbols for major/minor contours, proposed contours, railroad spikes, ditch centerlines, silts, disturbed limits, berms, drainage directions, spot elevations, stone weepers, velocity checks, inlet protection, erosion mats, pipe insulation, gas mains, electric services, and rip rap.

PROPOSED UTILITY LEGEND

Table with 2 columns: Symbol and Description. Includes symbols for storm/sewer pipes, manholes, endwalls, curbs, inlets, field inlets, roof drains, sanitary sewer pipes, lateral pipes, manholes, cleanouts, water mains, lateral pipes, fire hydrants, water valves, curbs, and water valve manholes.

ABBREVIATIONS

Table with 2 columns: Symbol and Description. Includes abbreviations for storm manhole, field inlet, curb inlet, catch basin, endwall, and sanitary manhole.

Revisions

CITY OF MADISON LAND USE APPLICATION

SCOPE DOCUMENTS

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NOTES AND LEGENDS

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EXISTING CONDITIONS
PLAN

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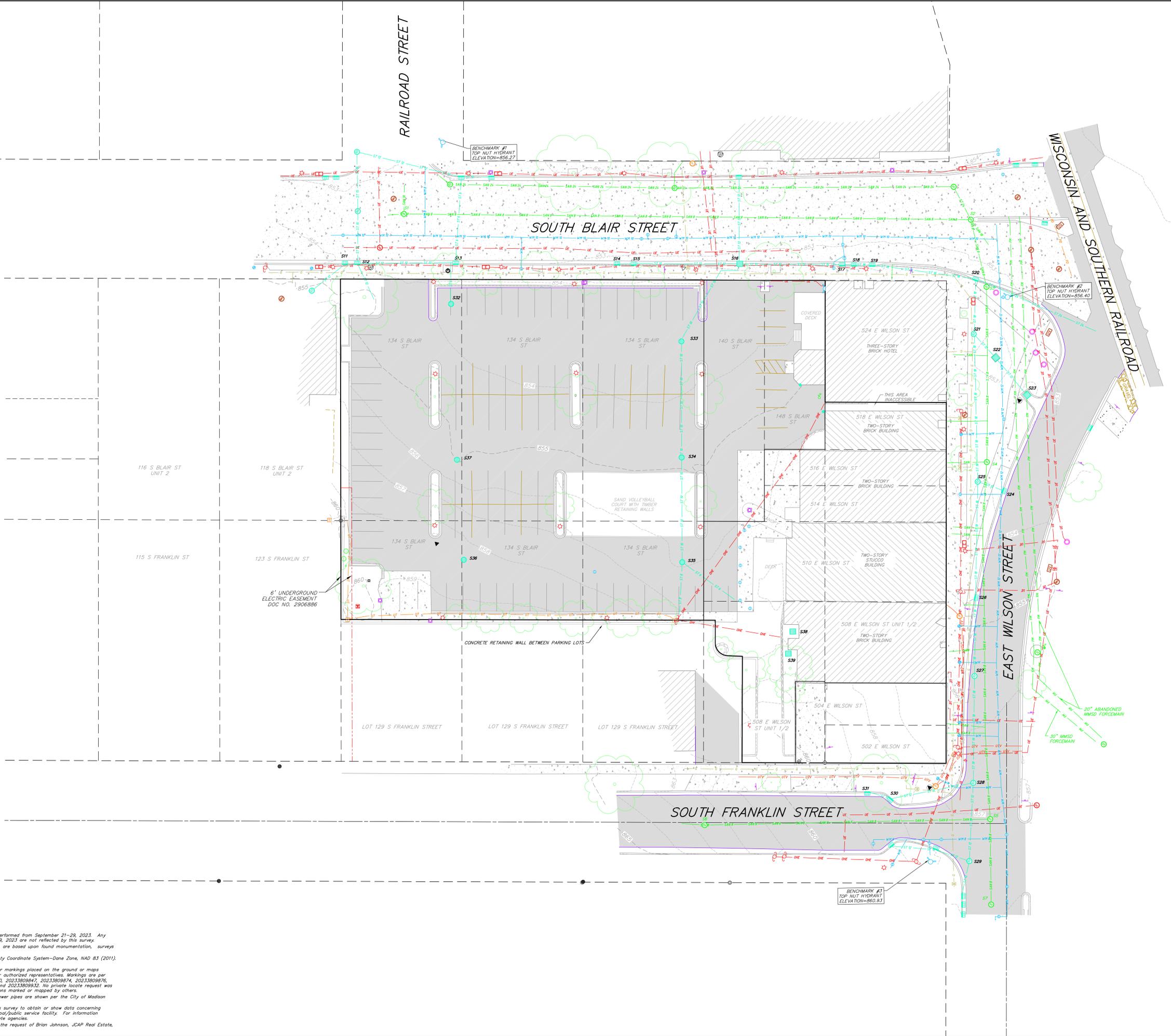
Sheet No.
C100

NAME	TYPE	RIM	INVERT	DIRECTION
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			850.09	W
S12	CIN	854.23	850.73	NW
			850.74	S
			850.43	NE
			850.85	SW
S13	CIN	853.77	850.90	N
			851.49	SW
S14	CIN	853.25	850.67	SE
S15	CIN	853.23	850.64	NW
			850.47	SE
S16	FNR	852.78	849.55	NW
			849.47	SE
			849.51	NE
			849.89	W
S17	CIN	852.83	849.90	NW
			848.75	SE
S18	CIN	852.90	848.57	NW
			848.50	SE
S19	CIN	852.92	848.53	NW
			848.49	SE
S20	CIN	853.17	848.58	NW
			848.26	SE
			848.31	SW
S21	STMH	853.09	849.40	CENTER
S22	FNR	852.15	847.71	N
			847.70	S
S23	FNR	852.33	850.04	N
S24	CIN	853.73	851.09	NW
S25	STMH	853.81	849.81	NE-SW
S26	CIN	854.95	850.31	CENTER
S27	STMH	855.35	850.59	NE
			850.60	SW
S28	STMH	856.55	850.99	NE
			853.38	SW
			852.80	SE
S29	STMH	857.41	853.14	NE
S30	CIN	858.38	855.52	NW
			855.51	SE
S31	CIN	858.64	855.56	SE
			848.53	NW
S32	FIN	853.25	852.25	NE
S33	FIN	853.28	852.02	SW
			851.07	E
S34	FIN	854.85	852.80	CENTER
S35	FIN	855.01	853.06	NE
			854.21	S
			853.81	SW
S36	FIN	854.56	-	SILTED IN
S37	FIN	854.04	-	SILTED IN
S38	FNR	861.04	-	YARD INL.
S39	FNR	860.63	-	YARD INL.

NAME	TYPE	RIM	INVERT	DIRECTION
S1	SMH	853.56	843.56	NW
			843.50	NE
			843.40	SE
S2	SMH	853.34	840.79	N
			840.72	S
			842.06	NW
			842.42	SW
S3	SMH	853.22	842.88	NE
			842.68	SW
			846.62	SW
S4	SMH	853.63	846.72	NE
			846.75	SW
			846.85	NW
S5	SMH	856.99	848.15	NE
			848.25	SW
			849.39	NW
S6	SMH	862.80	853.14	SE
			853.09	NW
S7	SMH	857.72	849.56	NE
			850.42	SW

NOTES:

- This survey is based upon field survey work performed from September 21-29, 2023. Any changes in site conditions after September 29, 2023 are not reflected by this survey.
- The existing property lines shown on this plan are based upon found monumentation, surveys of record and the recorded deeds.
- This map is referenced to the Wisconsin County Coordinate System-Dane Zone, NAD 83 (2011). Elevations are based upon MADS datum.
- All underground utilities have been located per markings placed on the ground or maps provided by the utilities (owners) and/or their authorized representatives. Markings are per Digger's Hotline tickets numbers 20233809840, 20233809847, 20233809874, 20233809876, 20233809908, 20233809911, 20233809927, and 20233809932. No private locate request was made. Vierbicher does not warrant the locations marked or mapped by others.
- Sewer and water structures were surveyed. Sewer pipes are shown per the City of Madison utilities website.
- No attempt has been made as a part of this survey to obtain or show data concerning condition, or capacity of any utility or municipal/public service facility. For information regarding these utilities contact the appropriate agencies.
- This existing conditions plan was prepared at the request of Brian Johnson, JCAP Real Estate, 212 Barstow Street, Eau Claire, WI 54601.



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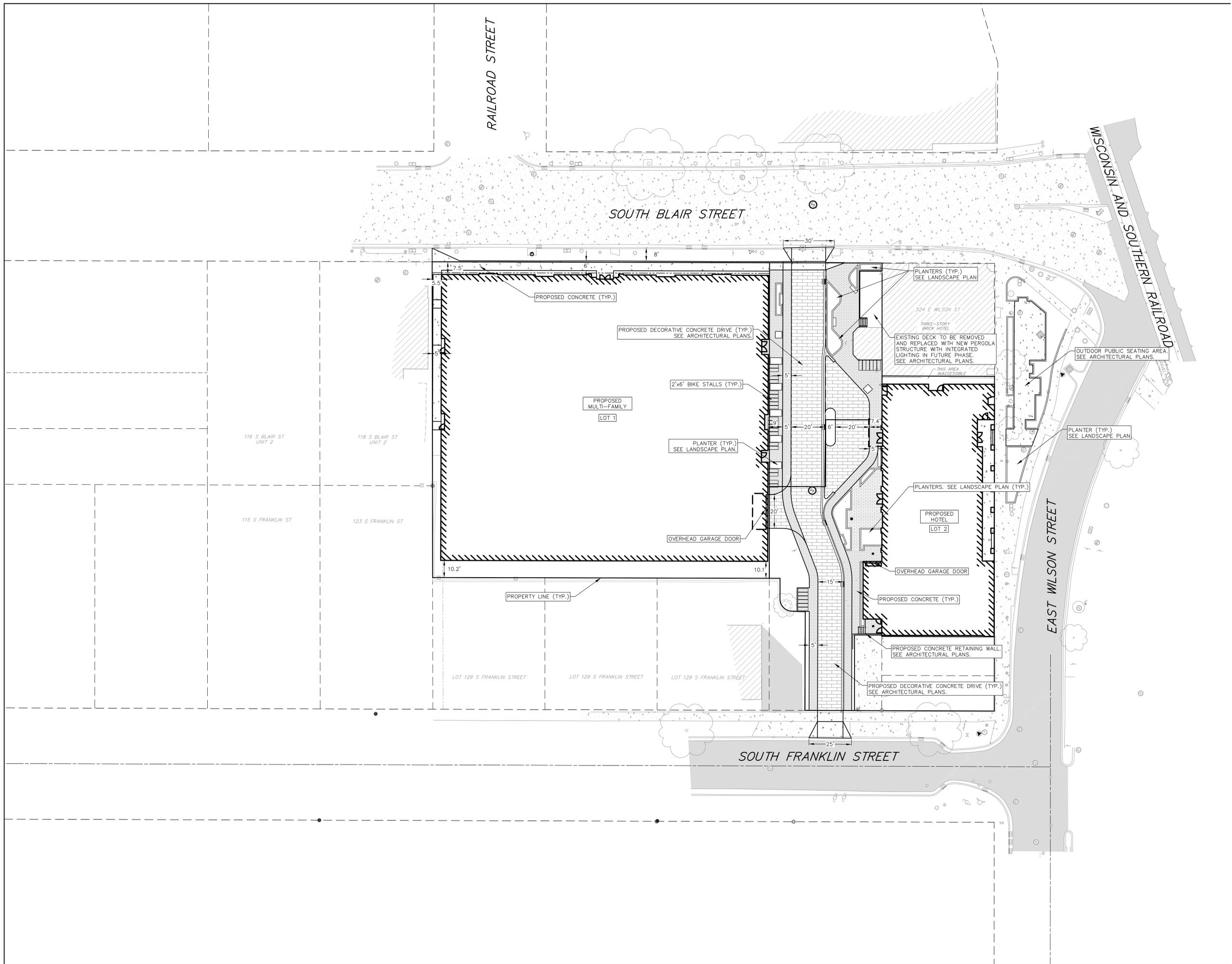
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OVERALL SITE PLAN

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Sheet No.
C300



RAILROAD STREET

SOUTH BLAIR STREET

WISCONSIN AND SOUTHERN RAILROAD

EAST WILSON STREET

SOUTH FRANKLIN STREET

116 S BLAIR ST
UNIT 2

118 S BLAIR ST
UNIT 2

115 S FRANKLIN ST

123 S FRANKLIN ST

LOT 129 S FRANKLIN STREET

LOT 129 S FRANKLIN STREET

LOT 129 S FRANKLIN STREET

PROPOSED CONCRETE (TYP.)

PROPOSED DECORATIVE CONCRETE DRIVE (TYP.)
SEE ARCHITECTURAL PLANS.

PROPOSED MULTI-FAMILY
LOT 1

2'x6' BIKE STALLS (TYP.)

PLANTER (TYP.)
SEE LANDSCAPE PLAN.

OVERHEAD GARAGE DOOR

PROPERTY LINE (TYP.)

PLANTERS (TYP.)
SEE LANDSCAPE PLAN

EXISTING DECK TO BE REMOVED
AND REPLACED WITH NEW PERGOLA
STRUCTURE WITH INTEGRATED
LIGHTING IN FUTURE PHASE.
SEE ARCHITECTURAL PLANS.

OUTDOOR PUBLIC SEATING AREA.
SEE ARCHITECTURAL PLANS.

PLANTER (TYP.)
SEE LANDSCAPE PLAN

PLANTERS. SEE LANDSCAPE PLAN (TYP.)

PROPOSED HOTEL
LOT 2

OVERHEAD GARAGE DOOR

PROPOSED CONCRETE (TYP.)

PROPOSED CONCRETE RETAINING WALL
SEE ARCHITECTURAL PLANS.

PROPOSED DECORATIVE CONCRETE DRIVE (TYP.)
SEE ARCHITECTURAL PLANS.

524 E WILSON ST

THREE-STORY
BRICK HOTEL

THIS AREA
INACCESSIBLE

SOUTH BLAIR STREET

PROPOSED SIDEWALK AND NO-BUILD EASEMENT

PLANTER (TYP.)
SEE LANDSCAPE PLAN

EXISTING DECK TO BE REMOVED
AND REPLACED WITH NEW PERGOLA
STRUCTURE WITH INTEGRATED
LIGHTING IN FUTURE PHASE.
SEE ARCHITECTURAL PLANS.

PROPOSED DECORATIVE CONCRETE SIDEWALK (TYP.)
SEE ARCHITECTURAL PLANS

PLANTER (TYP.)
SEE LANDSCAPE PLAN

PROPOSED DECORATIVE CONCRETE DRIVE (TYP.)
SEE ARCHITECTURAL PLANS

18" MOUNTABLE CURB AND GUTTER (TYP.)

PLANTER (TYP.)
SEE LANDSCAPE PLAN

(6) 2'x6' BIKE STALLS

PROPOSED CONCRETE (TYP.)

PLANTER (TYP.)
SEE LANDSCAPE PLAN

(4) 2'x6' BIKE STALLS

(5) 2'x6' BIKE STALLS

(5) 2'x6' BIKE STALLS

(2) 2'x6' BIKE STALLS

VALLEY GUTTER (TYP.)

ENTRY CANOPY

PROPOSED MULTI-FAMILY
LOT 1

(4) 2'x6' BIKE STALLS

GARAGE DOOR

PROPOSED HOTEL
LOT 2

PLANTER (TYP.)
SEE LANDSCAPE PLAN

18" MOUNTABLE CURB AND GUTTER (TYP.)

10.2'

(6) 2'x6' BIKE STALLS

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CITY OF MADISON LAND USE
APPLICATION

SCOPE DOCUMENTS

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WILSON + BLAIR
DEVELOPMENT

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Sheet Title
SITE PLAN - N. BLAIR
STREET

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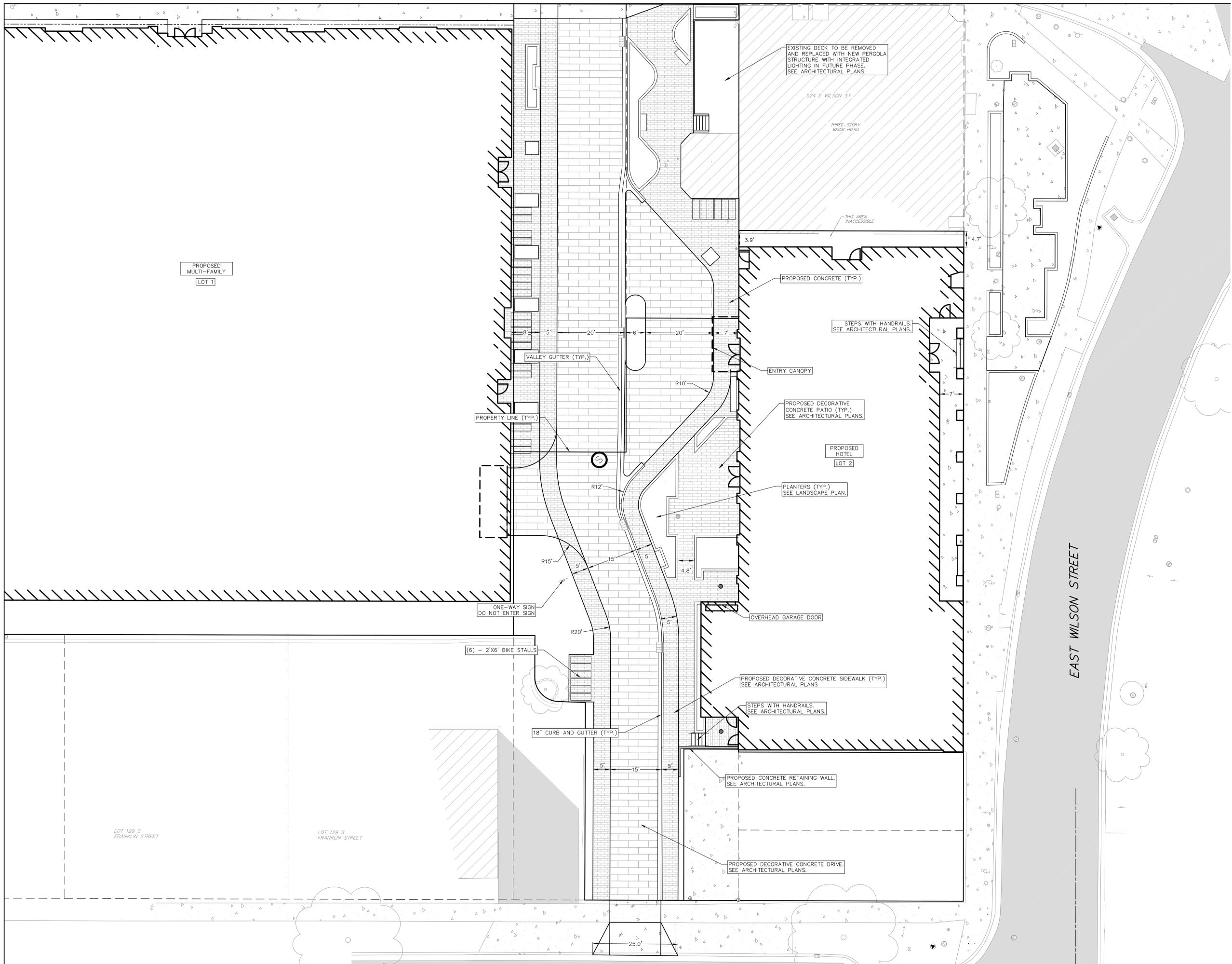
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SITE PLAN - E. WILSON
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Sheet No.
C302



PROPOSED
MULTI-FAMILY
LOT 1

524 E WILSON ST

THREE-STORY
BRICK HOTEL

THIS AREA
INACCESSIBLE

PROPOSED CONCRETE (TYP.)

STEPS WITH HANDRAILS.
SEE ARCHITECTURAL PLANS.

ENTRY CANOPY

PROPOSED DECORATIVE
CONCRETE PATIO (TYP.)
SEE ARCHITECTURAL PLANS.

PROPOSED HOTEL
LOT 2

PLANTERS (TYP.)
SEE LANDSCAPE PLAN.

OVERHEAD GARAGE DOOR

PROPOSED DECORATIVE CONCRETE SIDEWALK (TYP.)
SEE ARCHITECTURAL PLANS.

STEPS WITH HANDRAILS.
SEE ARCHITECTURAL PLANS.

PROPOSED CONCRETE RETAINING WALL.
SEE ARCHITECTURAL PLANS.

PROPOSED DECORATIVE CONCRETE DRIVE.
SEE ARCHITECTURAL PLANS.

VALLEY GUTTER (TYP.)

PROPERTY LINE (TYP.)

ONE-WAY SIGN
DO NOT ENTER SIGN

(6) - 2'X6' BIKE STALLS

18" CURB AND GUTTER (TYP.)

LOT 129 S
FRANKLIN STREET

LOT 129 S
FRANKLIN STREET

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APPLICATION

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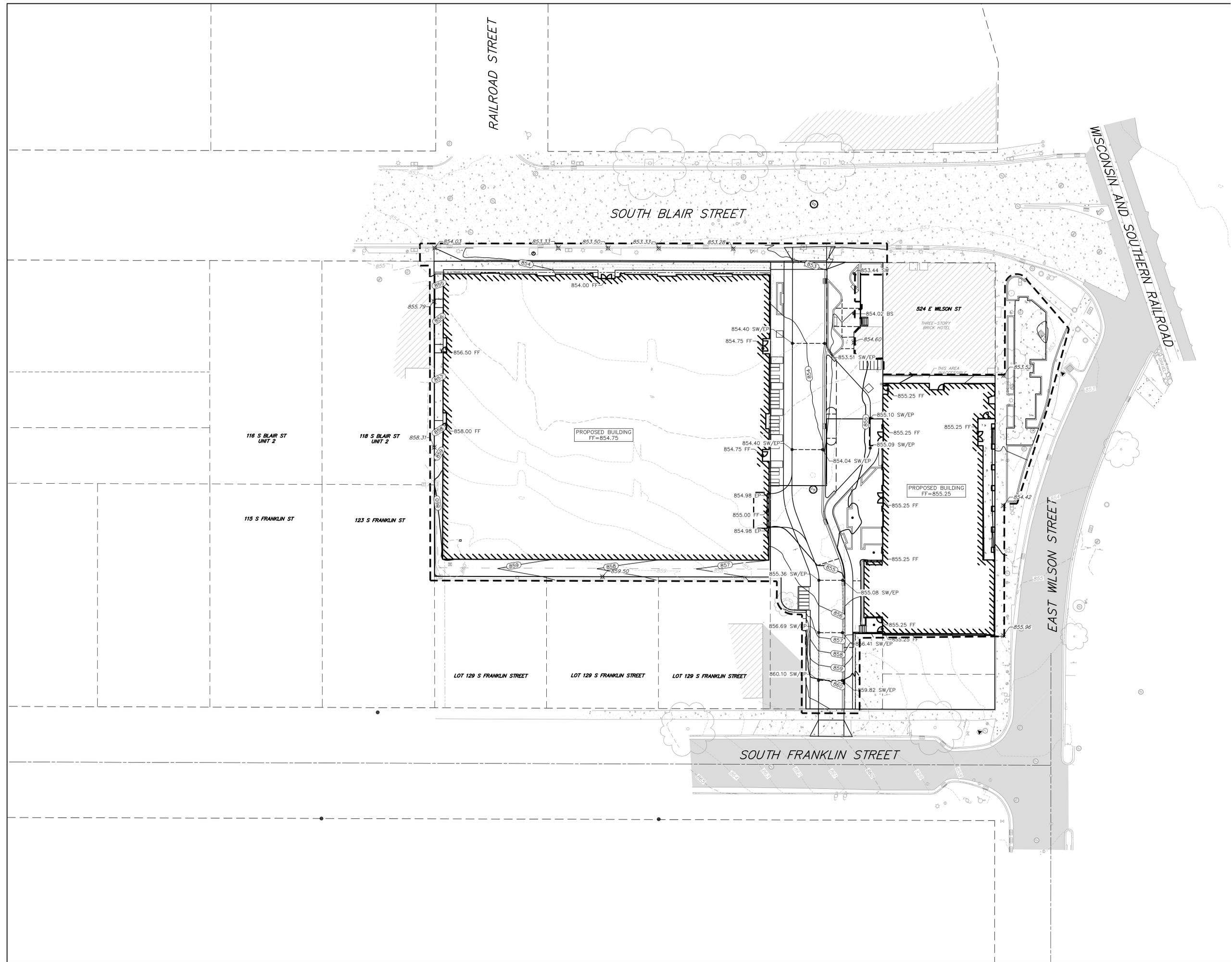
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OVERALL GRADING
PLAN

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C400



SOUTH BLAIR STREET

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Sheet Title
GRADING PLAN - N.
BLAIR STREET

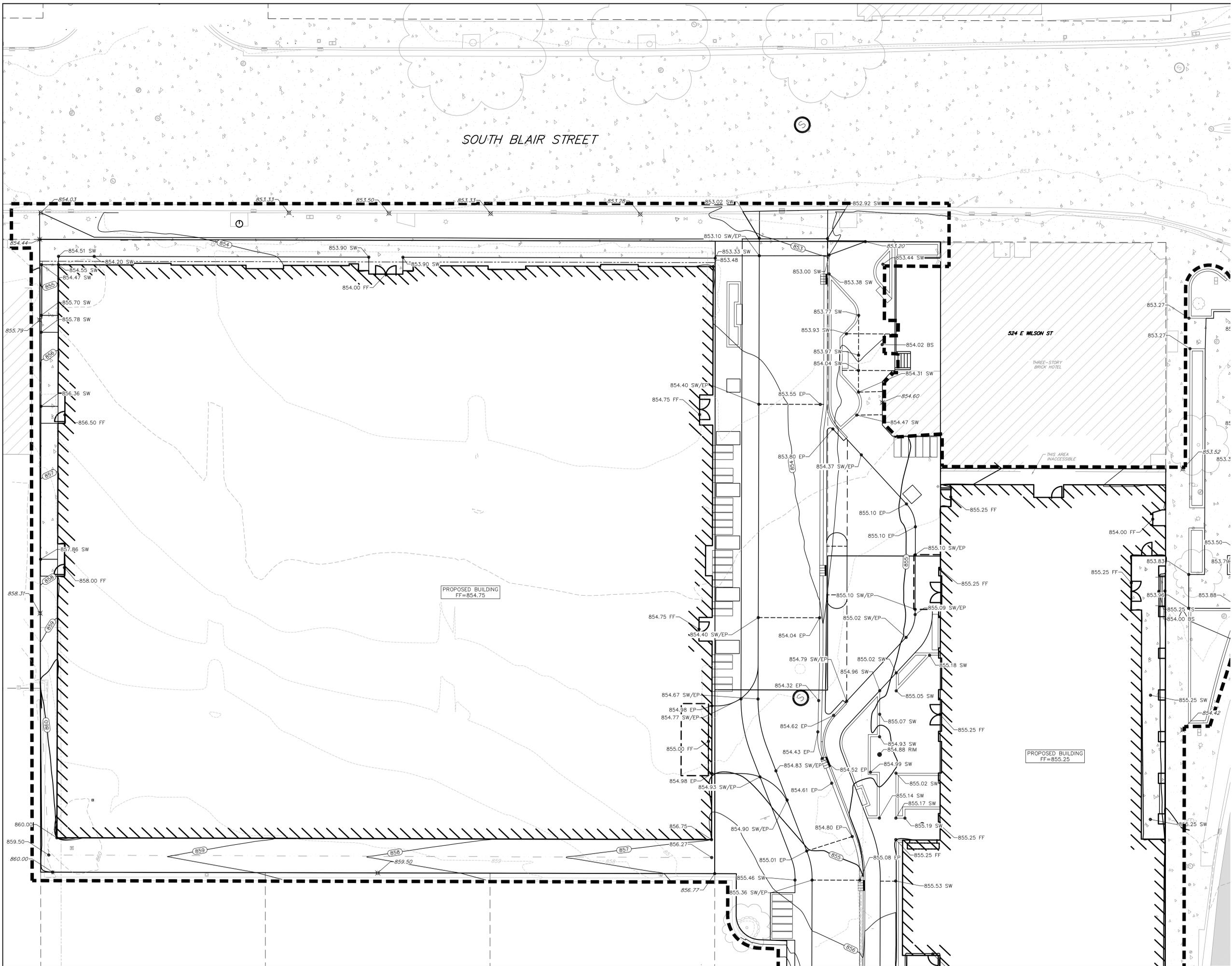
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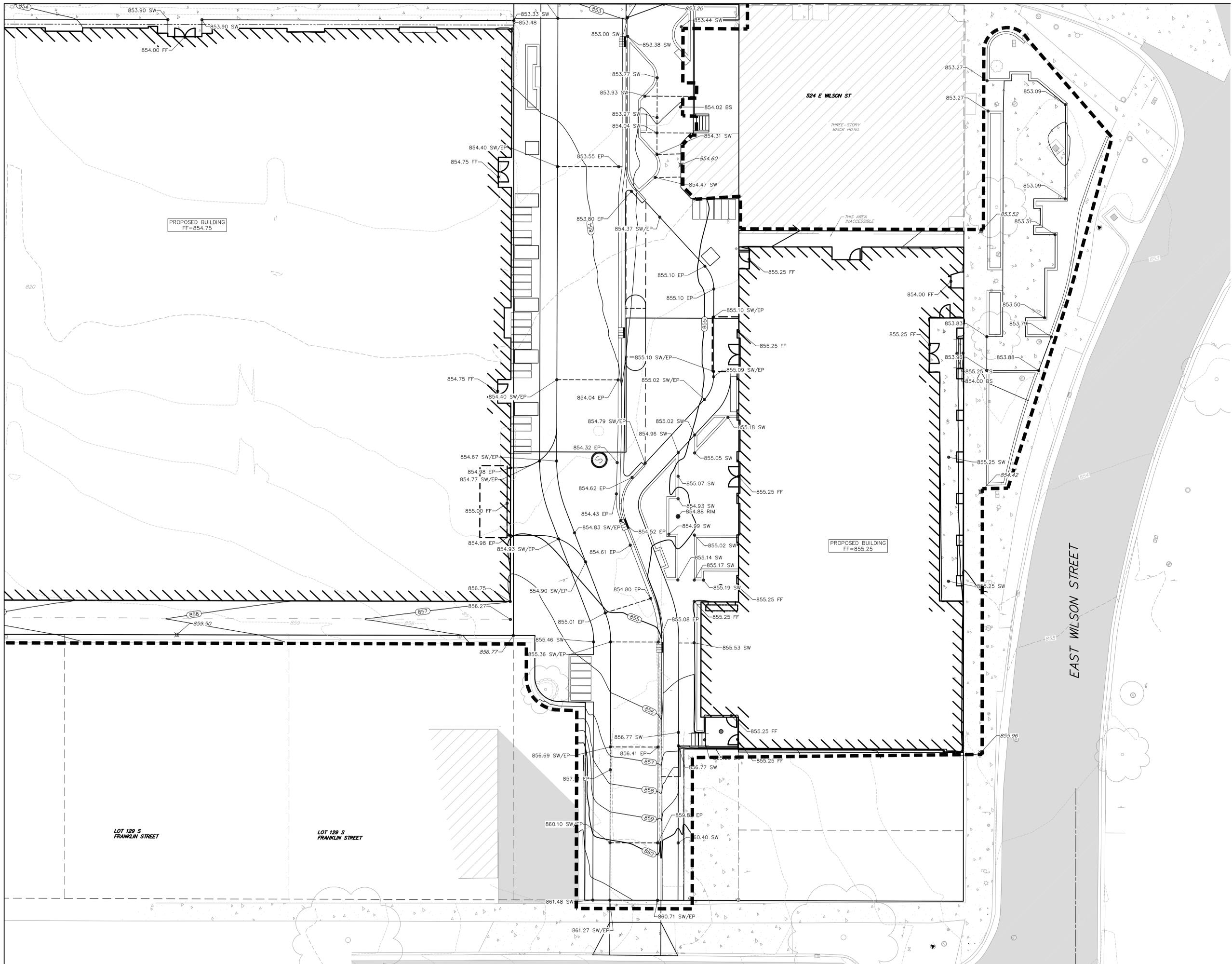
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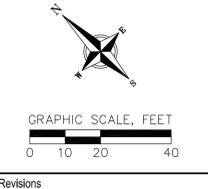
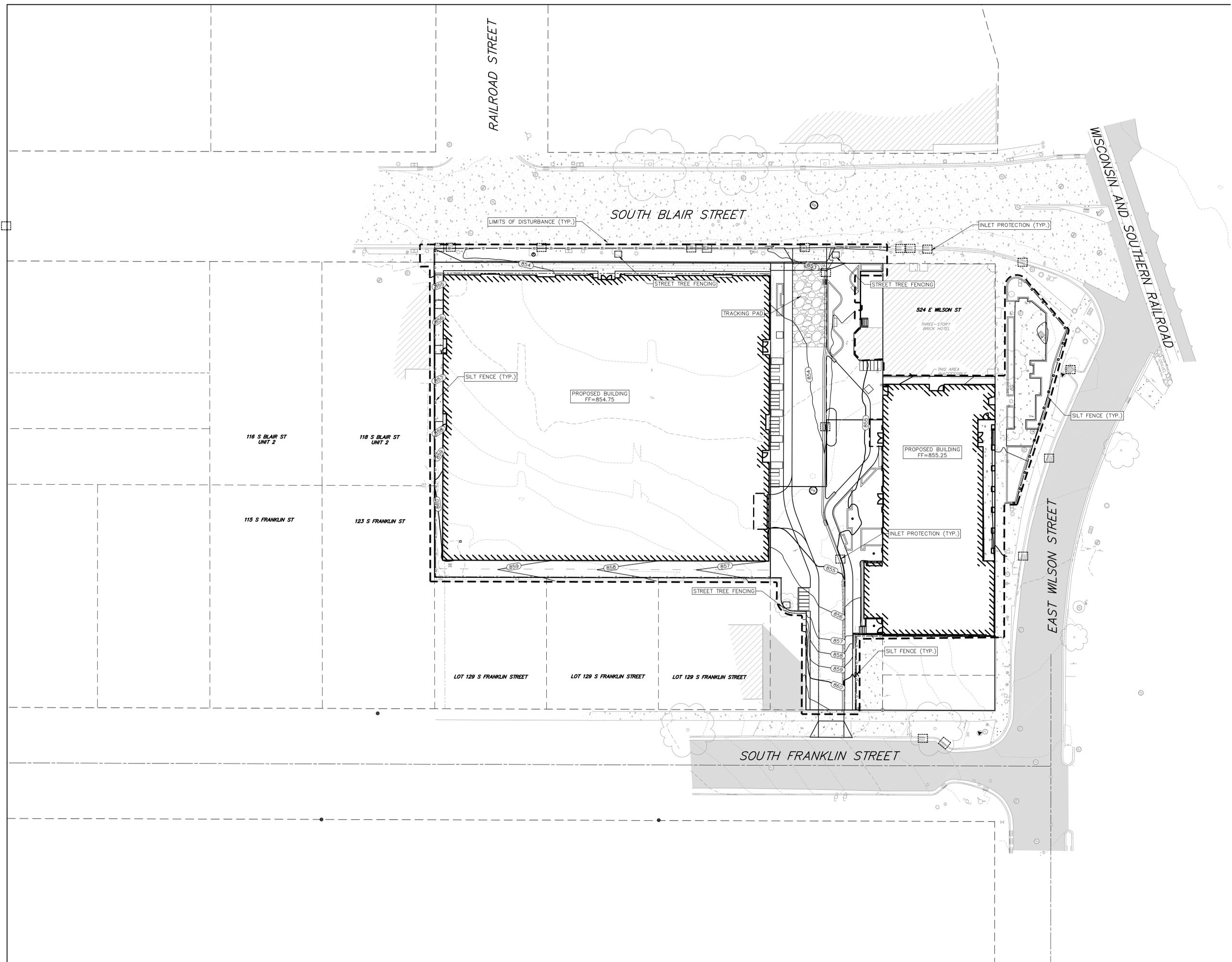
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GRADING PLAN - E.
WILSON STREET

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Sheet Title
EROSION CONTROL
PLAN

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Sheet Title
UTILITY PLAN

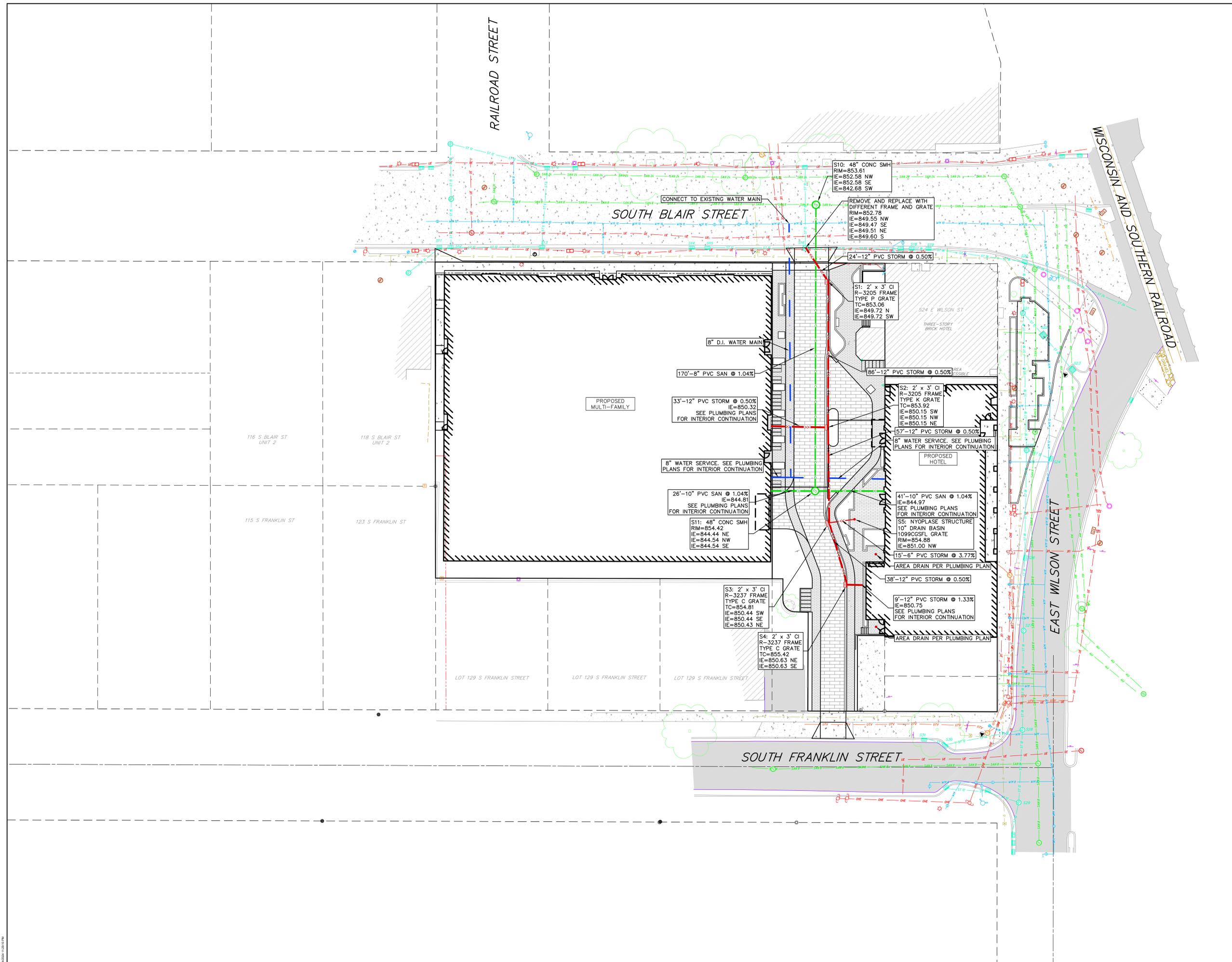
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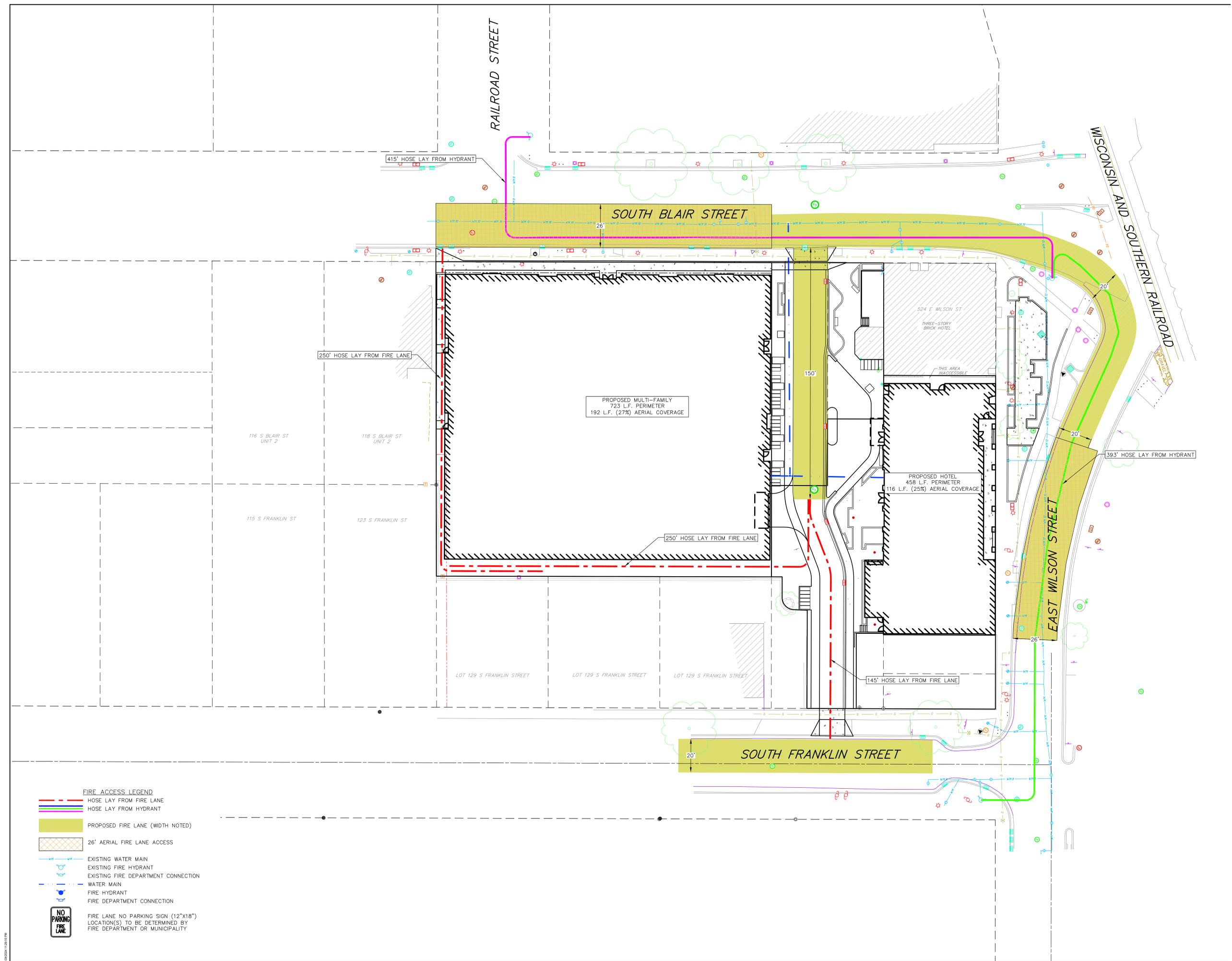
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FIRE ACCESS PLAN

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Sheet No.
C600



- FIRE ACCESS LEGEND**
- HOSE LAY FROM FIRE LANE
 - HOSE LAY FROM HYDRANT
 - PROPOSED FIRE LANE (WIDTH NOTED)
 - 26' AERIAL FIRE LANE ACCESS
 - EXISTING WATER MAIN
 - EXISTING FIRE HYDRANT
 - EXISTING FIRE DEPARTMENT CONNECTION
 - WATER MAIN
 - FIRE HYDRANT
 - FIRE DEPARTMENT CONNECTION
 - NO PARKING
FIRE LANE FIRE LANE NO PARKING SIGN (12"x18")
LOCATION(S) TO BE DETERMINED BY
FIRE DEPARTMENT OR MUNICIPALITY

DATE PLOTTED: 03/20/24 10:58 AM



City of Madison Fire Department

314 W Dayton Street, Madison, WI 53703
 Phone: 608-266-4420 • Fax: 608-267-1100 • E-mail: fire@cityofmadison.com

Project Address: 506/508/510/514/516/518 E. Wilson St., 134/140/148 S. Blair St.

Contact Name & Phone #: Johnathan Liley, 608-821-3983

FIRE APPARATUS ACCESS AND FIRE HYDRANT WORKSHEET

1. Is the building completely protected by an NFPA 13 or 13R automatic fire sprinkler system? If non-sprinklered , fire lanes extend to within 150-feet of all portions of the exterior wall? If sprinklered , fire lanes are within 250-feet of all portions of the exterior wall?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No	<input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A
2. Is the fire lane constructed of concrete or asphalt, designed to support a minimum load of 85,000 lbs? a) Is the fire lane a minimum unobstructed width of at least 20-feet? b) Is the fire lane unobstructed with a vertical clearance of at least 13½-feet? c) Is the minimum inside turning radius of the fire lane at least 28-feet? d) Is the grade of the fire lane not more than a slope of 8%? e) Is the fire lane posted as fire lane? (Provide detail of signage.) f) Is a roll-able curb used as part of the fire lane? (Provide detail of curb.) g) Is part of a sidewalk used as part of the required fire lane? (Must support +85,000 lbs.)	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Yes <input type="checkbox"/> Yes <input type="checkbox"/> Yes	<input type="checkbox"/> No <input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input checked="" type="checkbox"/> N/A <input checked="" type="checkbox"/> N/A <input checked="" type="checkbox"/> N/A <input checked="" type="checkbox"/> N/A <input type="checkbox"/> N/A
3. Is the fire lane obstructed by security gates or barricades? If yes: a) Is the gate a minimum of 20-feet clear opening? b) Is an approved means of emergency operations installed, key vault, padlock or key switch?	<input type="checkbox"/> Yes <input type="checkbox"/> Yes <input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No	<input type="checkbox"/> N/A <input checked="" type="checkbox"/> N/A <input checked="" type="checkbox"/> N/A
4. Is the Fire lane dead-ended with a length greater than 150-feet? If yes, does the area for turning around fire apparatus comply with IFC D103?	<input type="checkbox"/> Yes <input type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A <input checked="" type="checkbox"/> N/A
5. Is any portion of the building to be used for high-piled storage in accordance with IFC Chapter 3206.6 If yes, see IFC 3206.6 for further requirements.	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
6. Is any part of the building <u>greater than 30-feet</u> above the grade plane? If yes, answer the following questions: a) Is the aerial apparatus fire lane parallel to one entire side of the building and covering at least 25% of the perimeter? b) Is the near edge of the aerial apparatus fire lane between 15' and 30' from the building? c) Are there any overhead power or utility lines located across the aerial apparatus fire lane? d) Are there any tree canopies expected to grow across the aerial fire lane? (Based on mature canopy width of tree species) e) Does the aerial apparatus fire lane have a minimum unobstructed width of 26-feet? f) Is the space between the aerial lane and the building free of trees exceeding 20' in heights?	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> No <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No	<input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A
7. Are all portions of the required fire lanes within 500-feet of at least (2) hydrants? <i>Note: Distances shall be measured along the path of the hose lay as it comes off the fire apparatus.</i> a) Is the fire lane at least 26' wide for at least 20-feet on each side of the hydrants? b) Is there at least 40' between a hydrant and the building? c) Are the hydrant(s) setback no less than 5-feet nor more than 10-feet from the curb or edge of the street or fire lane? d) Are hydrants located in parking lot islands a minimum of 3½-feet from the hydrant to the curb? e) Are there no obstructions, including but not limited to: power poles, trees, bushes, fences, posts located, or grade changes exceeding 1½-feet, within 5-feet of a fire hydrant? <i>Note: Hydrants shall be installed and in-service prior to combustible construction on the project site.</i>	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Yes <input type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input checked="" type="checkbox"/> N/A <input type="checkbox"/> N/A

Attach an additional sheet if further explanation is required for any answers.

This worksheet is based on **MGO 34.503** and **IFC 2021 Edition Chapter 5 and Appendix D**; please see the codes for further information.

PLANT SCHEDULE GRADE

CODE	BOTANICAL / COMMON NAME	ROOT COND.	SIZE	QTY
DECIDUOUS TREES				
CH	Celtis occidentalis / 'IFS-KSU1' / Prairie Sentinel® Hackberry	B & B	1.5' Cal	20
QB	Quercus bicolor / Swamp White Oak	B & B	2.5' Cal	4
EVERGREEN TREES				
Js	Juniperus virginiana 'Hillspire' / Hillspire Eastern Redcedar	B & B	5' ht.	12
DECIDUOUS SHRUBS				
As2	Amelanchier stolonifera / Running Serviceberry	Cont.	2 Gal.	44
Am	Aronia melanocarpa / Black Chokeberry	Cont.	5 Gal.	4
Ag	Aronia melanocarpa 'UCONNAM012' / Ground Hug® Black Chokeberry	Cont.	2 Gal.	2
Ca2	Ceanothus americanus / New Jersey Tea	Cont.	3 Gal.	9
Co2	Cephalanthus occidentalis / Buttonbush	Cont.	5 Gal.	1
Ld	Lonicera dioevilla / Honeysuckle	Cont.	3 Gal.	2
Vc	Viburnum cassinoides / Withered Viburnum	Cont.	5 Gal.	2
EVERGREEN SHRUBS				
Bg	Buxus x 'Green Mountain' / Green Mountain Boxwood	Cont.	5 Gal.	3
Ig	Ilex glabra 'SMNIGAB17' / Gem Box® Inkberry Holly	Container	#3	8
PERENNIALS				
Ac	Allium cernuum / Nodding Onion	Cont.	Pint	5
Cp2	Coreopsis palmata / Stiff Tickseed	Cont.	Pint	7
Ep	Echinacea pallida / Pale Purple Coneflower	Cont.	1 Gal.	8
Ey	Eryngium yuccifolium / Rattlesnake Master	Cont.	1 Gal.	10
La	Liatris aspera / Rough Blazing Star	Cont.	1 Gal.	18
Lp	Liatris pycnostachya / Gayfeather	Cont.	1 Gal.	14
Pv	Panicum virgatum / Switch Grass	Cont.	1 Gal.	14
Rf	Rudbeckia fulgida / Coneflower	Cont.	1 Gal.	10

GROUNDCOVER PLANT SCHEDULE GRADE

GC #1	352 sf TOTAL
Anemone canadensis / Canadian Anemone	106 PLUGS
Carex bicknellii / Prairie Sedge	210 PLUGS
Sporobolus heterolepis / Prairie Dropseed	210 PLUGS
GC #2	252 sf TOTAL
Carex albicans / White-tinged Sedge	284 PLUGS
Eragrostis spectabilis / Purple Lovegrass	94 PLUGS
GC #3	507 sf TOTAL
Asarum canadense / Wild Ginger	60 PLUGS
Carex albicans / White-tinged Sedge	40 PLUGS
Carex jamesii / James' Sedge	114 PLUGS
Carex pennsylvanica / Pennsylvania Sedge	114 PLUGS
Carex rosea / Rosy Sedge	334 PLUGS
Hydrophyllum virginianum / Virginia Waterleaf	22 PLUGS
Polemonium reptans / Greek Valerian	54 PLUGS
GC #4	135 sf TOTAL
Carex albicans / White-tinged Sedge	200 PLUGS
GC #5	200 sf TOTAL
Allium cernuum / Nodding Onion	30 PLUGS
Carex albicans / White-tinged Sedge	129 PLUGS
Carex brevior / Oval Sedge	90 PLUGS
Eragrostis spectabilis / Purple Lovegrass	36 PLUGS
Geum triflorum / Prairie Smoke	15 PLUGS
GC #6	523 sf TOTAL
Carex bicknellii / Prairie Sedge	125 PLUGS
Coreopsis palmata / Stiff Tickseed	63 PLUGS
Dalea purpurea / Purple Prairie Clover	43 PLUGS
Liatris aspera / Rough Blazing Star	63 PLUGS
Schizachyrium scoparium / Little Bluestem	78 PLUGS
Sporobolus heterolepis / Prairie Dropseed	392 PLUGS
GC #7	2,276 sf TOTAL
Carex albicans / White-tinged Sedge	341 PLUGS
Carex jamesii / James' Sedge	341 PLUGS
Carex pennsylvanica / Pennsylvania Sedge	2,214 PLUGS
Carex rosea / Rosy Sedge	511 PLUGS
TURF	276 sf TOTAL

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LANDSCAPE PLAN

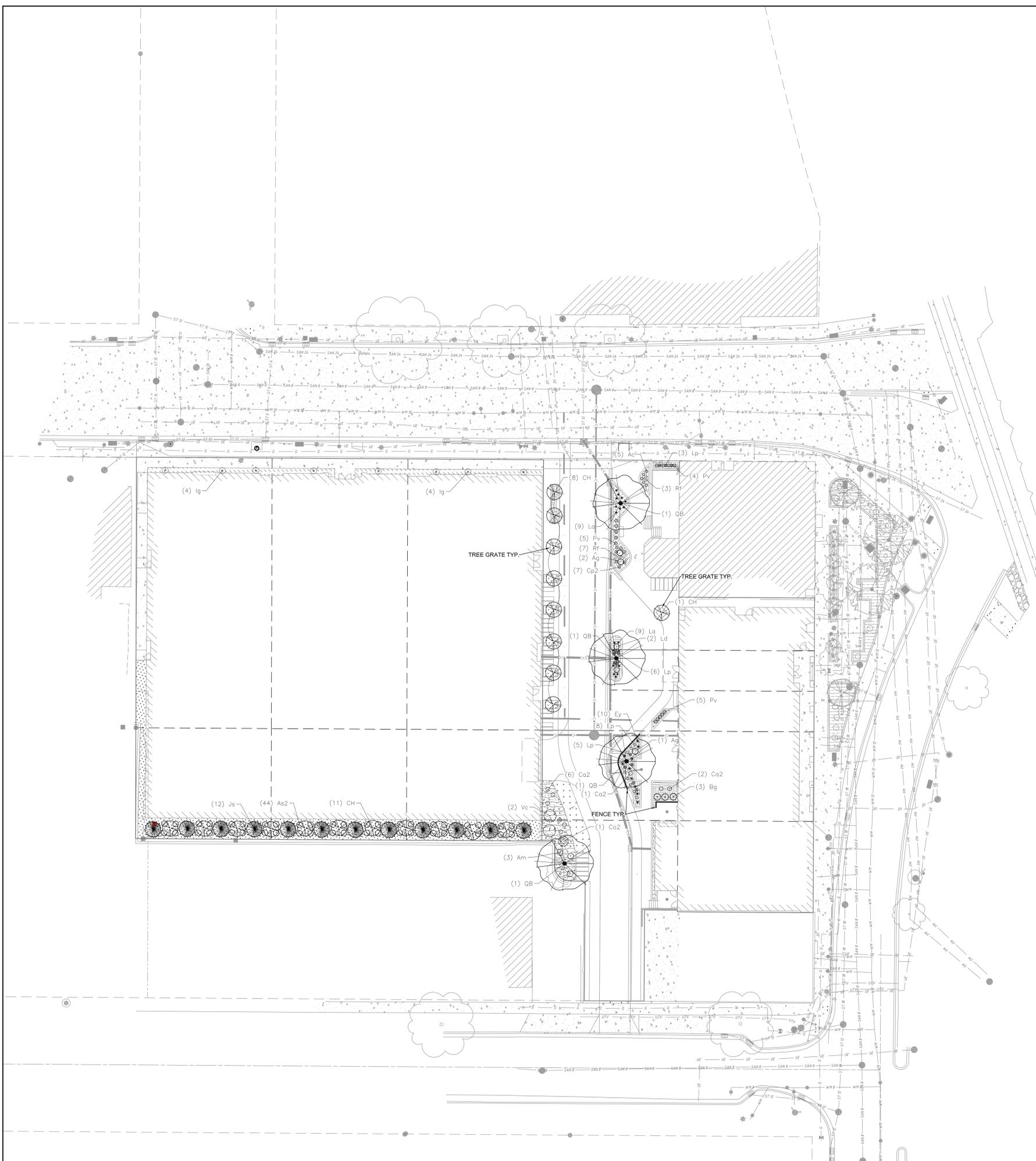
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L100



PLANT SCHEDULE ROOF

CODE	BOTANICAL / COMMON NAME	ROOT COND.	SIZE	QTY
DECIDUOUS TREES				
Ov	<i>Ostrya virginiana</i> / American Hophornbeam	B & B	2.5' Cal	2
UNDERSTORY TREES				
Al	<i>Amelanchier laevis</i> / Allegheny Serviceberry	B & B	4' ht.	1
DECIDUOUS SHRUBS				
As2	<i>Amelanchier stolonifera</i> / Running Serviceberry	Cont.	2 Gal.	61
Am	<i>Aronia melanocarpa</i> / Black Chokeberry	Cont.	5 Gal.	4
Ag	<i>Aronia melanocarpa</i> 'UCONNAMD12' / Ground Hug® Black Chokeberry	Cont.	2 Gal.	34
Co2	<i>Cephalanthus occidentalis</i> / Buttonbush	Cont.	5 Gal.	2
Ca4	<i>Corylus americana</i> / American Hazelnut	Cont.	5 Gal.	2
PERENNIALS				
Ac3	<i>Anemone canadensis</i> / Canadian Anemone	Cont.	Pint	11
Ey	<i>Eryngium yuccifolium</i> / Rattlesnake Master	Cont.	1 Gal.	8
Lp	<i>Liatris pycnostachya</i> / Gayfeather	Cont.	1 Gal.	6
Pv	<i>Panicum virgatum</i> / Switch Grass	Cont.	1 Gal.	10
Rf	<i>Rudbeckia fulgida</i> / Coneflower	Cont.	1 Gal.	6
Rf-2	<i>Rudbeckia fulgida</i> 'Little Goldstar' / Little Goldstar Coneflower	Cont.	1 Gal.	24
Sh	<i>Schizachyium scoparium</i> / Little Bluestem	Cont.	1 Gal.	14
Sh	<i>Sporobolus heterolepis</i> / Prairie Dropseed	Cont.	1 Gal.	46

GREEN ROOF PLANT SCHEDULE

4" PRE-GROWN SEDUM TRAY SYSTEM 5,685 sf TOTAL

GREEN ROOF 8" TYPE 1 3,142 sf TOTAL
Anemone canadensis / Canadian Anemone 146 PLUGS
Bouteloua curtipendula / Side Oats Grama 588 PLUGS
Carex bicknellii / Prairie Sedge 1,102 PLUGS
Coreopsis palmata / Stiff Tickseed 220 PLUGS
Dalea purpurea / Purple Prairie Clover 220 PLUGS
Eragrostis spectabilis / Purple Lovegrass 588 PLUGS
Geum triflorum / Prairie Smoke 294 PLUGS
Heuchera ichtardiana / Prairie Alum Root 146 PLUGS
Koeleria macrantha / Prairie Junegrass 734 PLUGS
Liatris aspera / Rough Blazing Star 294 PLUGS
Monarda punctata / Spotted Horsemint 146 PLUGS
Rudbeckia fulgida / Coneflower 146 PLUGS
Schizachyium scoparium / Little Bluestem 588 PLUGS
Sedum tetamum / Wild Stonecrop 882 PLUGS
Sporobolus heterolepis / Prairie Dropseed 1,248 PLUGS

GREEN ROOF 8" TYPE 2 910 sf TOTAL
Allium cernuum / Nodding Onion 212 PLUGS
Anemone canadensis / Canadian Anemone 170 PLUGS
Asclepias verticillata / Whorled Milkweed 64 PLUGS
Carex bicknellii / Prairie Sedge 680 PLUGS
Koeleria macrantha / Prairie Junegrass 318 PLUGS
Sporobolus heterolepis / Prairie Dropseed 680 PLUGS

GREEN ROOF 6" TYPE 1 149 sf TOTAL
Anemone canadensis / Canadian Anemone 52 PLUGS
Carex albicans / White-tinged Sedge 157 PLUGS
Carex jamesii / James' Sedge 52 PLUGS
Carex pennsylvanica / Pennsylvania Sedge 87 PLUGS

GREEN ROOF 24" TYPE 1 1,908 sf TOTAL
Allium cernuum / Nodding Onion 358 PLUGS
Carex bicknellii / Prairie Sedge 2,854 PLUGS
Dalea purpurea / Purple Prairie Clover 358 PLUGS
Sporobolus heterolepis / Prairie Dropseed 894 PLUGS

GREEN ROOF 24" TYPE 2 60 sf TOTAL
Callitriche involucriata / Purple Poppymallow 28 PLUGS
Geum triflorum / Prairie Smoke 78 PLUGS
Ruellia humilis / Wild Petunia 36 PLUGS

GREEN ROOF 24" TYPE 3 356 sf TOTAL
Carex brevior / Oval Sedge 167 PLUGS
Eragrostis spectabilis / Purple Lovegrass 167 PLUGS
Koeleria macrantha / Prairie Junegrass 125 PLUGS
Sporobolus heterolepis / Prairie Dropseed 376 PLUGS

GREEN ROOF 48" TYPE 1 533 sf TOTAL
Asclepias tuberosa / Butterfly Milkweed 87 PLUGS
Bouteloua curtipendula / Side Oats Grama 187 PLUGS
Carex bicknellii / Prairie Sedge 436 PLUGS
Coreopsis palmata / Stiff Tickseed 100 PLUGS
Koeleria macrantha / Prairie Junegrass 150 PLUGS
Liatris pycnostachya / Gayfeather 100 PLUGS
Schizachyium scoparium / Little Bluestem 187 PLUGS

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MULTIFAMILY ROOF LANDSCAPE PLAN

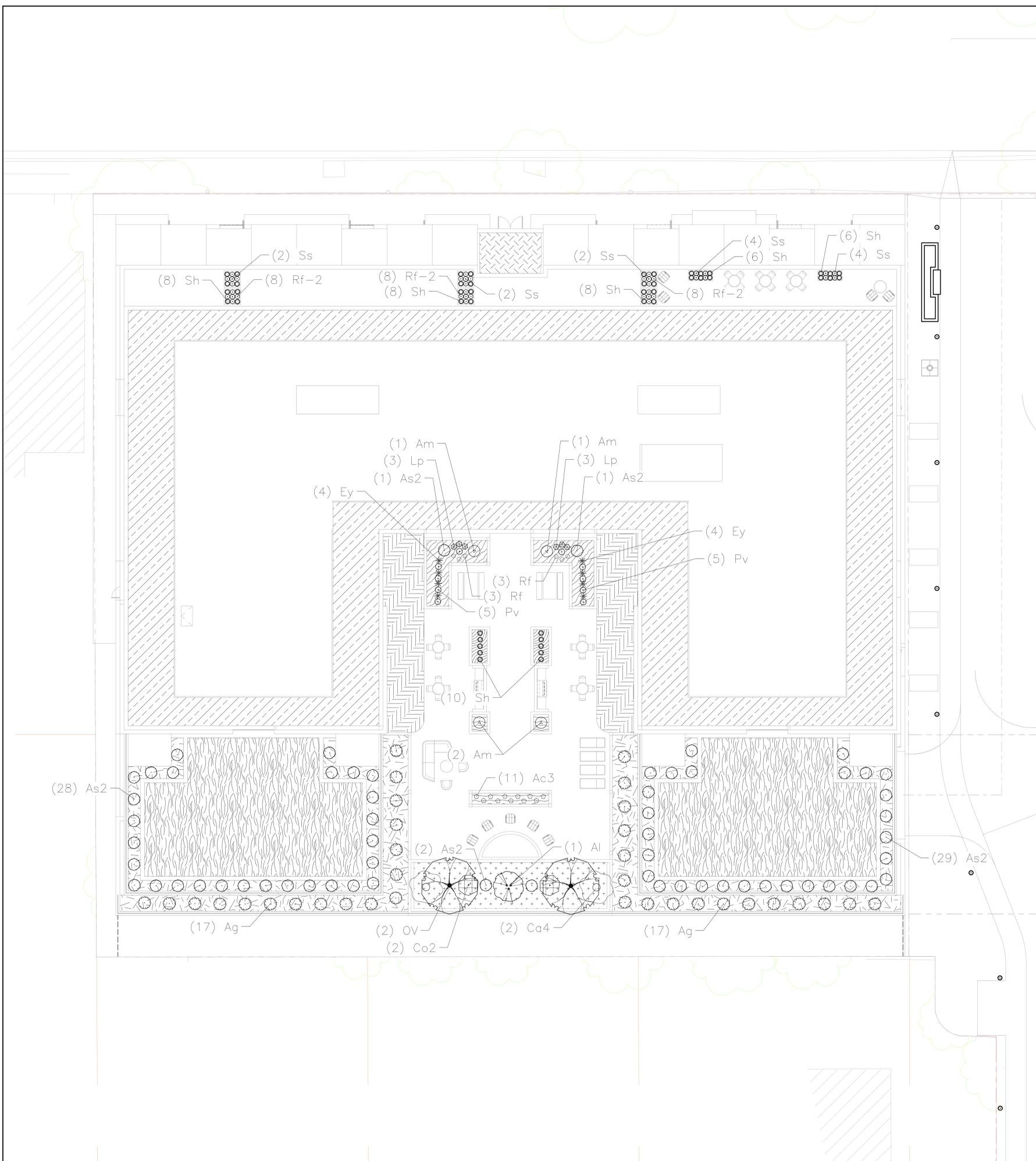
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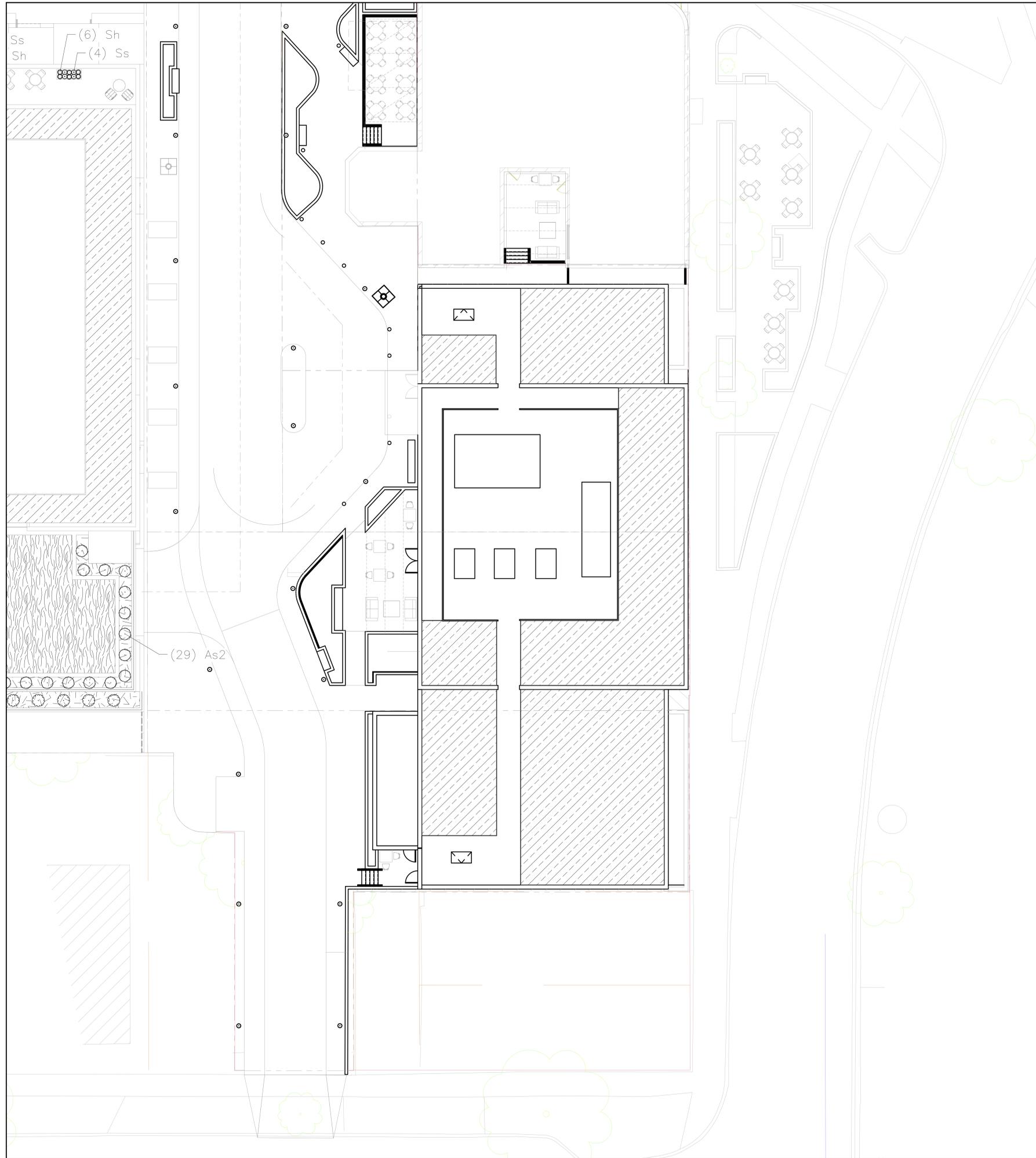
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L101



GREEN ROOF PLANT SCHEDULE HOTEL ROOF

4" PRE-GROWN SEDUM TRAY SYSTEM 5,234 sf TOTAL



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HOTEL ROOF LANDSCAPE PLAN

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PLANT MATERIAL NOTES:

1. ALL PLANTINGS SHALL CONFORM TO QUALITY REQUIREMENTS AS PER ANSI Z60.1.
2. ALL PLANT MATERIAL SHALL BE TRUE TO SPECIES, VARIETY AND SIZE SPECIFIED, NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES, AND UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE OF THE PROJECT SITE.
3. CONTACT LANDSCAPE ARCHITECT, IN WRITING, TO REQUEST ANY PLANT MATERIAL SUBSTITUTIONS DUE TO AVAILABILITY ISSUES.
4. ALL PLANTS SHALL BE GUARANTEED TO BE IN HEALTHY AND FLOURISHING CONDITION DURING THE GROWING SEASON FOLLOWING INSTALLATION. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR ONE YEAR FROM THE TIME OF INSTALLATION.
5. EXACT LOCATIONS OF EACH PLANT ARE GIVEN IN PLAN. WHILE SLIGHT DEVIATIONS ARE ACCEPTABLE, OVERALL SCHEMATIC/ORIENTATION TO BE ADHERED TO AS ACCURATELY AS POSSIBLE.

LANDSCAPE MATERIAL NOTES:

1. CONTRACTOR SHALL PROVIDE A SUITABLE AMENDED TOPSOIL BLEND FOR ALL PLANTING AREAS WHERE SOIL CONDITIONS ARE UNSUITABLE FOR PLANT GROWTH. TOPSOIL SHALL CONFORM TO QUALITY REQUIREMENTS AS PER SECTION 625.2(1) OF THE "STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION" PROVIDE A MINIMUM OF 18" OF TOPSOIL IN ALL PLANTING AREAS AND 6" OF TOPSOIL IN AREAS TO BE SEEDED/SODDED.
2. SUBSOIL UNDER TURF AND PLANTING BEDS MUST BE FREE DRAINING AND LOOSE TO ALLOW ROOT PENETRATION AND DRAINAGE. LANDSCAPE CONTRACTOR SHOULD NOTIFY GENERAL CONTRACTOR IF SUBSURFACE COMPACTION IS UNFIT FOR PLANTING. LANDSCAPE CONTRACTOR IS NOT RESPONSIBLE FOR SUBSURFACE SOIL PREPARATION.
3. LANDSCAPE BEDS TO BE MULCHED WITH UNDYED SHREDDED HARDWOOD BARK MULCH TO 3" DEPTH MIN.
4. LANDSCAPE BEDS AND STONE BORDERS ARE SEPARATED FROM SEEDED AREAS WITH COMMERCIAL GRADE ALUMINUM LANDSCAPE EDGING, PERMALOC CLEANLINE 16"x4" OR EQUAL, COLOR BLACK ANODIZED.
5. ALL TREES AND/OR SHRUBS PLANTED IN SEEDED AREAS TO BE INSTALLED WITH A 6" DIAMETER MULCH RING AND SHOVEL CUT EDGE. A SLOW RELEASE FERTILIZER AND MYCORRHIZAL INOCULATE SHOULD BE APPLIED TOPICALLY AT TIME OF PLANTING PRIOR TO MULCH APPLICATION. APPLICATION RATES TO REFLECT MANUFACTURER SPECIFICATIONS.
6. FENCE SHOWN TO BE INSTALLED AS 'BOK MODERN – POST FREE FENCE PATTERN: A42' PER MANUFACTURER INSTRUCTIONS.
7. TREE GRATE SHOWN TO BE INSTALLED AS 'NEENAH FOUNDARY – 8726' PER MANUFACTURER INSTRUCTIONS.

SEEDING AND PLUG PLANTING NOTES:

1. AREAS SHOWN AS TURF GRASS AND ALL UNLABELED DISTURBED AREAS TO BE SEEDED WITH 'MADISON PARKS' SEED MIX BY LA CROSSE SEED OR EQUIVALENT. ALL SEEDED AREAS ARE TO BE WATERED DAILY TO MAINTAIN ADEQUATE SOIL MOISTURE FOR PROPER GERMINATION. AFTER VIGOROUS GROWTH IS ESTABLISHED, APPLY 1/2" WATER TWICE WEEKLY UNTIL FINAL ACCEPTANCE. (PRIOR TO ROUTINE MAINTENANCE SCHEDULE ESTABLISHMENT, MOWING SHOULD OCCUR TO MAINTAIN A TURF HEIGHT OF 3"-6".) PRIOR TO SEEDING APPLY A MINIMUM OF 4" TOPSOIL TO ENTIRE AREA. FOLLOWING SEEDING APPLY A MULCH LAYER OF STRAW OR STRAW MAT.
4. INSTALL GROUNDCOVERS (GC) AS 2" X 2" X 4", 2.25" X 2.25" X 5" OR 2.5" X 2.5" X 3.5" ROOT MASS PLUGS OR EQUAL. PLUGS TO BE INSTALLED 12" ON CENTER IN A TRIANGULAR GRID PATTERN. PLANT SPECIES RANDOMLY THROUGHOUT SPECIFIED AREA, MAINTAINING A REPRESENTATIVE RATIO OF SPECIES AS SHOWN IN THE GROUNDCOVER PLANT SCHEDULE THROUGHOUT PLANTING. PLUG NUMBERS ARE APPROXIMATE BASED ON AREA. CONTRACTOR TO CONFIRM QUANTITIES. QUANTITIES IN SCHEDULE REPRESENT TOTAL PLUGS PER SPECIES FOR ALL GROUNDCOVER AREAS SHOWN, EACH AREA TO RECEIVE A REPRESENTATIVE FRACTION OF PLUGS BASED ON THE SQUARE FOOTAGE OF EACH RESPECTIVE PLANTING LOCATION SPECIFIED. QUANTITIES IN SCHEDULE REPRESENT TOTAL PLUGS PER SPECIES FOR ALL AT GRADE AREAS SHOWN, EACH AREA TO RECEIVE A REPRESENTATIVE FRACTION OF PLUGS BASED ON THE SQUARE FOOTAGE OF EACH RESPECTIVE PLANTING LOCATION SPECIFIED. WHERE SHRUBS/TREES ARE SHOWN WITHIN GROUNDCOVER AREAS, SUBSTITUTE SHRUB/TREE FOR PLUG AND SPACE SURROUNDING PLUGS 12" FROM SHRUB/TREE ROOT MASS. PATTERN ACCORDING. APPLY 1/2" WATER DAILY FOR 4 WEEKS FOLLOWING INSTALLATION. APPLY AN INITIAL APPLICATION OF PRE-EMERGENT HERBICIDE PER MANUFACTURER'S INSTRUCTIONS AND STATE REGULATIONS. APPLY 2" OF CEDAR MULCH AT TIME OF PLANTING. SUGGESTED MAINTENANCE INCLUDES MULCH, WEED REMOVAL, AND PRE-EMERGENT HERBICIDE FOR THE FIRST 5 YEARS. ANNUAL MAINTENANCE IS SUGGESTED TO INCLUDE A CUT BACK TREATMENT DURING THE EARLY SPRING SEASON PRIOR TO PLANT EMERGENCE.
5. INSTALL 6" AND DEEPER GREEN ROOF SCHEDULE PLANTINGS AS 2" X 2" X 4", 2.25" X 2.25" X 5" OR 2.5" X 2.5" X 3.5" ROOT MASS PLUGS OR EQUAL. UTILIZE A SEMI-INTENSIVE OR INTENSIVE GREEN ROOF PLANTING SYSTEM AND MEDIA OF SPECIFIED DEPTH IN ACCORDANCE WITH ARCHITECTURAL AND STRUCTURAL PLANS. PLUGS TO BE INSTALLED 8" ON CENTER IN A TRIANGULAR GRID PATTERN. WHERE SHRUBS/TREES ARE SHOWN WITHIN GROUNDCOVER AREAS, SUBSTITUTE SHRUB/TREE FOR PLUG AND SPACE SURROUNDING PLUGS 12" FROM SHRUB/TREE ROOT MASS. PATTERN ACCORDING. PLANT SPECIES RANDOMLY THROUGHOUT SPECIFIED AREA, MAINTAINING A REPRESENTATIVE RATIO OF SPECIES RESPECTIVELY THROUGHOUT PLANTING. QUANTITIES IN SCHEDULE REPRESENT TOTAL PLUGS PER SPECIES FOR ALL GREEN ROOF AREAS SHOWN, EACH AREA TO RECEIVE A REPRESENTATIVE FRACTION OF PLUGS BASED ON THE SQUARE FOOTAGE OF EACH RESPECTIVE PLANTING LOCATION SPECIFIED. PLUG NUMBERS ARE APPROXIMATE BASED ON AREA, CONTRACTOR TO CONFIRM QUANTITIES. APPLY AN INITIAL APPLICATION OF PRE-EMERGENT HERBICIDE PER MANUFACTURER'S INSTRUCTIONS AND STATE REGULATIONS. APPLY 1/2" WATER DAILY FOR 4 WEEKS FOLLOWING INSTALLATION.
6. INSTALL 4" TRAY GREEN ROOF SCHEDULE PLANTINGS AS 'COLUMBIA GREEN TECHNOLOGIES PRE-GROWN TRAY SYSTEM PL4300' OR EQUAL. INSTALL TRAYS PER MANUFACTURER SPECIFICATIONS IN ACCORDANCE WITH ARCHITECTURAL AND STRUCTURAL PLANS. ENSURE ALL SPECIES SELECTED FOR TRAY SYSTEM ARE TOLERANT OF CLIMATIC CONDITIONS SA AS SPECIFIED BY THE U.S. DEPARTMENT OF AGRICULTURE.

GENERAL LANDSCAPE NOTES:

1. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR ANY RIGHT OF WAY WORK.
2. CONTRACTOR SHALL VERIFY ALL UTILITIES WITHIN SCOPE OF CONTRACT.
3. CONTRACTOR SHALL COORDINATE ALL WORK WITH OTHER CONTRACTORS AT SITE AND COMPLETE WORK PER SCHEDULE.
4. CONTRACTOR SHALL CLEAN ALL PAVEMENT AREAS WITHIN SITE AFTER COMPLETION. CONTRACTOR SHALL CLEAN ANY AFFECTED PAVED AREAS OUTSIDE OF DISTURBANCE DELINEATION DAILY.
5. ALL MATERIAL QUANTITIES AND AREA MEASUREMENTS SHOWN ON LANDSCAPE PLAN ARE TO BE CONFIRMED BY LANDSCAPE CONTRACTOR. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND ADJUSTING FOR ANY QUANTITATIVE DISCREPANCIES BETWEEN PLAN, SCHEDULES, AND PREPARED CONDITIONS PRIOR TO INSTALLATION.

CITY OF MADISON STREET TREE NOTES:

1. AN EXISTING INVENTORY OF STREET TREES LOCATED WITHIN THE RIGHT OF WAY SHALL BE INCLUDED ON THE SITE, DEMO, UTILITY, LANDSCAPE, GRADING, FIRE AERIAL APPARATUS AND STREET TREE PLAN SETS. THE INVENTORY SHALL INCLUDE THE FOLLOWING: LOCATION, SIZE (DIAMETER AT 4 1/2 FEET), AND SPECIES OF EXISTING STREET TREES. THE INVENTORY SHOULD ALSO NOTE IF A STREET TREE IS PROPOSED TO BE REMOVED AND THE REASON FOR REMOVAL.
2. ALL PROPOSED STREET TREE REMOVALS WITHIN THE RIGHT OF WAY SHALL BE REVIEWED BY CITY FORESTRY BEFORE THE PLAN COMMISSION MEETING. STREET TREE REMOVALS REQUIRE APPROVAL AND A TREE REMOVAL PERMIT ISSUED BY CITY FORESTRY. 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.
3. THE DEVELOPER SHALL SUBMIT A STREET TREE REPORT PERFORMED BY INTERNATIONAL SOCIETY OF ARBORICULTURE CERTIFIED ARBORIST PRIOR TO THE PLAN COMMISSION MEETING FOR CITY FORESTRY'S REVIEW OF PROJECT. THIS REPORT SHALL IDENTIFY ALL STREET TREES ON PROPOSED PROJECT SITE, SPECIES TYPE, CANOPY SPREAD, TREE CONDITION, PROPOSED TREE REMOVALS, THE IMPACTS OF PROPOSED CONSTRUCTION, AND ANY REQUESTED PRUNING.
4. ADDITIONAL STREET TREES ARE NEEDED FOR THIS PROJECT. TREE PLANTING SPECIFICATIONS CAN BE FOUND IN SECTION 209 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (WEBSITE: [HTTPS://WWW.CITYOFMADISON.COM/BUSINESS/PW/SPECS.CFM](https://www.cityofmadison.com/business/pw/specs.cfm)) – ALL STREET TREE PLANTING LOCATIONS AND TREE SPECIES WITHIN THE RIGHT OF WAY SHALL BE DETERMINED BY CITY FORESTRY. A LANDSCAPE PLAN AND STREET TREE PLANTING PLAN SHALL BE SUBMITTED IN PDF FORMAT TO CITY FORESTRY FOR APPROVAL OF PLANTING LOCATIONS WITHIN THE RIGHT OF WAY AND TREE SPECIES. ALL AVAILABLE STREET TREE PLANTING LOCATIONS SHALL BE PLANTED WITHIN THE PROJECT BOUNDARIES. ADD FOLLOWING NOTE ON BOTH THE LANDSCAPE AND STREET TREE PLAN SETS: CONTRACTOR SHALL CONTACT CITY FORESTRY AT (608) 266-4816 TO SCHEDULE INSPECTION AND APPROVAL OF NURSERY TREE STOCK AND REVIEW PLANTING SPECIFICATIONS WITH THE LANDSCAPER AT LEAST ONE WEEK PRIOR TO STREET TREE PLANTING.

Revisions

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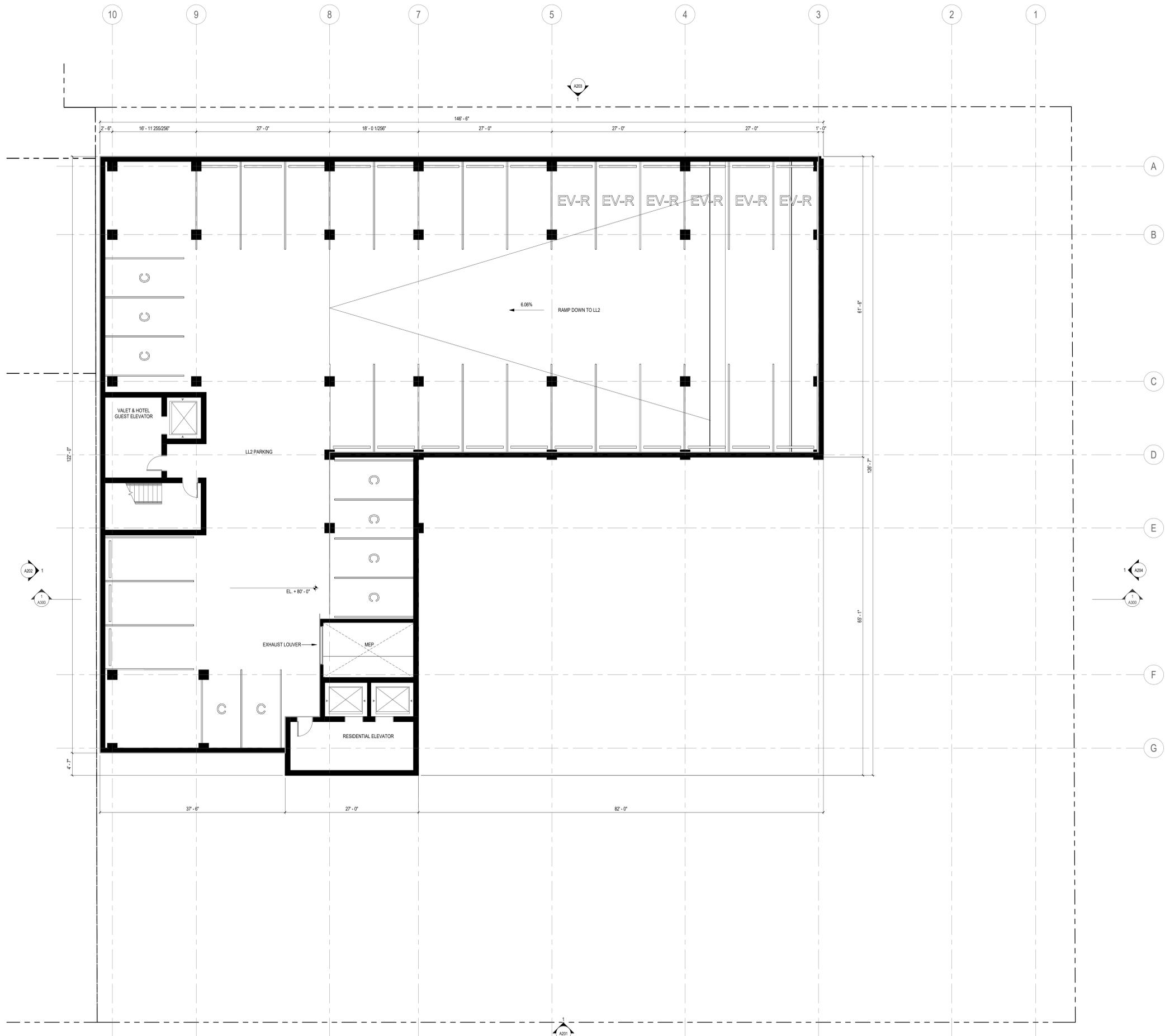
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LANDSCAPE NOTES**



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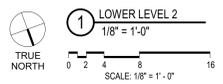
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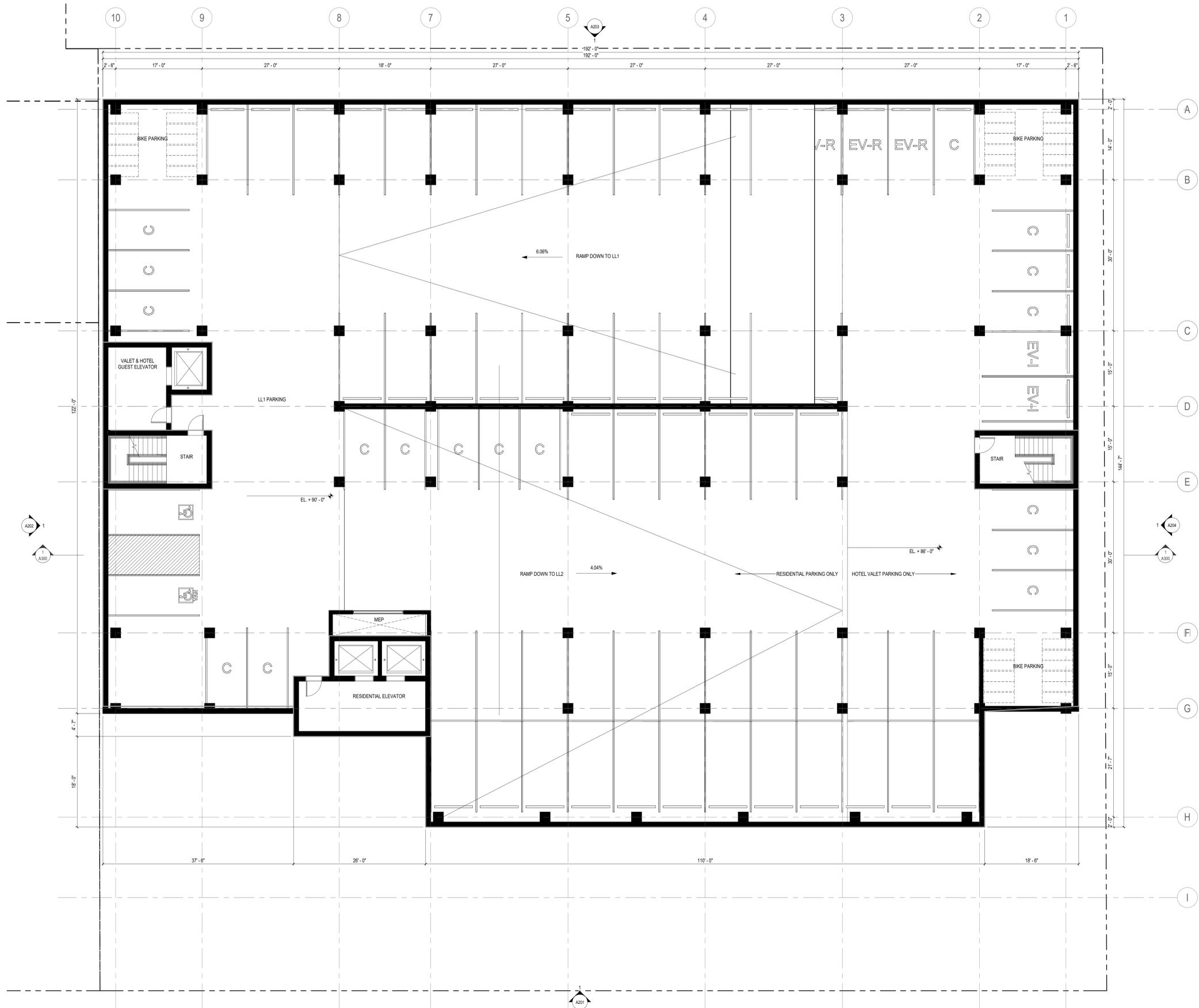
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LOWER LEVEL 2 PLAN

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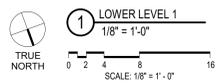
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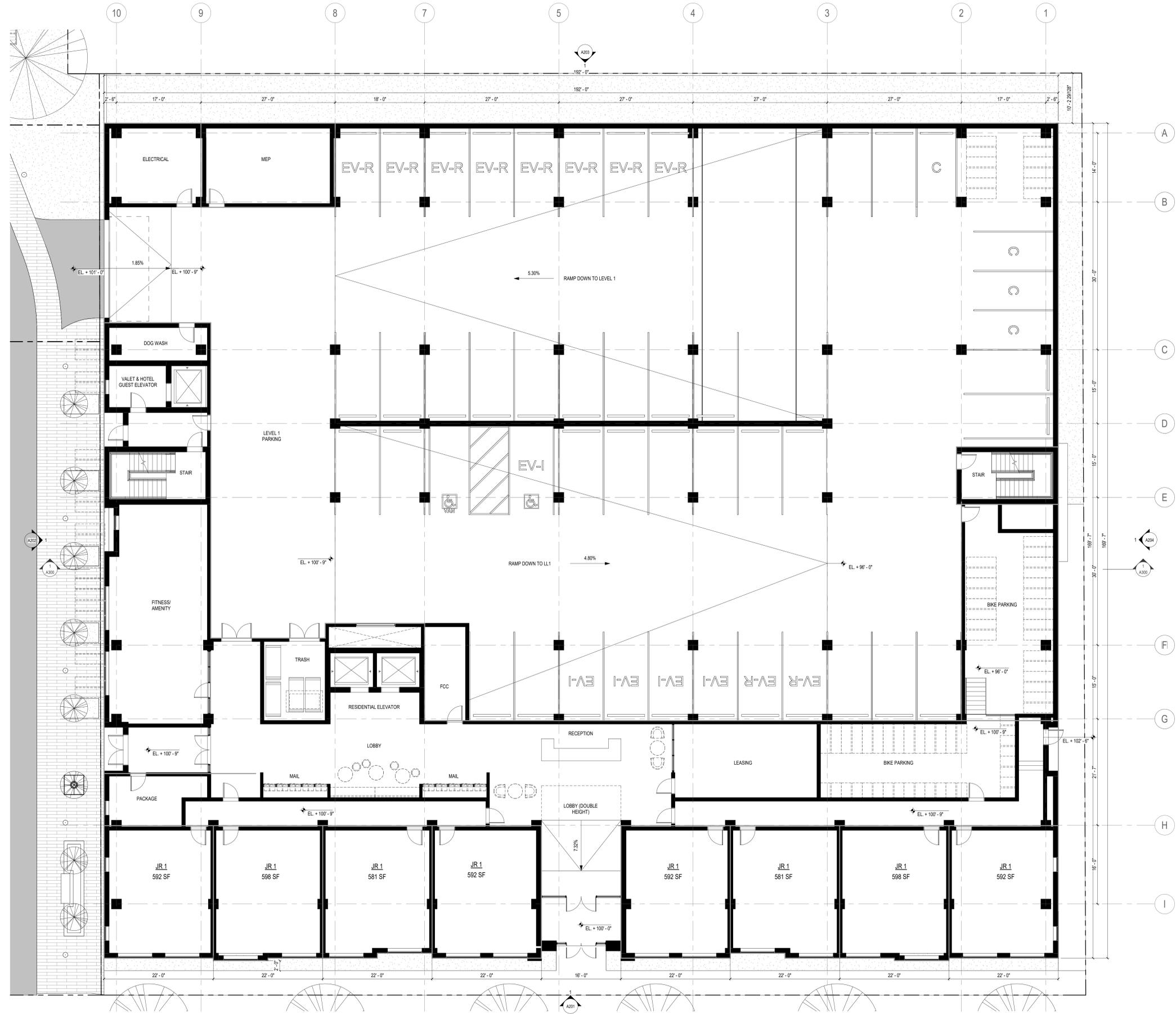
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1 LOWER LEVEL 1
 1/8" = 1'-0"



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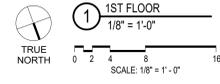
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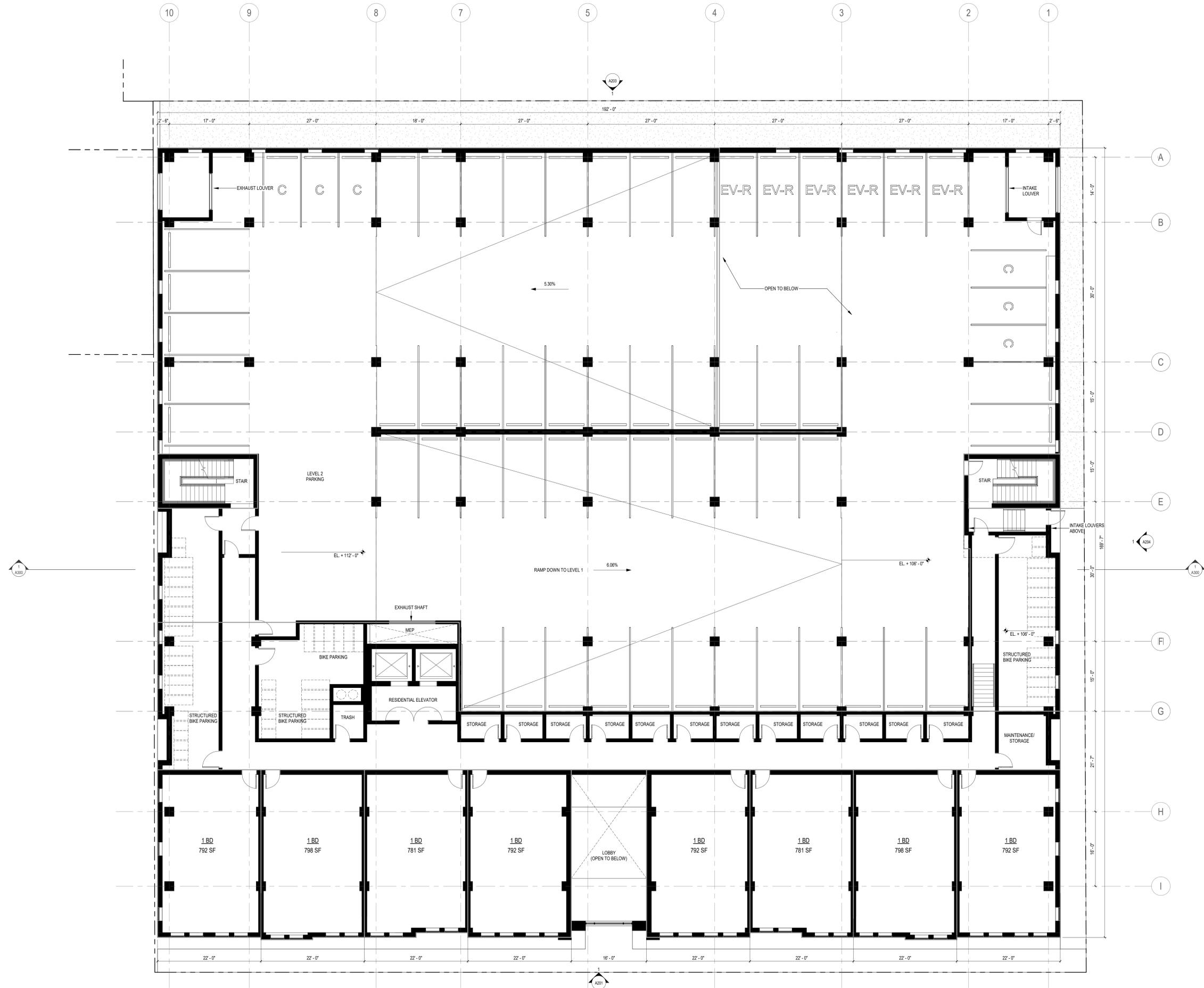
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FIRST FLOOR PLAN

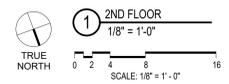
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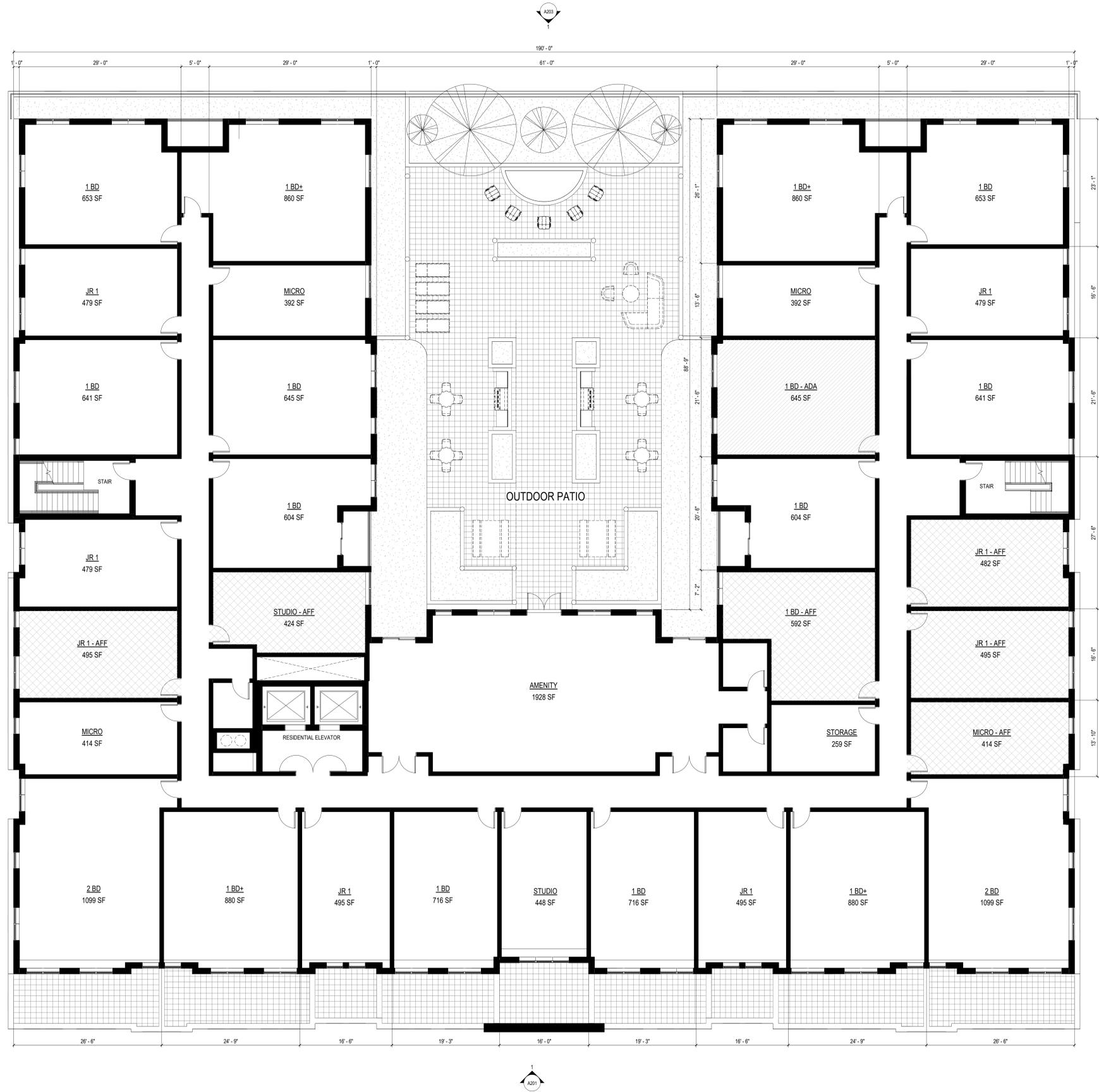
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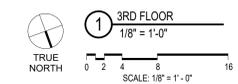
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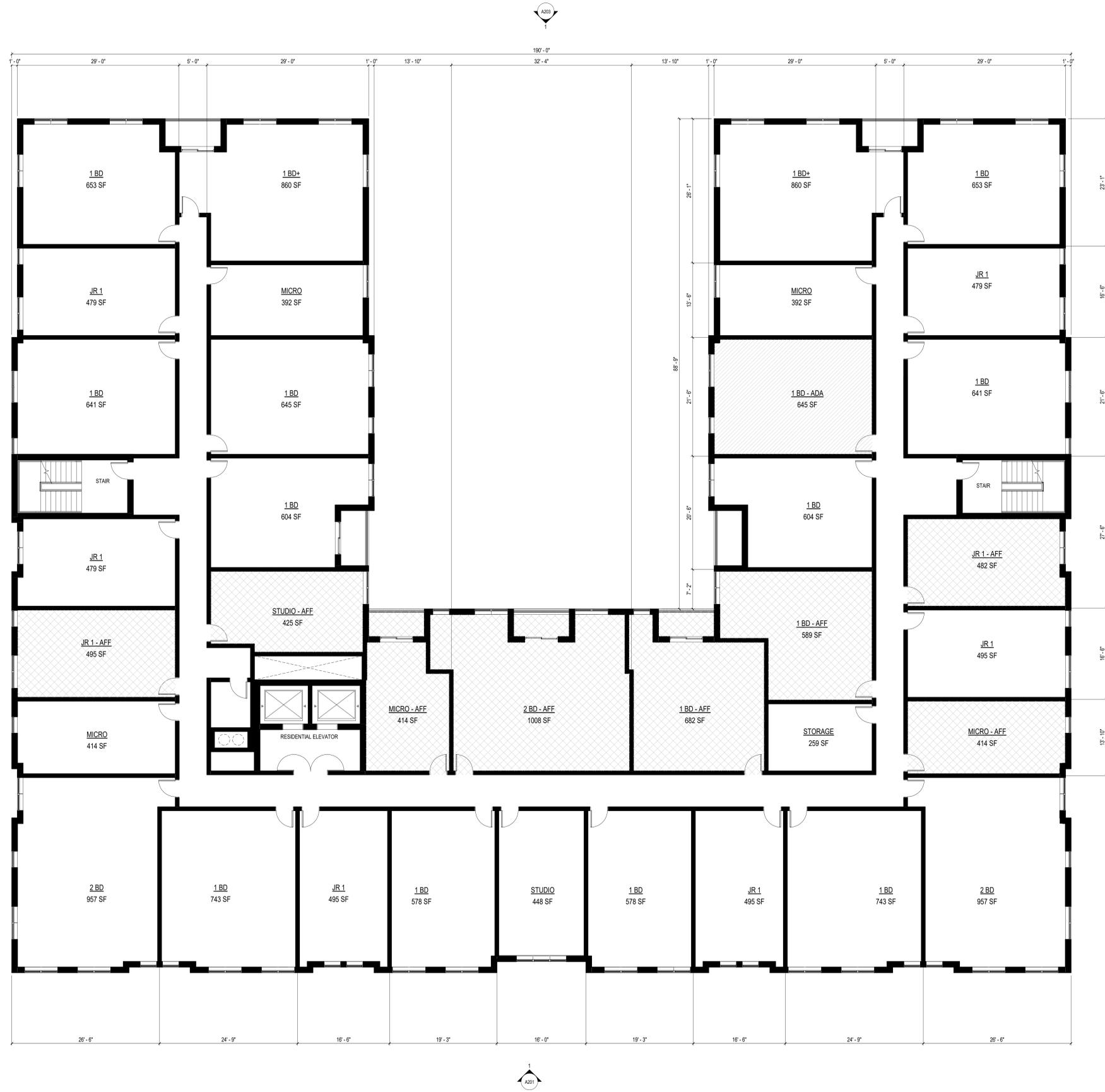
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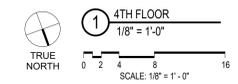
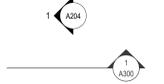
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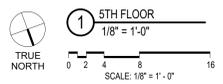
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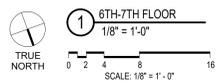
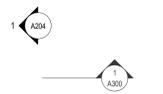
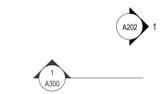
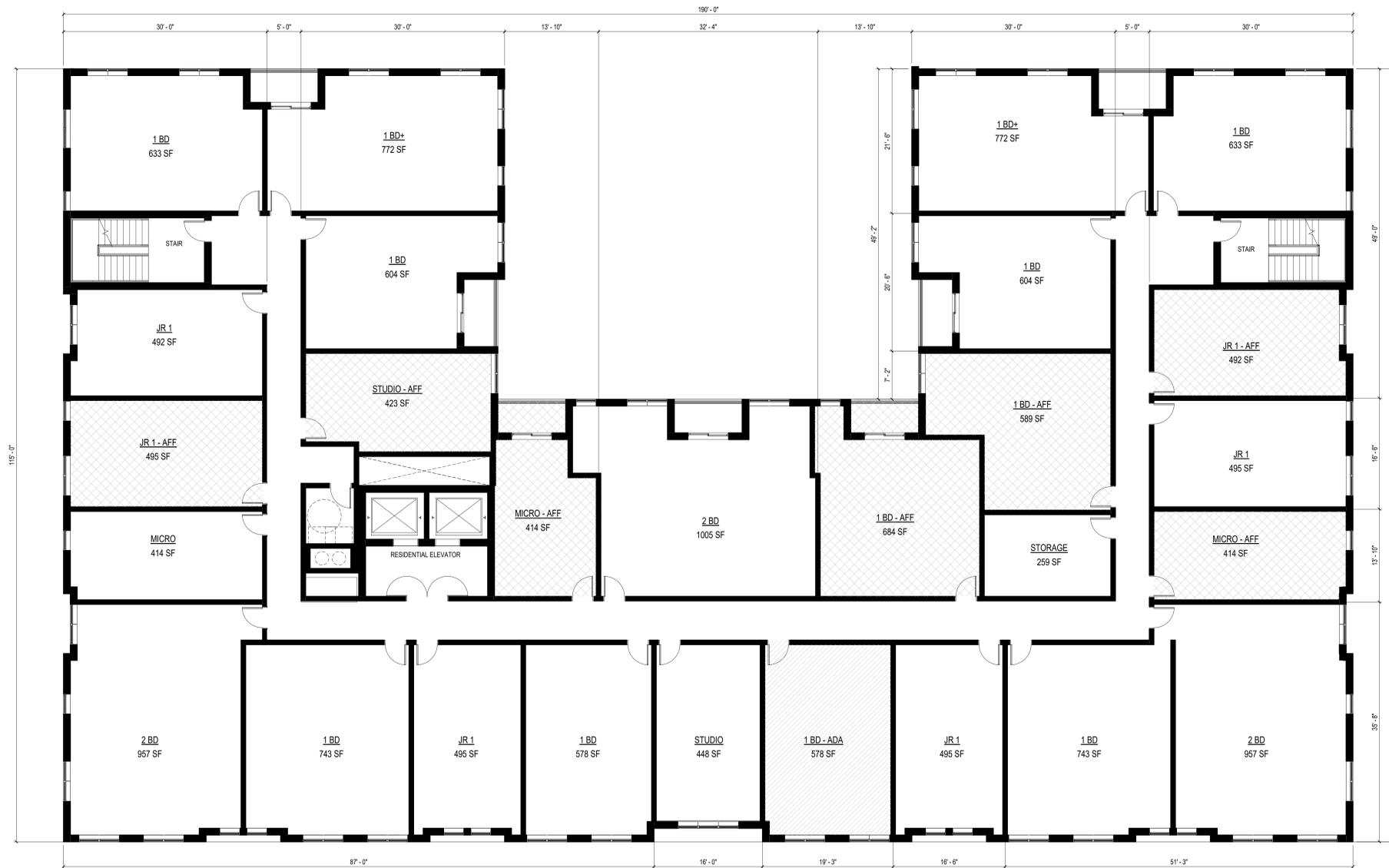
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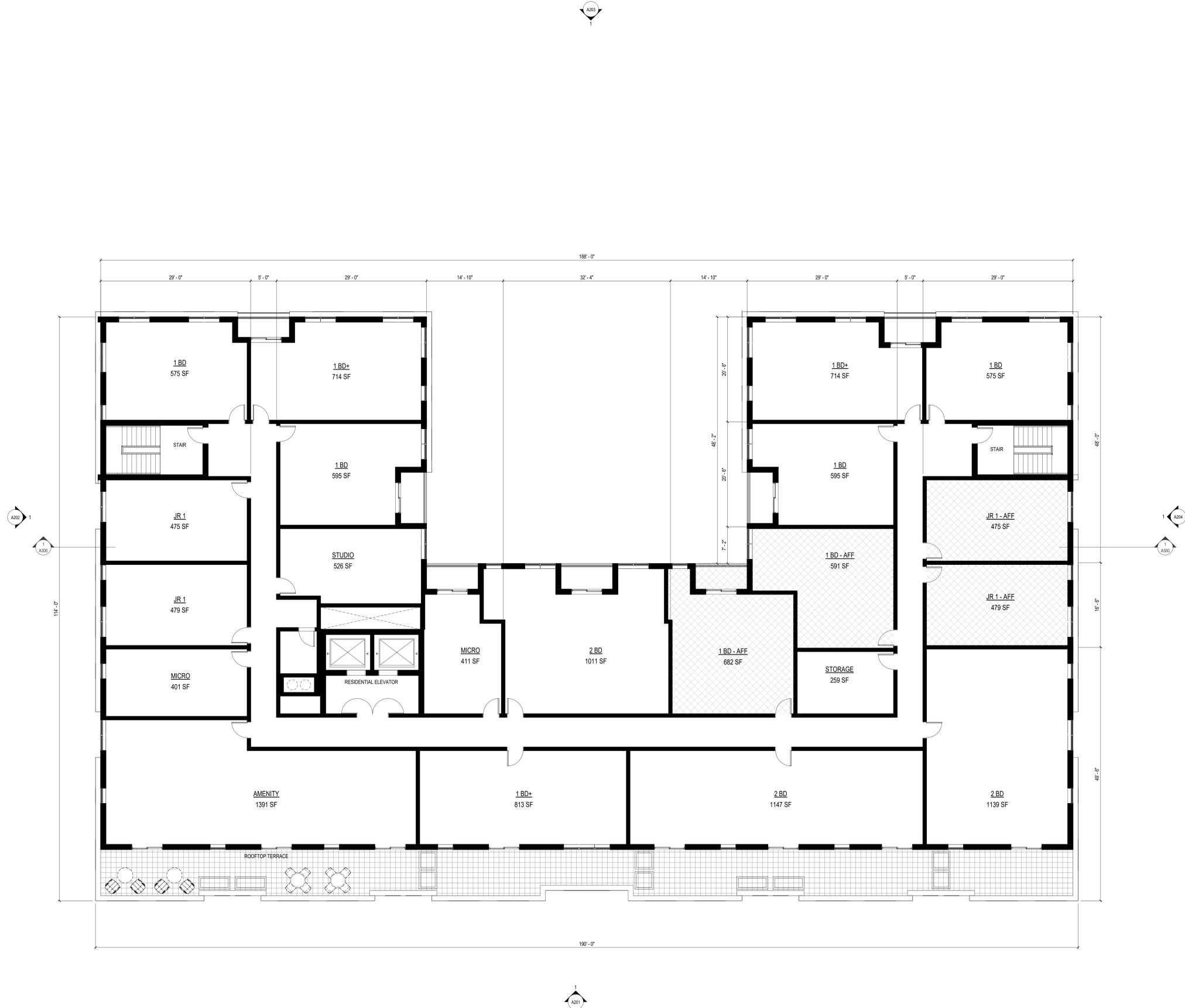
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Project No. 223014.00

Sheet Title: TYPICAL FLOOR PLAN (6-7)

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CITY OF MADISON LAND USE APPLICATION

SCOPE DOCUMENTS

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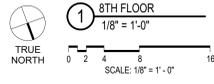
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223014.00

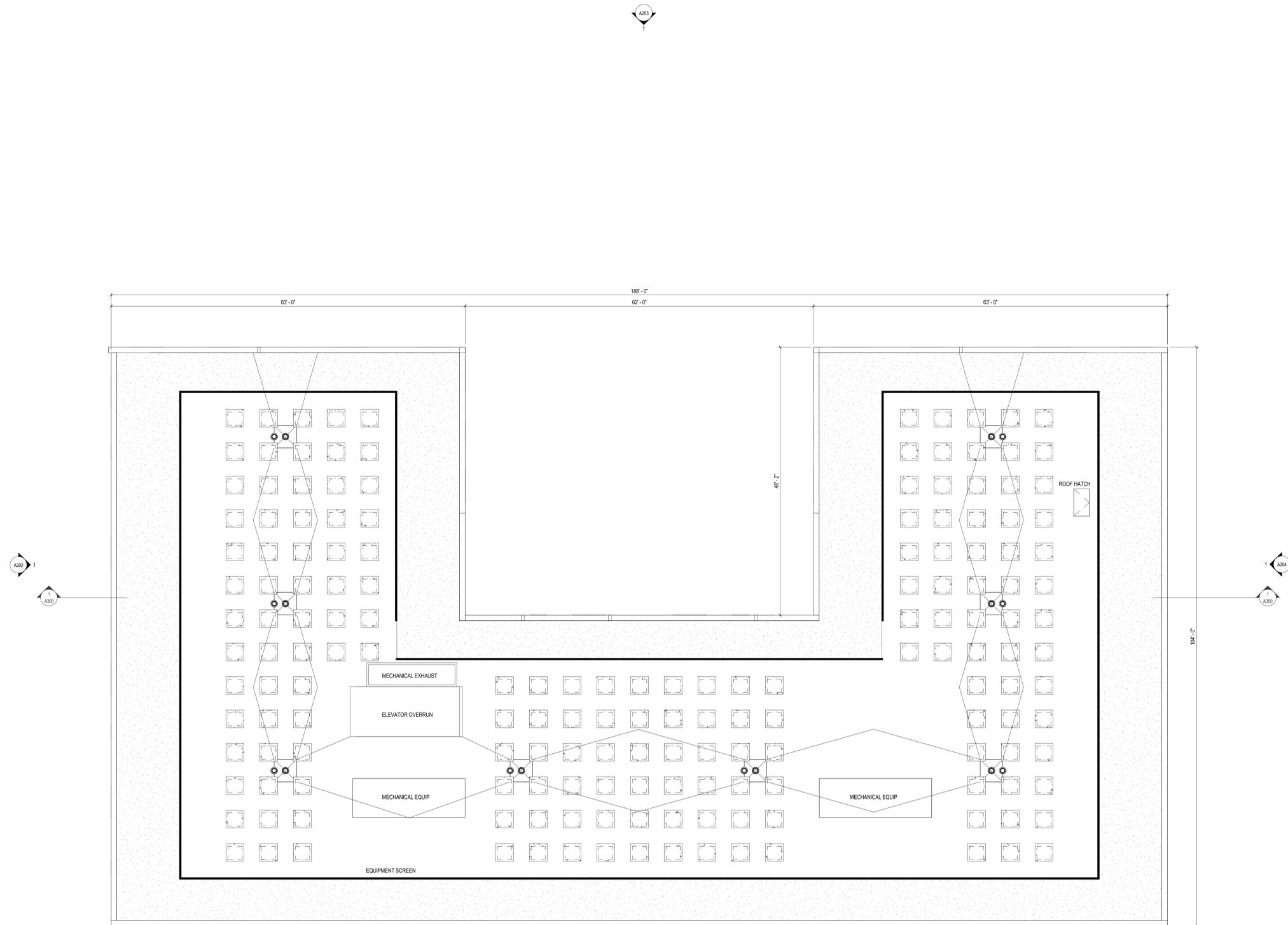
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8TH FLOOR PLAN

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Project No.
223014.00

Sheet Title
ROOF PLAN

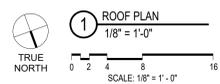
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223014.00

Sheet Title
EXTERIOR ELEVATION

1 ELEVATION - PLAN SOUTH
1/8" = 1'-0"

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Revisions

CITY OF MADISON LAND USE
APPLICATION

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Sheet No.
A201

1 ELEVATION - PLAN SOUTH
1/8" = 1'-0"

20230317.15:53 AM

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- ROOF 187'-0"
- LEVEL BR 176'-0"
- LEVEL TR 166'-0"
- LEVEL BR 155'-0"
- LEVEL SR 148'-0"
- LEVEL AR 138'-0"
- LEVEL SR 128'-0"
- LEVEL 2 112'-0"
- LEVEL 1 100'-0"
- LEVEL LL1 90'-0"
- LEVEL LL2 80'-0"

Revisions

CITY OF MADISON LAND USE APPLICATION

SCOPE DOCUMENTS
Drawing Date
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Sheet No.
A202

1 ELEVATION - PLAN WEST
1/8" = 1'-0"

NOT FOR
CONSTRUCTION



- ROOF 187'-0"
- LEVEL BR 176'-0"
- LEVEL TR 166'-0"
- LEVEL BR 155'-0"
- LEVEL SR 148'-0"
- LEVEL AR 138'-0"
- LEVEL SR 128'-0"
- LEVEL 2 112'-0"
- LEVEL 1 100'-0"
- LEVEL LL1 90'-0"
- LEVEL LL2 80'-0"

Revisions

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A202

1 ELEVATION - PLAN WEST
1/8" = 1'-0"

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A203

1 ELEVATION - PLAN NORTH
1/8" = 1'-0"

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A203

1 ELEVATION - PLAN NORTH
1/8" = 1'-0"

20230317.15:58 AM

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A204

1 ELEVATION - PLAN EAST
1/8" = 1'-0"

20240317 10:52 AM

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- ROOF
187'-0"
- LEVEL 8R
176'-0"
- LEVEL 7R
166'-0"
- LEVEL 6R
156'-0"
- LEVEL 5R
146'-0"
- LEVEL 4R
136'-0"
- LEVEL 3R
126'-0"
- LEVEL 2
112'-0"
- LEVEL 1
100'-0"
- LEVEL LL1
90'-0"
- LEVEL LL2
80'-0"

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CITY OF MADISON LAND USE
APPLICATION

SCOPE DOCUMENTS

Drawing Date
03/22/2024

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Sheet No.
A204

1 ELEVATION - PLAN EAST
1/8" = 1'-0"

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APPLICATION

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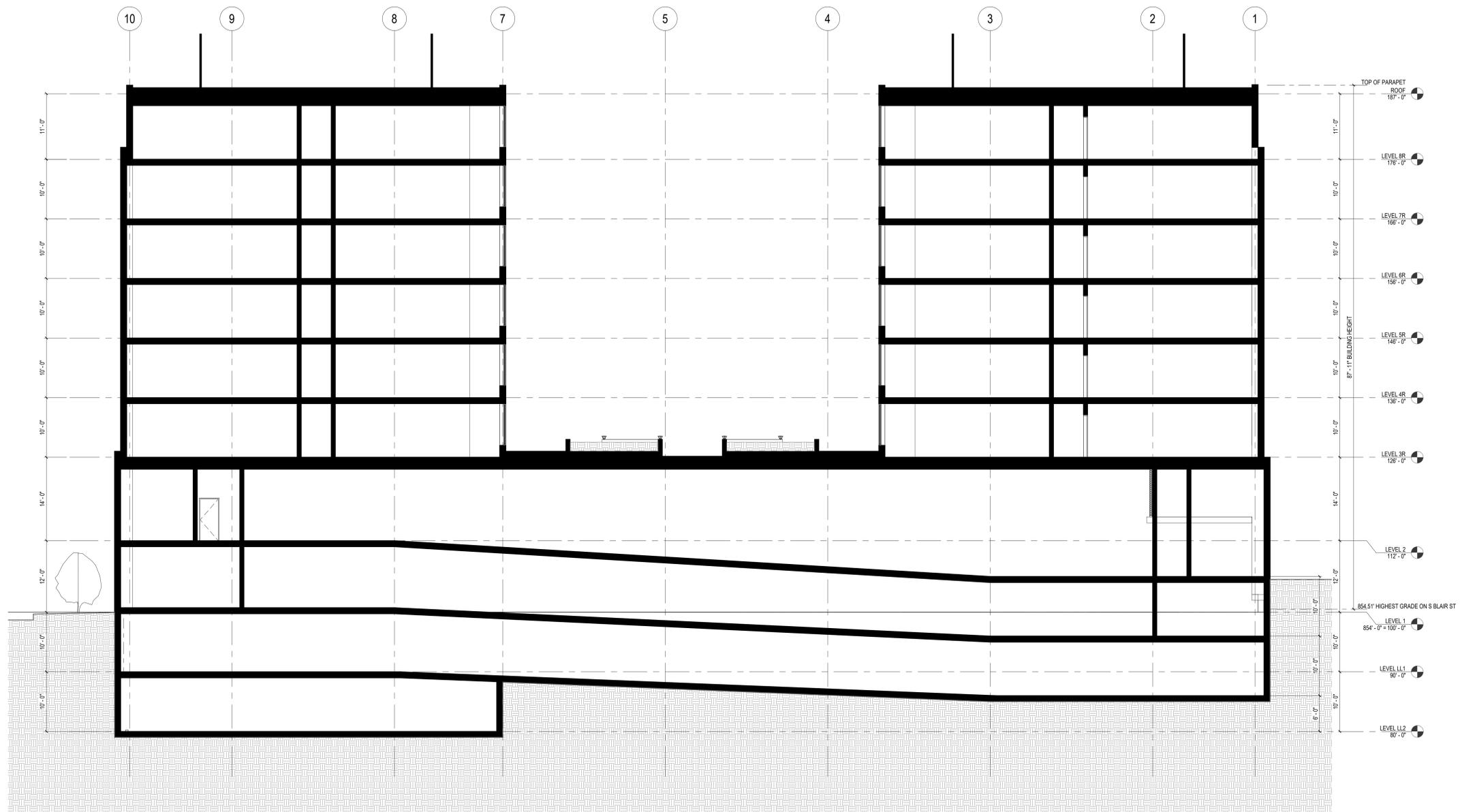
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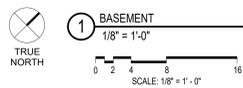
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BUILDING SECTION

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A300

1 BUILDING SECTION - NW-SE
1/8" = 1'-0"

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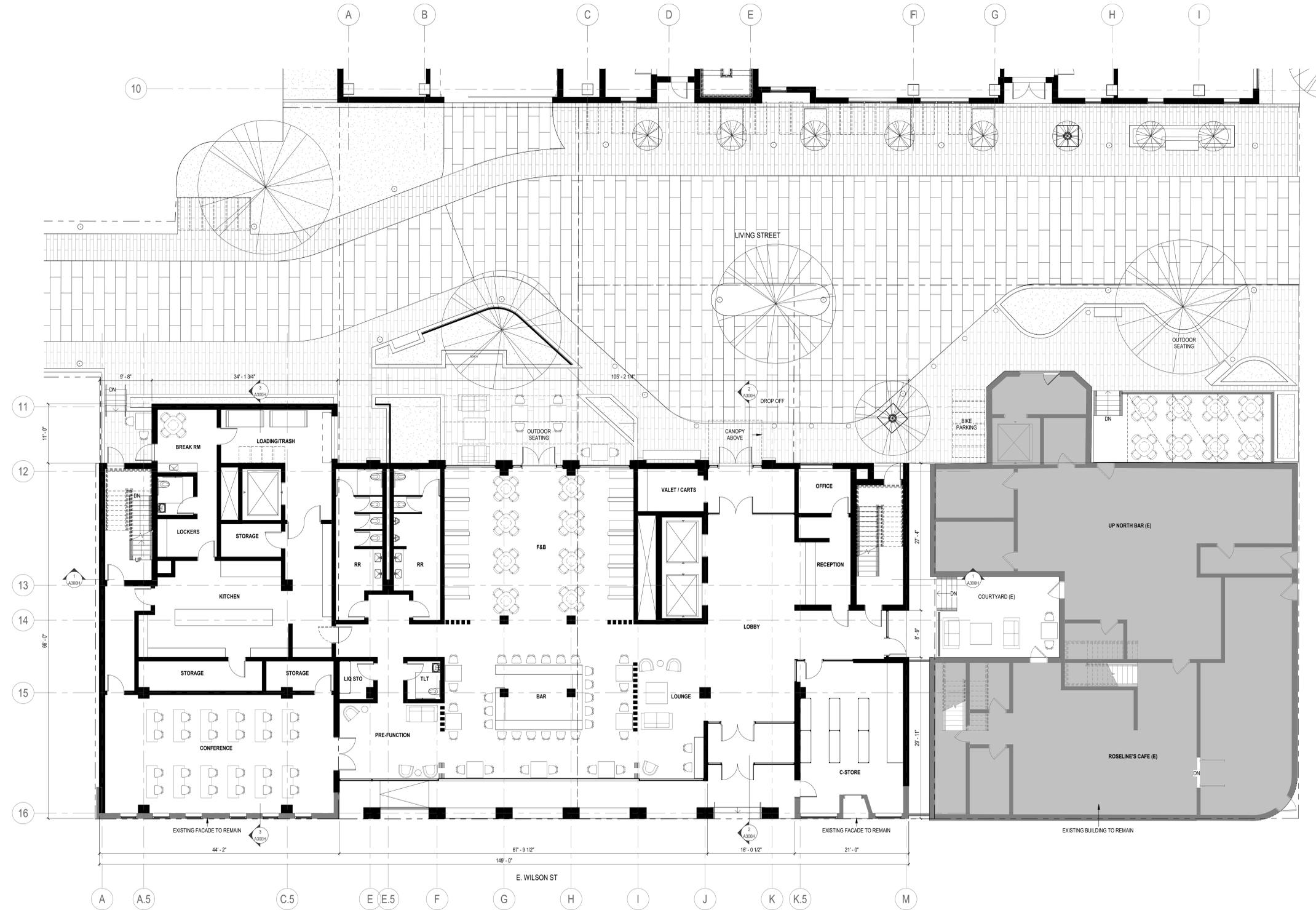
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Sheet Title
HOTEL - BASMENT FLOOR PLAN

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A110H

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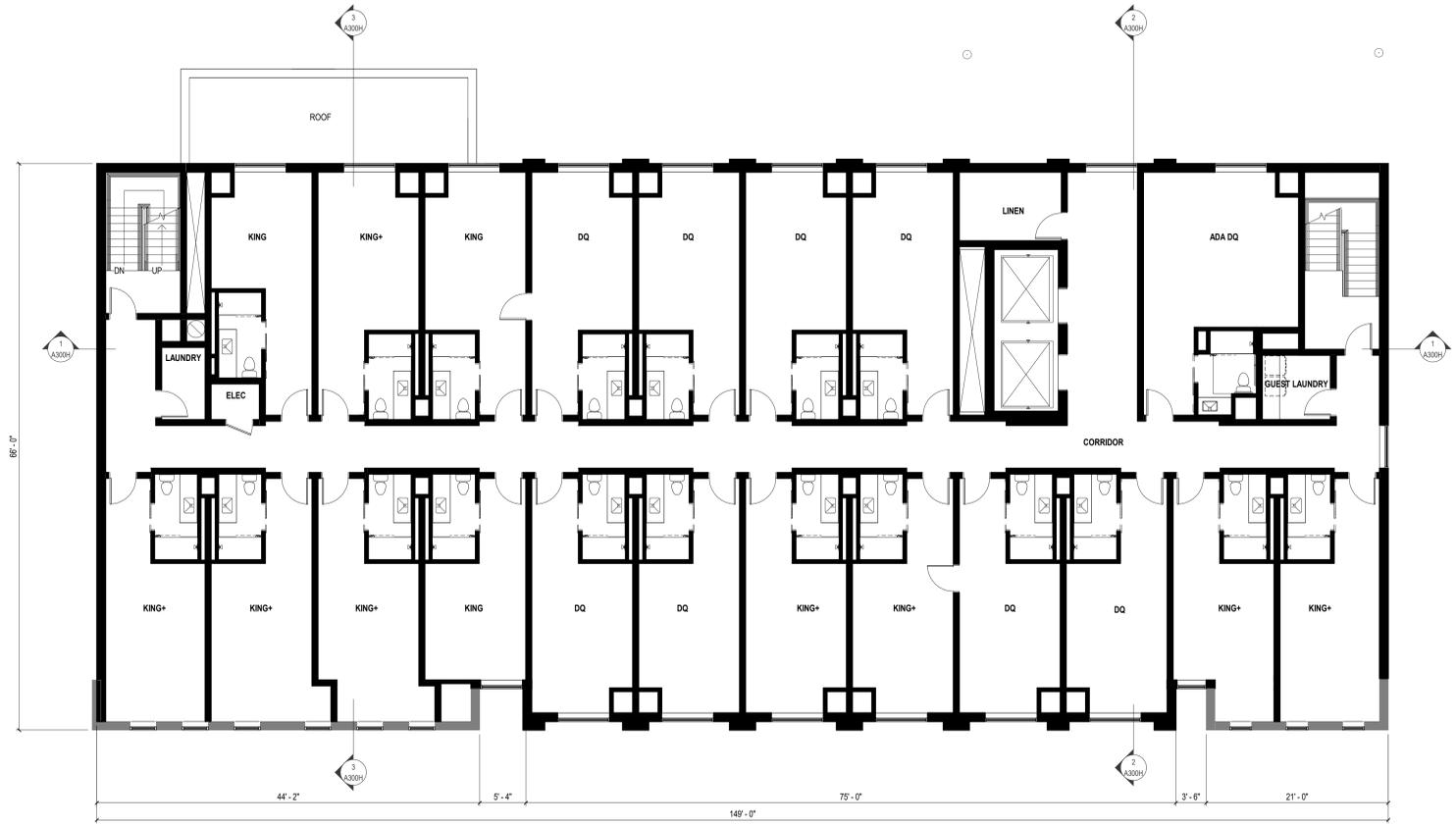
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HOTEL - 1ST FLOOR
PLAN

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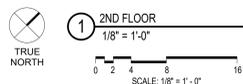
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A111H

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66'-0"

44'-2" 5'-4" 149'-0" 75'-0" 3'-6" 21'-0"



KEY COUNT	
KING ROOMS	60
DOUBLE QUEEN ROOMS	40
ACCESSIBLE ROOMS	(5)
CONNECTING ROOMS	(20)
TOTAL	100

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CITY OF MADISON LAND USE APPLICATION

SCOPE DOCUMENTS

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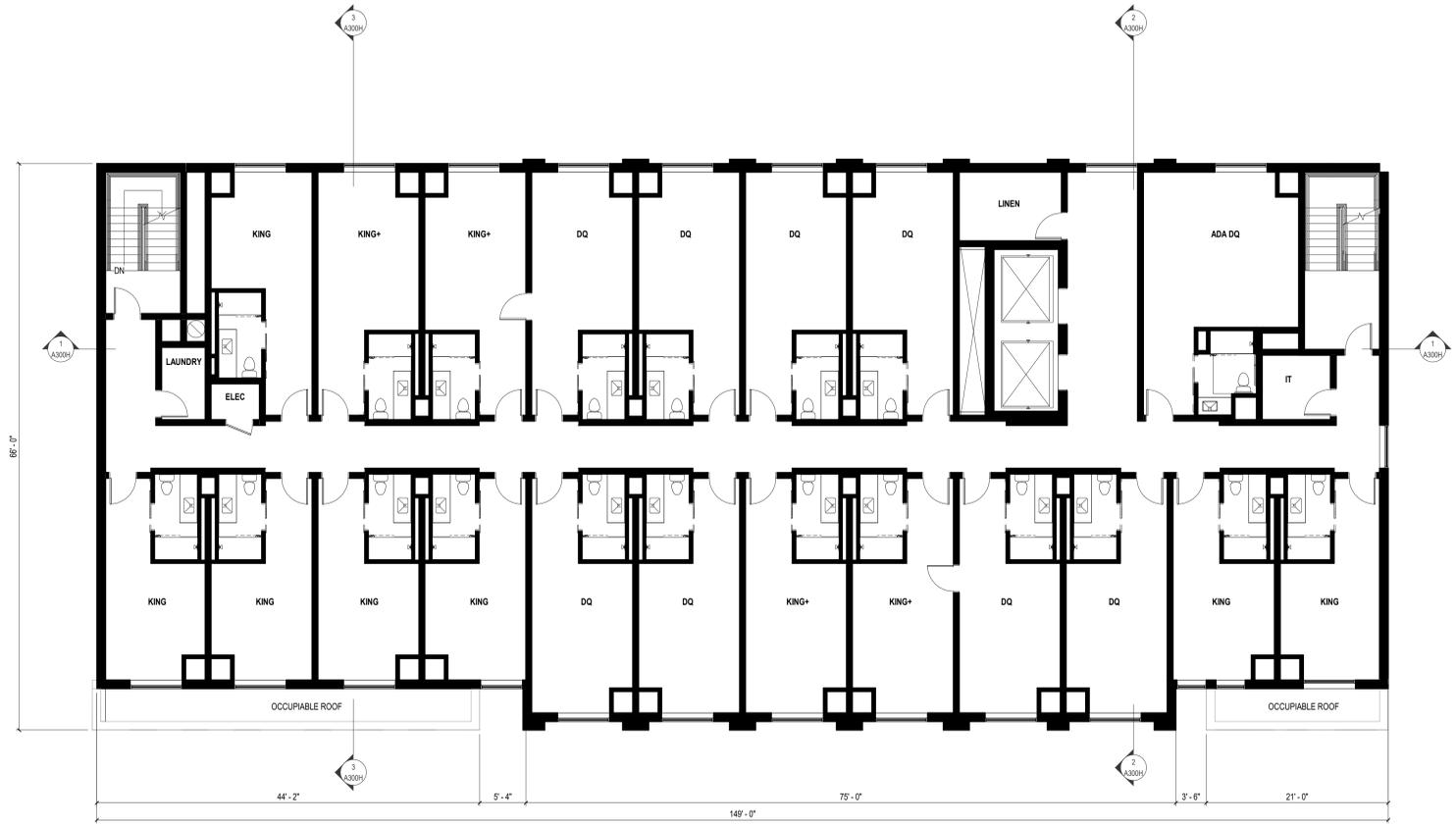
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HOTEL - 2ND FLOOR PLAN

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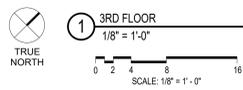
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223014.00

Sheet Title
HOTEL - 3RD FLOOR PLAN

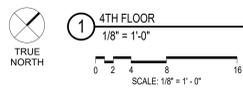
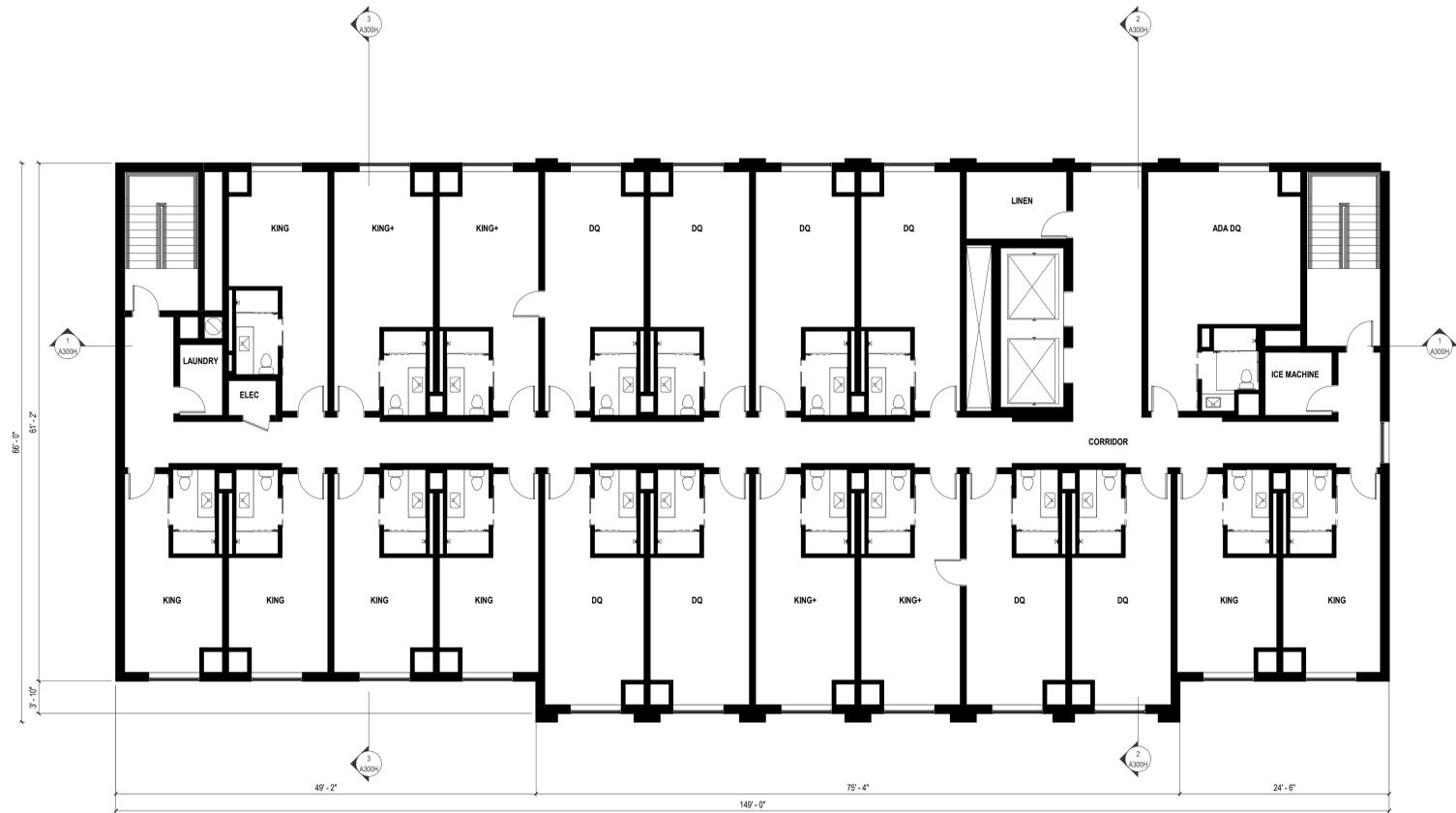
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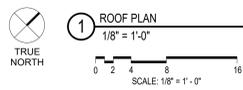
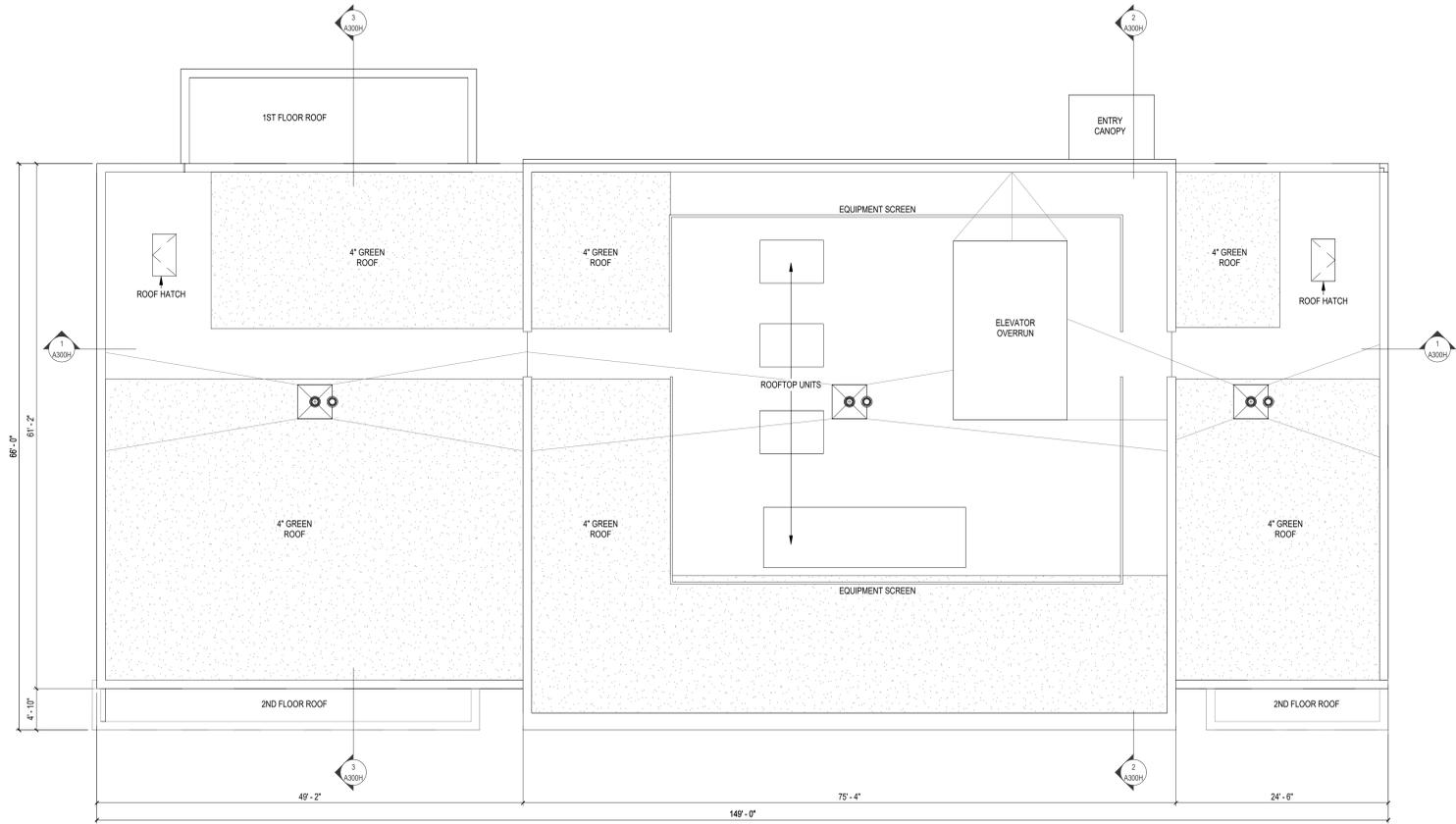
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Sheet Title
HOTEL - TYPICAL FLOOR PLAN (4-6)

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HOTEL - ROOF PLAN

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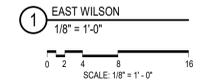


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- FIBREGLASS WINDOW
- CORRUGATED METAL PANEL - PERFORATED
- METAL PANEL REVEAL
- METAL PANEL
- CORRUGATED METAL PANEL
- METAL COPING
- CLAY BRICK - UTILITY
- METAL EXTRUSION WITH INTEGRATED DOWNLIGHT



- GLASS RAILING
- GLASS RAILING
- GLASS BLOCK
- STONE - GRANITE
- STOREFRONT GLAZING



Revisions

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SCOPE DOCUMENTS
Drawing Date
03/22/2024

WILSON + BLAIR DEVELOPMENT

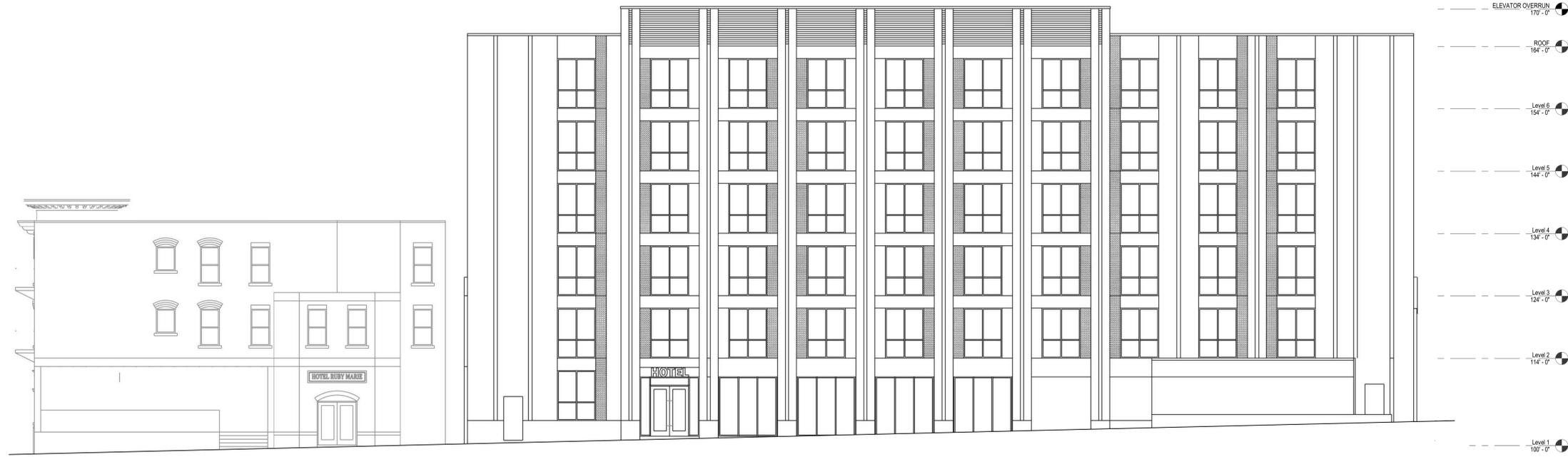
506 / 508 / 510 / 514 / 516 / 518 E WILSON ST
134 / 140 / 148 S BLAIR ST

Project No.
223014.00

Sheet Title
HOTEL - EXTERIOR ELEVATIONS

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750 N Water Street, Suite 1700, Milwaukee, Wisconsin 53202
Telephone 414.272.2000 Fax 414.272.2001
104 Shooklee St, Richmond, Virginia 23219
Telephone 804.787.2500
722 Williamson Street, Madison, Wisconsin 53703
Telephone 608.263.6300 Fax 608.263.6317
125 South Clark Street, Suite 675-2, Chicago, Illinois 60603
Telephone 312.789.4516

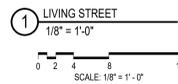
Sheet No.
A211H



NOT FOR CONSTRUCTION



EXISTING DECK STRUCTURE TO BE DEMOLISHED AND REPLACED IN FUTURE PHASE (FUTURE SUBMITTAL)



Revisions

CITY OF MADISON LAND USE APPLICATION

SCOPE DOCUMENTS

Drawing Date
03/22/2024

WILSON + BLAIR DEVELOPMENT

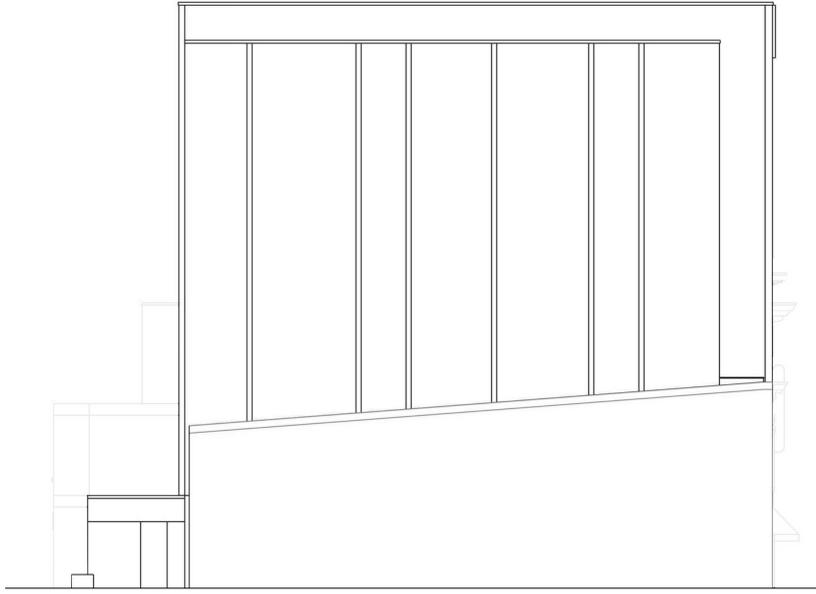
506 / 508 / 510 / 514 / 516 / 518 E WILSON ST
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Telephone 312.789.4516

Sheet No.
A212H



NOT FOR CONSTRUCTION



- ELEVATOR OVERRUN 170'-0"
- ROOF 164'-0"
- Level 6 154'-0"
- Level 5 144'-0"
- Level 4 134'-0"
- Level 3 124'-0"
- Level 2 114'-0"
- Level 1 100'-0"



- ELEVATOR OVERRUN 170'-0"
- ROOF 164'-0"
- Level 6 154'-0"
- Level 5 144'-0"
- Level 4 134'-0"
- Level 3 124'-0"
- Level 2 114'-0"
- Level 1 100'-0"

ENTRY DOOR BEYOND, SEE PLANS

② SOUTH FRANKLIN
1/8" = 1'-0"
0 2 4 8 16
SCALE: 1/8" = 1'-0"

① SOUTH BLAIR
1/8" = 1'-0"
0 2 4 8 16
SCALE: 1/8" = 1'-0"

Revisions

CITY OF MADISON LAND USE APPLICATION

SCOPE DOCUMENTS

Drawing Date
03/22/2024

WILSON + BLAIR DEVELOPMENT

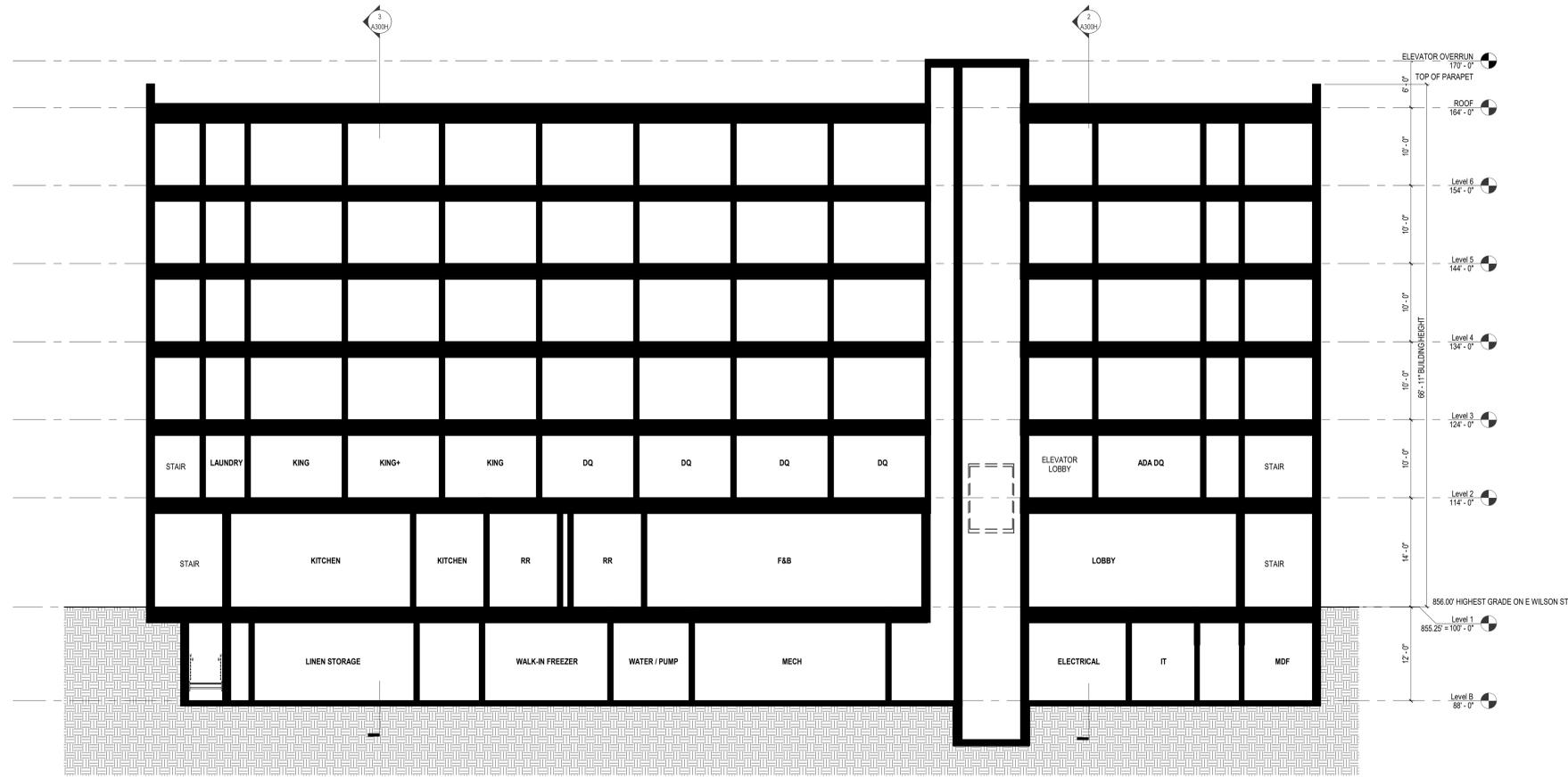
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Project No.
223014.00

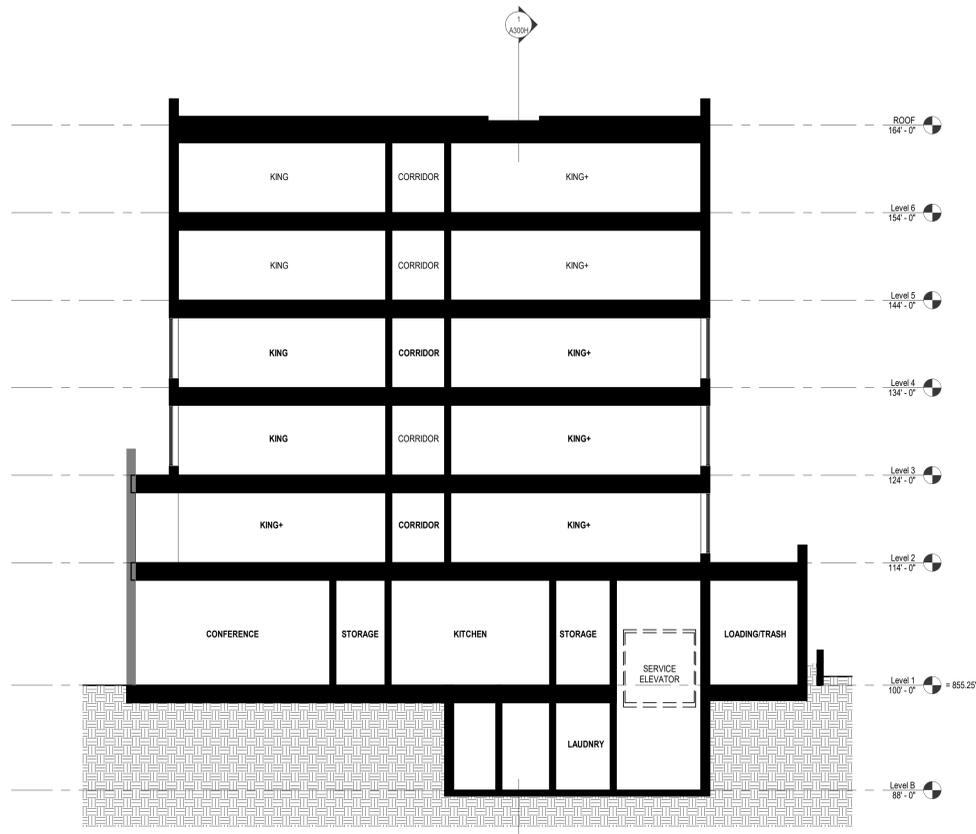
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HOTEL - EXTERIOR ELEVATIONS

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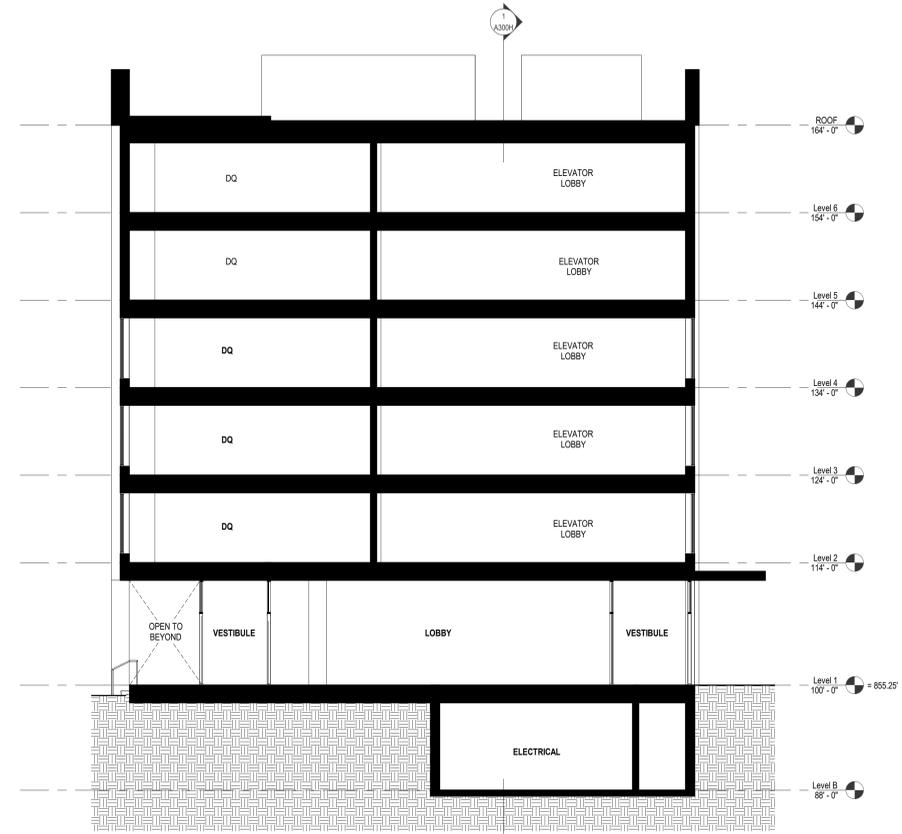
Sheet No.
A213H



1 BUILDING SECTION AT ELEVATOR
1/8" = 1'-0"



3 BUILDING SECTION AT LOADING ELEVATOR
1/8" = 1'-0"



2 BUILDING SECTION AT LOBBY ENTRANCE
1/8" = 1'-0"

NOT FOR CONSTRUCTION

Revisions

CITY OF MADISON LAND USE APPLICATION

SCOPE DOCUMENTS

Drawing Date
03/22/2024

WILSON + BLAIR DEVELOPMENT

506 / 508 / 510 / 514 / 516 / 518 E WILSON ST
134 / 140 / 148 S BLAIR ST

Project No.
223014.00

Sheet Title
HOTEL - BUILDING SECTIONS

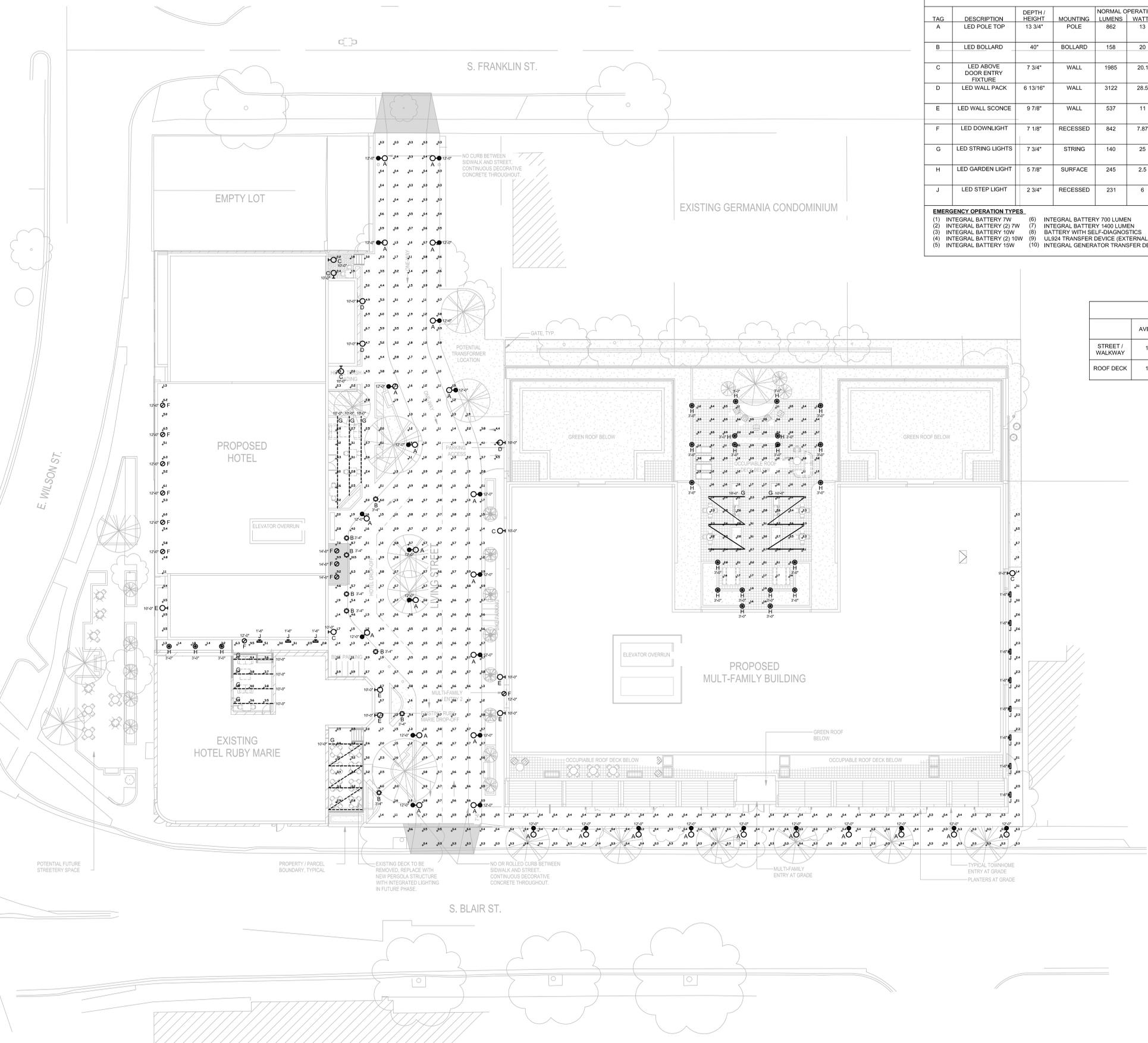
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Sheet No.
A300H

LUMINAIRE SCHEDULE															
TAG	DESCRIPTION	DEPTH / HEIGHT	MOUNTING	NORMAL OPERATION LUMENS	EMERGENCY OPERATION WATTS	EMERGENCY OPERATION LUMENS	EMERGENCY OPERATION WATTS	TYPE	VOLTAGE	COLOR TEMP(K)	C.R.I. (Min)	DIMMING	FINISH	MANUFACTURER	MODEL SERIES
A	LED POLE TOP	13 3/4"	POLE	862	13	-	-	-	120-277	3000	80	0-10V 10%	BRONZE	BEGA	84 035
B	LED BOLLARD	40"	BOLLARD	158	20	-	-	-	120-277	3000	80	0-10V 10%	STAINLESS STEEL	HELIO	LBHLO-603
C	LED ABOVE DOOR ENTRY FIXTURE	7 3/4"	WALL	1985	20.1	-	-	-	120-277	3000	80	0-10V 10%	BRONZE	COOPER	ENC
D	LED WALL PACK	6 13/16"	WALL	3122	28.5	-	-	-	120-277	3000	80	0-10V 10%	BRONZE	INVUE	CCW
E	LED WALL SCNCE	9 7/8"	WALL	537	11	-	-	-	120-277	3000	80	0-10V 10%	BRONZE	BEGA	B31218
F	LED DOWNLIGHT	7 1/8"	RECESSED	842	7.87	-	-	-	120-277	3000	80	0-10V 10%	BLACK	JUNO	L6
G	LED STRING LIGHTS	7 3/4"	STRING	140	25	-	-	-	120-277	3000	80	0-10V 10%	BLACK	PLT	12131
H	LED GARDEN LIGHT	5 7/8"	SURFACE	245	2.5	-	-	-	120-277	3000	80	0-10V 10%	BLACK	BEGA	55 030
J	LED STEP LIGHT	2 3/4"	RECESSED	231	6	-	-	-	120-277	3000	80	0-10V 10%	BLACK	BEGA	33 053

EMERGENCY OPERATION TYPES:	INTEGRATED CONTROL TYPES:	INTEGRATED SENSOR TYPES:	GENERAL NOTES:
(1) INTEGRAL BATTERY 7W (2) INTEGRAL BATTERY (2) 7W (3) INTEGRAL BATTERY 10W (4) INTEGRAL BATTERY (2) 10W (5) INTEGRAL BATTERY 15W	(6) INTEGRAL BATTERY 700 LUMEN (7) INTEGRAL BATTERY 1400 LUMEN (8) BATTERY WITH SELF-DIAGNOSTICS (9) UL924 TRANSFER DEVICE (EXTERNAL OR INTERNAL) (10) INTEGRAL GENERATOR TRANSFER DEVICE	(1) WIRELESS - CAT 5e (2) WIRELESS - CAT 6 (3) WIRELESS	(1) PASSIVE INFRARED (2) ULTRASONIC (3) DUAL TECHNOLOGY (PIR+ULTRASONIC) (4) DIMMING PHOTOCELL

PHOTOMETRIC STATISTICS					
	AVERAGE	MAXIMUM	MINIMUM	MAX/MIN	AVG/MIN
STREET / WALKWAY	1.5 fc	10.5 fc	0.3 fc	35.0 : 1	5.0 : 1
ROOF DECK	1.6 fc	3.1 fc	0.4 fc	7.8 : 1	4.0 : 1



1 SITE PHOTOMETRICS
1/16" = 1'-0"

SITE PHOTOMETRICS

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MATERIAL PALETTE - HOTEL



CLAY BRICK - BROWN (URBAN INFILL PORTION)



CORRUGATED METAL PANEL - BLACK (SETBACK PORTION AND INFILL)



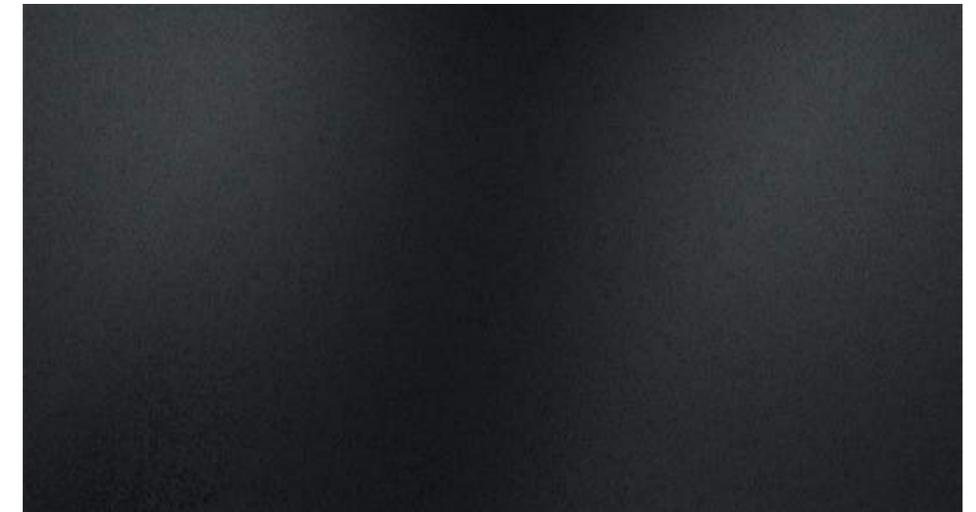
ALUMINUM METAL COPING, TRIM AND WINDOW FRAMES



CAST STONE - BASE WAINSCOT



GLASS BLOCK - CLERESTORY WINDOWS AT BASE



METAL PANEL, BLACK (WINDOW SPANDRELS UPPER STORIES)

MATERIAL PALETTE - MULTIFAMILY



CAST STONE (BASE WAINSCOT AND WINDOW SILLS)



STANDING SEAM METAL PANEL - BLACK (CLADDING IN BETWEEN MASONRY EXPRESSIONS AND UPPER STORY)



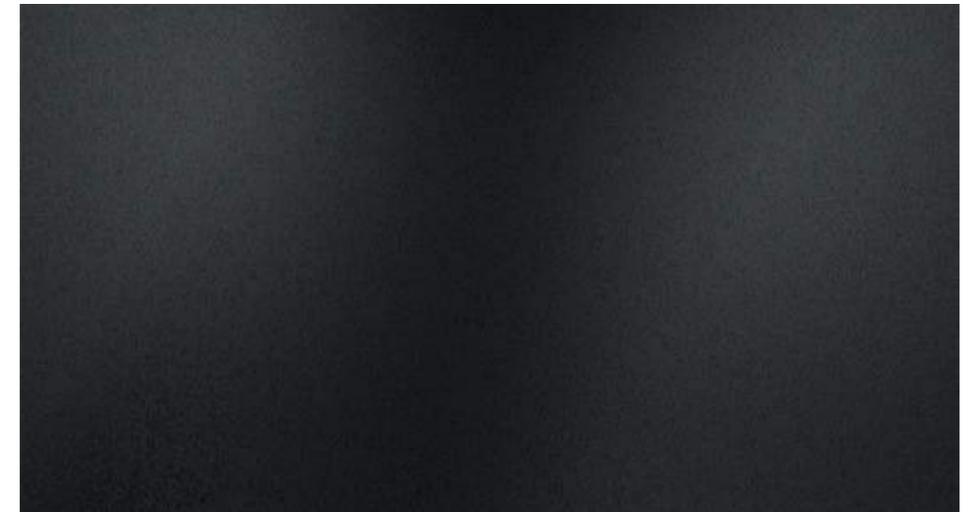
ALUMINUM METAL COPING, TRIM AND WINDOW FRAMES



CLAY BRICK - LIGHT CREAM (BASE OF BUILDING)



CLAY BRICK - GREY/BROWN (UPPER STORIES)



METAL PANEL, BLACK (WINDOW SPANDRELS UPPER STORIES)



Wall luminaire · Pole-top luminaire

A series of complimentary wall and pole-top luminaires with unshielded light distribution. A combination of materials in perfect harmony with this classic luminaire shape. Whether as single luminaires or arranged in groups, these luminaires are perfect architectural elements.

Cast bronze and copper · three-ply opal glass

LED color temperatures: 2700K, 3000K, 3500K, 4000K

BEGA luminaires offer a minimum service life of 60,000 hours, with suitable LED replacement modules guaranteed for up to 20 years after date of purchase. Further LED technical data including luminous flux, CRI, dimming and electrical characteristics are provided on the individual luminaire specification sheets, available at www.bega-us.com

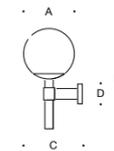
Natural bronze and copper. Time and weather factors will create the natural patina of bronze and copper.

NRTL listed to North American standards · Suitable for wet locations
Protection class IP 44

In the table are compatible BOOM luminaire poles made of copper with a base made of cast bronze. A complete overview including technical data of all BOOM poles and anchorage units is given on page 408 - 409.

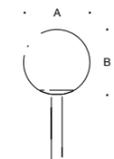


Wall luminaires



Wall luminaires

	LED	A	B	C	D
31 218	6.3 W	9 7/8	21	12 1/4	5 1/8

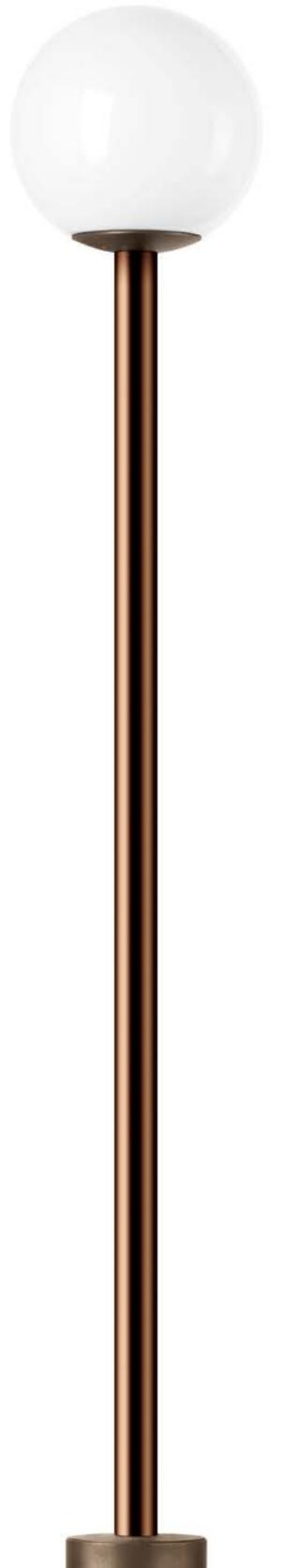


Pole-top luminaires

	LED	A	B
84 035	12.3 W	13 3/4	13 3/8

Luminaire poles

Pole
70 552 · 70 550



FORMS+SURFACES®

Helio Bollard, Series 600

Gallery

form+ Configurator



Product Overview

Helio Bollards, Series 600 bring an elegant simplicity to public spaces of all kinds.

- Stainless Steel construction
- Satin finish with Ceramiloc, an invisible protective surface treatment
- Durable powdercoat finish also available
- 40" high x 6" in diameter
- Custom LED light engine with Cree® LEDs in 3000K warm white and 4000K neutral white
- Helio Bollard 3000K is International DarkSky Approved
- 180° and 360° light distribution options
- Non-illuminated and security core versions also available
- ETL and C-ETL listed for wet locations
- High recycled content; highly recyclable
- See the entire [Helio Family](#).

← Invue



Invue

ENC Entri Round Clean LED

- One-piece, die-cast aluminum housing and door
- Flush mounted die-cast tool-less latch for ease of maintenance
- Choice of eleven LED optical distributions
- Fits 4" j-box and secured via two concealed stainless steel fasteners
- Offered with optional uplight and colored or clear luminous window

Need help?

Ask a question here.

aluminum adapter box for egress and thru-way wiring
module withstands 10kV transient line surge (LED)
e CRI/CCT options within 5-step MacAdam ellipse

← **Invue**



Invue

CCW ClearCurve Wall

- Available in Visual Comfort or Discrete optics configurations
- Lumen packages from 1,600 to 12,000 lumens (18W - 116W)
- Efficacy up to 149 lumens per watt
- 4 WaveStream visual comfort distributions (T2, T3, T4FT, T4W)
- 9 LightSquare distributions (1 or 2 square configurations)

Need help?

Ask a question here.

...re options

...gree C to 50-degree C

...eather battery packs or emergency transfer switches



5.0 (23)

[Write a review](#)

100 ft. Patio Stringer - (48) Medium Base Sockets

Black Wire - 24 in. Socket Spacing - Male to Female Plug Connection - PLTS-12131





These luminaires are secured in the ground with an earth spike.



Garden luminaires
with unshielded light

A series of luminaires with earth spike in three different versions: sphere, cylinder and cylinder with cap. In paths, flowerbeds and on terraces these unshielded luminaires create a pleasant lighting effect. The earth spike mounting allows for flexible and portable installation.

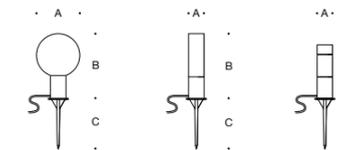
Reinforced polyamide · Three-ply opal glass

LED color temperatures: 2700K, 3000K, 3500K, 4000K

BEGA luminaires offer a minimum service life of 60,000 hours, with suitable LED replacement modules guaranteed for up to 20 years after date of purchase. Further LED technical data including luminous flux, CRI, dimming and electrical characteristics are provided on the individual luminaire specification sheets, available at www.bega-us.com

Synthetic housing provided in standard BEGA Graphite.
Custom colors not available.

NRTL listed to North American standards · Suitable for wet locations
Protection class IP 65



Garden luminaire · Sphere				
	LED	A	B	C
 55 030	with earth spike	1.9 W	5 7/8"	10 1/2"

Garden luminaire · Cylinder				
	LED	A	B	C
 55 010	with earth spike	1.9 W	2 3/4"	13 1/2"

Garden luminaire · Cylinder w/ cap				
	LED	A	B	C
 55 005	with earth spike	1.9 W	2 1/2"	10 3/4"





Recessed wall luminaires

Asymmetric or asymmetric wide spread distribution

For decades, BEGA has set the standard for recessed wall luminaires worldwide. Newly redesigned with a refined look, broader range of delivered lumens, and contractor friendly enhancements for ease of installation and quality assurance, BEGA's unwavering commitment to quality above all permeates everything about this new approach to recessed wall luminaires.

Recessed wall luminaires with asymmetric or asymmetric wide spread light distribution. The asymmetric distribution provides light in a forward orientation and is suitable for lighting ground surfaces, building entrances, and stairways. The asymmetric wide spread light distribution is ideally suited for illuminating corridors and pathways. Separate installation housing allows for seamless coordination into construction and easy maintenance.

Die-cast aluminum housing and faceplate · Composite installation housing
Safety glass with optical texture

LED color temperatures: 2700K, 3000K, 3500K, 4000K

BEGA luminaires offer a minimum service life of 60,000 hours, with suitable LED replacement modules guaranteed for up to 20 years after date of purchase. Further LED technical data including luminous flux, CRI, dimming and electrical characteristics are provided on the individual luminaire specification sheets, available at www.bega-us.com

All BEGA standard finishes are matte, textured powder coat with minimum 3 mil thickness. BEGA Unidure® finish, a fluoropolymer technology, provides superior fade protection in Black, Bronze, and Silver. BEGA standard White, as well as optionally available RAL and custom colors, are a polyester powder.

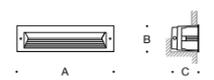
NRTL listed to North American standards · Suitable for wet locations
Protection class IP 65



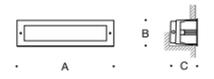
Asymmetric light distribution



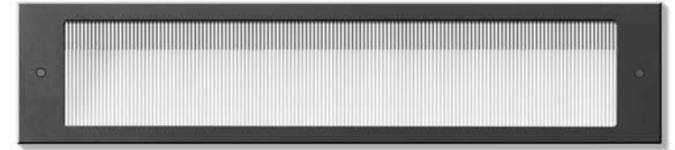
Asymmetric wide spread light distribution



Asymmetric				
	LED	A	B	C
33 053	4.1 W	6 5/8"	2 3/4"	5"
33 054	5.9 W	10 1/8"	2 3/4"	5"
33 055	8.4 W	12 1/2"	2 3/4"	5"
33 058	12.3 W	13"	4 7/8"	5 1/2"
33 059	16.4 W	16 1/2"	4 7/8"	5 1/2"
33 060	20.5 W	20 1/2"	4 7/8"	5 1/2"



Asymmetric wide spread				
	LED	A	B	C
33 023	4.0 W	6 5/8"	2 3/4"	5"
33 046	5.9 W	10 1/8"	2 3/4"	5"
33 049	7.8 W	12 1/2"	2 3/4"	5"
33 062	12.3 W	13"	4 7/8"	5 1/2"
33 067	16.4 W	16 1/2"	4 7/8"	5 1/2"
33 098	20.5 W	20 1/2"	4 7/8"	5 1/2"





Department of Public Works

Streets Division – Urban Forestry

Charlie Romines, Superintendent

1402 Wingra Creek Pkwy.

Madison, WI 53715

Phone: (608) 266-4816 | Fax: (608) 267-8696

streets@cityofmadison.com

cityofmadison.com/forestry

Street Tree Report – Land Use Application

In exercising its responsibility under the foregoing ordinances and Department Of Public Works construction specifications, the Forestry Section requires the applicant to submit a Street Tree Report from a certified arborist as part of a [Land Use Application](#) submittal. The Forestry Section will evaluate the report below for street tree protection during construction activities, proposed tree removals and deposits for developers' agreements as part of the forestry approval process. If it is necessary to remove a street tree, a separate permit from Forestry will be required. The Forestry Section must be informed of any change in this information as it could impact the Forestry Section's report and approval.

Please note on the **proposed plan** any pruning beyond what is considered to be acceptable by **ANSI A300 pruning standards** or if street tree removal may be necessary due to the impacts of construction, staging/delivery areas, or other activities.

SECTION 1 – APPLICANT AND CERTIFIED ARBORIST INFORMATION

APPLICANT

NAME JCAP Real Estate
BUSINESS PHONE 715-831-3994 CELL PHONE _____ EMAIL brian@jcaprealestate.com
MAILING ADDRESS 212 South Barstow Street
CITY Eau Claire STATE WI ZIP 54701

CONSULTING CERTIFIED ARBORIST

NAME Breianna Higdon-Tree Health Management CERTIFIED ARBORIST NUMBER WI-1379A
BUSINESS PHONE (608) 223-9120 CELL PHONE (608) 893-2900 EMAIL brei@treehealthmgmt.com
MAILING ADDRESS 6137 Femrite Dr
CITY Madison STATE WI ZIP 53718

WORK LOCATION:

STREET ADDRESS 506/508, 510,514, 516, 518, 522 East Wilson and 134, 140, 148 South Blair
CROSS STREETS S. Blair St./E. Wilson St./S. Franklin St

SECTION 2 – STREET TREE INVENTORY AND CONSTRUCTION IMPACT

STREET TREE NUMBER	Tree Species (Common Name)	Trunk Diameter (DBH)	Canopy Spread (Ft)	Trunk/Roots: General Structure/Health/Condition	Removal (R) Requested by Applicant? (Yes or No) <i>*Photos required*</i>	Pruning by City Forestry requested (Yes or No). Note: Any Pruning must follow ANSI A300 Standards.	What are the impacts of proposed building? i.e., construction, staging, underground vaults, concrete pumps, scaffolding, new underground utilities, etc.	What are the earth retention impacts to the street trees?
1	Honeylocust	9.4"	10'	Poor condition, limb tear-outs and visible thyro-nectria canker.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	-Removal of posts -Removal of sidewalk -Removal of asphalt	Root disturbance to top 6" of soil, root Compaction from equipment
2	Honeylocust	10"	16'	Poor condition, limb tear-outs and visible thyro-nectria canker.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	-Removal of posts -Removal of sidewalk -Removal of asphalt	Root disturbance to top 6" of soil, root Compaction from equipment
3	Honeylocust	12.2"	14'	Poor condition, limb tear-outs and visible thyro-nectria canker.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	-Removal of posts -Removal of sidewalk -Removal of asphalt	Root disturbance to top 6" of soil, root Compaction from equipment
4	Honeylocust	9.9"	15'	Poor condition, limb tear-outs and visible thyro-nectria canker.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	-Removal of posts -Removal of sidewalk -Removal of asphalt	Root disturbance to top 6" of soil, root Compaction from equipment
5	Honeylocust	11.7"	16'	Poor condition, limb tear-outs and visible thyro-nectria canker.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	-Removal of posts -Removal of sidewalk -Removal of asphalt	Root disturbance to top 6" of soil, root Compaction from equipment
6	Honeylocust	16.9"	24'	Poor condition, limb tear-outs and visible thyro-nectria canker.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	-Removal of posts -Removal of sidewalk -Removal of asphalt	Root disturbance to top 6" of soil, root Compaction from equipment
7	Gingko	3.8	6'	Fair condition	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Limited impacts expected	N/A
8	Callery pear	10.9"	16'	Fair condition	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Limited impacts expected	N/A
9	Tree Lilac	5.7"	7'	Fair condition	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Limited impacts expected	N/A
10	Elm	19"	30'	Good Condition	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Limited impacts expected	N/A

Please attach a **plan** of the proposed project site that includes street trees corresponding to the street tree listed in Section 2 of Street Tree Inventory.

Additional notes:

See attached addendum for tree and site photos. Note that root flares were not inspected due to heavy snow cover.

Describe impacts and any mitigation actions employed:

Tree fencing installation recommended for trees left on site.

SECTION 3 – PHOTO DOCUMENTATION

Please attach photos. The group of photos must include:

- A photo to best depict the street tree relative to the proposed project.
- Date and timestamp of when photo was taken.

SIGNATURE CERTIFICATION

I hereby certify that I have presented an accurate and truthful representation of the proposed building and construction impacts to City street trees and a complete inventory of affected street trees and their condition herein, and that I will update this information and this report should any of this information change. I have worked to ensure compliance with all accepted professional standards in arboricultural practices and to ensure compliance with all applicable laws, regulations, policies and ethical standards. In the event the contractor has failed to comply with all applicable laws, regulations, policies and ethical standards; or created conditions that may present a hazard to people or property, I have immediately notified the appropriate representative of City of Madison Forestry Section at (608)266-4816

• 

CONSULTING ARBORIST SIGNATURE

WI-1379A

ISA CERTIFICATION #

DEVELOPER APPLICANT SIGNATURE

DO NOT WRITE BELOW THIS LINE

CITY OF MADISON FORESTRY SECTION OFFICE USE ONLY:

CONSULTING ARBORIST REPORT

APPROVED REJECTED DATE: _____ REVISED DATE _____

CITY EMPLOYEE NAME _____ TITLE _____

SIGNATURE OF CITY EMPLOYEE _____ DEPOSIT REQUIRED \$ _____

LIST OF ADDITIONAL STREET TREE INVENTORY AND CONSTRUCTION IMPACT

STREET TREE NUMBER	Tree Species (Common Name)	Trunk Diameter (DBH)	Canopy Spread (Ft)	Trunk/Roots: General Structure/Health/Condition	Removal (R) Requested by Applicant? (Yes or No) <i>*Photos required*</i>	Pruning by City Forestry requested (Yes or No). Note: Any Pruning must follow ANSI A300 Standards.	What are the impacts of proposed building? i.e., construction, staging, underground vaults, concrete pumps, scaffolding, new underground utilities, etc.	What are the earth retention impacts to the street trees?
11	Red maple	6.8"	12"	Not visible: Snow covered	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Limited impacts expected	N/A
					<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No		
					<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No		
					<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No		
					<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No		
					<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No		
					<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No		
					<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No		
					<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No		
					<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No		



TREEHEALTHMGMT.COM
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**Tree Health Management
PO BOX 14374
Madison, WI 53708**

Tree Evaluation Report

Prepared for

Kahler Slater
722 Williamson St
Madison, WI 53703

Prepared by

Brei Higdon
Tree Health Management
PO Box 14374
Madison, WI 53708

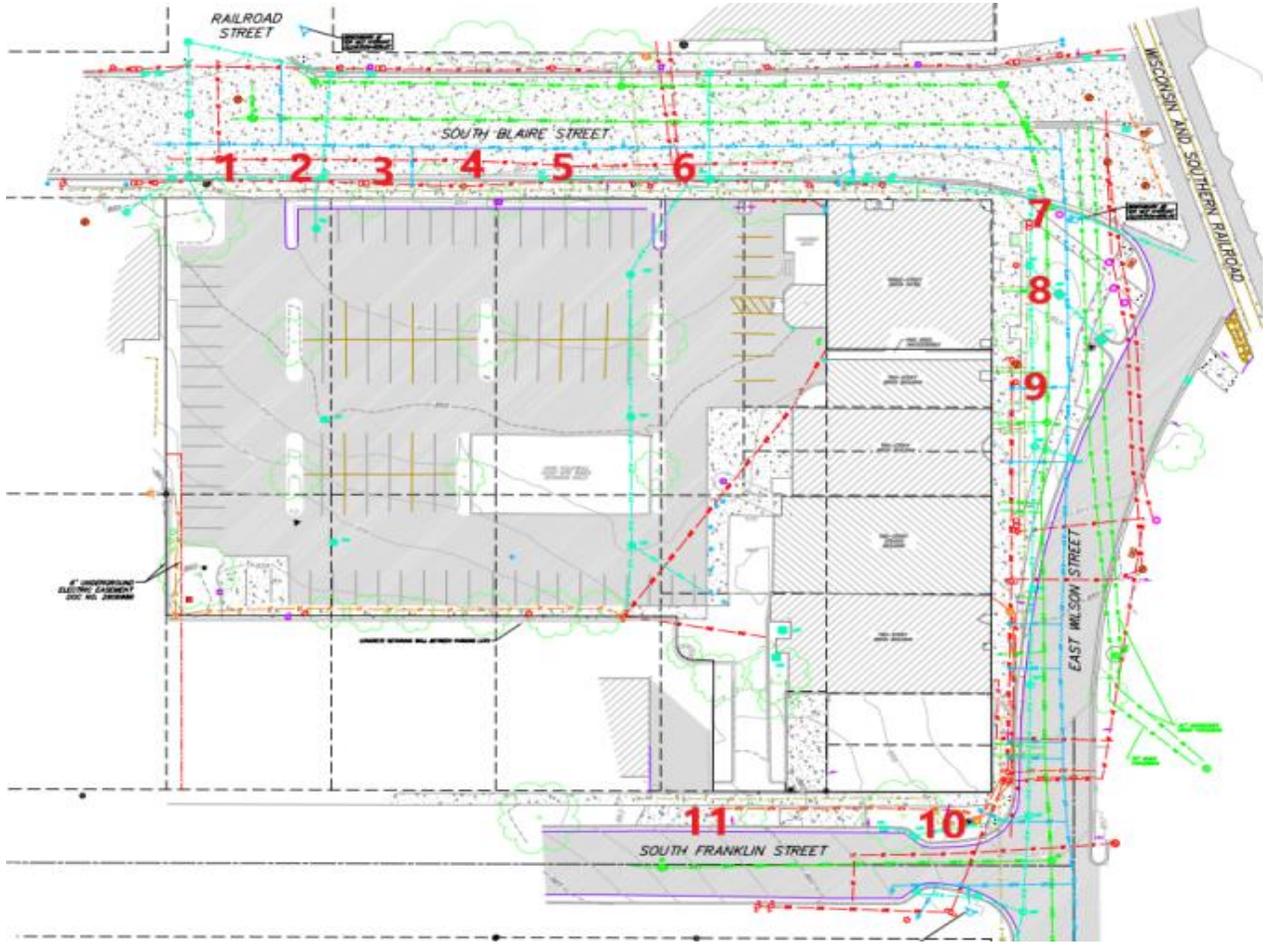
January 24, 2024

Brei Higdon

Tree Health Management-Consulting Arborist

ISA Certified Arborist # WI-1379A

Street Tree Inventory Map





Tree #1
1/22/24 9:15 am



Tree #2
1/22/24 9:20 am





Tree #4
1/22/24 9:30 am



Tree #5
1/22/24 9:35 am



Tree #6
1/22/24 9:40 am



Tree #7
1/22/24 9:45 am







