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# WILSON + BLAIR

MADISON, WISCONSIN

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JCAP REAL ESTATE

LANDMARKS + UDC FORMAL SUBMITTAL

MAY 13, 2024

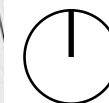
**Kahler Slater**

# SITE PLAN



## PLAN KEY

- 1. RESIDENTIAL BUILDING**
  - 8 STORIES ABOVE GRADE, ~170 UNITS
  - AFFORDABLE HOUSING HEIGHT BONUS
- 2. PARKING PODIUM**
  - AMENITY DECK ON TOP
- 3. WALK-UP TOWNHOMES**
- 4. MAIN RESIDENTIAL ENTRY**
- 5. EXISTING HOTEL RUBY MARIE**
  - 3 STORIES
- 6. OUTDOOR SEATING**
- 7. NEW HOTEL**
  - 6 STORIES, 100 KEYS
  - GROUND FLOOR F&B AND AMENITIES FOR
  - STREET ACTIVATION
- 8. HOTEL DROP-OFF**
- 9. ONE-WAY ENTRANCE FROM FRANKLIN**
- 10. HOTEL LOADING AREA**
- 11. HOTEL PEDESTRIAN ENTRANCE OFF WILSON**
- 12. POTENTIAL FUTURE STREATERY / PUBLIC ART**
- 13. PARKING GARAGE ENTRANCE**
  - ALSO SERVES AS TRASH PICKUP
- 14. "LIVING STREET" ALLEY WAY**
  - ALSO SERVES AS A FIRE LANE
- 15. SECONDARY RESIDENTIAL ENTRY AND STREET-FRONTING AMENITY**





# AERIAL VIEW





# AERIAL VIEW





# GROUND VIEW AT WILSON + BLAIR





PREVIOUS DESIGN FROM 09/05/23 INFORMATIONAL SUBMITTAL





# SECTION 1 | HOTEL ON WILSON ST.





# WILSON ELEVATION





PREVIOUS DESIGN FROM 09/05/23 INFORMATIONAL SUBMITTAL





# FITTING INTO THE WILSON STREET HISTORIC DISTRICT



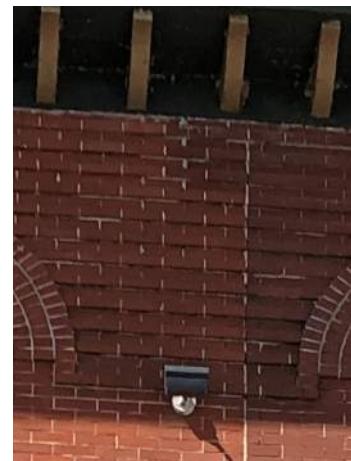
BASE EXPRESSIONS



LINTEL TREATMENTS



MASONRY TEXTURE



CORNICE TREATMENTS





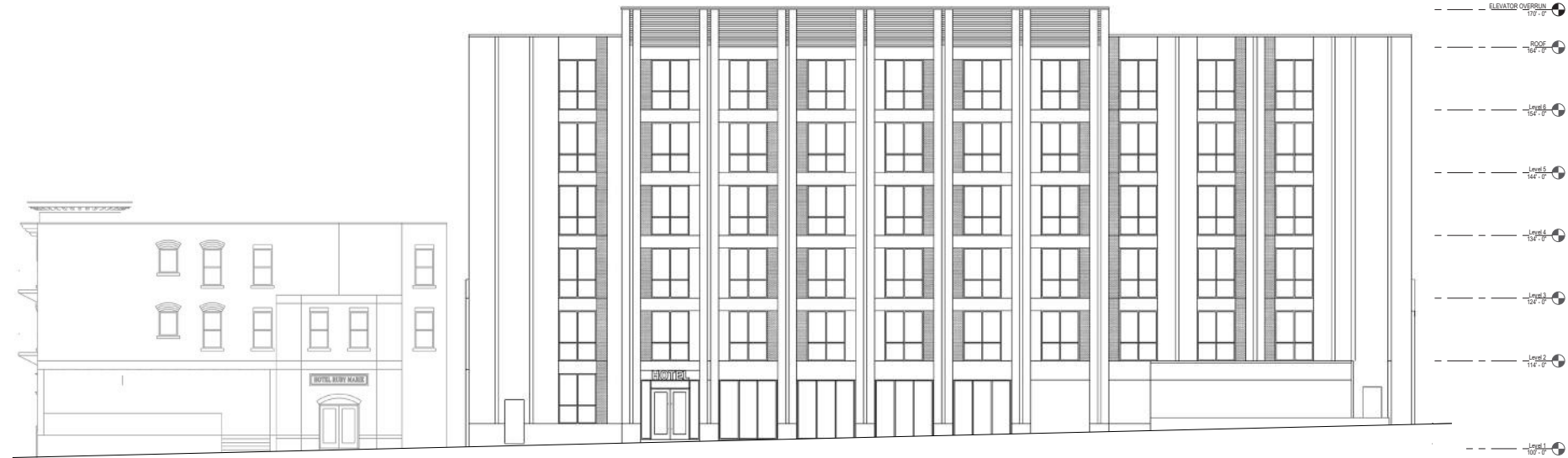
# BUILDING ELEVATIONS



**WILSON ELEVATION**



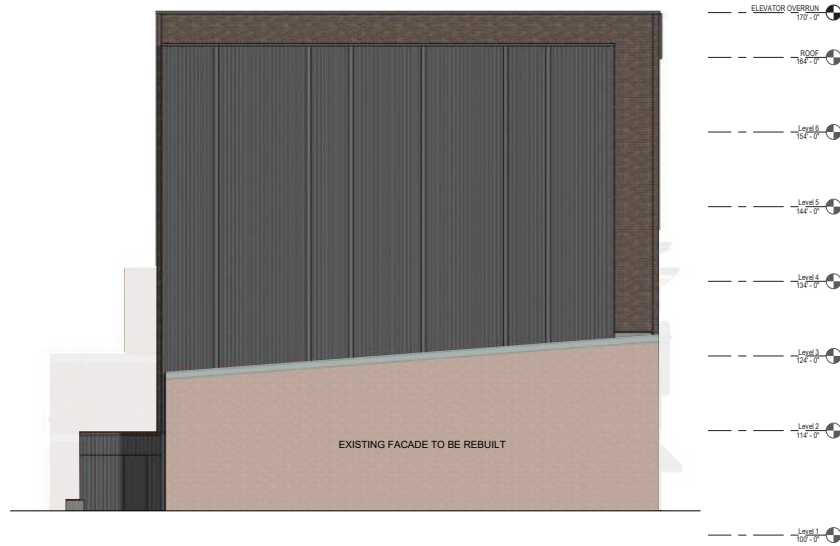
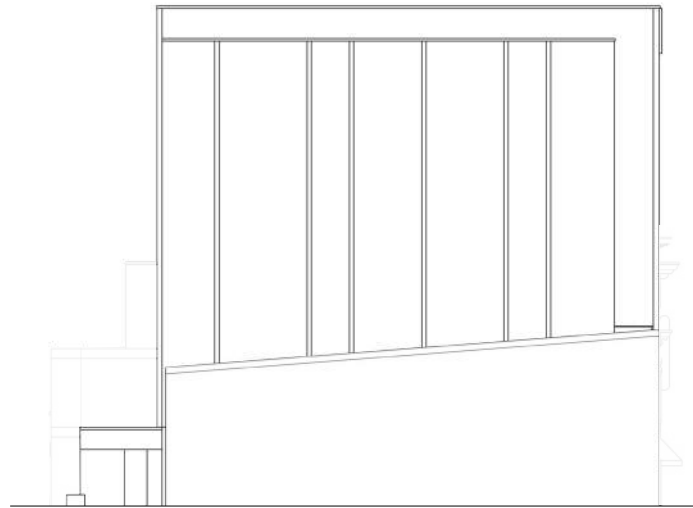
# BUILDING ELEVATIONS



LIVING STREET ELEVATION



# BUILDING ELEVATIONS



**SOUTHWEST ELEVATION**



**BLAIR ST. ELEVATION**

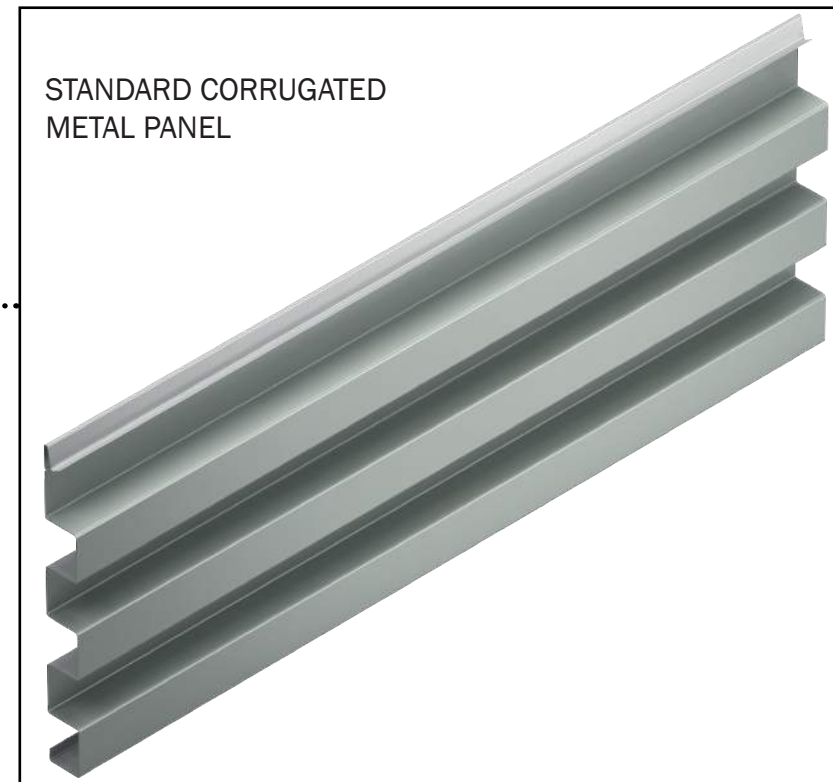
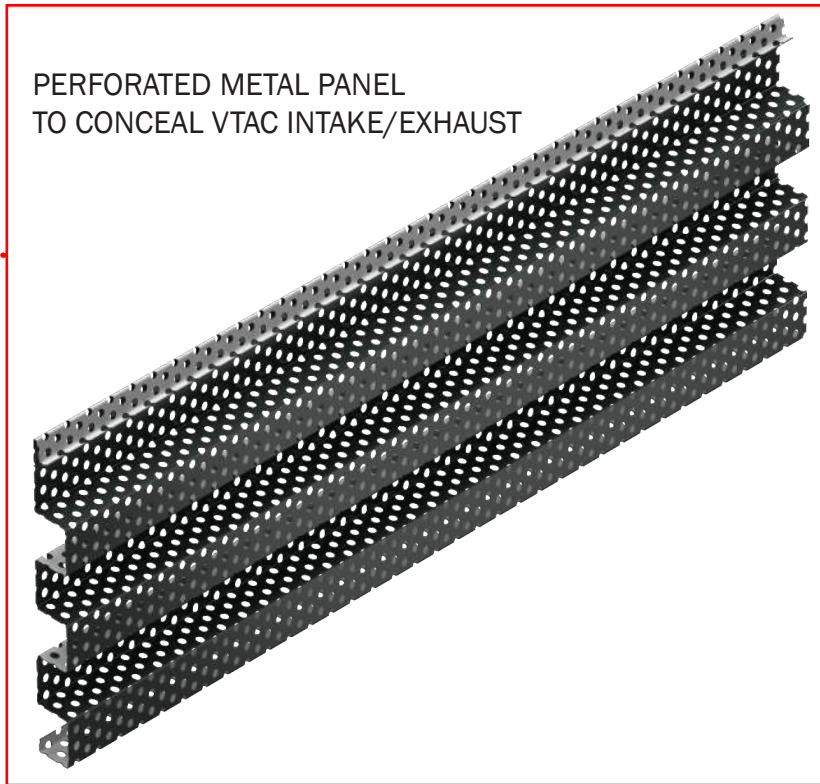


# ENLARGED BLAIR ST. ELEVATION





# VTAC FACADE INTEGRATION





# BUILDING LIGHTING



## INTEGRATED DOWN LIGHTS





# MATERIAL PALETTE - HOTEL



CLAY BRICK - BROWN (URBAN INFILL PORTION)



CORRUGATED METAL PANEL - BLACK (SETBACK PORTION AND INFILL)



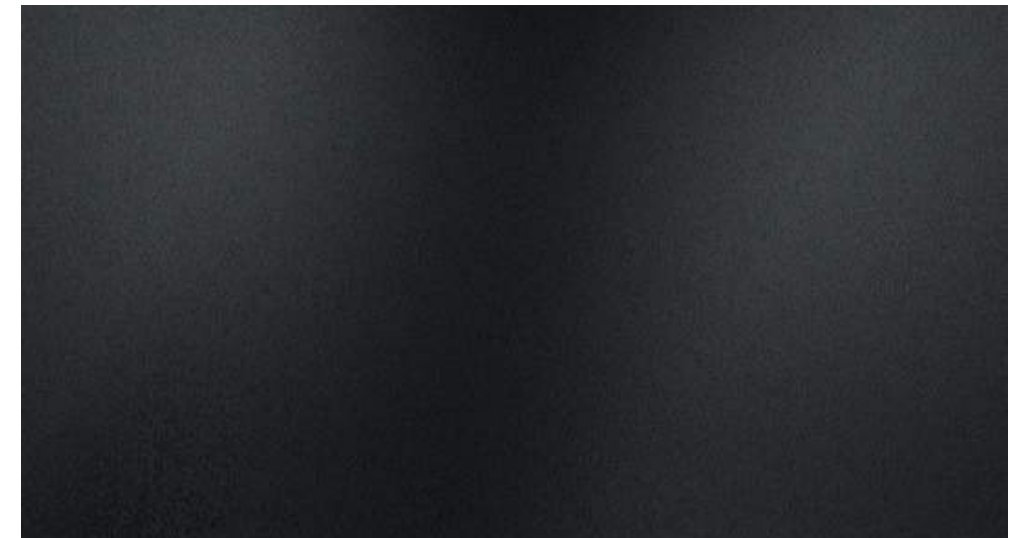
ALUMINUM METAL COPING, TRIM AND WINDOW FRAMES



CAST STONE - BASE WAINSCOT



GLASS BLOCK - CLERESTORY WINDOWS AT BASE



METAL PANEL, BLACK (WINDOW SPANDRELS UPPER STORIES)



# SECTION 2 | MULTIFAMILY BUILDING ON BLAIR ST.





# BUILDING ELEVATIONS



**BLAIR ST. ELEVATION**



# BUILDING ELEVATIONS



**LIVING STREET ELEVATION**



# BUILDING ELEVATIONS



**SOUTHWEST ELEVATION**



# BUILDING ELEVATIONS



- ROOF 107'-0"
- LEVEL 10 103'-0"
- LEVEL 9 101'-0"
- LEVEL 8 99'-0"
- LEVEL 7 97'-0"
- LEVEL 6 95'-0"
- LEVEL 5 93'-0"
- LEVEL 4 91'-0"
- LEVEL 3 89'-0"
- LEVEL 2 87'-0"
- LEVEL 1 85'-0"



- ROOF 107'-0"
- LEVEL 10 103'-0"
- LEVEL 9 101'-0"
- LEVEL 8 99'-0"
- LEVEL 7 97'-0"
- LEVEL 6 95'-0"
- LEVEL 5 93'-0"
- LEVEL 4 91'-0"
- LEVEL 3 89'-0"
- LEVEL 2 87'-0"
- LEVEL 1 85'-0"
- LEVEL III 83'-0"
- LEVEL II 81'-0"

**NORTHWEST ELEVATION**



# BLAIR ST. ELEVATION



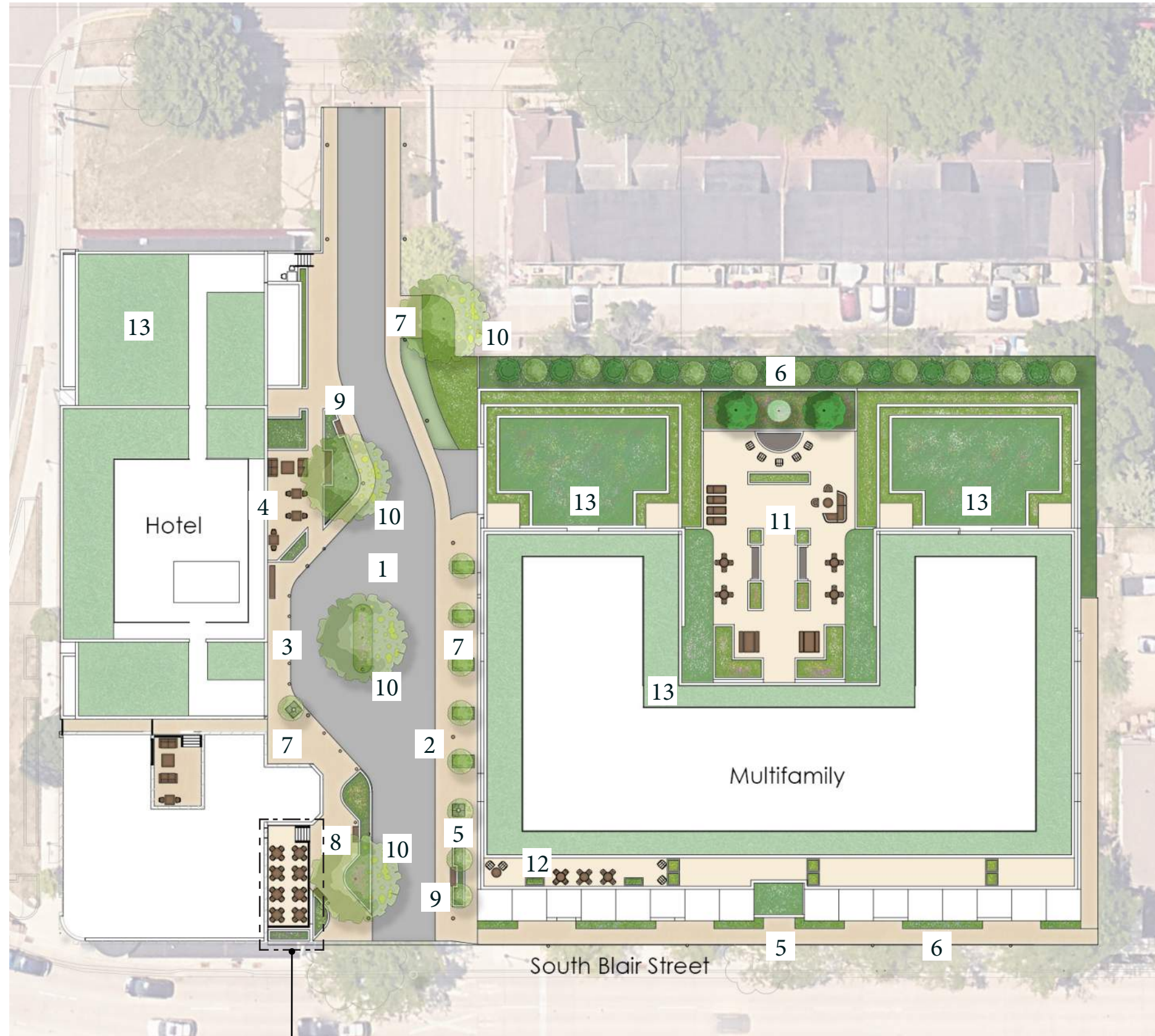


# SECTION 3 | LIVING STREET





# RENDERED LANDSCAPE PLAN



- 1 - DECORATIVE CONCRETE DRIVE AISLE
- 2 - DECORATIVE CONCRETE SIDEWALKS
- 3 - HOTEL ENTRANCE
- 4 - HOTEL OUTDOOR SEATING AREA
- 5 - RESIDENTIAL ENTRANCE
- 6 - LANDSCAPE STRIP
- 7 - BIKE RACKS
- 8 - BENCH
- 9 - RAISED PLANTERS
- 10 - SHADE OR ORNAMENTAL TREE
- 11 - PODIUM DECK WITH BBQ STATIONS AND SEATING/LOUNGING
- 12 - ROOF DECK WITH PLANTERS AND SEATING
- 13 - GREEN ROOFS

(NEW DECK STRUCTURE INTENDED FOR FUTURE SUBMITTAL)



# SITE MATERIALS



**LIGHT BOLLARD**



**BIKE RACK**



**WOOD SLAT BENCHES  
SMOOTH CONCRET PLANTERS**



**TREE GRATE**



**WALKING SURFACE  
SMALL SCALE RUNNING BOND PATTERN**



**DRIVE ISLE  
LARGE SCALE RUNNING BOND PATTERN**



# GROUND VIEW OF LIVING STREET LOOKING SOUTHWEST





# GROUND VIEW OF LIVING STREET LOOKING NORTHEAST





**Kahler Slater**

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