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

Complete all sections of this application, including the desired meeting date and the action requested.

If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call the phone number above immediately.

FOR OFFICE USE ONLY:

Paid _____ Receipt # _____

Date received _____

Received by _____

Aldermanic District _____

Zoning District _____

Urban Design District ___ received 8/8/22 11:16 a.m.

Submittal reviewed by _____

Legistar # _____

1. Project Information

Address: 121 E Wilson St

Title: 121 East Wilson Street - Redevelopment

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

UDC meeting date requested September 21, 2022

- ☐ 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)
- ☐ Signage Variance (i.e. modification of signage height, area, and setback)
- ☐ Signage Exception

Other

- ☐ Please specify

4. Applicant, Agent, and Property Owner Information

Applicant name Dan Kennelly — Company Quad Capital Partners
Street address 115 Depot Street — City/State/Zip Ann Arbor, MI 48104
Telephone (608) 217-7470 — Email dkennelly@quadcp.com

Project contact person Dan Kennelly — Company Quad Capital Partners
Street address 115 Depot Street — City/State/Zip Ann Arbor, MI 48104
Telephone (608) 217-7470 — Email dkennelly@quadcp.com

Property owner (if not applicant) 121 East Wilson Investors, LLC
Street address 115 Depot Street — City/State/Zip Ann Arbor, MI 48104
Telephone (608) 217-7470 — Email dkennelly@quadcp.com

5. Required Submittal Materials

- ☑ **Application Form**
- ☑ **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 CDR or Signage Variance review criteria is required.
- ☑ **Development Plans** (Refer to checklist on Page 4 for plan details)
- ☑ **Filing fee**
- ☑ **Electronic Submittal***
- ☑ **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.

Each submittal must include fourteen (14) 11" x 17" **collated** paper copies. Landscape and Lighting plans (if required) must be **full-sized and legible**. Please refrain from using plastic covers or spiral binding.

Both the paper copies and electronic copies must be submitted prior to the application deadline before an application will be scheduled for a UDC meeting. Late materials will not be accepted. 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. All plans must be legible when reduced.

**Electronic copies of all items submitted in hard copy are required. Individual PDF files of each item submitted should be compiled on a CD or flash drive, or submitted via email to udcapplications@cityofmadison.com. The email must include the project address, project name, and applicant name. Electronic submittals via file hosting services (such as Dropbox.com) are not allowed. Applicants who are unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.*

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 May 16, 2022.

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 Dan Kennelly Relationship to property Owners Representative

Authorizing signature of property owner Daniel Kennelly Date 8/8/2022

7. Application Filing Fees

Fees are required to be paid with the first application for either initial or final approval of a project, unless the project is part of the combined application process involving the Urban Design Commission in conjunction with Plan Commission and/or Common Council consideration. Make checks payable to City Treasurer. Credit cards may be used for application fees of less than $1,000.

Please consult the schedule below for the appropriate fee for your request:

- ☐ Urban Design Districts: $350 *(per §35.24(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 signage variances (i.e. modifications of signage 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

URBAN DESIGN COMMISSION APPROVAL PROCESS

UDC

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. Applicants may, at their discretion, request to make an Informational Presentation to the UDC prior to seeking any approvals to obtain early feedback and direction before undertaking detailed design. 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 Variance 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

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.

When presenting projects to the UDC, applicants must fill out a registration slip provided in the meeting room and present it to the Secretary. Presentations should generally be limited to 5 minutes or as extended by motion by consent of the Commission. The Commission will withhold questions until the end of the presentation.

Applicants are encouraged to consider the use of various graphic presentation material including a locator map, photographs, renderings/model, scale drawings of the proposal in context with adjacent buildings/uses/signs, etc., as may be deemed appropriate to describe the project and its surroundings. Graphics should be mounted on rigid boards so that they may be easily displayed. **Applicants/presenters are responsible for all presentation materials, AV equipment and easels**.

URBAN DESIGN DEVELOPMENT PLANS CHECKLIST

UDC

The items listed below are minimal 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 (include material 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
- ☐ Proposed Signage (if applicable)
- ☐ 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)
- ☐ PD text and Letter of Intent (if applicable)
- ☐ Samples of the exterior building materials (presented at the UDC meeting)

4. Comprehensive Design Review (CDR) and Variance Requests (***Signage applications only***)

- ☐ Locator Map
- ☐ Letter of Intent (a summary of how the proposed signage is consistent with the CDR or Signage Variance 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

QUAD CAPITAL PARTNERS

115 Depot Street, Ann Arbor, MI 48104 | O: 734.994.5050 | F: 734.761.6151

August 8, 2022
Submitted via email

Jessica Vaughn
Urban Design Commission
City of Madison Planning Division
Madison Municipal Building, Suite 017
215 Martin Luther King, Jr. Blvd.

Re: **UDC Informational Submittal**
121 E. Wilson Street
Letter of Intent for Proposed Development

Dear Jessica and Commission Members:

Quad Capital Partners is pleased to provide the enclosed plans for consideration of initial/final approval by the Urban Design Commission. The project team submitted our UDC informational application on May 16 and presented at UDC on June 1, 2022. We appreciate the dialogue and feedback and have made several updates to the design based on UDC's input, which you will see in the enclosed plans and that we look forward to discussion.

Project Team

Owner/Developer: Quad Capital Partners
Contact: Dan Kennelly
608-217-7470
dkennelly@quadcp.com

Architecture: Potter Lawson
Contact: Doug Hursh, Brian Reed
608-274-2741
dough@potterlawson.com,
brianr@potterlawson.com

Project Summary

The proposed project will consist of demolishing the existing 65,000 square foot Lake Terrace office building and constructing a fourteen-story mixed-use building over below-grade parking. Plans for the building include 337 residential units, approximately 19,445 square feet of commercial space, and approximately 345 parking stalls. The project will include residential amenity spaces on the ground floor, 2nd floor, and 14th floor. Landscaped areas and outdoor amenities will include an open-air "promenade" through the center of the building, outdoor terraces, green roof areas, and a small dog run.

Existing Site Conditions

The project site is a 1.08-acre parcel located at 121 East Wilson Street (near the intersection of East Wilson and South Pickney Street). It is adjacent to the Marina Condominium residential building, a State of Wisconsin Department of Administration office building, and Wisconsin Department of Transportation railroad right-of-way along John Nolen Drive. The current use of the property is a 65,000 square foot office building with below grade parking. The site slopes down from the northwest to southeast with approximately 40 feet of grade change, and, as a result, the below grade parking is exposed on the southeast side of the property.

Design Approach

The facades of all sides of the building are carefully considered given the site's 360 degrees of visibility. The primary exterior materials include glass, metal panels, and brick. Metal panels accent the facades facing East Wilson and John Nolen drive to create visual interest and bird safety. Light-colored brick is incorporated into the north and south facades to lighten the spaces between the buildings on either side. The plan includes a 34-foot-wide and two-story tall open-air promenade through the building that will connect Wilson Street to a plaza space overlooking Lake Monona. The terrace and the promenade will create over 10,000 square feet of outdoor space used for outdoor dining, informal seating areas, and enjoying views overlooking Lake Monona. The 17,000 square feet of ground floor commercial space is divided into two large sections separated by the Promenade. The commercial areas are envisioned for restaurant and food hall uses and will have outdoor seating areas on the lakeview plaza and the promenade. The loading and back-of-house functions are accessed along the west side of the building for maximum separation from the adjacent Marina Condominium residential building.

Project Data

Site

- **Street Address:** 121 E. Wilson Street
- **Lot Size:** 1.08 acres
- **Neighborhood:** First Settlement / Capitol Neighborhoods
- **Aldermanic District:** 4

Existing Building

- 65,000 SF "Lake Terrace" Office Building

Project Proposed Square Footage

- Gross Square Feet (including parking): 538,880 SF

Proposed Uses

- Residential Units: 337
  - Studios: 73
  - 1 bedrooms: 175
  - 2 bedrooms: 75
  - 3 bedrooms: 14
- Commercial Space: 19,445 SF
- Density: 312 units/acre

Open Space

- **Usable Open Space:** 32,630 SF
  - **1st floor terraces:** 10,400 SF
    2nd floor terrace: 2,880 SF
  - **14th floor terraces:** 4,420 SF
  - **Private balconies:** 14,930 SF
  - **Usable Open Space Per Unit:** 97 SF
  - **Usable Open Space Per Bedroom:** 73 SF

Parking

- Car Parking Stalls: 345 (1.02/unit)
- Covered Bike Parking Stalls: 342 (1.03/unit)
- Outdoor Guest Bike Parking Stalls: 42

Proposed Height

- 14 stories (142')
- City height map identifies this location for up to the Capitol View Preservation limit

Planning/Zoning

- Current Zoning: Urban Mixed-Use (UMX)
- Proposed Zoning: Downtown Core (DC)

Loading

- The primary loading area (including delivery and trash service) will take place off-street along the west side of the building. Loading was placed on this side of the building for maximum distance from the adjacent residential building on the east side.
- Parking structure designed to allow for typical size rental moving trucks (up to 17' U-Haul) to load/unload off-street under the building

Sustainability Features

The building will incorporate numerous sustainable design strategies and sustainable features including:

- Adding residential units in Madison's highest density employment area, creating maximum walkability to jobs.
- Location served by multiple existing bus routes and planned BRT service
- Proximity to Capital City Bike Trail and future Wilson Street cycle track
- Stormwater management best practices including green roofs, robust landscaping, and an on-site underground cistern to collect and regulate discharge
- High efficiency condensing boilers
- Water source heat pump system with flow control
- Air to air energy recovery in select common spaces and tenant spaces
- LED lighting throughout building and parking ramp lighting with dimming and occupancy sensors
- EV charging stations

Project Schedule

Activities To Date:

- January-June 2022 – Initial meetings with City staff and Alder Verveer
- May 3, 2022 – Meeting with Capitol Neighborhoods, Inc
- May 4, 2022 – Meeting with Marina Condominium Owners Associatino
- May 12, 2022 – City of Madison Development Assistance Team
- June 1, 2022 – Informational presentation to Urban Design Commission
- June 14, 2022 – Publicly-noticed neighborhood meeting
- July 11, 2022 – Landmarks Commission review of demolition request

Next Steps:

- September 21, 2022 - Urban Design Commission Initial/Final Approval Request
- October 3, 2022 - Plan Commission Action
- October 11, 2000 - City Council Action
- October-January – Clearing Conditions of Approval
- Spring 2023 - Start Construction
- Spring 2025 - Complete Construction

Thank you for reviewing the project. Please contact us if you have any questions.

Sincerely,

Dan Kennelly
Quad Capital Partners

QUAD CAPITAL PARTNERS

115 Depot Street, Ann Arbor, MI 48104 | O: 734.994.5050 | F: 734.761.6151

Attachment to August 8, 2022 Application

Proposed 121 E. Wilson Street Development
Alignment with Downtown Urban Design Criteria

Orientation
- Building is oriented to East Wilson with active commercial uses facing the street
- Loading and service corridor positioned to the side

Access and Circulation
- Parking below the building
- Driveway is perpendicular to Wilson Street with clear vision
- Residential entry parallel to Wilson Street

Usable Open Space
- Project includes a large central outdoor "promenade" connecting Wilson Street to rear lake view terrace
- Outdoor terraces on ground floor, second floor, and 14th floor
- Private balconies provided for most units
- Dog run area at rear of building

Landscaping
- Promenade area features planting beds, seating areas, and cantenary lighting
- Outdoor café seating along Wilson Street and outdoor dining on the lake view plaza
- Green roofs on portions of the building
- Landscape features incorporated in 2nd floor and 14th floor terraces

Lighting
- Exterior accent lighting on Wilson and John Nolen façade to accentuate the architectural features
- Cantenary lighting in Promenade
- Sufficient lighting at building entrances and walkways to create inviting and safe access

Massing
- Shape of building breaks up the massing facing East Wilson Street
- Building step backs on the 14th floor
- Façade facing John Nolen includes three sections with vertical step backs and brick accents to break up the visual massing

Building Components
- Detailing on first two floors facing Wilson Street and John Nolen
- Mechanical penthouses integrated into the architecture and centrally placed on roof to limit visibility
- Ground floor designed with plazas, outdoor seating areas, and promenade to enhance the pedestrian experience, and create public space

Visual Interest
- Design composition creates distinct pedestrian experience on the ground floor
- Balconies incorporated into the architecture and do not extend of the public right-of-way

Openings
- Entrances sized and articulated in proportion to the scale of the building
- Windows and integration of metal panels designed to create visual interest and rhythm

Building Materials
- Building incorporates a variety of complimentary materials (metal panel, brick, glass) to create visual interest without being overly complex
- All sides of the structure include high quality materials

High Visibility
- The building is design to contribute to Madison's skyline views from Lake Monona, John Nolen Drive.

121 E. Wilson Street

Quad Capital Partners
Madison, WI

2021.27.00

LAND USE & UDC SUBMITTAL 08.08.2022

Drawing Index

C = Issued for Construction
B = Issued for Bidding
R = Issued for Reference Only

DWG #	DRAWING TITLE
GENERAL	
CD01	COVER DRAWING
GENERAL	
--	SURVEY
G001	SITE CONTEXT & EXISTING CONDITIONS PHOTOGRAPHS
CIVIL	
C001	NOTES AND LEGENDS
C100	EXISTING CONDITIONS
C200	DEMOLITION PLAN
C300	SITE PLAN
C400	GRADING AND EROSION CONTROL PLAN
C500	UTILITY PLAN
C600	SITE FIRE APPARATUS PLAN
LANDSCAPE	
L001	EXISTING TREE PLAN
L100	FIRST FLOOR OVERVIEW PLAN
L101	DOG RUN & 2ND FLOOR ROOF TERRACE PLANS
L102	FOURTEENTH FLOOR ROOF TERRACE PLAN
L103	MECHANICAL PENTHOUSE GREEN ROOF PLAN
L200	FIRST FLOOR & DOG RUN PLANTING PLAN
L201	SECOND FLOOR & MODULAR PLANTER PLANTING PLANS
ARCHITECTURAL	
A096	PARKING LEVEL 4 PLAN
A097	PARKING LEVEL 3 PLAN
A098	PARKING LEVEL 2 PLAN
A099	PARKING LEVEL 1 PLAN
A101	FIRST FLOOR PLAN
A102	SECOND FLOOR PLAN
A103	THIRD FLOOR PLAN
A104	FOURTH FLOOR PLAN
A105	FIFTH FLOOR PLAN
A106	SIXTH FLOOR PLAN
A107	SEVENTH FLOOR PLAN
A108	EIGHTH FLOOR PLAN
A109	NINTH FLOOR PLAN
A110	TENTH FLOOR PLAN
A111	ELEVENTH FLOOR PLAN
A112	TWELFTH FLOOR PLAN
A113	THIRTEENTH FLOOR PLAN
A114	FOURTEENTH FLOOR PLAN
A115	ROOF PLAN
A250	BUILDING ELEVATIONS
A251	BUILDING ELEVATIONS
A252	BUILDING ELEVATIONS - BW
A253	BUILDING ELEVATIONS - BW
A254	PERSPECTIVES
A255	PERSPECTIVES
A256	BUILDING MATERIALS
LIGHTING	
LD100	COVER SHEET LIGHTING
LD101	PARKING LEVEL 3 LIGHTING PLAN
LD102	FIRST FLOOR LIGHTING PLAN
LD103	SECOND FLOOR LIGHTING PLAN
LD104	FOURTEENTH FLOOR LIGHTING LAYOUT
LD105	BUILDING FACADE LIGHTING
LD106	LIGHTING SCHEDULES

PROJECT INFORMATION

PROPOSED USES:	
1ST FLOOR	COMMERICAL, RESIDENTIAL LOBBY
2ND - 14TH FLOORS	RESIDENTIAL
CURRENT ZONING:	UMX - URBAN MIXED USE
PROPOSED ZONING:	DC - DOWNTOWN CORE
SETBACKS PROVIDED:	
FRONTYARD:	5' - EAST WILSON STREET
STEPBACK PROVIDED:	0'
BUILDING HEIGHT:	18 STORIES 1 STORY - MIXED USE 13 STORIES - RESIDENTIAL 4 STORIES - PARKING
SITE AREA:	1.08 ACRES OR 47,064SF
LOT COVERAGE:	SEE SITE PLAN
USABLE AREA:	20SF / BEDROOM (20*440 = 8,800SF)

1ST FLR - PROMENADE	9,910SF
2ND FLR GREEN ROOF	2,806SF
14TH FLR COMMON TERRACES	4,596SF
UNIT BALCONIES, PATIOS	11,938SF
PROVIDED TOTAL	29,250SF

BUILDING AREAS

PARKING	148,940SF	(GROSS)
RETAIL	19,445SF	(NET)
RESIDENTIAL	369,910SF	(GROSS)
TOTAL BLDG	538,880SF	(GROSS)

BUILDING FOOTPRINT 40,395SF

UNIT COUNT	EFF.	1 BD	2BD	3BD	TOTAL
2ND FLOOR	7	9	6	0	22
3RD-12TH FLRS	6	15	6	1	28
13TH FLOOR	6	15	6	0	27
14TH FLOOR	0	1	3	4	8
UNIT TOTALS	73	175	75	14	337
BED TOTALS	73	175	150	42	440

PARKING COUNT

STANDARD (8'-9" x 17'-0")	248	
STANDARD EV INSTALLED	8	(2.3%)
COMPACT	81	(23%)
CAR ACCESSIBLE	6	
VAN ACCESSIBLE	2	
TOTAL	345	

BIKE STALLS:	REQUIRED	PROVIDED
RESIDENTIAL LONG TERM	344	346 Interior - Parking levels
RESIDENTIAL VISITOR	34	34 Exterior - on site
RETAIL (1/2,000sf)	8	8 Exterior - on site
TOTAL	386	388

(ALL BIKE STALLS ARE 2' X 6', HORIZONTALLY ORIENTATED, FLOOR OR GROUND MOUNTED)

Potter Lawson
Success by Design

Architect:
749 University Row Suite 300
Madison, WI 53705
608-274-2741

PRELIMINARY
NOT FOR CONSTRUCTION

121 E. Wilson Street
Quad Capital Partners
Madison, WI

2021.27.00

DATE	ISSUANCE/REVISIONS	#
08/08/2022	LAND USE & UDC APPLICATION	1

COVER DRAWING

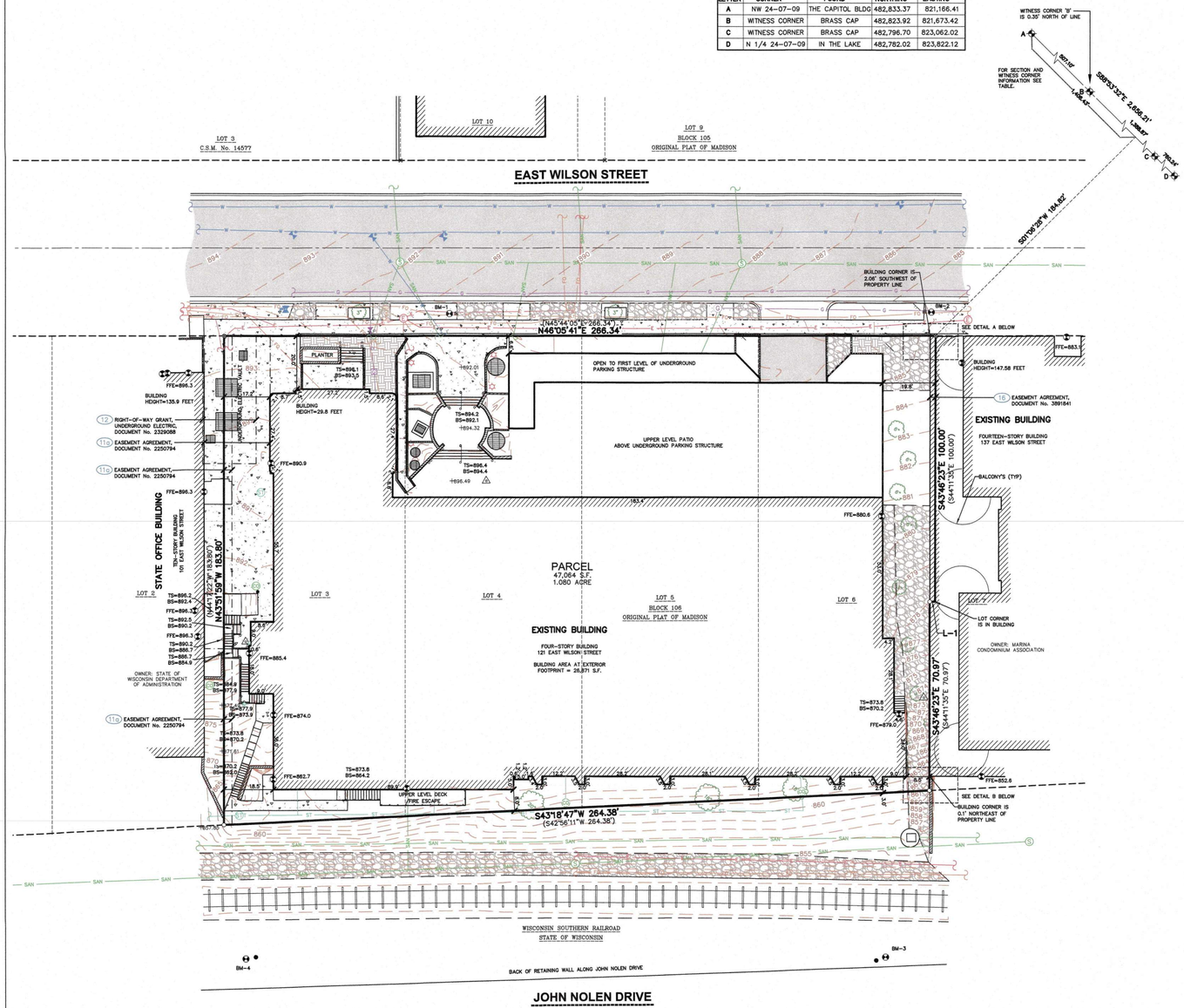
CD01

8/8/2022 10:39:29 AM

ALTA/NSPS LAND TITLE SURVEY

LOTS 3, 4, 5 AND 6 AND THE SOUTHWEST 2 FEET OF THE NORTHWEST 100 FEET OF LOT 7, BLOCK 106, ORIGINAL PLAT OF MADISON, LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

SECTION CORNER MONUMENTS				
LETTER	CORNER	FOUND	NORTHING	EASTING
A	NW 24-07-09	THE CAPITOL BLDG	482,833.37	821,166.41
B	WITNESS CORNER	BRASS CAP	482,823.92	821,673.42
C	WITNESS CORNER	BRASS CAP	482,796.70	823,062.02
D	N 1/4 24-07-09	IN THE LAKE	482,782.02	823,822.12



LEGEND

- GOVERNMENT CORNER
- CHISELED 'X' FOUND
- ¾" REBAR FOUND
- CHISELED 'X' SET
- 3/4" x 24" REBAR SET (1.50 LBS/LF)
- BENCHMARK
- FINISHED FLOOR SHOT LOCATION
- BOLLARD
- SIGN
- SANITARY MANHOLE
- CLEAN OUT
- WATER VALVE
- STORM MANHOLE
- DOWNSPOUT
- GAS REGULATOR/METER
- GAS VALVE
- GAS MANHOLE
- ELECTRIC MANHOLE
- YARD LIGHT
- VAULT
- DECIDUOUS TREE
- PARCEL BOUNDARY
- RIGHT-OF-WAY LINE
- CENTERLINE
- SECTION LINE
- PLATTED LOT LINE
- GUARD OR SAFETY RAIL
- EDGE OF PAVEMENT
- CONCRETE CURB & GUTTER
- EDGE OF GRAVEL
- SANITARY SEWER
- WATER LINE
- STORM SEWER
- NATURAL GAS
- UNDERGROUND ELECTRIC
- FIBER OPTIC
- BUILDING
- 875 INDEX CONTOUR
- 874 INTERMEDIATE CONTOUR
- BITUMINOUS PAVEMENT
- RETAINING WALL
- CONCRETE PAVEMENT
- GRAVEL
- MULCH
- END OF FLAGGED UTILITIES
- ( ) DENOTES RECORD DATA DEPICTING THE SAME LINE ON THE GROUND AS RETRACED BY THIS SURVEY

NOTES

1. FIELD WORK PERFORMED ON AUGUST 12, 17, 18 AND 21, 2021.
2. BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY. THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 24-07-09, RECORDED AS S88°53'32"E.
3. ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). BENCHMARK IS A BRASS CAP IN CONCRETE MARKING THE WITNESS CORNER TO THE NORTH QUARTER CORNER OF SECTION 24, T07N, R09E, ELEVATION = 850.53'
4. CONTOUR INTERVAL IS ONE FOOT.
5. SUBSURFACE UTILITIES AND FEATURES SHOWN ON THIS MAP HAVE BEEN APPROXIMATED BY LOCATING SURFICIAL FEATURES AND APPURTENANCES, LOCATING DIGGERS HOTLINE FIELD MARKINGS AND BY REFERENCE TO UTILITY RECORDS AND MAPS. DIGGER'S HOTLINE TICKET No.'s 20213224371, 20213224403 AND 20213224423, WITH A START DATE OF AUGUST 11, 2021.
6. UTILITY COMPANIES CONTACTED THRU DIGGERS HOTLINE:
   - CITY OF MADISON ENGINEERING DEPARTMENT
   - MADISON GAS AND ELECTRIC COMPANY (MG&E) (ELECTRIC AND GAS)
   - CHARTER COMMUNICATIONS
   - AT&T TRANSMISSION
   - AT&T DISTRIBUTION
   - LEVEL 3 IS NOW CENTURYLINK
   - WINDSTREAM COMMUNICATIONS
   - WISCONSIN DEPARTMENT OF TRANSPORTATION-ITS EQUIPMENT
   - TDS TELECOM-MIDDLETON
   - TDS METROCOM
   - MCI
   - US SIGNAL
   - STATE OF WISCONSIN DIVISION OF FACILITIES MANAGEMENT
   - STATE OF WISCONSIN INVESTMENT BOARD
   - STATE OF WISCONSIN DEPARTMENT IF ADMINISTRATION DIVISION OF ENTERPRISE TECHNOLOGY
   - AMERICAN TRANSMISSION COMPANY
7. BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED. FOR EXACT LOCATION OF UNDERGROUND UTILITIES, CONTACT DIGGERS HOTLINE, AT 1.800.242.8511.
8. JSD PROFESSIONAL SERVICES, INC. DOES NOT GUARANTEE THAT THE BENCHMARKS LISTED ON THIS SURVEY HAVE NOT BEEN DISTURBED SINCE THE DATE OF THIS SURVEY AND SHOULD BE VERIFIED BEFORE BEING UTILIZED.
9. THERE IS A 16" CHILLED WATER SUPPLY AND RETURN LINE IN EAST WILSON STREET RIGHT-OF-WAY OWNED AND OPERATED BY THE DEPARTMENT OF ADMINISTRATION, WITH A 8" LATERALS INTO THE BUILDING. THESE WERE NOT MARKED IN THE FIELD AND LOCATION OF THIS SERVICE IS UNKNOWN TO THE SURVEYOR. SPOKE WITH KEN KIEL AT STATE OF WISCONSIN HEATING PLANT AND NO PLANS WERE DISTRIBUTED BECAUSE THE BUILDING IS NOT A STATE BUILDING. CONTACT INFORMATION-608-266-3550.

NOTES CORRESPONDING TO TABLE A REQUIREMENTS:

ITEM 3 THE SUBJECT PROPERTY LIES IN ZONE X, AREA OF MINIMAL FLOOD HAZARD, PER FEMA MAP NUMBER 55025C0409G, EFFECTIVE DATE OF JANUARY 2, 2009

ITEM 6(a)(b) CURRENT ZONING CLASSIFICATION WAS NOT SUPPLIED BY THE CLIENT

ITEM 9 THERE ARE 99 UNDERGROUND PARKING SPACES AND 1 HANDICAP SPACE FOR A TOTAL OF 100 UNDERGROUND PARKING SPACES.

ITEM 11(a) NOTE TO THE CLIENT, INSURER, AND LENDER – WITH REGARD TO TABLE A, ITEM 11, INFORMATION FROM THE SOURCES CHECKED ABOVE WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 5.E.IV. TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE, IN WHICH CASE THE SURVEYOR SHALL NOTE ON THE PLAT OR MAP HOW THIS AFFECTED THE SURVEYOR'S ASSESSMENT OF THE LOCATION OF THE UTILITIES. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.

ITEM 14 SOUTH PINKNEY STREET IS 165 FEET SOUTHWEST OF SITE.

ITEM 18 THERE ARE NO OFFSITE EASEMENTS FOR THE SUBJECT PROPERTY.

ITEM 19 PROFESSIONAL LIABILITY INSURANCE POLICY No. DPR9981467, BY HOLMES MURPHY & ASSOCIATES-WI.

ITEM 20 EXECUTE A PUBLIC UTILITY LOCATE (i.e. DIGGERS HOTLINE).

ITEM 21 LOCATE STREET TREES, DETERMINE RIM AND INVERT FOR SANITARY AND STORM SEWER.

NOTES CORRESPONDING TO SCHEDULE B-SECTION TWO EXCEPTIONS

(FIRST AMERICAN TITLE INSURANCE COMPANY, FILE No.: NCS-1081031, COMMITMENT DATE: AUGUST 02, 2021 AT 7:30 A.M.)

(9) RIGHTS AND EASEMENTS, IF ANY, IN AND TO ANY AND ALL RAILROAD SWITCHES, SIDETRACKS, SPUR TRACKS AND RIGHTS OF WAY LOCATED UPON OR APPURTENANT TO THE SUBJECT PREMISES.
THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY AND IS NOT PLOTTED HEREON.

(10a) AGREEMENT RECORDED: APRIL 2, 1985, IN VOLUME 6646 OF RECORDS, PAGE 47, AS DOCUMENT NO. 1873888.
THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY AND IS NOT PLOTTED HEREON.

(10b) MODIFIED BY INSTRUMENT RECORDED: MARCH 19, 1991, IN VOLUME 15556 OF RECORDS, PAGE 40, AS DOCUMENT NO. 2250796. .
THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY AND IS NOT PLOTTED HEREON.

(11c) TERMS, CONDITIONS, RESTRICTIONS AND PROVISIONS RELATING TO THE USE AND MAINTENANCE OF THE EASEMENT AGREEMENT RECORDED ON MARCH 19, 1991, IN VOLUME 15556 OF RECORDS, PAGE 25, AS DOCUMENT NO.
THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS PLOTTED HEREON.

(11b) AMENDED TO EASEMENT AGREEMENT RECORDED MAY 05, 2003 AS DOCUMENT NO. 3703923.
THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS NOT GRAPHIC IN NATURE, THEREFORE IT IS NOT PLOTTED HEREON.

(12) GRANT OF EASEMENT TO MADISON GAS AND ELECTRIC COMPANY, A WISCONSIN CORPORATION RECORDED: MARCH 2, 1992, IN VOLUME 18064 OF RECORDS, PAGE 65, AS DOCUMENT NO. 2329088.
THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS PLOTTED HEREON.

(13) FIBER OPTIC LICENSE AGREEMENT RECORDED: MAY 05, 2003, AS DOCUMENT NO. 3703924.
THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS NOT GRAPHIC IN NATURE, THEREFORE IT IS NOT PLOTTED HEREON.

(14) CHILLED WATER SALES CONTRACT RECORDED: MAY 05, 2003, AS DOCUMENT NO. 3703925.
THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS NOT GRAPHIC IN NATURE, THEREFORE IT IS NOT PLOTTED HEREON.

(15) DECLARATION OF COVENANTS RECORDED: AUGUST 14, 2003, AS DOCUMENT NO. 3785848.
THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS NOT GRAPHIC IN NATURE, THEREFORE IT IS NOT PLOTTED HEREON.

(16) TERMS, CONDITIONS, RESTRICTIONS AND PROVISIONS RELATING TO THE USE AND MAINTENANCE OF THE EASEMENT AGREEMENT RECORDED ON APRIL 05, 2004, AS DOCUMENT NO. 3891841.
THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS PLOTTED HEREON.

(17) EASEMENT DEED BY COURT ORDER IN SETTLEMENT OF LANDOWNER ACTION UPON THE TERMS, CONDITIONS AND PROVISIONS CONTAINED THEREIN:
DATED: MAY 16, 2012
PARTIES: PAUL FORD AND DOLORES FORD, RUTH E. BOBZIEN, AMY DICKERSON AND BRUCE DICKERSON, EVERETT CHAMBERS AND JOANNE CHAMBERS, AND RAY VINNEY, FOR THEMSELVES AND ALL OTHERS SIMILARLY SITUATED, AND SPRINT COMMUNICATIONS COMPANY L.P., QWEST COMMUNICATIONS COMPANY, LLC, AND WILTEL COMMUNICATIONS, LLC
RECORDED: FEBRUARY 27, 2013
INSTRUMENT NO.: 4965434
THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS NOT GRAPHIC IN NATURE, THEREFORE IT IS NOT PLOTTED HEREON.

(18) DECLARATION OF TEMPORARY CONSTRUCTION EASEMENT FOR AIR RIGHTS UPON THE TERMS, CONDITIONS AND PROVISIONS CONTAINED THEREIN:
DATED: APRIL 04, 2017
PARTIES: 149 EAST WILSON LLC, A WISCONSIN LIMITED LIABILITY COMPANY AND WILSON LAKE TERRACE, LLC, A WISCONSIN LIMITED LIABILITY COMPANY
RECORDED: MAY 24, 2017
INSTRUMENT NO.: 5328125
THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY AND IS NOT PLOTTED HEREON.

(19) LIENS, HOOK-UP CHARGES OR FEES, DEFERRED CHARGES, RESERVE CAPACITY ASSESSMENTS, IMPACT FEES, OR OTHER CHARGES OF FEES DUE AND PAYABLE ON THE DEVELOPMENT OR IMPROVEMENT OF THE LAND.
THIS ITEM MAY AFFECT THE SUBJECT PROPERTY AND IS NOT GRAPHIC IN NATURE, THEREFORE IT IS NOT PLOTTED HEREON.

(20) RIGHTS OF TENANTS IN POSSESSION UNDER UNRECORDED LEASES.
THIS ITEM MAY AFFECT THE SUBJECT PROPERTY AND IS NOT GRAPHIC IN NATURE, THEREFORE IT IS NOT PLOTTED HEREON.

LEGAL DESCRIPTION (AS FURNISHED)

(FIRST AMERICAN TITLE INSURANCE COMPANY, FILE No.: NCS-1081031, COMMITMENT DATE: AUGUST 02, 2021 AT 7:30 A.M.)

PARCEL 1:

ALL THAT PART OF LOTS THREE (3), FOUR (4), FIVE (5), AND SIX (6), BLOCK ONE HUNDRED SIX (106), ORIGINAL PLAT OF THE CITY OF MADISON, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN, LYING NORTHWESTERLY OF THE RAILROAD RIGHT OF WAY.

THE SOUTHWEST TWO (2) FEET OF THE NORTHWEST ONE HUNDRED (100) FEET OF LOT SEVEN (7), BLOCK ONE HUNDRED SIX (106), ORIGINAL PLAT OF THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

TO:
i) WILSON LAKE TERRACE, LLC,
ii) FIRST MARTIN CORPORATION,
iii) FIRST AMERICAN TITLE INSURANCE COMPANY,

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1, 2, 3, 5, 5, 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 13, 14, 18, 19, 20 AND 21 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON AUGUST 21, 2021.

3/26/21

JOHN KREBS, S-1878
PROFESSIONAL LAND SURVEYOR
Email: john.krebs@jsdinc.com
Website: www.jsdinc.com

DATE

WISCONSIN JOHN KREBS S-1878 McFARLAND, WISCONSIN LAND SURVEYOR

SANITARY SEWER MANHOLES					
STRUCT. ID	RIM ELEVATION	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE
SAN-1	892.11	SW	883.58	6"	VCP
		SE	882.79	6"	VCP
		SE	882.66	6"	VCP
		NW	883.45	4"	VCP
		NE	881.89	6"	VCP
SAN-2	888.11	SW	879.12	6"	VCP
		*SE	879.20	6"	VCP
		NW	879.07	8"	VCP
		NE	878.86	6"	VCP
SAN-3	888.12	SW	879.03	6"	VCP
		NW	879.13	6"	VCP
		NE	878.99	6"	VCP
SAN-4	853.23	SW	846.88	18"	PVC
		NE	846.80	18"	PV
SAN-5	850.90	SW	841.89	18"	PVC
		NE	841.86	18"	PVC

* = PLUGGED

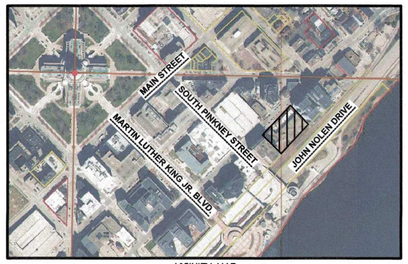
BENCHMARKS		
BENCH MARK	ELEVATION	DESCRIPTION
BM-1	891.38	CUT CROSS IN SIDEWALK BY FRONT ENTRANCE TO BUILDING
BM-2	885.05	CUT CROSS IN SIDEWALK BY NORTHERLY CORNER OF PARCEL
BM-3	851.72	3/4" REBAR ALONG JOHN NOLEN DRIVE
BM-4	853.70	3/4" REBAR ALONG JOHN NOLEN DRIVE

*JSD PROFESSIONAL SERVICES, INC. DOES NOT GUARANTEE THAT THE BENCHMARK ELEVATIONS LISTED ON THIS MAP HAVE NOT BEEN DISTURBED SINCE THE DATE OF THIS SURVEY AND SHOULD BE VERIFIED PRIOR TO CONSTRUCTION ACTIVITIES.

STORM SEWER MANHOLES					
STRUCT. ID	RIM ELEVATION	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE
STM-1	861.50	NE	857.85	12"	RCP
		SW	848.71	12"	RCP

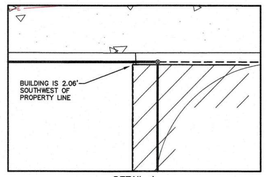
north

SCALE IN FEET
20' 0 20'
SCALE 1" = 20'

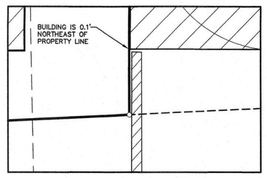


VICINITY MAP
NOT TO SCALE
north

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	S46°05'41"W	2.00'



DETAIL A
SCALE 1" = 5'



DETAIL B
SCALE 1" = 5'

JSD Professional Services, Inc.
Engineers • Surveyors • Planners

CREATE THE VISION TELL THE STORY

MADISON | MILWAUKEE
KENOSHA | APPLETON | WAUSAU

MADISON REGIONAL OFFICE
161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
P. 608.848.5060

CLIENT:
FIRST MARTIN CORPORATION

CLIENT ADDRESS:
115 DEPOT STREET
ANN ARBOR, MI 48104

PROJECT:
121 EAST WILSON ST.

PROJECT LOCATION:
CITY OF MADISON
DANE COUNTY, WISCONSIN

PLAN MODIFICATIONS:

#	Date:	Description:
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

Design/Drawn: JK 08/23/21
Approved: TJB 08/26/21

SHEET TITLE:
ALTA/NSPS LAND TITLE SURVEY

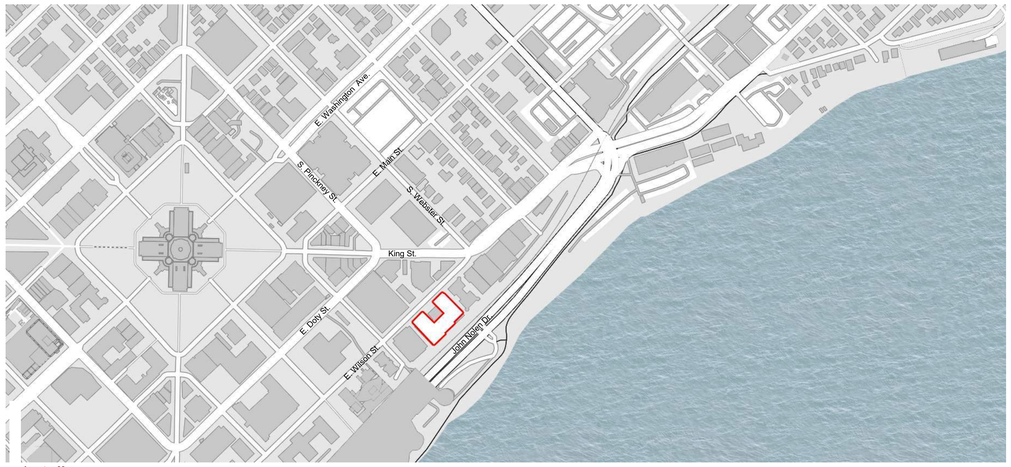
SHEET NUMBER:
1 OF 1

JSD PROJECT NO: 21-10823

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF JSD PROFESSIONAL SERVICES, INC.

File: L:\2021\21-10823\DWG\Survey Sheets\21-10823 ALTA.dwg Layout: ALTA User: JK Plotted: Aug 26, 2021 - 3:18pm Xrefs:

Locator Map



Locator Map

Perspective from Wyldhaven Park

Enlarged Perspective from Wyldhaven Park

Potter Lawson

Success by Design

Notes:

PRELIMINARY
NOT FOR CONSTRUCTION

121 E. Wilson Street
Quad Capital Partners

Madison, WI

2021.27.00

DATE	ISSUANCE/REVISIONS	
08/08/2022	LAND USE & UDC APPLICATION	1

SITE CONTEXT & EXISTING CONDITIONS PHOTOGRAPHS

G001

8/8/2022 10:38:55 AM

TOPOGRAPHIC LINEWORK LEGEND

- EXISTING FIBER OPTIC LINE
- EXISTING GENERAL FENCE
- EXISTING GAS LINE
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING SANITARY FORCE MAIN (SIZE NOTED)
- EXISTING SANITARY SEWER LINE (SIZE NOTED)
- EXISTING STORM SEWER LINE (SIZE NOTED)
- EXISTING WATER MAIN (SIZE NOTED)
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR

TOPOGRAPHIC SYMBOL LEGEND

- EXISTING MAILBOX
- EXISTING SIGN
- EXISTING PARKING METER
- EXISTING CURB INLET
- EXISTING FIELD INLET RECTANGULAR
- EXISTING FIELD INLET
- EXISTING ROOF DRAIN CLEANOUT
- EXISTING STORM MANHOLE
- EXISTING SANITARY CLEANOUT
- EXISTING SANITARY MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING FIRE DEPARTMENT CONNECTION
- EXISTING WATER MAIN VALVE
- EXISTING WATER MANHOLE
- EXISTING GAS VALVE
- EXISTING ELECTRIC MANHOLE
- EXISTING ELECTRIC RECTANGULAR MANHOLE
- EXISTING LIGHT POLE
- EXISTING TV MANHOLE
- EXISTING TV RECTANGULAR MANHOLE
- EXISTING TV PEDESTAL
- EXISTING TELEPHONE MANHOLE
- EXISTING TELEPHONE PEDESTAL
- EXISTING UNIDENTIFIED MANHOLE
- EXISTING UNIDENTIFIED UTILITY VAULT
- EXISTING DECIDUOUS TREE
- EXISTING BORING

SURVEY LEGEND

- BENCHMARK
- FOUND CHISELED "X"
- FOUND 3/4" ø IRON ROD

SITE PLAN LEGEND

- PROPERTY BOUNDARY
- CURB AND GUTTER (REVERSE CURB HATCHED)
- PROPOSED WOOD FENCE
- PROPOSED CONCRETE
- PROPOSED SIGN
- PROPOSED LIGHT POLE
- PROPOSED BOLLARD
- PROPOSED ADA DETECTABLE WARNING FIELD

ABBREVIATIONS

TC – TOP OF CURB
FF – FINISHED FLOOR
FL – FLOW LINE
SW – TOP OF WALK
TW – TOP OF WALL
BW – BOTTOM OF WALL

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.
6. ALL ABANDONED DRIVEWAYS ADJACENT TO THE SITE SHALL BE REPLACED WITH CURB AND THE TERRACE SHALL BE RESTORED WITH GRASS.
7. ANY SIDEWALK AND CURB & GUTTER ABUTTING THE PROPERTY SHALL BE REPLACED IF IT IS DAMAGED DURING CONSTRUCTION OR IF THE CITY ENGINEERING DEPARTMENT DETERMINES THAT IT IS NOT AT A DESIRABLE GRADE, REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.

DEMOLITION PLAN LEGEND

- CURB AND GUTTER REMOVAL
- ASPHALT REMOVAL
- CONCRETE REMOVAL
- GRAVEL REMOVAL
- BUILDING REMOVAL
- TREE REMOVAL
- SAWCUT
- UTILITY STRUCTURE REMOVAL
- UTILITY LINE REMOVAL

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.
4. CONTRACTOR SHALL PROVIDE AND SHALL BE RESPONSIBLE FOR ANY NECESSARY TRAFFIC CONTROL SIGNAGE AND SAFETY MEASURES DURING DEMOLITION AND CONSTRUCTION OPERATIONS WITHIN OR NEAR THE PUBLIC ROADWAY.
5. COORDINATE TREE REMOVAL WITH LANDSCAPE ARCHITECT. ALL TREES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY.
6. IF APPLICABLE, PROVIDE TREE PROTECTION FENCING PRIOR TO CONSTRUCTION OPERATIONS. MAINTAIN THROUGHOUT CONSTRUCTION.
7. ALL LIGHT POLES TO BE REMOVED FROM PRIVATE PROPERTY SHALL BE REMOVED IN THEIR ENTIRETY, INCLUDING BASE AND ALL APPURTENANCES. COORDINATE ABANDONMENT OF ELECTRICAL LINES WITH ELECTRICAL ENGINEER AND OWNER PRIOR TO DEMOLITION.
8. CONTRACTOR SHALL CLOSE ALL ABANDONED DRIVEWAYS BY REPLACING THE CURB IN FRONT OF THE DRIVEWAYS AND RESTORING THE TERRACE WITH GRASS.
9. CONTRACTOR SHALL OBTAIN ANY NECESSARY DEMOLITION AND UTILITY PLUGGING PERMITS.
10. ANY DAMAGE TO THE CITY PAVEMENT, INCLUDING DAMAGE RESULTING FROM CURB REPLACEMENT, WILL REQUIRE RESTORATION IN ACCORDANCE WITH THE CITY ENGINEERING PATCHING CRITERIA.

GRADING LEGEND

- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS
- PROPOSED MAJOR CONTOURS
- PROPOSED MINOR CONTOURS
- DITCH CENTERLINE
- SILT FENCE
- DISTURBED LIMITS
- BERM
- DRAINAGE DIRECTION
- PROPOSED SLOPE ARROWS
- EXISTING SPOT ELEVATIONS
- PROPOSED SPOT ELEVATIONS
- STONE WEEPER
- VELOCITY CHECK
- INLET PROTECTION
- EROSION MAT CLASS I, TYPE A
- EROSION MAT CLASS II, TYPE B
- EROSION MAT CLASS III, TYPE C
- EROSION MAT CLASS II, TYPE A
- TRACKING PAD
- RIP RAP

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 1.5% 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.
6. ACCESSIBLE ROUTES SHALL BE 5.0% MAX LONGITUDINAL SLOPE AND 1.5% MAX CROSS SLOPE. ACCESSIBLE LOADING AREAS OR LANDINGS SHALL BE 2.0% MAX SLOPE IN ANY DIRECTION. RAMPS SHALL BE 8.33% MAX SLOPE.
7. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED DURING CONSTRUCTION TO PUBLIC PROPERTY, PRIVATE PROPERTY OR UTILITIES.
8. NO LAND DISTURBANCE ACTIVITIES SHALL BEGIN UNTIL ALL EROSION CONTROL BMP'S ARE INSTALLED.
9. SEE DETAIL SHEETS FOR EROSION CONTROL NOTES AND CONSTRUCTION SEQUENCE.

PROPOSED UTILITY LEGEND

- STORM SEWER PIPE
- STORM SEWER MANHOLE
- STORM SEWER ENDWALL
- STORM SEWER CURB INLET
- STORM SEWER CURB INLET W/MANHOLE
- STORM SEWER FIELD INLET
- ROOF DRAIN CLEANOUT
- SANITARY SEWER PIPE (GRAVITY)
- SANITARY SEWER LATERAL PIPE
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- WATER MAIN
- WATER SERVICE LATERAL PIPE
- FIRE HYDRANT
- WATER VALVE
- PROPOSED PIPE INSULATION
- GAS MAIN
- ELECTRIC SERVICE

ABBREVIATIONS

STMH – STORM MANHOLE
FI – FIELD INLET
CI – CURB INLET
CB – CATCH BASIN
EW – ENDWALL
SMH – SANITARY MANHOLE

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. IF DEWATERING OPERATIONS EXCEED 70 GALLONS PER MINUTE OF PUMPING CAPACITY, A DEWATERING WELL PERMIT SHALL BE OBTAINED PRIOR TO STARTING ANY DEWATERING ACTIVITIES.
7. A COPY OF THE APPROVED UTILITY PLANS, SPECIFICATIONS AND PLUMBING PERMIT APPROVAL LETTER SHALL BE ON-SITE DURING CONSTRUCTION AND OPEN TO INSPECTION BY AUTHORIZED REPRESENTATIVES OF THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES AND OTHER LOCAL INSPECTORS.
8. PROPOSED UTILITY SERVICE LINES SHOWN ARE APPROXIMATE. COORDINATE THE EXACT LOCATIONS WITH THE PLUMBING DRAWINGS. COORDINATE THE LOCATION WITH THE PLUMBING CONTRACTOR AND/OR OWNER'S CONSTRUCTION REPRESENTATIVE PRIOR TO INSTALLATION OF ANY NEW UTILITIES.
9. STORM BUILDING SEWER PIPE SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-6 OF SPS 384.30(3)(c).
10. UNDERGROUND DRAIN AND VENT PIPE/TUBING SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-2 OF SPS 384.30(2).
11. PRIVATE WATER SERVICES AND PRIVATE WATER MAINS SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-7 OF SPS 384.30(4)(d).
12. PRIVATE SANITARY SEWER AND LATERALS SHALL BE POLYVINYL CHLORIDE (PVC) ASTM D3034 – SDR 35 OR APPROVED EQUAL MATERIAL THAT CONFORMS TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-3 OF SPS 384.30(2)(c).
13. A MEANS TO LOCATE BURIED UNDERGROUND EXTERIOR NON METALLIC SEWERS/MAINS AND WATER SERVICES/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED PER SPS 382.10(11)(h) AND SPS 382.40(8)(k).
14. EXTERIOR WATER SUPPLY PIPING SETBACKS AND CROSSINGS SHALL BE IN ACCORDANCE WITH SPS 382.40(8)(b.).
15. NO PERSON MAY ENGAGE IN PLUMBING WORK IN THE STATE UNLESS LICENSED TO DO SO BY THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES PER S.145.06.
16. SITE CONTRACTOR SHALL LEAVE SANITARY AND WATER LATERALS FIVE (5) FEET SHORT (HORIZONTALLY) FROM THE BUILDING. BUILDING PLUMBER SHALL VERIFY SIZE, LOCATION, AND INVERT ELEVATION OF PROPOSED SANITARY AND WATER LATERALS.
17. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE EXISTING VALVES WILL HOLD THE PRESSURE TEST PRIOR TO CONNECTION. THE CITY IS NOT RESPONSIBLE FOR ANY COSTS INCURRED DUE TO THE CONTRACTOR NOT VERIFYING THAT THE EXISTING VALVE WILL HOLD THE PRESSURE TEST PRIOR TO CONNECTION. IF A NEW VALVE IS REQUIRED, THE APPLICANT WILL BE REQUIRED TO INSTALL ONE AT THEIR EXPENSE, AT THE POINT OF CONNECTION.
18. CONTRACTOR TO CHLORINATE AND BACTERIA TEST BEFORE DOMESTIC SUPPLY PURPOSES
19. CLEAN OUT ALL EXISTING AND PROPOSED STORM INLETS AND CATCH BASINS AT THE COMPLETION OF CONSTRUCTION.
20. SANITARY SEWER MAIN AT BURY DEPTHS GREATER THAN 15' SHALL BE SDR 26. ALL OTHER SANITARY SEWER MAIN SHALL BE SDR 35.
21. CONTRACTOR SHALL COORDINATE WITH DRY UTILITY COMPANY'S REGARDING ANY POTENTIAL CONFLICTS AND COORDINATE RELOCATIONS AS MAY BE REQUIRED. CONTRACTOR SHALL ALSO COORDINATE THE PROPOSED INSTALLATION OF NEW FACILITIES AS REQUIRED.
22. ALL WATER MAIN AND SERVICES SHALL BE INSTALLED AT A MINIMUM DEPTH OF 6.5' FROM TOP OF FINISHED GRADE ELEVATION TO TOP OF MAIN. PROVIDE 1.5' CLEAR SEPARATION IF WATER CROSSES BELOW SEWER AND MINIMUM 0.5' IF WATER CROSSES ABOVE.
23. SANITARY MANHOLES WITH SEWER MAIN CONNECTIONS GREATER THAN 2' ABOVE THE LOWEST INVERT SHALL BE CONSTRUCTED WITH AN EXTERNAL DROP. MANHOLES WITH SEWER LATERAL CONNECTIONS GREATER THAT 2' ABOVE THE LOWEST INVERT SHALL BE CONSTRUCTED WITH AN INTERNAL DROP.
24. INSTALL 1 SHEET OF 4'x8'x4" HIGH DENSITY STYROFOAM INSULATION AT ALL LOCATIONS WHERE STORM SEWER CROSSES WATER MAIN OR WATER LATERALS.

© 2022 Potter Lawson Architects

Potter Lawson
Success by Design

vierbicher
planners | engineers | advisors

PRELIMINARY
NOT FOR CONSTRUCTION

121 E. Wilson Street
Quad Capital Partners

Madison, WI

2021.27.00

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

Notes and Legends

C001

05 Aug 2022 - 7:41p M:\Potter Lawson\21034_121 E Wilson Street\CADD\21034_Title Details.dwg by: xdre

GENERAL NOTES:

1. This survey was prepared based upon information provided in Subdivision Approval Report, No. NCS-1140650-MAD, dated July 25, 2022 at 7:00 a.m. from First American Title Insurance Company, 25 West Main Street, Suite 400, Madison, WI 53703.
2. This plan is based upon field survey work performed on July 29, August 01, and August 03, 2022. Any changes in site conditions after August 03, 2022 are not reflected on this plan.
3. This plan is referenced to the Wisconsin County Coordinate System–Dane Zone, NAD 83 (2011). Elevations are referenced to NAVD 88 (2012) datum. Field data was obtained using Robotic Total Station and GPS. Benchmarks shall be field verified prior to construction.
9. Utility locations were field located based upon substantial, visible, above ground structures, upon maps provided to the surveyor, or upon markings on the ground placed by utility companies and/or their agents. No warranty is given to the utility markings by others or that all underground utilities affecting this property were marked and subsequently located for this survey. A locate request was sent to Digger's Hotline per Digger's Hotline One-Call ticket numbers 20223124350, 20223124369, and 20223124391. Location of buried private utilities are not within the scope of this survey.
10. No attempt has been made as a part of this plan 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.
11. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, or ownership title evidence, or any other facts that a title search might reveal.
12. The Parcels Surveyed are subject to a blanket easement for retaining walls that are shown on Survey Map No. C-8303-1 of Warzyn Engineering dated February 16, 1983 and on file at the Dane County Surveyor's Office. Said Easement is recorded in Volume 6646 of Records, on Page 47, as Document No. 1873888, Dane County Registry. The easement for steps referenced in this Document has been released by Release of Easement recorded in Volume 15556 of Records, on Page 40, as Document No. 2250796, Dane County Registry. Refer to Documents.
13. The Parcels Surveyed are subject to easements for access and setbacks per Document No. 2250794. Said easements are subject to parking restrictions as set forth in Document No. 3703923. Refer to Documents.
14. The Parcels Surveyed are subject to a Fiber Optic License Agreement per Document No. 3703924, a Chilled Water Sales Contract per Document No. 3703925, and Declaration of Covenants per Document No. 3785848. Said Documents are general in nature. Nothing to plot. Refer to Documents.
15. The Parcels Surveyed are subject to an Easement Agreement recorded as Document No. 3891841. Nothing to plot. Refer to Document.
16. The Parcels Surveyed are subject to an Easement Deed by Court Order recorded as Document No. 4965434. Nothing to plot. Refer to Document.

BENCHMARK TABLE:

(BM) BENCHMARK #1 – ELEV. 892.95': TOP NUT OF FIRE HYDRANT LOCATED ON THE NORTHWEST SIDE OF E WILSON STREET 320'± NORTHEAST OF PINCKNEY STREET.

(BM) BENCHMARK #2 – ELEV. 853.19': TOP NUT OF FIRE HYDRANT LOCATED IN THE NORTHWEST SIDE OF JOHN NOLEN DRIVE 50'± NORTHEAST OF THE MONONA TERRACE PARKING GARAGE OVERPASS.

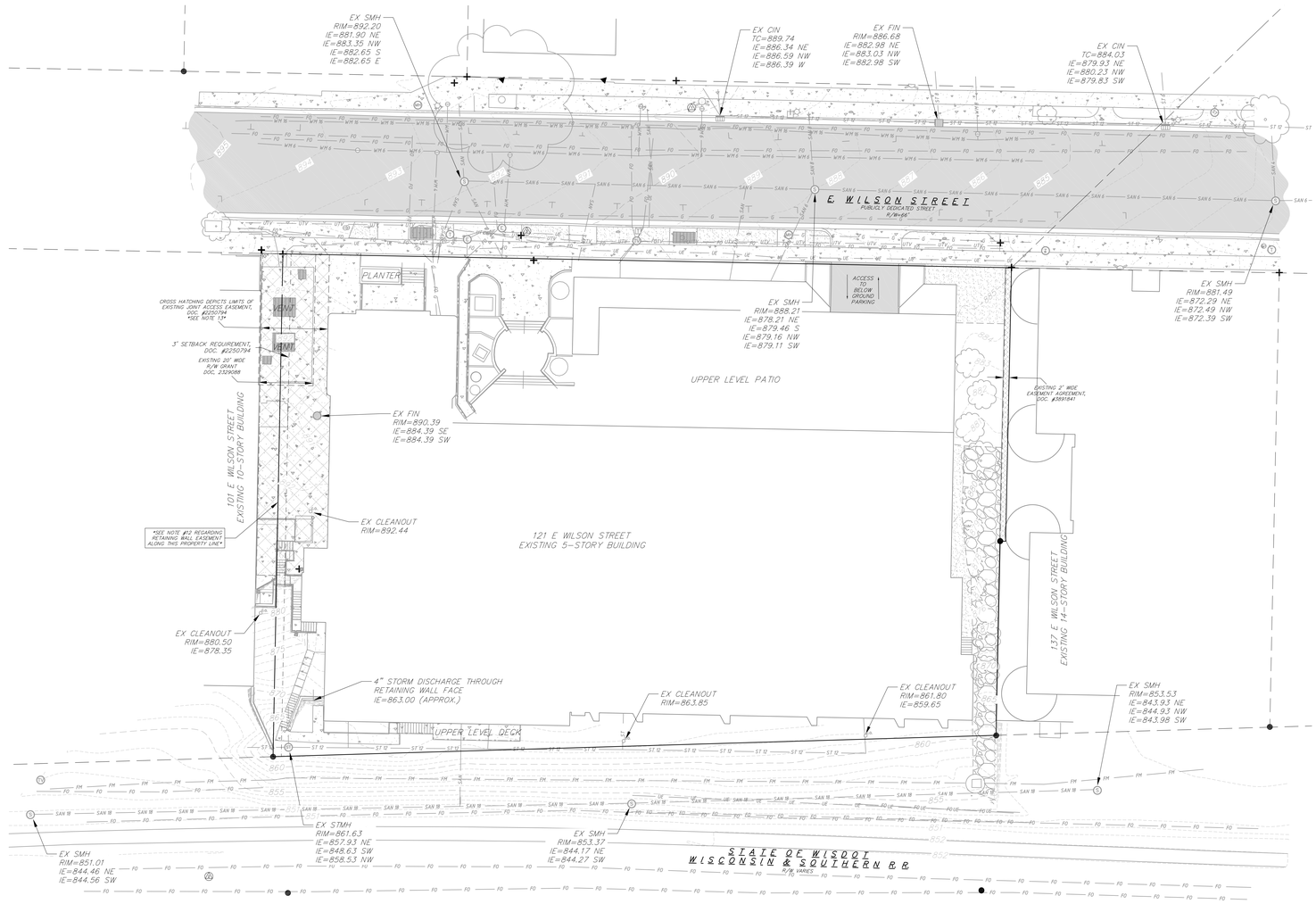
(BM) BENCHMARK #3 – ELEV. 891.49': CUT CROSS IN CONCRETE SIDEWALK LOCATED ON THE SOUTHEAST SIDE OF E WILSON STREET 250'± NORTHEAST OF PINCKNEY STREET.

SURVEYED FOR:
121 East Wilson Investors, LLC
115 Depot Street
Ann Arbor, MI 48104

SURVEYED BY:
Vierbicher Associates, Inc.
999 Fourier Drive,
Suite 201
Madison, WI 53717
(608) 826-0532

BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, THE NORTH LINE OF THE NW ¼ OF SEC 24-07-09 MEASURED AS BEARING S89°53'32"E

GRAPHIC SCALE FEET
0 10 20 40



TOPOGRAPHIC LINEWORK LEGEND

- EXISTING FIBER OPTIC LINE
- EXISTING GENERAL FENCE
- EXISTING GAS LINE
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING SANITARY FORCE MAIN (SIZE NOTED)
- EXISTING SANITARY SEWER LINE (SIZE NOTED)
- EXISTING STORM SEWER LINE (SIZE NOTED)
- EXISTING WATER MAIN (SIZE NOTED)
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR

TOPOGRAPHIC SYMBOL LEGEND

- EXISTING MAILBOX
- EXISTING SIGN
- EXISTING PARKING METER
- EXISTING CURB INLET
- EXISTING FIELD INLET RECTANGULAR
- EXISTING FIELD INLET
- EXISTING STORM SEWER CLEANOUT
- EXISTING STORM MANHOLE
- EXISTING SANITARY MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING FIRE DEPARTMENT CONNECTION
- EXISTING WATER MAIN VALVE
- EXISTING GAS VALVE
- EXISTING ELECTRIC MANHOLE
- EXISTING LIGHT POLE
- EXISTING TV MANHOLE
- EXISTING TELEPHONE MANHOLE
- EXISTING TELEPHONE PEDESTAL
- EXISTING UNIDENTIFIED MANHOLE
- EXISTING DECIDUOUS TREE
- EXISTING BORING

SURVEY LEGEND

- BENCHMARK
- FOUND CHISELED "X"
- FOUND 3/4" ø IRON ROD

HATCHING LEGEND

- EXISTING CONCRETE PAVEMENT/SIDEWALK
- EXISTING ASPHALT
- EXISTING GRAVEL
- EXISTING RIPRAP

DIGGERS HOTLINE
Dial 811 or (800) 242-8511
www.DiggersHotline.com

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.

CALL DIGGER'S HOTLINE
1-800-242-8511

© 2022 Potter Lawson Architects

Potter Lawson
Success by Design

vierbicher
planners | engineers | advisors

PRELIMINARY
NOT FOR CONSTRUCTION

121 E. Wilson Street
Quad Capital Partners

Madison, WI

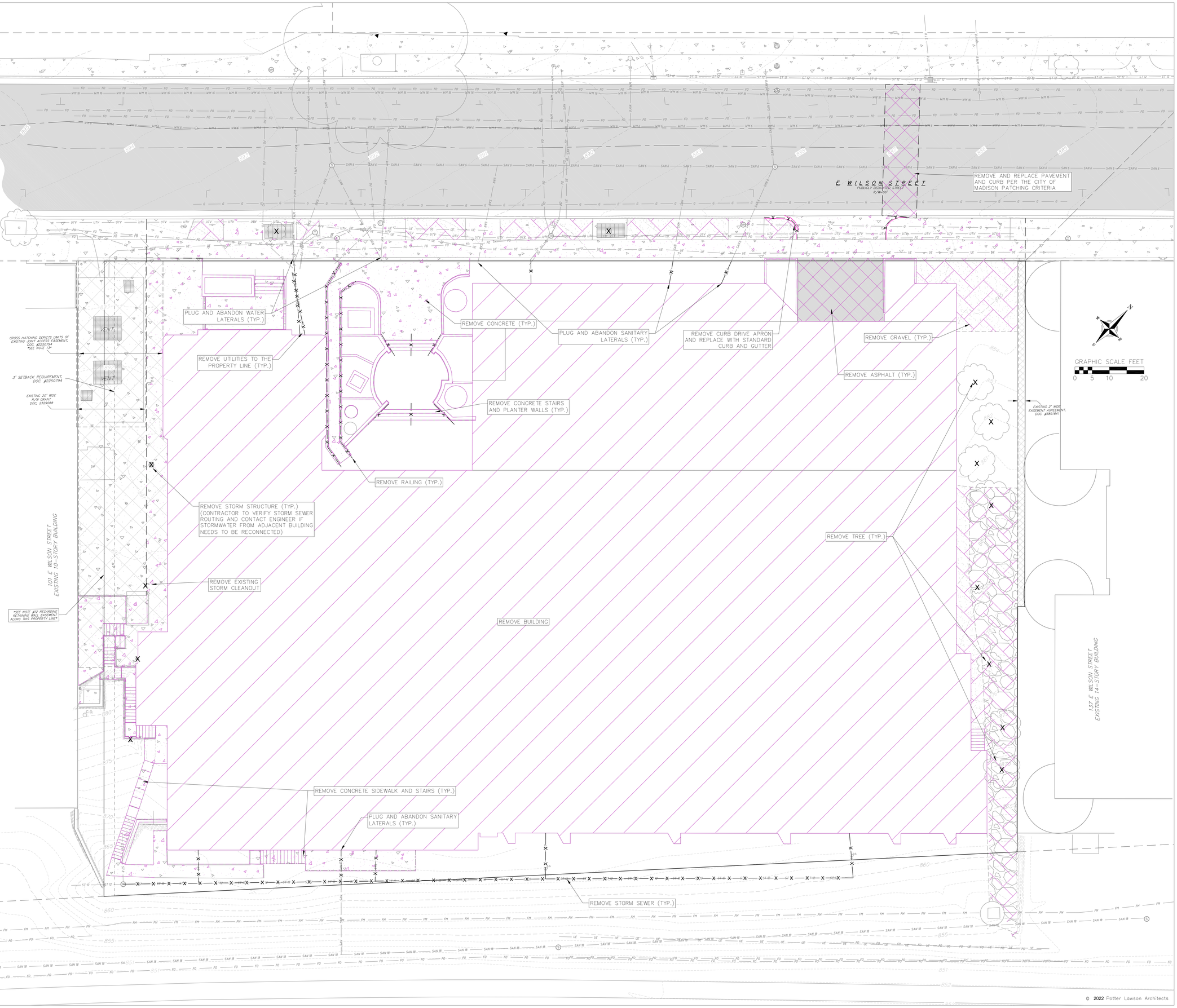
2021.27.00

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

Existing Conditions

C100

05 Aug 2022, 7:41p M:\Potter Lawson\210341_121 E Wilson Street\CADD\210341_Existing Conditions.dwg by: zdre



Potter Lawson
Success by Design

vierbicher
planners | engineers | advisors

PRELIMINARY
NOT FOR CONSTRUCTION

121 E. Wilson Street
Quad Capital Partners

Madison, WI

2021.27.00

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

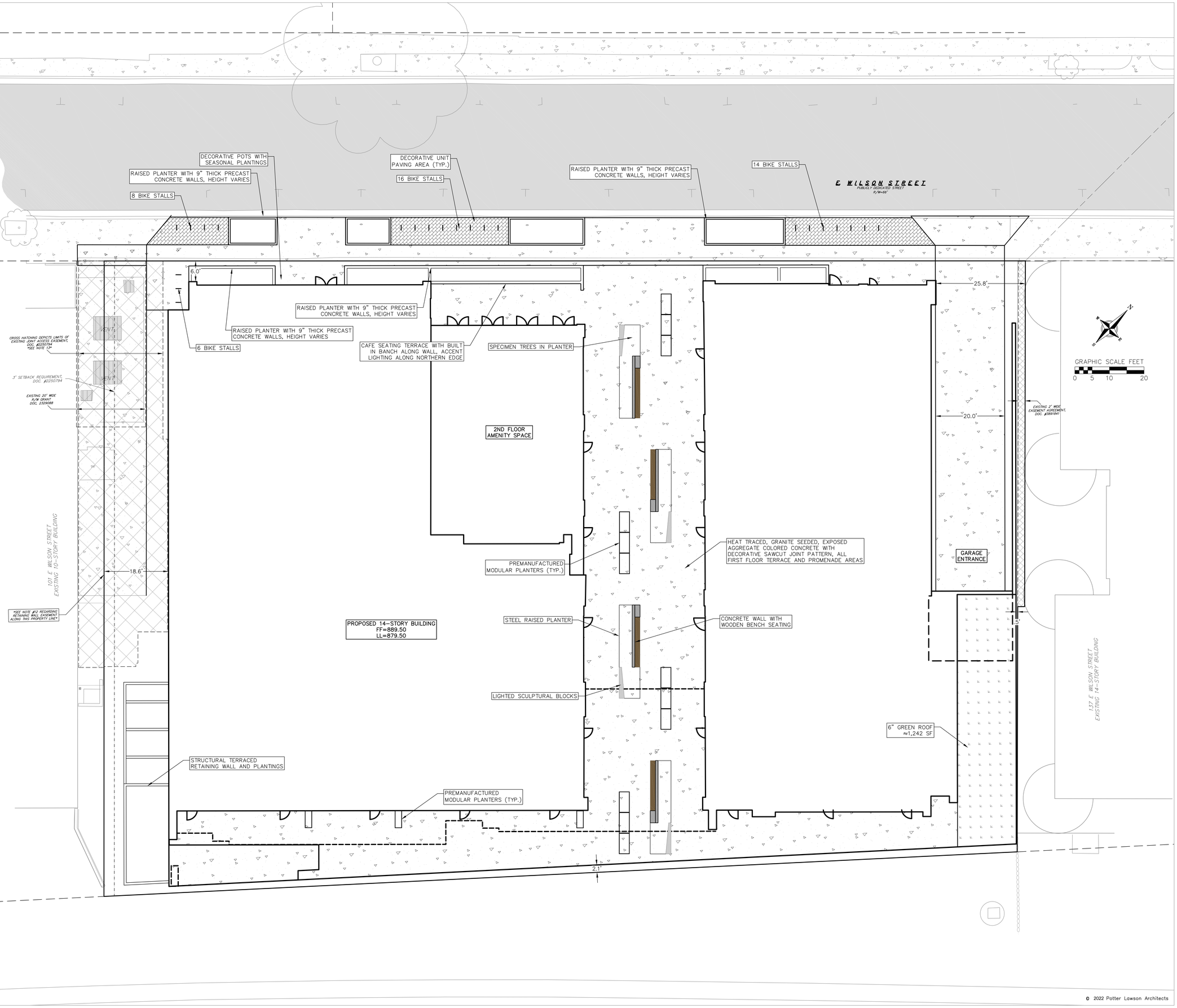
Demolition Plan

C200

© 2022 Potter Lawson Architects

05 Aug 2022 - 7:41p M:\Potter Lawson\21034_121 E Wilson Street\CADD\21034_Existing Conditions.dwg by: xdre

© Vierbicher Associates, Inc.



© 2022 Potter Lawson Architects

05 Aug 2022 - 7:41p M:\Potter Lawson\210341_121 E Wilson Street\CADD\210341_Site Utility.dwg by: zdre

Potter Lawson
Success by Design

vierbicher
planners | engineers | advisors

PRELIMINARY
NOT FOR CONSTRUCTION

121 E. Wilson Street
Quad Capital Partners

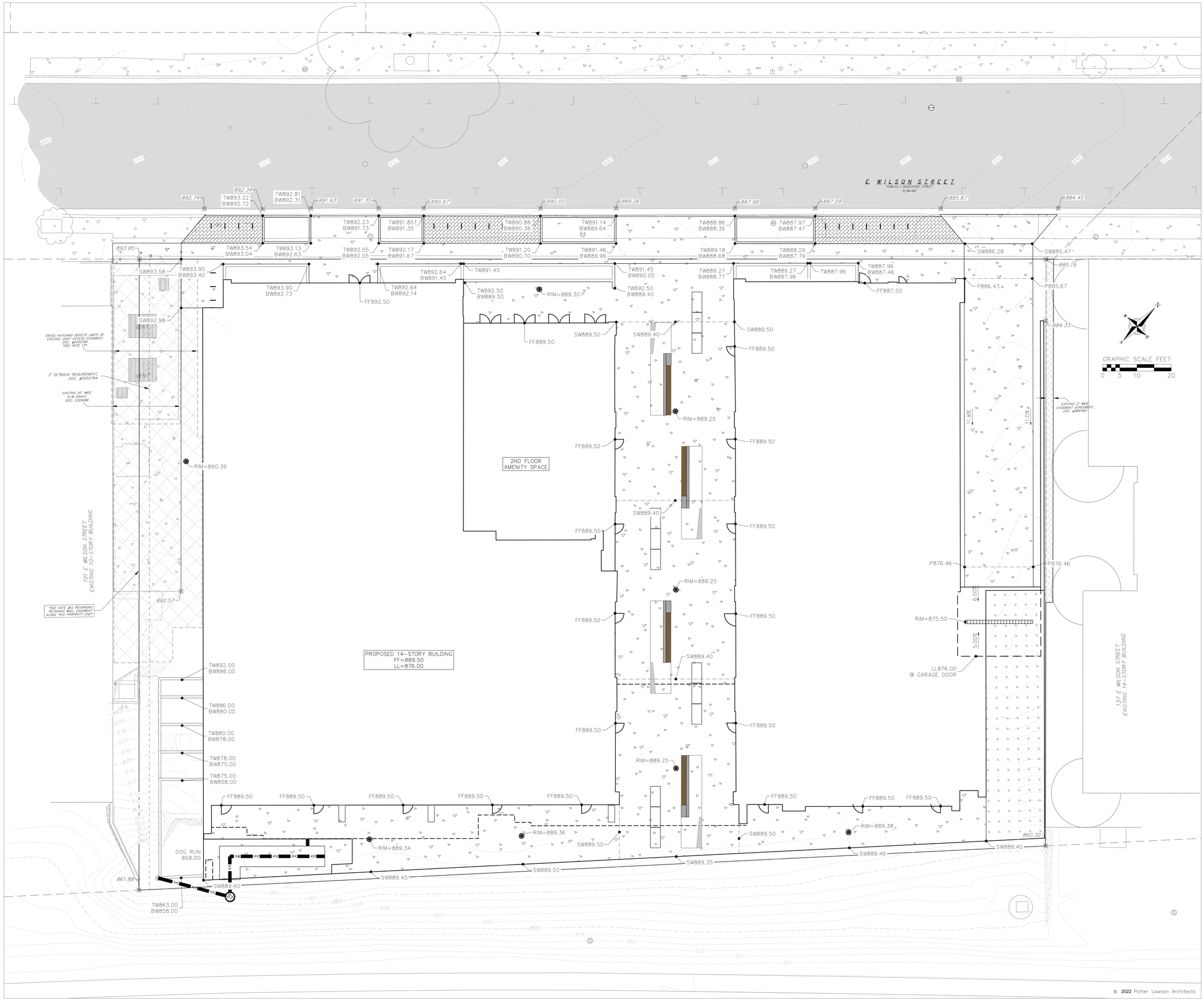
Madison, WI

2021.27.00

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

Site Plan

C300



© 2022 Potter Lawson Architects

05 Aug 2022 - 7:42p M:\Potter Lawson\210341_121 E Wilson Street\CADD\210341_Grading and EC.dwg by: zdre

Potter Lawson
Success by Design

vierbicher
planners | engineers | advisors

PRELIMINARY
NOT FOR CONSTRUCTION

121 E. Wilson Street
Quad Capital Partners

Madison, WI

2021.27.00

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

Grading and Erosion Control Plan

C400

© Vierbicher Associates, Inc.

16"x8" TAPPING SLEEVE & VALVE

EX CIN
TC=889.74
IE=886.34 NE
IE=886.59 NW
IE=886.39 W

REMOVE AND REPLACE PAVEMENT AND CURB PER THE CITY OF MADISON PATCHING CRITERIA

EX FIN
RIM=886.68
IE=882.98 NE
IE=883.03 NW
IE=882.98 SW

EX SMH
RIM=892.20
IE=881.90 NE
IE=883.35 NW
IE=882.65 S
IE=882.65 E

EX SMH
RIM=888.21
IE=878.21 NE
IE=879.46 S
IE=879.16 NW
IE=879.11 SW

E WILSON STREET
PUBLIC(T.)(R.)(M.)
R/W=66'

8" WATER SERVICE
(REFER TO PLUMBING PLANS FOR INTERIOR CONTINUATION)

CROSS HATCHING DEPICTS LIMITS OF EXISTING JOINT ACCESS EASEMENT, DOC. #2250794 *SEE NOTE 4*

3' SETBACK REQUIREMENT, DOC. #2250794

EXISTING 20' WIDE R/W GRANT DOC. 2329088

101 E. WILSON STREET
EXISTING 10I-STORY BUILDING

2ND FLOOR AMENITY SPACE

PROPOSED 14-STORY BUILDING
FF=889.50
LL=876.00

AREA DRAINS TO BE ROUTED THROUGH BUILDING AND DISCHARGED INTO STORMWATER TREATMENT FACILITY (TYP.) (REFER TO PLUMBING PLANS FOR INTERIOR CONTINUATION)

S2: TRENCH DRAIN
NEENAH R-4996-A1
OR APPROVED EQUAL
RIM=875.50
IE=874.83

TRENCH DRAIN TO BE ROUTED THROUGH BUILDING AND DISCHARGED INTO STORMWATER TREATMENT FACILITY

EXISTING 2' WIDE EASEMENT AGREEMENT, DOC. #3891841

GRAPHIC SCALE FEET
0 5 10 20

127 E. WILSON STREET
EXISTING 4-STORY BUILDING

EX CLEANOUT
RIM=880.50
IE=878.35

UNDERGROUND STORMWATER TREATMENT FACILITY
34.5' - 72" CMP @ 0.0%
12" IE=850.00
8" ORIFICE=850.00
WEIR=853.75

12" STORM SEWER DISCHARGE
IE=854.05
(REFER TO PLUMBING PLANS FOR INTERIOR CONTINUATION)

10" SANITARY SERVICE
35'-10" PVC @ 0.52%
IE=844.78
(REFER TO PLUMBING PLANS FOR INTERIOR CONTINUATION)

P1: 22'-12" RCP @ 2.00%

P2: 5'-12" CMP @ 2.00%

ADJUST RIM TO 858.00
CONTRACTOR TO VERIFY ROUTING OF NW STORM PIPE AND RECONNECT IF CONVEYANCE TO EXISTING MANHOLE NEED TO BE MAINTAINED

EX STMH
RIM=861.63
IE=857.93 NE
IE=848.63 SW
IE=858.53 NW

S1: 48" CONC STMH
R-1550 FRAME
SOLID LID
RIM=857.75
IE=849.90 SW
IE=849.45 NW

CORE AND BOOT INTO EXISTING MANHOLE
IE=844.60

EX SMH
RIM=853.37
IE=844.17 NE
IE=844.27 SW

EX SMH
RIM=853.53
IE=843.93 NE
IE=844.93 NW
IE=843.98 SW

© 2022 Potter Lawson Architects

05 Aug 2022 - 7:42p M:\Potter Lawson\210341_121 E Wilson Street\CADD\210341_Site Utility.dwg by: zdre

Potter Lawson
Success by Design

vierbicher
planners | engineers | advisors

PRELIMINARY
NOT FOR CONSTRUCTION

121 E. Wilson Street
Quad Capital Partners

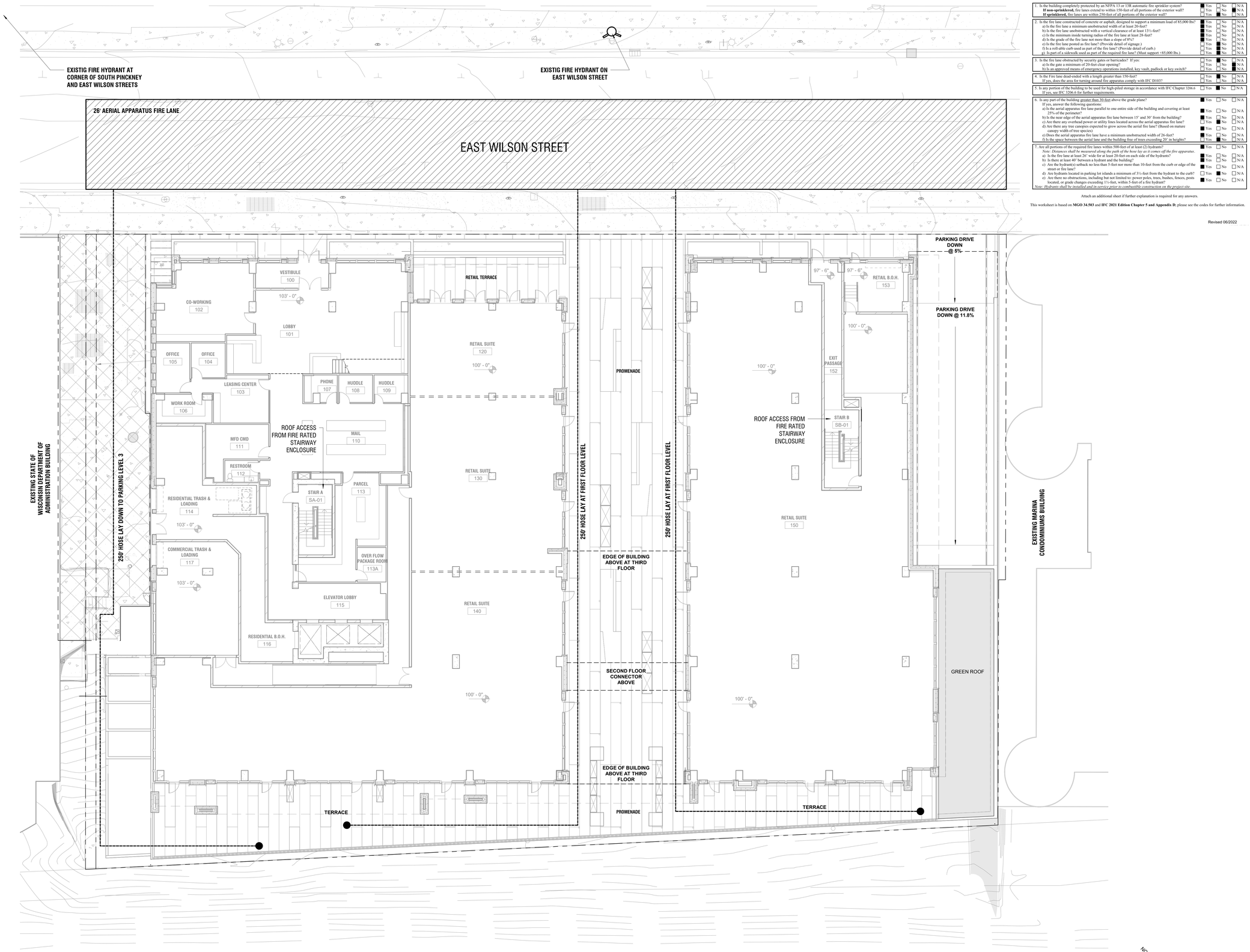
Madison, WI

2021.27.00

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

Utility Plan

C500



1 C600 SITE - FIRE APPARATUS PLAN
3/32" = 1'-0"

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:	121 East Wilson Street
Contact Name & Phone #:	Brian Reed - 608-274-2741

FIRE APPARATUS ACCESS AND FIRE HYDRANT WORKSHEET

1. Is the building completely protected by an NFPA 13 or 13R automatic fire sprinkler system?	■ Yes	☐ No	☐ N/A
If non-sprinklered, fire lanes extend to within 150-feet of all portions of the exterior wall?	☐ Yes	☐ No	■ N/A
If sprinklered, fire lanes are within 250-feet of all portions of the exterior wall?	☐ Yes	■ No	☐ N/A
2. Is the fire lane constructed of concrete or asphalt, designed to support a minimum load of 85,000 lbs?	■ Yes	☐ No	☐ N/A
a) Is the fire lane a minimum unobstructed width of at least 20-feet?	■ Yes	☐ No	☐ N/A
b) Is the fire lane unobstructed with a vertical clearance of at least 13½-feet?	■ Yes	☐ No	☐ N/A
c) Is the minimum inside turning radius of the fire lane at least 28-feet?	■ Yes	☐ No	☐ N/A
d) Is the grade of the fire lane not more than a slope of 8%?	■ Yes	☐ No	☐ N/A
e) Is the fire lane posted as fire lane? (Provide detail of signage.)	☐ Yes	■ No	☐ N/A
f) Is a roll-able curb used as part of the fire lane? (Provide detail of curb.)	☐ Yes	■ No	☐ N/A
g) Is part of a sidewalk used as part of the required fire lane? (Must support +85,000 lbs.)	☐ Yes	■ No	☐ N/A
3. Is the fire lane obstructed by security gates or barricades? If yes:	☐ Yes	■ No	☐ N/A
a) Is the gate a minimum of 20-feet clear opening?	☐ Yes	☐ No	■ N/A
b) Is an approved means of emergency operations installed, key vault, padlock or key switch?	☐ Yes	☐ No	■ N/A
4. Is the Fire lane dead-ended with a length greater than 150-feet?	☐ Yes	■ No	☐ N/A
If yes, does the area for turning around fire apparatus comply with IFC D103?	☐ Yes	☐ No	☐ N/A
5. Is any portion of the building to be used for high-piled storage in accordance with IFC Chapter 3206.6	☐ Yes	■ No	☐ N/A
If yes, see IFC 3206.6 for further requirements.			
6. Is any part of the building greater than 30-feet above the grade plane?	■ Yes	☐ No	☐ N/A
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?	■ Yes	☐ No	☐ N/A
b) Is the near edge of the aerial apparatus fire lane between 15' and 30' from the building?	■ Yes	☐ No	☐ N/A
c) Are there any overhead power or utility lines located across the aerial apparatus fire lane?	☐ Yes	■ No	☐ N/A
d) Are there any tree canopies expected to grow across the aerial fire lane? (Based on mature canopy width of tree species)	■ Yes	☐ No	☐ N/A
e) Does the aerial apparatus fire lane have a minimum unobstructed width of 26-feet?	■ Yes	☐ No	☐ N/A
f) Is the space between the aerial lane and the building free of trees exceeding 20' in heights?	☐ Yes	■ No	☐ N/A
7. Are all portions of the required fire lanes within 500-feet of at least (2) hydrants?	■ Yes	☐ No	☐ N/A
Note: Distances shall be measured along the path of the hose lay as it comes off the fire apparatus.			
a) Is the fire lane at least 26' wide for at least 20-feet on each side of the hydrants?	■ Yes	☐ No	☐ N/A
b) Is there at least 40' between a hydrant and the building?	■ Yes	☐ No	☐ N/A
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?	■ Yes	☐ No	☐ N/A
d) Are hydrants located in parking lot islands a minimum of 3½-feet from the hydrant to the curb?	☐ Yes	■ No	☐ N/A
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?	■ Yes	☐ No	☐ N/A
Note: Hydrants shall be installed and in-service prior to combustible construction on the project site.			

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.

Revised 06/2022

Potter Lawson

Success by **Design**

Notes:

PRELIMINARY
NOT FOR CONSTRUCTION

121 E. Wilson Street
Quad Capital Partners

Madison, WI

2021.27.00

DATE	ISSUANCE/REVISIONS	#
08/08/2022	LAND USE & UDC APPLICATION	1

SITE FIRE APPARATUS PLAN

C600

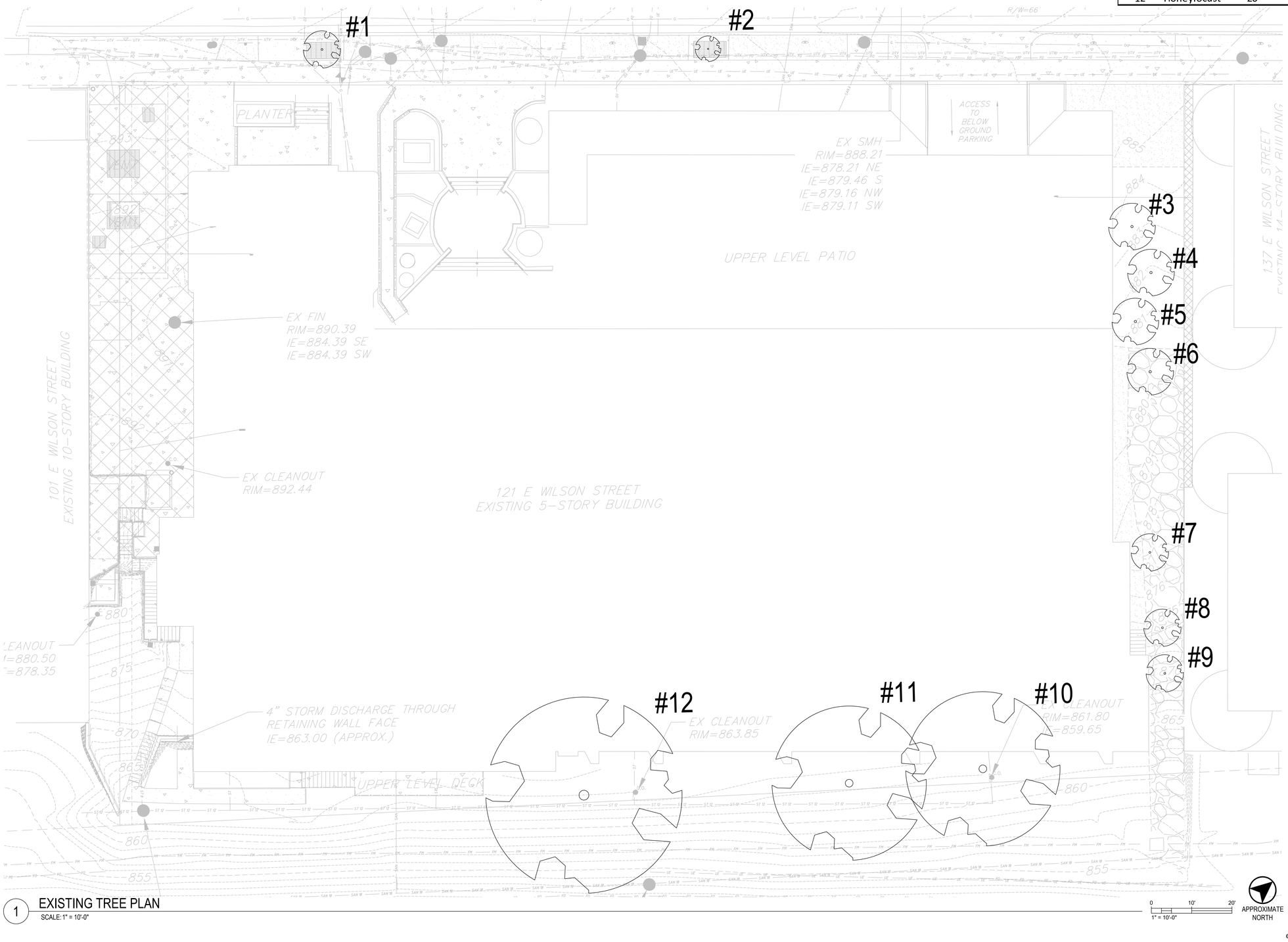
8/8/2022 9:47:05 AM

NOTES

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY SURVEY INFORMATION AND SITE CONDITIONS PRIOR TO START OF CONSTRUCTION AND REPORT ANY DISCREPANCIES. CONTRACTOR SHALL CONTACT DIGGER'S HOTLINE TO LOCATE ALL PUBLIC AND PRIVATE UTILITIES PRIOR TO THE START OF CONSTRUCTION. ANY DAMAGE CAUSED TO EXISTING UTILITIES, EITHER SHOWN OR NOT, SHALL BE REPAIRED AND PAID FOR AT THE CONTRACTOR'S EXPENSE.
2. CONTRACTOR SHALL PROTECT BENCHMARKS.
3. ALL EXISTING PLANT MATERIAL IS SHOWN AT EXISTING, APPROXIMATED SIZE PER CITY OF MADISON STANDARDS.
4. THIS PROJECT PROPOSES THE REMOVAL OF TWO (2) TREES IN THE EAST WILSON ST TERRACE. THE CONTRACTOR SHALL CONTACT CITY FORESTRY AT 266-4816 TO ISSUE A STREET TREE REMOVAL PERMIT FOR THIS 2" CALIPER OAK TREE DUE TO CRANE/STAGING CONFLICTS ALONG E. WASHINGTON AVENUE.
5. 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 WHO'S DISTRICT IS AFFECTED BY THE STREET TREE REMOVAL(S) PRIOR TO A TREE REMOVAL PERMIT BEING ISSUED.
6. AS DEFINED BY THE SECTION 107.13 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION: NO EXCAVATION IS PERMITTED WITHIN 5 FEET OF THE TRUNK OF THE STREET TREE OR WHEN CUTTING ROOTS OVER 3 INCHES IN DIAMETER. IF EXCAVATION IS NECESSARY, THE CONTRACTOR SHALL CONTACT MADISON CITY FORESTRY (266-4816) PRIOR TO EXCAVATION. CITY OF MADISON FORESTRY PERSONNEL SHALL ASSESS THE IMPACT TO THE TREE AND TO ITS ROOT SYSTEM PRIOR TO WORK COMMENCING. TREE PROTECTION SPECIFICATIONS CAN BE FOUND ON THE FOLLOWING WEBSITE: WWW.CITYOFMADISON.COM/BUSINESS/PW/SPECS.CFM
7. CONTRACTOR SHALL TAKE PRECAUTIONS DURING CONSTRUCTION TO NOT DISFIGURE, SCAR, OR IMPAIR THE HEALTH OF ANY STREET TREE. CONTRACTOR SHALL OPERATE EQUIPMENT IN A MANNER AS TO NOT DAMAGE THE BRANCHES OF THE STREET TREE(S). THIS MAY REQUIRE USING SMALLER EQUIPMENT AND LOADING AND UNLOADING MATERIALS IN A DESIGNATED SPACE AWAY FROM TREES ON THE CONSTRUCTION SITE. ANY DAMAGE OR INJURY TO EXISTING STREET TREES (EITHER ABOVE OR BELOW GROUND) SHALL BE REPORTED IMMEDIATELY TO CITY FORESTRY AT 266-4816. PENALTIES AND REMEDIATION SHALL BE REQUIRED.
8. SECTION 107.13(G) OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION ADDRESSES SOIL COMPACTION NEAR STREET TREES AND SHALL BE FOLLOWED BY CONTRACTOR. THE STORAGE OF PARKED VEHICLES, CONSTRUCTION EQUIPMENT, BUILDING MATERIALS, REFUSE, EXCAVATED SPOILS OR DUMPING OF POISONOUS MATERIALS ON OR AROUND TREES AND ROOTS WITHIN FIVE (5) FEET OF THE TREE OR WITHIN THE PROTECTION ZONE IS PROHIBITED.
9. ON THIS PROJECT, STREET TREE PROTECTION ZONE FENCING MAY BE REQUIRED. THE FENCING SHALL BE ERECTED BEFORE THE DEMOLITION, GRADING OR CONSTRUCTION BEGINS. THE FENCE SHALL INCLUDE THE ENTIRE WIDTH OF TERRACE AND, EXTEND AT LEAST 5 FEET ON BOTH SIDES OF THE OUTSIDE EDGE OF THE TREE TRUNK. DO NOT REMOVE THE FENCING TO ALLOW FOR DELIVERIES OR EQUIPMENT ACCESS THROUGH THE TREE PROTECTION ZONE.
10. STREET TREE PRUNING SHALL BE COORDINATED WITH MADISON FORESTRY AT A MINIMUM OF TWO WEEKS PRIOR TO THE START OF CONSTRUCTION FOR THIS PROJECT. ALL PRUNING SHALL FOLLOW THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A300- PART 1 STANDARDS FOR PRUNING.

Existing Tree Inventory

Number	Species	Caliper (in)	Disposition	Public
1	Elm	1.5	Remove	Yes
2	Coffeetree	1.5	Remove	Yes
3	Maple	6	Remove	no
4	Maple	6	Remove	no
5	Maple	6	Remove	no
6	Maple	6	Remove	no
7	Maple	3	Remove	no
8	Maple	3	Remove	no
9	Maple	3	Remove	no
10	Honeylocust	18	Remove	no
11	Honeylocust	18	Remove	no
12	Honeylocust	20	Remove	no



1 EXISTING TREE PLAN
SCALE: 1" = 10'-0"

© Potter Lawson Architects

Potter Lawson
Success by Design

saiki DESIGN
1110 South Park Street, Madison, WI 53715
Phone: 608.251.3600

WISCONSIN
Abbie Mollen
LA-673
Madison
Wisconsin
LANDSCAPE ARCHITECT
8/8/2022

PRELIMINARY
NOT FOR CONSTRUCTION

121 E. Wilson Street
Quad Capital Partners

Madison, WI

2021.27.00

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

EXISTING TREE PLAN

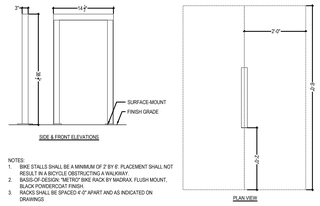
L001

FIRST FLOOR TERRACE AND PROMENADE AMENITIES

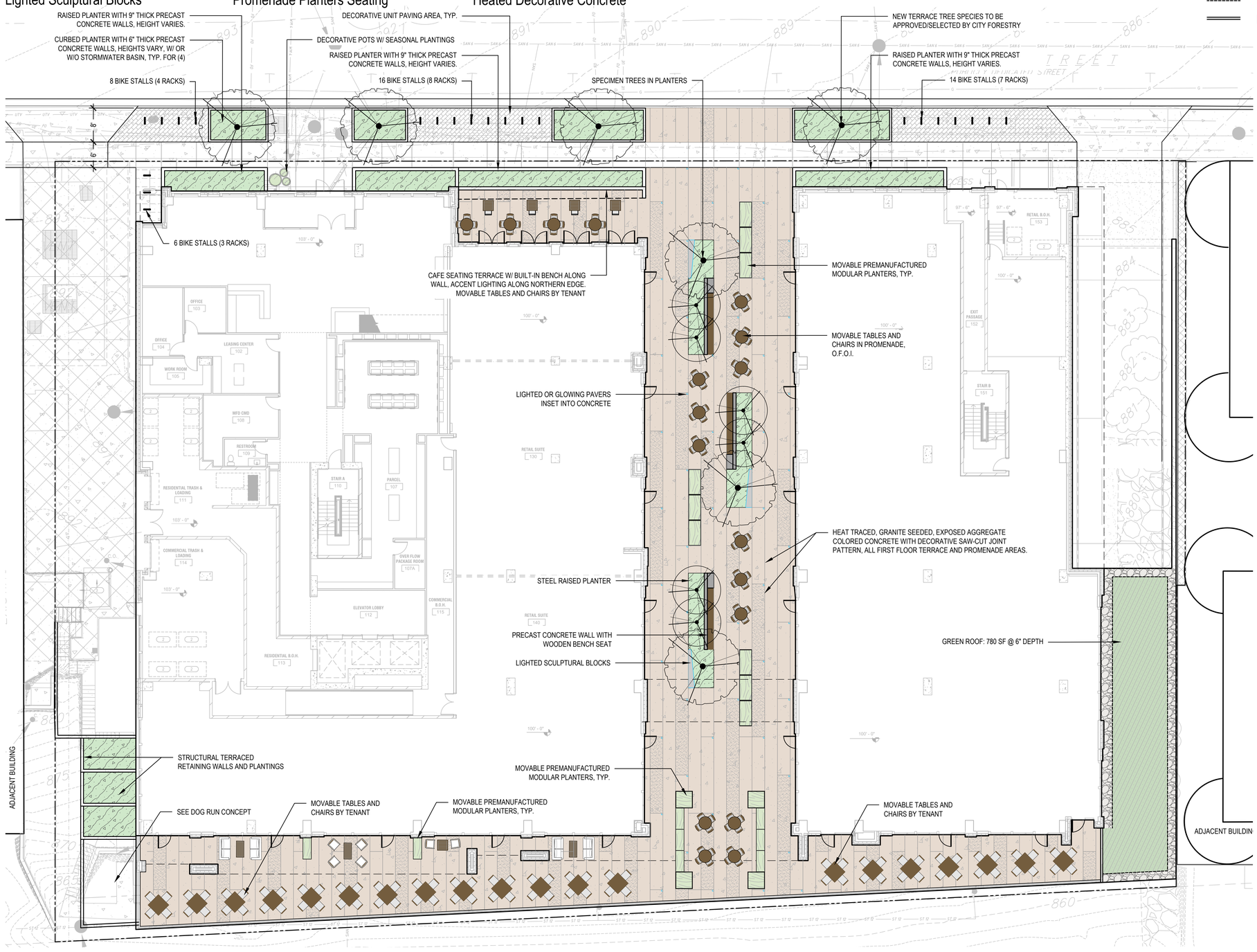
Lighted Sculptural Blocks

Promenade Planters Seating

Heated Decorative Concrete



2 BIKE RACK DETAIL
SCALE:NTS



1 FIRST FLOOR OVERVIEW PLAN
SCALE:1" = 10'-0"

0 10' 20'
1" = 10'-0"
APPROXIMATE NORTH

LEGEND

- SEDUM CARPET WITH PART SUN PLUGS, WITH 6" EXTENSIVE GROWING MEDIA
- MIXED PERENNIAL/SHRUB PLANTING BED
- DECORATIVE CONCRETE PAVEMENT
- STONE MULCH BALLAST
- MOVEABLE/MODULAR PLANTER
- L-SHAPED ALUMINUM EDGE
- PRECAST CONCRETE CURB EDGE

SUN [FULL TO PART SUN] SEDUM CARPET SPECIES COMPOSITION: SUBJECT TO AVAILABILITY, THE SEDUM CARPET WILL BE COMPOSED OF THE FOLLOWING SPECIES IN APPROXIMATELY EQUAL QUANTITIES, PRE-GROWN AND DELIVERED TO THE SITE AS A SOD-LIKE MATERIAL:

- Sedum spurius 'Fuldaglut'
- Sedum spurius 'John Creech'
- Sedum spurius 'Red Carpet'
- Sedum kamtschaticum
- Sedum kamtschaticum 'Variegatum'
- Sedum kamtschaticum var. floriferum
- Sedum takesimensis 'Golden Carpet'
- Sedum x Immergrunchen
- Sedum subsp. rupestre 'Angelina'
- Sedum subsp. rupestre 'Blue Spruce'
- Sedum acre 'Aureum'
- Sedum acre 'Goldmoss'
- Sedum album 'Coral Carpet'
- Sedum album 'Murale'
- Sedum hispanicum
- Sedum sexangulare
- Sedum stefco

SHADE ZONE PLANTING SPECIES COMPOSITION: SUBJECT TO AVAILABILITY, THE SHADE ZONE PLANTING AREA WILL BE COMPOSED OF THE FOLLOWING SPECIES IN APPROXIMATELY EQUAL QUANTITIES, PRE-GROWN AND PLANTED AS PLUGS OR 4-INCH POTS, AND PLANTED DIRECTLY INTO SEDUM CARPET:

- Aquilegia canadensis
- Carex appalachica
- Carex divulsa
- Carex pensylvanica
- Deschampsia flexuosa
- Erigeron pulchellus
- Fragaria virginiana
- Meehania cordata
- Phlox divartica
- Sessleria autumnalis
- Stachys byzantina 'Big Ears'
- Tiarella cordifolia 'Pink Skyrocket'
- Tiarella cordifolia 'Elizabeth Oliver'

NOTES

1. STREET TERRACE ARRANGEMENT SHOWN HERE ASSUMES CITY PROCEEDS WITH BIKE IMPROVEMENTS PROPOSED FOR EAST WILSON STREET. ALL PROPOSED IMPROVEMENTS IN THE RIGHT-OF-WAY WILL REQUIRE A DEVELOPERS AGREEMENT AND WILL BE COORDINATED WITH CITY ENGINEERING, TRAFFIC ENGINEERING, FORESTRY, AND OTHER CITY DEPARTMENTS AS REQUIRED.

© Potter Lawson Architects

Potter Lawson
Success by Design

saiki DESIGN
1110 South Park Street, Madison, WI 53715
Phone: 608.251.3600

WISCONSIN
Abbie Mollen
LA-673
Madison
Wisconsin
LANDSCAPE ARCHITECT
8/8/2022

PRELIMINARY
NOT FOR CONSTRUCTION

121 E. Wilson Street
Quad Capital Partners

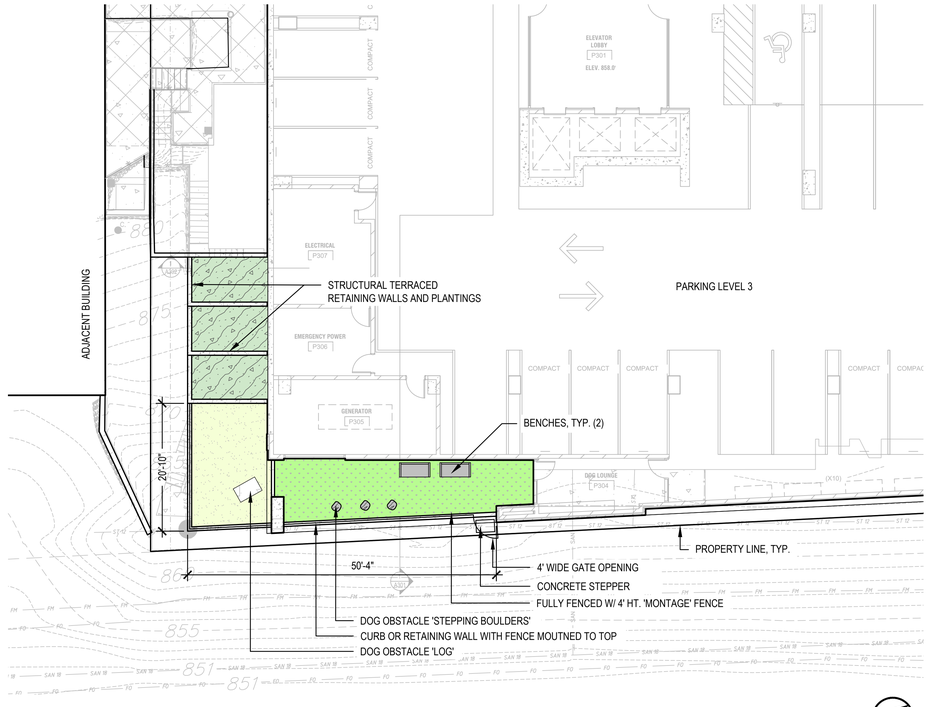
Madison, WI

2021.27.00

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

FIRST FLOOR OVERVIEW PLAN

L100



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

0 10' 20'
1" = 10'-0"

APPROXIMATE NORTH

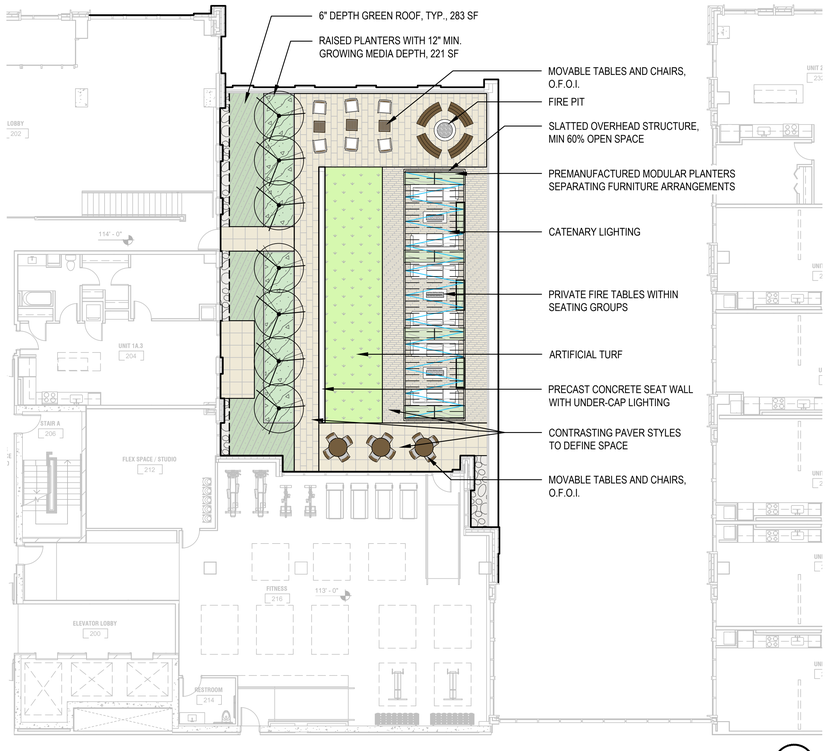
LEGEND

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

DOG RUN AMENITIES

Obstacle Log

Stepping Stones



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

0 10' 20'
1" = 10'-0"

APPROXIMATE NORTH

LEGEND

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

SUN [FULL TO PART SUN] SEDUM CARPET SPECIES COMPOSITION: SUBJECT TO AVAILABILITY, THE SEDUM CARPET WILL BE COMPOSED OF THE FOLLOWING SPECIES IN APPROXIMATELY EQUAL QUANTITIES, PRE-GROWN AND DELIVERED TO THE SITE AS A SOD-LIKE MATERIAL:

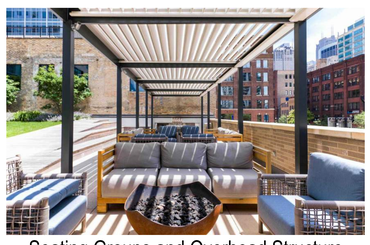
- Sedum spurius 'Fuldaglut'
- Sedum spurius 'John Creech'
- Sedum spurius 'Red Carpet'
- Sedum kamtschaticum
- Sedum kamtschaticum 'Variegatum'
- Sedum kamtschaticum var. floriferum
- Sedum takesimensis 'Golden Carpet'
- Sedum x Immergrunchen
- Sedum subsp. rupestre 'Angelina'
- Sedum subsp. rupestre 'Blue Spruce'
- Sedum acre 'Aureum'
- Sedum acre 'Goldmoss'
- Sedum album 'Coral Carpet'
- Sedum album 'Murale'
- Sedum hispanicum
- Sedum sexangulare
- Sedum stefco

SHADE ZONE PLANTING SPECIES COMPOSITION: SUBJECT TO AVAILABILITY, THE SHADE ZONE PLANTING AREA WILL BE COMPOSED OF THE FOLLOWING SPECIES IN APPROXIMATELY EQUAL QUANTITIES, PRE-GROWN AND PLANTED AS PLUGS OR 4-INCH POTS, AND PLANTED DIRECTLY INTO SEDUM CARPET:

- Aquilegia canadensis
- Carex appalachica
- Carex divulsa
- Carex pensylvanica
- Deschampsia flexuosa
- Erigeron pulchellus
- Fragaria virginiana
- Meehania cordata
- Phlox divartica
- Sessleria autumnalis
- Stachys byzantina 'Big Ears'
- Tiarella cordifolia 'Pink Skyrocket'
- Tiarella cordifolia 'Elizabeth Oliver'

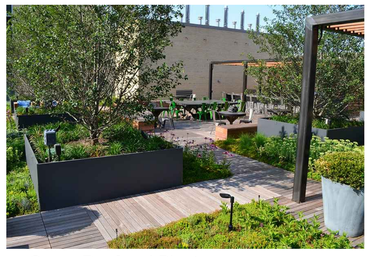
2ND FLOOR ROOF TERRACE AMENITIES

Corner Fire Pit with City Views



Seating Groups and Overhead Structure

Artificial Lawn



Green Roof and Planters

Potter Lawson
Success by Design

saiki DESIGN
1110 South Park Street, Madison, WI 53715
Phone: 608.251.3600

WISCONSIN
Abbie Mollen
LA-673
Madison
Wisconsin
LANDSCAPE ARCHITECT
8/8/2022

PRELIMINARY
NOT FOR CONSTRUCTION

121 E. Wilson Street
Quad Capital Partners

Madison, WI

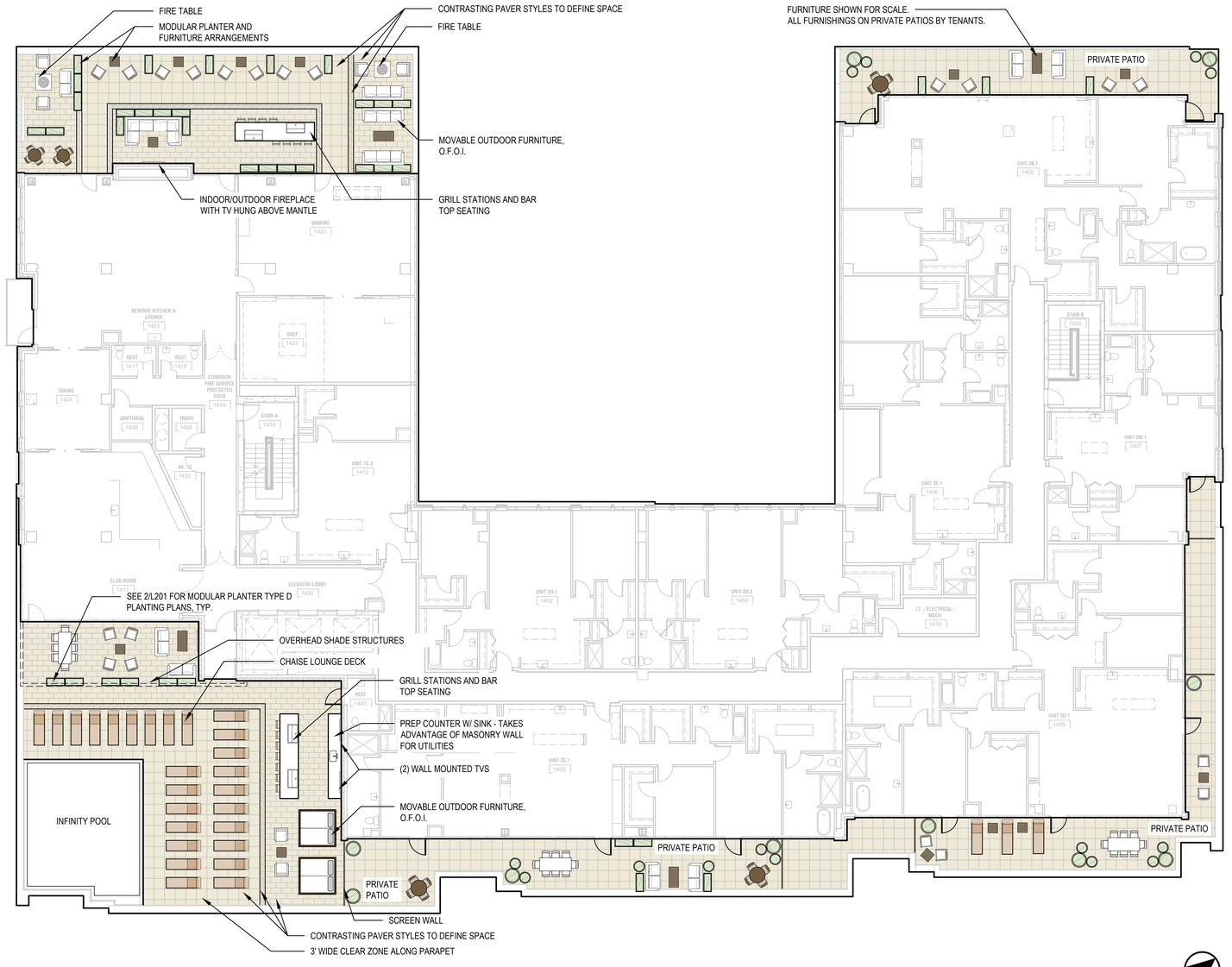
2021.27.00

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

DOG RUN & 2ND FLOOR ROOF TERRACE PLANS

L101

© Potter Lawson Architects



1 14TH FLOOR ROOF TERRACE PLAN
SCALE: 1" = 10'-0"

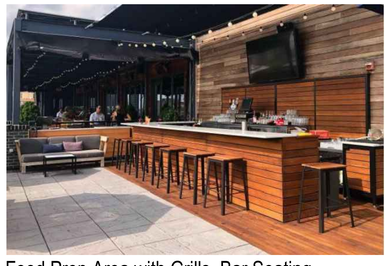
0 10' 20'
1" = 10'-0"

APPROXIMATE NORTH

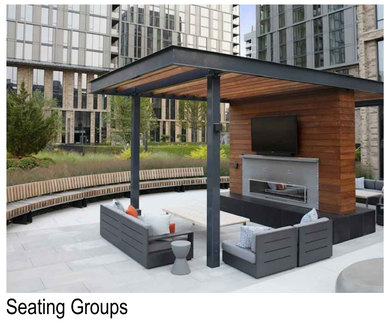
LEGEND

- PRECAST UNIT PAVERS ON PEDESTALS
- MODULAR / MOVEABLE PLANTER
- FIRE TABLES W/ PLUMBED GAS LINE AND SAFETY GRATE

14TH FLOOR ROOF TERRACE AMENITIES



Food Prep Area with Grills, Bar Seating



Seating Groups

Indoor/Outdoor Fireplace

Potter Lawson
Success by Design

saiki DESIGN
1110 South Park Street, Madison, WI 53715
Phone: 608.251.3600

WISCONSIN
Abbie Mollien
LA-673
Madison
Wisconsin
LANDSCAPE ARCHITECT
8/8/2022

PRELIMINARY
NOT FOR CONSTRUCTION

121 E. Wilson Street
Quad Capital Partners

Madison, WI

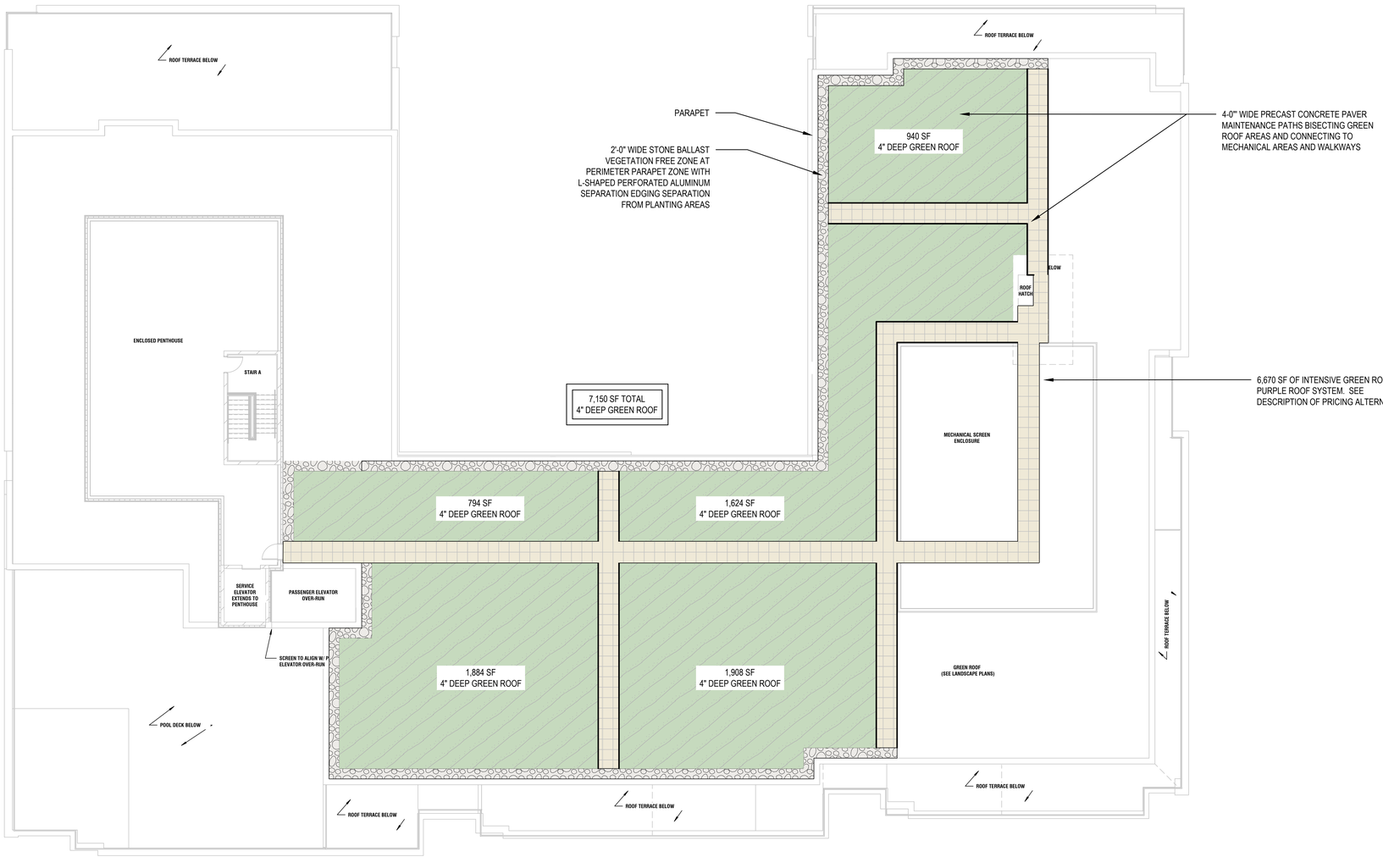
2021.27.00

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

FOURTEENTH FLOOR ROOF TERRACE PLAN

L102

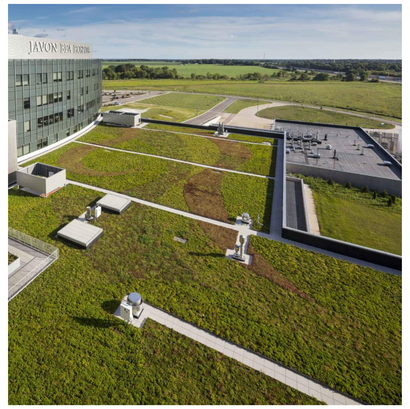
© Potter Lawson Architects



4 MECHANICAL PENTHOUSE GREEN ROOF PLAN
SCALE: 1" = 10'-0"

0 10' 20'
1" = 10'-0"

APPROXIMATE NORTH



Typical rooftop / penthouse green roof with 2' clear zone around outside edges and mechanical units. Includes additional paver walkways for maintenance access.

LEGEND

- SEDUM CARPET OVER 4" OF EXTENSIVE GROWING MEDIA
- MAINTENANCE PATH - PRECAST UNIT PAVERS ON PEDESTALS
- STONE MULCH BALLAST
- L-SHAPED ALUMINUM EDGE

SUN [FULL TO PART SUN] SEDUM CARPET SPECIES COMPOSITION: SUBJECT TO AVAILABILITY, THE SEDUM CARPET WILL BE COMPOSED OF THE FOLLOWING SPECIES IN APPROXIMATELY EQUAL QUANTITIES, PRE-GROWN AND DELIVERED TO THE SITE AS A SOD-LIKE MATERIAL:

- Sedum spurius 'Fuldaglut'
- Sedum spurius 'John Creech'
- Sedum spurius 'Red Carpet'
- Sedum kamtschaticum
- Sedum kamtschaticum 'Variegatum'
- Sedum kamtschaticum var. floriferum
- Sedum takesimensis 'Golden Carpet'
- Sedum x Immergrunchen
- Sedum subsp. rupestre 'Angelina'
- Sedum subsp. rupestre 'Blue Spruce'
- Sedum acre 'Aureum'
- Sedum acre 'Goldmoss'
- Sedum album 'Coral Carpet'
- Sedum album 'Murale'
- Sedum hispanicum
- Sedum sexangulare
- Sedum stefco

Potter Lawson
Success by Design

saiki DESIGN
1110 South Park Street, Madison, WI 53715
Phone: 608.251.3600

WISCONSIN
Abbie Mollien
LA-673
Madison
Wisconsin
LANDSCAPE ARCHITECT
8/8/2022

PRELIMINARY
NOT FOR CONSTRUCTION

121 E. Wilson Street
Quad Capital Partners

Madison, WI

2021.27.00

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

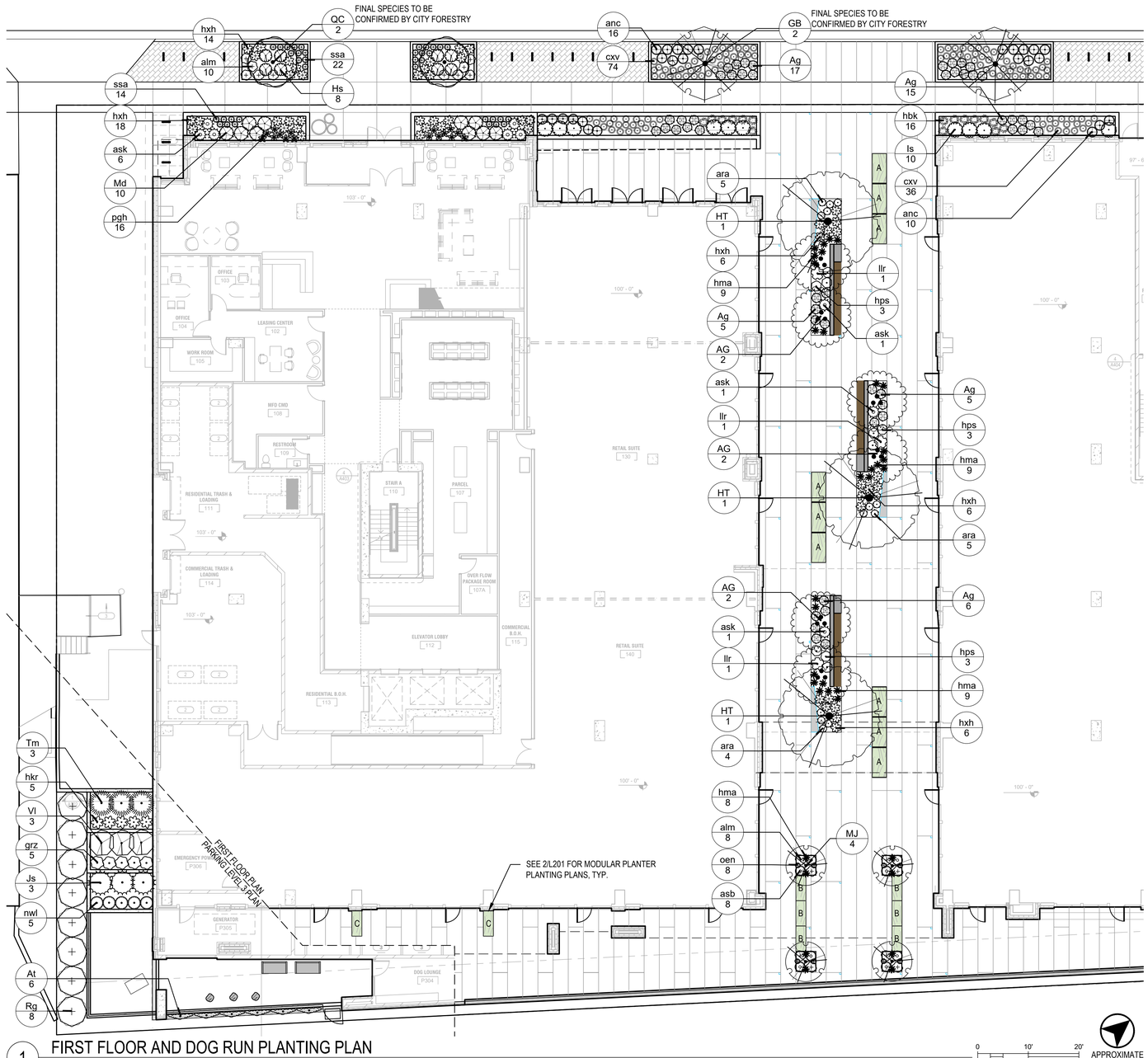
MECHANICAL PENTHOUSE GREEN ROOF PLAN

L103

© Potter Lawson Architects

NOTES

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY SURVEY INFORMATION AND SITE CONDITIONS PRIOR TO START OF CONSTRUCTION AND REPORT ANY DISCREPANCIES. CONTRACTOR SHALL CONTACT DIGGER'S HOTLINE TO LOCATE ALL PUBLIC AND PRIVATE UTILITIES PRIOR TO THE START OF CONSTRUCTION. ANY DAMAGE CAUSED TO EXISTING UTILITIES, EITHER SHOWN OR NOT, SHALL BE REPAIRED AND PAID FOR AT THE CONTRACTOR'S EXPENSE.
2. CONTRACTOR SHALL PROTECT BENCHMARKS.
3. ALL EXISTING PLANT MATERIAL IS SHOWN AT EXISTING, APPROXIMATED SIZE PER CITY OF MADISON STANDARDS.
4. ALL WRAPPINGS, WIRE BASKETS, BURLAP, AND OTHER MISCELLANEOUS MATERIAL SHALL BE COMPLETELY REMOVED FROM ALL SHRUB AND TREE ROOT BALLS PRIOR TO INSTALLATION.
5. ANY LAWN OR LANDSCAPED AREAS OUTSIDE OF THE CONSTRUCTION BOUNDARY THAT ARE DISTURBED SHALL BE RE-SEEDED AND/OR REPAIRED WITH ORIGINAL MATERIALS AND TO PRE-DISTURBANCE STANDARDS AT NO COST TO THE OWNER OR CITY.
6. CONTRACTOR IS RESPONSIBLE FOR WATERING AND MAINTENANCE OF PLANT MATERIAL - SEE SPECIFICATIONS FOR MORE INFORMATION.
7. CONTRACTOR SHALL CONTACT CITY FORESTRY (BRAD.HOFMANN, BHOFMANN@CITYOFMADISON.COM - OR - 608-266-4816) AT LEAST ONE WEEK PRIOR TO PLANTING IN THE RIGHT-OF-WAY TO SCHEDULE INSPECTING THE NURSERY STOCK, REVIEW PLANTING SPECIFICATIONS AND INDICATE PLANTING LOCATIONS WITH THE LANDSCAPE CONTRACTOR.
8. CITY FORESTRY MAY DETERMINE FINAL STREET TREE SPECIES SELECTION.
9. CONTRACTOR SHALL THOROUGHLY REVIEW ALL SPECIFICATION SECTIONS RELATED TO TREE PROTECTION, SOIL PREPARATION, TURF AND GRASSES, PLANTS, VEGETATED ROOF SYSTEMS, AND EXTERIOR SITE FURNISHINGS. THESE SECTIONS PROVIDE ADDITIONAL DETAILED INFORMATION ON MATERIALS AND SET STANDARDS FOR QUALITY AND INSTALLATION REQUIREMENTS.
10. THIS PROJECT PROPOSES THE REMOVAL OF TWO (2) TREES IN THE EAST WILSON ST TERRACE. THE CONTRACTOR SHALL CONTACT CITY FORESTRY AT 266-4816 TO ISSUE A STREET TREE REMOVAL PERMIT FOR THIS 2" CALIPER OAK TREE DUE TO CRANE/STAGING CONFLICTS ALONG E. WASHINGTON AVENUE.
11. 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 WHO'S DISTRICT IS AFFECTED BY THE STREET TREE REMOVAL(S) PRIOR TO A TREE REMOVAL PERMIT BEING ISSUED.
12. AS DEFINED BY THE SECTION 107.13 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION: NO EXCAVATION IS PERMITTED WITHIN 5 FEET OF THE TRUNK OF THE STREET TREE OR WHEN CUTTING ROOTS OVER 3 INCHES IN DIAMETER. IF EXCAVATION IS NECESSARY, THE CONTRACTOR SHALL CONTACT MADISON CITY FORESTRY (266-4816) PRIOR TO EXCAVATION. CITY OF MADISON FORESTRY PERSONNEL SHALL ASSESS THE IMPACT TO THE TREE AND TO ITS ROOT SYSTEM PRIOR TO WORK COMMENCING. TREE PROTECTION SPECIFICATIONS CAN BE FOUND ON THE FOLLOWING WEBSITE: WWW.CITYOFMADISON.COM/BUSINESS/PW/SPECS.CFM
13. CONTRACTOR SHALL TAKE PRECAUTIONS DURING CONSTRUCTION TO NOT DISFIGURE, SCAR, OR IMPAIR THE HEALTH OF ANY STREET TREE. CONTRACTOR SHALL OPERATE EQUIPMENT IN A MANNER AS TO NOT DAMAGE THE BRANCHES OF THE STREET TREE(S). THIS MAY REQUIRE USING SMALLER EQUIPMENT AND LOADING AND UNLOADING MATERIALS IN A DESIGNATED SPACE AWAY FROM TREES ON THE CONSTRUCTION SITE. ANY DAMAGE OR INJURY TO EXISTING STREET TREES (EITHER ABOVE OR BELOW GROUND) SHALL BE REPORTED IMMEDIATELY TO CITY FORESTRY AT 266-4816. PENALTIES AND REMEDIATION SHALL BE REQUIRED.
14. SECTION 107.13(G) OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION ADDRESSES SOIL COMPACTION NEAR STREET TREES AND SHALL BE FOLLOWED BY CONTRACTOR. THE STORAGE OF PARKED VEHICLES, CONSTRUCTION EQUIPMENT, BUILDING MATERIALS, REFUSE, EXCAVATED SPOILS OR DUMPING OF POISONOUS MATERIALS ON OR AROUND TREES AND ROOTS WITHIN FIVE (5) FEET OF THE TREE OR WITHIN THE PROTECTION ZONE IS PROHIBITED.
15. ON THIS PROJECT, STREET TREE PROTECTION ZONE FENCING MAY BE REQUIRED. THE FENCING SHALL BE ERECTED BEFORE THE DEMOLITION, GRADING OR CONSTRUCTION BEGINS. THE FENCE SHALL INCLUDE THE ENTIRE WIDTH OF TERRACE AND, EXTEND AT LEAST 5 FEET ON BOTH SIDES OF THE OUTSIDE EDGE OF THE TREE TRUNK. DO NOT REMOVE THE FENCING TO ALLOW FOR DELIVERIES OR EQUIPMENT ACCESS THROUGH THE TREE PROTECTION ZONE.
16. STREET TREE PRUNING SHALL BE COORDINATED WITH MADISON FORESTRY AT A MINIMUM OF TWO WEEKS PRIOR TO THE START OF CONSTRUCTION FOR THIS PROJECT. ALL PRUNING SHALL FOLLOW THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A300- PART 1 STANDARDS FOR PRUNING.



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

0 10' 20'
1" = 10'-0"

APPROXIMATE NORTH

City of Madison Landscape Worksheet

121 East Wilson Street
Audust 8th, 2022

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

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

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

General Site, Foundation, Screening				
Element	**Point Value**	**Quantity Proposed**	**Quantity Existing**	**Points Achieved**
Overstory Deciduous Tree	35	0		0
Ornamental Tree	15	9		135
Evergreen Tree	15	0		0
Shrub, deciduous	2	27		54
Shrub, evergreen	3	6		18
Perennial/Ornamental Grass	2	89		178
Ornamental/Decorative Fence or Wall (4 pts/10 LF)	4			0
			General Site Plantings Total	385
			TOTAL LANDSCAPE POINTS	1159

PLANT SCHEDULE 1ST FLOOR

ORNAMENTAL TREES	CODE	BOTANICAL / COMMON NAME	CONT.	SIZE	QTY
	AG	Amelanchier x grandiflora `Autumn Brilliance` / Autumn Brilliance Serviceberry	B & B	6` HT (MIN.)	6
	HT	Halesia tetraptera 'Rosea' / Pink Carolina Silverbell	B & B	2" Cal	3
	MJ	Malus x 'Jarmin' TM / Marilee Crabapple	B & B	2" Cal	4
SHADE TREES	**CODE**	**BOTANICAL / COMMON NAME**	**CONT.**	**SIZE**	**QTY**
	GB	Ginkgo biloba `Autumn Gold` TM / Autumn Gold Ginkgo	B & B	3` Cal	2
	QC	Quercus robur `Crimschmidt` TM / Crimson Spire English Oak	B & B	3` Cal	2
DECIDUOUS SHRUBS	**CODE**	**BOTANICAL / COMMON NAME**	**CONT**	**SIZE**	**QTY**
	Ag	Aronia melanocarpa `UCONNAM012` TM / Ground Hog Black Chokeberry	2 gal	CONT.	48
	Hs	Hydrangea serrata 'MAKD' TM / Tiny Tuff Stuff Mountain Hydrangea	3 gal	CONT.	8
	Is	Itea virginica 'Sprich' TM / Little Henry Sweetspire	3 gal	CONT.	10
	Rg	Rhus aromatica `Gro-Low` / Gro-Low Fragrant Sumac	3 gal	CONT.	8
	Vl	Viburnum dentatum `KLMseventeen` TM / Little Joe Viburnum	B & B	36" HT. (MIN.)	3
EVERGREEN SHRUBS	**CODE**	**BOTANICAL / COMMON NAME**	**CONT**	**SIZE**	**QTY**
	Js	Juniperus x pfitzeriana 'Sea Green' / Sea Green Pfitzer Juniper	5 gal	CONT.	3
	Md	Microbiota decussata `Celtic Pride` / Celtic Pride Siberian Cypress	3 gal	CONT.	10
	Tm	Taxus x media `Tauntonii` / Tauton Yew	3 gal	CONT.	3
GRASSES	**CODE**	**BOTANICAL / COMMON NAME**	**CONT**	**SIZE**	**QTY**
	cxv	Carex vulpinoidea / Fox Sedge	1 qt	CONT.	110
	hma	Hakonechloa macra `All Gold` / Japanese Forest Grass	1 gal	CONT.	35
	hbk	Hakonechloa macra 'Beni-kaze' / Beni-kaze Japanese Forest Grass	1 gal	CONT.	16
	ssa	Sesleria autumnalis / Autumn Moor Grass	1 qt	CONT.	36
PERENNIALS	**CODE**	**BOTANICAL / COMMON NAME**	**CONT**	**SIZE**	**QTY**
	alm	Alchemilla mollis / Lady's Mantle	1 gal	CONT.	18
	asb	Allium x `Summer Beauty` / Summer Beauty Allium	1 qt	CONT.	8
	anc	Anemone canadensis / Canadian Anemone	1 qt	CONT.	26
	ask	Aralia cordata 'Sun King' / Sun King Japanese Spikenard	1 gal	CONT.	9
	ara	Aruncus aethusifolius / Dwarf Goatsbeard	1 gal	CONT.	14
	grz	Geranium x `Rozanne` / Rozanne Cranesbill	1 gal	CONT.	5
	hps	Heuchera x 'Peppermint Spice' / Coral Bells	1 gal	CONT.	9
	hxh	Hosta x `Halcyon` / Halcyon Plantain Lily	1 gal	CONT.	50
	hkr	Hosta x `Krossa Regal` / `Krossa Regal` Plantain Lily	1 gal	CONT.	5
	llr	Ligularia x hessei 'Little Rocket' / Little Rocket Ragwort	1 gal	CONT.	3
	nwl	Nepeta x faassenii 'Walker's Low' / Walker's Low Catmint	1 gal	CONT.	5
	oen	Oenothera missouriensis 'Ozark Sundrops' / Missouri Primrose	1 gal	CONT.	8
	pgh	Polygonatum humile / Dwarf Solomon`s Seal	1 gal	CONT.	16
VINES	**CODE**	**BOTANICAL / COMMON NAME**	**CONT**	**SIZE**	**QTY**
	At	Aristolochia macrophylla / Dutchman's Pipe	1 gal	CONT.	6

© Potter Lawson Architects

Potter Lawson
Success by Design

saiki DESIGN
1110 South Park Street, Madison, WI 53715
Phone: 608.251.3600

WISCONSIN Abbie Mollen LA-673 Madison Wisconsin LANDSCAPE ARCHITECT
8/8/2022

PRELIMINARY
NOT FOR CONSTRUCTION

121 E. Wilson Street
Quad Capital Partners

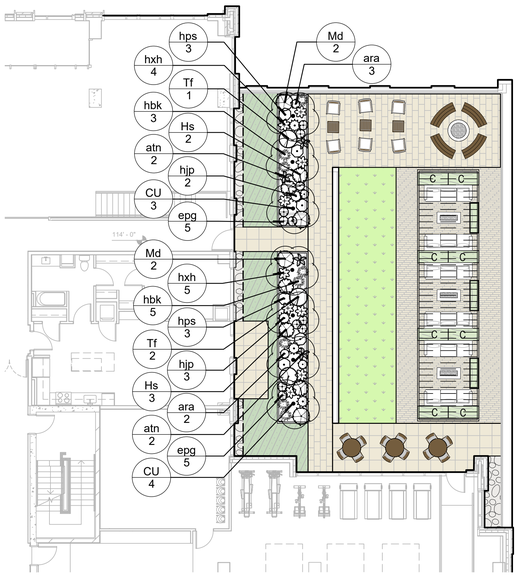
Madison, WI

2021.27.00

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

FIRST FLOOR & DOG RUN PLANTING PLAN

L200



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

0 10' 20'
1" = 10'-0"

APPROXIMATE NORTH

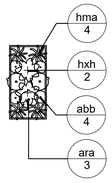
PLANT SCHEDULE 2ND FLOOR

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

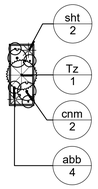
NOTES

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY SURVEY INFORMATION AND SITE CONDITIONS PRIOR TO START OF CONSTRUCTION AND REPORT ANY DISCREPANCIES. CONTRACTOR SHALL CONTACT DIGGER'S HOTLINE TO LOCATE ALL PUBLIC AND PRIVATE UTILITIES PRIOR TO THE START OF CONSTRUCTION. ANY DAMAGE CAUSED TO EXISTING UTILITIES, EITHER SHOWN OR NOT, SHALL BE REPAIRED AND PAID FOR AT THE CONTRACTOR'S EXPENSE.
2. CONTRACTOR SHALL PROTECT BENCHMARKS.
3. ALL WRAPPINGS, WIRE BASKETS, BURLAP, AND OTHER MISCELLANEOUS MATERIAL SHALL BE COMPLETELY REMOVED FROM ALL SHRUB AND TREE ROOT BALLS PRIOR TO INSTALLATION.
4. CONTRACTOR IS RESPONSIBLE FOR WATERING AND MAINTENANCE OF PLANT MATERIAL - SEE SPECIFICATIONS FOR MORE INFORMATION.
5. CONTRACTOR SHALL THOROUGHLY REVIEW ALL SPECIFICATION SECTIONS RELATED TO TREE PROTECTION, SOIL PREPARATION, TURF AND GRASSES, PLANTS, VEGETATED ROOF SYSTEMS, AND EXTERIOR SITE FURNISHINGS. THESE SECTIONS PROVIDE ADDITIONAL DETAILED INFORMATION ON MATERIALS AND SET STANDARDS FOR QUALITY AND INSTALLATION REQUIREMENTS.

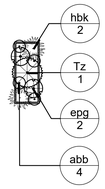
PLANTER TYPE A



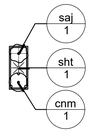
PLANTER TYPE B



PLANTER TYPE C



PLANTER TYPE D



PLANT SCHEDULE PLANTERS

EVERGREEN SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	Tz	Thuja occidentalis 'Bobozam' TM / Mr. Bowling Ball Arborvitae	2 gal	CONT.	2
GRASSES	**CODE**	**BOTANICAL / COMMON NAME**	**CONT**	**SIZE**	**QTY**
	hma	Hakonechloa macra `All Gold` / Japanese Forest Grass	1 gal	CONT.	4
	hbk	Hakonechloa macra 'Beni-kaze' / Beni-kaze Japanese Forest Grass	1 gal	CONT.	2
	sht	Sporobolus heterolepis `Tara` / Prairie Dropseed	1 gal	CONT.	3
PERENNIALS	**CODE**	**BOTANICAL / COMMON NAME**	**CONT**	**SIZE**	**QTY**
	abb	Ajuga reptans 'Bronze Beauty' / Bronze Beauty Carpet Bugle	1 qt	CONT.	12
	ara	Aruncus aethusifolius / Dwarf Goatsbeard	1 gal	CONT.	3
	cnm	Calamintha nepeta `Montrose White` / White Calamint	1 gal	CONT.	3
	epg	Epimedium grandiflorum / Barrenwort	1 gal	CONT.	2
	hxh	Hosta x `Halcyon` / Halcyon Plantain Lily	1 gal	CONT.	2
	saj	Sedum x `Autumn Joy` / Autumn Joy Sedum	1 gal	CONT.	1

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

0 5' 10'
1" = 5'-0"

Potter Lawson
Success by Design

saiki DESIGN
1110 South Park Street, Madison, WI 53715
Phone: 608.251.3600

WISCONSIN
Abbie Mollen
LA-673
Madison
Wisconsin
LANDSCAPE ARCHITECT
8/8/2022

PRELIMINARY
NOT FOR CONSTRUCTION

121 E. Wilson Street
Quad Capital Partners

Madison, WI

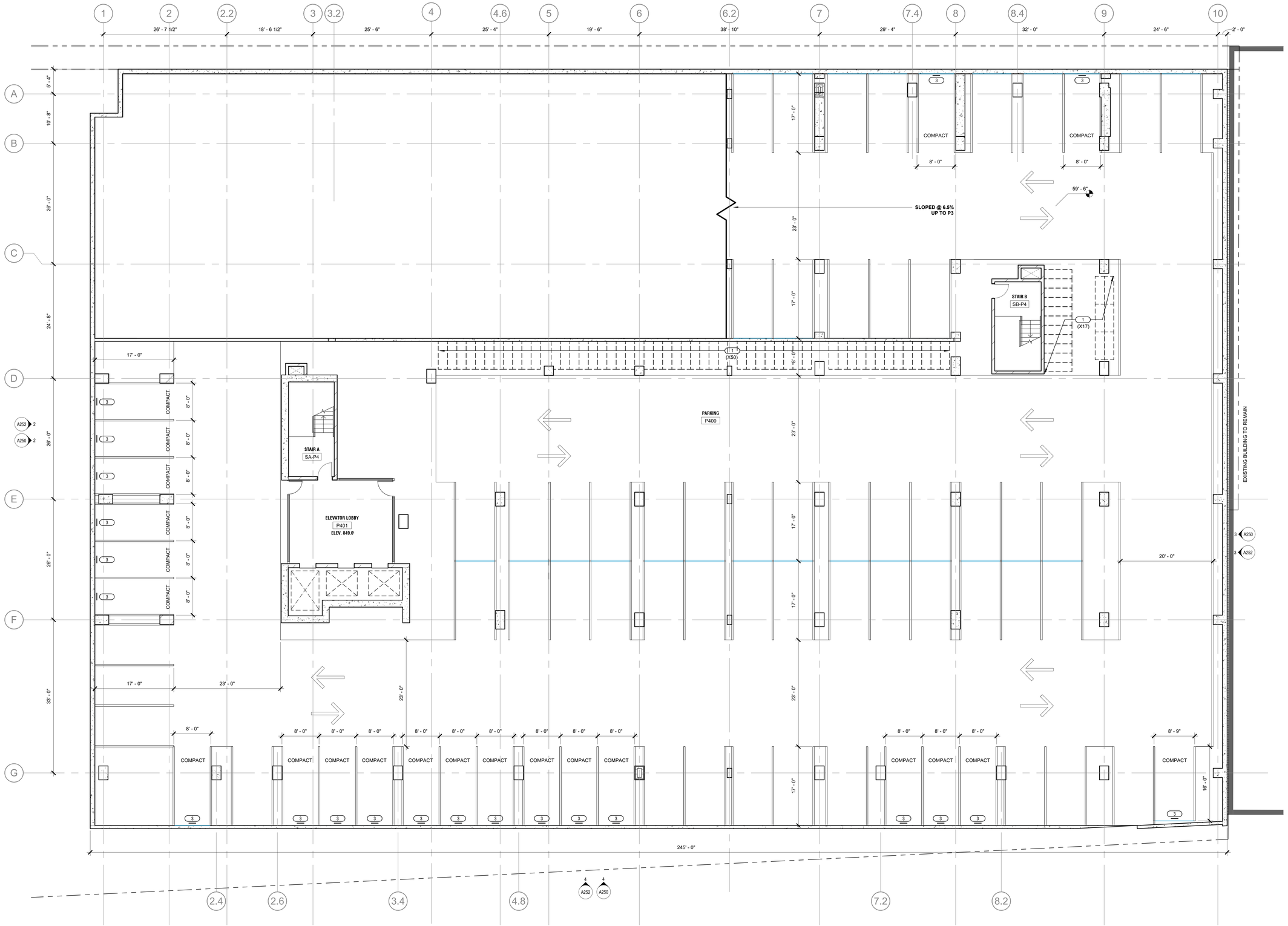
2021.27.00

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

SECOND FLOOR & MODULAR PLANTER PLANTING PLANS

L201

© Potter Lawson Architects



1 A096 PARKING LEVEL 4
1/8" = 1'-0"

NORTH
0' 4' 8' 16'

Parking Count	Vehicle
Parking Level 1	89
Parking Level 2	98
Parking Level 3	93
Parking Level 4	65
Bike Stall Total	345

Level 4 Parking:

Parking Stalls:	44
ADA Stalls:	0
Compact Stalls:	21
Bike Racks:	80

Notes:

1. ALL PARKING STALLS ARE 8'-9" X 17'-0" U.O.N.
2. ALL BIKE STALLS ARE 2'-0" X 6'-0", HORIZONTALLY ORIENTATED, FLOOR MOUNTED, U.O.N.

KEYNOTES:

1. GROUND OR FLOOR MOUNTED BIKE RACKS
2. ADA PARKING SIGNAGE
3. COMPACT VEHICLE PARKING SIGNAGE
4. NEW EV CHARGING STATION & SIGNAGE
5. BOLLARD
6. ENTER SIGNAGE
7. EXIT SIGNAGE

PRELIMINARY
NOT FOR CONSTRUCTION

121 E. Wilson Street
Quad Capital Partners

Madison, WI

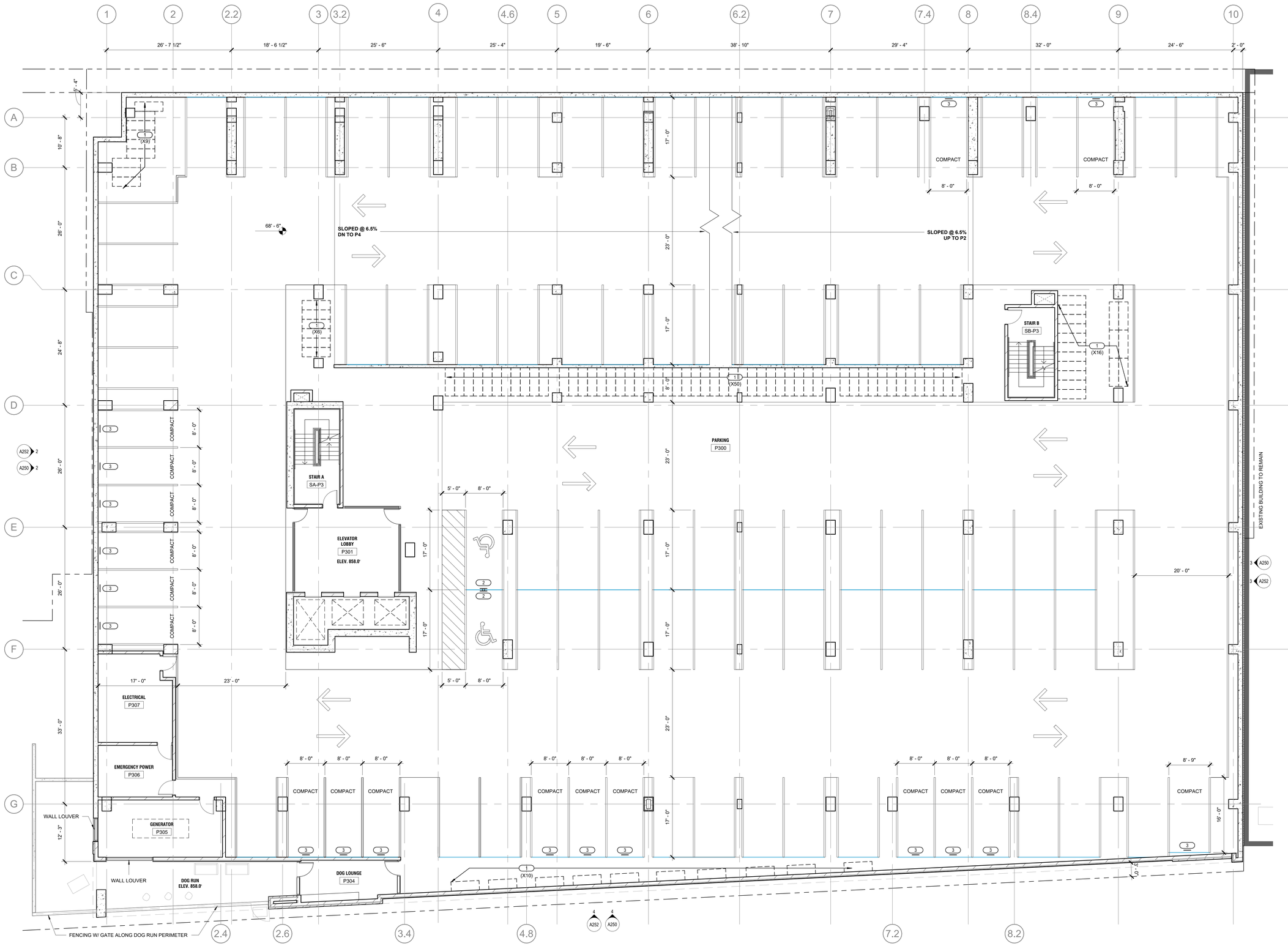
2021.27.00

DATE	ISSUANCE/REVISIONS	
08/08/2022	LAND USE & UDC APPLICATION	1

PARKING LEVEL 4 PLAN

A096

8/5/2022 9:28:16 AM



1 A097 PARKING LEVEL 3
1/8" = 1'-0"

NORTH

0' 4' 8' 16'

Parking Count	Vehicle	Level 3 Parking:	
Parking Level 1	89		
Parking Level 2	98	Parking Stalls:	73
Parking Level 3	93	ADA Stalls:	2
Parking Level 4	65	Compact Stalls:	18
Bike Stall Total	345	Bike Racks:	84

Notes:

1. ALL PARKING STALLS ARE 8'-9" X 17'-0" U.O.N.
2. ALL BIKE STALLS ARE 2'-0" X 6'-0", HORIZONTALLY ORIENTATED, FLOOR MOUNTED, U.O.N.

KEYNOTES:

1. GROUND OR FLOOR MOUNTED BIKE RACKS
2. ADA PARKING SIGNAGE
3. COMPACT VEHICLE PARKING SIGNAGE
4. NEW EV CHARGING STATION & SIGNAGE
5. BOLLARD
6. ENTER SIGNAGE
7. EXIT SIGNAGE

PRELIMINARY
NOT FOR CONSTRUCTION

121 E. Wilson Street
Quad Capital Partners

Madison, WI

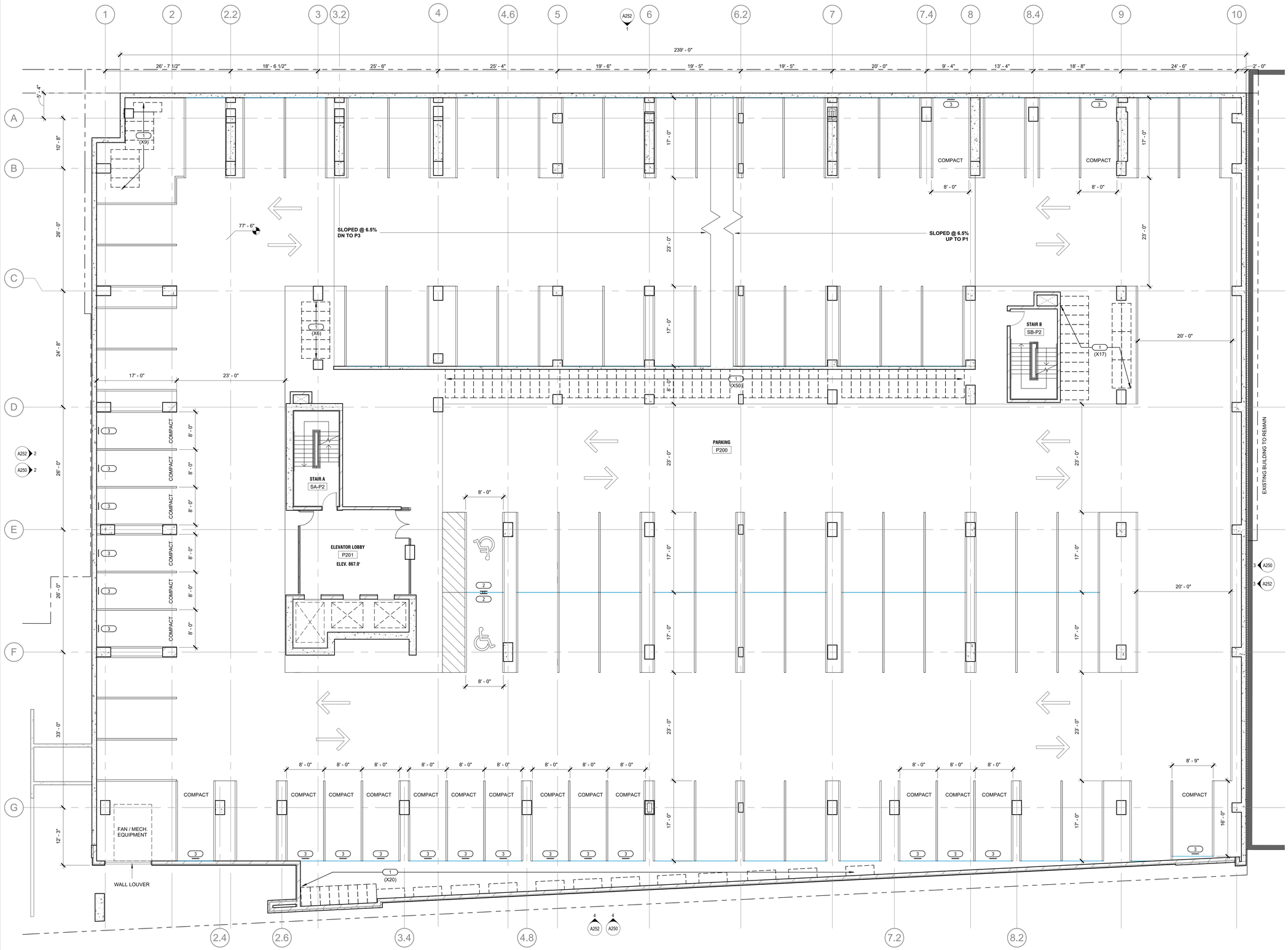
2021.27.00

DATE	ISSUANCE/REVISIONS	
08/08/2022	LAND USE & UDC APPLICATION	1

PARKING LEVEL 3 PLAN

A097

8/5/2022 9:26:19 AM



1 A098 PARKING LEVEL 2
1/8" = 1'-0"

NORTH 0' 4' 8' 16'

Potter Lawson
Success by Design

Parking Count	Vehicle
Parking Level 1	89
Parking Level 2	98
Parking Level 3	93
Parking Level 4	65
Bike Stall Total	345

Level 2 Parking:	
Parking Stalls:	75
ADA Stalls:	2
Compact Stalls:	21
Bike Racks:	94

Notes:

1. ALL PARKING STALLS ARE 8'-9" X 17'-0" U.O.N.
2. ALL BIKE STALLS ARE 2'-0" X 6'-0", HORIZONTALLY ORIENTATED, FLOOR MOUNTED, U.O.N.

KEYNOTES:

1. GROUND OR FLOOR MOUNTED BIKE RACKS
2. ADA PARKING SIGNAGE
3. COMPACT VEHICLE PARKING SIGNAGE
4. NEW EV CHARGING STATION & SIGNAGE
5. BOLLARD
6. ENTER SIGNAGE
7. EXIT SIGNAGE

PRELIMINARY
NOT FOR CONSTRUCTION

121 E. Wilson Street
Quad Capital Partners

Madison, WI

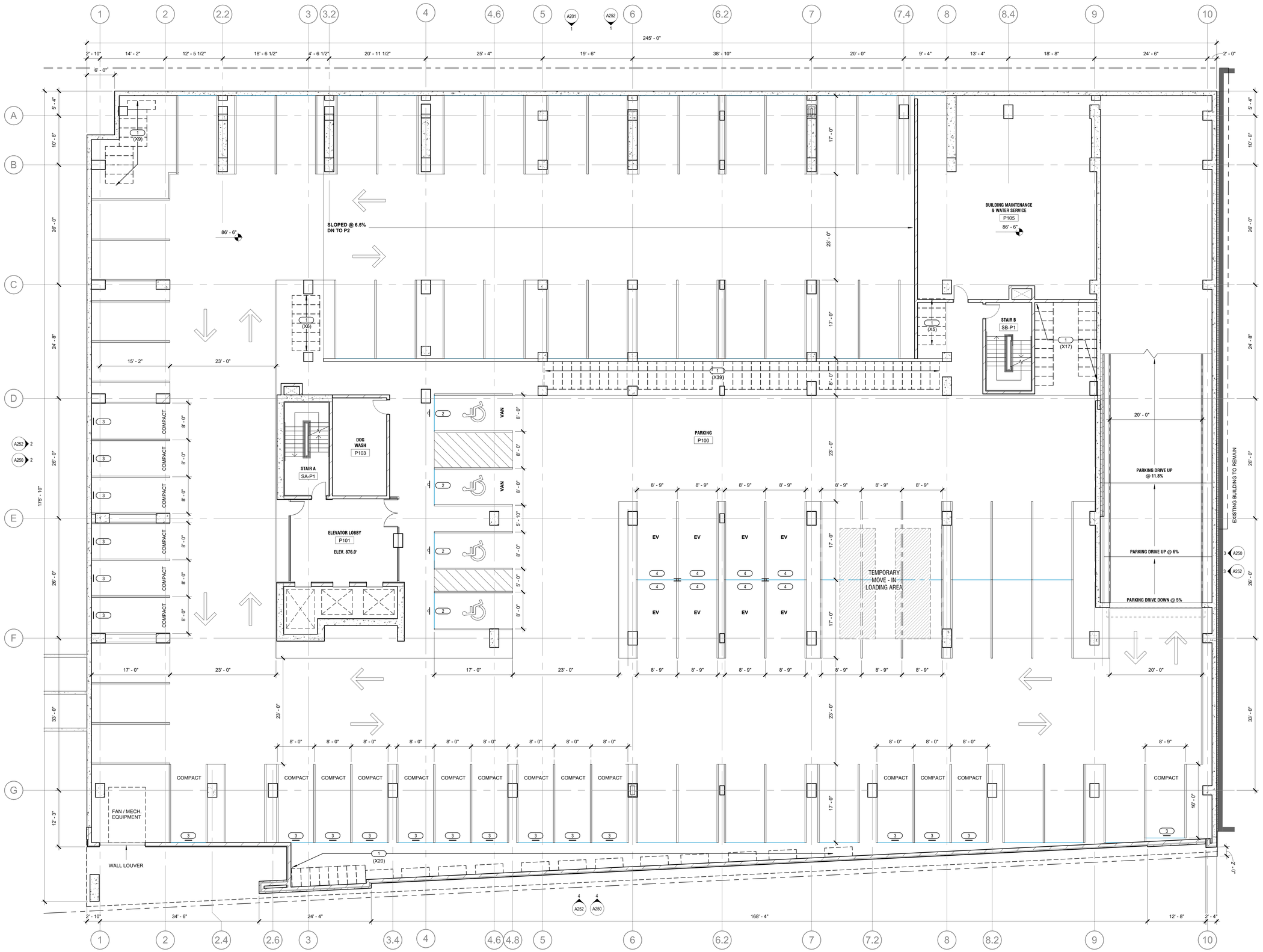
2021.27.00

DATE	ISSUANCE/REVISIONS	#
08/08/2022	LAND USE & UDC APPLICATION	1

PARKING LEVEL 2 PLAN

A098

8/5/2022 9:28:22 AM



1 A099 PARKING LEVEL 1
1/8" = 1'-0"

NORTH 0' 4' 8' 16'

8/5/2022 9:28:25 AM

Potter Lawson
Success by Design

Parking Count	Vehicle
Parking Level 1	89
Parking Level 2	98
Parking Level 3	93
Parking Level 4	65
Bike Stall Total	345

Level 1 Parking:	
Regular Stalls:	56
ADA Stalls:	4
Compact Stalls:	21
EV Charging:	8
Total:	89
Bike Racks:	88

Notes:

1. ALL PARKING STALLS ARE 8'-9" X 17'-0" U.O.N.
2. ALL BIKE STALLS ARE 2'-0" X 6'-0", HORIZONTALLY ORIENTATED, FLOOR MOUNTED, U.O.N.

KEYNOTES:

1. GROUND OR FLOOR MOUNTED BIKE RACKS
2. ADA PARKING SIGNAGE
3. COMPACT VEHICLE PARKING SIGNAGE
4. NEW EV CHARGING STATION & SIGNAGE
5. BOLLARD
6. ENTER SIGNAGE
7. EXIT SIGNAGE

PRELIMINARY
NOT FOR CONSTRUCTION

121 E. Wilson Street
Quad Capital Partners

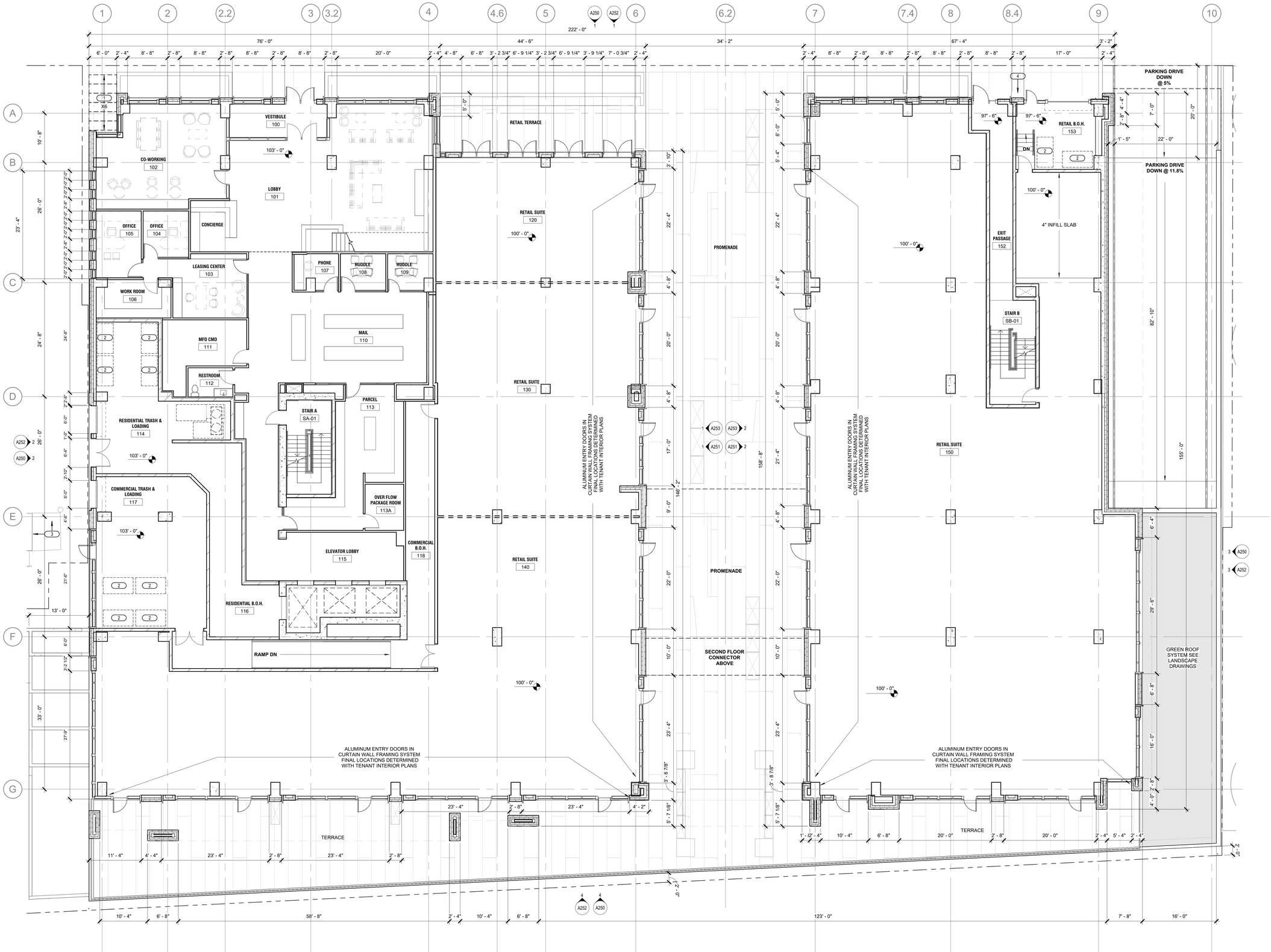
Madison, WI

2021.27.00

DATE	ISSUANCE/REVISIONS	#
08/08/2022	LAND USE & UDC APPLICATION	1

PARKING LEVEL 1 PLAN

A099



1 A101 FIRST FLOOR PLAN
1/8" = 1'-0"

NORTH 0' 4' 8' 16'

8/5/2022 9:28:27 AM

Notes:

1. ALL BIKE STALLS ARE 2'-0" X 6'-0", HORIZONTALLY ORIENTATED, FLOOR MOUNTED, U.O.N.

KEYNOTES:

1. GROUND OR FLOOR MOUNTED BIKE RACKS
2. TRASH OR RECYCLING DUMPSTER (N.I.C)
3. EXISTING WISCONSIN DEPARTMENT OF ADMINISTRATION LOADING DOCK AND LIFT EQUIPMENT TO REMAIN
4. FIRE DEPARTMENT CONNECTION
5.

PRELIMINARY
NOT FOR CONSTRUCTION

121 E. Wilson Street
Quad Capital Partners

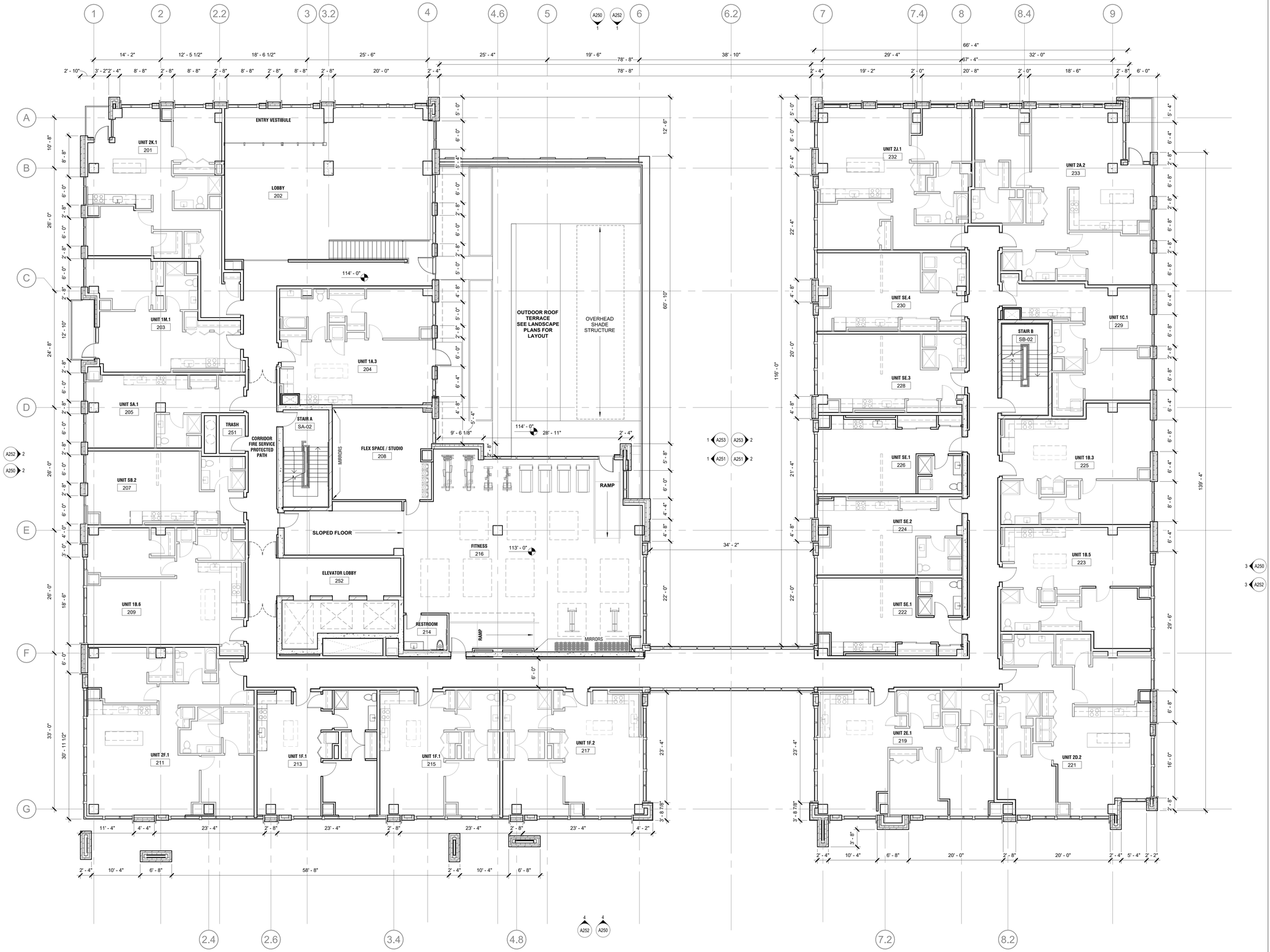
Madison, WI

2021.27.00

DATE	ISSUANCE/REVISIONS	#
08/08/2022	LAND USE & UDC APPLICATION	1

FIRST FLOOR PLAN

A101



1 SECOND FLOOR PLAN
A102
1/8" = 1'-0"

NORTH
0' 4' 8' 16'

Potter Lawson
Success by Design

Notes:

PRELIMINARY
NOT FOR CONSTRUCTION

121 E. Wilson Street
Quad Capital Partners

Madison, WI

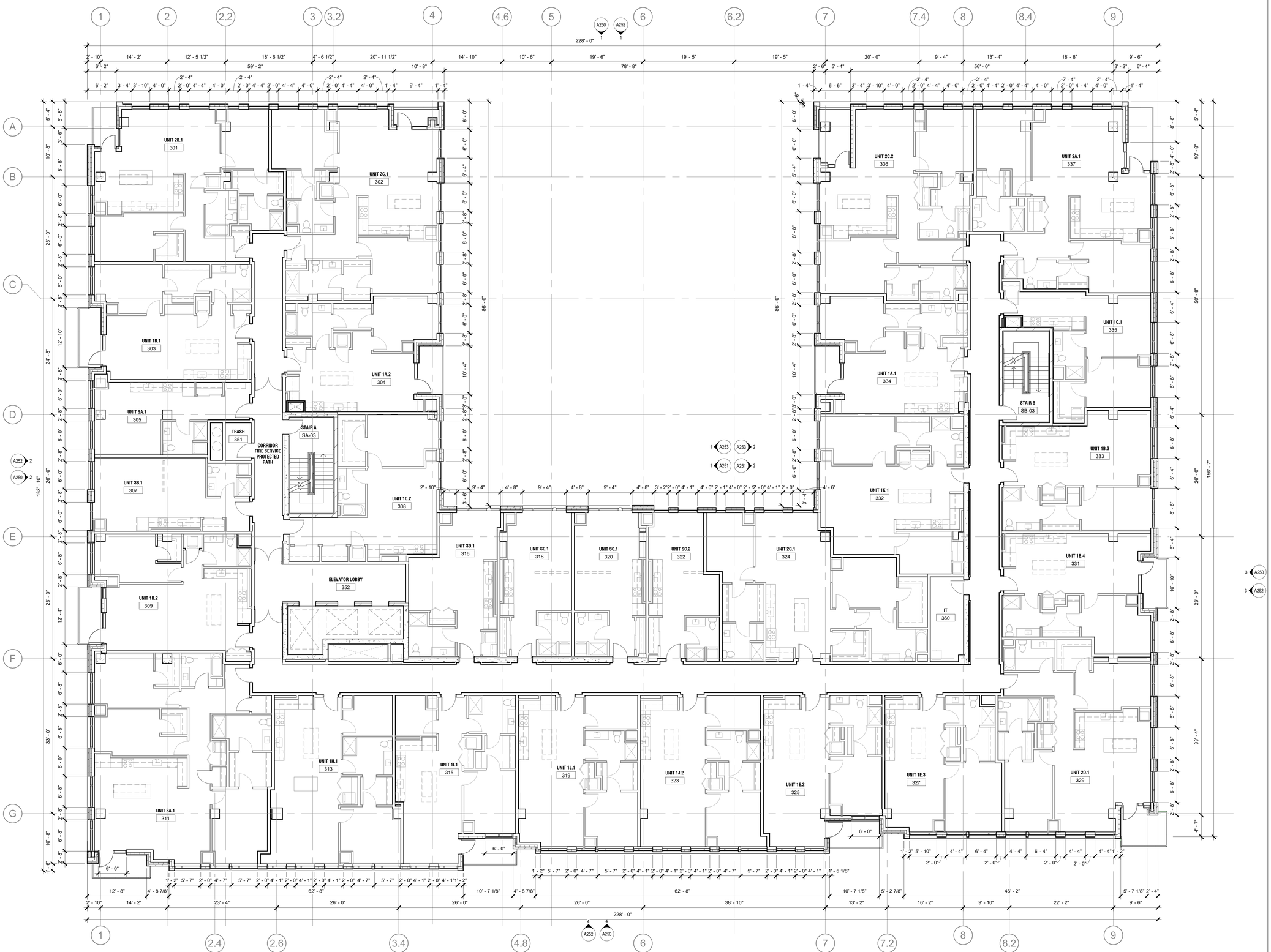
2021.27.00

DATE	ISSUANCE/REVISIONS	#
08/08/2022	LAND USE & UDC APPLICATION	1

SECOND FLOOR PLAN

A102

8/5/2022 9:28:33 AM



1 A103 THIRD FLOOR PLAN
1/8" = 1'-0"

NORTH
0' 4' 8' 16'

8/5/2022 9:28:39 AM

Potter Lawson
Success by Design

Notes:

PRELIMINARY
NOT FOR CONSTRUCTION

121 E. Wilson Street
Quad Capital Partners

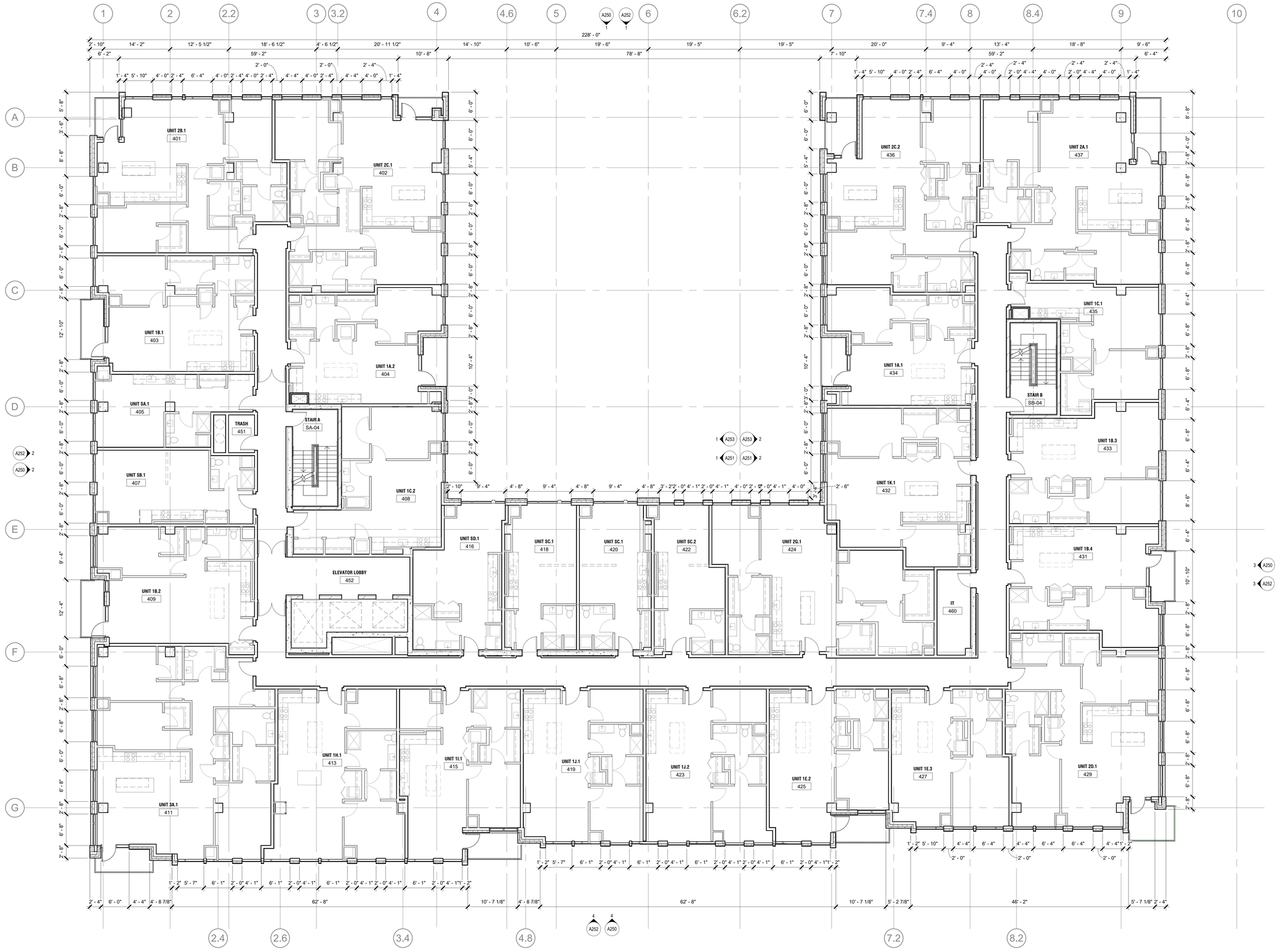
Madison, WI

2021.27.00

DATE	ISSUANCE/REVISIONS	Δ
08/08/2022	LAND USE & UDC APPLICATION	1

THIRD FLOOR PLAN

A103



1 A104 FOURTH FLOOR
1/8" = 1'-0"

NORTH 0' 4' 8' 16'

Potter Lawson
Success by Design

Notes:

PRELIMINARY
NOT FOR CONSTRUCTION

121 E. Wilson Street
Quad Capital Partners

Madison, WI

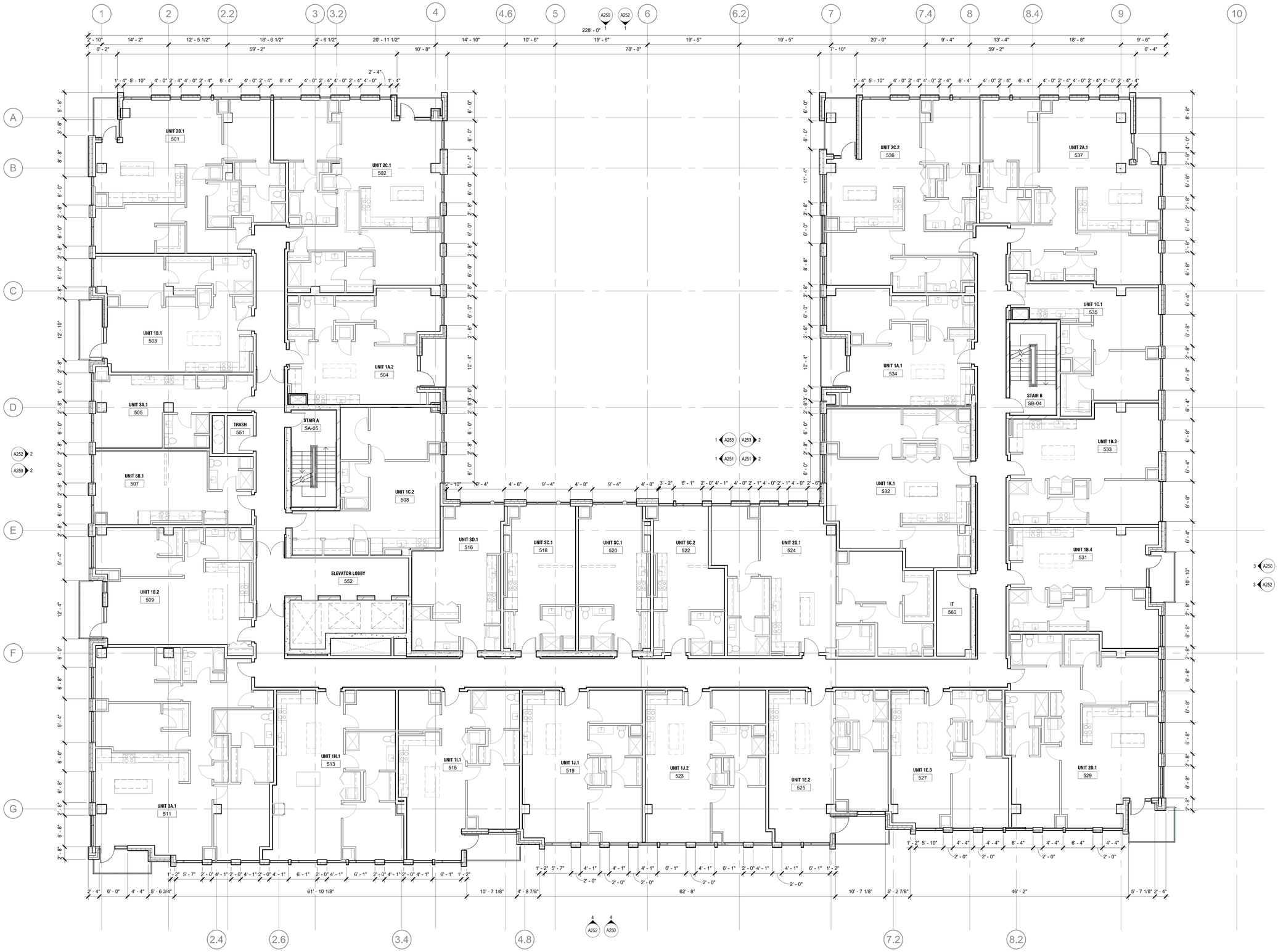
2021.27.00

DATE	ISSUANCE/REVISIONS	#
08/08/2022	LAND USE & UDC APPLICATION	1

FOURTH FLOOR PLAN

A104

8/5/2022 9:28:45 AM



1 A105 FIFTH FLOOR
1/8" = 1'-0"

NORTH 0' 4' 8' 16'

8/5/2022 9:28:50 AM

Potter Lawson
Success by Design

Notes:

PRELIMINARY
NOT FOR CONSTRUCTION

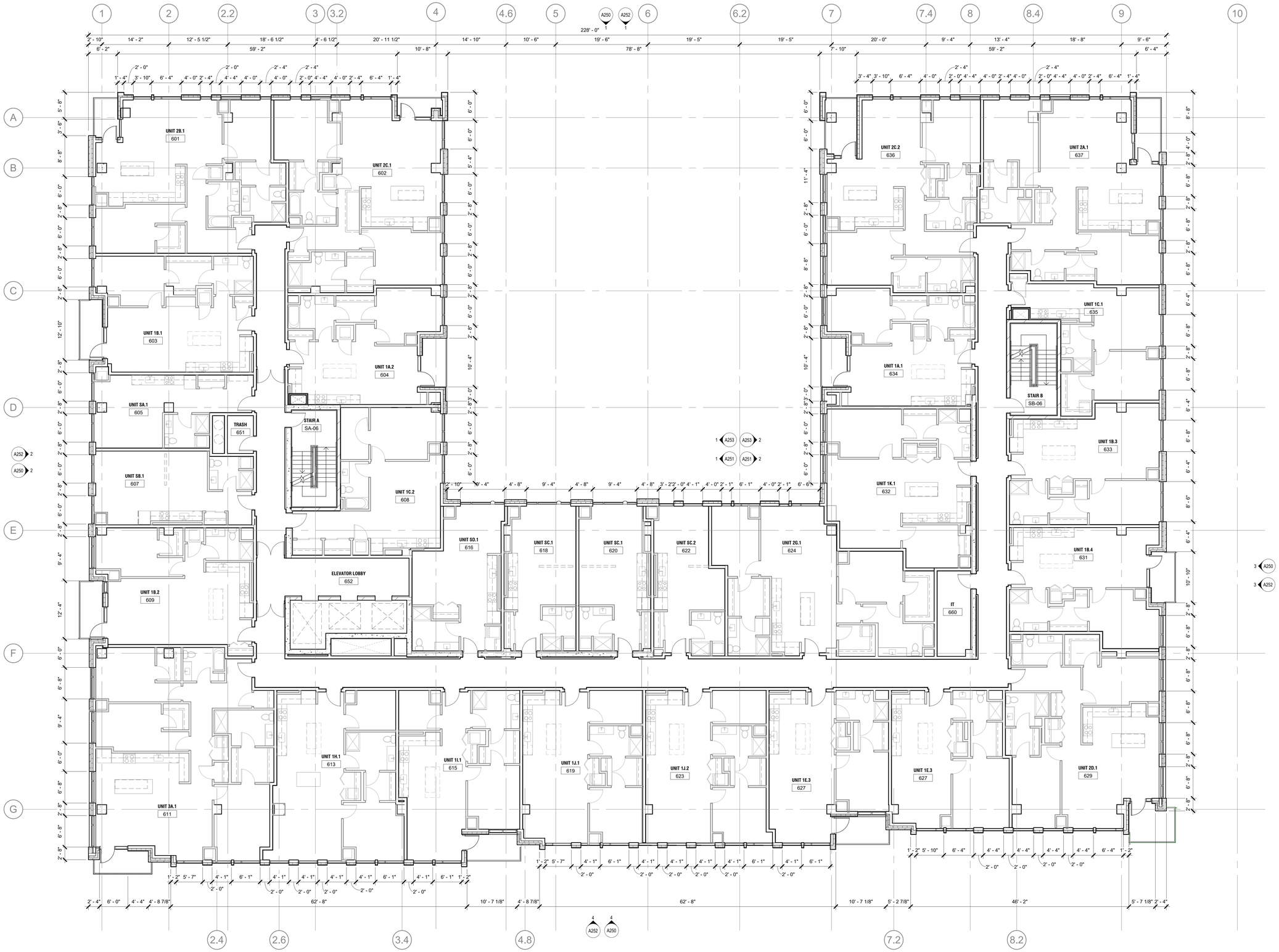
121 E. Wilson Street
Quad Capital Partners
Madison, WI

2021.27.00

DATE	ISSUANCE/REVISIONS	#
08/08/2022	LAND USE & UDC APPLICATION	1

FIFTH FLOOR PLAN

A105



1 A106 SIXTH FLOOR
1/8" = 1'-0"

NORTH
0' 4' 8' 16'

8/5/2022 9:26:56 AM

Potter Lawson
Success by Design

Notes:

PRELIMINARY
NOT FOR CONSTRUCTION

121 E. Wilson Street
Quad Capital Partners

Madison, WI

2021.27.00

DATE	ISSUANCE/REVISIONS	#
08/08/2022	LAND USE & UDC APPLICATION	1

SIXTH FLOOR PLAN

A106

Potter Lawson
Success by Design

Notes:

PRELIMINARY
NOT FOR CONSTRUCTION

121 E. Wilson Street
Quad Capital Partners

Madison, WI

2021.27.00

DATE	ISSUANCE/REVISIONS	#
08/08/2022	LAND USE & UDC APPLICATION	1

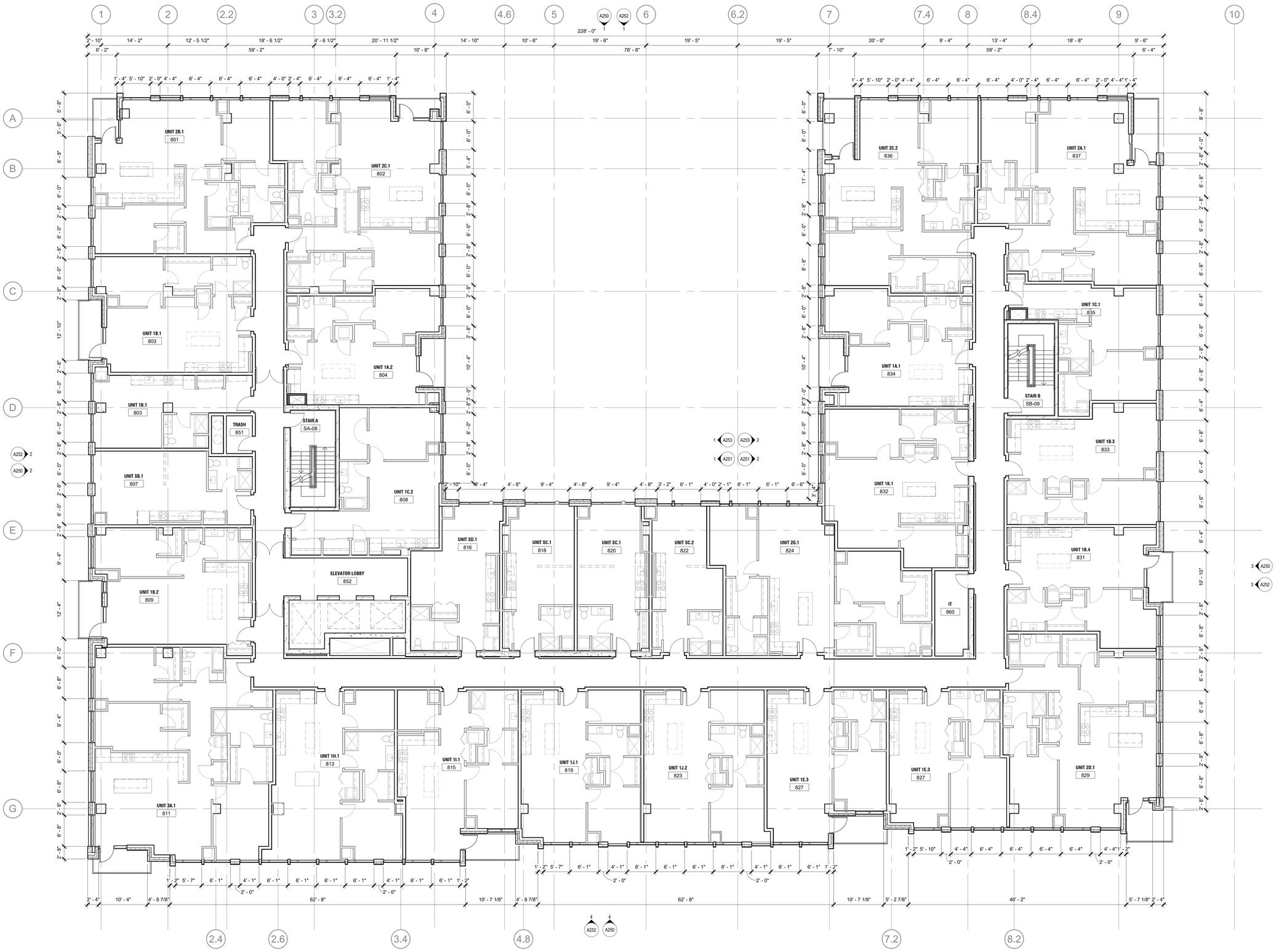
SEVENTH FLOOR PLAN

A107

1 A107 SEVENTH FLOOR
1/8" = 1'-0"

NORTH
0' 4' 8' 16'

8/5/2022 9:29:02 AM



1 A108 EIGHTH FLOOR
1/8" = 1'-0"

NORTH
0' 4' 8' 16'

Potter Lawson
Success by Design

Notes:

PRELIMINARY
NOT FOR CONSTRUCTION

121 E. Wilson Street
Quad Capital Partners

Madison, WI

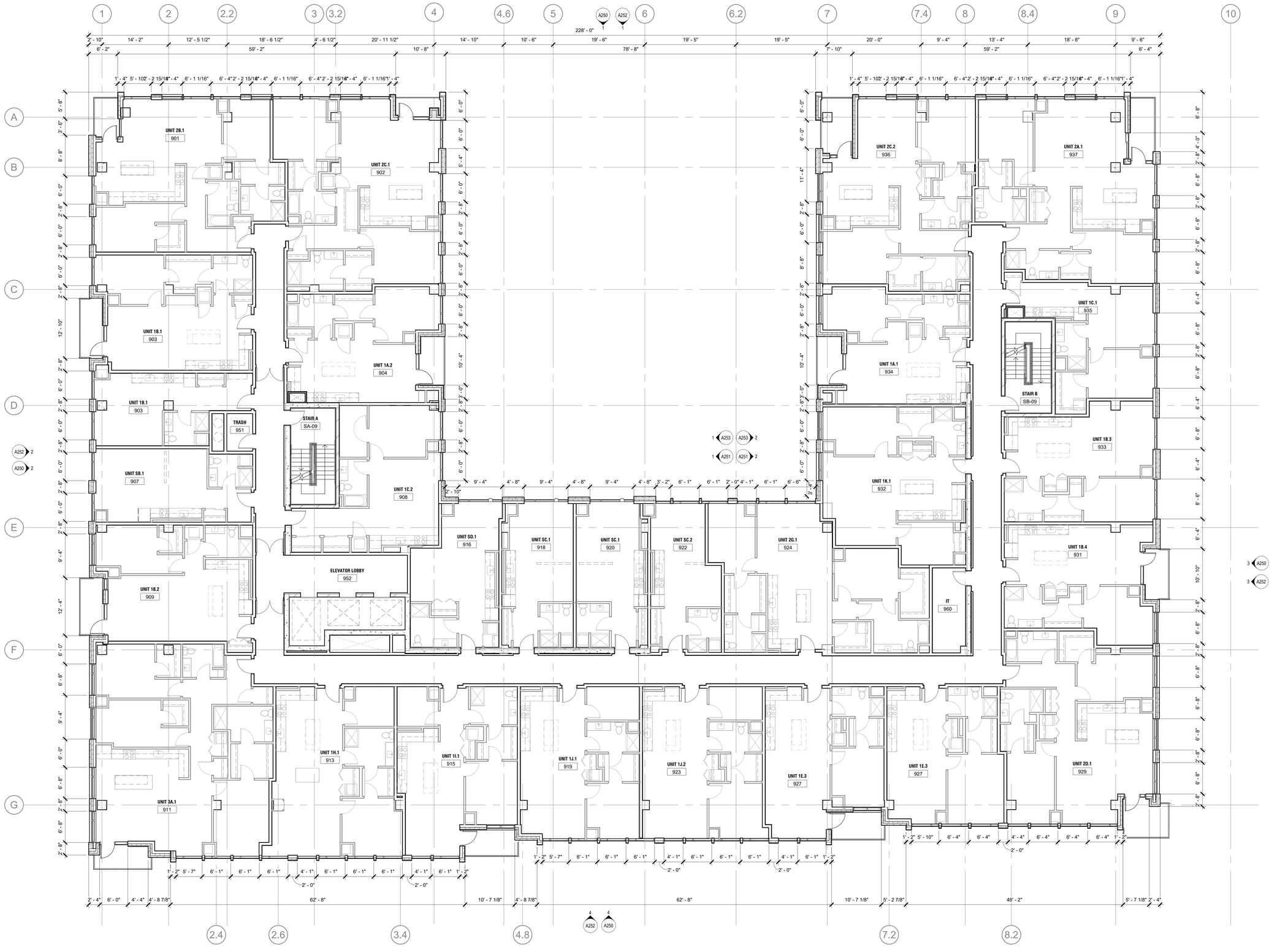
2021.27.00

DATE	ISSUANCE/REVISIONS	
08/08/2022	LAND USE & UDC APPLICATION	1

EIGHTH FLOOR PLAN

A108

8/5/2022 9:29:07 AM



1 A109 NINTH FLOOR
1/8" = 1'-0"

NORTH

0' 4' 8' 16'

Potter Lawson
Success by Design

Notes:

PRELIMINARY
NOT FOR CONSTRUCTION

121 E. Wilson Street
Quad Capital Partners

Madison, WI

2021.27.00

DATE	ISSUANCE/REVISIONS	Δ
08/08/2022	LAND USE & UDC APPLICATION	1

NINTH FLOOR PLAN

A109

8/5/2022 9:29:13 AM

Potter Lawson

Success by Design

Notes:

PRELIMINARY
NOT FOR CONSTRUCTION

121 E. Wilson Street
Quad Capital Partners

Madison, WI

2021.27.00

DATE	ISSUANCE/REVISIONS	#
08/08/2022	LAND USE & UDC APPLICATION	1

TENTH FLOOR PLAN

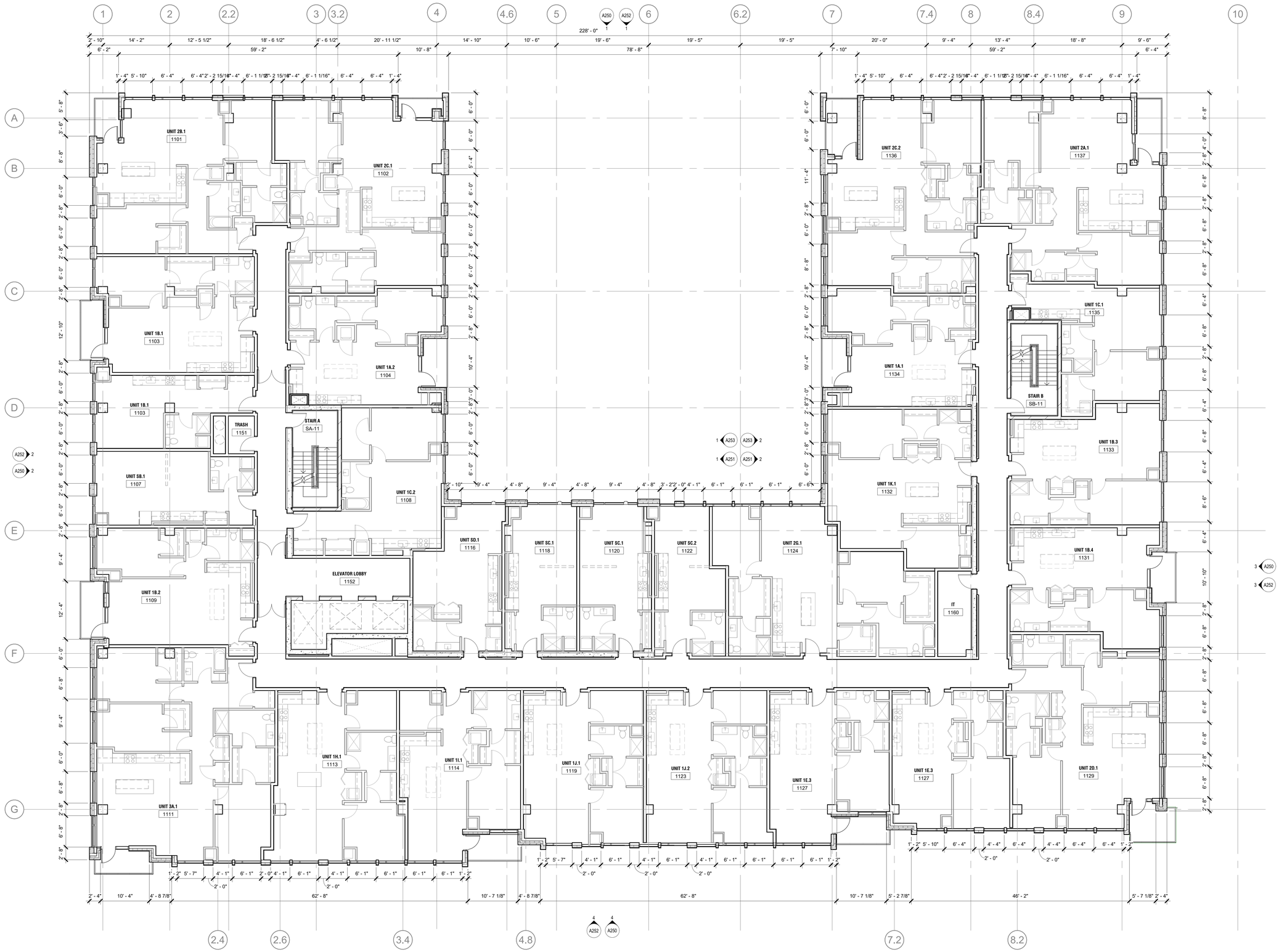
A110

1 / A110 TENTH FLOOR
1/8" = 1'-0"

NORTH

0' 4' 8' 16'

8/5/2022 9:29:19 AM



1 A111 ELEVENTH FLOOR
1/8" = 1'-0"

NORTH
0' 4' 8' 16'

Potter Lawson
Success by Design

Notes:

PRELIMINARY
NOT FOR CONSTRUCTION

121 E. Wilson Street
Quad Capital Partners

Madison, WI

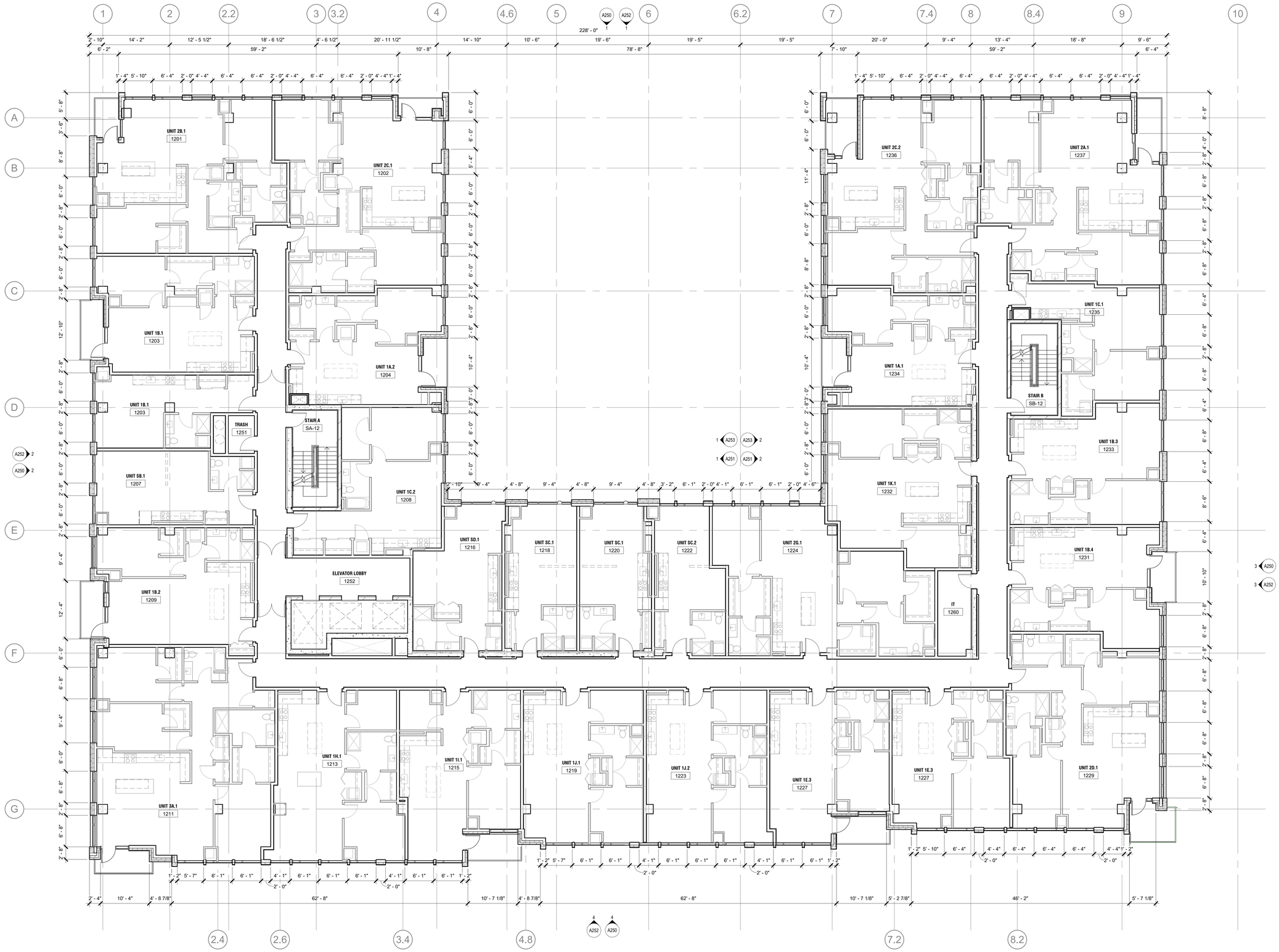
2021.27.00

DATE	ISSUANCE/REVISIONS	#
08/08/2022	LAND USE & UDC APPLICATION	1

ELEVENTH FLOOR PLAN

A111

8/5/2022 9:23:25 AM



1 / A112 TWELFTH FLOOR
1/8" = 1'-0"

NORTH
0' 4' 8' 16'

8/5/2022 9:29:31 AM

Potter Lawson
Success by Design

Notes:

PRELIMINARY
NOT FOR CONSTRUCTION

121 E. Wilson Street
Quad Capital Partners

Madison, WI

2021.27.00

DATE	ISSUANCE/REVISIONS	
08/08/2022	LAND USE & UDC APPLICATION	1

TWELFTH FLOOR PLAN

A112

1 A113 THIRTEENTH FLOOR
1/8" = 1'-0"

NORTH
0' 4' 8' 16'

8/5/2022 9:29:36 AM

Potter Lawson
Success by Design

Notes:

PRELIMINARY
NOT FOR CONSTRUCTION

121 E. Wilson Street
Quad Capital Partners

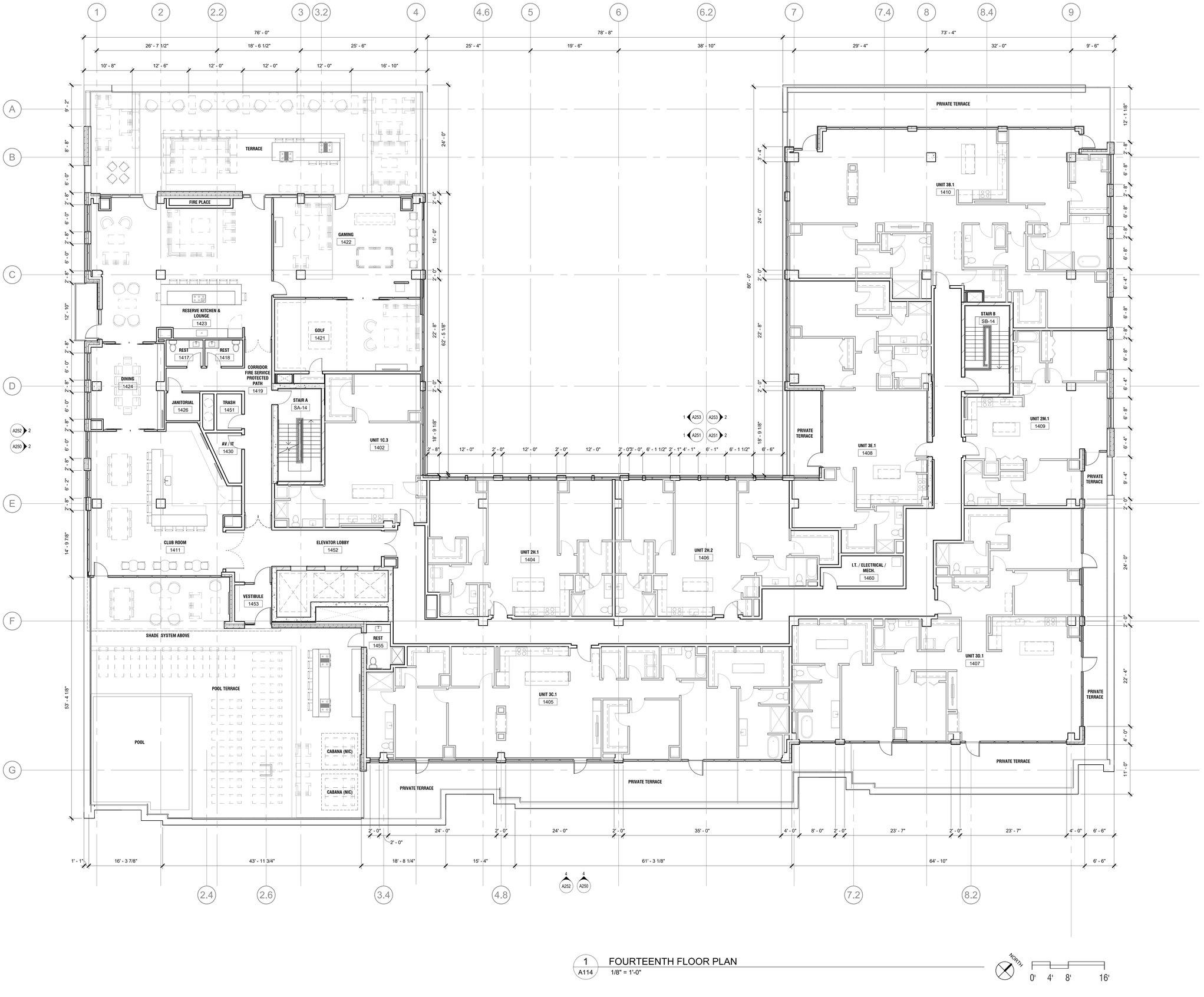
Madison, WI

2021.27.00

DATE	ISSUANCE/REVISIONS	Δ
06/08/2022	LAND USE & UDC APPLICATION	1

THIRTEENTH FLOOR PLAN

A113



1 A114 FOURTEENTH FLOOR PLAN
1/8" = 1'-0"

NORTH
0' 4' 8' 16'

8/5/2022 9:29:39 AM

Potter Lawson
Success by Design

Notes:

PRELIMINARY
NOT FOR CONSTRUCTION

121 E. Wilson Street
Quad Capital Partners

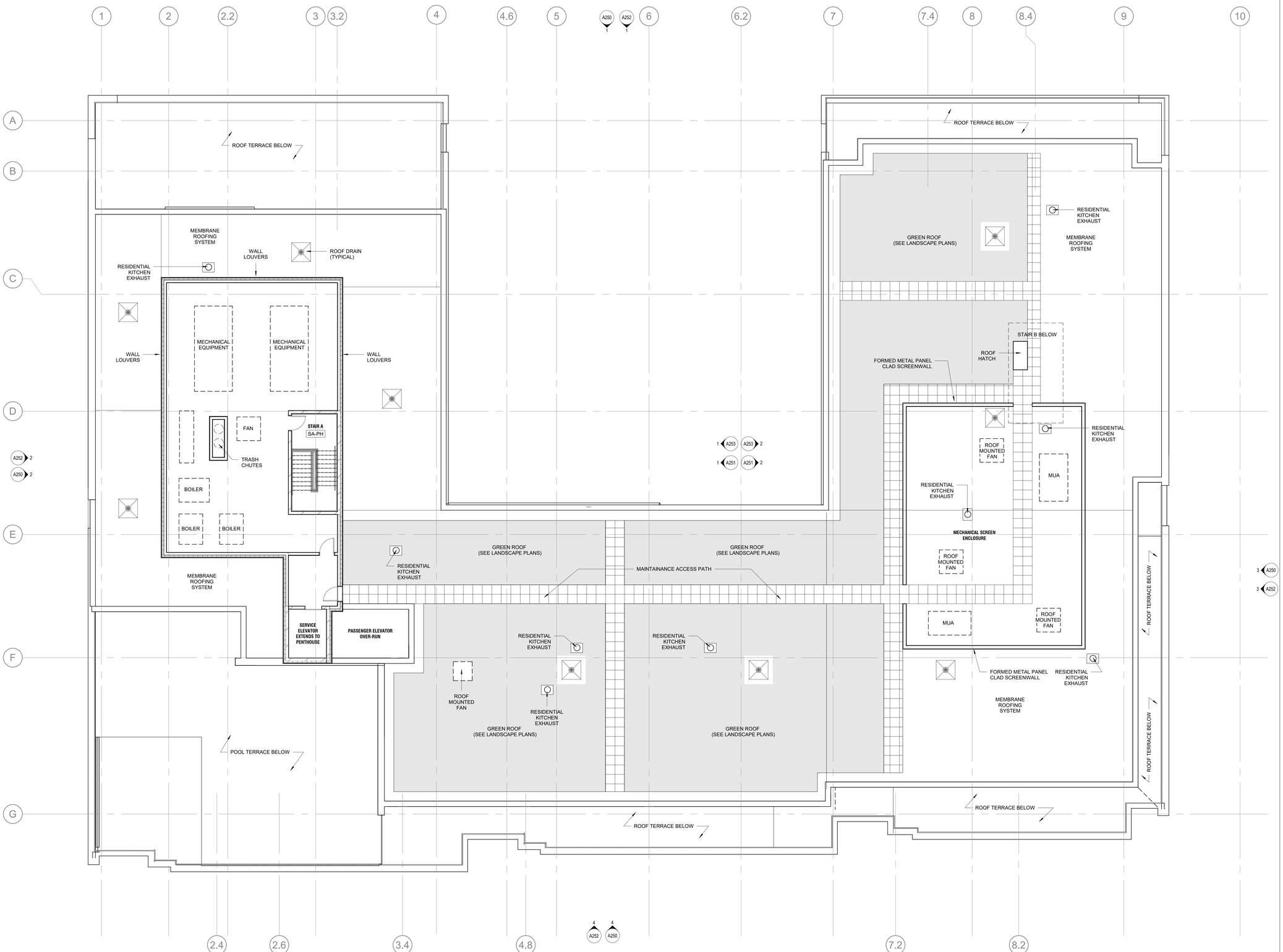
Madison, WI

2021.27.00

DATE	ISSUANCE/REVISIONS	#
08/08/2022	LAND USE & UDC APPLICATION	1

FOURTEENTH FLOOR PLAN

A114



1 A115 ROOF PLAN
1/8" = 1'-0"

NORTH

0' 4' 8' 16'

Potter Lawson
Success by Design

Notes:

PRELIMINARY
NOT FOR CONSTRUCTION

121 E. Wilson Street
Quad Capital Partners

Madison, WI

2021.27.00

DATE	ISSUANCE/REVISIONS	#:
08/08/2022	LAND USE & UDC APPLICATION	1

ROOF PLAN

A115

8/5/2022 4:00:29 PM

3 A250 NE ELEVATION
1/16" = 1'-0"

1 A250 NW ELEVATION
1/16" = 1'-0"

4 A250 SE ELEVATION
1/16" = 1'-0"

2 A250 SW ELEVATION
1/16" = 1'-0"

8/5/2022 9:29:56 AM

Potter Lawson

Success by **Design**

ELEVATION KEY NOTES

1 ALUMINUM STOREFRONT SYSTEM. ANODIZED MEDIUM BRONZE

2 ALUMINUM CURTAIN WALL SYSTEM. FULLY CAPTURED, 1" DEEP WINDOW MULLION CAPS W/ VENTS AT APT. UNITS. ANODIZED MEDIUM BRONZE

3 ALUMINUM WINDOW WALL SYSTEM. FULLY CAPTURED 1" DEEP WINDOW MULLION CAPS W/ VENTS AT APT UNITS. ANODIZED MEDIUM BRONZE

4 UNITIZED SSG ALUMINUM WINDOW WALL SYSTEM. ZERO SIGHT LINE VENTS AT APT UNITS.

5 BRICK VENEER

6 BRICK VENEER. EVERY OTHER COURSE EXTENDS OUT FROM FACE OF WALL 3/4".

7 CONCEALED FASTENER FORMED METAL PANEL. ANODIZED MEDIUM BRONZE

8 PLEATED CONCEALED FASTENER FORMED METAL PANEL. ANODIZED MEDIUM BRONZE.

9 CONCEALED FASTENER ANODIZED ALUMINUM SURROUND. MEDIUM BRONZE

10 STEEL SHADE STRUCTURE

11 MECHANICAL LOUVER

12 MECHANICAL LOUVER IN CURTAIN WALL FRAMING SYSTEM. FINAL LOCATIONS DETERMINED WITH TENANT INTERIOR PLANS

13 GLASS GUARDRAIL

14 EXPOSED CONCRETE BALCONY

15 SITE CAST CONCRETE W/ FORM-LINER FINISH

16 SITE CAST CONCRETE

17 COILING ENTRANCE

18 EXPOSED FASTENER FIBER CEMENT PANEL

19 GALVANIZED CABLE HUNG FROM OVERHANG AND SECURED TO CONCRETE PLANTER WALL.

20 CORETEN STEEL AND PRECAST CONCRETE PLANTER

21 ANODIZED ALUMINUM ENTRY DOORS IN CURTAIN WALL FRAMING SYSTEM. MEDIUM BRONZE

22 ALUMINUM ENTRY DOORS IN CURTAIN WALL FRAMING SYSTEM. FINAL LOCATIONS DETERMINED WITH TENANT INTERIOR PLANS

23 CAST STONE SILL

24 PLANNED TENANT SIGNAGE ZONE. FINAL LOCATIONS DETERMINED BY TENANT. WALL, PROJECTING AND GROUND SIGNAGE IS ANTICIPATED.

25 ENTRANCE CANOPY

ELEVATION KEY

SPANDREL GLAZING

121 E. Wilson Street
Quad Capital Partners

Madison, WI

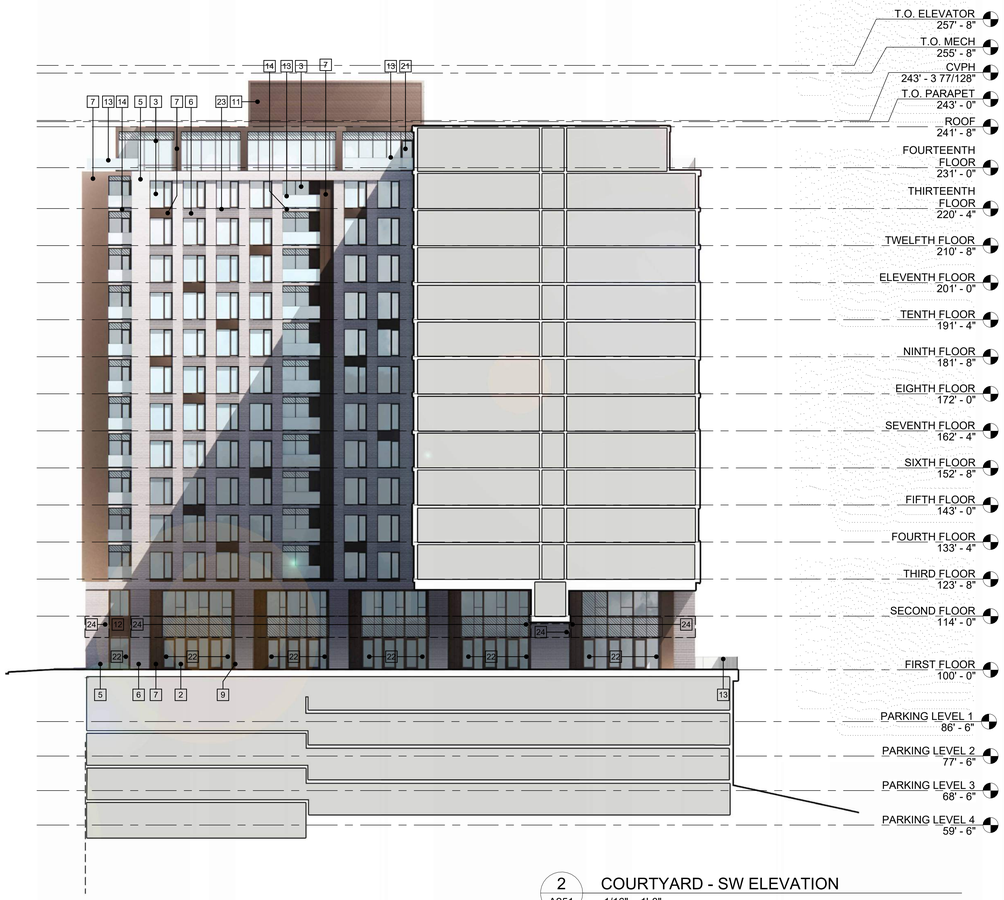
2021.27.00

DATE	ISSUANCE/REVISIONS	#
08/08/2022	LAND USE & UDC APPLICATION	1

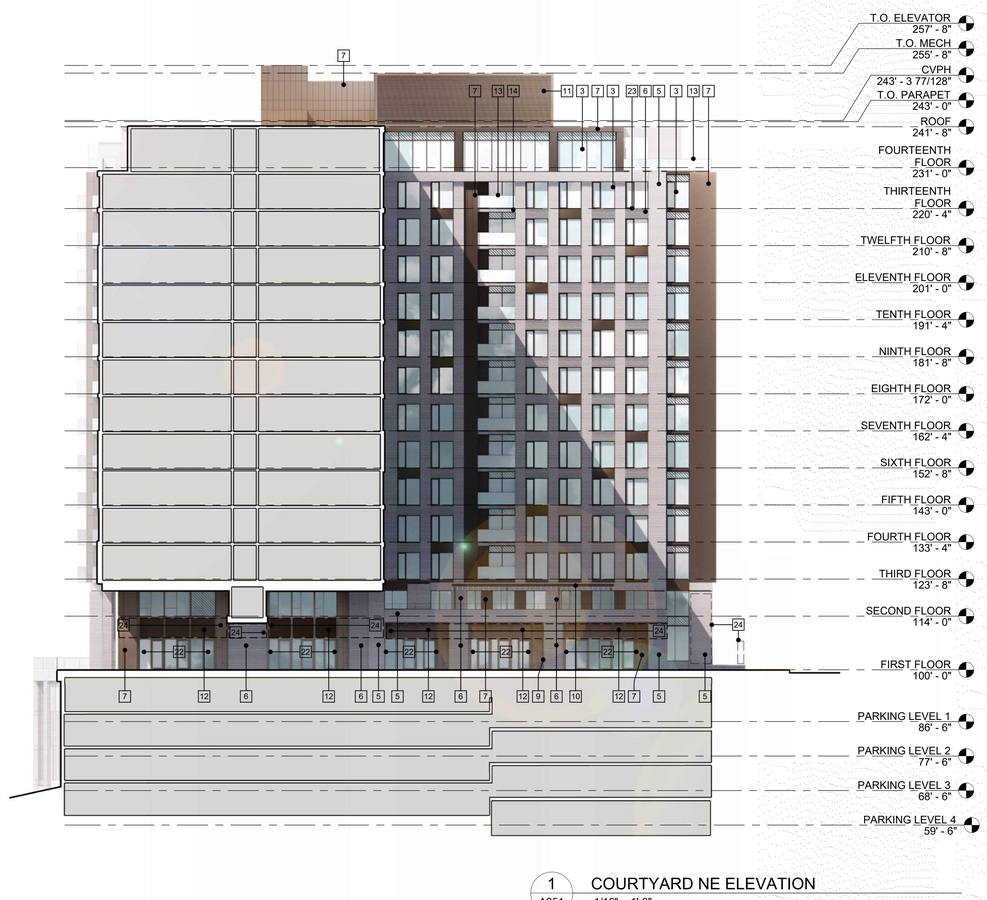
PRELIMINARY
NOT FOR CONSTRUCTION

BUILDING ELEVATIONS

A250



2 A251 COURTYARD - SW ELEVATION
1/16" = 1'-0"



1 A251 COURTYARD NE ELEVATION
1/16" = 1'-0"

Potter Lawson

Success by **Design**

ELEVATION KEY NOTES

1. ALUMINUM STOREFRONT SYSTEM. ANODIZED MEDIUM BRONZE
2. ALUMINUM CURTAIN WALL SYSTEM. FULLY CAPTURED, 1" DEEP WINDOW MULLION CAPS W/ VENTS AT APT. UNITS. ANODIZED MEDIUM BRONZE
3. ALUMINUM WINDOW WALL SYSTEM. FULLY CAPTURED 1" DEEP WINDOW MULLION CAPS W/ VENTS AT APT UNITS. ANODIZED MEDIUM BRONZE
4. UNITIZED SSG ALUMINUM WINDOW WALL SYSTEM. ZERO SIGHT LINE VENTS AT APT UNITS.
5. BRICK VENEER
6. BRICK VENEER. EVERY OTHER COURSE EXTENDS OUT FROM FACE OF WALL 3/4".
7. CONCEALED FASTENER FORMED METAL PANEL. ANODIZED MEDIUM BRONZE
8. PLEATED CONCEALED FASTENER FORMED METAL PANEL. ANODIZED MEDIUM BRONZE.
9. CONCEALED FASTENER ANODIZED ALUMINUM SURROUND. MEDIUM BRONZE
10. STEEL SHADE STRUCTURE
11. MECHANICAL LOUVER
12. MECHANICAL LOUVER IN CURTAIN WALL FRAMING SYSTEM. FINAL LOCATIONS DETERMINED WITH TENANT INTERIOR PLANS
13. GLASS GUARDRAIL
14. EXPOSED CONCRETE BALCONY
15. SITE CAST CONCRETE W/ FORM-LINER FINISH
16. SITE CAST CONCRETE
17. COILING ENTRANCE
18. EXPOSED FASTENER FIBER CEMENT PANEL
19. GALVANIZED CABLE HUNG FROM OVERHANG AND SECURED TO CONCRETE PLANTER WALL.
20. CORETEN STEEL AND PRECAST CONCRETE PLANTER
21. ANODIZED ALUMINUM ENTRY DOORS IN CURTAIN WALL FRAMING SYSTEM. MEDIUM BRONZE
22. ALUMINUM ENTRY DOORS IN CURTAIN WALL FRAMING SYSTEM. FINAL LOCATIONS DETERMINED WITH TENANT INTERIOR PLANS
23. CAST STONE SILL
24. PLANNED TENANT SIGNAGE ZONE. FINAL LOCATIONS DETERMINED BY TENANT. WALL, PROJECTING AND GROUND SIGNAGE IS ANTICIPATED.
25. ENTRANCE CANOPY

ELEVATION KEY

SPANDREL GLAZING

121 E. Wilson Street
Quad Capital Partners

Madison, WI

2021.27.00

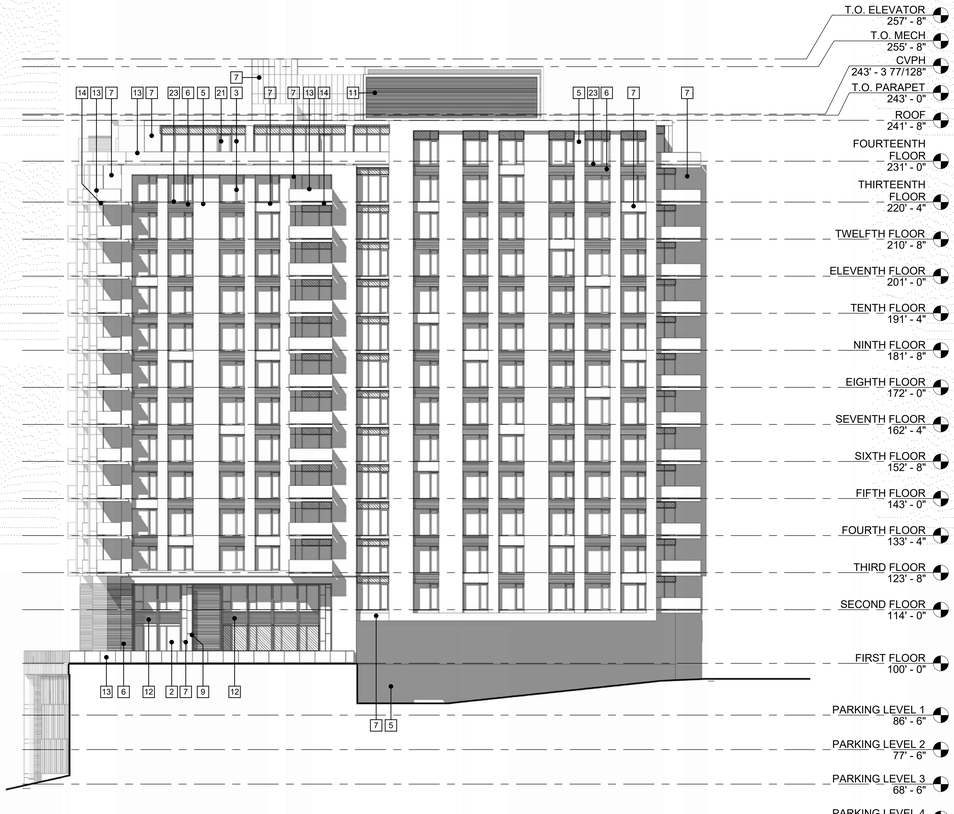
DATE	ISSUANCE/REVISIONS	#
08/08/2022	LAND USE & UDC APPLICATION	1

PRELIMINARY
NOT FOR CONSTRUCTION

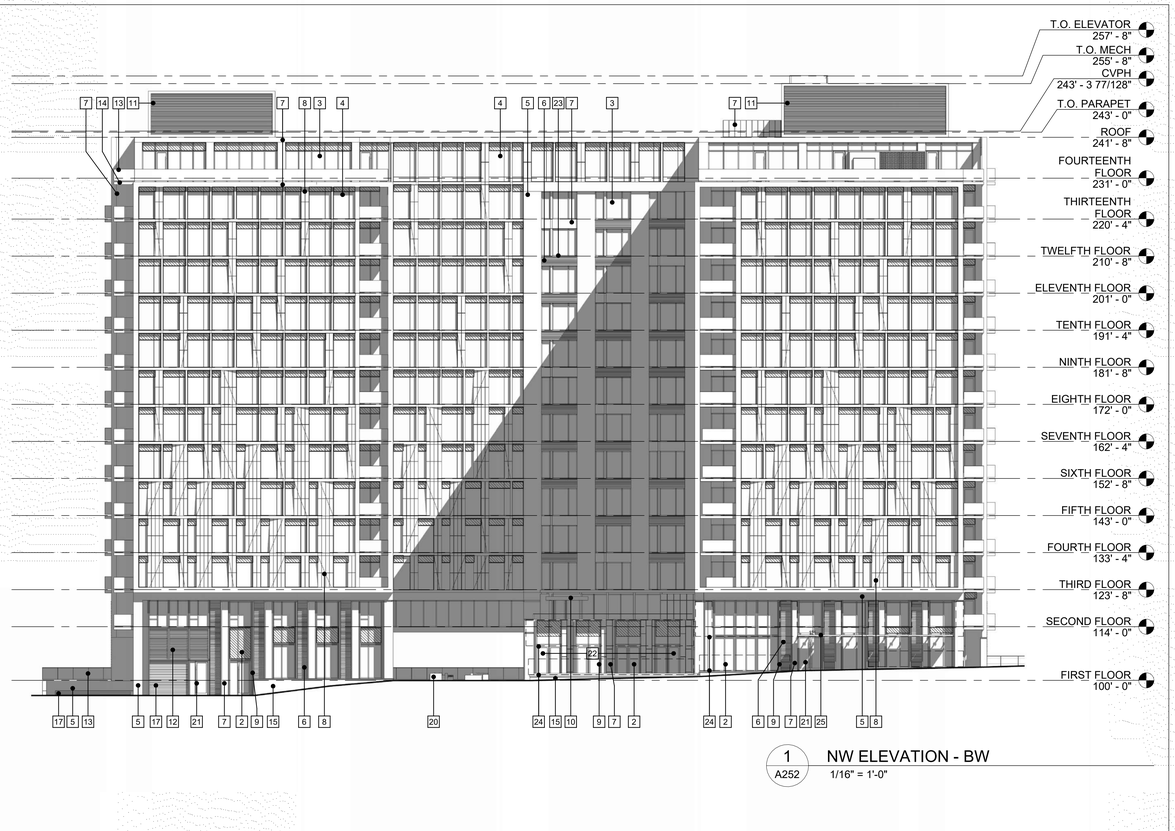
BUILDING ELEVATIONS

A251

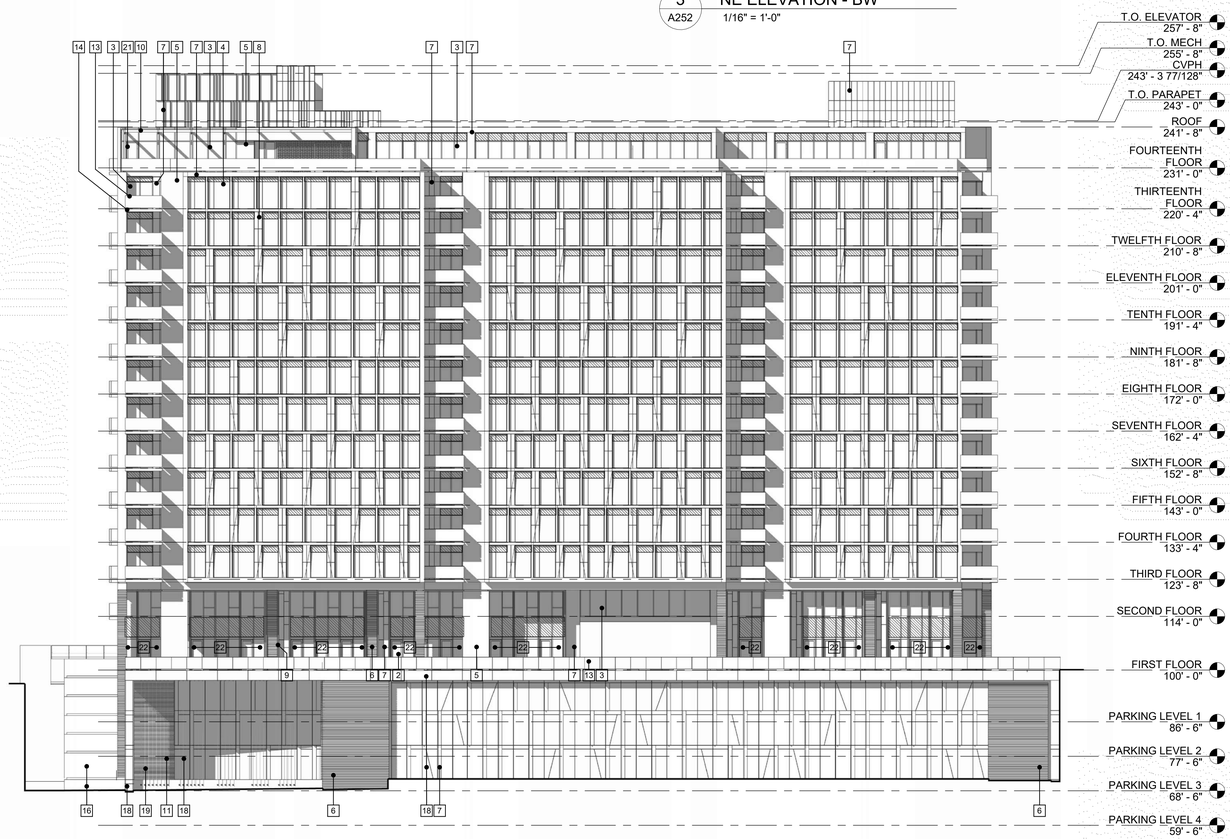
8/5/2022 9:30:05 AM



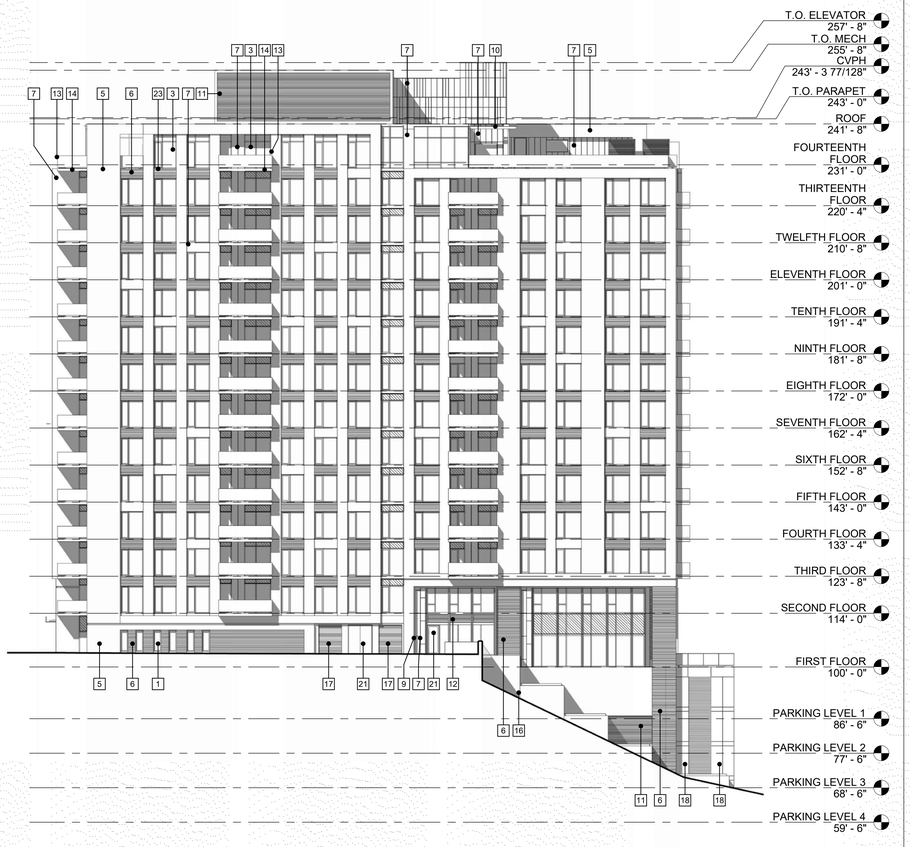
3 A252 NE ELEVATION - BW
1/16" = 1'-0"



1 A252 NW ELEVATION - BW
1/16" = 1'-0"



4 A252 SE ELEVATION - BW
1/16" = 1'-0"



2 A252 SW ELEVATION - BW
1/16" = 1'-0"

Potter Lawson

Success by **Design**

ELEVATION KEY NOTES

1 ALUMINUM STOREFRONT SYSTEM. ANODIZED MEDIUM BRONZE

2 ALUMINUM CURTAIN WALL SYSTEM. FULLY CAPTURED, 1" DEEP WINDOW MULLION CAPS W/ VENTS AT APT. UNITS. ANODIZED MEDIUM BRONZE

3 ALUMINUM WINDOW WALL SYSTEM. FULLY CAPTURED 1" DEEP WINDOW MULLION CAPS W/ VENTS AT APT UNITS. ANODIZED MEDIUM BRONZE

4 UNITIZED SSG ALUMINUM WINDOW WALL SYSTEM. ZERO SIGHT LINE VENTS AT APT UNITS.

5 BRICK VENEER

6 BRICK VENEER. EVERY OTHER COURSE EXTENDS OUT FROM FACE OF WALL 3/4".

7 CONCEALED FASTENER FORMED METAL PANEL. ANODIZED MEDIUM BRONZE

8 PLEATED CONCEALED FASTENER FORMED METAL PANEL. ANODIZED MEDIUM BRONZE.

9 CONCEALED FASTENER ANODIZED ALUMINUM SURROUND. MEDIUM BRONZE

10 STEEL SHADE STRUCTURE

11 MECHANICAL LOUVER

12 MECHANICAL LOUVER IN CURTAIN WALL FRAMING SYSTEM. FINAL LOCATIONS DETERMINED WITH TENANT INTERIOR PLANS

13 GLASS GUARDRAIL

14 EXPOSED CONCRETE BALCONY

15 SITE CAST CONCRETE W/ FORM-LINER FINISH

16 SITE CAST CONCRETE

17 COILING ENTRANCE

18 EXPOSED FASTENER FIBER CEMENT PANEL

19 GALVANIZED CABLE HUNG FROM OVERHANG AND SECURED TO CONCRETE PLANTER WALL.

20 CORETEN STEEL AND PRECAST CONCRETE PLANTER

21 ANODIZED ALUMINUM ENTRY DOORS IN CURTAIN WALL FRAMING SYSTEM. MEDIUM BRONZE

22 ALUMINUM ENTRY DOORS IN CURTAIN WALL FRAMING SYSTEM. FINAL LOCATIONS DETERMINED WITH TENANT INTERIOR PLANS

23 CAST STONE SILL

24 PLANNED TENANT SIGNAGE ZONE. FINAL LOCATIONS DETERMINED BY TENANT. WALL, PROJECTING AND GROUND SIGNAGE IS ANTICIPATED.

25 ENTRANCE CANOPY

ELEVATION KEY

SPANDREL GLAZING

121 E. Wilson Street
Quad Capital Partners

Madison, WI

2021.27.00

DATE	ISSUANCE/REVISIONS	#
08/08/2022	LAND USE & UDC APPLICATION	1

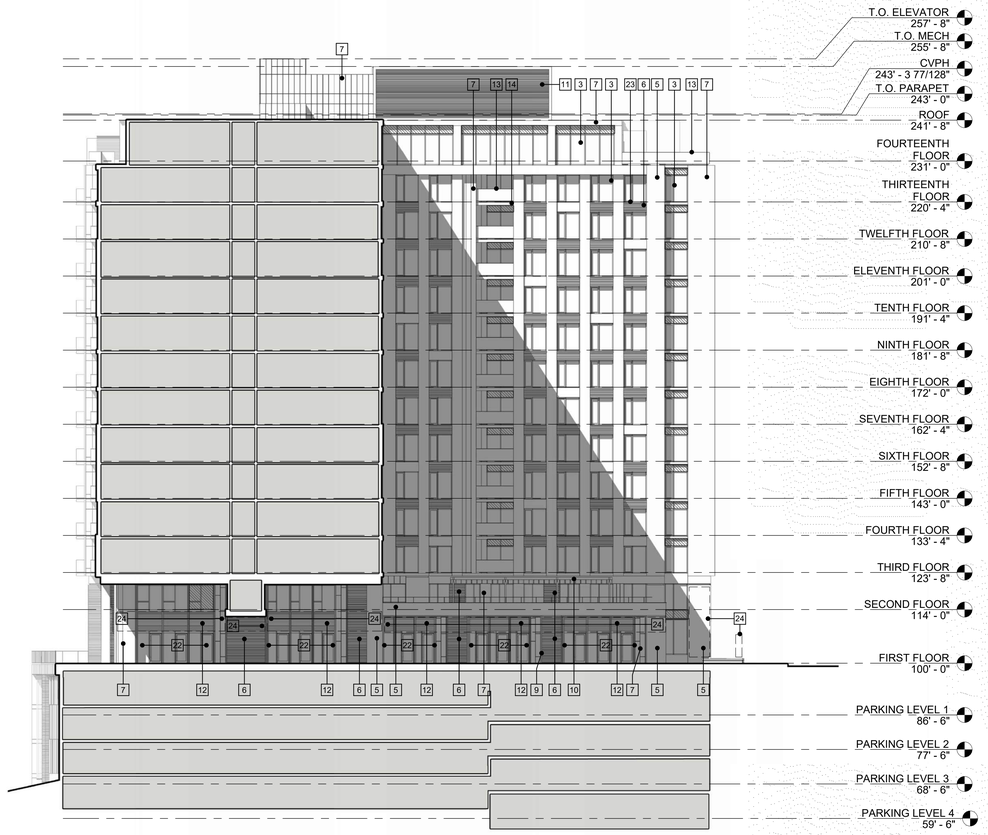
PRELIMINARY
NOT FOR CONSTRUCTION

BUILDING ELEVATIONS - BW

A252

8/5/2022 9:30:18 AM

2 A253 COURTYARD - SW ELEVATION - BW
1/16" = 1'-0"



1 A253 COURTYARD NE ELEVATION - BW
1/16" = 1'-0"

Potter Lawson
Success by Design

ELEVATION KEY NOTES

1 ALUMINUM STOREFRONT SYSTEM. ANODIZED MEDIUM BRONZE
2 ALUMINUM CURTAIN WALL SYSTEM. FULLY CAPTURED, 1" DEEP WINDOW MULLION CAPS W/ VENTS AT APT. UNITS. ANODIZED MEDIUM BRONZE
3 ALUMINUM WINDOW WALL SYSTEM. FULLY CAPTURED 1" DEEP WINDOW MULLION CAPS W/ VENTS AT APT UNITS. ANODIZED MEDIUM BRONZE
4 UNITIZED SSG ALUMINUM WINDOW WALL SYSTEM. ZERO SIGHT LINE VENTS AT APT UNITS.
5 BRICK VENEER
6 BRICK VENEER. EVERY OTHER COURSE EXTENDS OUT FROM FACE OF WALL 3/4".
7 CONCEALED FASTENER FORMED METAL PANEL. ANODIZED MEDIUM BRONZE
8 PLEATED CONCEALED FASTENER FORMED METAL PANEL. ANODIZED MEDIUM BRONZE.
9 CONCEALED FASTENER ANODIZED ALUMINUM SURROUND. MEDIUM BRONZE
10 STEEL SHADE STRUCTURE
11 MECHANICAL LOUVER
12 MECHANICAL LOUVER IN CURTAIN WALL FRAMING SYSTEM. FINAL LOCATIONS DETERMINED WITH TENANT INTERIOR PLANS
13 GLASS GUARDRAIL
14 EXPOSED CONCRETE BALCONY
15 SITE CAST CONCRETE W/ FORM-LINER FINISH
16 SITE CAST CONCRETE
17 COILING ENTRANCE
18 EXPOSED FASTENER FIBER CEMENT PANEL
19 GALVANIZED CABLE HUNG FROM OVERHANG AND SECURED TO CONCRETE PLANTER WALL.
20 CORETEN STEEL AND PRECAST CONCRETE PLANTER
21 ANODIZED ALUMINUM ENTRY DOORS IN CURTAIN WALL FRAMING SYSTEM. MEDIUM BRONZE
22 ALUMINUM ENTRY DOORS IN CURTAIN WALL FRAMING SYSTEM. FINAL LOCATIONS DETERMINED WITH TENANT INTERIOR PLANS
23 CAST STONE SILL
24 PLANNED TENANT SIGNAGE ZONE. FINAL LOCATIONS DETERMINED BY TENANT. WALL, PROJECTING AND GROUND SIGNAGE IS ANTICIPATED.
25 ENTRANCE CANOPY

ELEVATION KEY
SPANDREL GLAZING

121 E. Wilson Street
Quad Capital Partners

Madison, WI

2021.27.00

DATE	ISSUANCE/REVISIONS	#
08/08/2022	LAND USE & UDC APPLICATION	1

PRELIMINARY
NOT FOR CONSTRUCTION

BUILDING ELEVATIONS - BW

A253

8/5/2022 9:30:28 AM

NORTH PERSPECTIVE FROM PROMENADE

NORTH WEST PERSPECTIVE ALONG EAST WILSON STREET

EAST WILSON STREET - PERSPECTIVE - NIGHT

EAST WILSON STREET - PERSPECTIVE - DAY

8/5/2022 4:10:21 PM

Potter Lawson
Success by Design

Notes:

PRELIMINARY
NOT FOR CONSTRUCTION

121 E. Wilson Street
Quad Capital Partners

Madison, WI

2021.27.00

DATE	ISSUANCE/REVISIONS	#
08/08/2022	LAND USE & UDC APPLICATION	1

PERSPECTIVES

A254

SOUTH PERSPECTIVE OF TERRACE OVERLOOKING JOHN NOLEN DRIVE

NORTH EAST PERSPECTIVE FACING MARINA CONDOMINIUMS

SOUTHEAST PERSPECTIVE ALONG JOHN NOLEN DRIVE

8/5/2022 4:09:51 PM

Potter Lawson

Success by **Design**

Notes:

PRELIMINARY
NOT FOR CONSTRUCTION

121 E. Wilson Street
Quad Capital Partners

Madison, WI

2021.27.00

DATE	ISSUANCE/REVISIONS	#
08/08/2022	LAND USE & UDC APPLICATION	1

PERSPECTIVES

A255

1. Brick Veneer - Gray
2. Exposed Fastener Fiber Cement Panel
3. Exposed Fastener Fiber Cement Panel
4. Aluminum Window Mullion - Medium Bronze
5. Concealed Fastener Formed Metal Panel - Medium Bronze
6. Vision Glazing

Potter Lawson
Success by Design

Notes:

PRELIMINARY
NOT FOR CONSTRUCTION

121 E. Wilson Street
Quad Capital Partners

Madison, WI

2021.27.00

DATE	ISSUANCE/REVISIONS	Δ
08/08/2022	LAND USE & UDC APPLICATION	1

BUILDING MATERIALS

A256

8/5/2022 4:22:35 PM

urban design commission and plan commission review

EXTERIOR LIGHTING

121 EAST WILSON STREET

Madison, Wisconsin

August 8, 2022

LIGHTING ERGONOMICS

100 Sunbridge Ln,
Buffalo Grove (Chicago), IL 60089.
Ph1: +1 312 994 2374,
mail@lightingergonomics.com

INDEX

LD100: COVER SHEET LIGHTING
LD101: PARKING LEVEL 3 LIGHTING PLAN
LD102: FIRST FLOOR LIGHTING PLAN
LD103: SECOND FLOOR LIGHTING PLAN
LD104: FORTEENTH FLOOR LIGHTING PLAN
LD105: BUILDING FAÇADE LIGHTING
LD106: LIGHTING SCHEDULES

GENERAL NOTES

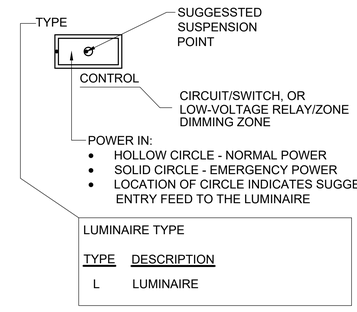
1. ALL THE SHEETS IN THIS DESIGN DEVELOPMENT MANUAL, UNLESS OTHERWISE MENTIONED, TO BE PLOTTED TO 30" X 42" SHEET
2. REFER TO LIGHTING LEGEND ON THE SIDE FOR THE FIXTURE SYMBOL & ABBREVIATION INFORMATION.
3. REFER TO SHEET LD106 FOR LUMINAIRE SCHEDULE
4. ALL DIMENSIONS ARE IN INCHES & FOOT UNLESS OTHERWISE SPECIFIED.
5. ONLY WRITTEN DIMENSIONS ARE TO BE FOLLOWED. DO NOT SCALE THE DRAWING.
6. ALL THE REFERENCED HEIGHTS ARE FROM FINISHED FLOOR TO THE BOTTOM OF THE LUMINAIRE, UNLESS OTHERWISE NOTED.
7. FOR ALL THE LINEAR LUMINAIRES, EXACT LENGTH TO BE DERIVED FROM THE ARCHITECTURAL CONDITIONS WITHIN WHICH THEY ARE INSTALLED.
8. PROVISIONS FOR THE REMOTE DRIVER SHALL BE MADE IN THE NEAREST ACCESSIBLE LOCATION FOR EASY MAINTENANCE. DISTANCE OF THE DRIVER FROM THE LUMINAIRE SHALL BE MAINTAINED AS PER MANUFACTURER'S RECOMMENDATIONS
9. RELEVANT SERVICES DRAWINGS ARE TO BE READ SIMULTANEOUSLY AND PROVISION OF CUTOUTS / SLEEVES TO BE PROVIDED AS REQUIRED.
10. ALL MANUFACTURERS CONTAINED WITHIN THIS MANUAL ARE PRESENTED TO DEFINE DESIGN DIRECTION AND PERFORMANCE. ALL FINAL SELECTIONS OF MANUFACTURERS SHALL BE AS SPECIFIED OR EQUAL.

OTHER SYMBOLS

◇ NOTE DESIGNATION

(1) CONTROL NOTE

LIGHTING LEGEND



RECESSED LINEAR LED PROFILE
MOUNTING LOCATION: CEILING

SUSPENDED LINEAR LED PROFILE
MOUNTING LOCATION: CEILING

SURFACE MOUNTED LINEAR LED PROFILE
MOUNTING LOCATION: ARCHITECTURAL SOFFIT OR COVE UNDER CABINET

WALL SURFACE
MOUNTING LOCATION: WALL

WALL RECESSED
MOUNTING LOCATION: WALL

PENDANT/SUSPENDED LUMINANCE
MOUNTING LOCATION: CEILING

SURFACE MOUNTED DOWNLIGHT
MOUNTING LOCATION: CEILING

RECESSED DOWNLIGHT LUMINAIRE
MOUNTING LOCATION: CEILING

TRACK
MOUNTING LOCATION: AS NOTED

TRACK HEAD
MOUNTING LOCATION: TRACK

© 2013 Potter Lawson Architects

Potter Lawson
Success by Design

LIGHTING ERGONOMICS

PRELIMINARY
NOT FOR CONSTRUCTION

121 E. Wilson Street
Quad Capital Partners

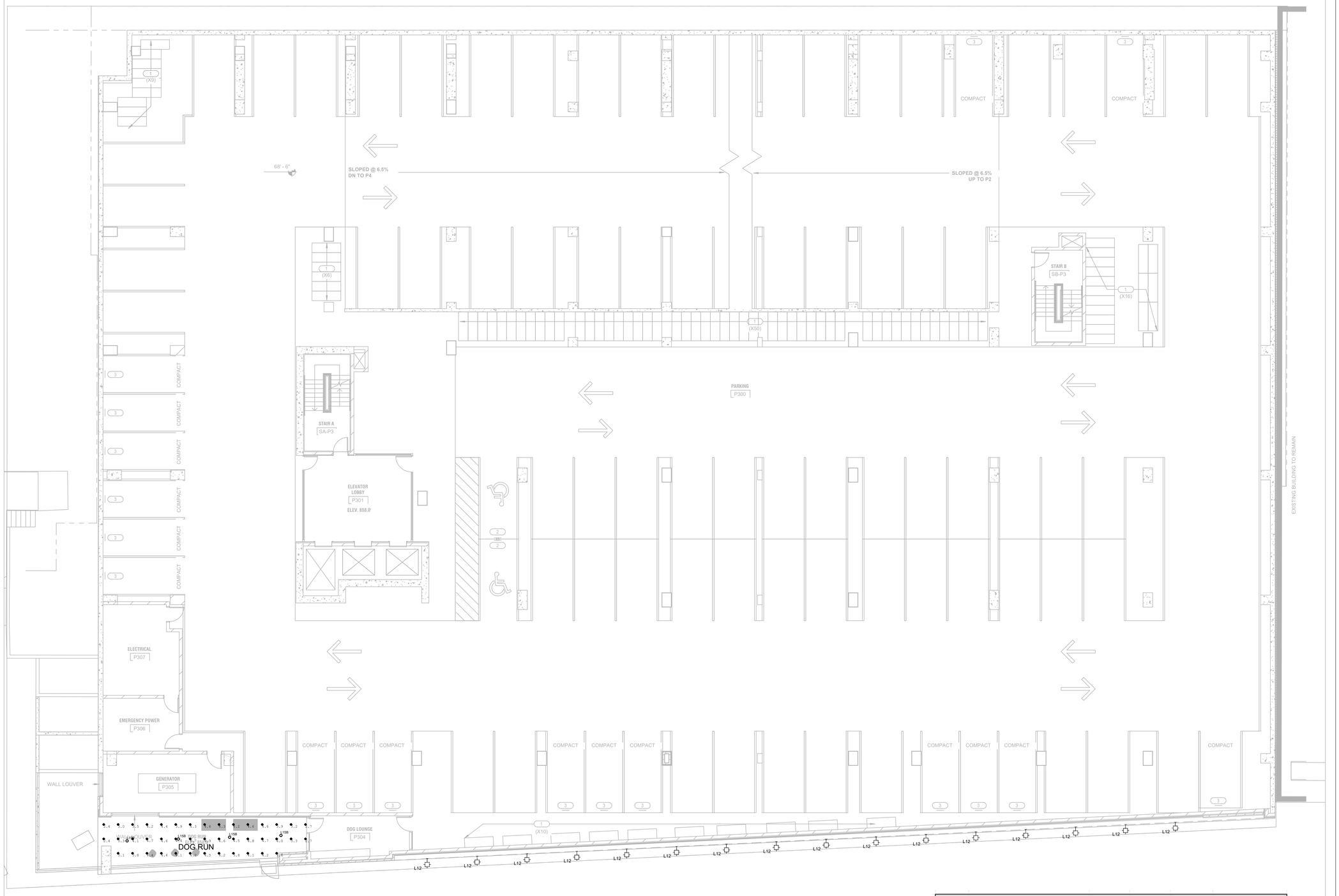
Madison, WI

2021.27.00

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

COVER SHEET LIGHTING

LD100



Illumination Statistics (Footcandles)					
S.No.	Area Name	Average	Maximum	Minimum	Average / Minimum
1	Dog Run	4.00	4.90	2.40	1.67

01 LD101 PARKING LEVEL 3 LIGHTING PLAN
1/8" = 1'-0"

© 2013 Potter Lawson Architects

Potter Lawson
Success by Design

LIGHTING ERGONOMICS

PRELIMINARY
NOT FOR CONSTRUCTION

121 E. Wilson Street
Quad Capital Partners

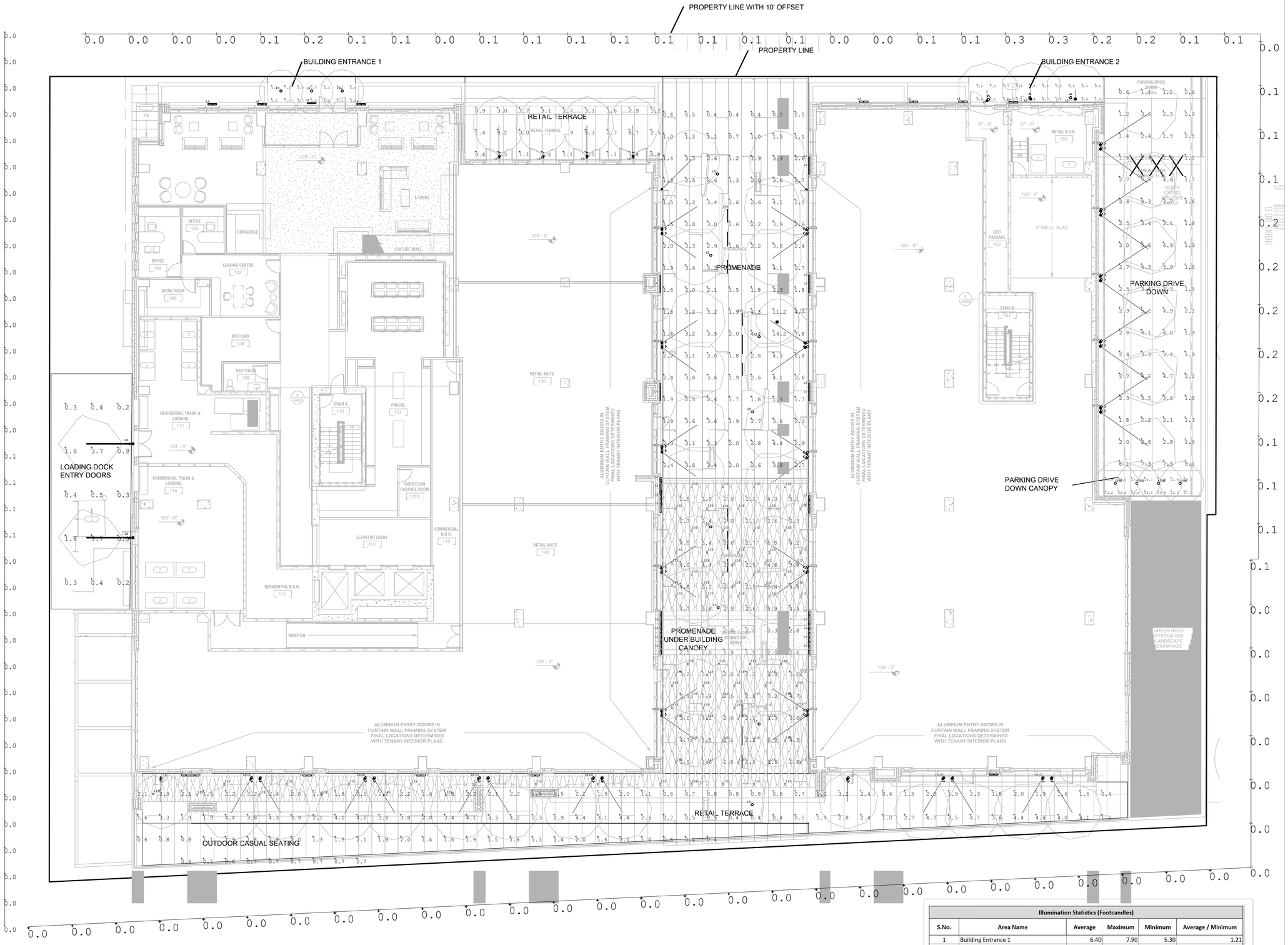
Madison, WI

2021.27.00

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

PARKING LEVEL 3 LIGHTING PLAN

LD101



01 LD102 FIRST FLOOR LIGHTING PLAN

1/8" = 1'-0"

Illumination Statistics (Footcandles)					
S.No.	Area Name	Average	Maximum	Minimum	Average / Minimum
1	Building Entrance 1	6.40	7.90	5.30	1.21
2	Building Entrance 2	5.03	7.90	1.90	2.65
3	Parking Drive Down Canopy	24.83	29.90	13.90	1.79
4	Parking Drive Down	2.91	7.50	0.60	4.85
5	Promenade	2.39	14.20	0.40	5.98
6	Promenade-Under Building Canopy	3.33	7.20	1.50	2.22
7	Property Line Trespass West, North and E	0.07	0.30	0.00	N.A
8	Property Line Trespass J Nolan	0.00	0.00	0.00	N.A
9	Retail Terrace	2.92	9.30	0.60	4.87
10	Seating Terrace	2.13	4.70	0.40	5.33
11	Loading Dock Entry Doors	1.03	3.70	0.20	2.77

Note:
Luminaire type L5 (Tree uplight) and L16 (Landscape Bench integrated light) is not included in the calculations

© 2013 Potter Lawson Architects

Potter Lawson
Success by Design

LIGHTING ERGONOMICS

PRELIMINARY
NOT FOR CONSTRUCTION

121 E. Wilson Street
Quad Capital Partners

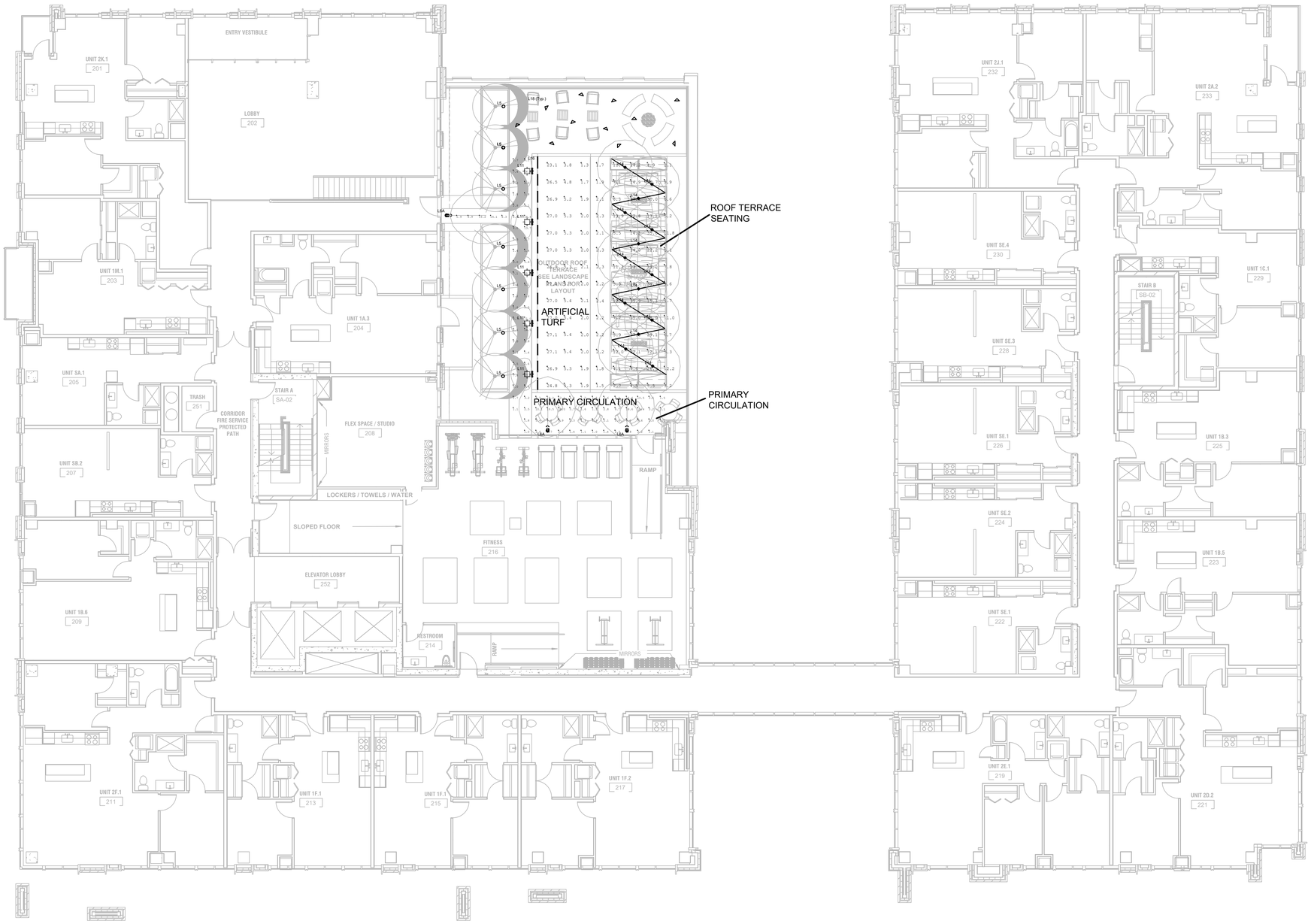
Madison, WI

2021.27.00

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

FIRST FLOOR LIGHTING PLAN

LD102



Illumination Statistics (Footcandles)					
S.No.	Area Name	Average	Maximum	Minimum	Average / Minimum
1	Artificial Turf	11.21	27.10	1.30	8.62
2	Primary Circulation	5.67	19.50	1.00	5.67
3	Roof Terrace Seating	12.31	35.90	1.50	8.21

01 LD103 SECOND FLOOR LIGHTING PLAN
1/8" = 1'-0"

© 2013 Potter Lawson Architects

Potter Lawson
Success by Design

LIGHTING ERGONOMICS

PRELIMINARY
NOT FOR CONSTRUCTION

121 E. Wilson Street
Quad Capital Partners

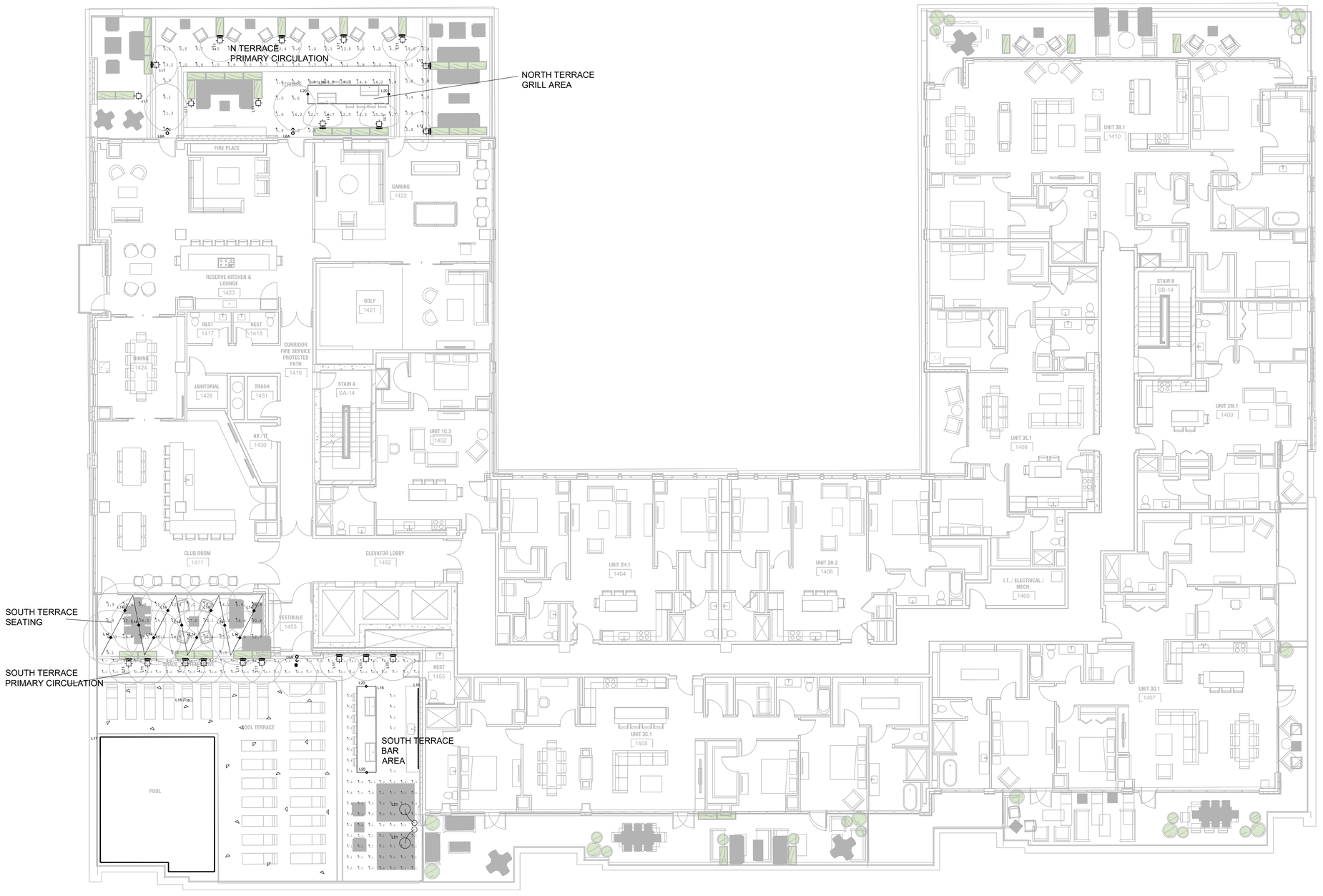
Madison, WI

2021.27.00

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

SECOND FLOOR LIGHTING PLAN

LD103



Illumination Statistics (Footcandles)					
S.No.	Area Name	Average	Maximum	Minimum	Average / Minimum
1	N Terrace Primary Circulation	5.95	17.90	0.60	9.92
2	N Terrace Grill Area	20.41	37.00	1.60	12.76
3	S Terrace Primary Circulation	12.39	25.40	1.50	8.26
4	S Terrace Bar Area	5.56	25.40	1.50	8.26
5	S Terrace Seating	22.23	47.00	3.90	5.70

Note:
Luminaire type L7 (Pool light) and L20 (Bar Counter top task light) and L20 (Floor Lampshade) are not included in the calculations

01 LD104 FOURTEENTH FLOOR LIGHTING PLAN
1/8" = 1'-0"

© 2013 Potter Lawson Architects

Potter Lawson
Success by Design

LIGHTING ERGONOMICS

PRELIMINARY
NOT FOR CONSTRUCTION

121 E. Wilson Street
Quad Capital Partners

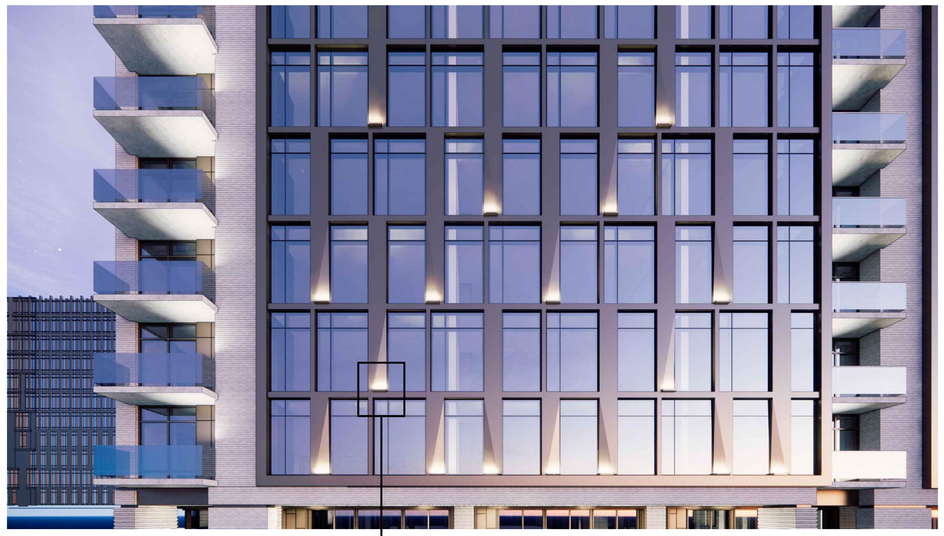
Madison, WI

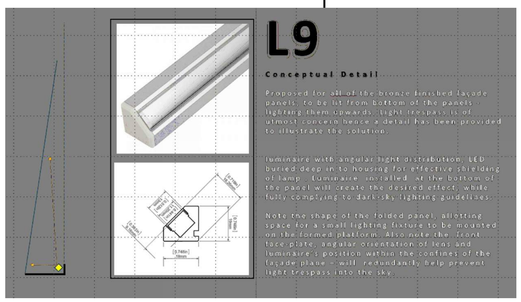
2021.27.00

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

FOURTEENTH FLOOR LIGHTING LAYOUT

LD104





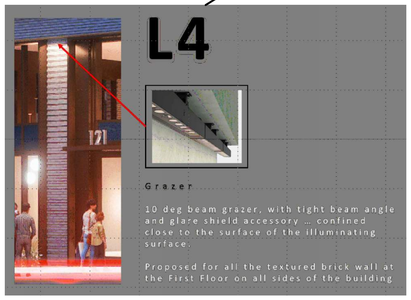
L9

Conceptual Detail

Proposed for all of the bronze finished façade panels, to be lit from bottom of the panels lighting them upwards. Light trespass, glare, utmost concern hence a detail has been provided to illustrate the solution.

luminaire with angular light distribution, LED buried deep into housing for effective shielding of lamp. Luminaire installed at the bottom of the panel will create the desired effect, while fully complying to dark sky lighting guidelines.

Note the shape of the folded panel, allotting space for a wall lighting fixture to be mounted on the formed platform. Also note the front face plate, angular orientation of lens and luminaire, position within the confines of the façade plane - will redundantly, help prevent light trespass into the sky.

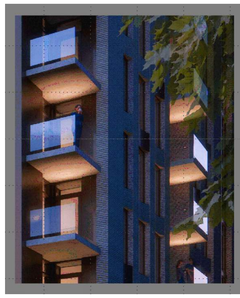


L4

Grazer

10 deg beam grazer, with tight beam angle and glare shield accessory ... confined close to the surface of the illuminating surface.

Proposed for all the textured brick wall at the First Floor on all sides of the building.



L10

Individual Residential Unit
Patio lighting

Wall recessed mounted
Light fixture with asymmetric beam distribution.

Proposed for all the projecting balconies, to be lit from underside with indirect and soft diffused illumination.

As the luminaire is located deep inside the space, potential for any light trespass in to sky is greatly mitigated by the projecting balcony

© 2013 Potter Lawson Architects

Potter Lawson
Success by Design

LIGHTING ERGONOMICS

PRELIMINARY
NOT FOR CONSTRUCTION

121 E. Wilson Street
Quad Capital Partners

Madison, WI

2021.27.00

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

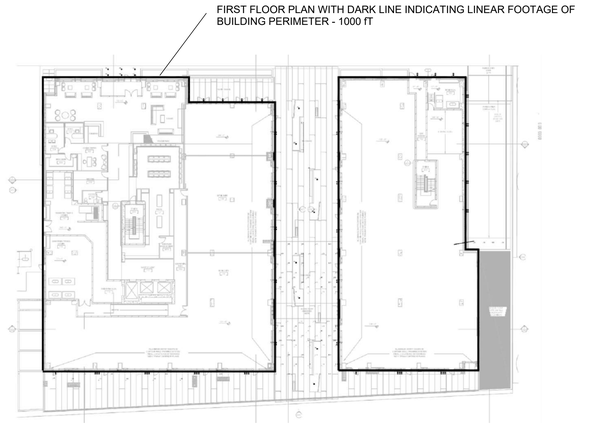
BUILDING FACADE LIGHTING

LD105

LUMINAIRE SCHEDULE

Luminaire Reference	Image	Where Fixtures are Proposed to be Used	Generic Luminaire Description: [Physical] [Mounting] [Profile/Shape] & [Function]	Reference Product	Wattage	Lumens
L1	Not Used					
L2	Not Used					
L3	Not Used					
L4		Exterior Promenade Textured Column Accent	2.64"H x 2"W x 24"L Extruded Aluminum Surface Mounted Wet Location Grazing Downlight	Insight: Medley Exterior Remote (MER) Series	18 Watts	1566Lm
L5		Exterior Tree and Plant life Uplight Accent	8-1/8" Diameter x 8-3/4" D Die-Cast Aluminum Housing with Stainless Steel Faceplate In-Grade Symmetric Uplight	BEGA: Series 77913	8.2 Watts	470Lm
L6		15 Degree Beam Pattern for Promenade Area Lighting	2.6" Square x 8.9"L Top of Mullion Surface Mounted Aimable Luminaires for Promenade Area Accent Lighting - All shielded with for Dark Sky Compliance with Honeycomb Glare Reducing Accessory	EcoSense: Rise Series F080 Single	11.5 Watts	744Lm
L6A		20 Degree Beam Spread for Seating Area Lighting	2.6" Square x 8.9"L Top of Mullion Surface Mounted Aimable Luminaires for Area Accent Lighting - All shielded for Dark Sky Compliance with Honeycomb Louver Accessory	EcoSense: Rise Series F080 Single	7.5 Watts	531Lm
L7		Elevated Terrace (Second Floor - If Shown) Circulation Spaces	7.8"W x 6.8"D x 39.3"H Extruded and Die Cast Aluminum Landscape Bollard (Where Shown)	Ligman: Prague 2 Medium Series	14 Watts	1660Lm
L8		Canopy frame integrated downlight	3" Diameter Surface Mounted Wet Location Downlight with Remote Driver	DesignPlan: EYE 80 Surface Version Series	5 Watts	400Lm
L9		Exterior Decorative Metal Panel Accent	3/4"W x 3/4"H x 24"L Extruded Aluminum Wet Location 45 Degree Channel with Remote Driver	FlexFireLEDs: Ultra Bright Accent Series	3.5W/Ft	267Lm/Ft
L10		Individual Residential Unit Balcony Uplighting	2.56"H x 12.20"L x 2.17"D Die Cast Aluminum Inverted Wall light for Indirect Patio Ceiling Accent Light	DesignPlan: Step Linear 07 Series	10.5Watts	324Lm
L11		Flush Mounted Landscape Step Light	2.36" Square Truncated Pyramid Flush Mounted Landscape Step/Pathway Single Downlight	Design Plan: Beam 2.7 LED Wall Mount IP67 Series	2 Watts	70Lm
L12		Dog Run Back wall	1.28"D x 3.66W x 14"L & 24"L Linear Wall Sconces Randomly Placed per Architect's Rendering	DesignPlan: Eclipse Linear 350 & 600 Series	14 Watts 24 Watts	584Lm 781 Lm
L13		Wilson Promenade Entrance Ceiling	5" Square x 2.52" Deep Recessed Ceiling Area Light within Decorative Ceiling System	Design Plan: QUBY IP54 Series	2 Watts	200Lm
L14		Catenary Suspended Accent Lighting	Low Voltage 1" Dia. x 7"L Cylinders for both Spot and Adjustable Models - with Remote Transformers	Bruck: Skyline Series with Zoom features on Both Spot and Downlight Fixtures	10 Watts	780Lm
L15 (A, B, C)		Various Locations Requiring Additional Downlighting	3.2", 4.9", 7.9" Diameter Recessed Downlights where indicated on Lighting Plans.	DesignPlan: EYE Recessed LED Downlight Series	5 Watts 12Watts 20 Watts	400Lm 950Lm 1400Lm
L16		Bench Integrated Linear Encapsulated LED Channel	0.7" x 0.7" Channel with Encapsulated LED Neon Strip in Lengths indicated on Lighting Plans	PureEdge: Channel Neon Series	5 Watts/Ft.	212 Lm/Ft.
L17		Pool Partial Perimeter Outline with Submersible Neon Strip	0.7" x 0.7" Channel with Encapsulated LED Neon Strip in Lengths indicated on Lighting Plans	PureEdge: Channel Neon Series	5 Watts/Ft.	212 Lm/Ft.
L18		Geometric Luminous Shapes Recessed into Grade Substance	Triangular IP67 Rated LED Luminous Grade Recessed Forms in Patterns Designed by Architect and Landscape Architect	DesignPlan: MIN/MAX Triangolo In-Grade Series	9.6 - 16 Watts Pattern Dependent	79 - 1328Lm Pattern Dependent
L19		OPTIONAL Pergola Downlight for Seating Area	Optional Luminaire System to the Type L14 Catenary System	PureEdge: Catenary Saber Neon Series	4.4 Watts/Ft.	312Lm/Ft.
L20		Surface Mounted Light on Grill Counter Top	4 7/8"W x 21"H x 1" Square Depth Surface Counter Mounted Area Light	Rejuvenation: Boyleston LED Path Light Series	2 Watts	125Lm
L20 Alternate		Surface Mounted Light on Grill Counter Top	4'W x 5.7"D x 19'6"H with 2" x 4" Footprint on Counter Top - Dimmable Task Light	Ligman: Prague 1 Small Series	8 Watts	855Lm
L21		Floor Mounted Exterior Rated Arc Light	67"W x 67.25"H x 18"D Fixture with 18.11"W x 11.4"H Shade Wet Location Rated Varnished Fiberglass Arc Floor Lamp with Varnished Fiber Shade	Foscarini: Twiggy Grid Outdoor Floor Lamps Series	31 Watts	1600Lm

CONNECTED LIGHTING LOAD FOR ILLUMINATING BUILDINGS AND STRUCTURE



LOAD CALCULATION SCHEDULE

LPD Calculations for the Building Facade Lighting

Luminaire Type	Location used on the project	Wattage	Quantity	Total Wattage
L4	First Floor Textured Stone Walls	18W	39	702W
L6	Terraces, Entrance, Promenade, Outdoor Seating & Parking Entrance	11.5W	29	333.5W
L8	Building Entrance	5W	3	15W
L9	Facade Panel Warm Uplight Accent	7W	133	931W
L10	Residence Balconies	10.5W	110	1155W
L12	Random Array of Accent Wall Fixtures at Lakeside	19W (Ave)	19 (Est) Not to Exceed	361W
L13	Retail Entrance Canopy, Under Building Canopy, Casual Seating Canopy	2W	92	184W
L15B	Parking Ramp Entrance	L15B = 12W	4	48W
		Project Total		**3729.5W**

Potter Lawson
Success by Design

LIGHTING ERGONOMICS

PRELIMINARY
NOT FOR CONSTRUCTION

121 E. Wilson Street
Quad Capital Partners

Madison, WI

2021.27.00

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

LIGHTING SCHEDULES

LD106

© 2013 Potter Lawson Architects