

**402 WILSON STREET: UNIT MATRIX**

UNIT TYPE	UNIT DATA	BED	DEN	BATH	SF	UNITS PER FLOOR				TOTALS
						1ST	2ND	3RD	4TH	
1A		1	N/A	1	570	-	2	2	2	6
1A.1		1	N/A	1	535	2	-	-	-	2
1B		1	N/A	1	780	1	1	-	-	2
1C	WHEDA UNIT/ TYPE A UNIT	1	N/A	1	610	1	1	1	1	4
1D	WHEDA UNIT	1	N/A	1	600	1	1	1	1	4
1E		1	N/A	1	700	1	1	1	1	4
1F		1	N/A	1	600	1	1	1	1	4
1G		1	N/A	1	740	-	1	-	-	1
1H		1	N/A	1	850	-	-	1	1	2
2A		2	N/A	2	1000	-	1	1	1	3
2A.1		2	N/A	2	970	1	-	-	-	1
2B		2	N/A	2	1010	-	1	1	1	3
2C		2	N/A	2	920	2	2	-	-	4
2C.1		2	N/A	2	910	-	-	2	2	4
2D		2	N/A	2	960	1	1	1	1	4
2E		2	N/A	2	1100	-	-	1	1	2
2F		2	N/A	2	960	1	-	-	-	1
2F.1	WHEDA UNIT/ TYPE A UNIT	2	N/A	2	1050	-	1	1	1	3
<b>TOTAL UNITS</b>						<b>12</b>	<b>14</b>	<b>14</b>	<b>14</b>	<b>54</b>

**402 WILSON STREET: GENERAL BUILDING INFORMATION**

- LOWER LEVEL:	<b>13,259 GSF</b>	TOTAL PARKING SPACES: <b>29</b> (0.54:1 - PKG TO UNIT RATIO)
- LEVEL ONE:	<b>12,840 GSF</b>	TOTAL BIKE PARKING: <b>60</b> (1 PER UNIT FOR 1BD & 2BD = 54 / 1 PER GUEST EVERY 10 UNITS = 6 AT EXTERIOR)
- LEVEL TWO:	<b>13,789 GSF</b>	
- LEVEL THREE & FOUR:	<b>14,048 GSF</b>	TOTAL WHEDA STORAGE: <b>54</b> (1:1)
<b>- BUILDING TOTAL: 67,984 GSF</b>		

**402 WILSON STREET**

402 W. WILSON STREET  
MADISON, WI 53703

Owner  
BEAR DEVELOPMENT  
4011 80TH STREET  
KENOSHA, WI 53142

PROJECT NUMBER 223435.00

ISSUED FOR:

LAND USE APPLICATION 05-31-22

REVISION FOR:

NO. DESCRIPTION DATE

GENERAL NOTES - ZONING			
CITY OF MADISON			
STANDARD	REQUIRED (MIN.)	PROVIDED	NOTES
AUTOMOBILE PARKING	1 PER DWELLING MIN. 2.5 PER DWELLING MAX.		54 UNITS
	54 MIN.	29	
BIKE PARKING	1 PER BEDROOM (UP TO 2BD) + 1 GUEST SPACE PER 10 UNITS		
	60	60	
ELECTRIC VEHICLE CHARGING STATIONS	EV READY SPACES: 10% (3) EV INSTALLED SPACES: 2% (1)	3 1	TOTAL PARKING SPACES: 29
BIRD SAFE GLASS	CHAPTER 28, SUBCHAPTER 281 28.129	WILL COMPLY	

GENERAL NOTES - ZONING			
CITY OF MADISON			
DOWNTOWN RESIDENTIAL 2 DISTRICT - DIMENSIONAL STANDARDS			
STANDARD	REQUIRED (MIN.)	PROVIDED	NOTES
LOT AREA	3,000 SQ. FT.	21,437 S.F. (0.49 ACRE)	PER ALTA ROW LINE
LOT WIDTH	40 FT.	132.54 FT. (WIDTH)	190.87 LENGTH
FRONT YARD SETBACK	10 FT.	15'-5"	WILSON STREET
SIDE YARD SETBACK	5 FT.	5'-0"	BROOM STREET
	NORTH 5 FT.	5'-9"	
	SOUTH 5 FT.	5'-6"	
REAR YARD SETBACK	LESSER OF 20% LOT DEPTH OR 20 FT.		
	NORTH 20 FT.	20'-4"	
	SOUTH 20 FT.	8'-1 1/2"	
MAXIMUM LOT COVERAGE	80% (MAX.)	67%	14,495 GSF
MINIMUM HEIGHT	2 STORIES	4 STORIES	
MAXIMUM HEIGHT	4 STORIES	4 STORIES	PER DOWNTOWN HEIGHT MAP
STEPBACKS	N/A	N/A	
USABLE OPEN SPACE	20 SQ. FT. PER BEDROOM	GRADE LEVEL 4,528 SQ. FT.	79 BEDROOMS 54 UNITS
	1,580 SQ. FT.	42 BALCONIES AT UNITS: 2,100 SQ. FT. (50 PER)	
		<b>6,628 SQ. FT. (TOTAL)</b>	

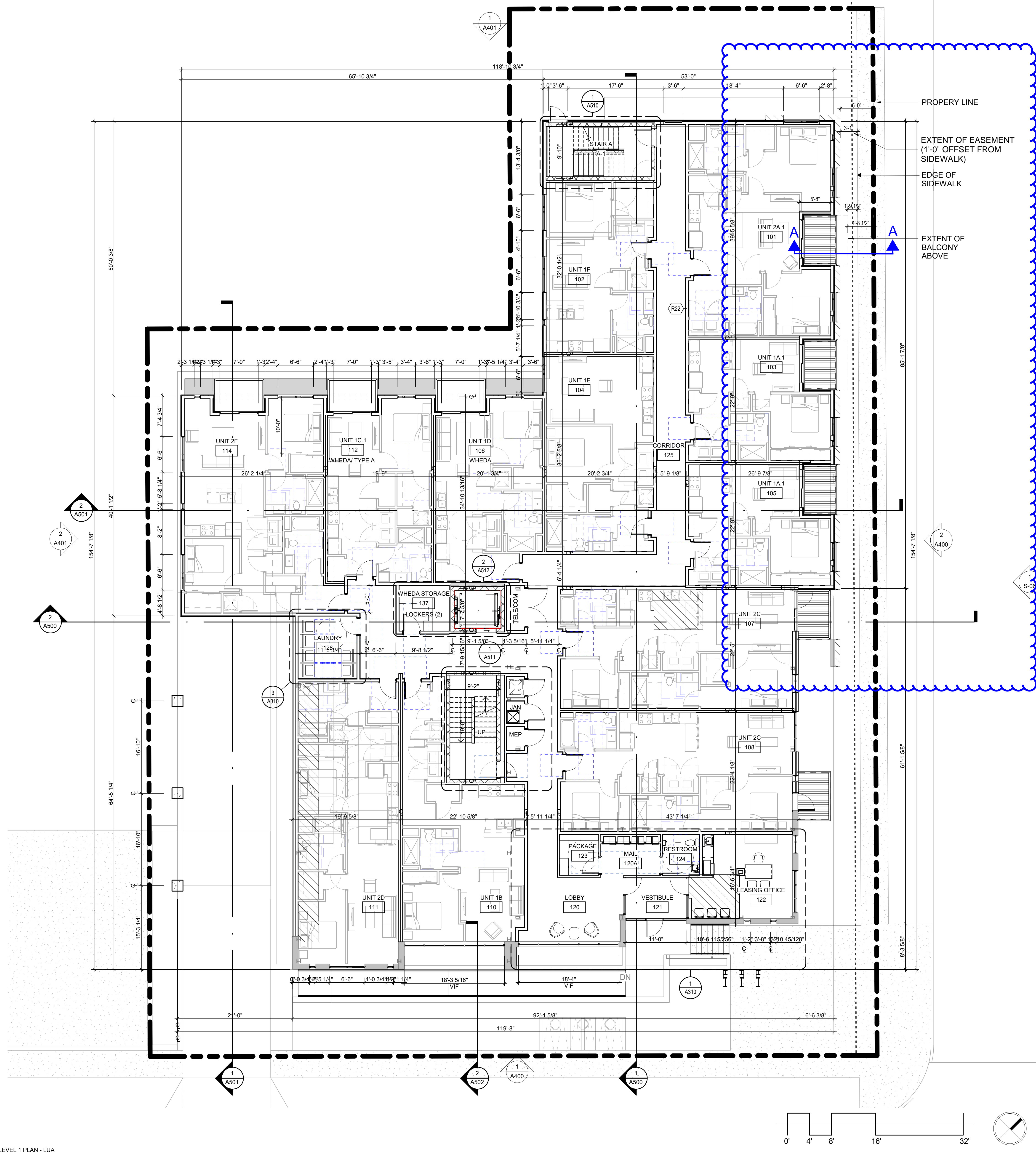
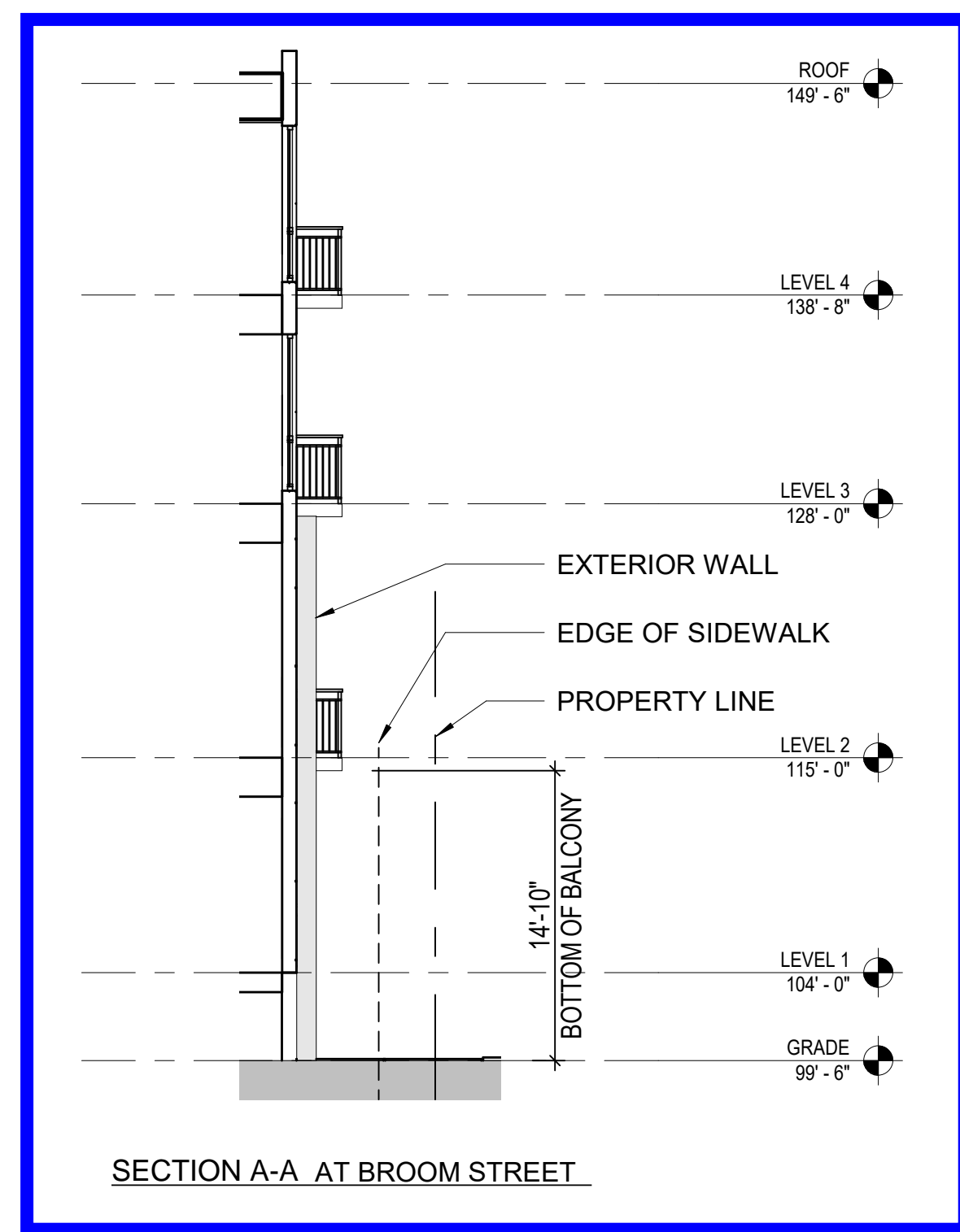
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**PROJECT INFORMATION**

**GENERAL NOTES - FLOOR PLANS**

1. 5/16" CIVIL = 1/8" ARCHITECTURAL
2. DIMENSIONS AT BUILDING EXTERIOR MASONRY VENEER ARE TO EXTERIOR FACE OF MASONRY.
3. DIMENSIONS AT BUILDING EXTERIOR NON-MASONRY VENEER ARE TO EXTERIOR FACE OF SHEATHING.
4. DIMENSIONS AT BUILDING INTERIOR ARE TO NOMINAL FACE OF FINISHED GYPSUM BOARD UNLESS OTHERWISE NOTED.
5. 4" DIMENSION TYPICAL FROM DOOR JAMB TO ADJACENT WALL, UNLESS NOTED OTHERWISE.
6. REFER TO ENLARGED PLANS FOR ADDITIONAL WALL AND DOOR TAGS.
7. UNLESS NOTED OTHERWISE, UNIT DEMISING WALLS ARE TYPE Q22 AND UNIT TO CORRIDOR WALLS ARE TYPE R22. SEE WALL TYPES ON SHEET A600-7 FOR THESE AND ADDITIONAL DETAILS.
8. REFER TO SHEET A602-7 FOR ROOF, CEILING AND FLOOR ASSEMBLIES.
9. MECHANICAL EQUIPMENT FOR COORDINATION ONLY.
10. DWELLING UNITS SHOWN FOR REFERENCE ONLY. SEE ENLARGED UNIT PLANS FOR DWELLING UNIT INFORMATION.
11. SEE FINISH SCHEDULE AND FINISH PLANS FOR FINISH INFORMATION.
12. VERIFY ALL EXTERIOR ROUGH OPENING DIMENSIONS WITH PRODUCT MANUFACTURERS.
13. REFER TO CODE CONFORMANCE PLANS FOR FIRE EXTINGUISHER AND FIRE EXTINGUISHER CABINET LOCATIONS.
14. COORDINATE REQUIRED SHEAR WALL CONSTRUCTION AND LOCATIONS AS CALLED FOR ON STRUCTURAL DRAWINGS.
15. GENERAL CONTRACTOR TO PROVIDE PROPOSED CONTROL JOINT PLAN FOR REVIEW BY ARCHITECT AND STRUCTURAL ENGINEER.



1 LEVEL 1 PLAN - LUA  
SCALE: 1/8" = 1'-0"

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MADISON, WI 53703

Owner  
BEAR DEVELOPMENT  
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PROJECT NUMBER 223435.00

ISSUED FOR:

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REVISION FOR:

NO.	DESCRIPTION	DATE

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**LEVEL 1 PLAN**

PLAN MODIFICATIONS:

#	Date	Description
1	04.11.22	UDC INFORMATIONAL
2	06.31.22	LAND USE SUBMITTAL
3	06.16.22	LAND USE UPDATES
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

Designed By: CTD  
Reviewed By: ACC  
Approved By:

SHEET TITLE:  
**SITE PLAN**

SHEET NUMBER:  
**C3.0**

SITE INFORMATION BLOCK	
SITE ADDRESS	402 W WILSON ST
PROPERTY USE	MULTI-FAMILY HOUSING
PROPERTY SIZE	0.49 ACRES OR 21,437 SF
NUMBER OF BUILDING STORIES	4
BUILDING FOOTPRINT SQUARE FOOTAGE (1ST FLOOR)	12,840 GSF
GROSS BUILDING SQUARE FOOTAGE	67,984 GSF
NUMBER OF PARKING STALLS	
UNDERGROUND	13
LARGE	13
COMPACT	14
ACCESSIBLE	2
TOTAL UNDERGROUND	29
NUMBER OF BICYCLE STALLS:	
SURFACE	6
UNDERGROUND	54
EXISTING VS. PROPOSED SITE COVERAGE	
EXISTING IMPERVIOUS SURFACE AREA	18,638 SF
EXISTING PERVIOUS SURFACE AREA	2,799 SF
EXISTING IMPERVIOUS SURFACE AREA RATIO	0.87
PROPOSED IMPERVIOUS SURFACE AREA	
PROPOSED IMPERVIOUS SURFACE AREA AT GROUND PLANE	17,387 SF
PROPOSED PERVIOUS SURFACE AREA AT GROUND PLANE	4,350 SF
PROPOSED GREEN ROOF AREA	8,000 SF
PROPOSED IMPERVIOUS SURFACE AREA RATIO	0.69

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