

URBAN DESIGN COMMISSION APPLICATION

UDC

City of Madison
Planning Division
Madison Municipal Building, Suite 017
215 Martin Luther King, Jr. Blvd.
P.O. Box 2985
Madison, WI 53701-2985
(608) 266-4635



FOR OFFICE USE ONLY:

Date Received _____

Initial Submittal

Paid _____

Revised Submittal

Complete all sections of this application, including the desired meeting date and the action requested. If your project requires both UDC and Land Use application submittals, a completed [Land Use Application](#) and accompanying submittal materials are also required to be submitted.

If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call the Planning Division at (608) 266-4635.

Si necesita interprete, traductor, materiales en diferentes formatos, u otro tipo de ayuda para acceder a estos formularios, por favor llame al (608) 266-4635.

Yog tias koj xav tau ib tug neeg txhais lus, tus neeg txhais ntawv, los sis xav tau cov ntaub ntawv ua lwm hom ntawv los sis lwm cov kev pab kom paub txog cov lus qhia no, thov hu rau Koog Npaj (Planning Division) (608) 266-4635.

1. Project Information

Address (list all addresses on the project site): _____

Title: _____

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

UDC meeting date requested _____

New development

Alteration to an existing or previously-approved development

Informational

Initial Approval

Final Approval

3. Project Type

Project in an Urban Design District

Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)

Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)

Planned Development (PD)

General Development Plan (GDP)

Specific Implementation Plan (SIP)

Planned Multi-Use Site or Residential Building Complex

Signage

Comprehensive Design Review (CDR)

Modifications of Height, Area, and Setback

Sign Exceptions as noted in [Sec. 31.043\(3\)](#), MGO

Other

Please specify

4. Applicant, Agent, and Property Owner Information

Applicant name _____

Street address _____

Telephone _____

Project contact person _____

Street address _____

Telephone _____

Property owner (if not applicant) _____

Street address _____

Telephone _____

Company _____

City/State/Zip _____

Email _____

Company _____

City/State/Zip _____

Email _____

City/State/Zip _____

Email _____

Introduction

The City of Madison's Urban Design Commission (UDC) has been created to:

- Encourage and promote high quality in the design of new buildings, developments, remodeling, and additions so as to maintain and improve the established standards of property values within the City.
- Foster civic pride in the beauty and nobler assets of the City, and in all other ways possible assure a functionally efficient and visually attractive City in the future.

Types of Approvals

There are three types of requests considered by the UDC:

- Informational Presentation. A request for an Informational Presentation to the UDC may be requested prior to seeking any approvals to obtain early feedback and direction before undertaking detailed design efforts. Applicants should provide details on the context of the site, design concept, site and building plans, and other relevant information to help the UDC understand the proposal and provide feedback. (Does not apply to CDR's or Signage Modification requests)
- Initial Approval. Applicants may, at their discretion, request Initial Approval of a proposal by presenting preliminary design information. As part of their review, the Commission will provide feedback on the design information that should be addressed at Final Approval stage.
- Final Approval. Applicants may request Final Approval of a proposal by presenting all final project details. Recommendations or concerns expressed by the UDC in the Initial Approval must be addressed at this time.

Presentations to the Commission

The Urban Design Commission meets virtually via Zoom, typically on the second and fourth Wednesdays of each month at 4:30 p.m. Applicant presentations are strongly encouraged, although not required. Prior to the meeting, each individual speaker is required to complete an online registration form to speak at the meeting. A link to complete the online registration will be provided by staff prior to the meeting. Please note that individual presentations will be limited to a **maximum of three (3) minutes**. The pooling of time may be utilized to provide one speaker more time to present, however the additional time will be based on the number of registrants from the applicant team, i.e. two (2) applicant registrants = six (6) minutes for one (1) speaker.

Primarily, the UDC is interested in the appearance and design quality of projects. Emphasis should be given to the site plan, landscape plan, lighting plan, building elevations, exterior building materials, color scheme, and graphics. Please note that presentation slides, in a PDF file format, are required to be submitted **the Friday before** the UDC meeting.

URBAN DESIGN DEVELOPMENT PLANS CHECKLIST

The items listed below are minimum application requirements for the type of approval indicated. Please note that the UDC and/or staff may require additional information in order to have a complete understanding of the project.

1. Informational Presentation

- ☐ Locator Map
- ☐ Letter of Intent (If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required)
- ☐ Contextual site information, including photographs and layout of adjacent buildings/structures
- ☐ Site Plan
- ☐ Two-dimensional (2D) images of proposed buildings or structures.

Providing additional information beyond these minimums may generate a greater level of feedback from the Commission.

Requirements for All Plan Sheets

1. Title block
2. Sheet number
3. North arrow
4. Scale, both written and graphic
5. Date
6. Fully dimensioned plans, scaled at 1"= 40' or larger

**** All plans must be legible, including the full-sized landscape and lighting plans (if required)**

2. Initial Approval

- ☐ Locator Map
- ☐ Letter of Intent (If the project is within a Urban Design District, a summary of how the development proposal addresses the district criteria is required)
- ☐ Contextual site information, including photographs and layout of adjacent buildings/structures
- ☐ Site Plan showing location of existing and proposed buildings, walks, drives, bike lanes, bike parking, and existing trees over 18" diameter
- ☐ Landscape Plan and Plant List (*must be legible*)
- ☐ Building Elevations in **both** black & white and color for all building sides, including material and color callouts
- ☐ PD text and Letter of Intent (if applicable)

Providing additional information beyond these minimums may generate a greater level of feedback from the Commission.

3. Final Approval

All the requirements of the Initial Approval (see above), **plus**:

- ☐ Grading Plan
- ☐ Lighting Plan, including fixture cut sheets and photometrics plan (must be legible)
- ☐ Utility/HVAC equipment location and screening details (with a rooftop plan if roof-mounted)
- ☐ Site Plan showing site amenities, fencing, trash, bike parking, etc. (if applicable)
- ☐ PD text and Letter of Intent (if applicable)
- ☐ Samples of the exterior building materials
- ☐ Proposed sign areas and types (if applicable)

4. Signage Approval (*Comprehensive Design Review (CDR), Sign Modifications, and Sign Exceptions (per [Sec. 31.043\(3\)](#))*)

- ☐ Locator Map
- ☐ Letter of Intent (a summary of how the proposed signage is consistent with the CDR or Signage Modifications criteria is required)
- ☐ Contextual site information, including photographs of existing signage both on site and within proximity to the project site
- ☐ Site Plan showing the location of existing signage and proposed signage, dimensioned signage setbacks, sidewalks, driveways, and right-of-ways
- ☐ Proposed signage graphics (fully dimensioned, scaled drawings, including materials and colors, and night view)
- ☐ Perspective renderings (emphasis on pedestrian/automobile scale viewsheds)
- ☐ Illustration of the proposed signage that meets [Ch. 31, MGO](#) compared to what is being requested
- ☐ Graphic of the proposed signage as it relates to what the [Ch. 31, MGO](#) would permit

5. Required Submittal Materials

Application Form

- A completed application form is required for each UDC appearance. For projects also requiring Plan Commission approval, applicants must also have submitted an accepted application for Plan Commission consideration prior to obtaining any formal action (Initial or Final Approval) from the UDC.

Letter of Intent

- If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required.
- For signage applications, a summary of how the proposed signage is consistent with the applicable Comprehensive Design Review (CDR) or Signage Modification review criteria is required.

Development Plans (Refer to checklist on Page 4 for plan details)

Filing Fee (Refer to Section 7 (below) for a list of application fees by request type)

Electronic Submittal

- Complete electronic submittals must be received prior to the application deadline before an application will be scheduled for a UDC meeting. Late materials will not be accepted. All plans must be legible and scalable when reduced. Individual PDF files of each item submitted should be submitted via email to UDCapplications@cityofmadison.com. The email must include the project address, project name, and applicant name.
- Email Size Limits. Note that an individual email cannot exceed 20MB and it is the responsibility of the applicant to present files in a manner that can be accepted. Applicants who are unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.

Notification to the District Alder

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

6. Applicant Declarations

- Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with _____ on _____.
- 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 _____ Relationship to property _____

Authorizing signature of property owner  Date _____

7. Application Filing Fees

Fee payments are due by the submittal date. Payments received after the submittal deadline may result in the submittal being scheduled for the next application review cycle. Fees may be paid in-person, via US Mail, or City drop box. If mailed, please mail to: *City of Madison Building Inspection, P.O. Box 2984, Madison, WI 53701-2984*. The City's drop box is located outside the Municipal Building at 215 Martin Luther King, Jr. Blvd. on the E Doty Street side of the building. Please make checks payable to *City Treasurer*, and include a completed application form or cover letter indicating the project location and applicant information with all checks mailed or submitted via the City's drop box.

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

Urban Design Districts: \$350 (per [§33.24\(6\) MGO](#)).

Minor Alteration in the Downtown Core District (DC) or Urban Mixed-Use District (UMX) : \$150
(per [§33.24\(6\)\(b\) MGO](#))

Comprehensive Design Review: \$500
(per [§31.041\(3\)\(d\)\(1\)\(a\) MGO](#))

Minor Alteration to a Comprehensive Sign Plan: \$100
(per [§31.041\(3\)\(d\)\(1\)\(c\) MGO](#))

All other sign requests to the Urban Design Commission, including, but not limited to: appeals from the decisions of the Zoning Administrator, requests for Sign Modifications (of height, area, and setback), and additional sign code approvals: \$300 (per [§31.041\(3\)\(d\)\(2\) MGO](#))

A filing fee is not required for the following project applications if part of the combined application process involving both Urban Design Commission and Plan Commission:

- Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)
- Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)
- Planned Development (PD): General Development Plan (GDP) and/or Specific Implementation Plan (SIP)
- Planned Multi-Use Site or Residential Building Complex



February 13, 2023
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: **121 E. Wilson Street – Alteration to Approved Plans**

Dear Ms. Vaughn and Commission Members:

Quad Capital Partners is pleased to provide the enclosed updated plans for the mixed-use redevelopment located at 121 E. Wilson Street. Consistent with the previously approved plans, the project will entail demolishing the existing office building and constructing a fourteen-story mixed-use building with 337 apartments, 19,000 of commercial space, below-grade parking, outdoor terraces, and an open-air “promenade” through the building.

The development came before UDC for an informational presentation on June 1, 2022 and received UDC approval on September 21, 2022. The project went on to received Plan Commission and City Council approvals in October of 2022. The enclosed plans illustrate the design changes that have been made since approval. Below is a summary of those changes.

Materials:

- The material palette between the two concepts has remained the same.
- Any difference in material color (particularly the glass) is due to the rendering process being slightly different.
- The glass in both concepts will be a neutral-colored glass with a slightly higher reflectivity.
- Floors 1-13 will have aluminum cable rail decorative railings for exterior guardrail locations.
- Floor 14 will have all-glass railings for exterior guardrail locations.

Building Form:

- The general form, height and massing of the building has remained the same.
- The ground floor plans have remained the same.
- The base of the building (1st and 2nd floor) has shifted slightly to align better with the building structure along Wilson St. The remainder of the building has not shifted.

Building Articulation:

- The overall percentage of glazing area has remained the same as in the previous design. Changes to the façades were made to improve the design while ensuring continued compliance with the Bird Safety Ordinance.
- The most significant change is a shift in the form and arrangement of the Concealed Fastener Metal Panels that occur on the Wilson St and John Nolen Dr facade.
- Previously the metal panels were scattered “randomly” across the facade while their quantity was reduced as you moved up the facade. The accent within the metal panels was a pleated form that pushed inward.
- Currently the metal panels are clustered around internal demising walls and where heat pumps are located along the exterior. The randomness is reintroduced by increasing the frequency of the pleat accent, which is now a folded accent. The metal panels fold outwards in either a left or right justification in a composed pattern. Similar to the original concept, the metal panels become less dense as they move up the facade.
- As the unit floor plans were finalized the punched openings within the masonry portions of the building have shifted to align better to them.

- Larger areas of masonry now occur between the windows jambs (head and sill heights remain the same). To break down the scale an accent coursing used on the previous concept now carries up the facade in these widened masonry piers.

Lighting

- The façade lighting elements illuminating the metal panels have been removed to ensure compliance with the Dark Sky Ordinance, reduce the potential of unwanted light bleeding into units, and eliminate potential maintenance issues with snow and water accumulation with inset light fixtures.

Balconies

- In the updated design, the balconies facing the interior courtyard are extending out from the façade rather than inset into the building.
- The updated design removes a vertical element framing the inside facing balconies along the Wilson façade.

Site / Landscaping:

- The project has removed the curbed planters and bike stalls shown in the right-of-way to eliminate the need for the Privilege in the Streets agreement.

These changes were made as part of the progression of design to improve constructability, efficiency, and the experience for future residents. As noted, the overall use, massing, height, and materials have remained consistent with the previously approved design. Thank you for reviewing the submittal and please contact us if you have any questions.

Sincerely,



Dan Kennelly
Quad Capital Partners

2/13/2023 7:49:17 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 ONE (1) TREE IN THE EAST WILSON ST TERRACE. THE CONTRACTOR SHALL CONTACT CITY FORESTRY AT (608) 266-4816 TO ISSUE A STREET TREE
5.

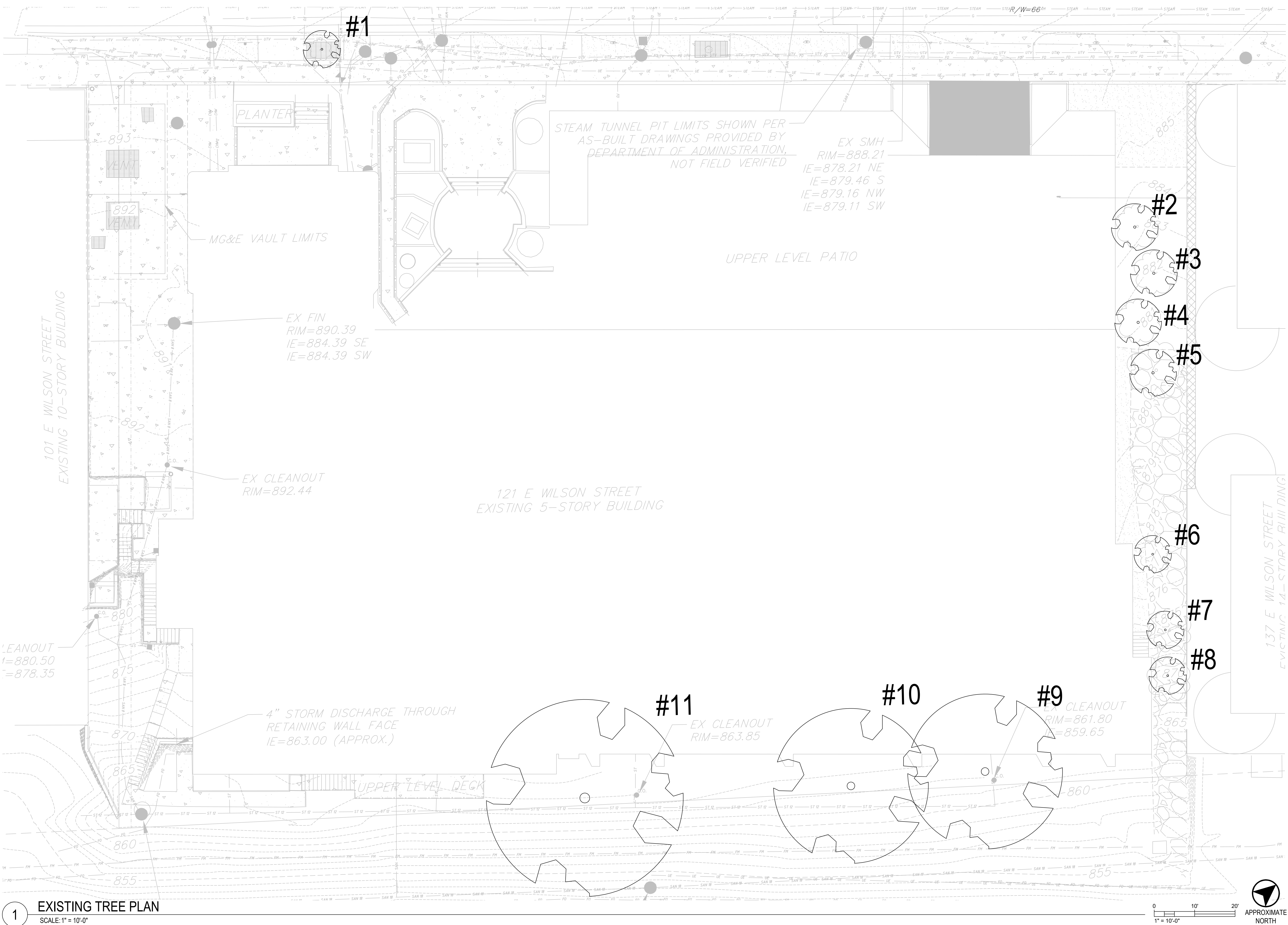
REMOVAL PERMIT FOR THIS 3" CALIPER ELM TREE DUE TO CRANE/STAGING CONFLICTS ALONG E. WILSON STREET. CONTRACTOR WILL BE RESPONSIBLE FOR REMOVAL OF THE TREE AND FOR ALL COORDINATION AND PERMITTING WITH CITY FORESTRY STAFF.
6.

ANY STREET TREE REMOVALS REQUESTED AFTER THE DEVELOPMENT PLAN IS APPROVED BY THE PLAN COMMISSION OR THE BOARD OF PUBLIC WORKS AND CITY FORESTRY WILL REQUIRE A MINIMUM OF A 72-HOUR REVIEW PERIOD WHICH SHALL INCLUDE THE NOTIFICATION OF THE ALDERPERSON WITHIN WHOSE DISTRICT IS AFFECTED BY THE STREET TREE REMOVAL(S) PRIOR TO A TREE REMOVAL PERMIT BEING ISSUED.
6.

THE CONTRACTOR SHALL SALVAGE EXISTING TREE GRATES AND TREE GUARDS IN THE CITY

RIGHT-OF-WAY ALONG EAST WILSON ADJACENT TO THIS PROJECT (TWO TOTAL GRATES AND GUARDS). CONTACT CITY FORESTRY AT 266-4816 TO SCHEDULE DELIVERY OF THE TWO SALVAGED TREE GRATES AND TREE GUARDS TO A CITY FORESTRY FACILITY. THE CONTRACTOR WILL BE RESPONSIBLE FOR SALVAGING, PROTECTING AND DELIVERING THE GRATES AND GUARDS TO A DESIGNATED CITY LOCATION AND FOR ALL COORDINATION WITH CITY FORESTRY STAFF.

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



FIRST FLOOR TERRACE AND PROMENADE AMENITIES



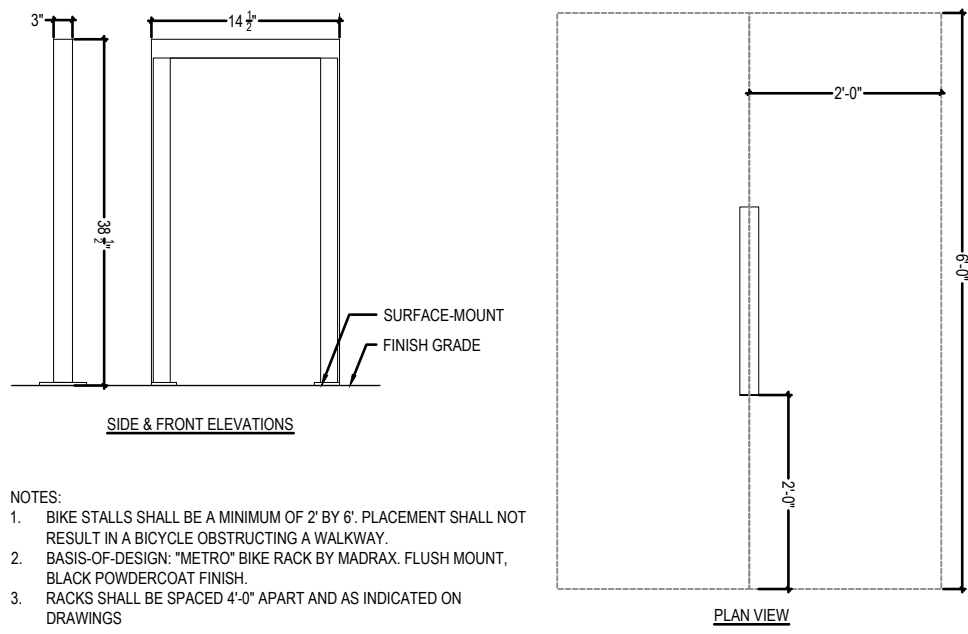
Lighted Sculptural Blocks



Promenade Planters Seating



Heated Decorative Concrete

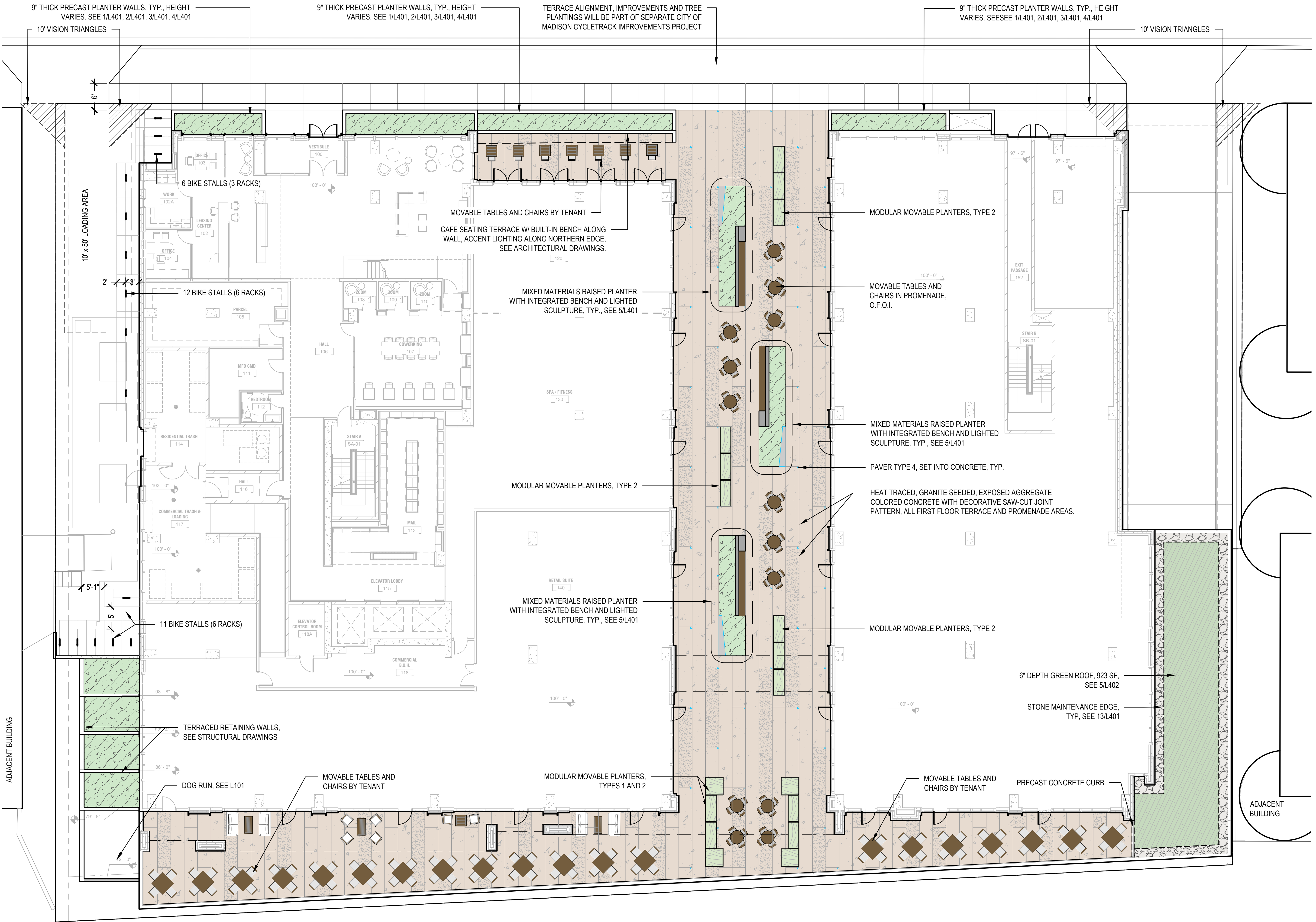


BIKE RACK DETAIL

SCALE: NTS

LEGEND

- EXTENSIVE GREEN ROOF WITH SEDUM BLANKET AND PLUGS, 6" DEPTH
- MIXED PERENNIAL/SHRUB PLANTINGS, SEE L200
- DECORATIVE CONCRETE PAVEMENT
- STONE MULCH
- MODULAR AND MOVABLE PLANTERS
- L-SHAPED METAL EDGE
- PRECAST CONCRETE CURB

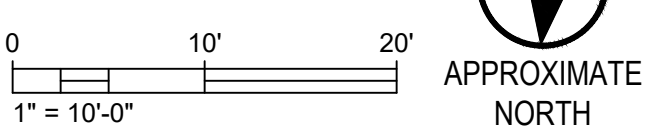


- SUN [FULL TO PART SUN] SEDUM CARPET SPECIES COMPOSITION: SUBJECT TO AVAILABILITY, THE SEDUM CARPET WILL BE COMPOSED OF THE FOLLOWING SPECIES IN APPROXIMATELY EQUAL QUANTITIES, PRE-GROWN AND DELIVERED TO THE SITE AS A SOD-LIKE MATERIAL:
- Sedum spurium 'Fuldaglut'
 - Sedum spurium 'John Creech'
 - Sedum spurium 'Red Carpet'
 - Sedum kamtschaticum
 - Sedum kamtschaticum 'Variegatum'
 - Sedum kamtschaticum var. floriferum
 - Sedum takesimensis 'Golden Carpet'
 - Sedum x Immergrunnen
 - 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
 - Meehanian cordata
 - Phlox divaricata
 - Sessleria autumnalis
 - Stachys byzantina 'Big Ears'
 - Tiarella cordifolia 'Pink Skyrocket'
 - Tiarella cordifolia 'Elizabeth Oliver'

1 FIRST FLOOR OVERVIEW PLAN

SCALE: 1" = 10'-0"



Potter Lawson
Success by Design

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

WISCONSIN
ABILE MOLLIER
LA-673
Madison
Wisconsin
Landscape Architect
2/13/2023

PRELIMINARY
NOT FOR CONSTRUCTION

121 E. Wilson Street
Quad Capital Partners

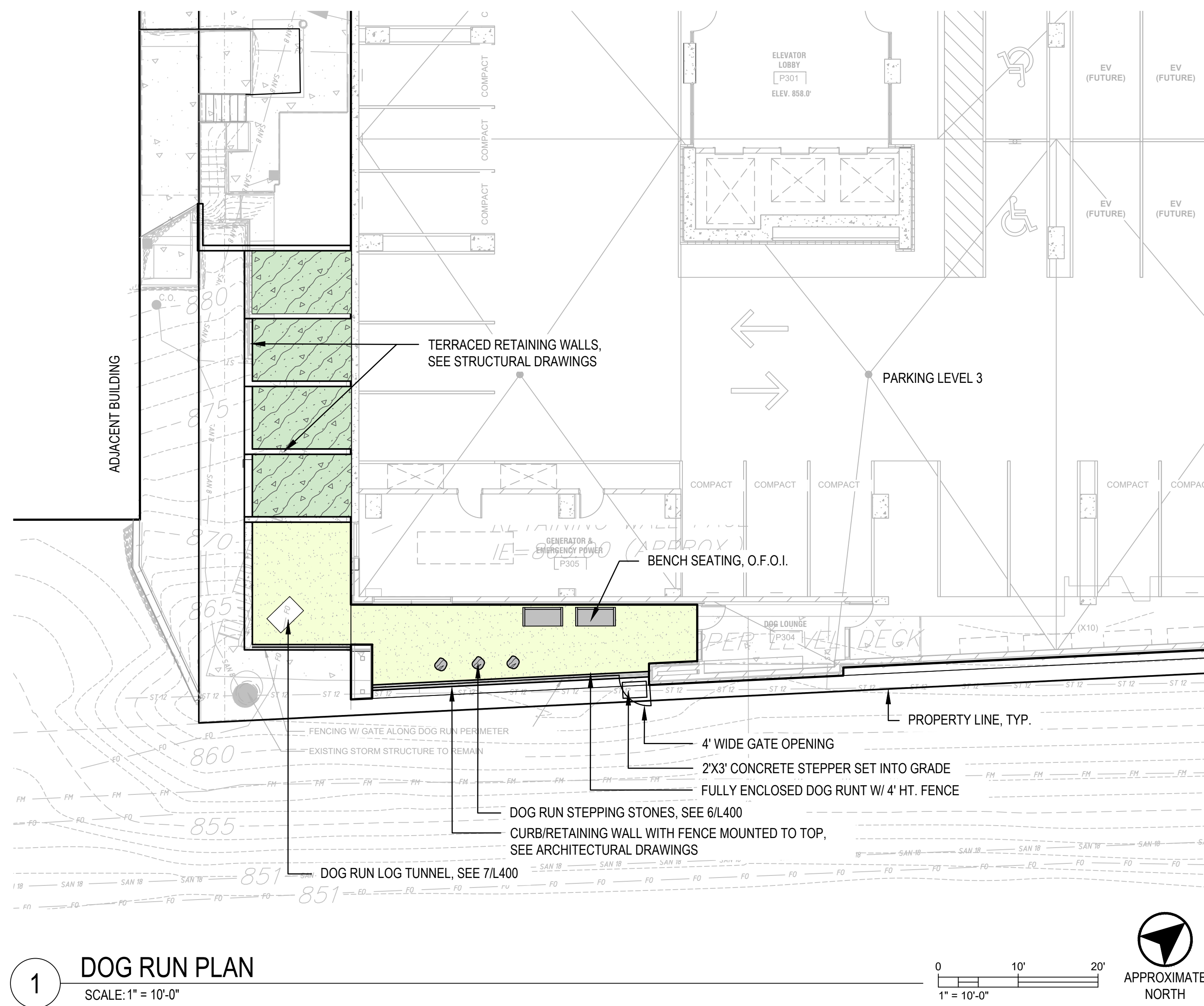
Madison, WI

2021.27.00

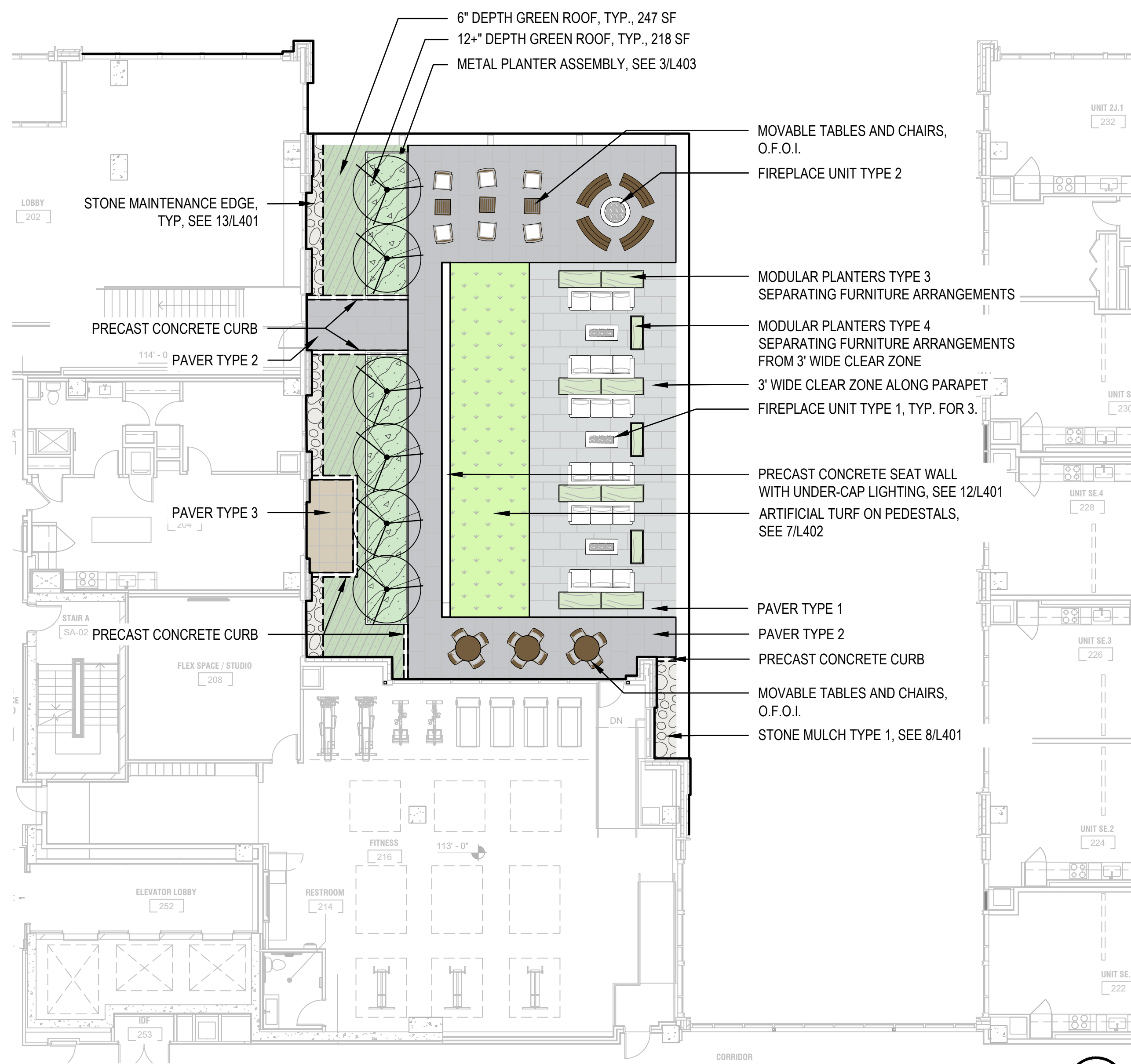
DATE	ISSUANCE/REVISIONS
2/13/2023	URBAN DESIGN COMMISSION REVIEW

FIRST FLOOR
OVERVIEW PLAN

L100



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



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

DOG RUN AMENITIES



Obstacle Log



Stepping Stones

2ND FLOOR ROOF TERRACE AMENITIES



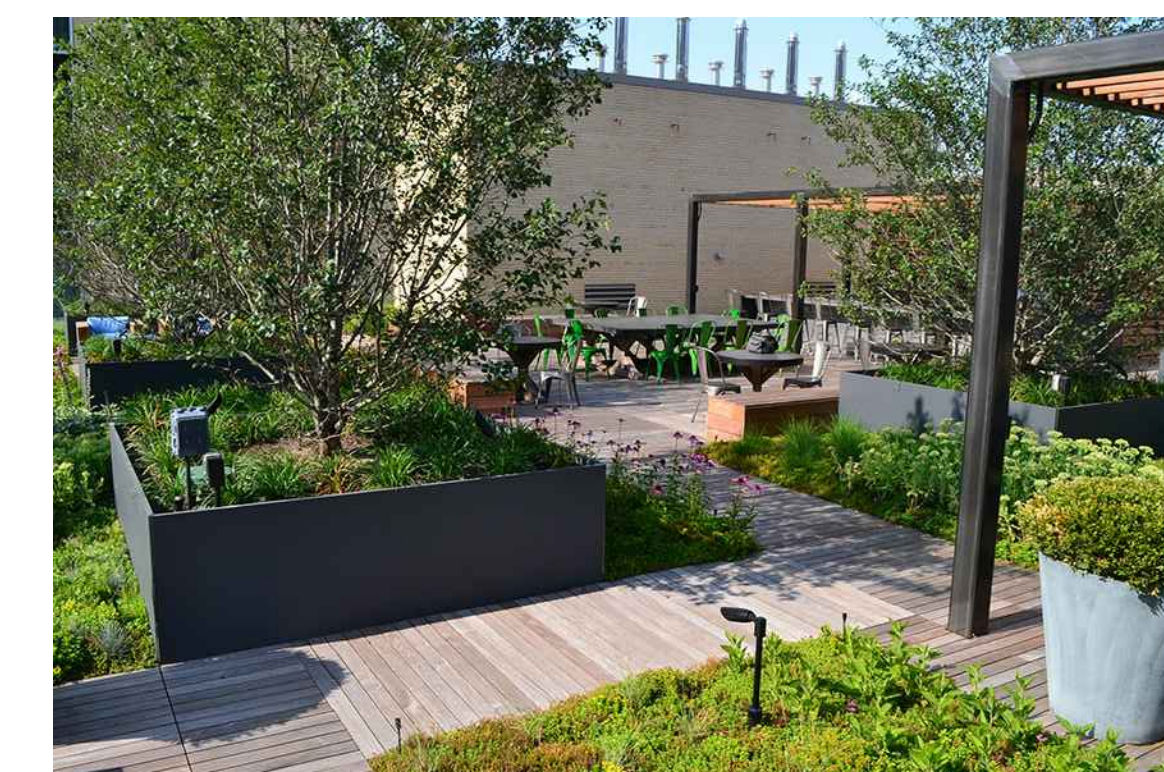
Corner Fire Pit with City Views



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
Abbie Mollen
2/13/2023

PRELIMINARY
NOT FOR CONSTRUCTION

121 E. Wilson Street
Quad Capital Partners

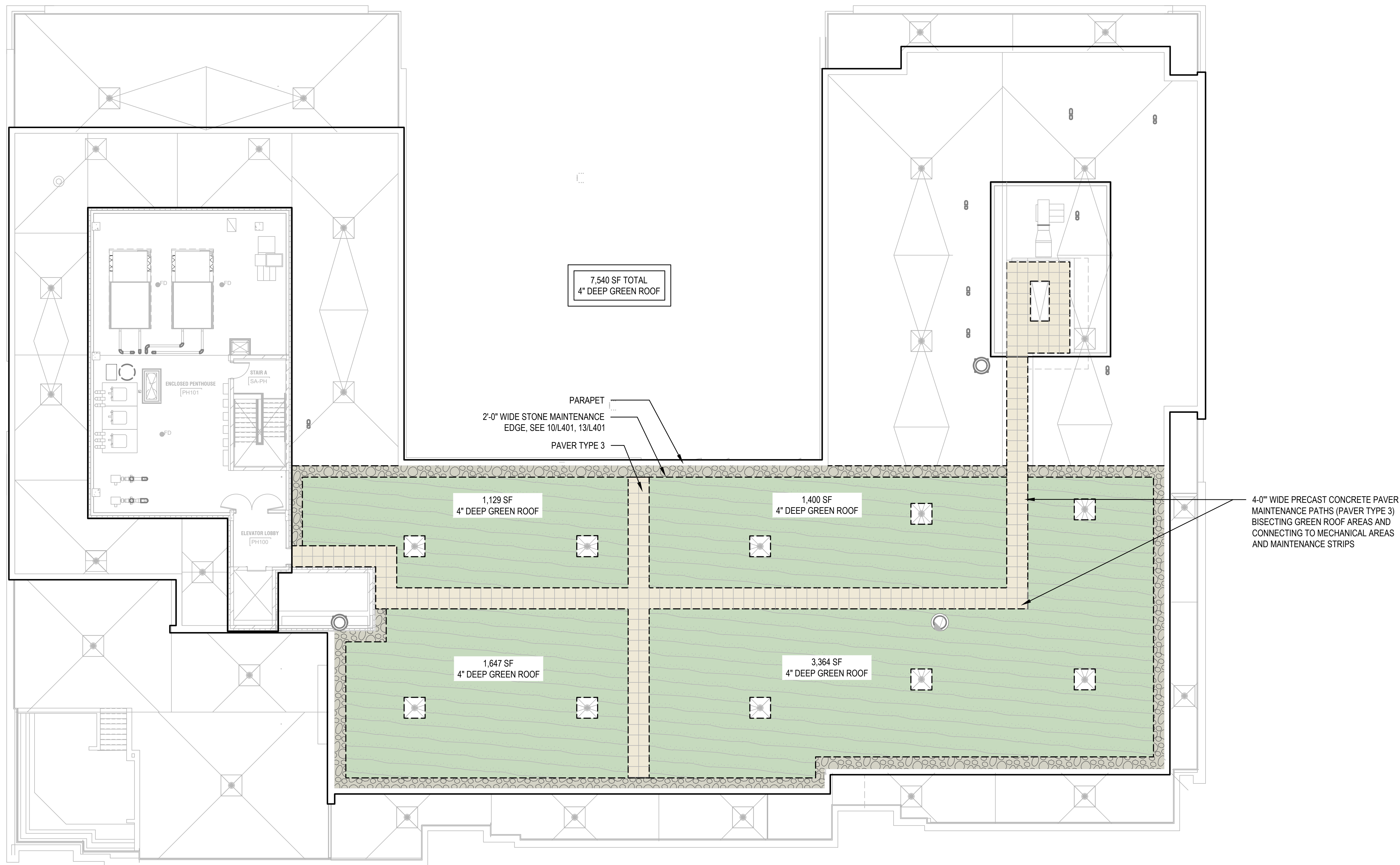
Madison, WI

2021.27.00

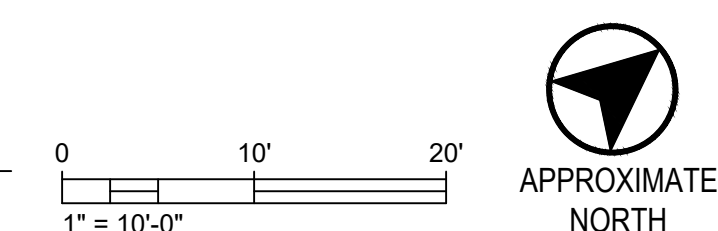
DATE ISSUANCE/REVISIONS
2/13/2023 URBAN DESIGN COMMISSION REVIEW

DOG RUN & 2ND FLOOR
ROOF TERRACE PLANS

L101



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



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

LEGEND

- EXTENSIVE GREEN ROOF WITH SEDUM BLANKET, 4" DEPTH
- PRECAST UNIT PAVERS ON PEDESTALS
- STONE MULCH
- L-SHAPED METAL EDGE

EXTENSIVE GREEN ROOF
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:

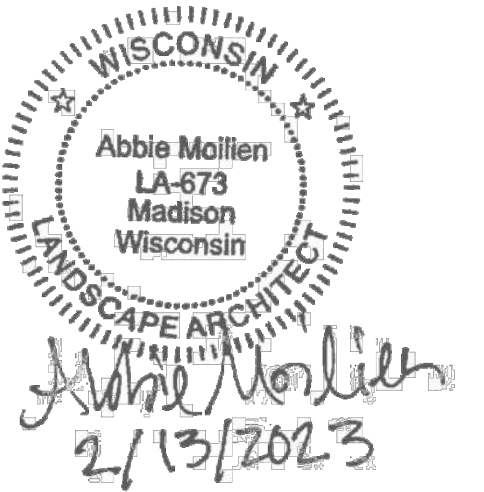
- Sedum spurius 'Fuldaglut'
- Sedum spurius 'John Creech'
- Sedum spurius 'Red Carpet'
- Sedum kamtschaticum
- Sedum kamtschaticum 'Variegatum'
- Sedum kamtschaticum var. floriferum
- Sedum takesimensis 'Golden Carpet'
- Sedum x Immergrunchen
- Sedum subsp. rupestre 'Angelina'
- Sedum subsp. rupestre '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



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



PRELIMINARY
NOT FOR CONSTRUCTION

121 E. Wilson Street
Quad Capital Partners

Madison, WI

2021.27.00

DATE 2/13/2023 ISSUANCE/REVISIONS URBAN DESIGN COMMISSION REVIEW

MECHANICAL PENTHOUSE
GREEN ROOF PLAN

L103

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
7. SPECIFICATIONS FOR MORE INFORMATION. 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. CITY FORESTRY MAY DETERMINE FINAL STREET TREE SPECIES SELECTION.

8. 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.

9. 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.

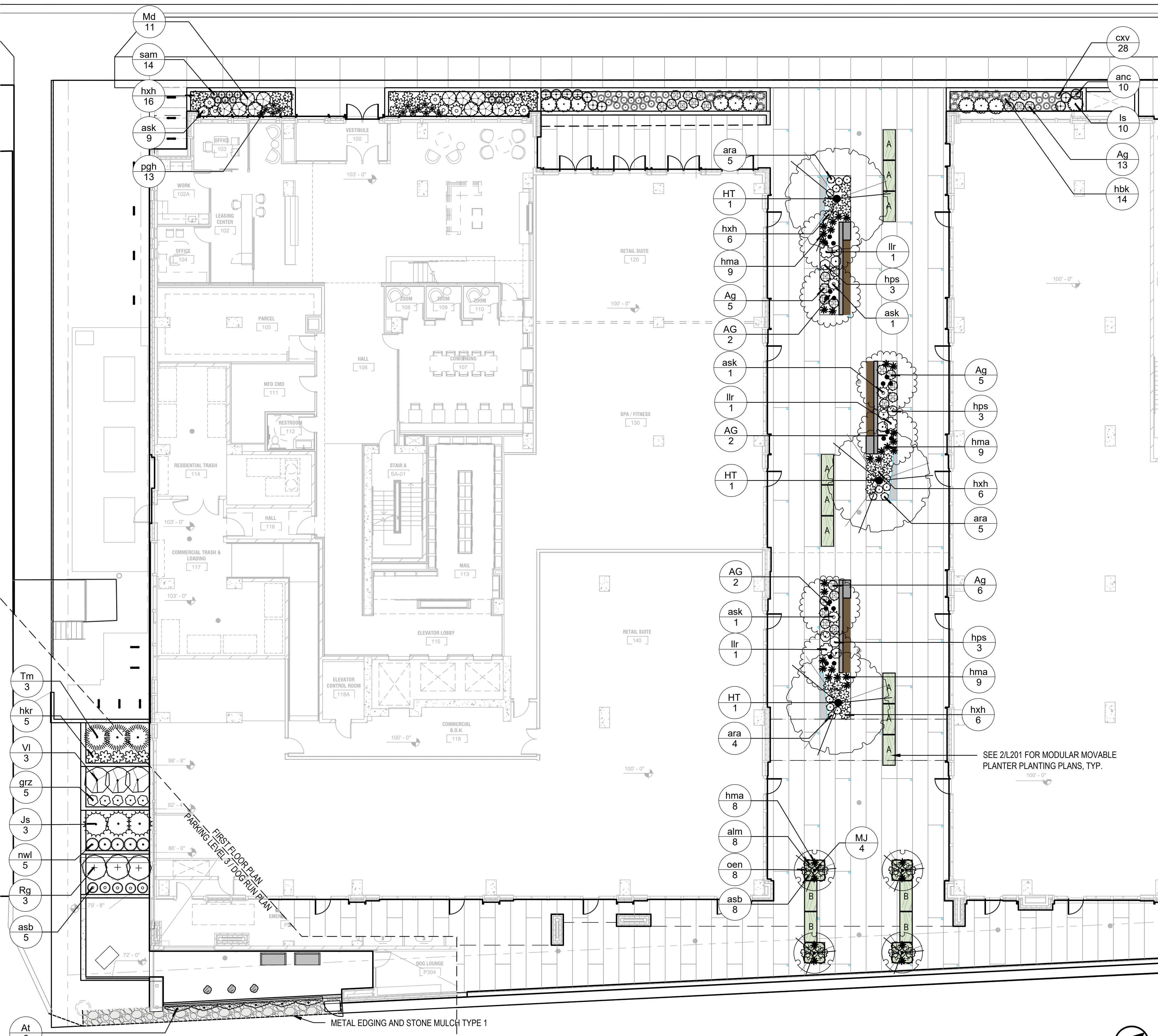
12. AS DEFINED BY THE SECTION 107.13 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION: NO EXCAVATION IS PERMITTED WITHIN 5 FEET OF THE TRUNK OF THE STREET TREE OR WHEN CUTTING ROOTS OVER 3 INCHES IN DIAMETER. IF EXCAVATION IS NECESSARY, THE CONTRACTOR SHALL CONTACT MADISON CITY 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
14. 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. 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.



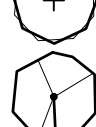









STREET TREE PRUNING SHALL BE COORDINATED WITH MADISON FORESTRY AT A MINIMUM OF TWO WEEKS PRIOR TO THE START OF CONSTRUCTION FOR THIS PROJECT. ALL PRUNING SHALL FOLLOW THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A300- PART 1 STANDARDS FOR PRUNING. NO LATER THAN FIVE BUSINESS DAYS PRIOR TO FORMING CONCRETE AND CONSTRUCTING TREE GRATE SITES, THE CONTRACTOR SHALL CONTACT CITY FORESTRY AT 266-4816 TO IDENTIFY AND LOCATE UNDERGROUND CONFLICTS (UTILITIES, VAULTS, CONDUIT) OR OTHER UNDERGROUND OBSTRUCTIONS AND DETERMINE GRATE LOCATIONS. THE CONTRACTOR WILL BE REQUIRED TO OBTAIN THE GRATE, MATCHING FRAME AND/OR TREE GUARD. TREE GRATE TYPE AND MATCHING FRAME: NEENAH 4X8 (R-8815-A). TREE GUARD NEENAH (R-8501-4818).



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

- LEGEND
- STONE MULCH
 - MODULAR AND MOVABLE PLANT
 - METAL EDGING AT GRADE
 - PRECAST CONCRETE CURB

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 tetrapetala 'Rosea' / Pink Carolina Silverbell	B & B	2" Cal	3	
	MJ	Malus x 'Jamin' TM / Marilee Crabapple	B & B	2" Cal	4	
DECIDUOUS SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT.	SIZE	QTY	
	Ag	Aronia melanocarpa 'UCONNAMI012' TM / Ground Hog Black Chokeberry	2 gal.	CONT.	29	
	Is	Itea virginica 'Spritch' TM / Little Henry Sweetspire	3 gal.	CONT.	10	
	Rg	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	3 gal.	CONT.	3	
	VI	Viburnum dentatum 'KLMeeventeen' TM / Little Joe Viburnum	B & B	36" HT. (MIN.)	3	
	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.	11	
	Tm	Taxus x media 'Tauntorii' / Tauntori Yew	3 gal.	CONT.	3	
	GRASSES	CODE	BOTANICAL / COMMON NAME	CONT.	SIZE	QTY
		cxv	Carex vulpinoidea / Fox Sedge	1 qt.	CONT.	28
hma		Hakonechloa macra 'All Gold' / Japanese Forest Grass	1 gal.	CONT.	35	
hbk		Hakonechloa macra 'Beri-kaze' / Beri-kaze Japanese Forest Grass	1 gal.	CONT.	14	
	sam	Sesleria autumnalis / Autumn Moor Grass	1 gal.	CONT.	14	
	PERENNIALS	CODE	BOTANICAL / COMMON NAME	CONT.	SIZE	QTY
		alm	Alchemilla mollis / Lady's Mantle	1 gal.	CONT.	8
asb		Allium x 'Summer Beauty' / Summer Beauty Allium	1 qt.	CONT.	13	
anc		Anemone canadensis / Canadian Anemone	1 qt.	CONT.	10	
	ask	Aralia cordata 'Sun King' / Sun King Japanese Spikenard	1 gal.	CONT.	12	
	ara	Arunceus aestuifolius / 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	
	hth	Hosta x 'Haleyon' / Halcyon Plantain Lily	1 gal.	CONT.	34	
	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 Pimrose	1 gal.	CONT.	8	
	pgh	Polygonatum humile / Dwarf Solomon's Seal	1 gal.	CONT.	13	
	VINES	CODE	BOTANICAL / COMMON NAME	CONT.	SIZE	QTY
		At	Aristolochia macrophylla / Dutchman's Pipe	1 gal.	CONT.	6

City of Madison Landscape Worksheet				
121 East Wilson Street				
2/13/2023				
Developed Lots	SF	Minimum Open Space Required (SF)	Landscape Units Required	Landscape Points Subtotal
Total Developed Area	47,064	n/a	157	784
Landscape Points Required			784	
Development Frontage	LF	Overstory Tree Req. (or x2 for Orn./Evrgm. Tree Sub.)		Shrubs Required
E Wilson St	266	9		44
Element	Point Value	Quantity Proposed	Quantity Existing	Points Achieved
Overstory Deciduous Tree	35	0		0
Ornamental Tree	15	0		0
Evergreen Tree	15	0		0
Shrub, deciduous	2	23		46
Shrub, evergreen	3	11		33
Perennial/Ornamental Grass	2	104		208
Ornamental/Decorative Fence or Wall (4 pts/10 LF)	4			0
Development Frontage Points Total				287
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	28		56
Shrub, evergreen	3	6		18
Perennial/Ornamental Grass	2	94		188
Ornamental/Decorative Fence or Wall (4 pts/10 LF)	4			0
General Site Plantings Total				397
TOTAL LANDSCAPE POINTS				684

NOTE: plants in movable modular planters not included in the above counts.

Potter
Lawson
Success by Design

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

Abbie Mollen
LA-673
Madison
Wisconsin
2/13/2023

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121 E. Wilson Street
Quad Capital Partners

Madison, WI

2021.27.00

DATE	ISSUANCE/REVISIONS
2/13/2023	URBAN DESIGN COMMISSION REVIEW



FIRST FLOOR & DOG RUN
PLANTING PLAN

L200



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.



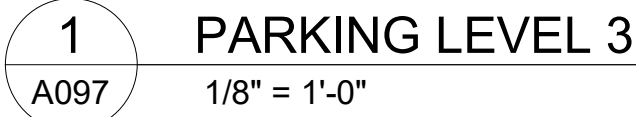
	gim	<i>Calamintha Nepeta</i> / Monardella White / White Calamin	1 gal	CONT.	8
	epg	<i>Epimedium grandiflorum</i> / Barrenwort	1 gal	CONT.	16

- KEYNOTES:
- GROUND OR FLOOR MOUNTED BIKE RACK, 2' X 6' STALL TYPICAL
- ADA PARKING SIGNAGE
- COMPACT VEHICLE PARKING SIGNAGE
- NEW EV CHARGING STATION & SIGNAGE
- BOLLARD
- ENTER SIGNAGE
- EXIT SIGNAGE
- BIKE REPAIR STATION
- CABLE VEHICLE BARRIER GUARDRAIL
- AUTOMOBILE VACUUM & AIR COMP.
- MAINTENANCE STATION
- TRASH & RECYCLING BINS (N.C.)
- WALL MOUNTED BIKE RACK
- FLOOR MOUNTED VEHICLE WHEEL STOP
- CEILING MOUNTED CLEARANCE "HEADACHE" BAR (CLEARANCE 7' - 4" BEYOND THIS POINT)
- MECHANICAL DUCT

1 E. Wilson Street
2 and Capital Partners
3 Madison, WI

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2023	URBAN DESIGN COMMISSION REVIEW	

A097

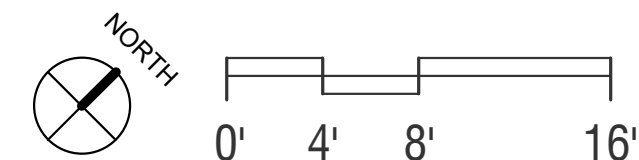
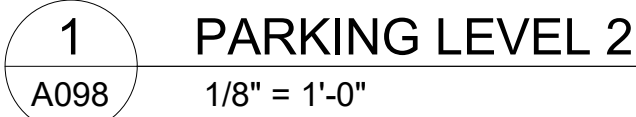


- | KEYNOTES: | |
|-----------|--|
| 1 | GROUND OR FLOOR MOUNTED BIKE RACK, 2' X 8' STALL TYPICAL |
| 2 | ADA PARKING SIGNAGE |
| 3 | COMPACT VEHICLE PARKING SIGNAGE |
| 4 | NEW EV CHARGING STATION & SIGNAGE |
| 5 | BOLLARD |
| 6 | ENTER SIGNAGE |
| 7 | EXIT SIGNAGE |
| 8 | BIKE REPAIR STATION |
| 9 | CABLE VEHICLE BARRIER GUARDRAIL |
| 10 | AUTOMOBILE VACUUM & AIR COMP. MAINTENANCE STATION |
| 11 | TRASH & RECYCLING BINS (N.I.C.) |
| 12 | WALL MOUNTED BIKE RACK |
| 13 | FLOOR MOUNTED VEHICLE WHEEL STOP |
| 14 | CEILING MOUNTED CLEARANCE "HEADACHE" BAR (CLEARANCE 7' - 4" BEYOND THIS POINT) |
| 15 | MECHANICAL DUCT |

121 E. Wilson Street
Quad Capital Partners
Madison, WI

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02/13/2023	URBAN DESIGN COMMISSION REVIEW	

A098



Parking Count	Vehicle	Level 1 Parking	49
Parking Level 1	79	Typical Parking	
Parking Level 2	97	ADA Stalls	3
Parking Level 3	94	ADA EV	1
Parking Level 4	64	Compact Stalls	17
Parking Total	334	EV Installed	7
		EV Ready	2
		Total	79
		Bike Racks	64

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

KEYNOTES:

- GROUND OR FLOOR MOUNTED BIKE RACK, 2' X 6' STALL TYPICAL
- ADA PARKING SIGNAGE
- COMPACT VEHICLE PARKING SIGNAGE
- NEW EV CHARGING STATION & SIGNAGE
- BOLLARD
- ENTER SIGNAGE
- EXIT SIGNAGE
- BIKE REPAIR STATION
- CABLE VEHICLE BARRIER GUARDRAIL
- AUTOMOBILE VACUUM & AIR COMP. MAINTENANCE STATION
- TRASH & RECYCLING BINS (N.I.C.)
- WALL MOUNTED BIKE RACK
- FLOOR MOUNTED VEHICLE WHEEL STOP
- CEILING MOUNTED CLEARANCE "HEADACHE" BAR (CLEARANCE 7'-4" BEYOND THIS POINT)
- MECHANICAL DUCT

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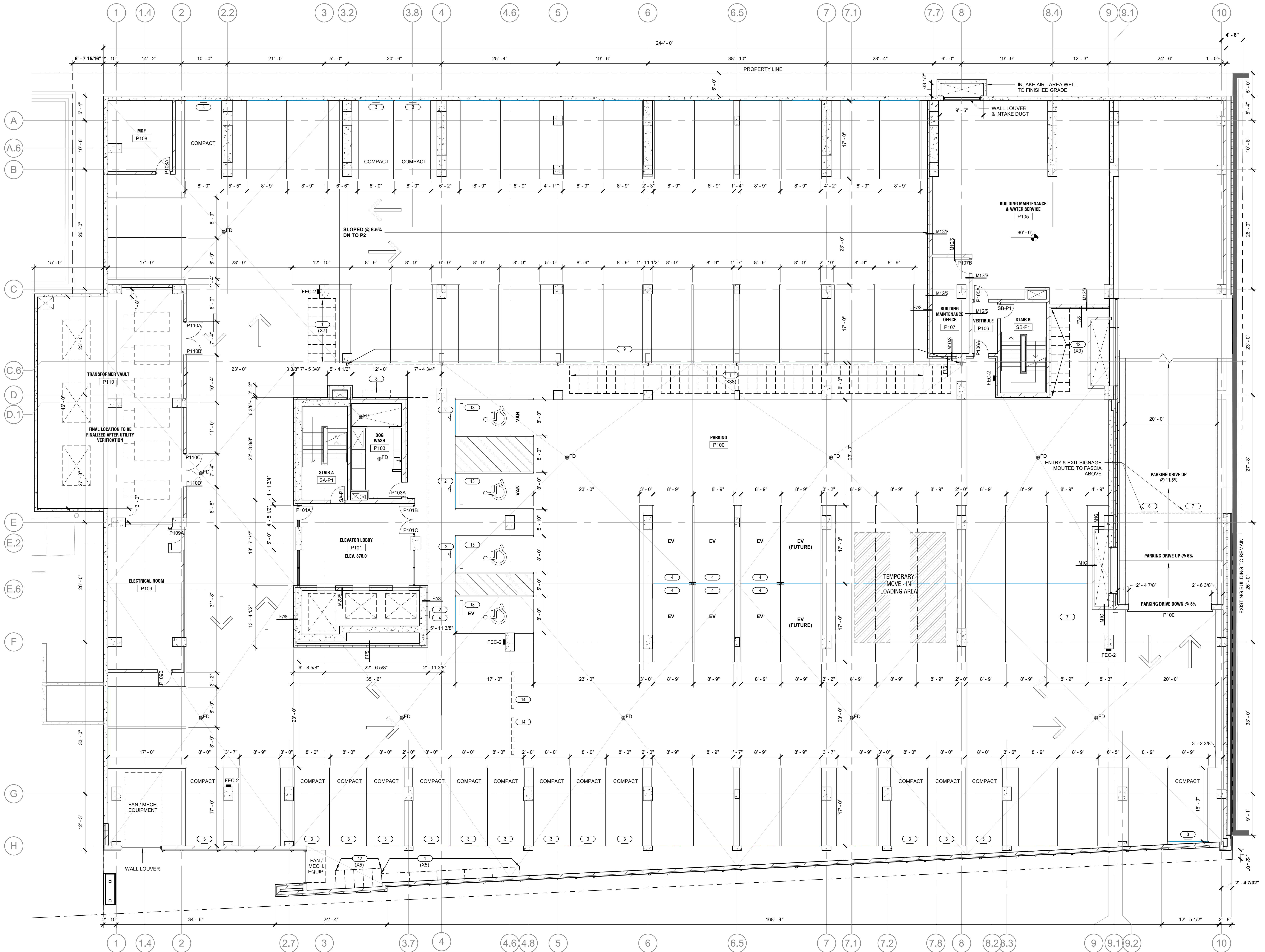
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Madison, WI

2021.27.00

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PARKING LEVEL 1
PLAN

A099



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

0' 4' 8' 16'
NORTH

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

- 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 FIRE DEPARTMENT KNOX BOX - RECESSED
6 PARKING ENTRY DRIVE COVERED BY IN SLAB HYDRONIC SNOW MELT SYSTEM

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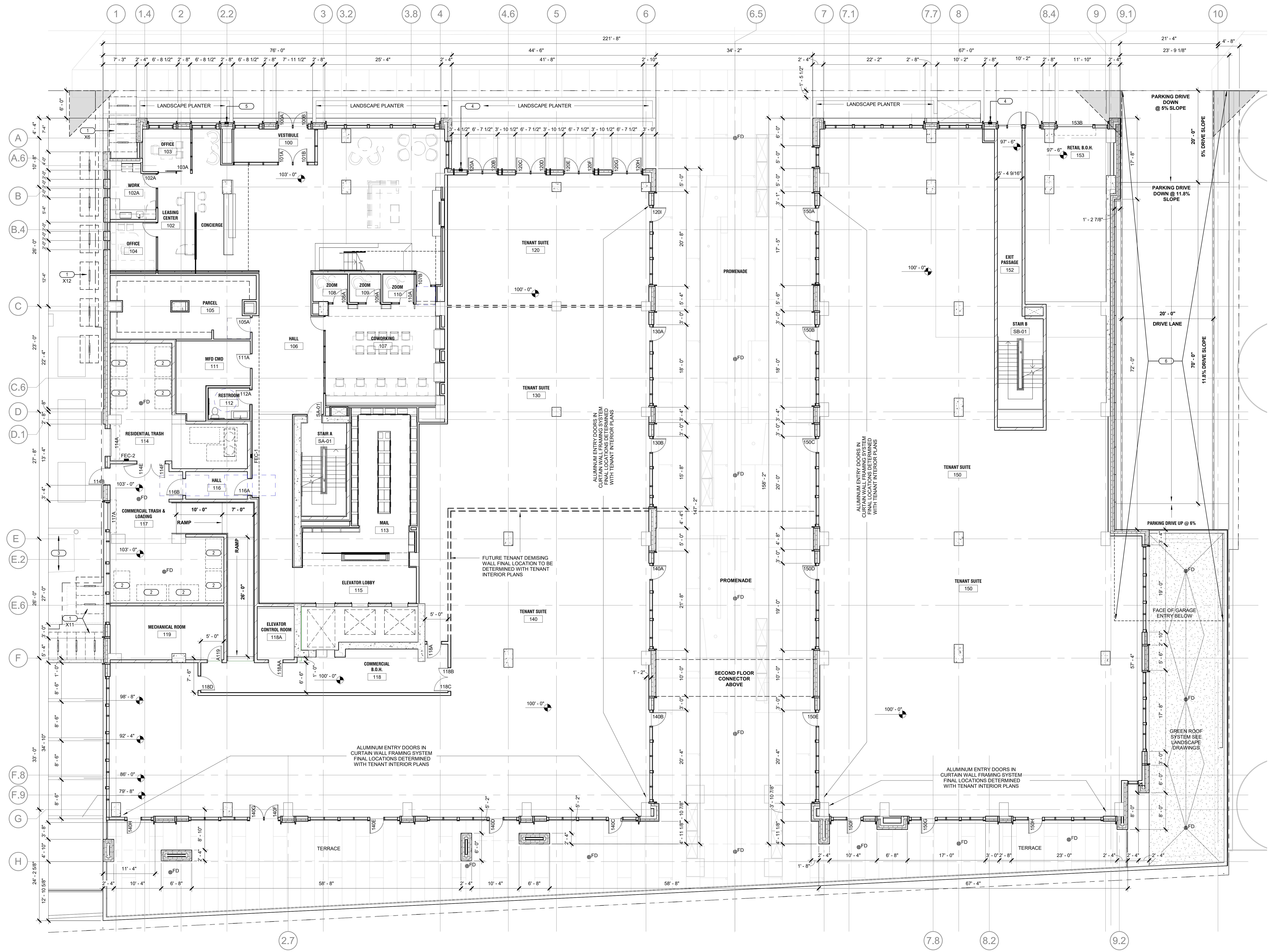
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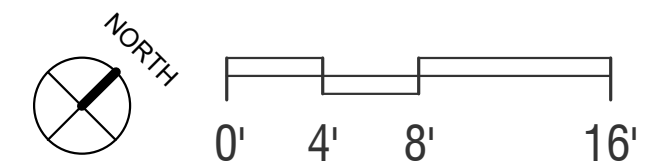
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FIRST FLOOR
PLAN

A101



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



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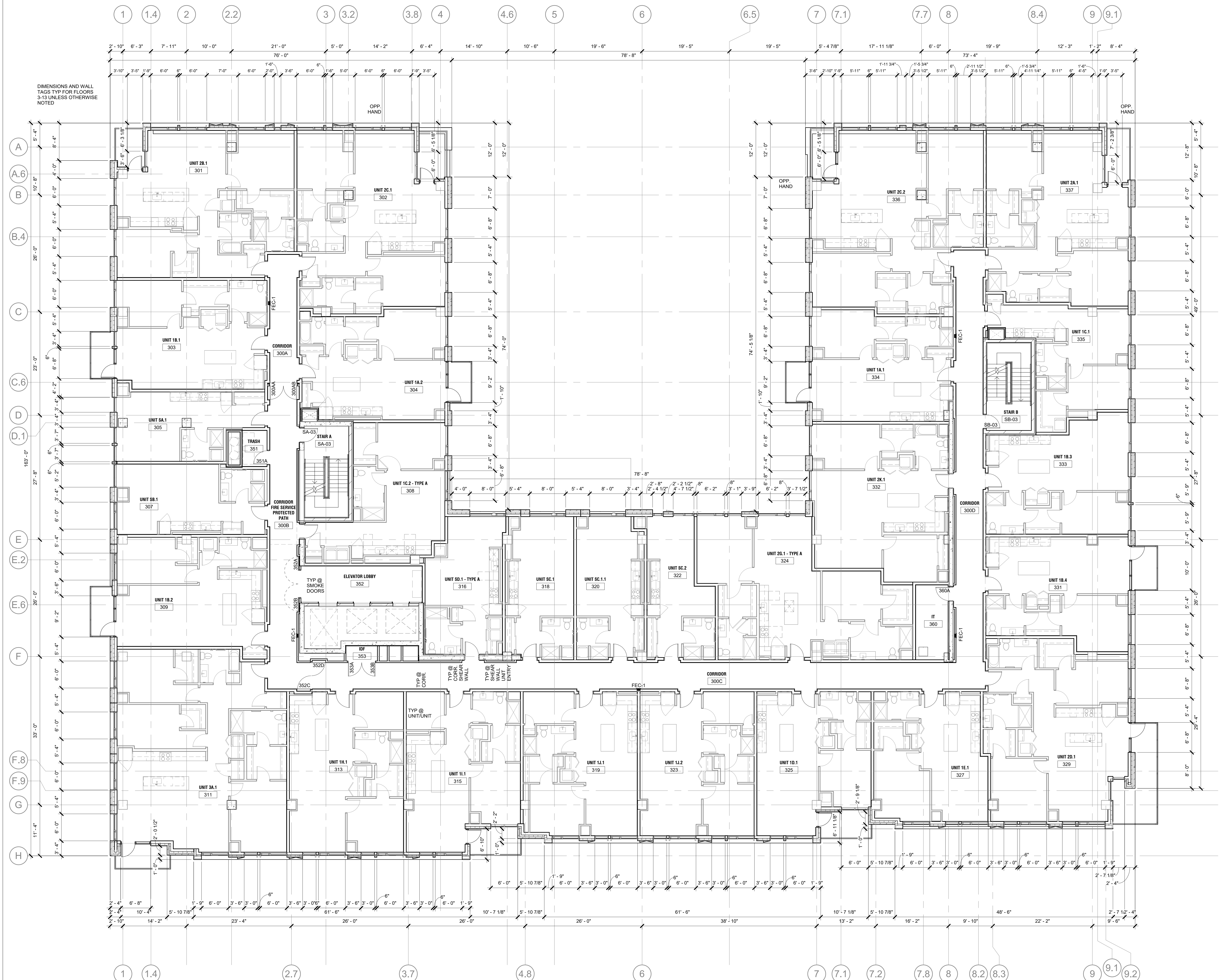
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THIRD FLOOR
PLAN

A103

2/10/2023 8:25:06 AM

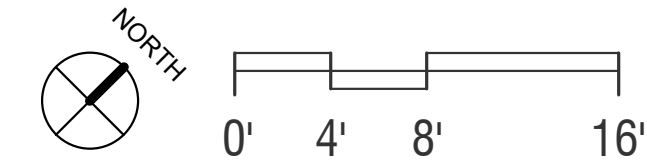


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A103
THIRD FLOOR PLAN
1/8" = 1'-0"

2021.27.00

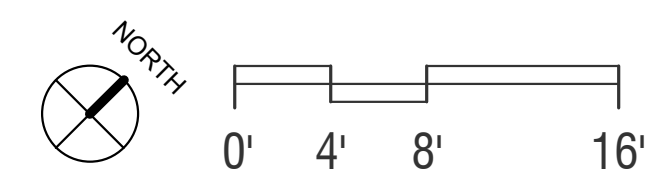
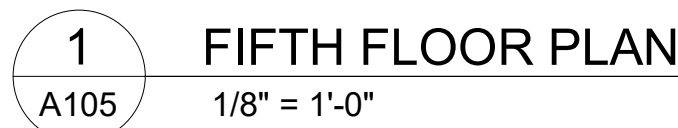
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A104



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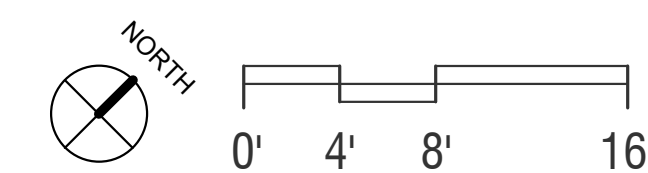
DATE	ISSUANCE/REVISIONS
02/13/2023	URBAN DESIGN COMMISSION REVIEW

[illegible]

SIXTH FLOOR PLAN

[illegible]

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



PRELIMINARY
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Quad Capital Partners
Madison, WI

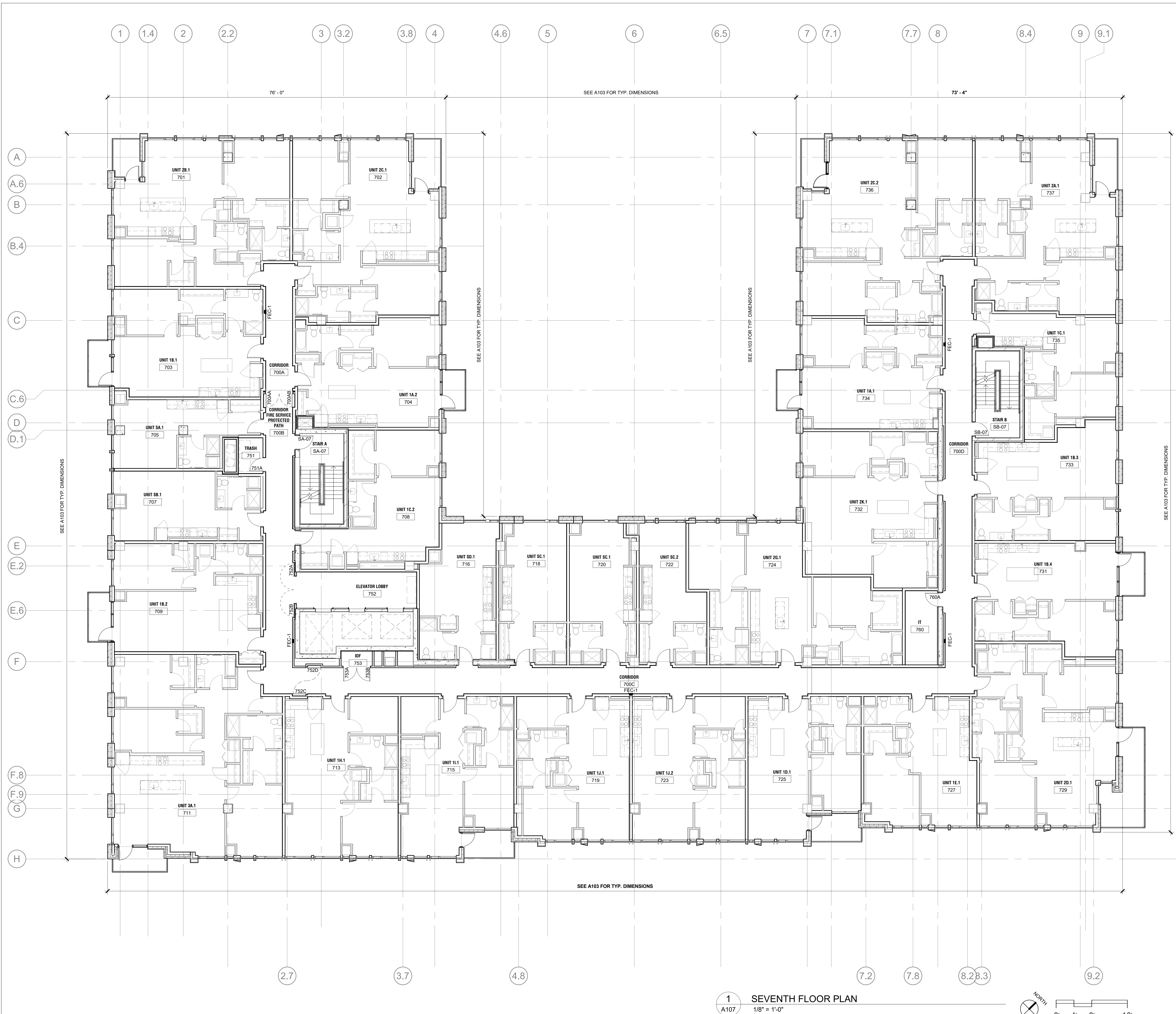
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SEVENTH FLOOR PLAN

A107



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[illegible]

EIGHTH FLOOR PLAN

A108





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NINTH FLOOR PLAN

A109

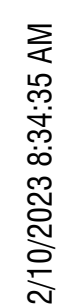
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[illegible]

TENTH FLOOR PLAN

A110



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ELEVENTH FLOOR PLAN

A111



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TWELFTH FLOOR PLAN

A112



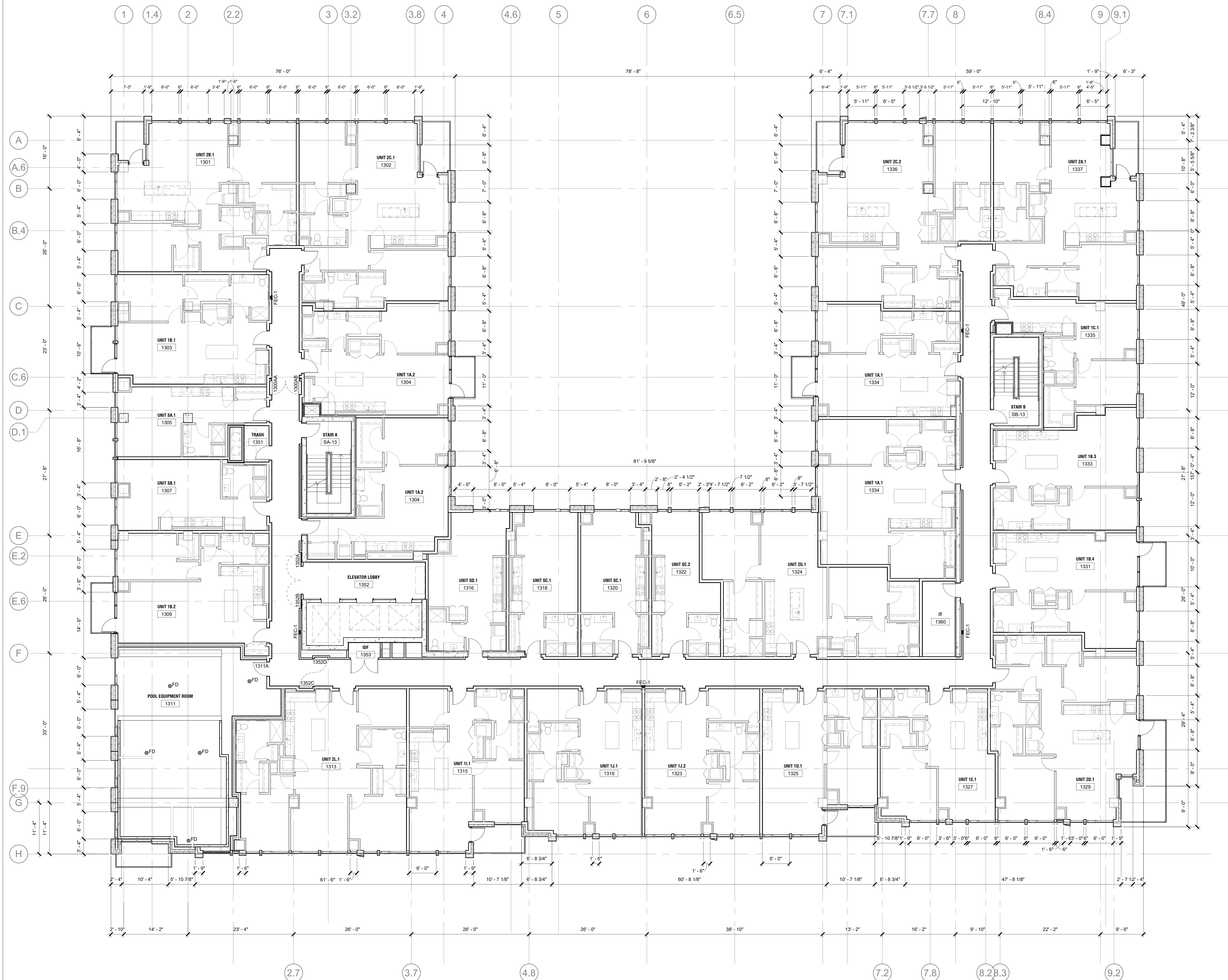
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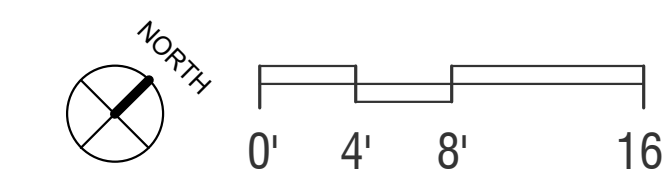
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THIRTEENTH FLOOR PLAN

A113



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



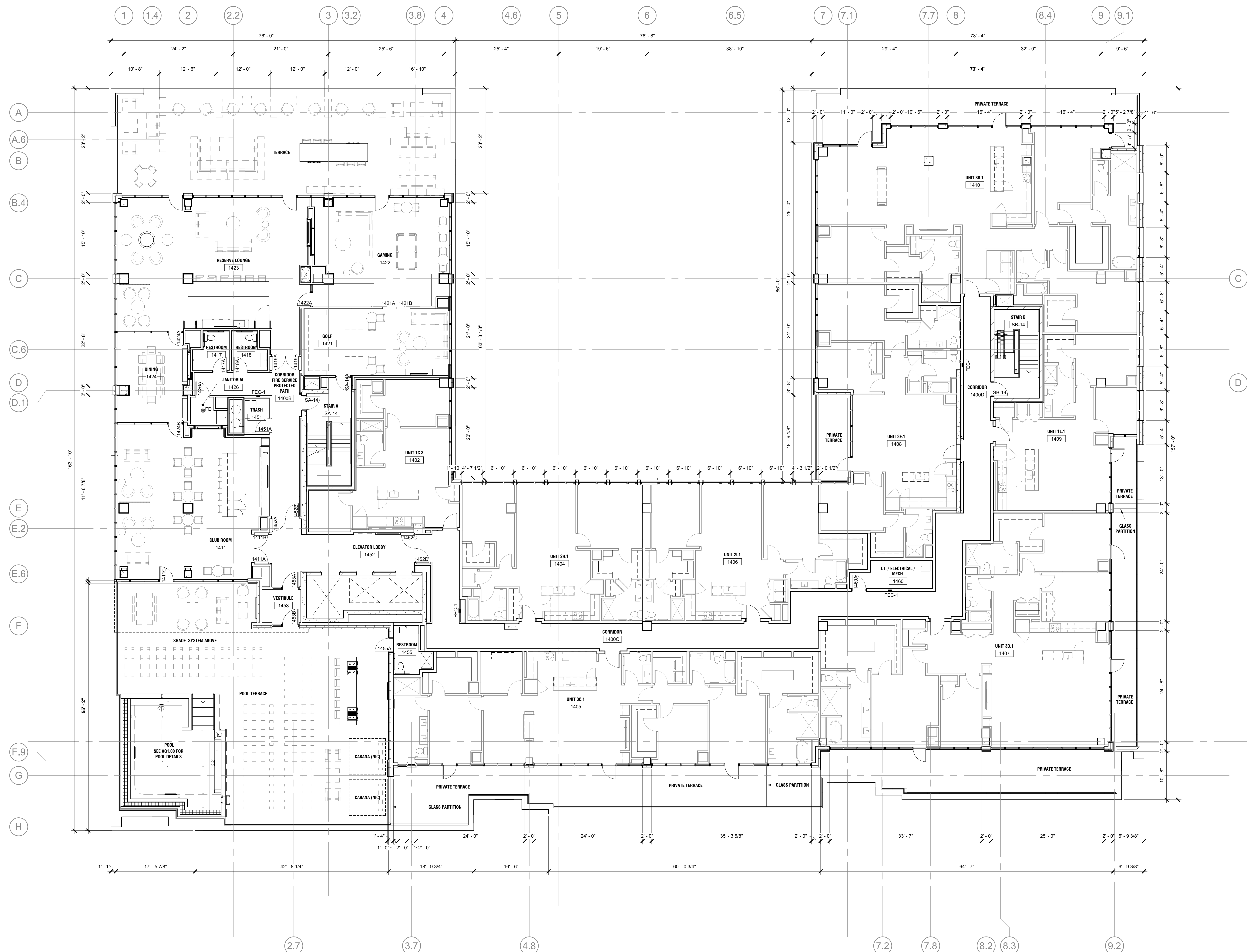
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02 /13/2023	URBAN DESIGN COMMISSION REVIEW

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FOURTEENTH FLOOR PLAN

A114



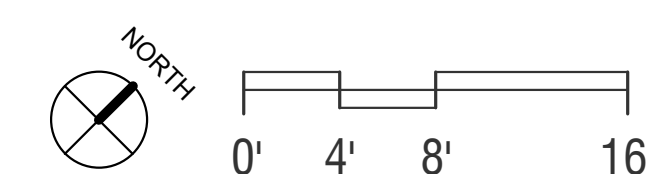
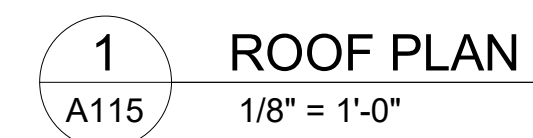
1 FOURTEENTH FLOOR PLAN
A114 1/8" = 1'-0"



2021.27.00

DATE	ISSUANCE/REVISIONS
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A115



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
- 26 CABLE GUARDRAIL
- 27 ANGLED CONCEALED FASTENER FORMED METAL PANEL. ANODIZED MEDIUM BRONZE

ELEVATION KEY

SPANDREL GLAZING

121 E. Wilson Street
Quad Capital Partners
Madison, WI

2021.27.00

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BUILDING
ELEVATIONS

A250



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



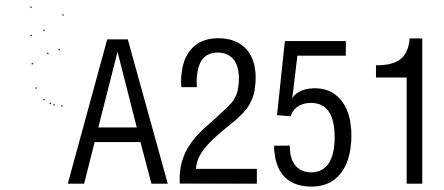
2 NE ELEVATION - CURRENT
A250 1/16" = 1'-0"



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



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





ALUMINUM STOREFRONT SYSTEM.
 ANODIZED MEDIUM BRONZE
 ALUMINUM CURTAIN WALL SYSTEM. FULLY
 CAPTURED. 1" DEEP WINDOW MULLION CAPS W/
 FINISH AT APT. UNITS. ANODIZED MEDIUM BRONZE
 ALUMINUM WINDOW WALL SYSTEM. FULLY
 CAPTURED. 1" DEEP WINDOW MULLION CAPS W/
 FINISH AT APT. UNITS. ANODIZED MEDIUM BRONZE
 ANODIZED SSG ALUMINUM WINDOW WALL SYSTEM.
 ROE SIGHT LINE VENTS AT APT UNITS.
 SLICK VENEER
 SLICK VENEER. EVERY OTHER COURSE EXTENDS
 1 FT FROM FACE OF WALL 3/4".
 CONCEALED FASTENER FORMED METAL PANEL.
 ANODIZED MEDIUM BRONZE
 CONCEALED CONCEALED FASTENER FORMED METAL
 PANEL. ANODIZED MEDIUM BRONZE.

- ### EVALUATION KEY

E. Wilson Street
and Capital Partners
Madison, WI

1.27.00

[illegible]

PRELIMINARY
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BUILDING ELEVATIONS

A252



ALUMINUM STOREFRONT SYSTEM.
ANODIZED MEDIUM BRONZE

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

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

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

BRICK VENEER

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

CONCEALED FASTENER FORMED METAL PANEL.
ANODIZED MEDIUM BRONZE

EMBEDDED CONCEALED FASTENER FORMED METAL
PANEL. ANODIZED MEDIUM BRONZE.

1. *Journal of the American Medical Association*, 1997; 278: 1039-1044.

ELEVATION KEY

SPANDREL GLAZING

1 E. Wilson Street
2 and Capital Partners
3 Madison, WI

21.27.00

[illegible]

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BUILDING ELEVATIONS - BW

A254



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
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- 27 ANGLED CONCEALED FASTENER FORMED METAL PANEL. ANODIZED MEDIUM BRONZE

ELEVATION KEY
SPANDREL GLAZING

121 E. Wilson Street
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Madison, WI

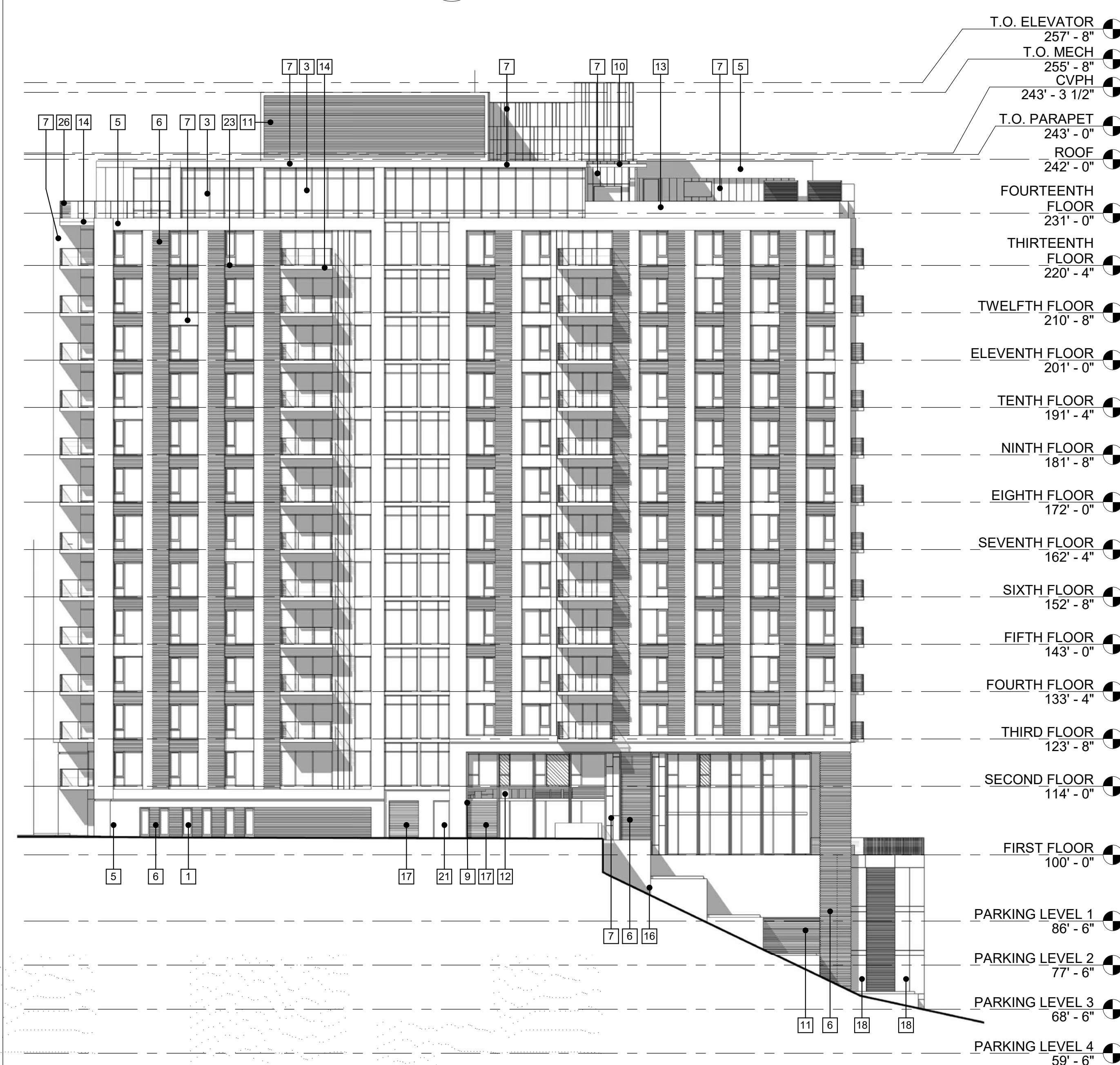
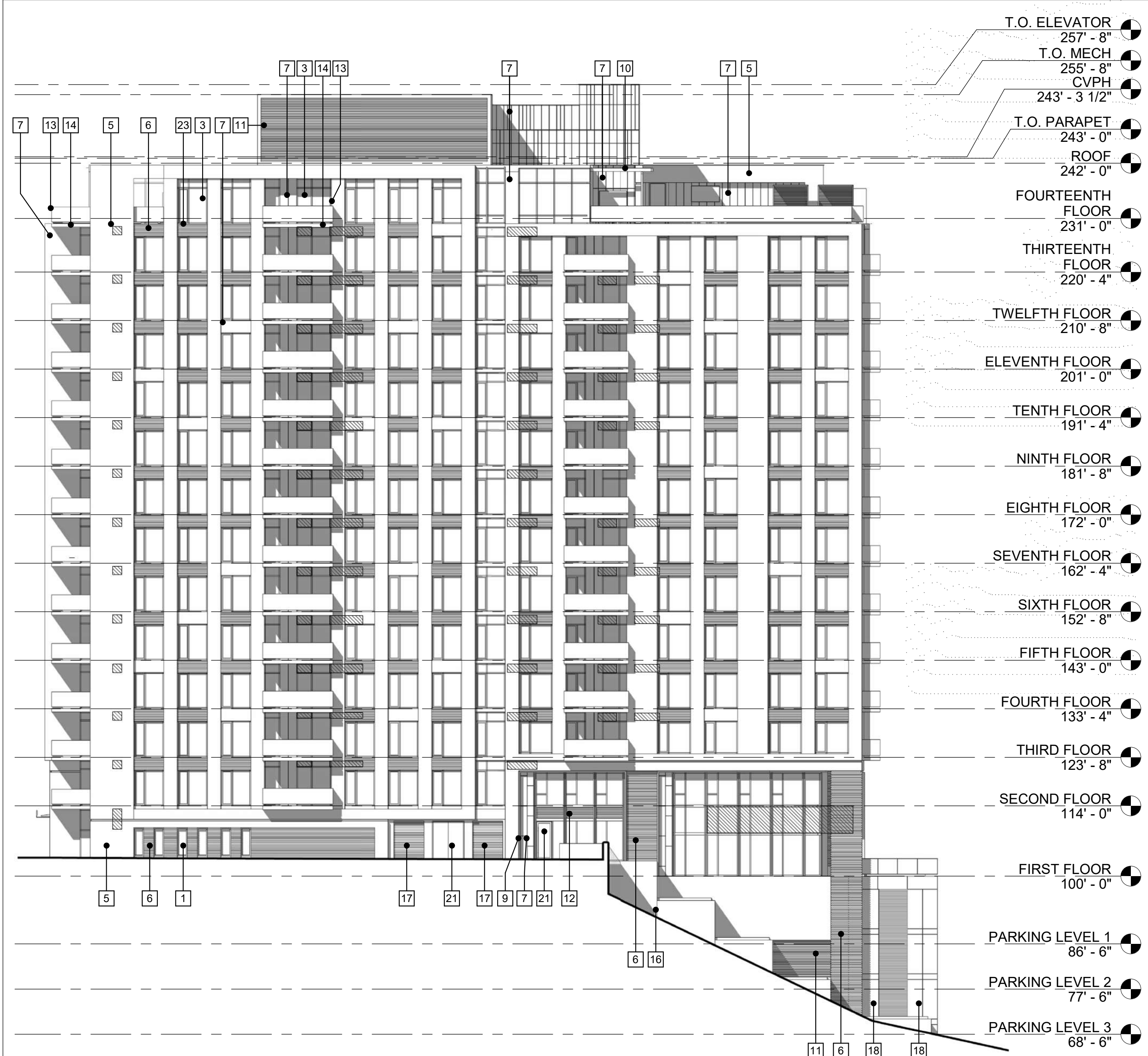
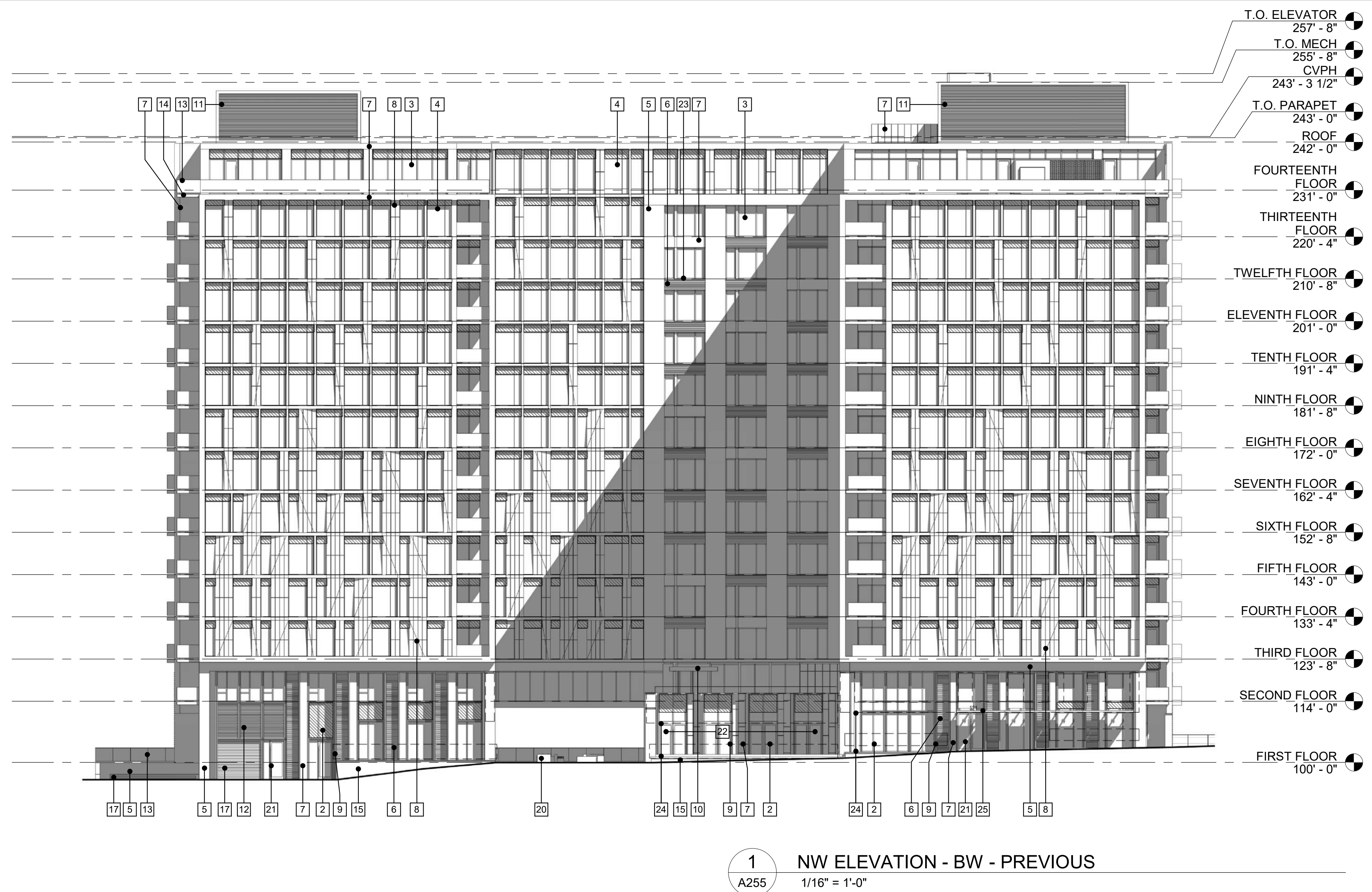
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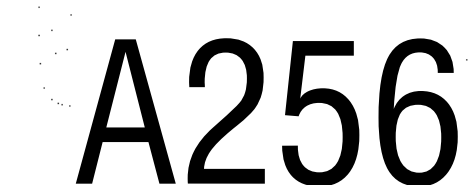
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BUILDING
ELEVATIONS - BW

A255







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[illegible]

PERSPECTIVES



SOUTH PERSPECTIVE OF TERRACE OVERLOOKING JOHN NOLEN DRIVE



SOUTHEAST PERSPECTIVE ALONG JOHN NOLEN DRIVE - NIGHT



SOUTHEAST PERSPECTIVE ALONG JOHN NOLEN DRIVE - DAY

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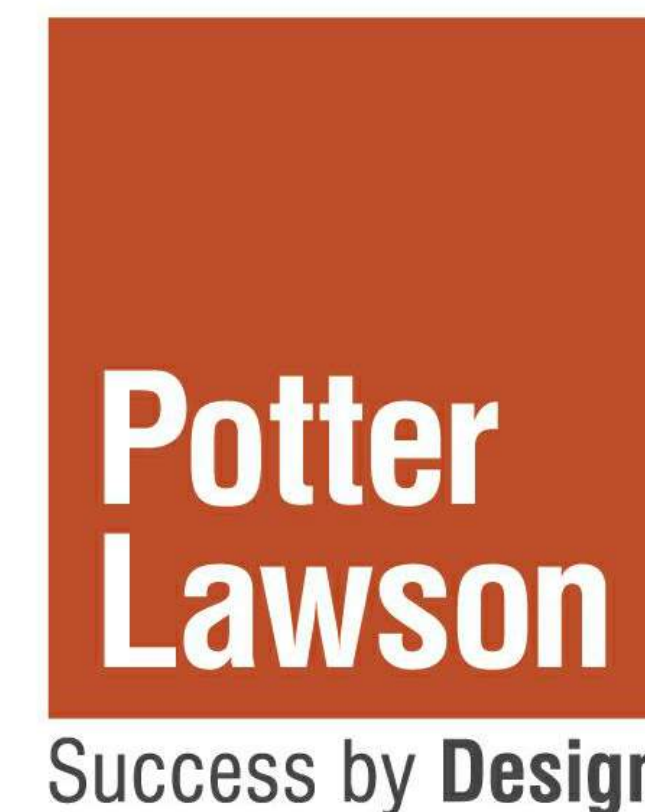
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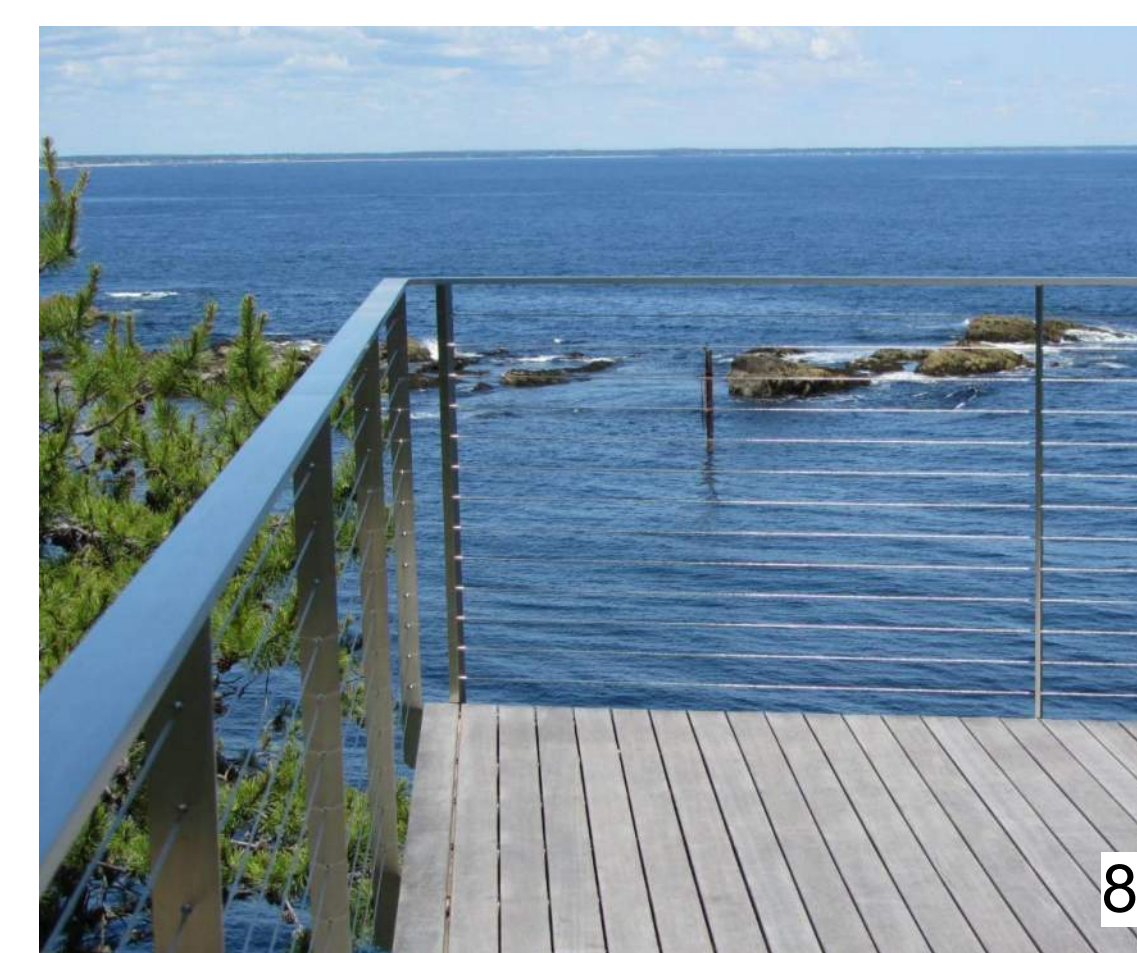
DATE 02/13/2023 ISSUANCE/REVISIONS URBAN DESIGN COMMISSION REVIEW

PERSPECTIVES

A259



1. Brick Veneer - Gray
2. Exposed Fastener Fiber Cement Panel
3. Exposed Fastener Fiber Cement Panel
4. Anodized Aluminum Curtain wall / Window wall Mullion - Medium Bronze
5. Concealed Fastener Formed Metal Panel - Medium Bronze
6. Vision Glazing
7. Brick Veneer - Gray - Alternating coursing w/ 3/4" offset
8. Aluminum Cablerail Guardrail - 1st to 13th Floors
9. Glass Guardrail - 14th Floor



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[illegible]

BUILDING MATERIALS

A260



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[illegible]

METAL PANEL COMPOSITION

EXTERIOR LIGHTING - Rev 1

121 EAST WILSON STREET

Madison, Wisconsin

February 13 2023



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

INDEX	LIGHTING LEGEND				
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	<div><div>TYPE</div><div>CONTROL</div><div>POWER IN:<ul style="list-style-type: none">HOLLOW CIRCLE - NORMAL POWERSOLID CIRCLE - EMERGENCY POWERLOCATION OF CIRCLE INDICATES SUGGESTED POWER ENTRY FEED TO THE LUMINAIRE</div><div>SUGGESSTED SUSPENSION POINT</div><div>CIRCUIT/SWITCH, OR LOW-VOLTAGE RELAY/ZONE DIMMING ZONE</div><div>LUMINAIRE TYPE<table><thead><tr><th>TYPE</th><th>DESCRIPTION</th></tr></thead><tbody><tr><td>L</td><td>LUMINAIRE</td></tr></tbody></table></div></div> <div><div><div></div><div>RECESSED LINEAR LED PROFILE MOUNTING LOCATION: CEILING</div></div><div><div></div><div>SUSPENDED LINEAR LED PROFILE MOUNTING LOCATION: CEILING</div></div><div><div></div><div>SURFACE MOUNTED LINEAR LED PROFILE MOUNTING LOCATION: ARCHITECTURAL SOFFIT OR COVE UNDER CABINET</div></div><div><div></div><div>WALL SURFACE MOUNTING LOCATION: WALL</div></div><div><div></div><div>WALL RECESSED MOUNTING LOCATION: WALL</div></div><div><div></div><div>PENDANT/SUSPENDED LUMINANCE MOUNTING LOCATION: CEILING</div></div><div><div></div><div>SURFACE MOUNTED DOWNLIGHT MOUNTING LOCATION: CEILING</div></div><div><div></div><div>RECESSED DOWNLIGHT LUMINAIRE MOUNTING LOCATION: CEILING</div></div><div><div></div><div>TRACK MOUNTING LOCATION: AS NOTED</div></div><div><div></div><div>TRACK HEAD MOUNTING LOCATION: TRACK</div></div></div>	TYPE	DESCRIPTION	L	LUMINAIRE
TYPE	DESCRIPTION				
L	LUMINAIRE				
GENERAL NOTES					
<div><div>1.</div><div>ALL THE SHEETS IN THIS DESIGN DEVELOPMENT MANUAL, UNLESS OTHERWISE MENTIONED, TO BE PLOTTED TO 30" X 42" SHEET</div></div> <div><div>2.</div><div>REFER TO LIGHTING LEGEND ON THE SIDE FOR THE FIXTURE SYMBOL & ABBREVIATION INFORMATION.</div></div> <div><div>3.</div><div>REFER TO SHEET LD106 FOR LUMINAIRE SCHEDULE</div></div> <div><div>4.</div><div>ALL DIMENSIONS ARE IN INCHES & FOOT UNLESS OTHERWISE SPECIFIED.</div></div> <div><div>5.</div><div>ONLY WRITTEN DIMENSIONS ARE TO BE FOLLOWED. DO NOT SCALE THE DRAWING.</div></div> <div><div>6.</div><div>ALL THE REFERENCED HEIGHTS ARE FROM FINISHED FLOOR TO THE BOTTOM OF THE LUMINAIRE, UNLESS OTHERWISE NOTED.</div></div> <div><div>7.</div><div>FOR ALL THE LINEAR LUMINAIRES, EXACT LENGTH TO BE DERIVED FROM THE ARCHITECTURAL CONDITIONS WITHIN WHICH THEY ARE INSTALLED.</div></div> <div><div>8.</div><div>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</div></div> <div><div>9.</div><div>RELEVANT SERVICES DRAWINGS ARE TO BE READ SIMULTANEOUSLY AND PROVISION OF CUTOUTS / SLEEVES TO BE PROVIDED AS REQUIRED.</div></div> <div><div>10.</div><div>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.</div></div>					
OTHER SYMBOLS					
<div><div></div><div>NOTE DESIGNATION</div></div> <div><div>1</div><div>CONTROL NOTE</div></div>					

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COVER SHEET
LIGHTING

LD100

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PARKING LEVEL 3
LIGHTING PLAN

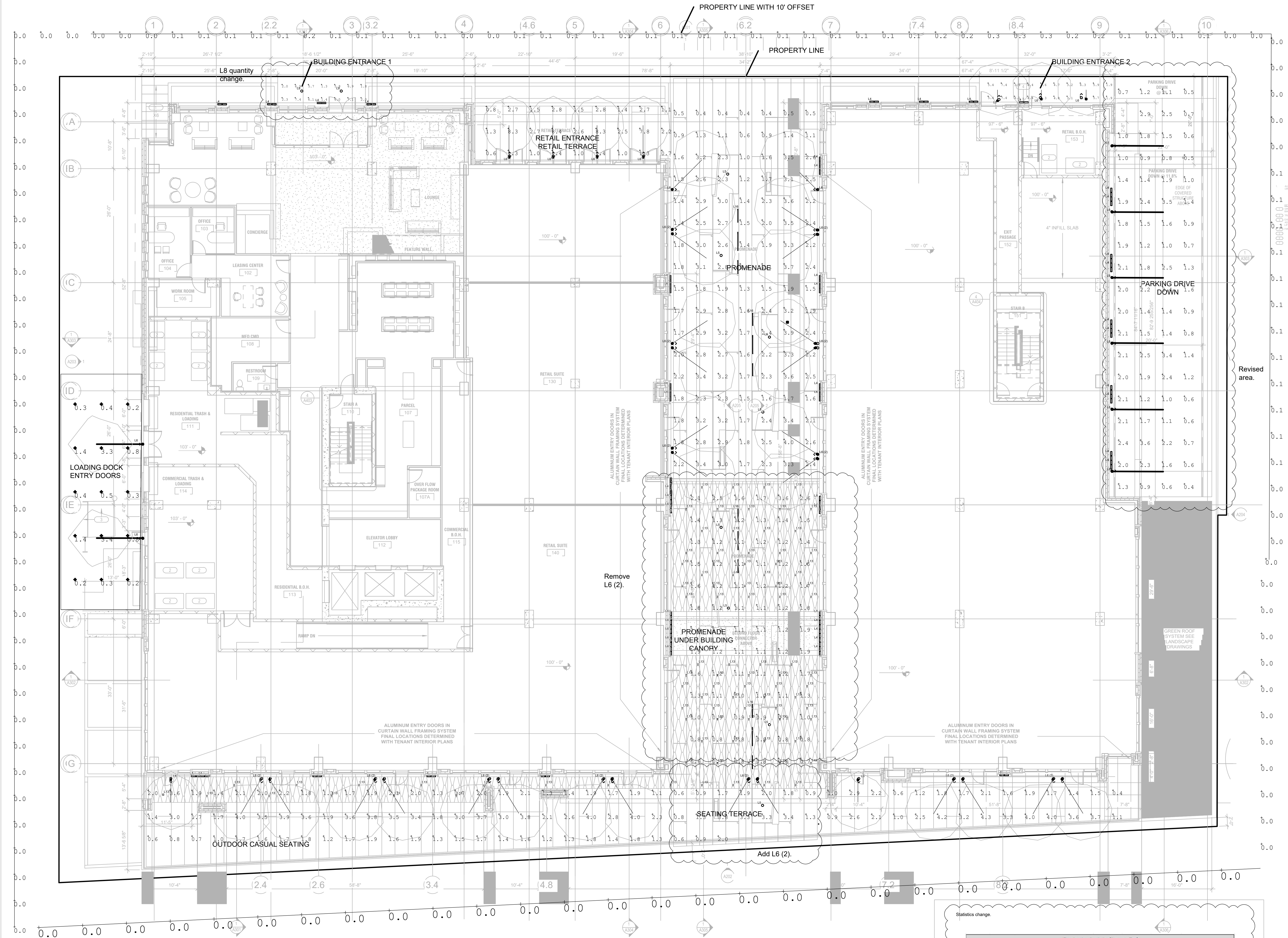
LD101



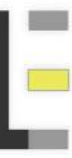
Statistics change.

Illumination Statistics (Footcandles)					
S.No.	Area Name	Average	Maximum	Minimum	Average / Minimum
1	Dog Run	2.49	2.90	2.00	1.25

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



01 FIRST FLOOR LIGHTING PLAN
LD102 1/8" = 1'-0"



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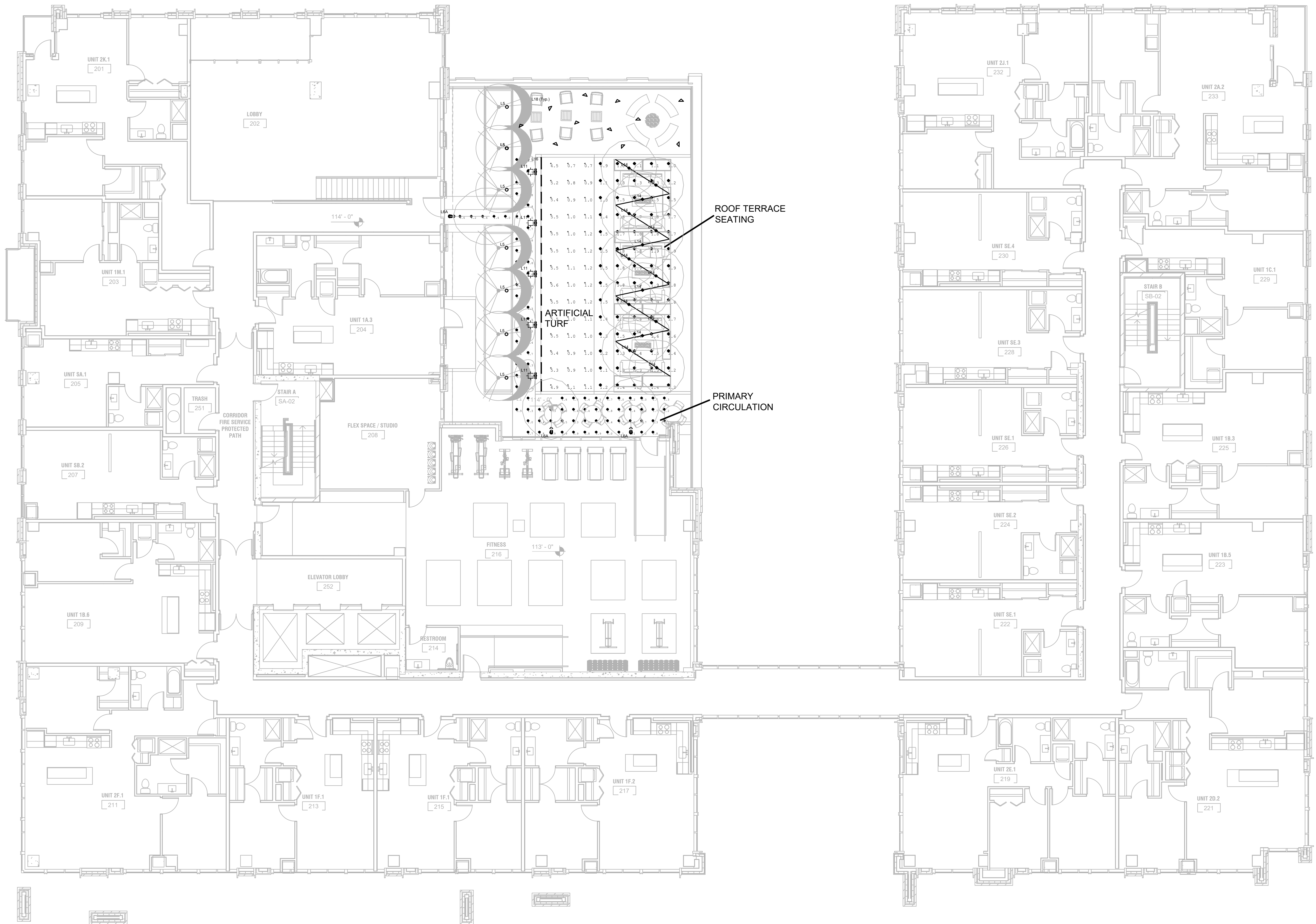
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02/13/23	URBAN DESIGN COMMISSION REVIEW	

SECOND FLOOR
LIGHTING PLAN

LD103



Note that the code required avg. 2.5 fc light level and uniformity less than 5. All the three spaces meet this criteria.

Statistics change.

Illumination Statistics (Footcandles)					
S.No.	Area Name	Average	Maximum	Minimum	Average / Minimum
1	Artificial Turf	2.45	5.60	0.70	3.50
2	Primary Circulation	2.11	8.90	0.60	3.52
3	Roof Terrace Seating	1.52	2.00	0.90	1.69

01

SECOND FLOOR LIGHTING PLAN

1/8" = 1'-0"

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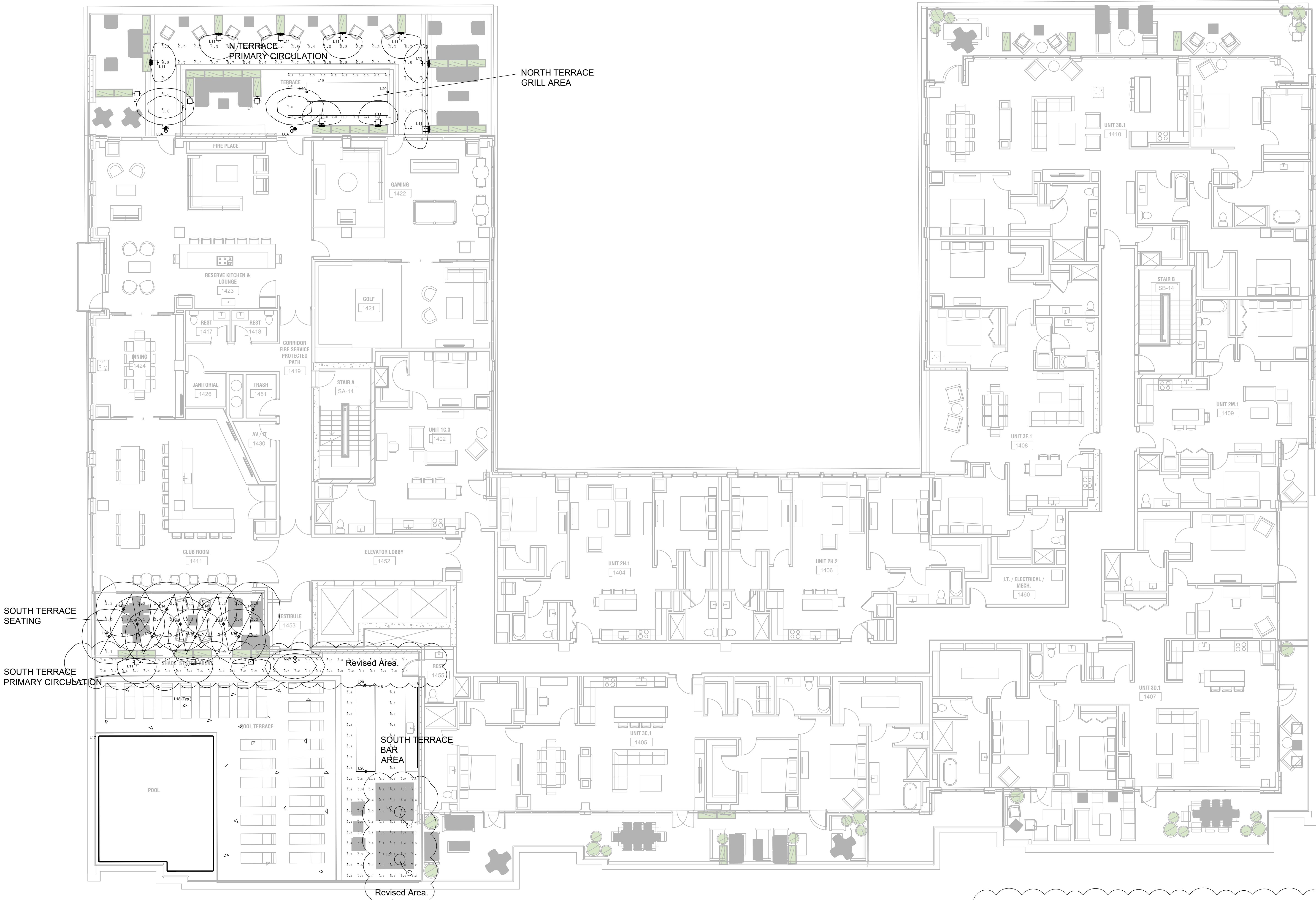
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FOURTEENTH FLOOR
LIGHTING LAYOUT

LD104



Note that the code requires avg. 2.5 fc light level and uniformity of 5.

All the spaces here meet this average light level criteria.

However, the three spaces have slightly higher uniformity ratio than 5. These are intimate landscape spaces designed for the night-time enjoyment. They should not be treated as Parking areas where lighting requirements and method of illumination is very different.

Typically, for parking lots, the lighting methodology is through overhead pole mounted light fixtures that are elevated to produce a blanket of light on a large horizontal surfaces in the most economical and efficient fashion. Current code requirements of uniformity are easily achievable through this type of approach.

However, for the dramatic and enjoyable quality of spaces for night-time human experience, this approach could be detrimental to the desired intentions. Our goal is to make these spaces emotionally and enjoyably intimate, where the light sources are closer to landscape elements; sometimes producing minor hot-spots and higher contrasts, which are desirable in achieving appreciative aesthetic effects at the cost of higher uniformities.

Statistics change.

Illumination Statistics (Footcandles)					
S.No.	Area Name	Average	Maximum	Minimum	Average / Minimum
1	N Terrace Primary Circulation	1.98	7.10	0.40	4.95
2	N Terrace Grill Area	2.15	10.80	0.30	7.17
3	S Terrace Primary Circulation	2.54	5.90	0.40	6.35
4	S Terrace Bar Area	2.13	11.60	0.30	7.10
5	S Terrace Seating	2.09	2.60	1.10	1.90

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

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**BUILDING FACADE
LIGHTING**

LD105

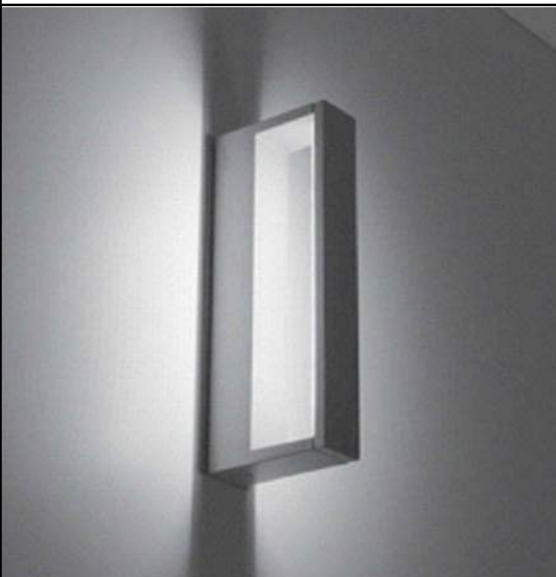


L6



COMPACT ADJUSTABLE SPOT
HEAD AIMED DOWNWARDS FOR
A BUILDING PERIMETER
ILLUMINATION

L12



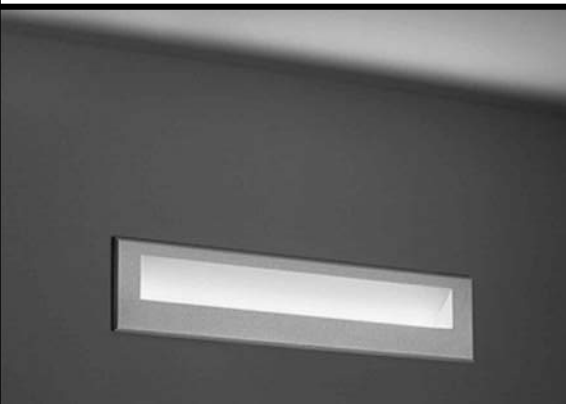
CUSTOM WALL BRACKETED WITH CONCEALED LED FOR
INDIRECT WALL ILLUMINATION. CONSIDER TOTAL OF
20 FIXTURES ON THIS WALL.

L4













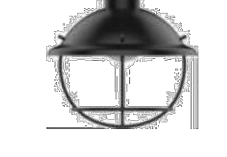

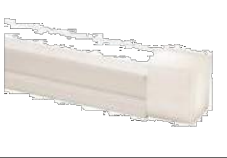





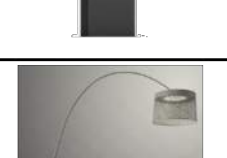
WALL GRAZER AIMED OWNWARDS
TO GRAZE TEXTURED STONE
WALL. LUMINAIRE CONCEALED
FROM NORMAL VIEW

L10

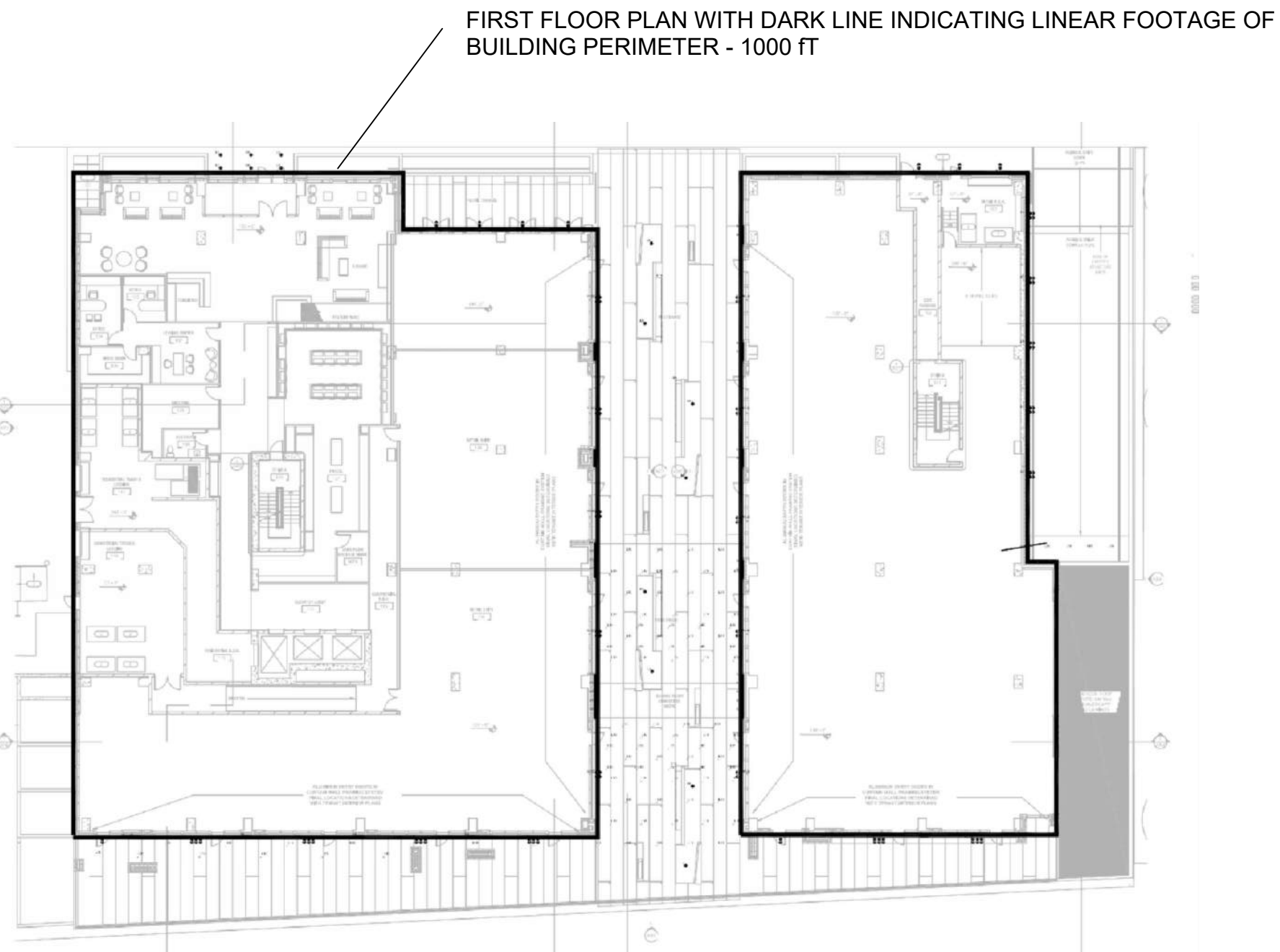


INDIRECT LIGHTING AT
INDIVIDUAL RESIDENTIAL
BALCONIES

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	1566 lm
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	470 lm
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	744 lm
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 Elliptical Beam Lens Accessory	EcoSense: Rise Series F080 Single	4 Watts	300 lm
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	1660 lm
L8		Canopy frame integrated downlight	3" Diameter Surface Mounted Wet Location Downlight with Remote Driver	DesignPlan: EYE 80 Surface Version Series	5 Watts	400 lm
L9		Not Used				
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	324 lm
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	70 lm
L12		Exterior Parking Level Wall on John Nolen Dr.	Nominal 12"D x 4.5"W x 4'H Custom Fabricated Linear Wall Bracket with 100% light directed towards wall in an indirect light distribution	Custom Fabricated luminaire.	10 Watts	400 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	200 lm
L14		Catenary Suspended Accent Lighting	Low Voltage 6" Dia. x 7.67"H Dark Sky Shielded catenary strung fixtures on 48" centers in lengths indicated on lighting plans	California Accent Lighting Inc. (CALI) Series: ML2000-CACA-48-3.0K-GSFL-DM-WET-BK -100'	3 Watts	256 lm
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	400 lm 950 lm 1400 lm
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	1.5 Watts/ft.	50 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 - 43 Watts per Segment - Pattern Dependent	79 lm - 412 lm per segment - 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.	312 lm/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	125 lm
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	855 lm
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	18 Watts	1200 lm

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	18	39	702
L6	Terraces, Entrance, Promenade, Outdoor Seating & Parking Entrance	11.5	44	506
L8	Building Entrance	5	3	15
L10	Residence Balconies	10.5	110	1155
L12	Random Array of Accent Wall Fixtures at Lakeside	10	20	200
L13	Retail Entrance Canopy, Under Building Canopy, Casual Seating Canopy	2	92	184
		Project Total		2762