
WILSON + BLAIR

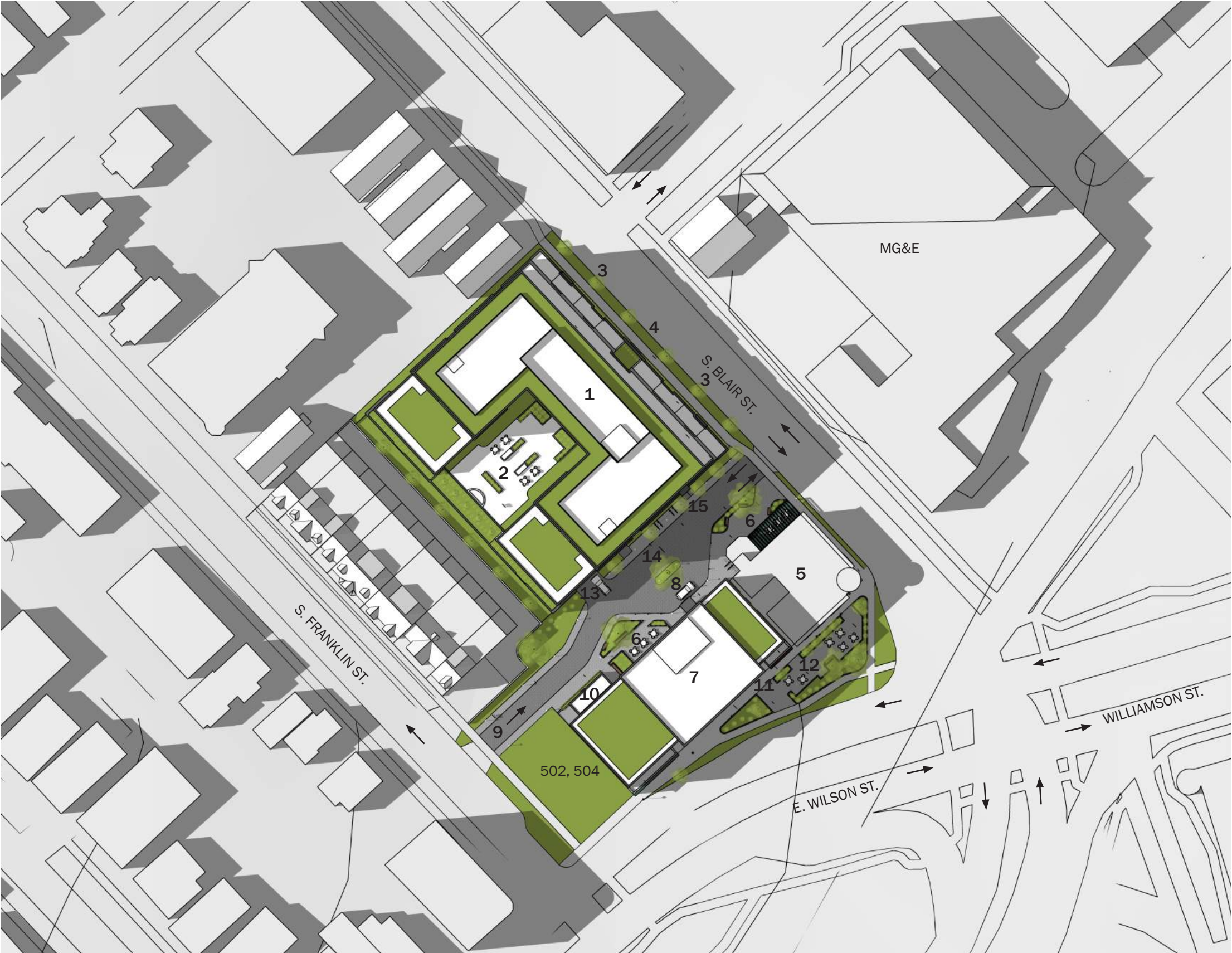
MADISON, WISCONSIN

JCAP REAL ESTATE

LANDMARKS + UDC FORMAL SUBMITTAL
MAY 13, 2024

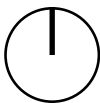
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SITE PLAN



PLAN KEY

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



AERIAL VIEW



AERIAL VIEW



GROUND VIEW AT WILSON + BLAIR



PREVIOUS DESIGN FROM 09/05/23 INFORMATIONAL SUBMITTAL



SECTION 1 | HOTEL ON WILSON ST.



WILSON ELEVATION



PREVIOUS DESIGN FROM 09/05/23 INFORMATIONAL SUBMITTAL



FITTING INTO THE WILSON STREET HISTORIC DISTRICT



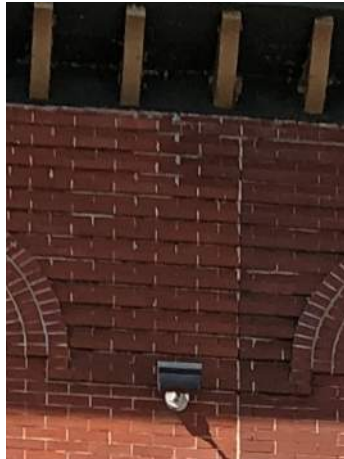
BASE EXPRESSIONS



LINTEL TREAMENTS



MASONRY TEXTURE



CORNICE TREATMENTS



BUILDING ELEVATIONS



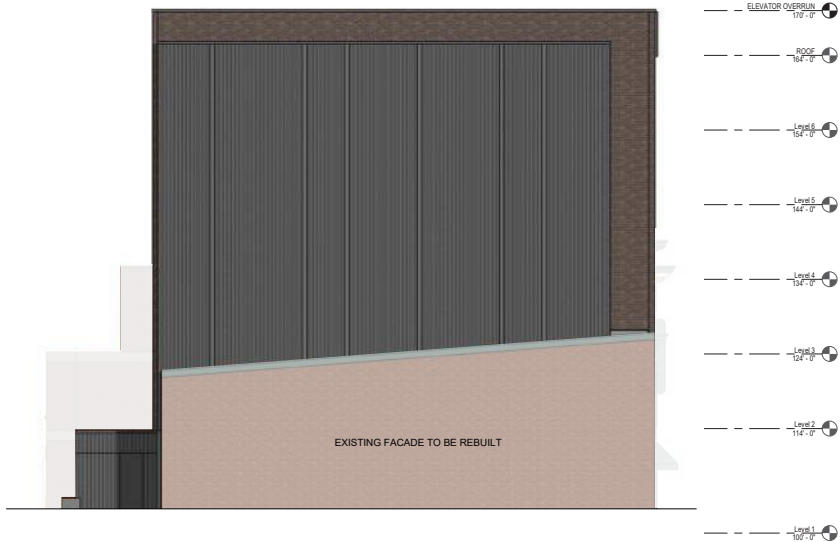
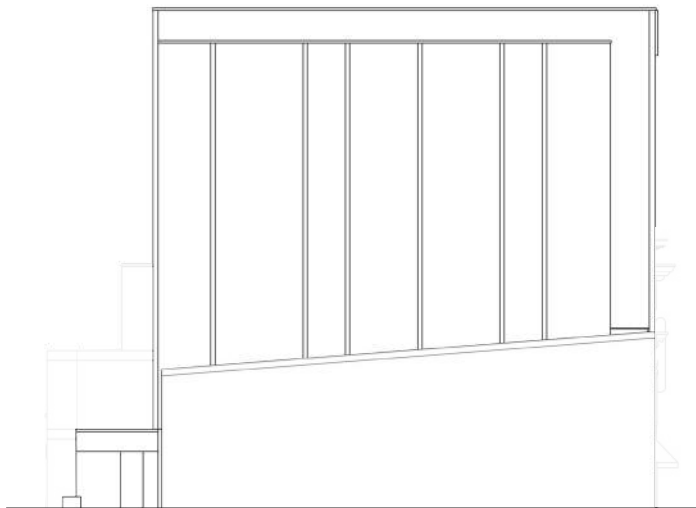
WILSON ELEVATION

BUILDING ELEVATIONS



LIVING STREET ELEVATION

BUILDING ELEVATIONS



SOUTHWEST ELEVATION

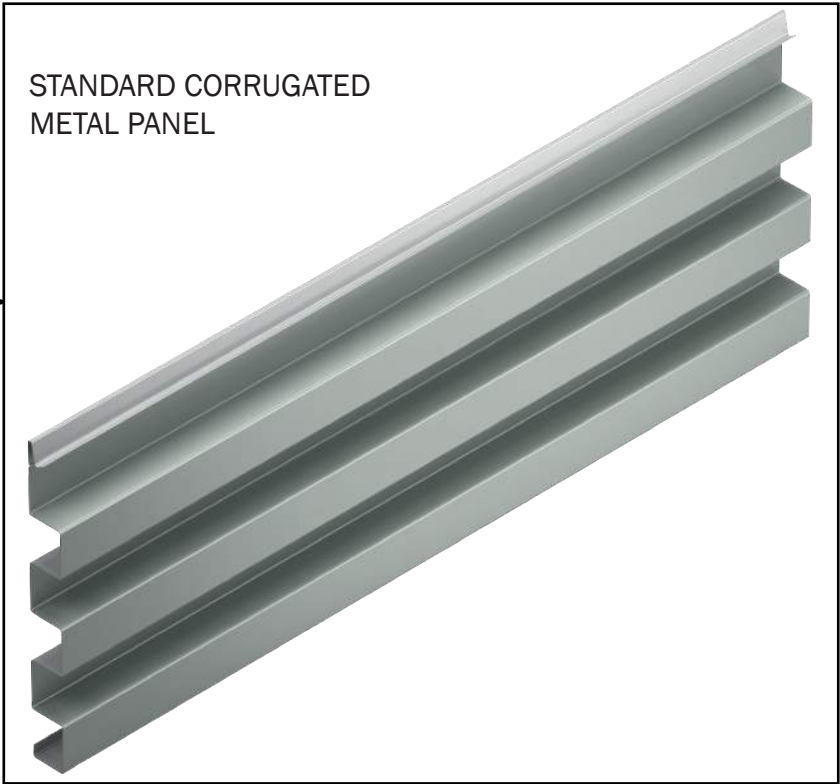
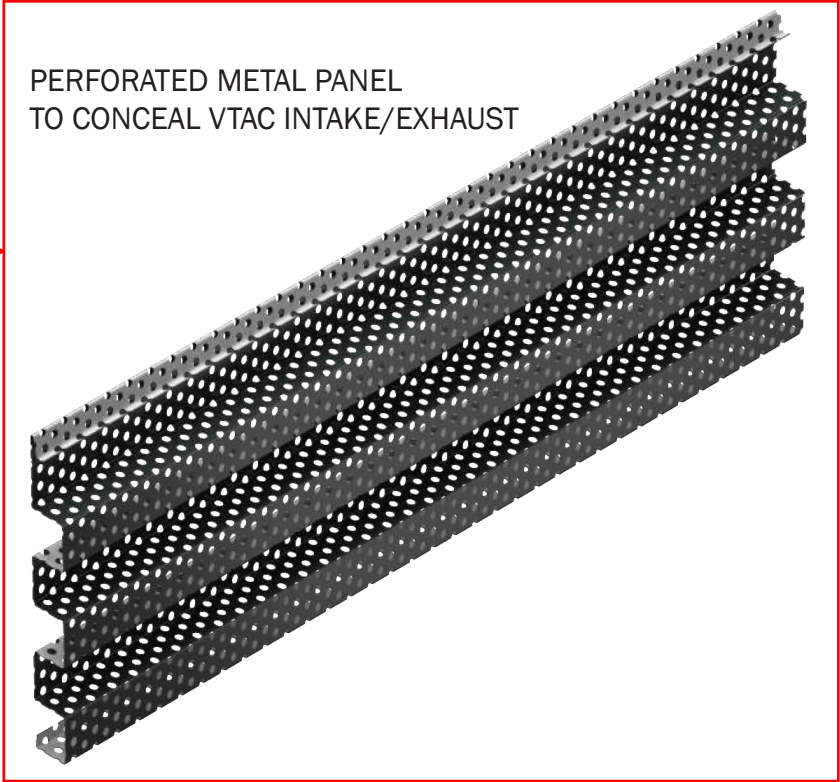


BLAIR ST. ELEVATION

ENLARGED BLAIR ST. ELEVATION



VTAC FACADE INTEGRATION



BUILDING LIGHTING



INTEGRATED DOWN LIGHTS



MATERIAL PALETTE - HOTEL



CLAY BRICK - BROWN (URBAN INFILL PORTION)



CORRUGATED METAL PANEL - BLACK (SETBACK PORTION AND INFILL)



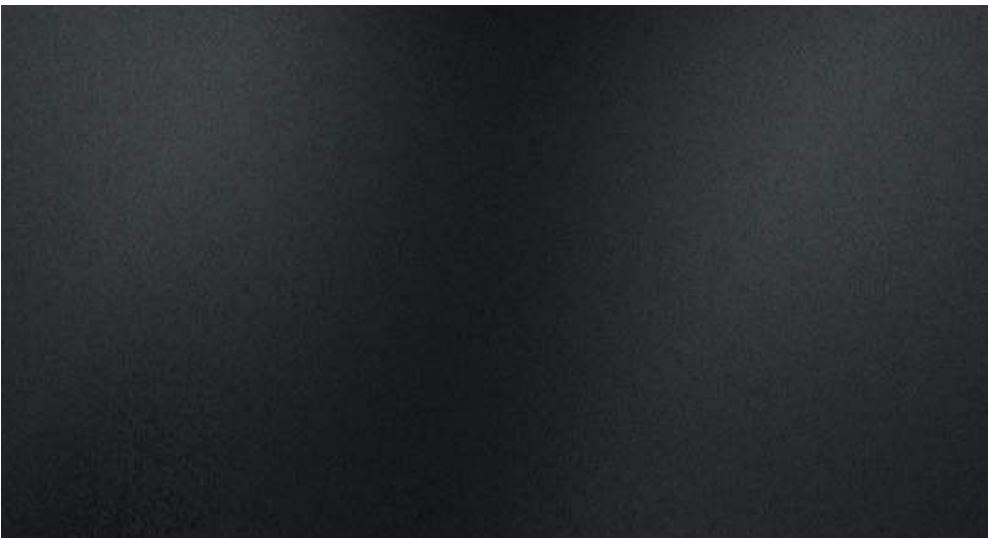
ALUMINUM METAL COPING, TRIM AND WINDOW FRAMES



CAST STONE - BASE WAINSCOT



GLASS BLOCK - CLERESTORY WINDOWS AT BASE



METAL PANEL, BLACK (WINDOW SPANDRELS UPPER STORIES)

SECTION 2 | MULTIFAMILY BUILDING ON BLAIR ST.



BUILDING ELEVATIONS



BLAIR ST. ELEVATION

BUILDING ELEVATIONS



- -- -- -- -- ROOF 187'-0"
- -- -- -- -- LEVEL 8R 178'-0"
- -- -- -- -- LEVEL 7R 169'-0"
- -- -- -- -- LEVEL 6R 159'-0"
- -- -- -- -- LEVEL 5R 149'-0"
- -- -- -- -- LEVEL 4R 139'-0"
- -- -- -- -- LEVEL 3R 129'-0"
- -- -- -- -- LEVEL 2 119'-0"
- -- -- -- -- LEVEL 1 90'-0"



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- -- -- -- -- LEVEL 0 80'-0"

LIVING STREET ELEVATION

BUILDING ELEVATIONS



SOUTHWEST ELEVATION

NEIGHBORING EXISTING CONCRETE
SCREEN WALL - SEE PLANS FOR
LOCATION. SEE LANDSCAPE PLANS
FOR LANDSCAPING.

BUILDING ELEVATIONS



NORTHWEST ELEVATION

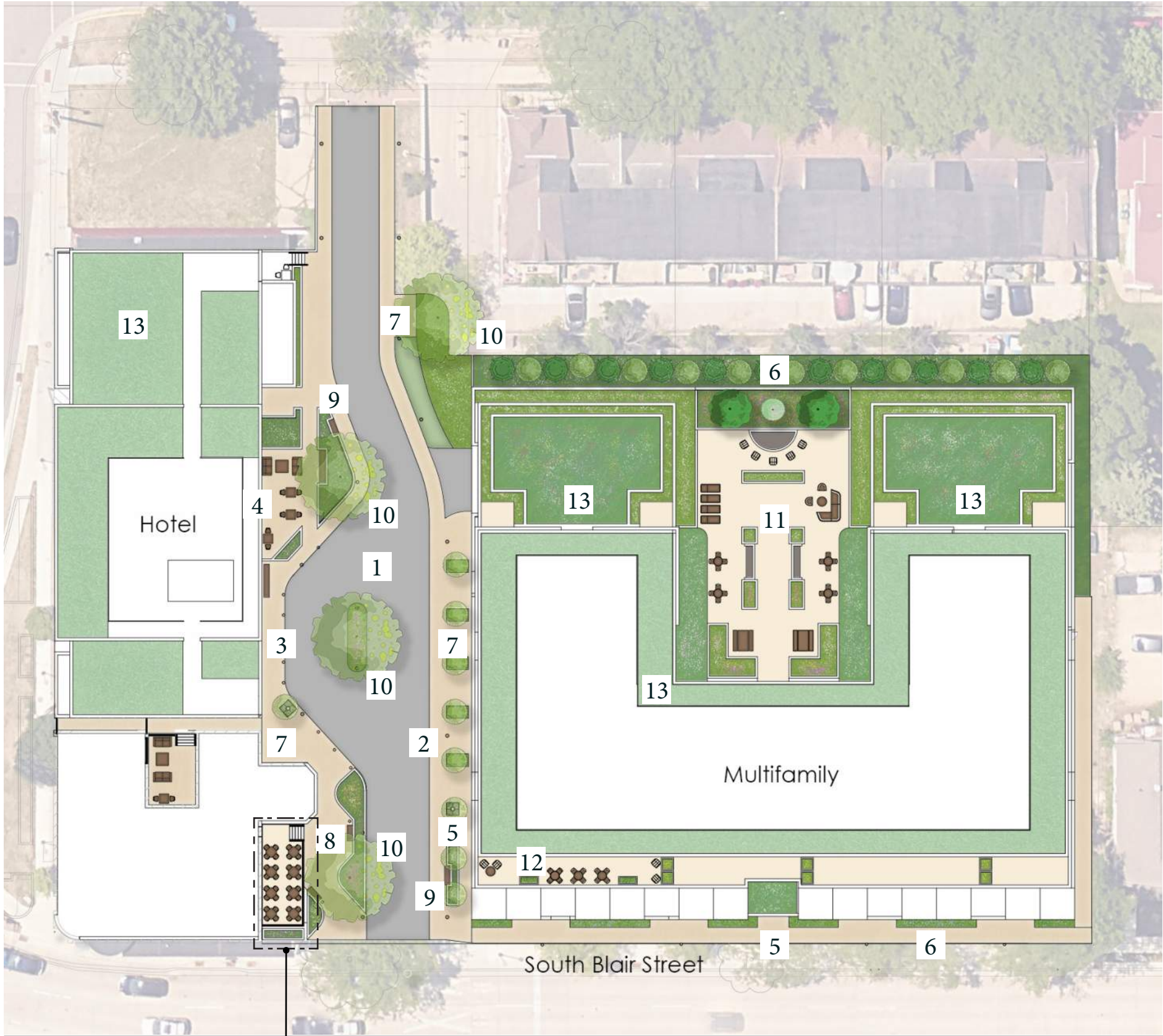
BLAIR ST. ELEVATION



SECTION 3 | LIVING STREET



RENDERED LANDSCAPE PLAN



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

(NEW DECK STRUCTURE INTENDED FOR FUTURE SUBMITTAL)

SITE MATERIALS



LIGHT BOLLARD



BIKE RACK



WOOD SLAT BENCHES
SMOOTH CONCRET PLANTERS



TREE GRATE



WALKING SURFACE
SMALL SCALE RUNNING BOND PATTERN



DRIVE ISLE
LARGE SCALE RUNNING BOND PATTERN

GROUND VIEW OF LIVING STREET LOOKING SOUTHWEST



GROUND VIEW OF LIVING STREET LOOKING NORTHEAST



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