



THE  
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LIVE. WORK. HERE.

216 S. Hamilton St. Madison WI

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*Informational Urban Design Meeting*

## Concept

Integrate post-covid concerns

Traffic

Balanced Work options

Time

Proximity to others

## Provide

Flexible spaces (Live/Work)

Ownership models



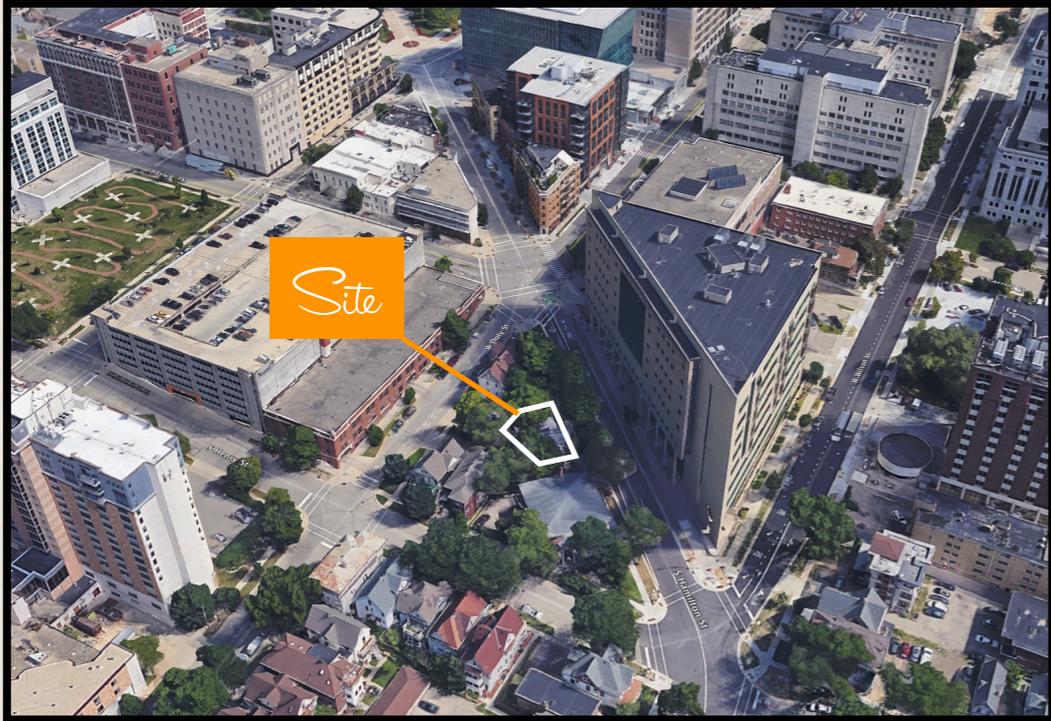
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# Site Analysis



Current Zoning: **UMX**  
Proposed Use: **Live/Work**

28.071 (2) (a) DOWNTOWN HEIGHT MAP  
Max. Height: 6 Stories  
Proposed: **2 stories**

**4 Live/Work Units**  
1 Commercial space (+/- 200 s.f.)

Total Building s.f.: Approx. **6230 s.f.**

## 28.073 - DOWNTOWN DISTRICT BUILDING FORMS.

Live/Work Allowed in UMX District

**28.10 Live/Work Unit** . A dwelling unit in combination with a shop, office, studio, or other work space within a mixed-use building, where the resident occupant both lives and works.

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# Site Analysis

**Parcel Location:** An approximately 5,434 s.f. (0.12-acre) parcel located at mid-block of S. Hamilton St. ; Aldermanic District 4 (Verveer)

**Existing Conditions and Land Use:** Existing 2 story Converted Single Family

**Adopted Land Use Plans:** The Comprehensive Plan designates the property and context as part of the Downtown Core (Volume II, Map 2-3).

Site is also in a Potential Redevelopment & Infill Area (Volume II, Map 2-5)

The 1997 Basset Neighborhood Master Plan identifies the parcel as part of the State Capitol Mixed Use Zone and encourages mixed use

## SUBCHAPTER 28J: - SUPPLEMENTAL REGULATIONS Live/Work Unit

- (a) The work space component shall be located on the first floor or basement of the building, with an entrance facing the primary abutting public street. **COMPLIES**
- (b) The dwelling unit component shall be located above or behind the work space, and maintain a separate entrance located on the front or side facade and accessible from the primary abutting public street. **COMPLIES**
- (c) The office or business component of the unit shall not exceed fifty percent (50%) of the total floor area of the unit. (Am. b ORD-15-00033, 4-8-15) **COMPLIES**
- (d) The business component of the building may include offices, small service establishments, homecrafts which are typically considered accessory to a dwelling unit, or limited retailing associated with fine arts, crafts, or personal services. The business component shall be limited to those uses otherwise permitted in the district which do not require a separation from residentially zoned or occupied property, or other protected use.

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# Demolition of Existing Building

First Landmarks Meeting: 10.30.19

Second Landmarks Meeting: 02.15.21



View up S. Hamilton to Capitol



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- Wood Accent Bands
- Spandrel Glass
- Insulated Metal Panel
- Storefront Glass

S. Hamilton Elevation



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*Hamilton St. Entry*

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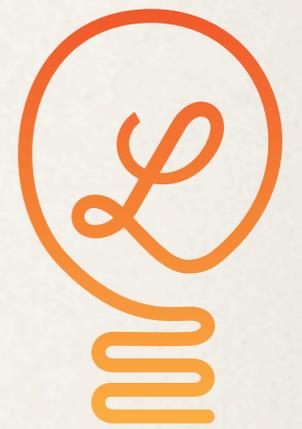
- Wood Accent Bands
- Spandrel Glass
- Insulated Metal Panel
- Storefront Glass

LIVE

WORK

Entry

S. Hamilton Elevation



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# Hamilton St. to Capitol

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- Wood Accent Bands
- Spandrel Glass
- Insulated Metal Panel
- Storefront Glass

S. Hamilton Elevation



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Hamilton St. from Courthouse

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Wood Accent Bands

Insulated Metal Panel

Storefront Glass



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*Hamilton St. towards Lake*

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LIVE

WORK

Wood Panels

Insulated Metal Panel

Storefront Glass

*Alley Side*



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*Work Space*

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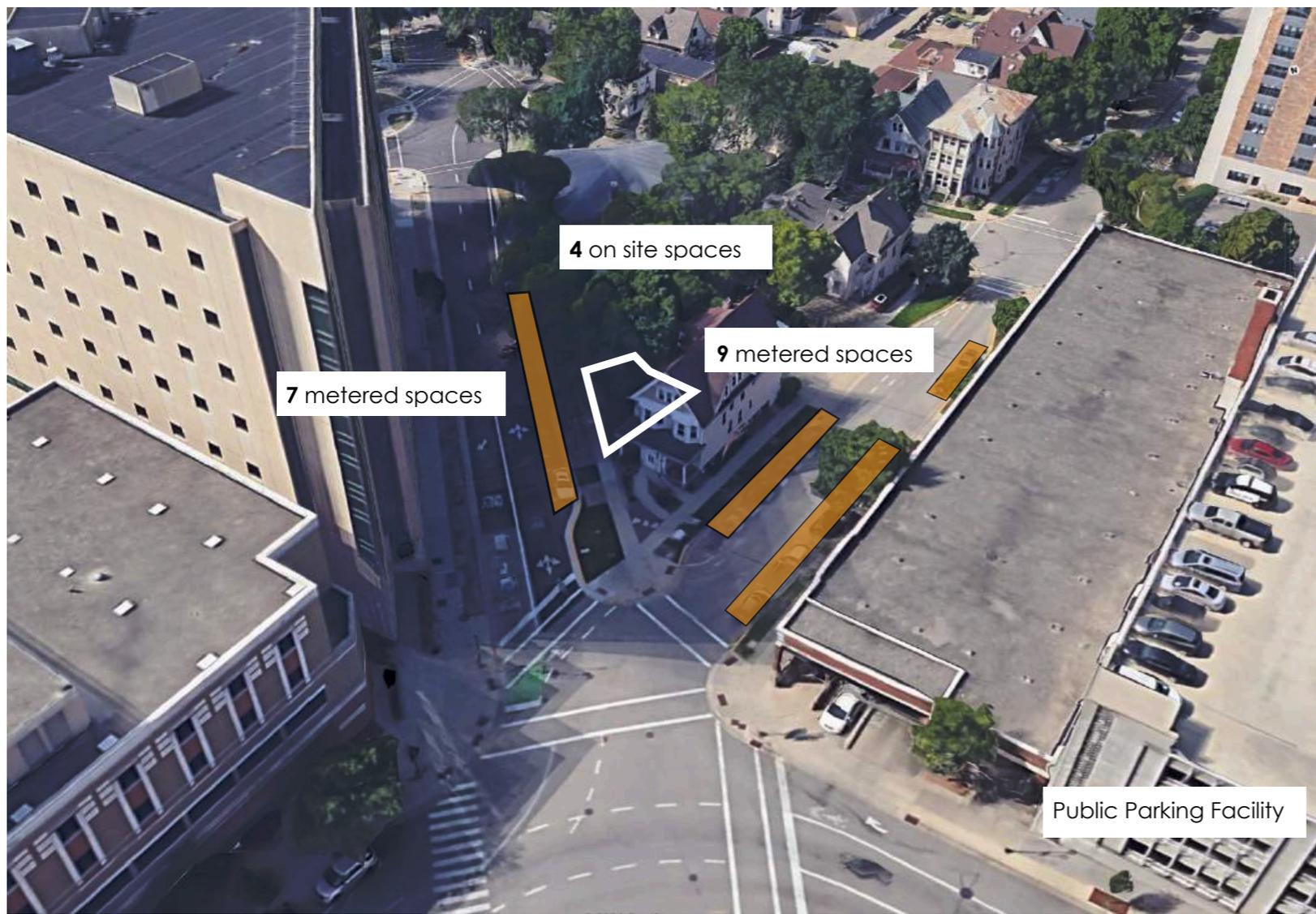


*Live Space*

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**Parking Analysis:**

Proposed On Site: **4**  
Hamilton Street: **7** metered spaces  
Doty Street: **9** metered spaces

Total On site and Street Parking Spaces: **20**

Parking is generally available in metered spaces on W. Doty and S. Hamilton during the day and readily available after 4:00 weekdays and on weekends. There are non-metered spaces on S. Henry, but those are typically occupied and rarely available.

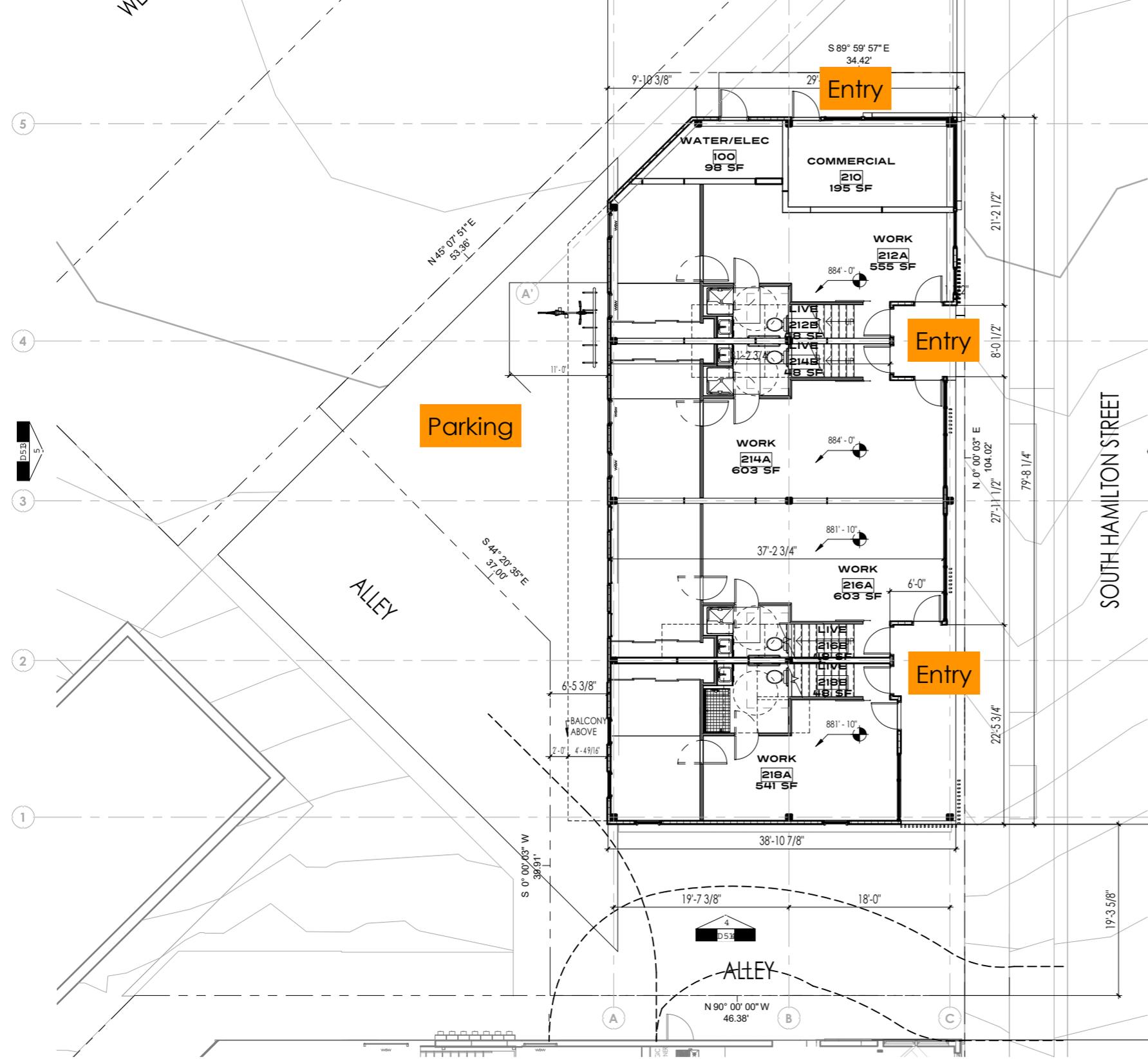
Additionally, there is a public Parking facility located approximately 1/2 block away on S. Fairchild Street.

# Parking Analysis

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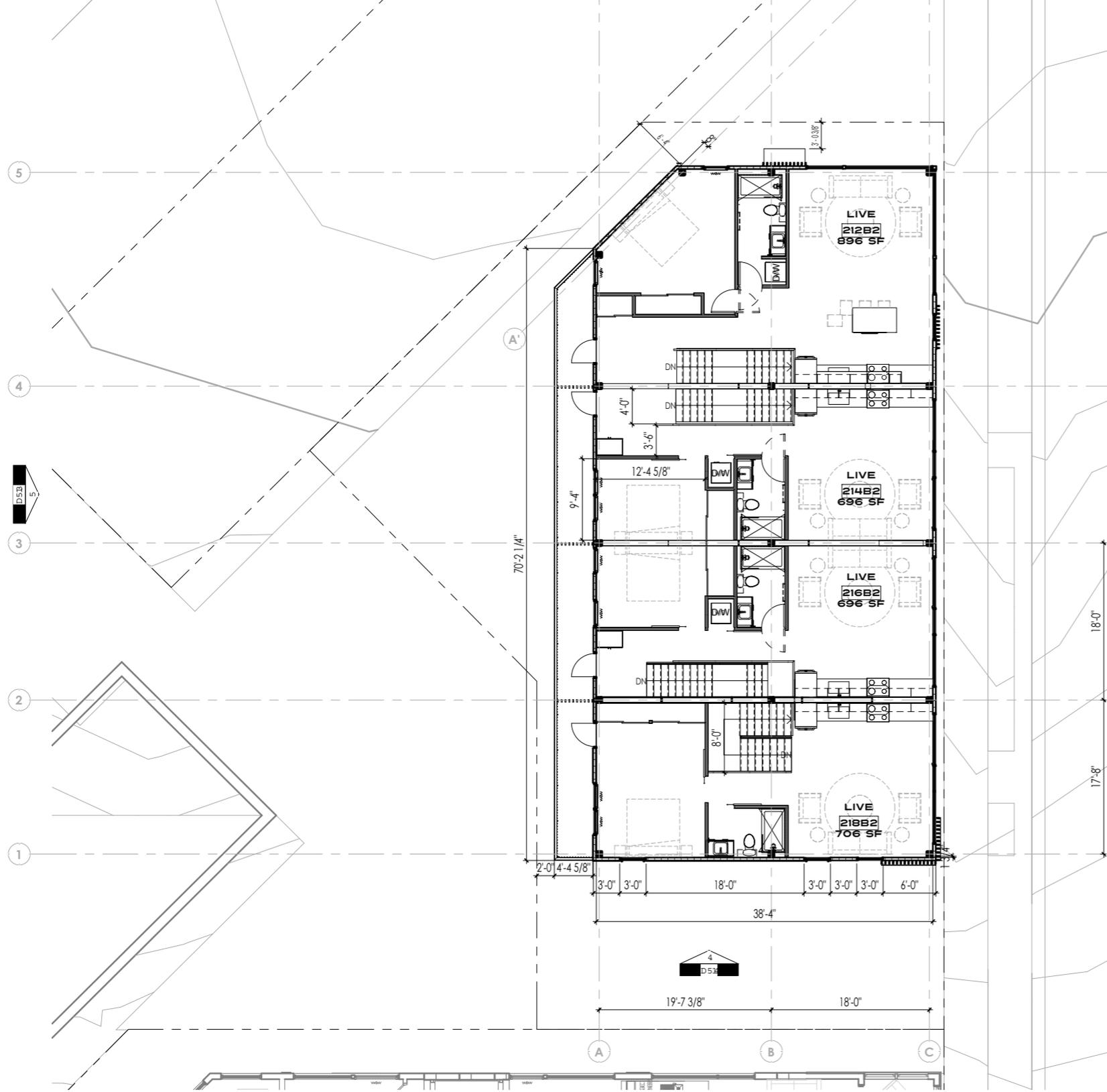


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Work Space (1st Floor)  
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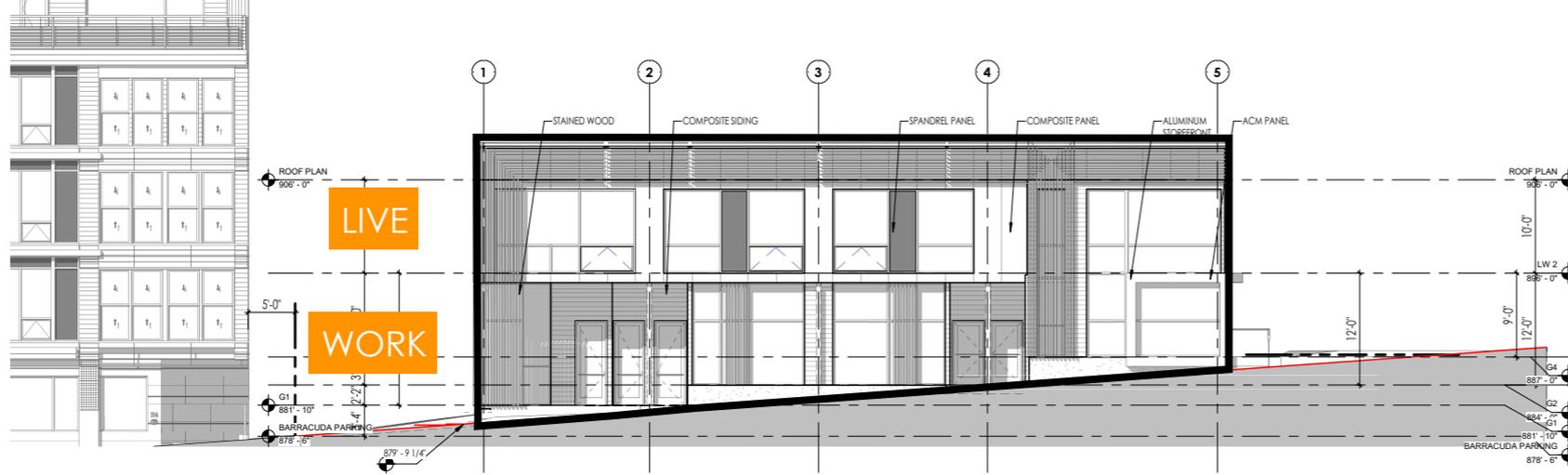




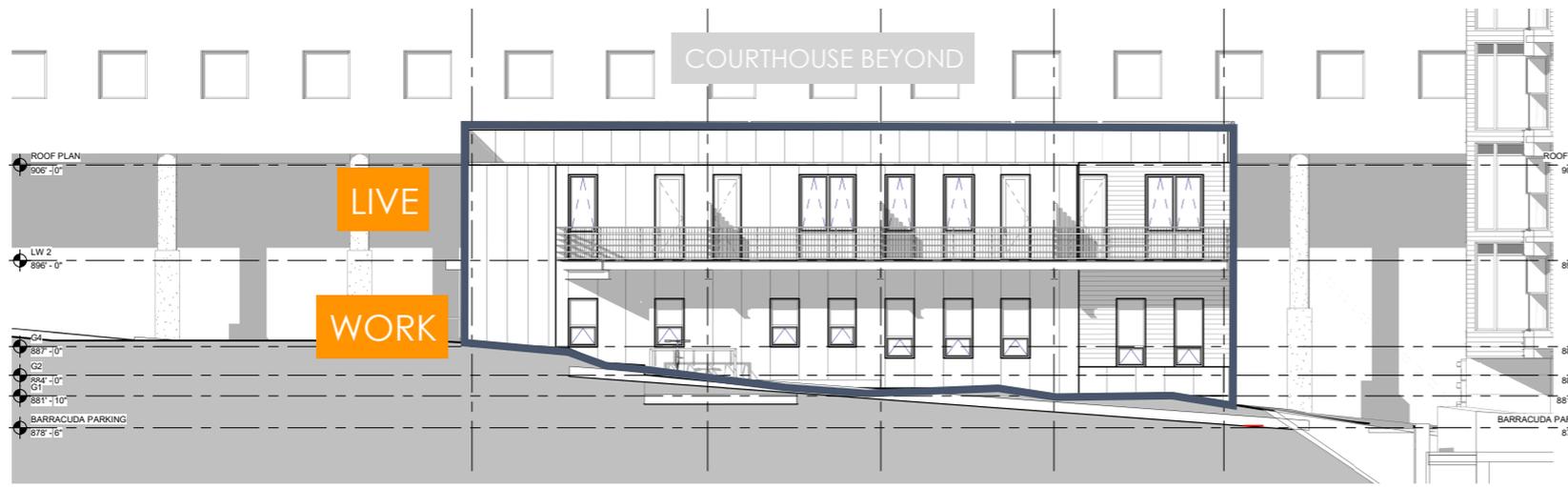
Live Space (2nd Floor)  
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**1** HAMILTON ELEVATION

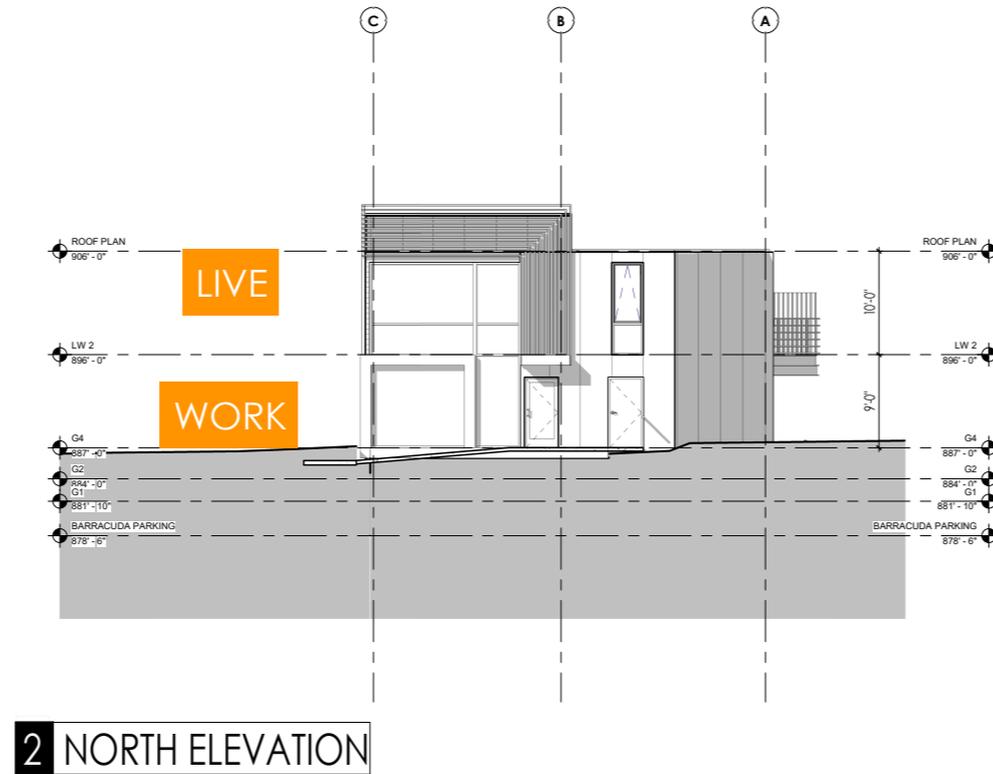
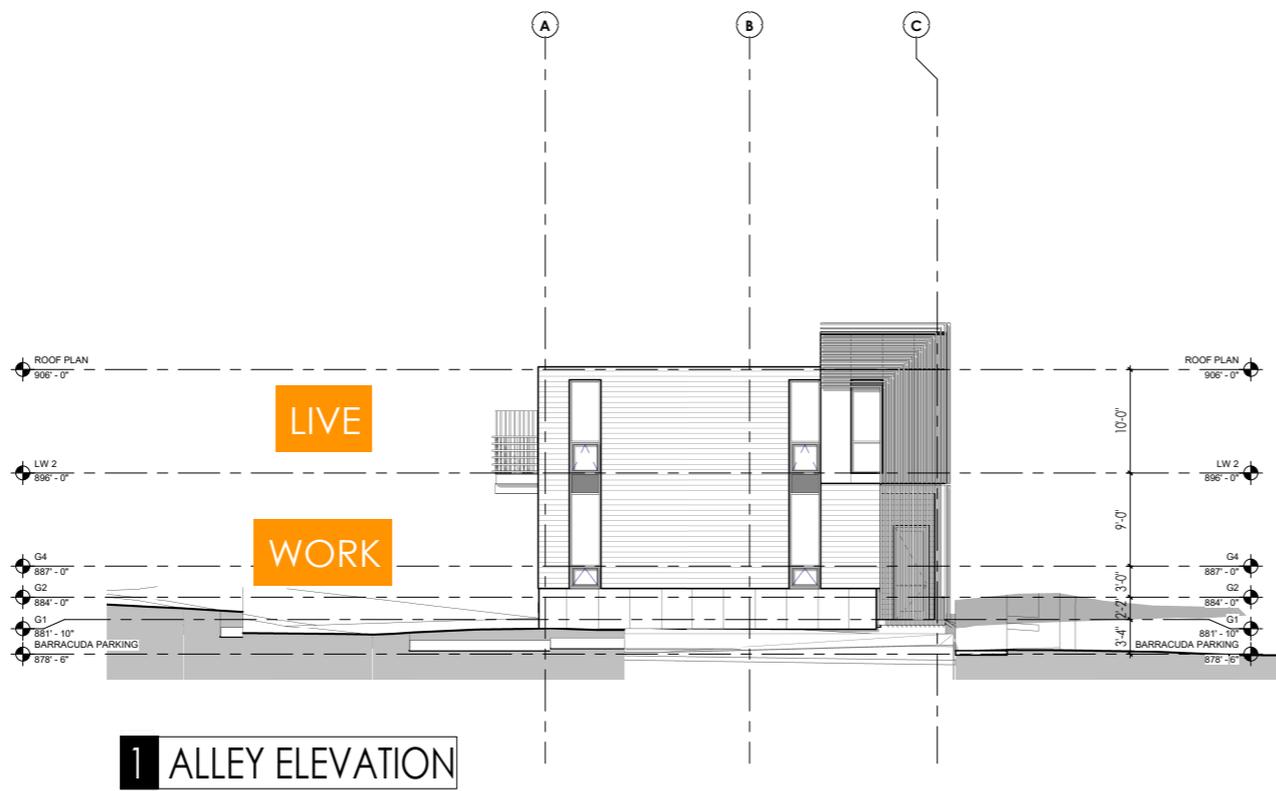


**2** WEST ELEVATION

*Building Elevations*  
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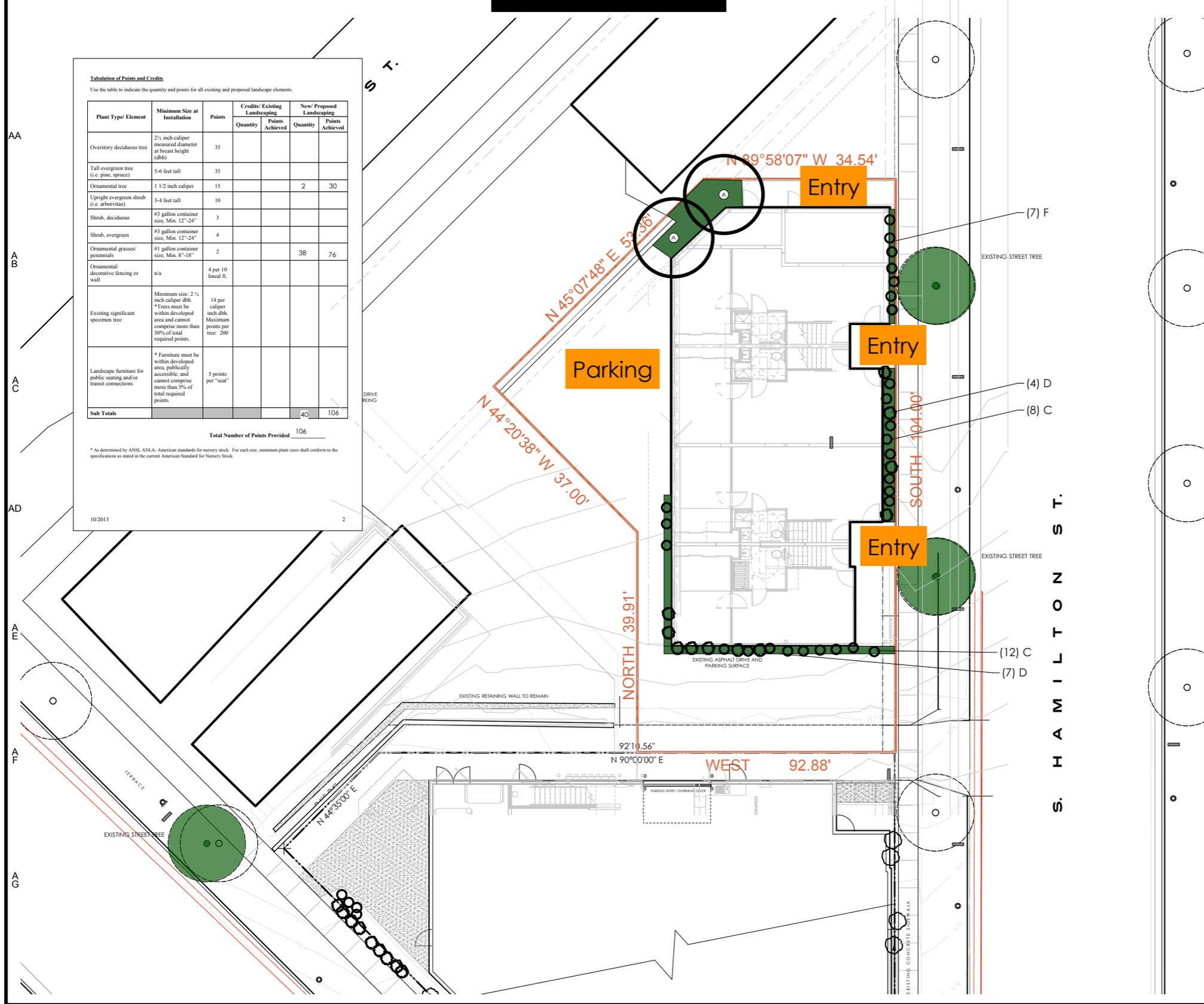


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Building Elevations  
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**Tabulation of Points and Credits**

Use the table to indicate the quantity and points for all existing and proposed landscape elements.

Plant Type/ Element	Minimum Size at Installation	Points	Credits/ Existing Landscaping		New/ Proposed Landscaping	
			Quantity	Points Achieved	Quantity	Points Achieved
Overstory deciduous tree	2 1/2 inch caliper measured diameter at breast height (dbh)	35				
Tall evergreen tree (i.e. pine, spruce)	5-6 feet tall	35				
Ornamental tree	1 1/2 inch caliper	15			2	30
Upright evergreen shrub (i.e. arbutus)	3-4 feet tall	10				
Shrub, deciduous	#3 gallon container size, Min. 12"-24"	3				
Shrub, evergreen	#3 gallon container size, Min. 12"-24"	4				
Ornamental grasses/perennials	#1 gallon container size, Min. 8"-18"	2			38	76
Ornamental decorative fencing or wall	n/a	4 per 10 lineal ft.				
Existing significant specimen tree	Minimum size: 2 1/2 inch caliper dbh. *Trees must be within developed area and cannot comprise more than 30% of total required points.	14 per caliper inch dbh. Maximum points per tree: 200				
Landscape furniture for public seating and/or transit connections	* Furniture must be within developed area, publicly accessible, and cannot comprise more than 5% of total required points.	5 points per "seat"				
<b>Sub Totals</b>						

Total Number of Points Provided 106

\* As determined by ANSI ANLA- American standards for nursery stock. For each size, minimum plant sizes shall conform to the specifications as stated in the current American Standard for Nursery Stock.

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1: ALL EXISTING STREET TREES TO BE PROTECTED

2: CONTRACTOR SHALL INSTALL TREE PROTECTION FENCING IN THE AREA BETWEEN THE CURB AND SIDEWALK AND EXTEND IT AT LEAST 5 FEET FROM BOTH SIDES OF THE TREE ALONG THE LENGTH OF THE TERRACE.

NO EXCAVATION IS PERMITTED WITHIN 5 FEET OF THE OUTSIDE EDGE OF A TREE TRUNK. IF EXCAVATION WITHIN 5 FEET OF ANY TREE IS NECESSARY, CONTRACTOR SHALL CONTACT CITY FORESTRY (266-4816) PRIOR TO EXCAVATION TO ASSESS THE IMPACT TO THE TREE AND ROOT SYSTEM.

TREE PRUNING SHALL BE COORDINATED WITH CITY FORESTRY PRIOR TO THE START OF CONSTRUCTION. TREE PROTECTION SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (HTTP://WWW.CITYOFMADISON.COM/BUSINESS/PW/DOCUMENTS/STDSPECS/2018/PART1.PDF)

ANY TREE REMOVALS THAT ARE REQUIRED FOR CONSTRUCTION AFTER THE DEVELOPMENT PLAN IS APPROVED WILL REQUIRE AT LEAST A 72 HOUR WAIT PERIOD BEFORE A TREE REMOVAL PERMIT CAN BE ISSUED BY FORESTRY. TO NOTIFY THE ALDER OF THE CHANGE IN THE TREE PLAN.

3: ADDITIONAL STREET TREES ARE NEEDED FOR THIS PROJECT. ALL STREET TREE PLANTING LOCATIONS AND TREE SPECIES WITHIN THE RIGHT OF WAY SHALL BE DETERMINED BY CITY FORESTRY. PLEASE SUBMIT A SITE PLAN (IN PDF FORMAT) TO BRAD HOFMANN - [BRAD.HOFMANN@CITYOFMADISON.COM](mailto:BRAD.HOFMANN@CITYOFMADISON.COM) OR 266-4816. TREE PLANTING SPECIFICATIONS CAN BE FOUND IN SECTION 209 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION

4: GENERAL CONTRACTOR, ARCHITECT, AND CITY FORESTRY SHALL COORDINATE ALL STAGING AND SEQUENCING OPERATIONS NECESSARY FOR CONSTRUCTION OF BUILDING PRIOR TO CONSTRUCTION START. ALL PROPOSED PRUNING OF EXISTING STREET TREES (INCLUDING BOTH SIDES OF HENRY STREET) TO BE PERFORMED BY CITY FORESTRY.

**PLANT LEGEND**

- (A) JAPANESE MAPLE
- (B) NOT USED
- (C) CALAMAGROSTIS X ACUTIFLORA - FEATHER REED GRASS
- (D) FARGESIA ROBUSTA 'CAMPBELL' (NON-INVASIVE)

SITE AREA: 5,438 S.F.  
 LANDSCAPING POINTS:  
 5 POINTS/300 S.F. OF DEVELOPED AREA  
 5,438/300 = 18.12 X 5 = 91 POINTS REQUIRED  
 106 POINTS PROPOSED

Concept Landscape Plan

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