

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:

Paid _____ Receipt # _____
Date received _____
Received by 5/20/21
10:30 a.m. **RECEIVED**
Aldermanic District _____
Zoning District _____
Urban Design District _____
Submittal reviewed by _____
Legistar # _____

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.

1. Project Information

Address: 216 S Hamilton St
Title: the Luminous

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

UDC meeting date requested 05.26.21

- 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	<u>Christopher Gosch</u>	Company	<u>Populance, llc</u>
Street address	<u>230 S Hamilton St</u>	City/State/Zip	<u>Madison, WI 53703</u>
Telephone	<u>608.333.1926</u>	Email	<u>populance.llc@gmail.com</u>
Project contact person	<u>Christopher Gosch</u>	Company	<u>Populance, llc</u>
Street address	<u>230 S Hamilton St</u>	City/State/Zip	<u>Madison, WI 53703</u>
Telephone	<u>608.333.1926</u>	Email	<u>populance.llc@gmail.com</u>
Property owner (if not applicant)	<u>Courtside Development</u>		
Street address	<u>216 S Hamilton St</u>	City/State/Zip	<u>Madison, WI 53703</u>
Telephone	<u>608.628.6605</u>	Email	<u>jason@realty4good.com</u>

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 Janine Glaser on 02.26.21.
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 Christopher Gosch Relationship to property Assisting Owner
 Authorizing signature of property owner _____ Date 05.15.21

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

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

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



SUMMARY

PROJECT ADDRESS: 216 S. Hamilton St.; Madison, WI
APPLICATION TYPE: Initial/Final UDC
PREPARED BY: Populace, llc

APPLICANT:

Luminous, llc
216 S. Hamilton, WI 53703

CURRENT PROPERTY OWNER:

Courtside Development, LLC
PO Box 5603 Madison, WI 53705

REQUESTED ACTIONS:

Initial/Final Approval of project demonstrating compliance with applicable City Goals and Standards

PROPOSAL SUMMARY:

The applicant wishes to demolish an existing 2 story converted office building and construct a two story, 5671 gross square-foot Live/Work building with 400 square feet of ground floor commercial space and 4 owner occupied condominiums. The applicant proposes to commence construction in Summer 2021, with completion anticipated by the spring of 2022.



EXISTING SITE FROM S. HAMILTON



EXISTING BUILDING FROM REAR OF SITE

PROJECT SCHEDULE:

July 2019	Initial contact with District 4 Alder, Mike Verveer
July 2019	Initial contact with Basset Neighborhood President, Jonathon Cooper
September 9, 2019	Basset Neighborhood Meeting
11.18-current	Contact with City Staff regarding various project components
September 2019	Demo request to Alder
September 2019	Demo Listserv Notification #1
October 2019	Landmarks Commission Meeting #1
03.12.18	Neighborhood Meeting #2
01.28.21	Demo Listserv Notification #2
02.15.21	Landmarks Commission Meeting #2
February 2021	Zoning Code Amendment for Live/Work Use
02.26.21	UDC pre-conference
03.03.21	Plan Commission Submittal
03.31.21	Informational Urban Design Commission Review
05.26.21	Initial/Final Urban Design Commission Review
06.07.21	Plan Commission review- Demolition only

Comments from Initial UDC Meeting (03.31.21):

1: Material terminations:

- Side elevations were adjusted to create more apparent terminations to the wood bands and cladding.
- Alley elevation was simplified to create a stronger definition of units

2: Roof access:

-We have been discussing this with potential buyers and in place of rooftop access, solar installations have been requested. We would like to maintain flexibility on this item and if there is a buyer who wants rooftop access we would appear before UDC again on that item, and would follow the process for any solar installations.

3: Landscaping:

-Several species have been revised for to better withstand this climate zone and are noted on the Landscape plan

APPLICABLE REGULATIONS & STANDARDS

MGO Chapter 28
MGO Subchapter 28E
City of Madison Comprehensive Plan
Basset Neighborhood Plan

SUBCHAPTER 28E: DOWNTOWN AND URBAN DISTRICTS ZONING CODE

28.071 GENERAL PROVISIONS FOR DOWNTOWN AND URBAN DISTRICTS.

(1) Statement of Purpose.

- (a) Recognize and enhance Downtown as the civic and cultural center of the City and region; the seat of state, county, and city government, and a significant retail, entertainment, and employment center;
- (b) Recognize and enhance the unique characteristics of Downtown neighborhoods; and cultural resources of Downtown neighborhoods;
- (c) Recognize the architectural heritage development;
- (d) Facilitate context-sensitive architecture and urban design;
- (e) Foster development with high-quality the Downtown Plan.
- (f) Protect important views as identified in

28.071(2)(a) DOWNTOWN HEIGHT MAP

ALLOWED = 6 Stories
PROPOSED = 2 Stories

✓Complies



28.071(2)(a) Downtown Height Map

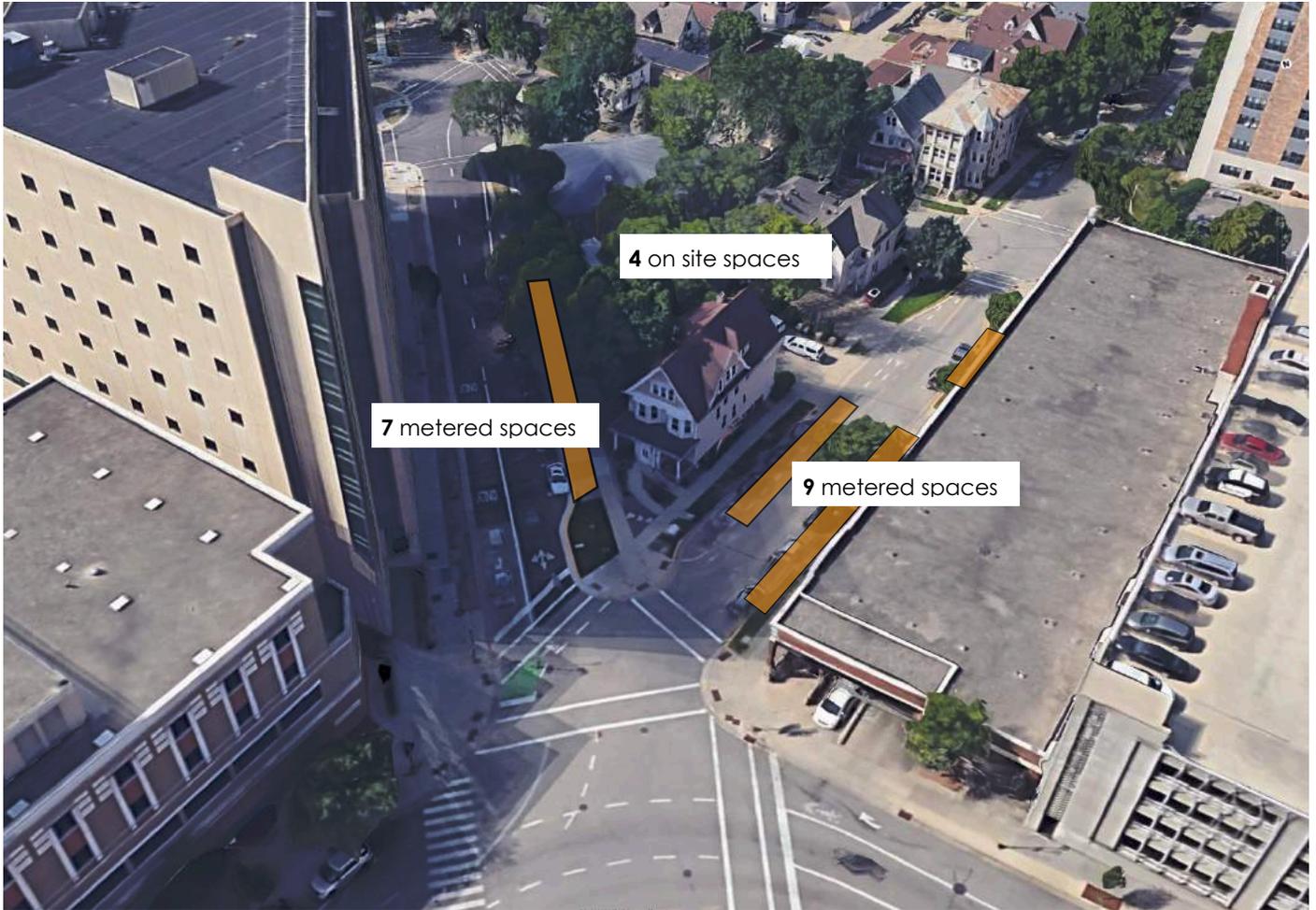
28.071(2)(c) DOWNTOWN STEPBACK MAP

REQUIRED: Hamilton St. = 15'-0" stepback above 4 stories
PROPOSED = Does not exceed 4 Stories

✓Complies



28.071(2)(a) Downtown Height Map



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.

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.

28.074 DOWNTOWN CORE DISTRICT.

(1) Statement of Purpose.

The DC District is established to recognize the Capitol Square, the State Street corridor, and surrounding properties as the center of governmental, office, educational, cultural, specialty retail and recreational activities for the City and the region. Residential uses are appropriate in some locations or in combination with other uses. This district is intended to allow intensive development with high-quality architecture and urban design.

TABLE 28E-2 Designates the following as PERMITTED USES

- Insurance office, real estate office, sales office
- Clinic, medical, dental or optical
- Bank, financial institution
- Business sales and services
- Food and related goods sales
- General retail
- Service business
- Coffee shop, tea house
- Restaurant
- Tavern
- Parking facility, private
- Artisan workshop
- Keeping of chickens
- Real estate sales office
- Outdoor display
- Professional Office
- Multi-family dwelling (> 8 dwelling units)

NOTE: LEGISTAR File No. 63860 amended Table 27.02 to allow Live/Work as an Permitted Use

28.071 (3) Design Standards.

The following standards are applicable to all new buildings and additions, within any ten- (10) year period, exceeding fifty percent (50%) of existing building's floor area for non-residential buildings, mixed-use buildings, lodging houses, and residential buildings with 8 or more dwelling units.

(a) Parking.

1. Parking shall be located in parking structures, underground, or in surface parking lots behind principal buildings. Parking structures shall be designed with liner buildings or with ground floor office or retail uses along all street-facing facades.

Liner Building:

- (a) Building Type. A specialized building, parallel to the street, which is designed to conceal an area such as a parking lot or loading dock.
- (b) Access and Entry. The principal entry to each ground floor unit shall be a direct entrance from the primary abutting street.
- (c) Massing and Articulation. Maximum building length parallel to the primary abutting street shall not exceed three hundred (300) feet without a visual break such as a courtyard or recess. Minimum building depth is sixteen (16) feet. Facades facing a public street shall be vertically articulated a a minimum interval of forty (40) feet. Entrances shall be provided at least every forty (40) feet along the primary abutting street.

✓**Complies**

2. For corner lots or through lots, rear yard surface parking areas abutting any street frontage are limited to fifty percent (50%) of that frontage, and shall be located a minimum of ten (10) feet from the street property line.

✓**N/A**

3. Parking garage openings visible from the sidewalk shall have a clear maximum height of sixteen (16) feet and a maximum width of twenty-two (22) feet. Garage doors or gates shall be located a minimum of ten (10) feet from the front property line. Doors to freight loading bays are exempt from this requirement.

✓Complies

4. No doors or building openings providing motor vehicle access to structured parking or loading facilities shall face State Street, King Street, or the Capitol Square.

✓N/A

(b) Entrance Orientation.

1. Primary building entrances on all new buildings shall be oriented to the primary abutting public street and have a functional door.

✓Complies

2. Additional secondary entrances may be oriented to a secondary street or parking area.

✓Complies

3. Entries shall be clearly visible and identifiable from the street, and delineated with elements such as roof overhangs, recessed entries, landscaping, or similar design features.

✓Complies

4. Within ten (10) feet of a block corner, the facade may be set back to form a corner entry.

✓N/A

(c) Facade Articulation.

1. The facades of new buildings more than forty (40) feet in width shall be divided into smaller vertical intervals through techniques including but not limited to the following:

- a. Facade modulation, step backs, or extending forward of a portion of the facade.
- b. Vertical divisions using different textures, materials, or colors of materials.
- c. Division into multiple storefronts, with separate display windows and entrances.
- d. Variation in roof lines to reinforce the modulation or vertical intervals.
- e. Arcades, awnings, window bays, arched windows, and balconies to reinforce the vertical intervals.

✓Complies

(d) Story Heights and Treatment.

1. For all buildings, the maximum ground story height is eighteen (18) feet, measured from the sidewalk to the second story floor. An atrium that exceeds eighteen (18) feet will be considered more than one (1) story.

✓Complies

2. Upper stories shall not exceed fourteen (14) feet floor to floor.

✓Complies

3. For all buildings, the minimum ground story height is twelve (12) feet, measured from the sidewalk to the second story floor.

✓Complies

P O P U L A N C E

4. For non-residential uses, the average ground story floor elevation shall not be lower than the front sidewalk elevation nor higher than eighteen (18) inches above the sidewalk elevation.

✓Complies

5. For ground-story residential uses, landscaping, steps, porches, grade changes, and low ornamental fences or walls or similar treatments shall be located between the sidewalk and the front door to create a private yard area.

✓N/A

(e) Door and Window Openings.

1. For street-facing facades with ground story non-residential uses, the ground story door and window openings shall comprise a minimum of fifty percent (50%) of the facade area.

✓Complies

2. For street-facing facades with ground story residential uses, ground story openings shall comprise a minimum of fifteen percent (15%) of the facade area.

✓Complies

3. For all buildings, upper story openings shall comprise a minimum of fifteen percent (15%) of the facade area per story.

✓Complies

4. Garage doors and opaque service doors shall not count toward the above requirements.

✓N/A

5. Glass on all windows and doors shall be clear or slightly tinted, allowing views into and out of the interior. Spandrel glass may be used on service areas on the building.

✓Complies

f. Building Materials.

1. Buildings shall be constructed of durable, high-quality materials. Table 28 E-1 below lists allowable building materials.

✓Complies

2. All building facades visible from a public street or public walkway shall use materials and design features similar to or complementary to those of the front facade.

✓Complies

Table 28E-1: Building Materials in Downtown and Urban Districts.

Building Materials	Trim / Accent Material	Top of Building	Middle of Building	Base / Bottom of Building	Standards (see footnotes)
Brick (Face/Veneer)	✓	✓	✓	✓	
Smooth-Face / Split-Face Block	✓	✓	✓	✓	A
Wood / Wood Composite	✓	✓	✓	✓	B
Fiber-Cement Siding / Panels	✓	✓	✓	✓	B
Concrete Panels (Tilt-up or Precast)	✓	✓	✓	✓	C
EIFS / Synthetic Stucco	✓	✓	✓	✓	D
Stone / Stone Veneer	✓	✓	✓	✓	
Metal Panels	✓	✓	✓	✓	E
Hand-Laid Stucco	✓	✓	✓	✓	D
Reflective Glass / Spandrel	✓	✓	✓	✓	F
Glass (Transparent)	✓	✓	✓	✓	

A- Shall be used in conjunction with a palette of materials and shall not comprise more than thirty-three percent (33%) of any building.
 B- Wood and fiber cement panels shall not be used on the ground story except between the sidewalk and the bottom of storefront windows or as an accent material.
 C- Shall incorporate horizontal and vertical articulation and modulation, including but not limited to changes in color and texture, or as part of a palette of materials.
 D- Shall not be within three feet of the ground or used on building facades facing State Street, King Street, or the Capitol Square.
 E- Shall be used in conjunction with a palette of materials; shall be a heavy gauge, non-reflective metal
 F- Shall be used in limited quantities as an accent material.

g. Equipment and Service Area Screening.

1. Outdoor loading areas or mechanical equipment are not permitted in the front yard. When visible from an abutting public street or walkway, they shall be screened by a decorative fence, wall, or screen of plant material.

✓**Complies**

2. No doors or openings providing access to parking or loading facilities shall abut the Capitol Square, State Street or King Street.

✓**N/A**

3. Fences and walls shall be architecturally compatible with the principal structure.

✓**Complies**

h. Screening of Rooftop Equipment

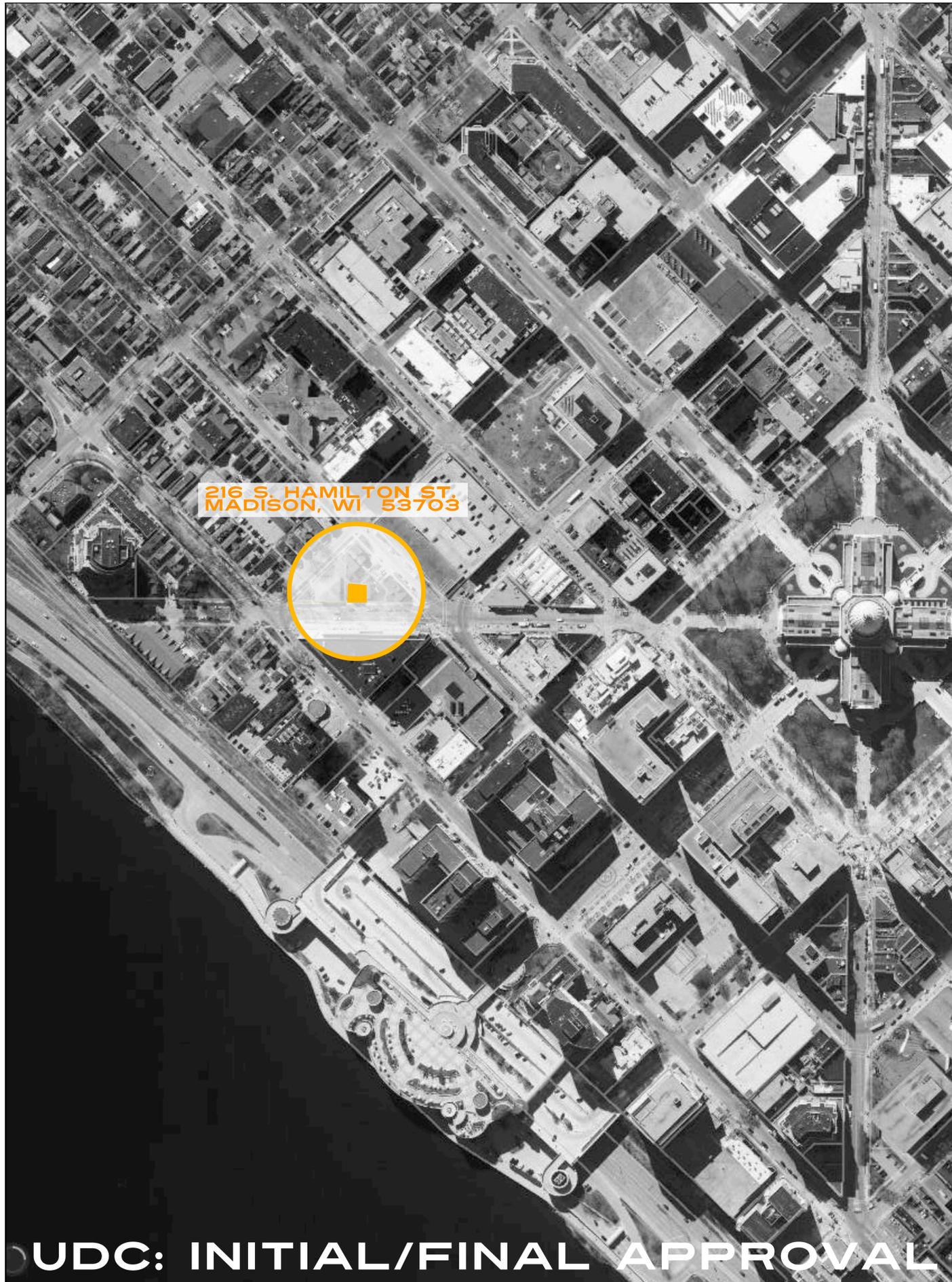
1. All rooftop equipment, with the exception of solar and wind equipment, shall be screened from view from adjacent streets and public rights-of-way. Rooftop equipment shall be screened from view from adjacent buildings to the extent possible.

✓**Complies**

2. The equipment shall be within an enclosure. This structure shall be set back a distance of one and one-half (1 1/2) times its height from any primary facade fronting a public street. Screens shall be of durable, permanent materials (not including wood) that are compatible with the primary building materials.

✓**Complies**

E N D



216 S. HAMILTON ST.
MADISON, WI 53703

SHEET INDEX

- C0.01-A EXISTING OVERALL SITE PLAN
- C0.01-B PROPOSED OVERALL SITE PLAN
- C0.02 ZONING ANALYSIS
- CXT-1 SITE CONTEXT
- CXT-2 SITE CONTEXT
- CXT-3 SITE CONTEXT
- CXT-4 SITE CONTEXT

- C2.01 SITE GRADING PLAN
- C3.01 UTILITY PLAN

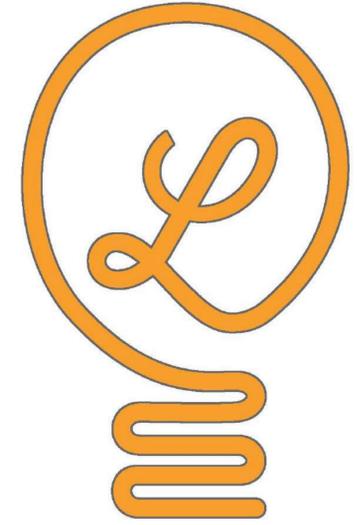
- C5.01 SITE LIGHTING PLAN
- C3.01 SITE LIGHTING DETAILS

- L1.01 STREETScape AND LANDSCAPE PLAN

- A1.01 FIRST (GROUND) FLOOR PLAN
- A1.02 SECOND FLOOR PLAN
- A1.03 ROOF PLAN

- A4.01 BUILDING ELEVATIONS
- A4.02 BUILDING ELEVATIONS

- A5.01 BUILDING RENDERINGS
- A5.02 BUILDING RENDERINGS
- A5.04 MATERIAL PALETTE



THE LUMINOUS
216 S. HAMILTON ST.

DEVELOPER
LUMINOUS, LLC
216 S. HAMILTON STREET, MADISON, WI 53703

ARCHITECT
POPULANCE, LLC
216 S. HAMILTON STREET, MADISON, WI 53703

STRUCTURE
FINK/HOREJSH
N9494 STATE ROAD 69, NEW GLARUS, WI 53574

CIVIL
WYSER ENGINEERING, INC.
999 FOURIER DRIVE, MADISON, WI 53717

LANDSCAPE
POPULANCE, LLC
216 S. HAMILTON STREET, MADISON, WI 53703

SURVEY
ISTHMUS SURVEYING
450 N. BALDWIN ST., MADISON, WI 53717

UNIT MIX		
UNIT NUMBER	BEDROOMS	BATHROOMS
101	1	2
102	1	2
103	1	2
104	1	2
COMMERCIAL	0	0
4 UNITS	TOTALS	4
		8

UDC: INITIAL/FINAL APPROVAL



RECORDED ACCESS/DRIVEWAY EASEMENT

2000585 VOL 9603 PAGE 93

AFFIDAVIT OF ADVERSE POSSESSION

RE: Part of Lot Eight (8), Block Sixty-eight (68), in the City of Madison, described as follows: Beginning at the Southerly corner of Lot 8, Block 68; thence Northerly along the West line of South Hamilton Street 128.33 feet; thence Westerly perpendicular to South Hamilton Street 92.88 feet to a point on the Southeasterly line of Lot 9, Block 68, which point is 24.1 feet Northeast of the Northeastery line of South Henry Street; thence Southwesterly on the line between Lots 8 and 9, Block 68, 24.1 feet to the Northeastery line of South Henry Street; thence South-easterly along the Northeastery line of South Henry Street 156.5 feet more or less to the point of beginning.

Subject to Driveway agreement as set forth in Volume 347 of Misc., page 537, as Document No. 999942.

STATE OF WISCONSIN)
) ss

COUNTY OF DANE)

John B. Threlfall, being first duly sworn, on oath deposes and says:

1. He is an adult resident of Madison, Wisconsin, and makes this affidavit on his own personal knowledge.

2. By Warranty Deed dated March 15, 1960, from Elizabeth Walker Smith to affiant recorded March 16, 1960, in Volume 706 of Deeds, at Page 469, as document no. 998427, Office of the Register of Deeds for Dane County, Wisconsin, affiant received title to the following described property:

All that part of Lot 8, Block 68, in the City of Madison, described as follows:

Beginning at a point on the NE line of S. Henry St., said point being the S corner of Lot 9 in said Block 68; thence NEly on the line between Lots 8 and 9, 32.0 feet; thence S 83° E through the center of a well, as now located, in direct line to the W line of S. Hamilton St.; thence S along the W line of S. Hamilton St. and the E line of said Lot 8, 121 feet and 10 inches to the S corner of said Block 68; thence NW along the NE line of S. Henry St. and the SW line of said Lot 8, 156 feet and 6 inches to the point of beginning.

3. By Warranty Deed dated April 11, 1960, from 204 S. Hamilton Corp. to affiant, recorded April 11, 1960, in volume 707 of Deeds, at Page 451, as document no. 999941, affiant received title to the following described property:

-2- VOL 9603 PAGE 94

A parcel of land in Lot 8, Block 68, City of Madison, Dane County, Wisconsin, to-wit: Commencing at the Sly corner of said Block 68; thence Nly along the W line of S. Hamilton St. 122.00 feet to the point of beginning; thence continuing along said W line 6.33 feet; thence Wly perpendicular to Hamilton St. 46.27 feet; thence Sely 46.70 feet to the point of beginning.

4. The properties affiant received as noted in 2 and 3 hereof except for a parcel conveyed by affiant and his wife to 204 S. Hamilton Corp. by Warranty Deed dated April 11, 1960, and recorded in the office of the Register of Deeds on April 11, 1960, in volume 707 of Deeds, at page 450, as document no. 999940, comprise the same property as described in the caption hereof.

5. Affiant and his successors in title have occupied the property noted in the caption of this affidavit openly, notoriously, adversely, uninterrupted and continuously, from April 11, 1960 to the date of this affidavit.

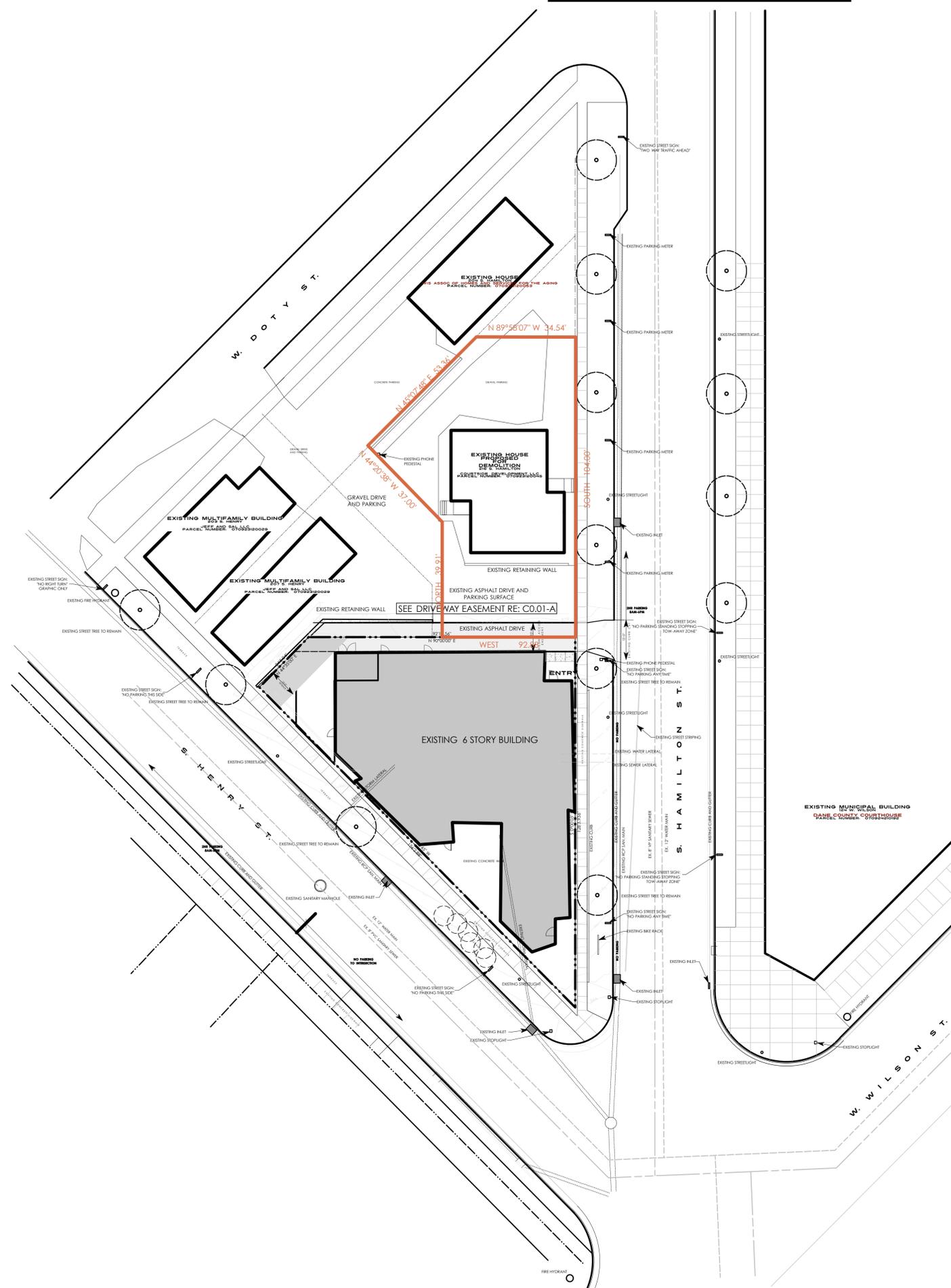
6. This Affidavit is for the purpose of clearing any clouds on title to the property noted in the caption hereof.

John B. Threlfall
John B. Threlfall
REGISTRAR'S OFFICE
DANE COUNTY, WISCONSIN
RECORDED ON
Mar 3 9 30 AM '87
CLERK OF RECORDS

Subscribed and sworn to before me
this 21st day of December, 1984.

[Signature]
Notary Public, State of Wisconsin
My Commission: EXPIRES 6/23/85

This instrument was drafted
Ret: by: Louderman, Hayes, Van
Camp, Priester, Strother &
Schwartz, S.C.
222 S. Bedford
Mad, WI 53703



LEGAL DESCRIPTION

ORIGINAL PLAT, PRT LOTS 7, 8 AND 9 DESC AS FOL.
COM AT S COR LOT 8 TH N 128.33 FT TO POB; TH S
89 DEG 30 MIN 38 SEC W 45.5 FT; TH N 00 DEG 29
MIN 22 SEC W 39.91 FT; TH N 44 DEG 50 MIN W 37
FT; TH N 45 DEG 07 MIN 48 SEC E 54.21 FT; TH E
34.54 FT; TH S 103.97 FT TO POB, BLOCK 68

URBAN DESIGN SUBMITTAL
INITIAL/FINAL APPROVAL

COURTSIDE DEVELOPMENT 216 S. HAMILTON STREET MADISON, WI 53703	DATE
	05.01.2021
THE LUMINOUS 216 S. HAMILTON ST. MADISON, WI 53703	CO.01-A

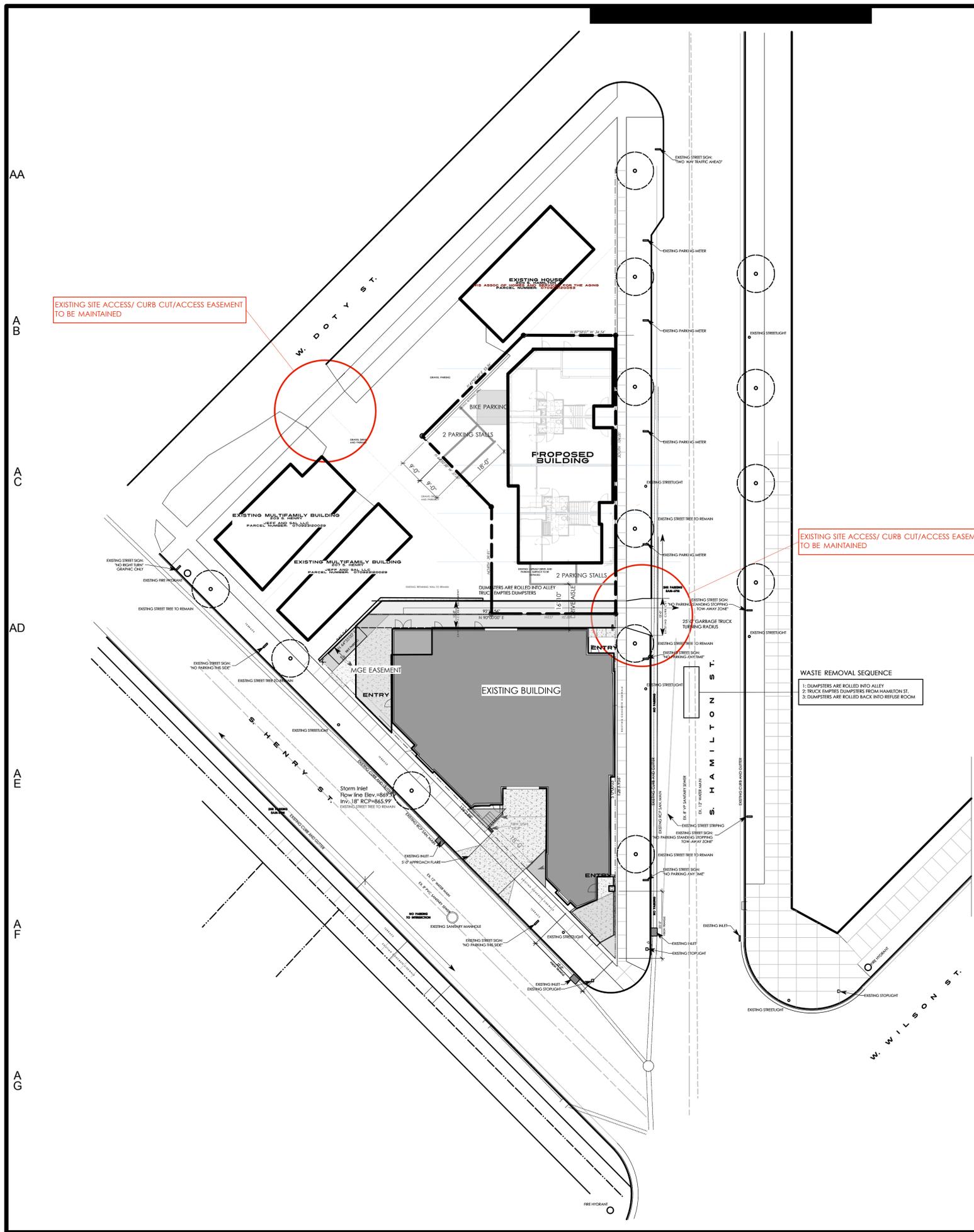


1: THE RIGHT-OF-WAY OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS.

1: THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS.

SITE INFORMATION BLOCK

SITE ADDRESS:	216 S. HAMILTON
SITE ACREAGE (TOTAL):	0.12A
NUMBER OF BUILDING STORIES ABOVE GRADE:	2
TOTAL BUILDING SQUARE FOOTAGE:	5,700 S.F.
USE OF PROPERTY:	MIXED USE: COMMERCIAL AND 4 LIVE/WORK UNITS
NUMBER OF PARKING STALLS:	4
TOTAL SITE AREA:	5438 S.F.
EXISTING PAVEMENT IMPERVIOUS AREA:	1949 S.F.
EXISTING BUILDING IMPERVIOUS AREA:	1558 S.F.
TOTAL EXISTING IMPERVIOUS AREA:	3507 S.F.
TOTAL EXISTING PERVIOUS AREA:	1931 S.F.
PROPOSED PAVEMENT IMPERVIOUS AREA:	365 S.F.
PROPOSED BUILDING IMPERVIOUS AREA:	6247 S.F.
TOTAL PROPOSED IMPERVIOUS AREA:	6612 S.F.
TOTAL PROPOSED PERVIOUS AREA:	1228 S.F.



URBAN DESIGN SUBMITTAL
INITIAL/FINAL APPROVAL

COURTSIDE DEVELOPMENT 216 S. HAMILTON STREET MADISON, WI 53703	DATE	
		05.01.2021
THE LUMINOUS 216 S. HAMILTON ST. MADISON, WI 53703	CO.01-B	
OVERALL SITE PLAN NEW WORK SCALE: 1" = 20'-0"		



PARCEL INFORMATION

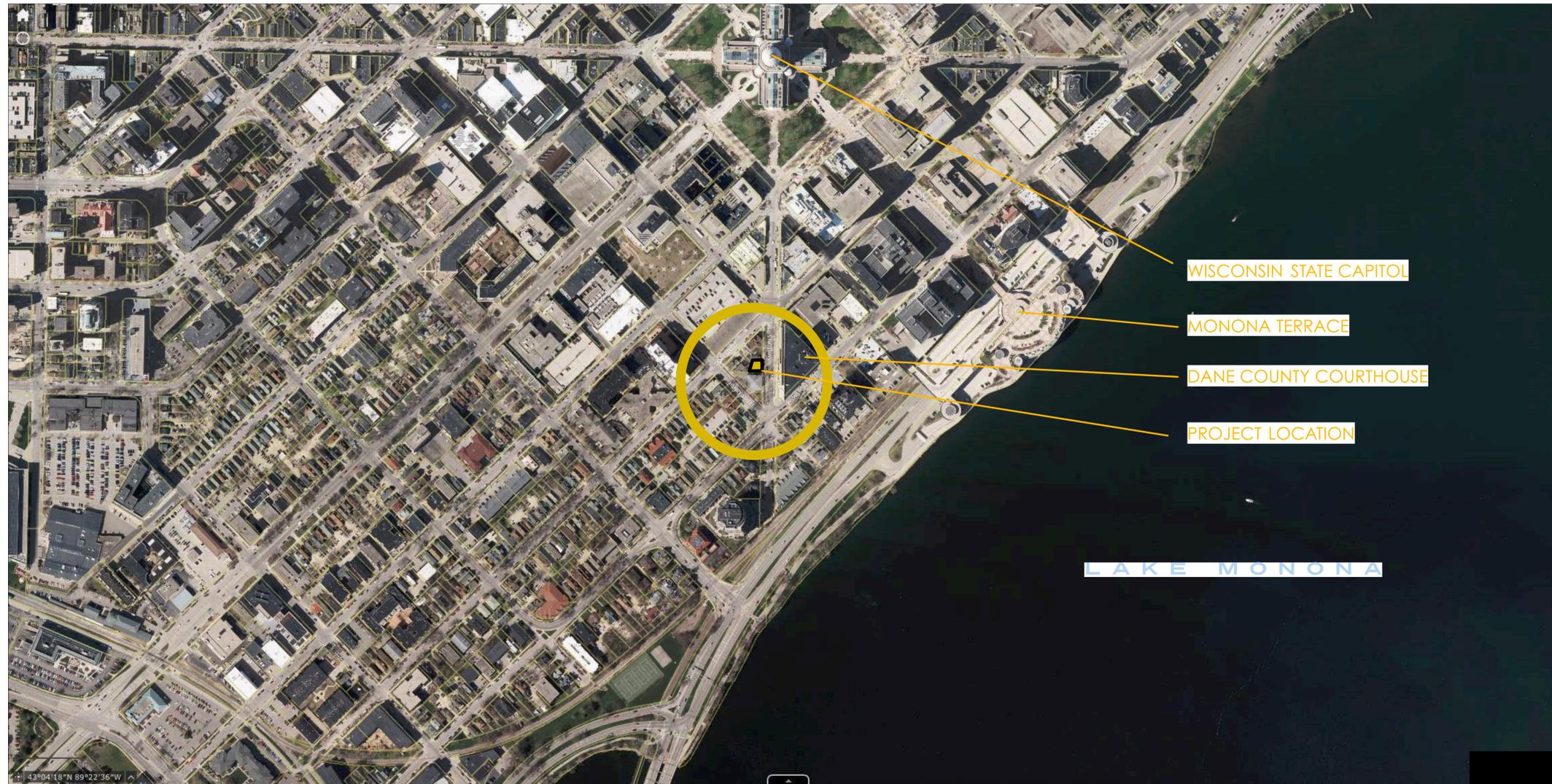
ADDRESS
216 S. Hamilton Street

EXISTING IMPROVEMENTS
2 story wood and masonry office building built in 1858. Current structure has been modified extensively over the years from single family to commercial use.

CURRENT ENTRIES
Front entry at Hamilton St. and rear entry in Alley

CURRENT AUTOMOBILE PARKING
Gravel/asphalt surface lot for 6 cars. Entry off Hamilton and Doty Streets via shared access easement with adjacent property

EXISTING RESIDENTIAL UNITS PROPOSED FOR DEMOLITION
0.00

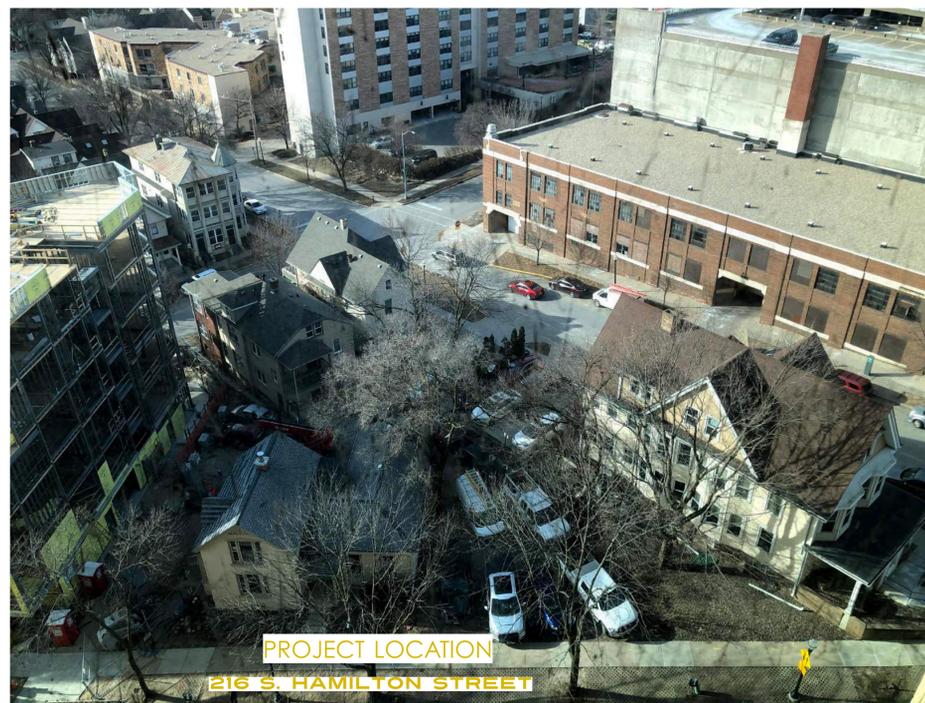


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URBAN DESIGN SUBMITTAL
INITIAL/FINAL APPROVAL

COURTSIDE DEVELOPMENT
216 S. HAMILTON STREET
MADISON, WI 53703

DATE
05.01.2021

THE LUMINOUS
216 S. HAMILTON ST.
MADISON, WI 53703

CXT.1

CONTEXT



**PROJECT
CONTEXT**

Project site is in an intensive urban corridor surrounded by a mixture of uses that are essential for a dynamic urban environment.

Directly east of the site is the Dane County Courthouse (2003) which provides a modern and stable backdrop to the Bassett neighborhood. during the weekday. There is a great deal of pedestrian activity at the main entrance to the Courthouse along Hamilton, however, after 4:00 pm, the amount of activity decreases substantially and the Hamilton corridor is very quiet.

West of the site is a mix of owner occupied and rental houses and new structures. These structures vary in height from 2-5 stories and date from before the turn of the 20th century to the past 15 years.

The current mix of housing options is essential to maintain a vibrant and active neighborhood and Downtown.

The massing of the existing neighborhood is perfectly aligned with the proposed project, stepping down from east to west, allowing sunlight and views to be maintained for all existing properties.



VIEW
FROM ALLEY TO REAR OF BUILDING



VIEW
UP HAMILTON TO CAPITOL



VIEW
SOUTH ON HAMILTON



VIEW
UP HAMILTON TO CAPITOL

URBAN DESIGN SUBMITTAL
INITIAL/FINAL APPROVAL

COURTSIDE DEVELOPMENT
216 S. HAMILTON STREET
MADISON, WI 53703

DATE
05.01.2021

THE LUMINOUS
216 S. HAMILTON ST.
MADISON, WI 53703

CXT.2

CONTEXT

AA

AB

AC

AD

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AF

AG



AA



VIEW UP ON HAMILTON

AB



VIEW COURTHOUSE ACROSS HAMILTON

AC

AD

AE



AF



AG



VIEW HENRY STREETSCAPE

URBAN DESIGN SUBMITTAL
INITIAL/FINAL APPROVAL

COURTSIDE DEVELOPMENT
216 S. HAMILTON STREET
MADISON, WI 53703

DATE
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THE LUMINOUS
216 S. HAMILTON ST.
MADISON, WI 53703

CXT.3

CONTEXT



AA



VIEW
HENRY STREETSCAPE

AB



VIEW
DOTY STREETSCAPE

AC



VIEW
DOTY MUNICIPAL BUILDING

AD

AE



VIEW
UP HENRY STREET

AF



VIEW
DOTY MUNICIPAL BUILDING
AND HENRY PARKING GARAGE

AG

URBAN DESIGN SUBMITTAL
INITIAL/FINAL APPROVAL

COURTSIDE DEVELOPMENT
216 S. HAMILTON STREET
MADISON, WI 53703

DATE
05.01.2021

THE LUMINOUS
216 S. HAMILTON ST.
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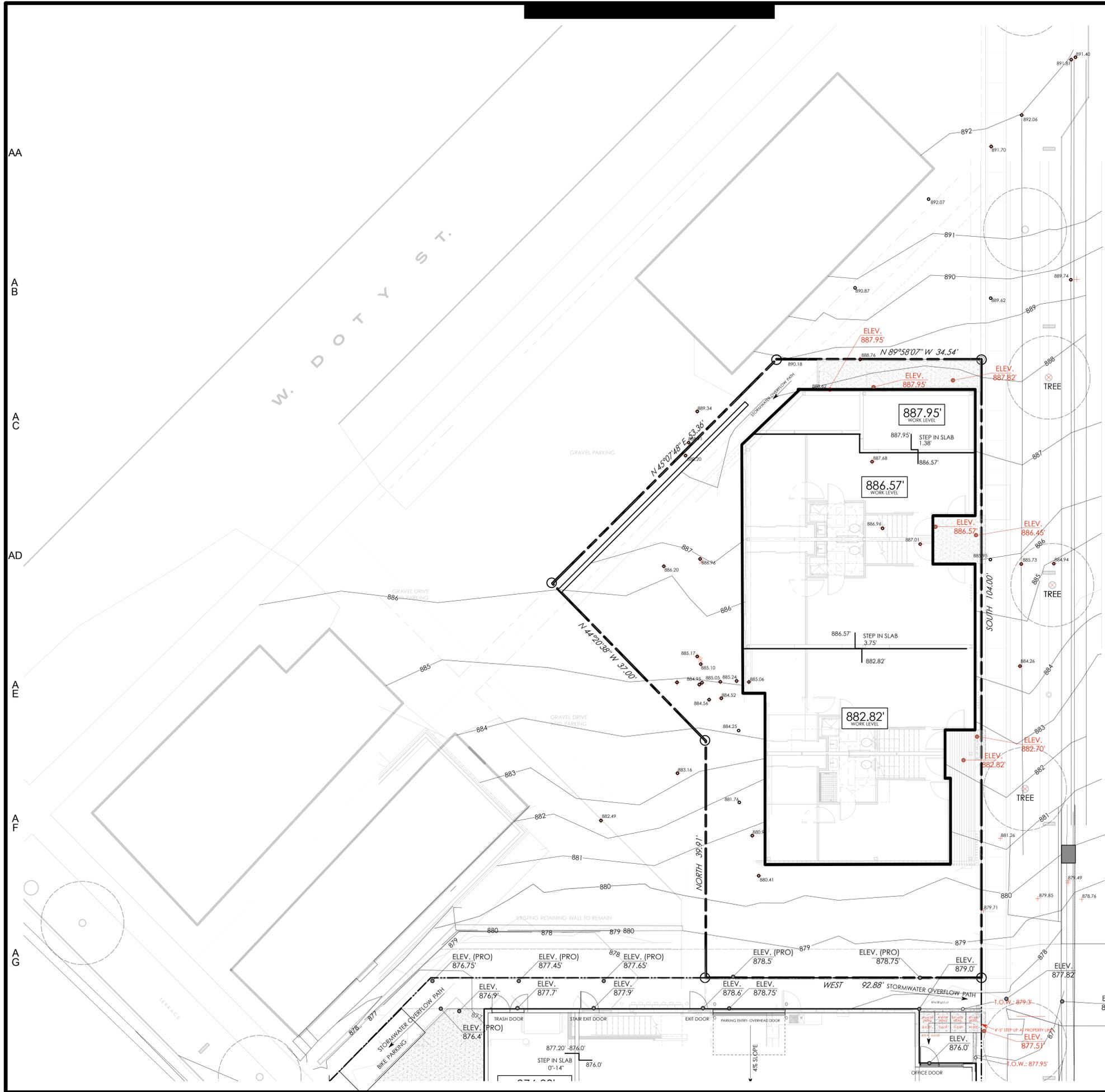
CXT.4

CONTEXT



AA
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W. DOTY ST.



S T.

URBAN DESIGN SUBMITTAL
INITIAL/FINAL APPROVAL

COURTSIDE DEVELOPMENT
216 S. HAMILTON STREET
MADISON, WI 53703

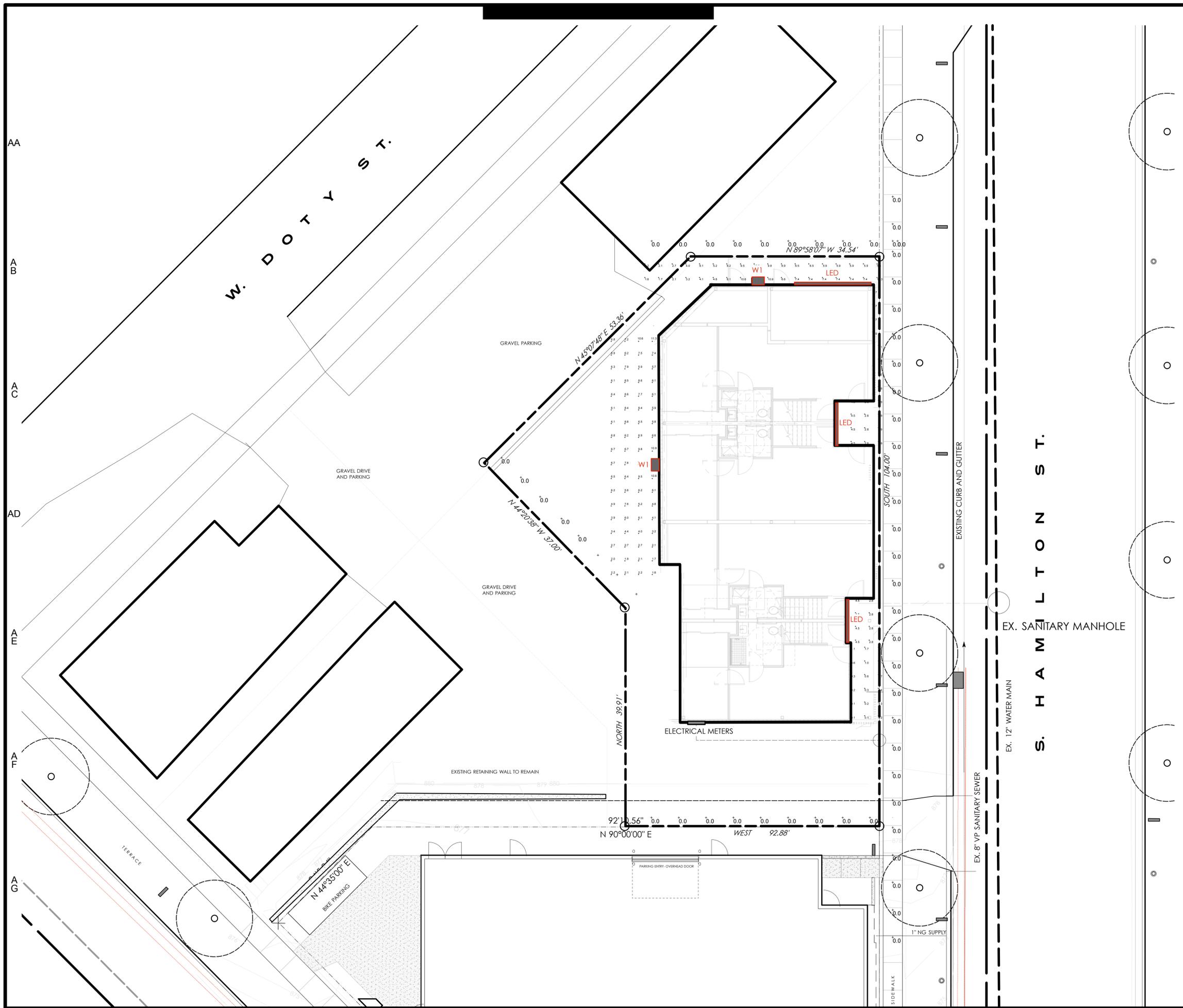
DATE
05.01.2021

THE LUMINOUS
216 S. HAMILTON ST.
MADISON, WI 53703

C2.01

GRADING PLAN

SCALE: 1/8" = 1'-0"



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DATE
05.01.2021

THE LUMINOUS
216 S. HAMILTON ST.
MADISON, WI 53703

C5.01

LIGHTING PLAN

SCALE: 1/8" = 1'-0"



XSP Series

XSPW™ LED Wall Mount Luminaire

W1

Product Description

The XSPW™ LED wall mount luminaire has a slim, low profile design intended for outdoor wall mounted applications. The rugged lightweight aluminum housing and mounting box are designed for installation over standard single gang, 2-box and multi gang single gang, 2-box. The luminaire allows for through-wired or conduit entry from the top, bottom, sides and rear. The housing design is intended specifically for LED technology including a weathertight LED driver compartment and thermal management. Optic design features industry-leading NanoOptic™ Precision Delivery Grid™ system in multiple distributions.

Applications: General area and security lighting

Performance Summary

NanoOptic™ Precision Delivery Grid™ optic
Assembled in the U.S.A. of U.S. and imported parts
CRI: Minimum 73 CRI
CCT: 3000K (+/- 300K), 4000K (+/- 300K), 5700K (+/- 500K)
Limited Warranty*: 10 years on luminaire/10 years on Colorfast DeltaGuard™ finish

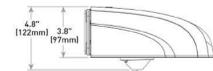
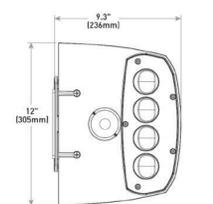
*See <http://lighting.cree.com/warranty> for warranty terms

Accessories

Field-Installed

Beauty Plate
WM-PL12™ - 12" (305mm) Square
WM-PL14™ - 14" (356mm) Square
- Covers holes left by incumbent wall packs

** Must specify color



Multi-Level Sensor location (ordered as an option)

Weight	1.5 lbs. (A.3kg)
--------	------------------

Ordering Information

Example: XSPW-A-2-2-F-C-U-Z

XSPW	A	2	F	C	U	Z		
Product	Version	Mounting	Optic	Modules	Input Power Designator	Voltage	Color Options	Options
XSPW	A	2	2	3K 3000K F 4000K H 5700K	C 2W G 20W	U Universal 1 120V 2 208-277V 3 347V	S Silver B Black W White Z Bronze	K Multi-Level - Refer to ML spec sheet for details - Available with Light Preset Dimmer/Color C only P PhotoCell - Not available with K option - Available with 1 or 2 voltages only

* Available in Canada only. 24V utilizes magnetic step down transformer. For input power for 24V, refer to the Electrical Data table



Rev. Date: Version A V10.02/22/2018



US: lighting.cree.com T (800) 236-6800 F (262) 504-5415

Canada: www.cree.com/canada T (800) 473-1234 F (800) 890-7507

LED

RECESSED IN OVERHANG

AlphaTECH® X PROFESSIONAL GRADE, FULLY DIFFUSED LINEAR LIGHTING 400 Lumens/ft.



HIGH PERFORMANCE

- Made in America* & Buy American Act (BAA) Compliant
- Outdoor & indoor (UV stabilized)
- Fully Diffused
- Precision color rendering: 90+ and 95+ CRI options with high R9/R13 values
- Top & side-bending options
- Seamless end-to-end mounting
- 5-year warranty

*With foreign components
Factory assembled lengths in sections up to 20 ft. (Side Bend) or 30 ft. (Top Bend) - Sections can be seamlessly daisy chained up to 53 ft. in a single run.

AlphaTECH® X SKU Builder

DI	VOLTAGE	BEND STYLE	MODEL	LUMENS / FT	CCT
		TE (Top Bend)	ATX	400 (TE Only)	24 (2400K) 27 (2700K) 30 (3000K) 35 (3500K) 40 (4000K)
DI	24V	SE (Side Bend)	250 (SE Only)		

EXAMPLE: DI-24V-SE-ATX-250-35

AlphaTECH® DURABLE LINEAR LIGHTING 215 Lumens/ft.

FEATURES & BENEFITS

- Built to last in Reno, Nevada
- Appropriate for all locations, including indoors, outdoors and in direct sunlight
- IP68 for submersible applications
- UL E876 listed for pools, spas, saunas and steam rooms
- NSF component approved

Factory assembled lengths in sections up to 22 ft. - Sections can be seamlessly daisy chained up to 35 ft. in a single run.



AlphaTECH® SKU Builder

DI	VOLTAGE	BEND STYLE	MODEL	LUMENS / FT	CCT
DI	24V	TE (Top Bend)	AT	215	27 (2700K) 30 (3000K) 35 (3500K)

EXAMPLE: DI-24V-TE-AT-215-27

24V TOP-BENDING ALPHATECH - 215 LUMENS - 2700K CCT

www.DiodeLED.com

TAKE LIGHT WHERE YOU IMAGINE IT

The AlphaTECH series is professional grade, fully diffused linear LED lighting for outdoors and indoors. Made in America*, AlphaTECH delivers reliably beautiful light in harsh environments including direct sunlight, wet locations, and even submerged in fountains, swimming pools, and saunas. Top and side-bending versions feature seamless end-to-end linkability and multiple mounting options.

AlphaTECH delivers diffused, flawless light with none of the color shifting and tint problems often associated with wet-location linear light. There is no need to sacrifice performance for durability.

*With foreign components

QUICK SPECS

Voltage	24V
CRI	95+
Warranty	5-Year Warranty
Dimming	Dimmable
Environment	Indoor / Outdoor
Certification	IP69, UL 676, and UL 2108

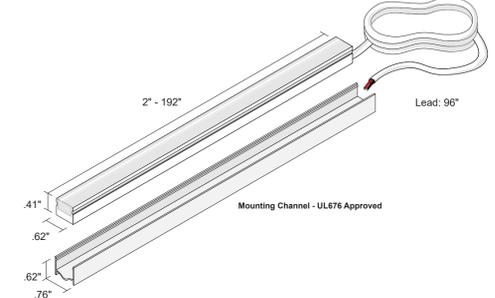


www.DiodeLED.com

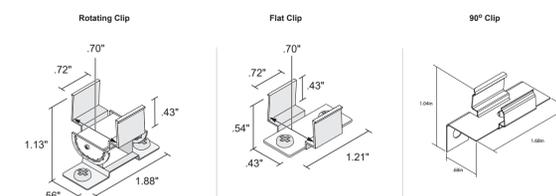
ALPHATECH® X LINEAR LED LIGHTING

SPECIFICATION SHEET

ADDITIONAL MOUNTING OPTIONS



ALPHATECH® X MOUNTING CLIPS



Toll Free: 877.817.6028 | Fax: 415.592.1596 | www.DiodeLED.com | info@DiodeLED.com
© 2013 Elemental LED, Inc. All rights reserved. Specifications are subject to change without notice.
SPEC SHEET | ALPHATECH® X LINEAR LIGHTING | Last Modified: 06/12/14-01 | 3 OF 5

URBAN DESIGN SUBMITTAL INITIAL/FINAL APPROVAL

COURTSIDE DEVELOPMENT
216 S. HAMILTON STREET
MADISON, WI 53703

DATE
05.01.2021

THE LUMINOUS
216 S. HAMILTON ST.
MADISON, WI 53703

C5.02

SITE LIGHTING DETAILS



- 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 CAN BE FOUND IN SECTION 107.13 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION. [HTTP://WWW.CITYOFMADISON.COM/BUSINESS/PW/DOCUMENTS/STDSPECS/2018/PART1.PDF](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.
- 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@CITYOFMADISON.COM OR 266-4816. TREE PLANTING SPECIFICATIONS CAN BE FOUND IN SECTION 209 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION
- 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 RUFA BAMBOO (NON-INVASIVE)

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

URBAN DESIGN SUBMITTAL
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COURTSIDE DEVELOPMENT 216 S. HAMILTON STREET MADISON, WI 53703	DATE
	05.01.2021
THE LUMINOUS 216 S. HAMILTON ST. MADISON, WI 53703	L1.01
LANDSCAPING PLAN	

SCALE: 1/8" = 1'-0"

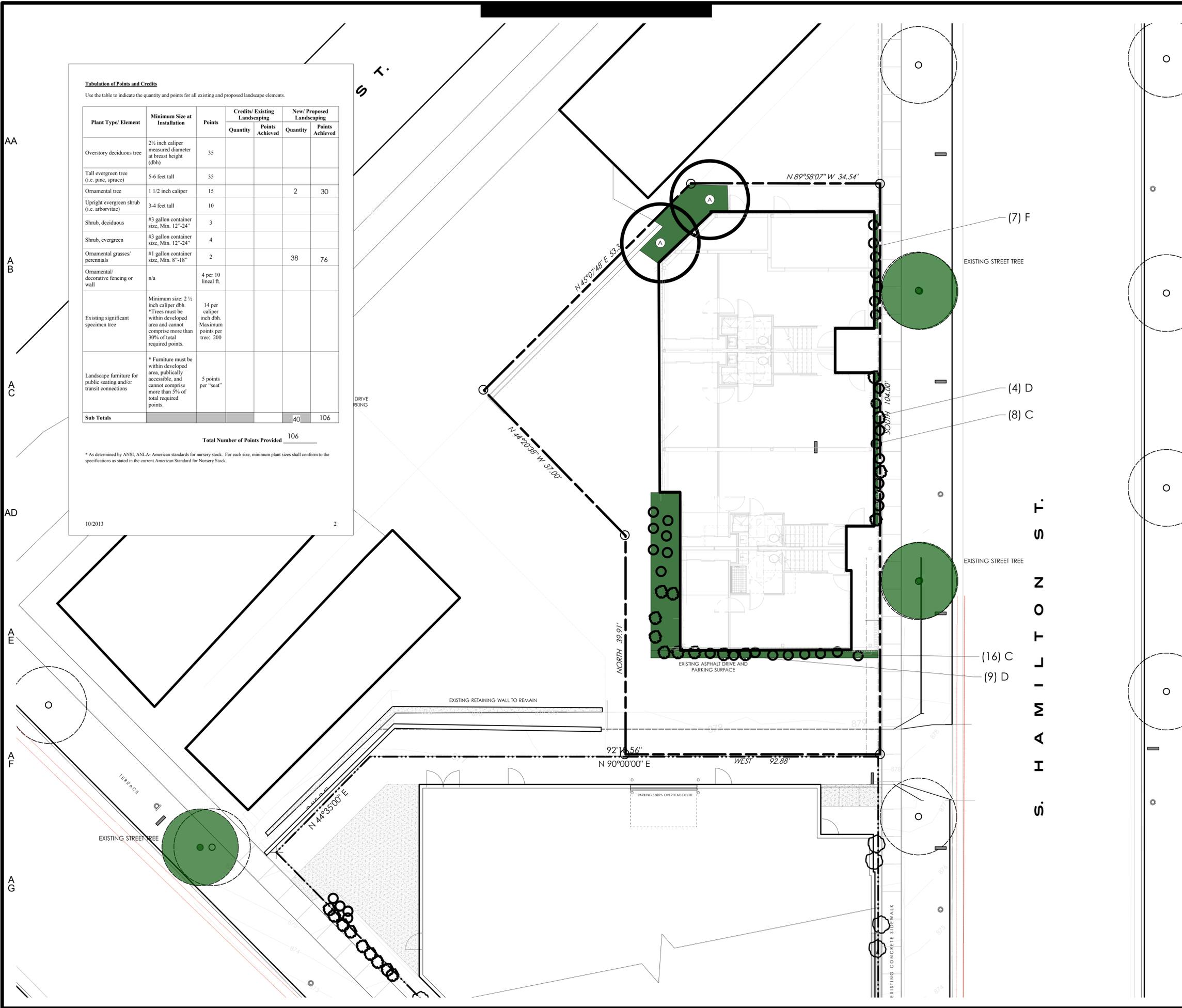
Tabulation of Points and Credits
 Use the table to indicate the quantity and points for all existing and proposed landscape elements.

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			2	30
Ornamental tree	1 1/2 inch caliper	15				
Upright evergreen shrub (i.e. arbovitae)	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"				
Sub Totals					40	106

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.

10/2013 2





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VIEW
UP S HAMILTON ST



VIEW
FROM ALLEY

URBAN DESIGN SUBMITTAL
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THE LUMINOUS
216 S. HAMILTON ST.
MADISON, WI 53703

A5.02

RENDERINGS

TYPICAL BUILDING MATERIAL PALETTE



CLADDING: INSULATED PANELS

MANUFACTURER:
METL-SPAN

FINISH:

SMOOTH/CONCEALED FASTENING SYSTEM

COLOR:

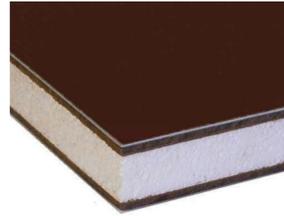
AUBURN BROWN/GREY

SIZE:

VARIES

LOCATIONS:

EXTERIOR; RE: ELEVATIONS



STAINED WOOD

MATERIAL:

STAINED WOOD
W/STAINLESS STEEL
EXPOSED FASTENERS

FINISH:

STAINED

LOCATIONS:

ACCENT BANDS



ACCENT BAND- ACM

MANUFACTURER:
ALUCOBOND

FINISH:

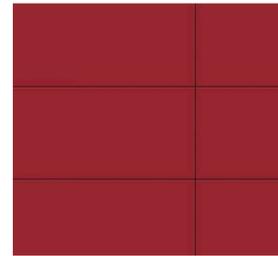
SMOOTH/CONCEALED FASTENING SYSTEM

COLOR:

CARB RED

LOCATIONS:

EXTERIOR; RE: ELEVATIONS



VENT

MANUFACTURER:

SEIHO

MODEL:

SFX

FINISH:

BRUSHED ALUMINUM

SIZE:

5.3" DIA.

LOCATIONS:

WALL MOUNTED
GROUPED; RE: ELEVATIONS



WINDOWS

ALUMINUM STOREFRONT

FINISH:

PREFINISHED ALUMINUM BLACK

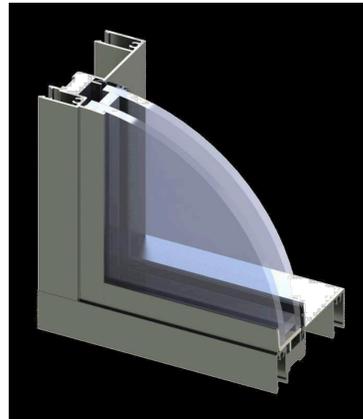
SIZE:

VARIES

GLASS: CLEAR LOW E ARGON FILLED DOUBLE GLAZED

LOCATIONS:

EXTERIOR; RE: ELEVATIONS



FRAME COLOR

URBAN DESIGN SUBMITTAL INITIAL/FINAL APPROVAL

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DATE
05.01.2021

THE LUMINOUS
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MADISON, WI 53703

A5.04

MATERIAL PALETTE

AA

AB

AC

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