URBAN DESIGN COMMISSION APPLICATION



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



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. FOR OFFICE USE ONLY:

	Paid Receipt #
)	Date received
	Received by
-	Aldermanic District
	Zoning District
	Urban Design District
	Submittal reviewed by
	Legistar #

1. Project Information

Address: 825 E Washington Avenue

Title: Moxy Hotel

3. Project Type

Project in an Urban Design District	
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- 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

4. Applicant, Agent, and Property Owner Information

Applicant name	Josh Wilcox	Company design				
Street address	2248 Deming Way, Suite 120	City/State/Zip <u>Middleton, WI 53562</u>				
Telephone	608-695-8668	Email josh.wilcox@garybrink.com				
Project contact pe	erson Josh Wilcox	Company GBA architecture design				
Street address	2248 Deming Way, Suite 120	City/State/Zip Middleton, WI 53562				
Telephone	608-695-8668	Email josh.wilcox@garybrink.com				
Property owner (if not applicant)						
Street address	222 North Street	City/State/Zip Madison, WI 53704				
Telephone	608-662-3631	Email ainman@ncghotels.com				

Signage

Comprehensive Design Review (CDR)

□ Signage Variance (i.e. modification of signage height, area, and setback)

Signage Exception

Other

Please specify

Urban Design Commission Application (continued)

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.

Both the paper copies and electronic copies <u>must</u> 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 <u>udcapplications@cityofmadison.com</u>. 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 Glaeser on 2/25/2020
- 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.

sel

Name of applicant ______

___ Relationship to property <u>Architect</u>

Authorizing signature of property owner

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:

Date 2/26/2020

- 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

Each submittal must include fourteen (14) 11" x 17" <u>collated</u> paper copies. Landscape and Lighting plans (if required) must be <u>full-sized and legible</u>. Please refrain from using plastic covers or spiral binding.



February 26, 2020

City of Madison Planning Division 215 Martin Luther King Jr. Blvd Madison, WI 53701

RE: Proposed Hotel Project 825 E. Washington Avenue UDC Informational Submittal

Enclosed, please find 14 sets of plans for the UDC meeting to be held on March 11th. The proposed project, located at 825 E Washington Avenue, is an 8-story, 81,232 sf hotel project with 151 guest rooms and an 8th floor restaurant. The majority of vehicle parking is being programed to be off-site with one long term accessible and 4 temporary/staging parking stalls on site.

The hotel is designed to integrate into the East Washington Capitol Gateway Corridor and address the Urban Design District No. 8 design criteria – specifically the following four principles:

- 1. To protect the iconic view of the Capitol.
 - a. The structure is set back from the street with heights and step backs well inside of density limits.
- 2. To respect and strengthen existing neighborhoods.
 - a. The hotel and restaurant will enhance the fabric of the neighborhood.
- 3. To establish a transit-oriented employment corridor
 - a. This project compliments and supports that vision.
- 4. To create a vibrant boulevard corridor to Madison's Downtown and is a critical street for the vitality of adjoining neighborhoods.
 - a. This mixed use development will add character, energetic vibe and provide patrons to the neighborhood business.

Please feel free to contact me if you have further questions or need any additional information.

Sincerely,

Test When

Josh Wilcox Partner

PROPOSED HOTEL PROJECT

UDC INFORMATIONAL PRESENTATION 02.26.2020

825 EAST WASHINGTON AVENUE MADISON, WI 53703











1.	CC
2.	PR
3.	EX
4.	SI
5.	SU
6.	CC
7.	SI
8.	1S
9.	3R
10.	7T
11.	ВU
12.	EA
13.	NC
14.	SC
15.	BU
16.	BU
17.	BU
18.	BU

DEVELOPER: C/O NORTH CENTRAL GROUP 1600 ASPEN COMMONS, SUITE 200, MIDDLETON, WI 53562 PHONE: (608) 662-3631

PHONE: (608) 662-3631 PRINCIPAL CONTACT: ANDY INMAN EMAIL: AINMAN@NCGHOTELS.COM

ARCHITECT: **GARY BRINK AND ASSOCIATES, INC** 2248 DEMING WAY, SUITE 120 MIDDLETON, WISCONSIN 53562 PHONE: (608) 829-1750

PHONE: (608) 829-1750 PRINCIPAL CONTACT: JOSH WILCOX EMAIL: josh.wilcox@garybrink.com

CIVIL ENGINEER: **PINNACLE ENGINEERING GROUP** 20725 WATERTOWN ROAD, SUITE 100 BROOKFIELD, WISCONSIN 53186 PHONE: (262) 754-8888 PRINCIPAL CONTACT: AARON E. KOCH, P.E. EMAIL: aekoch@pinnacle-engr.com

E OF CONTENTS:

COVER SHEET ROJECT LOCATION **(ISTING CONDITIONS PLAN** TE PHOTOS JRROUNDING PHOTOS ONTEXT PHOTOS TE PLAN ST FLOOR & 2ND FLOOR PLAN RD-5TH & 6TH FLOOR PLAN FH & 8TH FLOOR PLAN JILDING SECTION **AST & WEST ELEVATIONS** ORTH ELEVATION OUTH ELEVATION JILDING PERSPECTIVE JILDING PERSPECTIVE JILDING PERSPECTIVE JILDING PERSPECTIVE



PROJECT LOCATION



AERIAL VIEW OF SITE



LOOKING WEST









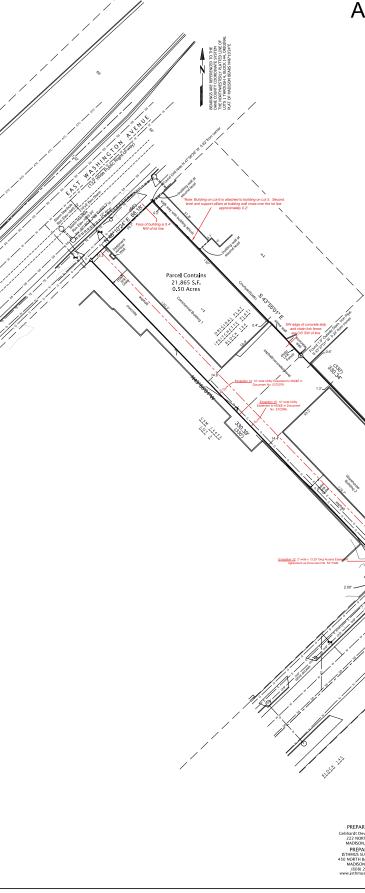
LOOKING SOUTH

AERIAL VIEW OF SITE



HOTELS

EXISTING CONDITIONS PLAN





ALTA/NSPS Land Title Survey

Located In Lots 5 and 14, Block 144, Original Plat of Madison, In the City of Madison, Dane County, Wisconsin

Surveyor's Certificate:

To V1 Investments, LLC, (name of lender, if known), First American Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTANSPS Land Tile Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 3, 4, 6, 7(a), 7(b(1), 8, 10(a) and 11 of Table A thereof. The field work was completed on October 17 2019.

Date of Plat or Map: October

Signed: ______ Professional Surveyor 2525 (Wisconsin)

Legal Description as Provided in First American Title Insurance Company Title Commitment No. NCS-981968-MAD, dated September 30, 2019, at 8:00 a.m.

Lot Five (5), Block One Hundred Forty-four (144), Original Plat of Madison, City of Madison, Dane County Wisconsin.

Lot Fourteen (14), Block One Hundred Forty-four (144), Orlginal Plat of Madison, City of Madison, Dane County, Wisconsin.

Schedule B-Exceptions: as disclosed in First American Title Insurance Company commitment No. NCS-981968-MAD, dated September 30, 2019 at 8:00 AM

A Resolution approving the creation of the Redevelopment Plan and District Boundary for the East Washington An Redevelopment District recorded February 20, 2012, as Document No.4844375. APPLIES AND AFFECTS, NOT A SURVEYINO CON AMPPING MATTER.

12. Terms, conditions, restrictions and provisions relating to the use and maintenance of recorded on March 15, 2017, as Document No. 5311946. APPLIES AND AFFECTS, SH

13. Construction, Maintenance and Airspace Easement Agreement upon the terms, conditions and provisions co Dated: June 27, 2017 Partles: American Family Financial Services, Inc. Recorded: July 21, 2017 Instrument No.: 5343357. APPLIES AND AFFECTS LOT 14, BLANKET IN NATURE.

14. Utility Easement to Madison Gas and Electric Company, a Wisconsin corporation, dated De recorded/filed November 15, 2017 as Document No. 5372079. APPLIES AND AFFECTS, SHO

Utility Easement to Madison Gas and Electric Company, a Wisconsin corporation, dated December 15, 2016 corded/filed November 15, 2017 as Document No. 5372096. APPLIES AND AFFECTS. SHOWN HEREON.



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Fire Hydrant
 Image: Second Stress
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TREE-DECIDUOUS

Table A notes:

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1. Monuments are shown hereon.

Flood zone classification for this property is Zone X¹, or outside of the 0.2% annual chance of Flooding as depicted on FEMA Flood Insurance Rate Map, Panel No. 55028-C04286, effective date of June 17, 2003 and revised on January 2, 2009. This determination is by graphic plotting only.

- 4. Gross land area is 21,865 S.F. or 0.50 Acres.
- 5. Vertical relief and one foot contours shown in the NAVD 88(91) datum.
- 6. Current zoning classification, as provided by the insurer. None Provided.

(b) Current zoning classification and building setback requirements, height and floor space area restrictions as set forth in that classification, as provided by the insurer. None Provided.

- (a) Buildings are shown as located premises.
 (b) Building 1 has a footprint at ground level: 6,616 S.F. Building 2 has a footprint at ground level: 6,498 S.F.

8. Substantial features observed in the process of conducting the survey are shown hereo

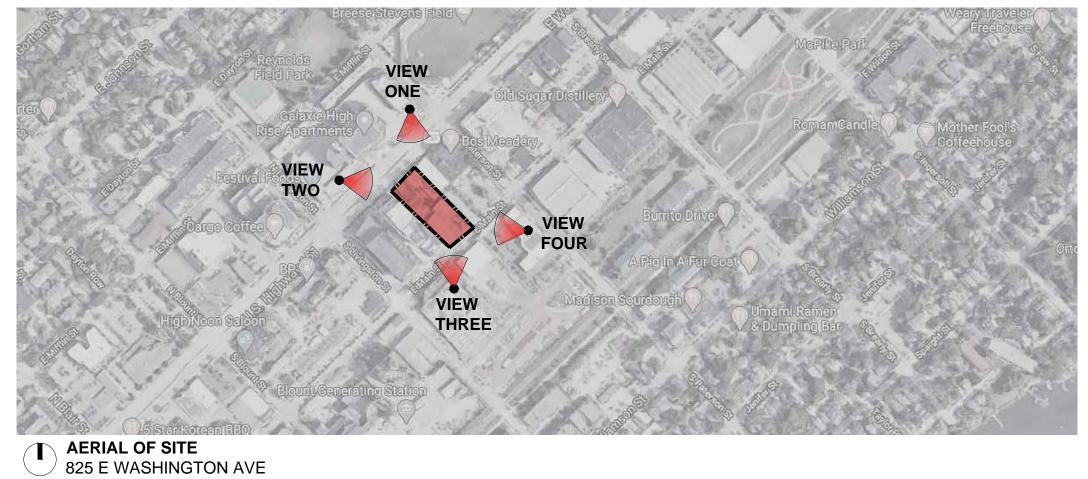
10. Location of utilities existing on or serving the surveyed property as determined by: (a) Observed evidence.

(b) A digger's Hotline One-Call.

Note - One Call markings have been surveyed to develop a view of the underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, the client is advised that excavation may be necessary. C:\PROJECTS\2016\160709-COSMOS\160709-COSM

HOTELS

SITE PHOTOS









VIEW ONE LOOKING SOUTH 829 E WASHINGTON AVE









VIEW TWO LOOKING EAST 821 E. WASHINGTON AVE



VIEW THREE LOOKING NORTH 827 E MAIN ST

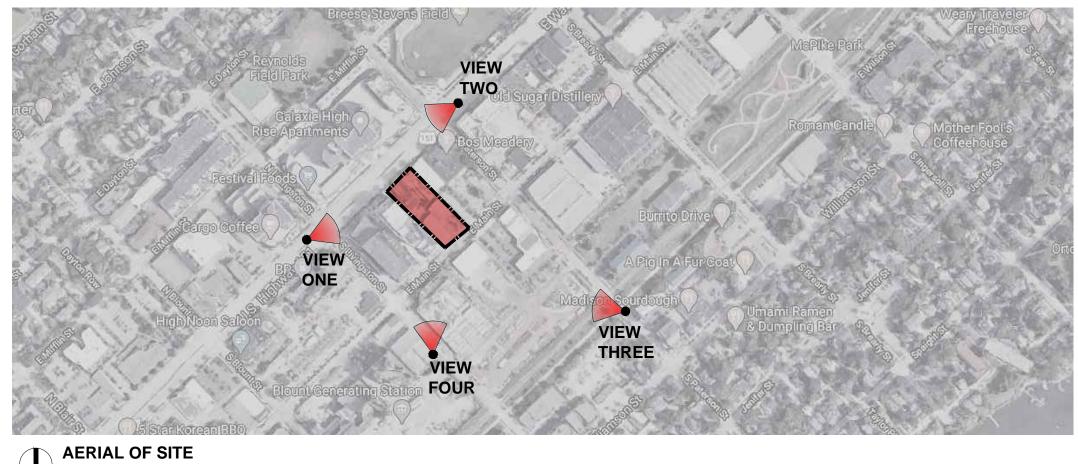


VIEW FOUR LOOKING WEST 110 S PATERSON ST





SURROUNDING PHOTOS



VIEW THREE



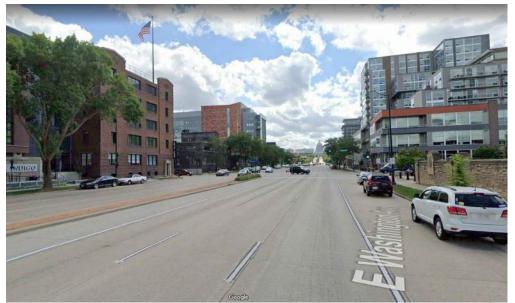
VIEW ONE LOOKING EAST 810 E WASHINGTON AVE

825 E WASHINGTON AVE









VIEW TWO LOOKING SOUTHWEST 901 E. WASHINGTON AVE



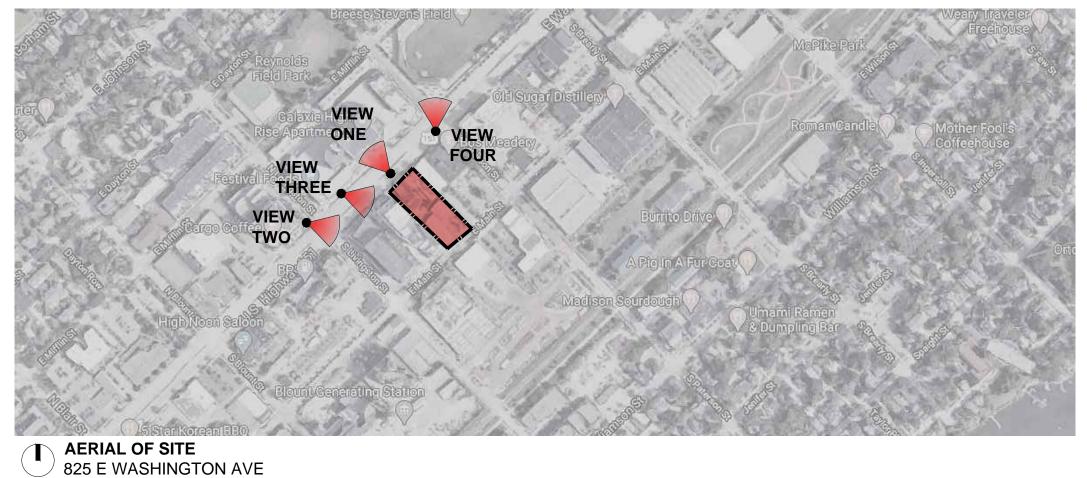


LOOKING WEST 307 S PATERSON ST

VIEW FOUR LOOKING NORTH 101 S LIVINGSTON ST



CONTEXT PHOTOS



VIEW THREE AMERICAN FAMILY INSURANCE 821 E WASHINGTON AVE



VIEW ONE GALAXIE HIGH RISE APARTMENTS 822 E WASHINGTON AVE









VIEW TWO THE GEBHARDT BUILDING 811 E. WASHINGTON AVE



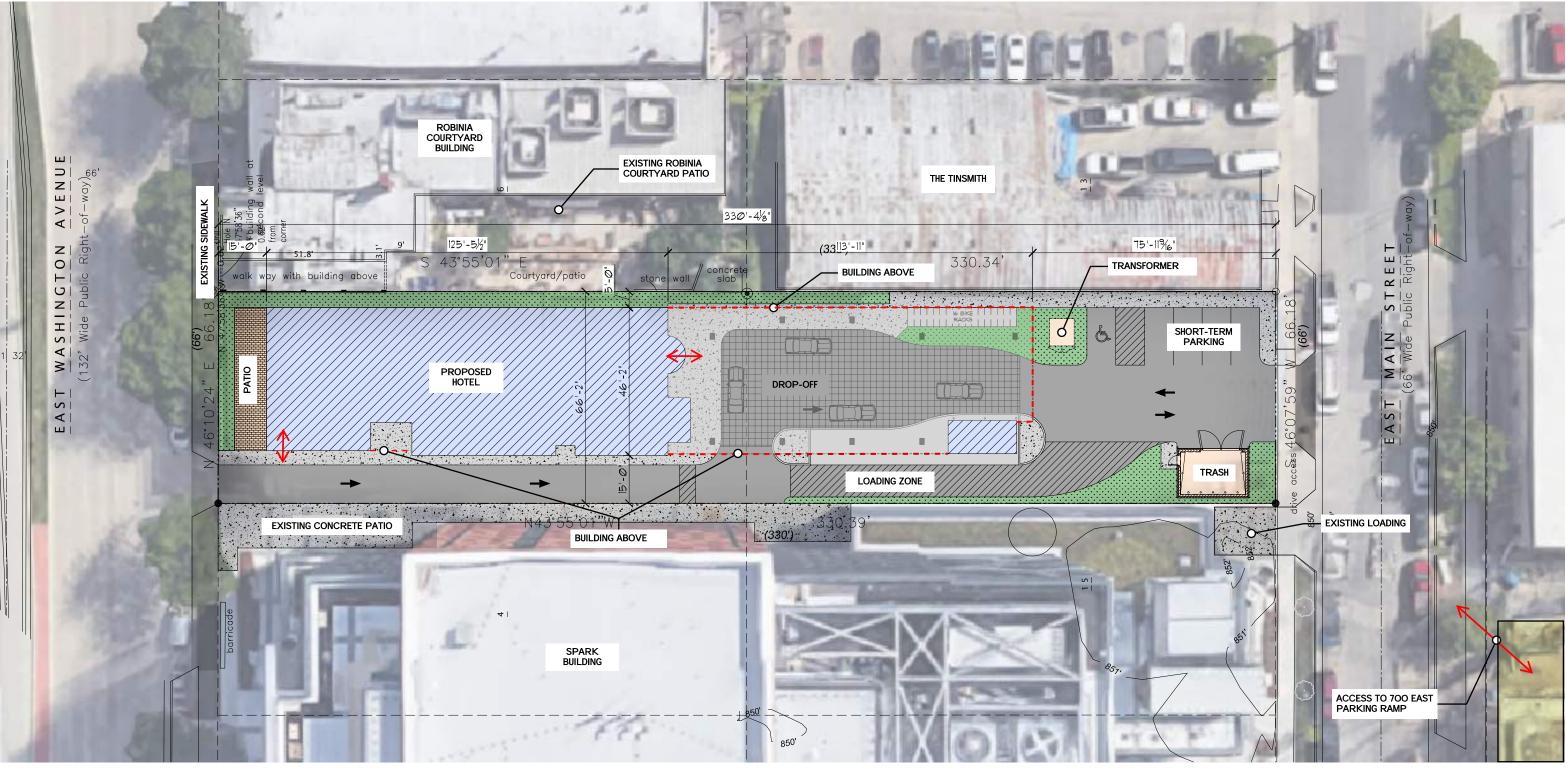




VIEW FOUR BREESE STEVENS FIELD 917 E MIFFLIN ST



SITE PLAN



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15'

3Ø'

60'

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90'



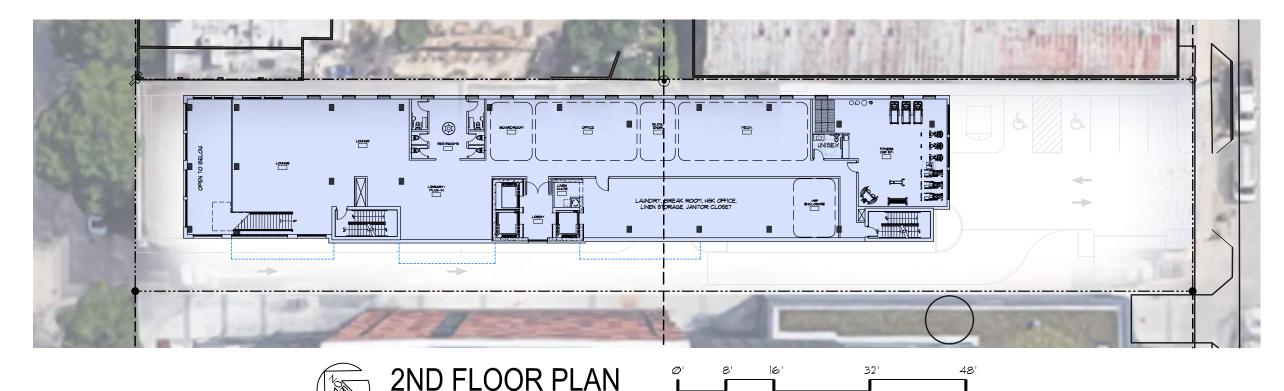


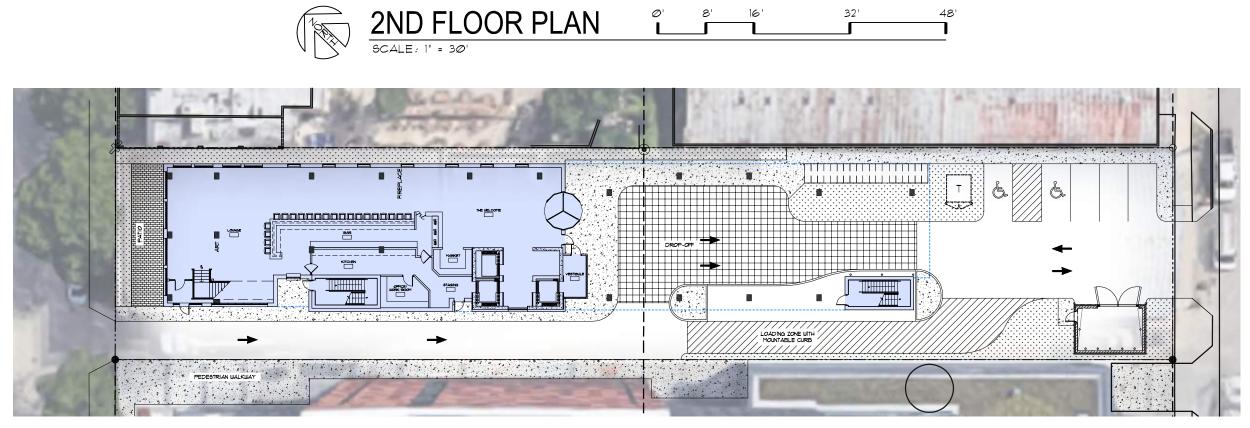






FLOOR PLANS



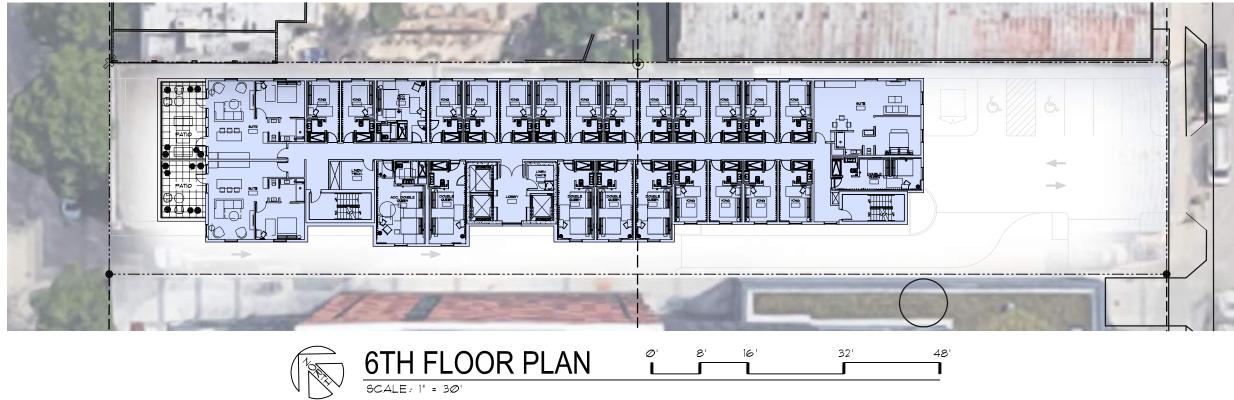




PINNACLE ENGINEERING GROUP



FLOOR PLANS



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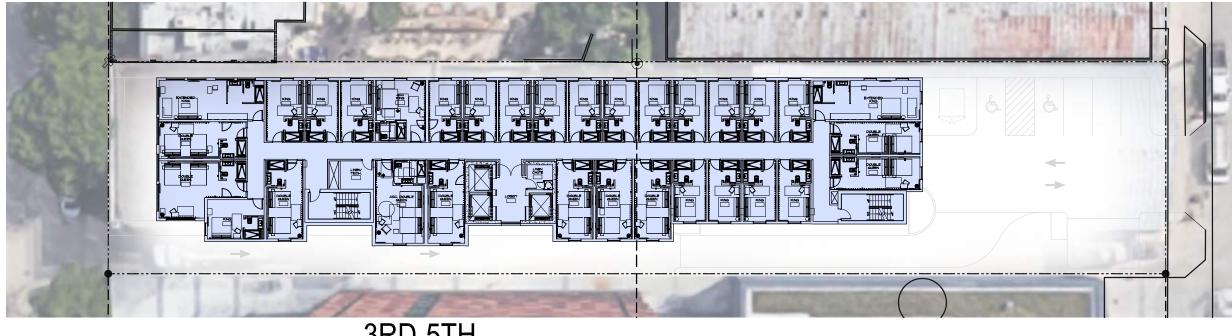
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48'





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8'

16'





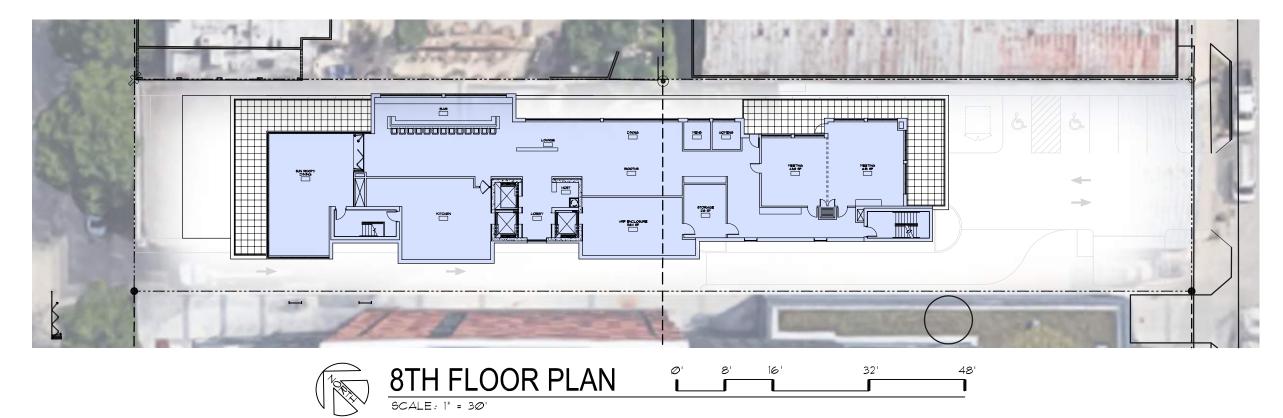


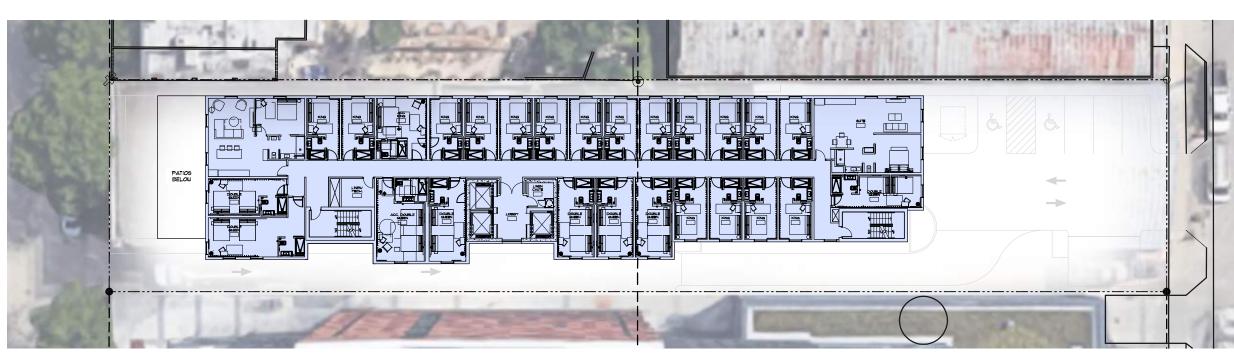






FLOOR PLANS





 THFLOOR PLAN
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 J'
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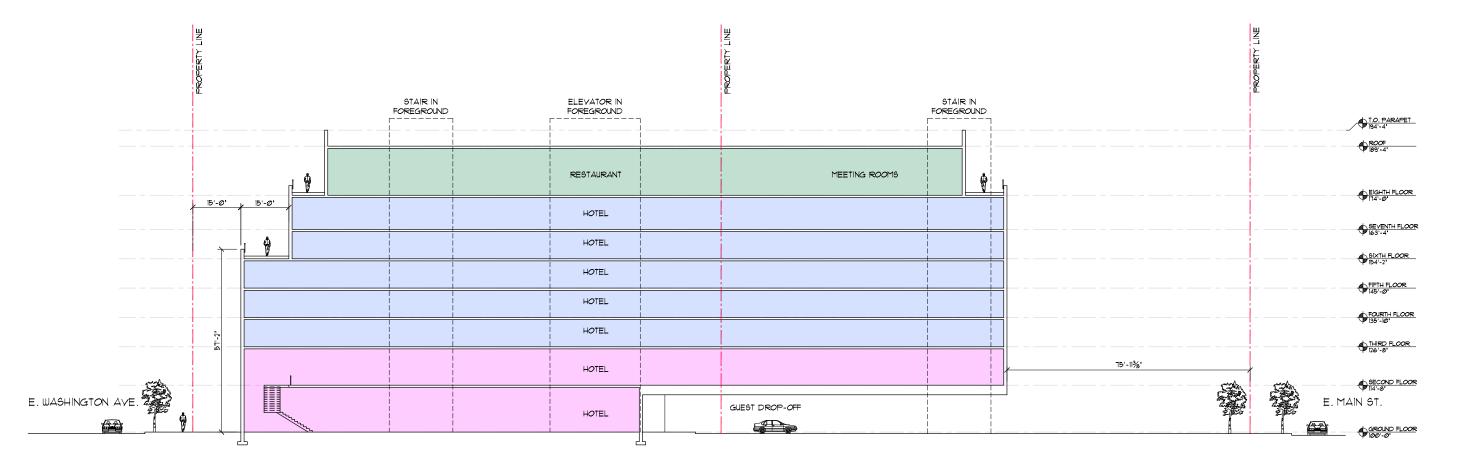
48' **1**



PINNACLE ENGINEERING GROUP



BUILDING SECTION



BUILDING SECTION

SCALE: |" = 30'-0"

DEVELOPER







BUILDING ELEVATION



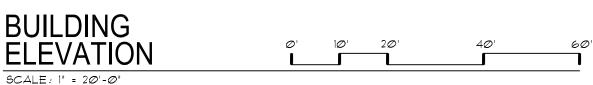




BUILDING ELEVATION



NORTH ELEVATION





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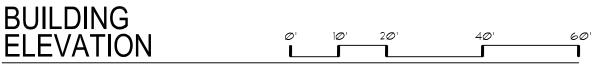
BUILDING ELEVATION



SOUTH ELEVATION

BUILDING

SCALE: 1" = 20'-0"







BUILDING PERSPECTIVE









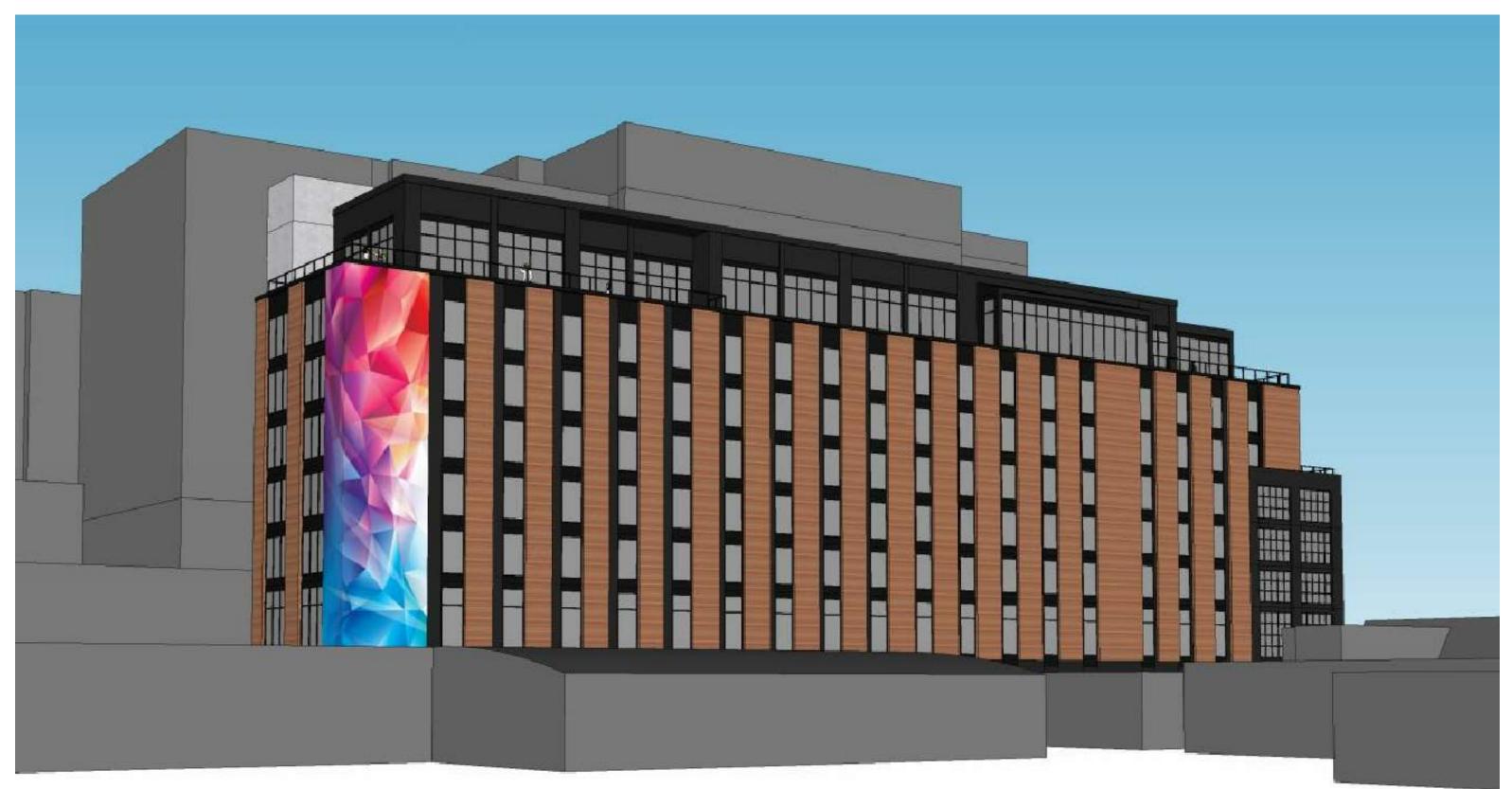
BUILDING PERSPECTIVES





HOTELS 16

BUILDING PERSPECTIVES







BUILDING PERSPECTIVES





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