



# URBAN DESIGN COMMISSION APPLICATION CITY OF MADISON

215 Martin Luther King Jr. Blvd; Room LL-100  
PO Box 2985; Madison, Wisconsin 53701-2985  
Phone: 608.266.4635 | Facsimile: 608.267.8739

This form may also be completed online at:  
<http://www.cityofmadison.com/planning/documents/UDCapplication.pdf>

Please complete all sections of the application, including the desired meeting date and the type of action requested.

Date Submitted: <u>August 19, 2015</u>	<input type="checkbox"/> Informational Presentation
UDC Meeting Date: <u>SEPTEMBER 16, 2015</u>	<input type="checkbox"/> Initial Approval
Combined Schedule Plan Commission Date (if applicable): <u>-</u>	<input checked="" type="checkbox"/> Final Approval

1. Project Address: 222 W. WASHINGTON AVENUE  
Project Title (if any): NETWORK 222

2. This is an application for (Check all that apply to this UDC application):

- New Development
- Alteration to an Existing or Previously-Approved Development

**A. Project Type:**

- Project in an Urban Design District\* (public hearing-\$300 fee)
- Project in the Downtown Core District (DC) or Urban Mixed-Use District (UMX) (\$150 fee, Minor Exterior Alterations)
- Suburban Employment Center (SEC) or 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 Planned Residential Complex

**B. Signage:**

- Comprehensive Design Review\* (public hearing-\$300 fee)
- Street Graphics Variance\* (public hearing-\$300 fee)
- Signage Exception(s) in an Urban Design District (public hearing-\$300 fee)

**C. Other:**

- Please specify: \_\_\_\_\_

**3. Applicant, Agent & Property Owner Information:**

Applicant Name: THE FIORE COMPANIES Company: C/O STACY NEMETH  
 Street Address: 150 E. GILMAN ST. #1600 City/State: MADISON, WI Zip: 53703  
 Telephone: ( ) 255-5060 Fax: ( ) \_\_\_\_\_ Email: snemeth@fioreco.com

Project Contact Person: MARY BETH GROWNEY SELENE Company: RYAN SIGNS, INC.  
 Street Address: 3007 PERRY ST. City/State: MADISON, WI Zip: 53713  
 Telephone: ( ) 271-7979 Fax: ( ) 271-7853 Email: mbgrowneyseleene@ryansigns.net

Project Owner (if not applicant): -  
 Street Address: \_\_\_\_\_ City/State: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Telephone: ( ) \_\_\_\_\_ Fax: ( ) \_\_\_\_\_ Email: \_\_\_\_\_

**4. Applicant Declarations:**

A. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with ALAN MATT TUCKER on 7-21-15.  
(name of staff person) (date of meeting)

B. 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 THE FIORE COMPANIES Relationship to Property OWNER

Authorized Signature Mary Beth Growney Selene Date 8-19-15  
MARY BETH GROWNEY SELENE, RYAN SIGNS, INC.  
SERVING AS AGENT TO OWNER

# Ryan Signs, Inc.

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3007 Perry Street  
Madison, WI 53713  
608-271-7979 Phone  
608-271-7853 Fax  
mbgrowneyselene@ryansigns.net

August 19, 2015

**TO:** Urban Design Commission Members  
**FROM:** Mary Beth Growney Selene, Serving as Agent to the Owner  
**RE:** **COMPREHENSIVE DESIGN REVIEW for 222 W. WASHINGTON AVEUNUE**

Dear Urban Design Commission Members;

On behalf of The Fiore Companies, we submit the following application for the approval of a Comprehensive Design Plan for the property at 222 W. Washington Avenue.

## **1. HISTORY**

- A. The property is Zoned DC (formerly C4).
- B. The property consists of approximately 196,000 sf2 of leasable space.
- C. A signage plan for the property was approved on December 27, 2005.

## **2. CURRENT SIGN PLAN**

- A. 

Sign Type A	Address Sign
Sign Type B	Directory Sign
Sign Type C	Signage for Henry St. and W. Washington Avenue Sign Band
Sign Type D	Existing Tower Canopy Signage
Sign Type E	Signage at Fairchild and W. Washington Avenue
Sign Type F	Signage at W. Washington Avenue
Sign Type G	Signage at Fairchild
Sign Type H	Signage at Henry and W. Washington Avenue Sidewalk
- B. Description  
This signage packet includes the proposed signage master plan (drawings A-H). The signage plan was designed to address both pedestrian and vehicular traffic while being considerate to the size and scaled of the existing building as well as potential future retail tenants.

## **3. PROPOSED COMPREHENSIVE DESIGN REVIEW**

- A. To maintain the existing address sign (Sign Type A on the current sign plan).
- B. To maintain a directory sign, not to exceed 20 sf2 and 8'-0" in overall height (Sign Type B on the current sign plan).
- C. To allow for up to four (4) tenant signs to be located on the W. Washington Avenue elevation (Sign Types C, D, E, F as approved on current sign plan).
- D. To allow for up to one tenant sign to be located on the Fairchild Street elevation (Sign Type G on the current sign plan).
- E. To allow for up to two (2) tenant signs to be located at the pedestrian level (Sign Type H on the current sign plan).
- F. All illuminated signs will utilize LED. (Drawings from original sign plan specify neon.)

**3A. EXCEPTIONS THAT NECESSITATE A COMPREHENSIVE DESIGN PLAN**

- A. The current sign plan addresses retail tenants. The proposed CDR will allow for tenants above the first floor to have a landlord approved sign at the first floor level.
- 31.07 WALL, ROOF AND ABOVE-ROOF SIGNS.**
- (6) Large Buildings. (b) Buildings Five (5) or More Stories in Height.**
- For buildings five (5) stories or more in height, one (1) additional signable area for each facade may be selected. The signable area under this section shall be measured using the criteria under Sec. 31.07(2) (b) except the total area of the additional signable area under this paragraph shall not exceed five percent (5%) of the area of the facade. The maximum net area of a sign displayed within this additional signable area shall be determined under Sec. 31.07(4).
- B. In lieu of 31.07 (6) (b), a tenant located in the "tower" portion of the building will be allowed a sign at the first floor level, when approved by the landlord.
- C. The existing plan allows for first floor tenants to have signs up to 40 sf<sup>2</sup>. Current signs range in size from 24 to 35 sf<sup>2</sup>. The proposed Stafford Rosenbaum LLP sign is 39.375 sf<sup>2</sup>.

**4. 31.043 URBAN DESIGN COMMISSION AND COMPREHENSIVE DESIGN REVIEW.**

The authority of the Urban Design Commission of the City of Madison ("UDC") to act upon **(4) Comprehensive Design Review ("CDR")**. The Urban Design Commission may approve a Comprehensive Sign Plan on a building site or zoning lot to allow special allowances for all signs on private property regulated under this Chapter beyond the restrictions contained elsewhere in this Chapter, and may incorporate other approvals authorized in Secs. 31.043(2) and (3) in order to meet the following purpose:

The purpose of a Comprehensive Design Review is to determine whether unique, exceptional, and innovative use of materials, design, color, lighting, and other design elements, resulting in visual harmony created between signs, building(s), and building site, are sufficient to warrant special allowances beyond the restrictions contained elsewhere in this Chapter. For the signs included in the Comprehensive Design Review, the restrictions of this Chapter shall not apply and there shall be no predetermined requirements for those signs except those requirements which shall be made part of the approved Comprehensive Sign Plan. The resulting Comprehensive Sign Plan shall encompass the new sign(s) requested by the applicant and approved by the UDC, and any approved modifications to existing signs on the same building site or zoning lot.

**(b) Comprehensive Design Review Criteria.** The UDC shall apply the following criteria upon review of an application for a Comprehensive Sign Plan:

1. The Sign Plan shall create visual harmony between the signs, building(s), and building site through unique and exceptional use of materials, design, color, any lighting, and other design elements; and shall result in signs of appropriate scale and character to the uses and building(s) on the zoning lot as well as adjacent buildings, structures and uses. **The submitted Comprehensive Design Plan incorporates the color of the building façade for the signage background, whereby the overall graphic size is less than its actual square footage will show. By allowing each tenant to use their corporate colors and brand, the signage on the building is interesting and allows for the individuality of each tenant's identity.**

2. Each element of the Sign Plan shall be found to be necessary due to unique or unusual design aspects in the architecture or limitations in the building site or surrounding environment. **The sign ordinance allows for signs above the first floor, however, the architecture of the building does not. Additionally, the City of Madison is discouraging upper-level sign placement on large buildings in the downtown core.**
3. The Sign Plan shall not violate any of the stated purposes described in Secs. 31.02(1) and 33.24(2). **It does not.**
4. All signs must meet minimum construction requirements under Sec. 31.04(5). **They do.**
5. The Sign Plan shall not approve Advertising beyond the restrictions in Sec. 31.11 or Off-Premise Directional Signs beyond the restrictions in Sec. 31.115. **It does not.**
6. The Sign Plan shall not be approved if any element of the plan:
  - a. presents a hazard to vehicular or pedestrian traffic on public or private property,
  - b. obstructs views at points of ingress and egress of adjoining properties,
  - c. obstructs or impedes the visibility of existing lawful signs on adjacent property, or
  - d. negatively impacts the visual quality of public or private open space.**It does not.**
7. The Sign Plan may only encompass signs on private property of the zoning lot or building site in question, and shall not approve any signs in the right of way or on public property. **It does.**

**5. REQUEST FOR COMPREHENSIVE DESIGN PLAN APPROVAL**

- A. To allow for all existing signs in the approved sign plan of December 27, 2005.
- B. To allow for tenants in the "tower" to be located on the first floor sign band, when approved by the landlord.
- C. The total number of signs allowed on the sign band shall not exceed six (6). (One each on Henry & Fairchild Streets and four (4) on W. Washington Avenue.)

Thank you for your consideration.

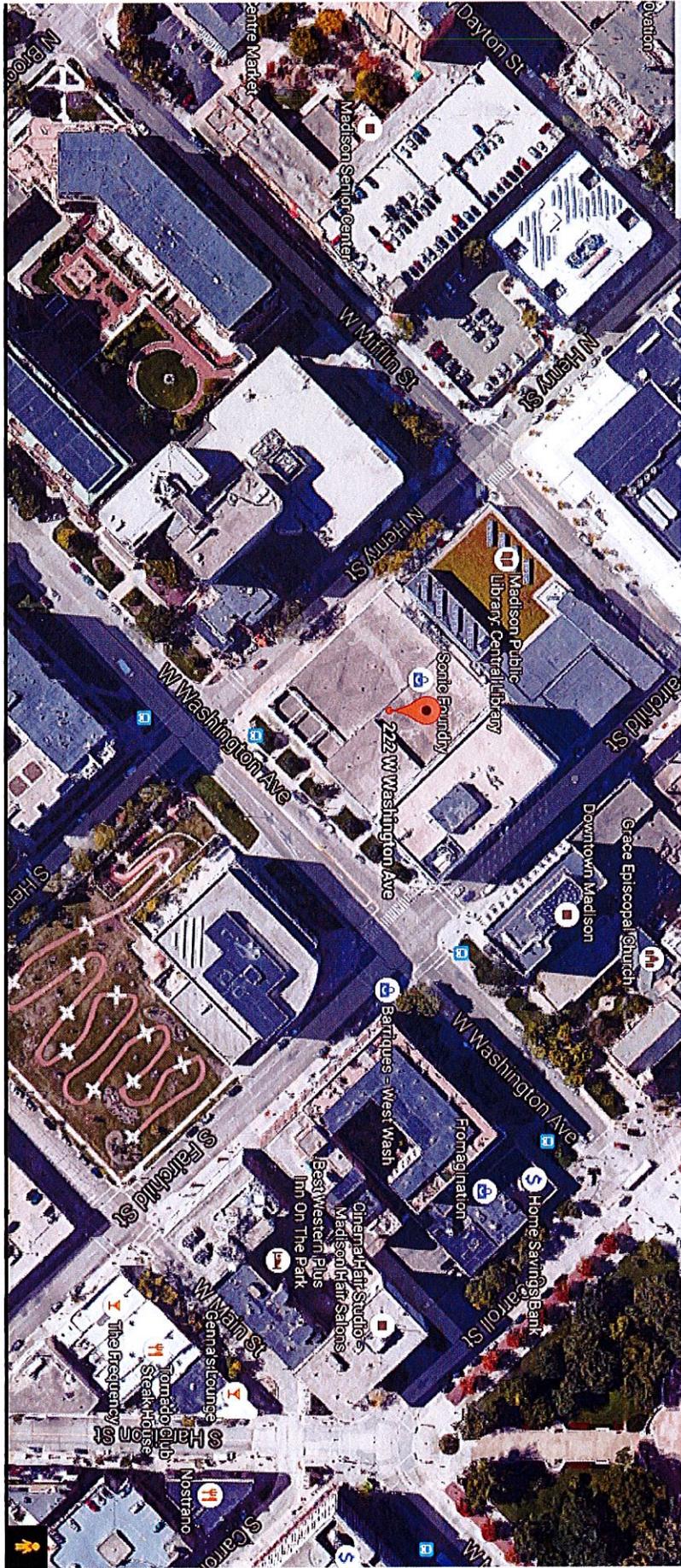
Respectfully Submitted,

**RYAN SIGNS, INC.**



Mary Beth Growney Selene  
Serving as Agent to the Owner

cc: The Fiore Companies



# Final Signage Packet Approval

September 29, 2005  
Revised December 27, 2005

Network 222  
222 W. Washington Ave  
Madison, WI 53703

## Index:

### Final Signage

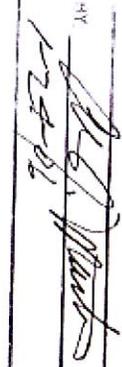
- A Address Sign
- B Directory Sign

### Master Plan Concept Only - Not for Installation

- C Signage for Henry and W. Washington Ave. Band
- D Existing Tower Canopy Signage
- E Signage at Fairchild and W. Washington Ave
- F Signage at W. Washington
- G Signage at Fairchild
- H Signage at Henry and W. Washington Ave Sidewalk

### Description:

This signage packet is submitted for final approval. This packet includes the proposed signage master plan (drawings A-G). The signage master plan was designed to address both pedestrian and vehicular traffic while being considerate to the size and scale of the existing building as well as potential future retail tenants.

APPROVED BY  
  
DATE \_\_\_\_\_  
PLANNING UNIT  
CITY OF MADISON  
DEPARTMENT OF PLANNING & DEVELOPMENT

## 1 INDEX & DESCRIPTION

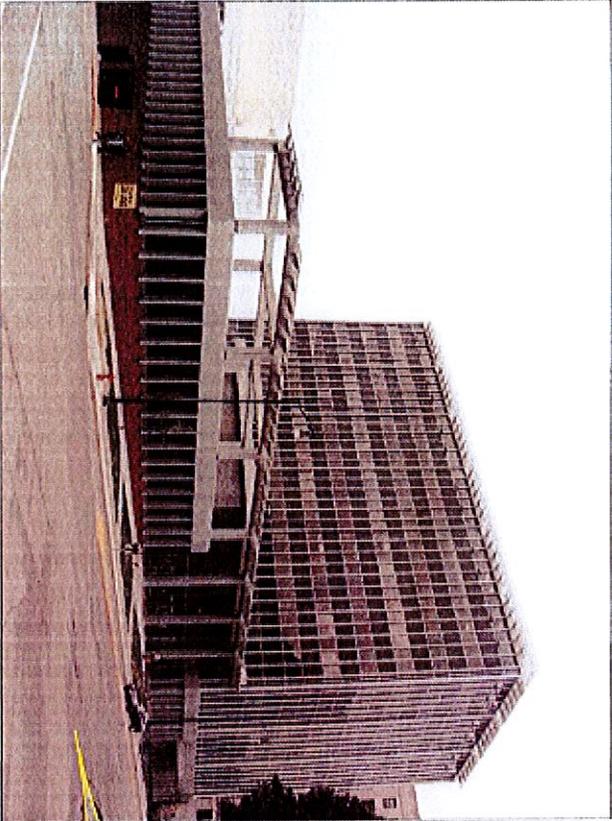
## NETWORK 222

222 WEST WASHINGTON AVENUE  
MADISON, WISCONSIN 53703

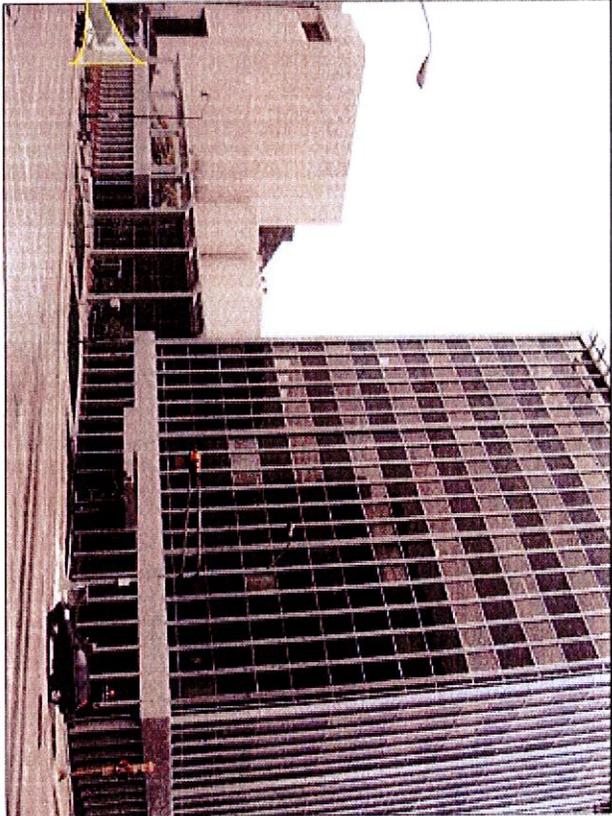
## SIGNAGE MASTER PLAN

SEPTEMBER 29, 2005  
revised December 27, 2005





2 W. WASHINGTON / HENRY  
EXISTING PHOTO



1 W. WASHINGTON / FAIRCHILD  
EXISTING PHOTO

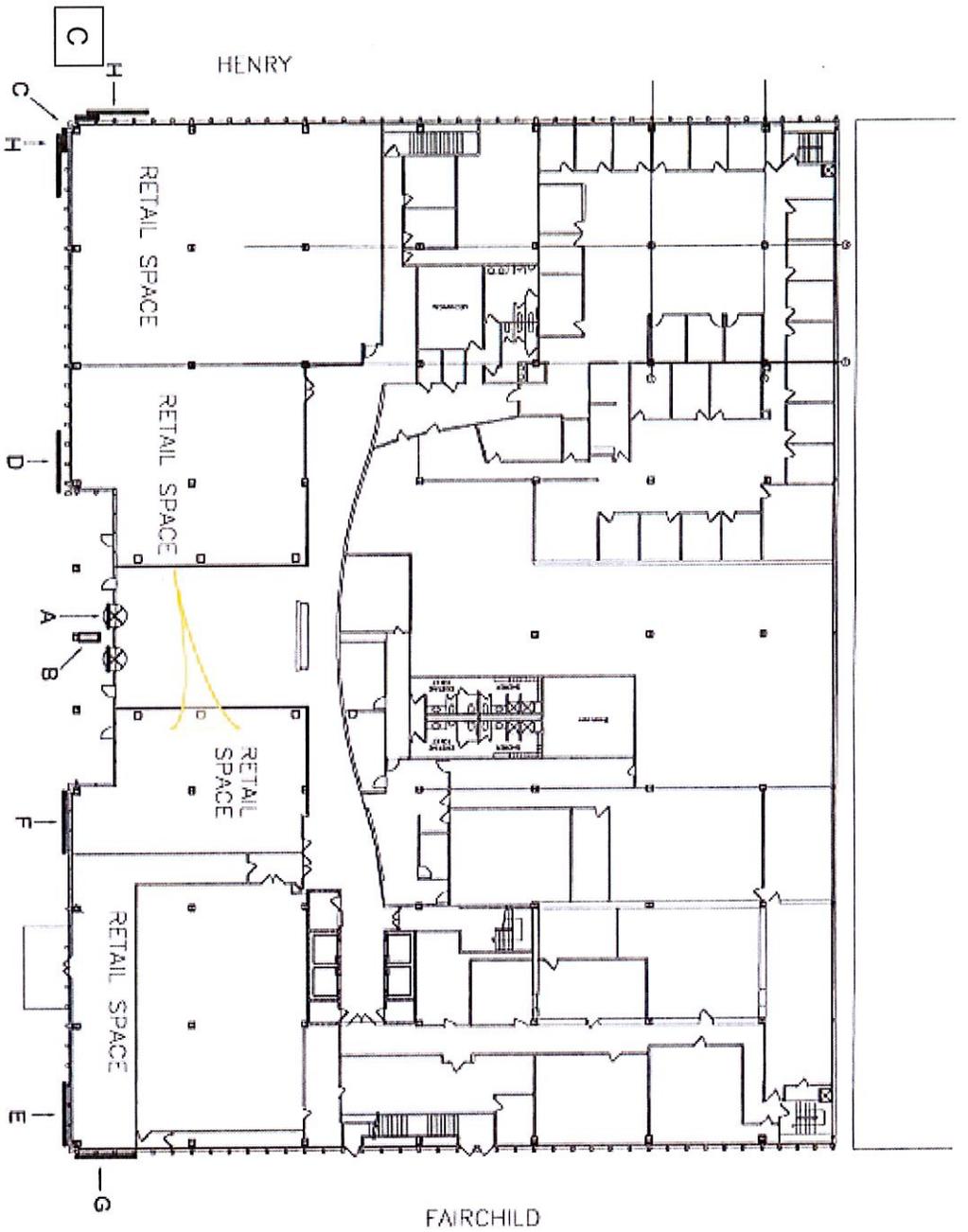
**NETWORK 222**

222 WEST WASHINGTON AVENUE  
MADISON, WISCONSIN 53703

**SIGNAGE MASTER PLAN**

SEPTEMBER 29, 2005  
revised December 27, 2005





WEST WASHINGTON AVE

1 PLAN  
1" = 40'-0"

NETWORK 222

222 WEST WASHINGTON AVENUE  
MADISON, WISCONSIN 53703

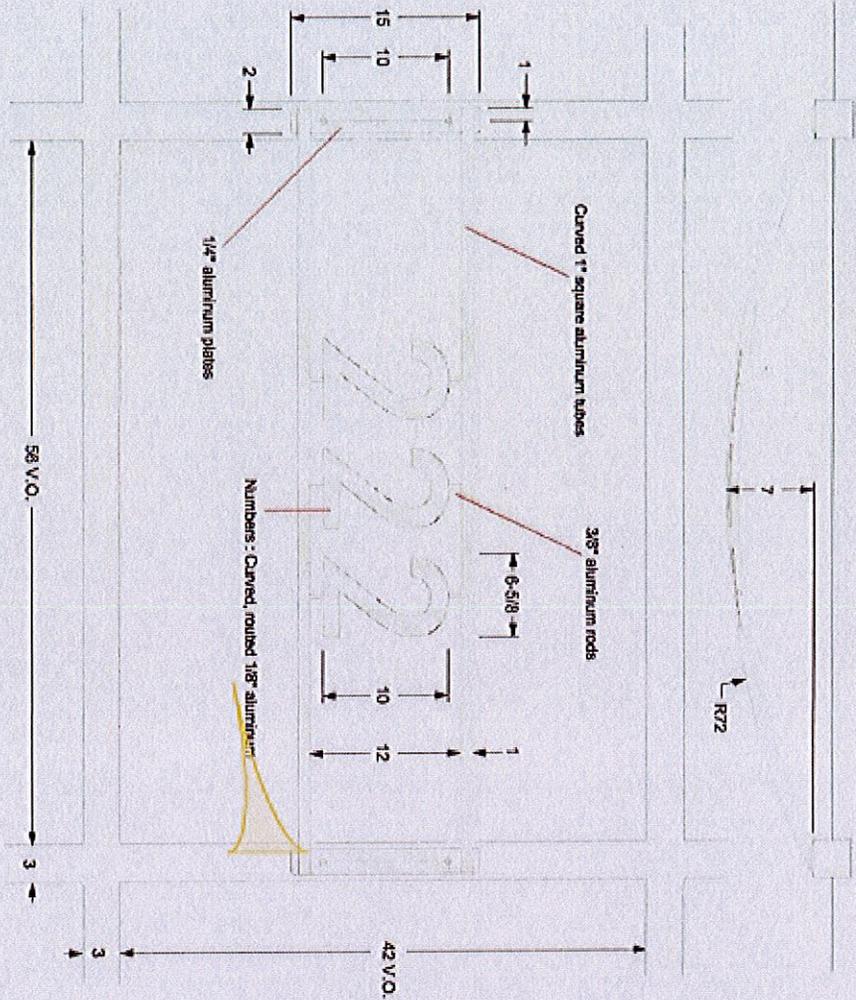
SIGNAGE MASTER PLAN

SEPTEMBER 29, 2005  
revised December 27, 2005

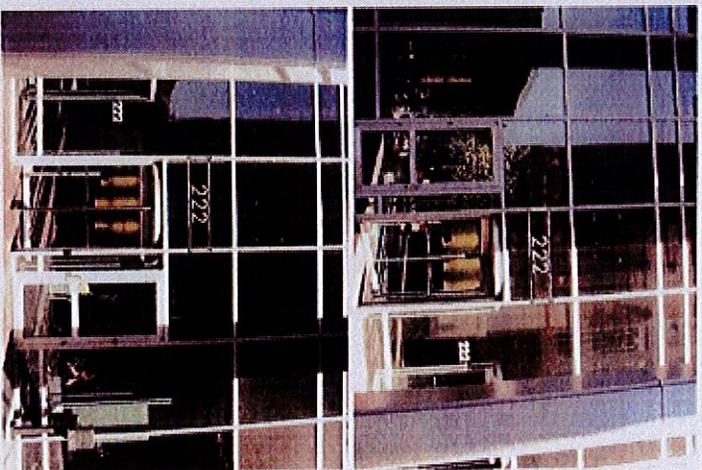


# ADDRESS SIGN SPECIFICATIONS :

(Fabricated Aluminum, Routed Numbering)

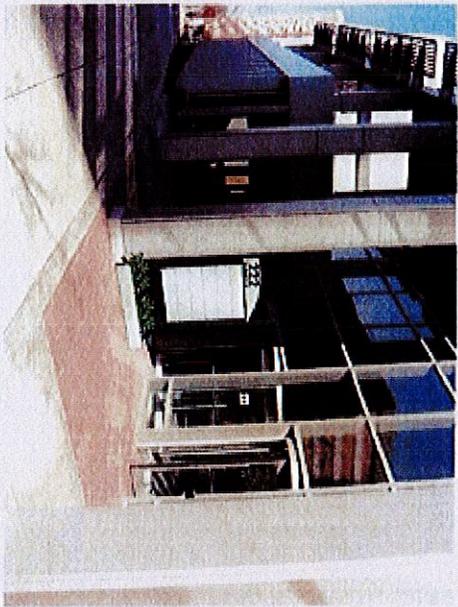


A



<input checked="" type="checkbox"/>	PRELIMINARY APPROVAL
<input type="checkbox"/>	APPROVED FOR PRODUCTION
<input type="checkbox"/>	APPROVED PER NOTED CHANGES
CUSTOMER APPROVAL	
_____ LANDSCAPE	
_____ JOB SALES REPRESENTATIVE	

**DIRECTORY SIGN SPECIFICATIONS :**  
*(Fabricated Aluminum, Vinyl Copy)*

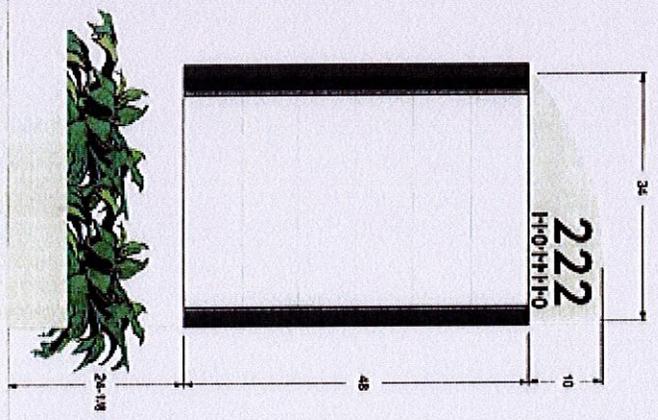
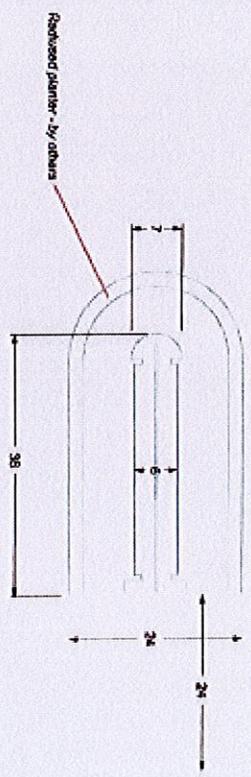


PRELIMINARY ARTWORK  
 APPROVED FOR PRODUCTION  
 APPROVED PER NOTED CHANGES

\_\_\_\_\_  
 CUSTOMER APPROVAL

\_\_\_\_\_  
 LANDLORD

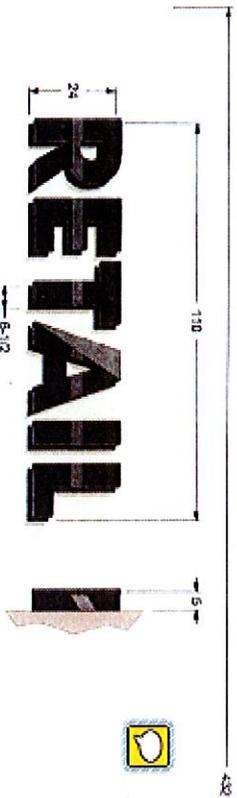
\_\_\_\_\_  
 AND SALES REPRESENTATIVE



**B**

**WALL SIGN SPECIFICATIONS :**  
*(Single Sided, Internally Lighted, Individual Channel Letters)*

- Channel Letters : Standard front lighting plate face das gni fabricated aluminum pan letters, letter backs .090" returns .065" x .5" tall, returns primed and painted "Black".
- Letter Faces : 2418" Black/White P95 translucent acrylic with 1" "Black" trimcap
- Illumination : Letters to be lighted internally with double stroke of 13mm (EGL 6500) Spectra neon tubing, terminated with "Bend Guard", 60ma transformers located on fiber wall surface.
- Mounting : Flush wall mounted.
- Electrical : 120 Volt UL Listed & Labeled.



C


 MaryBeth  
 8/18/2015 5:21:23 PM

Letters/Signs to be internally illuminated using LED. Signs to be installed on a background color that matches the building facade color.

D

**WALL SIGN SPECIFICATIONS :**  
*(Single Sided, Internally Lighted, Individual Channel Letters)*

- Channel Letters : Standard front lighting pleat face design, fabricated aluminum pan letters, letter bases .080" returns, .065" x 5" tall, returns pre-arr and painted "Black".
- Letter Finish : 3/16" BlackWhite pig translucent acrylic with 1" "Black" finish
- Illumination : Letters to be lighted internally with double stroke of 1/2mm (FSL B510), Sanyata neon tubing, terminated with "Band Black", 50ma transformers located on interior wall surface.
- Mounting : Flush wall mounted.
- Electrical : 120 Volt - UL Listed & Certified.

# RETAIL



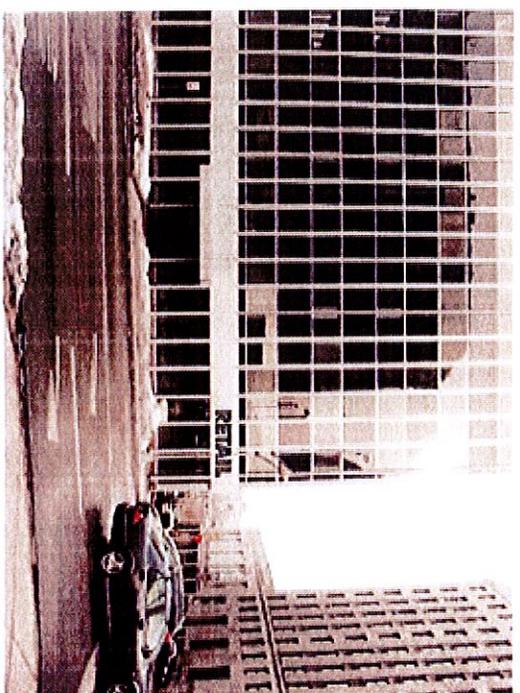
 **MaryBeth**  
8/18/2015 4:59:31 PM

Letters/Sign to be internally illuminated using LED. Signs to be installed on a background panel that matches the building facade color.

### WALL SIGN SPECIFICATIONS : (Single Sided, Internally Lighted, Individual Channel Letters)

- Channel Letters : Standard front lighting pleck face design, fabricated aluminum pan letters, letter backs .030", returns .063" x 5" tall, returns primed and painted "Black"
- Letter Faces : 3/16" Black/White P95 translucent acrylic with 1" "Black" trapezoid.
- Illumination : Letters to be lighted internally with double strobe of 13mm JEGL E5000 SnowWhite neon tubing, terminated with "Band Backer", 50ma transformers located on interior wall surface.
- Mounting : Flush wall mounted
- Electrical : 120 Volt, UL Listed & Labeled



576



MaryBeth

8/18/2015 5:01:53 PM

Letters/Signs to be internally illuminated using LED. Signs to be installed on a background color that matches the building facade color.



### WALL SIGN SPECIFICATIONS : (Single Sided, Internally Lighted, Individual Channel Letters)

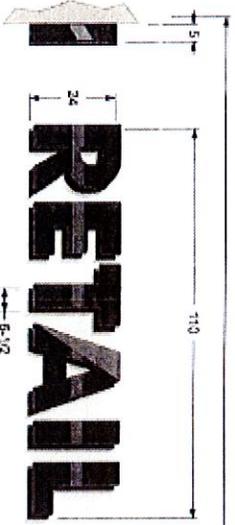
Channel Letters : Standard front lighting plexi face design, fabricated aluminum pan letters, letter backs .090", returns .063" x 5" tall, returns primed and painted "Black"

Letter Faces : 3/16" Black/White P56 translucent acrylic with 1" "Black" trimcap.

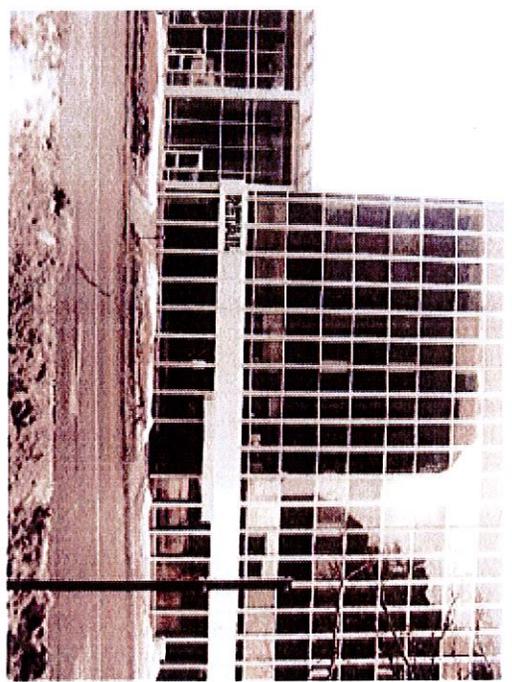
Illumination : Letters to be lighted internally with double stroke of 13mm (EGL 6500) Snowville neon tubing, terminated with Bond Backs ; 60ma transformers located on interior wall surface.

Mounting : Flush wall mounted.

Electrical : 120 Volt, UL Listed & Labeled.



422

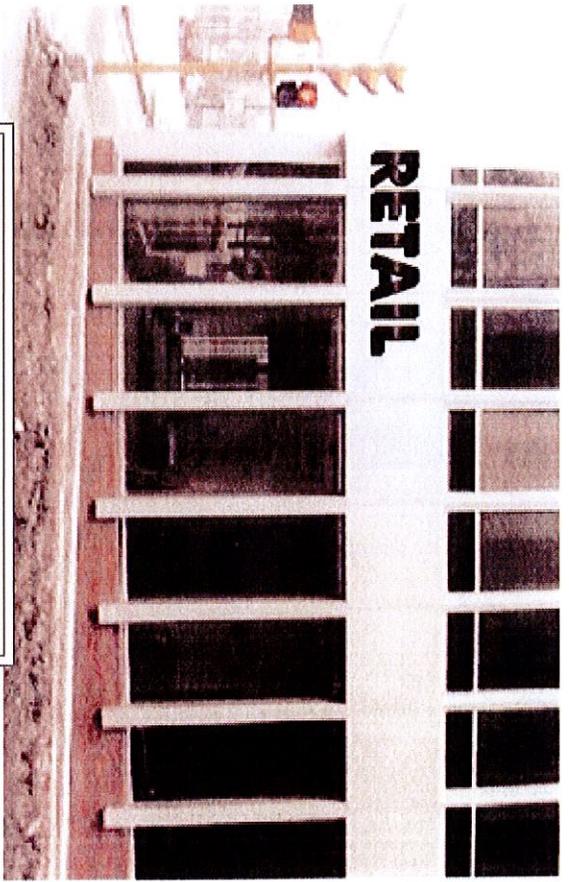



**MaryBeth**  
 8/18/2015 5:04:30 PM

Letters/Signs to be internally illuminated using LED. Signs to be installed on a background panel that matches the building facade color.

**WALL SIGN SPECIFICATIONS :**  
*(Single Sided, Internally Lighted, Individual Channel Letters)*

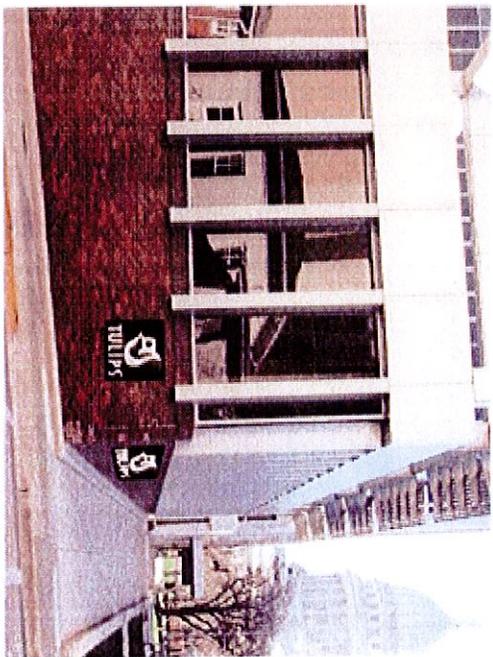
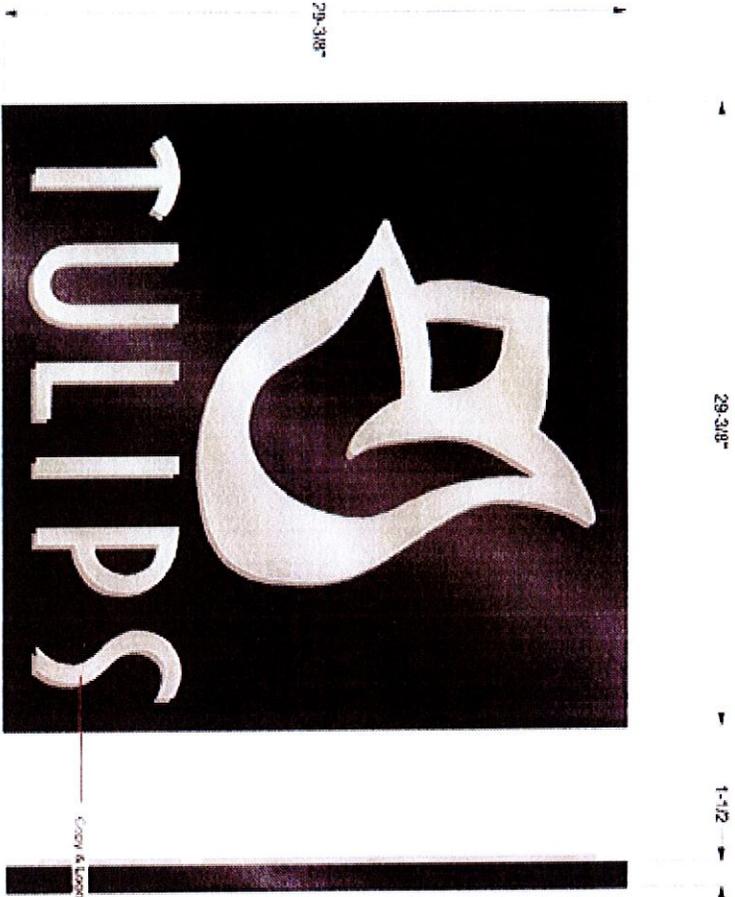
- Channel Letters : Standard neon lighting plus face design, fabricated aluminum pan letters, letter backs .090" returns .060" x 8" tall, returns primed and painted "Black".
- Letter Curves : 315° Rounddown PBR mandrel acrylic with 1" "Black" finish.
- Installation : Letters to be lighted internally with double stroke of 13mm (EGL 6500) Spectra neon tubing, terminated with "Lead Backs", 60ma transformers located on interior wall surface.
- Mounting : Flush wall mounted.
- Electrical : 120 Volt, UL Listed & Labeled.



 **MaryBeth**  
8/18/2015 5:06:49 PM

Letters/Signs to be internally illuminated using LED. Signs to be installed on a background panel that matches the building facade color.

**WALL SIGN SPECIFICATIONS :**  
**(Fabricated Aluminum, Routed Lettering, Non-Lighted)**



Sign Panel - Fabricated Aluminum, Routed Finish, Clear Caplet

1/4" Aluminum - Routed Finish, Clear Caplet

✓  
 PERI MANLEY ARNOLD  
 APPROVED FOR PRODUCTION  
 APPROVED FOR NORTH CHANG'S

CHARISMA ARNOLD

LARRY GAO

JANE SALTER REPRESENTATIVE

H

# WALL SIGN SPECIFICATIONS :

**Scope of Work :** Manufacture and install (1) new cabinet sign as shown.

**Cabinet :** Fabricated aluminum, SignComp #2040 "Retro Body", hinged 1-1/2" retainer (#2055), fabricated 1-1/2" aluminum angle framing, .050" white aluminum back, routed .090" aluminum, routed oversized and bonded to face of retainer and hand routed flush.

**Cabinet Finish :** Cabinet exterior to be sanded with vertical grain to achieve a "Brushed Finish" with a satin clear protective coating.

**Copy :** Lettering is routed through face and backed with translucent 3/16" white acrylic panel. 'Stafford Rosenbaum' is covered 1st surface with 3M perforated vinyl. Copy will show PMS 280 Blue during the day and will illuminate white at night. 'Attorneys' has PMS 7674 perforated vinyl applied, will illuminate white at night. 'LLP' has PMS 280 solid vinyl applied, will illuminate blue at night.

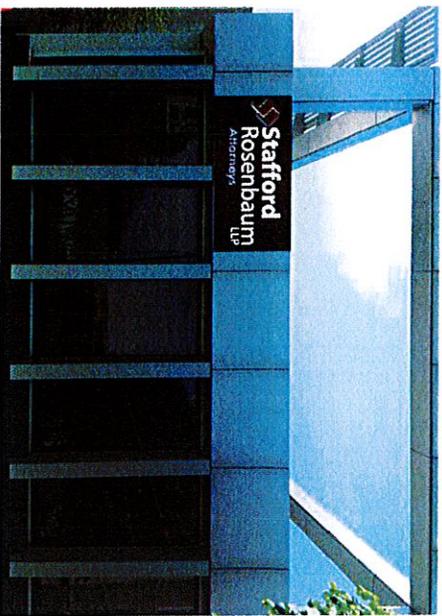
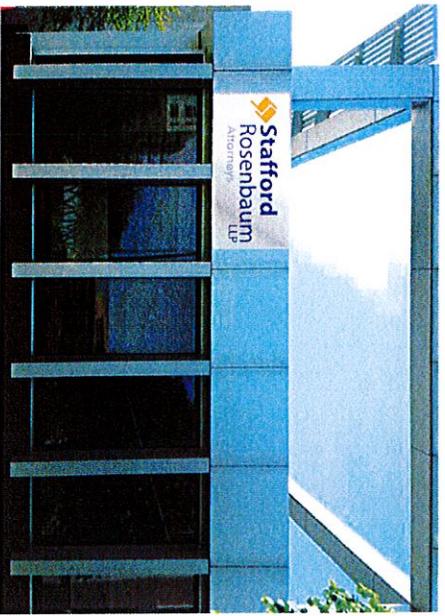
**Logo Sections :** Routed .090" aluminum faces, .063" x 3" tall returns, welded construction, seams sealed, drain holes, individual logo sections, primed & painted to match PMS 110.

**Logo Backs :** Routed 3/16" clear poly, mounted 2" out from cabinet face on threaded stand-offs and spacers.

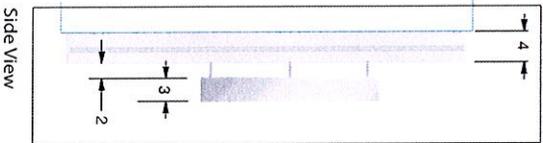
**Lighting :** Routed lettering backlit with white LED's inside cabinet, logo halo lit using single stroke of "Blue" LED's around logo perimeter.

**Electrical :** 120volt, UL listed & labeled, LED power supplies mounted remotely.

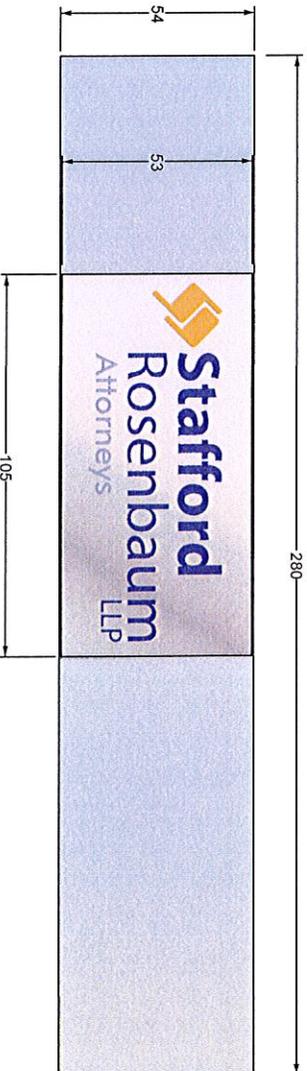
**Location :** Signs justified top to bottom of sign band and xx" from left corner of building as shown.



Sign at Night



Side View



-  Logo PMS 110
-  Stafford Rosenbaum LLP PMS 280
-  Attorneys PMS 7674



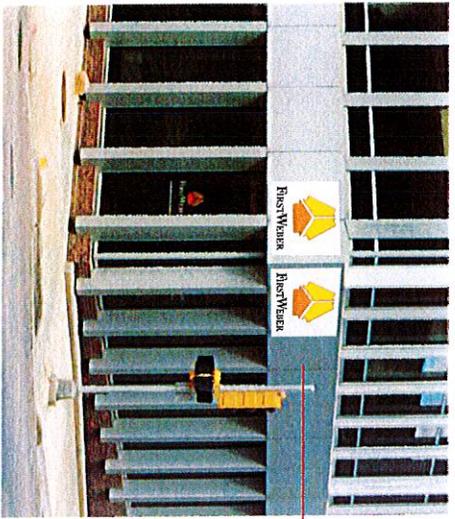
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1291 Venture Drive, Suite 1, Janesville, WI 53546  
Phone : 1-800-843-7997  
Fax : 1-608-754-7892  
CLIENT: Stafford Rosenbaum  
SALESMAN: Chris Cronin  
JOB SITE: Madison, WI  
ARTIST: Mike

CUSTOMERS SIGNATURE: X  
DATE: 07-29-15  
DRAWING: 05900-04  
DATE:

# WALL SIGN SPECIFICATIONS :



-  PMS 143 Yellow
-  PMS 165 Orange

(2) cabinets mounted adjacent to corner as shown.

**Cabinet :** Fabricated aluminum consisting of routed .090" face, #2055 1-1/2" Sign Comp retainer, #2040 Retro body, 2" channel frame work, internally welded construction, bottom drain holes. Letters to mounted to face of cabinet, face of cabinet to hinge for service.

**Cabinet Finish :** Cabinet exterior to be vertically brushed aluminum, clear coated.

**Copy :** Routed face and backed with 3/16" "White" acrylic, covered 1st surface with applied black perforated vinyl, illuminates white at night.

**Reverse Channel Logo :** Fabricated aluminum reverse channel letters consisting of .090" faces, .063" x 3" tall returns, internally welded construction, bottom drain holes.

**Logo Backs :** Routed 3/16" clear polycarbonate, pin mounted 2" out from cabinet face.

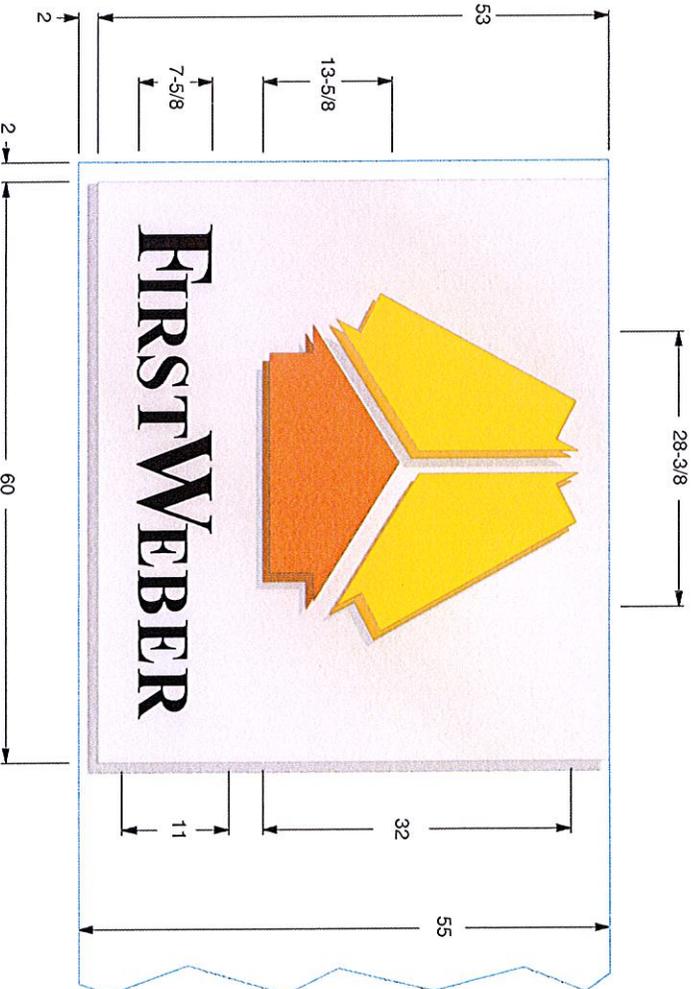
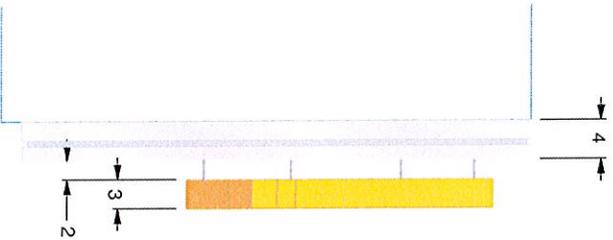
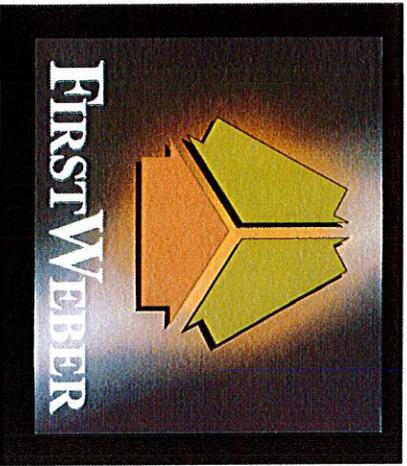
**Logo Finish :** Letter cans to be painted ( *PMS 143 and PMS 165* ) using Matthew's Acrylic Polyurethane.

**Illumination :** Routed lettering to be back lit with White LEDs inside cabinet, & logo pieces to be Halo-lighted with "Amber" LEDs housed inside individual cans.

**Electrical :** 120volt, UL listed & labeled, power supplies housed inside cabinet

**Location :** Sign 2" from edge of building and top justified on signband.

Night View :



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JNB SIGNS INCORPORATED

11221 Venture Drive, Suite 1, Janesville, WI 53546

Phone : 1-800-923-7997

Fax : 1-608-754-7892

CLIENT First Weber

SALESMAN Rick Brunton

CUSTOMERS SIGNATURE

X

DATE

JOB SITE 222 West Washington, Madison, WI

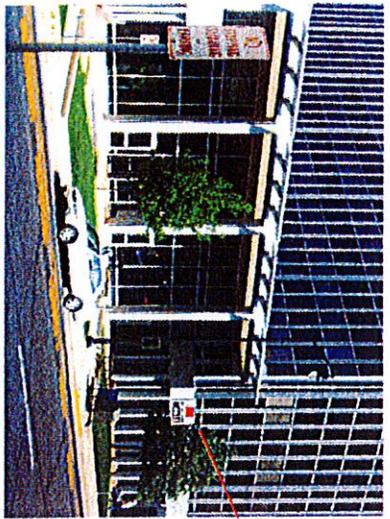
ARTIST Mike

DATE 01-20-14

DRAWING 04546-14

1 of 1

# WALL SIGN SPECIFICATIONS :



(1) cabinet mounted to corner as shown.

**VOLTAGE**  
 120 Volts  
 277 Volts

**Cabinet :** SignComp Series 7 Single face Hinge Body, .090 routed face bonded to cabinet.

**Cabinet Finish :** Cabinet exterior to be primed and painted MAP Brushed Aluminum.

**Bluphies and Down Town :** Copy routed thru face and backed with 3/16" "White acrylic" face covered with Black perforated vinyl.

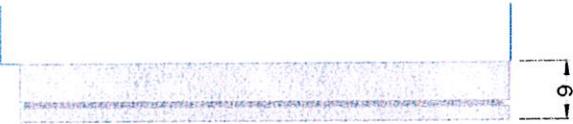
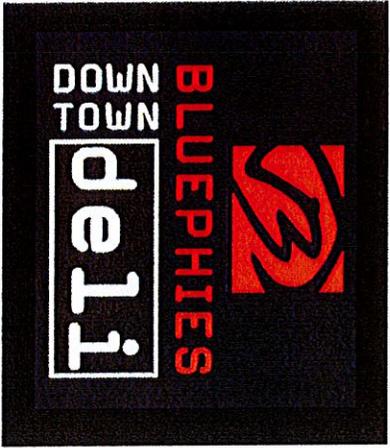
**Logo and Deli :** Routed aluminum face, 3/4" push-thru acrylic, faces covered with "Red Gerber 485C2x and "White "translucent vinyl, backs to be covered with light diffusing vinyl.

**Illumination :** Sign to be internally lighted with horizontally mounted H.O. fluorescent lamps.

**Electrical :** 120volt, UL listed & labeled, power supplies housed inside cabinet

**Location :** Sign 2" from edge of building and top justified on signband.

Night View :



**JNB Signs**

**JNB SIGNS INCORPORATED** 1921 Venture Drive, Suite 1, Jamesville, WI 53546  
 Phone : 1-800-943-7997 Fax : 1-608-754-7892

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**CLIENT :** Network 222, Flora Companies  
**JOB SITE :** 222 West Washington, Madison, WI

**SALESMAN :** Ryan Coffey  
**ARTIST :** Dan

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**CUSTOMERS SIGNATURE :** X \_\_\_\_\_  
**DATE :** 10-19-11

**DRAWING :** 04546-12  
**DATE :** \_\_\_\_\_  
**1 of 1**

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