# URBAN DESIGN COMMISSION APPLICATION CITY OF MADISON

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

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

1			
Date Submitted: JUNE 2A 2016		-	nal Presentation
UDC Meeting Date: JULY 13, 2016		_ Initial Appr	
Combined Schedule Plan Commission Date (if applicable):		Final Appro	val
Please complete all sections of the application, including t	the desired meeting date	e and the type of a	ction requested.
105 11 11	Ā		
L. Project Address: 425 W. WASHINGTON	AVE,		
Project Title (if any): WASHINGTON PLAZA		2	
This is an application for (Check all that apply to this UDC a	pplication):		AGENDA ITEM#
☐New Development ☐Alteration to an Existing or	<b>Previously-Approved</b>	Development	LEGISTAR# 27495
A. Project Type:			7125, 5101.
☐ Project in an Urban Design District* (public hearing-\$300	fee)		
☐ Project in the Downtown Core District (DC) or Urba	n Mixed-Use District (	UMX) (\$150 fee, Mi	nor Exterior Alterations)
☐ Suburban Employment Center (SEC) or Campus Inst	titutional District (CI) o	or Employment (	Campus District (EC)
☐ Planned Development (PD)		CHY	OF MADISON
☐ General Development Plan (GDP)			
Specific Implementation Plan (SIP)			6.4.2016
☐ Planned Multi-Use Site or Planned Residential Com	plex	JUN	<b>2</b> 4 2016
B. Signage:	_	2	2:17
Comprehensive Design Review* (public hearing-\$500 fee)		aphics Vapia្កាក្តឲ្	double hearing \$300 fee)
☐ Signage Exception(s) in an Urban Design District (pu	blic hearing-\$300 fee)	& Econo	mic Development
Other:			
☐ Please specify:			
3. Applicant, Agent & Property Owner Information:			
Applicant Name: JOHN W. SUTTON	Company: SUTT	ON ARCHITEC	TURE
Street Address: 104 KINL STREET		isom WI	Zip: <u>53703</u>
Telephone:(60%)4(3 · 757% ax:()	Email:		
Project Contact Person: JOHN W. SUTTON	•		
Project Contact Person: UUHL W. 30-1904  Street Address:	Company: City/State:		Zip:
Telephone:(	Email:		
50			
Project Owner (if not applicant): FRK MINTON  Street Address: ZIN. BUTLER STREET	City/State: MADIS	on WI	Zip: 53703
Street Address: Z N. BUTLER STREET Felephone: (60B) 345 345 (6 Fax: (1)	Email: EMINT		
1 and	Email: partition	***    (= 1,04	
1. Applicant Declarations:			
A. Prior to submitting this application, the applicant is required to discuss	the proposed project with	Urban Design Comm	ission staff. This application
was discussed withonon			
(name of staff person) (date of meeting)			
3. The applicant attests that all required materials are included in this sub			ormation is not provided by the
application deadline, the application will not be placed on an Urban Desig	gn Commission agenda for c	consideration.	
Name of Applicant JOHN JM. SUFFOR	Polationship to Drondet	ARCHITE	c7
Name of Applicant OHN W. SUNTON	Date 6/24/11	/1/09/1/	<u> </u>
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## LETTER OF INTENT March 23, 2016

#### **REVISIONS**

Major Alteration Submission - THE **Washington Plaza** residential

Submitted by

Erik Minton and Dr. John Bonsett-Veal 21 North Butler Street Madison, WI 53703

(608) 256-1400

Prepared by

Sutton Architecture 104 King Street Madison, WI 53703

(608) 255-1245

This is in response to the city staff requesting as builts showing all components for the Washington Plaza project. As a result, we were asked to submit 4 items to be reviewed by UDC. First was a wooden trellis on the rooftop terrace. This will be removed instead. Second was the railing for the rooftop terrace as it was built higher than approved and in different material. It has been redesigned to be lowered to the original height with the top rail in metal and finish to match the approved design. Third was the modification of the landscape plan to replace concrete sidewalk and planting area with brick pavers for individual tenant patio areas. We verified that we did not exceed the 90% area covered. Fourth is the addition of privacy fencing not on the original submission. This has been redesigned to match architecture.

All submitted items have been reviewed with the neighborhood steering committee and city staff and modified to satisfy their concerns.

We still are showing all items on the as builts as requested by city staff, with explanation to their purpose and how they came about.

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## March 23, 2016

Washington Plaza
425 W. Washington Avenue
Components added or not shown on Conditional Use Application

## CITY DEPARTMENT REQUIREMENTS

1A Railing installed according to Fire Department direction.

1B Additional equipment for back-up generator required by code.

1C Building code limitation on openings allowed per floor.

1D Fire Department required hose connection.

## MEPS DESIGNED AFTER APPROVALS

-2A\* Apartment HVAC vents did not fit in allowed width and had to be relocated.

2B Additional HVAC was required for commercial space.

2C Intake and exhaust required for design.

2D' Dryer vents located where structure allowed access.

2E Security cameras.

2F MG&E required location for transformer replaced one planter.

#### OWNER IMPROVEMENTS

- 3A 6 foot wood fence for ground floor apartments to screen lights from adjacent parking lots and provide security due to lower elevation.
- Remove ground cover plantings and replace with pavers for tenant use of apartments on ground floor.
- 3C Add metal angles to protect masonry at garage entrance in place of raised curb.

3D Replace and add masonry retaining wall to improve site drainage.

#### **ELEVATIONS NOT MATCHING PLANS**

4A Window could not be installed due to conflict with structural column in same location.

\*\* Apartment HVAC Vents are not part of this application.

June 24, 2016

ADDENDUM to Letter of Intent dated March 23, 2016

At UDC June 1, 2016, we were asked to provide more details regarding fencing changes. With this submission we have:

Added detailed fence section and elevation with dimensions and notes.

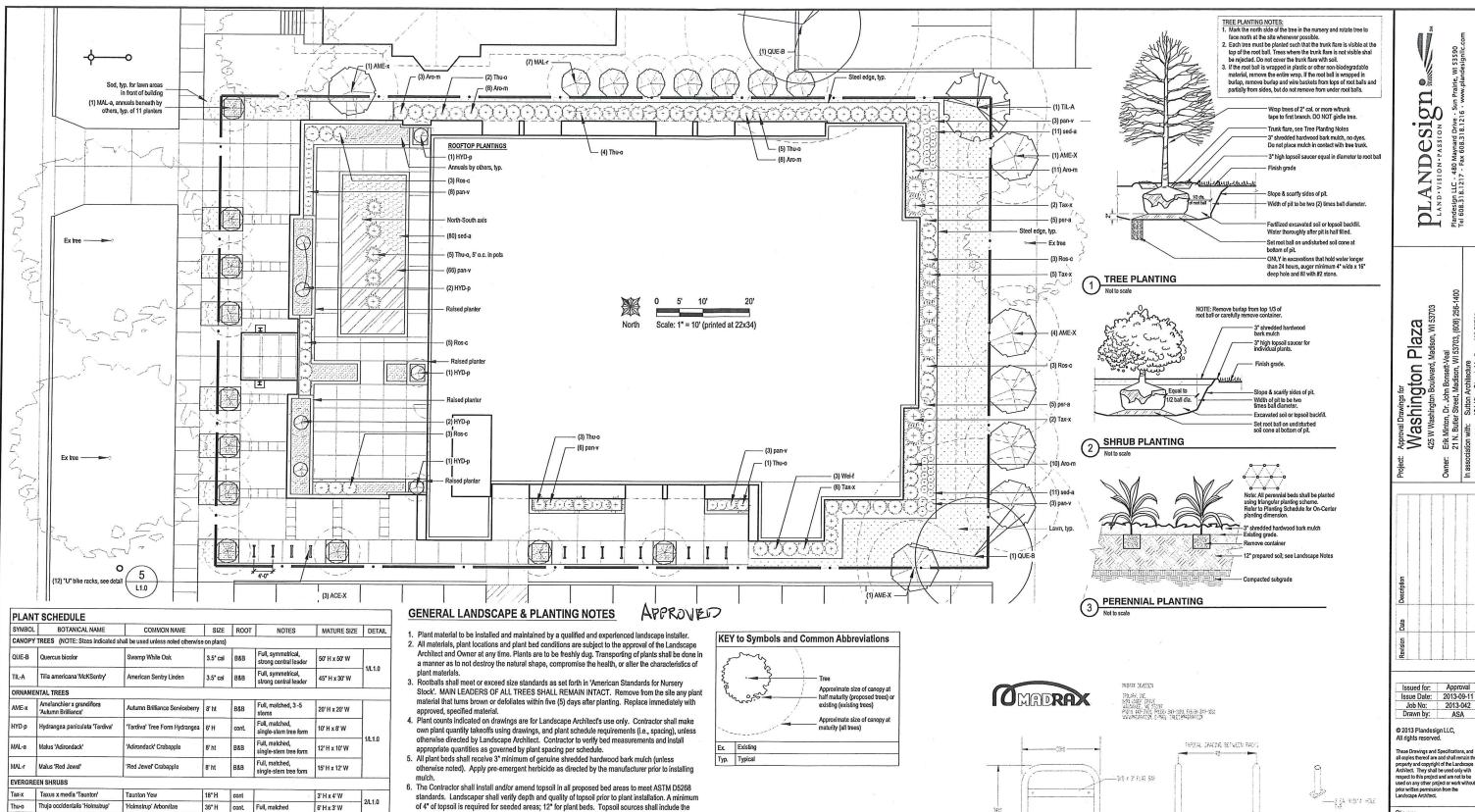
Wood fence reduced to 4' height and stained dark bronze.

Add metal mesh module to the top of the wood fence matching the existing deck detail also in dark bronze.

Added sheet with colored photos showing the existing fence, rail and deck.

Included sight line for the top of rooftop garden rail from the street.

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STEEL EDGE

Not to scale

reuse of surface soil stockpiled on site, clean of roots, plants, sod, stones, clay lumps, and other

extraneous or foreign materials larger than 1". Supplement with imported topsoil from off-site sources when quantities are insufficient. Do not obtain supplemental topsoil from agricultural land,

bogs, or marshes. Inorganic amendments, organic amendments, and fertilizers shall be used to

7. Verify all utility locations in the field prior to beginning work. Repair all damaged utilities to

8. Install all plant material in accordance with all local codes and ordinances. Obtain any required

9. Maintain all new lawn and plant material for a three (3) month period from date of Substantial

permits necessary to complete work. All workmanship and materials shall be guaranteed by the

Completion. Maintanenace shall include pruning, cultivating, watering, weeding, fertilizing, restoring

ong-term maintenance procedures shall be provided to the Owner before expiration of this period.

plant saucers, spraying for disease and insects, and replacing tree wrappings. Recommended

10. Recondition soil and seed/re-reseed all areas disturbed by construction activities that are not to receive other surface treatment (i.e. pavement, planting bed, etc.). Seed with WiDOT 40 or equal, 11. All plant beds to receive steel edge (see Detail 8/L301) where bed is not bounded by a structure or

satisfaction of the Owner and Operating Authority at no additional cost.

Contractor for a period of one (1) calendar year after Final Acceptance.

12. Scientific names of plants to take precendence over common names.

amend topsoil as needed for long-term plant health.

pavement unless otherwise noted.

**DECIDUOUS SHRUBS** 

per-a

Aro-m Aronia melano

Ros-c Rosa 'Carefree Wonder'

sed-a Sedum 'Autumn Joy'

Wei-f Weigela florida 'Alexandra'

PERENNIALS & ORNAMENTAL GRASSES

Panicum virgatum 'Shenandoah'

Perovskia atriplicifolia 'Filigran' 'Filigran' Russian Sage

Iroquois Beauty Chokeberry 24" H cont.

'Shenandoah' Red Switchgrass 1 gal cont.

18" H cont

24" H cont.

1 gal cont.

cont

1 gal

'Carefree Wonder' Rose

'Wine & Roses' Weigela

'Autumn Joy' Sedum

3' H x 4' W

4' H x 5' W

Space 2'-6" o.c.

Space 18" o.c.

Space 2'-6" o.c. 3/L1.0

3' HW

—2" 00€0 40 PIFE 12-3/6°E0 **-**—-55 — 27 62511 ---PRODUCT WAS LECTION FOR A SECURITY CASE OFFICIALS STREET CASE OFFICIALS SECURITY CASE OFFICIALS STREET CASE OF emicenta, esano, ase moraten e set di 10 e cete En diguele di enere ateon de conen di Treat M Referancia de creed de oraze ateon sotile **BICYCLE RACK SURFACE MOUNT** Not to Scal

Sheet Title: Site Landscape Plan

plandesign m

Plandesign LLC • 480 Maynard Drive • Tel 608.318.1217 • Fax 608.318.1216

Sheet No:

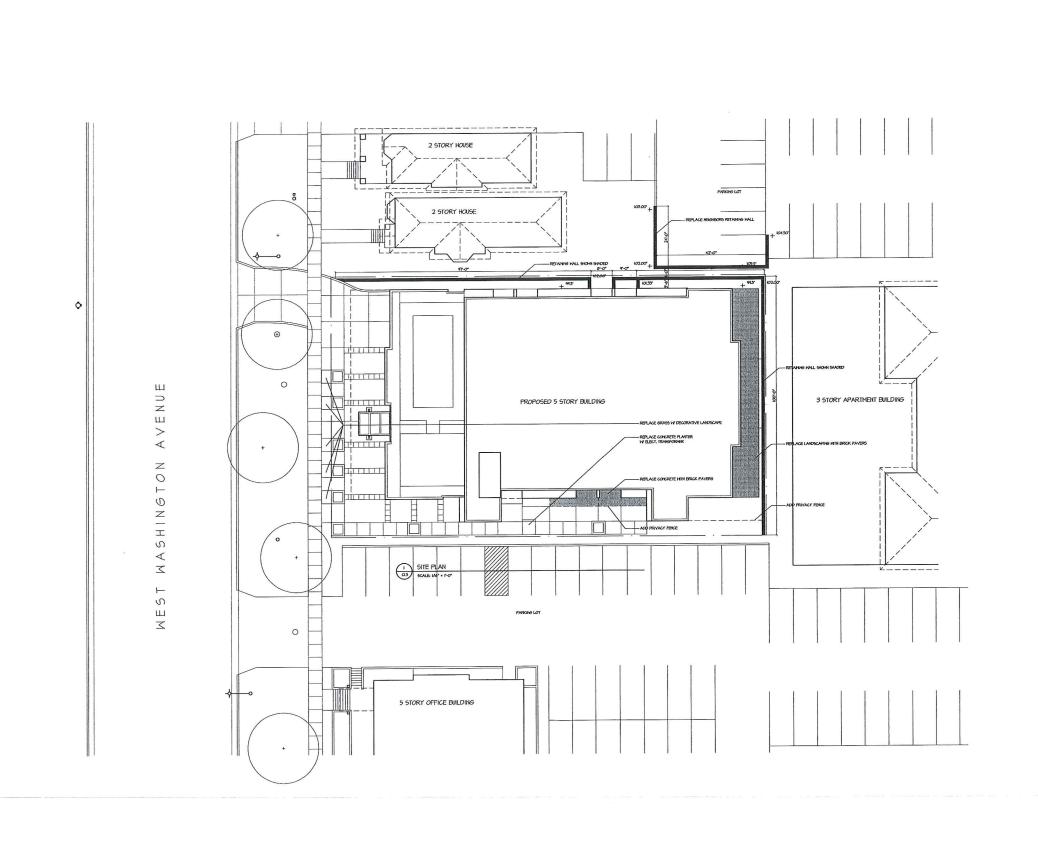
L1.0

Issued for: Approval

Issue Date: 2013-09-11 Job No: 2013-042

Drawn by: ASA

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SUTTON

PROJECT

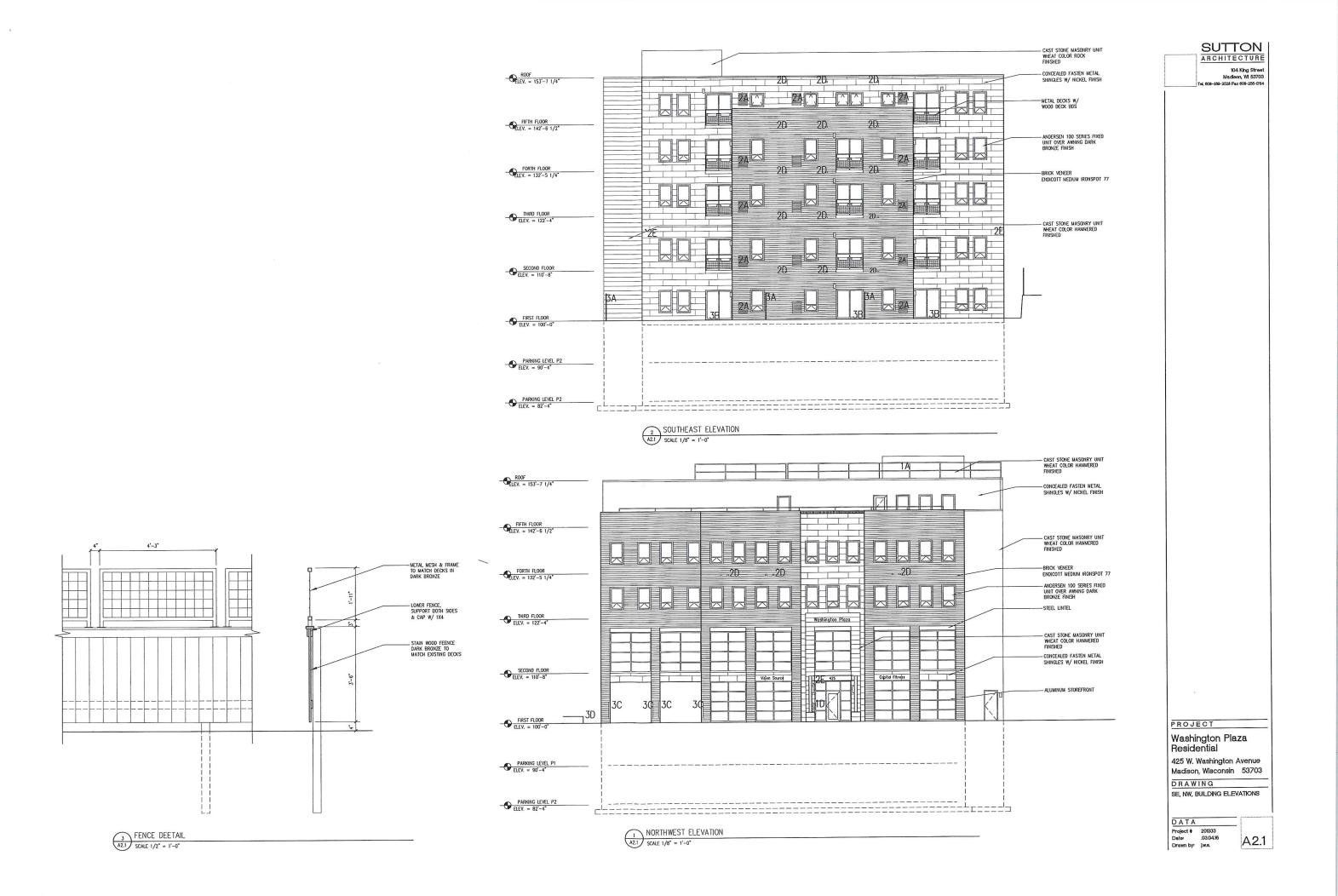
Washington Plaza

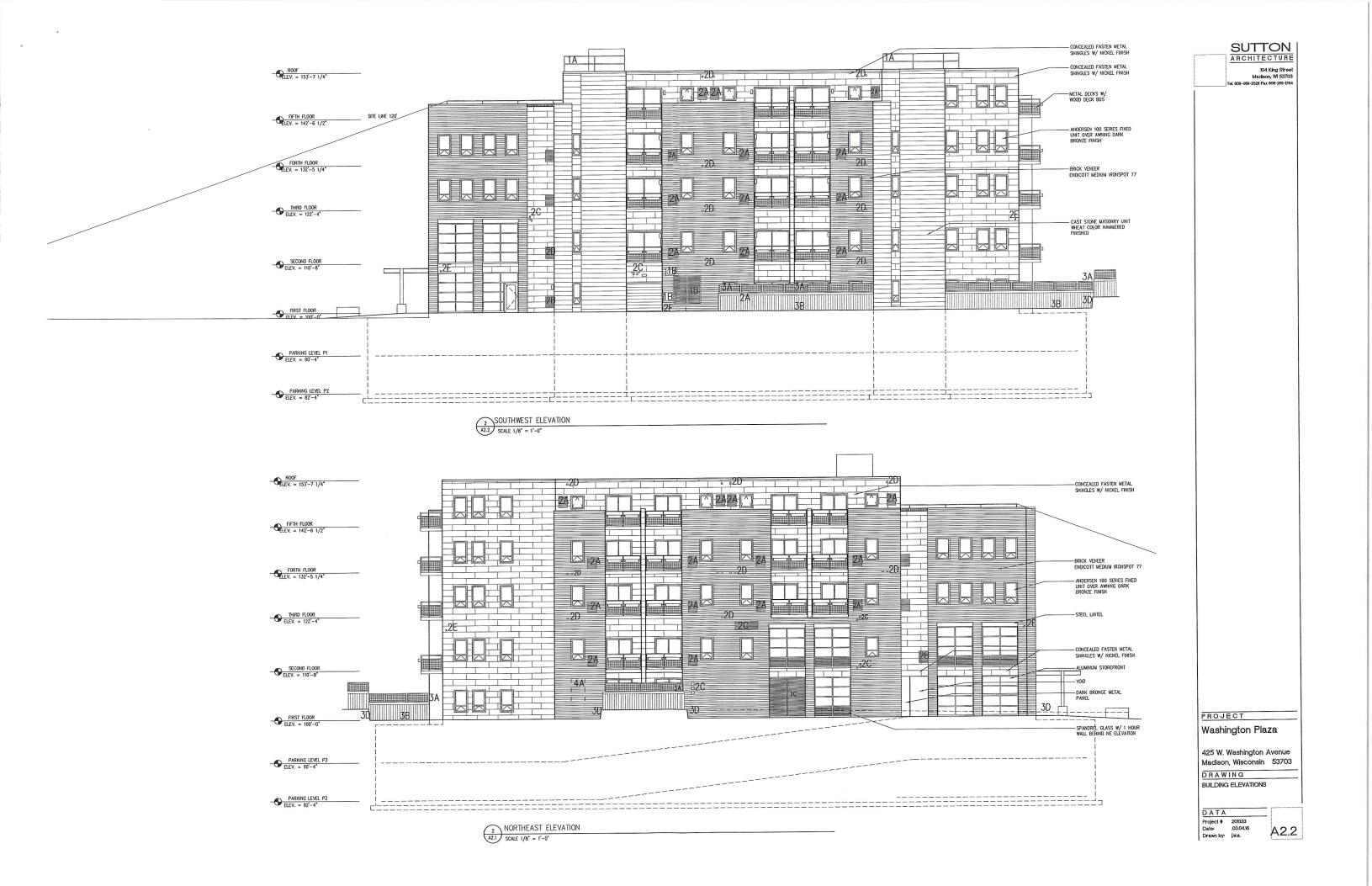
425 W. Washington Avenue Madison, Wisconsin 53703

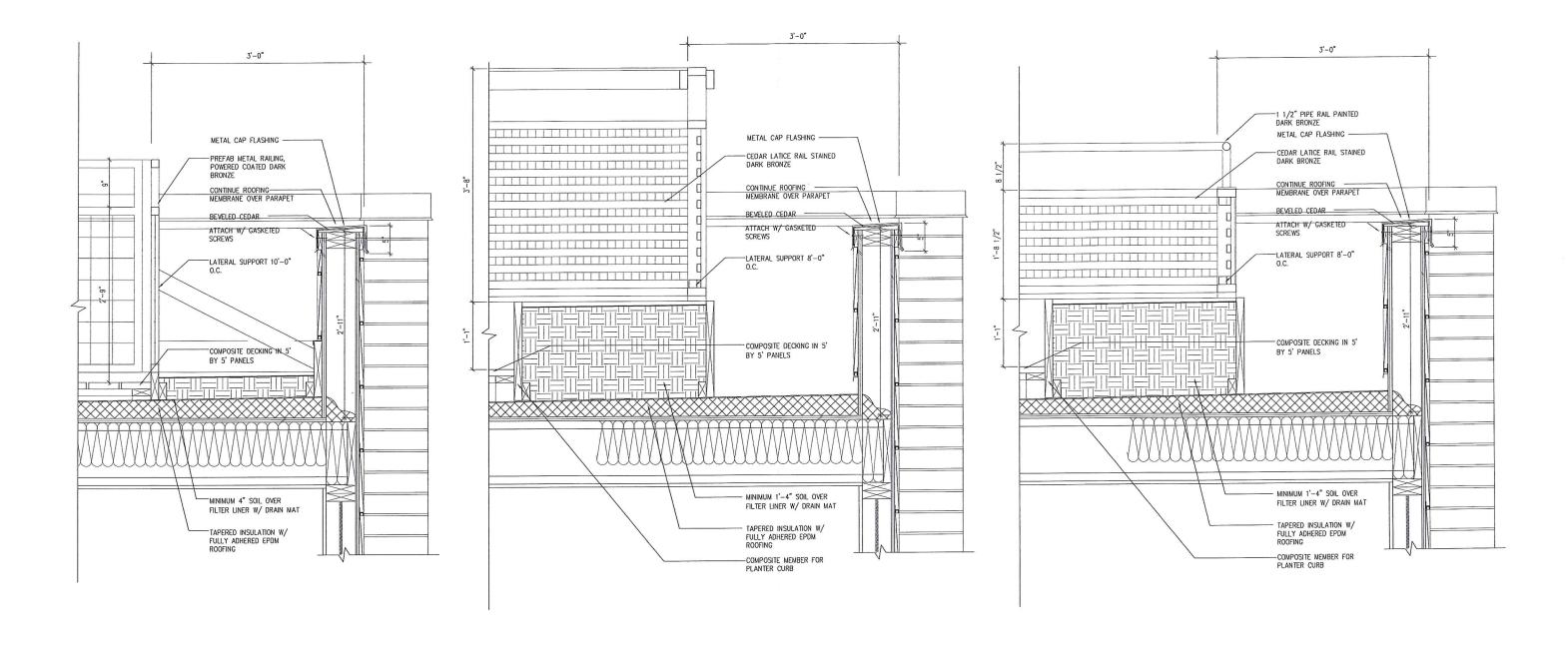
DRAWING Site Plan Changes

DATA
Project # 20117
Date: .08.08.12
Drawn by: j.w.a.

C1.5







1 ROOF TERRACE RAIL DETAIL - APPROVED

A3.5 | SCALE: 1 1/2" = 1'-0"

2 ROOF TERRACE RAIL DETAIL — BUILT

A3.6 SCALE:  $1 \frac{1}{2}$ " = 1'-0"

2 ROOF TERRACE RAIL DETAIL - PROPOSED

A3.6 SCALE:  $1 \frac{1}{2}$  = 1'-0''

PROJECT

Washington Plaza Residential

425 W. Washington Avenue Madison, Wisconsin 53703

D R A W I N G ROOFTOP TERRACE DETAILS

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DATA

Project • 201333

Date 06.06.16

Drawn by: j.w.s.

A3.6

