

URBAN DESIGN COMMISSION APPLICATION CITY OF MADISON

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

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

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|---|--|
| Date Submitted: <u>JUNE 24 2016</u> | Informational Presentation Initial Approval Final Approval |
| UDC Meeting Date: <u>JULY 13, 2016</u> | |
| Combined Schedule Plan Commission Date (if applicable): _____ | |

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

1. 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 application):
 New Development Alteration to an Existing or Previously-Approved Development

AGENDA ITEM # _____
 LEGISTAR # 29495
 ALD. DIST. 4

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

CITY OF MADISON

JUN 24 2016

2:17

Planning & Community
& Economic Development

B. Signage:

- Comprehensive Design Review* (public hearing-\$500 fee) Street Graphics Variance* (public hearing-\$300 fee)
- Signage Exception(s) in an Urban Design District (public hearing-\$300 fee)

Other:

Please specify: _____

3. Applicant, Agent & Property Owner Information:

Applicant Name: JOHN W. SUTTON
 Street Address: 104 KILL STREET
 Telephone: (608) 412-2528 Fax: ()

Company: SUTTON ARCHITECTURE
 City/State: MADISON WI Zip: 53703
 Email: _____

Project Contact Person: JOHN W. SUTTON
 Street Address: _____
 Telephone: () Fax: ()

Company: _____
 City/State: _____ Zip: _____
 Email: _____

Project Owner (if not applicant): ERIK MINTON
 Street Address: 21 N. BUTLER STREET
 Telephone: (608) 345-3456 Fax: ()

City/State: MADISON WI Zip: 53703
 Email: EMINTON111@AOL.COM

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 _____ on _____.

(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 JOHN W. SUTTON Relationship to Property ARCHITECT
 Authorized Signature [Signature] Date 6/24/16

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 built 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 built as requested by city staff, with explanation to their purpose and how they came about.

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.
- 3B 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.

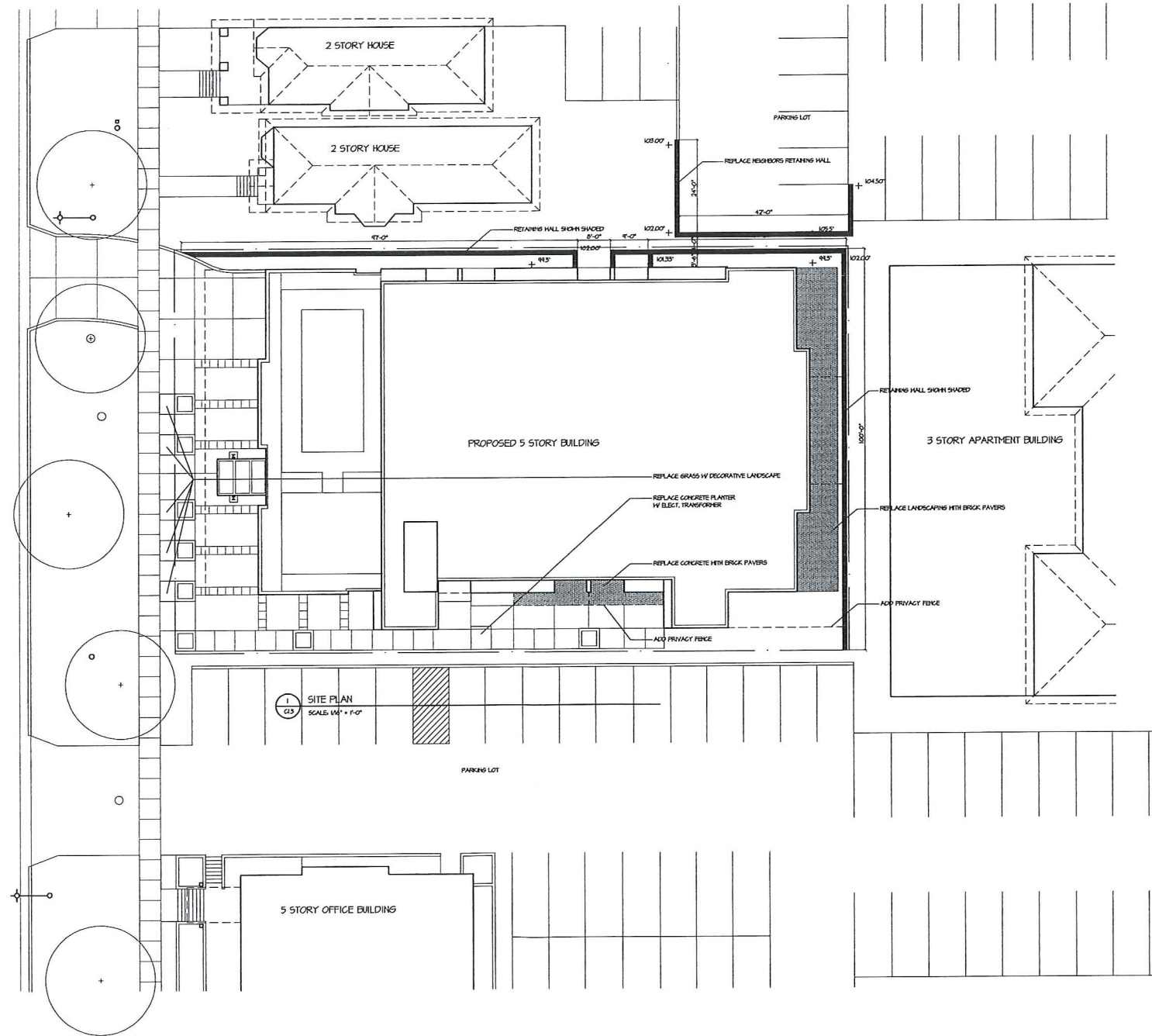
Wood fence reduced to 4' height and stained dark bronze.

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.

WEST WASHINGTON AVENUE

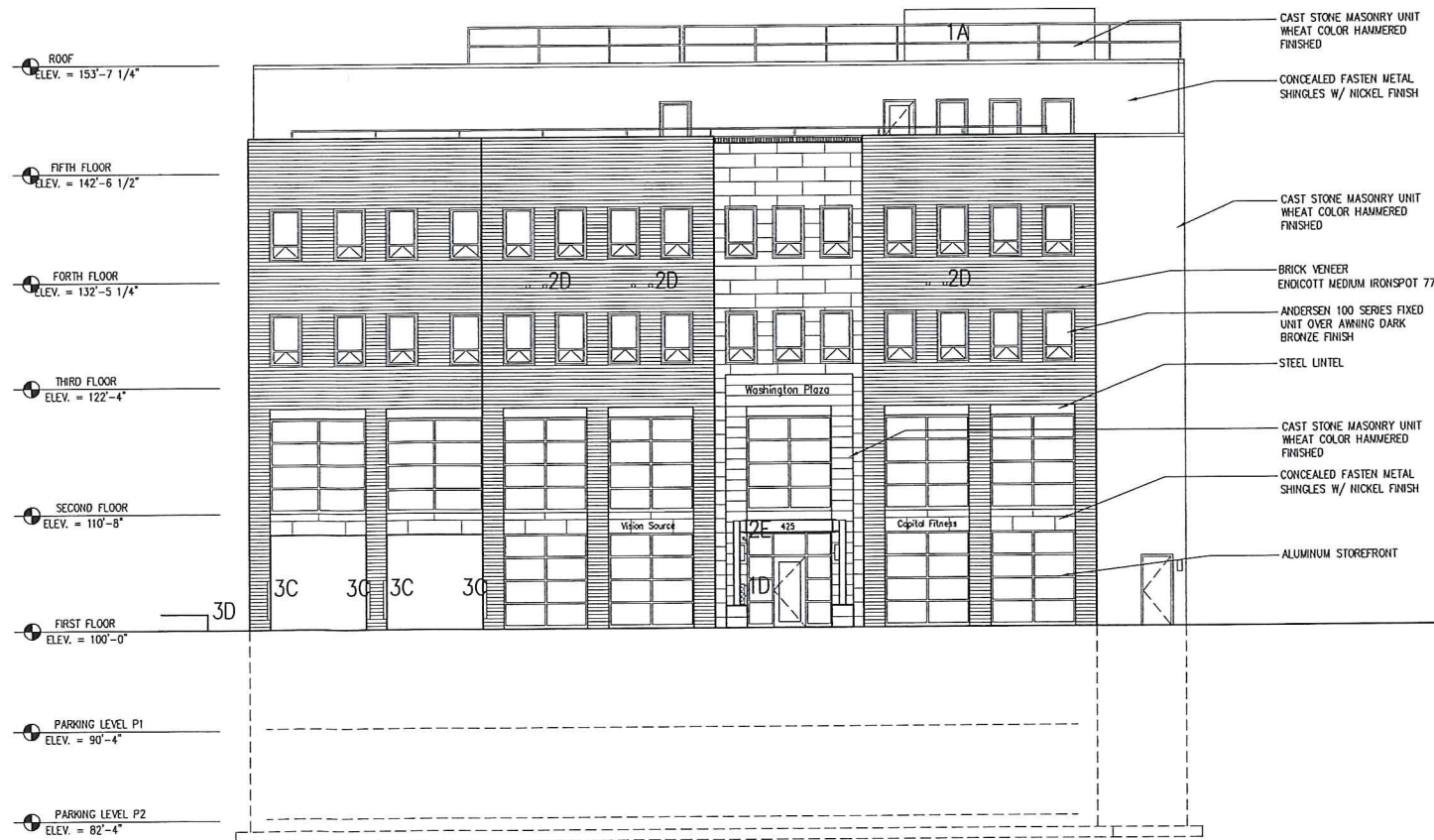


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|--|----------|
| PROJECT | |
| Washington Plaza | |
| 425 W. Washington Avenue Madison, Wisconsin 53703 | |
| DRAWING | |
| Site Plan Changes | |
| DATA | |
| Project # | 201117 |
| Date | 08.08.12 |
| Drawn by: | j.w.a. |

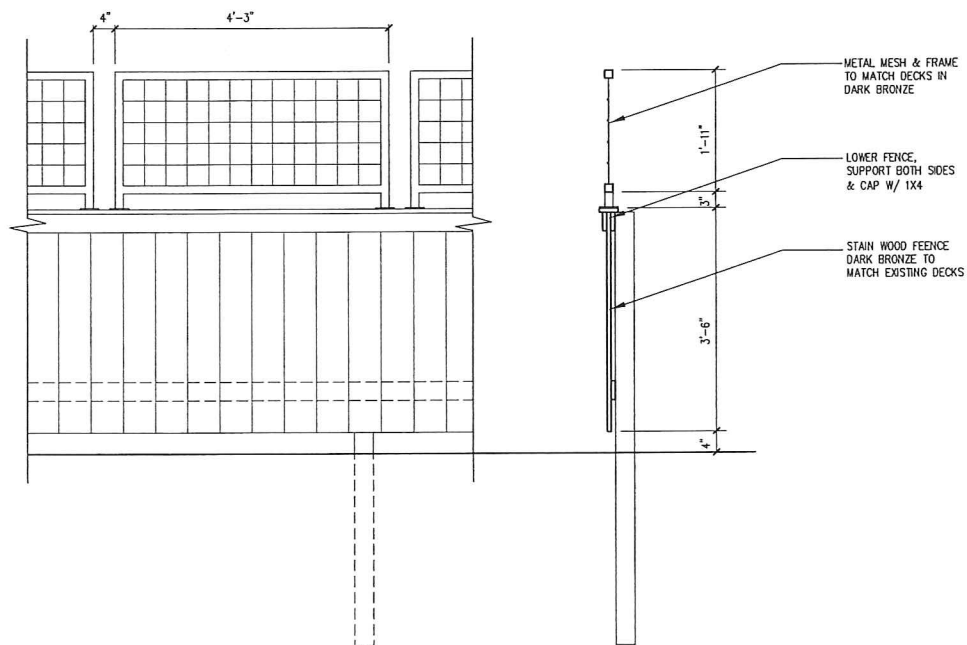
C15



2
A2.1
SOUTHEAST ELEVATION
SCALE 1/8" = 1'-0"



1
A2.1
NORTHWEST ELEVATION
SCALE 1/8" = 1'-0"



3
A2.1
FENCE DETAIL
SCALE 1/2" = 1'-0"

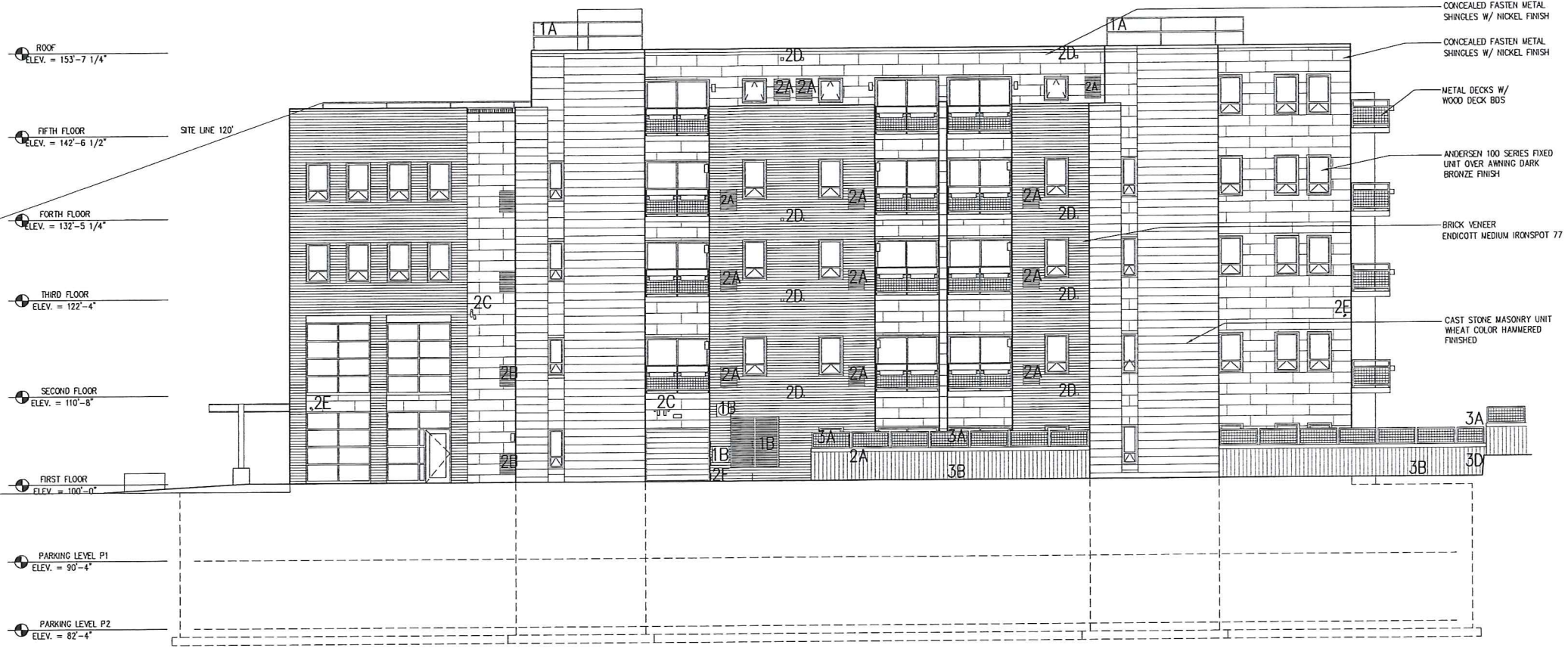
PROJECT

Washington Plaza
Residential
425 W. Washington Avenue
Madison, Wisconsin 53703

DRAWING

SE, NW, BUILDING ELEVATIONS

DATA
Project # 201333
Date 03.04.16
Drawn by j.w.a.



2
A2.2
SOUTHWEST ELEVATION
SCALE 1/8" = 1'-0"

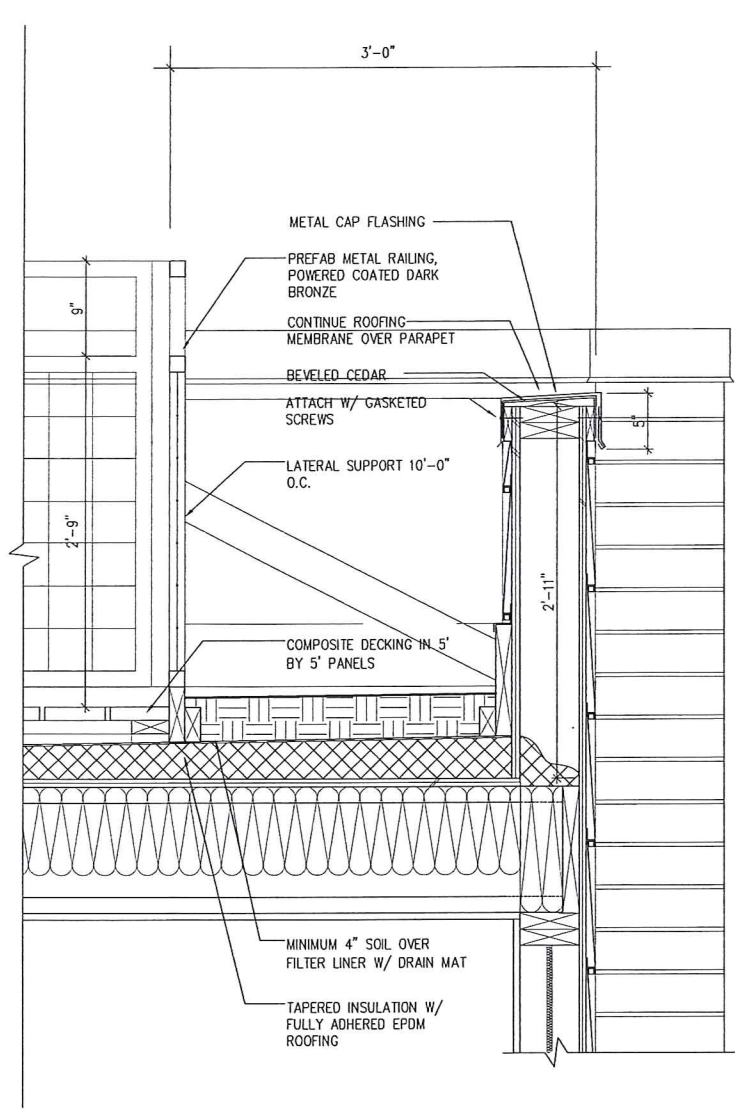


2
A2.1
NORTHEAST ELEVATION
SCALE 1/8" = 1'-0"

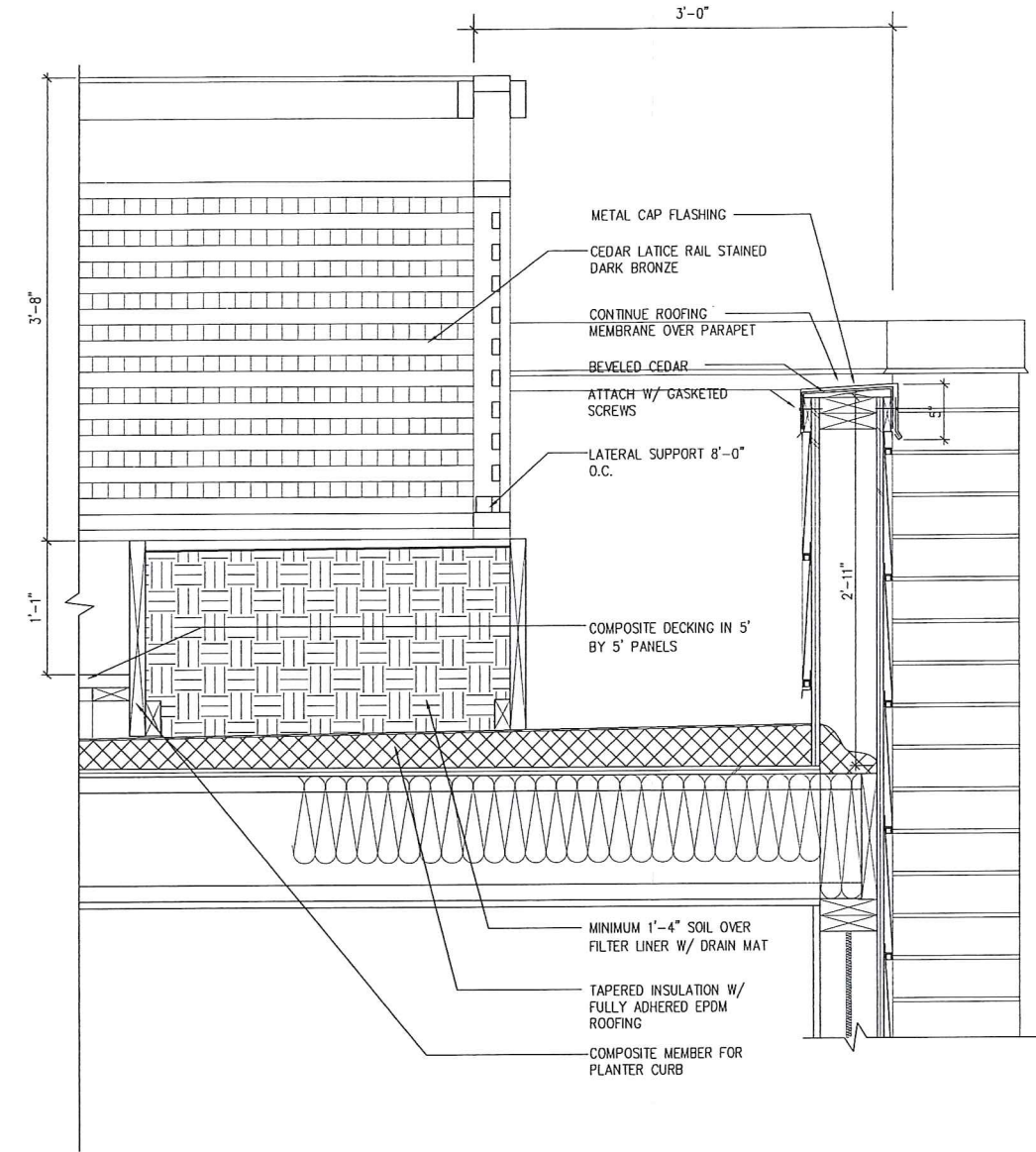
PROJECT
Washington Plaza
425 W. Washington Avenue
Madison, Wisconsin 53703
DRAWING
BUILDING ELEVATIONS

DATA
Project # 20333
Date 03.04.16
Drawn by j.w.a.

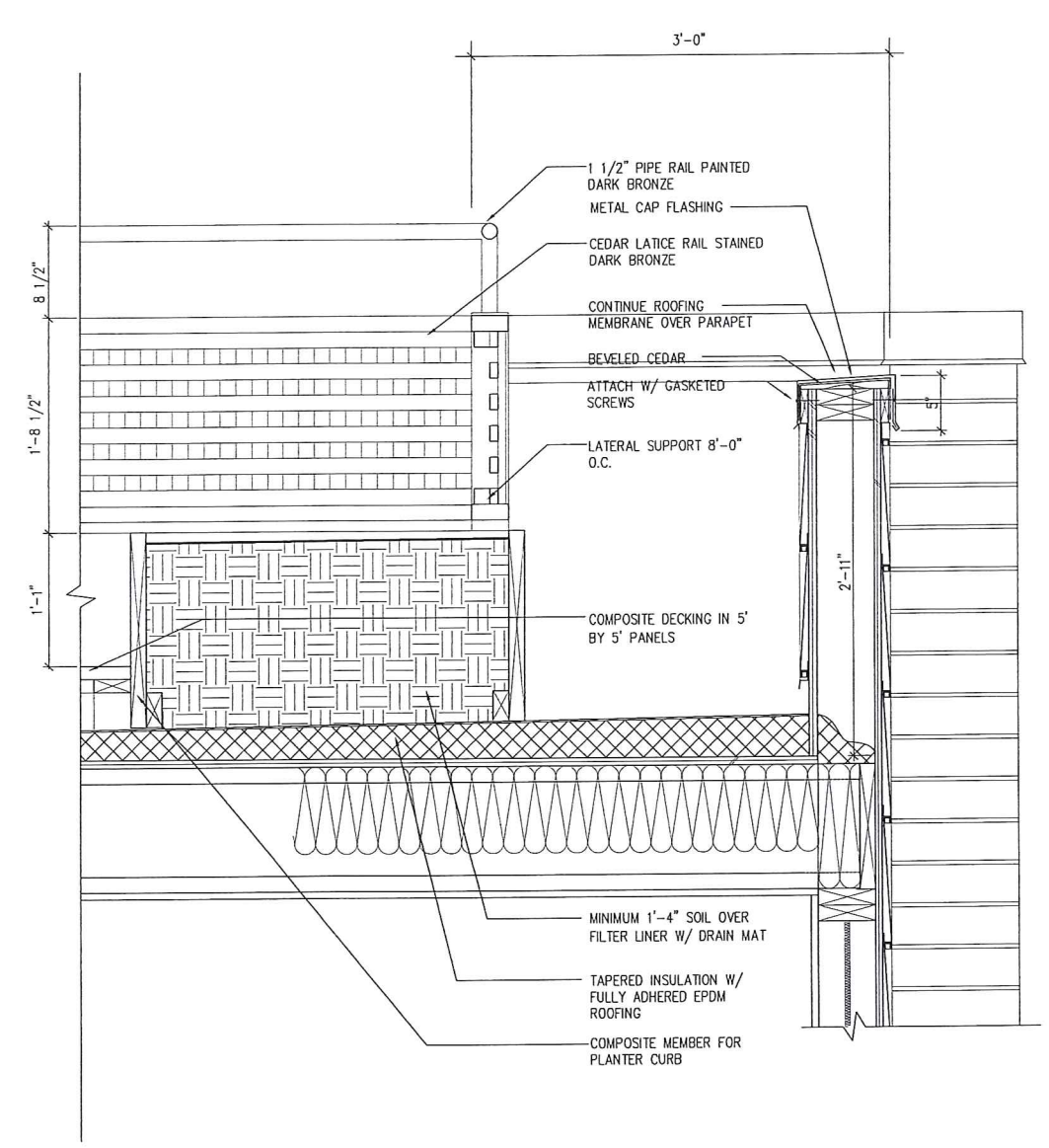
A2.2



1 ROOF TERRACE RAIL DETAIL - APPROVED
 A3.5 SCALE: 1 1/2" = 1'-0"



2 ROOF TERRACE RAIL DETAIL - BUILT
 A3.6 SCALE: 1 1/2" = 1'-0"



2 ROOF TERRACE RAIL DETAIL - PROPOSED
 A3.6 SCALE: 1 1/2" = 1'-0"

PROJECT
Washington Plaza
 Residential
 425 W. Washington Avenue
 Madison, Wisconsin 53703

DRAWING
 ROOFTOP TERRACE DETAILS

DATA
 Project # 20333
 Date 06.06.16
 Drawn by j.w.a.

A3.6

