



Location

900 John Nolen Drive

Project Name

900 Nolen Residences

Applicant

Causeway Office Center Condo Association/
Kirk Keller – Plunkett Raysich Architects, LLP

Existing Use

Former office building

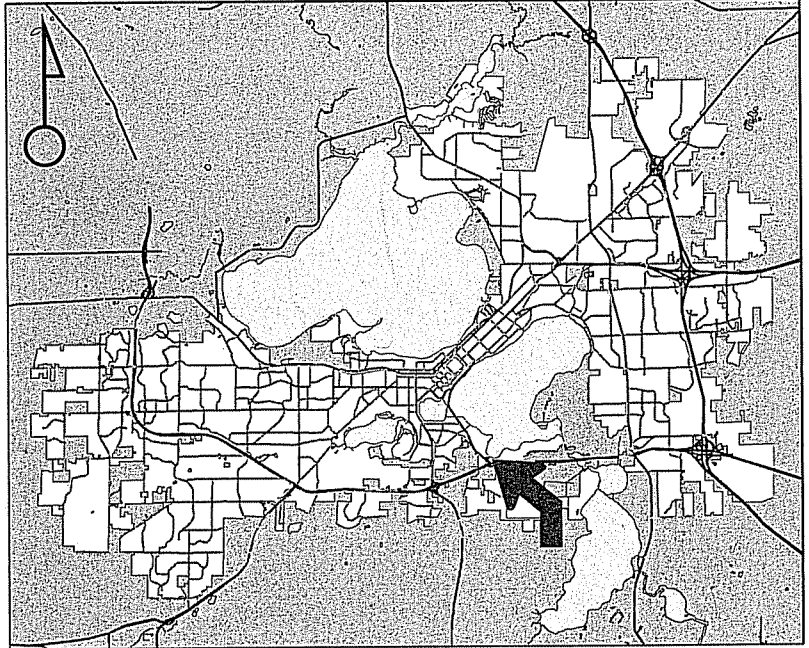
Proposed Use

Construct mixed-use building with
18,000 sq. ft. of office space and
80 apartment units

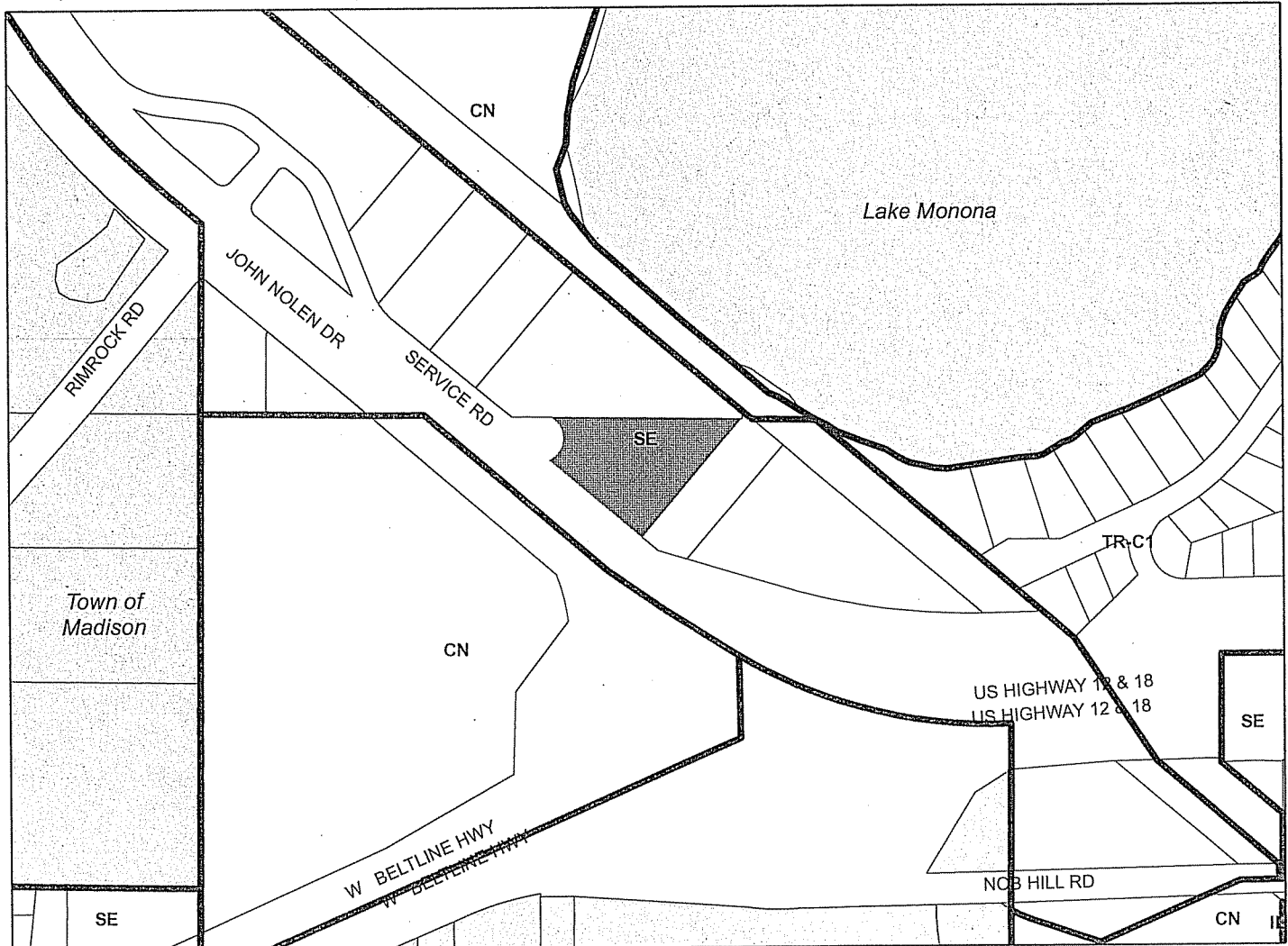
Public Hearing Date

Plan Commission

04 November 2013

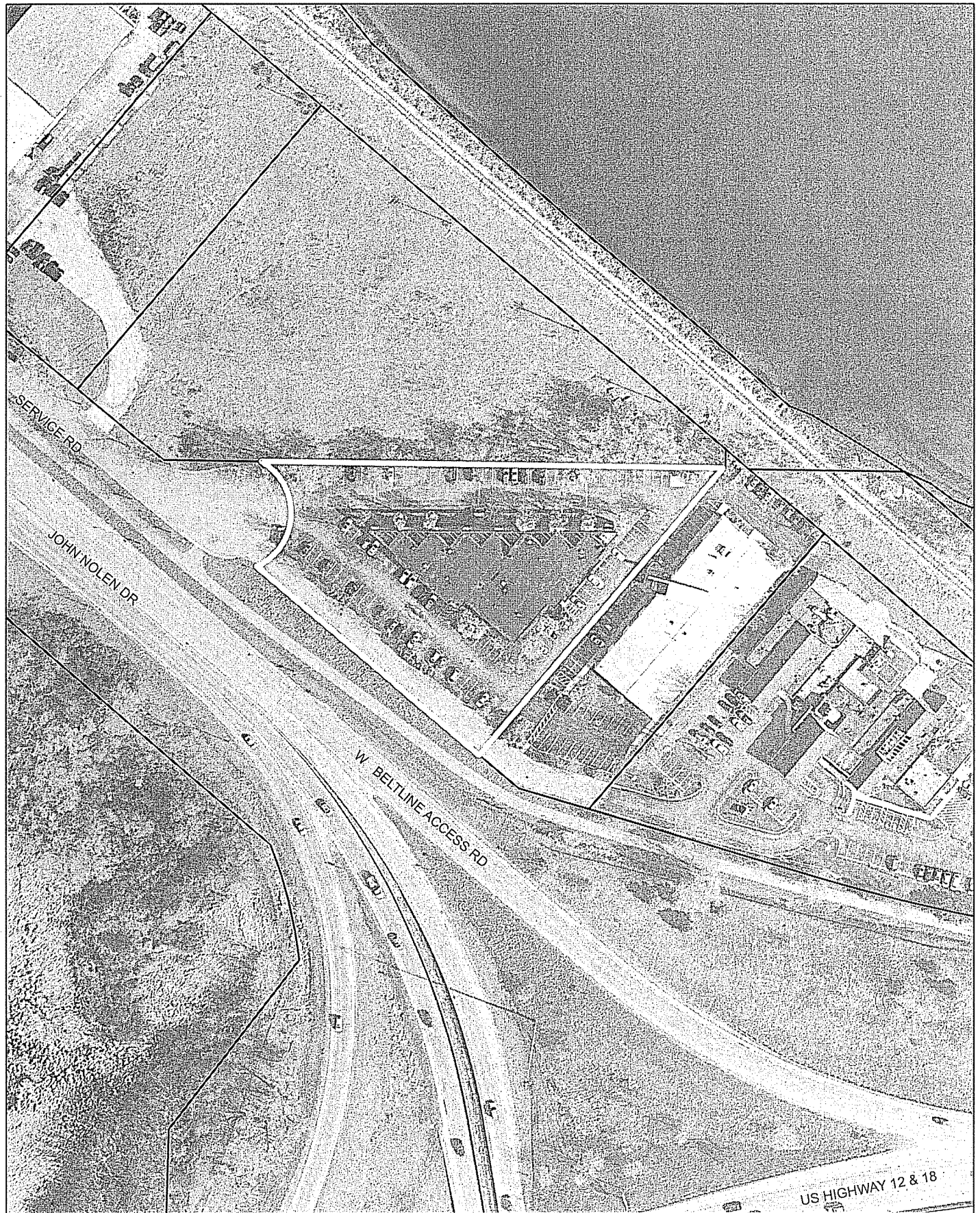


For Questions Contact: Heather Stouder at: 266-5974 or hstouder@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 28 October 2013





LAND USE 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

- All Land Use Applications should be filed with the Zoning Administrator at the above address.
- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application.
- This form may also be completed online at:
www.cityofmadison.com/developmentcenter/landdevelopment

FOR OFFICE USE ONLY:

Amt. Paid \$1,350 Receipt No. 14673D
 Date Received 9/4/13
 Received By JLK
 Parcel No. 0709-361-0101-6
 Aldermanic District 14-John Strasser
 Zoning District SE
 Special Requirements UDD-1, wetland
 Review Required By:
 Urban Design Commission Plan Commission
 Common Council Other: _____

Form Effective: February 21, 2013

1. **Project Address:** 900 John Nolen Drive
Project Title (if any): 900 Nolen Residences

2. **This is an application for (Check all that apply to your Land Use Application):**

- Zoning Map Amendment from _____ to _____
- Major Amendment to Approved PD-GDP Zoning Major Amendment to Approved PD-SIP Zoning
- Review of Alteration to Planned Development (By Plan Commission)
- Conditional Use, or Major Alteration to an Approved Conditional Use
- Demolition Permit
- Other Requests: _____

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

Applicant Name: CAUSEWAY OFFICE CENTRE CONDOMINIUM ASSOCIATION, INC. and 900 John Nolen Residences LLC Company: _____

Street Address: 7609 Elmwood Avenue, #201 City/State: Middleton, WI Zip: 53562

Telephone: (608) 345-0701 Fax: () Email: terrence@twallenterprises.com

Project Contact Person: Kirk Keller Company: Plunkett Raysich Architects, LLP

Street Address: 2310 Crossroads Drive, Suite 200 City/State: Madison, WI Zip: 53718

Telephone: (608) 240-9900 x353 Fax: () Email: kkeller@prarch.com

Property Owner (if not applicant): Same as applicant

Street Address: _____ City/State: _____ Zip: _____

4. **Project Information:**

Provide a brief description of the project and all proposed uses of the site: Mixed use commercial office building and multi-family apartment building

Development Schedule: Commencement February 2014 Completion April 2015

5. Required Submittal Information

All Land Use applications are required to include the following:

Project Plans including:*

- Site Plans (fully dimensioned plans depicting project details including all lot lines and property setbacks to buildings; demolished/proposed/altered buildings; parking stalls, driveways, sidewalks, location of existing/proposed signage; HVAC/Utility location and screening details; useable open space; and other physical improvements on a property)
- Grading and Utility Plans (existing and proposed)
- Landscape Plan (including planting schedule depicting species name and planting size)
- Building Elevation Drawings (fully dimensioned drawings for all building sides, labeling primary exterior materials)
- Floor Plans (fully dimensioned plans including interior wall and room location)

Provide collated project plan sets as follows:

- **Seven (7) copies** of a full-sized plan set drawn to a scale of 1 inch = 20 feet (folded or rolled and stapled)
- **Twenty Five (25) copies** of the plan set reduced to fit onto 11 X 17-inch paper (folded and stapled)
- **One (1) copy** of the plan set reduced to fit onto 8 ½ X 11-inch paper

* For projects requiring review by the **Urban Design Commission**, provide **Fourteen (14) additional 11x17 copies** of the plan set. In addition to the above information, all plan sets should also include: 1) Colored elevation drawings with shadow lines and a list of exterior building materials/colors; 2) Existing/proposed lighting with photometric plan & fixture cutsheet; and 3) Contextual site plan information including photographs and layout of adjacent buildings and structures. The applicant shall bring samples of exterior building materials and color scheme to the Urban Design Commission meeting.

Letter of Intent: Provide one (1) Copy per Plan Set describing this application in detail including, but not limited to:

- | | | |
|---|---|--|
| • Project Team | • Building Square Footage | • Value of Land |
| • Existing Conditions | • Number of Dwelling Units | • Estimated Project Cost |
| • Project Schedule | • Auto and Bike Parking Stalls | • Number of Construction & Full-Time Equivalent Jobs Created |
| • Proposed Uses (and ft ² of each) | • Lot Coverage & Usable Open Space Calculations | • Public Subsidy Requested |
| • Hours of Operation | | |

Filing Fee: Refer to the Land Use Application Instructions & Fee Schedule. Make checks payable to: *City Treasurer*.

Electronic Submittal: All applicants are required to submit copies of all items submitted in hard copy with their application as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or by e-mail to pcapplications@cityofmadison.com.

Additional Information may be required, depending on application. Refer to the Supplemental Submittal Requirements.

6. Applicant Declarations

Pre-application Notification: The Zoning Code requires that the applicant notify the district alder and any nearby neighborhood and business associations in writing no later than **30 days prior to FILING this request**. List the alderperson, neighborhood association(s), and business association(s) AND the dates you sent the notices:

District 14, John Robert Strasser (Please reference the attached e-mail conversation as the record for the Pre-application Notification)

→ If a waiver has been granted to this requirement, please attach any correspondence to this effect to this form.

Pre-application Meeting with Staff: Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning and Planning Division staff; note staff persons and date.

Planning Staff: Heather Strouder Date: 08/27/13 Zoning Staff: Matt Tucker Date: 08/27/13

The applicant attests that this form is accurately completed and all required materials are submitted:

Name of Applicant CAUSEWAY OFFICE CENTRE CONDOMINIUM UNIT OWNERS ASSOCIATION, INC. and 900 John Nolen Residences-LLC Relationship to Property: Owners

Authorizing Signature of Property Owner [Signature] Date 04 September 2013

900 Nolen Residences, LLC is agent for Causeway... Terrence R. Wall - President of T. Wall Enterprises Manager, LLC, its manager



11000 West Park Place
Milwaukee, WI 53224
Tel 414 359-3060
Fax 414 359-3070
www.prarch.com

2310 Crossroads Drive
Suite 2000
Madison, WI 53718
Tel 608 240-9900
Fax 608 240-9690

04 September 2013

Zoning Administrator – Madison Plan Commission
Representatives - Urban Design Commission
City of Madison
215 Martin Luther King Jr. Boulevard
Room LL-100
Madison, WI 53701-2985

Re: Project Name: 900 Nolen Residences at 900 John Nolen Drive, Madison, WI
PRA Project No. 130153-01

ZONING ADMINISTRATOR & UDC REPRESENTIVES, This Letter of Intent is provided as support to the submittal documents for the 900 Nolen Residences. Each item listed on the City of Madison “Land Use Application” is presented below in the order as listed on page two of the referenced form.

This mixed use project is being developed as the replacement for the professional office building that previously occupied the site and was destroyed by fire. This previous low density suburban style office building will be rebuilt as a mixed use development that allows many of the former commercial tenants to return and also provide up to eighty apartments with excellent access to-and-from both work and recreational sites while also providing most units with exceptional views of the City skyline and Lake Monona. Located adjacent to the upcoming redevelopment planned for the entire Coliseum/Alliant Energy Center complex the new 900 Nolen Residences project supports the intent of creating a higher density mixed-use area along his main corridor into the Madison Central Business district.

Specific site benefits to the mixed used development of 900 John Nolen Drive include:

- Building in a section of the City that is adjacent to both an established residential area and a wide variety of commercial and social activities
- Direct access to the established bike trail and adjacent park lands. The development proposes to build on this ‘green’ base by providing both a second story roof top terrace and an accessible green roof for use by all tenants
- Ready vehicle access to both the City center and South Beltline Highway
- By providing up to 80 parking stalls below grade the ability to achieve cross usage of parking stalls between the commercial and residential users helps to free up open green space above.

Project Team: The project is a joint development between Causeway Office Center Unit Association, Inc. and 900 Nolen Residences, LLC.

- Architecture: Plunkett Raysich Architects, LLP
- Structural Engineering: Oneida Total Integrated Enterprises (OTIE)

Partners: Michael P. Brush, Martin P. Choren, D. Scott Davis, Gregg R. Golden, Kim D. Hassell, Mark C. Herr, John J. Holz, Steven A. Kieckhafer, Scott A. Kramer, David J. Raysich, Michael H. Scherbel, Michael J. Sobczak

- Civil Engineering: Vierbicher Associates, Inc.
- Landscape Architecture: The Bruce Company of Wisconsin Inc.
- General Contractor and Design Build MEP lead: Encore Construction, Inc.

Existing Conditions: The approximately 1.8 acre site is currently vacant. The previous office structure was destroyed by fire. Photos of the existing site and the immediate surrounding area are provided in the submittal documents.

Project Schedule: The general project construction schedule places a ground breaking in late February of 2014. Construction on all portions of the project will proceed as a single project. Occupancy of both the commercial office and residences is intended for the spring of 2015.

Proposed Uses: Mixed use development of approximately 1.8 acres consists of several distinct occupancy components.

- Lower Level Parking: – Approximately 28,925 Gross Square Feet (GSF)
- First Floor: - Approximately 20,075 GSF. Approximately 18,000 GSF is provided for professional commercial office space for returning and new tenants. Approximately 2,075 GSF will serve as support components for the residential units, including:
 1. Lobby lounge with stair and elevator access
 2. Community room
 3. Exercise room
 4. Bike storage
 5. Trash room
- Second Floor: - Approximately 20,075 GSF. Approximately 20 apartment units. Roof top terrace with access to developed open yard green space adjacent to Lake Monona.
- Third and Fourth Floors: - Approximately 20,075 GSF per level. Approximately 20 apartment units on each level.
- Fifth Floor: - Approximately 20,075 GSF. Approximately 20 apartment units. Apartments facing primarily west and south will include individual stairs to access mezzanine ‘bonus’ room at the roof top level and private balcony space at the roof level.
- Roof Level: - Approximately 20,075 GSF. Multiple amenities are provided at the roof level, including:
 1. Complete accessible access by two stairs and an elevator
 2. “Green” roof with activity and open spaces
 3. Mezzanine rooms and private balconies as previously listed under the Fifth Floor

Hours of Operation: This mixed use development will have overlapping hours of operation between the commercial and residential functions. This allows for a cross use of both amenities on the property and a percentage of both the enclosed and on-site parking. The commercial office space will follow traditional business hours of operation from approximately 8:00 to 5:00. The residential occupancy is intended for twenty-four hour occupancy.

Building Square Footage: - The below grade development is approximately 28,925 GSF. The developed above grade area of this five story building is approximately 108,375 GSF.

Number of Dwelling Units: - Approximately 80.

Auto and Bike Parking Stalls: - Vehicle parking will be provided both at grade and beneath the building. Below grade parking accommodates approximately 80 vehicles. On grade parking provides 47 full size parking stalls.

Bike parking will be provided in several locations and is intended to meet or exceed the numbers required for this mixed use development. Bicycle parking for the residences is listed as 90% of the total units, or approximately 72 bike stalls. It is our intent to provide enclosed bike parking for 100%, or at least 80 bike stalls. Approximately 50% of these bike stalls will be provided on the Lower level and in a bike room on the First floor.

The development is located on a major urban bike corridor and the design team will be designing visitor bike parking in excess of required minimums.

1. Commercial office space visitor bike parking will be provided adjacent to the main entry.
2. Residential bike parking will be provided adjacent to the main entry to the apartment Lobby
3. A bike maintenance station is proposed by the development team on City property at the bike path. The construction and maintenance of this amenity will be the 900 Nolen residence responsibility

Lot Coverage & Usable Open Space Calculations: - The development is proposed to have a lot coverage of 39,412 square feet. The lot has an area of 78,313 square feet, which equates to a lot coverage of 50%. The usable open space, which includes landscaped areas, second floor terrace (75% credit), green roof, and balcony (75% credit), consists of 38,901 square feet.


Value of Land: - The land value is \$1,200,000.

Estimated Project Cost: - The estimated cost of the project is \$16,300,000.

Number of Construction & Full-Time Equivalent Jobs Created: - Approximately 240 full time jobs will be created that will last varying lengths of time. During any particular week of this twelve-month project there will be between 15 and 70 full time construction staff on site. Within these estimated figures it is the General Contractor's intention to draw up to 85% of the total labor force from the local building trades.

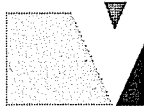
Public Subsidy Requested: - There is no Public Subsidy requested for this project.

Best regards,



Kirk Kehler, AIA, NCARB
Project Manager

Enclosure



999 Fourier Drive, Suite 201
Madison, Wisconsin 53717
(608) 826-0532 phone
(608) 826-0530 FAX
www.vierbicher.com

October 22, 2013

Pat Anderson
City of Madison Zoning Administrator
215 Martin Luther King Jr. Blvd., Rm. LL110
Madison, WI 53703

Re: Response to Major/Non-Standard Conditions
900 John Nolen Dr, Madison, WI

Dear Pat,

This letter has been prepared as a response to the following major/non-standard conditions of the planning division staff report to the UDC:

1. Submitted site plan option B, drawing number C102, does not meet requirements of section 28.085(4)(b).

Response: It is understood that the City has determined John Nolen Drive to be the front of the building. Per section 28.085(4)(b), the majority of the off-street parking shall be located to the rear or side of the principal building. We have revised option B to have only 21 of the total 43 stalls along the front of the building. See the enclosed "Open Space Exhibit – Option B" drawing for the revised stall locations.

2. 32,000 sq. ft. of usable open space (UOS) is required for this development. A maximum of 24,000 sq. ft. of balcony or rooftop space may be counted toward this requirement, with the remaining 8,000 sq. ft. being at grade. Submitted plans do not clearly identify the required and qualifying UOS. Identify qualifying UOS on final plans.

Response: The enclosed open space exhibits depict the UOS for each option along with the breakdown of the landscaping, 2nd floor terrace, green/usable roof, and balcony areas. We are complying with the UOS requirements (32,000 sq. ft.) for both options.

Feel free to contact me at 608-821-3945 if you have any questions.

Sincerely,

Handwritten signature of Joseph J. Doyle in black ink.

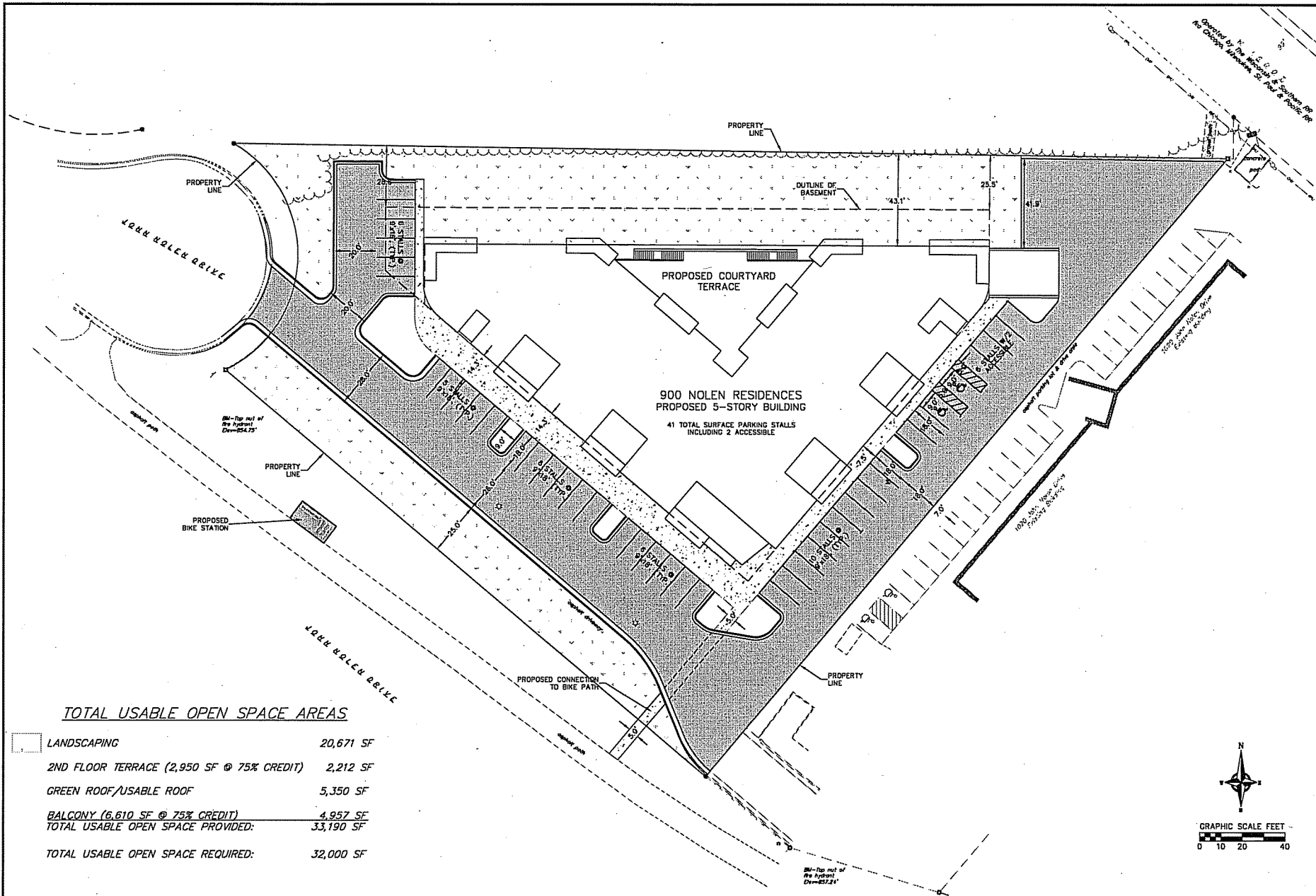
Joseph J. Doyle, PE

M:\T Wall Enterprises LLC\130100_900 John Nolen Dr\Admin & Marketing\Transmittals\2013-10-22 Response to Planning Comments.doc

vision to reality

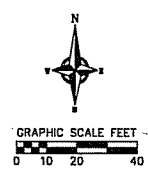
Reedsburg (608) 524-6468 | Madison (608) 826-0532 | Prairie du Chien (608) 326-1051

22 Oct 2013 - 8:45 AM V&E Enterprises (LLC) 130100_000 John Nolen Residences (Engineering) C:\A\326\Nolen_130100 - Open Space - by JAY
 02/12/12 Vierbicher Associates, Inc.



TOTAL USABLE OPEN SPACE AREAS

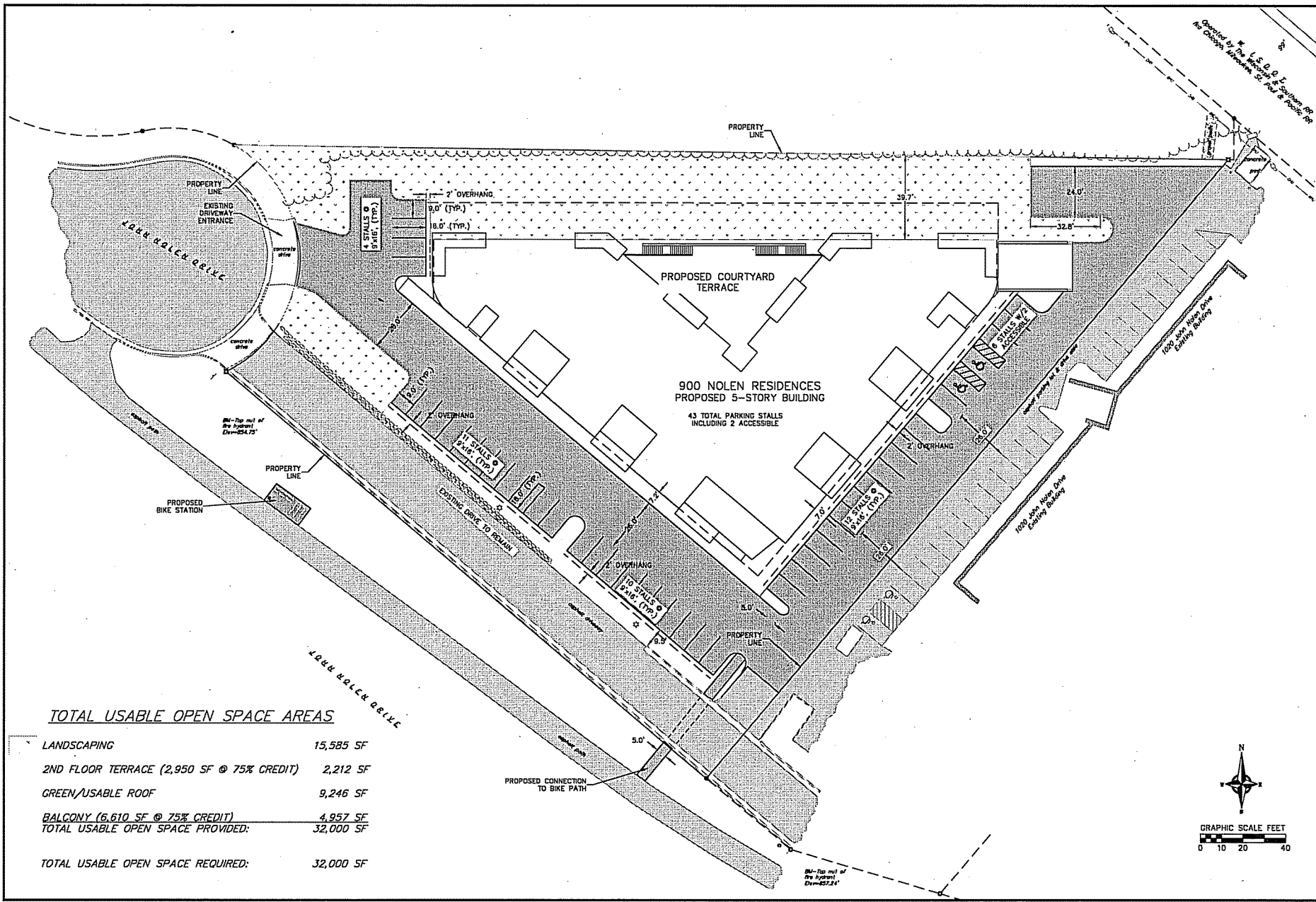
LANDSCAPING	20,671 SF
2ND FLOOR TERRACE (2,950 SF @ 75% CREDIT)	2,212 SF
GREEN ROOF/USABLE ROOF	5,350 SF
BALCONY (6,610 SF @ 75% CREDIT)	4,957 SF
TOTAL USABLE OPEN SPACE PROVIDED:	33,190 SF
TOTAL USABLE OPEN SPACE REQUIRED:	32,000 SF



OPEN SPACE EXHIBIT - OPTION A
 900 NOLEN RESIDENCES
 900 JOHN NOLEN DRIVE
 MADISON, WI

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

SCALE: 1" = 20' (24" x 36")
 1/4" = 10' (18" x 24")
 DATE: 10/18/13
 DRAFTER: JPL
 CHECKED: JDT
 PROJECT NO.: 130100
 SHEET: 1 OF 1
 DWG. NO.:



TOTAL USABLE OPEN SPACE AREAS

LANDSCAPING	15,585 SF
2ND FLOOR TERRACE (2,950 SF @ 75% CREDIT)	2,212 SF
GREEN/USABLE ROOF	9,246 SF
BALCONY (6,610 SF @ 75% CREDIT)	4,957 SF
TOTAL USABLE OPEN SPACE PROVIDED:	32,000 SF
TOTAL USABLE OPEN SPACE REQUIRED:	32,000 SF

vierbicher
planner | engineer | architect
1200 W. WISCONSIN ST. SUITE 200
MADISON, WI 53703
www.vierbicher.com

OPEN SPACE EXHIBIT - OPTION B
900 NOLEN RESIDENCES
900 JOHN NOLEN DRIVE
MADISON, WI

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

SCALE
1" = 20' (21" x 34")
1" = 40' (11" x 17")

DATE: 10/18/13
DRAWN: JFL
CHECKED: JDT

PROJECT NO. 130100
SHEET 1 OF 1
DWG. NO.

GRAPHIC SCALE FEET
0 10 20 40

21