

**APPLICATION FOR
URBAN DESIGN COMMISSION
REVIEW AND APPROVAL**

AGENDA ITEM # _____
Project # _____
Legistar # _____

DATE SUBMITTED: <u>3/27/13</u>	Action Requested
UDC MEETING DATE: <u>4/13/13</u>	<input type="checkbox"/> Informational Presentation
	<input type="checkbox"/> Initial Approval and/or Recommendation
	<input type="checkbox"/> Final Approval and/or Recommendation

PLEASE PRINT!

PLEASE PRINT!

PROJECT ADDRESS: 25 W. Main St.

ALDERMANIC DISTRICT: 4

OWNER/DEVELOPER (Partners and/or Principals) ARCHITECT/DESIGNER/OR AGENT:
Mark Timmerman & Brad Binkowski Valeria Dewalt Train Assoc.
Anchor Bank & Urban Land Interests

CONTACT PERSON: Anne Morrison
 Address: 10 E. Doty St. Ste. 300
Madison, WI 53703
 Phone: (608) 251-0706
 Fax: (608) 251-5572
 E-mail address: amorrison@uli.com

CITY OF MADISON

- TYPE OF PROJECT:
(See Section A for:)
- Planned Unit Development (PUD)
 - General Development Plan (GDP)
 - Specific Implementation Plan (SIP)
 - Planned Community Development (PCD)
 - General Development Plan (GDP)
 - Specific Implementation Plan (SIP)
 - Planned Residential Development (PRD)
 - New Construction or Exterior Remodeling in an Urban Design District * (A public hearing is required as well as a fee)
 - School, Public Building or Space (Fee may be required)
 - New Construction or Addition to or Remodeling of a Retail, Hotel or Motel Building Exceeding 40,000 Sq. Ft.
 - Planned Commercial Site

MAR 27 2013
 11:50 AM
 Planning & Community
 & Economic Development

- (See Section B for:)
- New Construction or Exterior Remodeling in C4 District (Fee required)
- (See Section C for:)
- R.P.S.M. Parking Variance (Fee required)
- (See Section D for:)
- Comprehensive Design Review* (Fee required)
 - Street Graphics Variance* (Fee required)
 - Other _____

*Public Hearing Required (Submission Deadline 3 Weeks in Advance of Meeting Date)
 Where fees are required (as noted above) they apply with the first submittal for either initial or final approval of a project.



Urban Land Interests

March 27, 2013

Urban Design Commission
215 Martin Luther King Jr. Blvd; Room LL-110
City-County Building
Madison, WI 53703

Re: Anchor Bank Landscape Plan and W. Doty Street Elevation

Dear Commission Members and Staff:

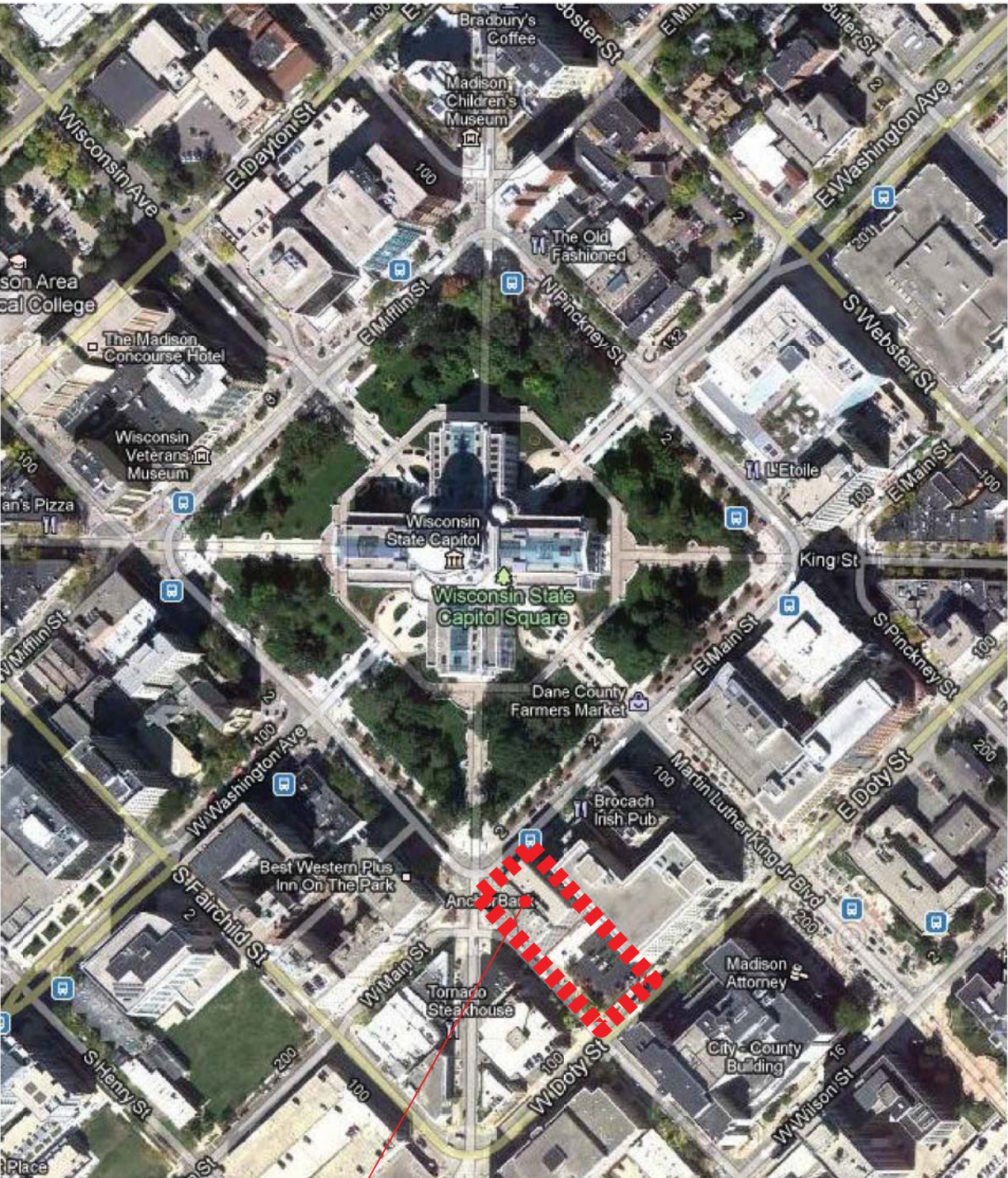
On March 4, 2013 Urban Land Interests ("ULI") received approval for its conditional use application for the Anchor Bank Building at 25 West Main Street. ULI is eager to undertake the comprehensive renovation and expansion of Anchor Bank and excited to be able to reposition the building in the downtown office market and to add vitality to the street level experience on and off the Capitol Square.

As a condition of the approval, the Plan Commission requested that ULI submit to Urban Design Commission a detailed landscape plan as well as a revised W. Doty Street elevation. Attached please find the requested plans. We look forward to presenting these to the Commission at the April 3rd Meeting.

Kind Regards,

Anne Neujahr Morrison
Urban Land Interests

LOCATION MAP

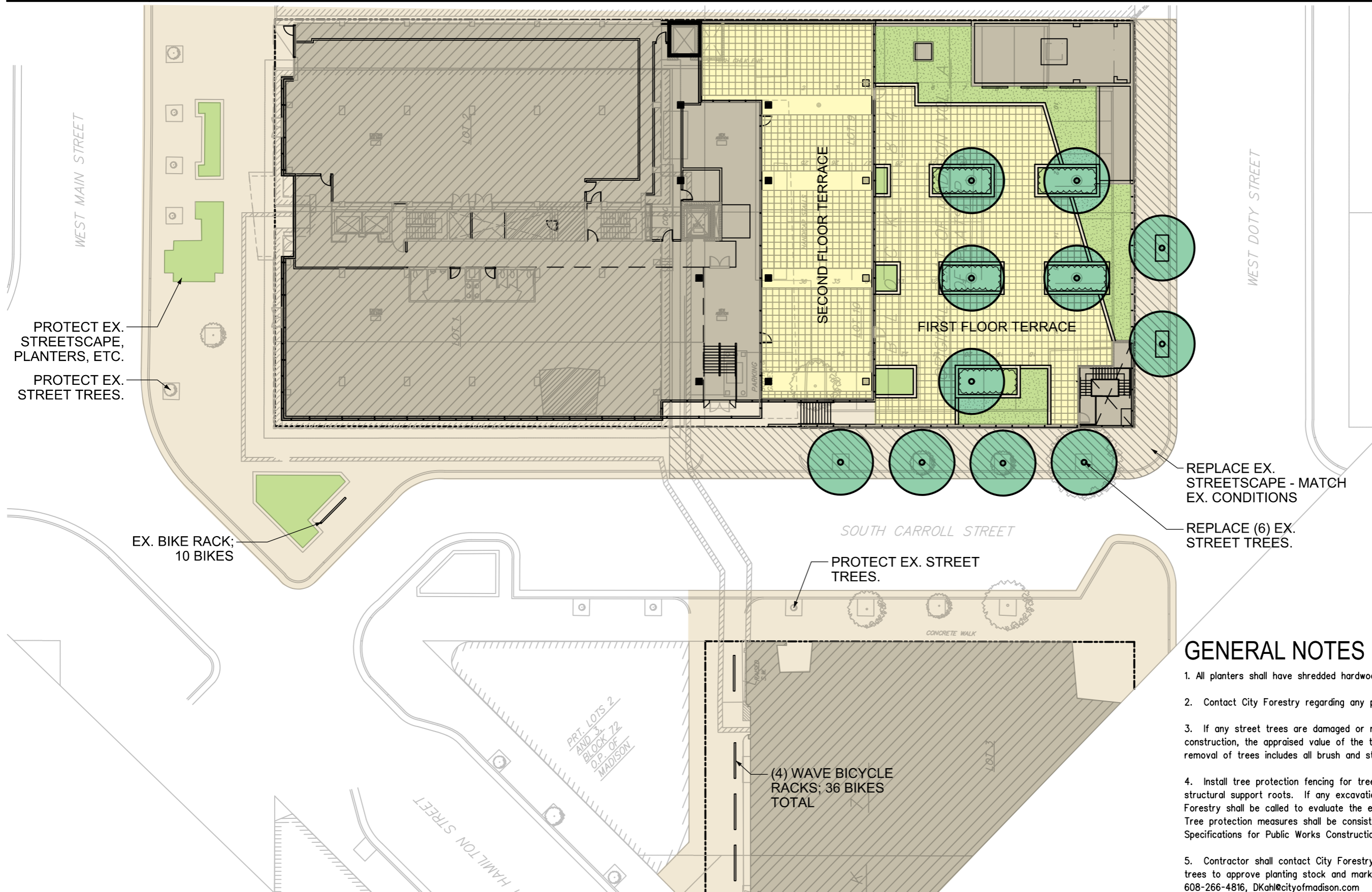


ANCHOR BANK BUILDING
25 W. MAIN ST.

ANCHOR BANK building



OVERALL LANDSCAPE PLAN



PROTECT EX. STREETScape, PLANTERS, ETC.
 PROTECT EX. STREET TREES.

EX. BIKE RACK; 10 BIKES

REPLACE EX. STREETScape - MATCH EX. CONDITIONS
 REPLACE (6) EX. STREET TREES.

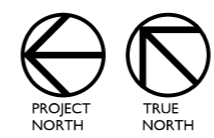
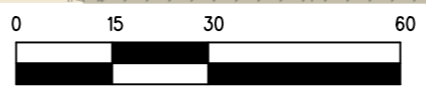
PROTECT EX. STREET TREES.

(4) WAVE BICYCLE RACKS; 36 BIKES TOTAL

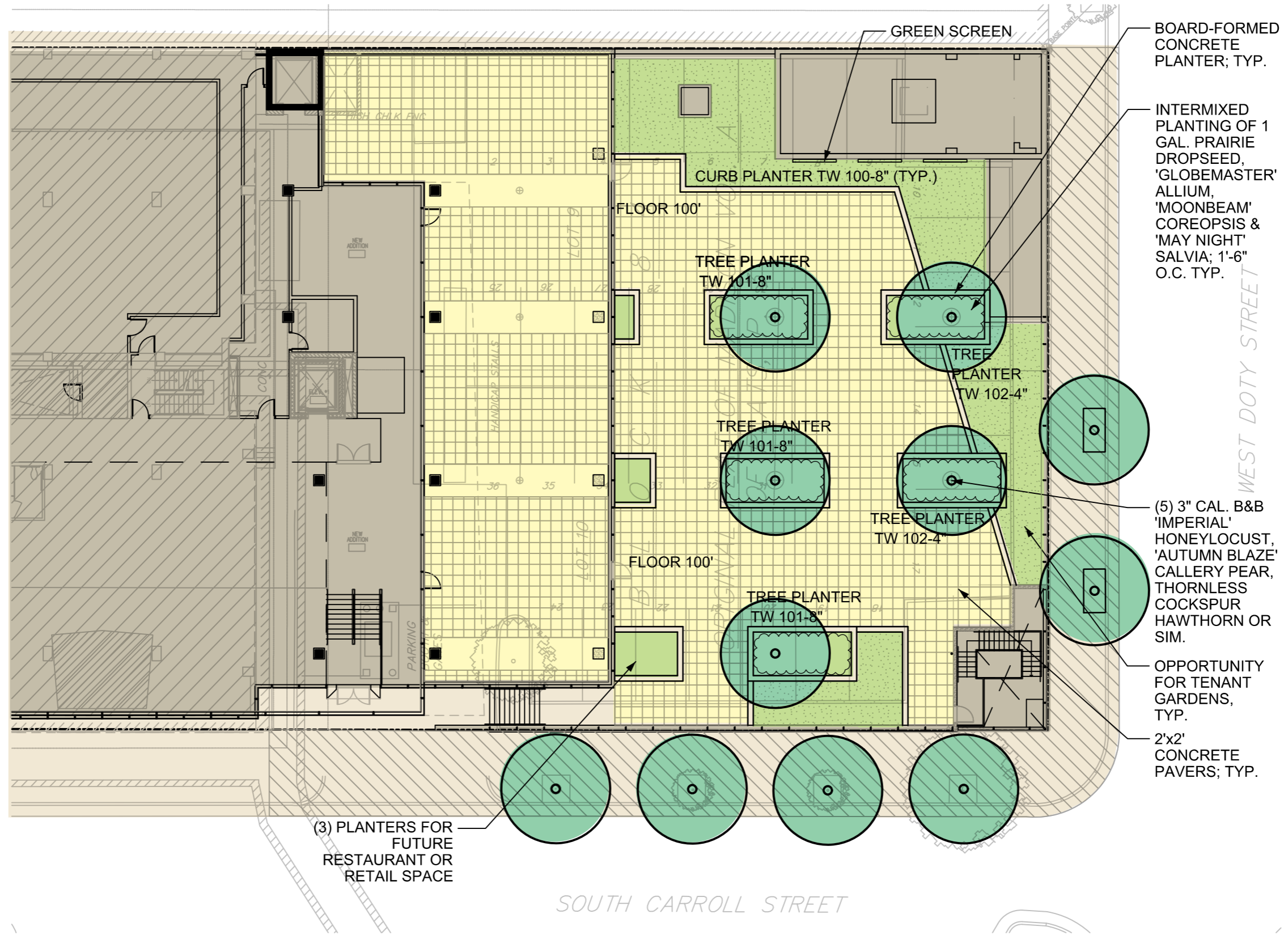
GENERAL NOTES

1. All planters shall have shredded hardwood bark mulch unless otherwise noted.
2. Contact City Forestry regarding any pruning or removal of existing street trees.
3. If any street trees are damaged or need to be removed to accommodate construction, the appraised value of the tree(s) will need to be paid. The planned removal of trees includes all brush and stump removal.
4. Install tree protection fencing for trees indicated to remain to protect the structural support roots. If any excavation is needed within 5'-0" of the trees, City Forestry shall be called to evaluate the excavation and approve any root cutting. Tree protection measures shall be consistent with Article 107.13 of the Standard Specifications for Public Works Construction.
5. Contractor shall contact City Forestry at least 48 hours prior to planting street trees to approve planting stock and mark the tree locations. Contact Dean Kahl, 608-266-4816, DKahl@cityofmadison.com

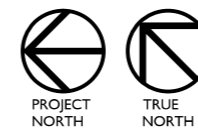
ANCHOR BANK building
 MARCH 27, 2013



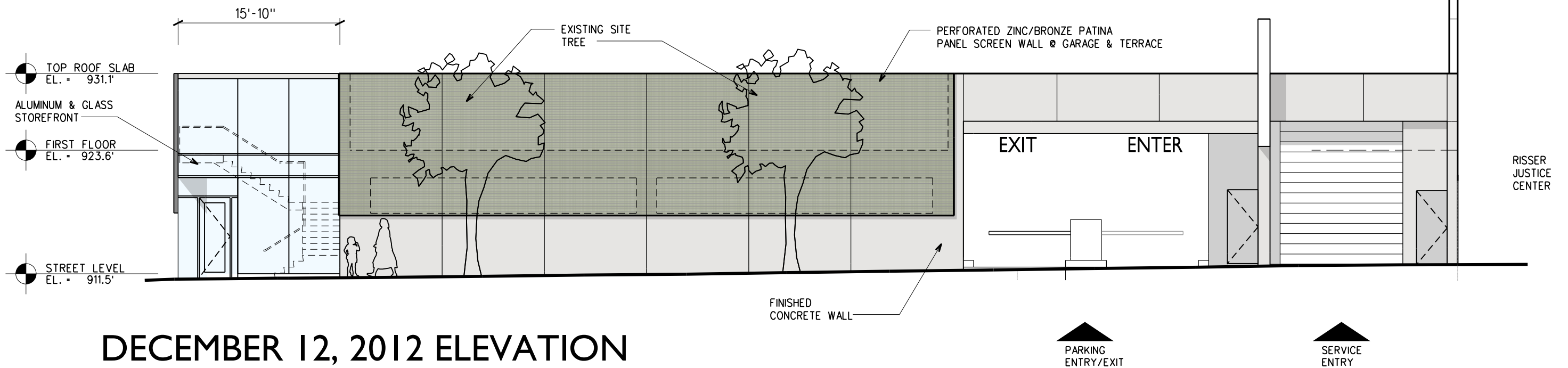
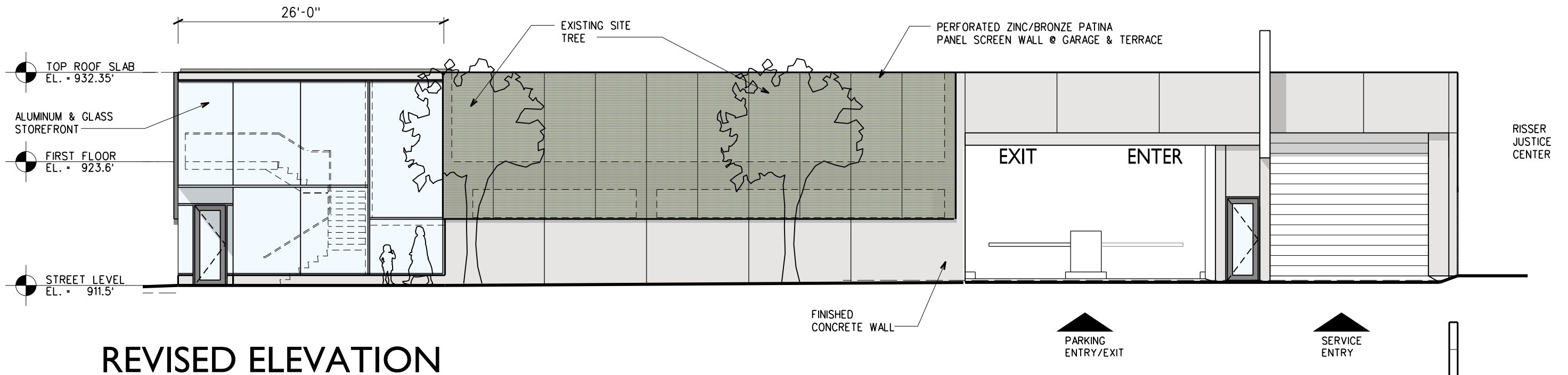
LANDSCAPE PLAN ENLARGEMENT



ANCHOR BANK building
MARCH 27, 2013



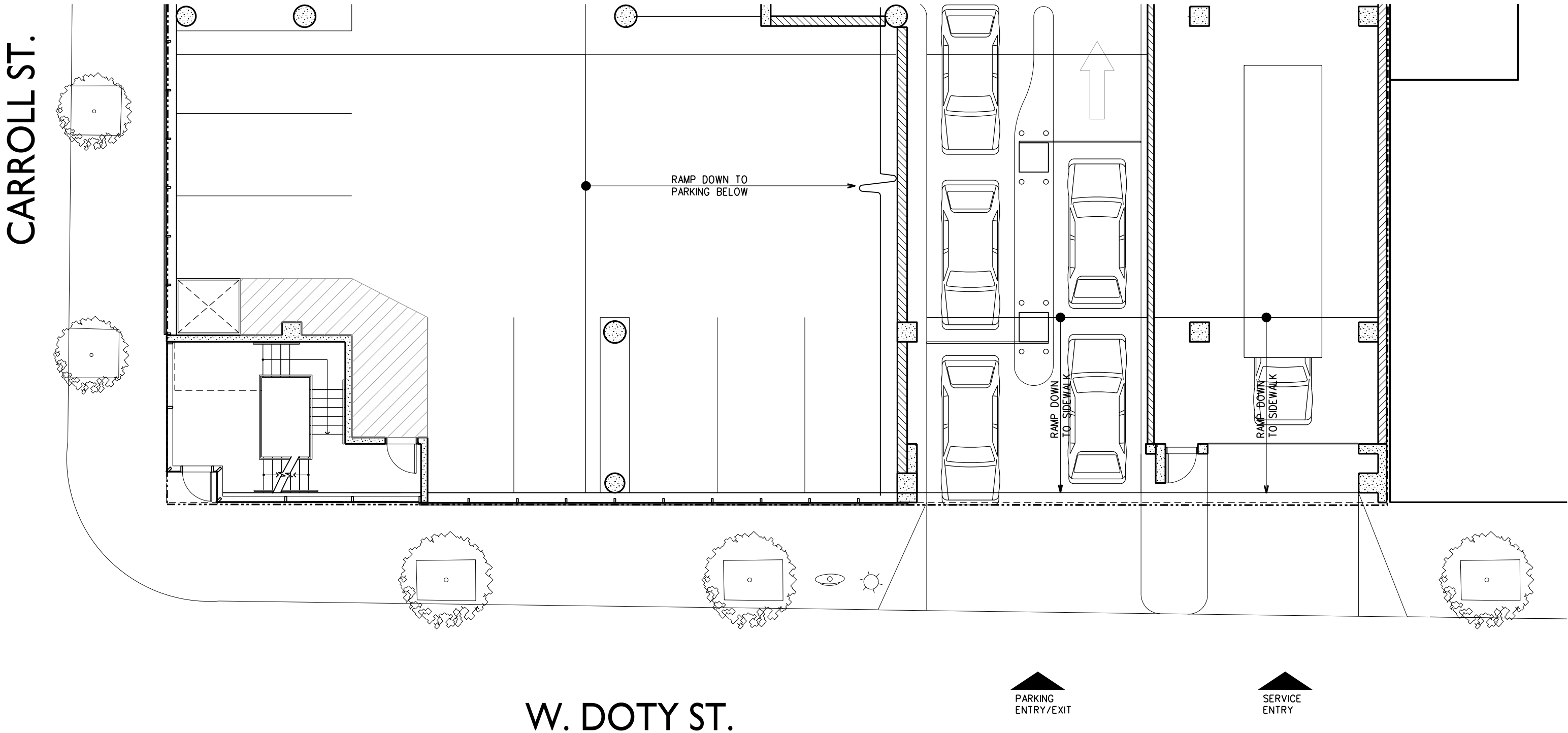
DOTY STREET ELEVATION @ SIDEWALK



ANCHOR BANK building
MARCH 25, 2013



GARAGE ENTRY PLAN



REVISED PLAN

ANCHOR BANK building
MARCH 26, 2013

