

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

**AGENDA ITEM # _____
Project # _____
Legistar # _____**

DATE SUBMITTED: <u>9.28.2011</u>	<input checked="" type="checkbox"/> Action Requested
UDC MEETING DATE: <u>10.5.2011</u>	<input type="checkbox"/> Informational Presentation
	<input type="checkbox"/> Initial Approval and/or Recommendation
	<input type="checkbox"/> Final Approval and/or Recommendation

PLEASE PRINT!

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PROJECT ADDRESS: 202 & 206 NORTH BROOKS STREET

ALDERMANIC DISTRICT: 8

OWNER/DEVELOPER (Partners and/or Principals) <u>JOSEPH McCOENICKE</u>	ARCHITECT/DESIGNER/OR AGENT: <u>JOSEPH LEE - JLA ARCHITECTS</u>
<u>101 NORTH MINS STREET</u>	<u>5325 WALL STREET - SUITE 2100</u>
<u>MADISON, WISCONSIN 53715</u>	<u>MADISON, WISCONSIN 53718</u>

CONTACT PERSON: JOSEPH LEE

Address: 5325 WALL STREET - SUITE 2100
MADISON, WISCONSIN 53718

Phone: 608.241.9500

Fax: N/A

E-mail address: JLEE@JLA-AP.COM

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

(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.



September 28, 2011

City of Madison Urban Design Commission
c/o Mr. Al Martin
Department of Planning & Development
215 Martin Luther King, Jr. Blvd. - Room LL100
Madison, Wisconsin 53703

**RE: 202 & 206 North Brooks Street
Urban Design Commission - Informational Presentation**

Urban Design Commission:

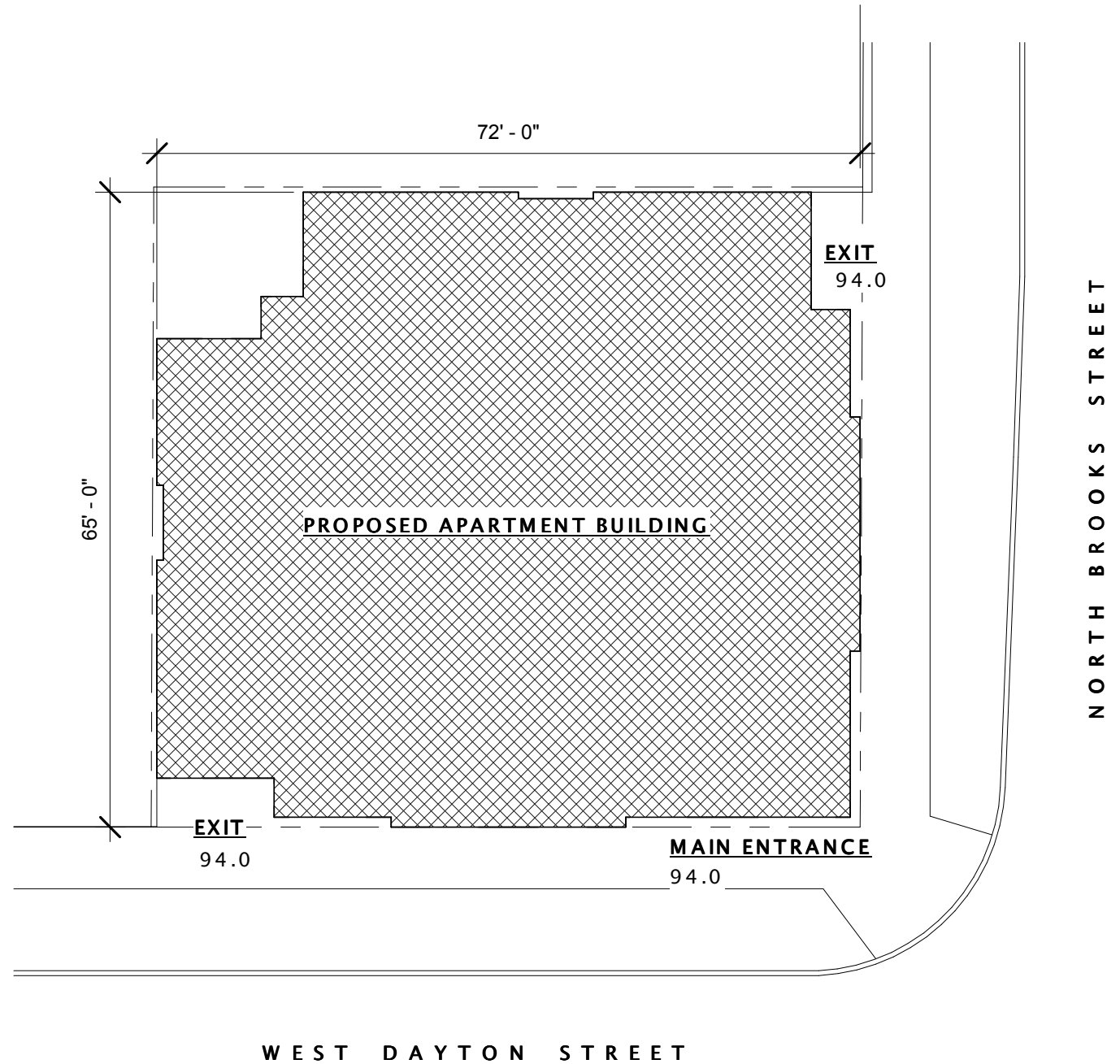
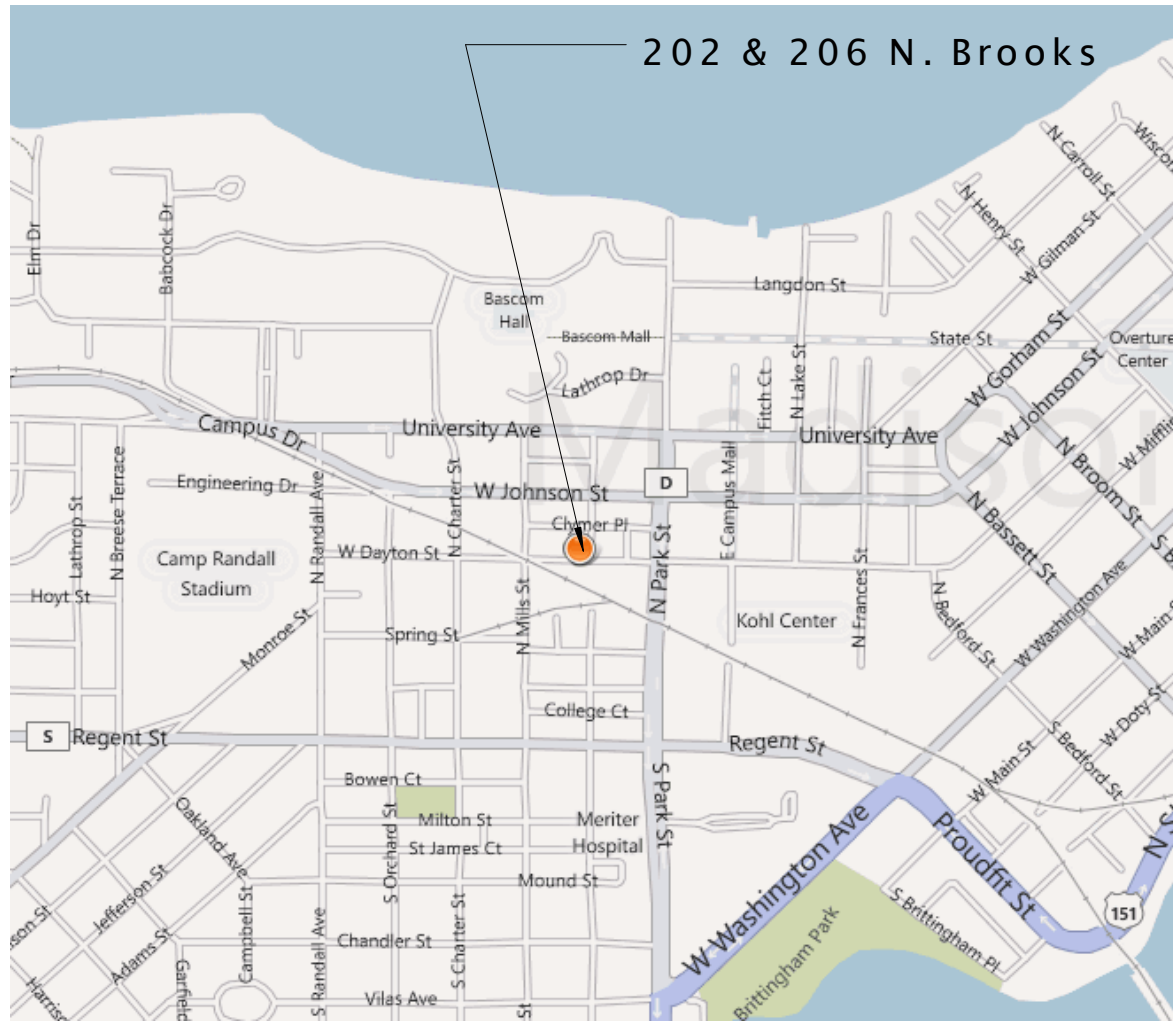
Please find the attached submittal for a potential redevelopment project to be located at 202 North Brooks Street - at the northwest corner of North Brooks & West Dayton Streets. Our Client, Mr. Joseph McCormick, is currently evaluating the feasibility of developing a student housing project at this location. As part of this evaluation, we desire feedback & input from the Urban Design Commission on the preliminary conceptual design of this project. As a summary, the project involves:

- The site will combine two currently separate parcels - 202 N. Brooks St. & 206 N. Brooks St.
- Each parcel currently has a small three-unit building on it.
- The newly combined site will be approximately 4,650 s.f.
- The proposed building will encompass the entire site and will be a 'zero lot line' building. Preliminarily, the proposed building will be 4 stories + a loft level with 14 total units as follows:
 - 4th Floor - (1)4BR, (1)3BR, (1)2BR Units
 - 3rd Floor - (1)4BR, (1)3BR, (1)2BR Units
 - 2nd Floor - (1)4BR, (1)3BR, (1)2BR Units
 - 1st Floor - (3) 2BR Units
 - Lower Level - (2) 2BR Units
- There will be storage for bicycles and/or scooter in the building's lower level.
- The building's exterior materials will be a mix of masonry veneer and metal panels.

We thank you for your time & consideration of this project. Please feel free to call Joe McCormick or I if you have any questions.

Thanks,

Joseph Lee
JLA Architects



① Vacinity Map
3/32" = 1'-0"

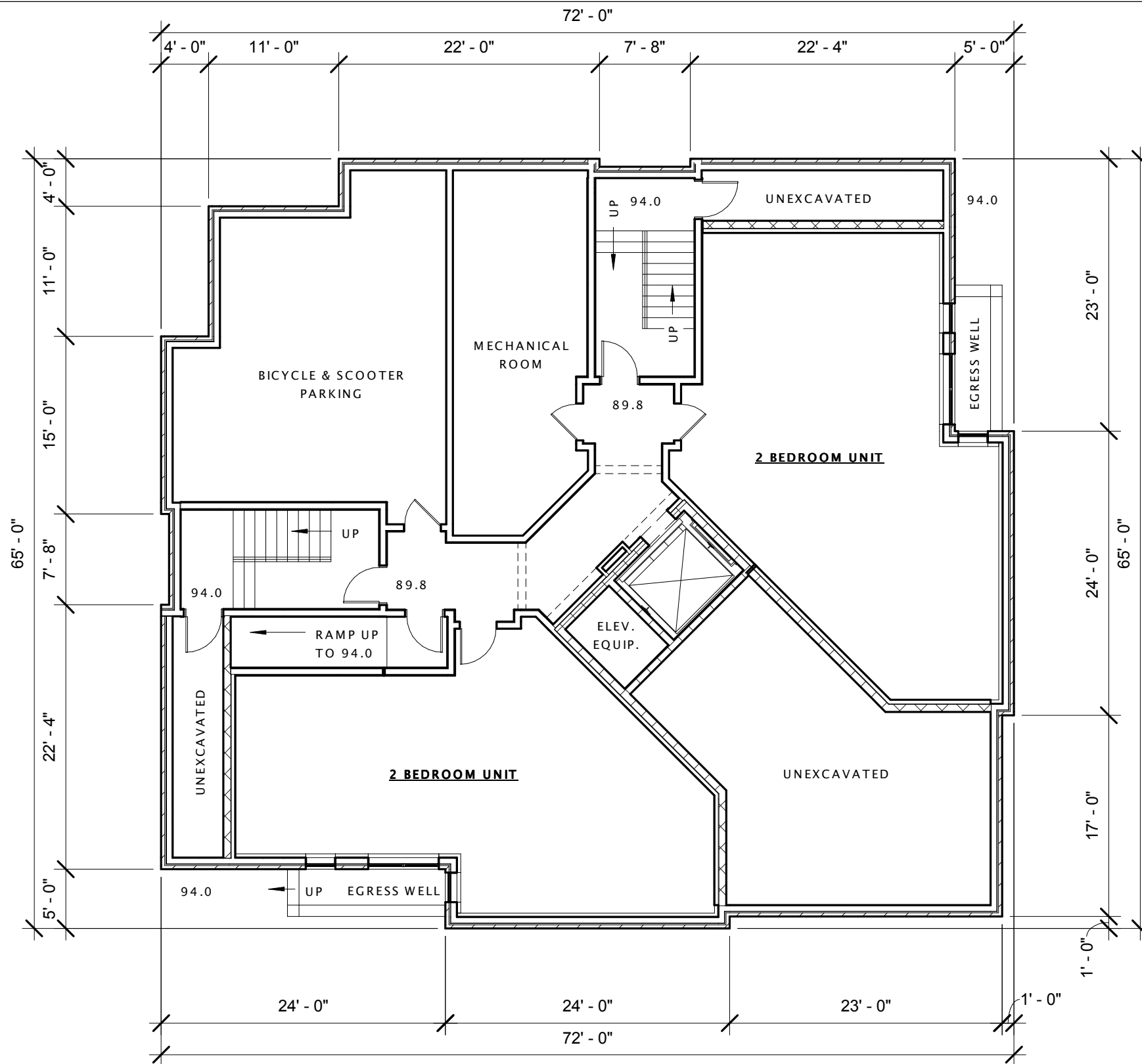
② SITE PLAN
1/16" = 1'-0"



Brooks & Dayton Student Housing
Site Plan

ASP-100

JLA Project #: 11829
Date: September 28, 2011



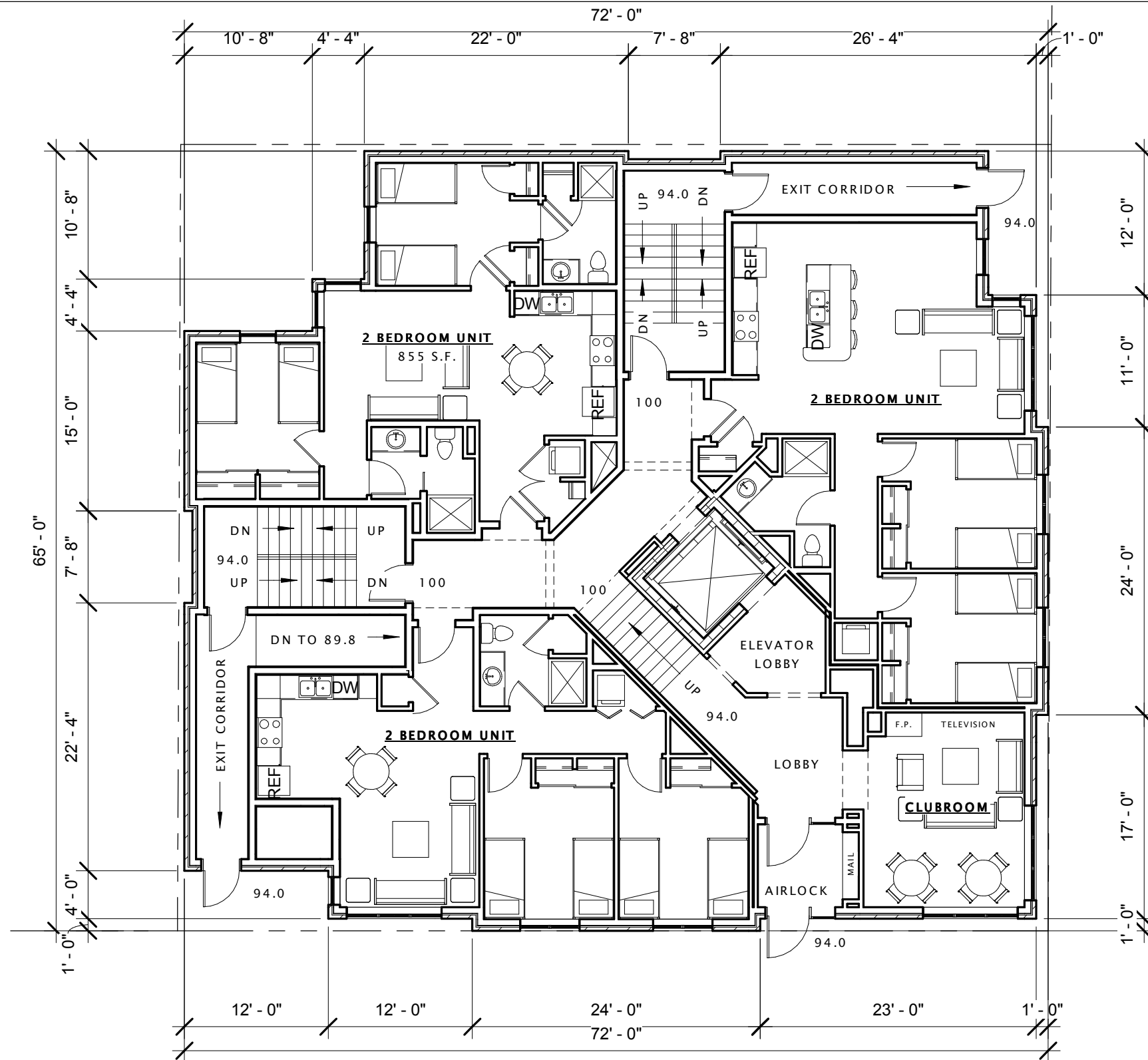
① LOWER LEVEL PLAN
3/32" = 1'-0"



Brooks & Dayton Student Housing
Lower Level Concept Plan

A100

JLA Project #: 11829
Date: September 28, 2011



1 FIRST FLOOR PLAN
 3/32" = 1'-0"

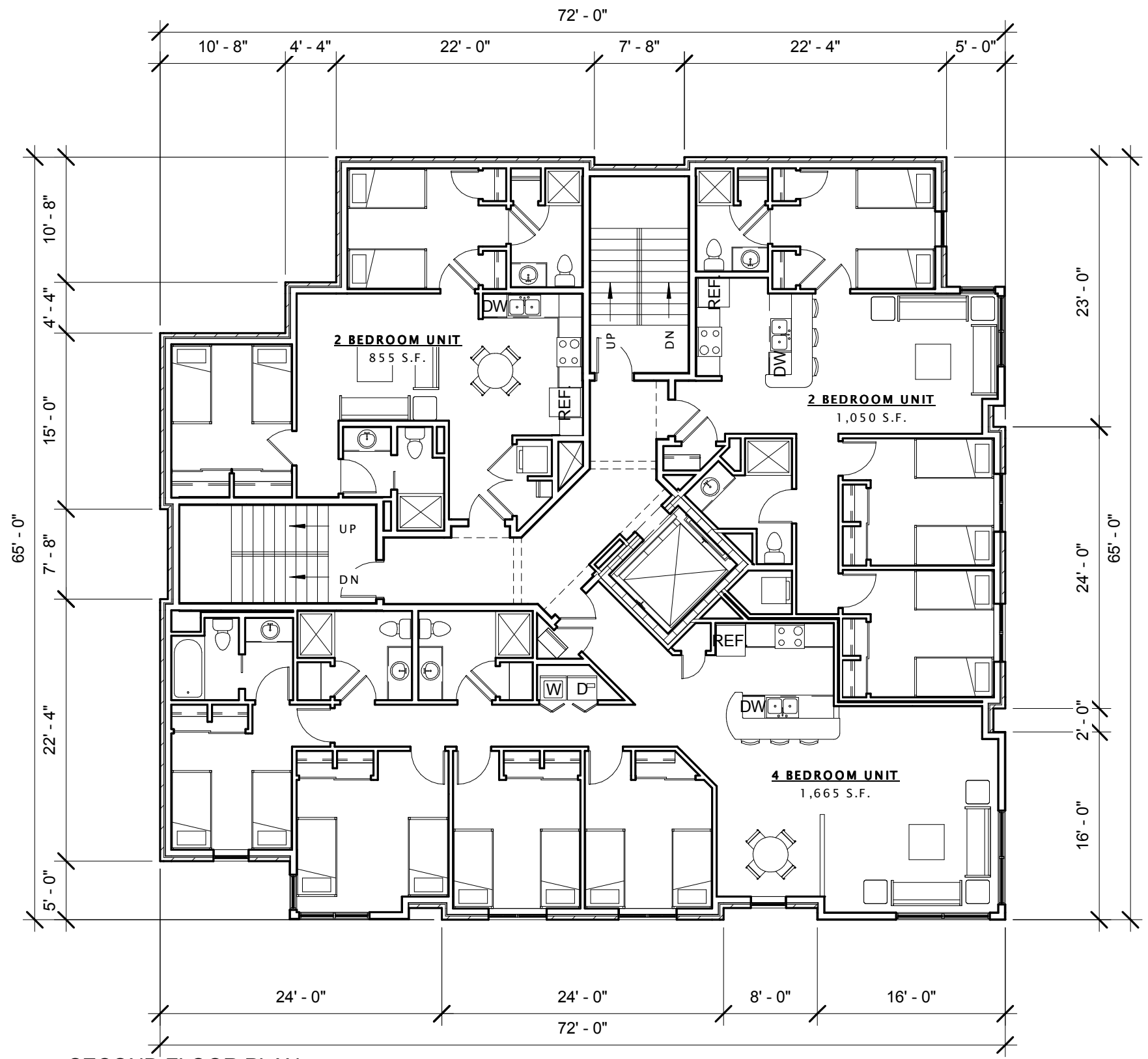


Brooks & Dayton Student Housing

First Floor Concept Plan

A101

JLA Project #: 11829
 Date: September 28, 2011



① SECOND FLOOR PLAN
 3/32" = 1'-0"



Brooks & Dayton Student Housing
 Typical Upper Floors

A102

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① West Dayton Elevation
 3/32" = 1'-0"



Brooks & Dayton Student Housing

Conceptual Elevations

A200

JLA Project #: 11829
 Date: September 28, 2011



① North Brooks Elevation
 3/32" = 1'-0"



Brooks & Dayton Student Housing
 Conceptual Elevations

A201

JLA Project #: 11829
 Date: September 28, 2011