

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

**AGENDA ITEM # \_\_\_\_\_  
Project # \_\_\_\_\_  
Legistar # \_\_\_\_\_**

DATE SUBMITTED: _____	<b>Action Requested</b>
UDC MEETING DATE: _____	<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: 25 W. MAIN ST., MADISON, WI 53703

ALDERMANIC DISTRICT: 4

OWNER/DEVELOPER (Partners and/or Principals)	ARCHITECT/DESIGNER/OR AGENT:
<u>URBAN LAND INTERESTS</u>	<u>VALERIO DEWALT TRAIN ASSOC.</u>
<u>10 E. DOTY ST., #300</u>	<u>500 N. DEARBORN, SUITE 900</u>
<u>MADISON, WI 53703</u>	<u>CHICAGO, IL 60654</u>

CONTACT PERSON: BRAD BINKOWSKI

Address: 10 E. DOTY ST., #300  
MADISON, WI 53703

Phone: 608.251.0706

Fax: 608.251.5572

E-mail address: BBINKOWSKI@ULI.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.

# ANCHOR BANK BUILDING

PROPOSED  
RENOVATION &  
ADDITION

URBAN DESIGN COMMISSION INFORMATIONAL SUBMISSION: 31 OCTOBER 2012



Urban Land Interests

# DESCRIPTION:

The Anchor Bank building is located on a prime corner of the Capitol Square at the intersection of Main Street and Carroll Street. Urban Land Interests and Anchor Bank propose to undertake a comprehensive renovation and expansion of the building that will restore the building to a condition that will make it competitive in the Class A office market in downtown Madison.

The Anchor Bank Building is actually two separate structures. The original building is a 9 story concrete frame structure located adjacent to Carroll Street that was completed in 1963. In 1975, a 9 story addition was constructed to the east of the original building. The unified exterior façade of both structures consists of a grid of projecting precast concrete panels, sills and fins that are covered with a white aggregate. These projecting fins were designed in part to provide solar shading for an aluminum and glass curtain wall system that does not provide any effective solar shading.

The condition of the precast concrete has been deteriorating over time and needs to be replaced in the very near future to avoid what could be a catastrophic failure. In 2011, Anchor Bank commissioned Building Technology Consultants, PC (BTC) to undertake a comprehensive evaluation of the building's exterior façade. BTC concluded that:

"the exterior facade of the Original Building is in very poor condition. Significant deterioration was observed throughout the façade, and the structural integrity of several precast façade components have been compromised. . . . If the observed deterioration is not addressed in the near future, the condition of the facades at both buildings will continue to degrade and the deterioration will likely accelerate. Hazardous conditions may also develop. . ."

The design and construction of the building in two phases has unfortunately created a continuous row of elevators, stairs and mechanical chases floor plate that effectively divides the building in half. The subdivision of each floor makes it virtually impossible to create contiguous space that can appeal to contemporary office users. Low ceiling heights, a dated and deteriorating facade and nonfunctional floor plates seriously compromise the market appeal of the existing building.

The building is served by a parking ramp located across Carroll Street, which is connected to the building by an underground tunnel, and an adjacent surface parking lot. To provide adequate parking to support an expansion of the building, we propose to construct a 3 or 4 level parking ramp on the surface parking lot located adjacent to the building. The entrance to the new ramp along with the entrance to a service core will be located directly off Doty Street. The ramp will continue underground for three or four levels and will provide between 96 and 135 parking stalls. A new elevator will be installed to create direct access between parking and office floors. A landscaped roof top terrace will be created above the parking ramp at the first floor level of the existing building. The roof terrace will incorporate skylights to bring natural light into the new parking

Anchor Bank is considering relocating its retail branch to the east side of the ground floor. To create vitality at the sidewalk level, new retail space that is designed to accommodate a restaurant will be created at the corner of Main Street and Carroll Street. The restaurant would have access to the landscaped roof terrace created above the parking to create the opportunity for outdoor dining.

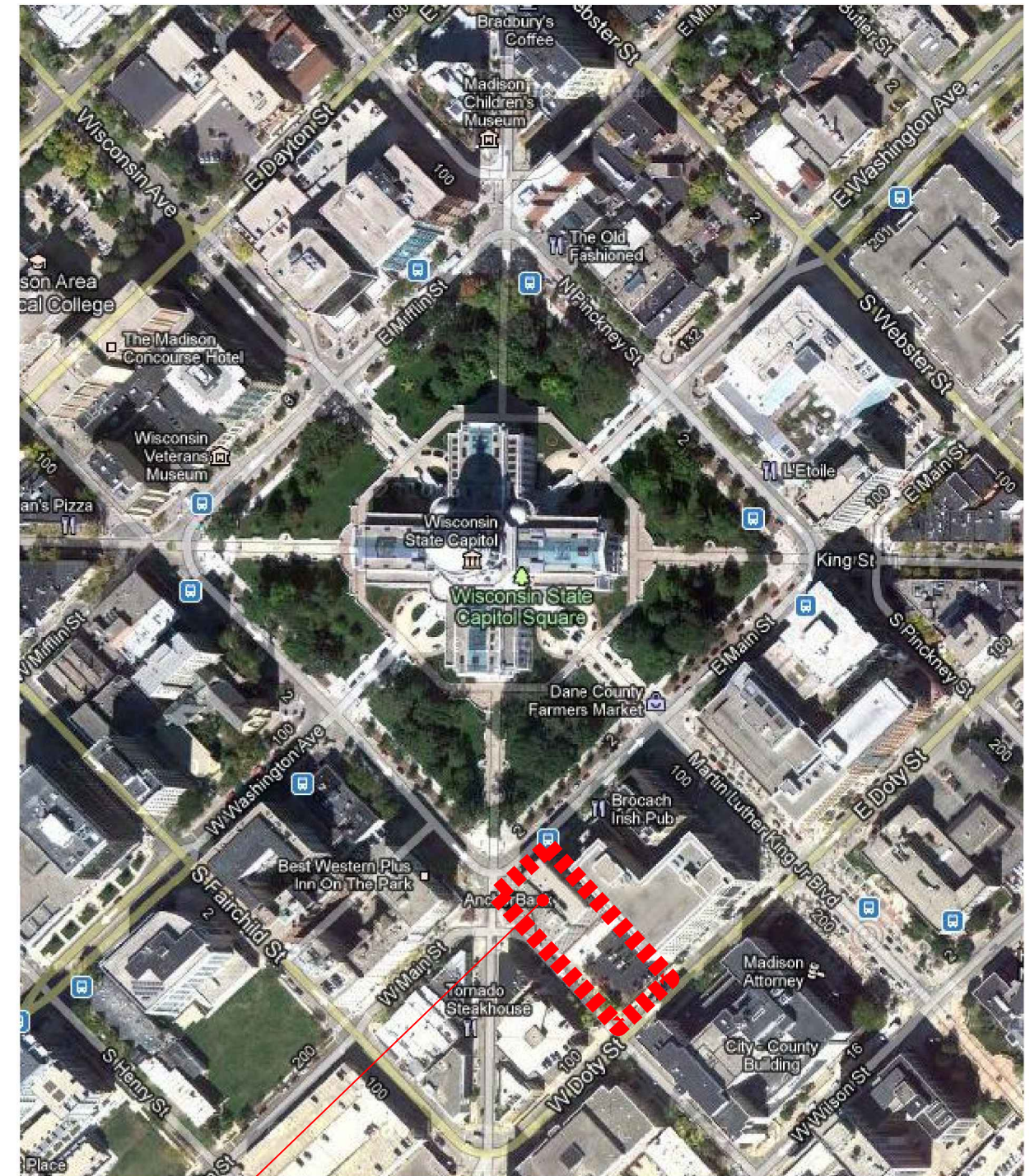
The upper floors of the existing building will be expanded above the parking ramp to create functional floor plates that each provide approximately 15,000 square feet. The total rentable area in the expanded building will increase from 109,715 rentable square feet to more than 157,000 square feet as measured by BOMA standards. By removing the freight elevator and by extending the building floor plate with a projecting bay on the Capitol Square and with the addition facing Doty Street, the separate halves of the existing building can be effectively interconnected.

A new high performance and energy efficient curtainwall of different glass tints will wrap the entire office building. A new projecting faceted glass bay addition, facing Main Street, serves three purposes: 1) its form signals the building's main entry location, 2) its shape provides a protecting canopy for the building entry, and 3) its floor area solves an internal functional deficiency by expanding the floors at what is now a circulation pinch point. Perhaps more important, the new addition's façade fronting Doty Street is planned as a focal point on Doty's urban streetscape. This façade is conceived as a sculptural, faceted building face that catches light and becomes a visual focus to the raised terrace it overlooks. It also visually activates and gives prominence to what is considered the rear face of the building something the adjoining Risser Justice Center fails to do. The enclosed new parking garage defines the street-edges and a sophisticated perforated metal enclosure will screen the parking within and provide guardrail protection for users of the landscaped roof terrace atop the structure. At the sidewalks, new storefronts will be glassy and open to the activity of the planned ground floor retail/restaurant tenants.

While the HVAC system in the building has been maintained in good condition, the design of the system combined with the building's existing facade creates a situation where excessive amounts of energy are being consumed. Urban Land Interests has undertaken a comprehensive energy audit and built a model of the proposed addition that can accurately forecast energy consumption. We intend to undertake a total renovation of the HVAC and lighting in the building that will reduce energy costs from \$2.30 per square foot down to under \$1.00 per square foot. The new HVAC system will be designed to allow the ceiling heights to be increased to a Class A standard. We will explore the possibility of getting a LEED Certification for the renovated building.

Urban Land Interests and Anchor Bank believe that the improvements we are proposing will reestablish the Anchor Bank Building as one of the better office buildings on the Capitol Square and will put the building in the condition where it will make a positive contribution to the life and activity in downtown Madison.

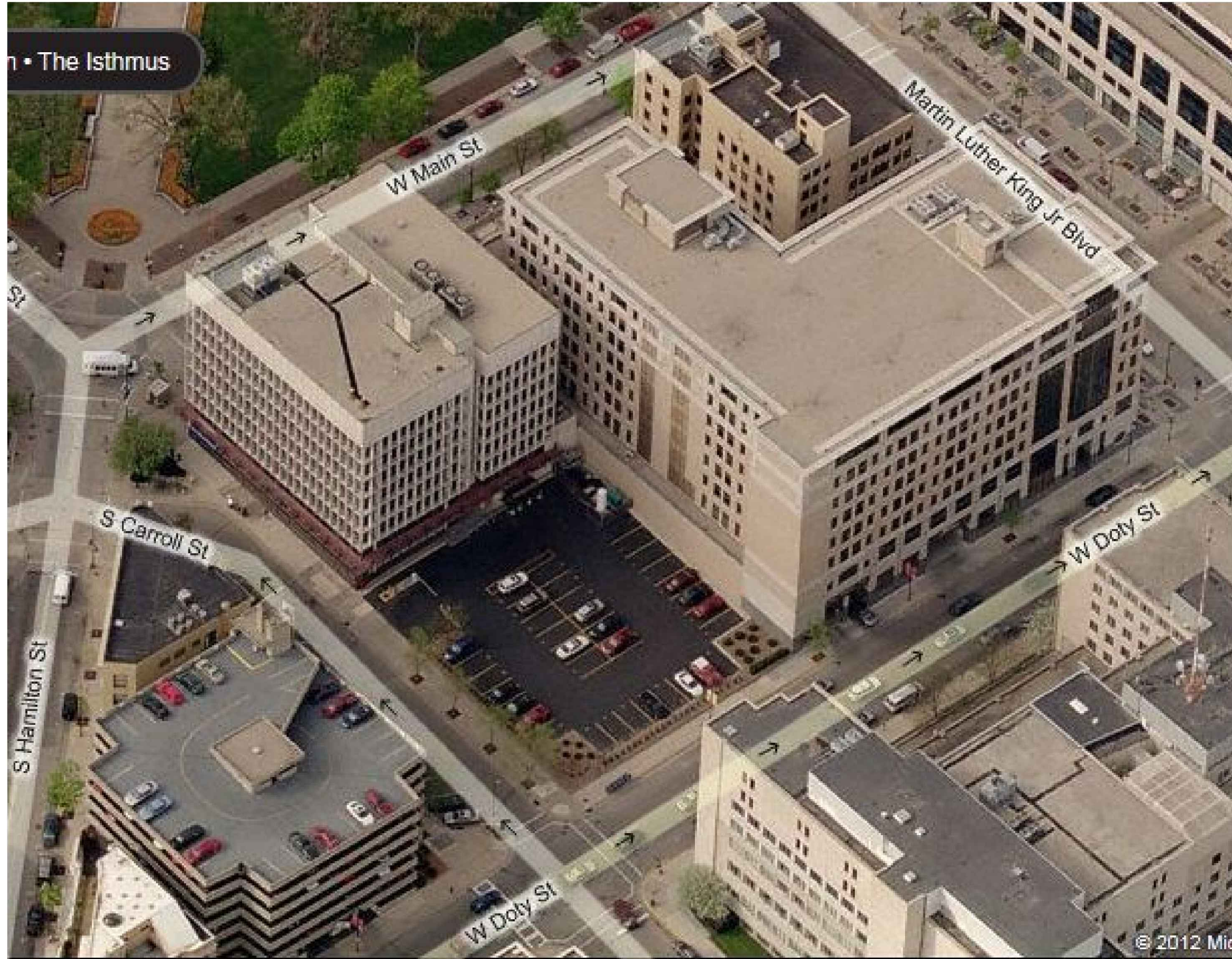
# LOCATION MAP



ANCHOR BANK  
BUILDING  
25 W. MAIN ST.



# AERIAL VIEW



ANCHOR BANK building  
OCTOBER 31, 2012



# EXISTING PHOTOS



VIEW ALONG MAIN STREET



VIEW FROM DOTY STREET



CORNER AT MAIN & CARROLL

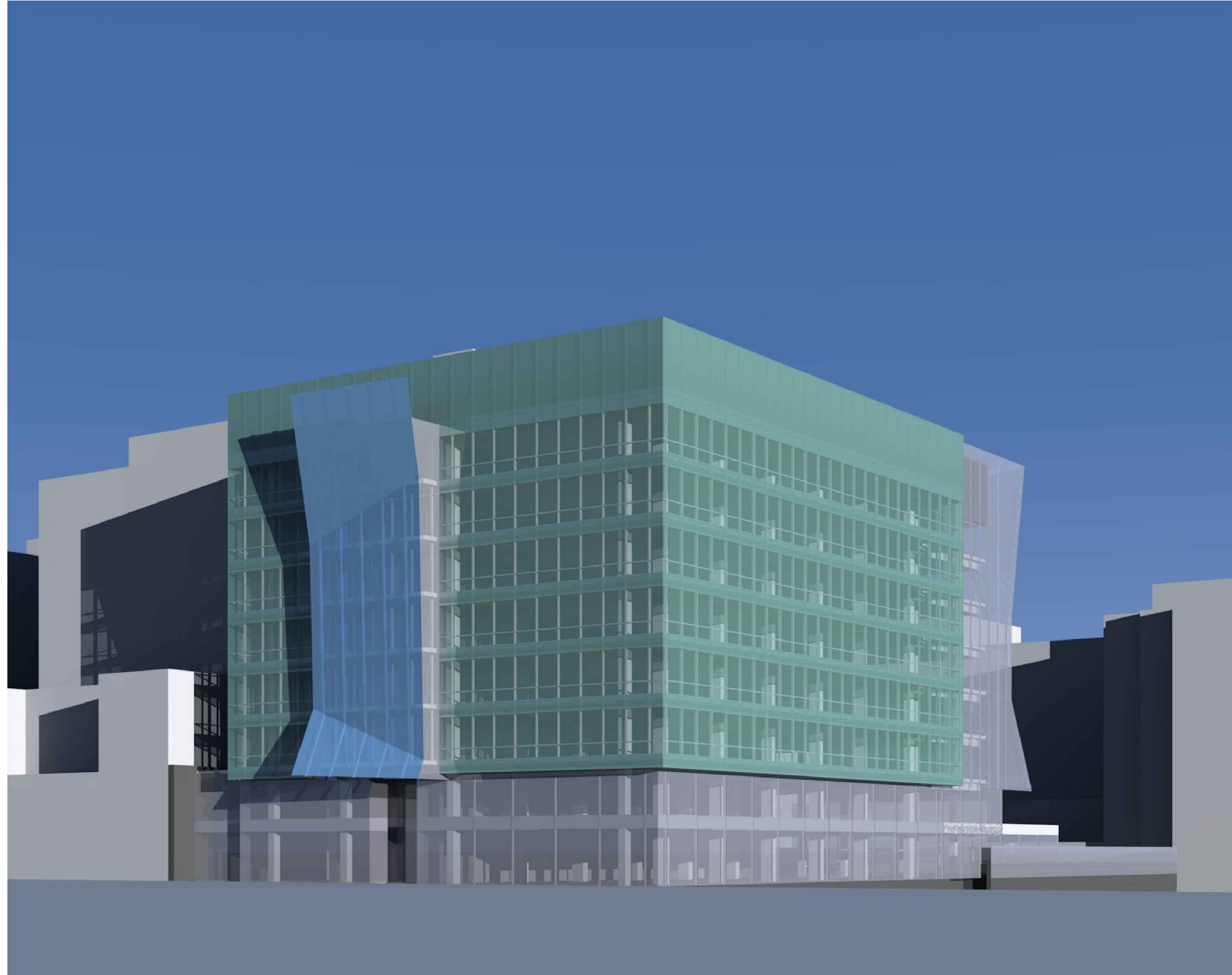


PARKING GARAGE ON CARROLL

ANCHOR BANK building  
OCTOBER 31, 2012



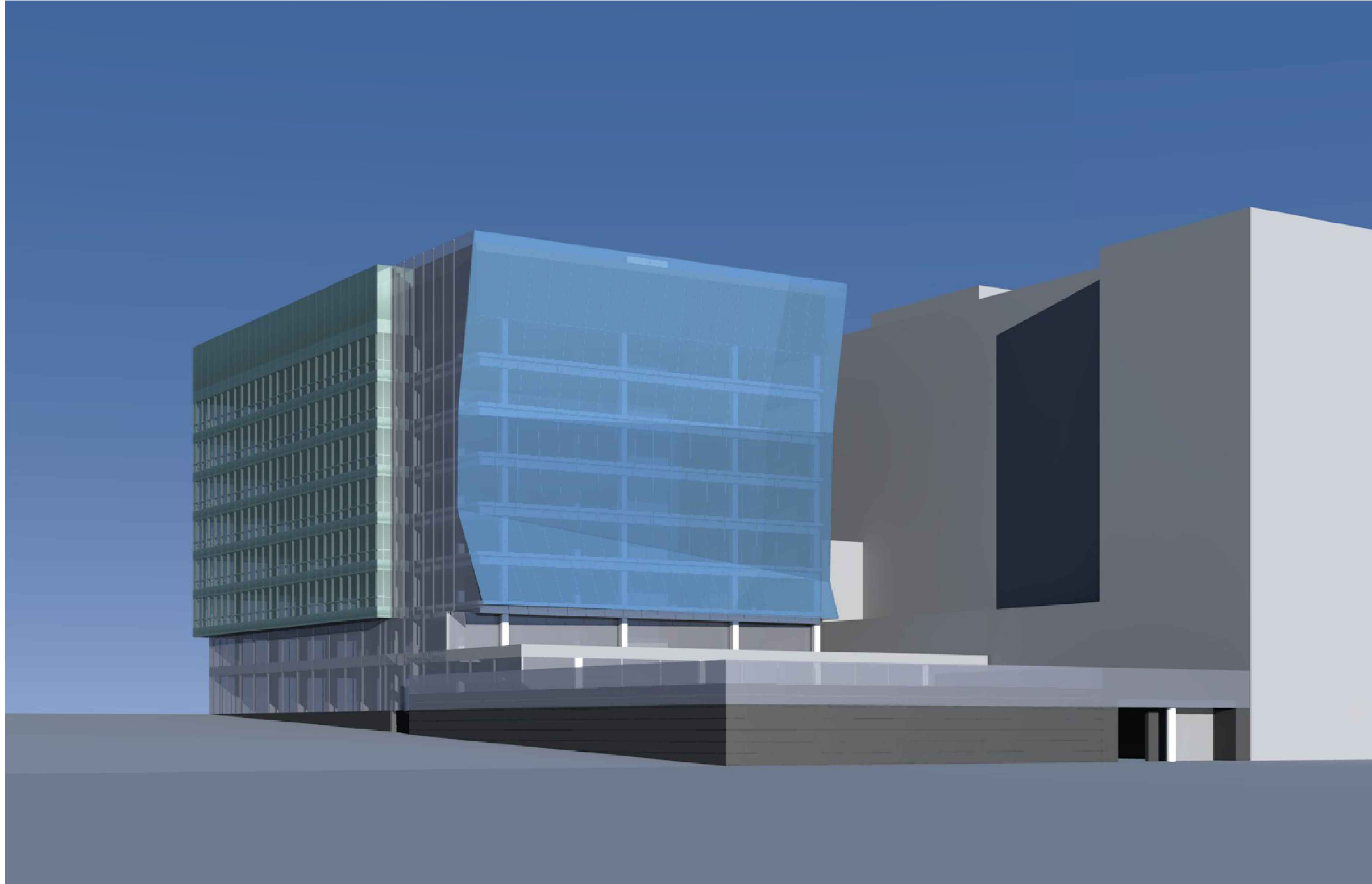
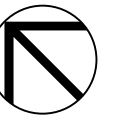
# EXTERIOR VIEW 1 - from corner of main st. & carroll st.



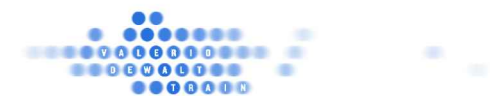
**ANCHOR BANK building**  
OCTOBER 31, 2012

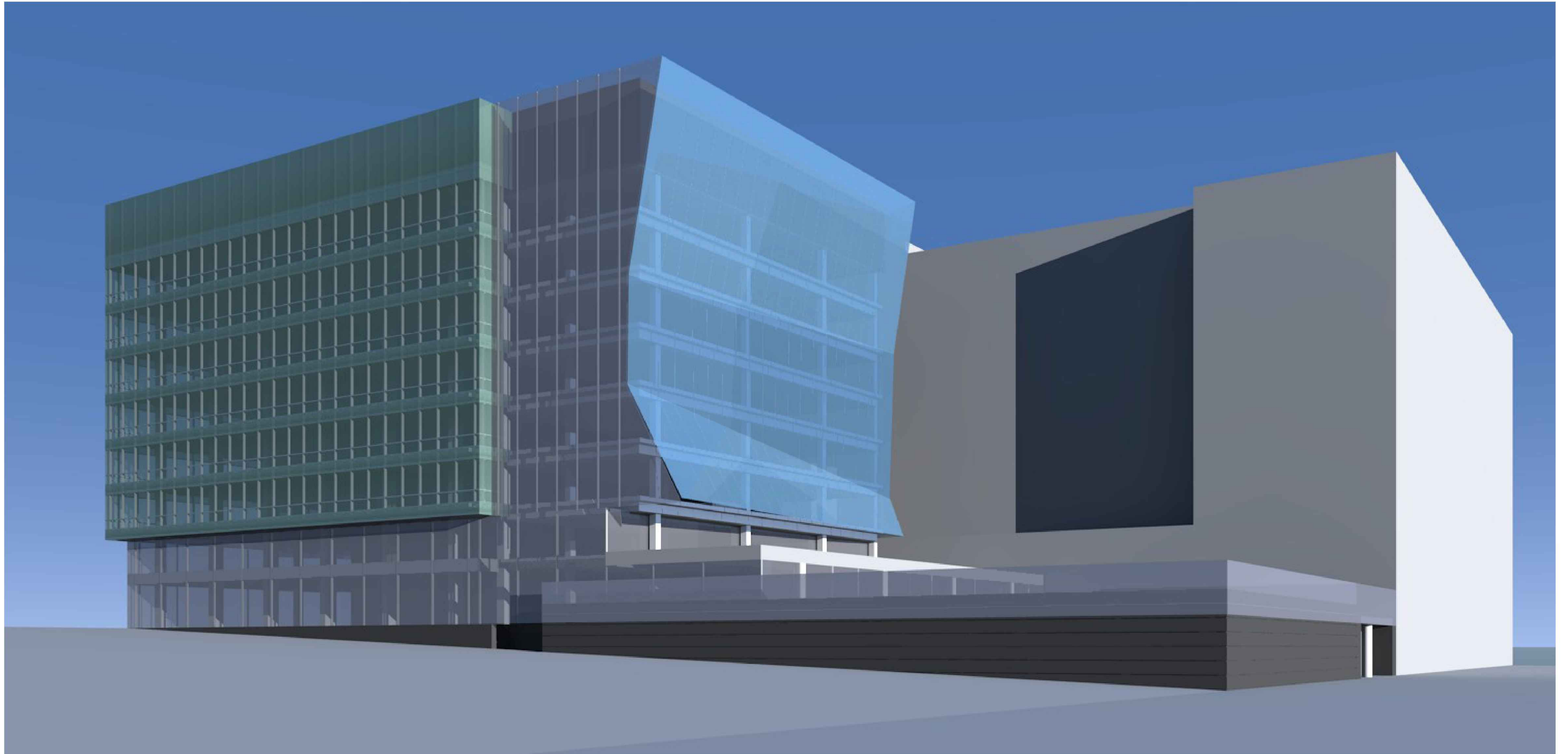
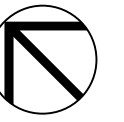


# EXTERIOR VIEW 2 - from corner of doty st. & carroll st.



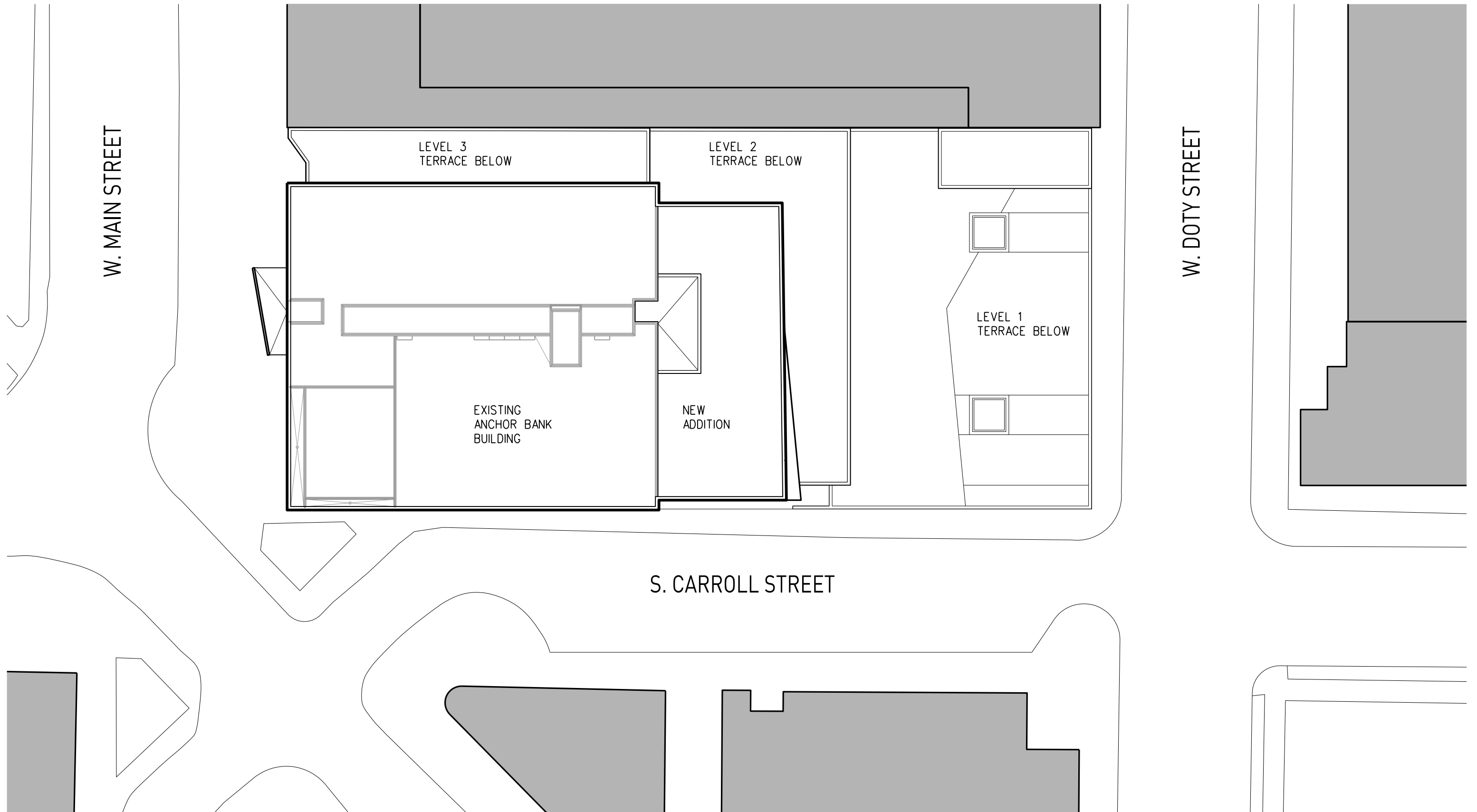
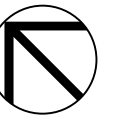
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OCTOBER 31, 2012







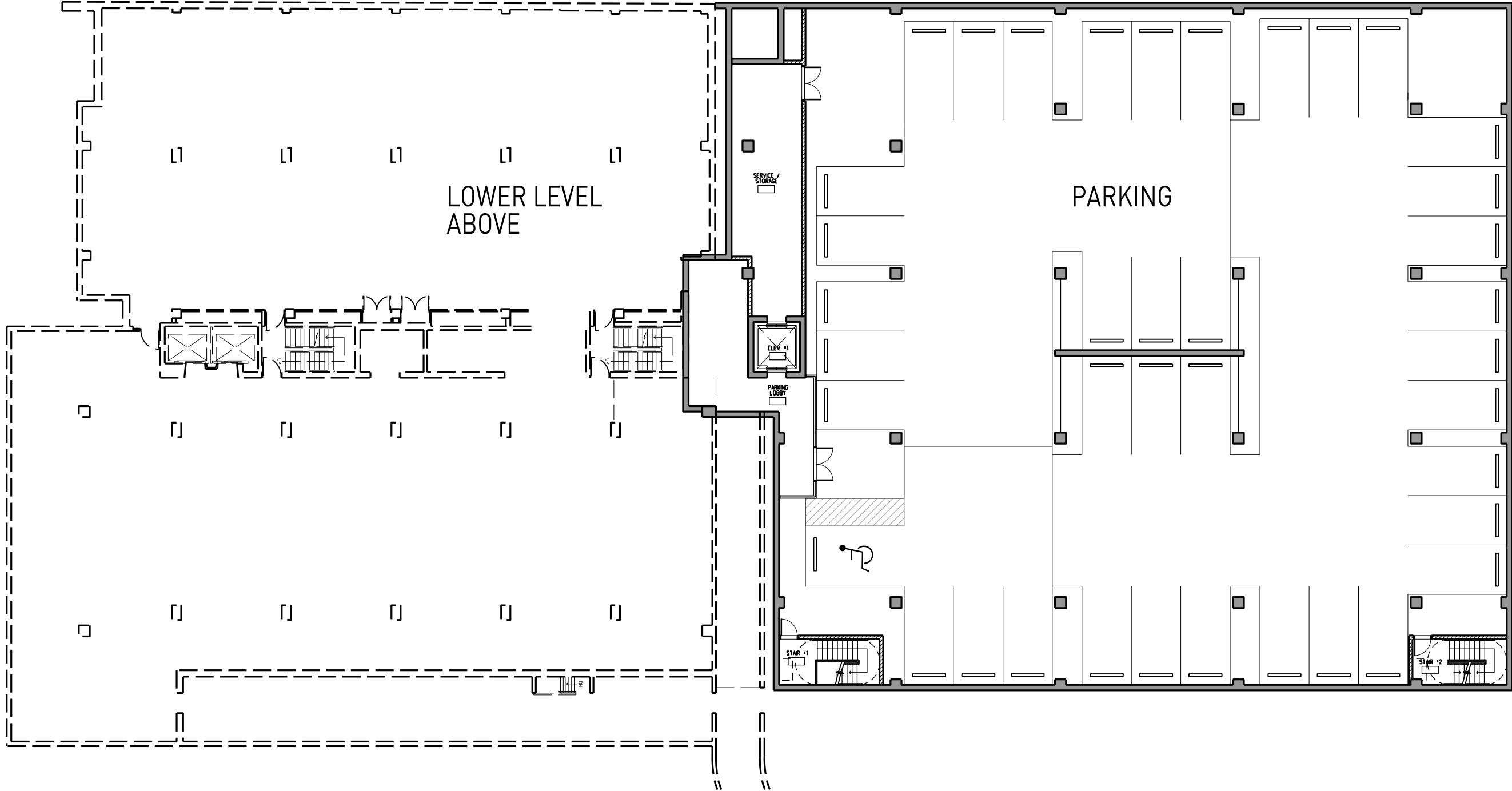
# SITE PLAN



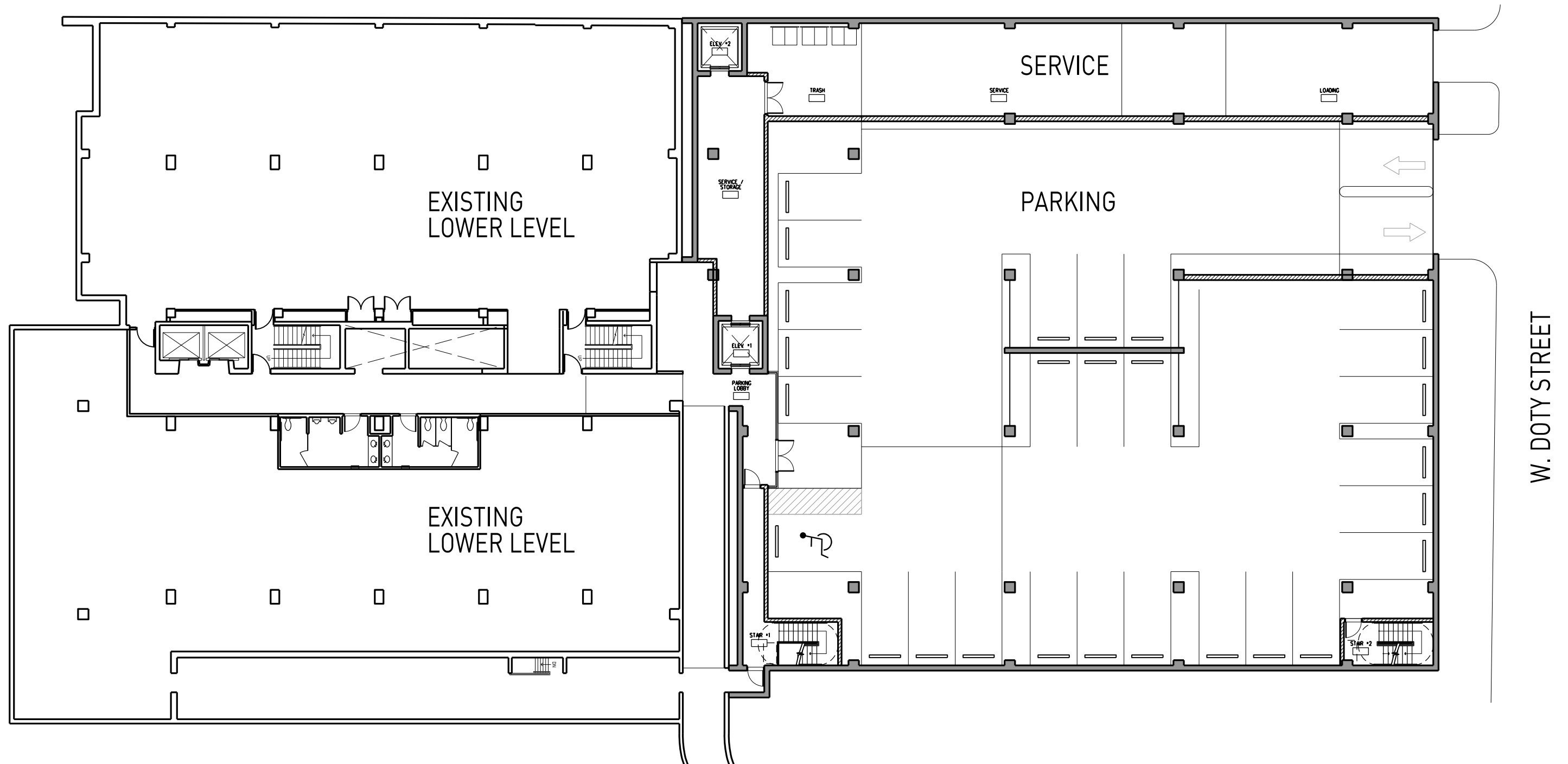
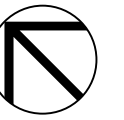
**ANCHOR BANK building**  
OCTOBER 31, 2012



# TYPICAL PARKING LEVEL



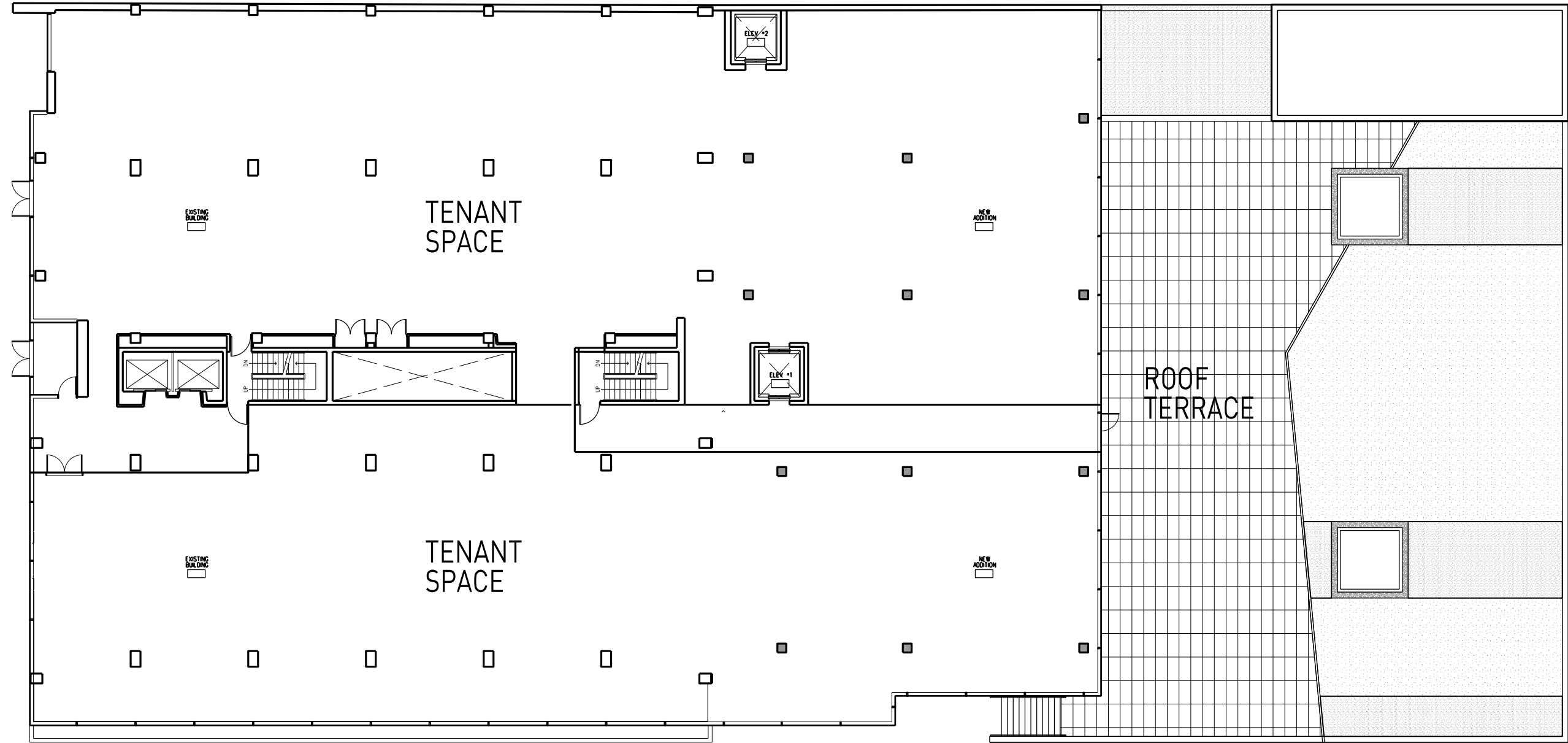
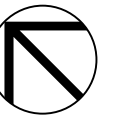
# GROUND LEVEL PARKING



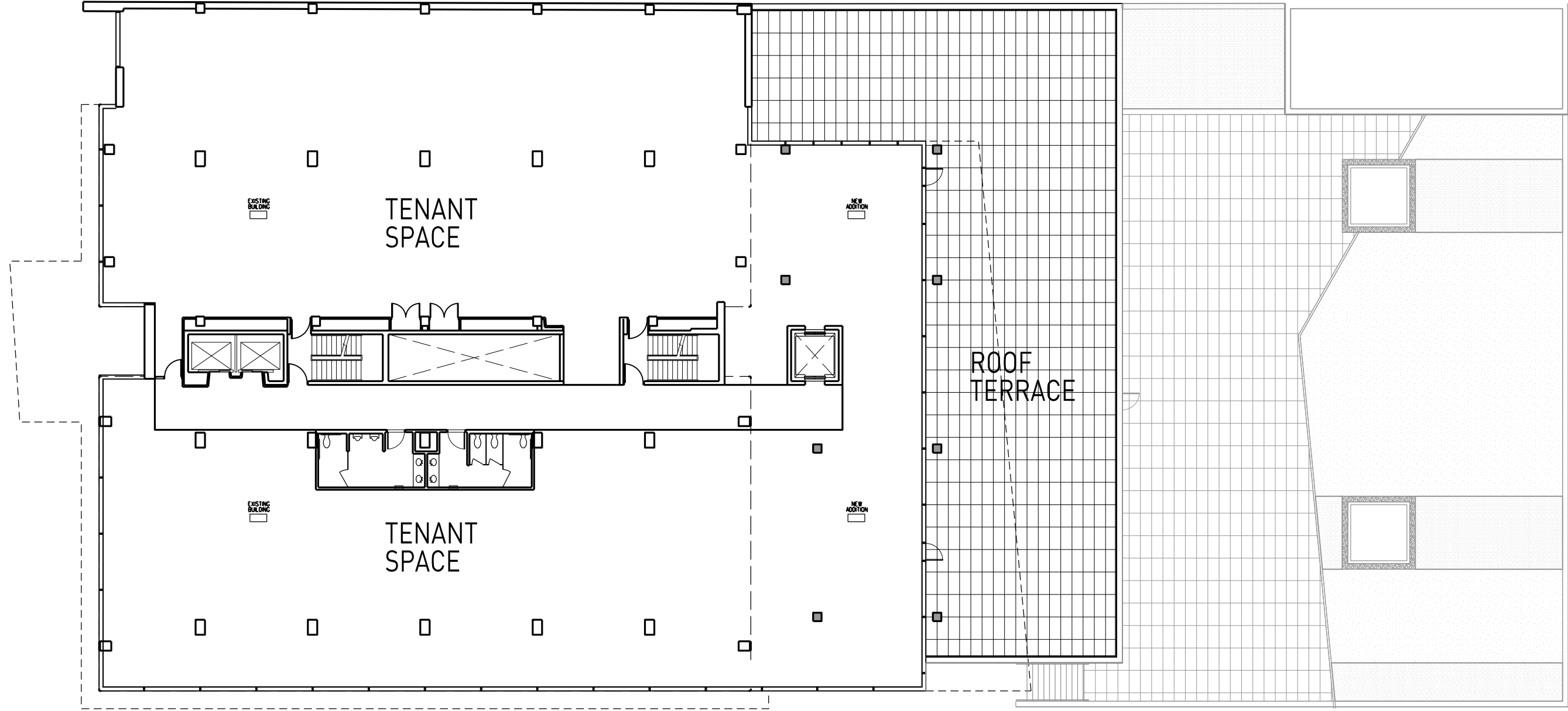
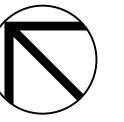
ANCHOR BANK building  
OCTOBER 31, 2012



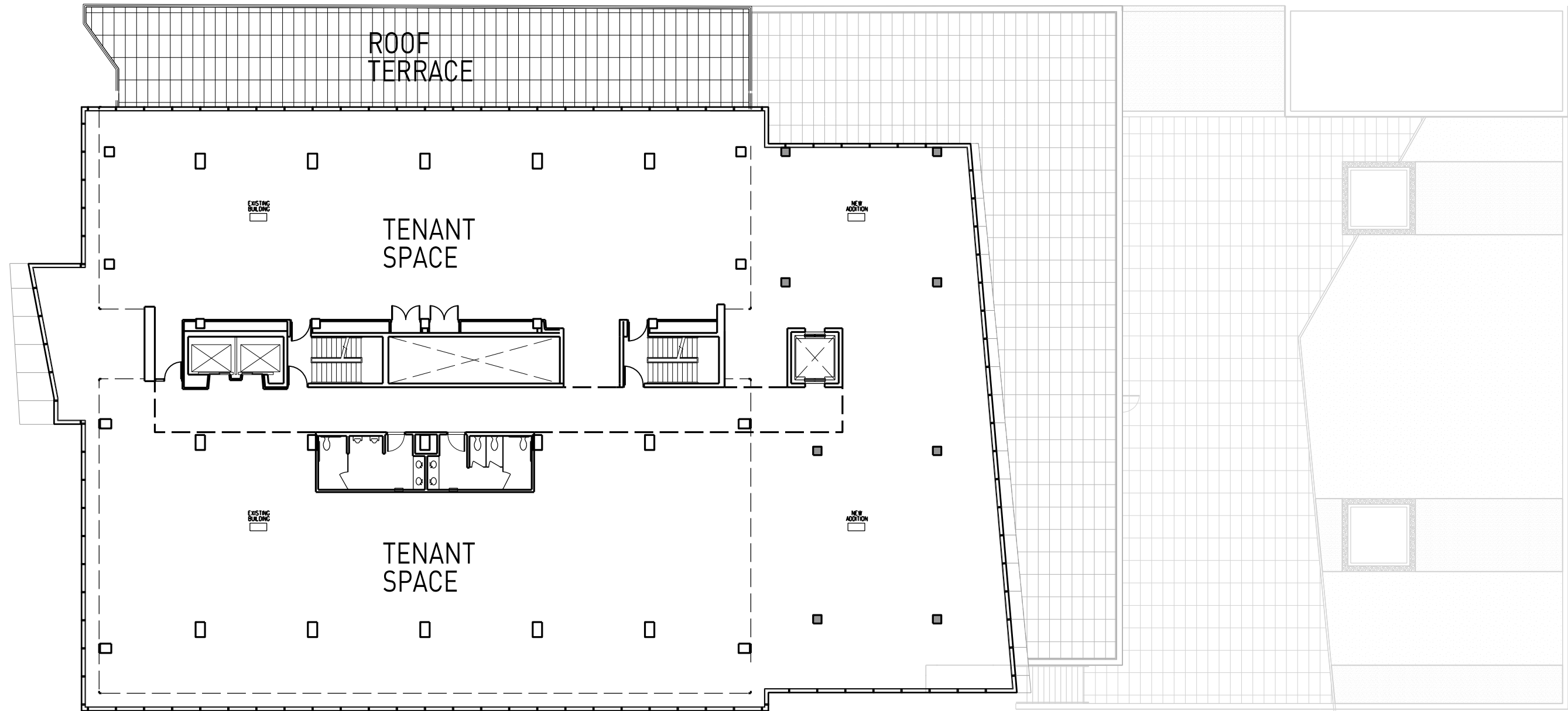
# LEVEL 1 PLAN



# LEVEL 2 PLAN



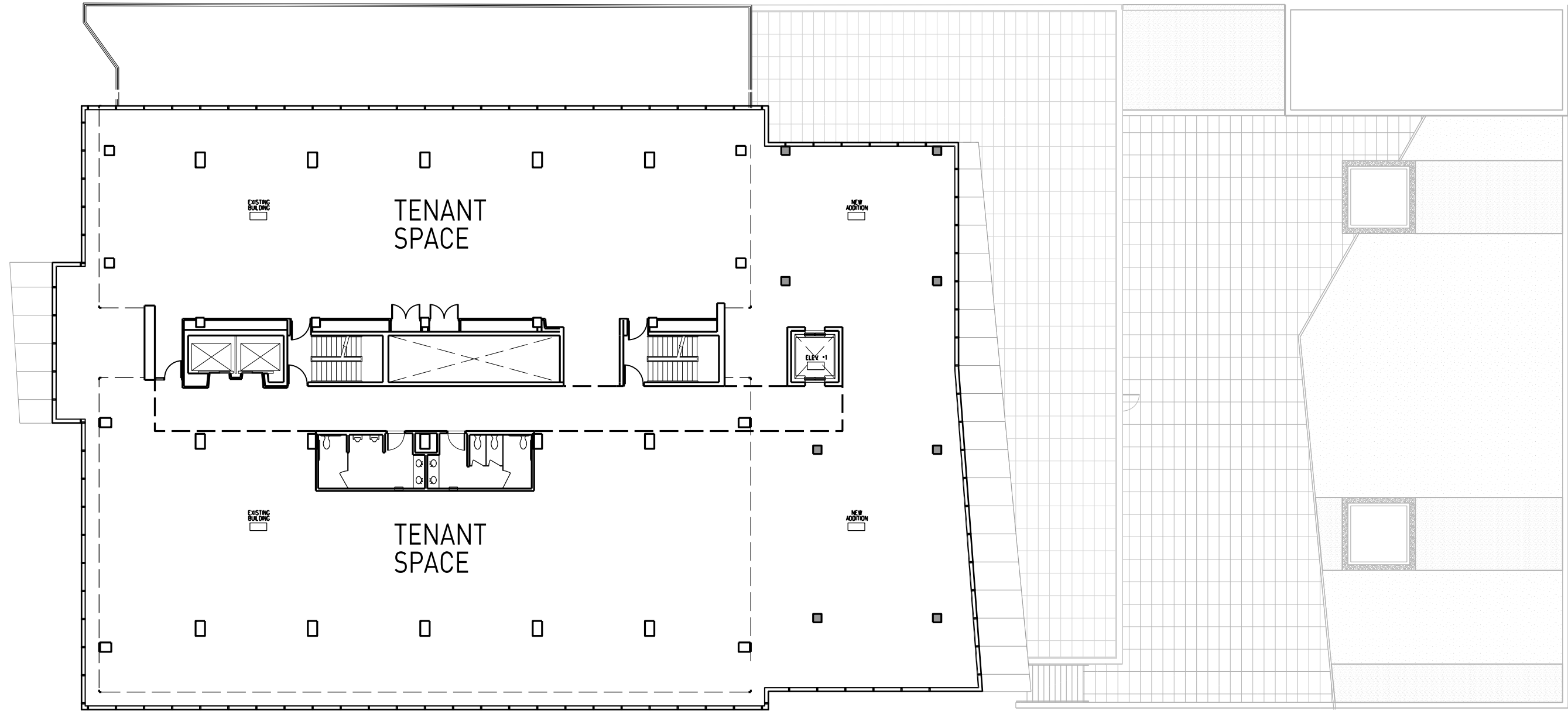
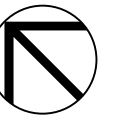
# LEVEL 3 PLAN



**ANCHOR BANK building**  
OCTOBER 31, 2012



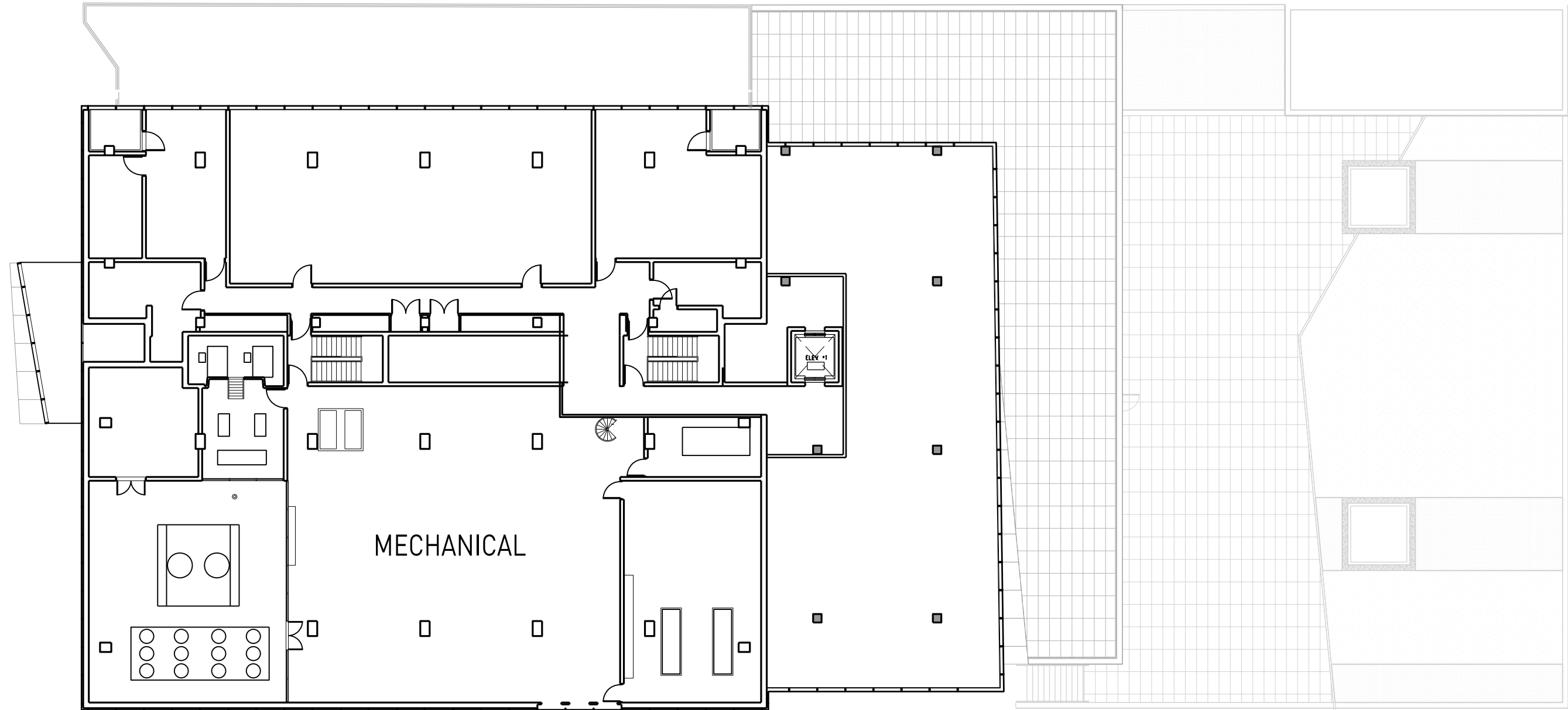
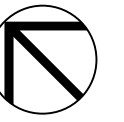
# LEVEL 4-8 PLANS



**ANCHOR BANK building**  
OCTOBER 31, 2012



# LEVEL 9 PLAN



ANCHOR BANK building  
OCTOBER 31, 2012

