

216 S. Hamilton St. Madison W

Urban Design Committee

# Comments from Initial UDC Meeting (03.31.21):

### 1: Material terminations:

-Side elevations were adjusted to create more apparent terminations to the wood bands and cladding. -Alley elevation was simplified to create a stronger definition of units

## 2: Roof access:

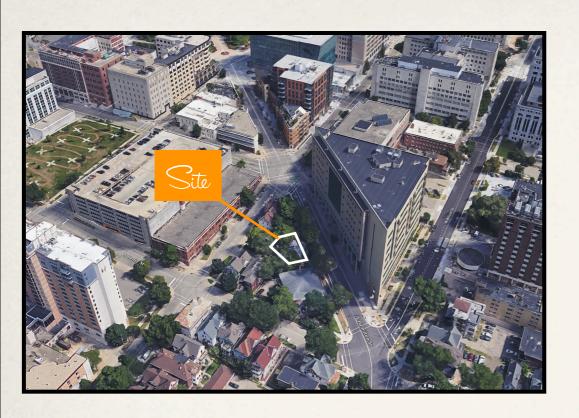
-We have been discussing this with potential buyers and in place of rooftop access, solar installations have been requested. We would like to maintain flexibility on this item and if there is a buyer who wants rooftop access we would appear before UDC again on that item, and would follow the process for any solar installations.

# 3: Landscaping:

-Bamboo species was revised to better withstand this climate zone and is noted on the Landscape plan



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Current Zoning: **UMX**Proposed Use: **Live/Work** 

28.071(2)(a) DOWNTOWN HEIGHT MAP

Max. Height: 6 Stories Proposed: 2 stories

4 Live/Work Units

1 Commercial space (+/- 200 s.f.)

Total Building s.f.: Approx. 6230 s.f.

#### 28.073 - DOWNTOWN DISTRICT BUILDING FORMS.

Live/Work Allowed in UMX District

**28.10 Live/Work Unit**. A dwelling unit in combination with a shop, office, studio, or other work space within a mixed-use building, where the resident occupant both lives and works.

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**Parcel Location:** An approximately 5,434 s.f. (0.12-acre) parcel located at mid-block of S. Hamilton St.; Aldermanic District 4 (Verveer)

Existing Conditions and Land Use: Existing 2 story Converted Single Family

Adopted Land Use Plans: The <u>Comprehensive Plan</u> designates the property and context as part of the Downtown Core (Volume II, Map 2-3).

Site is also in a Potential Redevelopment & Infill Area (Volume II, Map 2-5)

The 1997 Basset Neighborhood Master Plan identifies the parcel as part of the State Capitol Mixed Use Zone and encourages mixed use

# SUBCHAPTER 28J: - SUPPLEMENTAL REGULATIONS Live/Work Unit

- (a) The work space component shall be located on the first floor or basement of the building, with an entrance facing the primary abutting public street. COMPLIES
  - (b) The dwelling unit component shall be located above or behind the work space, and maintain a separate entrance located on the front or side facade and accessible from the primary abutting public street. **COMPLIES** 
    - (c) The office or business component of the unit shall not exceed fifty percent (50%) of the total floor area of the unit. (Am. b ORD-15-00033, 4-8-15) **COMPLIES**
- (d) The business component of the building may include offices, small service establishments, homecrafts which are typically considered accessory to a dwelling unit, or limited retailing associated with fine arts, crafts, or personal services. The business component shall be limited to those uses otherwise permitted in the district which do not require a separation from residentially zoned or occupied property, or other protected use.



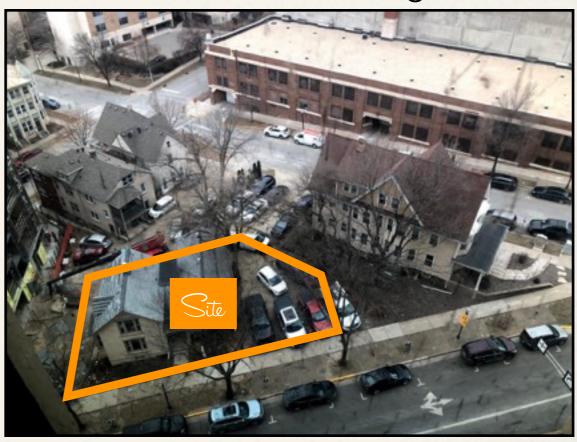
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# Demolition of Existing Building

First Landmarks Meeting:10.30.19 Second Landmarks Meeting: 02.15.21



View up S. Hamilton to Capitol



216 S. Hamilton St. Madison W





Wood Accent Bands Spandrel Glass Insulated Metal Panel Storefront Glass

S. Hamilton Elevation





S. Hamilton Elevation

# Hamilton St. to Capitol





Wood Accent Bands

Spandrel Glass

Insulated Metal Panel

Storefront Glass

S. Hamilton Elevation





-Wood Accent Bands

Insulated Metal Panel

Storefront Glass

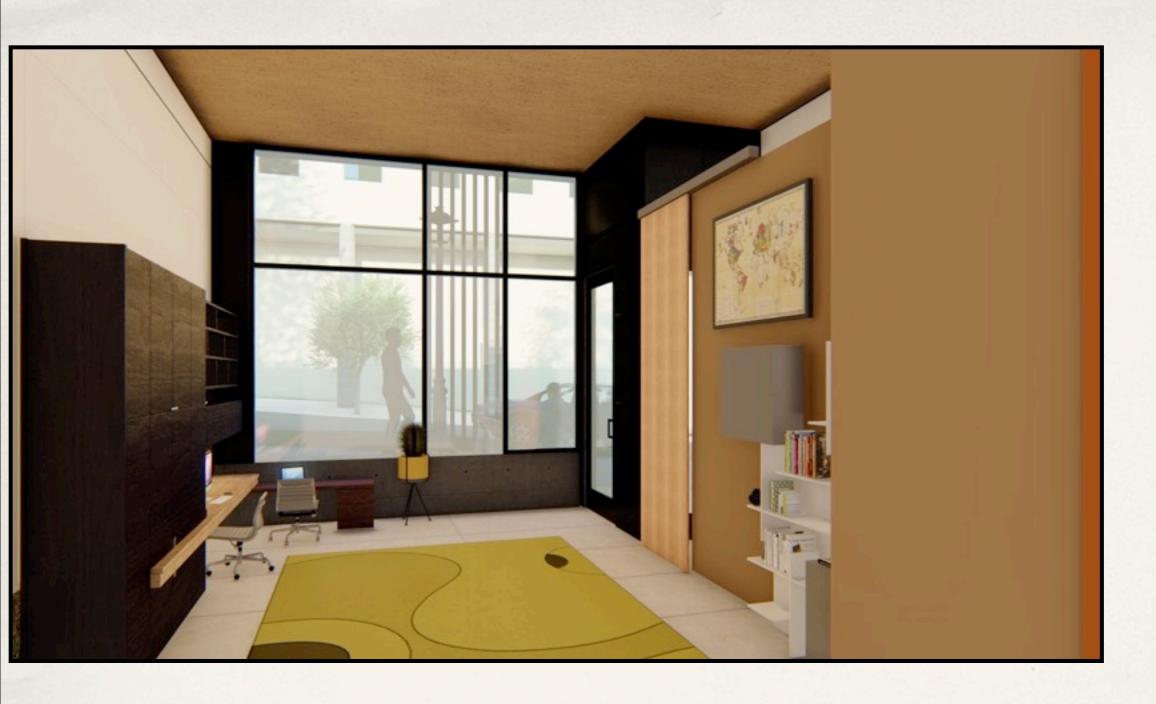
Hamilton St. towards Lake





the Luminous

Alley Side
Urban Design Commission



Work Space





the Luminous

Live Space
Urban Design Commission

#### TYPICAL BUILDING MATERIAL PALETTE

#### **CLADDING: INSULATED PANELS**

MANUFACTURER: METL-SPAN FINISH:

SMOOTH/CONCEALED FASTENING SYSTEM

AUBURN BROIWN/GREY

SIZE: **VARIES** 

LOCATIONS:

EXTERIOR; RE: ELEVATIONS





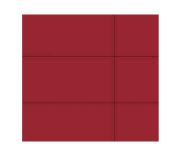
#### **ACCENT BAND- ACM**

MANUFACTURER: **ALUCOBOND** FINISH:

SMOOTH/CONCEALED FASTENING SYSTEM COLOR: CARB RED

LOCATIONS:

EXTERIOR; RE: ELEVATIONS



#### **WINDOWS**

**ALUMINUM STOREFRONT** 

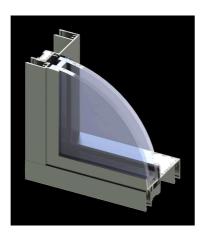
PREFINISHED ALUMINUM BLACK

**VARIES** 

GLASS: CLEAR LOW E ARGON FILLED DOUBLE GLAZED

LOCATIONS:

EXTERIOR; RE: ELEVATIONS





#### STAINED WOOD

STAINED WOOD W/STAINLESS STEEL **EXPOSED FASTENERS** 

> FINISH. STAINED

LOCATIONS: **ACCENT BANDS** 



#### **VENT**

MANUFACTURER: **SEIHO** MODEL: SFX FINISH:

**BRUSHED ALUMINUM** SIZE:

> 5.3" DIA. LOCATIONS:

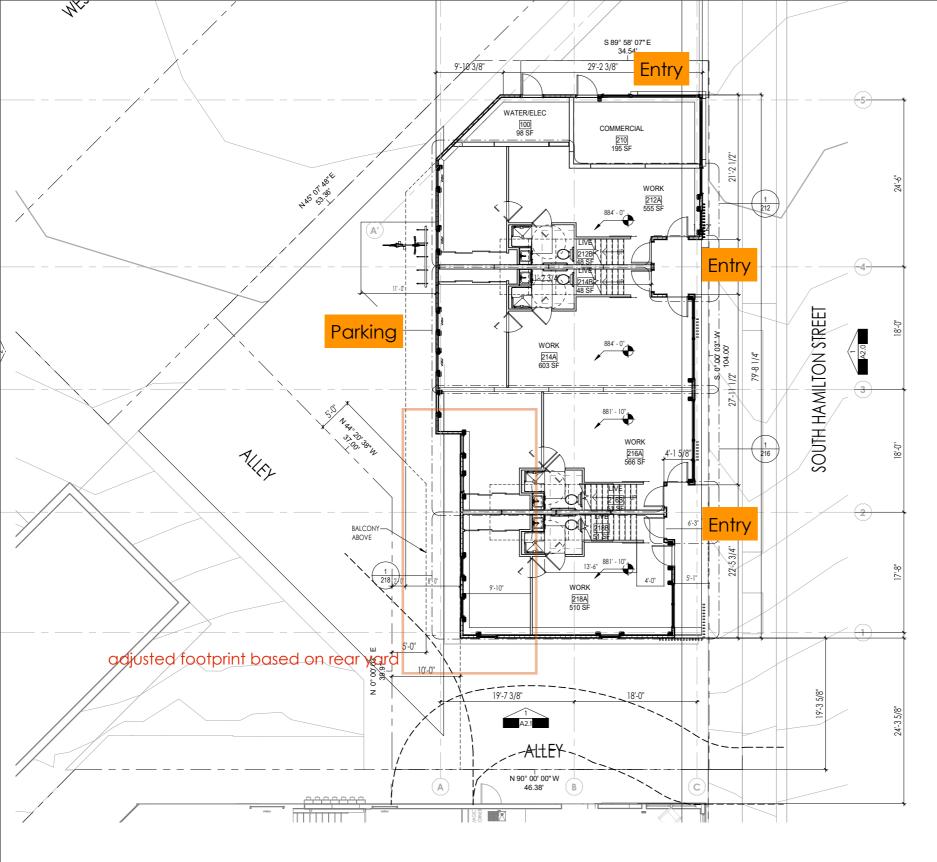
WALL MOUNTED GROUPED; RE: ELEVATIONS





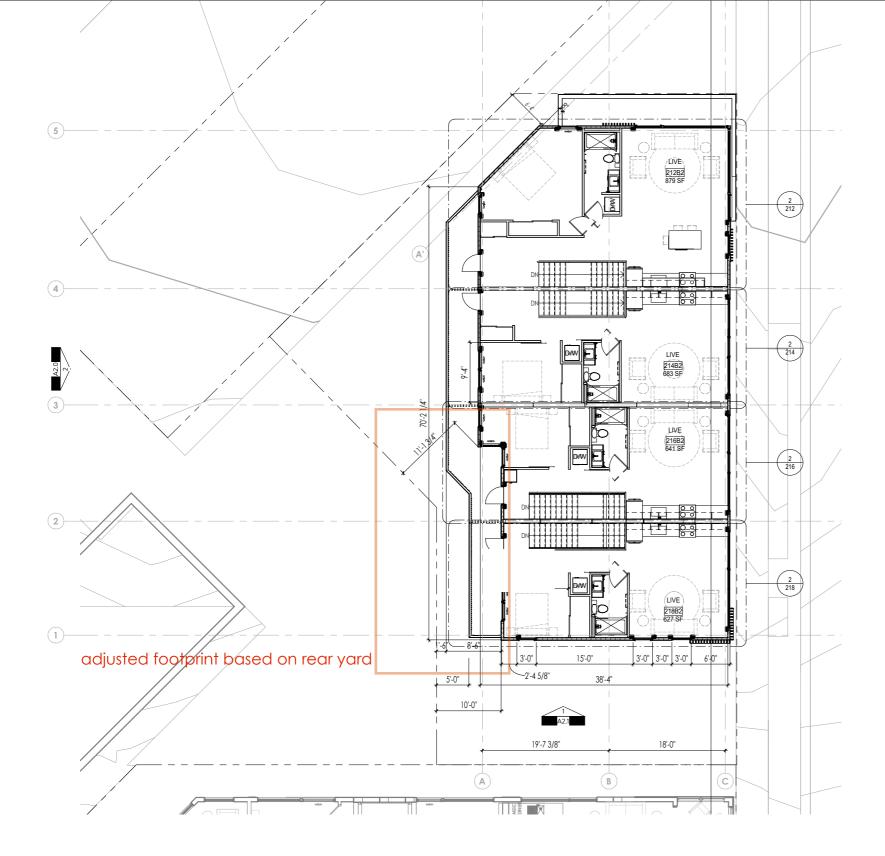










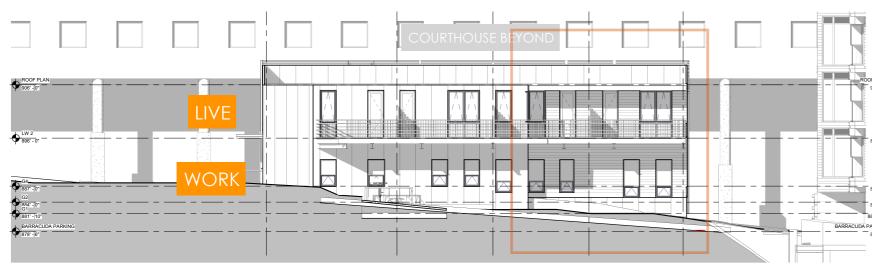








1 HAMILTON ELEVATION



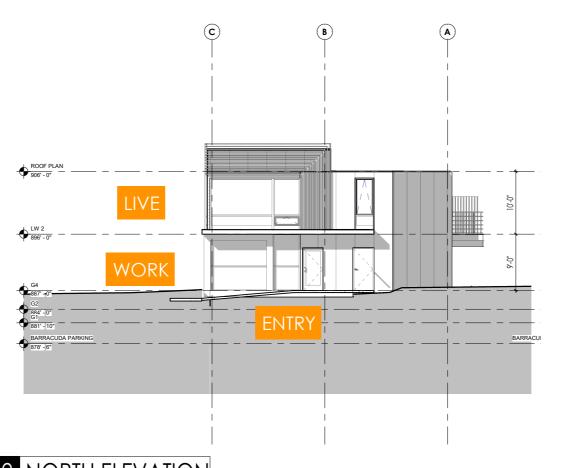
2 WEST ELEVATION

adjusted footprint based on rear yard

# Building Elevations Urban Design Commission







Building Elevations
Urban Design Commission



