



# URBAN DESIGN COMMISSION APPLICATION CITY OF MADISON

This form may also be completed online at:  
<http://www.cityofmadison.com/planning/documents/UDCapplication.pdf>

215 Martin Luther King Jr. Blvd; Room LL-100  
PO Box 2985; Madison, Wisconsin 53701-2985  
Phone: 608.266.4635 | Facsimile: 608.267.8739

Please complete all sections of the application, including the desired meeting date and the type of action requested.

Date Submitted: _____	<input type="checkbox"/> Informational Presentation
UDC Meeting Date: <u>APRIL 22, 2015</u>	<input type="checkbox"/> Initial Approval
Combined Schedule Plan Commission Date (if applicable): <u>MAY 4, 2015</u>	<input checked="" type="checkbox"/> Final Approval

1. Project Address: 126 SOUTH CARROLL STREET  
Project Title (if any): ANCHOR PROPERTIES REDEVELOPMENT

2. This is an application for (Check all that apply to this UDC application):

New Development  Alteration to an Existing or Previously-Approved Development

**A. Project Type:**

- Project in an Urban Design District\* (public hearing-\$300 fee)
- Project in the Downtown Core District (DC) or Urban Mixed-Use District (UMX) (\$150 fee, Minor Exterior Alterations)
- Suburban Employment Center (SEC) or Campus Institutional District (CI) or Employment Campus District (EC)
- Planned Development (PD)
  - General Development Plan (GDP)
  - Specific Implementation Plan (SIP)
- Planned Multi-Use Site or Planned Residential Complex

**B. Signage:**

- Comprehensive Design Review\* (public hearing-\$300 fee)  Street Graphics Variance\* (public hearing-\$300 fee)
- Signage Exception(s) in an Urban Design District (public hearing-\$300 fee)

**C. Other:**

Please specify: \_\_\_\_\_

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

Applicant Name: BRAD BINKOWSKI  
Street Address: 10 E DOTY ST, STE 300  
Telephone: (608) 251-0706 Fax: (608) 251-5572

Company: URBAN LAND INTERESTS  
City/State: MADISON, WI Zip: 53703  
Email: BBINKOWSKI@ULI.COM

Project Contact Person: MARK BINKOWSKI  
Street Address: 10 E DOTY ST, STE 300  
Telephone: (608) 251-0706 Fax: (608) 251-5572

Company: URBAN LAND INTERESTS  
City/State: MADISON, WI Zip: 53703  
Email: MBINKOWSKI@ULI.COM

Project Owner (if not applicant): 25 WEST MAIN PARKING LLC  
Street Address: 10 E DOTY ST, STE 300  
Telephone: (608) 251-0706 Fax: ( )

City/State: MADISON, WI Zip: 53703  
Email: \_\_\_\_\_

**4. Applicant Declarations:**

A. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with AL MARTIN on 3/17/15.  
(name of staff person) (date of meeting)

B. The applicant attests that all required materials are included in this submittal and understands that if any required information is not provided by the application deadline, the application will not be placed on an Urban Design Commission agenda for consideration.

Name of Applicant: BRAD BINKOWSKI

Relationship to Property: PRESIDENT, ULI

Authorized Signature:

Date: 4/15/15

# ANCHOR PROPERTIES REDEVELOPMENT



# RESIDENTIAL ELEVATION - SOUTHWEST HAMILTON STREET



SEE 1A/A2-01 FOR NORTH ELEVATIONS

SEE 1F/A2-01 FOR WEST ELEVATIONS

EXISTING JACKMAN BUILDING

EXISTING BASKERVILLE BUILDING

BK-2  
TR-1  
S.S. CABLE RAILING TYP.  
PAINTED STEEL PLATE CANOPY W/ SIGNAGE

MTL-5  
MTL-8  
ALUM. FRAME WINDOW TYP.  
TR-1

BK-2  
FROSTED GLASS  
PAINTED STEEL PLATE CANOPY WITH SIGNAGE  
MTL-8

- HIGH ROOF LEVEL  
+1030'-10" EL. =
- ROOF PARAPET  
+1018'-9" EL. =
- ROOF SLAB  
+1015'-8" EL. =
- LEVEL 9  
+1005'-0" EL. =
- LEVEL 8  
+994'-4" EL. =
- LEVEL 7  
+983'-8" EL. =
- LEVEL 6  
+973'-0" EL. =
- LEVEL 5  
+962'-4" EL. =
- LEVEL 4  
+951'-8" EL. =
- LEVEL 3  
+941'-0" EL. =
- LEVEL 2  
+929'-8" EL. =
- MECH. MEZZ. LEVEL  
+919'-6" EL. =
- HIGH POINT OF FRONTAGE  
+917'-0" EL. =



ANCHOR PROPERTIES REDEVELOPMENT

MARCH 30, 2015



Urban Land Interests

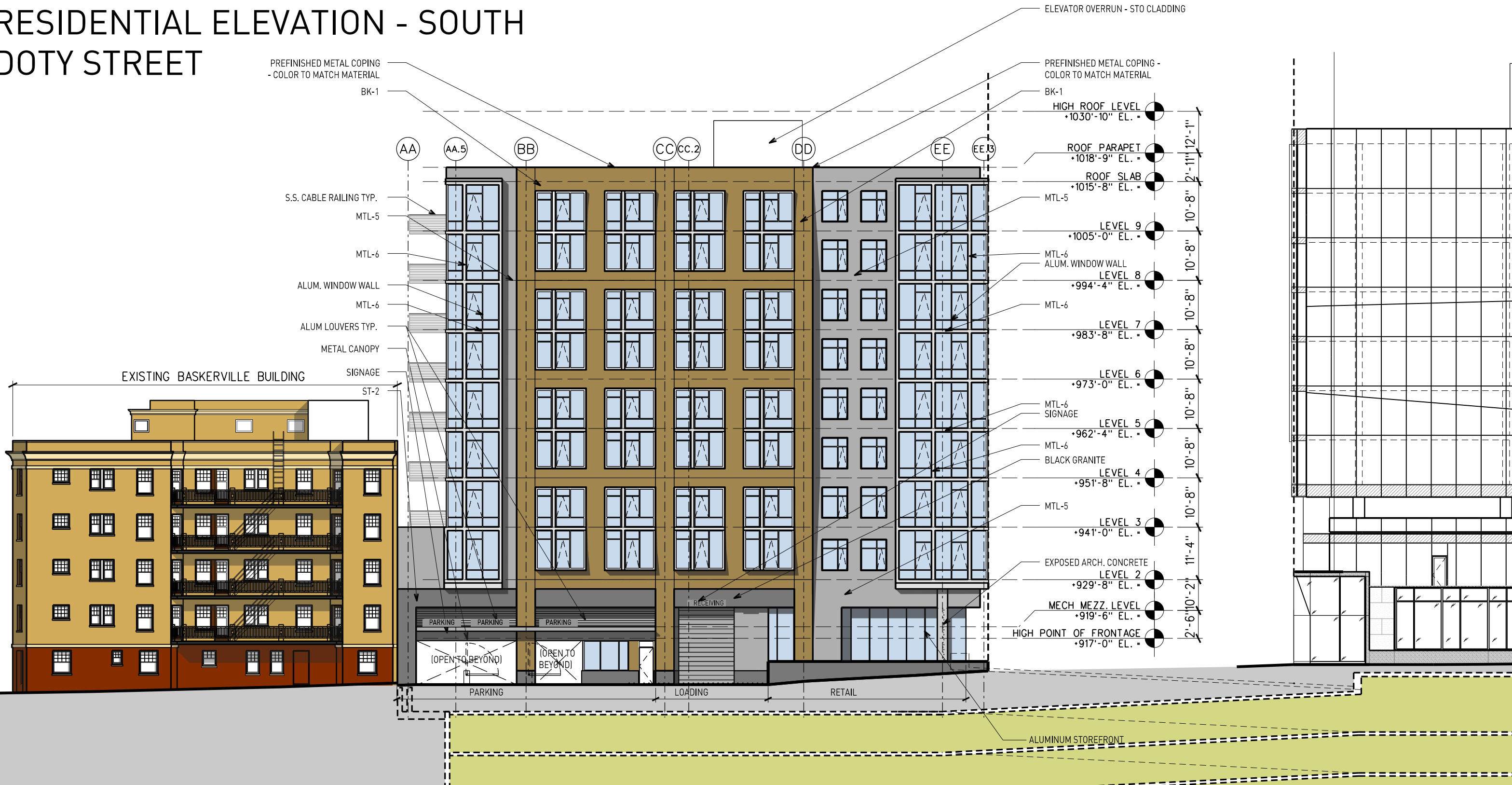


# RESIDENTIAL ELEVATION - EAST

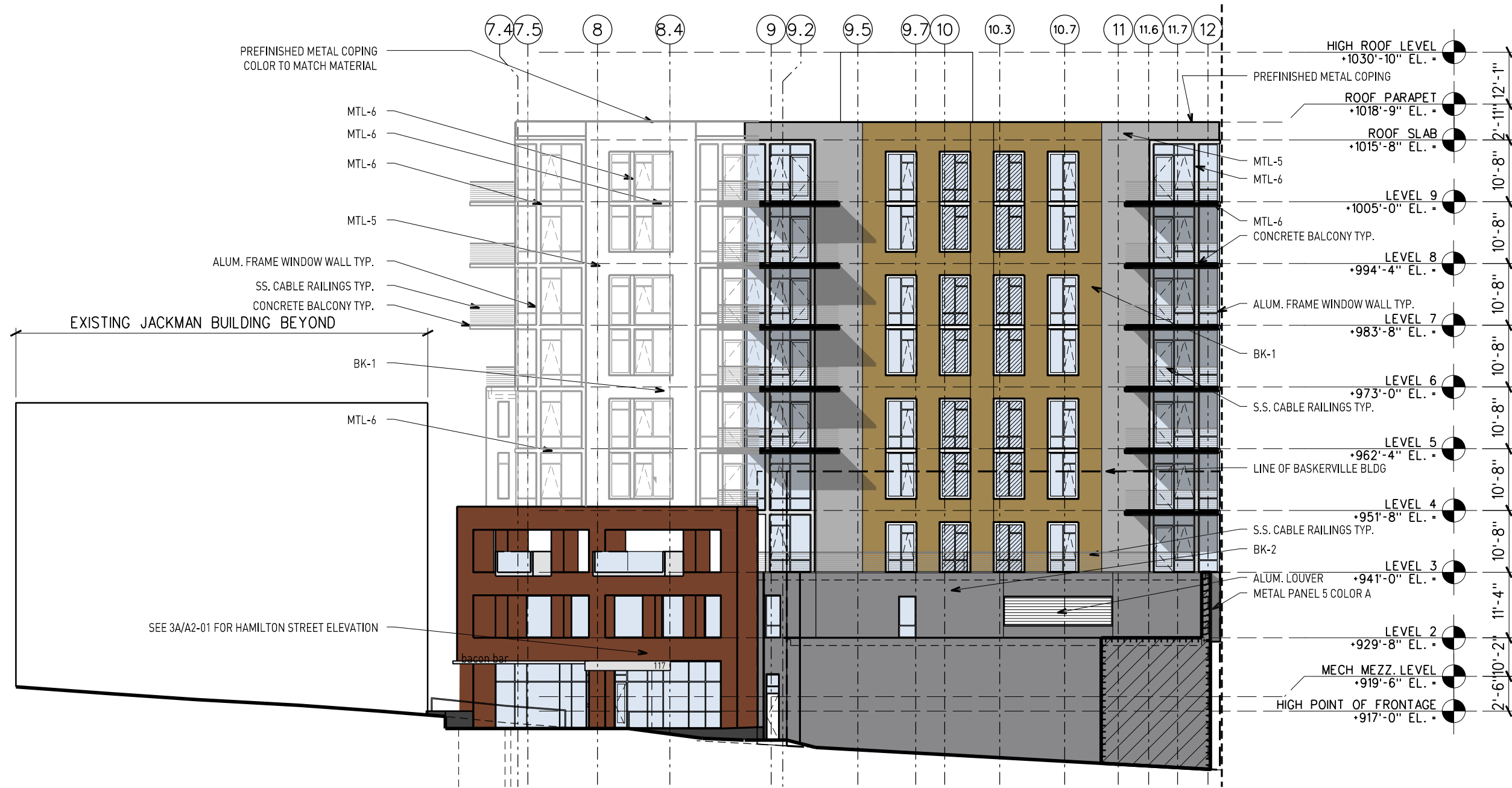
## CARROLL STREET



# RESIDENTIAL ELEVATION - SOUTH DOTY STREET



# RESIDENTIAL ELEVATION - WEST ABOVE BASKERVILLE BUILDING



# RESIDENTIAL ELEVATION - NORTH ABOVE JACKMAN BUILDING



# RESIDENTIAL - MATERIAL LEGEND

EXTERIOR MATERIAL LEGEND			
ITEM	COLOR		NOTES
<b>CURTAIN WALL</b>			
CW-1		EFFCO 5500 SERIES 2-SIDED CAPTURED SYSTEM (VERTICALS CAPTURED)	
CW-2		NOVUM POINT SUPPROTED GLAZING SYSTEM	
CW-3		EFFCO 5500 SERIES 2-SIDED CAPTURED SYSTEM (HORIZONTALS CAPTURED)	
<b>WINDOW WALL</b>			
W-1	DARK BRONZE	TRACO 3500 - OR EQUAL	COLOR TO MATCH MTL-5, MTL-6
W-2	DARK BRONZE	TRACO 3800 - OR EQUAL	COLOR TO MATCH MTL-5, MTL-6
<b>GLAZING</b>			
GL-1A	CLEAR	1" CLEAR INSULATING GLASS W/ LOW-E COATING - PPG SOLARBAN ON STARPHIRE LOW-E #2 (EXTERIOR) & PPG STARPHIRE (INTERIOR)	
GL-1B	CLEAR SPNDRL	1" CLEAR INSULATING GLASS SPANDREL - PPG SOLARBAN ON STARPHIRE LOW-E #2 (EXTERIOR) & PPG STARPHIRE (INTERIOR)	
GL-2A	BLUE	8 MM LB FT + 1.52 PVB + 6MM FT LOW E #3 + 12A + 10 MM FT	
GL-2B	BLUE SPNDRL	8 MM LB FT + 1.52 PVB + 6MM FT LOW E #3 + 12A + 10 MM FT	
GL-3A	GREEN	1" CLEAR INSULATING GLASS W/ LOW-E COATING - VIRACON VE 2-2M W/ CONTINUOUS VERTICAL 1/2" X 6" STAINLESS STEEL FIN AT EACH MULLION	
GL-3B	GREEN FRIT	1" CLEAR INSULATING GLASS W/ 50% FRIT COVERAGE AND LOW-E COATING - VIRACON VE 2-2M W/ CONTINUOUS VERTICAL 1/2" X 6" STAINLESS STEEL FIN AT EACH MULLION	
GL-4	CLEAR	1/2" THK. FRAMELESS CLEAR TEMPERED GLASS GUARDRAIL	
<b>METAL</b>			
MTL-1		INSULATED FLAT METAL PANEL, ALUM. FIN.	
MTL-2		PREFORMED ALUM. COLUMN COVER - FINISH TBD	
MTL-3		S.S., US32D, 1 1/4" DIAMETER HANDRAIL	
MTL-4			
MTL-5	DARK BRONZE	ALUM. RAINSCREEN PANEL	COLOR TO MATCH W-1, W-2, MTL-6
MTL-6	DARK BRONZE	ALUM. ENCLOSURE PANEL	COLOR TO MATCH MTL-5, W-1, W-2
MTL-8		COPPER RAINSCREEN PANEL	
<b>BRICK</b>			
BK-1	LIGHT	YANKEE HILL BRICK - LIGHT IRON SPOT SMOOTH	MODULAR (7 5/8"x3-5/8"x2- 1/4")
BK-2	DARK	YANKEE HILL BRICK - DARK IRON SPOT SMOOTH	MODULAR (7 5/8"x3-5/8"x2- 1/4")
<b>SILLS</b>			
SL-1	MATCH BRICK	PRECAST CONCRETE SILL	
<b>TERRACOTTA RAINSCREEN</b>			
TR-1	M6.01-0	NBK TERRART TERRACOTTA PANEL - NATURAL TEXTURE	8" VERTICAL MODULAR
<b>TERRACE PAVERS</b>			
PV-1		2'-0" X 2'-0" PRE-CAST CONC.	
PV-2		2'-0" X 2'-0" PRE-CAST CONC.	
<b>ROOFING SYSTEMS</b>			
RF-1		THERMOPLASTIC POLYOLEFIN SINGLE PLY ROOFING MEMBRANE (TPO)	
RF-2		HYDROTECH TERRACE PAVER SYSTEM	
<b>STONE</b>			
ST-1		ABSOLUTE BLACK GRANITE W/ FLAMED FINISH (1 1/2" THICK)	
ST-2		DAKOTA MAHOGANY W/ FLAMED FINISH (1 1/2" THICK)	
<b>PAINT</b>			
PT-1		MODAC F-100 PAINT (WHITE)	





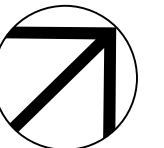
# RENDERING



CORNER OF DOTY AND CARROLL



FACING SOUTH ON CARROLL



ANCHOR BANK - PROPERTY DEVELOPMENT

MARCH 30, 2015



Urban Land Interests



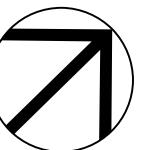
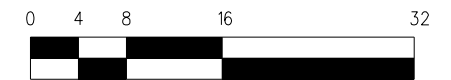
# RENDERING



HAMILTON STREET



FACING EAST ON DOTY



ANCHOR BANK - PROPERTY DEVELOPMENT

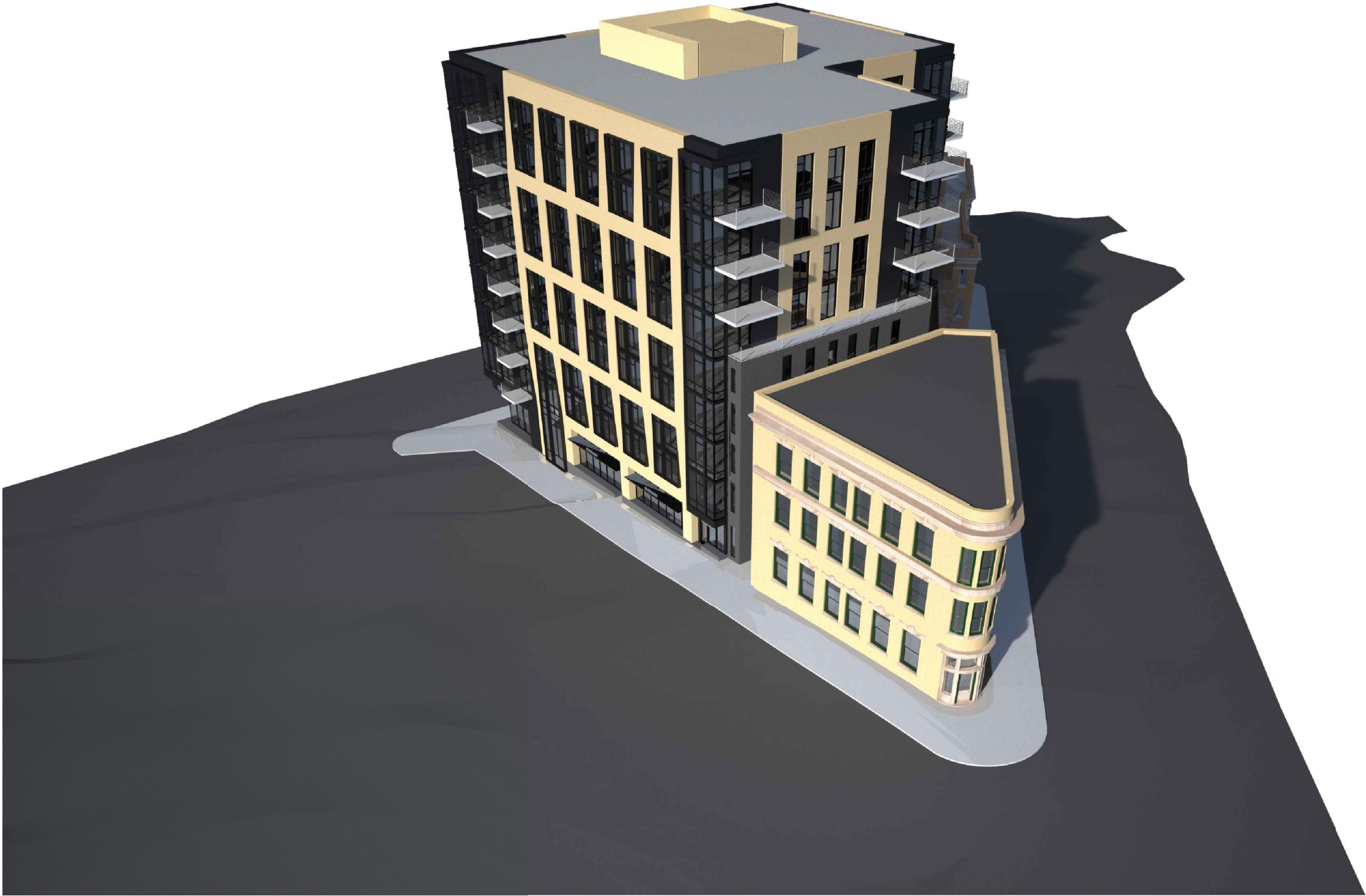
MARCH 30, 2015



Urban Land Interests



# AERIAL VIEW OF RESIDENTIAL BUILDING FROM NORTHEAST



ANCHOR BANK - PROPERTY DEVELOPMENT

MARCH 30, 2015



Urban Land Interests



# AERIAL VIEW OF RESIDENTIAL BUILDING FROM NORTHWEST



ANCHOR BANK - PROPERTY DEVELOPMENT

MARCH 30, 2015



Urban Land Interests



# AERIAL VIEW OF RESIDENTIAL BUILDING FROM SOUTHEAST



ANCHOR BANK - PROPERTY DEVELOPMENT

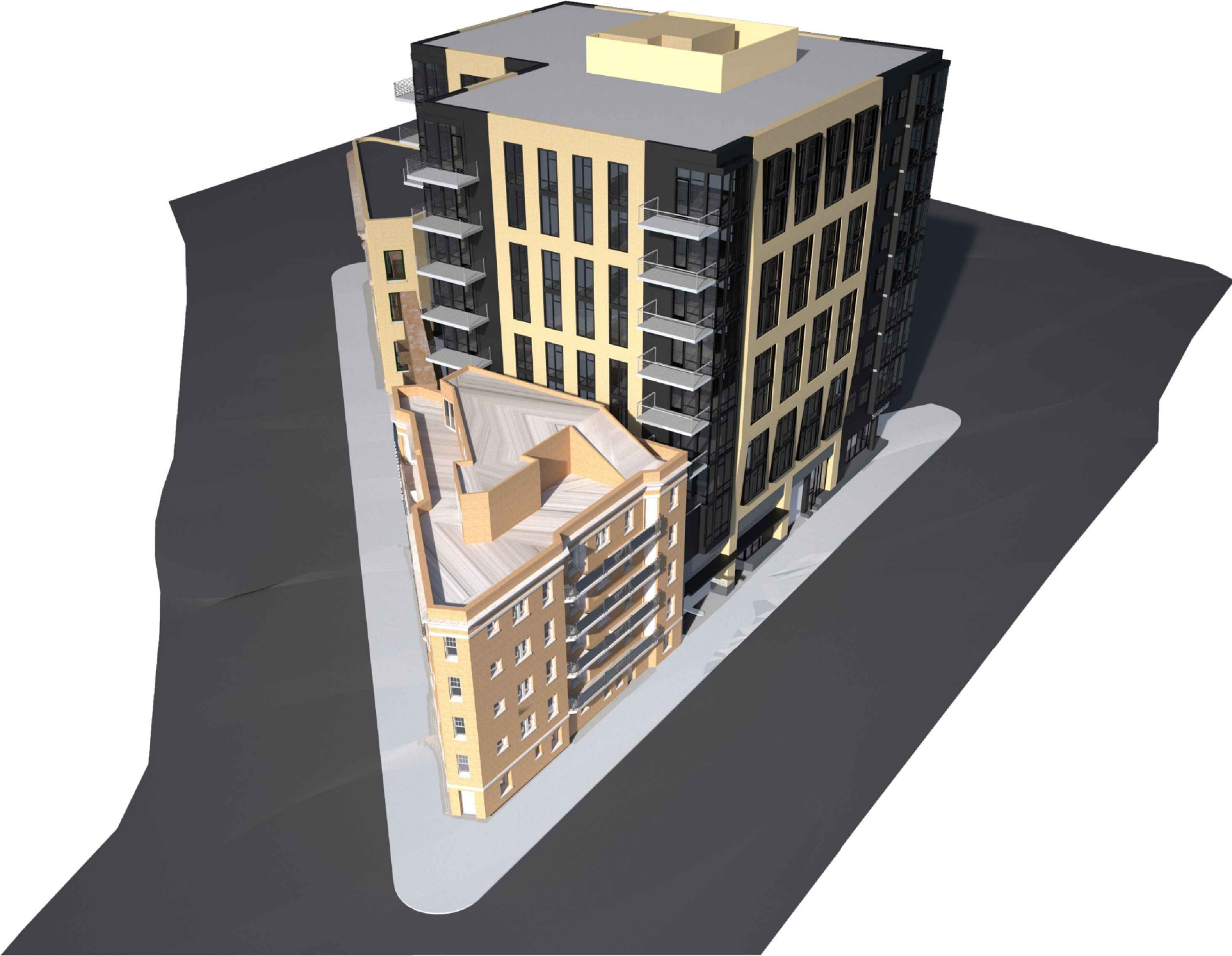
MARCH 30, 2015



Urban Land Interests



# AERIAL VIEW OF RESIDENTIAL BUILDING FROM SOUTHWEST



ANCHOR BANK - PROPERTY DEVELOPMENT

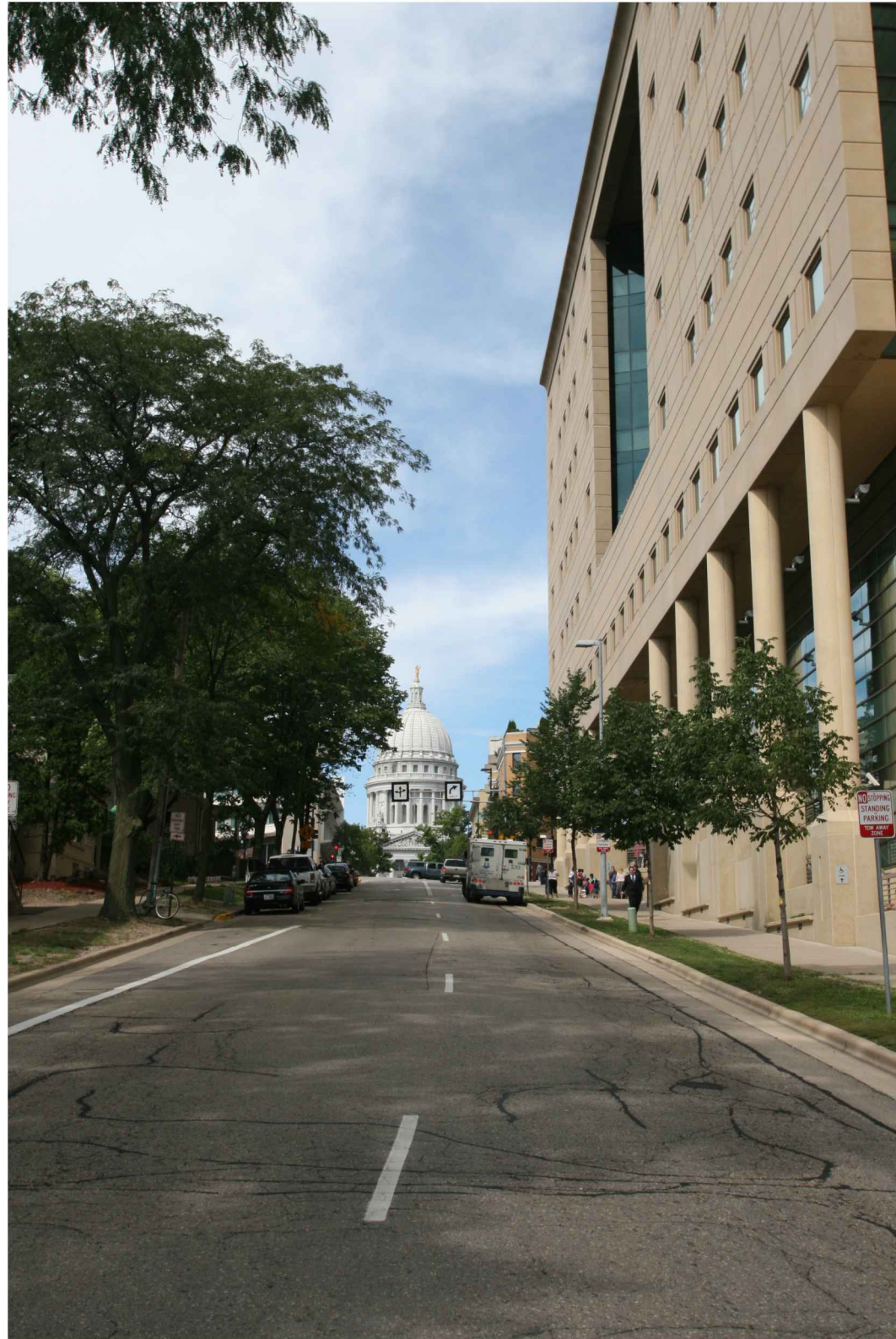
MARCH 30, 2015



Urban Land Interests



# EXISTING VIEWS LOOKING UP HAMILTON TOWARDS THE SQUARE



ANCHOR BANK - PROPERTY DEVELOPMENT

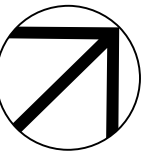
MARCH 30, 2015



Urban Land Interests



# PROPOSED VIEWS LOOKING UP HAMILTON TOWARDS THE SQUARE



ANCHOR BANK - PROPERTY DEVELOPMENT

MARCH 30, 2015

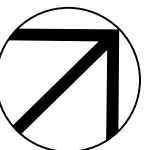


Urban Land Interests





# EXISTING VIEW LOOKING FROM SQUARE DOWN HAMILTON



ANCHOR BANK - PROPERTY DEVELOPMENT

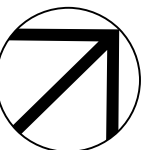
MARCH 30, 2015



Urban Land Interests



# PROPOSED VIEW LOOKING FROM SQUARE SOUTHWEST DOWN HAMILTON



ANCHOR BANK - PROPERTY DEVELOPMENT

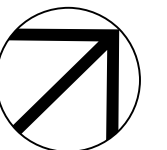
MARCH 30, 2015



Urban Land Interests



# EXISTING VIEW LOOKING FROM SQUARE DOWN CARROLL



ANCHOR BANK - PROPERTY DEVELOPMENT

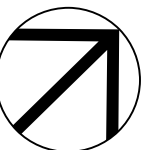
MARCH 30, 2015



Urban Land Interests



# PROPOSED VIEW LOOKING FROM SQUARE DOWN CARROLL



ANCHOR BANK - PROPERTY DEVELOPMENT

MARCH 30, 2015



Urban Land Interests



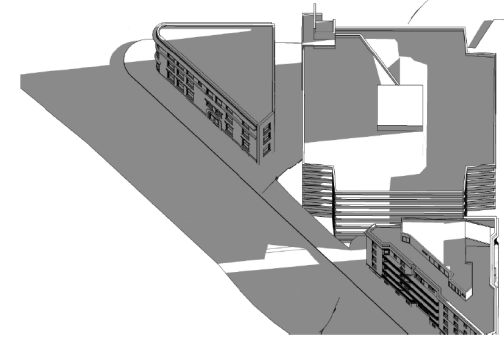
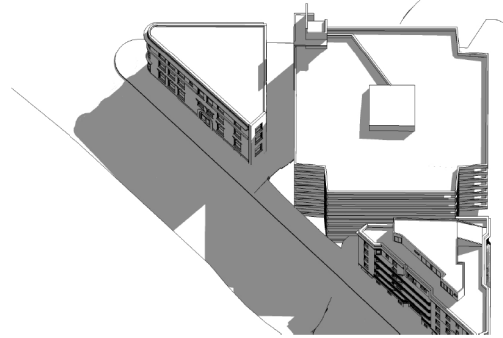
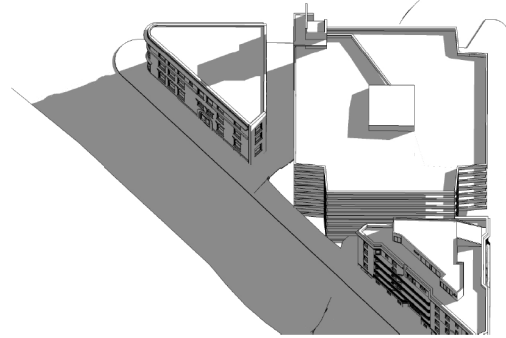
# EXISTING - MORNING SHADING STUDY

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MARCH/SEPT 21

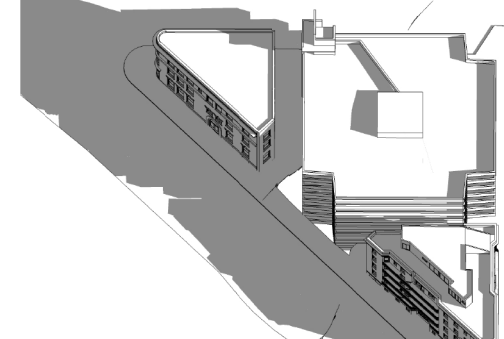
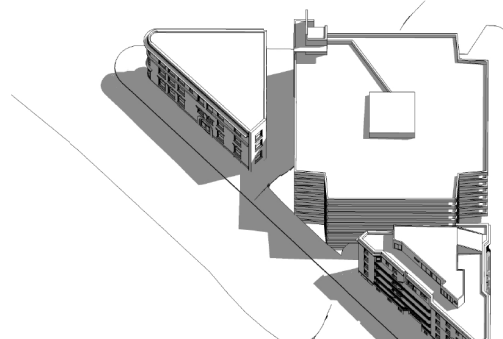
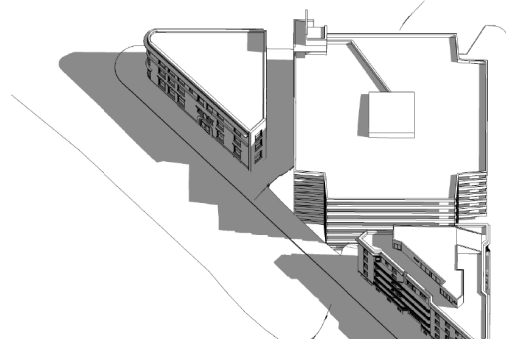
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June 21

WINTER SOLSTICE  
DEC 21

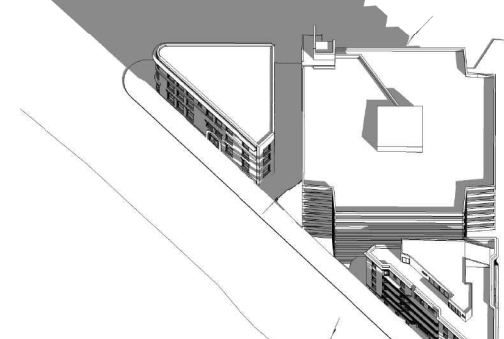
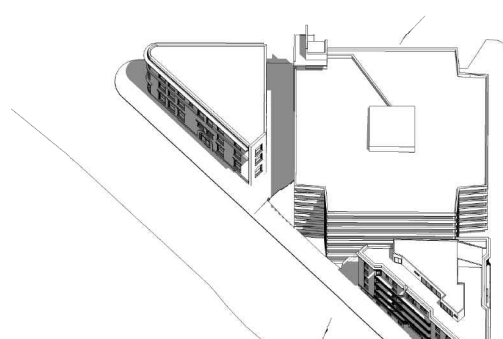
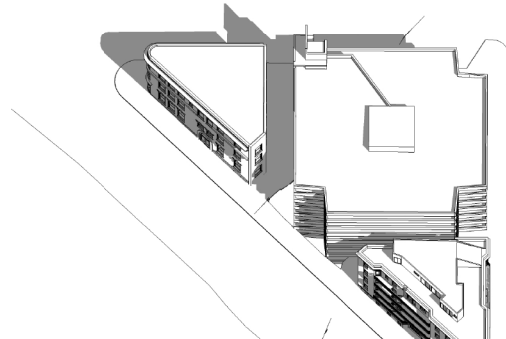
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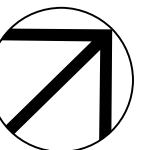


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VALERIO DEWALT TRAIN ASSOCIATES  
2015.03.09

ULI - ANCHOR BANK  
SOLAR STUDY



## ANCHOR BANK - PROPERTY DEVELOPMENT

MARCH 30, 2015



Urban Land Interests



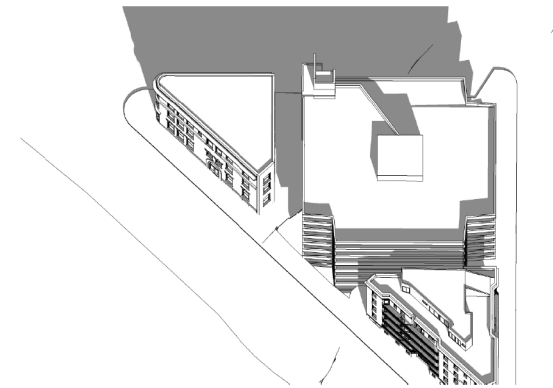
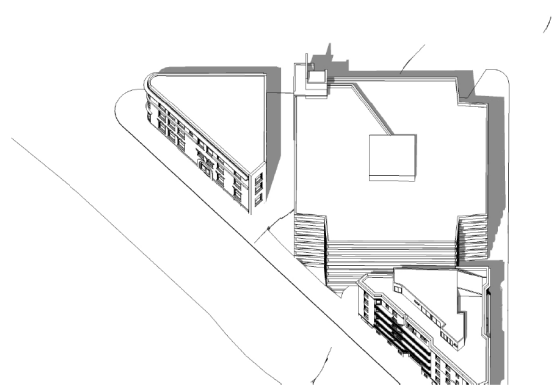
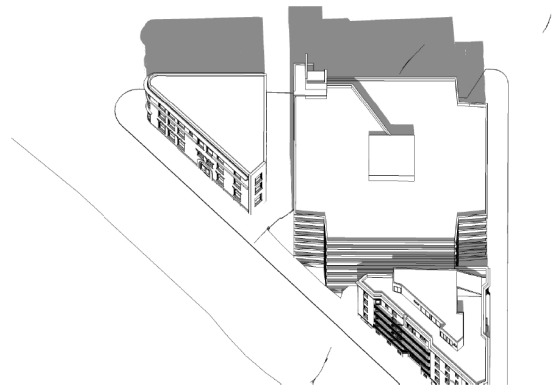
# EXISTING - AFTERNOON SHADING STUDY

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MARCH/SEPT 21

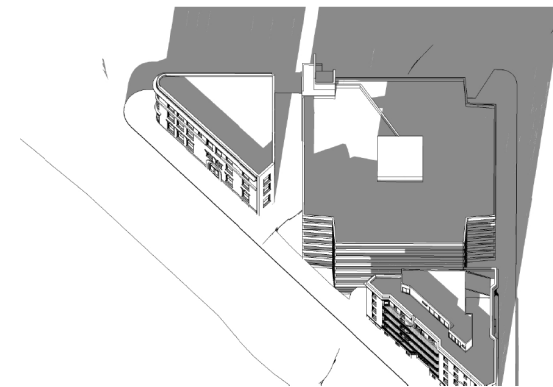
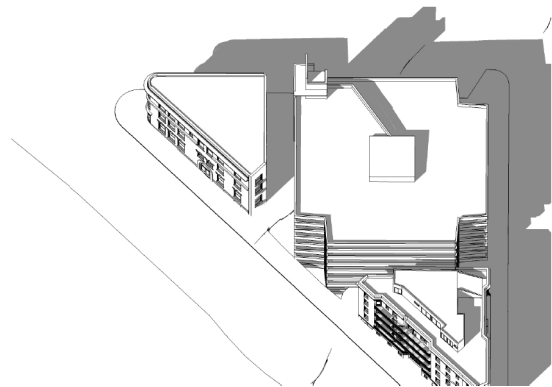
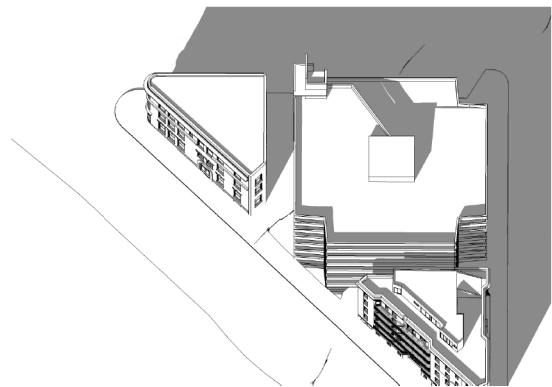
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June 21

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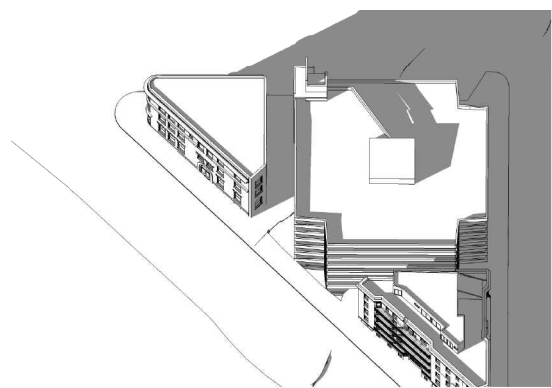
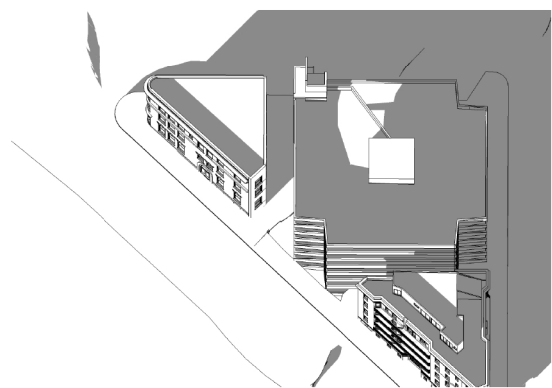
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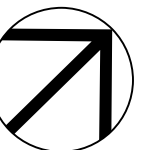


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2015.03.09

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SOLAR STUDY



## ANCHOR BANK - PROPERTY DEVELOPMENT

MARCH 30, 2015



Urban Land Interests



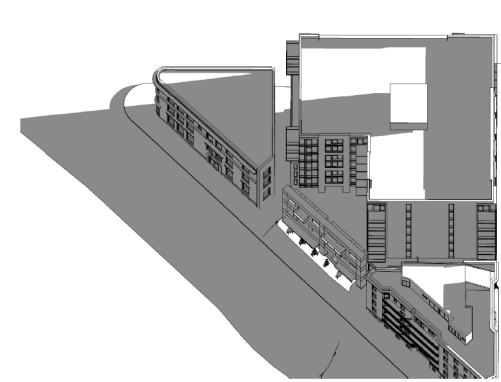
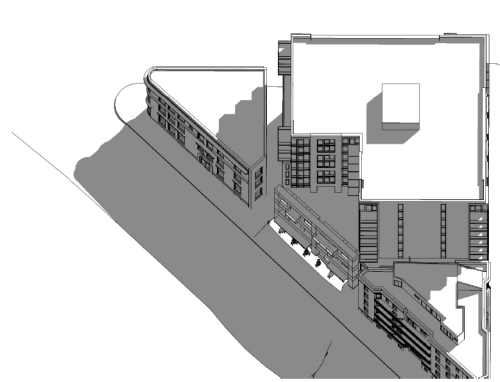
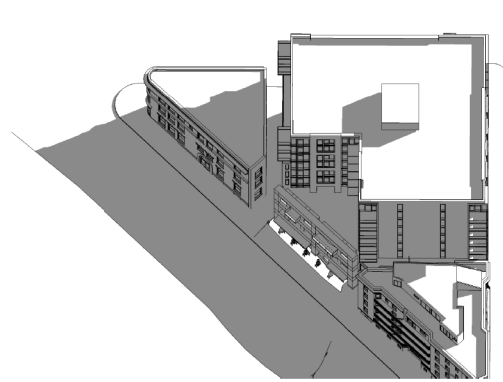
# RESIDENTIAL - MORNING SHADING STUDY

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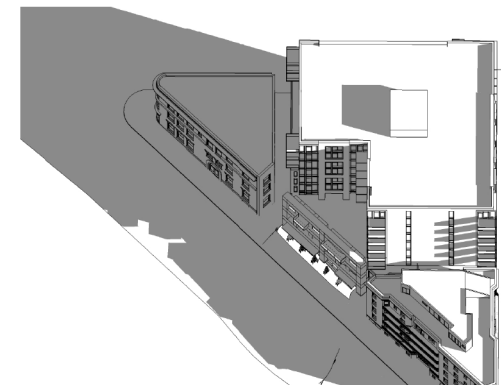
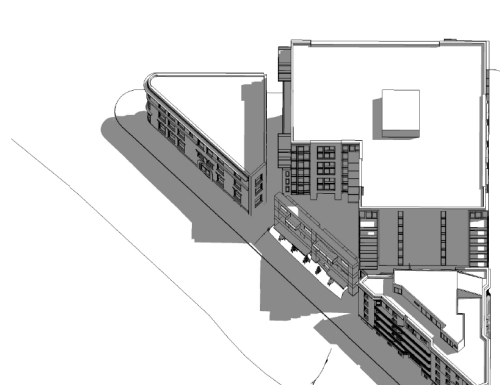
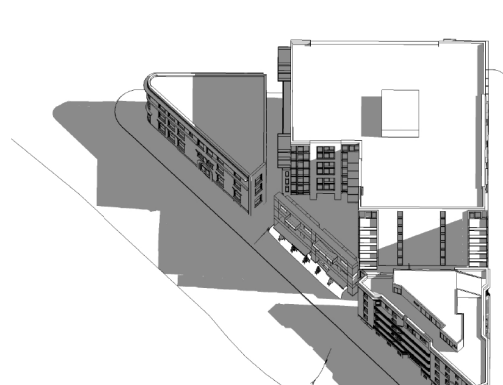
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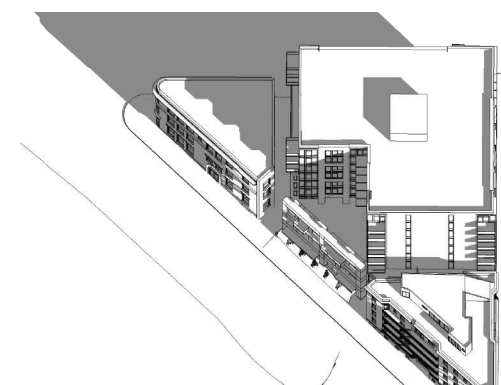
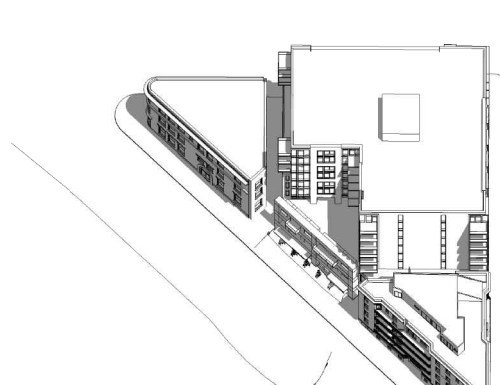
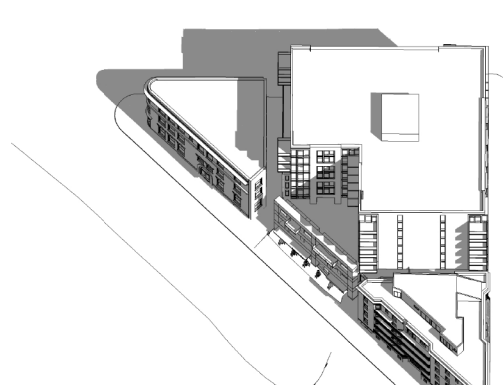
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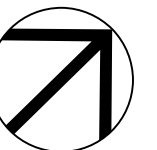


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2015.03.09

ULI - ANCHOR BANK  
SOLAR STUDY



## ANCHOR BANK - PROPERTY DEVELOPMENT

MARCH 30, 2015



Urban Land Interests



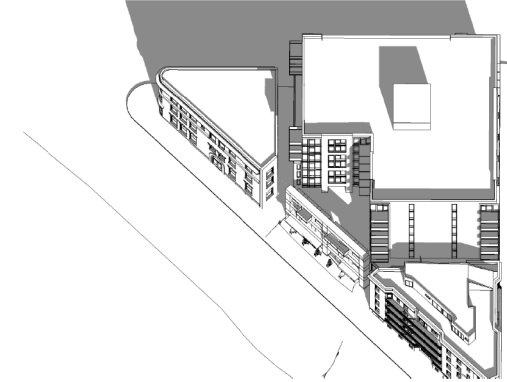
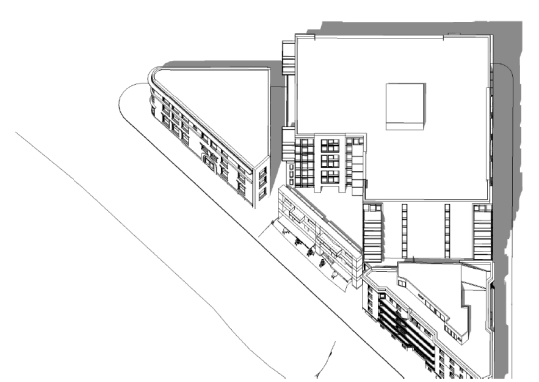
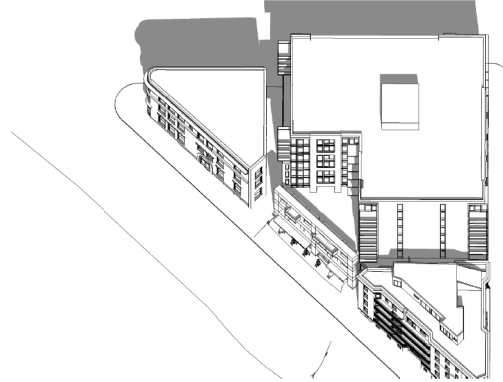
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MARCH/SEPT 21

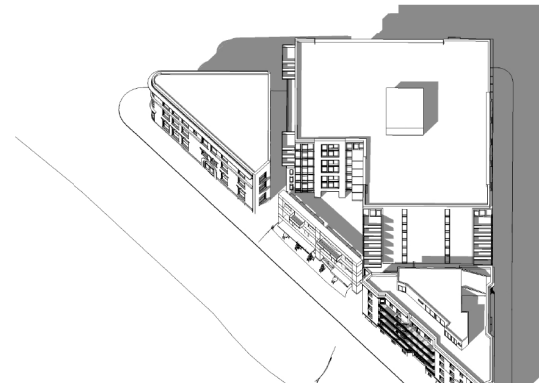
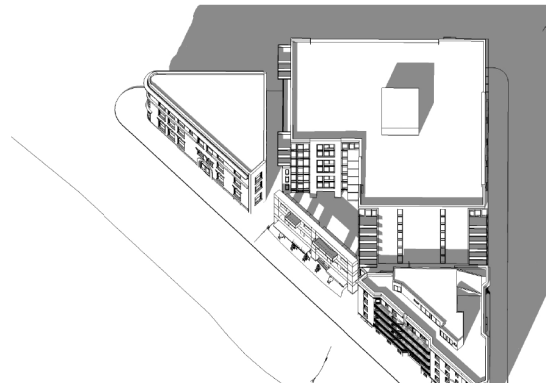
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June 21

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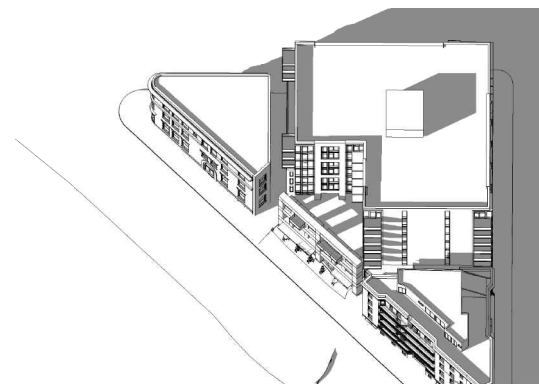
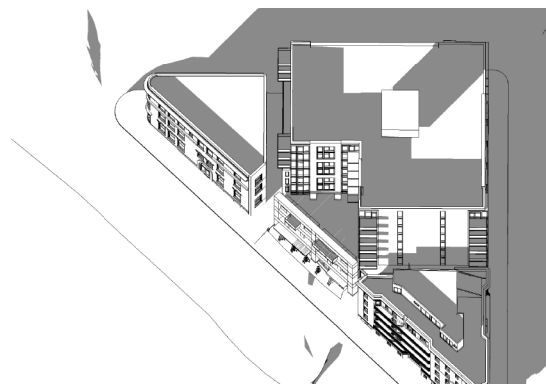
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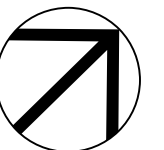


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SOLAR STUDY



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