



Location  
425 West Washington Avenue

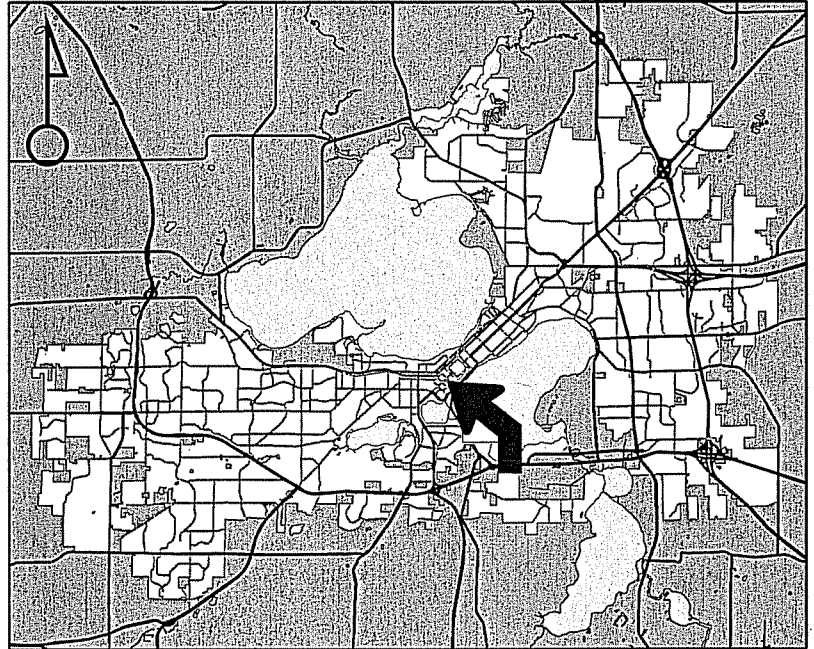
Project Name  
Washington Plaza

Applicant  
John W. Sutton-Sutton Architecture

Existing Use  
Mixed-use building

Proposed Use  
Approve revised facades and landscaping for mixed-use building

Public Hearing Date  
Plan Commission  
08 June 2015

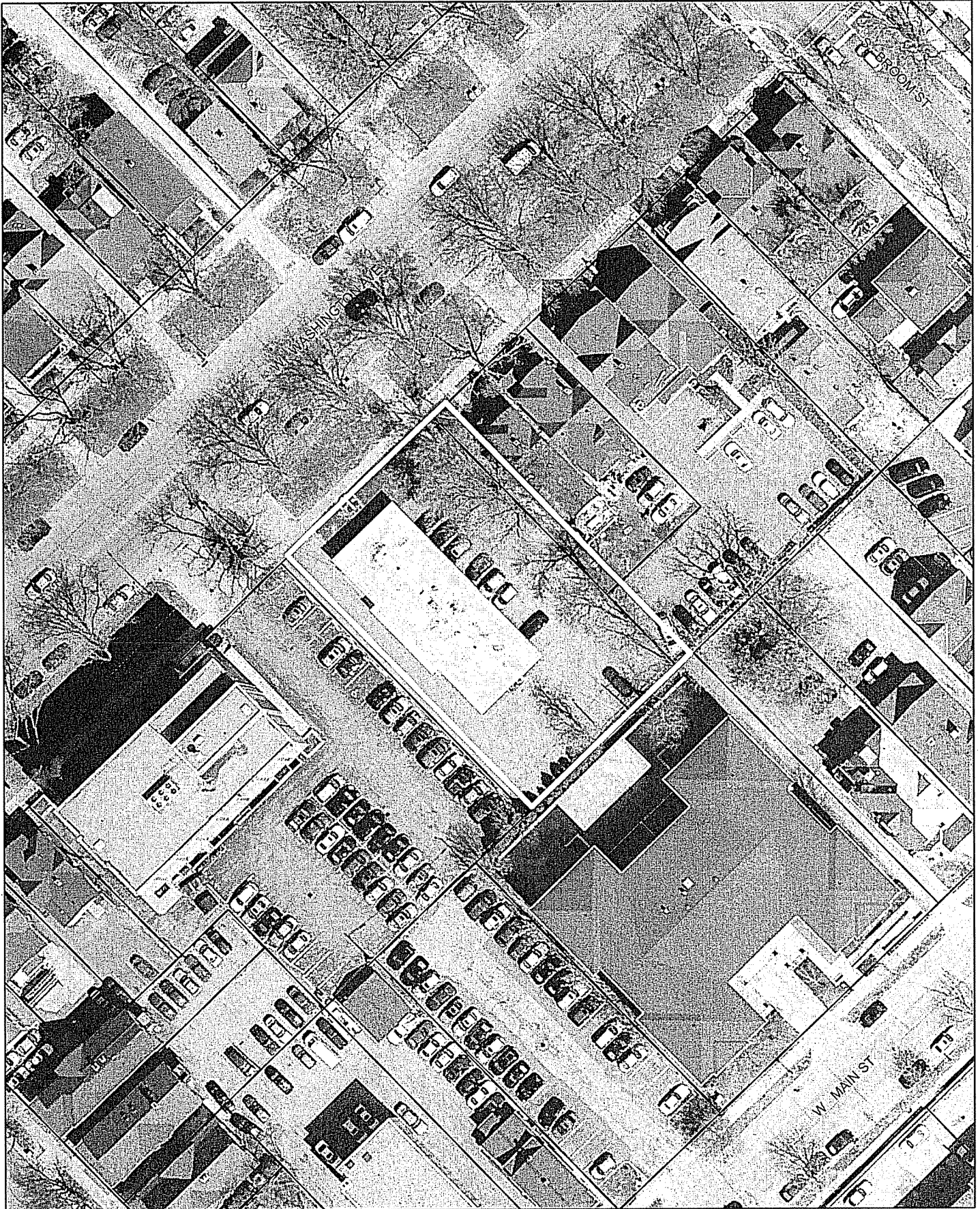


For Questions Contact: Kevin Firchow at: 267-1150 or [kfirchow@cityofmadison.com](mailto:kfirchow@cityofmadison.com) or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 02 June 2015





# LAND USE APPLICATION

CITY OF MADISON

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

- All Land Use Applications should be filed with the Zoning Administrator at the above address.
- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application.
- This form may also be completed online at:  
[www.cityofmadison.com/developmentcenter/landdevelopment](http://www.cityofmadison.com/developmentcenter/landdevelopment)

FOR OFFICE USE ONLY:	
Amt. Paid	\$ 500 Receipt No. 3017-
Date Received	4/15/15 0004
Received By	JFK
Parcel No.	0709-231-2214-0
Aldermanic District	4-Michael Verwey
Zoning District	UMX
Special Requirements	CLL
Review Required By:	
<input type="checkbox"/> Urban Design Commission	<input type="checkbox"/> Plan Commission
<input type="checkbox"/> Common Council	<input type="checkbox"/> Other: _____

Form Effective: February 21, 2013

1. Project Address: 425 WEST WASHINGTON AVE.  
Project Title (if any): WASHINGTON PLAZA

### 2. This is an application for (Check all that apply to your Land Use Application):

- Zoning Map Amendment from \_\_\_\_\_ to \_\_\_\_\_
- Major Amendment to Approved PD-GDP Zoning       Major Amendment to Approved PD-SIP Zoning
- Review of Alteration to Planned Development (By Plan Commission)
- Conditional Use, or Major Alteration to an Approved Conditional Use
- Demolition Permit
- Other Requests: \_\_\_\_\_

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

Applicant Name: JOHN W. SUTTON Company: SUTTON ARCHITECTURE  
Street Address: 104 KING STREET City/State: MADISON WI Zip: 53703  
Telephone: (608) 469-2528 Fax: ( ) Email: JOHN@SUTTONARCHITECTURE.COM

Project Contact Person: JOHN W. SUTTON Company: \_\_\_\_\_  
Street Address: \_\_\_\_\_ City/State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Telephone: ( ) Fax: ( ) Email: \_\_\_\_\_

Property Owner (if not applicant): \_\_\_\_\_  
Street Address: \_\_\_\_\_ City/State: \_\_\_\_\_ Zip: \_\_\_\_\_

### 4. Project Information:

Provide a brief description of the project and all proposed uses of the site: SEE ATTACHED COVER LETTER

Development Schedule: Commencement \_\_\_\_\_ Completion \_\_\_\_\_

**5. Required Submittal Information**

All Land Use applications are required to include the following:

**Project Plans** including:\*

- Site Plans (fully dimensioned plans depicting project details including all lot lines and property setbacks to buildings; demolished/proposed/altered buildings; parking stalls, driveways, sidewalks, location of existing/proposed signage; HVAC/Utility location and screening details; useable open space; and other physical improvements on a property)
- Grading and Utility Plans (existing and proposed)
- Landscape Plan (including planting schedule depicting species name and planting size)
- Building Elevation Drawings (fully dimensioned drawings for all building sides, labeling primary exterior materials)
- Floor Plans (fully dimensioned plans including interior wall and room location)

Provide collated project plan sets as follows:

- **Seven (7) copies** of a full-sized plan set drawn to a scale of 1 inch = 20 feet (folded or rolled and stapled)
- **Twenty Five (25) copies** of the plan set reduced to fit onto 11 X 17-inch paper (folded and stapled)
- **One (1) copy** of the plan set reduced to fit onto 8 1/2 X 11-inch paper

\* For projects requiring review by the **Urban Design Commission**, provide **Fourteen (14) additional 11x17 copies** of the plan set. In addition to the above information, all plan sets should also include: 1) Colored elevation drawings with shadow lines and a list of exterior building materials/colors; 2) Existing/proposed lighting with photometric plan & fixture cutsheet; and 3) Contextual site plan information including photographs and layout of adjacent buildings and structures. The applicant shall bring samples of exterior building materials and color scheme to the Urban Design Commission meeting.

**Letter of Intent: Provide one (1) Copy per Plan Set** describing this application in detail including, but not limited to:

- |   |   |  |
|---|---|--|
| • Project Team                                | • Building Square Footage                       | • Value of Land  |
| • Existing Conditions                         | • Number of Dwelling Units                      | • Estimated Project Cost                                     |
| • Project Schedule                            | • Auto and Bike Parking Stalls                  | • Number of Construction & Full-Time Equivalent Jobs Created |
| • Proposed Uses (and ft <sup>2</sup> of each) | • Lot Coverage & Usable Open Space Calculations | • Public Subsidy Requested                                   |
| • Hours of Operation                          |   |  |

**Filing Fee:** Refer to the Land Use Application Instructions & Fee Schedule. Make checks payable to: *City Treasurer*.

**Electronic Submittal:** All applicants are required to submit copies of all items submitted in hard copy with their application as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or by e-mail to [papplications@cityofmadison.com](mailto:papplications@cityofmadison.com).

**Additional Information** may be required, depending on application. Refer to the Supplemental Submittal Requirements.

**6. Applicant Declarations**

**Pre-application Notification:** The Zoning Code requires that the applicant notify the district alder and any nearby neighborhood and business associations in writing no later than **30 days prior to FILING this request**. List the alderperson, neighborhood association(s), and business association(s) AND the dates you sent the notices:

→ If a waiver has been granted to this requirement, please attach any correspondence to this effect to this form.

**Pre-application Meeting with Staff:** Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning and Planning Division staff; note staff persons and date.

Planning Staff: \_\_\_\_\_ Date: \_\_\_\_\_ Zoning Staff: \_\_\_\_\_ Date: \_\_\_\_\_

The applicant attests that this form is accurately completed and all required materials are submitted:

Name of Applicant JOHN W. SUTTON Relationship to Property: ARCHITECT

Authorizing Signature of Property Owner *Eric Sutton* 425 Washington Ave Date 4/15/15  
20/15 LLC

April 15, 2015

Washington Plaza

425 W. Washington Avenue

Components added or not shown on Conditional Use Application

#### CITY DEPARTMENT REQUIREMENTS

- 1A Railing installed according to Fire Department direction.
- 1B Additional equipment for back-up generator required by code.
- 1C Building code limitation on openings allowed per floor.
- 1D Fire Department required hose connection.

#### MEPS DESIGNED AFTER APPROVALS

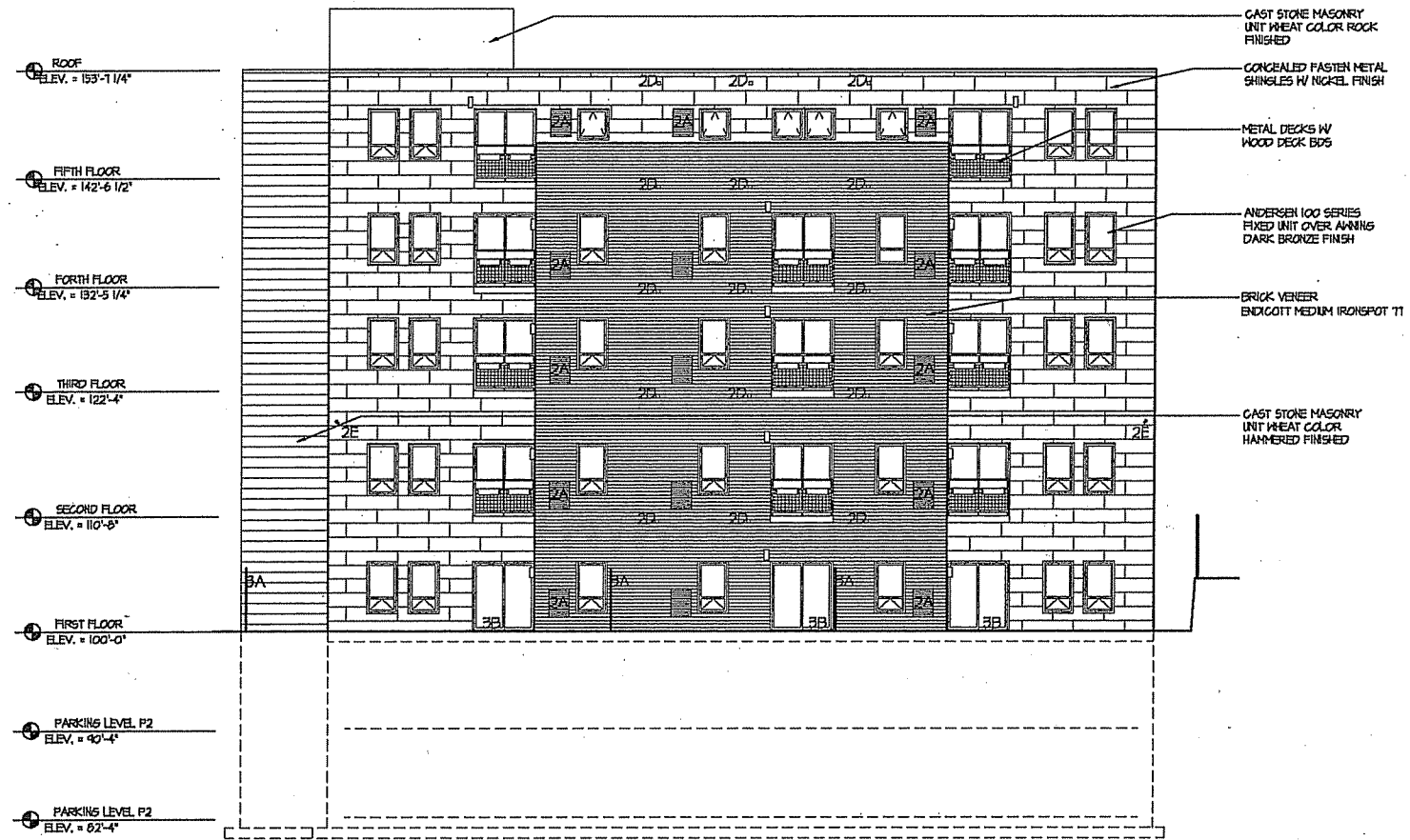
- 2A Apartment HVAC vents did not fit in allowed width and had to be relocated.
- 2B Additional HVAC was required for commercial space.
- 2C Intake and exhaust required for design.
- 2D Dryer vents located where structure allowed access.
- 2E Security cameras.
- 2F MG&E required location for transformer replaced one planter.

#### OWNER IMPROVEMENTS

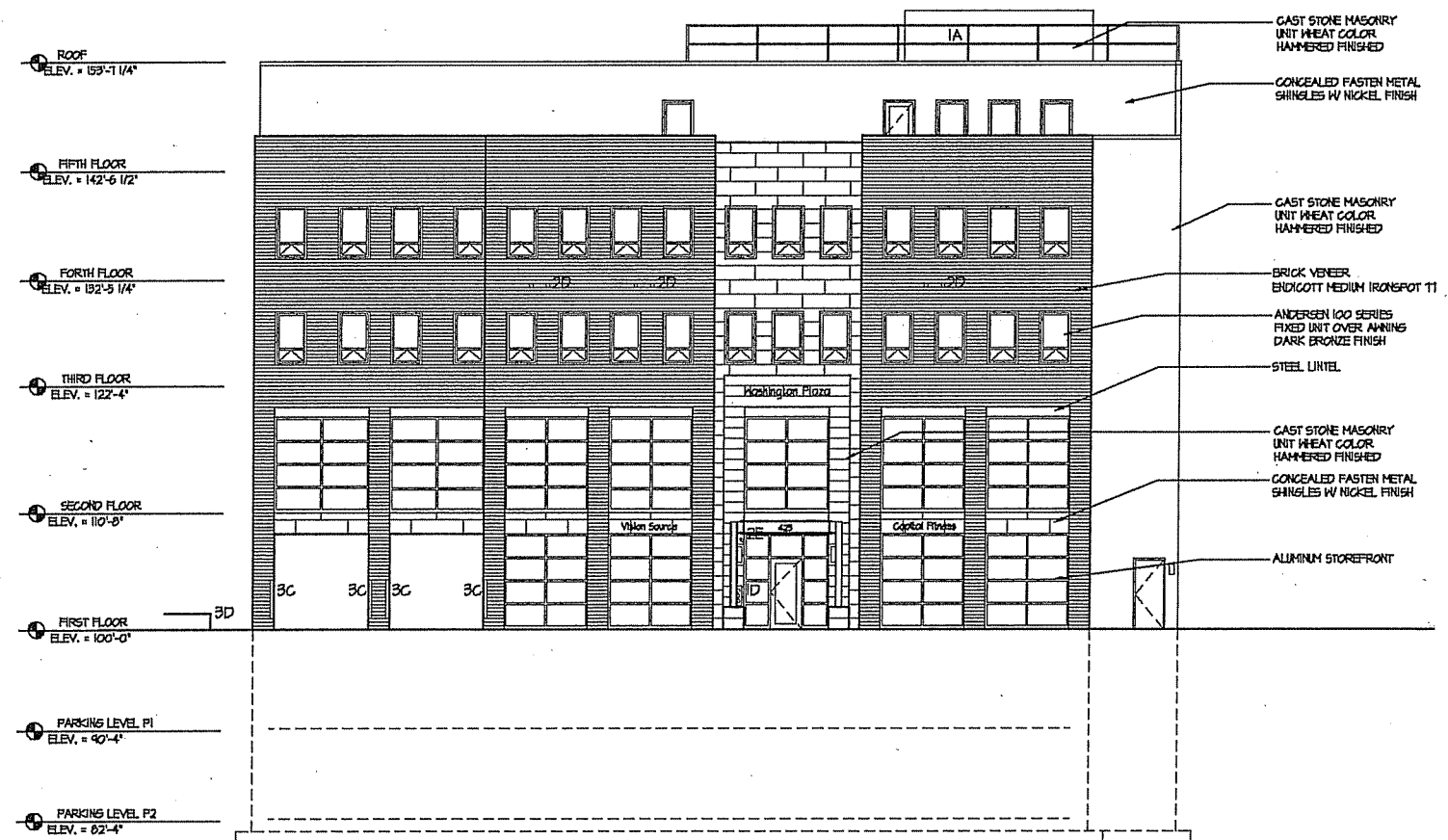
- 3A 6 foot wood fence for ground floor apartments to screen lights from adjacent parking lots and provide security due to lower elevation.
- 3B Remove ground cover plantings and replace with pavers for tenant use of apartments on ground floor.
- 3C Add metal angles to protect masonry at garage entrance in place of raised curb.
- 3D Replace and add masonry retaining wall to improve site drainage.

#### ELEVATIONS NOT MATCHING PLANS

- 4A Window could not be installed due to conflict with structural column in same location.



**2** SOUTHEAST ELEVATION  
SCALE 1/8" = 1'-0"



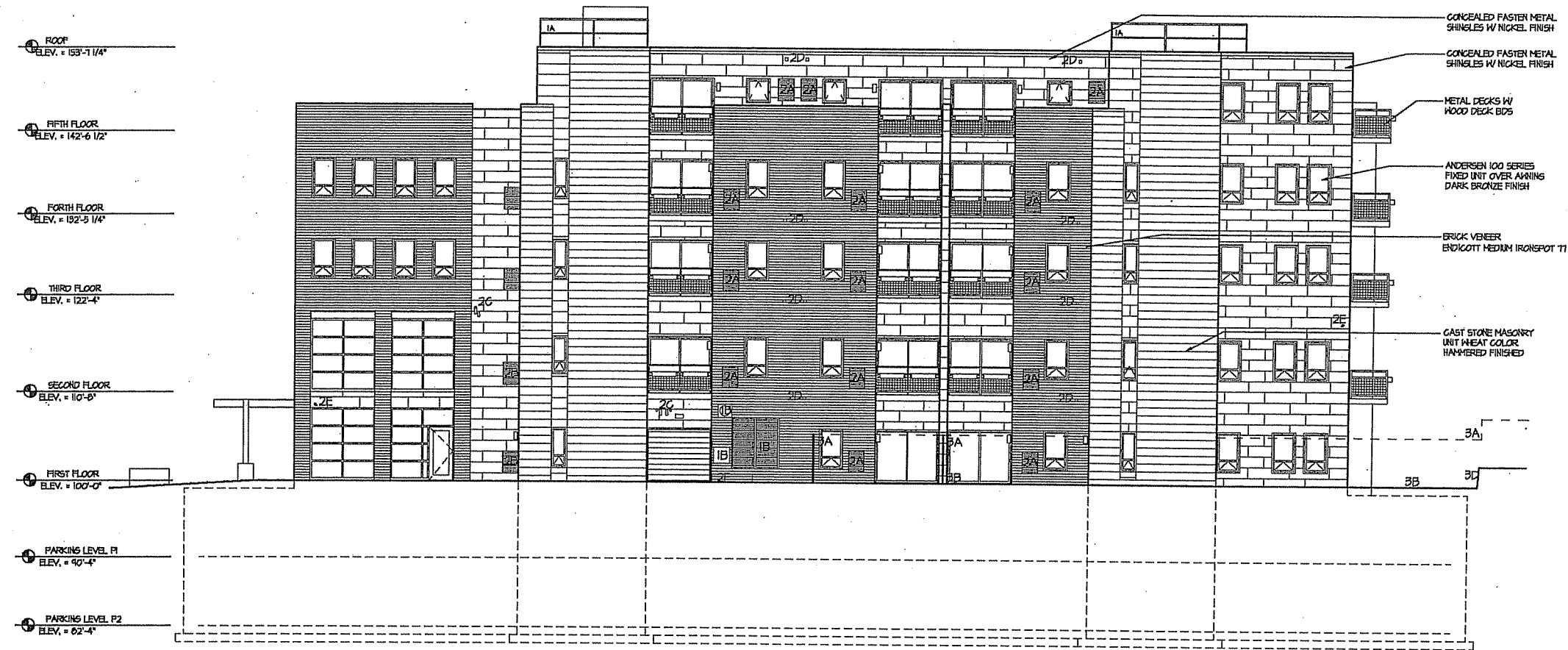
**1** NORTHWEST ELEVATION  
SCALE 1/8" = 1'-0"

**PROJECT**  
Washington Plaza  
Residential  
425 W. Washington Avenue  
Madison, Wisconsin 53703

**DRAWING**  
SE, NW, BUILDING ELEVATIONS

**DATA**  
Project # 201333  
Date 09.04.13  
Drawn by j.w.

**A2.1**



2  
A22  
SOUTHWEST ELEVATION  
SCALE 1/8" = 1'-0"



2  
A21  
NORTHEAST ELEVATION  
SCALE 1/8" = 1'-0"

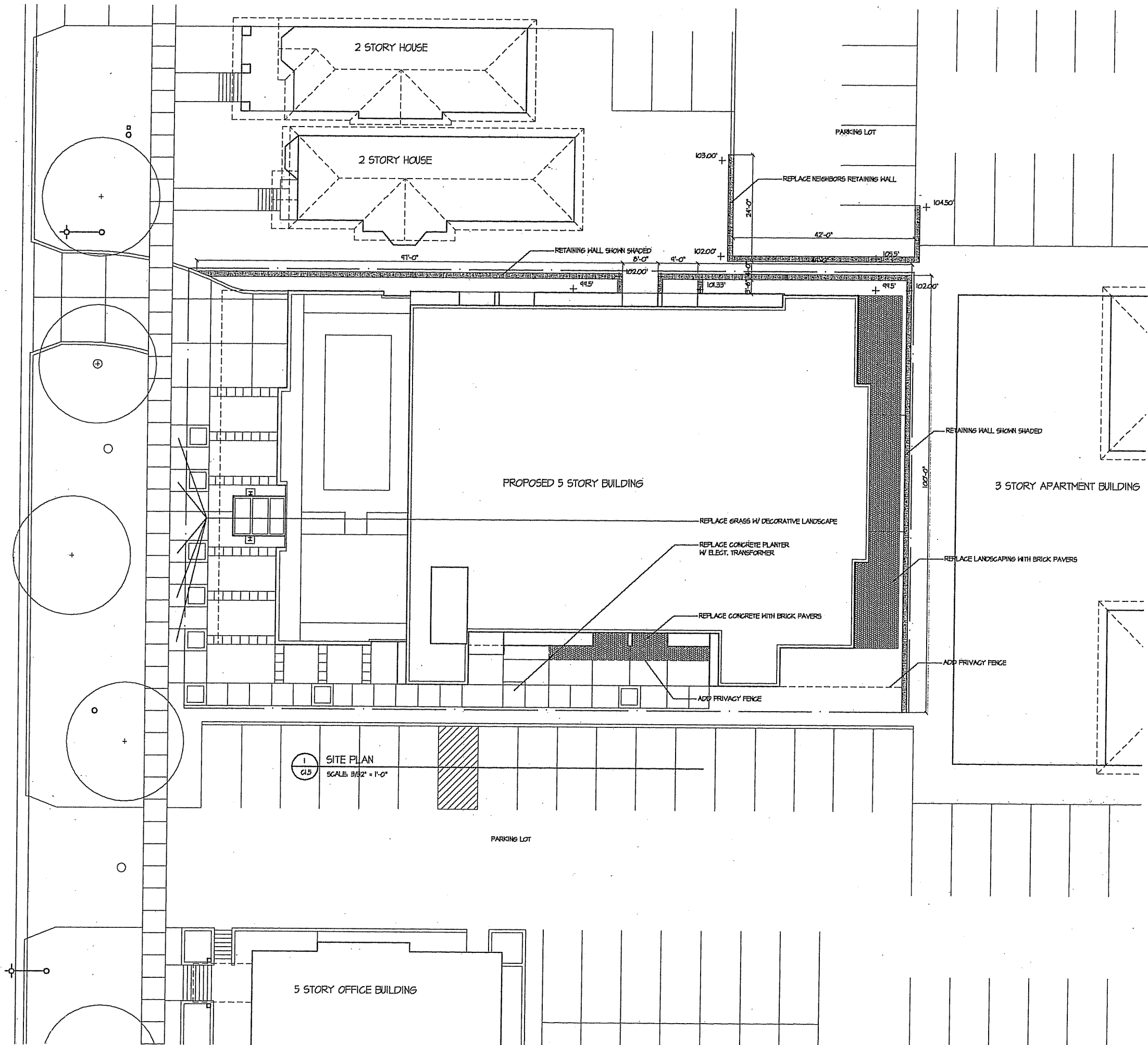
- CONCEALED FASTEN METAL SHINGLES W/ NICKEL FINISH
- CONCEALED FASTEN METAL SHINGLES W/ NICKEL FINISH
- METAL DECKS W/ WOOD DECK BDS
- ANDERSEN 100 SERIES FIXED UNIT OVER AWNING DARK BRONZE FINISH
- BRICK VENEER ENDICOTT MEDIUM IRONSPOT TT
- CAST STONE MASONRY UNIT HEAT COLOR HAMMERED FINISH

- CONCEALED FASTEN METAL SHINGLES W/ NICKEL FINISH
- BRICK VENEER ENDICOTT MEDIUM IRONSPOT TT
- ANDERSEN 100 SERIES FIXED UNIT OVER AWNING DARK BRONZE FINISH
- STEEL LINTEL
- CONCEALED FASTEN METAL SHINGLES W/ NICKEL FINISH
- ALUMINUM STOREFRONT
- VOID
- DARK BRONZE METAL PANEL
- SPANDREL GLASS W/ 1 HOUR WALL BEHIND NE ELEVATION

**PROJECT**  
Washington Plaza  
425 W. Washington Avenue  
Madison, Wisconsin 53703  
**DRAWING**  
BUILDING ELEVATIONS

**DATA**  
Project # 201333  
Date: 09.04.13  
Drawn by jva.

WEST WASHINGTON AVENUE



1 SITE PLAN  
 C1.5  
 SCALE: 3/32" = 1'-0"

**PROJECT**  
 Washington Plaza  
 425 W. Washington Avenue  
 Madison, Wisconsin 53703  
**DRAWING**  
 Site Plan Changes

**DATA**  
 Project # 20117  
 Date: 08.08.12  
 Drawn by jwa.