
JDS APARTMENTS

JUDGE DOYLE SQUARE | MADISON, WISCONSIN

MORTENSON

LANDMARKS COMMISSION MEETING

MARCH 7, 2022

Kahler Slater

DESIGN INTENT

This proposed project is a major alteration to a previously approved plan. The project is a residential high-rise tower built up to the Capitol View Limit. It includes a concrete framed parking podium, partially built into the ground and a structural metal stud framed tower of 11 floors consisting of 222 residential units. The units will be market rate and include a mix of studios, one-bedrooms, and two-bedrooms. The project will feature a ground floor lobby on Doty Street and amenities for the residents on the top floor. Parking and service entries will be off of Wilson Street.

The massing encompasses the entire footprint of the site for the podium while the tower sets back from the long edges. This approach relates to the heights of the adjacent buildings and helps diminish the impact of the tower on adjacent parcels. Along Doty Street, the facade is partially setback to preserve the view of the adjacent Fess Hotel wall sign.

The design of project is in the preliminary stages. The the exterior design will be largely opaque surfaces with punched windows and projecting balconies for the tower. The parking podium will be enclosed and mechanically ventilated with louvered openings along Wilson and Doty facades. The long facades of the podium are on a zero lot line condition and aren't permitted to have openings. Material selections are underway and would include lighter weight materials for the tower and possibly some masonry at the podium.

SITE & CONTEXT

SITE PHOTOS | DOTY TO NORTHEAST



SITE PHOTOS | DOTY & DETAILS



SITE PHOTOS | DOTY TO SOUTHWEST



SITE PHOTOS | WILSON



SITE PHOTOS | KING/DOTY/WEBSTER

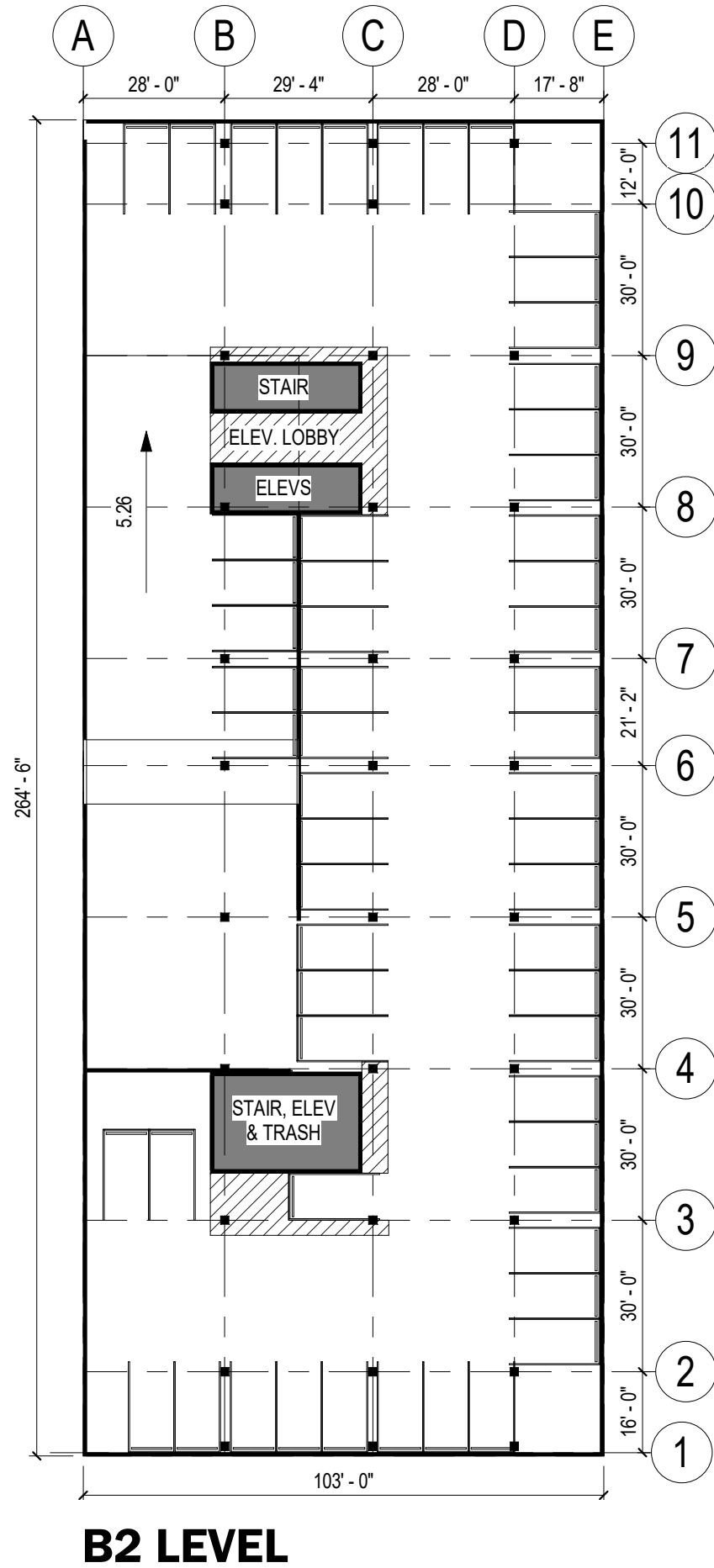


ADJACENT HOTEL ON LOT 1

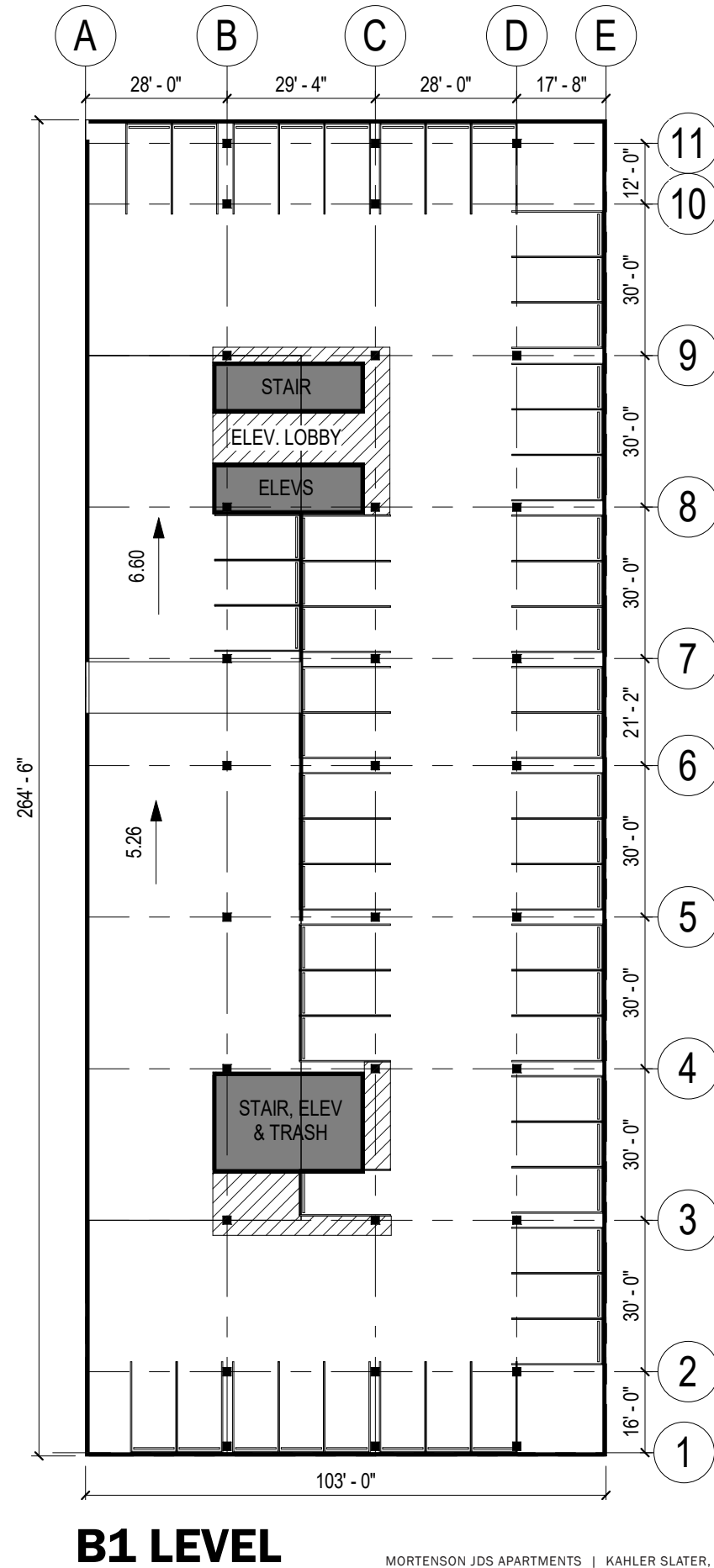


CONCEPT PLANS

FLOOR PLANS

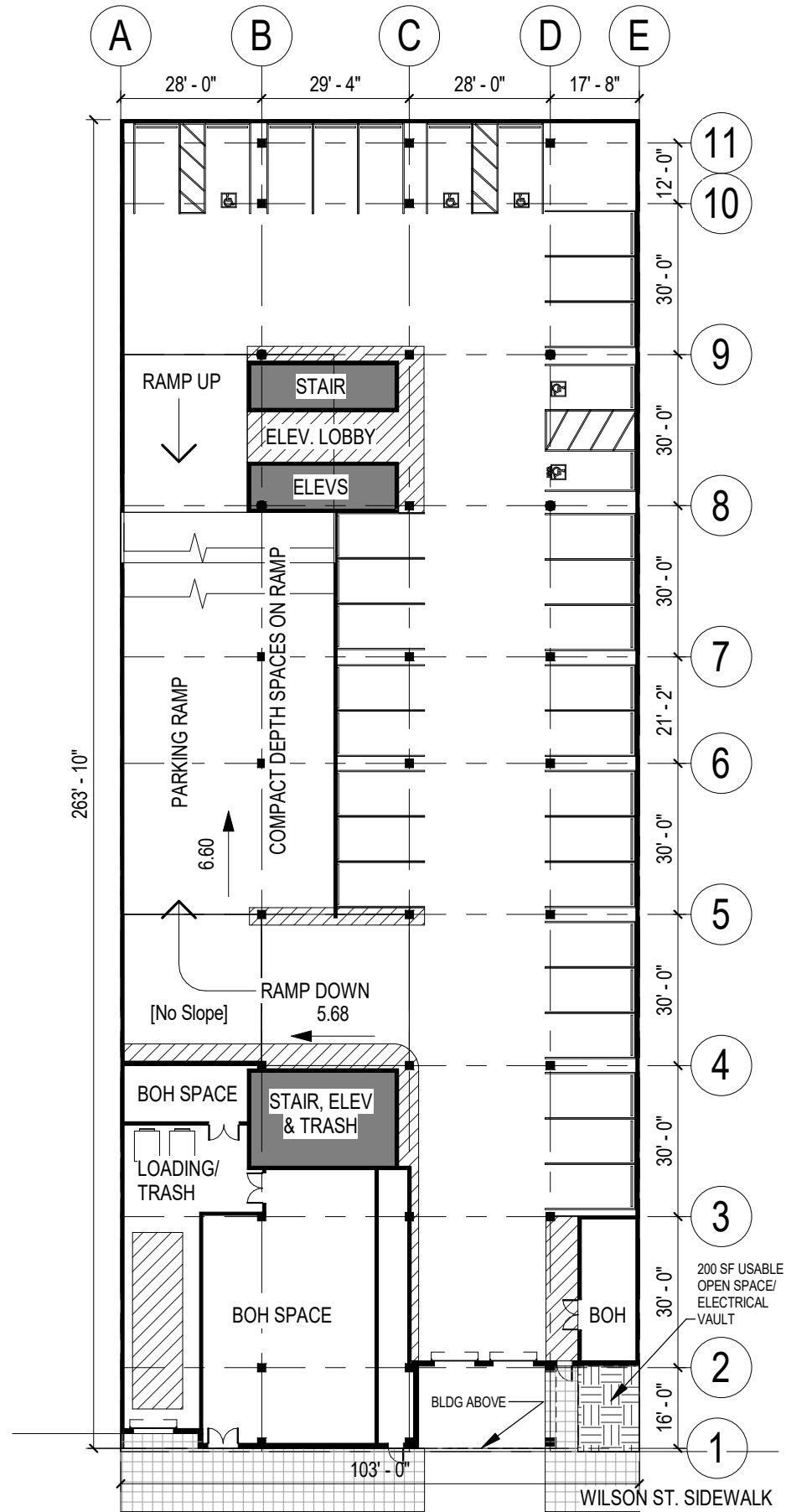


B2 LEVEL

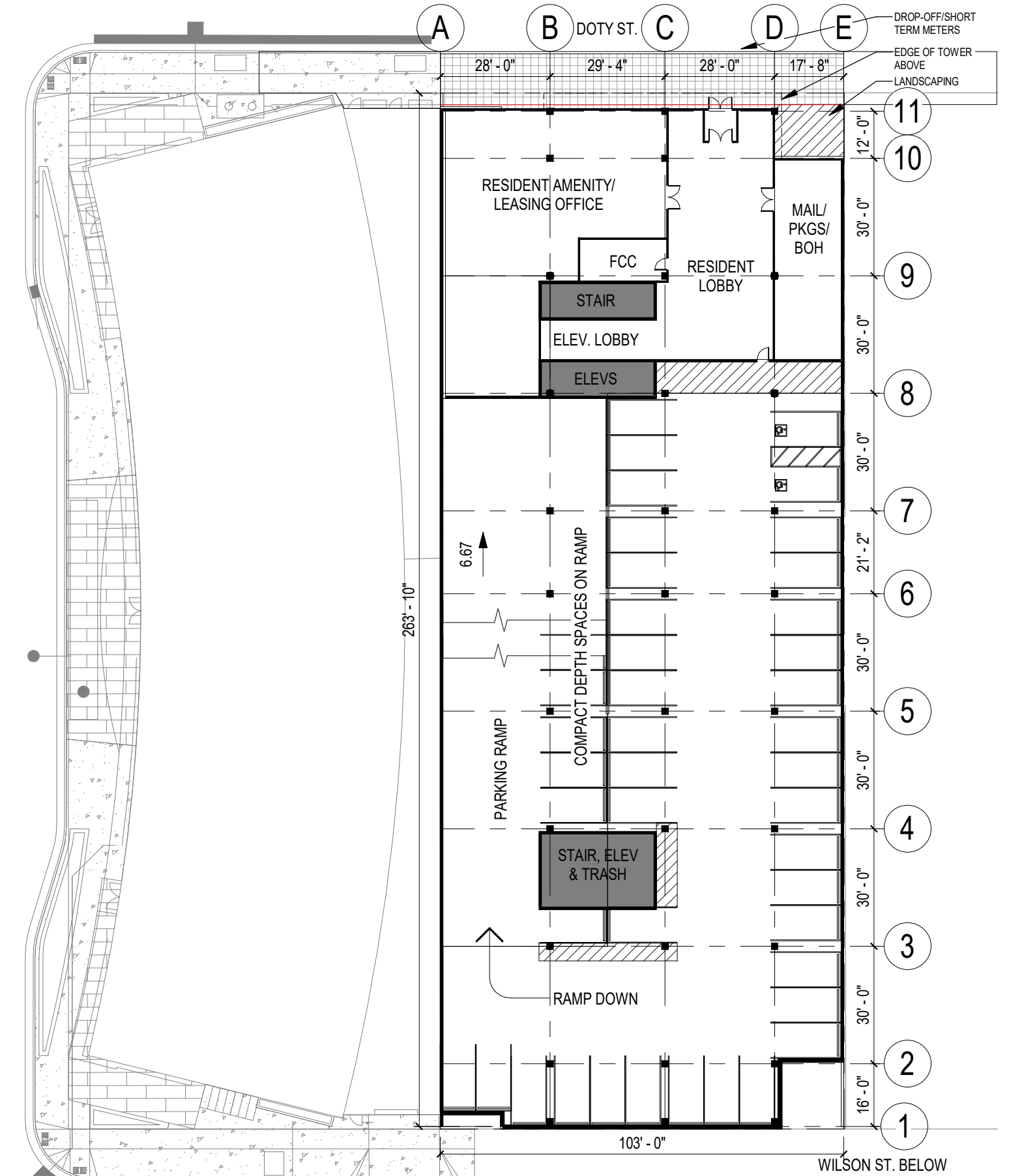


B1 LEVEL

FLOOR PLANS

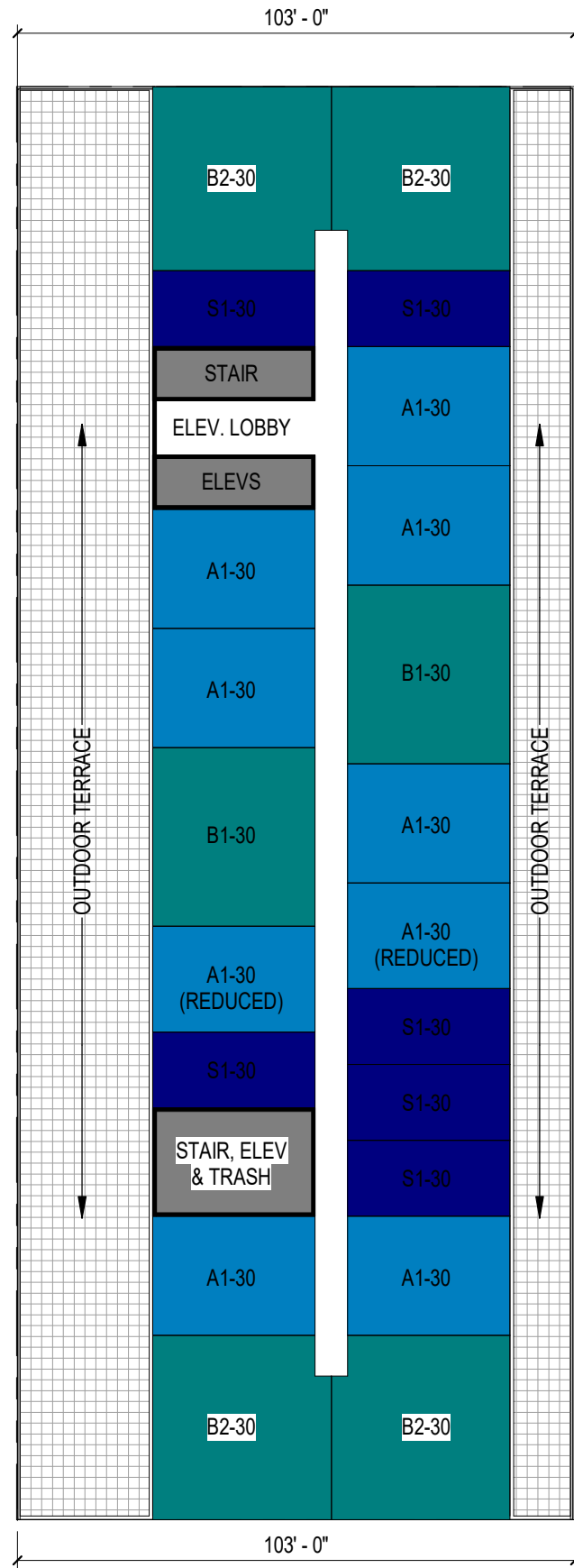


WILSON STREET LEVEL

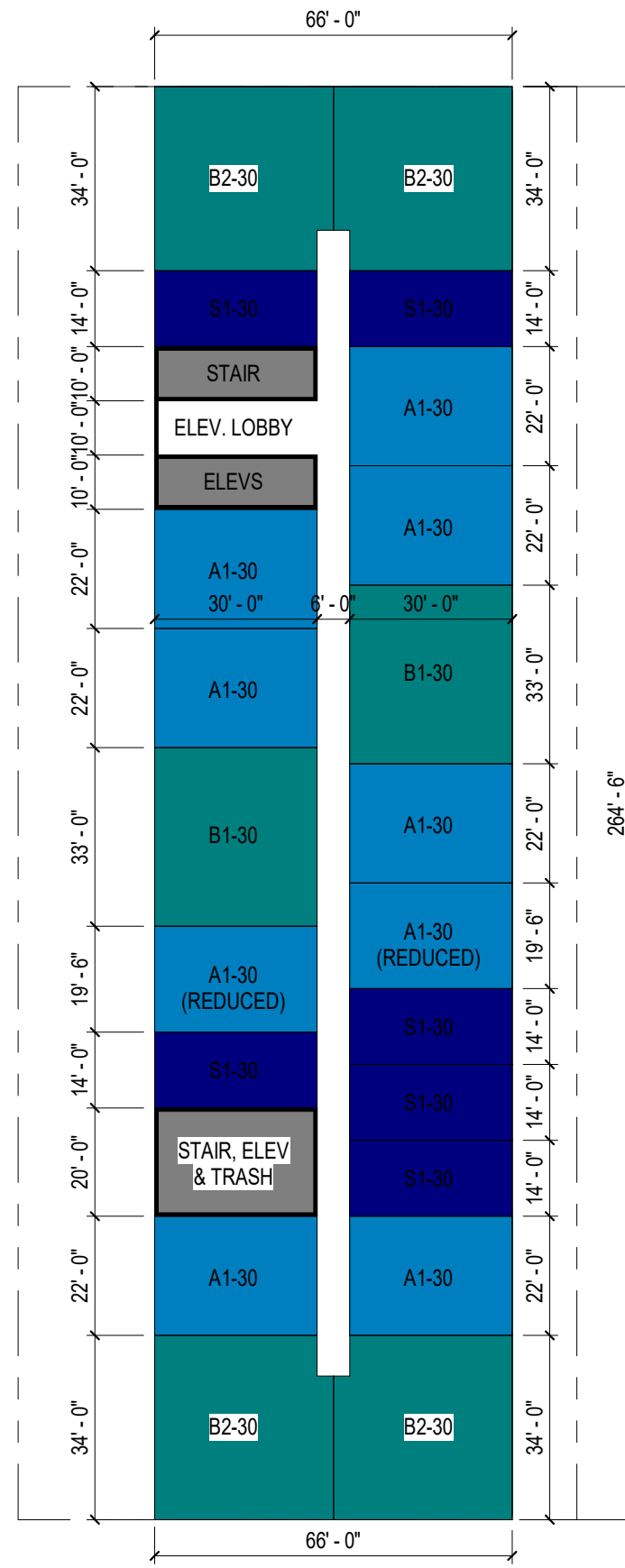


DOTY STREET LEVEL

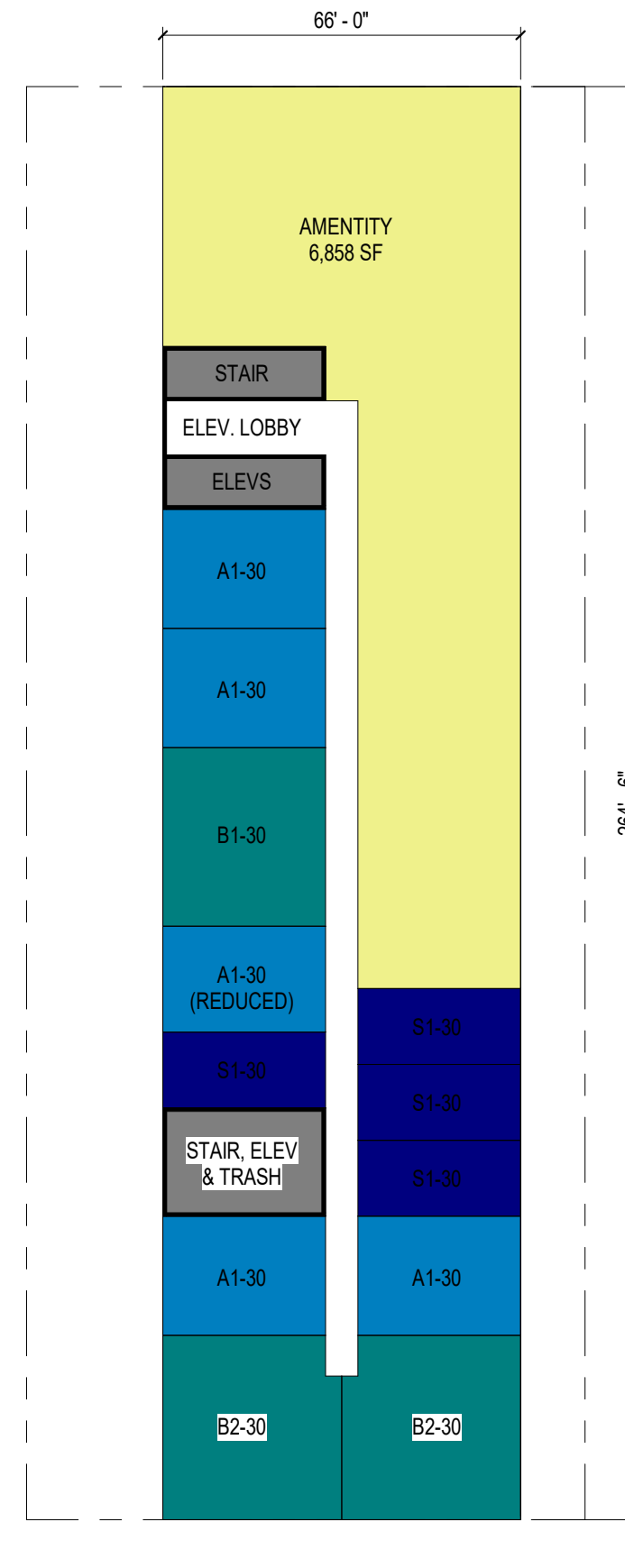
FLOOR PLANS



R1 LEVEL



R2-R10 LEVEL



R11 LEVEL

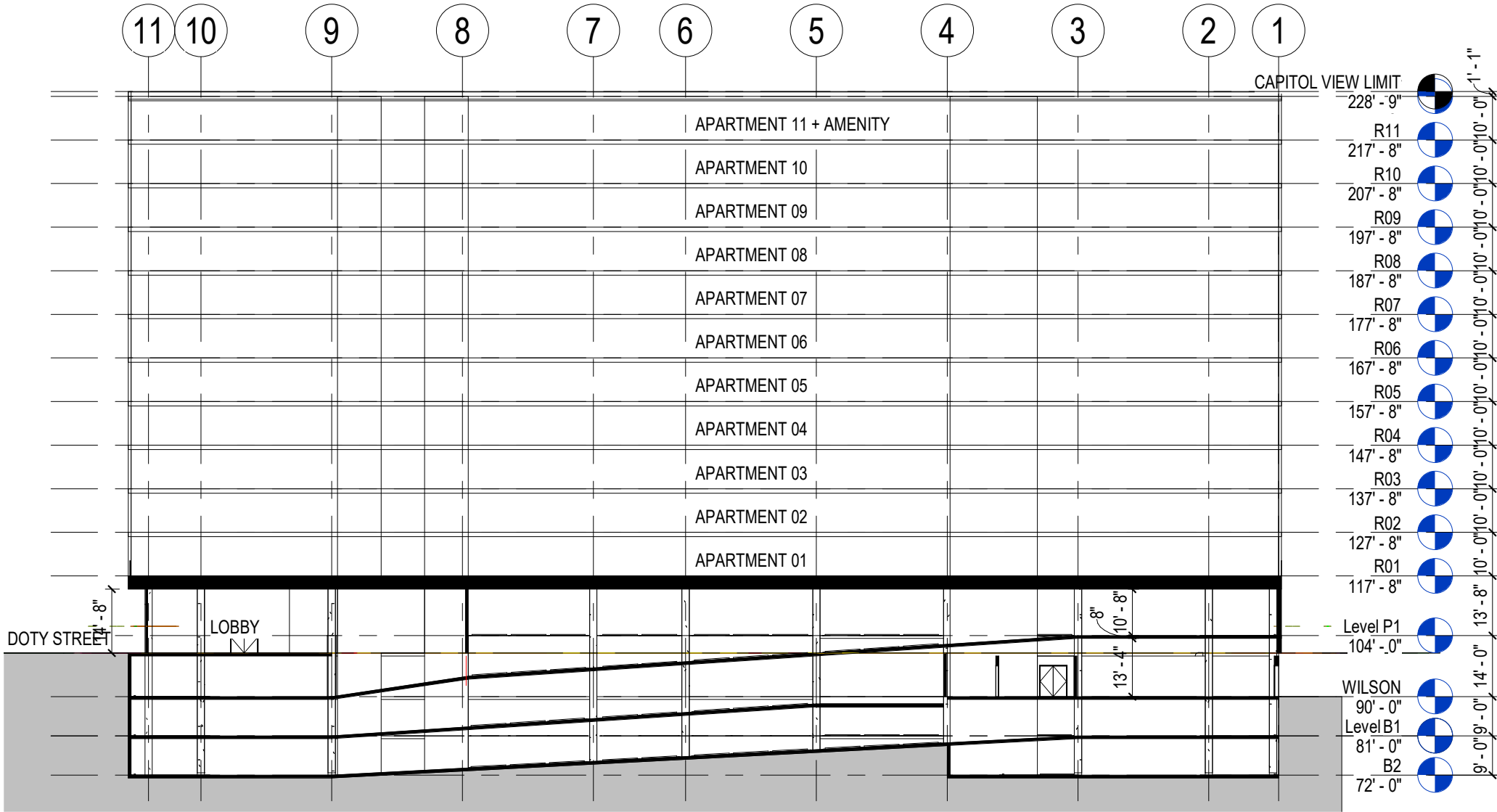
UNIT SUMMARY | 11TH FLOOR

S1-30	4
A1-30	5
B1-30	1
B2-30	2
12 TOTAL UNITS	

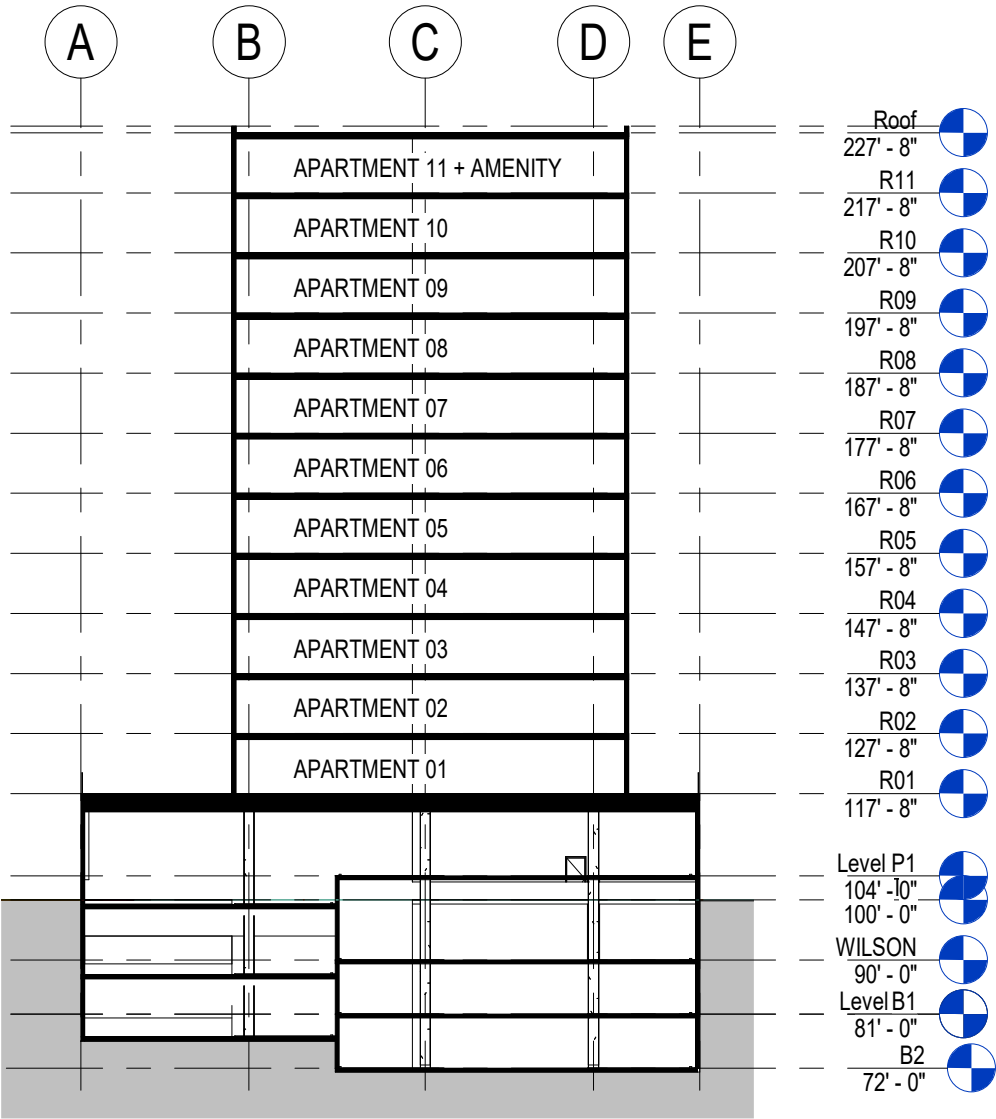
UNIT SUMMARY | TYPICAL FLOOR

S1-30	6
A1-30	9
B1-30	2
B2-30	4
21 TOTAL UNITS/FLOOR	

SECTIONS

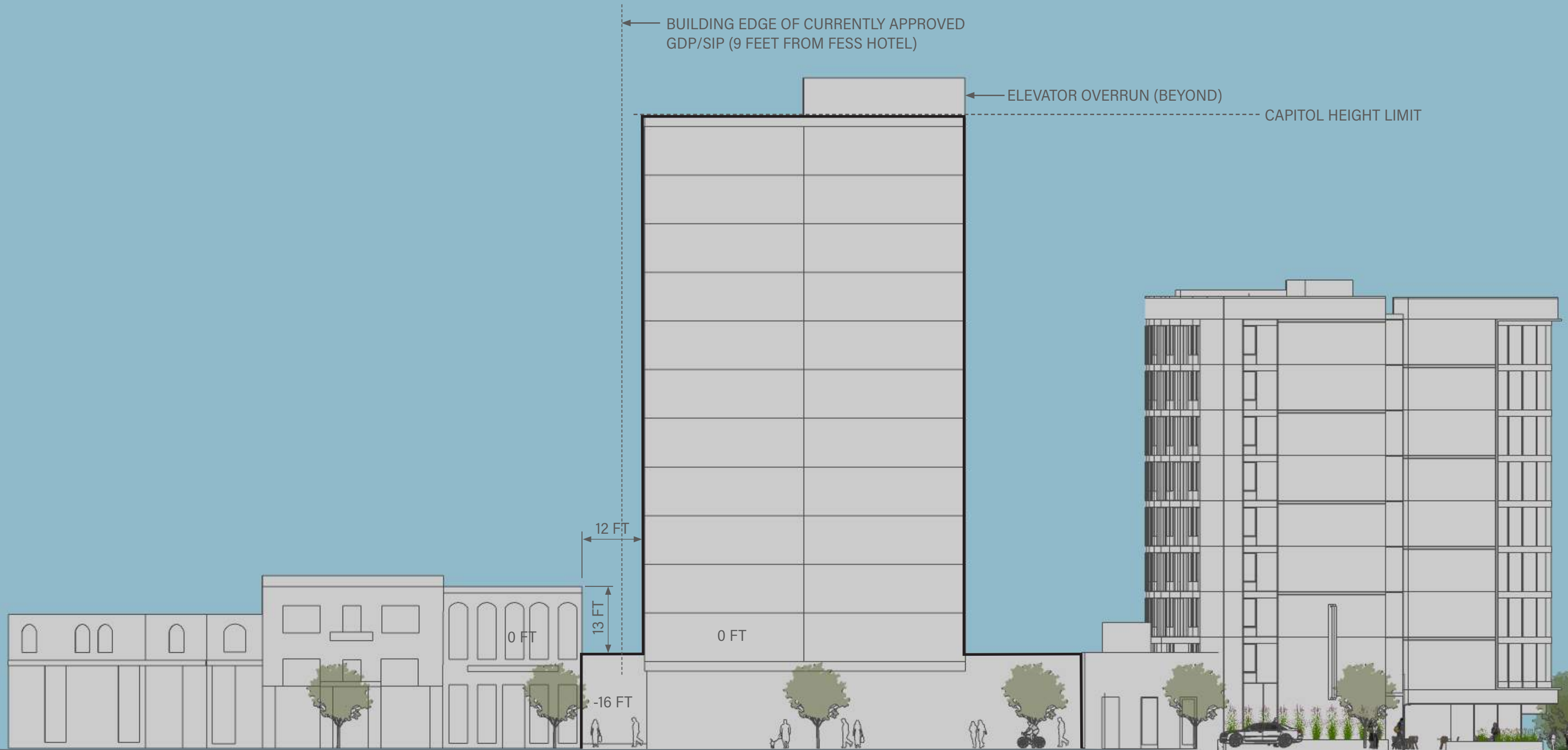


LONGITUDINAL SECTION



TRANSVERSE SECTION

DOTY STREET ELEVATION



PERSPECTIVES

DOTY TO SOUTHWEST



DOTY TO NORTHEAST



WILSON TO SOUTHWEST



Kahler Slater

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