

APPLICATION FOR
URBAN DESIGN COMMISSION
REVIEW AND APPROVAL

AGENDA ITEM # _____
Project # _____

02893

DATE SUBMITTED: <u>February 1, 2006</u>	<input checked="" type="checkbox"/> Action Requested
UDC MEETING DATE: <u>February 8, 2006</u>	<input type="checkbox"/> Informational Presentation
	<input type="checkbox"/> Initial Approval and/or Recommendation
	<input type="checkbox"/> Final Approval and/or Recommendation

PROJECT ADDRESS: 601 West Wilson Street, Madison

ALDERMANIC DISTRICT: 4th District

OWNER/DEVELOPER (Partners and/or Principals) ARCHITECT/DESIGNER/OR AGENT:

The National Conference of Bar Examiners Potter Lawson, Inc.

Erica Moeser Doug Hursh

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Madison WI 53711

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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 50,000 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)

The National Conference of Bar Examiners Building
Urban Design Commission Informational Narrative
February 1, 2006

NCBE: NCBE is currently located at 402 West Wilson Street in Madison. The organization is 75 years old. They are a non-profit organization that works with other agencies to develop a standard of education for admission to the practice of law. NCBE writes and distributes multiple state tests for the Bar exam. They have been in their current location since 2000, when their board moved them from Chicago to Madison. They employ approximately 50 people in their current location. Their goal is to include space for a new testing staff, which would bring in about 30 new jobs to the Madison area. They have the potential to house approximately 80 people in the new building. The facility will be occupied only by NCBE with no other tenants or rented spaces. Outside visitors will be minimal on a daily basis. The setbacks for the building will be consistent with surrounding office buildings in the area. The South Bedford street façade will be set back to align with the Findorff office building adjacent to it. The site plan will include provisions for vegetation and trees along South Bedford St. and Wilson Street.

Zoning: This project is a PUD-SIP from an existing GDP.

Use: 4 Levels of Business/Office 44,000 gsf

Site: Southern corner of the intersection at Wilson Street and South Bedford Street

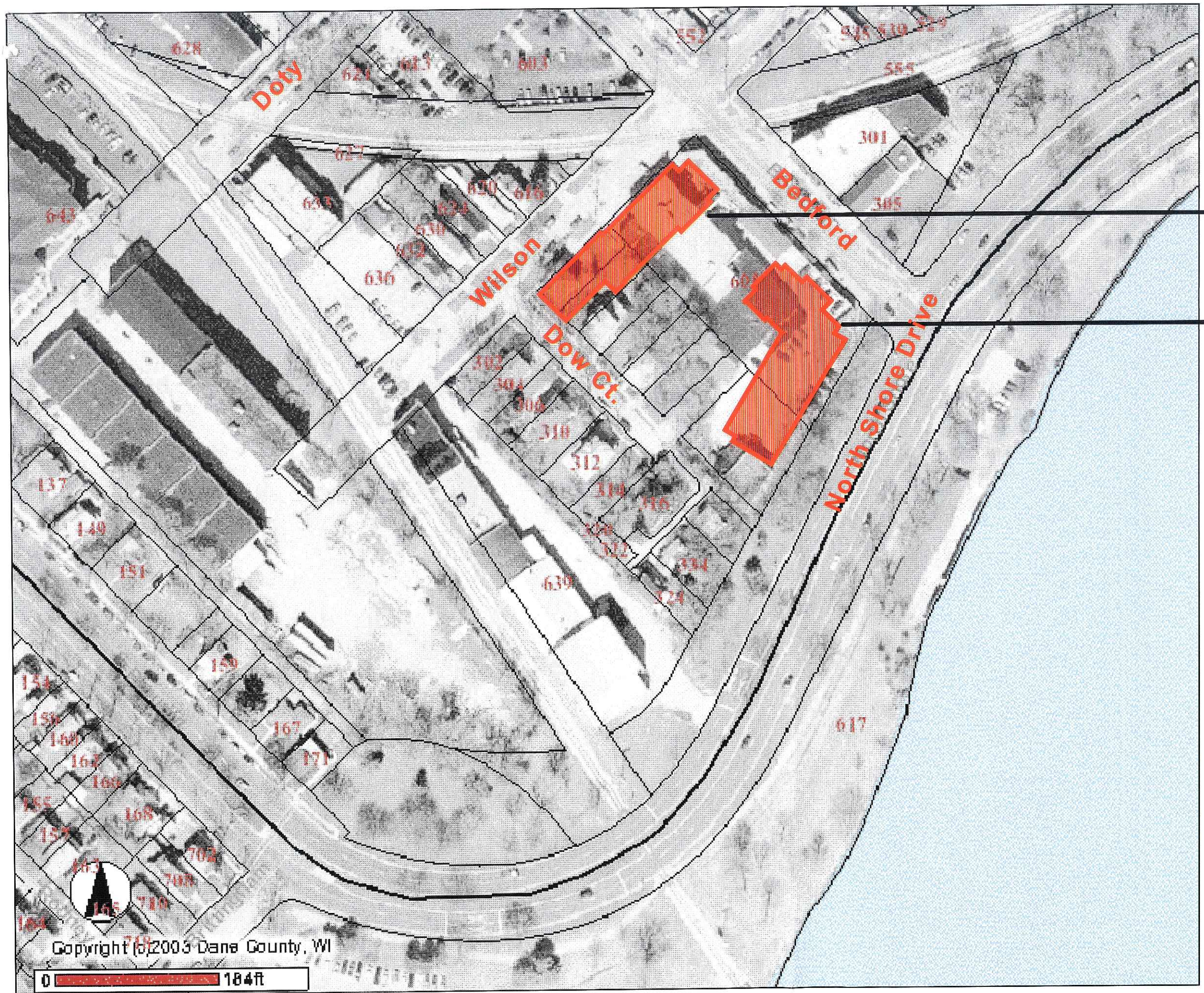
Parking: 1 level below grade parking
1 level of structured parking above the below grade parking
Total parking: 98 stalls
Area per stall: 1 per 450 sf (2.22 per 1000 sf)

Design: The concept design shows a brick, precast, copper and glass building with a stone base to compliment the adjacent Findorff building. The main entrance is located near the on site parking with steps and an accessible ramp that connect to the street. There is also an entrance facing South Bedford Street. Both entrances are located away from the existing railroad line that cuts across the intersection of Wilson and Bedford. Loading is located in the internal courtyard.

Sustainable Design features:

- Increase in density on an urban infill previously developed site
- Below grade and structured parking
- Green Roof
- High performance glazing
- Narrow footprint for increased day-lighting efficiency and access to views
- Daylight sensors and clerestory light
- Energy Efficient shell and HVAC system
- Use of recycled construction material
- Recycling program for demolition of the existing building

Neighborhood: There have been four meetings to date with the Bassett Neighborhood. NCBE and Potter Lawson have received input from the neighbors and will continue to work with them throughout the design process.



Proposed NCBE Building

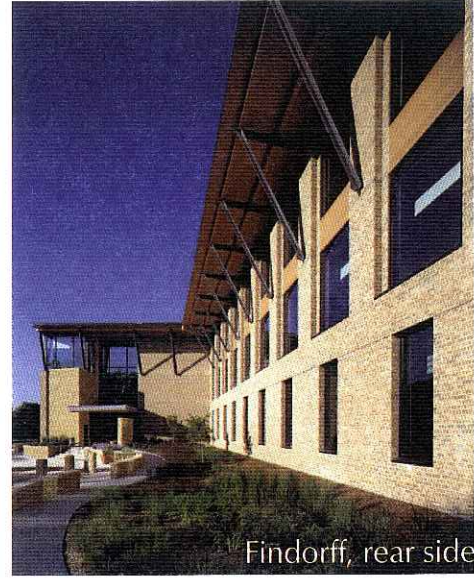
Existing Findorff Building

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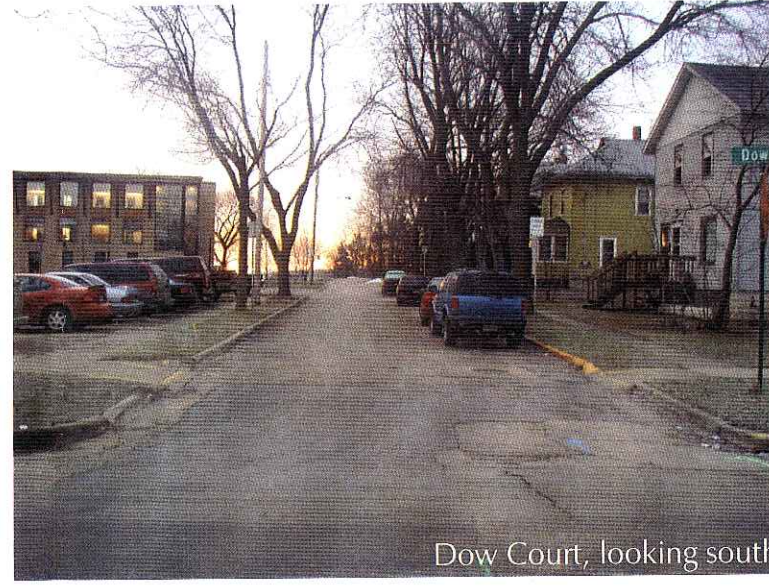
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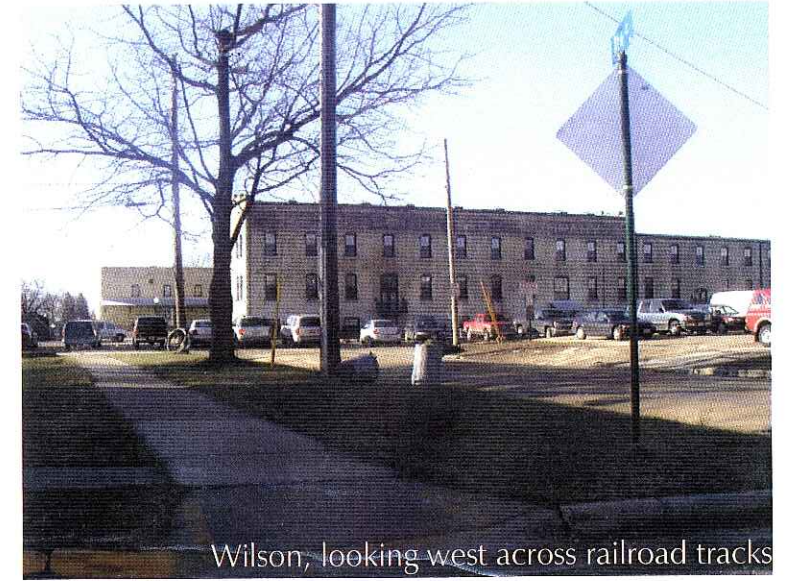
Findorff building, North Shore and Bedford



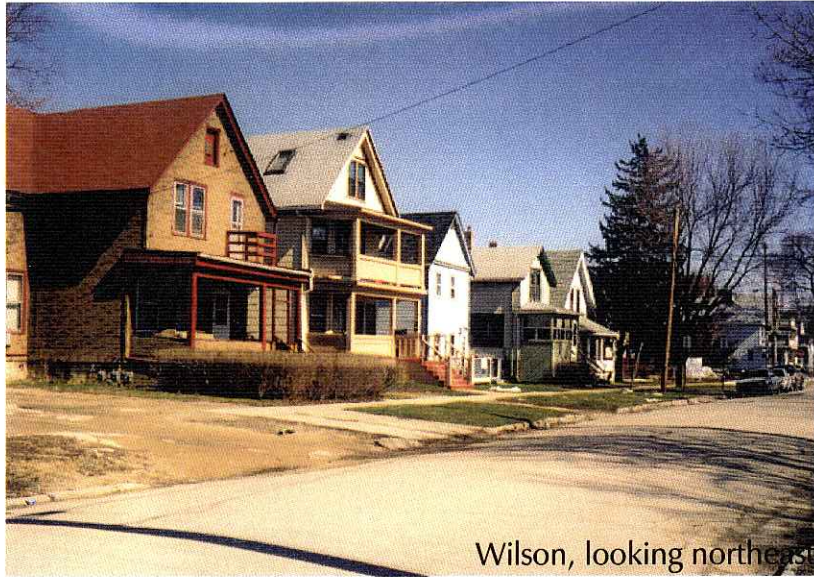
Findorff, rear side



Dow Court, looking south



Wilson, looking west across railroad tracks



Wilson, looking northeast



Wilson, looking east



old Findorff building



corner of Wilson and Bedford, looking west



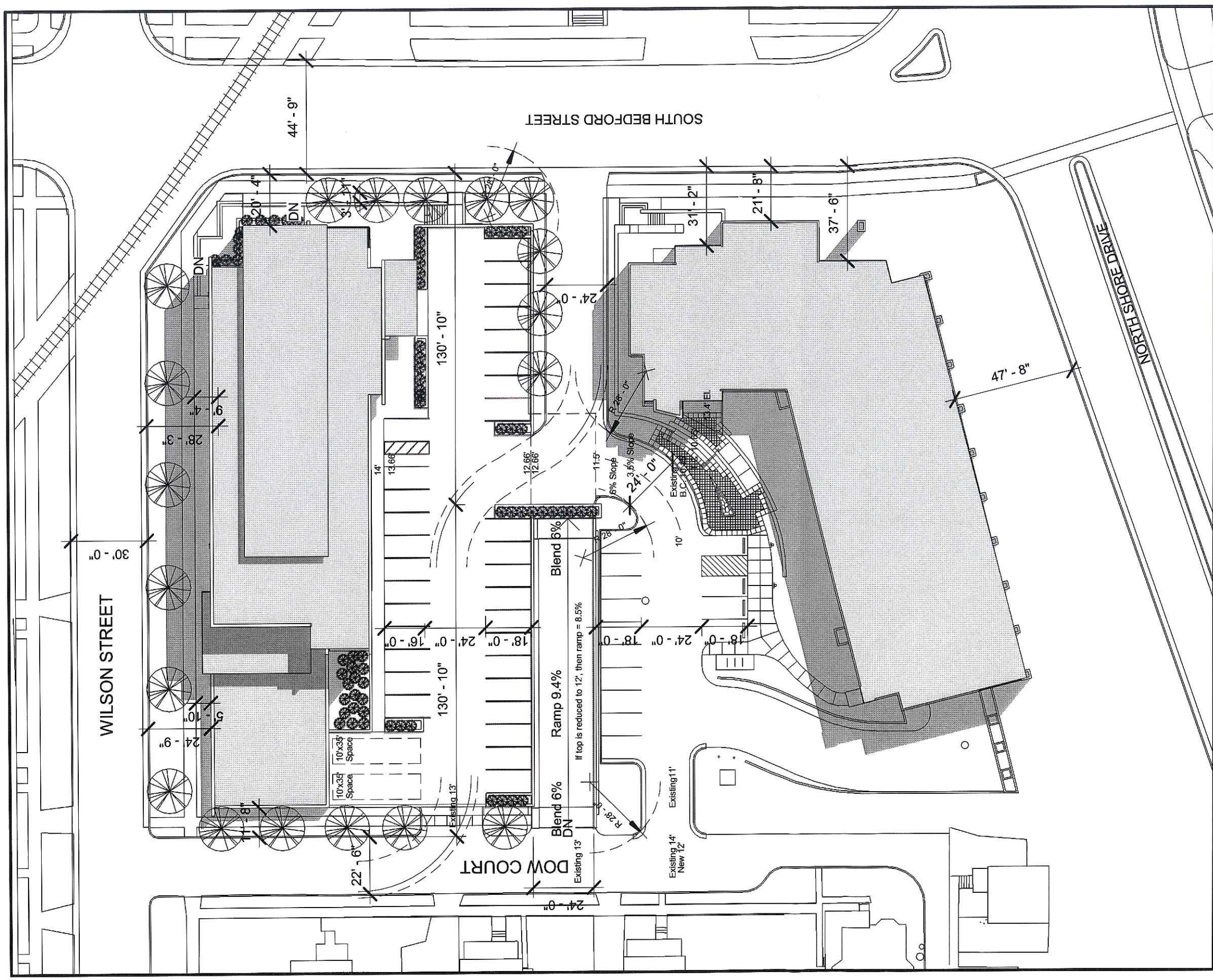
buildings across Bedford



Bedford, looking south



old Findorff building at Wilson and Bedford, looking west



	Existing Findorff	Proposed Findorff	Proposed NCBE	Proposed Site Totals
Below Grade Surface	39	39	78 =	117
	20	26	20	46
	59	65	98 =	163
Total	59 (+32 gravel)	65	98 =	163
Area (GSF)	38,300	38,300	44,000 =	82,300
GSF/Stall	649	589	449	505
Staff	65 (25 all day, 45 come and go)	65	84 =	149

National Conference of Bar Examiners

Site Plan

1" = 40'-0"

Potter Lawson

February 1, 2006



Concept Sketch - North

NCBE
Potter Lawson, Inc.
12.12.05



Concept Sketch - South

NCBE
Potter Lawson, Inc.
12.6.05