

**APPLICATION FOR
URBAN DESIGN COMMISSION
REVIEW AND APPROVAL**

AGENDA ITEM # _____
Project # _____

DATE SUBMITTED: <u>June 2, 2007</u>	Action Requested
UDC MEETING DATE: <u>June 11, 2007</u>	<input type="checkbox"/> Informational Presentation
	<input checked="" type="checkbox"/> Initial Approval and/or Recommendation
	<input checked="" type="checkbox"/> Final Approval and/or Recommendation

PROJECT ADDRESS: 345 West Washington Avenue

ALDERMANIC DISTRICT: 4

OWNER/DEVELOPER (Partners and/or Principals) <u>345 West Washington, LLC</u> <u>145 E. Badger Road</u> <u>Madison, WI 53703</u>	ARCHITECT/DESIGNER/OR AGENT: <u>The Alexander Company, Inc.</u> <u>145 E. Badger Road</u> <u>Madison, WI 53703</u>
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CONTACT PERSON: Thomas Miller
Address: 145 E. Badger Road, Suite 200
Madison, WI 53703
Phone: 608-258-5580
Fax: 608-258-5599
E-mail address: tcm@alexandercompany.com

TYPE OF PROJECT:

(See Section A for:)

- Planned Unit Development (PUD)
- General Development Plan (GDP)
- Specific Implementation Plan (SIP) - Minor Alteration to Approved 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 40,000 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)

Where fees are required (as noted above) they apply with the first submittal for either initial or final approval of a project.



Mr. Al Martin
City of Madison
Planning & Development
215 Martin Luther King Jr. Blvd
PO Box 2985
Madison, WI 53701-24985

July 2, 2007

**RE: CAPITOL WEST PHASE 1 PUD - GDP/SIP: 345 WEST WASHINGTON
MINOR ALTERATION**

Dear Mr. Martin,

We are submitting the attached as a Minor Alteration to the approved PUD-GDP/SIP for Phase 1 of Capitol West. The revisions attached apply specifically to 345 West Washington sitework, landscaping, and minor modifications to the façade.

Project	Capitol West - Phase 1 SIP Minor alteration to the approved SIP re: 345 West Washington
Owner	345 West Washington, LLC 145 East Badger Road Suite 200 Madison, WI 53713
Agent	The Alexander Company 145 East Badger Road Suite 200 Madison, WI 53713

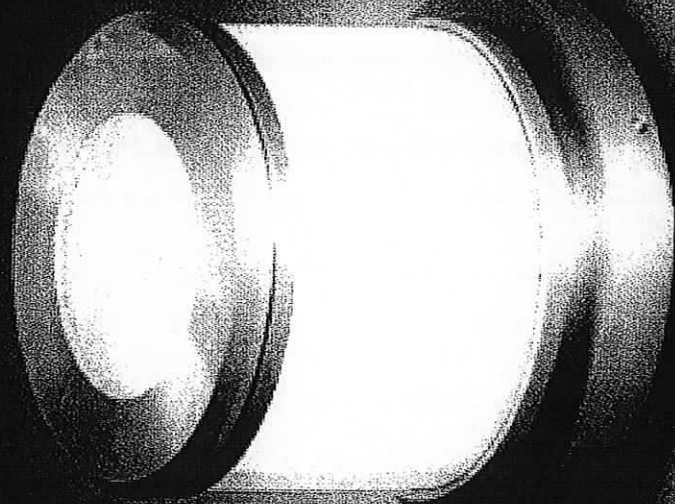
This project has been discussed with Mike Verveer, Brad Murphy and Bill Fruhling and it has been noted that a Minor Alteration is acceptable to all parties with approval from the Urban Design Commission. We intend to complete and submit the application for the Alteration to the SIP after UDC review and approval.

Please let me know if you need additional information.

Sincerely,

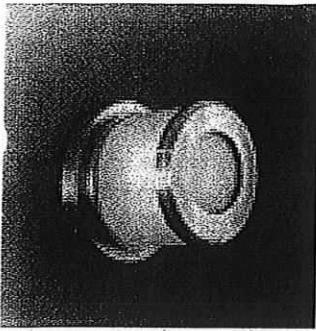
A handwritten signature in black ink, appearing to be "T. Miller", written over the word "Sincerely,".

THE ALEXANDER COMPANY, Inc.
Thomas Miller
Planning and Development Project Manager



3

TRENTO




TRENTO

Wall / Ceiling Mounted Luminaire

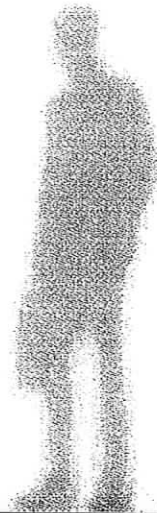
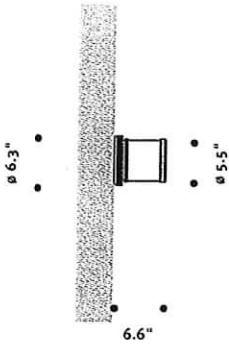
Design simplicity and precision machining distinguish the TRENTO. Housing is constructed of high-grade billet aluminum with satin anodized finish. Translucent

acrylic lens creates a soft ambience, while the prismatic end lens adds a contrasting lighting element. Optional flashed opal end lens mutes the lamp image.

All hardware is stainless steel. Luminaire may be mounted to wall or ceiling. See technical data sheet for details.

 Listed for Wet Locations

Model	Mounting	Lamp
TR150	Wall, Ceiling	18 CF / 13 CF



Design: Klaus Begasse

Phone: 864.487.3535 • Fax: 864.487.3175 • www.hessamerica.com

P.O. Box 28 • Gaffney, SC 29342-0028

TRENTO 150 Wall Mounted Luminaire

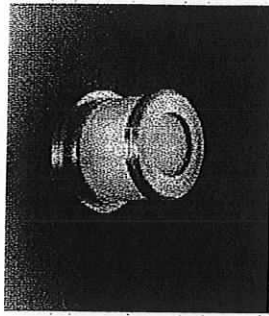
Project Name

Address

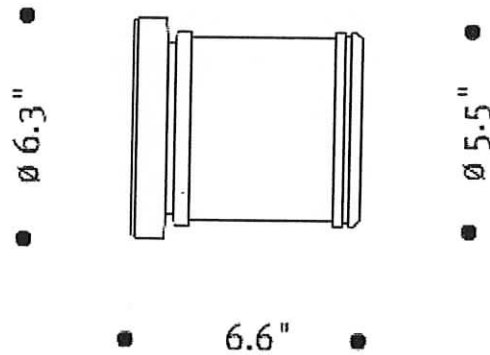
City

State

ZIP



Dimensions (right click to enlarge and/or print)



TRENTO 150 Wall Mounted Luminaire

Luminaire = 7 lbs

www.hessamerica.com

Type	Model	Watt	Lamp	Volt	Mounting	Finish	Option
	TR150	13 18	CF - Compact Fluorescent	2 - 120 7 - 277	A - Surface Mount	SA - Satin Anodized	N - None

Ordering Information

TR150
18
CF
2
A
SA
N

Comment

Specifications are subject to change without notification

HessAmerica . P.O. Box 28 . Gaffney, SC 29342 . Phone: 864-487-3535 . Fax: 864-487-3175 . www.hessamerica.com

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Specifications

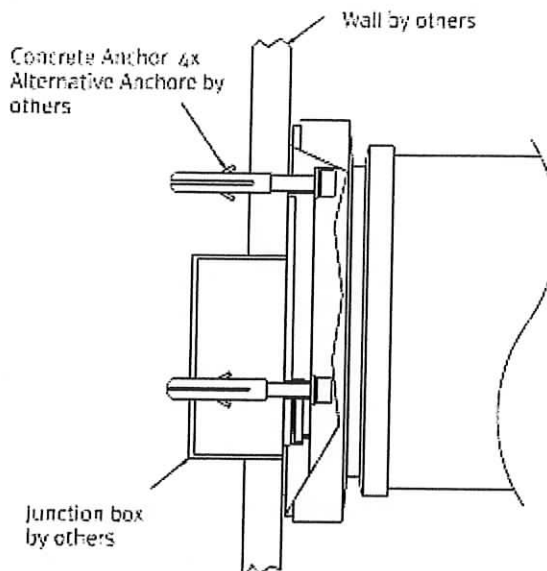
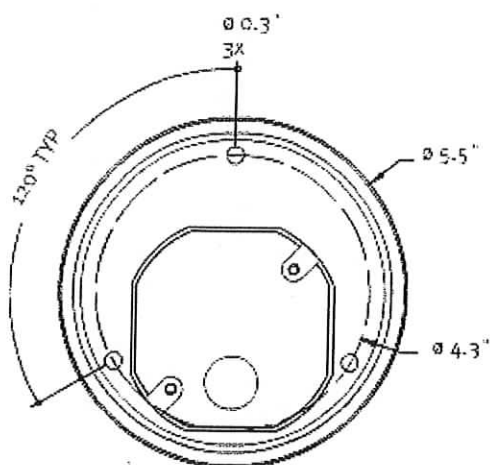
DESCRIPTION	Surface mounted luminaire for interior and exterior applications where contemporary styling is desired.		
HOUSING	Housing consists of cylindrical matte acrylic lens retained by two lens rings mechanically fastened together with three internal aluminum support rods. Lens rings are precision-machined from 6082 billet aluminum, then satin anodized. Lens rings have machined groove for one-piece EPDM gasket to provide a weather-tight seal to the lens. Outer lens ring has circular aperture for diffused end lens. Tempered glass end lens is white flashed opal glass, sealed to the lens ring with one-piece closed cell silicone gasket. Luminaire mounts to machined aluminum back plate housing the lamp and electrical components with three recessed setscrews. Back plate is satin anodized to match luminaire and gasketed to provide a weather-tight seal to the housing. Back plate mounts to the wall surface over 3.5" octagon junction box with factory-supplied wall anchors. All hardware is stainless steel.		
OPTICS	Lamp is positioned within the matte acrylic cylindrical lens providing diffuse symmetrical distribution. Diffused end lens provides subtle radiant glow.		
ELECTRICAL	Compact fluorescent high frequency electronic ballast shall be Class P and Outdoor Type 1 rated. Ballast shall have a minimum high power factor rating greater than 90%. Ballast shall be capable of reliable starting to -20°F (-30°C) at nominal line voltage and frequency of ±10%. Ballast shall be UL and cUL recognized. Lamp socket is 75w-600v rated.		
LAMPING	Wattage	13	18
	Source	Compact Fluorescent	Compact Fluorescent
	Lamp	CFTR13W/GX24Q	CFTR18W/GX24Q
	Bulb	Triple Tube	Triple Tube
	Base	GX24q-1	GX24q-2
	Lamp is included.		
FINISH	Standard finish is satin anodized aluminum.		
WARRANTY	Limited product warranty period is three years. Lamp and ballast shall carry the manufacturer's limited warranty.		
CERTIFICATION	UL Listed for Wet Locations.		

Specifications are subject to change without notification

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Specifications



www.hessamerica.com

Specifications are subject to change without notification

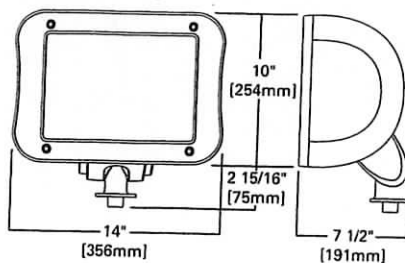
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DESCRIPTION

VISION Flood's cylindrical form blends effortlessly to architectural and landscape environments. Available in wattages up to 1000 watt Metal Halide and in two (2) housing sizes, VISION Flood offers properly scaled solutions for any floodlighting application.

DIMENSIONS



EPA-Effective Projected Area: 1.19

ORDERING INFORMATION

SAMPLE NUMBER: VFS-K-50-MH-MT-HS-BK

Product Family VFS=Vision Flood Small	Mounting Type K=Knuckle	Lamp Wattage * 50=50W 70=70W 100=100W 150=150W 175=175W	Lamp Type MH=Metal Halide HPS=High Pressure Sodium	Voltage † 120=120V 208=208V 240=240V 277=277V 347=347V 480=480V DT=Dual-Tap wired 277V ‡ MT=Multi-Tap wired 277V ‡ TT=Triple-Tap wired 347V ‡	Optical Systems NS=Narrow Spot NF=Narrow Flood MF=Medium Flood WF=Wide Flood VF=Vertical Flood HS=Horizontal Spot	Colors (add as suffix/ must specify) * BK=Black AP=Grey BZ=Bronze WH=White DP=Dark Platinum GM=Graphite Metallic VR=Verde Green	Options & Accessories (See Below)
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Options †

- Single Fuse (120V, 277 or 347V) Specify Voltage
- Double Fuse (208V, 240 or 480V) Specify Voltage
- Button Type Photocontrol (Specify Voltage)
- Lamp Included

Accessories †

- VFS-CFR-XX=Color Filter Adapter with Red Gel
- VFS-CFB-XX=Color Filter Adapter with Bright Blue Gel
- VFS-CFG-XX=Color Filter Adapter with Deep Green Gel
- VFS-CFO-XX=Color Filter Adapter with Warm Orange Gel
- VFS-BD-XX=Barn Doors—EPA 1.01
- VFS-TV-XX=Top Visor—EPA 0.6
- VFS-VS=Vandal Shield
- VFS-GL1=External Grid Louver (NS and NF Optics Only)
- VFS-GL2=External Grid Louver (MF, WF, VF and HS Optics Only)
- JB-XX=Architectural J-Box with (2) 3/4" NPT Entries
- SM-XX=Stanchion Mount
- ST-XX=Stanchion Mount Tenon
- WM-XX=Wall Mount
- WMA-XX=Wall Mount Arm
- WMT-XX=Wall Mount Arm Tenon Mount
- TMA-XX=Twin Mount Arm—EPA 0.35
- TMT-XX=Twin Mount Arm Tenon Mount—EPA 0.42
- SMT-XX=Surface Mount Tenon
- SF-XX=Slipfitter
- PM1-XX=Post Mount Extension Single—EPA 0.12
- PM2-XX=Post Mount Extension Double—EPA 0.12

WATTAGE TABLE

	VFS
Metal Halide	50, 70, 100, 175W
High Pressure Sodium	50, 70, 100, 150W

Certifications

IP65 Rated	U.L. 1598 Listed	3G Vibration Tested
CSA Listed	40°C Ambient	ISO 9001



VFS
VISION FLOOD
SMALL

50 - 175 W

Metal Halide

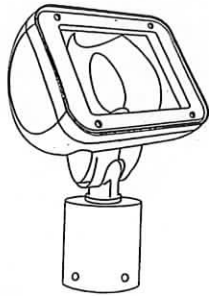
High Pressure Sodium

ARCHITECTURAL
FLOOD LUMINAIRE

- One-piece die-cast aluminum housing
- Die-cast aluminum door is secured with four (4) tamper resistant recessed stainless steel allen head fasteners
- Door frame features an integral accessory channel for the mounting of optional light control accessories
- Cast knuckle features a 3/4" NPT threaded nipple
- Lens is impact resistant .180" thick tempered clear flat glass, sealed to the door with a one-piece silicone gasket
- Choice of six (6) high efficiency optical systems constructed of premium 95% reflective anodized aluminum sheet
- Housing is rated for 40°C (104°F) ambient environments
- Medium-base porcelain socket for HID lamp sources
- Approximate net weight: 37 lbs. (17 kgs.)

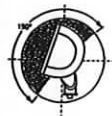
TYPE C

NOTE: 1 All HID lamps are medium-base. 2 Products also available in non-US voltages and 50Hz for international markets. Consult factory for availability and ordering information. 3 Dual-tap is 120/277V wired 277V. 4 Multi-tap is 120/208/240/277V wired 277V. 5 Triple-tap is 120/277/347V wired 347V. 6 Custom and RAL color matching available upon request. Consult your INVUE Lighting Systems Representative for further information. 7 Add as suffix in the order shown. 8 Order separately, replace XX with color suffix. 9 Specifications and dimensions subject to change without notice.

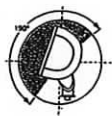


**VFS
VISION FLOOD
SMALL
ACCESSORIES**

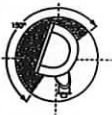
AIMING RANGE



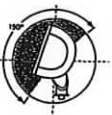
[JB]



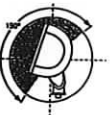
[SF]



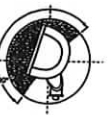
[SM]



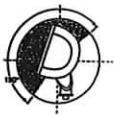
[TMA]



[WMA]



[WM]



[PM1 / PM2]

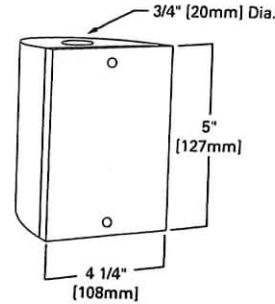
DESCRIPTION

The Vision Flood Small (VFS) knuckle features a 3/4" NPT threaded nipple on its bottom surface for direct mounting to the following accessories: Junction Box (JB), Slipfitter (SF), Stanchion Mount (SM), Twin Arm Mount (TMA), Wall Mount Arm (WMA), Wall Mount (WM), and Post Mount Extensions (PM1, PM2). When coupled with the available slipfitter (SF), the VFS can be mounted to the following accessories: Surface Mount Tenon (SMT), Stanchion Mount Tenon (ST), Twin Mount Arm Tenon (TMT), and Wall Mount Arm Tenon (WMT).

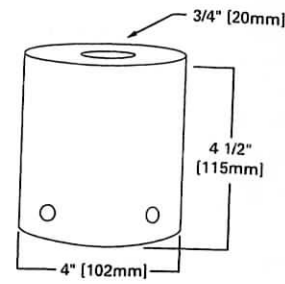
ACCESSORIES SPECIFICATIONS

JUNCTION BOX [JB]

U.L. and CSA listed for wet locations, the Vision J-Box is supplied with a 3/4" clearance hole on the top surface and two (2) 3/4" NPT openings on the bottom surface. An optional drilling consisting of one (1) 1/2" NPT opening on the bottom surface can be specified.



**Junction Box
[JB]**



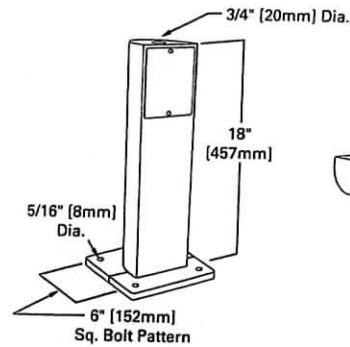
**Slipfitter
[SF]**

SLIPFITTER [SF]

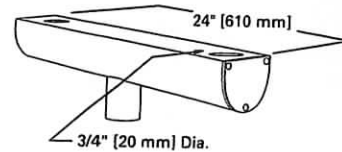
Die-cast aluminum slipfitter features a 3/4" NPT entry point on top surface to mate to standard VFS knuckle. Allows fixture assembly to be mounted to standard 2" pipe size (2 3/8" O.D.) tenons and tenon equipped accessories.

STANCHION MOUNT [SM]

Used to mount fixture above grade to solid surface, or partially buried when secured to concrete pad. Cast aluminum housing and mounting plate is 18" tall and is supplied with a single 3/4" clearance hole entry point.



**Stanchion Mount
[SM]**



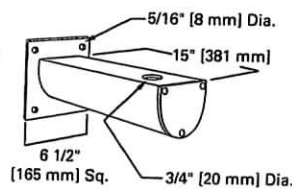
**Twin Arm Mount
[TMA]**

TWIN ARM MOUNT [TMA]

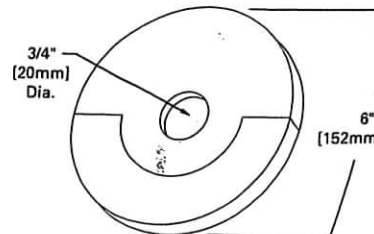
Soft form extruded aluminum arm is 24" in length and features two (2) 3/4" clearance holes for twin fixture mount. Other lengths and drilling patterns available upon request. Twin arm base slip fits over standard 2" pipe size (2 3/8" O.D.) tenon. End caps are removable for wiring access. Useful in ground mount and pole mount applications.

WALL MOUNT ARM [WMA]

Extruded aluminum arm with cast mounting plate is 15" in length and is supplied with a 3/4" clearance hole entry point. Also useful as an arm extension off square area light poles.



**Wall Mount Arm
[WMA]**



**Wall Mount
[WM]**

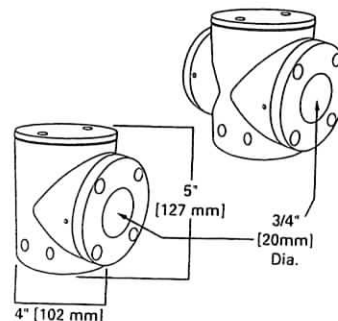
WALL MOUNT [WM]

Cast aluminum mounting plate adapts around 4" square or octagonal J-box by others. Additional stud mounting is required beyond J-box attachment. Consists of mounting bracket and cast aluminum splice access cover providing a clean transition to the wall surface. Hanger mount integral to mounting plate allows for ease of installation.

POST MOUNT EXTENSION

[PM1/PM2]

Cast aluminum assembly slip fits over standard 2" pipe size (2 3/8" O.D.) tenons, and allows for single (PM1), or double (PM2) mount configurations. Assembly allows for 360° of fixture rotation. Top cap provides splice access. Useful for single or twin, pole mounted downward aiming applications.



**Post Mount Extension
[PM1 / PM2]**

SURFACE MOUNT TENON [SMT]

For above-grade surface mount placement, the SMT is supplied with a 4" tall standard 2" pipe size (2 3/8" O.D.) tenon.

STANCHION MOUNT TENON [ST]

Used to mount fixture above grade to solid surface, or partially buried when secured to concrete pad. Cast aluminum housing and mounting plate is 18" tall and is supplied with a standard 2" pipe size (2 3/8" O.D.) tenon.

TWIN ARM MOUNT TENON [TMT]

Soft form extruded aluminum arm is 24" in length and features two (2) standard 2" pipe size (2 3/8" O.D.) tenons for twin fixture mount. Other lengths and drilling patterns available upon request. Twin arm base slip fits over standard 2" pipe size (2 3/8" O.D.) tenon. End caps are removable for wiring access. Useful in ground mount and pole mount applications.

For extended downward aiming, utilize PM1 or PM2 in conjunction with TMT.

WALL MOUNT ARM TENON [WMT]

Extruded aluminum arm with cast mounting plate is 15" in length and is supplied with a standard 2" pipe size (2 3/8" O.D.) tenon. Also useful as an arm extension off square area light pole.

TOP VISOR [VFS-TV]

Controls excess spill and glare on top portion of distribution. Especially useful in uplighting applications to limit light travel above intended wall surface or sign. Mounts to accessory channel in doorframe. Compatible with all distributions.

BARN DOORS [VFS-BD]

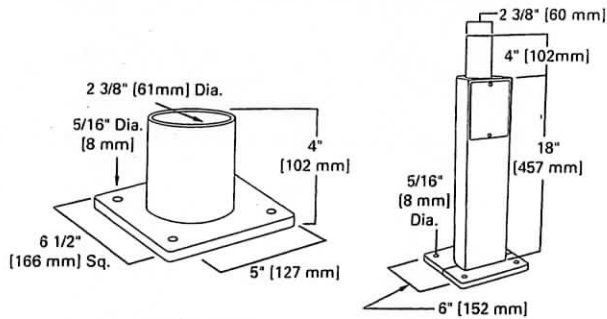
Four (4) independently mounted and adjustable doors control cutoff angles in all directions, allowing custom distribution control for any application. Compatible with all distributions.

EXTERNAL GRID LOUVERS [VFS-GL1 / VFS-GL2]

Designed to control lamp glare and spill light while maintaining beam efficiency. Useful when aiming direction or intended target lies in close proximity to pedestrian and/or motor vehicle activity. Mounts to accessory channel in doorframe. Finished in black powder coat paint. GL1 compatible with Narrow Distribution, GL2 compatible with remaining.

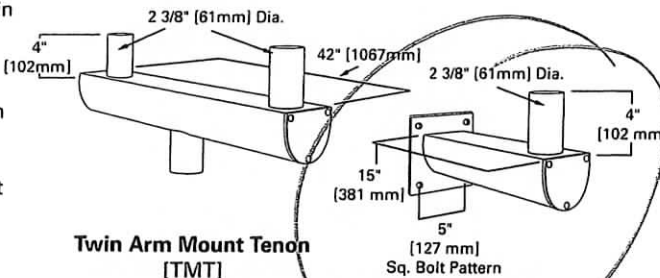
VANDAL SHIELD [VFS-VS]

3/16" thick molded polycarbonate convex lens. Treated with UV inhibitor to discourage the gradual discoloration that results from exposure to sunlight and metal halide lamps.



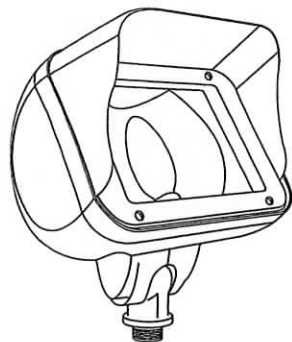
Surface Mount Tenon [SMT]

Stanchion Mount Tenon [ST]

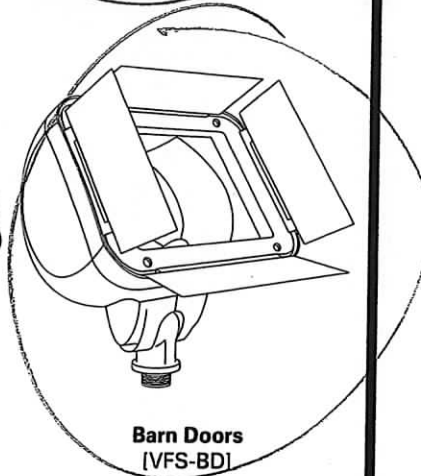


Twin Arm Mount Tenon [TMT]

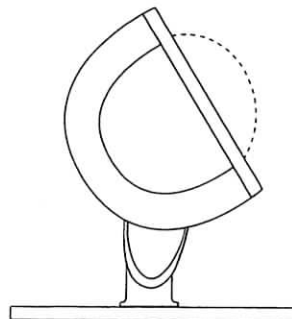
Wall Mount Arm Tenon [WMT]



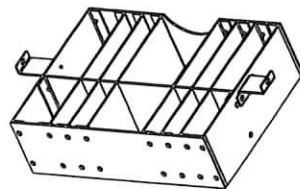
Top Visor [VFS-TV]



Barn Doors [VFS-BD]



Vandal Shield [VFS-VS]

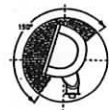


External Grid Louvers [VFS-GL1 / VFS-GL2]



VFS VISION FLOOD SMALL ACCESSORIES

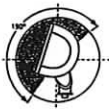
AIMING RANGE



[SMT]



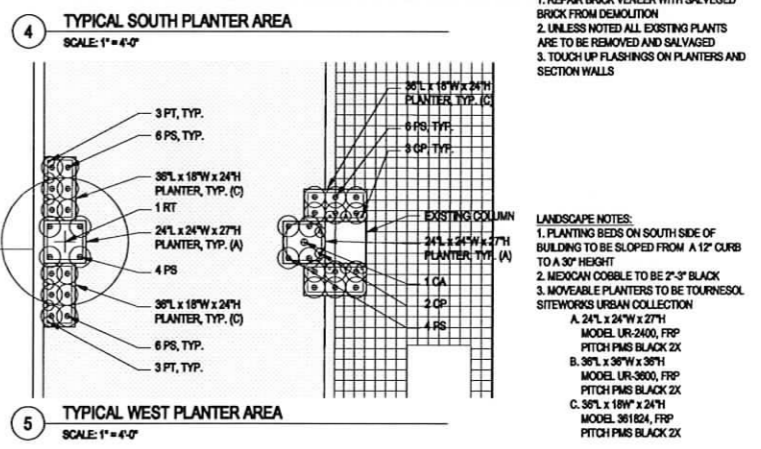
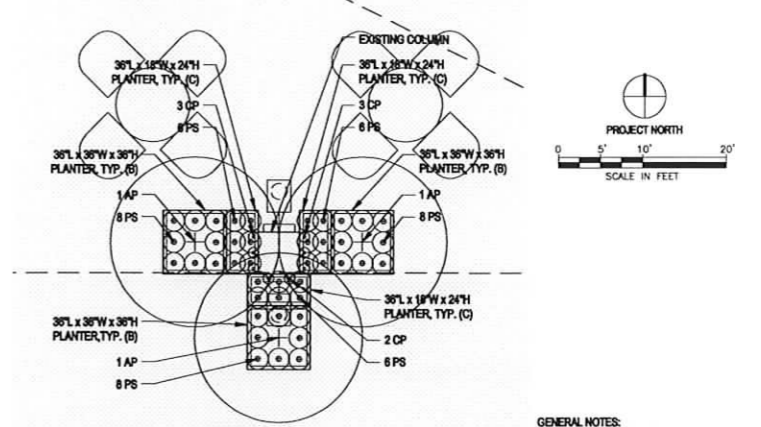
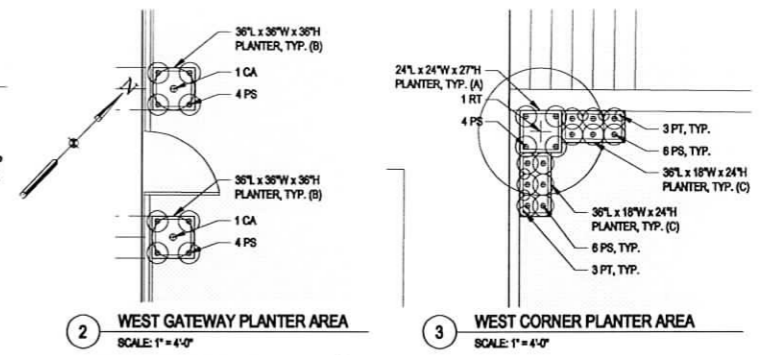
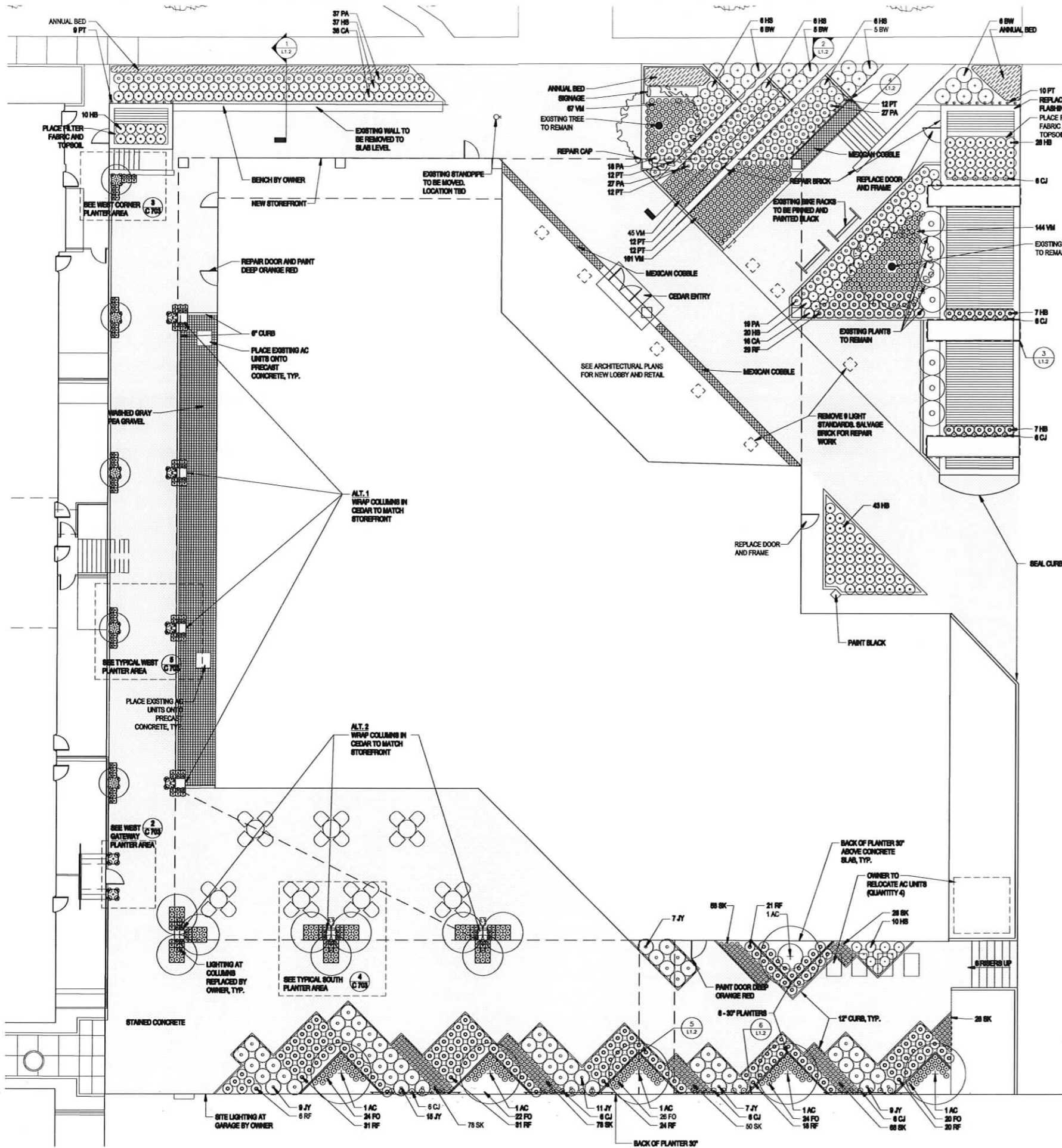
[ST]



[TMT]



[WMT]



GENERAL NOTES:
 1. REPAIR BRICK VENEER WITH SALVAGED BRICK FROM DEMOLITION
 2. UNLESS NOTED ALL EXISTING PLANTS ARE TO BE REMOVED AND SALVAGED
 3. TOUCH UP FLASHINGS ON PLANTERS AND SECTION WALLS

LANDSCAPE NOTES:
 1. PLANTING BEDS ON SOUTH SIDE OF BUILDING TO BE SLOPED FROM A 12\"/>

PLANT LIST						
SYM.	SCIENTIFIC NAME	COMMON NAME	SIZE	ROOT	QUANT.	COMMENTS
ORNAMENTAL TREES						
AP	<i>Acer palmatum</i>	Japanese Maple	8' HT	B&B	9	
AC	<i>Amelanchier canadensis 'Prince William'</i>	Prince William Serviceberry	8' HT	B&B	6	
RT	<i>Rhus typhina</i>	Staghorn Sumac	8' HT	B&B	4	
DECIDUOUS SHRUBS						
CB	<i>Cornus sericea 'sericea'</i>	Herit Dogwood	#6	Cont.	7	
EVERGREEN SHRUBS						
BW	<i>Buxus sinica var. insularis 'Wintergreen'</i>	Wintergreen Boxwood	#2	Cont.	22	
JY	<i>Juniperus horizontalis 'Younglove'</i>	Androm Creeping Juniper	#6	Cont.	58	
PERENNIALS / GRASSES						
CA	<i>Calamagrostis scoullerae 'Karl Foerster'</i>	Karl Foerster Feather Reed Grass	#1	Cont.	60	24\"/>
FO	<i>Festuca ovina 'Glaucus'</i>	Elijah Blue Fescue	#1	Cont.	118	18\"/>
HS	<i>Halogeton horridus</i>	Blue Oat Grass	#2	Cont.	66	24\"/>
HB	<i>Hemerocallis 'Baja'</i>	Dryhill	#1	Cont.	81	24\"/>
PA	<i>Pennisetum alopecuroides 'Hameln'</i>	Dwarf Fountain Grass	#1	Cont.	128	24\"/>
RF	<i>Rubus idaeus 'Goldkummt'</i>	Goldkummt Rubus	#1	Cont.	220	24\"/>
GROUNDCOVERS / VINES						
CJ	<i>Clematis x jackmanii</i>	Jackman Clematis	#2	Cont.	18	12\"/>
CP	<i>Clematis paniculata</i>	Swiss Ailanth Clematis	#1	Cont.	56	
PT	<i>Periwinkles 'Humboldt'</i>	Scaden Ivy	#2	Cont.	109	
PS	<i>Phlox subulata 'Morgenspur'</i>	Ancient Purple Phlox	3.5'	Cont.	281	18\"/>
SK	<i>Sedum lanceolatum</i>	Kentucky Sedum	3.5'	Cont.	384	18\"/>
VM	<i>Vincetoxicum 'Bowles'</i>	Bowles Periwinkle	3.5'	Cont.	488	12\"/>

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PRELIMINARY
 FOR INFORMATION
 PURPOSE ONLY
NOT FOR CONSTRUCTION

JACKSON CLINIC
 345 W WASHINGTON AVE
 MADISON, WI 53703

LANDSCAPE PLAN
 DRAWN: BSF | APPR.:
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SHEET NO.
L1.0

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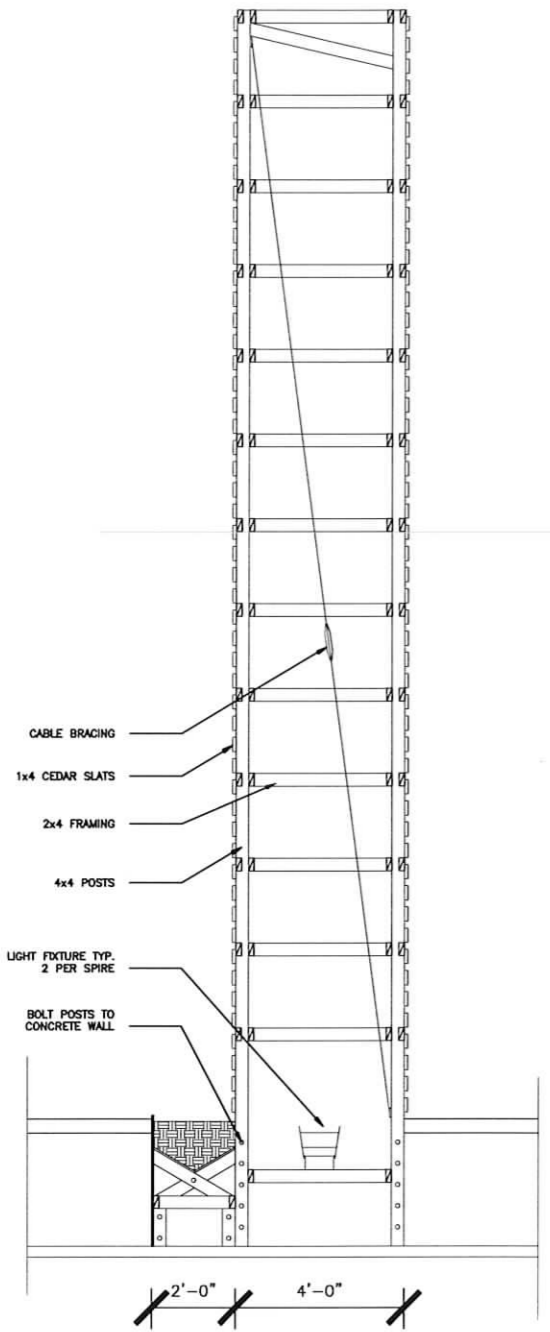
**URBAN DESIGN
 SUBMITTAL**
 7-2-2007

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 SITEWORK & STOREFRONT**
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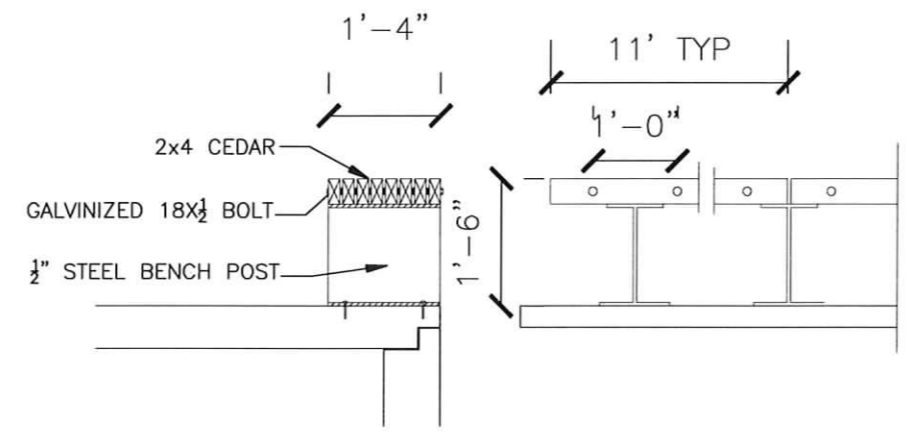
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 6-28-07 DESIGN DEVELOPMENT
 8-28-07 CONSTRUCTION REVIEW SET

PROJECT NO.
 07-637

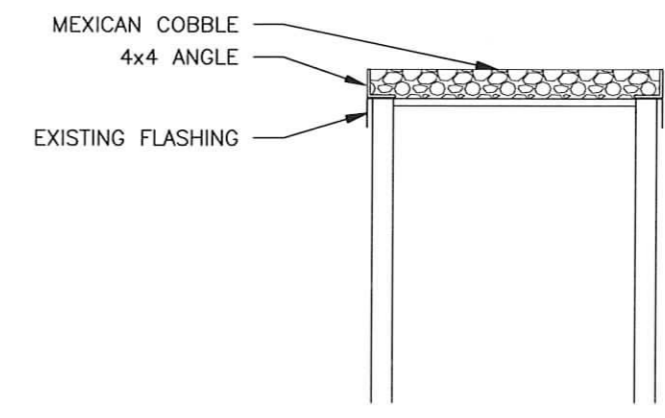
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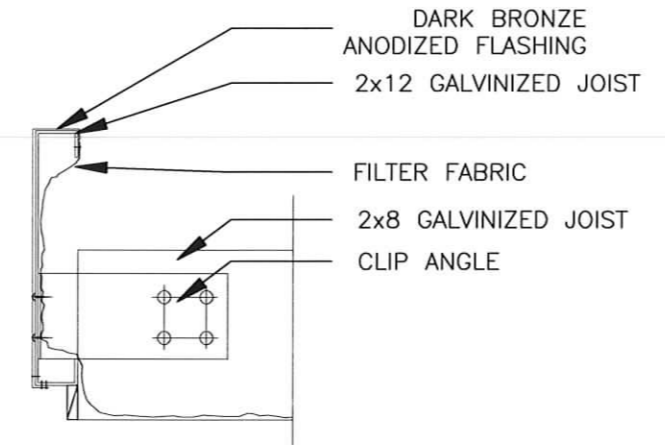
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 SCALE : 1/2" = 1'-0"



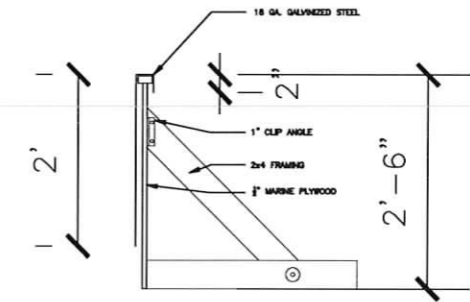
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 SCALE : 1" = 1'-0"



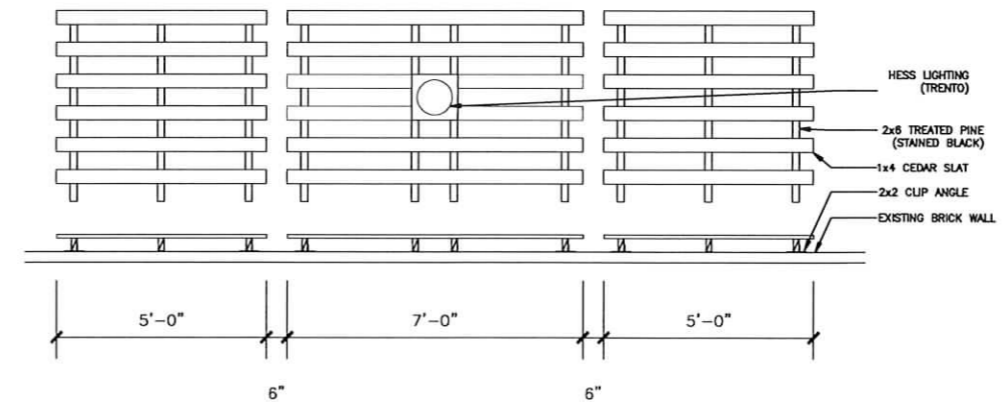
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 SCALE : 1" = 7'-0"



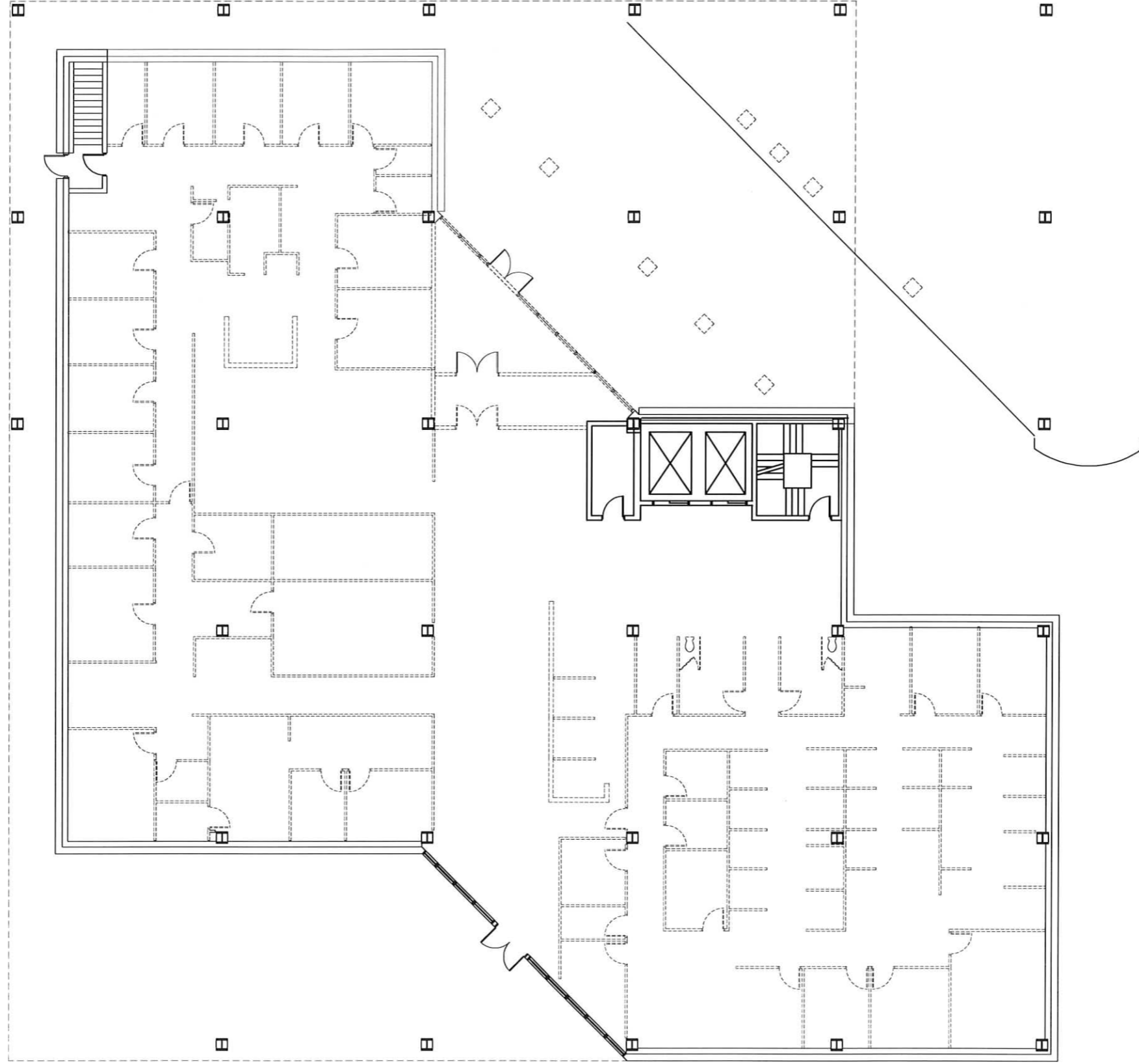
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 1.2
 SCALE : 3/4" = 1'-0"



5
 1.2
 SCALE : 3/4" = 1'-0"



6
 1.2
 SCALE : 1/2" = 1'-0"



DEMOLITION PLAN

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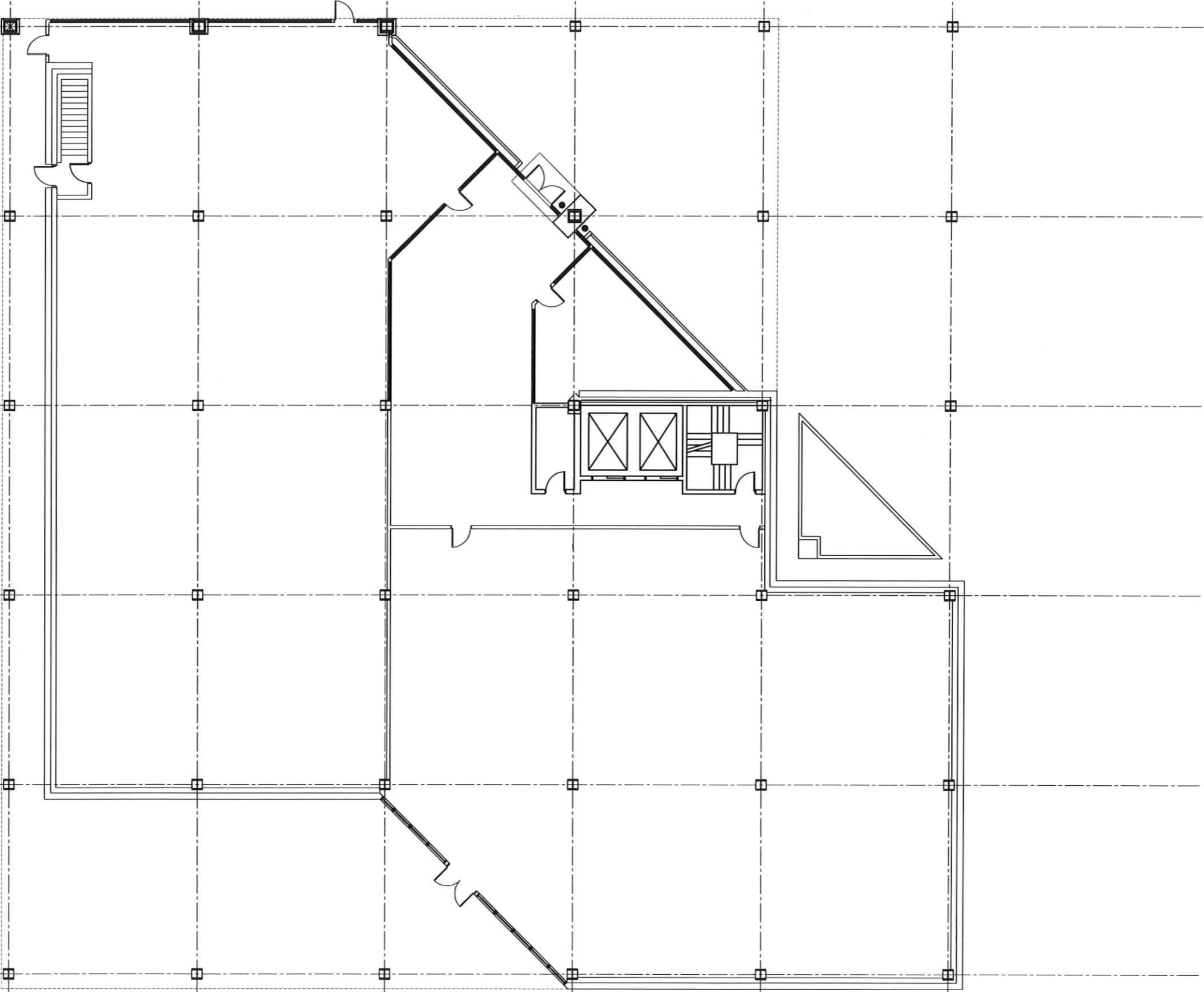
A2.1

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1
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4
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6



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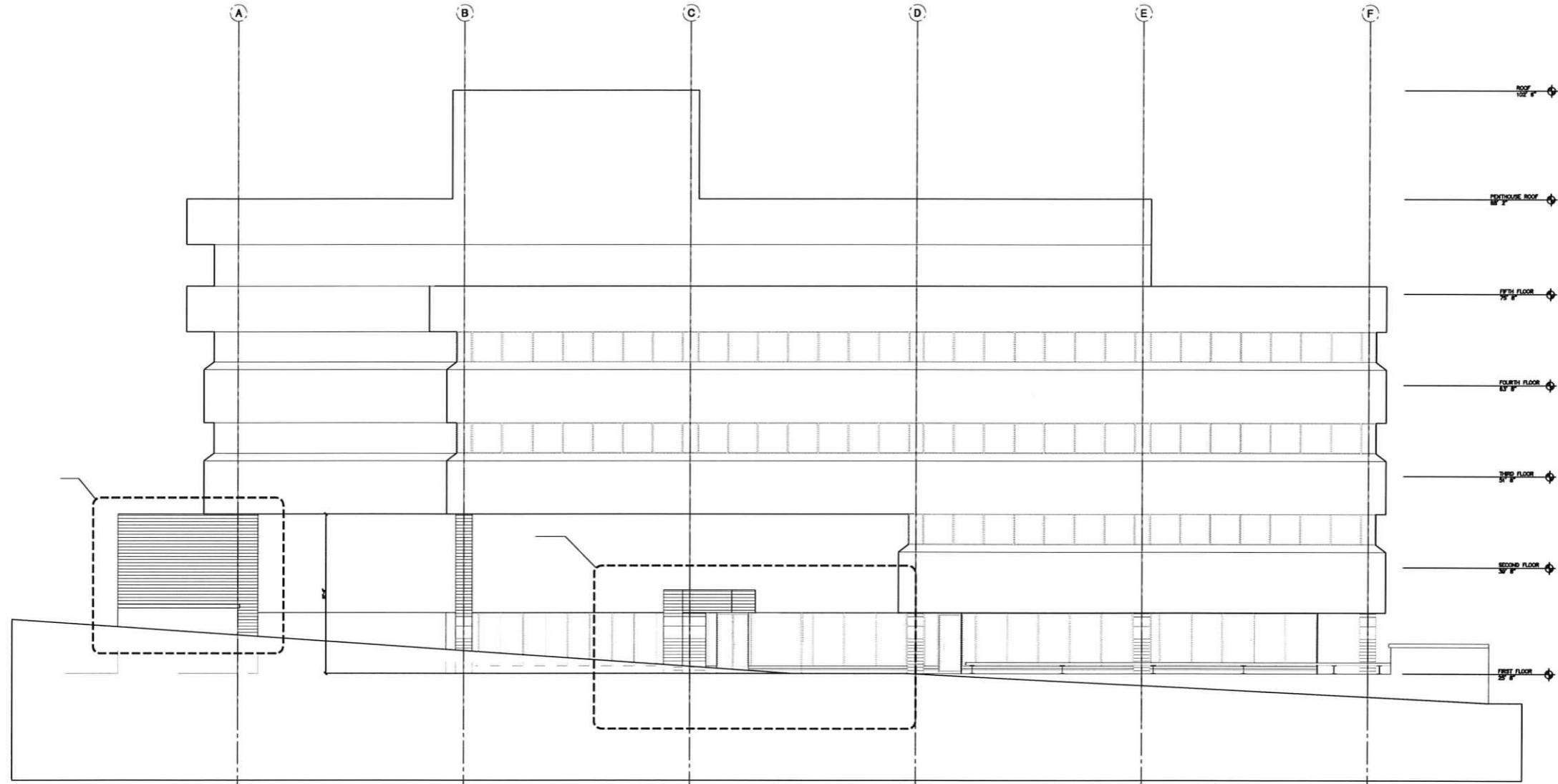
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FLOOR PLAN	
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SHEET NO.

A3.1



1
5.1 JACKSON CLINIC NORTH ELEVATION
SCALE : 1/4" = 1'-0"

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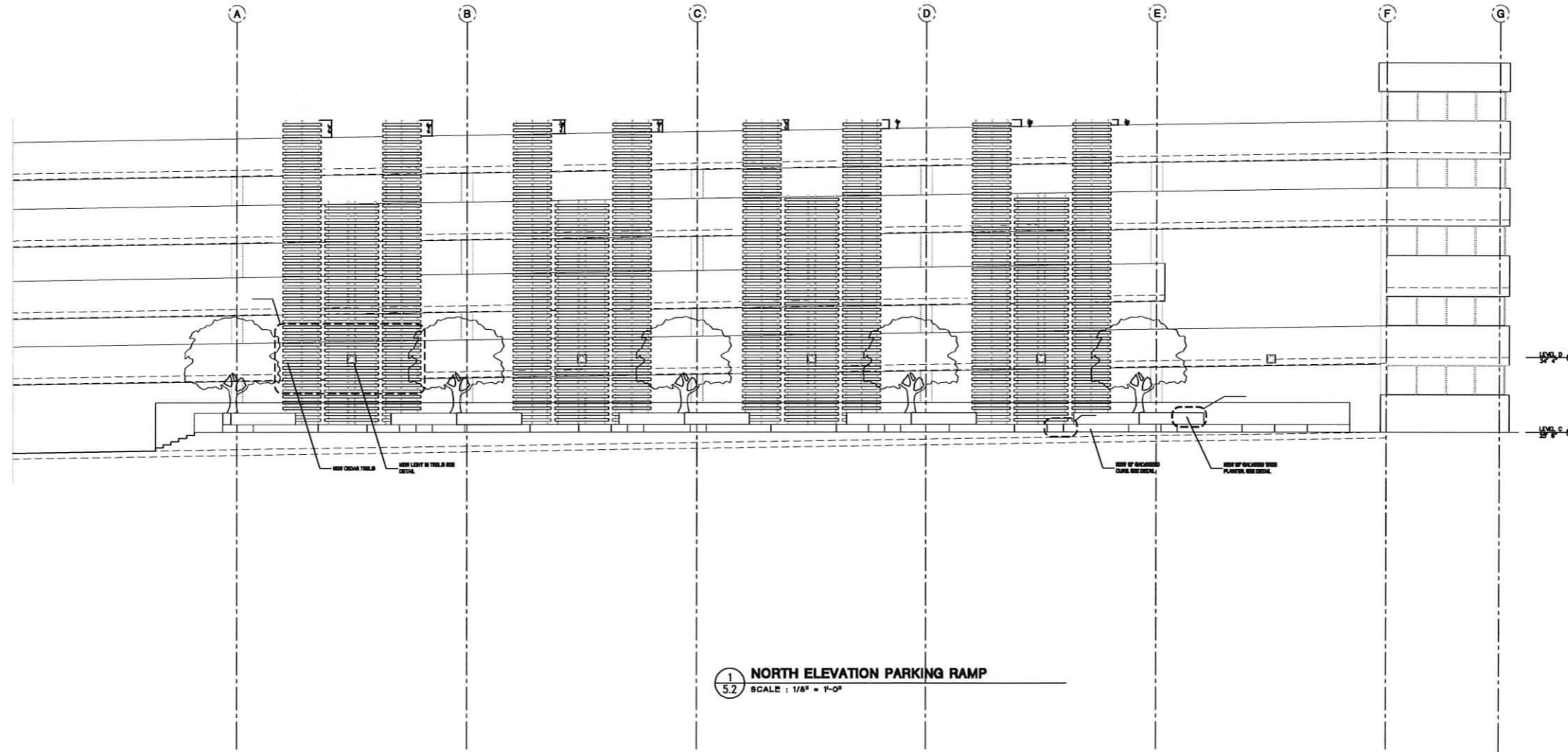
JACKSON CLINIC NORTH ELEVATION

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07-637

SHEET NO.

A5.1



1
5.2 NORTH ELEVATION PARKING RAMP
SCALE : 1/8" = 1'-0"

PARKING RAMP NORTH ELEVATION

DRAWN: BSF	APPR.:
6-18-07	DESIGN DEVELOPMENT
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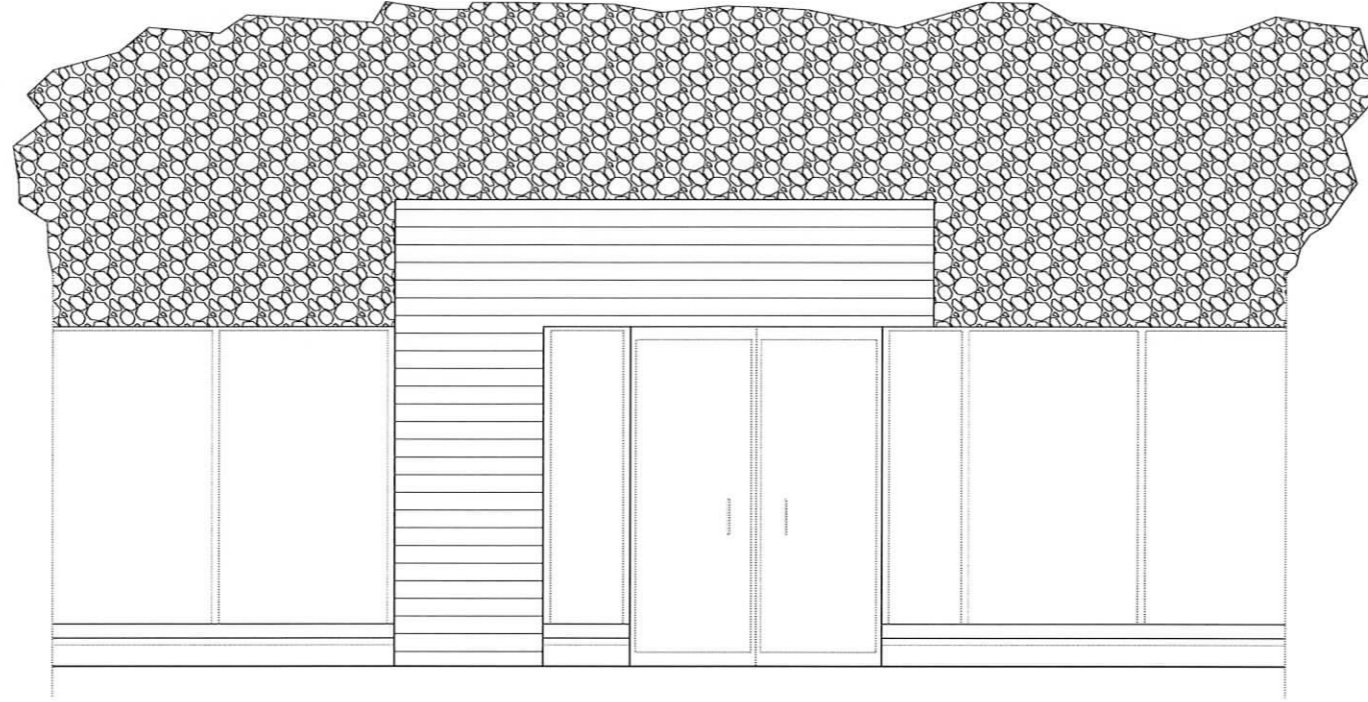
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A5.2

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1
7.1 STOREFRONT ELEVATION
SCALE : 1/2" = 1'-0"

STOREFRONT ELEVATION

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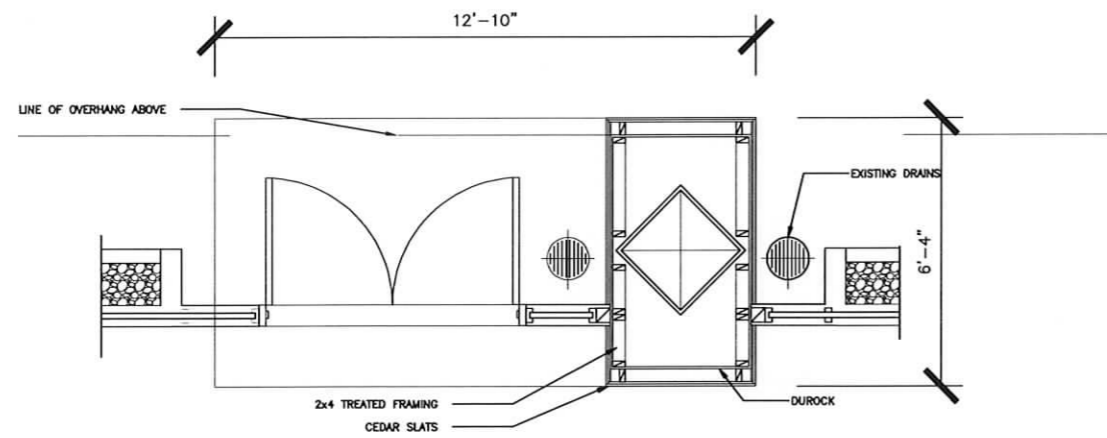
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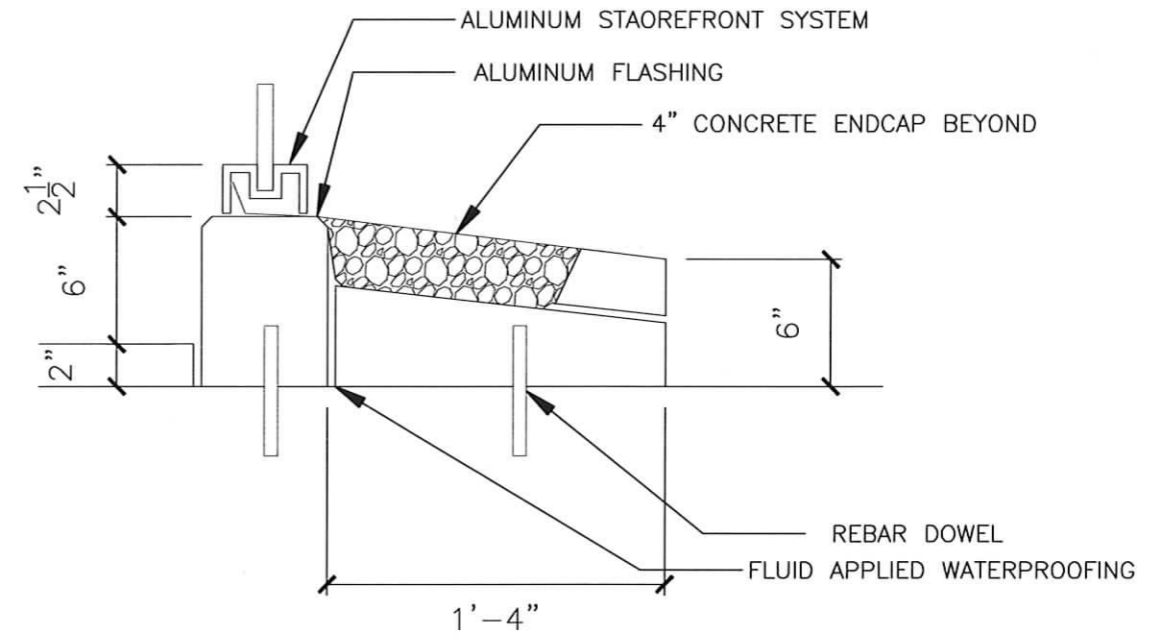
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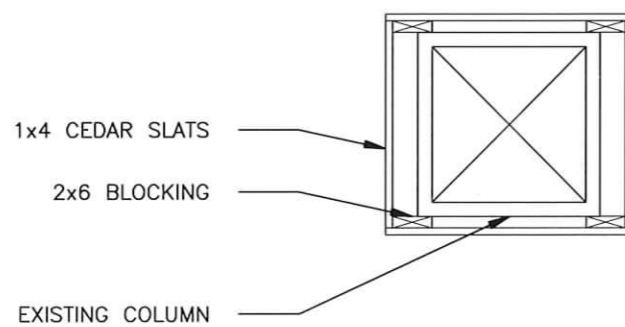
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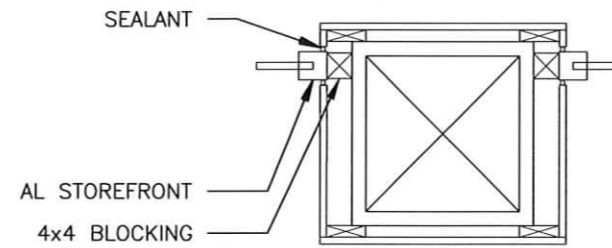
1
8.1 DETAIL
SCALE: 1/4" = 1'-0"



2
8.1 DETAIL
SCALE: 3/4" = 1'-0"



3
8.1 DETAIL
SCALE: 1/8" = 1'-0"



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SHEET NO.

A8.1

309 W. WASHINGTON AVE.



MAIN STREET TOWNHOMES

WASHINGTON ROWHOUSES



BROOM STREET LOFTS



CAPITOL COURT TOWNHOMES

