

URBAN DESIGN COMMISSION APPLICATION

UDC

City of Madison
Planning Division
Madison Municipal Building, Suite 017
215 Martin Luther King, Jr. Blvd.
P.O. Box 2985
Madison, WI 53701-2985
(608) 266-4635



FOR OFFICE USE ONLY:

Date Received 4/20/26 10:27 a.m.

Initial Submittal

Paid

Revised Submittal

Complete all sections of this application, including the desired meeting date and the action requested. If your project requires both UDC and Land Use application submittals, a completed [Land Use Application](#) and accompanying submittal materials are also required to be submitted.

If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call the Planning Division at (608) 266-4635.

Si necesita interprete, traductor, materiales en diferentes formatos, u otro tipo de ayuda para acceder a estos formularios, por favor llame al (608) 266-4635.

Yog tias koj xav tau ib tug neeg txhais lus, tus neeg txhais ntawv, los sis xav tau cov ntaub ntawv ua lwm hom ntawv los sis lwm cov kev pab kom paub txog cov lus qhia no, thov hu rau Koog Npaj (Planning Division) (608) 266-4635.

1. Project Information

Address (list all addresses on the project site): 449 W Johnson Street

Title: HUB Madison Johnson Bassett Project

2. Application Type (check all that apply) and Requested Date

UDC meeting date requested May 20, 2026

- New development Alteration to an existing or previously-approved development
 Informational Initial Approval Final Approval

3. Project Type

- Project in an Urban Design District
 Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)
 Project in the Suburban Employment Center District (SEC), 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 Residential Building Complex

Signage

- Comprehensive Design Review (CDR)
 Modifications of Height, Area, and Setback
 Sign Exceptions as noted in [Sec. 31.043\(3\)](#), MGO

Other

- Please specify
Mural Proposal

4. Applicant, Agent, and Property Owner Information

Applicant name Michael Bolatto
Street address 1400 N Kingsbury
Telephone 812.760.2223

Company Madison WI Properties KP6, LLC
City/State/Zip Chicago, Illinois 60642
Email mbolatto@corespaces.com

Project contact person Brian Munson
Street address 120 East Lakeside Street
Telephone 608.609.4410

Company Vandewalle & Associates
City/State/Zip Madison, WI 53715
Email bmunson@vandewalle.com

Property owner (if not applicant) _____
Street address _____ **City/State/Zip** _____
Telephone _____ **Email** _____

Introduction

The City of Madison's Urban Design Commission (UDC) has been created to:

- Encourage and promote high quality in the design of new buildings, developments, remodeling, and additions so as to maintain and improve the established standards of property values within the City.
- Foster civic pride in the beauty and nobler assets of the City, and in all other ways possible assure a functionally efficient and visually attractive City in the future.

Types of Approvals

There are three types of requests considered by the UDC:

- Informational Presentation. A request for an Informational Presentation to the UDC may be requested prior to seeking any approvals to obtain early feedback and direction before undertaking detailed design efforts. Applicants should provide details on the context of the site, design concept, site and building plans, and other relevant information to help the UDC understand the proposal and provide feedback. (Does not apply to CDR's or Signage Modification requests)
- Initial Approval. Applicants may, at their discretion, request Initial Approval of a proposal by presenting preliminary design information. As part of their review, the Commission will provide feedback on the design information that should be addressed at Final Approval stage.
- Final Approval. Applicants may request Final Approval of a proposal by presenting all final project details. Recommendations or concerns expressed by the UDC in the Initial Approval must be addressed at this time.

Presentations to the Commission

The Urban Design Commission meets virtually via Zoom, typically on the second and fourth Wednesdays of each month at 4:30 p.m. Applicant presentations are strongly encouraged, although not required. Prior to the meeting, each individual speaker is required to complete an online registration form to speak at the meeting. A link to complete the online registration will be provided by staff prior to the meeting. Please note that individual presentations will be limited to a **maximum of three (3) minutes**. The pooling of time may be utilized to provide one speaker more time to present, however the additional time will be based on the number of registrants from the applicant team, i.e. two (2) applicant registrants = six (6) minutes for one (1) speaker.

Primarily, the UDC is interested in the appearance and design quality of projects. Emphasis should be given to the site plan, landscape plan, lighting plan, building elevations, exterior building materials, color scheme, and graphics. Please note that presentation slides, in a PDF file format, are required to be submitted **the Friday before** the UDC meeting.

URBAN DESIGN DEVELOPMENT PLANS CHECKLIST

The items listed below are minimum application requirements for the type of approval indicated. Please note that the UDC and/or staff may require additional information in order to have a complete understanding of the project.

1. Informational Presentation

- Locator Map
- Letter of Intent (If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required)
- Contextual site information, including photographs and layout of adjacent buildings/structures
- Site Plan
- Two-dimensional (2D) images of proposed buildings or structures.

Providing additional information beyond these minimums may generate a greater level of feedback from the Commission.

Requirements for All Plan Sheets

1. Title block
2. Sheet number
3. North arrow
4. Scale, both written and graphic
5. Date
6. Fully dimensioned plans, scaled at 1"= 40' or larger

*** All plans must be legible, including the full-sized landscape and lighting plans (if required)*

2. Initial Approval

- Locator Map
- Letter of Intent (If the project is within a Urban Design District, a summary of how the development proposal addresses the district criteria is required)
- Contextual site information, including photographs and layout of adjacent buildings/structures
- Site Plan showing location of existing and proposed buildings, walks, drives, bike lanes, bike parking, and existing trees over 18" diameter
- Landscape Plan and Plant List (*must be legible*)
- Building Elevations in **both** black & white and color for all building sides, including material and color callouts
- PD text and Letter of Intent (if applicable)

Providing additional information beyond these minimums may generate a greater level of feedback from the Commission.

3. Final Approval

All the requirements of the Initial Approval (see above), **plus**:

- Grading Plan
- Lighting Plan, including fixture cut sheets and photometrics plan (must be legible)
- Utility/HVAC equipment location and screening details (with a rooftop plan if roof-mounted)
- Site Plan showing site amenities, fencing, trash, bike parking, etc. (if applicable)
- PD text and Letter of Intent (if applicable)
- Samples of the exterior building materials
- Proposed sign areas and types (if applicable)

4. Signage Approval (*Comprehensive Design Review (CDR), Sign Modifications, and Sign Exceptions (per [Sec. 31.043\(3\)](#))*)

- Locator Map
- Letter of Intent (a summary of how the proposed signage is consistent with the CDR or Signage Modifications criteria is required)
- Contextual site information, including photographs of existing signage both on site and within proximity to the project site
- Site Plan showing the location of existing signage and proposed signage, dimensioned signage setbacks, sidewalks, driveways, and right-of-ways
- Proposed signage graphics (fully dimensioned, scaled drawings, including materials and colors, and night view)
- Perspective renderings (emphasis on pedestrian/automobile scale viewsheds)
- Illustration of the proposed signage that meets [Ch. 31, MGO](#) compared to what is being requested
- Graphic of the proposed signage as it relates to what the [Ch. 31, MGO](#) would permit

5. Required Submittal Materials

- Application Form**
 - A completed application form is required for each UDC appearance. For projects also requiring Plan Commission approval, applicants must also have submitted an accepted application for Plan Commission consideration prior to obtaining any formal action (Initial or Final Approval) from the UDC.
- Letter of Intent**
 - If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required.
 - For signage applications, a summary of how the proposed signage is consistent with the applicable Comprehensive Design Review (CDR) or Signage Modification review criteria is required.
- Development Plans** (Refer to checklist on Page 4 for plan details)
- Filing Fee** (Refer to Section 7 (below) for a list of application fees by request type)
- Electronic Submittal**
 - Complete electronic submittals must be received prior to the application deadline before an application will be scheduled for a UDC meeting. Late materials will not be accepted. All plans must be legible and scalable when reduced. Individual PDF files of each item submitted should be submitted via email to UDCapplications@cityofmadison.com. The email must include the project address, project name, and applicant name.
 - Email Size Limits. Note that an individual email cannot exceed 20MB and it is the responsibility of the applicant to present files in a manner that can be accepted. Applicants who are unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.
- Notification to the District Alder**
 - Please provide an email to the District Alder notifying them that you are filing this UDC application. Please send this as early in the process as possible and provide a copy of that email with the submitted application.

6. Applicant Declarations

1. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with Jessica Vaughn on 3.30.26.
2. 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 Michael Bolatto Relationship to property Development Manager

Authorizing signature of property owner Michael Bolatto Date 4/20/2026

7. Application Filing Fees

Fee payments are due by the submittal date. Payments received after the submittal deadline may result in the submittal being scheduled for the next application review cycle. Fees may be paid in-person, via US Mail, or City drop box. If mailed, please mail to: *City of Madison Building Inspection, P.O. Box 2984, Madison, WI 53701-2984*. The City’s drop box is located outside the Municipal Building at 215 Martin Luther King, Jr. Blvd. on the E Doty Street side of the building. Please make checks payable to *City Treasurer*, and include a completed application form or cover letter indicating the project location and applicant information with all checks mailed or submitted via the City’s drop box.

Please consult the schedule below for the appropriate fee for your request:

- Urban Design Districts: \$350 (per [§33.24\(6\) MGO](#)).
- Minor Alteration in the Downtown Core District (DC) or Urban Mixed-Use District (UMX) : \$150 (per [§33.24\(6\)\(b\) MGO](#))
- Comprehensive Design Review: \$500 (per [§31.041\(3\)\(d\)\(1\)\(a\) MGO](#))
- Minor Alteration to a Comprehensive Sign Plan: \$100 (per [§31.041\(3\)\(d\)\(1\)\(c\) MGO](#))
- All other sign requests to the Urban Design Commission, including, but not limited to: appeals from the decisions of the Zoning Administrator, requests for Sign Modifications (of height, area, and setback), and additional sign code approvals: \$300 (per [§31.041\(3\)\(d\)\(2\) MGO](#))

A filing fee is not required for the following project applications if part of the combined application process involving both Urban Design Commission and Plan Commission:

- Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)
- Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)
- Planned Development (PD): General Development Plan (GDP) and/or Specific Implementation Plan (SIP)
- Planned Multi-Use Site or Residential Building Complex



VANDEWALLE & ASSOCIATES INC.

To: Jacob Moscovitz
Jessica Vaughn
From: Brian Munson
CC: Core Spaces Design Team
Date: Monday, April 20, 2026
Re: 449 W Johnson Street: Mural Amendment

Attached please find a minor amendment and UDC review application for the review and approval of a proposed mural installation.

JOHALLA PROJECTS

HUB Madison Johnson Bassett

+ Dog Run Mural Design Proposal

LOCATION:

449 W Johnson St
Madison, WI 53703

Tubs Zilla

Mural Artist

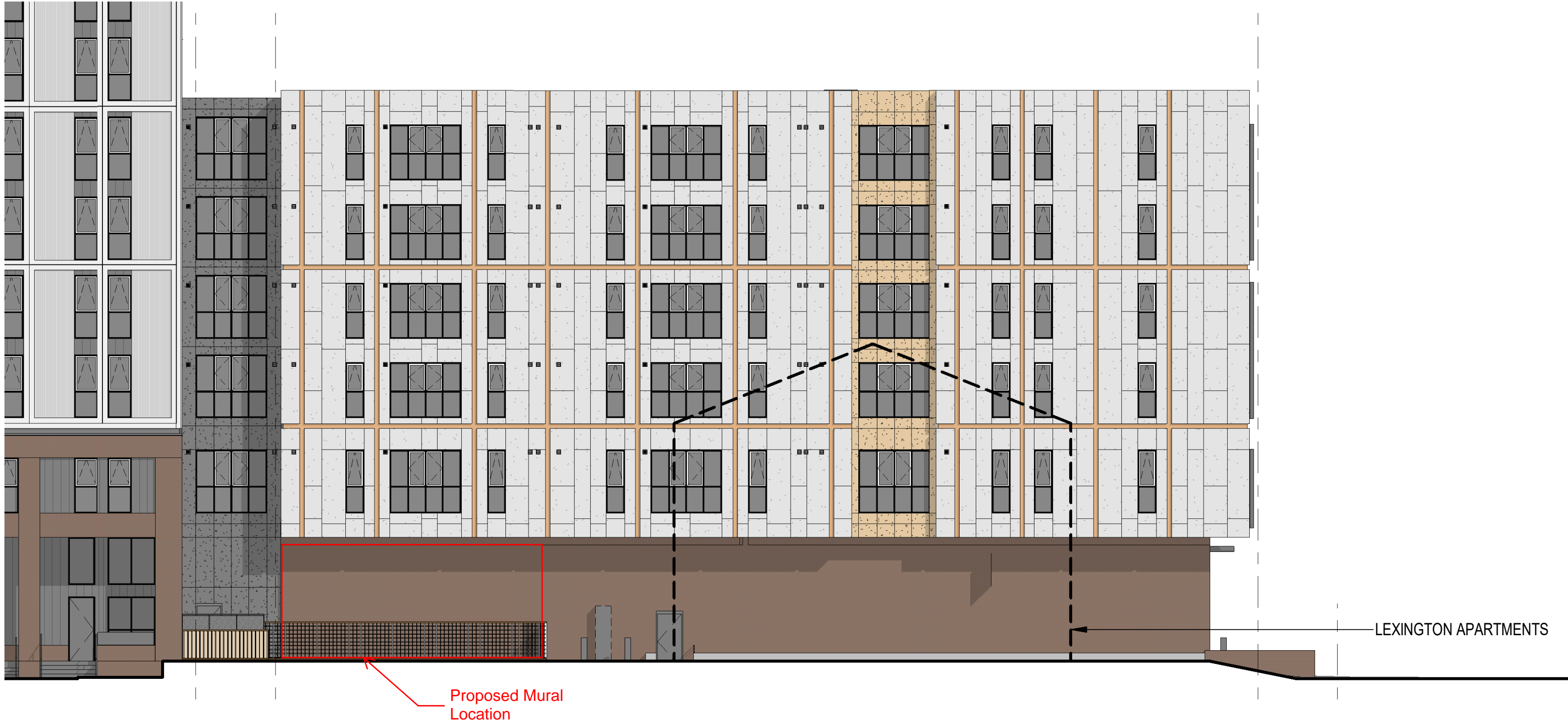


Tubs Zilla is a Chicago based artist known as one of the most prolific Calligraphy writers in the US. Hailing from the Southside of Chicago, Tubs was influenced early on from his parents who were both artists. Since the start of his career, well over a decade ago, Tubs has helped pioneer the Calligraffiti genre, demonstrating how far it can be pushed.

His artwork is currently collected from celebrities such as: Bad Bunny, Dj Khalid, & many more.

Examples of Past Work





MURAL ELEVATION - BUILDING DESIGN

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MURAL ELEVATION - BUILDING DESIGN

MURAL MOCKUP
BLACK + WHITE ELEVATION

33' estimated length

15' 8" estimated height



Fence not shown

MURAL MOCKUP

COLOR ELEVATION

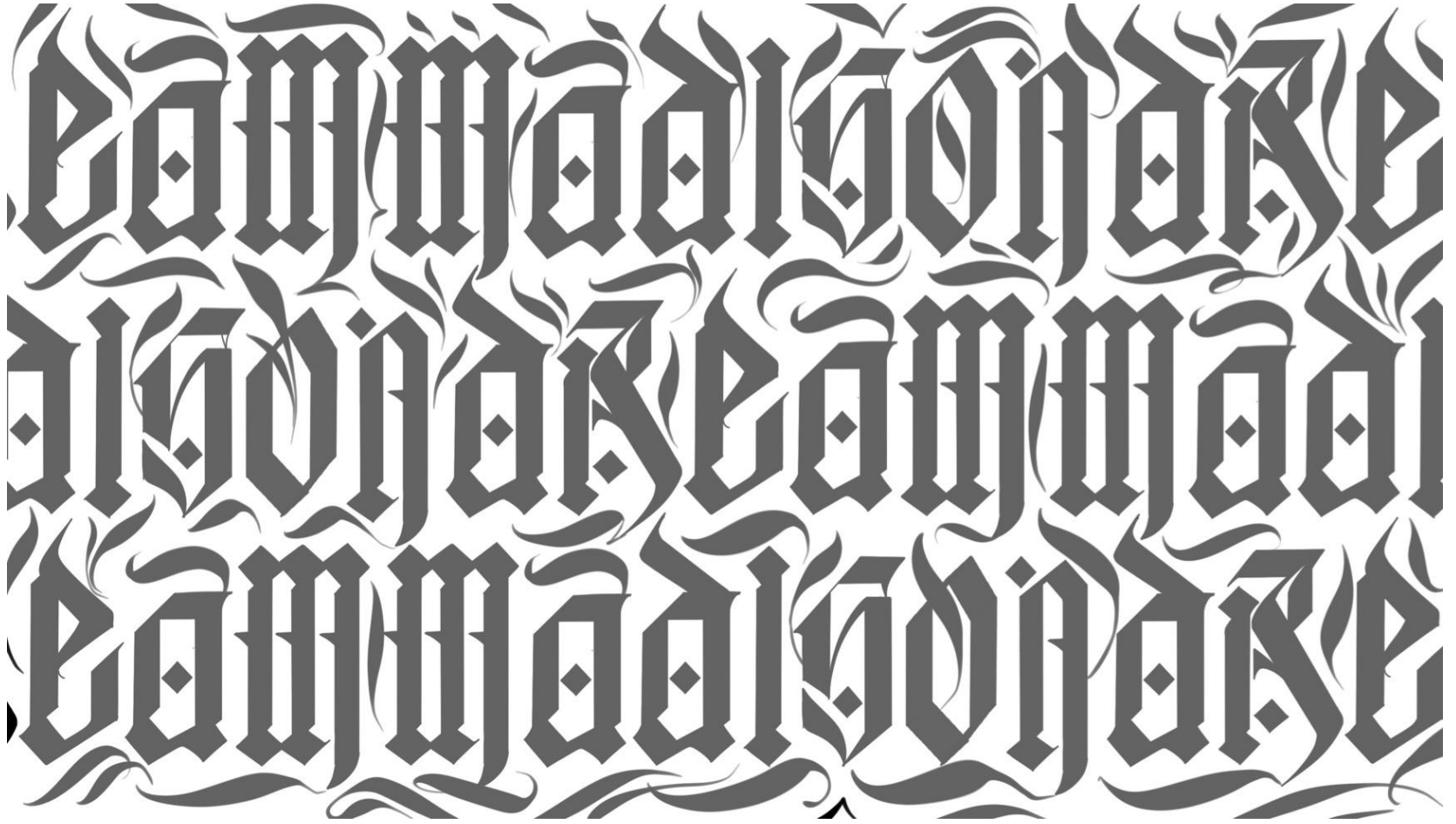
33' estimated length



15' 8" estimated height

Fence not shown

MURAL DESIGN



MURAL DESIGN INTENT

This mural design is centered around the phrase “**Dream Madison**” as the core inspiration. The design leans into a more uniform, structured layout where the lettering creates a consistent, pattern-like composition. This approach focuses on rhythm and cohesion across the full wall, giving it strong visual flow from a distance while still holding detail up close.

The composition reflects the city's diversity and character—using the letter structures themselves to represent that mix of energy and identity.

The composition colors were selected to harmonize with the colors of the exterior architecture materials, creating a cohesive visual language. The dark grey mural text color matches the color family of the dark grey composite on the left side of the building and the mural's white background matches the color of the white building panels above the mural.

DETAILS

Type of Paint:

- High-quality exterior acrylic paint for durability and longevity: Sherwin-Williams' exterior line, Duration.
 - If Sherwin-Williams was unavailable due to supply issues then Benjamin Moore exterior acrylic systems, Aura is a comparable alternative.

Surface and Method of Application:

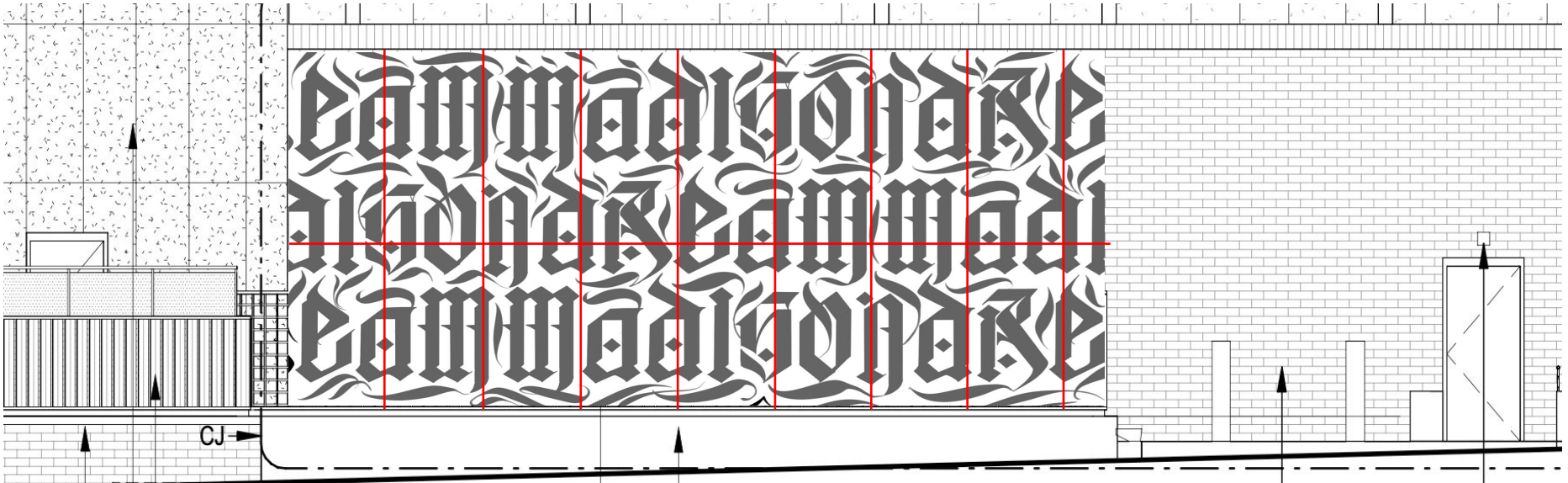
- Core Spaces will install a smooth, weather-resistant aluminum dibond panel surface for mural to be painted on.
 - This durable installation will entail easier maintenance, and be more desirable in terms of restoring the masonry material should a mural no longer be located on the wall in the future.
- Muralist will paint onsite, after panels have been installed. Application would include proper surface cleaning preparation, priming, and hand-painting layers of paint to ensure even coverage and long-term performance.

Protective Coating (Anti-Graffiti + UV):

- Use a combined anti-graffiti and UV-stable clear coating system such as RainGuard Pro VandlGuard, or a comparable product. This coating provides a durable, clear protective layer that helps prevent fading from UV exposure while allowing for easy removal of graffiti without damaging the artwork. Based on the wall size, the application would require approximately 5–6 gallons to achieve full coverage, depending on surface conditions and absorption.

MURAL MOCKUP

BLACK + WHITE ELEVATION
CONCEPTUAL PANEL LAYOUT



CONCEPTUAL LAYOUT OF PANELIZED DIBOND (ALUMINUM COMPOSITE PANELS). PANEL SIZE IS LIMITED TO 4'X8' MAXIMUM.

JOINT SIZE BETWEEN PANELS WILL BE MINIMUM REQUIRED TO ACCOUNT FOR BUILDING MOVEMENT AND WEATHERING

PANEL EXAMPLE

- 4' x 8' Dibond Panel Example



MURAL MAINTENANCE

After the mural is complete, HUB/Core Spaces will be provided with a paint schedule. In the event the installed mural is in need of minor cleaning/touch ups, building team (HUB/Core Spaces) will first try to clean the surface and then refer to the paint schedule to make minor touch up repairs.

In the event the installed mural is in need of major repair, or the composition is compromised due to weathering/undue damage, the building team (HUB/Core Spaces) will provide the art consultant (Johalla Projects) with photos of damage. From there, Johalla Projects will hire a professional mural production team or individual to return the mural to the original compositional intent.

All costs associated with mural repairs will be the responsibility of the property (HUB/Core Spaces).