



# URBAN DESIGN COMMISSION APPLICATION CITY OF MADISON

This form may also be completed online at:  
<http://www.cityofmadison.com/planning/documents/UDCApplication.pdf>

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

Please complete all sections of the application, including the desired meeting date and the type of action requested.

Date Submitted: _____	<input checked="" type="checkbox"/> Informational Presentation
UDC Meeting Date: _____	<input type="checkbox"/> Initial Approval
Combined Schedule Plan Commission Date (if applicable): _____	<input type="checkbox"/> Final Approval

1. Project Address: 710 E MIFFLIN STREET & 124 N LIVINGSTON STREET  
Project Title (if any): LIVINGSTON LOFTS

2. This is an application for (Check all that apply to this UDC application):

New Development     Alteration to an Existing or Previously-Approved Development

**A. Project Type:**

- Project in an Urban Design District\* (public hearing-\$300 fee)
- Project in the Downtown Core District (DC) or Urban Mixed-Use District (UMX) (\$150 fee, Minor Exterior Alterations)
- Suburban Employment Center (SEC) or 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 Planned Residential Complex

**B. Signage:**

- Comprehensive Design Review\* (public hearing-\$300 fee)
- Street Graphics Variance\* (public hearing-\$300 fee)
- Signage Exception(s) in an Urban Design District (public hearing-\$300 fee)

**C. Other:**

Please specify: \_\_\_\_\_

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

Applicant Name: Livingston Lofts, LLC Company: Livingston Lofts, LLC  
 Street Address: P.O. BOX 602237 City/State: Madison, Wisconsin Zip: 53703  
 Telephone: (608) 826-4000 Fax: (\_\_\_\_) \_\_\_\_\_ Email: terrence@twallenterprises.com

Project Contact Person: Joseph Lee Company: JLA Architects  
 Street Address: 2418 Crossroads Drive - Suite 2300 City/State: Madison, Wisconsin Zip: 53718  
 Telephone: (608) 241-9500 Fax: (\_\_\_\_) \_\_\_\_\_ Email: jlee@jla-ap.com

Project Owner (if not applicant): \_\_\_\_\_  
 Street Address: \_\_\_\_\_ City/State: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Telephone: (\_\_\_\_) \_\_\_\_\_ Fax: (\_\_\_\_) \_\_\_\_\_ Email: \_\_\_\_\_

**4. Applicant Declarations:**

A. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with Heather Stouder on Various Dates.  
(name of staff person) (date of meeting)

B. 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 Livingston Lofts, LLC Relationship to Property Developer

Authorized Signature By: [Signature] Date January 20, 2015

Terrence R. Wall, President of  
Livingston Lofts Manager, LLC, its Manager

LIVINGSTON LOFTS  
MADISON , WISCONSIN



UDC – INFORMATIONAL SUBMITTAL



JLA PROJECT NUMBER: 14-1201

JANUARY 21, 2015

LIVINGSTON LOFTS, LLC

UDC - INFORMATIONAL SUBMITTAL

LIVINGSTON LOFTS

**PROGRESS DOCUMENTS**

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

DATE OF ISSUANCE: JANUARY 21, 2015

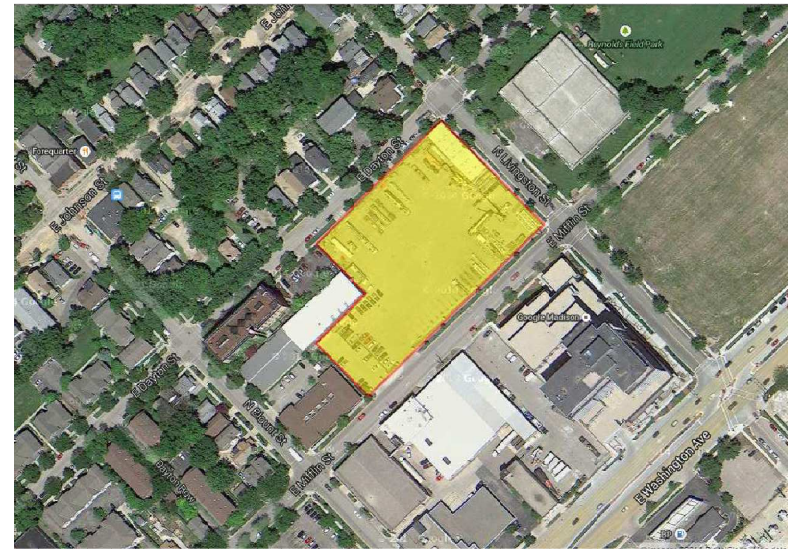
REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

ARCHITECTURAL SITE PLAN - OVERALL

SHEET NUMBER

ASP-100



LOCATOR MAP



LOT 1:  
2.247 ACRES (97,865 SQ. FT.)  
195 MAXIMUM UNITS ALLOWED PER TRU-2 ZONING

ST	UNITS					PARKING					
	1BR	1BR+	2BR	3BR	TOTAL	BR'S	VEHICLE	RATIO	BIKE	RATIO	
4	6	24	0	8	3	41	55	37			
3	8	26	0	15	3	52	73	53			
2	8	26	0	15	3	52	73	53			
1	7	19	0	15	3	44	65	49			
T.	29	95	0	53	12	189	256	192	1.02/UNIT	189	1.00/UNIT
	16%	50%	0%	28%	6%						



LIVINGSTON LOFTS, LLC

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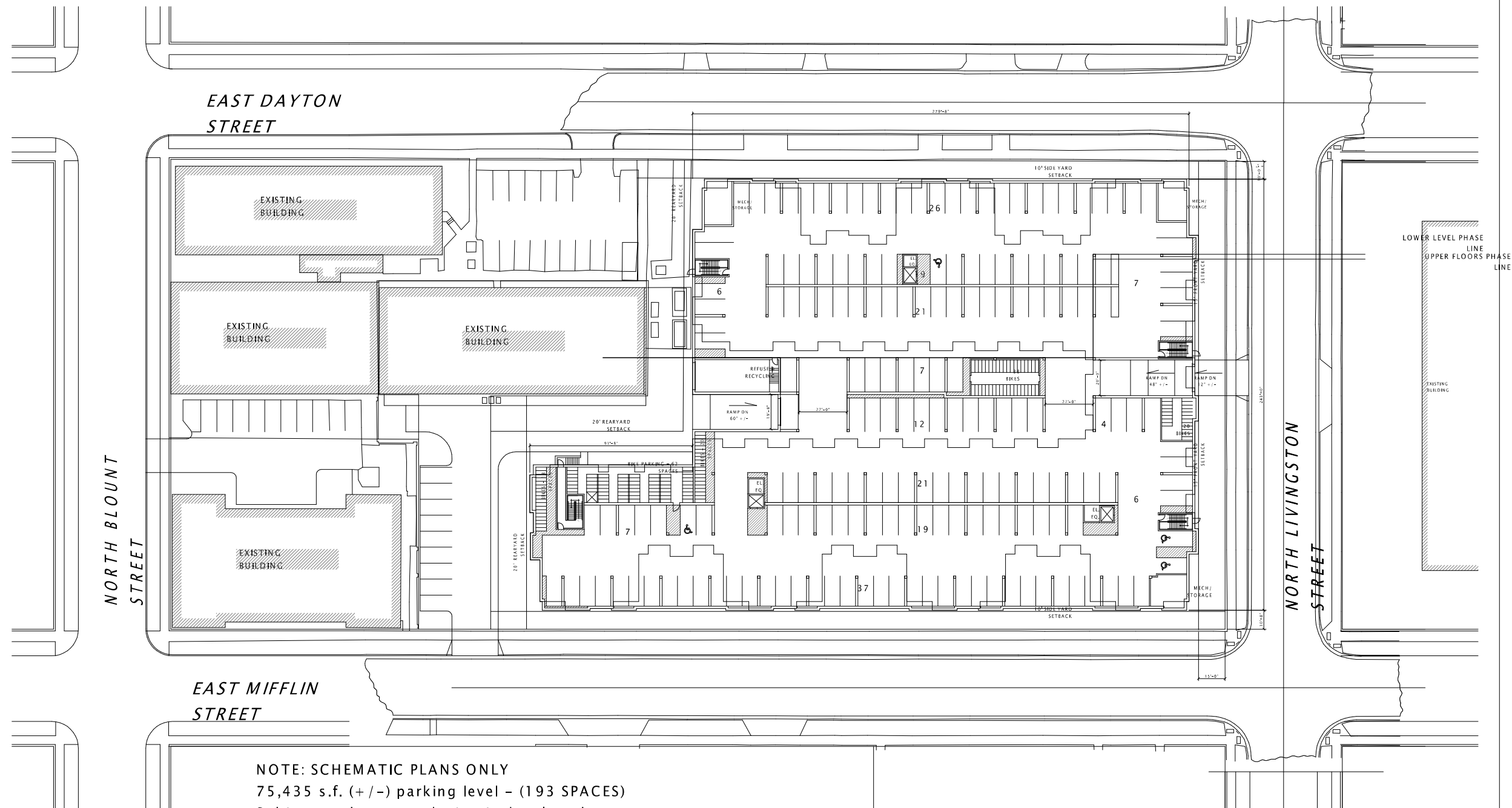
REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

LOWER LEVEL PLAN

SHEET NUMBER

A100



NOTE: SCHEMATIC PLANS ONLY  
75,435 s.f. (+/-) parking level - (193 SPACES)  
Subject to change as design is developed.

1 BUILDING 'B1' - LOWER LEVEL PLAN  
1" = 30'-0"



## LIVINGSTON LOFTS, LLC

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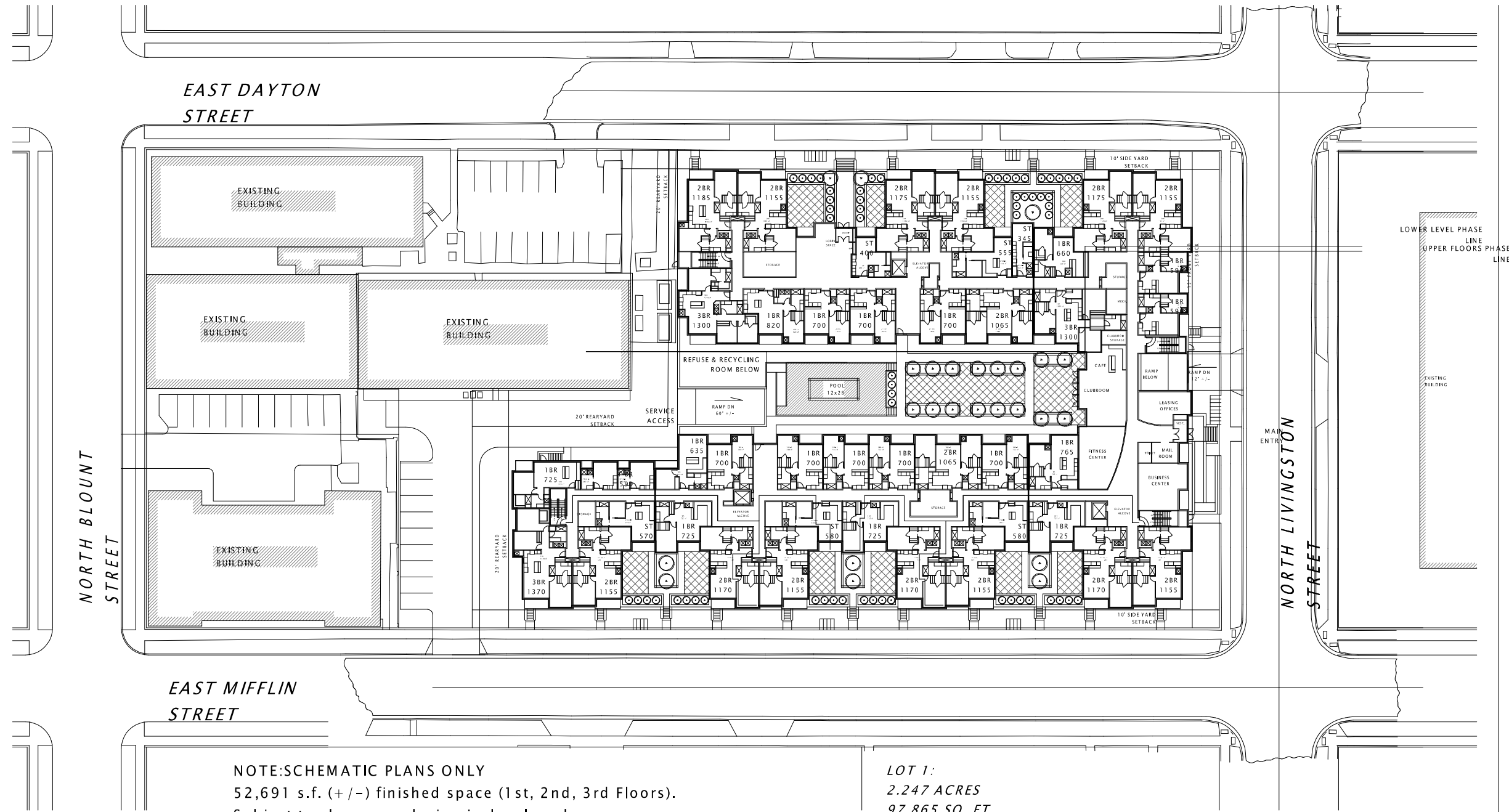
REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

FIRST FLOOR PLAN

SHEET NUMBER

A101



NOTE: SCHEMATIC PLANS ONLY  
52,691 s.f. (+/-) finished space (1st, 2nd, 3rd Floors).  
Subject to change as design is developed.

LOT 1:  
2.247 ACRES  
97,865 SQ. FT.

1 BUILDING 'B1' - FIRST FLOOR PLAN  
1" = 30'-0"

LIVINGSTON LOFTS,  
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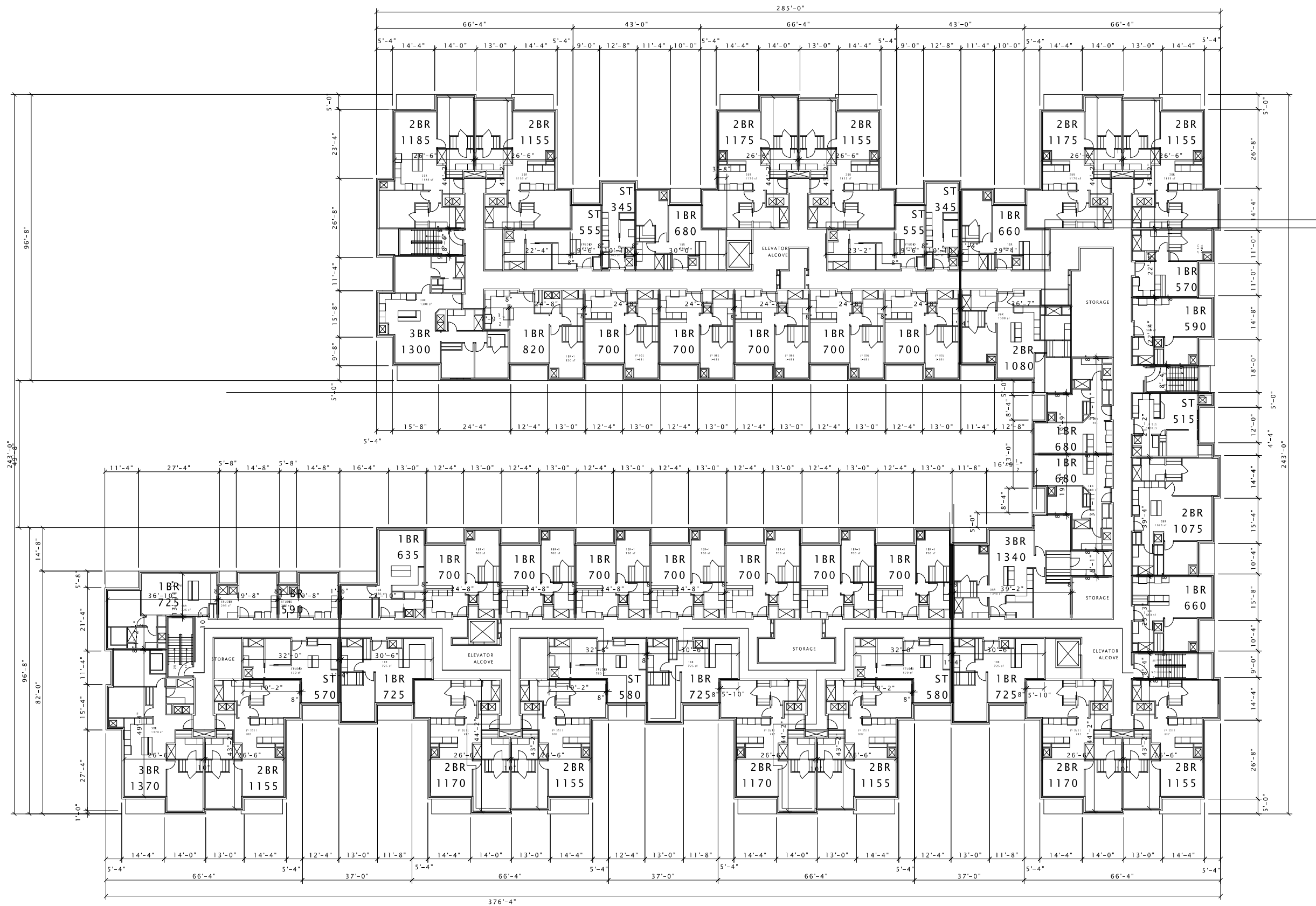
Mark	Description	Date

SHEET TITLE

SECOND & THIRD  
FLOOR PLAN

SHEET NUMBER

A102



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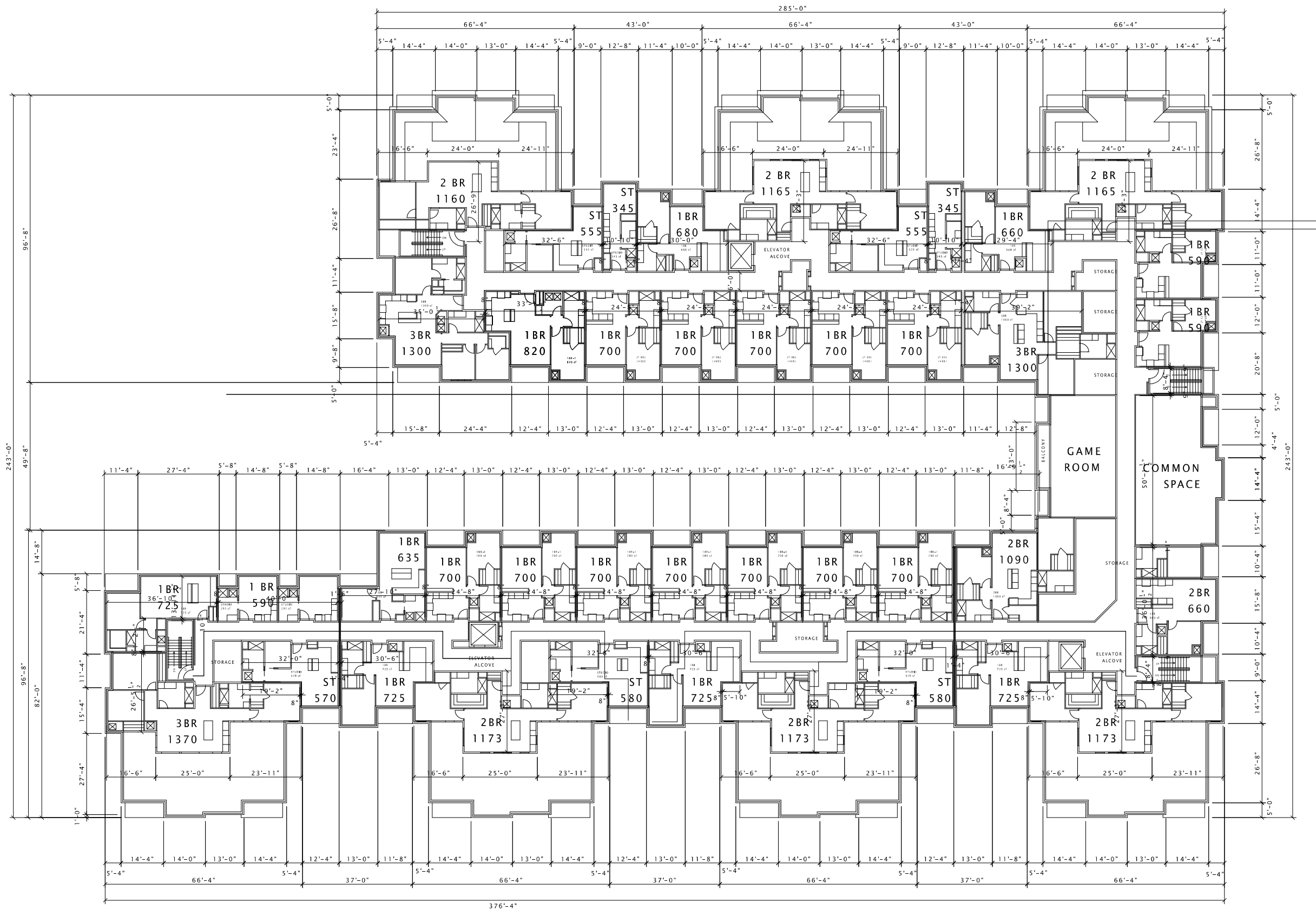
Mark	Description	Date

SHEET TITLE

FOURTH FLOOR PLAN

SHEET NUMBER

A103





① Dayton Street Elevation with Context  
3/64" = 1'-0"



② Dayton Street Elevation  
1/16" = 1'-0"



③ Dayton Street Enlarged Elevation  
1/8" = 1'-0"

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DATE OF ISSUANCE JANUARY 21, 2015

REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

EXTERIOR ELEVATIONS  
- DAYTON STREET

SHEET NUMBER

A200



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REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

EXTERIOR ELEVATIONS  
- MIFFLIN ST FLAT  
ROOF OPTION

SHEET NUMBER

A201



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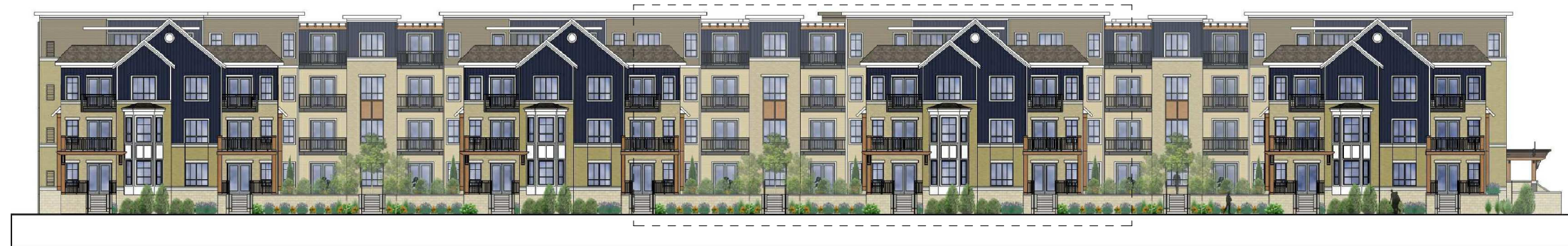
REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

EXTERIOR ELEVATIONS  
- MIFFLIN ST PITCHED  
ROOF OPTION

SHEET NUMBER

A202



① Mifflin Street Elevation - Pitched Roof Option  
1/16" = 1'-0"



② Mifflin Street Enlarged Elevation - Pitched Roof Option  
1/8" = 1'-0"



MIFFLIN STREET GROUND LEVEL PERSPECTIVE LOOKING SOUTHWEST - 3 STORY FLAT ROOF OPTION



MIFFLIN STREET GROUND LEVEL PERSPECTIVE LOOKING SOUTHWEST - 3 STORY PITCHED ROOF OPTION

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SHEET TITLE  
**SCHEMATIC  
PERSPECTIVES**

SHEET NUMBER  
**A220**



MIFFLIN STREET GROUND LEVEL COURTYARD PERSPECTIVE - 3 STORY FLAT ROOF OPTION



MIFFLIN STREET GROUND LEVEL COURTYARD PERSPECTIVE - 3 STORY PITCHED ROOF OPTION

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SHEET TITLE

SCHEMATIC  
PERSPECTIVES

SHEET NUMBER

A221



MIFFLIN STREET BIRDSEYE COURTYARD PERSPECTIVE - 3 STORY FLAT ROOF OPTION



MIFFLIN STREET BIRDSEYE COURTYARD PERSPECTIVE - 3 STORY PITCHED ROOF OPTION

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SHEET TITLE

SCHEMATIC  
PERSPECTIVES

SHEET NUMBER

A222



MIFFLIN STREET GROUND LEVEL PERSPECTIVE - 3 STORY FLAT ROOF OPTION



MIFFLIN STREET GROUND LEVEL PERSPECTIVE - 3 STORY PITCHED ROOF OPTION

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SHEET TITLE

SCHEMATIC  
PERSPECTIVES

SHEET NUMBER

A223



MIFFLIN & LIVINGSTON STREET INTERSECTION PERSPECTIVE - 3 STORY FLAT ROOF OPTION



MIFFLIN & LIVINGSTON STREET INTERSECTION PERSPECTIVE - 3 STORY PITCHED ROOF OPTION

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SCHEMATIC  
PERSPECTIVES

SHEET NUMBER

A224



LIVINGSTON ENTRY PERSPECTIVE



LIVINGSTON STREET PERSPECTIVE

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SHEET TITLE

SCHEMATIC  
PERSPECTIVES

SHEET NUMBER

A225





DAYTON & LIVINGSTON STREET INTERSECTION PERSPECTIVE



DAYTON STREET PERSPECTIVE

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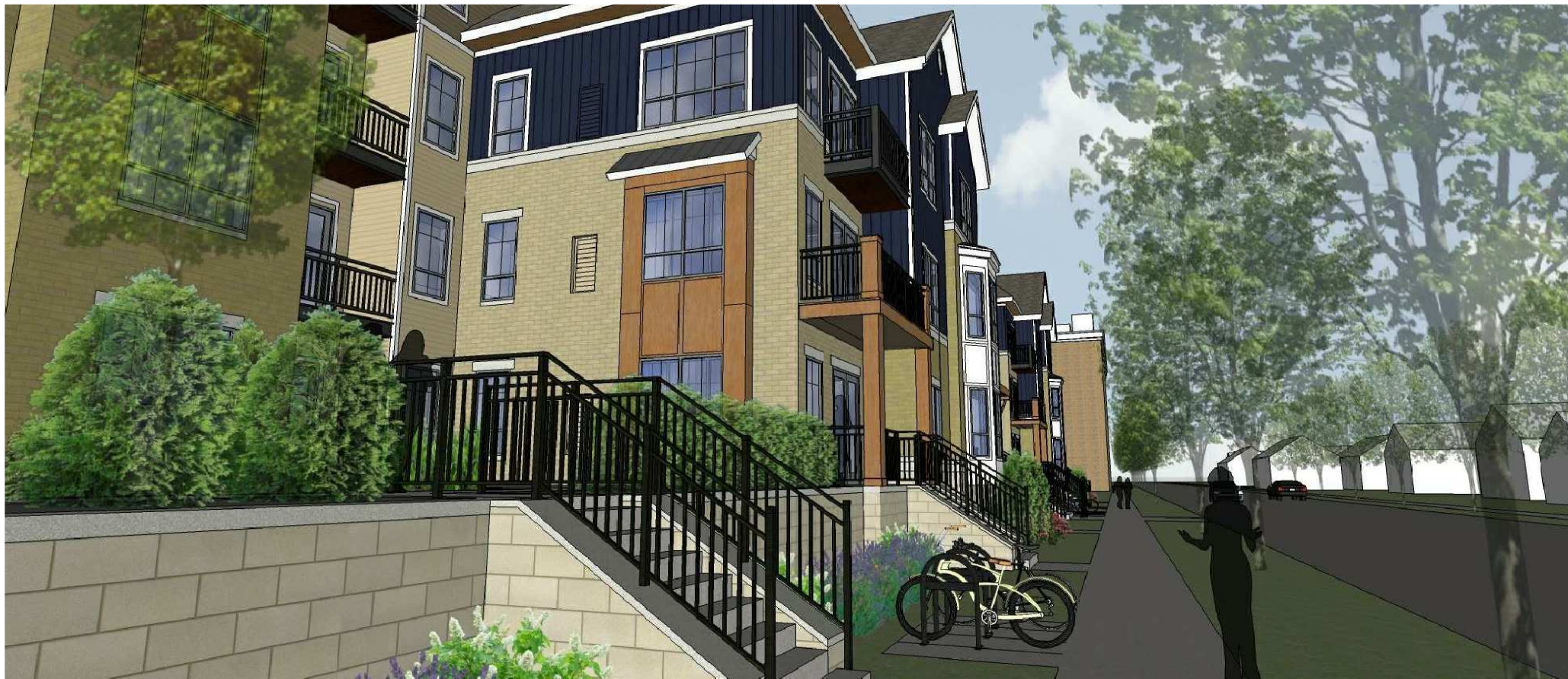
SCHEMATIC  
PERSPECTIVES

SHEET NUMBER

A226



DAYTON STREET GROUND LEVEL PERSPECTIVE TOWARDS CAPITOL



DAYTON STREET COURTYARD APPROACH PERSPECTIVE

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SHEET TITLE

SCHEMATIC  
PERSPECTIVES

SHEET NUMBER

A227



**JOSEPH LEE + ASSOCIATES, LLC**

2418 Crossroads Drive, Suite 2300

Madison, Wisconsin 53718

608.241.9500

January 21, 2015

## LIVINGSTON LOFTS – PROJECT NARRATIVE

### UDC Informational Submittal

The Livingston Lofts (working name – subject to change) is a multi-family residential development located at the intersection of East Livingston Street & Mifflin Street on the city's near east side. The proposed project consists of a new four (4) story building.

The mixed-use building contains 189 dwelling units. The four stories of residential space are above a single level of parking that extends out from the footprint of the building above that will result in a parking ratio of 1.0 spaces per dwelling unit. This building shall be wood framed with flat roofs across the 4<sup>th</sup> floor. Where the building steps back on the third floor we are exploring the options to have pitched roofs on either the Dayton Street side or both the Dayton and Mifflin Street sides. This building shall have exterior materials consisting of masonry veneer, fiber-cement siding, and vinyl windows & doors.

The project team is extremely experienced in these types of developments – each with a track record of quality designed, successful projects. The team consists of Twall Enterprises (Developer), JLA Architects + Planners (Architecture/Design).

To date, the project team has met with the Tenney-Lapham Neighborhood Association, the Alderperson, and City Planning Staff numerous times as part of a collaborative effort to design a project that attempts to meet the needs & desires of the various stakeholders as well as the needs of the developer. It is our intention to formally submit to the Madison Plan Commission by February 18, 2015 for approval on April 20, 2015.

We look forward to working with the City of Madison on this project and contributing to the ongoing improvement of the neighborhood.

Regards,

A handwritten signature in blue ink, appearing to read 'J. Lee', with a long horizontal flourish extending to the right.

Joseph M. Lee, AIA  
JLA Architects + Planners