

APPLICATION FOR  
URBAN DESIGN COMMISSION  
REVIEW AND APPROVAL

AGENDA ITEM # \_\_\_\_\_  
Project # \_\_\_\_\_  
Legistar # \_\_\_\_\_

DATE SUBMITTED: <u>7/1/14</u>	<b>Action Requested</b>
UDC MEETING DATE: <u>7/9/14</u>	<input checked="" type="checkbox"/> Informational Presentation
	<input type="checkbox"/> Initial Approval and/or Recommendation
	<input type="checkbox"/> Final Approval and/or Recommendation

PLEASE PRINT!

PLEASE PRINT!

PROJECT ADDRESS: 25 W MAIN ST + 126 S CARROLL ST

ALDERMANIC DISTRICT: 4

OWNER/DEVELOPER (Partners and/or Principals) 25 W MAIN LLC ARCHITECT/DESIGNER/OR AGENT: VALERIO DEWALT TRAIN

URBAN LAND INTERESTS ASSOCIATES

CONTACT PERSON: MARK BINKOWSKI

Address: 10 E DOTY ST, SUITE 300  
MADISON, WI 53703

Phone: 608-251-0706

Fax: 608-251-5572

E-mail address: MBINKOWSKI@UL.COM

TYPE OF PROJECT:

(See Section A for:)

- Planned Unit Development (~~PUD~~) PD
- 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 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.



## Urban Land Interests

### **CONCEPT PRESENTATION TO THE URBAN DESIGN COMMISSION FOR THE DEMOLITION OF THE EXISTING ANCHOR PARKING RAMP AND CONSTRUCTION OF A NEW BUILDING THAT CONTAINS RETAIL/RESTAURANT AND RESIDENTIAL APARTMENTS**

July 9, 2014

The existing Anchor parking ramp dominates the triangular block bounded by Carroll, Doty and Hamilton Streets and looms over the historic Baskerville and Jackman buildings, both of which are included on the National Registry of Historic Places. The Anchor ramp is 49 years old and at the end of its useful life according to Gunnar Malm and Associates. Spending the substantial costs required to maintain the existing parking ramp represents a bad expenditure.

Urban Land Interest's plan to purchase and renovate the Anchor Building are contingent upon creating parking that can serve the needs of tenants and visitors. After carefully evaluating all of the alternatives, we believe that building a large underground ramp is the only viable parking solution. By combining the existing vacant lot behind the Anchor building, the site of the current above grade parking ramp, and the subterranean space available below Carroll Street, it is possible to create a site that contains 41,678 square feet of land area. Using this area, we can design and construct a new underground ramp that provides 548 parking stalls. Once the ramp is completed, Carroll Street would be restored and reopened.

This parking solution dramatically increases the potential benefits of this project for the City and downtown Madison. The proposed parking ramp will be designed to support a new building in the triangular block that compliments the two historic buildings. Along Hamilton Street, a contemporary three story architectural element sheathed in copper will complement the materials and scale of the Baskerville and the Jackman Buildings. A landscaped roof terrace will be a featured amenity on the third floor of the new building.

The L shaped apartment floor plates are set back along Hamilton Street and are designed to terminate behind the back sides of the two historic buildings. On the ground floor of the proposed building, we have developed a floor plan that serves the needs of both neighboring buildings by developing shared enclosed trash rooms. Neither the Jackman Building nor the Baskerville have enough site area to accommodate their respective waste requirements.

Instead of having the first level of a small parking ramp located under the landscaped roof terrace behind Anchor Bank, putting the ramp under Carroll Street allows a 12,000 sq. ft. restaurant or retail space to be developed at the corner of Doty and Carroll Streets. The buildings above the ramp will provide almost 32,000 rentable square feet of new restaurant/retail space at the sidewalk levels of Main, Doty and Carroll Streets. Creating new sidewalk retail/restaurant spaces on both sides of Carroll Street will dramatically enhance the life and vitality in the southwest quadrant of the Capitol Square.

Based on preliminary plans, the upper levels of the new building can accommodate 12 rental apartments per floor. The eight residential floors we propose will create a total of 96 apartments. We would prefer to add one additional residential floor if the City will approve the increased height.

City of Madison planning staff felt that it would be possible to approve both the demolition of the existing Anchor parking ramp and the construction of the new ramp under Carroll Street as a modification of the existing Conditional Use Approval that was granted for the renovation of Anchor Bank. We would prefer to view this project as a PUD with a GDP plan approval for the massing and scale of the proposed new building.

## Anchor Bank Building and Parking Ramp



- Anchor Bank building and existing surface lot
- Anchor Bank parking ramp

I. Anchor Building with Adjacent Risser Justice Center



II. Anchor Building Main Street Façade



III. View of Anchor Ramp along Hamilton Street



IV. Back of Anchor Building and Parking Ramp, view from Doty Street



V. View of Anchor Parking Ramp Entrance and Baskerville Condominiums



VI. View of Anchor Ramp Looking up Hamilton Street, between the Baskerville and Jackman Buildings





# ANCHOR BANK - PROPERTY DEVELOPMENT FLOOR PLAN: DOTY - FIRST / MAIN - LOWER LEVEL

## SUMMARY

PARKING	
LM:	6 STALLS
P1:	98 STALLS
P2:	111 STALLS
P3:	111 STALLS
P4:	111 STALLS
P5:	111 STALLS
<b>548 TOTAL STALLS</b>	

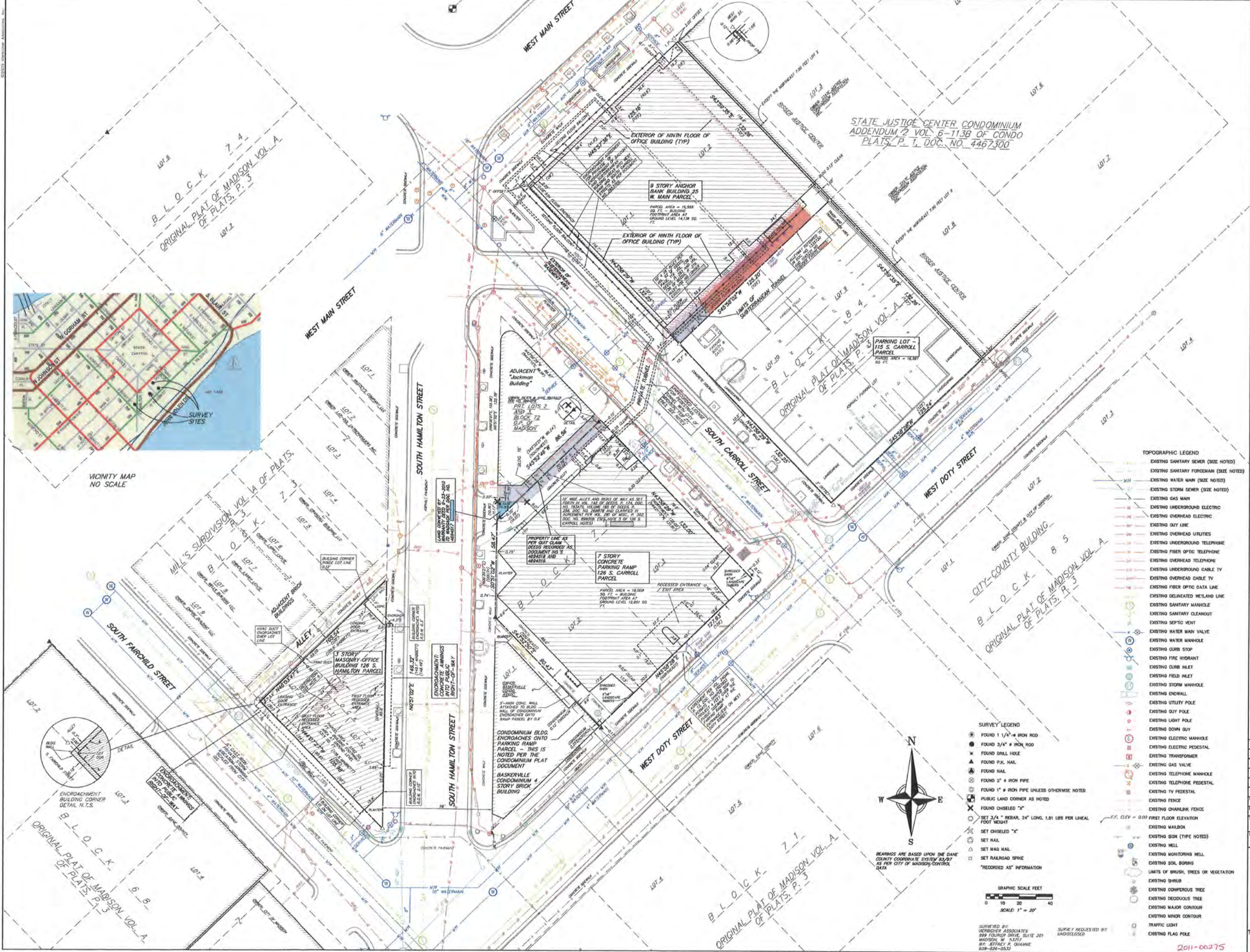
RETAIL/RESTAURANTS	
WEST OF CARROLL	
	2,308 SF
	2,477 SF
	1,921 SF
EAST OF CARROLL/MAIN	
	12,562 SF
EAST OF CARROLL/DOTY	
	11,271 SF

TOTAL RETAIL: 30,539 SF

BANK RETAIL	
EAST OF CARROLL/MAIN	
	6,109 SF



DOTY ST



**vierbicher**  
 planners | engineers | advisors

REEDSBURG - MADISON - PRAIRIE DU CHIEN  
 999 Fourth Drive, Suite 201, Wabasha, Wisconsin 53717  
 Phone: (608) 826-6832 Fax: (608) 826-6838

**PLAT OF SURVEY**  
 LOTS 10, 11, 12, BLOCK 73, MILL'S SUBDIVISION OF BLOCK 73, PART OF LOTS 2 AND 3, BLOCK 72, ORIGINAL PLAT OF MADISON, PART OF LOTS 1, 2, 9 & 10, BLOCK 84, ORIGINAL PLAT OF MADISON, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

REVISIONS		
NO.	DATE	REMARKS
1	8-2-11	LEGAL DESCRIPTION

PROJECT NO.	30107599.00
DRAWN BY	SCALE
CHECKED	DATE
DATE	SEPTEMBER 28, 2010

2011-00275

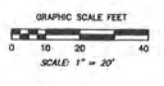
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- TOPOGRAPHIC LEGEND**
- EXISTING SANITARY SEWER (SIZE NOTED)
  - EXISTING SANITARY FORCEMAIN (SIZE NOTED)
  - EXISTING WATER MAIN (SIZE NOTED)
  - EXISTING STORM SEWER (SIZE NOTED)
  - EXISTING GAS MAIN
  - EXISTING UNDERGROUND ELECTRIC
  - EXISTING OVERHEAD ELECTRIC
  - EXISTING GUY LINE
  - EXISTING OVERHEAD UTILITIES
  - EXISTING UNDERGROUND TELEPHONE
  - EXISTING FIBER OPTIC TELEPHONE
  - EXISTING OVERHEAD TELEPHONE
  - EXISTING UNDERGROUND CABLE TV
  - EXISTING OVERHEAD CABLE TV
  - EXISTING FIBER OPTIC DATA LINE
  - EXISTING DELINEATED WETLAND LINE
  - EXISTING SANITARY MANHOLE
  - EXISTING SANITARY CLEANOUT
  - EXISTING SEPTIC VENT
  - EXISTING WATER MAIN VALVE
  - EXISTING WATER MANHOLE
  - EXISTING CURB STOP
  - EXISTING FIRE HYDRANT
  - EXISTING CURB INLET
  - EXISTING FIBER INLET
  - EXISTING STORM MANHOLE
  - EXISTING ENDWALL
  - EXISTING UTILITY POLE
  - EXISTING GUY POLE
  - EXISTING LIGHT POLE
  - EXISTING DOWN GUY
  - EXISTING ELECTRIC MANHOLE
  - EXISTING ELECTRIC PEDESTAL
  - EXISTING TRANSFORMER
  - EXISTING GAS VALVE
  - EXISTING TELEPHONE MANHOLE
  - EXISTING TELEPHONE PEDESTAL
  - EXISTING TV PEDESTAL
  - EXISTING FENCE
  - EXISTING CHAINLINK FENCE
  - EXISTING MAILBOX
  - EXISTING SIGN (TYPE NOTED)
  - EXISTING WELL
  - EXISTING MONITORING WELL
  - EXISTING SOIL BORING
  - LIMITS OF BRUSH, TREES OR VEGETATION
  - EXISTING SHRUB
  - EXISTING CONIFEROUS TREE
  - EXISTING DECIDUOUS TREE
  - EXISTING MAJOR CONTOUR
  - EXISTING MINOR CONTOUR
  - TRAFFIC LIGHT
  - EXISTING FLAG POLE

- SURVEY LEGEND**
- FOUND 1 1/4" IRON ROD
  - FOUND 3/4" IRON ROD
  - FOUND DRILL HOLE
  - FOUND P.K. NAIL
  - FOUND NAIL
  - FOUND 2" IRON PIPE
  - FOUND 1" IRON PIPE (UNLESS OTHERWISE NOTED)
  - PUBLIC LAND CORNER AS NOTED
  - FOUND CHISELED "X"
  - SET 3/4" REBAR, 24" LONG, 1.81 LBS PER LINEAL FOOT WEIGHT
  - SET CHISELED "X"
  - SET NAIL
  - SET NAIL NAIL
  - SET RAILROAD SPIKE
  - "RECORDED AS" INFORMATION



BEARINGS ARE BASED UPON THE DANE COUNTY COORDINATE SYSTEM 83/97 AS PER CITY OF MADISON CONTROL DATA



SURVEYED BY: VIERBICHER ASSOCIATES, 229 COURTOUR DRIVE, SUITE 201, MADISON WI 53717, BY: STEVE R. CHALANE, 608-226-2532

SURVEY REQUESTED BY: UNDISCLOSED

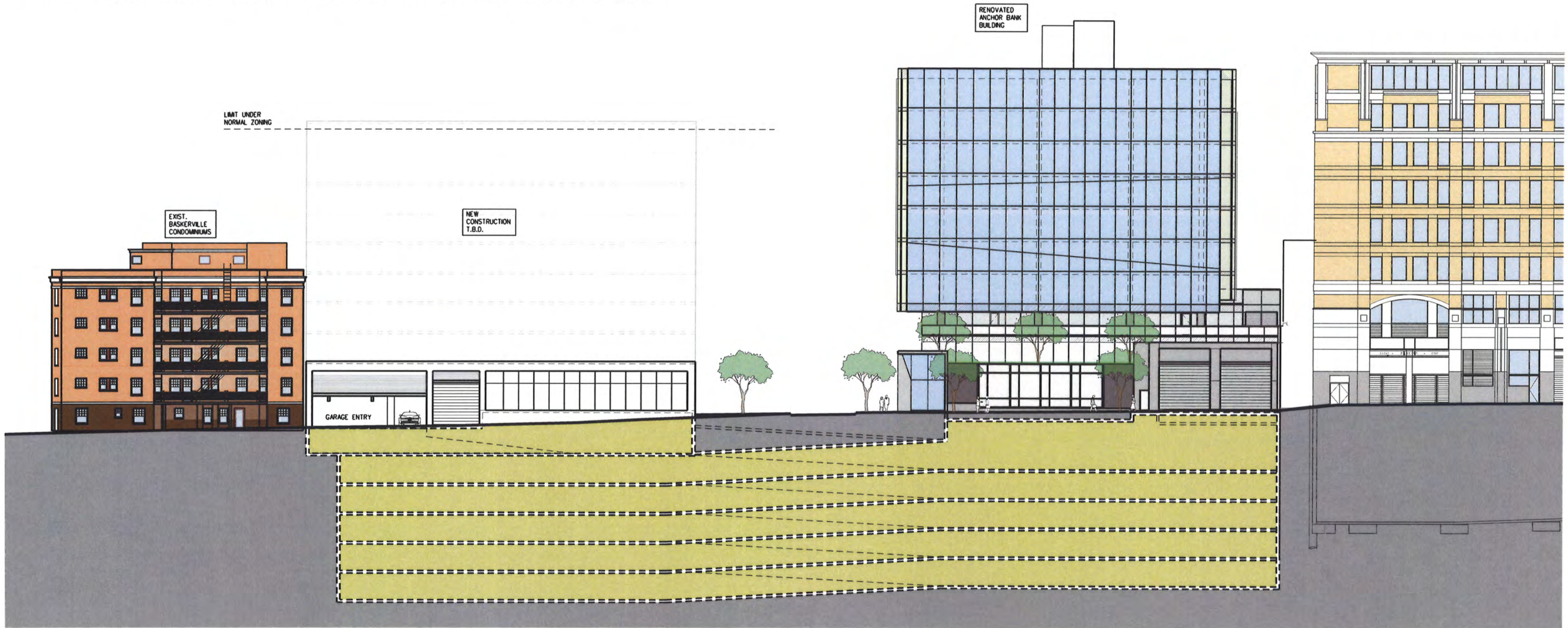




Urban Land Interests



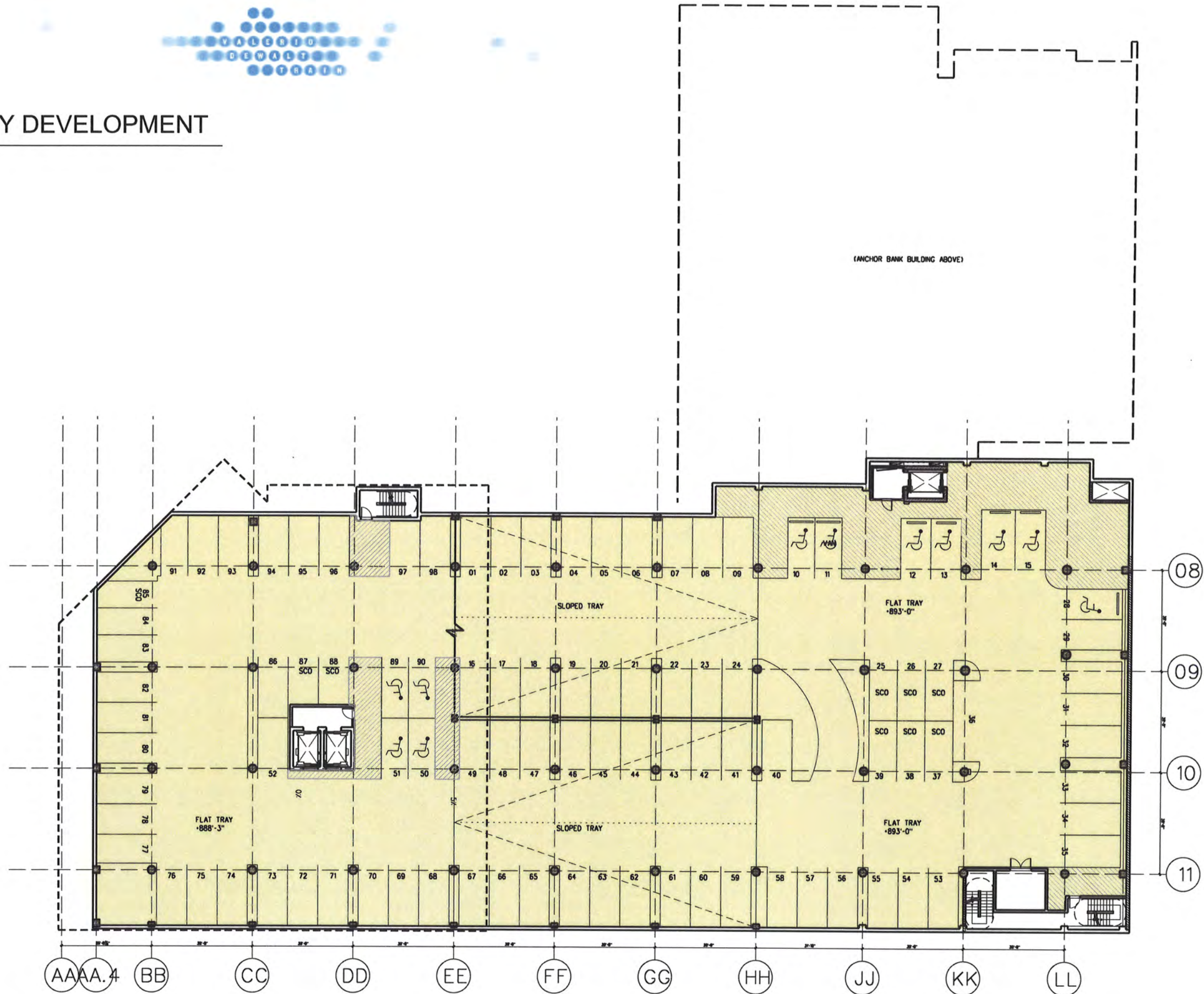
ANCHOR BANK - PROPERTY DEVELOPMENT  
SECTION: DOTY STREET - ANCHOR BANK RENOVATION





ANCHOR BANK - PROPERTY DEVELOPMENT

FLOOR PLAN - LEVEL P1



P1: 98 STALLS



Urban Land Interests



# ANCHOR BANK - PROPERTY DEVELOPMENT

## WEST ELEVATION: CARROLL STREET - ANCHOR BANK RENOVATION





Urban Land Interests



ANCHOR BANK - PROPERTY DEVELOPMENT

SOUTH ELEVATION: DOTY STREET - ANCHOR BANK RENOVATION





Urban Land Interests



ANCHOR BANK - PROPERTY DEVELOPMENT

NORTHWEST ELEVATION: HAMILTON STREET - NEW RESIDENTIAL





Urban Land Interests



ANCHOR BANK - PROPERTY DEVELOPMENT

EAST ELEVATION: CARROLL STREET - NEW RESIDENTIAL





Urban Land Interests



ANCHOR BANK - PROPERTY DEVELOPMENT

SOUTH ELEVATION: DOTY STREET - NEW RESIDENTIAL

