

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:

Paid _____ Receipt # _____
Date received _____
Received by _____ 11/29/21
Aldermanic District _____ 11:13 a.m. **RECEIVED**
Zoning District _____
Urban Design District _____
Submittal reviewed by _____
Legistar # _____

Complete all sections of this application, including the desired meeting date and the action requested.

If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call the phone number above immediately.

1. Project Information

Address: 1802 & 1902 Pankratz Street

Title: Isthmus Montessori Academy - Facility Expansion

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

UDC meeting date requested December 15, 2021

- 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)
 Signage Variance (i.e. modification of signage height, area, and setback)
 Signage Exception
- Other**
 Please specify _____

4. Applicant, Agent, and Property Owner Information

Applicant name Jim Olson
Street address 901 Deming Way, Suite 102
Telephone 4149166397

Company Iconica, Inc
City/State/Zip Madison, WI, 53717
Email jim.olson@iconicacreates.com

Project contact person Bill Walsh, Financial Specialist
Street address 1802 Pankratz Street
Telephone 2629936001

Company Isthmus Montessori Academy
City/State/Zip Madison, WI, 53704
Email bill.walsh@isthmusmontessoriacademy.org

Property owner (if not applicant) Isthmus Montessori Academy
Street address 1802 Pankratz Street
Telephone 6086618200

City/State/Zip Madison, WI, 53704
Email bill.walsh@isthmusmontessoriacademy.org

5. Required Submittal Materials

- Application Form**
- 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 CDR or Signage Variance review criteria is required.
- Development Plans** (Refer to checklist on Page 4 for plan details)
- Filing fee**
- Electronic Submittal***
- 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.

Each submittal must include fourteen (14) 11" x 17" collated paper copies. Landscape and Lighting plans (if required) must be full-sized and legible. Please refrain from using plastic covers or spiral binding.

Both the paper copies and electronic copies must be submitted prior to the application deadline before an application will be scheduled for a UDC meeting. Late materials will not be accepted. 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. All plans must be legible when reduced.

**Electronic copies of all items submitted in hard copy are required. Individual PDF files of each item submitted should be compiled on a CD or flash drive, or submitted via email to udcapplications@cityofmadison.com. The email must include the project address, project name, and applicant name. Electronic submittals via file hosting services (such as Dropbox.com) are not allowed. Applicants who are unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.*

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 Kevin Firchow on 11/24/2021.
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 Jim Olson, AIA Relationship to property Design/Builder
 Authorizing signature of property owner  Date 11/29/2021

7. Application Filing Fees

Fees are required to be paid with the first application for either initial or final approval of a project, unless the project is part of the combined application process involving the Urban Design Commission in conjunction with Plan Commission and/or Common Council consideration. Make checks payable to City Treasurer. Credit cards may be used for application fees of less than \$1,000.

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

- Urban Design Districts: \$350 (per §35.24(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 signage variances (i.e. modifications of signage 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

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. Applicants may, at their discretion, request to make an Informational Presentation to the UDC prior to seeking any approvals to obtain early feedback and direction before undertaking detailed design. 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 Variance 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

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.

When presenting projects to the UDC, applicants must fill out a registration slip provided in the meeting room and present it to the Secretary. Presentations should generally be limited to 5 minutes or as extended by motion by consent of the Commission. The Commission will withhold questions until the end of the presentation.

Applicants are encouraged to consider the use of various graphic presentation material including a locator map, photographs, renderings/model, scale drawings of the proposal in context with adjacent buildings/uses/signs, etc., as may be deemed appropriate to describe the project and its surroundings. Graphics should be mounted on rigid boards so that they may be easily displayed. **Applicants/presenters are responsible for all presentation materials, AV equipment and easels.**

URBAN DESIGN DEVELOPMENT PLANS CHECKLIST

The items listed below are minimal 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 (include material 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
- Proposed Signage (if applicable)
- 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)
- PD text and Letter of Intent (if applicable)
- Samples of the exterior building materials (presented at the UDC meeting)

4. Comprehensive Design Review (CDR) and Variance Requests (*Signage applications only*)

- Locator Map
- Letter of Intent (a summary of how the proposed signage is consistent with the CDR or Signage Variance 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



Project Description
Isthmus Montessori Academy
November 29, 2021

Project Description:

The existing facility sits on approximately 3 acres of land. The adjacent sits where the proposed expansion will be placed I approximately 1.90 acres of land. The proposed building is a two story, 48,584 S.F. academic building that will attach to the existing two story 23,410 S.F. academic building. The new addition will be home to additional academic learning spaces, a gymnasium, and a theater. The project is located in Urban Design District No 4.

Design:

The owner and the design team have diligently worked to create an addition that seamlessly blends into the existing structure. The design intent for the new addition is to become the main "front door" access to the facility and to provide a welcoming environment for the students, their families, and guests. A central courtyard has been established for this arrival with the northern edge of the facility being the curved element of the theater that gently guides foot traffic to the entry point. The primary materials are consistent with the existing structure of masonry, glass and metal panel.

The site design is largely driven by establishing a safe and efficient method of student drop off by both car and bus. A new access point off of Pankratz Street has been added to aid in the arrival/departure for the students.

Organizational Structure:

Owner:	Isthmus Montessori Academy 1802 Pankratz Street Madison, WI 53704 Contact: Bill Walsh	Architect:	Iconica 901 Deming Way Madison, WI 53717 608-664-3535 Contact: Jim Olson, AIA Jim.olson@iconicacreates.com
Engineer:	Iconica 901 Deming Way Madison, WI 53717 608-664-3535 Contact: Chad Faber	Civil Design:	MSA 1702 Pankratz Street Madison, WI 53704 Contact: Jamie Kurten Chmielewski, PE
Landscape Architect:	TBD	Signage:	TBD

Project Schedule: Construction Start – Early Summer 2022

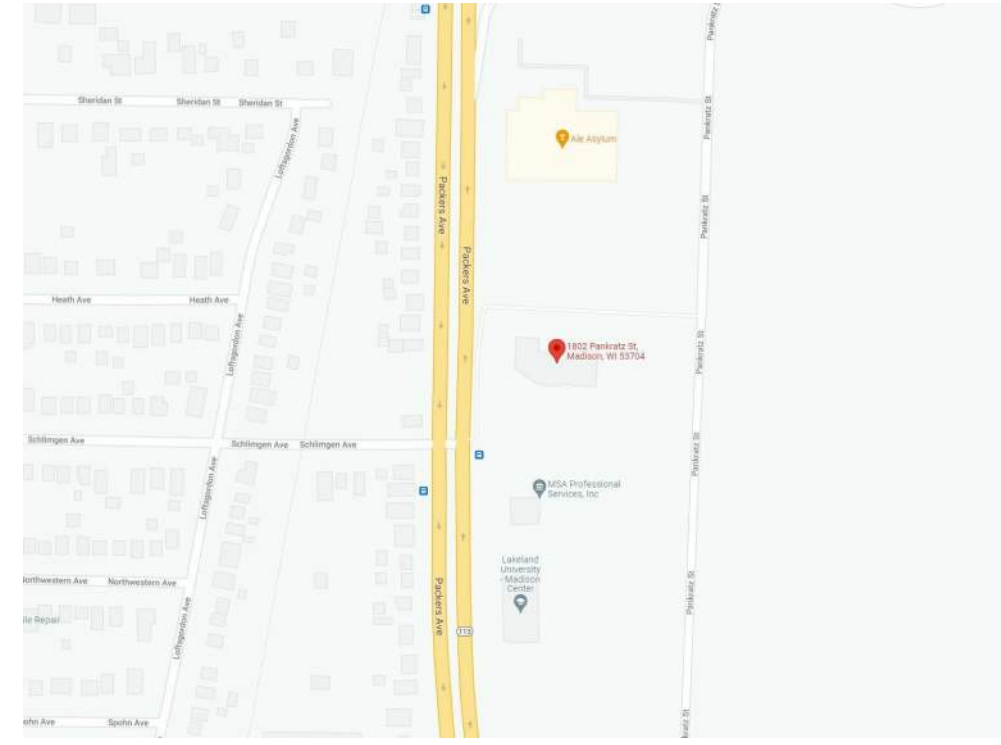
Thank you for your time in reviewing our proposal.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jim Olson", with a stylized flourish at the end.

Jim Olson, AIA
Architectural Director
Iconica

SITE LOCATION MAP



1802 Pankratz Street,
Madison WI

PROJECT DIRECTORY

Isthmus Montessori Academy



BUILDING CODE

SHEET INDEX

SHEET #	SHEET TITLE
General	
G001	COVER SHEET
Civil	
C101	SITE PLAN
Presentation	
Z201	CONCEPTUAL FIRST FLOOR PLAN
Z202	CONCEPTUAL SECOND FLOOR PLAN
Z300	SCHEMATIC EXTERIOR ELEVATIONS
Z302	FIRST & SECOND FLOOR AXONOMETRIC
Z304	SCHEMATIC EXTERIOR IMAGERY
Z305	SCHEMATIC EXTERIOR IMAGERY
Z310	PERSPECTIVES

BID PACKAGES

CONSULTANTS

Isthmus Montessori Academy
1802 Pankratz Street, Madison WI

Isthmus Montessori
1802 Pankratz Street
Madison, WI

ISSUE DATES:

Issue	Description	Date

**PRELIMINARY
NOT FOR
CONSTRUCTION**

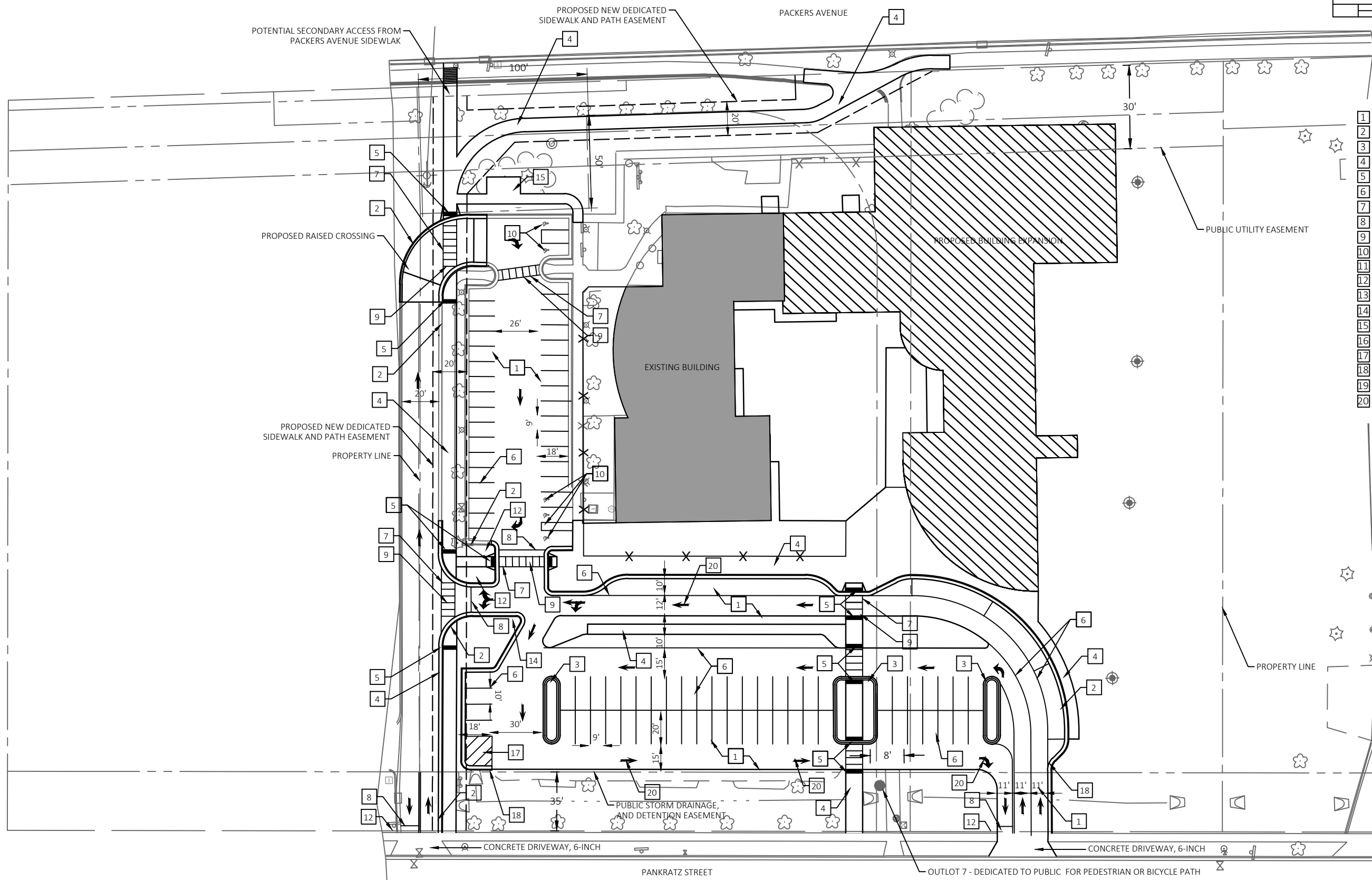
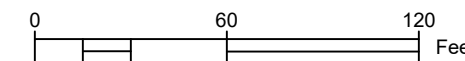
This document contains confidential or proprietary information of Iconica. Neither the document nor the information herein is to be reproduced, distributed, used or disclosed, either in whole or in part, except as specifically authorized by Iconica.

Sheet Title
COVER SHEET

Project Number: 20210400

Sheet Number

G001



- 1 ASPHALT PARKING LOT/DRIVEWAY
- 2 CONCRETE CURB AND GUTTER, 30-INCH
- 3 CONCRETE CURB AND GUTTER, 24 INCH
- 4 CONCRETE SIDEWALK, 5-INCH
- 5 DETECTABLE WARNING FIELD
- 6 4" WHITE/YELLOW PAVEMENT MARKINGS
- 7 6" WHITE PAVEMENT MARKINGS
- 8 18' STOP BAR
- 9 PAVEMENT MARKINGS, 24" LADDER
- 10 ACCESSIBLE PARKING SYMBOL/STALL
- 11 NOT USED
- 12 SIGN, STOP
- 13 SIGN, YIELD
- 14 SIGN, BUSES ONLY
- 15 BICYCLE RACK PAD
- 16 NOT USED
- 17 POTENTIAL DUMPSTER ENCLOSURE
- 18 CONCRETE FLUME
- 19 STORM WATER/BIOFILTRATION LOCATIONS
- 20 TRAFFIC FLOW ARROWS

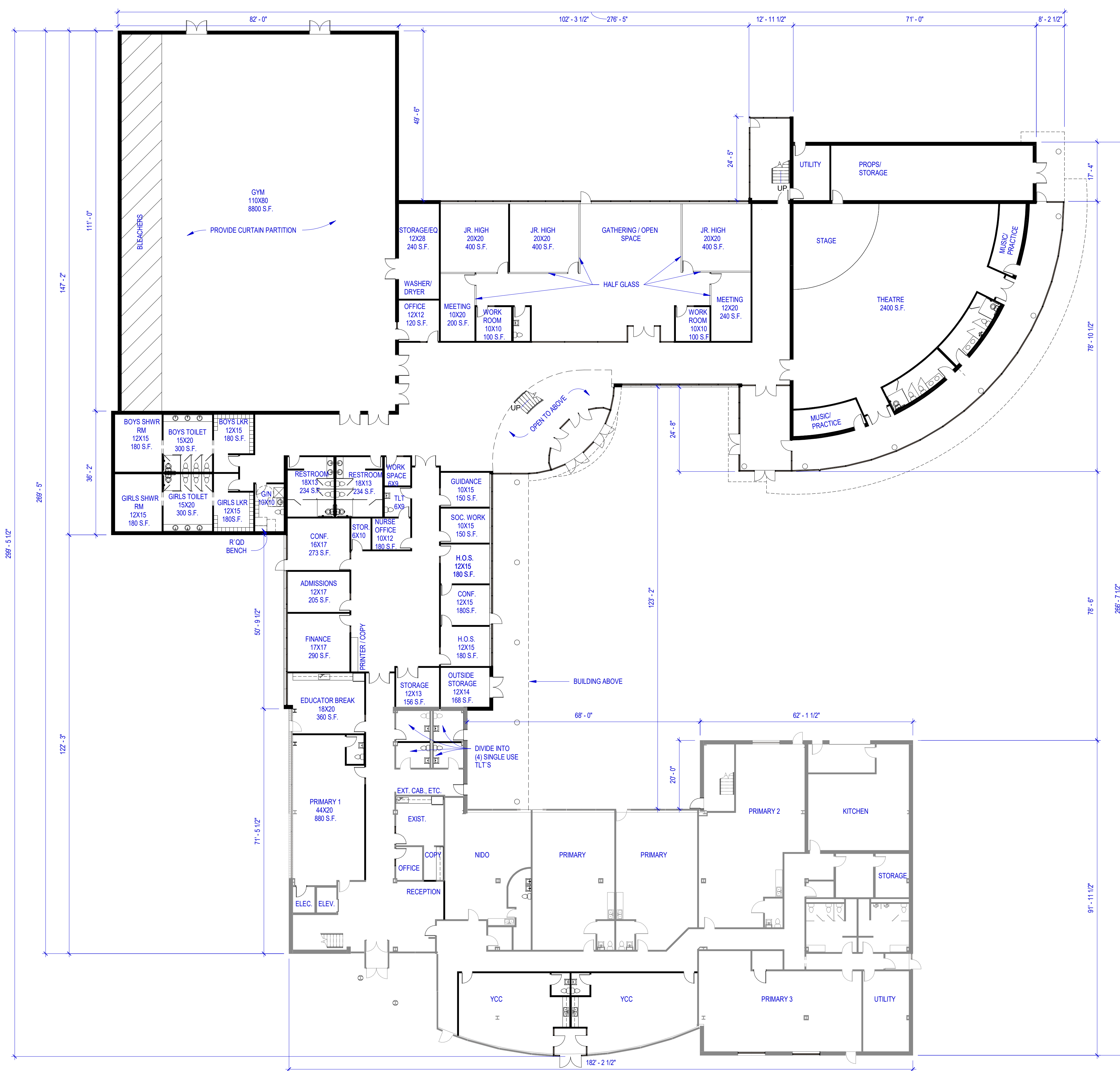
PROJECT DATE:	DRAWN BY:	NO.:	DATE:	REVISION:	BY:
10/20/2021	####	#	#	#	#
	DESIGNED BY:	####	#	#	#
	CHECKED BY:	####	#	#	#

PLOT DATE: 11/28/2021 8:49 PM, \\msa-gs.com\fs1\Project\2121586\21586000\CADD\Construction Documents\Civil Site Plan.dwg

ISTHMUS MONTESSORI ACADEMY EXPANSION
 ISTHMUS MONTESSORI ACADEMY
 MADISON, WI

PRELIMINARY SITE PLAN

PROJECT NO.
21586000
SHEET
C101



- EXISTING BUILDING
- NEW CONSTRUCTION

WALL TYPES LEGEND
1/4" = 1'-0"

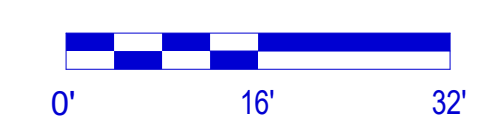
TRUE NORTH PLAN NORTH
FIRST FLOOR PLAN
 1 Z201 1/16" = 1'-0"

Isthmus Montessori Academy

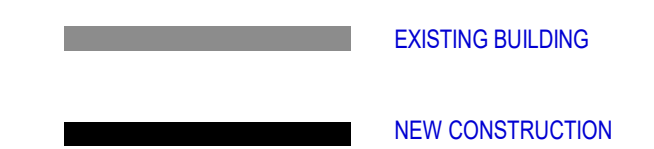
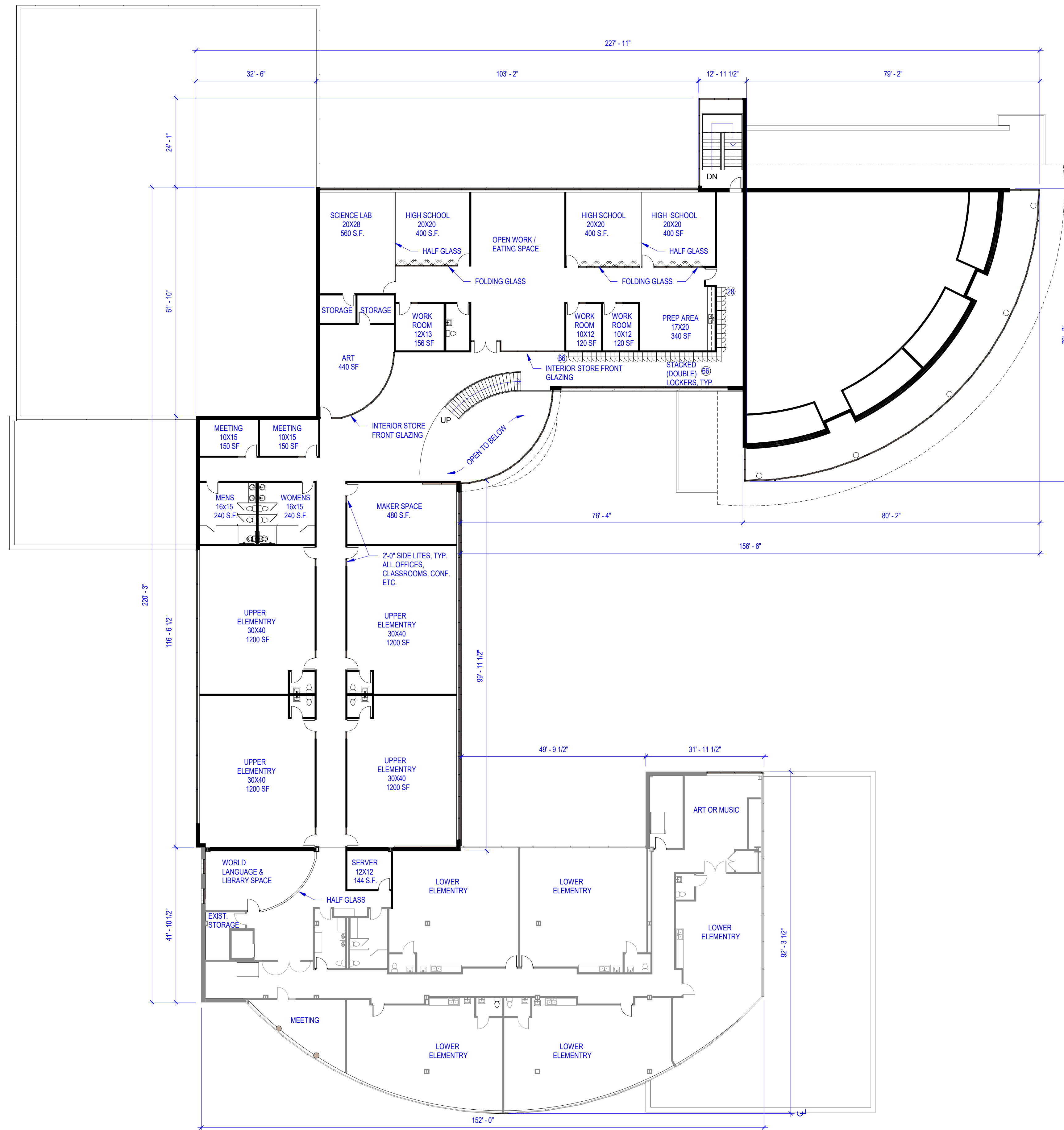
CONCEPTUAL FIRST FLOOR PLAN

1802 Pankratz Street, Madison WI

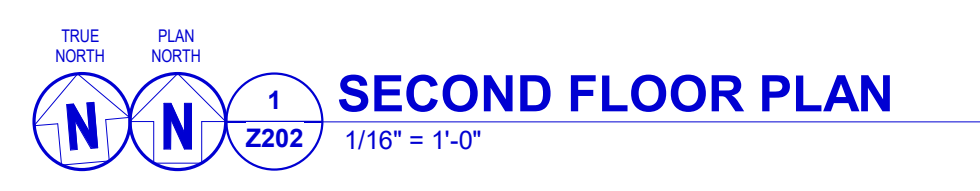
11/23/21 Z201



Copyright © 2020 by Iconica (All Rights Reserved) 11/29/2021 9:32:50 AM



WALL TYPES LEGEND
1/4" = 1'-0"



Isthmus Montessori Academy

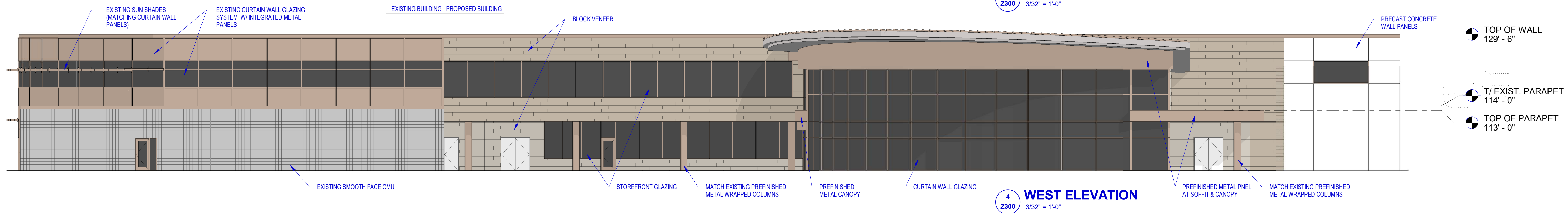
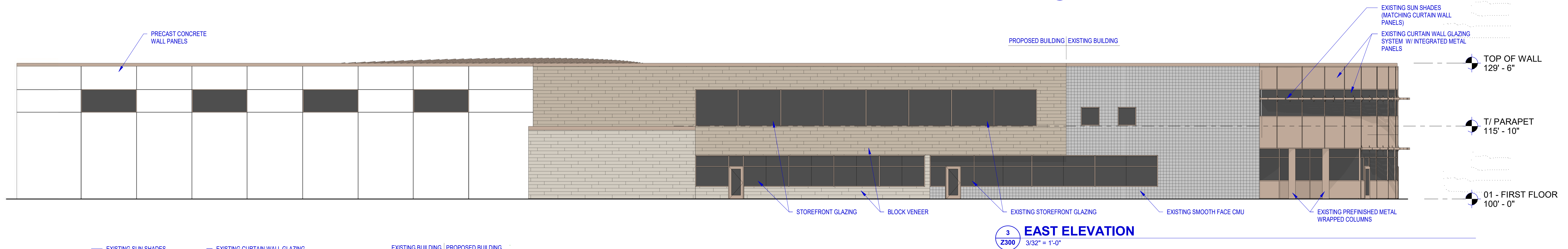
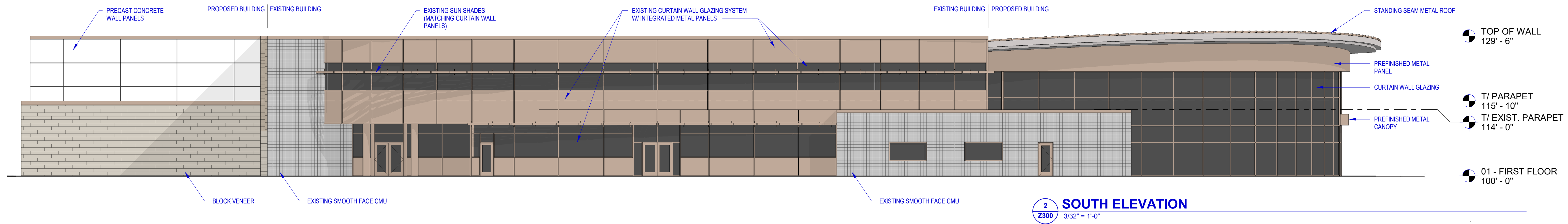
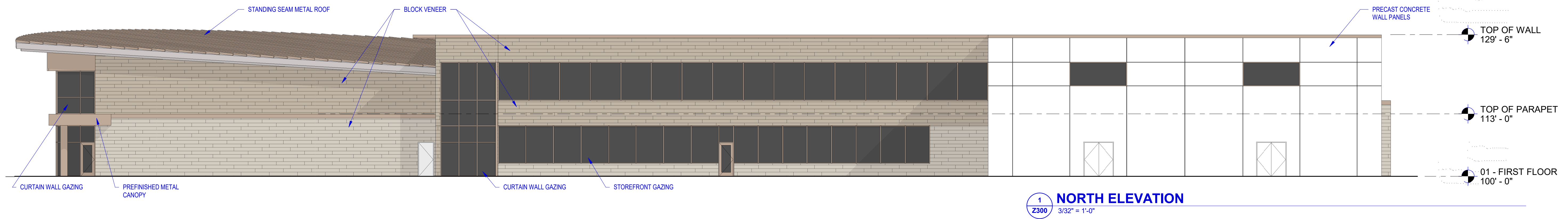
1802 Pankratz Street, Madison WI

CONCEPTUAL SECOND FLOOR PLAN

11/23/21 Z202



Copyright © 2020 by Iconica (All Rights Reserved) 11/29/2021 9:32:51 AM



Isthmus Montessori Academy

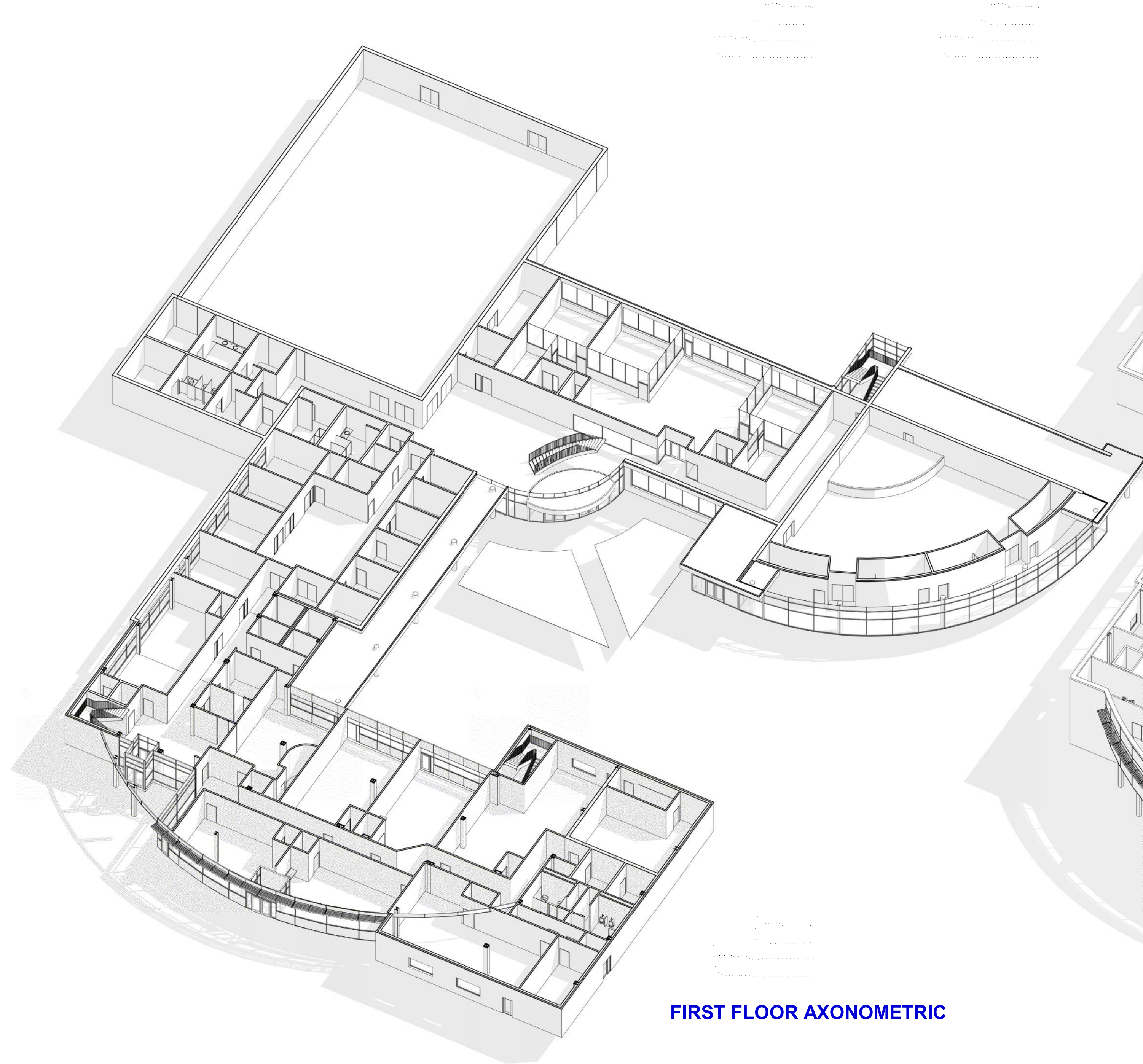
SCHEMATIC EXTERIOR ELEVATIONS

1802 Pankratz Street, Madison WI

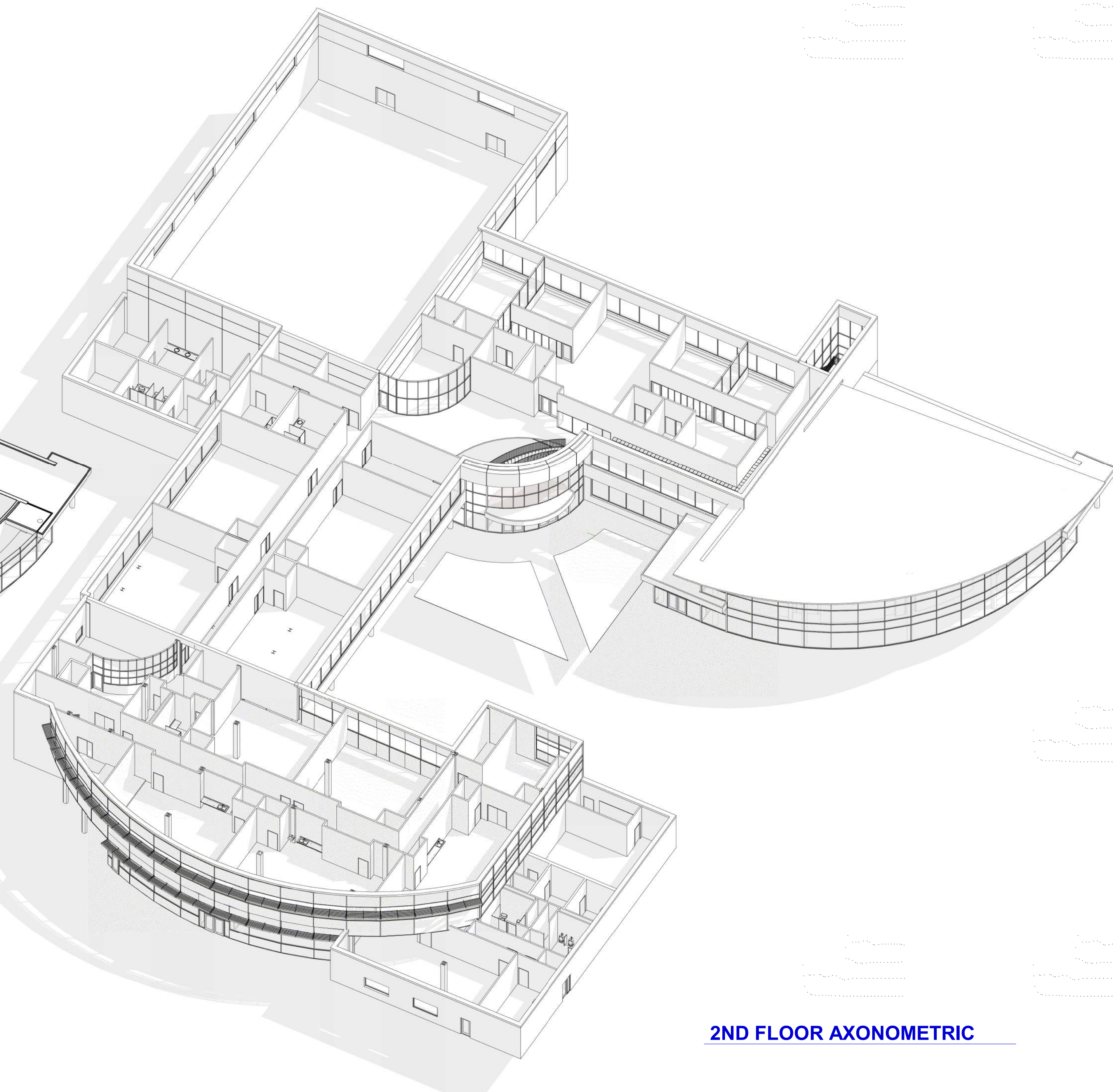
11/23/21 Z300



901 DENING WAY // MADISON, WI 53717
 Ph: 608.664.3500 // Fx: 608.664.3535
 iconicacreates.com



FIRST FLOOR AXONOMETRIC



2ND FLOOR AXONOMETRIC



Isthmus Montessori Academy

SCHEMATIC EXTERIOR IMAGERY

1802 Pankratz Street, Madison WI

11/23/21

Z304





Isthmus Montessori Academy

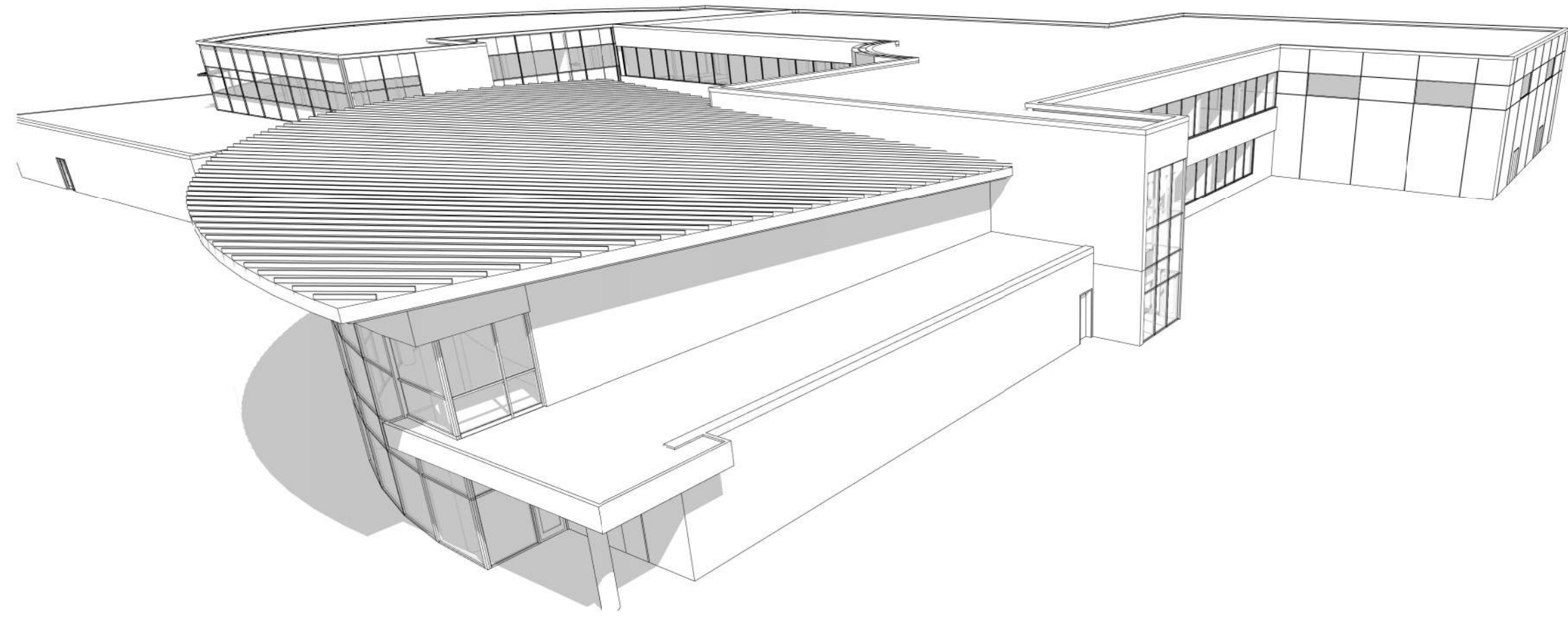
1802 Pankratz Street, Madison WI

11/23/21

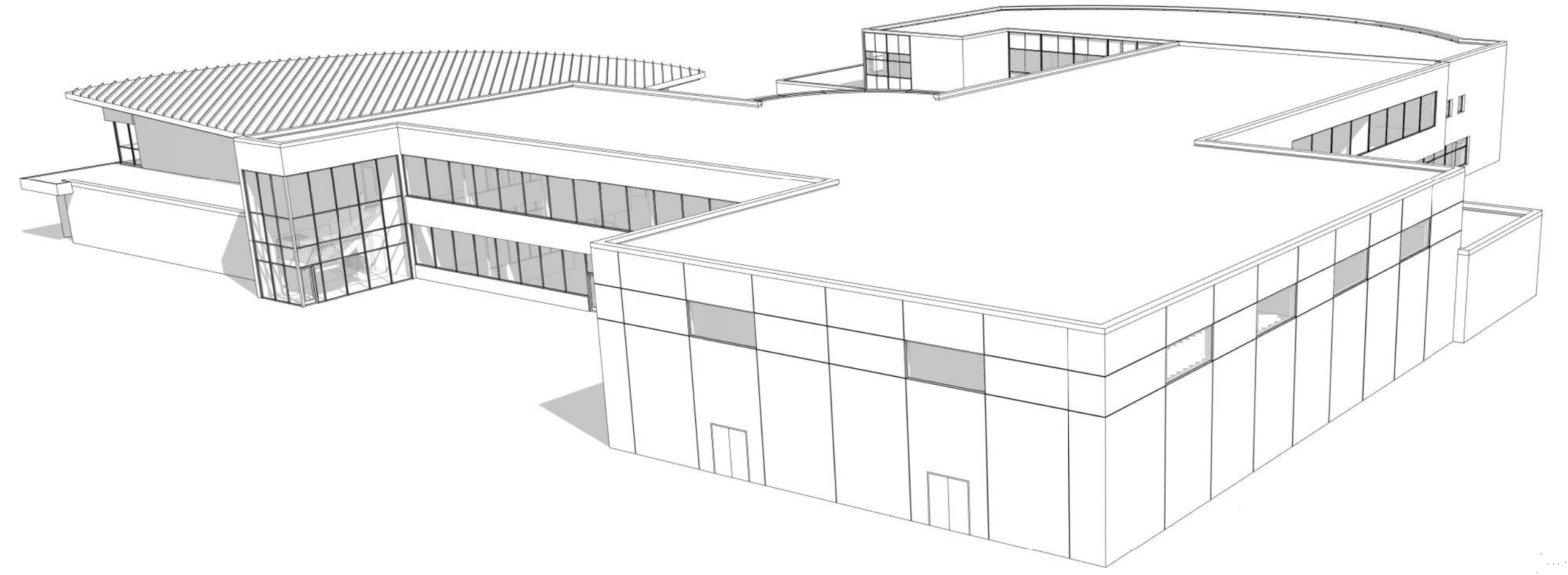
Z305

SCHEMATIC EXTERIOR IMAGERY

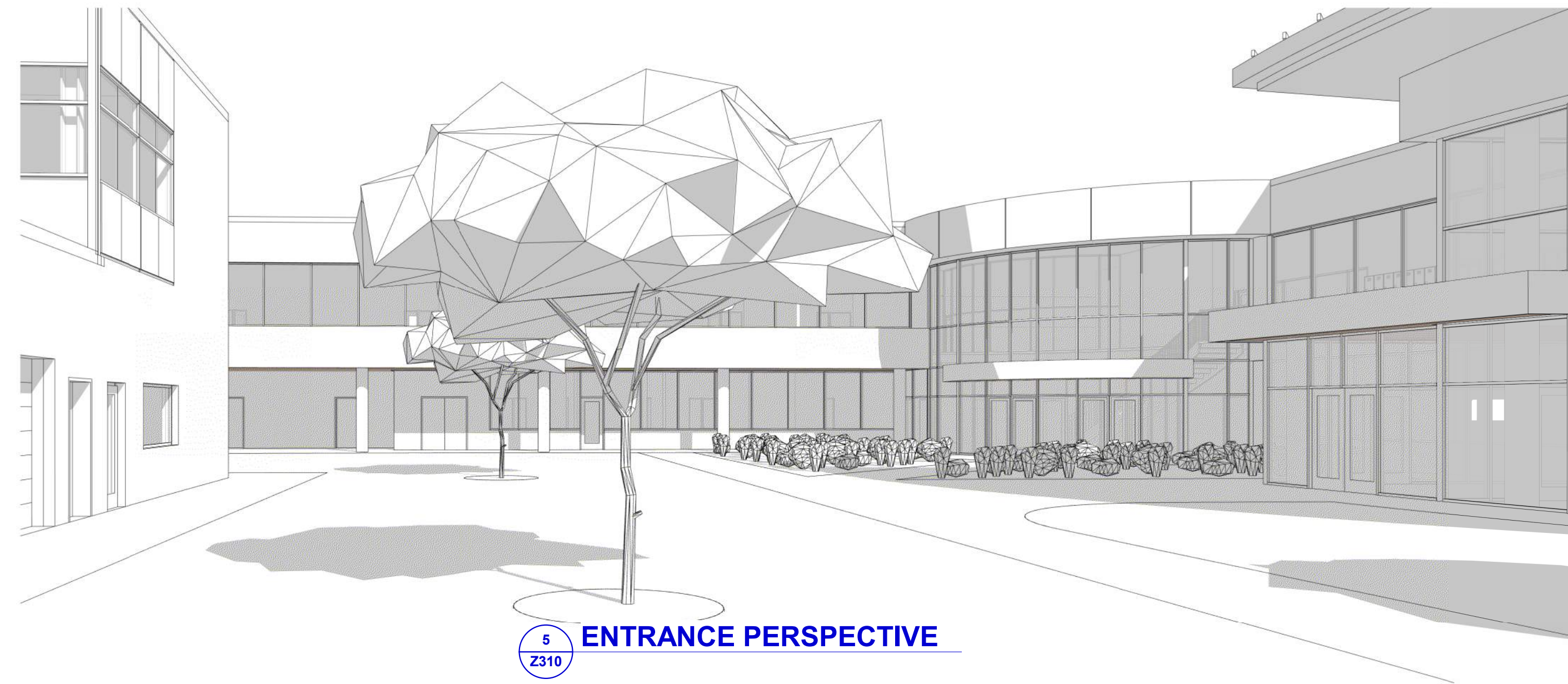




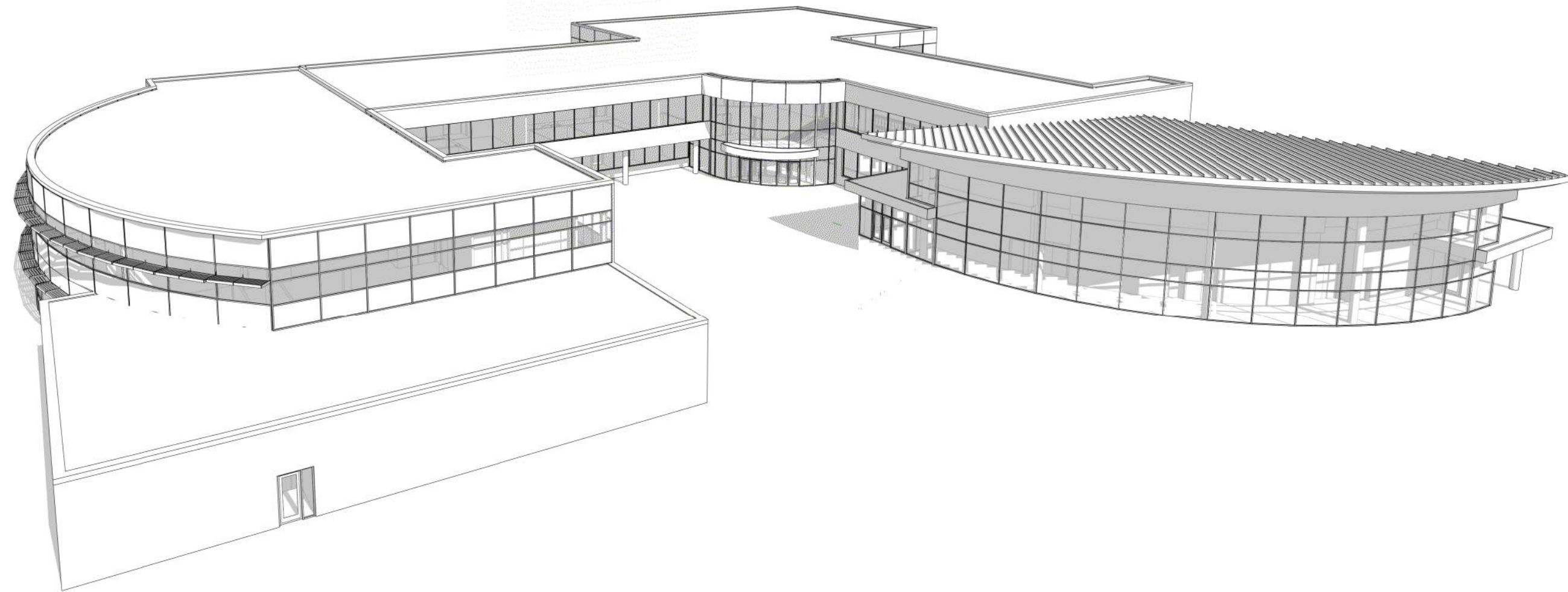
2 NORTH EAST PERSPECTIVE
Z310



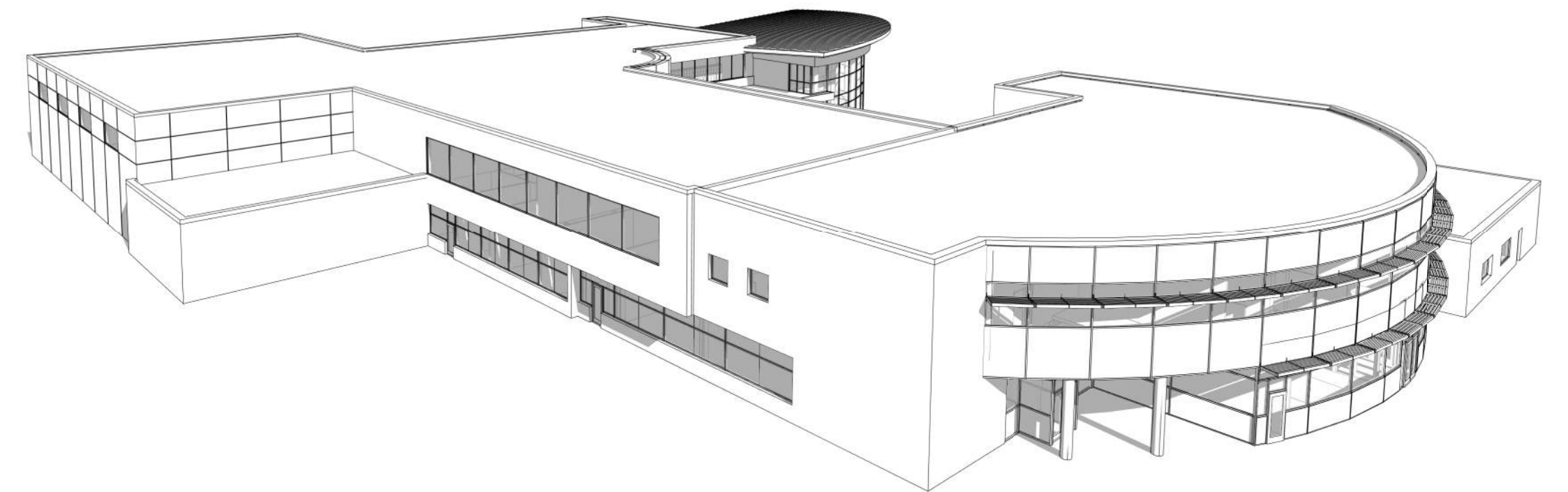
4 NORTH WEST PERSPECTIVE
Z310



5 ENTRANCE PERSPECTIVE
Z310



1 SOUTH EAST PERSPECTIVE
Z310



3 SOUTH WEST PERSPECTIVE
Z310