

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

**AGENDA ITEM # _____
Project # _____**

DATE SUBMITTED: <u>10.26.2005</u>	Action Requested
UDC MEETING DATE: <u>11.2.2005</u>	<input type="checkbox"/> Informational Presentation
	<input checked="" type="checkbox"/> Initial Approval and/or Recommendation
	<input type="checkbox"/> Final Approval and/or Recommendation

PROJECT ADDRESS: 333 SOUTH BROOM STREET
ALDERMANIC DISTRICT: 4

OWNER/DEVELOPER (Partners and/or Principals) ARCHITECT/DESIGNER/OR AGENT:
THE ALEXANDER CO, INC. THE ALEXANDER CO, INC.
145 E. BADGER RD #200 145 E. BADGER RD. #200
MADISON WI 53713 MADISON, WI 53713

CONTACT PERSON: THOMAS MILLER
Address: 145 E. BADGER RD. #200
MADISON, WI 53713
Phone: 2618.5180
Fax: 2618.5199
E-mail address: tem@alexandercompany.com

TYPE OF PROJECT:
(See Section A for:)

- Planned Unit Development (PUD)
- 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 50,000 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)





Mr. Brad Murphy
City of Madison
Planning & Development
215 Martin Luther King Jr. Blvd
Madison, WI, 53701

October 26, 2005

VIA Hand Delivery

RE: **SIP APPLICATION - LETTER OF INTENT**

CAPITOL WEST – BLOCK 51
Broom Street Lofts SIP Application
Phase 1 SIP Amendment (Unit Count at 309 West Washington)

Dear Mr. Murphy,

This Letter of Intent is submitted together with the Land Use Application, application fee, plans, zoning text, and a copy of the letter of notification for the Broom Street Lofts SIP review and consideration of approval by City Staff, Plan Commission and City Council. Additionally, we are requesting consideration of revising the unit count in the 309 West Washington building from 112 units to 114 units as a minor alteration to the previously approved SIP. This revision does not noticeably impact the exterior of the building and is supported by previously approved auto and bike parking.

This is the final component of Phase 1 of the Capitol West Development. Previous components of Phase 1 have been approved as an SIP. The entire Capitol West Development has received GDP approval which includes an amendment allowing for a 4-story plus mezzanine structure with a 12'-15' front yard setback and a 10' rear yard setback including balconies projecting up to 4' into the setback area at the Broom Street Site.

Project:	Capitol West Broom Street Lofts SIP Address:	33 South Broom Street Madison WI 53703 Block 51
Developer:	The Alexander Company, Inc 145 East Badger Road Madison, WI 53713	Contact: Thomas Miller Office: (608) 258-5580 Fax (608) 258-5599

Architects: The Alexander Company, Inc
145 East Badger Road
Madison, WI 53713
Office: (608) 258-5580
Fax (608) 258-5599
Contact: Christopher Gosch

Civil/Landscape: JJR/Smith Group
Ed Freer
625 Williamson Street
Madison, WI 53703
(608) 251-1177

Surveyor: Williamson Surveying Company
Ron Williamson
104 A West Main Street
Waunakee, WI 53597
(608) 257-5321

Engineers:	Arnold and O'Sheridan	CGC
	Mike Schmidt 615 Forward Drive Madison, WI 53711 (608) 821-8500	Bill Weulner 3011 Perry Street Madison, WI 53713 (608) 288-4100

Contractor: Horizon Construction Group, LLC
John Thode
1031 North Edge Trail
Verona, WI 53593
(608) 848-4500

Consultants: Madison Environmental Group
Sonya Newenhouse
25 North Pinckney St.
Madison, WI 53703
(608) 280-0800

Project Description:

The Alexander Company is proposing to develop Lot 1 of CSM 11143 as 23 units of owner-occupied housing in a four-story building with a mezzanine. As approved in the GDP for this development, the building is proposed with a mezzanine level that is served by units on the 4th floor. Also as approved in the GDP, the building proposed has a limited number of balconies that encroach up to 4' into the established 13' Broom Street setback.

The project proposed is a four story building with a mezzanine. The building will be developed as a residential condominium consisting of 23 dwelling units served by 30 structured parking stalls. Dwelling units range from 475 to 1230 square feet, with a mix of one and two bedroom units

Project Data:

GRSF: 27,250 gsf (26,000 gsf without mezzanines)
Stories: 4 + mezzanine
Units: 23
Site Area: +/- .32 ac
Density: +/- 70 DU/ac
Parking: 30 Stalls (1.3 per MKT & 1.0 per IZ)

Unit Mix: 10 one-bdrm MKT Rate Units
11 two-bdrm MKT Rate Units
1 one-bdrm IZ Unit
1 two-bdrm IZ Unit

23 Units Total

Parking:

The parking for this development is in the adjacent Main Street Parking Ramp and the 345 West Washington below-grade parking structure. This parking was approved for use at the Broom Street site in the previously submitted SIP. Access from these ramps is provided directly to the lobby and the rear yard patios of the Broom Street Lofts building. The parking totals approved as part of the Capitol West GDP and Phase 1 SIP contemplated and included the parking solution we are currently proposing for this component. We are providing parking stalls in accordance with the ratios provided and approved for the remainder of the development. For the 23 Units (21 MKT Units and 2 IZ Units) we will be providing parking at a ratio of 1.3 stalls per MKT Unit and 1.0 stall per IZ Unit totaling 30 stalls.

Landscaping and Site Design:

The landscaping for this component is designed by the firm of JJR which has designed all SIP components to date. The general concept includes landscape beds within the 13' setback, rear yard patios, landscaping along the mews and maintenance of the existing terrace. Please refer to the attached plans for more detail.

The site improvements include site lighting in keeping with the overall Capitol West design, rear-yard patios for 1st floor residents, entry to Capitol Mews, trash enclosure, bench and trash receptacle for the Madison Metro stop, and a loading area in the existing parking lane along Broom Street. The landscaping and property maintenance will be the responsibility of the Homeowners and Condominium Associations once construction is complete.

Please refer to the Civil Engineering documents for utility, drainage, lighting, landscape and grading plans.

Building Materials:

The materials for the building have been identified on the attached elevations. These materials include, Horizontal cedar lap siding at the projecting bays, concrete masonry units at the base of the building and in select areas on the upper floors, aluminum frame windows with clear glazing and spandrel glass at the floor lines, stainless steel cable railing systems at balconies, stucco, and painted steel accents at balconies and at horizontal bands on the north west and south elevations.

Project Schedule and Management

The project schedule anticipates constructing this component with the remainder of Phase 1. This places the construction start in the early summer of 2006 with completion by the 1st Quarter of 2007.

Social and Economic Impact

The Broom Street Lofts will create a positive impact for downtown by developing housing solutions where sufficient city services currently exist. Developing housing in our City's center promotes smart growth by focusing density within a walkable distance from supporting retail services and workplaces.

Additionally, the Broom Street Lofts are part of an Inclusionary Dwelling Unit plan that provides a significant component of affordable housing in Downtown. Affordable housing included in the Broom Street Lofts will be targeted toward residents making 80% of the area median income or less.

In closing, we believe this component of the Capitol West Development meets the spirit and intent of the PUD zoning ordinances. The character and intensity of land use not only complies with the current Bassett Neighborhood Master Plan, but provides an excellent transition from existing and proposed uses on the eastern portion of this block to the existing residentially-scaled buildings to the west of Broom Street. This development provides a positive economic impact without adversely affecting the provision of municipal services. The increased value of the property upon completion is over \$5 million. This project is part of a block wide approach to designing and maintaining functional urban open space of the highest quality; terrace improvements, walkways, bike ways courtyards, balconies and roof top gardens will provide a vastly more functional and desirable network of open space than what currently exists on site. Finally, our ability to implement this project on schedule limits any adverse effects in the community resulting from unwanted delays.

Thank you for your consideration of this application

Sincerely,

THE ALEXANDER COMPANY, Inc.



Thomas Miller
Development Project Manager

Attachments: Zoning Application
Zoning Text
Letter of Notification
Plans

Cc: William White Michael, Best & Friedrich
Natalie Bock, The Alexander Company

B R O O M S T R E E T

L O F T S

33 SOUTH BROOM STREET
MADISON, WISCONSIN

DEVELOPER/ARCHITECT

THE ALEXANDER COMPANY
ATTN.: THOMAS MILLER
145 E. BADGER ROAD, SUITE 200
MADISON, WI 53713
608.258.5580 PHONE
608.258.5599 FAX

**LANDSCAPE ARCHITECT/
CIVIL ENGINEER**

JJR
ATTN.: NATHAN NOVAK
625 WILLIAMSON STREET
MADISON, WI 53703
608.251.1177 PHONE
608.251.6147 FAX

**URBAN DESIGN
COMMISSION SUBMITTAL
OCTOBER 26, 2005**

SITE INFORMATION

TOTAL SITE AREA: APPROX. 13,913 S.F. (0.32 ACRES)
BUILDING FOOTPRINT: APPROX. 6,800 S.F.
LANDSCAPED AREA: APPROX. 2,168 S.F.
IMPERVIOUS AREA: APPROX. 11,704 S.F.

BUILDING INFORMATION

USE/OCCUPANCY: RESIDENTIAL CONDOMINIUMS
GROSS SQUARE FOOTAGE: 4 STORIES + MEZZANINE;
APPROX. 6800 S.F. FOOTPRINT
APPROX. 27,250 TOTAL G.S.F.

UNIT INFORMATION:

	1st FLOOR	2nd FLOOR	3rd FLOOR	4th FLOOR
1 BR:	4	2	2	2
1 BR IZ:	1			
2 BR:	2	3	3	3
2 BR IZ:	1			
	8	5	5	5
				23

TOTAL NUMBER OF UNITS: 23
TOTAL NUMBER OF BEDROOMS: 35

PARKING

AUTOMOBILE ALL PARKING FOR THE BROOM STREET LOFTS IS ACCOMMODATED IN THE ADJACENT PARKING STRUCTURE PER PREVIOUSLY APPROVED SIP

BICYCLE ACCOMMODATED IN THE ADJACENT PARKING STRUCTURE

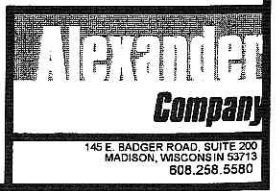
PROJECT LOCATION

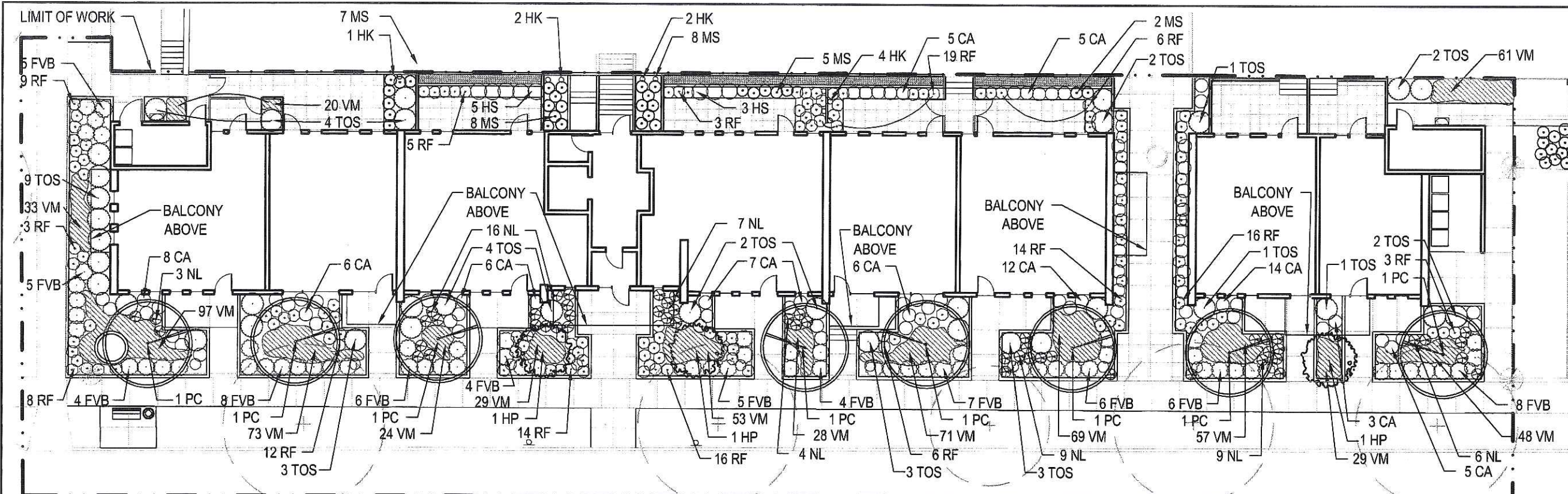


SHEET INDEX

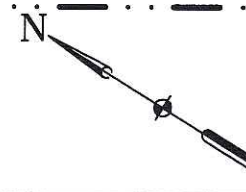
- C100 - EXISTING CONDITIONS
- C101 - EXISTING CONDITIONS 2
- C102 - LAYOUT PLAN
- C103 - GRADING PLAN
- C104 - UTILITY PLAN
- C105 - LANDSCAPE PLAN
- C106 - ELECTRICAL SITE PLAN

- A0.0 - SITE PHOTOS
- A1.0 - OVERALL DEVELOPMENT PLAN
- A1.1 - 1ST, 2ND, 3RD FLOOR PLAN
- A1.2 - 4TH FLOOR PLAN AND ROOF PLAN
- A4.1 - BUILDING ELEVATIONS





NOTE: ALL TREES IN CITY TERRACE SHALL BE REVIEWED AND APPROVED BY CITY FORESTRY AND SHALL BE PROTECTED AND MAINTAINED THROUGHOUT CONSTRUCTION.



ISSUED FOR	REV	DATE
Neighborhood Review		10/04/2005
Client Review		10/12/2005
PLD-SIP Submittal		10/26/2005

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

KEY PLAN

DRAWING TITLE
LANDSCAPE PLAN

SCALE
SCALE IN FEET
SCALE 1 : 20

PROJECT NUMBER
24589.000

DRAWING NUMBER
C 105

PLANT LIST							
SYM.	SCIENTIFIC NAME	COMMON NAME	SIZE	ROOT	QUANT.	SPACING	PLANT GROWTH COMMENTS
ORNAMENTAL TREES							
HP	Hydrangea paniculata 'Unique'	Unique Hydrangea on Standard	1"	BB	3	See Plan	10'-12' Height, 10' Spread
PC	Pyrus calleryana 'Glen's Form'	Chanticleer Pear	1 1/2"	BB	8	See Plan	25'-30' Height, 12'-15' Spread
DECIDUOUS SHRUBS							
FVB	Forsythia viridissima 'Bronxensis'	Dwarf Forsythia	24" Ht.	CONT.	68	42" O.C., See Plan	2'-3' Height and Spread
EVERGREEN SHRUBS							
TOS	Thuja Occidentalis 'Smaragd'	Smaragd Emerald Arborvitae	5' Ht.	BB	37	See Plan	10'15' Max. height, slow growth
GROUNDCOVERS AND PERENNIALS							
HK	Actinidia arguta	Hardy Kiwi Vine	1 gal.	CONT.	9	See Plan	
CA	Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	1 gal.	CONT.	77	24" OC	4'-5' Height, 2'-3' Spread
HS	Hosta 'Sum and Substance'	Sum and Substance Hosta	1 gal.	CONT.	8	36" OC	24" Height, 24"-36" Spread
MS	Matteuccia struthiopteris	Ostrich Fern	1 gal.	CONT.	30	24" OC	3'-5' Height, 12"-24" Spread
NL	Nepeta x faassenii	Walker's Low Catmint	1 gal.	CONT.	54	24" OC	24" Height, 24" Spread
RF	Rudbeckia fulgida 'Goldsturm'	Black-eyed-Susan	1 gal.	CONT.	135	24" OC	24" Height, 18" Spread
VM	Vinca Minor	Periwinkle	4" Cont.	CONT.	692	12" OC	Mat groundcover 1'-2' Spread

LANDSCAPE REQUIREMENT CHART

I. NUMBER OF TREES REQUIRED:
The number of trees required for a parking lot is based on the number of parking stalls. Using the Schedule for Required Trees on the reverse side of the worksheet, determine the number of trees required. (Example: 1 tree is required for 10 parking stalls.)
Landscape requirements for storage areas are determined by dividing the total square footage of the storage area by (300) square feet. This converts area to stalls. (Example: 10,000 square feet is equivalent to (33) stalls or (3) trees and (180 points).)

NUMBER OF PARKING STALLS _____

TOTAL SQUARE FOOTAGE OF THE STORAGE AREA DIVIDED BY THREE HUNDRED (300) SQUARE FEET _____

NUMBER OF CANOPY SHADE TREES REQUIRED (2"-2 1/2" CALIPER) _____

Manufacturing / Industrial (60% of requirement above) _____

II. NUMBER OF LANDSCAPE POINTS REQUIRED
The number of points required is also based on the number of parking stalls. Using the Point Schedule for Landscape Elements on the reverse side of this worksheet, determine the number of points required. (Example: 49.5 points are required for 10 stalls.) A point fraction of (.5) or less may be disregarded, while a fraction in excess of (.5) must be counted as one point. Thus: 49.5 points would be rounded down to 49.0 points required.
The number of points required for loading areas is (75) points for each loading berth.

NUMBER OF POINTS REQUIRED _____

Manufacturing / Industrial (60% of requirement above) _____

TABULATION OF POINTS AND CREDITS
Indicate below the quantity and points for all pertinent landscape elements. Also, credit information for boundary screening and any existing elements to be retained.

ELEMENT	POINT VALUE	QUANTITY	POINTS ACHIEVED	CREDITS QUANT.	POINTS
Canopy Tree - 2"-2 1/2" *	35	0	0	0	0
Deciduous Shrub	2	0	0	0	0
Evergreen Shrub	3	0	0	0	0
Decorative wall or Fence (per) 10 L.F.	5	0	0	0	0
Earth Berm (per 10 L.F.) Ave. Height 30" Ave. Height 15"	5	0	0	0	0
Evergreen Trees 3 - ft. height min.	15	0	0	0	0
Canopy Tree or Small Tree 1 1/2" Cal. (i.e., Crab., Hawthorn)	15	0	0	0	0
					TOTAL
					0

* Trees required in Part I above, are not to be included in the point count.

* Note: All parking is accommodated within existing, covered parking structure. Proposed development will screen the parking structure entirely. Parking structure is not an open facility. Area wells and screen mesh provide air ventilation. See Phase 1 SIP package for entire block development for parking stall approvals. No new parking is associated with this project.

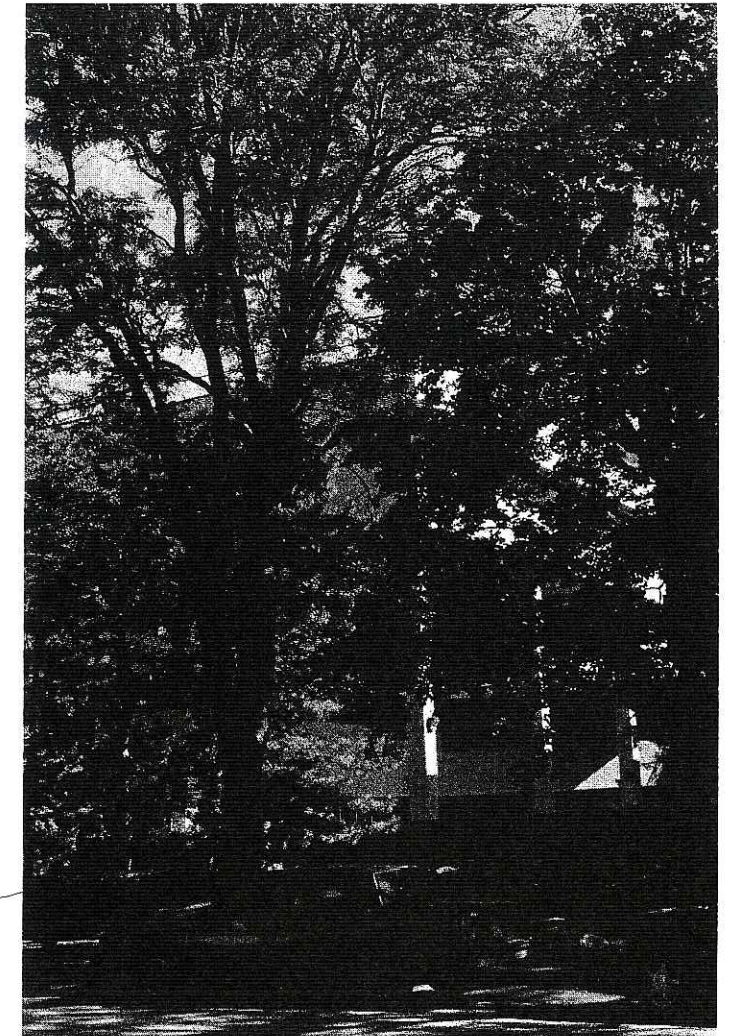
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AERIAL PHOTO



VIEW TO EAST FROM BROOM STREET



VIEW TO EAST FROM BROOM STREET



VIEW TO SOUTH ON BROOM STREET



VIEW OF PROPOSED WALKWAY FROM BROOM STREET

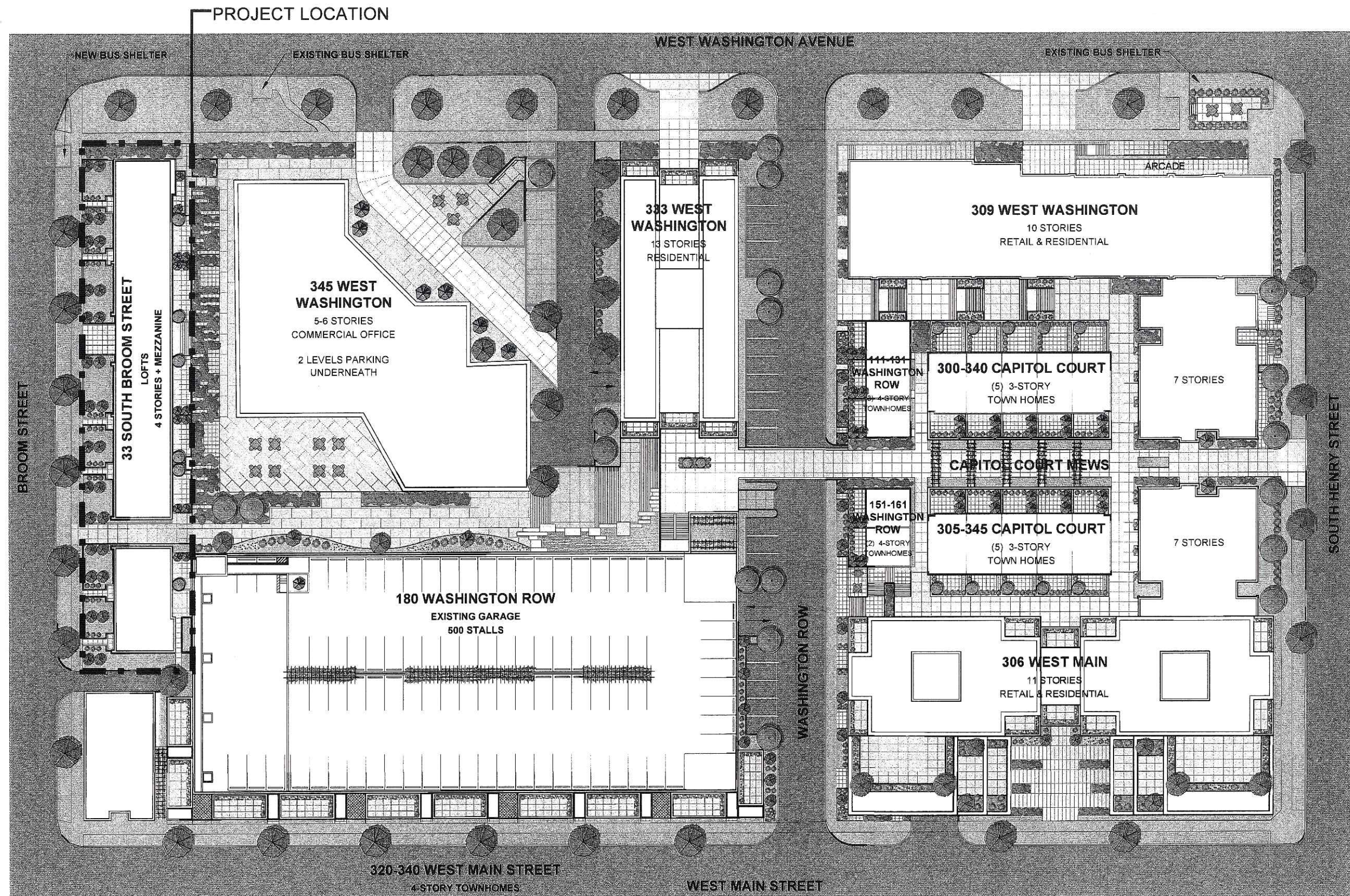
SITE PHOTOS
 AO.O

**Alexander
 Company**
 145 E. BADGER ROAD, SUITE 200
 MADISON, WISCONSIN 53713
 608.256.5580

**CAPITOL WEST
MADISON - BLOCK 51**

PHASE 1

NOTES:



THE ALEXANDER COMPANY

145 EAST BADGER ROAD
MADISON, WISCONSIN 53713
608-258-5580

ISSUE:
PUD/SIP OCTOBER 26 2005

BROOM STREET LOFTS

DRAWING TITLE:
SITE PLAN

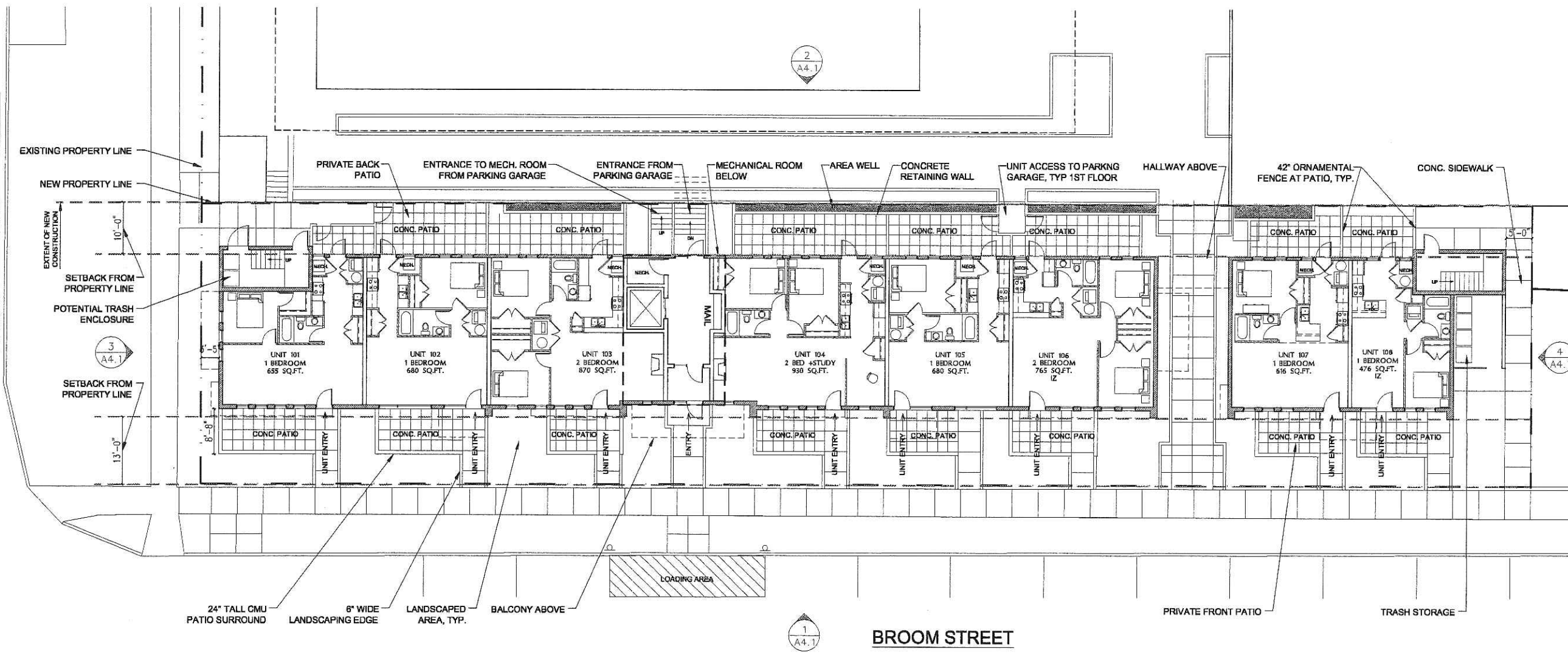
DWG:

WEST WASHINGTON AVENUE

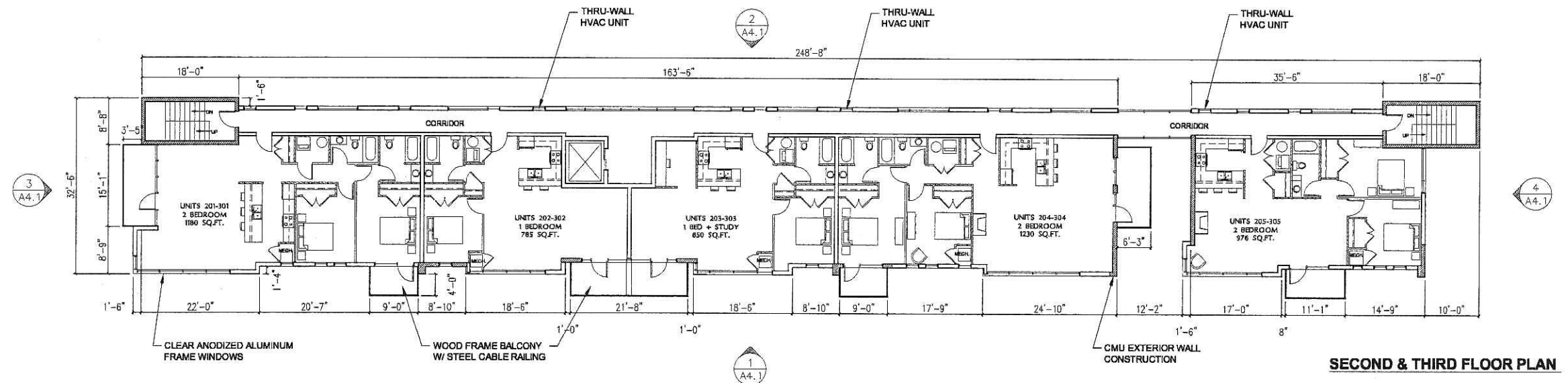
CAPITOL WEST MADISON - BLOCK 51

PHASE 1

NOTES:



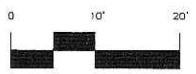
FIRST FLOOR PLAN



SECOND & THIRD FLOOR PLAN

THE ALEXANDER COMPANY

145 EAST BADGER ROAD
MADISON, WISCONSIN 53713
608-258-5580



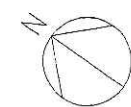
ISSUE:
PUD/SIP OCTOBER 26 2005

BROOM STREET LOFTS

DRAWING TITLE:
FLOOR PLANS

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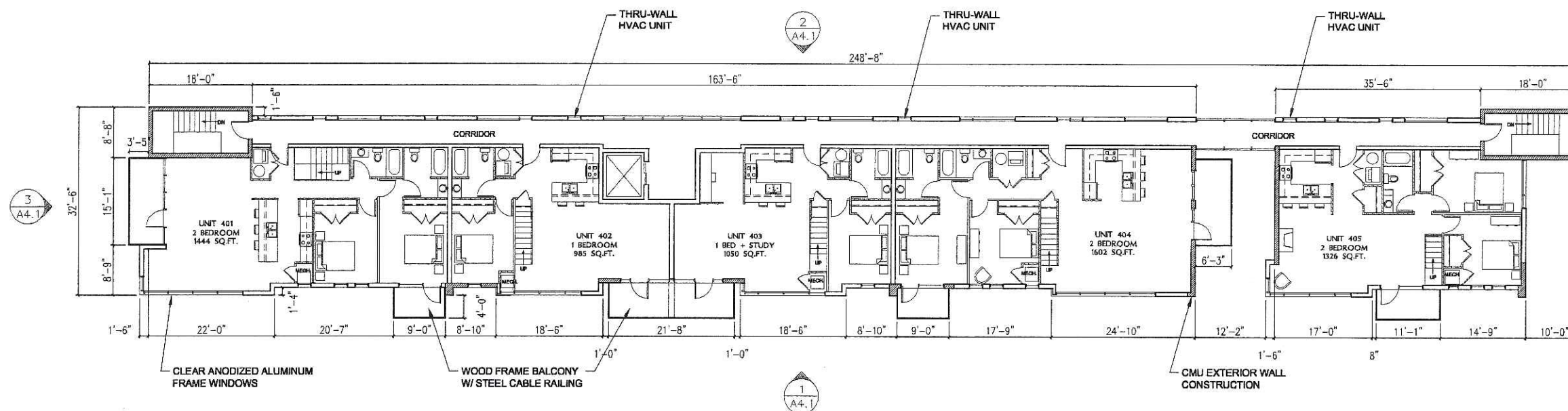
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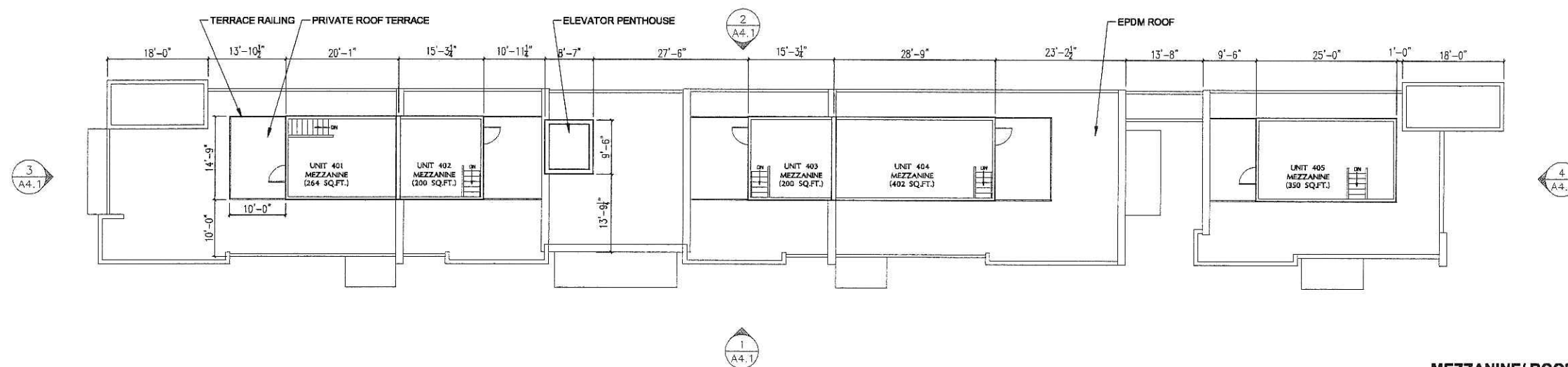
**CAPITOL WEST
MADISON - BLOCK 51**

PHASE 1

NOTES:



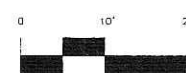
FOURTH FLOOR PLAN



MEZZANINE/ ROOF PLAN

THE ALEXANDER COMPANY

145 EAST BADGER ROAD
MADISON, WISCONSIN 53713
608-258-5580

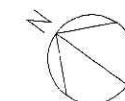


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BROOM STREET LOFTS

DRAWING TITLE:
FLOOR PLANS

DWG:



A1.2

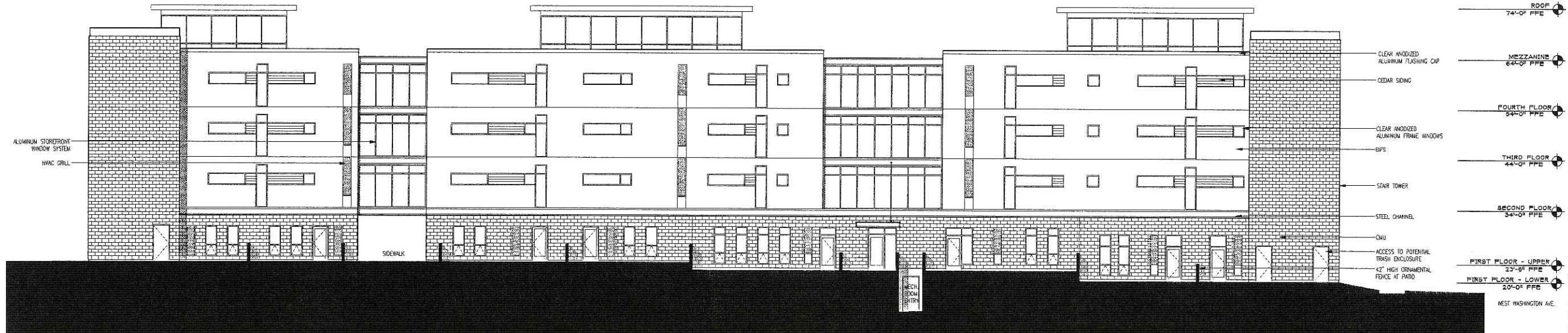
**CAPITOL WEST
MADISON - BLOCK 51**

PHASE 1

NOTES:

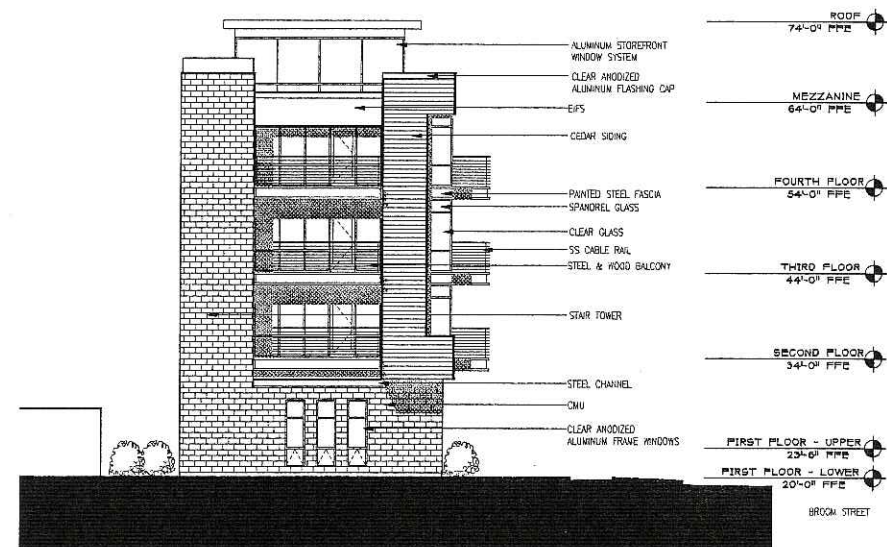


1 - WEST ELEVATION

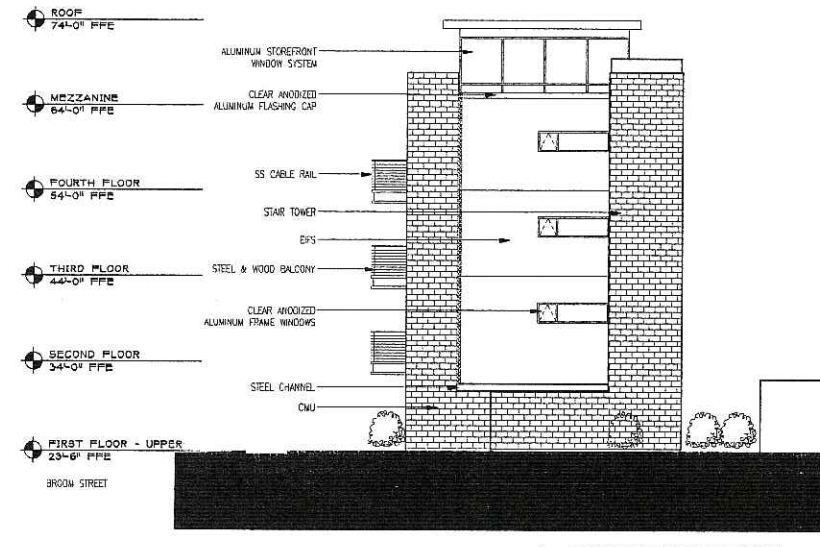


2 - EAST ELEVATION

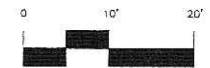
THE ALEXANDER COMPANY
145 EAST BADGER ROAD
MADISON, WISCONSIN 53713
608-258-5580



3 - NORTH ELEVATION



4 - SOUTH ELEVATION



ISSUE:
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BROOM STREET LOFTS

DRAWING TITLE:
ELEVATIONS

DWG:

A4.1