

URBAN DESIGN COMMISSION APPLICATION

UDC

City of Madison
Planning Division
126 S. Hamilton St.
P.O. Box 2985
Madison, WI 53701-2985
(608) 266-4635



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.

FOR OFFICE USE ONLY:

Paid _____ Receipt # _____

Date received _____

Received by _____

Aldermanic District _____

Zoning District _____

Urban Design District _____

Submittal reviewed by _____

1. Project Information

Address: 316 W. WASHINGTON AVE. MADISON, WI 53703

Title: NEW OUTDOOR SEATING SHADE STRUCTURE

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

UDC meeting date requested JANUARY 30, 2019

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)

Other

Please specify

4. Applicant, Agent, and Property Owner Information

Applicant name MATTHEW TILLS Company MORRISON TILLS STUDIO

Street address 841 W. LAKESIDE ST. STE A City/State/Zip MADISON, WI 53715

Telephone (608) 235-6240 Email matt@motisearch.com

Project contact person MATTHEW TILLS Company MORRISON TILLS STUDIO

Street address 841 W. LAKESIDE ST. STE A City/State/Zip MADISON, WI 53715

Telephone (608) 235-6240 Email matt@motisearch.com

Property owner (if not applicant) HOVDE PROPERTIES

Street address 122 W. WASHINGTON AVE STE 350 City/State/Zip MADISON, WI 53703

Telephone (608)255-5175 Email jdrussel@hovdeproperties.com

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 provided below for plan details)
- Filing fee**
- Electronic Submittal***

Each submittal must include fourteen (14) 11" x 17" collated paper copies. Landscape and Lighting plans (if required) must be full-sized. 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 Janine Glaeser on November 30, 2018.
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.

Applicant name MATTHEW TILLS

Relationship to property ARCHITECT

Authorized signature of Property Owner

Date 12/11/18

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



December 12, 2018

Urban Design Commission

Letter of Intent

New outdoor seating structure at 316 W. Washington Ave.

Building Owner:	Hovde Properties
Tenant/Primary User:	RED Dine Lounge
Architect:	Morrison Tills Studio
Canopy Manufacturer:	ShadeFX

The proposed project is a new semi-permanent 18' x 48' x 10' tall outdoor canopy element for the use of RED Dine/Lounge (Sushi). The location is within the existing exterior courtyard/patio area along Washington Avenue which is set back from the street and partially screened by a low wall and planter bed along the sidewalk.

RED utilized the area of the proposed structure for outdoor seating in the summer of 2018. Their furnishings included tables and chairs for 60 persons bounded by moveable planters. Due to inclement weather, the use of the outdoor space was challenging. In addition to weather concerns, the positioning of the 10 story building adjacent to the seating area creates a sense of vulnerability and unease. RED determined that the space would be more inviting for patrons if there the environment offered a sense of intimacy and protection. Working with the building owner and adjacent tenant, RED selected the proposed structure because it provides this sense of enclosure while minimizing its visual presence.

The outdoor structure will be open from late spring through early fall, weather permitting. Hours of operation, as approved by the ALRC and CNI/Miffland neighborhood association will be from 11 am- 10 pm 7 days/week. RED has received approval from the CNI/Miffland neighborhood association to add ALRC permission for amplified music and outdoor live entertainment within the new outdoor structure. RED understands that ALRC permission must be secured prior to the use of any amplified music.

Design objectives of the project :

- Introduce an exterior element to activate and encourage the use of the outdoor courtyard.
- Provide a sense of intimacy and protection in the shadow of the 10 story adjacent building while maintaining the open, outdoor urban experience.
- Clean, modern aesthetic to complement the existing building
- Operable covering to provide minimal rain protection.
- Integrated lighting for evening dining
- Integrated heaters for use in late spring/early fall to extend seasonal comfort
- Integrated outdoor speakers for soft ambient music (Contingent on ALRC/Entertainment permission)

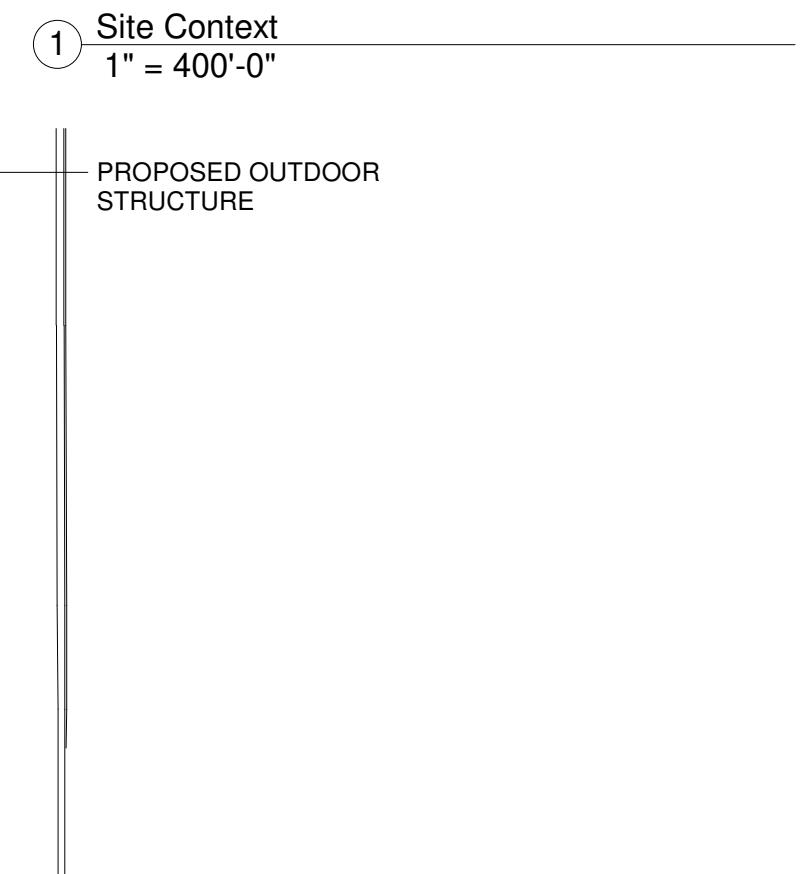
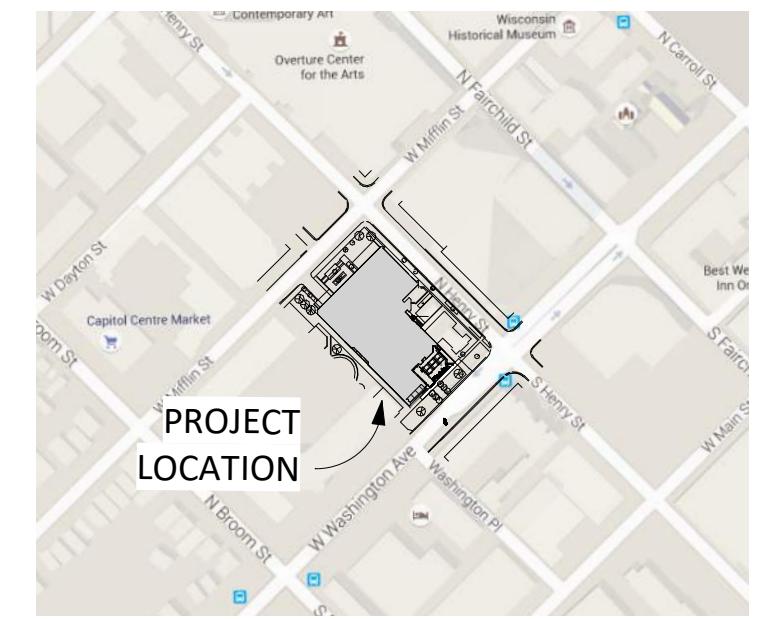
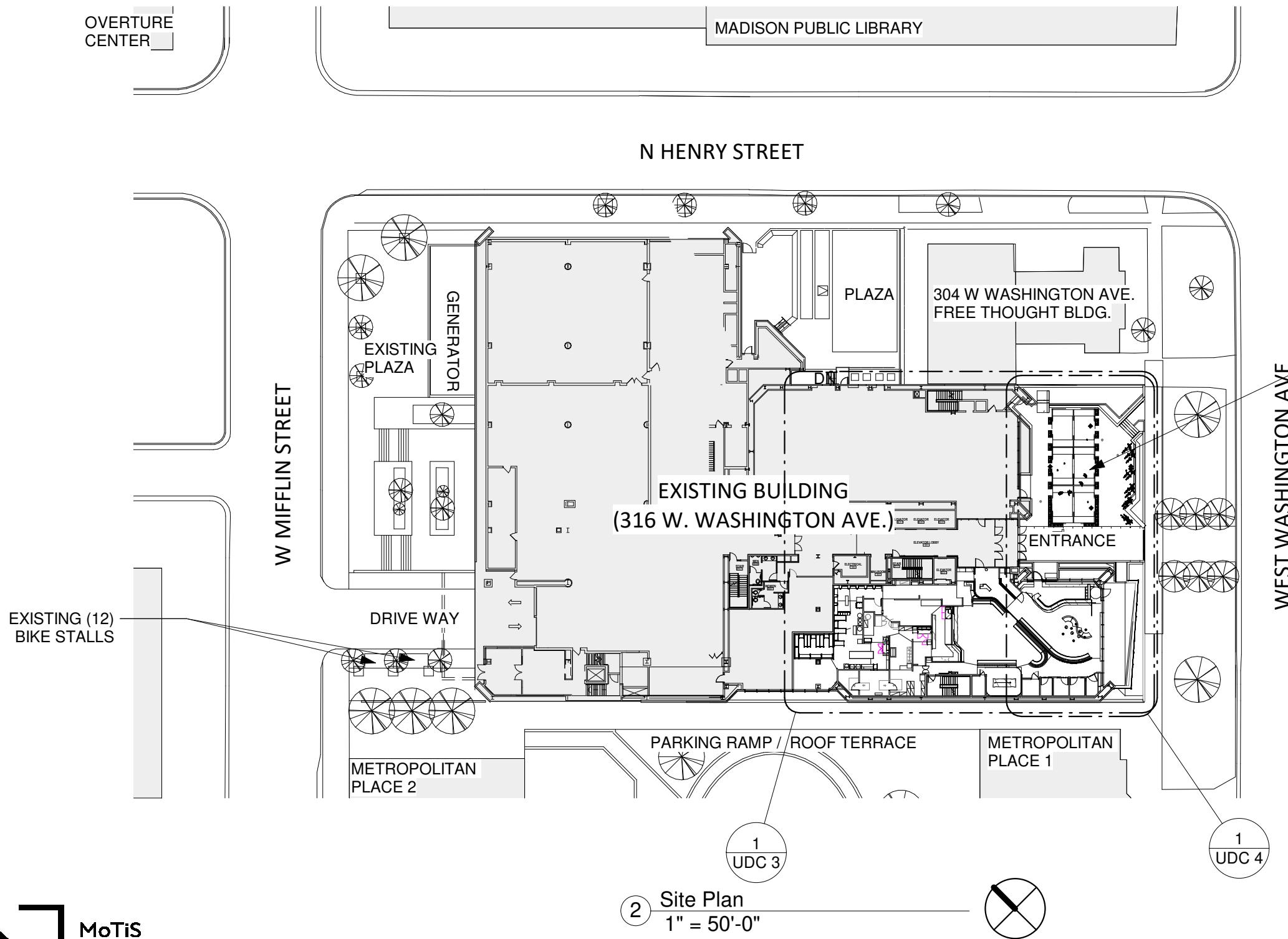
The proposed structure is a custom fabricated system by the manufacturer ShadeFX. ShadeFX has installed similar structures in commercial and hospitality locations throughout North America including Chicago, IL and Door County, WI. This system was selected because of its proprietary minimalist framework and operable fabric canopy. Components of the structure include: a matte black powder coated aluminum 4"x4" post and beam frame with a retractable light colored fabric canopy. The installation will include (8) new subterranean concrete pier footings to which the metal structure columns will attach. Electrical and data feeds for heaters, lighting, and speakers will be routed from an adjacent underground/basement location up through the nearest structure column. Wiring will be concealed to the greatest extent possible. The dimensions of the structure will be 18' x 48' x 10' tall. Within the footprint of this structure, the existing 60 outdoor seats will fit. The structure is completely open on the sides. The boundary of the seating area will be defined by a series of planters with a range of plantings to create some visual screening.

The proposed structure will require the removal of (4) existing ornamental trees in the courtyard space. Existing landscaping around the courtyard along with the addition of new plantings of winterberry bushes along the building entry will provide ample landscaping points for the property. The included landscape plan and updated landscape worksheet illustrate this compliance. In addition to the permanent landscaping the color and texture of the moveable planters surrounding the new structure will provide beautification.

Pending UDC approval along with required City building permits, the structure is planned to be installed late April/May 2019.

RED OUTDOOR STRUCTURE

316 W Washington Ave, Madison, WI 53703



RED OUTDOOR STRUCTURE

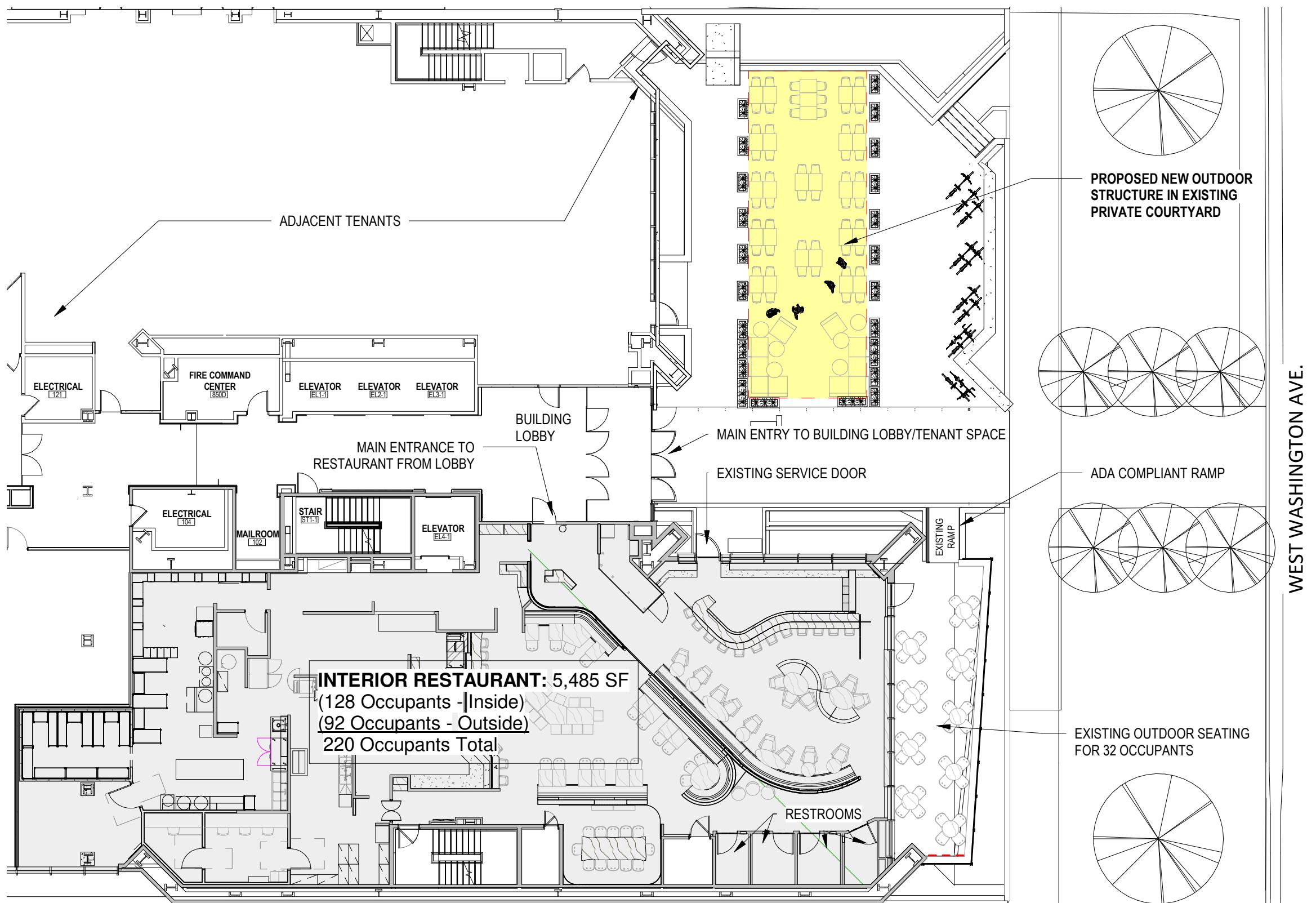
12/12/2018



PROJECT LOCATION

RED OUTDOOR STRUCTURE

316 W Washington Ave, Madison, WI 53703



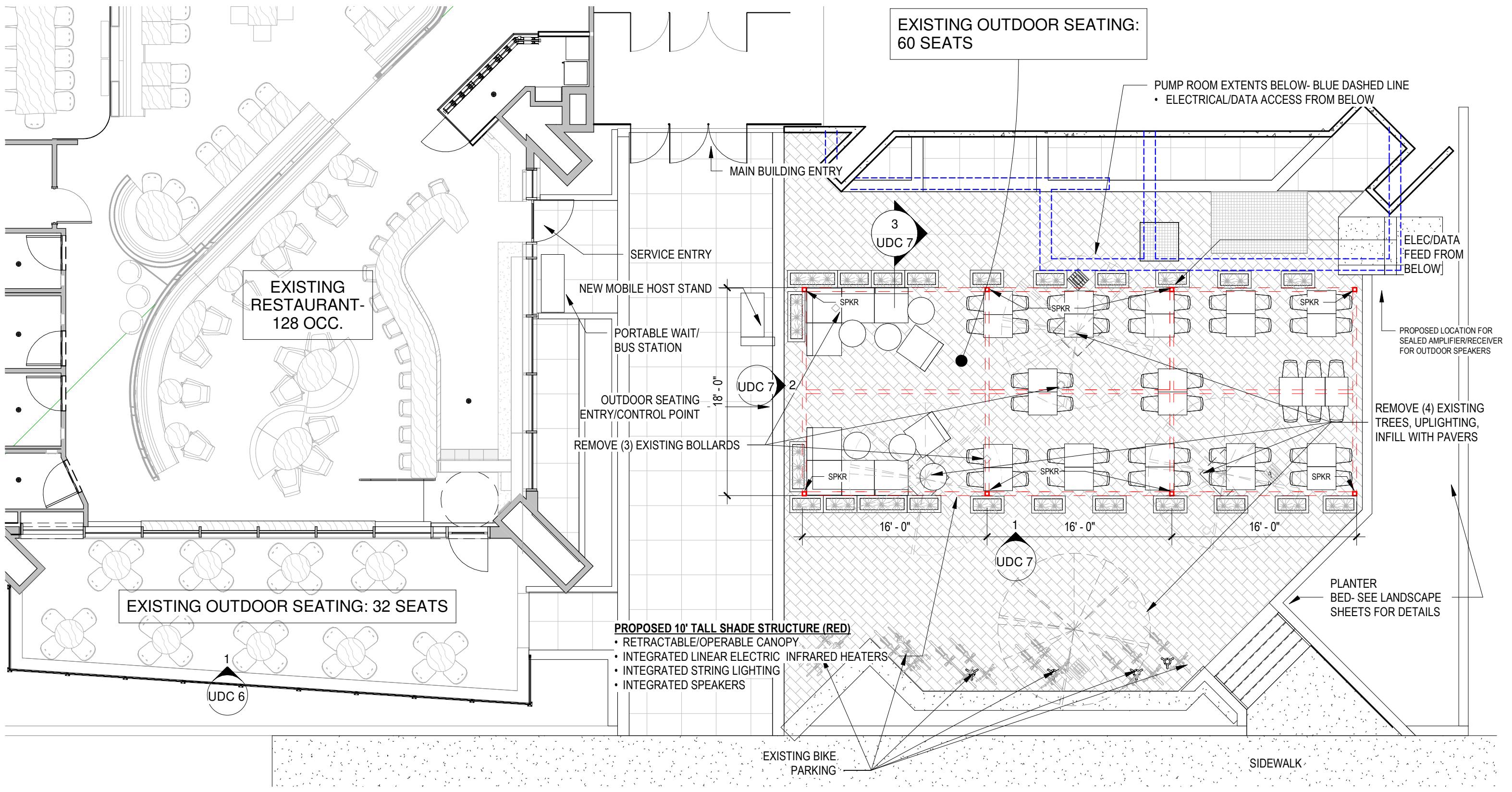
MoTiS
Morrison Tills
Studio

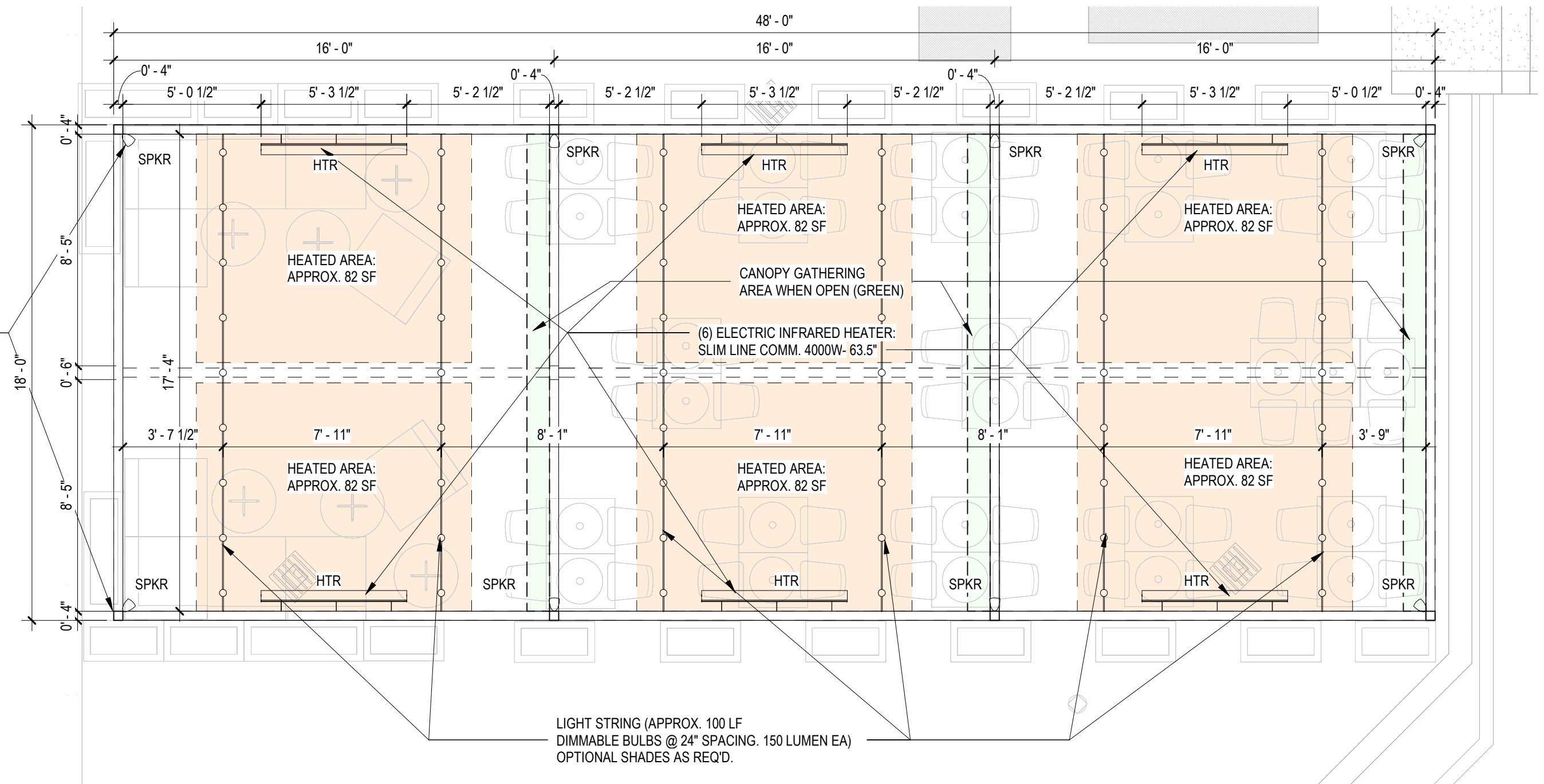
UDC 3

OVERALL FLOOR PLAN

RED OUTDOOR STRUCTURE

12/12/2018

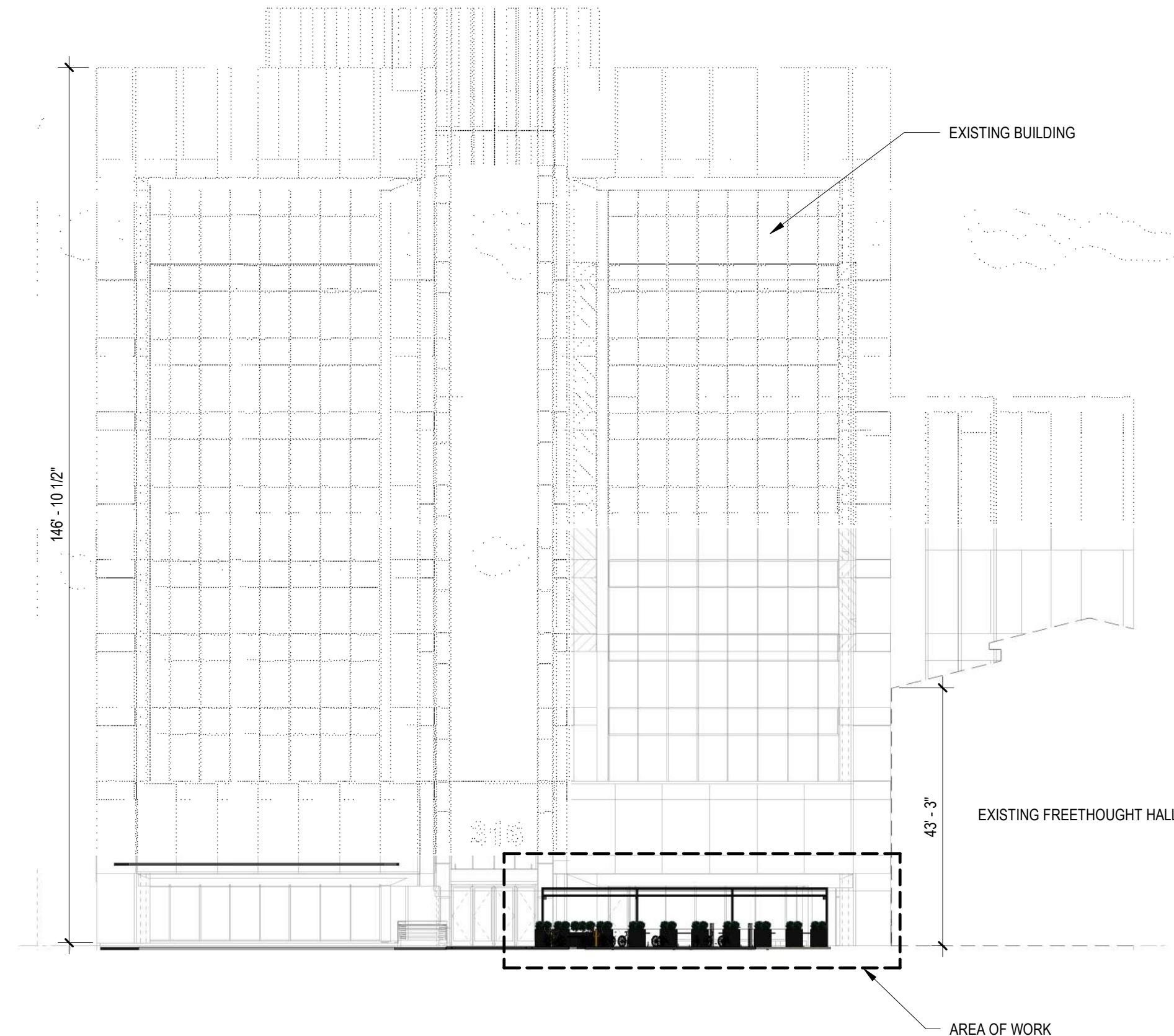




1 OUTDOOR STRUCTURE REFLECTED CEILING PLAN
1/4" = 1'-0"

RED OUTDOOR STRUCTURE

12/12/2018

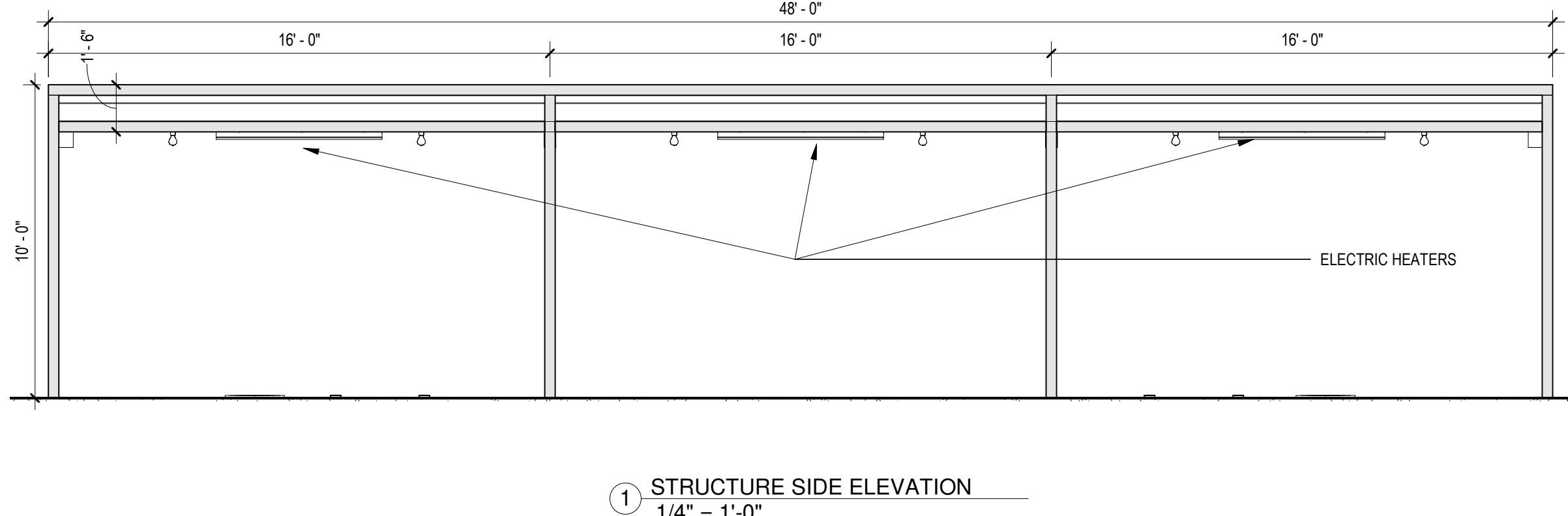
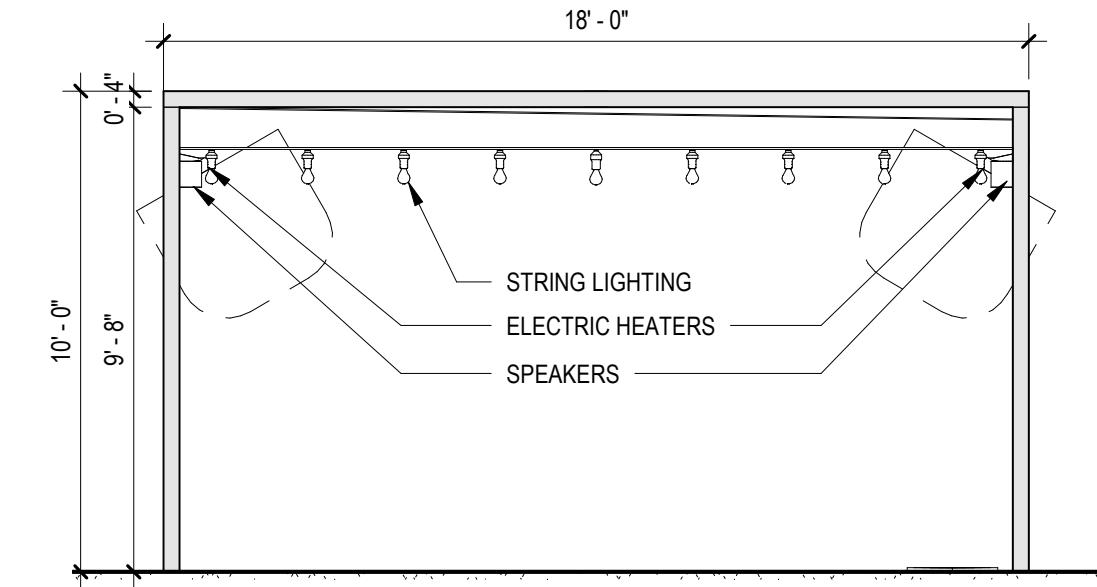
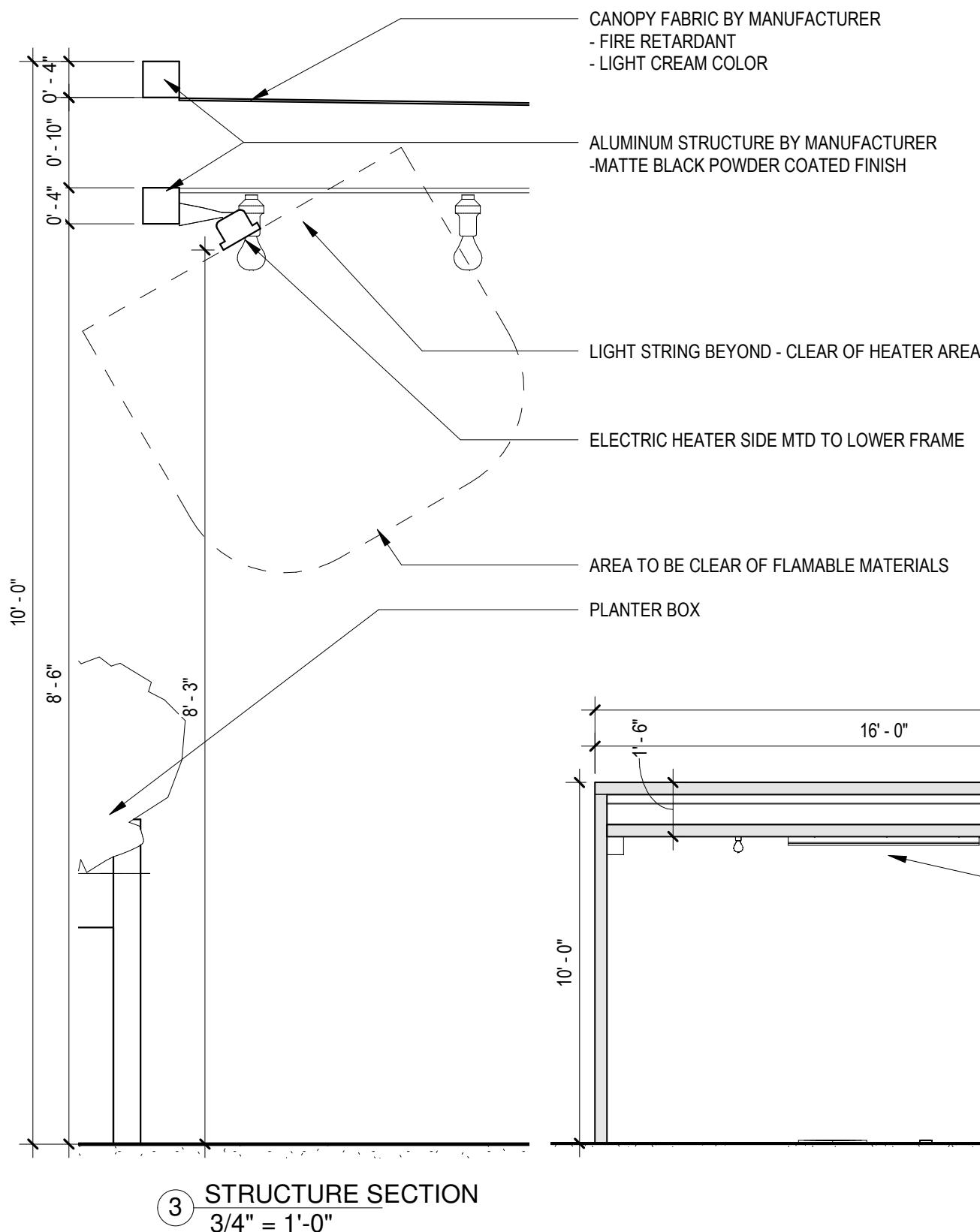


① W. WASHINGTON AVE ELEVATION
1" = 20'-0"

UDC 6
EXTERIOR ELEVATION NW

RED OUTDOOR STRUCTURE

12/12/2018



RED OUTDOOR STRUCTURE

12/12/2018



④ NIGHT VIEW- CANOPY OPEN



③ NIGHT VIEW- CANOPY CLOSED



② DAY VIEW- CANOPY OPEN

MATTE BLACK
FINISH
CREAM FABRIC



① DAY VIEW-CANOPY CLOSED

RED OUTDOOR STRUCTURE

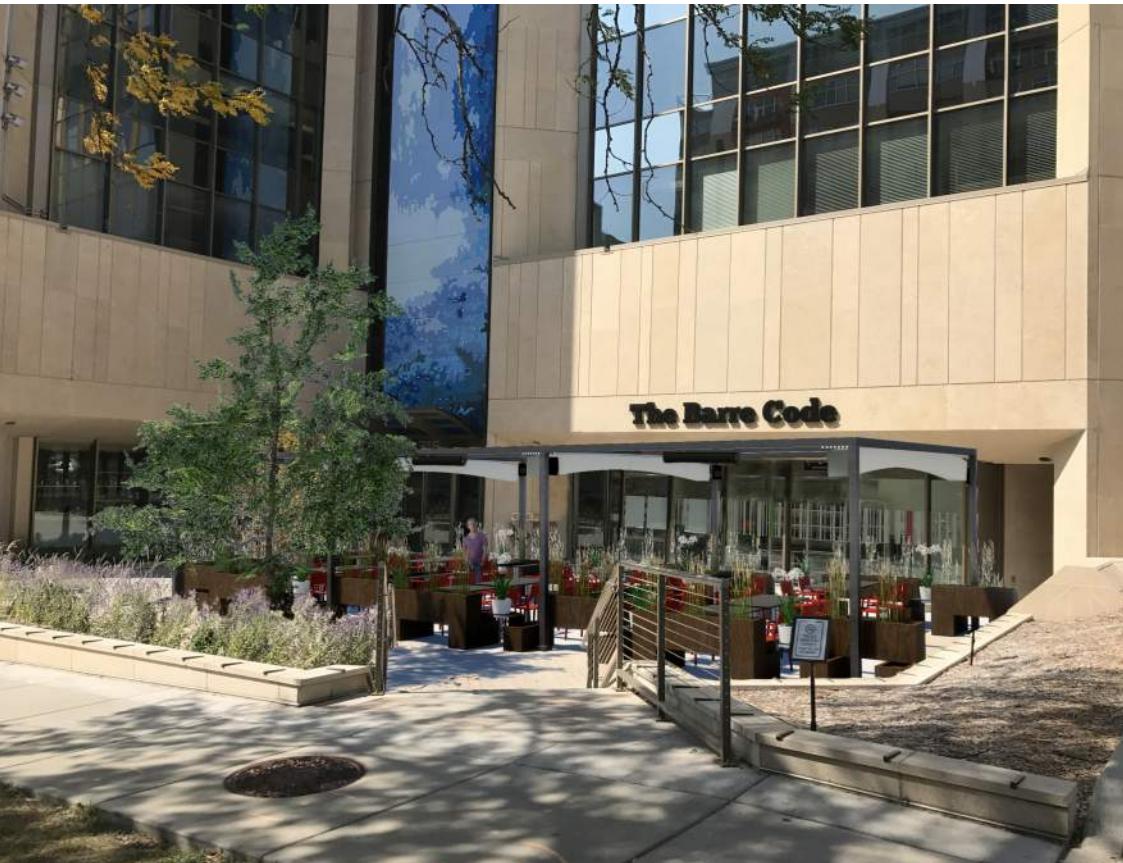
12/12/2018



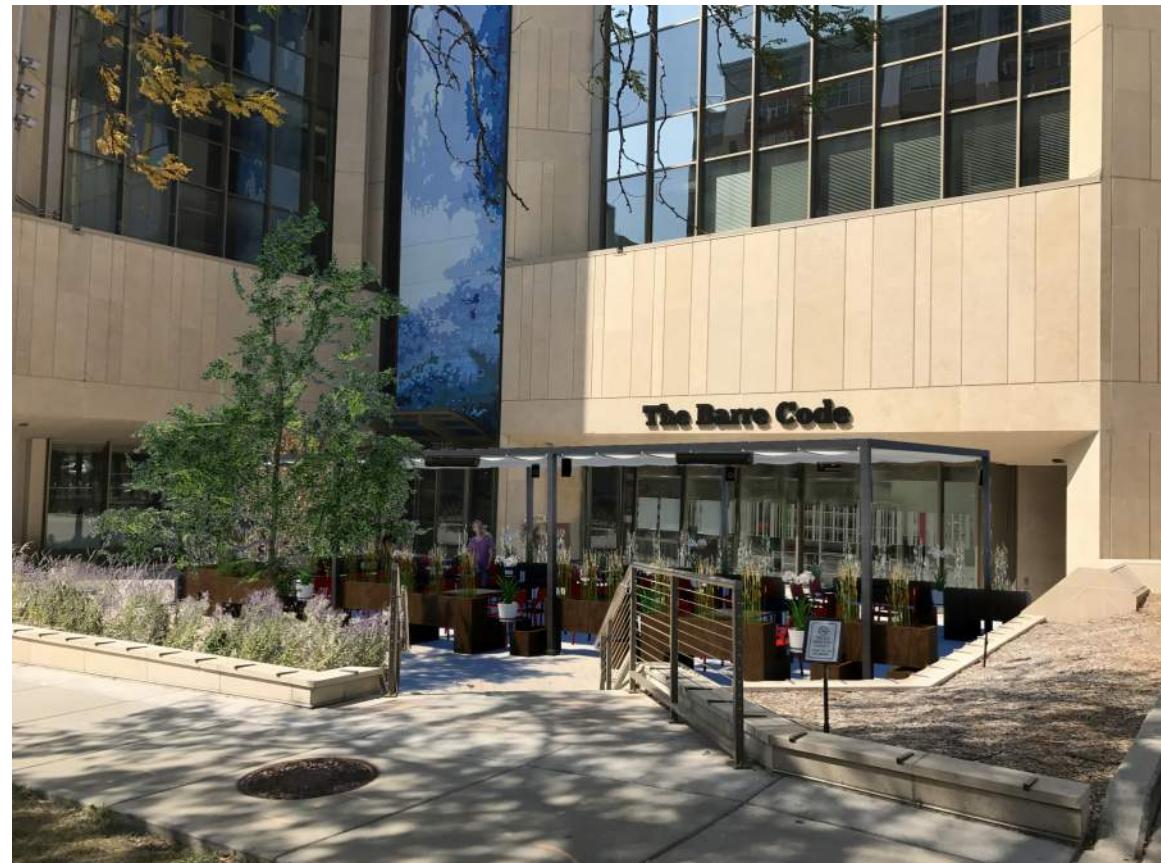
STRUCTURE WITH OPEN CANOPY



STRUCTURE WITH CLOSED CANOPY



NOTE: EXISTING TREE SHOWN IN COURTYARD TO BE REMOVED



UDC 9
CONCEPT VIEW IN CONTEXT



MoTiS
Morrison Tills
Studio

FURNISHING

AVON CORNER SEATER



In Stock



TERRACE NO ROCK FOLDING TA

Popular



24" X 30" TUFF TOP TABLETOP

Popular



MOVEABLE PLANTERS

VARIOUS SIZES- 24" TALL / 30" TALL



CHARCOAL GREY CERAMIC

PLANTER- ANNUAL PLANTINGS



EXAMPLE PLANTING SPECIES:

- Goldilocks' creeping Jenny
- Lobelia
- Sweet Alyssum
- Purple Fountain Grass
- Sweet Potato Vine
- 'Midnight Lace' Sweet Potato Vine
- Coleus 'Wasabi'

STRING LIGHTING



Brand	AQLIGHTING
Voltage	120V (12V Available Upon Request)
Number of Lights	12 / 15 / 24
Power Draw	18w / 22.5w / 36w Per String
Bulb Spacing	24" / 37½" / 24"
Max Run (w/20 amp service)	24 sets (24" spacing) / 30 sets (39" spacing)
Bulb Socket	E26 Medium Base
Bulb Type	S14 Edison Style Filament
Bulb Wattage	1.5w Per Bulb
Lumens Per Bulb	150 Lumens
Total Lumen Count	1,800 Lumens (24" spacing, 24' Length) / 2,250 Lumens (39" spacing, 48' Length) / 3,600 Lumens (24" spacing, 48' Length)
Color Temperature	Warm White 2700K
Socket Drop Off	3" off Cord
Dimmable	Full Range w/ CFL / LED Dimmer
UL Certifications	E308842 (Cord) / E323736 (Socket) / E476246 (Bulb)

INSTALLED LIGHTING TO INCLUDE: (5) 18' STRINGS W/ 9 BULBS EA.
 TOTAL LUMEN OUTPUT: 45 BULBS X 150 LUMENS = 6,750 LUMENS
 AVERAGE LUMEN/SF (FT CANDLES) = 6,750/864 SF = 7.8 FT CANDLES AT LAMP HT

ELECTRIC HEATERS

SL-Slimline Series
Single Element Heaters

Part Number	Model	Length	Watts	Volts	Amps
21-4995	SL-1624	29.5"	1600	240	6.7
21-4997	SL-1628	29.5"	1600	208	7.7
21-5000	SL-2424	42.5"	2400	240	10.0
21-5010	SL-2428	42.5"	2400	208	11.5
21-5040	SL-3024	63.5"	3000	240	12.5
21-5050	SL-3028	63.5"	3000	208	14.4
21-5080	SL-4024	63.5"	4000	240	16.7
21-5090	SL-4028	63.5"	4000	208	19.2

*Also available in 277 and 480 volts

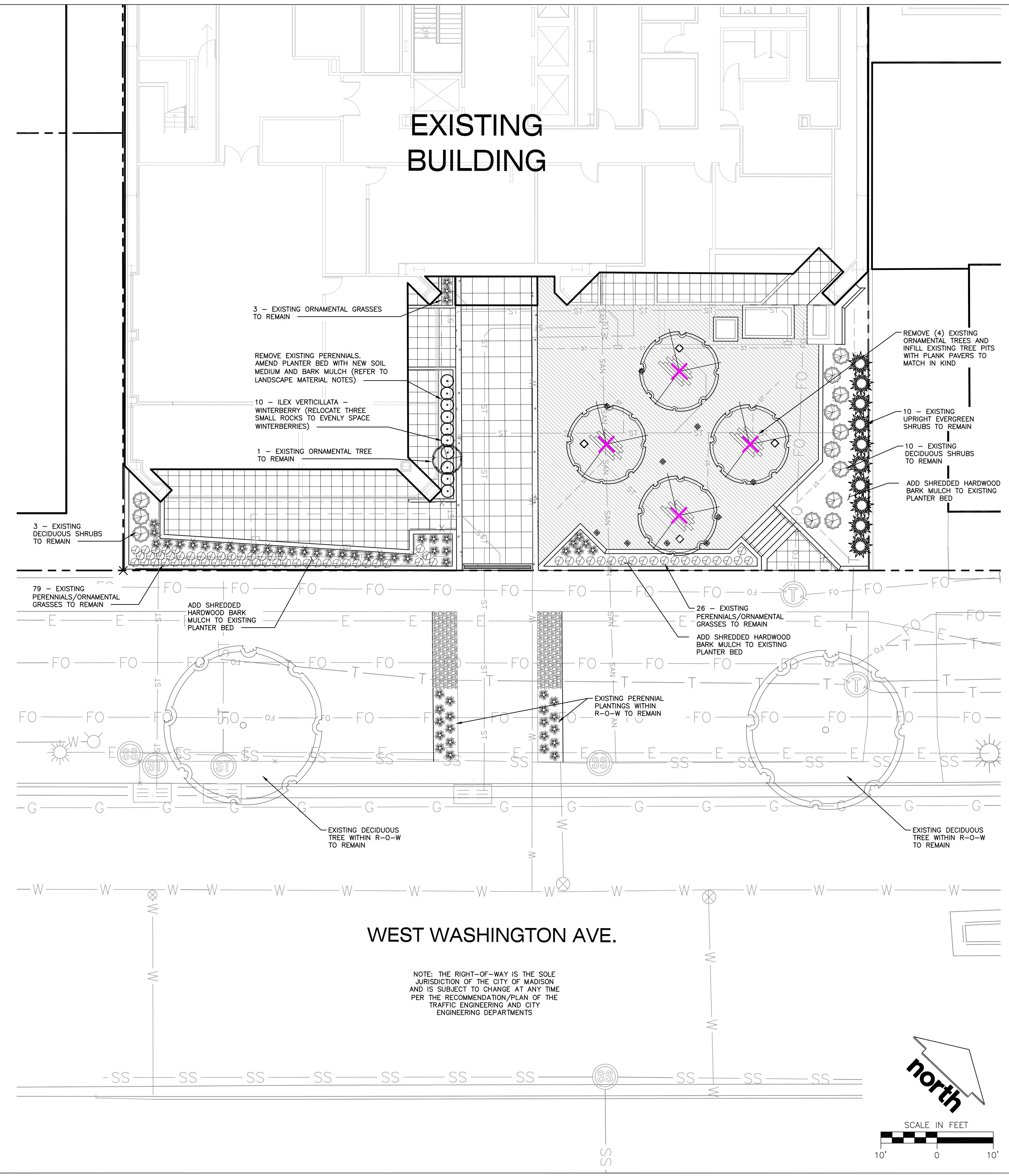
*LIGHTING, HEATER, AND SPEAKER SPECIFICATIONS ARE PROPOSED- SUBJECT TO FINAL SELECTION BY OWNER/CONTRACTOR. FINAL SELECTION TO MATCH SIZE, COLOR, PERFORMANCE CHARACTERISTICS AS SHOWN

OUTDOOR SPEAKERS



SPECIFICATIONS

FREQUENCY RESPONSE ¹	100Hz-22kHz +/- 3dB
POWER HANDLING ²	5 watt fixed @ 70V/10 watt fixed @ 100V
MAXIMUM CONTINUOUS OUTPUT ³	94 dB @ 70V/97 dB @ 100V
SENSITIVITY ⁴	91 dB
NOMINAL IMPEDANCE	N/A
TWEETER	.75" (1.9cm) aluminum dome tweeter
HIGH FREQUENCY HORN	90° x 90° Tractrix® Horn
WOOFER	3.5" (8.9cm) long-throw IMG woofer
CROSSOVER FREQUENCY	3.2kHz 12dB octave
ENCLOSURE TYPE	Bass-reflex via dual front-firing ports
ENCLOSURE MATERIAL	Anti-resonant, mineral-filled PPC; paintable, weather resistant
GRILLE	Powder-coated aluminum w/rotatable logo
TERMINALS	Front baffle mounted accessed via rear pull-through
SPEAKER WEIGHT	4.8 lbs. (2.2kg)
SPEAKER DIMENSIONS	8.8"(22.4cm) H x 5.5"(14.0cm) W x 4.7"(11.9cm) D
SPEAKER DIMENSIONS W/WALL MOUNT	8.8"(22.4cm) H x 5.5"(14.0cm) W x 5.5"(14.0cm) D
OTHER MOUNTING OPTIONS	1/4", 20-thread inserts on cabinet rear
FINISHES	White/Black enclosure and grille



GENERAL NOTES:

1. EXISTING LANDSCAPE PLANTINGS DEPICTED ARE BASED ON FIELD OBSERVATION TAKEN PLACE BY JSD PROFESSIONAL SERVICES ON 12/7/18
2. CONTRACTOR SHALL REVIEW SITE CONDITIONS FOR UTILITY CONFLICTS, DRAINAGE ISSUES, AND PLANT PLACEMENT CONFLICTS PRIOR TO PLANT INSTALLATION. REPORT ANY CONDITIONS THAT MAY HAVE ADVERSE IMPACT ON PLANTING OPERATIONS TO LANDSCAPE ARCHITECT
3. DO NOT COMMENCE PLANTING OPERATIONS UNTIL ALL ADJACENT SITE IMPROVEMENTS ARE COMPLETE
4. DELIVERY AND HANDLING: DO NOT DELIVER MORE PLANT MATERIALS THAN CAN BE PLANTED IN ONE DAY, UNLESS ADEQUATE, APPROPRIATE AND SECURE STORAGE IS PROVIDED AND APPROVED BY OWNER'S REPRESENTATIVE. AT ALL TIMES, PROTECT ALL PLANT MATERIALS FROM WIND AND DIRECT SUN. DELIVER PLANTS AND EQUIPMENT IN LABELED CONTAINERS AND DURING DELIVERY AND PLANTING, DO NOT TURN OR TUMBLE PLANTS OR EQUIPMENT BY STEM OR BALL. ALL PLANTS SHALL BE LIFTED AND HANDLED FROM THE BOTTOM OF THE CONTAINER OR BALL. PERFORM ACTUAL PLANTING ONLY WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE IN ACCORDANCE WITH LOCALLY ACCEPTED BEST HORTICULTURAL PRACTICES.
5. MATERIALS – PLANTS: ALL PLANTS SHALL CONFORM TO THE LATEST VERSION OF THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.2004. PLANTS SHALL BE TRUE TO SPECIES AND VARIETY SPECIFIED AND NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT FOR AT LEAST 2 YEARS. PLANTS SHALL BE FRESHLY DUG (DURING THE MOST RECENT FAVORABLE HARVEST SEASON). PLANTS SHALL BE SO TRAINED IN DEVELOPMENT AND APPEARANCE AS TO BE UNQUESTIONABLY SUPERIOR IN FORM, COMPACTNESS, AND SYMMETRY. PLANTS SHALL BE SOUND, HEALTHY, VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED WHEN IN LEAF, AND FREE OF DISEASE AND INSECT (AND ECOLOGICAL) PESTS. PLANTS SHALL BE SHIPPED IN HEALTHY, WELL DEVELOPED ROOT SYSTEMS AND SHALL BE FREE FROM PHYSICAL DAMAGE OR OTHER CONDITIONS THAT WOULD PREVENT THRIVING GROWTH OR PREMATURE MORTALITY. PLANTS SHALL BE OF THE HIGHEST QUALITY, POSSESS TYPICAL GROWTH HABITS AND FORM FOR THEIR SPECIES AND BE FREE OF INJURY. PARKWAY TREES AND PARKING LOT TREES SHALL HAVE A MINIMUM BRANCHING HEIGHT OF SIX (6) FEET ABOVE THE GROUND TO ALLOW ADEQUATE VISUAL AND PHYSICAL CLEARANCE.

CREATE THE VISION ➤ TELL THE STORY

**MADISON | MILWAUKEE
KENOSHA | APPLETION | WAUSAU**

MADISON REGIONAL OFFICE
161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
P. 608.848.5060

CLIENT:
MORRISON TILLS STUDIO

CLIENT ADDRESS:
841 WEST LAKESIDE STREET
SUITE A MADISON, WI 53715

PROJECT:
**316 WEST WASHINGTON
RED PATIO
IMPROVEMENTS**

PROJECT LOCATION:
MADISON, WI
DANE COUNTY

PLAN MODIFICATIONS:

#	Date:	Description:
1	12.12.18	Minor Alteration Submittal
2		
3		
4		
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10		
11		
12		
13		
14		
15		

Design/Drawn: KJY
Approved: MAS

SHEET TITLE:
**WEST WASHINGTON
LANDSCAPE PLAN**

SHEET NUMBER:
L1.0

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