

APPLICATION FOR
URBAN DESIGN COMMISSION
REVIEW AND APPROVAL

AGENDA ITEM # _____
Project # _____

| | |
|----------------------------------|--|
| DATE SUBMITTED: <u>2.11.09</u> | Action Requested |
| UDC MEETING DATE: <u>2.18.09</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: 425 W. WASHINGTON AVE.
ALDERMANIC DISTRICT: 4

OWNER/DEVELOPER (Partners and/or Principals) ARCHITECT/DESIGNER/OR AGENT:
ERIK MINTON TWENTY/FIFTEEN LLC DAVID FERCH, ARCHITECT
21 NORTH BUTLER ST 2704 GREGORY ST.
MADISON, WI 53703 MADISON, WI 53711

CONTACT PERSON: ERIK MINTON
Address: 21 N. BUTLER ST
MADISON, WI 53703
Phone: 608 256-1400
Fax: 608 256-1428
E-mail address: eminton@dol.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 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.

December 9, 2008

Madison Plan Commission

215 Martin Luther King, Jr. Blvd.; Rm. LL-100

Madison, Wisconsin 53701-2985

Dear Commission Members,

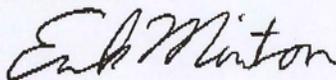
This is our letter of intent for the property located at 425 West Washington Avenue in Madison. The property currently is occupied by an existing building, the offices of Dr. Bonsett-Veal, who has been operating an optometry clinic at this location for 19 ½ years along with 24 impervious, surface parking stalls. The proposed project will demolish the existing one story structure. A four story, with stepped back 5th story building will replace the current structure.

The building will be a mixed use development which will continue to house the optometry offices of Dr. Bonsett-Veal and allow for an expansion of his business to 1 additional optometrist and 2-3 additional support staff. The current operating hours are 8:00AM to 6:00 PM M-F. The building will house a 2nd location of Capital Fitness and will include a swimming pool, a service that Capital Fitness is not currently able to provide its' members. Capital Fitness has been operating in downtown Madison for 10 years and currently serves 2,400 members and employs 45 full and part time positions. Capital Fitness expects to add 25-30 employees with this 11,700 square foot expansion. The current operating hours are 5:00 AM to 11:00 PM daily. There will be one additional 500 square foot retail space at the street frontage.

The building will include 42 rental apartments and 52 underground parking stalls. The apartment rents will be market rate, with an expected range of \$650-\$1,300/monthly. The lot area of the site is 16,335 square feet. The building square footage totals 51,200 square feet.

The project is to be constructed and managed by Butler Plaza LLC, and owned under the name Twenty/Fifteen LLC, a limited liability company partnership with Erik Minton and Dr. Bonsett-Veal. The architect is David Ferch. A general contractor has yet to be chosen. The proposed construction schedule is to begin August, 2009, with a completion of August, 2010.

Sincerely,



Erik Minton

21 North Butler Street

Madison, WI 53703

608-256-1400

Legal Description: The lands subject to this planned unit development shall include those described in Exhibit A, attached hereto.

A. Statement of Purpose: This zoning district is established to allow for the building of a 5-story building. The building will be a mixed use building with commercial space on the 1st floor, a fitness center or commercial or office space on the 2nd floor, and 42 rental apartments on the 3rd, 4th, and 5th floors. 52 interior parking stalls shall be provided.

B. Permitted Uses:

1. Those that are stated as permitted uses in the C4 zoning district.
2. Uses accessory to permitted uses as listed above.

C. Lot Area: 16,451 Square Feet or 0.38 Acres

D. Building Height: The maximum building height shall be as shown on the approved plans.

E. Yard Requirements: Yard areas will be provided as shown on the approved plans.

F. Landscaping: Site landscaping will be provided as shown on the approved plans.

G. Accessory Off-Street Parking & Loading: Accessory Off-Street Parking & Loading will be provided as shown on the approved plans.

No residential parking permits will be issued for 425 W. Washington Avenue, the applicant shall inform all tenants of this in their apartment leases.

H. Lighting: Site lighting will be provided as shown on the approved plans.

I. Signage: Signage will be provided as shown on the approved plans.

J. Family Definition: The family definition of this PUD-SIP shall coincide with the definition given in Chapter 28.03(2) of the Madison General Ordinances for the C4 zoning district.

K. Alterations and Revisions: No alteration or revision of this planned unit development shall be permitted unless approved by the City Plan Commission, however, the Zoning Administrator may issue permits for minor alterations or additions which are approved by the Director of Planning and Development and the alderperson of the district and are compatible with the concept approved by the City Plan Commission.





PROJECT
MIXED USE BUILDING
 425 W. Washington Avenue, Madison, WI

ARCHITECT
DAVID FERCH,
ARCHITECTS
 2704 Gregory Street,
 Madison, WI 53711
 608.238.6900 FAX 608.233.9171

| No. | Date | Revision |
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DATE
 00812 1/28/09
 Project No. _____
 SHEET NO. **15**



NORTH ELEVATION





SOUTH ELEVATION (NORTH SIMILAR)





DECORATIVE MTL GUARDRAIL
 FACE BRICK

CAST STONE

W. WASHINGTON AVE ELEVATION

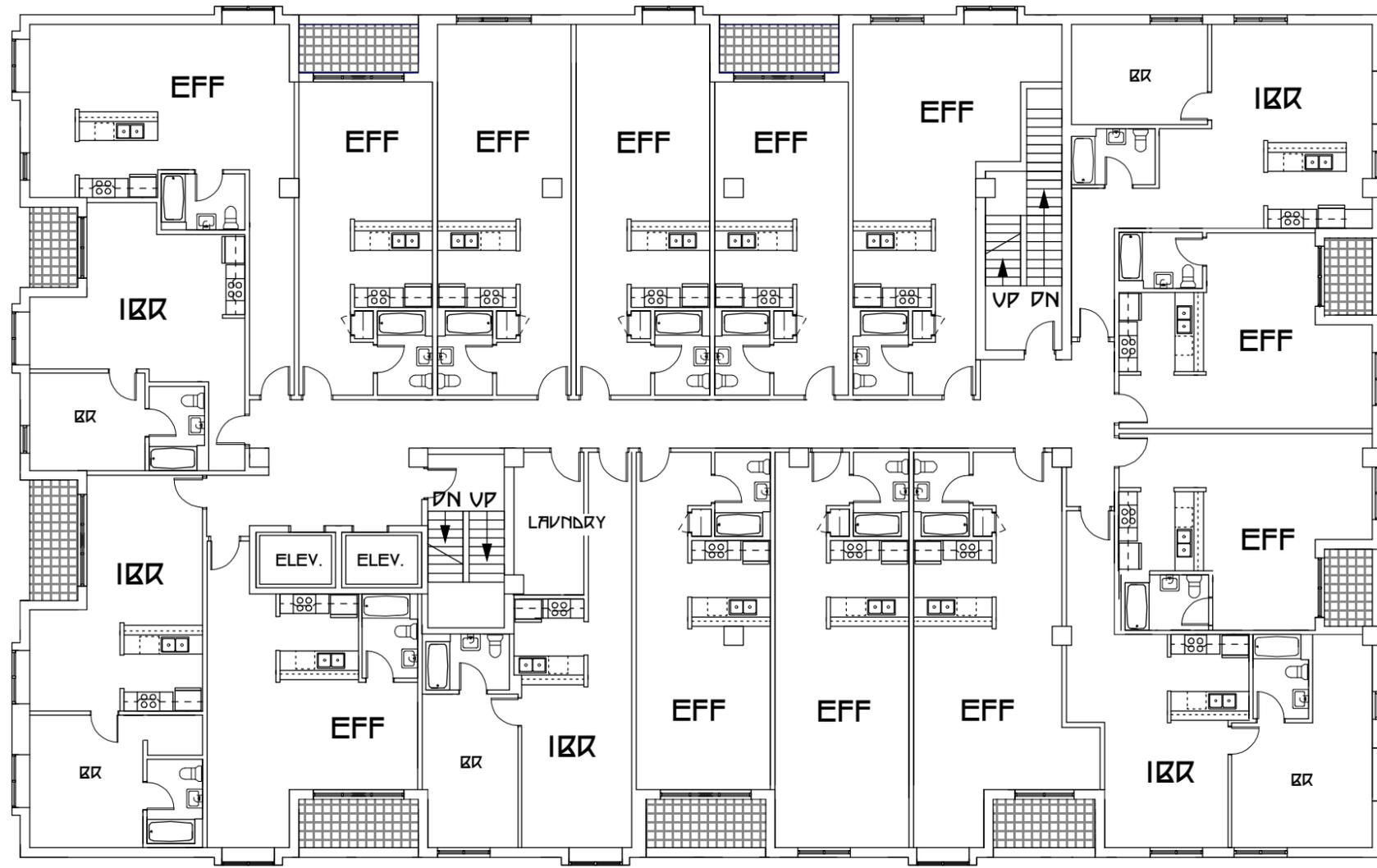


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 425 W. Washington Avenue, Madison, WI

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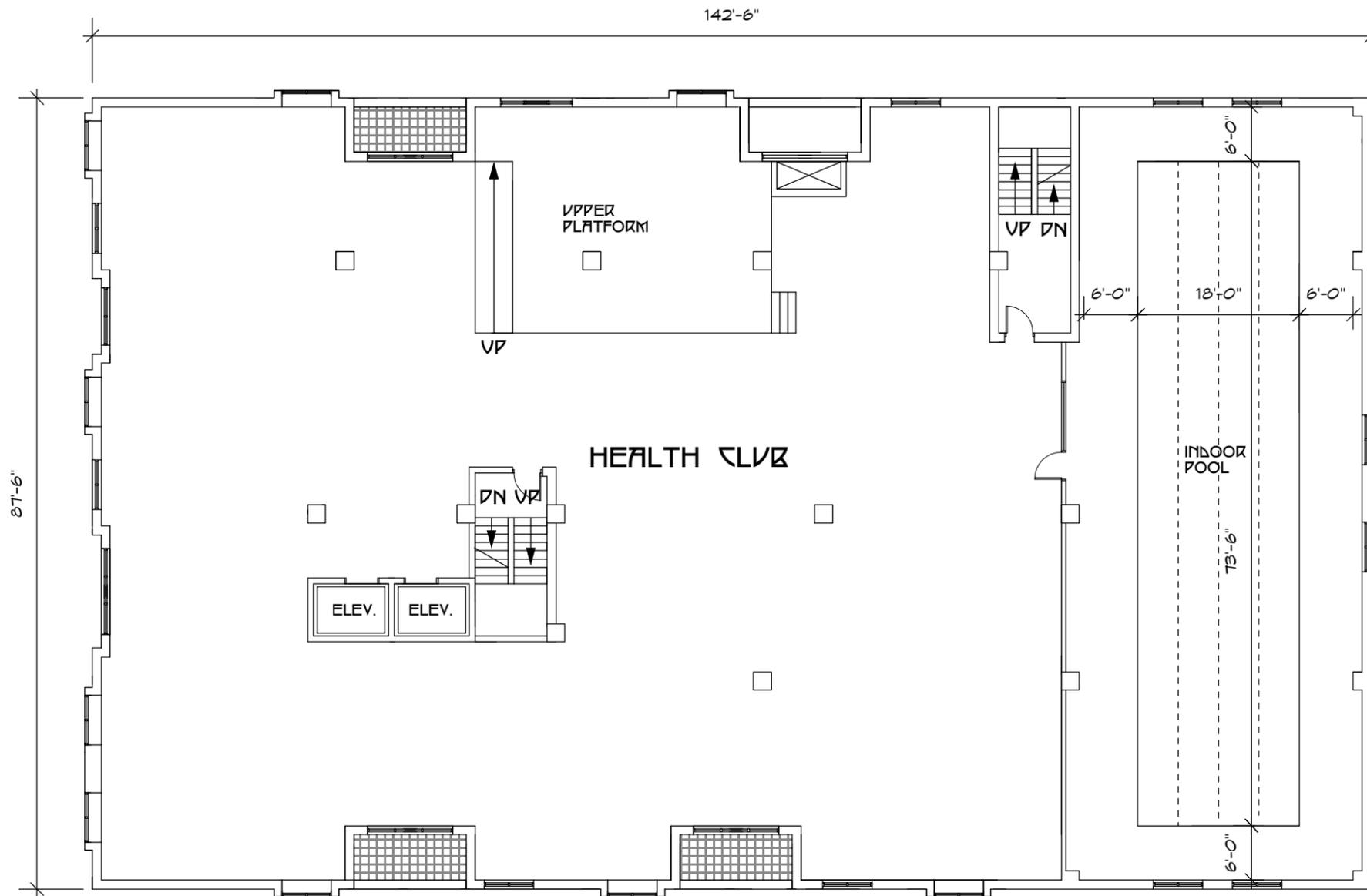
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DATE: 00812 1/28/09
 SHEET NO.: 12



3RD & 4TH FLOOR PLAN





2ND FLOOR PLAN



PROJECT
MIXED USE BUILDING
 425 W. Washington Avenue, Madison, WI

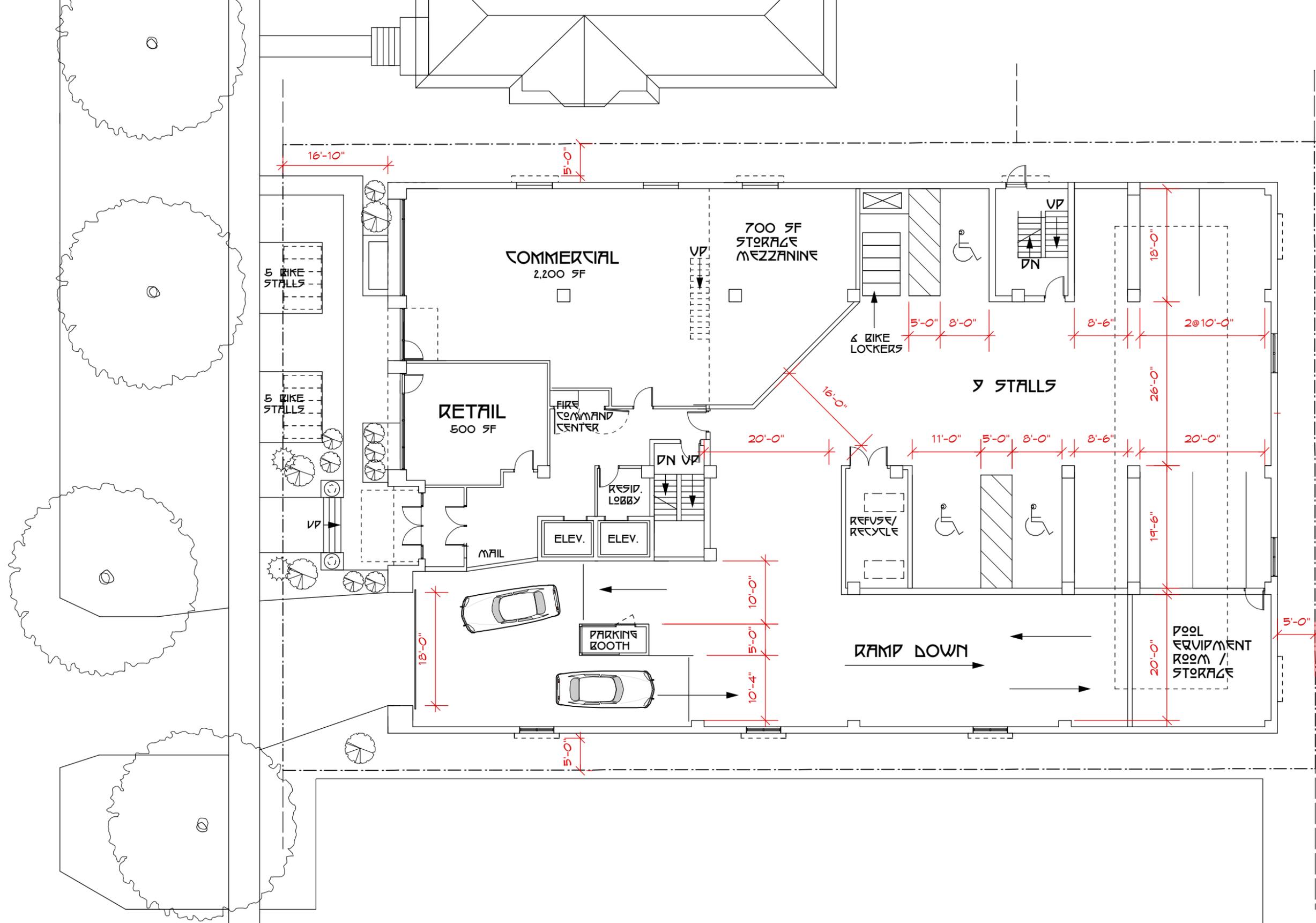
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Project No. _____ Date _____

SHEET NO. **9**

WEST WASHINGTON AVENUE



1ST FLOOR PLAN

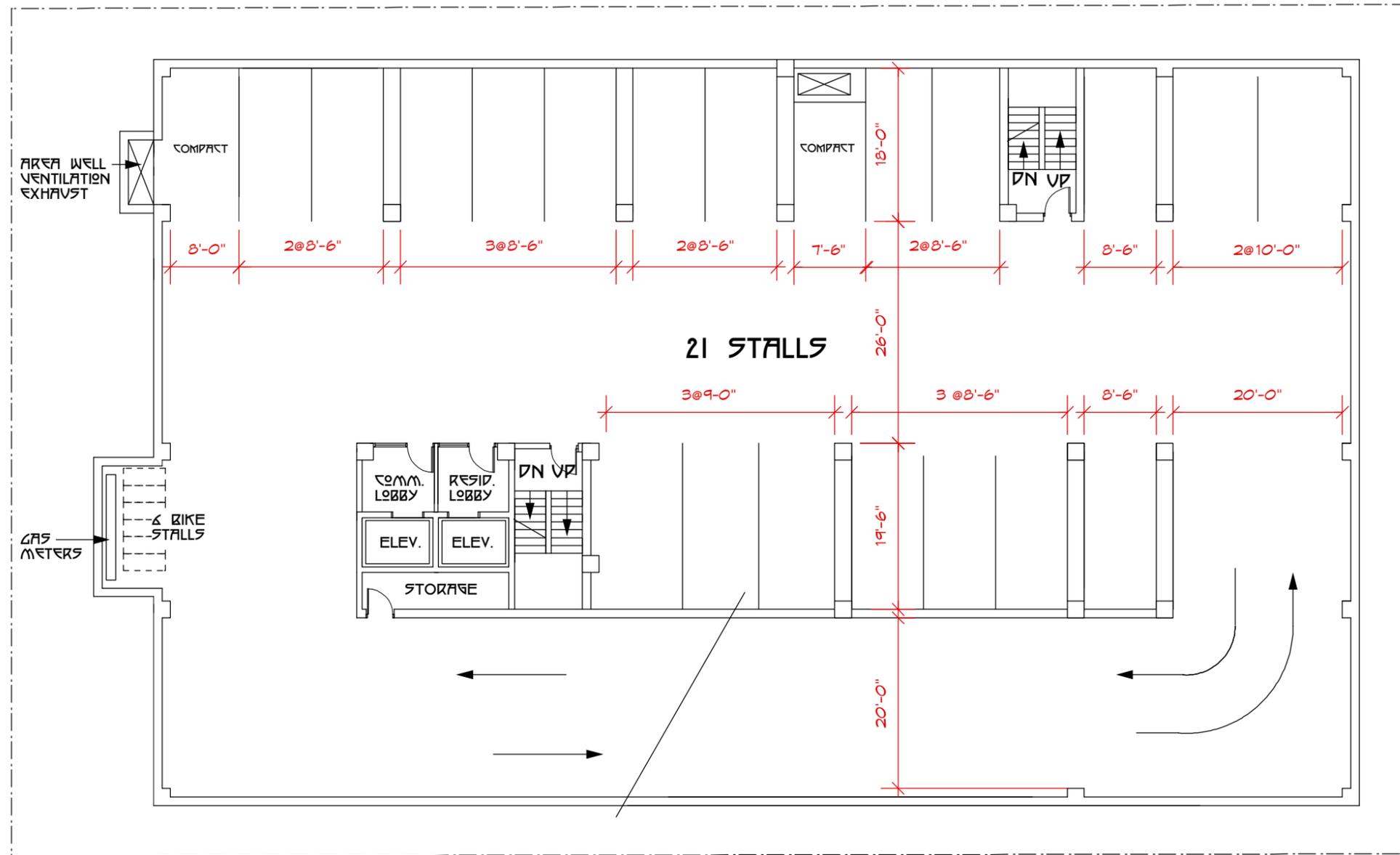


PROJECT
MIXED USE BUILDING
425 W. Washington Avenue, Madison, WI

ARCHITECT
DAVID FERCH, ARCHITECTS
2704 Gregory Street,
Madison, WI 53711
608.238.4900 FAX 608.233.9171

| No. | Date | Revision |
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PROJECT NO.
SHEET NO.
8



LOWER LEVEL LI PLAN

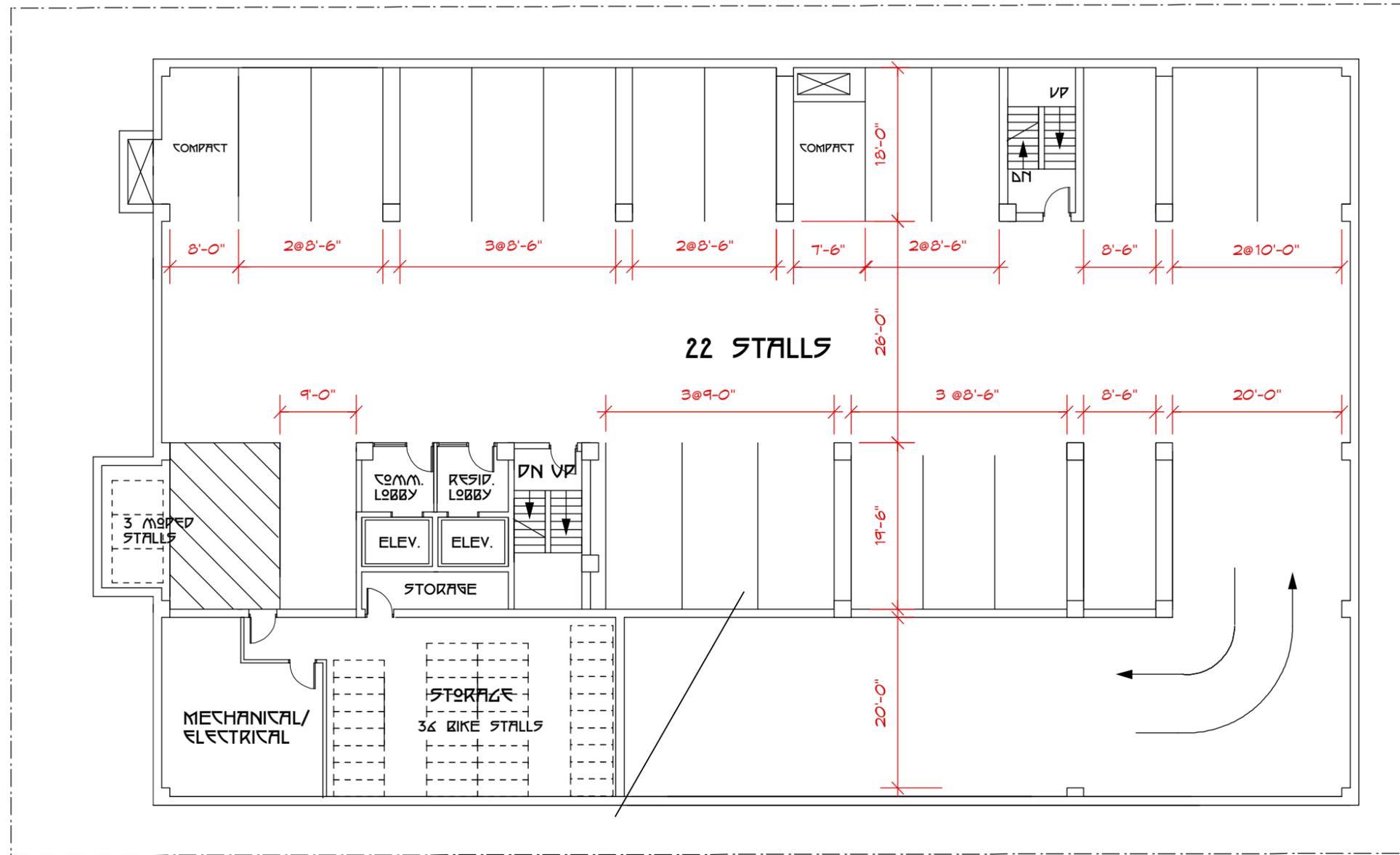


PROJECT
MIXED USE BUILDING
 425 W. Washington Avenue, Madison, WI

ARCHITECT
DAVID FERCH,
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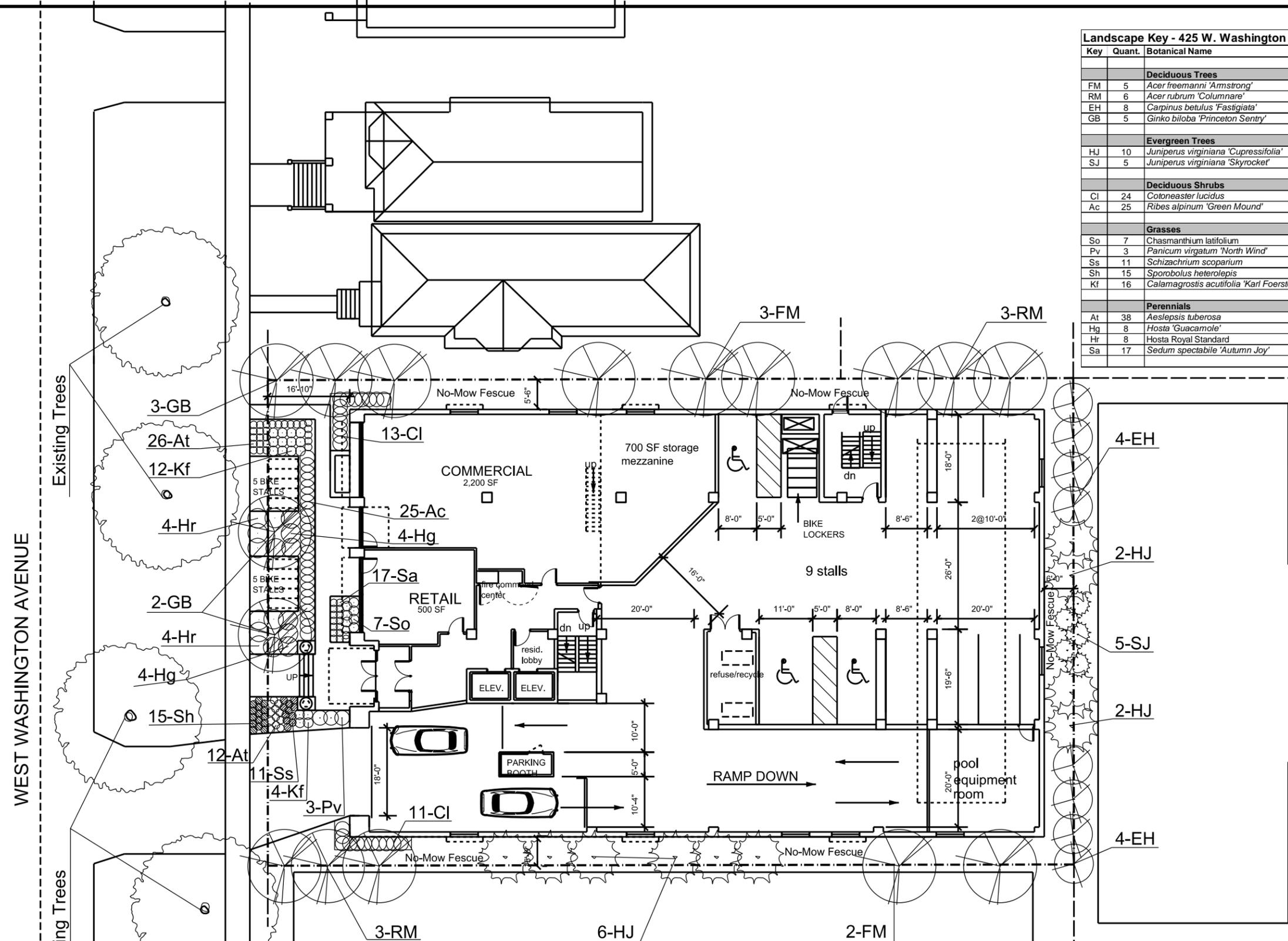
DATE
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 Project No. _____
 SHEET NO. **7**



LOWER LEVEL L2 PLAN



| Landscape Key - 425 W. Washington Ave. | | | | | | |
|--|--------|---|----------------------------|-----------|-------|----------|
| Key | Quant. | Botanical Name | Common Name | Size | Spec | Spacing |
| Deciduous Trees | | | | | | |
| FM | 5 | <i>Acer freemanni</i> 'Armstrong' | Armstrong Freeman Maple | 2.5" cal. | BB | |
| RM | 6 | <i>Acer rubrum</i> 'Columnare' | Columnar Red Maple | 2.5" cal. | BB | |
| EH | 8 | <i>Carpinus betulus</i> 'Fastigiata' | Columnar European Hornbeam | 2.5" cal. | BB | |
| GB | 5 | <i>Ginkgo biloba</i> 'Princeton Sentry' | Princeton Sentry Ginkgo | 2.5" cal. | BB | |
| Evergreen Trees | | | | | | |
| HJ | 10 | <i>Juniperus virginiana</i> 'Cupressifolia' | Hillshire Juniper | 5' | BB | |
| SJ | 5 | <i>Juniperus virginiana</i> 'Skyrocket' | Skyrocket Juniper | 5' | BB | |
| Deciduous Shrubs | | | | | | |
| Cl | 24 | <i>Cotoneaster lucidus</i> | Peking Cotoneaster | 2' | BR | 2' O.C. |
| Ac | 25 | <i>Ribes alpinum</i> 'Green Mound' | Green Mound Alpine Currant | 2' | BR | 2' O.C. |
| Grasses | | | | | | |
| So | 7 | <i>Chasmanthium latifolium</i> | Northern Sea Oats | 1 Qt. | Cont. | 2' O.C. |
| Pv | 3 | <i>Panicum virgatum</i> 'North Wind' | North Wind Switch Grass | 1 Qt. | Cont. | 3' O.C. |
| Ss | 11 | <i>Schizachrium scoparium</i> | Little Bluestem | 1 Qt. | Cont. | 18" O.C. |
| Sh | 15 | <i>Sporobolus heterolepis</i> | Prairie Dropseed | 1 Qt. | Cont. | 24" O.C. |
| Kf | 16 | <i>Calamagrostis acutifolia</i> 'Karl Foerster' | Feather Reed Grass | 1 Qt. | Cont. | 18" O.C. |
| Perennials | | | | | | |
| At | 38 | <i>Aesleipsis tuberosa</i> | Butterfly Milkweed | 1 Qt. | Cont. | 12" O.C. |
| Hg | 8 | <i>Hosta</i> 'Guacamole' | Guacamole Hosta | 1 Qt. | Cont. | 4' O.C. |
| Hr | 8 | <i>Hosta Royal Standard</i> | Royal Standard Hosta | 1 Qt. | Cont. | 4' O.C. |
| Sa | 17 | <i>Sedum spectabile</i> 'Autumn Joy' | Autumn Joy Sedum | 1 Qt. | Cont. | 12" O.C. |



LANDSCAPE PLAN

425 W. Washington Ave., Madison WI
Mixed Use Building

SCALE: 0 XX XX

PROJECT ID 101-09

DATE: 01/27/2009

PREPARED BY: BFW

CHECKED BY:

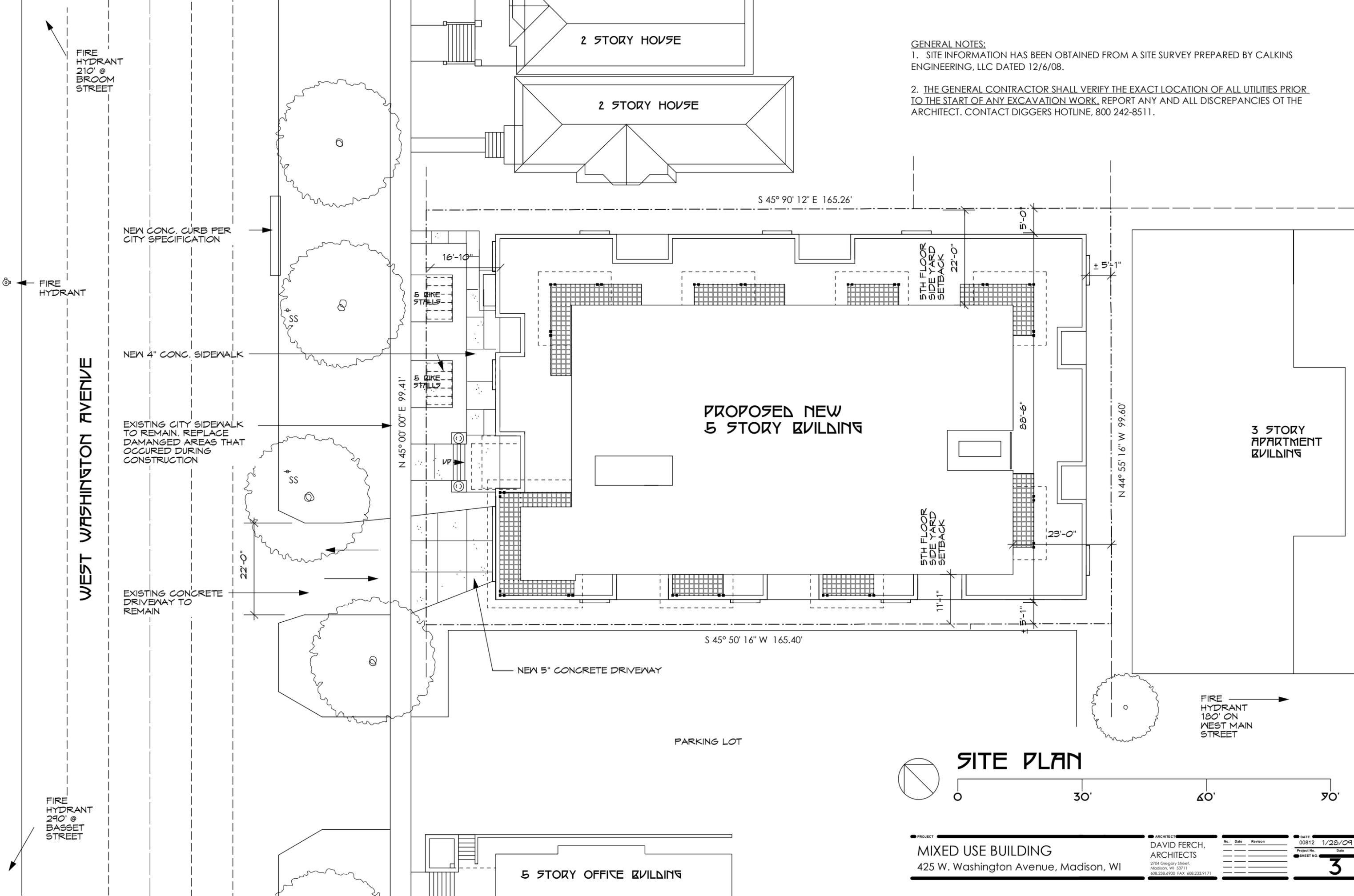
Woods Studio
Landscape
Architecture

FIGURE NO.
L-1

GENERAL NOTES:

1. SITE INFORMATION HAS BEEN OBTAINED FROM A SITE SURVEY PREPARED BY CALKINS ENGINEERING, LLC DATED 12/6/08.

2. THE GENERAL CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UTILITIES PRIOR TO THE START OF ANY EXCAVATION WORK, REPORT ANY AND ALL DISCREPANCIES OF THE ARCHITECT. CONTACT DIGGERS HOTLINE, 800 242-8511.



SITE PLAN



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ARCHITECT: DAVID FERCH, ARCHITECTS
2704 Gregory Street, Madison, WI 53711
608.238.4900 FAX: 608.233.9171

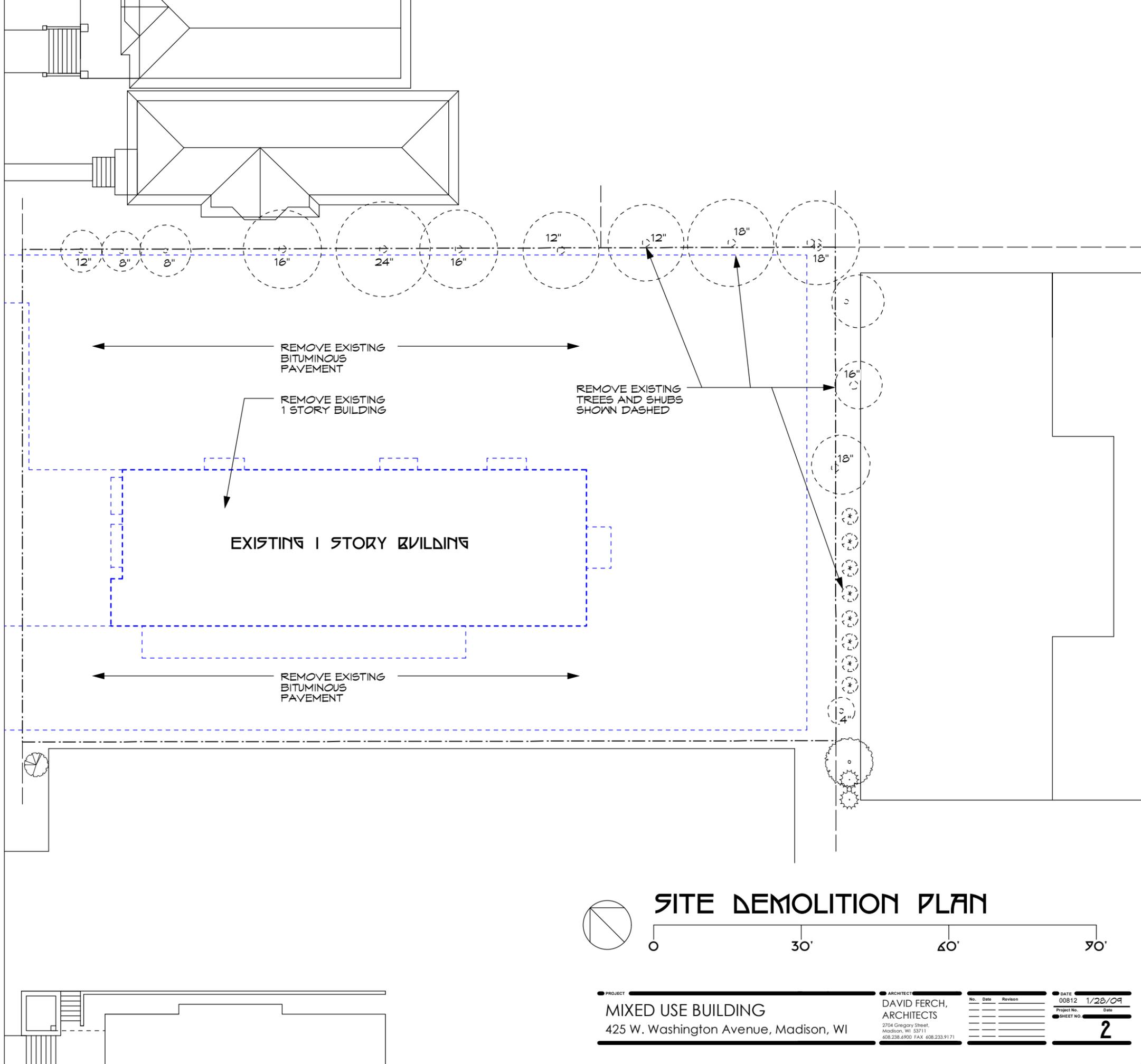
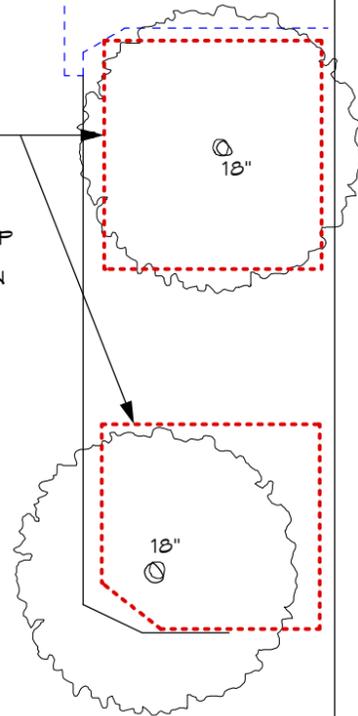
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SHEET NO. **3**

WEST WASHINGTON AVENUE

REMOVE EXISTING CONC. DRIVEWAY

PROVIDE 4'-0" HT. CONSTRUCTION FENCING AROUND EXISTING TERRACE TREES AS SHOWN. (STAKE AT 4'-0" O.C. W/ 2X4 TOP RAIL SECURELY ANCHORED TO TOP OF STAKE) MAINTAIN AT ALL TIMES DURING CONSTRUCTION



REMOVE EXISTING BITUMINOUS PAVEMENT

REMOVE EXISTING 1 STORY BUILDING

REMOVE EXISTING TREES AND SHUBS SHOWN DASHED

EXISTING 1 STORY BUILDING

REMOVE EXISTING BITUMINOUS PAVEMENT



SITE DEMOLITION PLAN



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MIXED USE BUILDING
425 W. Washington Avenue, Madison, WI

ARCHITECT
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2704 Gregory Street,
Madison, WI 53711
608.238.4900 FAX: 608.233.9171

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| DATE | PROJECT NO. | SHEET NO. |
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SITE MAP

SITE STATISTICS

SITE ACREAGE: 16,451 sq. ft. (0.38 acres)

BUILDING AREA:

BUILDING FOOTPRINT: 12,372 sq. ft. 76.2%
 PAVEMENT: 1,085 sq. ft. 6.0%
 PERVIOUS AREA: 2,994 sq. ft. 17.8%

USEABLE OPEN SPACE PROVIDED:

BALCONY SPACE: 1,283 sq. ft.
 ROOFTOP TERRACES: 910 sq. ft.

COMMERCIAL AREA:

GROSS SQUARE FEET:
 1st: 2,795 sq. ft.
 2nd: 10,865 sq. ft.
 Total: 13,660 sq. ft.

PARKING PROVIDED:

Accessible Stalls: 3
 Regular Stalls: 45
 Compact Stalls: 4
 Total: 52

PARKING REQUIRED: NONE

BICYCLE PARKING:

INTERIOR STALLS: 42
 EXTERIOR STALLS: 10
 BIKE LOCKERS: 6

MOPED PARKING:

INTERIOR STALLS: 3

LEGAL DESCRIPTION:

Lot 4 and the Southwest One-half (1/2) of Lot 6, all in Block 44, ORIGINAL PLANT OF MADISON, as recorded in Volume A of Plats on Page 3, as Document Number 102, Dane County Registry, City of Madison, Dane County, Wisconsin.

BUILDING

NUMBER OF STORIES (ABOVE GRADE): 5
 BUILDING HEIGHT: 64'
 COMM. CONSTRCTION TYPE: 1B,
 AUTOMATIC SPRINKLER SYSTEM PER NFPA 13

BUILDING AREA:

L2: 10,670 sq. ft.
 L1: 12,580 sq. ft.
 1ST: 12,530 sq. ft.
 MEZZ: 700 sq. ft.
 2ND: 12,090 sq. ft.
 3RD: 11,880 sq. ft.
 4TH: 11,880 sq. ft.
 5TH: 6,940 sq. ft.
 TOTAL: 79,270 sq. ft.

APARTMENT UNIT COUNT

| FLOOR | EFF | 1BR | 2BR | TOTAL |
|-------|-----|-----|-----|-------|
| 3RD | 11 | 6 | | 17 |
| 4TH | 11 | 6 | | 17 |
| 5TH | 3 | 1 | 4 | 8 |
| TOTAL | 25 | 13 | 4 | 42 |

(46 TOTAL BEDROOMS)

UDC SUBMITTAL (INITIAL)

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