

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

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

DATE SUBMITTED: _____	<b>Action Requested</b>
UDC MEETING DATE: _____	<input type="checkbox"/> Informational Presentation
	<input type="checkbox"/> Initial Approval and/or Recommendation
	<input type="checkbox"/> Final Approval and/or Recommendation

**PLEASE PRINT!**

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PROJECT ADDRESS: 25 W. MAIN ST., MADISON, WI 53703

ALDERMANIC DISTRICT: 4

OWNER/DEVELOPER (Partners and/or Principals)	ARCHITECT/DESIGNER/OR AGENT:
<u>URBAN LAND INTERESTS</u>	<u>VALERIO DEWALT TRAIN ASSOC.</u>
<u>10 E. DOTY ST., #300</u>	<u>500 N. DEARBORN, SUITE 900</u>
<u>MADISON, WI 53703</u>	<u>CHICAGO, IL 60654</u>

CONTACT PERSON: BRAD BINKOWSKI

Address: 10 E. DOTY ST., #300  
MADISON, WI 53703

Phone: 608.251.0706

Fax: 608.251.5572

E-mail address: BBINKOWSKI@ULI.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.

# PROPOSED CHANGES TO THE REDEVELOPMENT OF ANCHOR BANK

submitted as a minor alteration to previously  
approved conditional use by the City of  
Madison and the Urban Design Commission



SINCE APPROVAL ON 23 JANUARY 2013 THERE HAVE BEEN  
**FIVE** CHANGES:

- I. THE BULK OF THE BUILDING'S 9<sup>TH</sup> FLOOR WILL BE CONVERTED FROM MECHANICAL SPACE TO OFFICE SPACE
- II. THE EAST END OF THE BUILDING ALONG MAIN STREET WILL HAVE AN UPDATED FAÇADE
- III. THE SIZE OF THE ADDITION TO THE BUILDING HAS BEEN EXPANDED TO CREATE A MORE FUNCTIONAL FLOORPLATE THAT CAN ATTRACT NEW OFFICE TENANTS
- IV. THE PARKING EXIT STAIR ALONG CARROLL STREET HAS BEEN REWORKED
- V. THE DESIGN OF THE PARKING EXIT STAIR AT THE CORNER OF CARROLL & DOTY STREETS HAS BEEN IMPROVED TO BE MORE CONSISTENT WITH THE SOPHISTICATED DESIGN OF THE BUILDING



# I. THE BULK OF THE BUILDING'S 9<sup>TH</sup> FLOOR WILL BE CONVERTED FROM MECHANICAL SPACE TO OFFICE SPACE

The west, north and south sides of the ninth floor of the building, which had been exclusively used as space for mechanical equipment, will be converted for use as offices. This conversion adds 15,368 rsf of office space to the project.

Using the ninth floor of the building as office space was not considered earlier in large part because the two main passenger elevators stopped at the 8th floor of the building. The existing elevators are slow and have very small cabs. A detailed assessment of the condition of the existing elevators combined with a more thorough understanding of the elevator code basically required that the current elevators be modernized and upgraded. Given this required expense, it makes sense to expand the size of the elevator shafts and install larger elevators that will extend up to serve the ninth floor.

The second factor that factored into the decision is MG&E's desire to replace an outdated electrical vault that is located on the ninth floor (Anchor is one of only three buildings in Madison to have an electrical vault in the sky) with a more conventional underground vault that is far easier to service. The Anchor building will have new electrical distribution throughout once the new vault and electrical service is operational.

Installation of a new curtain wall that would have been spandrel glass over existing precast concrete panels on the ninth floor had already been proposed and approved by the City. The spandrel glass will be converted to vision glass that will be extended to the building's roof.

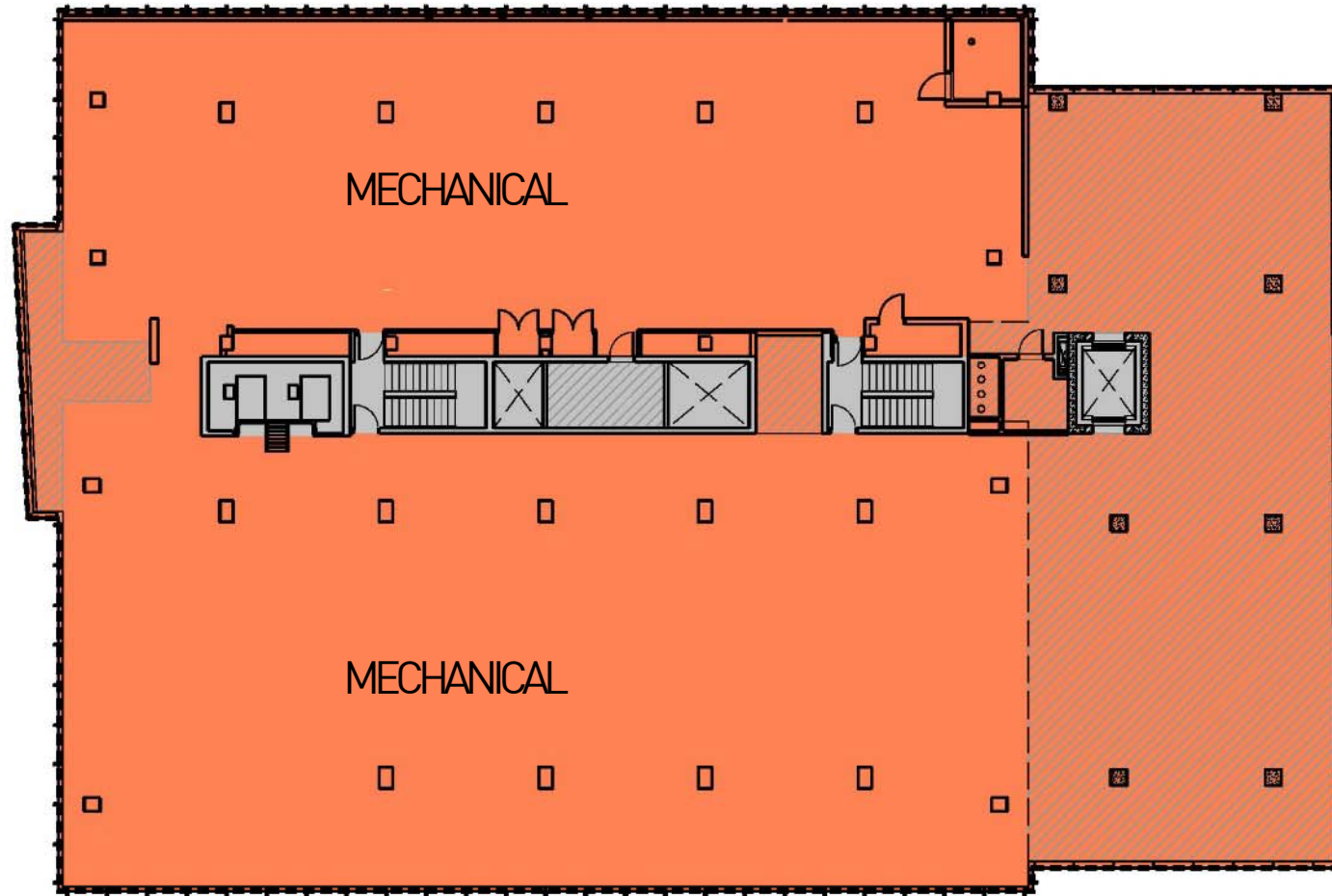
The projecting glass bay that defines and extends over the building entrance is proposed to be widened by 10 feet and extended to the roof. With the cut back in the existing building's floor plates, the projecting bay is critically important to knit together the east and west side of the building. This makes it necessary to extend the bay up to include the ninth floor. The projection of the floor plate has been pulled back in towards the building by 4 inches from what was previously approved.




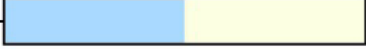


# AREA BREAKDOWN - LEVEL 9

PREVIOUS

ENTIRE 9<sup>TH</sup> FLOOR WAS USED FOR MECHANICAL PURPOSES.



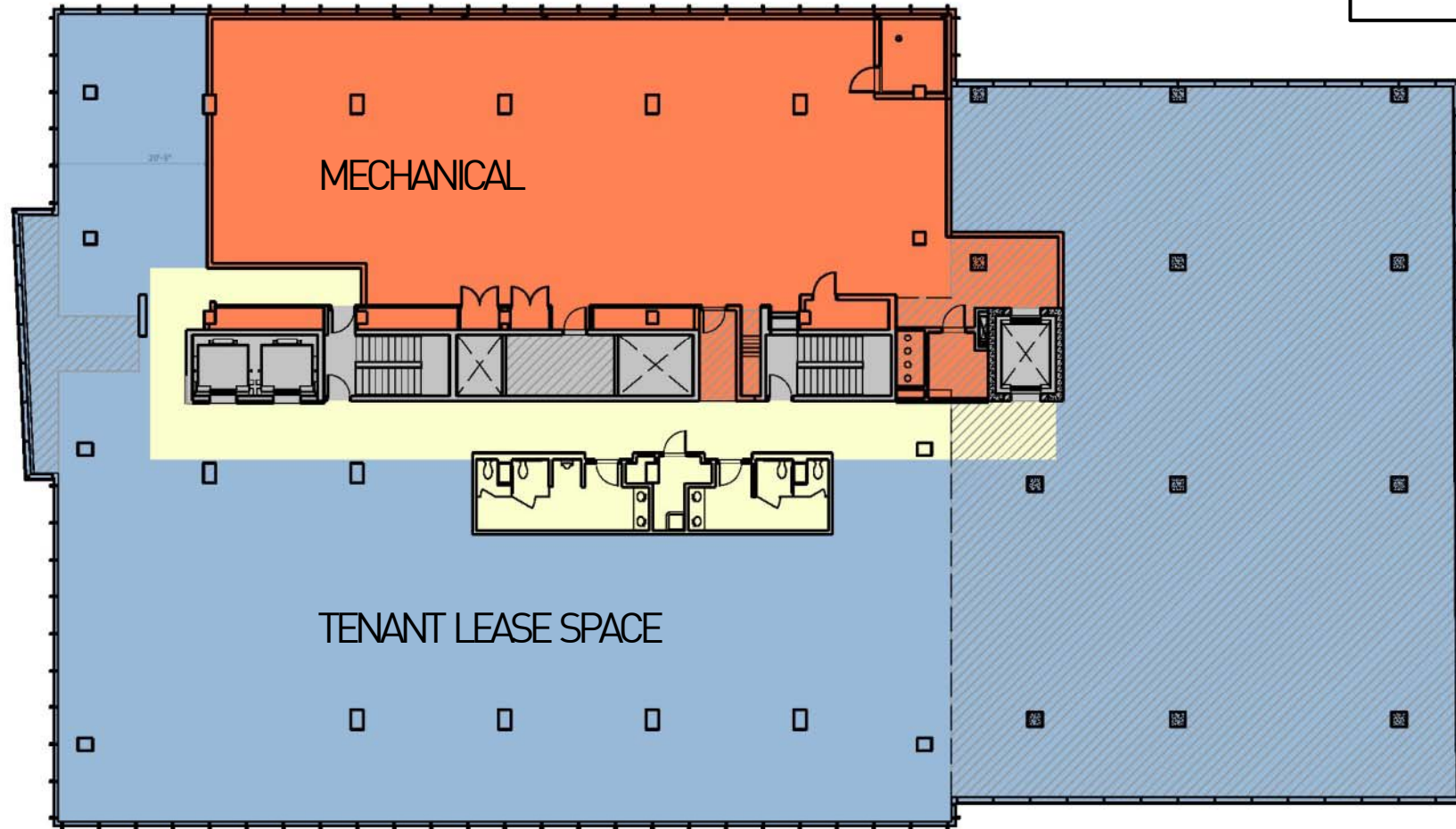
INTERIOR GROSS AREA		17,450 SF
VERTICAL PENETRATIONS		1,021 SF
BUILDING MECHANICAL		16,429 SF
FLOOR RENTABLE AREA		0 SF



# AREA BREAKDOWN - LEVEL 9

# EXTENDED FLOOR PLATE

MECHANICAL EQUIPMENT WILL BE RELOCATED TO THE ROOF CREATING APPROX. 15,000 SF OF OFFICE LEASE SPACE.



INTERIOR GROSS AREA		20,385 SF
VERTICAL PENETRATIONS		1,021 SF
BUILDING MECHANICAL		4,606 SF
FLOOR RENTABLE AREA		14,758 SF



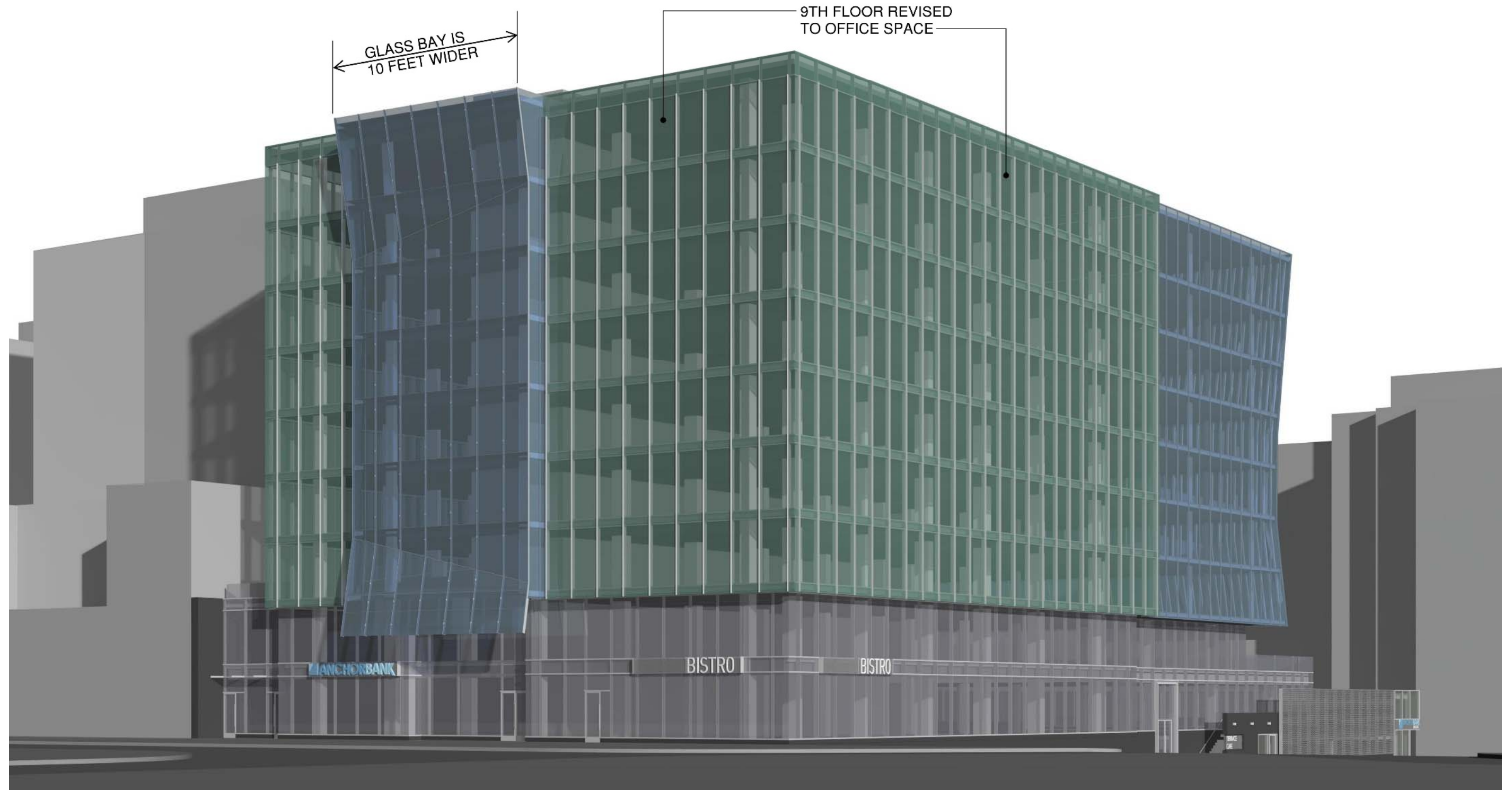


ANCHOR BANK building  
FEBRUARY 26, 2014



Urban Land Interests









ANCHOR BANK building  
FEBRUARY 26, 2014



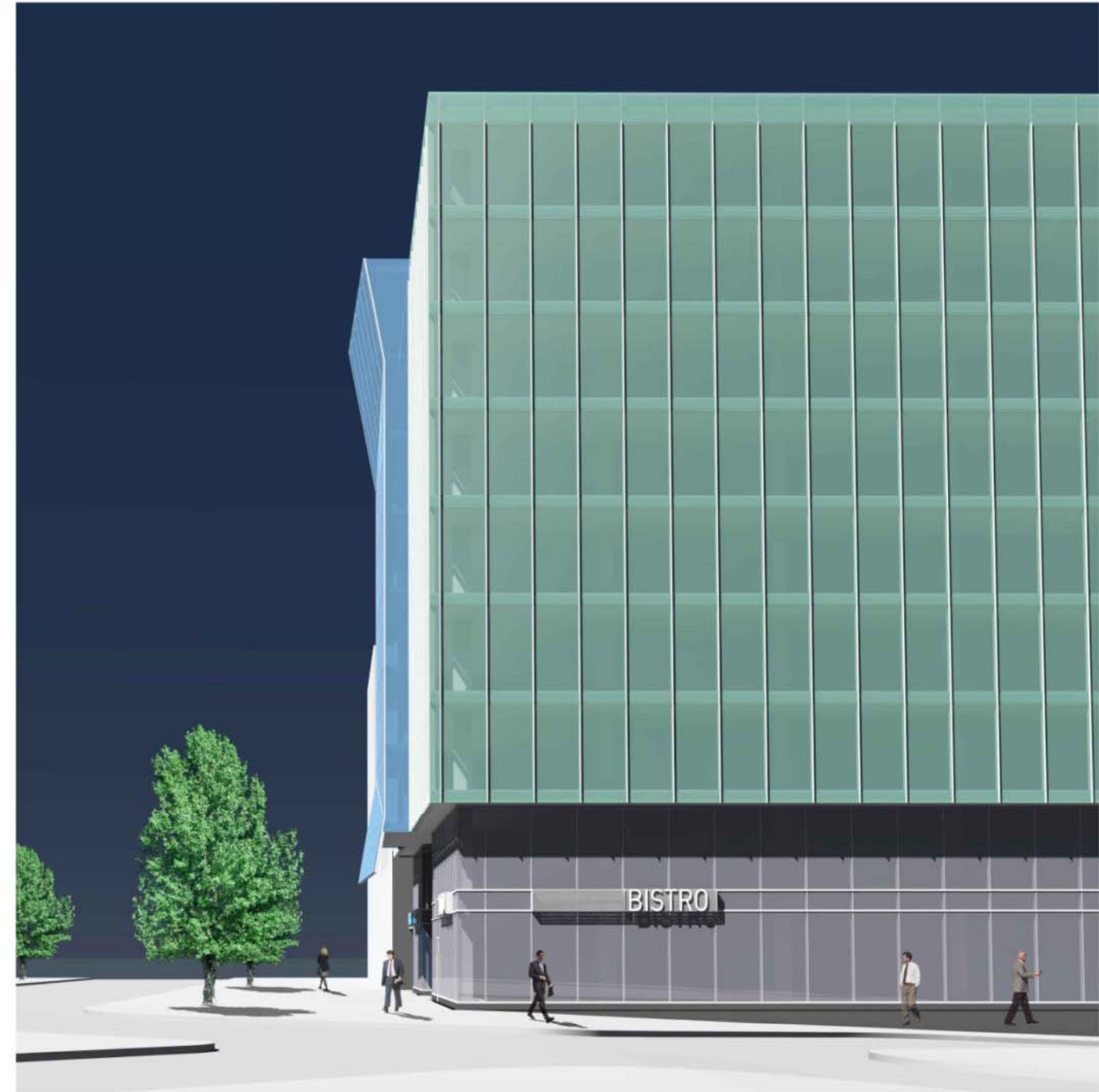
Urban Land Interests



# EXTERIOR VIEW 1 - along main st.



PREVIOUS DESIGN

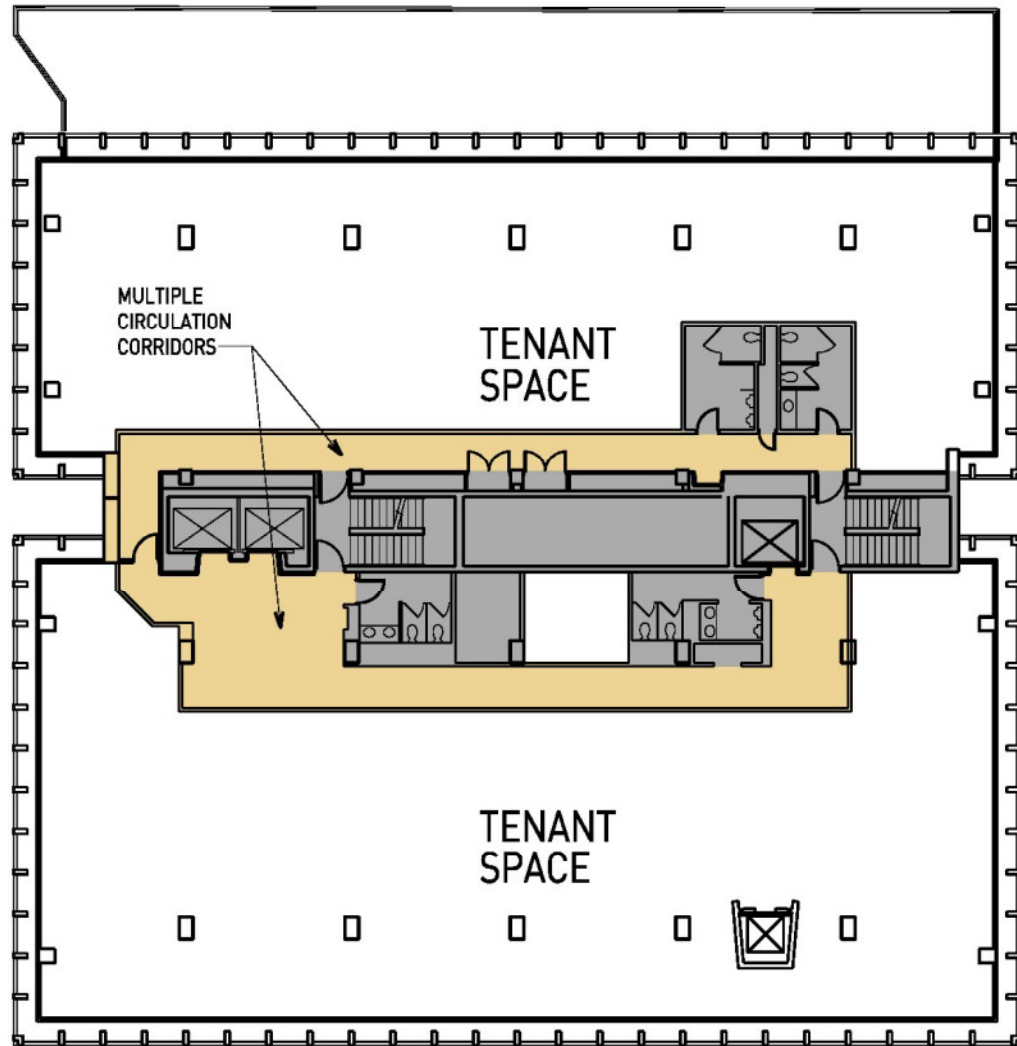


CURRENT DESIGN

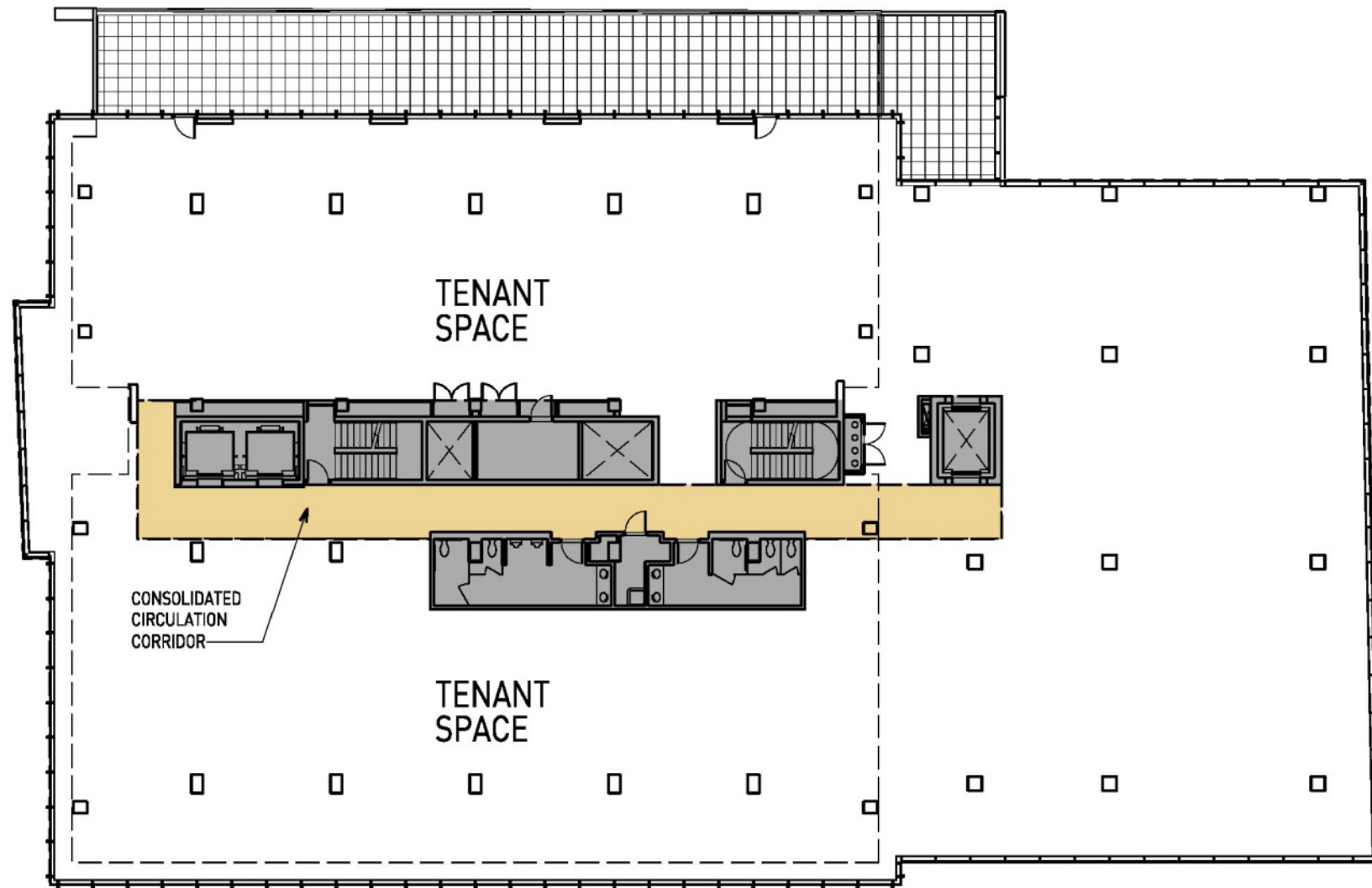


# CORE & CIRCULATION DIAGRAM

## TYPICAL OFFICE FLOOR



EXISTING CORE DIAGRAM

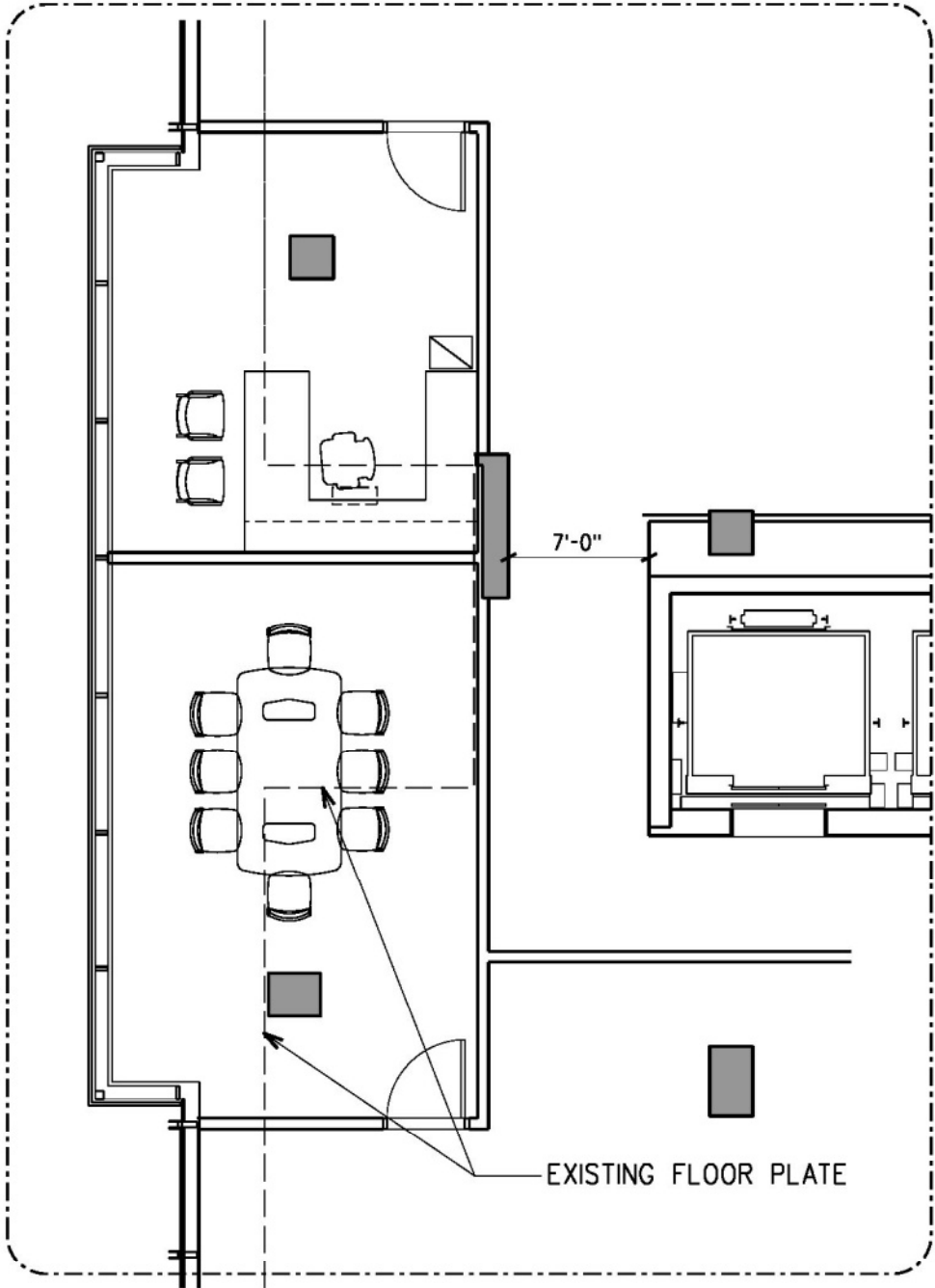


PROPOSED CORE DIAGRAM

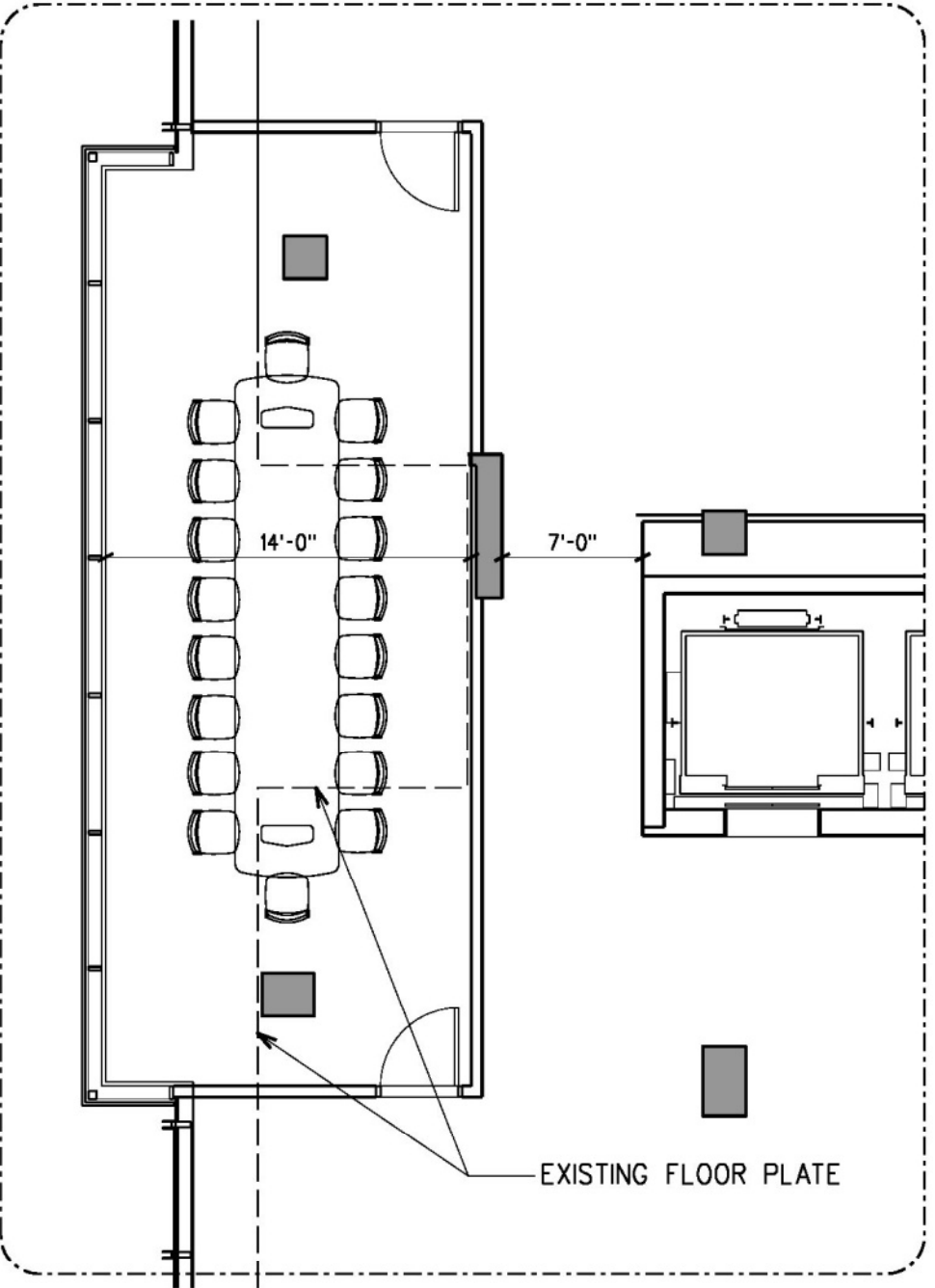
AREA COMPARISON		
	EXISTING	PROPOSED
RENTABLE	10,767 SF	19,182 SF
COMMON	2,141 SF	1,624 SF
USABLE	8,626 SF	17,558 SF
RENTABLE/USABLE	1.24	1.09



# PROPOSED ENCROACHMENT DETAIL DIAGRAM



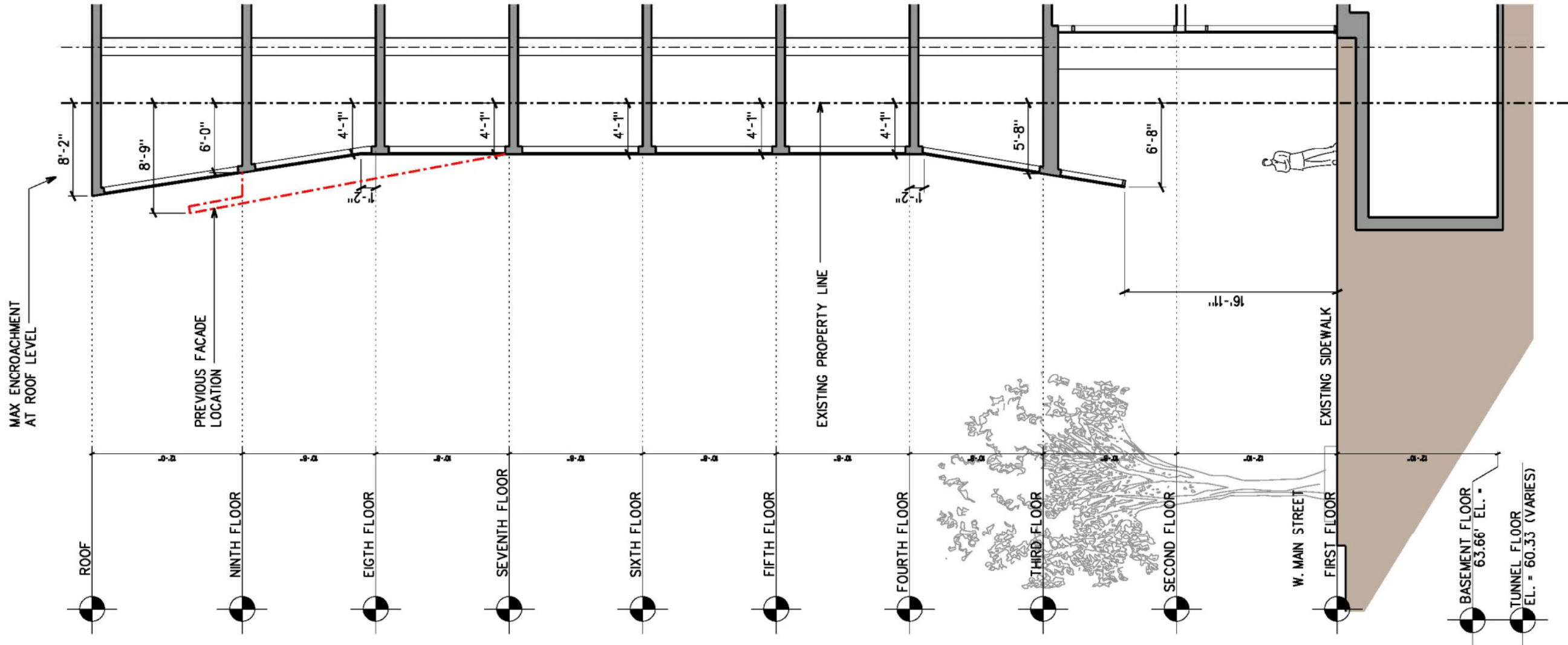
4TH FLOOR PLAN @ MINIMUM PROJECTION (4'-1" ENCROACHMENT)  
OFFICE / SMALL CONF RM



4TH FLOOR PLAN @ MINIMUM PROJECTION (4'-1" ENCROACHMENT)  
LARGE CONF RM



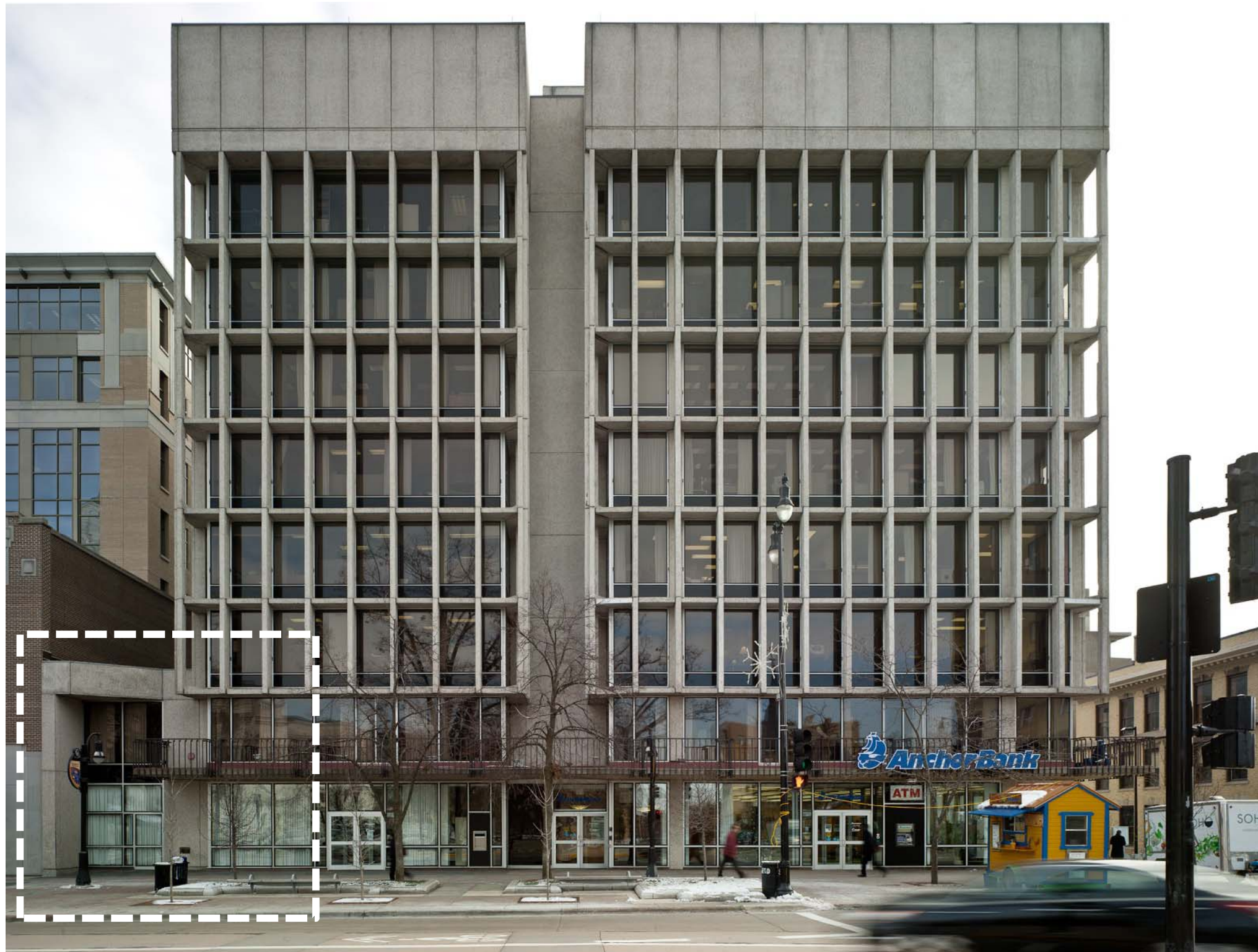
# PROPOSED ENCROACHMENT SECTION @ ENTRY



## II. THE EAST END OF THE BUILDING ALONG MAIN STREET WILL HAVE AN UPDATED FAÇADE

In the plans previously approved by the City, the geometry and façade of the east end of the building at Main Street was to be maintained. Anchor Bank has committed to relocate its retail branch to the east side of the ground floor so that the west side of the building adjacent to Carroll Street can be converted to restaurant use, which will add life and vitality to the ground floor of the building. Anchor wants to create a more transparent facade that will be a dynamic entrance to the new retail branch bank. A transparent glass railing will be installed above the new glass storefront to create more visibility for and from the existing third floor roof terrace. The new entrance is consistent with the sophisticated design of the building, instead of being an old artifact of the original building.





ANCHOR BANK building  
FEBRUARY 26, 2014



Urban Land Interests







# III. THE SIZE OF THE ADDITION TO THE BUILDING HAS BEEN EXPANDED TO CREATE A MORE FUNCTIONAL FLOORPLATE THAT CAN ATTRACT NEW OFFICE TENANTS

Anchor Bank has made a decision to lease approximately 30,000 square feet of space in the renovated building and will relocate back of house functions to less expensive space. This decision makes it critical to create a floor plate that can attract other new tenants. The building addition has been pushed one structural bay to the south to create floor plates that are around 19,000 rsf. With the larger floor plates, the total rentable area in the building will increase by 26,346 rsf to contain a total of **191,577 rsf**. City staff had encouraged additional density above the current surface parking lot when the original building concepts were presented and approved.

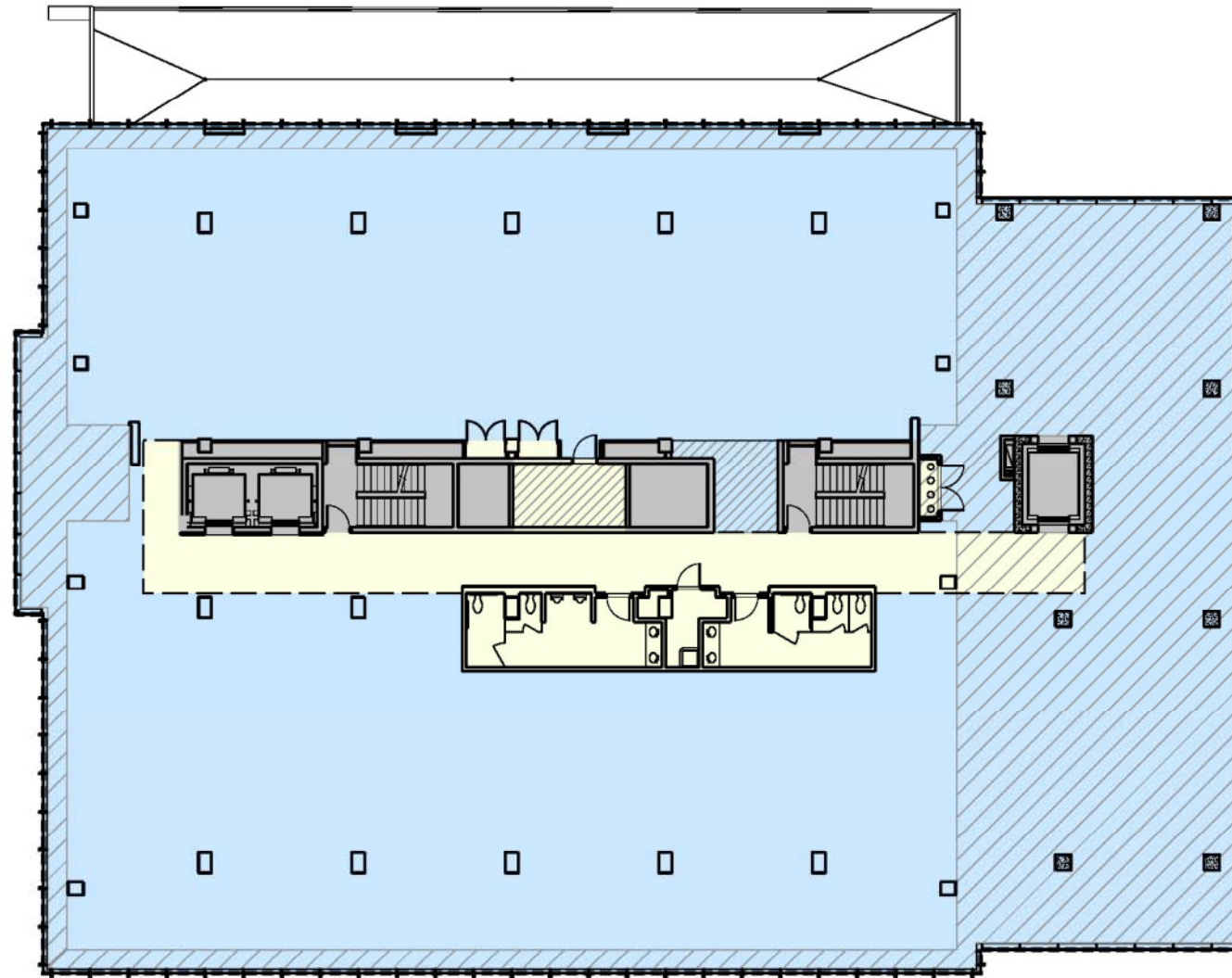
The larger floor plates we are proposing offer far more functional area on the southern end of the floor plate and give the building a strong competitive advantage in the downtown market. THE newest office buildings on the Capitol Square provide a floor plate of 15,000 rsf. Because of the larger floor plates, ULI is in serious discussions with a prospective tenant not presently located on the Capitol Square who is considering relocating into Anchor Bank. The prospective tenant needs 60,000 square feet of office space to accommodate its space needs and could fit onto three adjacent floors.

The larger addition maintains the architectural character and detailing of the new curtain wall that the City had previously approved.





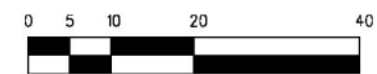
# AREA BREAKDOWN - TYPICAL UPPER FLOOR

PREVIOUS



SPACE BETWEEN CORE AND SOUTH WALL IS LIMITED.

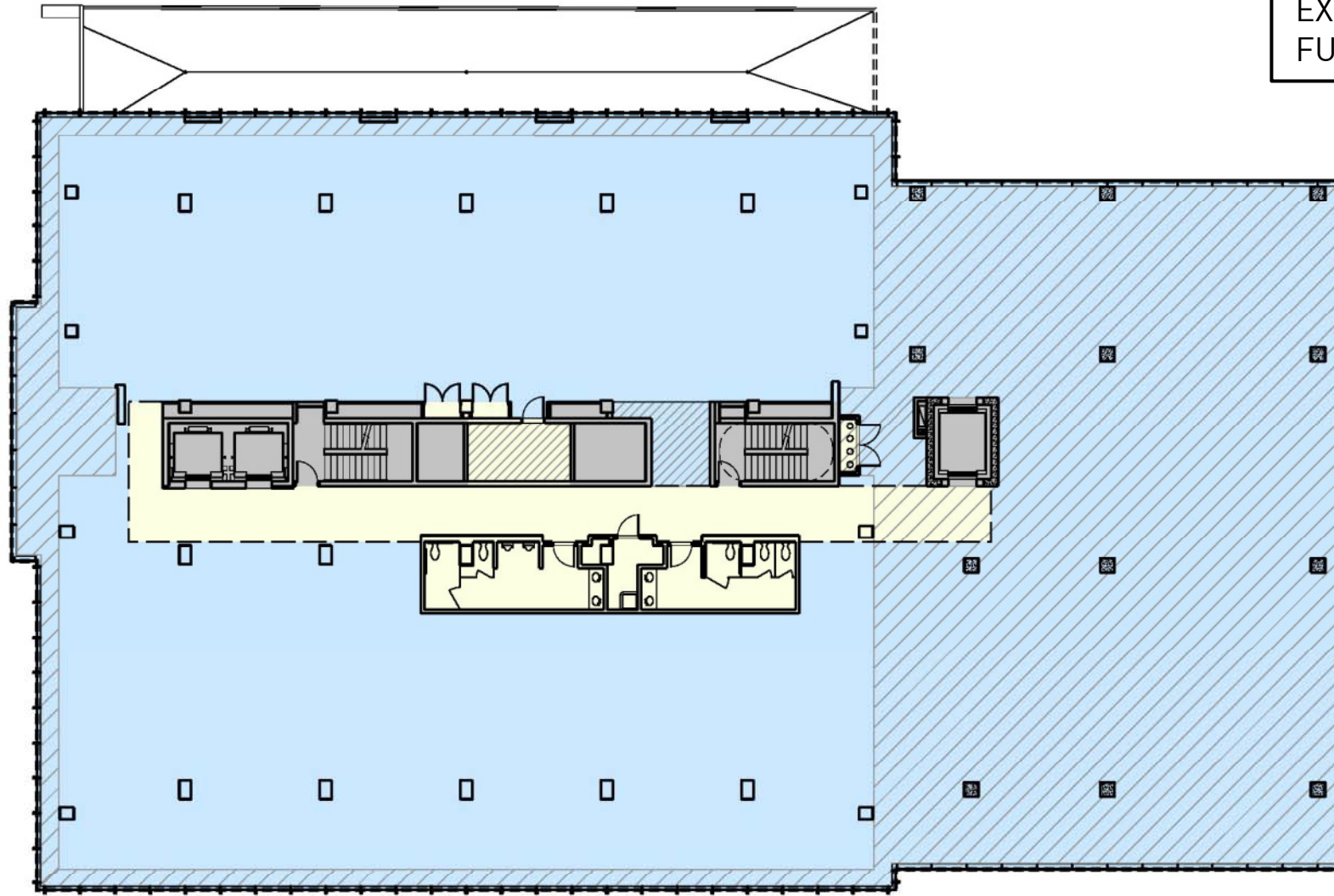
INTERIOR GROSS AREA		16,985 SF
VERTICAL PENETRATIONS		1,008 SF
RENTABLE AREA		15,977 SF



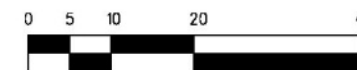
# AREA BREAKDOWN - TYPICAL UPPER FLOOR

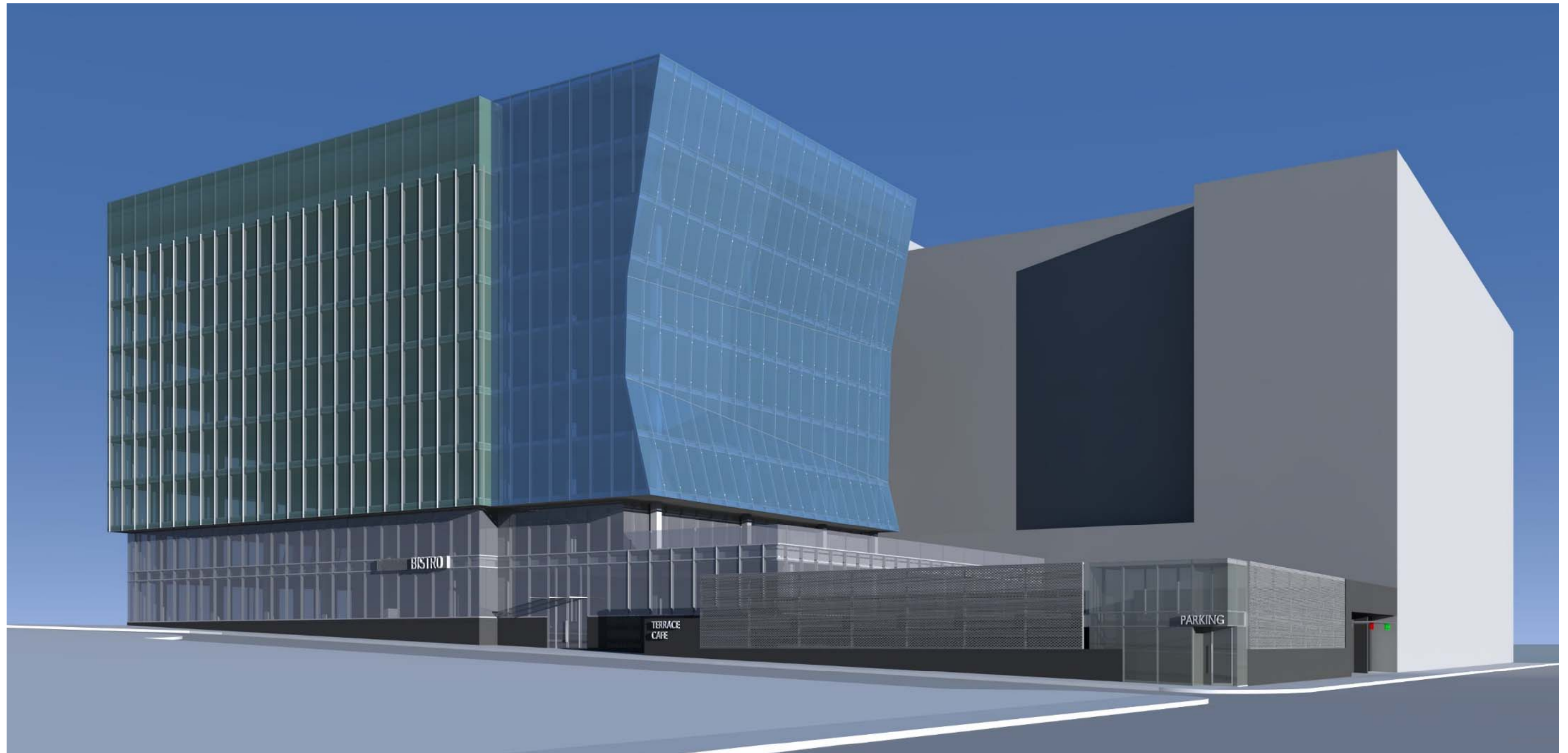
# EXTENDED FLOOR PLATE

EXTENDING THE FLOOR PLATE ADDS FUNCTIONAL USABLE FLOOR AREA.



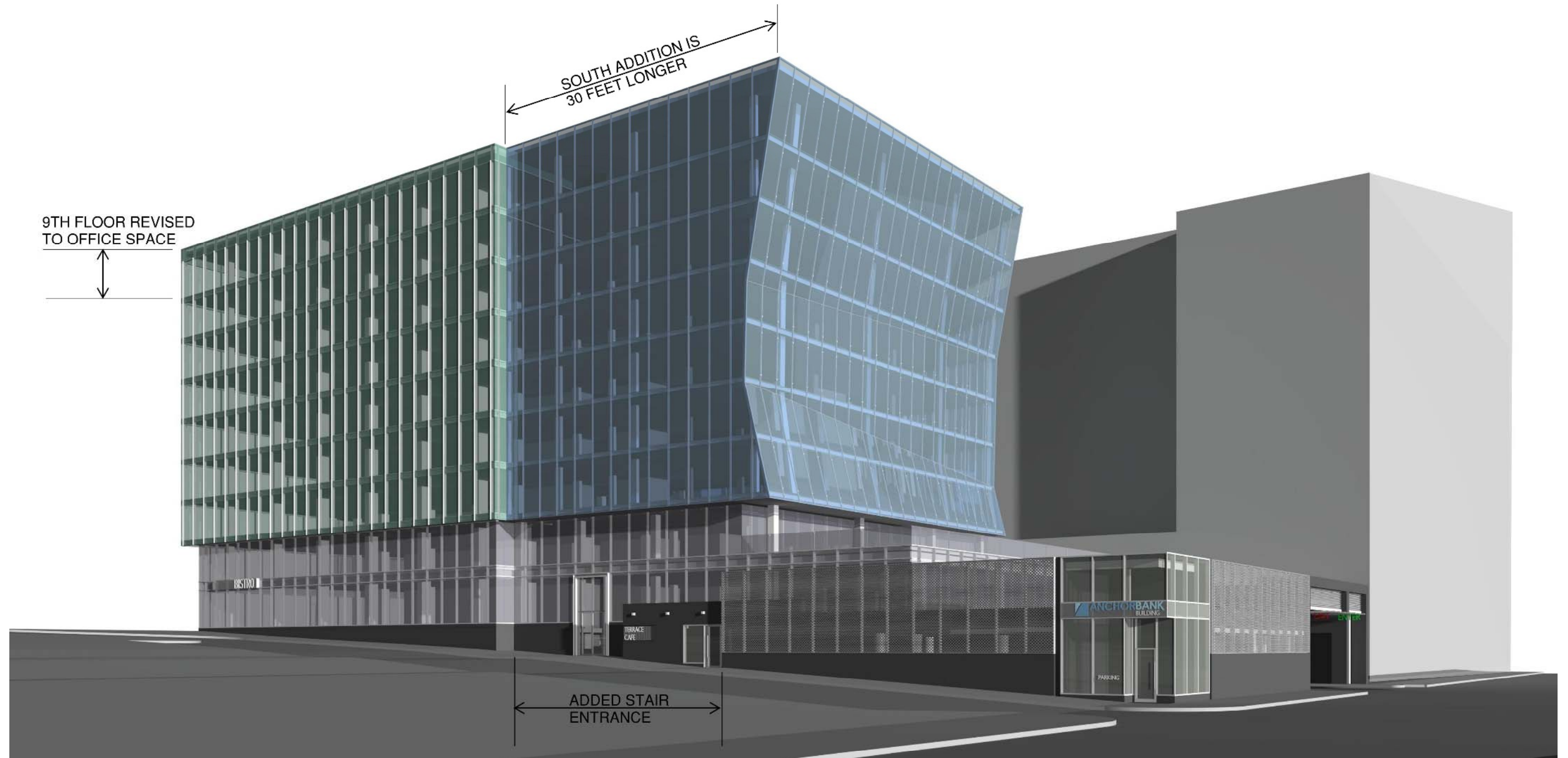
INTERIOR GROSS AREA		19,920 SF
VERTICAL PENETRATIONS		1,008 SF
RENTABLE AREA		18,912 SF





ANCHOR BANK building  
FEBRUARY 26, 2014







ANCHOR BANK building  
FEBRUARY 26, 2014



# AREA SUMMARY

PREVIOUSLY APPROVED

CURRENT DESIGN - 11.01.2013

Level	A	B	C	D	E	F	G
	Interior Gross Area	Vertical Penetrations	Building Mechanical	Building Common Areas	E= A-B-C-D Floor Rentable Area	F = (Total D+Total E) / Total E Building Load Factor	G = E x F Total Load Adjusted Floor Rentable Area
P5	799			93	706	1.0000	706
P4	799			93	706	1.0000	706
P3	799			93	706	1.0000	706
P2	93			93	0	1.0000	0
P1	20,768	1,876	602	5,479	12,811	1.0512	13,467
1	21,756	1,319	167	1,887	18,383	1.0512	19,325
2	17,383	1,149	0	0	16,234	1.0512	17,066
3	17,321	986	0	0	16,335	1.0512	17,172
4	17,026	986	0	0	16,040	1.0512	16,862
5	16,892	986	0	0	15,906	1.0512	16,721
6	16,892	986	0	0	15,906	1.0512	16,721
7	16,949	986	0	0	15,963	1.0512	16,781
8	17,191	986	0	0	16,205	1.0512	17,035
9	17,462	1,006	16,456	0	0	1.0512	0
<b>TOTAL</b>	<b>179,640</b>	<b>11,266</b>	<b>17,225</b>	<b>7,366</b>	<b>143,783</b>		<b>153,267</b>

# AREA SUMMARY

# NEW PROPOSAL

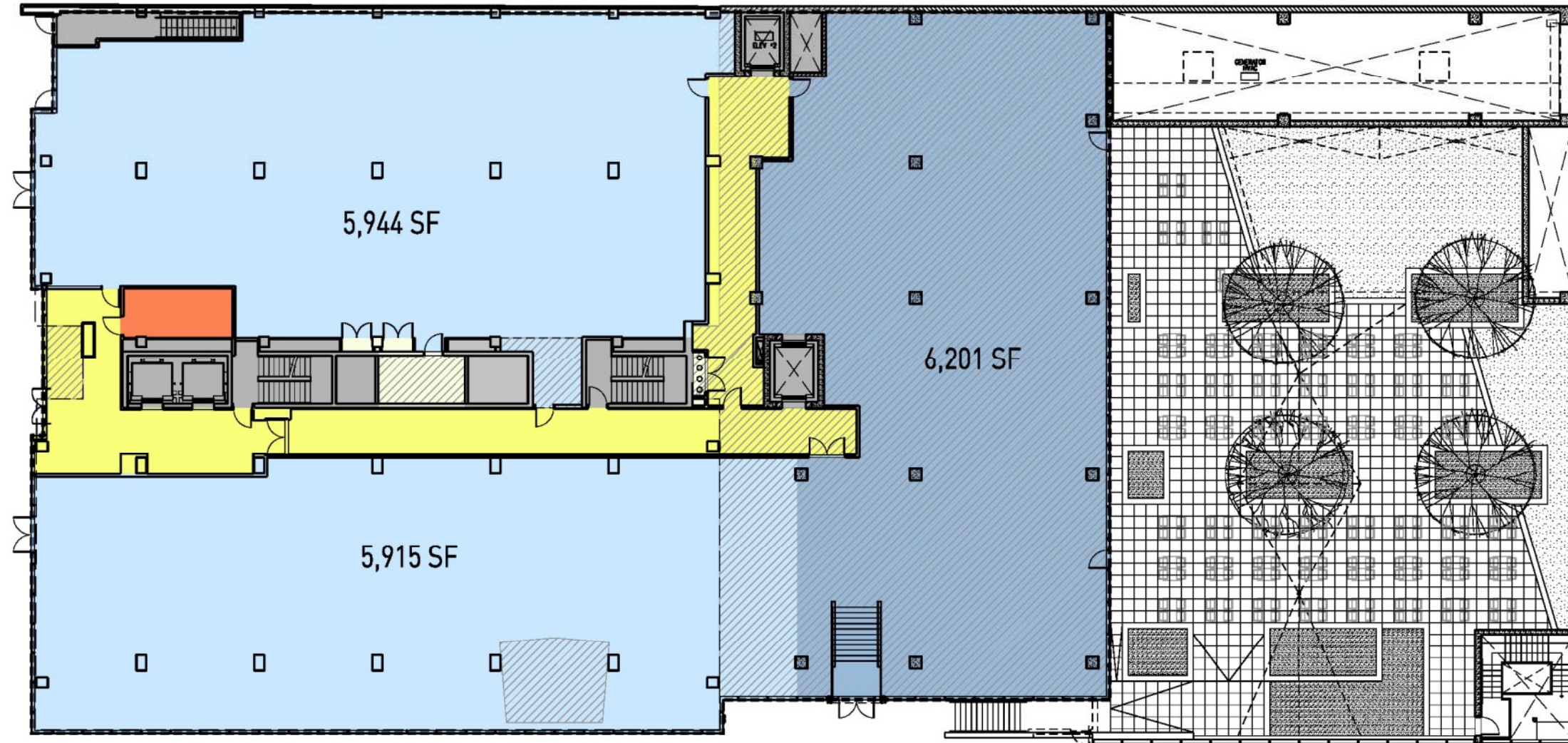
CURRENT DESIGN W/ EXTENDED FLOOR PLATES - 2.18.2014 UPDATE

Level	A	B	C	D	E	F	G
	Interior Gross Area	Vertical Penetrations	Building Mechanical	Building Common Areas	E = A-B-C-D Floor Rentable Area	F = (Total D+Total E) / Total E Building Load Factor	G = E x F Total Load Adjusted Floor Rentable Area
P5	799			93	706	1.0000	706
P4	799			93	706	1.0000	706
P3	799			93	706	1.0000	706
P2	93			93	0	1.0000	0
P1	20,769	1,914	602	5,457	12,797	1.0413	13,325
1	24,972	1,344	168	2,052	21,408	1.0413	22,291
2	20,228	1,181	0	0	19,047	1.0413	19,832
3	20,301	1,008	0	0	19,293	1.0413	20,089
4	19,997	1,008	0	0	18,989	1.0413	19,772
5	19,863	1,008	0	0	18,855	1.0413	19,633
6	19,863	1,008	0	0	18,855	1.0413	19,633
7	19,920	1,008	0	0	18,912	1.0413	19,692
8	20,132	1,008	0	0	19,124	1.0413	19,913
9	20,385	1,021	4,606	0	14,758	1.0413	15,367
<b>TOTAL</b>	<b>206,430</b>	<b>11,510</b>	<b>5,376</b>	<b>7,509</b>	<b>182,036</b>		<b>191,663</b>



# AREA BREAKDOWN - LEVEL 1

PREVIOUS

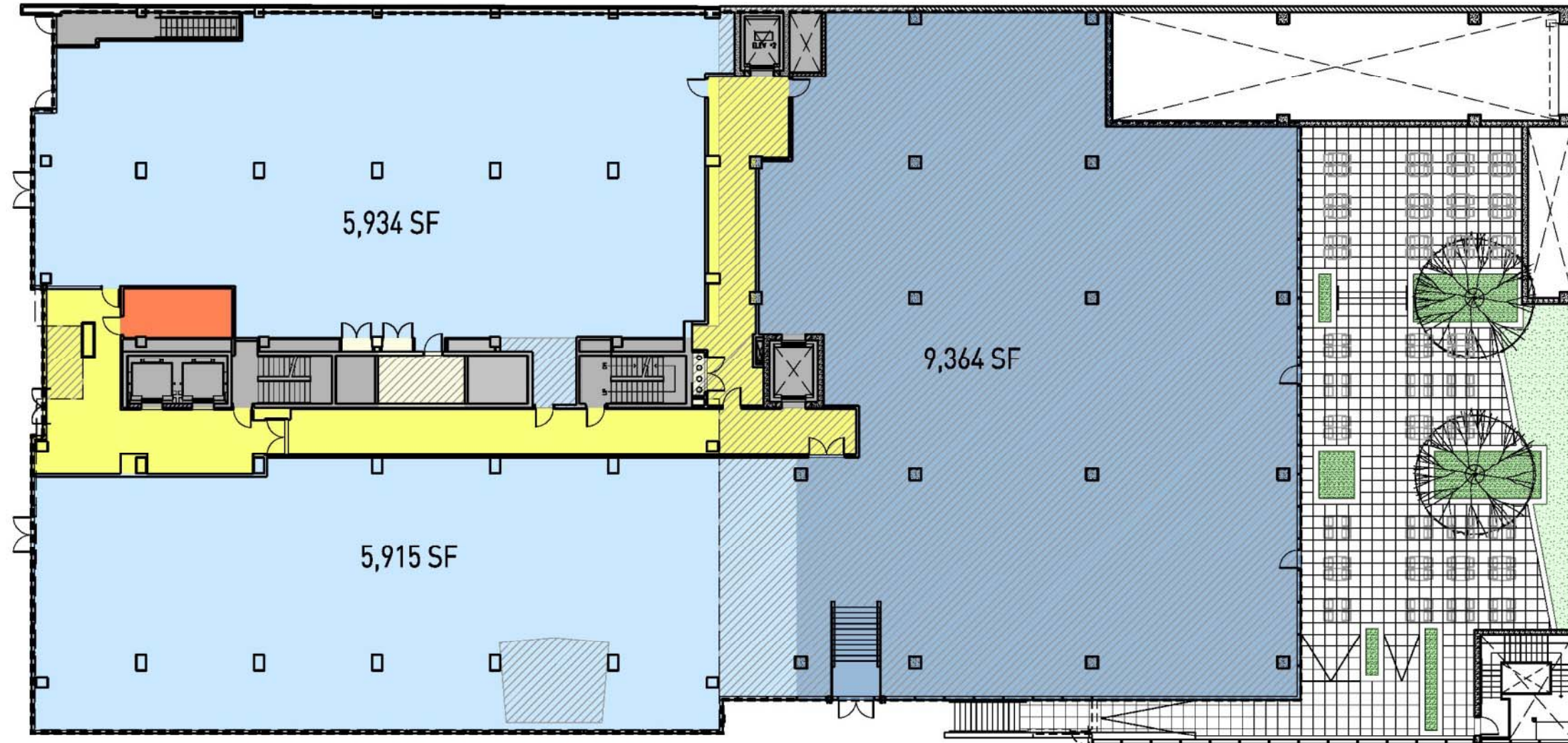


INTERIOR GROSS AREA	21,808 SF
VERTICAL PENETRATIONS	1,333 SF
BUILDING MECHANICAL AREA	168 SF
RENTABLE AREA	18,255 SF



# AREA BREAKDOWN - LEVEL 1

# EXTENDED FLOOR PLATE

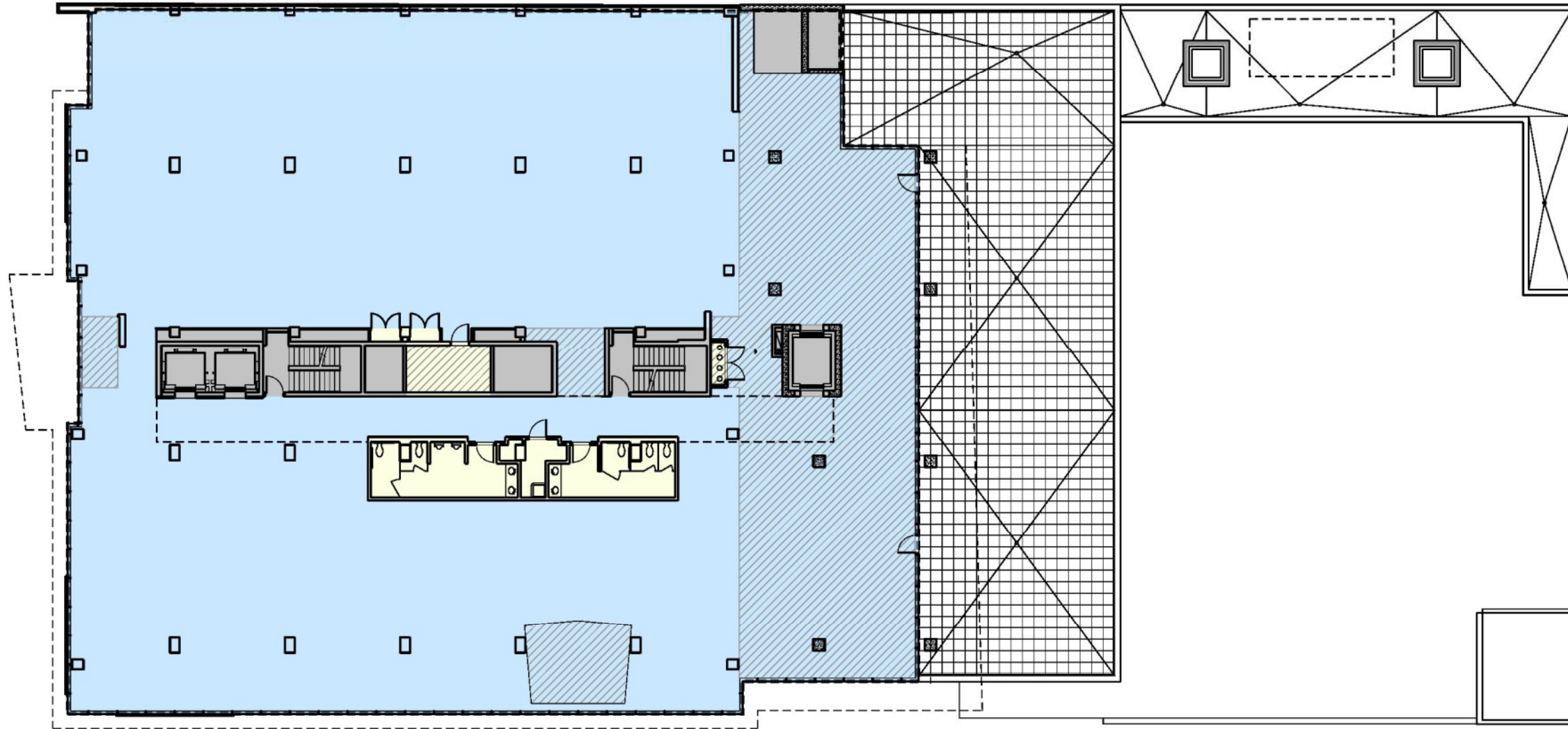




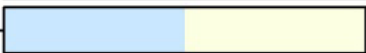
INTERIOR GROSS AREA		24,972 SF
VERTICAL PENETRATIONS		1,344 SF
BUILDING MECHANICAL AREA		168 SF
RENTABLE AREA		21,408 SF



# AREA BREAKDOWN - LEVEL 2

PREVIOUS

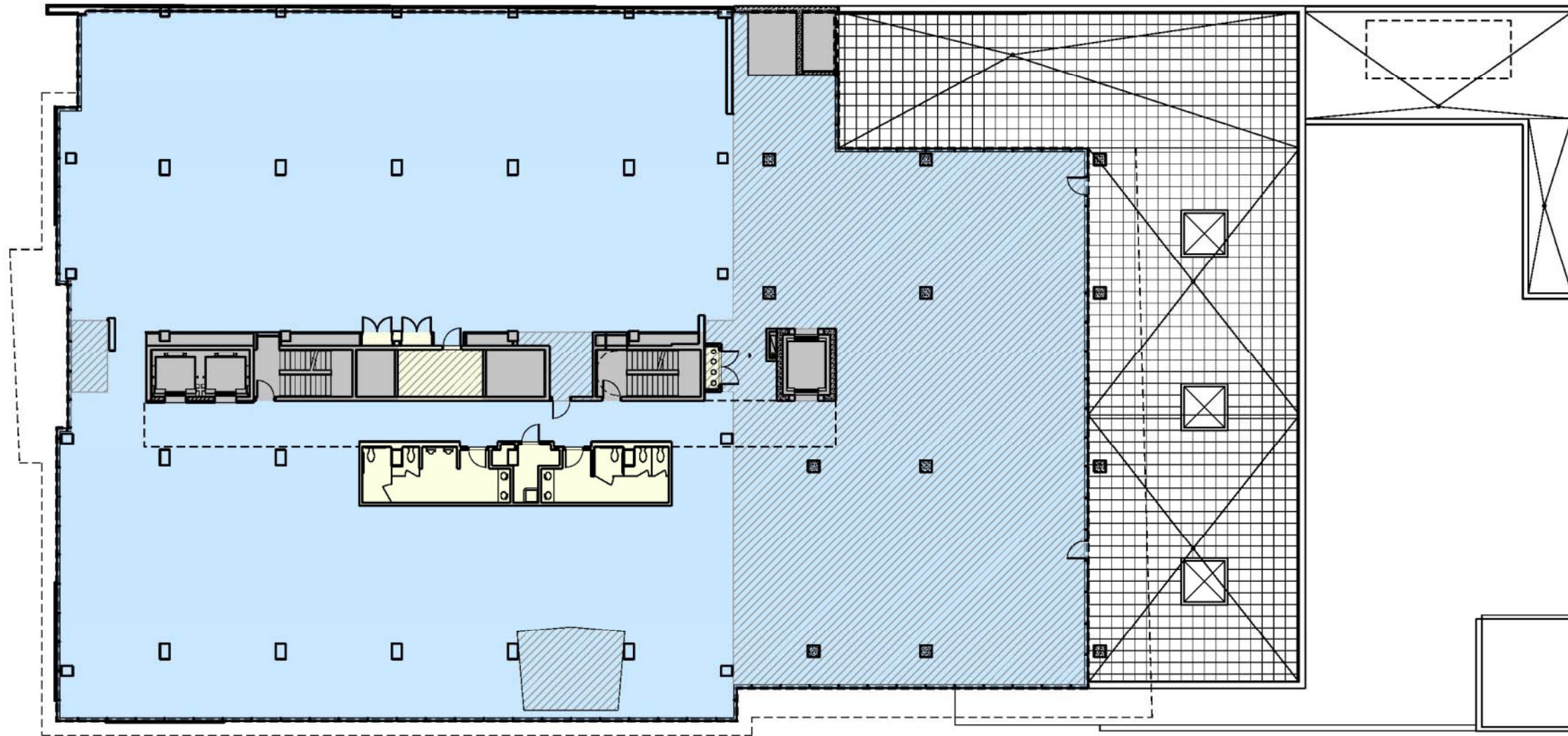


INTERIOR GROSS AREA		17,438 SF
VERTICAL PENETRATIONS		1,171 SF
RENTABLE AREA		16,267 SF

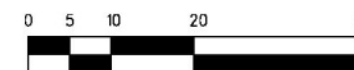


# AREA BREAKDOWN - LEVEL 2

# EXTENDED FLOOR PLATE

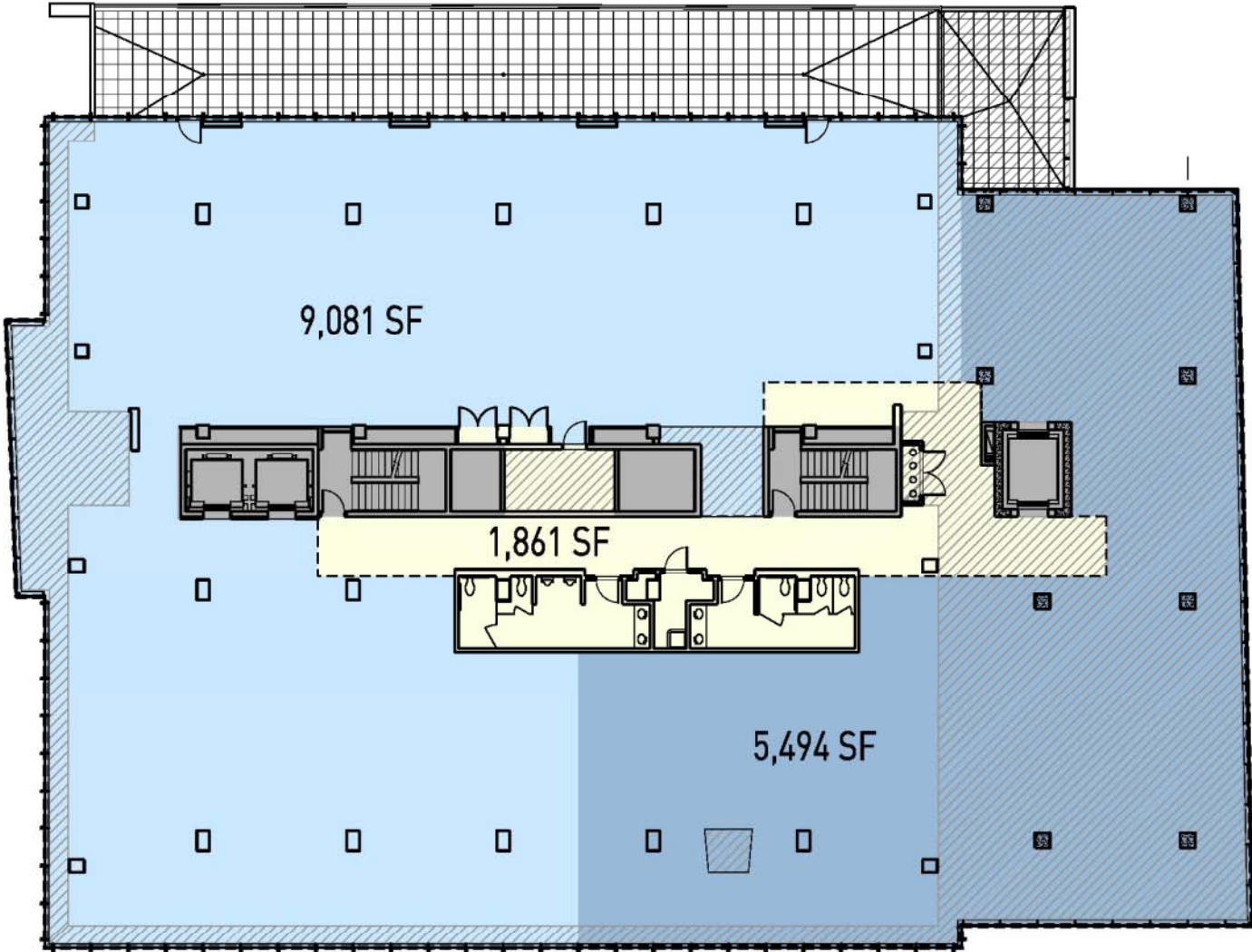


INTERIOR GROSS AREA		20,228 SF
VERTICAL PENETRATIONS		1,181 SF
RENTABLE AREA		19,047 SF



# AREA BREAKDOWN - LEVEL 3

PREVIOUS

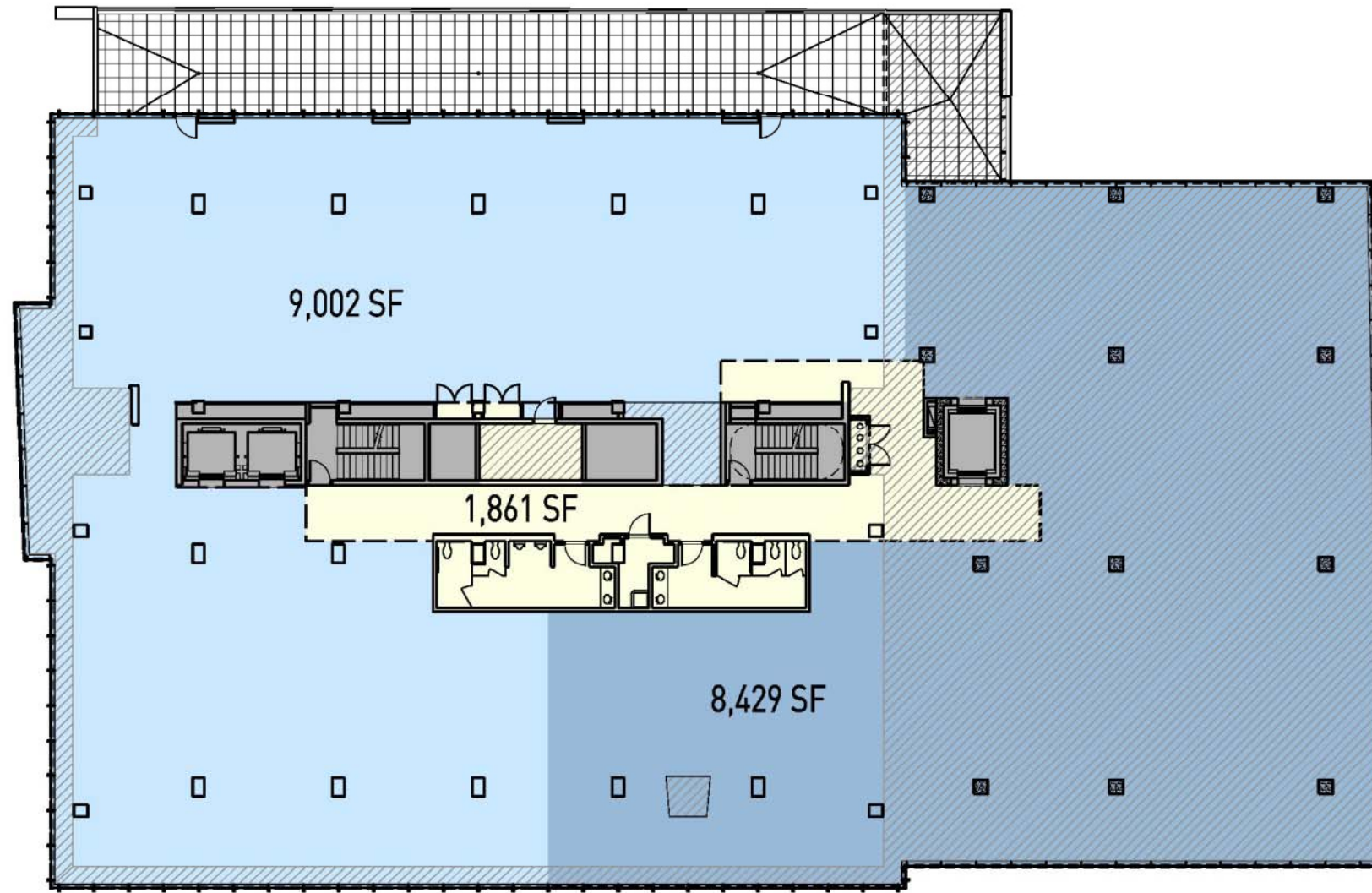


INTERIOR GROSS AREA		17,366 SF
VERTICAL PENETRATIONS		1,008 SF
RENTABLE AREA		16,358 SF

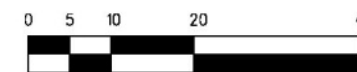


# AREA BREAKDOWN - LEVEL 3

# EXTENDED FLOOR PLATE

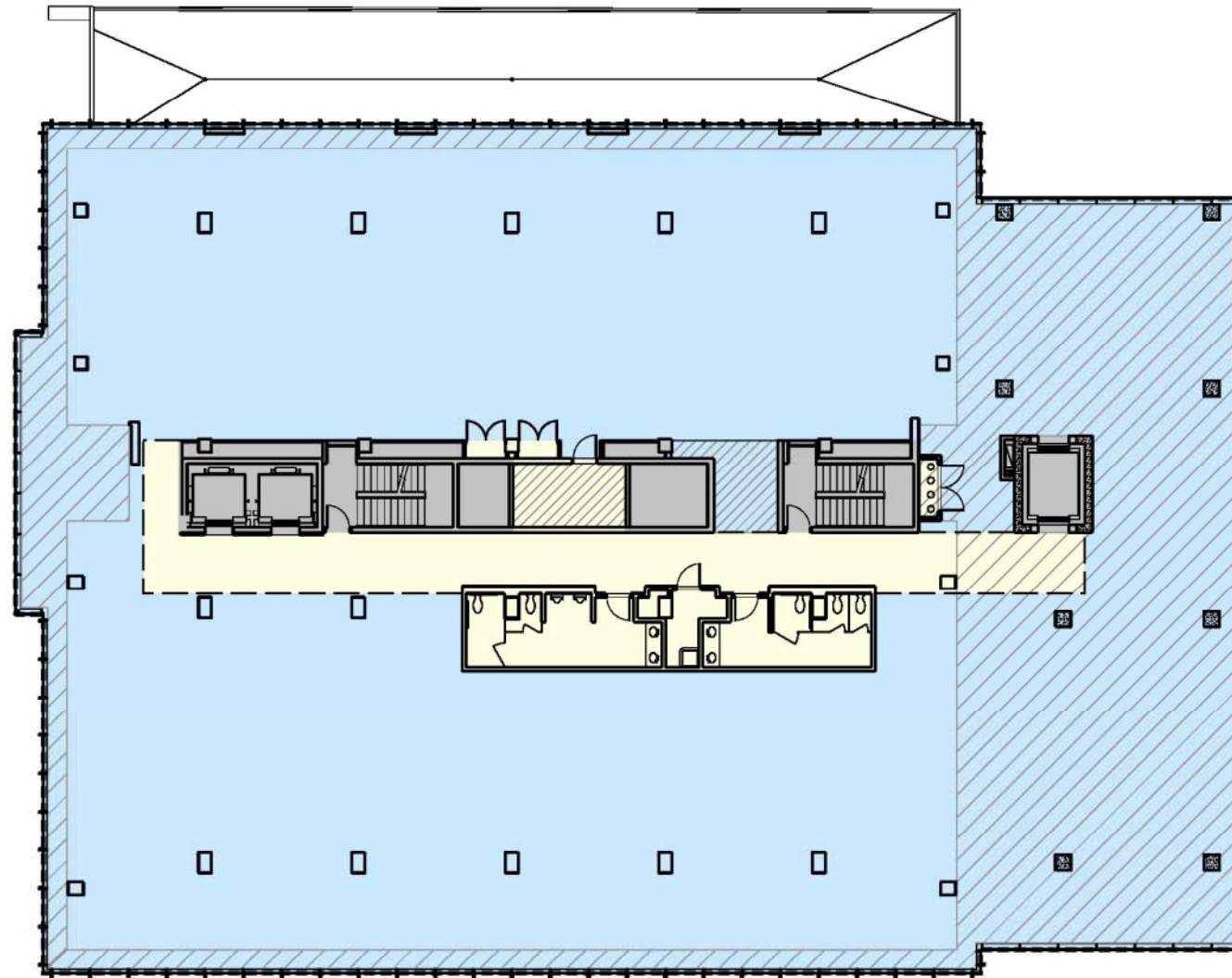




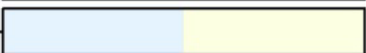
INTERIOR GROSS AREA		20,301 SF
VERTICAL PENETRATIONS		1,008 SF
RENTABLE AREA		19,293 SF

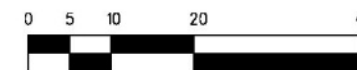


# AREA BREAKDOWN - TYPICAL UPPER FLOOR

PREVIOUS

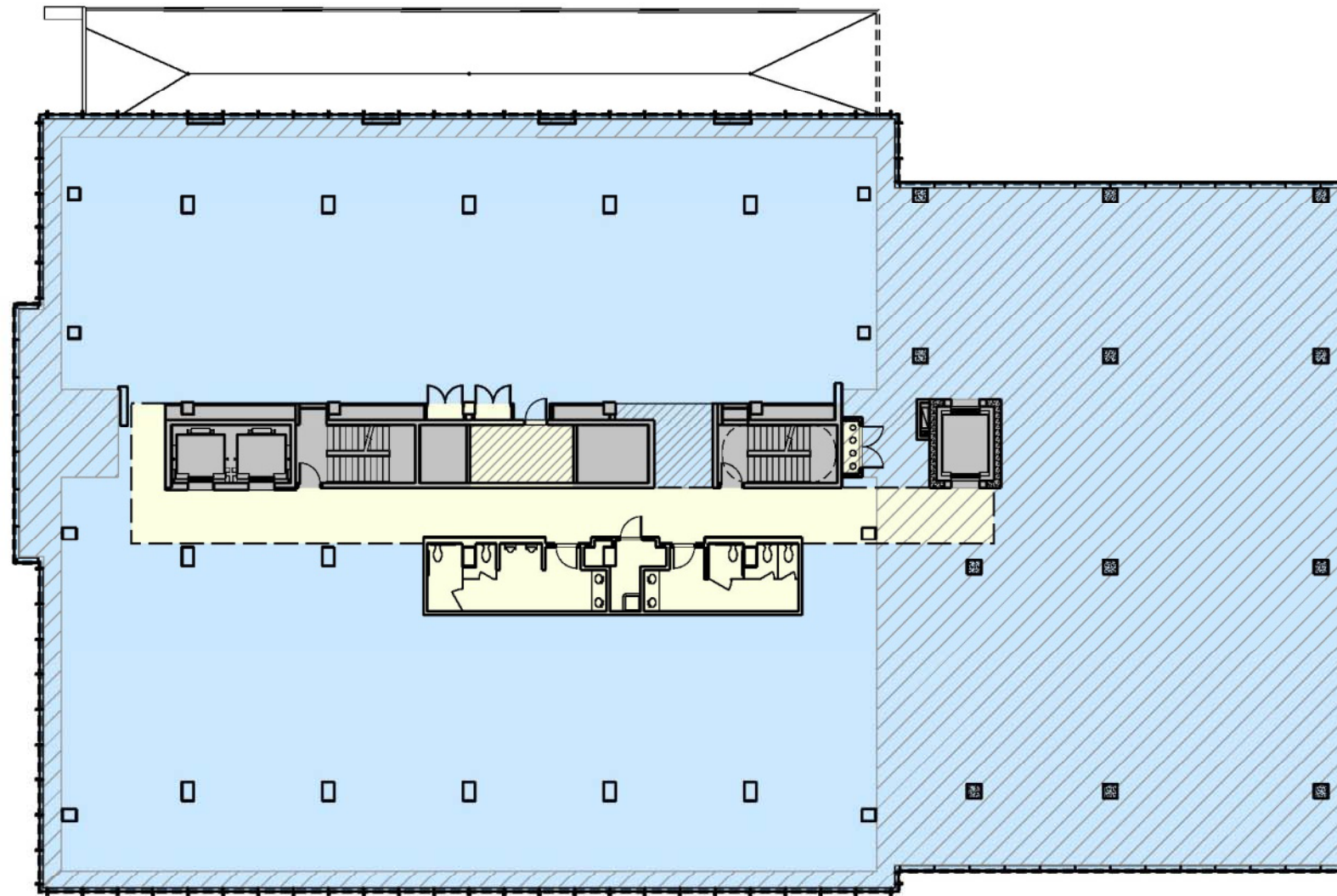




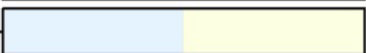
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VERTICAL PENETRATIONS		1,008 SF
RENTABLE AREA		15,977 SF

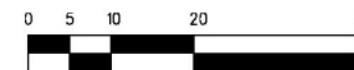


# AREA BREAKDOWN - TYPICAL UPPER FLOOR

# EXTENDED FLOOR PLATE



INTERIOR GROSS AREA		19,920 SF
VERTICAL PENETRATIONS		1,008 SF
RENTABLE AREA		18,912 SF



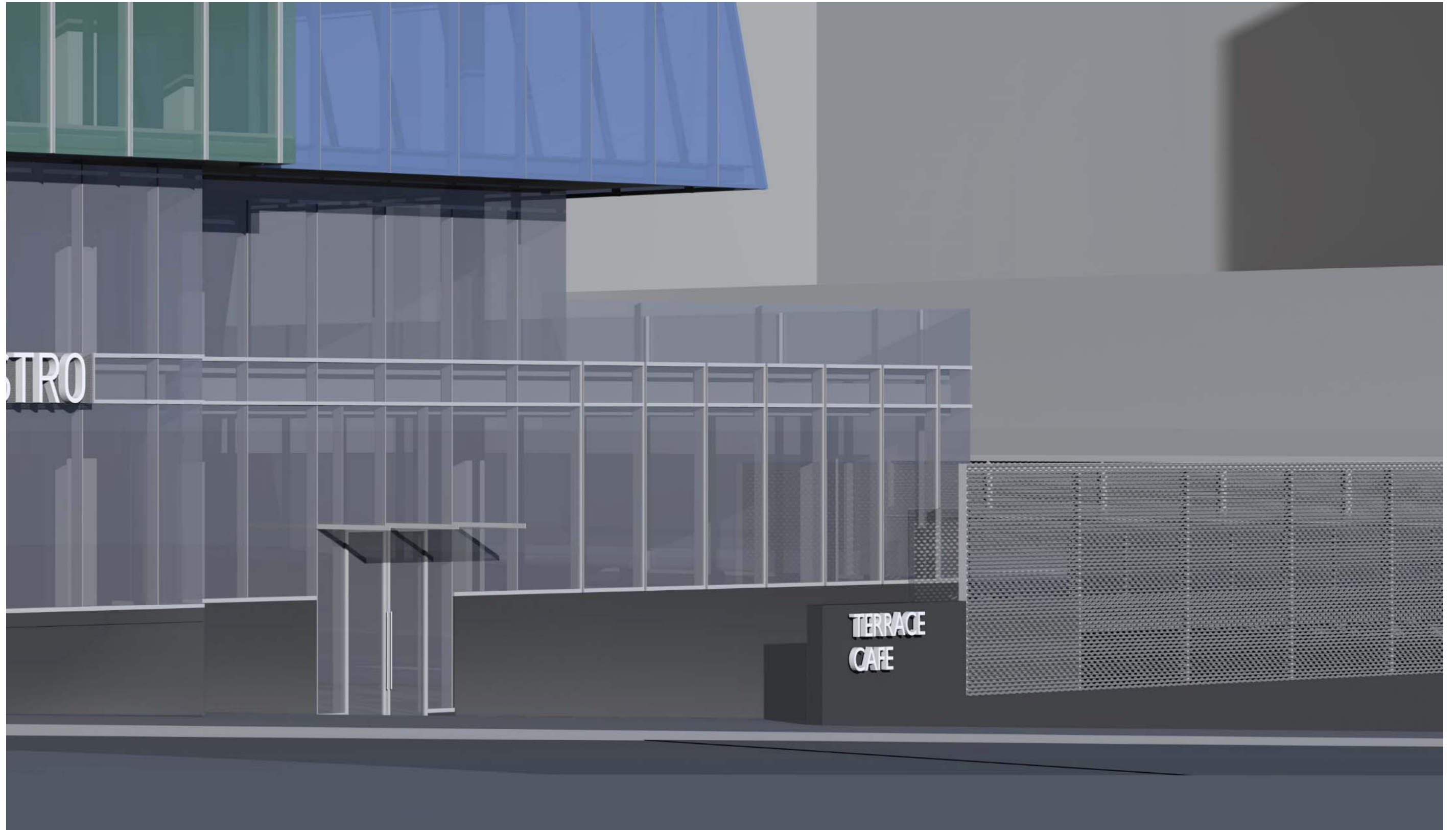


# IV. THE PARKING EXIT STAIR ALONG CARROLL STREET HAS BEEN REWORKED

The former stair design created an exit into the existing tunnel underneath Carroll Street, which would have been confusing to evening and weekend users and compromised building security. Because the exist stair doors from the parking ramp need to always open, the warm tunnel would have been a magnet for the homeless during cold weather.

The new stair configuration exits at the sidewalk on Carroll Street immediately adjacent to the new restaurant entrance and will be far easier and safer for after-hours use by people who do not park at the ramp every day.



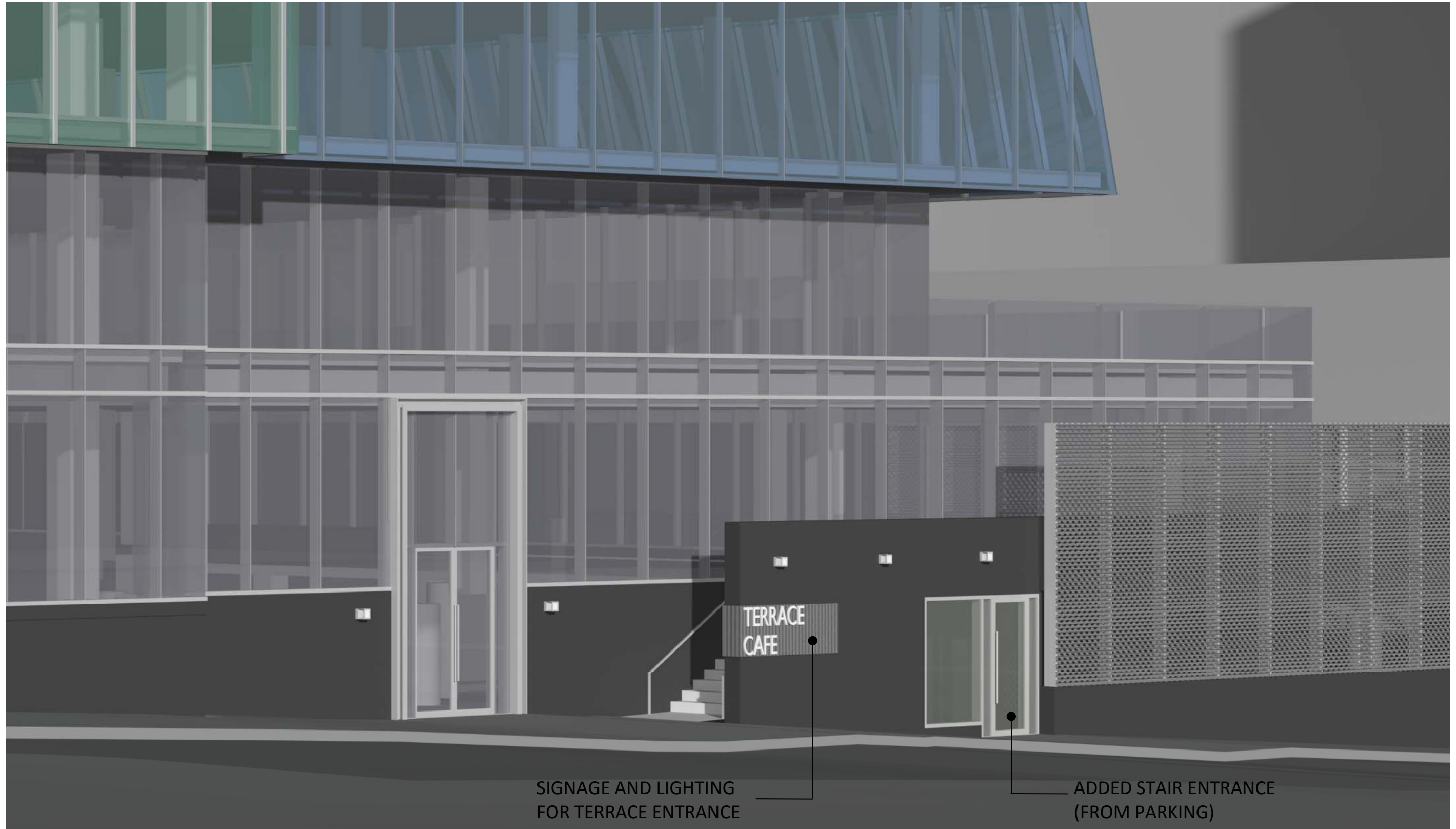


ANCHOR BANK building  
FEBRUARY 26, 2014

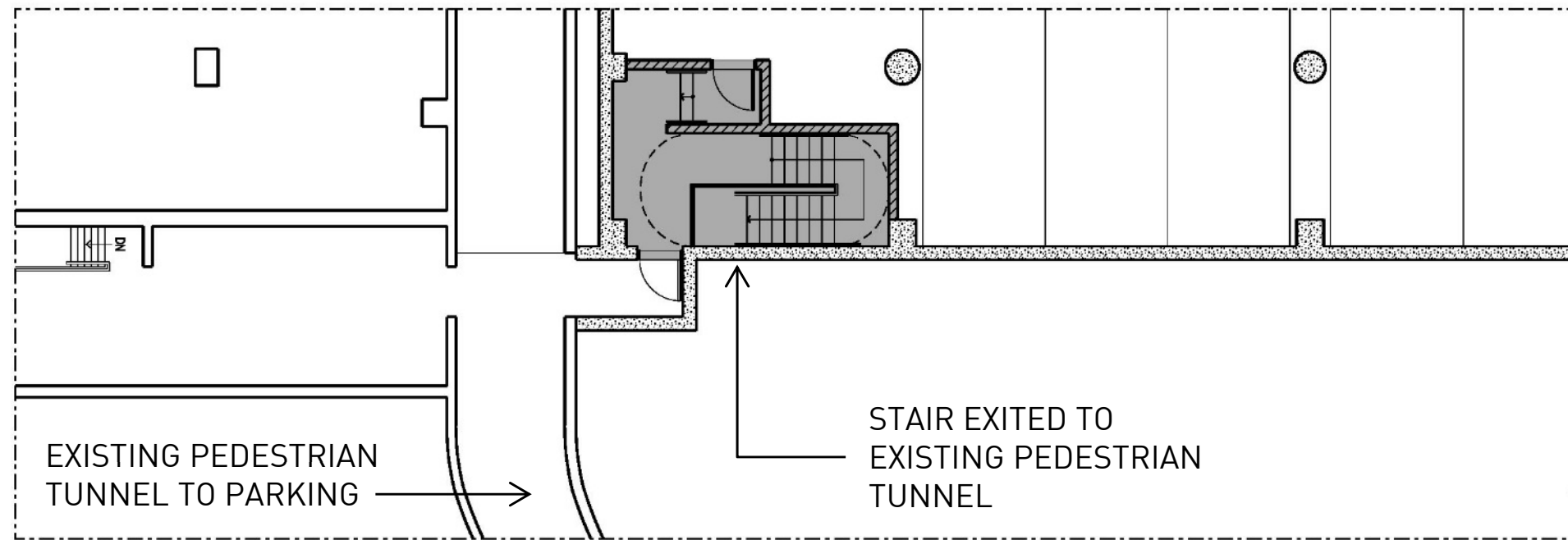


Urban Land Interests

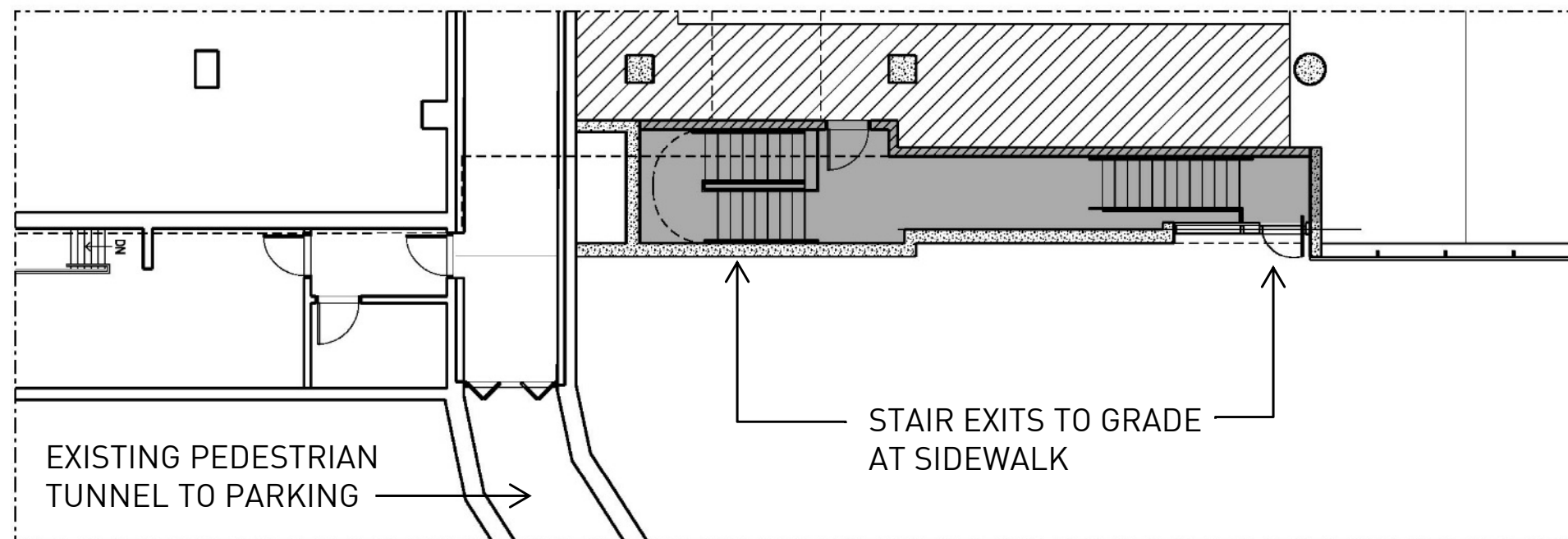




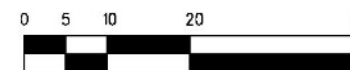
# CARROLL ENTRANCE DETAIL



PREVIOUSLY APPROVED



NEW PROPOSAL



V.

THE DESIGN OF THE PARKING EXIT STAIR AT  
THE CORNER OF CARROLL & DOTY STREETS  
HAS BEEN IMPROVED TO BE MORE  
CONSISTENT WITH THE SOPHISTICATED  
DESIGN OF THE BUILDING



# CORNER PARKING STAIR ENTRANCE DETAIL

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## PREVIOUSLY APPROVED



## NEW PROPOSAL



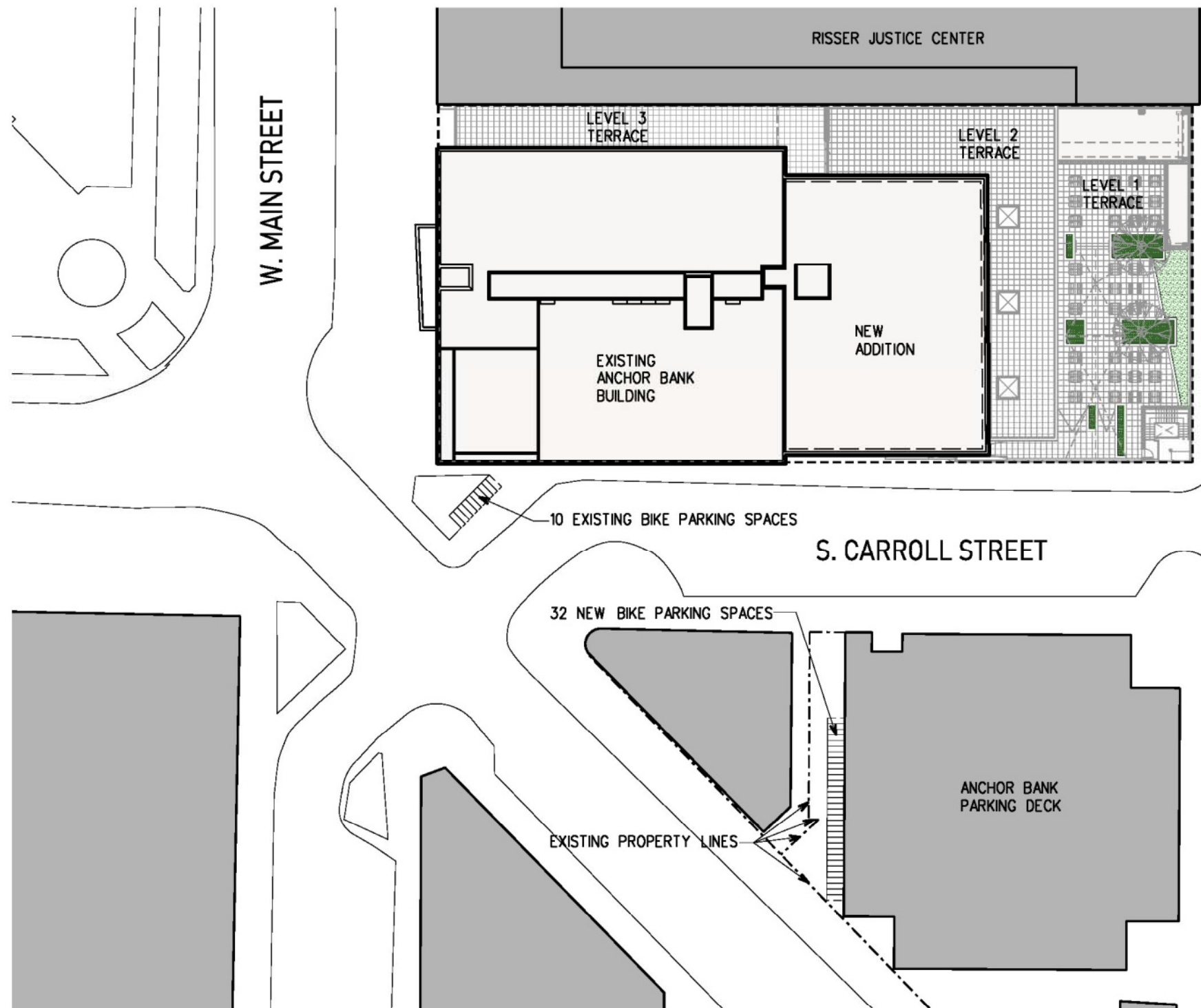
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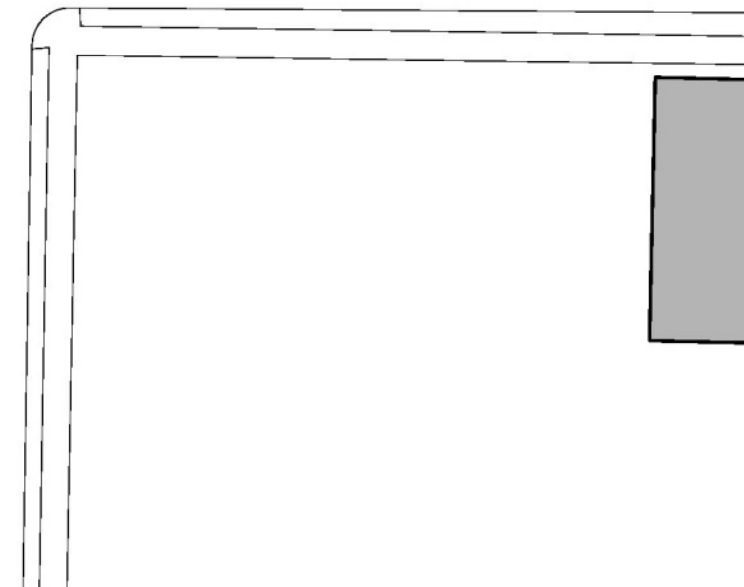
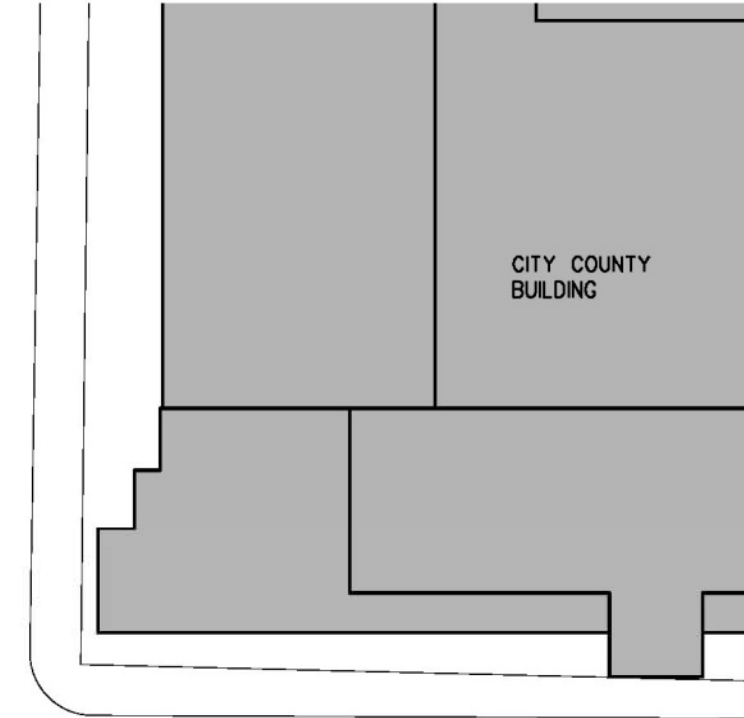
Urban Land Interests



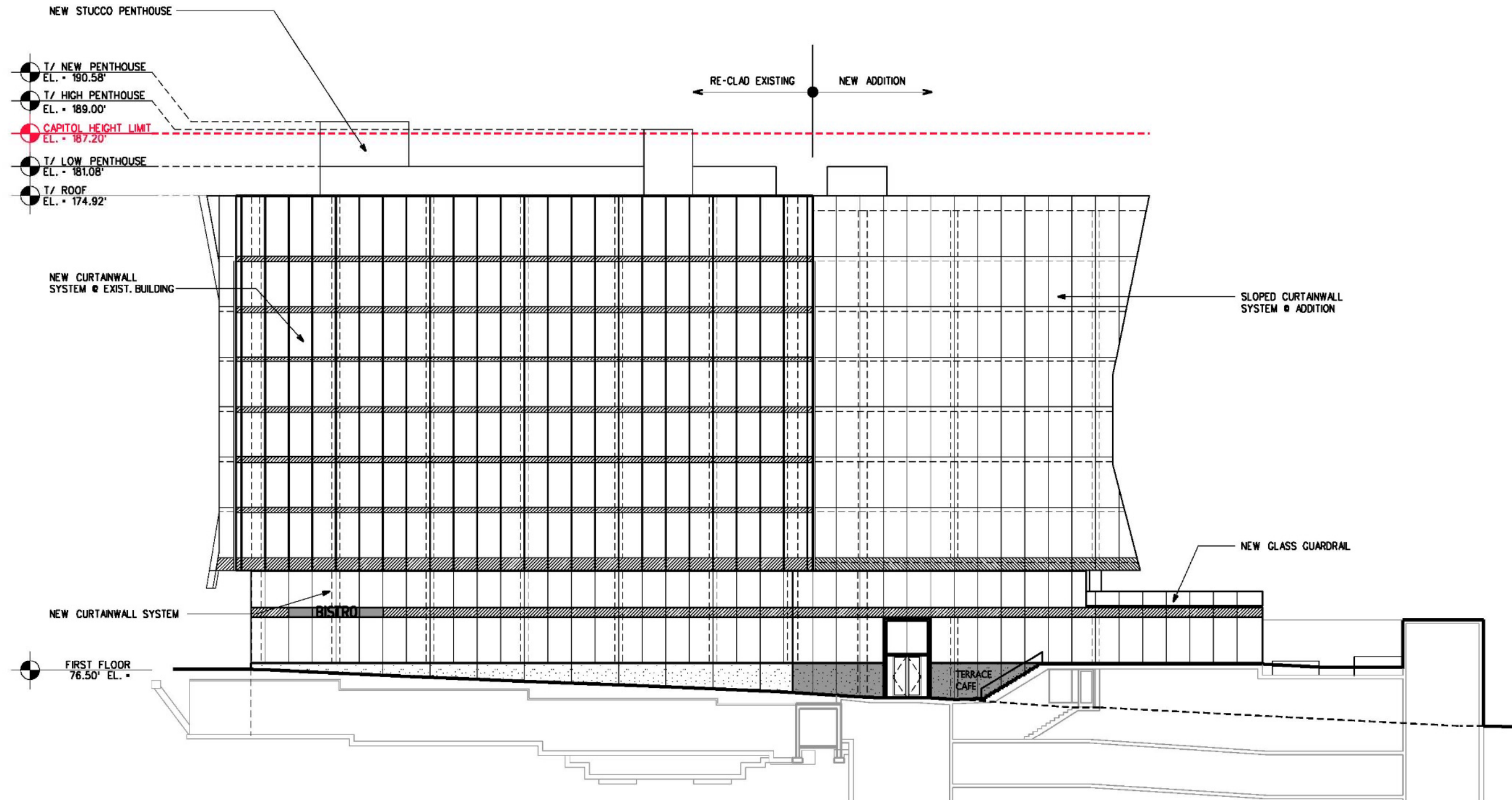
# SITE PLAN



W. DOTY STREET

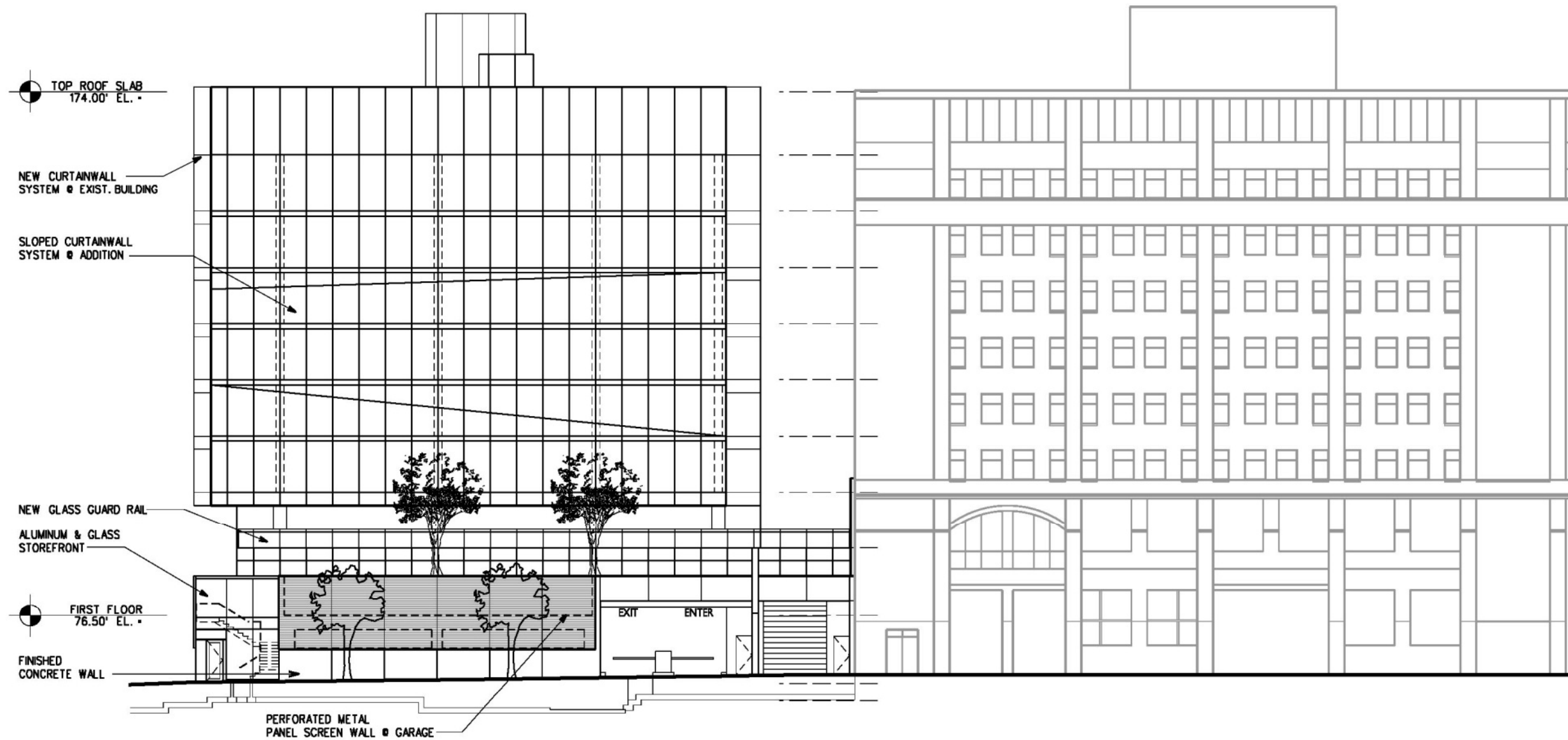


# WEST ELEVATION





# SOUTH ELEVATION



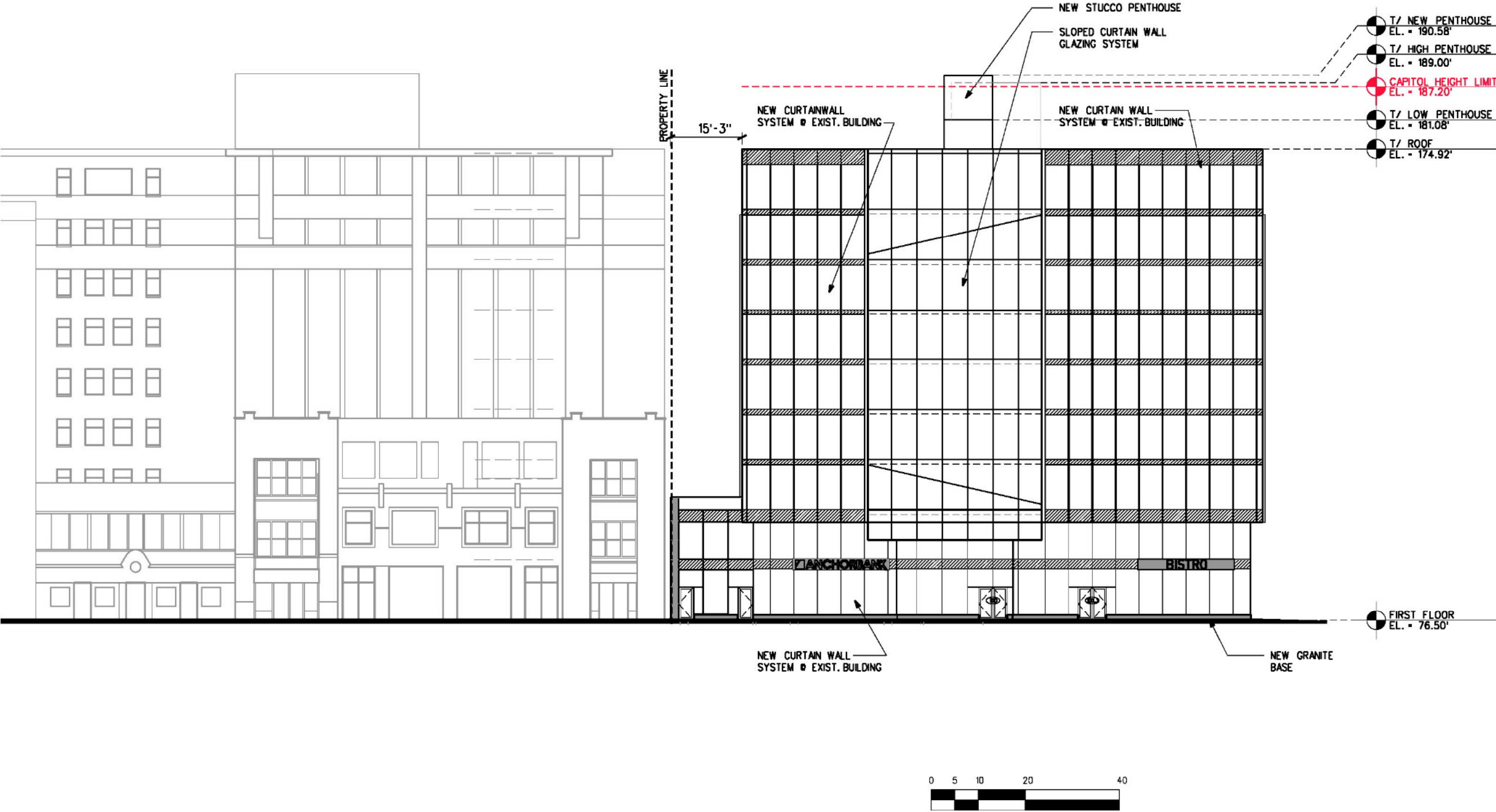
ANCHOR BANK building  
FEBRUARY 26, 2014



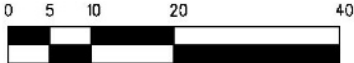
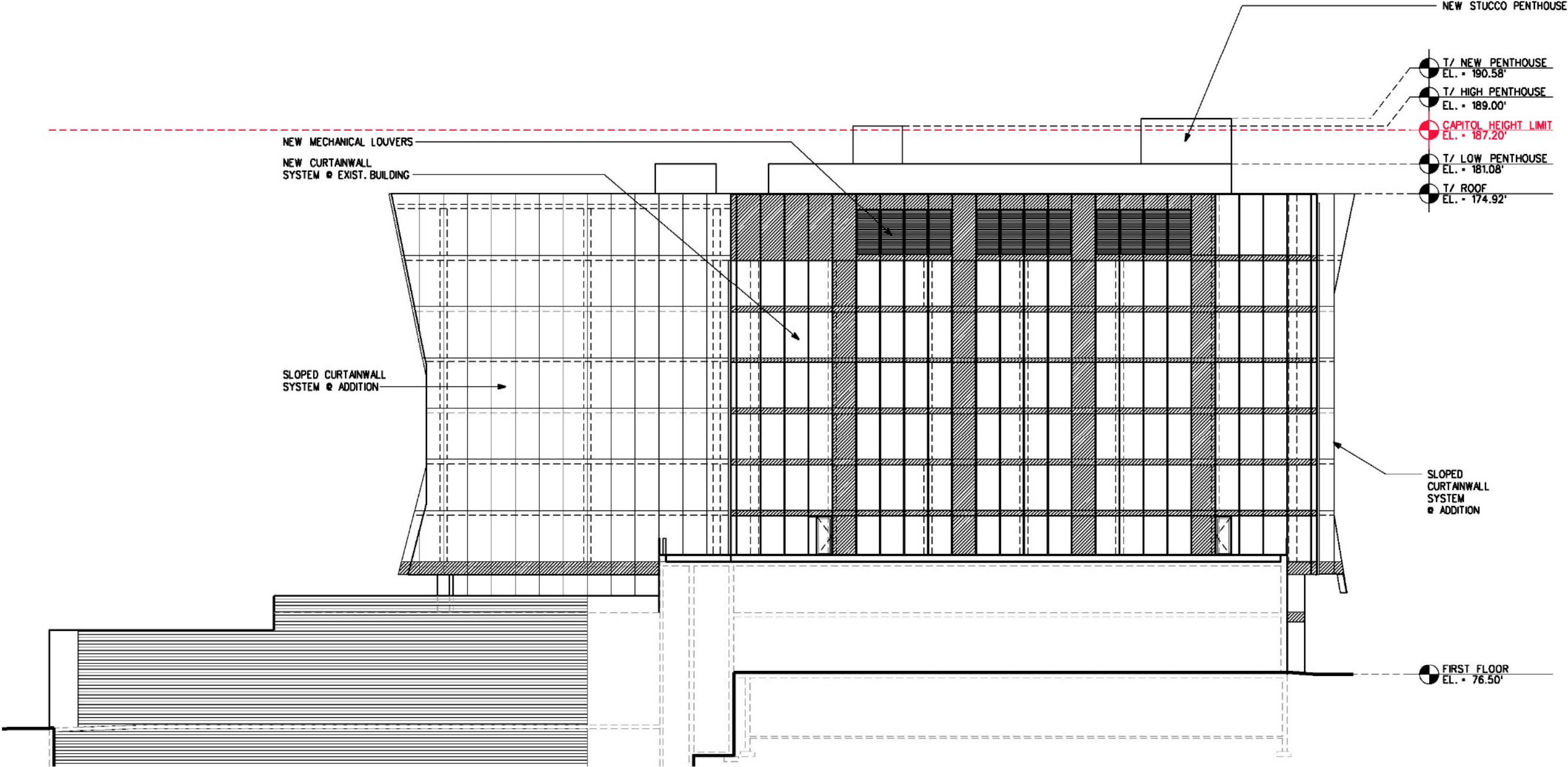
Urban Land Interests



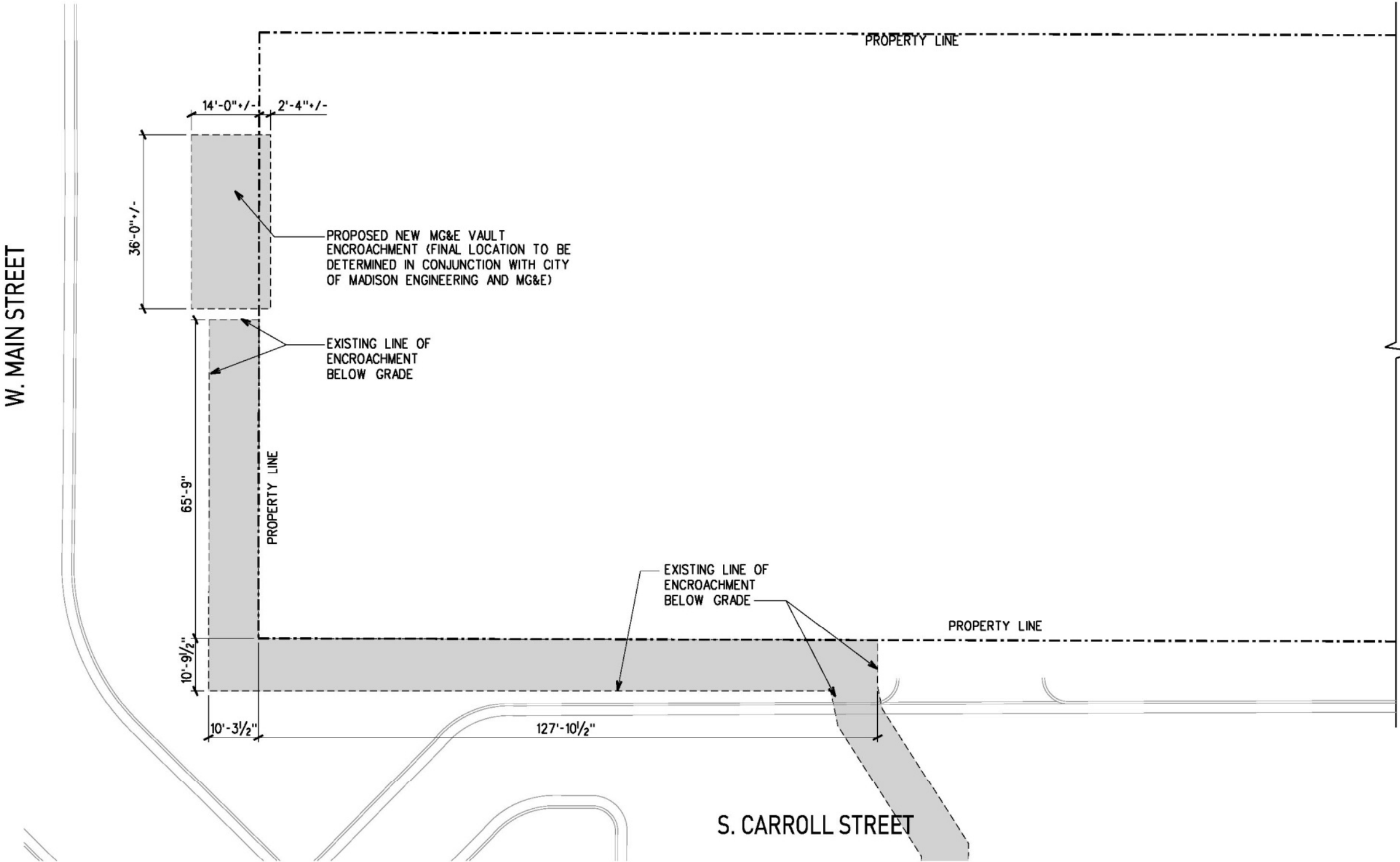
# NORTH ELEVATION



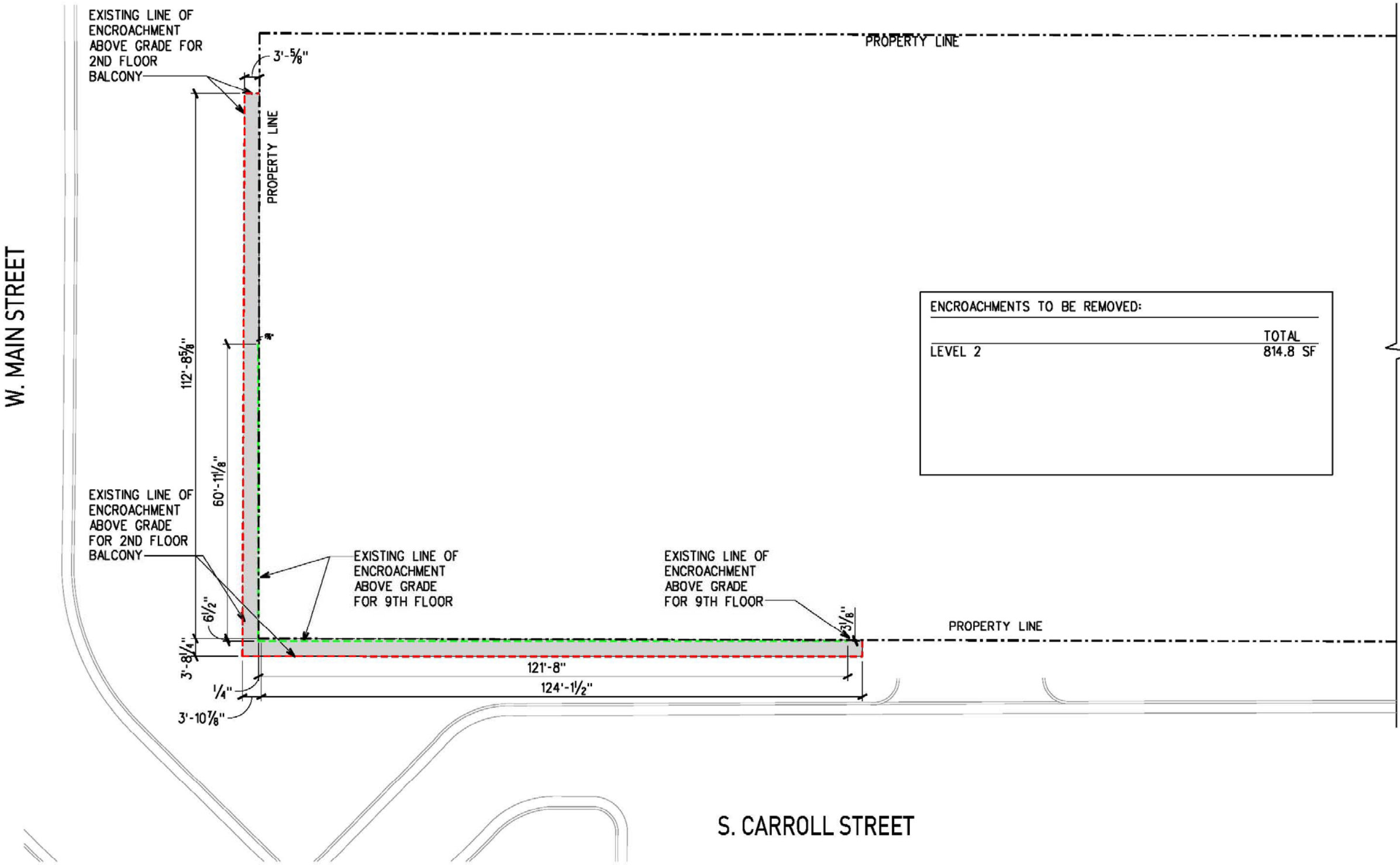
# EAST ELEVATION



# EXISTING & PROPOSED BELOW GRADE ENCROACHMENT DIAGRAM



# EXISTING ENCROACHMENT DIAGRAM



# PROPOSED ENCROACHMENT DIAGRAM

