

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

AGENDA ITEM # _____
Project # 04195

DATE SUBMITTED: <u>9/13/06</u>	Action Requested
UDC MEETING DATE: <u>9/20/06</u>	<input type="checkbox"/> Informational Presentation
	<input type="checkbox"/> Initial Approval and/or Recommendation
	<input checked="" type="checkbox"/> Final Approval and/or Recommendation

PROJECT ADDRESS: Block 51 - Capitol West

ALDERMANIC DISTRICT: 4

OWNER/DEVELOPER (Partners and/or Principals) ARCHITECT/DESIGNER/OR AGENT:
Block 51, LLC The Alexander Company, Inc.
C/O The Alexander Company, Inc. Thomas Miller

CONTACT PERSON: Thomas Miller
 Address: 145 E. Badger Rd, Suite 200
Madison, WI 53713
 Phone: 608-258-5580
 Fax: 608-258-5599
 E-mail address: tcm@alexandercompany.com

11:25 a.w.



TYPE OF PROJECT:
(See Section A for:)

- Planned Unit Development (PUD)
- General Development Plan (GDP)
- Specific Implementation Plan (SIP) Major Alteration
- 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. Alan Martin
City of Madison
Planning & Development
215 Martin Luther King Jr. Blvd
PO Box 2985
Madison, WI 53701

September 13th, 2006

Re: URBAN DESIGN SUBMITTAL
Capitol West SIP – Major Alteration
FINAL APPROVAL APPLICATION

Dear Mr. Martin:

This letter is submitted together with plans, legal description, and zoning text, and Initial Approval report for Urban Design Commission consideration of approval of the proposed Alteration to the SIP for the above noted development. This project has received Initial Approval from the UDC with 5 conditions. This application requests Final Approval and includes specific information on each of the UDC's five conditions of Initial Approval.

Project: Capitol West – Phase I: **Alteration to the SIP**
Block 51, bounded by West Washington Avenue, South Henry Street, West Main Street and Broom Street

Developer: The Alexander Company
145 East Badger Road, Suite 200
Madison, WI 53713
Office: (608) 258-5580
Fax: (608) 258-5599
Contact: Thomas Miller

Five Conditions of Initial Approval

- 1) Add bike racks at mews. We have added two additional bike racks at the entrance to the Mews along Henry Street for a total of 28 Visitor Bike Parking Stalls on site. These added bike racks can be seen on Sheet 2 attached.
- 2) Add Public Seating at Henry Street. We have provided two benches for public seating along Henry Street at grade. The location of these benches can be seen on Sheet 1, and the specification is attached as well.
- 3) Increase caliper/height of plantings along Henry Street landscape bed. The sizes of the initial plantings along Henry Street, at the landscape bed adjacent to the building, have been increased. The type and size of plantings can be seen on Sheet 1 attached.

- 4) Add back 4 of 5 overhead trellises at Capitol Court Townhomes. We have added back 4 of the original 5 overhead trellises across the mews at the location of the Capitol Court Townhomes. These can be seen on Sheet 2.
- 5) Add storefront glazing in north face of East Masonry Tower. Storefront glazing has been included in the Eastern Masonry Tower at the first floor retail. This glazing, in the north face of the Tower, can be seen in Sheet 4.

As can be seen in the attached UDC report from the Meeting of August 9th, all other items have been approved as presented. We are hopeful that the information provided herein is sufficient for Final Approval of the Capitol West Phase 1 Alteration to the SIP.

Thank you for your time in reviewing this proposal.

Regards,

A handwritten signature in black ink, appearing to read 'T. Miller', with a long horizontal flourish extending to the right.

THE ALEXANDER COMPANY, Inc.
Thomas Miller
Development Project Manager

Cc: Natalie Bock
File

Attachments

CAPITOL WEST
PHASE 1

BLOCK 51 - MADISON, WI

Owner:

THE ALEXANDER COMPANY, INC.



landscape architecture
planning
urban design
civil engineering
environmental science

JJR, LLC

625 WILLIAMSON STREET,
MADISON, WISCONSIN 53703
608.251.1177 T
608.251.6147 F
www.jjr-us.com



PROJECT NORTH

DRAWING TITLE

PHASE 1 - HENRY ST. PLANTING
REVISION

09/13/0006

ISSUE DATE

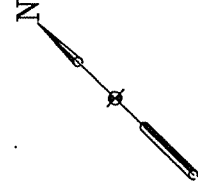
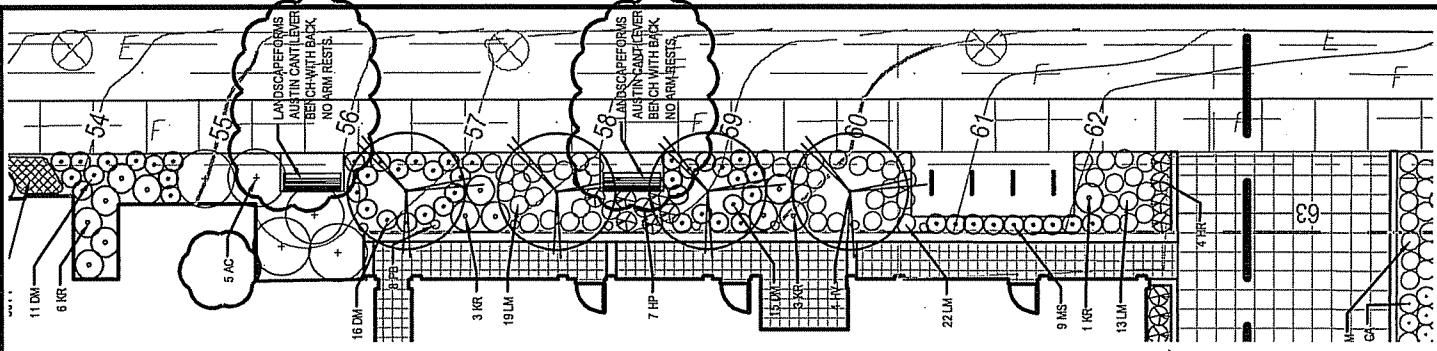
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SCALE

24589

PROJECT NUMBER

DRAWING NUMBER



PLANT LIST						
SYM.	SCIENTIFIC NAME	COMMON NAME	SIZE	ROOT QUANT.	COMMENTS	
CANOPY DECIDUOUS TREES						
-	Street Trees		2 1/2" Cal.	BB	4	Species / Layout by City Forester
ORNAMENTAL TREES						
HV	<i>Hamamelis vernalis</i>	'Autumn Embers'	4' Ht.	BB	4	See Plan
DECIDUOUS SHRUBS						
AC	<i>Amelanchier canadensis</i>	'Prince William'	42" Ht.	CONT.	5	42" O.C., See Plan
CB	<i>Cotoneaster trilobatus</i>	'Blackburn'	18" Ht.	CONT.	24	42" O.C., See Plan
VT	<i>Viburnum trilobum</i>	'Alfredo'	30" Ht.	CONT.	5	60" O.C., See Plan
GROUNDCOVERS AND PERENNIALS						
AF	<i>Astilbe x arendsii</i>	'Federsee'	#1	CONT.	18	24" OC
CA	<i>Calamagrostis acutiflora</i>	'Karl Foerster'	#1	CONT.	41	24" OC
CV	<i>Coreopsis verticillata</i>	'Golden Showers'	#1	CONT.	11	24" OC
DM	<i>Dryopteris marginalis</i>		#1	CONT.	65	24" OC
GM	<i>Geranium macrorrhizum</i>		#1	CONT.	24	24" OC
HR	<i>Hemerocallis</i>		#1	CONT.	109	24" OC
HH	<i>Hemerocallis</i>		#1	CONT.	37	24" OC
HP	<i>Hemerocallis</i>		#1	CONT.	33	24" OC
KR	<i>Hosta 'Krosse Regal'</i>		#1	CONT.	26	36" OC
HS	<i>Hosta 'Sum and Substance'</i>		#1	CONT.	13	36" OC
LM	<i>Lamium maculatum</i>	'Chequers'	#1	CONT.	169	24" OC
LH	<i>Lonicera heckrottii</i>	'Goldflame'	#1	CONT.	12	See Plan
MS	<i>Matteuccia struthiopteris</i>		#1	CONT.	16	24" OC
MP	<i>Miscanthus sinensis</i>	'Purpurascens'	#1	CONT.	44	36" OC
NF	<i>Nepeta x faassenii</i>		#1	CONT.	50	24" OC
PT	<i>Pachyandra terminalis</i>		3"	CONT.	106	8" OC
PB	<i>Parthenocissus tricuspidata</i>		#1	CONT.	10	See Plan
PQ	<i>Parthenocissus quinquefolia</i>		#1	CONT.	20	See Plan
RF	<i>Rudbeckia fulgida</i>	'Goldsturm'	#1	CONT.	110	24" OC
SA	<i>Sedum spectabile</i>	'Autumn Joy'	#1	CONT.	14	24" OC
SS	<i>Schizachyrium scoparium</i>		#1	CONT.	18	24" OC

HENRY ST. PLANTING REVISION - BENCH ADDITION

SCALE: 1" = 20'-0"

CAPITOL WEST
PHASE 1

BLOCK 51 - MADISON, WI

Owner:

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PROJECT NORTH

DRAWING TITLE

PHASE 1 - MEWS CABLE TRELLIS
- ADDITIONAL HENRY ST. BIKE
RACKS

ISSUE DATE

09/13/0006

SCALE

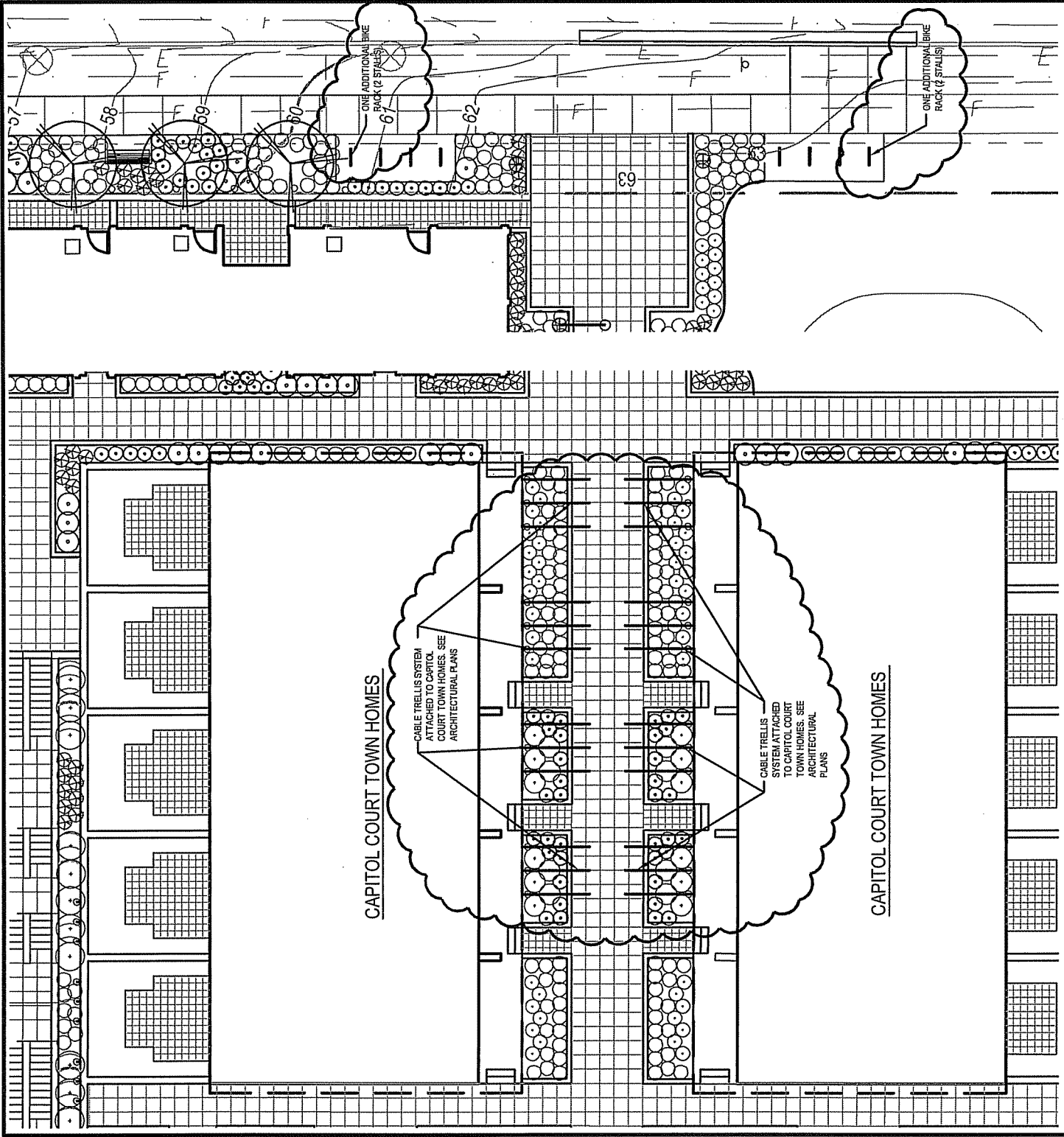
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PROJECT NUMBER

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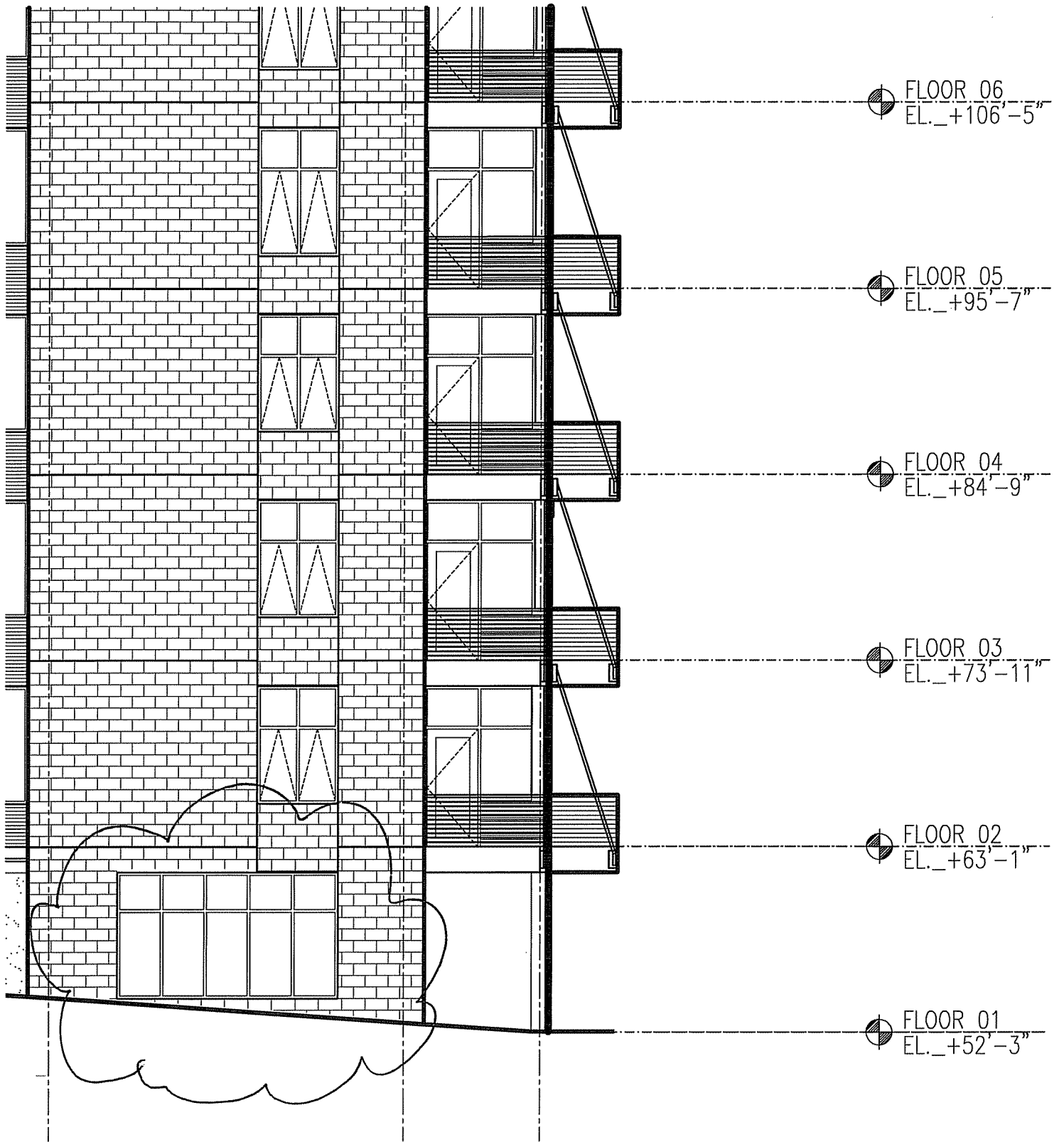
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MEWS CABLE TRELLIS & ADDITIONAL BIKE RACKS ON HENRY ST.

SCALE: 1" = 20'-0"

1



DIMENSION IV-MADISON

Architecture, Engineering and Interior Design

313 West Beltline Hwy., Suite 161

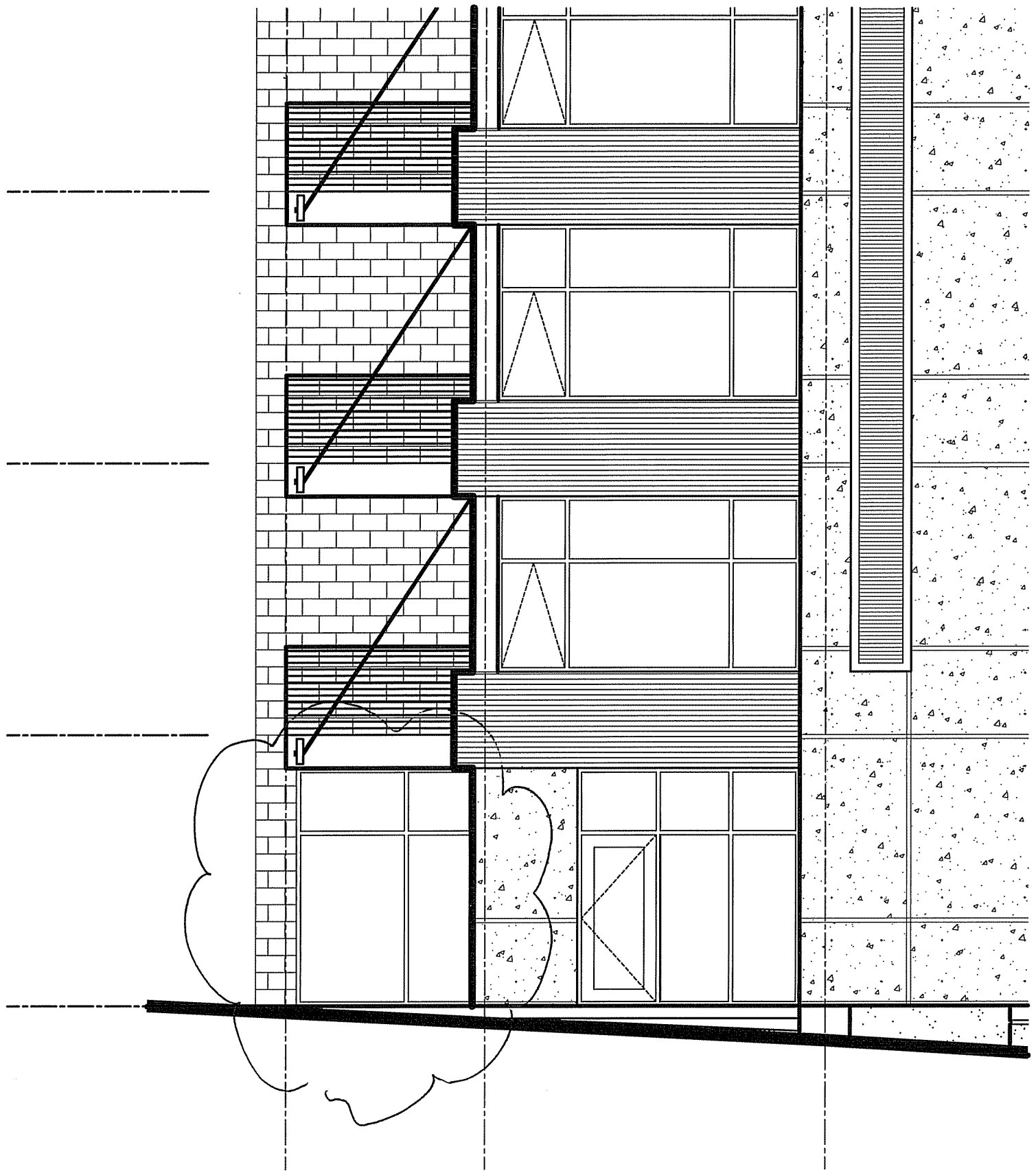
Madison, WI 53713

phone (608) 229-4444 fax (608) 229-4445

CAPITOL WEST
309 W. WASHINGTON AVE.

**PARTIAL
 ELEVATION
 EAST**

SHEET 3



DIMENSION IV-MADISON

Architecture, Engineering and Interior Design

313 West Beltline Hwy., Suite 161

Madison, WI 53713

phone (608) 229-4444 fax (608) 229-4445

CAPITOL WEST
309 W. WASHINGTON AVE.

PARTIAL
ELEVATION
NORTH

SHEET 4

PROPOSED ZONING TEXT: PUD – SIP
 CAPITOL WEST – PHASE I
 BLOCK 51 MADISON, WI
 SIP ALTERATION – July 12th 2006

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 construction of approximately 400 dwelling units, up to 20,000 gsf of retail, up to 105,000 gsf of commercial office (of which 82,520 is existing) and approximately 942 parking spaces (of which 707 are existing). This development will be phased as identified below. Each of the components is described in detail in the original Letter of Intent. Please note that this SIP application is submitted to finalize the zoning text for each Phase of the development identified below. Also note that this Specific Implementation Plan contemplates the ongoing maintenance of two existing structures (345 W. Washington Ave and the existing Parking Ramp with a new address of 80 Washington Place) as their current uses.

• **Components included in this SIP:**

Phase I (173 Residential Units, up to 12,000 sf of Retail, Parking and Ex'g Office)

- 309 W. Washington Avenue - Residential & Retail: 126 Units – 195,772 GSF
 (Up to 12,000 GSF of Retail in 309 West Washington)
- Courtyard Townhomes: Residential 10 Units – 17,500 GSF
- Washington Rowhouses: Residential: 5 Units – 9300 GSF
- Below Grade Parking Structure: 216 Stalls – 90,000 GSF
- Main Street Condominiums: Residential: 9 Units – 16,200 GSF
- Broom Street Condominiums: Residential: 23 Units – 27,250 GSF
- 345 W. Washington Avenue: Existing Office – 82,520 GSF
- 345 W. Washington Avenue: Existing Parking – 190 Stalls
- Main Street Parking Ramp: Existing 517 Stalls
- Site Improvements and Landscaping
 - Washington Row
 - Capitol Mews from South Henry to Washington Row
 - Selected Streetscapes per City of Madison Documents and Developer Agreement

Parking Tally

Surface Parking Washington Place	19 Auto Stalls
27 Washington Place Ramp	216 Auto Stalls
80 Washington Place Ramp (Ex'g)	517 Auto Stalls (existing)
345 West Washington	190 Auto Stalls (existing)
Total	872 Auto Stalls*

*Of the total, 23 stalls are accessible and 8% are Small Car Stalls

Bike Parking Tally (Note: there are options for residents to install additional stalls)

309 West Washington	107 Bike Stalls
309 Retail	8 Bike Stalls - Surface
Capitol Court	20 Bike Stalls
Main Street Townhomes	10 Bike Stalls
Broom Street Lofts	23 Bike Stalls
Total (min. available to city standard)	168 Bike Stalls

• Components to be included in future SIPs

Phase II

306 West Main Street – Residential and Retail Mixed Use Building
Additional Site Improvements and Landscaping

Phase III

333 West Washington Avenue – Residential with structured parking
345 West Washington Avenue Expansion – Up to 105,000 GSF Total
Additional Site Improvements and Landscaping
Capitol Mews from Washington Row to Broom Street
Pedestrian Bridge across Washington Place

- B. **Permitted Uses:**
1. Those uses that are stated in all Residential, C-2 and C-4 Commercial & O-2 Office Zoning Districts (as modified herein and by the submitted architectural and site plans).
 2. Uses accessory to permitted uses as listed above
 3. Maintenance of existing buildings for current uses is permitted by this SIP
 4. Maintenance of existing buildings on lots designated for future uses is permitted by this SIP.
- C. **Lot Area:** Refer to the CSM and the submitted architectural plans for Lot Areas for each specific component.
- D. **Floor Area Ratio:**
1. Floor area ratios will comply with the submitted and recorded architectural plans for each component.
 2. Maximum building height shall be limited by the Capitol View Preservation Limit as defined in Chapter 28.04(14)(b) of the Madison General Ordinances. The maximum number of stories shall be defined as shown on the submitted architectural plans for each component.
- E. **Yard Area Requirements:** Yard areas will be provided as shown on the submitted site plan and landscape plan.
- F. **Landscaping:** Site Landscaping will be provided as shown on the submitted site and landscape plans.
- G. **Accessory Off-Street Parking & Lodging:** Accessory off street parking will be provided as described above and as shown on the site plan and architectural drawings of each component.
- H. **Lighting:** Site Lighting will be provided as shown on the attached lighting plan.
- I. **Signage:** Signage will be allowed as per Chapter 31 of the Madison General Ordinances, as it relates to the C2 Zoning District as approved by the Urban Design Commission and /or its Designee (Secretary), and as outlined in the future administrative amendments to existing SIPs for each phase of the proposed development as tenants are identified.

- J. **Family Definition:** The family definition of this PUD-GDP shall coincide with the definition given in chapter 28.03(2) of the Madison General Ordinances for the R-6 Zoning District.
- K. **Alterations and Revisions:** No alteration or revision to 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.

Note: Modifications from the GDP and this SIP will be addressed in future SIP applications for each Phase.

- L. **Additional Urban Design Commission Conditions:**
- Light colored roofing material shall be used at the Broom Street Lofts including the parapets.
 - Architectural Grilles shall be provided to screen the PTAC HVAC Units at the Broom Street Lofts
 - HVAC Compressors and/or Condensers for the Main Street Townhomes shall be located within the units or within the Parking Ramp where possible.
 - All rooftop mechanicals shall be screened in a manner acceptable to the Urban Design Commission
- M. **13' Broom Street Transportation Setback:** The owner of the Broom Street Lofts lot shall be financially responsible for the removal of site improvements within the 13' setback area at such time as the City of Madison acquires and improves the setback area.
- N. **13' Broom Street Transportation Setback – Balcony Encroachments:** Balconies at units 202, 302, 402, 203, 303, 403, 205, 305 and 405 of the Broom Street Lofts at 15 South Broom Street have been approved by Plan Commission and City Council with a 4' infringement into the 13' Transportation Setback. The applicant acknowledges that an application for privilege in the public right-of-way will be filed for the balconies that have been approved at such time as the City of Madison acquires and improves the setback area. At that time the balconies will be subject to the standard Privilege in Right-of-Way application process and standard Encroachment Agreement or standard Real Estate Lease Agreement.
- O. **Terrace Improvements:** Street Trees and Lighting in the terrace shall be addressed in a Developer's Agreement for each Phase of the project. The Developer's Agreement shall be executed prior to recording the SIP for each phase. Any additional improvements on the public right of way shall be identified in an encroachment agreement with the City Rea Estate Division.
- P. **Sanitary Storm:** All sanitary storm lines in the public right-of-way shall be built/installed per City of Madison plans and standards.
- Q. **Passenger Loading Areas:** The approval of his facility does not include the approval of Passenger Loading Areas in the street right-of-way. Any loading areas shown on the plans will require additional City approval after the SIP is recorded.

- R. *Residential Parking Permits*: No residential parking permits will be issued for 306 West Main Street, 309 and 333 West Washington Avenue Market Rate Residents. All IZ residents will be eligible for Residential Parking Permits. This restriction shall be noted for the condominium documents for each listed project.

Exhibit A
Capitol West Legal Description

LEGAL DESCRIPTION BLOCK 51

A parcel of land located in the SE $\frac{1}{4}$, NW $\frac{1}{4}$, and NE $\frac{1}{4}$ of the NE $\frac{1}{4}$, all in Section 23, T7N, R9E, City of Madison, Dane County, Wisconsin being part of Block 51, Pritchette Plat of the City of Madison and all of Certified Survey Map No. 11143 more particularly described as follows:

Commencing at the most southeasterly corner of said Block 51, said point being mark by a drilled hole in the concrete and located at the intersection of the right of way line of South Broom Street and West Main Street; thence N 44° 21' 20" W, 74.01 feet to the point of beginning.

Thence continue N 44° 21' 20" W, 257.09 feet; thence N 45° 34' 18" E, 594.97 feet; thence S 44° 27' 25" E, 331.29 feet; thence S 45° 35' 20" W, 559.94 feet; thence N 42° 19' 41" W, 74.06 feet; thence S 45° 35' 39" W, 38.25 feet to the point of beginning. This parcel contains 4.5 acres.