

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

AGENDA ITEM # _____
Project # _____

DATE SUBMITTED: <u>FEB. 24 2010</u>	Action Requested
UDC MEETING DATE: <u>MAR. 03 2010</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: ONE SOUTH PINCKNEY STREET

ALDERMANIC DISTRICT: DISTRICT 4

OWNER/DEVELOPER (Partners and/or Principals) ARCHITECT/DESIGNER/OR AGENT:
PINCKNEY INVESTMENT GROUP LLC VALERIO DEWALT TRAH ASSOC.
BRADLEY A. BINKOWSKI DAVID JENNER JAHN
THOMAS M. NEUJAHN

CONTACT PERSON: BRADLEY A. BINKOWSKI
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- 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 Exterior Modifications for a New Retail Entrance on Pinckney Street, South Plaza Entrance and Reconstruction of the Tenney Outdoor Plaza

Application for Approval of Exterior Work by the Urban Design Commission

February 24, 2010

South Retail Entrance

Urban Land Interests plans to access the existing retail space on the ground floor of the US Bank Plaza, along South Pinckney Street. The proposed new retail entrance will be located in the curtainwall behind the existing flag poles (see attached photograph). The flagpoles will be removed and the existing building exit stair will be reconfigured to accommodate a pair of new aluminum and glass storefront doors. A small, free standing metal and frosted glass canopy will protect this new entrance (see attached canopy section).

This area inset from the public sidewalk will now include stone stairs and an accessible ramp. The stairs will be flanked by stone clad planter areas with plantings. The proposed, brushed stainless steel signage panel will be centered in the planter. Tenant signage will be mounted to the signage panel.

Tenney Outdoor Plaza Reconstruction

The Tenney Outdoor Plaza served as a construction staging area during the renovation and addition to the US Bank Plaza Building. The outdoor plaza will be reconstructed with new colored concrete paving and new trees will be planted in the existing metal tree planter grating. A low metal bar screen fence will define an outdoor seating area from the sidewalk. A new stair will provide access from the plaza up to a new aluminum and glass storefront door in the existing curtainwall system.

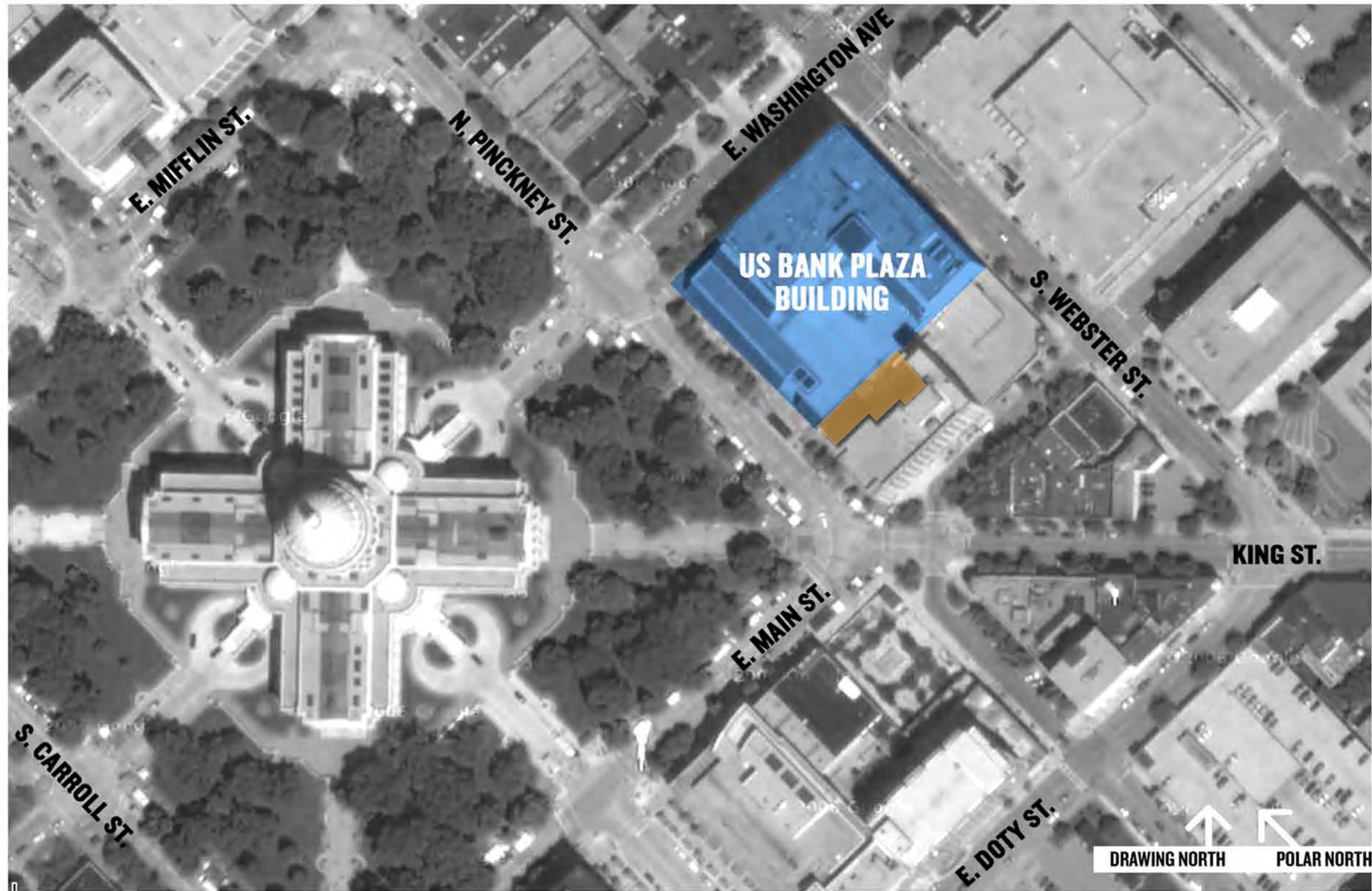
US BANK PLAZA

PROPOSED NEW RETAIL ENTRIES
AND OUTDOOR PLAZA RECONSTRUCTION

URBAN DESIGN COMMISSION SUBMISSION



Urban Land Interests



US BANK PLAZA
UDC SUBMISSION

LOCATOR MAP

OWNER : URBAN LAND INTERESTS
ARCHITECT : VALERIO DEWALT TRAIN ASSOCIATES



US BANK PLAZA
UDC SUBMISSION

**EXISTING AT
PROPOSED ENTRY**

OWNER: URBAN LAND INTERESTS
ARCHITECT: VALERIO DEWALT TRAIN ASSOCIATES



US BANK PLAZA
UDC SUBMISSION

EXISTING AT
OUTDOOR PLAZA

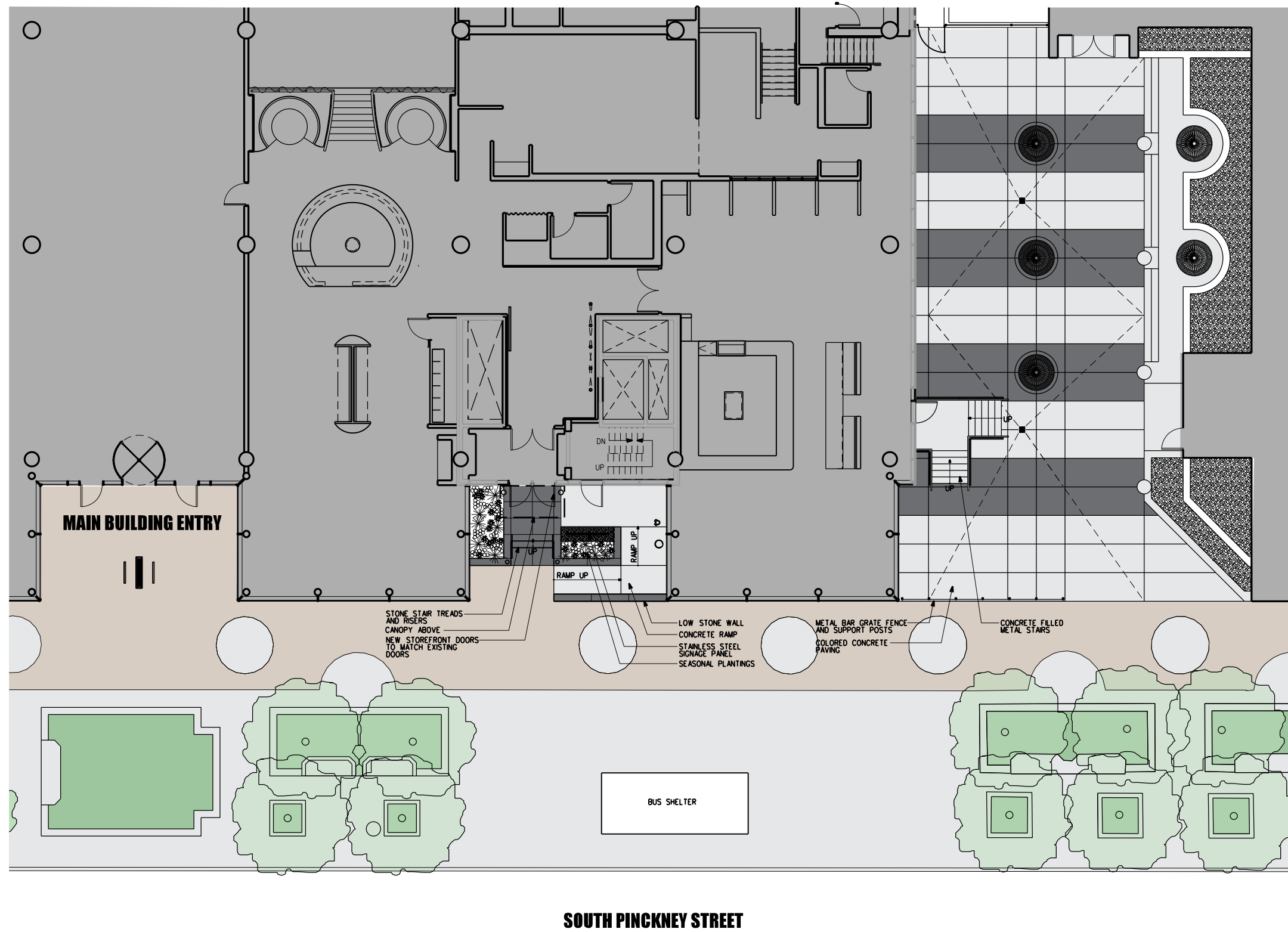
OWNER: URBAN LAND INTERESTS
ARCHITECT: VALERIO DEWALT TRAIN ASSOCIATES



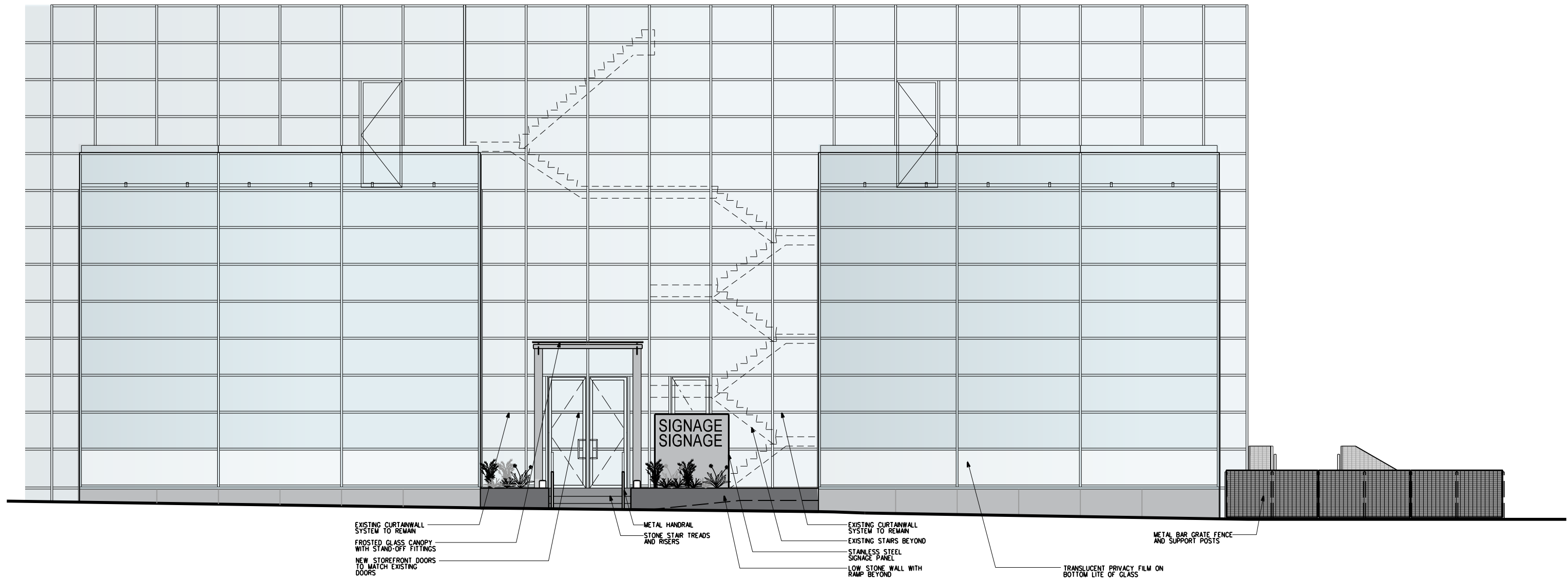
US BANK PLAZA
UDC SUBMISSION

EXISTING AT
OUTDOOR PLAZA

OWNER: URBAN LAND INTERESTS
ARCHITECT: VALERIO DEWALT TRAIN ASSOCIATES



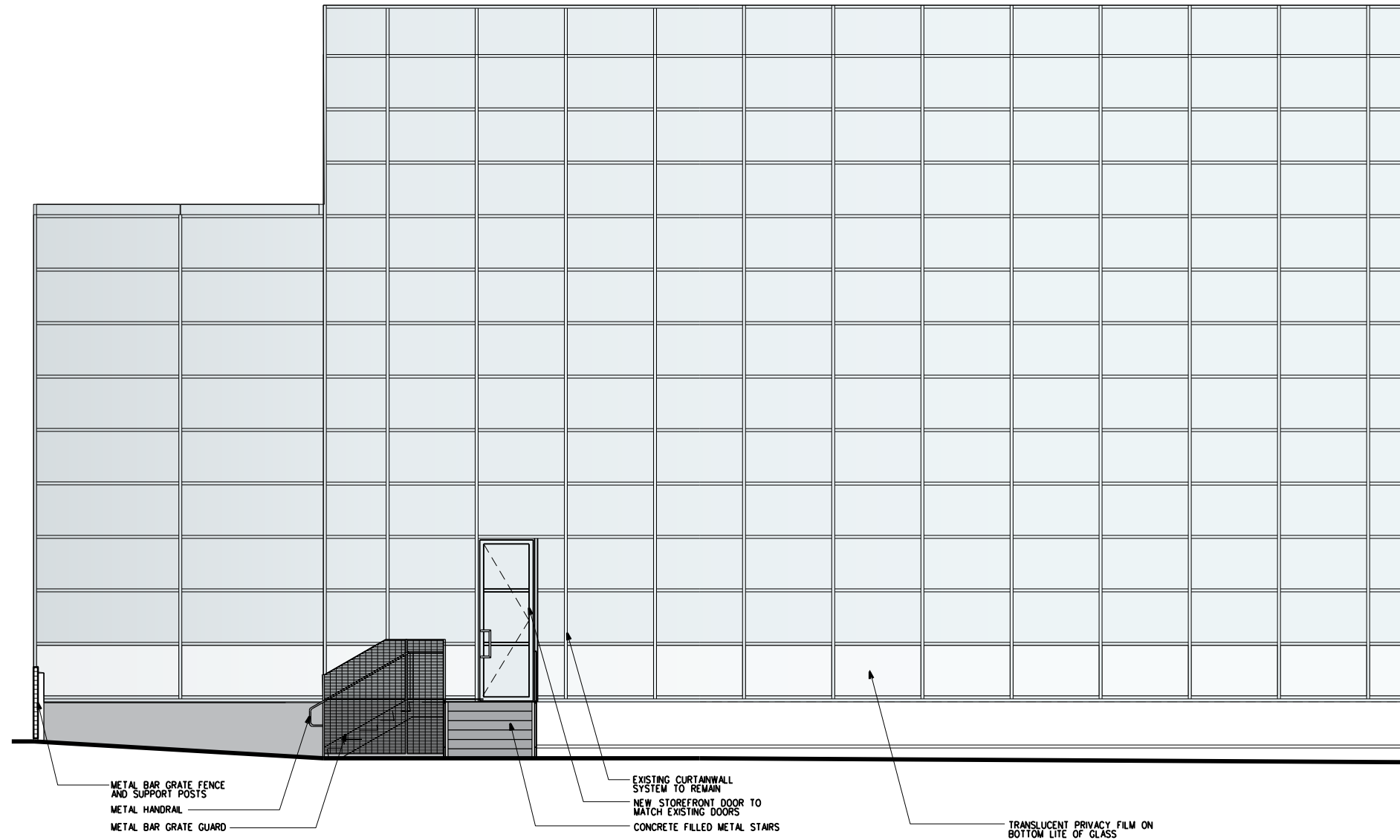
SOUTH PINCKNEY STREET



US BANK PLAZA
UDC SUBMISSION

WEST ELEVATION

OWNER: URBAN LAND INTERESTS
ARCHITECT: VALERIO DEWALT TRAIN ASSOCIATES



US BANK PLAZA
UDC SUBMISSION

SOUTH ELEVATION

OWNER: URBAN LAND INTERESTS
ARCHITECT: VALERIO DEWALT TRAIN ASSOCIATES

