URBAN DESIGN COMMISSION APPLICATION

UDC

City of Madison Planning Division Madison Municipal Building, Suite 017 215 Martin Luther King, Jr. Blvd. 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	2/21/22
Zoning District	12:00 PM Receive D
Urban Design District	
Submittal reviewed by _	
Legistar #	

1. Project Information

	Address:			
	Title:			
2.	Application Type (check all that	t apply) and Requested Date	e	
	UDC meeting date requested _			
	New development		r previously-approved development	
	Informational	Initial approval	Final approval	
3.	Project Type			
	Project in an Urban Design Di	strict	Signage	
	Project in the Downtown Core		Comprehensive Design Review (CDR)	
	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)		Signage Variance (i.e. modification of signage area, and setback)	height,
			Signage Exception	
Planned Development (PD) General Development Plan (GDP) Specific Implementation Plan (SIP) Planned Multi-Use Site or Residential Building Complex			Other	
			Please specify	
		idential Building Complex		
4.	Applicant, Agent, and Property	Owner Information		
	Applicant name		Company	
	Street address		City/State/Zip	
	Telephone		Email	
Project contact person			Company	
			City/State/Zip	
			Email	
	Property owner (if not applican	t)		
	Street address		City/State/Zip	
	Telephone		Email	

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 on Page 4 for plan details)

Filing fee

Electronic Submittal*

Notification to the District Alder

• Please provide an email to the District Alder notifying them that you are filing this UDC application. Please send this as early in the process as possible and provide a copy of that email with the submitted application.

Both the paper copies and electronic copies <u>must</u> 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 <u>udcapplications@cityofmadison.com</u>. 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 ______ on
- 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.

 Name of applicant ______
 Relationship to property ______

 Authorizing signature of property owner ______
 Date _______

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

Each submittal must include fourteen (14) 11" x 17" <u>collated</u> paper copies. Landscape and Lighting plans (if required) must be <u>full-sized and legible</u>. Please refrain from using plastic covers or spiral binding. SEA Design Letter of Intent 139 West Wilson February 21, 2022

Overview

The intent of the project is to create affordable workforce housing for those that want to live in downtown. The means by which we achieve this is thru A.) land use density, and B.) a design that maximizes efficiency while not sacrificing functionality. We believe that there is a strong need to not only provide this type of housing but to create a meaningful sense of place.

The proposed redevelopment of 139 West Wilson is a demolition of the existing multi-unit housing development and off-street parking and the creation of 335 residential units. The redevelopment proposal includes 3 on site vehicles as part of an on-demand use program. It will provide parking stalls to those that need or want them in the Dane county ramp. The site is in the Urban mixed-use (UMX) district and falls under the Capitol view preservation limit. The UMX does not require off street parking.

The UMX District is intended to provide opportunities for high-density residential and office uses in combination with limited retail and service uses designed to serve the immediate surroundings. The proposed use will require a conditional use approval since it is greater than 4 dwelling units.

Project Data

Lot Area:	17,218.4 SF / .39 acres	í
Dwelling units:	335 D.U.	
Lot Area/D.U.	51.4 SF/D.U.	
Building footprint:	9,840 SF	
Lot coverage:	12,128.4 SF / 70.4%	
Gross Square footage:	156,633.5 GSF	
Number of stories:	16	
Major Building Height:	163.8'	
3,620 SF open space garden	•	С
o '' I		~

- Community lounge
- On site laundry
- Fitness Center

- Car share recharge stations
- Community remote work center
- Mail and secure package room

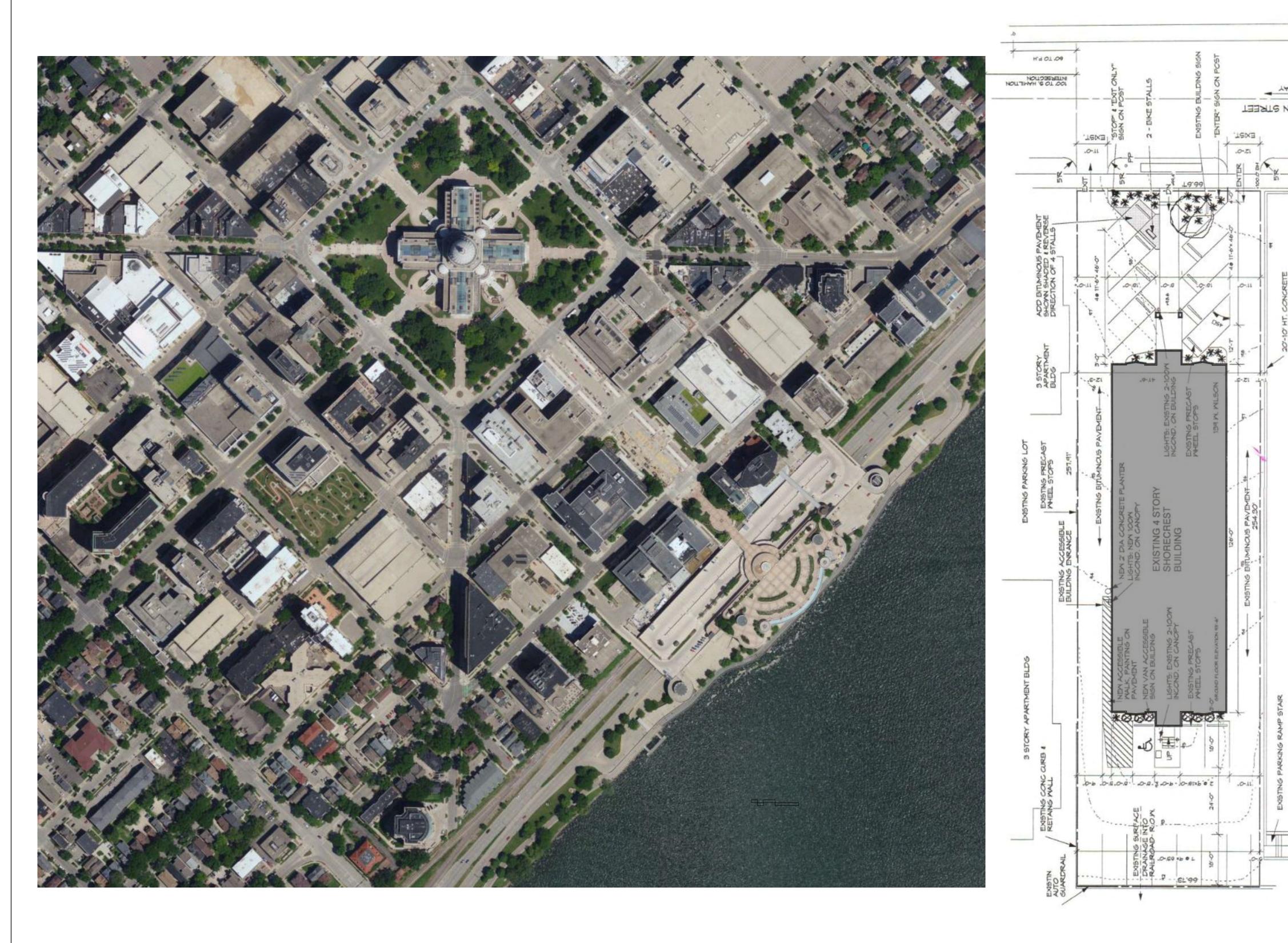
Design Development Team:

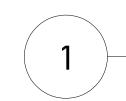
139 West Wilson LLC

Thank you in advance and we look forward to hearing your thoughts about this proposal.

Sincerely,

John Seamon Design Principal, SEA Design

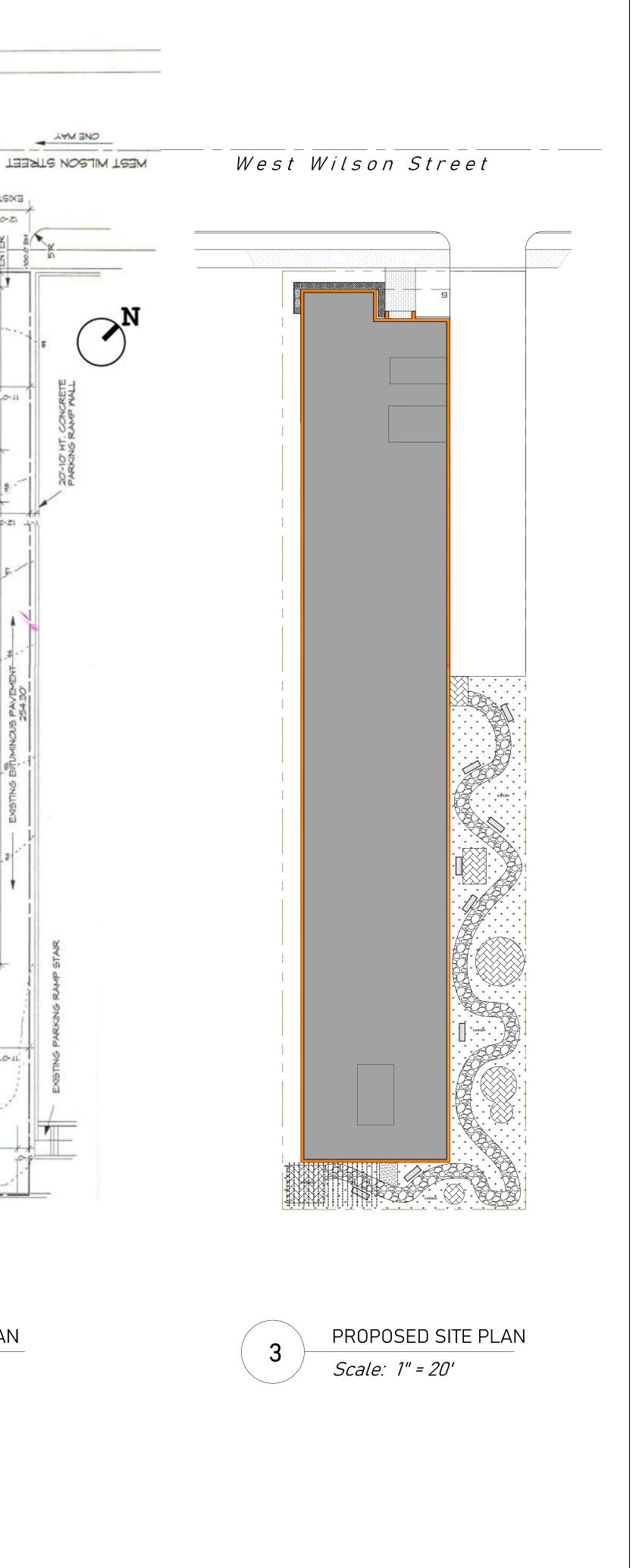




LOCATION MAP See graphic scale



EXISTING SITE PLAN Scale: 1" = 20'

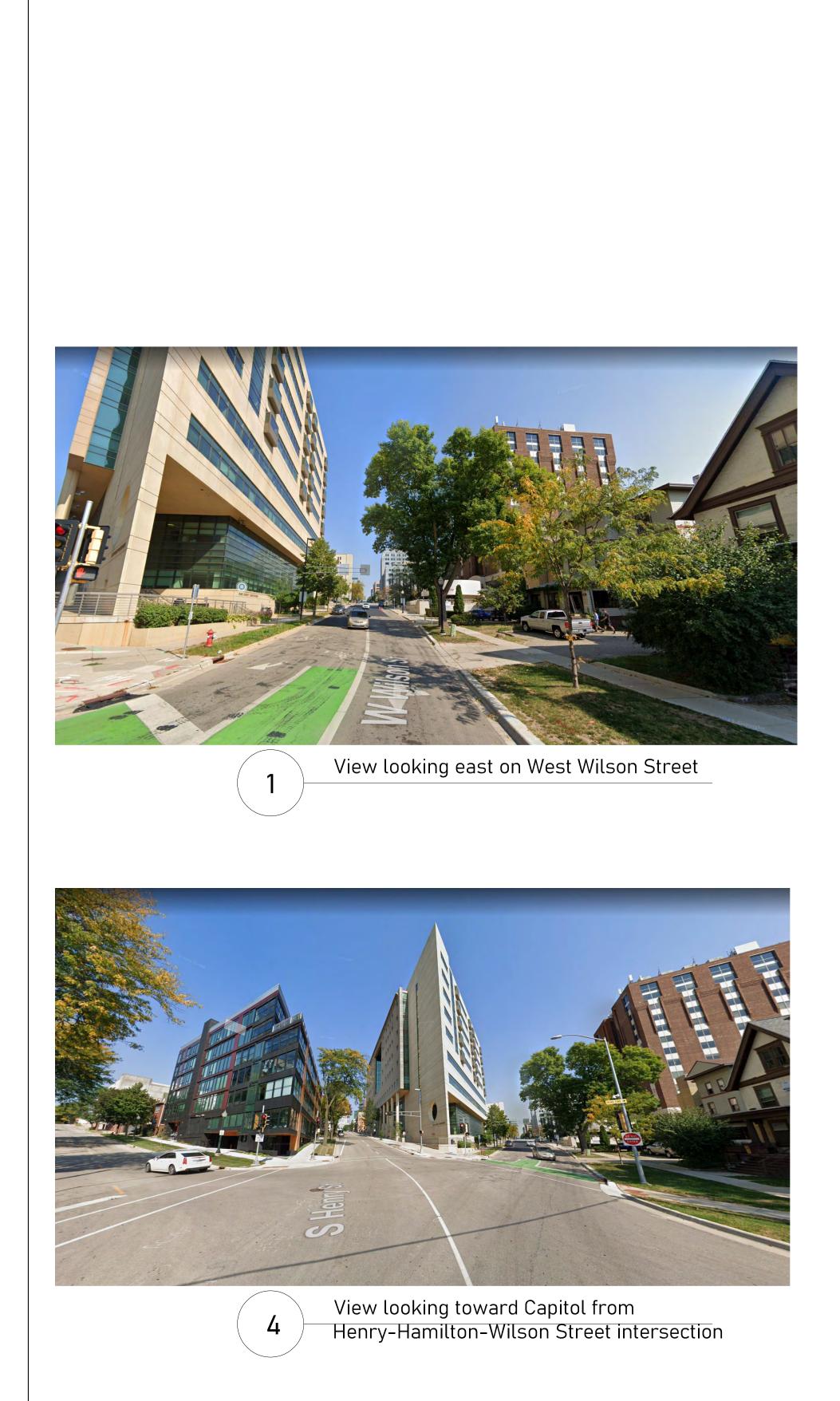


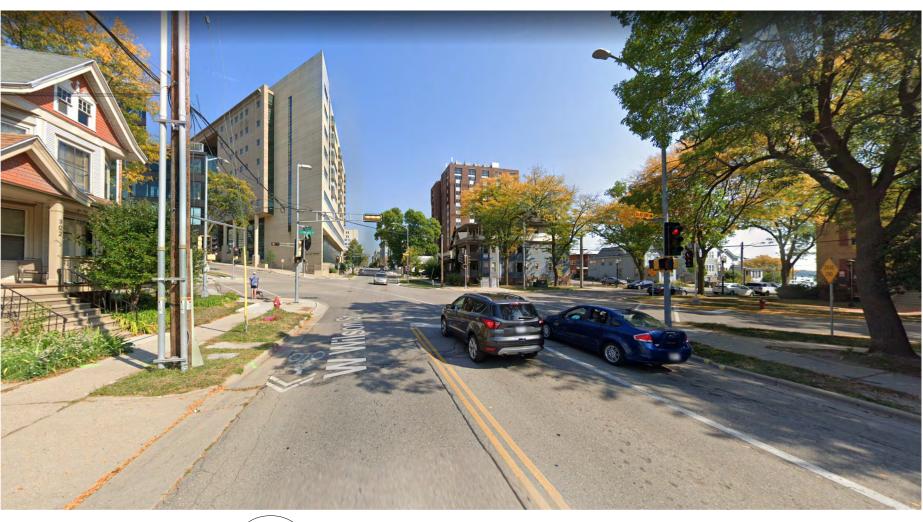
SEA Design

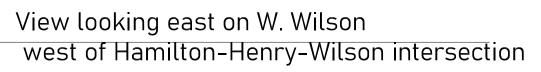
st Wilson Wisconsir SS Wes son, 139 Madis 0

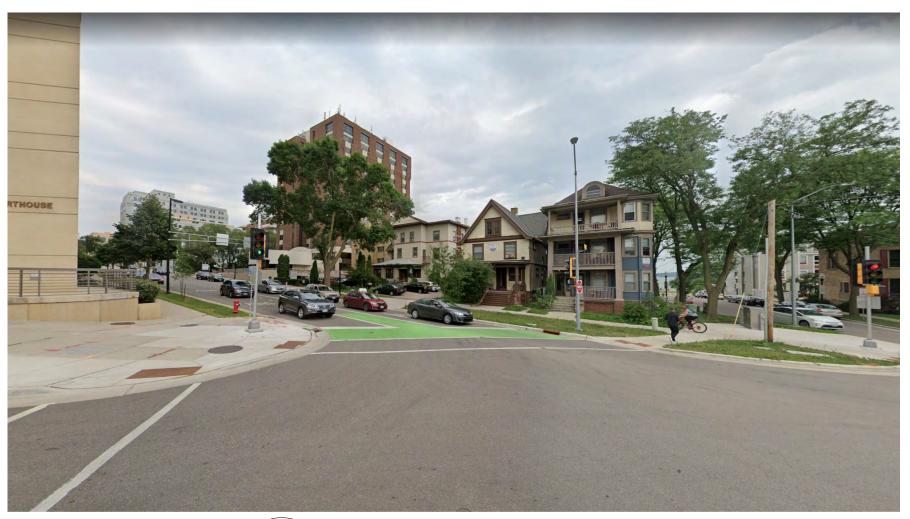
PROJECT SITE

Revis	Revisions:		
Projec			
Issued Date:	For:	Review 02/21/2022	
	A0.0		

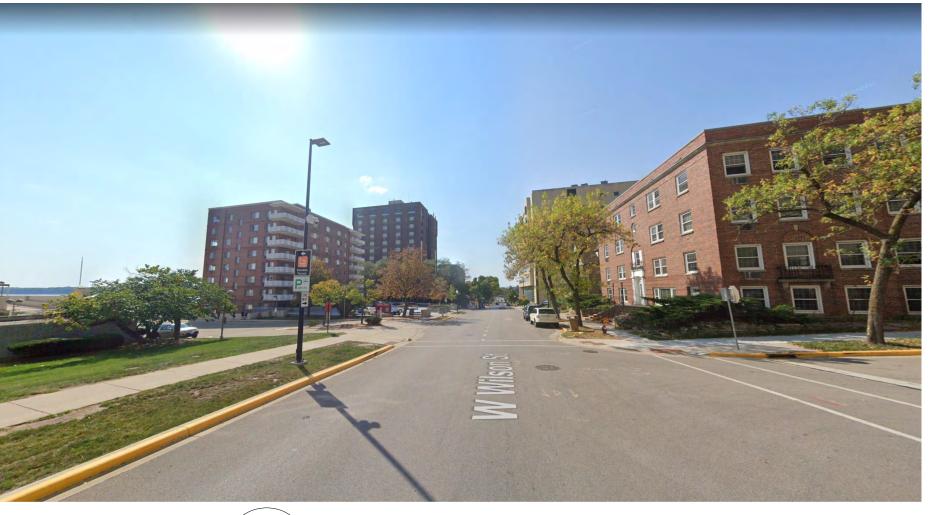


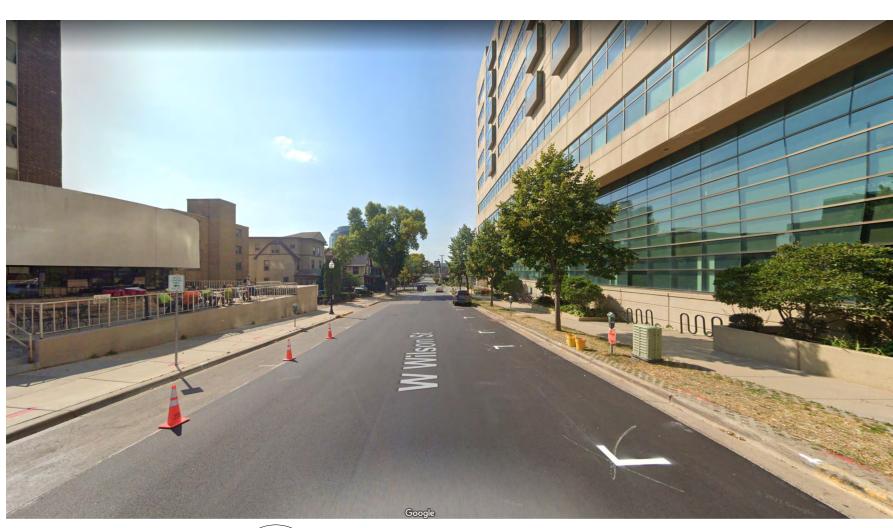














View looking W on West Wilson at Carroll Street intersection

SEA Design

View looking SE from S. Hamilton intersection

6

3

View looking west on West Wilson

139 Madis 0

EXT PHOTOS

CONTE

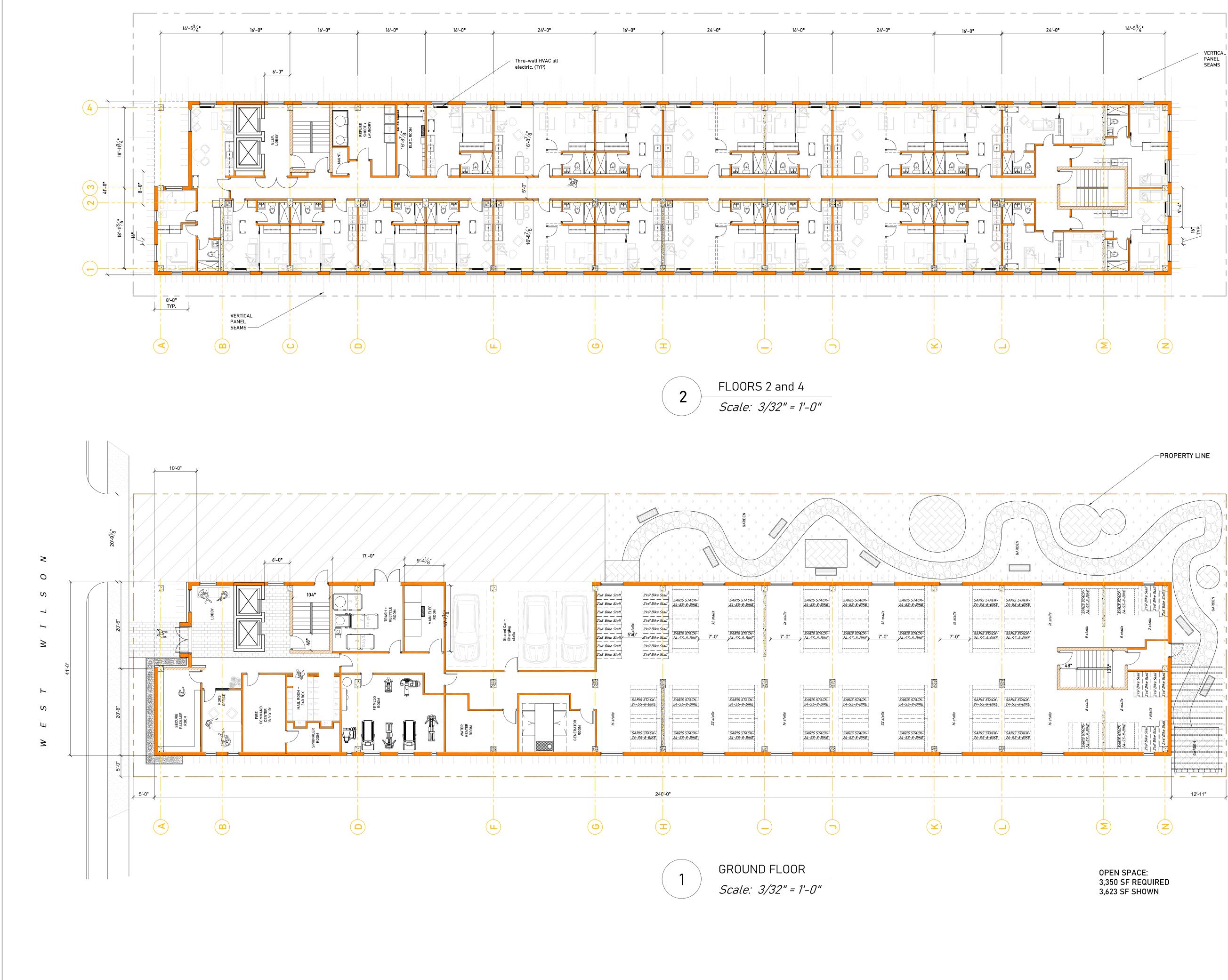
on nsin

st Wils Wisco

 \geq

ssio

Revisions:			
Projec Issued Date:	t #: For:	Review 02/21/2022	
	A0.1		



SARI – 8 BIKE RACK SYSTEM





SARIS STACK-24-SS-8-BIKE

= 8 Bikes

BIKE STALL COUNTS: 335 UNITS X 1/UNIT = 335 STALLS. 25% TO BE RACKING (84 STALLS). 1 GUEST SPACE PER 10 UNITS. (34 STALLS). TOTAL PER MGO = 376 STALLS.

298 SHOWN. PETITION ZONING ADMINISTRATOR FOR REDUCTION AND USE of SARI SS – 24 – 8 Bike STACK SOLUTIONS.

LOT COVERAGE: MAX 85% LOT AREA = ~17,218 SF REQUIRED MAX IMPERVIOUS = 85% = 14,635.3 SF IMPERVIOUS SHOWN = 12,197 SF = 70% LOT COVERAGE

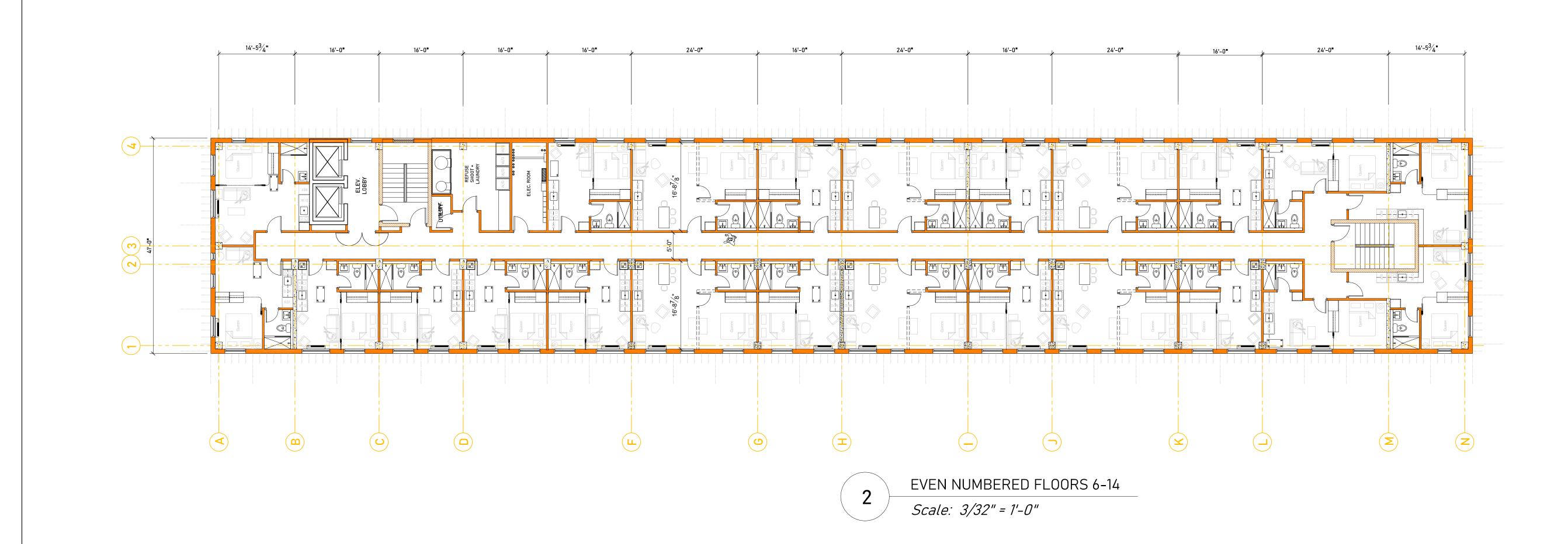
progressio st Wilson Wisconsi Wes son, 139 Madis

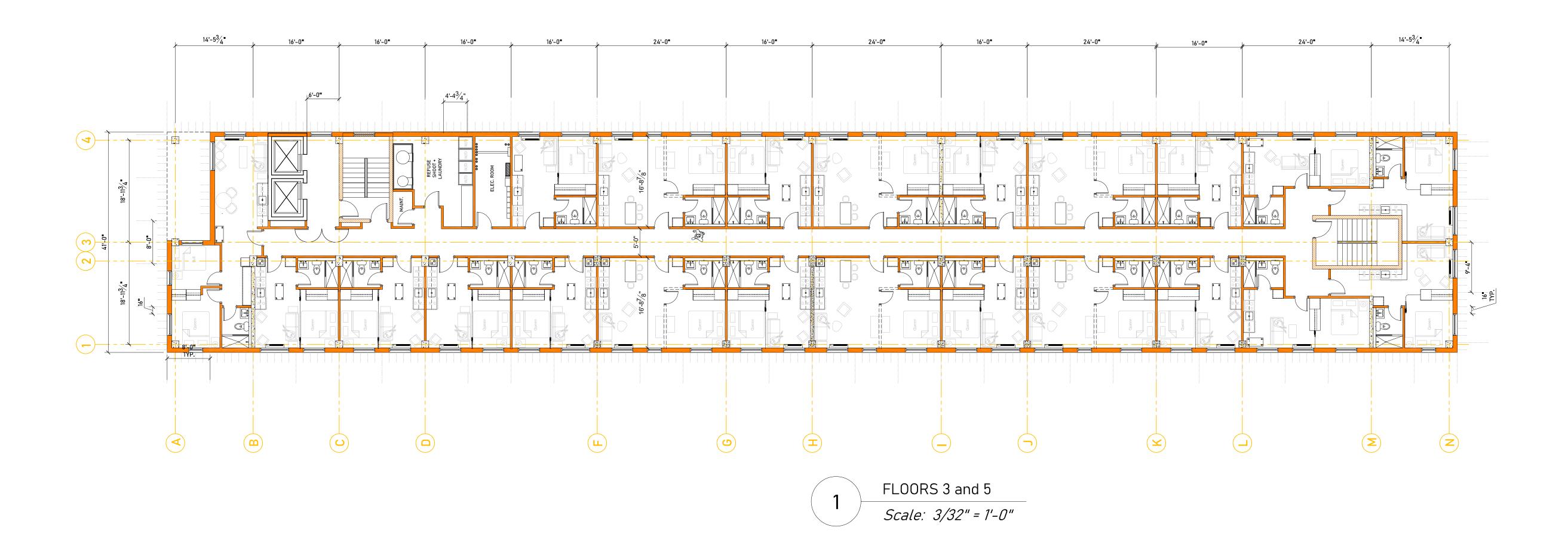
ANS

 \cap

SEA Design

Revisions: Project # Issued For: Review 02/21/2022 Date: A1.0





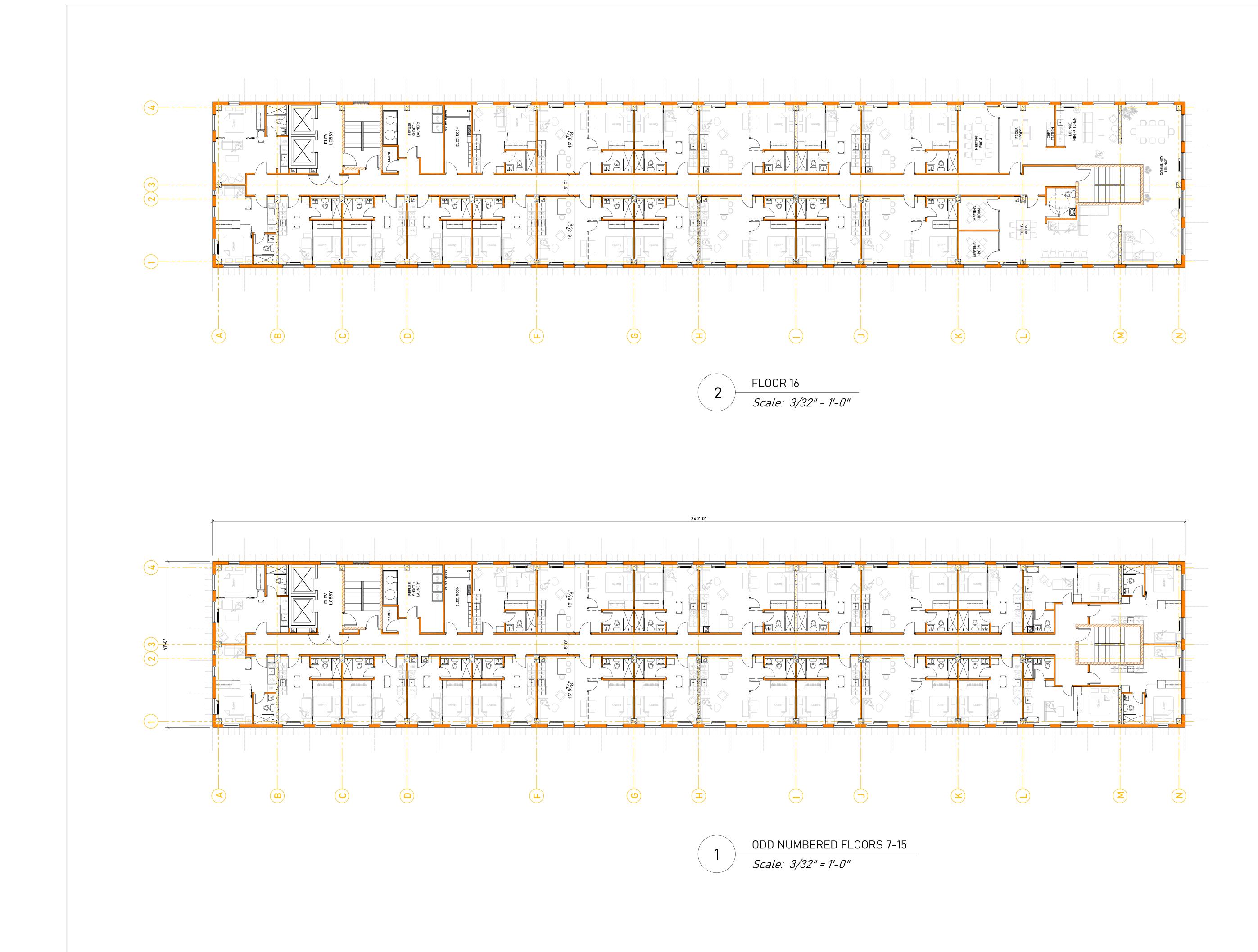
THIS SHEET FOR REFERENCE ONLY

SEA Design

rogressio 139 West Wilson Madison, Wisconsin

Revis	ons:	
Projec Issued Date:		Review 02/21/2022
	A 1	.1

ANS



THIS SHEET FOR REFERENCE ONLY

SEA Design

Irogressio 139 West Wilson Madison, Wisconsin

	Revisi	ons:	
ŀ			
ŀ			
ŀ			
ŀ			
	Project Issued Date:		Review 02/21/2022
		A 1	.2

PLANS



FLOOR 1 Assumed ELEV. @ SIDEWALK = 869.0'

NORTH ELEVATION *Scale*: 3/32" = 1'-0"





NORTH ELEVATION *Scale*: 1/4" = 1'-0"

THIS SHEET FOR REFERENCE ONLY

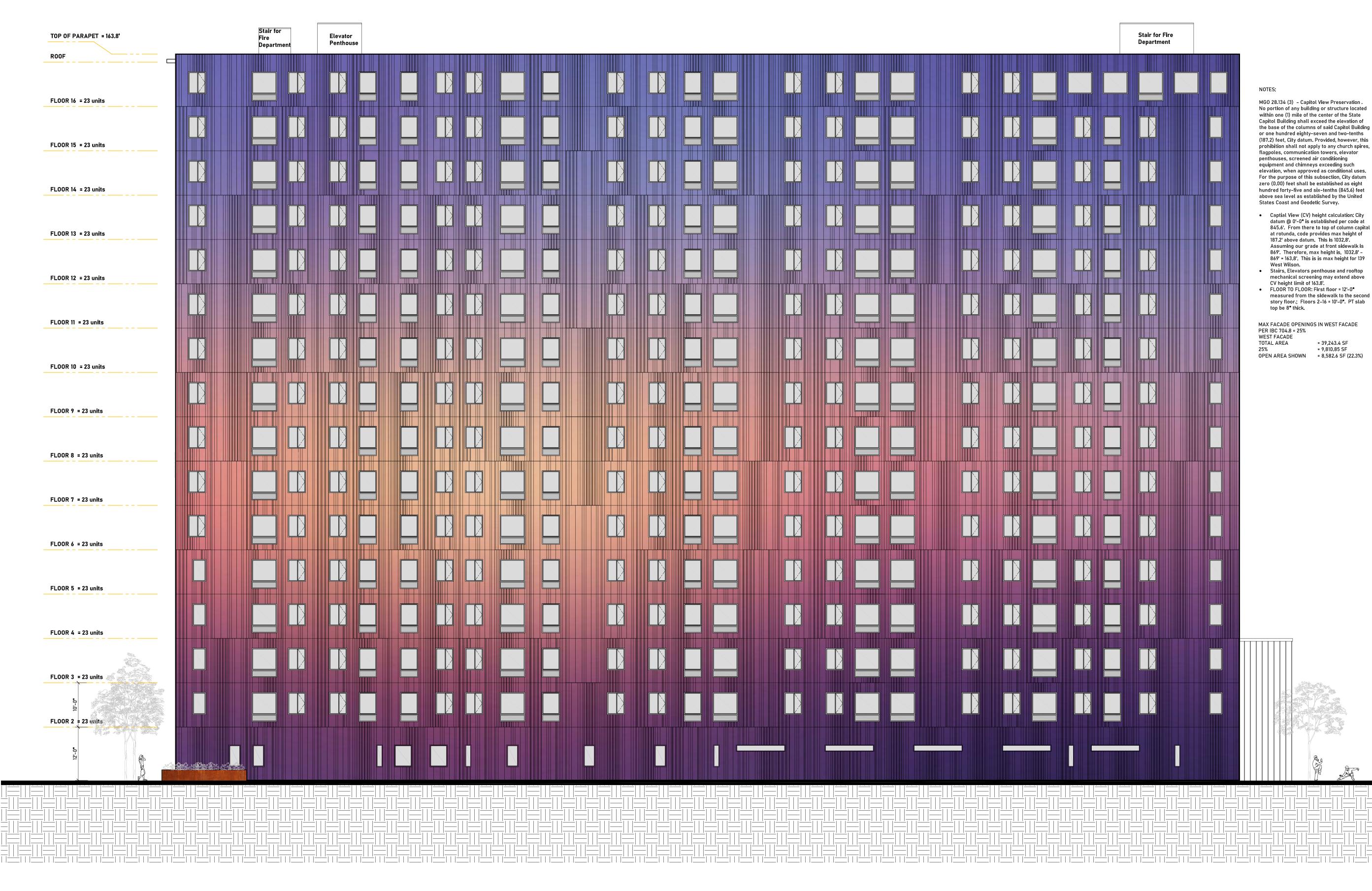
essi \geq 139 Madis 50

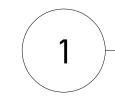
st Wil: Wisco UО

evation Ш

Revisions:			
Projec Issued Date:		Review 02/21/2022	
	A	2.0	

SEA Design





WEST ELEVATION *Scale*: 3/32" = 1'-0"

SEA Design

THIS SHEET FOR REFERENCE ONLY

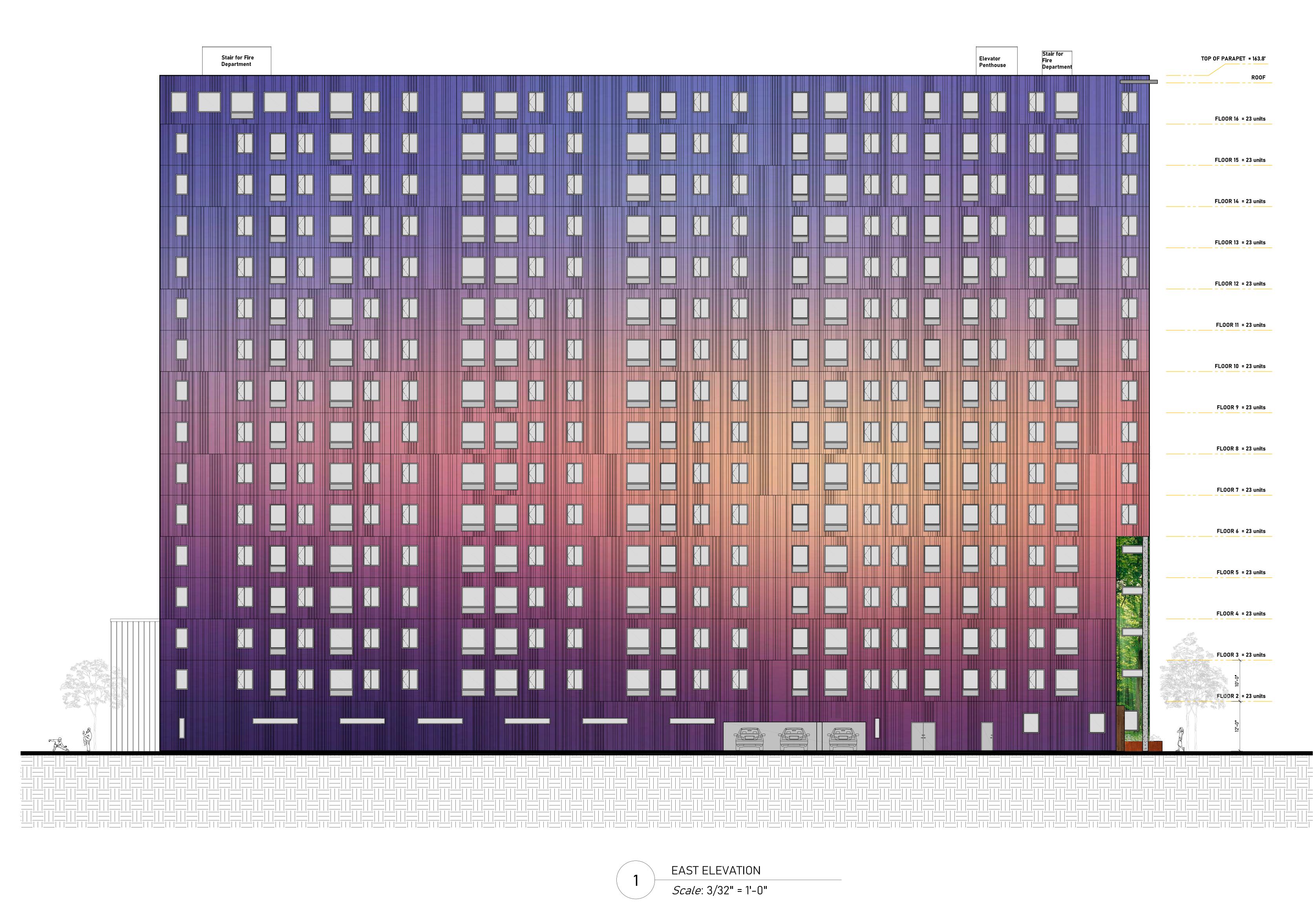
845.6'. From there to top of column capital 869' = 163.8'. This is is max height for 139

> ssio n Sin st Wilson, Wiscons I'C. on, Ð \geq 139 Madis rog

evation Ш

Revisions Project #: Issued For: Review 02/21/2022 Date: A2.1

<u>|----||||----</u>







ROOF		
FLOOR 16		
FLOOR 15		
FLOOR 14		
FLOOR 13		
FLOOR 12		
FLOOR 11		
FLOOR 10		
FLOOR 9		
FLOOR 8		
FLOOR 7		
FLOOR 6		
FLOOR 5		
FLOOR 4		
FLOOR 3		
FLOOR 2		
FLOOR 1	Ţ	

FLOOR 1	Į.



2

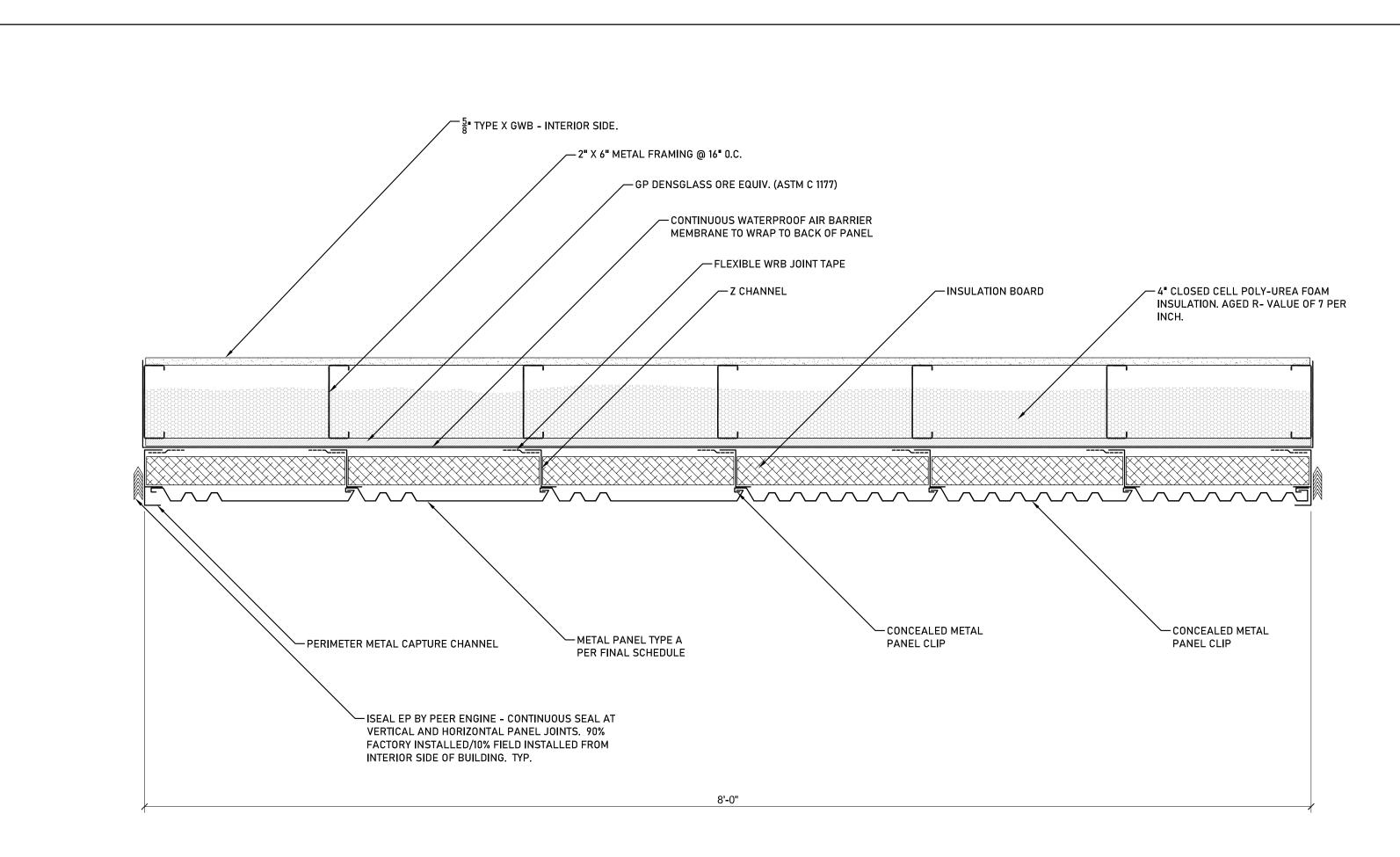


PARTIAL EAST ELEVATION at ENTRY *Scale*: 1/4" = 1'-0"

CUSTOM ART WALL TO HAVE ARTWORK IMAGE WITHIN CLIPPED POLYCARBONATE PANEL ASSEMBLY



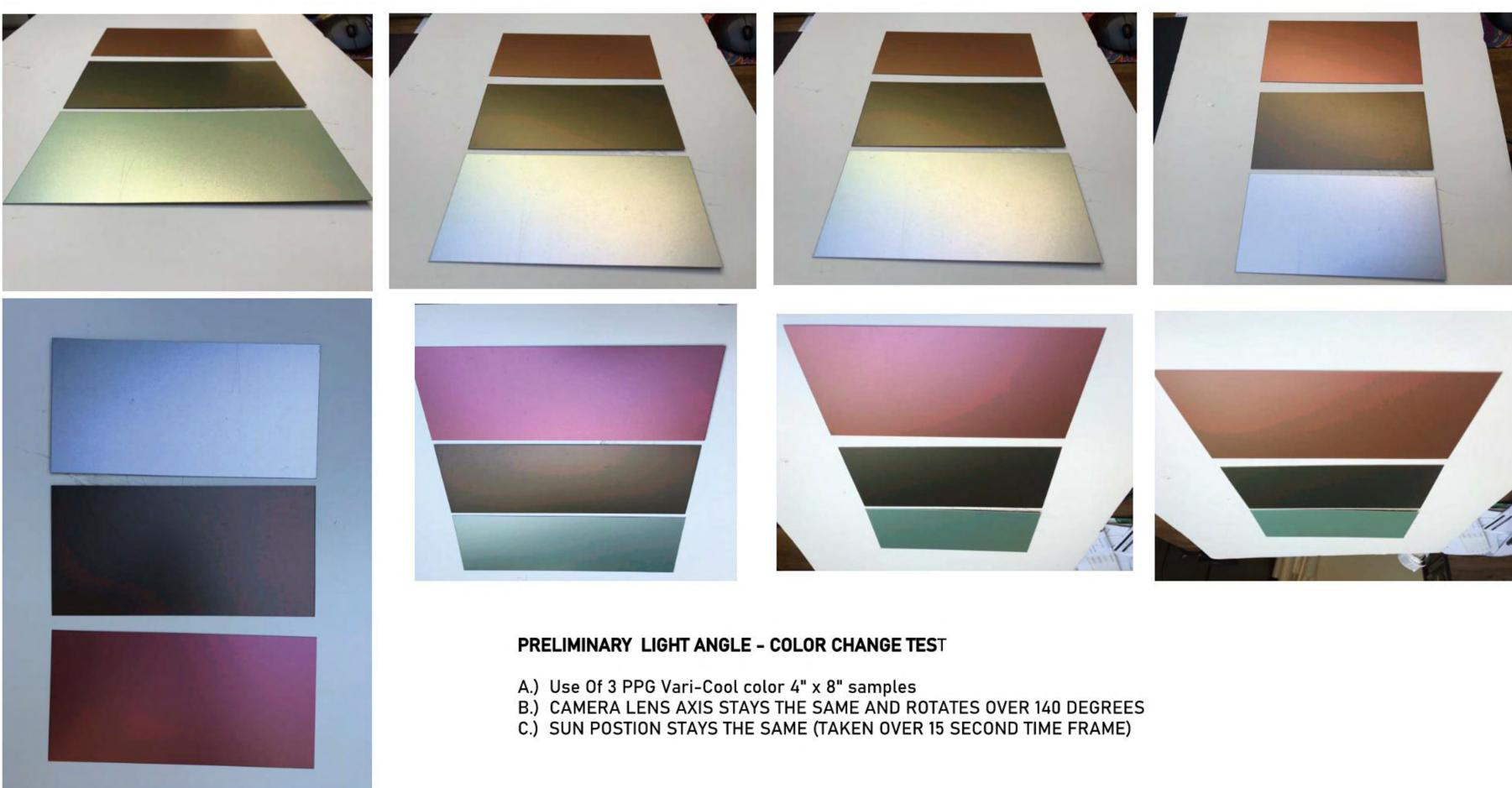
SEA Design

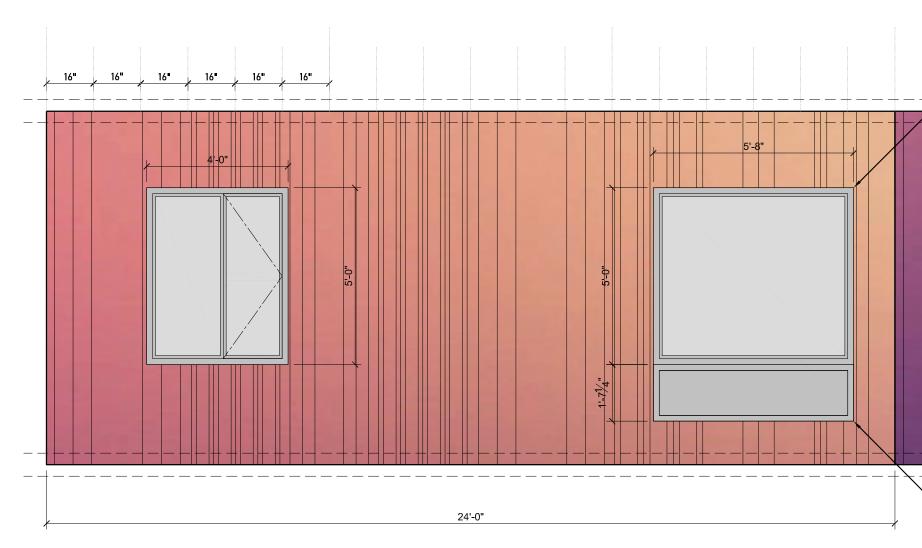


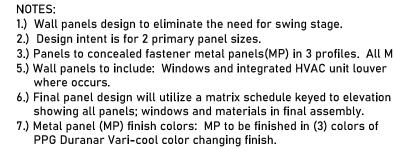
OPTION A DESIGN INTENT: MAXIMIZE VARIATION AND DYNAMIC CHANGE OF TEXTURE,

PATTERNING AND COLOR BASED ON DAY, DATE, CLOUD COVER AND VIEW ANGLE.

USE OF COLOR SHIFTING PAINT AND WALL PANELS TO HAVE 3 PROFILES OF CONCEALED FASTENER METAL PANELS RUNNING VERTICALLY THROUGHOUT IN CUSTOM PATTERN.







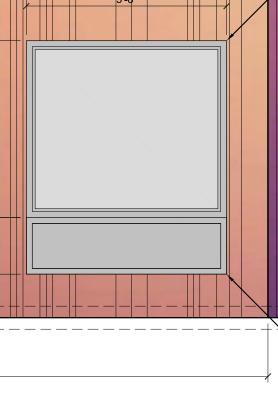
THIS SHEET FOR REFERENCE ONLY

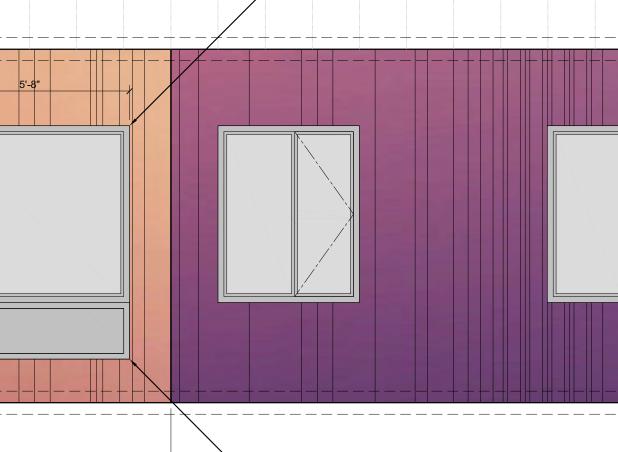
PRE-FABRICATED WALL PANEL OPTION A

PPG PPG Coil Coatings	VARI	ANAR -Cool FINGS
		DUCT DATA
PRODUCT DESCRIPTION Imagine a roof whose color shifts subtly from warm terra cotta to rich copper brown and finally to vivid tropical green. That's DURANAR VARI-Cool coatings in action. There's no other product like it that offers designers a unique look and meets the needs of builders. This groundbreaking polychromatic	SYSTEM OVERVIEW DURANAR VARI-Cool IR reflective fluoropolymer coatings are multi-coat systems consisting of a nominal 0.2 mil primer and 0.7 -0.8 mils fluoropolymer topcoat. They are available in a number of	pre-formulated standard colors. Co colors can also be formulated. DURANAR VARI-Cool coil coati require minimal maintenance and scratches can be easily repaired in t
coating delivers a palette of vibrant color, while offering superior protection that takes each project far into the future. DURANAR VARI-Cool coatings are a premium fluoropolymer (PVDF) pearlescent coating system created on the foundation of Kynar 500 [®] or Hylar 5000 [®] resin. It is the only coil-formed polychromatic coating integrating energy-saving ULTRA-Cool technology: DURANAR VARI-Cool coil coatings meet Cool Roof	COMMERCIAL USES DURANAR VARI-Cool coil coatings are formulated to provide excellent performance against weathering in all environments. The cooling effects of DURANAR VARI-Cool coatings will offer potential benefits such as reduced air conditioning costs for commercial and residential construction, less product	expansion and contraction, plus in comfort levels for building occup DURANAR VARI-Cool coating s an excellent choice for architectur applications such as roof panels, t panels, curtain walls, store fronts, and corporate signage.
requirements of LEED, ENERGY STAR®, Title 24 and ASHRAE 90.1. They are approved for use on properly cleaned and treated aluminum and coated steel substrates such as G90 hot dip galvanized, Galvalume® and Zincalume®. They are not intended for use on hot or cold rolled steel substrates for exterior exposure applications.	DURABILITY DURANAR VARI-Cool products benefit from the foundation of a factory-applied Kynar 500 or Hylar 5000 resin system, which are well known as best-in-class coatings. Delivered in cost-effective coil application, DURANAR VARI-Cool coatings provide durable, color-fast, gloss- retention attributes while utilizing ULTRA-Cool reflective coating technology.	When applied and cured on prope prepared substrates, DURANAR V Cool coatings offer brilliant color of along with exceptional color stabili chalk resistance, durability, abrasio resistance, chemical resistance and flexibility. Your polychromatic coat remain beautiful for decades.
The result is a showcase project enhanced by technology that promises sustainable performance year after year.	DURANAR, ULTRA-Cool and the PPG logo are re VARI-Cool and the Cooladillo are trademarks of PPG * Galvalume is a registered trademark of BIEC Intu Zincalume is a registered trademark of BlueScope Steelscape, Inc. holds exclusive rights to the Zinc Kynar 500 is a registered trademark of Arkena, I Hylar 5000 is a registered trademark of Solvay Sc	Ĝ Industrics, Inc. ernational, Inc. 2 Steel Limited. alume trademark within the U.S. nc.

· Hereiter in the second secon

3.) Panels to concealed fastener metal panels(MP) in 3 profiles. All MP profiles to run vertically and be 16" wide. 5.) Wall panels to include: Windows and integrated HVAC unit louver 6.) Final panel design will utilize a matrix schedule keyed to elevation





UNIT. TYP.

SEALED EXTERIOR LOUVER AND SLEEVE FOR THRU WALL HVAC TO BE INTEGRAL PELLA IMPERVIA WINDOW LOUVER

OR EQUIV.

- SLAB SIDE FIT IN WINDOW. PELLA COMMERCIAL IMPERVIA

— Indicates edge of PT slab.

_ _ _ + _ + _

atings

Justom nd minor in the field.

s improved apants. The g system is tural

s, building nts, accents

R VARIor change bility, asion and oating will





INFINITE FACADE

Infinite possibilities™

OPTION B DESIGN INTENT : CREATE PANEL QUILT WITH LARGE DIVERSITY OF TEXTURE AND COLOR.

UTILIZE ULTIMATE CUSTOMIZATION OPTIONS FOR VARIATION OF:

- MATERIAL FINISHES

• WELLS - IN FINITE FACADES ARE PRE-CAST GYPCRETE WALL PANELS WITH INTEGRATED WINDOW AND LOUVER SYSTEMS WITH LIMITLESS MATERIAL, COLOR AND MATERIAL FINISH OPTIONS.

THIS SHEET FOR REFERENCE ONLY

PRE-FABRICATED WALL PANEL OPTION B

