
JDS APARTMENTS

JUDGE DOYLE SQUARE | MADISON, WISCONSIN

MORTENSON

UDC INFORMATIONAL PRESENTATION

MAY 11, 2022

Kahler Slater

DESIGN INTENT

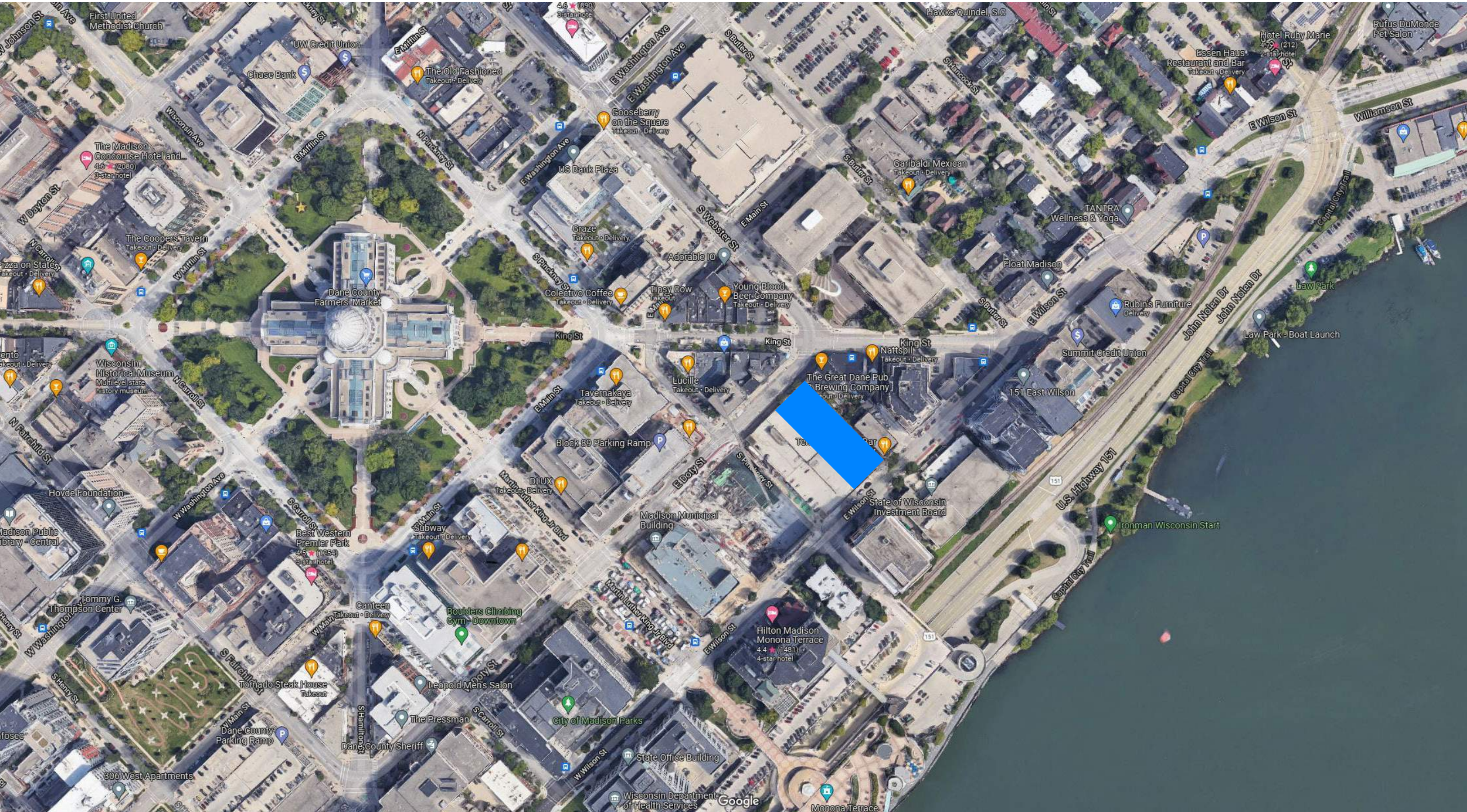
This proposed project is a major alteration to a previously approved plan. The project is a residential high-rise tower built up to the Capitol View Limit. It includes a precast concrete parking podium which is partially built into the sloping site and contains lobby, bike parking, building services, and about 150 parking spaces. The 10 floors of the tower above are built from an innovative structural metal system and contain 202 residential units and amenities including an outdoor terrace at the top level. The units will be market rate and include a mix of studios, one-bedrooms, and two-bedrooms. The building lobby fronts Doty Street and parking is accessed from both Wilson and Doty.

The massing encompasses the entire footprint of the site for the podium while the tower sets back from the long edges. This approach relates to the heights of the adjacent buildings and helps diminish the impact of the tower on adjacent parcels. Along Doty Street, the facade is partially setback to preserve the view of the adjacent Fess Hotel wall sign.

The proposed design solution strives for beauty, craft, and rigor. It stresses the vertical nature of the tower elements by grouping and stacking windows and balconies into distinct vertical bands of cladding materials. This approach provides variety and creates a rhythm across the facade. The materials consist of a dark gray ribbed aluminum panel and smooth black metal for infill panels, window framing, and balconies. The parking podium will be enclosed and mechanically ventilated with louvered openings along Wilson and Doty facades while the long facades will have textured precast concrete (as they aren't permitted by code to have openings to due to being on a zero lot line condition). The lobby and entry experience along Doty Street features floor-to-ceiling glazing and a landscaped area in front of the Fess Hotel sign. Translucent glazing is featured along the Wilson Street first floor to reveal entries, support and bike parking areas.

SITE & CONTEXT

PROJECT LOCATION



SITE PHOTOS | DOTY TO NORTHEAST



SITE PHOTOS | DOTY & DETAILS

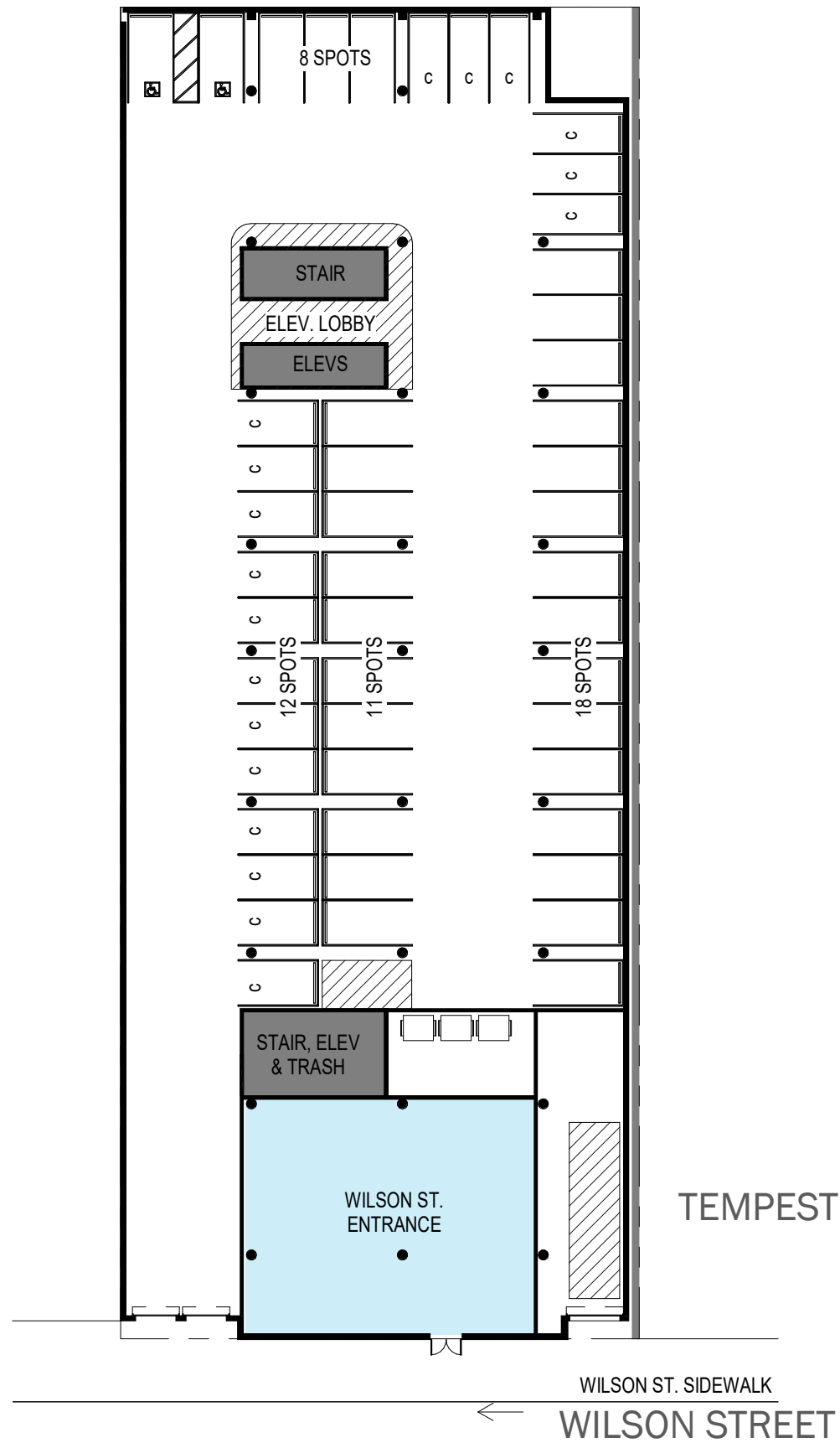


ADJACENT HOTEL ON LOT 1



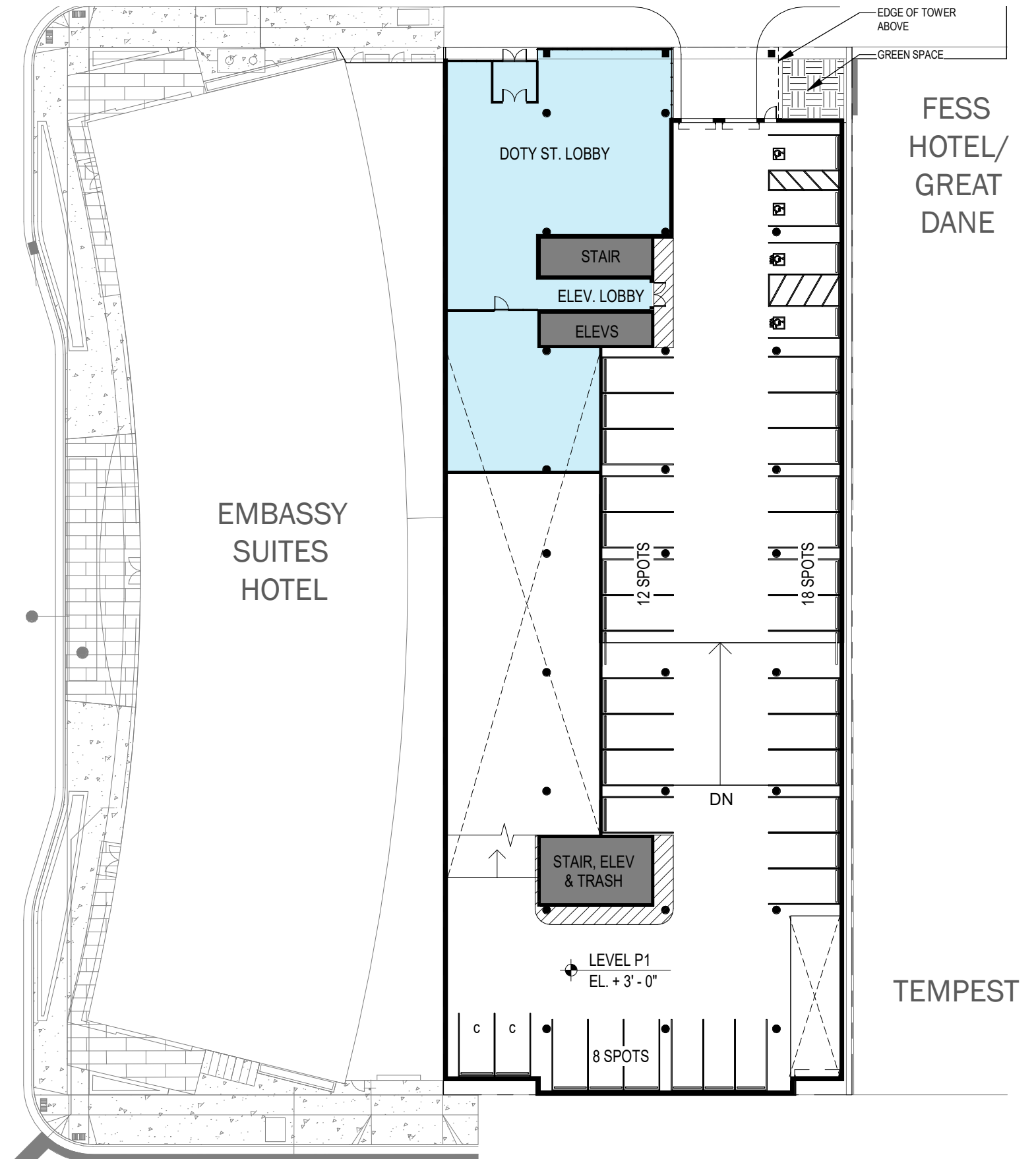
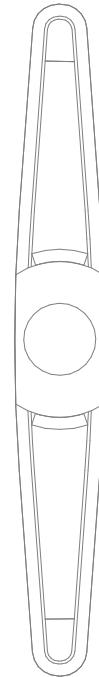
PROPOSED DESIGN

FLOOR PLANS



WILSON STREET LEVEL

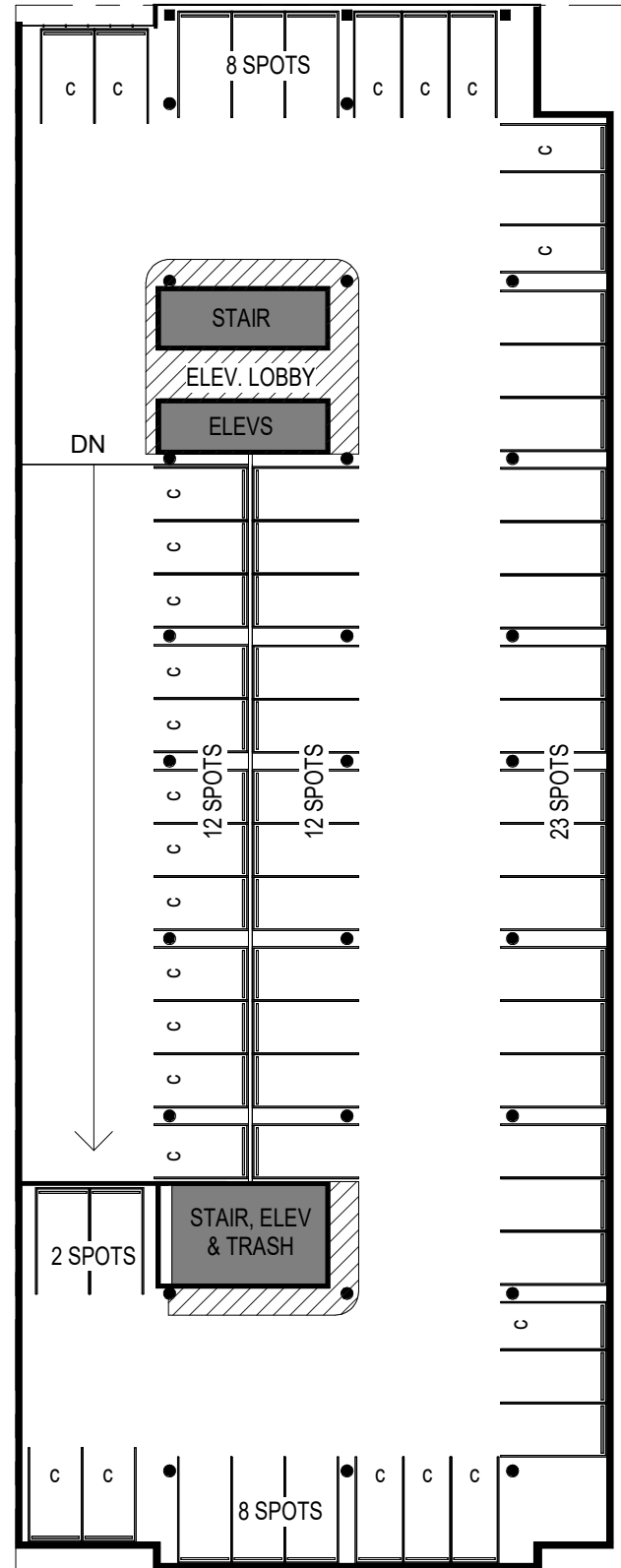
PINCKNEY STREET



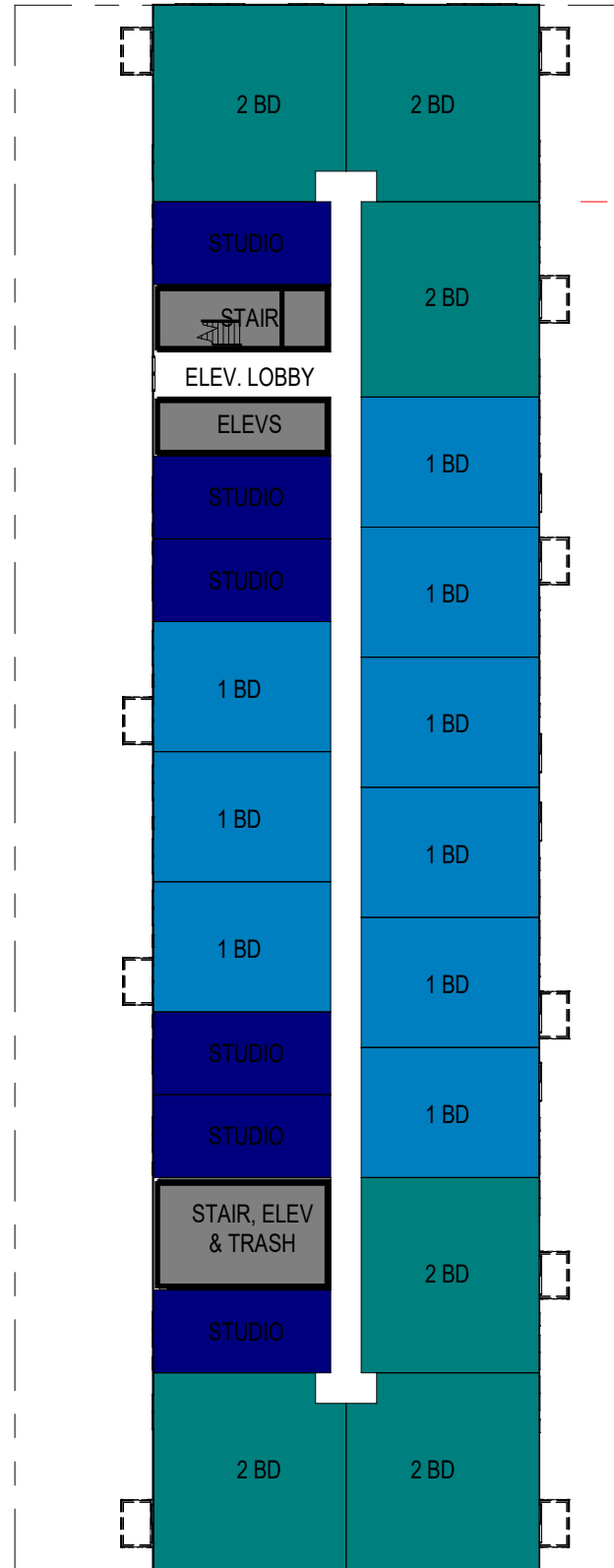
DOTY STREET LEVEL

FLOOR PLANS

DOTY STREET (BELOW)



P2 LEVEL



WILSON STREET (BELOW)
TYPICAL LEVEL (A2-A9)



A10 LEVEL

TOTAL UNITS = 202
TOTAL PARKING = 152

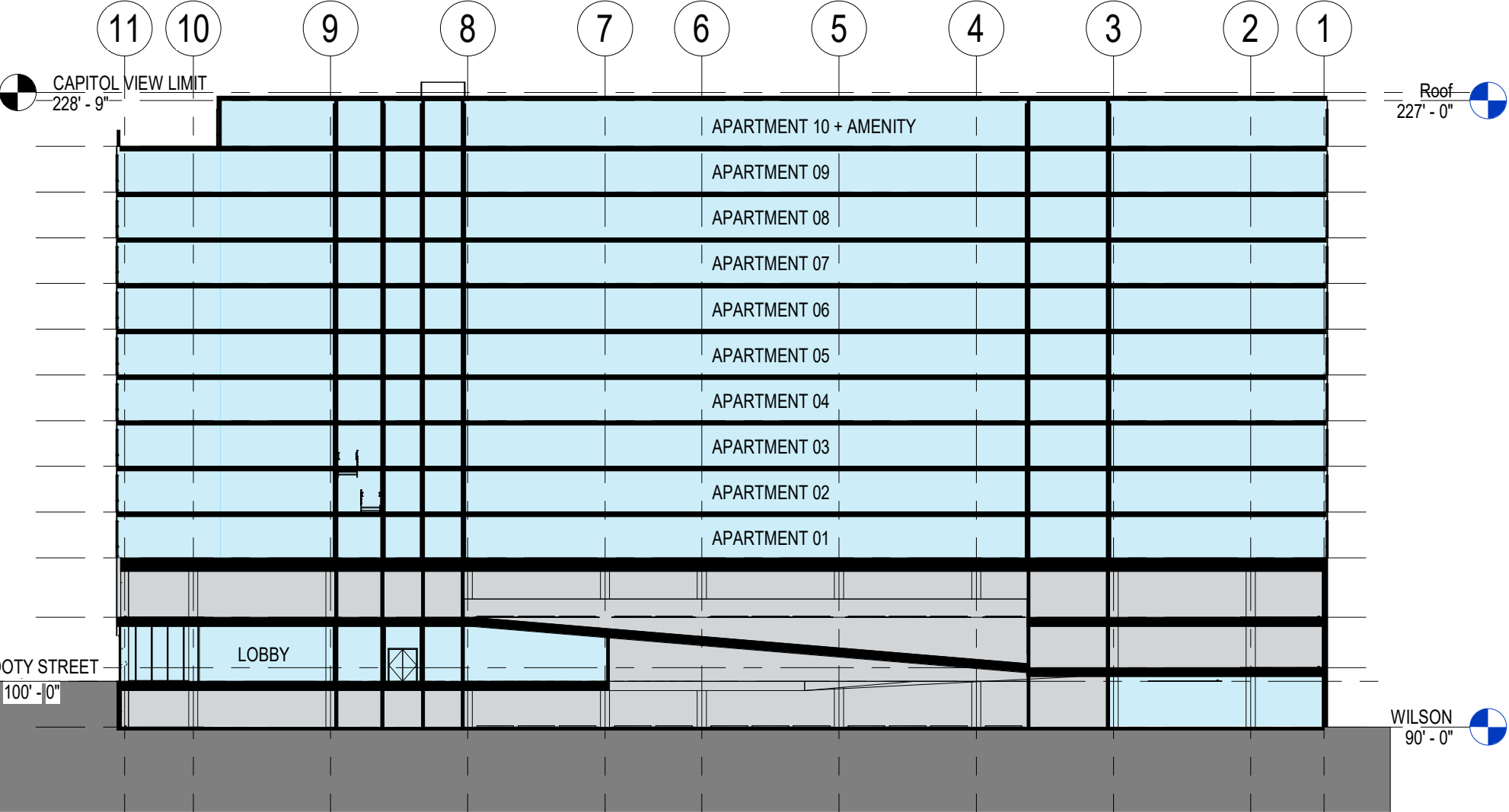
UNIT SUMMARY | 10TH FLOOR

STUDIO 3
1 BD 7
2 BD 3
13 TOTAL UNITS

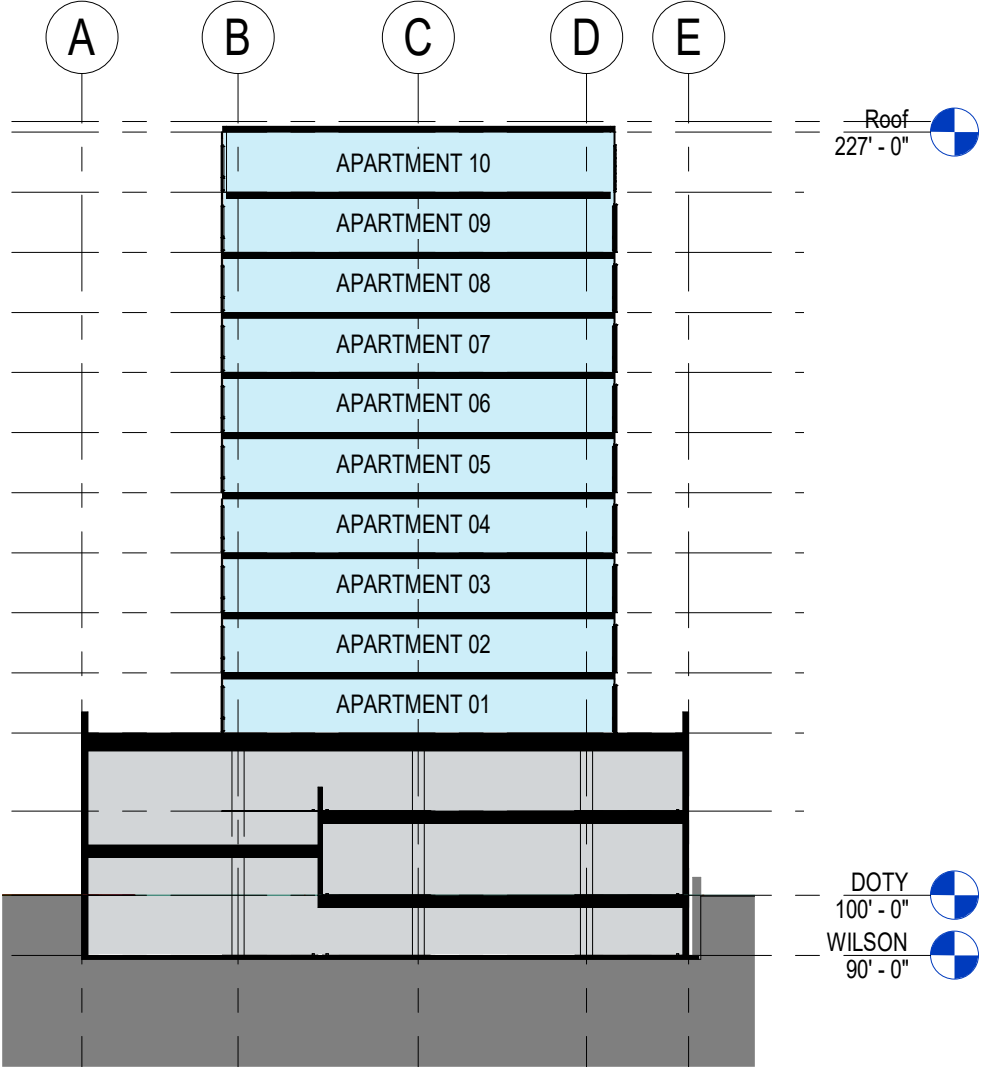
UNIT SUMMARY | TYPICAL FLOOR

STUDIO 6
1 BD 9
2 BD 6
21 TOTAL UNITS/FLOOR

SECTIONS



LONGITUDINAL SECTION



TRANSVERSE SECTION

AERIAL VIEW



DOTY AT KING



REFERENCE PHOTO OF SIMILAR VANTAGE POINT



DOTY AT PINCKNEY



REFERENCE PHOTO OF SIMILAR VANTAGE POINT



DOTY STREET ENTRY



DETAIL OF FESS HOTEL SIGN



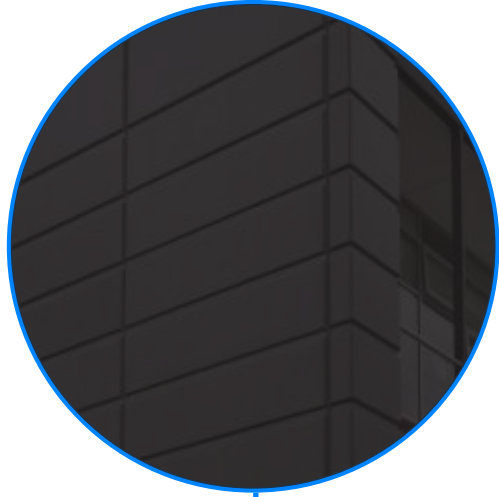
WILSON STREET VIEW



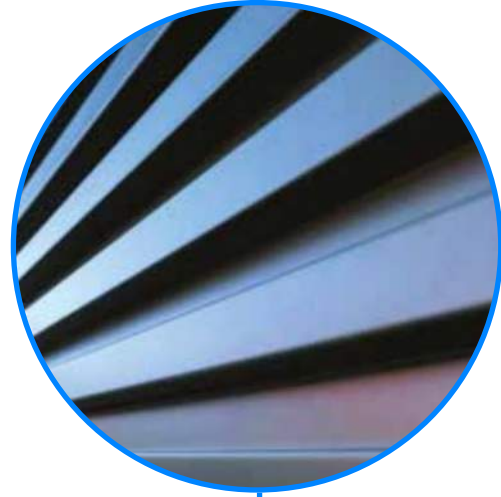
REFERENCE PHOTO OF SIMILAR VANTAGE POINT

MATERIALS

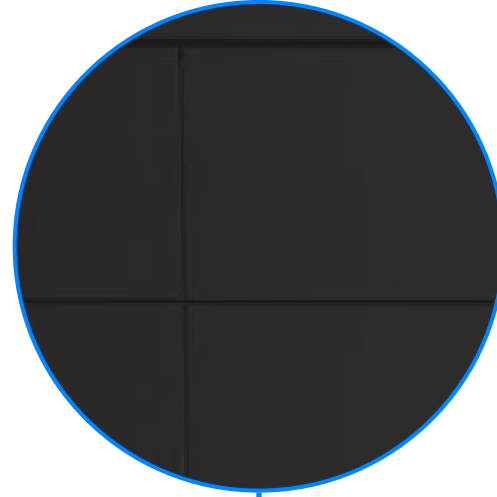
DARK GRAY PRECAST CONCRETE WITH REVEAL PATTERN



DARK GRAY RIBBED CONCEALED FASENTER ALUMINUM PANELS



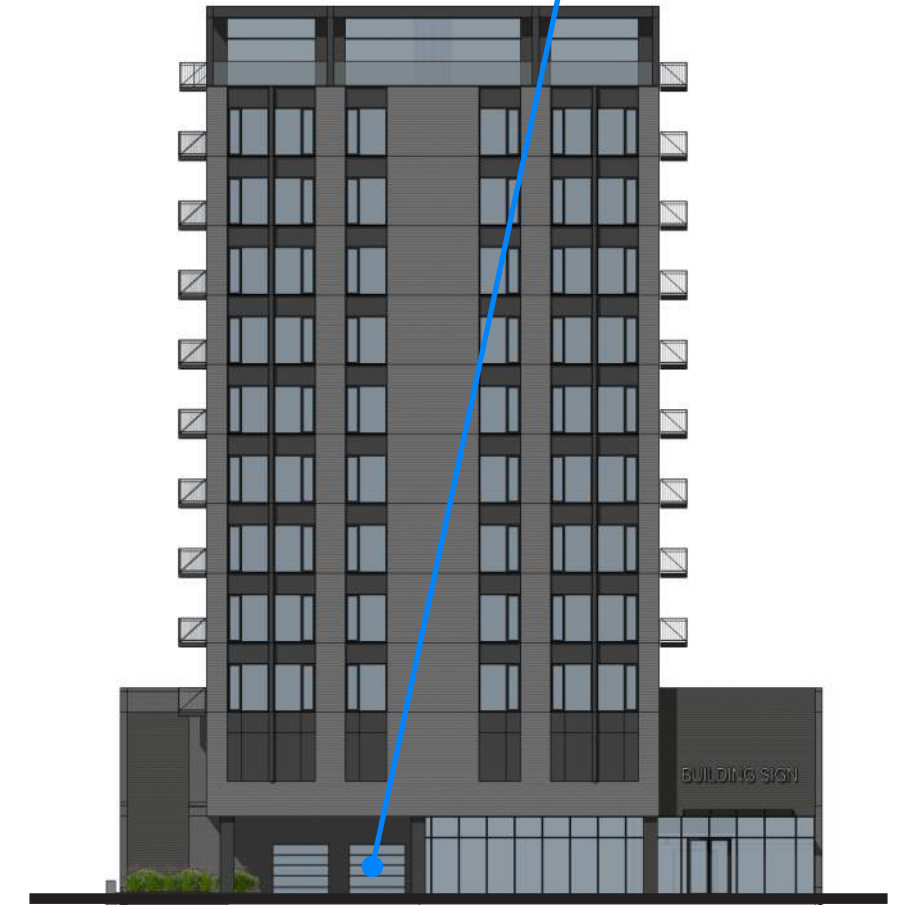
FEDDERLITE PANEL AND/OR BLACK METAL PANEL



BLACK METAL BALCONIES, PICKETS, AND SUPPORTS



FROSTED GLASS GARAGE DOORS



ALL WINDOW FRAMING, ACCENT TRIM, ROOF FRAMING, ETC. TO BE PAINTED BLACK ALUMINUM
ALL VISION GLASS AND RAILINGS TO BE CLEAR LOW-E GLASS WITH BIRD SAFE PATTERNS WHERE REQUIRED.

Kahler Slater

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ELEVATIONS



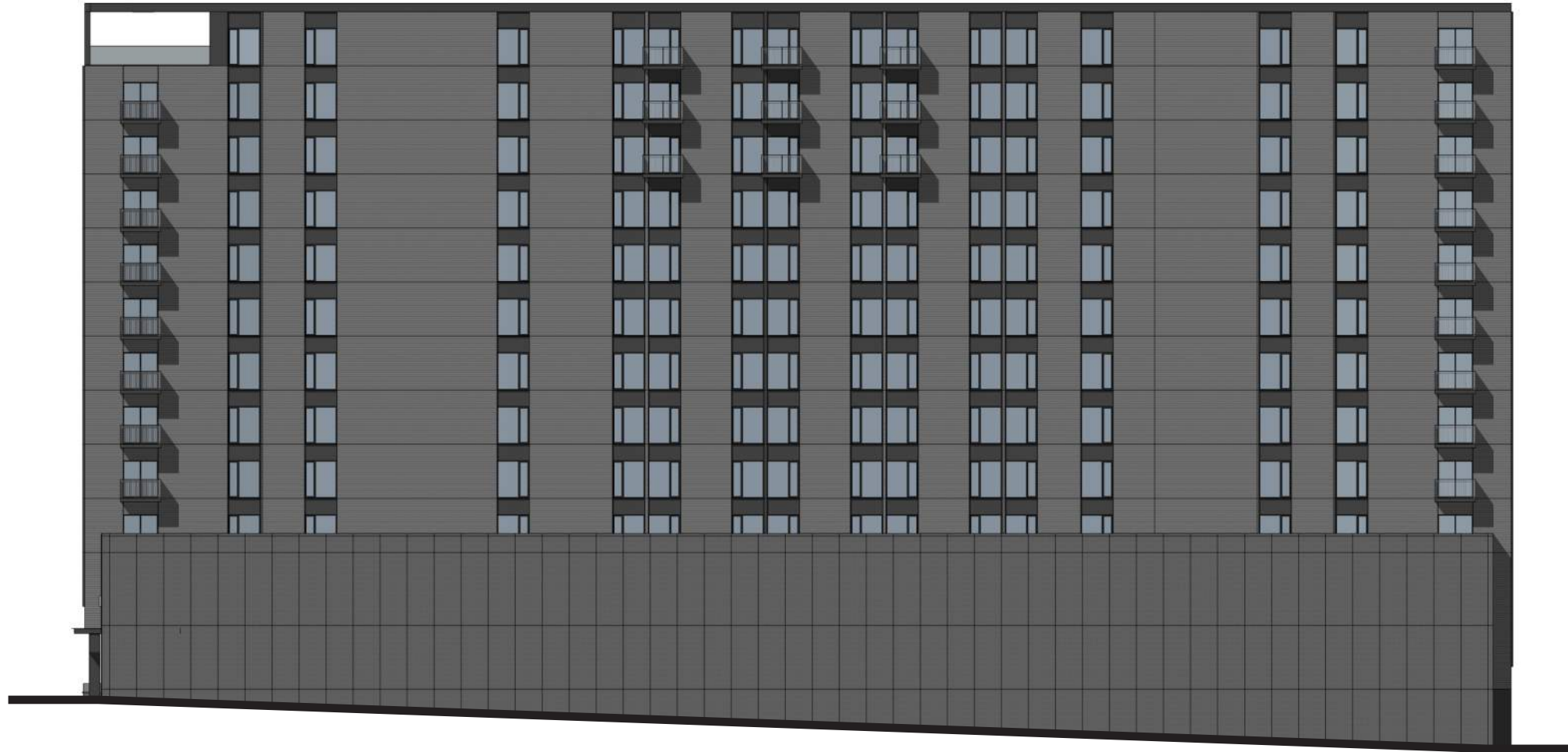
NORTHEAST ELEVATION

NOTE: THE ADJACENT CONSTRUCTION (GREAT DANE/FESS HOTEL, TEMPEST BUILDING AND EXISTING RETAINING WALL) THAT ADJUT THIS ELEVATION ISN'T SHOWN.



DOTY STREET ELEVATION

ELEVATIONS



SOUTHWEST ELEVATION

NOTE: THE ADJACENT FUTURE CONSTRUCTION (EMBASSY SUITES HOTEL) THAT ADJUT THIS ELEVATION ISN'T SHOWN.



WILSON STREET ELEVATION