

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

AGENDA ITEM # _____

Project # _____

Legistar # _____

DATE SUBMITTED: July 31, 2013

UDC MEETING DATE: August 14, 2013

Action Requested

- ☒ Informational Presentation
☐ Initial Approval and/or Recommendation
☐ Final Approval and/or Recommendation

PROJECT ADDRESS: 900 John Nolen Drive

ALDERMANIC DISTRICT: District 14

OWNER/DEVELOPER (Partners and/or Principals)

T. Wall Enterprises

7609 Elmwood Ave., Suite 201

Middleton, WI 53562

ARCHITECT/DESIGNER/OR AGENT:

Plunkett Raysich Architects

2310 Crossroads Dr., Suite 2000

Madison, WI 53718

CONTACT PERSON: Kirk Keller

Address: 2310 Crossroads Dr., Suite 2000
Madison, WI 53718

Phone: (608)240-9900 ext. 353

Fax: (608)240-9690

E-mail address: kkeller@prarch.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.

PLEASE PRINT!

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DRAWING INDEX

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- Site Plan Option 1
- Site Plan Option 2
- Existing Site Plan
- Entry Level Floor Plan
- Typical Floor Plan
- North Elevation
- Southwest Elevation
- Southeast Elevation

PROJECT TEAM

Owner

T. Wall Enterprises

Architect

Plunkett Raysich Architects, LLC

Site/Civil

Vierbicher Associates, Inc.

Structural

OTIE

900 Nolen Residences

900 John Nolen Drive
Madison, WI 53713





31 July 2013



Urban Design Commission
City of Madison
Madison Municipal Building
215 Martin Luther King, Jr. Blvd.
Madison, WI 53703

Cc: Terrence Wall – T. Wall Enterprises
Zi Chong – T. Wall Enterprises

Re: 900 Nolen Residences
PRA Project 130153

Urban Design Commission Members,

At this time T. Wall Enterprises is proposing a new mixed use development along the John Nolen Drive gateway corridor to downtown Madison. The site is located at 900 John Nolen Drive in a transitional area along a major north/south access into the central business district.

The unique triangular shaped site faces a green belt that overlooks Lake Monona to the east/northeast. To the south the site connects to nearby residential areas by the John Nolen path. To the north the development will most likely be bordered by a future hotel development. On the approximately western edge of the property John Nolen Drive provides access to the site along the access road shared by several businesses.

The site provides a great opportunity in a fast changing area of Madison to provide a true mixed use high density development that combines and balances access to services and work, while serving as a modern image structure that will add to the skyline developing along John Nolen Drive on this gateway road to central Madison. This mixed use project blends commercial and residential elements into one strong modern building form.

By developing a site of a former commercial office building that was destroyed by fire; this new development intends to serve many of the former tenants of the previous professional building while adding high quality apartment units for approximately 80 residences along with underground parking that will serve both uses. The new larger building will bring several unique amenities to the site, Including:

1. A 10,000 square foot green roof that can be enjoyed by all of the apartment residences and shares the views of both the Capitol and Lake Monona.

900 Nolen Residences
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2. A second level roof top area that allows outdoor meeting and social space for gatherings while also providing outdoor access to the sites open green space and the John Nolen path.
3. The underground parking allows enclosed parking for all residences and the opportunity to share parking that is open during the day with the office users.
4. Loft units along John Nolen Drive that allow direct access to roof top patios and the green roof amenities.

Two site options are provided for this Informational meeting. Each allows complete access to the site. The development team would appreciate the UDC members input on the two options as each provides a slightly different approach to creating the best image of the building on the site and open space for the office and apartment users. We look forward to moving forward through the City review and approvals process and answering any questions.

Best regards,

Kirk Keller, AIA, NCARB
Project Manager



View towards North from John Nolen Drive/Bike Path



T. Wall Enterprises

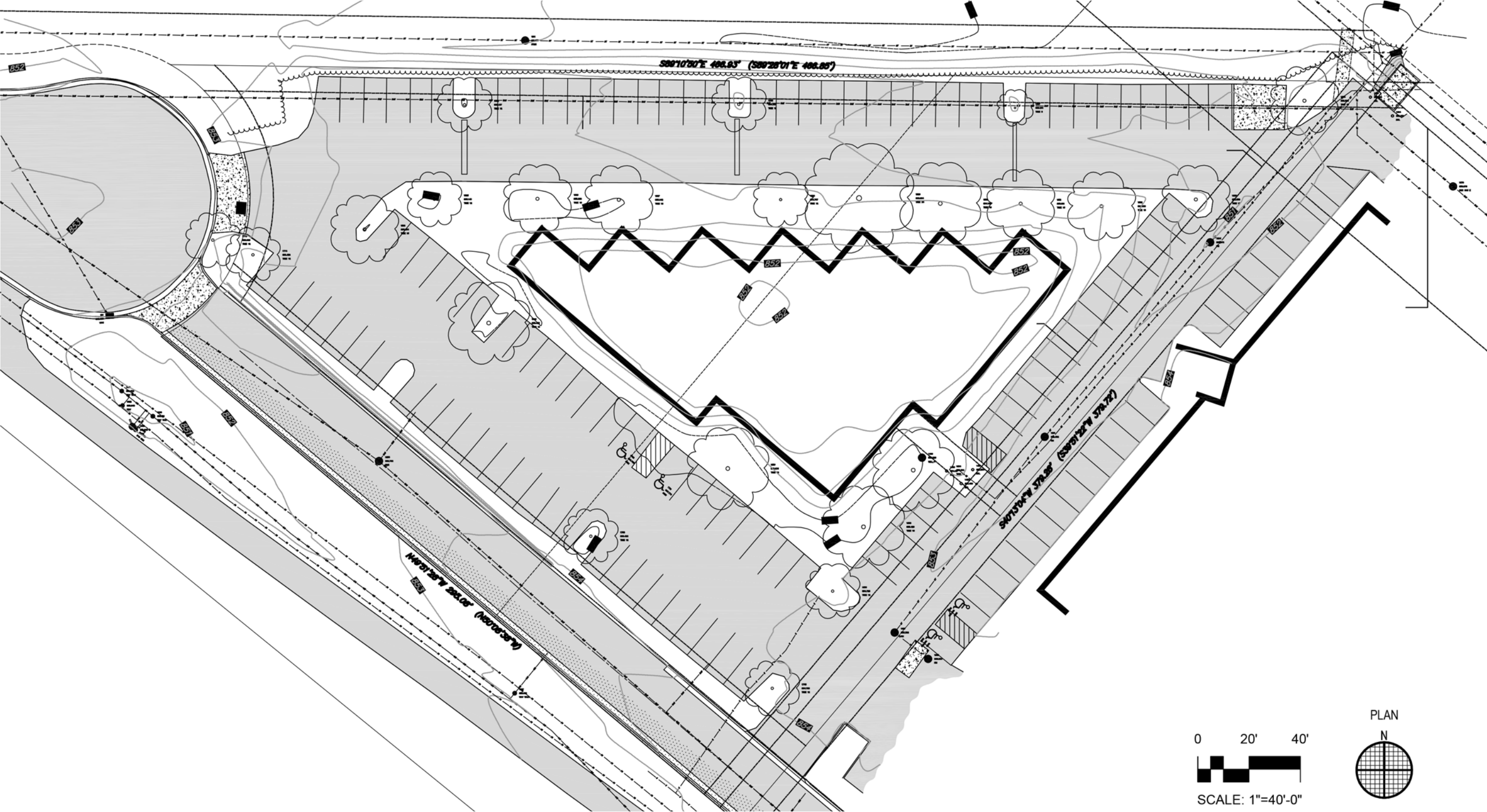


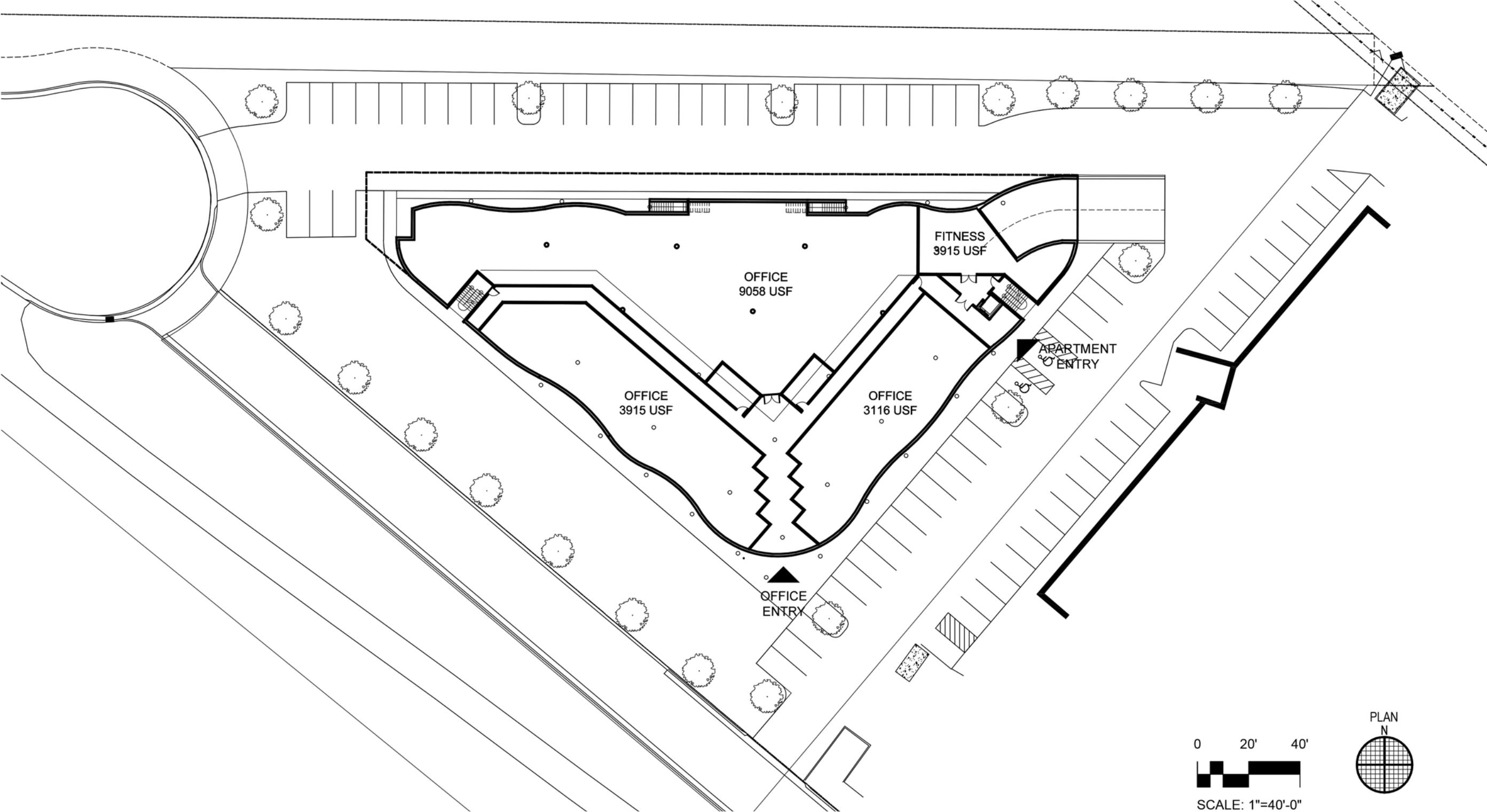


Site Plan Option 1 - "Green" Space Adjacent to Park

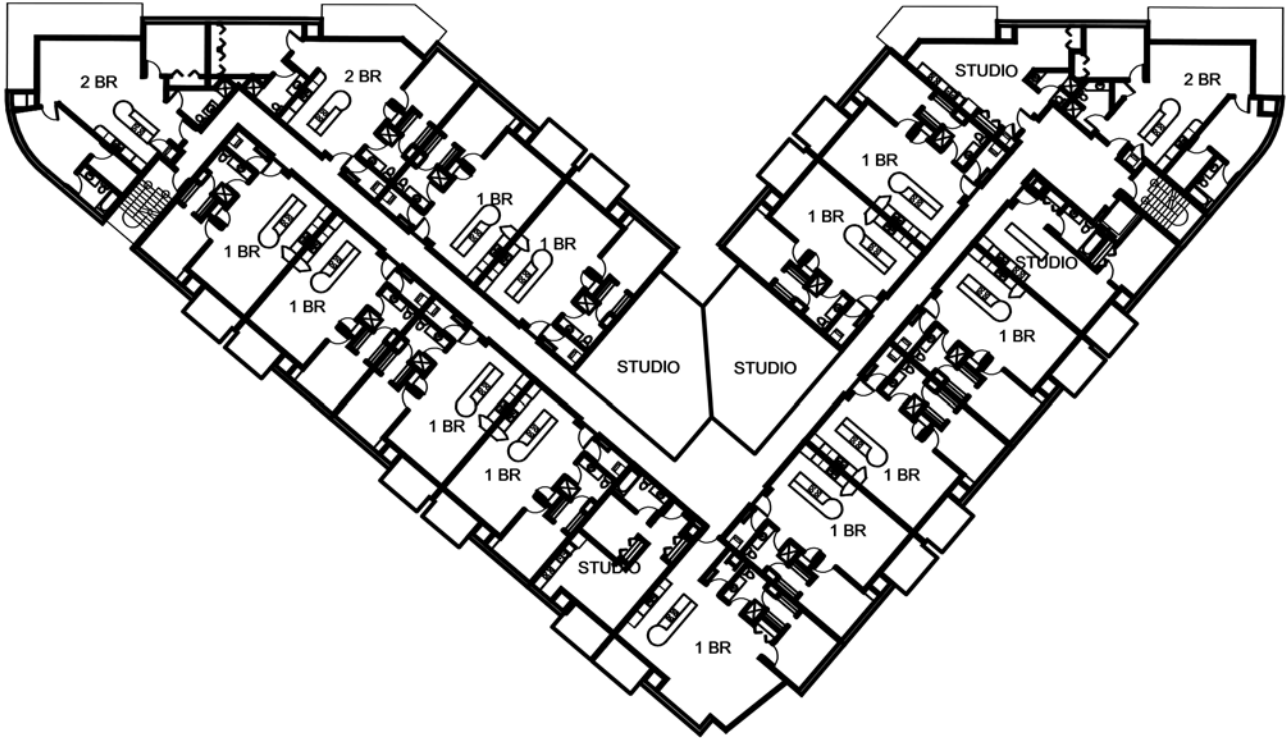


Site Plan Option 2 - Building Set in "Green" Space

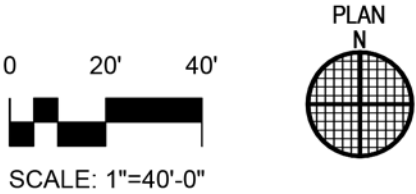




Entry Level Floor Plan



Levels 2 - 4 Floor Plan

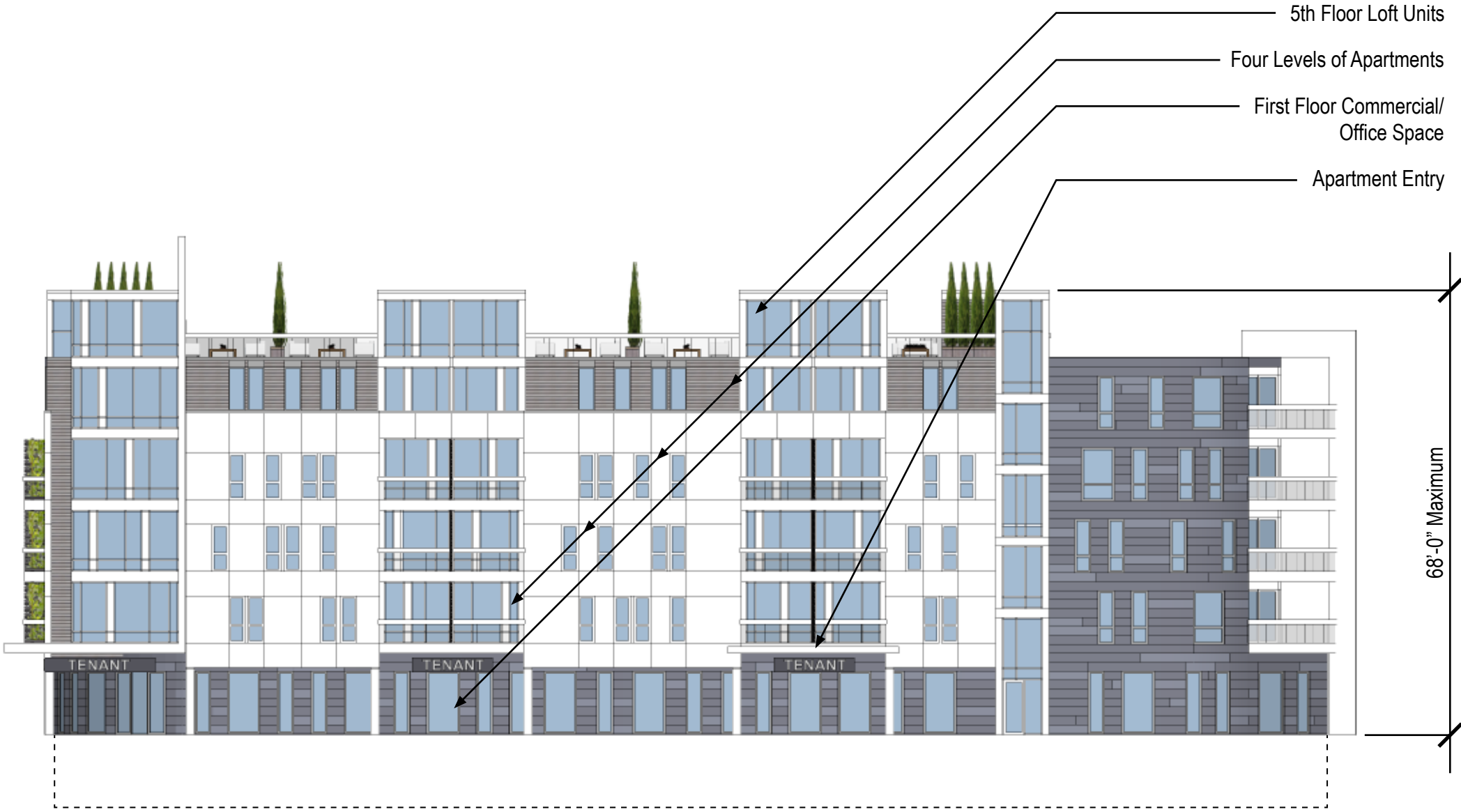




North Elevation - View from John Nolen Park



Southwest Elevation - View from John Nolen Drive



Southeast Elevatioxn - View towards Apartment Entry