

APPLICATION FOR
URBAN DESIGN COMMISSION
REVIEW AND APPROVAL

AGENDA ITEM # _____
Project # _____
Legistar # _____

DATE SUBMITTED: <u>12/18/13</u>	<input checked="" type="checkbox"/> Action Requested
UDC MEETING DATE: <u>1/8/14</u>	<input type="checkbox"/> Informational Presentation
	<input type="checkbox"/> Initial Approval and/or Recommendation
	<input type="checkbox"/> Final Approval and/or Recommendation

PLEASE PRINT!

PLEASE PRINT!

PROJECT ADDRESS: 300 South Bedford (Lot 2 - CSM 12051)

ALDERMANIC DISTRICT: 4

OWNER/DEVELOPER (Partners and/or Principals) ARCHITECT/DESIGNER/OR AGENT:
JH Finderff Potter Lawson
Urban Land Interests

CONTACT PERSON: Robert Mangas, Potter Lawson
Address: 749 University Row Suite 300
Madison, WI 53705
Phone: 608 274 2741
Fax: _____
E-mail address: robertm@potterlawson.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.

Project Description

for Informational Presentation to Urban Design Commission for the Proposed Development of Lot 2 of CSM 12051

Owner/Developer – JH Findorff (JHF)

Development Partner and Part Owner – Urban Land Interests (ULI)

Architect – Potter Lawson, Inc.

Overview

Lot 2 of CSM 12051 is 134,873 SF, and includes the existing JH Findorff headquarters office building and associated surface and below grade structured parking. These existing structures were developed via PUD zoning. A portion of the land of Lot 2 is UMX under the new 2013 City of Madison zoning code. The project team has met with City staff, and it's been recommended that all of Lot 2 be further developed under a new PUD. This project will be submitting for approval a new PUD for Lot 2, including a GDP for proposed and future development, and a SIP for proposed buildings and improvements to be started in 2014, including:

- JHF Building Addition
- ULI Apartment Building
- Parking Development

JHF Building Addition

The building addition will be approximately 22,600 SF and will be primarily additional office space. The exterior design of the addition will be in the same massing style, detail, and building materials to match the existing headquarters building.

ULI Apartment Building

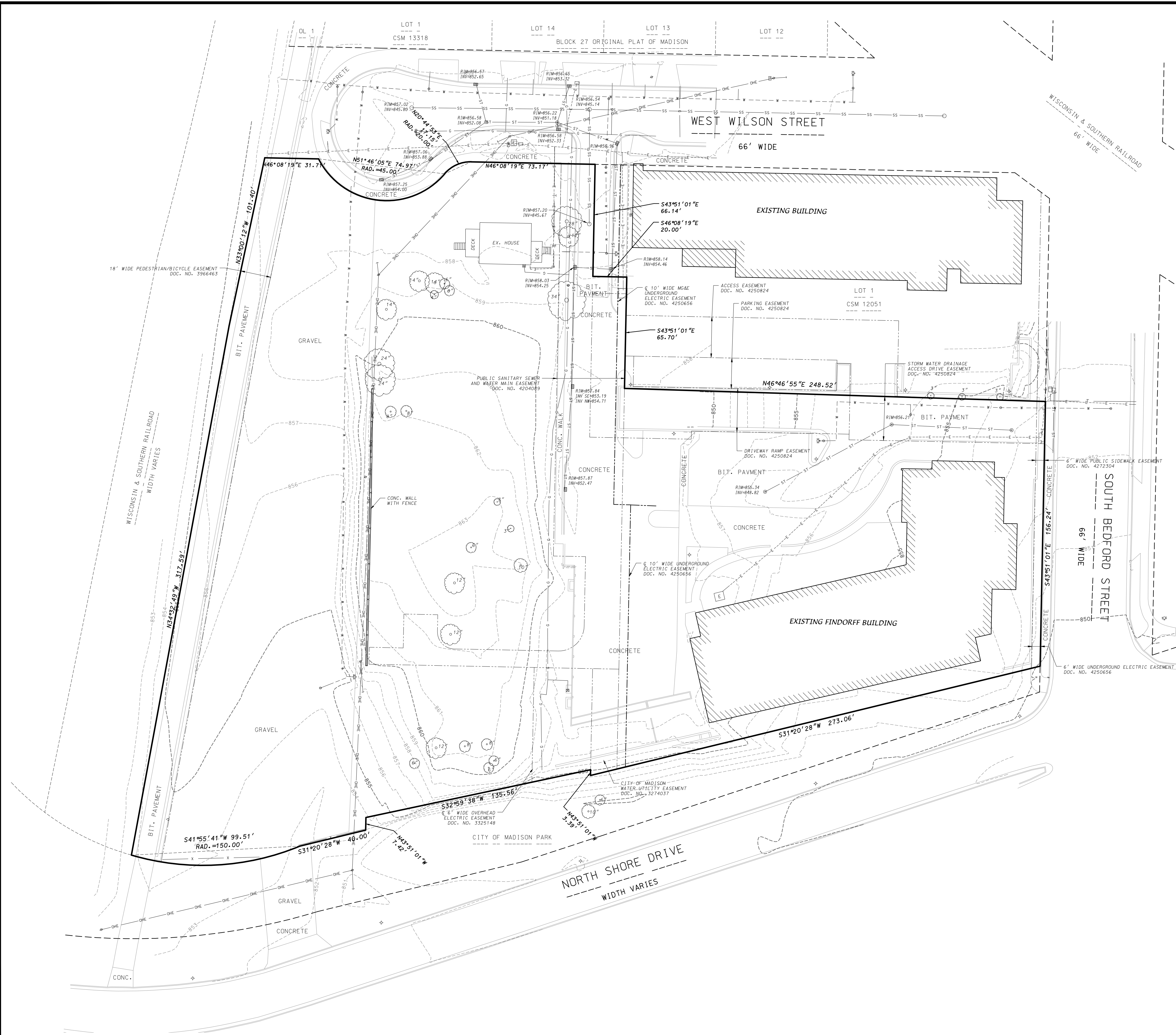
The building is in early planning stages, but will include approximately 80 units with a mix of unit types, configured as an “L shaped” 4 story building, built over structured parking.

Parking Development

This portion of the project will include below grade and grade level parking, some of which will be enclosed, as well as all site improvements required for a fully developed site, including site lighting and landscaping. Parking Development will be designed to allow the continued use of access easements with the adjacent NCBE building constructed on Lot 1 of CSM 12051.

The preliminary proposed parking summary for Lot 1 and Lot 2 provides 378 total spaces:

- 84 surface stalls (combined existing and proposed)
- 38 enclosed stalls below ULI apartment building at grade level (proposed)
- 232 total stalls below grade level (combined existing and proposed)
- 24 surface stalls along North Shore (proposed)



LEGEND

---	UNDERGROUND ELECTRIC
---	SANITARY SEWER
---	WATER MAIN
---	GAS MAIN
---	OVERHEAD ELECTRIC
---	UNDERGROUND TELECOMMUNICATION LINE
---	STORM SEWER
⊠	ELECTRIC TRANSFORMER
⊞	TELEPHONE PEDESTAL
⊙	MANHOLE
⊕	CATCH BASIN/INLET
⊖	POWER POLE
⊗	LIGHT POLE
⊘	GAS METER
⊙	VALVE
⊚	HYDRANT
⊛	GUY WIRE
⊜	TREE
---	FENCE
---	CONC. CURB
---	EXIST. CONTOUR

D'ONOFRIO KOTTKE AND ASSOCIATES, INC.
 7530 Westward Way, Madison, WI 53717
 Phone: 608.833.7530 • Fax: 608.833.1089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

EXISTING CONDITIONS SURVEY
FINDORFF YARDS
 LOT 1, CERTIFIED SURVEY MAP NO. 12051 AND LOTS 1 & 2, BLOCK 1, DOW REPLAT
 LOCATED IN THE NW1/4 OF THE SE1/4 OF SECTION 23, T7N, R9E,
 CITY OF MADISON, DANE COUNTY, WISCONSIN

SCALE: 1" = 30'
 (PAGE SIZE: 22x34)

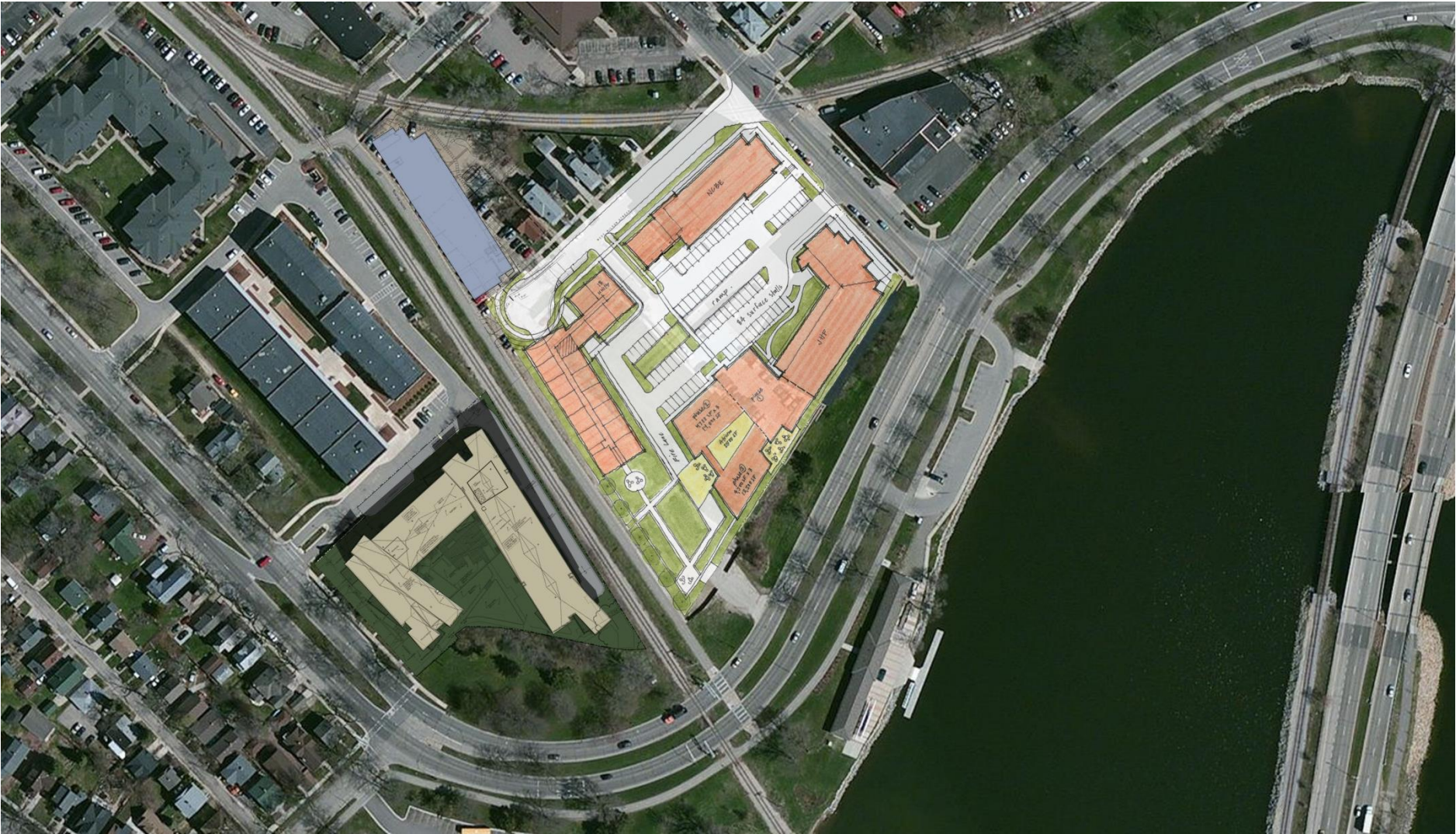
DATE: 12-12-13
 REVISED: 12-16-13

DRAWN BY: JMS
 FN: 13-05-156
 Sheet Number:
 1 of 1



Area of Work

Findorff Yards- Site Location Map



Potential Future Expansion



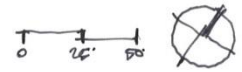


Phase One
 Parking
 84 Surface
 38 Apts
 232 below grade
 354 total

NCBE: 101
 JHF: 171
 Apts: 82

JHF	SP	stall
EXIST	38,272	91
Phase I	22,612	75
	60,884	166

Apts: 76 units



Site Study - Phase I
 J.H. Findorff & Sons
 September 25, 2013
 PLI # 2012.39

640 West

Wilson Street

South Bedford Street

North Shore Drive

UMX SETBACK REQUIREMENT
0' SIDEYARD SETBACK

UMX SETBACK REQUIREMENTS
5' MIN. FRONT YARD SETBACK
10' MAX FRONT YARD SETBACK

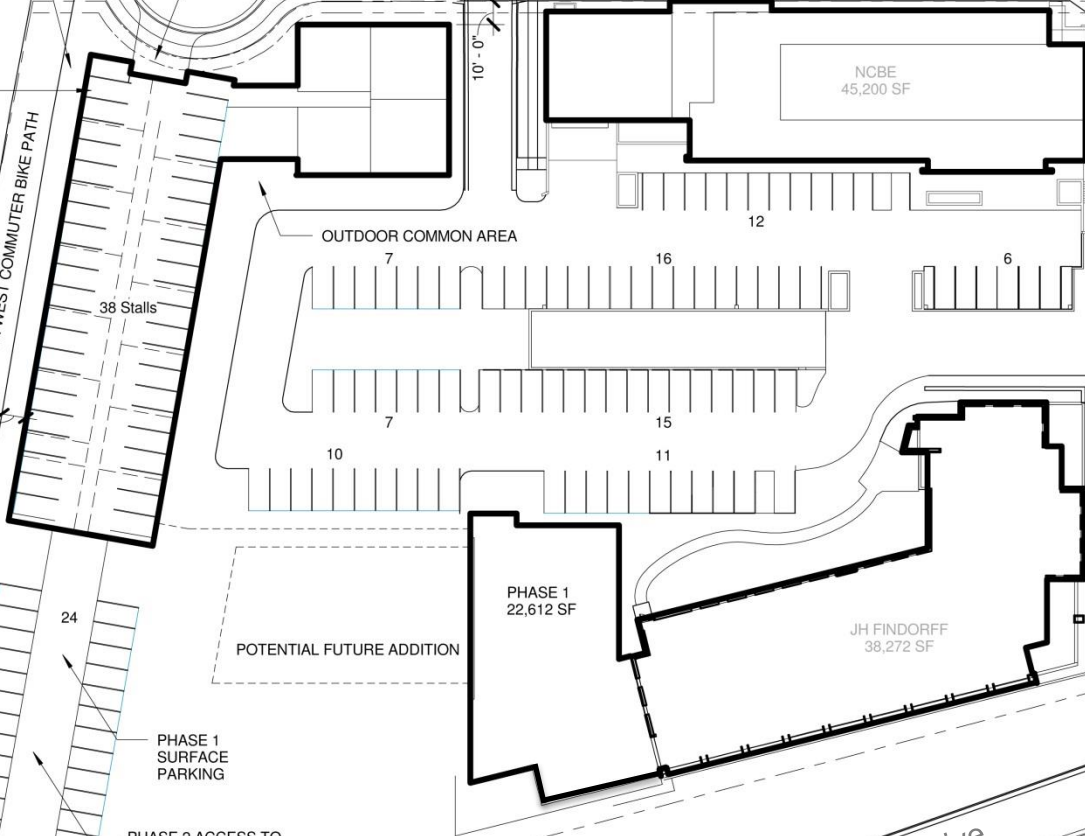
SECURE BIKE PARKING
WITH DIRECT ACCESS
TO BIKE PATH

RAILROAD TRACKS

SOUTH WEST COMMUTER BIKE PATH

5'+ SIDE YARD
BETWEEN BLDG
& BIKE PATH
CURRENT
MASSINGS

BIKE PATH
EASEMENT



Parking

84 Surface Stalls
 38 Apartment L1 Stalls
 232 Below Grade
 24 Surface Stalls - North Shore

378 Total Stalls

NCBE: 101 Stalls
 Apartments: 82 Stalls
 JHF: 195 Stalls

JHF Area

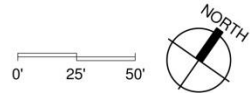
JHF Existing: 38,272 SF
 JHF New: 22,612 SF
 Total: 60,884 SF

JHF Staff

Existing: 91
 New: 60-80
 Total: 151-171

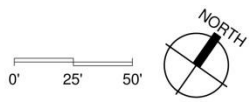
Apartments

4 Floors Above Parking = 76
 Units





TOTAL UNDERGROUND PARKING = 232 STALLS



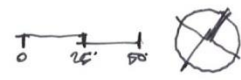
Lower Level Parking Plan



Phase 3 Parking
 81 Surface
 38 Apts-parking
 317 below
 436 total stalls
 NOBE: 101 stalls
 JHF: 217 stalls
 Apts: 38 (dedicated)

JHF Area		Staff est.
Exist	38,272 SF	91
Phase 1	22,612	75
Phase 2	14,000	46
Phase 3	13,500	45
Atrium	2,500	
	90,884	257

300 SF/person = 302 people



Site Study
 Phase One, Two and Three
 J.H. Findorff & Son
 PLI # 2012.39

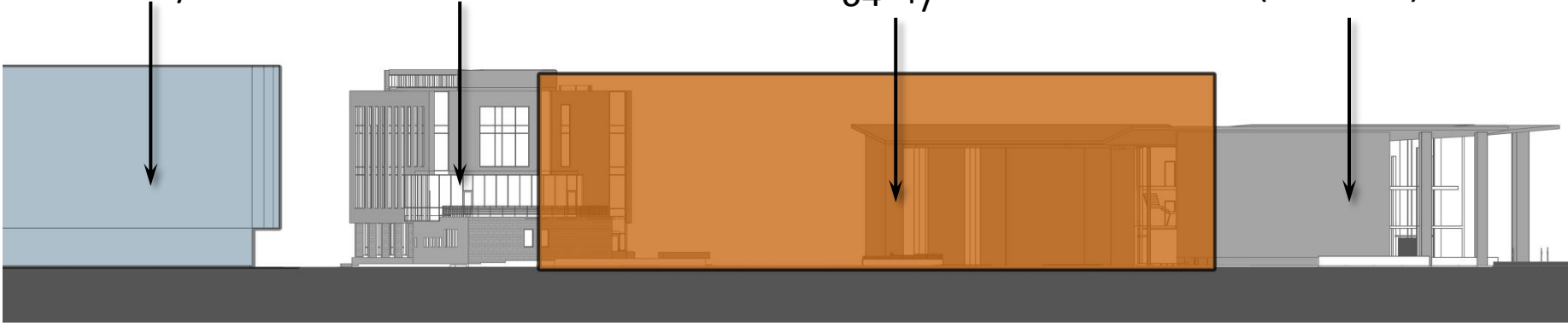
Potential Future Site Plan

640 W. Mifflin
(5 stories)
64' +/-

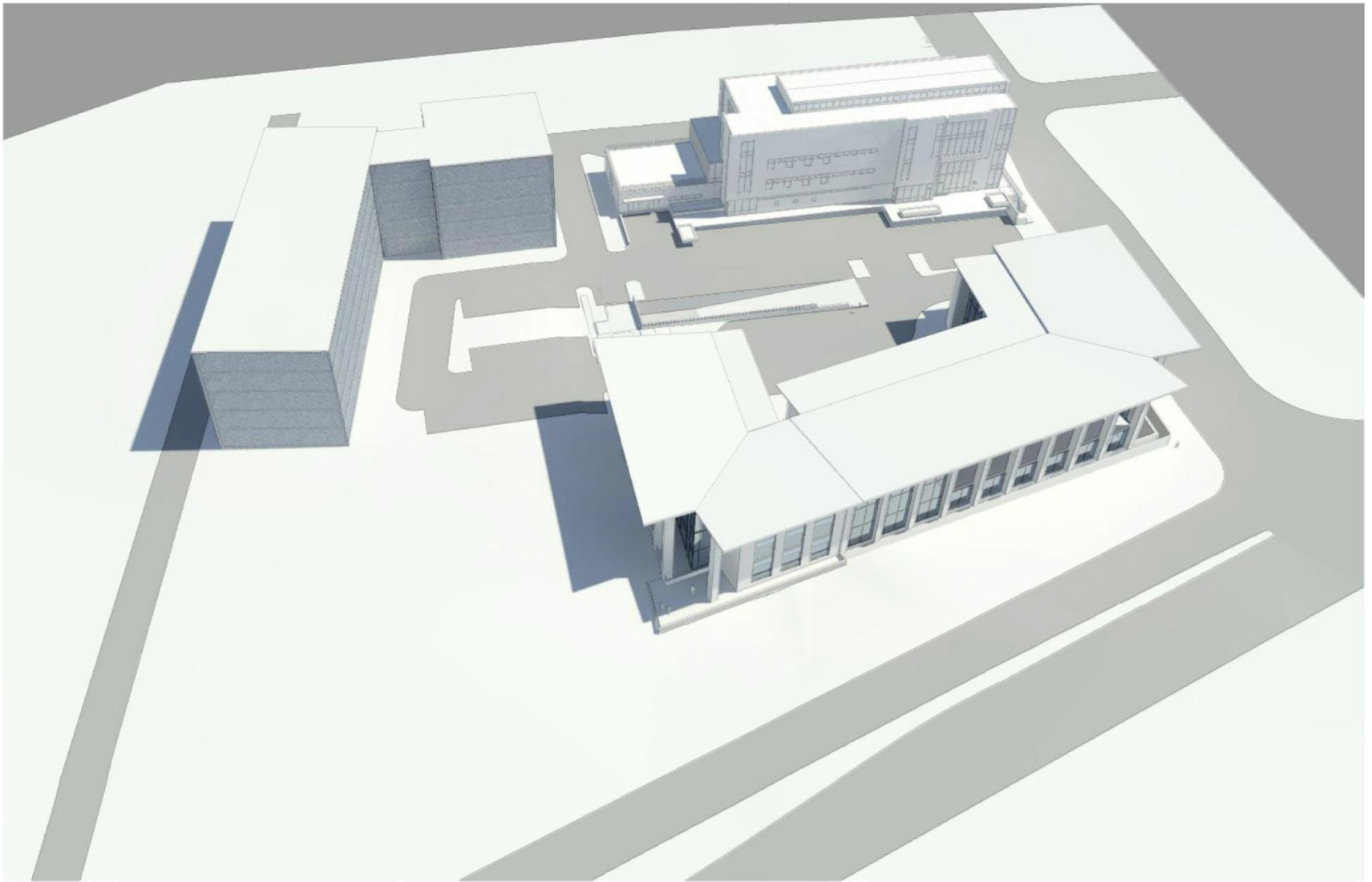
NCBE
(4 stories)

Findorff Yards Apartments
(5 stories)
64' +/-

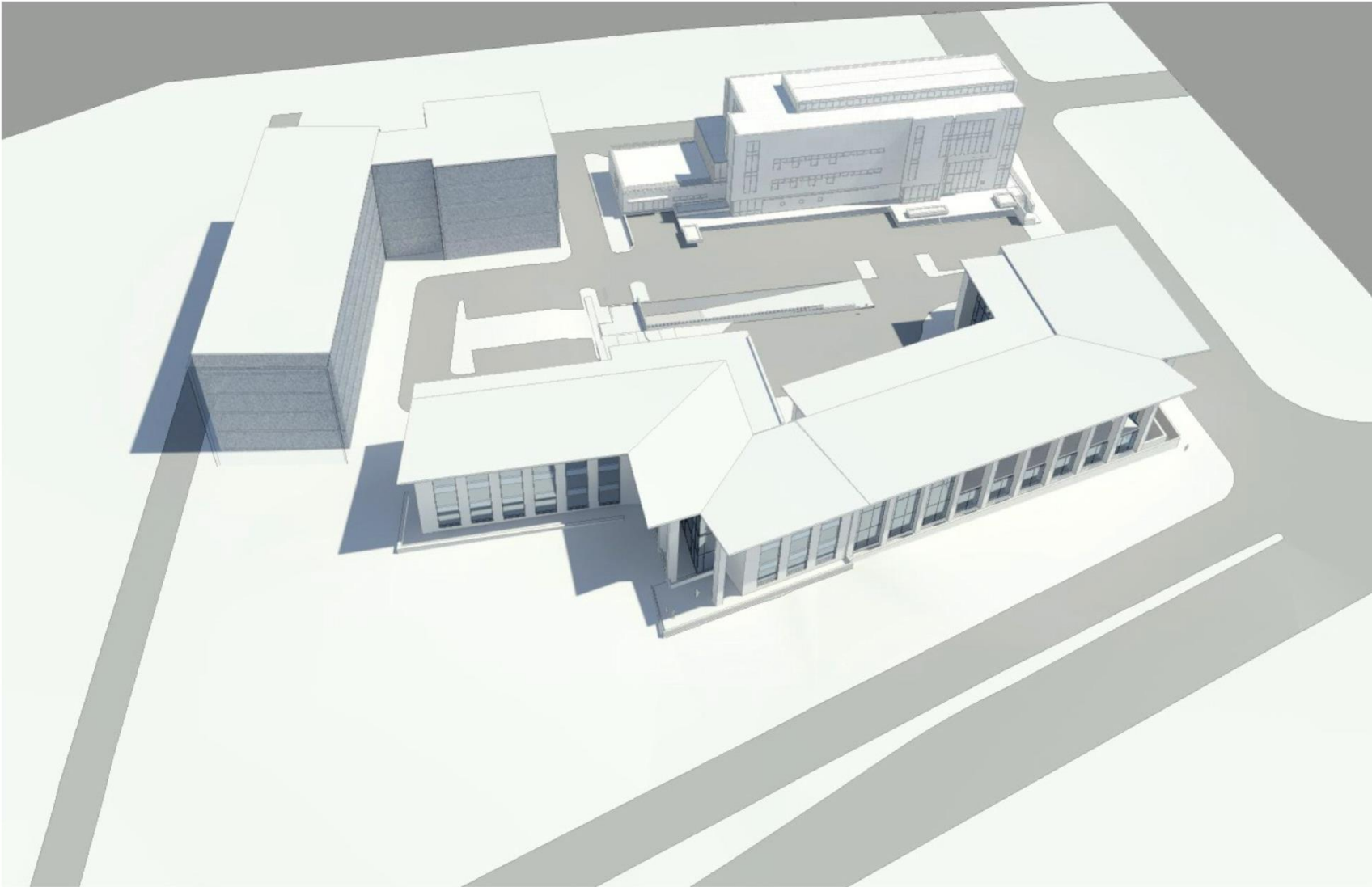
Findorff Addition
(3 stories)



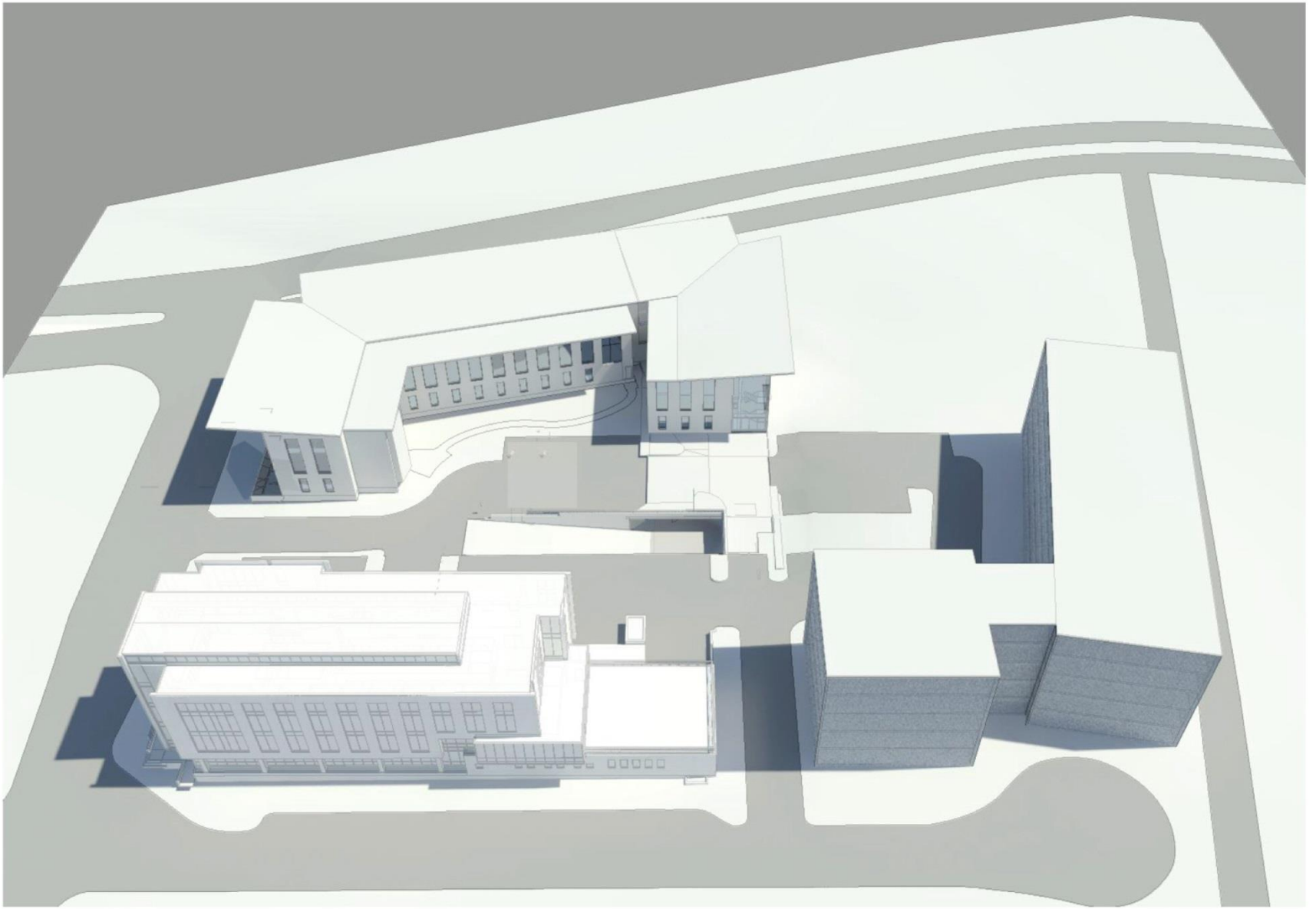
Findorff Yards – Heights Diagram



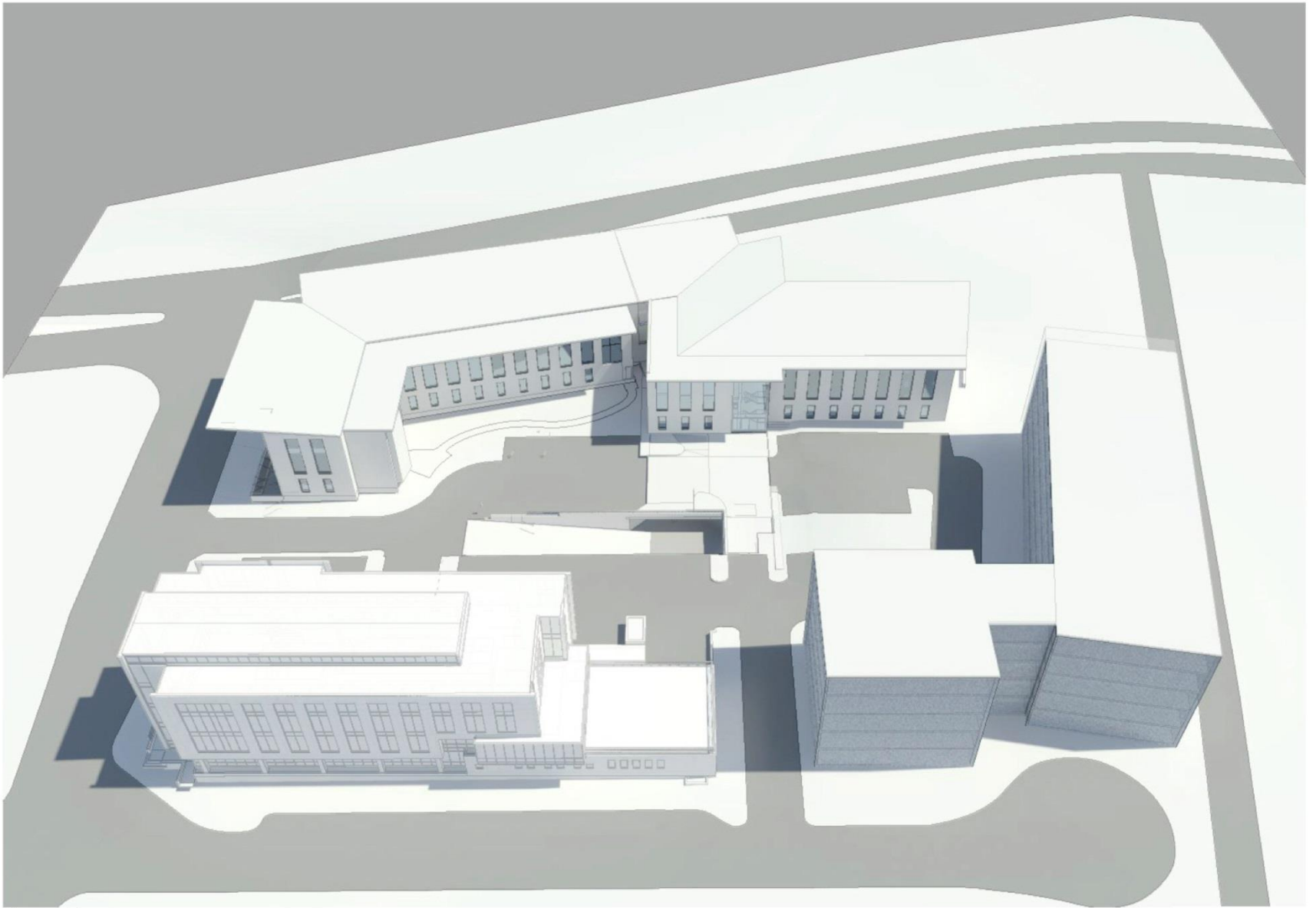
Phase One
J.H. FINDORFF



Phase Two
J.H. FINDORFF

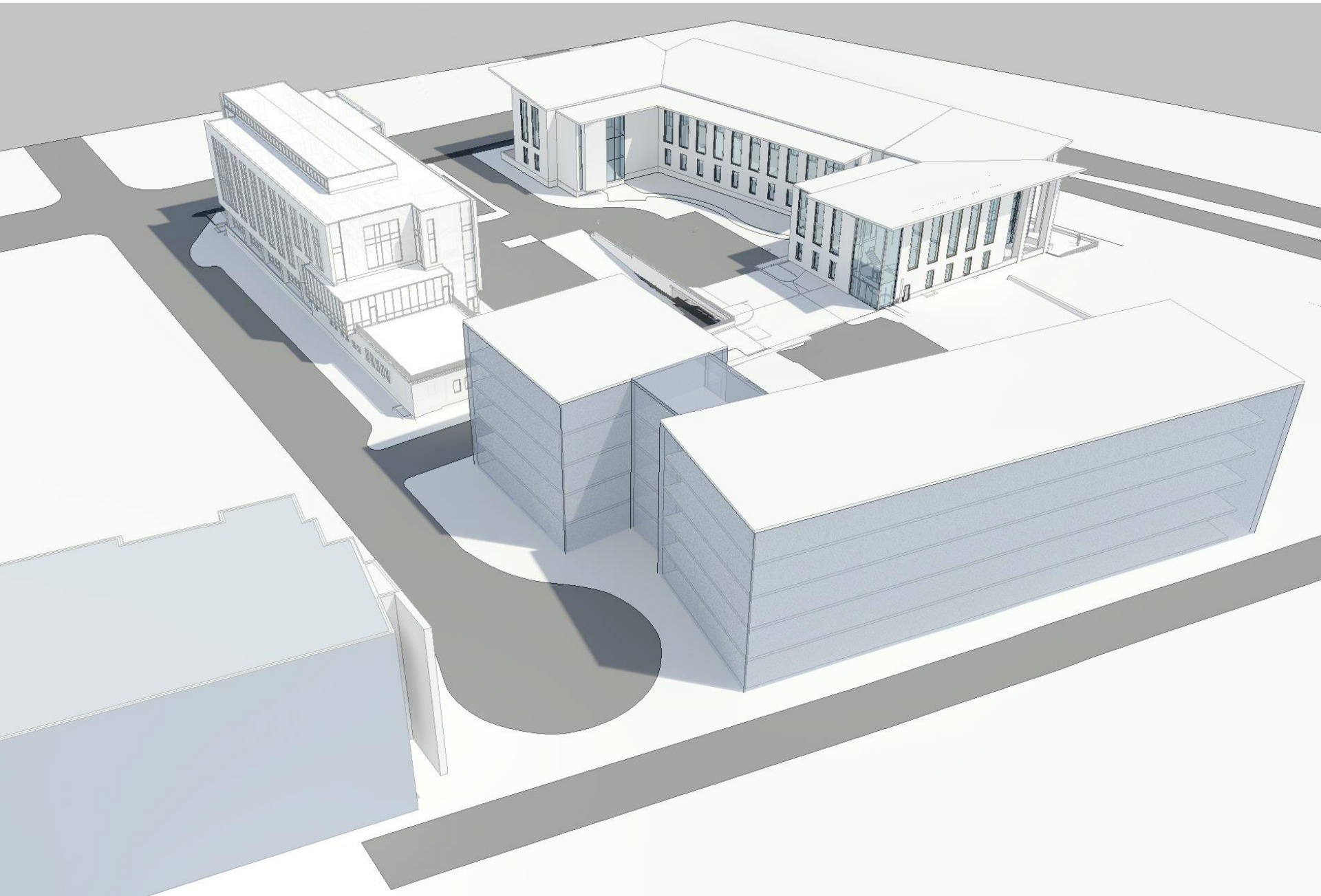


Phase One
J.H. FINDORFF



Phase Two
J.H. FINDORFF









Phase One
J.H. FINDORFF



Phase Two
J.H. FINDORFF

Dow Ct

← DEAD END











