

APPLICATION FOR
URBAN DESIGN COMMISSION
REVIEW AND APPROVAL

AGENDA ITEM # _____
Project # _____
Legistar # 33423

DATE SUBMITTED: 3-12-2014
UDC MEETING DATE: 3-19-2014
Action Requested
☐ Informational Presentation
☐ Initial Approval and/or Recommendation
☒ Final Approval and/or Recommendation

PLEASE PRINT!

PLEASE PRINT!

PROJECT ADDRESS: 10 N. LIVINGSTON ST. / SUITE 101

ALDERMANIC DISTRICT: 2

OWNER/DEVELOPER (Partners and/or Principals) ARCHITECT/DESIGNER/OR AGENT:

THE CONSTELLATION PROJECT, LLC
(GEBHARDT DEVELOPMENT)

JACOB MORRISON, AIA

CONTACT PERSON: JACOB MORRISON

Address: 1933 KEYES AVE

MADISON, WI 53711

Phone: 608-320-2258

Fax: -

E-mail address: JACOB@MORRISON-STUDIO.COM

TYPE OF PROJECT:

(See Section A for:)

- ☒ Planned Unit Development (PUD) *TY * Modifications to retail storefront facade (see attached)*
☒ 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 _____

CITY OF MADISON

11:31 a.m.
MAR 12 2014

Planning & Community
& Economic Development

*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.

March 12, 2014

Al Martin
Department of Planning and Development
215 Martin Luther King, Jr. Blvd., Room LL100
P.O. Box 2985
Madison, WI 53701-2985

Re: Application to alter existing facade
10 N. Livingston Street, Suite 101

To Whom It May Concern,

Attached for your review are (14) fourteen packages representing the proposed alterations to the existing façade on the south east corner of 10 N. Livingston ("Constellation").

The new tenant of this space is D'Asia LLC, who plan on opening a restaurant named "Sujeo".

A floor plan has been included for reference on Page 1. The existing exterior elevations are shown on Page 2. The proposed changes to the façade are shown on page 3 and illustrate the following:

- 1 - Adding a new vestibule to the East Washington side of the space.
- 2 - Adding air intake grilles for the HVAC systems to the façade.
- 3 - Filling in a portion of glazing with brick to match the existing.
- 4 - Adding and moving some of the aluminum mullion elements of the existing curtain wall.
- 5 - Replacing the lower pane of glass on the existing storefront with a decorative metal panel.
- 6 - Moving an existing door to a new location on the N. Livingston St. side.
- 7 - Adding 4 pairs of large casement windows to the existing curtain wall just above the lowest panel.
- 8 - Adding a pass-thru window at the "north" end of the elevation for use by service personnel when serving the outdoor seating areas.

Our intention is to create a distinctive elevation for the new restaurant within the existing framework of the current elevation.

The corner is designed to be the most "elaborate" portion of the design. The N. Livingston St. side of the project will have outdoor seating and the casement windows are proposed here to provide a more open connection between the interior and exterior seating. The areas of the bar facing N. Livingston St. and the small noodle bar facing East Washington have only minor modifications.

The decorative metal panel serves two purposes - to create a strong horizontal band around the bottom of the façade (similar to the rest of the building horizontal glazing) and also to provide a visual block to what will be the back side of the booth seating in the dining room.

The vestibule is shown as a small box added onto the building, our intention is to make a clear point of entry from the street and provide an element that relates to the rest of the proposed façade as well as the restaurant's interior.

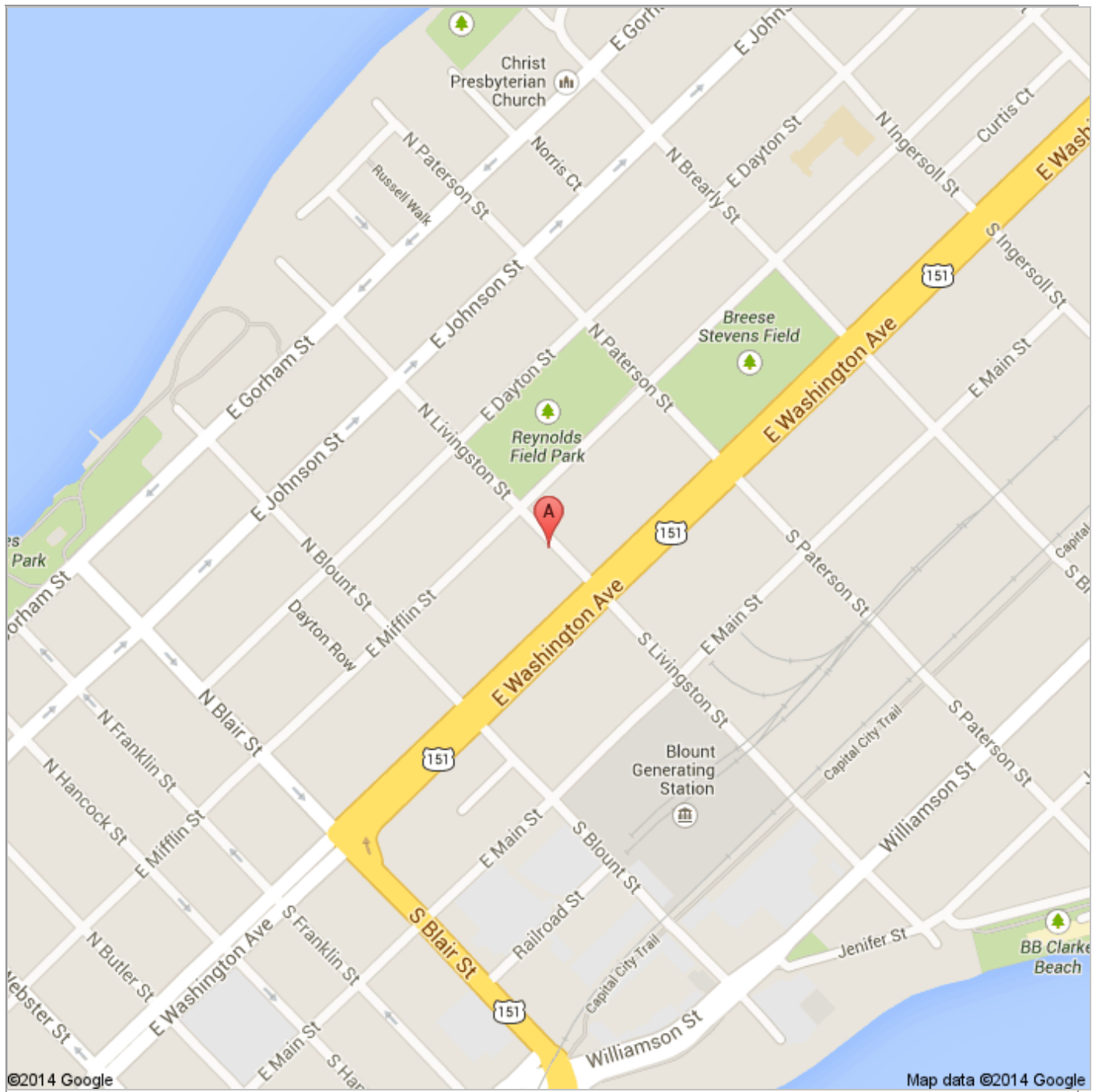
Sincerely,



Jacob Morrison, AIA LEED AP, NCARB



Address **10 N Livingston St**
Madison, WI 53703





N. LIVINGSTON ST. ELEV.

N.T.S.

N. LIVINGSTON ST. ELEV LOOKING TOWARDS E. WASH.

N.T.S.

SUJEO
10 N. LIVINGSTON
ISSUE DATE
UDC REVIEW 03/12/14

TITLE:
DATE:
PROJECT #:

CONTEXT
03/12/14
1404

DRAWING NO.

6



MORRISON ARCHITECTURE STUDIO

1933 KEYES AVE MADISON, WI 53711 | (608)320-2288



EAST WASHINGTON ELEV.

N.T.S.

EAST WASHINGTON/CORNER

N.T.S.



10 N. LIVINGSTON FROM CORNER

N.T.S.

STREET LEVEL - LIVINGSTON ST. SIDE

N.T.S.

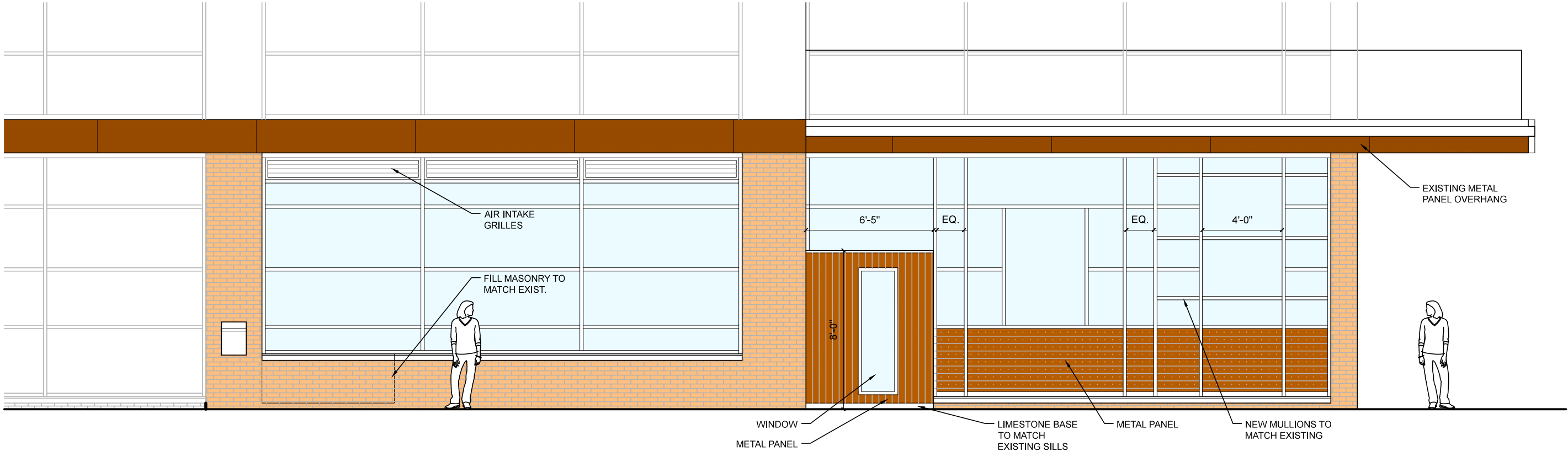
SUJEO
10 N. LIVINGSTON
ISSUE UDC REVIEW
DATE 03/12/14

TITLE:
DATE:
PROJECT #:

CONTEXT
03/12/14
1404

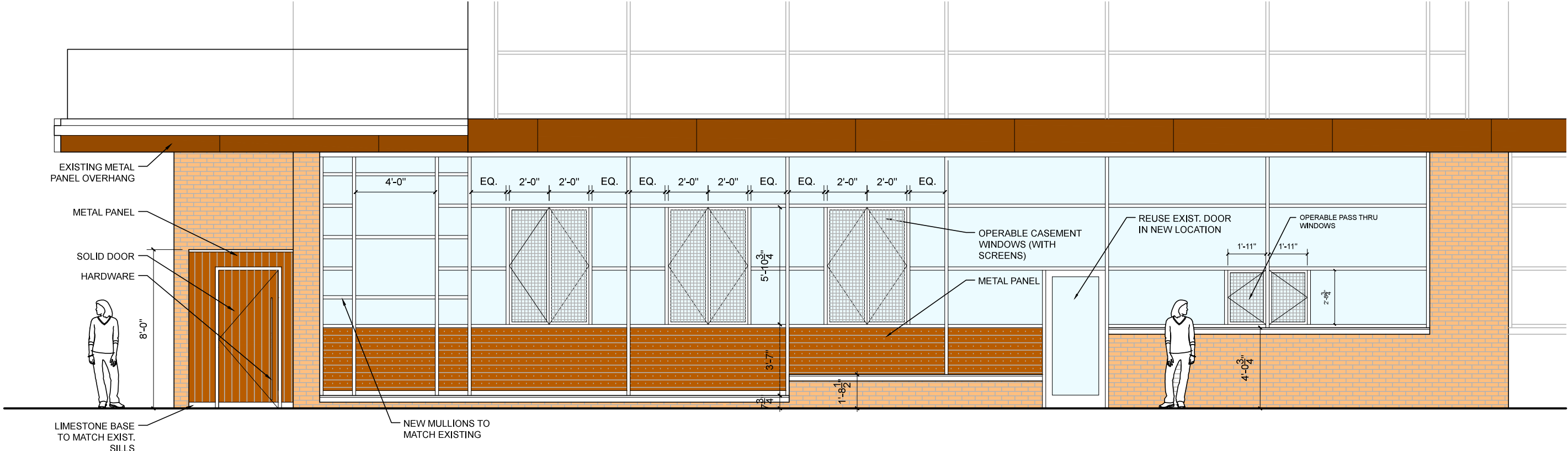
DRAWING NO.

4



PROPOSED EAST. WASH. ELEV.

3/16" = 1'-0"



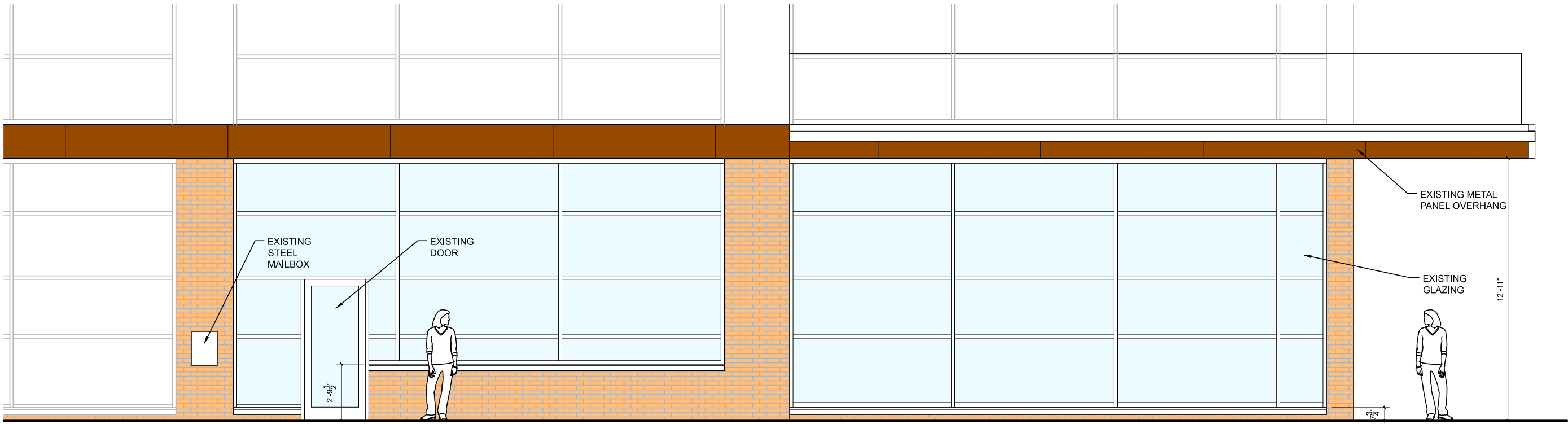
PROPOSED N. LIVINGSTON ST. ELEV.

3/16" = 1'-0"

TITLE: PROPOSED ELEV.
DATE: 03/12/14
PROJECT #: 1404

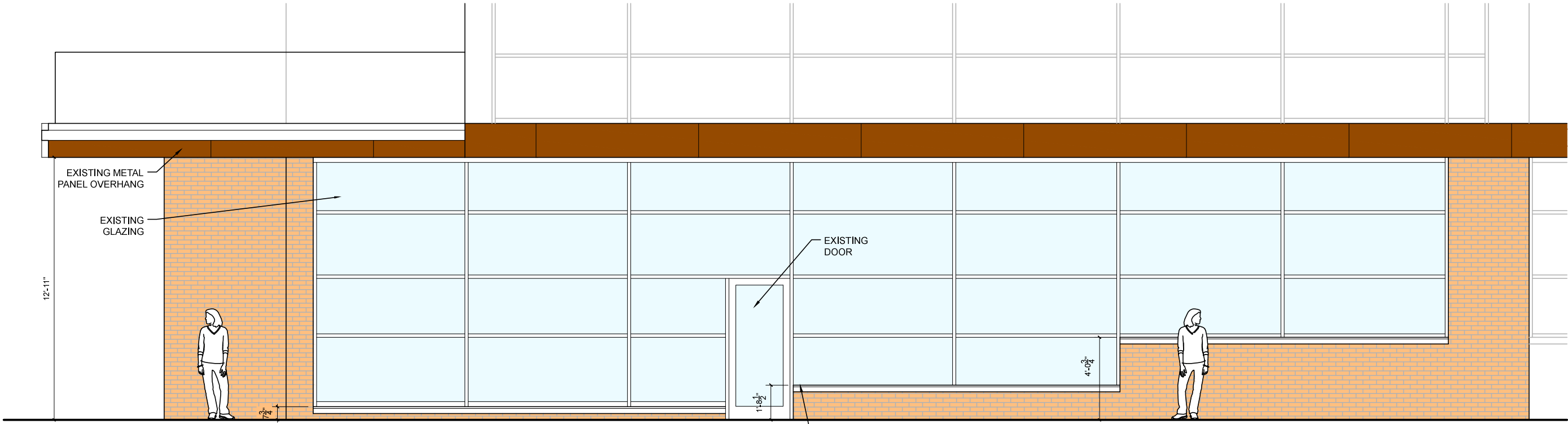
DRAWING NO. 3

SUJEO
10 N. LIVINGSTON
ISSUE UDC REVIEW
DATE 03/12/14



EXIST. E. WASHINGTON ELEV

3/16" = 1'-0"

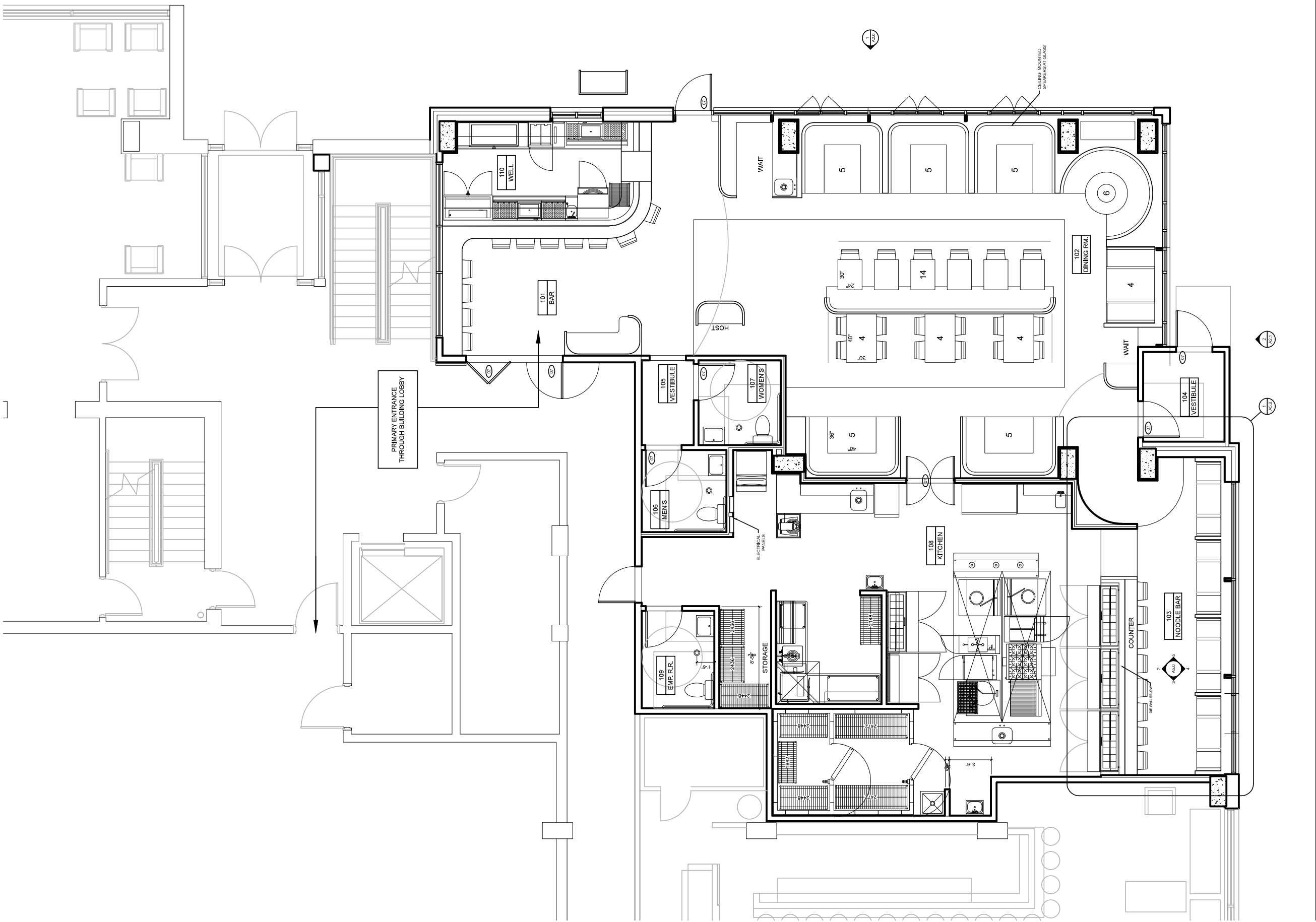


EXIST. N. LIVINGSTON ST. ELEV.

3/16" = 1'-0"

TITLE: EXIST. ELEV.
DATE: 03/12/14
PROJECT #: 1404
DRAWING NO. 2

SUJEO
10 N. LIVINGSTON
ISSUE UDC REVIEW
DATE 03/12/14



FLOOR PLAN
1/8" = 1'-0"

SUJEO
10 N. LIVINGSTON/101



MORRISON ARCHITECTURE STUDIO
1933 KEYES AVE MADISON, WI 53711 | (608)320-2258

ISSUE UDC REVIEW
DATE 03/12/14

TITLE: FLOOR PLAN
DATE: 03/12/14
PROJECT #: 1404

DRAWING NO. **1**