

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



FOR OFFICE USE ONLY:

Paid _____ Receipt # _____

Date received _____

Received by _____

Aldermanic District _____

Zoning District _____

Urban Design District _____

Submittal reviewed by _____

Legistar # _____

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.

1. Project Information

Address: _____

Title: _____

2. Application Type (check all that apply) and Requested Date

UDC meeting date requested _____

- | | |
|--|---|
| <input type="checkbox"/> New development | <input type="checkbox"/> Alteration to an existing or previously-approved development |
| <input type="checkbox"/> Informational | <input type="checkbox"/> Initial approval <input type="checkbox"/> Final approval |

3. Project Type

- ☐ Project in an Urban Design District
- ☐ 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)
 - ☐ Specific Implementation Plan (SIP)
- ☐ Planned Multi-Use Site or Residential Building Complex

Signage

- ☐ Comprehensive Design Review (CDR)
- ☐ Signage Variance (i.e. modification of signage height, area, and setback)

Other

- ☐ Please specify _____

4. Applicant, Agent, and Property Owner Information

Applicant name _____	Company _____
Street address _____	City/State/Zip _____
Telephone _____	Email _____

Project contact person _____	Company _____
Street address _____	City/State/Zip _____
Telephone _____	Email _____

Property owner (if not applicant) _____	
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***

Each submittal must include fourteen (14) 11" x 17" **collated** paper copies. Landscape and Lighting plans (if required) must be **full-sized and legible**. Please refrain from using plastic covers or spiral binding.

Both the paper copies and electronic copies must 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 udcapplications@cityofmadison.com. 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

Introduction

The City of Madison's Urban Design Commission (UDC) has been created to:

- Encourage and promote high quality in the design of new buildings, developments, remodeling, and additions so as to maintain and improve the established standards of property values within the City.
- Foster civic pride in the beauty and nobler assets of the City, and in all other ways possible assure a functionally efficient and visually attractive City in the future.

Types of Approvals

There are three types of requests considered by the UDC:

- Informational Presentation. Applicants may, at their discretion, request to make an Informational Presentation to the UDC prior to seeking any approvals to obtain early feedback and direction before undertaking detailed design. Applicants should provide details on the context of the site, design concept, site and building plans, and other relevant information to help the UDC understand the proposal and provide feedback. (Does not apply to CDR's or Signage Variance requests)
- Initial Approval. Applicants may, at their discretion, request initial approval of a proposal by presenting preliminary design information. As part of their review, the Commission will provide feedback on the design information that should be addressed at Final Approval stage.
- Final Approval. Applicants may request Final Approval of a proposal by presenting all final project details. Recommendations or concerns expressed by the UDC in the initial approval must be addressed at this time.

Presentations to the Commission

Primarily, the UDC is interested in the appearance and design quality of projects. Emphasis should be given to the site plan, landscape plan, lighting plan, building elevations, exterior building materials, color scheme, and graphics.

When presenting projects to the UDC, applicants must fill out a registration slip provided in the meeting room and present it to the Secretary. Presentations should generally be limited to 5 minutes or as extended by motion by consent of the Commission. The Commission will withhold questions until the end of the presentation.

Applicants are encouraged to consider the use of various graphic presentation material including a locator map, photographs, renderings/model, scale drawings of the proposal in context with adjacent buildings/uses/signs, etc., as may be deemed appropriate to describe the project and its surroundings. Graphics should be mounted on rigid boards so that they may be easily displayed. **Applicants/presenters are responsible for all presentation materials, AV equipment and easels.**

URBAN DESIGN DEVELOPMENT PLANS CHECKLIST

The items listed below are minimal application requirements for the type of approval indicated. Please note that the UDC and/or staff may require additional information in order to have a complete understanding of the project.

1. Informational Presentation

- ☐ Locator Map
- ☐ 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)
- ☐ Contextual site information, including photographs and layout of adjacent buildings/structures
- ☐ Site Plan
- ☐ Two-dimensional (2D) images of proposed buildings or structures.

Providing additional information beyond these minimums may generate a greater level of feedback from the Commission.

Requirements for All Plan Sheets

1. Title block
2. Sheet number
3. North arrow
4. Scale, both written and graphic
5. Date
6. Fully dimensioned plans, scaled at 1"= 40' or larger

**** All plans must be legible, including the full-sized landscape and lighting plans (if required)**

2. Initial Approval

- ☐ Locator Map
- ☐ Letter of Intent (If the project is within a Urban Design District, a summary of how the development proposal addresses the district criteria is required)
- ☐ Contextual site information, including photographs and layout of adjacent buildings/structures
- ☐ Site Plan showing location of existing and proposed buildings, walks, drives, bike lanes, bike parking, and existing trees over 18" diameter
- ☐ Landscape Plan and Plant List (*must be legible*)
- ☐ Building Elevations in both black & white and color for all building sides (include material callouts)
- ☐ PD text and Letter of Intent (if applicable)

Providing additional information beyond these minimums may generate a greater level of feedback from the Commission.

3. Final Approval

All the requirements of the Initial Approval (see above), **plus**:

- ☐ Grading Plan
- ☐ Proposed Signage (if applicable)
- ☐ Lighting Plan, including fixture cut sheets and photometrics plan (*must be legible*)
- ☐ Utility/HVAC equipment location and screening details (with a rooftop plan if roof-mounted)
- ☐ PD text and Letter of Intent (if applicable)
- ☐ Samples of the exterior building materials (presented at the UDC meeting)

4. Comprehensive Design Review (CDR) and Variance Requests (*Signage applications only*)

- ☐ Locator Map
- ☐ Letter of Intent (a summary of how the proposed signage is consistent with the CDR or Signage Variance criteria is required)
- ☐ Contextual site information, including photographs of existing signage both on site and within proximity to the project site
- ☐ Site Plan showing the location of existing signage and proposed signage, dimensioned signage setbacks, sidewalks, driveways, and right-of-ways
- ☐ Proposed signage graphics (fully dimensioned, scaled drawings, including materials and colors, and night view)
- ☐ Perspective renderings (emphasis on pedestrian/automobile scale viewsheds)
- ☐ Illustration of the proposed signage that meets Ch. 31, MGO compared to what is being requested.
- ☐ Graphic of the proposed signage as it relates to what the Ch. 31, MGO would permit

October 9, 2019

Janine Glaeser, AIA, LEED AP
Urban Design Planner
Department of Planning & Community & Economic
Development
215 Martin Luther King Jr. Blvd
Suite 017
Madison, Wisconsin 53703



Re: Letter of Intent

216 S. Pinckney St., Block 88 - Judge Doyle Square
Madison, WI
KBA Project # 1949

Ms. Janine Glaeser:

The following is submitted together with the plans and application for an introductory review by staff and the Urban Design Commission.

Organizational structure:

Developer: Stone House Development, Inc.
1010 E Washington Ave.
Madison, WI
608-251-6000
Contact: Rich Arnesen
rarnesen@stonehousedevlopment.com

Architect: Potter Lawson, Inc.
749 University Avenue, Ste 300
Madison, WI 53705
(608) 274-2741
Contact: Doug Hursh
dough@potterlawson.com

Architect: Knothe & Bruce Architects, LLC
7601 University Avenue, Ste 201
Middleton, WI 53562
608-836-3690
Contact: Duane Johnson
djohnson@knothebruce.com

Landscape Design: Saiki Design
1110 S. Park Street
Madison, WI 53715
608-251-3600
Contact: Ken Saiki
ksaiki@ksd-la.com

Introduction:

The project is the development of the podium and air-rights on Block 88. The Stone House proposal would consist of an additional nine stories sitting on top of the existing 4-story podium of the nearly completed parking garage located at 216 S Pinckney St.

Project Description:

The proposed project consists of 161 apartment units on the levels above the podium. The project would utilize the existing third and fourth levels of parking for residential apartment parking and finish the interior of the first level service and retail areas.

The floor plate for the Stone House proposal is slightly larger than the previously approved Beitler proposal. The floor plate has been lengthened and widened primarily between the stair enclosures. Approximately 3,250 square feet has been added to the fifth level floor plate and 1,550 square feet added to the typical floor plate above. Attached is a graphic representation of the Stone House floorplate as it relates to the Beitler floor plate. This was part of the initial Stone House proposal and was done to maximize the number of apartment units without negatively impacting the podium/garage.

The overall building height is consistent with the Beitler proposal.

A roof-top mechanical area is also being proposed, the size and layout of this area is similar to what was approved with the Beitler proposal with a smaller overall square footage of mechanical space being proposed.

The exterior of the podium will be completed based on the approved plans by the previous developer. Above the podium, the original Beitler proposal was an all glass curved building, the current design maintains the curve on the MLK side of the building in order to relate to the podium's curve and to utilize the existing structural columns. A rectilinear façade faces the MMB, which better relates to the city grid and adjacent buildings. The structure of the podium was designed to carry a tower with a lightweight exterior skin of glass. We are proposing a more energy efficient façade made up of two types of metal panels with punched windows which meet the structural requirements of a lightweight facade system. Masonry walls are added at critical locations to break up the use of metal panels. Brick is used at the stair and elevator towers and the building's street corners, since these elements sit on larger foundations that can handle the weight of the brick. The brick at the core and at the corners add a balance to the metal materials and anchor the building to the site. Versus the all glass facade, the solid materials add architectural interest, texture and scale to the building's facades while making the building more energy efficient and bird friendly.

A green roof is located on the southwest side towards the MMB. A one-story amenity building is located on the south end of the green roof. The amenity building includes shared resident community and fitness spaces. The amenities building is set back from the edge of the podium. The green roof will provide terraces and green space for the residents and pets.

The basic massing of the building steps down, and reduces in scale, towards the MMB. The top floor of the apartment tower is stepped back to create a terrace and a top to the building. Mechanical equipment for the apartment tower is located on the roof and is either enclosed or screened. The penthouse is located similarly to the original approved glass apartment tower design.

Project Schedule:

It is targeted that the construction on this site will commence June 2020 with a final completion targeted for June 2021.

Thank you for your time reviewing our proposal.

Sincerely,

Knothe Bruce Architects and Potter Lawson Inc.



Existing Conditions - Site Location
 Judge Doyle Square - 2019.10.00
 October 8, 2019





Existing Conditions - Site Location
Judge Doyle Square - 2019.10.00
October 8, 2019



Madison Municipal Building



10 E Doty St



Hilton Madison Monona Terrace



Wisconsin Department of Administration



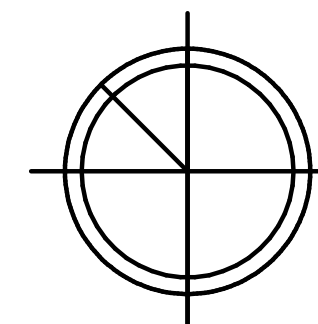
Existing Conditions - Contextual Photos
Judge Doyle Square - 2019.10.00
September 30, 2019



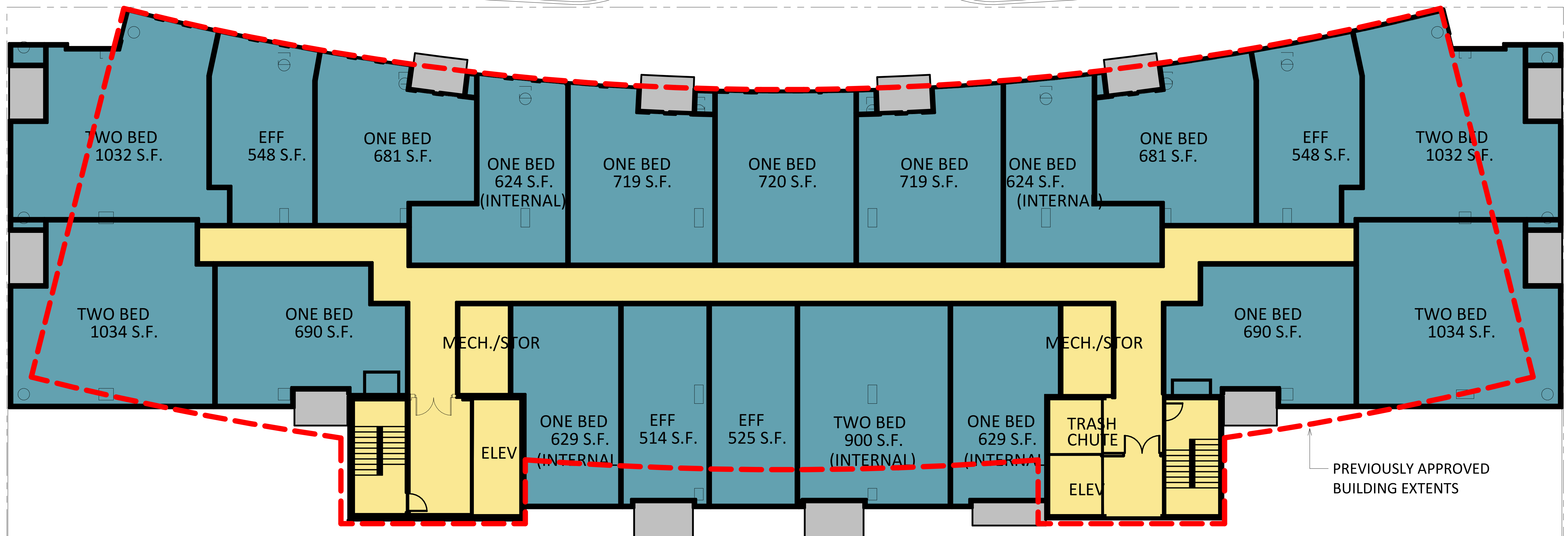




1 5TH FLOOR PLAN
A-1.1 N.T.S.



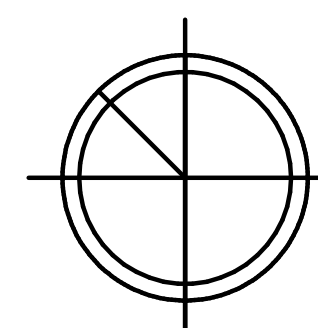
PROJECT TITLE:
JUDGE
DOYLE
SQUARE



1
A-1.2

6TH FLOOR PLAN

N.T.S.

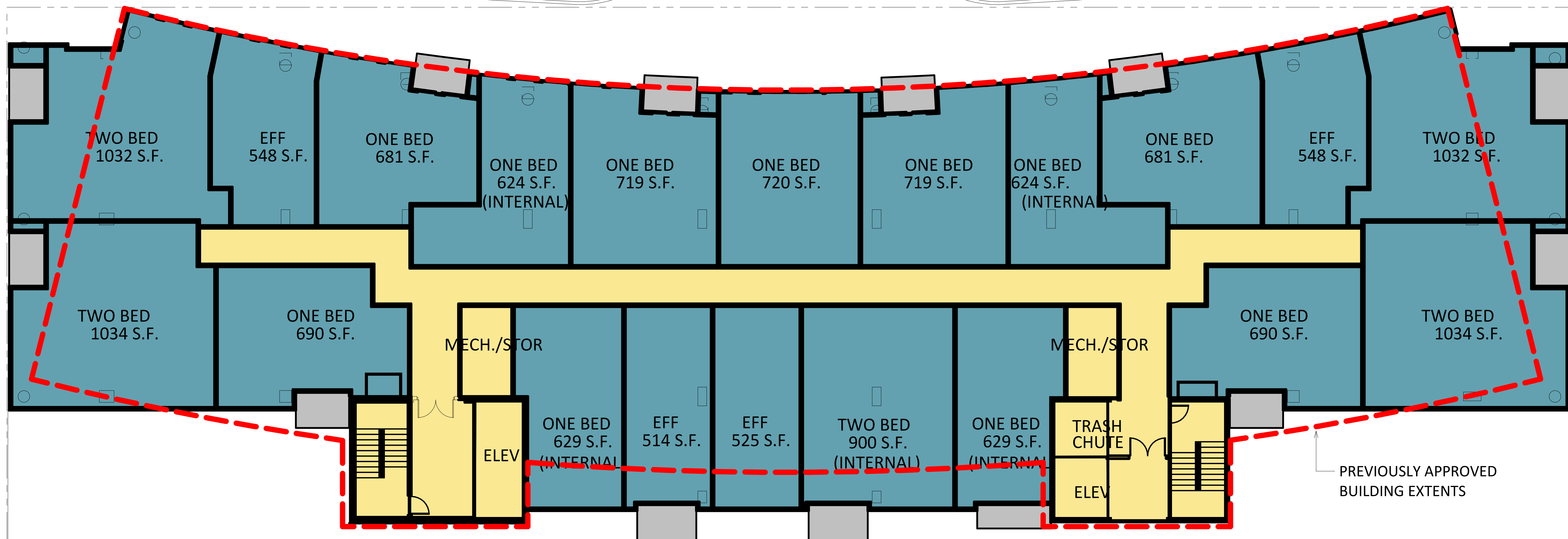


PROJECT TITLE:
JUDGE
DOYLE
SQUARE

**Potter
Lawson**

Success by Design

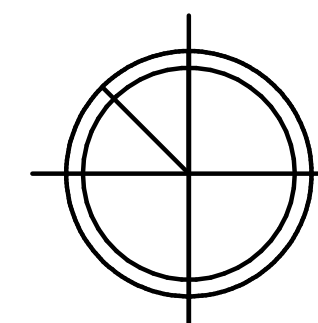
K02
knothe • bruce
ARCHITECTS



1
A-1.3

7TH FLOOR PLAN

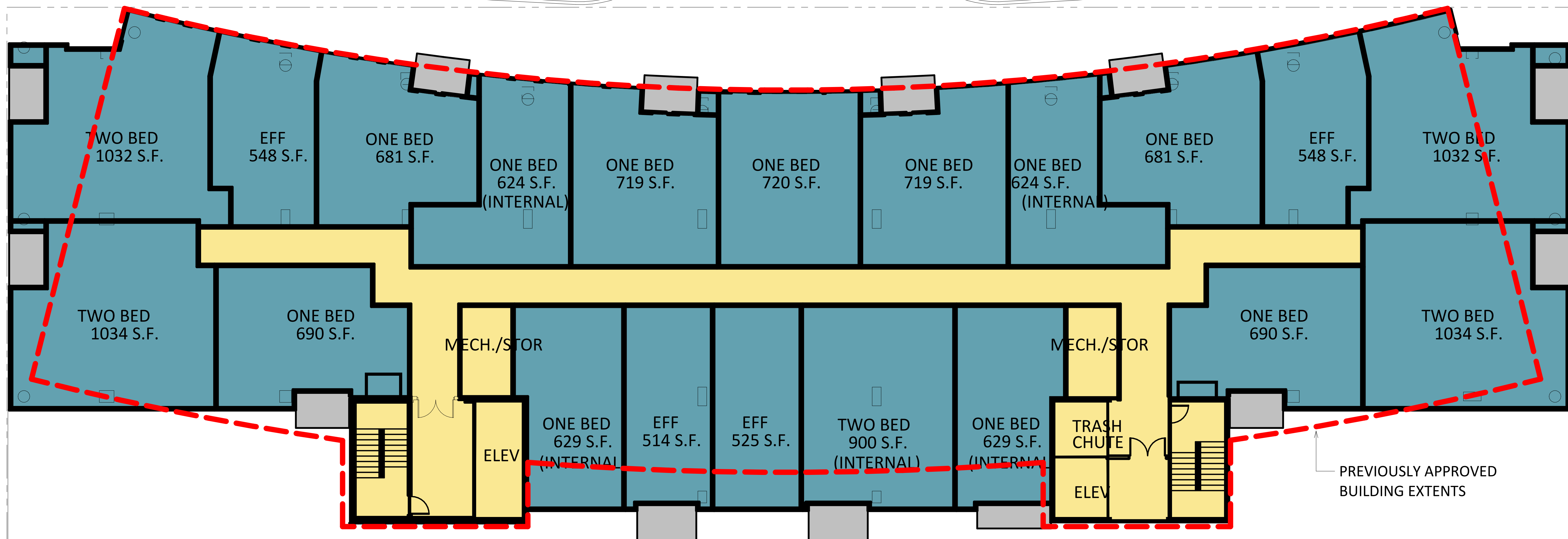
N.T.S.



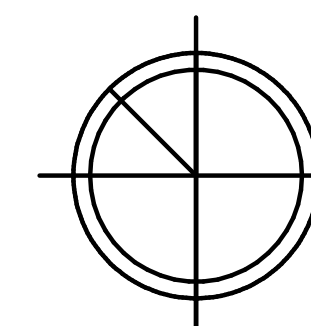
PROJECT TITLE:
JUDGE
DOYLE
SQUARE

**Potter
Lawson**
Success by Design

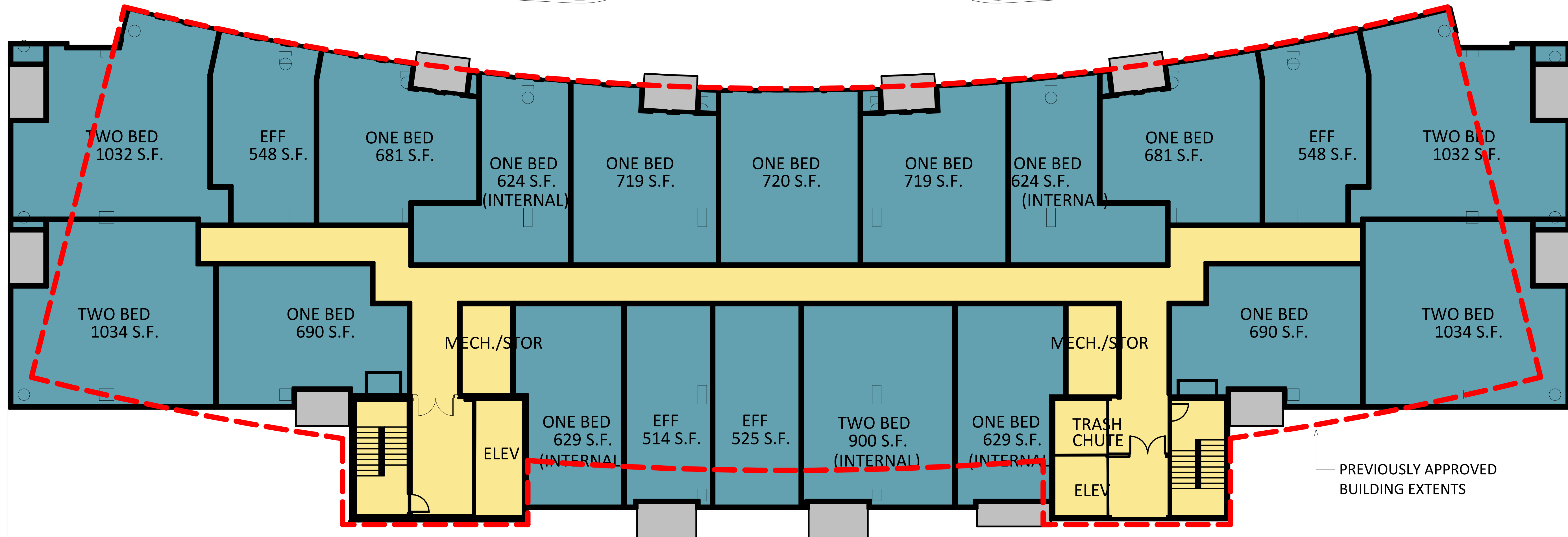
kb2
knothe • bruce
ARCHITECTS



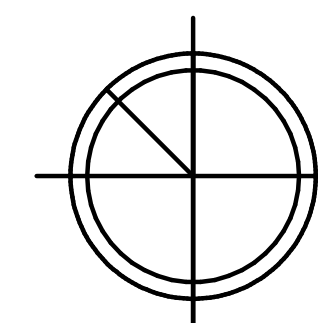
1 8TH FLOOR PLAN
A-1.4 N.T.S.



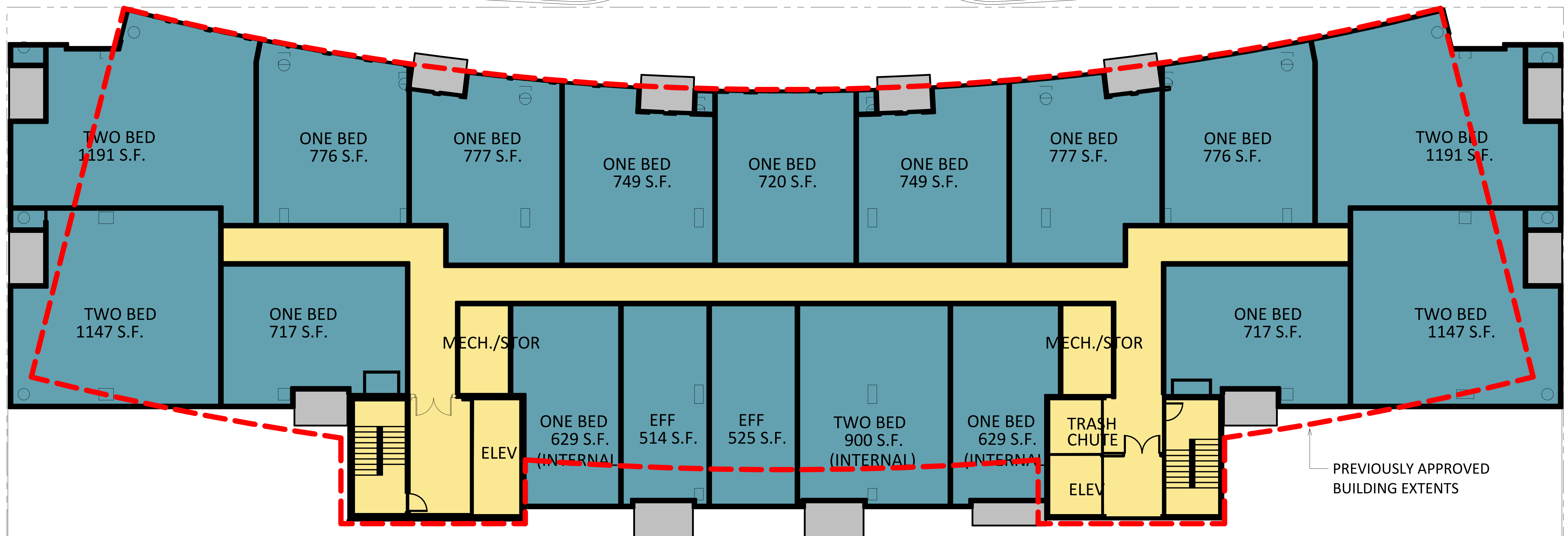
PROJECT TITLE:
JUDGE
DOYLE
SQUARE



1 9TH FLOOR PLAN
A-1.5 N.T.S.



PROJECT TITLE:
JUDGE
DOYLE
SQUARE

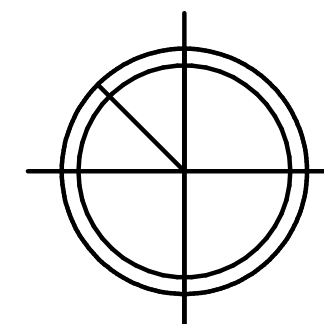


PREVIOUSLY APPROVED
BUILDING EXTENTS

1
A-1.6

10TH FLOOR PLAN

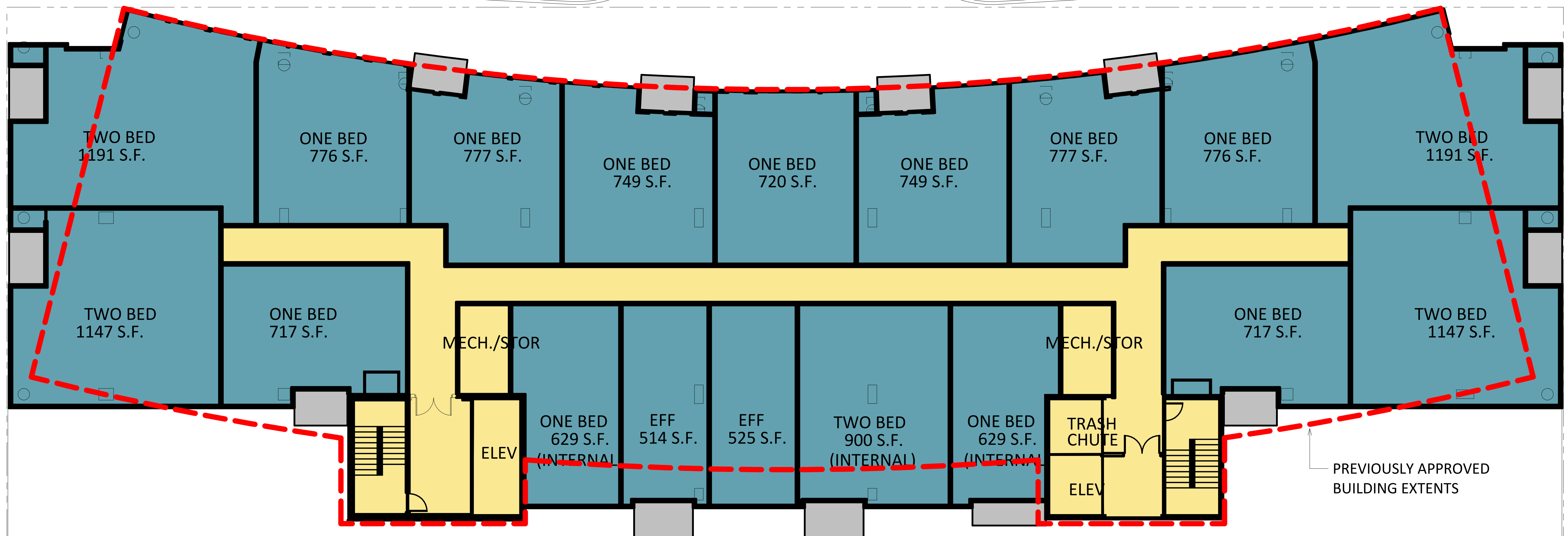
N.T.S.



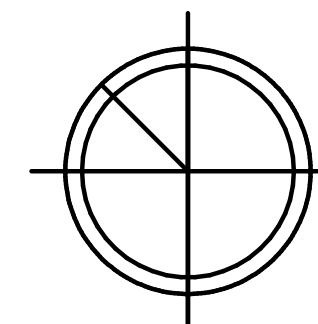
PROJECT TITLE:
JUDGE
DOYLE
SQUARE

**Potter
Lawson**
Success by Design

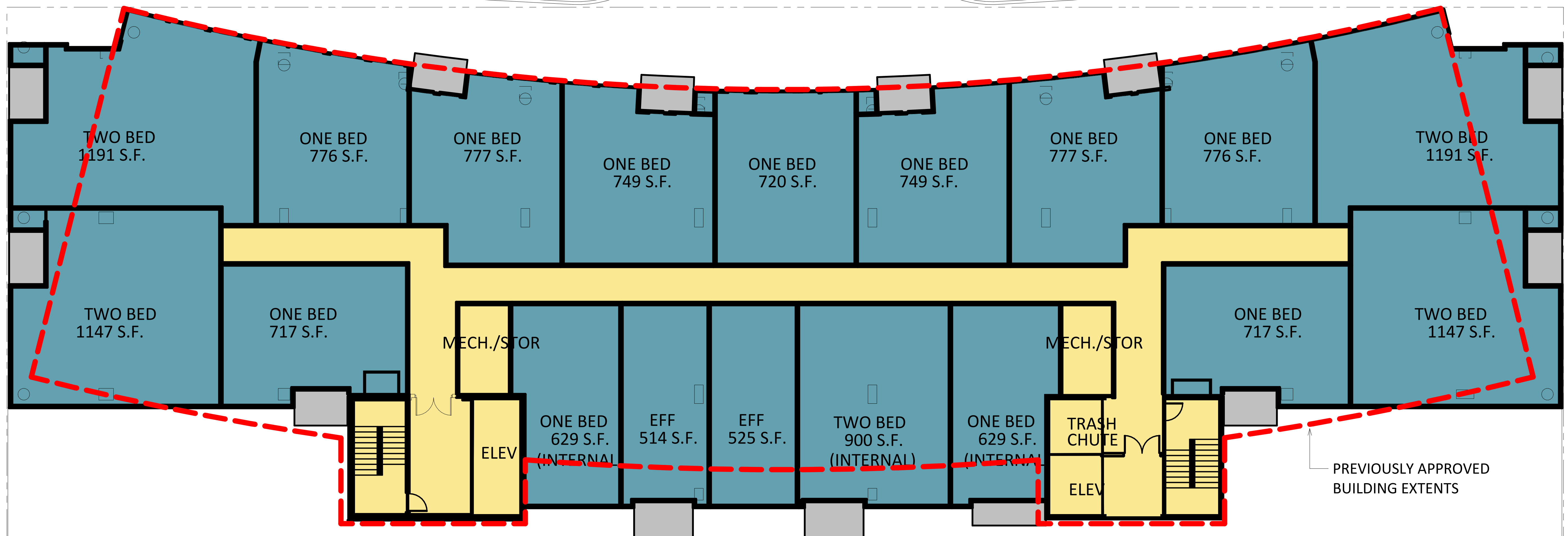
knothe • bruce
ARCHITECTS



1 11TH FLOOR PLAN
A-1.7 N.T.S.



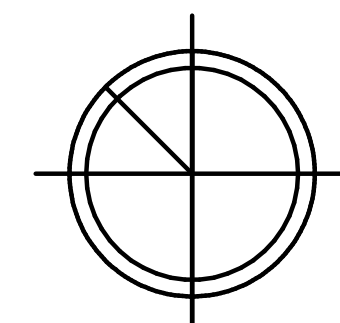
PROJECT TITLE:
JUDGE
DOYLE
SQUARE



1
A-1.8

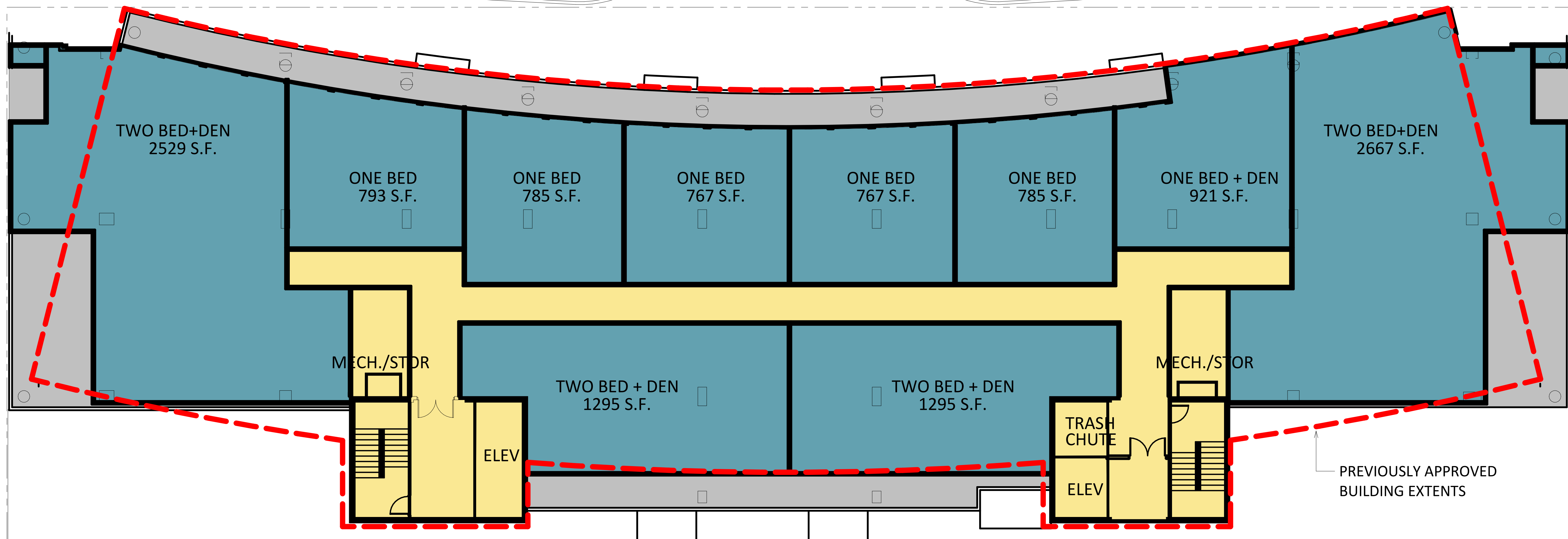
12TH FLOOR PLAN

N.T.S.

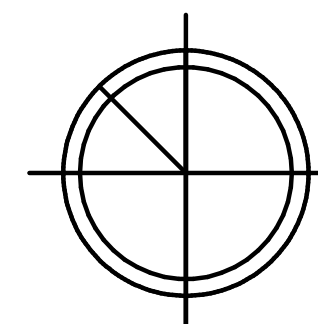


PROJECT TITLE:
JUDGE
DOYLE
SQUARE





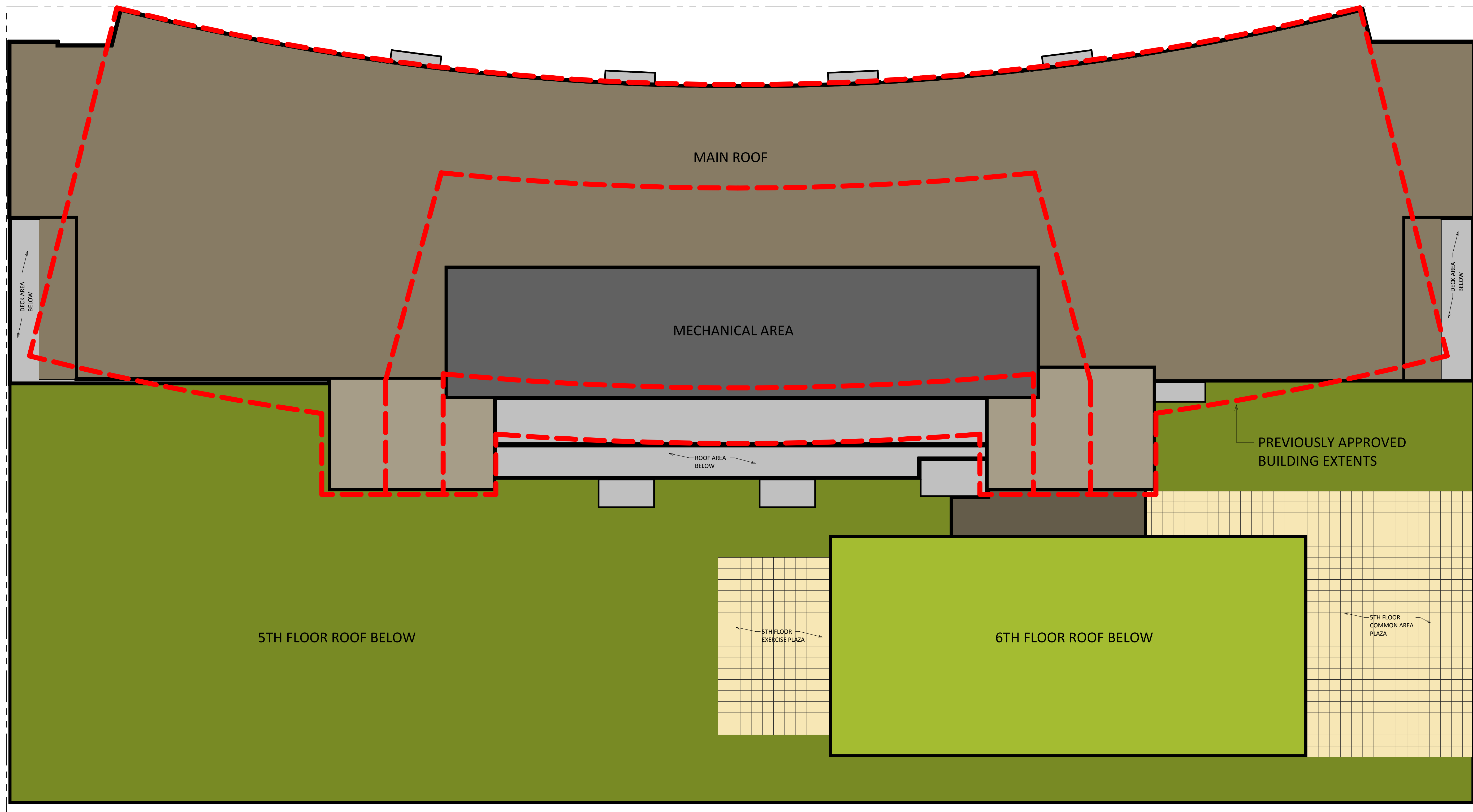
1 PENTHOUSE LEVEL
A-1.9 N.T.S.



PROJECT TITLE:
JUDGE
DOYLE
SQUARE

**Potter
Lawson**
Success by Design

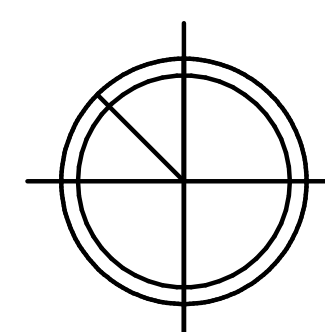
**knothe
bruce**
ARCHITECTS



1
A-1.10

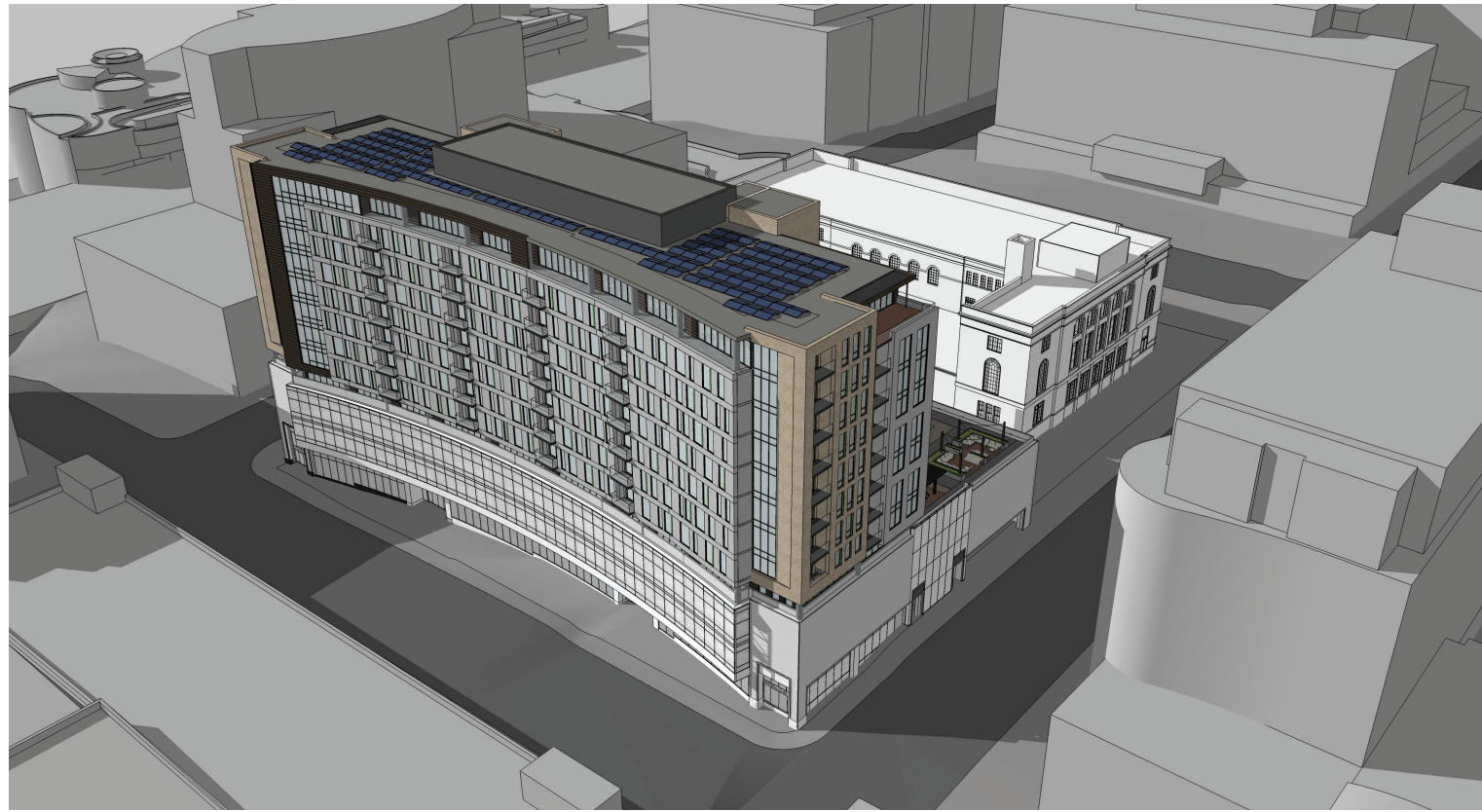
ROOF PLAN

N.T.S.



PROJECT TITLE:
JUDGE
DOYLE
SQUARE





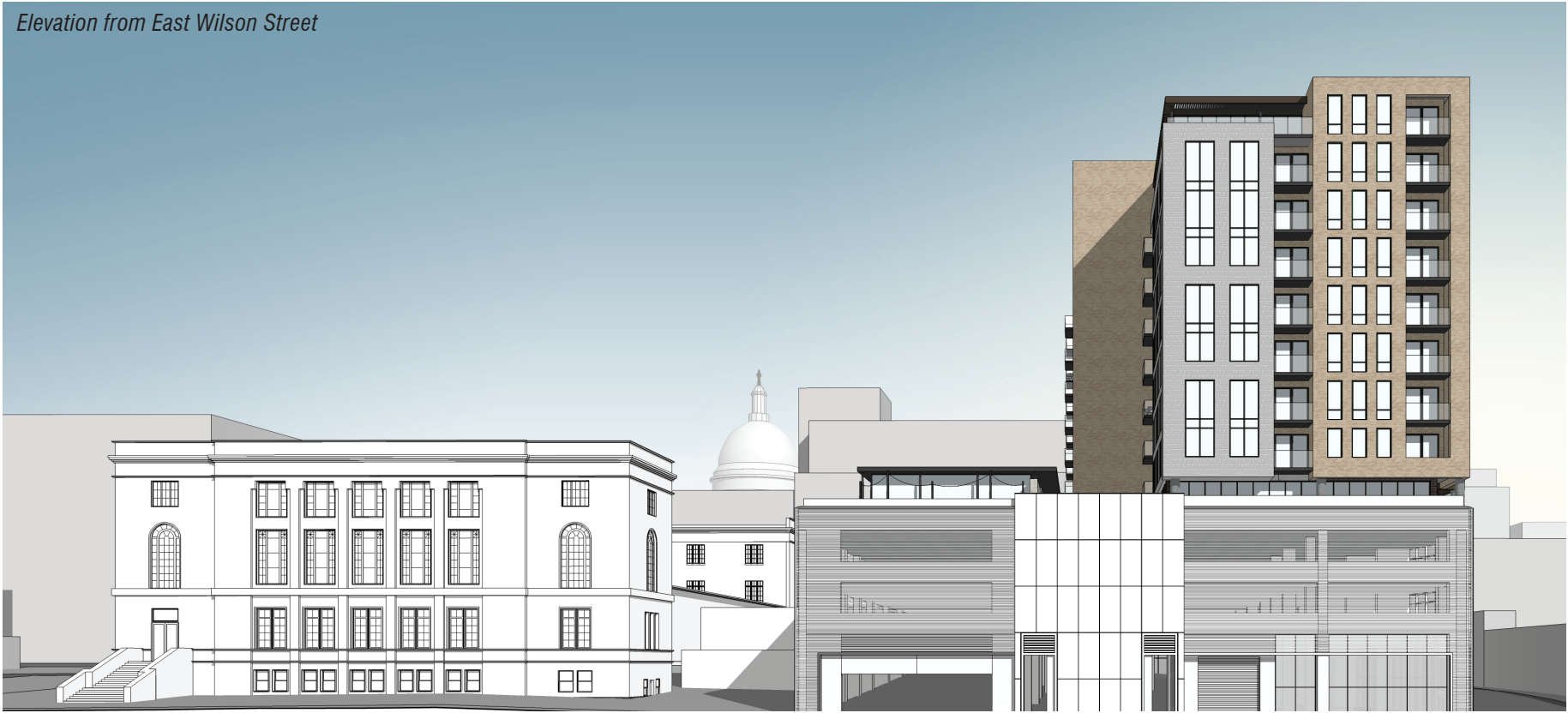
Stone House Development - Contextual Aerial Views
 Judge Doyle Square - 2019.10.00
 October 9, 2019



Elevation from East Doty Street



Elevation from East Wilson Street





Stone House Development - Preliminary Renderings
 Judge Doyle Square - 2019.10.00
 September 30, 2019





Existing Conditions - Site Location
Judge Doyle Square - 2019.10.00
October 14, 2019



Madison Municipal Building



10 E Doty St



Hilton Madison Monona Terrace



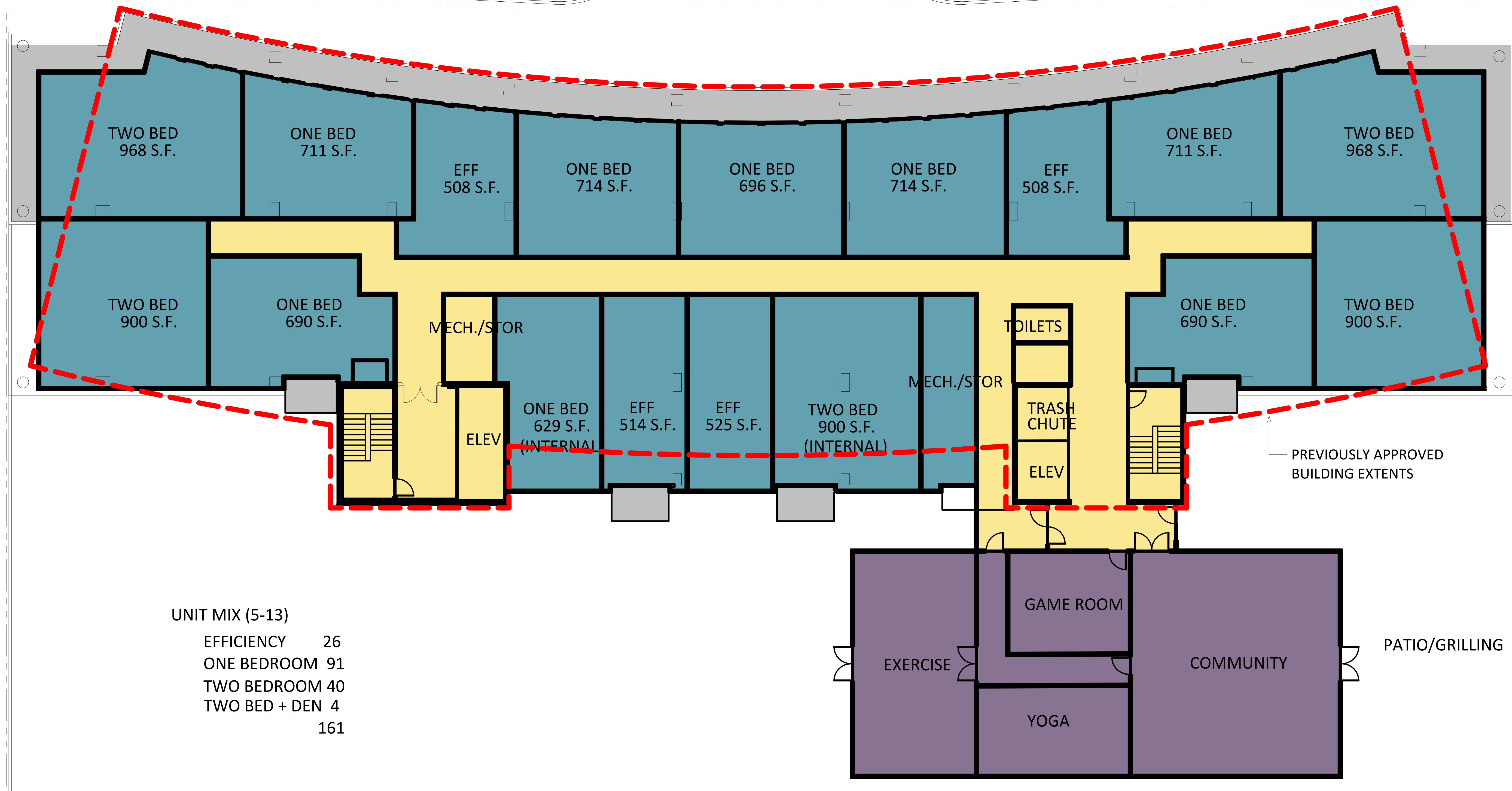
Wisconsin Department of Administration



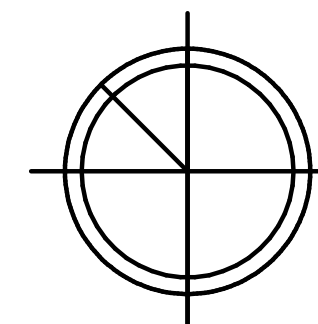
Existing Conditions - Contextual Photos
Judge Doyle Square - 2019.10.00
October 14, 2019





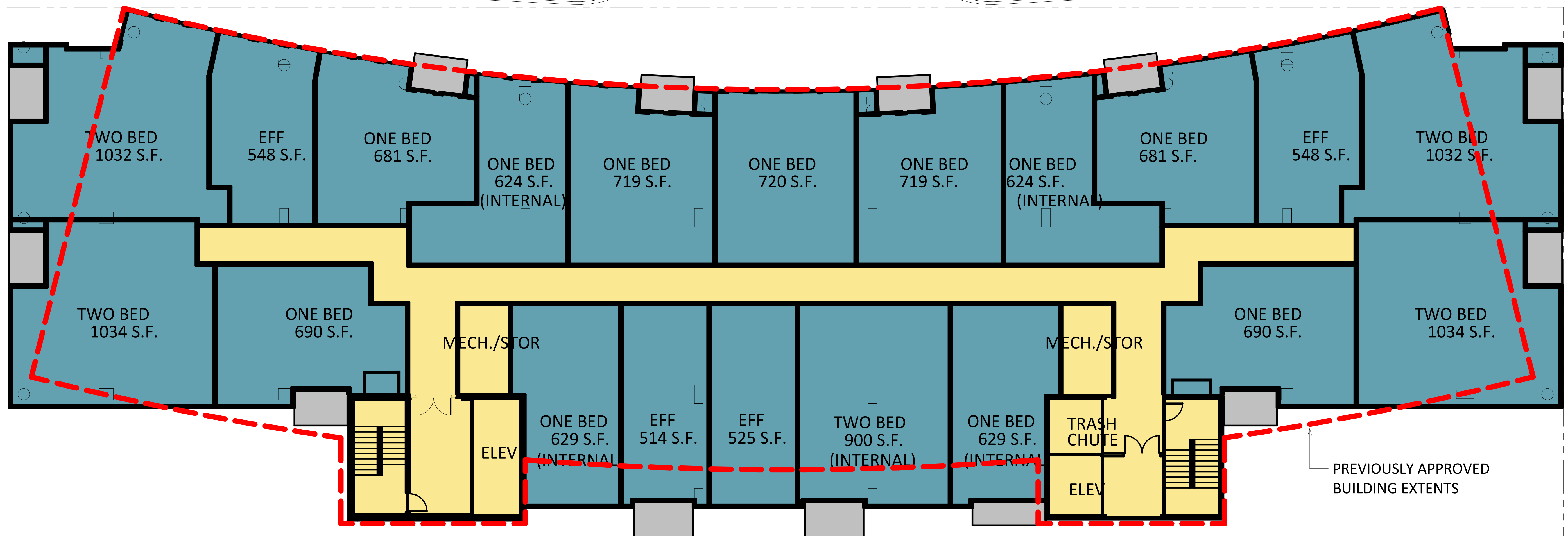


1 5TH FLOOR PLAN
A-1.1 N.T.S.



PROJECT TITLE:
JUDGE
DOYLE
SQUARE

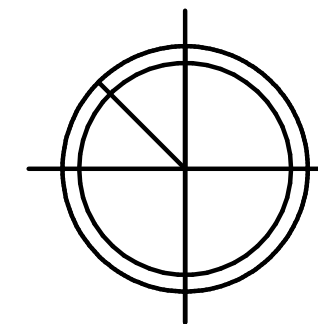




1
A-1.2

FLOOR PLANS 6TH - 12TH

N.T.S.

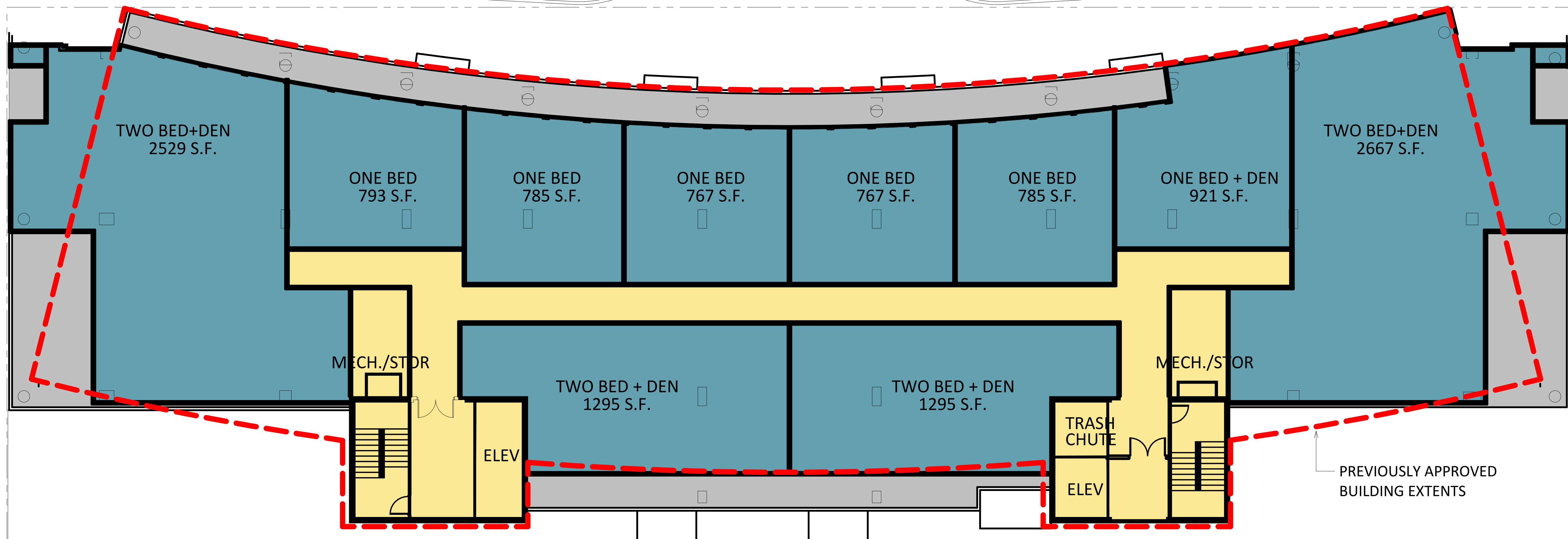


PROJECT TITLE:
JUDGE
DOYLE
SQUARE

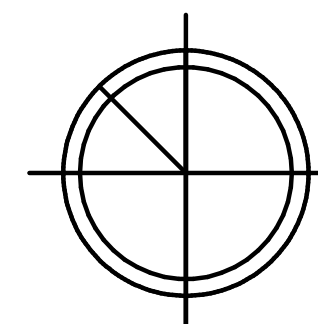
**Potter
Lawson**

Success by Design

K02
knothe • bruce
ARCHITECTS



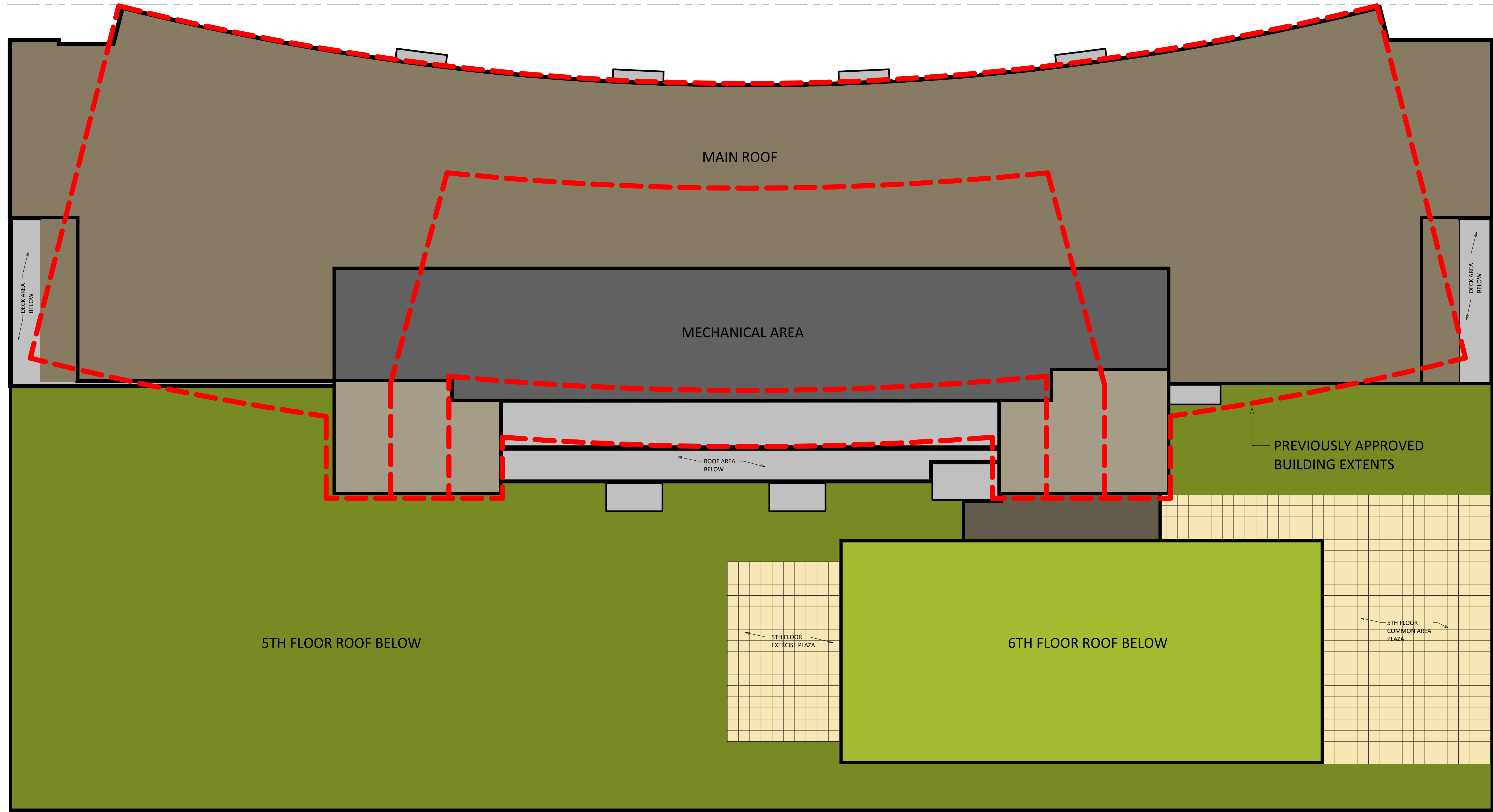
1 PENTHOUSE LEVEL
A-1.9 N.T.S.



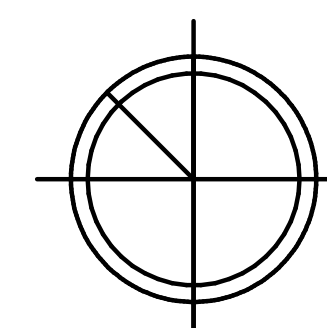
PROJECT TITLE:
JUDGE
DOYLE
SQUARE

**Potter
Lawson**
Success by Design

**knothe
bruce**
ARCHITECTS



1 ROOF PLAN
A-1.10 N.T.S.



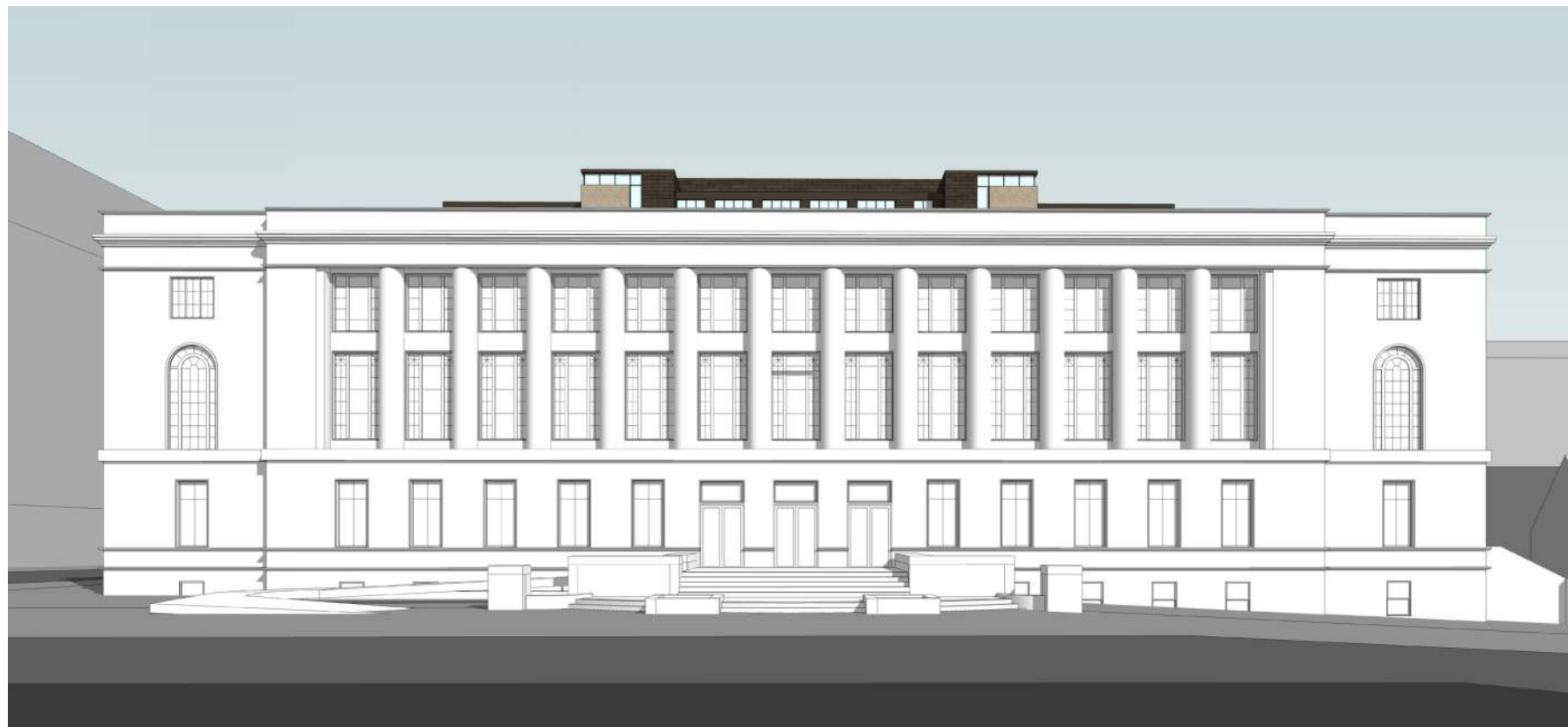
PROJECT TITLE:
JUDGE
DOYLE
SQUARE





Stone House Development - Contextual Aerial Views
 Judge Doyle Square - 2019.10.00
 October 14, 2019





Stone House Development - Contextual Perspective Views
 Judge Doyle Square - 2019.10.00
 October 14, 2019

- ① Brick Veneer
- ② Metal Panel 1
- ③ Metal Panel 2



Elevation from East Doty Street

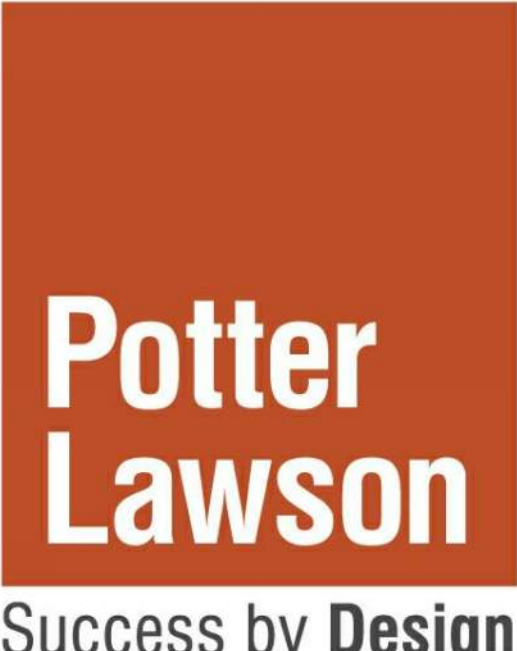


Elevation from East Wilson Street





South East Elevation
 Judge Doyle Square
 October 14, 2019



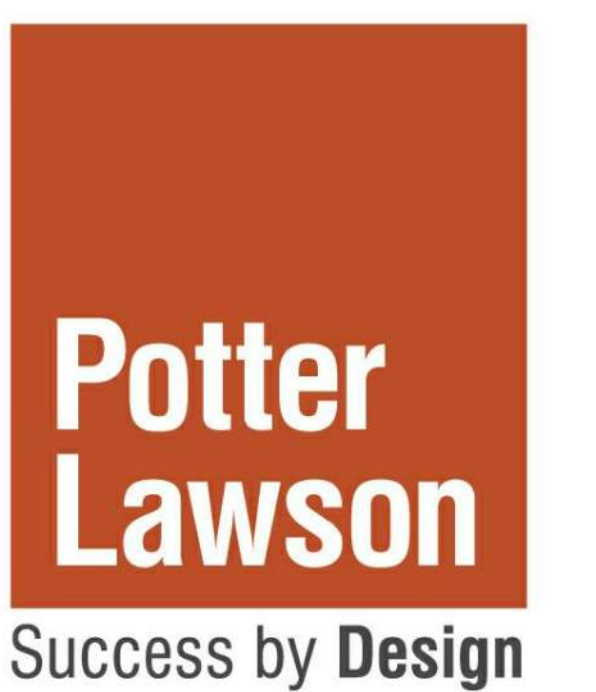


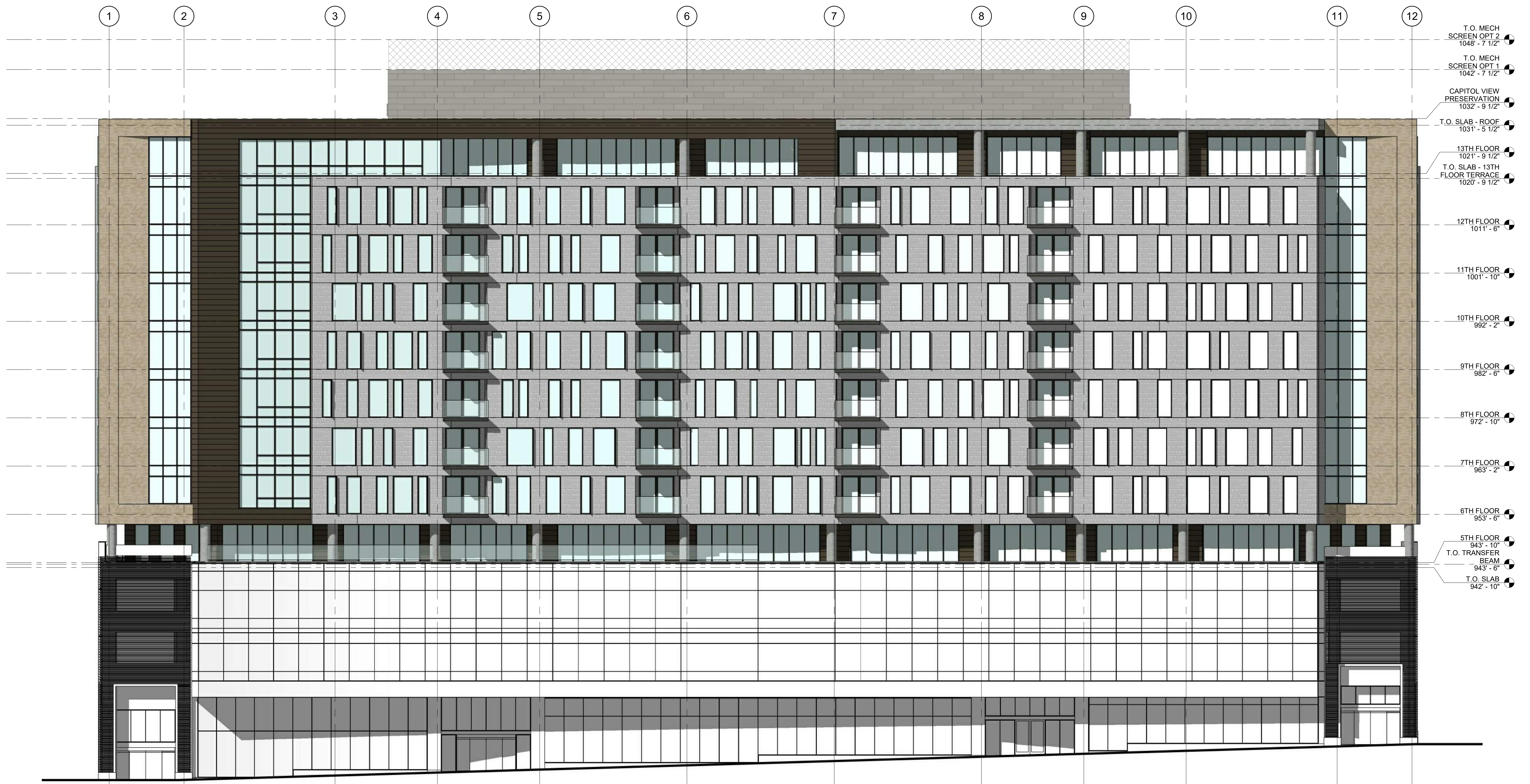
North West Elevation
 Judge Doyle Square
 October 14, 2019



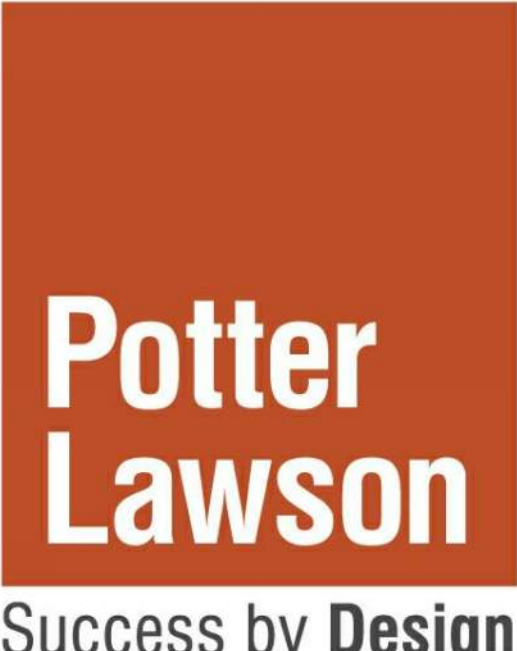


South West Elevation
Judge Doyle Square
October 14, 2019





North East Elevation
 Judge Doyle Square
 October 14, 2019



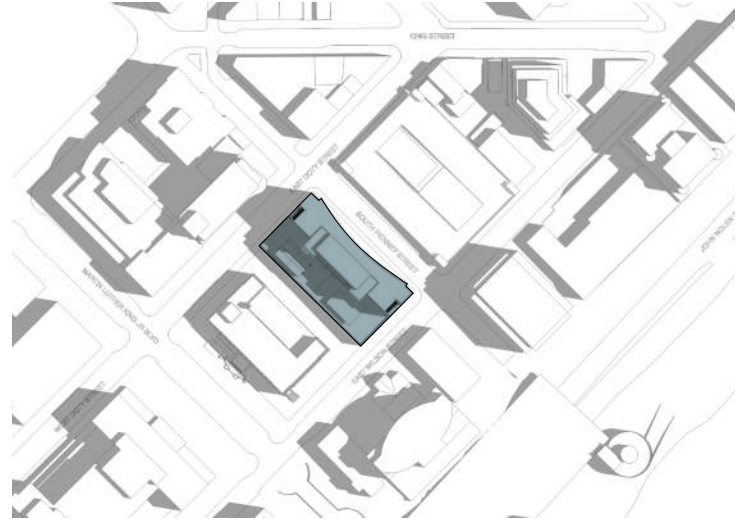
Spring Equinox

Summer Solstice

Fall Equinox

Winter Solstice

9:00 AM



12:00 PM



3:00 PM





Initial Concept Rendering
 Judge Doyle Square - 2019.10.00
 October 14, 2019

