



PREPARED FOR THE URBAN DESIGN COMMISSION

**Project Address:** 216 S. Pinckney Street  
**Application Type:** Alteration to a Planned Development (PD)  
Initial/Final Approval is Requested  
**Legistar File ID #** [57762](#)  
**Prepared By:** Janine Glaeser, UDC Secretary

## Background Information

**Applicant | Contact:** Rich Arnesen, Stone House Development/Duane Johnson, Knothe & Bruce Architects, LLC

**Project Description:** The applicant is seeking approval for a revised Planned Development for Block 88 of the Judge Doyle Development which includes the development of nine stories and 162 dwelling units atop the four-story podium base, which was last approved in 2018 and is currently under construction.

### Project Schedule:

- The Landmarks Commission reviewed on Oct. 14, 2019 and found that the proposed development is not so large or visually intrusive as to adversely affect the historic character and integrity of the adjoining landmark.
- The UDC received an Informational Presentation on October 30, 2019
- The Plan Commission is scheduled to review this proposal on February 24, 2020
- The Common Council is scheduled to review this proposal on March 3, 2020

### Approval Standards:

The UDC is an **advisory body** on this request. This request is an alteration to a development in the Planned Development (PD) Zoning District, subject to the approval standards of MGO §28.098. The UDC is required to review the General Development Plan and Specific Implementation Plans and make a recommendation to the Plan Commission with specific findings on the design objectives listed in Subsections 28.098(1) and (2) and the other requirements of this Subchapter.

## Summary of Design Considerations and Recommendations

### Planned Development

Staff recommends that the Commission review the proposal and provide feedback based on the applicable approval standards for a **Planned Development** including how elements such as the exterior design, landscape plan, and “long” views of the development relate to these standards. In considering the standards, staff further requests that the UDC provides feedback regarding the cohesion between the base of building, upper levels, and surrounding approvals.

Staff further recommends the Commission refer to their October 30, 2019 Informational discussion. Comments included:

- Consider a more modern contemporary design
- Study materials and transitions further - provide material samples
- Appreciate the green roof, it’s an important piece that can make this project special.
- Concerns regarding Pinckney balconies, could something more recessed make curve stronger?
- You’ve done a good job but I’m concerned about the curve reading as a curve.

### **Conditional Use for Projections into the Capitol View Preservation Limits**

The Plan Commission will also be considering a revised conditional use request for projections into the Capitol View Preservation Height Limits. As part of their advisory recommendation, the Urban Design Commission may also provide advisory comments related to this conditional use. Conditional Use Standard 9 allows the UDC to provide advisory comments and recommendations to the Plan Commission.

During informational presentations, the UDC raised concerns/questions regarding the Capitol View standards.

Under State law and Madison General Ordinance (MGO), certain projections are permissible into the Capitol View Preservation Limits, if approved by the Plan Commission as a conditional use. The Zoning Code states the following in regards to the Capitol View Preservation Limits:

*MGO 28.134(3):* No portion of any building or structure located within one (1) mile of the center of the State Capitol Building shall exceed the elevation of the base of the columns of said Capitol Building or one hundred eighty-seven and two-tenths (187.2) feet, City datum. Provided, however, this prohibition shall not apply to any church spires, flagpoles, communication towers, elevator penthouses, screened air conditioning equipment and chimneys exceeding such elevation, when approved as conditional uses. For the purpose of this subsection, City datum zero (0.00) feet shall be established as eight hundred forty-five and six-tenths (845.6) feet above sea level as established by the United States Coast and Geodetic Survey.

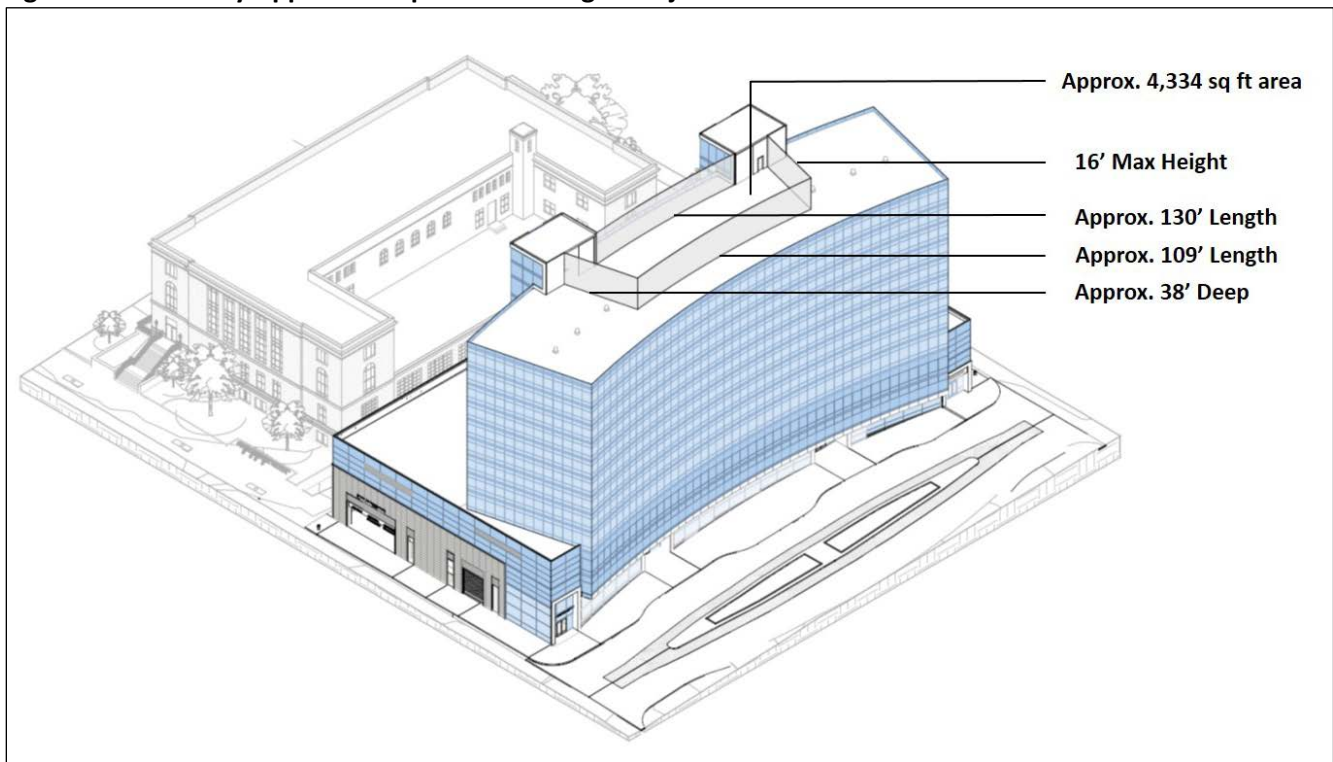
In 2019, the Common Council approved a new, specific conditional use standard specifically related to evaluating proposed projections which states:

*MGO 28.183(6)17:* When applying the above standards to an application for allowable projections into the capitol view height area, the Plan Commission shall only approve the projection if it determines the encroachment is the minimum necessary and does not significantly impact the long views of the State Capitol building.

A conditional use for a larger projection was approved by the Plan Commission in April 2017 allowing for up to a 16-foot projection into the Capitol View limits. That approval was conditioned upon the height of the screening being the minimum height necessary to screen equipment. This information was included in the plans submitted to the UDC for final approval on June 28 and July 12, 2017. In addition to the elevator penthouses, the mechanical screening area was approved up to an area of approximately 4,334 square feet.

The following graphic and dimensional information are from the plans presented to UDC dated June 13, 2017. As a reference, the top of the main building parapet wall was approved at the Capitol Height Limit.

**Figure 1. Previously Approved Capitol View Height Projections – 2017**



In comparison, the current proposal reduces the height and mass of the approved projection depicted above. As currently proposed, the mechanical screen height has a height of just under 10 feet above the Capitol Height Preservation Height limit. It has an area of approximately 149 by 24 feet, covering a calculated area of 3,576 square feet.

At the request of staff, the applicant has prepared a supplemental “long view” study, providing illustrations of five additional views of this projection and the relationship to the Capitol.

In considering the surrounding context, staff notes that taller projections in the Capitol View Height Preservation area have been approved as conditional uses. Immediately across the subject site on Doty Street, the Block 89 development includes two such projections. The square-facing building includes a projection approved at just over 16 feet in height, covering an area of approximately 39 by 45 feet. The second projection is adjacent to Doty Street, immediately across from the current development. That projection was approved at 16 feet above the Capitol View limit, covering an area of 53 by 78 feet. Immediately south of the site, across Wilson Street, the Hilton Hotel development includes an approximate 13 foot projection that covers an approximate area of 40 by 26 feet.

Staff recommends that the Urban Design Commission include any specific comments and recommendations regarding the conditional use request to the Plan Commission.