

# 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 \_\_\_\_\_

10/21/2020  
2:58 p.m.

RECEIVED

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 \_\_\_\_\_

New development

Alteration to an existing or previously-approved development

Informational

Initial approval

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)

Signage Exception

### Other

Please specify

## 4. Applicant, Agent, and Property Owner Information

**Applicant name** \_\_\_\_\_

Street address \_\_\_\_\_

Telephone \_\_\_\_\_

**Project contact person** \_\_\_\_\_

Street address \_\_\_\_\_

Telephone \_\_\_\_\_

**Property owner (if not applicant)** \_\_\_\_\_

Street address \_\_\_\_\_

Telephone \_\_\_\_\_

Company \_\_\_\_\_

City/State/Zip \_\_\_\_\_

Email \_\_\_\_\_

Company \_\_\_\_\_

City/State/Zip \_\_\_\_\_

Email \_\_\_\_\_

City/State/Zip \_\_\_\_\_

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\*****Notification to the District Alder**

- Please provide an email to the District Alder notifying them that you are filing this UDC application. Please send this as early in the process as possible and provide a copy of that email with the submitted application.

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.

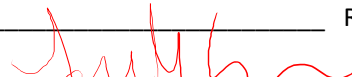
Both the paper copies and electronic copies must be submitted prior to the application deadline before an application will be scheduled for a UDC meeting. Late materials will not be accepted. A completed application form is required for each UDC appearance.

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](mailto: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 10/21/2020

**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



# Kahler Slater

Milwaukee  
Madison  
Richmond  
Chicago  
Singapore

October 21, 2020

111 West Wisconsin Avenue  
Milwaukee, WI 53203  
P 414.272.2000

City of Madison  
Planning Division  
Attn: Mr. George Austin  
Madison Municipal Building  
215 Martin Luther King, Jr. Blvd.  
Madison, WI 53701-2985

Dear Mr. Austin:

Kahler Slater is pleased to submit this Urban Design Committee Application for an Informational Meeting for a proposed, nationally recognized, full-service hotel located in the 200 Block of South Pinckney Street. This new hotel is a critical component of the overall Judge Doyle Square Development and designed to complement the Block 88 housing development across the street.

The nine-story hotel will provide unparalleled accommodations for guests to the City of Madison. The hotel features a transparent ground floor lobby centered on the curve of Pinckney Street with active uses of a bar, restaurant, and meeting spaces along the entire frontage. Supporting back of house functions balance out the first floor. Above, there are approximately 260 guestrooms, fitness, and some back of house support on eight floors above grade. There is no vehicular parking included in the project as it will utilize the Block 88 structure across Pinckney; the project includes a dedicated bike parking room. The project is shorter in height than a previously approved development on this site and is well under the Capitol View Preservation Height Limit.

The building's architecture is derived from the curve created on Pinckney Street and is expressed as two curving guest room masses separated by a vertical slot of glass which has windows to the guest room corridor. The street facing mass has more glazing and floats above the first floor lobby glass while the northeast facing mass anchors the building to the ground and has a more solid appearance with punched windows. The buildings features a mix of materials – mostly metal panels and glass, with some masonry at the base. There will be no thru-window HVAC mechanical systems with louvers for the guest rooms; mechanical equipment will be mounted on the roof/s. The building is pulled away from the street corners on Pinckney at both Wilson and Doty to create inviting outdoor spaces which will be activated by the hotel.

We look forward to reviewing this project in more detail with you at upcoming meetings.

Sincerely,

KAHLER SLATER, INC.



Aaron Ebent, AIA, LEED AP BD&C  
Senior Design Architect, Principal

enc: UDC Application  
UDC Information Submittal Graphics Package

# JUDGE DOYLE SQUARE

HOTEL DEVELOPMENT

BLOCK 105

MADISON, WISCONSIN

CITY OF MADISON UDC INFORMATIONAL SUBMITTAL | 20-1021

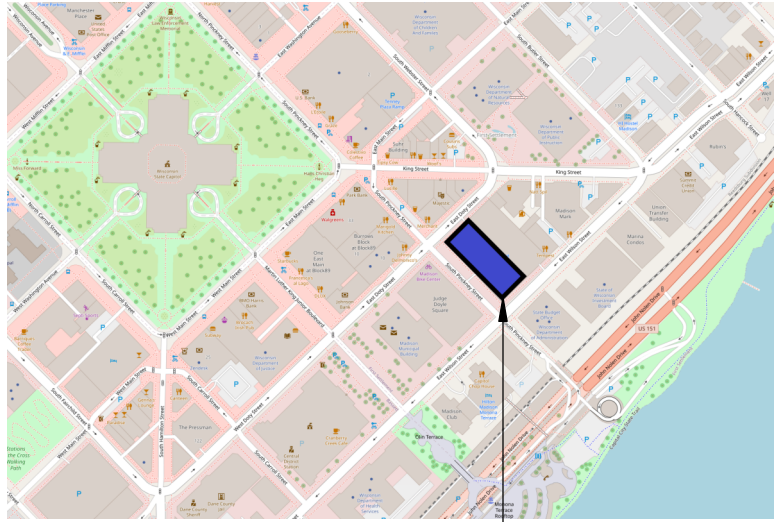
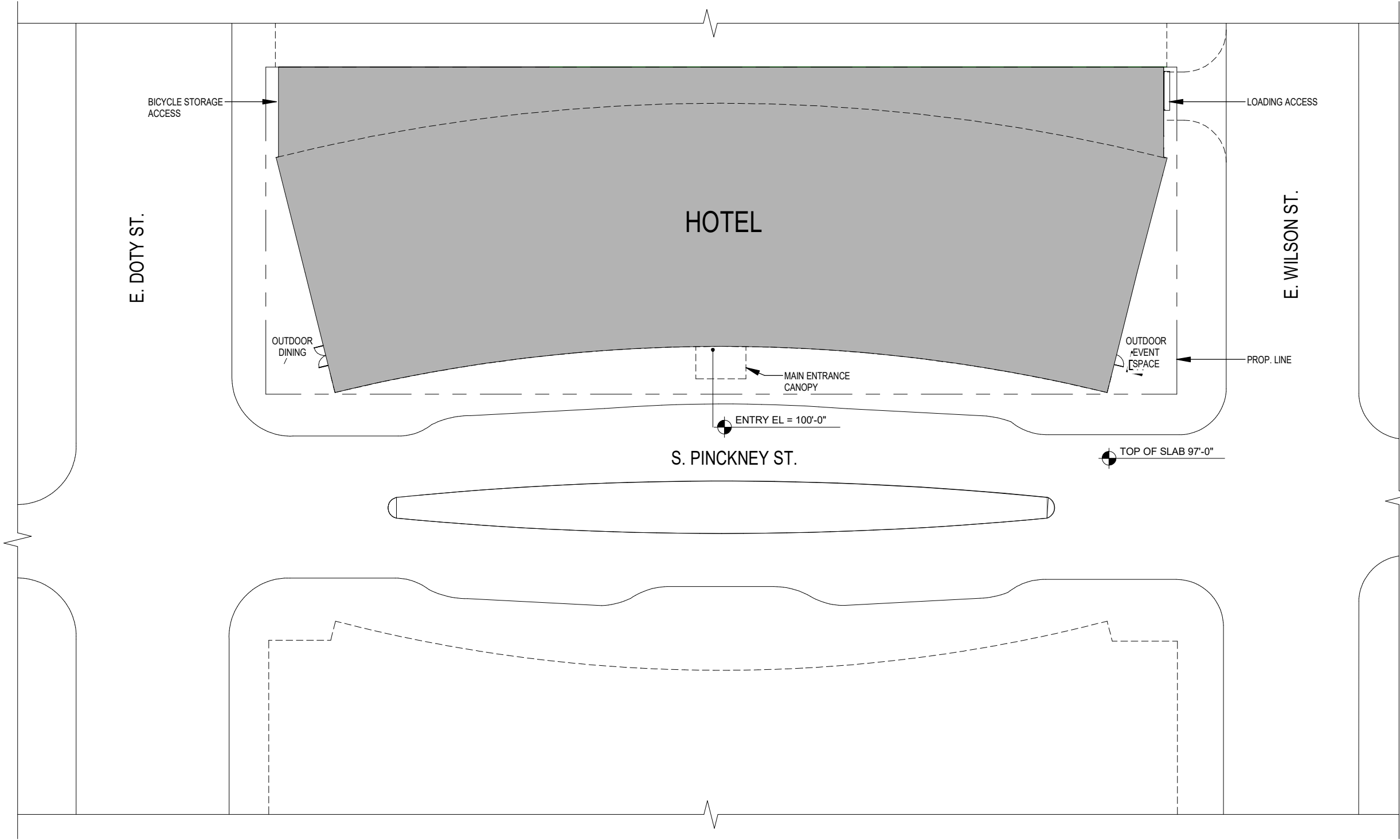
**TITLE PAGE**

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**Kahler Slater**

JUDGE DOYLE SQUARE - SECTION 3 - BLOCK 105

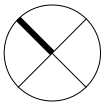
ASK-009 | 10/20/21



LOCATOR MAP

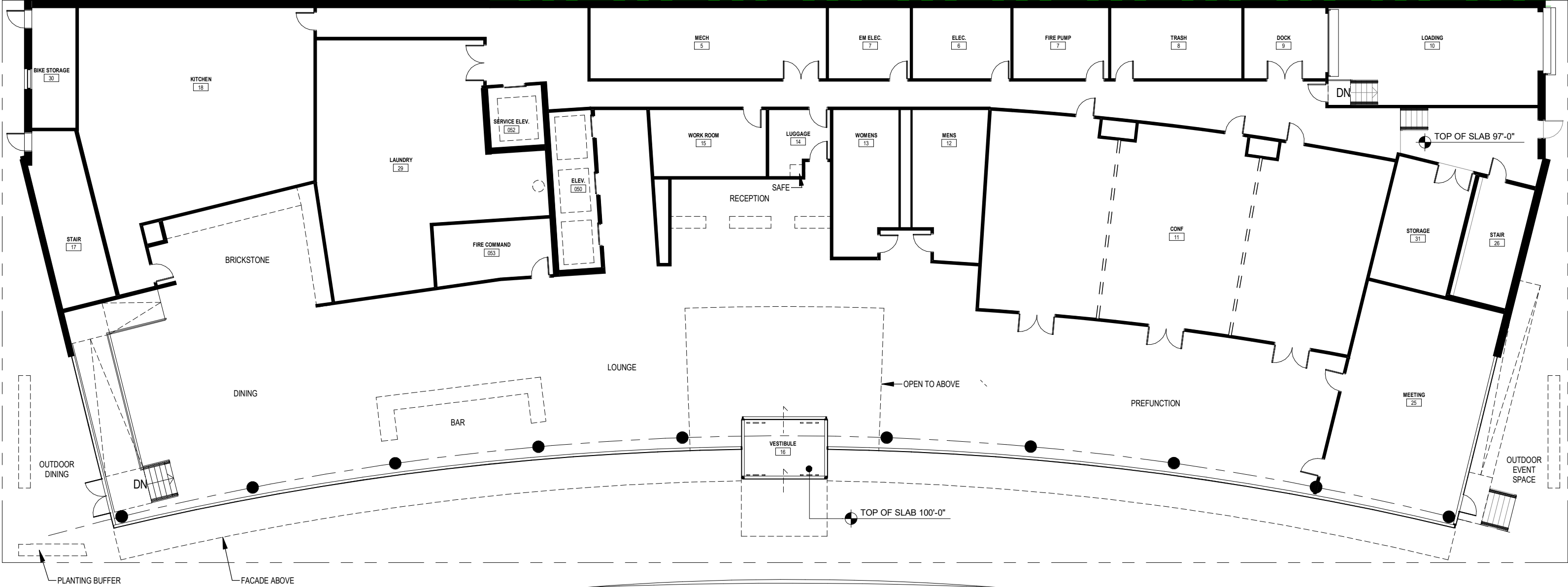
PROJECT LOCATION

1 OVERALL SITE PLAN  
1/32" = 1'-0"

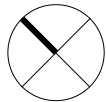


OVERALL SITE PLAN

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1 FIRST FLOOR PLAN  
1/16" = 1'-0"



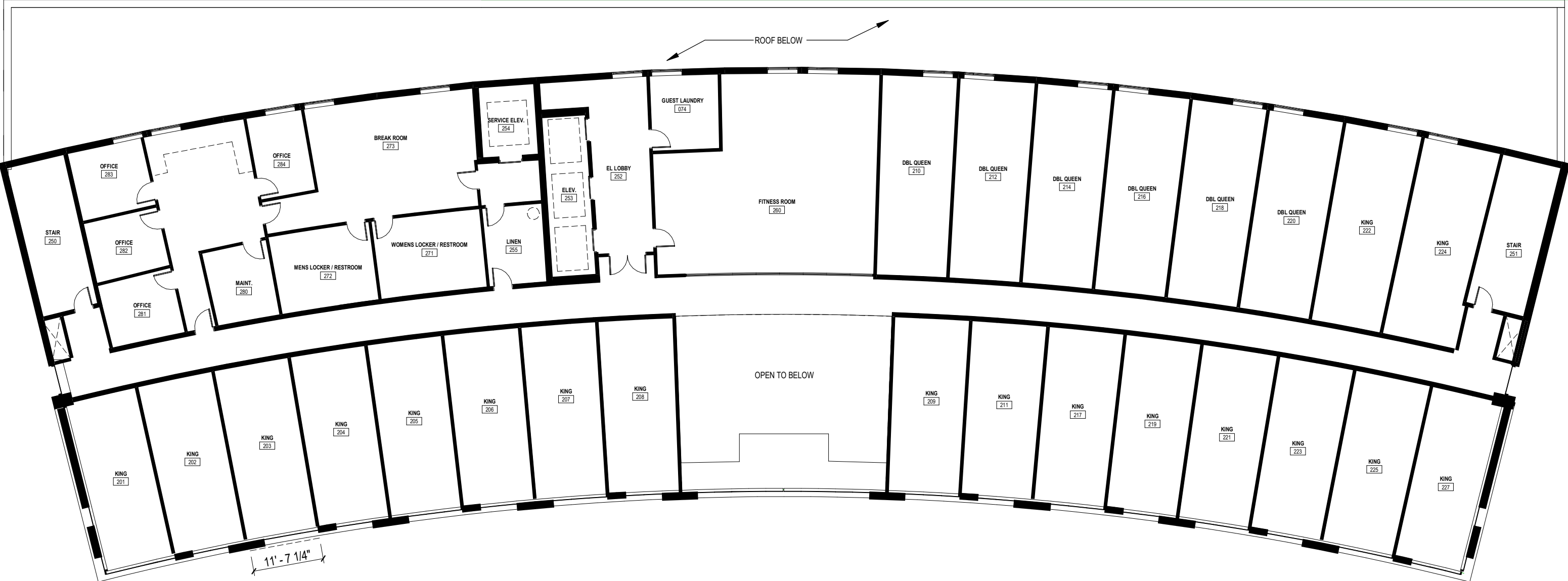
## FIRST FLOOR PLAN

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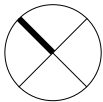
**Kahler Slater**

JUDGE DOYLE SQUARE - SECTION 3 - BLOCK 105

ASK-011 | 10/20/21

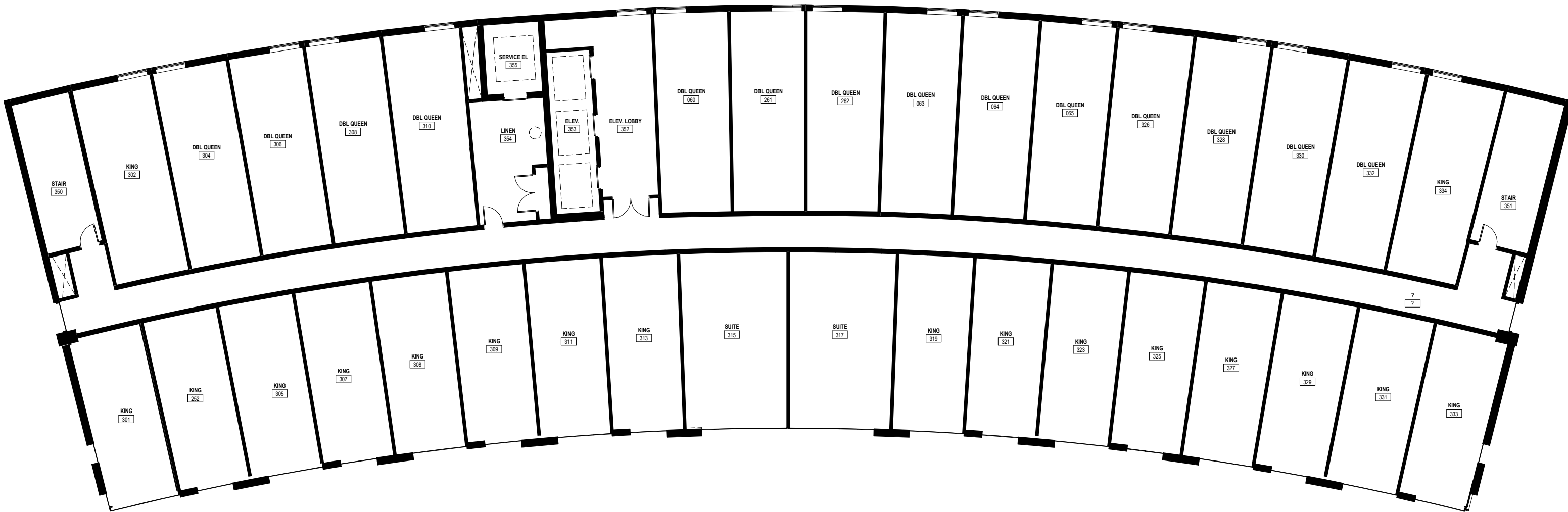


1 SECOND FLOOR PLAN  
1/16" = 1'-0"

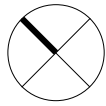


SECOND FLOOR PLAN

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1 TYPICAL GUESTROOM PLAN FLOORS 3-9  
1/16" = 1'-0"



## TYPICAL FLOOR PLAN

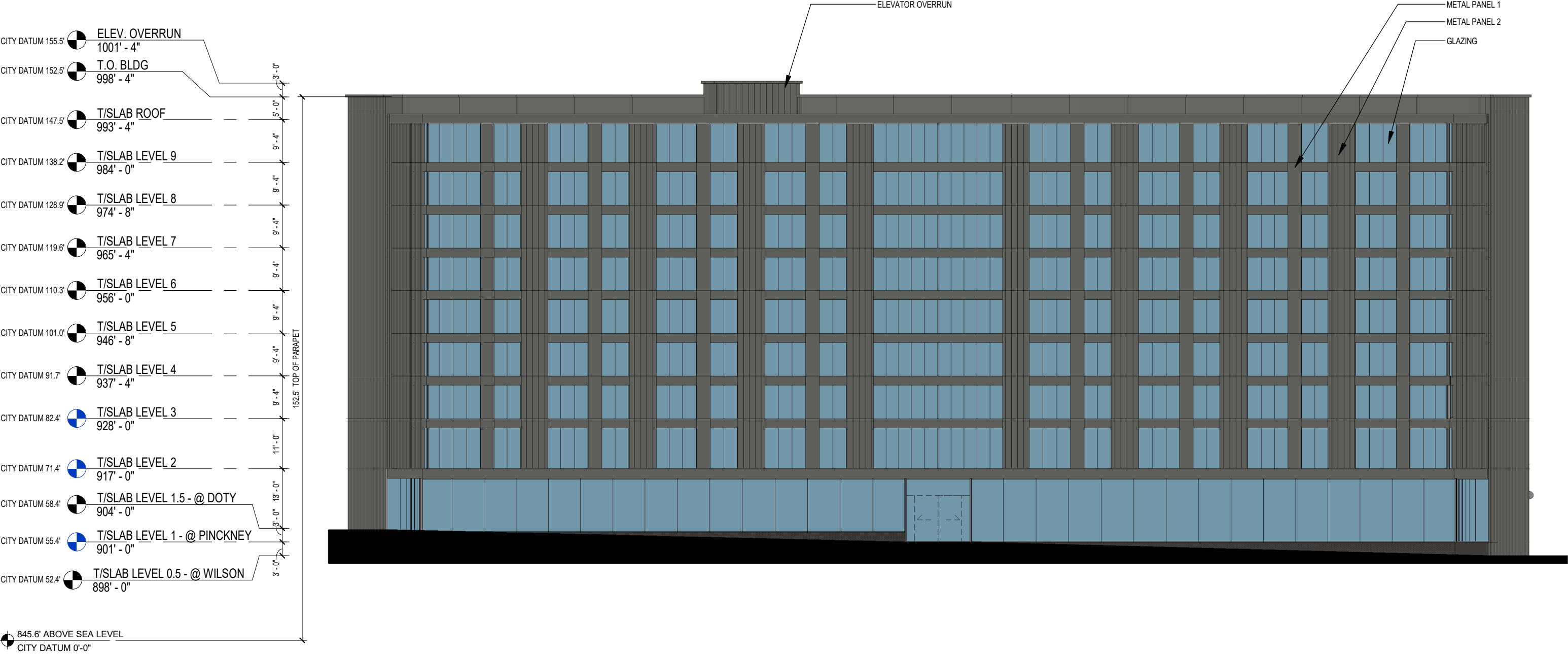
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JUDGE DOYLE SQUARE - SECTION 3 - BLOCK 105

ASK-013 | 10/20/21

CAPITOL VIEW PRESERVATION HEIGHT LIMIT 1032.8'  
CITY DATUM 187.2'



1 SW ELEVATION - PINCKNEY STREET  
3/64" = 1'-0"

EXTERIOR ELEVATIONS

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JUDGE DOYLE SQUARE - SECTION 3 - BLOCK 105

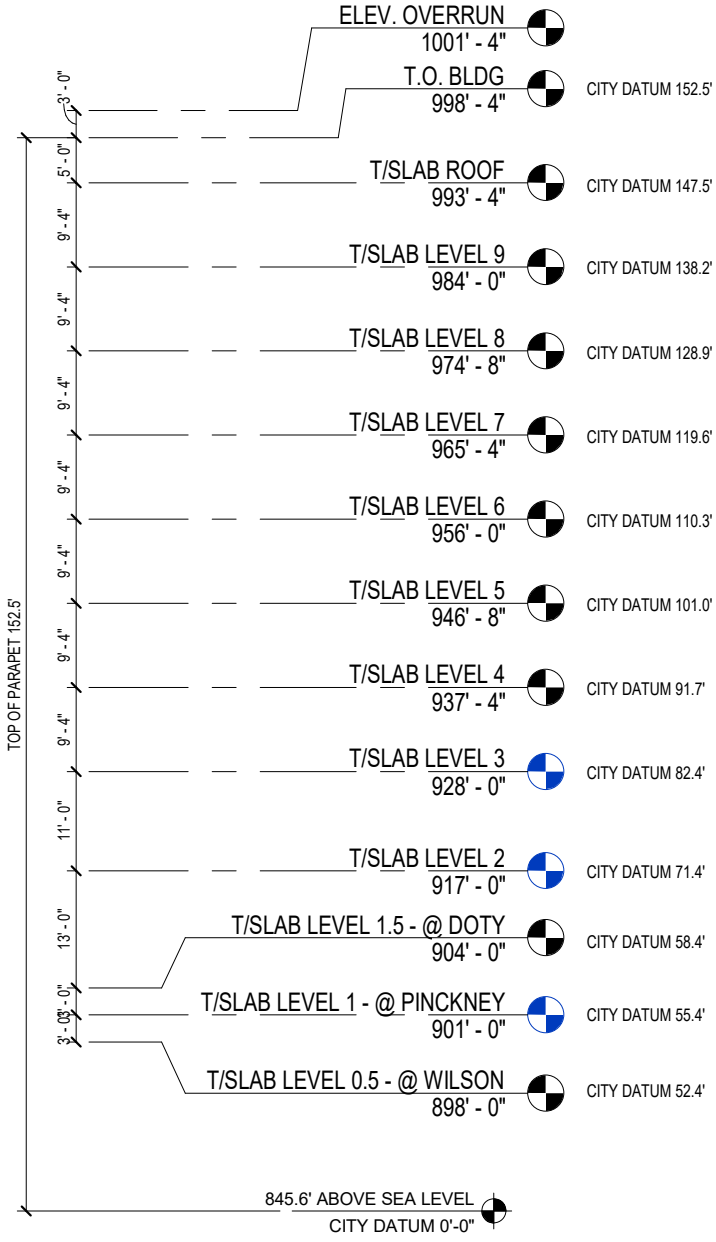
ASK-014 | 10/20/21



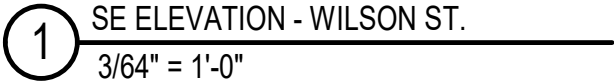
CAPITOL VIEW PRESERVATION HEIGHT LIMIT 1032.8'  
CITY DATUM 187.2'



1 NW ELEVATION - DOTY ST.  
3/64" = 1'-0"

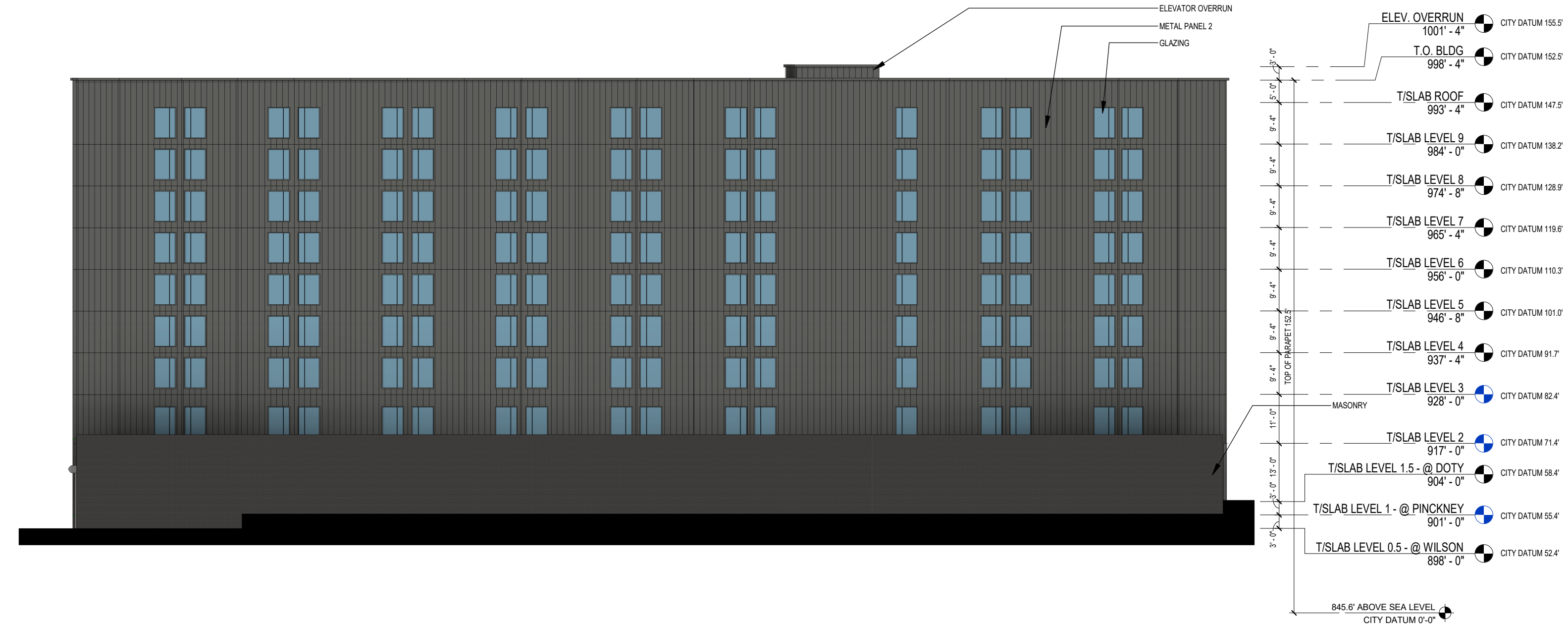


EXTERIOR ELEVATIONS



## ASK-016 | 10/20/21

CAPITOL VIEW PRESERVATION HEIGHT LIMIT 1032.8'  
CITY DATUM 187.2'



1 NE ELEVATION LOT 2 WALL  
3/64" = 1'-0"

EXTERIOR ELEVATIONS



EXTERIOR PERSPECTIVE

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JUDGE DOYLE SQUARE - SECTION 3 - BLOCK 105

ASK-018 | 10/20/21





**BLOCK 88 RENDERING FOR REFERENCE**

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JUDGE DOYLE SQUARE - SECTION 3 - BLOCK 105

ASK-019 | 10/21/20





**BLOCK 88 RENDERING FOR REFERENCE**