

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 _____
Submission 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)

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.

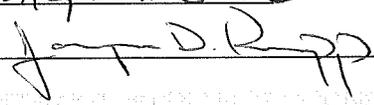
For projects also requiring Plan Commission approval, applicants must also have submitted an accepted application for Plan Commission consideration prior to obtaining any formal action (initial or final approval) from the UDC. All plans must be legible when reduced.

**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 Janine Gleaser on October 8, 2019.
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 G225 University Avenue LLC Relationship to property Owner

Authorizing signature of property owner  Date 10/7/19

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:**

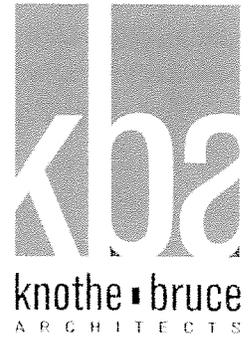
- Grading Plan
- Proposed Signage (if applicable)
- Lighting Plan, including fixture cut sheets and photometrics plan (*must be legible*)
- Utility/HVAC equipment location and screening details (with a rooftop plan if roof-mounted)
- PD text and Letter of Intent (if applicable)
- Samples of the exterior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

Ms. Janine Glaeser
Department of Planning & Community & Economic Development
Madison Municipal Building, Suite 017
215 Martin Luther King Jr. Boulevard
Madison, Wisconsin 53703



Re: Letter of Intent
6225 University Ave. – UDC Informational
KBA Project #1546

Ms. Janine Glaeser,

The following is submitted together with the plans and application for the Urban Design Commission's Informational Review and consideration of approval:

This proposed development involves the removal of a two-story commercial building at 6225 University Avenue and replacing it with a four-story 53 unit multi-family apartment building. The site is currently zoned NMX and through discussions with the City Planning and Zoning Departments we are requesting this to be rezoned to TR-U2, which is one of the suggested zoning classifications from the City. The need for commercial space at this location has diminished over the years while the need for housing has increased. There are also numerous other locations for commercial space nearby on University Ave that have better visibility and access such that trying to get commercial tenants to this site is a challenge.

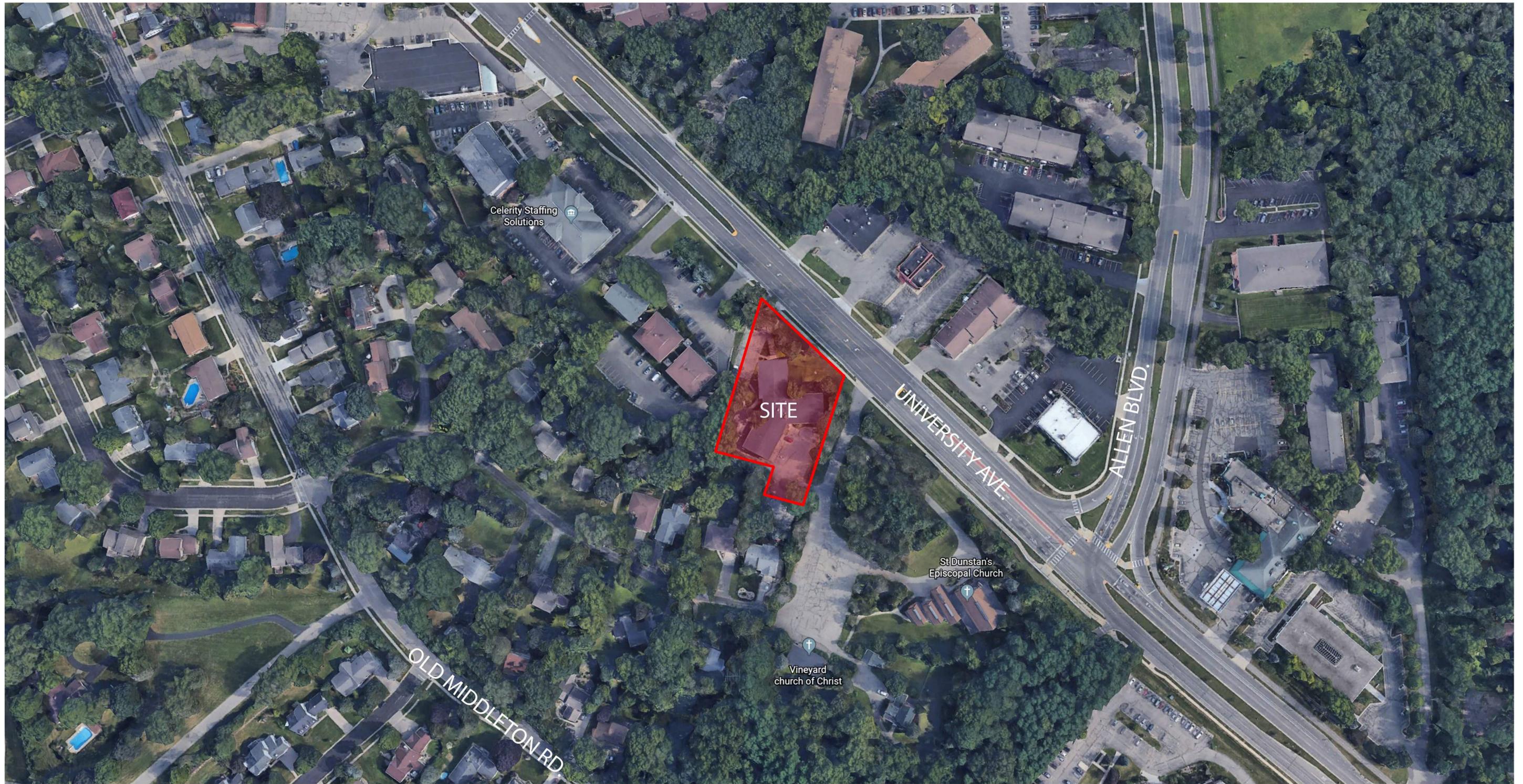
This proposed structure will have 48 underground parking stalls in addition to 15 surface parking stalls and we are utilizing an existing cross access easement with St Dunstan's Episcopal Church to the east for a secondary egress point from this site. We will have access to the apartment lobby from both the University Avenue side and also the parking lot side and there will also be a shared community room with large rooftop patio on the fourth floor, with views towards Lake Mendota. These concept plans will be discussed in more detail and your feedback on this is welcomed.

Thank you for your time reviewing our proposal.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kevin Burow', written in a cursive style.

Kevin Burow, AIA, NCARB, LEED AP



6225 University Ave.
Aerial





6225 University Ave.
Context Photos
October 9, 2019



EXISTING CONDITIONS SURVEY

ALL OF LOT 1, CERTIFIED SURVEY MAP NUMBER 8227, IN THE SOUTHEAST QUARTER OF SECTION 12 AND IN THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN



CREATE THE VISION TELL THE STORY

MADISON | MILWAUKEE
KENOSHA | APPLETON | WAUSAU

MADISON REGIONAL OFFICE
161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
P. 608.848.5060

CLIENT:
McFADDEN & COMPANY

CLIENT ADDRESS:
**380 W. WASHINGTON AVE.
MADISON, WI 53703**



Toll Free (800) 242-8511

PROJECT:
6225 UNIVERSITY AVENUE

PROJECT LOCATION:
**CITY OF MADISON, WI
DANE COUNTY**

PLAN MODIFICATIONS:

#	Date:	Description:
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

Design/Drawn: **INIT 00/00/00**
Approved: **INIT 00/00/00**

SHEET TITLE:
EXISTING CONDITIONS SURVEY

SHEET NUMBER:
1 OF 1

JSD PROJECT NO: 19-8985



LEGEND

- IRON PIPE FOUND (SIZE NOTED)
- BENCHMARK
- FINISHED FLOOR SHOT LOCATION
- SIGN
- SANITARY MANHOLE
- WATERMAIN OR GASMAIN VALVE
- HYDRANT
- ROUND CASTED INLET
- SQUARE CASTED INLET
- CURB INLET
- ENDWALL/END OF PIPE
- DOWNSPOUT
- ELECTRIC MANHOLE
- POWER POLE W/GUY
- DECIDUOUS TREE
- CONIFEROUS TREE
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- PROPERTY LINE
- EASEMENT LINE
- LANDSCAPE LIMITS
- FENCE LINE
- STONE WALL
- EDGE OF PAVEMENT
- CONCRETE CURB & GUTTER
- SANITARY SEWER
- WATER LINE
- STORM SEWER
- NATURAL GAS
- OVERHEAD LINE
- UNDERGROUND ELECTRIC
- UNDERGROUND TELEPHONE
- EDGE OF WOODS OR BRUSH
- BUILDING
- WALL LINE
- INDEX CONTOUR
- INTERMEDIATE CONTOUR
- SPOT ELEVATION
- BITUMINOUS PAVEMENT
- CONCRETE PAVEMENT
- EDGE OF BITUMINOUS
- PAVEMENT STRIPING
- END OF FLAGGED UTILITIES
- DENOTES RECORD DATA DEPICTING THE SAME LINE ON THE GROUND AS RETRACED BY THIS SURVEY

NOTES

- FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. ON FEBRUARY 20, MARCH 4, AND MARCH 19, 2009, AND OCTOBER 07, 2019.
- BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY ZONE. THE NORTHERLY LINE OF LOT 1, CSM NO. 8227, RECORDED AS N48°35'22"W.
- ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
- CONTOUR INTERVAL IS ONE FOOT.
- SPOT ELEVATIONS IN CURBED AREAS REFERENCE THE PAVEMENT EDGE ELEVATIONS.
- SUBSURFACE UTILITIES AND FEATURES SHOWN ON THIS MAP HAVE BEEN APPROXIMATED BY LOCATING SURFICIAL FEATURES AND APPURTENANCES, LOCATING DIGGERS HOTLINE FIELD MARKINGS AND BY REFERENCE TO UTILITY RECORDS AND MAPS. DIGGER'S HOTLINE TICKET NO. 20090703100. DIGGERS HOTLINE TICKET NO. 20193702558, WITH A CLEAR DATE OF SEPTEMBER 12, 2019.
- UTILITY COMPANIES CONTACTED THRU DIGGERS HOTLINE:

AMERICAN TRANSMISSION	MADISON GAS & ELECTRIC	AT&T
CITY OF MADISON	CITY OF MIDDLETON	UNIVERSITY HOSPITAL - MADISON
	METRO. UNIFIED. NET. CONS.	CENTURYLINK
- BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED. FOR EXACT LOCATION OF UNDERGROUND UTILITIES, CONTACT DIGGERS HOTLINE, AT 1.800.242.8511.
- THE ACCURACY OF THE BENCHMARKS SHOWN ON THIS MAP SHALL BE VERIFIED BEFORE BEING UTILIZED. JSD PROFESSIONAL SERVICES, INC. DOES NOT WARRANT THE ACCURACY OF THESE BENCHMARKS.
- PARCEL NUMBER 251/0708-131-0313-5.

LEGAL DESCRIPTION

LOT 1, CERTIFIED SURVEY MAP NUMBER 8227, RECORDED IN VOLUME 44 OF CERTIFIED SURVEY MAPS ON PAGES 175-178 AS DOCUMENT NO. 2766591; LOCATED IN THE SOUTHEAST 1/4 (SE 1/4) OF SECTION 12 AND IN THE NORTHEAST 1/4 (NE 1/4) OF SECTION 13, ALL IN T7N, R9E, CITY OF MADISON, DANE COUNTY, WI.

LOTS 15 & 16
ASSESSOR'S PLAT NO. 1
TOWNSHIP OF MIDDLETON

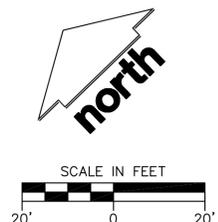
SURVEYOR'S CERTIFICATE

I, HANS P. JUSTESON, WISCONSIN PROFESSIONAL LAND SURVEYOR NO. S-2363, HEREBY CERTIFY THAT UNDER THE DIRECTION OF McFADDEN & COMPANY, THIS SURVEY AND MAP HAS BEEN PREPARED AND COMPLIES WITH WISCONSIN ADMINISTRATIVE CODE A-7 AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF IN ACCORDANCE WITH THE INFORMATION PROVIDED.

HANS P. JUSTESON, S-2363
PROFESSIONAL LAND SURVEYOR

DATE

DRAFT



BENCHMARKS

BENCH MARK	ELEVATION	DESCRIPTION
BM-1	917.54	TOP NUT ON HYDRANT AT NORTHWEST ENTRANCE TO SITE OFF UNIVERSITY AVENUE.
BM-2	913.86	TOP NUT ON HYDRANT 215' WEST OF SITE ENTRANCE ON SOUTH SIDE OF UNIVERSITY AVENUE.

SANITARY SEWER MANHOLES

STRUCT. ID	RIM ELEVATION	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE
SAN-1	913.67	NE	900.80	8"	VCP
		S	902.14	8"	VCP
		NW	901.87	8"	VCP
		SE	902.88	8"	VCP
SAN-2	920.34	NW	911.14	8"	VCP
		SW	911.19	6"	VCP
		S	912.54	8"	PVC
		SE	911.24	8"	VCP
SAN-3	924.73	N	915.38	8"	PVC
		SE	915.48	8"	PVC
SAN-4	924.19	NW	916.56	8"	PVC
		S	916.66	8"	PVC

STORM SEWER INLETS

INLET ID	RIM ELEVATION	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE
INL-1	914.19	NE	908.89	18"	RCP
		S	908.91	18"	RCP
INL-2	915.29	N	910.23	18"	RCP
INL-3	920.83	NE	914.61	18"	RCP
		S	914.63	18"	RCP

STORM SEWER CATCH BASINS

STRUCT. ID	RIM ELEVATION	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE
CB-1	927.10	W	921.63	4"	PVC
		E	922.50	1.25"	PVC
CB-2	922.86	N	917.90	12"	RCP

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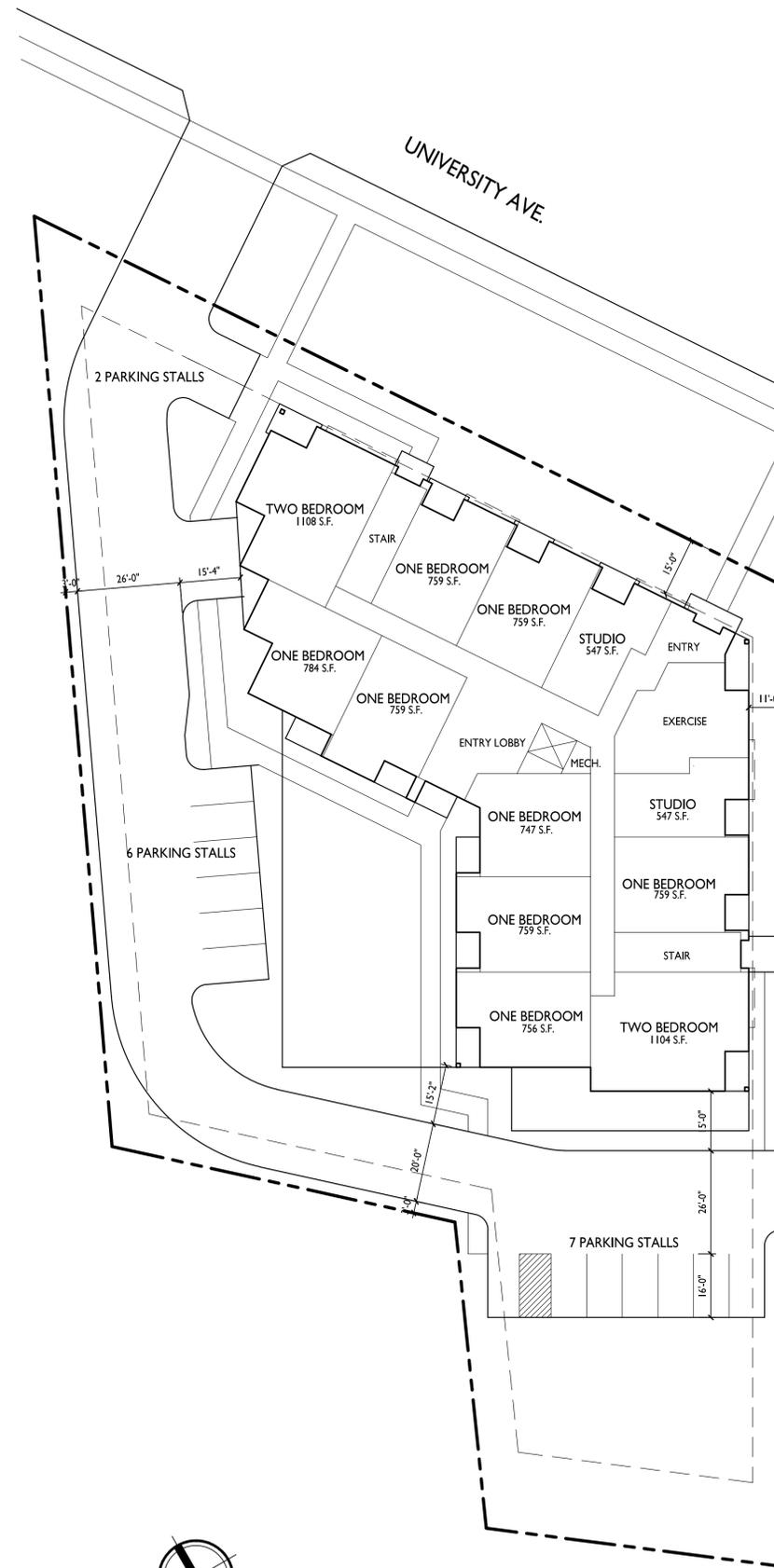
First Floor /Site Plan
6225 University Avenue
October 9, 2019





knothe • bruce
ARCHITECTS

Phone: 7601 University Ave., Ste 201
608.836.3690 Middleton, WI 53562



UNIT MIX: (4 STORY)
STUDIO - 11
ONE BED - 31
TWO BED - 11
53

PARKING:
UNDERGROUND - 48
SURFACE - 15
63

LOT AREA: 42,704 S.F. (.98 ACRES)

LOT COVERAGE:
REQUIRED - 80% MAX
PROVIDED - 72% (11,958 S.F. OPEN)

OPEN SPACE:
REQUIRED - 7,420 S.F.
PROVIDED - 3,180 S.F. DECKS
- 4,640 S.F. AT GRADE
- 7,820 S.F. TOTAL

ISSUED
Issued for Review - October 9, 2019

PROJECT TITLE
**Prime Urban
Properties
Development**

6225 University Avenue
SHEET TITLE
Site Plan

SHEET NUMBER

C-1.1

PROJECT NO. **1546**

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SITE PLAN
C-1.1 1" = 20'-0"





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ARCHITECTS

Phone: 7601 University Ave., Ste 201
608.836.3690 Middleton, WI 53562

ISSUED
Issued for Review - October 9, 2019

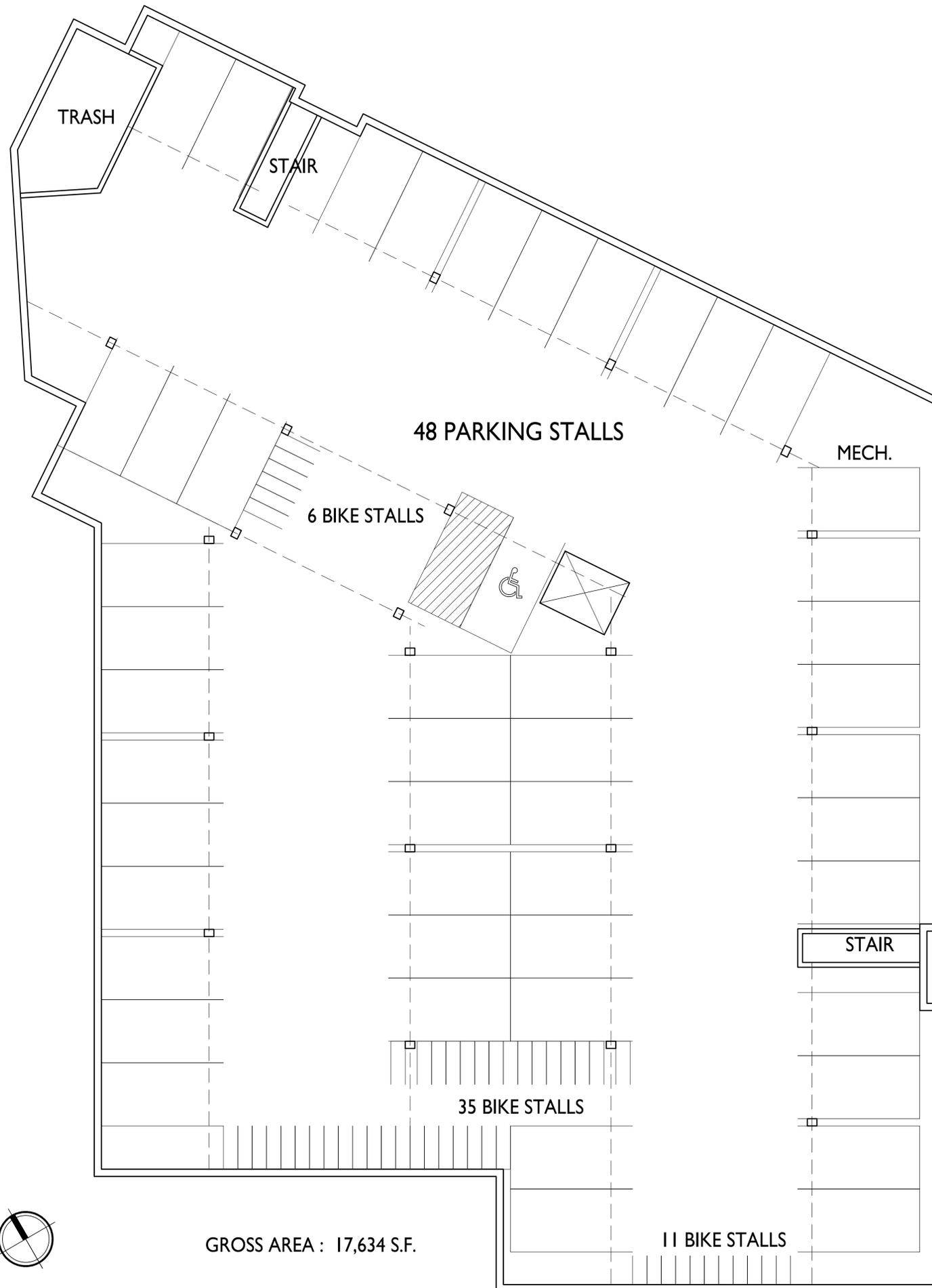
PROJECT TITLE
Prime Urban
Properties
Development

6225 University Avenue
SHEET TITLE
Basement Floor
Plan

SHEET NUMBER

A-1.0

PROJECT NO. 1546
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GROSS AREA : 17,634 S.F.

I
A-1.0
1/8" = 1'-0"





1 FIRST FLOOR PLAN
A-1.1 1/8" = 1'-0"



GROSS AREA : 12,690 S.F.



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608.836.3690 Middleton, WI 53562

ISSUED
Issued for Review - October 9, 2019

PROJECT TITLE
Prime Urban
Properties
Development

6225 University Avenue
SHEET TITLE
First Floor Plan

SHEET NUMBER

A-1.1

PROJECT NO. 1546

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608.836.3690 Middleton, WI 53562

ISSUED
Issued for Review - October 9, 2019

PROJECT TITLE
Prime Urban
Properties
Development

6225 University Avenue
SHEET TITLE
Second Floor Plan

SHEET NUMBER

A-1.2

PROJECT NO. 1546

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GROSS AREA : 12,896 S.F.

1 SECOND FLOOR PLAN
A-1.2 1/8" = 1'-0"





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ARCHITECTS

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608.836.3690 Middleton, WI 53562

ISSUED
Issued for Review - October 9, 2019

PROJECT TITLE
Prime Urban
Properties
Development

6225 University Avenue
SHEET TITLE
Third Floor Plan

SHEET NUMBER

A-1.3

PROJECT NO. 1546

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GROSS AREA : 12,896 S.F.

THIRD FLOOR PLAN
A-1.3 1/8" = 1'-0"





1 FOURTH FLOOR PLAN
A-1.4 1/8" = 1'-0"



GROSS AREA : 12,452 S.F.



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ARCHITECTS

Phone: 7601 University Ave., Ste 201
608.836.3690 Middleton, WI 53562

ISSUED
Issued for Review - October 9, 2019

PROJECT TITLE
Prime Urban
Properties
Development

6225 University Avenue
SHEET TITLE
Fourth Floor Plan

SHEET NUMBER

A-1.4

PROJECT NO. 1546

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1 NORTH ELEVATION - UNIVERSITY AVE.
A-2.1 1/8" = 1'-0"

North Elevation
6225 University Ave.
October 24, 2019





