

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: 3606 Marsh Road, Madison WI

Title: Proposed Building

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

UDC meeting date requested April 1, 2020

- 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 Tim Thorson
Street address 3678 Kinsman Blvd
Telephone 608-274-0500

Company Royal Oak & Associates
City/State/Zip Madison WI 53704
Email tthorson@royaloakengineering.com

Project contact person Tim Thorson
Street address 3678 Kinsman Blvd
Telephone 608-274-0500

Company Royal Oak & Associates
City/State/Zip Madison WI 53704
Email tsthorson@royaloakengineering.com

Property owner (if not applicant) Jim Jordan
Street address 2927 Osmunden Road
Telephone 608-515-3100

City/State/Zip Fitchburg, WI 53711
Email broadway52@icloud.com

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 provided below 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. Please refrain from using plastic covers or spiral binding.

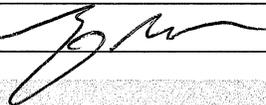
Both the paper copies and electronic copies must be submitted prior to the application deadline before an application will be scheduled for a UDC meeting. Late materials will not be accepted. A completed application form is required for each UDC appearance.

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 on FEB. 25, 2020.
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.

Applicant name _____ Relationship to property _____
 Authorized signature of **Property Owner**  Date 2/25/20

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 what 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)
- Graphic of the proposed signage as it relates to what the Ch. 31, MGO would permit



Royal Oak & Associates, Inc.

Land Surveyors and Site Designs

3678 Kinsman Blvd, Madison, WI 53704
Phone (608) 274-0500 Fax (608) 274-4530
www.royaloakengineering.com

February 24, 2020

LETTER OF INTENT

For

3606 Marsh Road – Proposed Building
City of Madison, Wisconsin

Property Description

3606 Marsh Road being Lot 1 of certified survey map 10383, lying in part of the NE 1/4 of the NE 1/4 of Section 27, T07N, R10E, City of Madison.

Project Description

A new 4,368 square foot (42' x 104') building is proposed to be constructed on Lot 1 of CSM 10383 located at 3606 Marsh Road in the City of Madison. The building will be used as a storage facility for small contractors to store their materials for their offsite projects. This is the same use as the existing building on the site.

Zoning

The existing zoning on Lot 1 is Industrial - Limited District (IL). Lots 2 and 3 of the certified survey has the same zoning.

Site History

The 3 existing parcels of certified survey map 10383 was once one parcel. The existing structures shown on the site plan were existing prior to the certified survey mapping. The certified survey map split the site into 3 parcels in 2002.

Grading and Landscaping

Existing drainage on this site runs southeast towards the ditch along Marsh Road. There will be no extensive grading as part of this project. The building is proposed to be built to meet the existing grade. Minimal grading will be done to convey water away from the proposed building and continue towards Marsh Road ditch. A landscape plan has been completed for the site. The plan and landscaping points are based on the proposed building. Three new celebration Maples Trees and shrubs along the Beltline side of the building are proposed to be planted on the site. The large mowed grass area will remain as grass.

Utilities

This proposed building will have new utilities – sanitary, water, electric, gas. Sanitary sewer and water laterals will be connected to the existing mains in Marsh Road. Electric and gas utilities will connect to existing utilities in Marsh Road and be installed underground to the proposed building. There is a high pressure gas main on this parcel. A 50' wide easement (25' each side of the gas main) is existing. ANR Transcanada have been on site and is part of the review of this proposed building. No construction will take place within the gas easement area.

Lighting and Signs

There is proposed lighting that will be attached to the garage side of the building. No lighting will be on the Beltline side of the building. There is no proposed sign installation as part of this project.

Site Plan

Royal Oak & Associates
3678 Kinsman Blvd
Madison, WI 53704

Building

Cleary Building Corp
109 Paoli Street
Verona, WI 53593

Landscaping

Landscape Architecture, LLC
P.O Box 46129
Madison, WI 53744

Southeast side of Site on Marsh Road – Looking NW to existing Brown building on the Site



South Side of Site – Looking West



Southwest Side of Site - looking North



West Side of Building – Looking South



West Side of Site – Looking North to area of Proposed Building



East side of Site at End of Marsh Road – looking West



Looking Northwest from Driveway entrance off Marsh Road



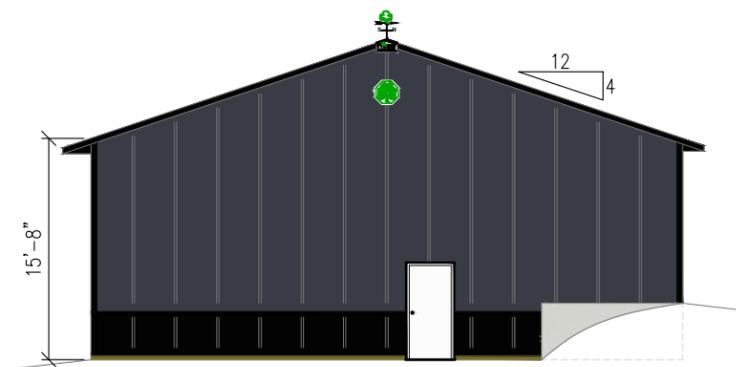
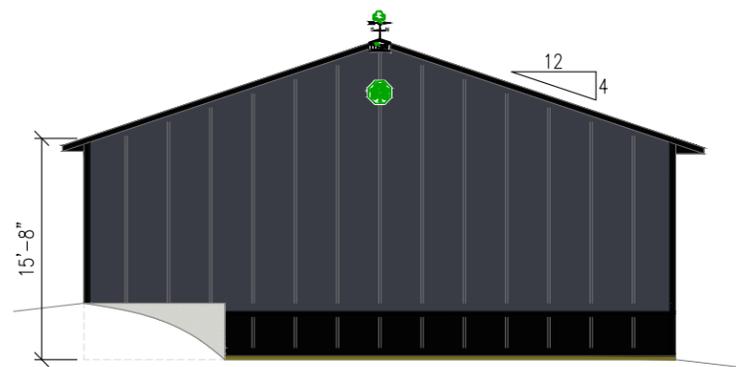
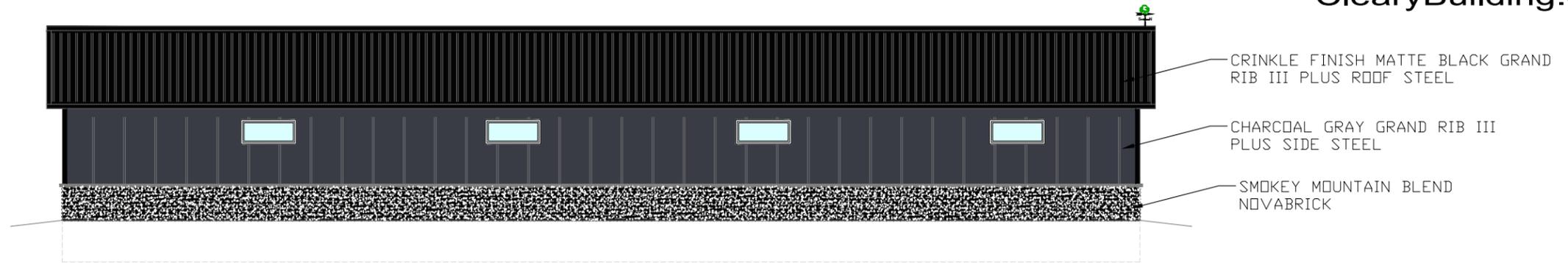
Looking South from Beltline





Proposed Building for: Chamberlain

42'x104'x15'-8"



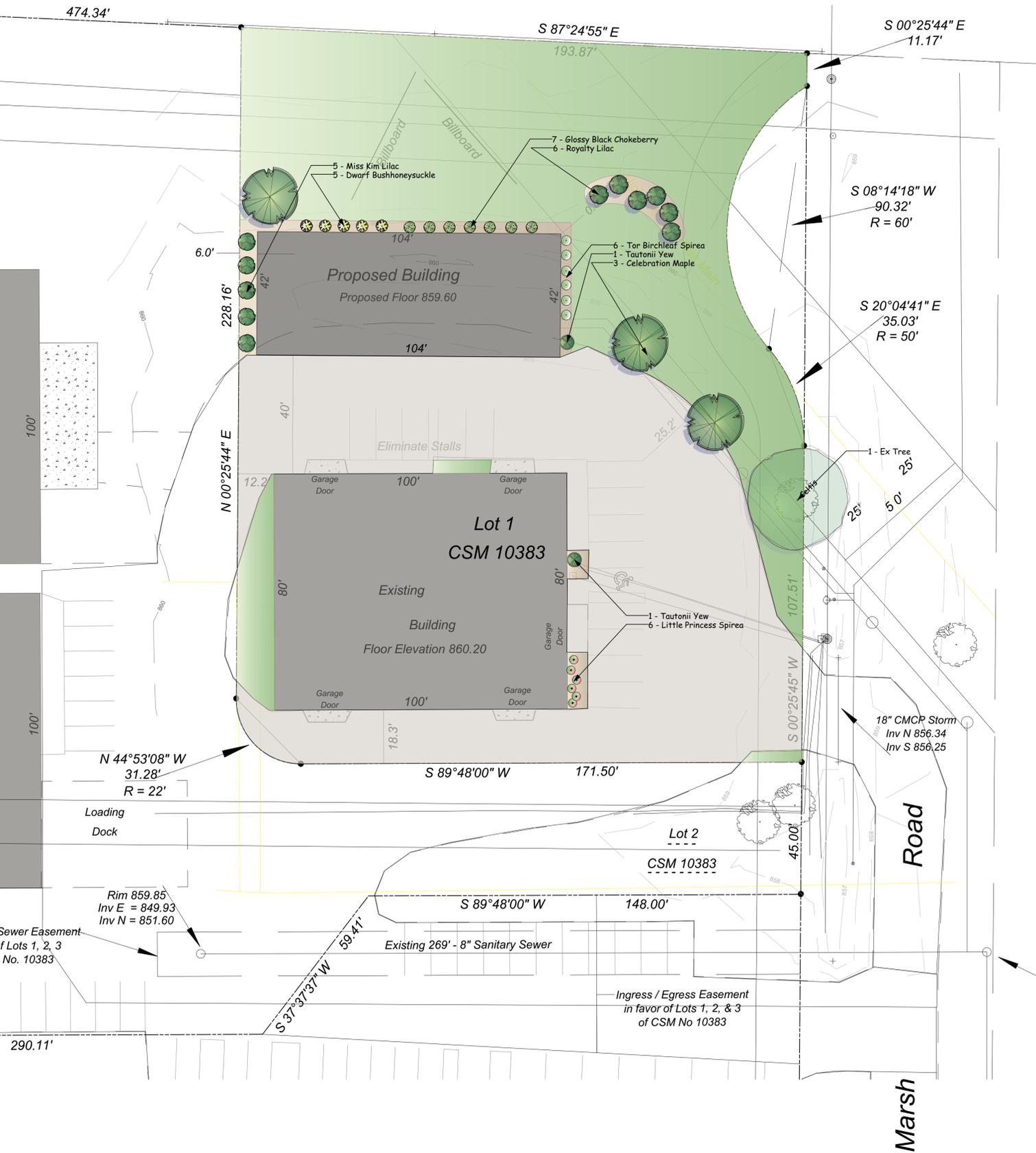
BUILDING COLORS

- ROOF: CRINKLE FINISH - MATTE BLACK
- SIDES: CHARCOAL GRAY
- TRIM: CRINKLE FINISH - MATTE BLACK
- WAINSCOTING: CRINKLE FINISH - MATTE BLACK
- NOVABRICK: SMOKEY MOUNTAIN BLEND

NOTE:
THE COLORS SHOWN ON THIS
PROPOSAL ARE AS CLOSE TO
THE ACTUAL PAINTED COLORS
AS PERMITTED BY THE PRINTING
PROCESS

We Protect What You Value™

U.S.H 12 - 18
West Beltline Highway



CITY OF MADISON LANDSCAPE WORKSHEET

Landscape Calculations and Distribution

(a) One (1) landscape unit shall be provided for each three hundred (300) square feet of developed area, with the exception of th.LL and IG districts as specified in (b) below.
 Total square footage of developed area =
 Developed area divided by 300 square feet = **0 Landscape Units**

(b) Within the Industrial - Limited (IL) and Industrial - General (IG) districts, one landscape unit shall be provided for every 600 square feet of developed area.
 Total square footage of developed area = 16,790
 Developed area divided by 600 square feet = **28 Landscape Units**

(c) One landscape unit consists of 5 landscape points. Landscape points are calculated as shown in the Tabulation of Points and Credits table.
 Landscape units multiplied by 5 landscape points = **140 Total Points Required**

Development Frontage Landscape: (1) Overstory Deciduous Tree and (5) Shrubs per (30) lineal feet of lot frontage or (2) ornamental trees or (2) evergreen trees may be substituted for (1) overstory deciduous tree.

Tabulation of Points and Credits

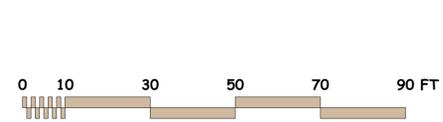
Plant Type/ Element	Minimum Size at Installation	Points	Credits/ Existing Landscaping		New/ Proposed Landscaping	
			Quantity	Points Achieved	Quantity	Points Achieved
Overstory deciduous tree	2 1/2 inch caliper	35	1	35	3	105
Tall Evergreen (pine, spruce)	5-6' Tall	35		0		0
Ornamental Tree	1 1/2 inch Caliper	15		0		0
Upright Evergreen Shrub (arborvitae)	3-4' Tall	10		0		0
Shrub, deciduous	12-24" or 3 gallon	3		0	35	105
Shrub, evergreen	12-24" or 3 gallon	4		0	2	8
Ornamental Grasses/ perennials	8-18" or 1 gallon	2		0		0
Ornamental/ decorative fencing or wall	n/a	4 per 10 lineal ft.		0		0
Sub Totals				35		218
Total Points Provided =		253				

PLANT LIST

Latin Name	Common Name	Quantity	Scheduled Size	Points Per Plant	Total Points
Proposed Plants					
Acer x freemanii 'Celebration'	Celebration Maple	3	2in BB	35	105
Aronia brilliantissima	Glossy Black Chokeberry	7	#3	3	21
Diervilla lonicera	Dwarf Bushhoneysuckle	5	4.5in Pot	3	15
Spiraea betulifolia 'Tor'	Tor Birchleaf Spirea	6	12-15in	3	18
Spiraea japonica 'Little Princess'	Little Princess Spirea	6	15-18in	3	18
Syringa 'Miss Kim'	Miss Kim Lilac	5	2-3ft	3	15
Syringa 'Royalty'	Royalty Lilac	6	3-4ft	3	18
Taxus x media 'Tautonii'	Tautonii Yew	2	#5	4	8
				Proposed Points:	218
Existing Plants					
Existing Tree	Ex Tree	1	Ex	35	35
				Existing Points:	35
				Total Points:	253



LANDSCAPE PLAN
3606 MARSH ROAD
3606 MARSH ROAD
MADISON, WISCONSIN



SCALE: 1"=20'
DATE: FEBRUARY 9, 2020
DESIGN: jch
REVISION:

Important Note:
These drawings are for bidding purposes only. Final details and measurements may vary according to site conditions during construction. The Landscape Plan and associated drawings and/or details are the property of Landscape Architecture, LLC and may not be reproduced in whole or in part, nor may they be utilized in any manner without express written authorization from Landscape Architecture, LLC. Unauthorized use of these documents subjects the user to liability for damages.

U.S.H 12 - 18
West Beltline Highway

Project Description

This project consists of constructing a new 42' x 104' building on Lot 1 of CSM 10383 located at 3606 Marsh Road in the City of Madison. The proposed building will be the same use as the existing building on site. The building will be utilized as a storage facility for small contractors to store their materials for their projects. This building will be served with sanitary sewer and water main laterals. There will be no new pavement as part of this project.

Site Description: Lot 1, Certified Survey Map 10383 being part of the NE 1/4 of the NE 1/4 of Section 27, T07N, R10E, City of Madison, Dane County, Wisconsin

Owners: Chamerlain Associates, Inc
Jim Jordan
2927 Osmunden Road
Fitchburg WI. 53711

Site Address: 3606 Marsh Road
Madison WI

Existing Site Information Block (Lot 1)	
Site Address	3606 Marsh Road
Site Area	45,588 square feet (Lot 1)
Number of building stories (above grade)	1
Building Height	NA
DILHR type of construction (new structures or additions)	NA
Total square footage of building	8,000 sq ft
Property Zoning	(IL) - Industrial - Limited District
Use of Property	Contractors Storage Building
Gross square feet of office	NA
Gross square feet of retail area	NA
Number of employees in warehouse	NA
Number of employees in production area	NA
Capacity of restaurant/place of assembly	NA
Number of bicycle stalls	0
Number of parking stalls shown	Existing Proposed
Small car	
Large car	13 8
Accessible	1 1
Total	14 9
Number of trees shown	1

	Lot 1	Lot 2	Lot 3
Lot Area	45,588 sq ft	108,007 sq ft	80,068 sq ft
Existing Buildings	8,000 sq ft	33,733 sq ft	13,100 sq ft
Proposed Building	4,000 sq ft	NA	NA
Existing Impervious Areas (pavement)	16,221 sq ft	24,809 sq ft	16,870 sq ft
Proposed Total Impervious Areas	28,221 sq ft	58,542 sq ft	29,970 sq ft
Existing Site Building Coverage	17%	31%	16%
Existing % of Site Impervious	53%	54%	37%
Proposed Site Building Coverage	26%		
Proposed % of Site Impervious	61%		

NOTE:
The Proposed Building is located on Lot 1. The chart reflects the existing and proposed areas. No construction will be done on Lots 2 and 3.
The entire site was once one parcel. A CSM was completed to split up the parcel into three lots. The building setbacks are based on the entire site. The rear setback is along the West line of the CSM.

Because of setbacks, the existing site conditions are shown on site plan for Lots 2 and 3. The information in the chart reflects the existing conditions on these Lots shown.

Lots 1 - 3 of this CSM are all zoned Industrial - Limited District (IL).

HIGH PRESSURE GAS MAIN
The High pressure gas main was located in the field as marked.

A 50' wide gas easement is shown. 25' each side of the located gas main.

No building will be done within the gas easement.

Contact Prior to any construction near gas easement:
Jason Jensen
ANR Transcanada
6847 North Consolidated School Road
Janseville WI. 53545
Office Phone (608) 273-6941, Cell (608) 449-4640



Legend

- Existing Contour
- SAN Existing Sanitary Sewer
- W Existing Water Main
- OH Existing Overhead
- Existing Concrete
- Existing Bituminous Pavement

Scale 1" = 30'

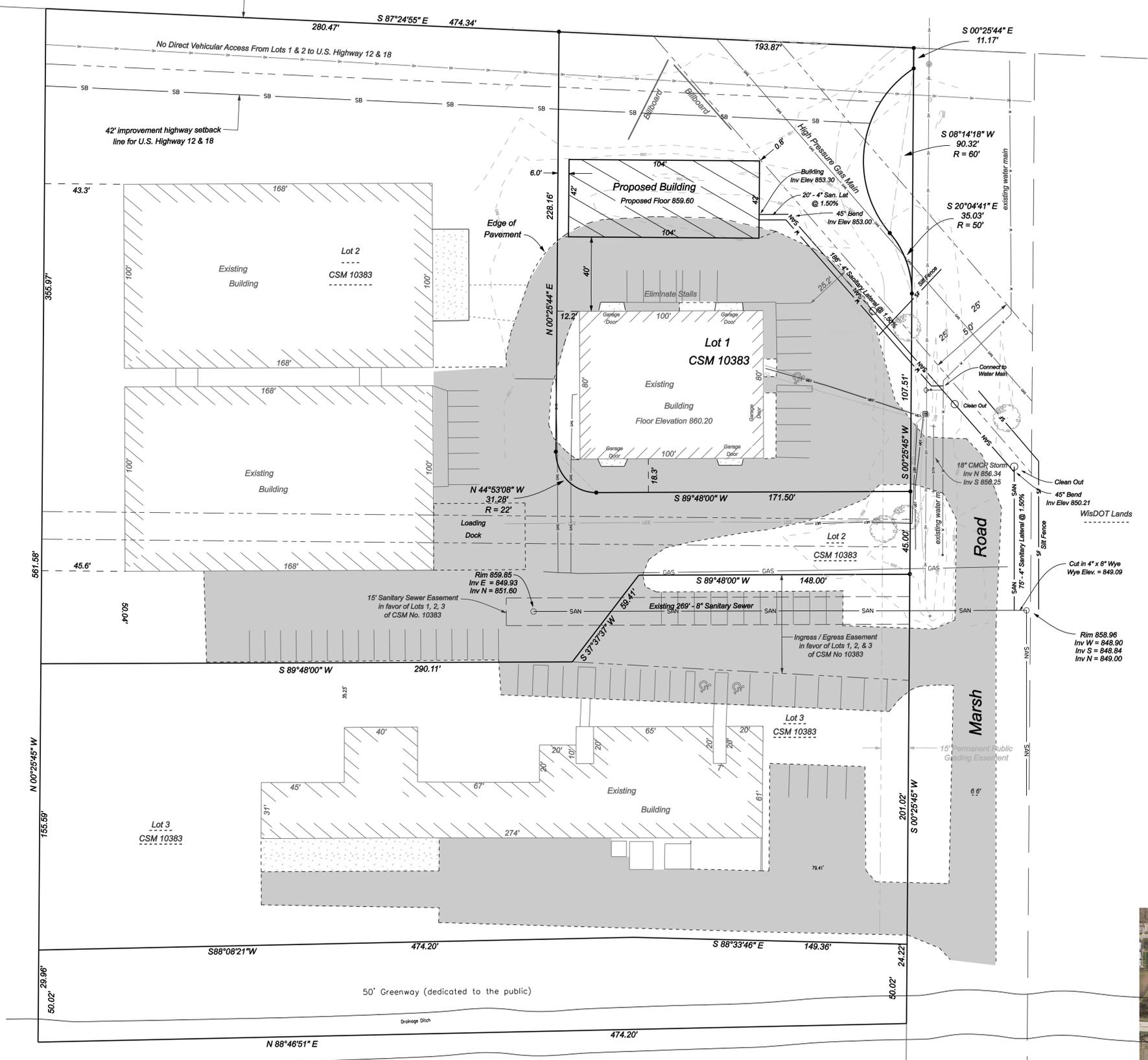
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Royal Oak & Associates, Inc
3678 Kinsman Boulevard
Madison, WI 53704
Phone (608) 274-0500 Fax (608) 274-4530
www.royaloakengineering.com

Proposed Site / Grading Plan - Proposed Building
3606 Marsh Road, Madison WI.
Lot 1, CSM 10383, Lying in the NE 1/4 of the NE 1/4 of Section 27, T07N, R10E, City of Madison, Dane County, WI

Office Map Number

Sheet	1
of Sheets	1











Color: Bronze

Weight: 7.1 lbs

Project:

Type:

Prepared By:

Date:

Driver Info

Type	Constant Current
120V	0.26A
208V	0.16A
240V	0.14A
277V	0.12A
Input Watts	29.10W
Efficiency	89%

LED Info

Watts	26W
Color Temp	4000K (Neutral)
Color Accuracy	71 CRI
L70 Lifespan	100,000
Lumens	3,529
Efficacy	121.3 LPW

Technical Specifications

Listings

UL Listed:

Suitable for wet locations. Suitable for mounting within 1.2m (4ft) of the ground.

DLC Listed:

This product is listed by Design Lights Consortium (DLC) as an ultra-efficient premium product that qualifies for the highest tier of rebates from DLC Member Utilities. DLC Product Code: P0000175P

LED Characteristics

Lifespan:

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations

Color Consistency:

3-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color

Color Stability:

LED color temperature is warrantied to shift no more than 200K in CCT over a 5-year period

Color Uniformity:

RAB's range of CCT (Correlated Color Temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Construction

IP Rating:

Ingress Protection rating of IP66 for dust and water

Finish:

Formulated for high durability and long-lasting color

Ambient Temperature:

Suitable For use in 40°C (104°F)

Cold Weather Starting:

Minimum starting temperature is -40°C (-40°F)

Green Technology:

Mercury and UV free. RoHS-compliant components.

Other

Patents:

The WPLED design is protected by U.S. Pat. D634878, Canada Pat 134878, China Pat. CN301649064S.

Equivalency:

Equivalent to 175W Metal Halide

Buy American Act Compliance:

RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Optical

BUG Rating:

B1 U0 G0

Electrical

Driver:

Multi-chip 26W high output long life LED Driver Constant Current, 720mA, Class 2, 6kV Surge Protection, 100V-277V, 50-60 Hz, 100-240V.4 Amps.

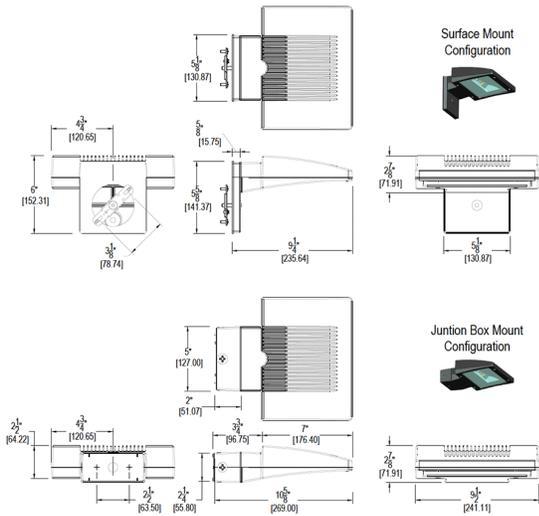
THD:

6.94% at 120V, 11.17% at 277V

Power Factor:

99.6% at 120V, 92.3% at 277V

Dimensions



Features

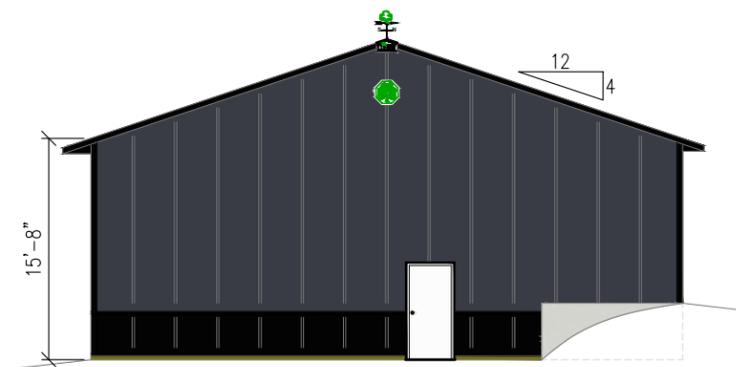
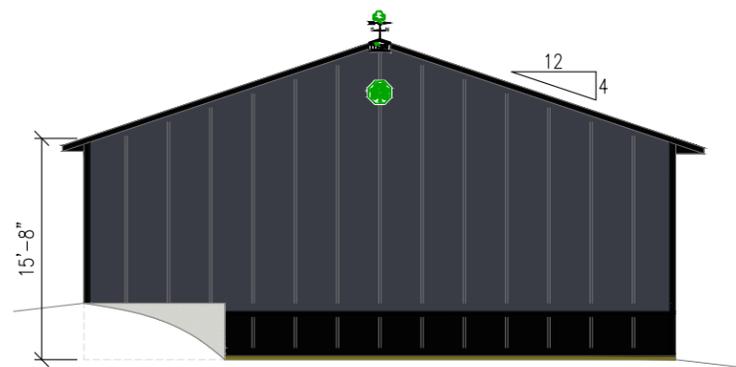
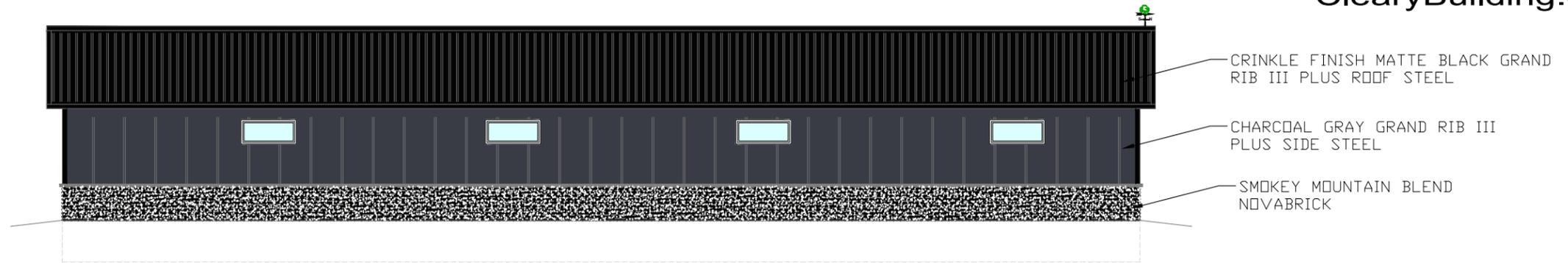
- Maintains 70% of initial lumens at 100,000-hours
- Weatherproof high temperature silicone gaskets
- Superior heat sinking with die cast aluminum housing and external fins
- 100 up to 277 Volts
- 5-Year, No-Compromise Warranty





Proposed Building for: Chamberlain

42'x104'x15'-8"



BUILDING COLORS

- ROOF: CRINKLE FINISH - MATTE BLACK
- SIDES: CHARCOAL GRAY
- TRIM: CRINKLE FINISH - MATTE BLACK
- WAINSCOTING: CRINKLE FINISH - MATTE BLACK
- NOVABRICK: SMOKEY MOUNTAIN BLEND

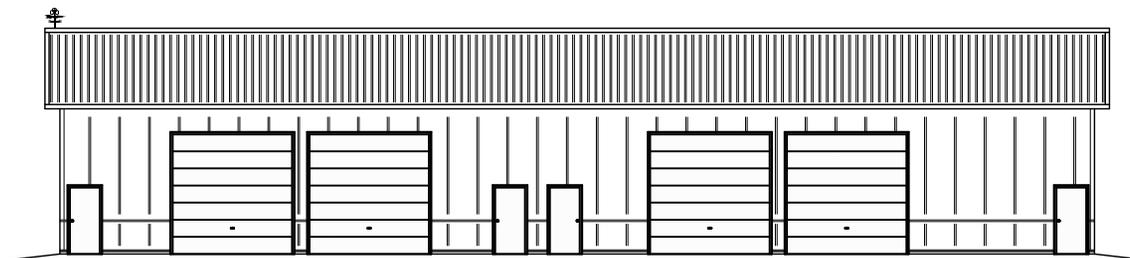
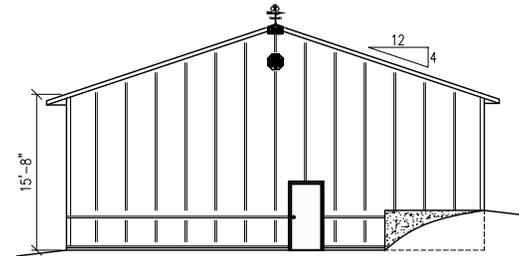
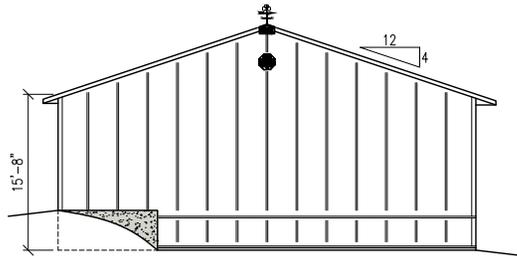
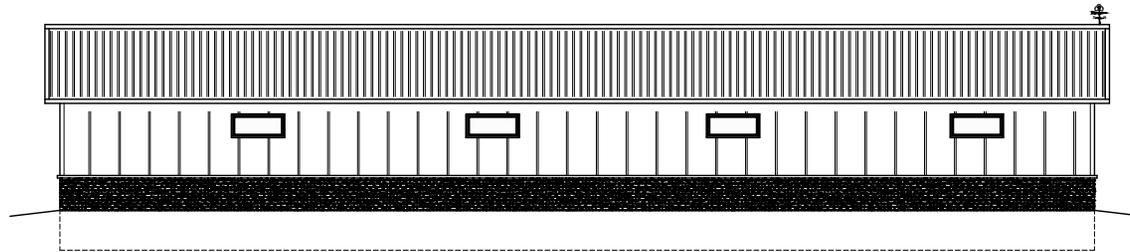
We Protect What You Value™

NOTE:
THE COLORS SHOWN ON THIS PROPOSAL ARE AS CLOSE TO THE ACTUAL PAINTED COLORS AS PERMITTED BY THE PRINTING PROCESS



Proposed Building for: Chamberlain

42'x104'x15'-8"



We Protect What You Value