

# 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 \_\_\_\_\_ **CITY OF MADISON**  
Aldermanic District 2  
Zoning District \_\_\_\_\_ **JUN 26 2019**  
Urban Design District 8510  
Submittal reviewed by \_\_\_\_\_ **Planning & Community & Economic Development**  
Registrar # 56474

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: 630 East Washington Avenue

Title: Salvation Army Redevelopment

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

UDC meeting date requested July 17, 2019

- ☒ 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 Major Andrew Shiels  
Street address 3030 Darbo Drive  
Telephone 608-513-5226

Project contact person Marc Ott  
Street address 2418 Crossroads Drive, Suite 2300  
Telephone 608-442-3867

Property owner (if not applicant) \_\_\_\_\_  
Street address \_\_\_\_\_  
Telephone \_\_\_\_\_

Company Salvation Army  
City/State/Zip Madison, WI  
Email andrew.shiels@usc.salvationarmy.org

Company JLA Architects  
City/State/Zip Madison, WI 53718  
Email mott@jla-ap.com

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\***

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.

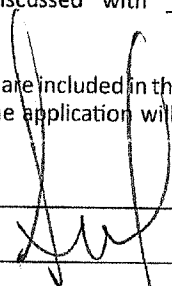
*\*Electronic copies of all items submitted in hard copy are required. Individual PDF files of each item submitted should be compiled on a CD or flash drive, or submitted via email to [udcapplications@cityofmadison.com](mailto:udcapplications@cityofmadison.com). The email must include the project address, 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 00-00-2019 Submitted and Reviewed at DAT 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 Major Steve Merritt

Relationship to property Divisional Commander

Authorizing signature of property owner 

Date 00-20-2019

**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



June 26, 2019

City of Madison  
Urban Design Committee  
215 Martin Luther King Jr. Blvd  
Madison, WI 53703

Re: Letter of Intent  
Salvation Army Redevelopment  
630 E. Washington Ave  
Madison, WI 53703

The following is submitted together with an application and associated plans for review by the Urban Design Commission for and Information presentation.

**Project Organizational Structure:**

Owner: Salvation Army Dane County  
630 E. Washington Ave  
Madison, WI 53703  
608-513-5226  
Contact: Major Andrew Shiels  
andrew.shiels@usc.salvationarmy.org

Architect: JLA Architects + Planners  
2418 Crossroads Drive, Suite 2300  
Madison, WI 53718  
608-442-3823  
Contact: Marc Ott  
[mott@jla-pa.com](mailto:mott@jla-pa.com)

**Introduction:**

The Salvation Army of Dane County is proposing a redevelopment of their current and adjacent property at 630 E. Washington Avenue. Currently the Salvation Army operates a women and family homeless shelter and services at the site in an adapted former catholic school building. The proposed redevelopment would raze the current building and adjacent parking lots to the east and construction a new campus.

The campus would consist of a purposefully designed and built homeless shelter. The shelter will contain supportive services including clinics, case management, foodservice, recreational space, pay-to-stay, medical respite, and SRO (single room occupancy). The campus would also include a standalone Low-Income Housing Tax Credit apartment complex with a range of qualified income levels. All new buildings would contain underground parking.

**Site:**

The proposed project site consists of three separate lots which encompass aprox half of the east 600 block from E. Washington Ave back to E. Miffilin, and from mid block east to N. Blount Street. Lot 630 E. Washington currently houses the Salvation Army Women's and Family Homeless Shelter. Lots 648 E. Washington Avenue and 12 N. Blount which are currently owned by Schlimgen Properties, LLC. Those properties have an accepted offer to purchase by the Salvation Army. Currently those properties are being used for a small used car dealership, and a parking lot respectively. The three parcels will be combined with a new CSM and will have a total of approx. 97,977 s.f. (2.25 acres).

**Neighborhood Input:**

A public neighborhood meeting was held on June 6, 2019 at Lapham Elementary School. The proposed development master plan was presented and discussed. A second neighborhood meeting has been scheduled for July 1, 2019. A neighborhood steering committee is currently being formed. The project team will continue to meet on an as-needed basis with the neighborhood and steering committee as the final details of the project are worked thru.

**Zoning:**

The three parcels are currently zone TE (Traditional Employment District) and are in the 2<sup>nd</sup> Aldermanic District, represented by Patrick Heck.

The proposed concept and masterplan were presented to and reviewed by the City of Madison DAT committee, and city zoning staff. Current staff feedback is that the proposed uses for the redevelopment fall within the current TE zoning so a rezoning request will not be required.

**Architecture & Design Standards:**

The proposed project is located within Urban Design District 8. Capitol Gateway Corridor Blocks and Sub Blocks. The project site layout, design, and building exterior composition will conform to the Urban Design District # 8 guidelines, city zoning requirement, and committee feedback.

**Project Schedule:**

July 17, 2019:	Land Use Application
August 1, 2020:	Start Demolition/Construction
October 1, 2021:	Certificate of Occupancy

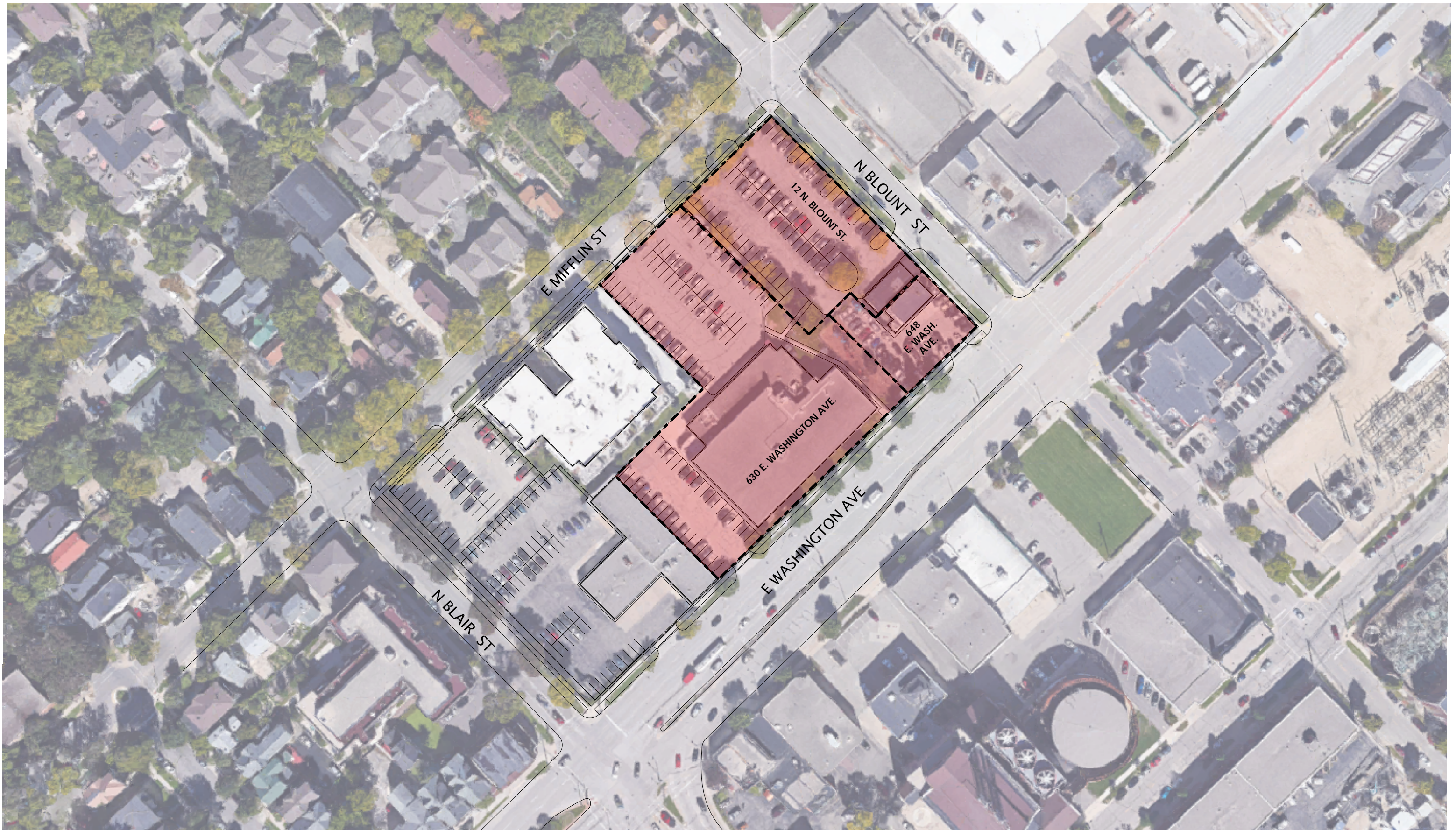
Thank you for your time in reviewing our proposal.

Sincerely,



Marc Ott  
Project Manager  
**JLA ARCHITECTS + PLANNERS**  
2418 Crossroads Drive - Suite 2300  
Madison, Wisconsin 53718  
[www.jla-ap.com](http://www.jla-ap.com)



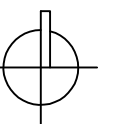


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## SALVATION ARMY DANE COUNTY – 630 E. WASHINGTON AVE.

SITE LOCATOR MAP

JUNE 26, 2019





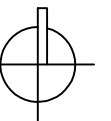


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## SALVATION ARMY DANE COUNTY – 630 E. WASHINGTON AVE.

CONTEXTUAL SITE INFO

JUNE 26, 2019





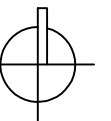


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## SALVATION ARMY DANE COUNTY – 630 E. WASHINGTON AVE.

CONTEXTUAL SITE INFO

JUNE 26, 2019





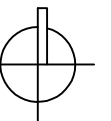


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## SALVATION ARMY DANE COUNTY – 630 E. WASHINGTON AVE.

CONTEXTUAL SITE INFO

JUNE 26, 2019





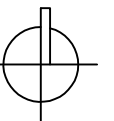


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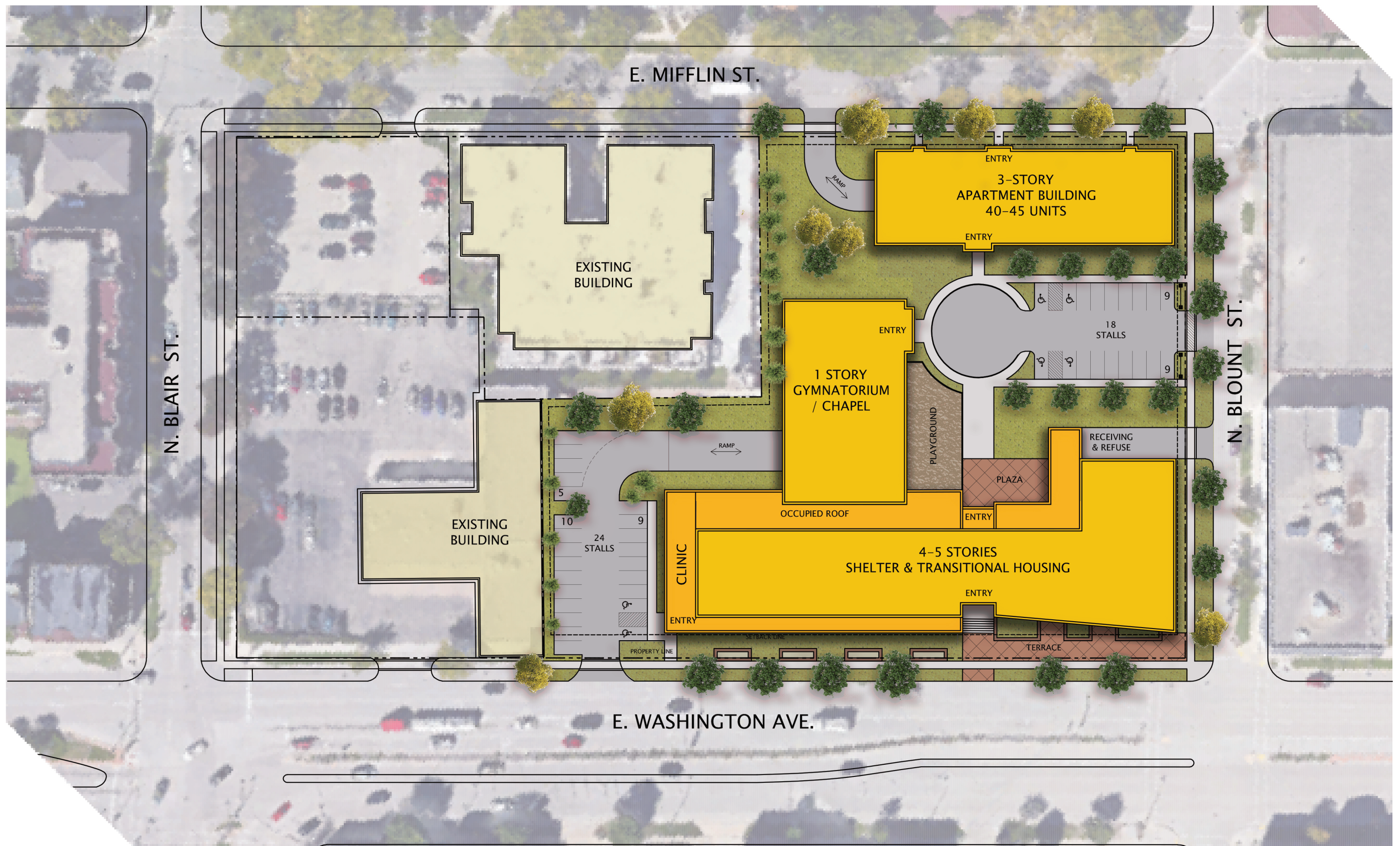
SALVATION ARMY DANE COUNTY – 630 E. WASHINGTON AVE.

CONTEXTUAL SITE INFO

JUNE 26, 2019







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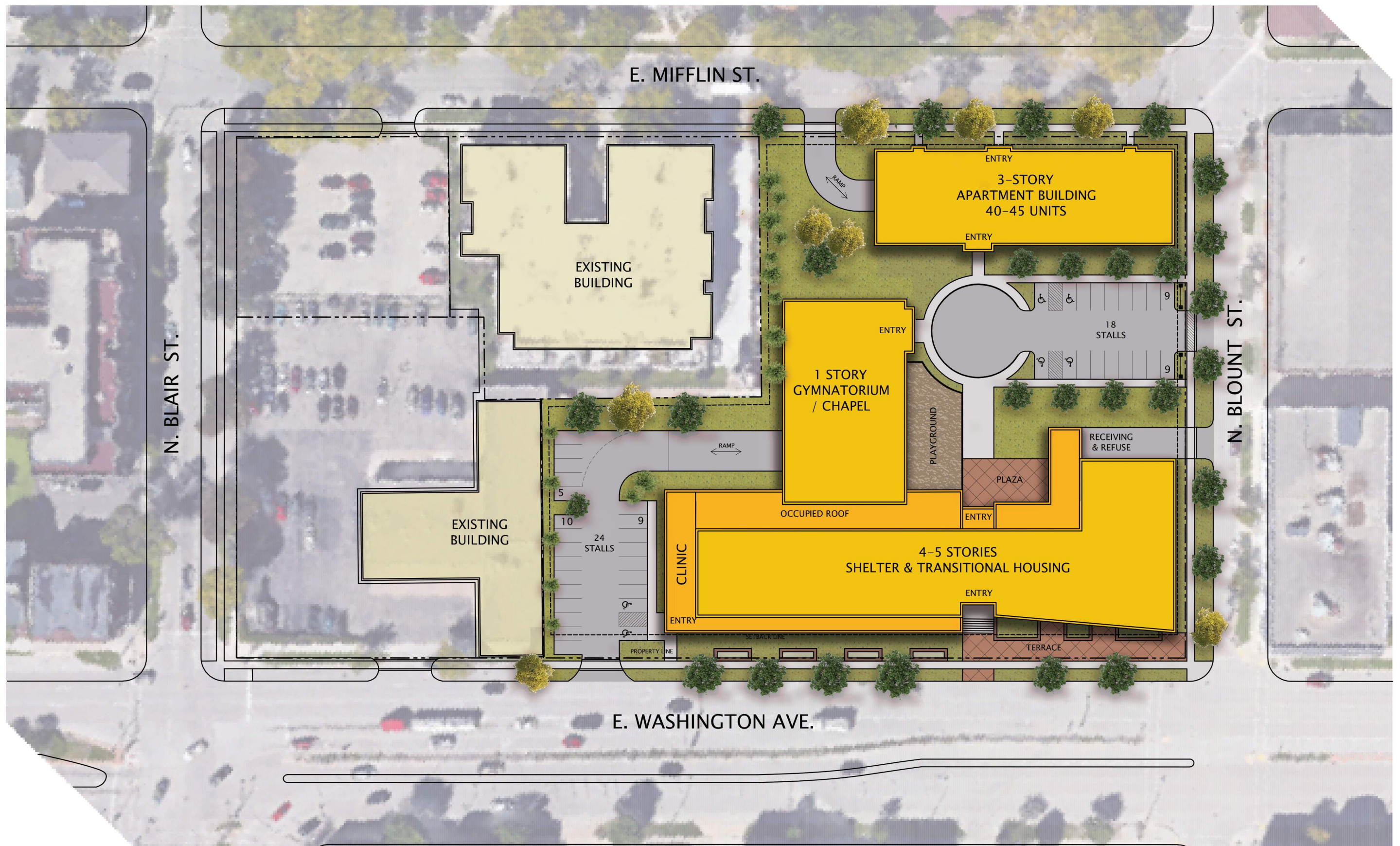
# SALVATION ARMY DANE COUNTY – 630 E. WASHINGTON AVE.

## CONCEPTUAL MASTERPLAN

JUNE 21, 2019  
1"=60' @ 11x17







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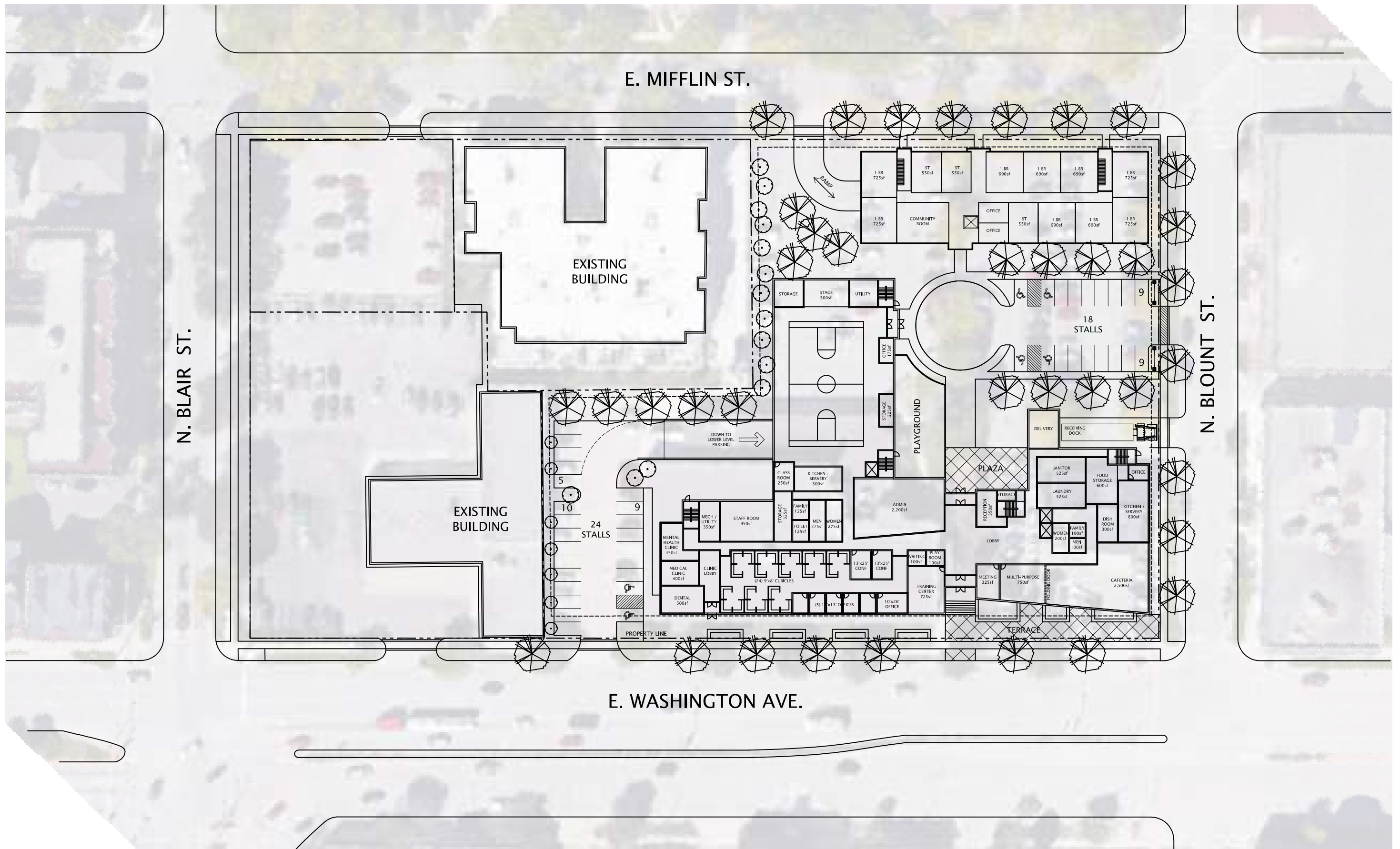
# SALVATION ARMY DANE COUNTY – 630 E. WASHINGTON AVE.

CONCEPTUAL MASTERPLAN – Option # 2

JUNE 21, 2019  
1"=60' @ 11x17







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# SALVATION ARMY DANE COUNTY – 630 E. WASHINGTON AVE.

CONCEPTUAL MASTERPLAN w/ FLOOR PLANS

JULY 10, 2019  
1"=60' @ 11x17



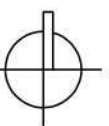


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# SALVATION ARMY DANE COUNTY – 630 E. WASHINGTON AVE.

## CONCEPTUAL SHELTER PLANS – LOWER LEVEL

JULY 10, 2019  
1"=30' @ 11x17



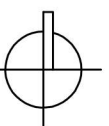


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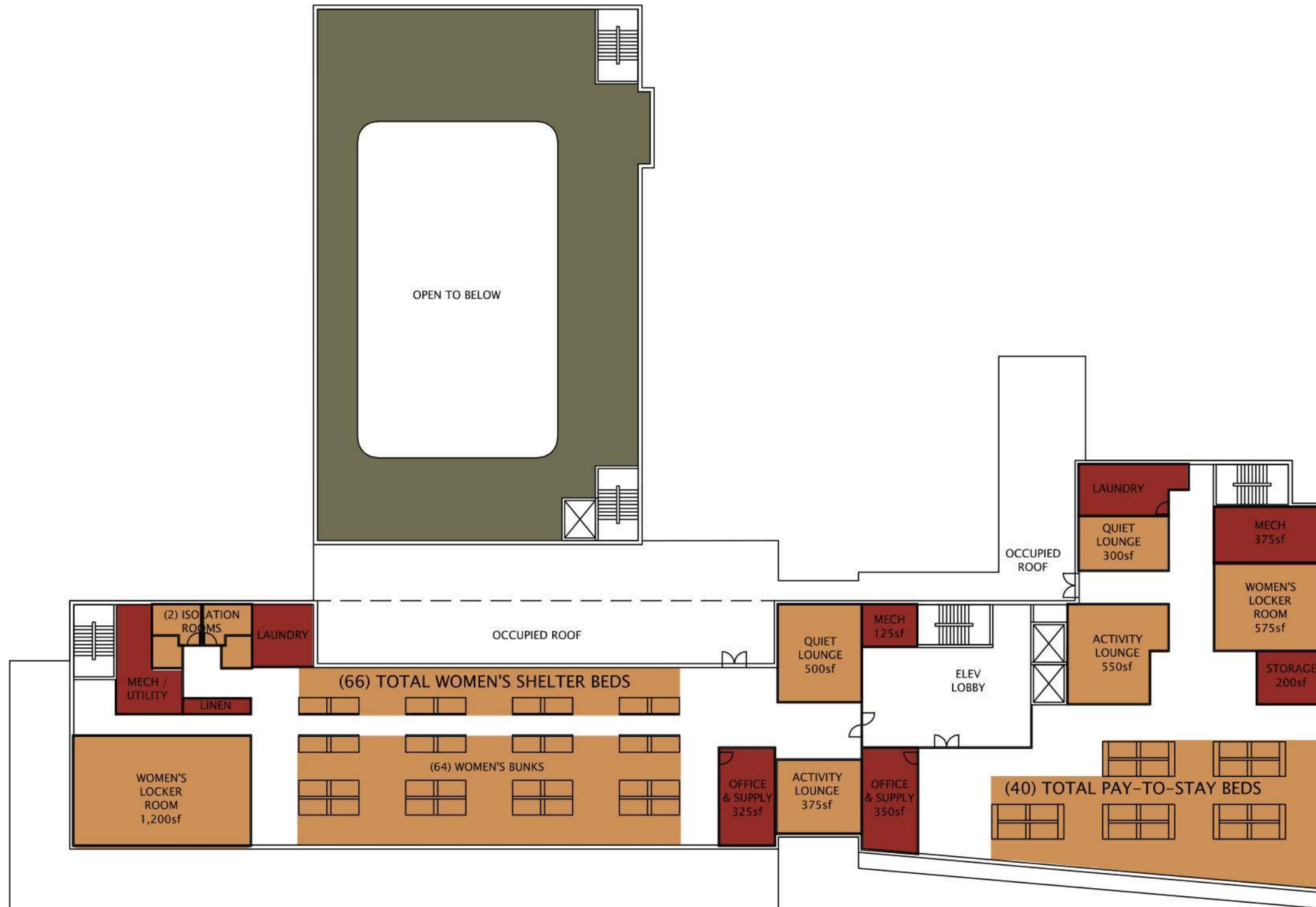
# SALVATION ARMY DANE COUNTY – 630 E. WASHINGTON AVE.

CONCEPTUAL SHELTER PLANS – FIRST FLOOR – 39,300sf

JULY 10, 2019  
1"=30' @ 11x17





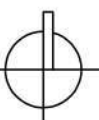


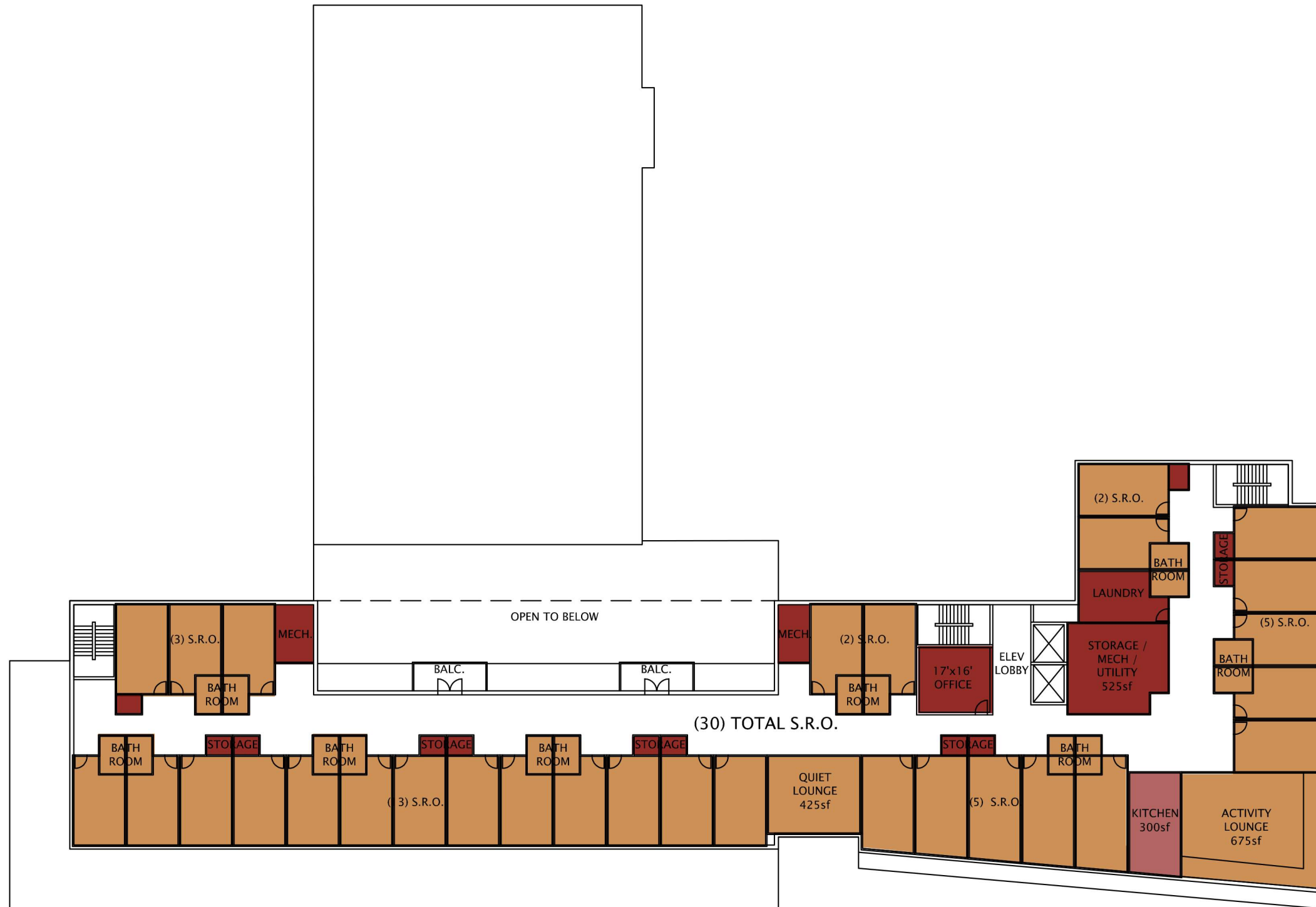
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# SALVATION ARMY DANE COUNTY – 630 E. WASHINGTON AVE.

CONCEPTUAL SHELTER PLANS – SECOND FLOOR – 19,500sf

JULY 10, 2019  
1"=30' @ 11x17



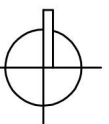


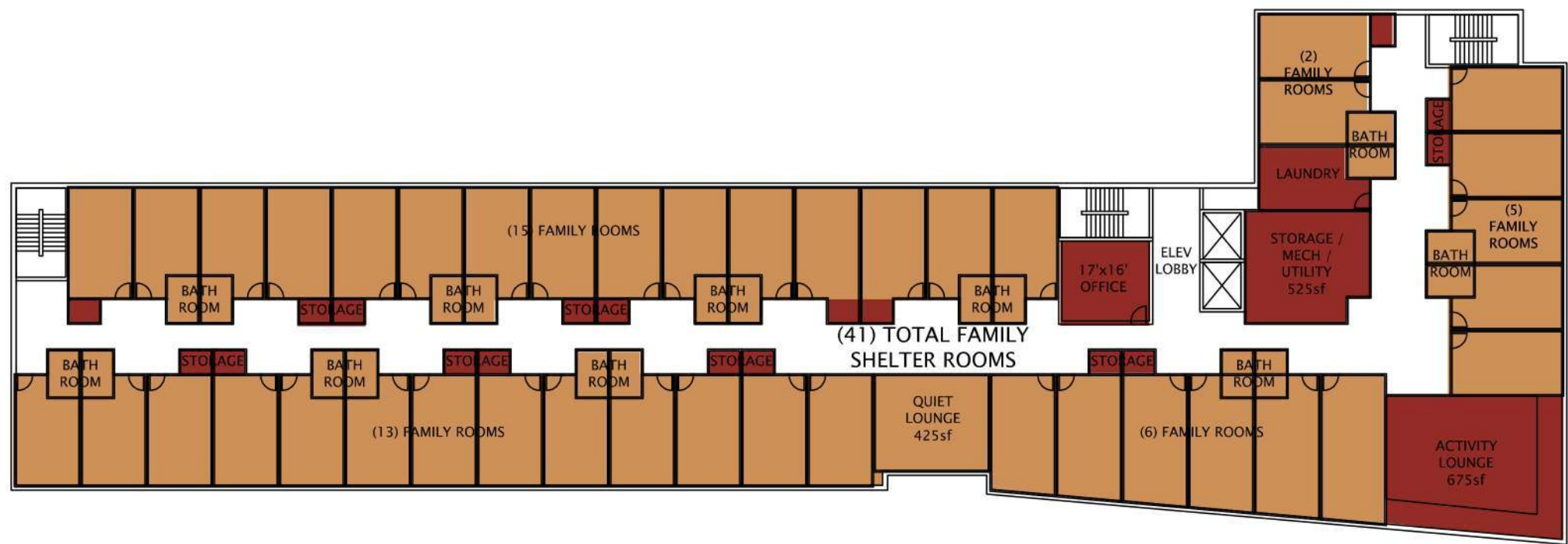
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# SALVATION ARMY DANE COUNTY – 630 E. WASHINGTON AVE.

## CONCEPTUAL SHELTER PLANS – THIRD FLOOR – 18,700sf

JULY 10, 2019  
1"=30' @ 11x17



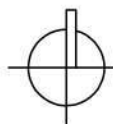


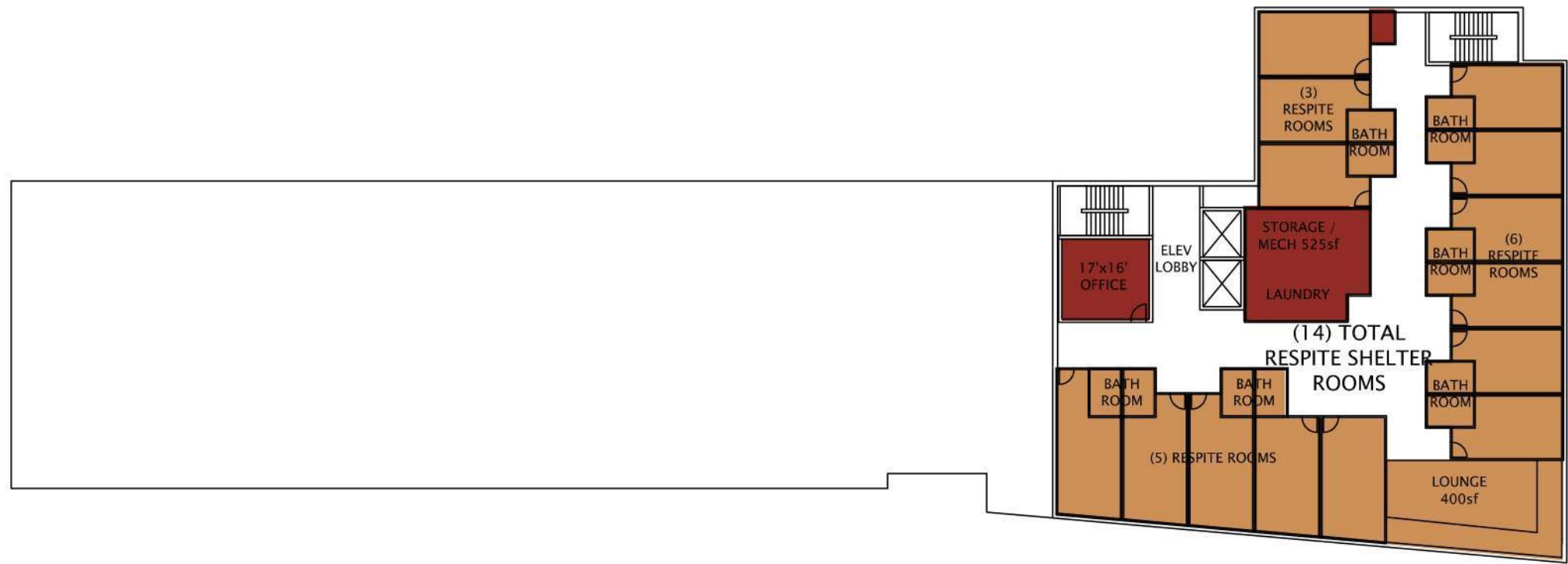
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## SALVATION ARMY DANE COUNTY – 630 E. WASHINGTON AVE.

CONCEPTUAL SHELTER PLANS – FOURTH FLOOR – 21,300sf

JULY 10, 2019  
1"=30' @ 11x17



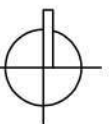


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# SALVATION ARMY DANE COUNTY – 630 E. WASHINGTON AVE.

## CONCEPTUAL SHELTER PLANS – FIFTH FLOOR – 9,200sf

JULY 10, 2019  
1"=30' @ 11x17





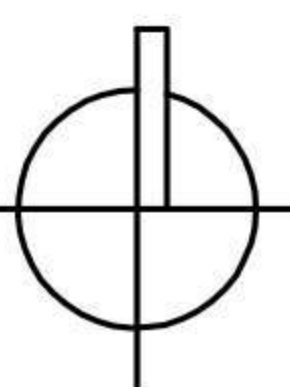


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## SALVATION ARMY DANE COUNTY – 630 E. WASHINGTON AVE.

CONCEPTUAL PERSPECTIVES

JULY 10, 2019  
1"=30' @ 11x17





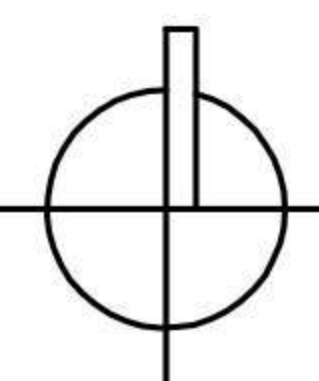


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## SALVATION ARMY DANE COUNTY – 630 E. WASHINGTON AVE.

CONCEPTUAL PERSPECTIVES

JULY 10, 2019  
1"=30' @ 11x17





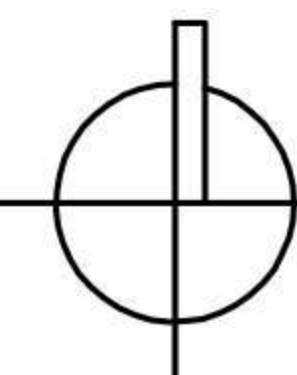


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SALVATION ARMY DANE COUNTY – 630 E. WASHINGTON AVE.

CONCEPTUAL PERSPECTIVES

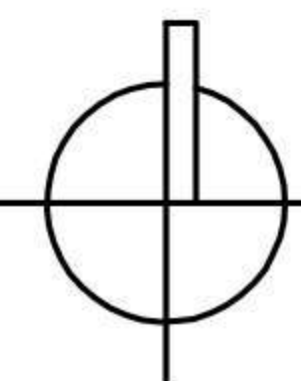
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SALVATION ARMY DANE COUNTY – 630 E. WASHINGTON AVE.





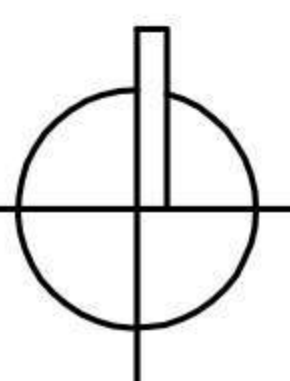


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## SALVATION ARMY DANE COUNTY – 630 E. WASHINGTON AVE.

CONCEPTUAL PERSPECTIVES

JULY 10, 2019  
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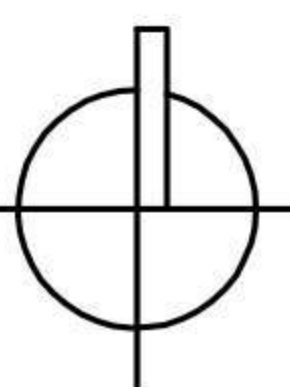


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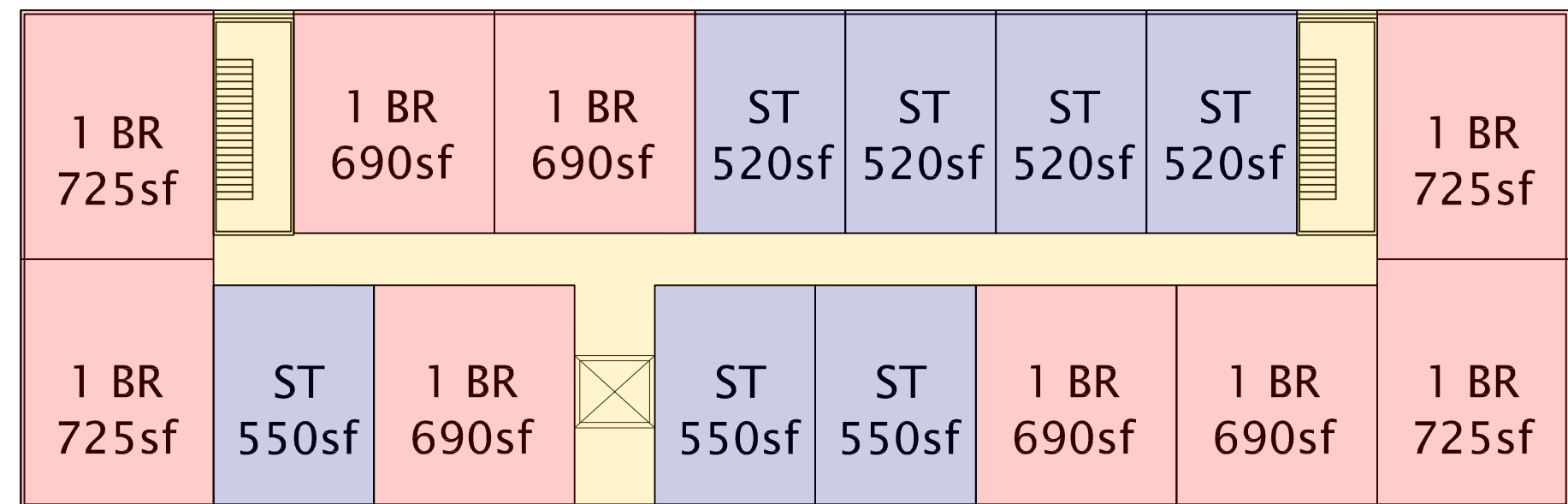
## SALVATION ARMY DANE COUNTY – 630 E. WASHINGTON AVE.

CONCEPTUAL PERSPECTIVES

JULY 10, 2019  
1"=30' @ 11x17



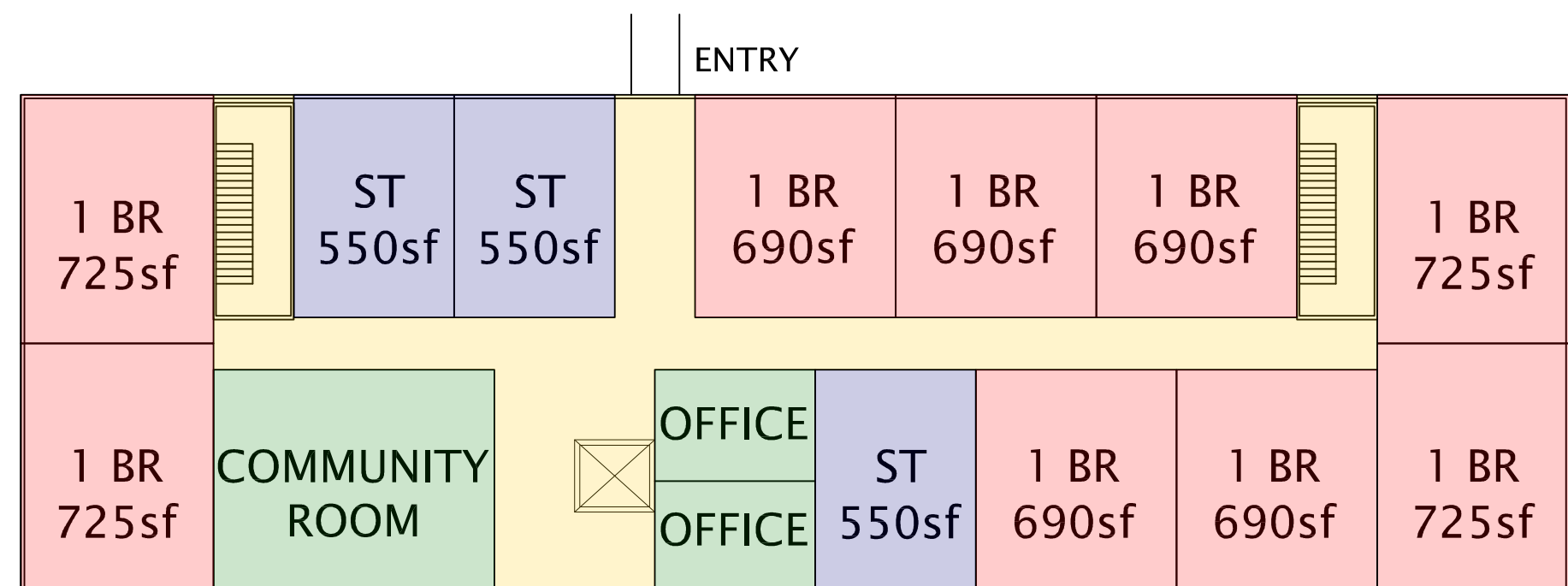




## SECOND & THIRD FLOOR PLAN

11,966 s.f. / floor

APARTMENT BUILDING DATA					
FLOOR	UNITS				COVERED PKG
	STUDIO	1BR	TOTAL	BR'S	
3	7	9	16	16	32
2	7	9	16	16	
1	3	9	12	12	
T.	17	27	44	44	.72 / UNIT
	39%	61%			



## FIRST FLOOR PLAN

11,966 s.f.

