



# URBAN DESIGN COMMISSION APPLICATION CITY OF MADISON

215 Martin Luther King Jr. Blvd; Room LL-100  
PO Box 2985; Madison, Wisconsin 53701-2985  
Phone: 608.266.4635 | Facsimile: 608.267.8739

This form may also be completed online at:  
<http://www.cityofmadison.com/planning/documents/UDCapplication.pdf>

Please complete all sections of the application, including the desired meeting date and the type of action requested.

Date Submitted: <u>10-30-15</u>	<input type="checkbox"/> Informational Presentation
UDC Meeting Date: <u>12-9-15</u>	<input checked="" type="checkbox"/> Initial Approval
Combined Schedule Plan Commission Date (if applicable): <u>12-7-15</u>	<input type="checkbox"/> Final Approval

1. Project Address: 1917 LAKE POINT / 5330 HOBOKEN / 1918 W. BROADWAY  
 Project Title (if any): MADISON ON BROADWAY

2. This is an application for (Check all that apply to this UDC application):

New Development  Alteration to an Existing or Previously-Approved Development

AGENDA ITEM # <u>4</u>
REGSTAR # <u>41057</u>
ALD. DIST. <u>1A</u>

**A. Project Type:**

- Project in an Urban Design District\* (public hearing-\$300 fee)
- Project in the Downtown Core District (DC) or Urban Mixed-Use District (UMX) (\$150 fee, Minor Exterior Alterations)
- Suburban Employment Center (SEC) or 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 Planned Residential Complex

**B. Signage:**

- Comprehensive Design Review\* (public hearing-\$300 fee)  Street Graphics Variance\* (public hearing-\$300 fee)
- Signage Exception(s) in an Urban Design District (public hearing-\$300 fee)

**C. Other:**

Please specify: \_\_\_\_\_

**3. Applicant, Agent & Property Owner Information:**

Applicant Name: JIM GWECK Company: GWECK ARCHITECTS  
 Street Address: 116 N. FEW ST. City/State: MADISON, WI Zip: 53703  
 Telephone: (608) 251-2551 Fax: ( ) N/A Email: glueckarch@sbcglobal.net

Project Contact Person: (same as above) Company: \_\_\_\_\_  
 Street Address: \_\_\_\_\_ City/State: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Telephone: ( ) Fax: ( ) Email: \_\_\_\_\_

Project Owner (if not applicant): MOVIN' OUT INC. / DAVE PORTERFIELD  
 Street Address: 206 E. CLIN AVE. City/State: MADISON, WI Zip: 53713  
 Telephone: (608) 251-4446 Fax: ( ) N/A Email: dip@movin-out.org

**4. Applicant Declarations:**

A. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with AL MARTIN on 11/9/15 AND SEVERAL OTHERS

B. 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 JIM GWECK Relationship to Property ARCHITECT

Authorized Signature [Signature] Date 12-3-15

December 3, 2015

**Alan Martin**  
**City of Madison Urban Design Commission**  
**Madison Municipal Building Suite LL-100**  
**215 Martin Luther King Jr. Blvd.**  
**P.O Box 2985**  
**Madison, Wisconsin 53701-2985**

Dear Al:

This application is for the properties located at 1917 Lake Point Drive, 5330 Hoboken Road, and 1918 West Broadway, Madison, Wisconsin. The properties are located in the Bridge Lake Point Neighborhood, which is within Madison Common Council District 14.

These sites are all currently zoned TR-V1. We are looking to combine the three parcels into one and then to rezone the property to TR-U1 zoning, which will allow our intended use, which is two six-unit townhouse buildings, which require a Conditional Use for number of units and for the garages, which exceed 1000 square feet. There will be demolition of the existing building containing the Bridge Lake Point Waunona Neighborhood Center and four residential units, as outlined in our drawings. The Center is planned to be relocated to another development we are proposing at 2230 West Broadway, which is also being submitted to the City for review and approval.

We are applying for funding through the WHEDA Low Income Housing Tax Credit Program. Application is to be submitted early next year, with notification of awards in mid-April. Our current submission is only intended to reflect a concept for the exterior design, and should we receive funding, we will be refining the overall design and adding detail to the overall submission before returning to the UDC for Final Approval.

The primary contact persons for zoning issues for this project are:

Jim Glueck  
Glueck Architects  
116 North Few Street  
Madison 53703  
(608) 251-2551  
email address [glueckarch@sbcglobal.net](mailto:glueckarch@sbcglobal.net).

Dave Porterfield  
Movin' Out, Inc.  
206 East Olin Avenue  
Madison, WI 53713  
(608) 251-4446 Ext 8  
email address [dp@movin-out.org](mailto:dp@movin-out.org)

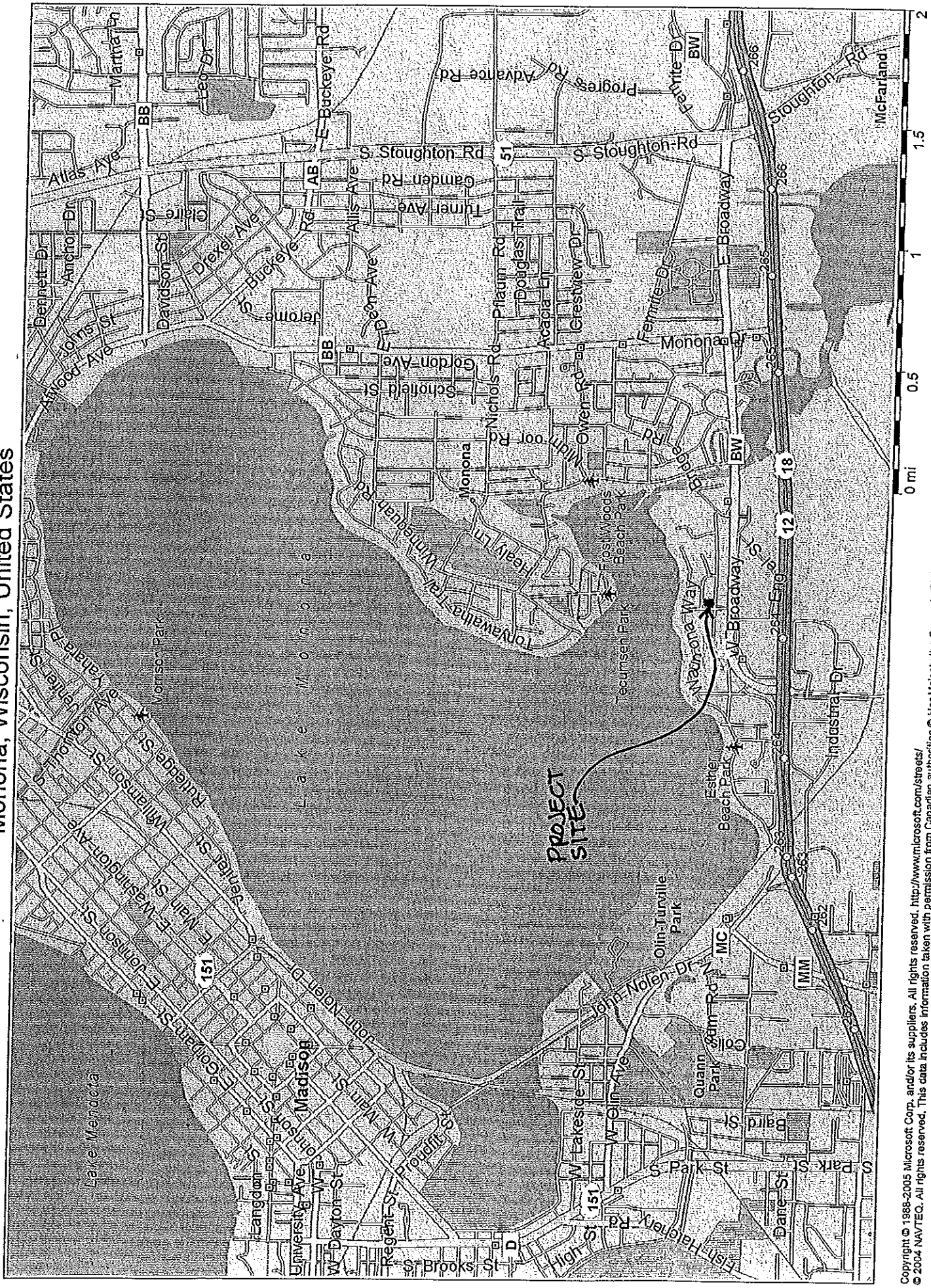
If there are any questions or concerns or any additional information required, please do not hesitate to contact Jim Glueck or me.

Sincerely,

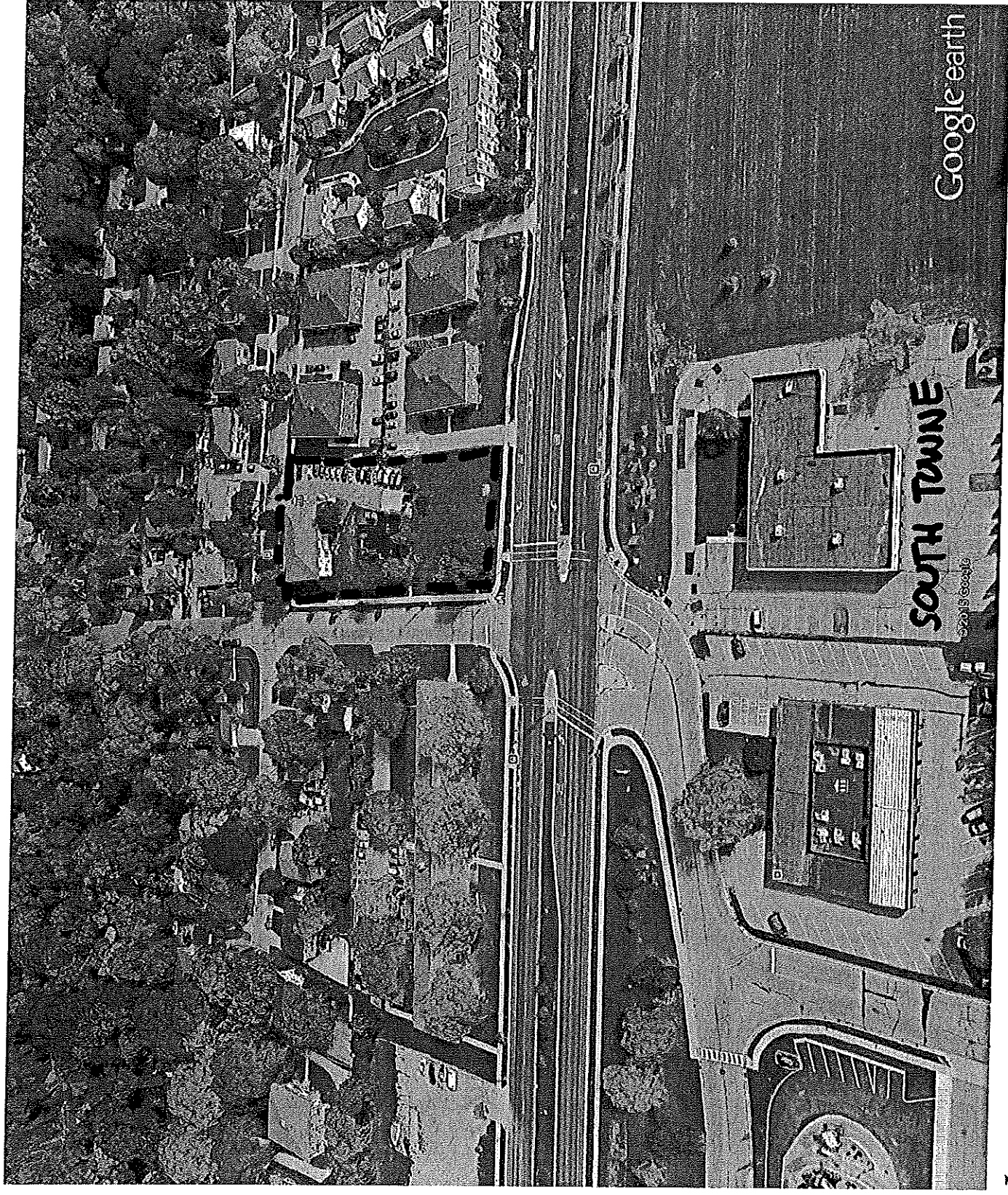
Dave Porterfield  
Movin' Out, Inc.  
Attachments

• 1917 LAKE POINT/5330 HOBOKEN/1918 W. BROADWAY.

Monona, Wisconsin, United States



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Google earth

feet  
meters

• 1917 LAKE POINT / 5330 HOBOKEN / 1918 W. BROADWAY •

100 **SITE CONTEXT**

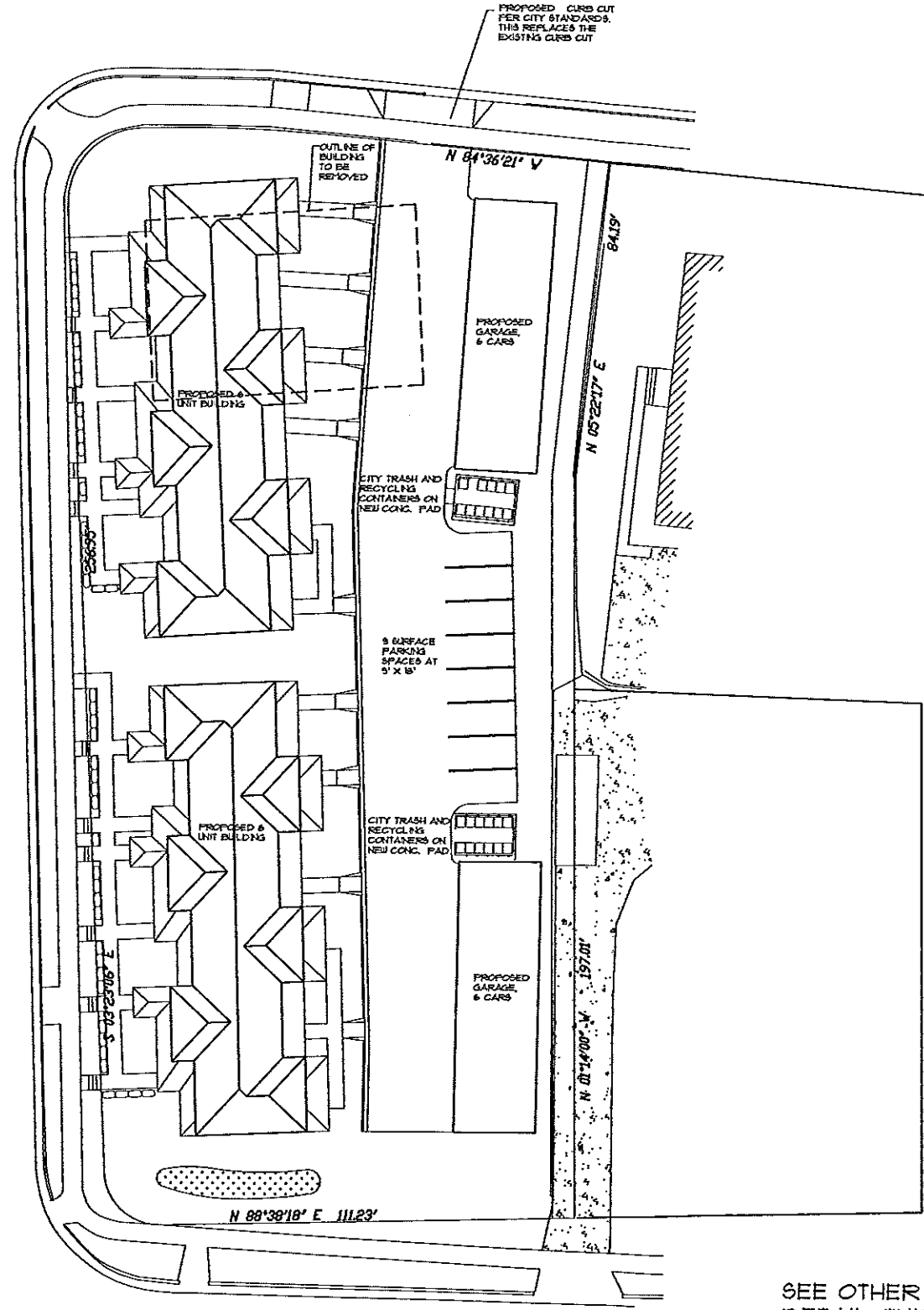
500



LAKE POINT DRIVE

HOBOKEN ROAD

WEST BROADWAY



**LIGHTING**

SITE LIGHTING WILL BE PROVIDED TO MEET CITY OF MADISON STANDARDS.

**PARKING SPACE SUMMARY**

CAR PARKING  
 SURFACE SPACES EIGHT (8)  
 GARAGE SPACES TWELVE (12)  
 PROVIDED: TWENTY (20) TOTAL

BICYCLE PARKING 12 STALLS PROVIDED  
 12 STALLS REQUIRED WITHIN GARAGES

**PROJECT TOTALS**  
 12 RESIDENTIAL UNITS TOTAL  
 TWO SIX-UNIT TOWNHOUSE BUILDINGS  
 TWO-STOREY WOOD FRAMED  
 16800 SQ FT GROSS FINISHED

GARAGE AREA IS 3168 SQ FT TOTAL.  
 12 THREE BEDROOM UNITS

**PROPOSED ZONING**  
 TR-UI

LOT AREA REQUIRED  
 1000 X 12 PLUS 300 X 12 = 15600 SF

LOT AREA ACTUAL  
 38010 SF

LOT COVERAGE REQUIRED  
 15% MAX = 28553 SQ FT

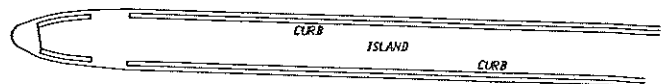
LOT COVERAGE ACTUAL  
 38010-13473 = 24537 SQ FT = 64.6%

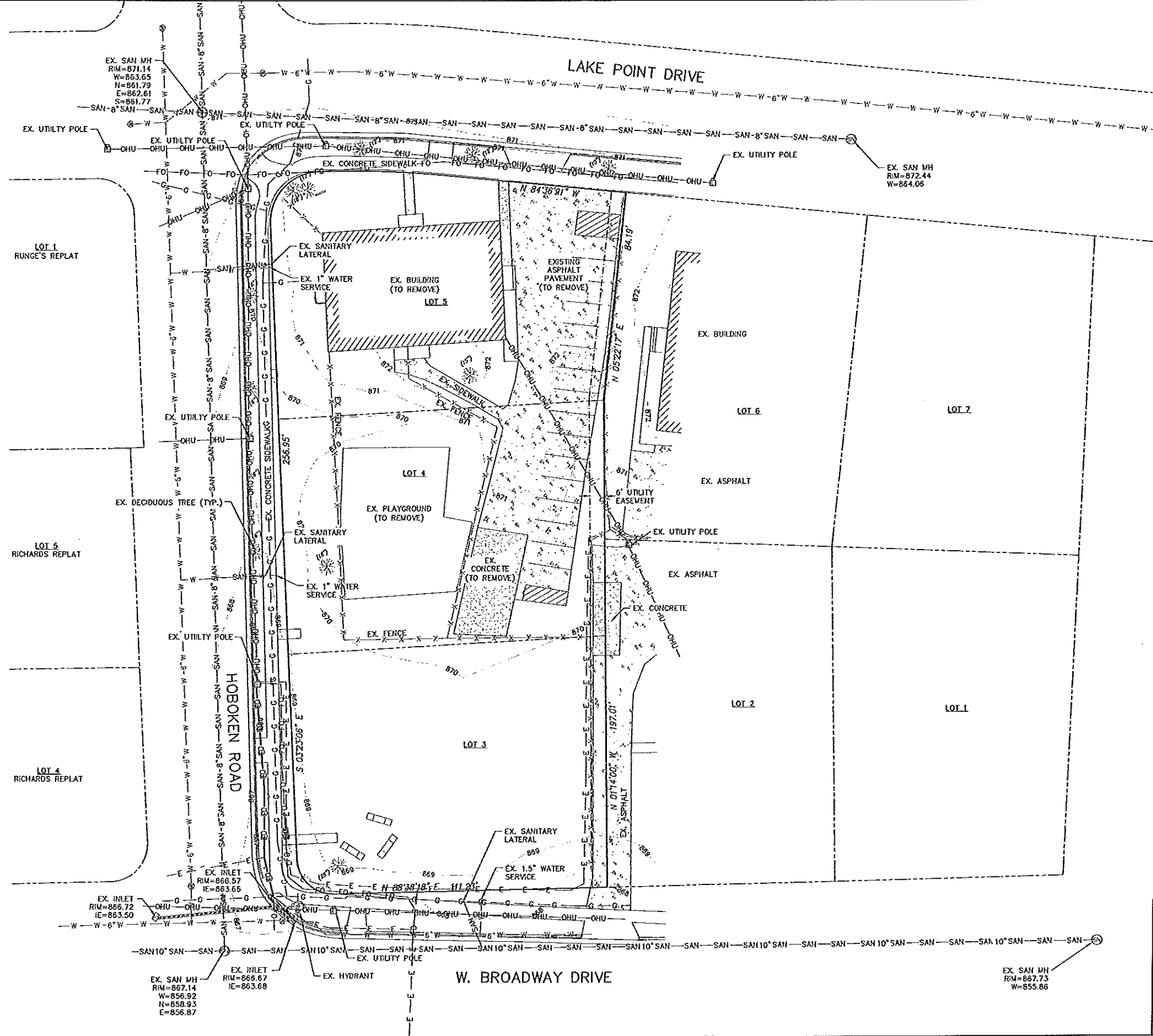
USABLE OPEN SPACE  
 TOTAL REQUIRED  
 320 X 12 = 3840 SQ FT  
 TOTAL PROVIDED  
 4886 SQ FT NOT INCLUDING PORCHES  
 576 SQ FT PORCHES  
 5462 SQ FT TOTAL

SEE OTHER SHEETS FOR MORE DETAIL. THIS PLAN IS FOR GENERAL INFORMATION ONLY

**SITE PLAN**

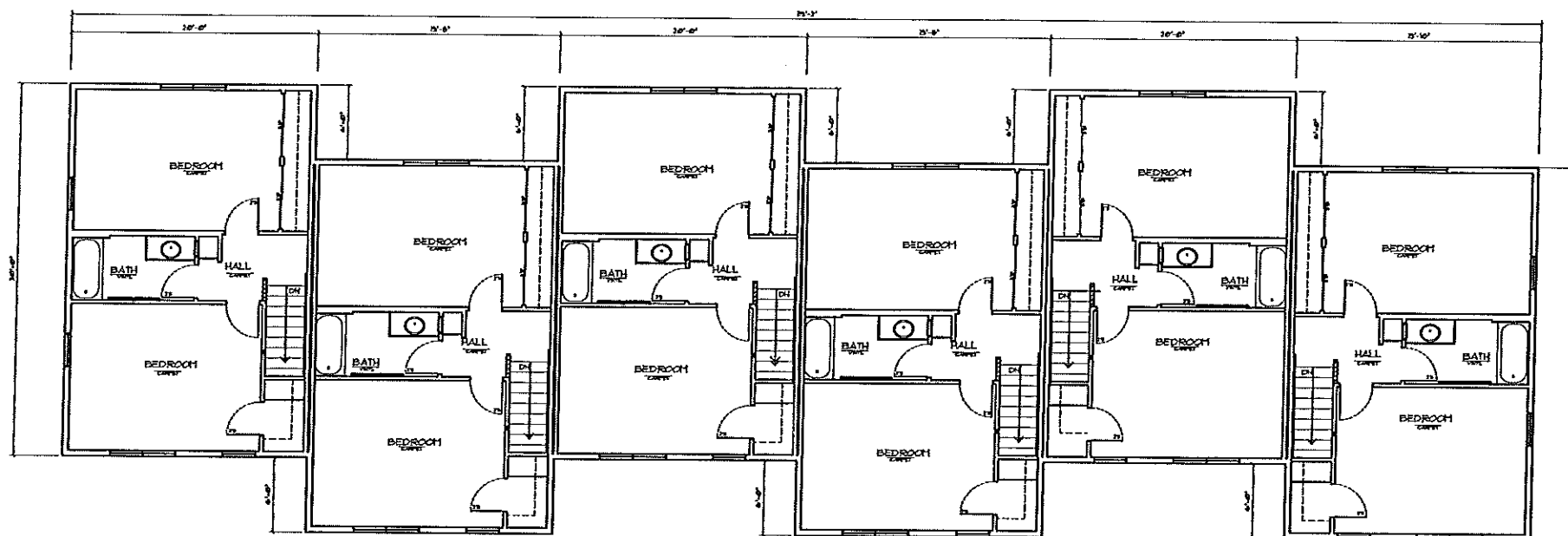
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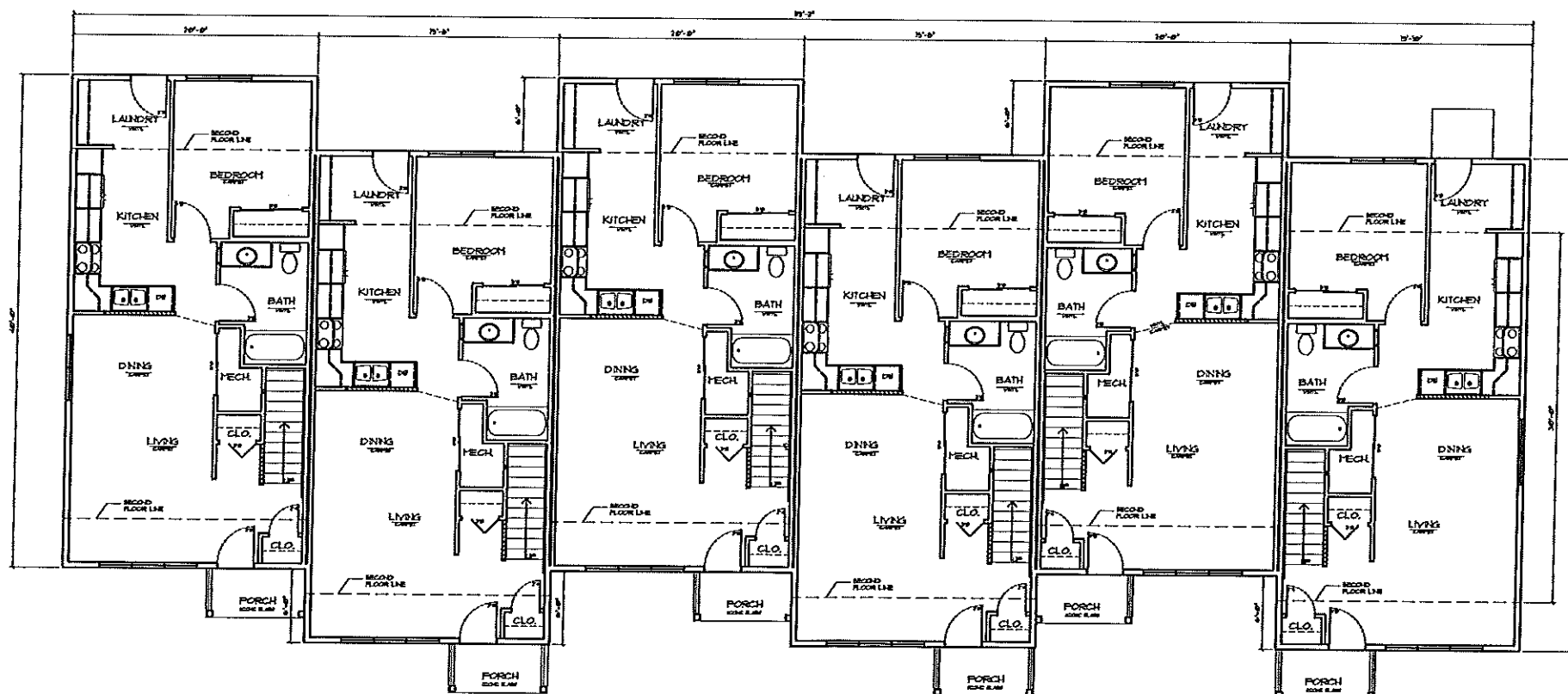


**LAKE POINT DRIVE APARTMENTS - CITY OF MADISON**  
EXISTING SITE PLAN  
PAGE: 1 OF 4  
DATED: OCTOBER 7, 2015

**QUAM ENGINEERING, LLC**  
Residential and Commercial Site Design Consultants  
www.quamengineering.com  
4604 Siggekow Road, Suite A - McFarland, Wisconsin 53558  
Phone (608) 838-7750; Fax (608) 838-7752



○ SECOND FLOOR PLAN  
SCALE 1/4" = 1'-0"



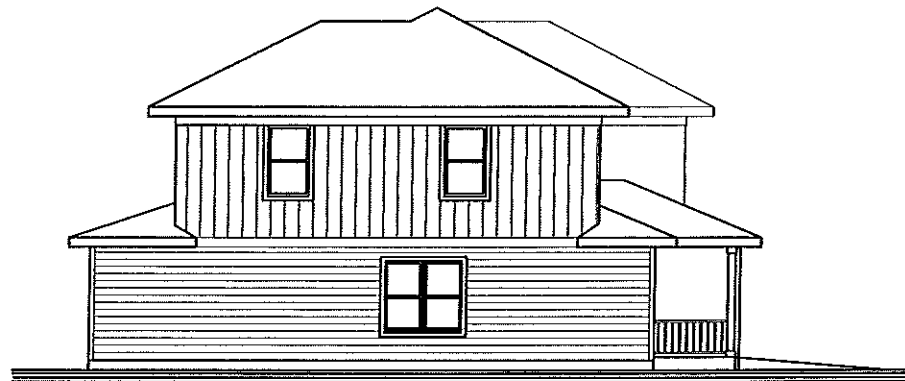
○ FIRST FLOOR PLAN  
SCALE 1/4" = 1'-0"

# NORTH BUILDING

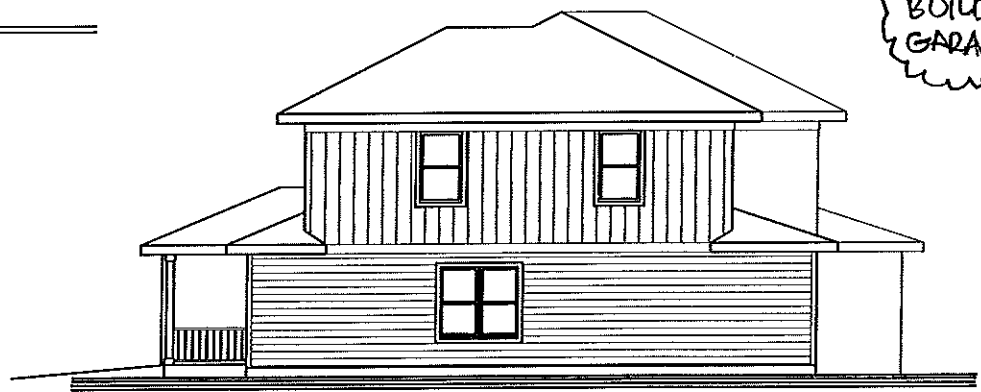


FRONT ELEVATION  
SCALE 1/4" = 1'-0"

THESE MATERIALS  
TYPICAL FOR ALL  
BUILDINGS INCLUDING  
GARAGES.



LEFT SIDE ELEVATION  
SCALE 1/4" = 1'-0"



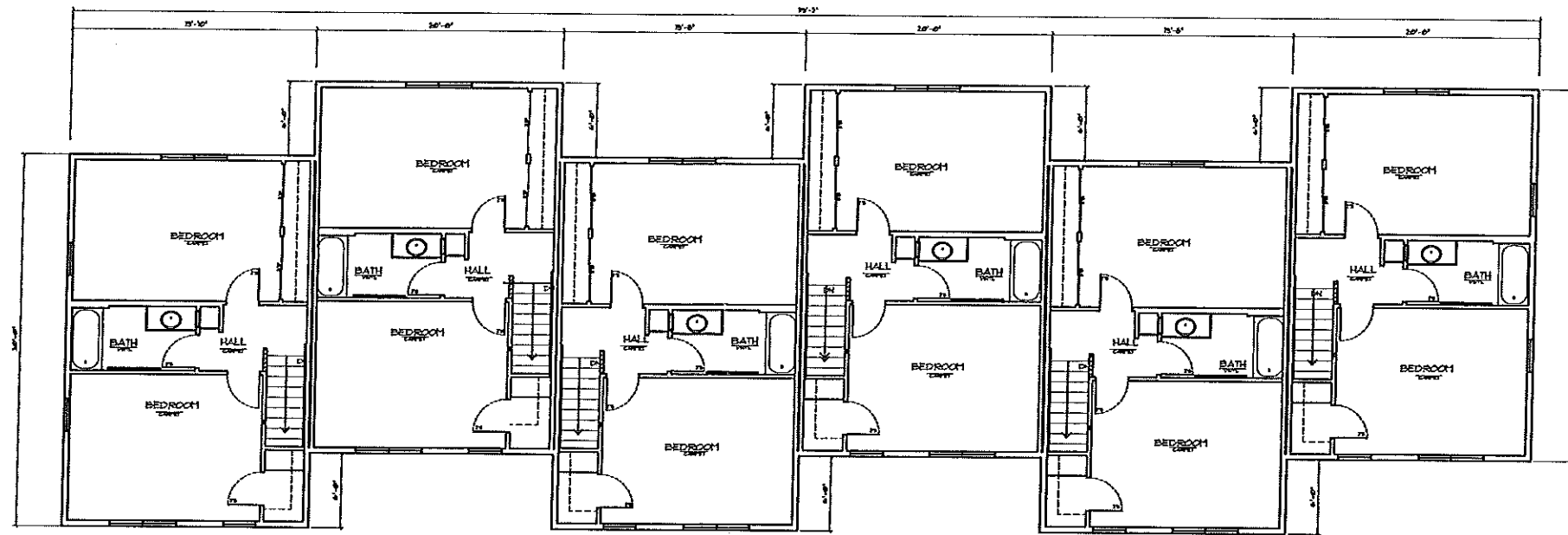
RIGHT SIDE ELEVATION  
SCALE 1/4" = 1'-0"



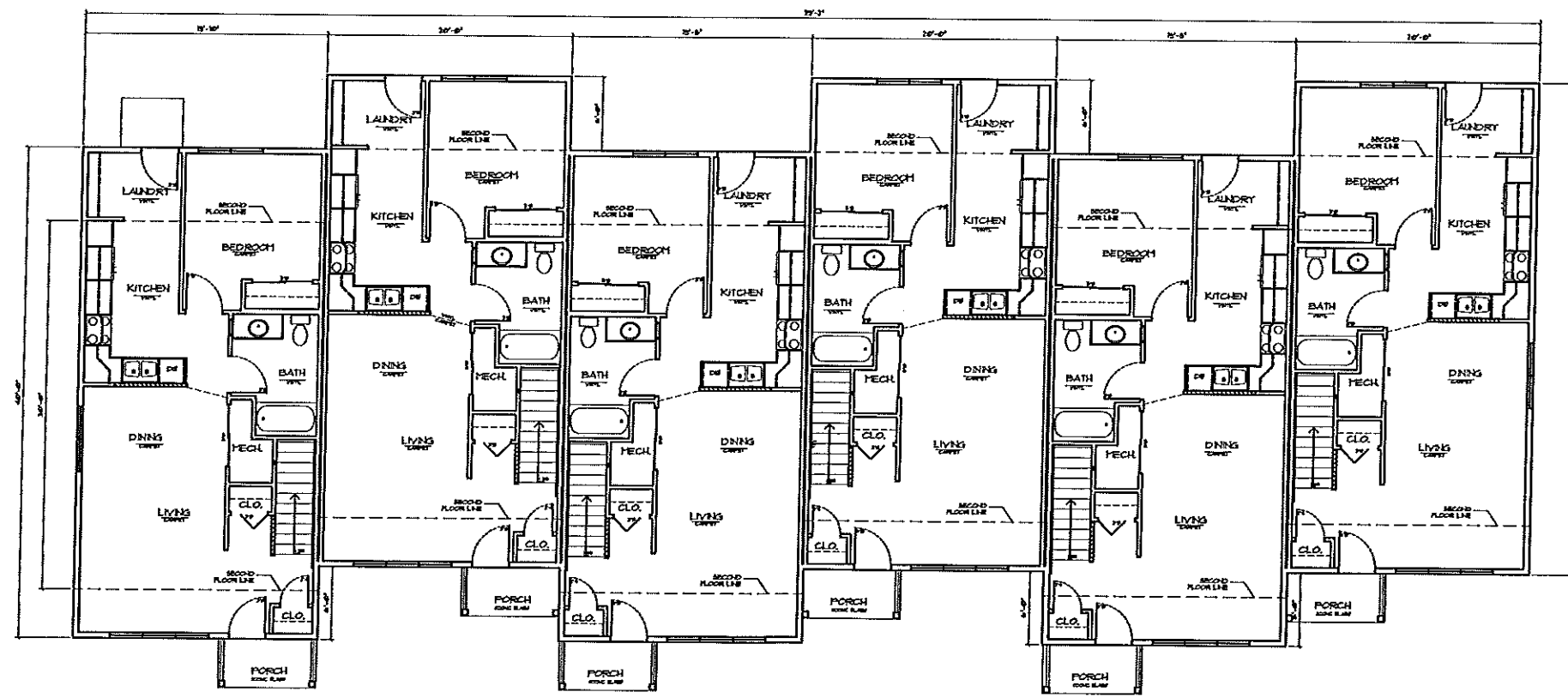
REAR ELEVATION  
SCALE 1/4" = 1'-0"

# NORTH BUILDING





○ SECOND FLOOR PLAN  
SCALE 1/4" = 1'-0"



○ FIRST FLOOR PLAN  
SCALE 1/4" = 1'-0"

# SOUTH BUILDING



FRONT ELEVATION  
SCALE 1/4" = 1'-0"



LEFT SIDE ELEVATION  
SCALE 1/4" = 1'-0"

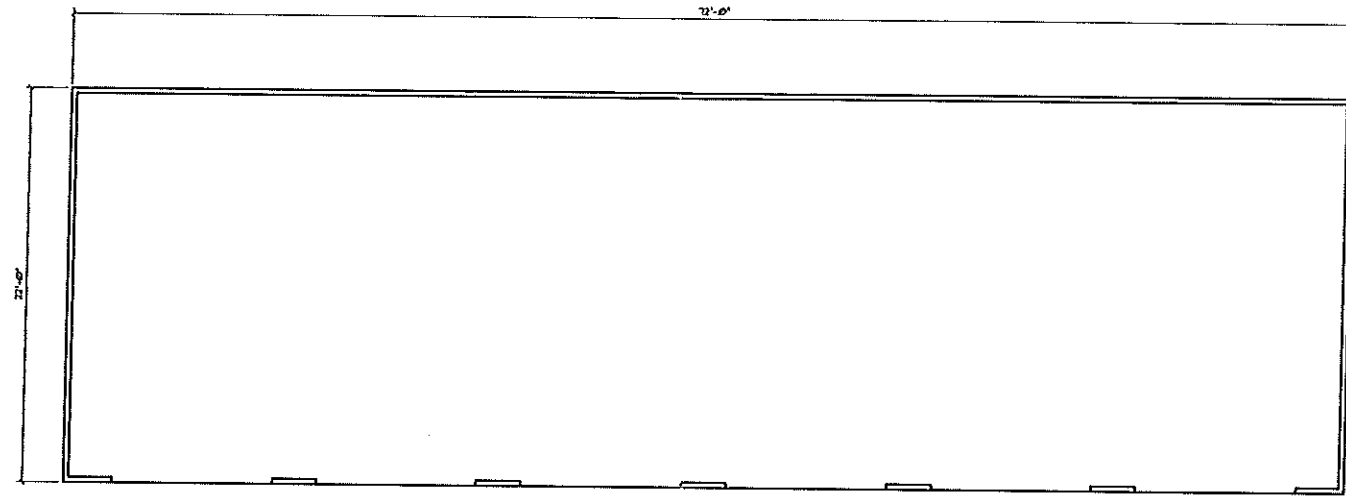


RIGHT SIDE ELEVATION  
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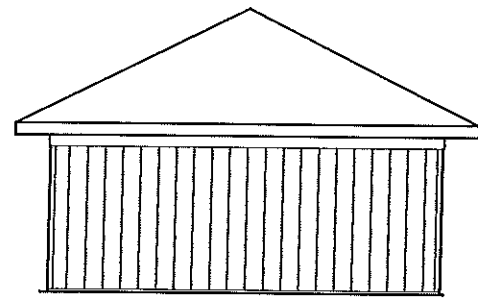


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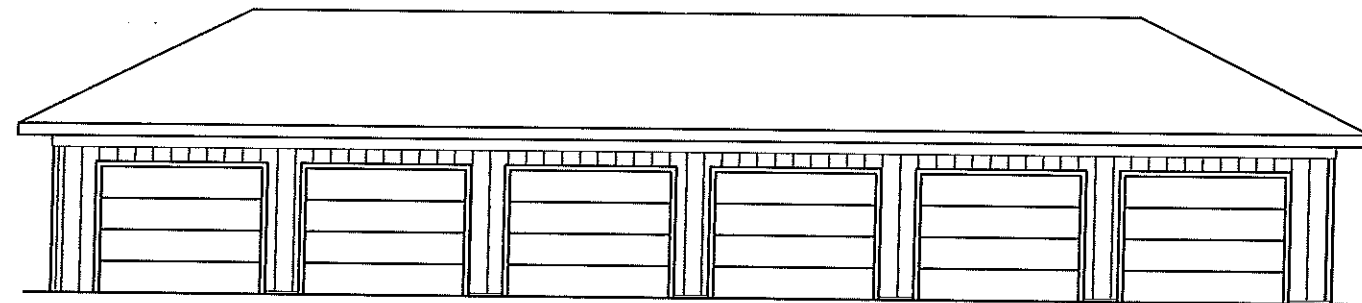
# SOUTH BUILDING



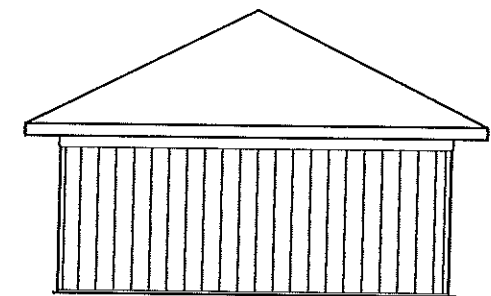
○ GARAGE PLAN  
SCALE 1/4" = 1'-0"



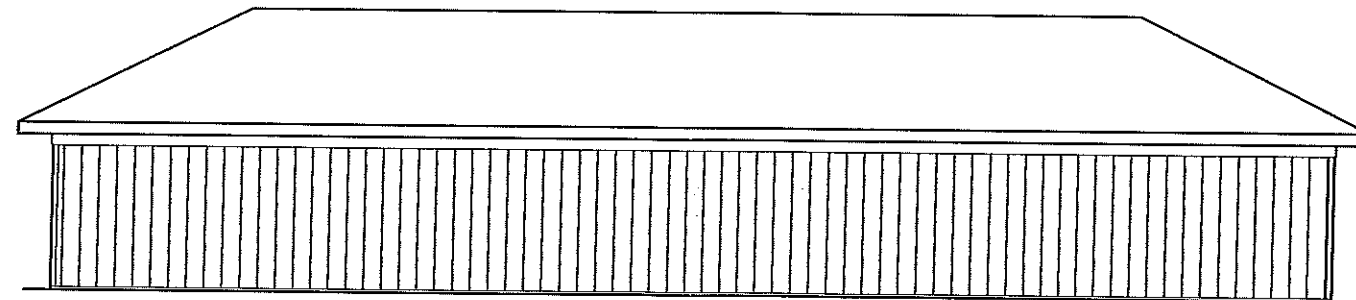
○ RIGHT SIDE ELEVATION  
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○ FRONT ELEVATION  
SCALE 1/4" = 1'-0"



○ LEFT SIDE ELEVATION  
SCALE 1/4" = 1'-0"



○ REAR ELEVATION  
SCALE 1/4" = 1'-0"

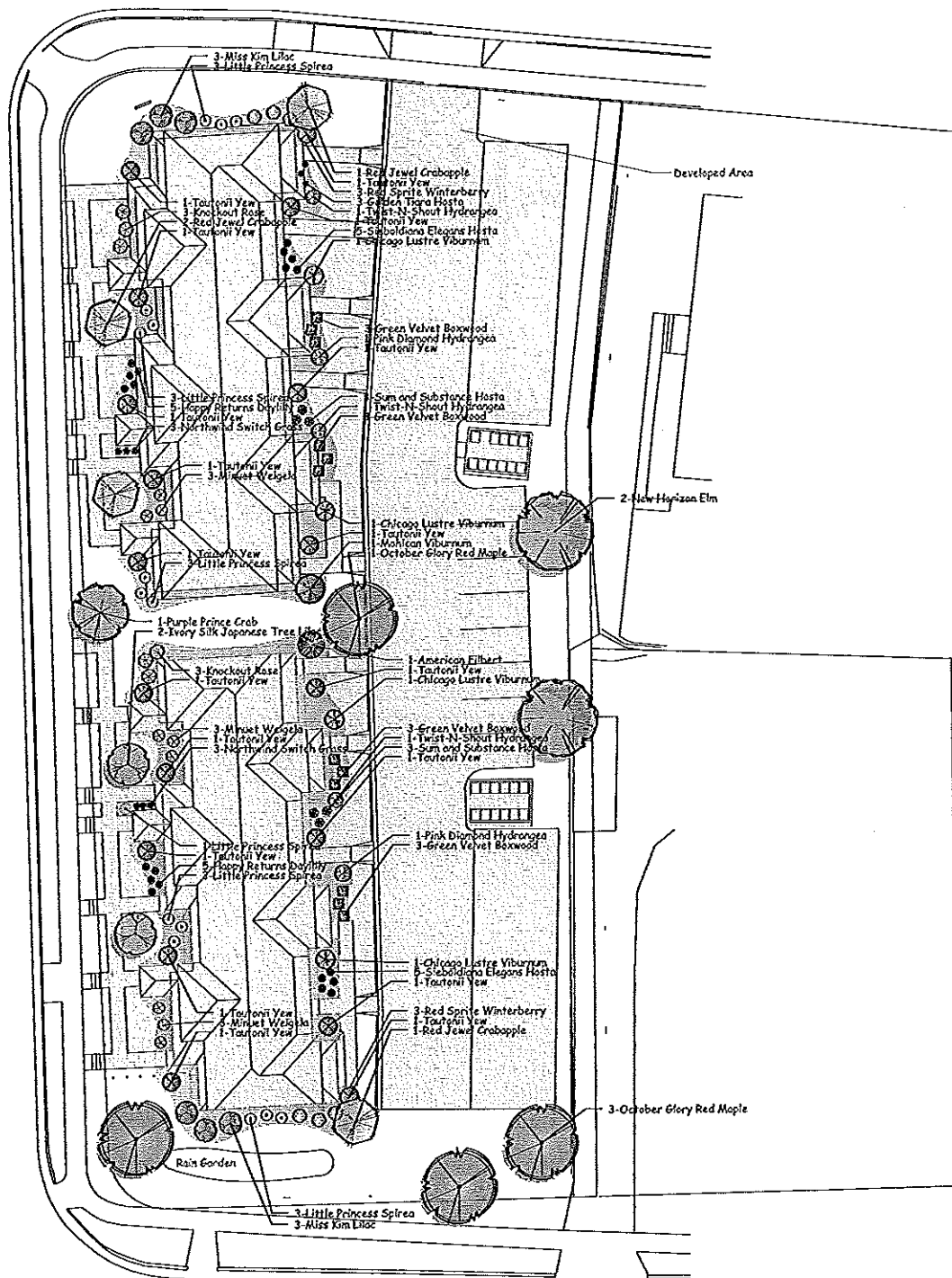


Artistic Landscape Design and Project Management  
 Phone: 608.798.1840  
 www.landscaparc.com  
 P.O. Box 46129 Madison, Wisconsin 53744



LANDSCAPE PLAN

**MOVIN' OUT/  
 MIRUS PARTNERS**  
 LAKE POINT DRIVE & HOBOKEN  
 MADISON, WISCONSIN



**CITY OF MADISON LANDSCAPE WORKSHEET**

Landscape Calculations and Distribution

(a) One (1) landscape unity shall be provided for each three hundred (300) square feet of developed area, with the exception of th IL and IG districts as specified in (b) below.  
 Total square footage of developed area = 27,728  
 Developed area divided by 300 square feet = **92 Landscape Units**

(b) Within the Industrial - Limited (IL) and Industrial - General (IG) districts, one landscape unity shall be provided for every 600 square feet of developed area.  
 Total square footage of developed area = \_\_\_\_\_  
 Developed area divided by 600 square feet = **0 Landscape Units**

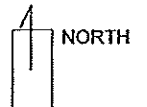
(c) One landscape unity consists of 5 landscape points. Landscape points are calculated as shown in the Tabulation of Points and Credits table.  
 Landscape units multiplied by 5 landscape points = **462 Total Points Required**

Tabulation of Points and Credits

Plant Type/Element	Minimum Size at Installation	Points	Credits/ Existing Landscaping		New/ Proposed Landscaping		Total Points
			Quantity	Points Achieved	Quantity	Points Achieved	
Overstory deciduous tree	2 1/2 inch caliper	35		0	6		210
Ornamental Tree	1 1/2 inch caliper	15		0	7		105
Evergreen Tree	18" or 3 gallon	15		0	0		0
Shrub, deciduous	18" or 3 gallon	2		0	51		102
Shrub, evergreen	18" or 3 gallon	3		0	30		90
Ornamental Grass	18" or 3 gallon	2		0	33		76
Ornamental/ decorative fencing	n/a	4 per 10 linear ft.		0	0		0
Sub Totals				0			583
Total Points Provided =							583

**PLANT LIST**

Latin Name	Common Name	Quantity	Schedule Size	Points Per Plant	Total Points
<b>Existing Plants</b>					Existing Points: 0
<b>Proposed Plants</b>					
Acer rubrum 'October Glory'	October Glory Red Maple	4	2in BB	70	140
Buxus x sempervirens 'Green Velvet'	Green Velvet Boxwood	12	#2	32	36
Corylus americana	American Filbert	1	3ft	2	2
Hemerocallis 'Happy Returns'	Happy Returns Daylily	10	4.5in Pot	4	20
Hosta 'Golden Tiera'	Golden Tiera Hosta	3	4.5in Pot	2	6
Hosta 'Sum and Substance'	Sum and Substance Hosta	6	1 Gal	4	12
Hosta sieboldiana 'Elegans'	Sieboldiana Elegans Hosta	10	1 Gal	4	20
Hydrangea macrophylla 'PINKIE-1' (PPAF)	Twist-N-Shout Hydrangea	3	18in	6	6
Hydrangea paniculata 'Pink Diamond'	Pink Diamond Hydrangea	2	18in	4	4
Ilex verticillata 'Red Sprite'	Red Sprite Winterberry	6	24"	4	12
Mahoe 'Purple Prince'	Purple Prince Crab	1	2in BB	15	15
Mahoe 'Red Jewel'	Red Jewel Crabapple	4	2in BB	45	60
Panicum virgatum 'Northwind'	Northwind Switch Grass	6	1 Gal	4	12
Rosa 'Knockout'	Knockout Rose	6	2 Gal	4	12
Spiraea japonica 'Little Princess'	Little Princess Spirea	16	15-18in	12	32
Syringa 'Miss Kim'	Miss Kim Lilac	6	2-3ft	4	12
Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	2	2in BB	15	30
Taxus x media 'Tauntoni'	Tauntoni Yew	18	#5	54	54
Ulmus x 'New Horizon'	New Horizon Elm	2	2in BB	35	70
Viburnum dentatum 'Chicago Lustre'	Chicago Lustre Viburnum	4	3ft	8	8
Viburnum lentana 'Mohican'	Mohican Viburnum	1	3ft	2	2
Wielgea florida 'Minuet'	Minuet Weigela	9	12in	6	18
Proposed Points: 583					
Total Points: 583					



SCALE 1" = 20'

DATE OCTOBER 8, 2015

DESIGN [initials]

REVISION [initials]

L-1