

# 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 4/8/24 11:34 a.m.  
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: 603 S Whitney Way  
Title: Building 6

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

UDC meeting date requested 4/17/2024  
 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

<b>Applicant name</b>	<u>Jacob Klein</u>	<b>Company</b>	<u>JT Klein</u>
<b>Street address</b>	<u>818 South Park Street</u>	<b>City/State/Zip</b>	<u>Madison, WI 53715</u>
<b>Telephone</b>	<u>612-202-1577</u>	<b>Email</b>	<u>jacob@jtklein.com</u>
<b>Project contact person</b>	<u>Kevin Burow</u>	<b>Company</b>	<u>Knothe &amp; Bruce Architects</u>
<b>Street address</b>	<u>8401 Greenway Blvd, Ste 900</u>	<b>City/State/Zip</b>	<u>Middleton, WI 53562</u>
<b>Telephone</b>	<u>608-836-3690</u>	<b>Email</b>	<u>kburow@knothebruce.com</u>
<b>Property owner (if not applicant)</b>	_____	<b>City/State/Zip</b>	_____
<b>Street address</b>	_____	<b>Email</b>	_____
<b>Telephone</b>	_____		

**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 Jessica Vaughn on July 21, 2023.
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 Jacob Klein Relationship to property Owner  
 Authorizing signature of property owner  Date 4-4-24

**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

April 8, 2024

Jessica Vaughn  
Madison Municipal Building, Suite 017  
215 Martin Luther King Jr. Blvd  
P.O. Box 2985  
Madison, Wisconsin 53701-2985



Re: Letter of Intent  
603 S Whitney Way – UDC Informational  
**KBA Project #2248**

Ms. Jessica Vaughn,

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

This proposed project involves the development of the Westgate site located at the future 603 S Whitney Way on the southeast corner of S Whitney way and Tokay Blvd. The proposed project consists of the next building in the Westgate development which will be a 4-story mixed-use building with 166 dwelling units, 2,447 SF of commercial space, 189 underground parking stalls and surface parking.

This project will be market rate units where residents will have access to great amenities both indoors and outdoors. Strong pedestrian connections will be made so that this is an integral part of this community. The proposed design of this building is complementary to the recently completed adjacent multifamily structures. Proposed materials will include masonry and composite siding in both panels and lap siding. The site will be well landscaped and residents will have access to outdoor amenity spaces including a pool, an outdoor grilling and gathering area, a variety of outdoor seating areas and a dog run area. All units will also have their own balconies.

We look forward to collaborating with you on this project and welcome your feedback on these initial concepts.

Thank you for your time reviewing our proposal.

Sincerely,

A handwritten signature in black ink that reads 'Kevin Burow'.

Kevin Burow, AIA, NCARB, LEED AP  
Managing Member



**A** - View looking northeast



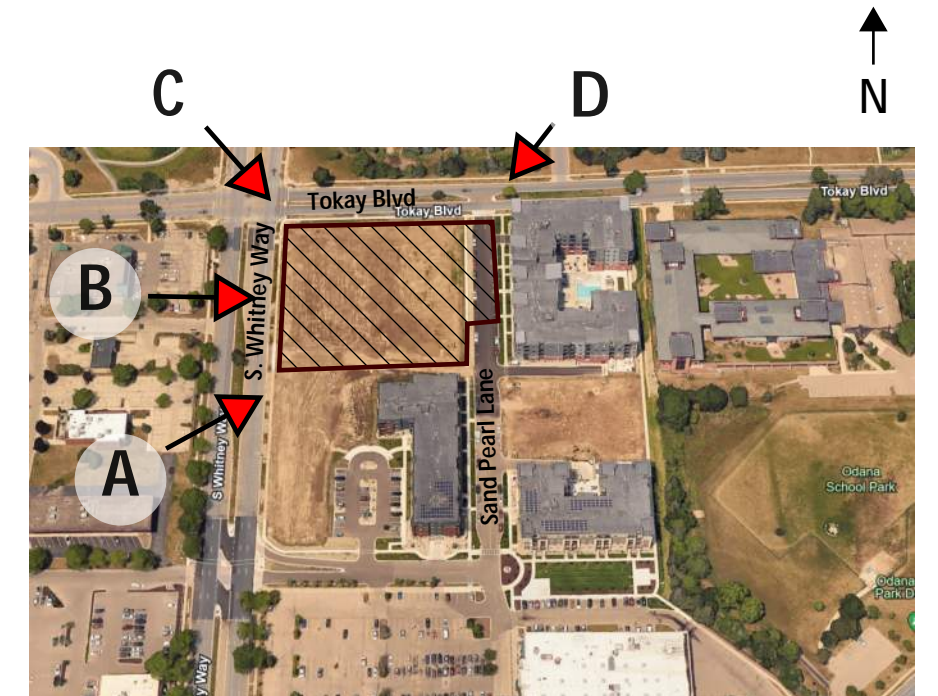
**B** - View looking west



**C** - View looking southeast

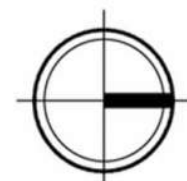
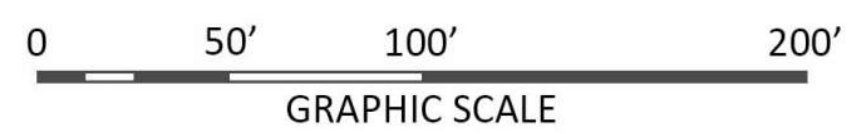
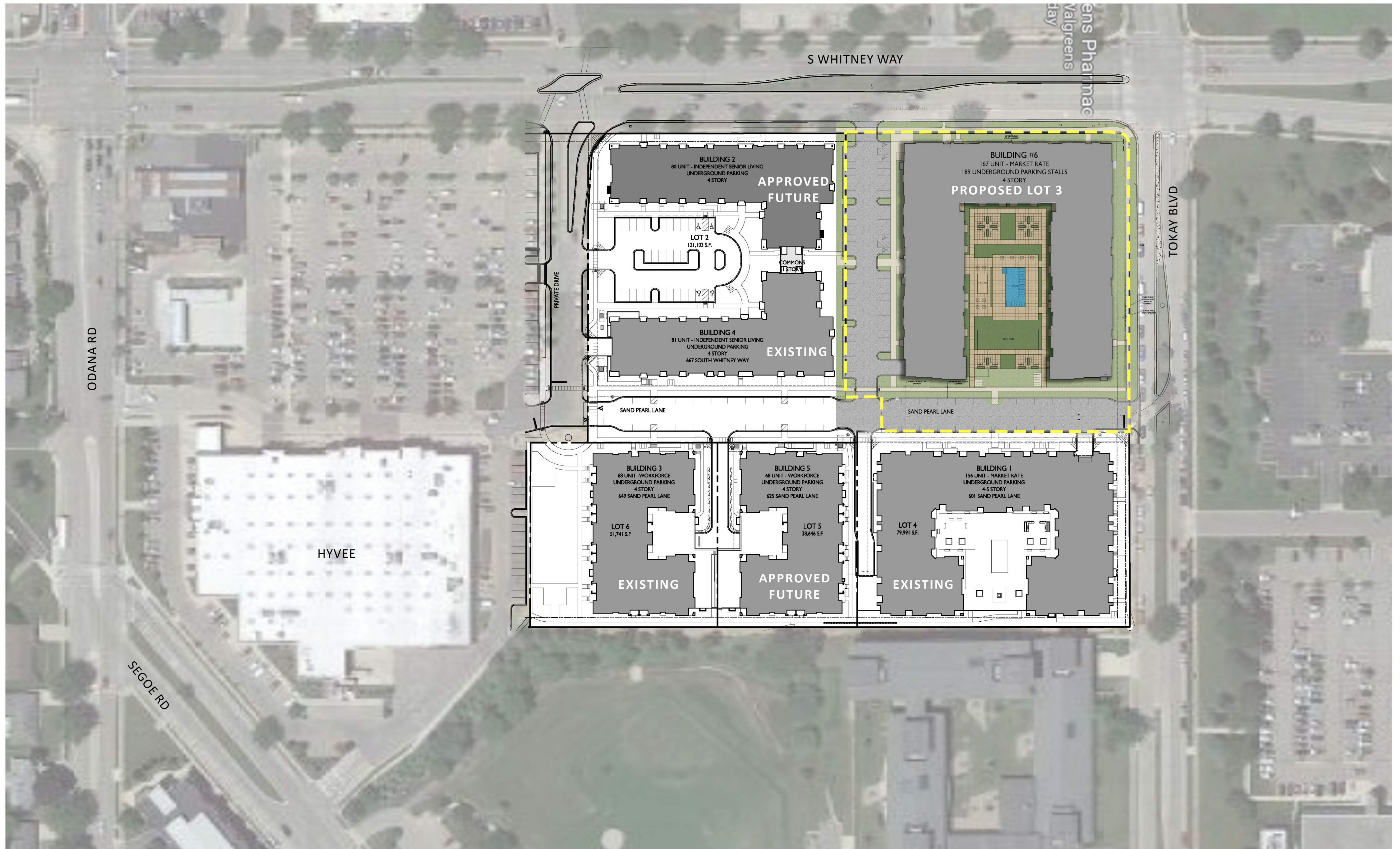


**D** - View looking southwest



**Site Map**

**CONTEXT PHOTOS**

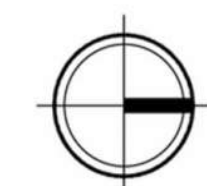
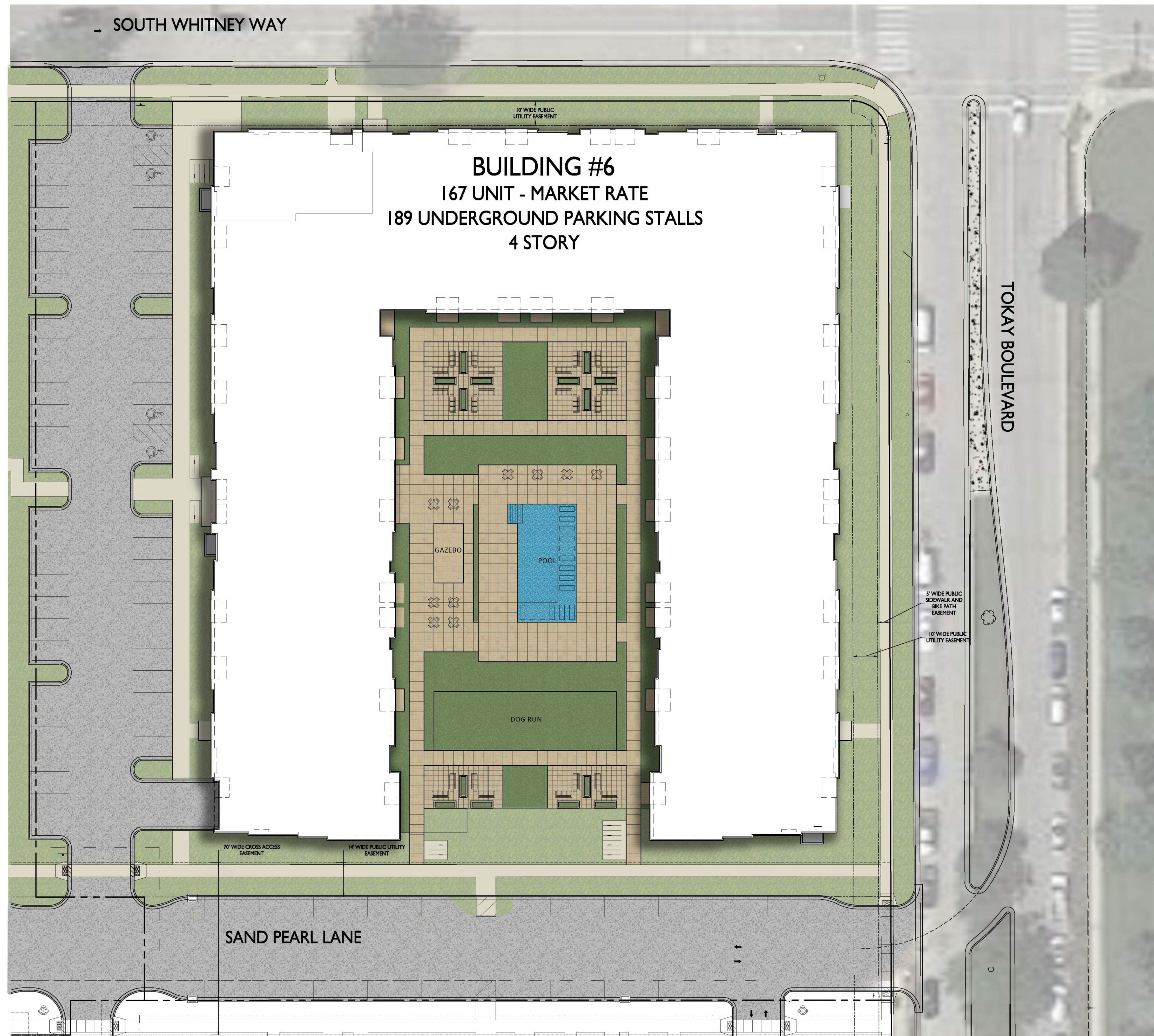


### SITE LOCATOR MAP

LOT 3 OF UNIVERSITY PARK  
603 S. WHITNEY WAY, MADISON

UDC INFO SUBMITTAL | 04.08.2024 | #2248



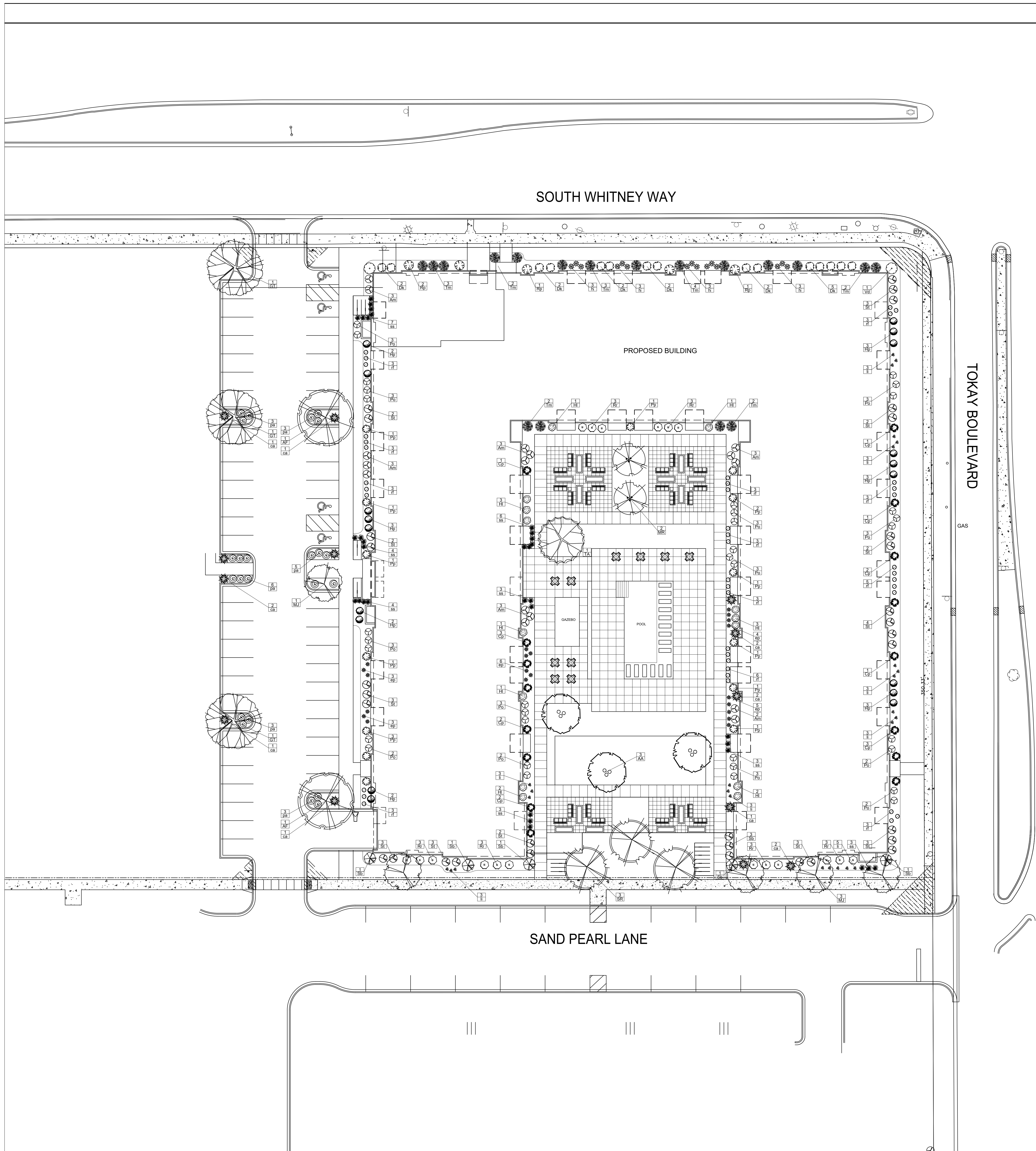


CONCEPTUAL SITE PLAN

LOT 3 OF UNIVERSITY PARK  
 603 S. WHITNEY WAY, MADISON

UDC INFO SUBMITTAL | 04.08.2024 | #2248





**PLANT LIST**

KEY	SCIENTIFIC NAME	COMMON NAME	QTY	SIZE	ROOT	STEM
<b>DECIDUOUS TREES</b>						
AF	<i>Acer x freemanii 'Jefferson'</i>	Autumn Blaze Maple	2	2"	B&B	
AA	<i>Acer x freemanii 'Armstrong'</i>	Armstrong Maple	3	2"	B&B	
GT	<i>Gleditsia triacanthos 'Draves'</i>	Streetkeeper Honeylocust	3	2"	B&B	
TA	<i>Tilia americana 'McKSenry'</i>	American Sentry Linden	1	2"	B&B	
<b>ORNAMENTAL TREES</b>						
MJ	<i>Malus 'Jewelcole'</i>	Red Jewel Crabapple	5	2"	B&B	
MR	<i>Malus 'JFS-KWS'</i>	Royal Raindrops Crabapple	2	2"	B&B	
SR	<i>Syringa reticulata 'Ivory Silk'</i>	Ivory Silk Japanese Tree Lilac	3	6"	B&B	
<b>EVERGREEN SHRUBS</b>						
Cp	<i>Chamaecyparis pfitzeri 'Golden Map'</i>	Golden Map Jap False Cypress	16	#3	Cont.	
Pp	<i>Picea pungens 'Globoza'</i>	Dwarf Globe Blue Spruce	14	#5	Cont.	
Rp	<i>Rhododendron 'PJM'</i>	PJM Rhododendron	5	#5	Cont.	
Tm	<i>Taxus x media 'Tauntoni'</i>	Tauntoni Yew	18	#5	Cont.	
<b>DECIDUOUS SHRUBS</b>						
Am	<i>Aronia melanocarpa 'Morton'</i>	Iroquois Beauty Chokeberry	16	#3	Cont.	
Dk	<i>Diervilla 'G2X8541'</i>	Kodiak Red Bush Honeysuckle	15	#3	Cont.	
Hp	<i>Hydrangea paniculata 'SMHPL QF'</i>	Little Quick Fire Hydrangea	18	#3	Cont.	
Hl	<i>Hydrangea paniculata 'Jane'</i>	Little Lime Hydrangea	14	#3	Cont.	
Po	<i>Physocarpus opulifolius 'SMPTW'</i>	Tiny Wine Ninebark	34	#5	Cont.	
Rk	<i>Rosa 'BAlm'</i>	Easy Elegance Kashmir Rose	18	#3	Cont.	
St	<i>Spiraea betulifolia 'Tor Gold'</i>	Glow Girl Spiraea	32	#3	Cont.	
Sb	<i>Syringa 'SMSJBP7'</i>	Dark Purple Blooming Lilac	4	#3	Cont.	
Vd	<i>Viburnum dentatum 'Christom'</i>	Blue Muffin Arrowwood Viburnum	2	#5	Cont.	
<b>ORNAMENTAL GRASSES &amp; PERENNIALS</b>						
ca	<i>Calamagrostis x acutiflora 'Karl Foerster'</i>	Karl Foerster Feather Reed Grass	13	#1	Cont.	
hl	<i>Hosta 'Liberty'</i>	Liberty Hosta	15	#1	Cont.	
ep	<i>Echinacea 'Pure Meadowbrite'</i>	Pure Meadowbrite Coneflower	21	#1	Cont.	
ll	<i>Lavandula angustifolia 'Balsavurly'</i>	Superblue Lavendar	26	#1	Cont.	
pa	<i>Perovskia atriplicifolia 'Little Spire'</i>	Little Spire Russian Sage	23	#1	Cont.	
ss	<i>Sporobolus heterolepis</i>	Prairie Dropseed Grass	33	#1	Cont.	
rl	<i>Rudbeckia fulgida 'Vieffer's Little Suzy'</i>	Little Suzy Black Eyed Susan	41	#1	Cont.	

**LANDSCAPE NOTES:**

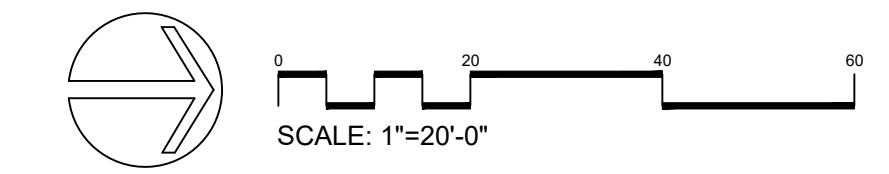
- Please refer to Grading & Erosion Control Plan for final contour information.
- Individual tree and shrub groupings in lawn areas to receive brown dyed wood mulch rings with shovel cut edge.
- Vinyl edge is Dimex EdgePro polyvinyl edging or equivalent.

**STREET TREE NOTES:**

All existing street trees on Whitney Way will be removed for underground utility construction.

New street tree locations and tree species within the right-of-way have been determined in conjunction with City Forestry. Contractor shall contact City Forestry, Wayne Buckley [wbuckley@cityofmadison.com](mailto:wbuckley@cityofmadison.com) or 266-4892 for approval of final planting locations and tree species.

At least one week prior to street tree planting, Contractor shall contact City Forestry at (608) 266-4816 to schedule inspection and approval of nursery stock and review planting specifications with the landscaper.



**WESTGATE REDEVELOPMENT LOT 3**

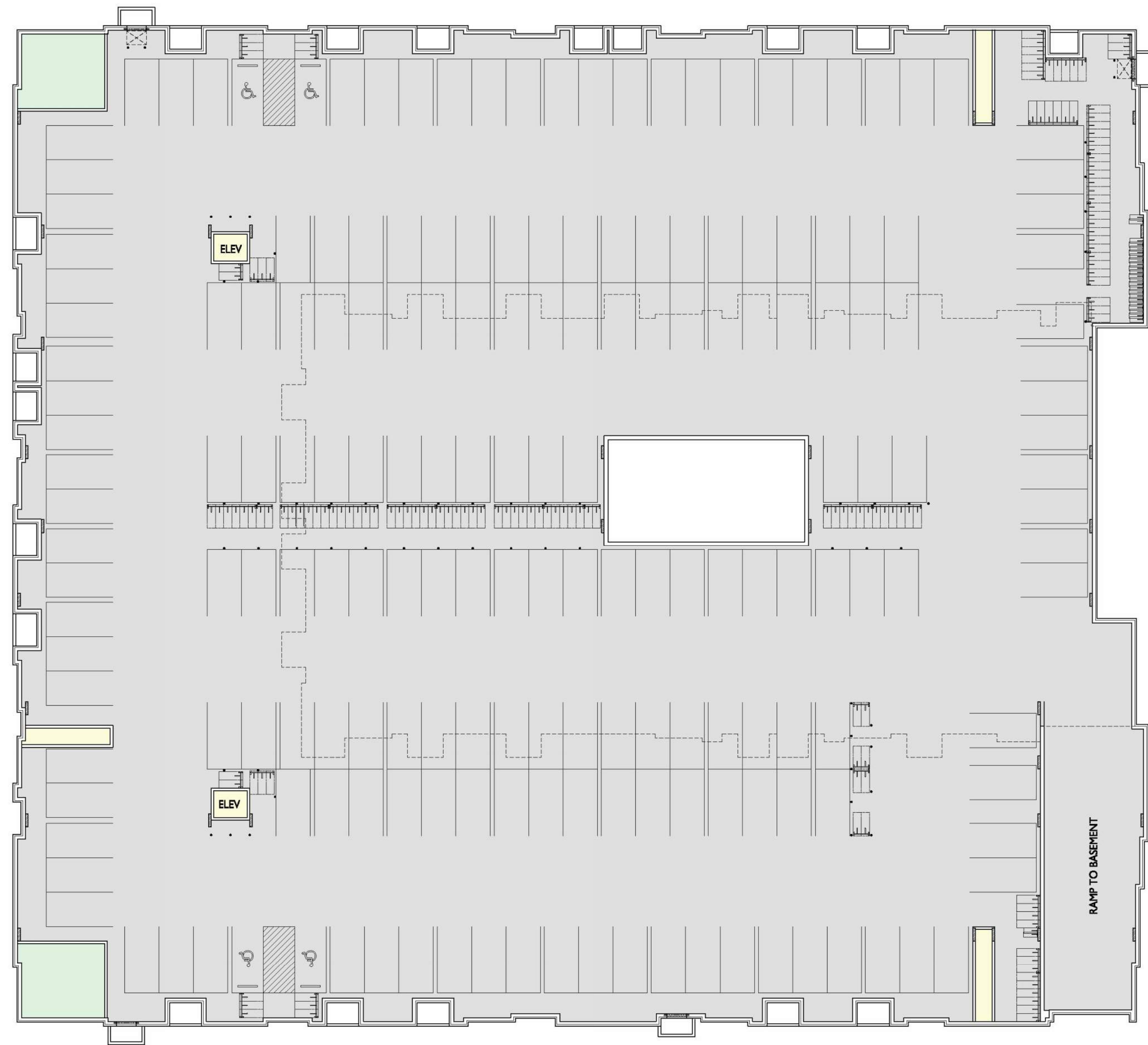
Whitney Way & Tokay Boulevard  
Madison, Wisconsin

Date: 2024.04.08  
Scale: 1"=20'-0"  
Designer: KS / BF  
Job #

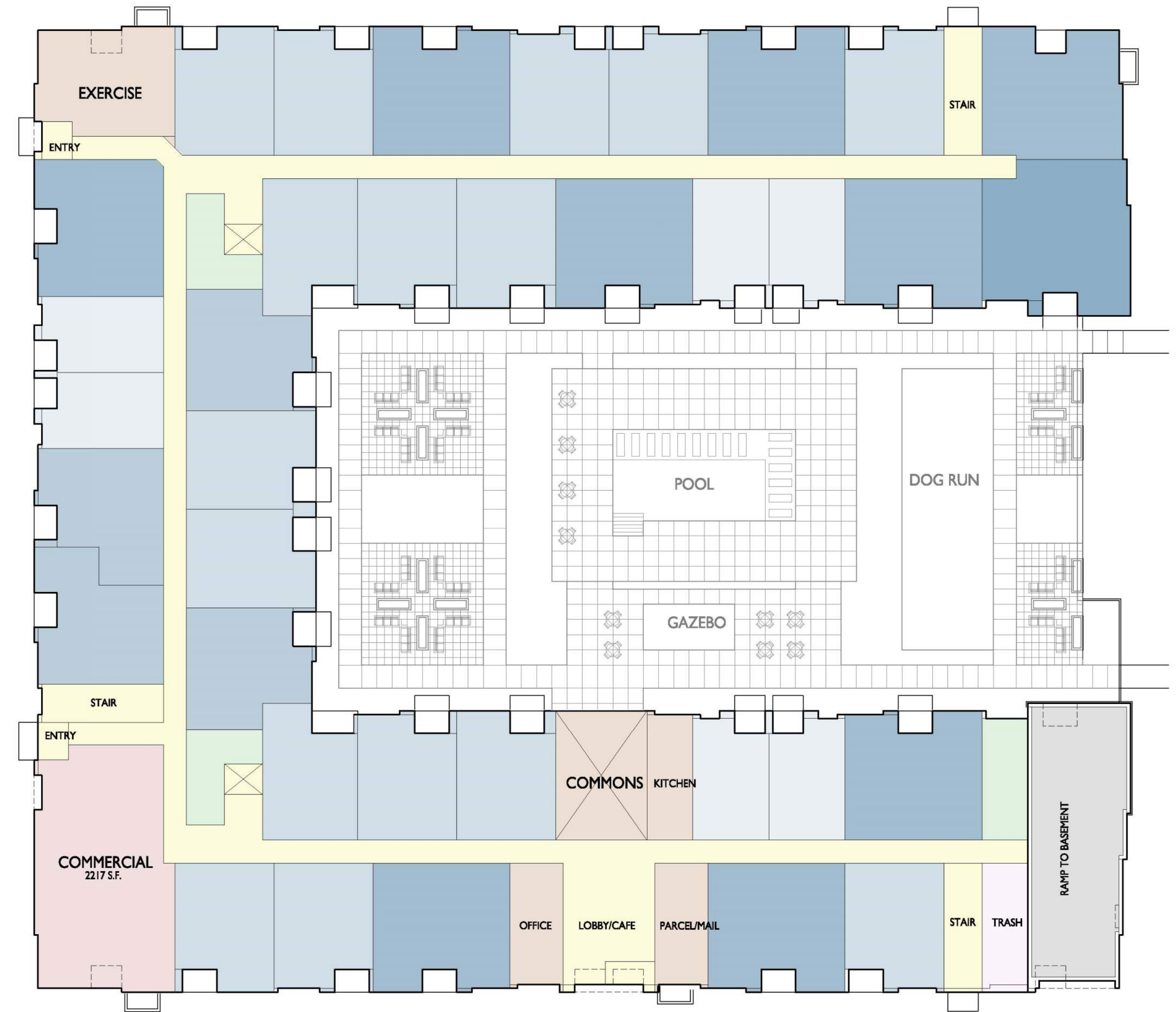
Seal:  
To protect against legal liability, the plans presented herein are "schematic," and should not be outsourced as "biddable" or "construction documents" unless approved by the Landscape Designer. This is not an original document unless stamped in red, as ORIGINAL.

Revisions:

Reference Name:  
JT Klein Company, Inc.



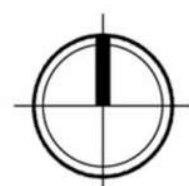
BASEMENT



FIRST FLOOR

**LEGEND**

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<span style="background-color: #f0f0f0; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span>	TRASH/RECYCLE
<span style="background-color: #e0c0c0; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span>	COMMERCIAL



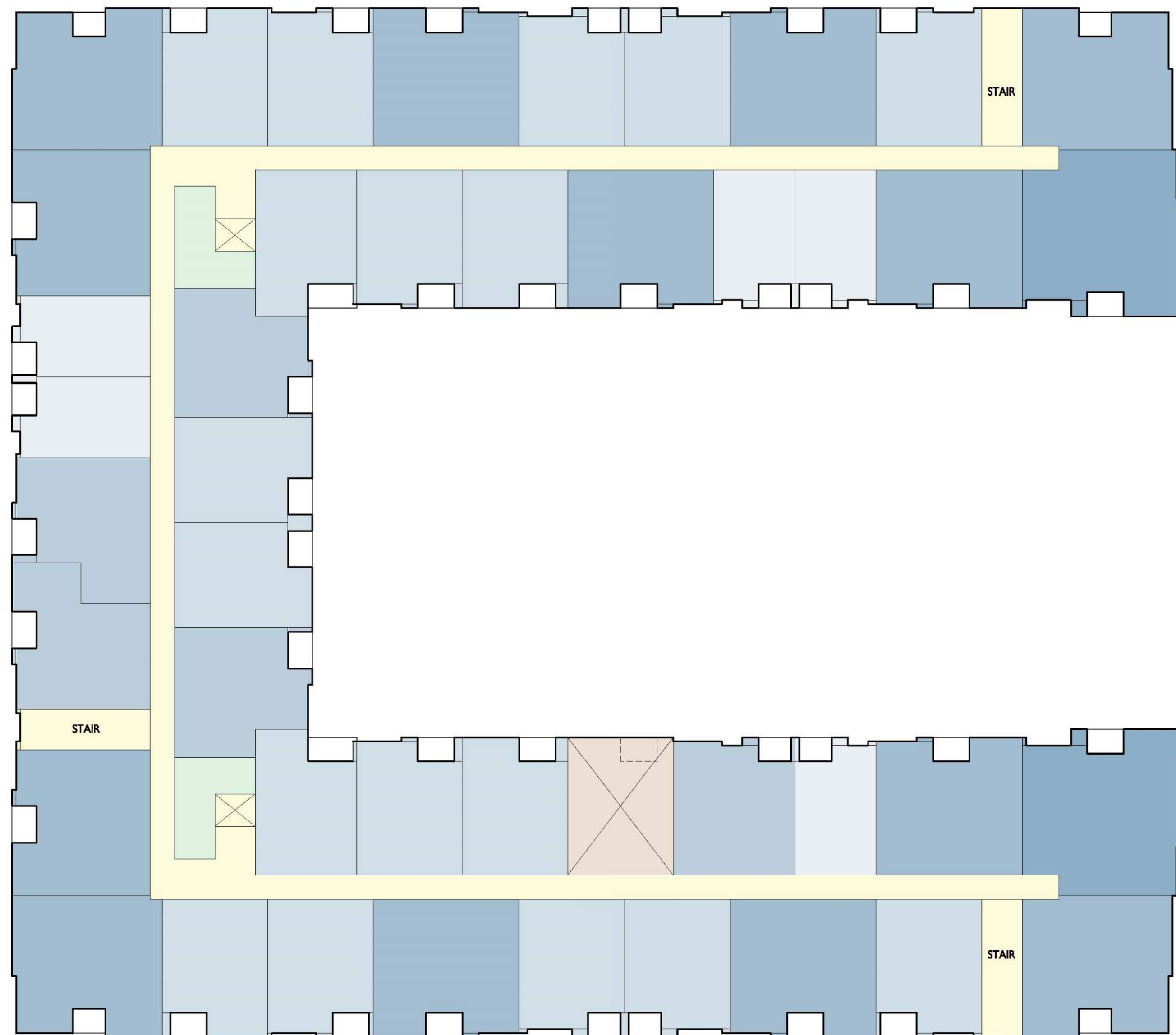
CONCEPTUAL FLOOR PLANS

LOT 3 OF UNIVERSITY PARK  
603 S. WHITNEY WAY, MADISON

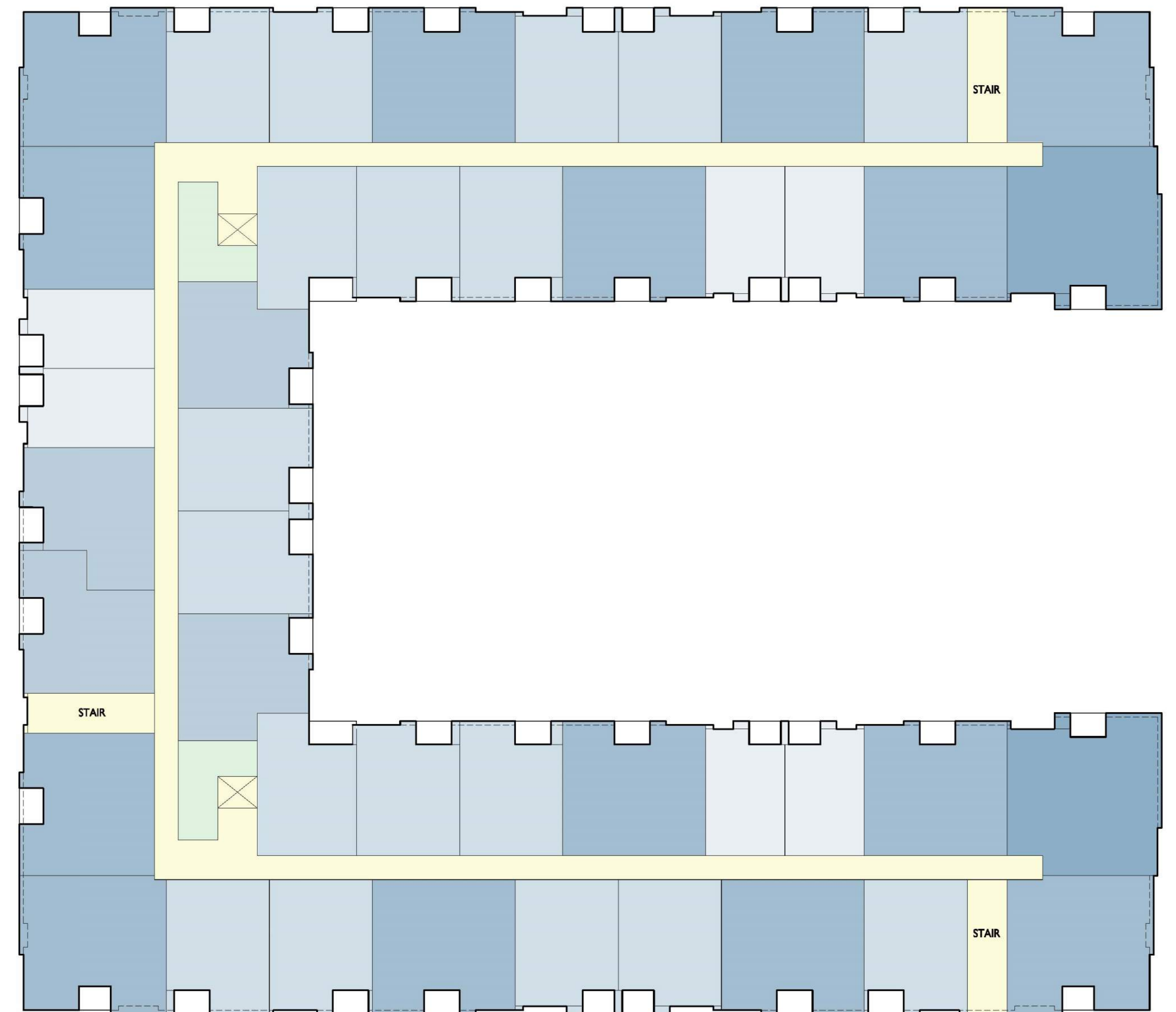
UDC INFO SUBMITTAL | 04.08.2024 | #2248







SECOND FLOOR



THIRD FLOOR

**LEGEND**

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<span style="display:inline-block; width:15px; height:10px; background-color:lightblue; border:1px solid black;"></span>	1 BEDROOM + DEN
<span style="display:inline-block; width:15px; height:10px; background-color:lightblue; border:1px solid black;"></span>	2 BEDROOM
<span style="display:inline-block; width:15px; height:10px; background-color:lightblue; border:1px solid black;"></span>	3 BEDROOM
<span style="display:inline-block; width:15px; height:10px; background-color:lightgreen; border:1px solid black;"></span>	MECH./STORAGE
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<span style="display:inline-block; width:15px; height:10px; background-color:lightcoral; border:1px solid black;"></span>	COMMERCIAL

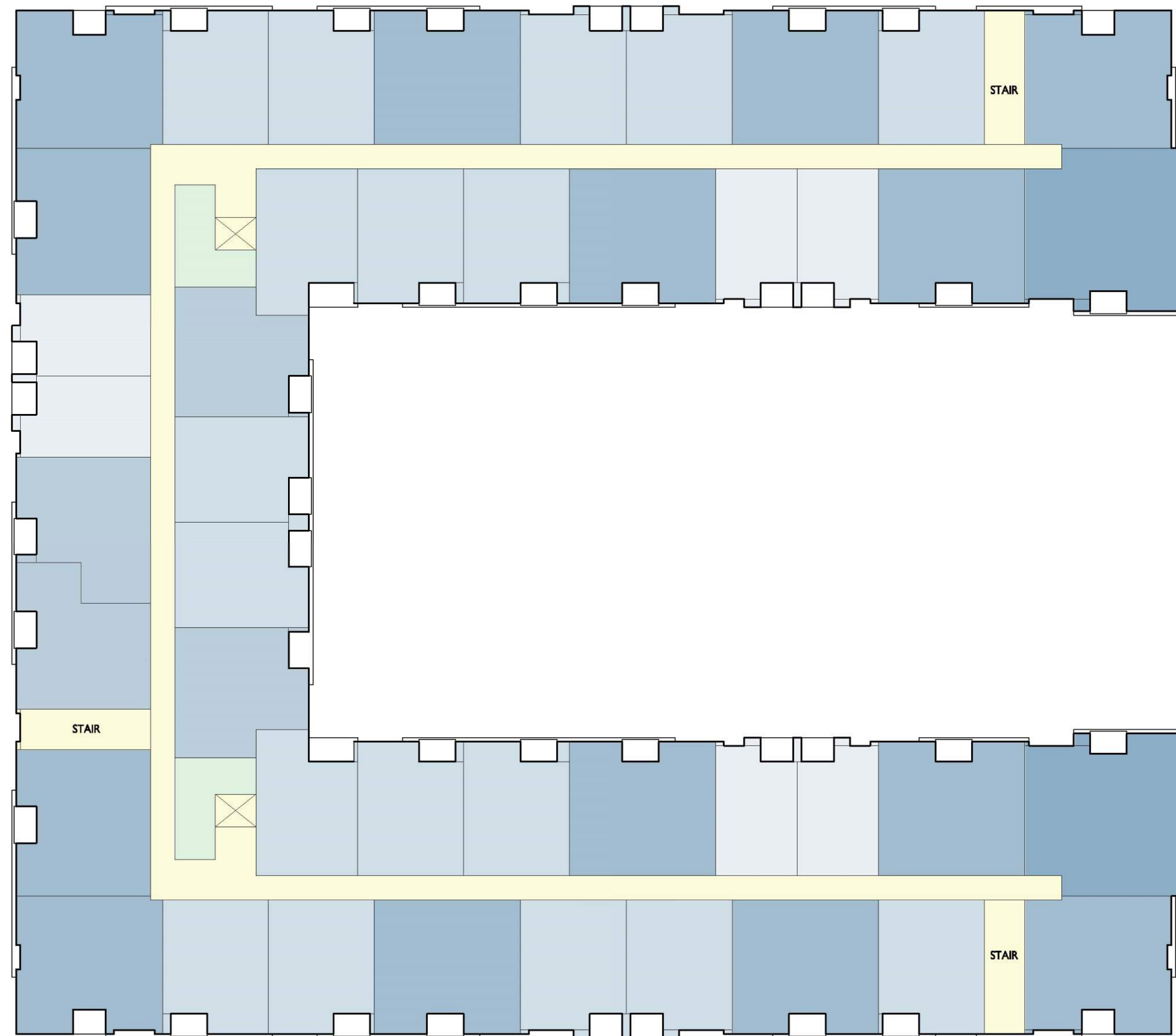


CONCEPTUAL FLOOR PLANS

LOT 3 OF UNIVERSITY PARK  
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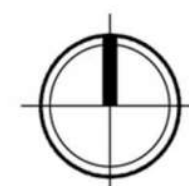




FOURTH FLOOR

**LEGEND**

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<span style="display:inline-block; width:15px; height:15px; background-color:lightblue;"></span>	STUDIO
<span style="display:inline-block; width:15px; height:15px; background-color:lightblue;"></span>	1 BEDROOM
<span style="display:inline-block; width:15px; height:15px; background-color:mediumslateblue;"></span>	1 BEDROOM + DEN
<span style="display:inline-block; width:15px; height:15px; background-color:mediumslateblue;"></span>	2 BEDROOM
<span style="display:inline-block; width:15px; height:15px; background-color:slateblue;"></span>	3 BEDROOM
<span style="display:inline-block; width:15px; height:15px; background-color:lightgreen;"></span>	MECH./STORAGE
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<span style="display:inline-block; width:15px; height:15px; background-color:lightcoral;"></span>	COMMERCIAL



CONCEPTUAL FLOOR PLANS

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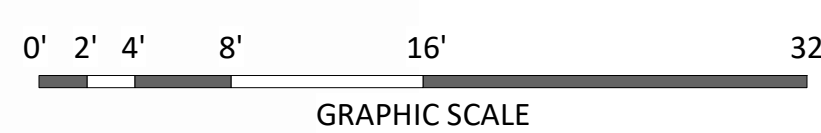


WEST ELEVATION



SOUTH ELEVATION

EXTERIOR MATERIAL SCHEDULE			
MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
01	COMPOSITE LAP SIDING 6"	JAMES HARDIE	IRON GRAY
02	COMPOSITE LAP SIDING 6"	JAMES HARDIE - WOODTONE	SUMMER WHEAT
03	COMPOSITE PANELS	JAMES HARDIE	ARCTIC WHITE
04	COMPOSITE LAP SIDING 4"	JAMES HARDIE	GRAY SLATE
05	BRICK VENEER	SUMMIT	ST. CHARLES
06	CAST STONE BANDS & SILLS	ROCKCAST	CREME BUFF
07	COMPOSITE TRIM	JAMES HARDIE	VARIES
08	ALUMINUM RAILING & HANDRAILS	SUPERIOR	BLACK
09	ALUMINUM STOREFRONT	TBD	BLACK
10	COMPOSITE WINDOWS, PATIO DOORS	ANDERSEN 100	BLACK



Exterior Elevations

A-2.1



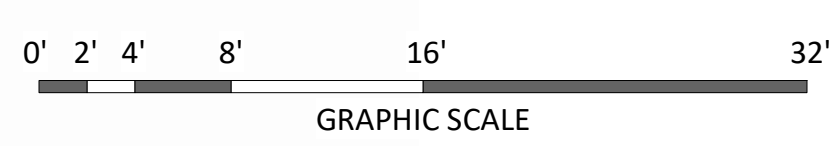


NORTH ELEVATION



EAST ELEVATION

EXTERIOR MATERIAL SCHEDULE			
MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
01	COMPOSITE LAP SIDING 6"	JAMES HARDIE	IRON GRAY
02	COMPOSITE LAP SIDING 6"	JAMES HARDIE - WOODTONE	SUMMER WHEAT
03	COMPOSITE PANELS	JAMES HARDIE	ARCTIC WHITE
04	COMPOSITE LAP SIDING 4"	JAMES HARDIE	GRAY SLATE
05	BRICK VENEER	SUMMIT	ST. CHARLES
06	CAST STONE BANDS & SILLS	ROCKCAST	CREME BUFF
07	COMPOSITE TRIM	JAMES HARDIE	VARIES
08	ALUMINUM RAILING & HANDRAILS	SUPERIOR	BLACK
09	ALUMINUM STOREFRONT	TBD	BLACK
10	COMPOSITE WINDOWS, PATIO DOORS	ANDERSEN 100	BLACK



Exterior Elevations

A-2.2





INTERIOR ELEVATION



INTERIOR ELEVATION

EXTERIOR MATERIAL SCHEDULE			
MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
01	COMPOSITE LAP SIDING 6"	JAMES HARDIE	IRON GRAY
02	COMPOSITE LAP SIDING 6"	JAMES HARDIE - WOODTONE	SUMMER WHEAT
03	COMPOSITE PANELS	JAMES HARDIE	ARCTIC WHITE
04	COMPOSITE LAP SIDING 4"	JAMES HARDIE	GRAY SLATE
05	BRICK VENEER	SUMMIT	ST. CHARLES
06	CAST STONE BANDS & SILLS	ROCKCAST	CREME BUFF
07	COMPOSITE TRIM	JAMES HARDIE	VARIES
08	ALUMINUM RAILING & HANDRAILS	SUPERIOR	BLACK
09	ALUMINUM STOREFRONT	TBD	BLACK
10	COMPOSITE WINDOWS, PATIO DOORS	ANDERSEN 100	BLACK



WEST ELEVATION



SOUTH ELEVATION

EXTERIOR MATERIAL SCHEDULE			
MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
01	COMPOSITE LAP SIDING 6"	JAMES HARDIE	IRON GRAY
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09	ALUMINUM STOREFRONT	TBD	BLACK
10	COMPOSITE WINDOWS, PATIO DOORS	ANDERSEN 100	BLACK

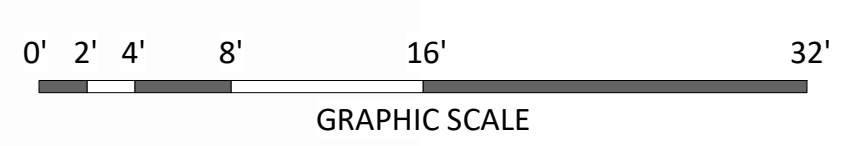


NORTH ELEVATION



EAST ELEVATION

EXTERIOR MATERIAL SCHEDULE			
MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
01	COMPOSITE LAP SIDING 6"	JAMES HARDIE	IRON GRAY
02	COMPOSITE LAP SIDING 6"	JAMES HARDIE - WOODTONE	SUMMER WHEAT
03	COMPOSITE PANELS	JAMES HARDIE	ARCTIC WHITE
04	COMPOSITE LAP SIDING 4"	JAMES HARDIE	GRAY SLATE
05	BRICK VENEER	SUMMIT	ST. CHARLES
06	CAST STONE BANDS & SILLS	ROCKCAST	CREME BUFF
07	COMPOSITE TRIM	JAMES HARDIE	VARIES
08	ALUMINUM RAILING & HANDRAILS	SUPERIOR	BLACK
09	ALUMINUM STOREFRONT	TBD	BLACK
10	COMPOSITE WINDOWS, PATIO DOORS	ANDERSEN 100	BLACK



Colored Exterior Elevations

A-2.5





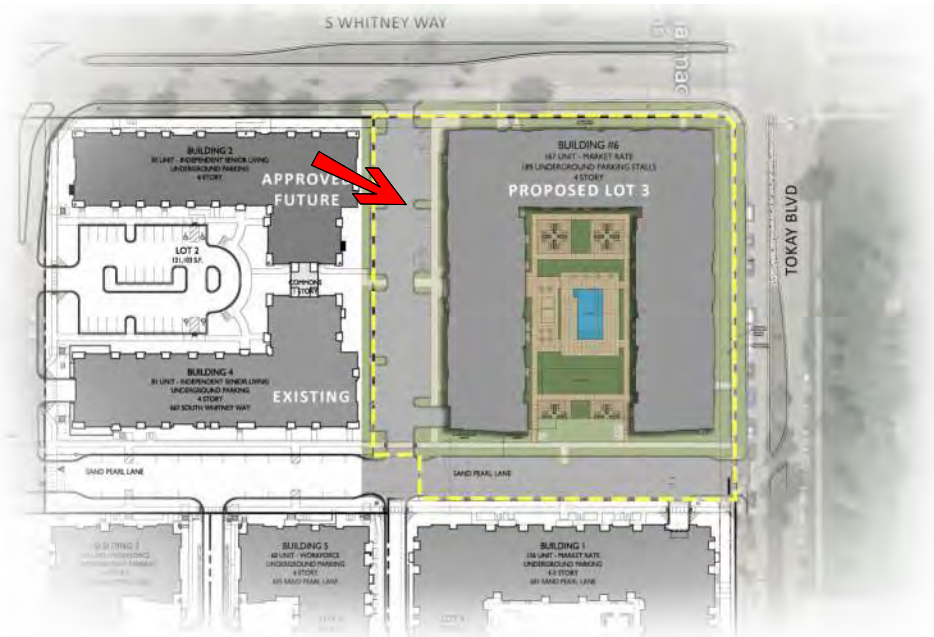
INTERIOR ELEVATION



INTERIOR ELEVATION

EXTERIOR MATERIAL SCHEDULE			
MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
01	COMPOSITE LAP SIDING 6"	JAMES HARDIE	IRON GRAY
02	COMPOSITE LAP SIDING 6"	JAMES HARDIE - WOODTONE	SUMMER WHEAT
03	COMPOSITE PANELS	JAMES HARDIE	ARCTIC WHITE
04	COMPOSITE LAP SIDING 4"	JAMES HARDIE	GRAY SLATE
05	BRICK VENEER	SUMMIT	ST. CHARLES
06	CAST STONE BANDS & SILLS	ROCKCAST	CREME BUFF
07	COMPOSITE TRIM	JAMES HARDIE	VARIES
08	ALUMINUM RAILING & HANDRAILS	SUPERIOR	BLACK
09	ALUMINUM STOREFRONT	TBD	BLACK
10	COMPOSITE WINDOWS, PATIO DOORS	ANDERSEN 100	BLACK

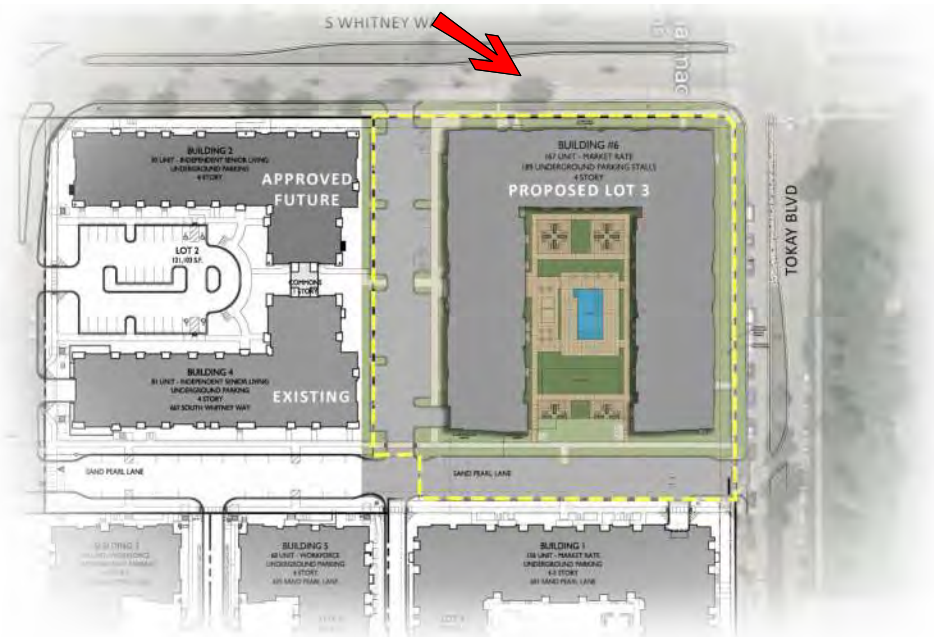




Concept Render

Lot 3 of University Park  
603 S. Whitney Way, Madison, WI  
UDC INFORMATION | 04.08.2024 | 2248

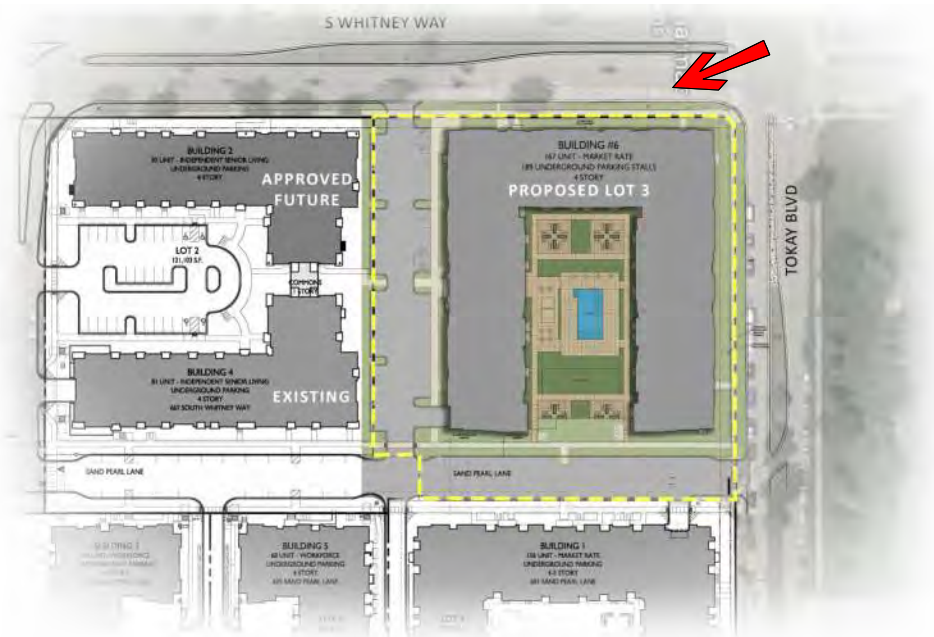




Concept Render

Lot 3 of University Park  
603 S. Whitney Way, Madison, WI  
UDC INFORMATION | 04.08.2024 | 2248



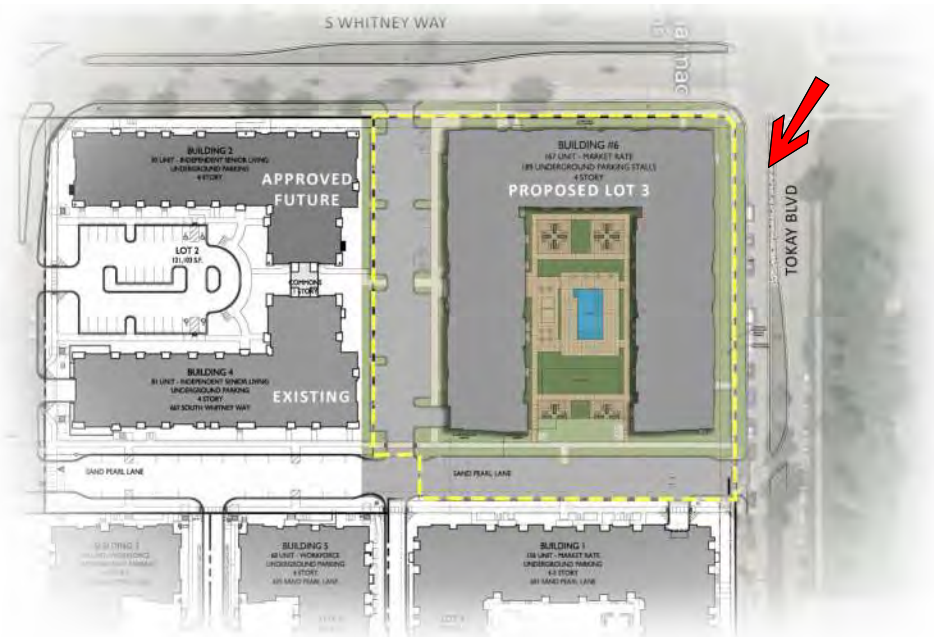


Concept Render

Lot 3 of University Park  
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