

**APPLICATION FOR
URBAN DESIGN COMMISSION
REVIEW AND APPROVAL**

**AGENDA ITEM # _____
Project # _____**

DATE SUBMITTED: <u>October 28, 2009</u>	Action Requested
UDC MEETING DATE: <u>November 4, 2009</u>	<input checked="" type="checkbox"/> Informational Presentation
	<input type="checkbox"/> Initial Approval and/or Recommendation
	<input type="checkbox"/> Final Approval and/or Recommendation

PROJECT ADDRESS: 617-619 Mendota Court

ALDERMANIC DISTRICT: (8) Bryon Eagon

OWNER/DEVELOPER (Partners and/or Principals) <u>Patrick Properties</u>	ARCHITECT/DESIGNER/OR AGENT: <u>Gary Brink & Associates, Inc.</u>
<u>2417 University Avenue</u>	<u>8401 Excelsior Drive</u>
<u>Madison, WI 53726</u>	<u>Madison, WI 53717</u>

CONTACT PERSON: Gary Brink
Address: (see above)
Phone: 608-829-1750
Fax: 608-829-3056
E-mail address: gary.brink@garybrink.com

TYPE OF PROJECT:

(See Section A for:)

- Planned Unit Development (PUD)
- General Development Plan (GDP)
- Specific Implementation Plan (SIP)
- Planned Community Development (PCD)
- General Development Plan (GDP)
- Specific Implementation Plan (SIP)
- Planned Residential Development (PRD)
- New Construction or Exterior Remodeling in an Urban Design District * (A public hearing is required as well as a fee)
- School, Public Building or Space (Fee may be required)
- New Construction or Addition to or Remodeling of a Retail, Hotel or Motel Building Exceeding 40,000 Sq. Ft.
- Planned Commercial Site

(See Section B for:)

- New Construction or Exterior Remodeling in C4 District (Fee required)

(See Section C for:)

- R.P.S.M. Parking Variance (Fee required)

(See Section D for:)

- Comprehensive Design Review* (Fee required)
- Street Graphics Variance* (Fee required)
- Other _____

*Public Hearing Required (Submission Deadline 3 Weeks in Advance of Meeting Date)

Where fees are required (as noted above) they apply with the first submittal for either initial or final approval of a project.

October 28, 2009

Matthew Tucker
Zoning Administrator
Madison Municipal Building, LL 100
215 Martin Luther King, Jr. Blvd
PO Box 2984
Madison, WI 53701-2984

Re: PUD – GDP/SIP
Letter of Intent for 617-619 Mendota Court

Dear Matt:

This is our Letter of Intent for the PUD-GDP/SIP at the property located at 617-619 Mendota Court. The owner, Patrick Properties is planning to develop a new eight story residential building at this location.

To make way for the new development, two existing, two story wood framed residential buildings will be razed. The new structure will house 33 units with a unit mix as indicated below.

Unit size	Qty	# of bedrooms
(2) Bedroom	(9)	18
(3) Bedroom	(11)	33
(4) Bedroom	(13)	52
Total	33 units	103 Bedrooms

The gross area of the new building including the garden level is 40,053 s.f. For the purpose of establishing the FAR (floor area ratio) the garden level is not counted in our calculation. The lot area is 9188 s.f., which yields a FAR of 4.0. There are provisions for 35 outdoor bicycle stalls and 12 outdoor moped stalls. Trash and recyclables storage are contained within the building.

The development schedule calls for demolition of the two existing structures to commence August 11th of 2010 and new construction starting mid September 2010 with occupancy on August 15th 2011.

Please refer to the attached Zoning Text and Plans for additional information. The owner of the property is Patrick Properties(Patrick Corcoran – 608.663.1778 – patrickproperties@tds.net).

Please call me at 608.829.1750 if you require further information.

Sincerely,

Gary Brink & Associates, Inc.

Gary P. Brink
Principal

617-619 Mendota Court

Exterior and Interior Design Criteria

Exterior Building Design

1. Massing: The proposed eight story building is in scale with many of the buildings in the surrounding area. It has less stories than Lowell Hall, The Surf and The Round which are directly adjacent. The immediate neighborhood contains several other structures that are similarly sized in both footprint and height.
2. Orientation: The building is oriented towards Mendota Court with the primary entrance logically located on the west corner of the building. Most of the occupants will be arriving from this direction and is consistent with other buildings on the court. Access to the property can also be achieved from the sidewalk that connects to Langdon Street. This area will have a decorative aluminum fence with masonry piers that include lighting for security.
3. Building Components: The exterior design is comprised of a well defined base, body and cap. The base of the building is designed to engage the varied public space that surrounds it with the use of material details, planters, windows, canopies and lighting. The top of the building is clearly defined with the use of appropriately scaled treatments that also function as mechanical screen, while the middle of the building uses masonry, window groupings and balconies to transition the top and base.
4. Articulation: The façade is articulated through the use of a varied module size and texture of materials, plane changes, window groupings, balconies, canopies and three dimensional details. The monumental northwest corner accentuates the entrance while providing enlarged openings to lake views and breaking up the roof line. The end result is a design that is befitting of the area with a rich, warm and comfortable character that will enrich the neighborhood.
5. Openings: The size and rhythm of the opening are similar to other buildings in the area and are grouped to enhance the architectural elements which create an appropriately scaled building. Many of the openings on the upper floors and northwest corner are oversized to maximize views. Lower level openings are sized to fit with the base materials and enhance visibility to public areas, creating an inviting a secure space. The location to the trash service door is pulled back from the public sightline and will be complimentary to the adjacent materials.
6. Materials: Building and site materials will be rich in appearance with intriguing textural and module characteristics that will be compatible with the site and neighborhood. They will be high quality, durable and require minimal maintenance.

7. Entry Treatment: The corner primary entrance provides a visible and clearly defined entry to the building via enlarged building massing, articulation, differentiation of materials, site treatments, lighting and canopy.
8. Terminal Views: The main approach and most visible view of the building is from Mendota Court via Lake Street. That corner of the building has been designed to be the prominent feature of the façade.

Site Design / Function

1. Semi-Public Space: The semi public spaces are being enhanced with a variety of ground treatments, site amenities, raised planters and lighting.
2. Landscaping: Due to the urban site and use of the semi-public space, landscaping will be limited to raised planters and sod.
3. Lighting: Exterior lighting will be designed to meet this criteria and provide addition security to the east sidewalk.

Interior Building Design

1. & 2. Mix of Dwelling Unit Types: The building is intended for student housing and young professionals. A mix of two, three and four bedrooms are provided.
2. Dwelling Unit Size, Type and Layout: All bedrooms are designed for single occupancy while the living areas are capable of comfortably seating all occupants.
3. Interior Entryway: The primary entry creates an inviting appearance with the use of transparent glass, canopies, planters and lighting. The lobby is sufficiently sized for deliveries and circulation.
4. Usable Open Space: The total 2,265 s.f. of usable open space is attributed to the back yard and balconies on the front and back of the building.
5. Trash Storage: The trash and recycling storage is located within the building footprint and is accessible to all resident via vertical chutes.
6. Off Street Loading: A 10'x35' loading zone is provided on the west side yard. Additionally, it is the owner's intent that the units will be furnished which will reduce the impact during move in week.
7. Resident Parking: There is no vehicle parking on this project. Twelve (2'x6') designated moped stalls and 35 bicycle stalls are provided on the east side yard, 13 more than the required 34 stalls.

PROPOSED ZONING TEXT: PUD GDP/SIP

617-619 MENDOTA COURT

MADISON, WI

October 28th 2009

Legal Description: The lands subject to this planned unit development shall include those described in the following legal description:

All of lot 7 and the East ½ of lot 8, Manufacturing Company’s Replat of Lots 1, 2, 3, 4, Block 3 in the City of Madison, also the North 20 feet of the South 132 feet of Lot 4, Block 3, the Original Plat of the City of Madison, Dane County, Wisconsin.

A. Statement of Purpose: This Zoning District 3 is established to allow for the construction of 617-619 Mendota Court with the following program:

Total Site Area: 9,188 s.f.

Building Area:

Garden level:	3,892 s.f. (Not counted towards F.A.R.)
1 st Floor:	4,376 s.f.
2 nd Floor:	4,578 s.f.
3 rd Floor:	4,578 s.f.
4 th Floor:	4,578 s.f.
5 th Floor:	4,578 s.f.
6 th Floor:	4,491 s.f.
7 th Floor:	4,491 s.f.
8 th Floor:	<u>4,491 s.f.</u>
Total New Construction:	40,053 s.f.

33 Apartments

Parking

Indoor: None

Outdoor Total Site:

35 bicycle

12 Mopeds

B. Permitted Uses:

1. Those uses that are stated in all Residential Zoning Districts (as modified herein and by the submitted architectural and site plans).
2. Uses accessory to permitted uses as listed above.

C. Lot Area: 9,188 s.f.

D. Floor Area Ratio:

1. Floor area ratios will be 4.0
2. Maximum building height shall be as limited by Design District 3 of the Madison Zoning Code; the height of the structure is identified on submitted architectural plans.

E. Yard Area Requirements: Yard areas will be provided as shown on the submitted site plan and landscape plan and as outlined in the Design District 3 Zoning Code.

F. Landscaping: Site Landscaping will be provided as shown on final approved landscape plan.

G. Accessory Off-Street Parking & Loading: Accessory off street bicycle and moped parking will be provided as shown on the site plan. Off Street Loading is located along the western edge of the lot.

H. Lighting: Site Lighting will be provided as shown on future lighting plan.

I. Signage: Signage will be allowed as per Chapter 31 of the Madison General Ordinances, as it relates to the R6 Zoning District as approved by the Urban Design Commission and/or its Designee (Secretary)

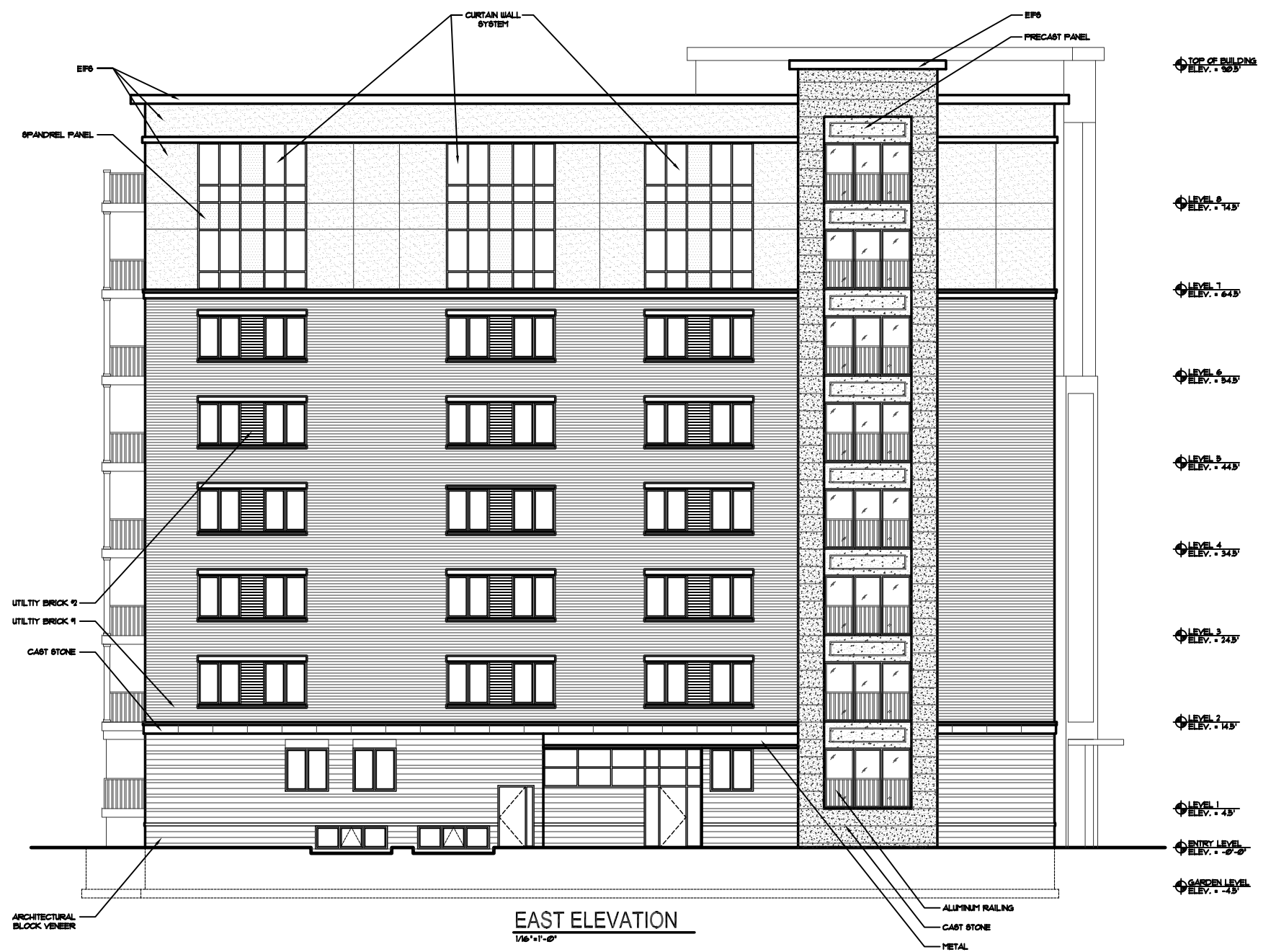
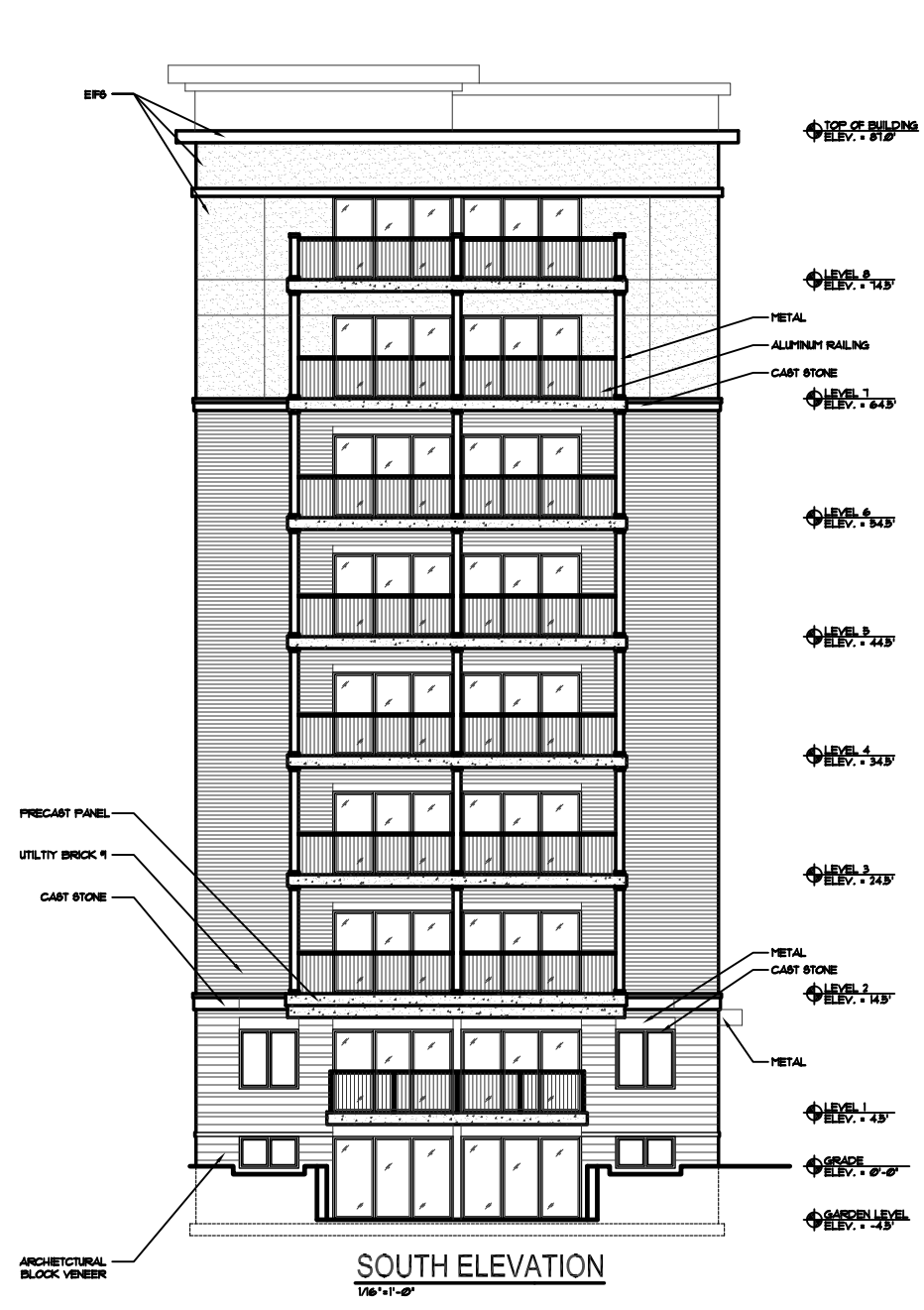
J. Family Definition: The family definition of this PUD-GDP shall coincide with the definition given in chapter 28.03(2) of the Madison General Ordinances for the R-6 Zoning District.

K. Alterations and Revisions: No alteration or revision to this planned unit development shall be permitted unless approved by the City Plan Commission, however the Zoning Administrator may issue permits for minor alterations or additions which are approved by the Director of Planning and Development and the Alderperson of the district and are compatible with the concept approved by the City Plan Commission.

- L. *Terrace Improvements:*** Sidewalk in the terrace shall be addressed in a Developer's Agreement. The Developer's Agreement shall be executed prior to recording the SIP. Any improvements on the public right of way shall be identified in an encroachment agreement with the City Real Estate Division.
- M. *Sanitary Storm:*** All sanitary storm lines in the public right-of-way shall be built/installed per City of Madison plans and standards.
- N. *Residential Parking Permits:*** No residential parking permits will be issued for the properties included in this PUD-GDP/SIP.



GARY BRINK & ASSOCIATES
ARCHITECTS
8401 EXCELSIOR DRIVE
MADISON, WI 53717
608-879-1750
608-879-3066 (FAX)



PROJECT: MENDOTA COURT
817-818 MENDOTA COURT
MADISON, WISCONSIN 53703
DEVELOPER: PATRICK PROPERTIES
6417 UNIVERSITY AVENUE
MADISON, WISCONSIN 53705

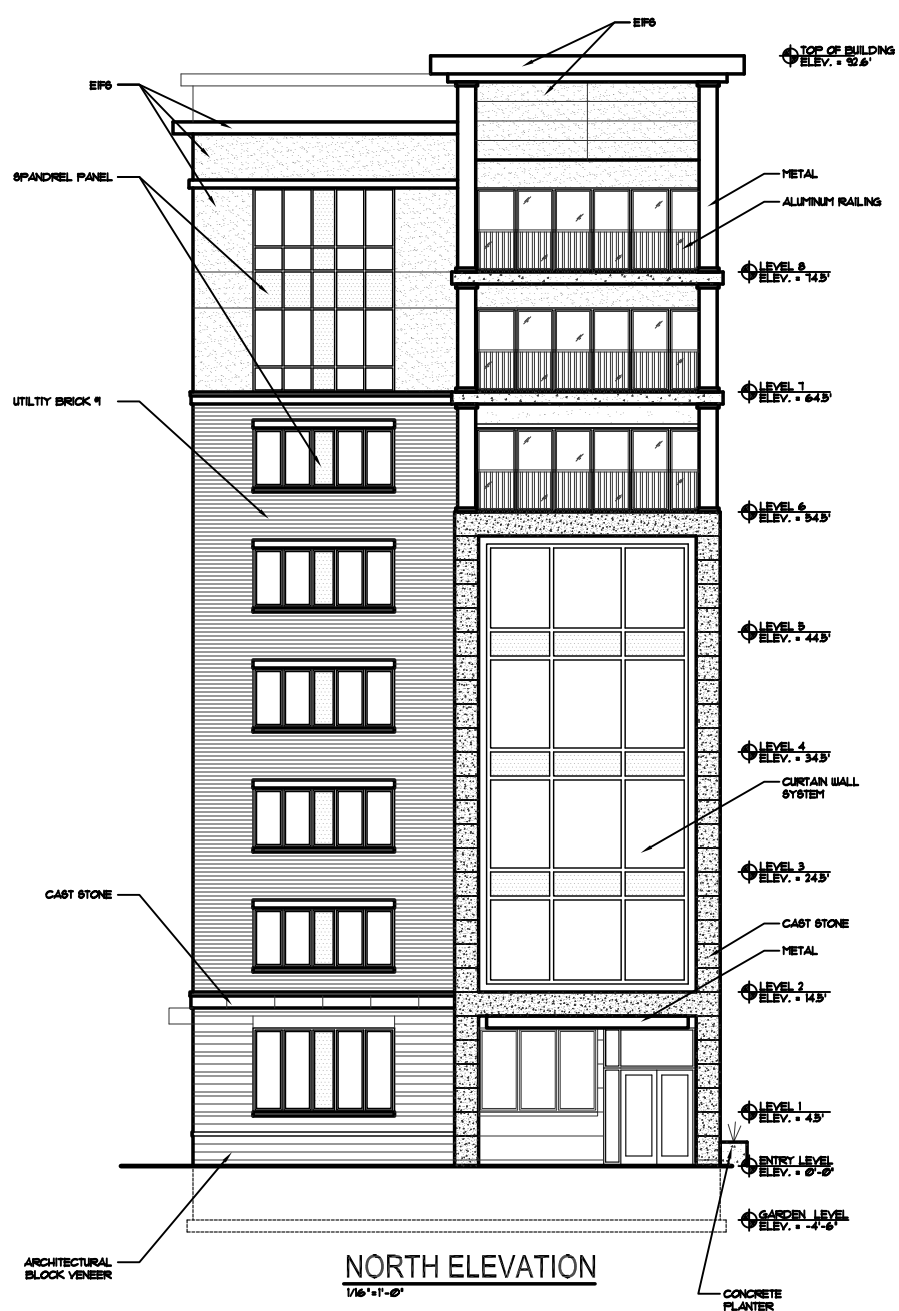
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PROJECT: 200849
DRAWN BY:
DATE: 10/28/09
SCALE: AS NOTED
IDC 10/28/09

EXTERIOR
ELEVATIONS

A6.02



GARY BRINK & ASSOCIATES
ARCHITECTS
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NORTH ELEVATION
1/8" = 1'-0"



WEST ELEVATION
1/8" = 1'-0"

PROJECT: **MENDOTA COURT**
817-818 MENDOTA COURT
MADISON, WISCONSIN 53703
DEVELOPER: **PATRICK PROPERTIES**
6417 UNIVERSITY AVENUE
MADISON, WISCONSIN 53705

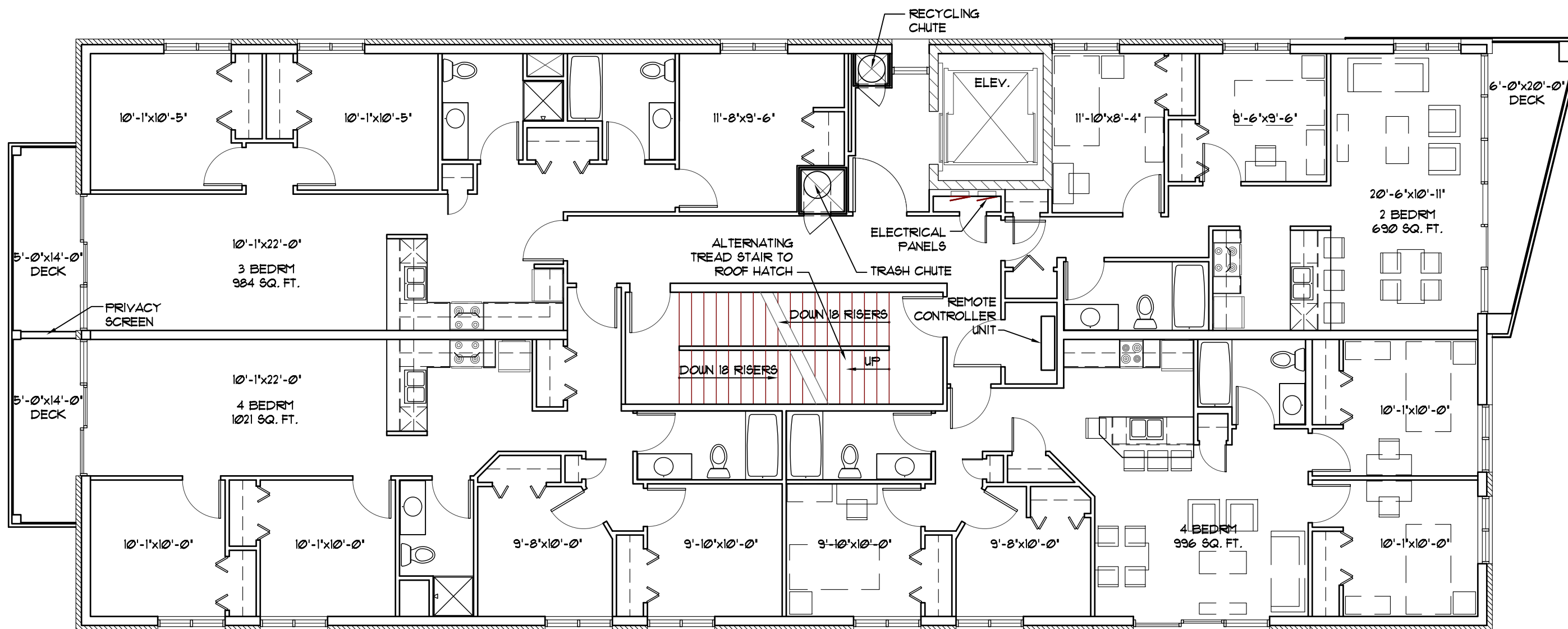
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DATE: 10/28/09
SCALE: AS NOTED
LDC 10/28/09

EXTERIOR
ELEVATIONS

A6.01



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608-839-3056 (FAX)



LEVEL EIGHT

1/8" = 1'-0"

PROJECT: MENDOTA COURT
817-818 MENDOTA COURT
MADISON, WISCONSIN 53703
DEVELOPER: PATRICK PROPERTIES
6417 UNIVERSITY AVENUE
MADISON, WISCONSIN 53705

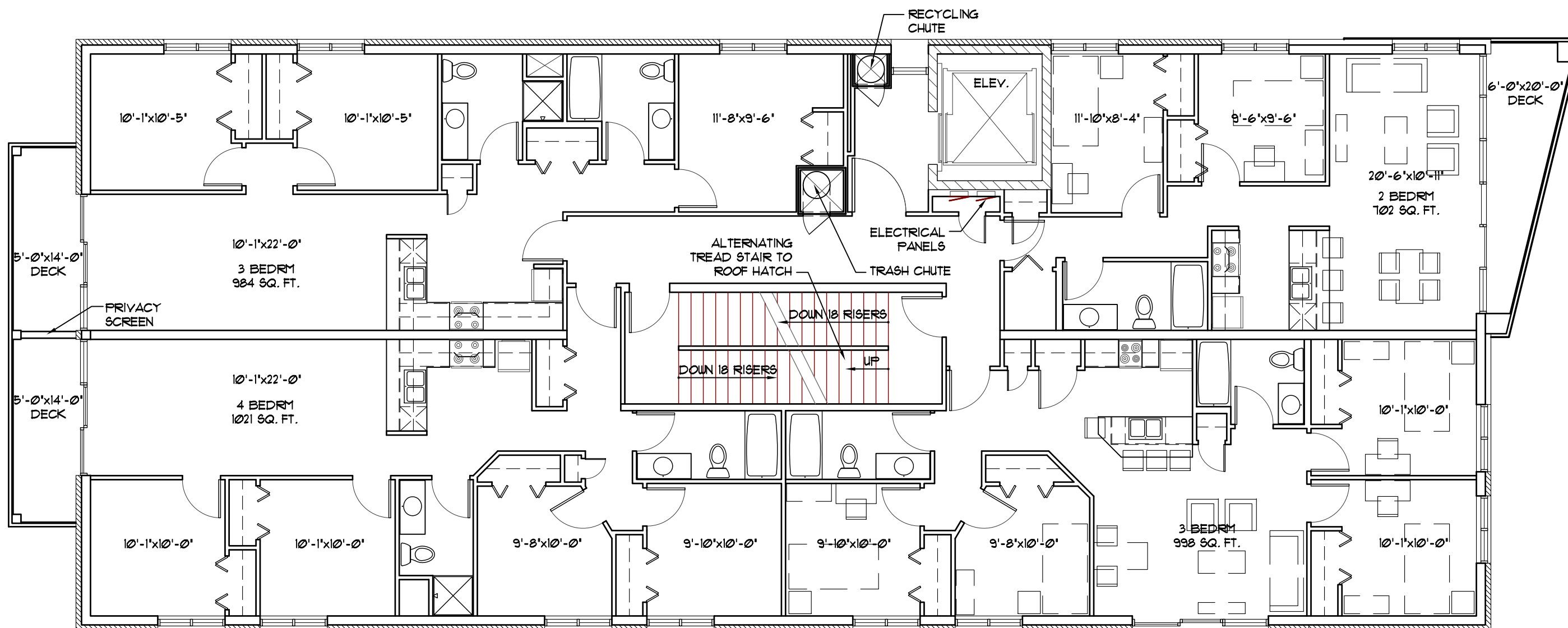
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IPC 10/20/09

LEVEL EIGHT
FLOOR PLAN

A2.05



LEVELS SIX AND SEVEN

1/8" = 1'-0"

PROJECT: MENDOTA COURT
817-818 MENDOTA COURT
MADISON, WISCONSIN 53703
DEVELOPER: PATRICK PROPERTIES
6417 UNIVERSITY AVENUE
MADISON, WISCONSIN 53705

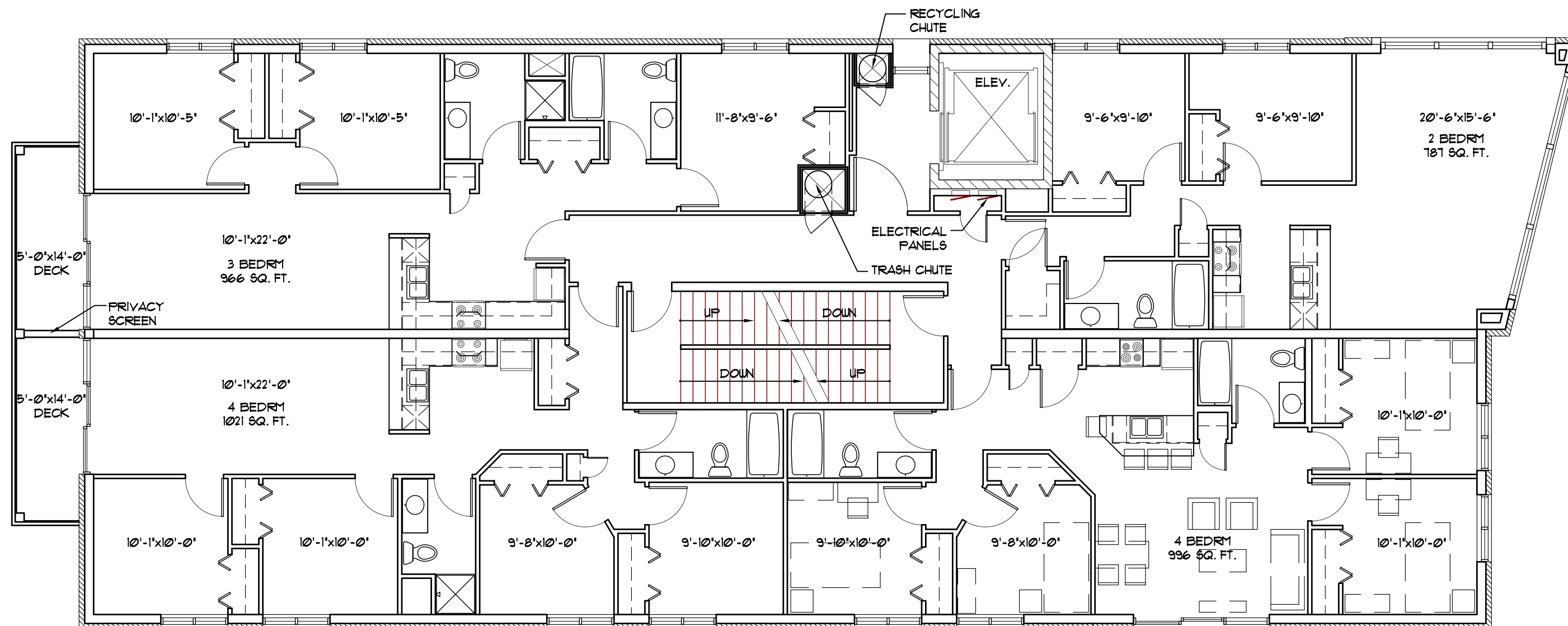
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SCALE: AS NOTED

IPC 10/28/08



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LEVELS TWO THRU FIVE

1/8" = 1'-0"

PROJECT: MENDOTA COURT
817-818 MENDOTA COURT
MADISON, WISCONSIN 53703
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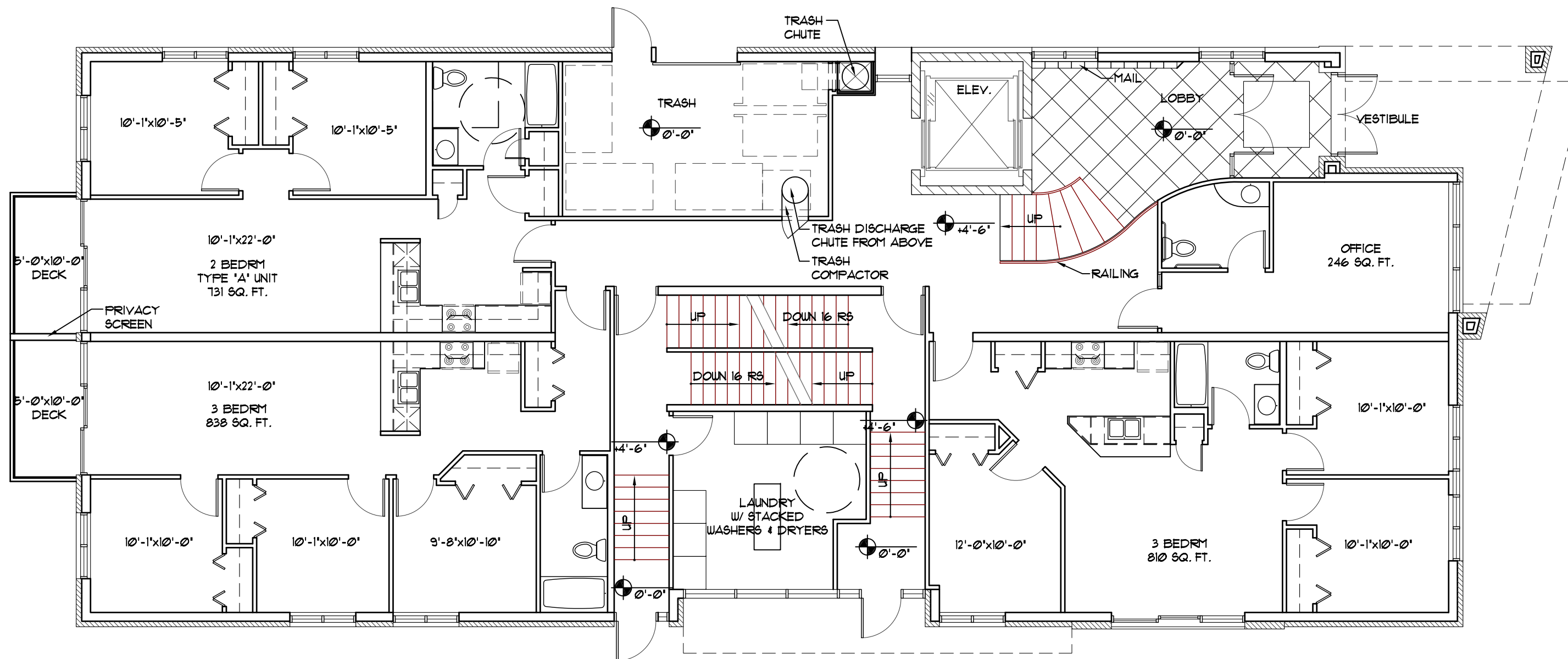
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LEVELS 2-5
FLOOR PLANS

A2.03



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608-879-3056 (FAX)



LEVEL ONE (+4.5')
1/8" = 1'-0"

PROJECT: MENDOTA COURT
817-818 MENDOTA COURT
MADISON, WISCONSIN 53703
DEVELOPER: PATRICK PROPERTIES
6417 UNIVERSITY AVENUE
MADISON, WISCONSIN 53705

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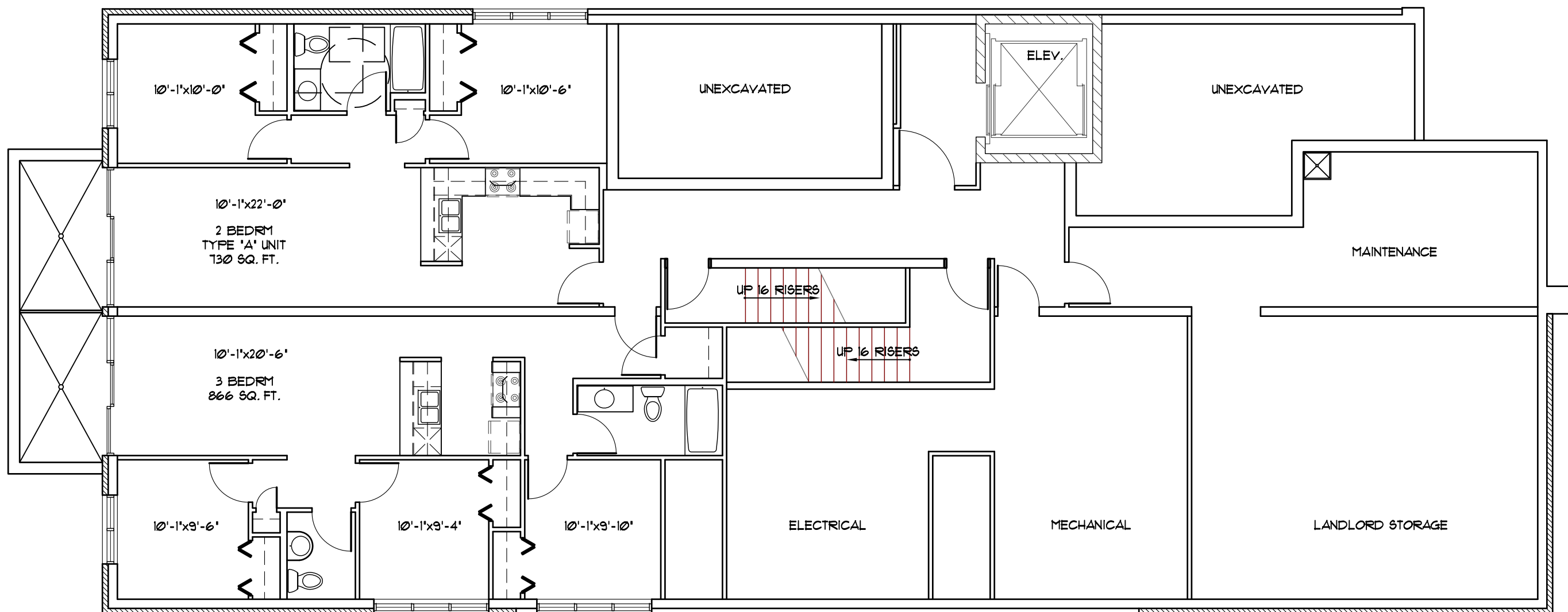
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LEVEL ONE
FLOOR PLAN

A2.02



GARY BRINK & ASSOCIATES
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GARDEN LEVEL

1/8" = 1'-0"

(-4.5')

PROJECT: MENDOTA COURT
817-818 MENDOTA COURT
MADISON, WISCONSIN 53703
DEVELOPER: PATRICK PROPERTIES
6417 UNIVERSITY AVENUE
MADISON, WISCONSIN 53705

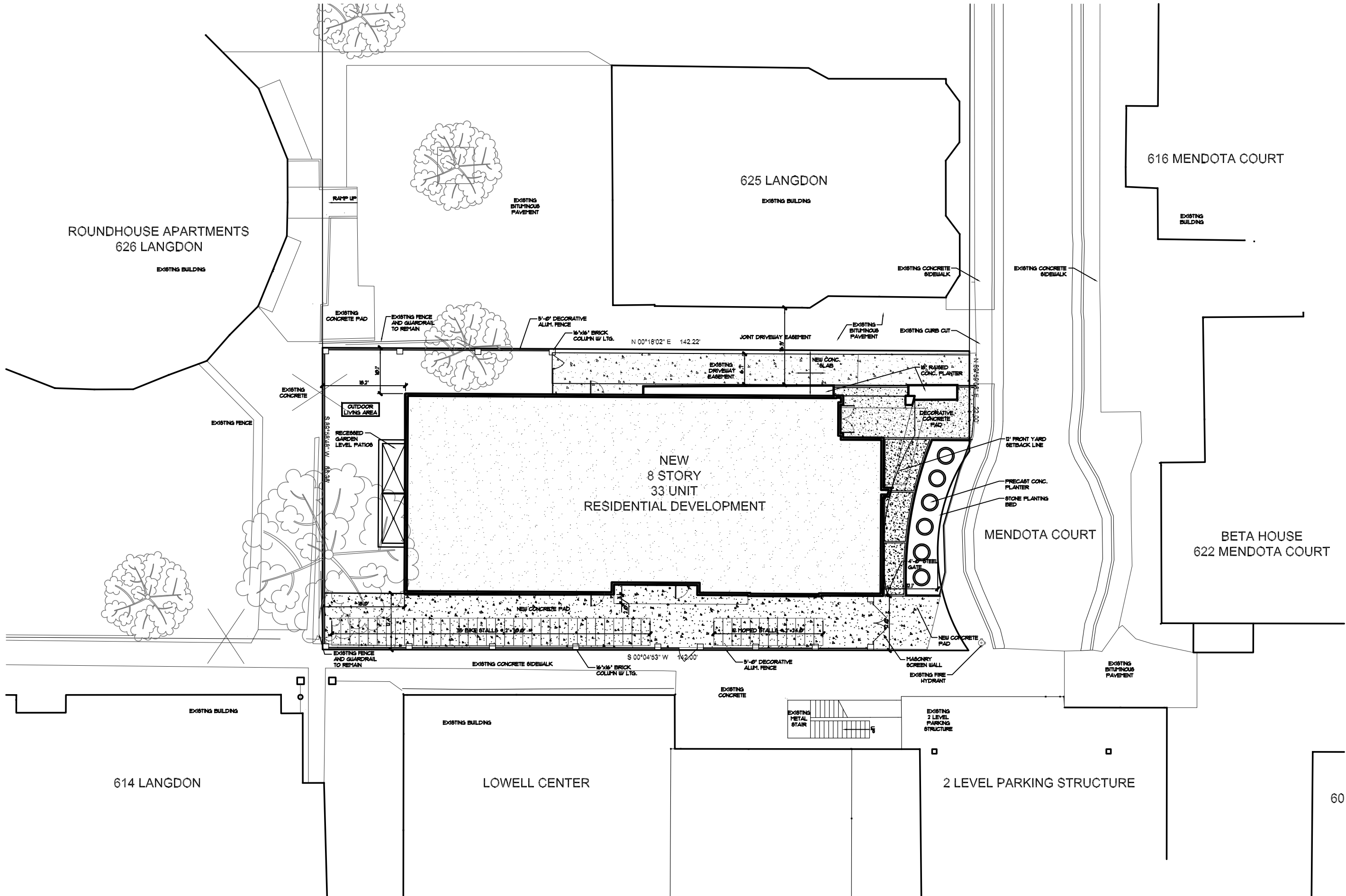
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GARDEN LEVEL
FLOOR PLAN

A2.01



PROJECT: **MENDOTA COURT**
 817-818 MENDOTA COURT
 MADISON, WISCONSIN 53703
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60



PROPOSED SITE PLAN

1"=20'

SITE PLAN

A1.01

617-619 MENDOTA COURT PATRICK PROPERTIES

2417 UNIVERSITY AVENUE
MADISON, WISCONSIN 53726
PHONE: 608-663-1778
FAX: 608-663-1557

PRIMARY CONTACT:
PATRICK J. CORCORAN
EMAIL: patrickproperties@tds.net

PRODUCT DESCRIPTION:

8 STORY STUDENT HOUSING PROJECT DESIGN ZONE 3 CONSISTING OF 33 RENTAL UNITS AND 103 BEDROOMS WITH A MIX OF 13 FOUR BEDROOM UNITS, 11 THREE BEDROOM UNITS, AND 9 TWO BEDROOM UNITS THERE IS A TOTAL OF 40,053 S.F. ON A SITE AREA OF 9,188 S.F., RESULTING IN A FLOOR AREA RATIO OF 4.0 (WHICH DOES NOT INCLUDE THE GARDEN LEVEL. 12 MOPED AND 35 BICYCLE STALLS ARE PROVIDED WITH A TOTAL OF 2,265 S.F. OF USEABLE OPEN SPACE.

SHEET INDEX

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A2.03	LEVELS TWO THRU FIVE
A2.04	LEVELS SIX AND SEVEN
A2.05	LEVEL EIGHT
A6.01	EXTERIOR ELEVATIONS
A6.02	EXTERIOR ELEVATIONS

UDC - (INFORMATIONAL PRESENTATION)



CONTRACTOR

5964 EXECUTIVE DRIVE
MADISON, WISCONSIN 53719
PHONE: 608-577-2047
FAX: 608-274-9470

LANDGRAF CONSTRUCTION

PRIMARY CONTACT:
MARK LANDGRAF
EMAIL: mark.landgraf@landgrafconstruction.com



ARCHITECT :

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FAX: 608-829-3056

GARY BRINK & ASSOCIATES, INC.

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