



URBAN DESIGN COMMISSION APPLICATION CITY OF MADISON

215 Martin Luther King Jr Blvd Ste 017
PO Box 2984
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>11 September 2019</u>	<input checked="" type="checkbox"/> Informational Presentation
UDC Meeting Date: <u>25 September 2019</u>	<input type="checkbox"/> Initial Approval
Combined Schedule Plan Commission Date (if applicable): _____	<input type="checkbox"/> Final Approval

1. Project Address: 636 West Washington Avenue
Project Title (if any): West Washington Place

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

New Development Alteration to an Existing or Previously-Approved Development

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: Kirk Keller
Street Address: 2310 Crossroads Dr., #2000
Telephone: (608)-478-4013 Fax: (NA)

Company: Plunkett Raysich Architects, LLP
City/State: Madison, WI Zip: 53705
Email: kkeller@prarch.com

Project Contact Person: Kirk Keller
Street Address: 2310 Crossroads Dr., #2000
Telephone: (608)-478-4013 Fax: (NA)

Company: Plunkett Raysich Architects, LLP
City/State: Madison, WI Zip: 53705
Email: kkeller@prarch.com

Project Owner (if not applicant): Greenway Real Estate LLC

Street Address: 2292 County Hwy. AB
Telephone: (608)-516-4313 Fax: (NA)

City/State: McFarland, WI Zip: 53558
Email: garyshmerler@gmail.com

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 Matt Tucker and others on April 15, 2019.
(name of staff person) (date of meeting)

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 Kirk Keller

Relationship to Property Architect

Authorized Signature 

Date 11 September 2019

5. Submission Requirements

Application: Each submittal must include **14 collated paper copies** (11" x 17" max.) and an **electronic copy** of all application materials. The electronic copy must include individual Adobe Acrobat PDF files compiled either on a non-returnable CD-ROM submitted with the paper copies, or in an e-mail sent to: UDCApplications@cityofmadison.com. The transmittal shall include the name of the project, address, and applicant. Applicants unable to provide the materials electronically should contact the Secretary of the Urban Design Commission at 267-8740 for assistance. For an application to be considered complete and scheduled for a UDC meeting, both the paper copies and electronic copy need to be submitted prior to the application deadline. Late materials will not be accepted. An application is required for each UDC appearance. For projects also requiring Plan Commission approval, applicants must 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 easily read when reduced.

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, Madison, Wisconsin.

Project Plans: 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
- Brief Narrative Description of the Project, Site Plan, and 2-dimensional images of proposed buildings or structures. Additional information may provide for a greater level of feedback from the Commission.
- Contextual site information, including photographs and layout of adjacent buildings/structures
- Any and all relevant plans and information on which feedback from the UDC is requested.

2. Initial Approval

- Locator Map
- 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
- Building Elevations for all building sides
- PD text and letter of intent (if applicable)

3. Final Approval

- Locator Map
- Site Plan showing location of existing and proposed buildings
- Grading Plan
- Landscape Plan
- Plant List, including scientific name, size at planting, quantity and root condition for each species.
- Building Elevations for all building sides, colored with shadow lines, including exterior building materials and colors.
- Proposed Signage
- Lighting Plan, including fixture cut sheets and photometrics plan
- Utility/HVAC equipment location and screening details
- PD text and letter of intent (if applicable)
- Samples of the exterior building materials (presented at the UDC meeting)

Signage: 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. Initial Approval

- Locator Map
- Signage as it relates to the Sign Control Ordinance provisions for Variances or Comprehensive Design Review of Signage
- Site Plan (show location of all existing and proposed buildings, and all existing and proposed signage, specifying which existing signs, if any, are to be removed)
- Scale drawing of each proposed sign, including awning graphics
- Photographs of site

2. Final Approval

- Locator Map
- Signage as it relates to the Sign Control Ordinance provisions for Variances or Comprehensive Design Review of Signage
- Site Plan (show location of all existing and proposed buildings, and all existing and proposed signage, specifying which existing signs, if any, are to be removed)
- Scale drawing of each proposed sign, including awning graphics
- Description and/or samples of materials and colors for each proposed sign
- Photographs of site
- Context of signs in surrounding parcels, in addition to the site being discussed

***NOTE:** If supplemental perspective renderings are provided, an emphasis should be placed on providing pedestrian/automobile scale viewsheds, in addition to the other required graphics.

***NOTE:** If applying for final approval without having received initial approval, all materials required for initial approval will be required.

NOTICE REGARDING LOBBYING ORDINANCE: If you are seeking approval of a development that has over 40,000 square feet of non-residential space, or a residential development of over 10 dwelling units, or if you are seeking assistance from the City with a value of \$10,000 (including grants, loans, TIF, or similar assistance), then you likely are subject to Madison's lobbying ordinance (Sec. 2.40, MGO). You are required to register and report your lobbying. Please consult the City's Clerk's Office for more information. Failure to comply with the lobbying ordinance may result in fines.

Urban Design Commission Approval Process

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

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.

Initial Approval. Applicants may, at their discretion, request initial approval of a proposal by presenting preliminary design information.

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

When presenting projects to the UDC, applicants must fill out a registration slip provided in the meeting room and present it to the Secretary. The applicant is 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.

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.

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.

Kirk Keller

From: Jeffrey Lee <jlee.res@gmail.com>
Sent: Monday, August 12, 2019 11:23 AM
To: Kirk Keller
Subject: Fwd: 636 W Wash write-up

Kirk - below is write up we did for Alder. Let me know if additional info needed.

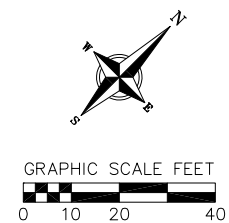
Begin forwarded message:

From: <jlee.res@gmail.com>
Date: August 8, 2019 at 10:56:45 AM CDT
To: "'Verveer, Mike'" <district4@cityofmadison.com>
Subject: 636 W Wash write-up

Mike – thanks again for your assistance and comments last night, hopefully this project turns out to be one that goes through the process relatively smoothly! Attached is the project description for your mailing. Let me know if you think any additional info should be included. Also, with respect to the steering committee, Ron has already reached out to us. We certainly welcome his and other’s input, but can you give me an idea of what the “official” role or scope of the steering committee is and how their wants/desires sync with what UDC demands of us?

Thanks again for your assistance – Jeff

Redevelopment of the gas station located at 636 West Washington is being proposed. The new five-story mixed-use building will include 2 levels of underground parking and approximately 50 market-rate rental apartments consisting of a mix of studios, 1 and 2 bedrooms and a limited number of 3-bedroom units. The project’s ground level will include a residential lobby and building amenities, including a ride-in bike storage area, and commercial office space. The site is zoned Urban Mixed Use and the proposal contemplates no change to the zoning or variance requests. Groundbreaking will occur in the spring of 2020 with completion in May 2021.



NOT FOR CONSTRUCTION

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

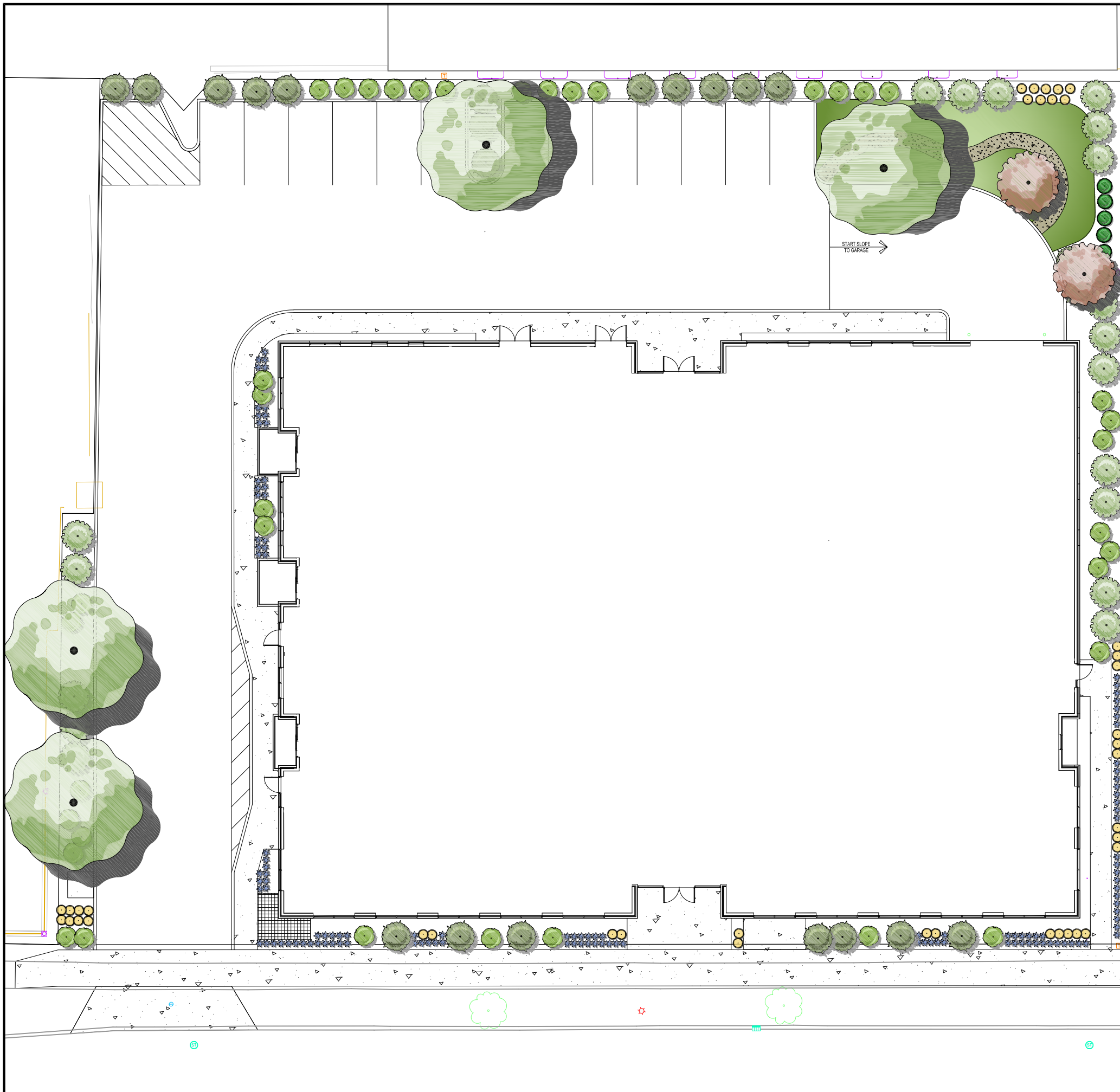
SCALE: AS SHOWN

DATE: 09-04-2019

DRAFTER: SCHR/CLAN

CHECKED: MSCH/TSCH

PROJECT NO.: 190041



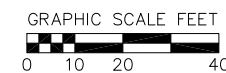
PRELIMINARY PLANT SCHEDULE

	CANOPY TREE Gleditsia triacanthos 'Draves' / Honey Locust Gleditsia triacanthos Inermis 'Shademaster' TM / Shademaster Locust Gymnodadus dioica 'Espresso' / Kentucky Coffeetree	4
	UNDERSTORY TREE Syringa reticulata 'Ivory Silk' / Ivory Silk Japanese Tree Lilac	2
	LOW DECIDUOUS SHRUBS Diervilla lonicera / Dwarf Bush Honeysuckle Hosta x 'Blue Angel' / Plantain Lily Hosta x 'Guacamole' / Plantain Lily Rhus aromatica / Fragrant Sumac Spiraea japonica 'Magic Carpet' / Magic Carpet Spiraea	38
	MEDIUM DECIDUOUS SHRUBS Ribes alpinum / Alpine Currant Syringa meyeri 'Pallidin' / Dwarf Korean Lilac	18
	LOW EVERGREEN SHRUB Juniperus horizontalis 'Blue Chip' / Blue Chip Juniper Juniperus horizontalis plumosa 'Youngstown' / Creeping Juniper	23
	TALL PERENNIALS Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass Panlicum virgatum 'Heavy Metal' / Blue Switch Grass Perovskia atriplicifolia / Russian Sage	39
	MEDIUM PERENNIALS Allium x 'Summer Beauty' / Summer Beauty Allium Schizachyrium scoparium / Little Bluestem Grass Sporobolus heterolepis / Prairie Dropseed	123
	TALL EVERGREEN SHRUB Thuja occidentalis 'Holmstrup' / Holmstrup Cedar	5
	GRAVEL	193 sf
	TURF GRASS	803 sf

City of Madison Landscape Worksheet					
Address:	636 W. Washington Ave	Date:	09.04.2019		
Total Square Footage of Developed Area:	(Site Area) 33,291	(Building Footprint at Grade) 16796	=	16495	sf
Total Landscape Points Required (<5 ac):	16,495 / 300 = 55	x 5 = 275			
Landscape Points Required >5 ac:	0 / 100 = 0	x 1 = -		275	
		Credits/ Existing Landscaping		New/ Proposed Landscaping	
Plant Type/ Element	Min. Size at Installation	Points	Quantity	Points Achieved	Quantity
Overstory deciduous tree	2.5" cal	35		0	4
Tall Evergreen Tree	5-6 feet tall	35		0	0
Ornamental tree	1.5" cal	15		0	2
Upright evergreen shrub	3-4 feet tall	10		0	5
Shrub, deciduous	#3 gallon container size, Min. 12-24"	3		0	56
Shrub, evergreen	#3 gallon container size, Min. 12-24"	4		0	23
Ornamental grasses/perennials	#1 gallon container size, Min. 8-18"	2		0	39
Ornamental/decorative fencing or wall	n/a	4 per 10 LF		0	0
Existing significant specimen tree	Min. size 2.5" cal. Trees must be within developed area and cannot comprise more than 30% of total required points.	14 per caliper inch. Max. points per tree: 200		0	0
Landscape Furniture for public seating and/or transit connections	Furniture must be within developed area, publicly accessible, and cannot comprise more than 5% of total required points	5 points per "seat"		0	0
Sub Totals				0	558
				Total Points Provided:	558

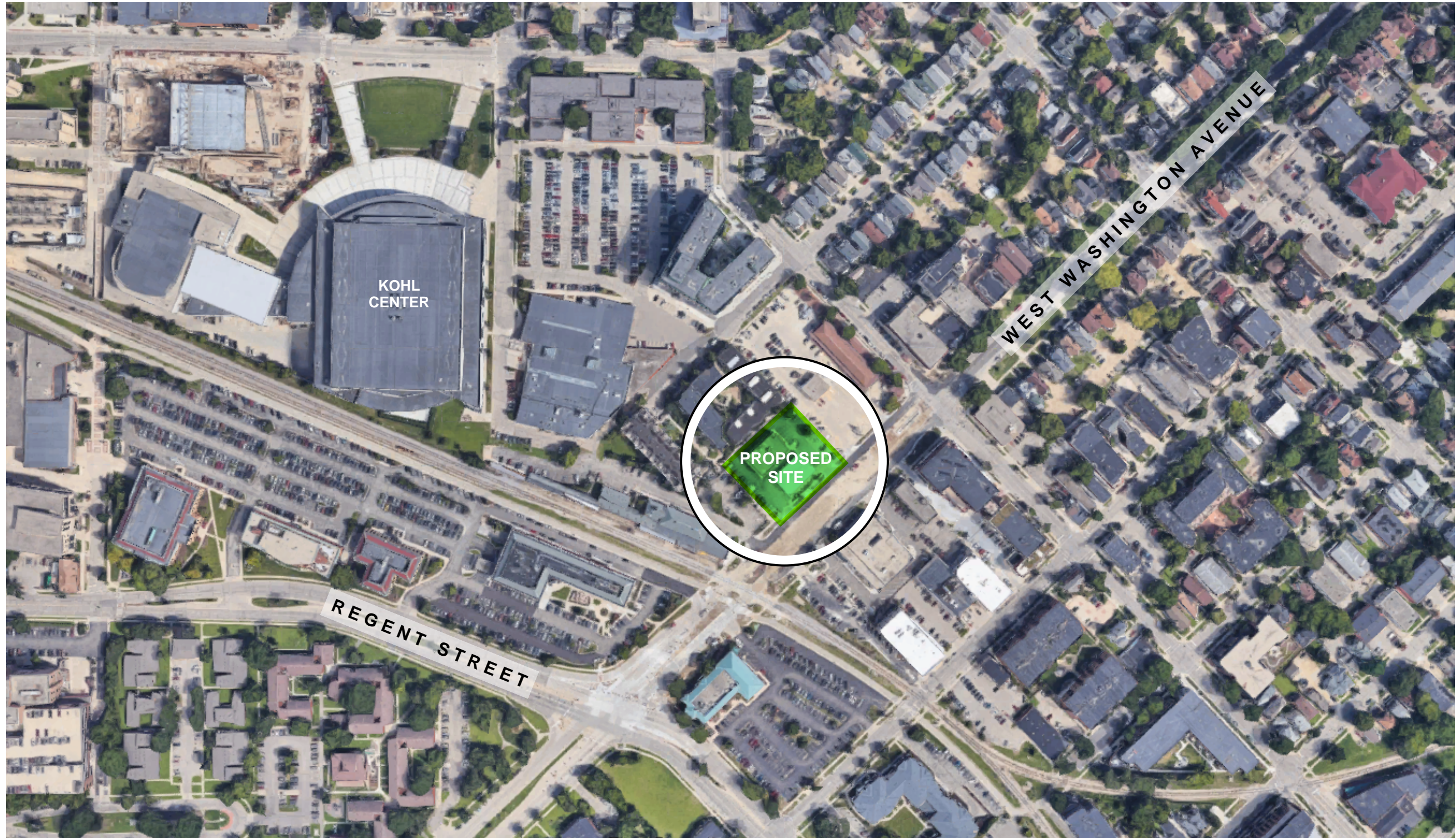
GENERAL NOTES:

- All plantings shall conform to quality requirements as per ANSI Z60.1.
- All plant material shall be true to the species, variety and size specified, nursery grown in accordance with good horticultural practices, and under climactic conditions similar to those of the project site.
- Contact Landscape Architect to request and plant material substitutions due to availability issues.
- All plants shall be guaranteed to be in healthy and flourishing condition during the growing season following installation. All plant material shall be guaranteed for one year from the time of installation.
- Contractor shall provide a suitable amended topsoil blend for all planting areas where soil conditions are unsuitable for plant growth. Topsoil shall conform to quality requirements as per Section 625.2(1) of the Standard Specifications for Highway Construction. Provide a minimum of 12" of topsoil in all planting areas and 6" of topsoil in areas to be seeded/sodded.
- Landscape beds to be mulched with undyed shredded hardwood bark mulch to 3" depth min.
- Areas shown as turf grass to be seeded with Tuff-Stuff Mix by LaCrosse Seed Company or equivalent, per manufacturer's specified application rates. All seeded areas are to be watered daily to maintain adequate soil moisture for proper germination. After vigorous growth is established, apply 1/2" water twice weekly until final acceptance.



REVISIONS	NO.	DATE	REMARKS

SCALE	AS SHOWN
DATE	09-04-2019
DRAFTER	SVN
CHECKED	MSCH/TSCH
PROJECT NO.	190041







1 SOUTH ELEVATION
 3/32" = 1'-0"



2 WEST ELEVATION
 3/32" = 1'-0"



3 NORTH ELEVATION
 3/32" = 1'-0"



4 EAST ELEVATION
 3/32" = 1'-0"



