

URBAN DESIGN COMMISSION APPLICATION



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 _____
Aldermanic District _____
Zoning District _____
Urban Design District _____
Submission reviewed by 9/6/22
10:54 a.m. **received**
Registrar # _____

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: 304 Lakota Way
Title: _____

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

UDC meeting date requested September 21, 2022
 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

Applicant name Ryan McMurtrie
Street address 660 W. Ridgeview Dr.
Telephone 920-968-8137

Company United Financial Group, Inc
City/State/Zip Appleton, WI 54911
Email RMcMurtrie@ufgroup.net

Project contact person Kevin Burow
Street address 7601 University Avenue, Suite 201
Telephone 608-836-3690

Company Knothe & Bruce Architects
City/State/Zip Middleton, WI 53562
Email kburow@knothebruce.com

Property owner (if not applicant) Ziegler at Elderberry LLC
Street address 660 W. Ridgeview Dr.
Telephone 920-968-8137

City/State/Zip Appleton, WI 54911
Email RMcMurtrie@ufgroup.net

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.

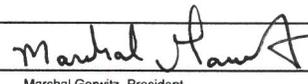
Both the paper copies and electronic copies must be submitted prior to the application deadline before an application will be scheduled for a UDC meeting. Late materials will not be accepted. A completed application form is required for each UDC appearance.

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. 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 8/10/22.
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 Ryan McMurtrie Relationship to property Owner
 Authorizing signature of property owner  Date 9/6/22
Marshal Gorwitz, President
 United Apartments, Inc.
 Non-member Manager

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

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

There are three types of requests considered by the UDC:

- 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. (Does not apply to CDR's or Signage Variance requests)
- Initial Approval. Applicants may, at their discretion, request initial approval of a proposal by presenting preliminary design information. As part of their review, the Commission will provide feedback on the design information that should be addressed at Final Approval stage.
- 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

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.

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

Applicants are 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. **Applicants/presenters are responsible for all presentation materials, AV equipment and easels.**

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
- 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)
- Contextual site information, including photographs and layout of adjacent buildings/structures
- Site Plan
- Two-dimensional (2D) images of proposed buildings or structures.

} Providing additional information beyond these minimums may generate a greater level of feedback from the Commission.

Requirements for All Plan Sheets

1. Title block
2. Sheet number
3. North arrow
4. Scale, both written and graphic
5. Date
6. Fully dimensioned plans, scaled at 1"= 40' or larger

**** All plans must be legible, including the full-sized landscape and lighting plans (if required)**

2. Initial Approval

- Locator Map
- Letter of Intent (If the project is within a Urban Design District, a summary of how the development proposal addresses the district criteria is required)
- 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 (*must be legible*)
- Building Elevations in both black & white and color for all building sides (include material callouts)
- PD text and Letter of Intent (if applicable)

} Providing additional information beyond these minimums may generate a greater level of feedback from the Commission.

3. Final Approval

All the requirements of the Initial Approval (see above), **plus**:

- Grading Plan
- Proposed Signage (if applicable)
- Lighting Plan, including fixture cut sheets and photometrics plan (*must be legible*)
- Utility/HVAC equipment location and screening details (with a rooftop plan if roof-mounted)
- PD text and Letter of Intent (if applicable)
- Samples of the exterior building materials (presented at the UDC meeting)

4. Comprehensive Design Review (CDR) and Variance Requests (Signage applications only)

- Locator Map
- Letter of Intent (a summary of how the proposed signage is consistent with the CDR or Signage Variance criteria is required)
- Contextual site information, including photographs of existing signage both on site and within proximity to the project site
- Site Plan showing the location of existing signage and proposed signage, dimensioned signage setbacks, sidewalks, driveways, and right-of-ways
- Proposed signage graphics (fully dimensioned, scaled drawings, including materials and colors, and night view)
- Perspective renderings (emphasis on pedestrian/automobile scale viewsheds)
- Illustration of the proposed signage that meets Ch. 31, MGO compared to what is being requested.
- Graphic of the proposed signage as it relates to what the Ch. 31, MGO would permit

September 6, 2022

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
Ziegler Site Lot 9 – UDC Informational
KBA Project #2214

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 Ziegler site located at 304 Lakota Way, south of the existing Elderberry Street, west of the future Lakota Lane and north of the existing Paragon Place. The development will consist of one lot of approximately 2.2 acres.

United Financial Group, Inc is proposing a project that includes five 2-story buildings with four townhomes and eight garage stalls each.

This site is not located within Urban Design District, but is a planned Multi-family Residential Building Complex. The proposed design of this building is traditional with a contemporary flare. Proposed materials will include a majority of the exterior being masonry, along with composite siding. The site will be well landscaped, and have access to nearby useful outdoor spaces for the residents, including a swimming pool, outdoor grilling and dining area, a variety of outdoor seating areas and a yard game area. All townhome units will have their own balconies.

We look forward to collaborating with you on this project and welcome your feedback to 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



knothe + bruce
ARCHITECTS

Phone: 7601 University Ave., Ste 201
608.836.3690 Middleton, WI 53562

ISSUED
Issued for UDC Info - September 6, 2022

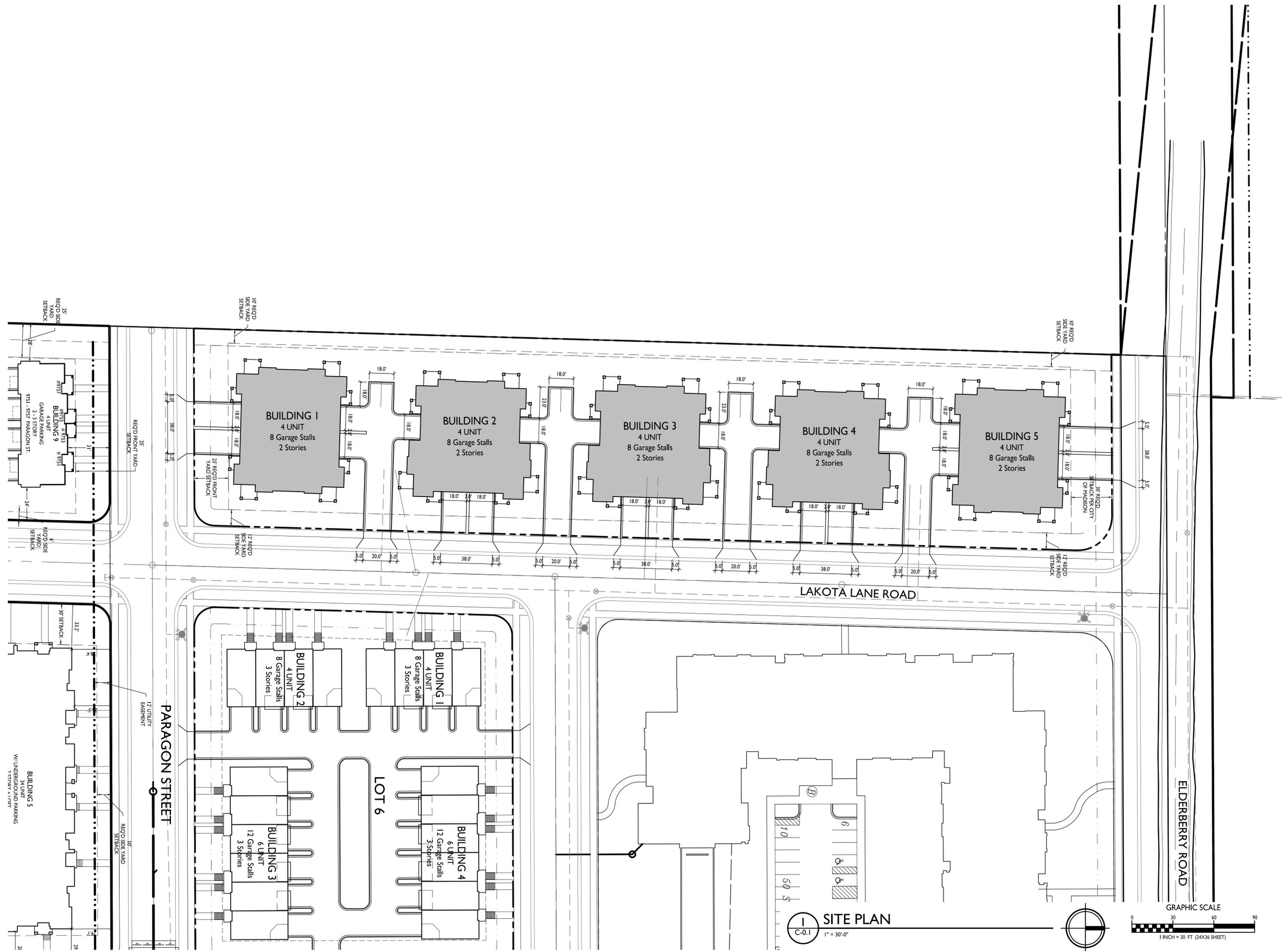
PROJECT TITLE
**Paragon Place at
Bear Claw Way
Ziegler Site - Lot 9**

Lakota Lane Road
Madison, Wisconsin
SHEET TITLE
Site Plan

SHEET NUMBER

C-0.1

PROJECT NO. **2214**
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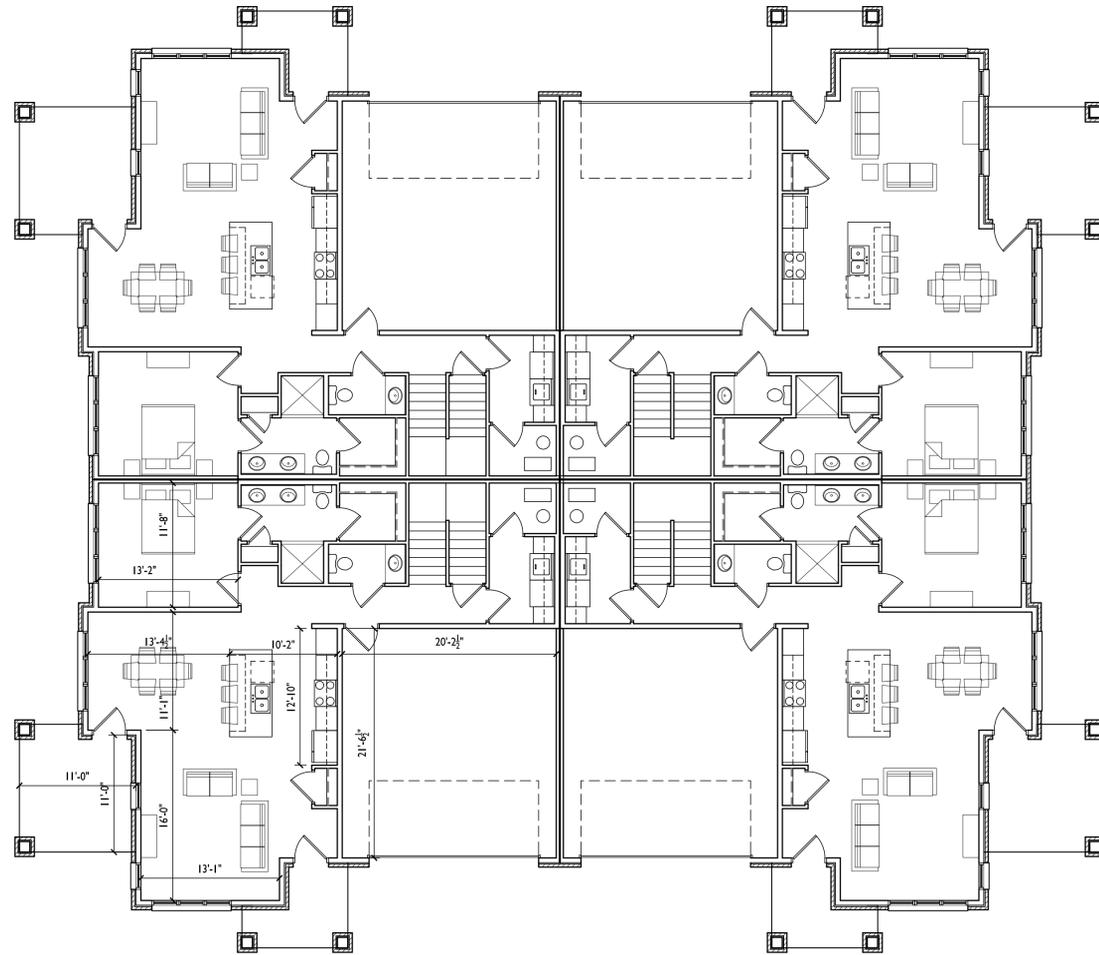
SITE PLAN
1" = 30'-0"



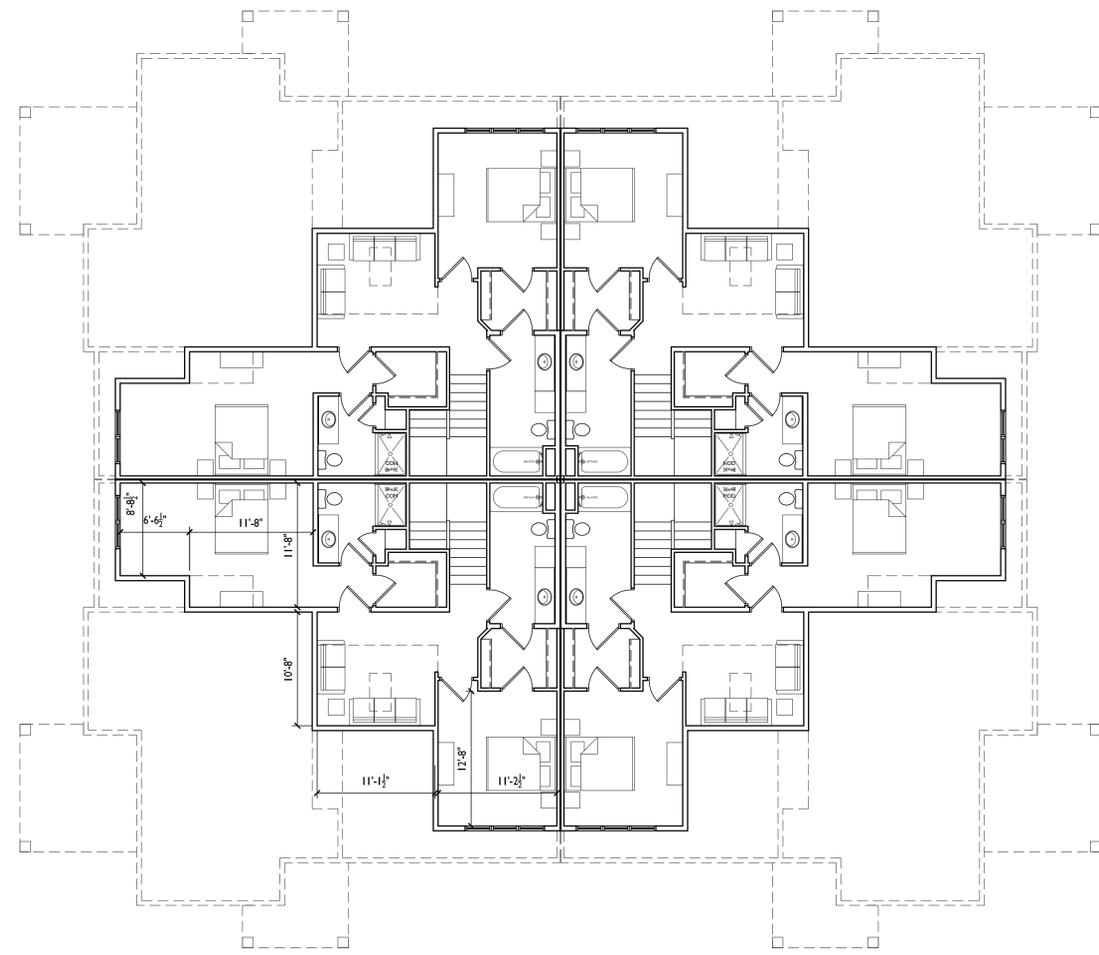


knothe bruce
ARCHITECTS

Phone: 7601 University Ave., Ste 201
608.836.3690 Middleton, WI 53562



1 FIRST FLOOR PLAN
A-1.1 1/8" = 1'-0"



2 SECOND FLOOR PLAN
A-1.1 1/8" = 1'-0"



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PROJECT TITLE
Paragon Place at
Bear Claw Way
Ziegler Site - Lot 9

Lakota Lane Road
Madison, Wisconsin
SHEET TITLE
Building #1 & 5
Floor Plans &
Elevations

SHEET NUMBER

A-1.1

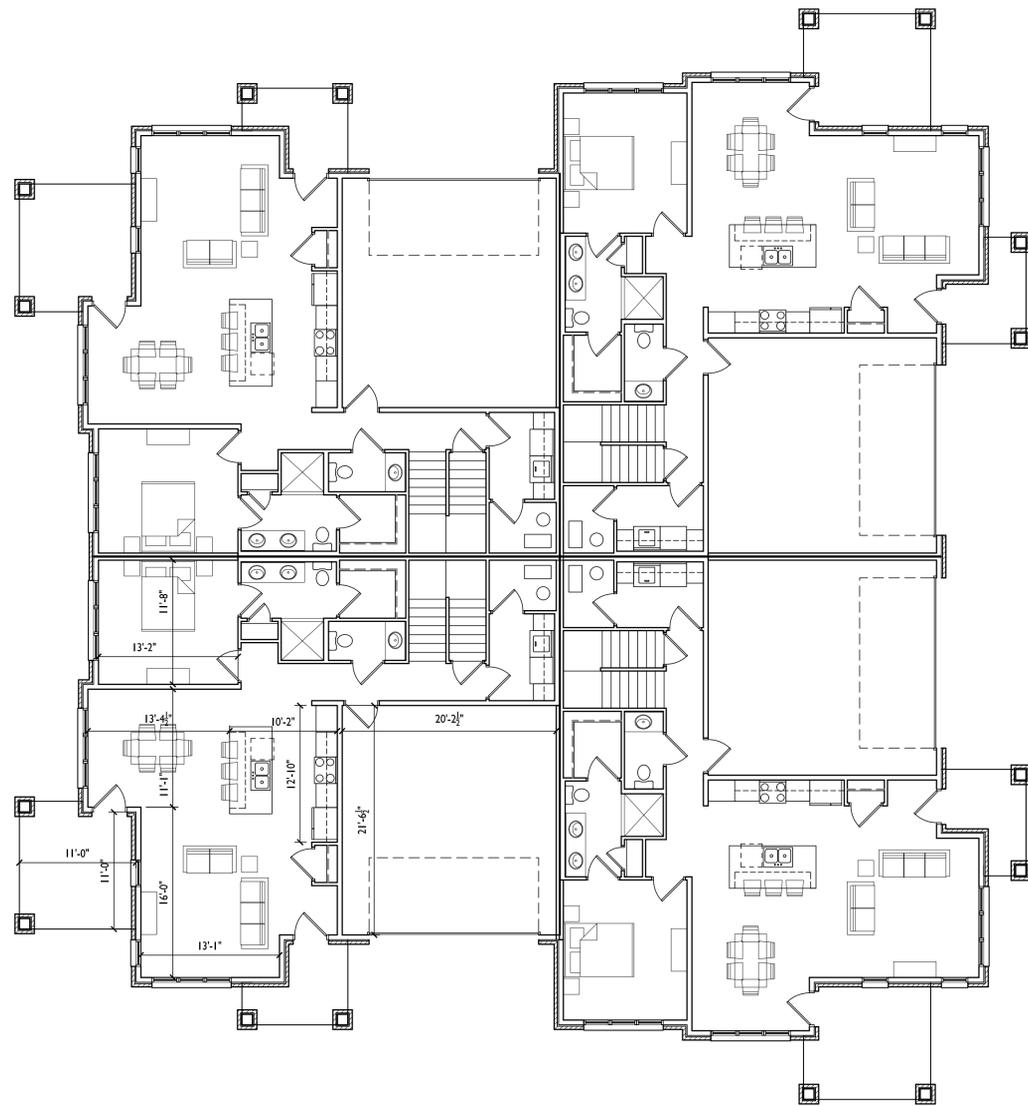
PROJECT NO. 2214

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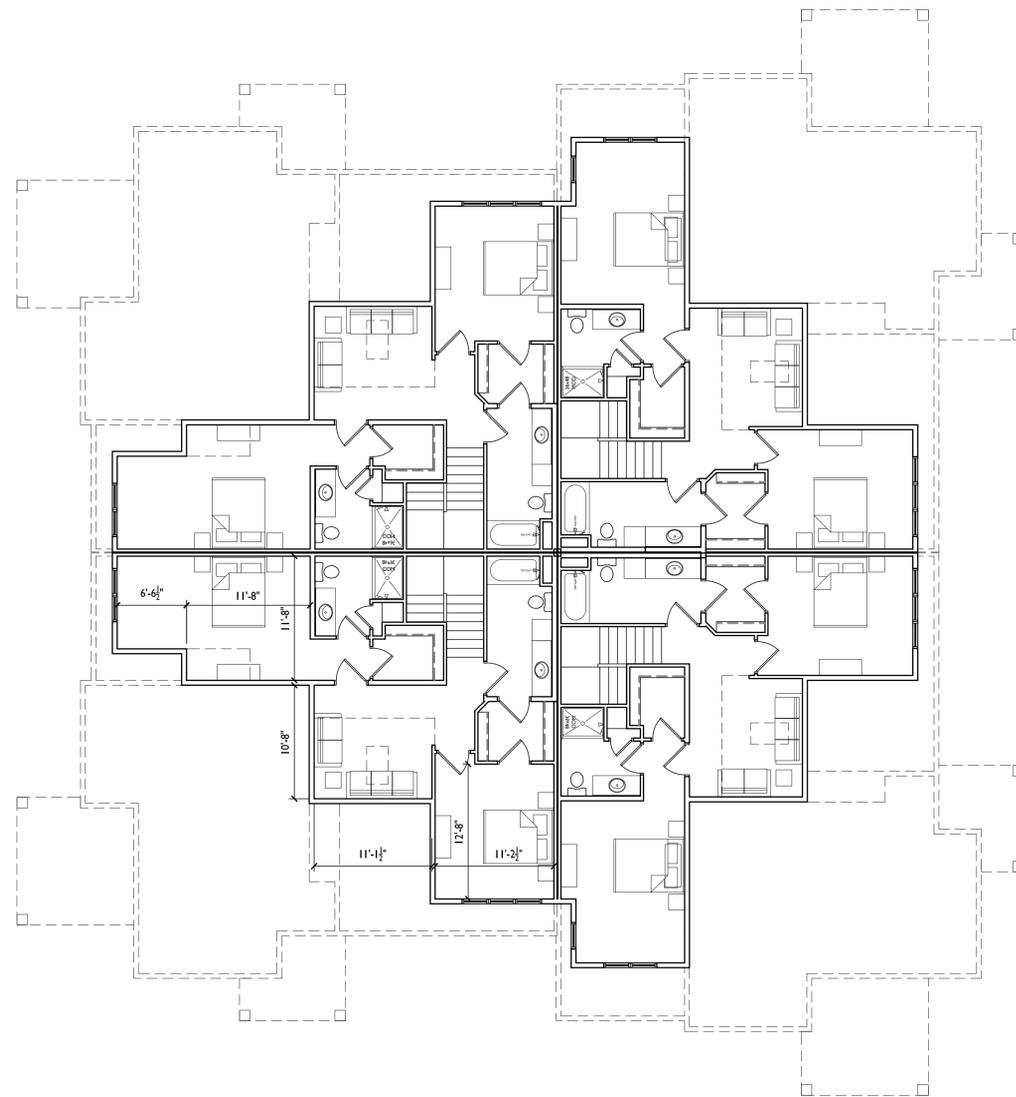


knothe • bruce
ARCHITECTS

Phone: 7601 University Ave., Ste 201
608.836.3690 Middleton, WI 53562



1 FIRST FLOOR PLAN
A-1.2 1/8" = 1'-0"



2 SECOND FLOOR PLAN
A-1.2 1/8" = 1'-0"



ISSUED
Issued for UDC Info - September 6, 2022

PROJECT TITLE
**Paragon Place at
Bear Claw Way
Ziegler Site - Lot 9**

Lakota Lane Road
Madison, Wisconsin
SHEET TITLE
**Building #2, 3 & 4
Floor Plans &
Elevations**

SHEET NUMBER

A-1.2

PROJECT NO. **2214**

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knothe & bruce
ARCHITECTS

Phone: 7601 University Ave. #201
608.836.3690 Middleton, WI 53562

NOT FOR CONSTRUCTION



1 ELEVATION - NORTH
A201 1/8" = 1'-0"



3 ELEVATION - EAST
A201 1/8" = 1'-0"



2 ELEVATION - SOUTH
A201 1/8" = 1'-0"



4 ELEVATION - WEST
A201 1/8" = 1'-0"

ISSUED
Issued for UDC Info - September 6, 2022

PROJECT TITLE
Paragon Place at
Bear Claw Way
Ziegler Site - Lot 9
BLDG #1 & 5

Lakota Lane Road
Madison, Wisconsin
SHEET TITLE

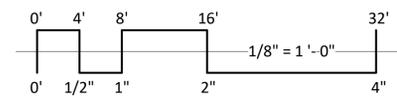
EXTERIOR
ELEVATIONS

SHEET NUMBER

A201
PROJECT NUMBER 2214

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EXTERIOR MATERIAL SCHEDULE		
BUILDING ELEMENT	MANUFACTURER	COLOR
(#1) - BRICK VENEER	INTERSTATE BRICK	MOCHA
(#2) - BRICK VENEER	INTERSTATE BRICK	ASH
(#3) - COMPOSITE SIDING	JAMES HARDIE	PEARL GRAY
COMPOSITE TRIM	JAMES HARDIE	MATCH ADJ. SIDING COLOR
(#4) - CAST STONE BANDS & SILLS	ROCKCAST	CRYSTAL WHITE
(#5) - COMPOSITE WINDOWS	ANDERSEN 100	BLACK
(#6) - ALUM. STOREFRONT	N/A	BLACK
(#7) - INSULATED METAL DOORS/FRAMES	N/A	BLACK
CANOPY & BAY SOFFITS	TBD	COLOR TO MATCH ADJ. TRIM/SIDING
(#8) - TENSION ROD DECK ASSEMBLY	N/A	BLACK
(#9) - RAILINGS & HANDRAILS	SUPERIOR	BLACK
TREATED-EXPOSED DECK BEAMS	N/A	BROWN TREATED





1 COLORED ELEVATION - NORTH
 A202 1/8" = 1'-0"



3 COLORED ELEVATION - EAST
 A202 1/8" = 1'-0"



2 COLORED ELEVATION - SOUTH
 A202 1/8" = 1'-0"



4 COLORED ELEVATION - WEST
 A202 1/8" = 1'-0"

NOT FOR CONSTRUCTION

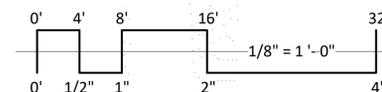
ISSUED
 Issued for UDC info - September 6, 2022

PROJECT TITLE
**Paragon Place at
 Bear Claw Way
 Ziegler Site - Lot 9
 BLDG #1 & #5**

Lakota Lane Road
 Madison, Wisconsin
 SHEET TITLE
**EXTERIOR
 ELEVATIONS -
 COLORED**

SHEET NUMBER
A202
 PROJECT NUMBER **2214**

EXTERIOR MATERIAL SCHEDULE		
BUILDING ELEMENT	MANUFACTURER	COLOR
(#1) - BRICK VENEER	INTERSTATE BRICK	MOCHA
(#2) - BRICK VENEER	INTERSTATE BRICK	ASH
(#3) - COMPOSITE SIDING	JAMES HARDIE	PEARL GRAY
COMPOSITE TRIM	JAMES HARDIE	MATCH ADJ. SIDING COLOR
(#4) - CAST STONE BANDS & SILLS	ROCKCAST	CRYSTAL WHITE
(#5) - COMPOSITE WINDOWS	ANDERSEN 100	BLACK
(#6) - ALUM. STOREFRONT	N/A	BLACK
(#7) - INSULATED METAL DOORS/FRAMES	N/A	BLACK
CANOPY & BAY SOFFITS	TBD	COLOR TO MATCH ADJ. TRIM/SIDING
(#8) - TENSION ROD DECK ASSEMBLY	N/A	BLACK
(#9) - RAILINGS & HANDRAILS	SUPERIOR	BLACK
TREATED-EXPOSED DECK BEAMS	N/A	BROWN TREATED



NOT FOR CONSTRUCTION



1 ELEVATION - NORTH
 A201 1/8" = 1'-0"



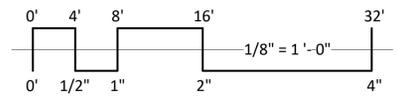
3 ELEVATION - EAST
 A201 1/8" = 1'-0"



2 ELEVATION - SOUTH
 A201 1/8" = 1'-0"



4 ELEVATION - WEST
 A201 1/8" = 1'-0"



EXTERIOR MATERIAL SCHEDULE		
BUILDING ELEMENT	MANUFACTURER	COLOR
(#1) - BRICK VENEER	INTERSTATE BRICK	WALNUT
(#2) - BRICK VENEER	INTERSTATE BRICK	PEWTER
(#3) - COMPOSITE SIDING	JAMES HARDIE	PEARL GRAY
COMPOSITE TRIM	JAMES HARDIE	MATCH ADJ. SIDING COLOR
(#4) - CAST STONE BANDS & SILLS	ROCKCAST	CRYSTAL WHITE
(#5) - COMPOSITE WINDOWS	ANDERSEN 100	BLACK
(#6) - ALUM. STOREFRONT	N/A	BLACK
(#7) - INSULATED METAL DOORS/FRAMES	N/A	BLACK
CANOPY & BAY SOFFITS	TBD	COLOR TO MATCH ADJ. TRIM/SIDING
(#8) - TENSION ROD DECK ASSEMBLY	N/A	BLACK
(#9) - RAILINGS & HANDRAILS	SUPERIOR	BLACK
TREATED-EXPOSED DECK BEAMS	N/A	BROWN TREATED

ISSUED
 Issued for UDC Info - September 6, 2022

PROJECT TITLE
**Paragon Place at
 Bear Claw Way
 Ziegler Site - Lot 9
 BLDG #2, #3, #4**

Lakota Lane Road
 Madison, Wisconsin
 SHEET TITLE

**EXTERIOR
 ELEVATIONS**

SHEET NUMBER

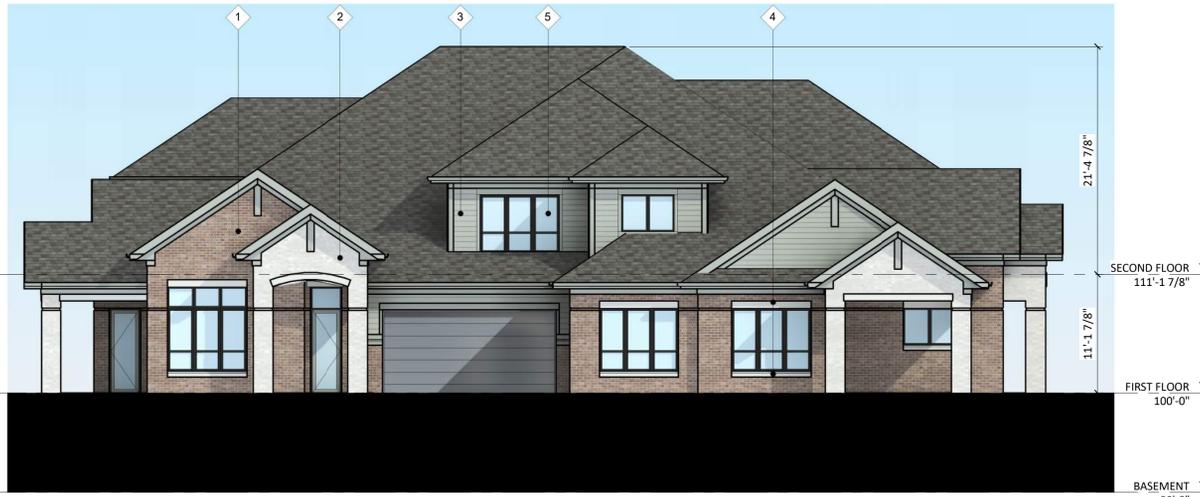
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 PROJECT NUMBER 2214



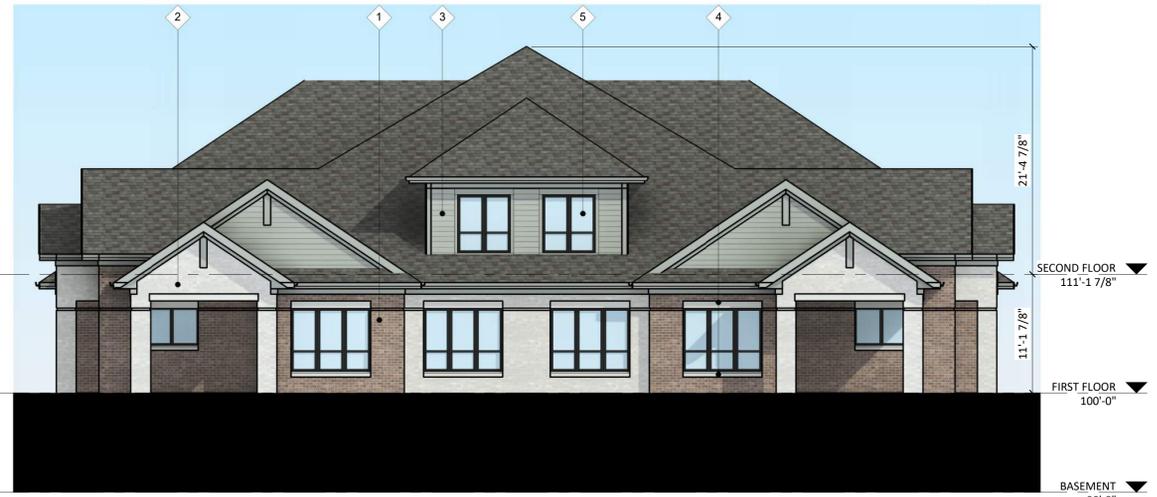
1 COLORED ELEVATION - NORTH
 A202 1/8" = 1'-0"



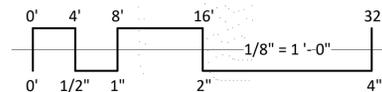
2 COLORED ELEVATION - EAST
 A202 1/8" = 1'-0"



3 COLORED ELEVATION - SOUTH
 A202 1/8" = 1'-0"



4 COLORED ELEVATION - WEST
 A202 1/8" = 1'-0"



EXTERIOR MATERIAL SCHEDULE		
BUILDING ELEMENT	MANUFACTURER	COLOR
(#1) - BRICK VENEER	INTERSTATE BRICK	WALNUT
(#2) - BRICK VENEER	INTERSTATE BRICK	PEWTER
(#3) - COMPOSITE SIDING	JAMES HARDIE	PEARL GRAY
COMPOSITE TRIM	JAMES HARDIE	MATCH ADJ. SIDING COLOR
(#4) - CAST STONE BANDS & SILLS	ROCKCAST	CRYSTAL WHITE
(#5) - COMPOSITE WINDOWS	ANDERSEN 100	BLACK
(#6) - ALUM. STOREFRONT	N/A	BLACK
(#7) - INSULATED METAL DOORS/FRAMES	N/A	BLACK
CANOPY & BAY SOFFITS	TBD	COLOR TO MATCH ADJ. TRIM/SIDING
(#8) - TENSION ROD DECK ASSEMBLY	N/A	BLACK
(#9) - RAILINGS & HANDRAILS	SUPERIOR	BLACK
TREATED-EXPOSED DECK BEAMS	N/A	BROWN TREATED

NOT FOR CONSTRUCTION

ISSUED
 Issued for UDC info - September 6, 2022

PROJECT TITLE
**Paragon Place at
 Bear Claw Way
 Ziegler Site - Lot 9
 BLDG #2, #3, #4**

Lakota Lane Road
 Madison, Wisconsin
 SHEET TITLE

**EXTERIOR
 ELEVATIONS -
 COLORED**

SHEET NUMBER

A202

PROJECT NUMBER **2214**



BLDG #3 LOOKING WEST





BLDG #4 LOOKING SOUTH-WEST





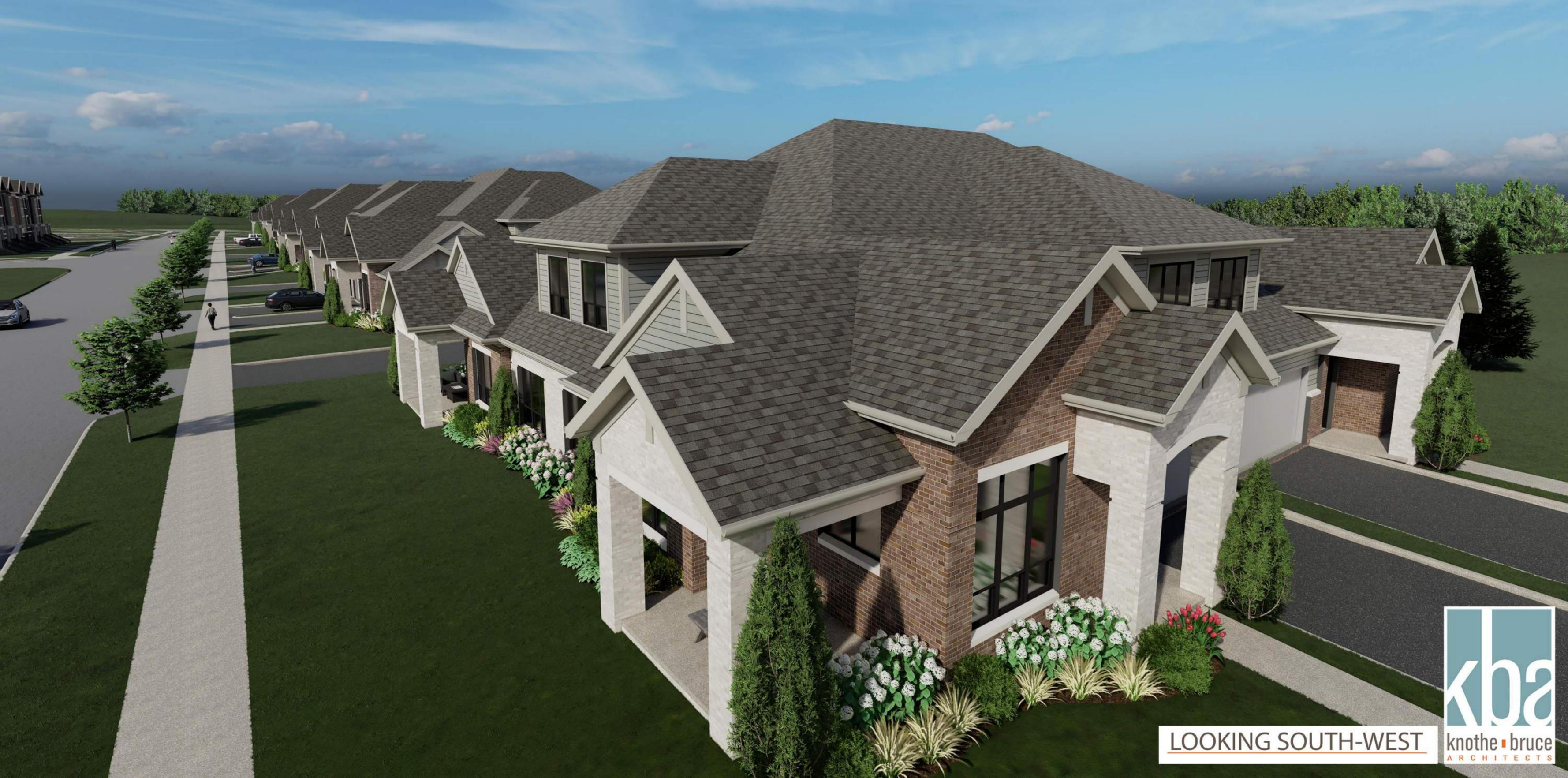
BLDG #1 LOOKING SOUTH-EAST





BLDG #4 LOOKING SOUTH-WEST





LOOKING SOUTH-WEST





BLDG #1 LOOKING NORTH-WEST





BLDG #3 LOOKING NORTH-EAST





BLDG #1 LOOKING NORTH-EAST





LOOKING SOUTH-WEST





BLDG #1-3 LOOKING WEST

