

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 _____

Received by _____

Aldermanic District 11/29/21

11:59 a.m.

RECEIVED

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: 700 & 740 Regent St, Madison, WI

Title: Trinitas Project

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

UDC meeting date requested 12/20/2021

- 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 Linda Irving
Street address 159 N Sangamon Dr, Suite 200
Telephone 704-962-0654

Company Trinitas Development LLC
City/State/Zip Chicago IL 60607
Email lirving@trinitas.ventures

Project contact person Chris Sachse
Street address 209 S LaSalle St, Suite 920
Telephone 773-603-2348

Company BKV Group
City/State/Zip Chicago IL 60604
Email csachse@bkvgroup.com

Property owner (if not applicant) 700 Regent Street Associates c/o: The Alexander Company
Street address 2450 Rimrock Rd, Suite 100
Telephone 608-258-5580

City/State/Zip Madison, WI 53713
Email jma@alexandercompany.com

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.

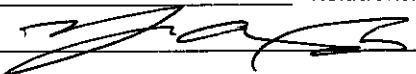
Both the paper copies and electronic copies must be submitted prior to the application deadline before an application will be scheduled for a UDC meeting. Late materials will not be accepted. A completed application form is required for each UDC appearance.

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 Colin Punt on Thursday, 11th November, 2021.
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 Trinitas Ventures Relationship to property Developer
 Authorizing signature of property owner  Date 11/23/21

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.**

URBAN DESIGN DEVELOPMENT PLANS CHECKLIST

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



TRINITAS

201 Main Street, Suite 1000
Lafayette, IN 47901
phone: (765) 807-2737
fax: (765) 464-2804

November 24, 2021

City of Madison Planning Division
Attn: Heather Stouder & Colin Punt
Madison Municipal Building
215 Martin Luther King, Jr. Blvd.
Madison, WI 53701-2985

Re: Application for an informational presentation at the Urban Design Commission

Dear Heather & Colin:

Trinitas Development, LLC is pleased to submit this application for an informational presentation at the Urban Design Commission in advance of a Land Use Application for amendment to an existing PUD at 740 / 700 Regent Street. This new residential development is intended to build upon the precedent set by the adjacent Hilton Garden Inn by increasing the energy and density on an undeveloped parcel. The building will further activate the bikeway and campus corridor while providing upscale apartment residences and amenities.

The development will include 363 apartments, resident club lounge, fitness center, multiple elevated outdoor landscaped terraces and a rooftop pool. It will also include an embedded parking structure that will provide approximately 322 parking spaces to be shared by the residents and office tenants of 740 / 700 Regent Street. The apartment property will be professionally staffed, operated, and managed at the local level with an on-site management office.

Primary improvements to the project site include:

- Dynamic focal point resident lobby, offices and amenities oriented toward the bikeway.
- Adjacent city-owned land will be enhanced with layered landscaping, lawns, pedestrian level lighting, and seating for the residents and general public. The new landscaping will tie into the previously improved land flanking the Hilton Garden Inn
- Modern exterior materials and palette compatible with the surrounding buildings.
- "Four-sided design" – all elevations are considered equally given that they are equally visible to the surroundings
- Elevated terraces with enhanced lighting and landscaping on 3 different levels, including a long northern terrace that will directly relate to the bikeway.
- Vibrant garage screen graphic to enhance the bikeway experience and visually engage pedestrians.

We are excited about this development and look forward to working with the City of Madison in this process.

Sincerely,
TRINITAS DEVELOPMENT

Linda Irving

Linda Irving
Development Project Executive

Enc: Land Use Application



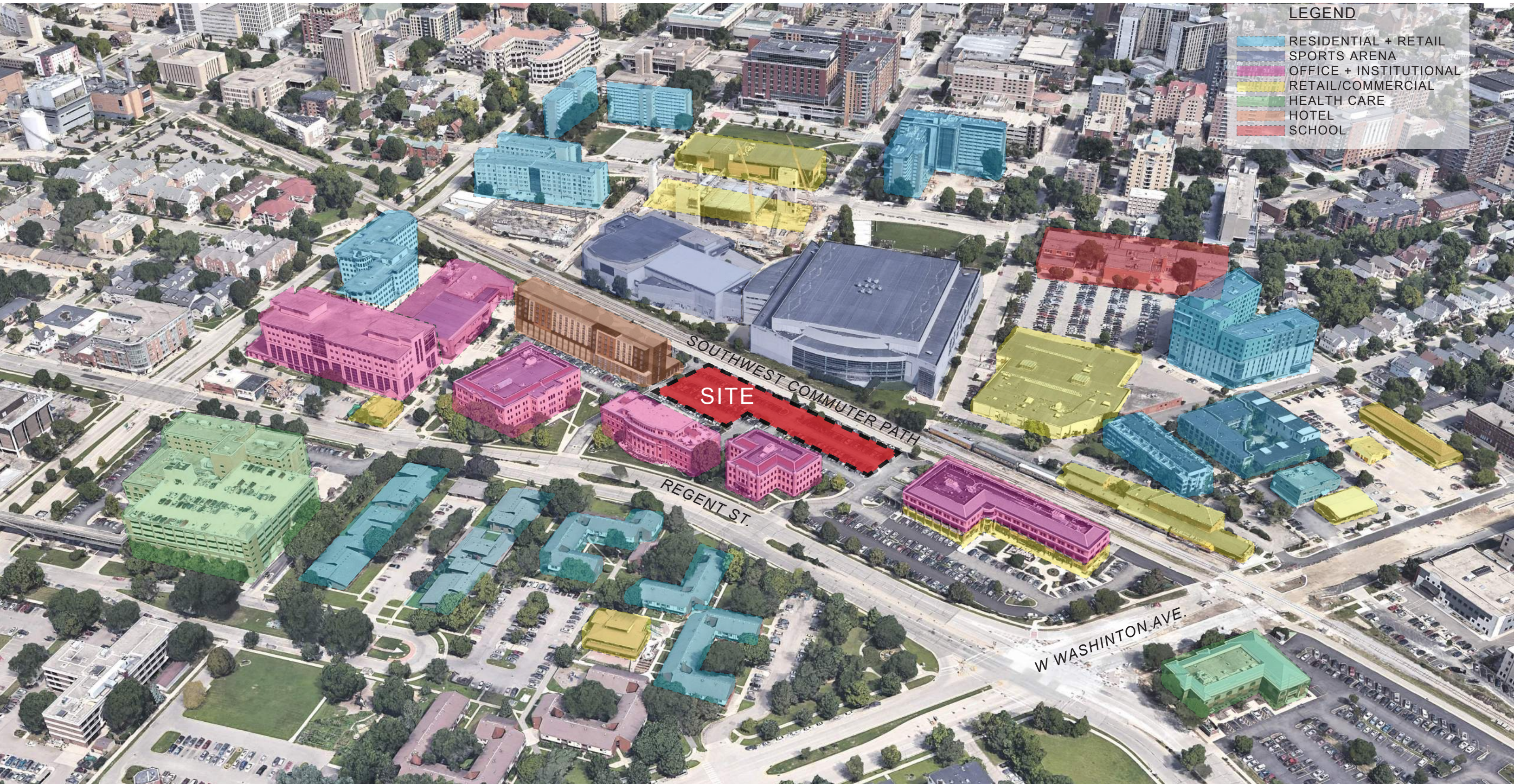
740 Regent St

MADISON, WI

PRELIMINARY CONCEPT DESIGN

NOVEMBER 29TH, 2021

AERIAL VIEW - CONTEXT



LEGEND

- RESIDENTIAL + RETAIL
- SPORTS ARENA
- OFFICE + INSTITUTIONAL
- RETAIL/COMMERCIAL
- HEALTH CARE
- HOTEL
- SCHOOL


SITE PHOTOS



SITE PHOTOS



SITE & TABULATION

 TRINITAS	PROJECT DATE	
	Regent Street, Madison, WI - Universint of Wisconsin	
Land Area:	38,300	SF
	0.88	Acres
Density	390.11	Units per Acre
	773.39	Beds per Acre
BUILDING AREA:		
TOTAL UNIT	343	
TOTAL BED	680	
Residential	313,608	70%
Parking	135,805	30%
TOTAL BUILDING:	449,413	100%
PARKING COUNT		
Garage Parking	328	spaces
Seller needs	-235	spaces
Residential Parking	93	spaces
Bike count	500	spaces
Bike / Total Bed	0.7	spaces / Bed



AERIAL VIEW FROM SOUTH



AERIAL VIEW FROM NORTH



VIEW FROM EAST



VIEW FROM REGENT ST - SITE ENTRY - WEST



DRAFT SIGNAGE
LOCATION

S
I
G
N
A
G
E

DRAFT SIGNAGE
LOCATION

VIEW FROM REGENT ST - SITE ENTRY - EAST



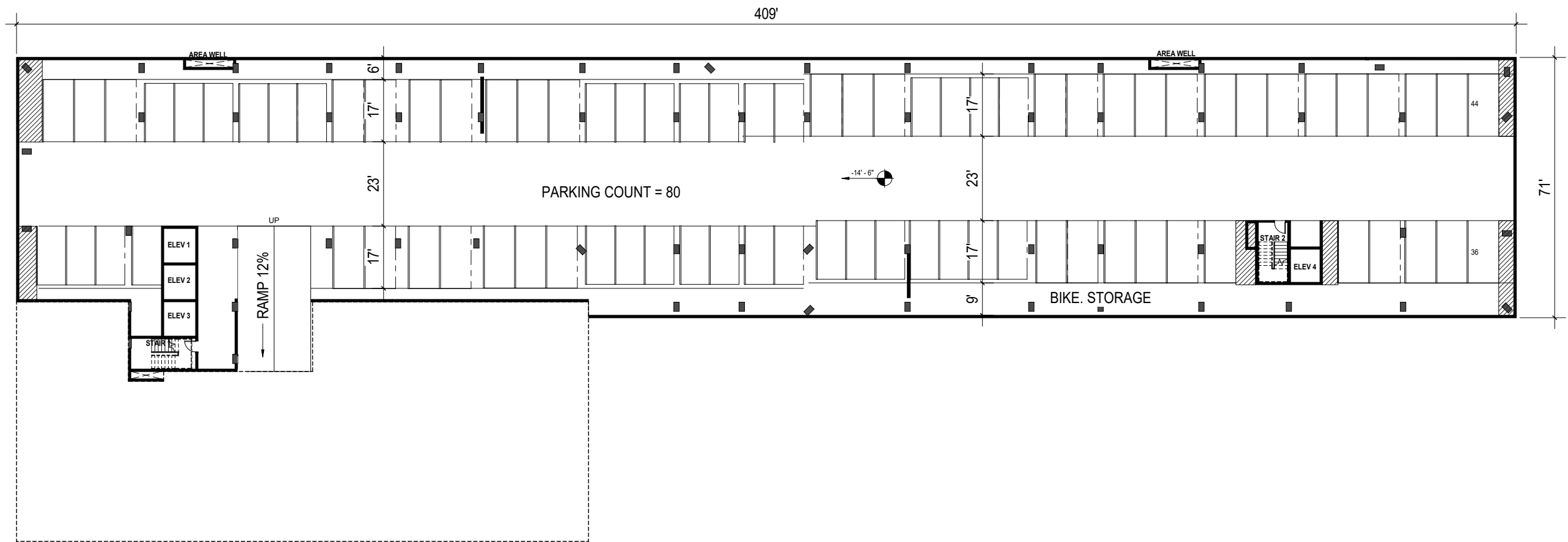
MAIN ENTRY / LOBBY VIEW



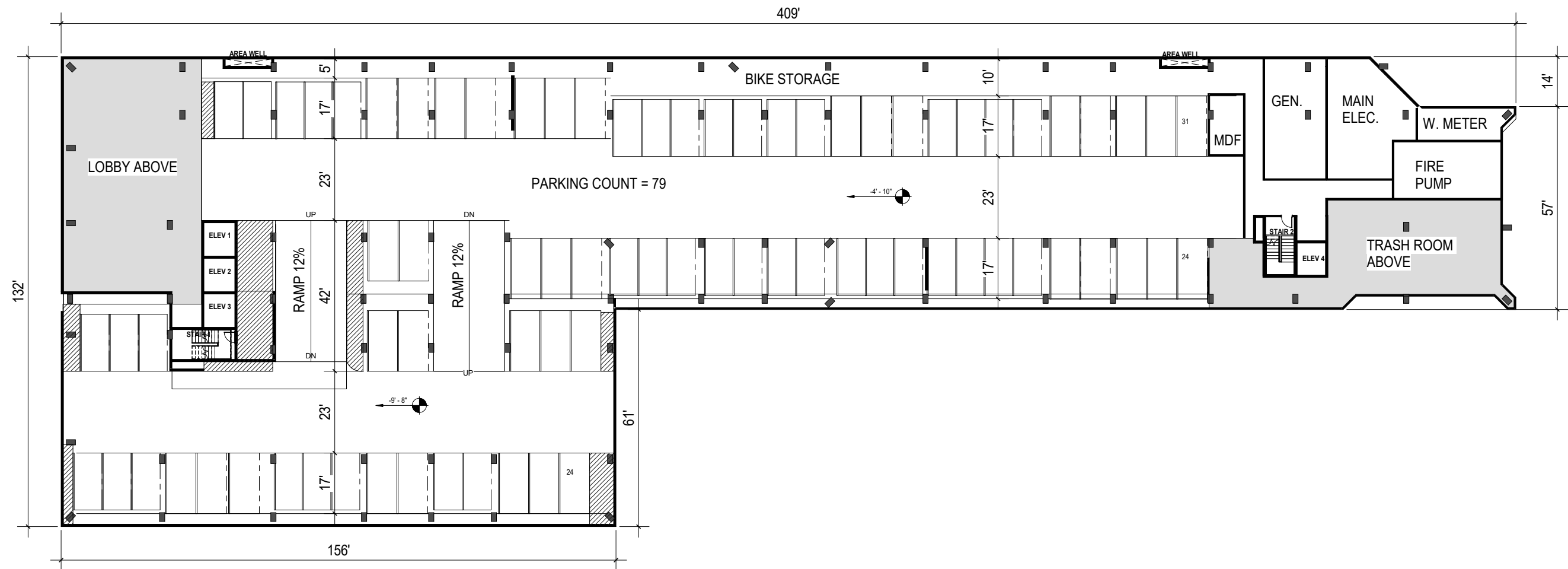
DRAFT GRAPHICS
LOCATION

DRAFT SIGNAGE
LOCATION

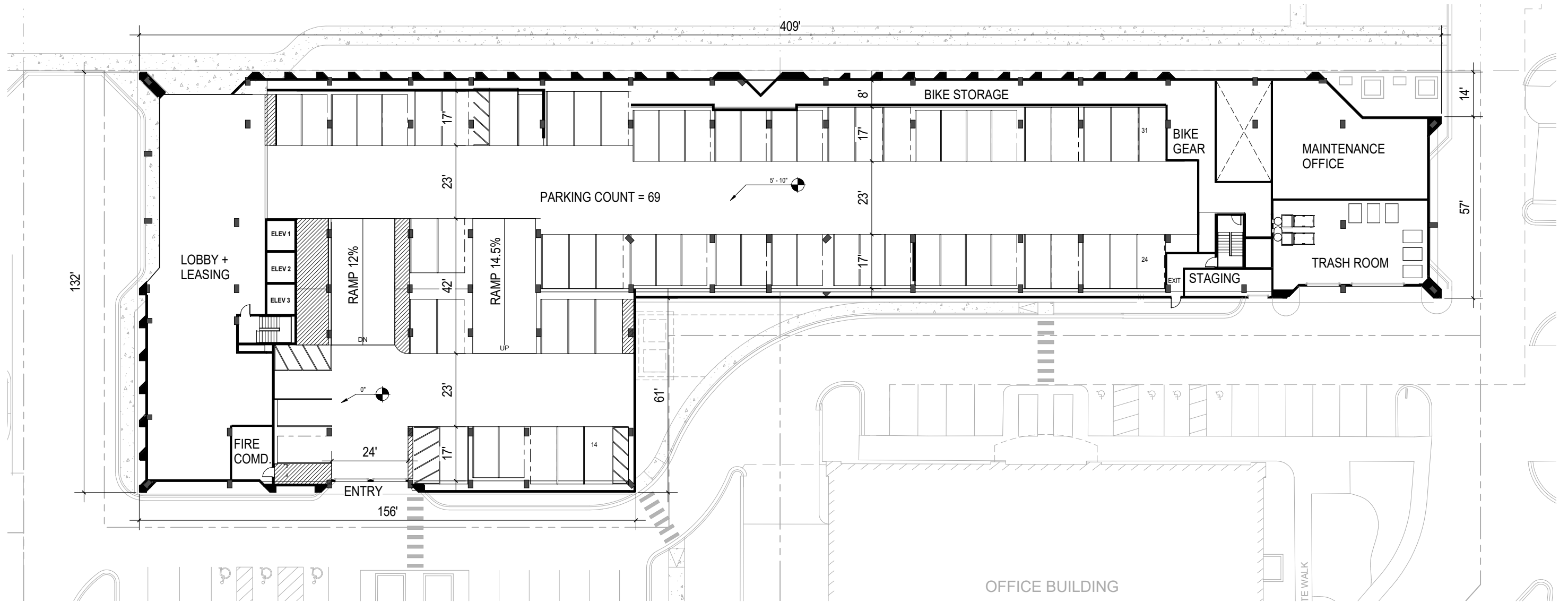
FLOOR PLANS P2



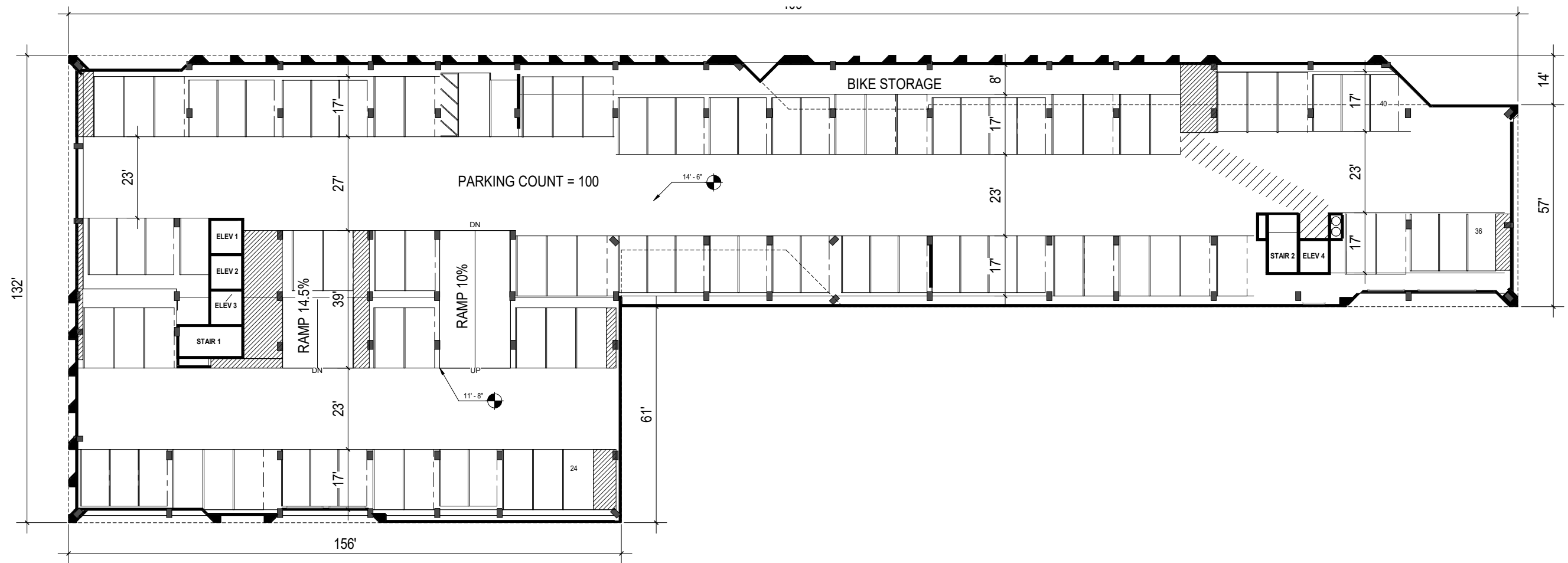
FLOOR PLANS P1



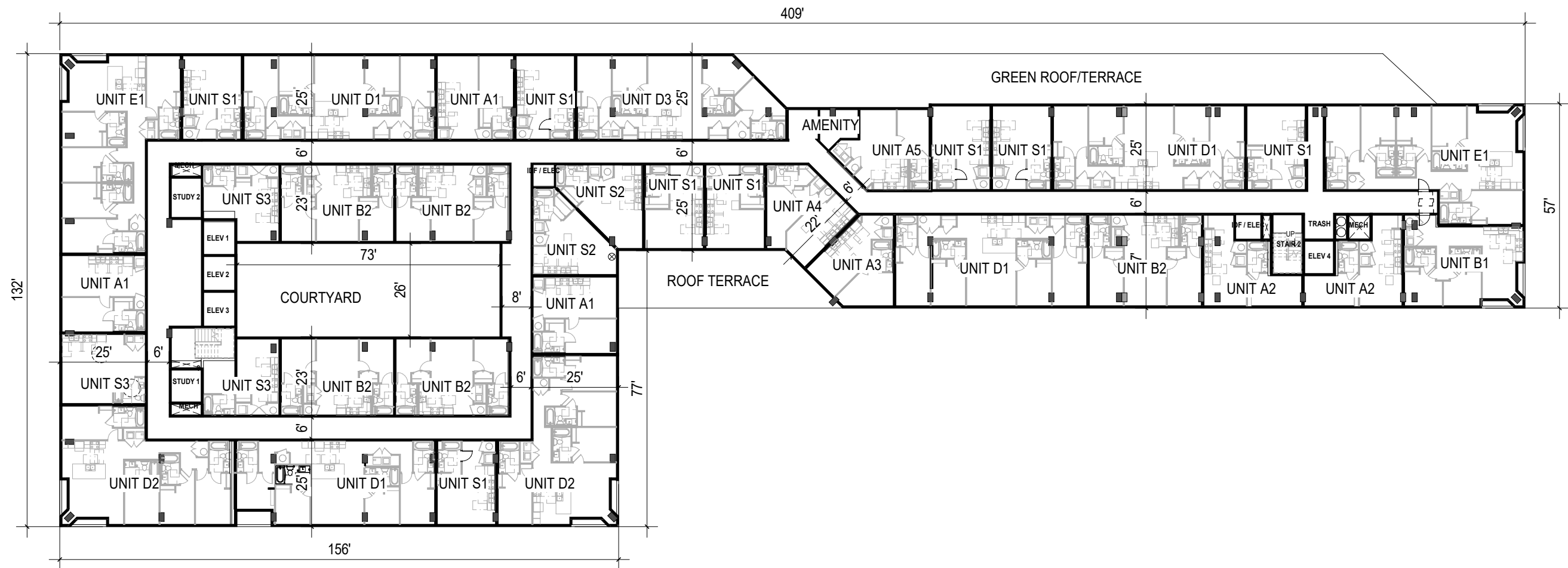
FLOOR PLANS LEVEL 1



FLOOR PLANS LEVEL 2



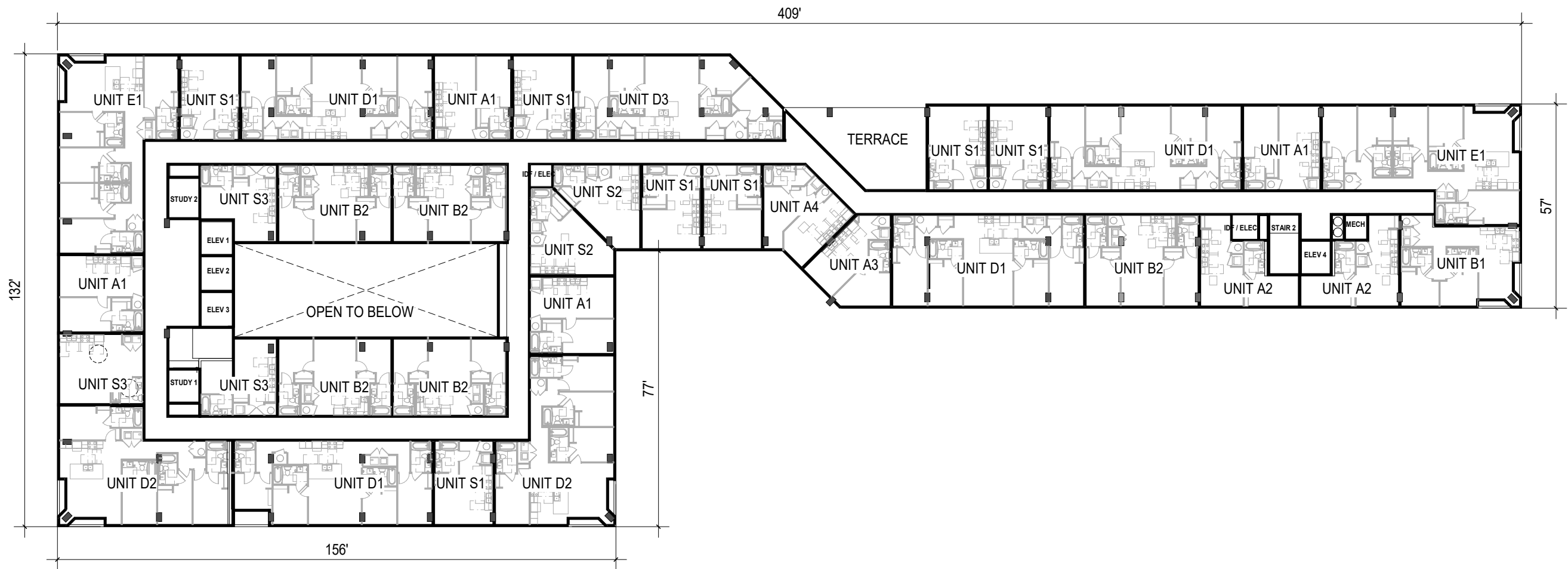
FLOOR PLANS LEVEL 3



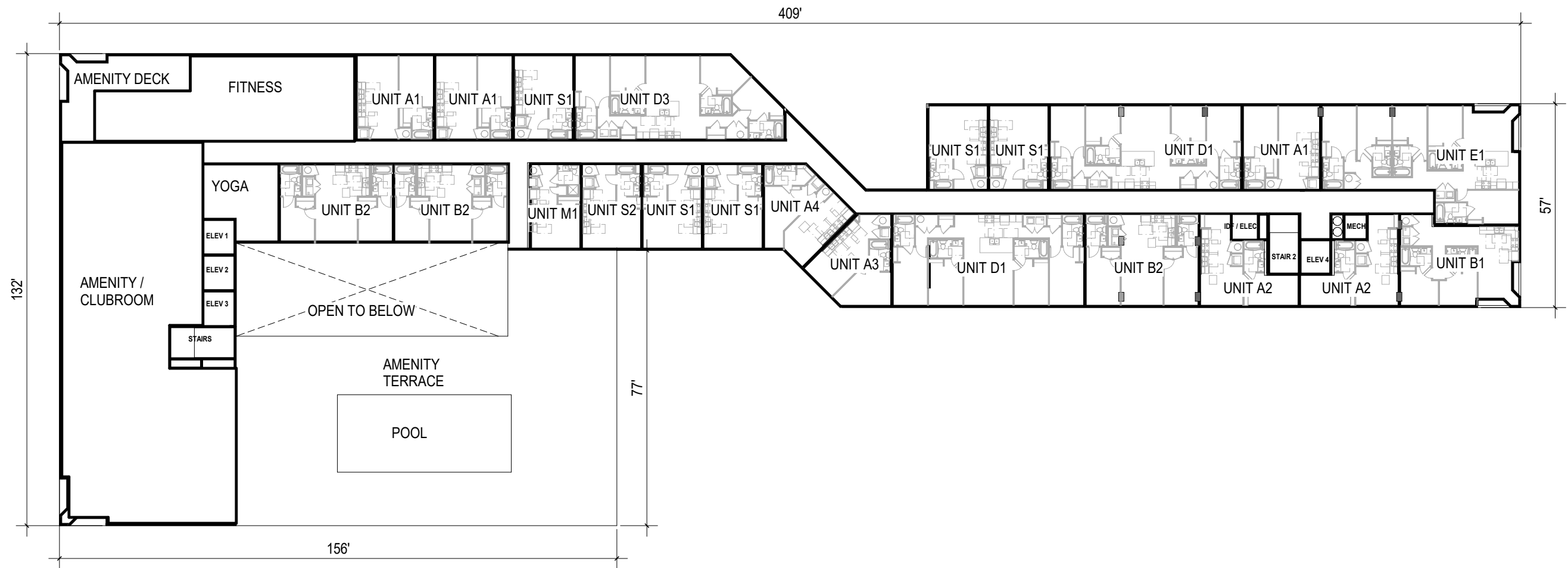
FLOOR PLANS LEVEL 4-8



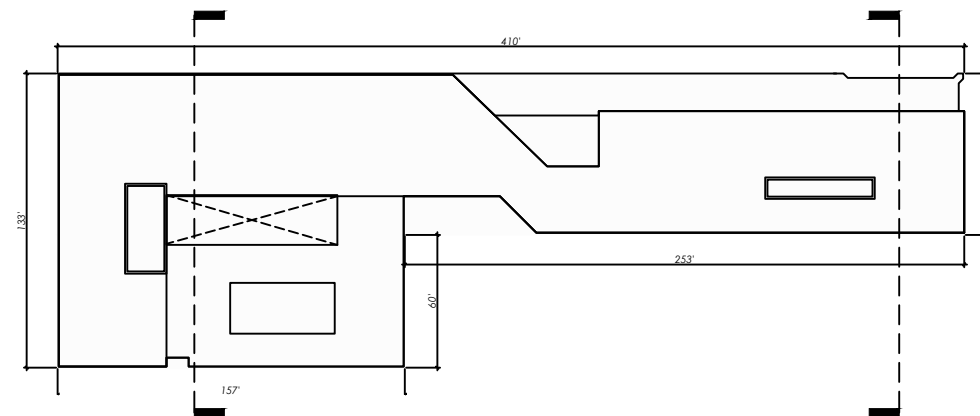
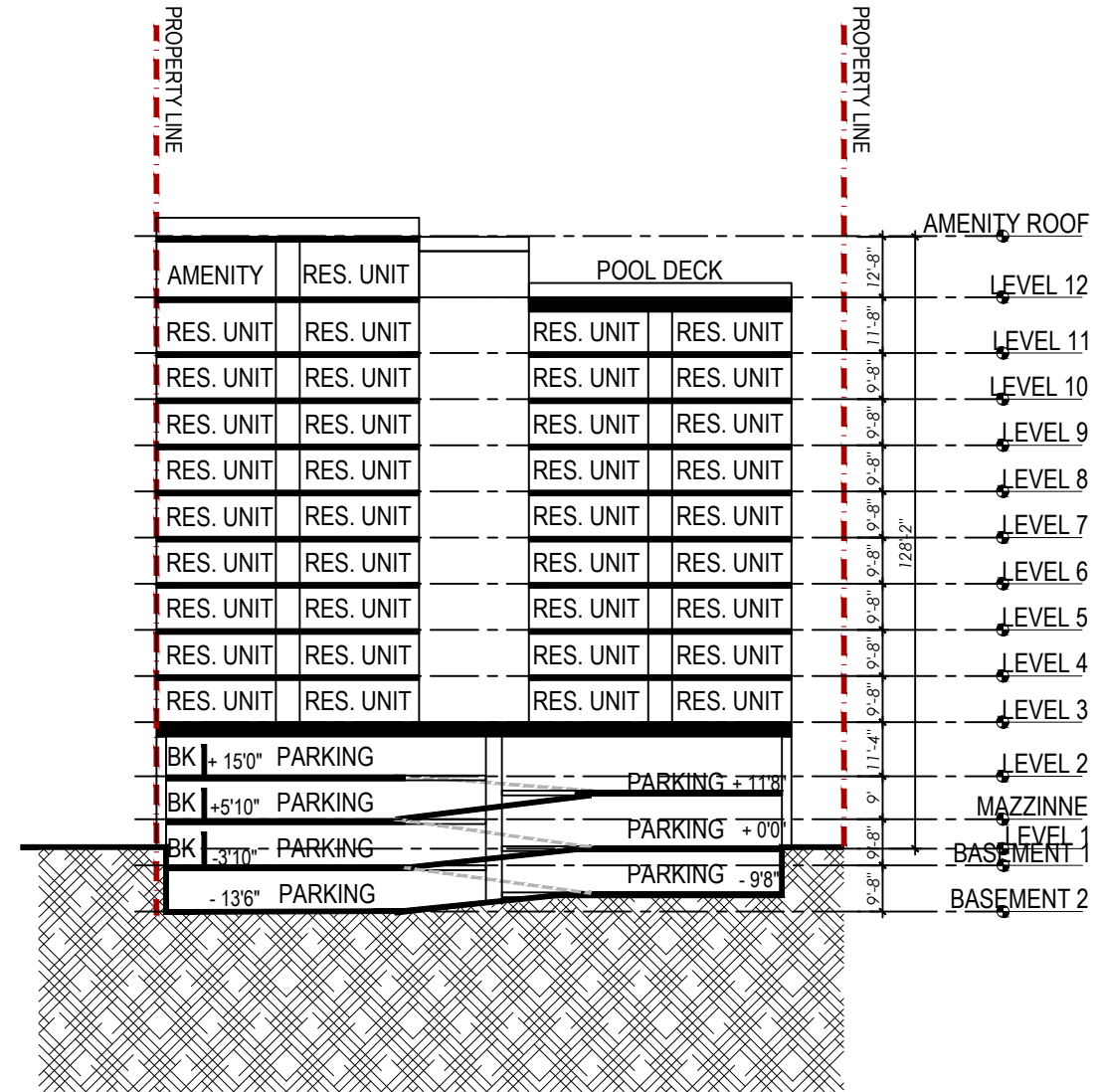
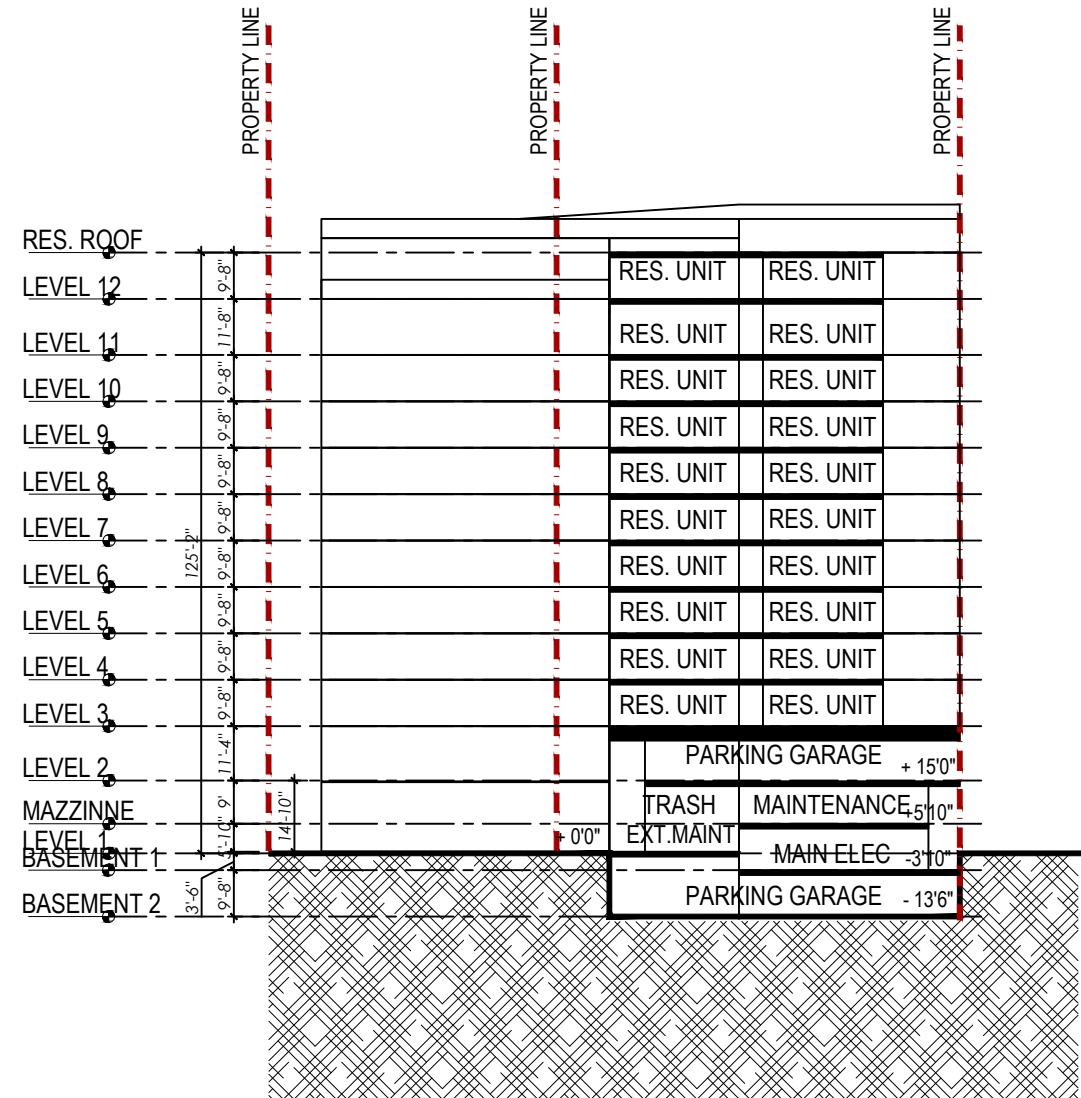
FLOOR PLANS 9-11



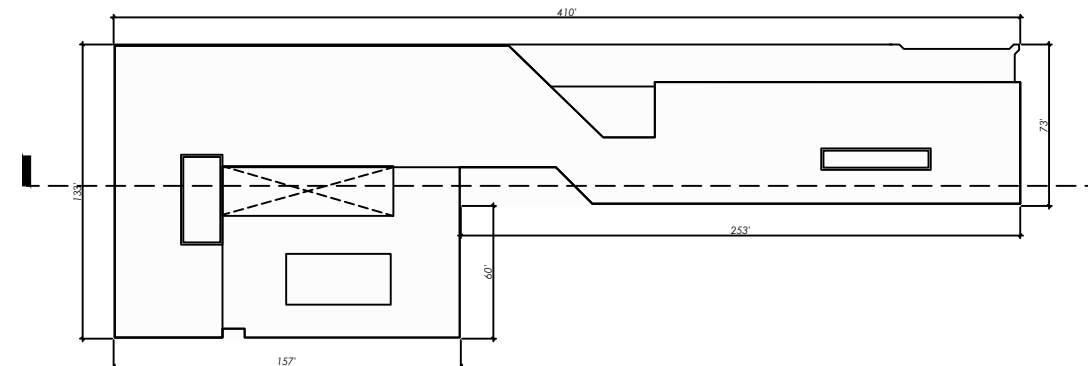
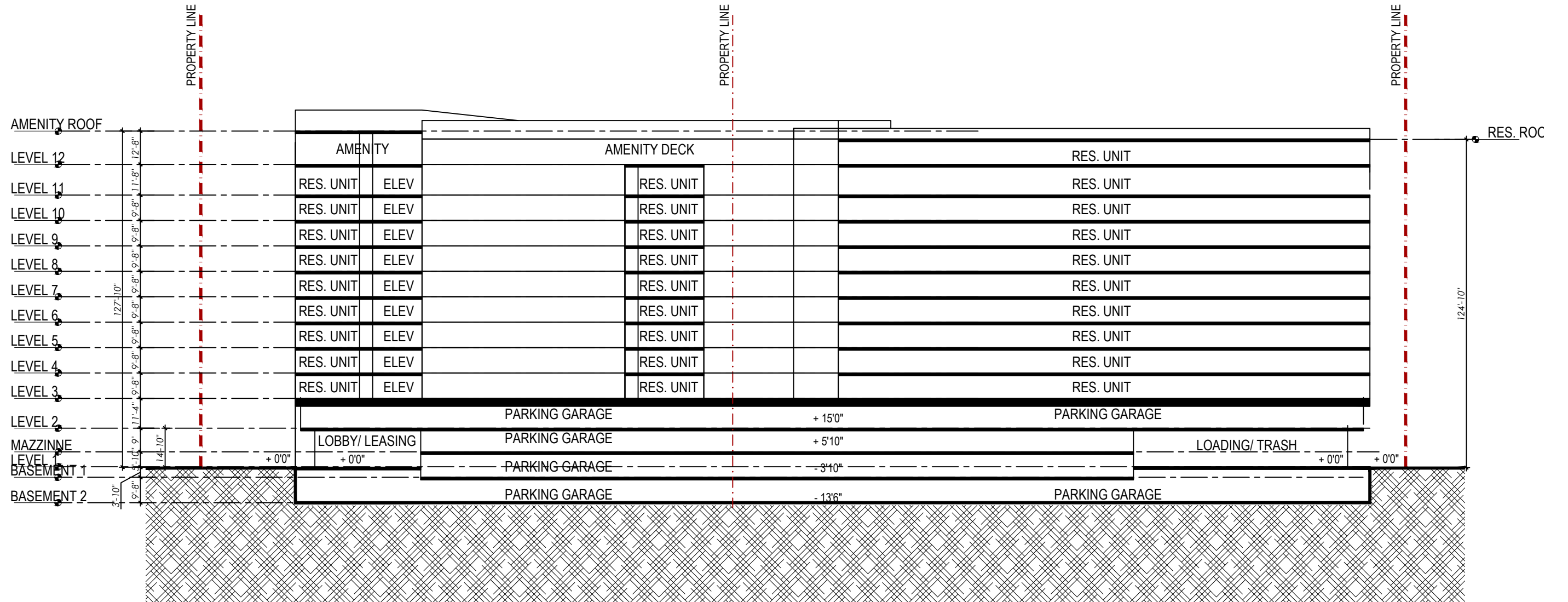
FLOOR PLANS LEVEL 12



BUILDING SECTIONS



BUILDING SECTIONS



ELEVATION - NORTH

FACADE MATERIALS

1. VERTICAL RIBBED METAL PANEL
2. CERACLAD - TYPICAL RECESSED AREA & INSIDE COURTYARD
3. STEEL REINFORCED PVC WINDOW SYSTEM (INTUS WINDOWS)
4. ALUMINUM STOREFRONT (KAWNEER - SSG TYPE)
5. CAST IN PLACE CONCRETE
6. PERFORATED METAL PANEL SCREEN
7. PERFORATED METAL BALCONY RAILING SYSTEM

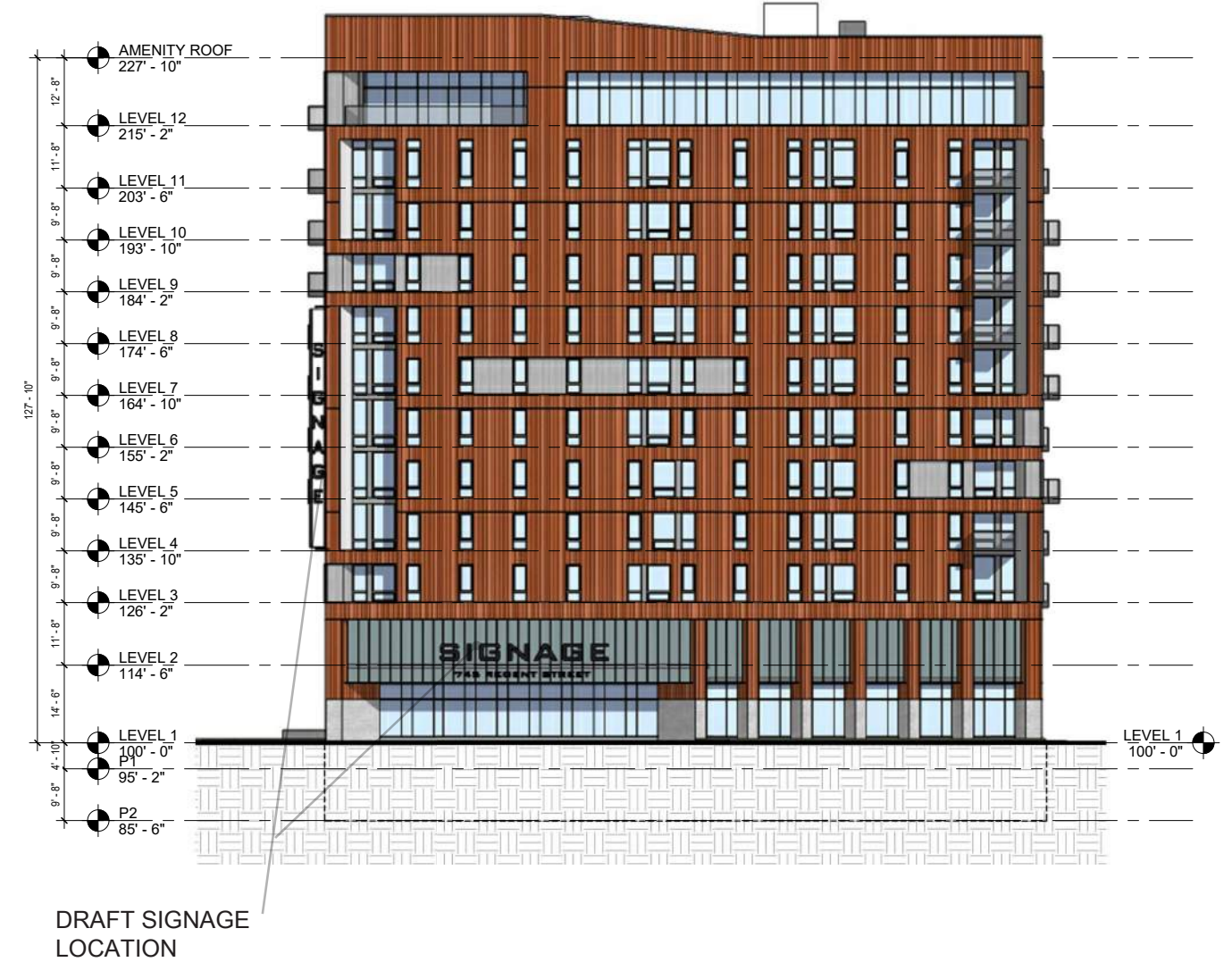


ELEVATIONS - EAST & WEST

FACADE MATERIALS

1. VERTICAL RIBBED METAL PANEL
3. STEEL REINFORCED PVC WINDOW SYSTEM (INTUS WINDOWS)
5. CAST IN PLACE CONCRETE
7. PERFORATED METAL BALCONY RAILING SYSTEM

2. CERACLAD - TYPICAL RECESSED AREA & INSIDE COURTYARD
4. ALUMINUM STOREFRONT (KAWNEER - SSG TYPE)
6. PERFORATED METAL PANEL SCREEN



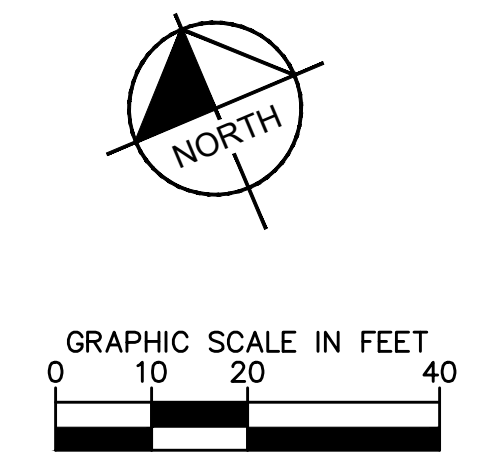
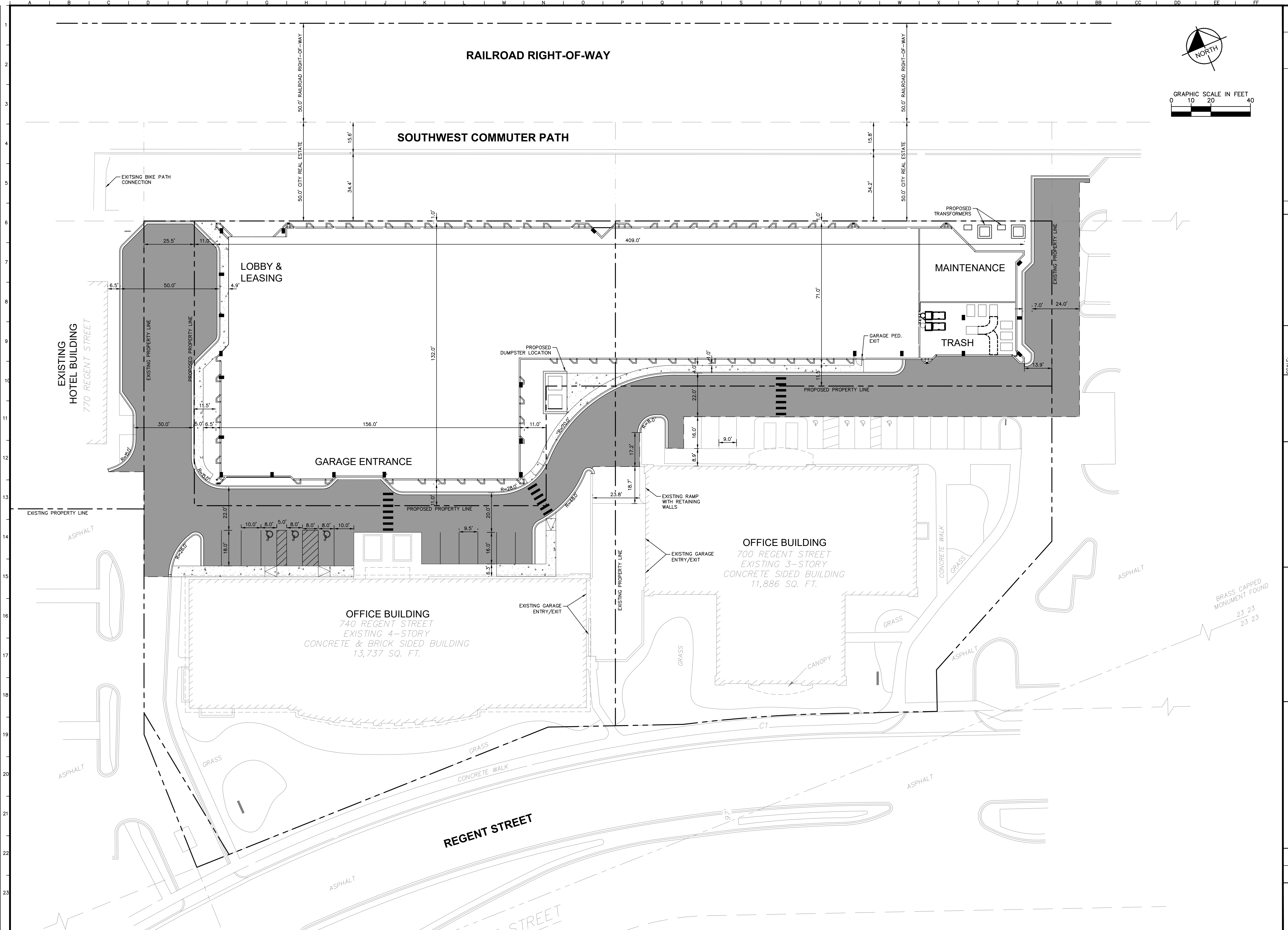
ELEVATION - SOUTH

FACADE MATERIALS

1. VERTICAL RIBBED METAL PANEL
2. CERACLAD - TYPICAL RECESSED AREA & INSIDE COURTYARD
3. STEEL REINFORCED PVC WINDOW SYSTEM (INTUS WINDOWS)
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7. PERFORATED METAL BALCONY RAILING SYSTEM



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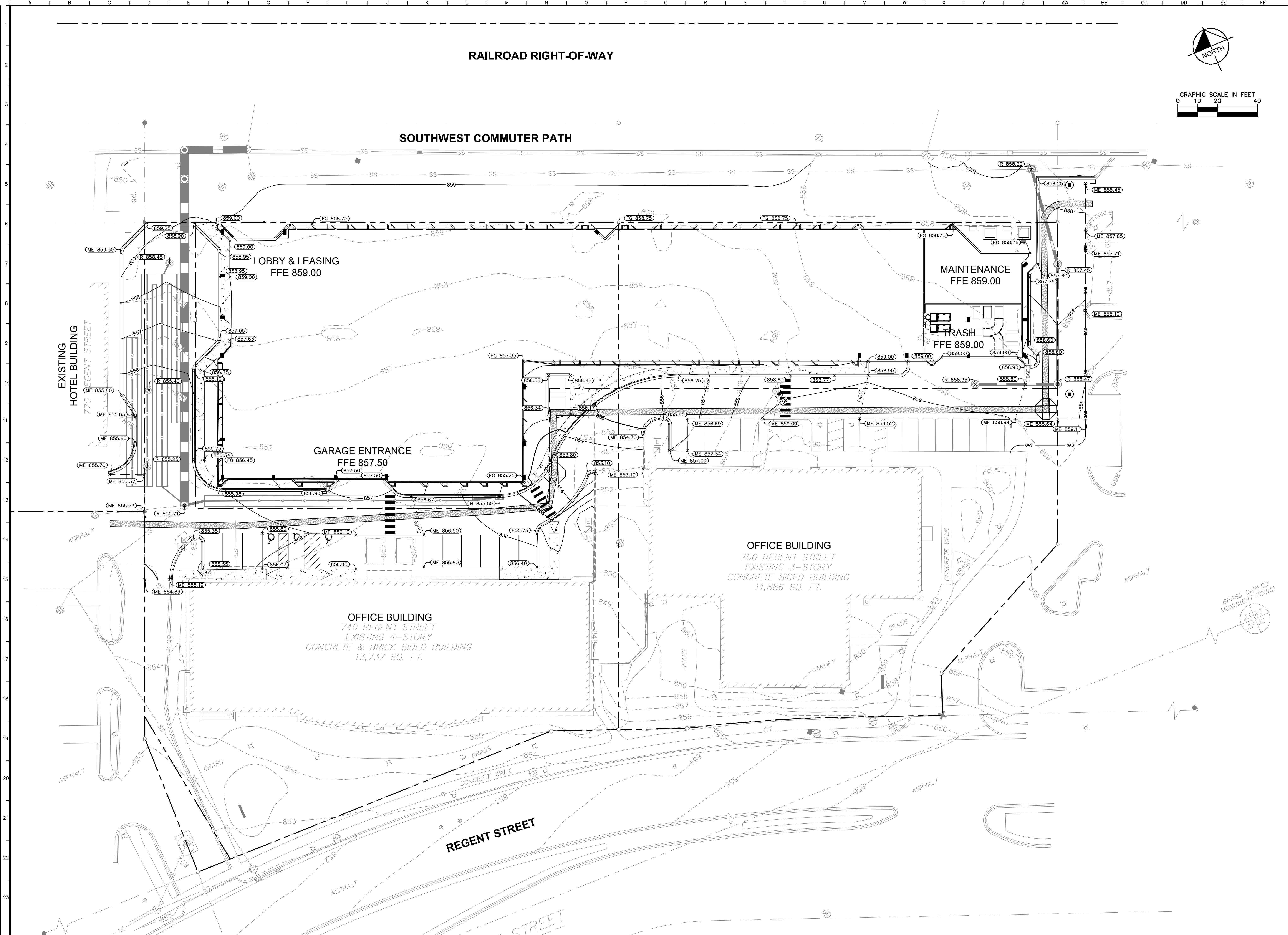


REVISIONS	
No.	DATE

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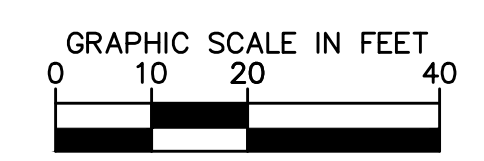
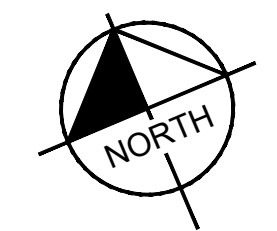
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SITE PLAN
TRINITAS MADISON 700 & 740 REGENT STREET MADISON, WISCONSIN
ORIGINAL ISSUE: 10/29/21
KHA PROJECT NO. 268072000
SHEET NUMBER C1.0

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RAILROAD RIGHT-OF-WAY

SOUTHWEST COMMUTER PATH



EXISTING HOTEL BUILDING
770 REGENT STREET

LOBBY & LEASING
FFE 859.00

MAINTENANCE
FFE 859.00

TRASH
FFE 859.00

GARAGE ENTRANCE
FFE 857.50

OFFICE BUILDING
700 REGENT STREET
EXISTING 3-STORY
CONCRETE SIDED BUILDING
11,886 SQ. FT.

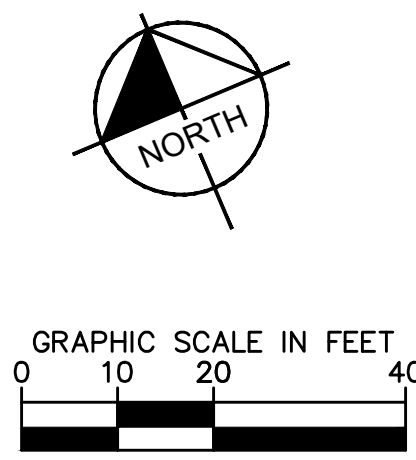
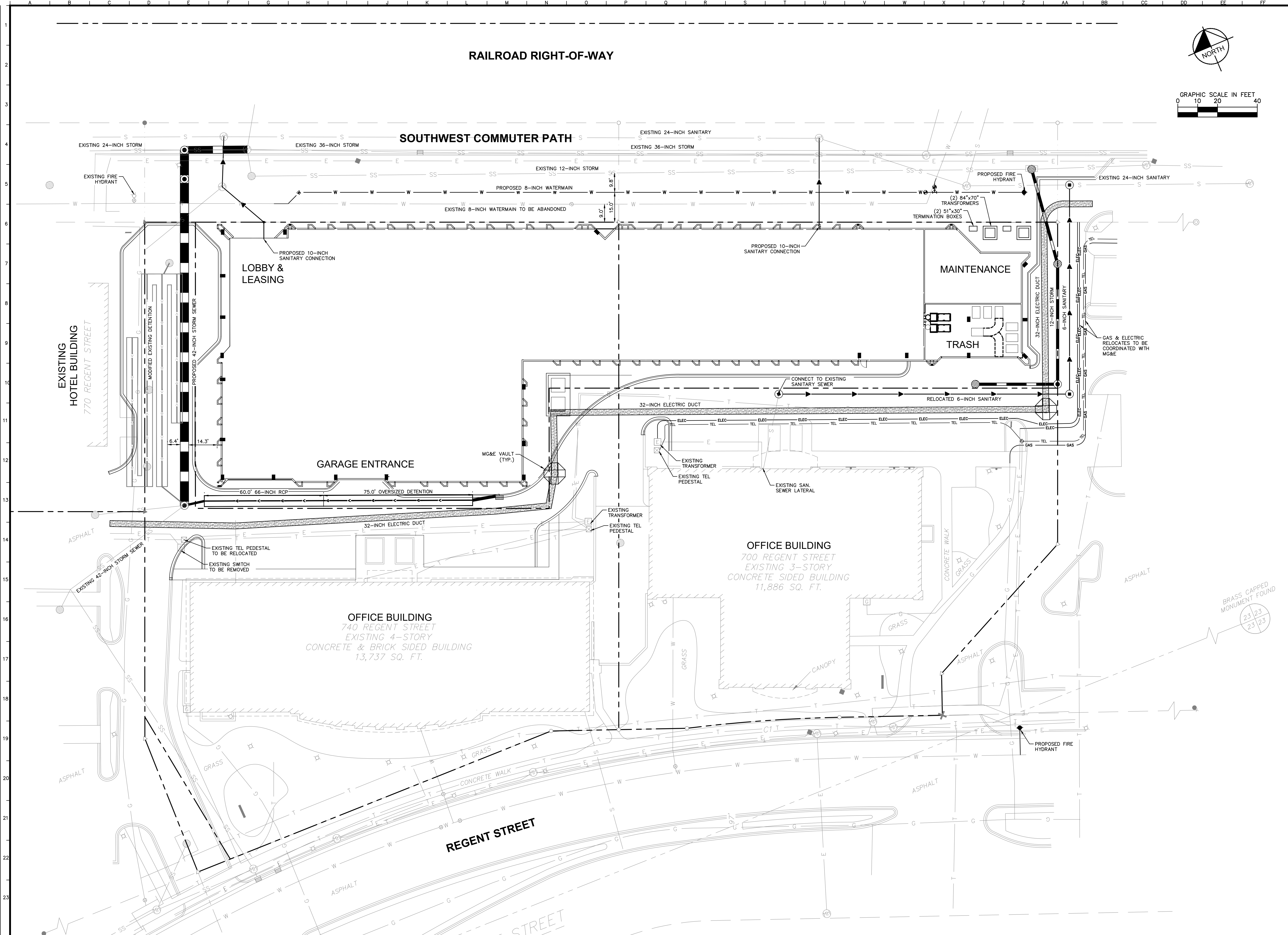
OFFICE BUILDING
740 REGENT STREET
EXISTING 4-STORY
CONCRETE & BRICK SIDED BUILDING
13,737 SQ. FT.

BRASS CAPPED
MONUMENT FOUND
23+23
23+23

REGENT STREET

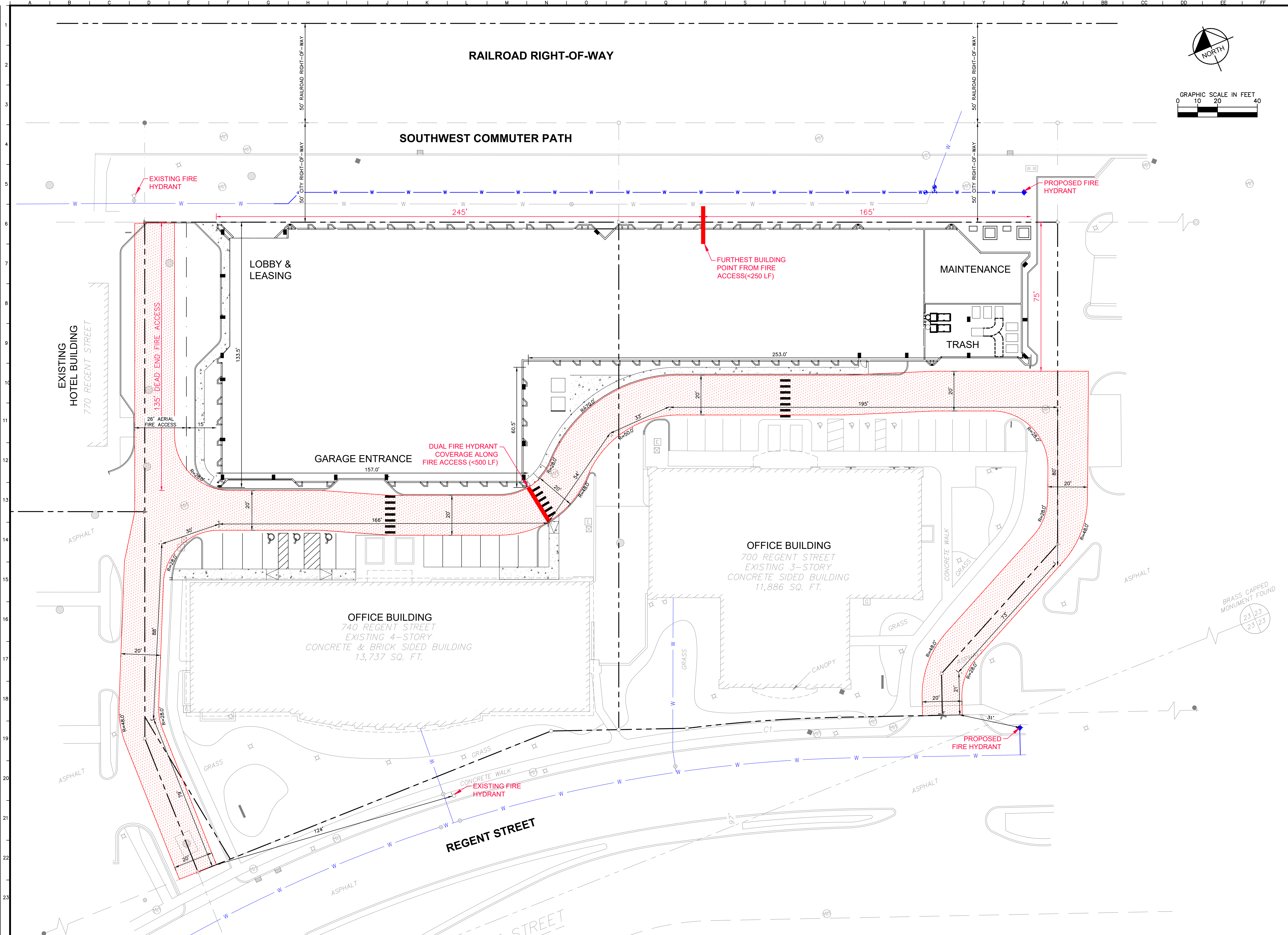
BY	
DATE	
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GRADING PLAN	
TRINITAS MADISON 700 & 740 REGENT STREET MADISON, WISCONSIN	
ORIGINAL ISSUE: 10/29/21	
KHA PROJECT NO. 268072000	
SHEET NUMBER C2.0	

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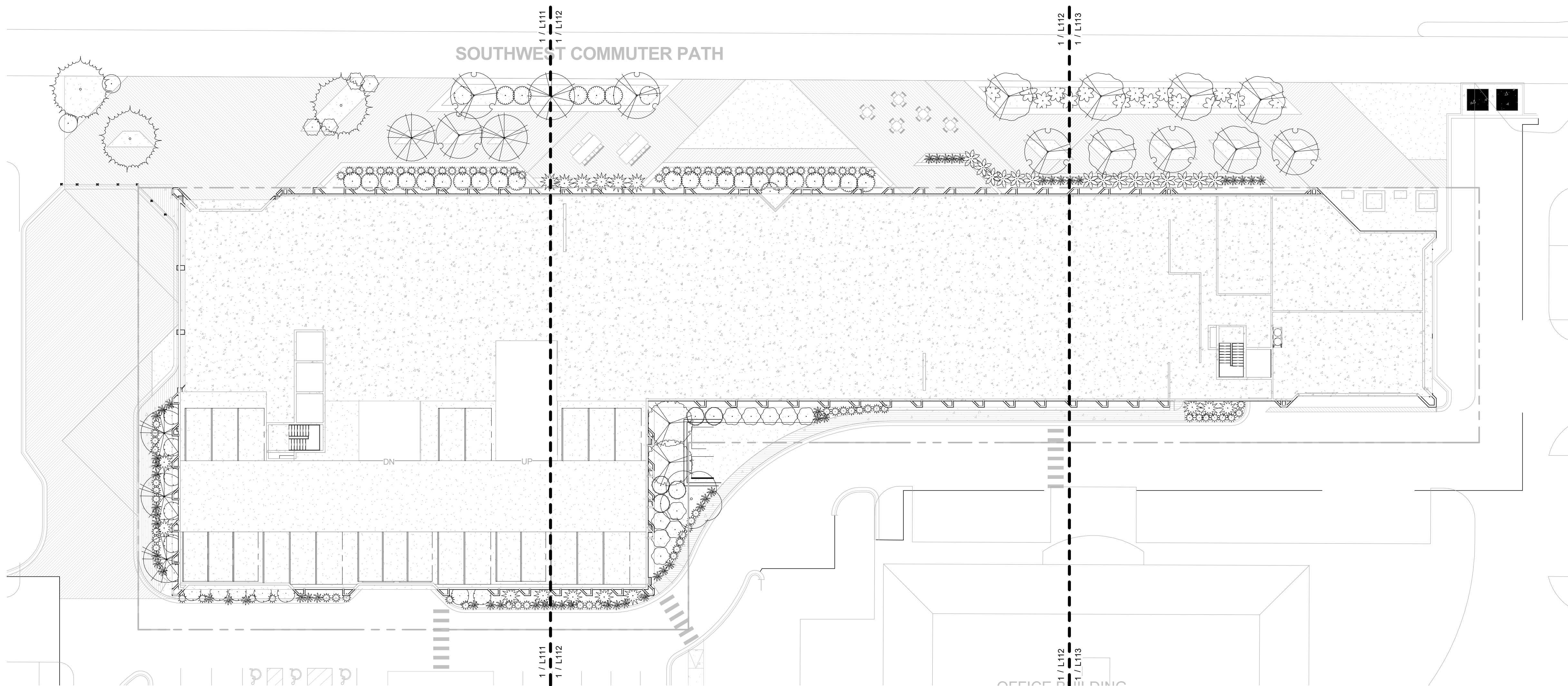
NO.		REVISIONS	DATE	BY
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		DRAWN BY:	JPM	ANH
UTILITY PLAN		TRINITAS MADISON 700 & 740 REGENT STREET MADISON, WISCONSIN		
ORIGINAL ISSUE:		10/29/21		
KHA PROJECT NO.		268072000		
SHEET NUMBER		C3.0		

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FIRE ACCESS PLAN			
TRINITAS MADISON			
700 & 740 REGENT STREET MADISON, WISCONSIN			
ORIGINAL ISSUE: 10/29/21			
KHA PROJECT NO. 268072000			
SHEET NUMBER			
C4.0			

ISSUE #	DATE	DESCRIPTION
1	04/24/2015	ASI-129
1	05/26/2021	DD SET
2	Date 3	CC SET



1 L110 SITE - GROUND PLANTING PLANS
1" = 20'-0"

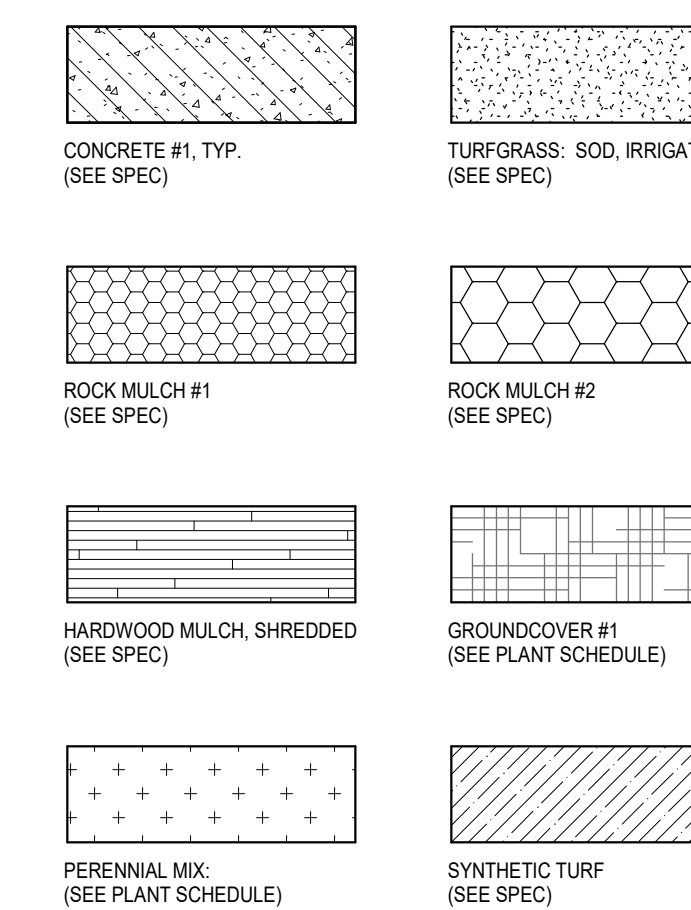
2125.04 Trinitas Landscape Requirements						
2125.04 - 740 Regent Street						
City of Madison, Wisconsin Landscape Requirements						
Total Square Footage of Developed Area:	Site Area	50,900	-	Building Footprint at Grade	33,875=	17025
Total Landscape Points Required:		17,025 /300 =		56.75 x 5 =		283.75
Plant type/ Element	Minimum Size at Installation	Points	Credits/ Existing Landscaping		New/ Proposed Landscaping	
			Quantity	Points Achieved	Quantity	Points Achieved
Overstory Deciduous Tree	2.5" Caliper	35			1.00	35.00
Tall Evergreen Tree	5-6" Tall	35				-
Ornamental Tree	1.5" Caliper	15			5	75
Upright Evergreen Shrub	3-4" Tall	10			0	0
Shrub, Deciduous	#3 Gallon Container Size, Min. 12-24"	3			23	69
Shrub, Evergreen	#3 Gallon Container Size, Min. 12-24"	4			13	52
Ornamental Grasses Perennials	#1 Gallon Container Size, Min. 8-18"	2			88	176
Ornamental/Decorative Fencing or Wall	n/a	4 per 10 lineal feet			0	0
Existing Significant Specimen Tree	Minimum Size 2.5" caliper. Trees must be within developed area and cannot comprise of more than 30% of total required points.	14 per caliper inch. Max points per tree: 200				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 per "seat				0
Subtotals					130.00	407
				Total Points Provided:		407

PROPOSED PLANT SCHEDULE:

IMG	QTY	SYM	COMMON NAME	SCIENTIFIC NAME	PLANTING SIZE	COMM ENTS
TREES						
2	AME LIN	TILIA AMERICANA	AMERICAN LINDEN		6'-8" HT. & 4'-5" SP.	
4	AUT BLA	ACER X FREEMAN 'JEFFERSRED'	AUTUMN BLAZE FREEMAN MAPLE		6'-8" HT. & 4'-5" SP.	
1	GIN KGO	GINKGO BILOBA	GINKGO		6'-8" HT. & 4'-5" SP.	
1	NOR MAP	ACER PLATANOIDES	NORWAY MAPLE		6'-8" HT. & 4'-5" SP.	
SHRUBS						
28	CRA VIB	VIBURNUM OPULUS	CRANBERRYBUSH VIBURNUM		30" HT. @ PLANTING	
10	GOL FOR	FORSYTHIA X INTERMEDIA	GOLDEN BELLS FORSYTHIA		30" HT. @ PLANTING	
6	JAP BAR	BERBERIS THUNBERGII	JAPANESE BARBERRY		30" HT. @ PLANTING	
4	JAP SPI	SPIREA JAPONICA 'GOLD MOUND'	JAPANESE SPIREA 'GOLD MOUND'		30" HT. @ PLANTING	
5	PAN HYD	HYDRANGEA PANICULATA	PANICLE HYDRANGEA		30" HT. @ PLANTING	
16	RUS SAG	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE		30" HT. @ PLANTING	
15	SAN BLU	PICEA GLAUCA 'SANDERS BLUE'	SANDER'S BLUE DWARF SPRUCE		30" HT. @ PLANTING	
15	SAY GOL	JUNIPERUS X FITZGERIANA 'SAYBROOK GOLD'	SAYBROOK GOLD JUNIPER		30" HT. @ PLANTING	
99						

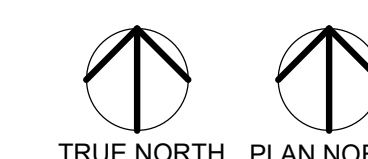
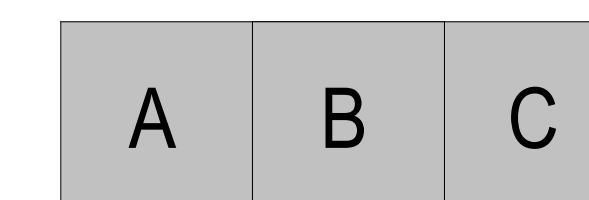
IMG	QTY	SYM	COMMON NAME	SCIENTIFIC NAME	PLANTING SIZE	COMM ENTS
ORNAMENTAL TREES						
2	AME ARB	THUJA OCCIDENTALIS	AMERICAN ARBORVITAE		2" B&B/SINGL E STEM	
6	FLO CRA	MALUS HYBRIDS	FLOWERING CRABAPPLE		6'-8" HT. & 4'-5" SP.	
6	GRA DOG	CORNUS RACEMOSA	GRAY DOGWOOD		6'-8" HT. & 4'-5" SP.	
6	JAP TRE	SYRINGA RETICULATA	JAPANESE TREE LILAC		6' HT. X 6' W	
GRASS						
12	BIC SED	CAREX BICKNELLII	BICKNELL SEDGE		30" HT. @ PLANTING	
86	FOX SED	CAREX STIPATA	FOX SEDGE		30" HT. @ PLANTING	
96	LIT BLU	ANDROPOGON SCOPARIUS	LITTLE BLUESTEM		30" HT. @ PLANTING	
37	PRA SMO	GEUM TRIFLORUM	PRAIRIE SMOKE		30" HT. @ PLANTING	
231						

GRAPHIC LEGEND:



SITE PLAN NOTES:

- NO BUILDING SIGNAGE PROPOSED AT THIS TIME.
- TRASH/RECYCLING WILL BE COLLECTED WITHIN THE BUILDING AT GROUND LEVEL. COLLECTION WILL OCCUR ON-SITE WITHIN ENCLOSED LOADING AREAS BY PRIVATE VENDORS.
- SNOW WILL BE REMOVED FROM SIDEWALKS. A LIMITED AMOUNT OF SNOW STORAGE IS AVAILABLE ALONG THE STREET BOULEVARDS.



CERTIFICATION



DRAWN BY: EN
CHECKED BY: Checker
COMMISSION NUMBER: 2125.04

SHEET TITLE

SITE - GROUND PLANTING PLANS

SHEET NUMBER

L110