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:						
Date Received _	5-1-25 12:42 p.m.	Initial Submittal				
Paid		Revised Submittal				

Complete all sections of this application, including the desired meeting date and the action requested. If your If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call the Planning Division at (608) 266-4635.

submittals, a comple	UDC <u>and</u> Land Use application eted <u>Land Use Application</u> and tal materials are also required to	Si necesita interprete, traductor, materiales en diferentes formatos, u otro tipo de ayuda para acceder a estos formularios, por favor llame al (608) 266-4635. Yog tias koj xav tau ib tug neeg txhais lus, tus neeg txhais ntawv, los sis xav tau cov ntaub ntawv ua lwm hom ntawv los sis lwm cov kev pab kom paub txog cov lus qhia no, thov hu rau Koog Npaj (Planning Division) (608) 266-4635.		
1. Project Information	24.26	38,40, 42, 46 Oak Grove Dr		
·	sses on the project site).			
Title: 2025 W	oodlands Condominium Ame	endment to 1984 PUD		
2. Application Type (ch	neck all that apply) and Requested D	Pate		
UDC meeting date red	1.6			
New developme		g or previously-approved development		
Informational	Initial Approval	Final Approval		
		·		
3. Project Type				
Project in an Urban Design District		Signage		
	vntown Core District (DC), Urban (UMX), or Mixed-Use Center District (MXC	Comprehensive Design Review (CDR)		
	urban Employment Center District (SEC	Modifications of Height, Area, and Setback		
	nal District (CI), or Employment Campu	Sign Exceptions as noted in <u>Sec. 31.043(3)</u> , MGO		
Planned Develop	ment (PD)	Other		
General Dev	elopment Plan (GDP)	Please specify		
Specific Imp	lementation Plan (SIP)			
Planned Multi-Us	e Site or Residential Building Complex			
4. Applicant, Agent, an	d Property Owner Information			
Applicant name	Robert Sieger	Company SiegerARCHITECT		
Street address	73 White Oaks Ln	City/State/Zip MADISON, WI 53711		
Telephone	608- 347-7332	Email siegerarchitectsbob@gmail.com		
Project contact person SAME AS APPLICANT		Company		
Street address				
Telephone				
Property owner (if no	ot applicant) JRS Investments, LL0	C - Jeff Riegert- Mar Member		

	72 White Oake Ln	MADISON WI 53711	
Street address	73 White Oaks Ln	City/State/Zip MADISON, WI 53711	
Telephone	608- 347-7332	Email siegerarchitectsbob@gmail.com	
Project contact pe	rson SAME AS APPLICANT	Company	
Street address		City/State/Zip	
Telephone		Email	
Property owner (if	not applicant) JRS Investments, LLC	C - Jeff Riegert- Mgr Member	
Street address	3363 Peterson Rd	City/State/Zip McFarland, WI 53558	
Telephone	608-575-3969	Email riegertbuilders@gmail.com	
			PAGE 1 OF 4

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

There are three types of requests considered by the UDC:

- <u>Informational Presentation</u>. A request for an Informational Presentation to the UDC may be requested prior to seeking any approvals to obtain early feedback and direction before undertaking detailed design efforts. 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 Modification requests)
- <u>Initial Approval</u>. 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.
- <u>Final Approval</u>. 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

The Urban Design Commission meets virtually via Zoom, typically on the second and fourth Wednesdays of each month at 4:30 p.m. Applicant presentations are strongly encouraged, although not required. Prior to the meeting, each individual speaker is required to complete an online registration form to speak at the meeting. A link to complete the online registration will be provided by staff prior to the meeting. Please note that individual presentations will be limited to a **maximum of three (3) minutes**. The pooling of time may be utilized to provide one speaker more time to present, however the additional time will be based on the number of registrants from the applicant team, i.e. two (2) applicant registrants = six (6) minutes for one (1) speaker.

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. Please note that presentation slides, in a PDF file format, are required to be submitted **the Friday before** the UDC meeting.

Letter of Intent

This Proposed Project is submitted as an amendment to the portion of the "unbuilt" 1984 PUD for the Woodlands Condominiums located off Peable Beach Drive on the private road of Oak Grove Drive. This 1984 PUD according to Tim Parks has expired. This Vacant Land area was approved by the City for 16 additional Condominiums units, but never built. The original owner had maintained development rights but is now retired from development and has sold the development rights to JRS Investments, LLC.

These original 16 approved units have many design short comings. The 1984 Design is now not acceptable to this development team, the current Condo owners, or the Condo owner to the East of this vacant land which is now not a part of this original Condo Association.

This Original Building density and design is out dated as to the current Condominium market needs and current Building and City codes.

The new proposed Condominiums are duplex buildings offering 3 side exterior glass and exposure, 2 car garages, 3 bedrooms and an office/den with private home exterior entries. The 2 level small scale buildings offer gracious side yards, and are more consistent the scale of the duplex condos to the East and the Condos across Oak Grove Road to the South. (pictures attached)

It is the intent of the exterior design to resemble the shed clerestory roof line of the original built design, have some of the colors to match the current building yet colored accents as part of these building designs.

The exterior materials are of higher quality that the 1984 project including use of LP Smart siding verses the Vinyl siding on the existing Buildings.

The current development team has had 4 meetings with the current neighbors, condominium owners and association members. This Design concept has been refined based on these meetings. It is the desire of the development team to receive UDC input and finalize the current Condo Associations requirements prior to final PUD amendment submittal to the City Spring or early summer 2025.

URBAN DESIGN DEVELOPMENT PLANS CHECKLIST



The items listed below are minimum 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		is requested -	
	X	Locator Map		

- Letter of Intent (If the project is within an Urban Design District, a summary of <u>how</u> the development proposal addresses the district criteria is required)
- Contextual site information, including photographs and layout of adjacent buildings/structures
- Site Plan

& 3 dimensional 3D

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. In

2. Initial A	pproval			
	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)		Providing additional	
	Contextual site information, including photographs and layout of adjacent buildings/structures		information	
	Site Plan showing location of existing and proposed buildings, walks, drives, bike lanes, bike parking, and existing trees over 18" diameter		beyond these minimums may	
	Landscape Plan and Plant List (must be legible)		generate a greater level of	
	Building Elevations in \underline{both} black $\&$ white and color for all building sides, including material and color callouts	f	feedback from the Commission.	
	PD text and Letter of Intent (if applicable)			
3. Final Ap	proval			
All the re	equirements of the Initial Approval (see above), <u>plus</u> :			
	☐ Grading Plan			
	☐ Lighting Plan, including fixture cut sheets and photometrics plan (must be legible)			
	1 Utility/HVAC equipment location and screening details (with a rooftop plan if roof-mounted)			
	Site Plan showing site amenities, fencing, trash, bike parking, etc. (if applicable)			
	PD text and Letter of Intent (if applicable)			
	Samples of the exterior building materials			
	Proposed sign areas and types (if applicable)			

4. Signag

Illustration of the proposed signage that meets Ch. 31, MGO compared to what is being requested

ge Approval (Comprehensive Design Review (CDR), Sign Modifications, and Sign Exceptions (per <u>Sec. 31.043(3)</u>)				
	Locator Map			
	$Letter\ of\ Intent\ (a\ summary\ of\ \underline{how}\ the\ proposed\ signage\ is\ consistent\ with\ the\ CDR\ or\ Signage\ Modifications\ criteria\ is\ required$			
	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)			

5. Required Submittal Materials

Application Form

A completed application form is required for <u>each</u> 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.

Letter of Intent

- If the project is within an Urban Design District, a summary of how the development proposal addresses the distric criteria is required.
- For signage applications, a summary of how the proposed signage is consistent with the applicable Comprehensive Designage (CDR) or Signage Modification review criteria is required.

Development Plans (Refer to checklist on Page 4 for plan details)

Filing Fee (Refer to Section 7 (below) for a list of application fees by request type)

Electronic Submittal

- Complete electronic submittals <u>must</u> be received prior to the application deadline before an application will be scheduled for a UDC meeting. Late materials will not be accepted. All plans must be legible and scalable when reduced. Individua PDF files of each item submitted should be submitted via email to <u>UDCapplications@cityofmadison.com</u>. The emai must include the project address, project name, and applicant name.
- Email Size Limits. Note that an individual email cannot exceed 20MB and it is the responsibility of the applicant to present file
 in a manner that can be accepted. Applicants who are unable to provide the materials electronically should contact the Planning
 Division at (608) 266-4635 for assistance.

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.

6.	Appl	icant	Decl	ara	tions
	he he .			ulu	110112

- Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff
 This application was discussed with Planning / Zoning Tim Parks and Neighborhood on 6/24
- 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 fo consideration.

Name of applicant Robert Sieger Relationship to property Project Architect

Authorizing signature of property owner All Teff Regent Date 4/29/25

7. Application Filing Fees

Fee payments are due by the submittal date. Payments received after the submittal deadline may result in the submittal being scheduled for the next application review cycle. Fees may be paid in-person, via US Mail, or City drop box. If mailed, please mail to City of Madison Building Inspection, P.O. Box 2984, Madison, WI 53701-2984. The City's drop box is located outside the Municipa Building at 215 Martin Luther King, Jr. Blvd. on the E Doty Street side of the building. Please make checks payable to City Treasurer and include a completed application form or cover letter indicating the project location and applicant information with all checks mailed or submitted via the City's drop box.

Please consult the schedule below for the appropriate fee for your request:

Urban Design Districts: \$350 (per §33.24(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 Sign Modifications (of height, area, and setback), and additional sign code

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)

WOODLANDS LTD PARTNERSHIP

8001 Terrace Ave., Suite 205 MIDDLETON, WI 53562

608-692-9688; email:jun2lee@aol.com

ACKNOWLEDGEMENT

May 19, 2025

The property owner, Woodlands Limited Partnership hereby confirms that it is aware of and agreed to the application in conjunction with amending a portion of the unbuilt 1984 PUD for the Woodlands Condominiums located off Pebble Beach Drive on the private road of Oak Grove Drive.

The proposed amendment is being submitted by Bob Sieger of Bob Sieger Architect and JRS Investments, LLC.

Thank you for your kind attention,

Jun W. Lee, General Partner Woodlands Limited Partnership

BobSiegerARCHITECT-73 White Oaks LN Madison, WI 53711

LETTER OF INTENT 3 DUPLEX-WOODLANDS

This Design Proposal is requested to amend a portion of the **"unbuilt"** 1984 PUD for the Woodlands Condominiums located off Pebble Beach Drive on the private road of Oak Grove Drive. This PUD according to Tim Parks has expired and requires an Amendment. The Vacant Land area was approved for 16 similar 2 level - Stacked - Condominiums with drive under 1 car Garages, but was never built.

The original owner had maintained development rights but is now retired from development and has sold the development rights to JRS Investments, LLC.

The original 16 approved units had 5' or less building sideyards and are not acceptable to the current Condo owners and the Condo owner to the East of this vacant land. These existing Cpndos to the East are not a part of this original 1984 Condo PUD.

This Original Building density and design is also out dated as to the current Condominium market needs and the quality competition for sale in Madison. These original PUD Buildings do not meet current Building and City codes and standards.

The new proposed Condominiums are duplex units having a private home exterior entry, with 3 side exterior glass and exposure, 2 car garages, 3 bedrooms and an office/den. The 2 level small scale buildings offer gracious side yards, and are more like to the scale of the newer duplex condos to the East and Condo buildings across Oak Grove Road to the South. (pictures attached)

It is the intent of the exterior design to resemble the shed clerestory roof line of the original built design, have some of the colors to match the current building yet colored accents as part of these building designs.

The exterior materials are of higher quality that the 1984 project including use of LP Smart siding verses the Vinyl siding on the existing Buildings.

The current development team has had 4 meetings with the current neighboring condominium owners and the Members of this Association. This Design Concept has been refined based on these meetings. It is the desire of the current development team to receive UDC input and finalize the current Condo Association's requirements prior to final PUD Amendment submittal to the City this Summer 2025.

respectfully submitted - Bob Sieger



11/1/22, 8:23 AM Google Maps





Map data ©2022 , Map data ©2022 20 ft ■



EXISTING 3 LEVEL - STACKED 4 CONDOS -SOUTH VIEW TOWARD STREET GRADE LEVEL 1 CAR GARAGE



EXISTING 3 LEVEL -STACKED CONDOS EASTVIEW TOWARD NEW DUPLEX PROJECT - CURRENT VACANT LANDS



EXISTING 3 LEVEL -STACKED 4 CONDOS - NORTH VIEW TOWARD POOL

DESIGN AND SCALE



EXISTING 2 LEVEL - CONDO DUPLEX TO EAST OF PROPERTY LINE OF NEW DUPLEX PROJECT



EXISTING 2 LEVEL - 2 CONDO ACROSS STEET FROM NEW DUPLEX PROJECT -(NOTE: 2 CAR GARAGE @ GRADE - 2 STORY BUILDS SCALE)

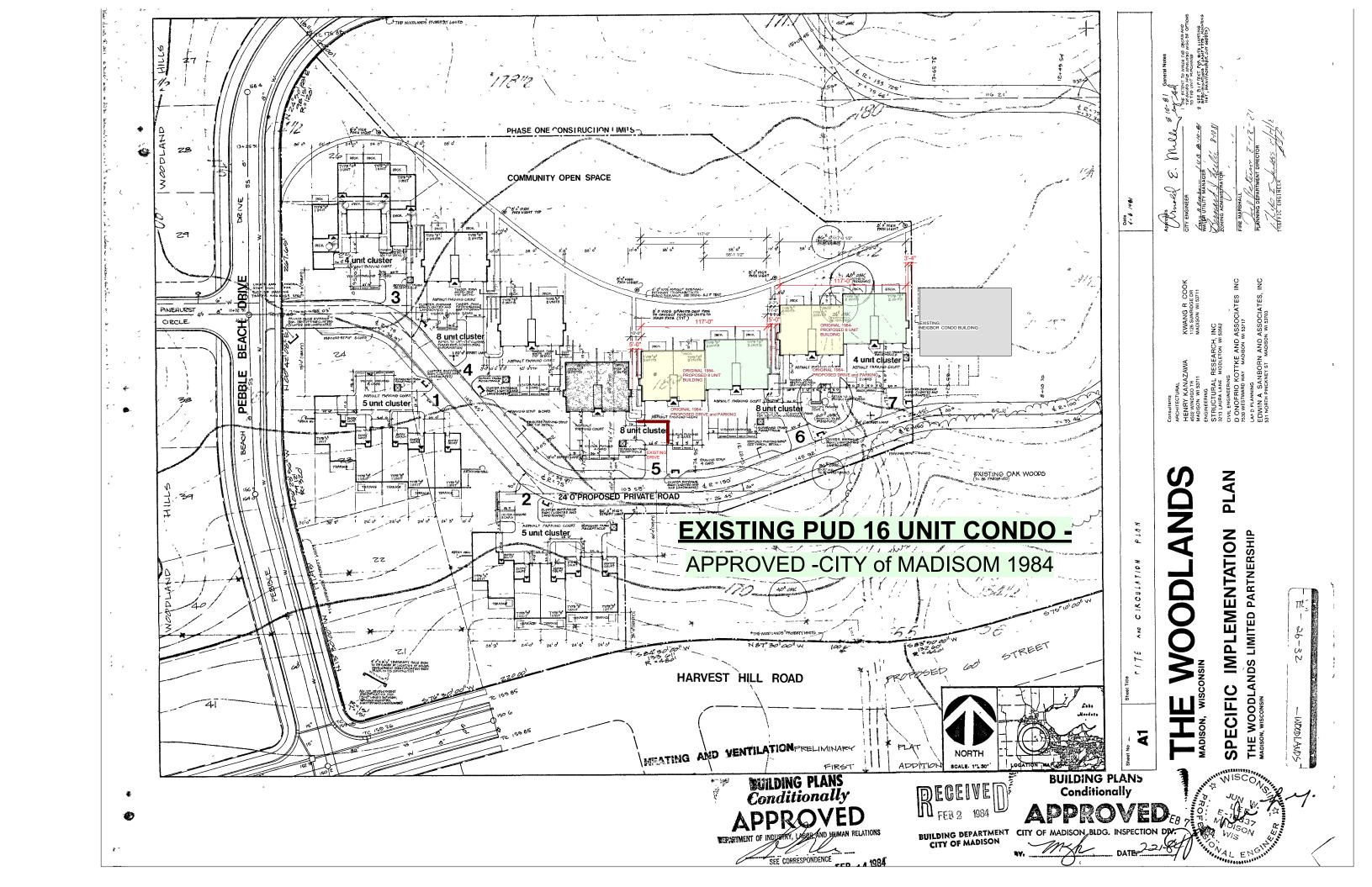
PROPOSED NEW 6 UNIT CONDO -

6 - 3 BEDROOM+ Den - 6/10/24

JRS Ventures LLC

SiegerARCHITECTS

3/25





WOODLAND 1984 Stacked Condos

