

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:

Date Received 5/4/26 9:54 a.m.

Initial Submittal Paid

Revised Submittal

Complete all sections of this application, including the desired meeting date and the action requested. If your project requires both UDC and Land Use application submittals, a completed [Land Use Application](#) and accompanying submittal materials are also required to be submitted.

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.

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

Address (list all addresses on the project site): 615 Gardener Road

Title: Madison Yards Block 1 - Unit 3 - Residential Project

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

UDC meeting date requested 5/20/26

- New development Alteration to an existing or previously-approved development
 Informational Initial Approval Final Approval

3. Project Type

- Project in an Urban Design District **6**
 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)
 Modifications of Height, Area, and Setback
 Sign Exceptions as noted in [Sec. 31.043\(3\)](#), MGO

Other

- Please specify _____

4. Applicant, Agent, and Property Owner Information

Applicant name Madison Yards Block 1, LLC - Mark Theder
Street address 7 Jackson Walkway
Telephone 414-379-0761

Company Madison Yards Block 1, LLC
City/State/Zip Providence, RI 02903
Email mtheder@summitsmith.com

Project contact person Sean Roberts
Street address 731 N. Jackson Street Suite 505
Telephone 412-999-9643

Company Summit Smith Development
City/State/Zip Milwaukee, WI 53202
Email sroberts@summitsmith.com

Property owner (if not applicant) Same as Applicant
Street address _____
Telephone _____

City/State/Zip _____
Email _____

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. 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)
- 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

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.

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

- 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, including material and color 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
- 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)
- 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. Signage Approval (*Comprehensive Design Review (CDR), Sign Modifications, and Sign Exceptions (per Sec. 31.043(3))*)

- Locator Map
- Letter of Intent (a summary of 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)
- 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

5. Required Submittal Materials

Application Form

- 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.

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 Comprehensive Design Review (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 must 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. Individual PDF files of each item submitted should be submitted via email to UDCapplications@cityofmadison.com. The email 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 files 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. 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 3/30/26.
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 Madison Yards Block 1, LLC - Mark Theder Relationship to property Owner

Authorizing signature of property owner Date 05/04/26

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 Municipal 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 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

May 4, 2026

Urban Design Commission
215 Martin Luther King Jr. Blvd.
PO Box 2985
Madison, WI 53701

**Re: Letter of Intent – UDC Information Meeting
Madison Yards Block 1 Residential – Design Changes**

The following is submitted together with the plans, and application for staff review.

Project Organization:

Owner/Developer: Madison Yards Block 1, LLC

Architect: Plunkett Raysich Architects, LLP

Civil/Landscape Design: JSD Professional Services, Inc.

Introduction:

The Madison Yards Block 1 development is a portion of the larger multi-block development known as Madison Yards at Hill Farms. Block 1 is located at the northwest corner of Segoe Road and Sheboygan Avenue. The project consists of a four-building condominium including office, retail, residential and structured parking uses. Unit 1 of the condominium is a seven-story office building with first-floor retail space. Unit 1 & the supporting parking structure for the condominium were completed in 2023. Unit 2 is a future retail site at the southeast corner of Madison Yards Way and Gardener Road. Unit 3 of the condominium is a proposed residential building that wraps the south and west façade of the parking structure at the northeast corner of Sheboygan Avenue and Gardener Road.

The Madison Yards General Development Plan (GDP) was recorded on April 25th, 2019. The Specific Implementing Plan (SIP) for Block 1 was recorded on December 7th, 2021. The SIP included approved designs for the office, parking and residential buildings.

The GDP conditions of approval required a dedication of land to the ROW for a potential future roundabout at the intersection of Sheboygan Avenue and Segoe Road. The Development Team has worked with the City of Madison staff and are requesting a land vacation of approximately 3,600 sf of the previously dedicated land to accommodate changes to the proposed residential building footprint.

The Development Team seeks to modify the previously approved residential building design to increase the building footprint and modify the exterior design. The proposed project will remain a five-story structure and consist of 102 market rate residential rental units and amenity space. The units are a mix of 1 and 2 bedroom layouts. The main lobby entry and amenities are located

on Gardener Road with a secondary resident entrance on Sheboygan Avenue. The primary façade materials consist of fiber cement panels & boards, framed glazing systems with insulated glass and masonry veneer accents.

Resident car and bike parking is in the existing parking structure and accessible via two direct access points from the residential building. The parking garage vehicular entries are on the internal access drive that connects mid-block to both Gardener Rd. and Segoe Rd. Trash pickup will occur on the internal access drive.

Proposed changes to the residential project in the recorded SIP:

1. Increase parcel size by 3,600+/- sf through a right of way conveyance process.
2. Increase unit count from 77 units to 102 units
3. Update the exterior building design and site plan
4. Shift main building lobby entry south along Gardener Road
5. Reduce setback on Gardener Road from 8' to 2'
6. Modification to sidewalk and vehicular drop-off loading area on Gardener Road
(This will require a Madison Yards Block 6 SIP modification)

Schedule:

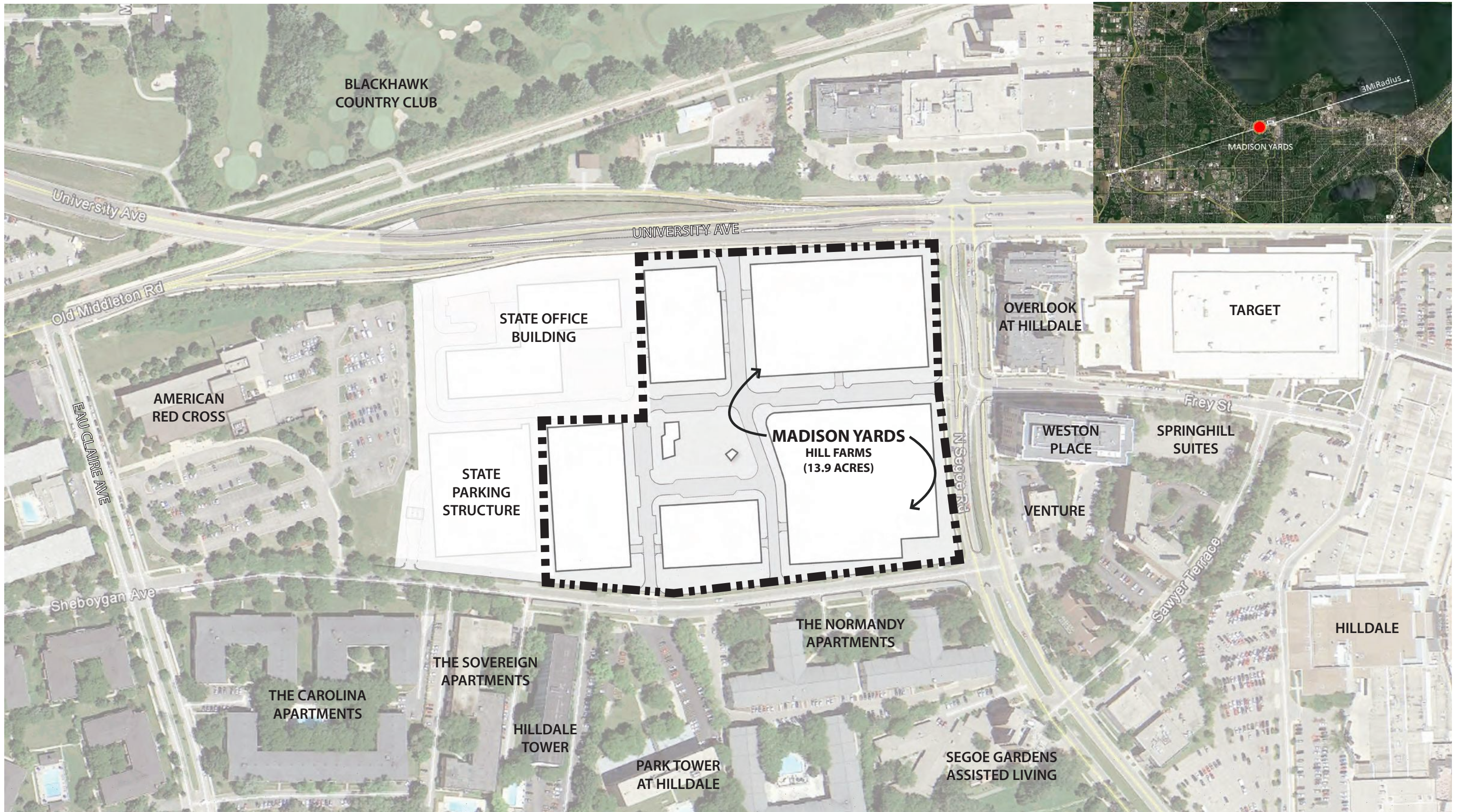
The project is scheduled for a fall 2026 construction start with completion in late 2027

Sincerely,



Sean Roberts

Summit Smith Development

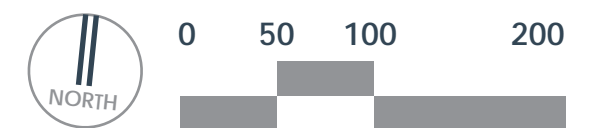
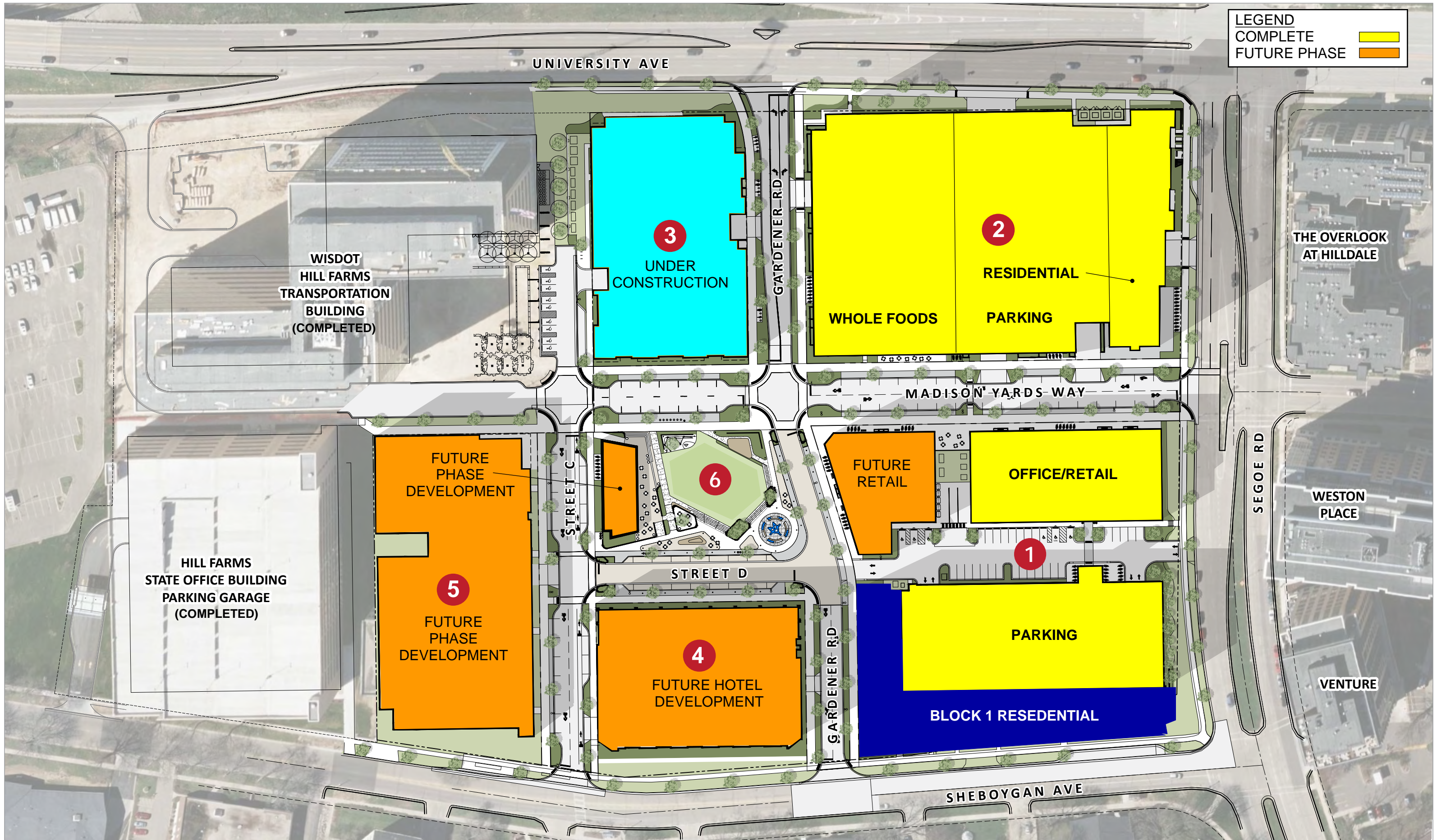


LOCATION MAP



MADISON YARDS
HILL FARMS

LEGEND
 COMPLETE
 FUTURE PHASE





MADISON YARDS

MADISON, WI

EXISTING SITE PHOTOS



MADISON YARDS
HILL FARMS



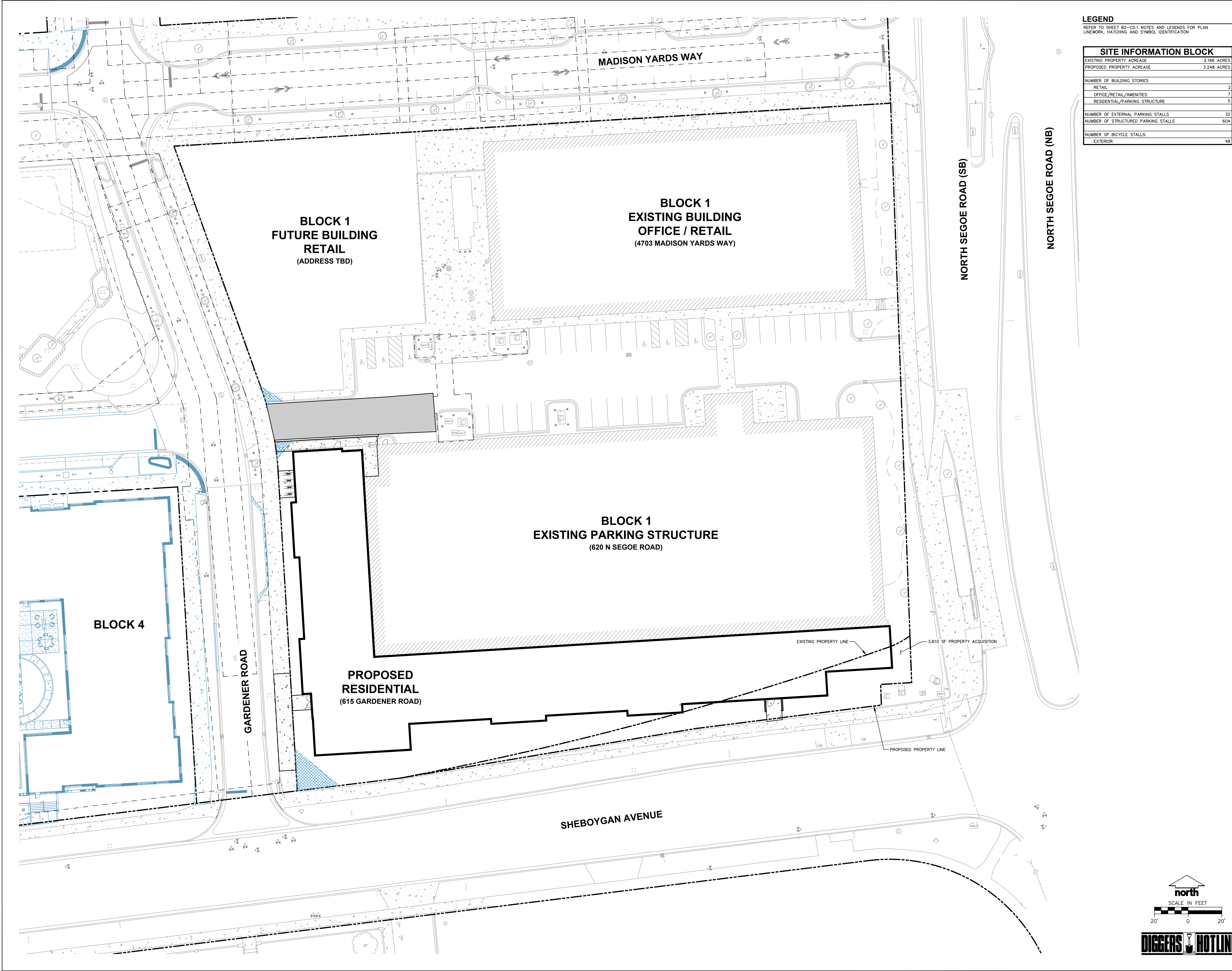
MADISON YARDS

MADISON, WI

EXISTING SITE PHOTOS



MADISON YARDS
HILL FARMS



LEGEND

REFER TO SHEET B2-C01 NOTES AND LEGENDS FOR PLAN LINEWORK, HATCHING AND SYMBOL IDENTIFICATION

SITE INFORMATION BLOCK

EXISTING PROPERTY ACREAGE	3.166 ACRES
PROPOSED PROPERTY ACREAGE	3.248 ACRES
NUMBER OF BUILDING STORIES	
RETAIL	2
OFFICE/RETAIL/AMENITIES	7
RESIDENTIAL/PARKING STRUCTURE	5
NUMBER OF EXTERNAL PARKING STALLS	32
NUMBER OF STRUCTURED PARKING STALLS	604
NUMBER OF BICYCLE STALLS:	
EXTERIOR	48



CREATE THE VISION TELL THE STORY
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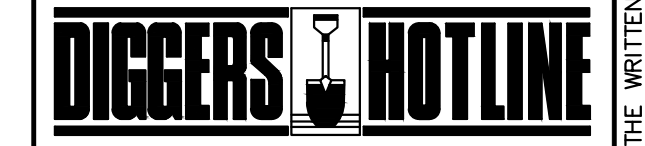
MADISON REGIONAL OFFICE
507 WEST VERONA AVENUE, SUITE 500
VERONA, WISCONSIN 53593
P. 608.848.5060



CLIENT ADDRESS:
241 N. BROADWAY, SUITE 400
MILWAUKEE, WI 53202

PROJECT:
MADISON YARDS AT HILL FARMS BLOCK 1

PROJECT LOCATION:
LOT 1 - MADISON YARDS AT HILL FARMS



PLAN MODIFICATIONS:

#	Date:	Description:
1		
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Design/Drawn:
Approved:

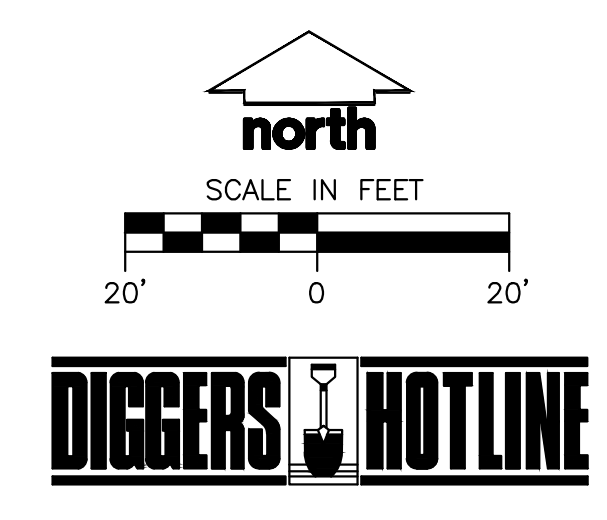
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OVERALL SITE PLAN

SHEET NUMBER:
C1.0

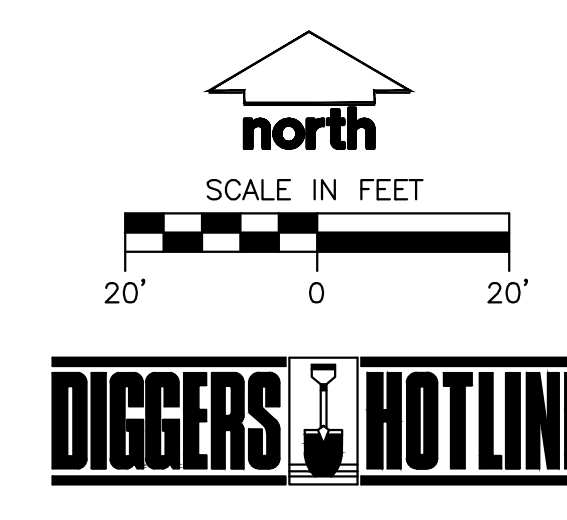
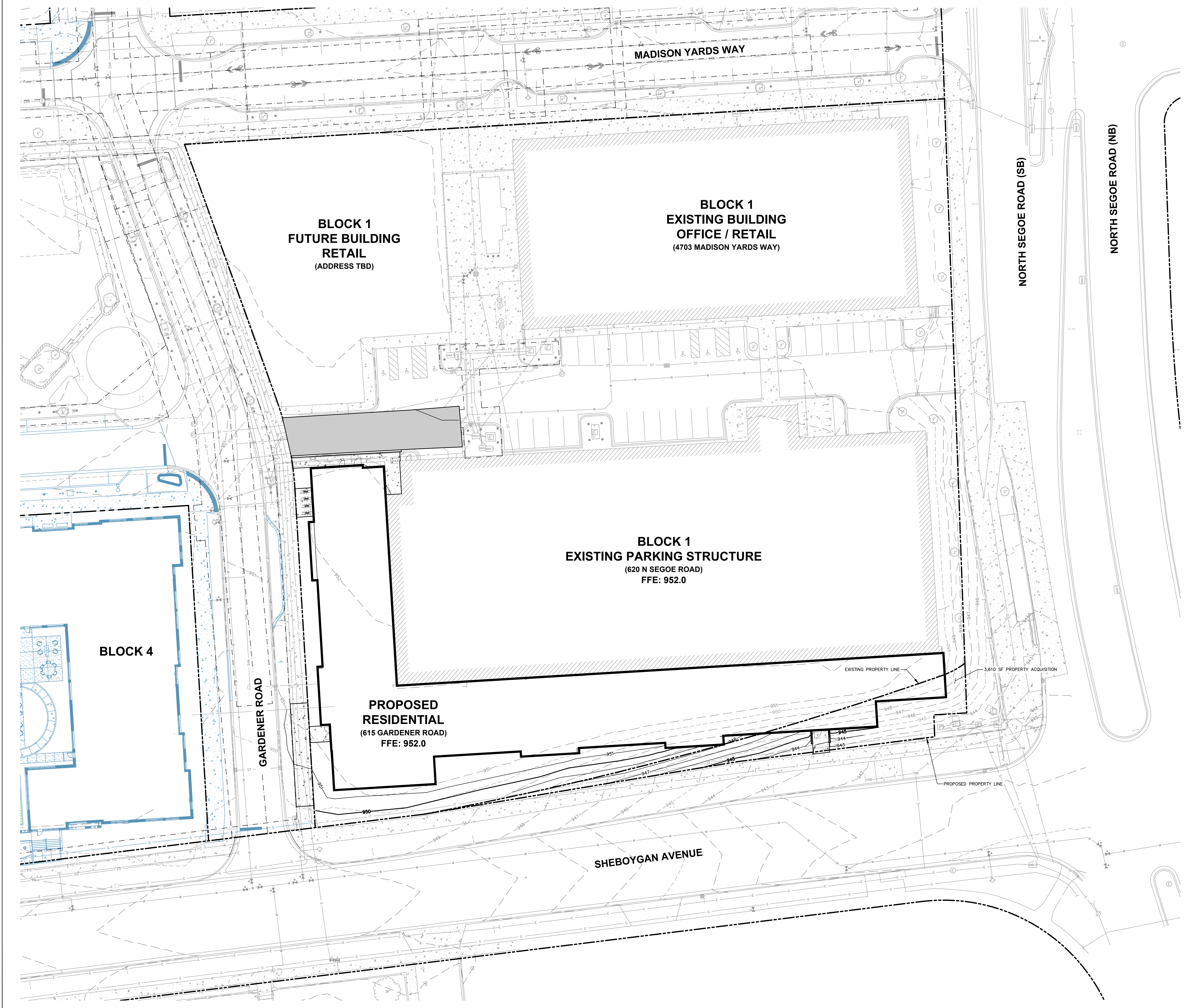
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PLAN MODIFICATIONS:

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Design/Drawn:
 Approved:

SHEET TITLE:
GRADING AND EROSION CONTROL PLAN

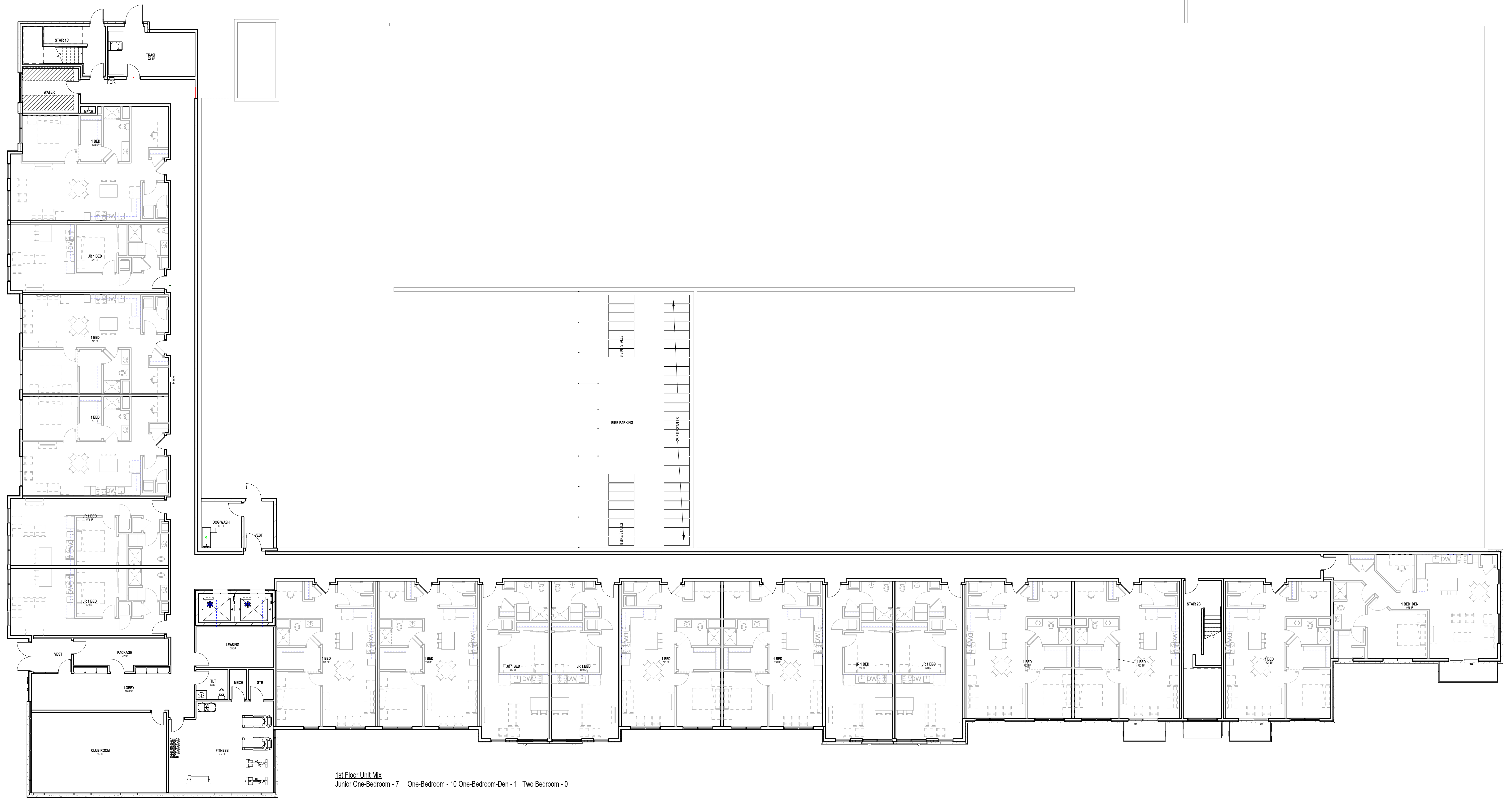
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PLUNKETT RAYSICH
ARCHITECTS, LLP

Madison Yards: Block 1 - Building C



1st Floor Unit Mix
Junior One-Bedroom - 7 One-Bedroom - 10 One-Bedroom-Den - 1 Two Bedroom - 0

2nd-5th Floor Unit Mix
Junior One-Bedroom - 9 One-Bedroom - 10 One-Bedroom-Den - 1 Two-Bedroom - 1

Total - 102

FIRST FLOOR PLAN
3/32" = 1'-0"

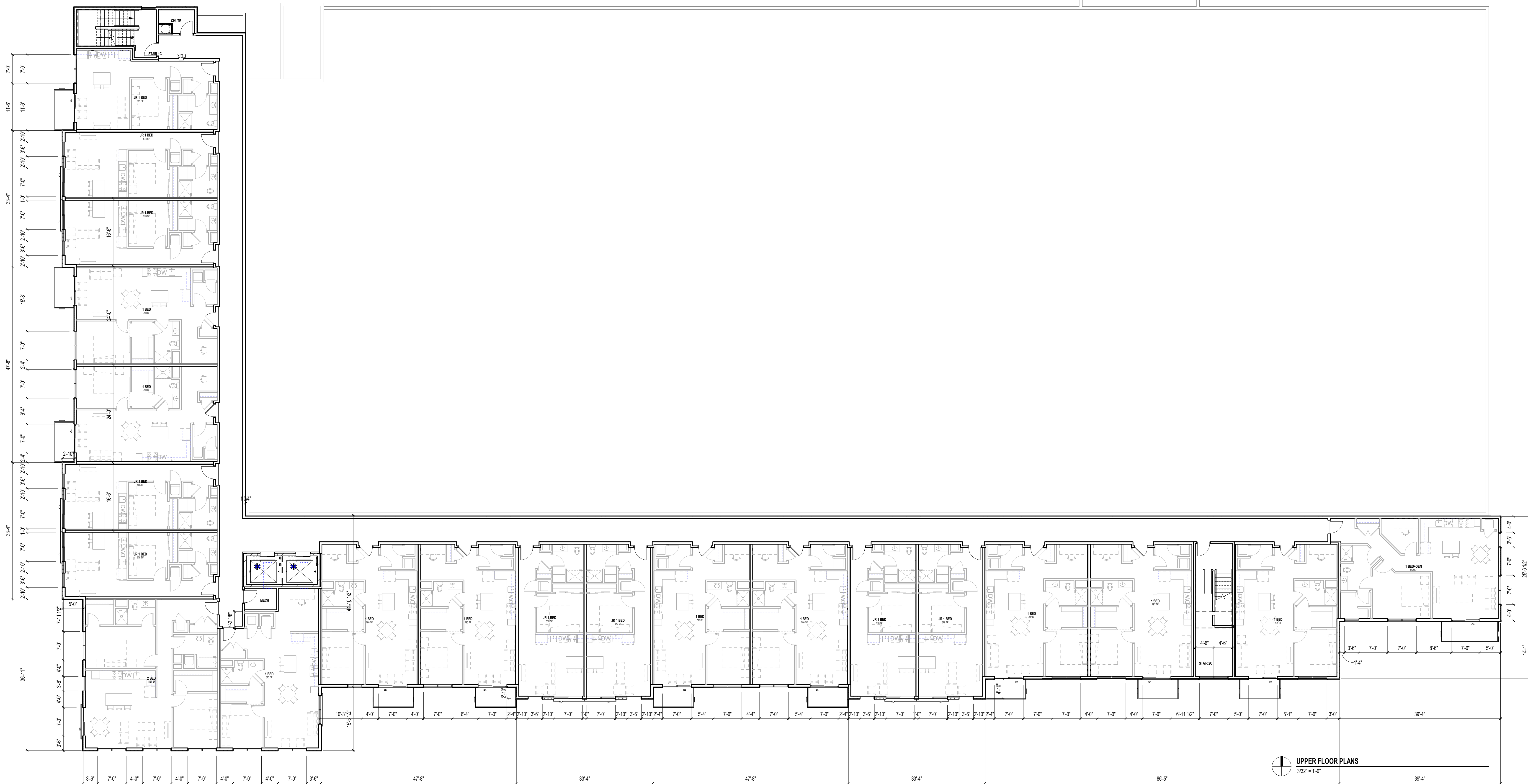
05/04/2026

FIRST FLOOR PLAN



PLUNKETT RAYSICH
ARCHITECTS, LLP

Madison Yards: Block 1 - Building C



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05/04/2026

TYPICAL UPPER FLOOR PLAN



PLUNKETT RAYSICH
ARCHITECTS, LLP

Madison Yards: Block 1 - Building C



MATERIAL LEGEND

- FIBER CEMENT PANEL
COLOR: BLUE
- FIBER CEMENT PANEL
COLOR: GRAY
- FIBER CEMENT PANEL
COLOR: WHITE
- FIBER CEMENT LAP SIDING
COLOR: WHITE
- MASONRY VENEER
COLOR: GRAY

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05/04/2026

ELEVATIONS



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Proposed: Corner of Gardener Road and Sheboygan Avenue



Proposed: Corner of Sheboygan Avenue & Segoe Road

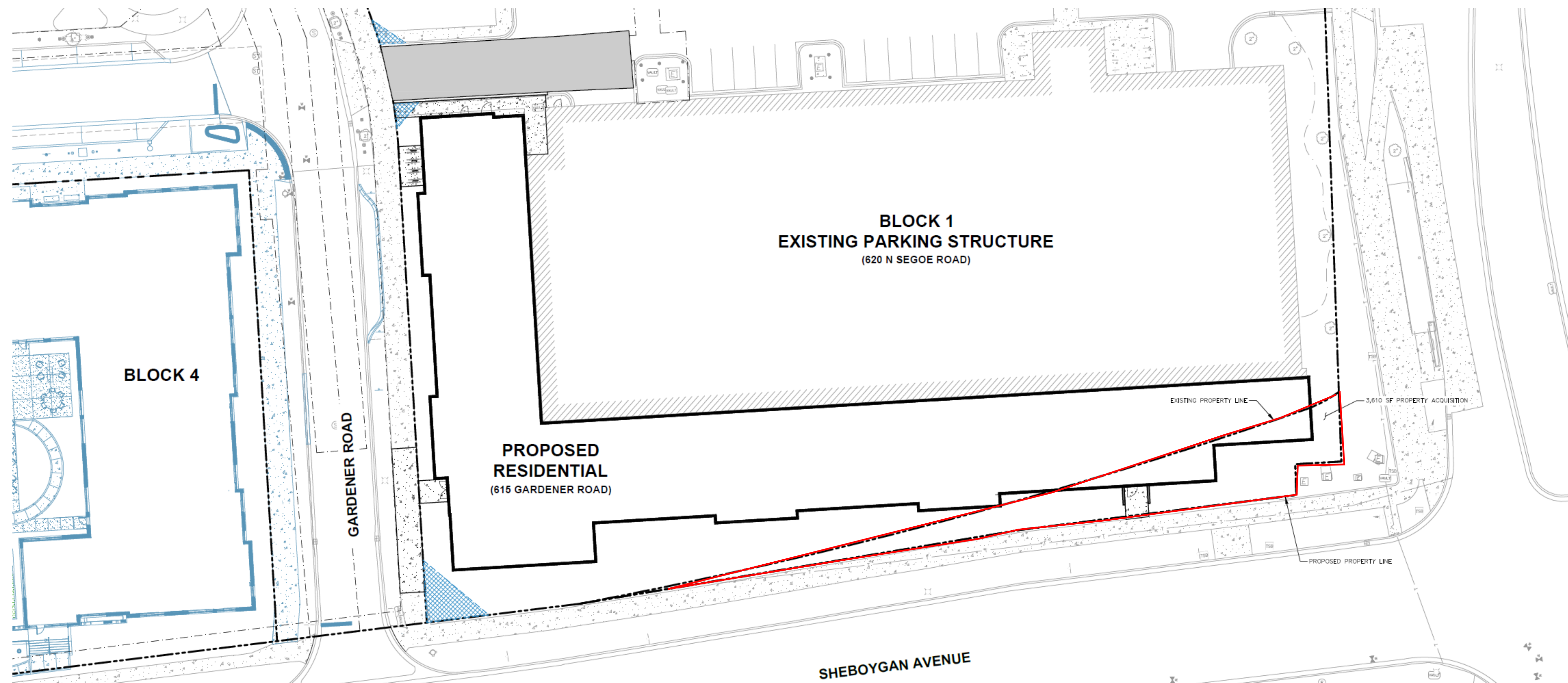


Previous: Corner of Gardener Road and Sheboygan Avenue

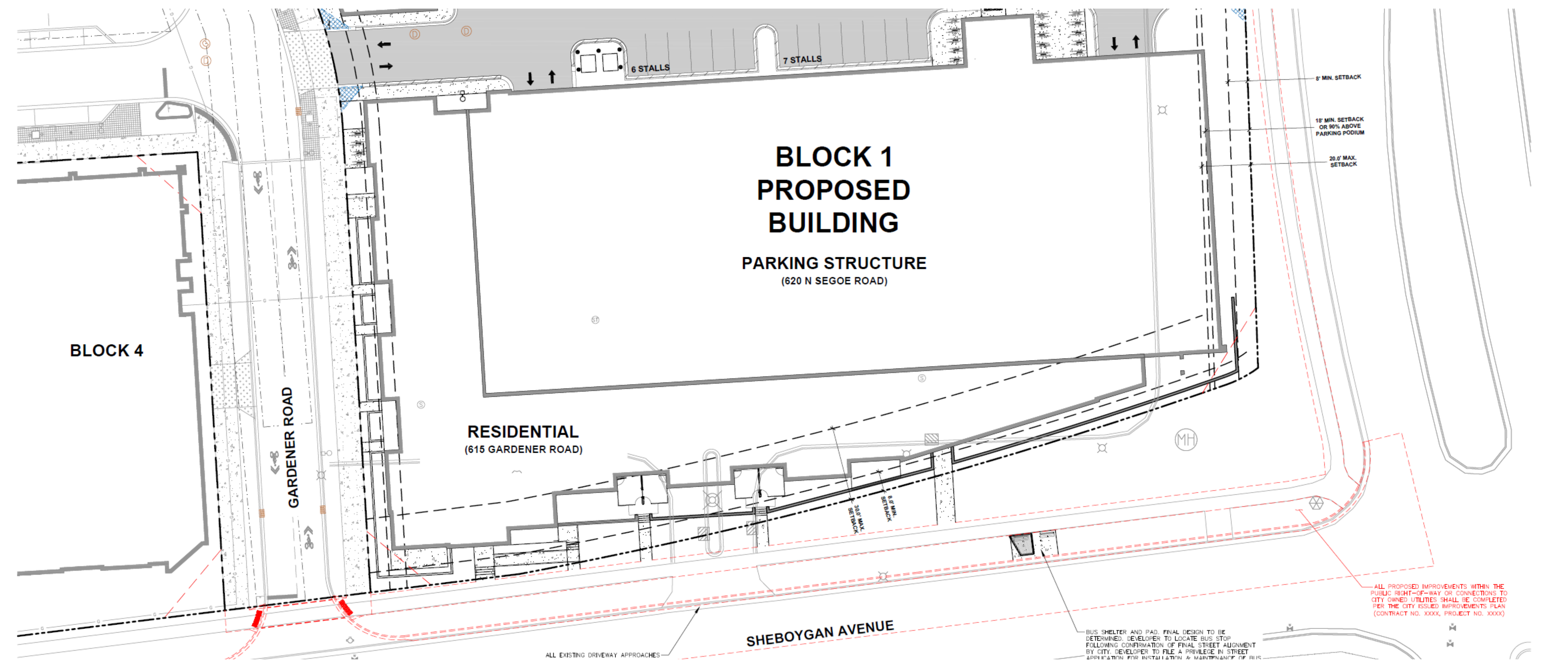


Previous: Corner of Sheboygan Avenue & Segoe Road

Proposed: Site Plan



Previous: Site Plan



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