

URBAN DESIGN COMMISSION APPLICATION

UDC

City of Madison
Planning Division
126 S. Hamilton St.
P.O. Box 2985
Madison, WI 53701-2985
(608) 266-4635



FOR OFFICE USE ONLY:

Paid _____ Receipt # _____
Date received APR. 4-3-2018
Received by _____
Aldermanic District 10
Zoning District _____
Urban Design District _____
Submittal reviewed by _____

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.

AGENDA ITEM #	
LEGISTAR #	<u>51098</u>
ALD. DIST.	<u>10</u>

1. Project Information

Address: 4327 Nakoma Road
Title: Oak Park Place Nakoma

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

UDC meeting date requested 5-9-18
 New development Alteration to an existing or previously-approved development
 Informational Initial approval Final approval

3. Project Type

<input type="checkbox"/> Project in an Urban Design District	Signage
<input type="checkbox"/> Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)	<input checked="" type="checkbox"/> Comprehensive Design Review (CDR)
<input type="checkbox"/> Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)	<input type="checkbox"/> Signage Variance (i.e. modification of signage height, area, and setback)
<input type="checkbox"/> Planned Development (PD)	Other
<input type="checkbox"/> General Development Plan (GDP)	<input type="checkbox"/> Please specify
<input type="checkbox"/> Specific Implementation Plan (SIP)	_____
<input type="checkbox"/> Planned Multi-Use Site or Residential Building Complex	

4. Applicant, Agent, and Property Owner Information

Applicant name	<u>Shawn McKibben</u>	Company	<u>Oak Park Place</u>
Street address	<u>719 Jupiter Dr.</u>	City/State/Zip	<u>Madison, WI 53718</u>
Telephone	<u>608/663-8792</u>	Email	<u>smckibben@oakparkplace.com</u>
Project contact person	<u>Shawn McKibben</u>	Company	<u>Oak Park Place</u>
Street address	<u>719 Jupiter Dr.</u>	City/State/Zip	<u>Madison, WI 53718</u>
Telephone	<u>608/663-8792</u>	Email	<u>smckibben@oakparkplace.com</u>
Property owner (if not applicant)	_____		
Street address	_____	City/State/Zip	_____
Telephone	_____	Email	_____

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 provided below for plan details)
- Filing fee
- Electronic Submittal*

Each submittal must include fourteen (14) 11" x 17" collated paper copies. Landscape and Lighting plans (if required) must be full-sized. 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 Janine Glaeser & Greg Patmythes on 2/28/18.
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.

Applicant name Shawn McKibben Relationship to property Owners Rep (Director of Development)
 Authorized signature of Property Owner Shawn McKibben Date 4/2/18

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



4327 NAKOMA RD
LETTER OF INTENT

Oak Park Place Nakoma is constructing a 73-unit senior living facility at 4327 Nakoma Rd. The project is currently under construction with an anticipated completion in September 2018. We are requesting approval for a 25-sf wall sign placed on the front of the building and a 3-sf directional sign to be placed at the driveway entrance. While we have a private residence to the east of us, we have a dentist office to the west and other commercial/retail entities in the area across the street to the W/NW.

The signs will help identify the building and aid in providing visitors location of the building so safe exiting from the street and entrance to our site can be accomplished. The wall sign will be externally illuminated, and the size has been kept small so to fit in appropriately with the area.

The proposed sign is visually harmonious in color and design with the building and site. It does not violate the stated purposes described in Secs. 31.02(1) and 33.24(2) and meets minimum construction requirements under Sec. 31.04(5). The proposed sign is for identification purposes and not advertising and is consistent with Sec. 31.11. Additionally, we have no off-premise signs as restricted by 31.115.

The proposed does not:

- a. Present a hazard to vehicular or pedestrian traffic.
- b. Obstruct views of ingress or egress for this, or adjacent, sites.
- c. Obstruct visibility of existing lawful signs on this, or adjacent, properties.
- d. Negatively impact visual quality of the area as it is an attractive sign that is harmonious with the construction of the building.

Very truly yours,

A handwritten signature in black ink that reads "Shawn McKibben".

Shawn McKibben
Director of Development and Construction
Oak Park Place

UDC-Comprehensive Design Review Instructions

Comprehensive Design Review Criteria

The UDC shall apply the following criteria upon review of an application for a Comprehensive Design Review of signage:

1. The proposal shall create visual harmony between the signs, building(s), and building site through unique and exceptional use of materials, design, color, any lighting, and other design elements; and shall result in signs of appropriate scale and character to the uses and building(s) on the zoning lot as well as adjacent buildings, structures and uses. *The proposed sign is visually harmonious in color and design with the building and site. We are requesting approval for a 24-sf wall sign placed on the front of the building and a 3-sf directional sign to be placed at the driveway entrance, both which are of appropriate scale for the building and use.*
2. Each element shall be found to be necessary due to unique or unusual design aspects in the architecture or limitations in the building site or surrounding environment; except that when a request for an Additional Sign Code Approval under Sec. 31.043(3) is included in the Comprehensive Design Review, the sign(s) eligible for approval under Sec. 31.043(3) shall meet the applicable criteria of Sec. 31.043(3), except that sign approvals that come to Comprehensive Design Review from MXC and EC districts pursuant to 31.13(3) and (7) need not meet the criteria of this paragraph. *All elements are necessary and only provide what is needed for proper building identification and meet applicable criteria.*
3. The proposal shall not violate any of the stated purposes described in Secs. 31.02(1) and 33.24(2). *The sign does not violate any of the stated purposes described in Secs. 31.02(1) and 33.24(2).*
4. All signs must meet minimum construction requirements under Sec. 31.04(5). *The sign meets minimum construction requirements under Sec. 31.04(5).*
5. The proposal shall not approve Advertising beyond the restrictions in Sec. 31.11 or Off-Premise Directional Signs beyond the restrictions in Sec. 31.115. *The proposed sign is for identification purposes and not advertising and is consistent with Sec. 31.11. Additionally, we have no off-premise signs as restricted by 31.115.*
6. The proposal shall not be approved if any element of the plan:
 - a. presents a hazard to vehicular or pedestrian traffic on public or private property,
 - b. obstructs views at points of ingress and egress of adjoining properties,
 - c. obstructs or impedes the visibility of existing lawful signs on adjacent property, or
 - d. negatively impacts the visual quality of public or private openspace.

The proposed does not:

- a. *Present a hazard to vehicular or pedestrian traffic.*
 - b. *Obstruct views of ingress or egress for this, or adjacent, sites.*
 - c. *Obstruct visibility of existing lawful signs on this, or adjacent, properties.*
 - d. *Negatively impact visual quality of the area as it is an attractive sign that is harmonious with the construction of the building.*
7. The proposal may only encompass signs on private property of the zoning lot or building site in question, and shall not approve any signs in the right of way or on public property. *The sign requested is not an off-premise sign and is not in the public right-of-way. It resides wholly on our private property.*

ANGLE REFLECTOR

RA8, RA10, RA12

Aluminum Shade w/ Glass and Guard Options

1/2" IP and 3/4" IP Arm Options

UL Wet Location Listed

UL

Fixture

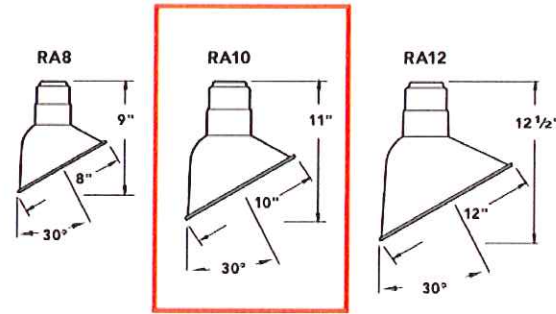
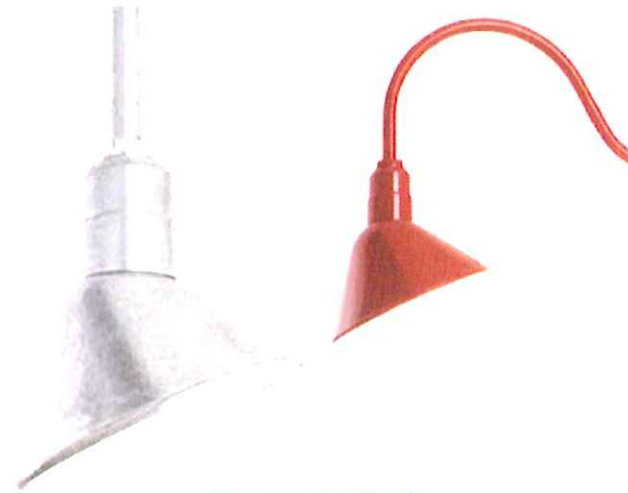
- Aluminum Shade
- LED, Incandescent, and Fluorescent Lamp Options
- Glass and Guard Options

Finishes

- Shade, Arm and Stem Finish Options
- See Reverse Side of Sheet for Finish Options

Mounting

- 1/2" IP and 3/4" IP Arms Available
- Stem Options



ORDERING EXAMPLE (FIXTURE AND MOUNTING SHOWN, LEFT IMAGE)

PIPE	CAT NO.	LAMP	FINISH	PIPE	MOUNTING	FINISH
2	RA10	LED12	GA	2	SL23	GA

1/2" IP Angle Reflector 10" 12W LED / 1/2" IP Stem Loop 23" Galvanized Galvanized Shade

PIPE	CAT NO.	LAMP/BALLAST	SHADE / ARM FINISH	ACCESSORIES
2	1/2" IP RA8	M Incandescent Med Base 100W max	All Standard and Specialty Finishes	CG Clear Glass
3	1/2" IP RA10	GU2413 ¹ 13W GU24 Base, 2700K, 120V	Coastal Finish Option - Add "C" to end of order number	FG Frosted Glass
	RA12	GU2418 ¹ 18W GU24 Base, 2700K, 120V	Specify finish for Shade, Arm and Stem separately, as in the example above. Cage or Guard finish will match Shade finish.	OG Opal Glass
		GU2426 ¹ 26W GU24 Base, 2700K, 120V		CGG Clear Glass w/ Cast Guard
		GU2432 ^{1A} 32W GU24 Base, 2700K, 120V		FGG Frosted Glass w/ Cast Guard
		GU2442 ^{1A} 42W GU24 Base, 2700K, 120V		OGG Opal Glass w/ Cast Guard
		LED12 ^{1M} 12W COB LED, 2700°K 90 CRI, 120V, 840 Lumens		CGWC Clear Glass w/ Wire Cage
		LED18 ^{1M} 18W COB LED, 2700°K 90 CRI, 120V, 1260 Lumens		FGWC Frosted Glass w/ Wire Cage
				OGWC Opal Glass w/ Wire Cage
				WG Wire Guard

SUPPLYING 1-13P30FL LED

¹LAMPS/LEDS INCLUDED ^ANOT FOR USE IN GLASS/CAST GUARD/WIRE CAGE ENCLOSURES ^MFROSTED GLASS (FG) INCLUDED

PIPE	CAT NO.	LAMP/BALLAST	SHADE FINISH	ACCESSORY
2	RA10	LED12	GA	

MOUNT PIPE	MOUNT	MOUNT FINISH
2	SL23	GA

Project _____

Fixture Type _____

Location _____

Contact _____

Phone _____



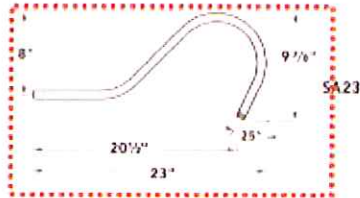
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14508 Nelson Avenue City of Industry, CA 91744
www.TroyRLM.com T: 626.336.4511 F: 626.330.4266

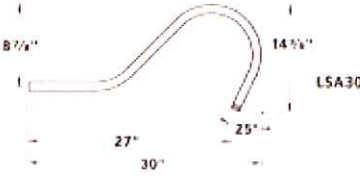
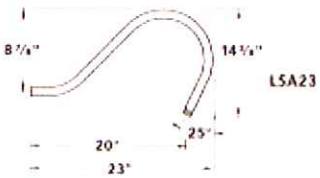


Dan Bauhs
(608) 661-1523
dan_bauhs@madisonlighting.com

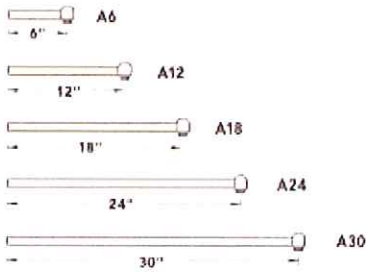
SIGN ARM



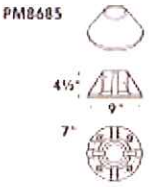
LARGE LOOP SIGN ARM



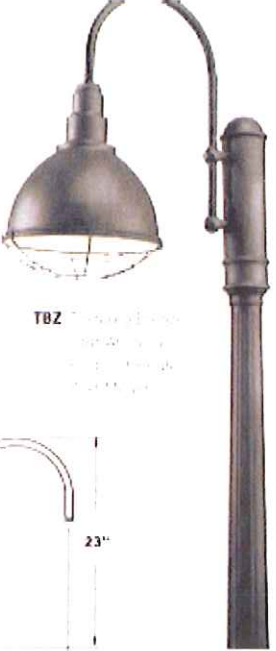
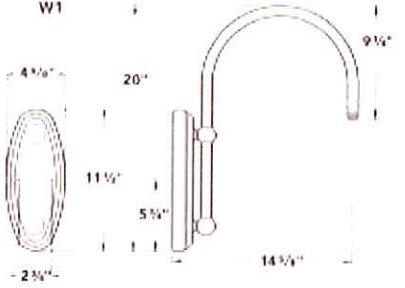
STRAIGHT ARM



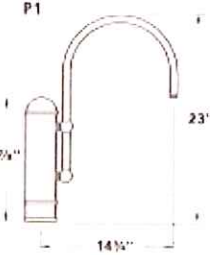
PIER MOUNT - CANNOT BE USED WITH STRUCTURE REM
Cast Aluminum Pier Mount w/ Cover



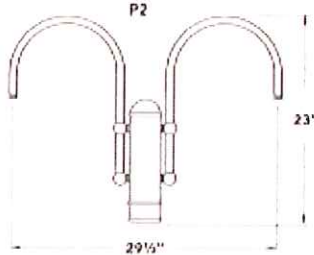
TRADITIONAL WALL MOUNT



SINGLE POST

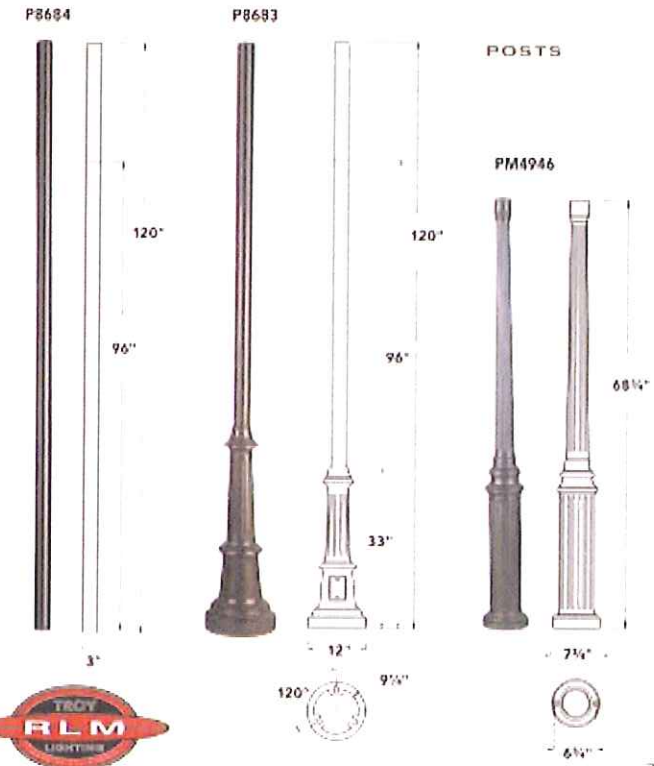


DOUBLE POST



ARMS, POSTS AND MOUNTS

CANNOT BE USED WITH STRUCTURE REM



FINISHES
STANDARD FINISHES



ABL
Aegean Blue



BLU
Blue



TTL
Tahitian Teal



HG
Hunter Green



LG
Lime Green



TNG
Tangerine



RD
Red

WT
Gloss White



MB
Matte Black

SGW
Semi Gloss White



DVG
Dove Gray



FLG
Flannel Gray



BK
Gloss Black



PNA
Painted Natural
Aluminum



SS
Satin Silver



TGP
Textured Graphite



PNC
Painted Natural Copper



BZP
Bronze Patina



TBZ
Textured Bronze



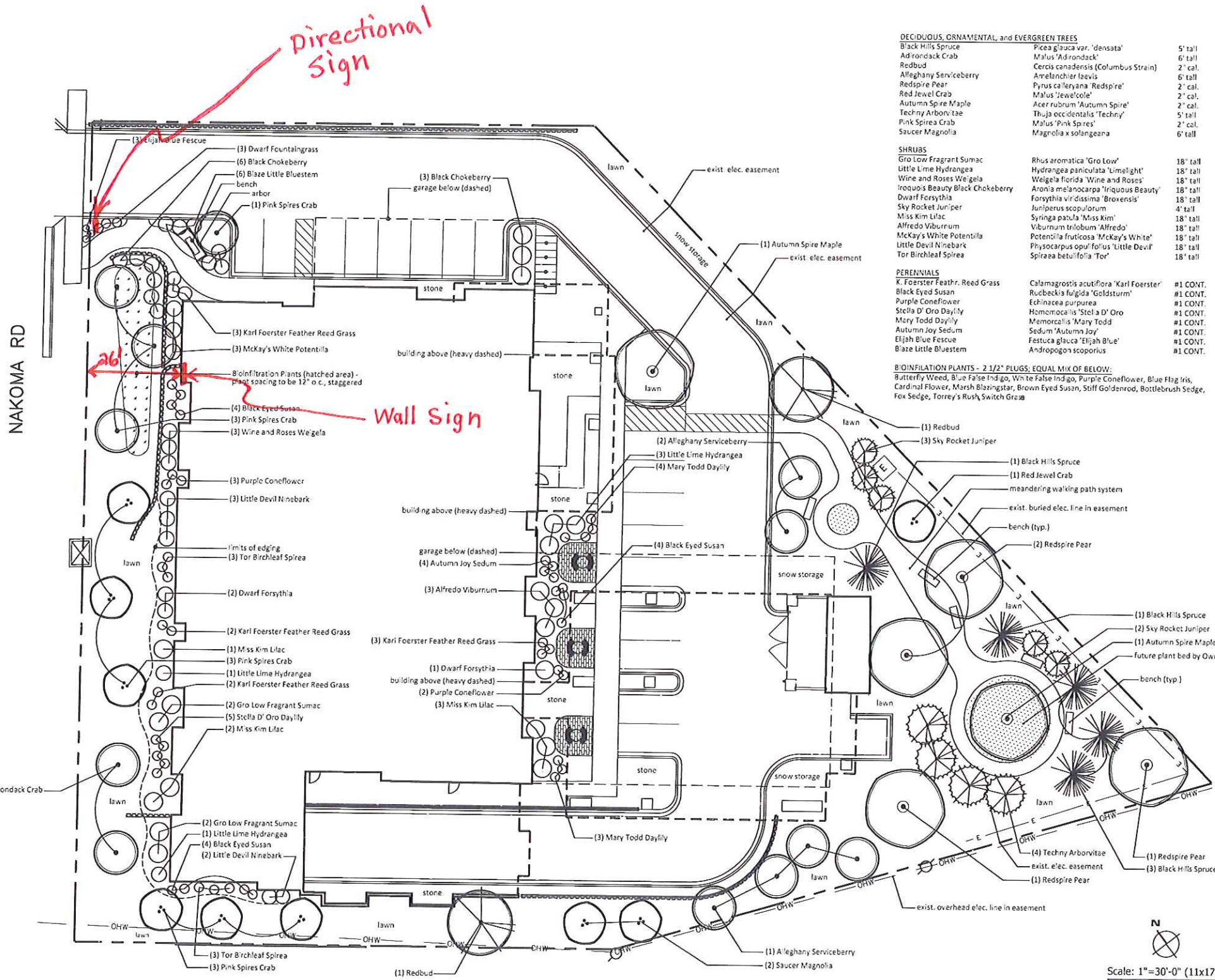
BB
Burnished Bronze





**Architectural Design
Consultants, Inc.**

**Oak Park Place Nakoma
4327 Nakoma Road**



1 LANDSCAPE PLAN

- Notes:**
- Individual tree and shrub groupings found within lawn areas are to receive wood mulch rings and/or wood mulch beds consisting of a mixture of recycled brown dyed wood mulch spread to a 3" min. depth over a pre-emergent herbicide.
 - "Edging" to be professional grade polyethylene lawn edging available in 20' flat strips. Basis of Design: Valley View Black Diamond. Valley View Industries. (www.valleyviewind.com/professional/)
 - "Lawn" areas shall be finish graded and seeded at a rate of 4 lbs. per 1,000 sq. ft. Basis of Design: Madison Parks Lawn Seed Mix. EarthCarpet Corporation (www.seedsolutions.com)

- Unless otherwise indicated, plant beds to receive locally available, clean washed 1 1/2" - 2 1/2" durable landscape stone ("stone") spread to a 3" min. depth over a commercial grade weed barrier fabric.
- Perennials in mass bed plantings to be planted in staggered rows.
- Contractor is responsible for repairing any and all damage to the adj. properties. Planted areas shall be replanted, damaged lawn areas shall be repaired with sod and adjacent curbs and pavement shall be re-paved.
- Maintenance, watering and warranty of plants to extend for 12 months after project completion/acceptance. Maintenance, watering and warranty period for seed to extend 60 days from project completion/acceptance of installation.

DECIDUOUS, ORNAMENTAL, and EVERGREEN TREES

Black Hills Spruce	Picea glauca var. 'densata'	5' tall
Adirondack Crab	Malus 'Adirondack'	6' tall
Redbud	Cercis canadensis (Columbus Strain)	2' cal.
Alleghany Serviceberry	Amelanchier laevis	6' tall
Redspire Pear	Malus 'Redspire'	2' cal.
Red Jewel Crab	Malus 'Jewelcole'	2' cal.
Autumn Spire Maple	Acer rubrum 'Autumn Spire'	2' cal.
Techny Arborvitae	Thuja occidentalis 'Techny'	5' tall
Pink Spirea Crab	Malus 'Pink Spire'	2' cal.
Saucer Magnolia	Magnolia x solangeana	6' tall

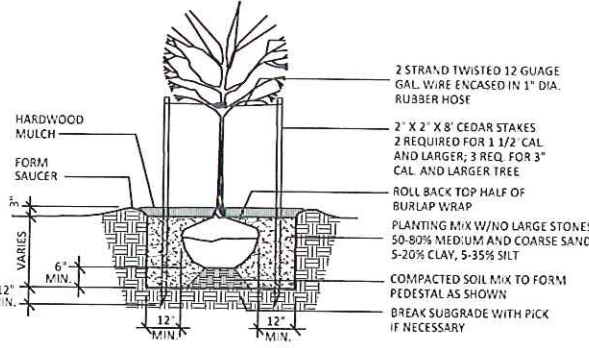
SHRUBS

Gro Low Fragrant Sumac	Rhus aromatica 'Gro Low'	18" tall
Little Lime Hydrangea	Hydrangea paniculata 'Limelight'	18" tall
Wine and Roses Weigela	Weigela florida 'Wine and Roses'	18" tall
Aronia melanocarpa 'Triquous Beauty'	Aronia melanocarpa 'Triquous Beauty'	18" tall
Dwarf Forsythia	Forsythia viridissima 'Broversis'	4' tall
Sky Rocket Juniper	Juniperus scopulorum	18" tall
Miss Kim Lilac	Syringa patula 'Miss Kim'	18" tall
Alfredo Viburnum	Viburnum trilobum 'Alfredo'	18" tall
McKay's White Potentilla	Potentilla fruticosa 'McKay's White'	18" tall
Little Devil Ninebark	Physocarpus opulifolius 'Little Devil'	18" tall
Tor Birchleaf Spirea	Spiraea betulifolia 'Tor'	18" tall

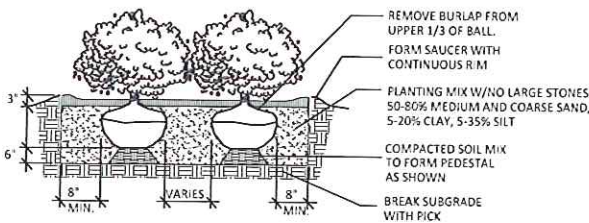
PERENNIALS

K. Foerster Feather Reed Grass	Calamagrostis acutiflora 'Karl Foerster'	#1 CONT.
Black Eyed Susan	Rudbeckia fulgida 'Goldsturm'	#1 CONT.
Purple Coneflower	Echinacea purpurea	#1 CONT.
Stella D' Oro Daylily	Homocallis 'Stella D' Oro'	#1 CONT.
Mary Todd Daylily	Memorialis 'Mary Todd'	#1 CONT.
Autumn Joy Sedum	Sedum 'Autumn Joy'	#1 CONT.
Elijah Blue Fescue	Festuca glauca 'Elijah Blue'	#1 CONT.
Blaze Little Bluestem	Andropogon scoparius	#1 CONT.

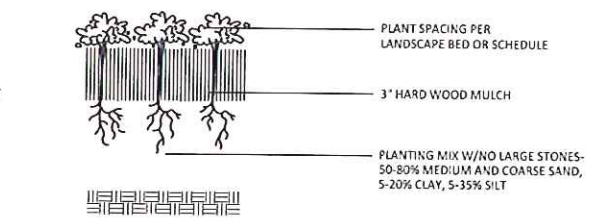
BIOFILTRATION PLANTS - 2 1/2" PLUGS: EQUAL MIX OF BELOW:
 Butterfly Weed, Blue False Indigo, White False Indigo, Purple Coneflower, Blue Flag Iris, Cardinal Flower, Marsh Blazingstar, Brown Eyed Susan, Stiff Goldenrod, Bottlebrush Sedge, Fox Sedge, Torrey's Rush, Switch Grass



2 TREE PLANTING



3 SHRUB PLANTING



4 PERENNIAL PLANTING

Landscape Calculations and Distribution:

- One (1) landscape unit for each (300) sq. ft. of developed area
 Total sq. ft. of developed area = 19,000 sq. ft.
 Developed area divided by (300) = 63 Landscape Units
- Within (L) and (IG) districts, one (1) landscape unit for each (600) sq. ft. of developed area
 Total sq. ft. of developed area = NA
 Developed area divided by (600) = NA Landscape Units
- One landscape unit = 5 landscape points
 Landscape units (63) x 5 landscape points = 315 Total points Required

Development Frontage Landscaping:

Provide (1) Overstory Deciduous tree and five (5) shrubs per (30) ft. of lot frontage
 Existing lot frontage = 228 ft.
 (8) trees required ** (8) proposed
 (38) shrubs required ** (38) proposed

****Note:** Some Overstory Trees were substituted with Ornamental Trees to remain compliant with aerial apparatus Fire access requirements along Nakoma Rd

Tabulation of Points and Credits:

Plant Type/Element	Min. size	Points	Proposed Qty.	Points
Overstory Deciduous Tree	2 1/2' cal.	35	5	175
Ornamental tree	1 1/2' cal.	15	16	240
Evergreen tree	3 feet tall	10	5	50
Shrub, deciduous	18" or 3 gal.	2	51	102
Shrub, evergreen	18" or 3 gal.	2	5	10
Ornamental grasses	18" or 3 gal.	3	7	21
Ornamental fence or wall	na	4 per 10'		
Total Proposed				608
Total Required				315



PROFESSIONAL ENGINEERING
 818 N Meadowbrook Ln
 Waunakee, WI 53597
 Phone: (608) 849-9378

ADCI Architectural Design Consultants, Inc.
 5100 Eastpark Boulevard - Suite 310
 Madison, WI 53718
 Phone: (608) 254-6181 Fax: (608) 254-2139

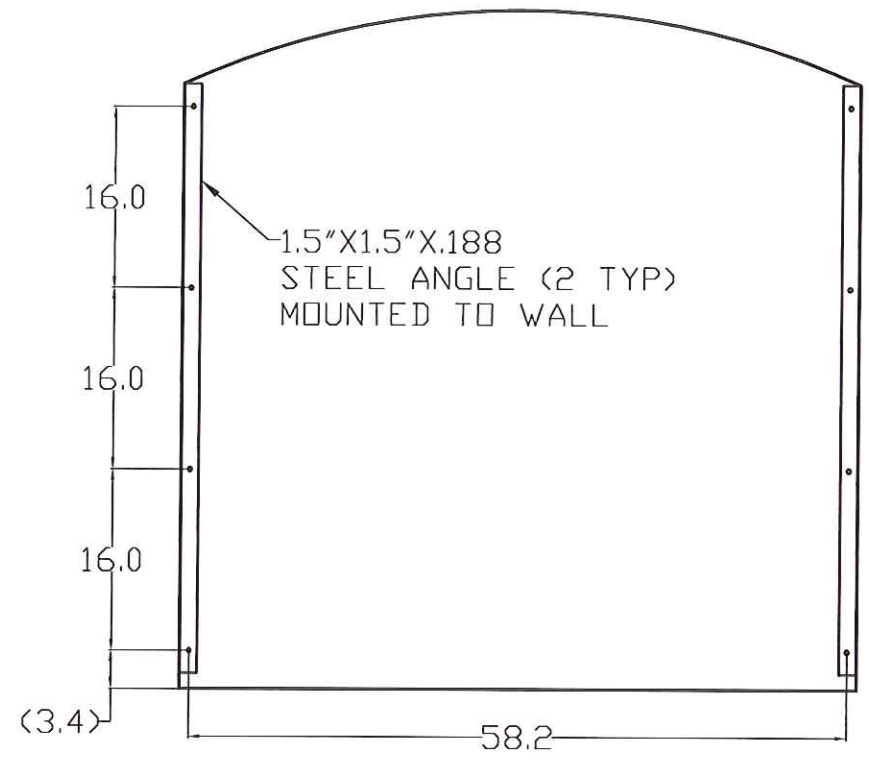
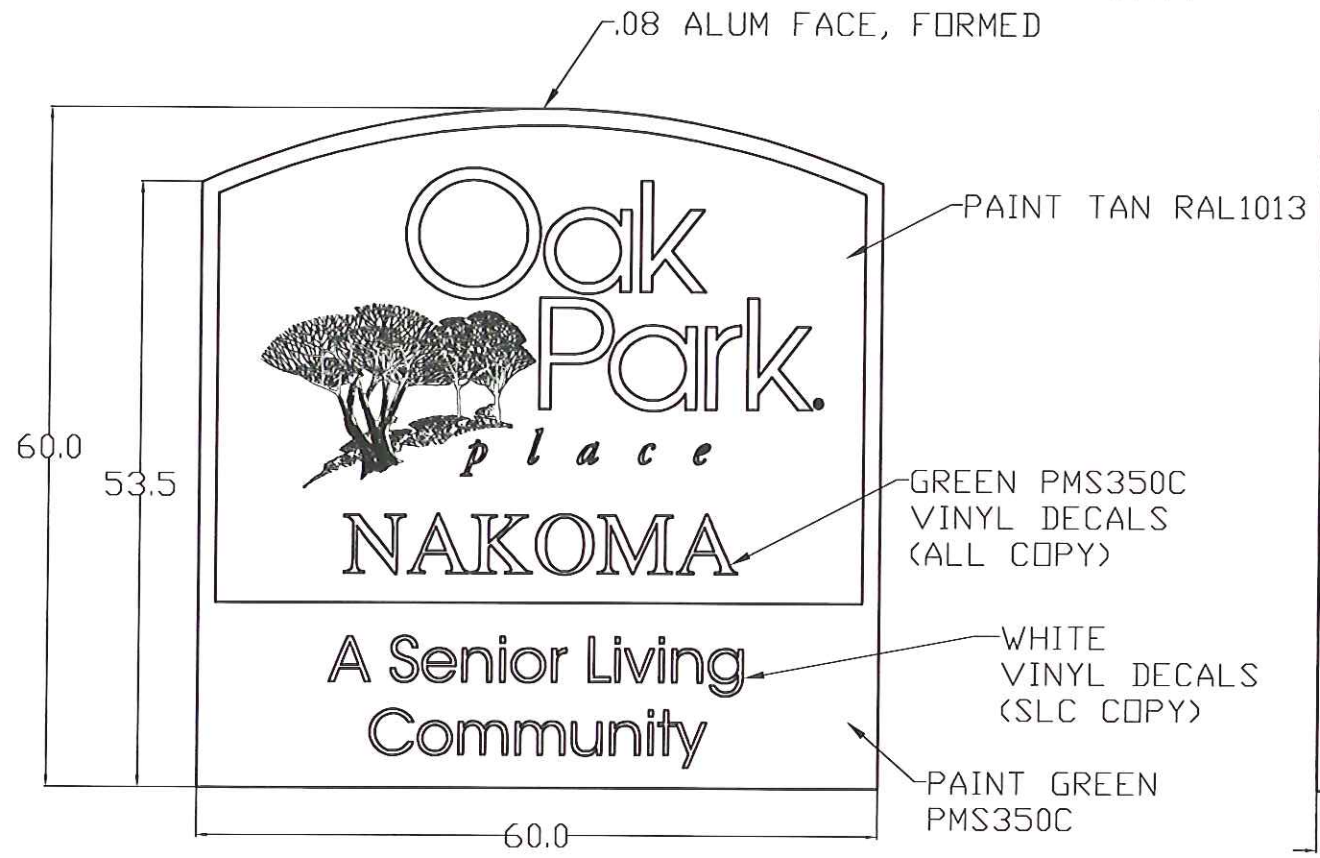
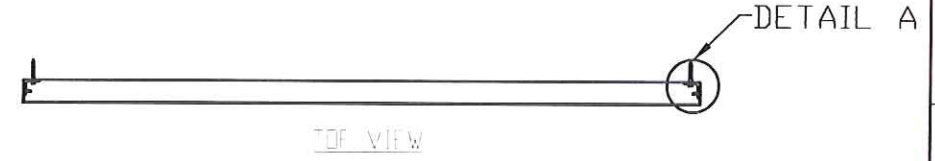
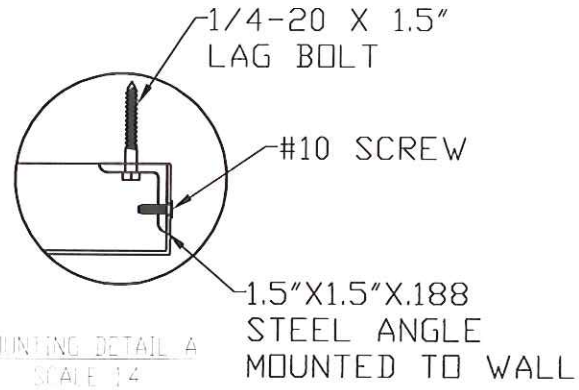
OAK PARK PLACE NAKOMA LANDSCAPE PLAN

Drawn By: _____
 Checked By: _____
 Date: 03-28-2017
 Scale: AS NOTED
 Job Number: _____

SHEET NUMBER **L100**

REV	DESCRIPTION	DATE	PREP'D BY	CHK'D
1	PRELIMINARY ENGINEERING (NO FIELD)	04/26/2008	RSP	-

INTERNAL PAINT COLOR NUMBER:
 1 GREEN 314-01718
 2 TAN 307-10193
 INTERNAL VINYL PAFT NUMBER:
 3 GREEN (N/A - NEED NEW PN)
 4 WHITE 359-00032



FRONT VIEW

SIDE VIEW

MOUNTING DETAIL VIEW

PRELIMINARY ENGINEERING DRAWING

PROJECT: OAK PARK SENIOR LIVING COMMUNITY NAKOMA - TEL241

DATE	BY	CHK'D	APP'D BY
04/26/2008	RSP	-	RSP

SCALE: 1/8" = 1'-0"

SHEET 1 OF 1

NOTES:
 1 THIS DRAWING IS FOR PRELIMINARY PURPOSES ONLY. FOR CUSTOMER APPROVAL. FINAL SPEC AND TIME SUBJECT TO CHANGE.
 2 EXACT COPY LAYOUT MUST BE VERIFIED BEFORE FINAL ENGINEERING CAN BE STARTED.

04/26/2008 11:45:47 AM C:\TEMP\PP382122AS.dwg

