



URBAN DESIGN COMMISSION APPLICATION CITY OF MADISON

215 Martin Luther King Jr. Blvd; Room LL-100
PO Box 2985; Madison, Wisconsin 53701-2985
Phone: 608.266.4635 | Facsimile: 608.267.8739

This form may also be completed online at:
<http://www.cityofmadison.com/planning/documents/UDCapplication.pdf>

Please complete all sections of the application, including the desired meeting date and the type of action requested.

Date Submitted: _____	<input checked="" type="checkbox"/> Informational Presentation
UDC Meeting Date: _____	<input type="checkbox"/> Initial Approval
Combined Schedule Plan Commission Date (if applicable): _____	<input type="checkbox"/> Final Approval

1. Project Address: Congress Avenue (Address not assigned)
Project Title (if any): The Madison Apartments

2. This is an application for (Check all that apply to this UDC application):
 New Development Alteration to an Existing or Previously-Approved Development

A. Project Type:

- Project in an Urban Design District* (public hearing-\$300 fee)
- Project in the Downtown Core District (DC) or Urban Mixed-Use District (UMX) (\$150 fee, Minor Exterior Alterations)
- Suburban Employment Center (SEC) or 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 Planned Residential Complex

B. Signage:

- Comprehensive Design Review* (public hearing-\$300 fee) Street Graphics Variance* (public hearing-\$300 fee)
- Signage Exception(s) in an Urban Design District (public hearing-\$300 fee)

Other:

Please specify: Update to an existing GDP/SIP

3. Applicant, Agent & Property Owner Information:

Applicant Name: Kirk Keller
Street Address: 2310 Crossroads Dr., #2000
Telephone: (608 478-4013) NA

Company: Plunkett Raysich Architects, LLP
City/State: Madison, WI Zip: 53718
Email: kkeller@prarch.com

Project Contact Person: Kirk Keller
Street Address: 2310 Crossroads Dr., #2000
Telephone: (608 470-4013) Fax: () NA

Company: Plunkett Raysich Architects, LLP
City/State: Madison, WI Zip: 53718
Email: kkeller@prarch.com

Project Owner (if not applicant): IA Madison, LLC
Street Address: 810 Cardinal Lane, #1000
Telephone: (414 491-4136) Fax: () NA

City/State: Hartland, WI Zip: 53029
Email: mschutte@investorsassociatedllp

A pre-application meeting with staff is required prior to filing any Urban Design Application. Please contact UDC staff at (608) 266-4635 to schedule a pre-application meeting.

4. Applicant Declarations:

A. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with Tim Parks and Matt Tucker
(name of staff person) (date of meeting)

B. 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 Kirk Keller Relationship to Property Architect

Authorized Signature  Date 16 January 2017

17 January 2017

Alan Martin
City of Madison
Department of Planning & Economic & Community Development
126 S. Hamilton Street
Madison, WI 53703-3210

Re: The Madison Apartments Expansion – Urban Design Commission Informational Submittal
PRA Project No. 160200-01

Copy: Mike Schutte – Investors Associated, LLP
Pat Carroll – Investors Associated, LLP

MR. MARTIN, This letter is submitted on behalf of Investors Associated, LLP (IA), the owners and managers of The Madison Apartments. The project is legally known as IA Madison, LLC. At this time IA is proposing two improvements to this established property.

1. The development of a currently underutilized section of property to be a programmed area that includes:
 - A fenced in private 'dog walk' area
 - An eight car garage and resident storage building
 - A dedicated garden area
 - A programmed green area for resident use
2. A new 36 unit three story multi-family building

Located in the Nelson Neighborhood on the East side of Madison the current property has 120 apartment units along with a clubhouse and pool complex. The apartments are distributed between four 'eight-plex' townhome style buildings and four multi-story apartment buildings with below grade parking.

The two projects listed above are intended to complete construction on the property by providing the two new buildings. The garage/storage/activity project is intended to serve the needs of the existing residents who live at The Madison Apartments. The addition of the new apartment building completes the development of the resident homes and provides a new mix of unit types to the development.

The current GDP and SIP allows for the development of twenty-four more apartment units. My team is working with Chris Wells and Matt Tucker to make proposed updates that would allow altering the current GDP/SIP from a maximum of 144 apartment homes to a total of 156. The proposed site improvements and garage building are also a part of the updates to the existing GDP/SIP.

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2310 crossroads drive suite 2000 madison, wisconsin 53718 608 240 9900
205 north orange avenue suite 202 sarasota, florida 34236 941 348 3618

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Partners: Michael P. Brush, Martin P. Choren, Gregg R. Golden, Mark C. Herr, John J. Holz, Nicholas D. Kent,
Steven A. Kieckhafer, Scott A. Kramer, David J. Raysich, Michael H. Scherbel, Michael J. Sobczak





The Madison Apartments has a resident base that resides in this development for an extended period, and calls this area of Madison their home. This fact is a major reason for the need to provide additional storage, enclosed parking and services such as the proposed private dog activity area. The new apartment building is proposed to work well with the existing architecture of the development while offering unit types and sizes not currently offered within the property.

Best regards,

Kirk Keller, AIA, NCARB
Project Manager

Enclosure of UDC Informational submittal package



ALTA/ACSM LAND TITLE SURVEY

CLIENT
IA Madison, LLC

SITE ADDRESS
5402 Congress Avenue and 3346 Ambassador Drive, City of Madison, Dane County, Wisconsin

LEGAL DESCRIPTION
Parcel A:
Lot One (1), Certified Survey Map No. 10856, recorded in the Office of the Register of Deeds in Volume 65 of Certified Survey Maps, page 9, as Document No. 3809913, located in the City of Madison, Dane County, Wisconsin.
Lot Fifty (50), High Crossing Fourth Addition, in the City of Madison, Dane County, Wisconsin.

Parcel B:
Easement established in Easement Agreement recorded October 3, 2003 as Document No. 3822149.

Parcel C:
Non-exclusive Private Road Easement established in Amended and Restated Easement and Settlement Agreement, recorded September 5, 2002 as Document No. 3541442.

BASIS OF BEARINGS
Bearings are referenced to the Wisconsin State Plane Coordinate System (South Zone), in which the West line of Certified Survey Map No. 10856 bears N07°51'24"W.

LAND AREA
The Land Area of Lot 1 of Certified Survey Map 10856 is 447,450 square feet or 10.27 acres.
The Land Area of Lot 50 of High Crossing Fourth Addition is 180,532 square feet or 4.14 acres.
The Total Land Area of the subject property is 627,982 square feet or 14.41 acres.

NOTES
There is direct vehicular and pedestrian access to Congress Avenue, which is a public right of way.

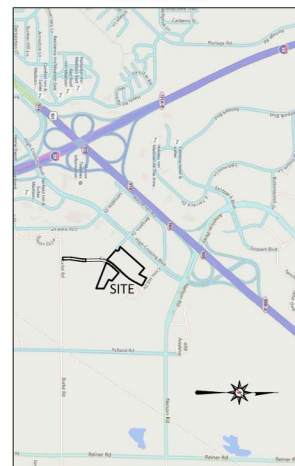
CITY VIEW DRIVE
R.O.W. 66' PUBLIC R.O.W.

**PARCEL B
LOT 2
CSM No. 10856
EASEMENT AGREEMENT DOC. NO. 3822149**

**PROPOSED
MULTI-FAMILY
BUILDING
LOCATION**

**PROPOSED GARAGE
AND ACTIVITY AREA
-enclosed dog run
-garden area
-sports area**

VICINITY MAP



LEGEND

● INDICATES FOUND 1" IRON PIPE	□ TELEPHONE PEDESTAL
○ INDICATES SET 1" IRON PIPE	□ CABLE PEDESTAL
⊕ INDICATES FOUND ORGLED CRISS	□ CONTROL BOX
⊕ SANITARY MANHOLE	⊕ FIBER OPTIC SIGN
⊕ M.I.S. MANHOLE	⊕ TRAFFIC LIGHT
⊕ UNKNOWN MANHOLE	⊕ COMMUNICATION MANHOLE
⊕ STORM MANHOLE	⊕ SOLIDARY
⊕ INLET (ROUND)	⊕ SOIL BORING/MONITORING WELL
⊕ INLET (SQUARE)	⊕ WATER SURFACE
⊕ CURB INLET	⊕ WETLANDS FLAG
⊕ STORM SEWER END SECTION	⊕ MARCH
⊕ GAS VALVE	⊕ FLAGPOLE
⊕ GAS METER	⊕ PARKING METER
⊕ WATER VALVE	⊕ SIGN
⊕ HYDRANT	⊕ MALEBOX
⊕ WATER MANHOLE	⊕ RAILROAD CROSSING SIGNAL
⊕ WATER SERVICE CURB STOP	⊕ HANDICAP SPACE
⊕ WELL HEAD	⊕ CONIFEROUS TREE
⊕ STAND PIPE	⊕ DECIDUOUS TREE
⊕ WALL INDICATOR VALVE	— SANITARY SEWER
⊕ POST INDICATOR VALVE	— STORM SEWER
⊕ SPOT/YARD LIGHT	— WATERLINE
⊕ CITY POLE	— MARKED GAS MAIN
⊕ UTILITY POLE	— MARKED ELECTRIC
⊕ GUY WIRE	— MARKED TELEPHONE
⊕ ELECTRIC MANHOLE	— OVERHEAD WIRES
⊕ ELECTRIC METER	— MARKED CABLE TV LINE
⊕ TELEPHONE MANHOLE	— MARKED FIBER OPTIC
⊕ TELEPHONE	

TABLE "A" ITEMS

10(a)(b). There was no observable evidence of division or party walls at the time of survey.

11(b). Utility lines are shown from visible surface evidence, municipal plans and from plans and markings provided by Diggers Hotline, the One-call Utility Marking System. This survey represents the underground utilities that participated with the request and were marked on the time of the survey. Additional utilities may exist, but were non-responsive to the request.

16. There is no visible evidence of earth moving, building construction or building additions within recent months.

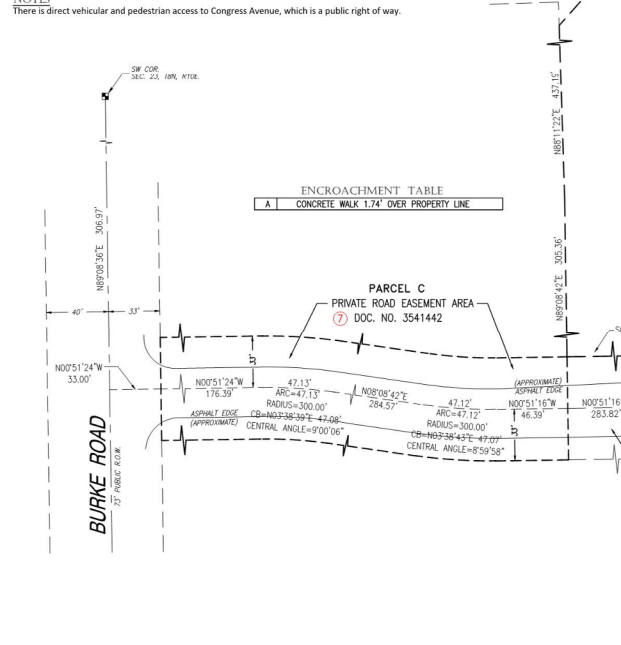
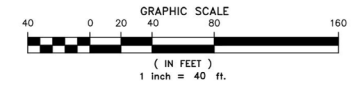
20(a). There were no offsite easements or servitudes benefiting the survey property disclosed in furnished Title Commitment at the time of survey.

The undersigned, being a registered surveyor of the State of Wisconsin certifies to (i) Walker & Dunlop, LLC (ii) Fannie Mae, its successors and assigns, (iii) IA Madison, LLC and (iv) First American Title Insurance Company as follows:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b), 7(c), 8, 9, 10, 11(a), 11(b), 13, 16, 20 and 21 of Table A thereof. The field work was completed on December 1, 2015.

Date of Map: December 7, 2015
Revised: January 5, 2016
Revised: January 13, 2016

Donald C. Chapat
Donald C. Chapat
Professional Land Surveyor
Registration Number S-1316



TITLE COMMITMENT
This survey was prepared based on First American Title Insurance Company Commitment No. NCS-765016-MAD, effective date of December 31, 2015 and Pro Forma which lists the following easements and/or restrictions from schedule B-II:

- 1 & 2 not survey related.
3. Easements, conditions and restrictions disclosed by notations upon the recorded plat of High Crossing Fourth Addition and Certified Survey Map No. 10856:
 - a) Lot 1 shall comply with Chapter 37 of Madison General Ordinances outlining Erosion and Stormwater Runoff Control Ordinance.
 - b) The intra-block drainage easements shall be graded with the construction of each principal structure with the approved stormwater drainage plan on file with the city engineer and the zoning administrator, as amended in accordance with the Madison general ordinances. Engineering plans not supplied.
 - c) Arrows indicate the direction of surface drainage swale at individual property lines. Said drainage swales shall be graded with the construction of each principal structure maintained by the lot owner with the approval of the City Engineer. Elevations given are for property corners at ground level and shall be maintained by the lot owner. Affects site by location, shown.
 - d) All lots within this plat are subject to a non-exclusive easement for drainage purposes and shall be a minimum of 5 feet in width measured from the property line to the interior of each lot except that the easement shall be 12 feet in width on the perimeter of the plat. Easements shall not be required on property lines shared with greenways or public streets. Affects site by location, shown.
 - e) Additional information indicates that easements on this plat may encounter bedrock. Affects site by location, blankset type.
 - f) On Lot One no building, parking lot or playground equipment shall be located within 100 feet of water tower base. Affects site by location, shown.
 - g) A 15-foot public pedestrian walkway and public utility easement will be provided for between Promontory Place and Congress Avenue. Location will be determined when S.I.P. is submitted to the City of Madison, and shall be reviewed and approved by traffic engineering at the S.I.P. level. Affects site by location, shown.
 - h) 15' public sanitary easement. Affects site by location, shown.
 - i) 25' public buffer strip easement. Affects site by location, shown.
4. PUD(D)F project drawings and related zoning documents. Recorded: October 23, 1997, as Document No. 2900311. There are no liens, assessments or charges currently due and payable. Affects site by location, blankset type.
5. Covenants, conditions and restrictions contained in an instrument. Recorded: July 10, 1998, as Document No. 2992349. Affects site by location, blankset type.
6. Aviation Easement. Recorded: January 31, 2002 as Document No. 3439407. Affects site by location, blankset type.
7. Amended and Restated Easement Agreement and Settlement Agreement. Recorded: September 5, 2002 as Document No. 3541442. Affects site by location, shown.
8. PCD (D)F Plans. Recorded: October 17, 2001 as Document No. 3386876. Affects site by location. Building height restrictions: 50 feet or 3 stories. Building setbacks: interior side, rear & front - 10 feet, (if abutting a public road of 66 feet or wider) - 20 feet, (internal private roads) - 8 feet. Parking setbacks: interior side, rear & front - 5 feet, (if abutting a public road of 66 feet or wider) - 10 feet. Minimum of two parking spaces per unit (1 covered and 1 uncovered). Alteration: Recorded: June 11, 2007 as Document No. 3490418. Affects site by location, sign location and/or alteration. Recorded: September 24, 2003 as Document No. 3815930. Affects site by location.
9. Public Water Main Easement. Recorded: March 14, 2002 as Document No. 3459947. Affects site by location, shown.
10. Public Water Main Easement. Recorded: March 14, 2002 as Document No. 3459948. Affects site by location, shown.
11. Public Sanitary Sewer Easement. Recorded: March 14, 2002, as Document No. 3459949. Affects site by location, shown.
12. Public Sanitary, Storm Sewer and Water Main Easement. Recorded: March 14, 2002 as Document No. 3459950. Affects site by location, shown.
13. Declaration of Conditions, Covenants and Restrictions for Maintenance of Stormwater Management Measures for Oil and Grease Control. Recorded: October 14, 2002 as Document No. 3566885. There are no liens, assessments or charges currently due and payable. Affects site by location, blankset type.
14. Easement Agreement recorded October 3, 2003 as Document No. 3822149. There are no liens, assessments or charges currently due and payable. Affects site by location, blankset type.
15. Pool and Clubhouse Easement Agreement recorded August 2, 2005 as Document No. 4087944. Affects site by location, blankset type.
16. Parking Easement Agreement recorded December 13, 2006 as Document No. 4262393. Affects site by location, shown.
17. Grant of Easement to Charter Cable Partners, LLC recorded July 15, 2011 as Document No. 4777264. Affects site by location, blankset type.
18. Matters set forth below, as shown on survey by Chapat Land Surveys LLC dated December 7, 2015, Last revised on January 13, 2016, as Job No. 2147-01:
 - Utilities lying outside of recorded easements. Affects site by location.

PARKING SPACES
There are a total of 260 regular parking spaces and 11 handicap spaces marked on this site.
-188 regular garage parking spaces, 2 garage handicap spaces
-72 regular surface parking spaces, 9 surface handicap spaces

FLOOD NOTE
According to the flood insurance rate map of the County of Dane, Community Panel No. 55025C0268H, effective date of September 17, 2014, this site falls in Zone X (Areas determined to be outside the 0.2% annual chance floodplain).

MUNICIPAL ZONING
Site is zoned: PD (Planned Development District) Municipal Code: Sec. 28.098

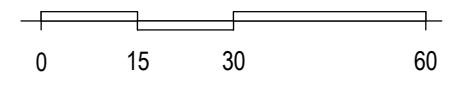
500°54'17"W 201.05'
DIRECTION OF SURFACE DRAINAGE SWALE PER HIGH CROSSING FOURTH ADDITION
LOT 1 CSM 10857
OWNER: HOWARD W. FIELD



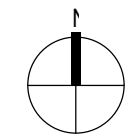
GARAGE BUILDING
 3,200 SF

8 PARKING GARAGES @ 200 SF
 3 SMALL UNITS @ 39 SF
 15 LARGE UNITS @ 99 SF

SITE PLAN - GARAGE

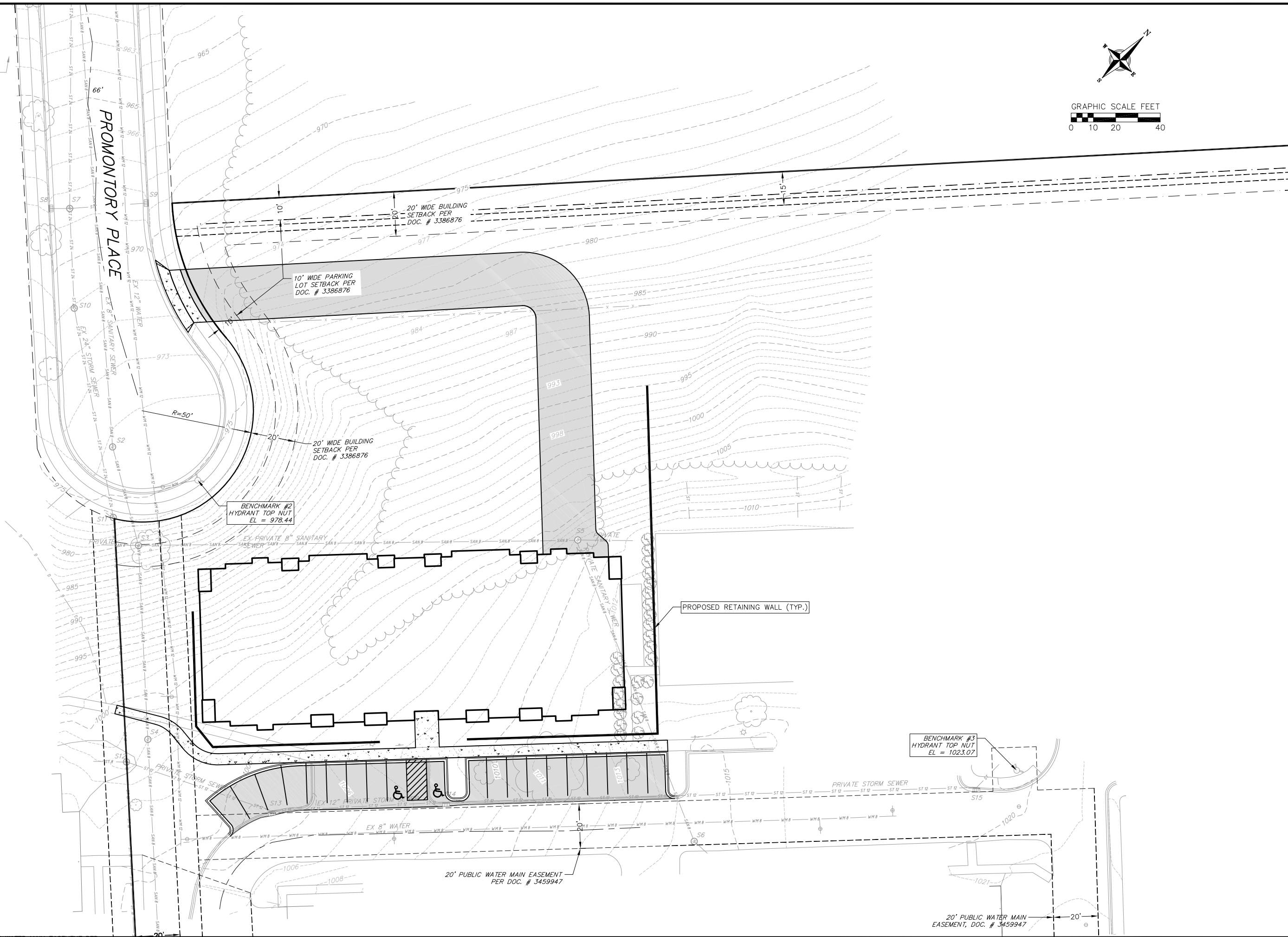
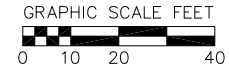


SCALE: 1" = 30'



S1 APPROX.
170' WEST

PROMONTORY PLACE



10' WIDE PARKING
LOT SETBACK PER
DOC. # 3386876

20' WIDE BUILDING
SETBACK PER
DOC. # 3386876

20' WIDE BUILDING
SETBACK PER
DOC. # 3386876

BENCHMARK #2
HYDRANT TOP NUT
EL = 978.44

PROPOSED RETAINING WALL (TYP.)

BENCHMARK #3
HYDRANT TOP NUT
EL = 1023.07

20' PUBLIC WATER MAIN EASEMENT
PER DOC. # 3459947

20' PUBLIC WATER MAIN
EASEMENT, DOC. # 3459947

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

SCALE
AS SHOWN

DATE
1/17/2017

DRAFTER
JGOL

CHECKED
MSCH

PROJECT NO.
160314

SHEET
1 OF 1

DWG. NO.



AERIAL VIEW OF FUTURE APARTMENT LOCATION



AERIAL VIEW OF FUTURE GARAGE AND DOG PARK LOCATION

View West on Promontory Place



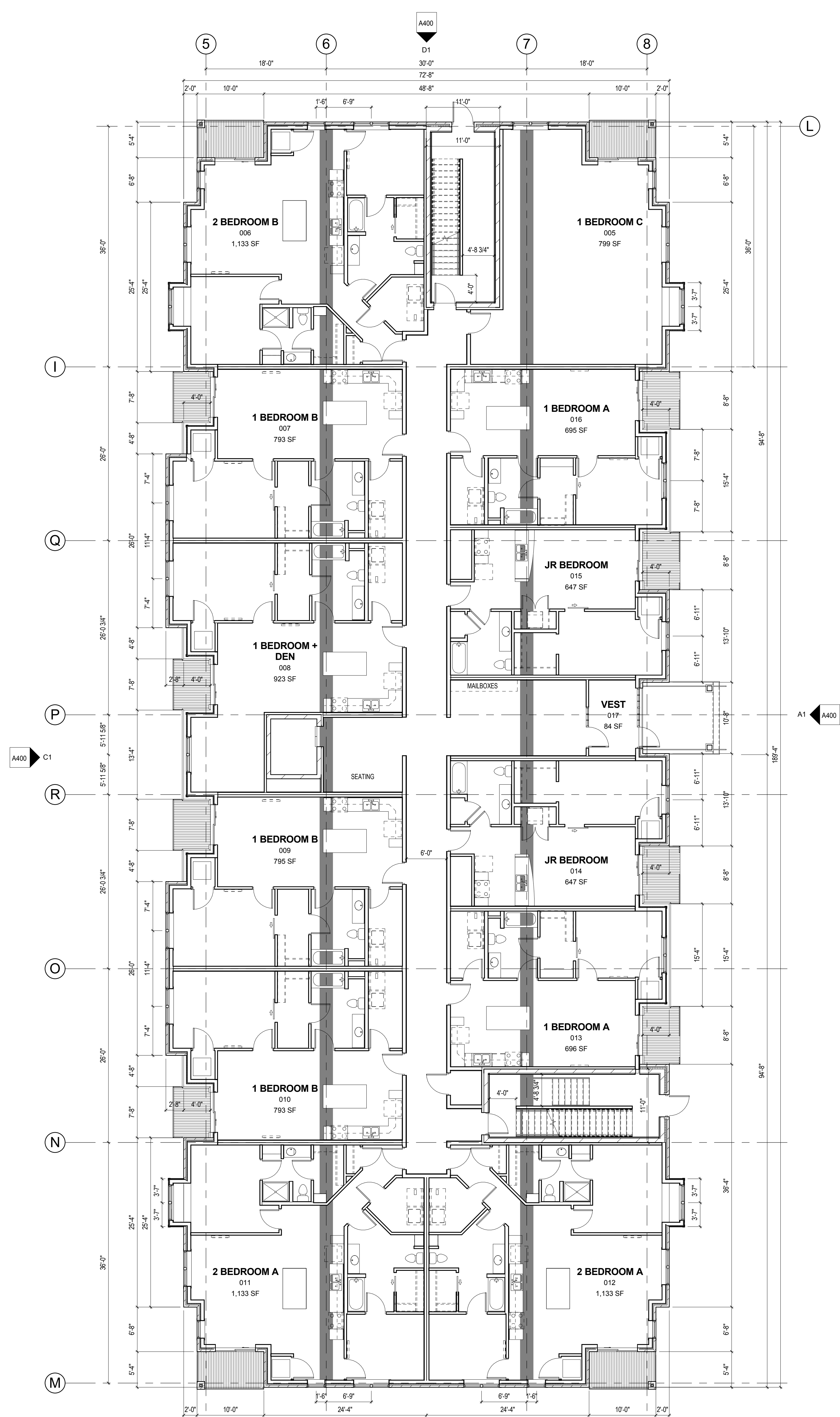
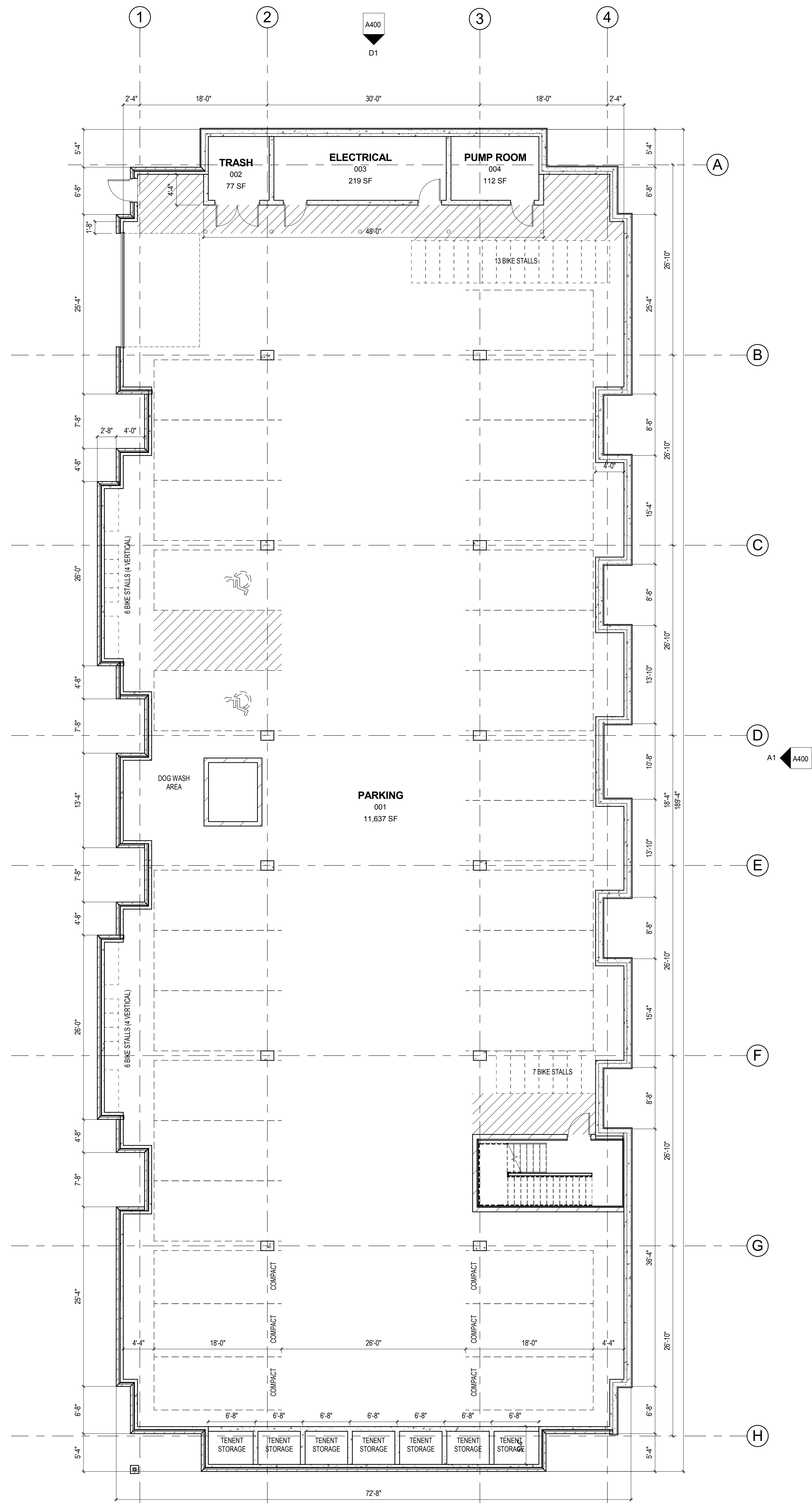
View East on Promontory Place



The Madison Apartments
Clubhouse



The Madison Apartments
Existing Multi-Family Building



LOWER LEVEL PLAN
1/8" = 1'-0"

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

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A200

IA - The Madison Apartments
Promontory Place

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A1 EAST
A400
1/8" = 1'-0"



C1 WEST
A400
1/8" = 1'-0"



B1 SOUTH
A400
1/8" = 1'-0"



D1 NORTH
A400
1/8" = 1'-0"

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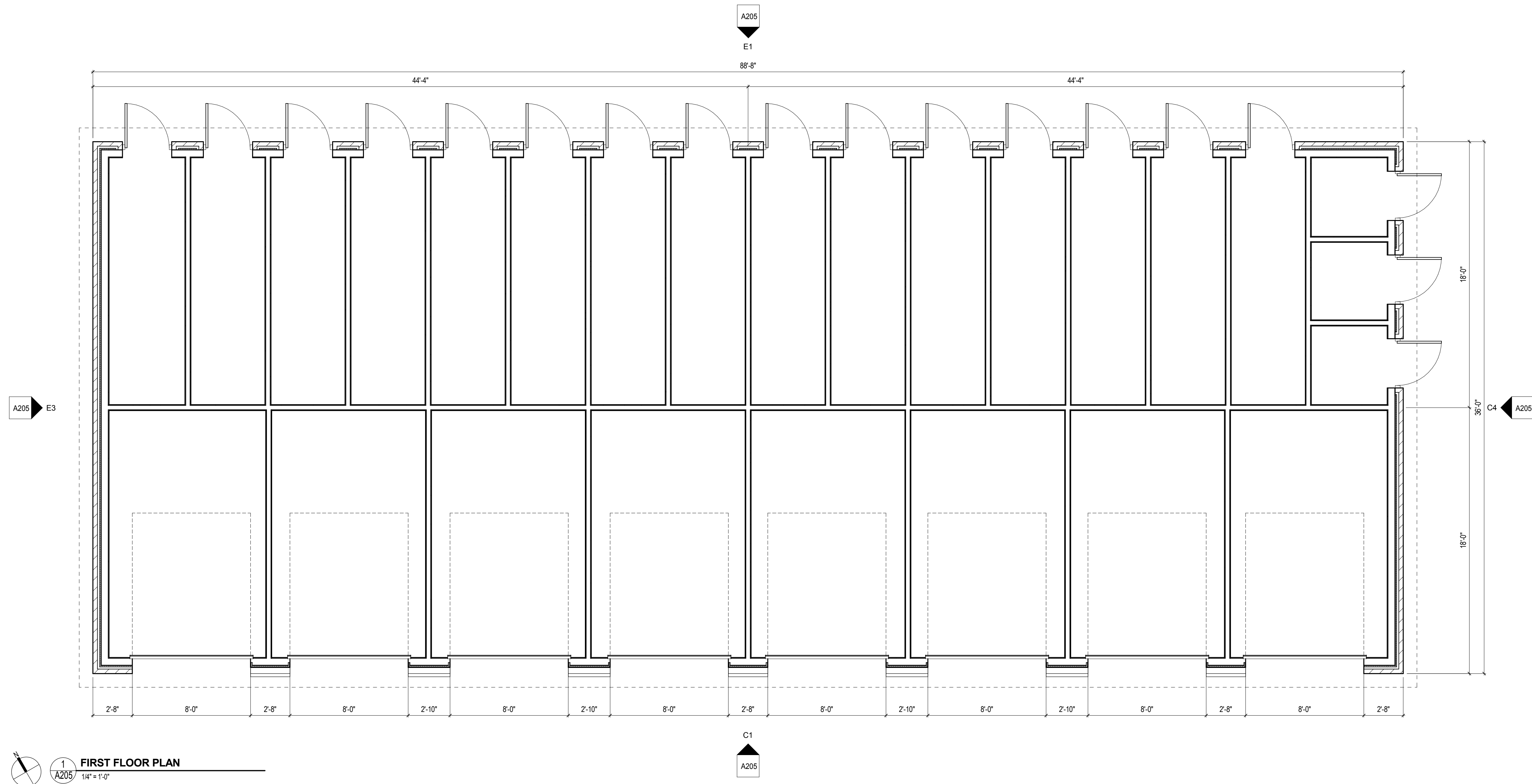
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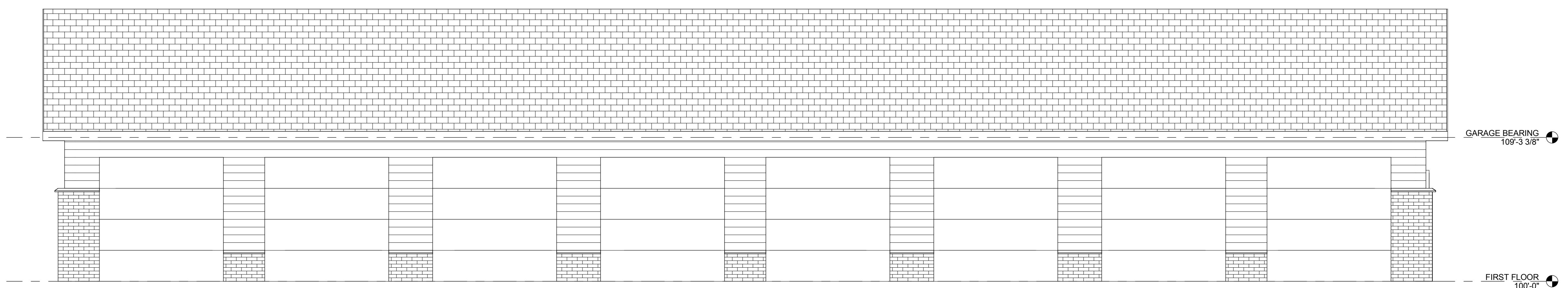
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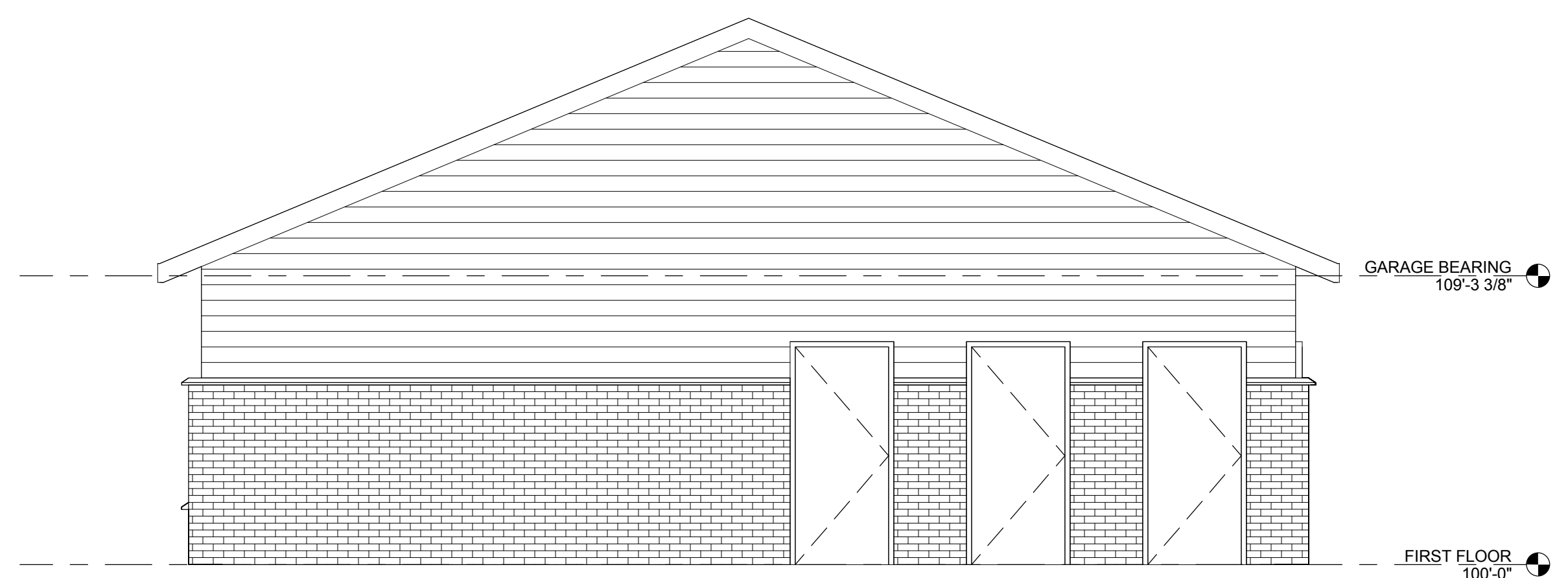
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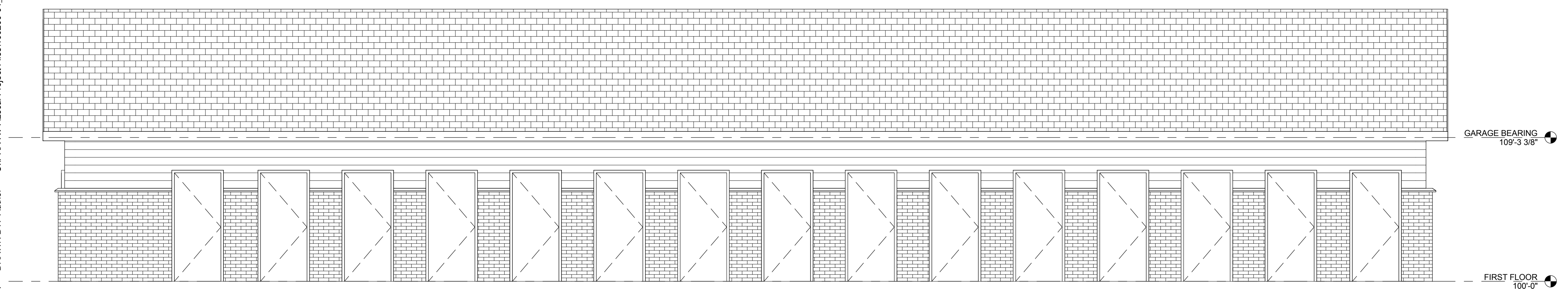
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A205 1/4" = 1'-0"



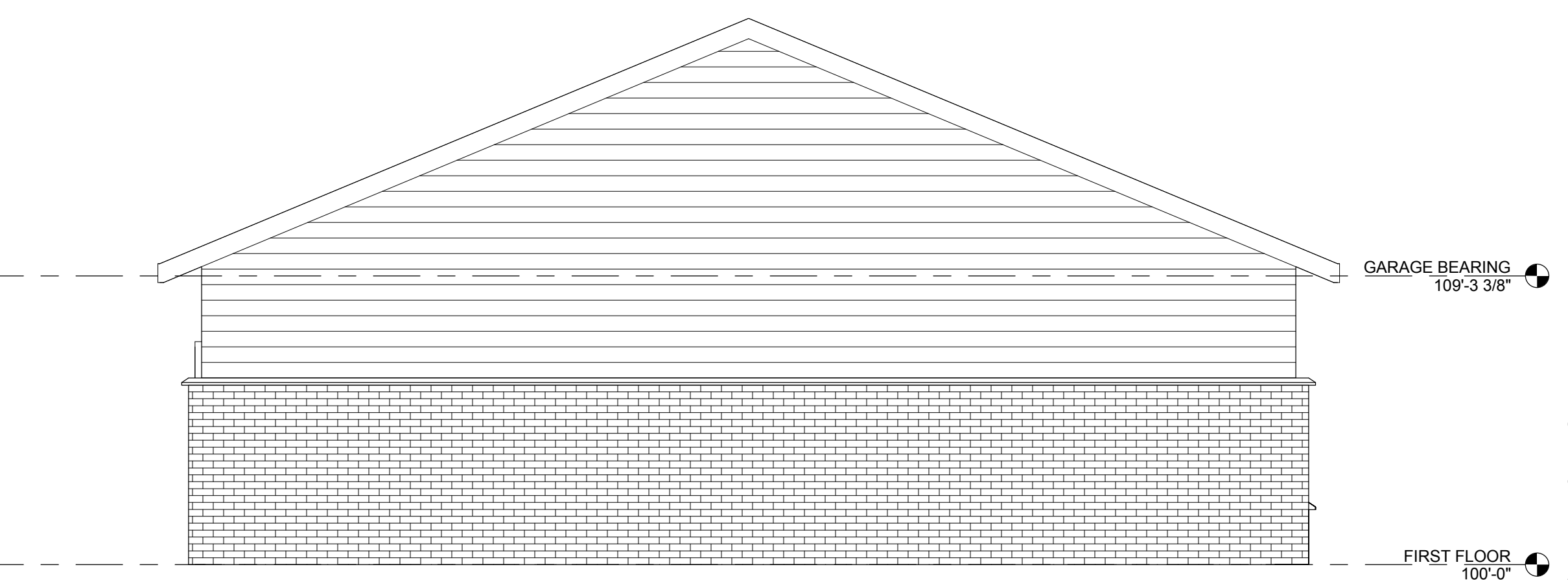
C1 GARAGE - NORTH
A205 1/4" = 1'-0"



C4 GARAGE - EAST
A205 1/4" = 1'-0"



E1 GARAGE - SOUTH
A205 1/4" = 1'-0"



E3 GARAGE - WEST
A205 1/4" = 1'-0"

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