

# 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 \_\_\_\_\_

Zoning District \_\_\_\_\_

Urban Design District \_\_\_\_\_

Submittal reviewed by \_\_\_\_\_

Legistar # \_\_\_\_\_

2/17/2022  
5:19 p.m.

RECEIVED

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: \_\_\_\_\_

Title: \_\_\_\_\_

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

UDC meeting date requested \_\_\_\_\_

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** \_\_\_\_\_

Company \_\_\_\_\_

Street address \_\_\_\_\_

City/State/Zip \_\_\_\_\_

Telephone \_\_\_\_\_

Email \_\_\_\_\_

**Project contact person** \_\_\_\_\_

Company \_\_\_\_\_

Street address \_\_\_\_\_

City/State/Zip \_\_\_\_\_

Telephone \_\_\_\_\_

Email \_\_\_\_\_

**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 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](mailto: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 \_\_\_\_\_ on \_\_\_\_\_.
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 \_\_\_\_\_ Relationship to property \_\_\_\_\_

Authorizing signature of property owner Bradley Koning Date \_\_\_\_\_

**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 **N/A**
- Proposed Signage (if applicable) **N/A**
- Lighting Plan, including fixture cut sheets and photometrics plan (*must be legible*) **N/A - No changes proposed**
- Utility/HVAC equipment location and screening details (with a rooftop plan if roof-mounted) **N/A**
- ~~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



January 24, 2022

City of Madison  
Department of Planning  
215 Martin Luther King Jr. Blvd.  
Madison WI 53703

RE: Urban Design Commission Application  
Final Approval Request  
7820-7874 Mineral Point Rd.

Dear Commission members:

On behalf of Steve Doran - Oakbridge Commons Limited Partnership, Sketchworks Architecture, LLC is submitting this letter of intent and application for final approval on the proposed exterior renovation to the commercial building and minor site improvements of the Oakbridge Commons Retail Center.

We presented the project to the Urban Design Commission on November 17, 2021 to gain information and better knowledge into the requirements of this proposed renovation and specific UDC requirements. Although not specifically in a UDC district, the project is an exterior alteration to a large retail center greater than 40,000 sf.

**Proposal Summary:**

The existing building was constructed in 1989 using brick masonry fire walls, dark bronze anodized aluminum storefront, horizontal wood siding, and stucco signage areas. The roof is architectural asphalt shingles over wood structure. The building design included a large, covered walkway with wood piers – having the storefronts under heavy shade and limited visibility. Overall, the existing building is in need of renovation to attract and maintain tenants.

The proposed renovation looks to remove the large overhang along the south facing façade to allow greater visibility to the storefronts and activity within. In doing so, it also provides an opportunity to replace the existing storefront for better performing, insulated glazing and aluminum frames. The existing horizontal lap siding and trim will be painted, creating a clean – modern façade. An aluminum canopy is proposed above the storefront to maintain some protection and provide depth and scale along the pedestrian sidewalk. The enlarged signage areas are more desirable for prospective tenants allowing better visibility and design. To create visual interest and break-up the buildings length, tower elements are proposed to better mask the brick masonry fire walls that exist. The existing brick is to be stained a warm gray/white that coordinates with the wall siding and eifs sign areas. The asphalt single roof will be replaced with a standing seam metal panel. The building is accented by the dark window frames and roof trim to provide a clean modern look to the retail center. The renovations will now include Walgreens to the east of the center. The design incorporates the new Walgreens prototype design including exposed stained brick and composite fiber-cement panels.



The existing site will remain intact, however due to the removal of the overhang colonnade, a new sidewalk along the storefront will be installed along with large movable planters to create an inviting pedestrian experience. Reference images of the types of planters to be used are located on the site plan along with a plant mix that include grasses and perennials. Outside seating areas for current and future tenants will be maintained, as well as existing moveable furniture determined by the tenants. Existing decorative lamp post lighting will remain, as well as parking lot lighting and the general asphalt parking areas. Other site furnishings such as tenant mailboxes, trash receptacles, and bike racks will remain in generally the same location.

**Zoning District:**

The property is currently zoned (CC) Commercial Center  
Urban Design - None.  
Signage Code – Group 3

**Project Schedule:**

The project construction schedule will be as follows:

Pre-Application Meeting	September 20, 2021
Submit UDC Informational Application	October 6, 2021
UDC Meeting – Informational	December 15, 2021
Submit UDC Final Application	January 24, 2022
UDC Meeting – Final Approval	February 23, 2022
Plan Review/Permit Submittal:	March 2022
Start Construction	April 2022

**Project Team:**

The key individuals and firms involved in this planning and design process include:

Tenant/ Building Owner:  
Oakbridge Commons Limited Partnership  
7812 Mineral Point Rd.  
Madison WI 53717  
Contact: Steve Doran  
(608) 327-4006

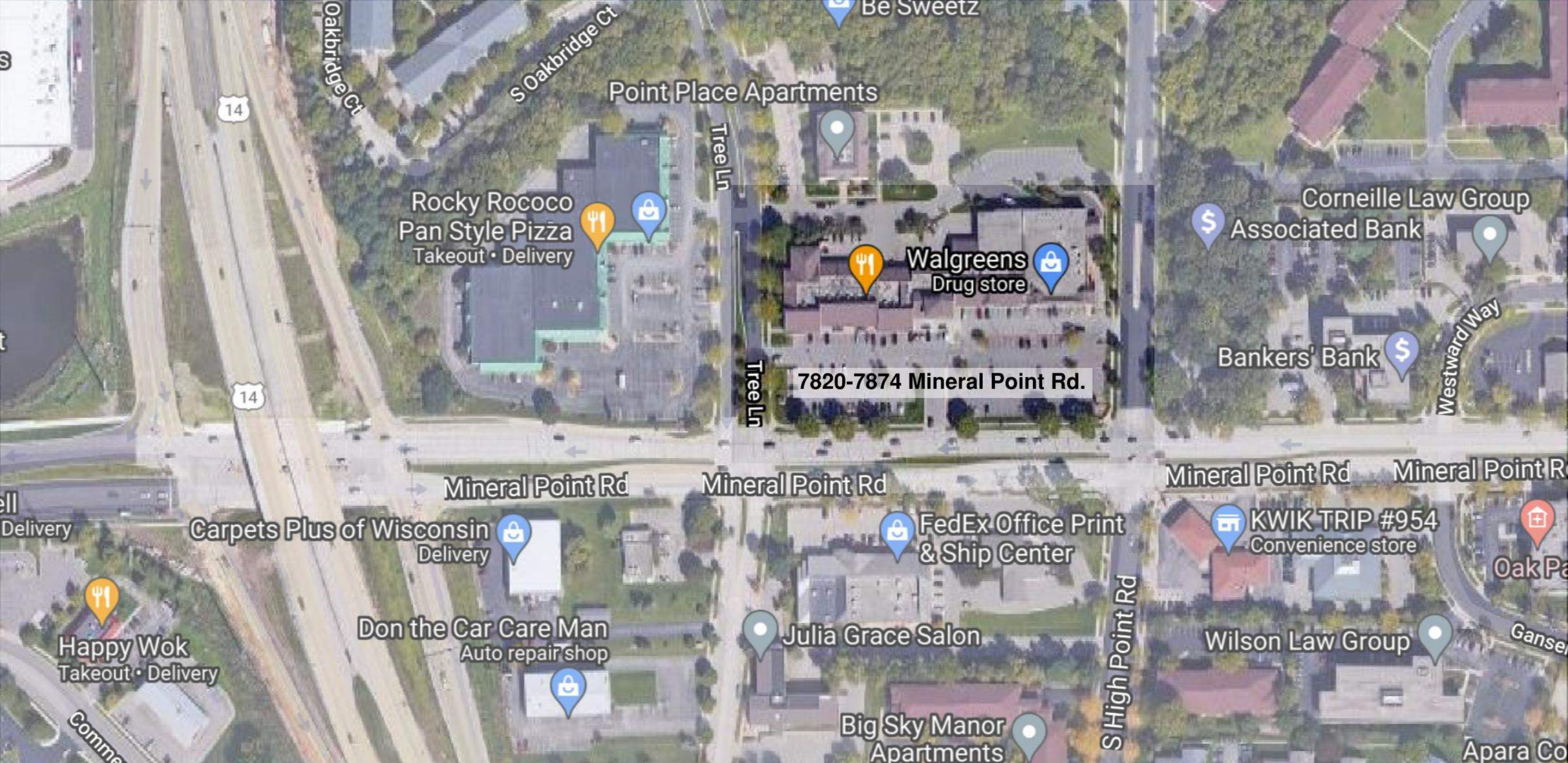
Architect:  
Sketchworks Architecture, LLC  
7780 Elmwood Ave Ste 208  
Middleton, WI 53562  
Contact: Brad Koning  
(608) 836-7570

Please feel free to contact us with any questions you may have regarding this request.

Respectfully,

  
Brad Koning  
Sketchworks Architecture, LLC



























## PLANT MIX LIST

### FULL SUN PERENNIALS

Russian Sage  
Catmint  
Spotted Geranium  
Salvia  
Coneflower

### FULL SUN GRASSES

Prairie Dropsied  
Karl Foresters  
Northwind Switchgrass  
Little Bluestem

## DECORATIVE PLANTERS

### Rocca Round Planters

Made to Order  
Ships In 6-8 Weeks  
SKU#: F1-ROC-R3030



Size

30in.Dia x 30in.H

### Manhattan Tapered Square Planters

Made to Order  
Ships In 6-8 Weeks  
SKU#: F1-MOD-TS2424



Size

24in.L x 24in.W x 24in.H

### Modern Rectangle Planters

Made to Order  
Ships In 6-8 Weeks  
SKU#: F1-MOD-REC361818



Size

36in.L x 18in.W x 18in.H

### Rocca Round Planters

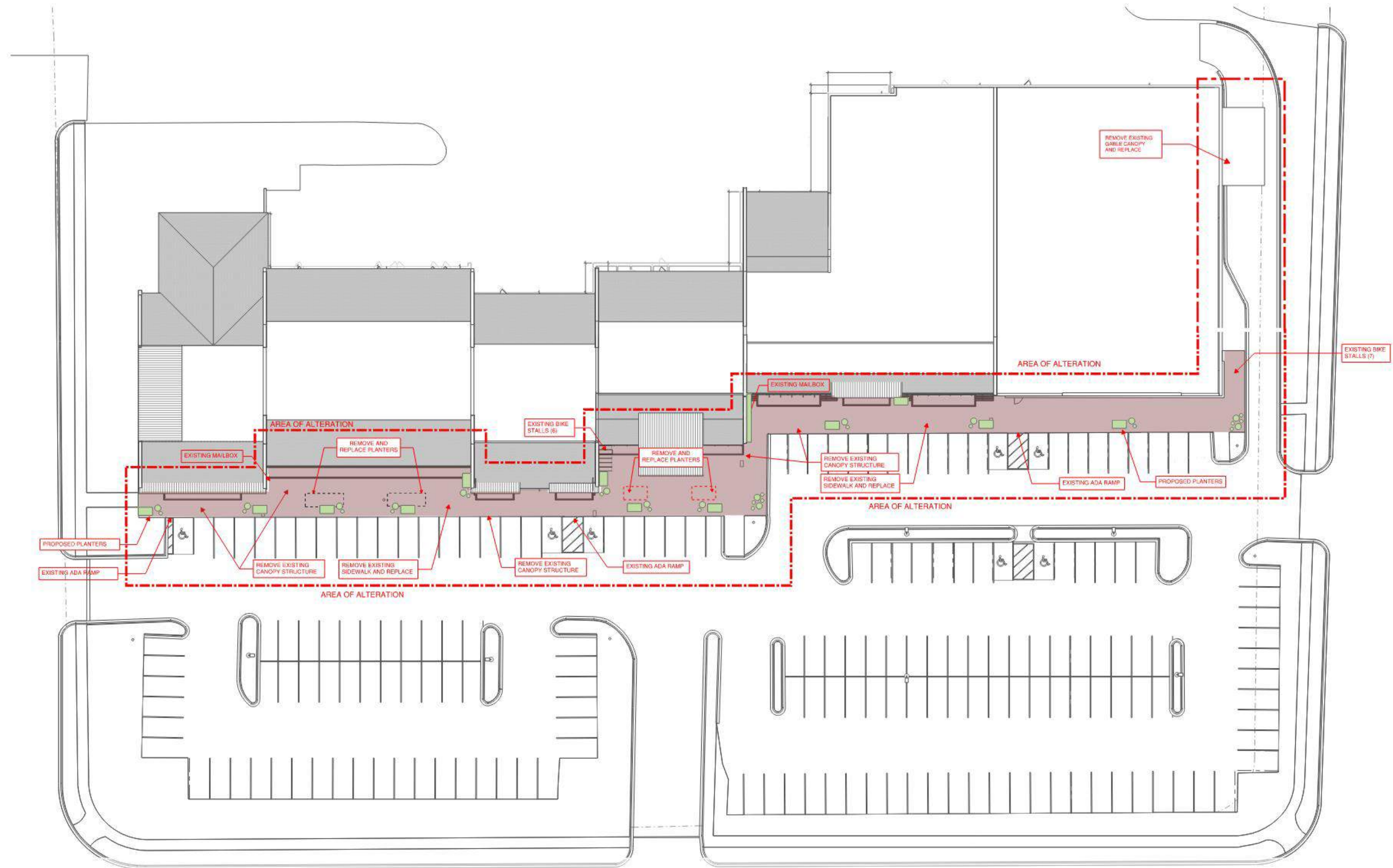
Made to Order  
Ships In 8-10 Weeks  
SKU#: F1-ROC-R2424



Size

24in.Dia x 24in.H

**Sketchworks**  
architecture llc



# OAKBRIDGE COMMONS SITE PLAN / AREA OF ALTERATION























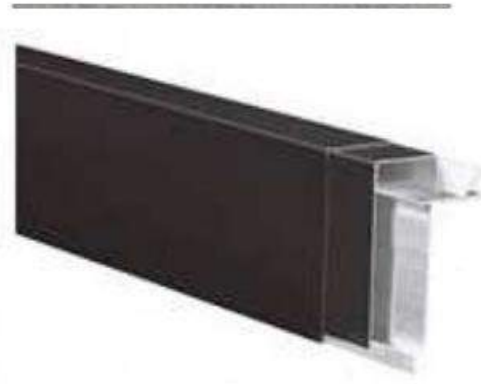












Metal Fascia  
Dark Bronze



Standing Seam Metal Roof  
Instaloc: Dark Bronze



Metal Fascia  
Bone White



EIFS  
Dryvit #612 Moonlight



Nawkaw Midwest

Existing Brick - Stained



Existing lap-siding  
Paint Bone White



Awnex Canopy – Seattle  
Dark Bronze



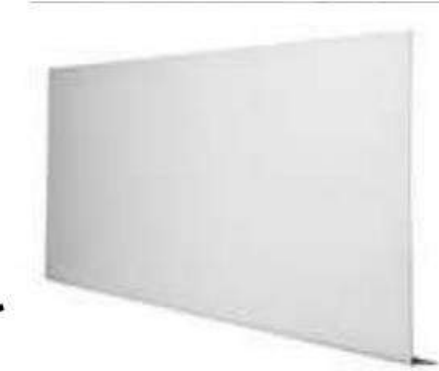
Brick Piers  
Hebron Americana - Bootlegger







Existing Brick - Stained



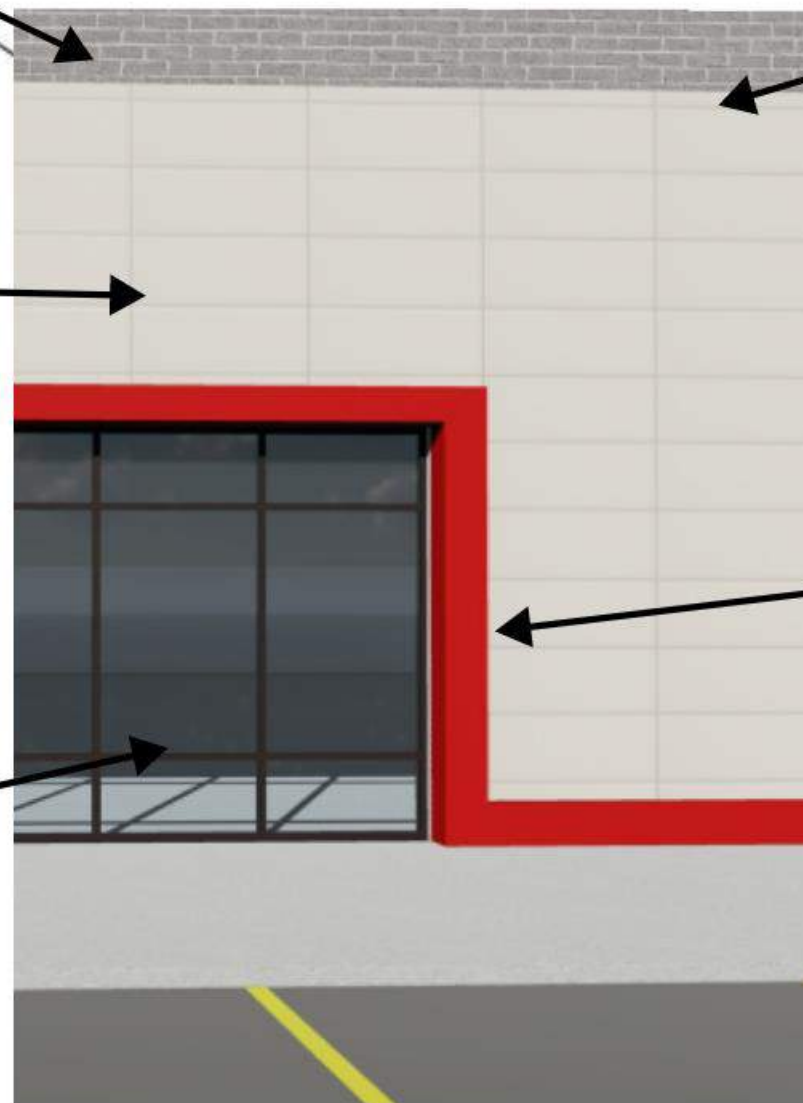
Metal Fascia



Fiber-Cement wall panel  
Bone White

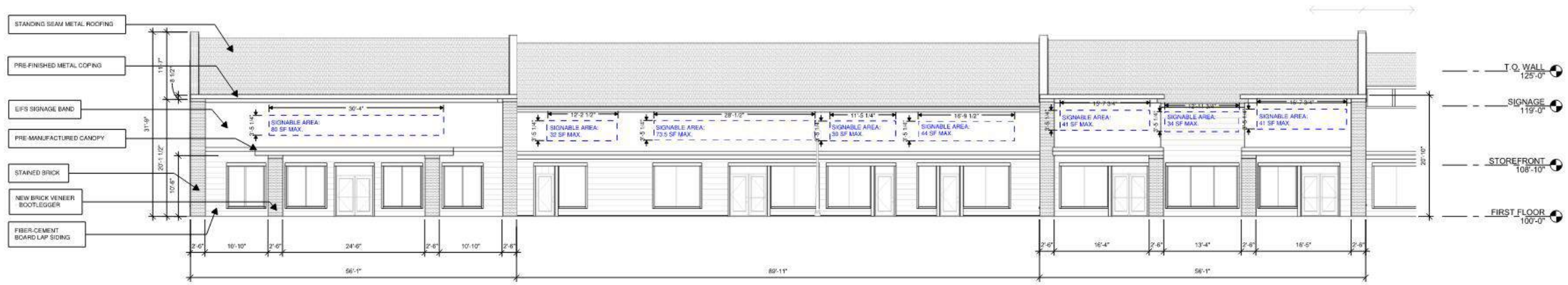


Dark Bronze Aluminum Storefront



Metal accent band  
8" - Neon Red





**C1 SOUTH ELEVATION**  
1/8" = 1'-0"

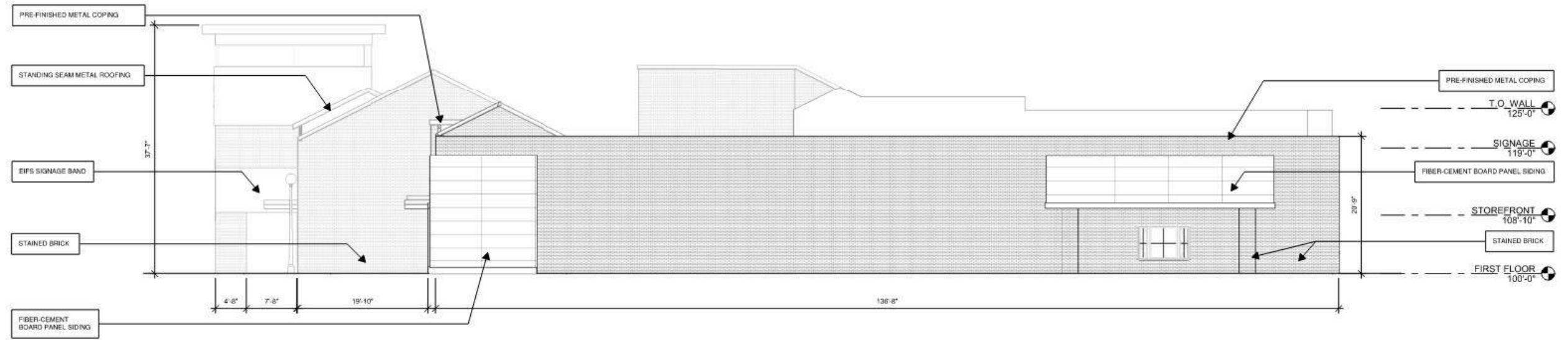


**B1 SOUTH ELEVATION 2**  
1/8" = 1'-0"

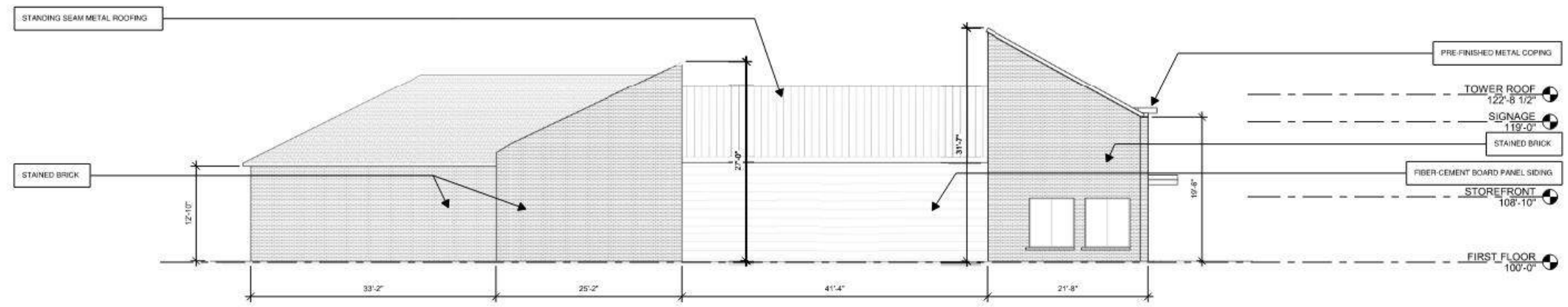


**A1 SOUTH ELEVATION 3**  
1/8" = 1'-0"





**C1** EAST ELEVATION  
1/8" = 1'-0"



**A1** WEST ELEVATION  
1/8" = 1'-0"



