

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 1/24/22
12:06 p.m. **RECEIVED**
Zoning District _____
Urban Design District _____
Submittal reviewed by _____
Legistar # _____

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. 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  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
- Proposed Signage (if applicable)
- 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)
- 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

Ms. Jessica Vaughn
Urban Design Planner
Department of Planning, Community & Economic Development
215 Martin Luther King Jr. Blvd., Ste 017
Madison, Wisconsin 53703



Re: Letter of Intent – UDC Informational
430, 432, & 444 State Street
KBA Project #1939

Ms. Jessica Vaughn,

The following is submitted together with the plans and applications for staff and Urban Design Commission consideration.

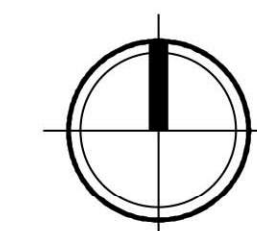
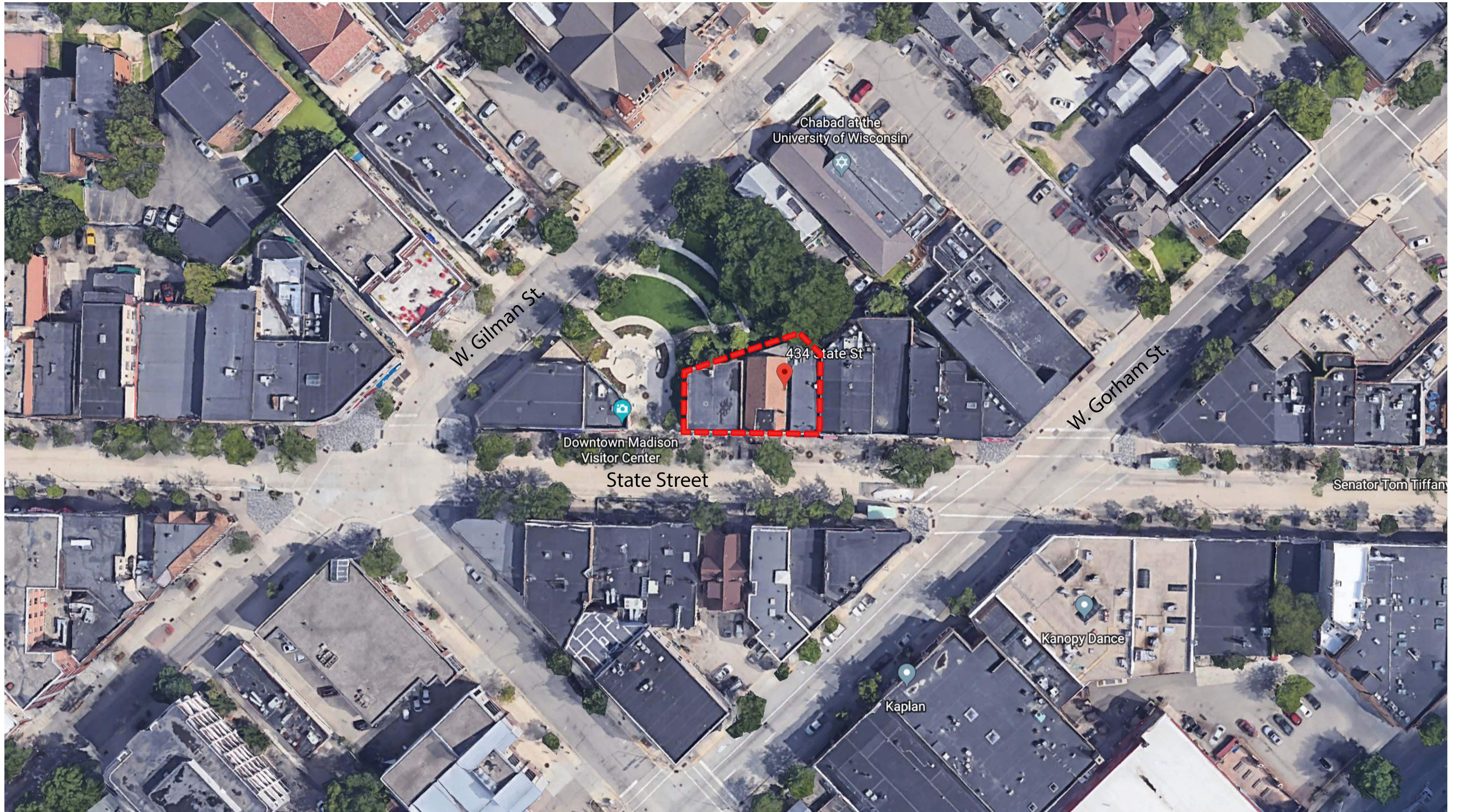
The proposed new development located at 430, 432, and 444 State Street is in the Downtown Core (DC) district and will be a mixed-use building. The desire is to have a restaurant located on the first floor with upper seating on the second floor, overlooking State Street. There will also be commercial space located in the lower level and a total of 23-26 dwelling units in this five-story building. The massing of the building also steps back at the 5th floor level as required per the Downtown Height Map. The exterior of the building will be predominantly masonry and glazing with large amounts of glazing facing State Street and Peace Park at the first-floor level. These design concepts will be discussed in more detail and your feedback on this is welcomed.

Thank you for your time reviewing our proposal.

Sincerely,

A handwritten signature in black ink that reads 'Kevin Burow'.

Kevin Burow, AIA, NCARB, LEED AP
Managing Member



Aerial Locator Map
432- 436 State St.
January 24, 2022





W. Gilman St.

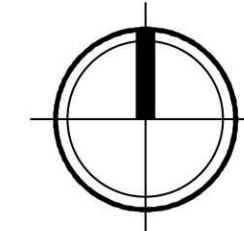
State Street

BUILDING I
23-26 UNITS
MIXED USE
5 STORIES

FIFTH FLOOR
ROOF DECK

PLANTER

LOT 1



Concept Site Plan
432- 436 State St.
January 24, 2022





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ARCHITECTS

Phone: 7601 University Ave., Ste 201
608.836.3690 Middleton, WI 53562

ISSUED
Issued for UDC Informational - Jan. 24, 2022

PROJECT TITLE
430, 432, 444
State Street

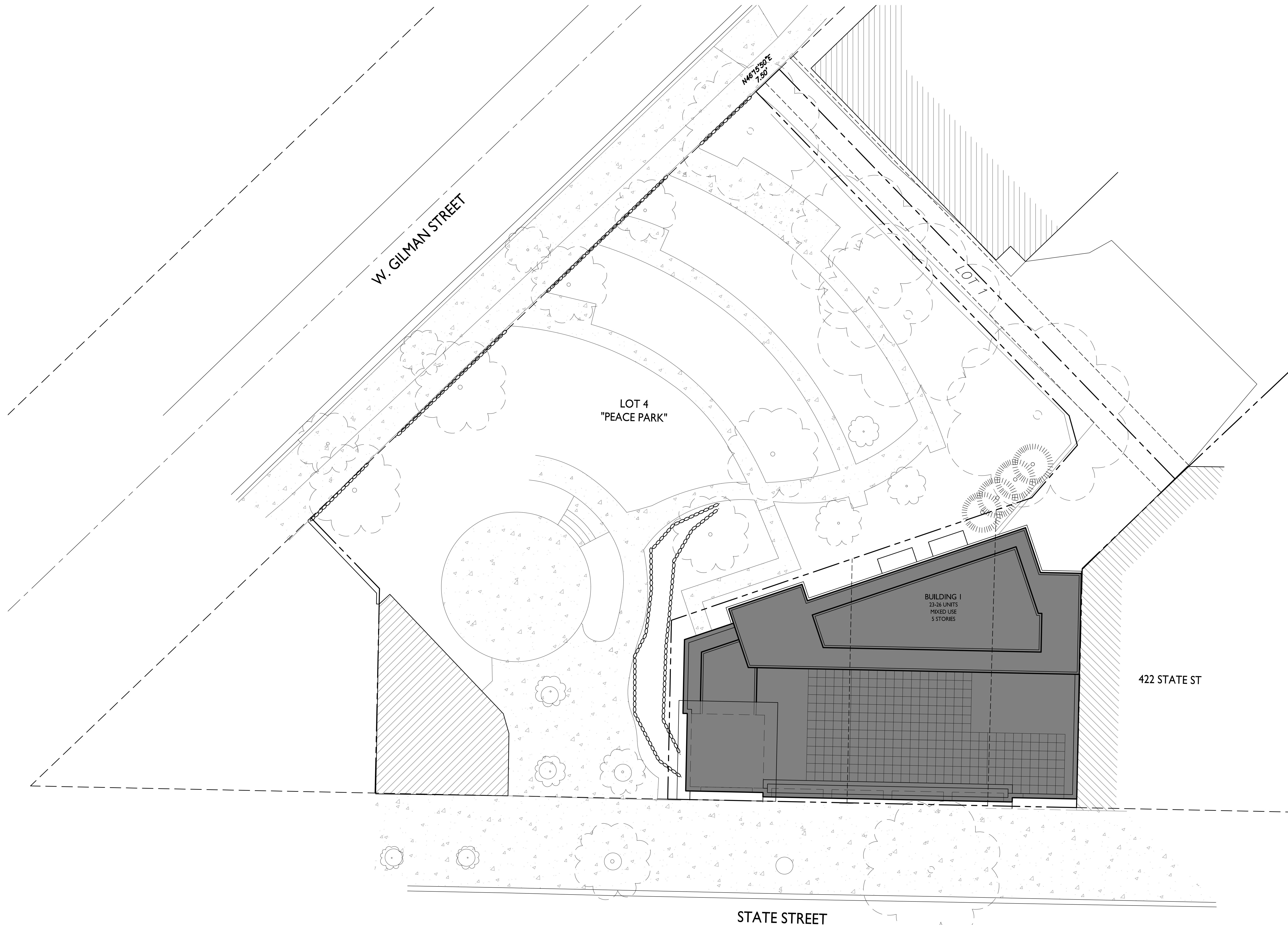
Madison, Wisconsin
SHEET TITLE
Site Plan

SHEET NUMBER

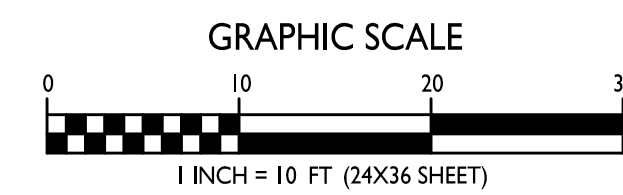
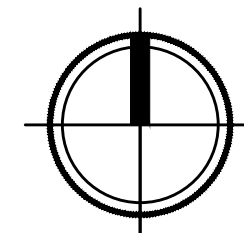
C-1.1

PROJECT NO. **1939**

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1
C-1.1
SITE PLAN
1" = 10'-0"





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ISSUED
Issued To DAT - Sept. 13, 2019
Issued for UDC Information - Jan. 24, 2022

PROJECT TITLE
430, 432, 444
State Street

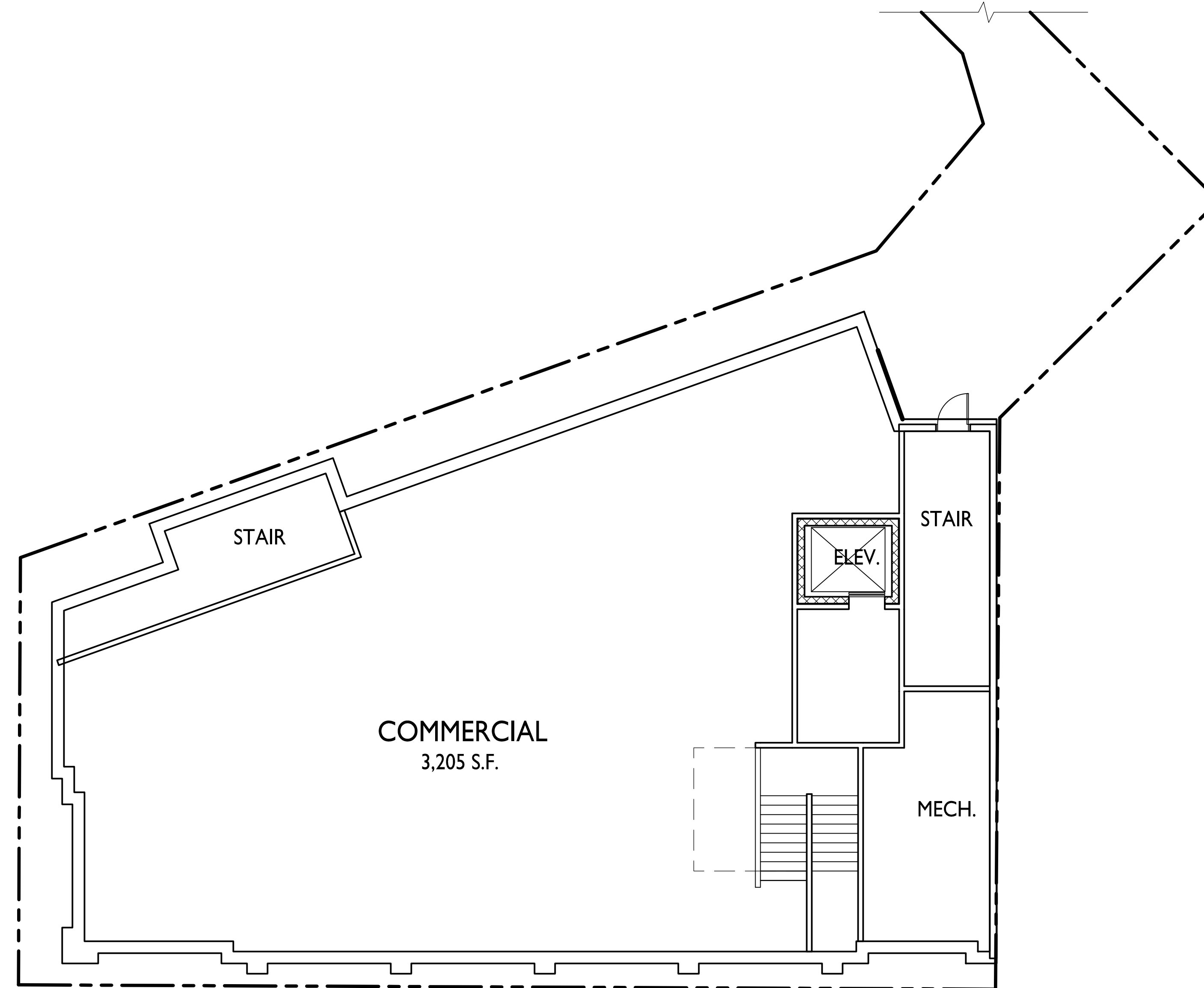
Madison, Wisconsin
SHEET TITLE
Basement Floor
Plan

SHEET NUMBER

A-1.0

PROJECT NO. **1939**

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1 BASEMENT FLOOR PLAN
A-1.0 1/8" = 1'-0"



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ISSUED
Issued To DAT - Sept. 13, 2019
Issued for UDC Information - Jan. 24, 2022

PROJECT TITLE
430, 432, 444
State Street

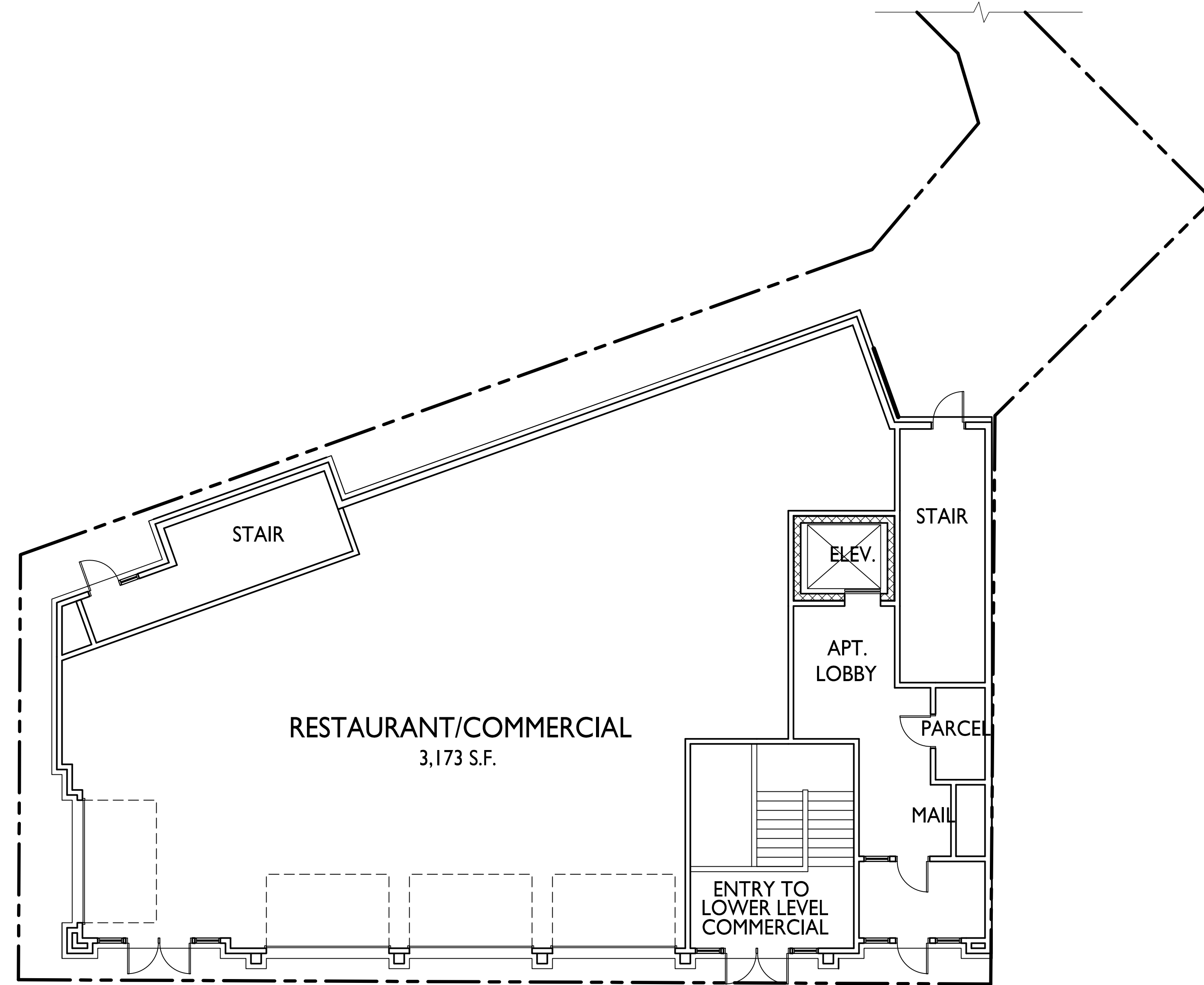
Madison, Wisconsin
SHEET TITLE
First Floor Plan

SHEET NUMBER

A-1.1

PROJECT NO. 1939

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1 FIRST FLOOR/ SITE PLAN
A-1.1 1/8" = 1'-0" 



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ISSUED
Issued To DAT - Sept. 13, 2019
Issued for UDC Information - Jan. 24, 2022

PROJECT TITLE
430, 432, 444
State Street

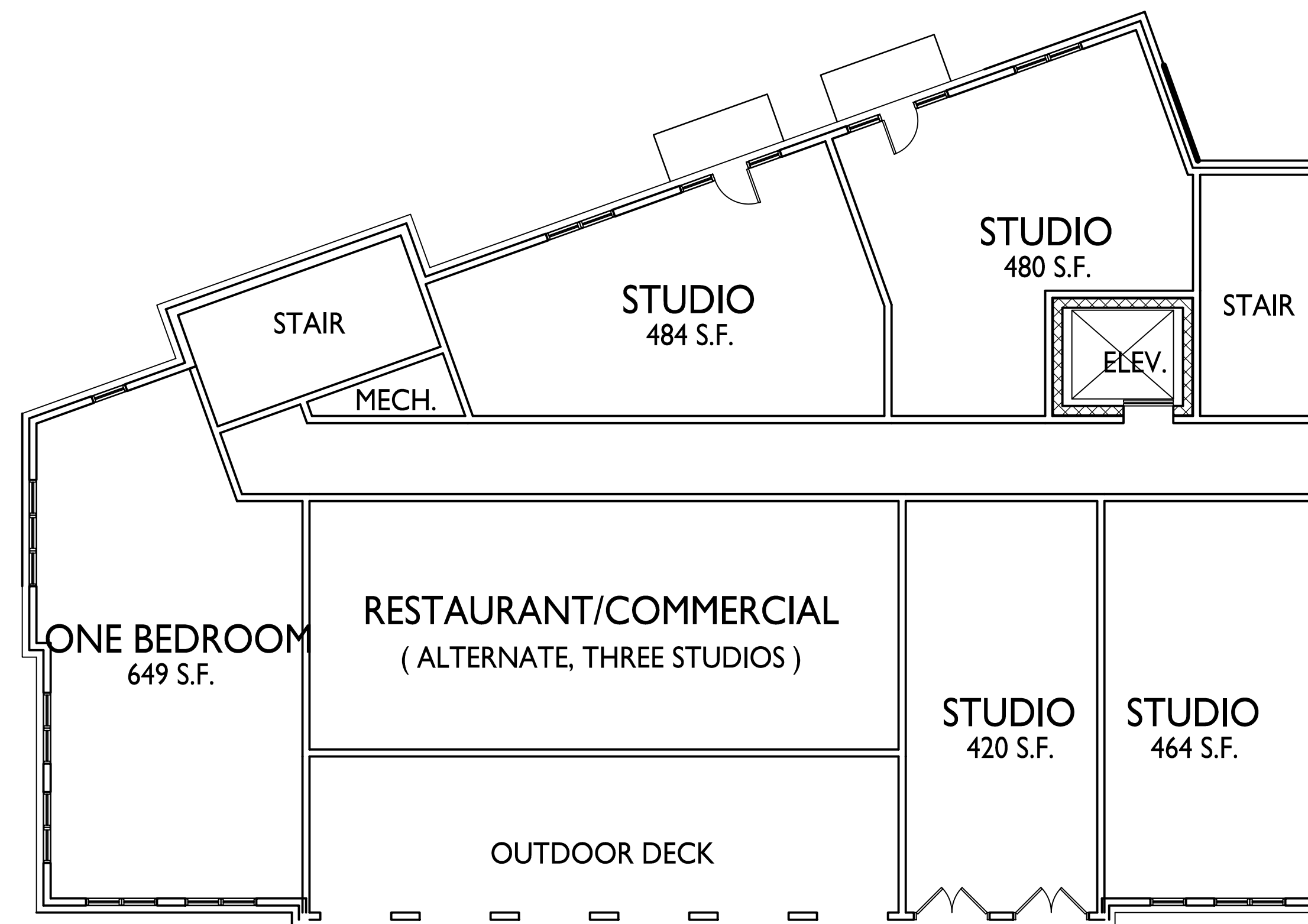
Madison, Wisconsin
SHEET TITLE
Second Floor Plan

SHEET NUMBER

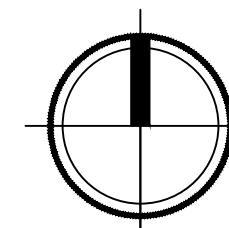
A-1.2

PROJECT NO. **1939**

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SECOND FLOOR PLAN
A-1.2 1/8" = 1'-0"





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ISSUED
Issued To DAT - Sept. 13, 2019
Issued for UDC Information - Jan. 24, 2022

PROJECT TITLE
430, 432, 444
State Street

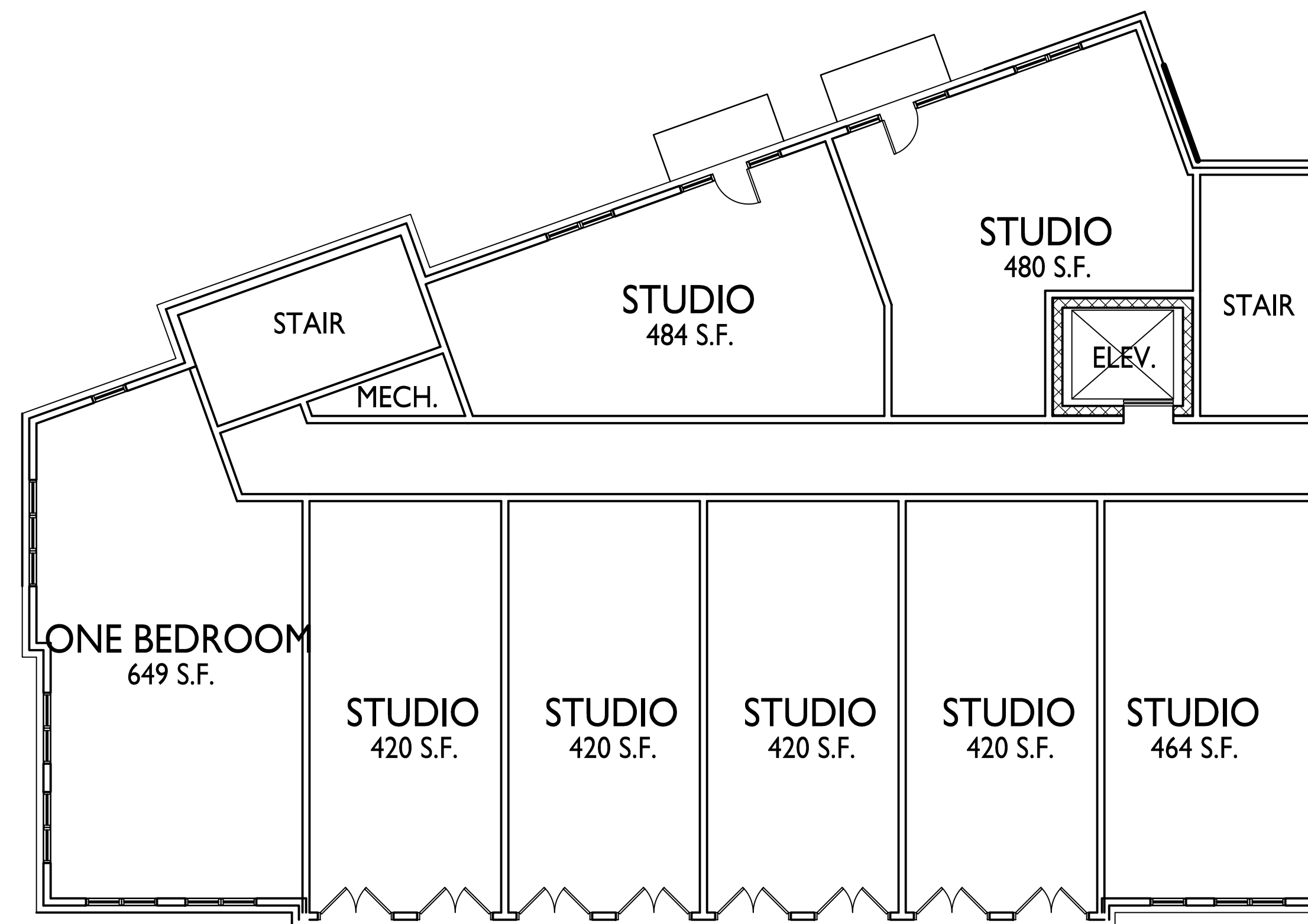
Madison, Wisconsin
SHEET TITLE
Third Floor Plan

SHEET NUMBER

A-1.3

PROJECT NO. 1939

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THIRD FLOOR PLAN
A-1.3 1/8" = 1'-0"



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ISSUED
Issued To DAT - Sept. 13, 2019
Issued for UDC Information - Jan. 24, 2022

PROJECT TITLE
430, 432, 444
State Street

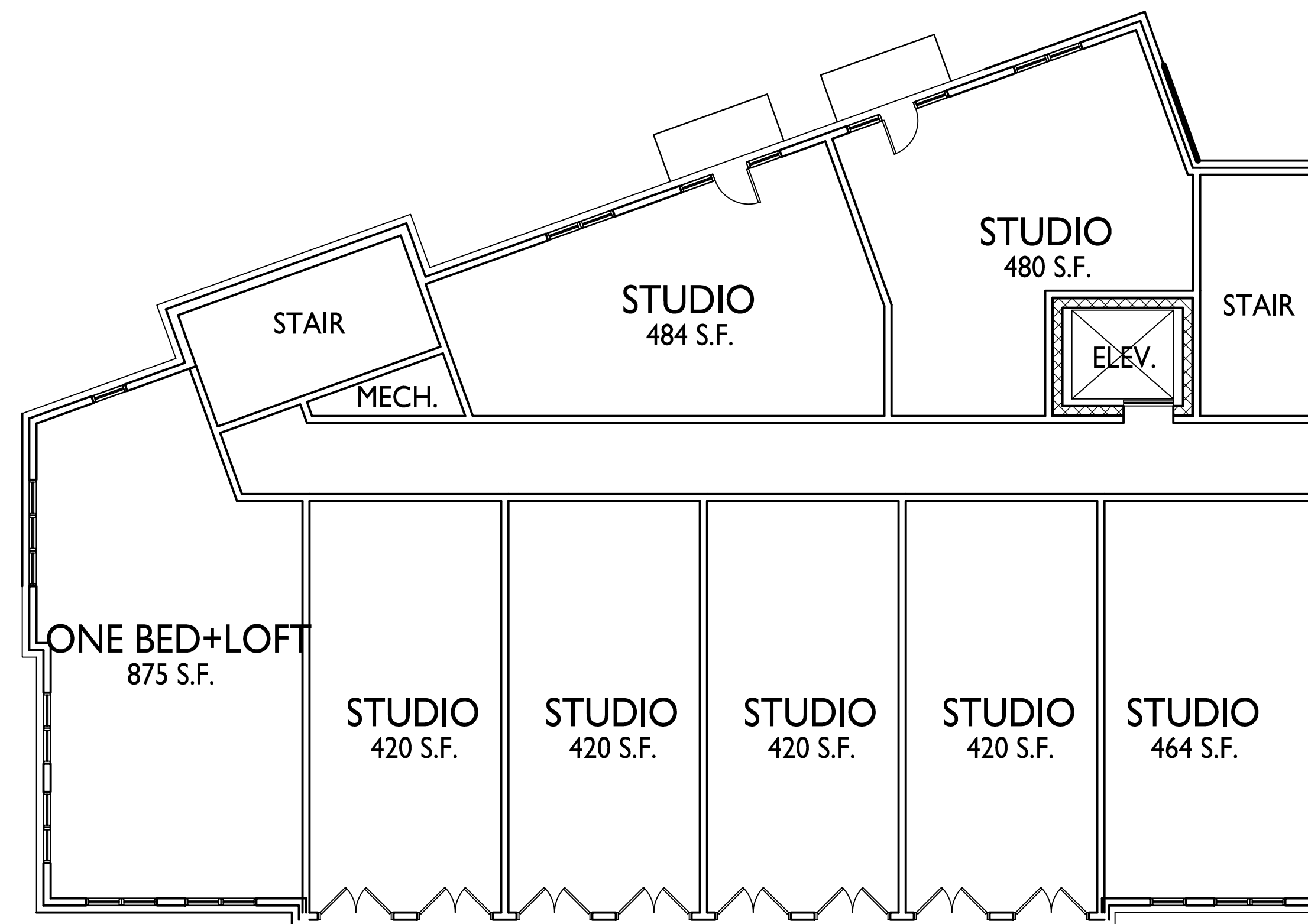
Madison, Wisconsin
SHEET TITLE
Fourth Floor Plan

SHEET NUMBER

A-1.4

PROJECT NO. **1939**

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FOURTH FOURTH PLAN
1/8" = 1'-0"



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ISSUED
Issued To DAT - Sept. 13, 2019
Issued for UDC Information - Jan. 24, 2022

PROJECT TITLE
430, 432, 444
State Street

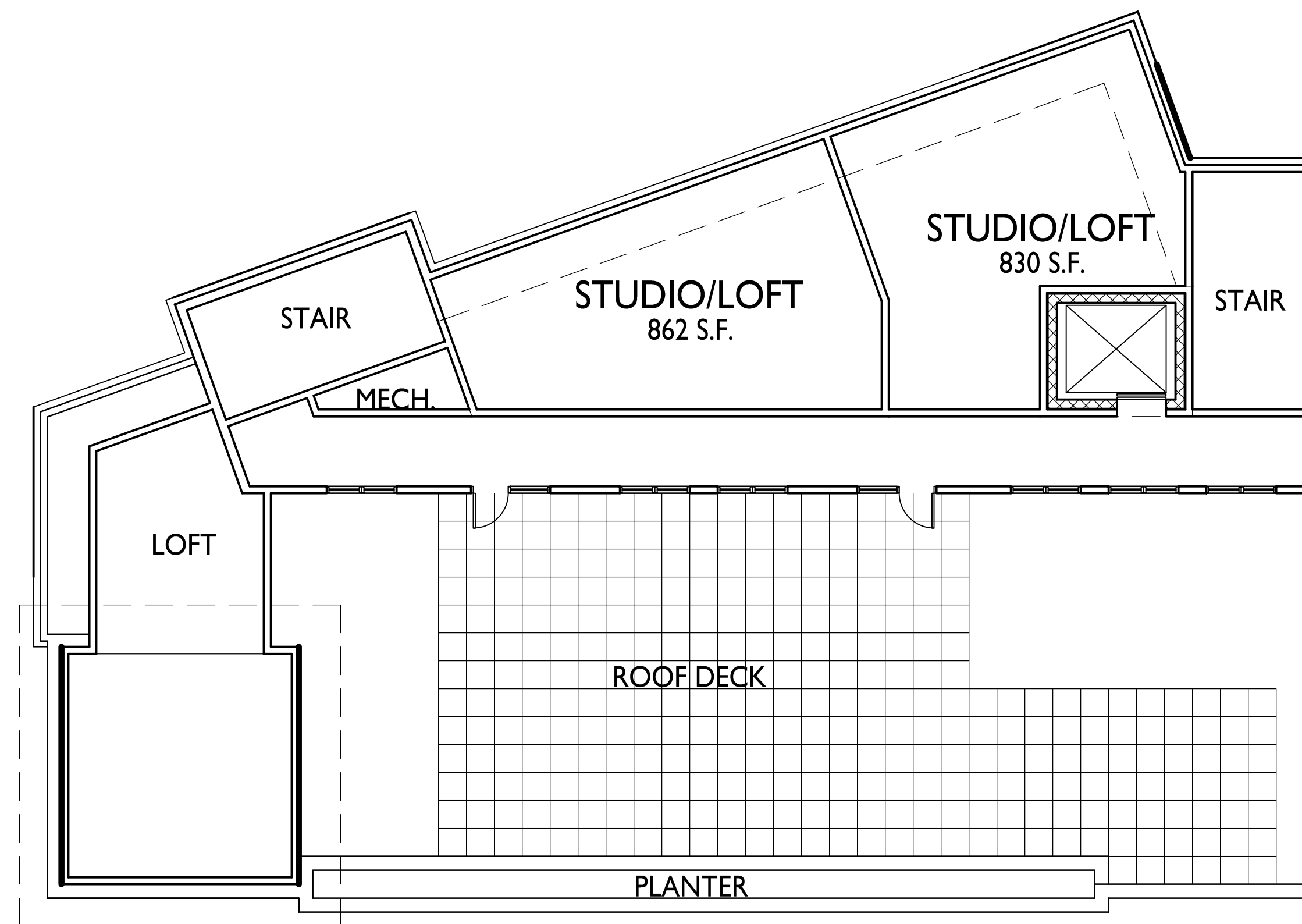
Madison, Wisconsin
SHEET TITLE
Fifth Floor Plan

SHEET NUMBER

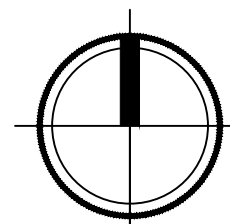
A-1.5

PROJECT NO. **1939**

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FIFTH FLOOR PLAN
A-1.5 1/8" = 1'-0"

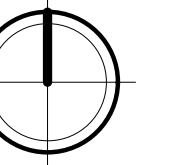




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Phone: 608.836.3690 7601 University Ave. #201
Middleton, WI 53562

TRUE NORTH



KEY PLAN

ISSUED
Issued - August 16, 2021

PROJECT TITLE
**434-444 State
Street**

SHEET TITLE
**EXTERIOR
ELEVATIONS**

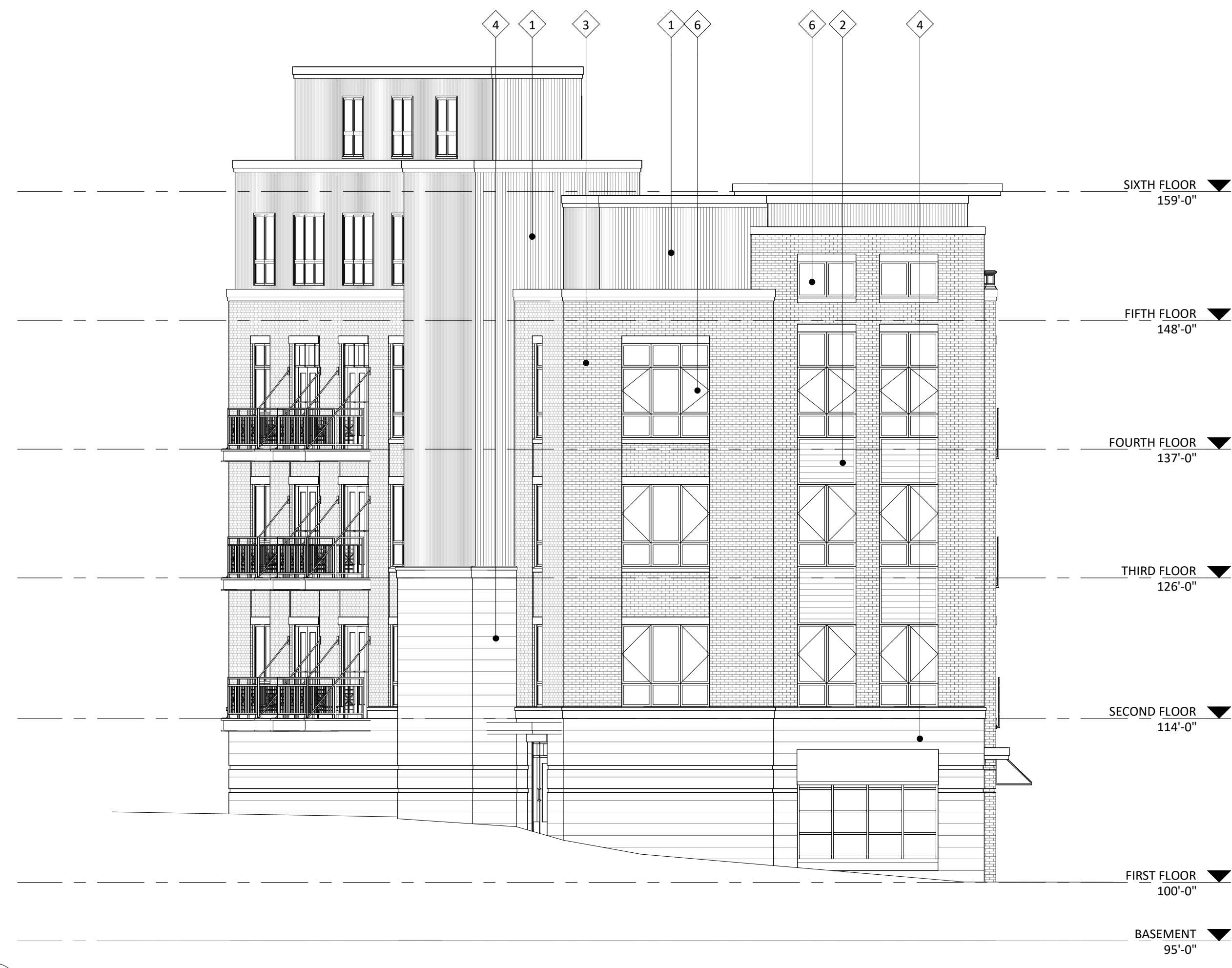
SHEET NUMBER

A-2.1

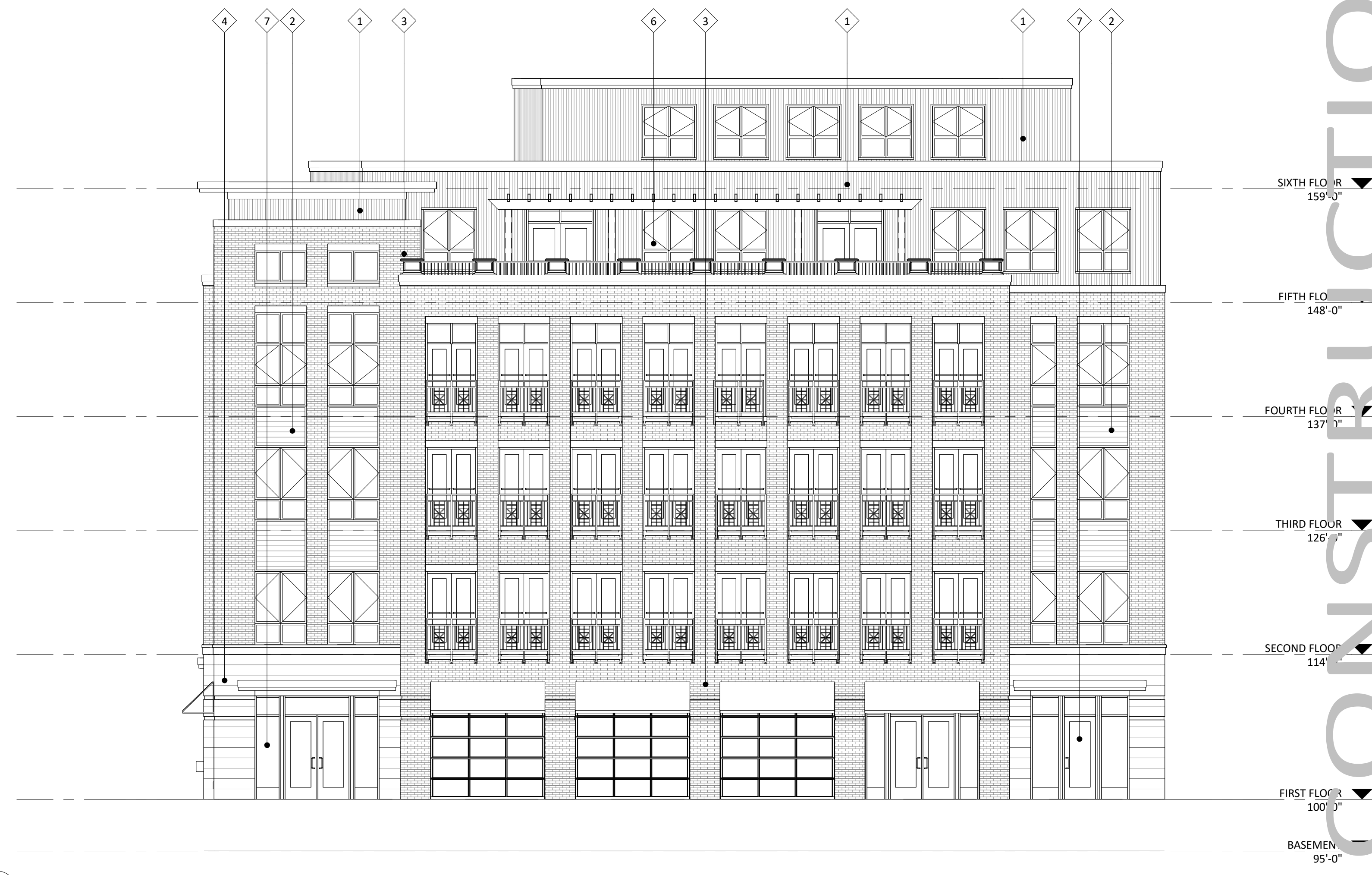
PROJECT NUMBER **1939**

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NOT FOR CONSTRUCTION



2 ELEVATION - WEST
A-2.1 1/8" = 1'-0"



1 ELEVATION - SOUTH
A-2.1 1/8" = 1'-0"

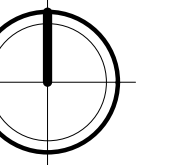
| EXTERIOR MATERIAL SCHEDULE | | |
|-------------------------------------|------------------|---------------------------------|
| BUILDING ELEMENT | MANUFACTURER | COLOR |
| (#1) - VERTICAL METAL SIDING | TBD | WEATHERED ZINC |
| COMPOSITE TRIM | TBD | WEATHERED ZINC |
| (#2) - COMPOSITE SIDING | TBD | OLD CHERRY |
| COMPOSITE TRIM | TBD | BLACK |
| (#3) - BRICK VENEER | INTERSTATE BRICK | ARCTIC WHITE |
| (#4) - MASONRY VENEER | ROCKCAST | CRYSTAL WHITE |
| (#5) - CAST STONE BANDS & SILLS | ROCKCAST | CRYSTAL WHITE |
| (#6) - COMPOSITE WINDOWS | ANDERSEN 100 | BLACK |
| (#7) - ALUM. STOREFRONT | N/A | BLACK |
| (#8) - INSULATED METAL DOORS/FRAMES | N/A | TBD |
| CANOPY & BAY SOFFITS | JAMES HARDIE | COLOR TO MATCH ADJ. TRIM/SIDING |
| (#9) - TENSION ROD DECK ASSEMBLY | N/A | BLACK |
| (#10) - RAILINGS & HANDRAILS | SUPERIOR | BLACK |
| TREATED-EXPOSED DECK BEAMS | N/A | BROWN TREATED |



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TRUE NORTH



KEY PLAN

ISSUED
Issued - August 16, 2021

PROJECT TITLE
434-444 State Street

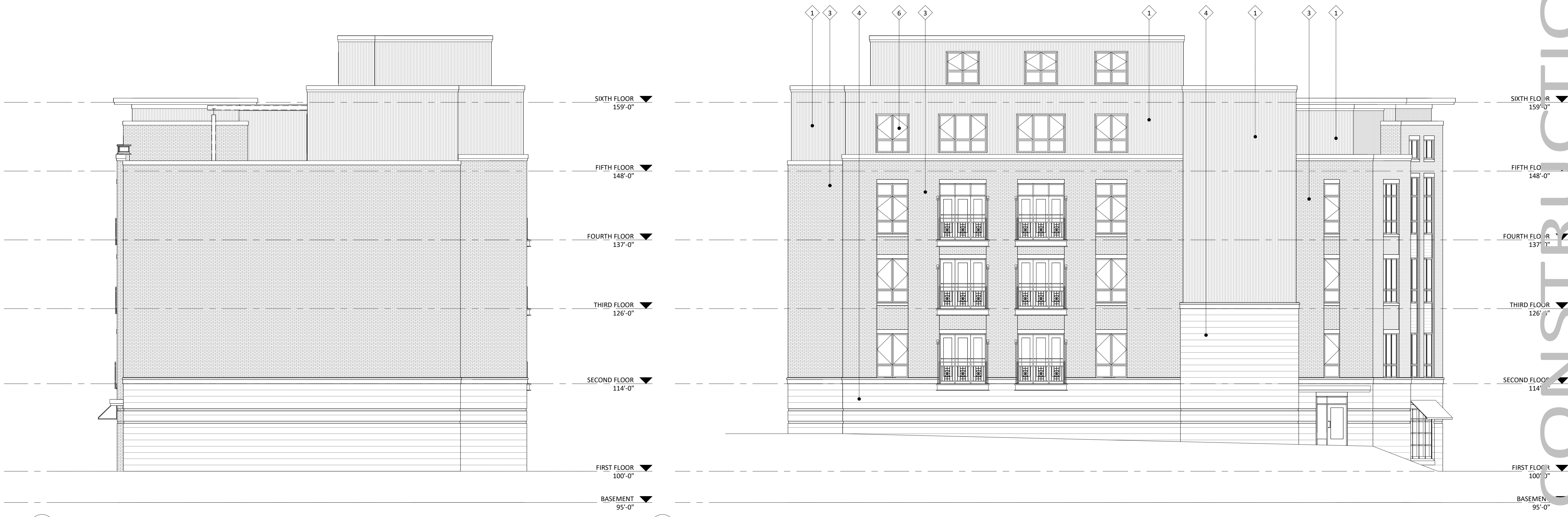
SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NUMBER

A-2.2
PROJECT NUMBER 1939

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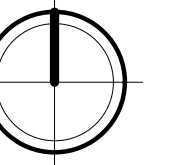
NOT FOR CONSTRUCTION



2 ELEVATION - EAST
A-2.2 1/8" = 1'-0"

1 ELEVATION - NORTH
A-2.2 1/8" = 1'-0"

| EXTERIOR MATERIAL SCHEDULE | | |
|-------------------------------------|------------------|---------------------------------|
| BUILDING ELEMENT | MANUFACTURER | COLOR |
| (#1) - VERTICAL METAL SIDING | TBD | WEATHERED ZINC |
| COMPOSITE TRIM | TBD | WEATHERED ZINC |
| (#2) - COMPOSITE SIDING | TBD | OLD CHERRY |
| COMPOSITE TRIM | TBD | BLACK |
| (#3) - BRICK VENEER | INTERSTATE BRICK | ARCTIC WHITE |
| (#4) - MASONRY VENEER | ROCKCAST | CRYSTAL WHITE |
| (#5) - CAST STONE BANDS & SILLS | ROCKCAST | CRYSTAL WHITE |
| (#6) - COMPOSITE WINDOWS | ANDERSEN 100 | BLACK |
| (#7) - ALUM. STOREFRONT | N/A | BLACK |
| (#8) - INSULATED METAL DOORS/FRAMES | N/A | TBD |
| CANOPY & BAY SOFFITS | JAMES HARDIE | COLOR TO MATCH ADJ. TRIM/SIDING |
| (#9) - TENSION ROD DECK ASSEMBLY | N/A | BLACK |
| (#10) - RAILINGS & HANDRAILS | SUPERIOR | BLACK |
| TREATED-EXPOSED DECK BEAMS | N/A | BROWN TREATED |



NOT FOR CONSTRUCTION

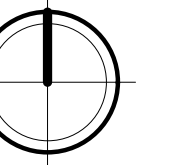


1
A-2.3 COLOR ELEVATION - SOUTH
1/8" = 1'-0"

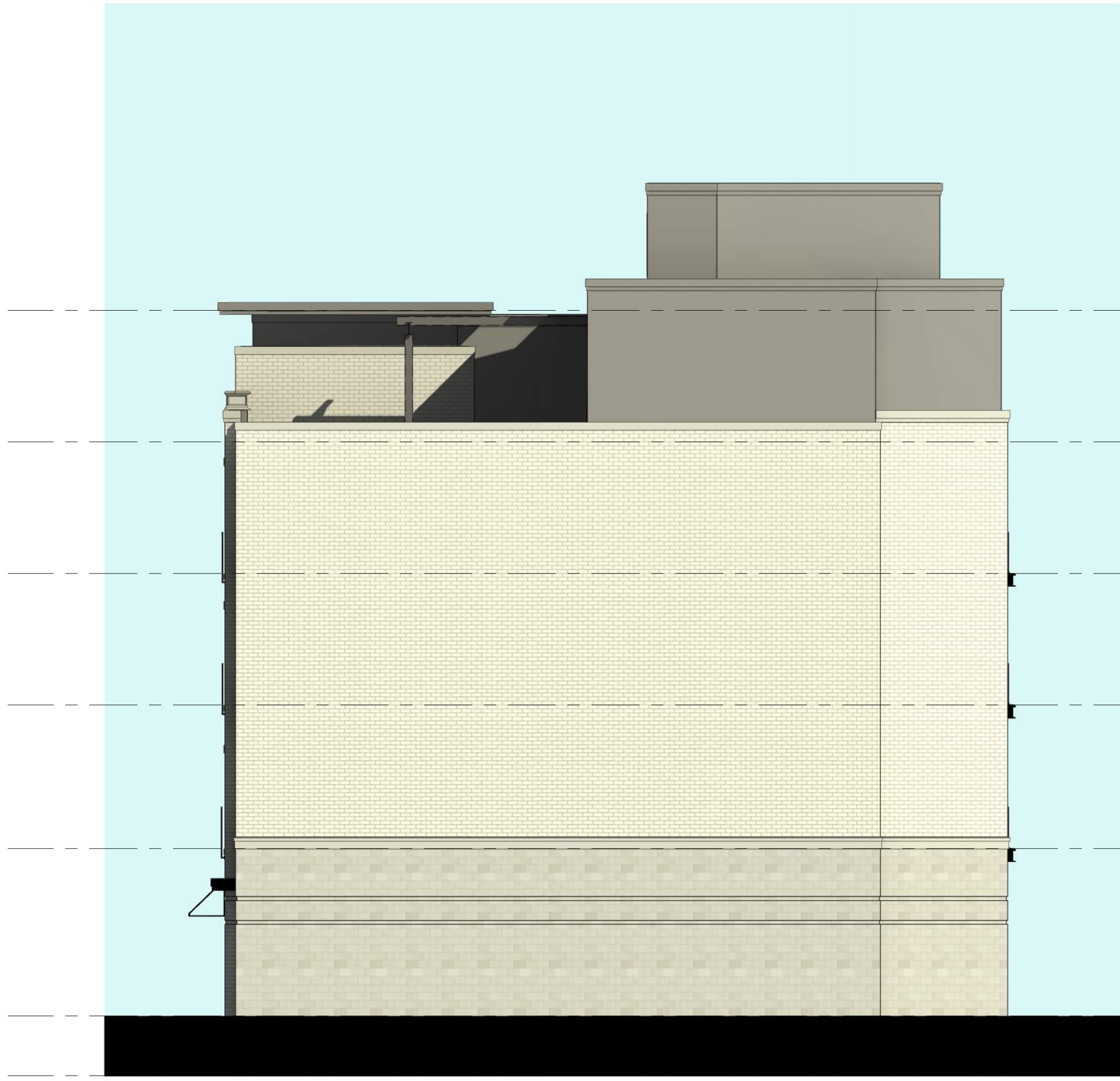


2
A-2.3 COLOR ELEVATION - WEST
1/8" = 1'-0"

| EXTERIOR MATERIAL SCHEDULE | | |
|-------------------------------------|------------------|---------------------------------|
| BUILDING ELEMENT | MANUFACTURER | COLOR |
| (#1) - VERTICAL METAL SIDING | TBD | WEATHERED ZINC |
| COMPOSITE TRIM | TBD | WEATHERED ZINC |
| (#2) - COMPOSITE SIDING | TBD | OLD CHERRY |
| COMPOSITE TRIM | TBD | BLACK |
| (#3) - BRICK VENEER | INTERSTATE BRICK | ARCTIC WHITE |
| (#4) - MASONRY VENEER | ROCKCAST | CRYSTAL WHITE |
| (#5) - CAST STONE BANDS & SILLS | ROCKCAST | CRYSTAL WHITE |
| (#6) - COMPOSITE WINDOWS | ANDERSEN 100 | BLACK |
| (#7) - ALUM. STOREFRONT | N/A | BLACK |
| (#8) - INSULATED METAL DOORS/FRAMES | N/A | TBD |
| CANOPY & BAY SOFFITS | JAMES HARDIE | COLOR TO MATCH ADJ. TRIM/SIDING |
| (#9) - TENSION ROD DECK ASSEMBLY | N/A | BLACK |
| (#10) - RAILINGS & HANDRAILS | SUPERIOR | BLACK |
| TREATED-EXPOSED DECK BEAMS | N/A | BROWN TREATED |



NOT FOR CONSTRUCTION



SIXTH FLOOR 159'-0"
FIFTH FLOOR 148'-0"
FOURTH FLOOR 137'-0"
THIRD FLOOR 126'-0"
SECOND FLOOR 114'-0"
FIRST FLOOR 100'-0"
BASEMENT 95'-0"



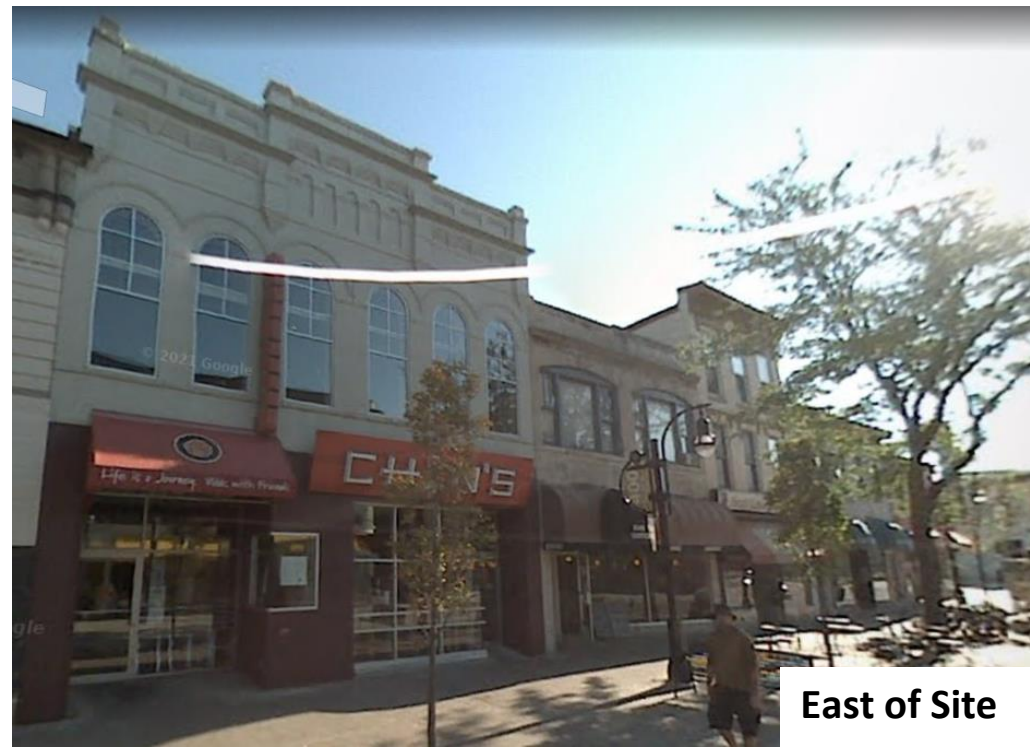
SIXTH FLOOR 159'-0"
FIFTH FLOOR 148'-0"
FOURTH FLOOR 137'-0"
THIRD FLOOR 126'-0"
SECOND FLOOR 114'-0"
FIRST FLOOR 100'-0"
BASEMENT 95'-0"

2 COLOR ELEVATION - EAST
A-2.4 1/8" = 1'-0"

1 COLOR ELEVATION - NORTH
A-2.4 1/8" = 1'-0"

| EXTERIOR MATERIAL SCHEDULE | | |
|-------------------------------------|------------------|---------------------------------|
| BUILDING ELEMENT | MANUFACTURER | COLOR |
| (#1) - VERTICAL METAL SIDING | TBD | WEATHERED ZINC |
| COMPOSITE TRIM | TBD | WEATHERED ZINC |
| (#2) - COMPOSITE SIDING | TBD | OLD CHERRY |
| COMPOSITE TRIM | TBD | BLACK |
| (#3) - BRICK VENEER | INTERSTATE BRICK | ARCTIC WHITE |
| (#4) - MASONRY VENEER | ROCKCAST | CRYSTAL WHITE |
| (#5) - CAST STONE BANDS & SILLS | ROCKCAST | CRYSTAL WHITE |
| (#6) - COMPOSITE WINDOWS | ANDERSEN 100 | BLACK |
| (#7) - ALUM. STOREFRONT | N/A | BLACK |
| (#8) - INSULATED METAL DOORS/FRAMES | N/A | TBD |
| CANOPY & BAY SOFFITS | JAMES HARDIE | COLOR TO MATCH ADJ. TRIM/SIDING |
| (#9) - TENSION ROD DECK ASSEMBLY | N/A | BLACK |
| (#10) - RAILINGS & HANDRAILS | SUPERIOR | BLACK |
| TREATED-EXPOSED DECK BEAMS | N/A | BROWN TREATED |

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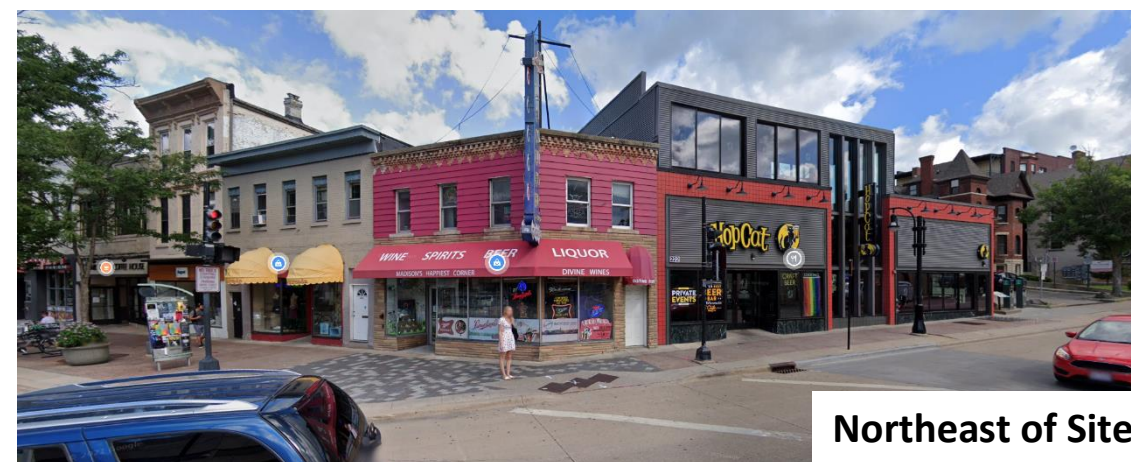
East of Site



West of Site



South of Site



Northeast of Site



Southeast of Site



North of Site



West of Site



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