

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 _____

Received by _____

Aldermanic District _____

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.

1. Project Information

Address: 5501 Spring Tide Way

Title: _____

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

UDC meeting date requested February 7, 2018

- 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)
- Other**
 Please specify _____

4. Applicant, Agent, and Property Owner Information

Applicant name Greg Held Company Knothe & Bruce Architects, LLC
Street address 7601 University Avenue City/State/Zip Middleton, WI 53562
Telephone 608-836-3690 Email gheld@knothebruce.com

Project contact person same as above Company _____
Street address _____ City/State/Zip _____
Telephone _____ Email _____

Property owner (if not applicant) Grosse, Hanzel & Simon and/or assigns
Street address 6650 University Ave City/State/Zip Middleton, WI 53562
Telephone 608-575-9023 Email dickhanzel@yahoo.com

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.

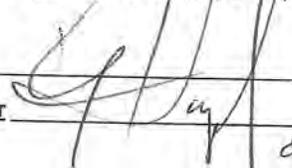
Both the paper copies and electronic copies must be submitted prior to the application deadline before an application will be scheduled for a UDC meeting. Late materials will not be accepted. A completed application form is required for each UDC appearance.

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 Tim Parks on 1-18-2018
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 Randy Bruce Relationship to property Architect
 Authorized signature of Property Owner  Date January 24, 2018
OWNER

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 what 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 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
- 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)
- Graphic of the proposed signage as it relates to what the Ch. 31, MGO would permit



January 24, 2018

Tim Parks
Department of Planning & Development
City of Madison
126 S. Hamilton Street
PO Box 2985
Madison, Wisconsin 53701

Re: Design Progression Letter
Lot 520 Autumn Lake
5501 Spring Tide Way
Madison, WI
KBA Project #1644

Mr. Parks:

The following design progressions have been made to the plans at 5501 Spring Tide Way since the Plan Commission and UDC received the Land Use & UDC Submittal in January 2017.

Site

- The dense vegetation along City View Drive that had screened the auto salvage yard to the west has been removed as part of the improvement of City View Drive. This has significantly impacted the viability of the approved site plan. We have redesigned the site to reduce the number of units with views to the west. A private street running east-west through the lot was added to comply with zoning requirements that the buildings “front” on a street.

Architecture

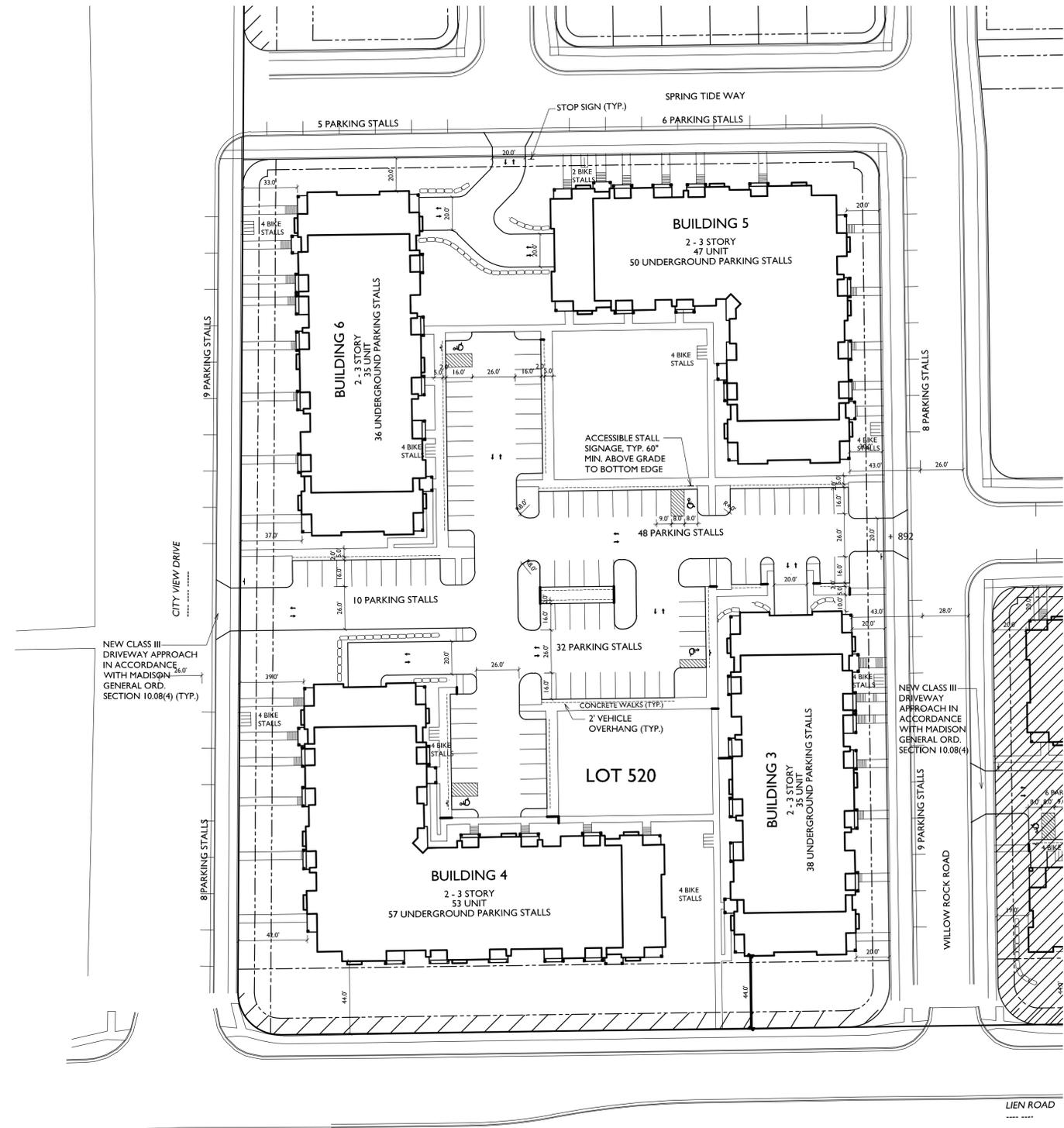
- The number of buildings and their configuration has changed, but the massing and architecture of the buildings will remain substantially the same as the approved plan.

Thank you for your time reviewing our proposal.

Sincerely,

A handwritten signature in blue ink that reads 'Greg Held'.

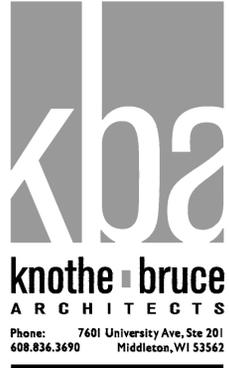
Greg Held



LOT 520 SITE DEVELOPMENT DATA

DENSITIES	
LOT AREA	207,365 S.F./4.9 ACRES
DWELLING UNITS	170 DU
LOT AREA/ D.U.	1,220 S.F./D.U.
DENSITY	35 UNITS/ACRE
BUILDING HEIGHT	
	2-3 STORIES
LOT COVERAGE	
USABLE OPEN SPACE	120,808 S.F. = 58% (75% MAX)
USABLE OPEN SPACE / D.U.	86,557 S.F. / 509 S.F./D.U.
DWELLING UNIT MIX:	
EFFICIENCY	14
ONE BEDROOM	78
TWO BEDROOM	78
TOTAL UNITS	170 UNITS
VEHICLE PARKING STALLS:	
SURFACE	80
UNDERGROUND	181
TOTAL	261 VEHICLE STALLS
RATIO	1.5 STALLS/UNIT
BICYCLE PARKING STALLS	
SURFACE	17
SURFACE GUEST	17
UNDERGROUND GARAGE-WALL HUNG	38
UNDERGROUND GARAGE STD. 2'X6'	116
TOTAL	188 BICYCLE STALLS

- GENERAL NOTES:**
1. THE APPLICANT SHALL REPLACE ALL SIDEWALK AND CURB AND GUTTER WHICH ABUTS THE PROPERTY WHICH IS DAMAGED BY THE CONSTRUCTION OR ANY SIDEWALK AND CURB AND GUTTER WHICH THE CITY ENGINEER DETERMINES NEEDS TO BE REPLACED BECAUSE IT IS NOT AT A DESIRABLE GRADE REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.
 2. ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A CITY LICENSED CONTRACTOR.
 3. ALL DAMAGE TO THE PAVEMENT, ADJACENT TO THIS DEVELOPMENT SHALL BE RESTORED IN ACCORDANCE WITH THE CITY OF MADISON'S PAVEMENT PATCHING CRITERIA.
 4. APPROVAL OF PLANS FOR THIS PROJECT DOES NOT INCLUDE ANY APPROVAL TO PRUNE, REMOVE, OR PLANT TREES IN THE PUBLIC RIGHT-OF-WAY. PERMISSION FOR SUCH ACTIVITIES MUST BE OBTAINED FROM THE CITY FORESTER, 266-4816.
 5. EASEMENT LINES SHOWN ON THIS SHEET ARE FOR GENERAL REFERENCE ONLY - SEE CSM AND CIVIL SHEETS FOR ADDITIONAL AND MORE COMPLETE EASEMENT INFORMATION

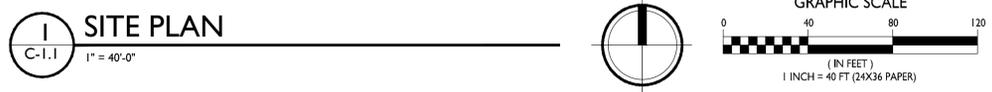


ISSUED
Issued for Land Use & UDC -Jan. 18, 2017

PROJECT TITLE
Village at Autumn Lake

Lot 520
5501 Spring Tide Way
SHEET TITLE
Site Plan

SHEET NUMBER



APPROVED SITE PLAN **C-1.1**

PROJECT NO. **1644**
©Knothe & Bruce Architects, LLC



E Springs Dr.

I 90/94/39

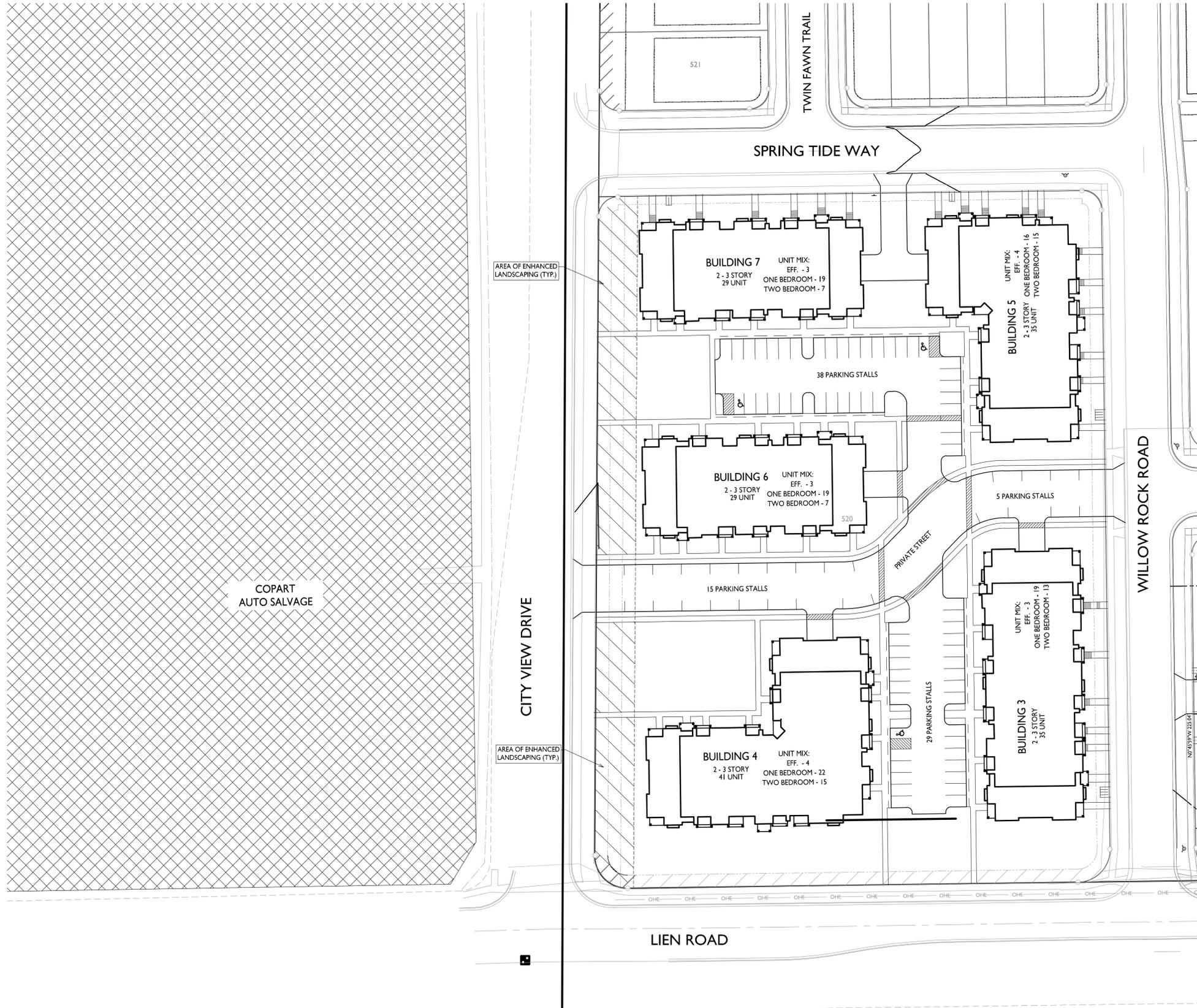
Lien Rd

Lien Rd.

Felland Rd.

Aerial Site Plan
5501 Spring Tide Way
March 8, 2017





ISSUED

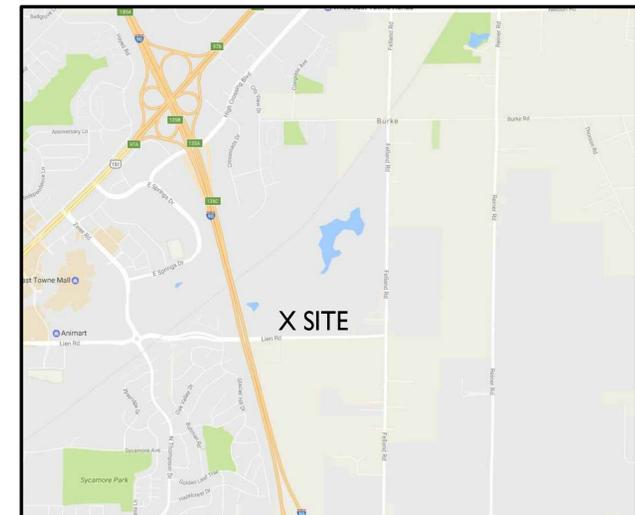
DWELLING UNIT MIX:

EFFICIENCY	17
ONE BEDROOM	95
TWO BEDROOM	57
TOTAL UNITS	169

PARKING STALLS:

SURFACE	87
UNDERGROUND	169
TOTAL	256
RATIO	1.51

PROJECT TITLE
Village at Autumn Lake



Lot 520
5501 Spring Tide Way
SHEET TITLE
Site Plan

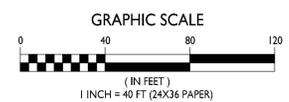
SHEET NUMBER

C-1.1

PROJECT NO. **1644**

© Knothe & Bruce Architects, LLC

1 SITE PLAN
C-1.1 1" = 40'-0"



2 SITE LOCATION MAP
C-1.1



Building #3

East Elevation along Willow Rock Road

Building #5



Building #5

North Elevation along Spring Tide Way

Building #6

TYPICAL MATERIALS

- ASPHALT SHINGLES
- COMPOSITE FASCIA
- VINYL WINDOWS
- HORIZONTAL COMPOSITE SIDING
- COMPOSITE TRIM
- COMPOSITE SHAKES
- ALUMINUM RAILINGS
- CAST STONE SILLS & BANDS
- STONE VENEER

EXTERIOR MATERIAL SCHEDULE	
ROOF	GAF WEATHERED WOOD
STONE MASONRY	MILL CREEK - CASTLE ROCK
STONE SILLS AND BANDS	BLUFF
HORIZONTAL SIDING	
BUILDING 3	COMPOSITE - IRON GRAY
BUILDING 4	COMPOSITE - RICH ESPRESSO
BUILDING 5	COMPOSITE - COUNTRYLANE RED
BUILDING 6	COMPOSITE - CHESTNUT BROWN
SHAKE SIDING	COMPOSITE - COBBLESTONE
FASCIA / SOFFIT / TRIM	COMPOSITE - COBBLESTONE
WINDOWS	WEATHER-SHIELD TAN
RAILING	ALUMINUM - BLACK
UNIT ENTRANCES	METAL - WOOD FINISH
BUILDING ENTRANCES	ALUMINUM STOREFRONT - TAN

Elevations
 Lot 520 Autumn Lake
 5501 Spring Tide Way, Madison, WI
 March 8, 2017



View from Site across City View Drive-I



View from Site across City View Drive-2

