

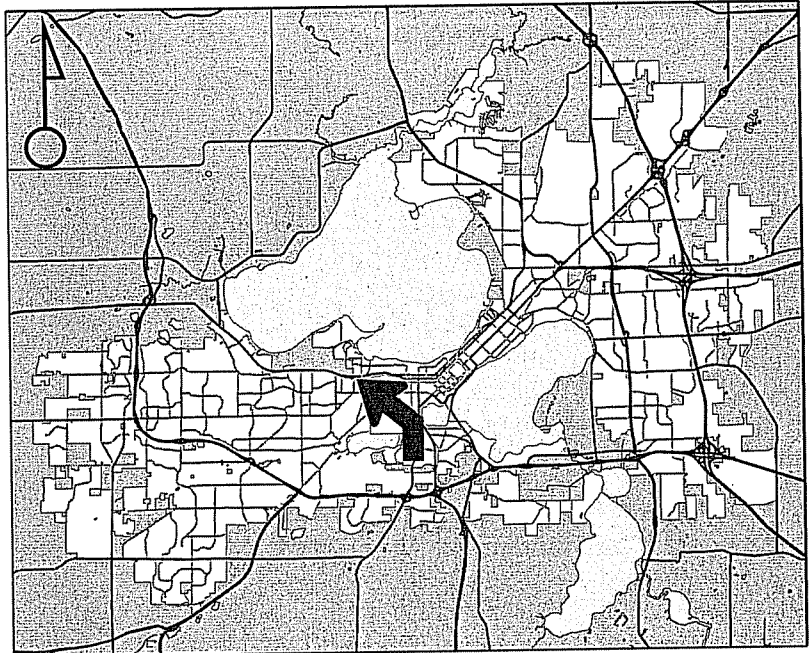


Location  
2550 University Avenue

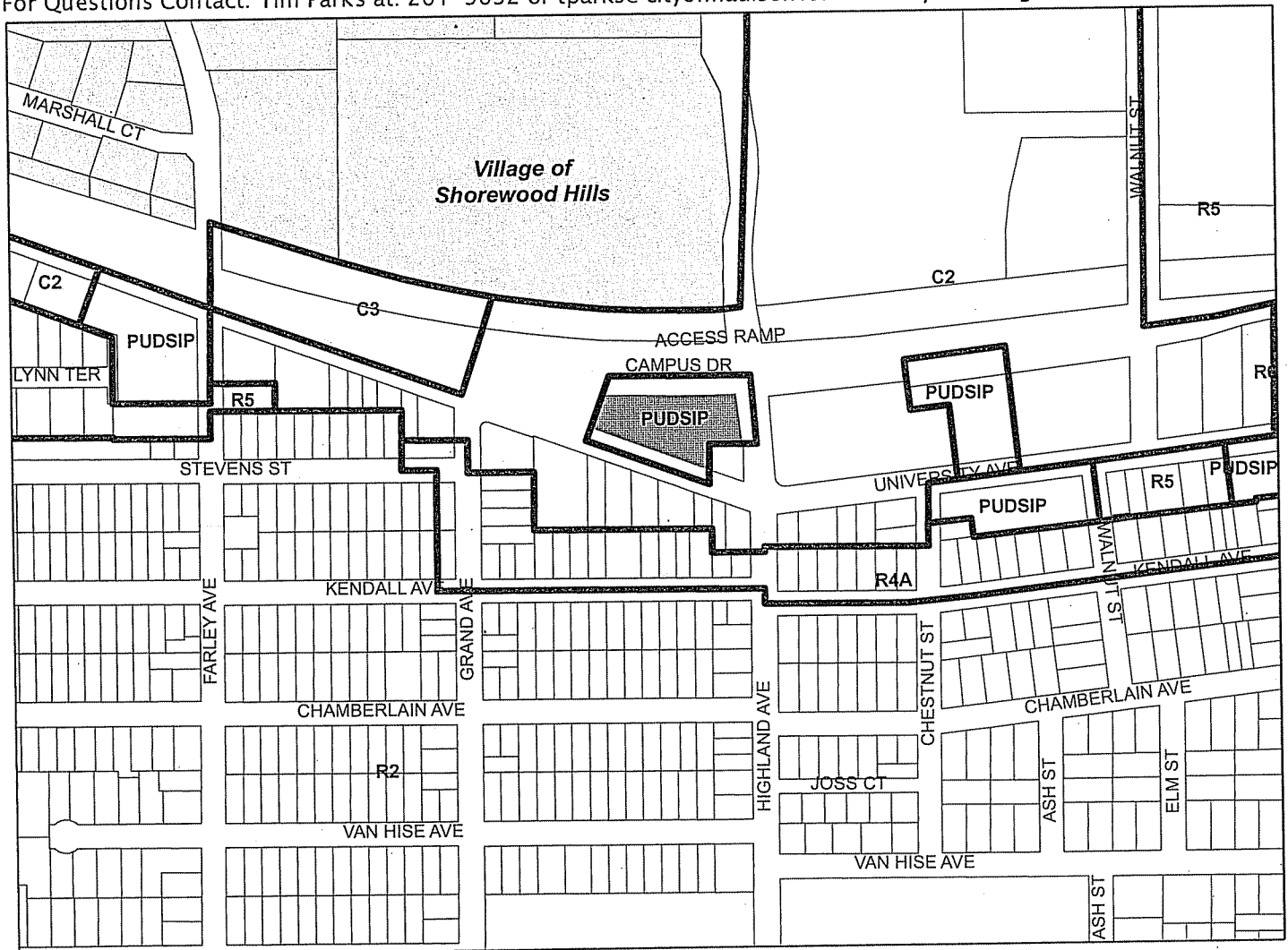
Applicant  
HUM West Wilson LP/Sue Springman -  
Mullins Group, LLC

Proposed Use  
Modify approved plans to add  
projecting balconies for residential  
units on the 6-story portion of mixed-  
use building, including balconies  
overlooking Campus Drive

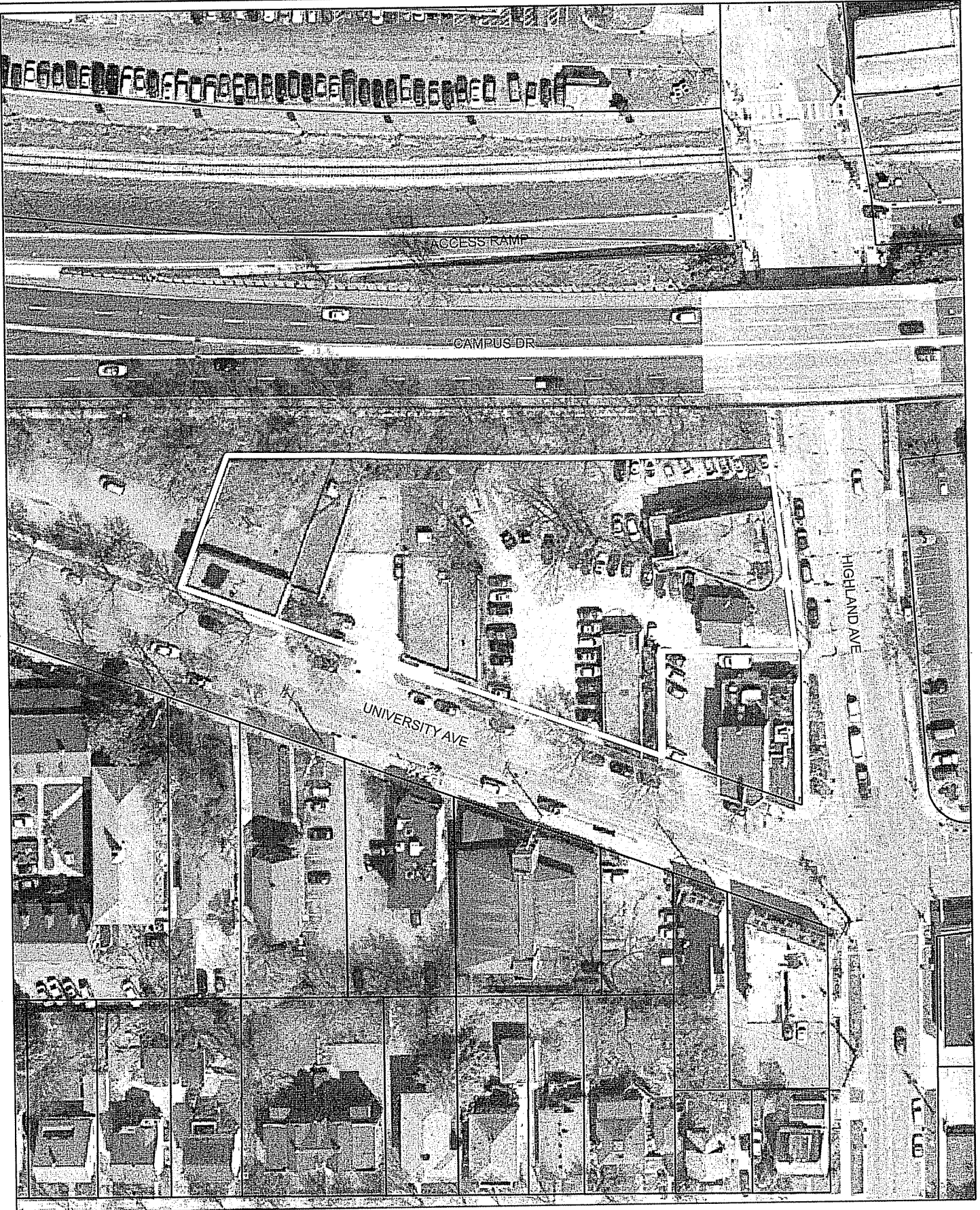
Public Hearing Date  
Plan Commission  
07 November 2011



For Questions Contact: Tim Parks at: 261-9632 or [tparks@cityofmadison.com](mailto:tparks@cityofmadison.com) or City Planning at 266-4635



Scale : 1" = 400'





# LAND USE APPLICATION Madison Plan Commission

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

- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed with the Subdivision Application.
- Before filing your application, please review the information regarding the **LOBBYING ORDINANCE** on the first page.
- Please read all pages of the application completely and fill in all required fields.
- This application form may also be completed online at [www.cityofmadison.com/planning/plan.html](http://www.cityofmadison.com/planning/plan.html)
- All Land Use Applications should be filed directly with the Zoning Administrator.

FOR OFFICE USE ONLY:		
Amt. Paid	500 <sup>00</sup>	Receipt No. _____
Date Received	27 SEPT 2011	
Received By	PARKS	
Parcel No.	_____	
Aldermanic District	5	
GQ	_____	
Zoning District	PUD-SIP	
For Complete Submittal		
Application	Letter of Intent	X
IDUP	Legal Descript.	X
Plan Sets	Zoning Text	—
Alder Notification	Waiver	X
Ngrhd. Assn Not.	Waiver	—
Date Sign Issued	TBA	

1. **Project Address:** 2550 University Avenue **Project Area in Acres:** 1.08

**Project Title (if any):** 2550 University Avenue Redevelopment

2. **This is an application for:**

Zoning Map Amendment (check the appropriate box(es) in only one of the columns below)		
<input type="checkbox"/> <b>Rezoning to a Non-PUD or PCD Zoning Dist.:</b> Existing Zoning: _____ to _____ Proposed Zoning (ex: R1, R2T, C3): _____	<input type="checkbox"/> <b>Rezoning to or Amendment of a PUD or PCD District:</b> <input type="checkbox"/> Ex. Zoning: _____ to PUD/PCD-GDP <input type="checkbox"/> Ex. Zoning: _____ to PUD/PCD-SIP <input type="checkbox"/> Amended Gen. Dev. <input checked="" type="checkbox"/> Amended Spec. Imp. Plan	
<input type="checkbox"/> <b>Conditional Use</b>	<input type="checkbox"/> <b>Demolition Permit</b>	<input type="checkbox"/> <b>Other Requests (Specify):</b> _____

3. **Applicant, Agent & Property Owner Information:**

Applicant's Name: HUM West Wilson L.P. Company: HUM West Wilson L.P.  
 Street Address: 401 North Carroll Street City/State: Madison, WI Zip: 53703  
 Telephone: (608) 285-8095 Fax: (608) 285-8085 Email: sue@mullinsgroup.com

Project Contact Person: Sue Springman Company: Mullins Group  
 Street Address: 401 North Carroll Street City/State: Madison, WI Zip: 53703  
 Telephone: (608) 285-8095 Fax: (608) 285-8085 Email: sue@mullinsgroup.com

Property Owner (if not applicant): \_\_\_\_\_  
 Street Address: \_\_\_\_\_ City/State: \_\_\_\_\_ Zip: \_\_\_\_\_

4. **Project Information:**

Provide a brief description of the project and all proposed uses of the site: \_\_\_\_\_  
 Amended PUD:SIP application for the incorporation of balconies along Campus Drive

Development Schedule: Commencement 2011 Completion 2012

**5. Required Submittals:**

- Plans** submitted as follows below and depicts all lot lines; existing, altered, demolished or proposed buildings; parking areas and driveways; sidewalks; location of any new signs; existing and proposed utility locations; building elevations and floor plans; landscaping, and a development schedule describing pertinent project details:
  - **7 copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
  - **7 copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
  - **1 copy** of the plan set reduced to fit onto 8 ½ inch by 11 inch paper
- Letter of Intent (12 copies):** describing this application in detail including, but not limited to: existing conditions and uses of the property; development schedule for the project; names of persons involved (contractor, architect, landscaper, business manager, etc.); types of businesses; number of employees; hours of operation; square footage or acreage of the site; number of dwelling units; sale or rental price range for dwelling units; gross square footage of building(s); number of parking stalls, etc.
- Legal Description of Property:** Lot(s) of record or metes and bounds description prepared by a land surveyor. For any application for rezoning, the description must be submitted as an electronic word document via CD or e-mail. For applications proposing rezoning to more than one district, a separate description of each district shall be submitted.
- Filing Fee:** \$ 500 See the fee schedule on the application cover page. Make checks payable to: *City Treasurer*.
- Electronic Submittal:** All applicants are required to submit copies of all items submitted in hard copy with their application (including this application form, the letter of intent, complete plan sets and elevations, etc.) as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or in an e-mail sent to [pcapplications@cityofmadison.com](mailto:pcapplications@cityofmadison.com). The e-mail shall include the name of the project and applicant. Applicants unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.

**In Addition, The Following Items May Also Be Required With Your Application:**

- For any applications proposing demolition or removal of existing buildings, the following items are required:
  - Prior to the filing of an application, the applicant or his/her agent is required to notify a list of interested persons registered with the City **30 or 60 days prior to filing** their application using the online notification tool found at: <https://www.cityofmadison.com/developmentCenter/demolitionNotification/>
  - A photo array (6-12 photos) of the **interior and exterior** of the building(s) to be demolished or removed. A written assessment of the condition of the building(s) to be demolished or removed is highly recommended.
  - Note: A Reuse and Recycling Plan approved by the City's Recycling Coordinator is required prior to issuance of wrecking permits and the start of construction.
- Zoning Text (12 copies):** must accompany Planned Community or Planned Unit Development (PCD/PUD) submittals.

**6. Applicant Declarations:**

- Conformance with adopted City plans:** Applications shall be in accordance with all adopted City of Madison plans:
 

→ The site is located within the limits of Comprehensive Plan Plan, which recommends: Community Mixed Use for this property.
- Pre-application Notification:** Section 28.12 of the Zoning Code requires that the applicant notify the district alder and any nearby neighborhood & business associations in writing no later than **30** days prior to filing this request:
 

→ List below the Alderperson, Neighborhood Association(s), Business Association(s) AND dates you sent the notices:  
Alder Shiva Bidar-Sielaff (9.23.2011), John Schlaefer (Regent Neighborhood Assoc. President) (9.23.11)

*NOTE: If the alder has granted a waiver to this requirement, please attach any such correspondence to this form.*
- Pre-application Meeting with staff:** Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning and Planning Division staff; note staff persons and date.
 

Planning Staff: Tim Parks Date: 9.23.11 Zoning Staff: \_\_\_\_\_ Date: \_\_\_\_\_
- Check here if this project will be receiving a public subsidy.** If so, indicate type in your Letter of Intent.

**The signer attests that this form is accurately completed and all required materials are submitted:**

Printed Name Sue Springman Date 9.26.11  
 Signature *Susan Springman* Relation to Property Owner Employee

Authorizing Signature of Property Owner *Carroll McEllin* Date \_\_\_\_\_



# VANDEWALLE & ASSOCIATES INC.

Monday, September 26, 2011

Brad Murphy  
215 Martin Luther King Jr. Blvd.  
Suite 100  
Madison, WI 53710

**Re: Mullins 2550 University Avenue  
Privilege in Streets Permit  
SIP Amendment**

Dear Mr. Murphy:

Positioning to meet the interests of professional renters has been imbedded throughout the Mullins 2550 University Avenue project. Reaching this market has resulted in higher interior finishes, integrated building design, and continual research and evaluation of the professional rental market. While the building finish design has continued to evolve, the current design's lack of balconies for some units has been identified as a potential competitive disadvantage for professional renters. In an effort to refine the design, the design team has looked at several alternatives to the current configuration and has identified the ability to extend the "Juliet" balconies for 36 of the units facing Campus Drive. The incorporation of these balconies will enhance the marketability of these units to professional renters and seamlessly fit into the overall architectural character of the project.

The balconies would extend the Juliet balconies from 9" to a maximum depth of 5'9" and would be poured in place concrete extensions of the building. The design team did look at other alternatives, including inset balconies and hanging balconies (wood or steel) but felt that this approach fits the architectural character of the building and supports the goals of creating a high quality, durable building that is desirable and distinctive for non-student renters.

The extension of 24 of the balconies will be part of a privilege in streets request along Campus Drive, extending an existing privilege in streets permit in place for the underground parking ventilation system. This privilege in streets would range from 2'5" at the west end to 4'8" at the middle of the property line.

120 East Lakeside Street • Madison, Wisconsin 53715 • 608.255.3988 • 608.255.0814 Fax  
611 North Broadway • Suite 410 • Milwaukee, Wisconsin 53202 • 414.421.2001 •  
414.732.2035 Fax  
[www.vandewalle.com](http://www.vandewalle.com)

Shaping places, shaping change

The design team feels that these are positive amendments to the current design as these are an extension of existing balconies. We look forward to the approval of these balconies at the November 7<sup>th</sup> Plan Commission.

Sincerely,

A handwritten signature in black ink, appearing to read 'Brian Munson', with a long horizontal flourish extending to the right.

Brian Munson  
Principal





# VANDEWALLE & ASSOCIATES INC.

Wednesday, October 26, 2011

Brad Murphy  
215 Martin Luther King Jr. Blvd.  
Suite 100  
Madison, WI 53710

**Re: Mullins 2550 University Avenue  
SIP Minor Amendment: Internal Balcony Extensions**

Dear Mr. Murphy:

Positioning to meet the interests of professional renters has been imbedded throughout the Mullins 2550 University Avenue project. Reaching this market has resulted in higher interior finishes, integrated building design, and continual research and evaluation of the professional rental market. While the building finish design has continued to evolve, the current design's lack of full balconies for some units has been identified as a potential competitive disadvantage for professional renters. In an effort to refine the design, the design team has looked at several alternatives to the current configuration and has identified the ability to extend the "Juliet" balconies to offer residents full balconies for 48 units. The incorporation of these balconies will enhance the marketability of these units to professional renters and seamlessly fit into the overall architectural character of the project.

The extension of 36 of the balconies will be part of a privilege in streets request along Campus Drive, which will be reviewed by the Plan Commission on November 7<sup>th</sup>.

Twelve additional balconies on the south (University Avenue) facades, facing the internal courtyard, were discussed with Staff and Alder Bidar-Sielaff, and have been identified as appropriate for a minor amendment request. These balconies, three per floor on floors 3-6, would be added to the south facing recessed apartments, in keeping with the similar balconies requested for the Campus Drive side. The balconies would extend the Juliet balconies from 9" to a maximum depth of 5'9" and would be concrete extensions of the building.

120 East Lakeside Street • Madison, Wisconsin 53715 • 608.255.3988 • 608.255.0814 Fax  
611 North Broadway • Suite 410 • Milwaukee, Wisconsin 53202 • 414.421.2001 •  
414.732.2035 Fax  
[www.vandewalle.com](http://www.vandewalle.com)

Shaping places, shaping change

The design team feels that these are positive amendments to the current design as these are an extension of existing balconies. We look forward to the approval of these balconies as a minor amendment.

Sincerely,

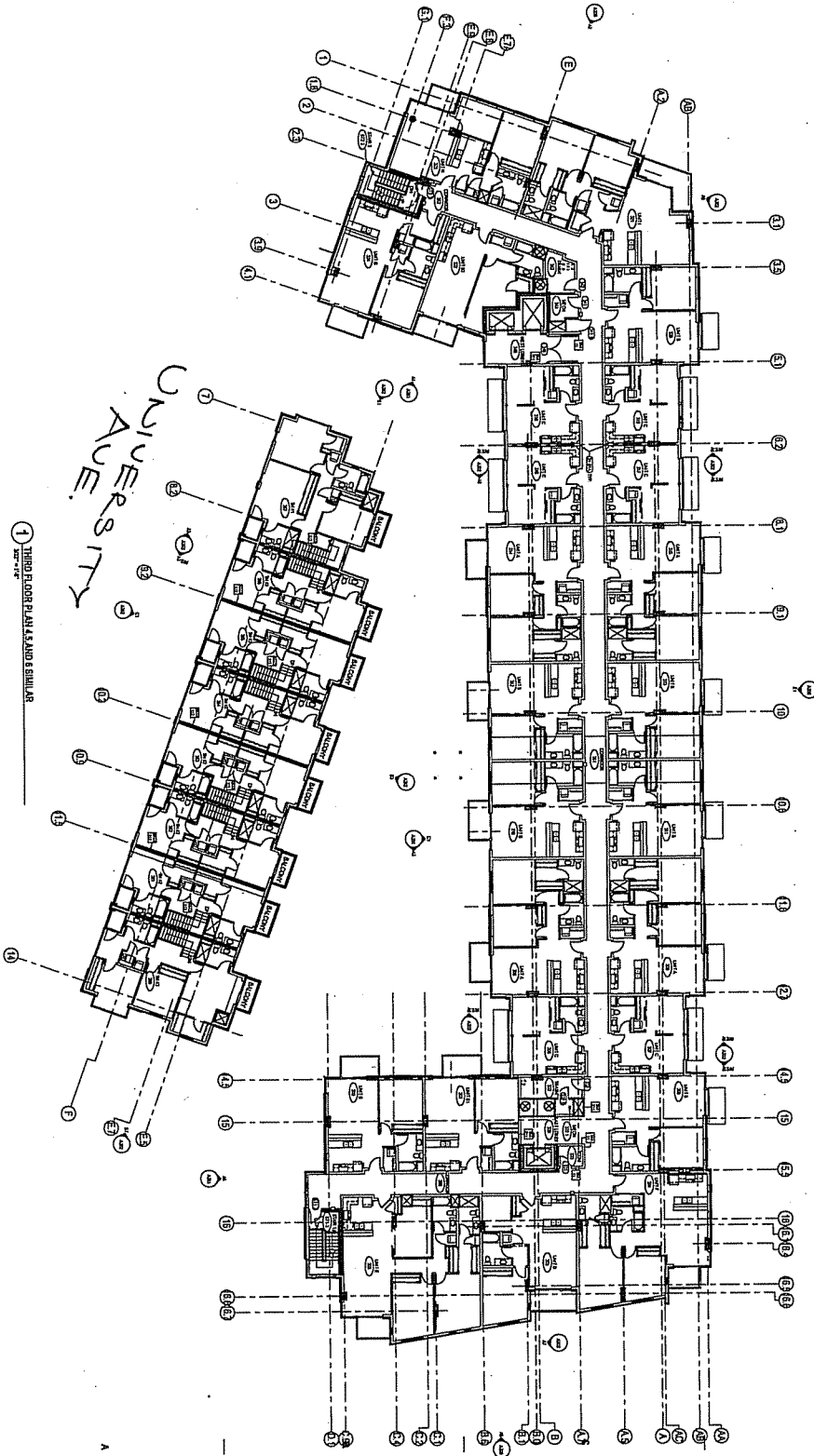
A handwritten signature in black ink, appearing to be 'B. Munson', written in a cursive style.

Brian Munson  
Principal

Cc: Alder Bidar-Sielaff  
John Schlaefer, RNA President



CAMPUS DR.



UNIVERSITY AVENUE

① THIRD FLOOR PLAN & ANGLE SIMILAR



oppositi ubi: architect

address  
223 East Chicago Street  
Madison, WI 53703  
tel: 608.255.1178  
fax: 608.255.1179

CONSTRUCTION DOCUMENT SET  
1.1 UNIT - RESIDENTIAL

PROCESSED DOCUMENTS

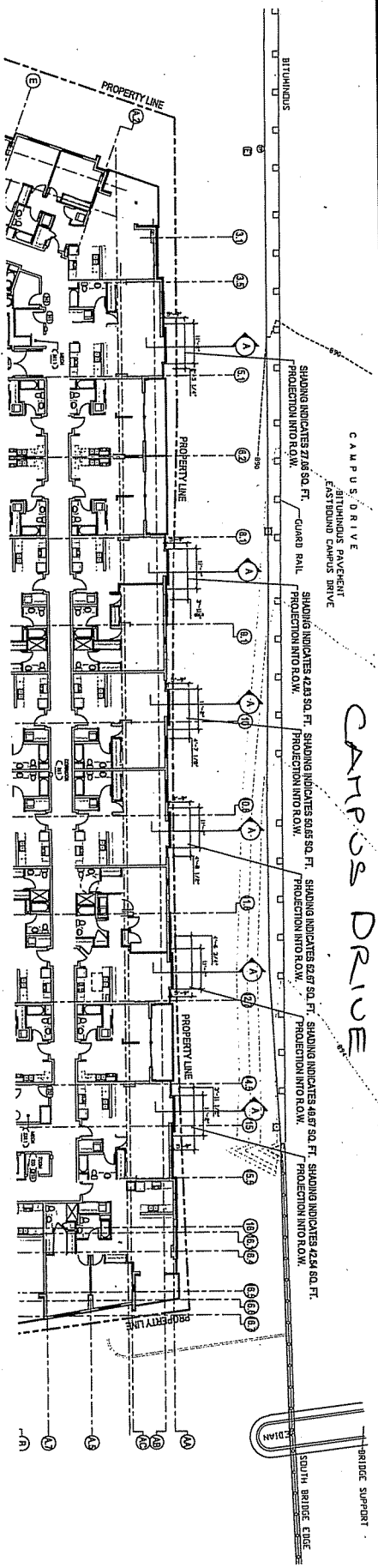
PROJECT INFORMATION  
2550 UNIVERSITY AVENUE  
APARTMENTS  
MADISON, WI 53705



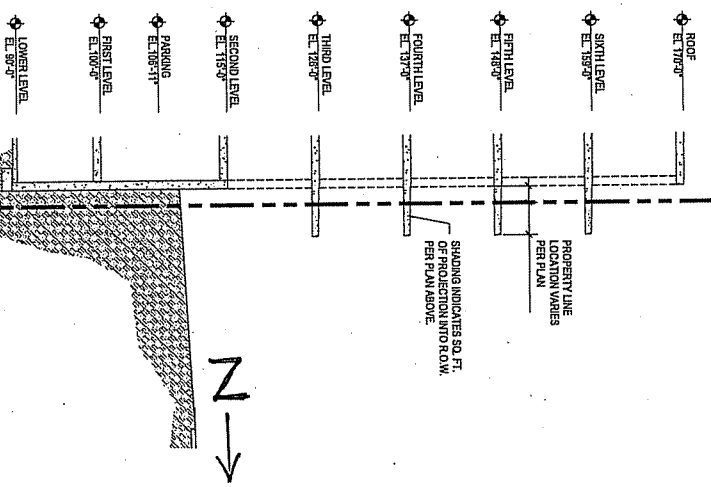
DATE: 11/11/03  
PROJECT NUMBER: 110331  
PROJECT NAME: 2550 UNIVERSITY AVENUE BALCONIES PLAN  
PROJECT ALIASES: 11

A103A

2550 NORTH WALL BALCONY PLAN VIEW 3RD FLOOR THRU 6TH FLOOR



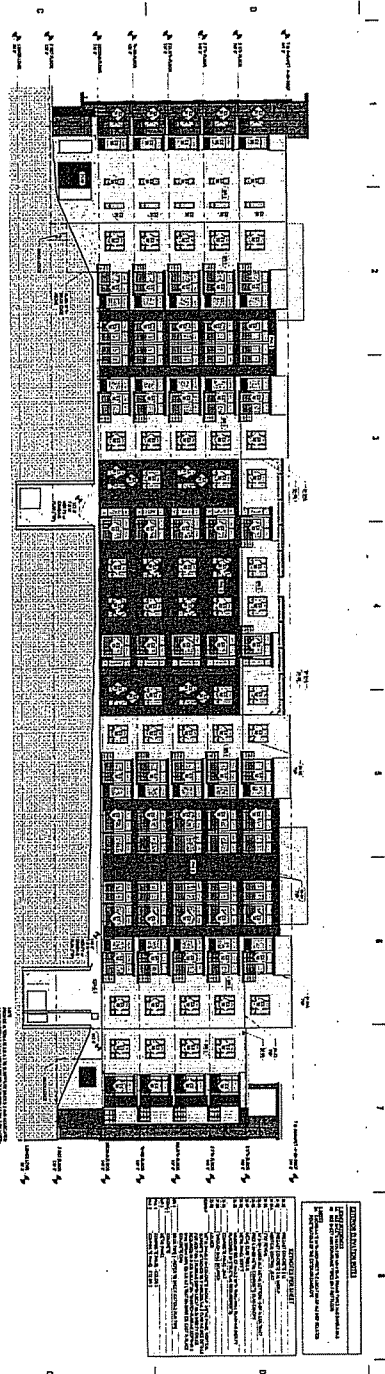
NOTE:  
BALCONIES ON CAMPUS DRIVE = 285,42  
SQUARE FEET PER FLOOR. A TOTAL OF 4  
FLOORS = 1,081,68 SQUARE FEET TOTAL.



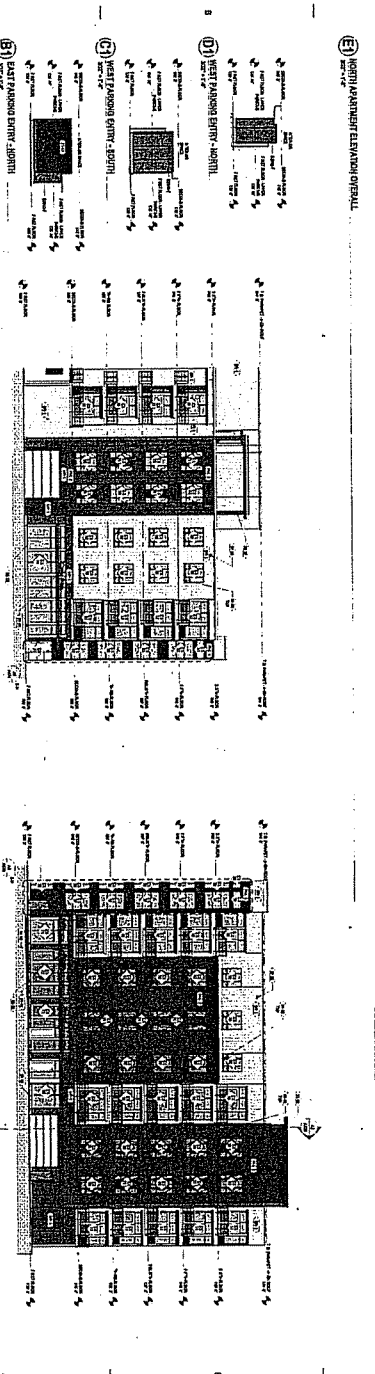
Privilege in the Street EXHIBIT B

Millins Group, LLC

09-28-11  
SHEET 1 OF 1



PROJECT INFORMATION	
PROJECT NAME	350 UNIVERSITY AVENUE APARTMENTS
PROJECT ADDRESS	350 UNIVERSITY AVENUE MADISON, WI 53706
OWNER	UNIVERSITY MICROFILMS INTERNATIONAL
ARCHITECT	STANTEC ARCHITECTURE INC.
DATE	NOVEMBER 2011
SCALE	AS SHOWN
PROJECT NUMBER	11113
DATE	NOVEMBER 2011



**A1 EAST PARKING ENTRY - SOUTH**

**B1 WEST PARKING ENTRY - SOUTH**

**B2 WEST PARKING ENTRY - SOUTH**

**B3 WEST PARKING ENTRY - SOUTH**

**A2 WEST APARTMENT ELEVATION**

**A3 EAST APARTMENT ELEVATION**

**CONSTRUCTION DOCUMENT SET**

**350 UNIVERSITY AVENUE APARTMENTS**

**350 UNIVERSITY AVENUE MADISON, WI 53706**

**UNIVERSITY MICROFILMS INTERNATIONAL**

**STANTEC ARCHITECTURE INC.**

**NOVEMBER 2011**

**PROJECT NUMBER 11113**

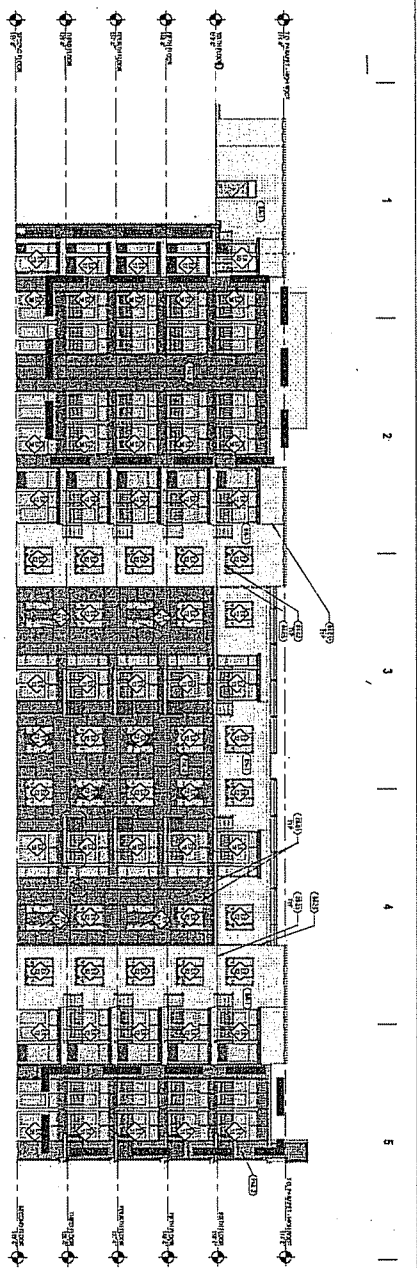
**DATE NOVEMBER 2011**

**SCALE AS SHOWN**

**EXTERIOR ELEVATIONS**

**A200**





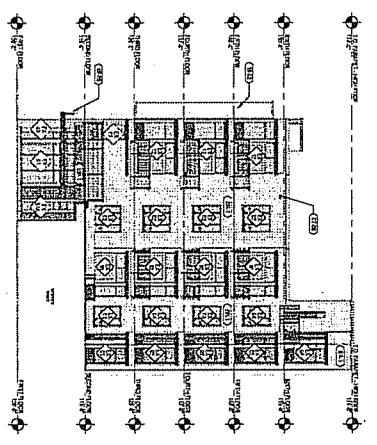
**C1** SOUTH APARTMENT ELEVATION FROM PLAZA  
SCALE: 1/8" = 1'-0"

**C6** BALCONY AT PLAZA  
SCALE: 1/8" = 1'-0"

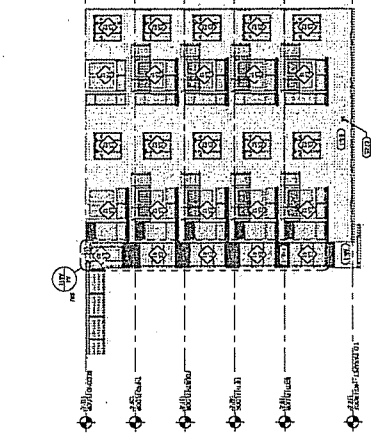
**C7** TYPICAL BALCONY  
SCALE: 1/8" = 1'-0"

REVISIONS TO THIS SHEET	
NO.	DATE
1	11/11/11
2	11/11/11
3	11/11/11
4	11/11/11
5	11/11/11
6	11/11/11
7	11/11/11
8	11/11/11
9	11/11/11
10	11/11/11
11	11/11/11
12	11/11/11
13	11/11/11
14	11/11/11
15	11/11/11
16	11/11/11
17	11/11/11
18	11/11/11
19	11/11/11
20	11/11/11

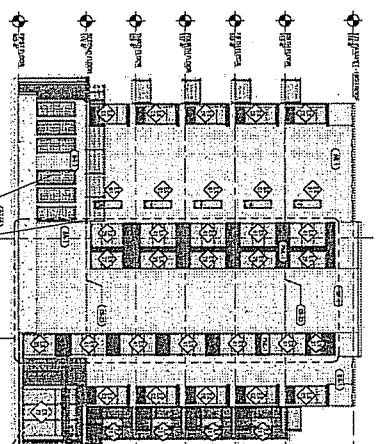
**EXTERIOR ELEVATION NOTES**  
 1. ALL MATERIALS TO BE SHOWN ON THESE ELEVATIONS ARE TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.  
 2. ALL MATERIALS TO BE SHOWN ON THESE ELEVATIONS ARE TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.  
 3. ALL MATERIALS TO BE SHOWN ON THESE ELEVATIONS ARE TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.  
 4. ALL MATERIALS TO BE SHOWN ON THESE ELEVATIONS ARE TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.  
 5. ALL MATERIALS TO BE SHOWN ON THESE ELEVATIONS ARE TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.  
 6. ALL MATERIALS TO BE SHOWN ON THESE ELEVATIONS ARE TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.  
 7. ALL MATERIALS TO BE SHOWN ON THESE ELEVATIONS ARE TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.  
 8. ALL MATERIALS TO BE SHOWN ON THESE ELEVATIONS ARE TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.  
 9. ALL MATERIALS TO BE SHOWN ON THESE ELEVATIONS ARE TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.  
 10. ALL MATERIALS TO BE SHOWN ON THESE ELEVATIONS ARE TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.



**A1** EAST APARTMENT ELEVATION FROM PLAZA  
SCALE: 1/8" = 1'-0"



**A3** WEST APARTMENT ELEVATION FROM PLAZA  
SCALE: 1/8" = 1'-0"



**A6** SOUTH APARTMENT ELEVATION  
SCALE: 1/8" = 1'-0"



opposition union : architects

**euro**  
 architects  
 333 East Chicago Street  
 Milwaukee, Wisconsin 53202  
 Tel: 414 271 5200 Fax: 414 271 7734  
 madison  
 222 West Washington Ave. Ste. 505  
 Madison, Wisconsin 53703  
 Tel: 608 442 5200 Fax: 608 442 5000

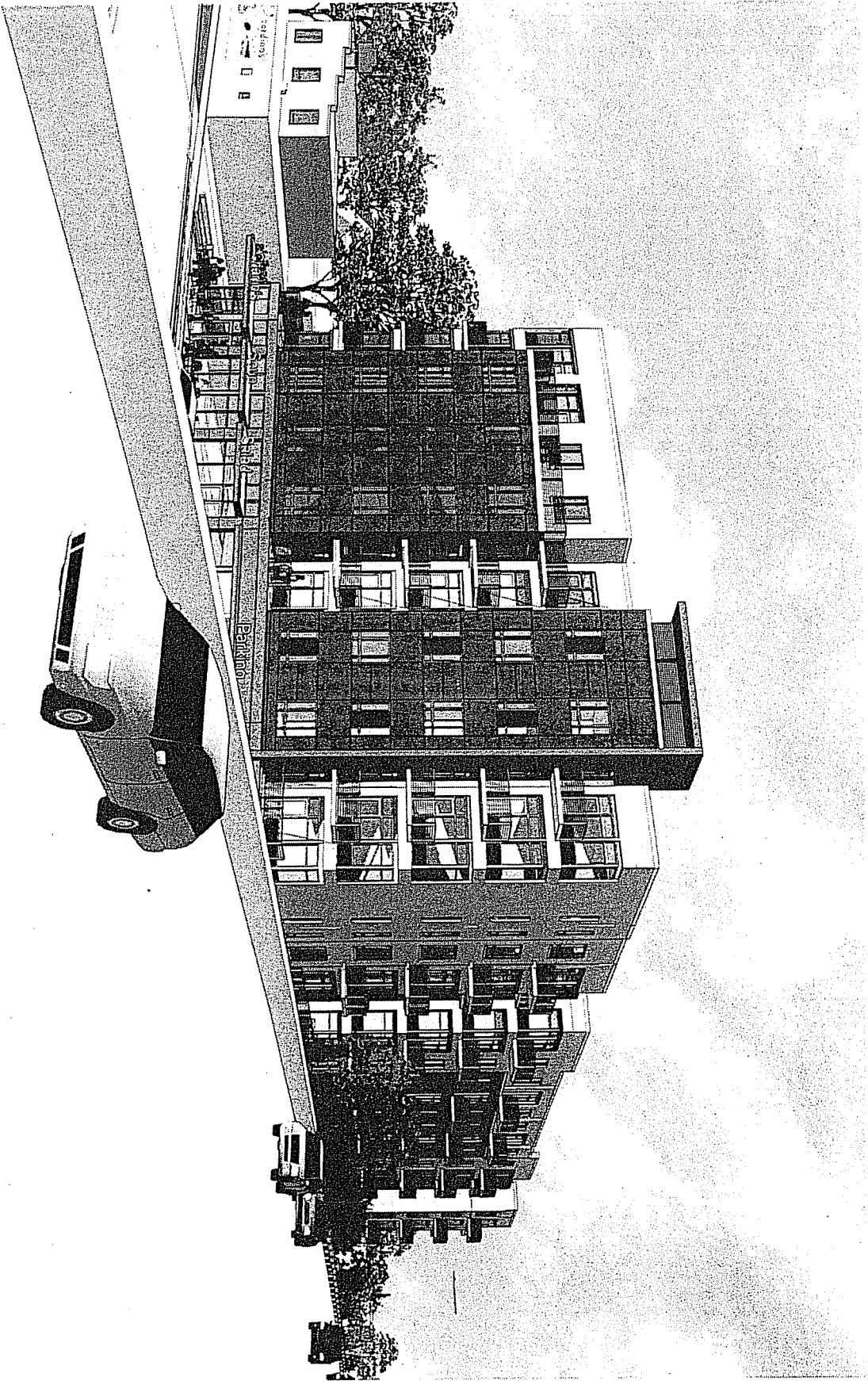
CONSTRUCTION DOCUMENT SET  
 1.1 SHEET 1 OF 10

PROJECT INFORMATION  
 2550 UNIVERSITY AVENUE  
 APARTMENTS  
 2550 UNIVERSITY AVENUE  
 MADISON, WI 53705



SHEET INFORMATION  
 DATE: 8/15/11  
 PROJECT NUMBER: 1711241  
 PROJECT NAME: EXTERIOR ELEVATIONS  
 SHEET NUMBER: 51

**A201**



CAMPUS DR. LOOKING WEST

CAMPUS DR. LOOKING EAST

