



URBAN DESIGN COMMISSION APPLICATION CITY OF MADISON

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

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

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: <u>9-21-16</u>	<input type="checkbox"/> Initial Approval
Combined Schedule Plan Commission Date (if applicable): _____	<input type="checkbox"/> Final Approval

1. Project Address: 301 CROSS OAK DR.
Project Title (if any): LEADERS 9-UNIT TOWNHOMES

2. This is an application for (Check all that apply to this UDC application):

- New Development
- Alteration to an Existing or Previously-Approved Development

AGENDA ITEM #	
LEGISTAR #	<u>77767</u>
ALD. DIST.	<u>9</u>

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

C. Other:

Please specify: _____

CITY OF MADISON
12:55 p.m.
SEP - 7 2016
**Planning & Community
& Economic Development**

3. Applicant, Agent & Property Owner Information:

Applicant Name: STEVE SHULFER
 Street Address: 1780 Elmwood Ave #208
 Telephone: (608) 836-7570 Fax: ()

Company: SHULFER ARCHITECTS
 City/State: MIDDLETON, WI Zip: 53562
 Email: sstulfer@shulferarchitects.com

Project Contact Person: (same)
 Street Address: _____
 Telephone: () Fax: ()

Company: _____
 City/State: _____ Zip: _____
 Email: _____

Project Owner (if not applicant): JOHN BIBBER
 Street Address: _____
 Telephone: (608) 772-7687 Fax: ()

City/State: MADISON, WI Zip: _____
 Email: josh@leaderscustomhomes.com

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 Al Martin on 8/31/16.

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: STEVE SHULFER
 Authorized Signature: [Signature]

Relationship to Property: Architect
 Date: 9/7/16



September 7, 2016

City of Madison
Department of Planning and Community Development-Urban Design Commission
215 Martin Luther King Jr. Blvd.
P.O. Box 2985
Madison, WI 53701

Re: Proposed new townhome development
301 Cross Oak Drive
Madison, Wisconsin

On behalf of property owner Josh Bieber (Leader's Custom Homes), I am submitting this project overview to the city of Madison Urban Design Commission.

This project is part of an approved GDP planned development district at Cardinal Glenn, and for which we are intending to submit documents for the specific implementation plan, (SIP) upon UDC and staff review.

Project Overview:

The proposed project is a multi-family townhome development consisting of nine mostly identical units. All units will have street-front access on Silicon Prairie Parkway, with rear parking and private garage access from the south public alley (accessed from Red Oak Drive).

All units will be two story plus basement-level exposed garage, containing two bedrooms and two and one-half bathrooms. The will be large (approx. 1,500 sf finished), market-rate apartment rental units.

Zoning District:

The property is currently zoned PD, Planned Development
Lot 159, Located in the "Cardinal Glenn" development

Setbacks:

Front: minimum 10'
Corner lot: minimum 10'
Garage Rear: minimum 2'
Max. Building Height: 45'



Project Data:

Proposed Use:	Mixed Use Development
Project Name:	Leader's 9-Unit Townhome (working)
Lot size:	38,671 sf
Building footprint:	6,800 sf
Paving Coverage:	14,360 sf
Lot Coverage:	53% coverage
Sidewalk width	5'-0"
Automobile Parking:	18 private garage parking stalls 18 private driveway parking stalls 17 shared / visitor parking stalls
Bicycle Parking:	18 total spaces (two per unit)
Building Height:	two stories at Silicon Prairie Parkway, approx. 31' above street level
Apartment Totals:	9 Total Units, all two-bedroom

While exterior colors are not yet determined, the intent and materials are represented in this submittal. Our team will bring updated renderings and true color samples for discussion at the UDC meeting.

We look forward to discussing this project in greater detail as part of our SIP process.

Respectfully,

A handwritten signature in black ink, appearing to read 'Steve Shulfer', with a long, sweeping horizontal line extending to the right.

Steve Shulfer, AIA
SHULFER ARCHITECTS, LLC

CARDINAL GLENN 9-UNIT TOWNHOMES

LOT #159 CARDINAL GLENN
MADISON, WI

URBAN DESIGN COMMISSION
SUBMITTAL
9/7/2016

SHEET LIST

Sheet Number	Sheet Name
A0.1	COVER SHEET
A1.1	PROPOSED SITE PLAN
A2.1	OVERALL BASEMENT FLOOR PLAN
A2.2	OVERALL FIRST FLOOR PLAN
A2.3	OVERALL SECOND FLOOR PLAN
A3.1	EXTERIOR ELEVATIONS
A3.2	CONCEPT RENDERINGS
A9.1	CONTEXT PHOTOS, NEIGHBORING PROPERTIES

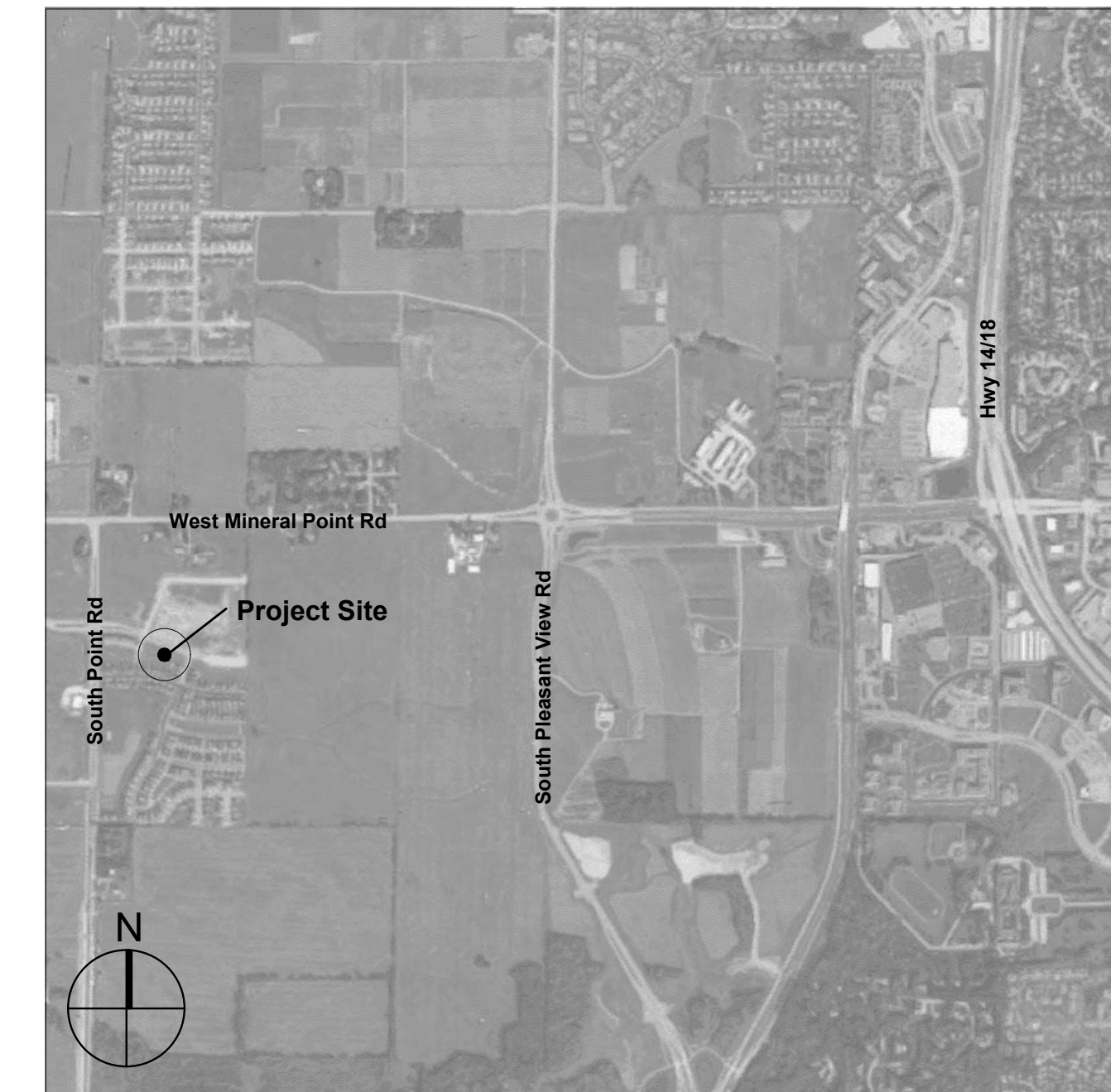
PROJECT CONTACTS:

OWNER:
JOSH BIEBER
LEADERS CUSTOM HOMES, LLC
MADISON, WI

ARCHITECT:
SHULFER ARCHITECTS, LLC
7780 ELMWOOD AVE., SUITE #208
MIDDLETON, WI 53562

GENERAL CONTRACTOR:
JOSH BIEBER
LEADERS CUSTOM HOMES, LLC
MADISON, WI

PROJECT LOCATION: West Madison



PROPERTY IMAGE:



9-Unit Apartment Building
Lot #159 Cardinal Glenn
Madison, Wisconsin

COVER SHEET

09/07/2016
Schematic Design

No.	Description	Date

**Schematic Design
NOT FOR CONSTRUCTION**

A0.1

GENERAL SITE NOTES:

- 1.XXX
- 2.XXX
- 3.XXX



9-Unit Apartment Building
Lot #159 Cardinal Glenn
Madison, Wisconsin

PROPOSED SITE PLAN

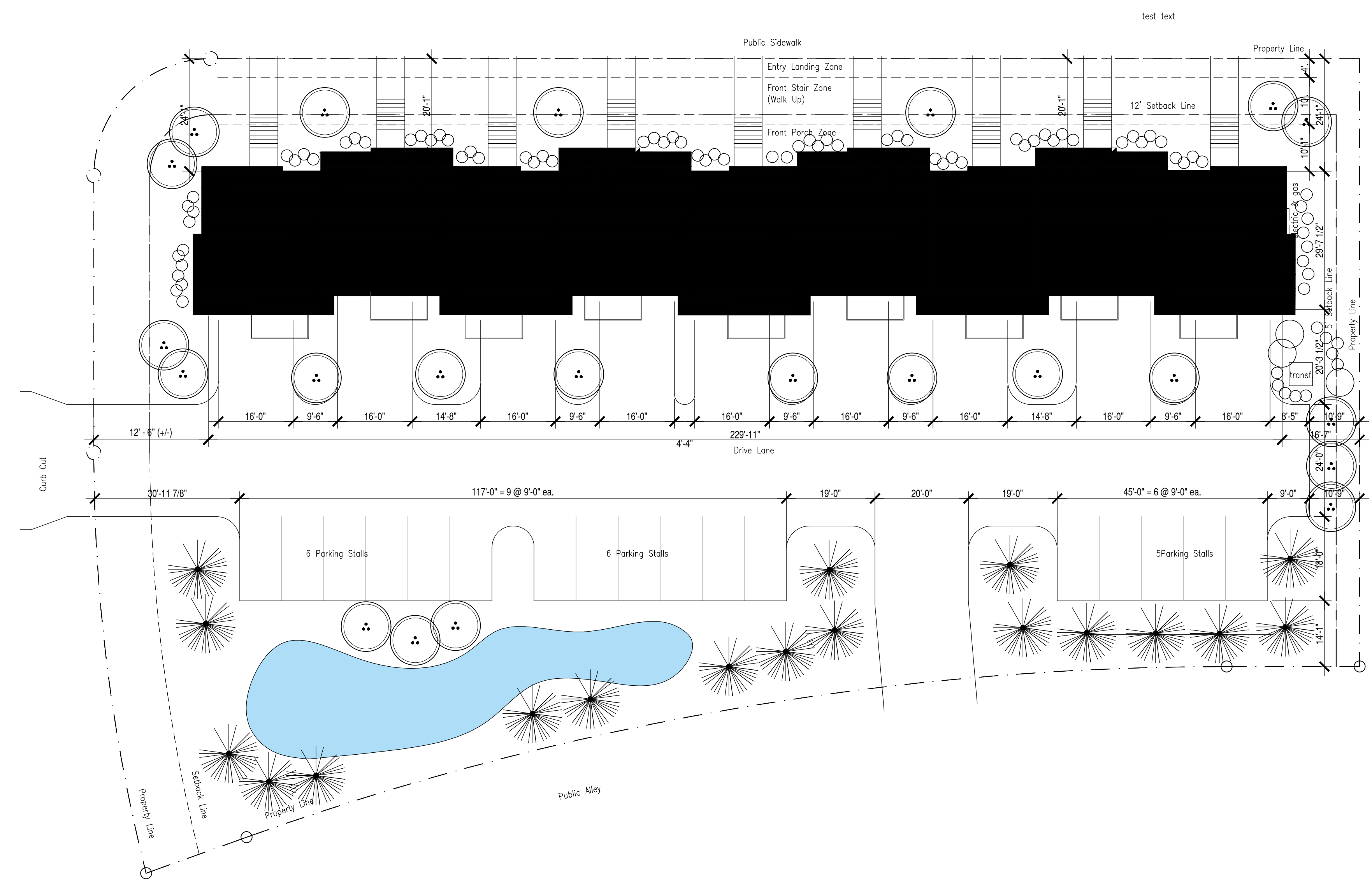
09/07/2016
Schematic Design

No.	Description	Date

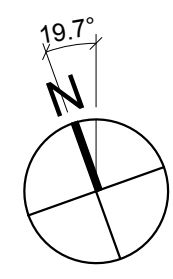
← Silicon Prairie Parkway

Silicon Prairie Parkway →

Cross Oak Drive



KEYNOTE LEGEND	
Key Value	Keynote Text



1 ARCHITECTURAL SITE PLAN
A1.1 1/16" = 1'-0"

Schematic Design
NOT FOR CONSTRUCTION

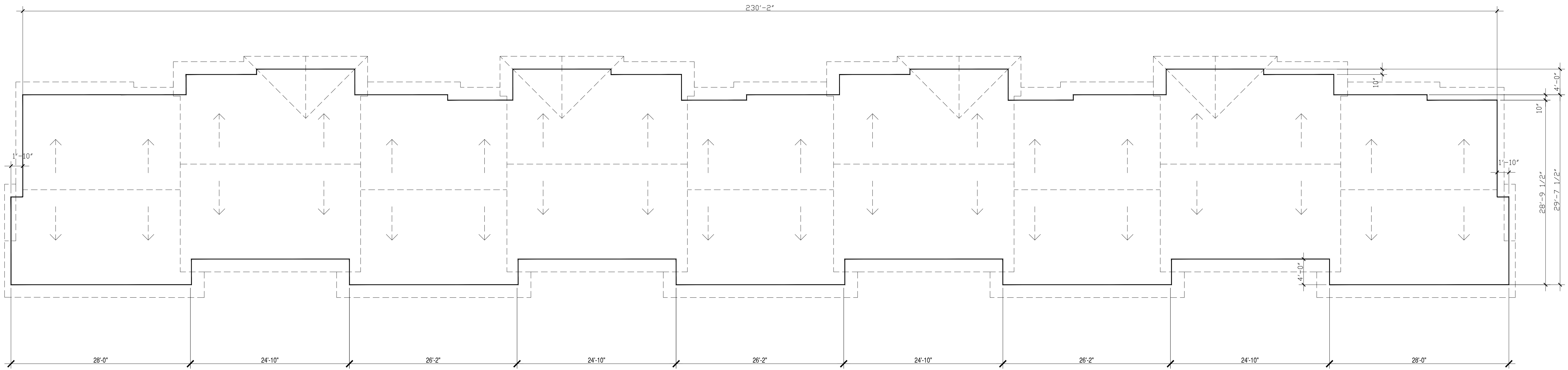
A1.1

GENERAL SITE NOTES:

1.XXX
2.XXX
3.XXX

KEYNOTE LEGEND

Key Value	Keynote Text
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9-Unit Apartment Building
Lot #159 Cardinal Glenn
Madison, Wisconsin

OVERALL ROOF PLAN

08/24/2016
Schematic Design

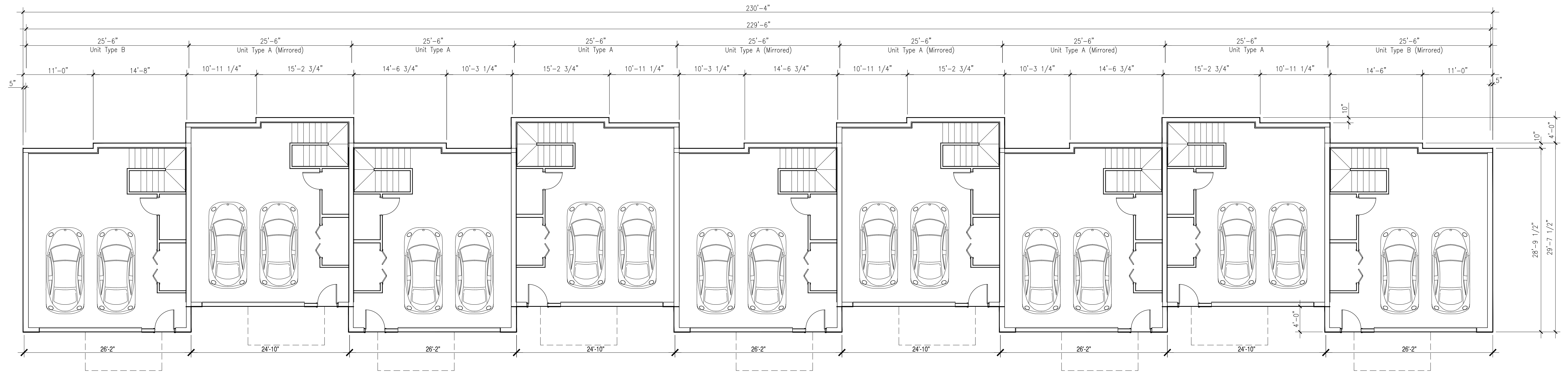
No.	Description	Date

19.7'

1 OVERALL ROOF PLAN
A2.0
1/16" = 1'-0"

**Schematic Design
NOT FOR CONSTRUCTION**

A2.0
8/22/2016 4:01:51 PM



19.7°

 1 BASEMENT FLOOR
 A2.1
 1/8" = 1'-0"

GENERAL PLAN NOTES:

1. MECHANICAL, ELECTRICAL AND PLUMBING TO BE DESIGN BUILD. DESIGNED AS REQUIRED BY CURRENT BUILDING CODES. MEP DESIGN BUILD CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING CODE COMPLIANT CONSTRUCTION OF NEW SYSTEMS.
2. PROVIDE ACCESSIBLE TOILET ROOM FIXTURES AND ACCESSORIES PER MOUNTING HEIGHTS INDICATED IN THIS DRAWING SET.
3. PROVIDE ADA APPROVED THRESHOLDS AT ALL NEW FLOOR TRANSITIONS AND DOORWAYS.
4. WALLS TO BE PARTITION TYPE P-1 UNLESS OTHERWISE NOTED.
5. PROVIDE NEW P-LAM WINDOW SILLS AT ALL EXISTING AND NEW WINDOW OPENINGS. FINAL FINISH TBD.

KEYNOTE LEGEND	
Key Value	Keynote Text



9-Unit Apartment Building
 Lot #159 Cardinal Glenn
 Madison, Wisconsin

OVERALL BASEMENT
 FLOOR PLAN

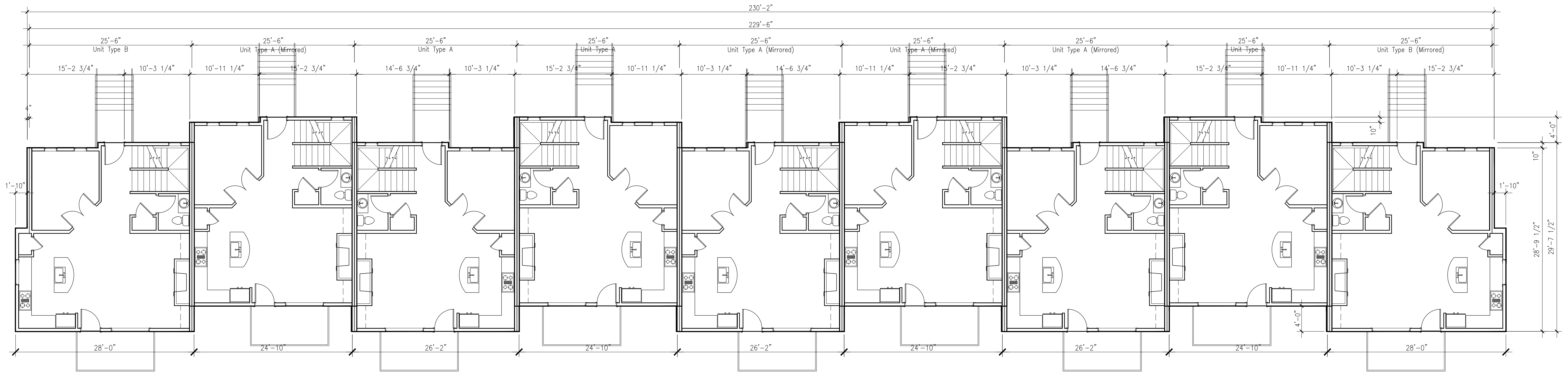
08/23/2016
 Schematic Design

No.	Description	Date

Schematic Design
NOT FOR CONSTRUCTION

A2.1

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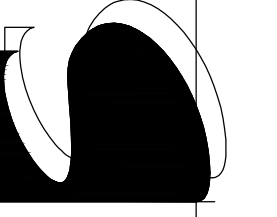


19.7"
N
1 FIRST FLOOR PLAN
1/8" = 1'-0"

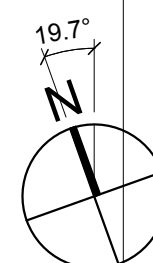
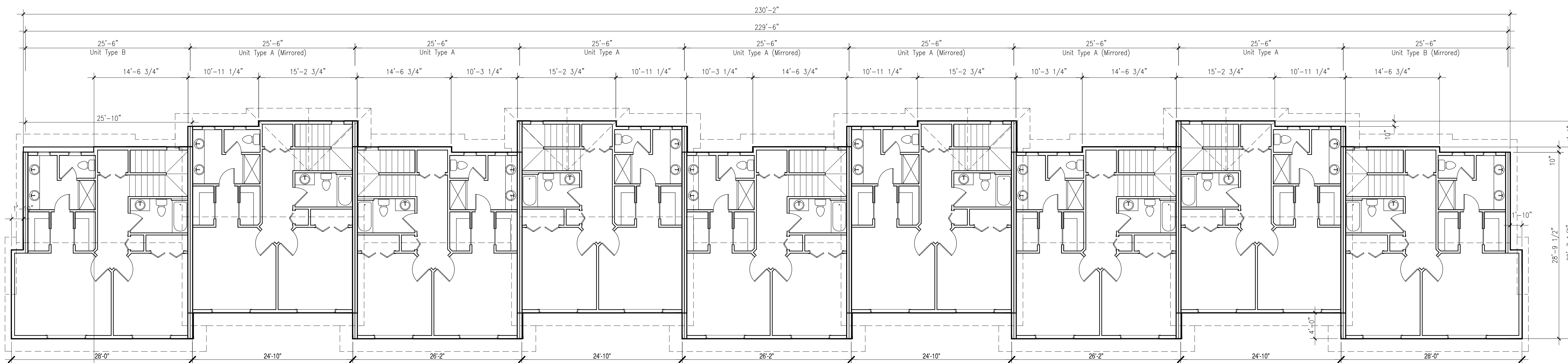
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KEYNOTE LEGEND	
Key Value	Keynote Text



No.	Description	Date



1 SECOND FLOOR PLAN
A2.3
1/8" = 1'-0"

GENERAL PLAN NOTES:

1. MECHANICAL, ELECTRICAL AND PLUMBING TO BE DESIGN BUILD. DESIGNED AS REQUIRED BY CURRENT BUILDING CODES. MEP DESIGN BUILD CONTRACTOR RESPONSIBLE FOR ENSURING CODE COMPLIANT CONSTRUCTION OF NEW SYSTEMS.
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KEYNOTE LEGEND	
Key Value	Keynote Text

9-Unit Apartment Building
Lot #159 Cardinal Glenn
Madison, Wisconsin

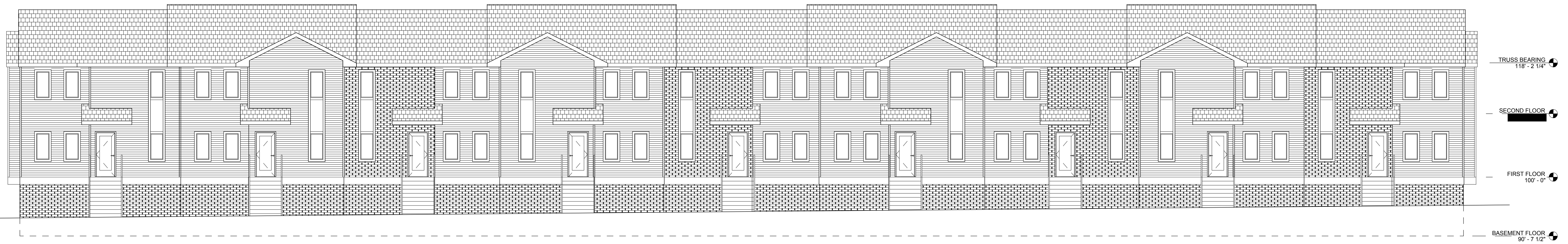
OVERALL SECOND
FLOOR PLAN

08/24/2016
Schematic Design

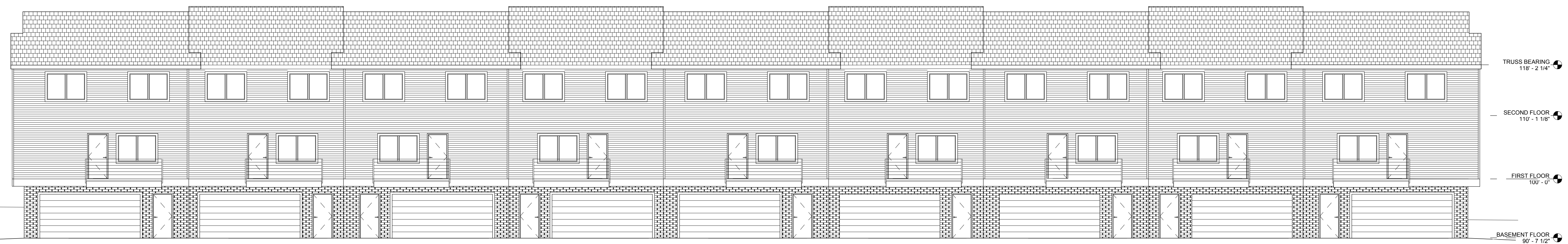
No.	Description	Date

Schematic Design
NOT FOR CONSTRUCTION

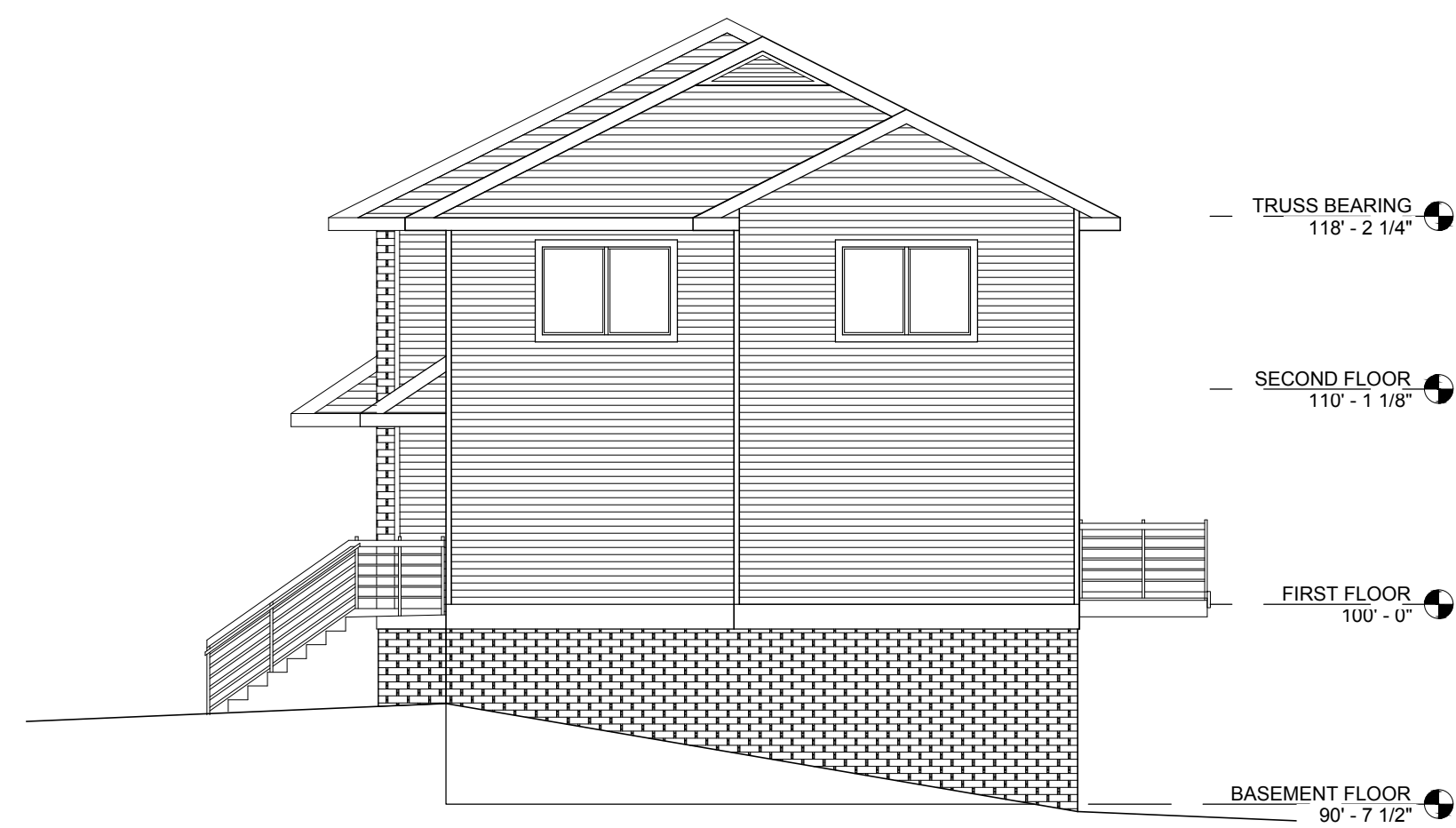
A2.3



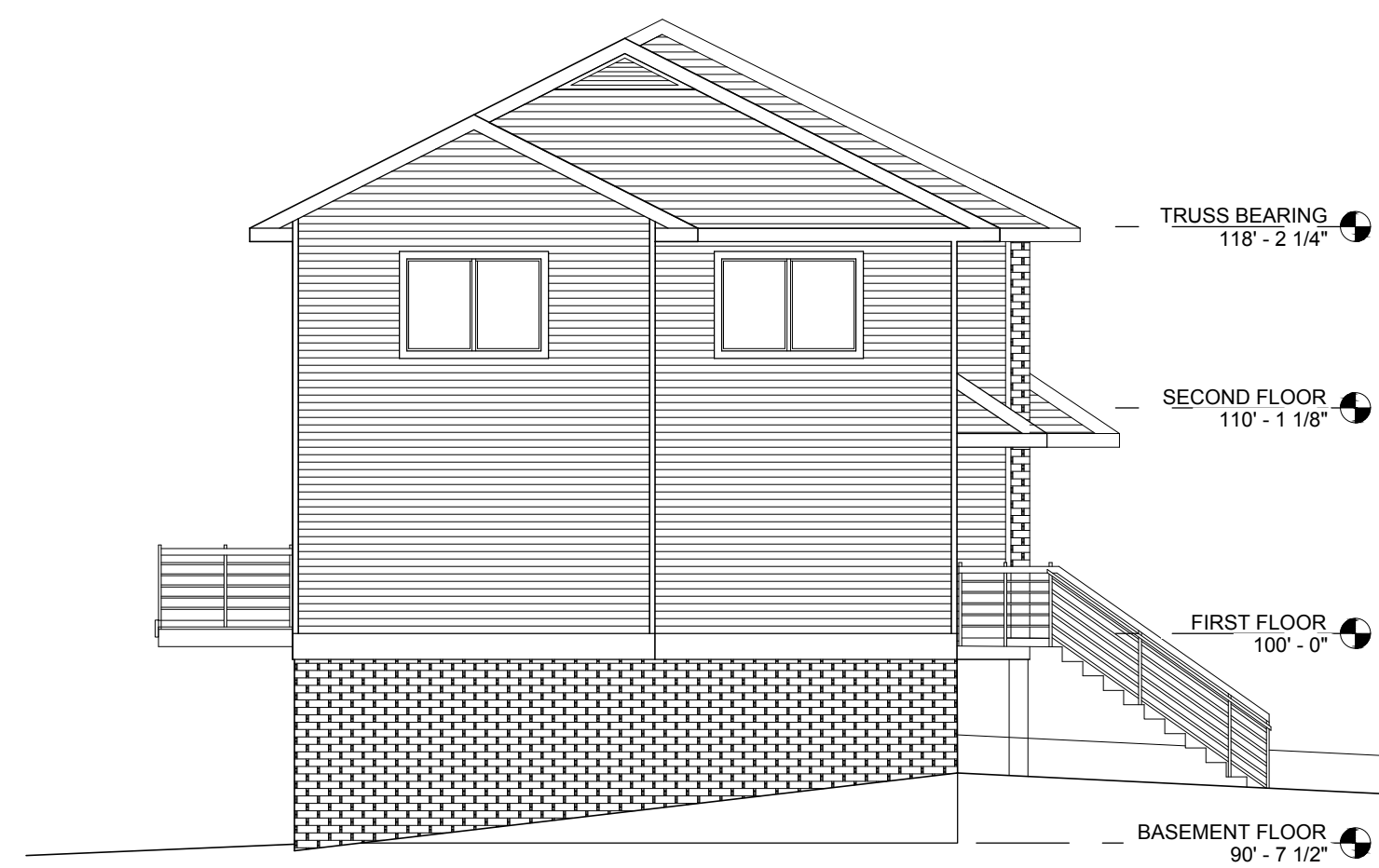
1 EXTERIOR ELEVATION - NORTH
A3.1 1/8" = 1'-0"



2 EXTERIOR ELEVATION - SOUTH
A3.1 1/8" = 1'-0"



3 EXTERIOR ELEVATION - WEST
A3.1 1/8" = 1'-0"



4 EXTERIOR ELEVATION - EAST
A3.1 1/8" = 1'-0"

EXTERIOR MATERIALS LEGEND:

Mark	Description
00	xxx
00	xxx
00	xxx
00	xxx
00	xxx
00	xxx
00	xxx
00	xxx
00	xxx
00	xxx
00	xxx
00	xxx
00	xxx
00	xxx
00	xxx
00	xxx

KEYNOTE LEGEND	
Key Value	Keynote Text

9-Unit Apartment Building
Lot #159 Cardinal Glenn
Madison, Wisconsin

EXTERIOR ELEVATIONS

08/24/2016
Schematic Design

No.	Description	Date



1
A3.1 EXTERIOR ELEVATION - NORTH
1/8" = 1'-0"



2
A3.1 EXTERIOR RENDERING - NORTH (APPROXIMATE FOR REFERENCE ONLY)
NOT TO SCALE



3
A3.1 EXTERIOR RENDERING - SOUTH (APPROXIMATE FOR REFERENCE ONLY)
NOT TO SCALE

EXTERIOR MATERIALS LEGEND:

Mark	Description
01	VINYL SIDING, COLOR 1, DOUBLE-FOUR PROFILE
02	VINYL SIDING, COLOR 2, DOUBLE-FOUR PROFILE
03	THIN-VENEER STONE
04	ARCHITECTURAL ASPHALT SHINGLES
05	VINYL WINDOWS
06	ALUMINUM FASCIA, 8" VENTED SOFFIT
07	CONCRETE STAIR WITH THIN STONE VENEER
08	COMPOSITE DECKING
09	ALUMINUM RAILING SYSTEM

NOTE: ALL COLORS ARE TO BE DETERMINED AND ARE SHOWN HERE AS REPRESENTATIONS OF MATERIAL AND COLOR CHANGES ONLY. FINAL SELECTIONS WILL BE MADE AND PRESENTED AT THE TIME OF MEETING.

KEYNOTE LEGEND	
Key Value	Keynote Text

No.	Description	Date

9-Unit Apartment Building
Lot #159 Cardinal Glenn
Madison, Wisconsin

EXTERIOR RENDERINGS
FOR REFERENCE ONLY

09/07/2016
Schematic Design

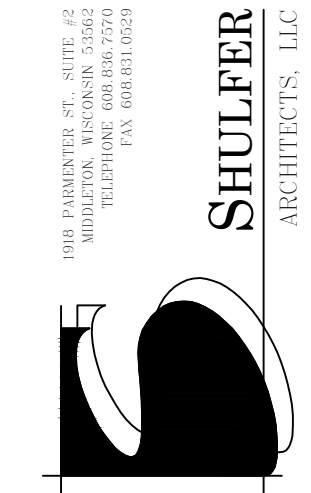
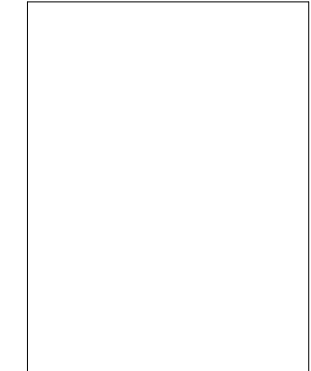




PROJECT SITE



PHOTOS OF NEIGHBORING PROPERTIES



1000 PARKWAY ST., SUITE 100
MADISON, WISCONSIN 53705
TEL: 608.277.0010
FAX: 608.277.0019

9-Unit Apartment Building
Lot #159 Cardinal Glenn
Madison, Wisconsin

CONTEXT PHOTOS

09/07/2016
Schematic Design

No.	Description	Date

Schematic Design
NOT FOR CONSTRUCTION

A9.1
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