

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 CITY OF MADISON  
 Aldermanic District \_\_\_\_\_  
 Zoning District APR 4 2018  
 Urban Design District 11:48  
 Submittal reviewed by Planning & Community & Economic Development

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: Pending-5401 Congress Ave.-Apartment Building & 3325 Ambassador Drive-Garage  
 Title: The Madison Apartments

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

UDC meeting date requested 25 April 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** Kirk Keller Company Plunkett Raysich Architects, LLP  
**Street address** 2310 Crossroads Dr., #2000 City/State/Zip Madison, WI 53718  
**Telephone** 608-478-4013 Email kkeller@prarch.com

**Project contact person** Kirk Keller Company Plunkett Raysich Architects, LLP  
**Street address** 2310 Crossroads Dr., #2000 City/State/Zip Madison, WI 53718  
**Telephone** 608-478-4013 Email kkeller@prarch.com

**Property owner (if not applicant)** IA Madison, LLC  
**Street address** 810 Cardinal Lane, #1000 City/State/Zip Hartland, WI 53029  
**Telephone** 414-491-4136 Email mschutte@investorsassociatedllp.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](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 Chris Wells on Multiple times.
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 Kirk Keller Relationship to property Architect  
 Authorized signature of Property Owner  Date 04 April 2018

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:

- |  |   |
|--|---|
| <ul style="list-style-type: none"> <li><input type="checkbox"/> Urban Design Districts: \$350 (per §35.24(6) MGO).</li> <li><input type="checkbox"/> Minor Alteration in the Downtown Core District (DC) or Urban Mixed-Use District (UMX) : \$150 (per §33.24(6)(b) MGO)</li> <li><input type="checkbox"/> Comprehensive Design Review: \$500 (per §31.041(3)(d)(1)(a) MGO)</li> <li><input type="checkbox"/> Minor Alteration to a Comprehensive Sign Plan: \$100 (per §31.041(3)(d)(1)(c) MGO)</li> <li><input type="checkbox"/> 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)</li> </ul> | <p>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:</p> <ul style="list-style-type: none"> <li>— Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)</li> <li>— Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)</li> <li><input checked="" type="checkbox"/> Planned Development (PD): General Development Plan (GDP) and/or Specific Implementation Plan (SIP)</li> <li><input checked="" type="checkbox"/> Planned Multi-Use Site or Residential Building Complex</li> </ul> |
|--|---|

04 April 2018

Ms. Janine Glaeser  
Department of Planning & Economic & Community Development  
City of Madison  
126 S. Hamilton Street  
Madison, WI 53703-3210

Re: The Madison Apartments  
PRA Project No. 160200-01

Copy: Pat Carroll – Investors Associated, LLP

JANINE GLAESER, At the December 20, 2017 Urban Design Commission (UDC) the Madison Apartments project was presented. The result of this meeting was Initial Approval and a request to respond to four open UDC issues. This submission is intended as the both the response and as a submission to present these requested design clarification items at the April 18, 2018 UDC meeting.

At the December meeting the four open issues discussed that our design team were asked to address were:

1. Adding additional brick to the Garage/Storage/Gardening structure
2. Relocation of some large canopy trees to address the entry point in a clearer fashion
3. Provide and elevation of the retaining walls along the 'west' elevation and indicate how the plantings integrate with these structures.
4. Provide a few additional notes on the intended retaining wall materials

Each of these issues have been addressed. An additional sheet will be added to this submission on April 5<sup>th</sup> as one of the Landscape Architect graphic documents were not completed as of the required submission date. I kindly ask that this application remain near the front desk of your office to allow me to hand deliver this additional drawing.

Since the updates are modest in scale I will route the electronic files to your attention by email. If a separate electronic file is needed I ask that you please let me know.

I look forward to the completion of this review effort and the construction of a nice addition to the Madison Apartments property.

Best regards,



Kirk Keller, AIA, NCARB  
Project Manager

209 south water street milwaukee, wisconsin 53204 414 359 3060  
2310 crossroads drive suite 2000 madison, wisconsin 53718 608 240 9900  
205 north orange avenue suite 202 sarasota, florida 34236 941 348 3618

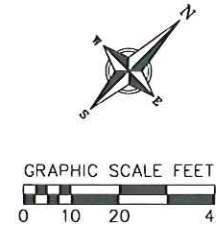
intelligent designs. inspired results. | [www.prarch.com](http://www.prarch.com)

Partners: Michael P. Brush, Martin P. Choren, Gregg R. Golden, Mark C. Herr, John J. Holz, Nicholas D. Kent,  
Steven A. Kieckhafer, Scott A. Kramer, David J. Raysich, Michael H. Scherbel, Michael J. Sobczak



The Madison Apartments - Madison, WI





**PLANT SCHEDULE APARTMENT SITE**

CONIFERS	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	FIELD#	QTY
LL	Larix laricina / Tamarack 30-50' h x 10-15' w	B & B		7' ht.		3
PA	Picea abies / Norway Spruce 50-70' h x 25-30' w	B & B		6' ht.	Tall Tree	5
PS	Pinus strobus / White Pine 50-80' h x 20-40' w	B & B		6' ht.	Tall Tree	5
DECIDUOUS TREES	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	FIELD#	QTY
CC	Carpinus caroliniana / American Hornbeam 25-30' h x 25-30' w	B & B	2"Cal		Low Tree	5
CO	Celastrus occidentalis 'Chicagoland' / Common Hackberry 40' h x 50' w	B & B	2"Cal		Canopy Tree	2
QB	Quercus bicolor / Swamp White Oak 75' h x 65' w	B & B	2.5"Cal		Canopy Tree	3
QM	Quercus macrocarpa / Burr Oak	B & B	2.5"Cal		Canopy Tree	2
FLOWERING TREES	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	FIELD#	QTY
AC	Amelanchier canadensis / Canadian Serviceberry 20-25' h x 20-25' w	B & B		6' ht.		3
MH	Malus x 'Hargozam' TM / Harvest Gold Crab Apple	B & B	1.5"Cal		Low Tree	2
SHRUBS	BOTANICAL NAME / COMMON NAME	SIZE	FIELD#	FIELD#	QTY	
Cra	Cornus racemosa / Gray Dogwood 8-12' h x 8-12' w	5 gal	Tall Shrub		6	
Cor	Cornus sericea 'Alleman's Compact' / Dwarf Red Twig Dogwood 5-6' h x 5-6' w	3 gal	Med Shrub		5	
Die	Diervilla lonicera / Dwarf Bush Honeysuckle 3-4' h x 4-5' w	3 gal	Low Shrub		5	
Hyd	Hydrangea paniculata 'Jane' / Little Lime Hydrangea 3-5' h x 3-5' w	5 gal	Low Shrub		18	
JunY	Juniperus horizontalis plumosa 'Youngstown' / Creeping Juniper 1' h x 6' w	3 gal	Low Shrub		29	
Sam	Sambucus canadensis / Elderberry 5-12' h x 5-12' w	5 gal	Med Shrub		9	
Syr	Syringa patula 'Miss Kim' / Miss Kim Lilac 6-7' h x 5-6' w	5 gal	Med Shrub		7	
VINE/ESPALIER	BOTANICAL NAME / COMMON NAME	SIZE	FIELD#	FIELD#	QTY	
Hap	Hydrangea anomala petiolaris / Climbing Hydrangea 30-40' ht.	5 gal			4	

**SEED/PLUG SCHEDULE**

<input type="checkbox"/>	PRAIRIE SEED MIX	27,916 sf
<input type="checkbox"/>	BASIN PLUGS	3,478 sf
	Asclepias incarnata / Swamp Milkweed	217
	Carex comosa / Bottlebrush Sedge	217
	Carex lurida / Lurid Sedge	217
	Carex vulpinoidea / Brown Fox Sedge	217
	Coreopsis tripteris / Tall Coreopsis	217
	Elymus virginicus / Virginia Wild Rye	217
	Eutrochium maculatum / Spotted Joe Pye Weed	217
	Iris virginica / Blue Flag Iris	217
	Liatris spicata / Spike Gayfeather	217
	Lobelia cardinalis / Cardinal Flower	217
	Lobelia siphilitica / Great Lobelia	217
	Panicum virgatum / Switch Grass	217
	Rudbeckia triloba / Brown-eyed Susan	217
	Scirpus atrovirens / Dark Green Bulrush	217
	Siphium terebinthinaceum / Prairie Dock	217
	Spergina pectinata / Prairie Cordgrass	217
<input type="checkbox"/>	TURF GRASS SEED MIX	2,821 sf

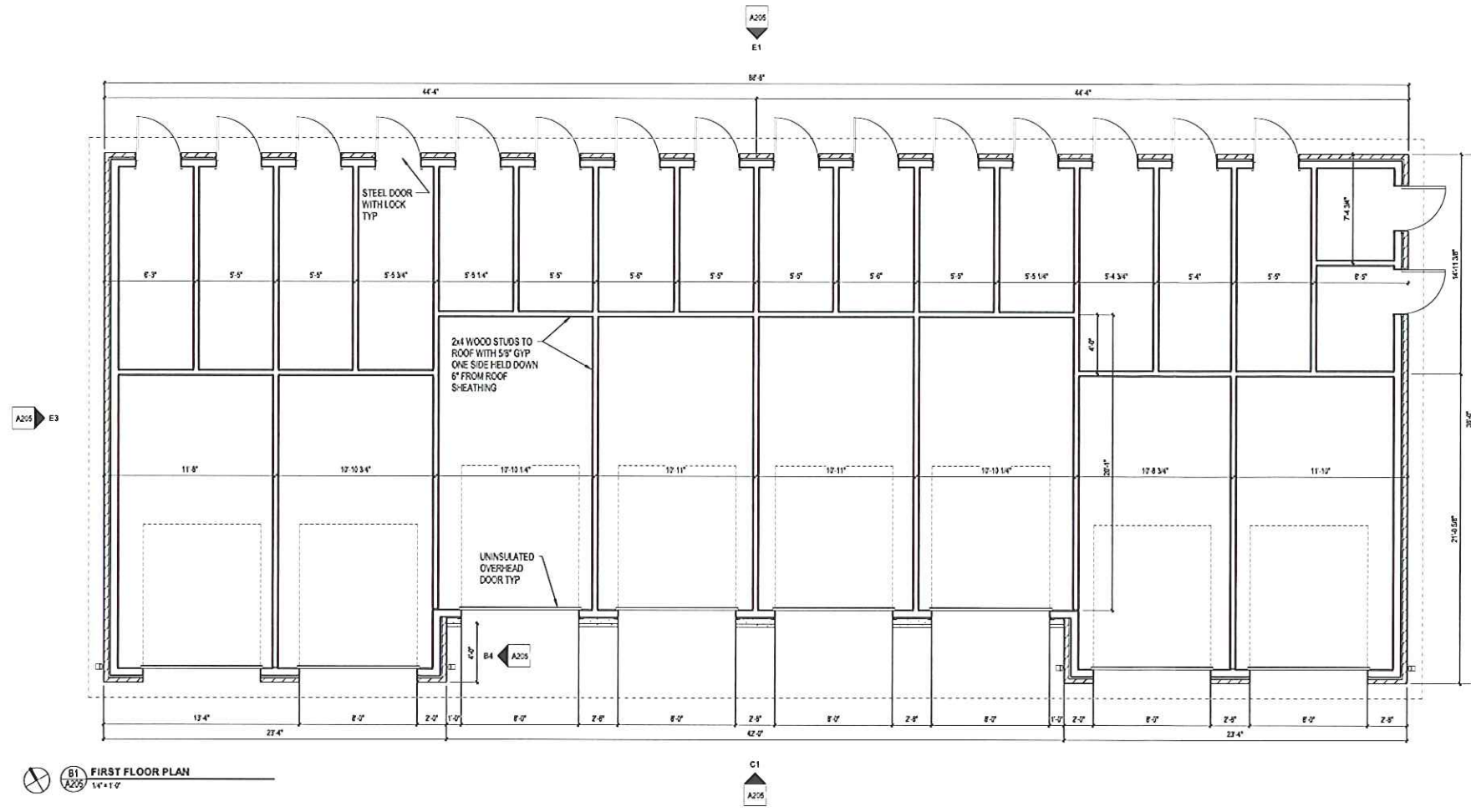
**GENERAL NOTES:**

- All plantings shall conform to quality requirements as per ANSI Z60.1.
- All plant material shall be true to the species, variety and size specified, nursery grown in accordance with good horticultural practices, and under climactic conditions similar to those of the project site.
- Contact Landscape Architect, in writing, to request and plant material substitutions due to availability issues.
- All disturbed areas, unless otherwise noted, to be seeded with Madison Parks Mix by OKS Seed Company or equivalent, per manufacturer's specified application rates. All seeded areas are to be watered daily to maintain adequate soil moisture for proper germination. After vigorous growth is established, apply 1/2" water twice weekly until final acceptance.
- All plants shall be guaranteed to be in healthy and flourishing condition during the growing season following installation. All plant material shall be guaranteed for one year from the time of installation.
- Contractor shall provide a suitable amended topsoil blend for all planting areas where soil conditions are unsuitable for plant growth. Topsoil shall conform to quality requirements as per Section 625.2(1) of the Standard Specifications for Highway Construction. Provide a minimum of 12" of topsoil in all planting areas and 6" of topsoil in areas to be seeded/sodded.
- Landscape beds to be mulched with shredded hardwood bark to 3" depth min. Edge beds with commercial grade steel landscape edging.
- Areas labeled "PRAIRIE SEED MIX" to be seeded with Economy Prairie Mix by Cardno Native Plant Nursery, or equal. See specifications.

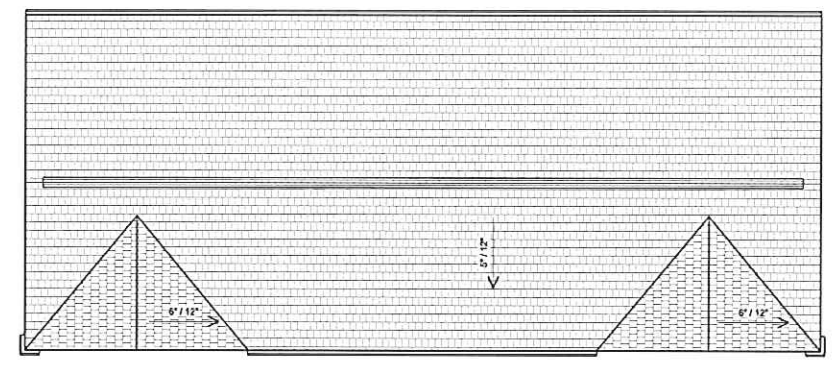
REVISIONS	NO.	DATE	REMARKS

SCALE: AS SHOWN  
DATE: 04/04/2018  
DRAFTER: SVN  
CHECKED: MSCH  
PROJECT NO.: 160314

L  
1

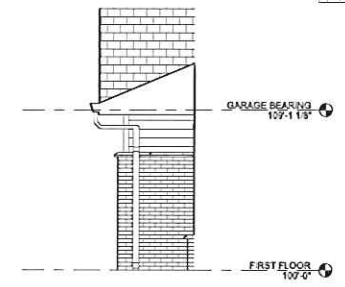


**B1 FIRST FLOOR PLAN**  
1/4" = 1'-0"

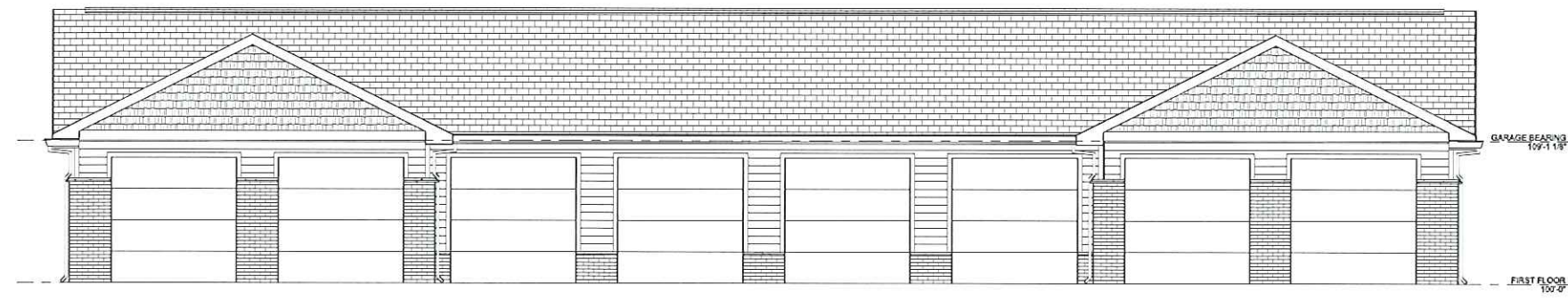


**B4 ROOF PLAN**  
1/8" = 1'-0"

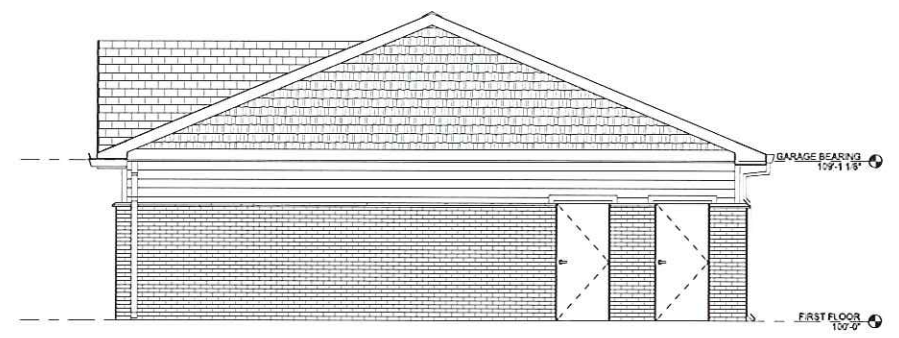
- EXTERIOR FINISH PATTERNS**
- ASPHALT SHINGLES
  - FIBER CEMENT SIDING
  - BRICK
  - CAST STONE TRIM
- EXTERIOR ELEVATIONS - GENERAL NOTES**
- A. PAINT ALL EXPOSED STEEL LINTELS TO MATCH ADJACENT MASONRY COLOR
  - B. TRIM ALL EXTERIOR LIGHTING FIXTURES, OUTLETS, HOSE BIBBS AND ALL OTHER S/DNG PENETRATIONS WITH 1X4 FIBER CEMENT TRIM (TYP)
  - C. FRP EXTERIOR DOORS
  - D. SEALANT COLORS TO MATCH ADJACENT FINISHED SURFACES
  - E. FIBERGLASS WINDOWS
  - F. PVC TRIM AND RAAILINGS
  - G. ALUMINUM FASCIA



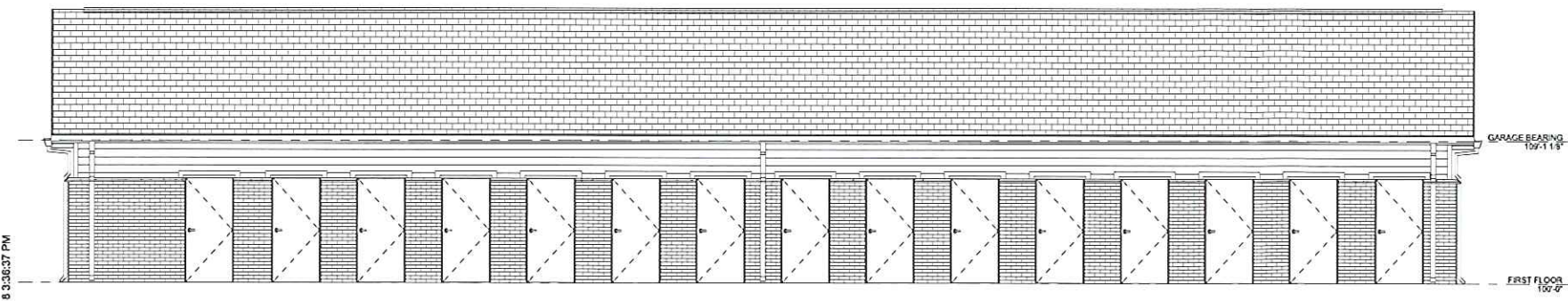
**B1 GARAGE -**  
1/4" = 1'-0"



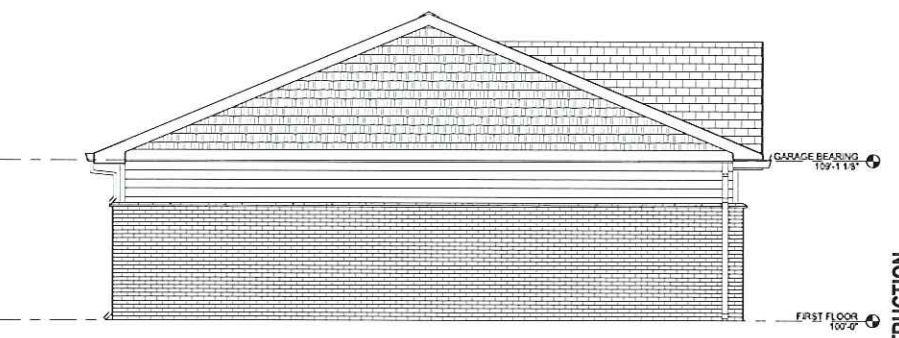
**C1 GARAGE - NORTH**  
1/4" = 1'-0"



**C4 GARAGE - EAST**  
1/4" = 1'-0"



**E1 GARAGE - SOUTH**  
1/4" = 1'-0"



**E3 GARAGE - WEST**  
1/4" = 1'-0"

DRAWN BY: Author 1/19/2016 3:36:37 PM

**NOT FOR CONSTRUCTION**  
© 2016 Plunkett Rysch Architects, LLP

Date: 12-29-17  
Job No: 160200-01  
Sheet No:

**A205**

Investors Associated  
The Madison Apartments  
3325 Ambassador Dr., Madison, WI

FLOOR PLANS / ELEVATIONS - DESIGN BUILD

414.337.3660  
210 crossroads drive suite 2000 madison, wisconsin 53718  
205 north orange avenue suite 202 jessieville, florida 34236  
941.343.3018  
www.plunkett-rysch.com  
PLUNKETT RYSCH ARCHITECTS, LLP  
Intelligent designs. Inspired results.