



URBAN DESIGN COMMISSION APPLICATION CITY OF MADISON

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

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

Please complete all sections of the application, including the desired meeting date and the type of action requested.

Date Submitted: <u>March 30, 2016</u>	<input checked="" type="checkbox"/> Informational Presentation
UDC Meeting Date: <u>April 6, 2016</u>	<input type="checkbox"/> Initial Approval
Combined Schedule Plan Commission Date (if applicable): _____	<input type="checkbox"/> Final Approval

1. Project Address: 404, 400 & 410 West Washington Ave./E, 10-12, 14 North Broom St.
 Project Title (if any): 400 West Washington

2. This is an application for (Check all that apply to this UDC application):
- New Development Alteration to an Existing or Previously-Approved Development
- 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: _____

3. Applicant, Agent & Property Owner Information:

Applicant Name: Stephen Bus Company: Up Urban Properties, LLC
 Street Address: 2200 White Oak Circle, Ste. 101 City/State: Aurora, IL Zip: 60502
 Telephone: (312) 590-9700 Fax: _____ Email: Sbus@upcampusproperties.com

Project Contact Person: Melissa Huggins Company: Urban Assets, LLC
 Street Address: 16 North Carroll St., Ste. 530 City/State: Madison, WI Zip: 53703
 Telephone: (608) 345-0996 Fax: (608) 260-1444 Email: melissa@urbanassetsconsulting.com

Project Owner (if not applicant): Cardinal Group Wisconsin, LLC; Cardinal Group Investments, LLC (CA)
 Street Address: 4100 E. Mississippi Ave, Floor 15 City/State: Denver, CO Zip: 80246
 Telephone: _____ Fax: _____ Email: Neeley@cardinalgroup.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 2/15/2016.
(name of staff person) (date of meeting)

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: Stephen Bus for Up Urban Properties Relationship to Property: Contract Purchaser
 Authorized Signature: [Signature] Date: 3/22/2016

UP Urban Properties

400 West Washington Ave
Madison WI 53703



Project Data

PROJECT INFORMATION
LOCATION:
Capital Neighborhoods
Alder District 4, Alderman Michael E. Verveer

ZONING
DR2: Downtown Residential 2
LOT AREA: 3000 SF
LOT WIDTH: 30 FOR 1,2 AND 3 UNIT BLDGS. 40 FOR 4-UNIT BLDGS AND HIGHER, AND FOR NON RESIDENTIAL AND MIXED USE

FRONT YARD SETBACK: 10'
SIDE YARD SETBACK: 5'
REAR YARD SETBACK: LESSER OF 20% LOT DEPTH OR 20'

MAX LOT COVERAGE: 20%
MAXIMUM HEIGHT: 2 STORIES
MAXIMUM HEIGHT: 4 STORIES * PER ADDITIONAL HT MAP SECTION 28.071 (2) (B) BUILDINGS ALONG THE FRONTAGE OF 400 AND 500 BLOCKS OF WEST WASHINGTON AVE MAY BE ALLOWED TWO (2) ADDITIONAL STORIES ABOVE THE FOUR (4) BLDG HEIGHT LIMIT PROVIDED THERE IS A 30'-0" STEPBACK

STEPBACKS: 30 FT ABOVE 4 STORIES WHEN ADJACENT TO WASHINGTON AVE.

USABLE OPEN SPACE: 20 SF PER BEDROOM REQUIRED FOR A TOTAL OF 2460 SF. 5025 SF. PROVIDED*
Does not include private balconies- most do not meet 4.5' min. dimension

PROJECT IS IN PROTECTED VIEW AND VISTAS CORRIDOR MAJOR TRANSIT EXISTS ON BOTH STREETS

Approx. Unit Areas	820	1,100	950	850	400	320		
	1x1 D.O.	3x3 D.O.	3x3	2x2	Studio D.O.	Studio	Units/Floor	Bedroom/Floor
New Construction								
Parking LL1								
Floor 1 (lobby - residential)	1	0	1	2	0	8	12	16
Floor 2 (residential)	1	1	1	3	6	5	16	23
Floor 3 (residential)	1	1	1	3	6	5	16	23
Floor 4 (residential)	1	1	1	3	6	5	16	23
Floor 5 (residential)	1	1	1	2	0	9	13	19
Floor 6 (residential)	1	1	1	2	0	9	13	19
Total	1	5	6	15	18	41	86	123
% OF TOTAL UNITS	9%	6%	4%	11%	22%	48%	Total Units	Total Bedrooms

Residential Point System

Studio (0.75)	44.25
One Bedroom (1)	1
Two Bedroom (2)	30
Three Bedroom (3)	33
Average Point Value	1.25
Average Point Value to Beat	1.25

Parking

11 - Residential	33
Total	33
Moped Parking	18
Bike Parking	57
Bike Parking Surface	16

No.	Description	Date

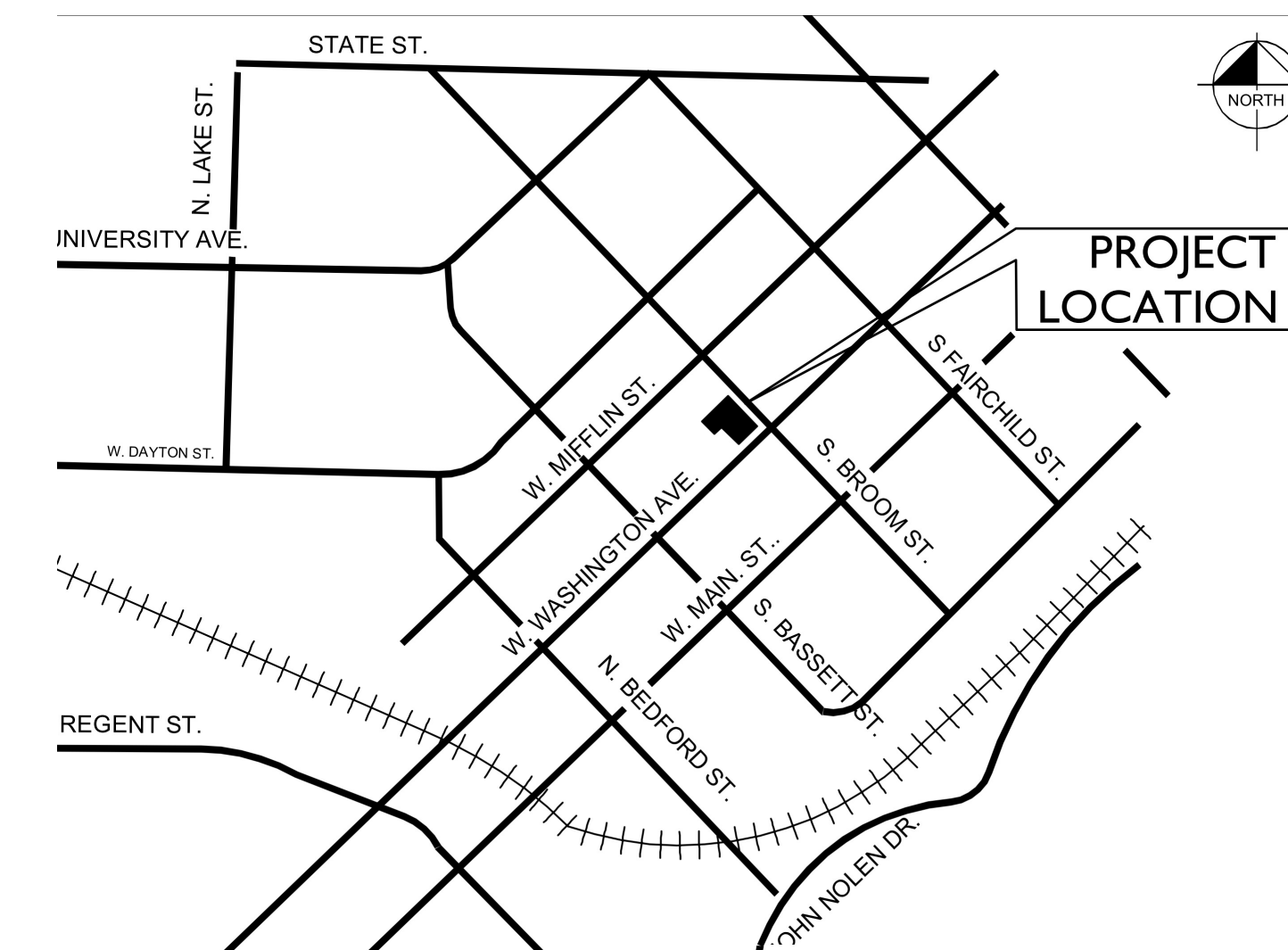
West Washington at Broom Street

SHEET INDEX

C1.0	COVER SHEET	P000	COLOR RENDERINGS
C2.0	EXISTING CONDITIONS PLAN	P100	COLOR ELEVATIONS - SOUTH
C3.0	DEMOLITION PLAN	P101	COLOR ELEVATIONS - WEST
C4.0	SITE PLAN	P102	COLOR ELEVATIONS - NORTH
C5.0	EROSION CONTROL PLAN	P103	COLOR ELEVATION - EAST
C6.0	GRADING PLAN	P104	CONTEXT IMAGERY
C7.0	DRAINAGE PLAN	P105	CONTEXT IMAGERY
C8.0	UTILITY PLAN	P106	SHADOW STUDY
C9.0	GENERAL NOTES	L100	SITE AND FIFTH FLOOR TERRACE PLANTING PLANS
C10.0	CONSTRUCTION DETAILS	L200	LANDSCAPE IMAGERY
C10.1	CONSTRUCTION DETAILS		
A100	LOWER LEVEL		
A101	FIRST FLOOR		
A102	FLOORS TTWO THROUGH FOUR		
A105	FLOORS FIVE AND SIX (SIM)		
A107	ROOF PLAN		
A400	SOUTH ELEVATION		
A401	WEST ELEVATION		
A402	NORTH ELEVATION		
A403	EAST ELEVATION		



Project location



Site Map

UP Urban Properties

400 West Washington

400 W Washington Avenue
Madison, WI 53703

Project Status	
Project number	####
Date	Issue Date

TOTAL FACADE AREA: 7432 S.F.
TOTAL GLAZED AREA: 2106 S.F.
PERCENTAGE OF GLAZING: 28.3%



No.	Description	Date

1 EXTERIOR ELEVATION - SOUTH
NO SCALE

UP Campus Properties

400 West Washington

400 W Washington Avenue
Madison, WI 53703

SOUTH ELEVATION

Project Status	
Project number	####
Date	Issue Date

A400

TOTAL FACADE AREA: 10070 S.F.
TOTAL GLAZED AREA: 3190 S.F.
PERCENTAGE OF GLAZING: 31%



No.	Description	Date

1 EXTERIOR ELEVATION - EAST
NO SCALE

UP Urban Properties

400 West Washington

400 W Washington Avenue
Madison, WI 53703

EAST ELEVATION

Project Status	
Project number	####
Date	Issue Date

A403

UP Urban Properties



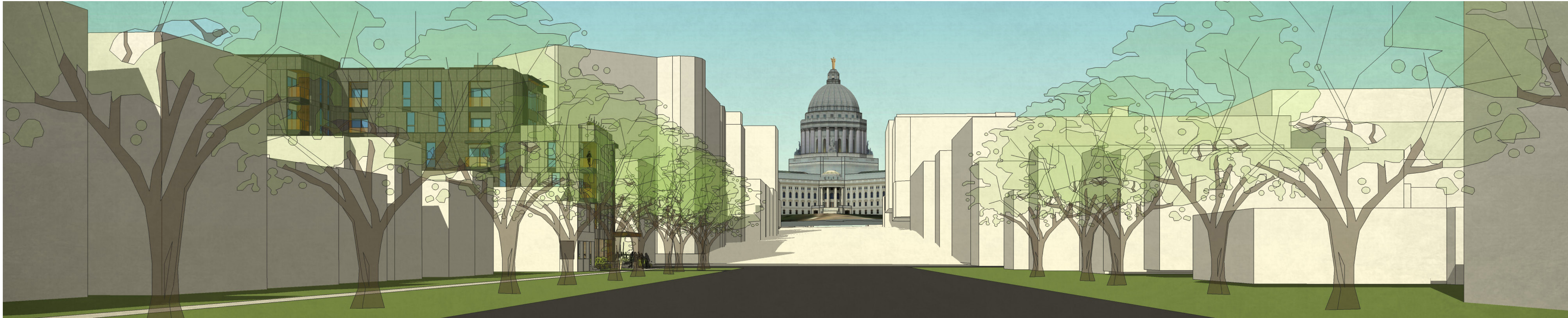
116 King St, Suite 202
Madison, WI 53703 (608) 204-7464
AroEberle.com



WEST WASH AND BROOM



No.	Description	Date



UP Urban Properties

400 West Washington

400 W Washington Avenue
Madison, WI 53703

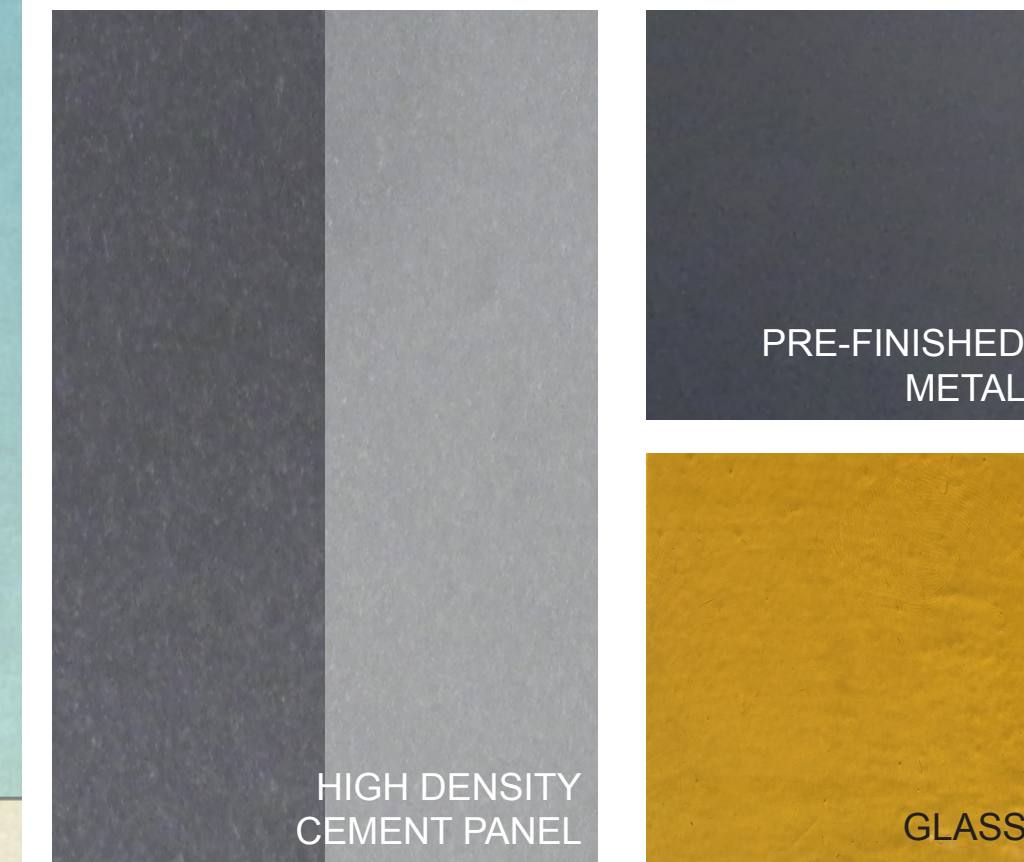
Project Status _____
Project number _____
Date _____ Issue Date

P000

UP Urban Properties

SOUTH ELEVATION

PROPOSED BUILDING MATERIALS



No.	Description	Date



UP Urban Properties

400 West Washington

400 W Washington Avenue
Madison, WI 53703

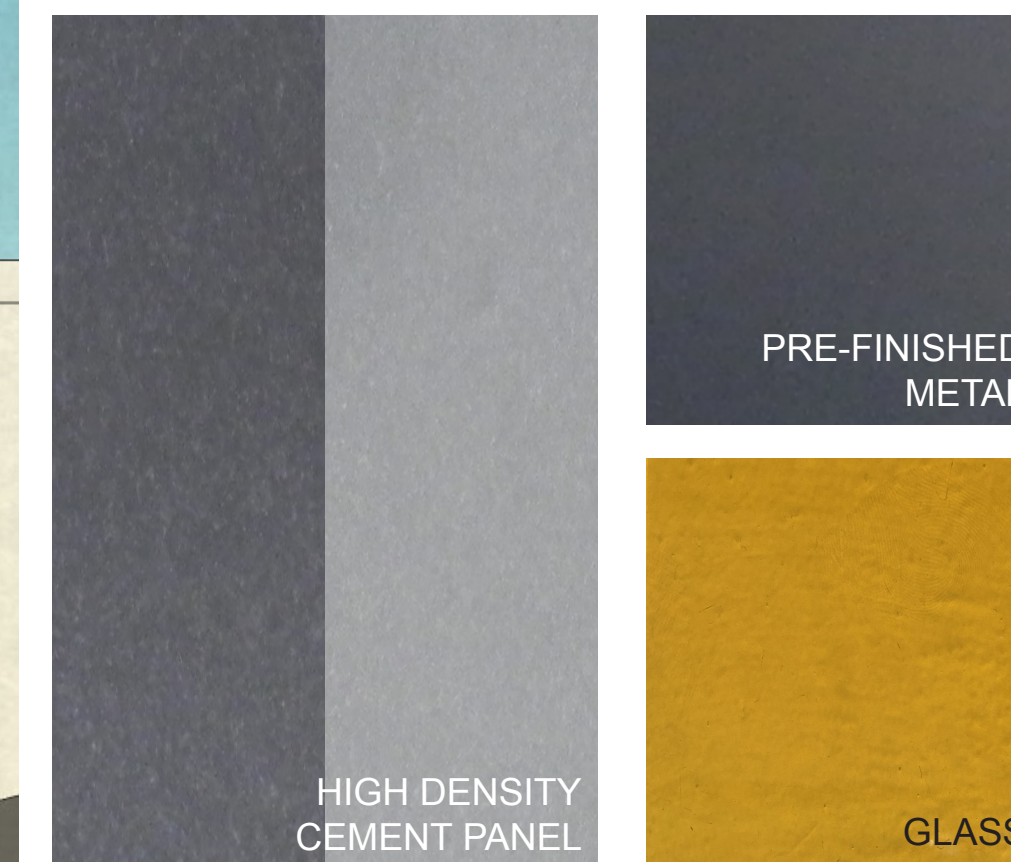
Project Status _____
Project number _____
Date _____ Issue Date _____

P100

UP Urban Properties

WEST ELEVATION

PROPOSED BUILDING MATERIALS



No.	Description	Date



UP Urban Properties

400 West Washington

400 W Washington Avenue
Madison, WI 53703

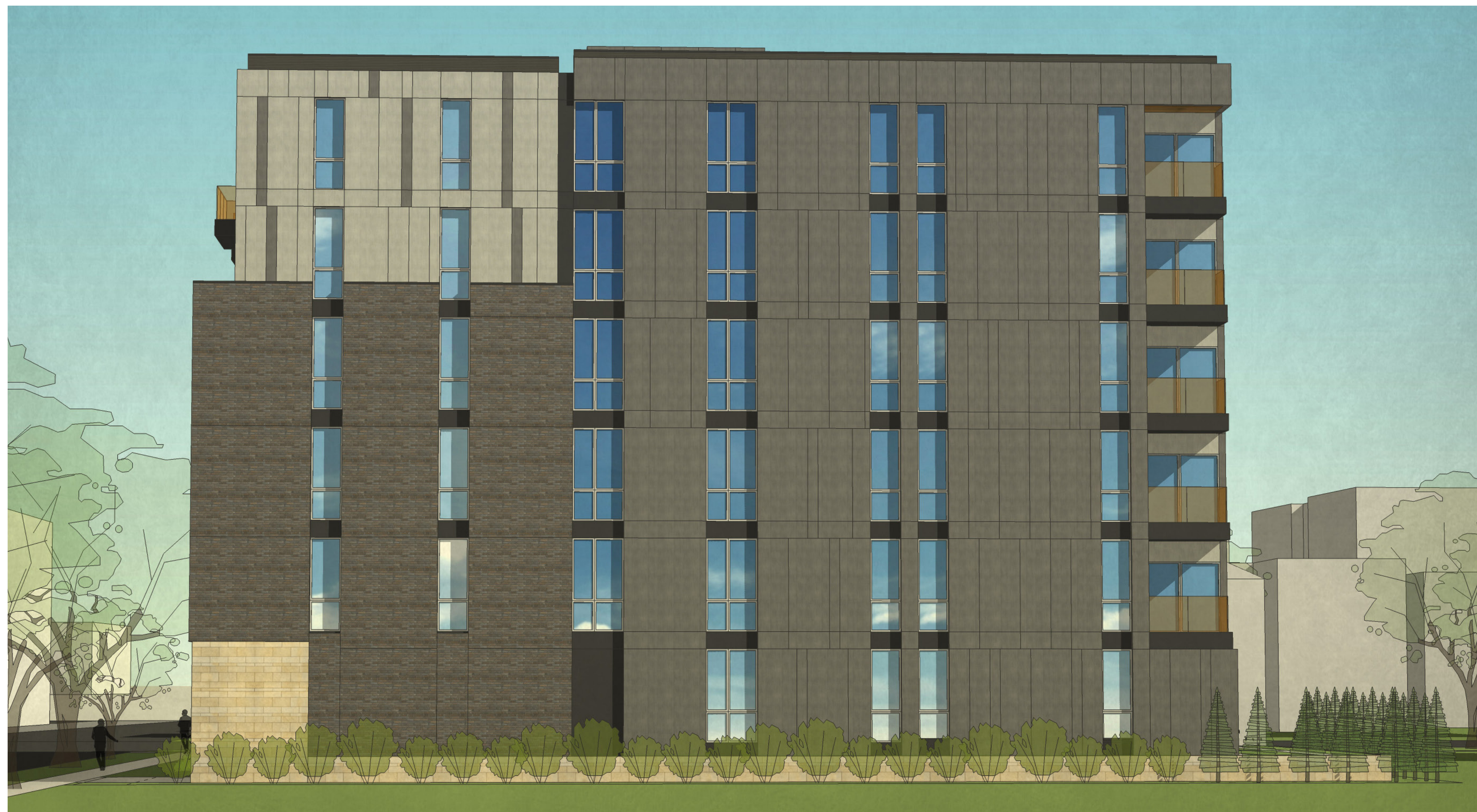
Project Status _____
Project number _____
Date _____ Issue Date _____

P101

UP Urban Properties

NORTH ELEVATION

PROPOSED BUILDING MATERIALS



No.	Description	Date



UP Urban Properties

400 West Washington

400 W Washington Avenue
Madison, WI 53703

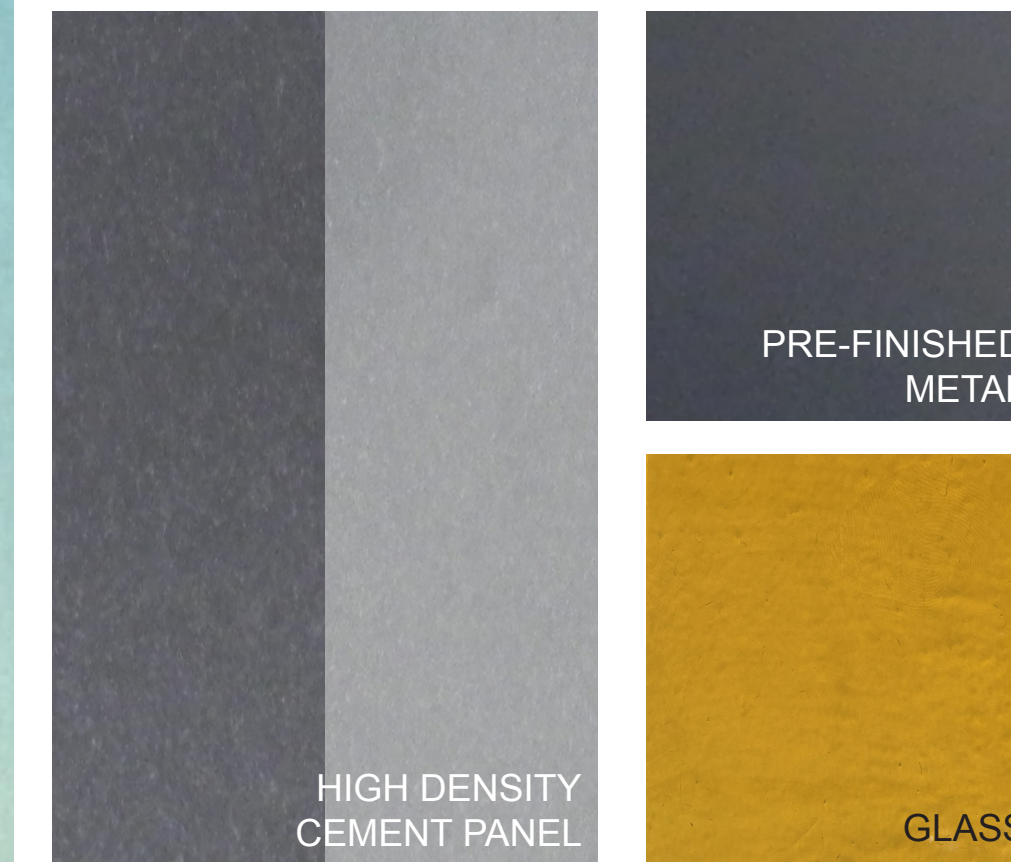
Project Status _____
Project number _____
Date _____ Issue Date _____

P102

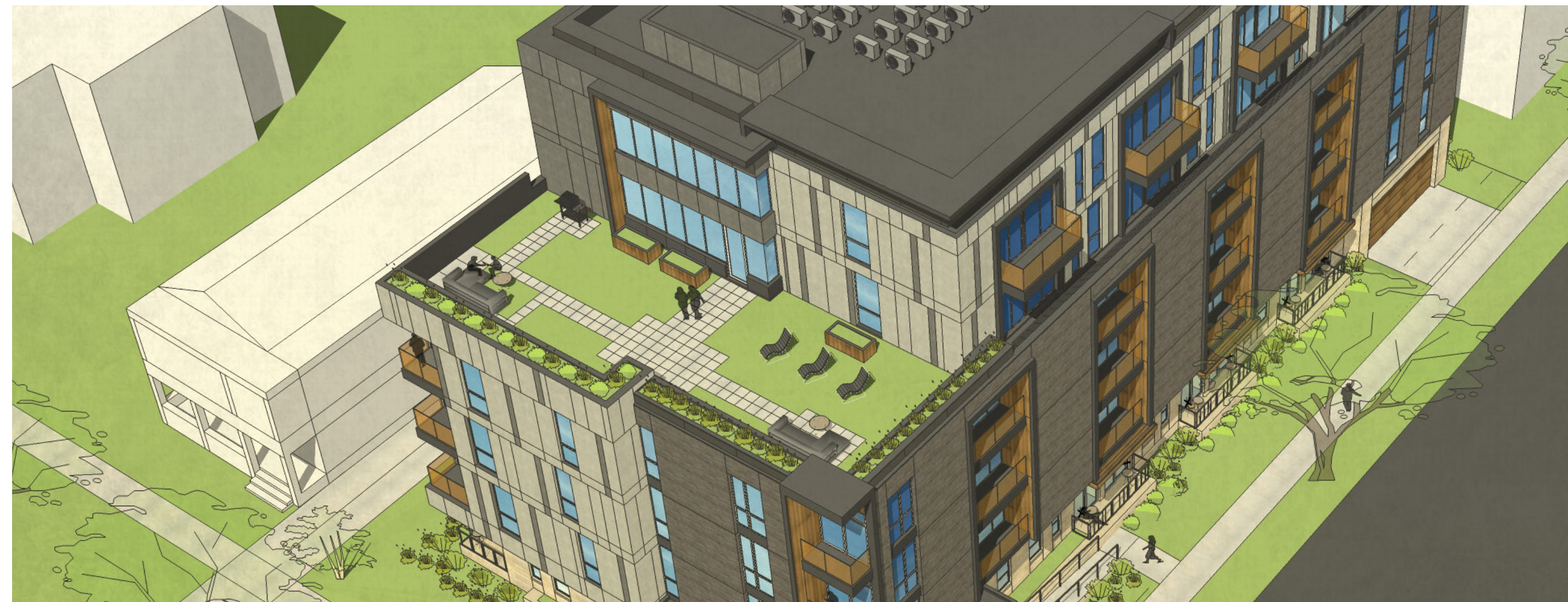
UP Urban Properties

EAST ELEVATION

PROPOSED BUILDING MATERIALS



No.	Description	Date



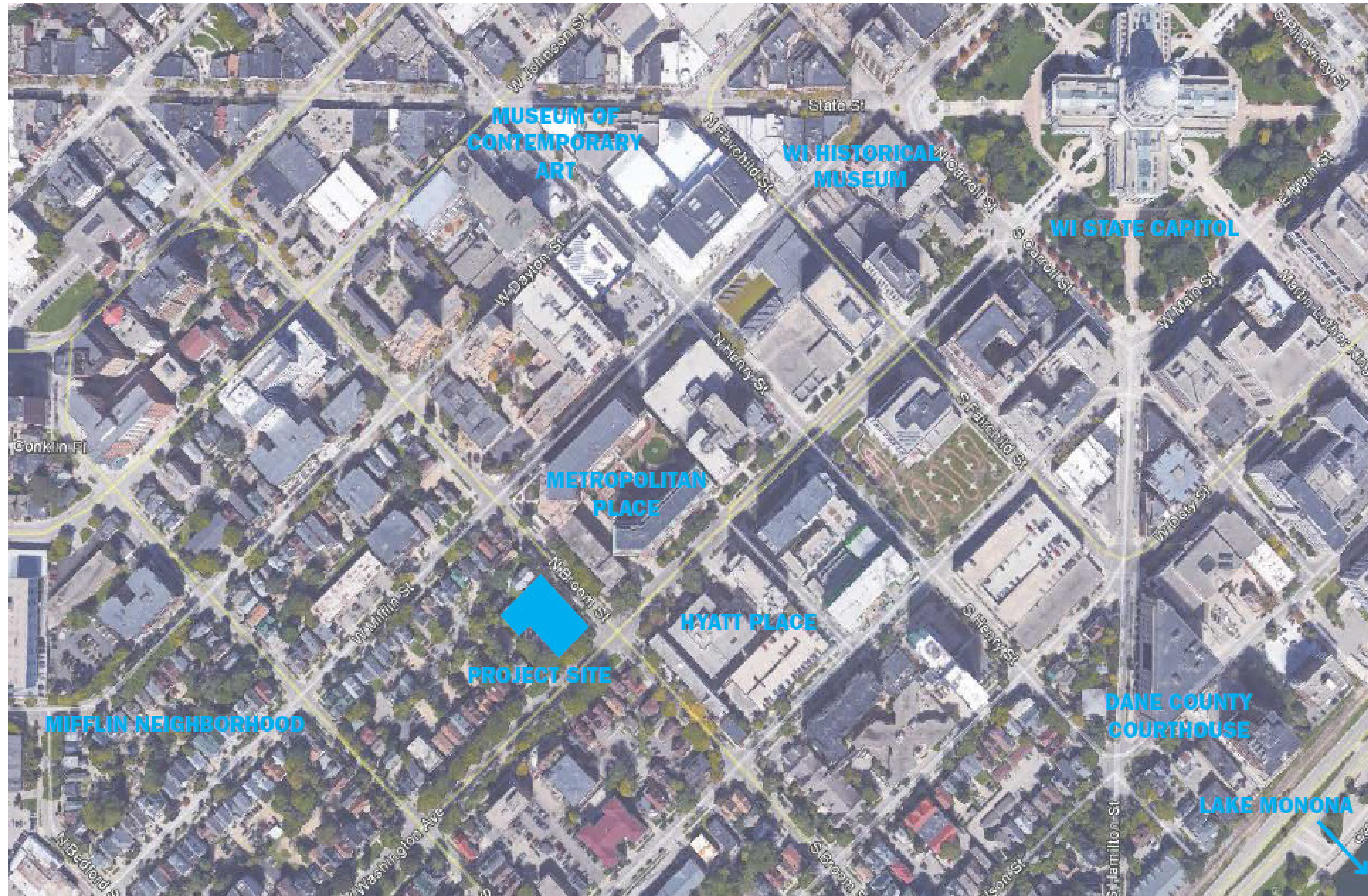
UP Urban Properties

400 West Washington

400 W Washington Avenue
Madison, WI 53703

Project Status	
Project number	####
Date	Issue Date

P103



SITE LOCATOR



CONTEXT ACROSS BROOM STREET

No.	Description	Date



CONTEXT ALONG WEST WASHINGTON

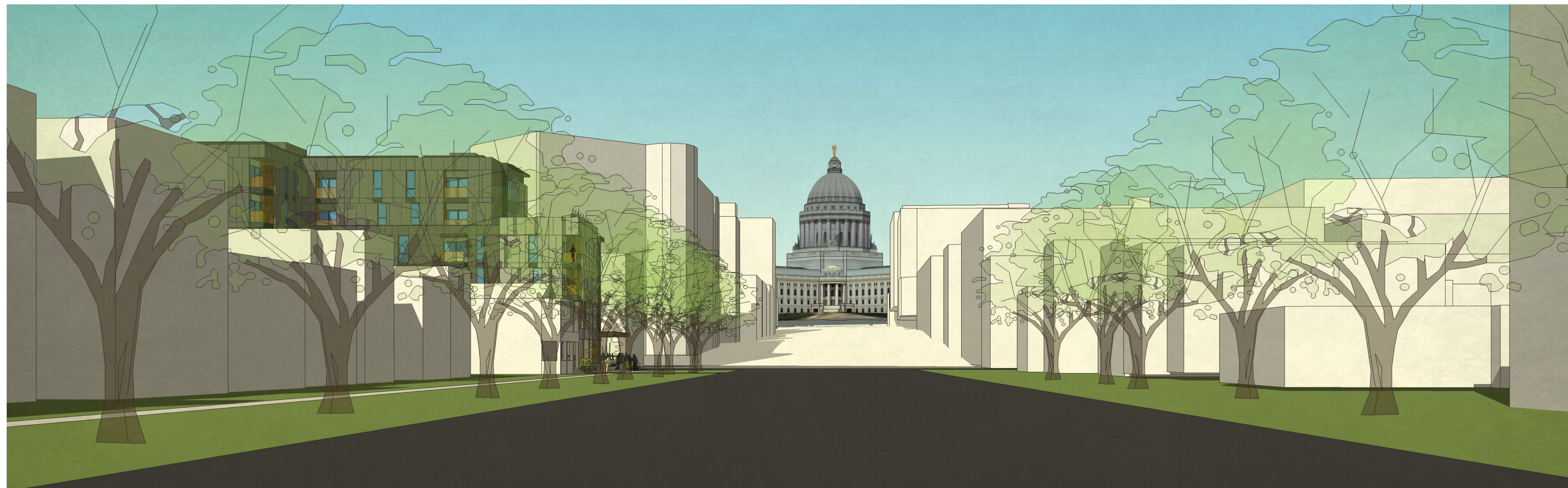
UP Campus Properties

400 West Washington

400 W Washington Avenue
Madison, WI 53703

P104

Project Status	
Project number	####
Date	Issue Date



SITE CORRIDOR - VIEW TO CAPITAL FROM WEST WASHINGTON



AERIAL PHOTO



SITE CORRIDOR- VIEW FROM BROOM STREET- FACING SOUTH



VIEW FROM BROOM

No.	Description	Date

UP Campus Properties

400 West Washington

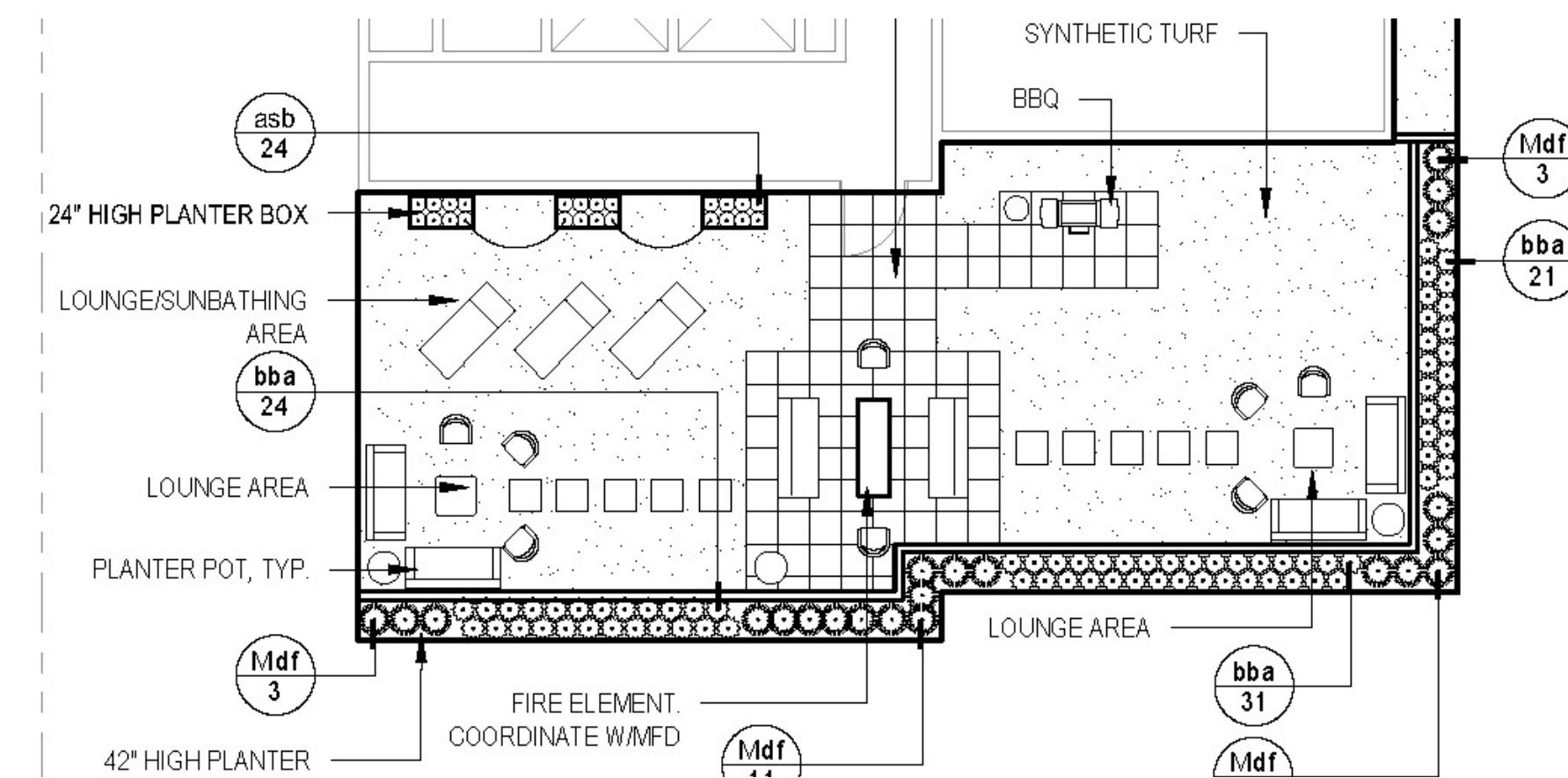
400 W Washington Avenue
Madison, WI 53703

Project Status _____
Project number #####
Date _____ Issue Date _____

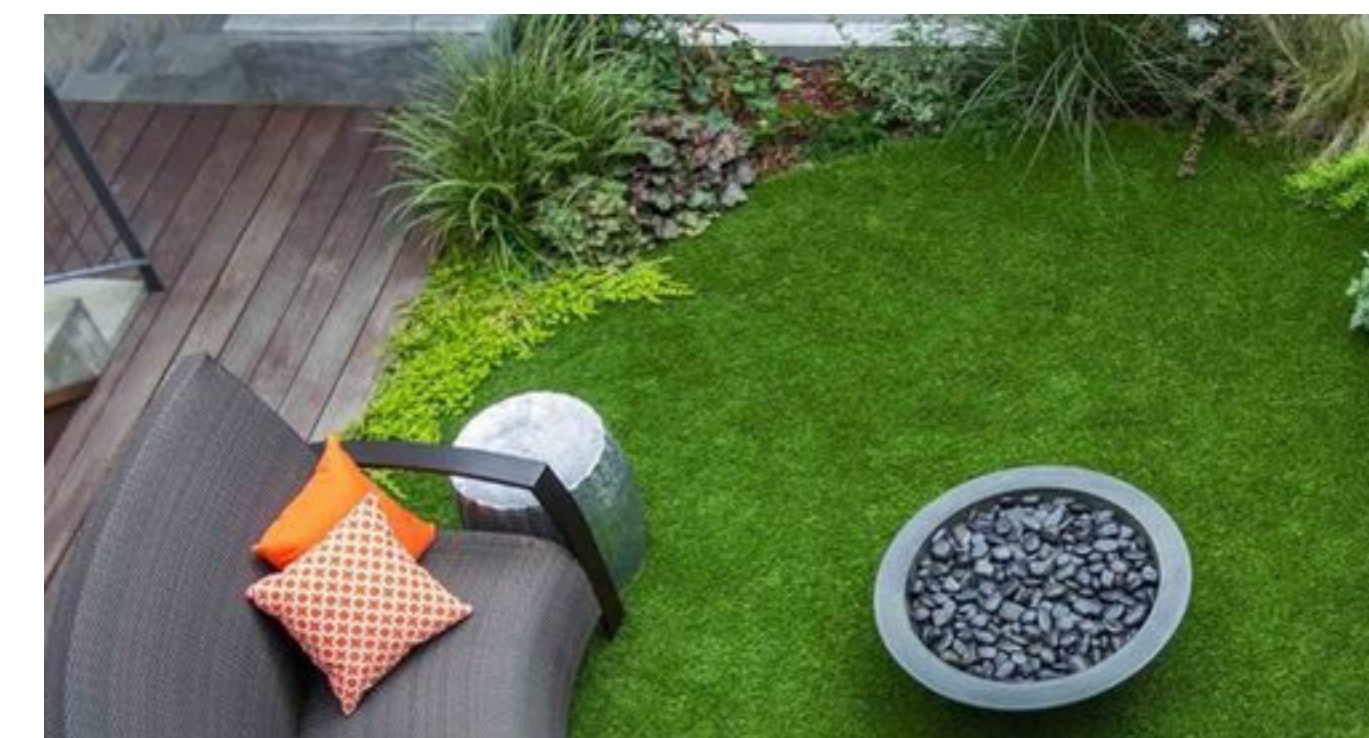
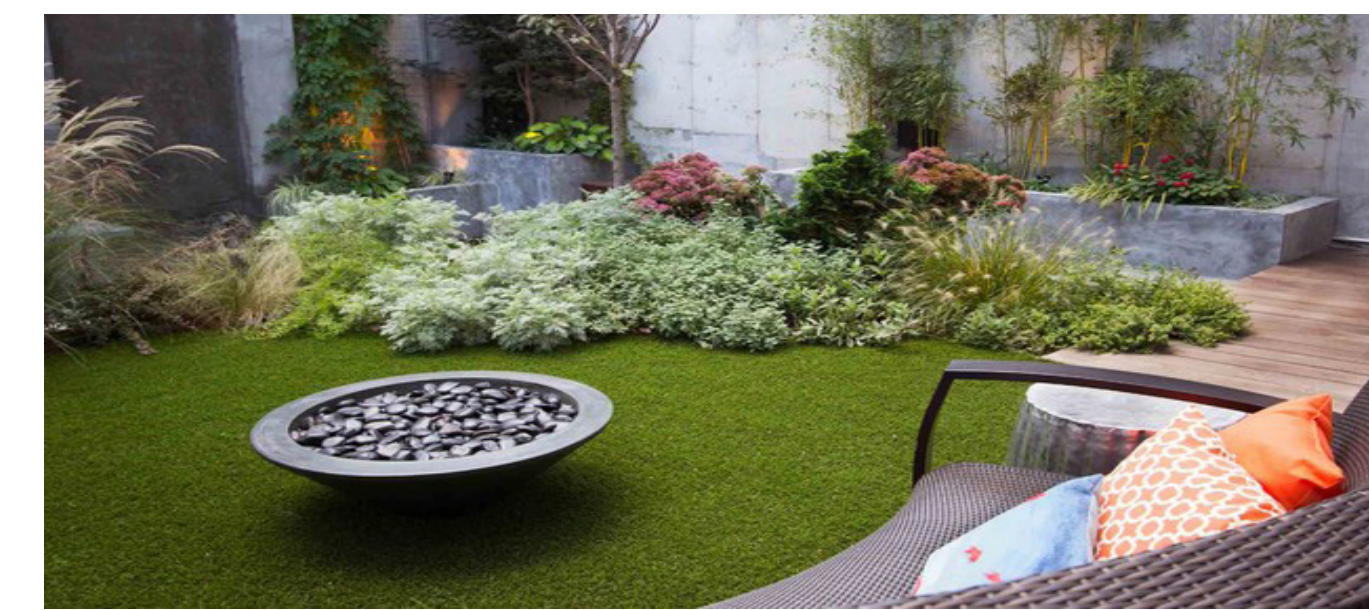
P105



TERRACE AERIAL



TERRACE PLAN



TERRACE INSPIRATION AND MATERIALS

ARO EBERLE ARCHITECTS

116 King St, Suite 202 Madison, WI 53703 (608) 204-7464 AroEberle.com

UP URBAN PROPERTIES

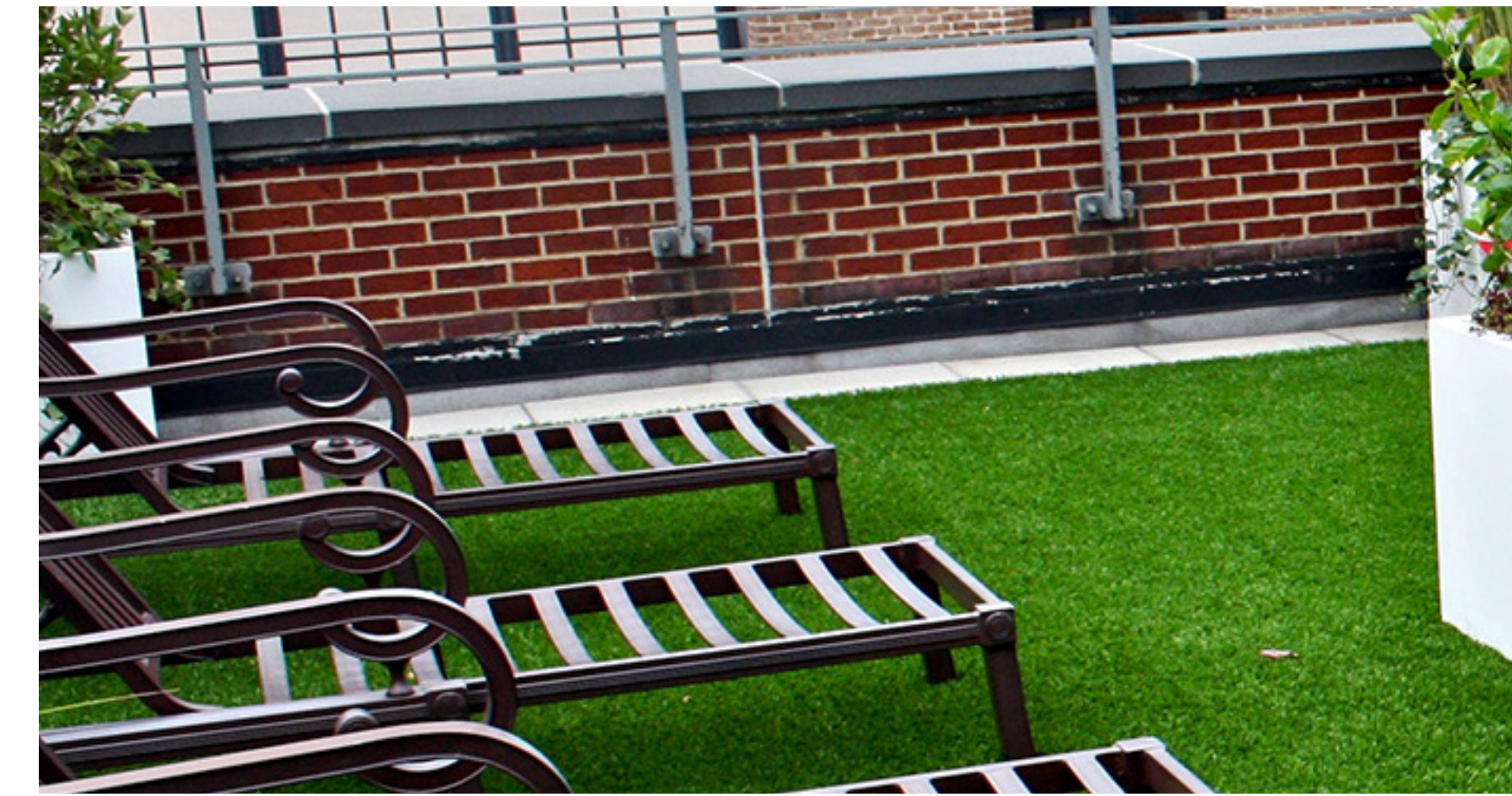
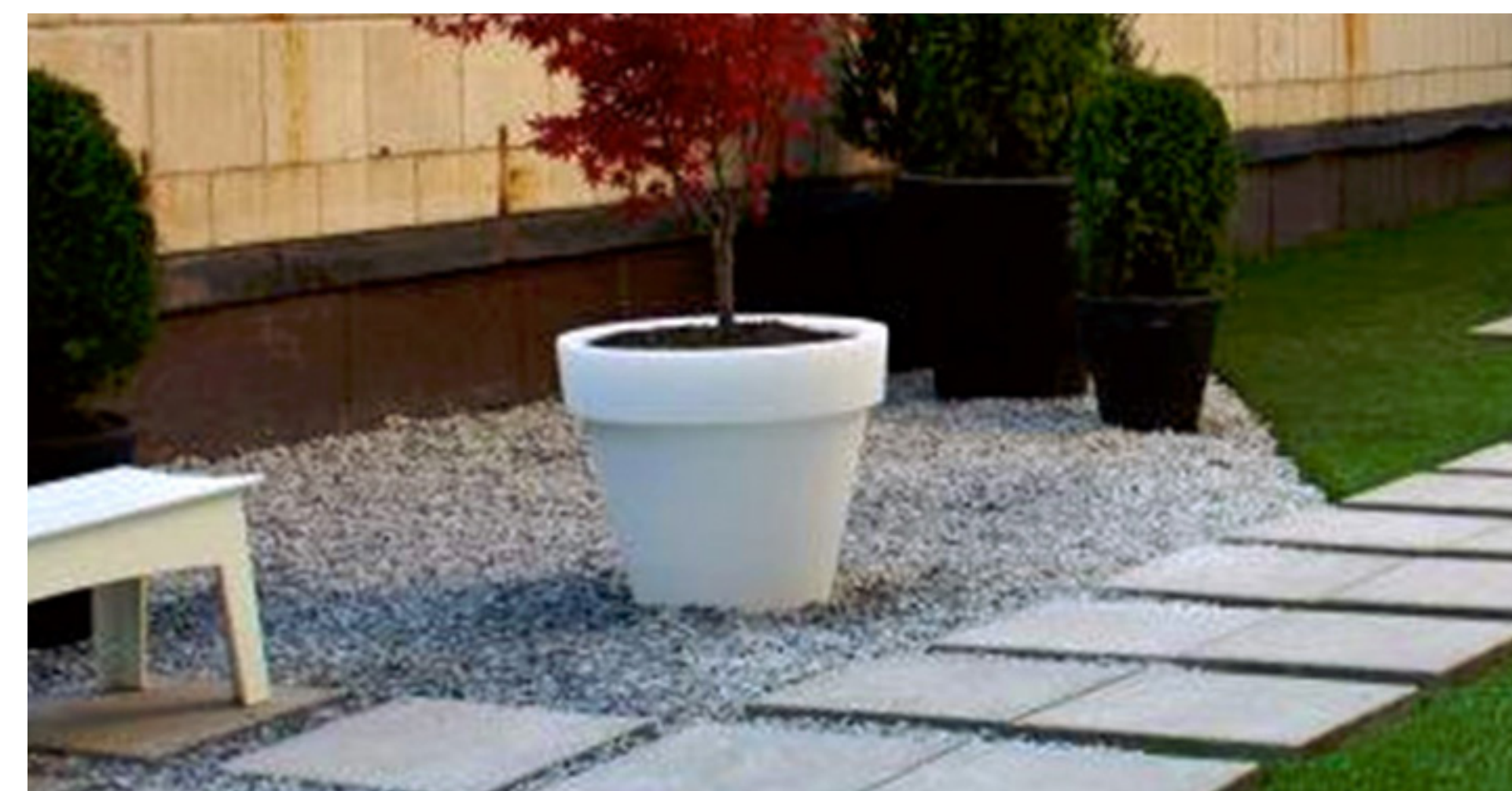
UrbanAssets

KEN SAIKI DESIGN
LANDSCAPE ARCHITECTS

Kimley»Horn

FINK HOREJSH, LLC
STRUCTURAL ENGINEERS

No.	Description	Date



UP Campus Properties
400 West Washington

400 W Washington Avenue
Madison, WI 53703

Project Status _____
Project number #####
Date _____ Issue Date _____

L200