

**APPLICATION FOR
URBAN DESIGN COMMISSION
REVIEW AND APPROVAL**

AGENDA ITEM # _____

Project # _____

DATE SUBMITTED: <u>September 10, 2014</u>	Action Requested
UDC MEETING DATE: <u>September 17, 2014</u>	<input type="checkbox"/> Informational Presentation
	<input type="checkbox"/> Initial Approval and/or Recommendation
	<input checked="" type="checkbox"/> Final Approval and/or Recommendation

PROJECT ADDRESS: 633 N. Henry Street

ALDERMANIC DISTRICT: Ledell Zellers - District #2

OWNER/DEVELOPER (Partners and/or Principals)

ARCHITECT/DESIGNER/OR AGENT:

Jeff Houden & Chris Houden

Knothe & Bruce Architects, LLC

Madison, WI

7601 University Avenue, Suite 201

Middleton, Wisconsin 53562

CONTACT PERSON: J. Randy Bruce/Knothe & Bruce Architects, LLC

Address: 7601 University Avenue, Suite 201

Middleton, Wisconsin 53562

Phone: 608-836-3690

Fax: 608-836-6934

E-mail address: rbruce@knothebruce.com

TYPE OF PROJECT:

(See Section A For:)

- Planned Unit Development (PUD)
 - General Development Plan (GDP)
 - Specific Implementation Plan (SIP)
- Planned Community Development (PCD)
 - General Development Plan (GDP)
 - Specific Implementation Plan (SIP)
- Planned Residential Development (PRD)
- New Construction or Exterior Remodeling in an Urban Design District* (A public hearing is required as well as a fee)
- School, Public Building or Space (Fee may be required)
- New Construction or Addition to or Remodeling of a Retail, Hotel, or Motel Building Exceeding 50,000 Sq.Ft.
- Planned Commercial Site

(See Section B for:)

- New Construction or Exterior Remodeling in C4 District (Fee required)

(See Section C for:)

- R.P.S.M. Parking Variance (Fee required)

(See Section D for:)

- Comprehensive Design Review* (Fee required)
- Street Graphics Variance* (Fee Required)
- Other Conditional Use

*Public Hearing Required (Submission Deadline 3 Weeks in Advance of Meeting Date)



LAND USE 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

- All Land Use Applications should be filed with the Zoning Administrator at the above address.
- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application.
- This form may also be completed online at:
www.cityofmadison.com/developmentcenter/landdevelopment

FOR OFFICE USE ONLY:	
Amt. Paid _____	Receipt No. _____
Date Received: _____	
Received By: _____	
Parcel No. _____	
Aldermanic District _____	
Zoning District _____	
Special Requirements _____	
Review Required By:	
<input type="checkbox"/> Urban Design Commission	<input type="checkbox"/> Plan Commission
<input type="checkbox"/> Common Council	<input type="checkbox"/> Other: _____

Form Effective: February 21, 2013

1. **Project Address:** 633 N. Henry St
Project Title (if any): The Waterfront

2. **This is an application for** (Check all that apply to your Land Use Application):

- Zoning Map Amendment from _____ to _____
- Major Amendment to Approved PD-GDP Zoning Major Amendment to Approved PD-SIP Zoning
- Review of Alteration to Planned Development (By Plan Commission)
- Conditional Use, or Major Alteration to an Approved Conditional Use
- Demolition Permit
- Other Requests:** Alteration to Conditional Use

3. Applicant, Agent & Property Owner Information:

Applicant Name: Chris Houden **Company:** Palisades Apartments, LLC
Street Address: 6417 Normandy Lane **City/State:** Madison, WI **Zip:** 53719
Telephone: (608) 271-8864 **Fax:** (608) 277-9021 **Email:** chrish@selectpub.com

Project Contact Person: Randy Bruce **Company:** Knothe & Bruce Architects, LLC
Street Address: 7601 University Ave **City/State:** Middleton, WI **Zip:** 53562
Telephone: (608) 836-3690 **Fax:** (608) 863-6734 **Email:** rbruce@knothebruce.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: _____
 See attached letter of intent

Development Schedule: Commencement August 2013 Completion August 2014

5. Required Submittal Information

All Land Use applications are required to include the following:

Project Plans including:*

- Site Plans (fully dimensioned plans depicting project details including all lot lines and property setbacks to buildings; demolished/proposed/altered buildings; parking stalls, driveways, sidewalks, location of existing/proposed signage; HVAC/Utility location and screening details; useable open space; and other physical improvements on a property)
- Grading and Utility Plans (existing and proposed)
- Landscape Plan (including planting schedule depicting species name and planting size)
- Building Elevation Drawings (fully dimensioned drawings for all building sides, labeling primary exterior materials)
- Floor Plans (fully dimensioned plans including interior wall and room location)

Provide collated project plan sets as follows:

- **Seven (7) copies** of a full-sized plan set drawn to a scale of 1 inch = 20 feet (folded or rolled and stapled)
- **Twenty Five (25) copies** of the plan set reduced to fit onto 11 X 17-inch paper (folded and stapled)
- **One (1) copy** of the plan set reduced to fit onto 8 ½ X 11-inch paper

* For projects requiring review by the **Urban Design Commission**, provide **Fourteen (14) additional 11x17 copies** of the plan set. In addition to the above information, all plan sets should also include: 1) Colored elevation drawings with shadow lines and a list of exterior building materials/colors; 2) Existing/proposed lighting with photometric plan & fixture cutsheet; and 3) Contextual site plan information including photographs and layout of adjacent buildings and structures. The applicant shall bring samples of exterior building materials and color scheme to the Urban Design Commission meeting.

Letter of Intent: Provide one (1) Copy per Plan Set describing this application in detail including, but not limited to:

- | | | |
|---|---|--|
| • Project Team | • Building Square Footage | • Value of Land |
| • Existing Conditions | • Number of Dwelling Units | • Estimated Project Cost |
| • Project Schedule | • Auto and Bike Parking Stalls | • Number of Construction & Full-Time Equivalent Jobs Created |
| • Proposed Uses (and ft ² of each) | • Lot Coverage & Usable Open Space Calculations | • Public Subsidy Requested |
| • Hours of Operation | | |

Filing Fee: Refer to the Land Use Application Instructions & Fee Schedule. 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 as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or by e-mail to pcapplications@cityofmadison.com.

Additional Information may be required, depending on application. Refer to the Supplemental Submittal Requirements.

6. Applicant Declarations

Pre-application Notification: The Zoning Code requires that the applicant notify the district alder and any nearby neighborhood and business associations in writing no later than **30 days prior to FILING this request**. List the alderperson, neighborhood association(s), and business association(s) AND the dates you sent the notices:

→ If a waiver has been granted to this requirement, please attach any correspondence to this effect 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: _____ Date: _____ Zoning Staff: _____ Date: _____

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

Name of Applicant Chris Houden Relationship to Property: Owner
Authorizing Signature of Property Owner  Date 7/30/2014

July 30, 2014



Ms. Katherine Cornwell
Department of Planning and Development
City of Madison
215 Martin Luther King Jr. Blvd.
PO Box 2985
Madison, WI 53701

Re: Alt to Conditional Use
633 N Henry St.
Madison, WI

KBA Project # 0804

Dear Ms. Cornwell,

The following alterations have been made to the plans since the Plan Commission approval on February 5, 2013 and are submitted for your approval.

Elevations: Sheets A-2.1 – A-2.3:

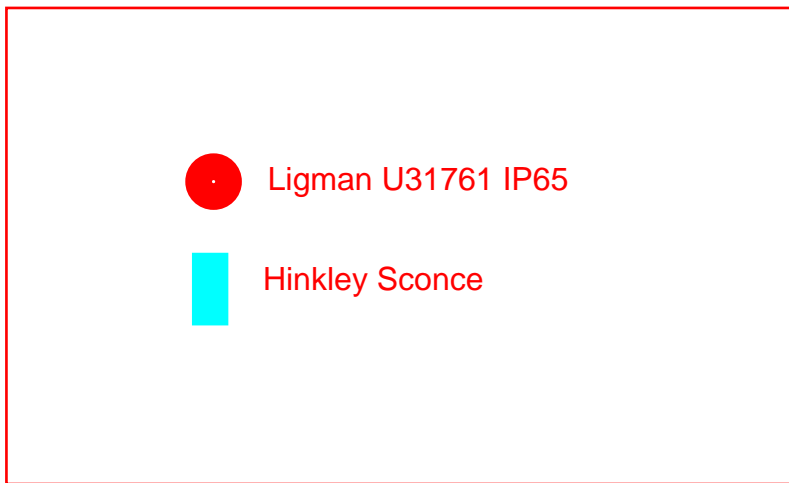
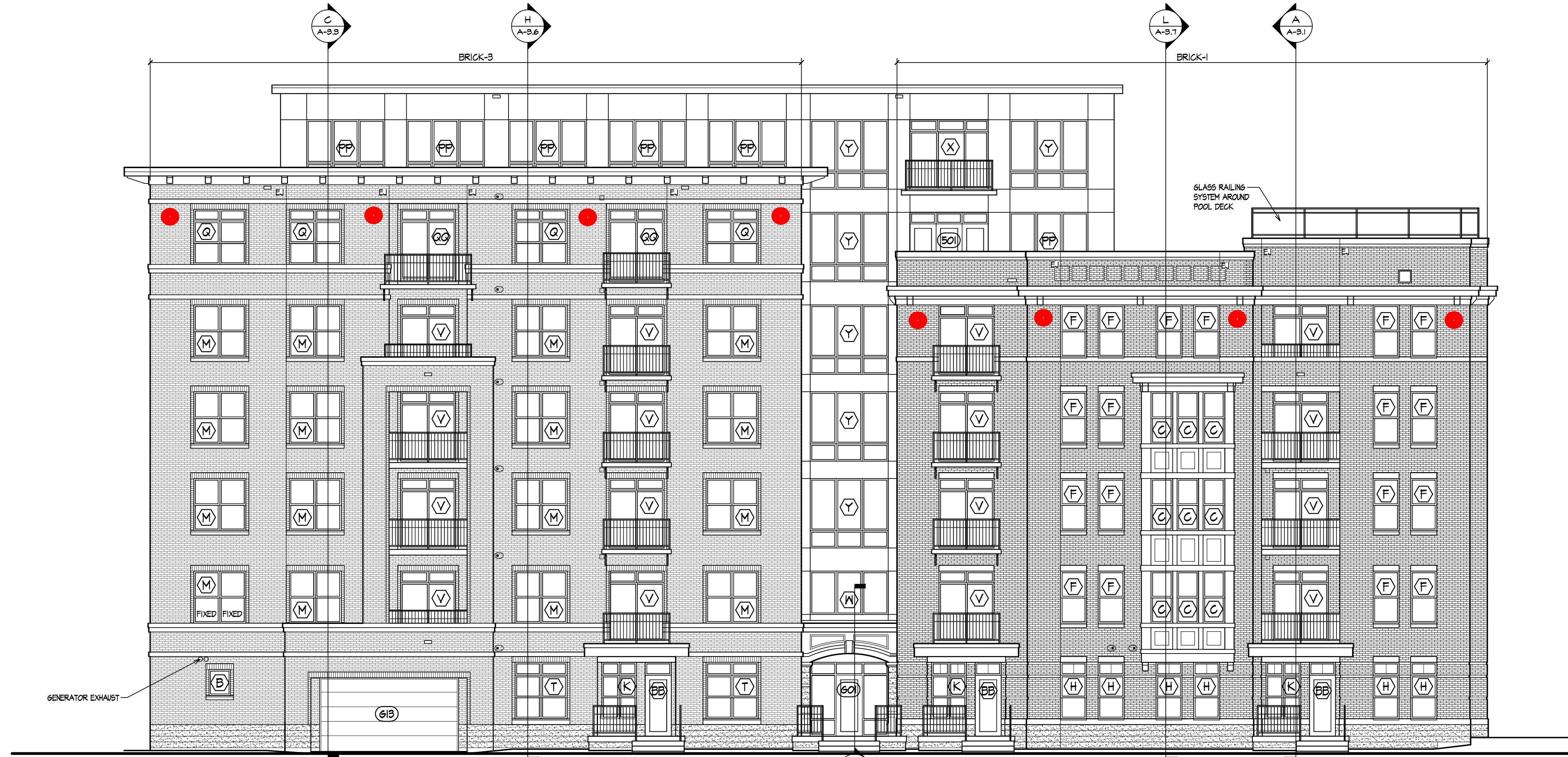
- We are proposing to add exterior lighting to the Iota Court and Henry Street facades.

Thank you for your time in reviewing our proposal.

Sincerely,

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

J. Randy Bruce, AIA
Managing Member



1 ELEVATION ALONG IOTA COURT
A-2.1 1/8" = 1'-0"



2 ELEVATION ALONG HENRY STREET
A-2.1 1/8" = 1'-0"

Revisions
 Issued For Preliminary Bidding: March 14, 2013
 Contract Set: July 1, 2013
 Issued for Plan Review: August 2, 2013
 Re-issued for Plan Review: August 14, 2013
 Issued for Construction: September 3, 2013
 Minor Alteration: January 13, 2014

Project Title
**The Waterfront
 Apartments**

633 N. Henry Street
 Madison, WI
 Drawing Title
Elevations

Project No.

Drawing No.

0804

A-2.1

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1 **SOUTHEAST ELEVATION**
 A-2.2 1/8" = 1'-0"



2 **NORTHEAST ELEVATION**
 A-2.2 1/8" = 1'-0"

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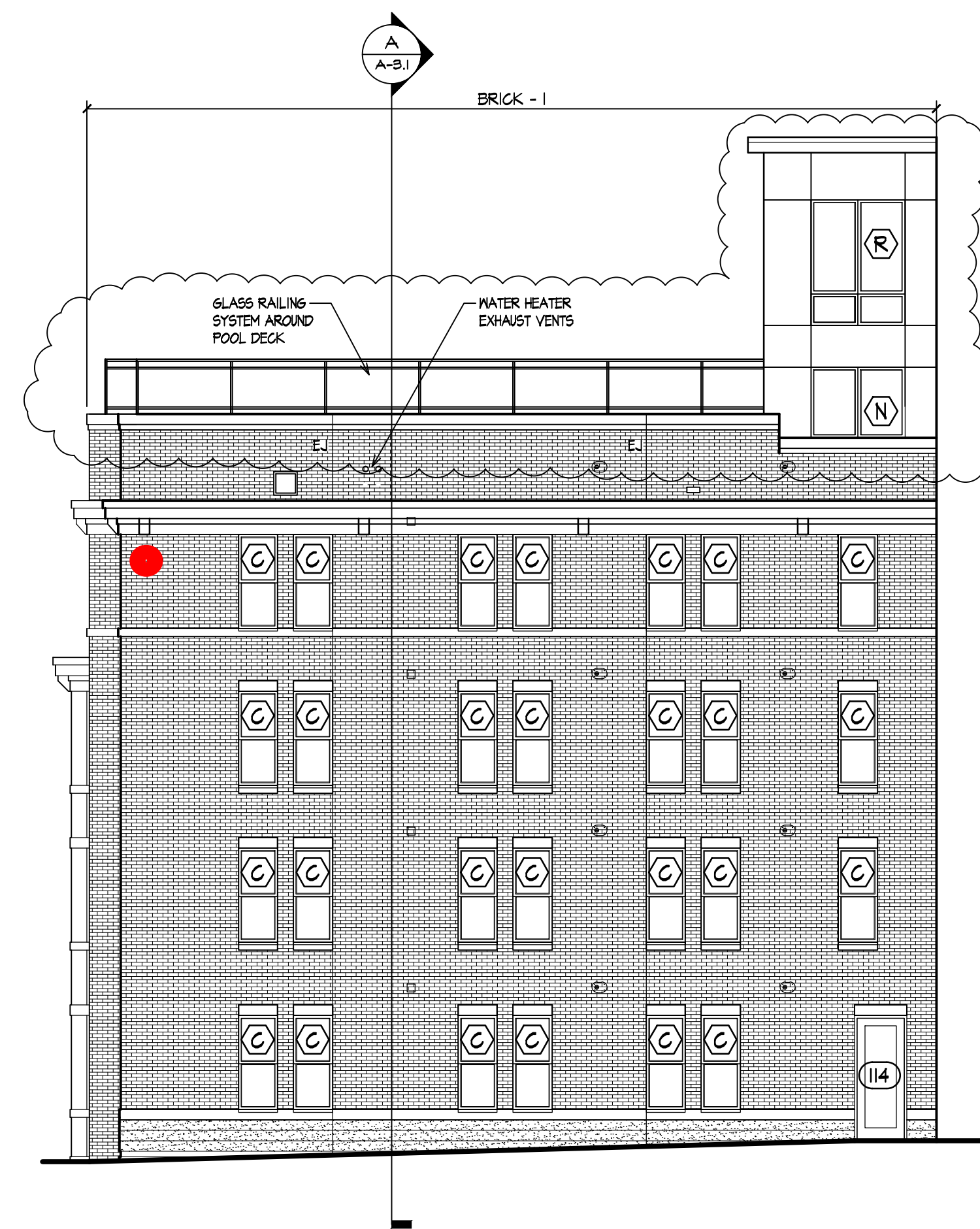
Project Title
**The Waterfront
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633 N. Henry Street
 Madison, WI
 Drawing Title
Elevations

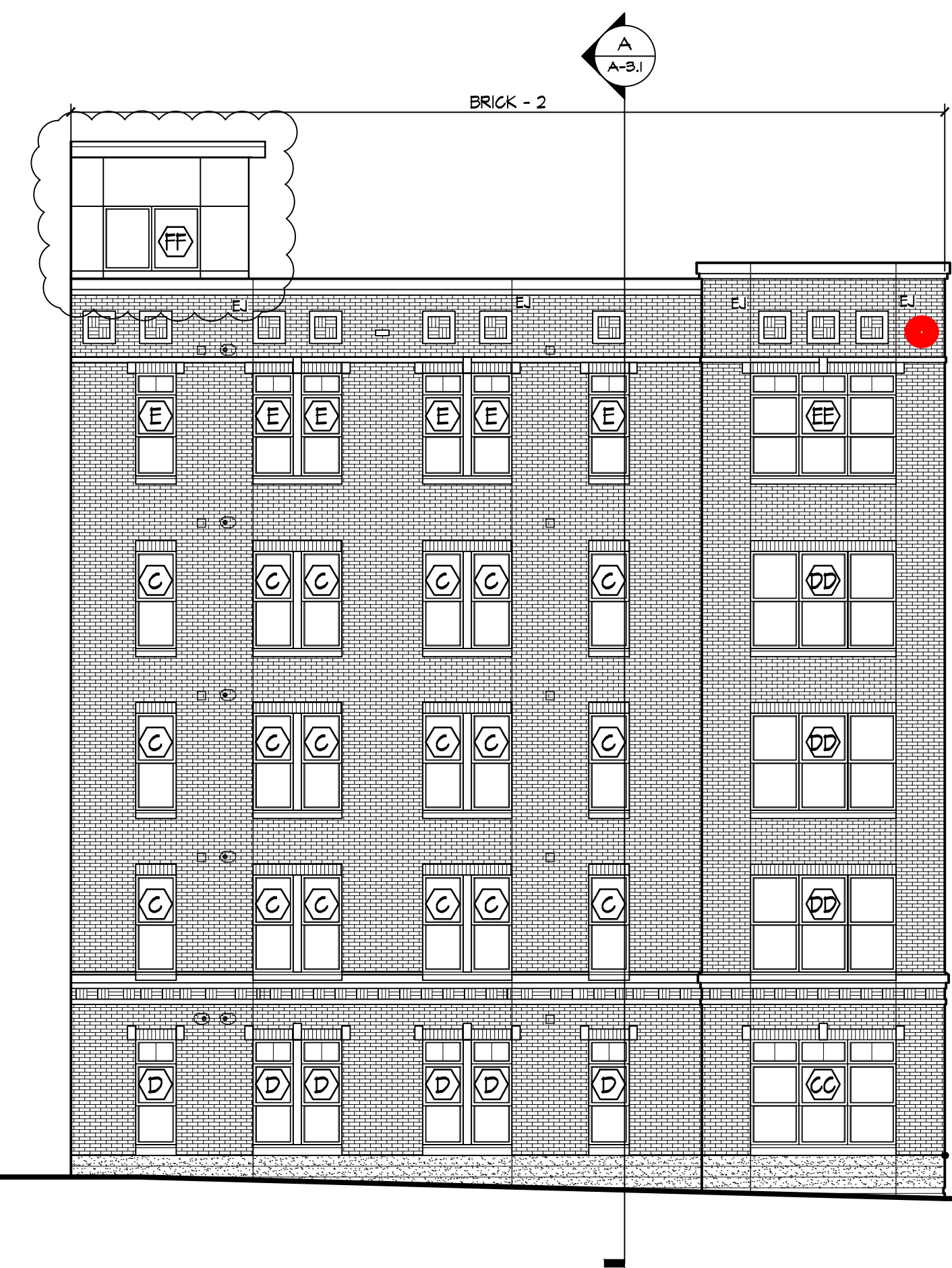
Project No. Drawing No.

0804 A-2.2

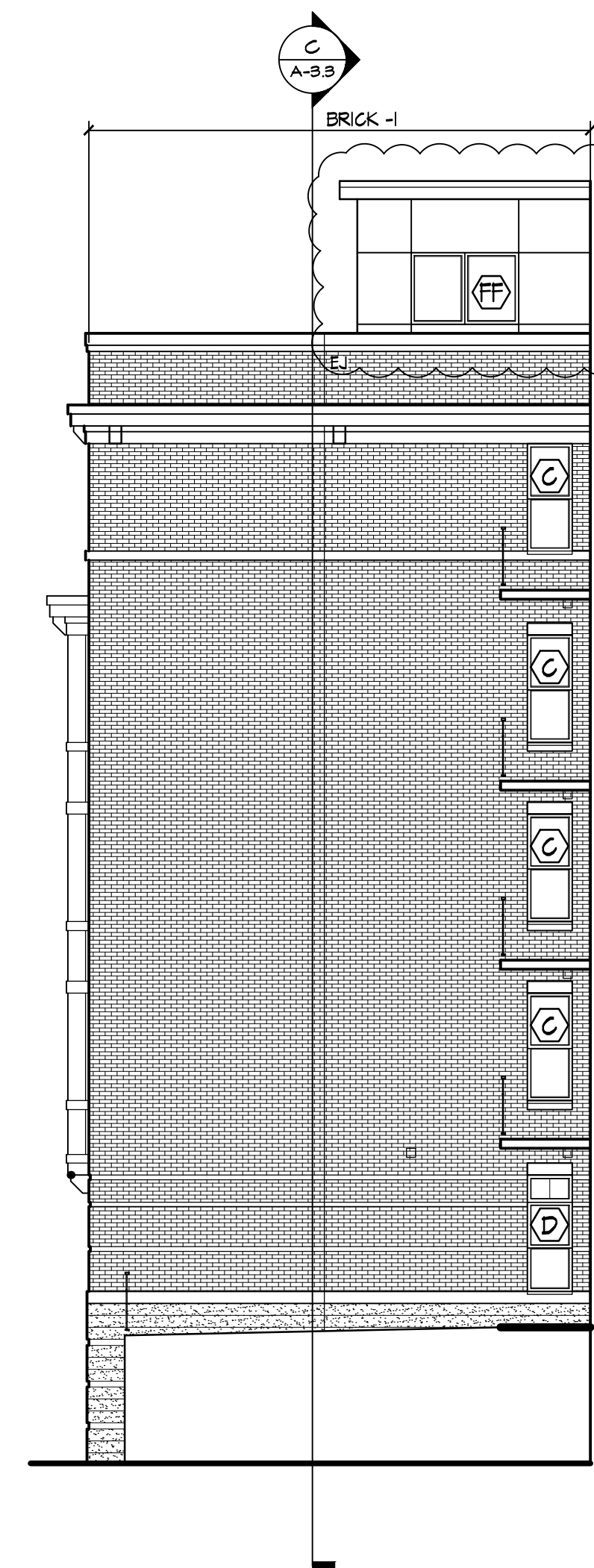
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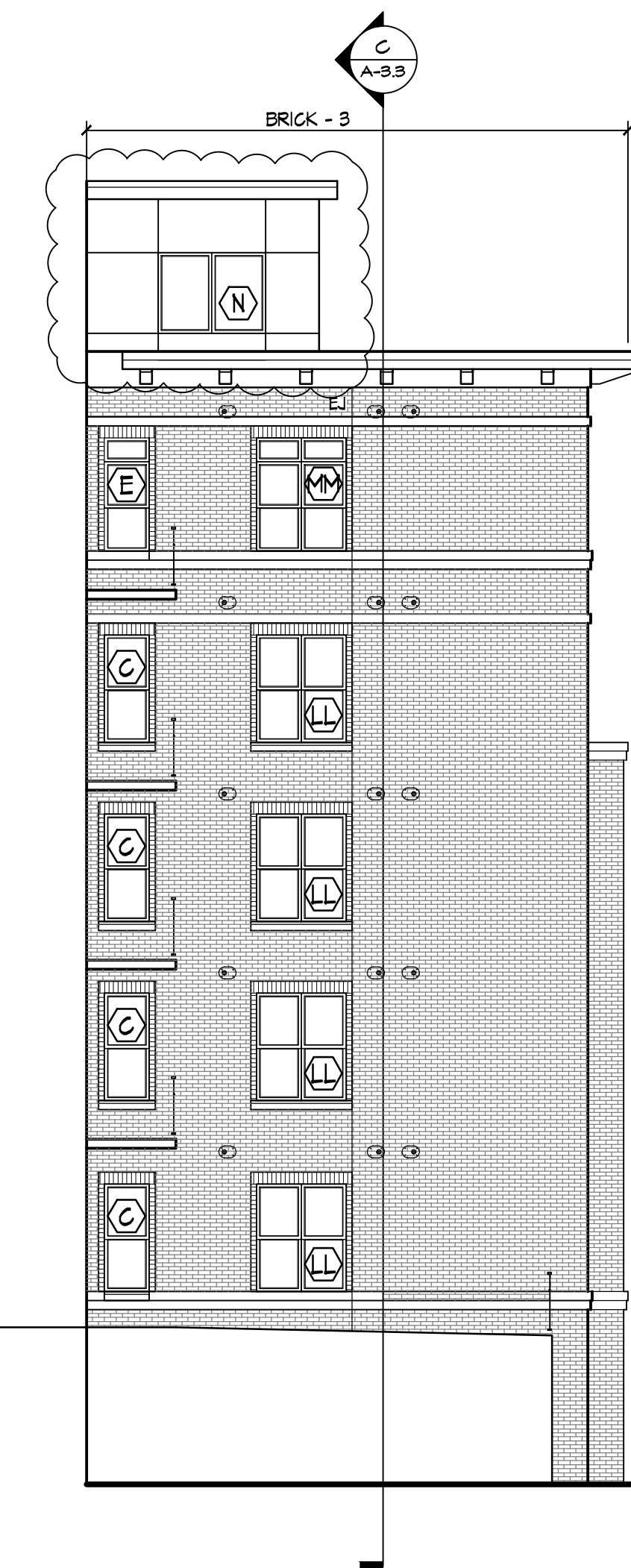
1 SOUTH PLAZA ELEVATIONS
A-2.3 1/8" = 1'-0"



2 SOUTH PLAZA ELEVATIONS
A-2.3 1/8" = 1'-0"



3 NORTH PLAZA ELEVATIONS
A-2.3 1/8" = 1'-0"



4 NORTH PLAZA ELEVATIONS
A-2.3 1/8" = 1'-0"

EXTERIOR MATERIAL SCHEDULE

BUILDING MATERIAL	MATERIAL	MANUFACTURER	COLOR
COMPOSITE BOARD AND TRIM	COMPOSITE	SMART SIDE	TBD
METAL PANEL	METAL	GMS, COATED METALS GROUP	TBD
WINDOW TRIM	COMPOSITE	SMART SIDE	TBD
WINDOWS	FIBERGLASS	MARVIN ALL ULTREX	TBD
BRICK VENEER #1	MASONRY	TBD	TBD
BRICK VENEER #2	MASONRY	TBD	TBD
BRICK VENEER #3	MASONRY	TBD	TBD
MORTAR			COLORED TO MATCH MASONRY
FLASHING	STEEL	PAC GLAD	MATCH TO ADJACENT MATERIAL
PRECAST SILL	PRECAST	EDWARDS	TBD
DECK TRIM	STEEL CHANNEL		TBD
RAILING	ALUMINUM	WILLIAMS	BLACK
ENTRANCE DOORS	ALUMINUM	T.B.D.	TBD
BASEMENT WINDOWS	ALUMINUM	T.B.D.	TBD
GARAGE MAN DOOR	STEEL	T.B.D.	TBD
OVERHEAD GARAGE DOOR	ALUMINUM	T.B.D.	TBD

Revisions

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Issued for Construction: September 3, 2013
Minor Alteration: January 13, 2014

Project Title

The Waterfront
Apartments

633 N. Henry Street
Madison, WI

Drawing Title
Elevations

Project No.

0804

Drawing No.

A-2.3



The Waterfront
Exterior Lighting
July 30, 2014

