

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

AGENDA ITEM # _____
Project # _____
Legistar # _____

DATE SUBMITTED: <u>07.28.10</u>	Action Requested
UDC MEETING DATE: <u>08.04.10</u>	<input checked="" type="checkbox"/> Informational Presentation
	<input type="checkbox"/> Initial Approval and/or Recommendation
	<input type="checkbox"/> Final Approval and/or Recommendation

PLEASE PRINT!

PLEASE PRINT!

PROJECT ADDRESS: 2500 University Avenue

ALDERMANIC DISTRICT: 5

OWNER/DEVELOPER (Partners and/or Principals) Mullins Group LLC

ARCHITECT/DESIGNER/OR AGENT: Eppstein Uhen Architects

401 North Carroll Street

222 W. Washington Ave. Suite 650

Madison, WI 53703

Madison, WI 53703

Madison, WI 53703

CONTACT PERSON: Mr. Steve Holzhauser

Address: 222 W. Washington Ave. Suite 650
Madison, WI 53703

Phone: 608.442.5350

Fax: 608.442.6680

E-mail address: steveh@eua.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 40,000 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 _____

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

Where fees are required (as noted above) they apply with the first submittal for either initial or final approval of a project.



July 28, 2010

City of Madison Urban Design Commission
210 Martin Luther King, Jr Blvd.
Madison, WI 53703

RE: Informational Presentation
University Avenue Apartments
2500 University Avenue

Dear Urban Design Commission Members,

On behalf of our client, Mullins Group LLC we have attached an application and supporting information for a mixed-use development proposed for the 2500 block of University Avenue. Mullins Group LLC, Eppstein Uhen Architects and Vandewalle & Associates have conducted three (3) neighborhood meetings in the process of preparing the design concepts for this project. Meetings were held at the InnTowner Hotel, adjacent to the site of this proposal, on May 24th, June 14th, and July 19th to present ideas and listen to neighborhood questions and concerns. In the process a project web site (<http://www.2500block.com/>) has been created to further communicate to interested stakeholders about the design and program for the building. Input provided by the Urban Design Commission will be factored into the design development as we prepare to conduct a fourth neighborhood meeting on August 16th.

The project will include the complete renewal of a multi-parcel triangular site that abuts Campus Drive, Highland Avenue and Old University Avenue. The four existing parcels total 47,089 square feet (1.081 acre). The site presently contains several dated one and two-story buildings and surface parking lots.

Redevelopment plans include a mix of apartments, townhomes with live/work sidewalk frontage, commercial space and indoor parking. Considering the shape of the site and the imposing height of Campus Drive as it rises over Highland Avenue, the building design was crafted to present multiple facets and features with varying heights and materials. The target market for occupants of the building is professionals that may work at the adjacent hospital or university. The close proximity to major employers at UW and VA Hospitals and also the University of Wisconsin are considered important to attracting this market. The quality of the materials and amenities intended here will further prove to attract this market.

The Project includes the following:

- 110 Apartments
- 8 Townhomes
- 166 Enclosed Parking Stalls (1.41 Stalls per Unit)

Parcel Size:	47,089 square feet
Residential Gross Area:	130,424 square feet
Parking Gross Area:	65,580 square feet
Live/ Work Suites:	3,420 square feet
Commercial:	3,940 square feet
Total:	201,364 square feet

333 E. Chicago St.
Milwaukee, WI 53202
414 271 5350 : main
414 271 7794 : fax

222 W. Washington Ave.
Suite 650
Madison, WI 53703
608 442 5350 : main
608 442 6680 : fax



The site is well connected to intermodal transportation alternatives. Pedestrian, bicycle, bus, and major arterial roadways intersect at this location. The City of Madison Long Range Transportation Plan includes a commuter rail stop within a block. Bicycle parking will be provided inside the parking structure and also outside.

There are a total of 166 parking stalls proposed. All spaces are indoor and accessible only through secure overhead doors. Access to the parking will be divided between Highland Avenue and University Avenue. The structure is internally divided so that the two entry points will share demand and keep movements as far from the adjacent Highland Avenue/ University Avenue controlled intersection as possible.

Off street loading/ unloading is provided on the west side of the building adjacent to an existing paved surface parking lot managed by the City of Madison and owned by the State of Wisconsin DOT. Waste and recycling dumpsters will be kept indoors and serviced privately.

Site landscaping plans have not been prepared at this time, but it is our intent to landscape the elevated plaza above the parking structure and create an attractive amenity for residents. Streetscape amenities like benches, planters and decorative lighting are anticipated.

The building is intended to be legacy asset for the Mullins family. Sustainable and green strategies will be used and incorporated into the design and construction plans. Details and materials for the exterior of the building will be of high quality. Brick and stone masonry, architectural metals and low-e windows will clad a wall system that will be highly insulated and energy efficient.

Thank you for your time and consideration of this submittal. We look forward to answering your questions and we are pleased to submit this quality concept for your input.

Sincerely,

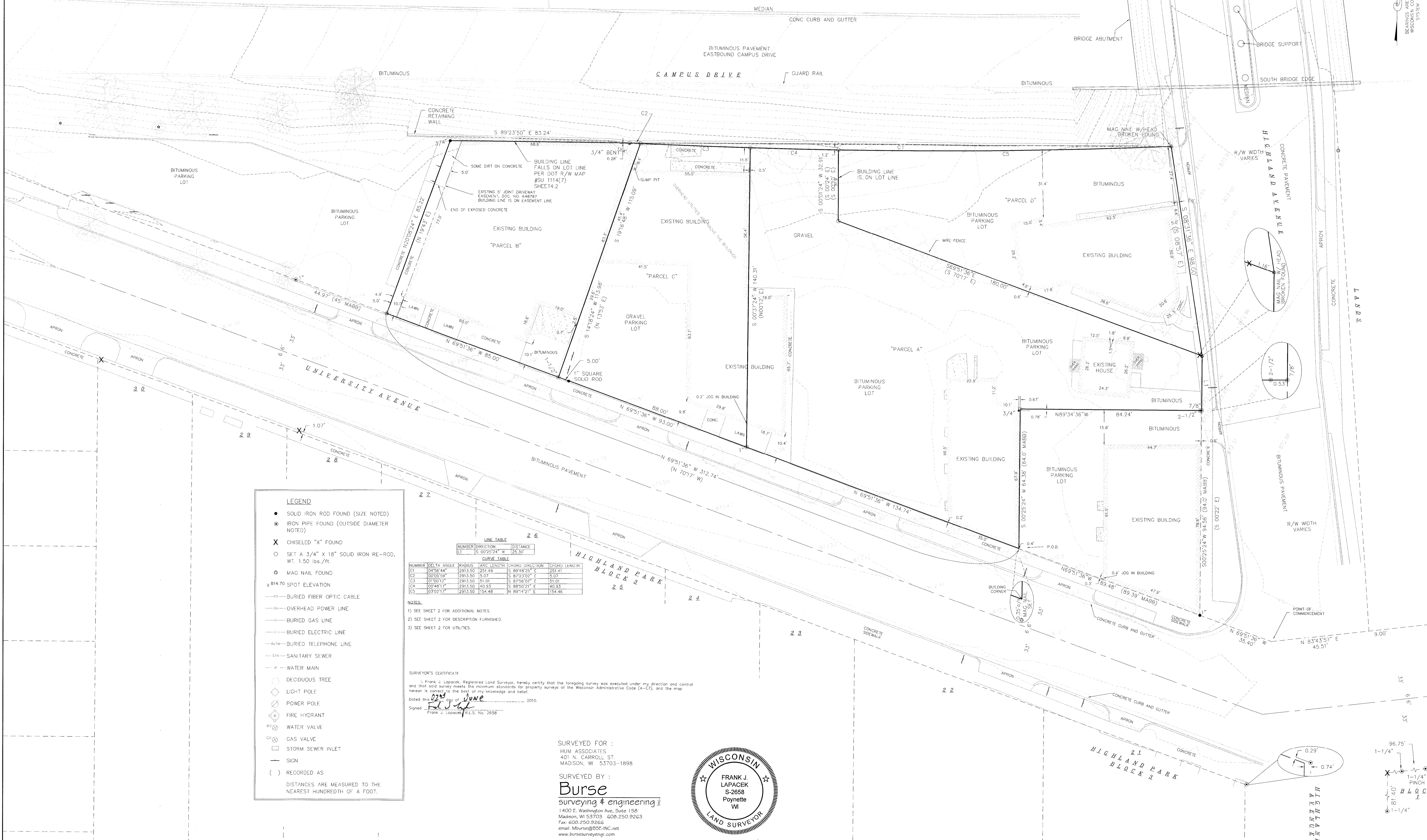
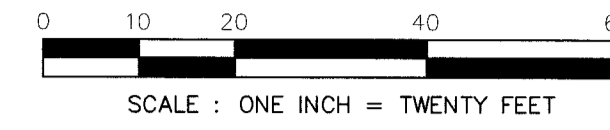
Steve Holzhauer, AIA, LEED AP
EPPSTEIN UHEN ARCHITECTS, INC.

Enclosure

C: Mullins Group
Brian Munson, Vandewalle & Associates

PLAT OF SURVEY

PART OF THE NORTHWEST QUARTER (1/4) OF THE NORTHEAST QUARTER (1/4) OF SECTION 21,
TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN



- LEGEND**
- SOLID IRON ROD FOUND (SIZE NOTED)
 - ⊙ IRON PIPE FOUND (OUTSIDE DIAMETER NOTED)
 - X CHISELED "X" FOUND
 - SET A 3/4" X 18" SOLID IRON RE-ROD, WT. 1.50 LBS./FT.
 - ⊙ MAG NAIL FOUND
 - x 814.70 SPOT ELEVATION
 - BURIED FIBER OPTIC CABLE
 - OVERHEAD POWER LINE
 - BURIED GAS LINE
 - BURIED ELECTRIC LINE
 - BURIED TELEPHONE LINE
 - SANITARY SEWER
 - WATER MAIN
 - DECIDUOUS TREE
 - LIGHT POLE
 - POWER POLE
 - FIRE HYDRANT
 - WATER VALVE
 - GAS VALVE
 - STORM SEWER INLET
 - SIGN
 - () RECORDED AS
- DISTANCES ARE MEASURED TO THE NEAREST HUNDRETH OF A FOOT.

LINE TABLE

NUMBER	DIRECTION	DISTANCE
1	S 00°25'24" W	25.30'

CURVE TABLE

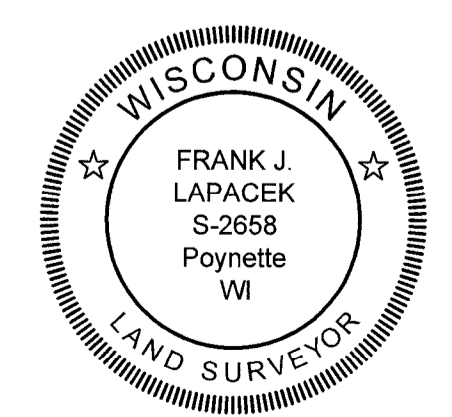
CURVE NUMBER	BEARING	ANGLE	RADIUS	ARC LENGTH	CHORD	CHORD BEARING	CHORD LENGTH
C1	04°58'44"	2913.50	251.49	S 89°48'25" E	251.41		5.07
C2	00°00'59"	2913.50	5.07	S 87°23'02" E	5.07		5.07
C3	01°00'12"	2913.50	51.01	S 87°56'02" E	51.01		51.01
C4	00°48'12"	2913.50	140.93	S 88°50'31" E	140.93		140.93
C5	03°02'12"	2913.50	154.48	N 89°14'21" E	154.48		154.48

NOTES:
 1) SEE SHEET 2 FOR ADDITIONAL NOTES.
 2) SEE SHEET 2 FOR DESCRIPTION FURNISHED.
 3) SEE SHEET 2 FOR UTILITIES.

SURVEYOR'S CERTIFICATE
 I, Frank J. Lapacek, Registered Land Surveyor, hereby certify that the foregoing survey was executed under my direction and control and that said survey meets the minimum standards for property surveys of the Wisconsin Administrative Code (A-57), and the map hereon is correct to the best of my knowledge and belief.
 Dated this 02nd day of June, 2010.
 Signed: Frank J. Lapacek, R.L.S. No. 2658

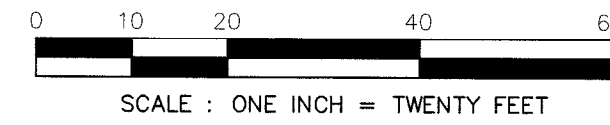
SURVEYED FOR :
 HUM ASSOCIATES
 401 N. CARROLL ST.
 MADISON, WI 53703-1898

SURVEYED BY :
Burse
 surveying & engineering
 1400 E. Washington Ave, Suite 158
 Madison, WI 53703 608.250.9263
 Fax: 608.250.9266
 email: nburse@bourse-inc.com
 www.bursesurveying.com



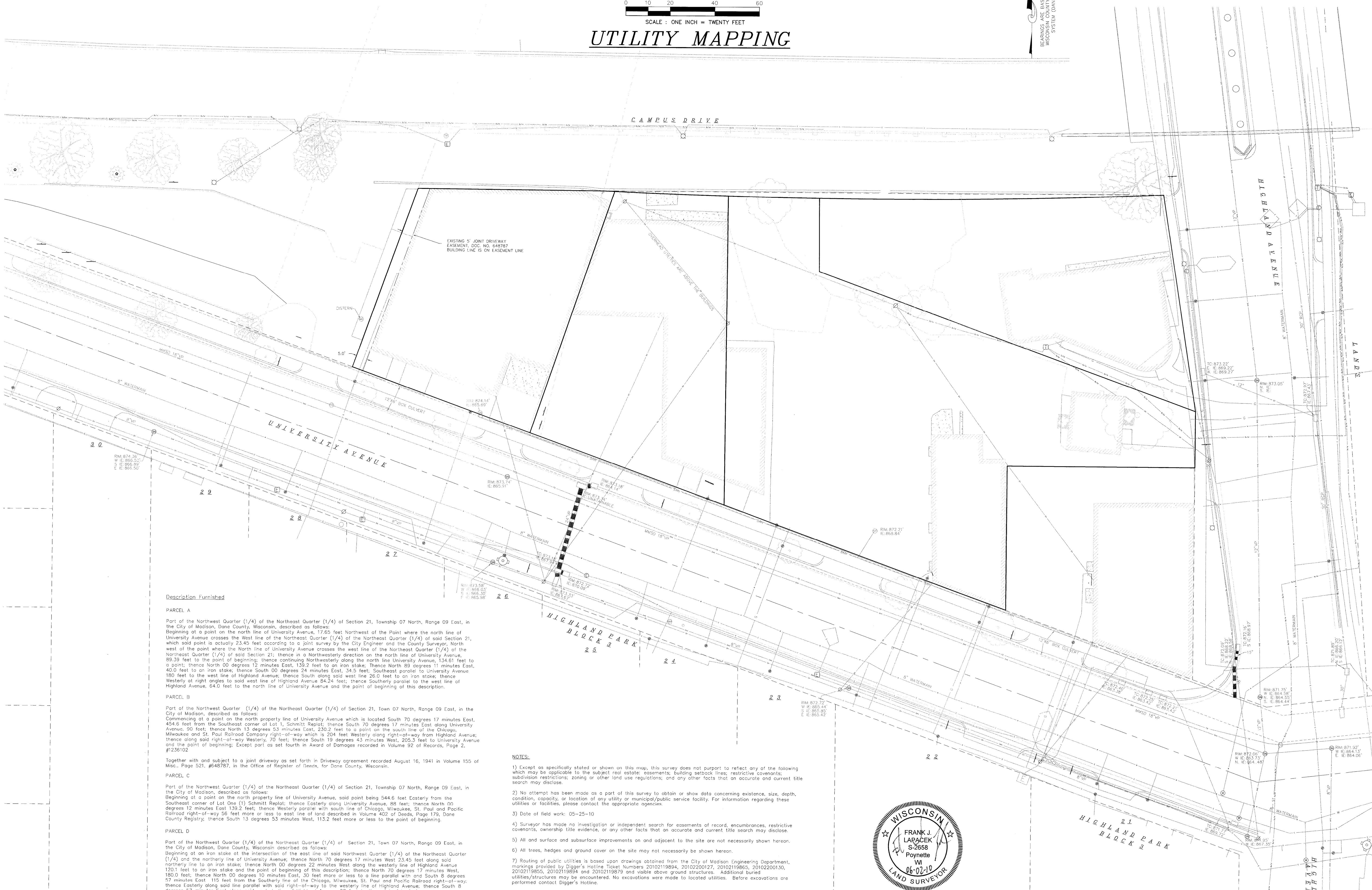
PLAT OF SURVEY

PART OF THE NORTHWEST QUARTER (1/4) OF THE NORTHEAST QUARTER (1/4) OF SECTION 21,
TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN



UTILITY MAPPING

BEARINGS ARE BASED UPON THE
WISCONSIN COUNTY COORDINATE
SYSTEM (DANE ZONE)



Description Furnished

PARCEL A
Part of the Northwest Quarter (1/4) of the Northeast Quarter (1/4) of Section 21, Township 07 North, Range 09 East, in the City of Madison, Dane County, Wisconsin, described as follows:
Beginning at a point on the north line of University Avenue, 17.65 feet Northwest of the Point where the north line of University Avenue crosses the west line of the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of said Section 21, which said point is actually 23.45 feet according to a joint survey by the City Engineer and the County Surveyor, North west of the point where the North line of University Avenue crosses the west line of the Northeast Quarter (1/4) of the northeast Quarter (1/4) of said Section 21; thence in a northwesterly direction on the north line of University Avenue, 89.39 feet to the point of beginning; thence continuing Northwesterly along the north line University Avenue, 134.61 feet to a point; thence North 00 degrees 12 minutes East, 139.2 feet to an iron stake; thence North 89 degrees 11 minutes East, 40.0 feet to an iron stake; thence South 00 degrees 24 minutes East, 34.5 feet; Southeast parallel to University Avenue, 180 feet to the west line of Highland Avenue; thence South along said west line 26.0 feet to an iron stake; thence Westerly at right angles to said west line of Highland Avenue 84.24 feet; thence Southerly parallel to the west line of Highland Avenue, 64.0 feet to the north line of University Avenue and the point of beginning of this description.

PARCEL B
Part of the Northwest Quarter (1/4) of the Northeast Quarter (1/4) of Section 21, Town 07 North, Range 09 East, in the City of Madison, described as follows:
Commencing at a point on the north property line of University Avenue which is located South 70 degrees 17 minutes East, 454.6 feet from the Southeast corner of Lot 1, Schmitt Replat; thence South 70 degrees 17 minutes East, along University Avenue, 90 feet; thence North 13 degrees 53 minutes East, 230.2 feet to a point on the south line of the Chicago, Milwaukee and St. Paul Railroad Company right-of-way which is 204 feet Westerly along right-of-way from Highland Avenue; thence along said right-of-way Westerly, 70 feet; thence South 19 degrees 43 minutes West, 205.3 feet to University Avenue and the point of beginning; Except part as set forth in Award of Damages recorded in Volume 92 of Records, Page 2, #1236102

Together with and subject to a joint driveway as set forth in Driveway agreement recorded August 16, 1941 in Volume 155 of Misc. Page 521, #648787, in the Office of Register of Deeds, for Dane County, Wisconsin.

PARCEL C
Part of the Northwest Quarter (1/4) of the Northeast Quarter (1/4) of Section 21, Township 07 North, Range 09 East, in the City of Madison, described as follows:
Beginning at a point on the north property line of University Avenue, said point being 544.6 feet Easterly from the Southeast corner of Lot One (1) Schmitt Replat; thence Easterly along University Avenue, 88 feet; thence North 00 degrees 12 minutes East 139.2 feet; thence Westerly parallel with south line of Chicago, Milwaukee, St. Paul and Pacific Railroad right-of-way 56 feet more or less to east line of land described in Volume 402 of Deeds, Page 172, Dane County Registry; thence South 13 degrees 53 minutes West, 113.2 feet more or less to the point of beginning.

PARCEL D
Part of the Northwest Quarter (1/4) of the Northeast Quarter (1/4) of Section 21, Town 07 North, Range 09 East, in the City of Madison, Dane County, Wisconsin described as follows:
Beginning at an iron stake at the intersection of the east line of said Northwest Quarter (1/4) of the Northeast Quarter (1/4) and the northerly line of University Avenue; thence North 70 degrees 17 minutes West 23.45 feet along said northerly line to an iron stake; thence North 00 degrees 22 minutes West along the westerly line of Highland Avenue 120.1 feet to an iron stake and the point of beginning of this description; thence North 70 degrees 17 minutes West, 180.0 feet; thence North 00 degrees 10 minutes East, 30 feet more or less to a line parallel with and South 8 degrees 57 minutes East, 115 feet from the Southerly line of the Chicago, Milwaukee, St. Paul and Pacific Railroad right-of-way; thence Easterly along said line parallel with said right-of-way to the westerly line of Highland Avenue; thence South 8 degrees 57 minutes East along said westerly line of Highland Avenue, 98 feet to the point of beginning.

NOTES:

- 1) Except as specifically stated or shown on this map, this survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land use regulations; and any other facts that on accurate and current title search may disclose.
- 2) No attempt has been made as a part of this survey to obtain or show data concerning existence, size, depth, condition, capacity, or location of any utility or municipal/public service facility. For information regarding these utilities or facilities, please contact the appropriate agencies.
- 3) Date of field work: 05-25-10
- 4) Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership, title evidence, or any other facts that an accurate and current title search may disclose.
- 5) All and surface and subsurface improvements on and adjacent to the site may not necessarily be shown hereon.
- 6) All trees, hedges and ground cover on the site may not necessarily be shown hereon.
- 7) Routing of public utilities is based upon drawings obtained from the City of Madison Engineering Department, markings provided by Digger's Hotline Ticket Numbers 20102119894, 20102200127, 20102119665, 20102200130, 20102119855, 20102119854 and 20102119879 and visible above ground structures. Additional buried utilities/structures may be encountered. No excavations were made to located utilities. Before excavations are performed contact Digger's Hotline.
- 8) Elevations are based upon NAVD88 datum. The top nut of Hydrant at the Southeast corner of Highland Ave./University Ave. has an elevation of 874.41'.
- 9) Total parcel area = 47,089 square feet.





EXTERIOR IMAGE



EXTERIOR IMAGE



EXTERIOR IMAGE



2500 UNIVERSITY AVENUE
MIXED-USE BUILDING
JULY 28, 2010 - Project # 710135-01



epstein uhen : architects



EXTERIOR IMAGE



2500 UNIVERSITY AVENUE
MIXED-USE BUILDING

JULY 28, 2010 - Project # 710135-01



epstein uhen : architects



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2500 UNIVERSITY AVENUE
MIXED-USE BUILDING

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epstein uhen : architects





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2500 UNIVERSITY AVENUE
MIXED-USE BUILDING

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epstein uhen : architects



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2500 UNIVERSITY AVENUE
MIXED-USE BUILDING
JULY 28, 2010 - Project # 710135-01



epstein uhen : architects



EXTERIOR IMAGE



2500 UNIVERSITY AVENUE
MIXED-USE BUILDING
JULY 28, 2010 - Project # 710135-01

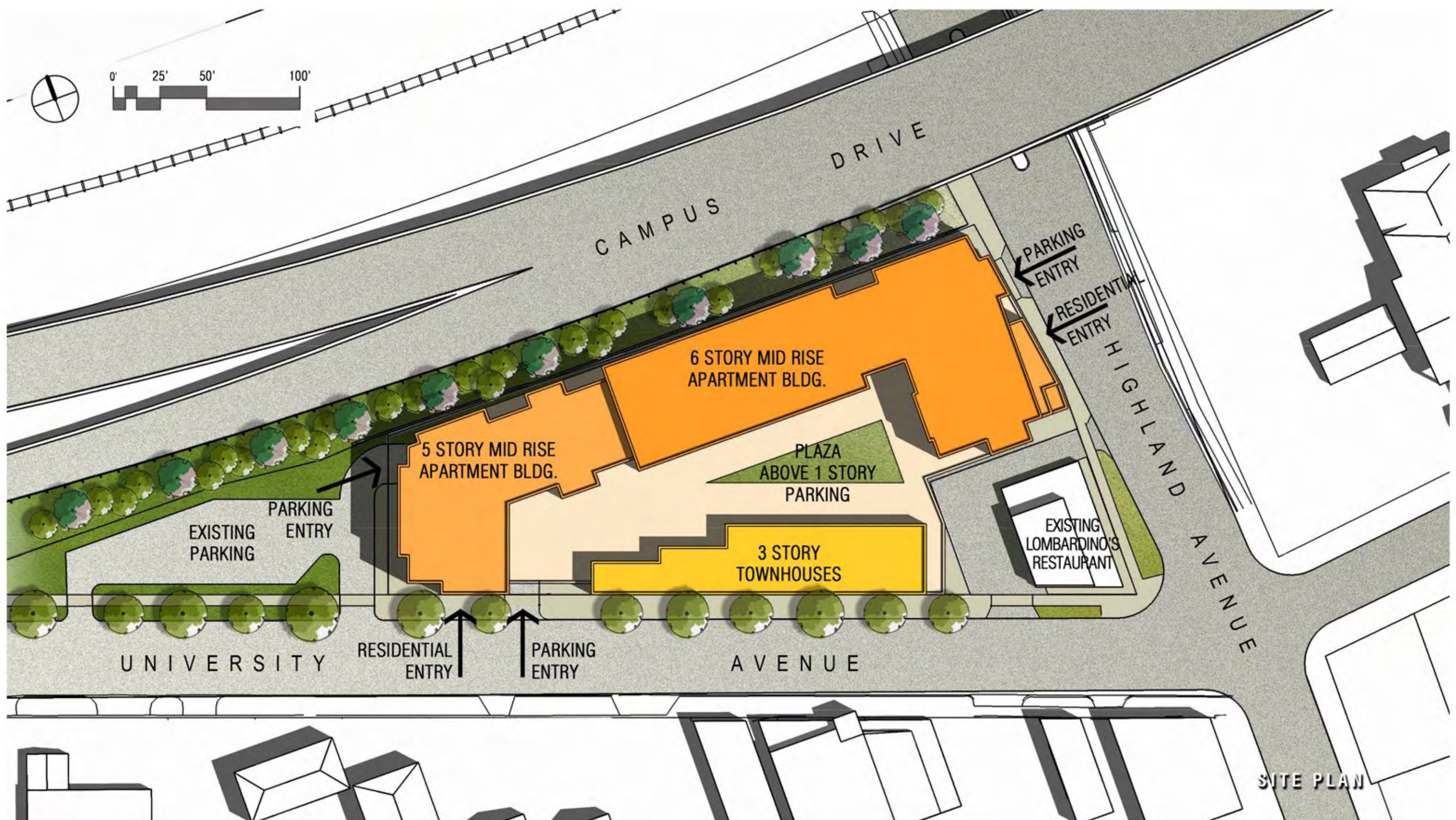


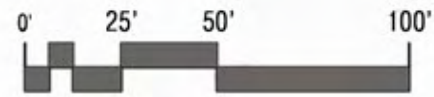
epstein uhen : architects



EXTERIOR IMAGE



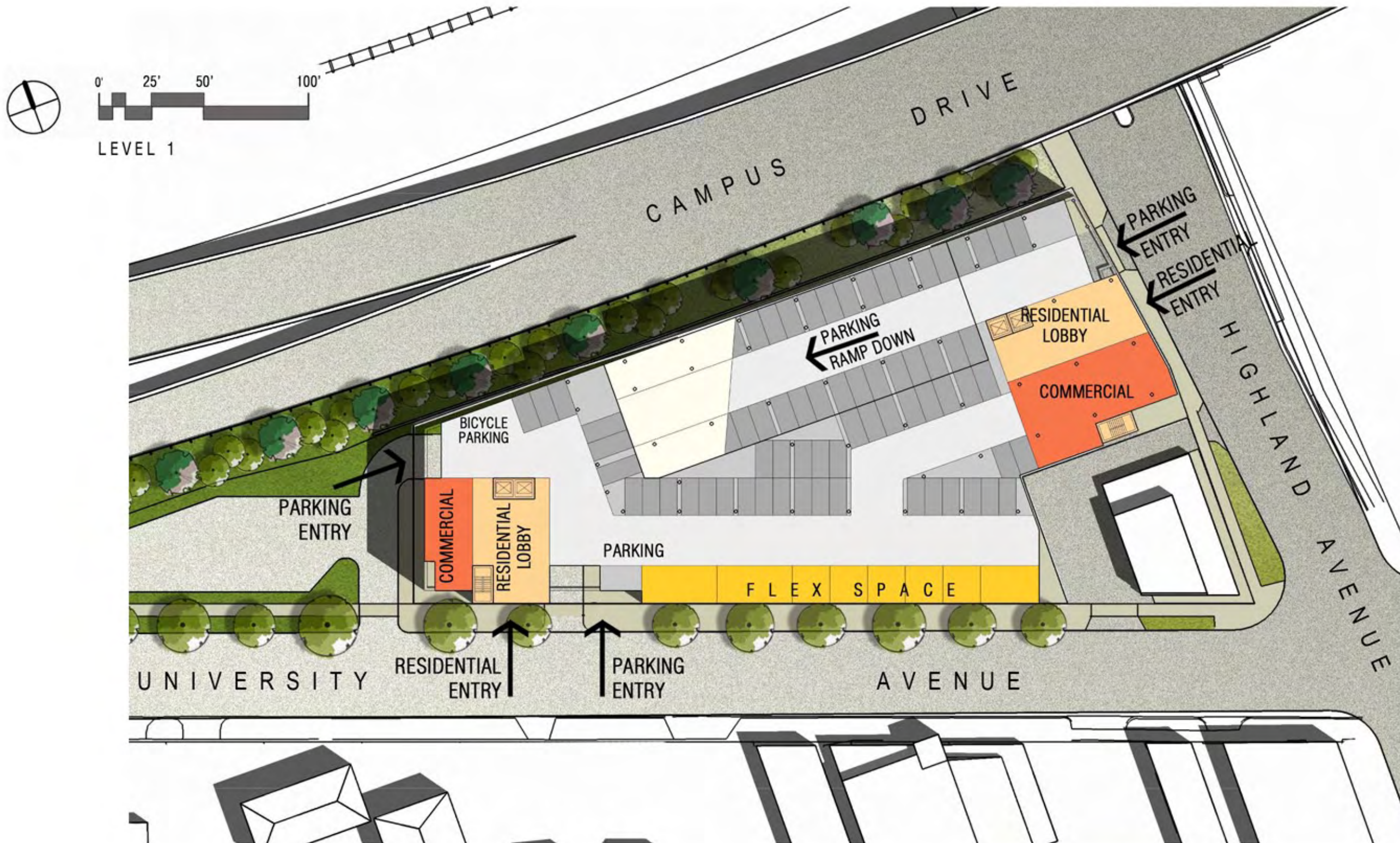




LOWER LEVEL



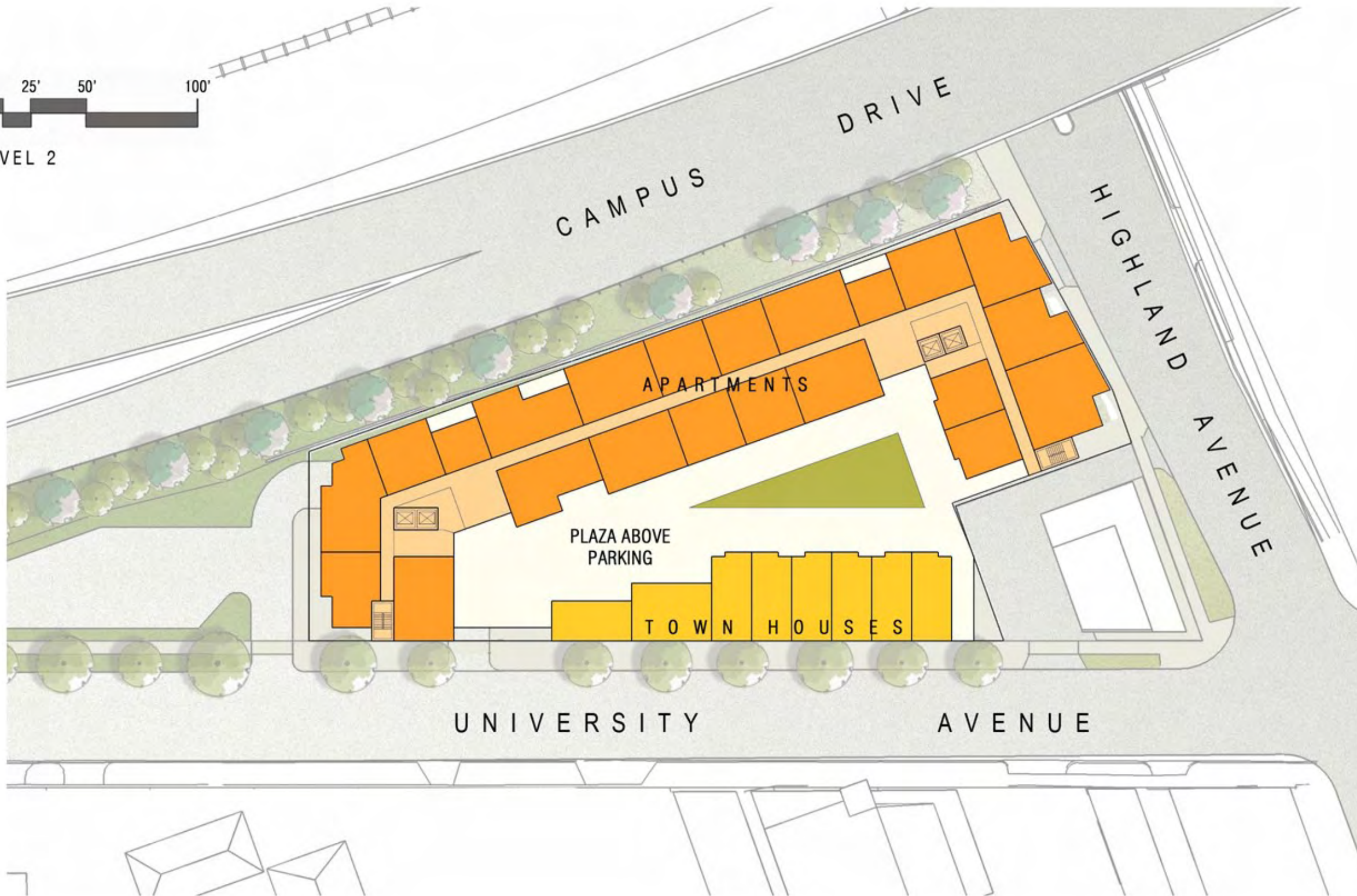
FLOOR PLAN



FLOOR PLAN



LEVEL 2

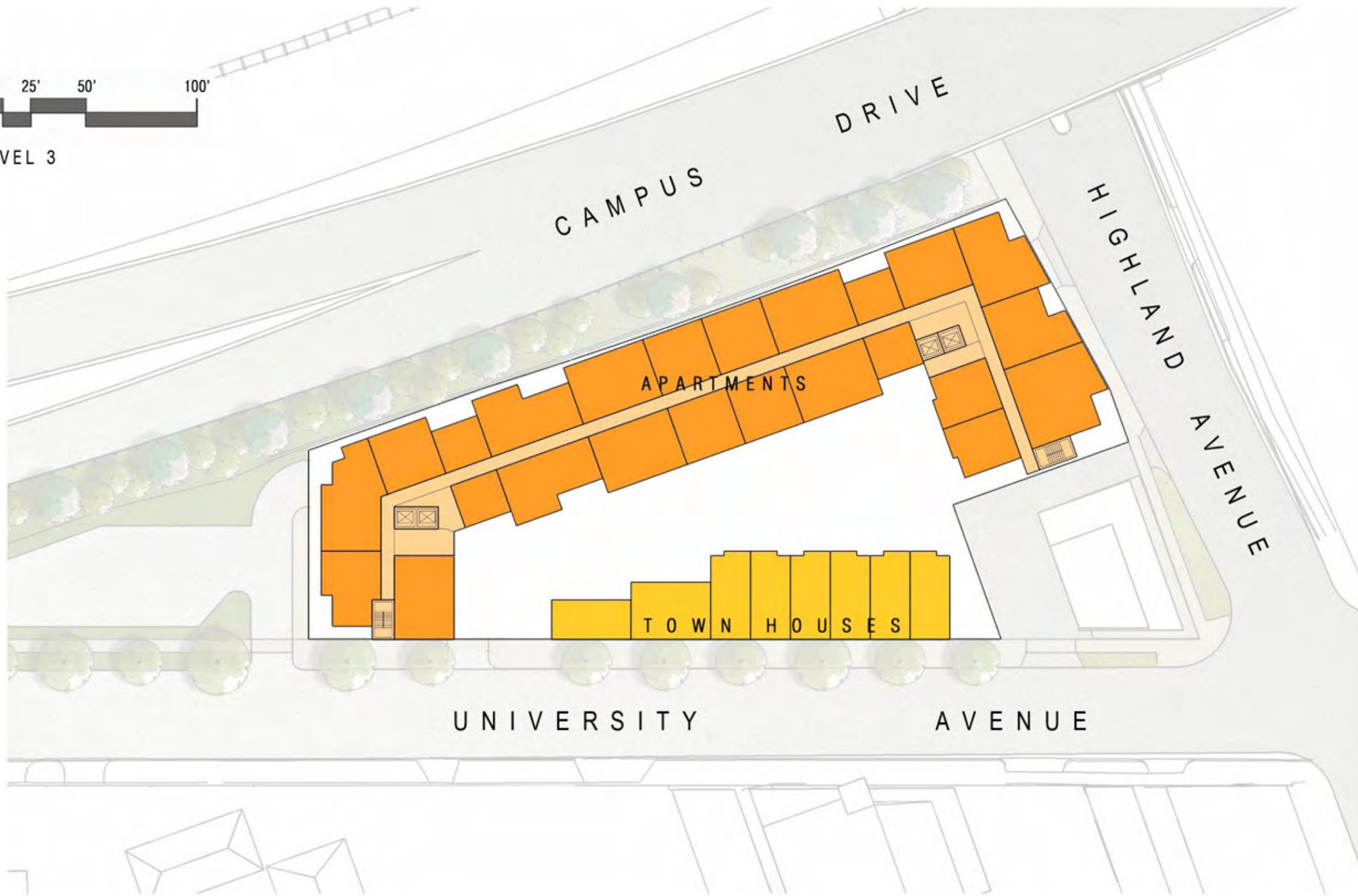


FLOOR PLAN



0' 25' 50' 100'

LEVEL 3

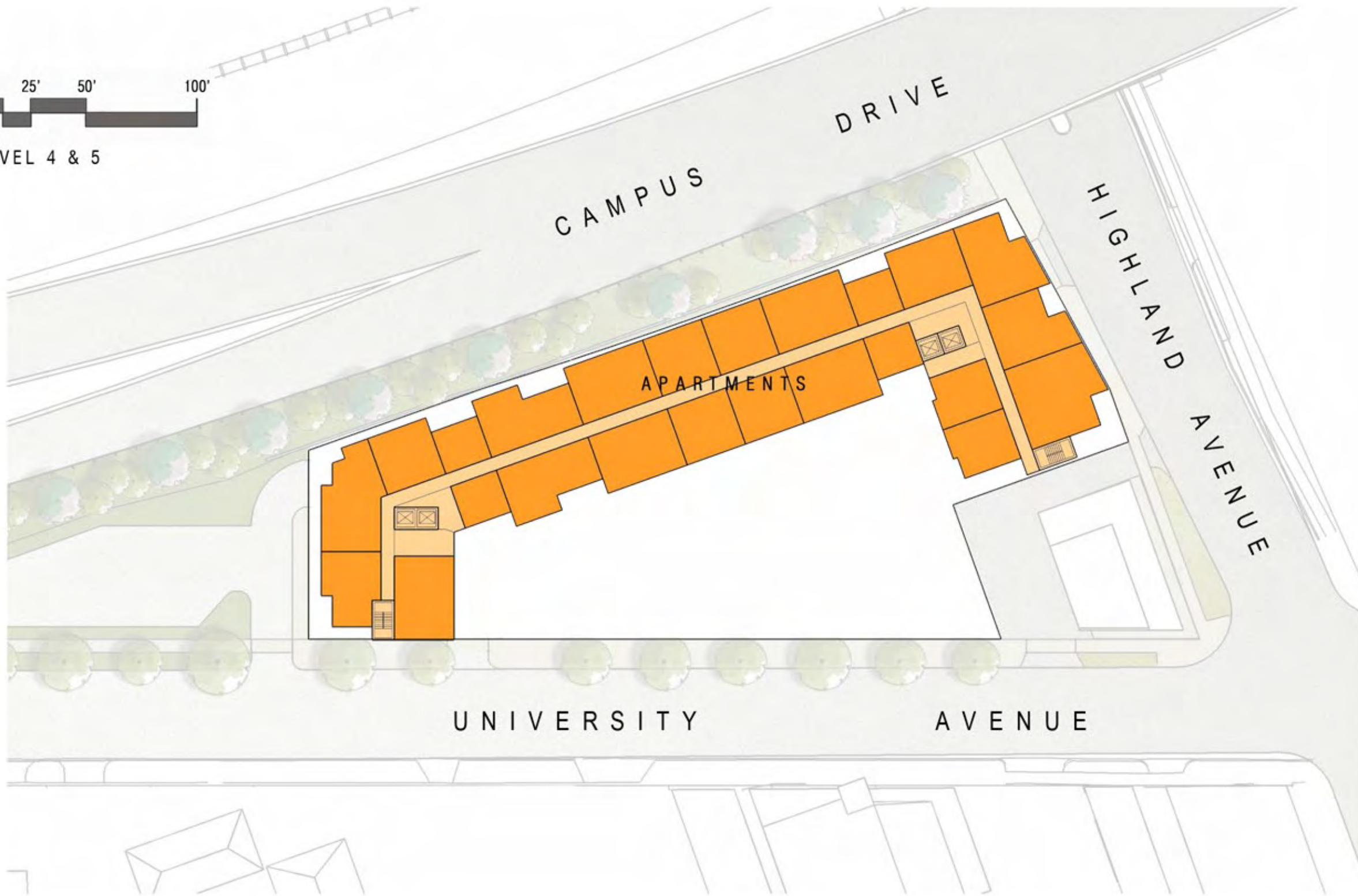


FLOOR PLAN

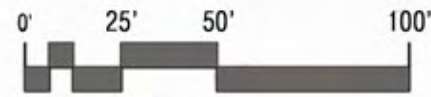


0' 25' 50' 100'

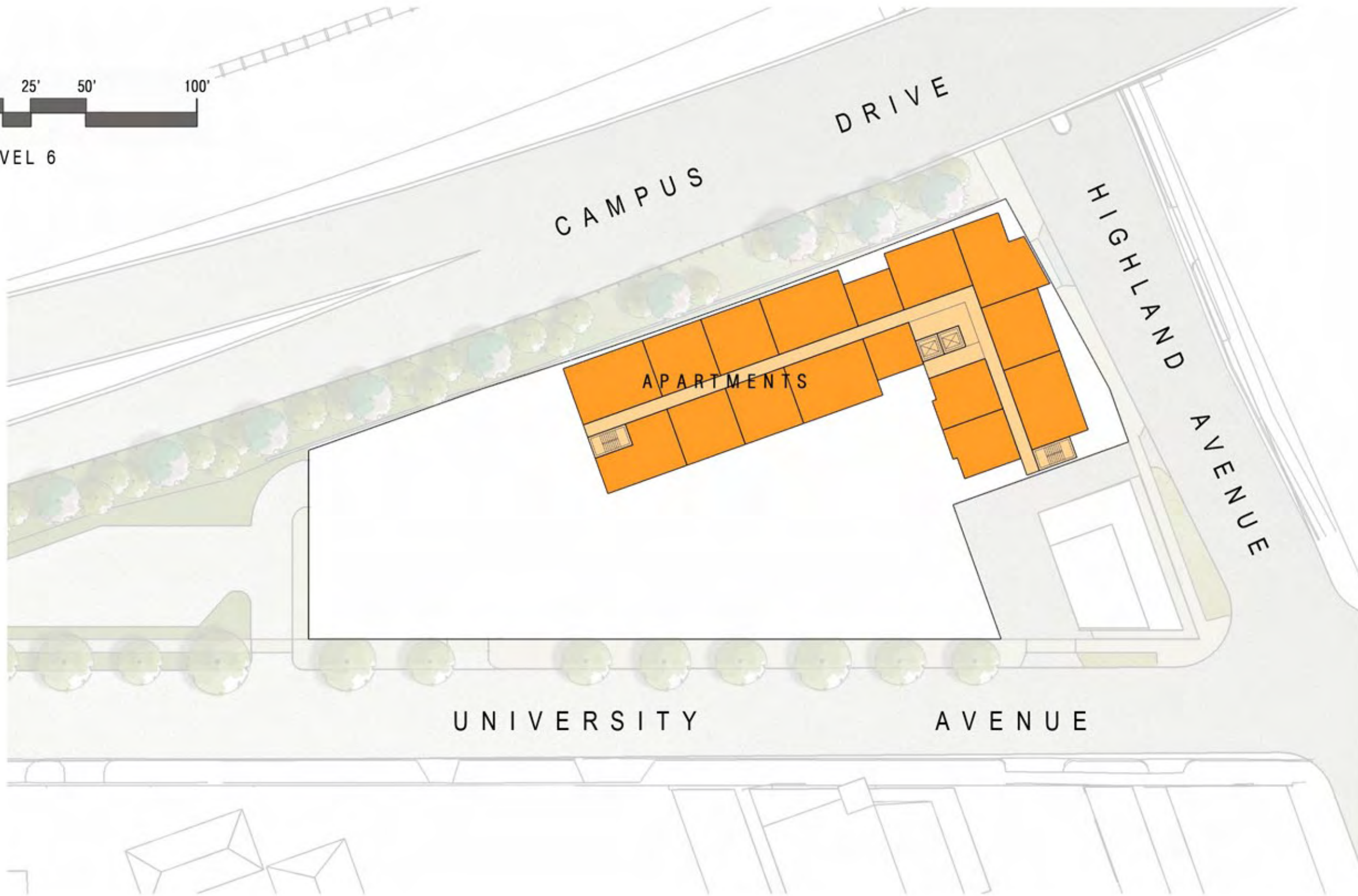
LEVEL 4 & 5



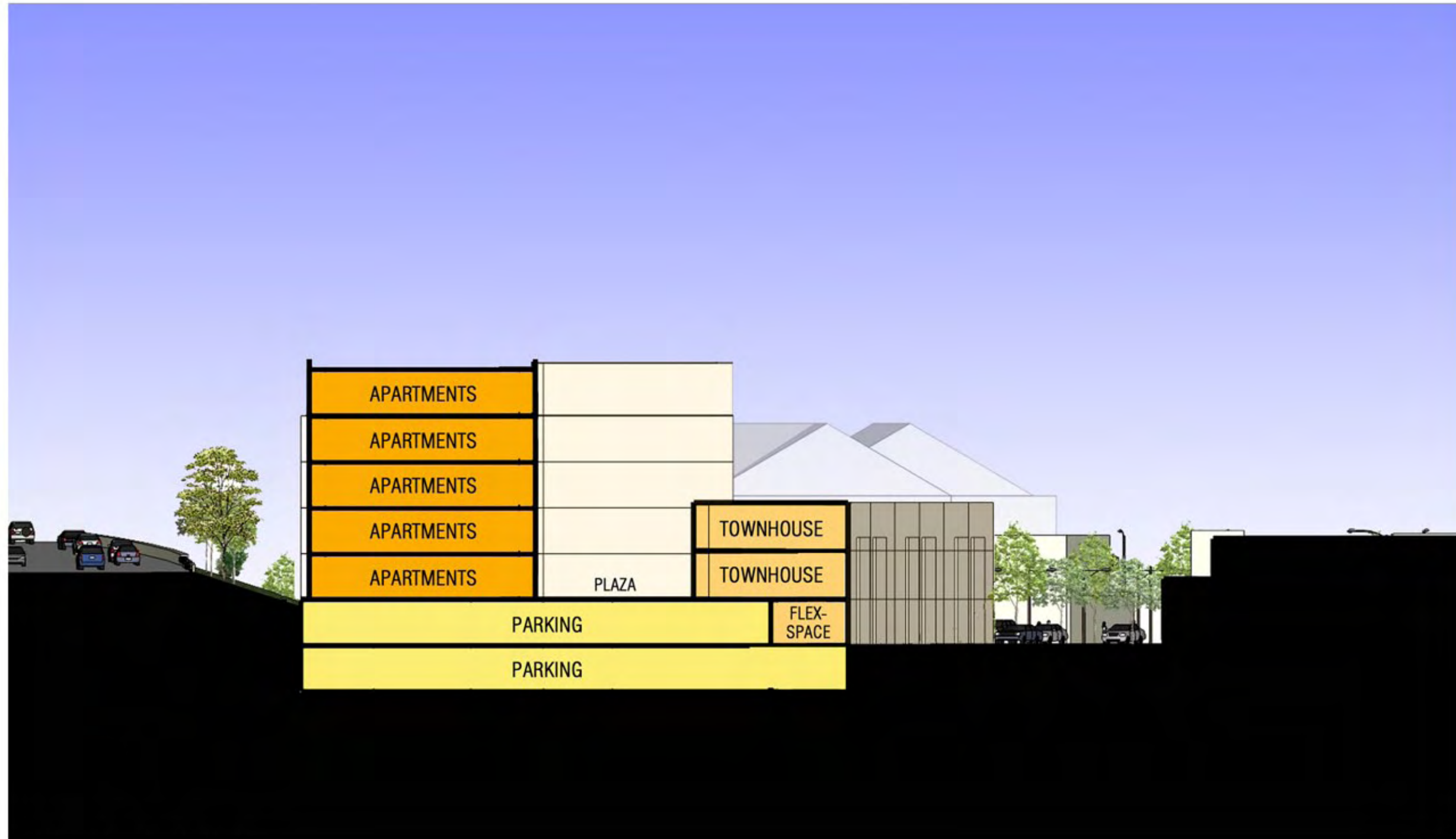
FLOOR PLAN



LEVEL 6



FLOOR PLAN



NORTH SOUTH SECTION

SECTION