



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: <u>June 10, 2015</u>	<input checked="" type="checkbox"/> Informational Presentation
UDC Meeting Date: <u>June 24, 2015</u>	<input type="checkbox"/> Initial Approval
Combined Schedule Plan Commission Date (if applicable): _____	<input type="checkbox"/> Final Approval

1. Project Address: Lot 2 - Union Corners - CSM 13940
 Project Title (if any): Union Corners - Bldgs 1 & 2

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

C. Other:

Please specify: _____

3. Applicant, Agent & Property Owner Information:

Applicant Name: Gary Gorman
 Street Address: 200 N. Main Street
 Telephone: (608) 835-3900 Fax: ()

Company: Gorman & Company, Inc.
 City/State: Madison, Wi Zip: 53575
 Email: tmatkom@gormanusa.com

Project Contact Person: Marc Ott
 Street Address: 200 N. Main Street
 Telephone: (608) 835-6388 Fax: ()

Company: Gorman & Company, Inc.
 City/State: Oregon, Wi Zip: 53575
 Email: mott@gormanusa.com

Project Owner (if not applicant) : _____
 Street Address: _____
 Telephone: () Fax: ()

City/State: _____ Zip: _____
 Email: _____

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 Union Corners GDP Approval
(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 Gorman & Company, Inc.

Relationship to Property Architect

Authorized Signature _____

Date June 10, 2015

UNION CORNERS RESIDENTIAL PHASE II – BRIEF NARRATIVE DESCRIPTION

Lot 2 at Union Corners will consists of one – five story, mixed-use structure on the corner of East Washington Avenue and Milwaukee Street. Resident and commercial customer parking will be located in the underground basement of the building. The ground floor shall have a mix of retail spaces, resident common spaces, and a 28,000 s.f. grocery store. Levels two – five will be comprised of a mixture of one and two bedroom units, roof decks, and tenant amenity spaces.

The project will also include off street parking for the retail customers and visitors. An open area canopy structure will be located in the green space along the west of property line to be used for community events such as farmers markets. The placement of the structures and landscaping will work with the existing master plan in place for the Union Corners site.

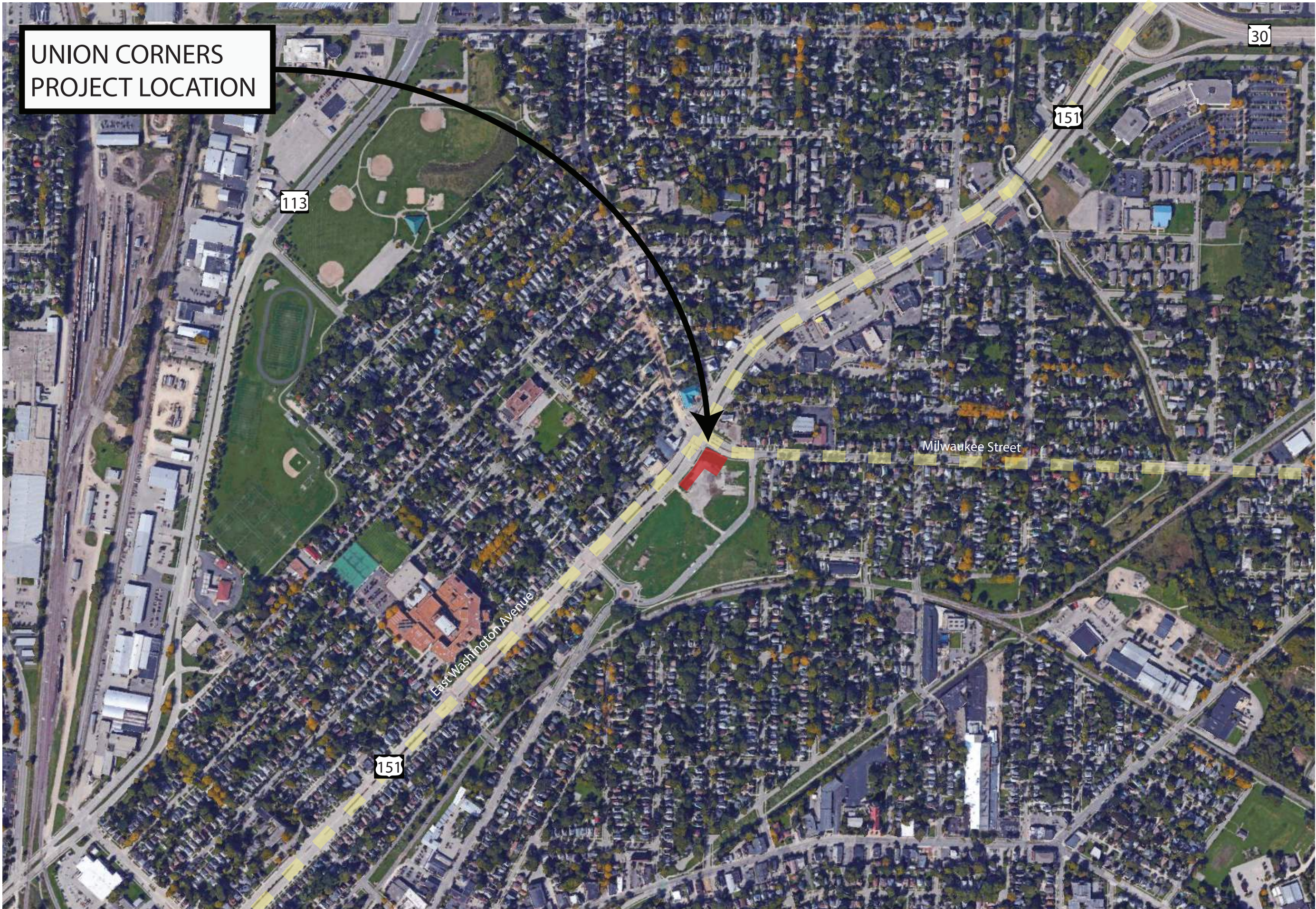
This development will also construct the common site areas included in the project area, including the pedestrian walks to the west and south, and the storm water management swale to the south of the building.

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UNION CORNERS
PROJECT LOCATION

PRELIMINARY SITE - LOCATOR MAP

GORMAN
REAL ESTATE DEVELOPMENT
AND MANAGEMENT
200 N. MAIN ST.
OREGON, WI 53575

UNION CORNERS - BUILDING 1
EAST WASHINGTON AVENUE & MILWAUKEE STREET
MADISON, WISCONSIN

SCALE: AS NOTED
JUNE 10, 2015



E. Washington Ave. and Milwaukee Street - Looking West



7th Street and E. Washington Ave. - Looking North



7th Street and E. Washington Ave. - Looking Northwest



7th Street and E. Washington Ave. - Looking West

PRELIMINARY SITE - EXISTING CONTEXTUAL CONDITIONS

UNION CORNERS - BUILDING 1

EAST WASHINGTON AVENUE & MILWAUKEE STREET
MADISON, WISCONSIN



6th Street and E. Washington Ave. - Looking West



6th Street and E. Washington Ave. - Looking North



6th Street and E. Washington Ave. - Looking South



6th Street and Winnebago - Looking Southwest

PRELIMINARY SITE - EXISTING CONTEXTUAL CONDITIONS

UNION CORNERS - BUILDING 1

EAST WASHINGTON AVENUE & MILWAUKEE STREET
MADISON, WISCONSIN



6th Street and Winnegabo Street - Looking East



Winnegabo Street - Looking South



Winnegabo St. - Looking East



Milwaukee Street and Winnegabo - Looking South

PRELIMINARY SITE - EXISTING CONTEXTUAL CONDITIONS

UNION CORNERS - BUILDING 1

EAST WASHINGTON AVENUE & MILWAUKEE STREET
MADISON, WISCONSIN

5th STREET

6th STREET

7th STREET

EAST WASHINGTON AVENUE (L.S.H. 150)

BUILDING 10
2 STORY
MIXED-USED

RETAIL
ENTRANCE

32 STALLS

WINNEBAGO STREET

UNION GREEN
COMMUNITY SPACE

UW CLINIC FACILITY
2 FLOORS

BUILDING # 4
4 STORY
MIXED-USE

BUILDING # 2
5 FLOORS
MIXED USE

BUILDING # 1
5 FLOORS
MIXED USE

1 STORY
GROCERY

BUILDING # 5
4 STORY
MIXED-USE

BUILDING # 6
3 STORY
RESIDENTIAL

BUILDING # 7
3 STORY
RESIDENTIAL

BUILDING 9
2 STORY
RESIDENTIAL

BUILDING 8
2 STORY
RESIDENTIAL

UW HEALTH
MONUMENT SIGN

UNION PACIFIC RAILWAY COMPANY
(OPERATED BY: WISCONSIN & SOUTHERN RAILROAD)

6th STREET

WISCONSIN STREET

GATEWAY PILLARS
CLAD IN RED BRICK
BATTERY BRICK

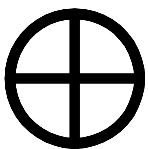
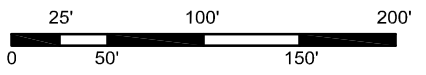
COMMUNITY GARDEN PLOTS

ANZINGER COURT

PARSONS STREET

5th STREET

MASTER SITE PLAN



GORMAN
REAL ESTATE DEVELOPMENT
AND MANAGEMENT
200 N. MAIN ST.
OREGON, WI 53575

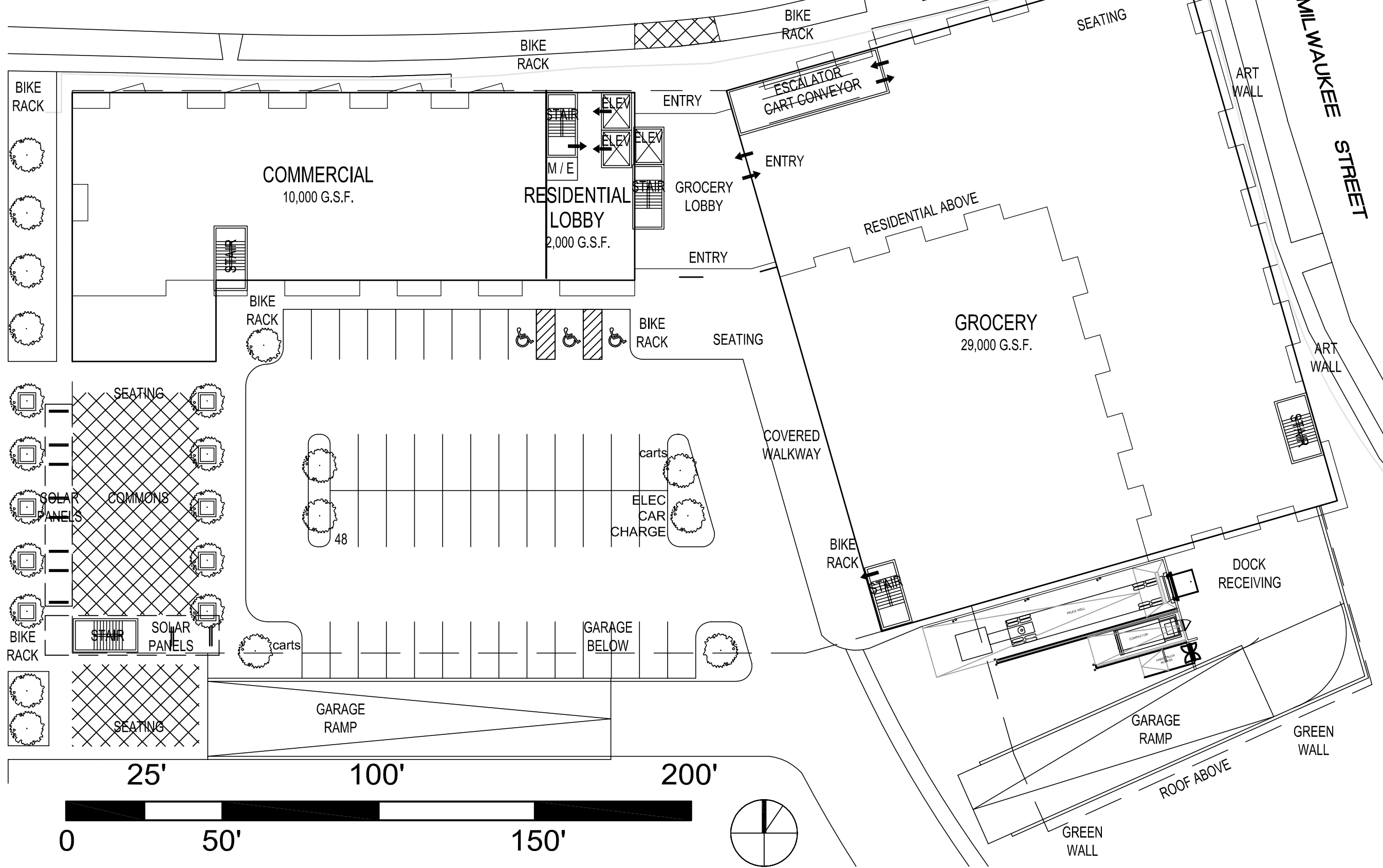
UNION CORNERS

EAST WASHINGTON AVENUE & MILWAUKEE STREET
MADISON, WISCONSIN

SCALE: 1" = 100'-0"

MARCH 25, 2015

EAST WASHINGTON AVENUE (U.S.H. 151)



MILWAUKEE STREET

UNION CORNERS - BUILDING 1
EAST WASHINGTON AVENUE & MILWAUKEE STREET
MADISON, WISCONSIN

SCALE: AS NOTED
JUNE 10, 2015

PRELIMINARY SITE - GROUND FLOOR PLAN

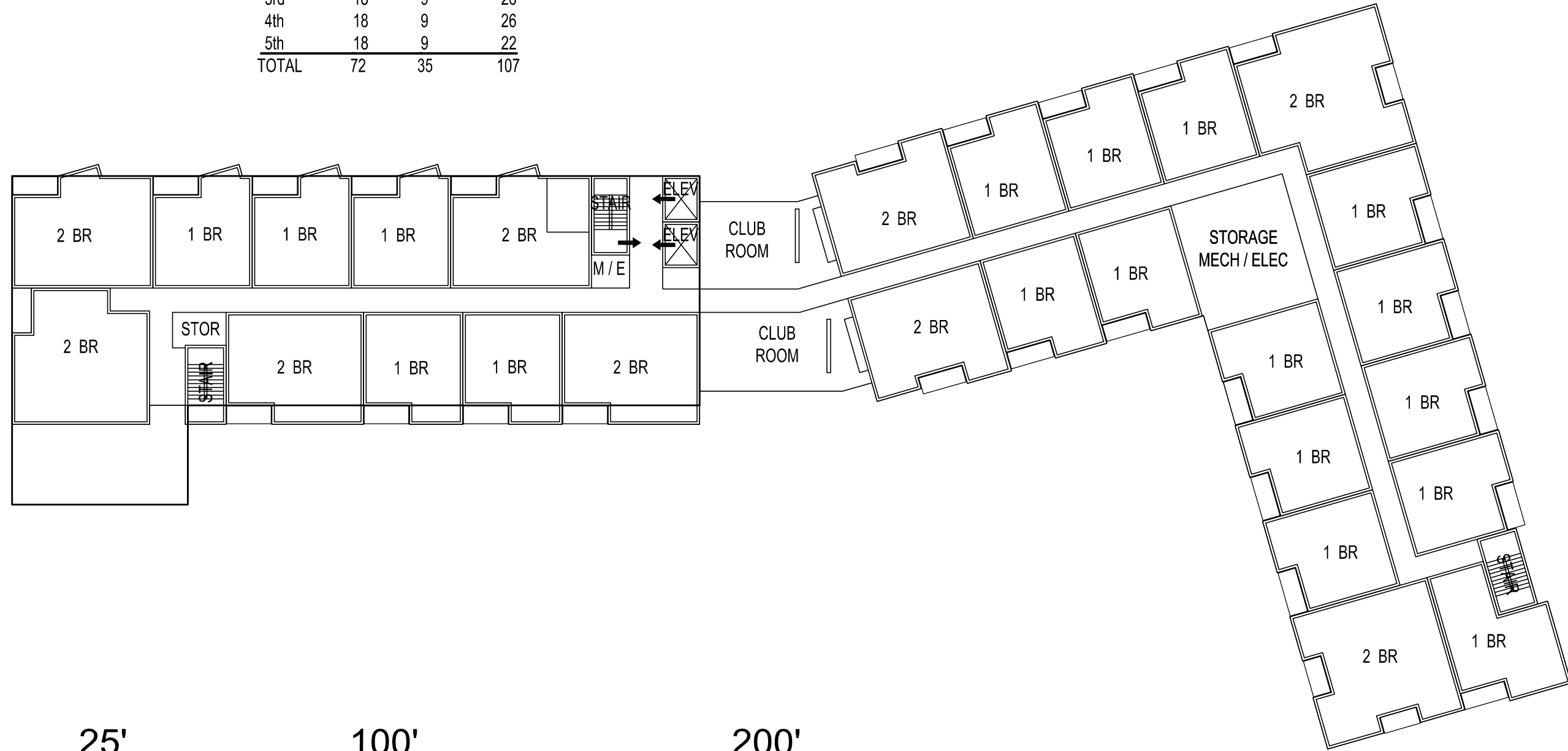
UNIT MIX	1BR	2BR	TOTAL
Ground	0	0	0
2nd	18	8	26
3rd	18	9	26
4th	18	9	26
5th	18	9	22
TOTAL	72	35	107



PRELIMINARY SECOND FLOOR PLAN

UNION CORNERS - BUILDING 1
EAST WASHINGTON AVENUE & MILWAUKEE STREET
MADISON, WISCONSIN

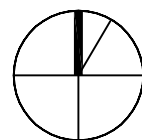
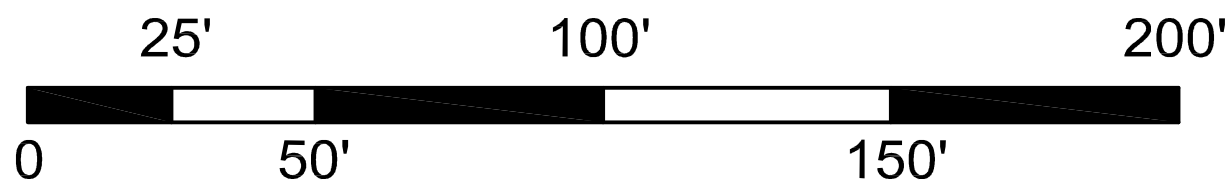
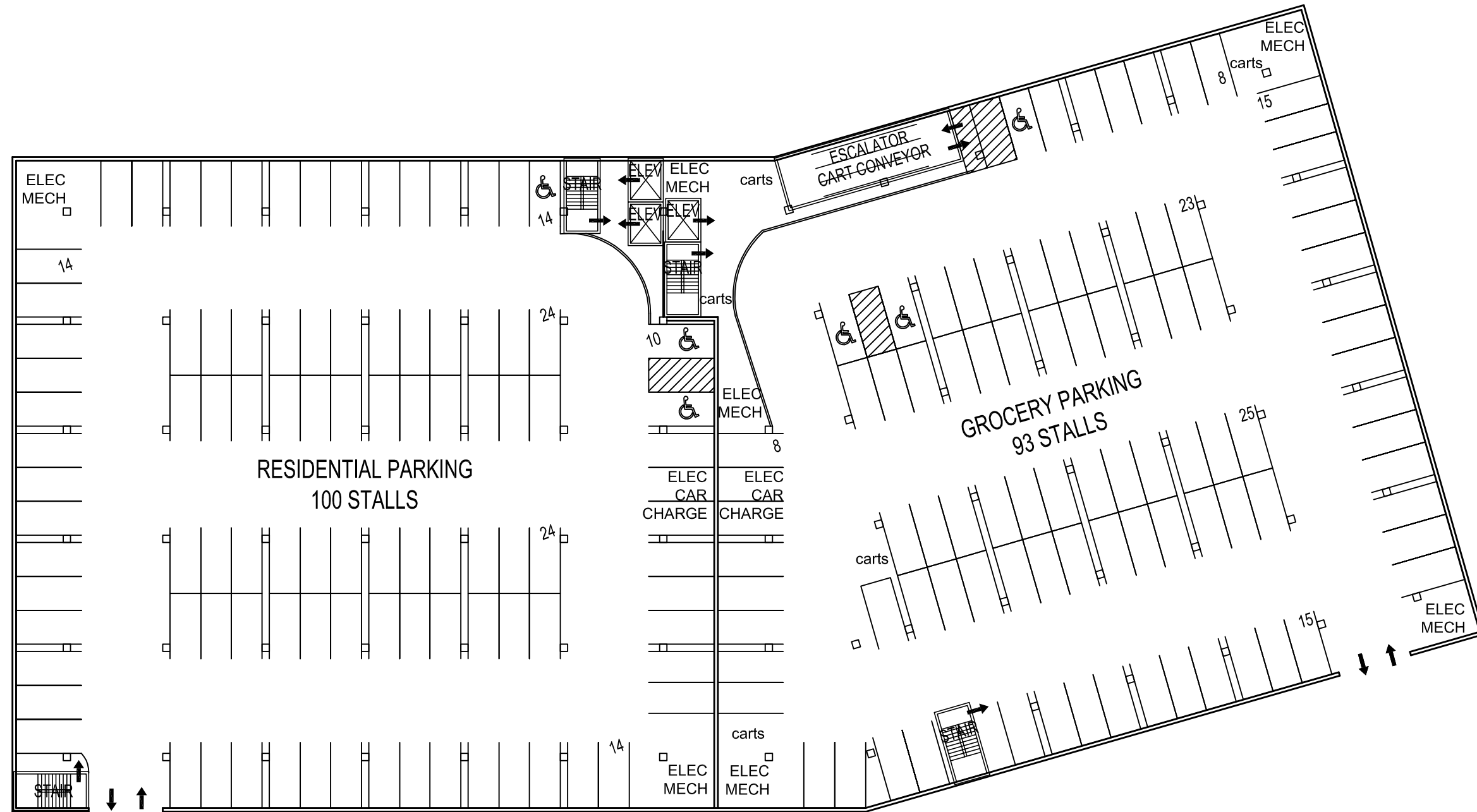
UNIT MIX	1BR	2BR	TOTAL
Ground	0	0	0
2nd	18	8	26
3rd	18	9	26
4th	18	9	26
5th	18	9	22
TOTAL	72	35	107



TYPICAL RESIDENTIAL FLOOR

UNION CORNERS - BUILDING 1

EAST WASHINGTON AVENUE & MILWAUKEE STREET
MADISON, WISCONSIN



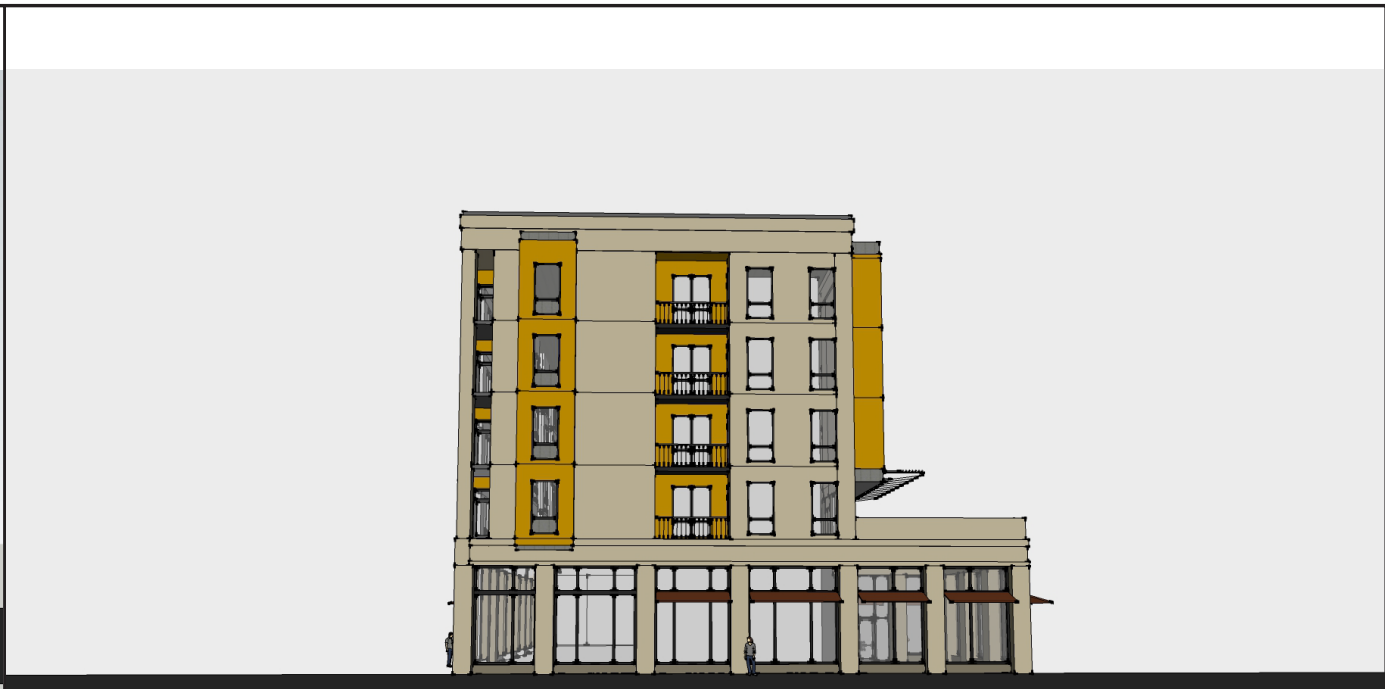
PARKING LEVEL PLAN

UNION CORNERS - BUILDING 1

EAST WASHINGTON AVENUE & MILWAUKEE STREET
MADISON, WISCONSIN



MILWAUKEE STREET ELEVATION (EAST)



SIDE ELEVATION (WEST)



EAST WASHINGTON ELEVATION (NORTH)

PRELIMINARY ELEVATIONS

UNION CORNERS - BUILDING 1

EAST WASHINGTON AVENUE & MILWAUKEE STREET
MADISON, WISCONSIN

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REAR ELEVATION (SOUTH)

REAR ELEVATION (SOUTH)



REAR ELEVATION (WEST)

PRELIMINARY ELEVATIONS

UNION CORNERS - BUILDING 1

EAST WASHINGTON AVENUE & MILWAUKEE STREET
MADISON, WISCONSIN