

# URBAN DESIGN COMMISSION APPLICATION

# UDC

City of Madison  
Planning Division  
Madison Municipal Building, Suite 017  
215 Martin Luther King, Jr. Blvd.  
P.O. Box 2985  
Madison, WI 53701-2985  
(608) 266-4635



## FOR OFFICE USE ONLY:

Paid \_\_\_\_\_ Receipt # \_\_\_\_\_  
Date received \_\_\_\_\_  
Received by \_\_\_\_\_  
Aldermanic District \_\_\_\_\_  
Zoning District \_\_\_\_\_  
Urban Design District \_\_\_\_\_  
Submittal reviewed by \_\_\_\_\_  
Legistar # \_\_\_\_\_

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: 1224 South Park Street  
Title: \_\_\_\_\_

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

UDC meeting date requested September 4, 2019

- 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** John Van Note  
**Street address** 1955 Atwood Ave  
**Telephone** 608-577-7936

**Company** SARA Investment Real Estate Inc  
**City/State/Zip** Madison, WI 53704  
**Email** jvannote@sarainvest.com

**Project contact person** Amy S Hasselman  
**Street address** 242 E Main St suite 201  
**Telephone** 608-825-0094 x25

**Company** KONTEXT architects llc  
**City/State/Zip** Sun Prairie, WI 53590  
**Email** amy@kontextarchitects.com

**Property owner (if not applicant)** \_\_\_\_\_  
**Street address** \_\_\_\_\_ **City/State/Zip** \_\_\_\_\_  
**Telephone** \_\_\_\_\_ **Email** \_\_\_\_\_

**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 on Page 4 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 and legible**. 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 Janine Glaeser on May 22, 2019.
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.

Name of applicant SARA INVESTMENT REAL ESTATE LLC Relationship to property Manager  
 Authorizing signature of property owner [Signature] Date 8-20-19

**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:

- Urban Design Districts: \$350 (per §35.24(6) MGO).
- Minor Alteration in the Downtown Core District (DC) or Urban Mixed-Use District (UMX) : \$150 (per §33.24(6)(b) MGO)
- Comprehensive Design Review: \$500 (per §31.041(3)(d)(1)(a) MGO)
- Minor Alteration to a Comprehensive Sign Plan: \$100 (per §31.041(3)(d)(1)(c) MGO)
- 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)

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:

- 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) and/or Specific Implementation Plan (SIP)
- Planned Multi-Use Site or Residential Building Complex



**PARK STREET (WESTBOUND)**

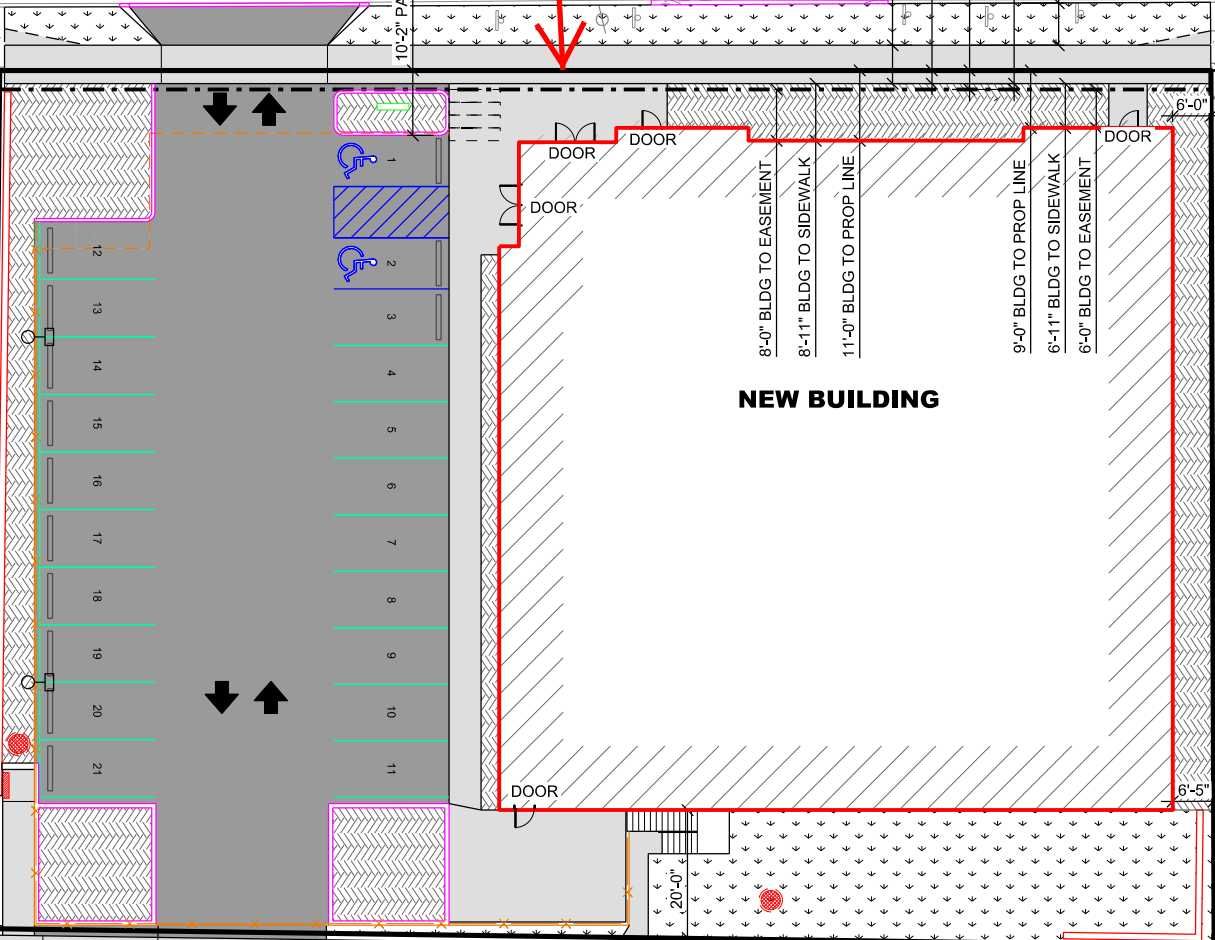
Property Line @  
Right-of-Way

**PARK STREET (EASTBOUND)**

6'-0" CONCRETE SIDEWALK  
2'-1" SIDEWALK INSIDE PROPERTY LINE  
3'-0" NEW SIDEWALK EASEMENT  
11" FROM SIDEWALK TO EASEMENT  
TERRACE WIDTH VARIES  
6'-0" TO 6'-3" FROM NORTH TO SOUTH

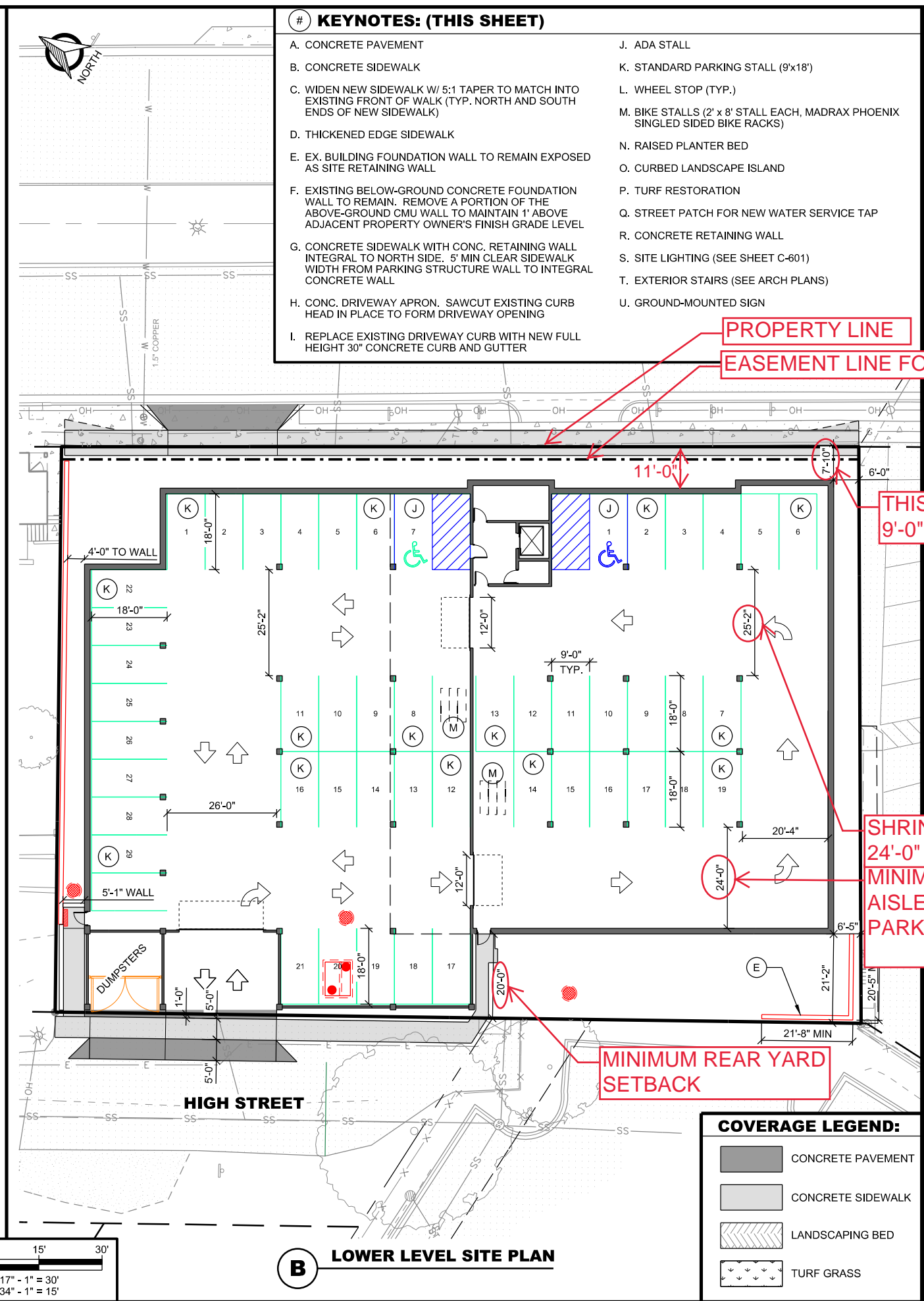
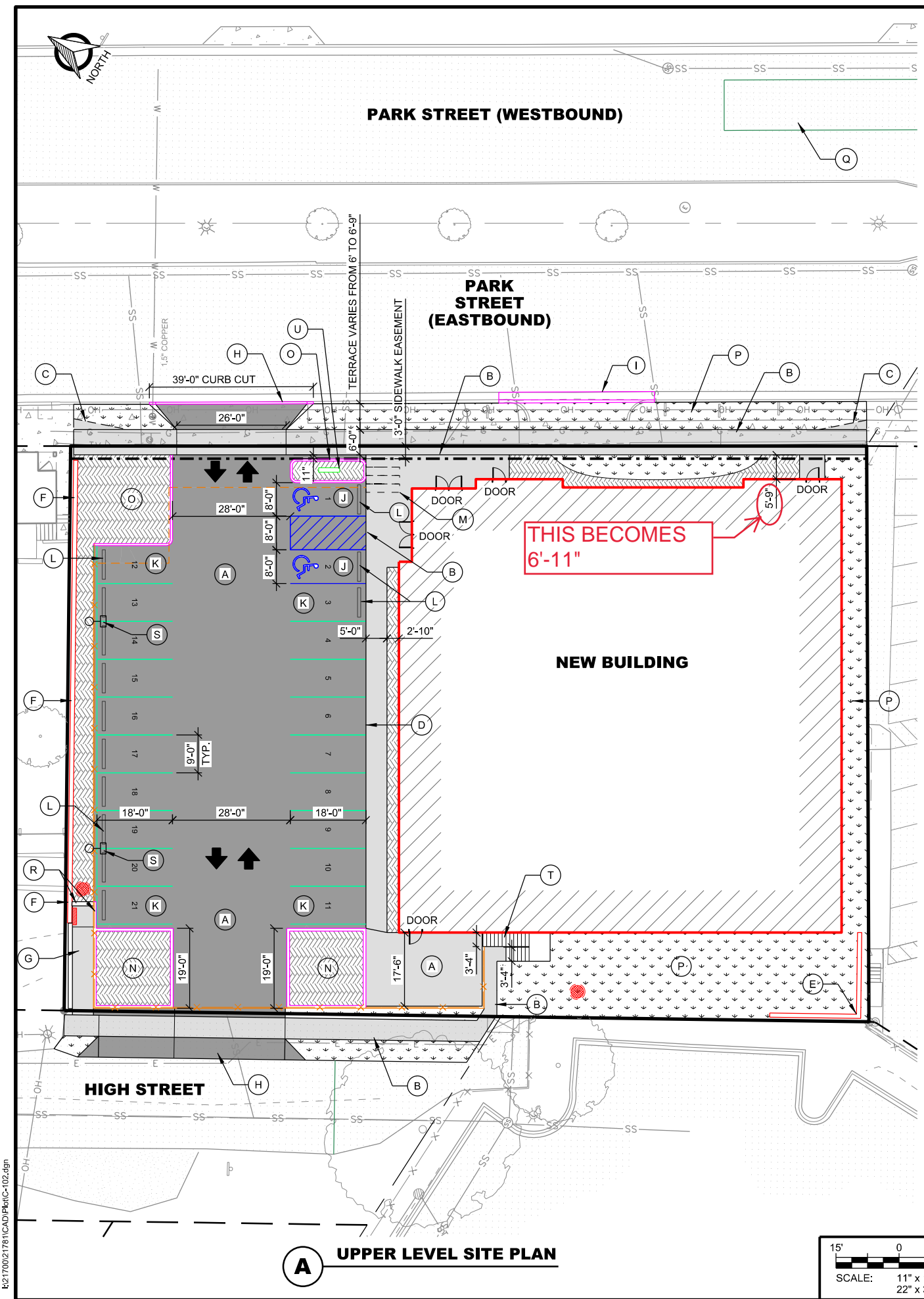
1.5" COPPER

10'-2" PARKING SETBACK



**NEW BUILDING**

**HIGH STREET**



**# KEYNOTES: (THIS SHEET)**

- A. CONCRETE PAVEMENT
- B. CONCRETE SIDEWALK
- C. WIDEN NEW SIDEWALK W/ 5:1 TAPER TO MATCH INTO EXISTING FRONT OF WALK (TYP. NORTH AND SOUTH ENDS OF NEW SIDEWALK)
- D. THICKENED EDGE SIDEWALK
- E. EX. BUILDING FOUNDATION WALL TO REMAIN EXPOSED AS SITE RETAINING WALL
- F. EXISTING BELOW-GROUND CONCRETE FOUNDATION WALL TO REMAIN. REMOVE A PORTION OF THE ABOVE-GROUND CMU WALL TO MAINTAIN 1' ABOVE ADJACENT PROPERTY OWNER'S FINISH GRADE LEVEL
- G. CONCRETE SIDEWALK WITH CONC. RETAINING WALL INTEGRAL TO NORTH SIDE. 5' MIN CLEAR SIDEWALK WIDTH FROM PARKING STRUCTURE WALL TO INTEGRAL CONCRETE WALL
- H. CONC. DRIVEWAY APRON. SAWCUT EXISTING CURB HEAD IN PLACE TO FORM DRIVEWAY OPENING
- I. REPLACE EXISTING DRIVEWAY CURB WITH NEW FULL HEIGHT 30" CONCRETE CURB AND GUTTER
- J. ADA STALL
- K. STANDARD PARKING STALL (9'x18')
- L. WHEEL STOP (TYP.)
- M. BIKE STALLS (2' x 8' STALL EACH, MADRAX PHOENIX SINGLED SIDED BIKE RACKS)
- N. RAISED PLANTER BED
- O. CURBED LANDSCAPE ISLAND
- P. TURF RESTORATION
- Q. STREET PATCH FOR NEW WATER SERVICE TAP
- R. CONCRETE RETAINING WALL
- S. SITE LIGHTING (SEE SHEET C-601)
- T. EXTERIOR STAIRS (SEE ARCH PLANS)
- U. GROUND-MOUNTED SIGN

CONSULTANT:  
**Edge**  
 Consulting Engineers, Inc.  
 624 WATER STREET  
 PRAIRIE DU SAC, WI 53578  
 608.644.1449 VOICE  
 608.644.1549 FAX  
 www.edgeconsult.com

CLIENT:

**UPPER/LOWER SITE PLANS**  
**1224 S PARK STREET RED**  
**SARA INVESTMENT**  
**DANE COUNTY, MADISON**

**PROPERTY LINE**

**EASEMENT LINE FOR SIDEWALK**

**THIS BECOMES 6'-11"**

**THIS BECOMES 9'-0"**

**SHRINK THIS TO 24'-0"**  
**MINIMUM BACKUP AISLE FOR 9'x18' PARKING SPACE**

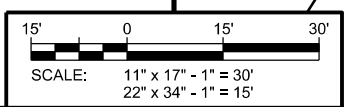
**MINIMUM REAR YARD SETBACK**

**COVERAGE LEGEND:**

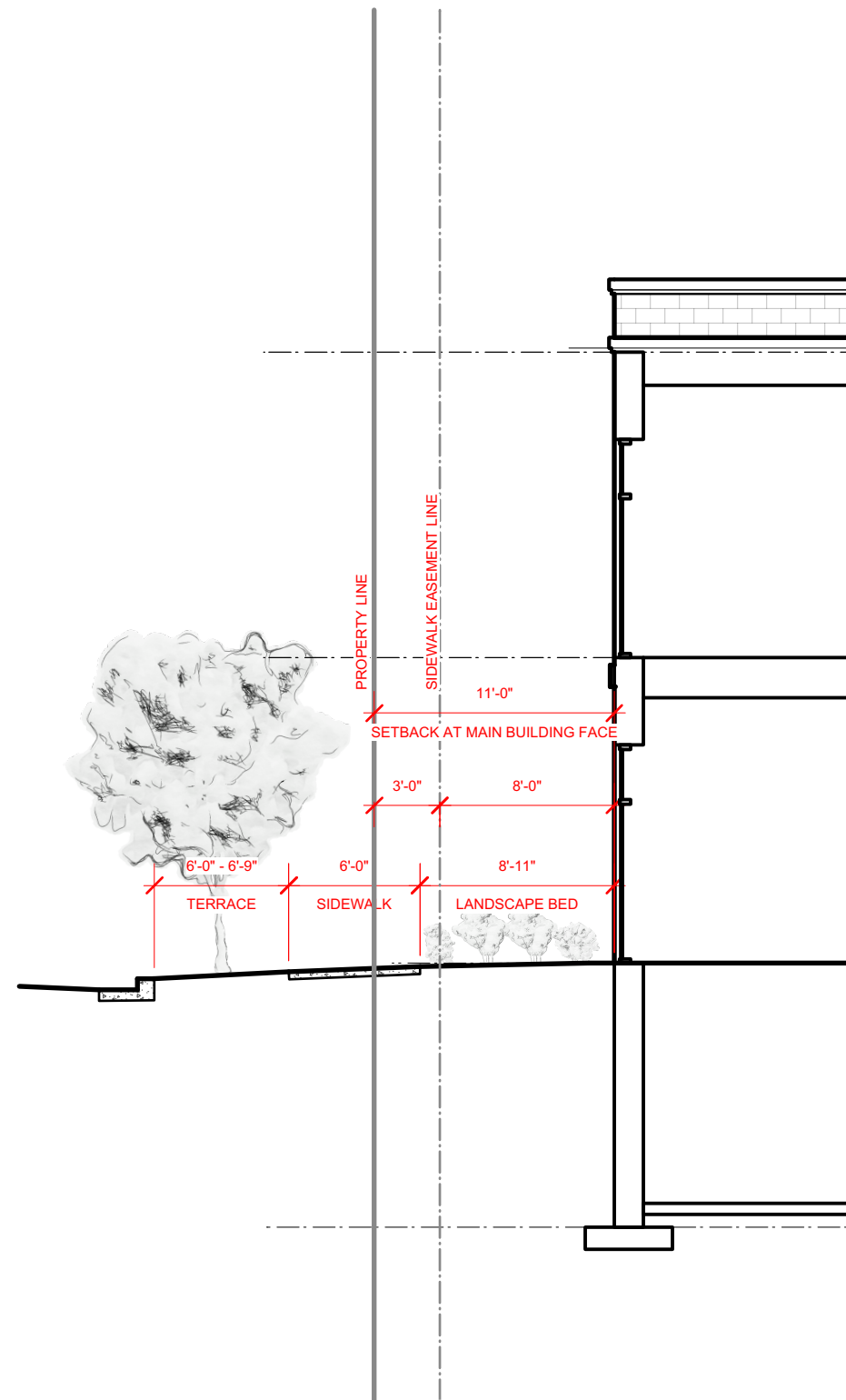
- CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- LANDSCAPING BED
- TURF GRASS

INT.	DATE	DESCRIPTION
AH	08/16/2019	SETBACK EXHIBIT

DRAWN BY	BJB, NED
CHECKED BY	AJO, BJB
PLOT DATE	6/26/2019
PROJECT NUMBER	21781
SET TYPE	FR
SHEET NUMBER	<b>C-102</b>

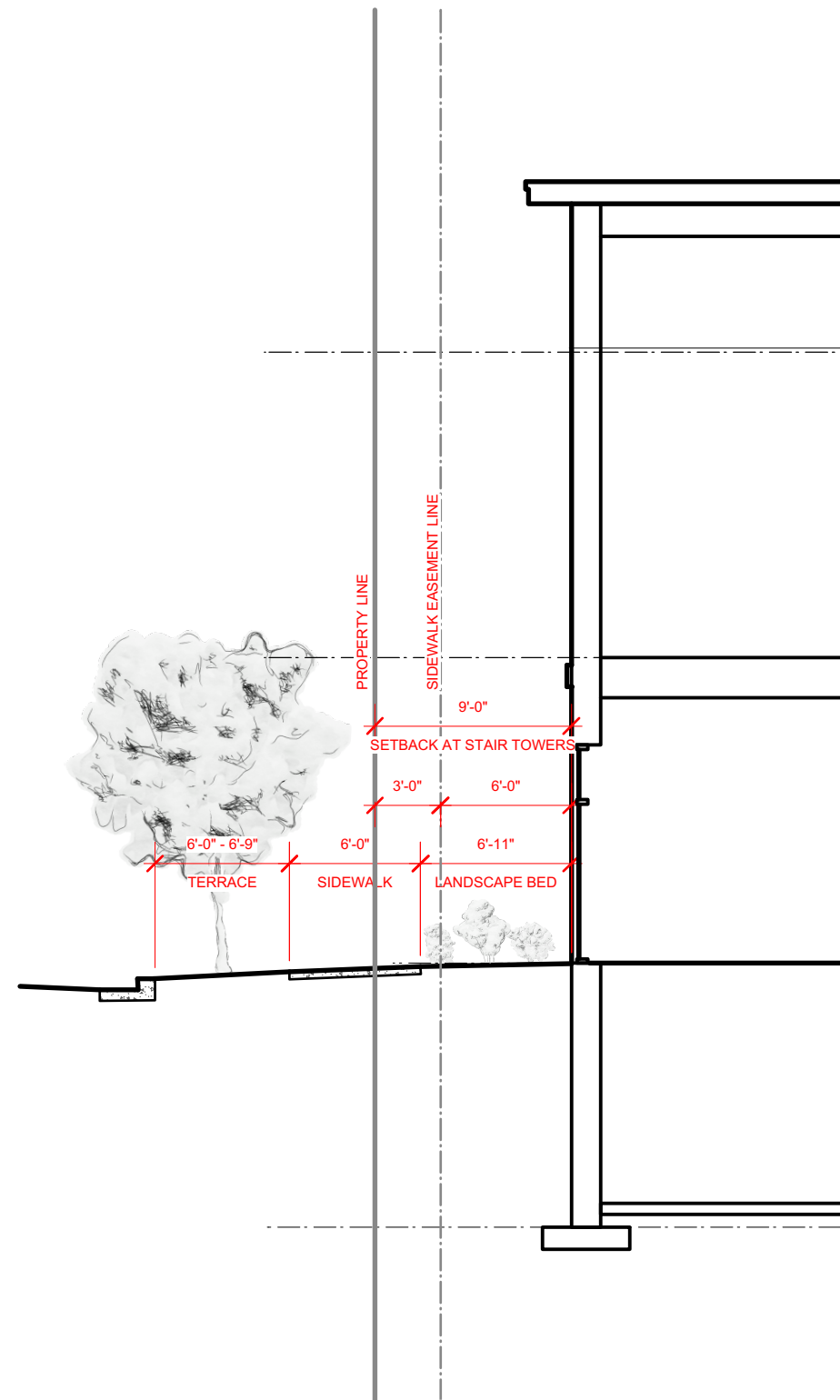


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Section at Main Building Face

Scale: 1/8" = 1'-0"



Section at Stair Towers

Scale: 1/8" = 1'-0"

# ENTITLEMENT SUBMITTAL

Revisions:

No.	Date:	Description:

Graphic Scale	
Project Number	1903
Set Type	Entitlement
Date Issued	08/21/2019
Sheet Number	<b>A203</b>



PARK STREET (EASTBOUND)

HIGH STREET

NEW BUILDING

CONSULTANT:  
**Edge**  
 Consulting Engineers, Inc.  
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 PRAIRIE DU SAC, WI 53678  
 608.644.1449 VOICE  
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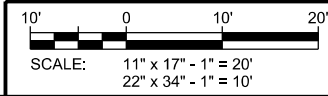
CLIENT:

**LANDSCAPING PLAN**  
 1224 S PARK STREET REDEVELOPMENT  
 SARA INVESTMENT  
 DANE COUNTY, MADISON, WISCONSIN

SHEET TITLE:

SUBMITTAL:		
INT.	DATE:	DESCRIPTION:

DRAWN BY	BJB, NED
CHECKED BY	AJO, BJB
PLOT DATE	6/26/2019
PROJECT NUMBER	21781
SET TYPE	FR
SHEET NUMBER	<b>L-101</b>



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**1224 S Park Street Redevelopment**

LANDSCAPING POINT SUMMARY

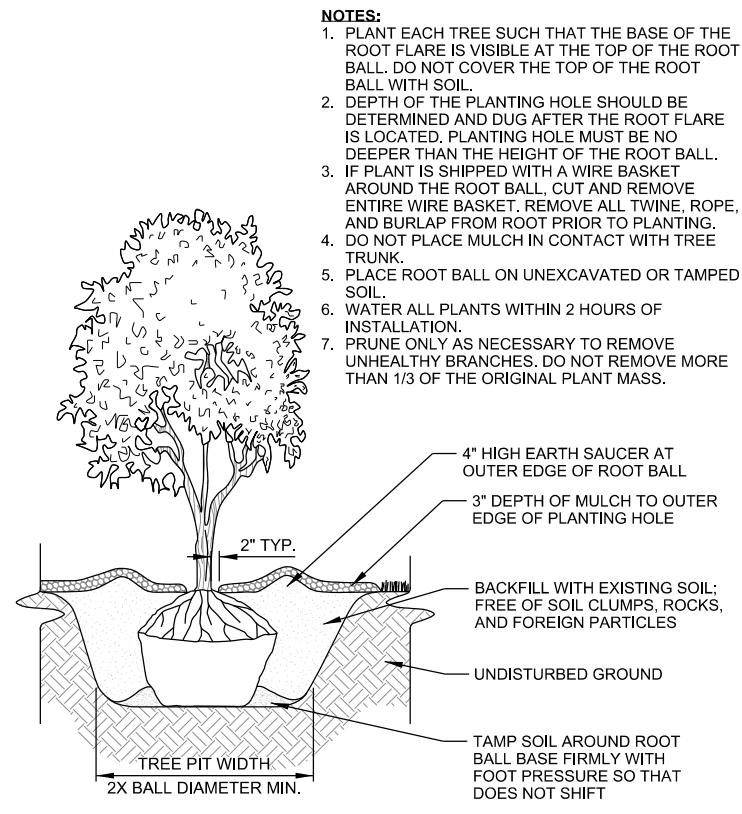
25,813 = Total Lot Area (SF)
9,003 = Developed Area (SF)
150 = Landscape Points Required (5/300 SF)
189.40 = Park Street Frontage (LF)
N/A Exempt - Building at Sidewalk
7,300 = Site Area for Parking Stalls (SF)
584 = 8% of Parking Stall Area (SF)
1,074 = Provided Landscape Island Area (SF)

**Interior Parking Lot Island Areas**

Symbol	Quantity	Scientific Name	Common Name	Height	Spread	Size	Points Each	Total Points
<b>TREES</b>								
AA	4	Amelanchier arborea	Downy Serviceberry	15-25'	10-12'	1-1/2" BB	15	60
GT	1	Gleditsia triacanthos var. inermis	Thornless Honeylocust	60'	60'	2-1/2" BB	35	35
<b>SHRUBS</b>								
PF	8	Potentilla fruticosa	Bush Cinquefoil/Potentilla	2-3'	3'	3 gal.	3	24
HK	12	Hypericum kalmianum 'Ames'	Ames St. John's Wort	2-3'	3'	3 gal.	3	36
JH	36	Juniperus horizontalis 'Wisconsin'	Wisconsin Juniper	8"	5'	3 gal.	4	144
<b>GRASSES</b>								
CA	25	Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Grass	4-5'	2'	3 gal.	2	50
<b>PERENNIALS</b>								
HG	18	Hosta 'Golden Tiara'	Golden Tiara Hosta	2'	2-3'	1 gal.	2	36
<b>VEGETATED FENCING</b>								
---	96 LF	Celastrus scandens	American Bittersweet	4'	96'	---	4	38
							<b>Subtotal</b>	<b>423</b>

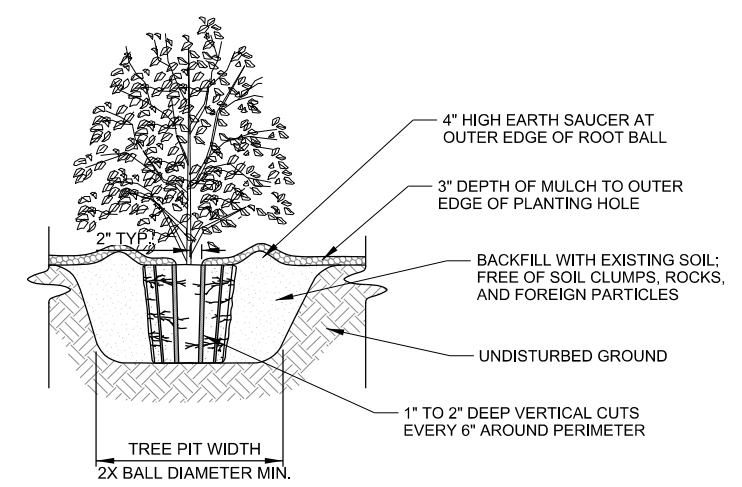
**Foundation Plantings**

Symbol	Quantity	Scientific Name	Common Name	Height	Spread	Size	Points Each	Total Points
<b>TREES</b>								
CC	1	Carpinus caroliniana	Musclewood	25'	25'	1-1/2" BB	15	15
OV	1	Ostrya virginiana	Ironwood	25'	15'	1-1/2" BB	15	15
<b>SHRUBS</b>								
HA	14	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	4'	4'	3 gal.	3	42
PF	10	Potentilla fruticosa	Bush Cinquefoil/Potentilla	2-3'	3'	3 gal.	3	30
PO	11	Physocarpus opulifolius 'Donna May'	Little Devil Ninebark	3-4'	3-4'	3 gal.	3	33
SJ	11	Spiraea japonica 'Goldmound'	Goldmound Spirea	2'	2-3'	3 gal.	3	33
<b>GRASSES</b>								
CA	44	Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Grass	4-5'	2'	3 gal.	2	88
<b>PERENNIALS</b>								
HT	25	Hosta 'Golden Tiara'	Golden Tiara Hosta	2'	2-3'	1 gal.	2	50
							<b>Subtotal</b>	<b>306</b>
							<b>TOTAL POINTS</b>	<b>729</b>
							<b>Points Req'd</b>	<b>150</b>

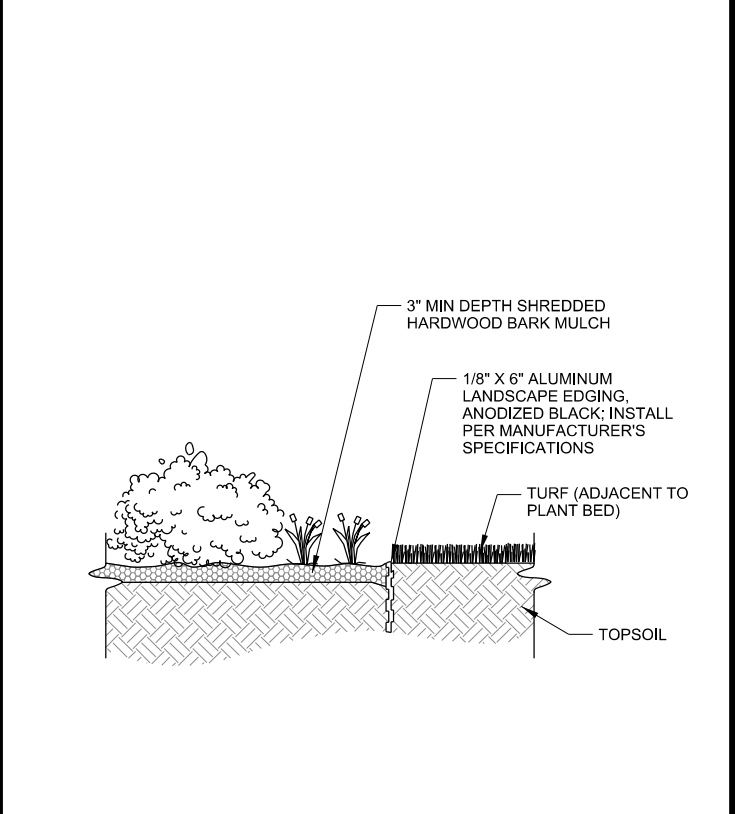


**A BALL & BURLAP TREE PLANTING DETAIL**  
SCALE: NTS

- NOTES:**
- FOR 3 TO 10 GALLON CONTAINERS: MAKE 1" TO 2" DEEP VERTICAL CUTS EVERY 6" AROUND THE CIRCUMFERENCE OF THE ROOT BALL BEFORE PLANTING.
  - PLANT EACH SHRUB OR PERENNIAL SUCH THAT THE ROOT FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. DO NOT COVER THE TOP OF THE ROOT BALL WITH SOIL.
  - PLANTING HOLE MUST NOT BE DEEPER THAN THE HEIGHT OF THE ROOT BALL.
  - DO NOT PLACE MULCH IN CONTACT WITH STEMS.
  - PLACE ROOT BALL ON UNEXCAVATED OR TAMPED SOIL.
  - WATER ALL PLANTS WITHIN 2 HOURS OF INSTALLATION.
  - PRUNE ONLY AS NECESSARY TO REMOVE UNHEALTHY BRANCHES. DO NOT REMOVE MORE THAN 1/3 OF THE ORIGINAL PLANT MASS.

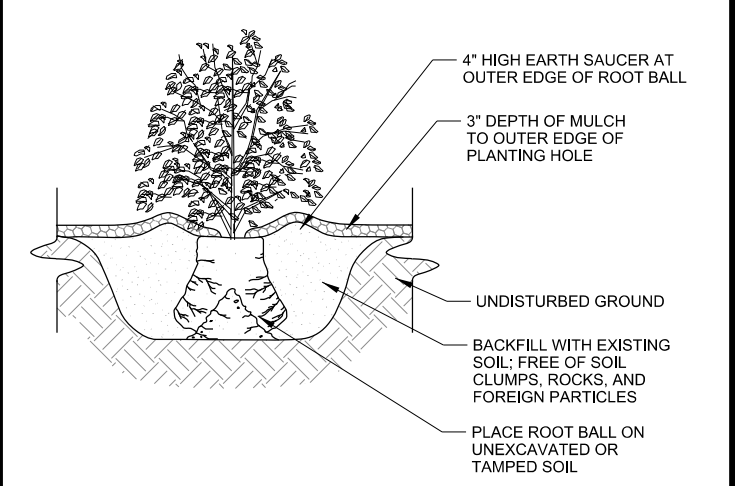


**C LARGE CONTAINER PLANTING DETAIL**  
SCALE: NTS



**B PLANTING BED EDGE DETAIL**  
SCALE: NTS

- NOTES:**
- FOR 1 TO 2 GALLON CONTAINERS: BUTTERFLY ROOT BALL. SEVER LOWER 1/3 TO 1/2 OF ROOTBALL WITH A SINGLE CUT. SPREAD OPEN SEVERED ROOT BALL AND PLACE AGAINST BOTTOM OF THE MOUNDED PLANTING HOLE.
  - PLANT EACH SHRUB OR PERENNIAL SUCH THAT THE ROOT FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. DO NOT COVER THE TOP OF THE ROOT BALL WITH SOIL.
  - PLANTING HOLE MUST NOT BE DEEPER THAN THE HEIGHT OF THE ROOT BALL.
  - DO NOT PLACE MULCH IN CONTACT WITH STEMS.
  - PLACE ROOT BALL ON UNEXCAVATED OR TAMPED SOIL.
  - WATER ALL PLANTS WITHIN 2 HOURS OF INSTALLATION.
  - PRUNE ONLY AS NECESSARY TO REMOVE UNHEALTHY BRANCHES. DO NOT REMOVE MORE THAN 1/3 OF THE ORIGINAL PLANT MASS.



**D SMALL CONTAINER PLANTING DETAIL**  
SCALE: NTS

CONSULTANT:

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CLIENT:

**LANDSCAPE DETAILS**  
**1224 S PARK STREET REDEVELOPMENT**  
**SARA INVESTMENT**  
**DANE COUNTY, MADISON, WISCONSIN**

SHEET TITLE:

SUBMITTAL:

INT.	DATE:	DESCRIPTION:

DRAWN BY: BJB, NED

CHECKED BY: AJO, BJB

PLOT DATE: 6/26/2019

PROJECT NUMBER: 21781

SET TYPE: FR

SHEET NUMBER: **L-102**