

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 _____

Submission 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: 710 Ridge Street

Title: The Quarry

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

UDC meeting date requested 6/12

- 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 Flad Development
Street address 3330 University Ave.
Telephone 608-833-8100

Company _____
City/State/Zip Madison, WI
Email jflad@flad-development.com

Project contact person Randy Bruce
Street address 7601 University Ave, Suite 201
Telephone 608-836-3690

Company Knothe & Bruce Architects, LLC
City/State/Zip Middleton, WI 53562
Email Rbruce@knothebruce.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. 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 5/7/19.
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 JOHN J. FLAD Relationship to property MANAGING MEMBER OF UNIVERSITY QUARRY LLC
 Authorizing signature of property owner [Signature] Date 5/8/19

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

Introduction

The City of Madison's Urban Design Commission (UDC) has been created to:

- Encourage and promote high quality in the design of new buildings, developments, remodeling, and additions so as to maintain and improve the established standards of property values within the City.
- Foster civic pride in the beauty and nobler assets of the City, and in all other ways possible assure a functionally efficient and visually attractive City in the future.

Types of Approvals

There are three types of requests considered by the UDC:

- Informational Presentation. Applicants may, at their discretion, request to make an Informational Presentation to the UDC prior to seeking any approvals to obtain early feedback and direction before undertaking detailed design. Applicants should provide details on the context of the site, design concept, site and building plans, and other relevant information to help the UDC understand the proposal and provide feedback. (Does not apply to CDR's or Signage Variance requests)
- Initial Approval. Applicants may, at their discretion, request initial approval of a proposal by presenting preliminary design information. As part of their review, the Commission will provide feedback on the design information that should be addressed at Final Approval stage.
- Final Approval. Applicants may request Final Approval of a proposal by presenting all final project details. Recommendations or concerns expressed by the UDC in the initial approval must be addressed at this time.

Presentations to the Commission

Primarily, the UDC is interested in the appearance and design quality of projects. Emphasis should be given to the site plan, landscape plan, lighting plan, building elevations, exterior building materials, color scheme, and graphics.

When presenting projects to the UDC, applicants must fill out a registration slip provided in the meeting room and present it to the Secretary. Presentations should generally be limited to 5 minutes or as extended by motion by consent of the Commission. The Commission will withhold questions until the end of the presentation.

Applicants are encouraged to consider the use of various graphic presentation material including a locator map, photographs, renderings/model, scale drawings of the proposal in context with adjacent buildings/uses/signs, etc., as may be deemed appropriate to describe the project and its surroundings. Graphics should be mounted on rigid boards so that they may be easily displayed. **Applicants/presenters are responsible for all presentation materials, AV equipment and easels.**

The items listed below are minimal application requirements for the type of approval indicated. Please note that the UDC and/or staff may require additional information in order to have a complete understanding of the project.

1. Informational Presentation

- Locator Map
- 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)
- Contextual site information, including photographs and layout of adjacent buildings/structures
- Site Plan
- Two-dimensional (2D) images of proposed buildings or structures.

Providing additional information beyond these minimums may generate a greater level of feedback from the Commission.

Requirements for All Plan Sheets

1. Title block
2. Sheet number
3. North arrow
4. Scale, both written and graphic
5. Date
6. Fully dimensioned plans, scaled at 1" = 40' or larger

**** All plans must be legible, including the full-sized landscape and lighting plans (if required)**

2. Initial Approval

- Locator Map
- Letter of Intent (If the project is within a Urban Design District, a summary of how the development proposal addresses the district criteria is required)
- Contextual site information, including photographs and layout of adjacent buildings/structures
- Site Plan showing location of existing and proposed buildings, walks, drives, bike lanes, bike parking, and existing trees over 18" diameter
- Landscape Plan and Plant List (*must be legible*)
- Building Elevations in both black & white and color for all building sides (include material callouts)
- PD text and Letter of Intent (if applicable)

Providing additional information beyond these minimums may generate a greater level of feedback from the Commission.

3. Final Approval

All the requirements of the Initial Approval (see above), **plus**:

- Grading Plan
- Proposed Signage (if applicable)
- Lighting Plan, including fixture cut sheets and photometrics plan (*must be legible*)
- Utility/HVAC equipment location and screening details (with a rooftop plan if roof-mounted)
- PD text and Letter of Intent (if applicable)
- Samples of the exterior building materials (presented at the UDC meeting)

4. Comprehensive Design Review (CDR) and Variance Requests (Signage applications only)

- Locator Map
- Letter of Intent (a summary of how the proposed signage is consistent with the CDR or Signage Variance criteria is required)
- Contextual site information, including photographs of existing signage both on site and within proximity to the project site
- Site Plan showing the location of existing signage and proposed signage, dimensioned signage setbacks, sidewalks, driveways, and right-of-ways
- Proposed signage graphics (fully dimensioned, scaled drawings, including materials and colors, and night view)
- Perspective renderings (emphasis on pedestrian/automobile scale viewsheds)
- Illustration of the proposed signage that meets Ch. 31, MGO compared to what is being requested.
- Graphic of the proposed signage as it relates to what the Ch. 31, MGO would permit

LNDUSE-2017-00119
2901 University Ave. & 2902-2912 Harvey Street

Page 1 of 1

May 8, 2019

Janine Glaeser
Urban Design Commission
City of Madison
215 Martin Luther King, Jr. Blvd
Madison, Wisconsin 53701



Re: Letter of Intent- UDC Alteration
The Quarry
710 Ridge Street (residential)
2903 - 2913 University Ave. (commercial)
2900 - 2914 Harvey Street (townhomes)
(aka: 2901 University Avenue & 2902-2912 Harvey Street)

KBA Project # 1648

Ms. Janine Glaeser:

We are requesting a review of the University Avenue façade of The Quarry mixed-use project. To accomplish the required program elements of the tenants within the retail tenant within the building, some of the window panels require non-transparent glazing. The clear glazing will be covered by an internally adhered film that obscures the view into the tenant space, more particularly, a cooler and kitchen prep area.

The commercial / retail spaces within The Quarry project are mostly leased and the great majority of the back-of-house uses have been internalized. We are meeting, and in fact, exceeding the transparent glazing requirements within Urban Design District #6, "Corridor Plan & Design Guidelines", page 45. We have made every effort to maintain an active and engaging entrance façade on both the University Avenue and the parking lot side of the building. In the case of Firehouse Subs, their restaurant floor plan necessitates that some glazing along the University Avenue frontage to screen uses which could not effectively or efficiently be internalized. However, in total, the project remains an excellent example of an urban mixed-use building that successfully activates both the north and south facades...This is truly dual fronted retail/commercial use.

Sincerely,

A handwritten signature in black ink, appearing to read 'J. Randy Bruce', with a long horizontal flourish extending to the right. The signature is written over a circular stamp or watermark.

J. Randy Bruce, AIA

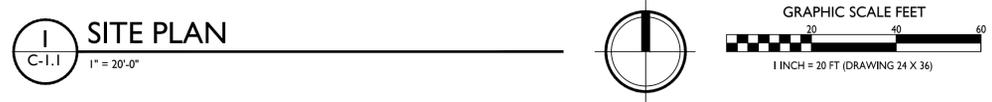
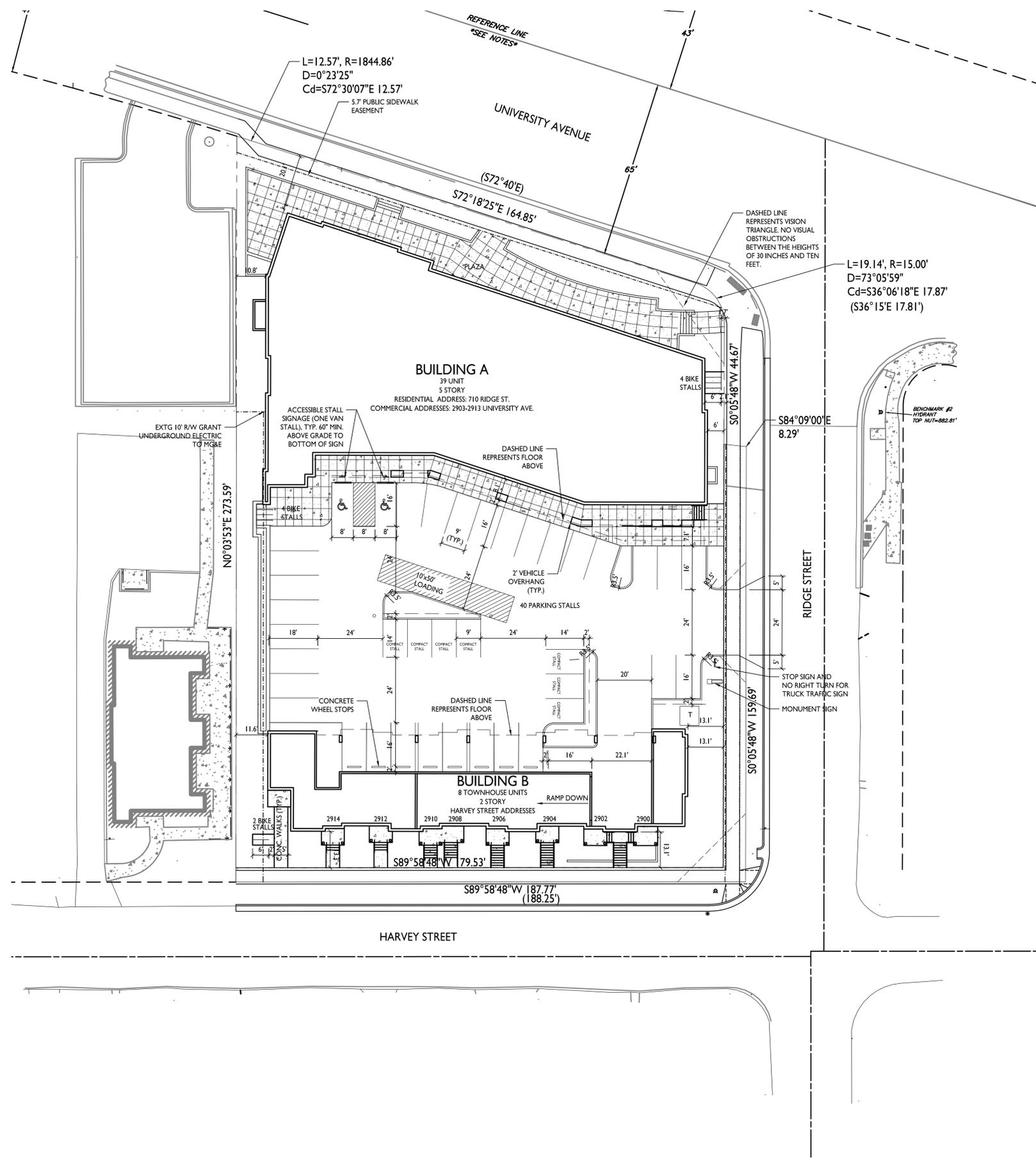


2 BUILDING A - NORTH ELEVATION - GLAZING
A-2.1.1 1/8" = 1'-0"

SHEET INDEX	
SITE	SITE PLAN
C-1.1	SITE LIGHTING PLAN
C-1.2	FIRE DEPARTMENT ACCESS PLAN
C-1.3	LOT COVERAGE
C-1.4	USABLE OPEN SPACE
C-1.5	EXISTING CONDITIONS
C-2.0	SITE DEMOLITION PLAN
C-2.1	GRADING & EROSION CONTROL PLAN
C-3.0	DETAILED GRADING PLAN
C-3.1	UTILITY PLAN
C-4.0	CONSTRUCTION DETAILS
C-5.0	CONSTRUCTION DETAILS
C-6.0	CONSTRUCTION DETAILS
L-1.1	LANDSCAPE PLAN
L-2.1	LANDSCAPE WORKSHEET
ARCHITECTURAL	ARCHITECTURAL
A-1.0A	PARTIAL BASEMENT PLAN
A-1.0B	PARTIAL BASEMENT PLAN
A-1.1A	PARTIAL FIRST FLOOR PLAN
A-1.1B	PARTIAL FIRST FLOOR PLAN
A-1.2	BLDG A - SECOND FLOOR PLAN
A-1.3	BLDG A - THIRD FLOOR PLAN
A-1.4	BLDG A - FOURTH FLOOR PLAN
A-1.5	BLDG A - FIFTH FLOOR PLAN
A-1.6	BLDG A - ROOF PLAN
A-1.7	BLDG B - TOWNHOME FIRST FLOOR
A-1.8	BLDG B - TOWNHOME SECOND FLOOR
A-1.9	BLDG B - TOWNHOME ROOF PLAN
A-2.1	EXTERIOR ELEVATIONS
A-2.2	EXTERIOR ELEVATIONS
A-2.3	EXTERIOR ELEVATIONS
A-2.4	EXTERIOR ELEVATIONS
A-2.5	EXTERIOR ELEVATIONS

SITE DEVELOPMENT DATA	
DENSITIES:	
GROSS LOT AREA	45,289 SF / 1.03 ACRES
LAND DEDICATIONS/EASEMENTS	3,373 SF (6' ON UNIVERSITY, 8.25' ON RIDGE, 5.25' HARVEY)
NET LAND AREA	41,916 SF / .96 ACRES
DWELLING UNITS	47 DU
LOT AREA / D.U.	891 SF / UNIT
DENSITY	49 UNITS/ACRE
BUILDING HEIGHT	2-5 STORIES
LOT COVERAGE	34,998 S.F. = 83% (85% MAX.)
USABLE OPEN SPACE	9,761 S.F. (9,760 S.F. REQ'D)
DWELLING UNIT MIX:	
EFFICIENCY	10
ONE BEDROOM	10
ONE BEDROOM + DEN	13
TWO BEDROOM	13
THREE BEDROOM	1
TOTAL DWELLING UNITS	47
VEHICLE PARKING:	
SURFACE	40 STALLS
UNDERGROUND	67 STALLS
TOTAL	107 STALLS
BICYCLE PARKING:	
SURFACE - GUEST	5 STALLS
SURFACE - COMMERCIAL	5 STALLS
UNDERGROUND GARAGE - RESIDENTIAL	11 STALLS (WALL HUNG)
UNDERGROUND GARAGE - RESIDENTIAL	36 STALLS (STD. 2'X6')
TOTAL	57 STALLS

- GENERAL NOTES:**
- THE APPLICANT SHALL REPLACE ALL SIDEWALK AND CURB AND GUTTER WHICH ABUTS THE PROPERTY WHICH IS DAMAGED BY THE CONSTRUCTION OR ANY SIDEWALK AND CURB AND GUTTER WHICH THE CITY ENGINEER DETERMINES NEEDS TO BE REPLACED BECAUSE IT IS NOT AT A DESIRABLE GRADE REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.
 - ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A CITY LICENSED CONTRACTOR.
 - ALL DAMAGE TO THE PAVEMENT, ADJACENT TO THIS DEVELOPMENT SHALL BE RESTORED IN ACCORDANCE WITH THE CITY OF MADISON'S PAVEMENT PATCHING CRITERIA.
 - EASEMENT LINES SHOWN ON THIS SHEET ARE FOR GENERAL REFERENCE ONLY - SEE CSM AND CIVIL SHEETS FOR ADDITIONAL AND MORE COMPLETE EASEMENT INFORMATION.
 - THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATION OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS.
 - CONTRACTOR SHALL INSTALL TREE PROTECTION FENCING IN THE AREA BETWEEN THE CURB AND SIDEWALK AND EXTEND IT AT LEAST 5 FEET FROM BOTH SIDES OF THE TREE ALONG THE LENGTH OF THE TERRACE. IF EXCAVATION WITHIN 5 FEET OF ANY TREE IS NECESSARY, CONTRACTOR SHALL CONTACT CITY FORESTRY (264-4816) PRIOR TO EXCAVATION TO ASSESS THE IMPACT TO THE TREE AND ROOT SYSTEM. TREE PRUNING SHALL BE COORDINATED WITH CITY FORESTRY PRIOR TO THE START OF CONSTRUCTION. TREE PROTECTION SPECIFICATIONS CAN BE FOUND IN SECTION 107.13 OF THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION. ANY TREE REMOVALS THAT ARE REQUIRED FOR CONSTRUCTION AFTER THE DEVELOPMENT PLAN IS APPROVED WILL REQUIRE AT LEAST A 72 HOUR WAIT PERIOD BEFORE TREE REMOVAL PERMIT CAN BE ISSUED BY FORESTRY, TO NOTIFY THE ALDER OF THE CHANGE IN THE TREE PLAN.



SITE PLAN
C-1.1
1" = 20'-0"

University Ave.

Obscure Glass

SUITE F
#2913
1967 S.F.

STAIR I

ELEV.

LOBBY

F.E.C.

MECH.

APTS
710 RIDGE ST.

SUITE E
#2911
1474 S.F.

COOLER

SUITE D
#2909
1651 S.F.

JAN

STORAGE

CHECK OUT

SUITE C
#2907
1737 S.F.

STAIR 2

SUITE B
#2905
1675 S.F.

KITCHEN
278 SF

PIZZA KITCHEN
281 SF

SERVICE COUNTER
160 SF

SUITE A
#2903
2035 S.F.

DINING ROOM
634 SF

Ridge Street

The Quarry
May 8, 2019
Tenant Floor Plans





CAFE

CAFE

RETAIL

CLOTHING

FURNITURE

THE QUARRY SHOPPING