



URBAN DESIGN COMMISSION 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

This form may also be completed online at:
<http://www.cityofmadison.com/planning/documents/UDCApplication.pdf>

Please complete all sections of the application, including the desired meeting date and the type of action requested.

Date Submitted: <u>April 27, 2016</u>	<input checked="" type="checkbox"/> Informational Presentation
UDC Meeting Date: <u>May 11, 2016</u>	<input type="checkbox"/> Initial Approval
Combined Schedule Plan Commission Date (if applicable): _____	<input type="checkbox"/> Final Approval

1. Project Address: 114 Milky Way, Madison, WI 53718
Project Title (if any): _____

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: Kevin L. Newell Company: Royal Capital Group
Street Address: 500 W. Silver Spring Dr. Suite 200 City/State: Glendale, WI Zip: 53217
Telephone: (414) 847-6275 Fax: () Email: Kevin.Newell@Royal-CG.com

Project Contact Person: Brian Munson Company: Vandewalle & Associates
Street Address: 120 E. Lakeside St. City/State: Madison, WI Zip: 53715
Telephone: (608) 255-3988 Fax: () Email: bmunson@Vandewalle.com

Project Owner (if not applicant): _____
Street Address: _____ City/State: _____ Zip: _____
Telephone: () Fax: () Email: _____

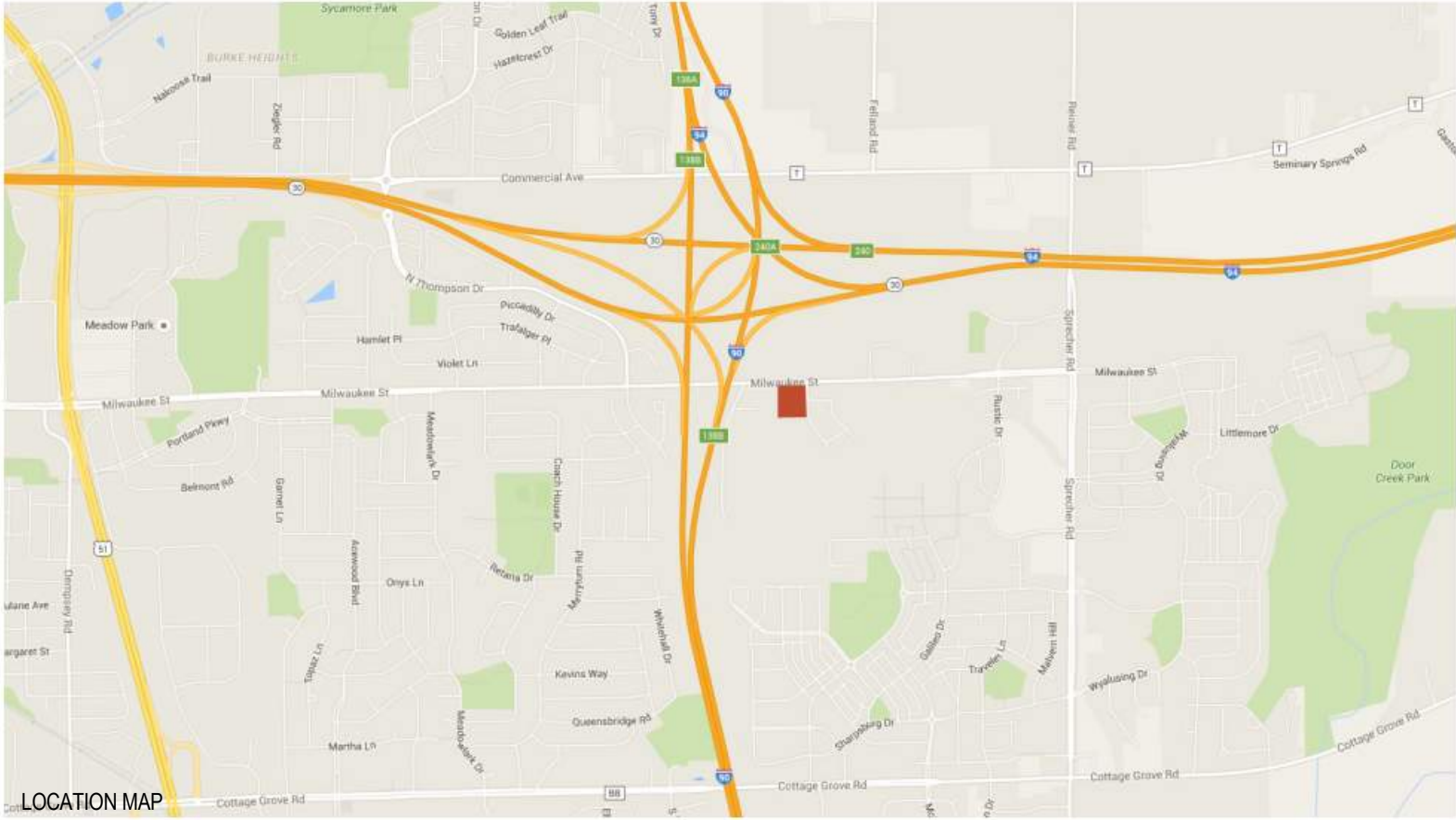
4. Applicant Declarations:

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 _____ on _____
(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 Kevin Newell/Royal Capital Group Relationship to Property Owner

Authorized Signature [Signature] Date 4-27-2016



LOCATION MAP



PROJECT SITE



NEIGHBORING CONTEXT



PROJECT SITE



PROJECT SITE



PROJECT DESCRIPTION:

The development consists of six residential buildings at two stories each and a freestanding club house that will contain amenities for all of the residents to share. Four of the buildings face outward to the surrounding streets, while the remaining two buildings face an interior courtyard. There are a total of 94 dwelling units in the project, with a mix of two- and three-bedroom units catering to family living. Each unit can be accessed from both a front entry as well as an enclosed garage at the back of the building. The site is currently zoned TR-U1 for 100 units of multi-family housing and is seeking a Planned Residential Complex (Conditional Use) request to allow for building entry placements onto an central courtyard, in addition to the adjoining streets.

EXISTING SITE:

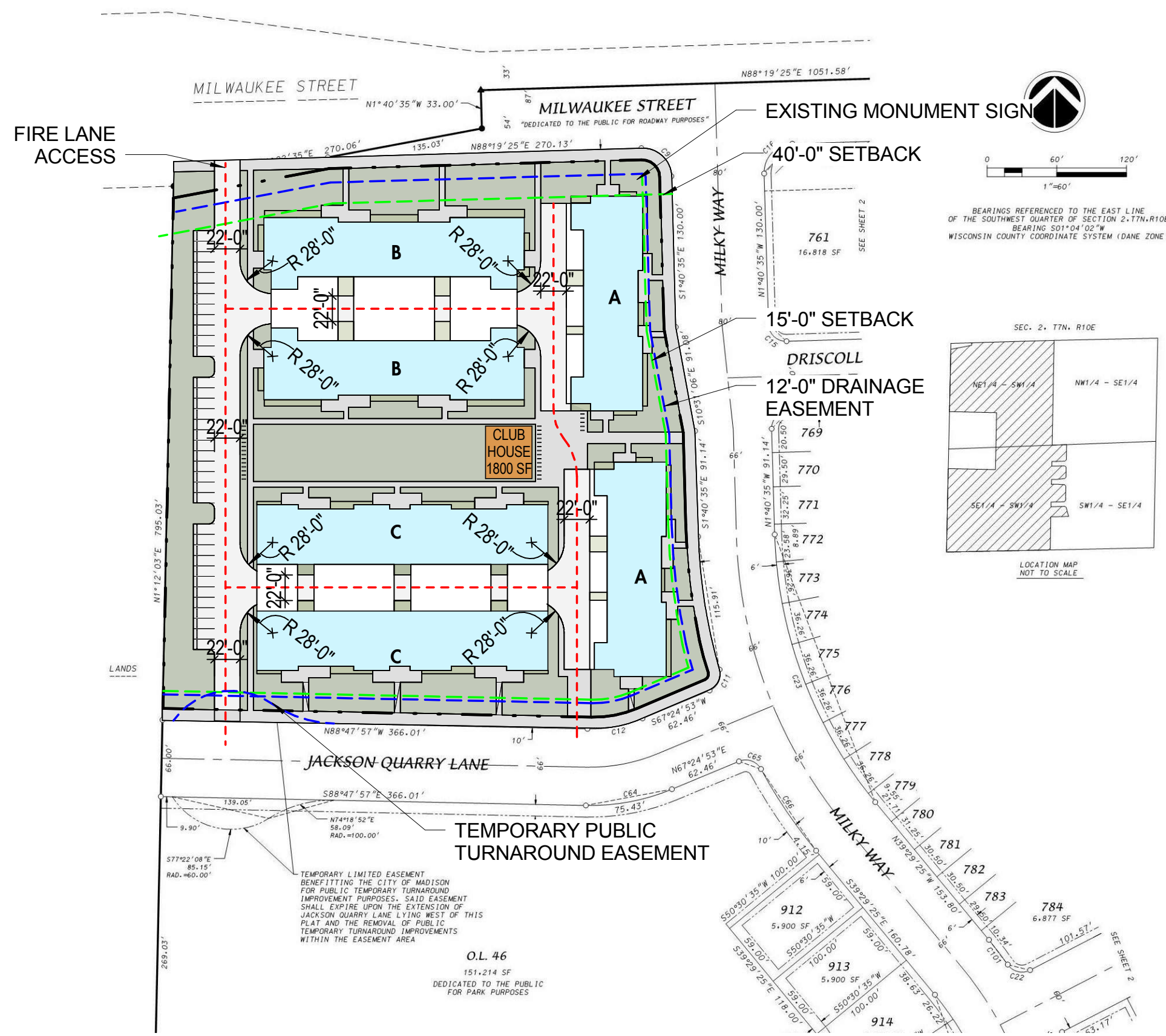
The site fronts onto Milwaukee Street at the northern entrance to the Grandview Commons Neighborhood. The majority of the site has been graded in anticipation of development and will need some fill to bring portions up to street grade. The existing tree line on the western edge of the site contains a variety of fence row trees with significant damage and little value. There is a large oak located in the center of the site along the Jackson Quarry Lane; however the tree (See attached photos) exhibits significant damage along all sides of the base of the tree, the net result of which precludes preservation of the tree. The property to the west contains an active quarry and materials recycling operation and will need screening. The City of Madison owns the un-developed property south of Jackson Quarry Lane and is designated for future park uses. The sites along Milky Way are zoned for Four Unit multifamily along Milwaukee Street and alley accessed twin homes along Milky Way.

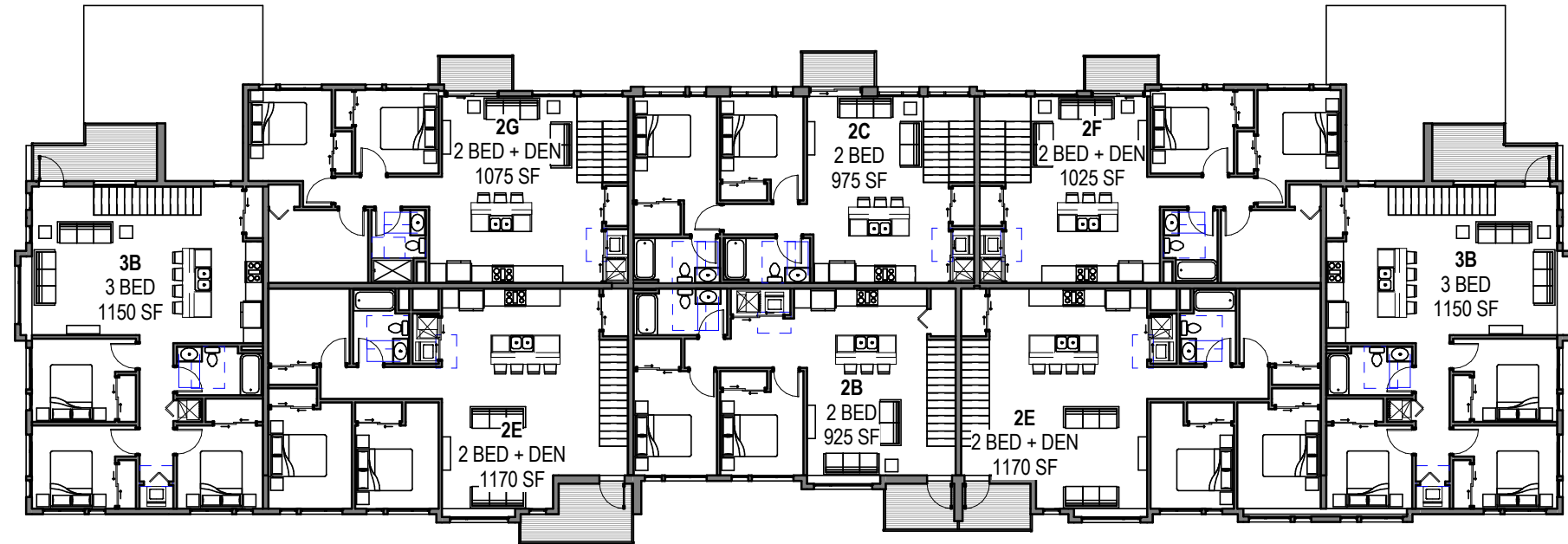
PARKING		
BUILDING A	13/BUILDING	26
BUILDING B	16/BUILDING	32
BUILDING C	18/BUILDING	36
<u>SURFACE</u>	<u>36</u>	<u>36</u>
TOTAL		130
 UNITS		
BUILDING A	13/BUILDING	26
BUILDING B	16/BUILDING	32
<u>BUILDING C</u>	<u>18/BUILDING</u>	<u>36</u>
TOTAL		94

UNIT MIX				
TYPE	AREA	BEDROOMS	BATHROOMS	QUANTITY
2A	840 SF	2	1	10
2B	925 SF	2	1	10
2C	975 SF	2	2	10
2D	940 SF	2 + DEN	1	16
2E	1170 SF	2 + DEN	1	14
2F	1025 SF	2 + DEN	1	6
2G	1075 SF	2 + DEN	1	2
2H	1025 SF	2 + DEN	1	2
3A	1050 SF	3	1	8
3B	1150 SF	3	1	8
3C	1070 SF	3	1	8
TOTAL 2BR UNITS				30
TOTAL 2BR + DEN UNITS				40
TOTAL 3BR UNITS				24
TOTAL UNITS IN DEVELOPMENT				94



- ACCESS TO 25% OF BUILDING PERIMETER, MAX. 30'-0" FROM DRIVE LANE
- 20'-0" MIN. WIDTH OF DRIVE LANE
- 28'-0" MIN. TURNING RADIUS AT INSIDE CORNER
- 150'-0" MAX. DEAD END WITHOUT TURN AROUND





BUILDING A - LEVEL 2

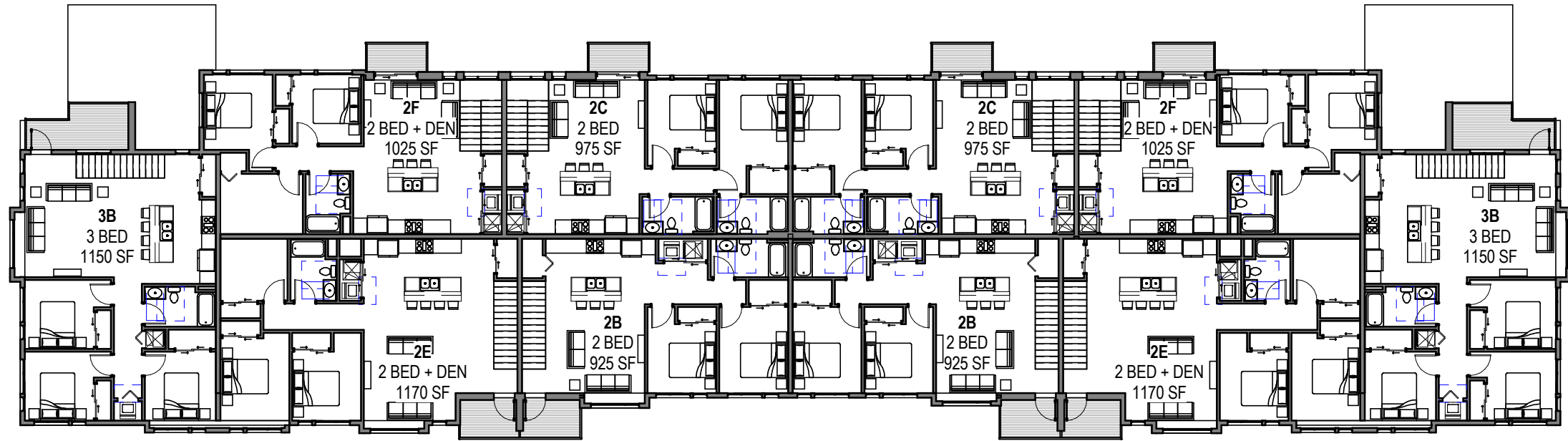
8,675 GSF



BUILDING A - LEVEL 1

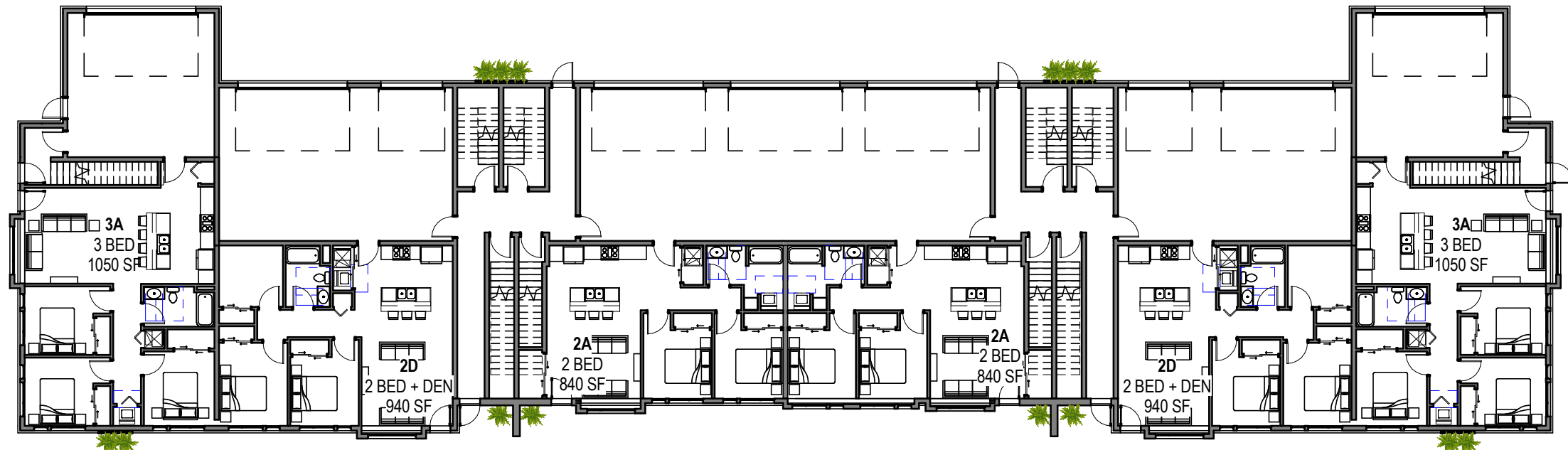
9,575 GSF





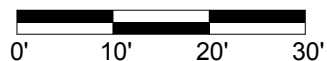
BUILDING B - LEVEL 2

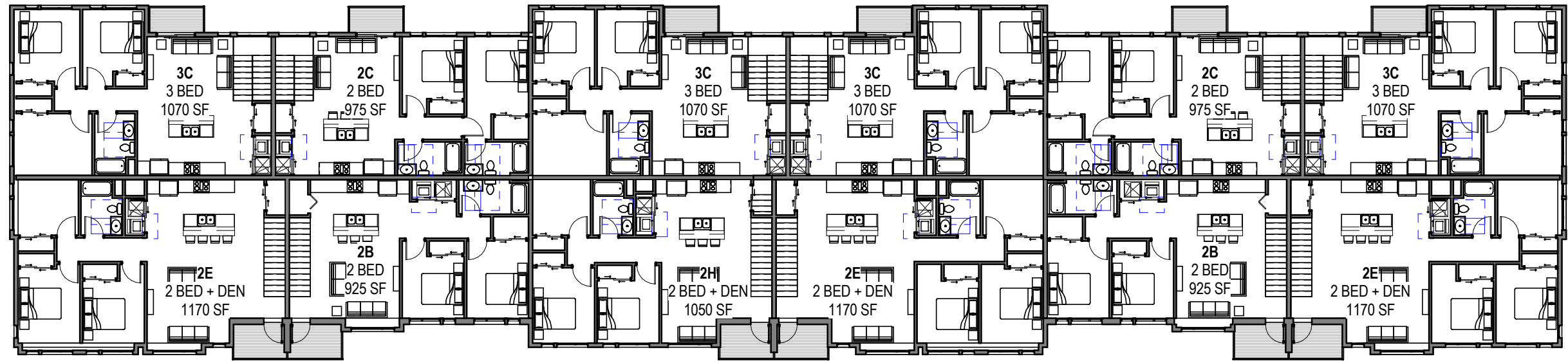
10,575 GSF



BUILDING B - LEVEL 1

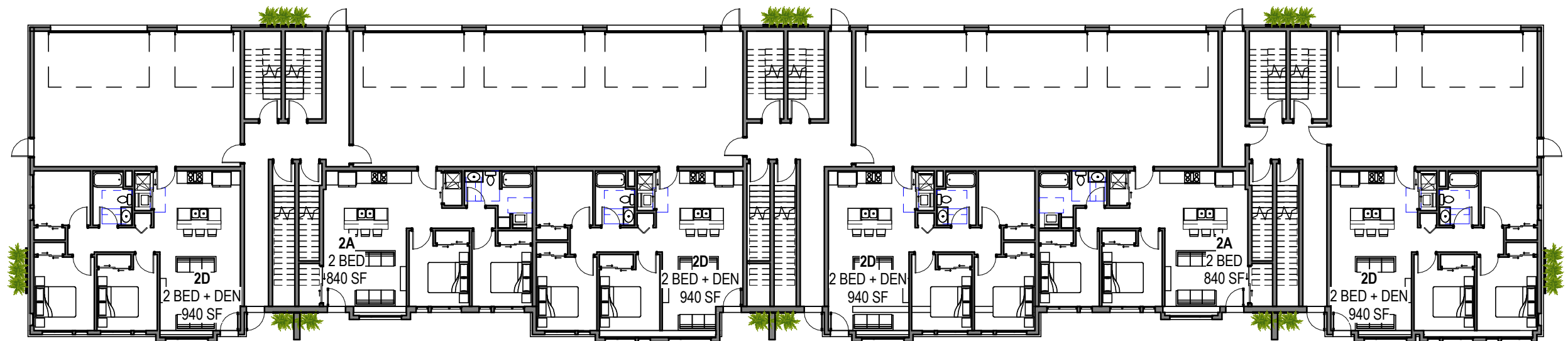
11,420 GSF





BUILDING C - LEVEL 2

12,780 GSF



BUILDING C - LEVEL 1

12,340 GSF





1 BUILDING A_FRONT
SCALE: 1" = 20'-0"



2 BUILDING A_BACK
SCALE: 1" = 20'-0"

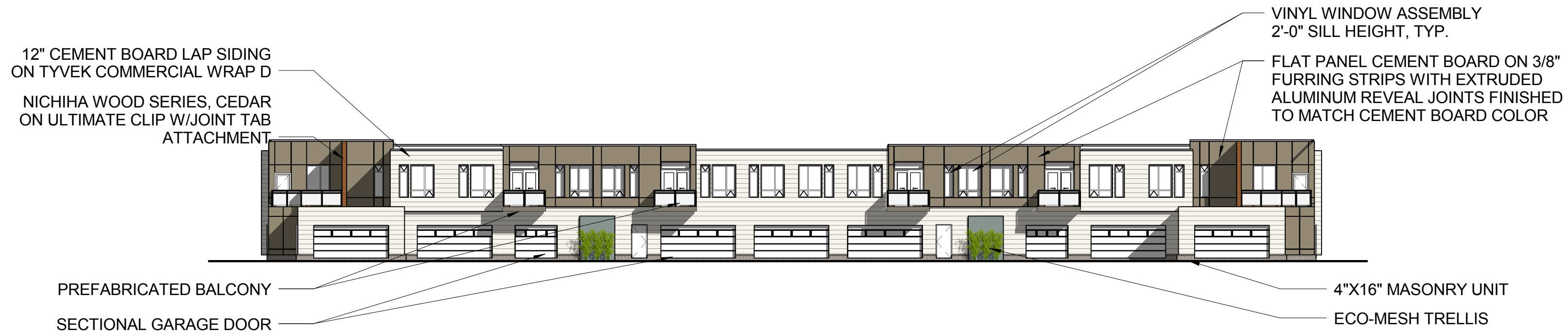


3 BUILDINGS A+B_SIDE
SCALE: 1" = 20'-0"

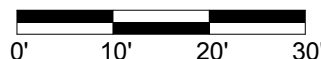


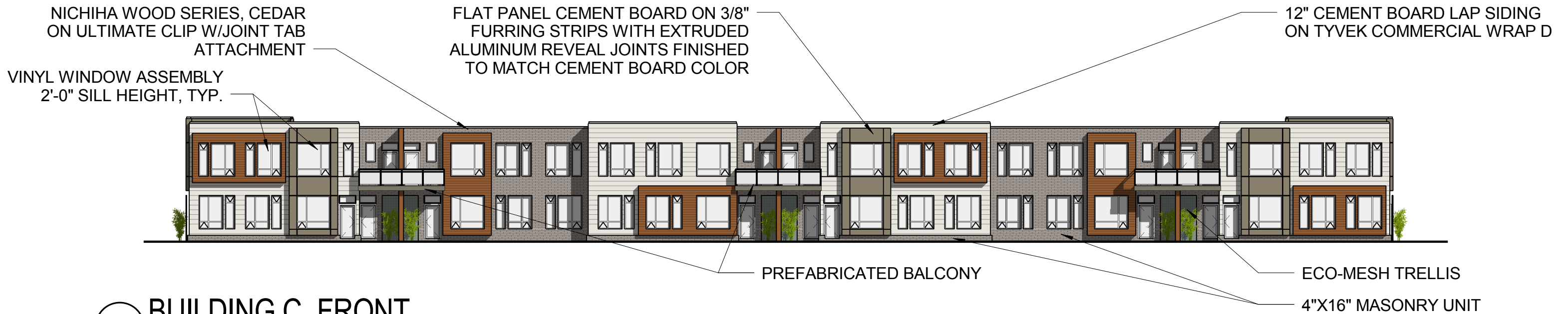


1 **BUILDING B_FRONT**
SCALE: 1" = 20'-0"



2 **BUILDING B_BACK**
SCALE: 1" = 20'-0"





1 BUILDING C_FRONT

SCALE: 1" = 20'-0"



2 BUILDING C_BACK

SCALE: 1" = 20'-0"



3 BUILDING C_SIDE

SCALE: 1" = 20'-0"



