



# 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>September 15, 2016</u>	<input type="checkbox"/> Informational Presentation
UDC Meeting Date: <u>September 21, 2016</u>	<input type="checkbox"/> Initial Approval
Combined Schedule Plan Commission Date (if applicable): <u>October 17, 2016</u>	<input checked="" type="checkbox"/> Final Approval

1. Project Address: 7902 Watts Road  
Project Title (if any): The Reserve @ High Point

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: Michael C. Morey  
 Street Address: 2 Science Ct.  
 Telephone: (608) 443-1053 Fax: ( )

Company: Oakbrook Corporation  
 City/State: Madison, WI Zip: 53711  
 Email: mcmorey@oakbrookcorp.com

Project Contact Person: Mark Hopkins  
 Street Address: 43 S. Vail Avenue  
 Telephone: (847) 392-9200 Fax: ( )

Company: HKM Architects + Planners, Inc.  
 City/State: Arlington Heights, IL Zip: 60005  
 Email: mhopkins@hkm-arch.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 8.31.16.  
 (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 Michael C. Morey Relationship to Property Developer  
 Authorized Signature [Signature] Date 9.15.2016

September 15, 2016

The Reserve at High Point, 7902 Watts Road

**REVISIONS TO UDC SUBMITTAL PACKAGE ACCORDING TO UDC AND STAFF COMMENTS**

- I. Context Exhibit
  - A. Added existing and proposed context buildings along Watts Road per comment
- II. Site Plan
  - A. Added site walls and crosswalks on the access road to improve project continuity per comment
  - B. Adjusted grading at pond to more naturalized shape per comment. The adjusted grades roll up on the East Building to soften interaction of the site and building.
  - C. Previous submittal showed the height of the east wall of the East Building (grade to first floor) varying from 8' to 12'. Revised grades vary from 7' to 10'
  - D. Adjusted grades on the east side of the West Building for the same reason per comment
  - E. Revised the West Building footprint and adjusted the footprint on the site
    - 1. Per comment, aligned the northerly western setback from Watts Road with the existing building to north. This portion of the building moved east. Previous closest setback of the north wing was 15'. Revised setback is 32'
    - 2. The southerly portion of the building moved closer to Watts. This portion moved west. Previous closest setback of the south wing was 29'. Revised setback is 15'
    - 3. The Watts Road entry was relocated to the south wing proximate to Watts similar to the Watts Road entry of the East Building
    - 4. Walks were adjusted accordingly
    - 5. Adjusted entry turn-around, reduced parking by 3 spaces. Lost 1 bike rack but remain in compliance
    - 6. Adjusted amenity patio according to new building location and grades
  - F. Revised East Building entry turn-around per comment to one way resulting in larger island and smaller curb cuts.
- III. Landscape
  - A. Revisions and enhancements to all four building entries. Landscape of the two entries on the access road were revised according to the goal of increasing connectivity and other comments
  - B. Removed Maples and River Birches from the plant palette per comment, added Carpinus, Hydrangea and Coreopsis
  - C. Increased use of Quercus per comment





ARCHITECTS + PLANNERS, INC.

ARCHITECTURE  
LAND PLANNING  
LANDSCAPE ARCHITECTURE  
INTERIOR ARCHITECTURE

- D. Added Sumac mass on east side of pond. Increased Sumac drifts along west side of pond for naturalization and to obscure building base per comment
- E. Adjusted landscape to follow the revisions to the West Building (see below)

IV. West Building

- A. Moved the southerly wing west relative to north wing per comment
- B. Moved the Watts Road entry per above
- C. Added windows to the bike room in lieu of blank wall
- D. Changed color of siding to compliment but not match East Building per comment
- E. Reduced lot coverage by 1,970 sf
- F. Increased useable open space by 1,010 sf
- G. Corrected error in building data table detailing bedroom counts in West Building but total unit count nor unit mix did not change

V. East Building

- A. Watts Road entry was lowered to better match existing grades Landscape and retaining adjusted accordingly
- B. Reduced useable open space by 1,560 sf due to massaging of grades to naturalize the pond. Still in compliance





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Location 'C'  
looking East



Location 'D'  
looking South



Location 'B'  
looking Southeast



Location 'A' looking  
Northeast



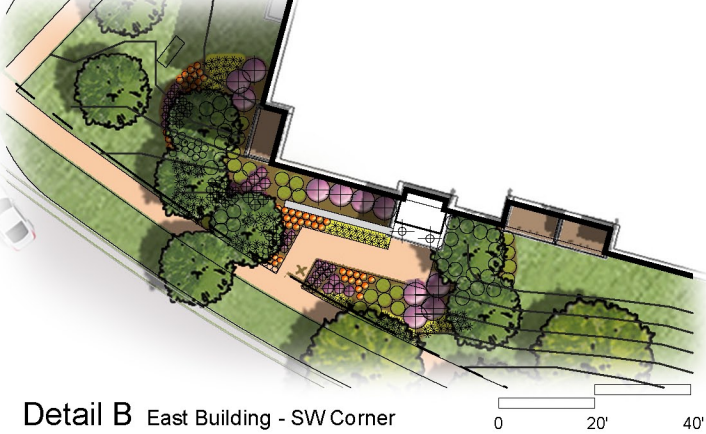
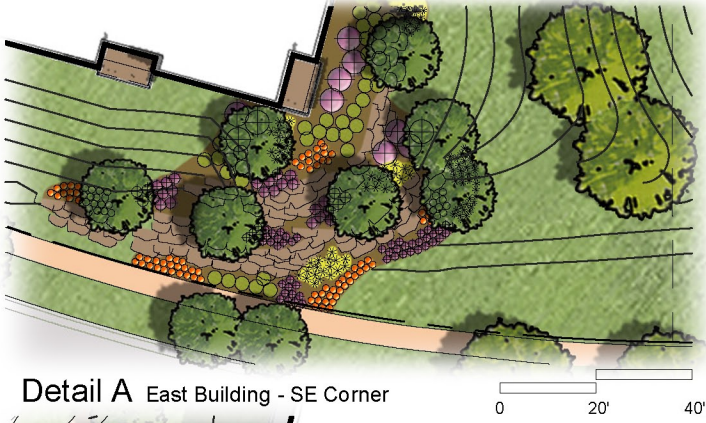












Development Area		Site Total		West		East	
Landscape	Pts	Qty	Total	Qty	Total	Qty	Total
Overstory Decid. Tree	35	60	2100	25	875	35	1225
Ornamental Tree	15	83	1245	40	600	43	645
Evergreen Tree	15	8	120	-	-	8	120
Deciduous Shrub	2	781	1562	323	646	458	916
Evergreen Shrub	3	42	126	24	72	18	54
Perennial	2	2893	5786	1358	2704	1541	3082
Ornamental Wall	4	-	-	-	-	-	-
Total Points Provided	-	-	10,951	-	4,909	-	6,042
Total Points Required	-	-	-	-	2,709	-	1,659
Development Area	-	-	(66,949)	-	(30,057)	-	(36,892)
- 5 Points Req'd per 300 sf	-	-	-	-	500	-	615
Frontage Points	-	-	1,594	-	550	-	1,044

Development Frontage		West		East	
	(Watts Rd)	328 LF		(Watts Rd)	167 LF
Trees	11	55	Trees	6	28
Shrubs	385	165	Shrubs	210	84
Required (in points)	-	-		-	-
	-	-	(Highpoint Rd)	452 LF	
	-	-	Trees	15	75
	-	-	Shrubs	525	225
Req'd additional points	-	550		-	1,044

west		east	sym	Botanic Name	Common Name	Size	Notes
15	8	7	CC	Carpinus caroliniana	American Hornbeam	8' Ht. BB	multi-stem
15	7	8	CI	Crataegus crus-galli 'Inermis'	Thornless Hawthorn	8' Ht. BB	multi-stem
18	4	14	CO	Celtis occidentalis 'Windy City'	Windy City Hackberry	2.5' BB	single leader
5	2	3	GA	Ginkgo biloba 'Autumn Gold'	Autumn Gold Ginkgo	2.5' BB	single leader
5	5	-	MD	Malus 'David'	David Crabapple	8' Ht. BB	multi-stem
8	-	8	PG	Picea glauca 'Black Hills'	Black Hills Spruce	8' Ht. BB	uniform
48	20	28	PT	Populus tremuloides	Quaking Aspen	8-12' BB	multi-stem
19	8	11	QB	Quercus bicolor	Swamp White Oak	2" BB	single leader
18	11	7	UM	Ulmus x 'Morton'	Morton Elm	2.5" BB	single leader
Shrubs							
west		east	sym	Botanic Name	Common Name	Size	Notes
42	24	18	BG	Buxus x 'Glencoe'	Glencoe Boxwood	24" BB	-
89	26	63	DS	Diervilla sessilifolia 'Butterfly'	Southern Bush Honeysuckle	24" BB	-
12	7	5	EA	Euonymus alatus 'compactum'	Compact Burningbush	24" BB	-
8	4	4	HT	Hydrangea paniculata 'Tardiva'	Tardiva Hydrangea	4' BB	-
100	61	39	IV	Itea virginica 'Morton'	Morton Sweetspire	24" BB	-
403	173	230	RA	Rhus aromatica 'Gro Low'	Gro Low Sumac	18" BB	-
81	-	81	RG	Rhus typhina	Staghorn Sumac	3' BB	-
51	25	26	RT	Rhus typhina 'Bailtiger'	Tiger Eyes Sumac	3' BB	-
37	27	10	VJ	Viburnum x 'Juddii'	Judd Viburnum	3' BB	Specimen
Perennials							
west		east	sym	Botanic Name	Common Name	Size	Notes
221	89	132	asb	Allium 'Summer Beauty'	Summer Beauty Onion	# 1 Cont.	15" on center
63	23	40	clh	Chelone lyonii 'Hot Lips'	Pink Turtlehead	# 1 Cont.	random
297	164	133	cvz	Coreopsis vert. 'Zagreb'	Zagreb Coreopsis	# 1 Cont.	18" on center
63	51	12	mst	Matteuccia struthiopteris	Ostrich Fern	# 1 Cont.	random
495	237	258	pac	Pennisetum alopecuroides 'Cassian'	Cassian Fountain Grass	# 1 Cont.	18" on center
113	46	67	pls	Perovskia atriplicifolia 'Little Spire'	Little Spire Russian Sage	# 1 Cont.	30" on center
-	-	-	ptg	Pachysandra terminalis 'Green Carpet'	Green Carpet Pachysandra	4" pots	10" on center
438	148	290	rus	Rudbeckia fulgida 'Goldsturm'	Goldsturm Coneflower	# 1 Cont.	18" on center
103	39	64	saj	Sedum 'Autumn Joy'	Autumn Joy Stonecrop	# 1 Cont.	18" on center
601	325	276	sea	Sesleria autumnalis	Autumn Moor Grass	# 1 Cont.	18" on center
173	104	69	soh	Stachys officinalis 'Hummelo'	Hummelo Betony	# 1 Cont.	18" on center
194	108	86	snw	Salvia nemorosa 'Wesuwe'	Wesuwe Meadow Sage	# 1 Cont.	18" on center
138	24	114	ssc	Schizachyrium scoparium 'Carousel'	Carousel Little Bluestem	# 2 Cont.	30" on center

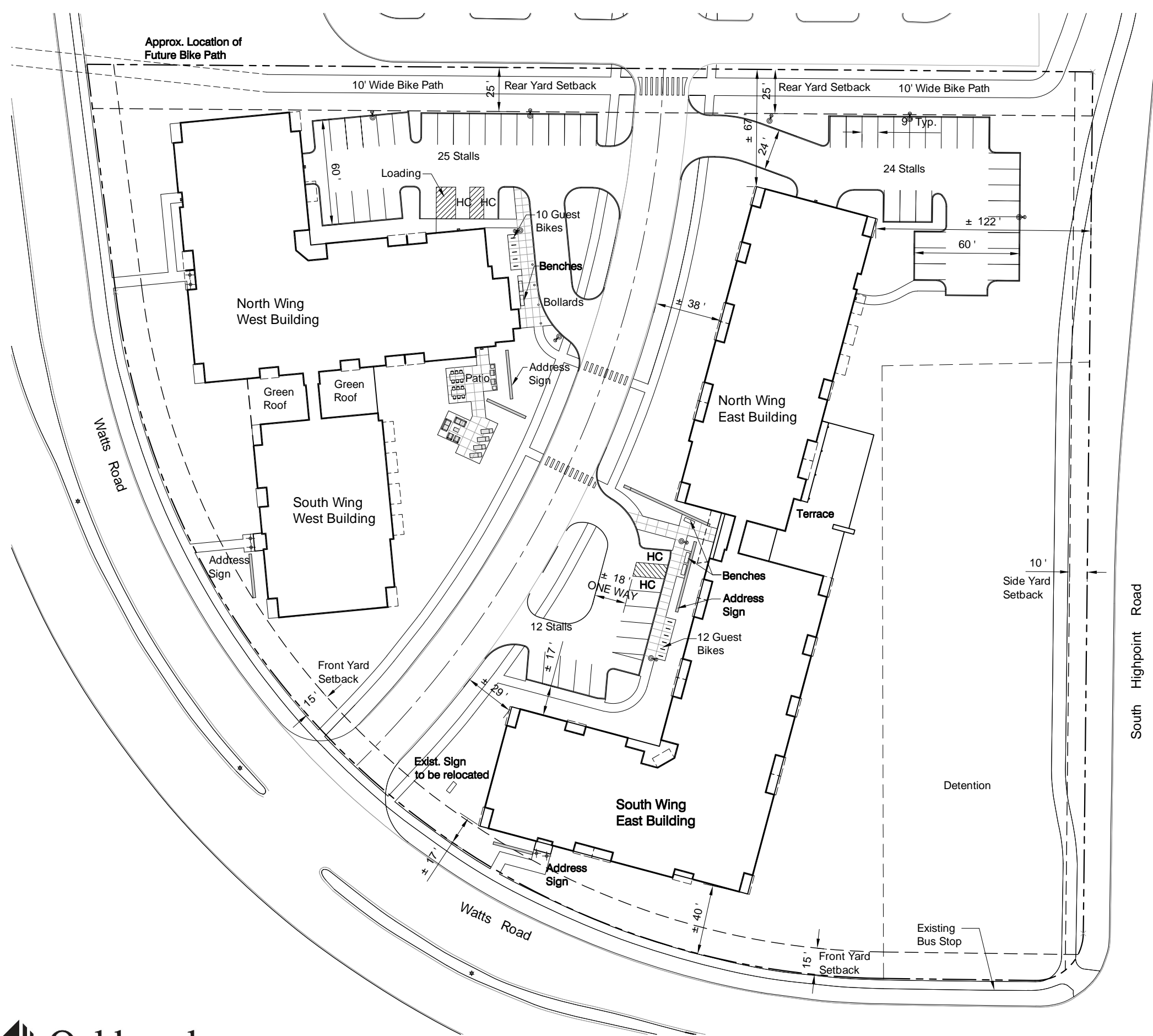












Development Data

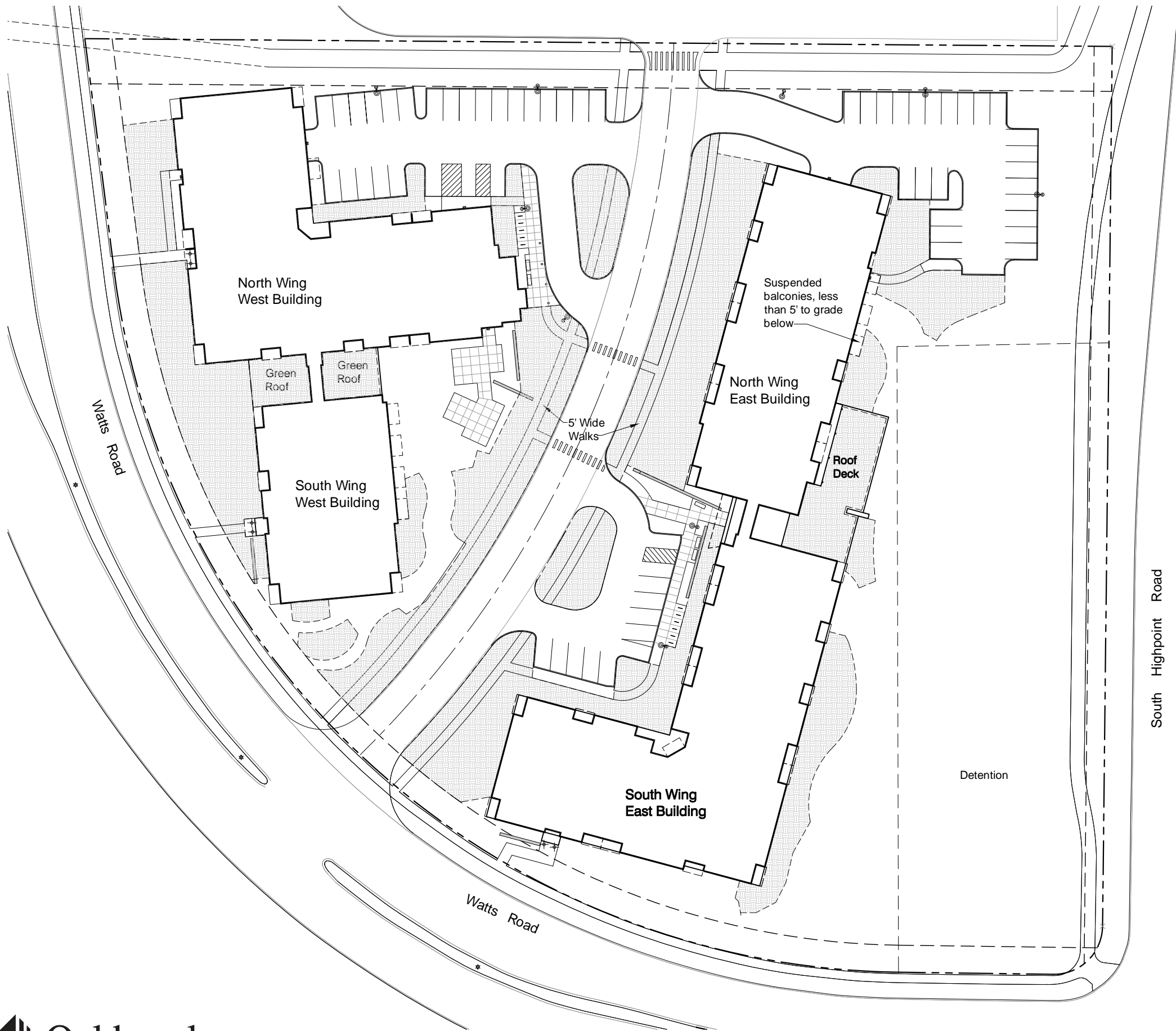
Site Data	Project	Total		West	East
	Total				
Lot Area	± 244,595	± 88,819	± 155,776		
	± 5.62 ac	± 2.04 ac	± 3.58 ac		
Dwelling Units	156	66	90		
Lot Area / DU	1,568	1,346	1,731		
Density (DU/acre)	27.8	32.4	25.1		
Lot Coverage	114,550	49,580	64,970		
- Percentage	46.8	55.8	41.7		
Usable Open Space	52,230	22,735	29,495		

Building Data

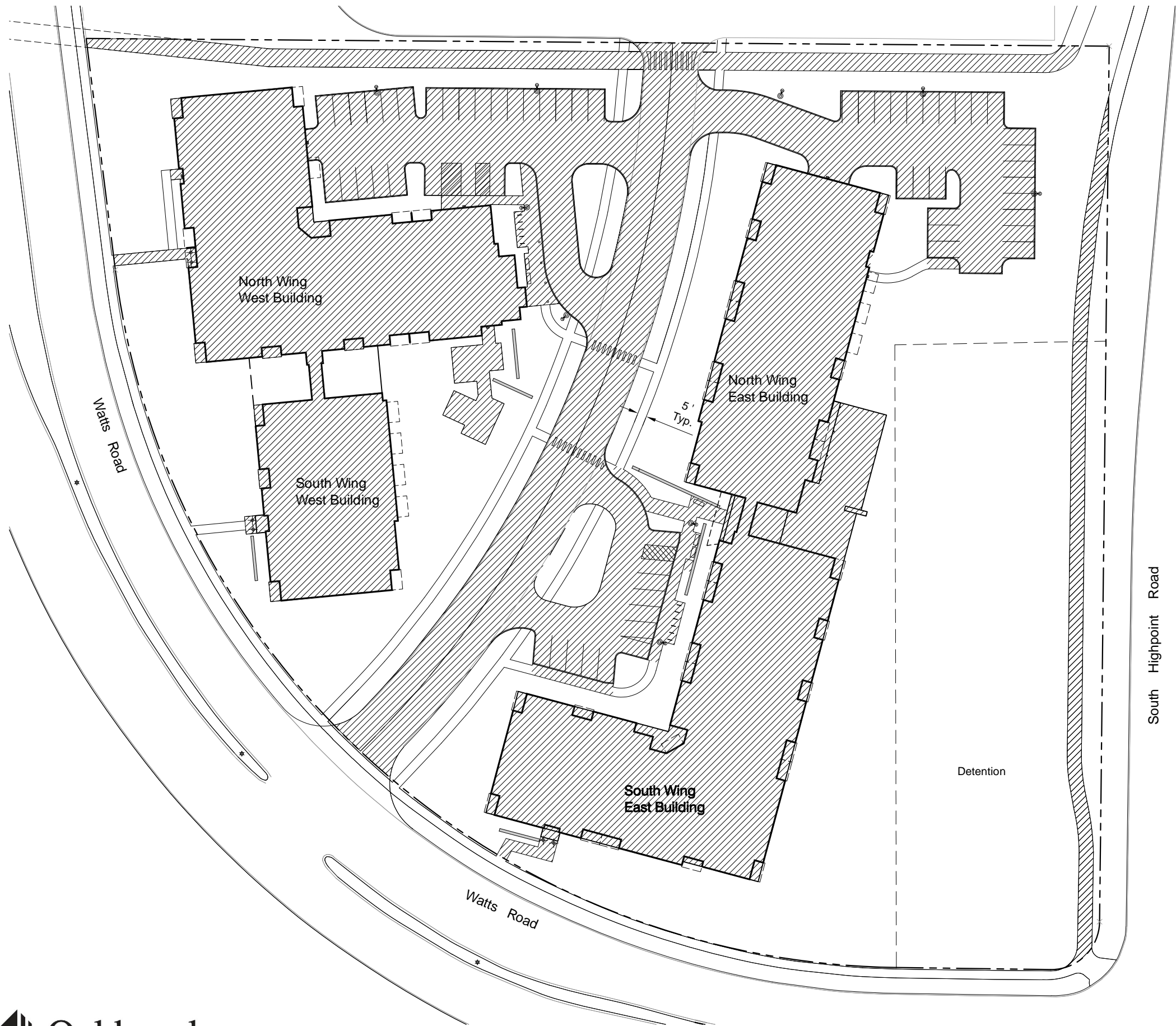
Dwelling Units	156	66	90
Building Height	3 Stories	3 Stories	3 Stories
Gross Floor Area	166,909	76,900	90,009
(Excluding Garage Level Parking Areas)			
FAR	0.68	0.87	0.58
Studio	572 sf - 625 sf 24	15	9
One Bedroom	701 sf - 802 sf 68	22	46
Two Bedroom	906 sf - 1306 sf 64	29	35

Parking Data

Vehicle	Total	217	91	126
	Internal	156	66	90
	Surface	61	25	36
	Ratio	1.4	1.4	1.4
Bike	Total	178	76	102
	Internal	156	66	90
	Surface	22	10	12
	Ratio	1.1	1.2	1.1

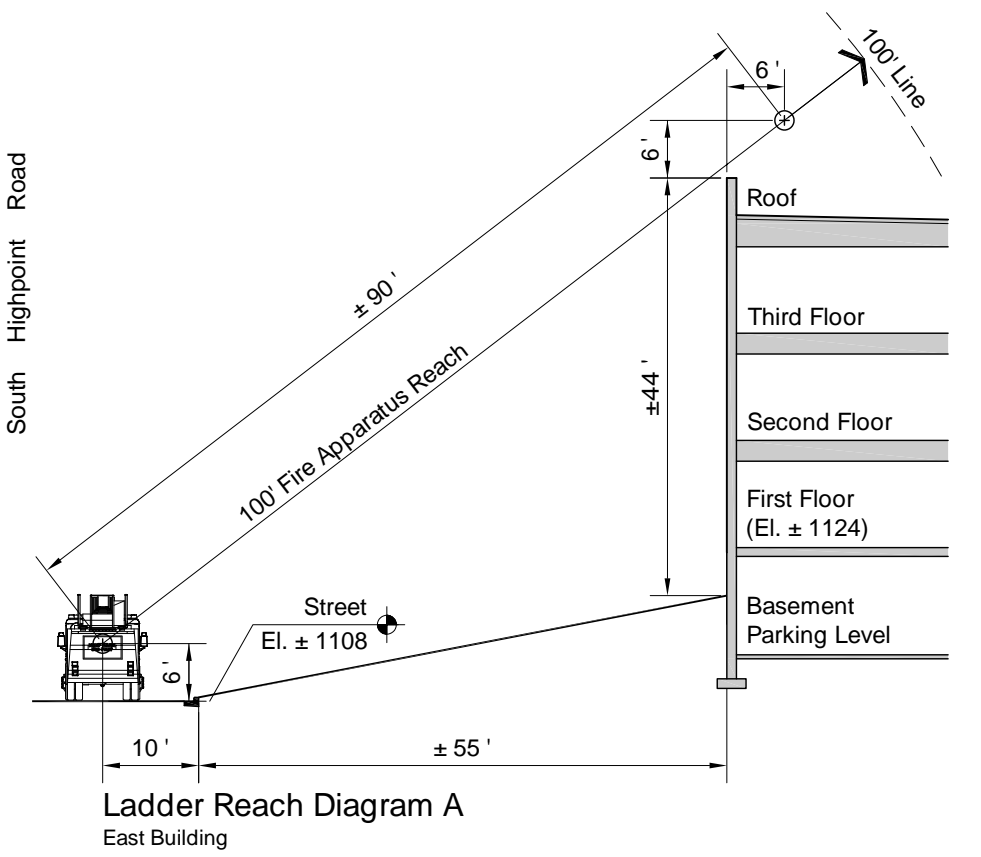
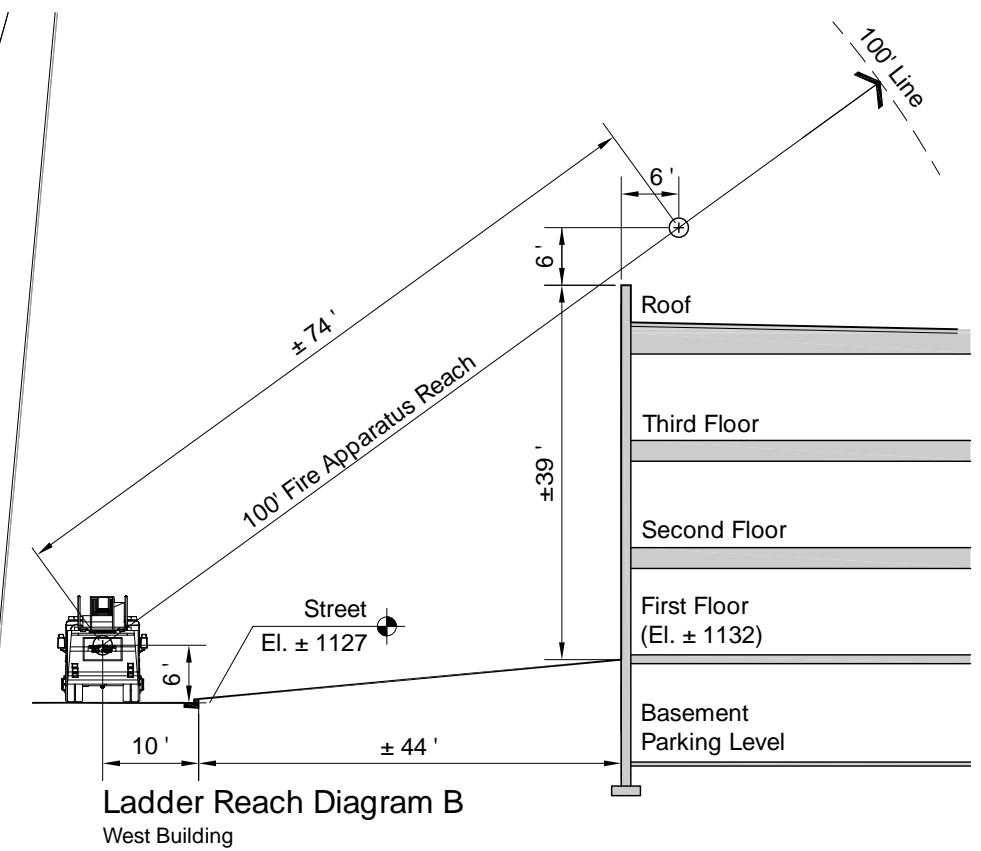
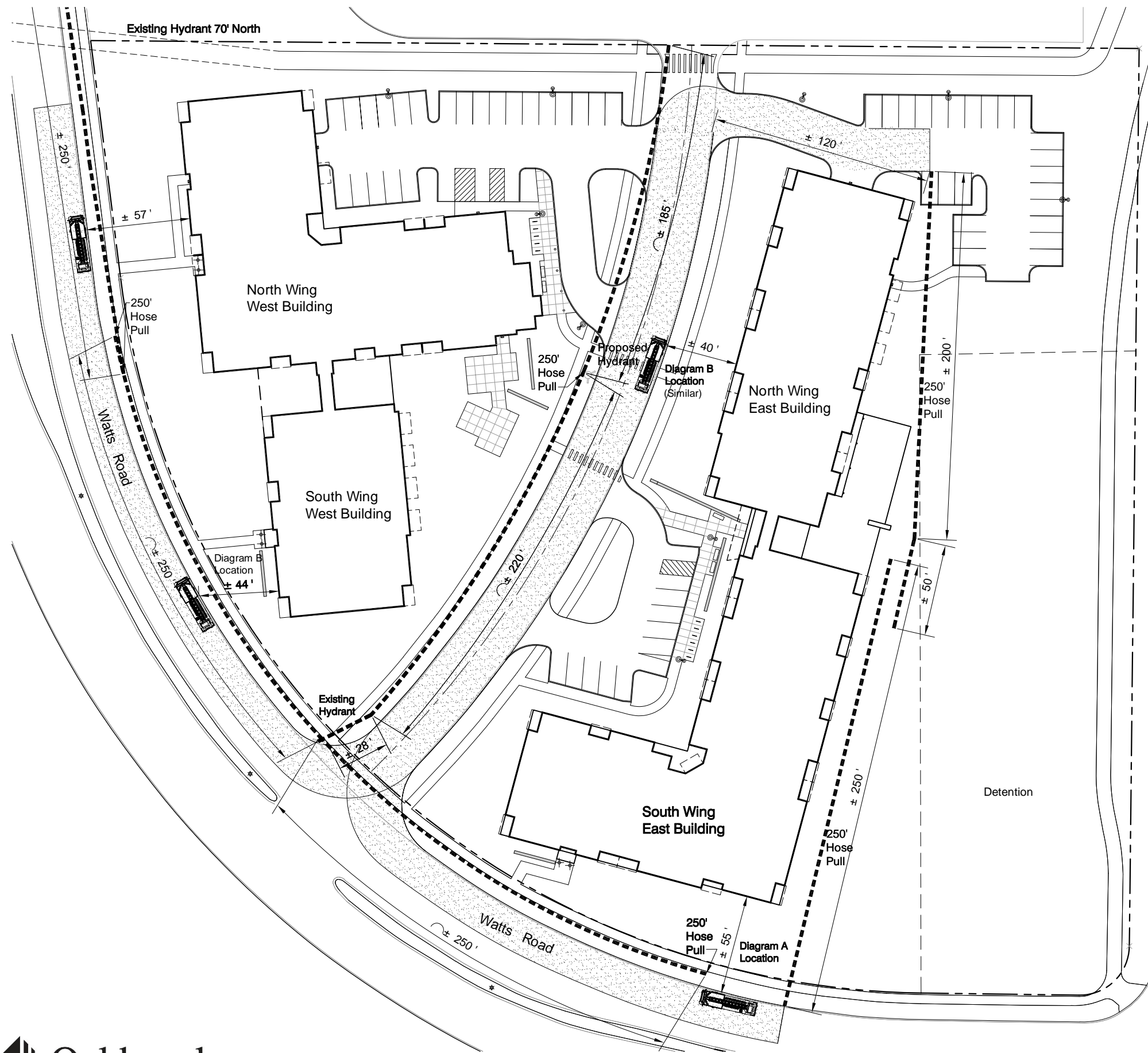


Usable Open Space	
	Project Total
Dwelling Units	156
Required (320 sf/Dwelling Unit)	49,920
Provided Total	52,230
Balconies & Roof Deck At Grade	11,880
	40,350



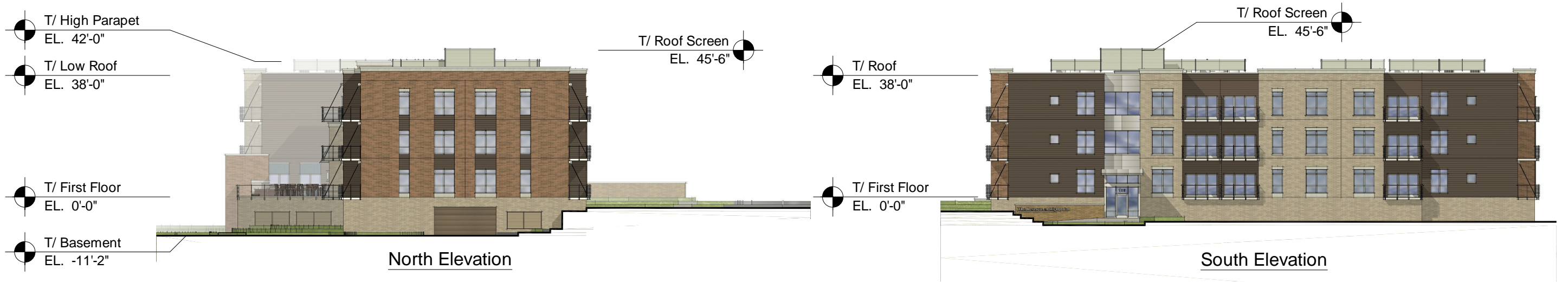
Lot Coverage	
	Project Total
Lot Area	± 244,595
Lot Coverage - Percentage	114,550 46.8
Max. % Allowed	75



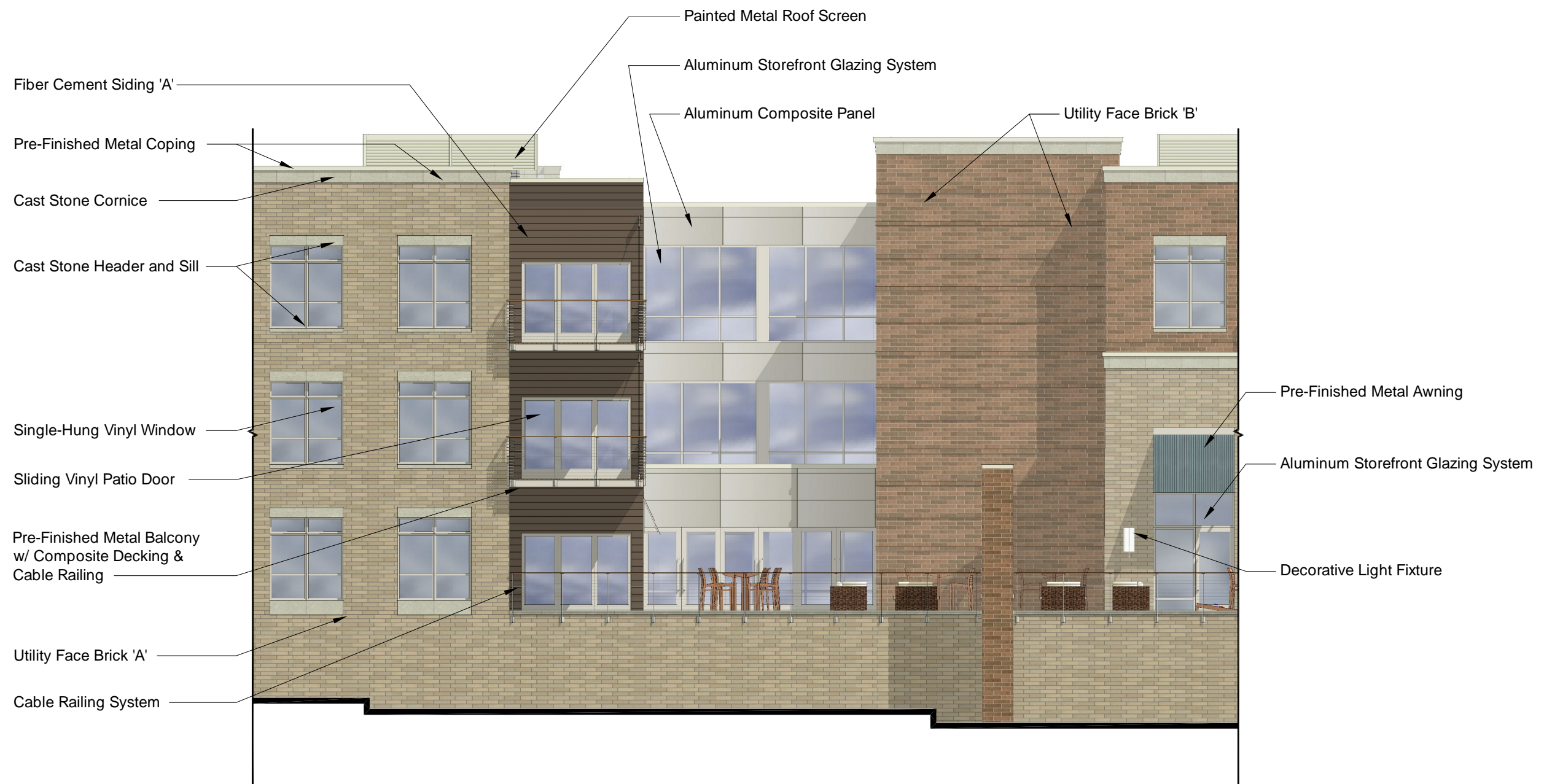














T/ High Parapet  
EL. 42'-0"

T/ Low Roof  
EL. 38'-0"

T/ First Floor  
EL. 0'-0"

T/ Roof Screen  
EL. 45'-6"



T/ First Floor  
EL. 0'-0"

T/ Basement  
EL. -11'-2"

East Elevation



South Elevation



North Elevation

T/ High Parapet  
EL. 42'-0"

T/ Low Roof  
EL. 38'-0"

T/ First Floor  
EL. 0'-0"

T/ Roof Screen  
EL. 45'-6"

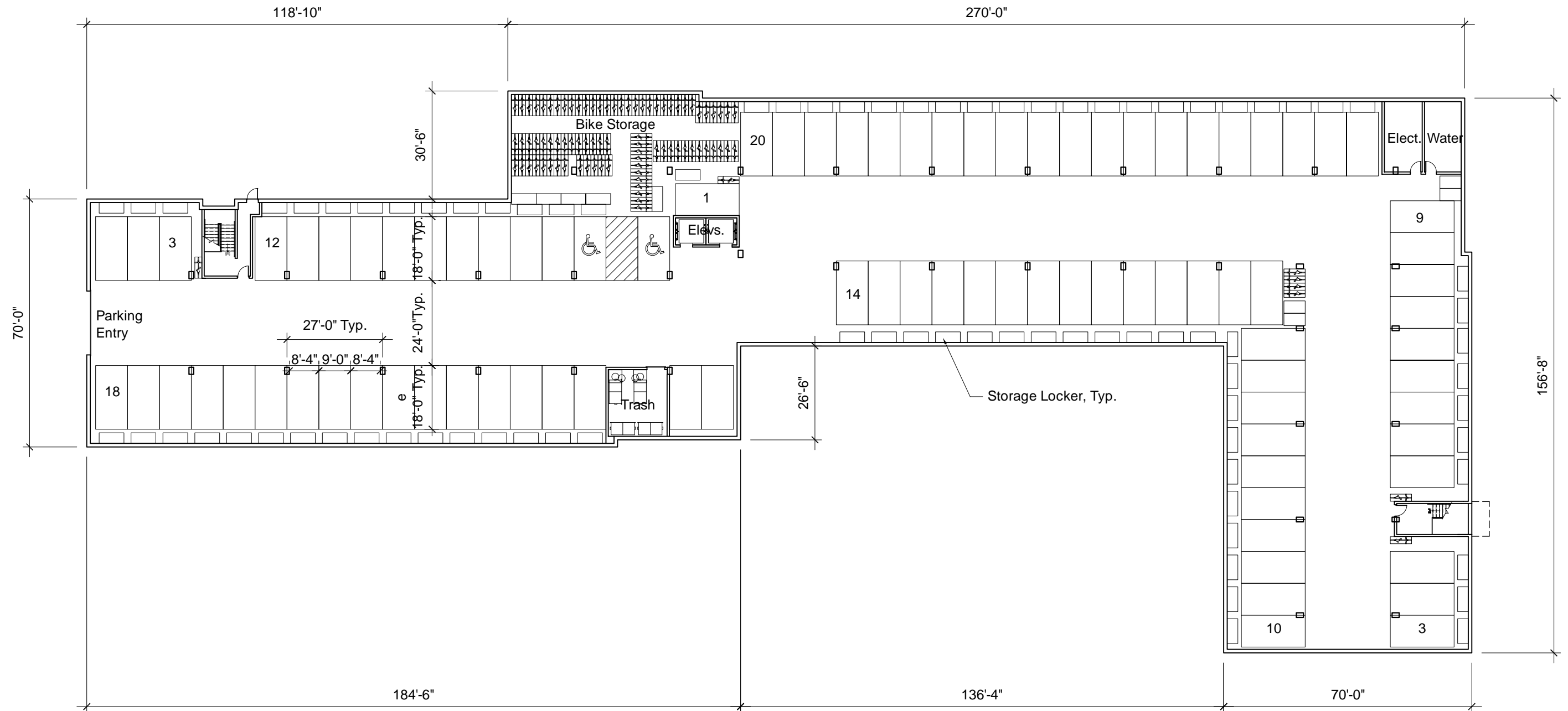


West Elevation









Parking	Count
Std Spaces	88
Accessible Spaces	2
<b>Total</b>	<b>90</b>
 Bicycle Parking	90
Storage Units	90





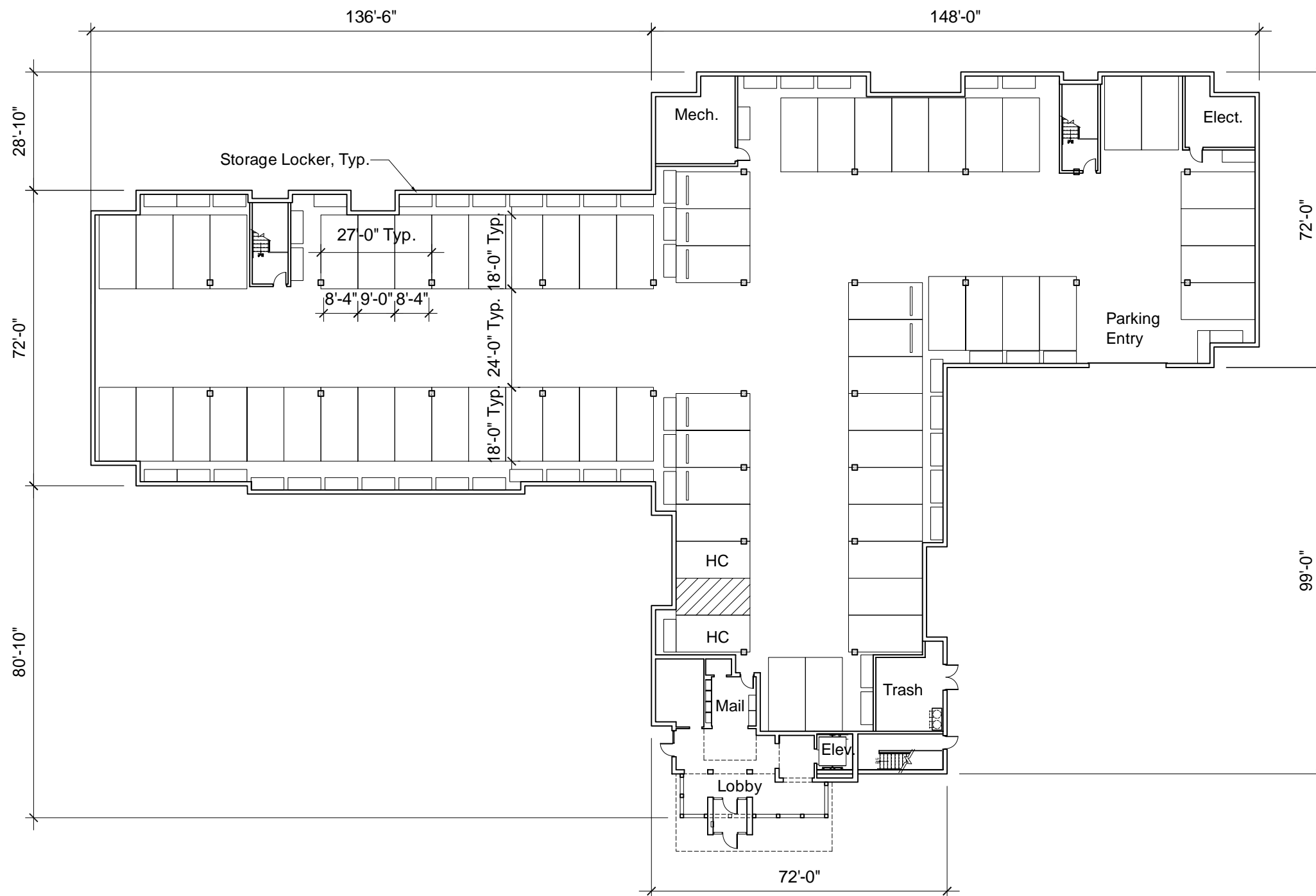












Parking	Count
Std Spaces	64
Accessible Spaces	2
Total	66

Bicycle Parking 66  
(all are on 1st Flr.)

Storage Units 53  
(11 are on 1st Flr.)







