

URBAN DESIGN COMMISSION APPLICATION

UDC

City of Madison
Planning Division
126 S. Hamilton St.
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 _____

CITY OF MADISON

FEB 6 2019

11:12
Planning & Community
& Economic Development

AGENDA ITEM #
LEGISTAR # 54621
ALD. DIST. 3

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: 6810 Milwaukee St., 1 Windstone D., 2 Windstone Dr., 45 Windstone Dr. and 46 Windstone Dr.
Title: Milwaukee Street Multi-Family

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

UDC meeting date requested February 27, 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 Matt Gilhooly Company KCG Development, LLC

Street address 9333 N Meridian Street, Suite 230 City/State/Zip Indianapolis, IN 46260

Telephone (317) 409-7776 Email Matt.Gilhooly@kcgcompanies.com

Project contact person Brian Munson Company Vandewalle & Associates

Street address 120 East Lakeside Street City/State/Zip Madison, WI 53715

Telephone (608) 255-3988 Email bmunson@vandewalle.com

Property owner (if not applicant) James Eric Houde

Street address 1314 Manassas Trail City/State/Zip Madison WI 53718

Telephone (608) 417-9374 Email Jim.Houdegroup@gmail.com

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 provided below 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. 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 January 7, 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.

Applicant name [Signature] Relationship to property PROSPECTIVE PURCHASER
 Authorized signature of Property Owner Date 2/5/19

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



VANDEWALLE & ASSOCIATES INC.

To: Urban Design Commission
From: Brian Munson
CC: Matt Gilhooly, KCG Development
Date: February 5, 2019
Re: The Meadowlands Neighborhood: Milwaukee Street Multi-Family Project

The Design Team for KCG Development is please to submit the attached informational submittal packet for the Multi-Family project 6810 Milwaukee Street, 1 Windstone Drive, 2 Windstone Drive, 45 Windstone Drive, and 46 Windstone Drive) is located on the eastern extension of Milwaukee Street within the Sprecher Neighborhood. This project builds upon the previously approved PUD for the Meadowlands Project, Sprecher Neighborhood Plan, and Comprehensive Plan for the creation of a multifamily addition to the planned town center and peripheral growth area while accommodating the existing street network and underground gas pipelines through the site.

| | |
|---------------------------------|--|
| Existing Site: | 7.0 acres |
| Existing Zoning: | Expired PD Multi-Family (15 du/acre) |
| Neighborhood Plan Designation: | Medium Density Residential (12-16 du/acre) |
| Comprehensive Plan Designation: | Medium Density Residential (20-90 du/acre) |
| Proposed Zoning: | PD: Multi-Family (222 units) |

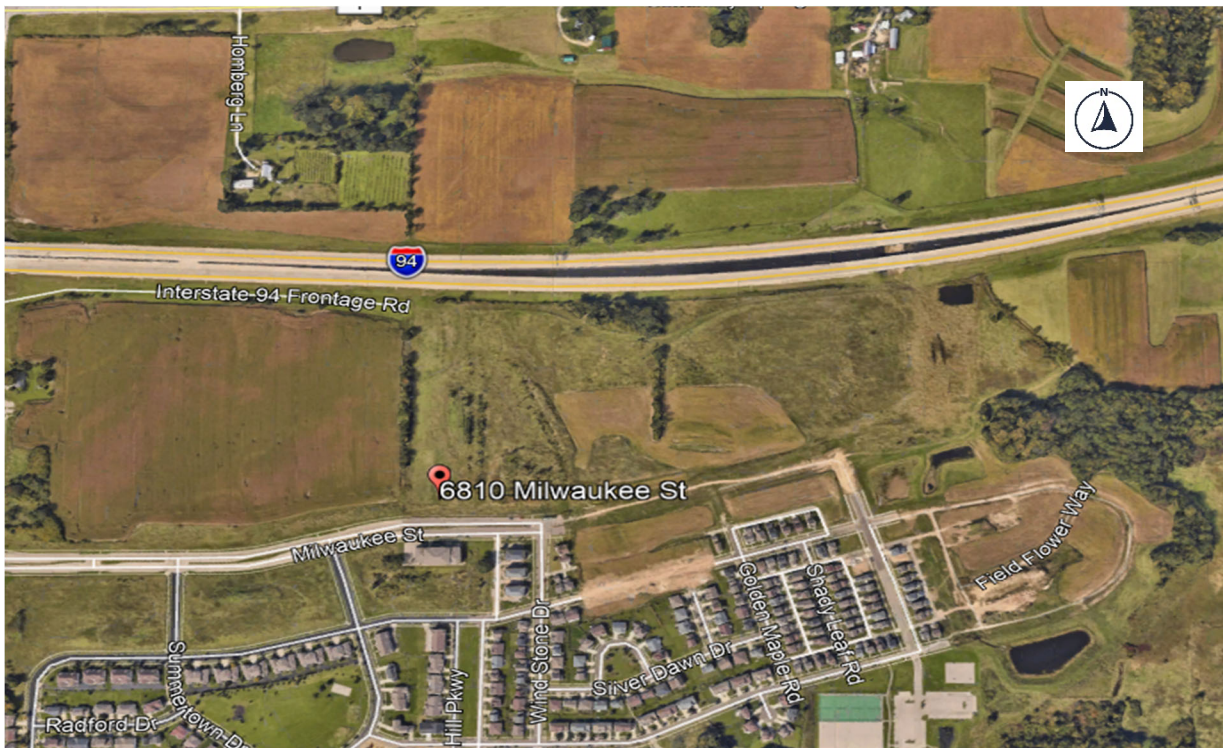
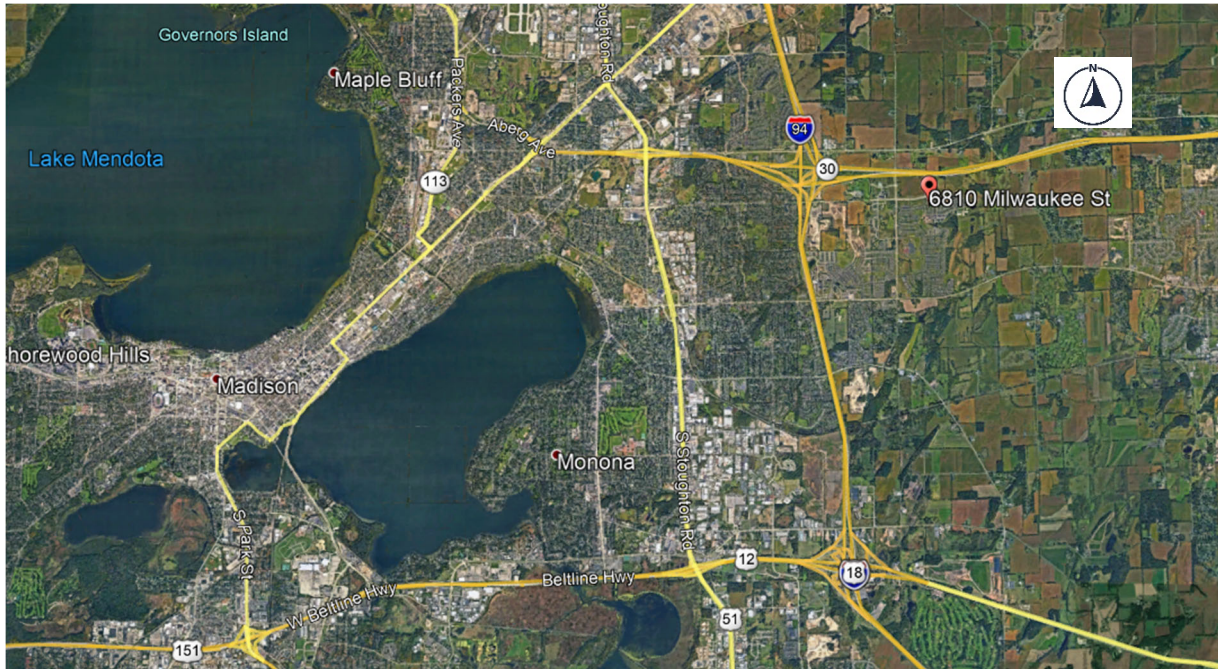
We look forward to working with City Staff and UDC on the refinement of the attached informational submittal packet.



Exhibits List

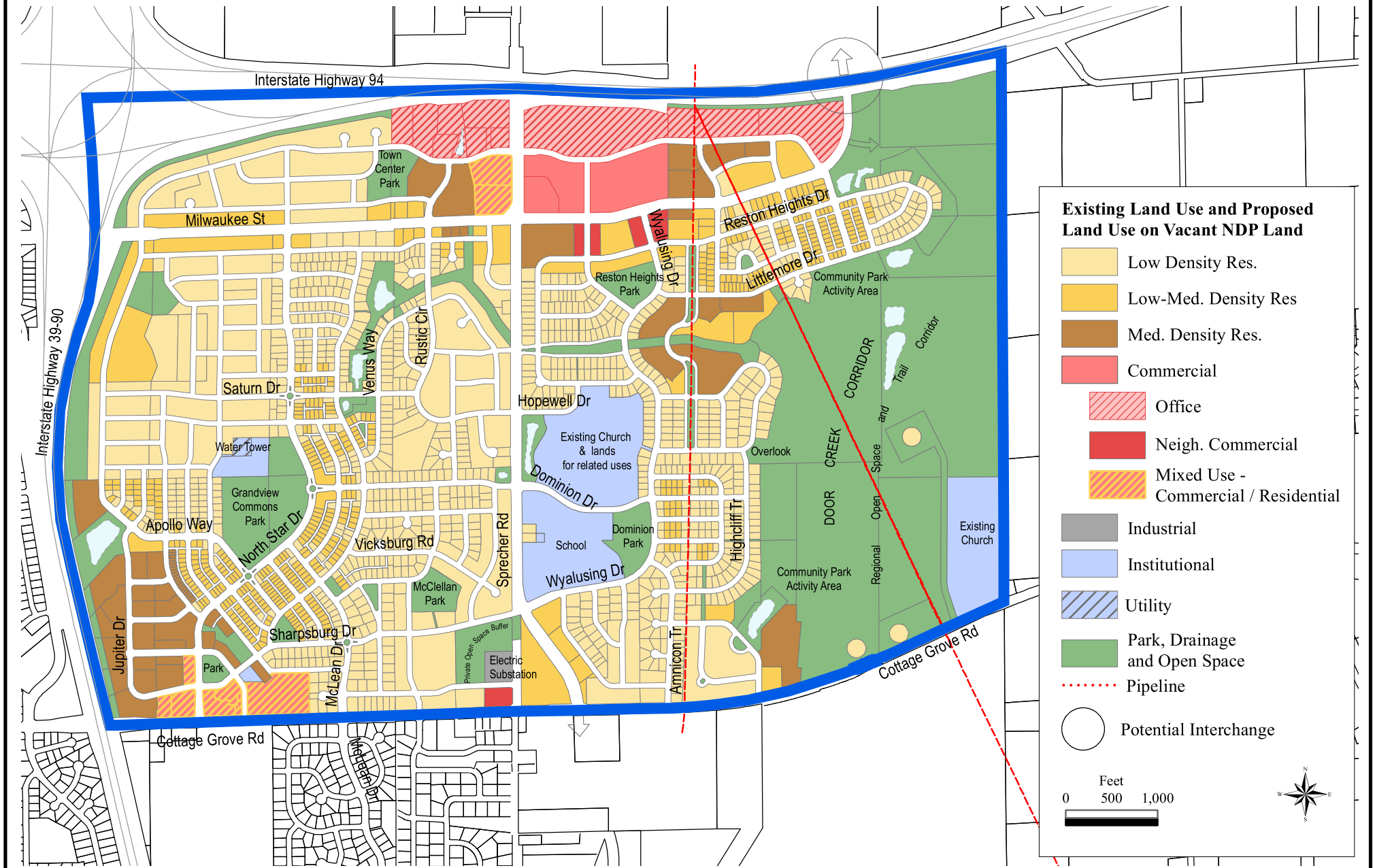
1. Letter of Intent
2. Locator Map
3. Sprecher Neighborhood Plan
4. Adopted PUD Master Plan (expired)
5. Site Plan
6. Preliminary Grading
7. Building Diagrams
8. Exterior Evaluations

Locator Maps



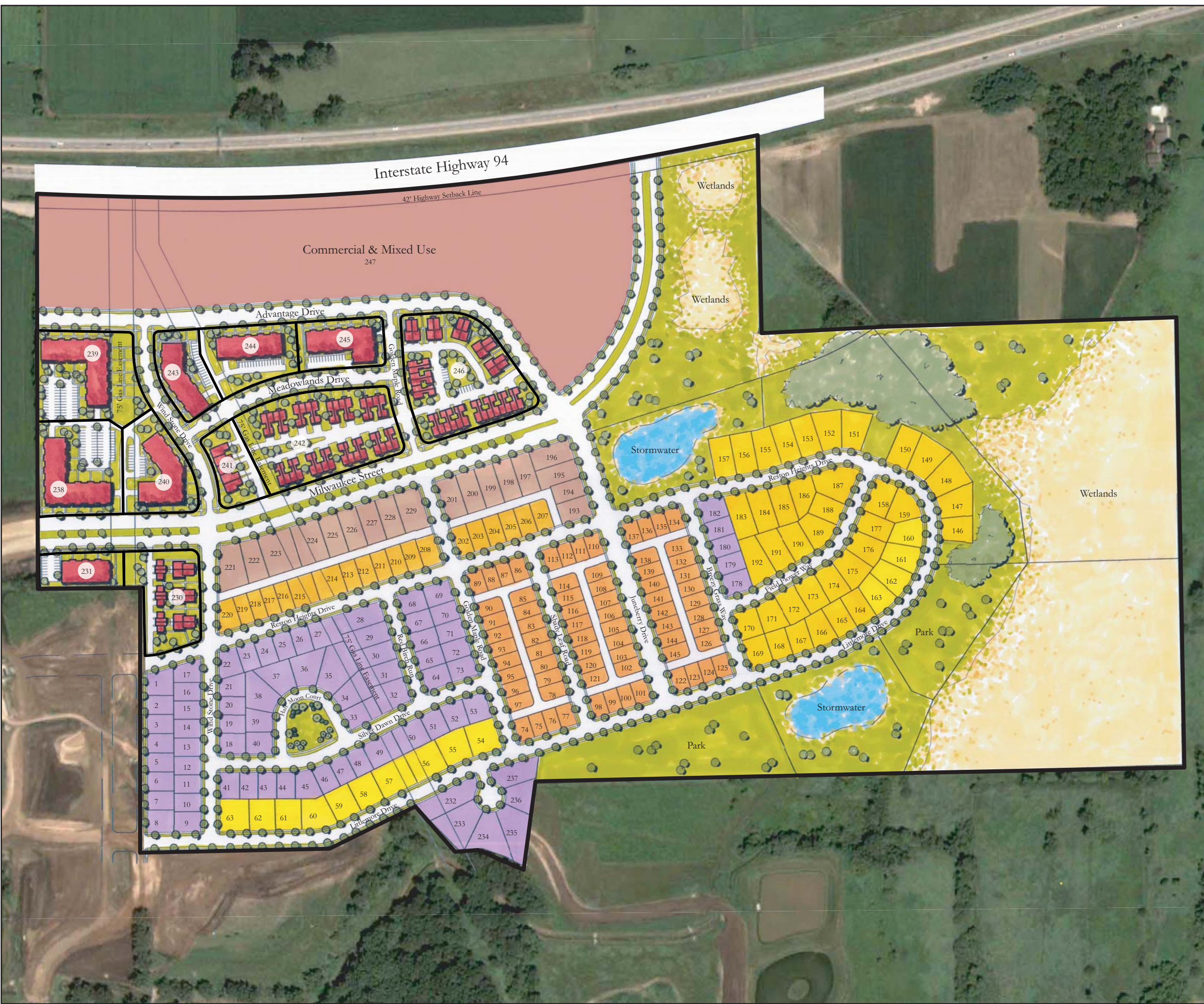
Sprecher Neighborhood Development Plan








As Adopted January 1998, Amended May 1999, May 2001, November 2001, March 2005 & March 2012
and implemented through subdivision and zoning approvals



THE MEADOWLANDS

Madison, Wisconsin



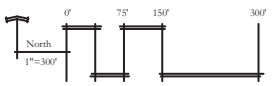
| | | |
|---|--------------------|------------------|
| Single Family (Alley Loaded) | | 91 Units |
|  | 45' x 80' | 72 Units |
|  | 45' x 95' | 19 Units |
| Single Family (Street Accessed) | | 126 Units |
|  | 59' x 85' | 74 Units |
|  | 69' x 100' | 38 Units |
|  | 80' x 100' | 14 Units |
| Multi-Family | | 341 Units |
|  | Twin Homes | 36 Units |
|  | Multi-Family Units | 305 Units |

Total Units **558 Units**

 Parks/Open Space/Storm Water ~ 46 Acres

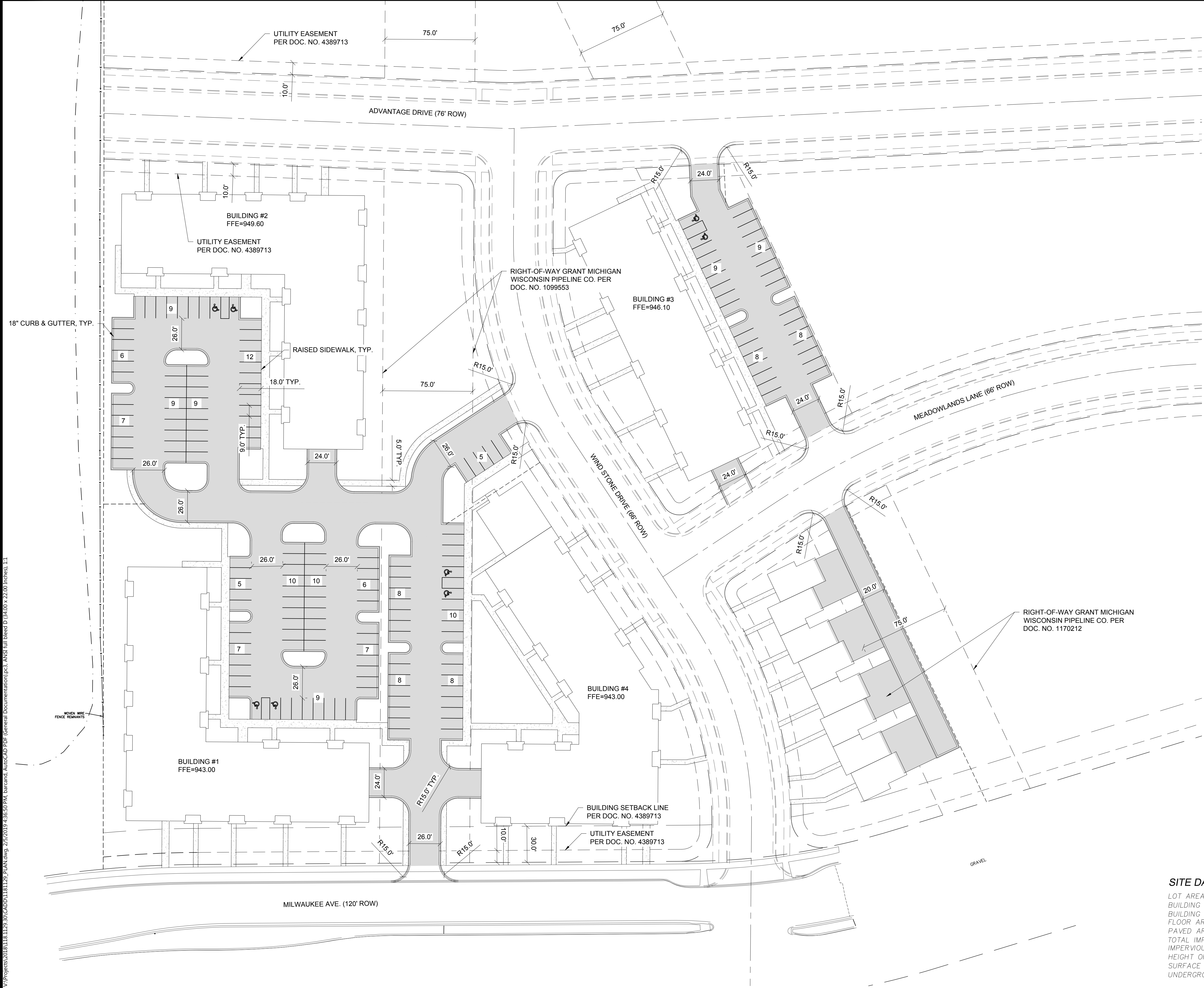
Multi-Family Lot Breakdowns

| LOT # | Type of Units | #of Units | Lot Area |
|----------------|---------------|------------|-------------------|
| 230 | 4-Unit Homes | 12 | 62,563 sq. ft. |
| 231 | Condos | 22 | 30,369 sq. ft. |
| 238 | Apartment | 42 | 79,884 sq. ft. |
| 239 | Apartment | 52 | 92,543 sq. ft. |
| 240 | Apartment | 26 | 59,853 sq. ft. |
| 241 | Townhomes | 5 | 33,550 sq. ft. |
| 242 | Townhomes | 32 | 124,863 sq. ft. |
| 243 | Apartment | 24 | 40,614 sq. ft. |
| 244 | Condo | 24 | 55,830 sq. ft. |
| 245 | Apartment | 26 | 42,576 sq. ft. |
| 246 | Townhomes | 20 | 121,798 sq. ft. |
| | 4-Unit Homes | 20 | |
| Totals: | | 305 | 17.1 acres |



Revised: December 20, 2006
Vandewalle & Associates
© 2006

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NOTES :

1. STORMWATER MANAGEMENT REQUIREMENTS WILL BE MET UNDERGROUND.

| | |
|-----------------------------------|-----------------------------|
| SITE DATA : | |
| LOT AREA | ±297,398 SQ.FT. / 6.8 ACRES |
| BUILDING AREA (FOOTPRINT) | ±93,001 SQ.FT. / 2.1 ACRES |
| BUILDING AREA (NO BASEMENT) | ±316,466 SQ.FT. |
| FLOOR AREA RATIO | ±106.4% |
| PAVED AREA | ±97,185 SQ.FT. / 2.2 ACRES |
| TOTAL IMPERVIOUS AREA | ±190,186 SQ.FT. / 4.4 ACRES |
| IMPERVIOUS SURFACE RATIO | ±63.9% |
| HEIGHT OF BUILDING | XX'-X"± |
| SURFACE PARKING STALLS | 173 STANDARD / 8 ADA STALLS |
| UNDERGROUND PARKING STALLS ... | 218 STANDARD / 8 ADA STALLS |

THE MEADOWLANDS

PRELIMINARY SITE PLAN



MADISON, WI

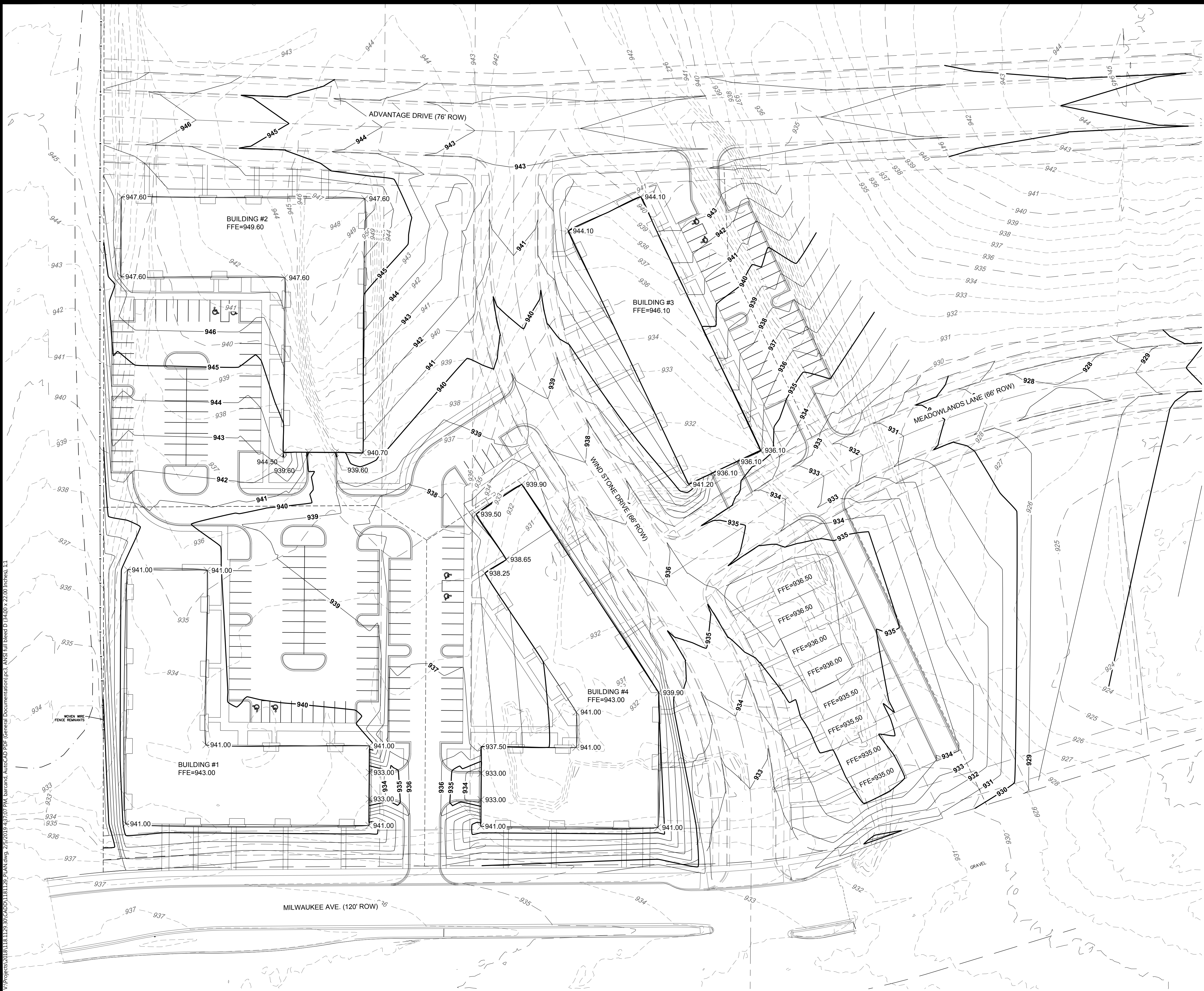
5010 VOGES ROAD
MADISON, WISCONSIN 53718
608-838-0444 | www.snyder-associates.com

SNYDER & ASSOCIATES, INC.

118.1129.30

| MARK | REVISION | DATE | BY | NOTED |
|-----------------|------------------|------------|----|-------|
| Engineer: BCA | Checked By: MLC | Scale: 1"= | | |
| Technician: BCA | Date: 01-07-2019 | Field Bk: | | |
| 118.1129.30 | | | | ---- |

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THE MEADOWLANDS

PRELIMINARY GRADING PLAN



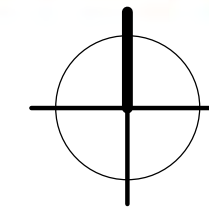
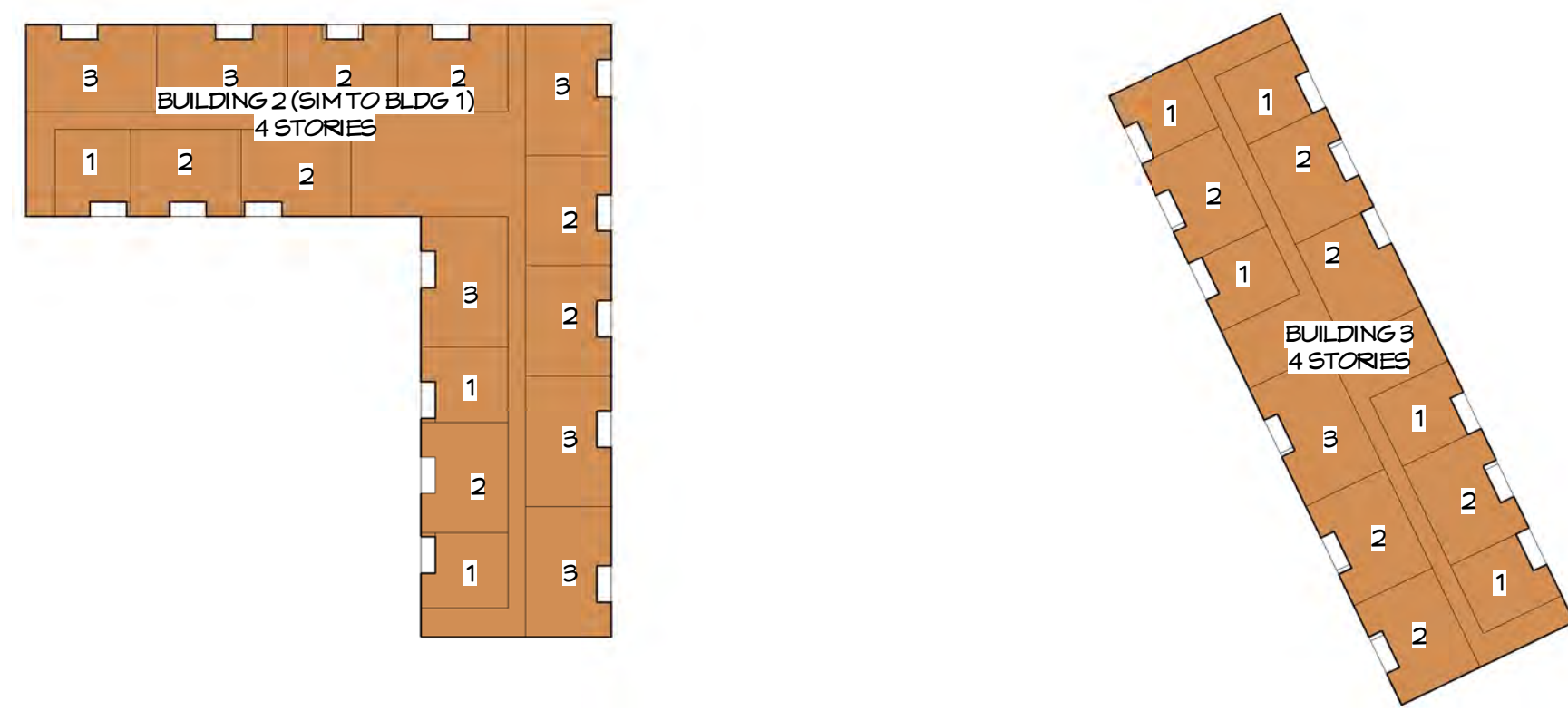
MADISON, WI

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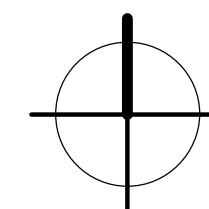
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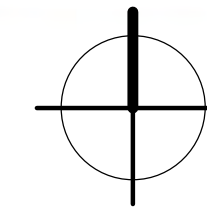
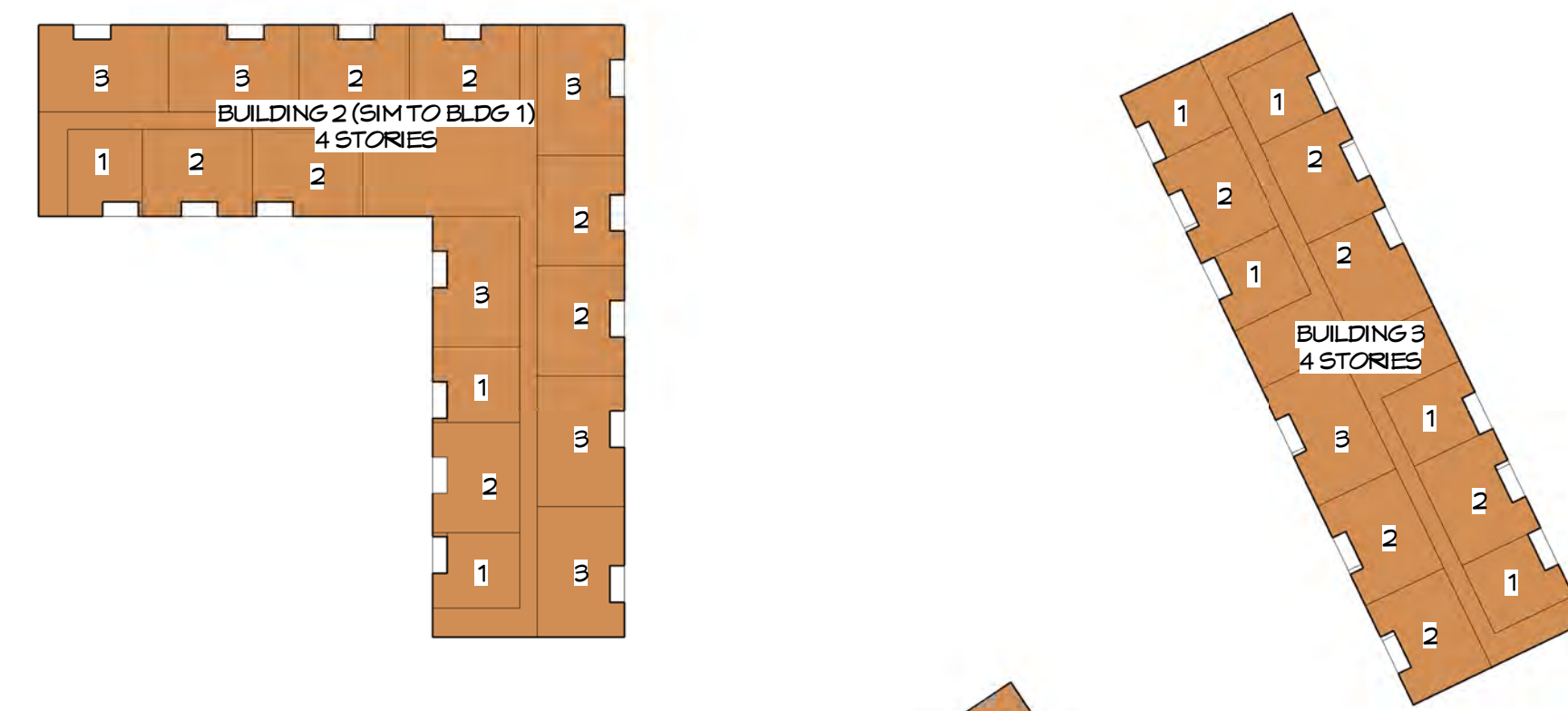
THIRD FLOOR (FOURTH SIM)

1" = 60'-0"



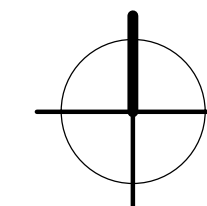
MAIN FLOOR PLAN

1" = 60'-0"



SECOND FLOOR PLAN

1" = 60'-0"



OVERALL SITE PLAN / PARKING

1" = 60'-0"



SOUTH ELEVATION - BUILDING 1

1/8" = 1'-0"



NORTHEAST ELEVATION - BUILDING 3

1/8" = 1'-0"



SOUTH ELEVATION - BUILDING 3

1/8" = 1'-0"



VIEW ALONG WINDSTONE



VIEW ALONG MILWAUKEE AVE



VIEW OF TOWNHOMES ALONG WIND STONE



SOUTHWEST ELEVATION - BUILDING 5
1/8" = 1'-0"