

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: 702 Gardener Road

Title: Madison Yards at Hill Farms Block 3

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

UDC meeting date requested 1/29/20

- 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 Mark Theder
Street address 241 N. Broadway, Suite 400
Telephone (414) 453-0110

Company Madison Yards Block 3, LLC
City/State/Zip Milwaukee, WI 53202
Email mtheder@summitsmith.com

Project contact person Sean Roberts
Street address 241 N. Broadway, Suite 400
Telephone (414) 453-0110

Company Summit Smith Development
City/State/Zip Milwaukee, WI 53202
Email sroberts@summitsmith.com

Property owner (if not applicant) Madison Yards Block 6, LLC

Street address 241 N. Broadway, Suite 400
Telephone (414) 453-0110

City/State/Zip Milwaukee, WI 53202
Email mtheder@summitsmith.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 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 12/19/19.
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 Madison Yards Block 6 LLC Relationship to property Owner
 Authorizing signature of property owner  Date 1/8/20

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.**

URBAN DESIGN DEVELOPMENT PLANS CHECKLIST

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

January 8, 2020 *Updated January 23, 2020*

Urban Design Commission
215 Martin Luther King Jr. Blvd.
PO Box 2985
Madison, WI 53701

Re: Project Narrative
Madison Yards – Block 3
702 Gardener Road
Corner of Gardener Way and University Blvd
Madison, WI

The following is submitted together with the plans, and application for staff review/ approval.

Architect: KTGy Group, Inc.
217 N. Jefferson St., Ste 400
Chicago, IL 60661
Contact: Craig R. Pryde
312-549-4905
Email: cpryde@ktgy.com

Introduction:

The Block 3 development is part of a multi-block development known as Madison Yards at Hill Farms and is more specifically located at the south west corner of Gardener Way and University Blvd in Madison, WI. This project shall consist of a mixed-use podium style building and contain retail, residential and parking uses.

The retail use is proposed to be a single level space of approximately 10,000 gsf and is located on the southern portion of the building facing the Central Green space of the overall development. The primary materials for the retail use will be aluminum/ glass storefront systems and masonry/ fiber cement wall panels.

The enclosed parking is located on the lower level and ground floor level and has separate entrances to each level. Parking entrance to the lower level garage is located on Gardener Way. Parking entrance to the ground floor level garage is located on the west façade of the building adjacent to the State Office building. A shared loading space for retail and residential is located on the west façade of the building. Parking for both retail and residential units are provided for on site as previously approved in the GDP for this development. The primary materials for the parking garage shall be masonry, metal screen panels and aluminum/ glass storefront systems.

The residential building is proposed as a 5-story building located at the podium level and contains approximately 185 units. The residential lobby is located on the lower level at the corner of University and Gardener Way and is anticipated to be 2 stories in height with aluminum/ glass storefronts to activate the streetscape in this area. The residential building shall have an exterior amenity courtyard located at the podium level and fully enclosed by residential units. Balconies are proposed for most of the units and may be recessed or extended from the exterior façade. The primary building materials for the residential building are vinyl windows with insulated glazing, fiber cement and metal wall panels or siding. Balcony railings are painted metal or prefinished aluminum.



Zoning/ Project Data:

Block 3 is part of the Planned Development District – General Development Plan, Madison Yards at Hill Farms Redevelopment, 4802 Sheboygan Ave.

Block 3	Allowable/ required	Proposed
1) Site Area	1.2 Ac	1.2 Ac
2) Max Bldg Area	50,000- 275,000 gsf	203,800 gsf
3) Building Height (max)	14 stories/ 175 ft	7 stories/ 90 ft
4) Minimum Setback (ft) University Avenue:		
5) 0' for 80% of building façade	80%	79%
6) 15' for 20% of building façade	20%	21%
7) Maximum Setback (ft) from University Ave:	30 ft	35+ ft
8) Minimum distance (ft) from base of building to existing back of curb on University Avenue:	30 ft	35+ ft
9) Min/Max Setback (ft) Madison Yards Way:	5/15 ft	5/10.5 ft
10) Min/Max Setback (ft) Gardener Road:	0/15 ft	0/6 ft
11) Min/Max Setback (ft) Side Yard:	0/15 ft	0/15 ft
12) On University Avenue, a minimum of 75% of the building façade, above 2 stories, will be stepped back a minimum of 10 ft from the property line.	10 ft	11 ft
13) Residential Density	250 units	190 units
14) Retail	15,000 sf	10,000 sf

Parking for residential is a minimum of .9 spaces per unit and a maximum of 1.25 spaces per unit. Additional parking above the maximum may be shared with another use. No dedicated retail loading for buildings containing less than 12,000 sf of retail. Project is proposing 1 loading space.

Schedule:

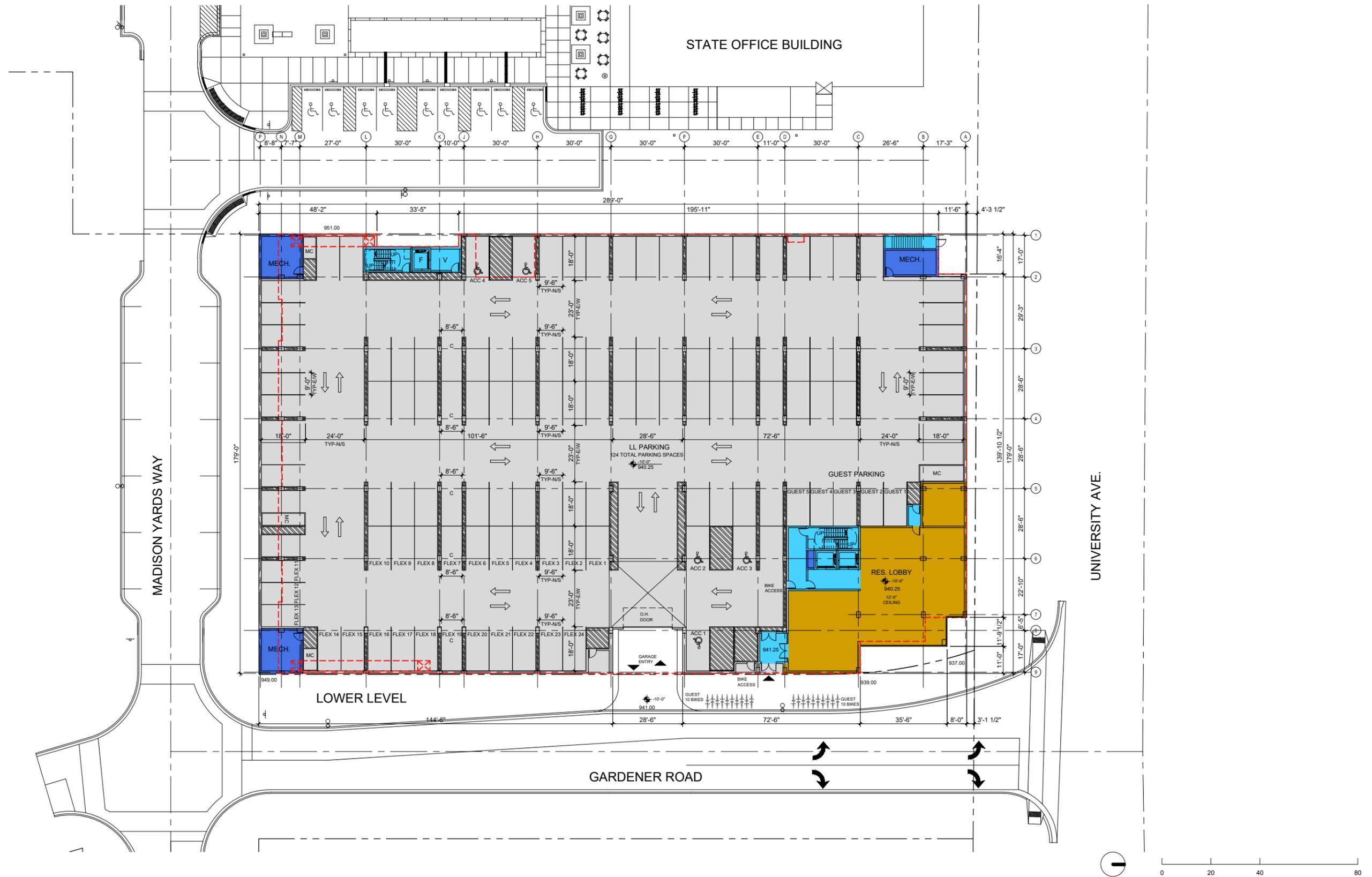
Project start is scheduled for a summer of 2020 with completion in 2022.

Plans

The following plans are submitted in support of this application;

Sincerely,

Craig Pryde
KTGY Group, Inc.



Architecture + Planning
 217 N Jefferson Street,
 Suite #400
 Chicago, IL 60661
 888.456.5849
 ktgy.com

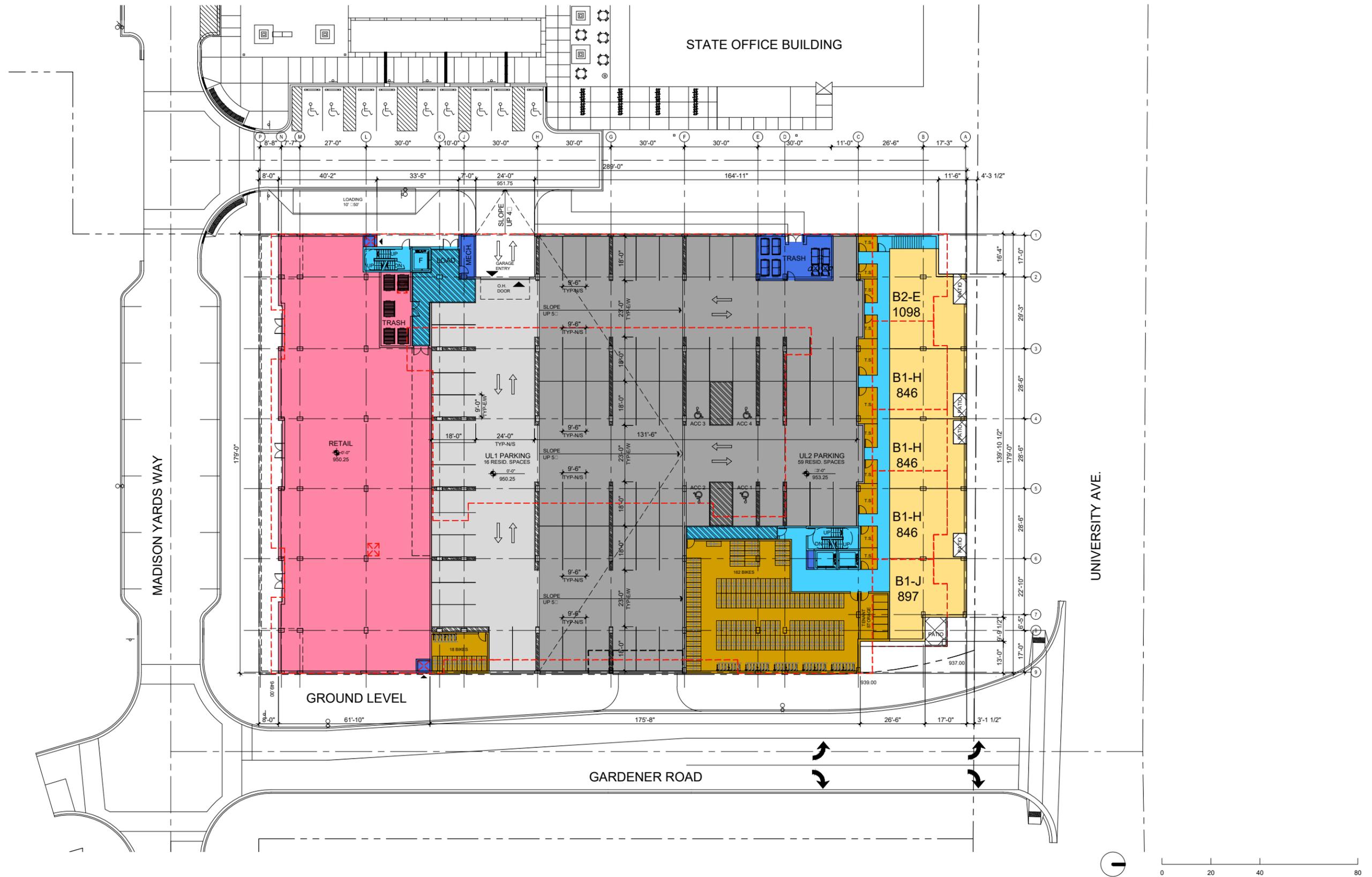


MADISON YARDS
 MADISON, WI # 2017-0922

BLOCK 3 - UDC - PD/SIP SUBMITTAL
 JANUARY 22, 2020

LOWER LEVEL FLOOR PLAN

A1.0



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 888.456.5849
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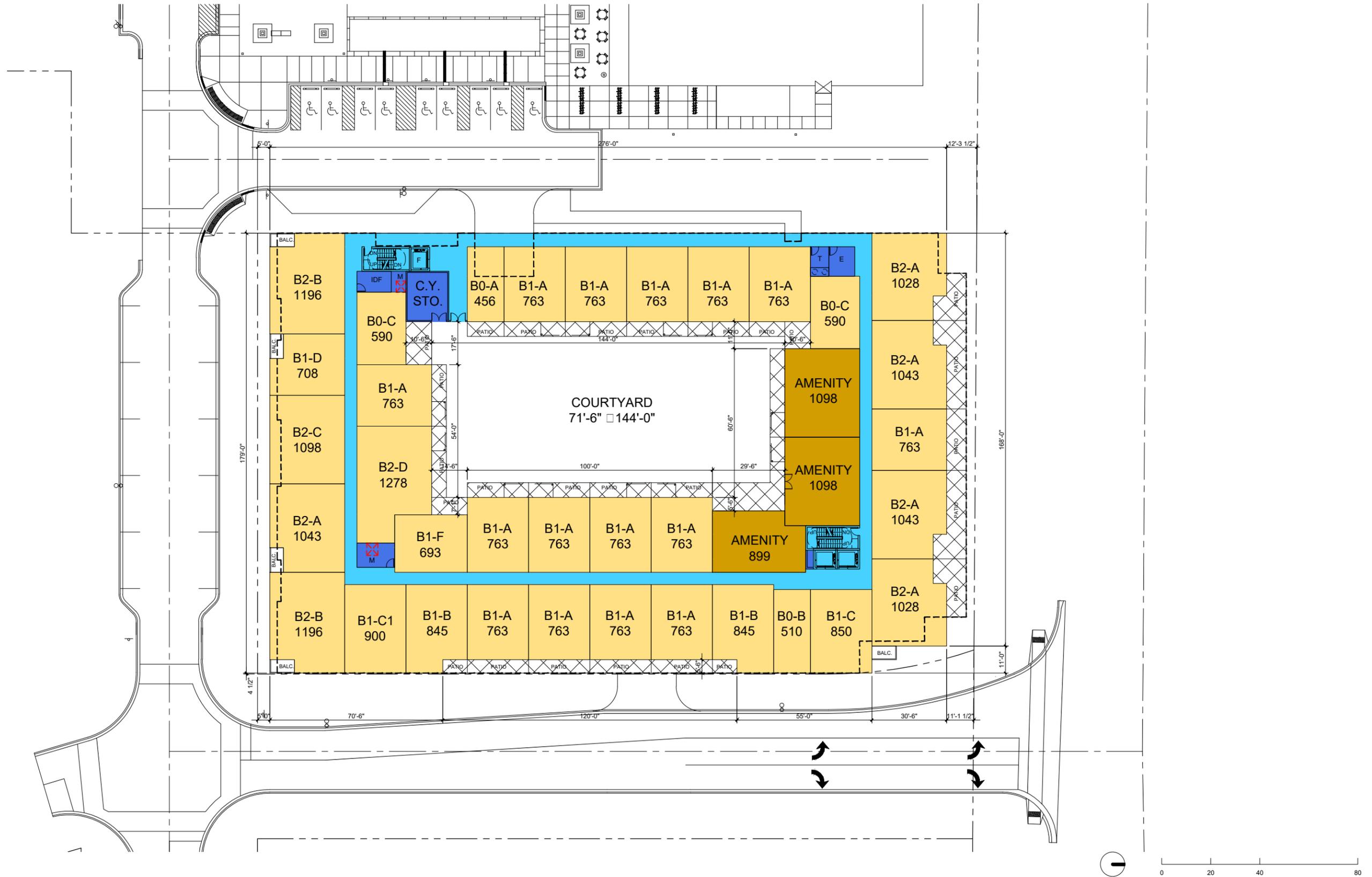


MADISON YARDS
 MADISON, WI # 2017-0922

BLOCK 3 - UDC - PD/SIP SUBMITTAL
 JANUARY 22, 2020

GROUND FLOOR PLAN

A1.1



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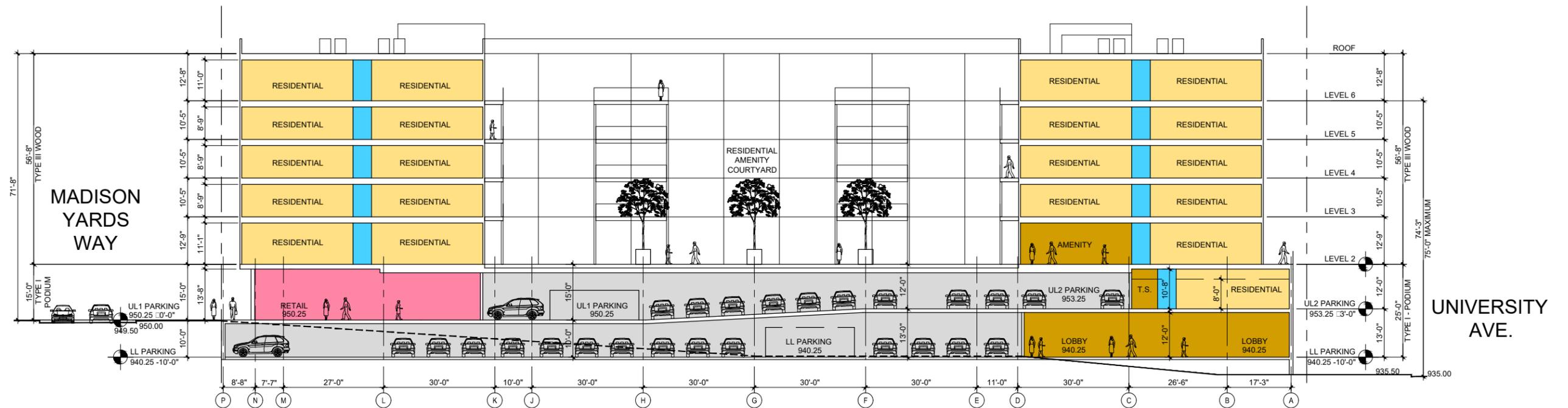


MADISON YARDS
 MADISON, WI # 2017-0922

BLOCK 3 - UDC - PD/SIP SUBMITTAL
 JANUARY 22, 2020

LEVEL 2 FLOOR PLAN

A1.2



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MADISON YARDS
 MADISON, WI # 2017-0922

BLOCK 3 - UDC - PD/SIP SUBMITTAL
 JANUARY 22, 2020

N-S BUILDING SECTION

A1.5

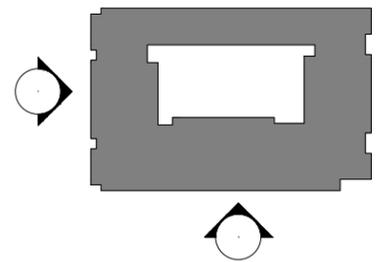


EAST ELEVATION

1. FIBER CEMENT PANEL
2. CORRUGATED METAL PANEL
3. FLAT METAL PANEL
4. METAL MESH BALCONY
5. VINYL WINDOWS - RESIDENTIAL
6. VINYL DOORS - RESIDENTIAL
7. ALUMINUM STOREFRONT
8. ALUMINUM ENTRY DOORS
9. THIN BRICK CLADDING
10. PAINTED CONCRETE
11. STEEL AWNING
12. EXTERIOR LIGHTING
13. EXTERIOR SIGNAGE
14. PAINTED STEEL TUBE COLUMNS
15. ARCHITECTURAL LOUVER



SOUTH ELEVATION



KEY PLAN



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 217 N Jefferson Street,
 Suite #400
 Chicago, IL 60661
 888.456.5849
 ktgy.com



MADISON YARDS
 MADISON, WI # 2017-0922

BLOCK 3 - UDC - PD/SIP SUBMITTAL
 JANUARY 22, 2020

EAST SOUTH ELEVATION



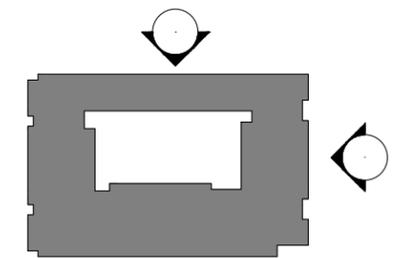
WEST ELEVATION

MATERIAL KEY LEGEND

1. FIBER CEMENT PANEL
2. CORRUGATED METAL PANEL
3. FLAT METAL PANEL
4. METAL MESH BALCONY
5. VINYL WINDOWS - RESIDENTIAL
6. VINYL DOORS - RESIDENTIAL
7. ALUMINUM STOREFRONT
8. ALUMINUM ENTRY DOORS
9. THIN BRICK CLADDING
10. PAINTED CONCRETE
11. STEEL AWNING
12. EXTERIOR LIGHTING
13. EXTERIOR SIGNAGE
14. PAINTED STEEL TUBE COLUMNS
15. ARCHITECTURAL LOUVER



NORTH ELEVATION



KEY PLAN



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MADISON YARDS
MADISON, WI # 2017-0922

BLOCK 3 - UDC - PD/SIP SUBMITTAL
JANUARY 22, 2020

NORTH □ WEST ELEVATION

A1.7



EAST AND NORTH COURTYARD ELEVATIONS



WEST AND SOUTH COURTYARD ELEVATIONS



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MADISON YARDS
 MADISON, WI # 2017-0922

BLOCK 3 - UDC - PD/SIP SUBMITTAL
 JANUARY 22, 2020

COURTYARD ELEVATIONS

A1.8



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MADISON YARDS
MADISON, WI # 2017-0922

BLOCK 3 - UDC - PD/SIP SUBMITTAL
JANUARY 22, 2020

3D VIEW SOUTHEAST CORNER

A2.0A



KEY PLAN



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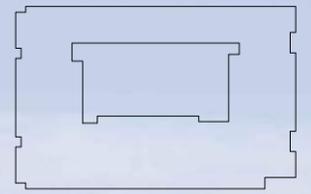


MADISON YARDS
MADISON, WI # 2017-0922

BLOCK 3 - UDC - PD/SIP SUBMITTAL
JANUARY 22, 2020

3D VIEW SOUTHEAST CORNER

A2.0B



KEY PLAN



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MADISON YARDS
MADISON, WI # 2017-0922

BLOCK 3 - UDC - PD/SIP SUBMITTAL
JANUARY 22, 2020

3D VIEW SOUTHEAST CORNER

A2.0C



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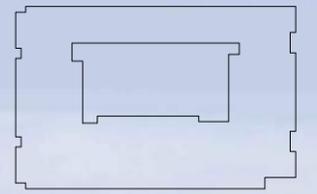


MADISON YARDS
MADISON, WI # 2017-0922

BLOCK 3 - UDC - PD/SIP SUBMITTAL
JANUARY 22, 2020

3D VIEW SOUTHEAST CORNER

A2.1A



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MADISON YARDS
MADISON, WI # 2017-0922

BLOCK 3 - UDC - PD/SIP SUBMITTAL
JANUARY 22, 2020

3D VIEW SOUTHEAST CORNER

A2.1B



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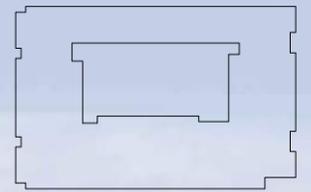


MADISON YARDS
MADISON, WI # 2017-0922

BLOCK 3 - UDC - PD/SIP SUBMITTAL
JANUARY 22, 2020

3D VIEW SOUTHEAST CORNER

A2.1C



KEY PLAN



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MADISON YARDS
MADISON, WI # 2017-0922

BLOCK 3 - UDC - PD/SIP SUBMITTAL
JANUARY 22, 2020

3D VIEW NORTHWEST CORNER

A2.2



MADISON YARDS - BLOCK 3

NORTH ELEVATION LANDSCAPING

MADISON, WI

DATE: 01.23.2020

CANOPY TREES

Fall Fiesta Sugar Maple
Marmo Freeman Maple
Swamp White OAK
Exclamation London Planetree
Chicagoland Hackberry
Dura Heat River Birch
Princeton Sentry Ginko
Espresso Kentucky Coffeetree

ORNAMENTAL TREES

Apollo Sugar Maple
Spring Flurry Serviceberry
Shadblow Serviceberry
Musclewood
Regal Prince Columnar Oak
Royal Raindrops Crabapple
Adams Crabapple

CONIFEROUS TREES

Chalet Swiss Stone Pine
Pyramidal Arborvitae

SHRUBS - DECIDUOUS

Standing Ovation Serviceberry
Low Scape "Hedger" Chokeberry
Low Scape "Mound" Chokeberry
Iroquois Black Beauty Chokeberry
Arctic Fire Dogwood
Cool Splash Honeysuckle
Little Quickfire Hydrangea
Jim Dandy Winterberry
Red Sprite Winterberry
Donna May Ninebark
Center Glow Ninebark

SHRUBS - CONIFEROUS

Everlow Yew
Buffalo Juniper
Sea of Gold Juniper
Kallsys Compact Juniper
Pumilio Mugo Pine

Acer saccharum 'Bailsta'
Acer freemanii 'Marmo'
Quercus bicolor
Platanus x acerifolia 'Morton Circle'
Celtis occidentalis 'Chicagoland'
Betula nigra 'BNMTF'
Ginkgo biloba 'Princeton Sentry'
Gymnocladus dioicus 'Espresso'

Acer saccharum 'Barrett Cole'
Amelanchier laevis 'JFS-Arb'
Amelanchier canadensis
Carpinus caroliniana
Quercus robur x bicolor
Malus 'JFS-KW5'
Malus x Adams

Pinus cembra 'Chalet'
Thuja occidentalis 'Pyramidalis'

Amelanchier alnifolia 'Obelisk'
Aronia melanocarpa UCONNAM 166
Aronia melanocarpa 'UCONNAM165'
Aronia melanocarpa 'Morton'
Cornus stolonifera 'Farrow'
Diervilla sessilifolia
Hydrangea paniculata SMHPLQF
Ilex verticillata
Ilex verticillata
Physocarpus
Physocarpus

Taxus x media "everlow"
Juniperus savbina 'Buffalo'
Juniperus chinensis Sea of Gold
Juniperus chinensis "Pfitzeriana Kallay"
Pinus mugo var. *pumilio*

PERENNIALS & GRASSES

Summer Beauty Allium
Montrose White Calamintha
Stiff Coreopsis
Coneflower - Tiki Torch
Coneflower - PowWow White
Coneflower - Firebird
Joe Pye Weed - Baby Joe
Prairie Smoke
Tiny Monster Geranium
Wild Geranium
Lesser Catmint
Variegated Iris
Blazing Star Kobold
Showy Black Eyed Susan
Phlox Prairie
Obedient Plant Miss Manners
Salvia Caradonna

GRASSES

Prairie Dropseed 'Tara'
Shenandoah Switch Grass
Heavy Metal Switch Grass
Northwind Switch Grass
Little Bluestem 'Blue Heaven'
Overdam Feather Reed Grass

Allium 'tanguticum'
Calamintha nepeta 'Montrose White'
Coreopsis palmata
Echinacea 'Tiki Torch'
Echinacea purpurea 'PowWow White'
Echinacea x firebird
Eupatorium dubium 'Baby Joe' PP20,320
Geum triflorum
Geranium x 'Tiny Monster'
Geranium maculatum
Calamintha nepeta ssp. nepeta
Iris pallida 'Variegata'
Liatris spicata
Rudbeckia fulgida va. *Speciosa*
Phlox pilosa
Physotegia irginiana
Salvia nermerosa 'Caradonna'

Sporobolus heterolepis 'Tara'
Panicum virgatum 'Shenandoah'
Panicum virgatum 'Heavy Metal'
Panicum virgatum "Northwind"
Schizachyrium scoparium 'Blue Heaven'
Calamagrostis acutiflora 'Overdam'