

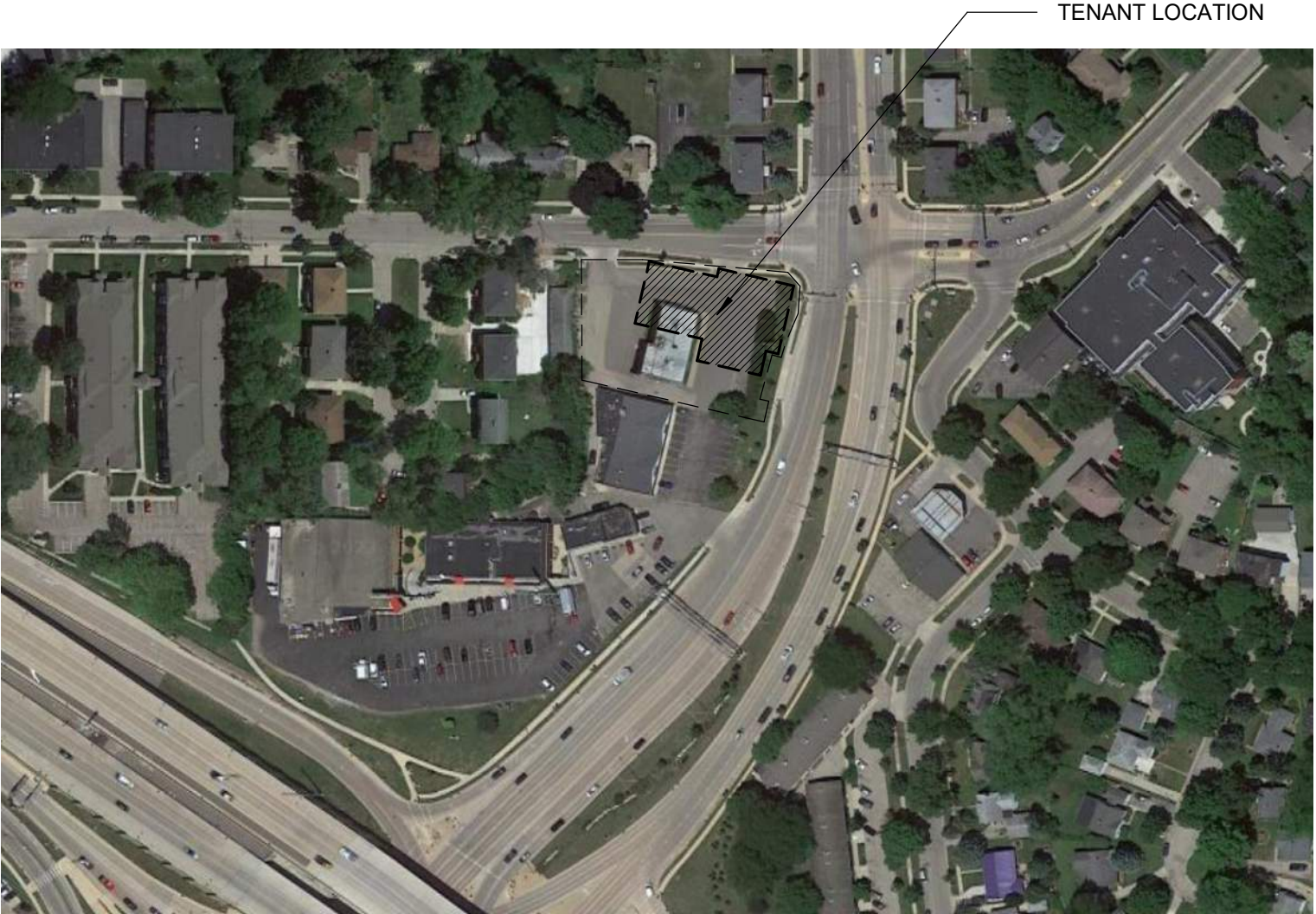
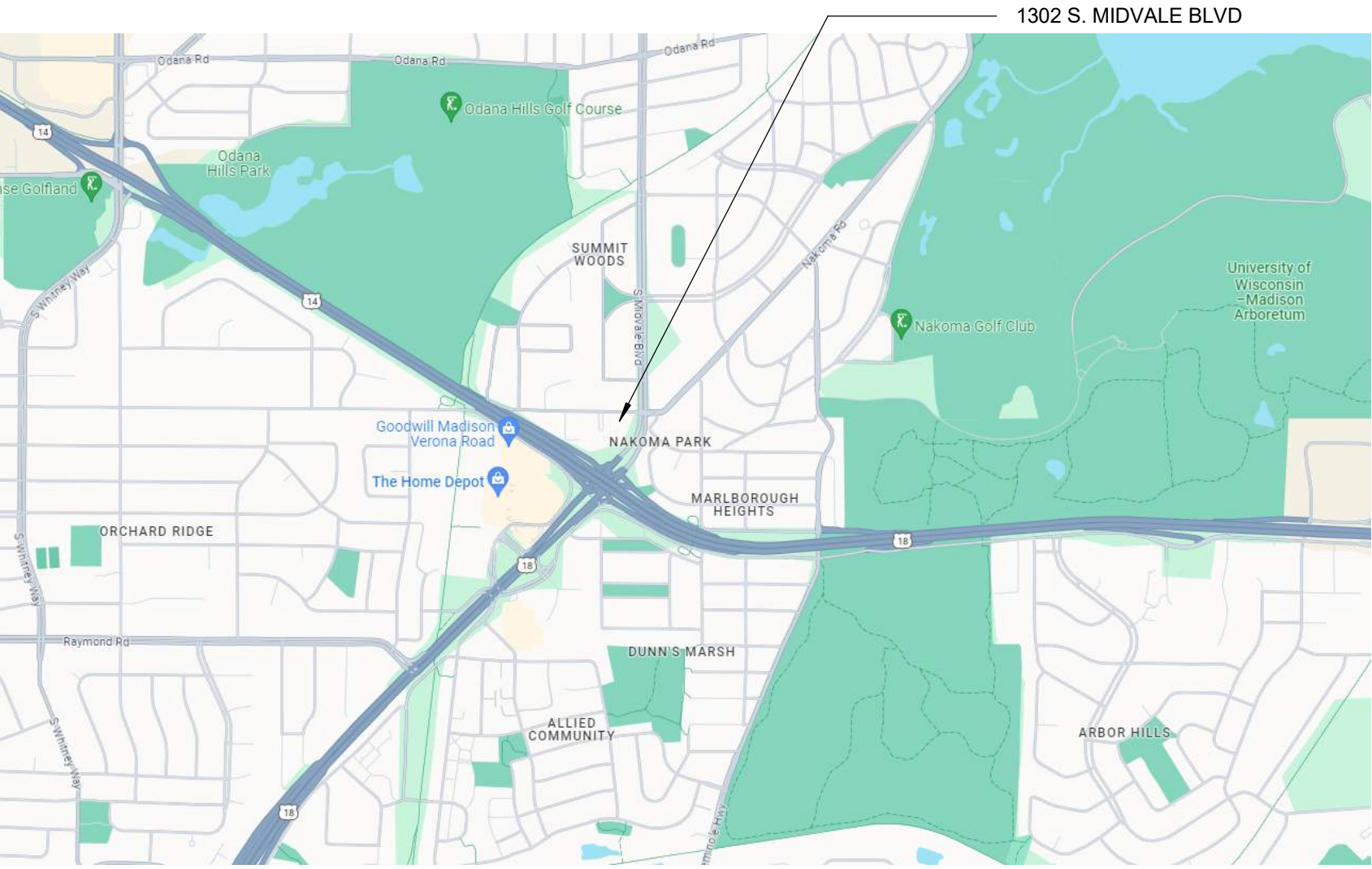
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OWNER:
401 NORTH THIRD STREET NV, LLC
6357 STATE ROAD 23
SPRING GREEN, WI 53588

CONTACT:
JEFF JACOBSON (MEMBER)

ARCHITECT:
SKETCHWORKS ARCHITECTURE, LLC
2501 PARMENTER STREET, SUITE 100B
MIDDLETON, WI 53562

CONTACT:
STEVE SHULFER (ARCHITECT)
IAN LUECHT (DESIGNER / CONTACT)
608-836-7570



MIDVALE MIXED USE

COVER SHEET



December 18th, 2023

City of Madison Urban Design Commission
215 Martin Luther King Jr. Blvd.
P.O Box 2985
Madison, WI 53701-2985

RE: 1302 S Midvale Blvd.
UDC Informational – Letter of Intent

Dear Commission Members,

On behalf of 401 North Third Street NV, LLC, Sketchworks Architecture, LLC is submitting this letter of intent and application for an informational meeting regarding Concept Site, Building Plans and Elevations at 1302 S Midvale Blvd. Our submittal is for a new 55-unit, mixed-use apartment building with first floor retail space and rooftop amenity space on the corner of Midvale Blvd. and Hammersley Rd.

The site is zoned Commercial Corridor Transitional (CC-T). The intended use is a permitted use and specific first floor retail tenants will be reviewed on a tenant-by-tenant basis and is not presently part of this review. As the site is cross connected with other lots, we will be applying for a major alteration to an existing conditional use. This site is also not part of any Urban Design Districts.

On June 29th, 2023, we presented our concept to the Madison Development Assistance Team through a DAT meeting and are designing per their recommendations.

The Alderperson of District 10 is Alder Figueroa Cole and was part of the earlier DAT meeting and separately met with the design team for more specific recommendations.

In response to the pre-application meeting with Jessica for the original planned submission, we discussed a few concerns and ultimately decided to delay our meeting and address some of the concerns. As this is still preliminary, we have not yet fully developed the solutions and will continue to address the noted items.

Proposal Summary:

New seven-story, mixed-use building with residential, retail, and amenity space.

Existing Conditions:

The proposed lot contains a vacant, single-story standalone retail building that will be demolished. The borders of the site to the North and East are Hammersley Rd. and Midvale Blvd., to the west are a series of four-unit rental properties, and to the south is a series of strip retails and restaurants. There are two existing curb cuts to the north, one of which we will be closing. There exists a cross access easement that will be maintained from Hammersley Rd to the strip retail to the south. On the South-East corner, there is a bus stop with no shelter.

Legal Description:

LOT 1 OF CERTIFIED SURVEY MAP NO 2274 RECORDED IN DANE COUNTY REGISTER OF DEEDS IN VOLUME 9 PAGE 95 OF CERTIFIED SURVEYS, EXCEPT THAT PART AS DESCRIBED IN DOC 5042004 FOR ROAD ROW. (*Abbreviated*)

Proposed Uses:

The proposed uses of the building are as follows:

- Approximately 10,000 SF First floor retail rented as one large tenant or subdivided into up to four smaller tenants with shared common space.
- Fifty-five apartment units including Studios, 1 Bedrooms, and 2 Bedrooms.
- Second floor and seventh floor amenity spaces including a fitness room, clubroom, and a rooftop patio space.

Design Attributes:

This development seeks to effectively utilize and respect the prominence of the intersection it is located on to function as both a gateway into the neighborhoods and an anchor for any future developments along this strip. We also are using this opportunity to promote pedestrian traffic in the area through a combination of encouraging public transportation with a thoughtfully designed bus stop area and walkable first floor retail areas.

This building proposed is seven stories above grade with one level of secure underground parking.

The building features a rooftop patio space that overlooks the Madison skyline at the North-East Corner, including views of the UW-Arboretum and Lake Wingra, along with distant views of the Capital Building and Lake Monona. We are providing a variety of types of spaces for residents to use, both interior and exterior.

Formally, we use vertically oriented masses with horizontal linear elements to provide both texture and layering within the façade with an otherwise intentionally limited palette of materials. Our exterior materials are intended to be thoughtful and cohesive with the context of the border between the commercial and residential zones, and to provide that transitional characteristic intended by this zoning district.

Site Planning:

On the existing site there are (2) curb cuts on Hammersley Rd. We will be closing the one closest to the Midvale Blvd intersection and maintaining the cross access between the entrance and the property directly to the south. Closing this curb cut will also have the added benefit of improving the traffic flow by minimizing congestion at the intersection.

Elsewhere on the site, we will be providing an integrated shelter to be a continuation of the building architecture for the existing bus stop on Midvale Blvd.

Parking:

There will be 38 surface stalls and 43 secure underground parking spaces (81 total). Two stalls in each area will be van accessible.

Building / Site Relationships:

The building will be in the North-East corner of the site promoting pedestrian traffic and access to retail uses, with vehicle parking behind the building, near the main entrance. There will be direct access from the existing bus stop to the main retail and residential entrance.

Lighting:

Site lighting has not been developed yet.

Utilities:

Utilities serving the building will be underground. Final design and layout to be determined.

Signs:

The signage package is to be designed in conformance with MGO regulations. Specific signage will be addressed in a separate submittal. Signage shown on this submittal is representational only.

In summary, the project will consist of the general criteria below:

Zoning District:

This Property is Currently Zoned CC-T.

UDC District:

This property is not within any Urban Design Districts.

Project Schedule:

The Current Milestone Schedule is as follows:

• Initial DAT Meeting:	June 29 th , 2023
• Alder Notification:	November 6 th , 2023
• Neighborhood Announcement:	November 24 th , 2023
• Second DAT Meeting:	January 4 th , 2024
• UDC Informational:	January 10 th , 2024
• Neighborhood Meeting 1:	January 11 th , 2024
• UDC Initial Approval:	March 13 th , 2024
• Submit Land Use Application:	April 8 th , 2024
• UDC Final Approval:	May 8 th , 2024
• Plan Commission (Assumed):	May 20 th , 2024
• Common Council Meeting:	June 4 th , 2024
• Submit Site Plan verification:	July 2024
• Submit Building Inspection:	August 2024
• Begin Construction:	October 2024

These dates are estimates based on meeting dates and favorable results, and therefore may be subject to adjustment as the project progresses through the approval process.

Project Team:

The Key individuals and firms involved in the planning and design of the project include:



Building Owner:
401 North Third Street NV, LLC
6357 State Road 23
Spring Green WI 53588
Member: Jeffery J. Jacobsen

Architect:
Sketchworks Architecture, LLC
2501 Parmenter Street, Suite 300A
Middleton, WI 53562
Contact: Ian Luecht
(608) 836-7570

Civil Engineer:
Quam Engineering, LLC
4604 Siggelkow Rd, Suite A
McFarland, WI 53558
Contact: Ryan Quam
(608) 838-7750

Please feel free to contact us with any questions you may have regarding this request.

Respectfully,

A handwritten signature in black ink, appearing to read "Ian Luecht". The signature is fluid and cursive, with a large initial "I" and a long, sweeping underline.

Ian Luecht
Sketchworks Architecture, LLC

Ian Luecht

From: Nick Badura
Sent: Monday, November 27, 2023 9:36 AM
To: Ian Luecht
Subject: FW: 1302 Midvale Blvd
Attachments: 231121_Midvale Mixed-Use_UDC Concept.pdf

From: Nick Badura
Sent: Wednesday, November 22, 2023 10:19 AM
To: Figueroa Cole, Yannette <district10@cityofmadison.com>
Cc: Steve Shulfer <sshulfer@sketchworksarch.com>; Randy Manning <randymanning60@frontier.com>; Jeff Jacobsen <jpdq@me.com>
Subject: 1302 Midvale Blvd

Hello Yannette,

For an update on the project we discussed previously, we are on track to submit our UDC concept drawings for 1302 Midvale Blvd next Tuesday. This will be for the December 14th UDC meeting (informational only). With the holiday coming up, we wanted to get you a copy before we submitted next week. See attached document.

Please see attached and let us know if you have any questions.

Thanks,

Nick Badura | Project Manager



2501 Parmenter Street, Ste. 300A | Middleton, WI 53562
O.608.836.7570 | www.sketchworksarch.com
C.608.514.6239



MIDVALE MIXED USE

EXISTING SITE PICTURES



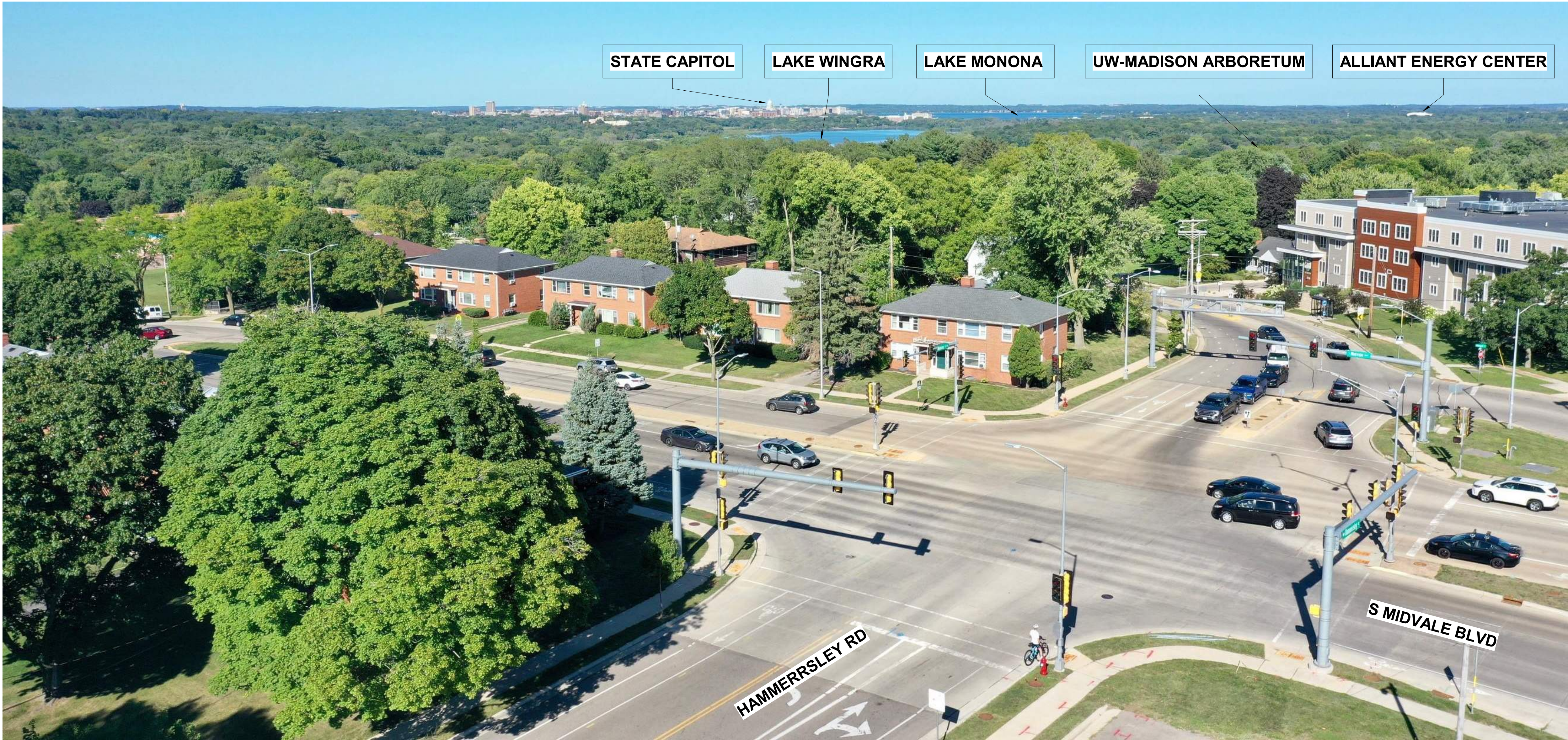
MIDVALE MIXED USE

NEIGHBORHOOD CONTEXT - COMMERCIAL



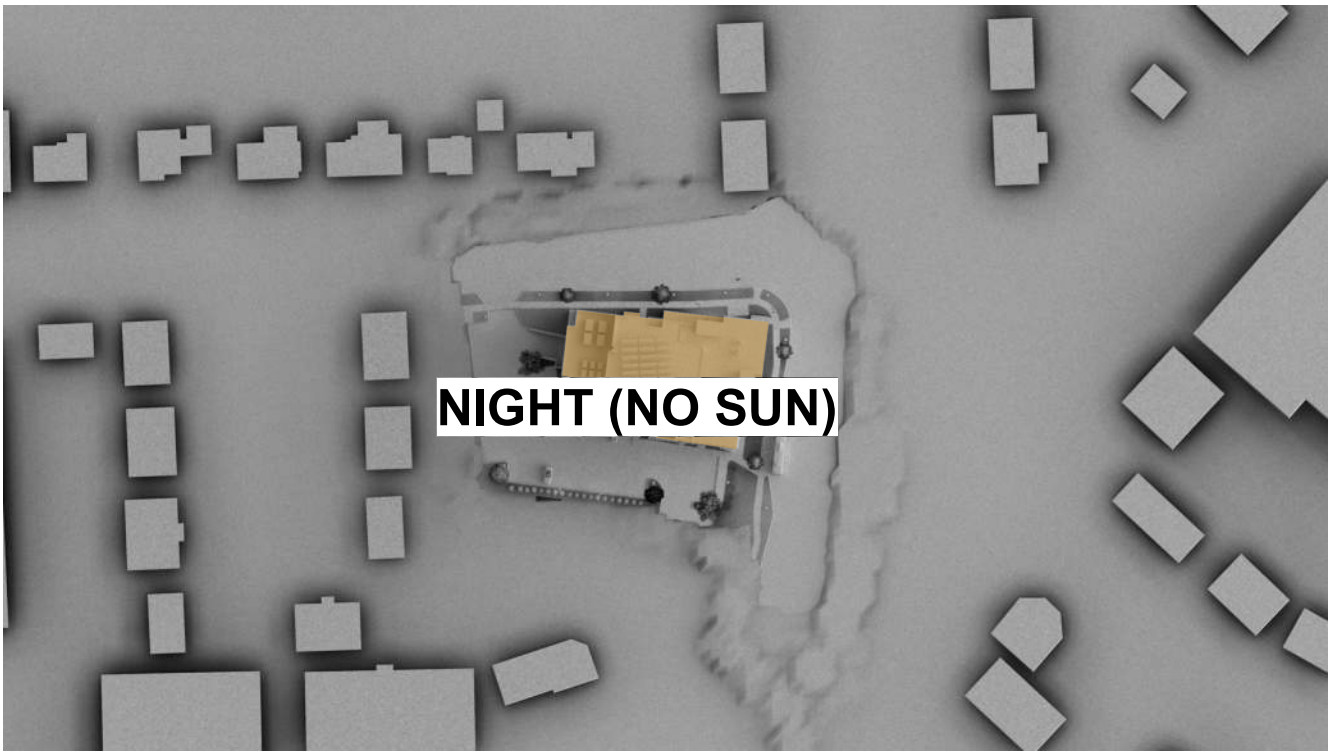
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NEIGHBORHOOD CONTEXT - RESIDENTIAL

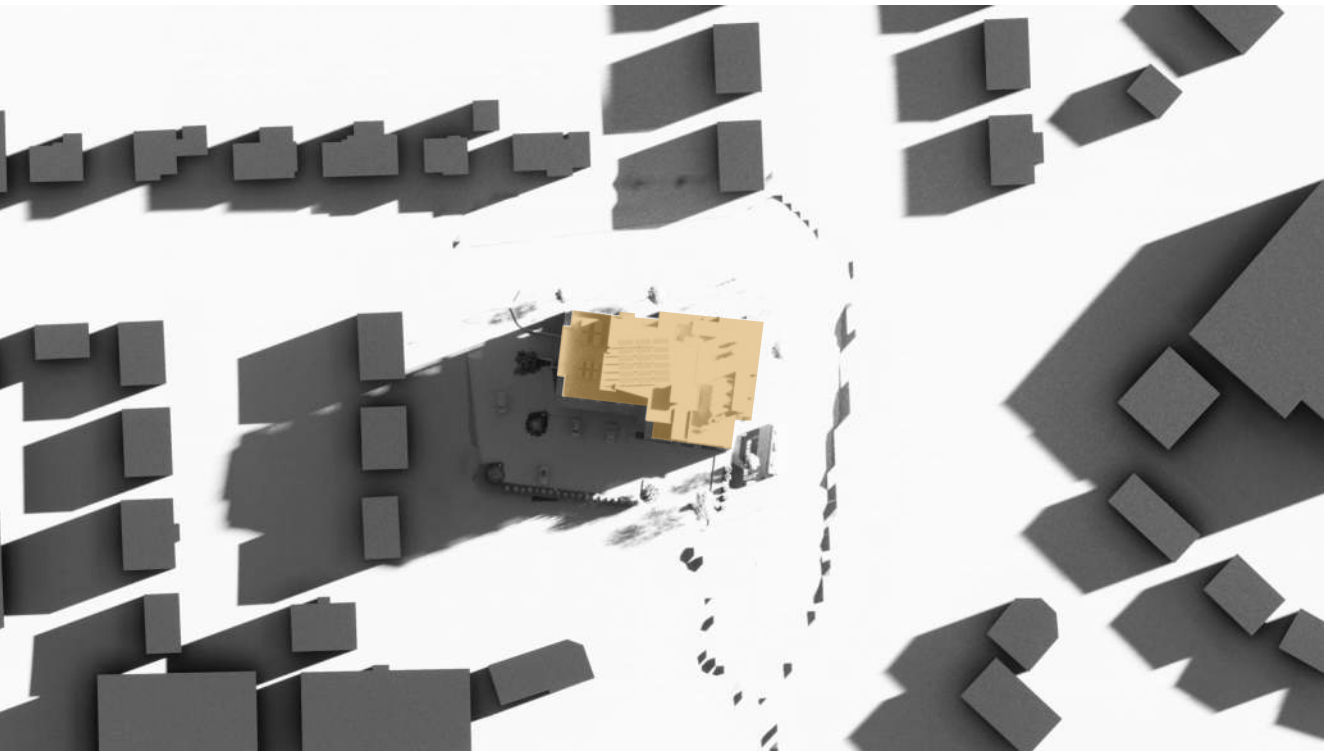


MIDVALE MIXED USE

ROOFTOP VIEWS



MARCH 21 - 6AM



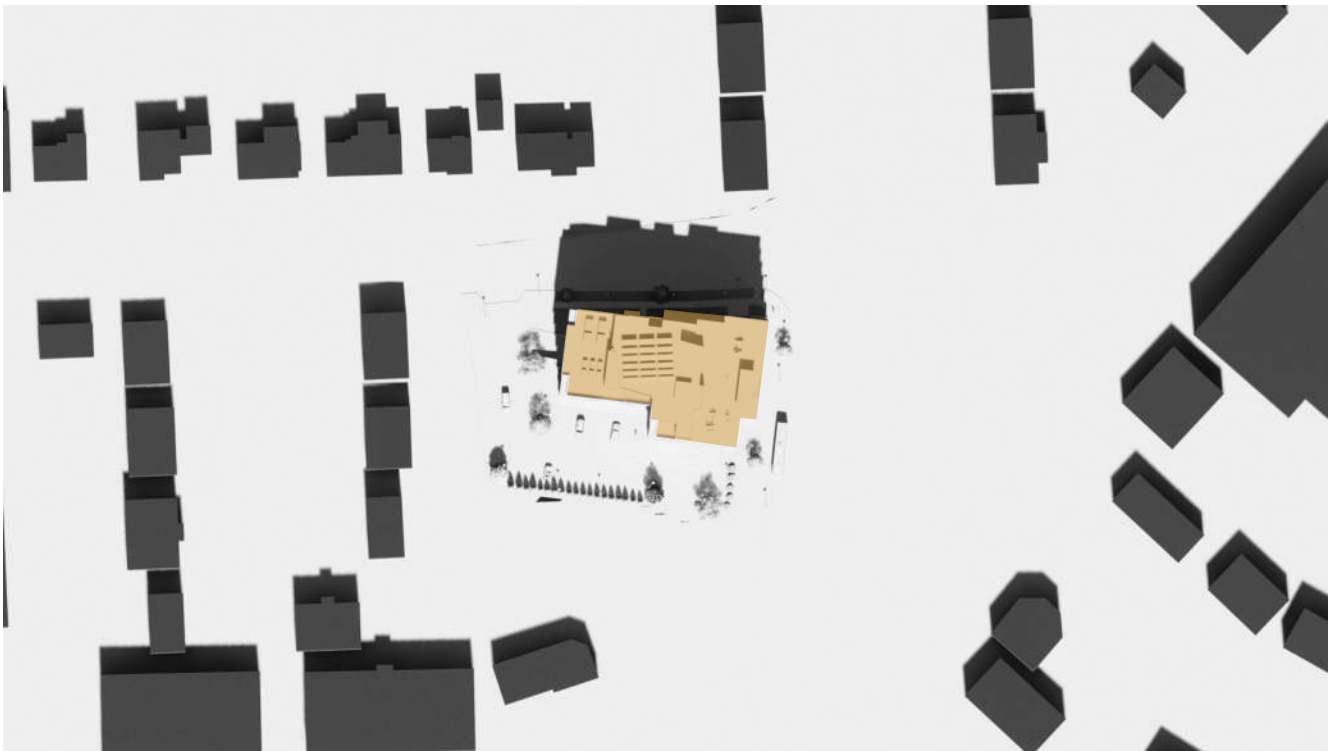
JUNE 21 - 6AM



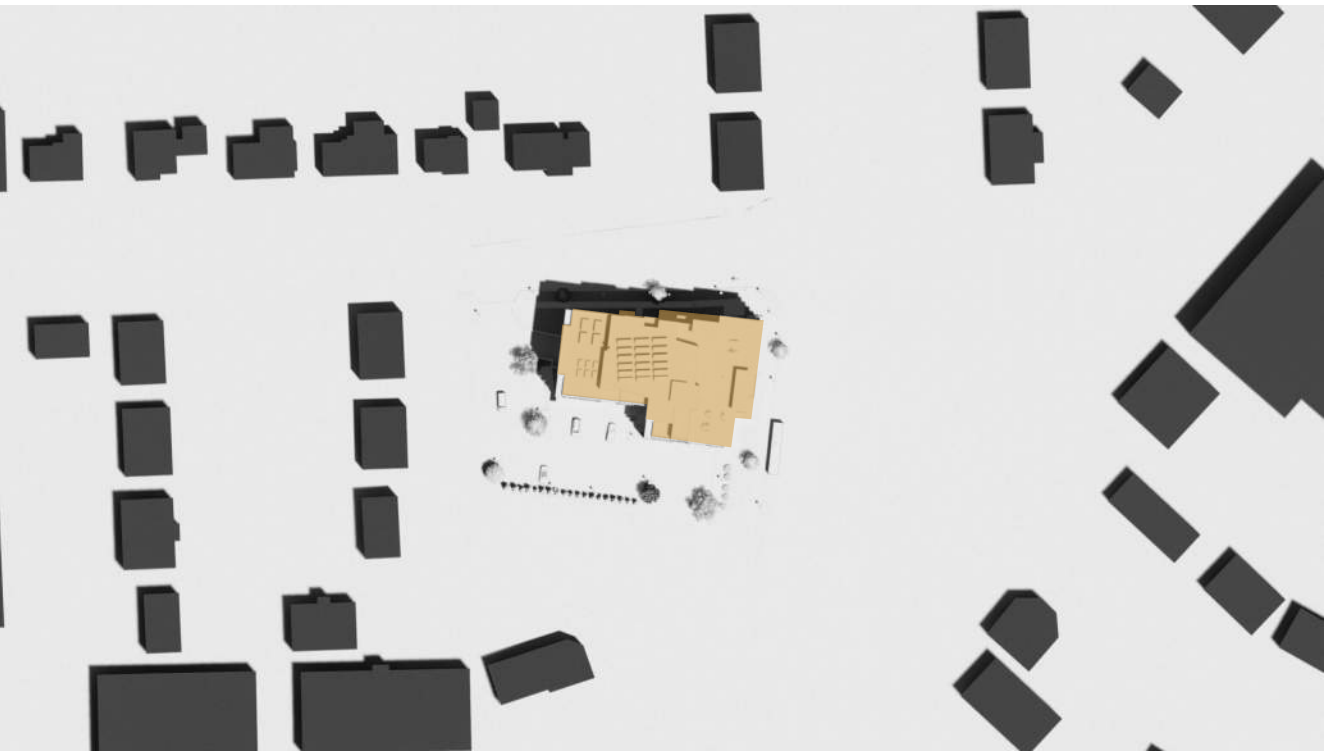
SEPTEMBER 21 - 6AM



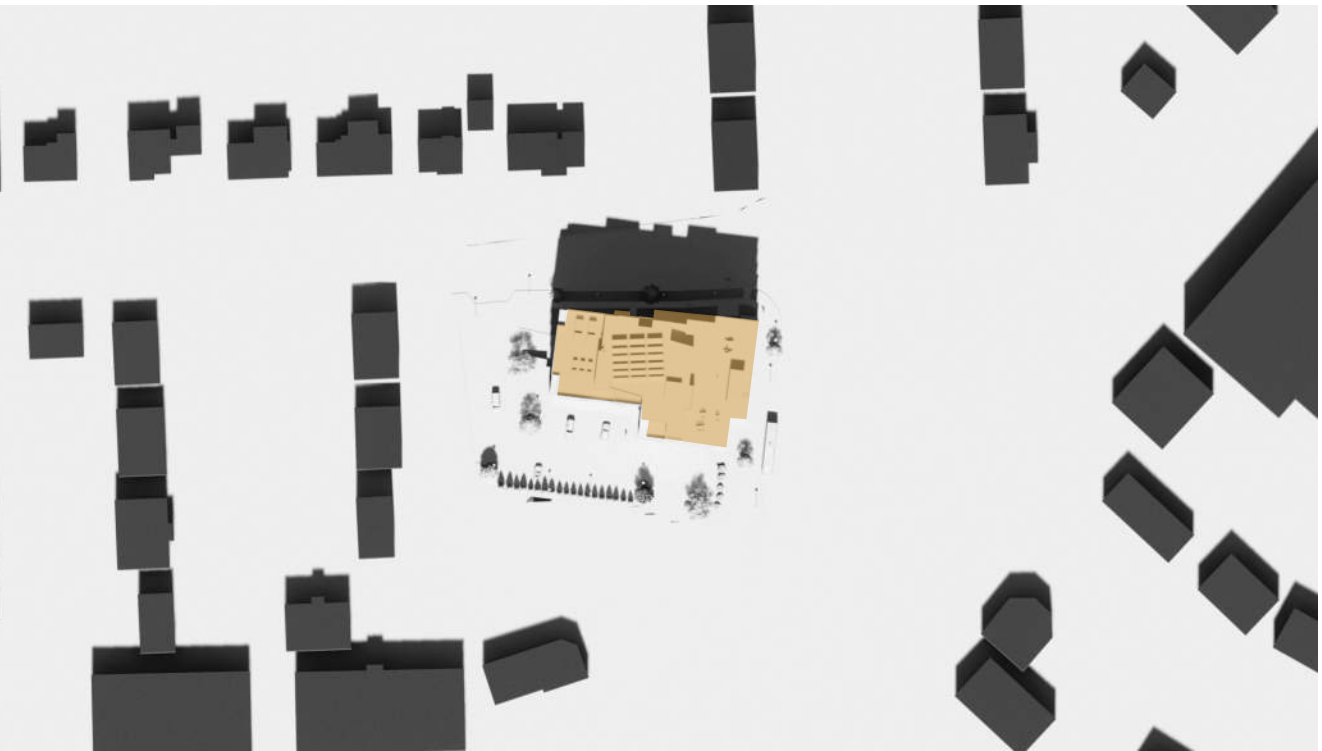
DECEMBER 21 - 6AM



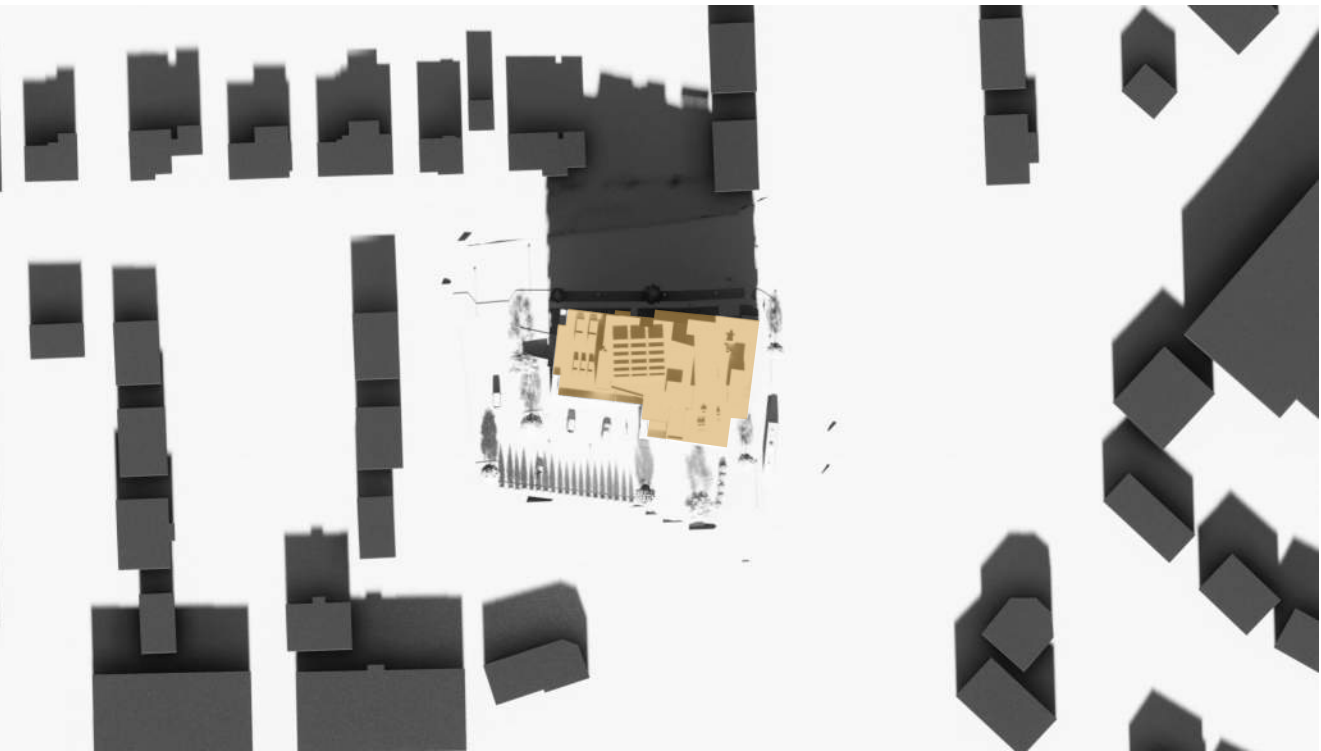
MARCH 21 - 12PM



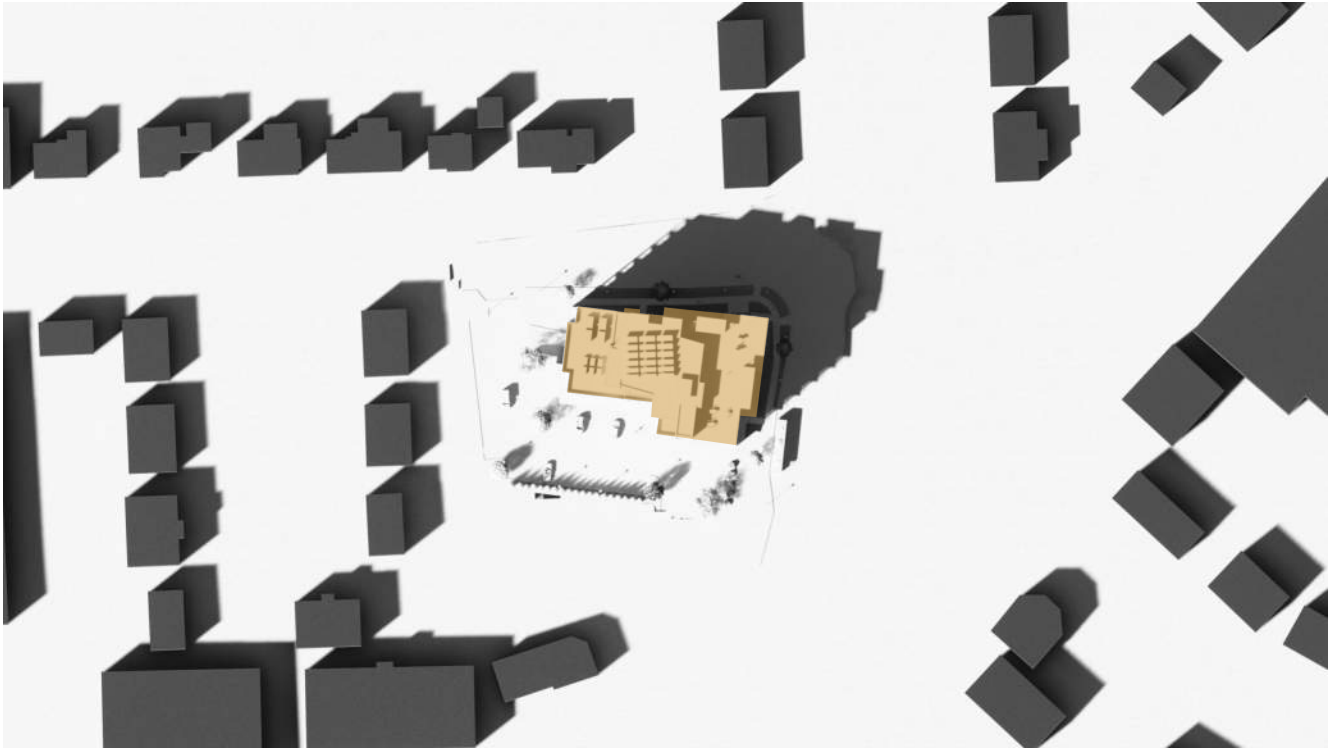
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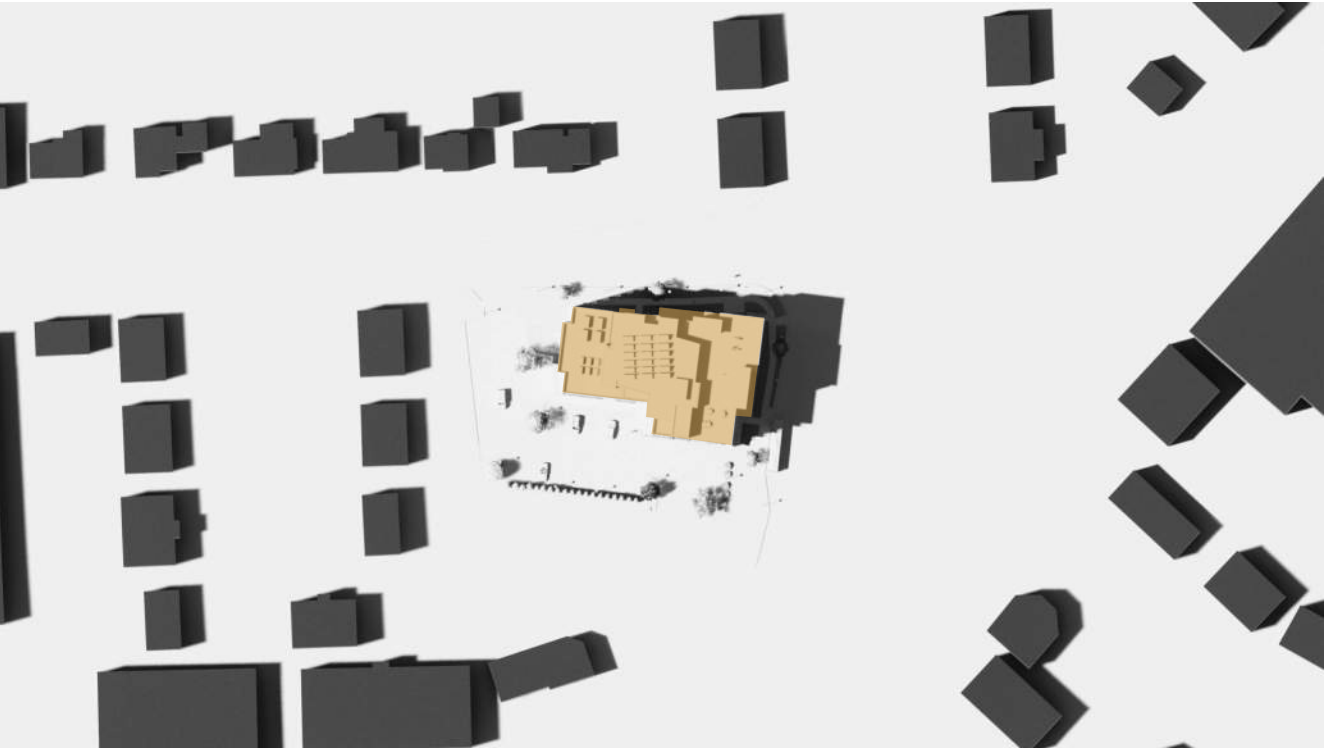
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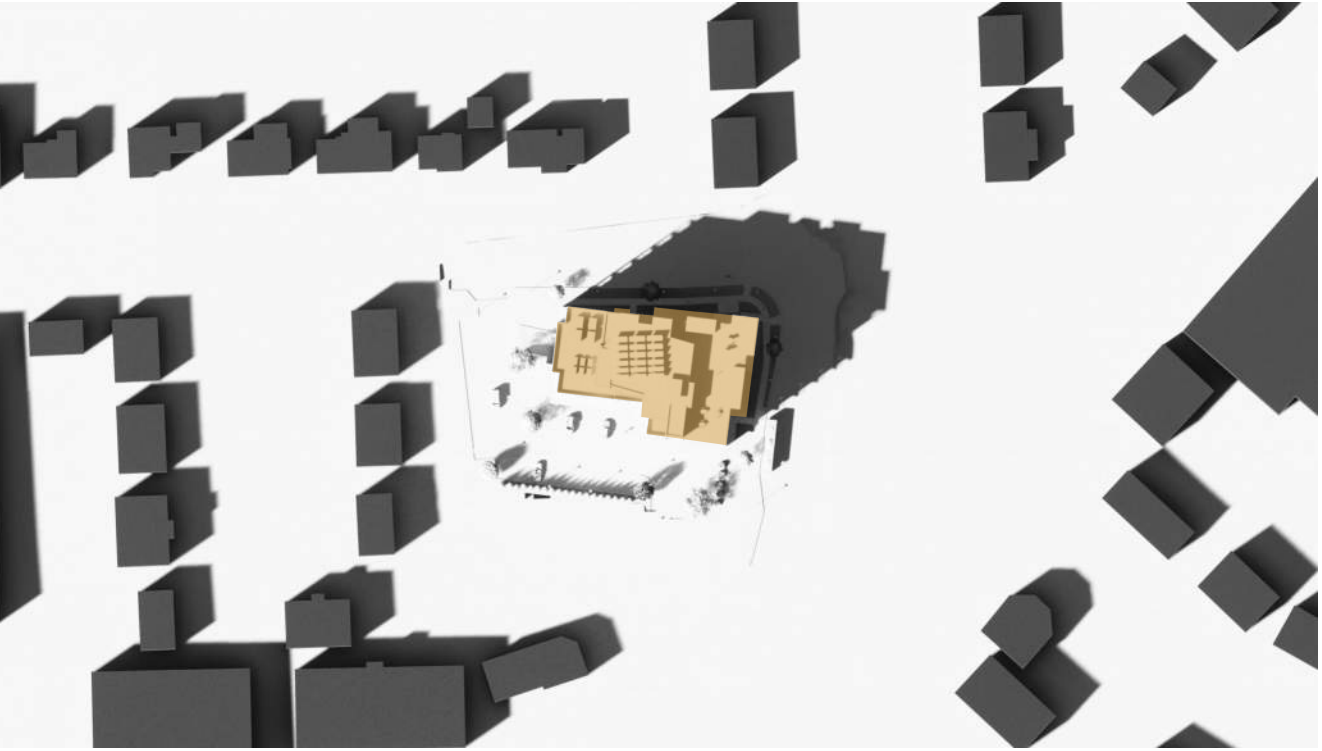
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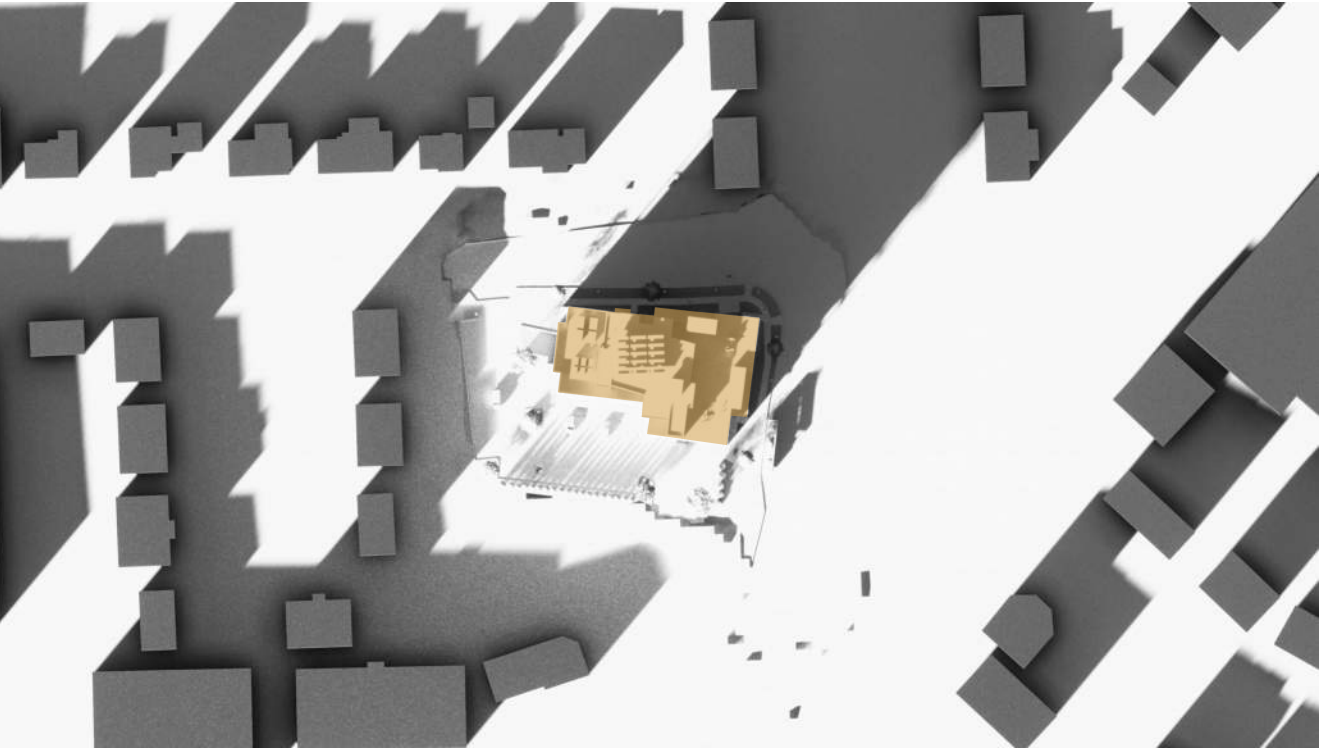
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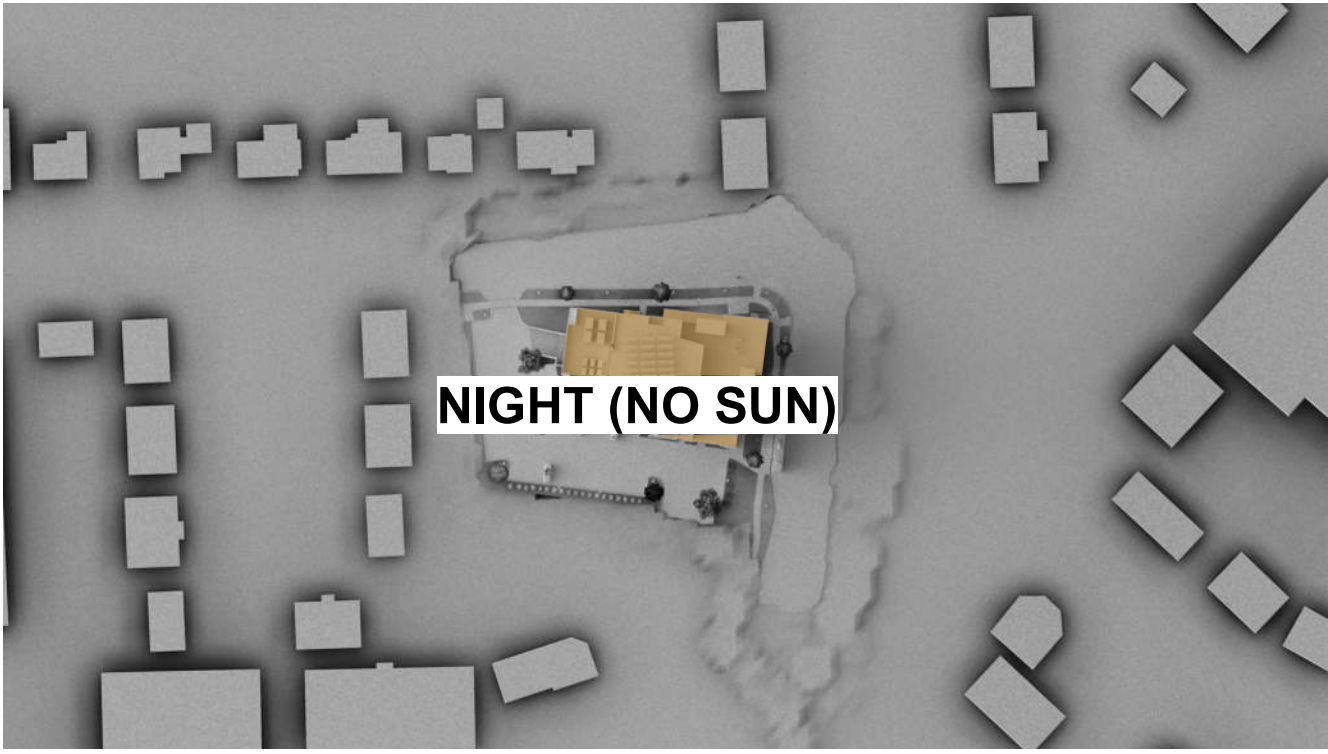
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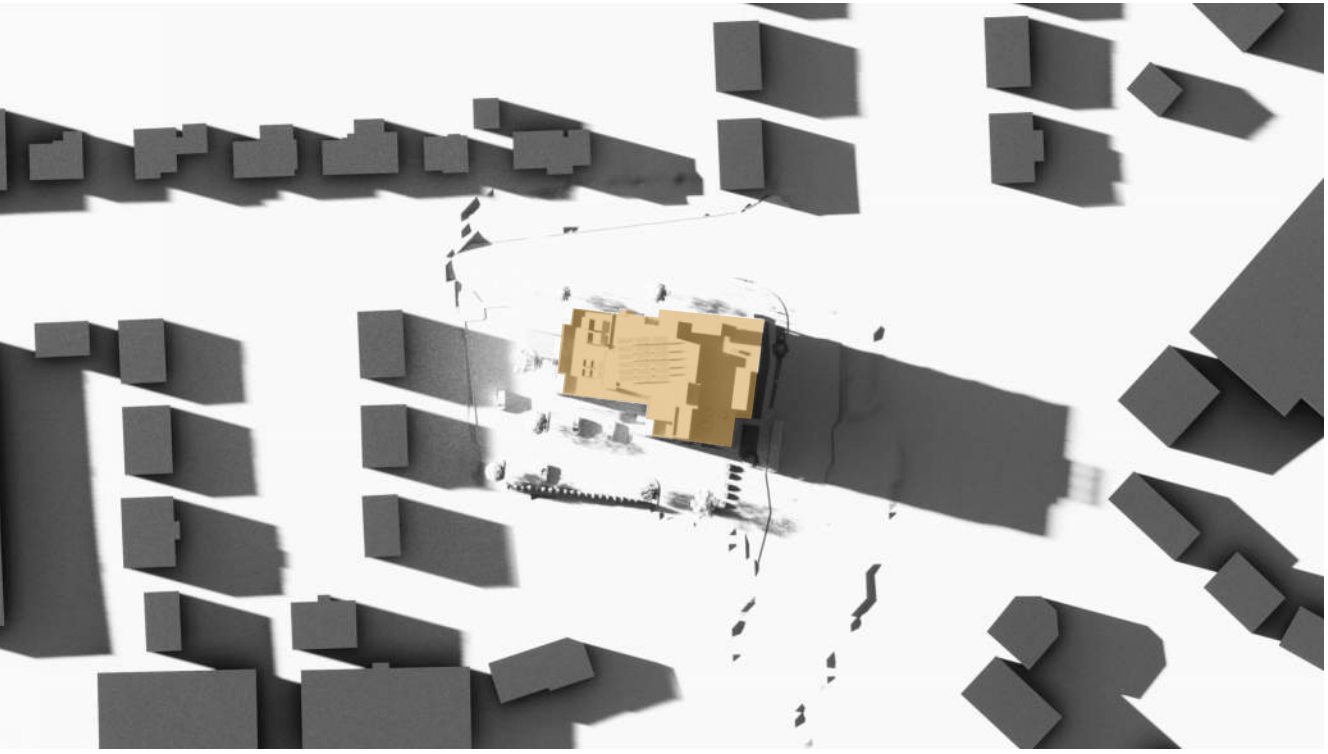
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DECEMBER 21 - 3PM



MARCH 21 - 6PM



JUNE 21 - 6PM



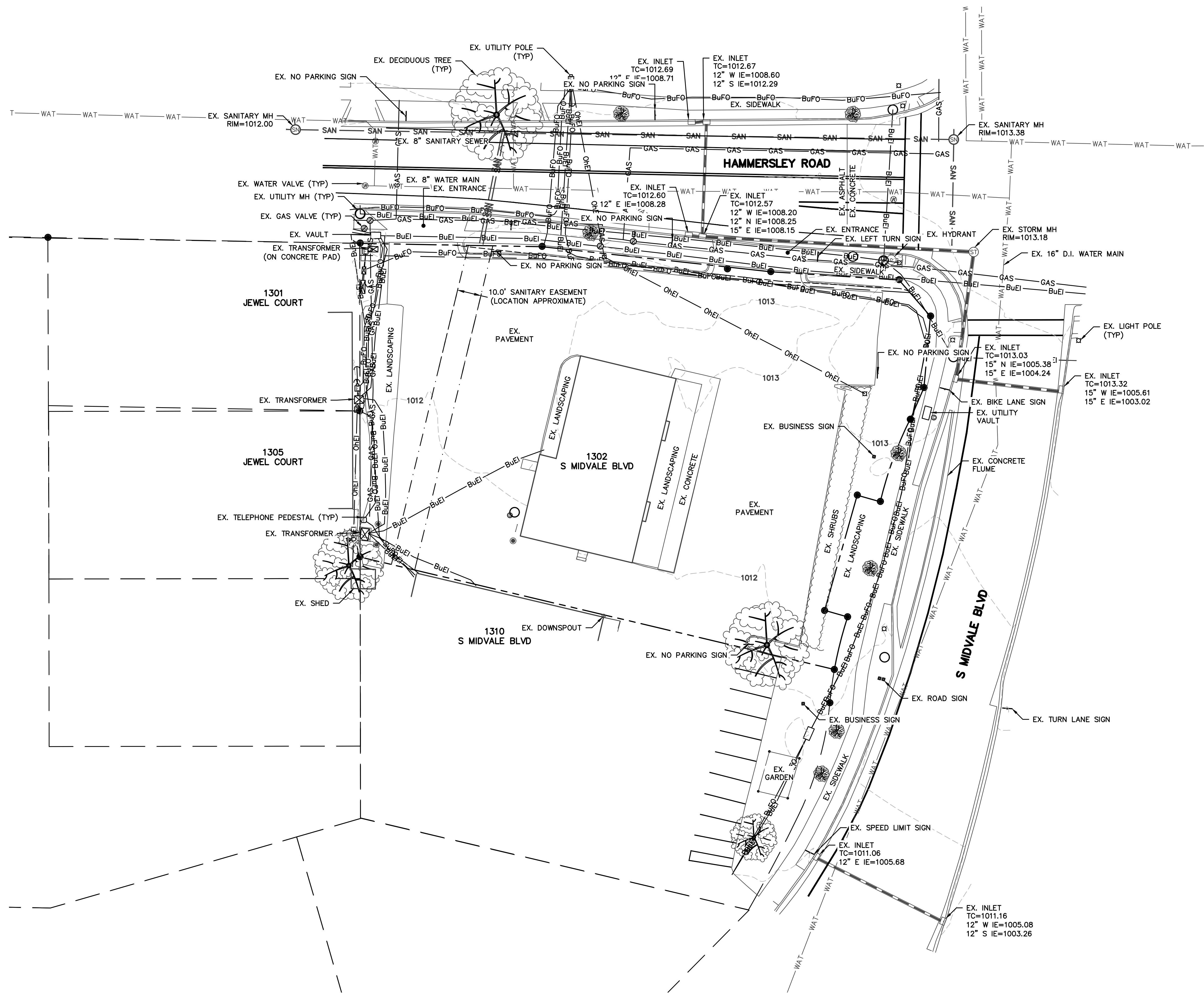
SEPTEMBER 21 - 6PM



DECEMBER 21 - 6PM

MIDVALE MIXED USE

SOLAR STUDIES

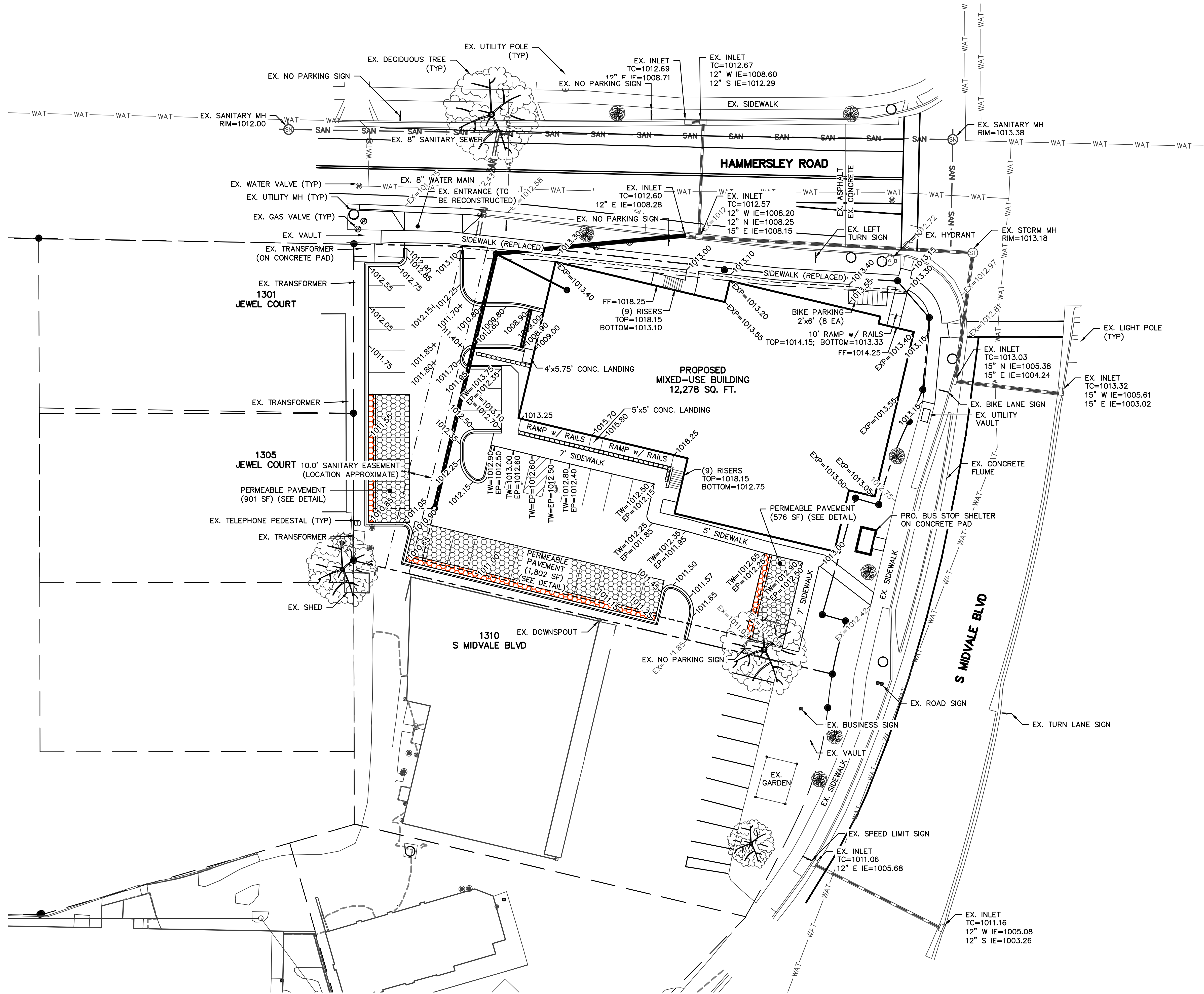


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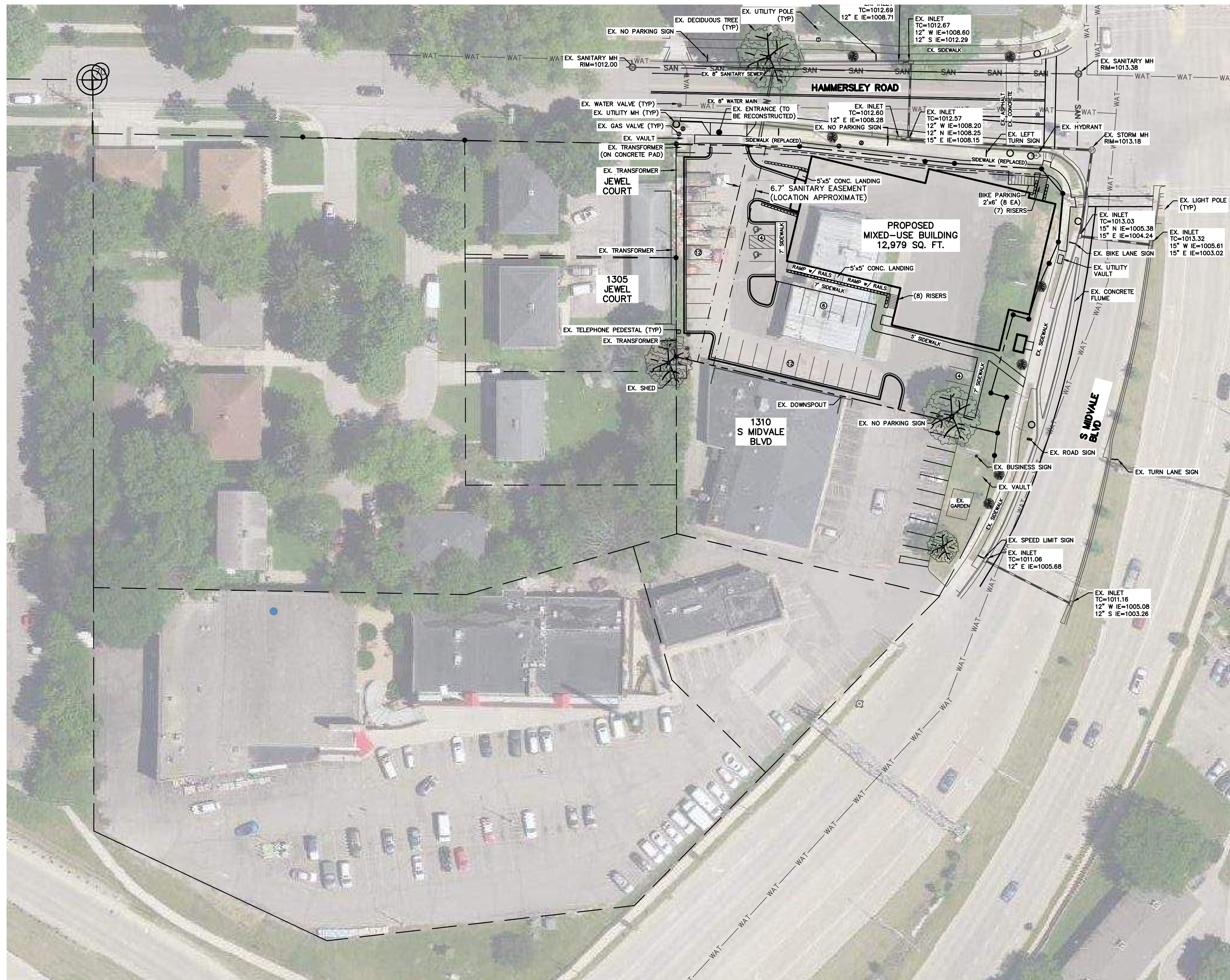
EXISTING SITE PLAN

SITE INFORMATION

- A. 7-STORY MIXED-USE BUILDING
- B. 55 APARTMENT UNITS
- C. ABOVE GROUND PARKING
 - a. 43 STALLS TOTAL
- D. UNDERGROUND PARKING
 - a. 38 STALLS
 - b. 1 VAN ACCESSIBLE STALL
- E. FIRST FLOOR
 - a. 10,200 SF COMMERCIAL SPACE
- F. SECOND FLOOR
 - a. 12,000 SF
 - b. 9 APARTMENT UNITS
 - c. FITNESS ROOM
 - d. CLUB ROOM
- G. THIRD-SIXTH FLOORS
 - a. 12,000 SF
 - b. 11 APARTMENT UNITS
- H. SEVENTH FLOOR
 - a. 9,800 SF
 - b. 2 APARTMENT UNITS
 - c. CLUB ROOM WITH OUTDOOR PATIO

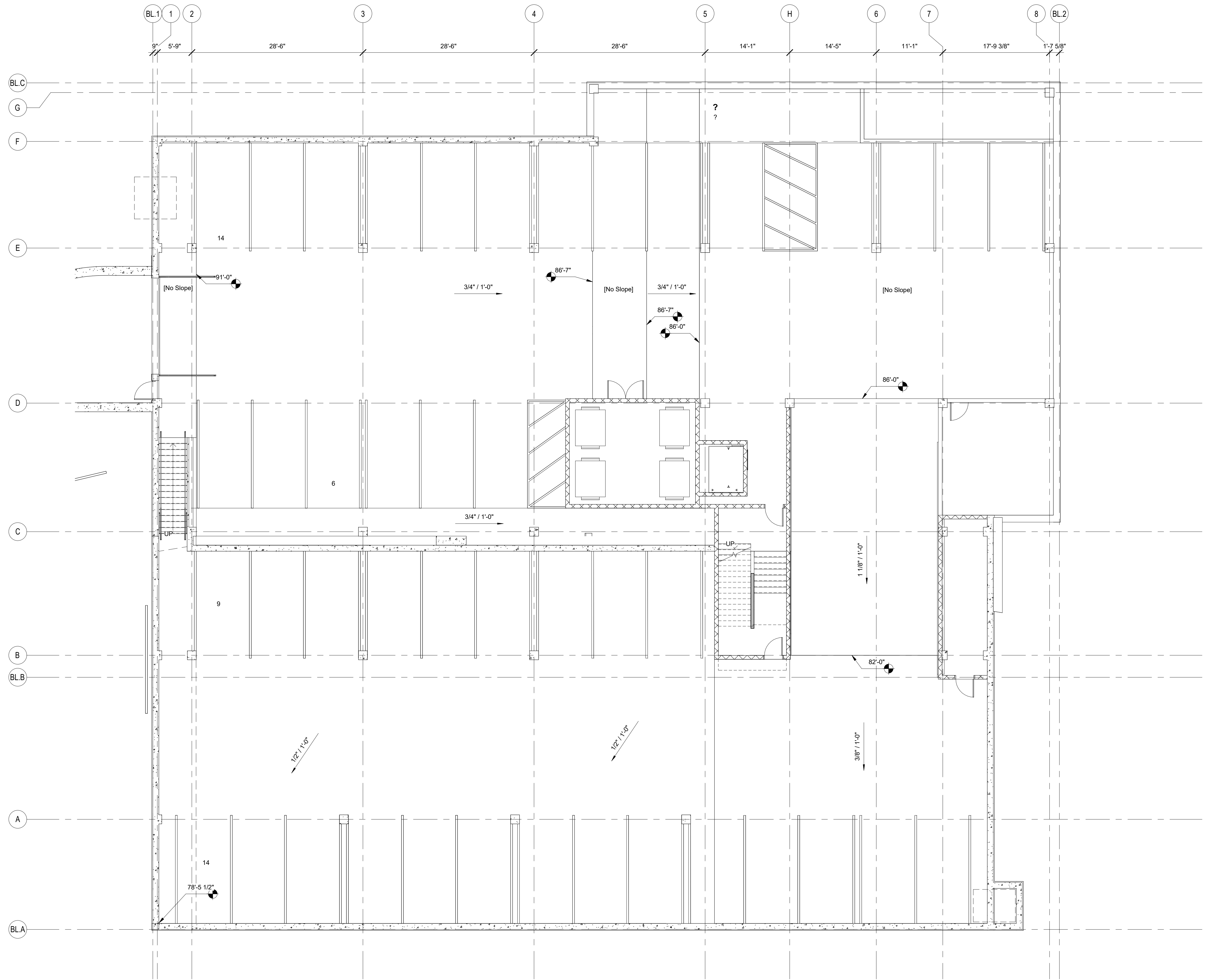


MIDVALE MIXED USE
CONCEPT SITE PLAN



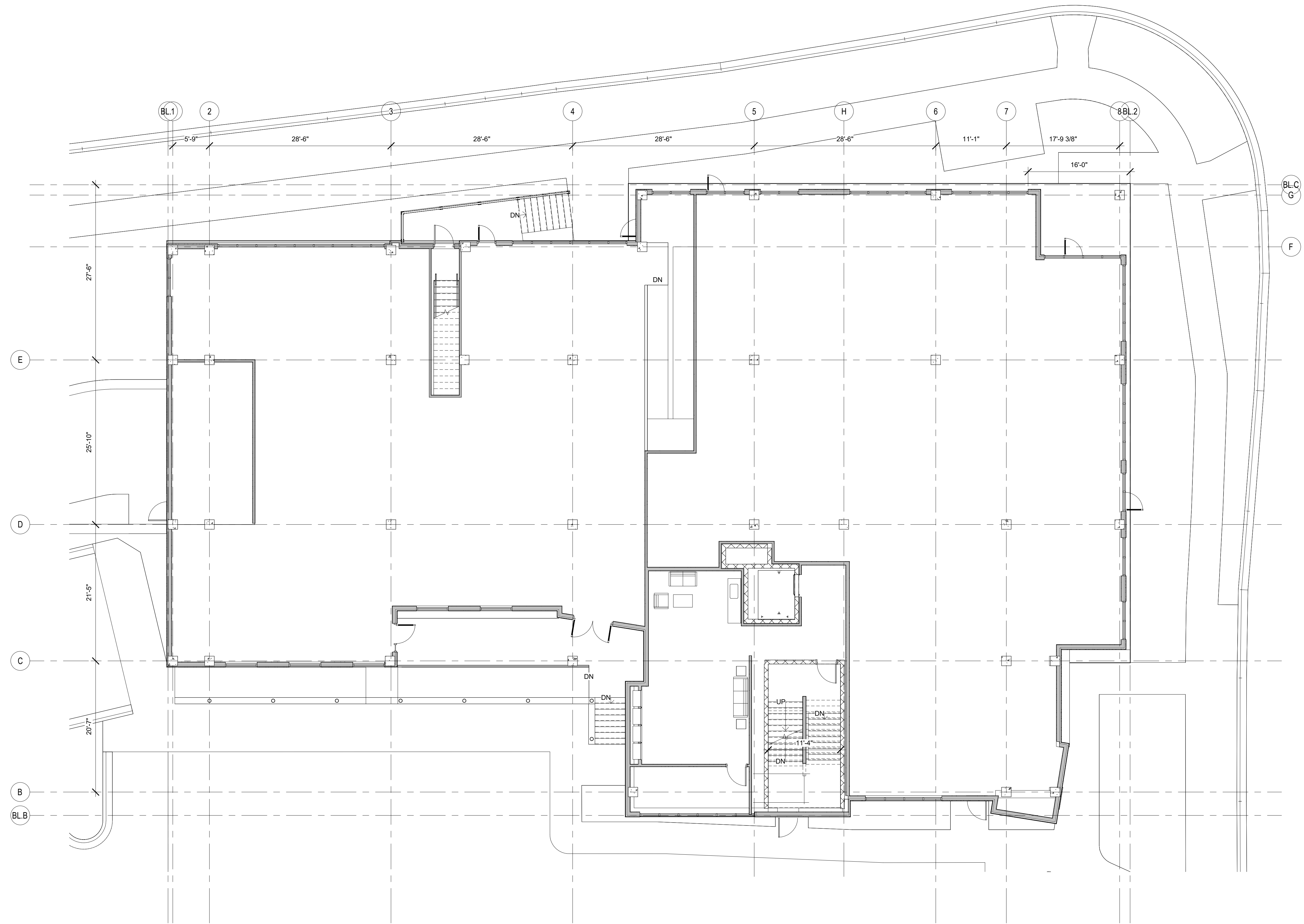
MIDVALE MIXED USE

CONCEPT SITE PLAN



MIDVALE MIXED USE

BASEMENT PLAN



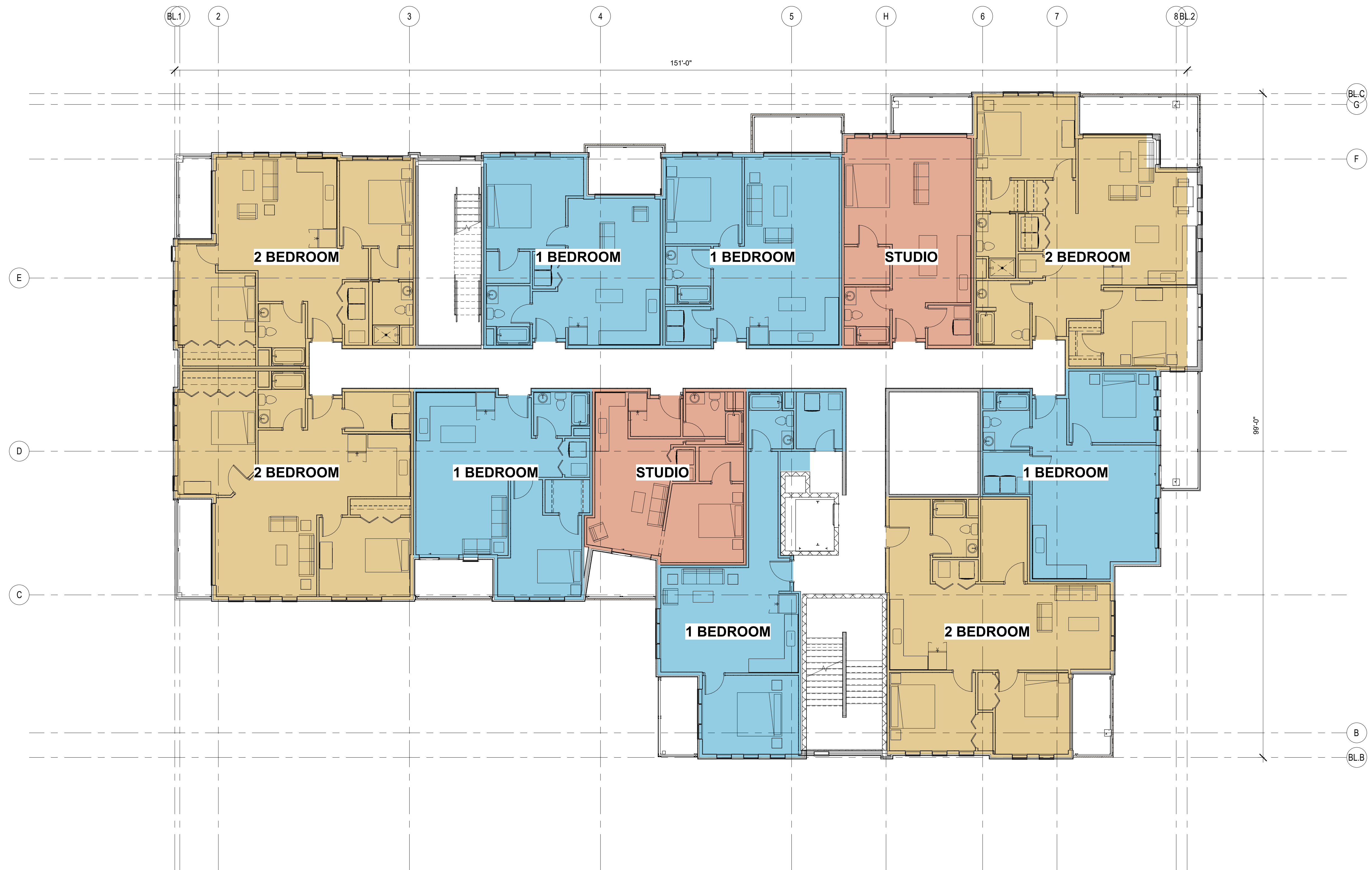
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FIRST FLOOR PLAN



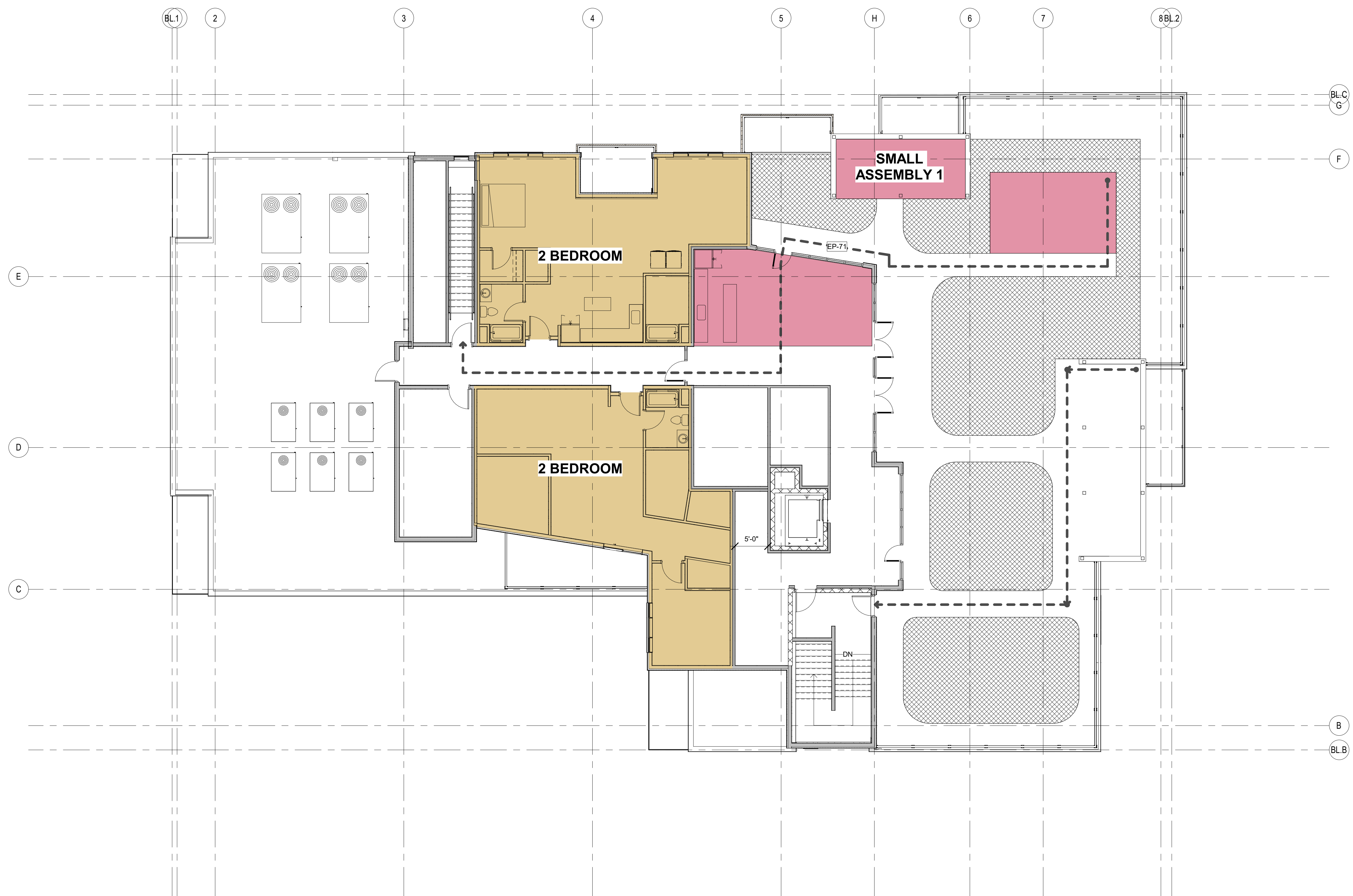
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SECOND FLOOR PLAN



MIDVALE MIXED USE

TYPICAL UNIT FLOOR PLAN



MIDVALE MIXED USE

SEVENTH FLOOR PLAN



MIDVALE MIXED USE

NORTH ELEVATION



MIDVALE MIXED USE

EAST ELEVATION



MIDVALE MIXED USE

SOUTH ELEVATION



MIDVALE MIXED USE

WEST ELEVATION



MIDVALE MIXED USE

EXTERIOR RENDERS



BUS STOP

MIDVALE MIXED USE

EXTERIOR RENDERS