

Location
1924 Atwood Avenue

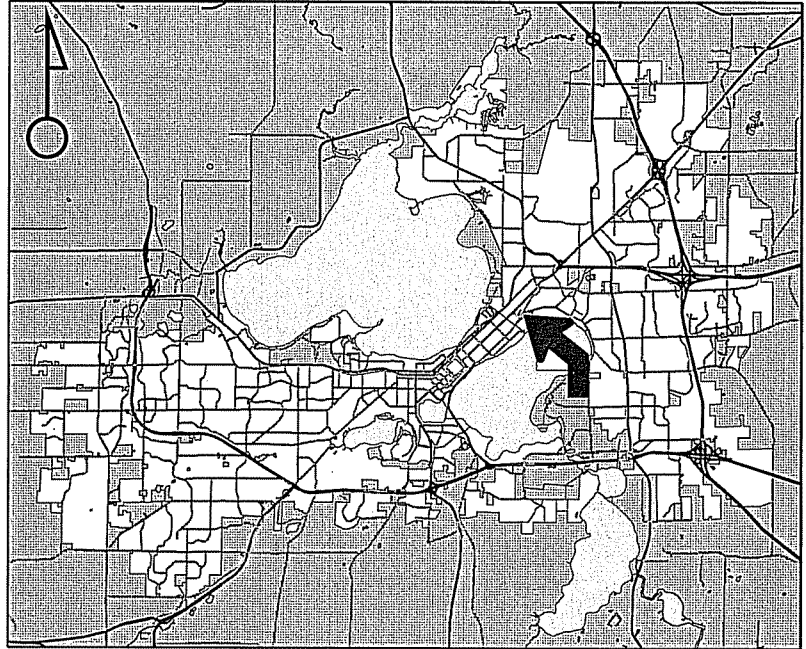
Applicant
Scott Lewis – CMI Management, Inc./
Randy Bruce – Knothe & Bruce Architects

From: PD-GDP To: PD-SIP

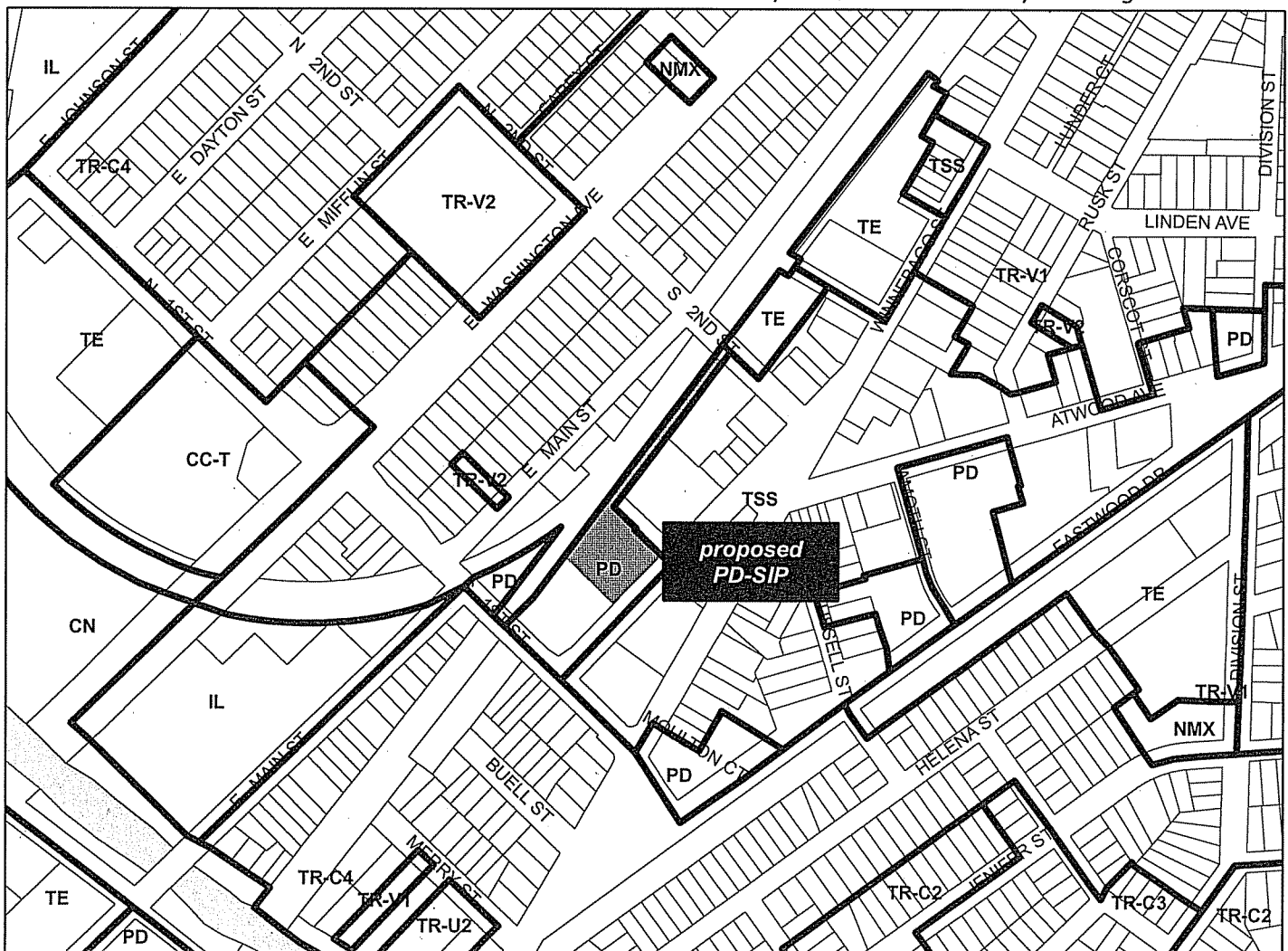
Rezoning Request

Construct 50-unit apartment building

Public Hearing Date
Plan Commission
20 May 2013
Common Council
04 June 2013



For Questions Contact: Heather Stouder at: 266-5974 or hstouder@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 07 May 2013





LAND USE 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

- All Land Use Applications should be filed with the Zoning Administrator at the above address.
- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application.
- This form may also be completed online at:
www.cityofmadison.com/developmentcenter/landdevelopment

FOR OFFICE USE ONLY:	
Amt. Paid <u>\$1550</u>	Receipt No. <u>141059</u>
Date Received <u>3/20/13</u>	
Received By <u>JL</u>	
Parcel No. <u>0710-063-1332-5</u>	
Aldermanic District <u>6-Marsha Runnel</u>	
Zoning District <u>PD</u>	
Special Requirements <u>#10-REHJf</u>	
Review Required By:	
<input checked="" type="checkbox"/> Urban Design Commission	<input checked="" type="checkbox"/> Plan Commission
<input checked="" type="checkbox"/> Common Council	<input type="checkbox"/> Other: _____

Form Effective: February 21, 2013

1. Project Address: 1924 Atwood Ave.
Project Title (if any): _____

2. This is an application for (Check all that apply to your Land Use Application):

- ☒ Zoning Map Amendment from PD-GDP to PD-SIP
- ☐ Major Amendment to Approved PD-GDP Zoning ☐ Major Amendment to Approved PD-SIP Zoning
- ☐ Review of Alteration to Planned Development (By Plan Commission)
- ☐ Conditional Use, or Major Alteration to an Approved Conditional Use
- ☐ Demolition Permit
- ☐ Other Requests: _____

3. Applicant, Agent & Property Owner Information:

Applicant Name: Scott Lewis Company: CMi Management, Inc.
Street Address: 121 S. Pinckney St. #200 City/State: Madison, WI Zip: 53703
Telephone: (608) 256-4200 Fax: () Email: scott@cmimanagement.net

Project Contact Person: Randy Bruce Company: Knothe & Bruce Architects, LLC
Street Address: 7601 University Ave, Ste 20 City/State: Middleton, WI Zip: 53562
Telephone: (608) 836-3690 Fax: (608) 836-6934 Email: rbruce@knothebruce.com

Property Owner (if not applicant): _____
Street Address: _____ City/State: _____ Zip: _____

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: 4-story, 50-unit apartment building
Development Schedule: Commencement August 2013 Completion August 2014

5. Required Submittal Information

All Land Use applications are required to include the following:

☒ **Project Plans including:***

- Site Plans (fully dimensioned plans depicting project details including all lot lines and property setbacks to buildings; demolished/proposed/alterd buildings; parking stalls, driveways, sidewalks, location of existing/proposed signage; HVAC/Utility location and screening details; useable open space; and other physical improvements on a property)
- Grading and Utility Plans (existing and proposed)
- Landscape Plan (including planting schedule depicting species name and planting size)
- Building Elevation Drawings (fully dimensioned drawings for all building sides, labeling primary exterior materials)
- Floor Plans (fully dimensioned plans including interior wall and room location)

Provide collated project plan sets as follows:

- **Seven (7) copies** of a full-sized plan set drawn to a scale of 1 inch = 20 feet (folded or rolled and stapled)
- **Twenty Five (25) copies** of the plan set reduced to fit onto 11 X 17-inch paper (folded and stapled)
- **One (1) copy** of the plan set reduced to fit onto 8 ½ X 11-inch paper

* For projects requiring review by the Urban Design Commission, provide **Fourteen (14) additional 11x17 copies** of the plan set. In addition to the above information, all plan sets should also include: 1) Colored elevation drawings with shadow lines and a list of exterior building materials/colors; 2) Existing/proposed lighting with photometric plan & fixture cutsheet; and 3) Contextual site plan information including photographs and layout of adjacent buildings and structures. The applicant shall bring samples of exterior building materials and color scheme to the Urban Design Commission meeting.

☒ **Letter of Intent: Provide one (1) Copy per Plan Set** describing this application in detail including, but not limited to:

- | | | |
|---|---|--|
| • Project Team | • Building Square Footage | • Value of Land |
| • Existing Conditions | • Number of Dwelling Units | • Estimated Project Cost |
| • Project Schedule | • Auto and Bike Parking Stalls | • Number of Construction & Full-Time Equivalent Jobs Created |
| • Proposed Uses (and ft ² of each) | • Lot Coverage & Usable Open Space Calculations | • Public Subsidy Requested |
| • Hours of Operation | | |

☒ **Filing Fee:** Refer to the Land Use Application Information & Fee Schedule. Make checks payable to: *City Treasurer*.

☐ **Electronic Submittal:** All applicants are required to submit copies of all items submitted in hard copy with their application as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or by e-mail to pcapplications@cityofmadison.com.

☐ **Additional Information** may be required, depending on application. Refer to the Supplemental Submittal Requirements.

6. Applicant Declarations

☐ **Pre-application Notification:** The Zoning Code requires that the applicant notify the district alder and any nearby neighborhood and business associations in writing no later than **30 days prior to FILING this request**. List the alderperson, neighborhood association(s), and business association(s) AND the dates you sent the notices:

→ If a waiver has been granted to this requirement, please attach any correspondence to this effect to this form.

☐ **Pre-application Meeting with Staff:** Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning and Planning Division staff; note staff persons and date.

Planning Staff: Heather Strader Date: 11/28/12 Zoning Staff: _____ Date: _____

The applicant attests that this form is accurately completed and all required materials are submitted:

Name of Applicant: Scott Lewis Relationship to Property: _____
Authorizing Signature of Property Owner: Scott Lewis Date: 3/20/13 5

March 20, 2013

Mr. Bill Fruhling
Department of Planning & Development
City of Madison
215 Martin Luther King Jr. Blvd.
PO Box 2985
Madison, Wisconsin 53701

Re: Letter of Intent
PUD-SIP Submittal
1924 Atwood Ave.
Madison, WI

Dear Mr. Fruhling,

The following is submitted together with the plans, application and zoning text for staff, Plan Commission and Common Council consideration of approval.

Organizational structure:

Owner:	CMI Management, Inc. 106 E. Doty St, Suite 310 Madison, WI 53703 (608) 256-4200 Contact: Scott Lewis scott@cmimanagement.net	Architect:	Knothe & Bruce Architects, LLC 7601 University Ave, Ste 201 Middleton, WI 53562 (608) 836-3690 (608) 836-6934 Fax Contact: Randy Bruce rbruce@knothebruce.com
Engineer:	Vierbicher Associates, Inc. 999 Fourier Drive, Suite 201 Madison, WI 53717 (608) 826-0532 Contact: Joe Doyle jdoyle@vierbicher.com	Landscape Design:	Ken Saiki Design 303 S. Paterson St. Suite 1 Madison, WI 53703 (608) 251-3600 Contact: Abbie Moilien amoilien@ksd-la.com

Introduction:

The subject development is located on Atwood Avenue just east of South First Street and is part of a two-phase PUD-GDP. The first phase of the development, located just southwest of the subject site, is a 39-unit apartment building with first floor retail and office space. This second phase of the development is a four story 50-unit apartment building with underground parking.

The site is currently occupied by a parking lot. To the northeast of the proposed site is an existing single family house and to the northwest of the proposed site is an active railroad track and a future pedestrian/bike corridor. Across the street on Atwood lies the Trinity Lutheran Church and associated parking lot.

The original PUD-GDP was approved in 2004 which provided for 39 dwelling units in Phase 1 and 50 dwelling units in Phase 2. A PUD-SIP for the first phase was submitted soon after the GDP for the first phase of the development consisting of 39 dwelling units.

Project Description:

The proposed development is a 4-story, 50-unit apartment building with a mix of efficiency, one bedroom, and two bedroom apartments, with 49 underground parking stalls.

Site Development Data:

Densities:

Lot Area	36,870 sf or 0.846 acres
Dwelling Units	50 units
Lot Area per Dwelling Unit	737 sf
Density	59 du/acre

Dwelling Unit Mix:

Studio Apartments	6
One-Bedroom	36
<u>Two-Bedroom</u>	<u>8</u>
Total	50

Building Height:

4 Stories

Floor Area:

Gross Floor Area	46,238 sf
Floor Area Ratio:	1.25

Vehicle Parking Stalls:

Underground	49 Stalls (incl. 1 accessible)
Surface	5 Stalls (incl. 1 accessible)
Total Parking	54 Stalls (incl. 2 accessible)

Bicycle Parking Stalls:

5

Underground

42 Stalls

Project Schedule:

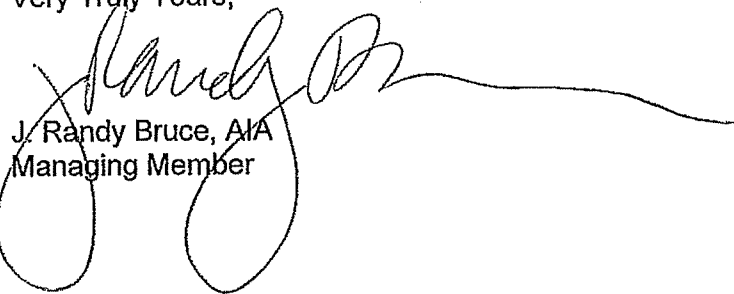
Construction is scheduled to begin in August 2013 and will be completed in August 2014.

Social & Economic Impacts:

This development will have a positive social and economic impact. The proposed development will provide much needed housing to the neighborhood and the added residents will support the local business district. Construction of the buildings will also provide economic employment for local businesses and trades people.

Thank you for your time in reviewing our proposal.

Very Truly Yours,

A handwritten signature in black ink, appearing to read "Randy Bruce", with a long horizontal flourish extending to the right.

J. Randy Bruce, AIA
Managing Member

Zoning Text
PUD-SIP
1924 Atwood Avenue
March 20, 2013

Legal Description: Lot 2, Certified Survey Map Number 11334 as recorded in Volume 68 of Certified Survey Maps, on Pages 291-296 as Document Number 4024297, Dane County Registry, located in the SE¼-SW¼ of Section 06, and the NE¼-NW¼ of Section 07, all in Township 07 North, Range 10 East, City of Madison, Dane County, Wisconsin. Said description contains 36,857 square feet or 0.846 acres more or less.

- A. **Statement of Purpose:** This zoning district is established to allow for a mixed-use development with 89 dwelling units and approximately 7,775 square feet of commercial space.
- B. **Permitted Uses:** Following are permitted uses within this P.U.D.
 - 1. Multifamily residential uses as shown on the approved plans.
 - 2. Uses as allowed in the TSS District.
 - 3. Accessory uses including but not limited to:
 - a. Accessory uses directly associated with those permitted uses, including parking for residents and guests.
 - b. Temporary buildings for storage of building materials and equipment for construction purposes when on the same lot as a principle use for a period of time not to exceed the duration of such construction.
- C. **Lot Area:** As shown on the approved plans.
- D. **Height Regulations:** As shown on the approved plans.
- E. **Yard Regulations:** As shown on the approved plans.
- F. **Landscaping:** Site landscaping will be provided as shown on the approved plans
- G. **Usable Open Space Requirements:** Usable open space will be provided as shown on the approved plans.
- H. **Parking & Loading:** Off-street parking shall be provided as shown on the approved plans.
- I. **Family Definition:** The family definition shall coincide with the definition in the TR-U2 zoning district.
- J. **Signage:** Signage will be allowed as approved.
- K. **Alterations and Revisions:** No alteration or revision of the Planned Unit Development shall be permitted unless approved by the City Plan Commission, however, the zoning administrator may issue permits for minor alterations or additions which are approved by the Architectural Review Committee, Director of Planning and Development and the alderperson of the district and are compatible with the concept approved by the City Plan Commission.