URBAN DESIGN COMMISSION APPLICATION



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 US		
Date Received	7/29/24 10:59 am	☐ Initial Submittal
Paid		☐ Revised Submittal

Complete all sections of this application, including the

If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call the Planning Division at (608) 266-4635.

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1.	Proj	ect Information	1						
	Address (list all addresses on the project site): 2450 E Washington Avenue								
2.				apply) and Requested Da	ite				
	UDC	UDC meeting date requested July 17, 2024							
		New developme		_	•	ously-approved development			
	×	Informational		Initial Approval		Final Approval			
3.	Proj	ect Type							
	M	Project in an Urb	oan Design Dis	trict	Sigr	nage			
				District (DC), Urban		Comprehensive Design Review (CDR)			
			•	red-Use Center District (MXC)		Modifications of Height, Area, and Setback			
	ш		•			Sign Exceptions as noted in <u>Sec. 31.043(3)</u> , MGO			
		District (EC)				Other			
		Planned Develop				Please specify			
			velopment Pla plementation I						
				dential Building Complex					
	_	Tidilited Widiti O	se site of flesh	acritial ballating complex					
4.	App	licant, Agent, a	nd Property	Owner Information					
	Арр	licant name	Travis Fauchald 464 S Hickory St, Ste C			Company Volker City/State/Zip Fond du Lac, WI 54935			
	Stre	et address							
	Telephone S		952-334-7294 son Kevin Burow		_ Em	Email t.fauchald@volker.co Company Knothe & Bruce Architects			
					_ Cor				
	Stre	et address	8401 Greenway Blvd., Ste. 900 608-836-3690		_ City	City/State/Zip Middleton, WI 53562 Email kburow@knothebruce.com			
	Tele	phone			_ Em				
	Pro	perty owner (if r	not applicant)	Anthony Adams individually	and/or d	/b/a Adams Properties, LLC			
		et address	4920 FEMRITE			//State/Zip MADISON WI 53716			
		phone	608-692-8246			ail tonygadams83@yahoo.com			
						PAGE 1 OF 4			

URBAN DESIGN COMMISSION APPROVAL PROCESS



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. A request for an Informational Presentation to the UDC may be requested prior to seeking any
 approvals to obtain early feedback and direction before undertaking detailed design efforts. 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 Modification requests)
- <u>Initial Approval</u>. 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.
- <u>Final Approval</u>. 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

The Urban Design Commission meets virtually via Zoom, typically on the second and fourth Wednesdays of each month at 4:30 p.m. Applicant presentations are strongly encouraged, although not required. Prior to the meeting, each individual speaker is required to complete an online registration form to speak at the meeting. A link to complete the online registration will be provided by staff prior to the meeting. Please note that individual presentations will be limited to a **maximum of three (3) minutes**. The pooling of time may be utilized to provide one speaker more time to present, however the additional time will be based on the number of registrants from the applicant team, i.e. two (2) applicant registrants = six (6) minutes for one (1) speaker.

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. Please note that presentation slides, in a PDF file format, are required to be submitted **the Friday before** the UDC meeting.

URBAN DESIGN DEVELOPMENT PLANS CHECKLIST

1. Informational Presentation



The items listed below are minimum 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.

		Locator Map	1		Requirements f	or All Plan Sheets
		Letter of Intent (If the project is within			1. Title block	
		an Urban Design District, a summary of	1		2. Sheet nun	nber
		<u>how</u> the development proposal addresses the district criteria is required)		Providing additional	3. North arro	ow .
		Contextual site information, including	- (information beyond these	4. Scale, bot	h written and graphic
	_	photographs and layout of adjacent	7	minimums may generate a greater level of feedback	5. Date	
		buildings/structures		from the Commission.	6. Fully dime	nsioned plans, scaled
		Site Plan			at 1"= 40'	
		Two-dimensional (2D) images of				st be legible, including Indscape and lighting
		proposed buildings or structures.	J		plans (if required	
2. Initia	l Ap	proval				
		Locator Map)	
		Letter of Intent (If the project is within a			ry of <u>how</u> the	Providing
		development proposal addresses the distriction Contextual site information, including photographics and proposal addresses the distriction of the contextual site information, including photographics and proposal addresses the distriction of the contextual site information, including photographics and proposal addresses the distriction of the contextual site information and proposal addresses the distriction of the contextual site information and proposal addresses the distriction of the contextual site information and proposal addresses the distriction of the contextual site information and proposal addresses the distriction of the contextual site information and proposal addresses the distriction of the contextual site information and proposal addresses the contextual site information and proposal addresses and pro		• •	an fatur rati run a	additional
		Site Plan showing location of existing and	•	•	1	information beyond these
	_	bike parking, and existing trees over 18" dia			ss, bike laties,	minimums may
		Landscape Plan and Plant List (must be legis	ble)			generate a greater level of
		Building Elevations in both black & white an and color callouts	d co	lor for all building sides, inclu	ıding material	feedback from the Commission.
		PD text and Letter of Intent (if applicable)			J	
3. Final	App	proval				
All th	e re	equirements of the Initial Approval (see above	e), r	olus:		
1		Grading Plan				
-		Lighting Plan, including fixture cut sheets ar	nd pl	notometrics plan (must be le	gible)	
1		Utility/HVAC equipment location and screen	ning	details (with a rooftop plan i	f roof-mounted)	
1		Site Plan showing site amenities, fencing, tr	ash,	bike parking, etc. (if applicat	ole)	
		PD text and Letter of Intent (if applicable)				
- 1		Samples of the exterior building materials				
ı		Proposed sign areas and types (if applicable)			
4. Signa	ge A	Approval (Comprehensive Design Review (C	DR)	, Sign Modifications, and Sig	n Exceptions (pe	r <u>Sec. 31.043(3)</u>)
		Locator Map				
		Letter of Intent (a summary of <u>how</u> the proposed	sign	age is consistent with the CDR or	r Signage Modificat	tions criteria is required)
ı		Contextual site information, including phoproject site	togra	aphs of existing signage both	h on site and wi	thin proximity to the
		Site Plan showing the location of existing sign driveways, and right-of-ways	gnag	e and proposed signage, dim	ensioned signage	e setbacks, sidewalks,
ı		Proposed signage graphics (fully dimension	ed, s	caled drawings, including ma	aterials and color	s, and night view)
ı		Perspective renderings (emphasis on pedes				- ,
-	_	Illustration of the proposed signage that me	ets	Ch. 31, MGO compared to w	hat is being requ	ested
1]	Graphic of the proposed signage as it relate	s to	what the <u>Ch. 31, MGO</u> would	d permit	

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Urban Design Commission Application (continued)

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5. Required Submittal Materials

□ Application Form

A completed application form is required for <u>each</u> 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.

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 Comprehensive Design Review (CDR) or Signage Modification review criteria is required.
- ☐ **Development Plans** (Refer to checklist on Page 4 for plan details)
- ☐ Filing Fee (Refer to Section 7 (below) for a list of application fees by request type)

☐ Electronic Submittal

- Complete electronic submittals <u>must</u> be received prior to the application deadline before an application will be scheduled
 for a UDC meeting. Late materials will not be accepted. All plans must be legible and scalable when reduced. Individual
 PDF files of each item submitted should be submitted via email to <u>UDCapplications@cityofmadison.com</u>. The email
 must include the project address, project name, and applicant name.
- Email Size Limits. Note that an individual email cannot exceed 20MB and it is the responsibility of the applicant to present files in a manner that can be accepted. Applicants who are unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.

□ Notification to the District Alder

• Please provide an email to the District Alder notifying them that you are filing this UDC application. Please send this as early in the process as possible and provide a copy of that email with the submitted application.

6. Applicant Declarations

- 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.

Anthony Adams
Name of applicant _______ Authentision Relationship to proper

Anthony Adams

Anthony Adams

Relationship to property Owner

Date 05/22/24

7. Application Filing Fees

Fee payments are due by the submittal date. Payments received after the submittal deadline may result in the submittal being scheduled for the next application review cycle. Fees may be paid in-person, via US Mail, or City drop box. If mailed, please mail to: City of Madison Building Inspection, P.O. Box 2984, Madison, WI 53701-2984. The City's drop box is located outside the Municipal Building at 215 Martin Luther King, Jr. Blvd. on the E Doty Street side of the building. Please make checks payable to City Treasurer, and include a completed application form or cover letter indicating the project location and applicant information with all checks mailed or submitted via the City's drop box.

Please consult the schedule below for the appropriate fee for your request:

- ☐ Urban Design Districts: \$350 (per §33.24(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 Sign Modifications (of 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

July 1, 2024

Jessica Vaughn; Urban Design Commission Secretary Madison Municipal Building, Suite 017 215 Martin Luther King Jr. Blvd P.O. Box 2985 Madison, Wisconsin 53701-2985



Re: Letter of Intent 2450 E Washington Ave – UDC Informational KBA Project #2422

Ms. Jessica Vaughn,

The following is submitted together with the plans and application for the Urban Design Commission's Informational Review and consideration:

Project Description:

This proposed project involves the redevelopment of the properties at 10 & 16 N 7th Street and 2430, 2434, & 2450 E Washington Avenue, which has a former muffler & auto sales building that is now vacant, along with rental properties. These are located on the north side of E Washington Avenue at the corner of E Washington Ave and N 7th St. The proposed development would be a 5-story building with 76 multifamily units and 76 vehicle parking stalls.

This will be a WHEDA affordable housing project and is located in Urban Design District No. 5. The site will be rezoned to Commercial Corridor – Transitional (CC-T) district as part of this redevelopment project.

The proposed design of this building incorporates recessed balconies and balanced placement of materials to fit into the context of the ever-evolving East Washington Avenue corridor and provides articulation both vertically and horizontally. The corner of the building has been thoughtfully designed to be a feature element at the main entry while engaging the city and the inbound commuters on this street corner. Proposed materials will be low maintenance and include a masonry base along with composite sidings in complimenting colors.

We look forward to collaborating with you on this project and welcome your feedback on these initial concepts.

Thank you for your time reviewing our proposal.

Sincerely,

Kevin Burow, AIA, NCARB, LEED AP

Managing Member

Keni Bu







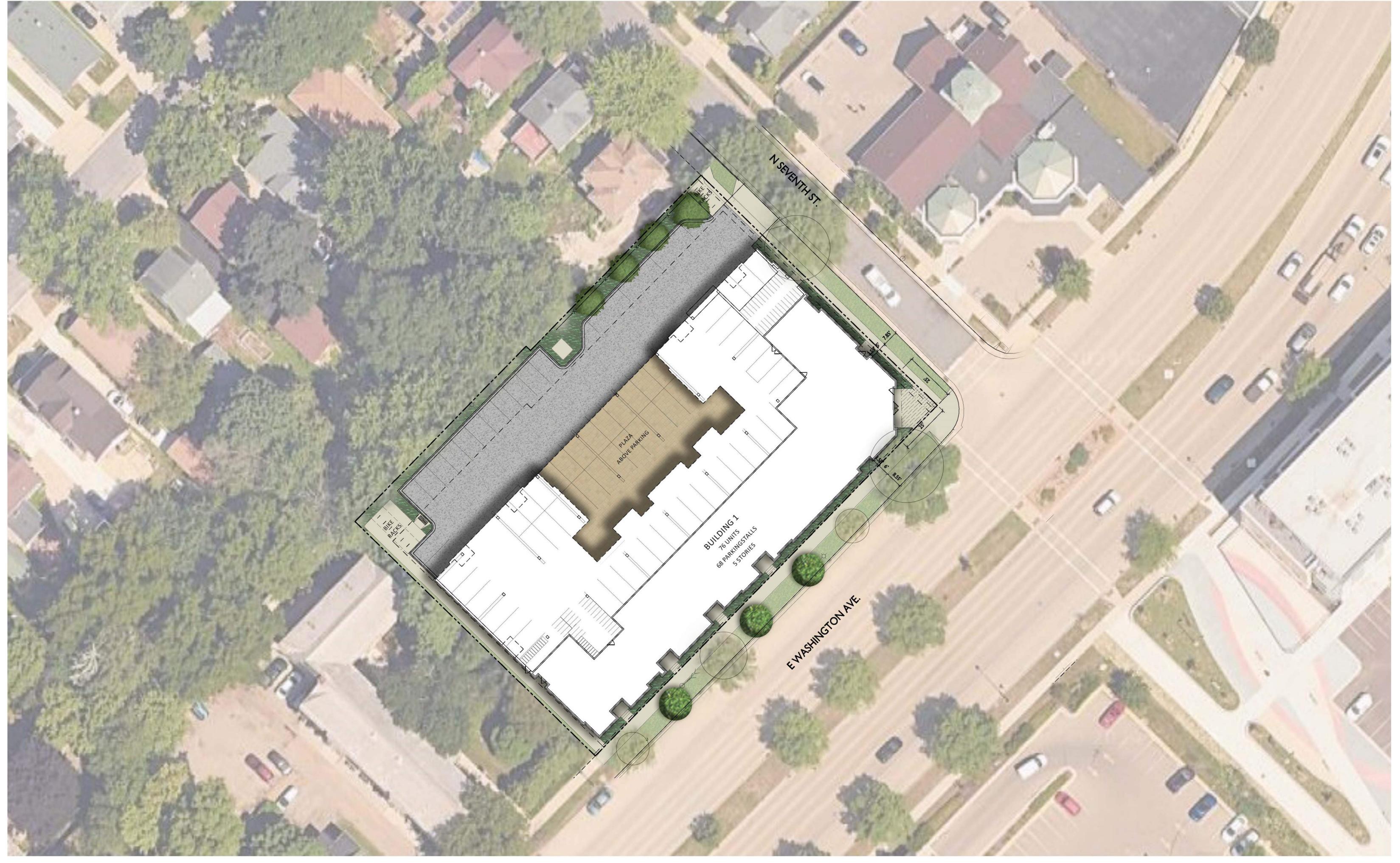


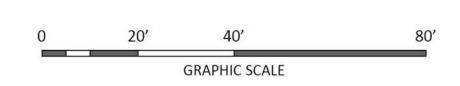
- 1. Looking northwest
- 2. Looking north
- 3. Looking south
- 4. Looking west
- 5. Looking north



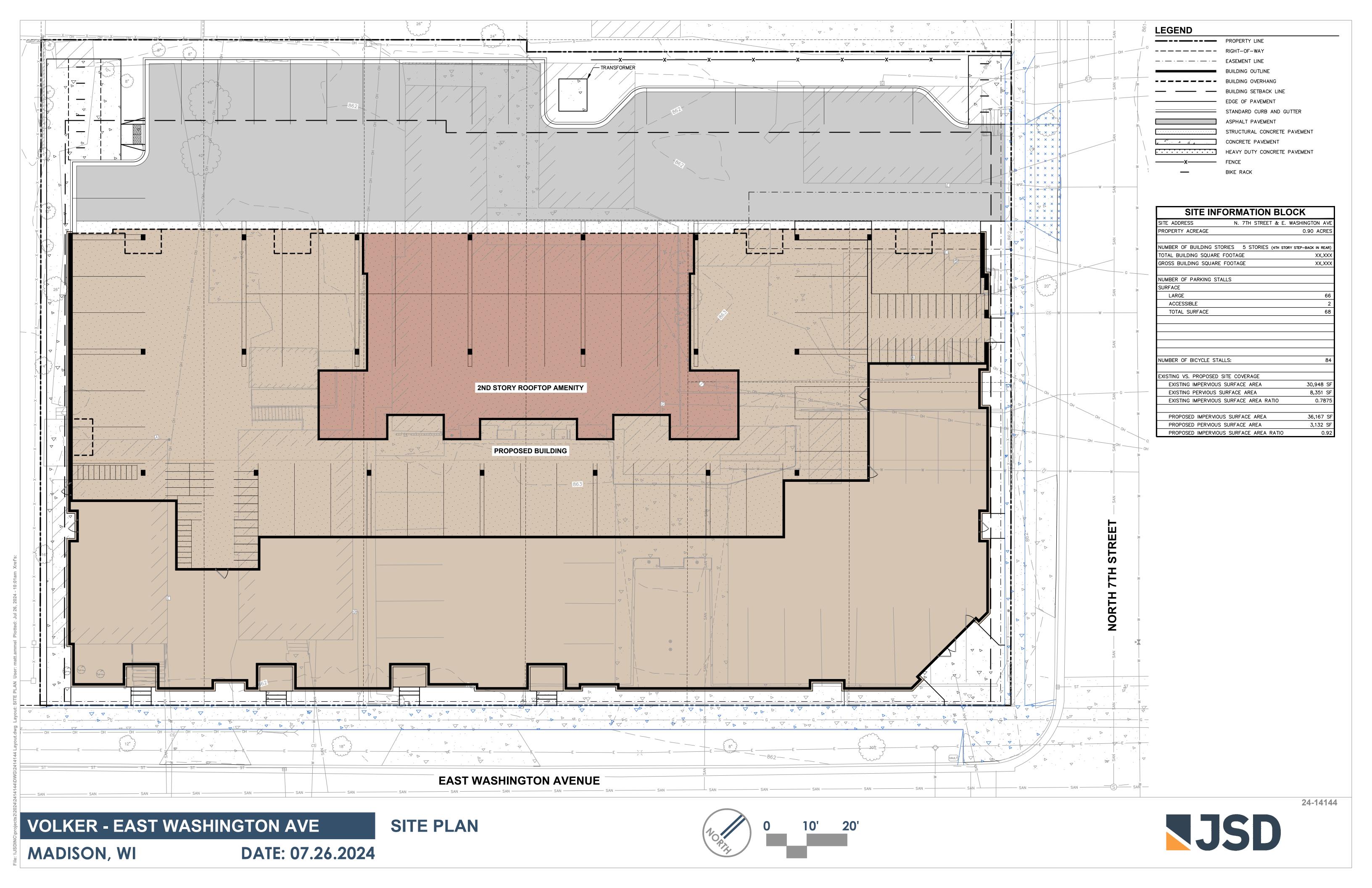


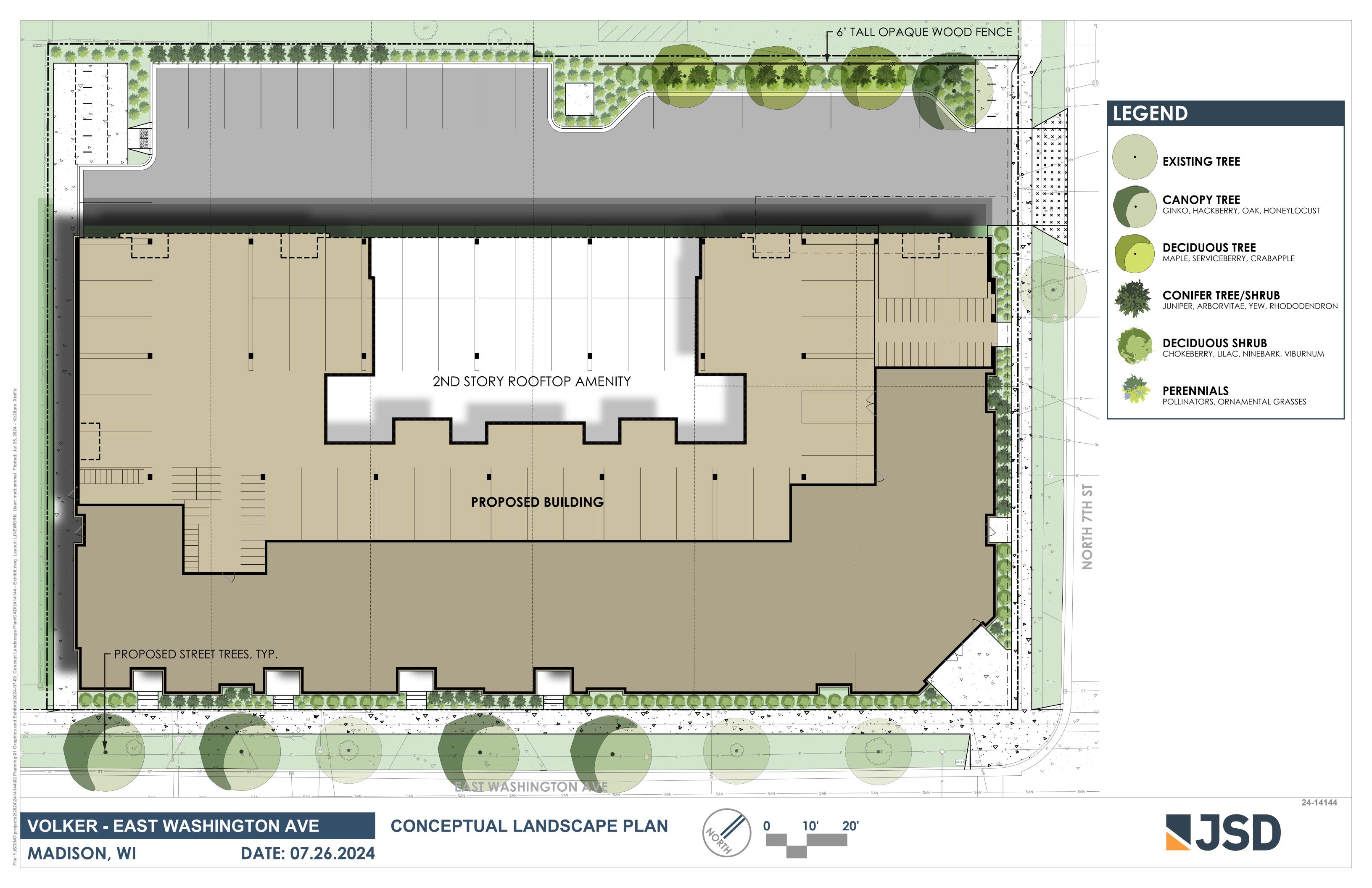












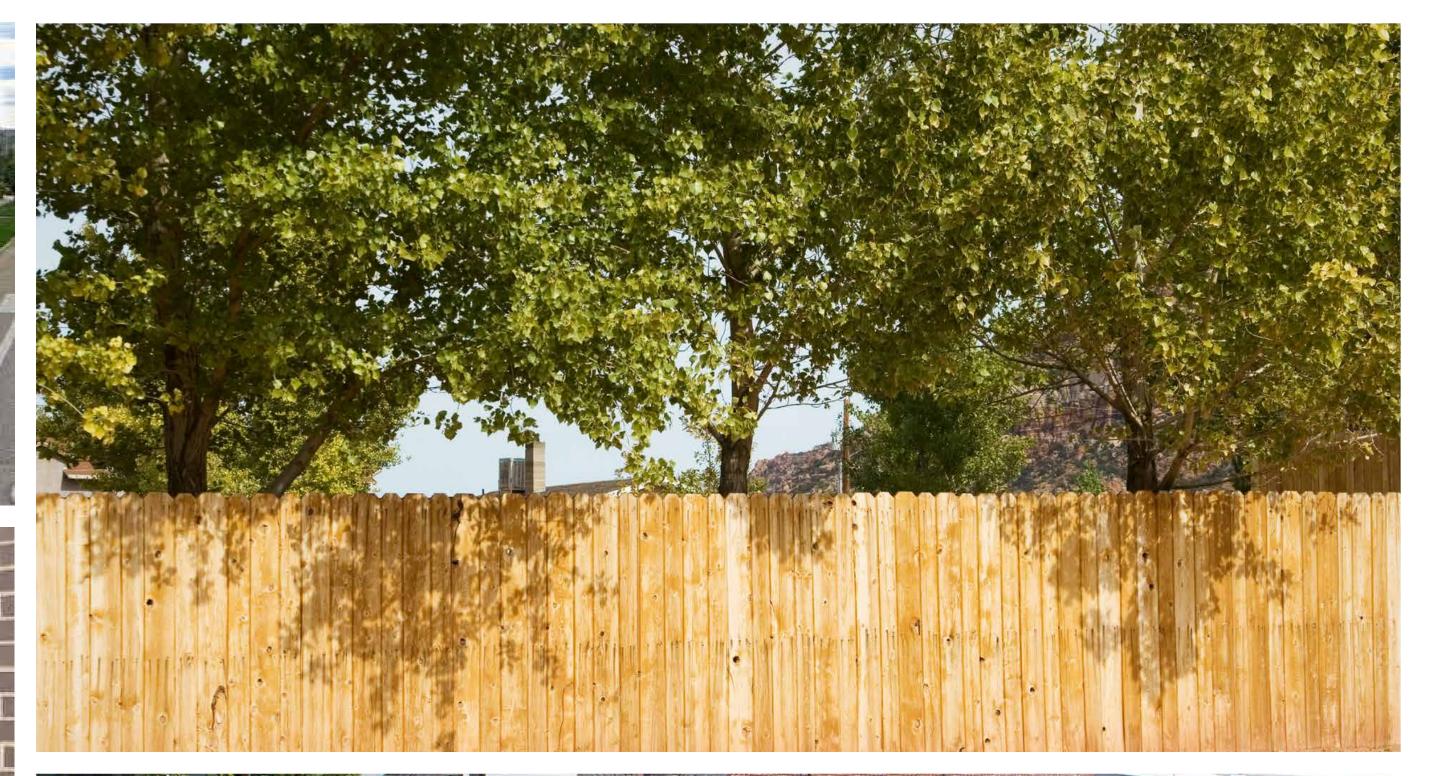








PRECEDENT LANDSCAPE IMAGERY





JJSD



UNIT MIX 26 34 16 76 1 BEDROOM 2 BEDROOM 3 BEDROOM **TOTAL**



TYPICAL MATERIALS



ELEVATION ALONG E. WASHINGTON AVE.











