

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 _____

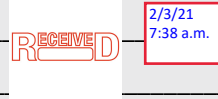
Aldermanic District _____

Zoning District _____

Urban Design District _____

Submission 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: _____

Title: _____

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

UDC meeting date requested _____

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)

Signage Exception

Other

Please specify

4. Applicant, Agent, and Property Owner Information

Applicant name _____

Street address _____

Telephone _____

Project contact person _____

Street address _____

Telephone _____

Property owner (if not applicant) _____

Street address _____

Telephone _____

Company _____

City/State/Zip _____

Email _____

Company _____

City/State/Zip _____

Email _____

City/State/Zip _____

Email _____

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*

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.

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.

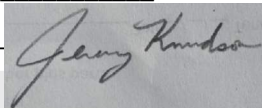
**Electronic copies of all items submitted in hard copy are required. Individual PDF files of each item submitted should be compiled on a CD or flash drive, or submitted via email to udcapplications@cityofmadison.com. The email must include the project address, project name, and applicant name. Electronic 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 _____ on _____.
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 _____ Relationship to property _____

Authorizing signature of property owner _____ Date _____



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

Letter of Intent
12 North Few Street, Madison WI
Urban Design Commission – Informational Submittal
February 3rd, 2021

Overview

The proposed redevelopment of 12 North Few street, located at the southwest corner of North Few and Curtis court is a partial demolition, and a single-story addition on top of an existing single story masonry block building, and a new two-story building attached to the existing building. The redevelopment in total provides 8 small commercial spaces and 8, one-bedroom residential units to the site. Our design is aimed at providing small business owners with first floor commercial space and residential living directly above these units. The units will be available as separate leases and provide the small business owner the opportunity to live directly above their place of business.

Currently the property is in the Commercial Corridor Transition District (CC-T) as well as Urban Design District #8 (UDD-8). The CC-T District is established to recognize the many commercial corridors within the City that remain largely auto-oriented, and to encourage their transformation into mixed-use corridors that are equally conducive to pedestrian, bicycle, transit and motor vehicle activity. The district is also intended: To improve the quality of landscaping, site design and urban design along these corridors. Maintain the viability of existing residential uses located along predominantly commercial corridors. Encourage appropriate transitions between higher-intensity uses along commercial corridors and adjacent lower-density residential districts.

One of the UDD-8 guidelines we have focused on is locating new corner buildings near the sidewalk edge to define the street intersection more clearly. To do this more successfully we are asking for a re-write of the setback along Curtis Court to 6'-0" instead of 15'-0". If a 6'-0" setback was allowed for 58'-0" along the south side of Curtis Court from the corner of North Few street, we feel the street intersection would be more defined. Additionally, the simple shed roof would rise toward and terminate at this corner to further define the street corner. To enhance the pedestrian character of the primary street we have proposed large roll up aluminum and glass doors for at least 60% of the first-floor commercial spaces along both the primary and secondary streets. The fenestration is reminiscent in form to the single-family garage doors. We chose punched openings and not larger glazed curtain wall or storefront to visually tie the form and scale of the development to much of its context. We intend and continue to work on a design that is modern, not traditional in keeping with the UDD-8 guideline of buildings being of their own time.

The minimum and maximum number of stories in the UDD-8 is 2 and 3 respectively. We have chosen to have both building forms be 2 stories high. This seems more congruent with most of the massing adjacent to the property. The two shed roofs are at their highest points

near the streets which we believe helps meet a UDD-8 guideline intending to increase the building height and provide a more pleasing scale to the District.

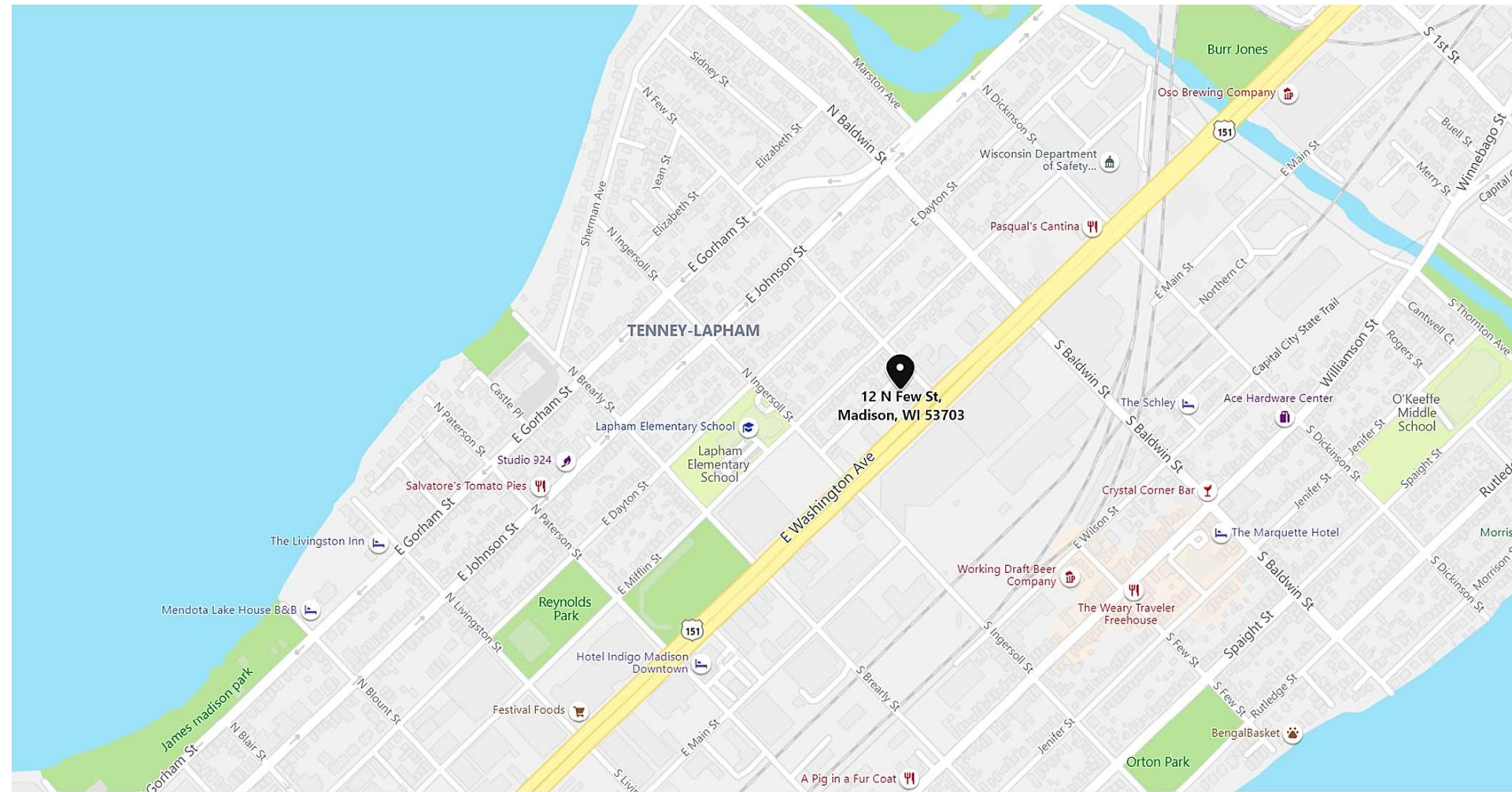
To separate the first floor and the second floor on the large building we are proposing keeping the existing CMU wall on the first floor with a vertical metal panel façade above with direct projected window bays above the large first floor roll up windows. On the corner, we like the singular use of a vertical metal panel for both stores but distinguishing top and bottom by the change in fenestration size, and proportion, and rhythm from the first to second floors.

We recognize the goal is not to create a uniform style or character of the street. We believe that the massing as proposed, and the modern design direction, along with simple but gestural forms allow the project to stand on its own yet sit down comfortably in its neighborhood.

Project Data

Parcel size:	8,742.33 SF
Building footprint:	5,558.15 SF
Gross Square footage:	11,095.8 SF
Number of stories:	2
Major Building Heights:	29'-6"; 25'-4"; 29'-4"
8 apartments:	~650 SF per unit
8 commercial spaces:	~650 SF per unit
Anticipated Construction start:	Fall 2021
Design Development Team:	SEA Design
Property Owner:	Jeremy Knudson

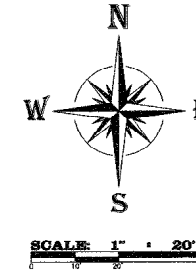
Thank you in advance and we look forward to hearing your thoughts about this proposal.



Craft - 12 North Few Street
Location Map
February 1, 2021

Plat of Survey

LEGAL DESCRIPTION
 BEING THE NORTHWEST 66 FEET OF THE SOUTHEAST 150 FEET OF LOTS 10 AND 11,
 BLOCK 188, ORIGINAL PLAT OF MADISON, LOCATED IN THE NE1/4 OF THE NE1/4,
 SECTION 13, T. 7 N., R. 9 E., CITY OF MADISON, DANE COUNTY, WISCONSIN.



- LEGEND**
- SECTION CORNER AS NOTED
 - 3/4" X 18" IRON ROD SET (WT. - 1.5 LBS. / L.F.)
 - 3/4" IRON ROD FND.
 - ▲ PK NAIL FND.
 - 1" IRON PIPE FND.
 - ☆ LIGHT POST
 - ⊗ POWER POLE
 - ⋈ GUY WIRE
 - ⊥ SIGN
 - ⊞ TELEPHONE PEDESTAL
 - OHE — OVERHEAD UTILITY LINE
 - X — X — WOOD FENCE
 - () PREVIOUS SURVEY OR RECORD INFO.
 - ▭ CONCRETE SURFACE
 - ▨ ASPHALT SURFACE
 - ▩ BRICK SURFACE
 - 851.35 TYPICAL GROUND ELEVATION

BLUE HIGHLIGHTED AREA INDICATED PORTION OF EXISTING BUILDING TO REMAIN. (CONCRETE SLAB, CMU WALLS, AND STEEL BEAMS). REMAINING AREAS OF EXISTING BUILDING TO BE DEMOLISHED.

SURVEYOR'S CERTIFICATE

I, SCOTT P. HEWITT, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS SURVEY IS IN COMPLIANCE WITH WISCONSIN ADMINISTRATIVE CODE AET7 AND I DO FURTHER CERTIFY THAT THIS SURVEYING AND MAPPING OF THESE LANDS ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Scott P. Hewitt
SCOTT P. HEWITT
 PROFESSIONAL LAND SURVEYOR, NO. 2229
 DATED: MAY 27, 2020
 FILE NO.: 520-214



OWNER

WORLD TRACKER KNS LLC
 12 NORTH I FEW STREET
 MADISON, WI 53703

CLIENT

TORQUE COMPANIES
 C/O RANDALL ALEXANDER
 2797 LALOR ROAD
 FITCHBURG WI, 53575

SURVEYOR

SCOTT P. HEWITT
 P.O. BOX 373
 625 E. SLIFER STREET
 PORTAGE, WI 53001
 PHONE PORTAGE: (608) 712-7788
 PHONE SAUK PRAIRIE: (608) 644-8877
 FAX: (608) 742 0434
 e-mail: surveying@grothman.com

PLAT OF SURVEY
 FOR
TORQUE COMPANIES
 CITY OF MADISON
 DANE COUNTY, WISCONSIN

FILE NO.
520-214

PROJECT NO.
315-174

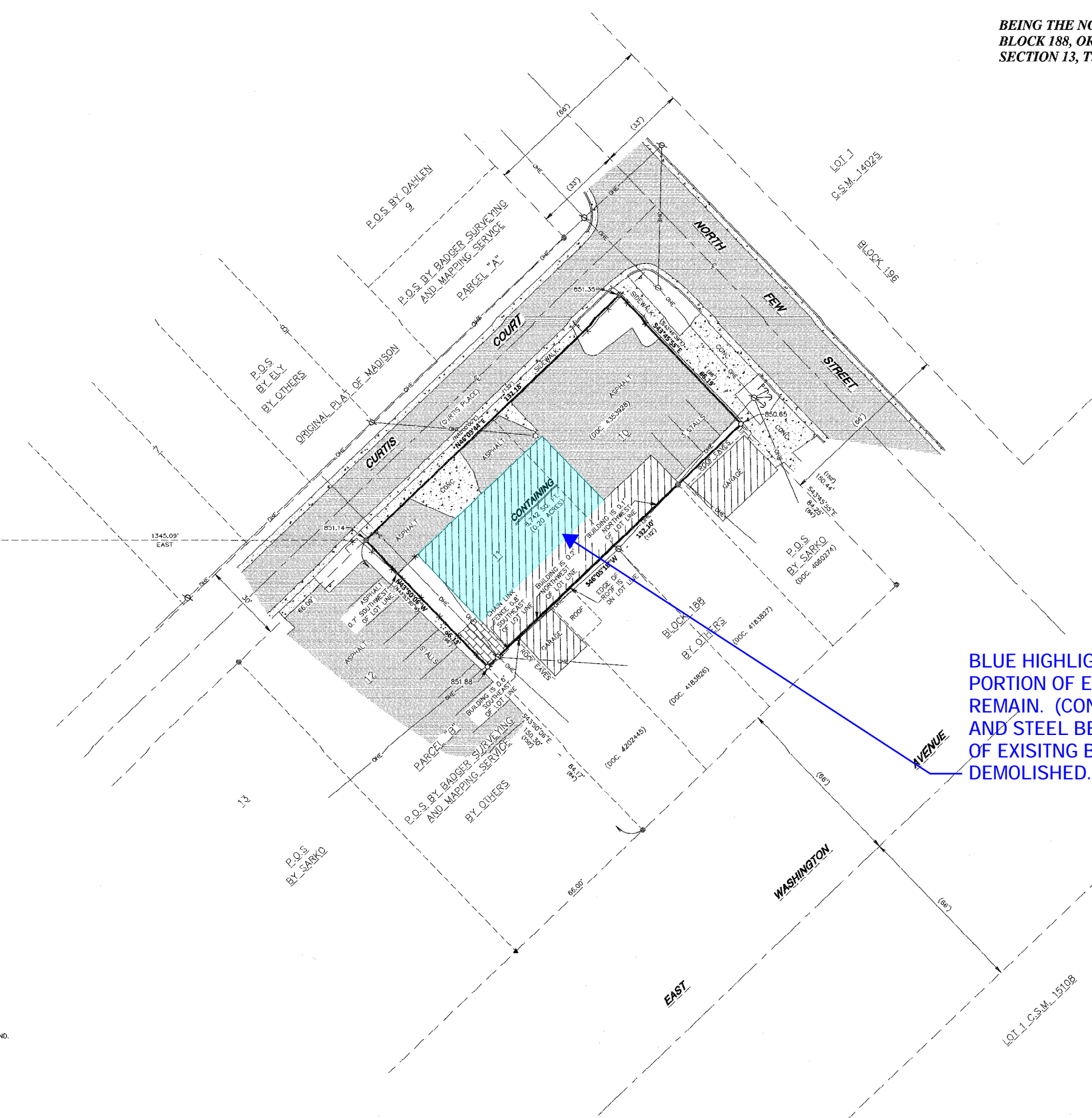
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520-214

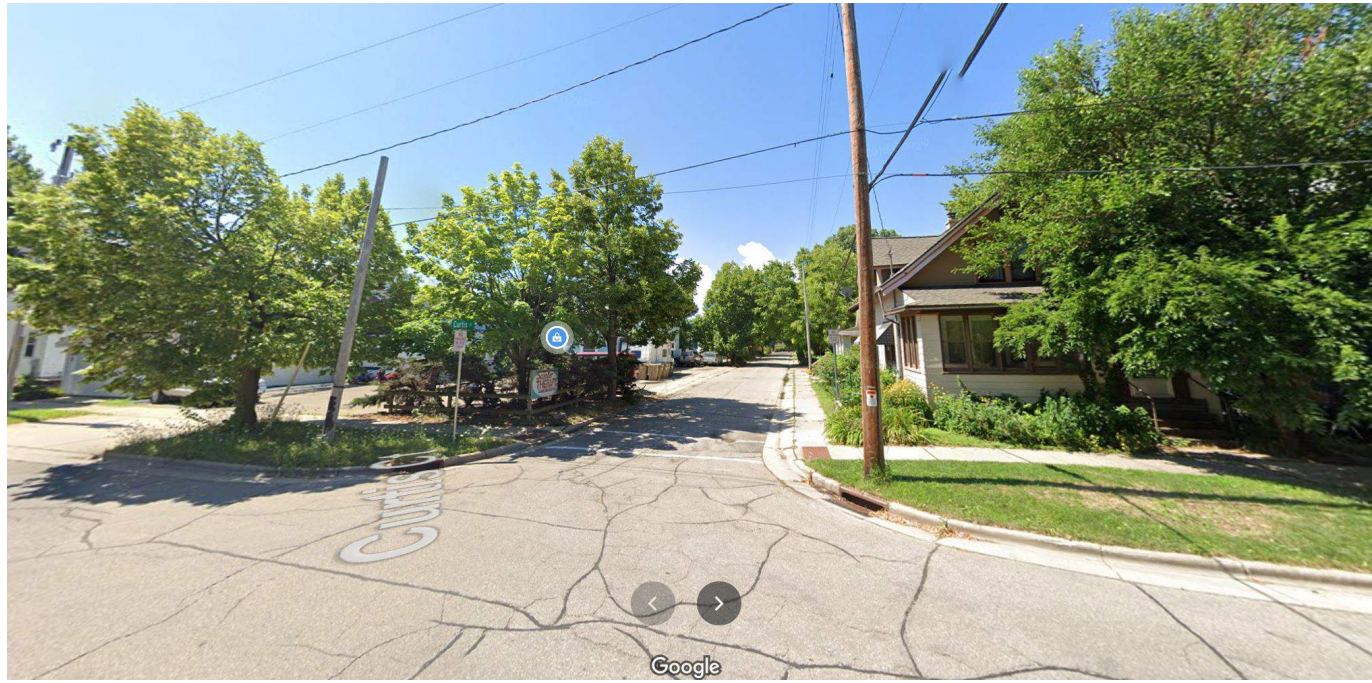
SHEET 1 OF 1

THIS INSTRUMENT DRAFTED BY A. MAST

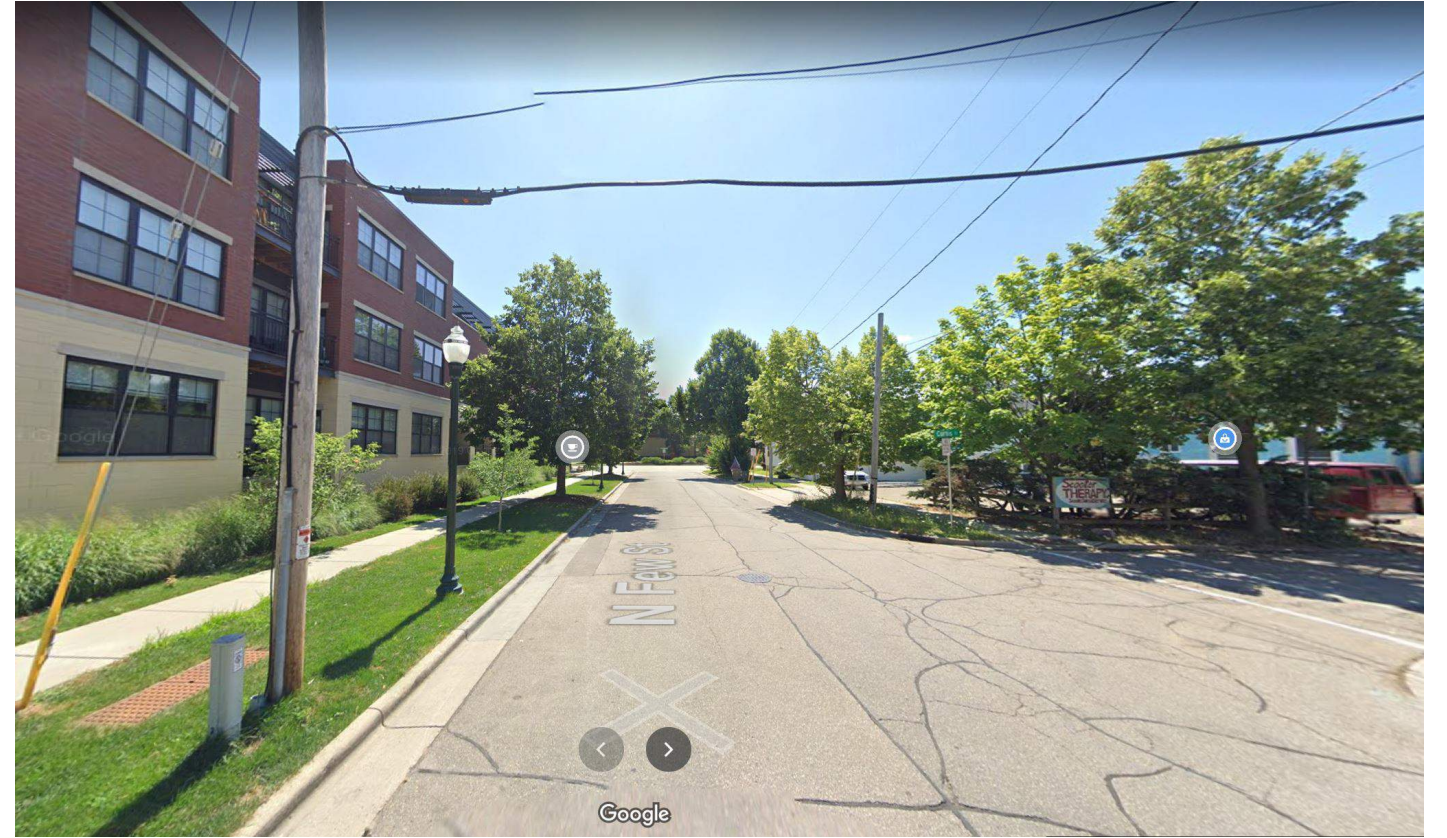
CA GROTHMAN & ASSOCIATES S.C.
 LAND SURVEYORS
 625 EAST SLIFER STREET, P.O. BOX 373, PORTAGE, WI 53001
 PHONE: PORTAGE: (608) 712-7788 SAUK (608) 644-8877
 FAX: (608) 742-0434 E-MAIL: surveying@grothman.com
REG. LEGAL REPRESENTATIVE: THE GROTHMAN FIRM

N1/4 COR. SEC. 13 COMPUTED LOCATION
 672.35'
 MEANDER COR. SEC. 13 BRASS CAP IN CONC. FND.
 7025.69'
 2786.85'
 1345.09' EAST
 1246.91'
 W. LINE NET/4
 206.87'
 MEANDER COR. SEC. 13 1 1/4" IRON ROD FND.
 C1/4 COR. SEC. 13 COMPUTED LOCATION

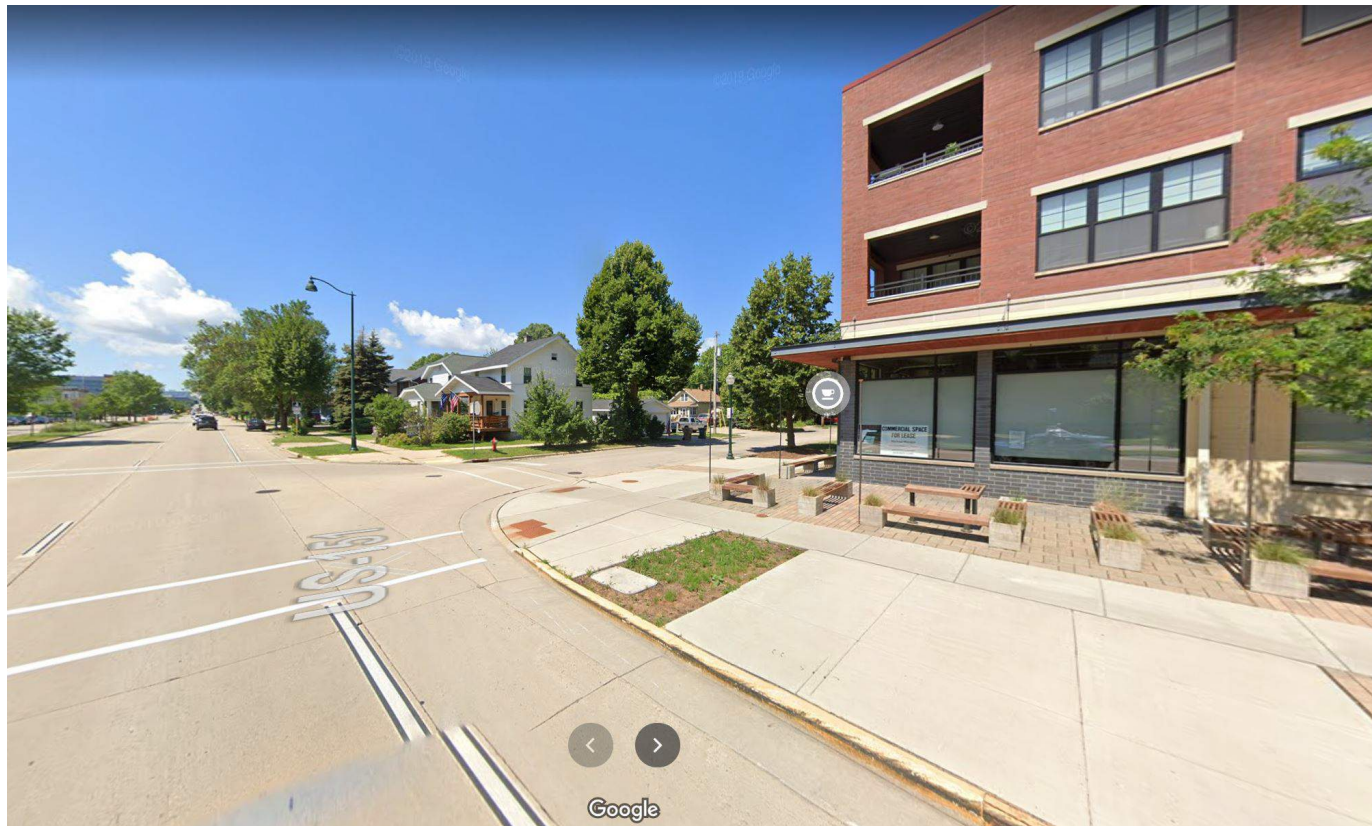




South West view looking down Curtis Court



View looking south down North Few near Curtis Court



South West view looking at corner of East Washington and North Few Street



View looking East down Curtis Court

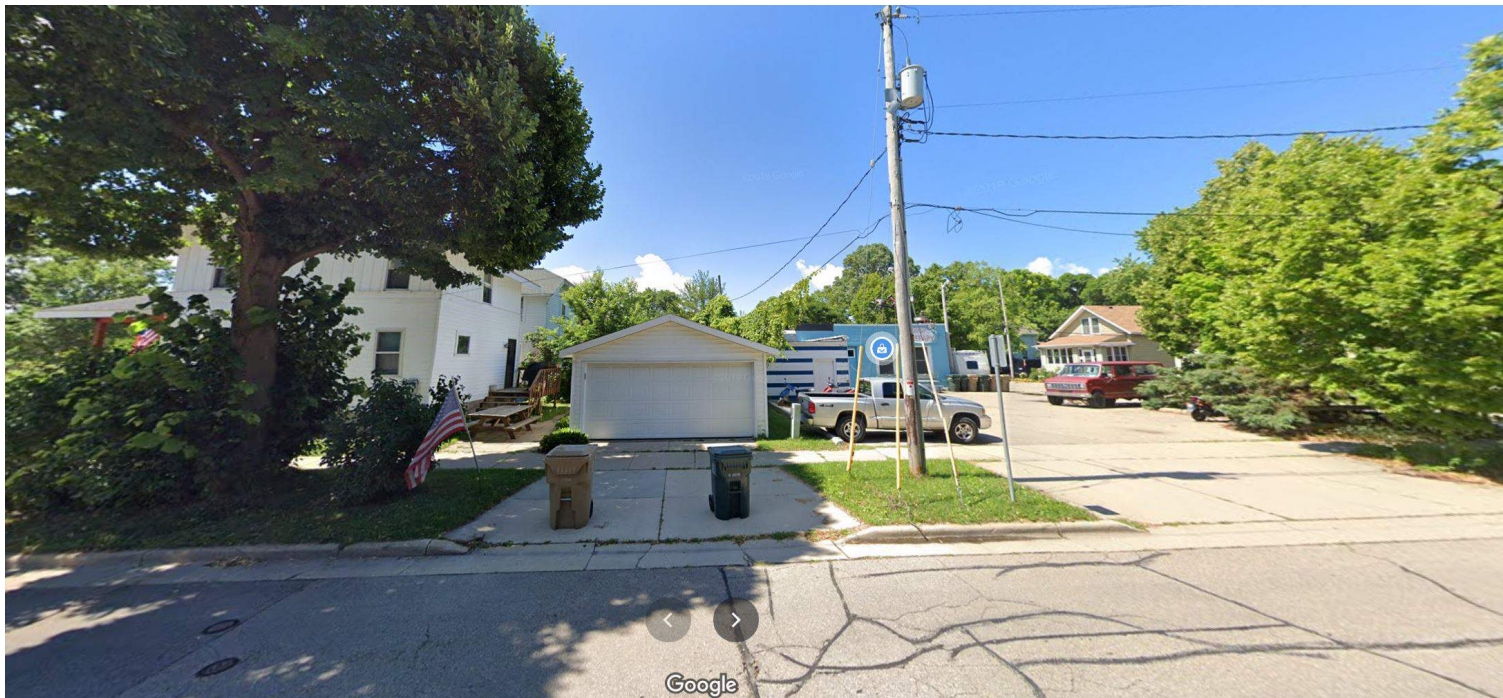
SITE CONTEXT PHOTOS
12 North Few Street
Madison, Wisconsin



View looking East along Curtis Court nearing Intersection of North Few Street



View looking West along Curtis Court close to Intersection of North Few Street

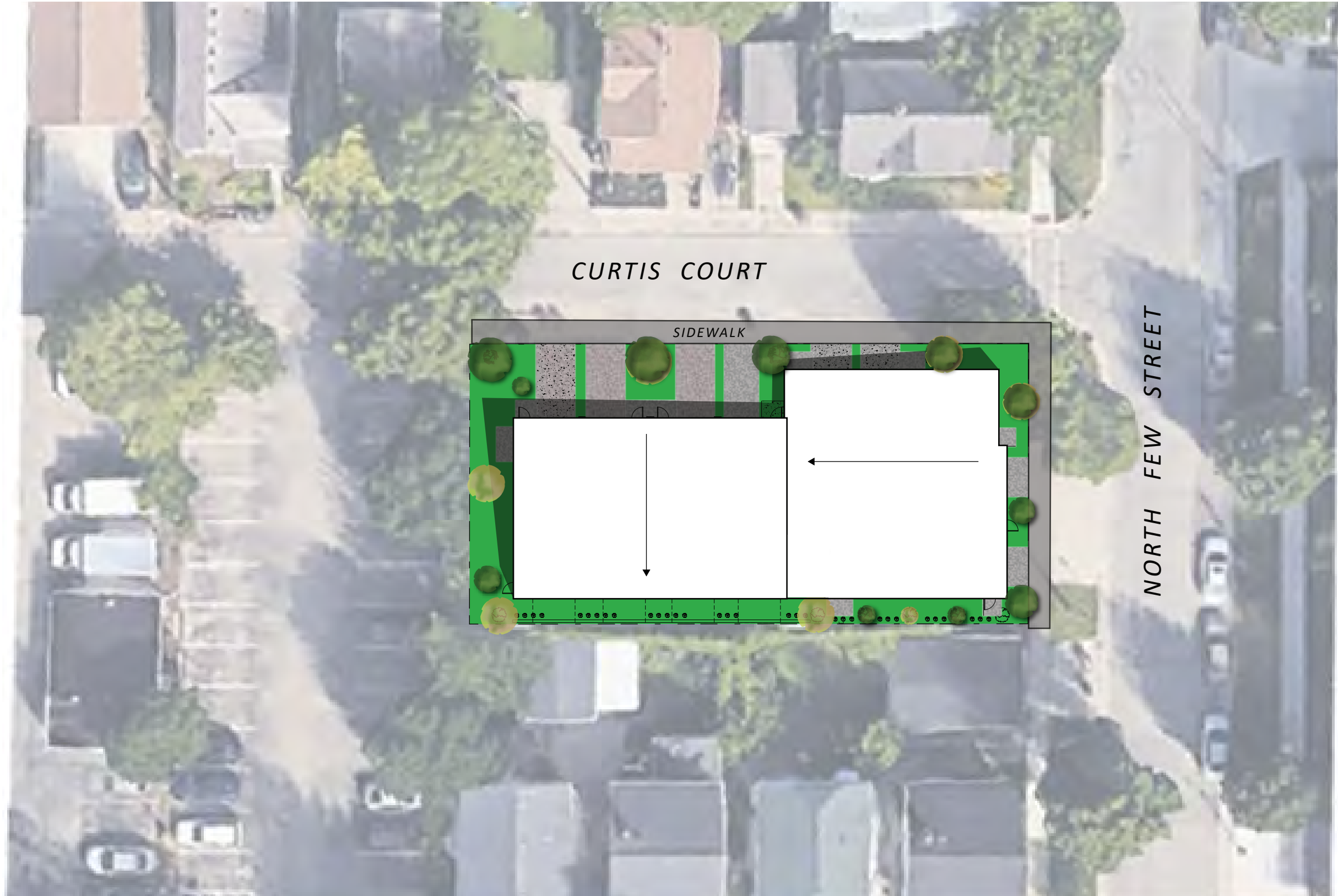


View looking west at 12 North Few and adjacent southern property from North Few Street

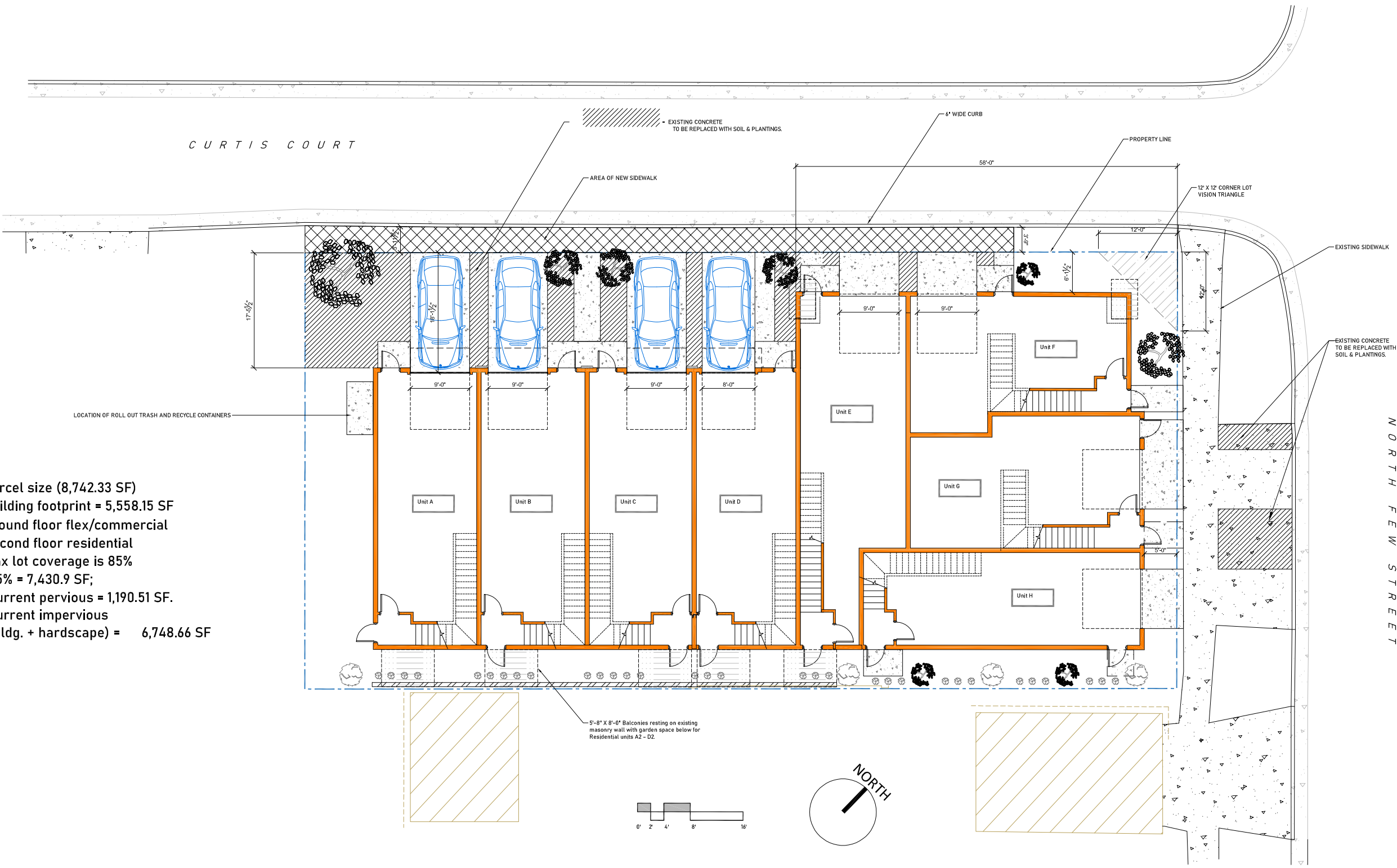


View looking West along Curtis Court near corner of proposed site

SITE CONTEXT PHOTOS
12 North Few Street
Madison, Wisconsin



SK-1

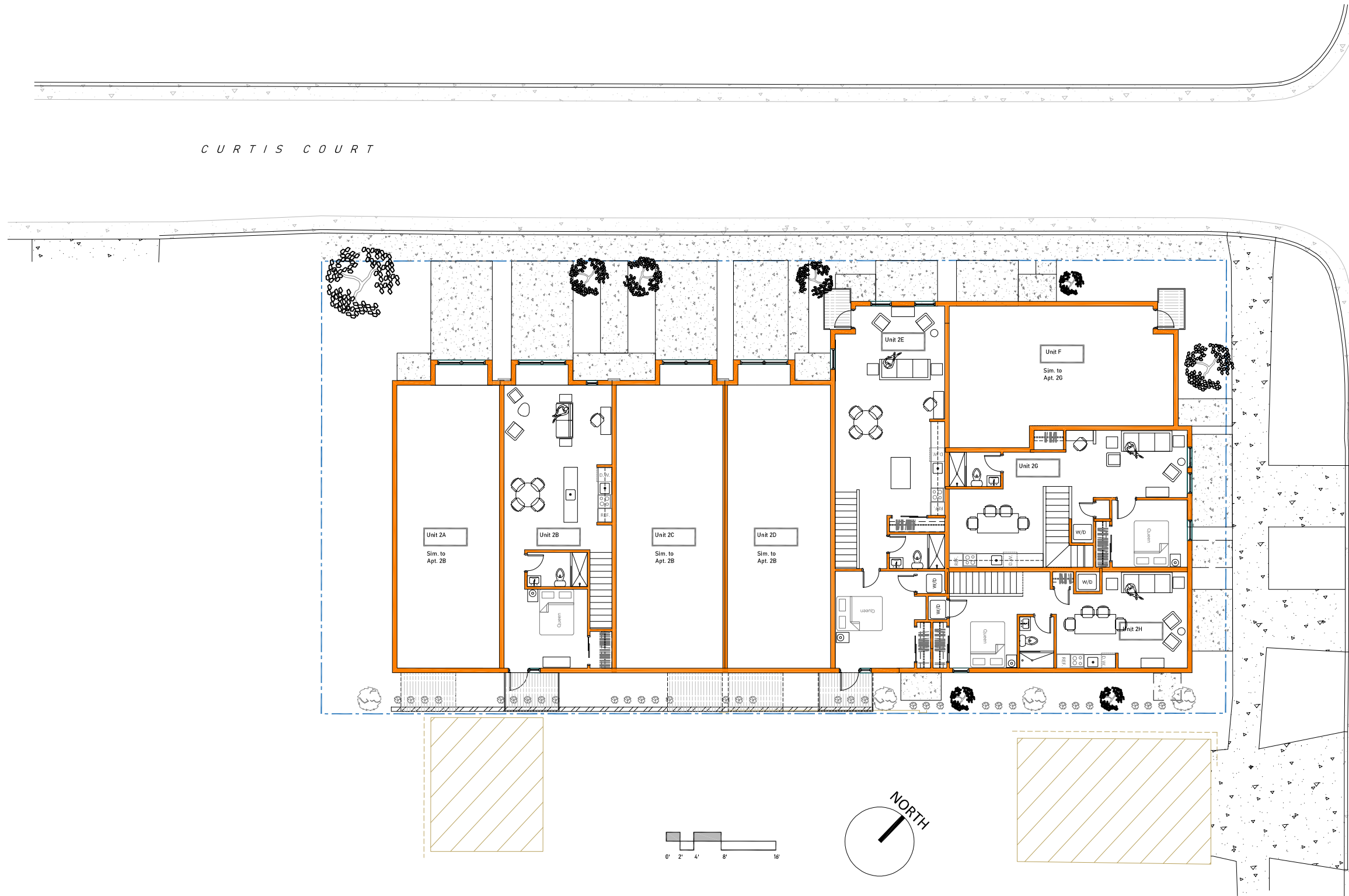


- Parcel size (8,742.33 SF)
- Building footprint = 5,558.15 SF
- Ground floor flex/commercial
- Second floor residential
- Max lot coverage is 85%
85% = 7,430.9 SF;
- Current pervious = 1,190.51 SF.
- Current impervious (Bldg. + hardscape) = 6,748.66 SF

SITE + FIRST FLOOR PLAN
 SCALE : 1/8" = 1'-0"
 Dec. 4, 2020

CRAFT
 12 North Few Street
 Madison, Wisconsin 53703





CURTIS COURT

NORTH FEW STREET

SK-3

SEA Design

SCHEMATIC SECOND FLOOR PLAN

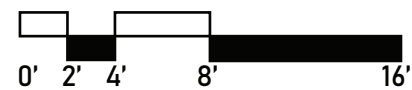
SCALE : $\frac{1}{8}$ " = 1'-0"

December 28, 2020

CRAFT
 12 North Few Street
 Madison, Wisconsin 53703



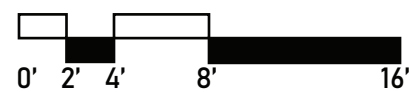
12 North Few Street
View along North Few Street



SEA Design

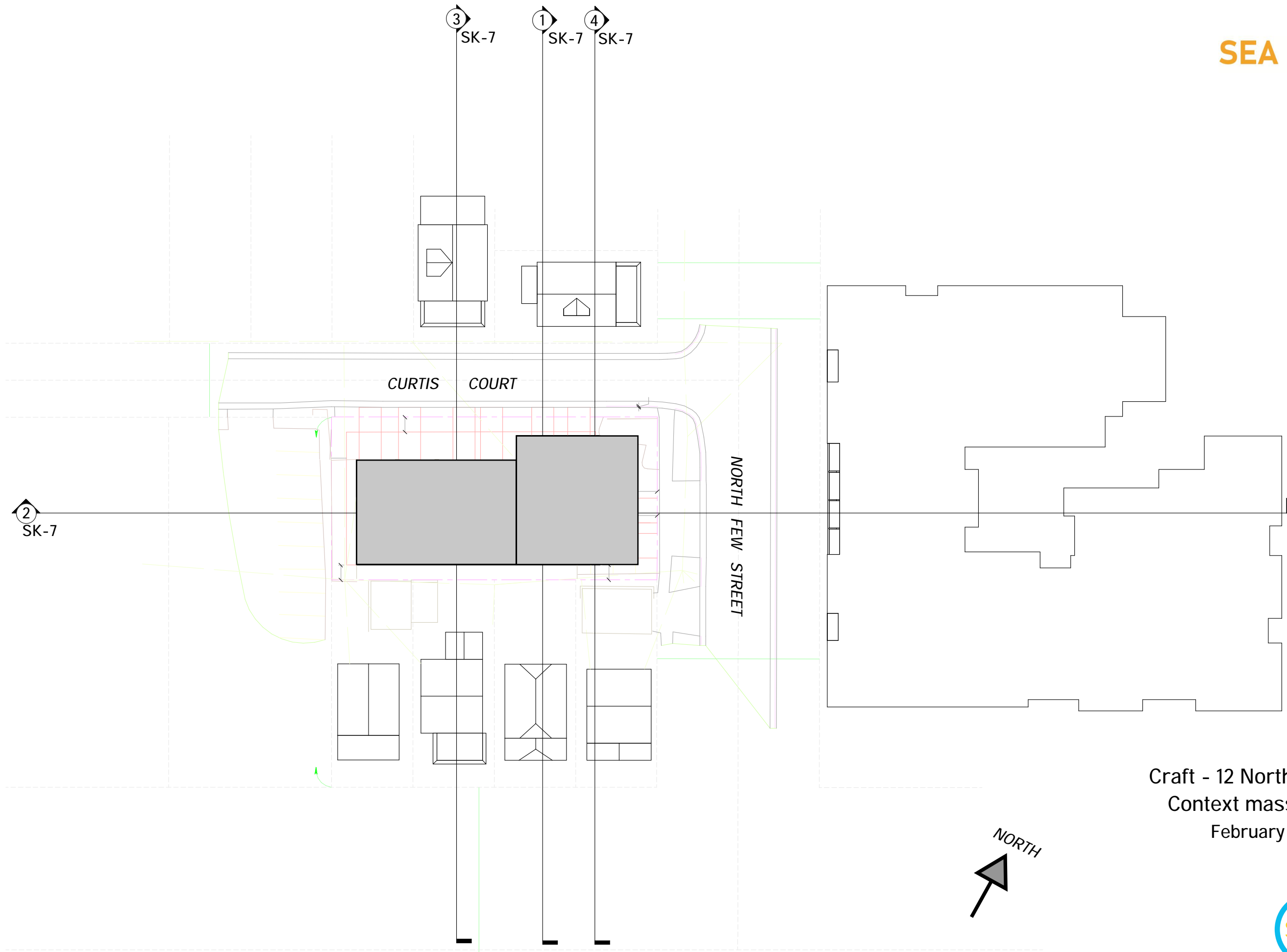


12 North Few Street
View along Curtis Street

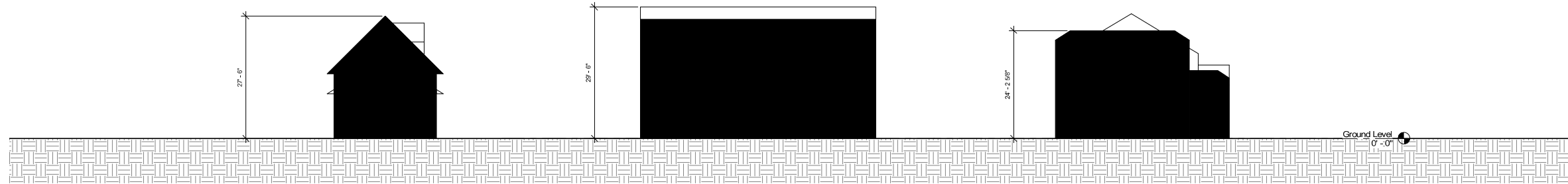


SK-5

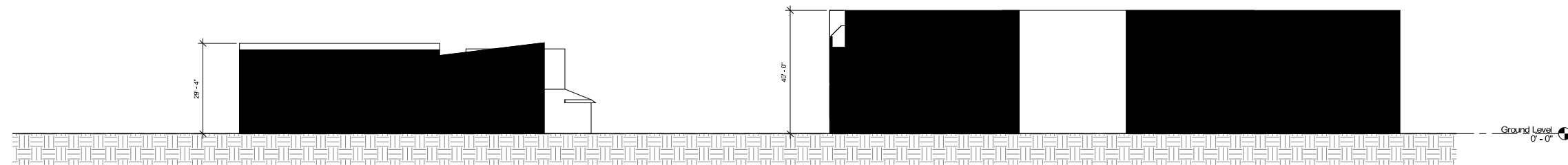
SEA Design



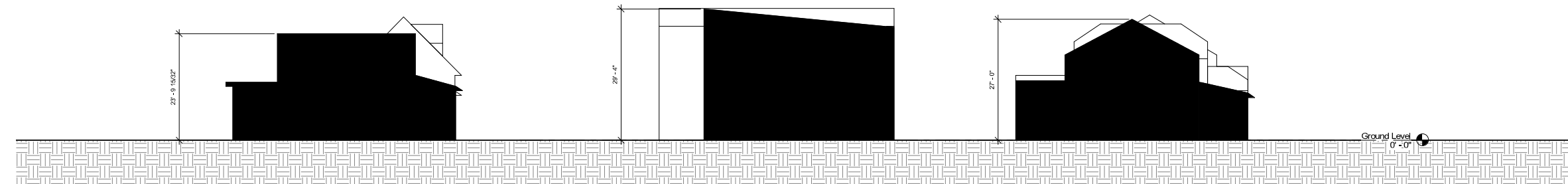
Craft - 12 North Few Street
Context massing PLAN
February 1, 2021



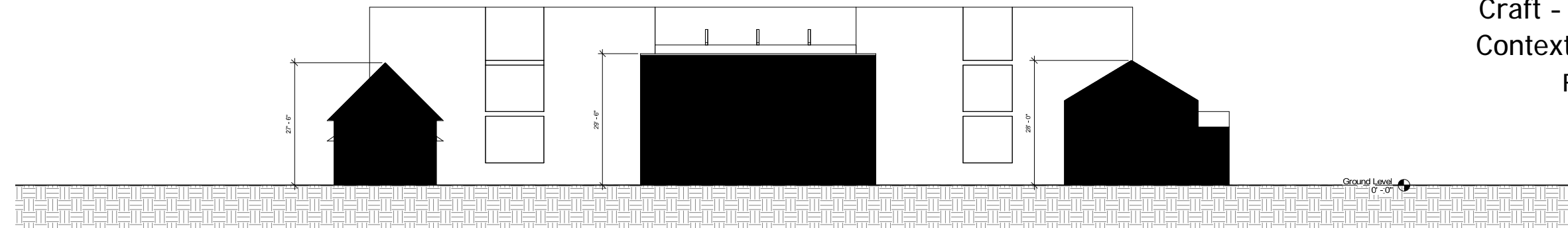
① Site Section 1
3/32" = 1'-0"



② Site Section 2
1/16" = 1'-0"



③ Site Section 3
3/32" = 1'-0"



④ Site Section 4
3/32" = 1'-0"

Craft - 12 North Few Street
Context massing SECTIONS
February 1, 2021