

URBAN DESIGN COMMISSION APPLICATION

UDC

City of Madison
 Planning Division
 126 S. Hamilton St.
 P.O. Box 2985
 Madison, WI 53701-2985
 (608) 266-4635



FOR OFFICE USE ONLY:

Paid _____ Receipt # _____
 Date received _____ CITY OF MADISON
 Received by _____
 Aldermanic District _____ AUG 8 2018
 Zoning District _____ 4 PM
 Urban Design District _____ Planning & Community & Economic Development
 Submittal reviewed by _____

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: 306 S. BALDWIN ST.
 Title: SINGLE FAMILY DEVELOPMENT

AGENDA ITEM #	<u>2</u>
LEGISTAR #	<u>52219</u>
ALD. DIST.	<u>6</u>

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

UDC meeting date requested 9/5/18
 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 NICHOLAS RHODE Company BALDWIN WILSON LLC
 Street address 108 W MACARTHUR ST City/State/Zip SUN PRAIRIE, WI 53590
 Telephone (608) 338-4353 Email rhodeproperty@gmail.com
 Project contact person SAME Company _____
 Street address _____ City/State/Zip _____
 Telephone _____ Email _____
 Property owner (if not applicant) SAME
 Street address _____ City/State/Zip _____
 Telephone _____ 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 provided below for plan details)
- Filing fee — SUBMITTED WITH PLAN COMMISSION
- Electronic Submittal*

Each submittal must include fourteen (14) 11" x 17" collated paper copies. Landscape and Lighting plans (if required) must be full-sized. Please refrain from using plastic covers or spiral binding.

N/A

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 URBAN DESIGN on 7/18/18.
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.

Applicant name NICHOLAS RHODE Relationship to property OWNER
 Authorized signature of Property Owner [Signature] 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

N/A

June 20, 2018
Department of Planning & Development
City of Madison
126 S. Hamilton St.
Madison, WI 53703

Introduction:

The subject development is located on the lot at 306 S. Baldwin St., at the corner of S. Baldwin St. and E. Wilson St., and is part of a Planned Development (PD) zoning map amendment, currently zoned TR-C4. The 66' x 99' (6,534 SF) lot is currently occupied by a two-flat on the southwest half of the lot, with a detached 3-car garage currently occupying the west corner of the proposed lot.

Project Description:

The project calls for the current TR-C4 lot noted above to be split into two PD zoned lots measuring 32.39' x 99' as the "south" lot and 34.02' x 99' as the "north" lot as documented on the Certified Survey Map. The proposed development is a two-story, owner occupied, single-family home to be constructed on the "north" proposed lot, with a two-car detached garage replacing the current free standing 3-car garage. The project will also include a drive-way on southwest corner of the proposed lot specifically catered for additional off-street parking for tenants whom occupy the two-flat at 306. S. Baldwin St. The current two-flat will not be affected by the construction of the proposed house and is located on the proposed "south" lot.

The proposed single-family house is designed to match the current two-story craftsman style of the neighborhood. It will be a quality-built house with durable siding, shingled roof, and above standard finishes.

Pre-Application Meetings:

The proposed project as described above was presented to the Marquette Neighborhood Association on March 13th, 2018. The project design was unanimously accepted and approved by each voting member of the association. Alder Rummel was given formal notice of intent to submit a Land Use Application on April 3rd, 2018. The Department of Planning and Development was utilized during each step of this process thus far.

Project Schedule

Construction is scheduled to begin in September 2018 and will be completed by March 2019.

Thank you for your time in reviewing my proposal.

Yours Truly,

Nicholas R. Rhode

Zoning Text
306 S. Baldwin Street
June 12, 2018

Legal Description for 306 S. Baldwin Street: Original Plat, aka Farwells Replat, Block 201, NW 1/2 of NE 1/2 of Lot 8 & NW 1/2 of Lot 9.

- A. **Statement of Purpose:** The purpose of this Planned Development district is to create a regulatory framework to allow for the subdivision of the subject lot, construction of a detached single-family dwelling on the new lot, and continued use of the existing structure as a two-family – two-unit dwelling.
- B. **Allowed Principal Uses (as otherwise defined in Sec 28.211):** Those allowed as a Permitted or Conditional Use in the TR-C4 District, and specifically a two-family – two-unit dwelling on the proposed lot at 306 S. Baldwin Street.
- C. **Allowed Accessory Uses (as otherwise defined in Sec 28.211):** Those allowed as a Permitted or Conditional Use in the TR-C4 District.
- D. **Lot Area, Building Setback, Lot Coverage and Usable Open Space Requirements, Landscaping, Lighting, Parking and Loading:** As shown on approved plans.
- E. **Signage:** Signage will be allowed as per Chapter 31 of the Madison General Ordinances, as compared to the TR-C4 district.
- F. **Family Definition:** The definition of family for this PD district shall coincide with the definition in Chapter 28.211 of the Madison General Ordinances for the TR-C4 zoning district.
- G. **Alterations and Revisions:** No alteration or revision of this planned unit development shall be permitted unless approved per Sec 28.098(6).

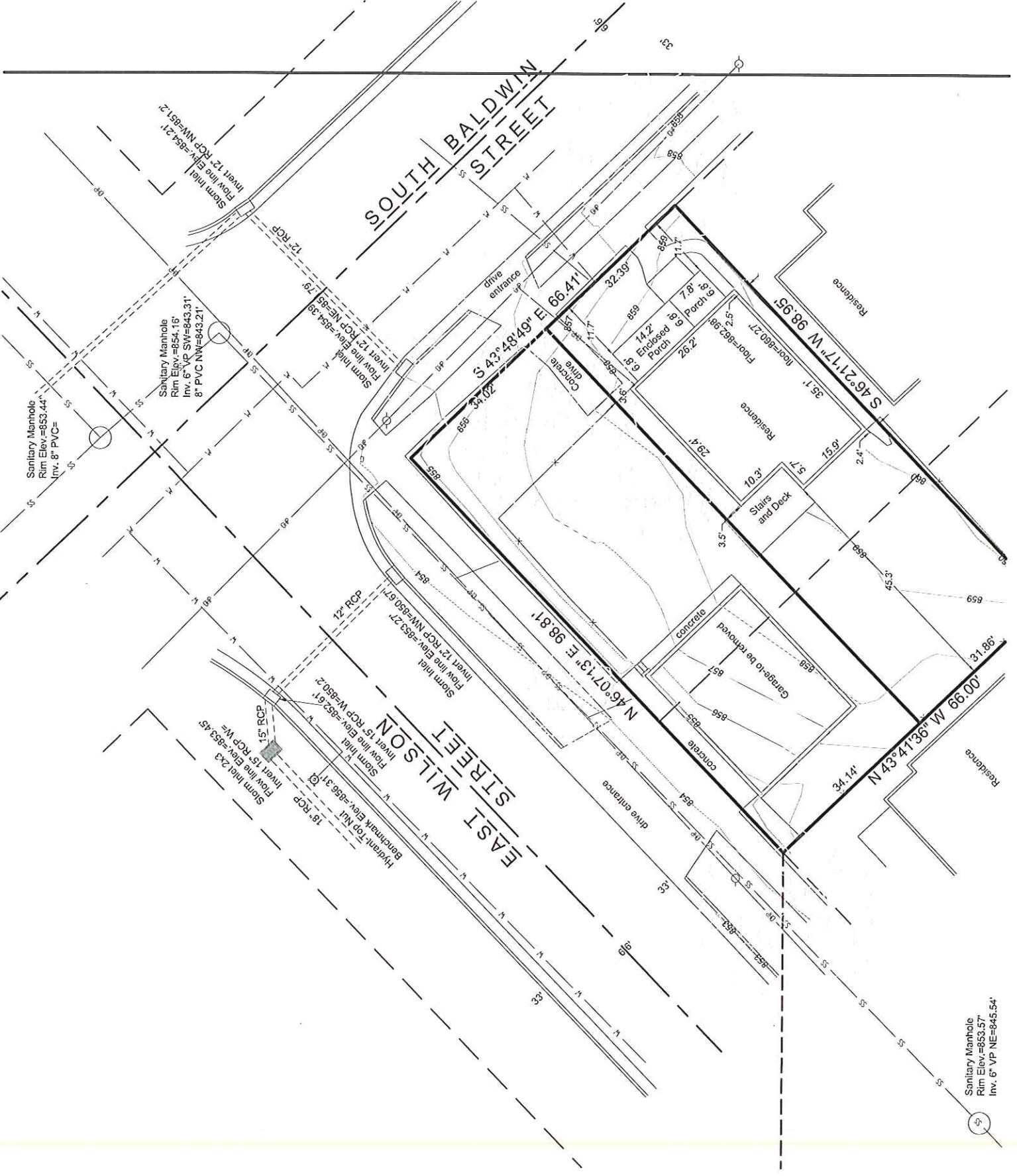
SOUTH BALDWIN STREET

EAST WILSON STREET

Sanitary Manhole
Rim Elev.=853.44'
Inv. 8" PVC=

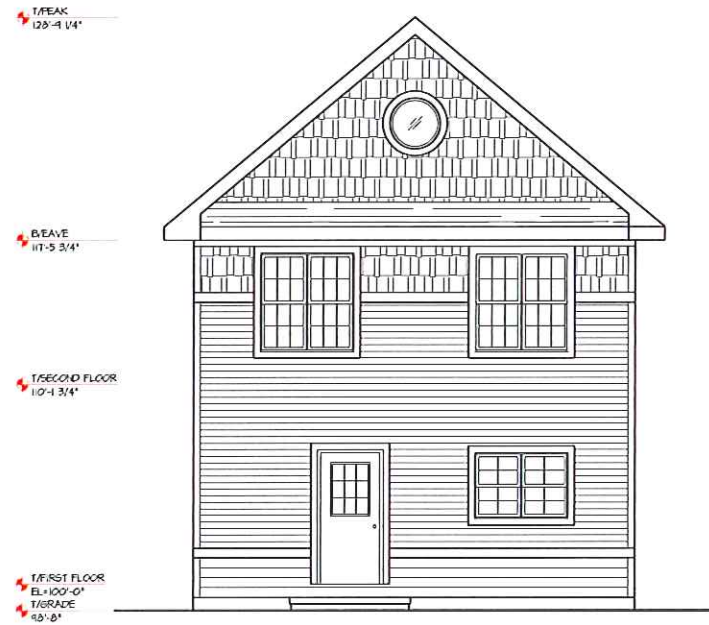
Sanitary Manhole
Rim Elev.=854.16'
Inv. 6" VP SW=843.31'
8" PVC NW=843.21'

Sanitary Manhole
Rim Elev.=853.57'
Inv. 6" VP NE=845.54'

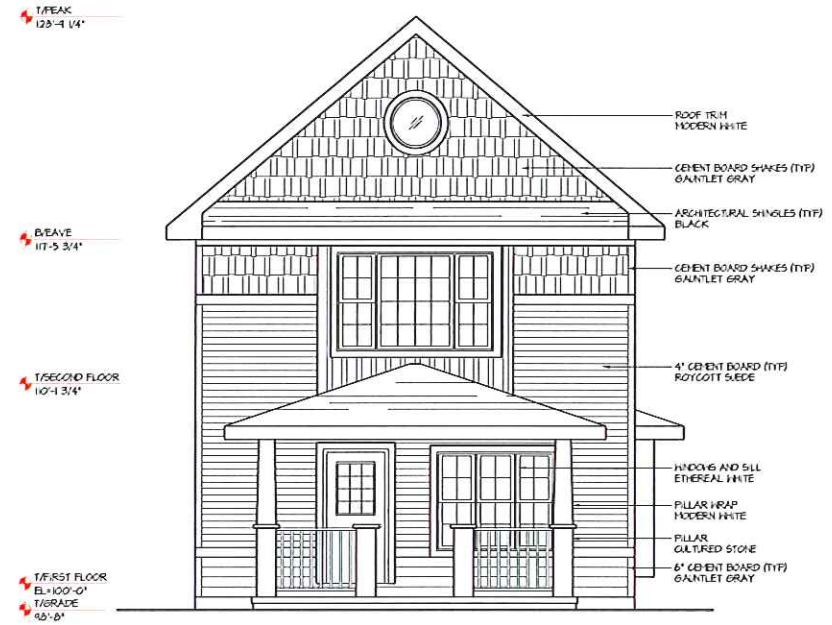








BACK ELEVATION



FRONT ELEVATION

SEE A5 FOR ADDITIONAL GARAGE ELEVATIONS

ALL SIDING AND TRIM FINISHES TYPICAL

1/4"=1'-0"

ELEVATIONS	AI
RHODE RESIDENCE	
MAY 27, 2018	
<small>THESE DRAWINGS ARE FOR ARCHITECTURAL PURPOSES ONLY AND DO NOT CONSTITUTE A CONTRACT OR A GUARANTEE OF STRUCTURAL INTEGRITY.</small>	

T/PEAK
128'-1 1/4"

B/EAVE
117'-9 3/4"

T/SECOND FLOOR
10'-1 3/4"

T/FIRST FLOOR
EL. +100'-0"
T/GRADE
98'-0"



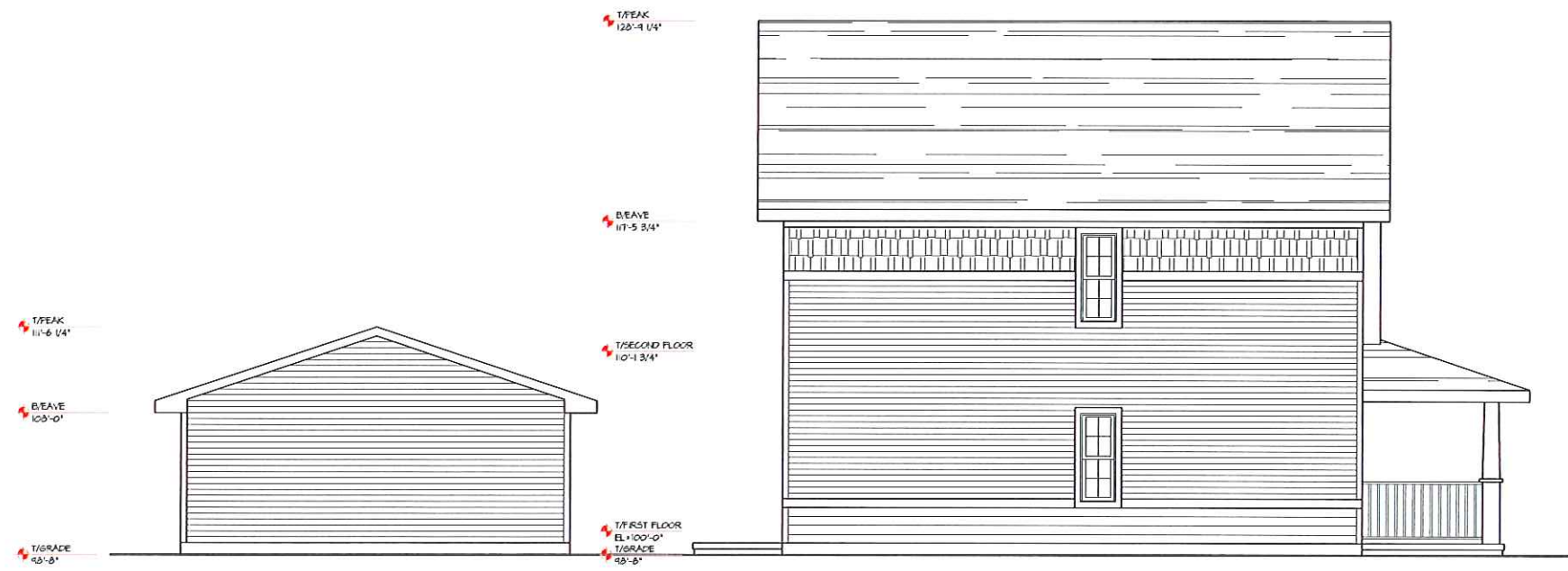
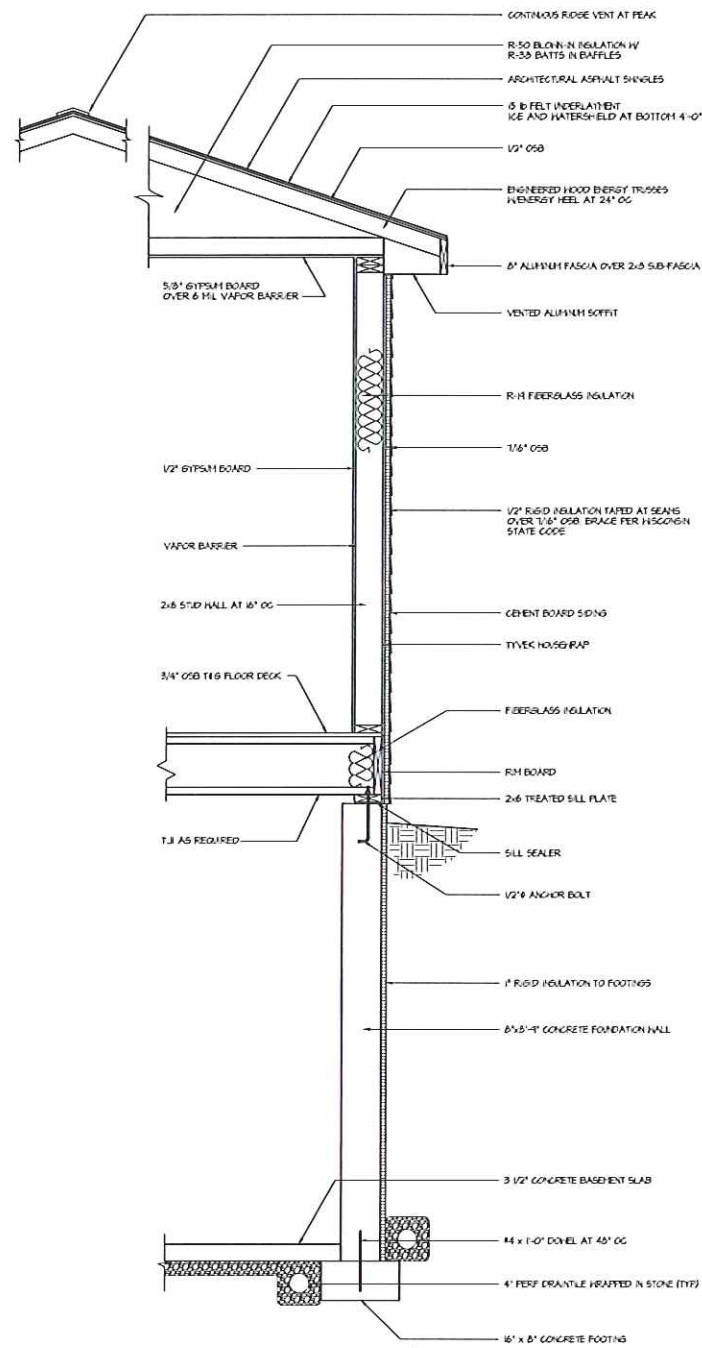
T/PEAK
117'-6 1/4"

B/EAVE
100'-0"

T/GRADE
98'-0"

1/4" = 1'-0"

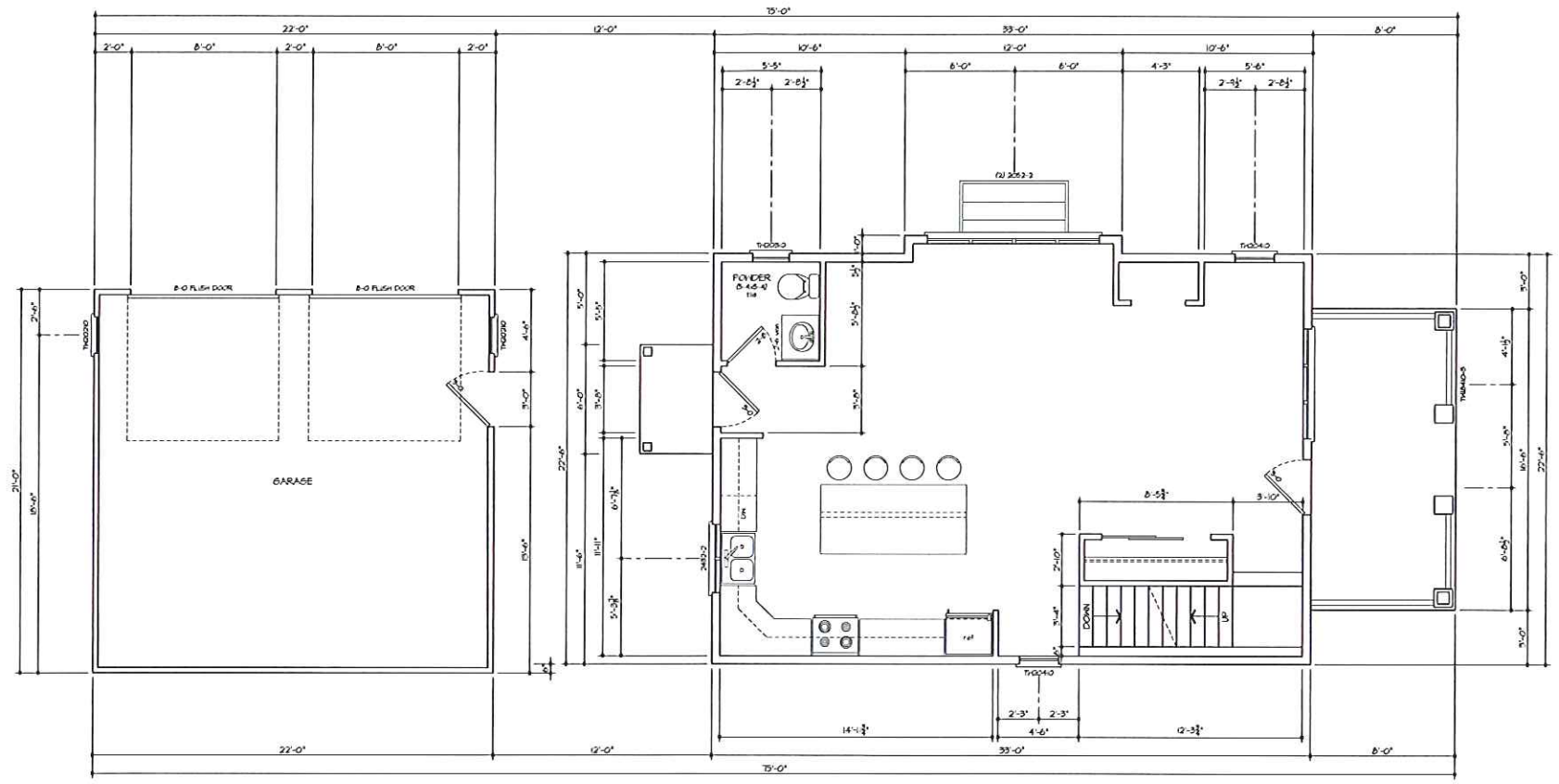
WEST ELEVATION	
RHODE RESIDENCE	
MAY 27, 2018	A2
<small>THIS DRAWING IS FOR RECORD ONLY. IT DOES NOT CONSTITUTE A CONTRACT. SEE THE CONTRACT AGREEMENT.</small>	



1/4"=1'-0"

EAST ELEVATION/SECTION	
RHODE RESIDENCE	
MAY 21, 2018	A3
<small>THESE DRAWINGS ARE FOR ARCHITECTURAL PURPOSES ONLY AND ARE NOT TO BE USED FOR STRUCTURAL ANALYSIS</small>	

NOTE
 9'-0" HIGH FIRST FLOOR WALLS

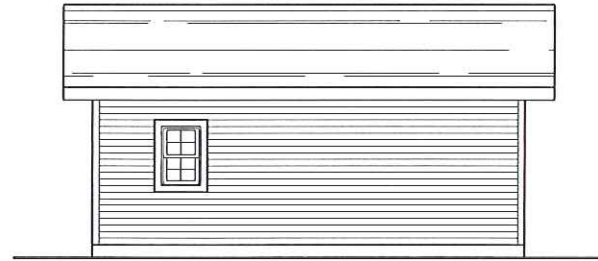


1/4" = 1'-0"
 0' 1' 2' 4' 6'

APPROX. SQ. FT.	755
FIRST FLOOR	648
SECOND FLOOR	465
BASEMENT	1918
TOTAL	

FIRST FLOOR PLAN	A4
RHODE RESIDENCE	
JUNE 20, 2018	

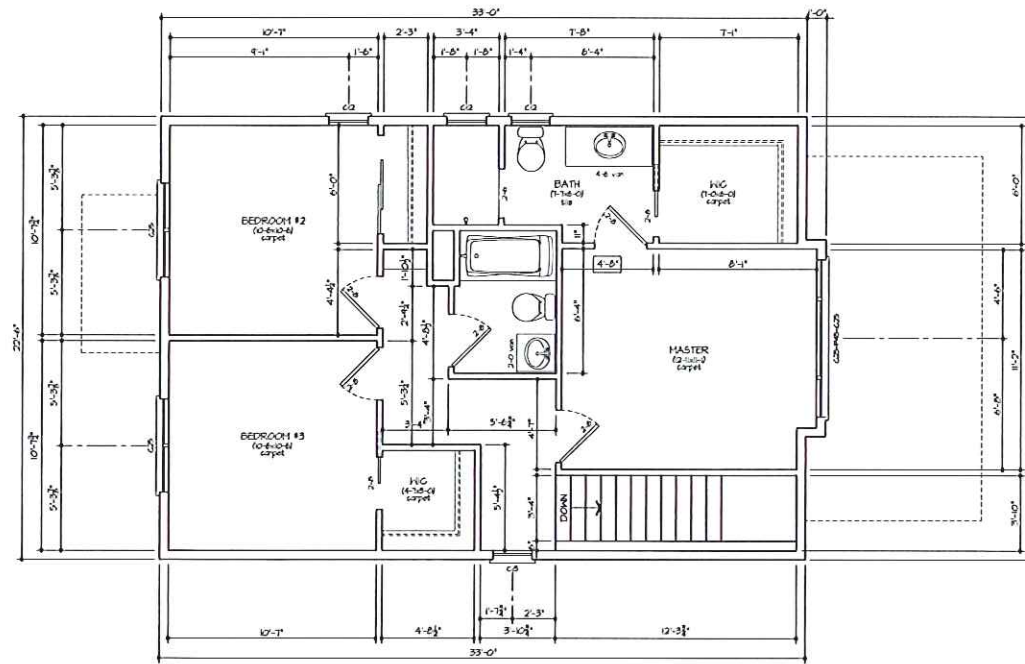
NOTE DIMENSIONS ARE FOR ARCHITECTURAL PURPOSES ONLY AND ARE NOT TO BE USED FOR STRUCTURAL ANALYSIS



GARAGE SOUTH ELEVATION



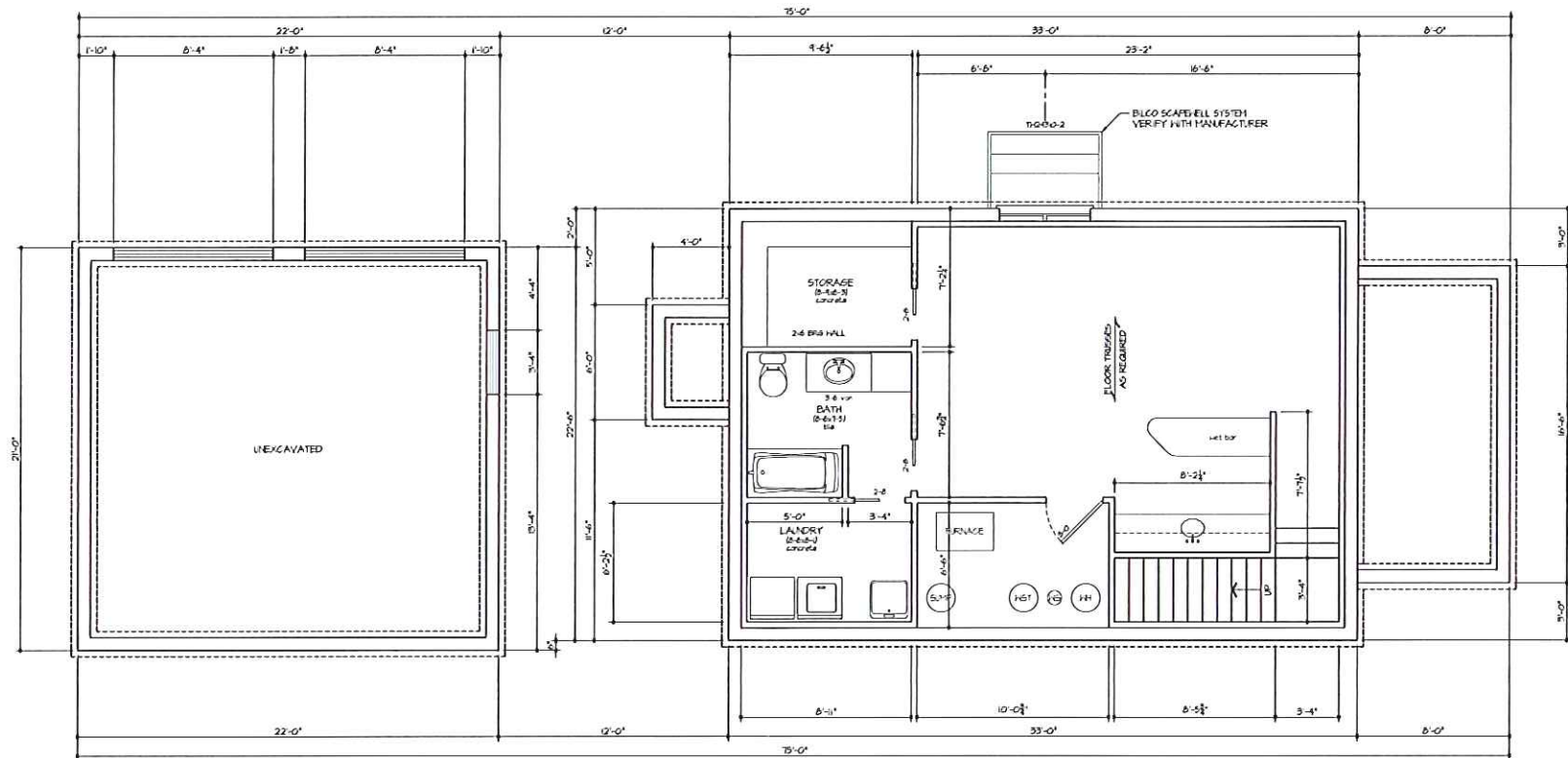
GARAGE NORTH ELEVATION



1/4"=1'-0"

SECOND FLOOR PLAN	
RHODE RESIDENCE	
MAY 21, 2018	A5
<small>THIS DRAWING IS FOR INFORMATION PURPOSES ONLY AND IS NOT TO BE USED FOR CONSTRUCTION WITHOUT THE SIGNATURE AND SEAL OF A REGISTERED ARCHITECT.</small>	

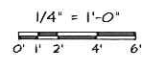
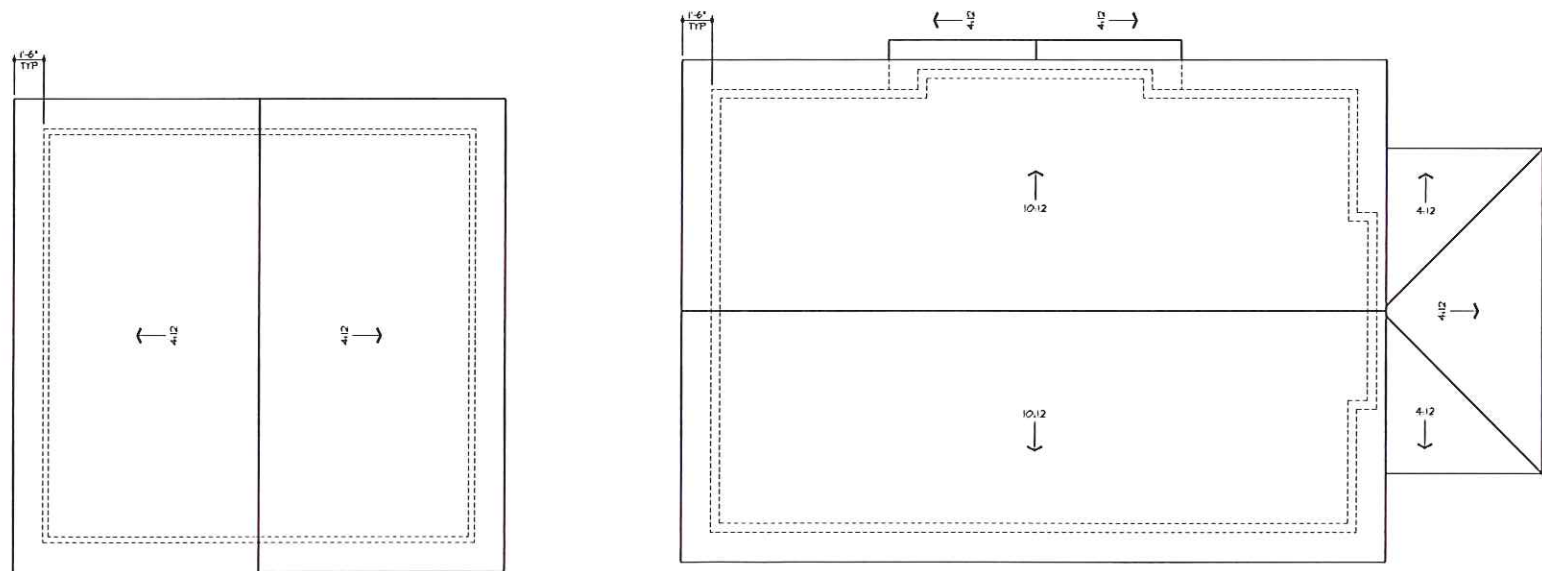
NOTE
 ↓
 8'-9" FOUNDATION
 WALLS



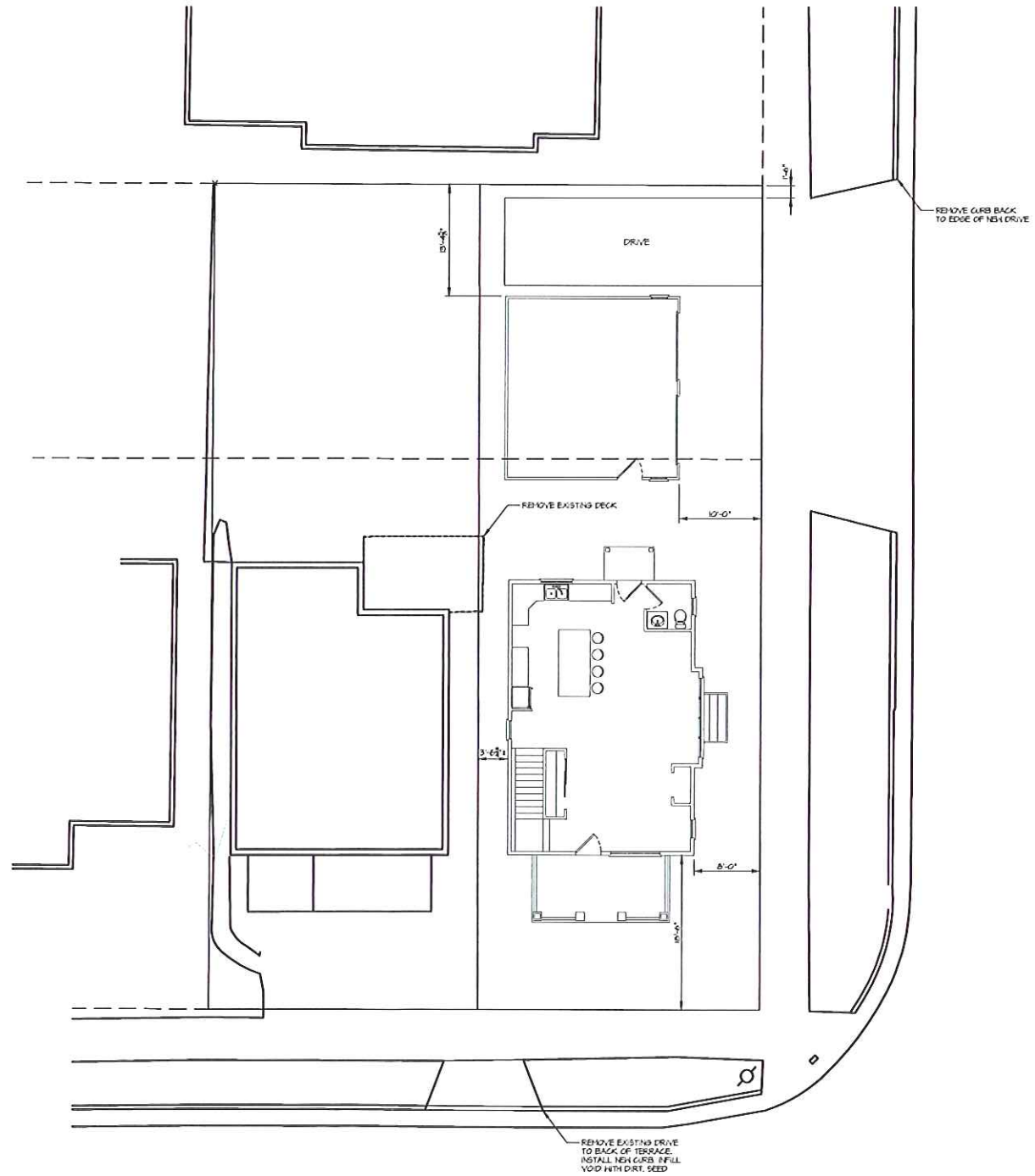
1/4" = 1'-0"
 0' 1' 2' 4' 6'

FOUNDATION PLAN	
RHODE RESIDENCE	
JUNE 20, 2018	A6

THIS DRAWING IS FOR
 ARCHITECTURAL PURPOSES
 ONLY AND IS NOT TO BE
 USED FOR CONSTRUCTION



ROOF PLAN	
RHODE RESIDENCE	
JUNE 20, 2018	AT
<small>SEE SHEETS ME FOR ARCHITECTURAL DETAILS AND MEASUREMENTS SEE 27/27/2018 REV. 05</small>	



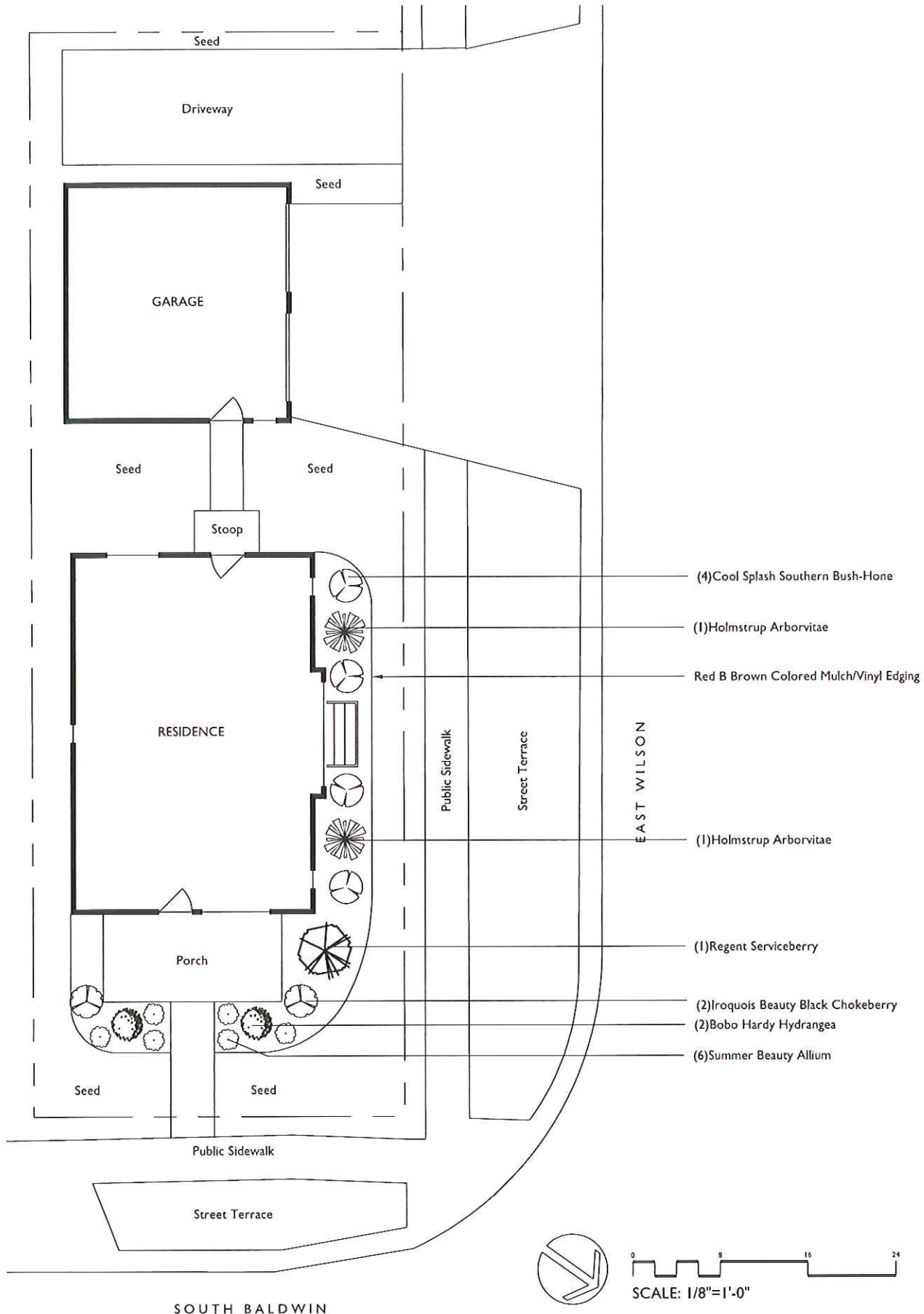
SOUTH BALDWIN

EAST WILSON

1/4" = 1'-0"
 0' 2' 4' 8' 12'

SITE PLAN	
RHODE RESIDENCE	
JUNE 20, 2018	A-B

THESE SERVICES ARE FOR ARCHITECTURAL PURPOSES ONLY AND DO NOT INCLUDE SIZE OF STRUCTURE, ANALYSIS



SOUTH BALDWIN

	<p>SCALE: 1/8"=1'-0"</p>	<p>The NICK RHODE Residence</p> <p>304 SOUTH BALDWIN MADISON, WISCONSIN 53703</p>		<p>the company LANDSCAPE ARCHITECTS LANDSCAPE CONTRACTORS</p> <p>2810 MANHATTAN STREET MILWAUKEE, WI 53212 TEL: (414) 333-3333 FAX: (414) 333-3334</p>
		<p>Checked By: CS Drawn By: MUM/R</p>	<p>Revised: 02/01/18 SR Revised: 02/11/18 CS Revised: 02/22/18 CS Revised: 02/22/18 CS</p>	

Rhode Plant Suggestions



Regent Serviceberry (Fall)



Regent Serviceberry (Flower)

Rhode Plant Suggestions



Regent Serviceberry (Fruit)

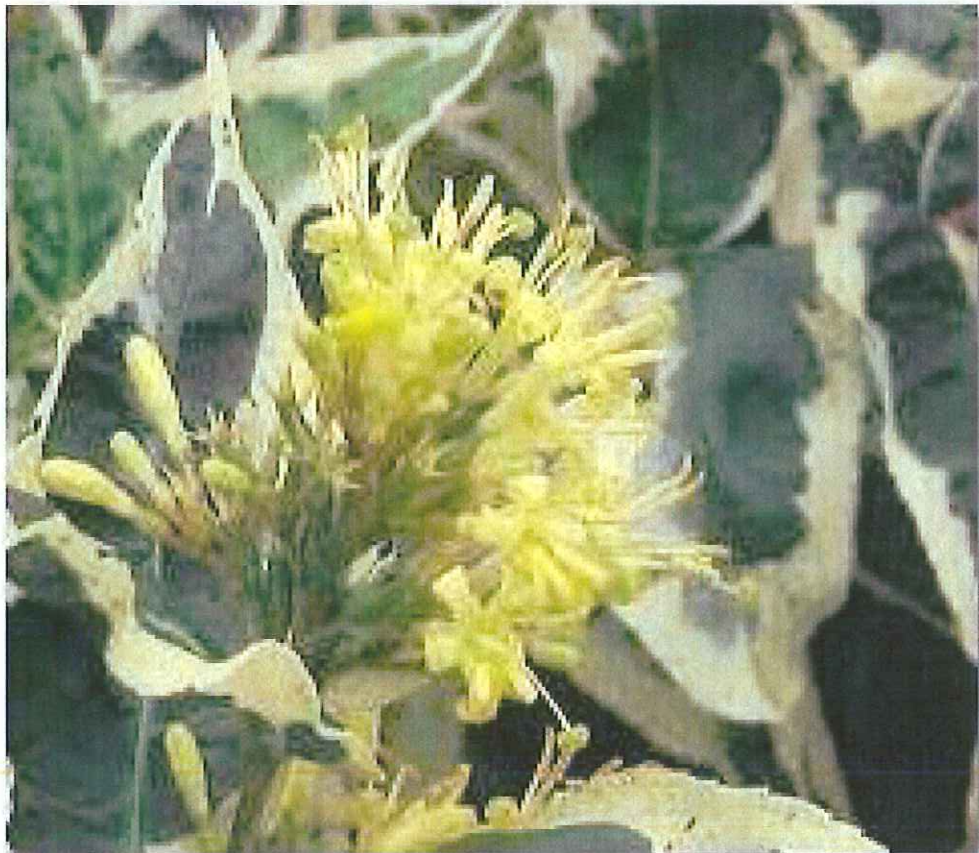


Bobo Hydrangea

Rhode Plant Suggestions



Bobo Hydrangea

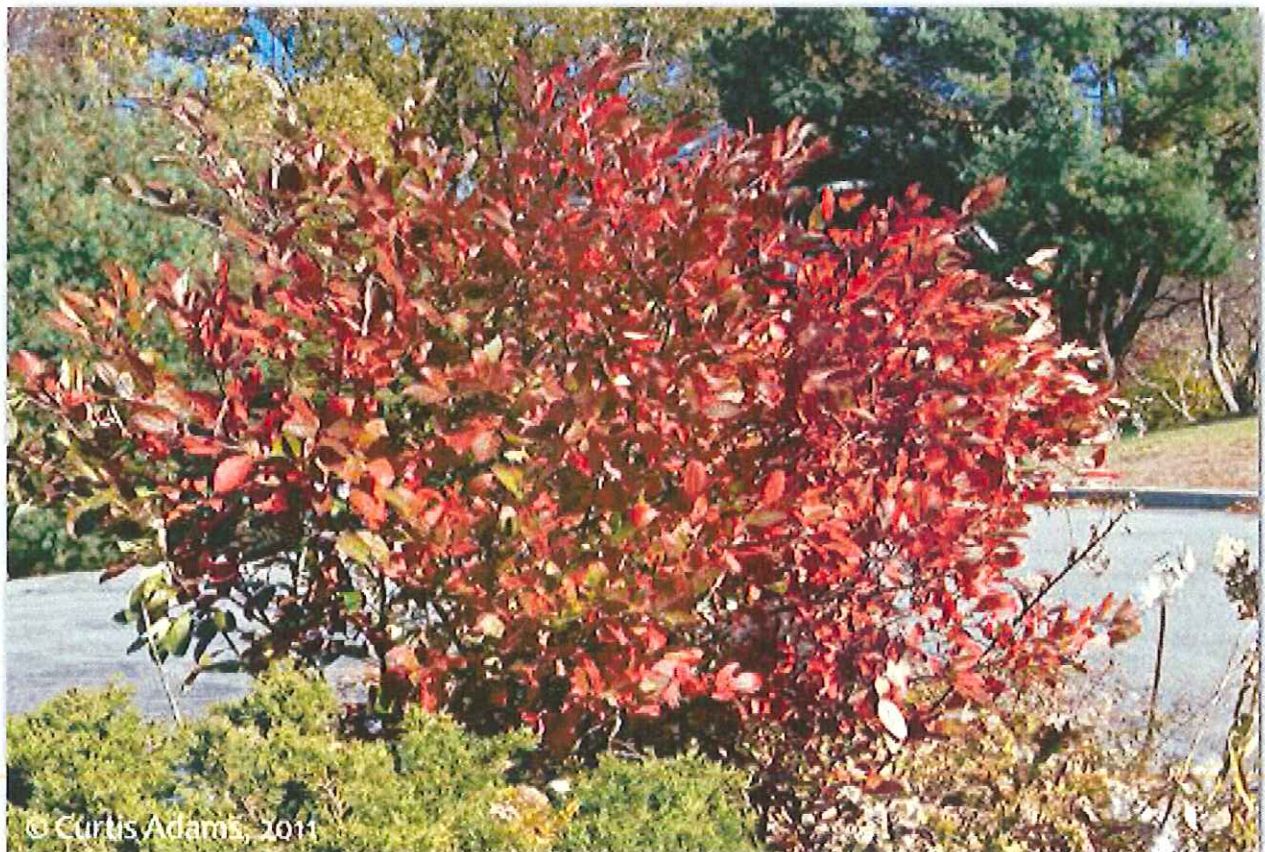


Cool Splash Southern Brush-Honeysuckle

Rhode Plant Suggestions



Cool Splash Southern Honeysuckle



Iroquois Beauty Black Chokeberry (Fall Whole Plant)

Rhode Plant Suggestions



Iroquois Beauty Black Chokeberry (Fall)



Iroquois Beauty Black Chokeberry

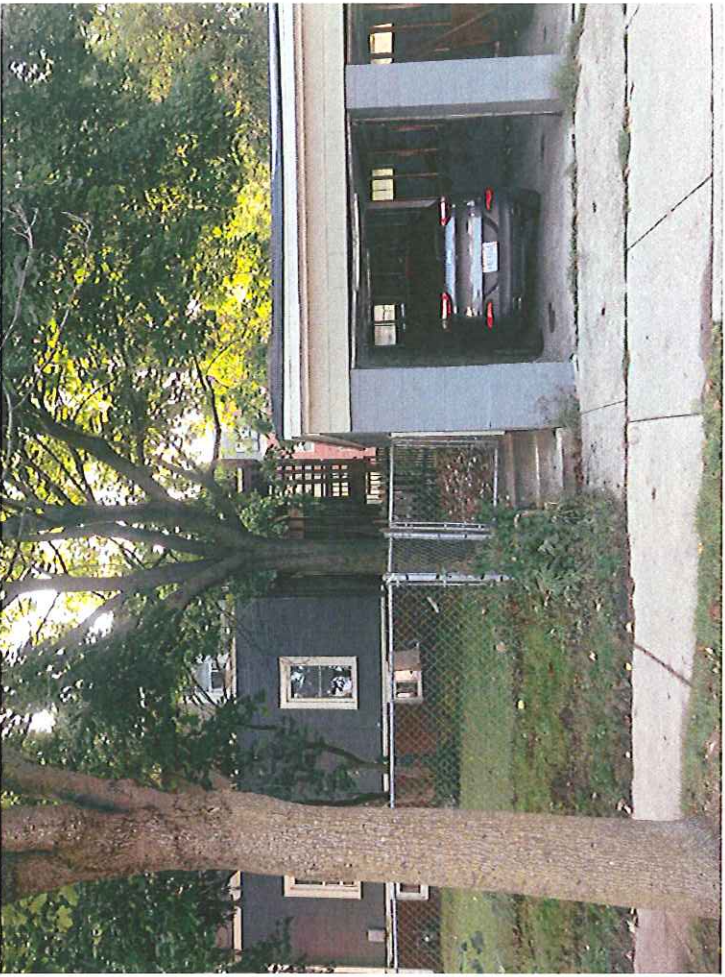
Rhode Plant Suggestions



Holmstrup Arborvitae



Summer Beauty Allium







Heath Zenith DualBrite Black 150 Degree Decorative Outdoor Motion Sensor Security Wall Light

Model Number: HZ-4135-BK

Variation: Black



Product Specifications:

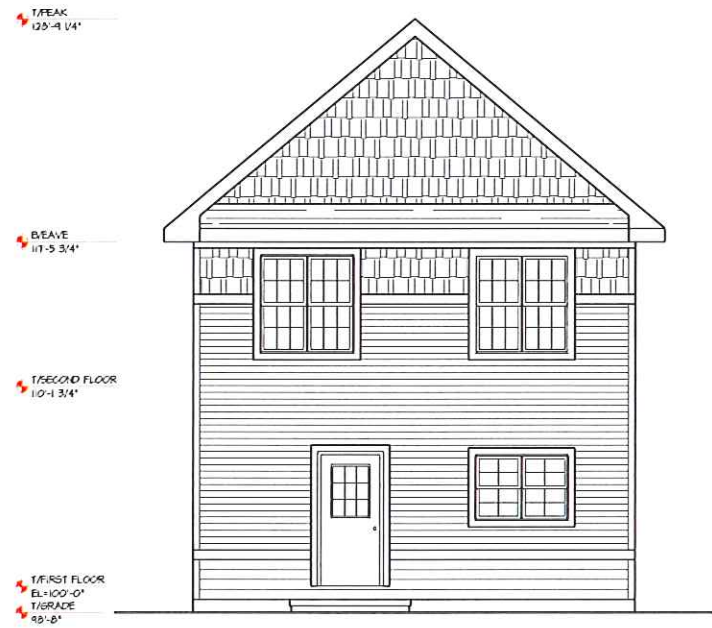
Dimensions: 4.4" x 6.6" x 11.10"
Shipping Dimensions: 12.4 H x 7.87 W x 5.71 D
Shipping Weight: 3.0 lbs
Overall Height: 11-3/32 inch
Overall Width: 4-3/8 inch
Overall Depth: 6-9/16 inch
Weight: 2.95 pound
Lighting Feature: Motion
Product Type: Area
Power Source: Direct Wire
Voltage: 120
Degree of Motion Detection: 150
Detection Range: 30 foot
Number of Bulbs Required: 1
Maximum Wattage per Socket: 60
Total Light Wattage: 60
Bulb Type: Incandescent
Bulb Base: E26
Bulb Shape: A-Line
Bulb Shape Code: A19
Bulbs Included: No
Fixture Color Family: Black
Fixture Color/Finish: Black
Shade/Diffuser Material: Glass
Shade/Diffuser Color/Finish: Seeded
Recommended Environment: Outdoor
Listing Agency Standards: UL Listed
Manufacturer Warranty: 2 year

Product Description

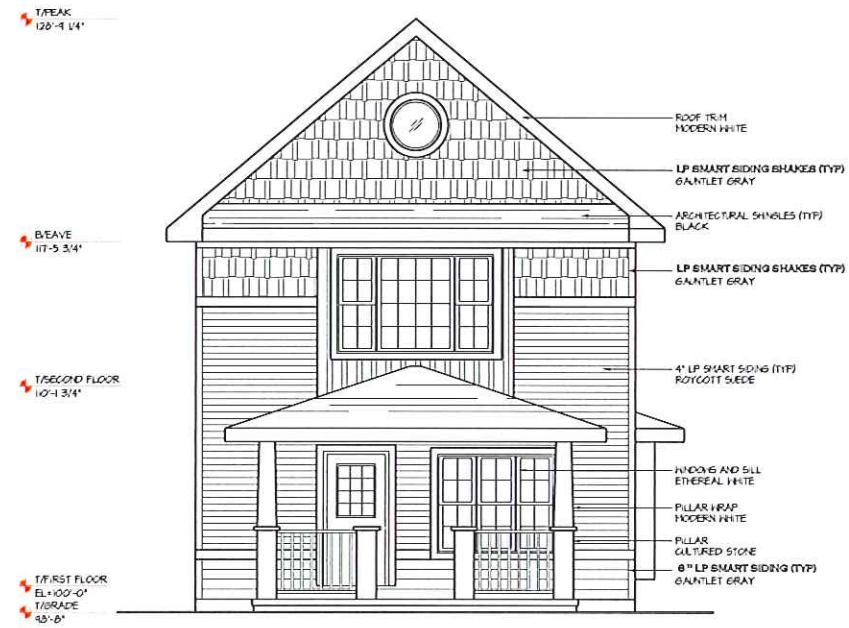
This traditional 11.10-inch silver decorative light has durable metal construction and seeded glass. It's dualbrite lighting system provides both security and energy savings by using two levels of light. The low level light begins at dusk and runs through the night unless motion is detected. Then the high level lighting activates upon being triggered by motion. This uses a 60 watt medium base bulb (not included).

- Includes accessories: mounting hardware and instruction manual for easy installation
- Adjustable sensitivity to customize your needs, detection ranges from 5 feet to 30 feet
- Adjustable timing ranges of 1, 5, and 10 minutes
- Lighting features includes motion activation and manual override with a switch feature
- Wall mount
- Comes with a 2-year warranty

Brand Name: Heath Zenith



BACK ELEVATION



FRONT ELEVATION

SEE A5 FOR ADDITIONAL GARAGE ELEVATIONS

ALL SIDING AND TRIM FINISHES TYPICAL

1/4" = 1'-0"

ELEVATIONS	
RHODE RESIDENCE	
JUNE 20, 2018	A1
<small>NOTE: DRAWING NOT FOR CONSTRUCTION. ALL DIMENSIONS ARE IN FEET AND INCHES. SEE SPECIFICATIONS FOR MATERIALS AND FINISHES.</small>	

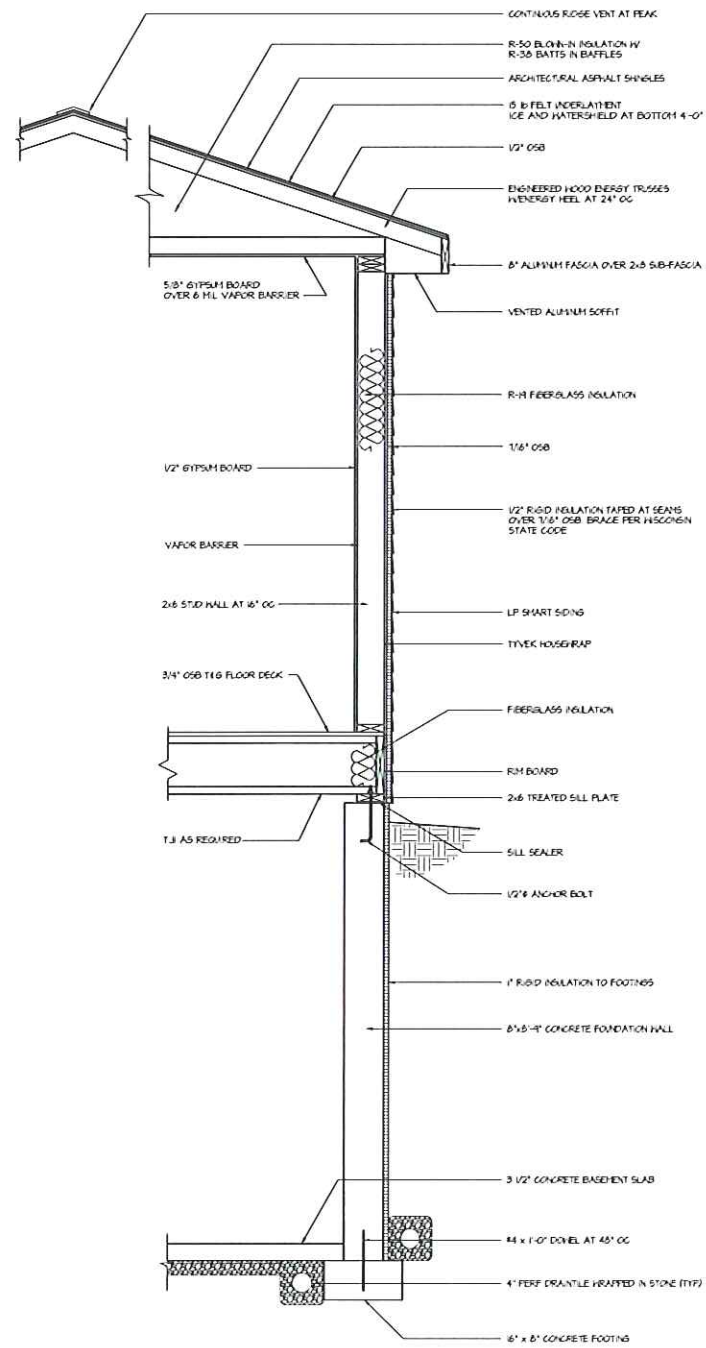
T/PEAK
 120'-4 1/4"
 B/EAVE
 117'-5 3/4"
 T/SECOND FLOOR
 110'-1 3/4"
 T/FIRST FLOOR
 EL. 100'-0"
 T/GRADE
 95'-0"



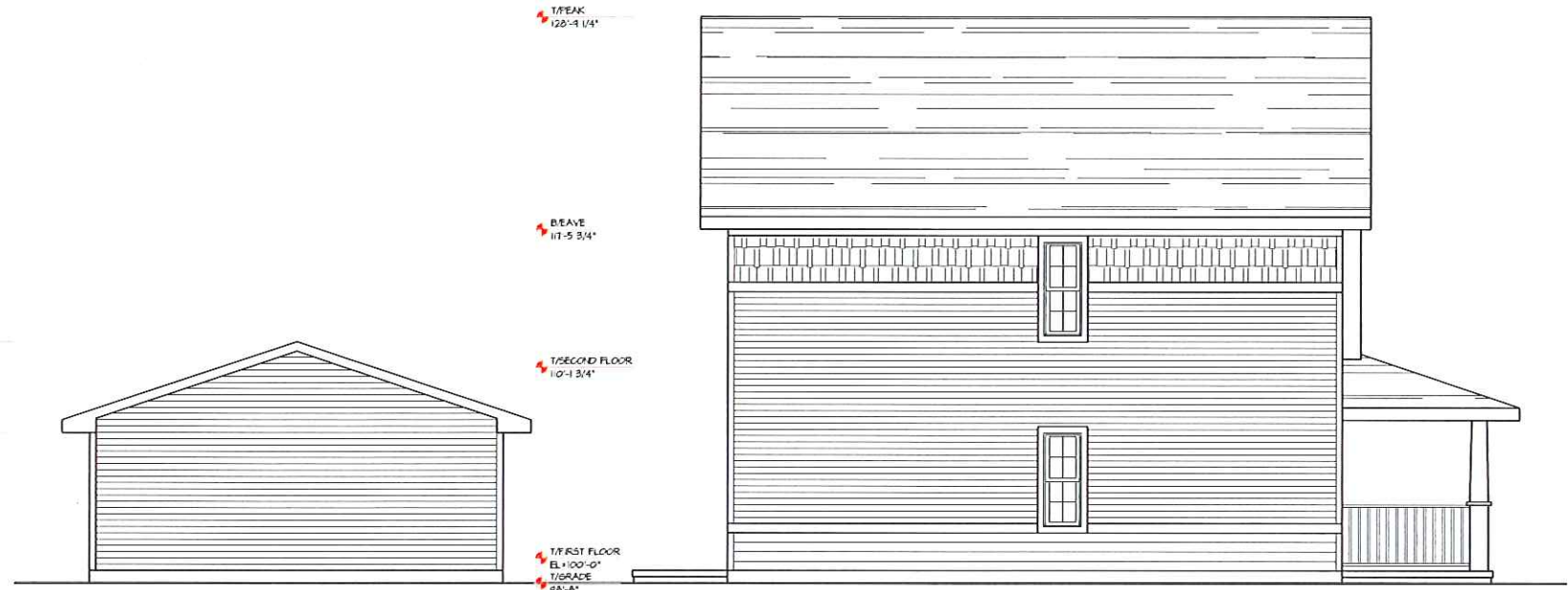
T/PEAK
 111'-6 1/4"
 B/EAVE
 108'-0"
 T/GRADE
 95'-0"

1/4" = 1'-0"

WEST ELEVATION	
RHODE RESIDENCE	
JUNE 20, 2018	A2
<small> THESE DRAWINGS ARE FOR ARCHITECTURAL PURPOSES ONLY AND DO NOT INCLUDE ALL OF THE NECESSARY DETAILS </small>	



CONTINUOUS RIDGE VENT AT PEAK
 R-50 BLOWN-IN INSULATION W/
 R-30 BATT'S IN BAFFLES
 ARCHITECTURAL ASPHALT SHINGLES
 5 LB FELT UNDERLAYMENT
 ICE AND WATERSHIELD AT BOTTOM 4'-0"
 1/2" OSB
 ENGINEERED WOOD ENERGY TRUSSES
 W/ENERGY HEEL AT 24" OC
 8" ALUMINUM FASCIA OVER 2x8 SUB-FASCIA
 VENTED ALUMINUM SOFFIT
 R-19 FIBERGLASS INSULATION
 1/2" OSB
 1/2" RIGID INSULATION TAPED AT SEAMS
 OVER 1/2" OSB BRACE PER WISCONSIN
 STATE CODE
 LP SMART SIDING
 TYVEK HOUSEWRAP
 FIBERGLASS INSULATION
 5/8" BOARD
 2x6 TREATED SILL PLATE
 SILL SEALER
 1/2" ANCHOR BOLT
 1" RIGID INSULATION TO FOOTINGS
 8x8" CONCRETE FOUNDATION WALL
 3 1/2" CONCRETE BASEMENT SLAB
 14 x 1" DIM'EL AT 48" OC
 4" PERF DRAIN TILE WRAPPED IN STONE (TYP)
 6" x 8" CONCRETE FOOTING



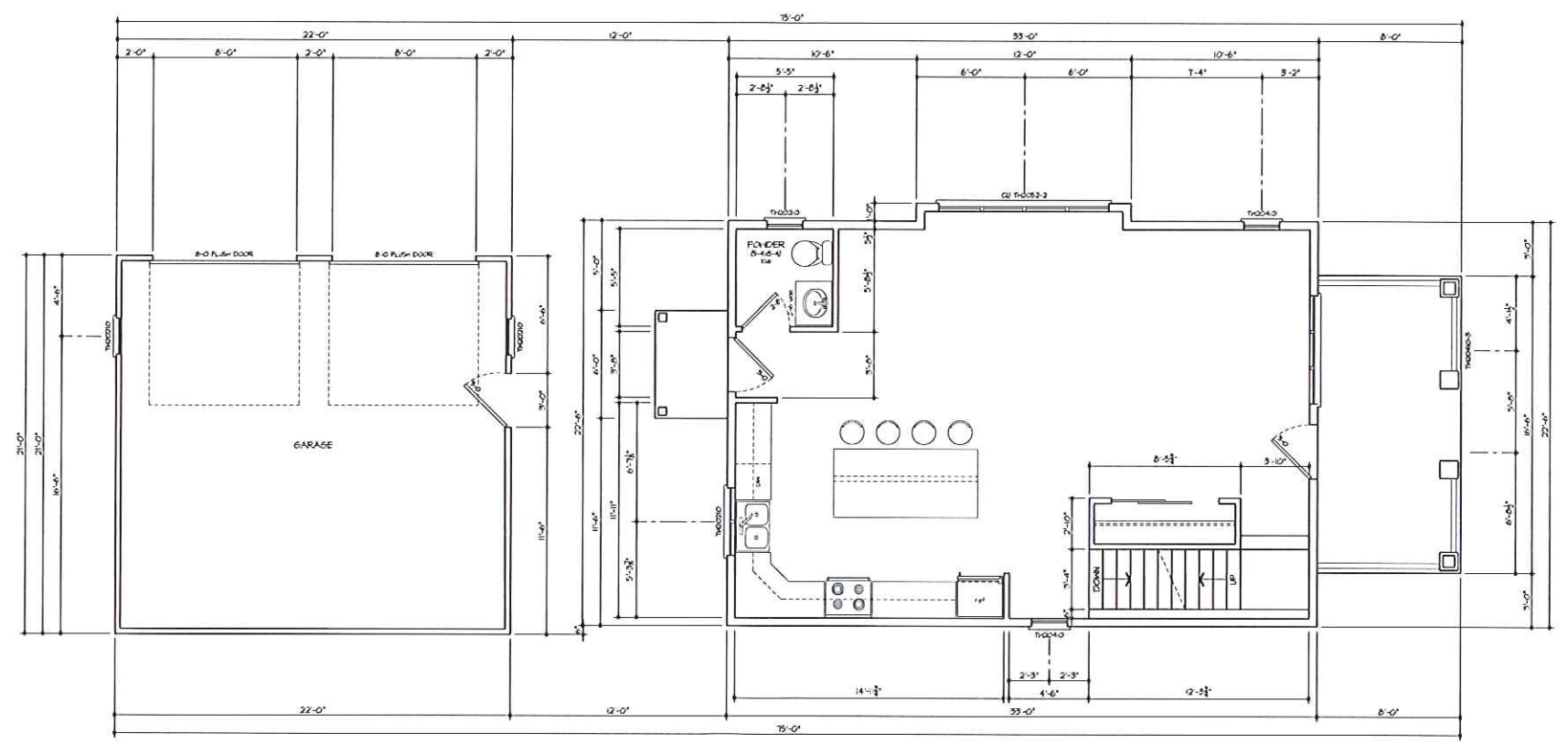
T/PEAK
120'-1 1/4"
 B/EAVE
117'-5 3/4"
 T/SECOND FLOOR
110'-1 3/4"
 T/FIRST FLOOR
EL. 100'-0"
 T/GRADE
95'-0"

1/4" = 1'-0"

EAST ELEVATION/SECTION
RHODE RESIDENCE
JUNE 20, 2018
A3

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 ONLY AND ARE NOT TO BE
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NOTE
 ↓
 9'-0" HIGH FIRST FLOOR HALLS

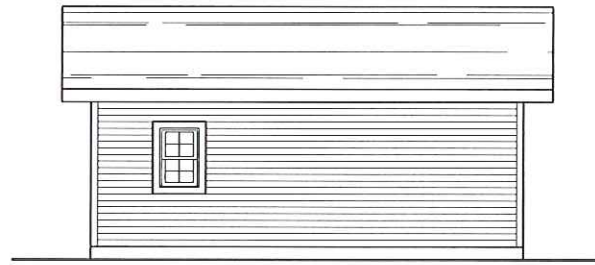


1/4" = 1'-0"

APPROX. SQ. FT.	
FIRST	755
SECOND	640
BASEMENT	465
TOTAL	1860

FIRST FLOOR PLAN	A-4
RHODE RESIDENCE	
JUNE 20, 2018	

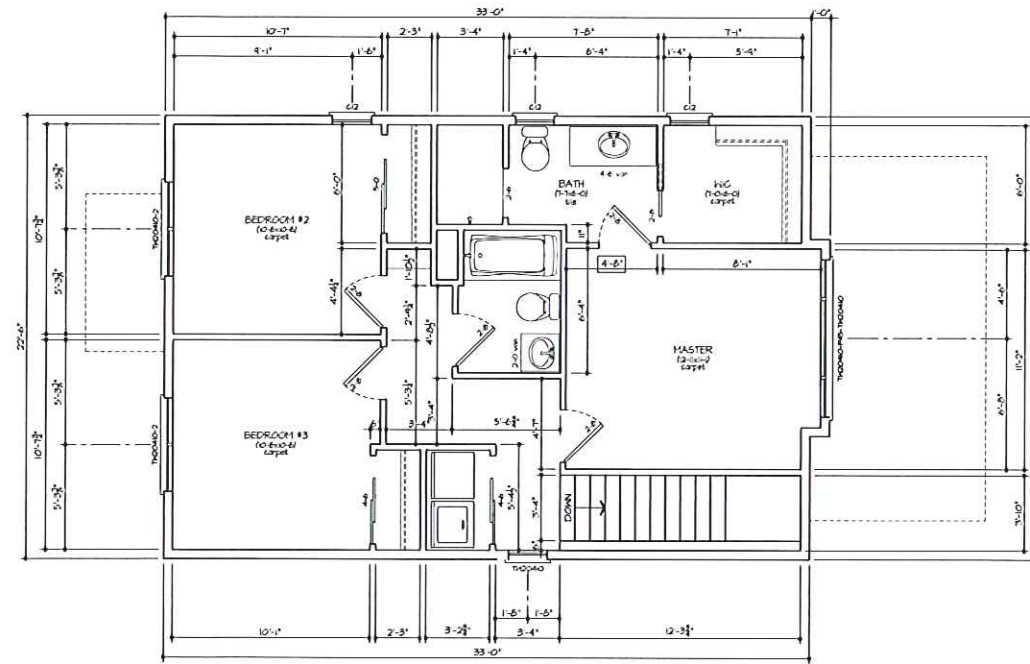
THIS DRAWING SET OF ARCHITECTURAL SERVICES ONLY AND DOES NOT INCLUDE SOIL OR STRUCTURAL ANALYSIS



GARAGE SOUTH ELEVATION



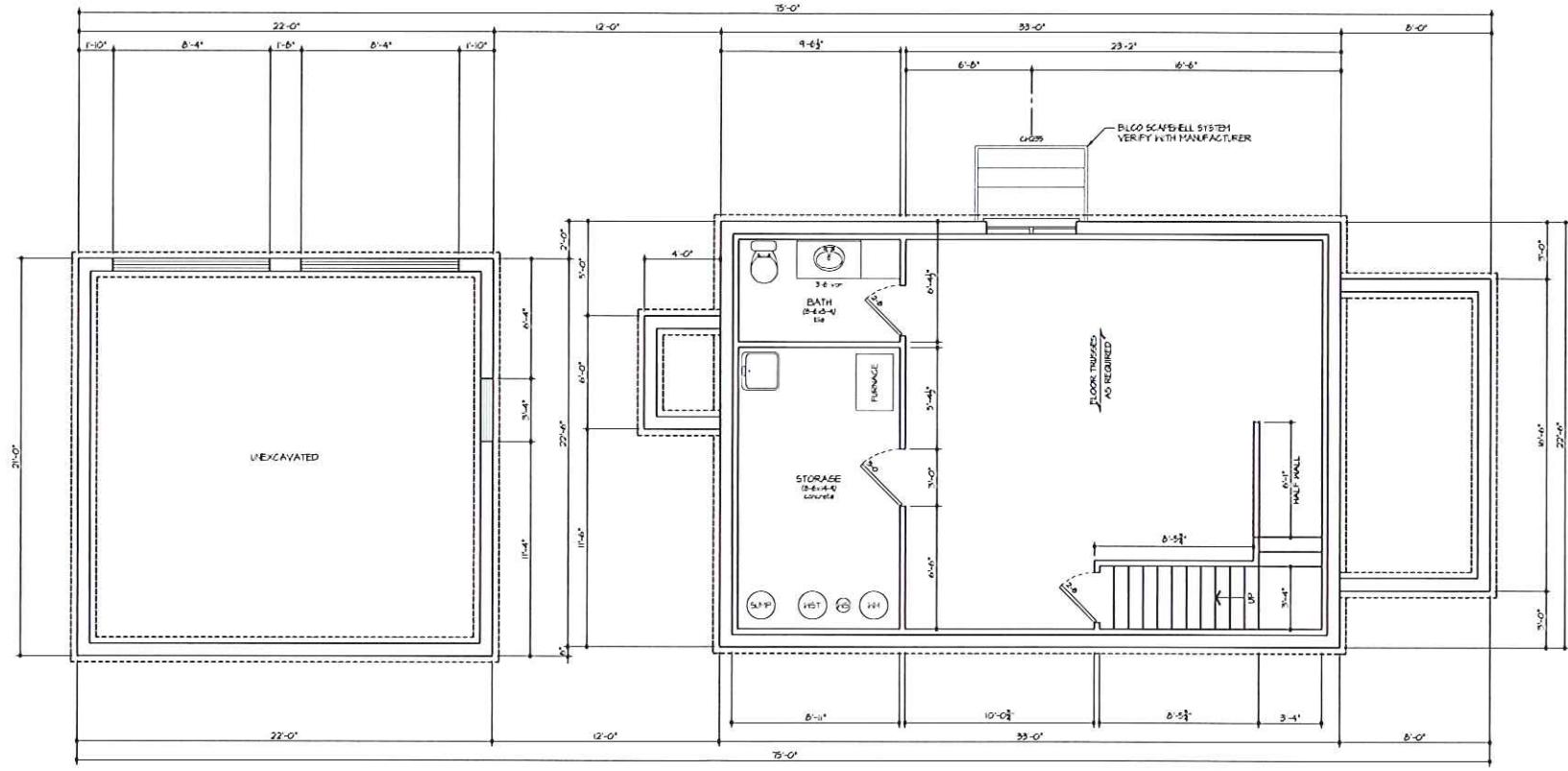
GARAGE NORTH ELEVATION



1/4" = 1'-0"

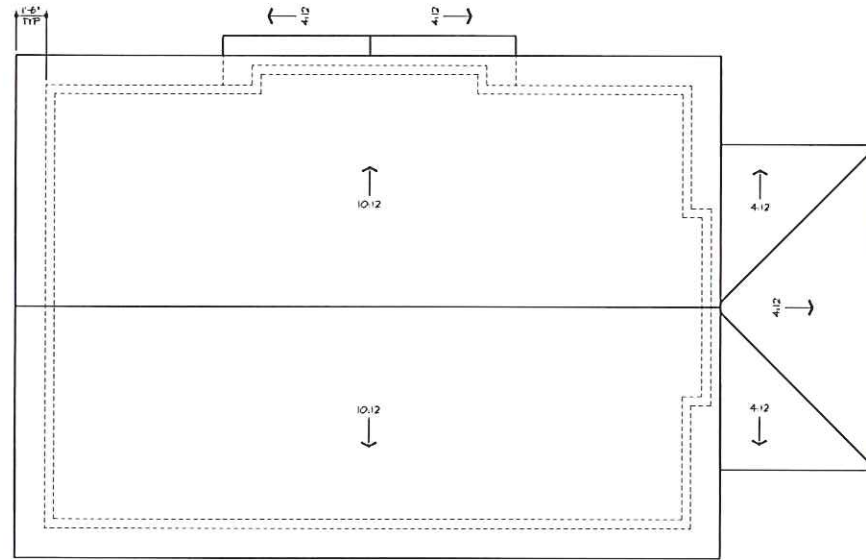
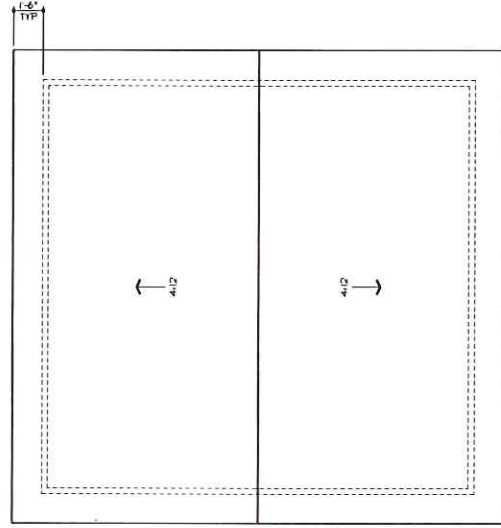
SECOND FLOOR PLAN	
RHODE RESIDENCE	
JUNE 20, 2018	A5
<small>THESE DRAWINGS ARE FOR INFORMATION PURPOSES ONLY AND DO NOT REPRESENT A CONTRACT. ANY CHANGES TO THESE DRAWINGS SHALL BE MADE BY THE ARCHITECT.</small>	

NOTE
 8'-9" FOUNDATION
 WALLS



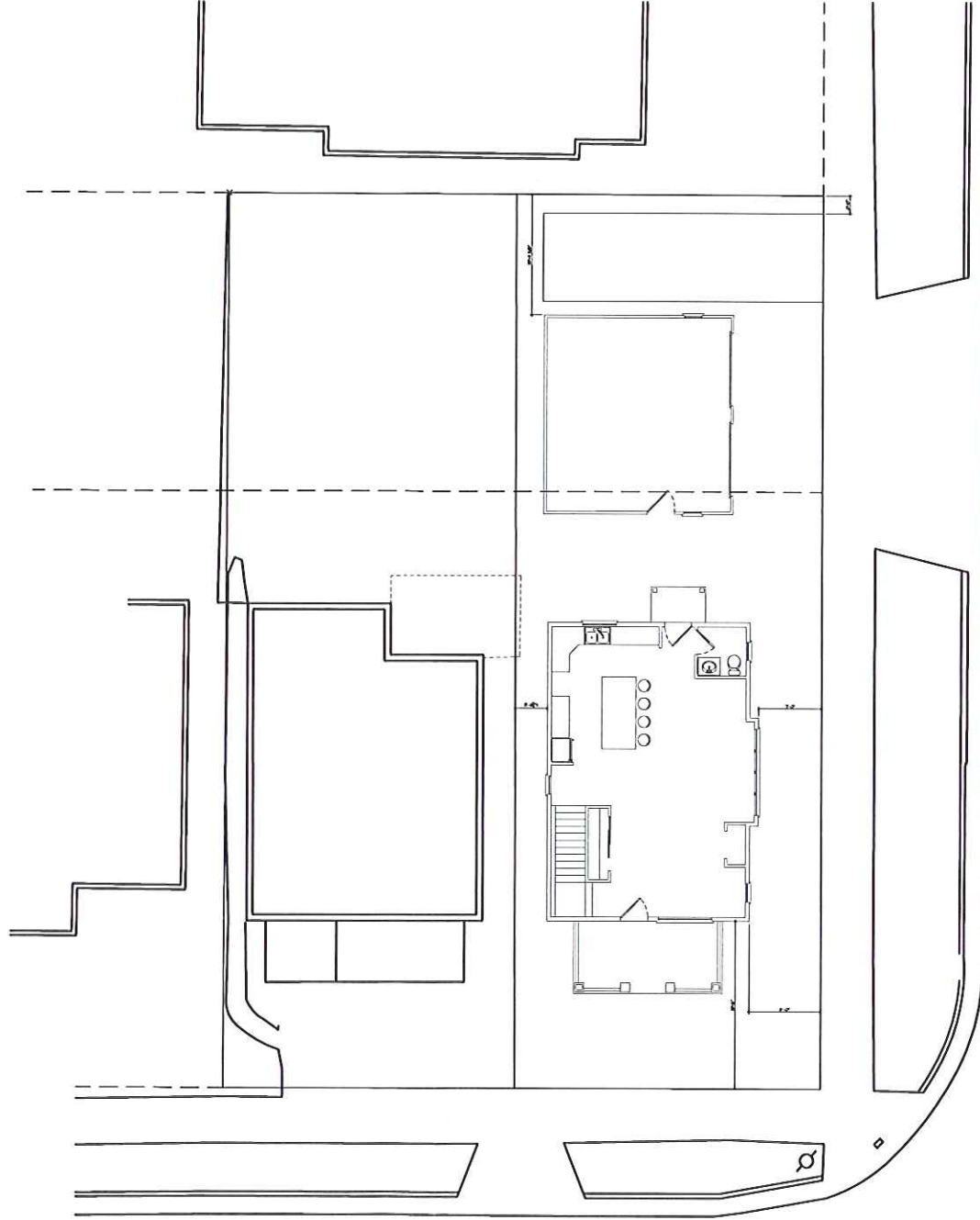
1/4" = 1'-0"

FOUNDATION PLAN	
RHODE RESIDENCE	
JUNE 20, 2018	A6
<small> 1000 DEPT. OF REG. AFFAIRS 150 STATE ST. 2ND FL. BOSTON, MA 02109 </small>	



1/4" = 1'-0"

ROOF PLAN	
RHODE RESIDENCE	
JUNE 20, 2018	AT
<small>THIS DRAWING IS FOR ARCHITECTURAL PURPOSES ONLY AND IS NOT TO BE USED FOR STRUCTURAL ANALYSIS</small>	



SOUTH BALDWIN

EAST WILSON



1/4"=1'-0"

SITE PLAN	
RHODE RESIDENCE	
JUNE 20, 2018	A&B
<small>THESE DRAWINGS ARE FOR ARCHITECTURAL PURPOSES ONLY AND DO NOT INCLUDE ALL OF NECESSARY DETAILS</small>	