

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 12
Zoning District _____
Urban Design District _____
Submittal reviewed by _____
Legistar # 58983

CITY OF MADISON

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: 3040 / 3046 Commercial Ave. & 709 McCormick Street JAN - 8 2020
Title: McCormick / Commercial Development JC 11:48 AM
Planning & Community & Economic Development

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

UDC meeting date requested January 29, 2020

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	<u>Paul Cuta</u>	Company	<u>CaS4 Architecture</u>
Street address	<u>4414 Regent Street, Ste. 102</u>	City/State/Zip	<u>Madison, WI. 53705</u>
Telephone	<u>608-345-1114</u>	Email	<u>Paul@cas4arch.com</u>
Project contact person	<u>Same as Applicant</u>	Company	_____
Street address	_____	City/State/Zip	_____
Telephone	_____	Email	_____
Property owner (if not applicant)	<u>Augusta Realty, Inc. - % Gregg Shimanski</u>		
Street address	<u>1609 Monroe Street</u>	City/State/Zip	<u>Madison, WI. 53711</u>
Telephone	<u>608-663-5467</u>	Email	<u>Gregg@madrent.com</u>

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***

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 Matt Tucker, Kevin Firchow & Colin Punt last on January 6, 2020.
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 Paul Cuta Relationship to property Architect

Authorizing signature of property owner _____ Date 1-8-2020

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:

- | | |
|--|---|
| <ul style="list-style-type: none"> <input type="checkbox"/> Urban Design Districts: \$350 (per §35.24(6) MGO). <input type="checkbox"/> Minor Alteration in the Downtown Core District (DC) or Urban Mixed-Use District (UMX) : \$150 (per §33.24(6)(b) MGO) <input type="checkbox"/> Comprehensive Design Review: \$500 (per §31.041(3)(d)(1)(a) MGO) <input type="checkbox"/> Minor Alteration to a Comprehensive Sign Plan: \$100 (per §31.041(3)(d)(1)(c) MGO) <input type="checkbox"/> 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) | <p>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:</p> <ul style="list-style-type: none"> — 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) <input checked="" type="checkbox"/> Planned Multi-Use Site or Residential Building Complex |
|--|---|



PROJECT BRIEF

DATE: January 8, 2020

TO: City of Madison – UDC Informational

FROM: Paul Cuta

RE: 3040 / 3046 Commercial Ave. & 709 McCormick Street Apartments

The attached information is in support of proposed modifications and development of the properties at 3040 / 3046 Commercial Ave. & 709 McCormick Street. Mr. Shimanski currently owns each of these properties in addition to the two 8-unit apartment buildings located on the NE corner of Commercial Ave. and McCormick Street (3030 & 3034 Commercial Ave).

REZONING

The lots are non-compliant with the current zoning of SR-V1 and will require rezoning to SR-V2. We have previously met with Matt Tucker regarding this circumstance and he concurs with this assessment and is supportive of the change to the zoning that more accurately reflects the current development in addition to proposed development plans.

CSM & LOT REVISIONS

The two properties at 3040 & 3042 currently each have a single-family residence with detached structures on them. These two parcels will be combined into a single parcel while maintaining the two single-family residences. The new combined lot area for this site (Lot A) is 98,212 GSF. The new CSM's will also include the transfer of approximately 3,200 GSF from Lot A to the 709 McCormick Street property (Lot B). The resulting lot area for Lot B will be approximately 72,063 GSF and Lot A will be approximately 95,012 GSF.

DEMOLITION

The detached garage located near the south end of 3046 Commercial Ave. property will be relocated on the property. A small shed located north of the detached garage behind the residence on the 3040 Commercial Ave. and the existing single-family residence on the 709 McCormick Street property will be removed. Selective tree removal will also be required on-site.

DEVELOPMENT

Proposed development on both site A and B are permitted as a conditional use under requirements of SR-V2.

LOT A – 3040 / 3046 Commercial Ave.

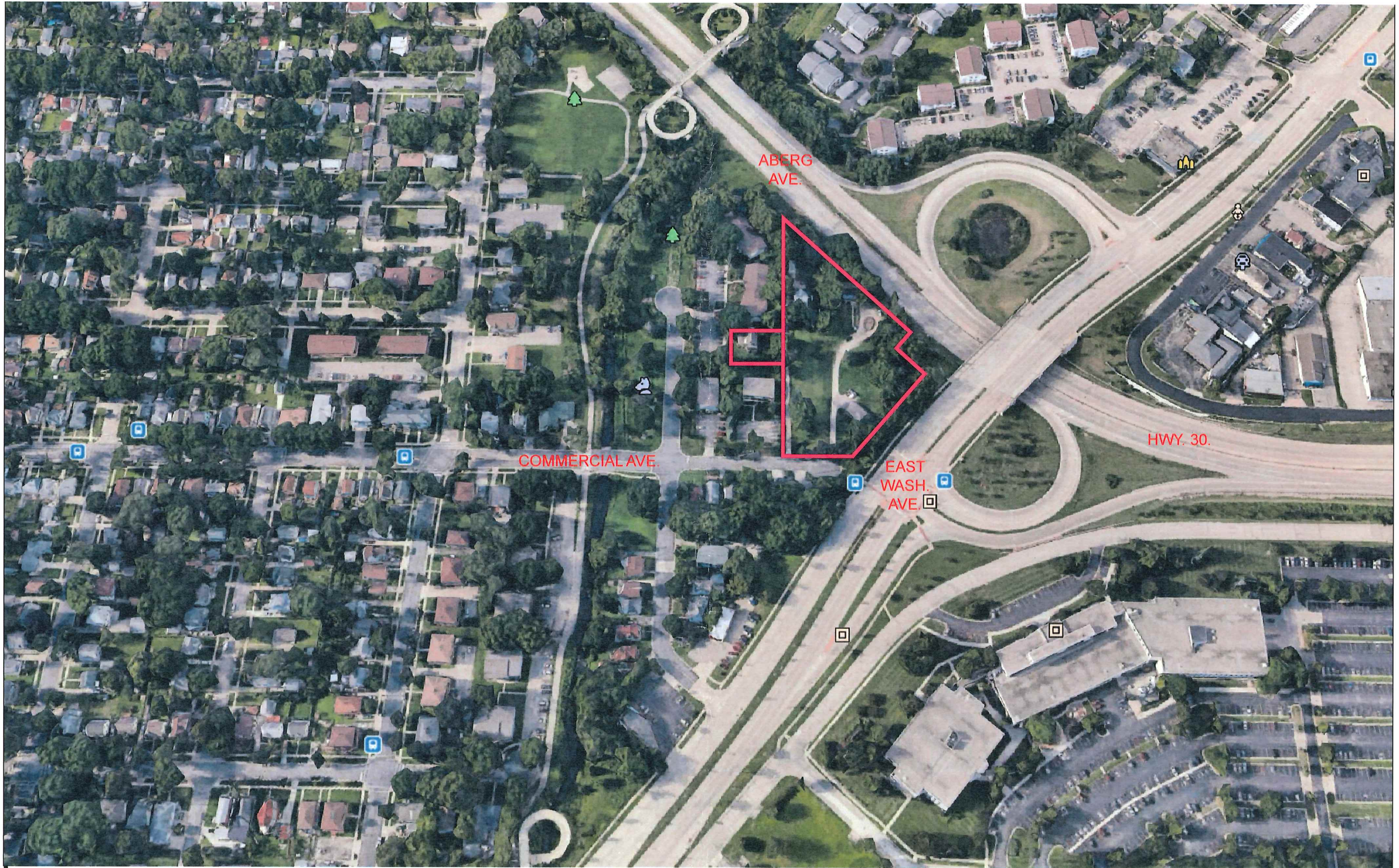
- Maintain two existing single family residences
- Add four new 8-unit apartment building
- Add new out-building for secure bicycle storage & small common fitness room.
- Add new private drive through site to provide access and service to the two existing single-family residences and the four new building.
- Provide surface parking for automobiles and bicycles to meet requirements
- Relocate existing storage building/garage on-site.

LOT B - 709 McCormick Street

- Maintain two existing 16-unit buildings.
- Replace existing single-family residence with a new 4-unit apartment building.
- Existing surface parking to remain and accommodates parking requirements.

Paul Cuta, Partner

Cc: file, Gregg Shimanski, Michelle Burse, Lucas Roe, Nathan Wautier



18004.00

COMMERCIAL AVENUE APARTMENTS

Gregg Shimanski Realty

Scale: NA

January 8, 2020 (CoM - UDC Informational)

McCormick / Commercial Development – AREA & SITE IMAGES



Commercial & McCormick Intersection to NW



Commercial & McCormick Intersection to North



Commercial & McCormick Intersection to East



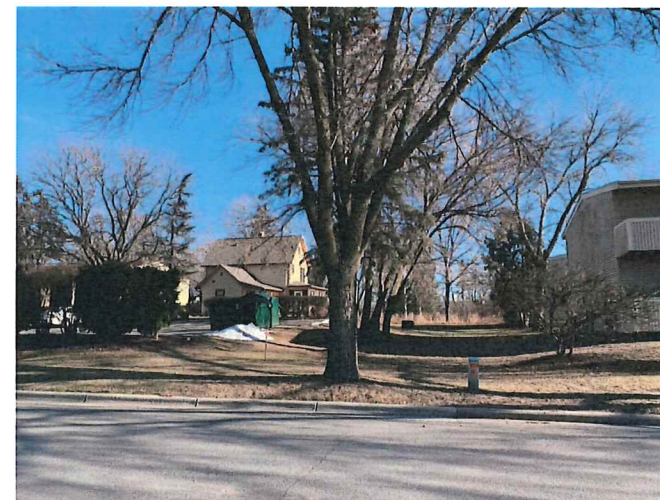
Commercial & McCormick Intersection to South



713-15 McCormick Street to East – North End of Block



709-11 McCormick Street to East – Mid-Block 1



701 McCormick Street to East – Mid-Block 2



McCormick Street to East – South End of Block



3030 Commercial Ave – Looking North



3034 Commercial Ave – Looking North



3040 / 3046 Commercial Ave – Looking North (SITE)



End of Commercial Ave Cul-de-sac - Looking East

McCormick / Commercial Development – AREA & SITE IMAGES



End of Commercial Ave Cul-de-sac - Looking @ E. Wash.



End of Commercial Ave Cul-de-sac - Looking SE



3007 & 3005 Commercial Ave. – Looking South



3001 Commercial Ave – Looking SE



SITE from East to West (3040 / 3046 Comm. Ave)



SITE from Middle to NW (3040 / 3046 Comm. Ave)



SITE from Middle to North (3040 / 3046 Comm. Ave)



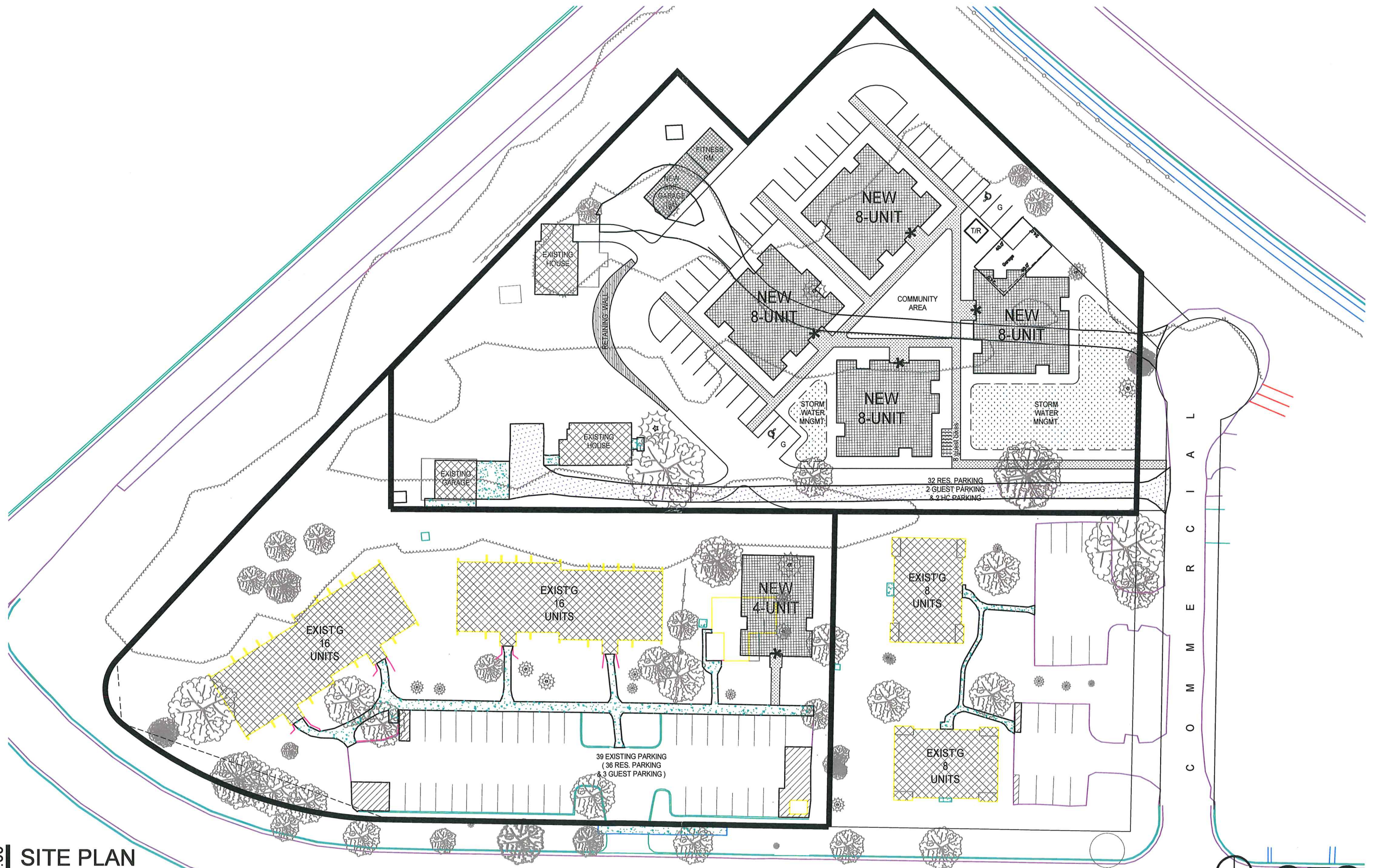
SITE from West to East (3040 / 3046 Comm. Ave)

19009.00

SITE PLAN

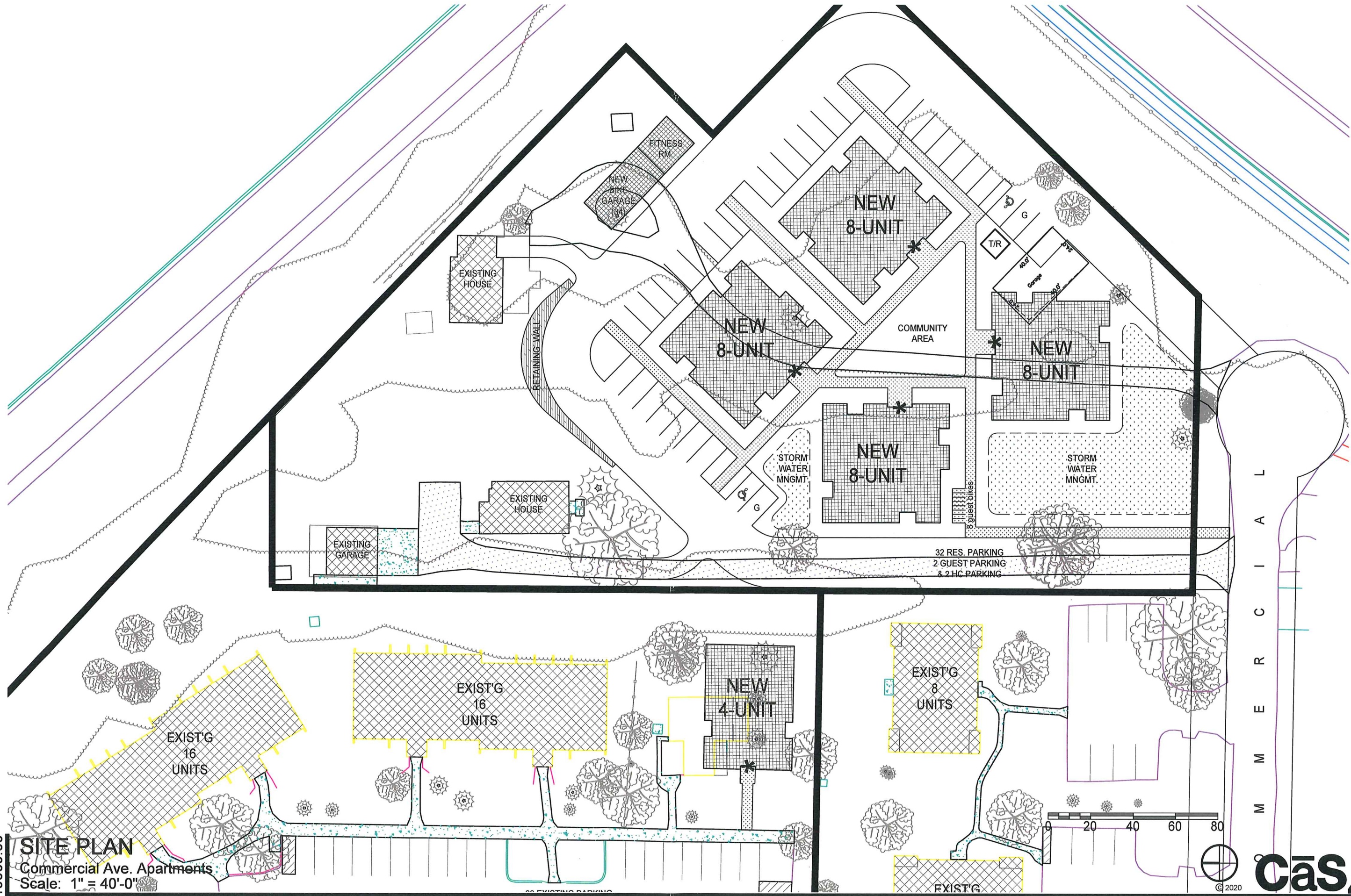
Commercial Ave. Apartments
Scale: 1" = 50'-0"

January 8, 2020 (CoM UDC Informational)



M c C O R M I C K



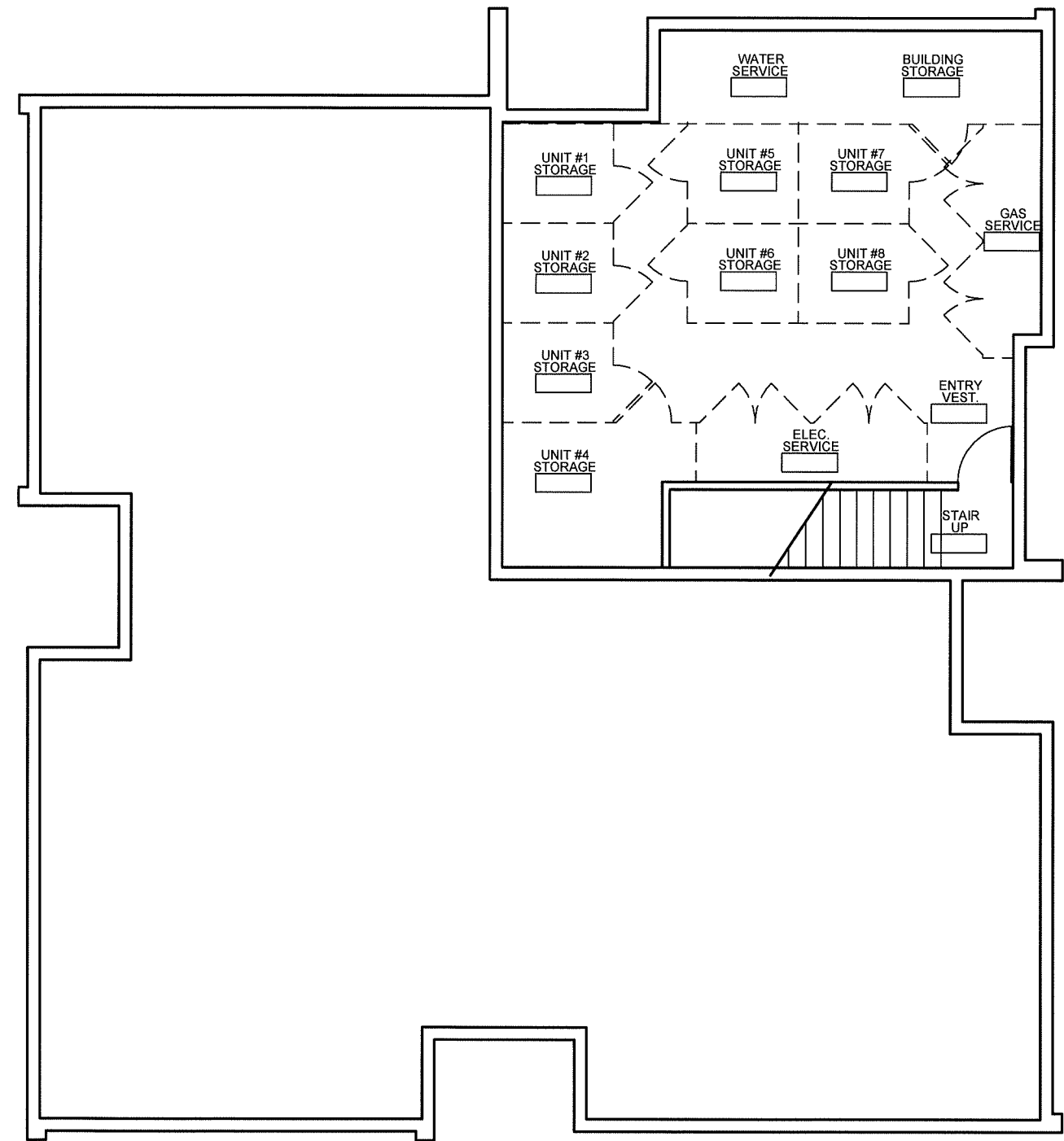


19009.00
SITE PLAN
 Commercial Ave. Apartments
 Scale: 1" = 40'-0"

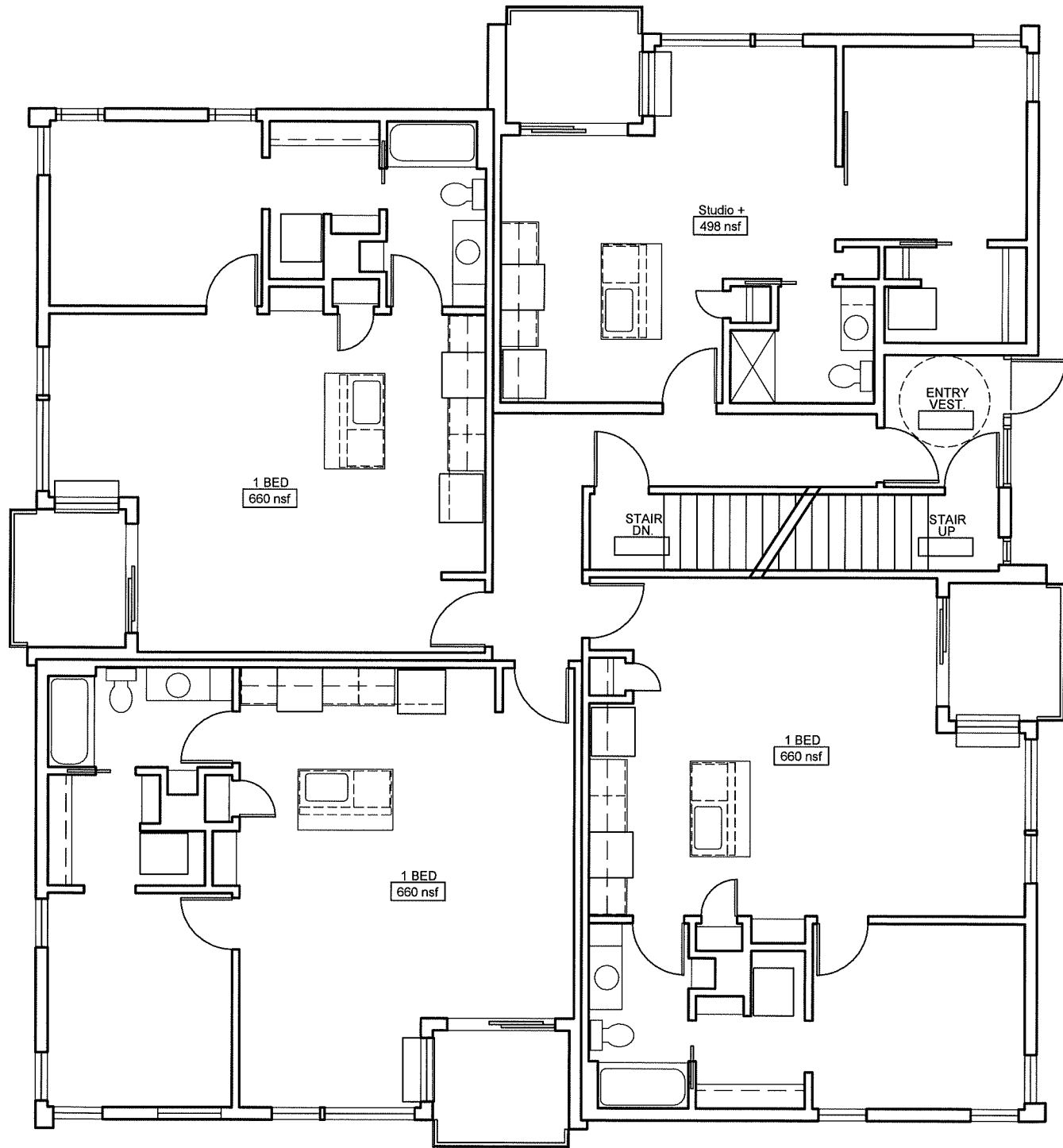
January 8, 2020 (CoM UDC Informational)

M
M
E
R
C
I
A
L

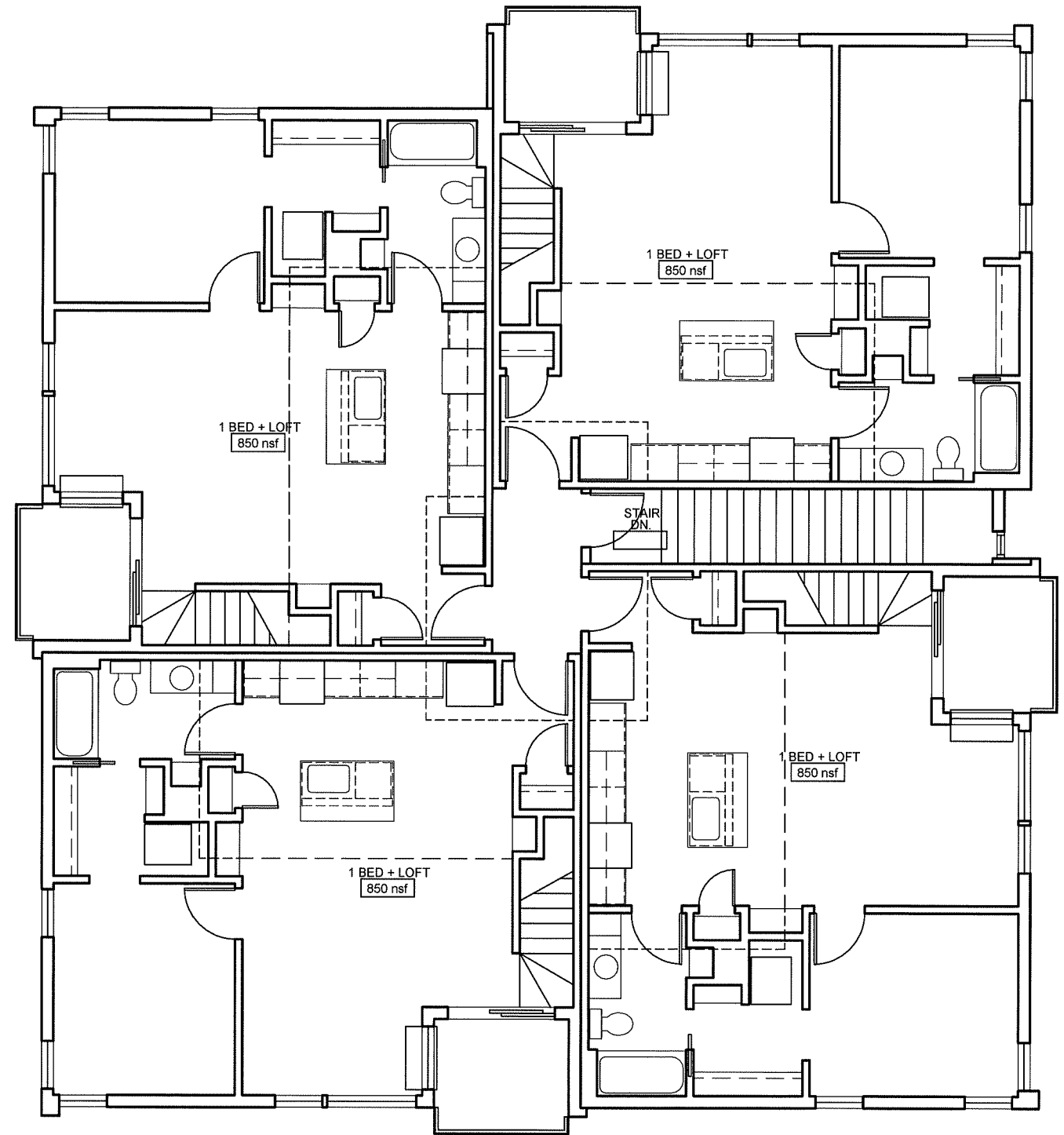
© 2020
Cās₄
 architecture, llc



1 PARTIAL BASEMENT PLAN
 SCALE: 1/8"=1'-0"



2 **FIRST FLOOR PLAN**
SCALE: 1/8"=1'-0"



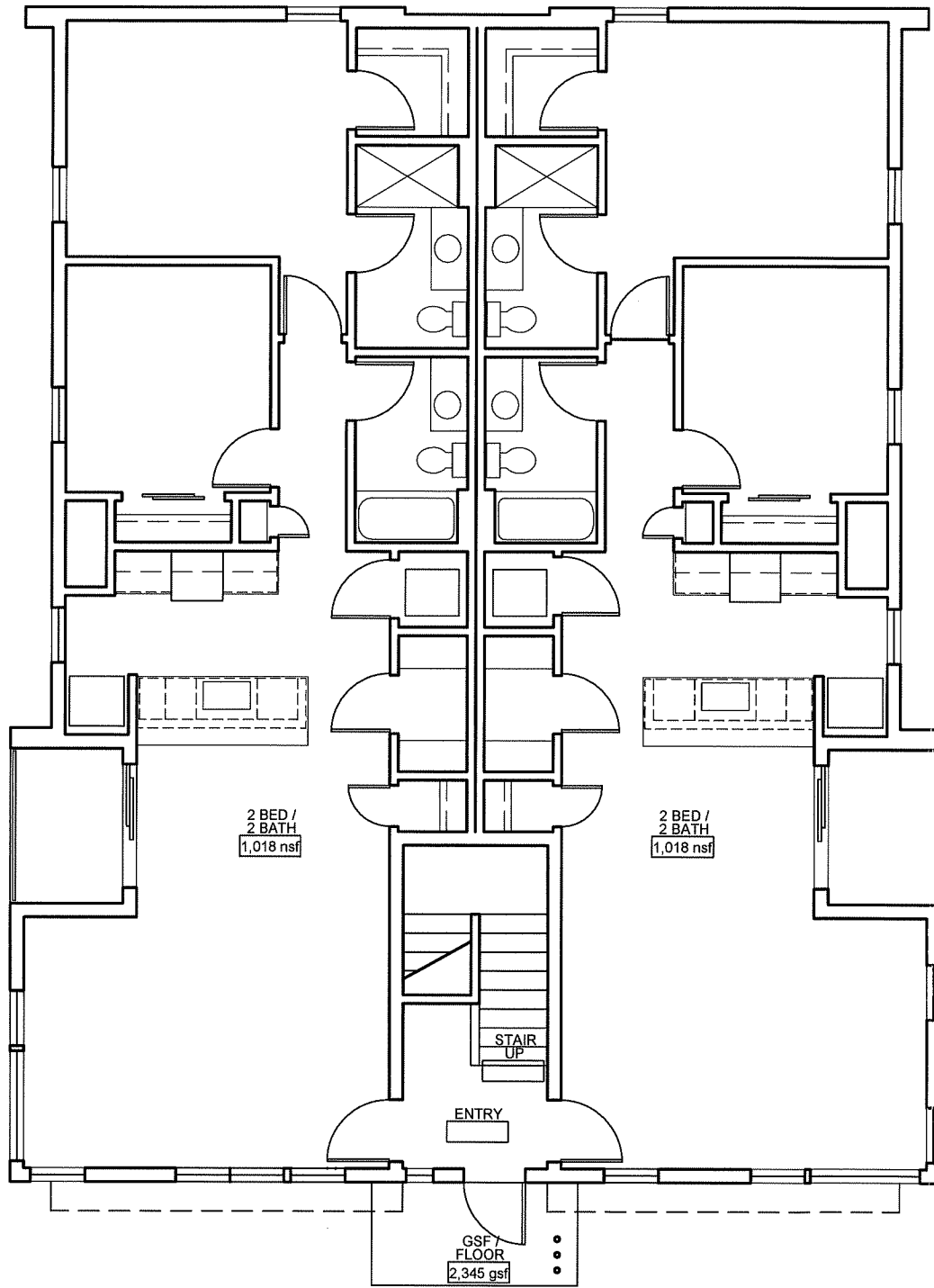
3 **SECOND FLOOR PLAN**
SCALE: 1/8"=1'-0"



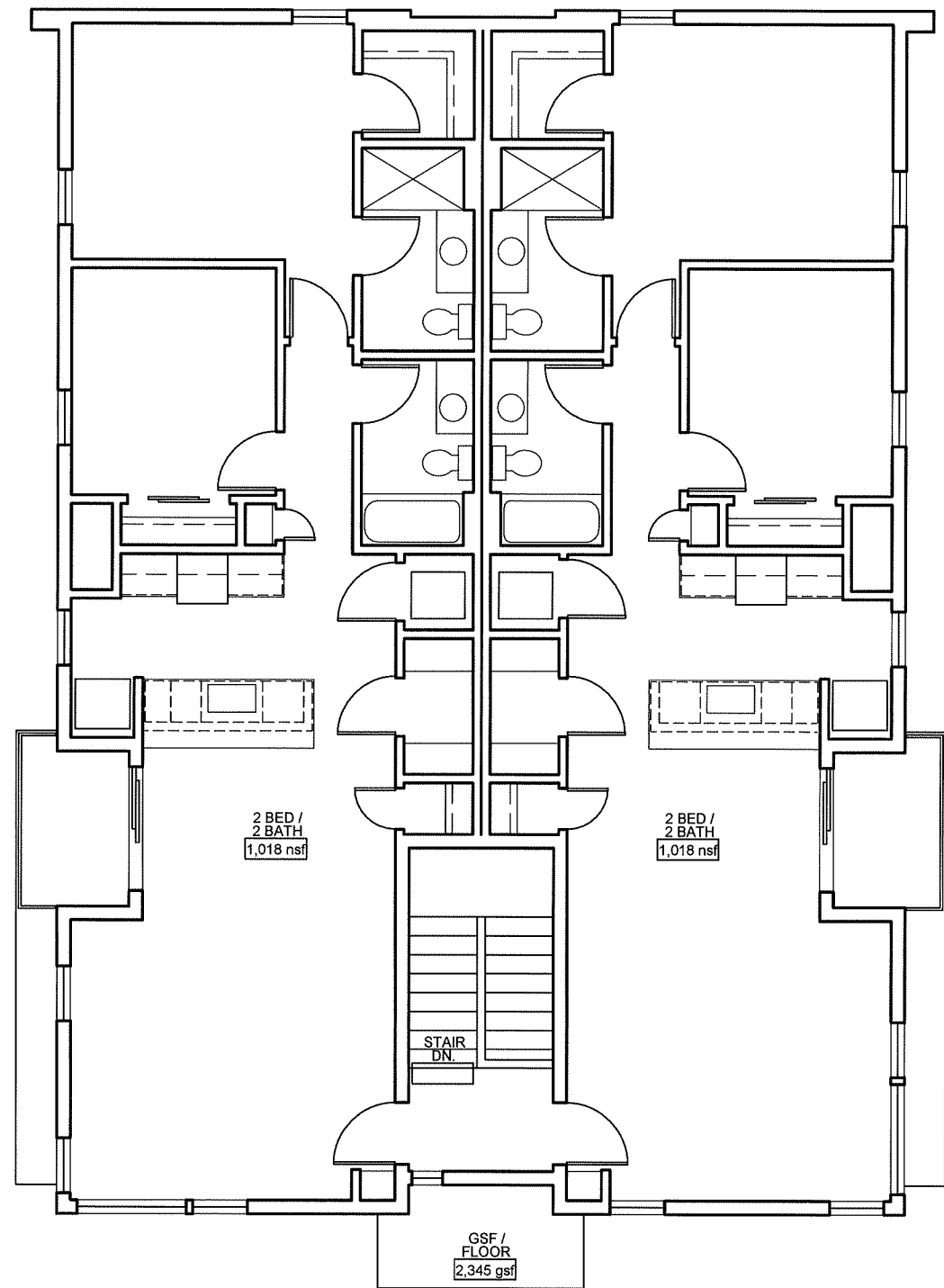
Image of Entry Approach



Image from Side Yard



1 **FIRST FLOOR PLAN**
SCALE: 1/8"=1'-0"



2 **SECOND FLOOR PLAN**
SCALE: 1/8"=1'-0"

19009.00 **FLOOR PLAN (4-UNIT)**

709 McCormick Street Apartments
Scale: 1/8" = 1'-0"

January 8, 2020 (CoM UDC Informational)



Image of Entry Approach



Image from Side Yard

19009.00

3D IMAGES (4-UNIT)

709 McCormick Street Apartments
Scale: NTS

January 8, 2020 (CoM UDC Informational)