

Kevin Firchow
City of Madison– Department of Planning
Department of Planning and Economic Development
215 Martin Luther King Jr. Blvd., Suite LL100
Madison, WI 53703

2/19/20

Re Land Use Application – Letter of Intent
McCormick / Commercial Development

Dear Kevin and Committee Members,

McCormick / Commercial Development
701 McCormick Ave. & 3040/3046 Commercial Ave.

ACTION REQUESTED

Rezoning, Land Division/CSM, Demolition & Conditional Use.

INTRODUCTION

The attached information is in support of proposed modifications and development of the properties at 3040 / 3046 Commercial Ave. & 701 McCormick Ave. 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.

ZONING

Multi-family housing is permitted as a conditional use for these two properties under the SR-V2 requirements. The McCormick Avenue site is comprised of 72,045 sf and can have up to 36 residential units based on the 2,000 sf/du allowance in SR-V2 zoning. The proposed addition of a new 4-unit building on this property together with the existing units in two adjoining buildings will result in the maximum of 36 units on this property. The Commercial Ave. site is comprised of 88,629 sf and can have up to 44 residential units based on the 2,000 sf/du allowance in SR-V2 zoning. The proposed addition of three new 8-unit buildings on this property in addition to the two existing single-family residences will result in the 26 units on this property which is 18 fewer units than the maximum allowable. Zoning for residential building complexes permits alignment of building entries onto common amenity spaces as opposed to facing the street. We are proposing this application to reinforce the community of the development and also resulting from the unique geometry of the site and limited street frontage available along Commercial Avenue.

CONSISTENCY WITH ADOPTED PLANS

the proposed project, which is nestled into the corner of two arterial streets (Aberg and East Washington), presents a unique opportunity to add appropriate housing density at the very northeast corner of the Eken Park Neighborhood. The land encompassed in the project

February 19, 2020
Page 1 of 5

includes two existing 16-unit multifamily buildings with three scattered single family homes. Property adjacent to the project at the corner of McCormick and Commercial includes two existing 8-unit buildings. While the size of the site could support additional density, we are proposing to add three 8-unit buildings to what is now 3040-3046 Commercial and to replace the existing/aging single family home at 701 McCormick with a 4-unit building. This arrangement allows the development to remain consistent with and blend in with the neighborhood as well as to permit the development of a fitness room, indoor bike parking and bike maintenance areas that may not otherwise typically be available in similar developments. The proposed project has received positive remarks from the neighborhood.

PROPOSED LAND DIVISION (AND COMBINATION): In connection with the project, we are proposing the following land combination/division in a new two (2) lot certified survey map:

- Lots Three (3) and Four (4) of CSM 1426 (701-715 McCormick Avenue) would be combined with a triangle of land from the northerly portion of Outlot 24 of Burke Associates Plat No. 1 to form a new lot with approximately 72,045 square feet/1.6539 acres (Lot 1 of the proposed CSM).
- Outlot 24 and Outlot 25 of Burke Associates Plat No. 1 (3040 and 3046 Commercial), less a triangle of the northerly portion of Outlot 24 would be combined into a single lot with approximately 88,629 square feet/2.0346 acres (Lot 2 of the proposed CSM).
- Proposed Lots 1 and 2 would be rezoned from SRV1 to SRV2.

DEMOLITION

The detached garages located near the south end of 3046 Commercial Ave. property and north of the existing 3040 Commercial Ave. house will be demolished along with a small shed located north of the garage at the 3040 Commercial property. The existing single-family residence at 701 McCormick Avenue will also be removed. Selective tree removal will also be required on-site.

DEVELOPMENT

Proposed development on the at the 701 McCormick Ave. & 3040/3046 Commercial Ave. property are permitted as a conditional use under requirements of SR-V2.

3040 / 3046 Commercial Ave.

- Maintain two existing single-family residences.
- Replace two existing garages for the single-family residences with new 2-car garages.
- Add three new 8-unit apartment buildings accessed from common courtyard.
- Add new community out-building for secure bicycle storage & small fitness room.
- Add new private drive through site to provide access and service to the two existing single-family residences, two garages and the three new residential buildings.
- Provide surface parking for automobiles and bicycles to meet requirements.

701 McCormick Ave.

- 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.
- Extend sidewalk to the east, connecting to the new bike storage & fitness building located on the adjoining property (3040/3046 Commercial Ave.).

DESIGN

The addition of the three new 8-unit building on the Commercial Avenue site are aligned to form a community entry court facing predominately West. This arrangement also serves to help shield the impact from adjacent major roads to the East and North. A common community building is aligned along the west edge of the site and to help form the internal court but also be more central for the potential use by residents of the Owner's adjacent rental properties. This community building provides a modest fitness room, restroom and climate-controlled bicycle facility which includes storage, repair station, bike wash station and separate dog wash station. Community mailboxes are also located near the entrances to this building to reinforce resident interaction and community. The entry drive moves North through the site and provides access to the existing single-family residences along the north edge of the site. Parking is aligned along the drive and dispersed to provide more potential convenience for residents. Two-car garages are provided for both single family residences. The design of the buildings themselves is a pinwheel design that is intended to provide distinct identity and orientation for each unit. The strong outline or shadow form of the standing seam clad gable is intended to provide an unmistakable identity of "Home" but in a contemporary and fresh manner. Full metal clad portions of the elevations with less significant fenestration are where bedrooms and bathrooms are located. Private terraces and the building entry area highlighted and accented with warm wood grain siding.

The new 4-Unit building is intended to be referential to the new adjacent 8-unit buildings with a consistent material palette but also provides a unique extended shed form. Fenestration of the unit living spaces rotates the same elements for focus

orientation from within the unit while breaking the potential severity of extreme symmetry on such a relatively small building.

The Owner has made the creation of more affordable, quality and interesting housing at this location paramount to the design team from day one and is a goal we believe we will achieve with this project.

Project Team

Owner	Augusta Realty, Inc.	Gregg Shimanski
Architect	Cās4 Architecture, LLC	Paul Cuta
Contractor	Horizon Group	Mick Hintz

Existing Conditions

See attached Photos

Proposed Uses

New Enclosed Parking, Common & Storage	2,152 gsf
New Residential	19,971 gsf

Hours of Operation

Typical hours of operation are:

Residential 24 / 7

New Building Square Footage:

701 McCormick Ave	3040/3046 Commercial Ave.
4,887 gsf	22,123 gsf

Number of Dwelling Units:

	701 McCormick Ave	3040/3046 Commercial Ave.
<i>Existing</i>	32 units	2 Houses
New	4 units (2-bedroom)	24 Units (1 Studio, 23 1-Bedroom)

Auto & Bike Parking Stalls:

	701 McCormick Ave	3040/3046 Commercial Ave.
	<i>Existing</i>	New
Bicycle Parking		
Interior/Resident	0	28
Exterior/Guest	0	8
Moped Parking	0	0
Auto Parking		
Accessible	0	0
Van Accessible	2	2
Non-Accessible	36	29

Lot Coverage and Usable Open Space:

	701 McCormick Ave	3040/3046 Commercial Ave.
Lot Size	72,045 sf	88,629 sf
Lot Coverage		32,136 sf
Pervious Area		56,445 sf
Proposed ISR		36.3%
Usable Open Space		59,909 sf

Value of Land:

701 McCormick Ave.	\$35,000
3040/3046 Commercial Ave.	\$117,000

Estimated Project Cost

701 McCormick Ave.	\$500,000
3040/3046 Commercial Ave.	\$2,350,000

Number of Construction & Full-Time Equivalent Jobs Created

Property Management	0.5	FTE's
Construction Jobs	10-24	FTE's

Public Subsidy Requested

None.

Paul M. Cuta, AIA
Partner

PMC/mdc

Attachments:

Copied File