

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 _____
Received by _____
Aldermanic District _____
Zoning District _____
Urban Design District _____
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: 1954 East Washington Avenue
Title: The Avenue

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

UDC meeting date requested August 8, 2018

- 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 Lorrie K. Heinemann Company Madison Development Corporation
Street address 550 W. Washington Ave City/State/Zip Madison, WI 53703
Telephone 608-535-4572 Email Lorrie@mdcorp.org

Project contact person Kevin Burow Company Knothe & Bruce Architects, LLC
Street address 7601 University Avenue, Suite 201 City/State/Zip Middleton, WI 53562
Telephone 608-836-3690 Email kburow@knothebruce.com

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)
- n/a 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. 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 Preapp Meeting Nov. 3, 2017.
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 Lorrie K. Heinemann Relationship to property Owner
 Authorized signature of Property Owner Lorrie K Heinemann Date July 17, 2018

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:

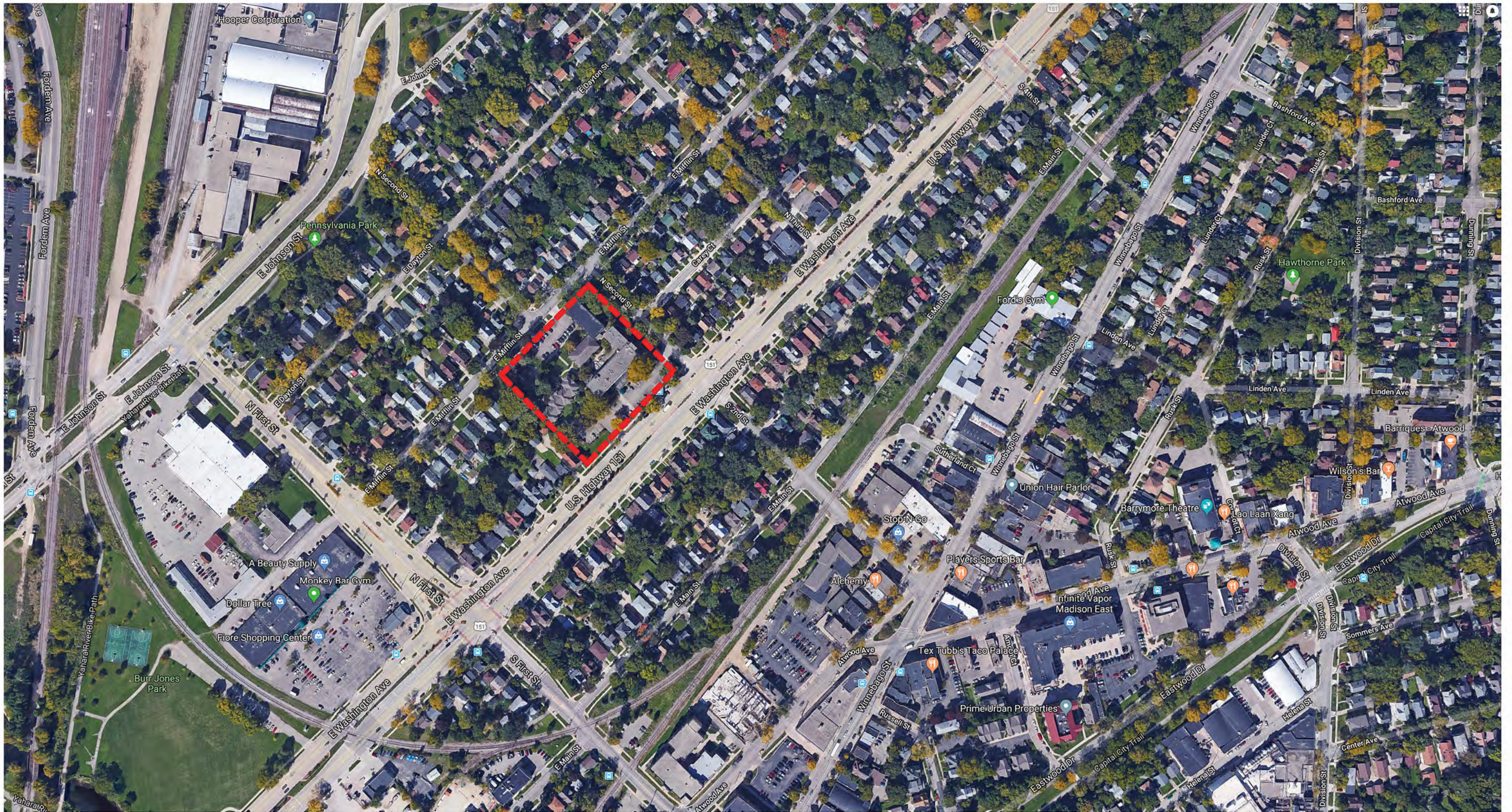
- Urban Design Districts: \$350 (per §35.24(6) MGO).
- Minor Alteration in the Downtown Core District (DC) or Urban Mixed-Use District (UMX) : \$150 (per §33.24(6)(b) MGO)
- Comprehensive Design Review: \$500 (per §31.041(3)(d)(1)(a) MGO)
- Minor Alteration to a Comprehensive Sign Plan: \$100 (per §31.041(3)(d)(1)(c) 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

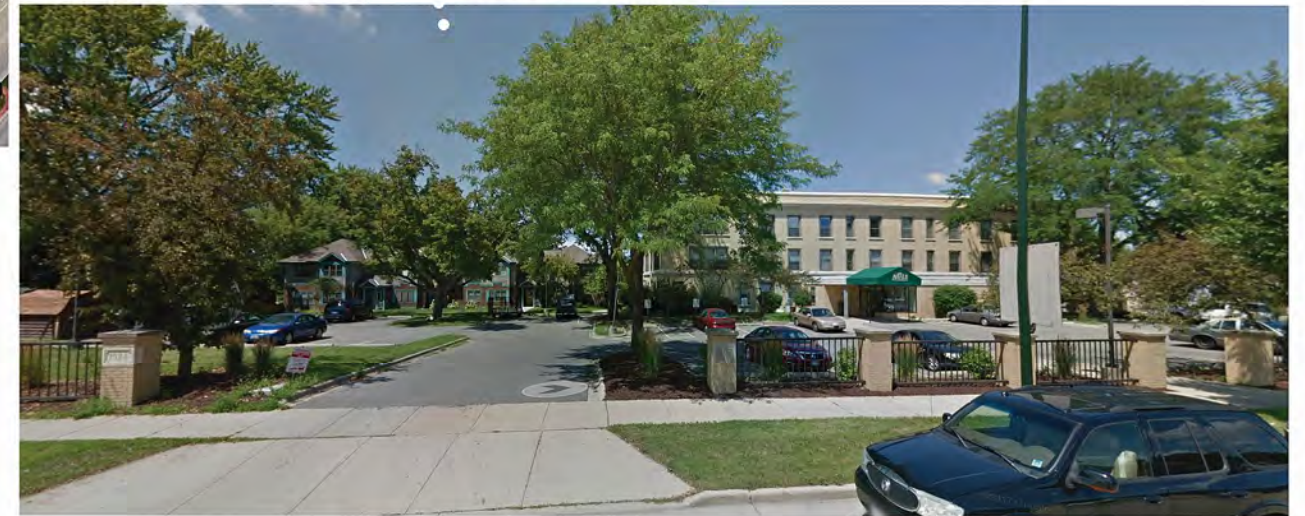
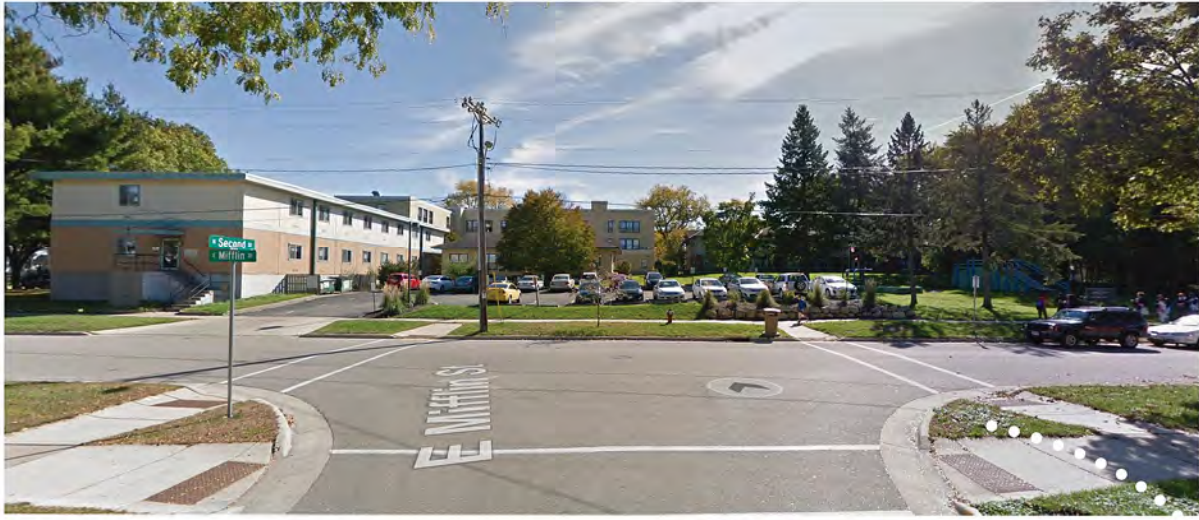
Letter of Intent
1954 East Washington Avenue
UDC Informational
July 18, 2018

Madison Development Corporation, which owns and manages The Avenue Apartments along with the building leased by Options in Community Living, and also Graaskamp Park are considering making improvements to this block. There has been some initial discussions with regards to renovating and possibly relocating the Park while also providing a new building for Options, along with providing more affordable housing on this property. These ideas will be discussed in more detail and your feedback on this is welcomed.



The Avenue
Aerial Locator Map
1954 E. Washington Avenue
July 18, 2018





The Avenue
Photos
1954 E. Washington Avenue
July 18, 2018





E. MIEFLIN ST.

N. SECOND ST.

E. WASHINGTON AVE.

PROPOSED BUILDING B
14,100 SQ FT
3 STORIES
2018-2019

PROPOSED BUILDING B
14,100 SQ FT
3 STORIES
2018-2019

EXISTING BUILDING
1 STORY
1954-1955

EXISTING BUILDING
1 STORY
1954-1955

EXISTING BUILDING
1 STORY
1954-1955

PROPOSED BUILDING A
10,000 SQ FT
2 STORIES
2018-2019

EXISTING BUILDING TO DEPOLISHED

PARKING STALLS

PARKING STALLS

PARKING STALLS

EXISTING PATIOBOARD

RAMP TO UNDERBOARD

GLASS ENTRY



The Avenue
Concept Site Plan- A
1954 E. Washington Avenue
July 18, 2018





E. MIFFLIN ST.

N. SECOND ST.

E. WASHINGTON AVE.

EXISTING BUILDING TO DEMOLISHED

PROPOSED PARK

17 PARKING STALLS

PROPOSED BUILDING B

PROPOSED BUILDING B

EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING

BUILDING A

RAMP TO UNDERPASS



The Avenue
Concept Site Plan- B
1954 E. Washington Avenue
July 18, 2018





1
A-2.1 CONCEPTUAL 2 STORY 4 UNIT TOWNHOME
SCALE: 1/8"=1'-0"



2
A-2.1 CONCEPTUAL 4 STORY 27 UNIT
SCALE: 1/8"=1'-0"

PROJECT TITLE
The Avenue
Expansion
Madison
Development
Corp.

East Washington Ave,
2nd Street & E Mifflin St
SHEET TITLE
Conceptual
Elevations

SHEET NUMBER

A-2.1



The Avenue
Example Photo of townhome building
1954 E. Washington Avenue
July 18, 2018

