

**APPLICATION FOR
URBAN DESIGN COMMISSION
REVIEW AND APPROVAL**

AGENDA ITEM # _____

Project # _____

DATE SUBMITTED: <u>September 9, 2009</u>	Action Requested
UDC MEETING DATE: <u>September 16, 2009</u>	<input type="checkbox"/> Informational Presentation
	<input checked="" type="checkbox"/> Initial Approval and/or Recommendation
	<input type="checkbox"/> Final Approval and/or Recommendation

PROJECT ADDRESS: 1252 Williamson Street

ALDERMANIC DISTRICT: Marsha Rummel- District #6

OWNER/DEVELOPER (Partners and/or Principals)

ARCHITECT/DESIGNER/OR AGENT:

Scott Lewis / CMI Management, Inc.

Knothe & Bruce Architects, LLC

106 E. Doty Street, Suite 310

7601 University Avenue, Suite 201

Madison, WI 53703

Middleton, Wisconsin 53562

CONTACT PERSON: J. Randy Bruce/Knothe & Bruce Architects, LLC

Address: 7601 University Avenue, Suite 201

Middleton, Wisconsin 53562

Phone: 608-836-3690

Fax: 608-836-6934

E-mail address: rbruce@knothebruce.com

TYPE OF PROJECT:

(See Section A For:)

- Planned Unit Development (PUD)
 - General Development Plan (GDP)
 - Specific Implementation Plan (SIP)
- Planned Community Development (PCD)
 - General Development Plan (GDP)
 - Specific Implementation Plan (SIP)
- Planned Residential Development (PRD)
- New Construction or Exterior Remodeling in an Urban Design District* (A public hearing is required as well as a fee)
- School, Public Building or Space (Fee may be required)
- New Construction or Addition to or Remodeling of a Retail, Hotel, or Motel Building Exceeding 50,000 Sq.Ft.
- Planned Commercial Site

(See Section B for:)

- New Construction or Exterior Remodeling in C4 District (Fee required)

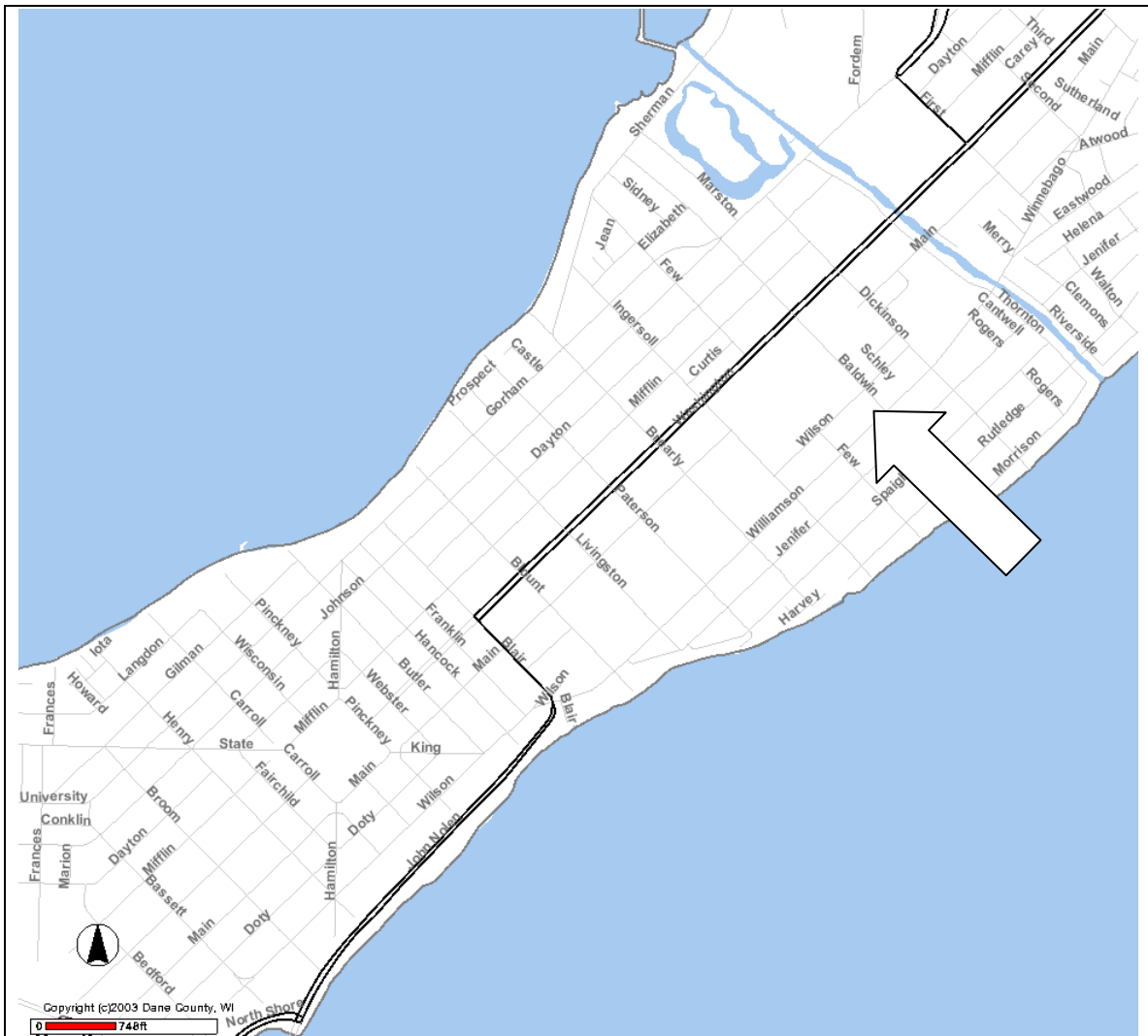
(See Section C for:)

- R.P.S.M. Parking Variance (Fee required)

(See Section D for:)

- Comprehensive Design Review* (Fee required)
- Street Graphics Variance* (Fee Required)
- Other _____

*Public Hearing Required (Submission Deadline 3 Weeks in Advance of Meeting Date)



Locator Map
1252 Williamson Street

September 02, 2009

Mr. Brad Murphy
Director of Planning
Department of Planning & Development
City of Madison
215 Martin Luther King Jr. Blvd
PO Box 2985
Madison, Wisconsin 53701

Re: Letter of Intent
Rezoning from C-2 & R5 to PUD-GDP-SIP
1252 Williamson Street
Madison, Wisconsin

Dear Mr. Murphy:

The following is submitted together with the plans, application and zoning text for staff, Plan Commission and Common Council consideration of approval.

Organizational structure:

Owner:	CMI Management, Inc. 106 E. Doty, Suite 310 Madison, WI 53703 (608) 256-4200 Contact: Scott Lewis scott@cmimanagement.net	Architect:	Knothe & Bruce Architects, LLC 7601 University Avenue, Ste 201 Middleton, WI 53562 608-836-3690 608-836-6934 fax Contact: J. Randy Bruce rbruce@knothebruce.com
Engineer:	I & S Group, Inc. 2690 Research Park Dr., Suite H Madison, WI 53711 608-442-9500 608-442-9501 fax Contact: Dave Glusick dave.glusick@is-grp.com	Landscape Design:	Ken Saiki Design 303 S. Paterson St. Suite 1 Madison, WI 53703 (608) 251-3600 Contact: Abbie Moilien amoilien@ksd-la.com

7601 University Ave, Ste 201
Middleton, Wisconsin 53562
p (608) 836-3690
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www.knothebruce.com

Introduction:

The proposed site is located on the west corner of Williamson Street and Baldwin Street. It is currently occupied by a non-operating gas station. The properties located at the opposite corners are a Crystal Corner Bar to the north, a St. Vincent De Paul Store to the east and a Schafer Pharmacy and Red Sage Health to the south. Residential uses occupy the sites southwest and northwest of the site.

This project proposes the redevelopment of this underutilized site for a mixed-use development that includes approximately 2,400 square feet of first floor commercial space and 31 apartments with under-building parking. The proposed development is consistent with the Williamson Street Build Plan. The developers have been working with the alderperson and the neighborhood group to realize the suggestions in these plan documents and to create a redevelopment with an active streetscape that respects the neighborhood context.

Williamson Street Build Plan:

The Williamson Street Build Plan outlines the design guidelines for new construction within the plan limits. The site is located within Zone II of the plan which recommends residential use with a maximum three story height and a 1 story bonus for the inclusion of affordable housing. It also identifies several specific design principles and criteria including:

- Define the street edges
- Mend the gaps in the neighborhood fabric
- Integrate, connect and enclose public spaces
- Support a pedestrian / bike-friendly environment
- Open space should be visually connected to the rear yards
- A 16 foot rear yard setback with structured parking
- 70 square feet of open space per bedroom
- Off-street parking for a minimum of .75 stalls/dwelling unit

This redevelopment proposal meets the design standards set out in the Williamson Street Build Plans. Several meetings with neighborhood representatives have been held as well as a larger neighborhood area meeting and general support has been given to the project by the neighborhood steering committee.

Project Description:

The site plan was designed to create an urban, pedestrian-oriented streetscape. The building in the development forms both a street edge and a rear courtyard. The courtyard has both hardscape areas for intensive use and landscaped green space for recreation, plantings and storm water management. The first floor along Williamson Street is for flexible commercial use and continues around the Baldwin Street corner before it transitions into apartments.

The building is well articulated to maintain an appropriate scale and rhythm. The exterior materials are masonry in combination with composite panels and metal panels. The exterior materials will have varied colors for a striking façade and the masonry detailing will add to the substantial appearance.

Vehicular access to the underground parking garage is accommodated on the northwest end of the site. The surface parking area will provide parking for the commercial users during business

hours and allow for residential visitor parking when the commercial parking needs subside. The residential parking will be primarily accommodated at the basement level. Adequate bicycle parking is provided in the parking garage, the courtyard area and along Baldwin Street to accommodate the needs of the public and residents.

Deconstruction:

This proposed development will require the deconstruction of the existing gas station, storage building and the house at 310 Baldwin Street. The developer will provide a Recycling and Re-Use plan for the building materials prior to obtaining a demolition permit.

The neighborhood has targeted this site for redevelopment for many years. This proposal will provide significant reinvestment in the area and implement many of the goals of the Neighborhood Master Plan and proposed Downtown Plan. We believe that when the benefits of this project are considered that the Plan Commission can determine that the demolition standards are met.

Site Development Data:

Densities:

Lot Area	23,972 S.F.
Acres	.55 AC
Commercial Area	2,405 S.F.
Total Dwelling Units	34 units (31 proposed & 3 existing)
Lot Area/D.U.	705.0 S.F./unit
Density	61.8 units/acre

Dwelling Unit Mix:

	<u>Lot 1</u>	<u>Lot 2</u>	<u>Lot 3</u>	<u>Total</u>
Studio Apartments	0	4	0	4
One-Bedroom	0	22	0	22
One-Bedroom + Den	0	1	0	1
Two-Bedroom	0	4	2	6
Three Bedroom	<u>1</u>	<u>0</u>	<u>0</u>	<u>1</u>
Total dwelling Units	1	31	2	34

Building Heights (Lot 2):

3 Stories (39'-43')

Floor Area (Lot 2):

<u>New Residential</u>	25,800 S.F.
<u>Commercial</u>	<u>2,405 S.F.</u>
Gross Floor Area (Excludes Underground parking)	28,205 S.F.

Floor Area Ratio(Lot 2):

1.5

Vehicle Parking Stalls (Lot 2)

Surface	8
<u>Underground</u>	<u>24</u>
Total	32

Bicycle Parking Stalls(Lot 2)

Surface	10
<u>Underground</u>	<u>21</u>
Total	31

Loading:

One off-street loading zone will be provided for this project located in the drive aisle.

Project Schedule:

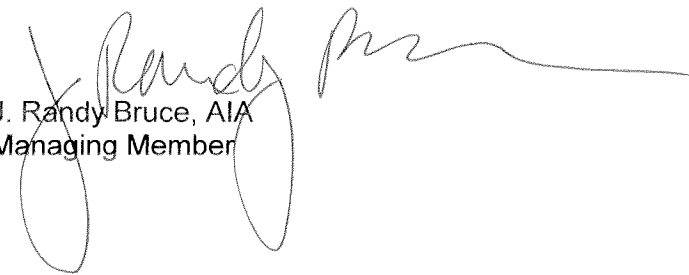
It is currently anticipated that construction will begin in Winter of 2009-2010 with construction for the entire project completed by August, 2010.

Social & Economic Impacts:

This development will have a positive social and economic impact. It meets the goals of "Smart Growth" and will substantially increase the city tax base on an infill site with minimal increased cost to the City. The mixed-use redevelopment achieves the goals of the Williamson Street Plan and provides new commercial space for the neighborhood. The proposed development will also provide high-quality rental housing for longer-term residents in a location that will minimize automobile traffic.

Thank you for your time in reviewing our proposal.

Very Truly Yours,



J. Randy Bruce, AIA
Managing Member

Legal Description: The lands subject to this Planned Unit Development District are located in Exhibit A.

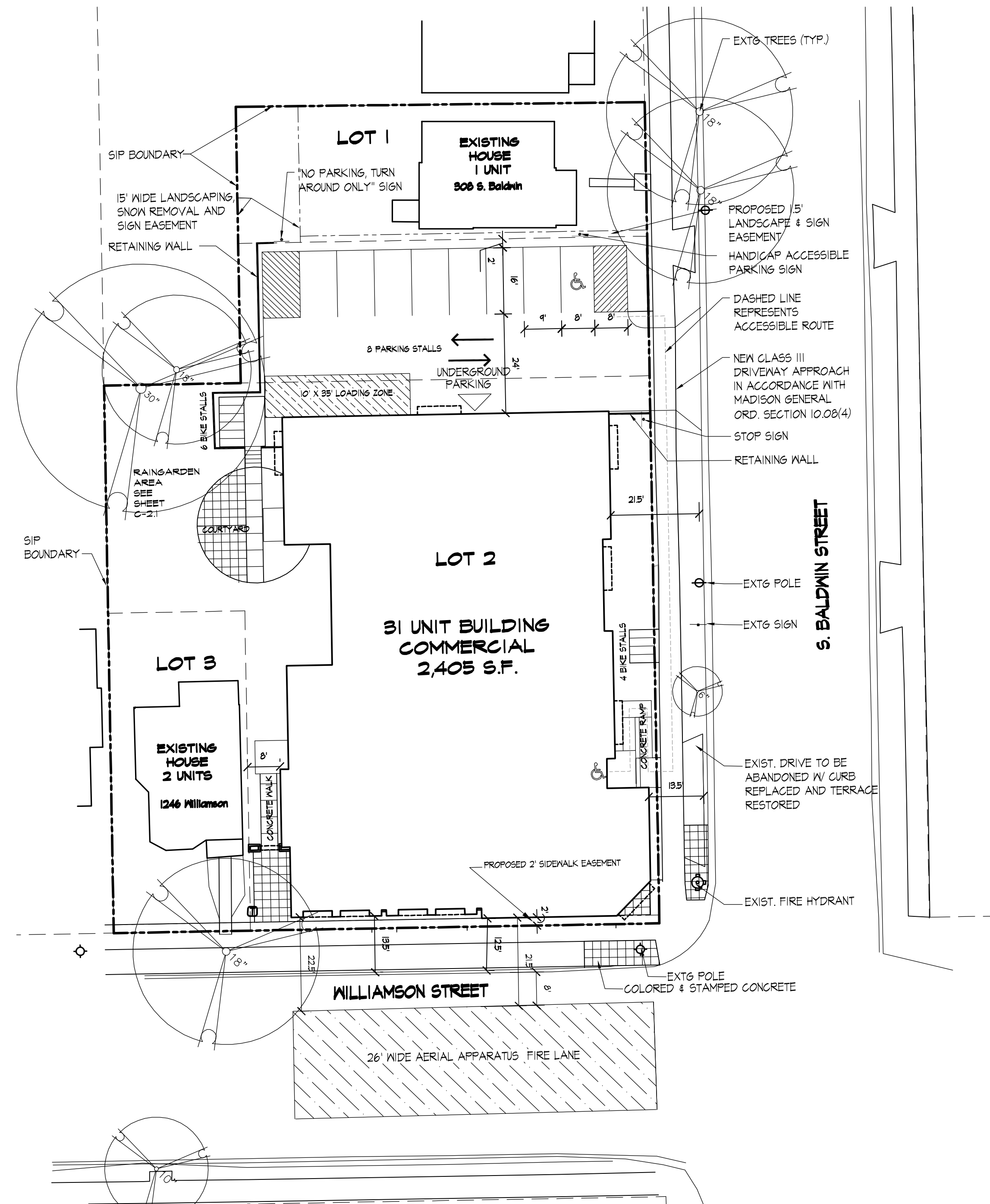
- A. **Statement of Purpose:** This zoning district is established to allow for the construction of a mixed-use development with 34 dwelling units and approximately 2,400 square feet of commercial space.
- B. **Permitted Uses:** Following are permitted uses within this P.U.D.
 - 1. Multifamily residential uses as shown on the approved plans.
 - 2. Commercial uses as allowed in the C-2 zoning district.
 - 3. Office uses as allowed in the O-1 zoning district.
 - 4. Accessory uses including but not limited to:
 - a. Accessory uses directly associated with those permitted uses, including parking for residents and guests, outdoor eating areas or drive-up windows as shown on the approved plans.
 - b. Temporary buildings for storage of building materials and equipment for construction purposes when on the same lot as a principle use for a period not to exceed the duration of such construction.
- C. **Lot Area:** As shown on the approved plans.
- D. **Height Regulations:** As shown on the approved plans.
- E. **Yard Regulations:** As shown on the approved plans.
- F. **Landscaping:** Site Landscaping will be provided as shown on the approved plans.
- G. **Usable Open Space Requirements:** Usable open space will be provided as shown on the approved plans.
- H. **Parking & Loading:** Off-street parking shall be provided as shown on the approved plans.
- I. **Family Definition:** The family definition shall coincide with the definition given in M.G.O. 28.03 for the R-5 zoning district.
- J. **Signage:** Signage for the commercial uses shall be limited to the maximum permitted in the C2 zoning district and to the maximum permitted in the R-5 district for the residential uses and as approved by the Urban Design Commission and Zoning Administrator.
- K. **Alterations and Revisions:** No alteration or revision of this Planned Unit Development shall be permitted unless approved by the City Planning Commission, however, the Zoning Administrator may issue permits for minor alterations or additions which are approved by the Architectural Review Committee, Director Of Planning and Development and the alderperson of the district and are compatible with the concept approved by the City Planning Commission.

Notes

1. A SIDE WALK WITH A PITCH GREATER THAN 1:20 IS A RAMP. THE MAXIMUM PITCH OF ANY RAMP OR WALK SHALL BE 1:12. RAMPS OVERCOMING MORE THAN 6" CHANGE IN ELEVATION TO HAVE HANDRAILS ON BOTH SIDES.
2. ALL DRIVEWAYS, CURB ADJACENT TO DRIVEWAYS, AND SIDEWALK CONSTRUCTION WITHIN THE PUBLIC RIGHT-OF-WAY, SHALL BE COMPLETED IN ACCORDANCE WITH CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION BY A CONTRACTOR CURRENTLY LICENSED BY THE CITY.
3. ALL NEW DRIVES TO BE CONSTRUCTED WITH CLASS III APPROACHES IN ACCORDANCE WITH MADISON GENERAL ORDINANCE SECTION 10.08(4).
4. ALL TRASH AND RECYCLING TO BE COLLECTED IN TRASH ROOM IN THE BUILDING.
5. SEE SITE GRADING AND UTILITY PLANS FOR ADDITIONAL INFORMATION.
6. COMM 62.0500(1)-REQUIRED FIRE LANES SHALL BE PROVIDED PRIOR TO THE PLACEMENT OF COMBUSTIBLE MATERIALS AT THE BUILDING SITE, OR THE CONSTRUCTION OF ANY PORTION OF A BUILDING ABOVE THE FOOTING AND FOUNDATION.
7. ALL WORK IN THE RIGHT OF WAY SHALL BE PERFORMED BY A CITY LICENSED CONTRACTOR.
8. BIKE STALLS TO BE IN ACCORDANCE TO MADISON GENERAL ORDINANCE 28.11, (SEE SUBSECTIONS (B)(6) AND (B)(H)(2)). BIKE RACKS SHALL BE .
9. ALL SIDEWALK, CURB, AND GUTTER ABUTTING THE PROPERTY WHICH IS DAMAGED DURING CONSTRUCTION OR THAT THE CITY ENGINEER DETERMINES TO BE NECESSARY SHALL BE REPLACED.

Revisions

- PUD-SIP Submittal - September 02, 2009
UDC Initial Submittal - September 09, 2009



SHEET INDEX:

SITE	
C-1.1	SITE PLAN
L-4.1	PLANTING PLAN
ARCHITECTURAL	
1	BASEMENT & FIRST FLOOR PLAN
2	SECOND & THIRD FLOOR PLAN
3	ELEVATIONS
4	ELEVATIONS

SITE DEVELOPMENT DATA:

DENSITIES:				
LOT AREA	23,912 Sq.Ft. / .55 ACRE			
COMMERCIAL AREA	2,405 S.F.			
DWELLING UNITS	34 UNITS			
LOT AREA / D.U.	105.0 Sq.Ft. / UNIT			
DENSITY	61.8 UNITS / ACRE			
DWELLINGS UNIT MIX:				
	LOT 1	LOT 2	LOT 3	TOTAL
STUDIO	0	4	0	4
ONE BEDROOM	0	22	0	22
ONE BEDROOM + DEN	0	1	0	1
TWO BEDROOM	0	4	2	6
THREE BEDROOM	1	0	0	1
TOTAL	1	31	2	34
BUILDING HEIGHT: 3 STORIES (39' - 43' HIGH)				
FLOOR AREA (LOT 2):				
NEW RESIDENTIAL	25,800 S.F.			
COMMERCIAL	2,405 S.F.			
Gross Floor Area	28,205 S.F.			
(Excludes Underground parking)				
FLOOR AREA RATIO = 1.17				
VEHICLE PARKING STALLS:				
SURFACE	8			
UNDERGROUND	24			
TOTAL	32			
BICYCLE PARKING STALLS:				
SURFACE	10			
UNDERGROUND	21			
TOTAL	31			

Project Title
1252 Williamson St.

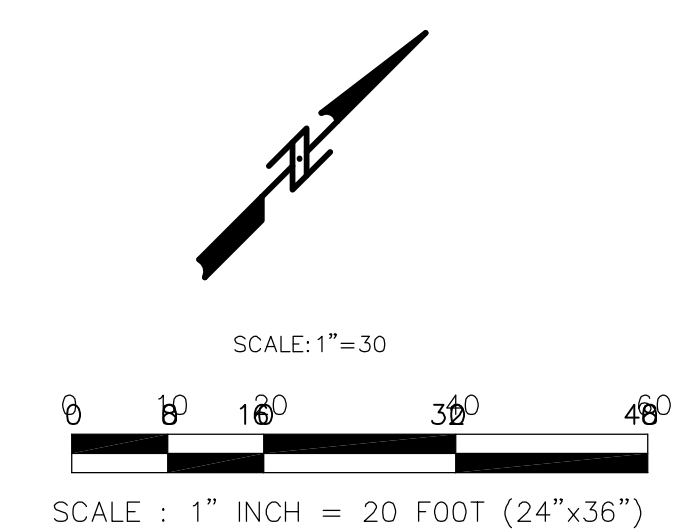
Drawing Title
Site Plan

Project No.

0916

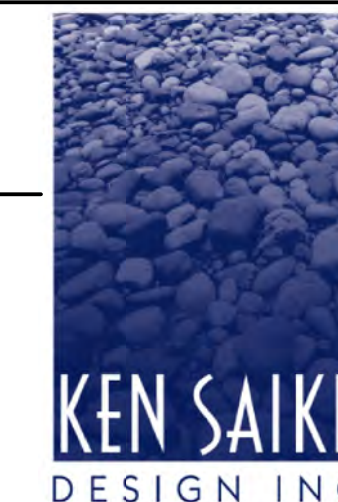
Drawing No.

C-1.1



Consultant

Notes

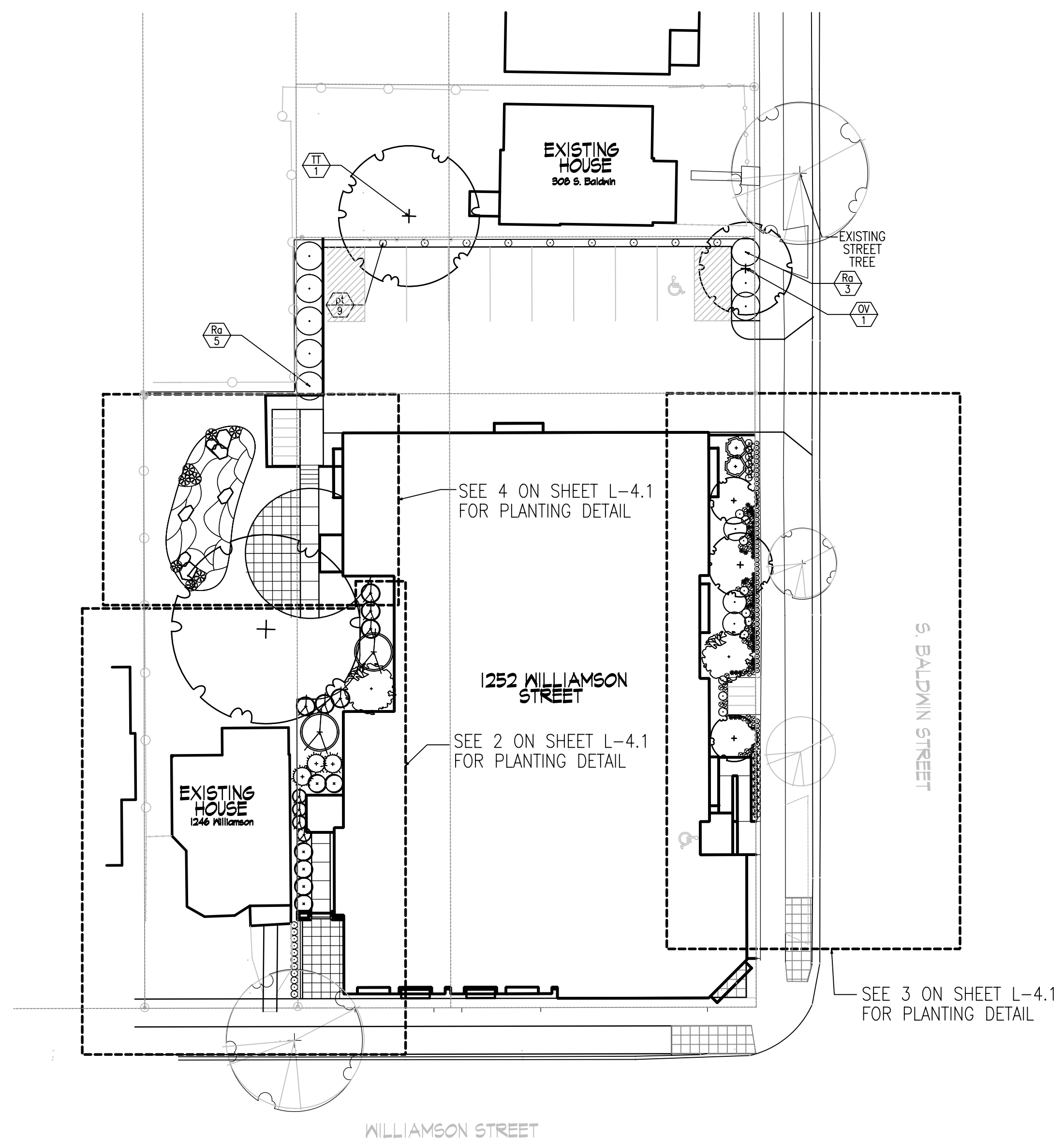


LANDSCAPE ARCHITECTS

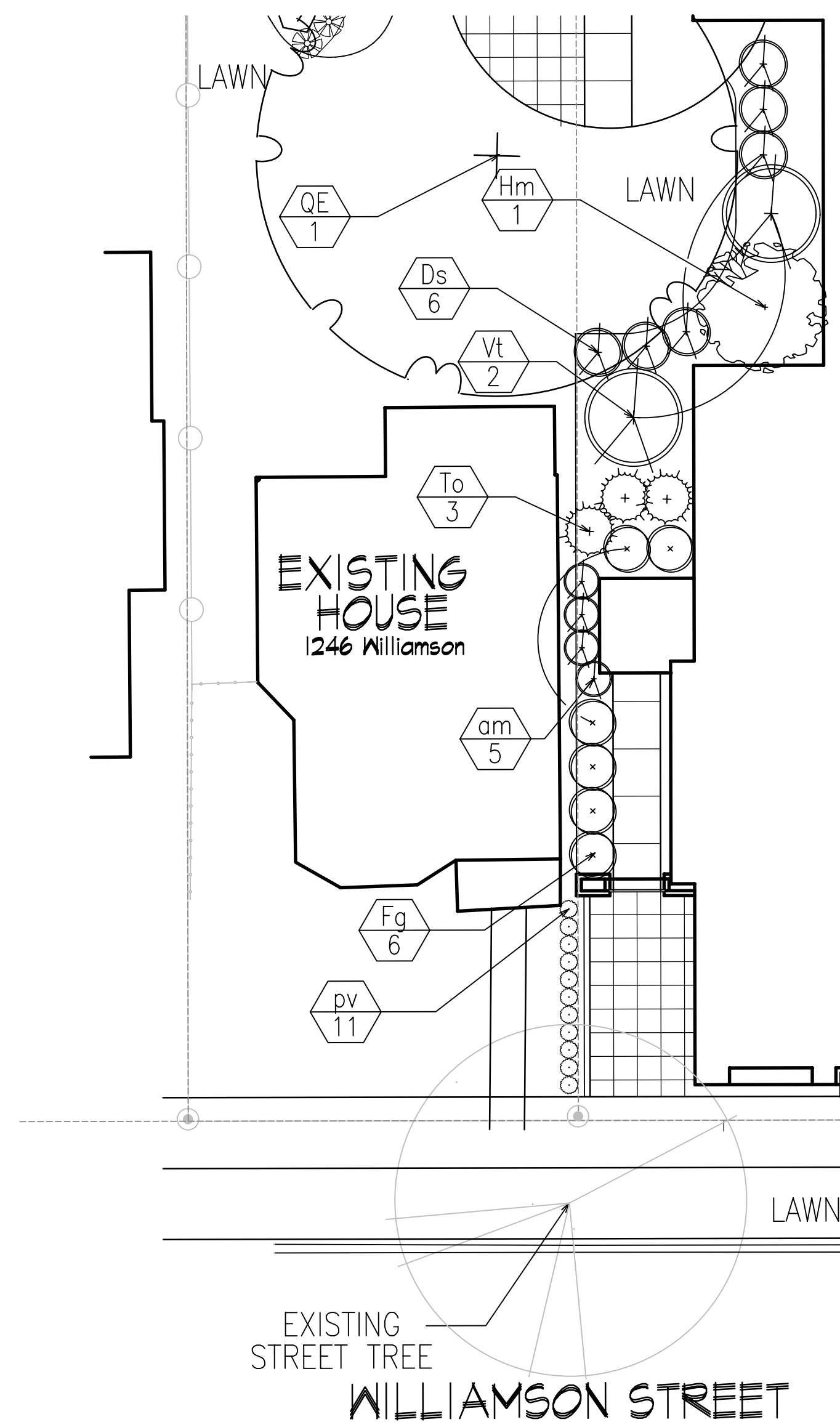
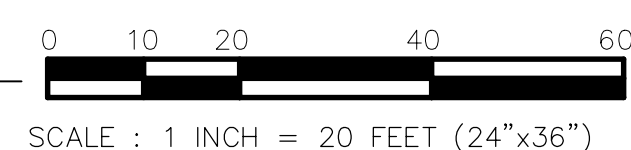
303 S. PATERSON SUITE ONE MADISON, WI 53703
Phone: 608 251-3600
Fax: 608 251-2330
www.ksd-la.com

NOT FOR BIDDING OR CONSTRUCTION

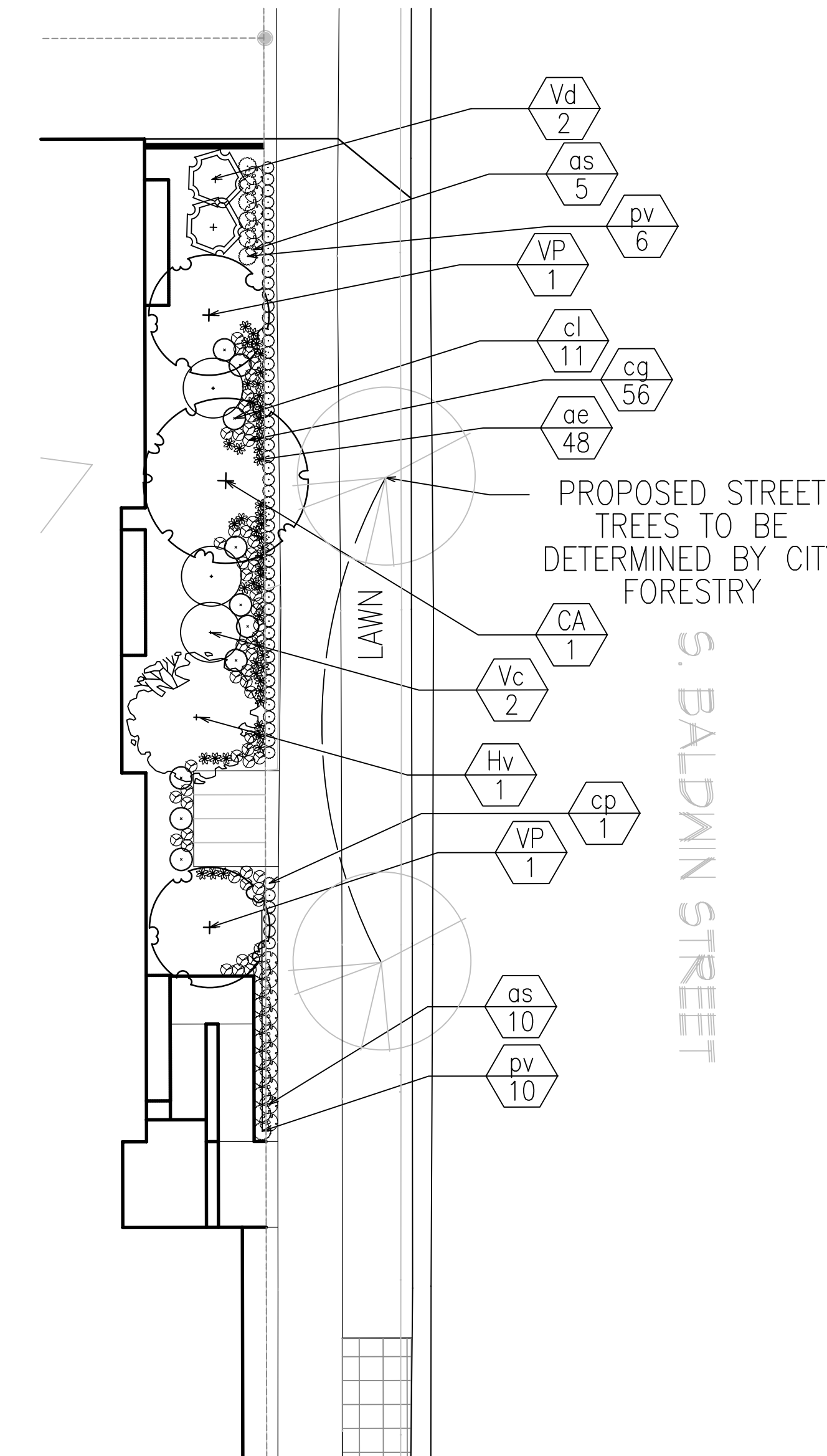
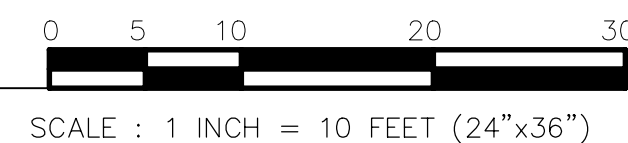
Revisions
PUD-SIP Submittal - September 2, 2009



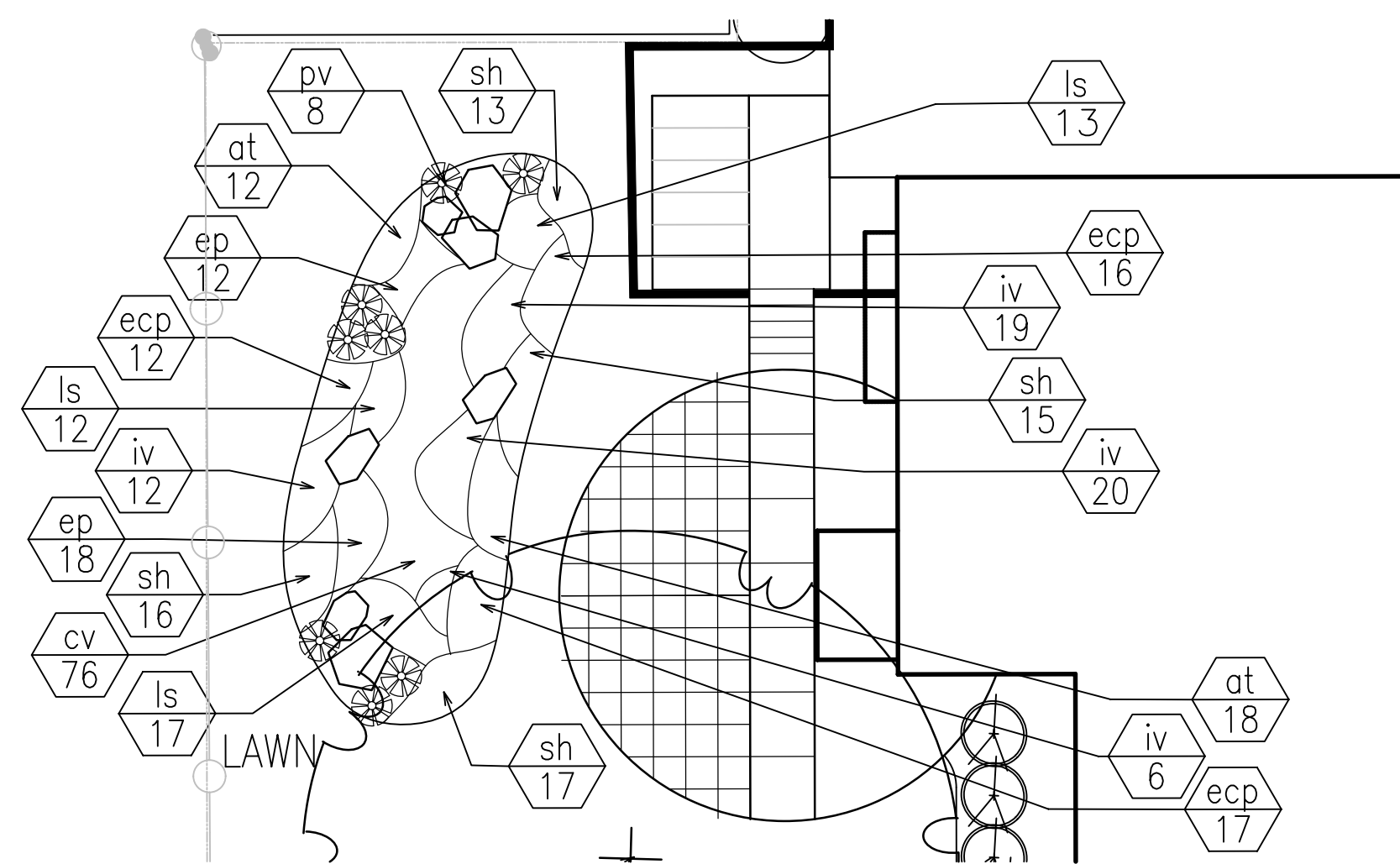
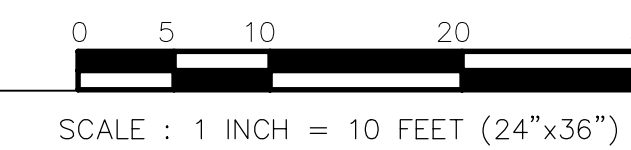
1 PLANTING PLAN
1" = 20'-0"



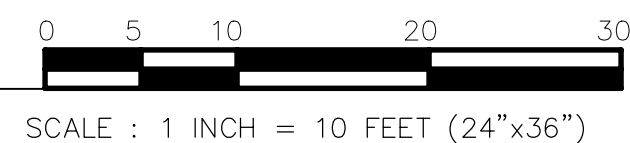
2 PLANTING DETAIL
1" = 10'-0"



3 PLANTING DETAIL
1" = 10'-0"



4 PLANTING DETAIL
1" = 10'-0"



Key	Botanical Name	Common Name	Quantity	Size	Spec	Comments
Deciduous Trees						
AF	<i>Acer x freemanii</i> 'Sienna'	Sienna Glen Maple	1	3"	B&B	
OV	<i>Osyrta virginiana</i>	Hophornbeam	1	2.5"	B&B	
QE	<i>Quercus ellipsoides</i>	Northern Pin Oak	1	3"	B&B	
TT	<i>Tilia tomentosa</i> 'Sterling'	Sterling Silver Linder	1	2.5"	B&B	
	TOTAL		3			
Ornamental Trees						
CA	<i>Cornus alternifolia</i>	Pagoda Dogwood	1	6' ht.	B&B or cont.	
VP	<i>Viburnum prunifolium</i>	Blackhaw Viburnum	2	6' ht.	B&B or cont.	multi-stem
	TOTAL		2			
Deciduous Shrubs/Vines						
Am	<i>Aronia melanocarpa</i> 'Morton'	Iroquois Beauty Black Chokeberry	6	18" spd.	cont.	
Ds	<i>Diervilla sessilifolia</i> 'Butterfly'	Butterfly bush Honeysuckle	6	24" ht.	cont.	
Fg	<i>Fothergilla gardenii</i> 'Beaver Creek'	Beaver Creek Fothergilla	6	24" ht.	cont.	
Hv	<i>Hammamelis virginiana</i>	Common Witchhazel	2	5' ht. B & B		
Ra	<i>Rhus aromatica</i> 'Smo Low'	Grey-low Fragrant Sumac	3	18" spd.	cont.	
Vd	<i>Viburnum dentatum</i> 'Christom'	Blue Muffin Viburnum	2	36" ht.	cont.	
Vc	<i>Viburnum carlesii</i>	Koreanspice Viburnum	2	24" ht.	cont.	
Vt	<i>Viburnum trilobum</i> 'J N Select'	Redwing American cranberrybush Viburnum	2	24" ht.	cont.	
	TOTAL		0			
Evergreen Shrubs						
To	<i>Thuja occidentalis</i> 'Woodwardii'	Woodward Globe Arborvitae	3	24" ht.	cont.	
	TOTAL		0			
Perennials/Grasses/Groundcovers						
as	<i>Allium</i> 'Summer Beauty'	Summer Beauty Allium	15	1 qt.	cont.	
ae	<i>Asarum europaeum</i>	European Ginger	48	1 qt.	cont.	
cg	<i>Carex glauca</i> 'Blue Zinger'	Blue Zinger Sedge	56	1 qt.	cont.	
cl	<i>Chamaenerium latifolium</i>	Northern Sea Oats	11	1 qt.	cont.	
pt	<i>Parthenocissus tricuspidata</i>	Boston Ivy	8	1 qt.	cont.	
	TOTAL		0			
Rain Garden Plants						
at	<i>Asclepias tuberosa</i>	Butterfly Weed	30	2 1/2"	cont.	
cp	<i>Carex pennsylvanica</i>	Pennsylvania Sedge	47	2 1/2"	cont.	
cv	<i>Carex vulpinoidea</i>	Fox Sedge	76	2 1/2"	cont.	
esp	<i>Echinacea purpurea</i>	Purple Cone Flower	45	2 1/2"	cont.	
ep	<i>Eupatorium purpureum</i>	Purple Joe-Pye Weed	30	2 1/2"	cont.	
iv	<i>Iris virginica</i>	Blue Flag Iris	57	2 1/2"	cont.	
ls	<i>Liatris spicata</i>	Marsh Blazing Star	42	2 1/2"	cont.	
pv	<i>Phenaculum virgatum</i> 'Northwind'	Northwind Salitch Grass	35	1 gal.	cont.	
sh	<i>Sporobolus heterolepis</i>	Prairie Dropseed	61	2 1/2"	cont.	
	TOTAL		423			

Project Title
1252 Williamson Street

Drawing Title

Planting Plan

Project No.

0916

Drawing No.

L-4.1

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Consultant

Notes

Revisions
PUD-SIP Submittal - Sept. 2, 2009

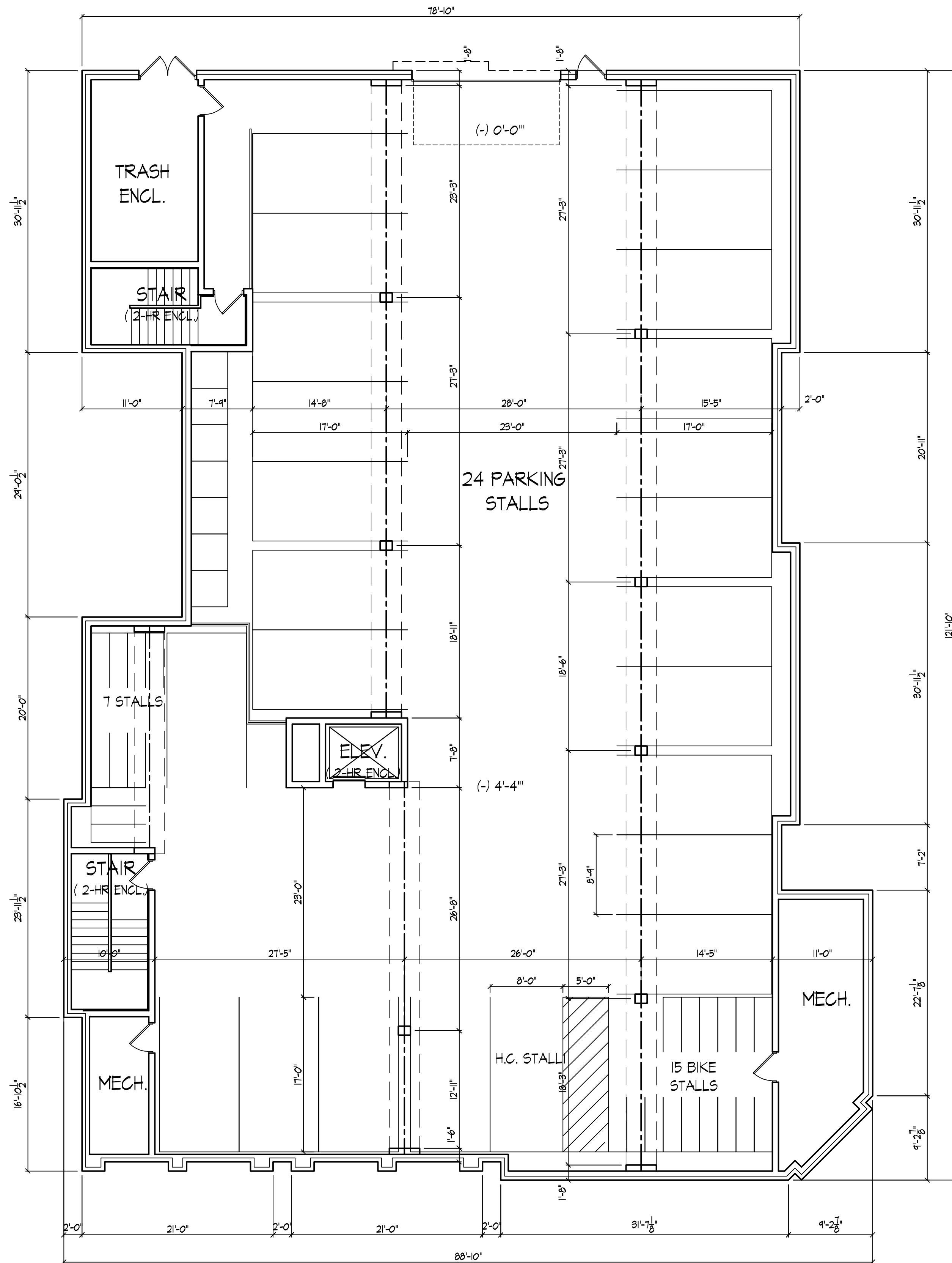
Project Title
1252 Williamson Street

Drawing Title
Basement and First Floor Plan

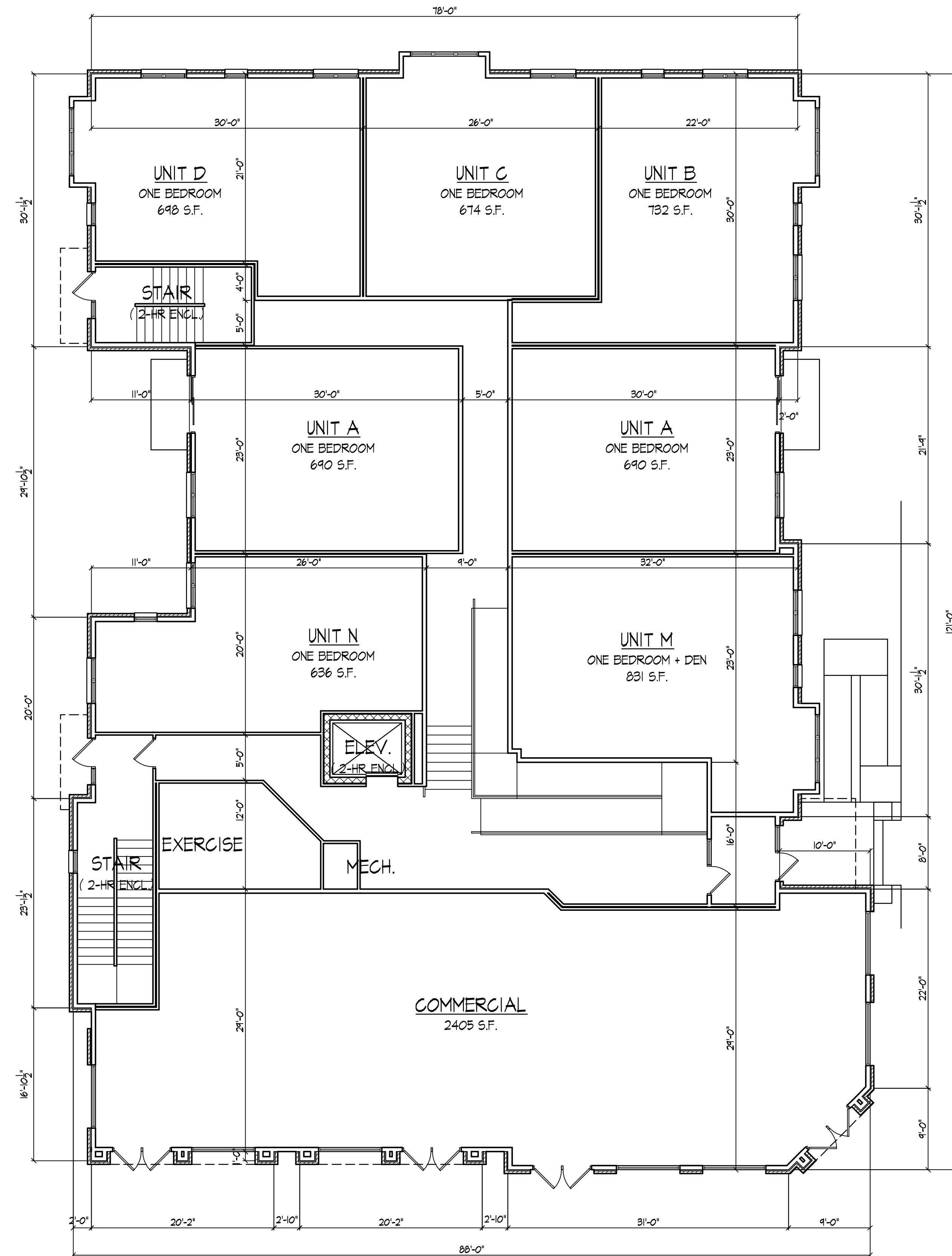
Project No. Drawing No.

0916

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BASEMENT FLOOR PLAN
1/8" = 1'-0"



FIRST FLOOR PLAN
1/8" = 1'-0"

Consultant

Notes

Revisions
PUD-SIP Submittal - Sept. 2, 2009

Project Title
1252 Williamson Street

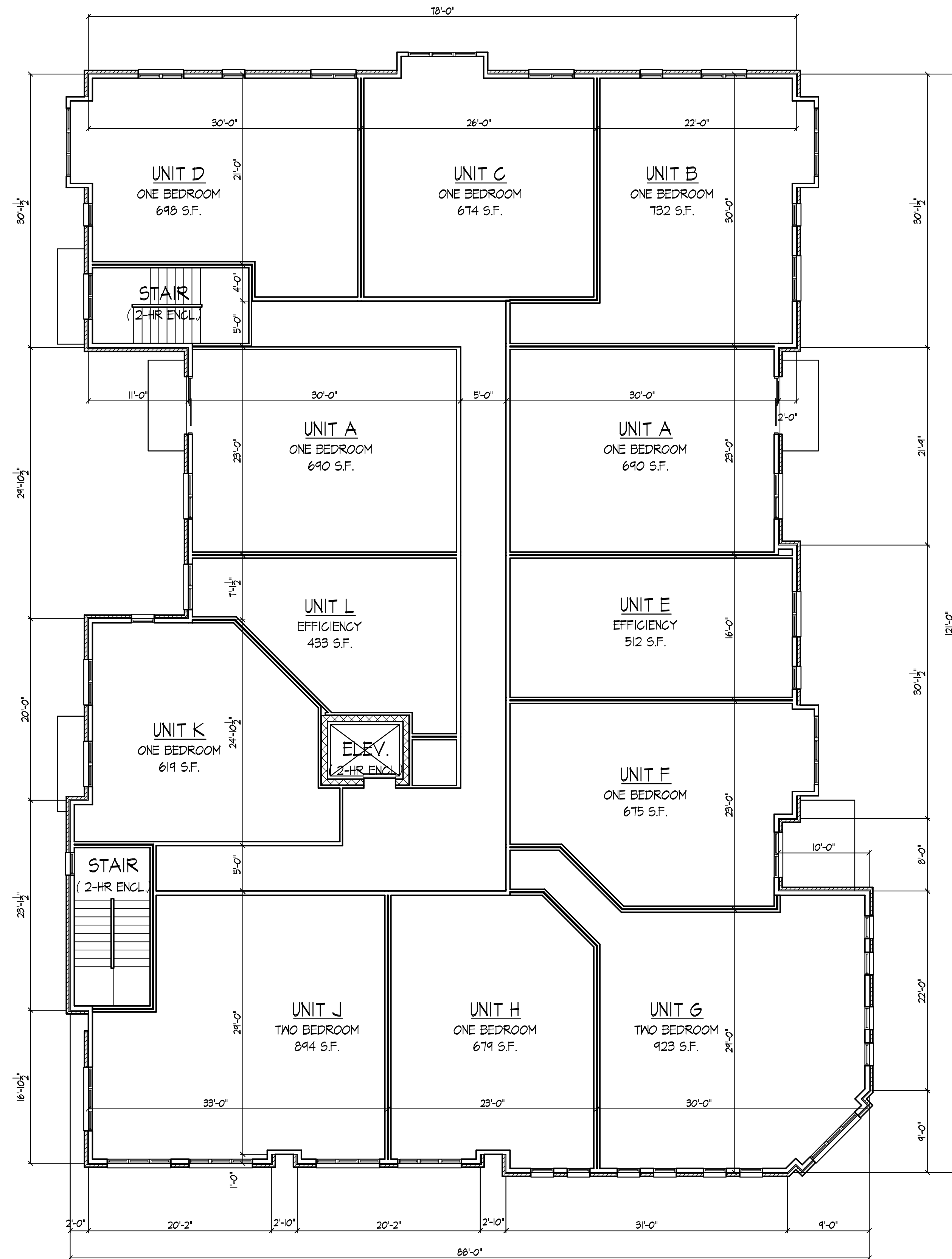
Drawing Title
Second and Third
Floor Plan

Project No. Drawing No.

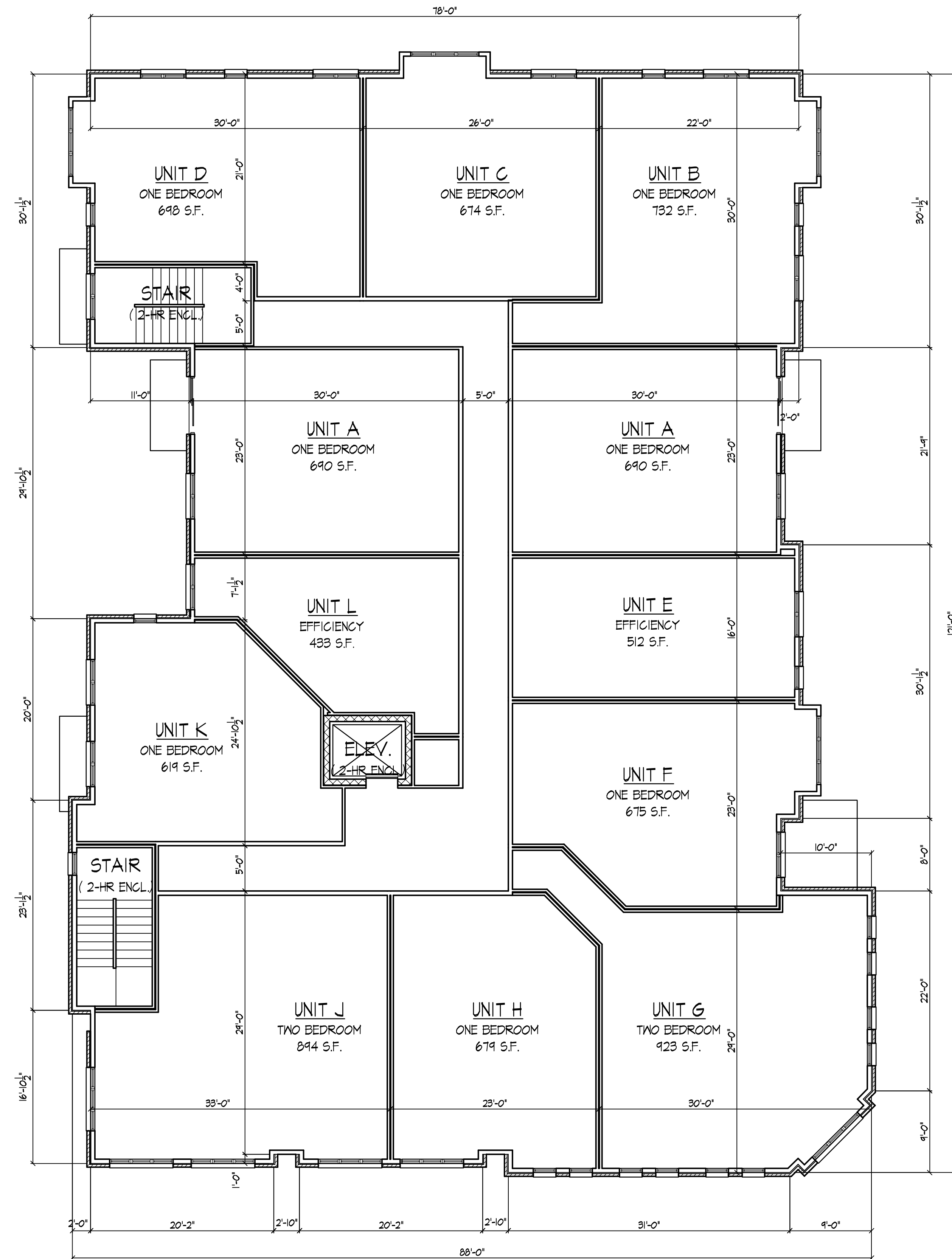
0916

2

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SECOND FLOOR PLAN
1/8" = 1'-0"



THIRD FLOOR PLAN
1/8" = 1'-0"



ELEVATION ALONG WILLIAMSON STREET
3/32" = 1'-0"



ELEVATION ALONG S. BALDWIN
3/32" = 1'-0"

Revisions
PUD-SIP Submittal - Sept. 2, 2009
UDC Initial Submittal - Sept. 9, 2009

Project Title
1252 Williamson Street

Drawing Title
Elevations

Project No. Drawing No.

0916

3

Consultant

Notes



○ NORTHWEST ELEVATION
1/8" = 1'-0"



○ NORTHEAST ELEVATION
1/8" = 1'-0"

Revisions
PUD-SIP Submittal - Sept. 2, 2009
UDC Initial Submittal - Sept. 9, 2009

Project Title
1252 Williamson Street

Drawing Title
Elevations

Project No. Drawing No.

0916 4

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1252 Williamson Redevelopment

Buildings along Southerly Side of Baldwin Street



1251 Williamson Street



1252 Williamson Street (removed & recycled))



310 S. Baldwin St.(removed & recycled)



308 S. Baldwin Street



306 S. Baldwin Street

Buildings along Northerly side of Baldwin Street



307 Baldwin



313



315



1302/1310 Williamson



1305 Williamson

1252 Williamson Redevelopment

Buildings along Northerly side of Williamson Street



1238 Williamson



1242



1246 (to remain)



1252 (removed & recycled)



1302/1310



1318

Buildings along Southerly side of Williamson Street



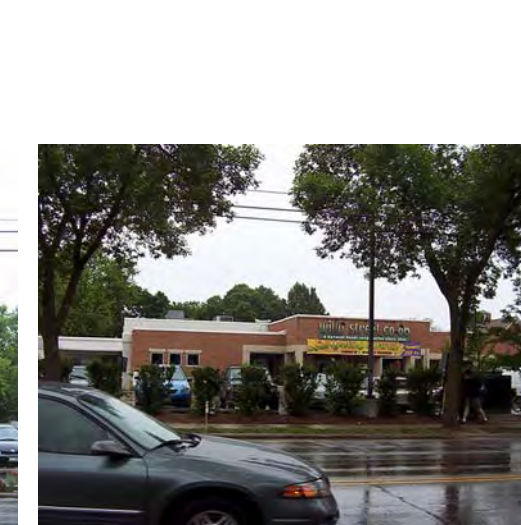
1305 Williamson



1251



1249



1221