

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

AGENDA ITEM # _____

Project # _____

DATE SUBMITTED: <u>April 16, 2014</u>	Action Requested
UDC MEETING DATE: <u>April 23, 2014</u>	<input type="checkbox"/> Informational Presentation
	<input type="checkbox"/> Initial Approval and/or Recommendation
	<input checked="" type="checkbox"/> Final Approval and/or Recommendation

PROJECT ADDRESS: 1924 Atwood Avenue

ALDERMANIC DISTRICT: Marsha Rummel - District #6

OWNER/DEVELOPER (Partners and/or Principals)

ARCHITECT/DESIGNER/OR AGENT:

Scott Lewis - CMI Management

Knothe & Bruce Architects, LLC

121 S. Pinckney Street, Suite 200

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 Conditional Use

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

April 15, 2014

Al Martin
Urban Design Committee
Planning & Development
City of Madison
215 Martin Luther King Jr. Blvd
PO Box 2985
Madison, Wisconsin 53701



Re: Minor Alteration to Approved PD-SIP
1924 Atwood Ave.
Madison, Wisconsin

KBA Project # 1229

Dear Mr. Martin,

The following changes have been made to the approved PD-SIP plans for 1924 Atwood Avenue and are presented for your review and approval. Please see the attached drawings for further information.

C-1.0, C-1.5, A-1.1, A-1.2, A-1.3, A-1.4, A-1.5:

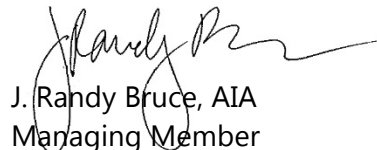
- The footprint of the building has been modified so that some of the angled exterior walls have been straightened out as shown on the attached plans.
- The footprint of the plaza has been modified slightly as shown on the attached plans.

A-2.1, A-2.2:

- Changes as noted above.
- The height of the parapet around the building has been modified in several locations.
- The decks on the southern and northwestern corner have been modified.
- The massing of the metal composite building element at the front entry has been modified.
- The cantilevered bay at the northwest end of the building has been removed.
- The material in several areas of the building has been changed from metal siding to composite siding as noted on the elevations.
- The cantilevered angled bays have been squared off.

Thank you for your time in reviewing our proposal.

Sincerely,



J. Randy Bruce, AIA
Managing Member

Consultant

NIELSON, ELLIS AND WYNNIE'S

REPLAT

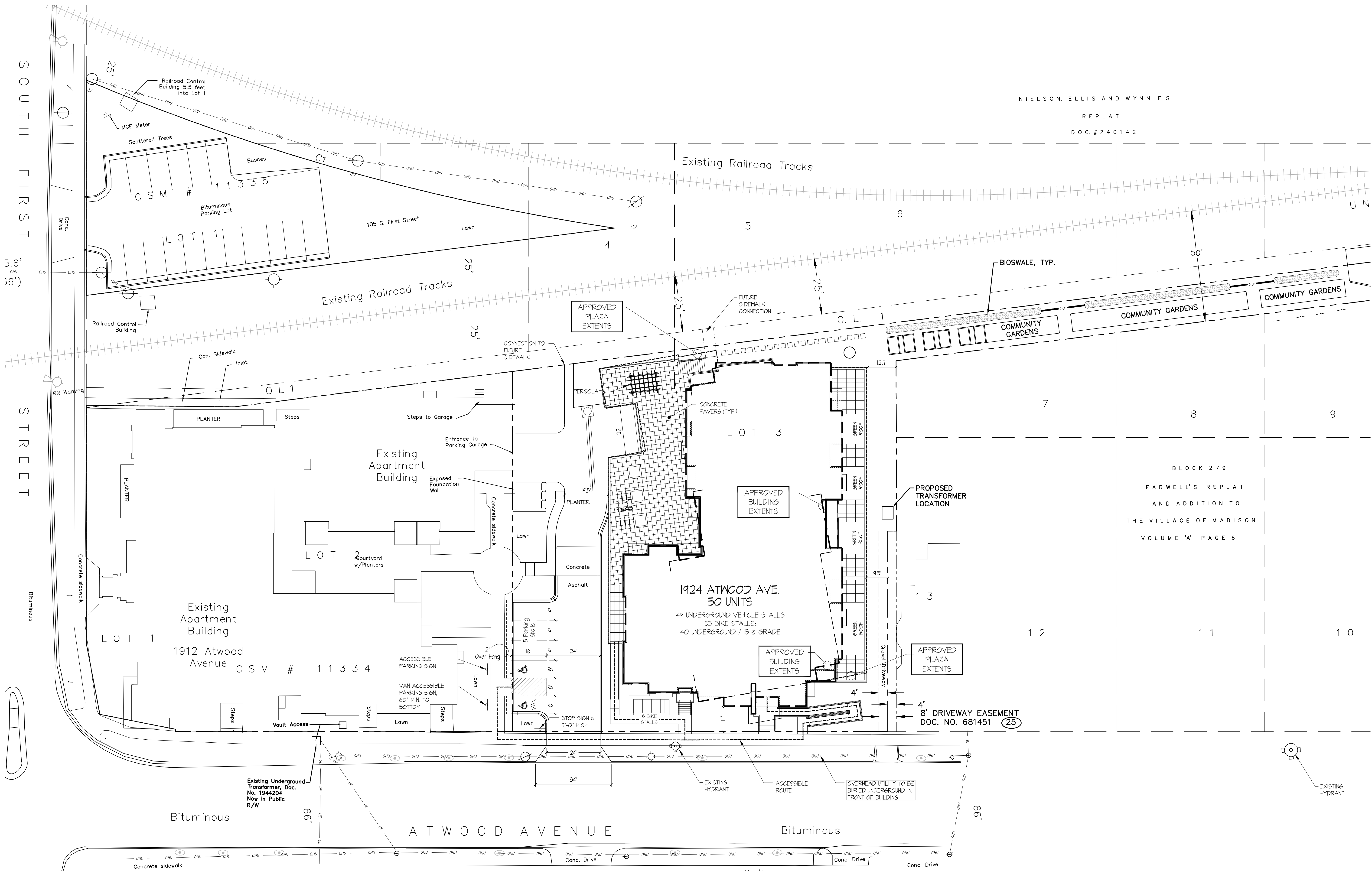
DOC. # 240142

Notes

1. MAXIMUM SLOPE AT ALL ACCESSIBLE WALKS 1:20. MAXIMUM SLOPE AT ACCESSIBLE RAMPS 1:12. RAMPS OVERCOMING MORE THAN 6" CHANGE IN ELEVATION TO HAVE HANDRAILS ON BOTH SIDES. MAXIMUM SLOPE AT ACCESSIBLE PARKING 5%.
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 (UNLESS NOTED OTHERWISE) IN ACCORDANCE WITH MADISON GENERAL ORDINANCE SECTION 10.08(4).
4. ALL TRASH TO BE COLLECTED IN DESIGNATED TRASH ROOMS. RECYCLING AREAS TO BE PROVIDED IN TRASH ROOM.
5. SEE GRADINGS AND UTILITY PLANS FOR ADDITIONAL INFORMATION.
6. COMM 62.0500(11)-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. BIKE STALLS TO BE IN ACCORDANCE WITH MADISON GENERAL ORDINANCE 28.11. SEE SUBSECTIONS (B)(6) AND (B)(12) FOR TYPES OF RACKS ALLOWED.
8. THE APPLICANT SHALL CLOSE ALL ABANDONED DRIVEWAYS BY REPLACING THE CURB IN FRONT OF THE DRIVEWAYS AND RESTORING THE TERRACE WITH GRASS.
9. ALL SIDEWALK, CURB, AND GUTTER ADJUTING THE PROPERTY WHICH IS DAMAGED DURING CONSTRUCTION OR THAT THE CITY ENGINEER DETERMINES TO BE NECESSARY SHALL BE REPLACED.
10. ALL IMPROVEMENTS IN THE PUBLIC RIGHT-OF-WAY SHALL BE PER THE CITY ISSUED PLANS.
11. ALL DAMAGE TO PAVEMENT SHALL BE RESTORED IN ACCORDANCE WITH THE CITY OF MADISON'S PAVEMENT PATCHING CRITERIA.
12. DRAINAGE FROM UNDERGROUND PARKING SHALL BE DIRECTED TO THE SANITARY SEWER AFTER TREATMENT, IN ACCORDANCE WITH THE DEPARTMENT OF COMMERCE PLUMBING CODE.

Revisions

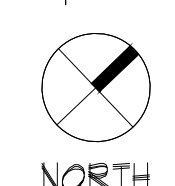
- Issued for Bidding - August 16, 2013
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BLOCK 279
 FARWELL'S REPLAT
 AND ADDITION TO
 THE VILLAGE OF MADISON
 VOLUME 'A' PAGE 6

FARWELL'S REPLAT
 AND ADDITION TO THE
 VILLAGE OF MADISON
 VOLUME 'A' PAGE 6
 BLOCK 280

SITE PLAN
 1" = 20'



Project Title

Atwood Avenue

50 Unit Building
 1924 Atwood Ave., Madison, WI
 Drawing Title
 Site Plan

Project No.

1229

Drawing No.

C-1.0



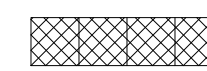
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Consultant

Notes

- SEE SHEETS A-5J 4 A-5K FOR ADDITIONAL NOTES REGARDING ALL ACCESSIBILITY REQUIREMENTS.
- DIMENSIONS ARE TO FACE OF FRAMING / CMU AND CENTERLINE OF STRUCTURAL COLUMNS, TYP.

Key Plan - Plaza Paver Color

-  = COLOR # 1
-  = COLOR # 2
-  = COLOR # 3

- SEE SHEET A-2.2 EXTERIOR MATERIAL COLOR SCHEDULE

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Project Title

Atwood Avenue

50 Unit Building
1924 Atwood Ave., Madison, WI

Drawing Title
Plaza Plan

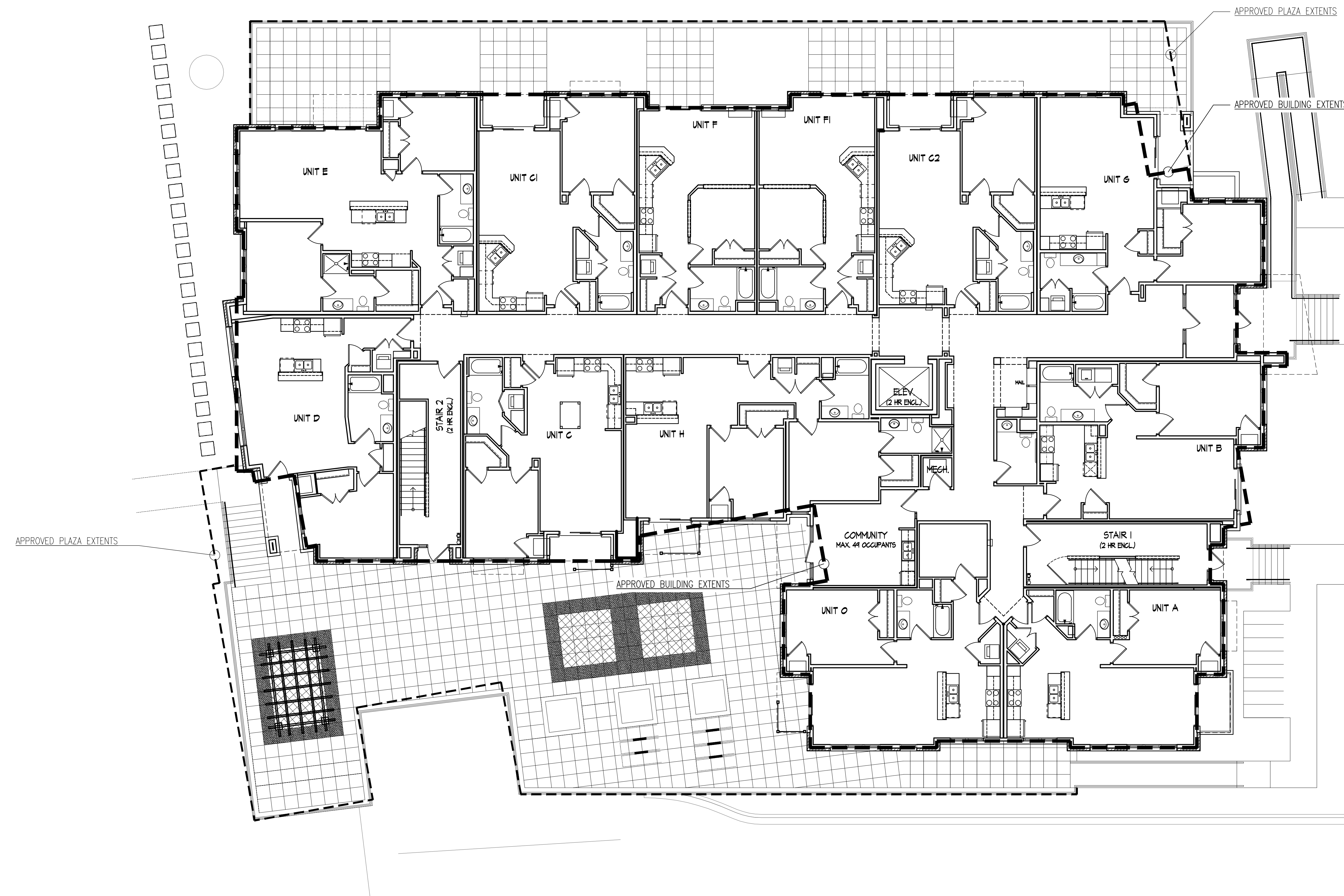
Project No.

1229

Drawing No.

C-1.5

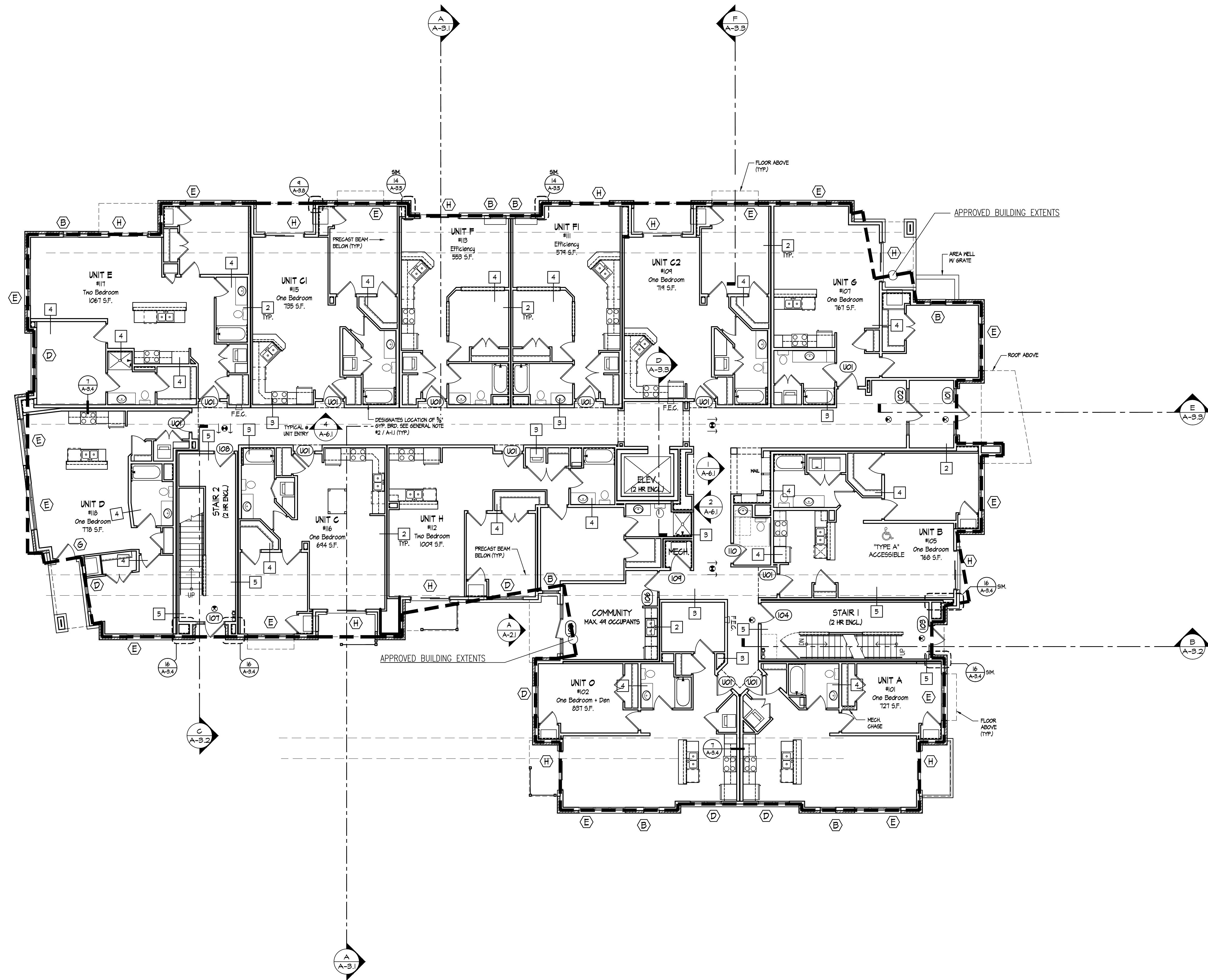
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PLAZA PLAN
1/8" = 1'-0"

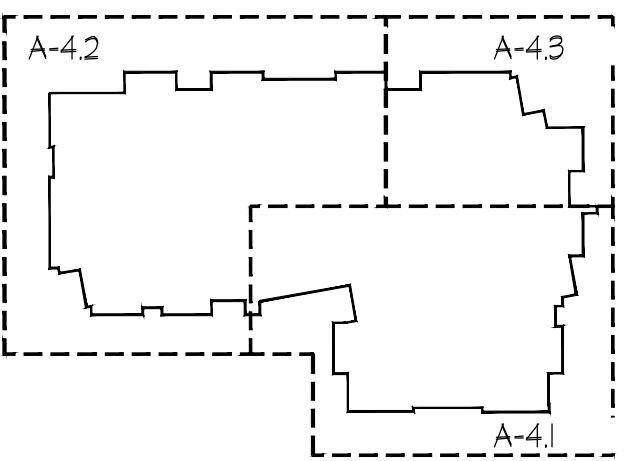


NORTH



Notes

- SEE TITLE SHEET T-1 FOR BUILDING CODE REQUIREMENTS AND ADDITIONAL INFORMATION.
- TYPICAL AT ALL TUB / SHOWERS AND CONCEALED SPACES ADJACENT TO FIRE RATED CONSTRUCTION (i.e. BEARING WALLS, PARTY WALLS, CORRIDOR WALLS, etc.) PROVIDE (1) LAYER 5/8" TYPE 'X' GYPSUM BOARD ON THE RATED WALL SEGMENT BEHIND TUB / SHOWER UNIT AND IN CONCEALED SPACES, AS INDICATED ON PLANS BY DASHED LINE.
- SEE SHEET A-51 FOR ADDITIONAL NOTES REGARDING ALL ACCESSIBILITY REQUIREMENTS.
- ALL BATHROOMS TO BE PROVIDED WITH AUTOMATIC SPRINKLER PROTECTION.
- PROVIDE OFFSET CONTROLS ON ALL TUB / SHOWER UNITS.
- PROVIDE ARCHITECT WITH BATHROOM & KITCHEN CABINET SHOP DRAWINGS FOR REVIEW AND APPROVAL PRIOR FABRICATION & INSTALLATION.
- DIMENSIONS ARE TO FACE OF STUD FRAMING AND CENTERLINE OF STRUCTURAL COLUMNS, TYP.
- UNLESS NOTED OTHERWISE, ALL INTERIOR WALL PARTITIONS ARE TO BE CONSIDERED PARTITION TYPE # 1 PER SCHEDULE ON SHEET A-3.4.
- WALL TYPE IDENTIFICATION SEE SHEETS A-3.4 FOR CONSTRUCTION DETAILS.
- FOR DOOR AND WINDOW SCHEDULES REFER TO SHEET A-11.



KEY PLAN
NTS
NORTH

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Project Title
Atwood Avenue

50 Unit Building
1924 Atwood Ave., Madison, WI
Drawing Title
First Floor Plan

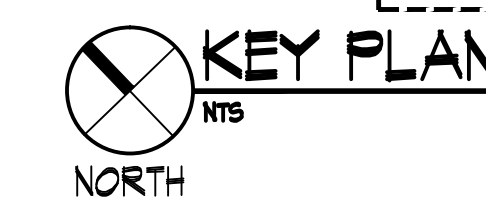
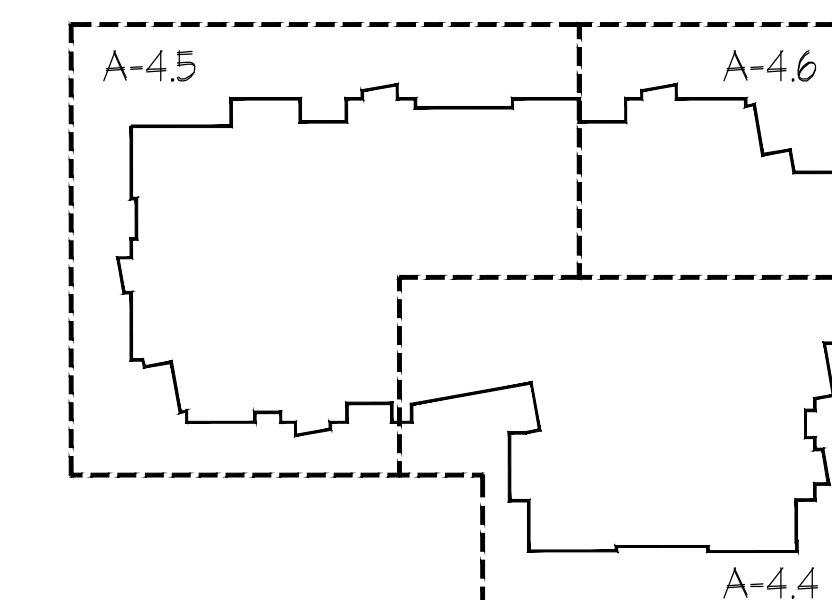
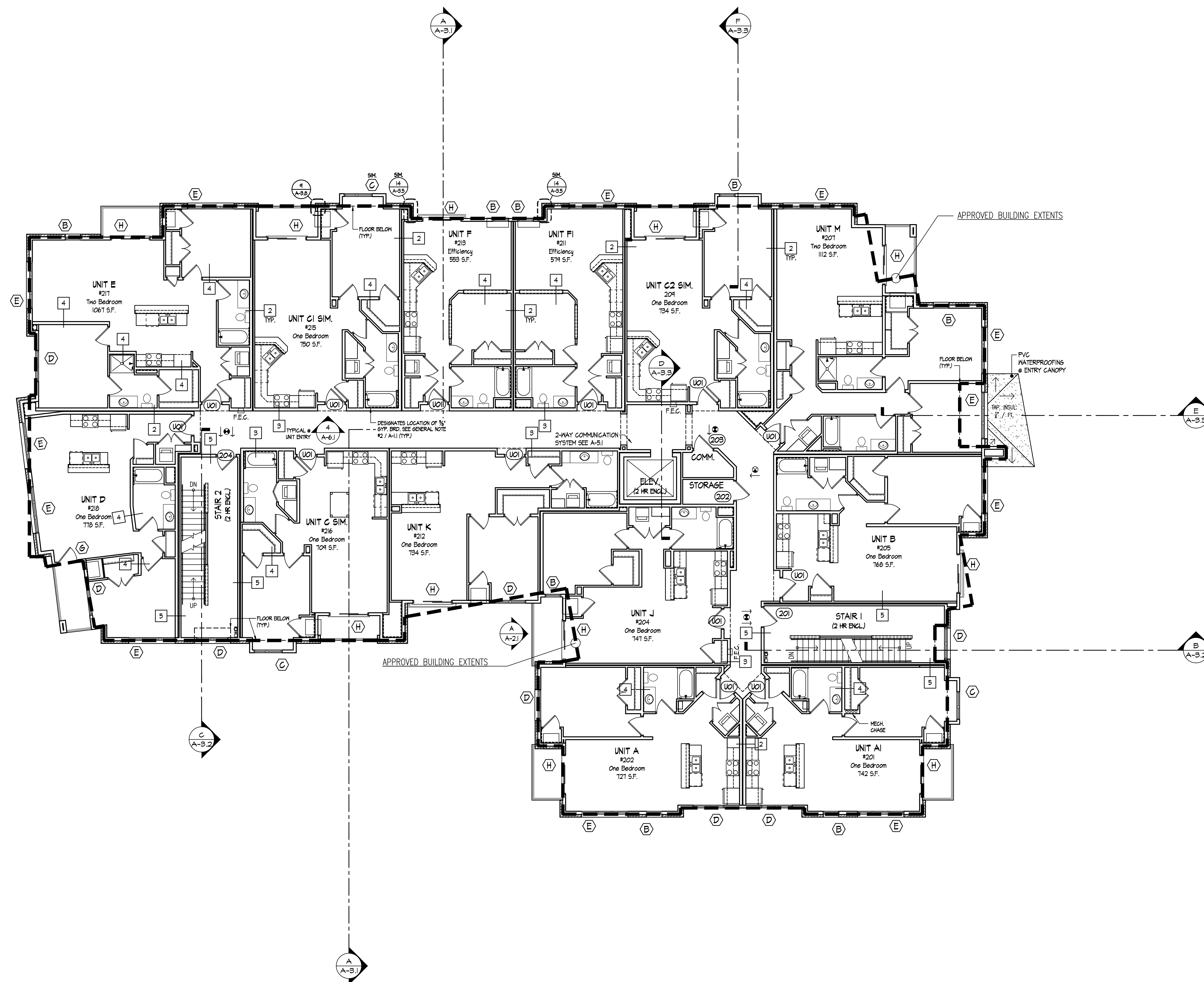
Project No. Drawing No.

1229 A-1.1

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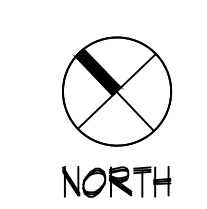
FIRST FLOOR PLAN
1/8" = 1'-0"
FIRST FLOOR = 11,526 S.F.





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SECOND FLOOR PLAN
 1/8" = 1'-0" SECOND FLOOR = 11,650 S.F.

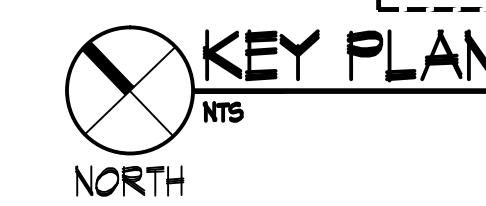
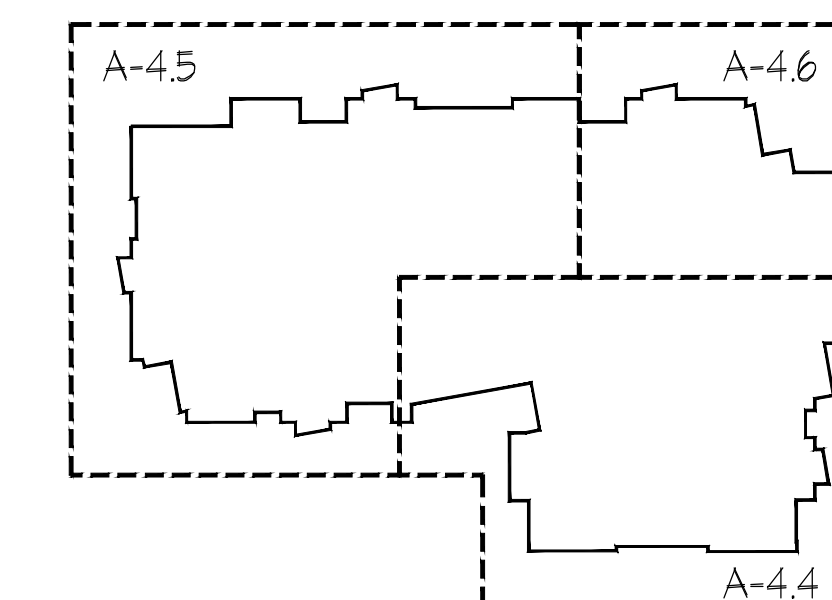
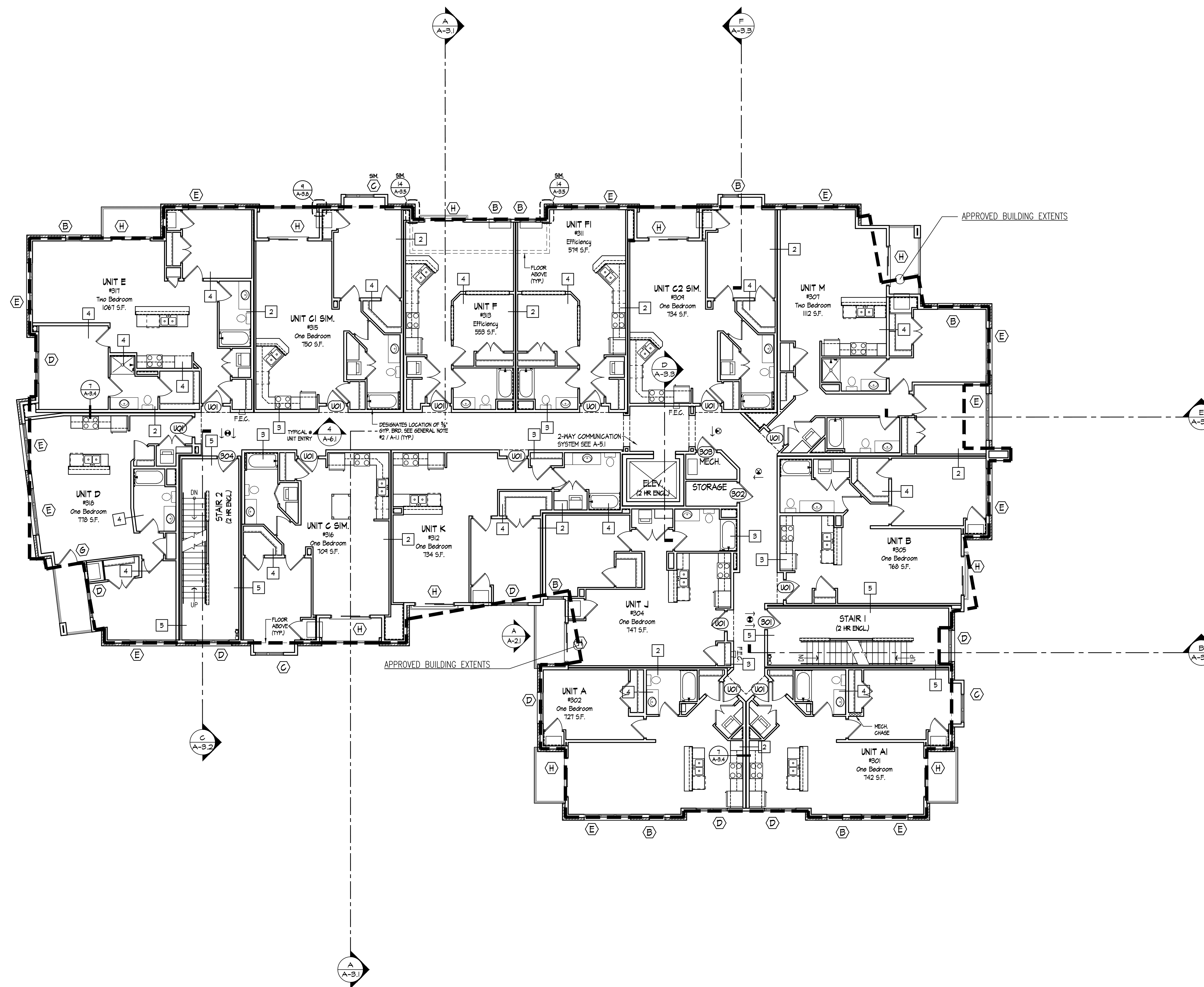


Project Title
Atwood Avenue

50 Unit Building
 1924 Atwood Ave., Madison, WI
 Drawing Title
Second Floor Plan

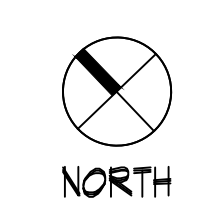
Project No. 1229 Drawing No. A-1.2

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THIRD FLOOR PLAN
 1/8" = 1'-0" THIRD FLOOR = 11,650 S.F.

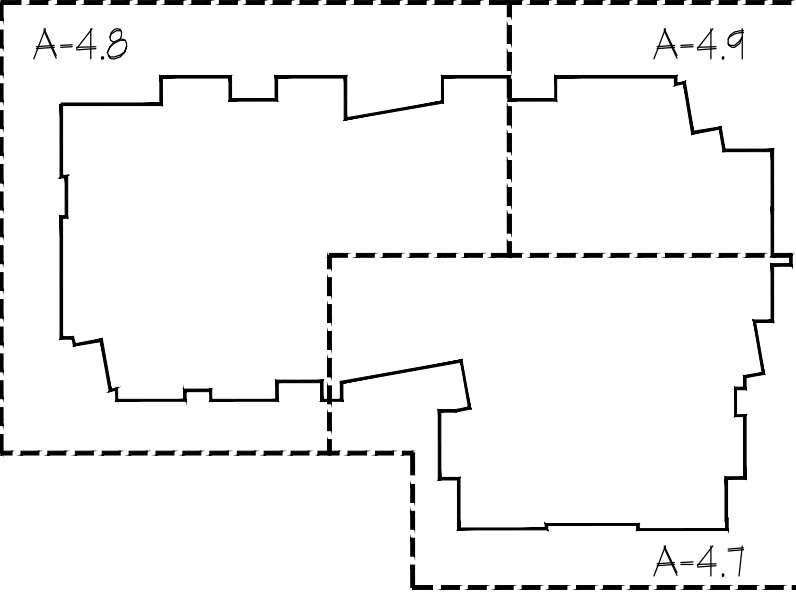
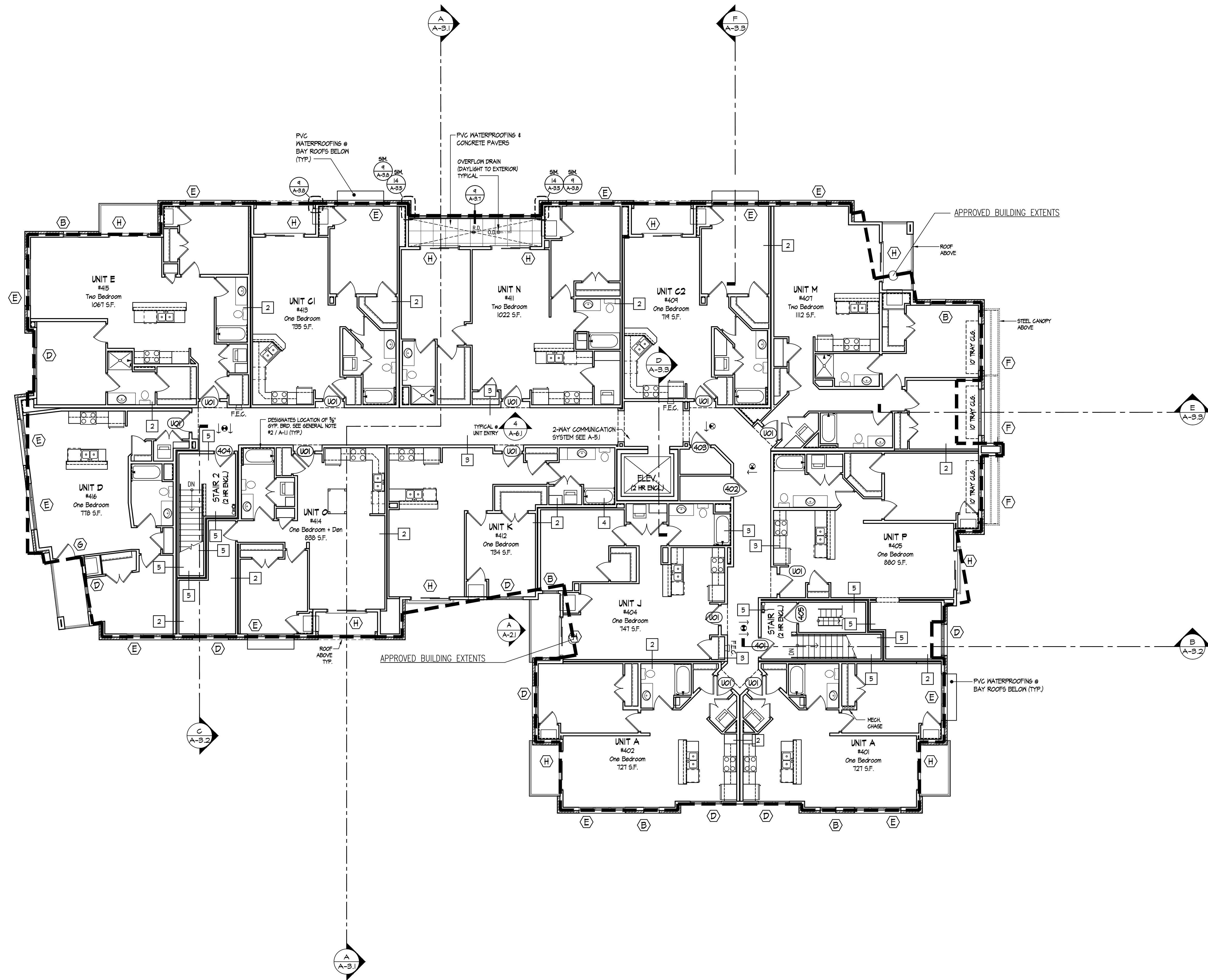


Project Title
Atwood Avenue

50 Unit Building
 1924 Atwood Ave., Madison, WI
 Drawing Title
Third Floor Plan

Project No. 1229 Drawing No. A-1.3

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FOURTH FLOOR PLAN
 1/8" = 1'-0" FOURTH FLOOR = 11,489 S.F.



Project Title
Atwood Avenue

50 Unit Building
 1924 Atwood Ave., Madison, WI
 Drawing Title
Fourth Floor Plan

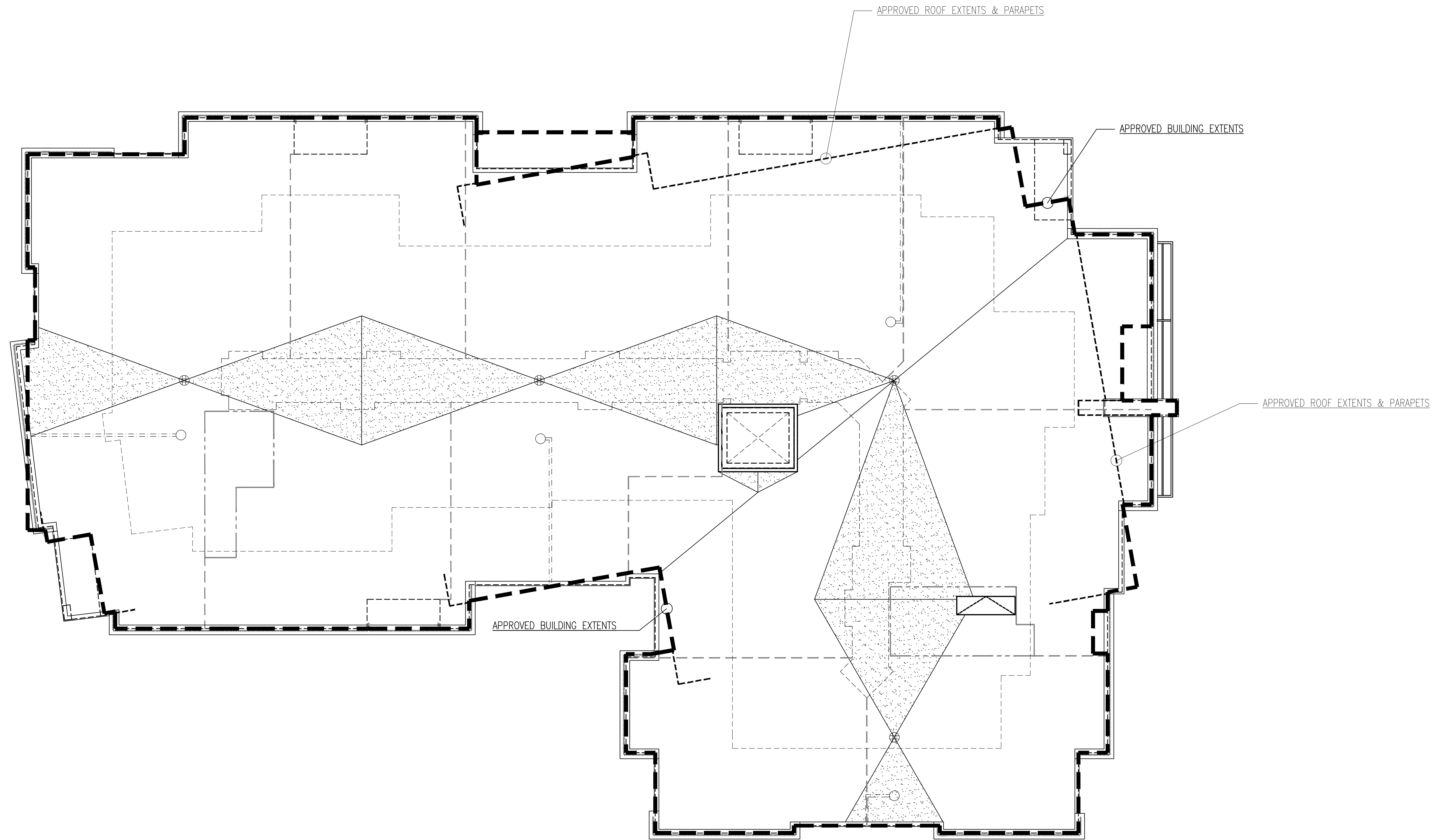
Project No. 1229 Drawing No. A-1.4

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Notes

1. PARAPET ELEVATIONS ARE DIMENSIONED FROM THE TOP OF A TYPICAL 4'-1 1/8" WALL TO THE TOP OF THE PARAPET FRAMING.



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Project Title

Atwood Avenue

50 Unit Building
1924 Atwood Ave., Madison, WI

Drawing Title
Roof Plan

Project No.

1229

Drawing No.

A-1.5

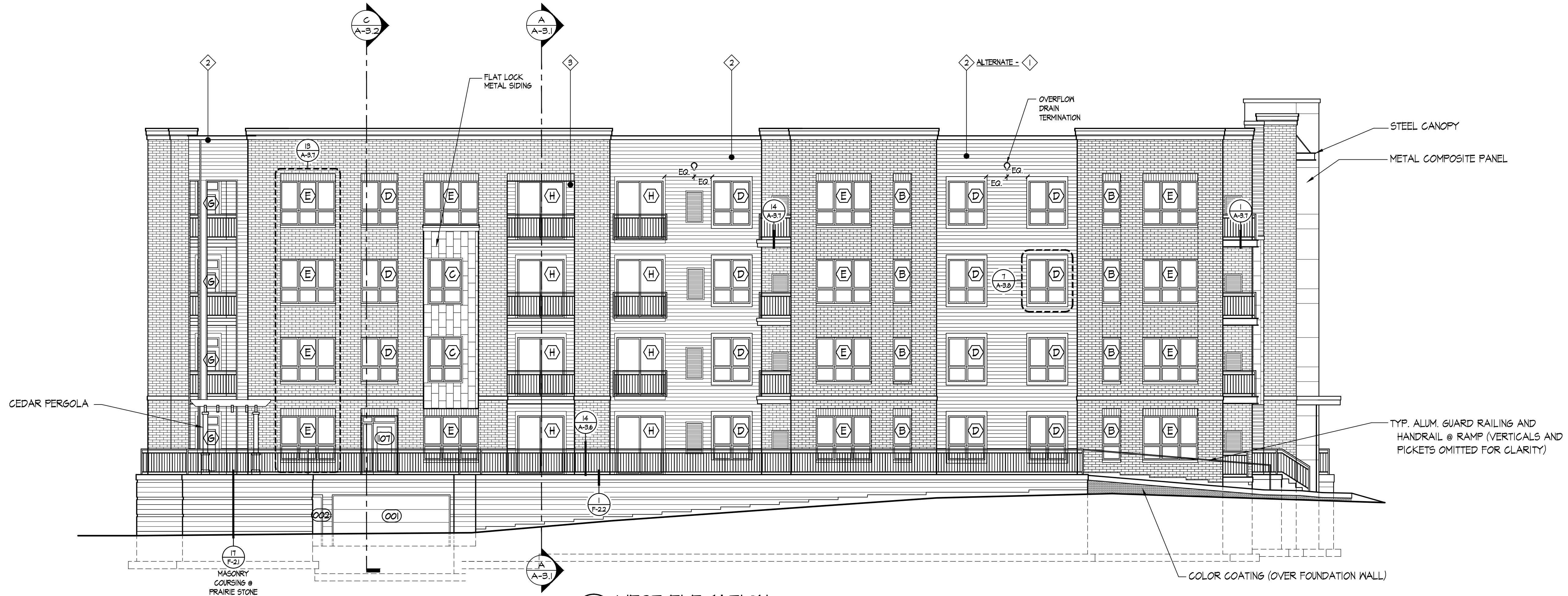
ROOF PLAN
1/8" = 1'-0"





A COURTYARD ENTRY ELEVATION
1/8" = 1'-0"

SOUTH ELEVATION
1/8" = 1'-0"



WEST ELEVATION
1/8" = 1'-0"

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Project Title
Atwood Avenue

50 Unit Building
1924 Atwood Ave., Madison, WI
Drawing Title
Proposed Elevations

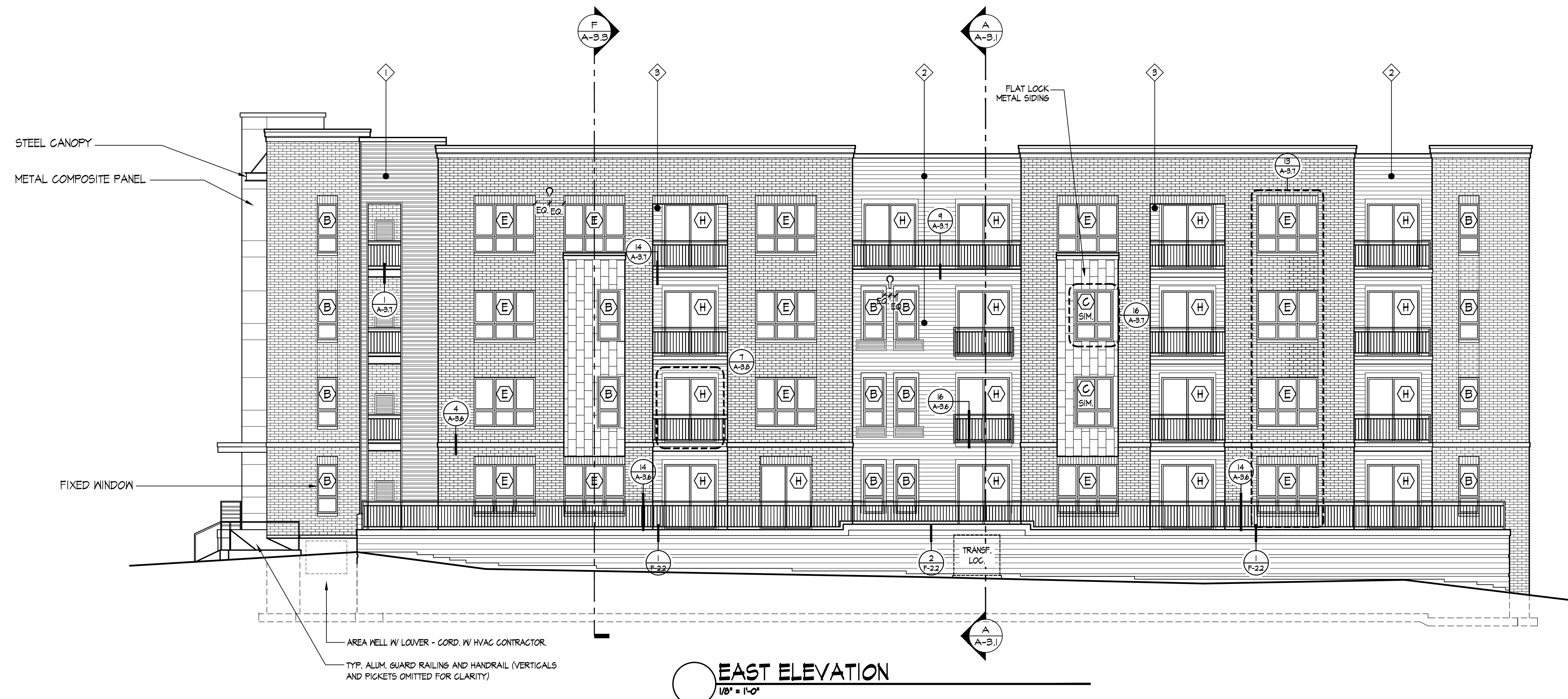
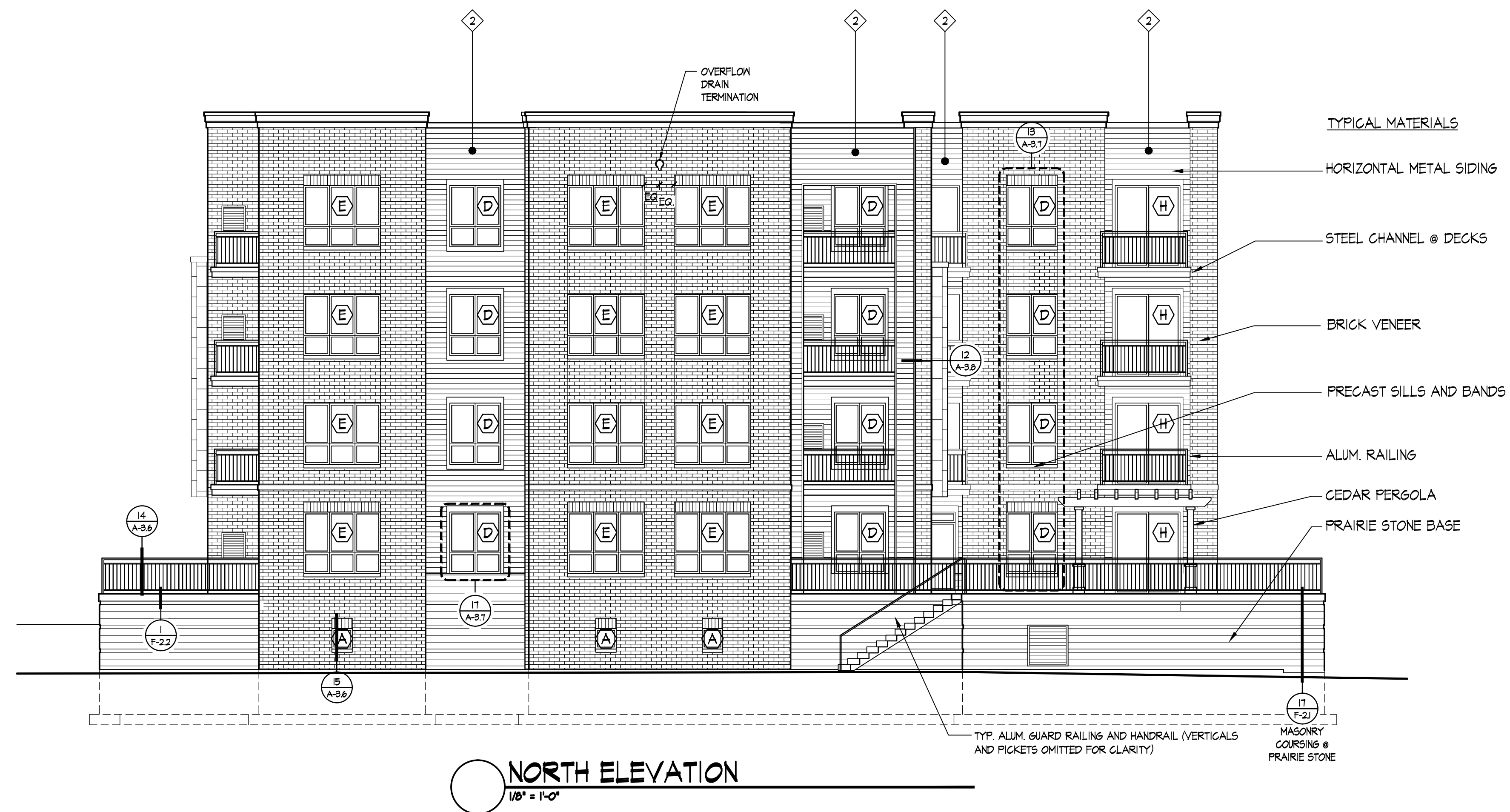
Project No. Drawing No.

1229

A-2.1

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BUILDING MATERIAL	MATERIAL	MANUFACTURER	COLOR
MAIN ROOF	EPDM	T.B.D.	BLACK
ROOF FLASHING	ALUMINUM	T.B.D.	MATCH ADJACENT SIDING/MASONRY
WATER PROOFING MEMBRANE @ LOW ROOFS	PVC	T.B.D.	TAN
HORIZONTAL METAL PANEL - ①	STEEL	COATED METALS GROUP	CHARCOAL GRAY
HORIZONTAL COMPOSITE SIDING - ②	COMPOSITE	JHARDIE - WOOD GRAIN - 6' EXP.	CHARCOAL GRAY
HORIZONTAL COMPOSITE SIDING - ③	COMPOSITE	JHARDIE - WOOD GRAIN - 6' EXP.	SLATE GRAY
FLAT LOCK METAL PANEL	STEEL	COATED METALS GROUP	COLONIAL RED
METAL COMPOSITE PANEL	METAL COMPOSITE	T.B.D.	COLONIAL RED
METAL TRIM	STEEL	T.B.D.	MATCH PANEL COLOR
BRICK VENEER	MASONRY	INTERSTATE BRICK	ARCTIC WHITE
MORTAR COLOR @ BRICK VENEER	MASONRY	T.B.D.	GREY
SEALANT @ BRICK VENEER	T.B.D.	T.B.D.	MATCH MORTAR COLOR
METAL FLASHING @ BRICK VENEER	ALUMINUM	T.B.D.	ALMOND
PRECAST	PRECAST	NORTHFIELD BLOCK COMPANY	LIMESTONE
METAL FLASHING @ PRECAST	ALUMINUM	T.B.D.	STONE WHITE
COLOR COATING	THIN-FINISH	ELITE CRETE	MATCH PRAIRIE STONE
STEEL CANOPY	STEEL	T.B.D.	BLACK
FLUSH PANEL SOFFIT	ALUMINUM	T.B.D.	COLONIAL RED
WINDOWS	FIBERGLASS	ANDERSON 100 SERIES	BLACK
FLASHING @ MASONRY	ALUMINUM	T.B.D.	ALMOND / STONE WHITE
SEALANT @ WINDOWS	T.B.D.	T.B.D.	MATCH ADJACENT SIDING/MASONRY
RAILING	STEEL	T.B.D.	BLACK OR CLEAR ANODIZED
DECK BOARDS	COMPOSITE	TREX	T.B.D.
DECK SKIRT	STEEL	T.B.D.	MATCH RAILING COLOR
DECK SKIRT	COMPOSITE	JHARDIE	CHARCOAL GRAY
FLASHING @ DECK EDGE	ALUMINUM	T.B.D.	MATCH DECK SKIRT
FLASHING @ DECK LEDGER	ALUMINUM	T.B.D.	MATCH ADJACENT SIDING/MASONRY
ENTRY DOORS	ALUMINUM STOREFRONT	KAWNEER	BLACK
GARAGE MAN DOOR	INSULATED METAL	T.B.D.	MATCH PRAIRIE STONE
OVERHEAD GARAGE DOOR	ALUMINUM	T.B.D.	MATCH PRAIRIE STONE
PAVER	CONCRETE	T.B.D.	T.B.D.
CONCRETE TOPPING @ FLAZA - ①	CONCRETE	T.B.D.	STANDARD GREY
CONCRETE TOPPING @ FLAZA - ②	CONCRETE	T.B.D.	T.B.D.



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Atwood Avenue

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 Drawing Title
Proposed Elevations

Project No. Drawing No.

1229 A-2.2

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