

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 _____

Aidermanic District _____

Zoning District _____

Urban Design District _____

Submittal reviewed by _____

Legistar # _____

RECEIVED 6/30/21
11:46 a.m.

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: 22 N Second Street

Title: The Avenue 24-Unit

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

UDC meeting date requested July 28, 2021

- 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)
 Signage Exception

Other

- Please specify

4. Applicant, Agent, and Property Owner Information

Applicant name Lorrie K. Heinemann
Street address 550 W. Washington Ave.
Telephone (608) 535-4572

Company Madison Development Corporation
City/State/Zip Madison, WI 53703
Email Lorrie@mdcorp.org

Project contact person Kevin Burow
Street address 7601 University Ave. STE 201
Telephone (608) 836-3690

Company Knothe & Bruce Architects
City/State/Zip Middleton, WI 53562
Email kburow@knothebruce.com

Property owner (if not applicant) _____
Street address _____
Telephone _____

City/State/Zip _____
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 on Page 4 for plan details)
- Filing fee
- Electronic Submittal*
- Notification to the District Alder
 - Please provide an email to the District Alder notifying them that you are filing this UDC application. Please send this as early in the process as possible and provide a copy of that email with the submitted application.

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 Kevin Firchow on 02/22/2021.
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 Lorrie K. Heinemann Relationship to property Owner
 Authorizing signature of property owner Lorrie K. Heinemann Date 6/30/2021

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

June 30, 2021

Ms. Julie Cleveland
Urban Design Planner
Department of Planning, Community & Economic Development
215 Martin Luther King Jr. Blvd., Ste 017
Madison, Wisconsin 53703



Re: Letter of Intent
The Avenue Development – UDC Informational
KBA Project #2111

Ms. Julie Cleveland,

The following is submitted together with the plans and applications for staff and Urban Design Commission consideration.

This application proposes a new two- to three-story, multi-family apartment building at 22 N Second St., the corner of N. Second St. and E. Mifflin St. This proposed development will replace the current temporary structure currently used by Options in Community Living, who have decided to move to a new location. The temporary structure currently on this corner has served its intended purpose and lifetime, and replacing it with an intimate, multi-family development will provide much needed housing while strengthening the neighborhood atmosphere.

This proposed development does not interfere with the neighboring Graaskamp Park. By removing the current surface parking to the northeast of the park, it will strengthen and secure the park.

The proposed multi-family development includes the demolition of the existing temporary building and surface parking to construct a 24-unit multi-family building with 24 underground parking stalls. The building height is consistent with the other buildings on the block, and the step back from the second to third floor reduces the scale of the building on E. Mifflin St. further. The cream city brick façade reflects the history of the block, and walk-up unit entrances mirror the residential street patterns surrounding the site. The close proximity to public transit stops connects this much needed housing to the greater Madison community without introducing additional traffic in the local neighborhood.

Madison Development Corporation, owners and managers of The Avenue Apartments along with the building leased by Options in Community Living, and Graaskamp Park are excited to continue improving this block to the benefit of the local neighborhood and larger Madison community.

Thank you for your time reviewing our proposal.

Sincerely,

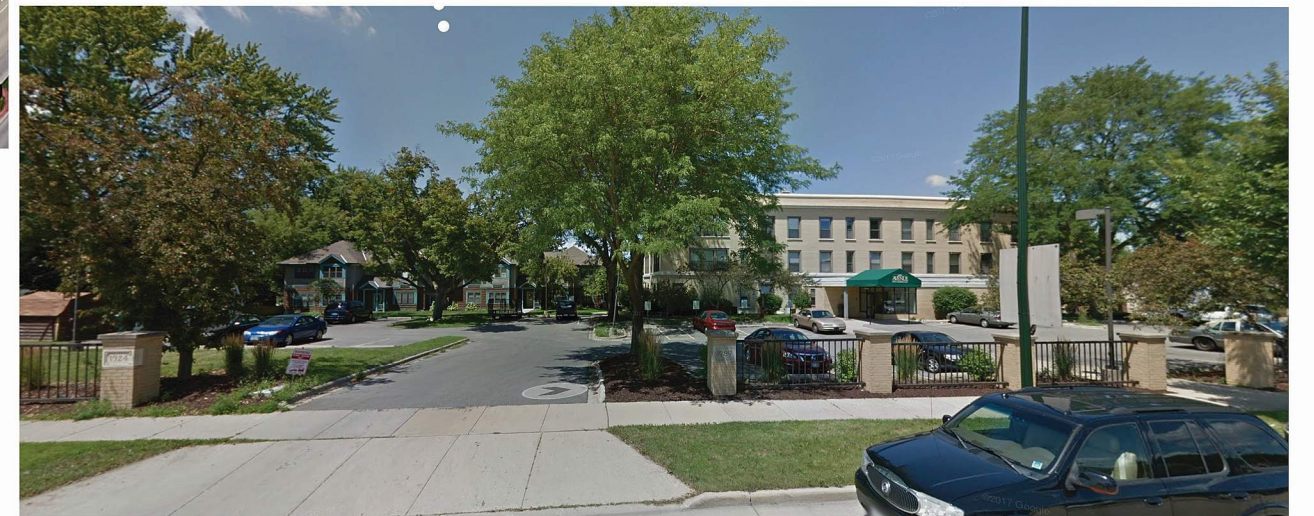
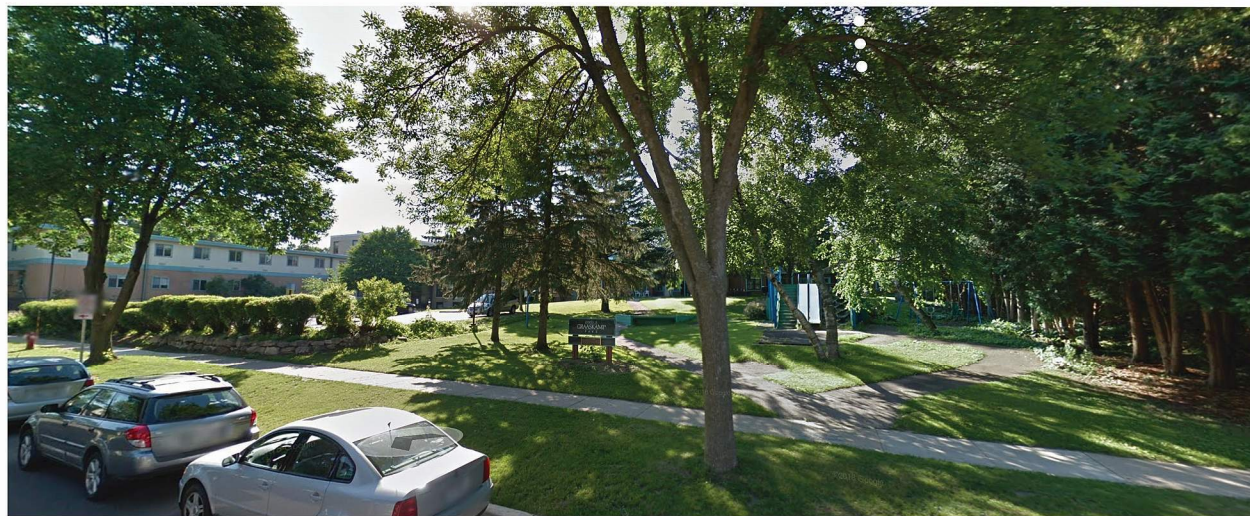
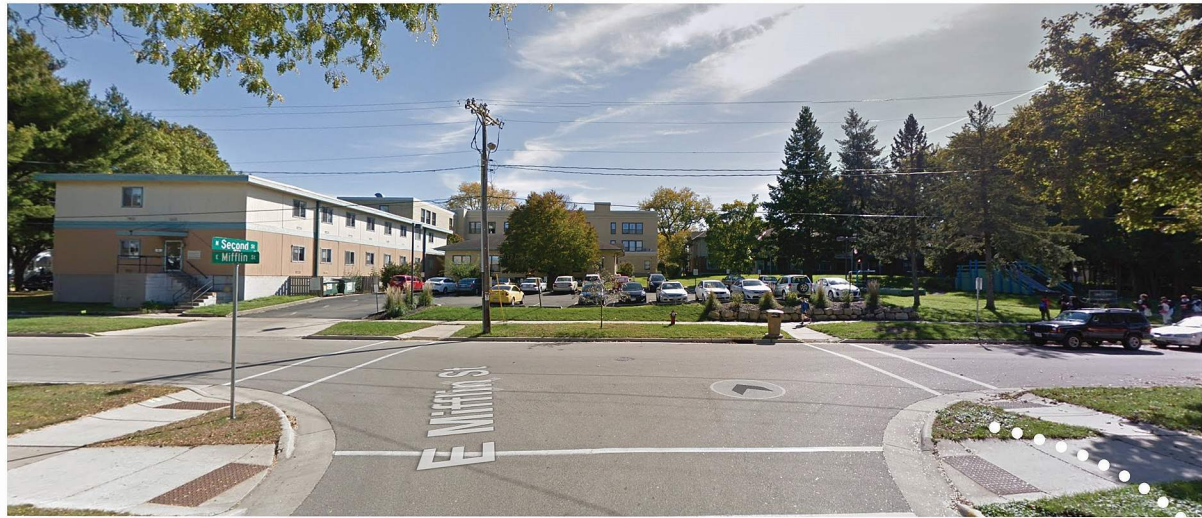
A handwritten signature in black ink that reads 'Kevin Burow'.

Kevin Burow, AIA, NCARB, LEED AP
Managing Member



The Avenue
Aerial Locator Map
22 N. Second St.
June 30, 2021





The Avenue
Photos
22 N. Second St.
June 30, 2021





View along E. Mifflin St. - Surrounding Residential



View along E. Mifflin St. - Site

The Avenue
22 E Mifflin Street
July 19, 2021



View along N. Second St. - Surrounding Residential



View along N. Second St. - Site

The Avenue
22 E Mifflin Street
July 19, 2021

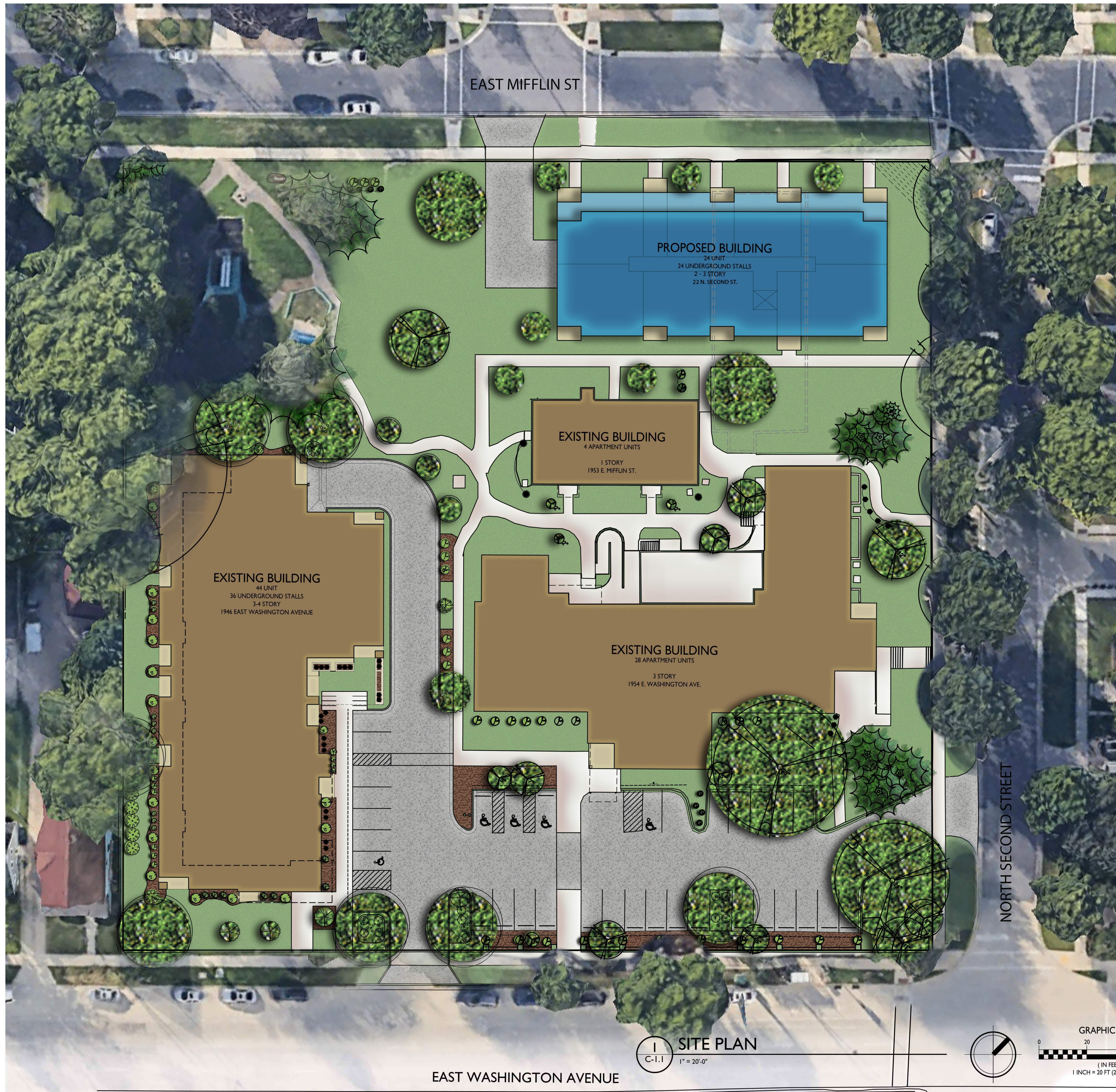


View at E. Mifflin St. and N. Second St. - Surrounding Residential

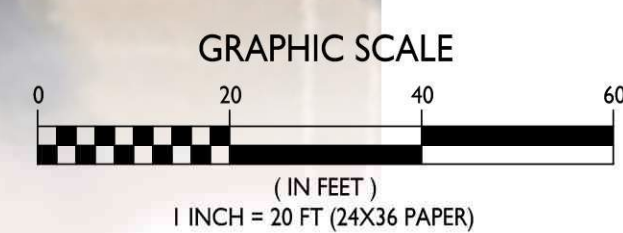


View at E. Mifflin St. and N. Second St. - Site

The Avenue
22 E Mifflin Street
July 19, 2021



SITE PLAN
C-1.1
1" = 20'-0"

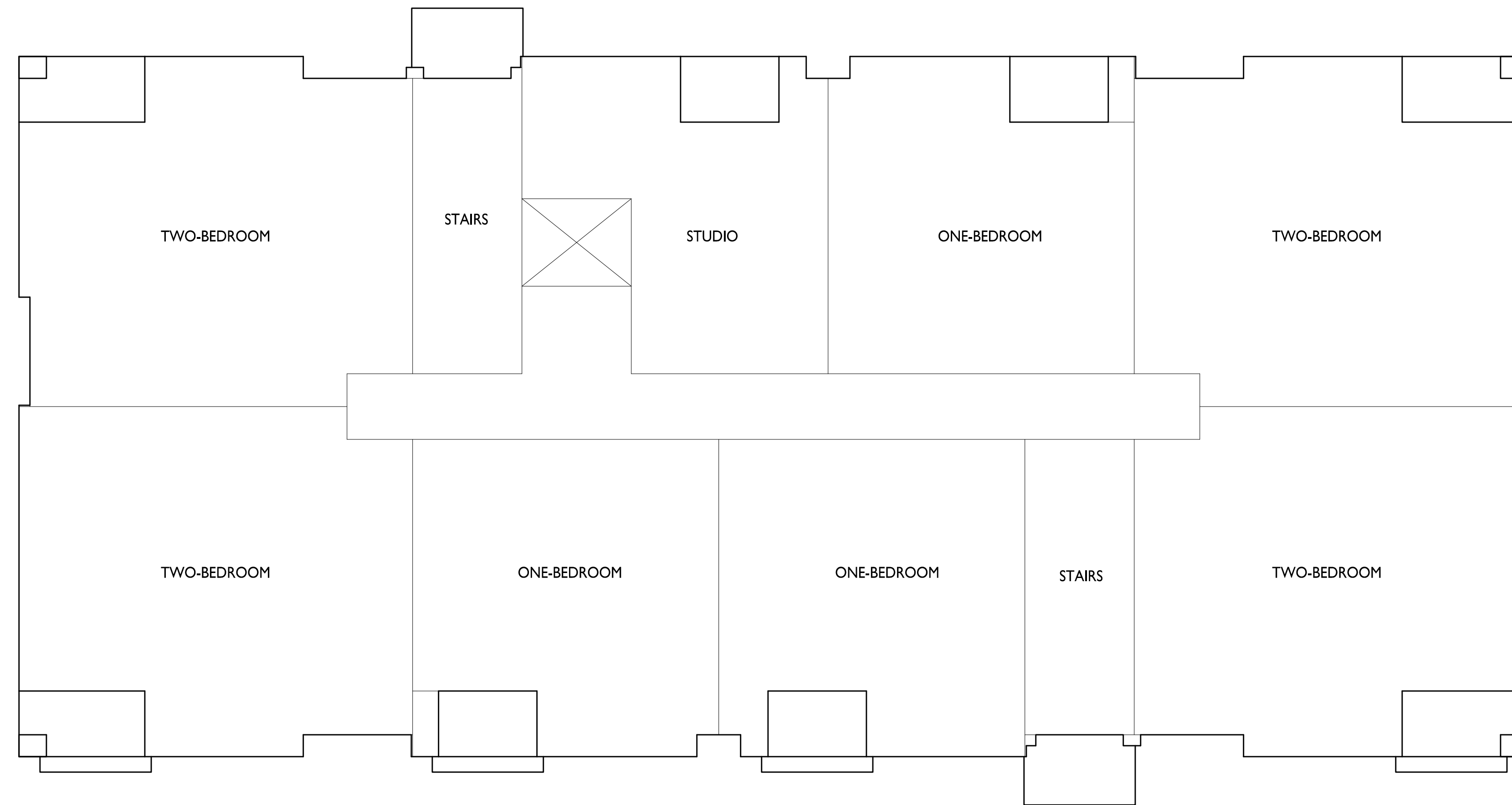


ISSUED
Info UDC Submittal - June 30, 2021

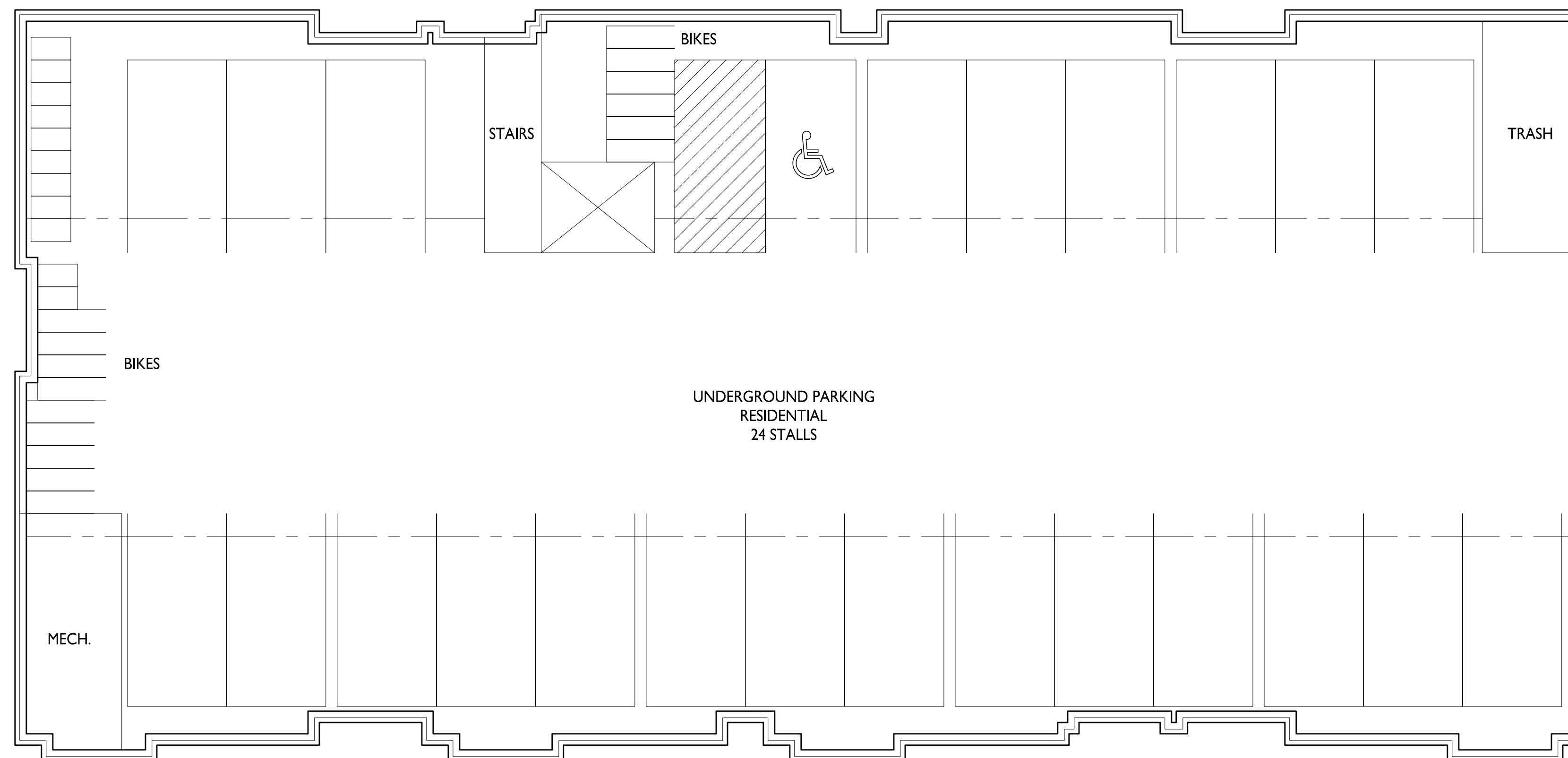
PROJECT TITLE
**The Avenue
Expansion
Madison
Development
Corp.**

Site Address:
22 N. Second St.
SHEET TITLE
Site Plan

SHEET NUMBER



1 FIRST FLOOR PLAN
A-1.1 1/8"=1'-0"



2 BASEMENT FLOOR PLAN
A-1.1 1/8"=1'-0"



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ARCHITECTS

Phone: 7601 University Ave., Ste 201
608.836.3690 Middleton, WI 53562

ISSUED
Issued for UDC Review - June 30, 2021

PROJECT TITLE
**The Avenue
Expansion
Madison
Development
Corp.**

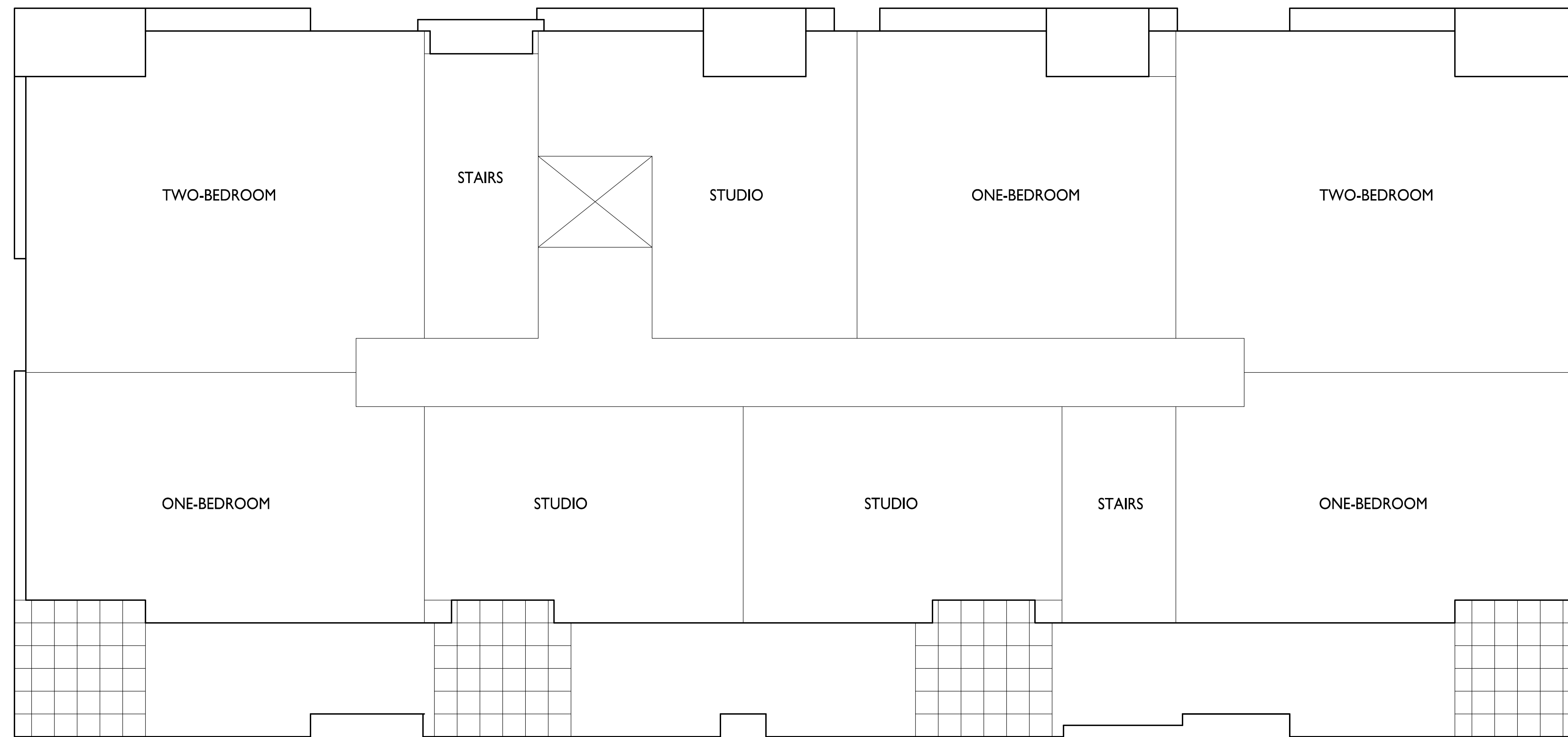
Site Address:
22 N. Second Street
SHEET TITLE
**First Floor and
Basement Floor
Plans**

SHEET NUMBER

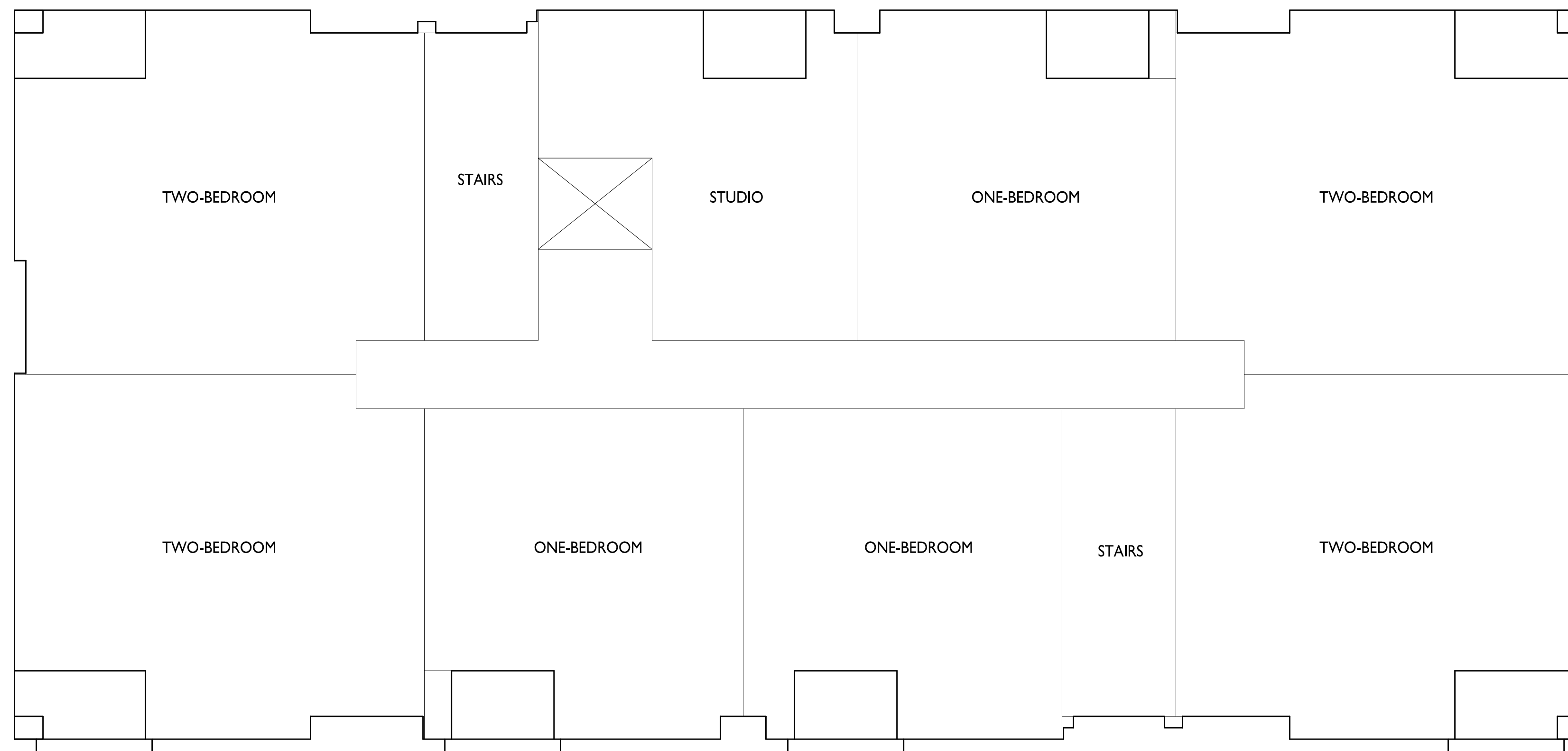
A-1.1

PROJECT NO. **2111**

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1 THIRD FLOOR PLAN
A-1.2 1/8"=1'-0"



2 SECOND FLOOR PLAN
A-1.2 1/8"=1'-0"



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ARCHITECTS

Phone: 7601 University Ave., Ste 201
608.836.3690 Middleton, WI 53562

ISSUED
Issued for UDC Review - June 30, 2021

PROJECT TITLE
**The Avenue
Expansion
Madison
Development
Corp.**

Site Address:
22 N. Second Street
SHEET TITLE
**Second and Third
Floor Plans**

SHEET NUMBER

A-1.2

PROJECT NO. **2111**

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1 COLORED ELEVATION - NORTH
A-2.1 1/8" = 1'-0"



2 COLORED ELEVATION - SOUTH
A-2.1 1/8" = 1'-0"



3 COLORED ELEVATION - EAST
A-2.1 1/8" = 1'-0"



4 COLORED ELEVATION - WEST
A-2.1 1/8" = 1'-0"

NOT FOR CONSTRUCTION



knothe • bruce
ARCHITECTS
Phone: 608.836.3690 7601 University Ave. #201
Middleton, WI 53562

KEY PLAN

ISSUED

PROJECT TITLE
**Madison
Development
Corp Avenue
Expansion**

22 North Second Street
Madison
Wisconsin 53704

SHEET TITLE
**EXTERIOR
ELEVATIONS**

SHEET NUMBER

A-2.1

PROJECT NUMBER **2111**

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MADISON DEV CORP
AVENUE EXPANSION





MADISON DEV CORP
AVENUE EXPANSION





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AVENUE EXPANSION





MADISON DEV CORP
AVENUE EXPANSION

