

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: 306 S. BALDWIN ST.
 Title: _____

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

<input type="checkbox"/> Project in an Urban Design District <input type="checkbox"/> Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC) <input type="checkbox"/> Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC) <input checked="" type="checkbox"/> Planned Development (PD) <input checked="" type="checkbox"/> General Development Plan (GDP) <input type="checkbox"/> Specific Implementation Plan (SIP) <input type="checkbox"/> Planned Multi-Use Site or Residential Building Complex	Signage <input type="checkbox"/> Comprehensive Design Review (CDR) <input type="checkbox"/> Signage Variance (i.e. modification of signage height, area, and setback) Other <input type="checkbox"/> Please specify _____
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4. Applicant, Agent, and Property Owner Information

Applicant name NICHOLAS RHODE Company _____
Street address 108 W. MACARTHUR ST. City/State/Zip SUN PRAIRIE, WI 53590
Telephone (608) 338-4353 Email rhodeproperty@gmail.com
Project contact person NICHOLAS RHODE Company _____
Street address 108 W. MACARTHUR ST. City/State/Zip SUN PRAIRIE, WI 53590
Telephone (608) 338-4353 Email rhodeproperty@gmail.com
Property owner (if not applicant) _____
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)
- 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 Janine Glaeser on June 19, 2018.
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 Nicholas Rhode Relationship to property owner
 Authorized signature of Property Owner [Signature] Date 6/20/2018

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

Introduction

The City of Madison's Urban Design Commission (UDC) has been created to:

- Encourage and promote high quality in the design of new buildings, developments, remodeling, and additions so as to maintain and improve the established standards of property values within the City.
- Foster civic pride in the beauty and nobler assets of the City, and in all other ways possible assure a functionally efficient and visually attractive City in the future.

Types of Approvals

There are three types of requests considered by the UDC:

- Informational Presentation. Applicants may, at their discretion, request to make an Informational Presentation to the UDC prior to seeking any approvals to obtain early feedback and direction before undertaking detailed design. Applicants should provide details on the context of the site, design concept, site and building plans, and other relevant information to help the UDC understand the proposal and provide feedback. (Does not apply to CDR's or Signage Variance requests)
- Initial Approval. Applicants may, at their discretion, request initial approval of a proposal by presenting preliminary design information. As part of their review, the Commission will provide feedback on the design information what should be addressed at Final Approval stage.
- Final Approval. Applicants may request Final Approval of a proposal by presenting all final project details. Recommendations or concerns expressed by the UDC in the initial approval must be addressed at this time.

Presentations to the Commission

Primarily, the UDC is interested in the appearance and design quality of projects. Emphasis should be given to the site plan, landscape plan, lighting plan, building elevations, exterior building materials, color scheme, and graphics.

When presenting projects to the UDC, applicants must fill out a registration slip provided in the meeting room and present it to the Secretary. Presentations should generally be limited to 5 minutes or as extended by motion by consent of the Commission. The Commission will withhold questions until the end of the presentation.

Applicants are encouraged to consider the use of various graphic presentation material including a locator map, photographs, renderings/model, scale drawings of the proposal in context with adjacent buildings/uses/signs, etc., as may be deemed appropriate to describe the project and its surroundings. Graphics should be mounted on rigid boards so that they may be easily displayed. **Applicants/presenters are responsible for all presentation materials, AV equipment and easels.**

URBAN DESIGN DEVELOPMENT PLANS CHECKLIST

The items listed below are minimal application requirements for the type of approval indicated. Please note that the UDC and/or staff may require additional information in order to have a complete understanding of the project.

1. Informational Presentation

- Locator Map
- Letter of Intent (If the project is within a Urban Design District, a summary of how the development proposal addresses the district criteria is required)
- Contextual site information, including photographs and layout of adjacent buildings/structures
- Site Plan
- Two-dimensional (2D) images of proposed buildings or structures.

Providing additional information beyond these minimums may generate a greater level of feedback from the Commission.

Requirements for All Plan Sheets

1. Title block
2. Sheet number
3. North arrow
4. Scale, both written and graphic
5. Date
6. Fully dimensioned plans, scaled at 1"= 40' or larger

**** All plans must be legible, including the full-sized landscape and lighting plans (if required)**

2. Initial Approval

- Locator Map
- Letter of Intent (If the project is within a Urban Design District, a summary of how the development proposal addresses the district criteria is required)
- Contextual site information, including photographs and layout of adjacent buildings/structures
- Site Plan showing location of existing and proposed buildings, walks, drives, bike lanes, bike parking, and existing trees over 18" diameter
- Landscape Plan and Plant List (*must be legible*)
- Building Elevations in both black & white and color for all building sides (include material callouts)
- PD text and Letter of Intent (if applicable)

Providing additional information beyond these minimums may generate a greater level of feedback from the Commission.

3. Final Approval

All the requirements of the Initial Approval (see above), **plus:**

- Grading Plan
- Proposed Signage (if applicable)
- Lighting Plan, including fixture cut sheets and photometrics plan (*must be legible*)
- Utility/HVAC equipment location and screening details (with a rooftop plan if roof-mounted)
- PD text and Letter of Intent (if applicable)
- Samples of the exterior building materials (presented at the UDC meeting)

4. Comprehensive Design Review (CDR) and Variance Requests (*Signage applications only*)

- Locator Map
- Letter of Intent (a summary of how the proposed signage is consistent with the CDR or Signage Variance criteria is required)
- Contextual site information, including photographs of existing signage both on site and within proximity to the project site
- Site Plan showing the location of existing signage and proposed signage, dimensioned signage setbacks, sidewalks, driveways, and right-of-ways
- Proposed signage graphics (fully dimensioned, scaled drawings, including materials and colors, and night view)
- Perspective renderings (emphasis on pedestrian/automobile scale viewsheds)
- Graphic of the proposed signage as it relates to what the Ch. 31, MGO would permit

June 20, 2018
Department of Planning & Development
City of Madison
126 S. Hamilton St.
Madison, WI 53703

Introduction:

The subject development is located on the lot at 306 S. Baldwin St., at the corner of S. Baldwin St. and E. Wilson St., and is part of a Planned Development (PD) zoning map amendment, currently zoned TR-C4. The 66' x 99' (6,534 SF) lot is currently occupied by a two-flat on the southwest half of the lot, with a detached 3-car garage currently occupying the west corner of the proposed lot.

Project Description:

The project calls for the current TR-C4 lot noted above to be split into two PD zoned lots measuring 32.39' x 99' as the "south" lot and 34.02' x 99' as the "north" lot as documented on the Certified Survey Map. The proposed development is a two-story, owner occupied, single-family home to be constructed on the "north" proposed lot, with a two-car detached garage replacing the current free standing 3-car garage. The project will also include a drive-way on southwest corner of the proposed lot specifically catered for additional off-street parking for tenants whom occupy the two-flat at 306. S. Baldwin St. The current two-flat will not be affected by the construction of the proposed house and is located on the proposed "south" lot.

The proposed single-family house is designed to match the current two-story craftsman style of the neighborhood. It will be a quality-built house with durable siding, shingled roof, and above standard finishes.

Pre-Application Meetings:

The proposed project as described above was presented to the Marquette Neighborhood Association on March 13th, 2018. The project design was unanimously accepted and approved by each voting member of the association. Alder Rummel was given formal notice of intent to submit a Land Use Application on April 3rd, 2018. The Department of Planning and Development was utilized during each step of this process thus far.

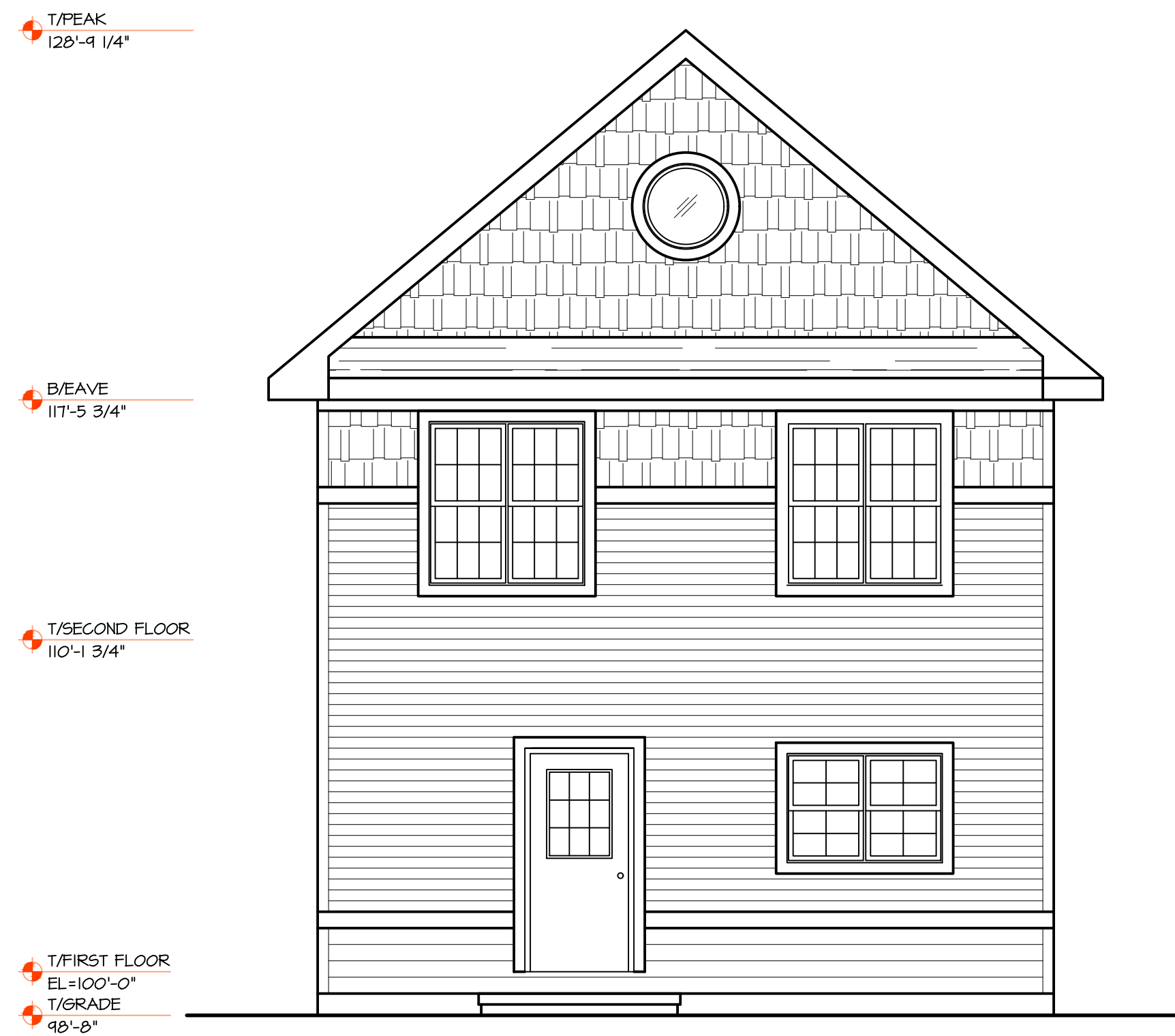
Project Schedule

Construction is scheduled to begin in September 2018 and will be completed by March 2019.

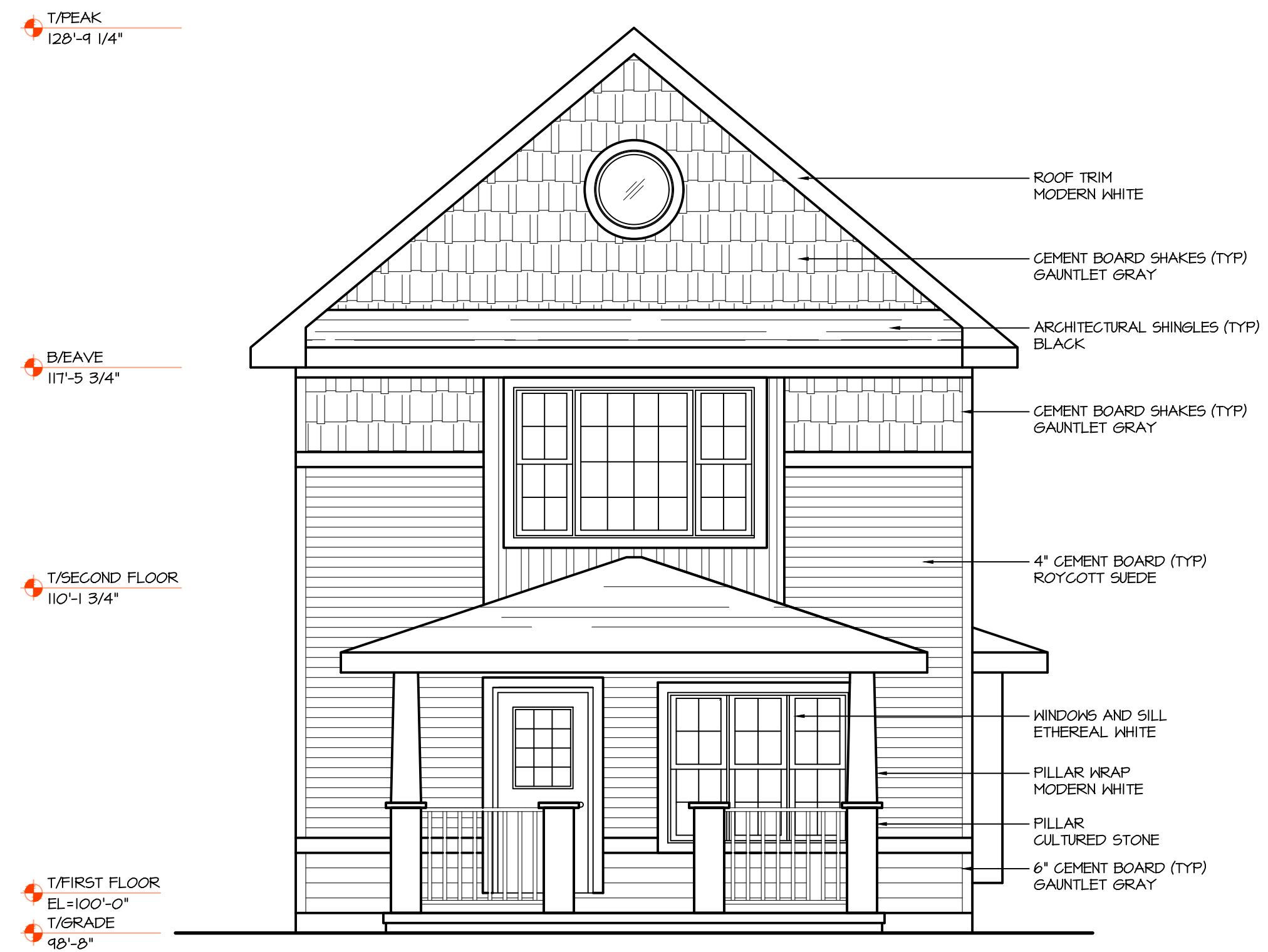
Thank you for your time in reviewing my proposal.

Yours Truly,

Nicholas R. Rhode



BACK ELEVATION



FRONT ELEVATION

SEE A5 FOR ADDITIONAL GARAGE ELEVATIONS

ALL SIDING AND TRIM FINISHES TYPICAL

1/4"=1'-0"

ELEVATIONS	RHODE RESIDENCE	AI
MAY 27, 2018		
THESE DRAWINGS ARE FOR ARCHITECTURAL PURPOSES ONLY AND DO NOT INCLUDE SOIL OR STRUCTURAL ANALYSIS		

T/PEAK
120'-9 1/4"

B/EAVE
117'-5 3/4"

T/SECOND FLOOR
110'-1 3/4"

T/FIRST FLOOR
EL=100'-0"
T/GRADE
98'-0"



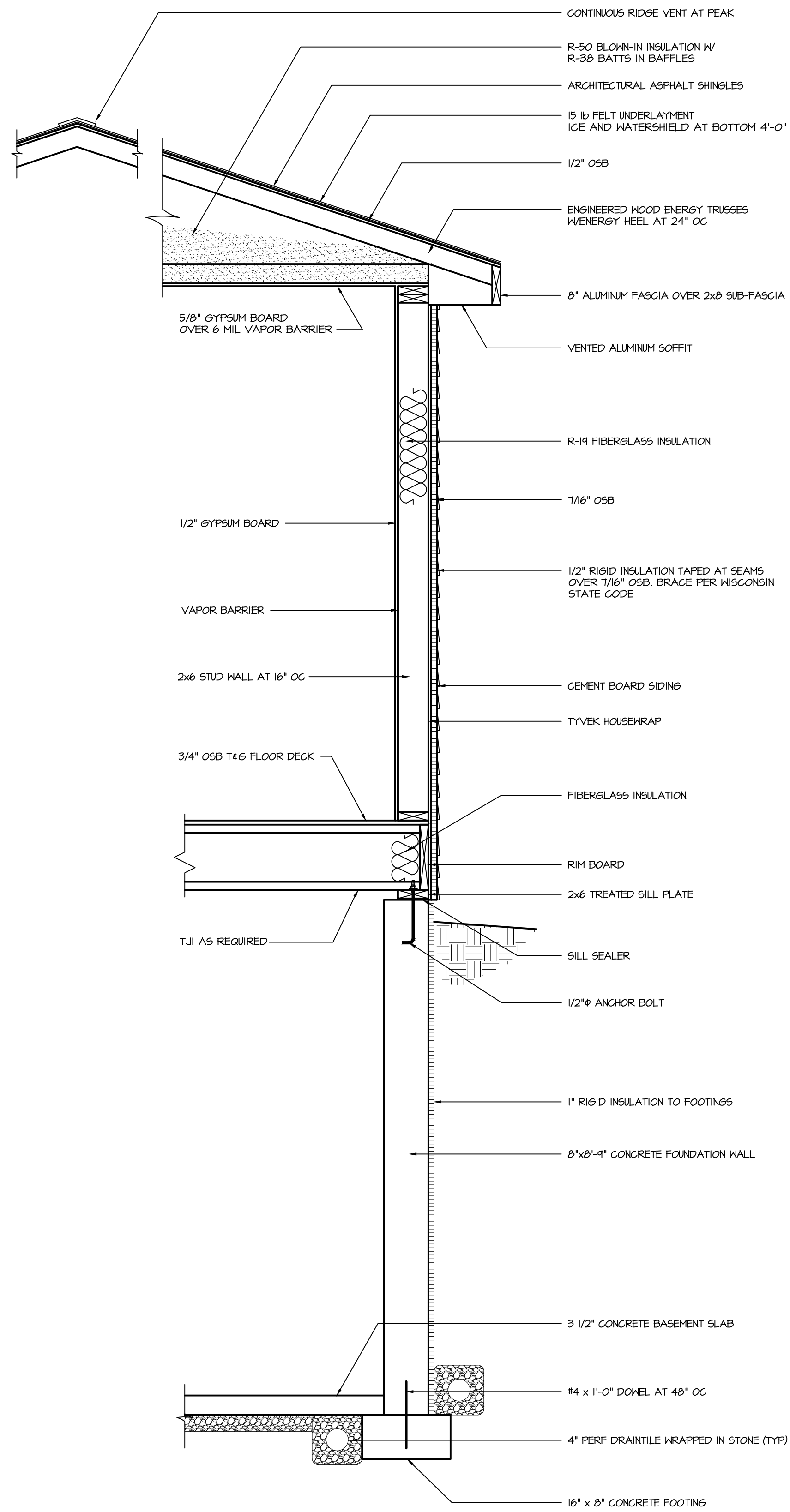
T/PEAK
111'-6 1/4"

B/EAVE
108'-0"

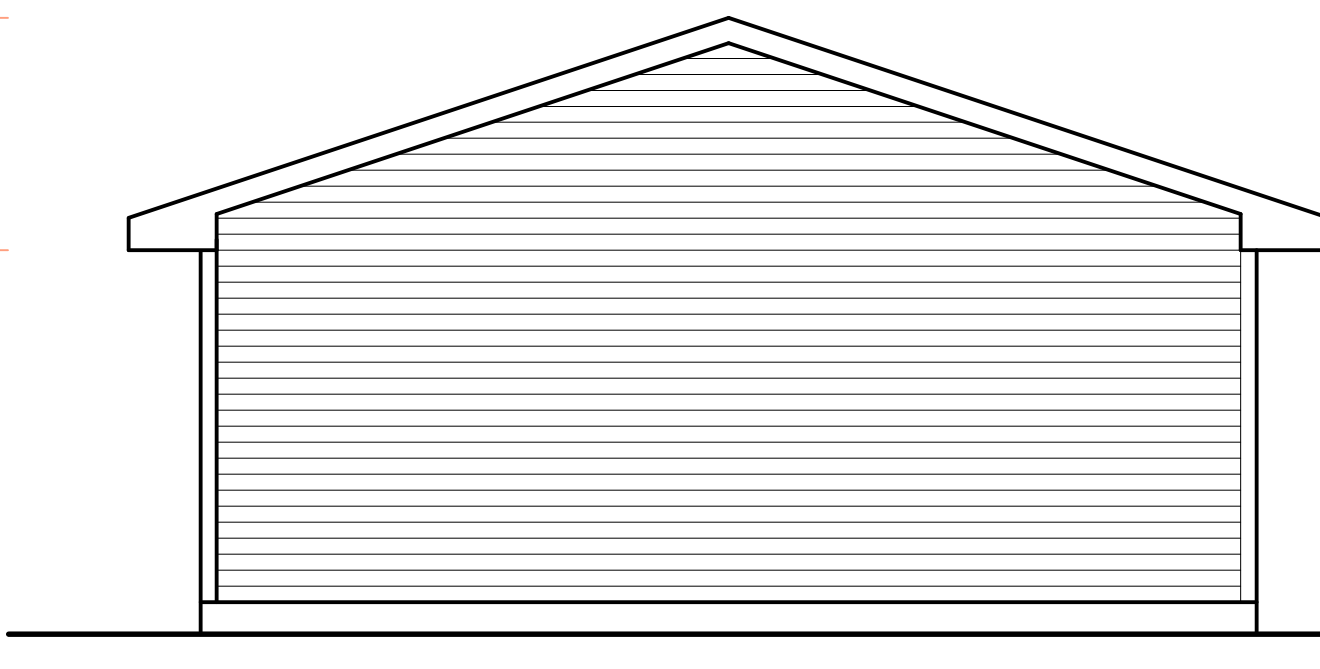
T/GRADE
98'-0"

1/4"=1'-0"

WEST ELEVATION	RHODE RESIDENCE	A2
		MAY 27, 2018
<small>THESE DRAWINGS ARE FOR ARCHITECTURAL PURPOSES ONLY AND DO NOT INCLUDE SOIL OR STRUCTURAL ANALYSIS</small>		



T/PEAK
 111'-6 1/4"
 B/EAVE
 108'-0"
 T/GRADE
 98'-8"



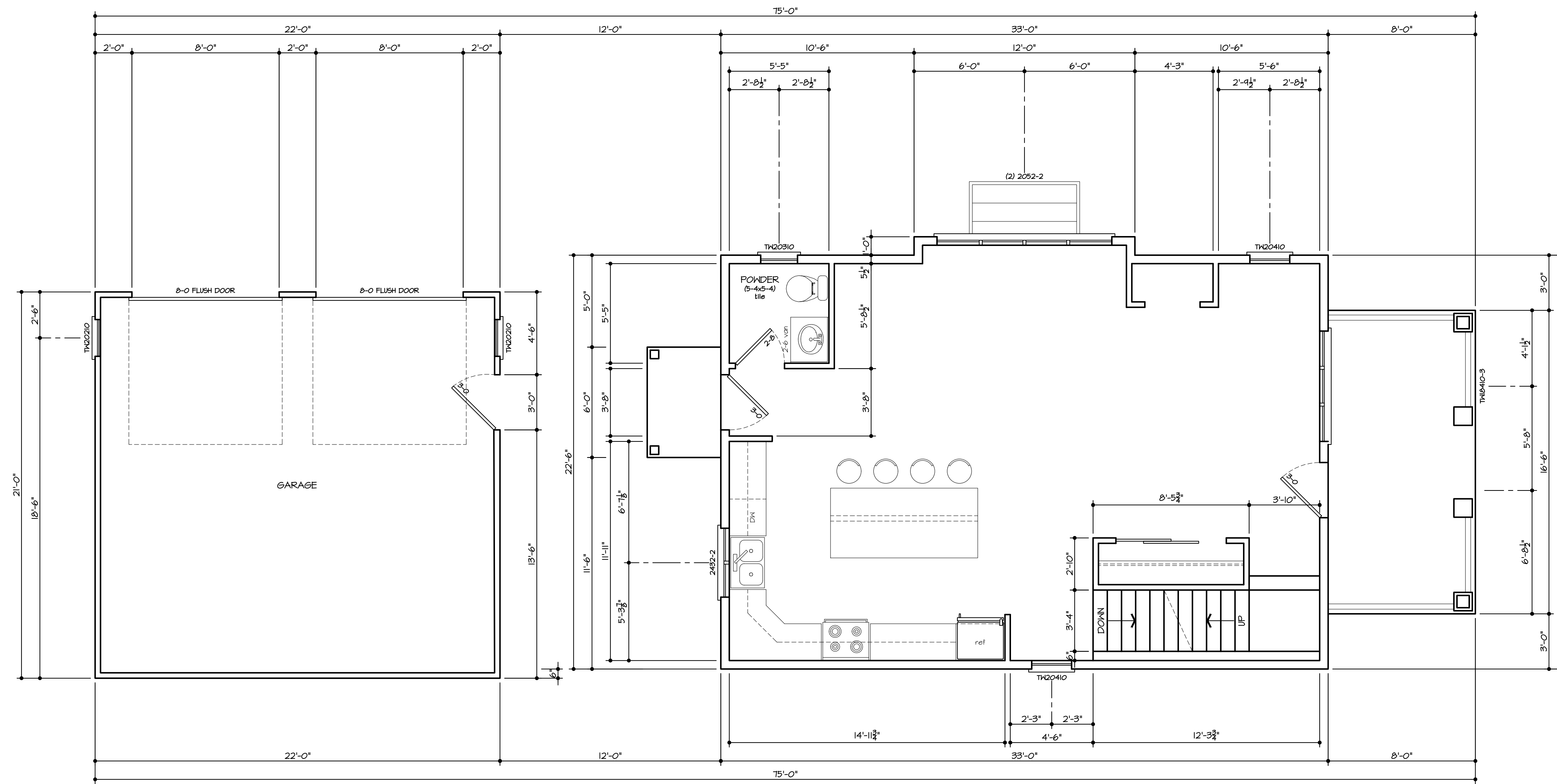
T/PEAK
 128'-9 1/4"
 B/EAVE
 117'-5 3/4"
 T/SECOND FLOOR
 110'-1 3/4"
 T/FIRST FLOOR
 EL.=100'-0"
 T/GRADE
 98'-8"



1/4"=1'-0"

EAST ELEVATION/SECTION	RHODE RESIDENCE	A3
MAY 27, 2018		
<small>THESE DRAWINGS ARE FOR ARCHITECTURAL PURPOSES ONLY AND DO NOT INCLUDE SOIL OR STRUCTURAL ANALYSIS</small>		

NOTE
 ↓
 9'-0" HIGH FIRST FLOOR WALLS



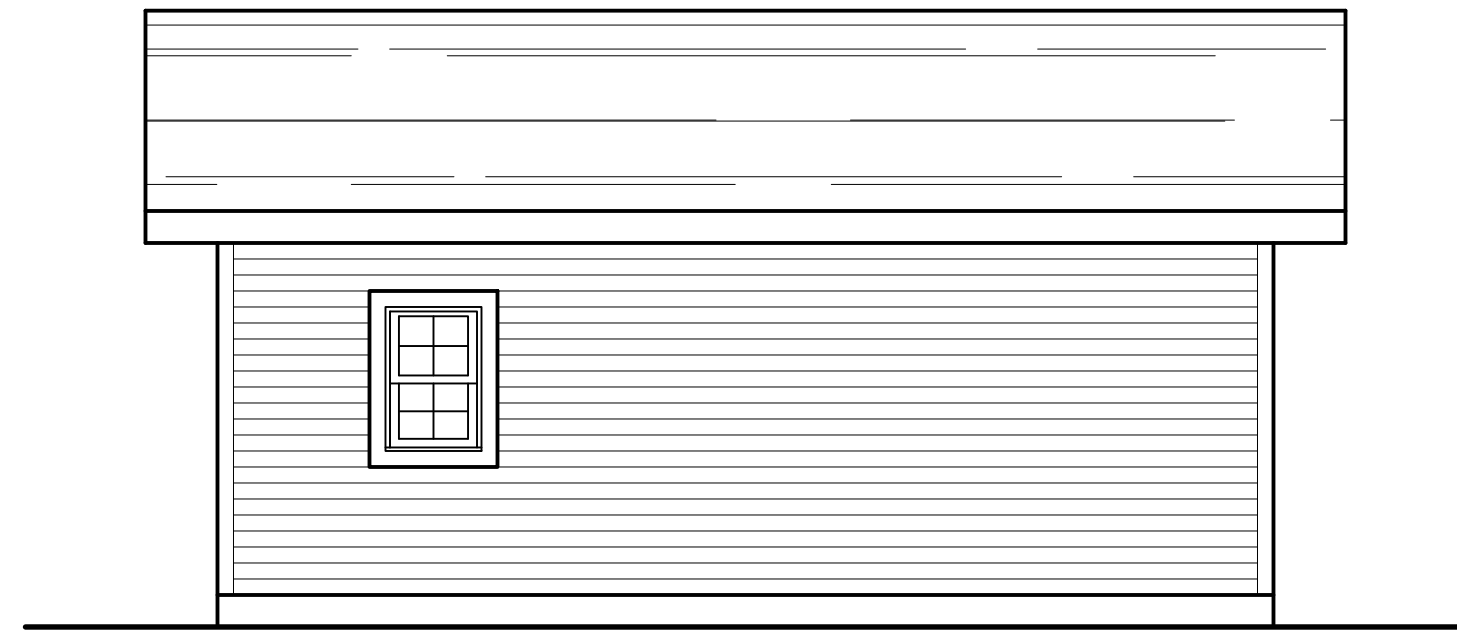
APPROX. SQ. FT.	755
FIRST	648
SECOND	465
BASEMENT	465
TOTAL	1,918

FIRST FLOOR PLAN	A4
RHODE RESIDENCE	
JUNE 20, 2018	



1/4" = 1'-0"
 0' 1' 2' 4' 6'

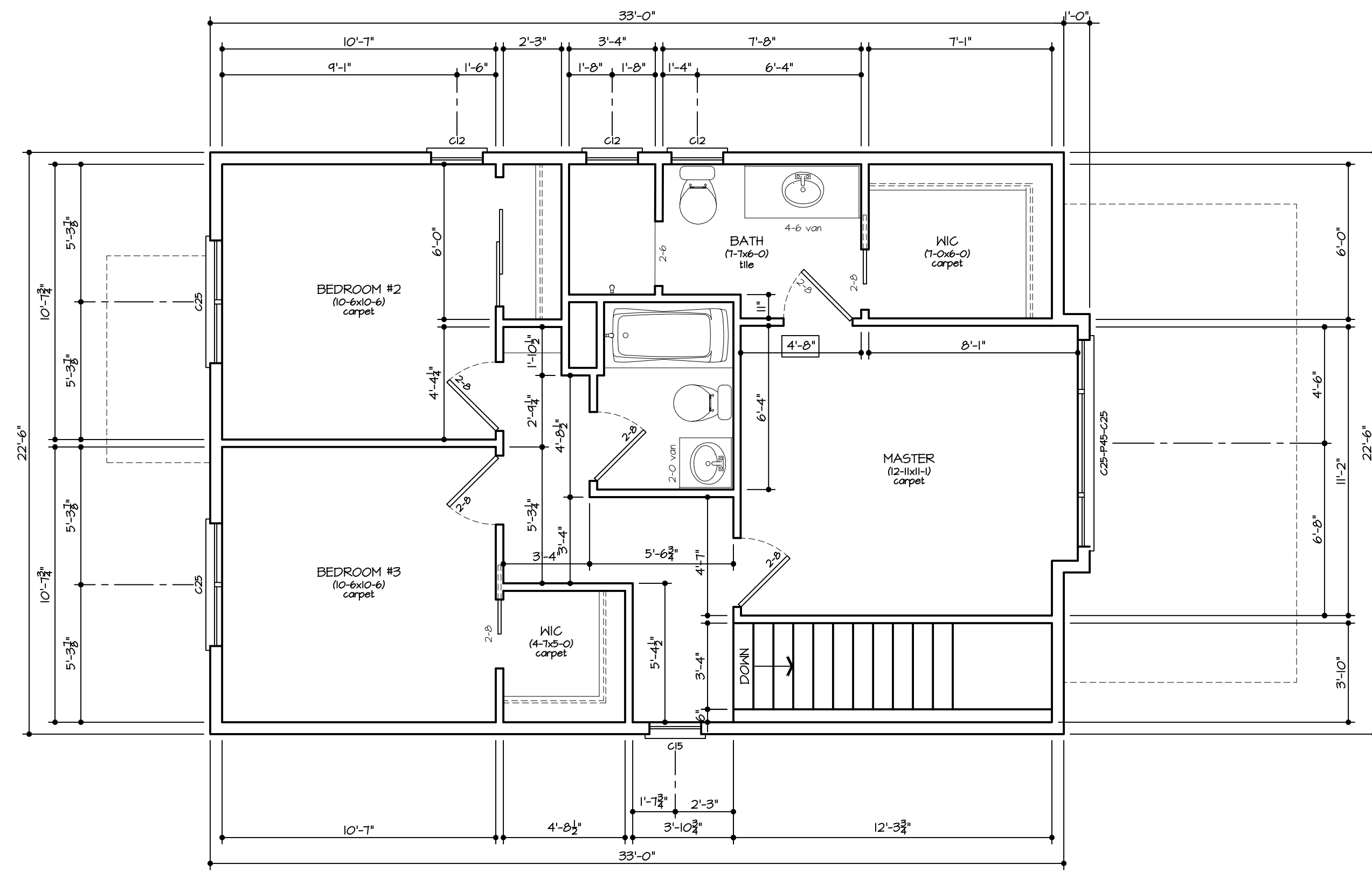
THESE DRAWINGS ARE FOR ARCHITECTURAL PURPOSES ONLY AND DO NOT INCLUDE SOIL OR STRUCTURAL ANALYSIS



GARAGE SOUTH ELEVATION



GARAGE NORTH ELEVATION

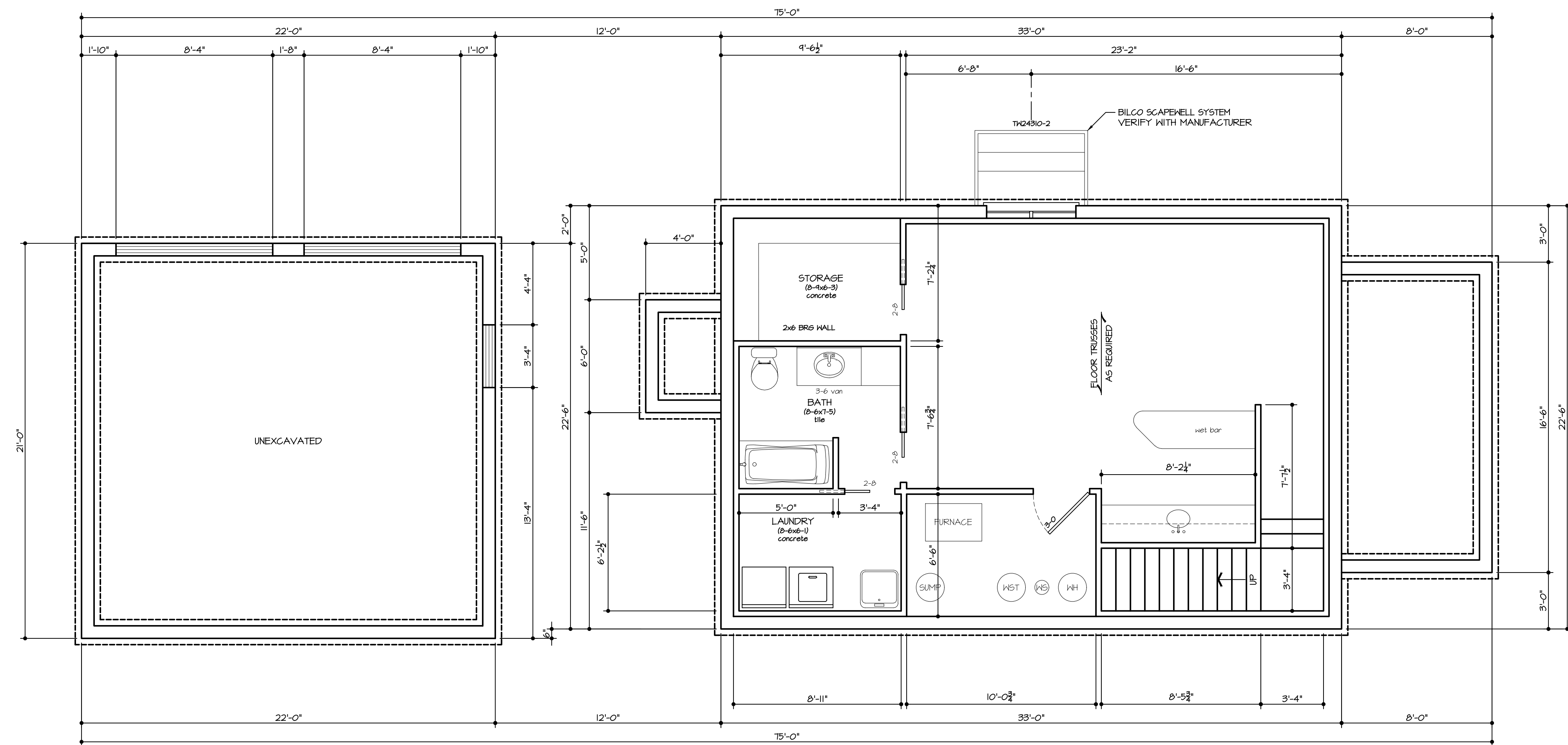


1/4" = 1'-0"

SECOND FLOOR PLAN	A5
RHODE RESIDENCE	
MAY 27, 2018	

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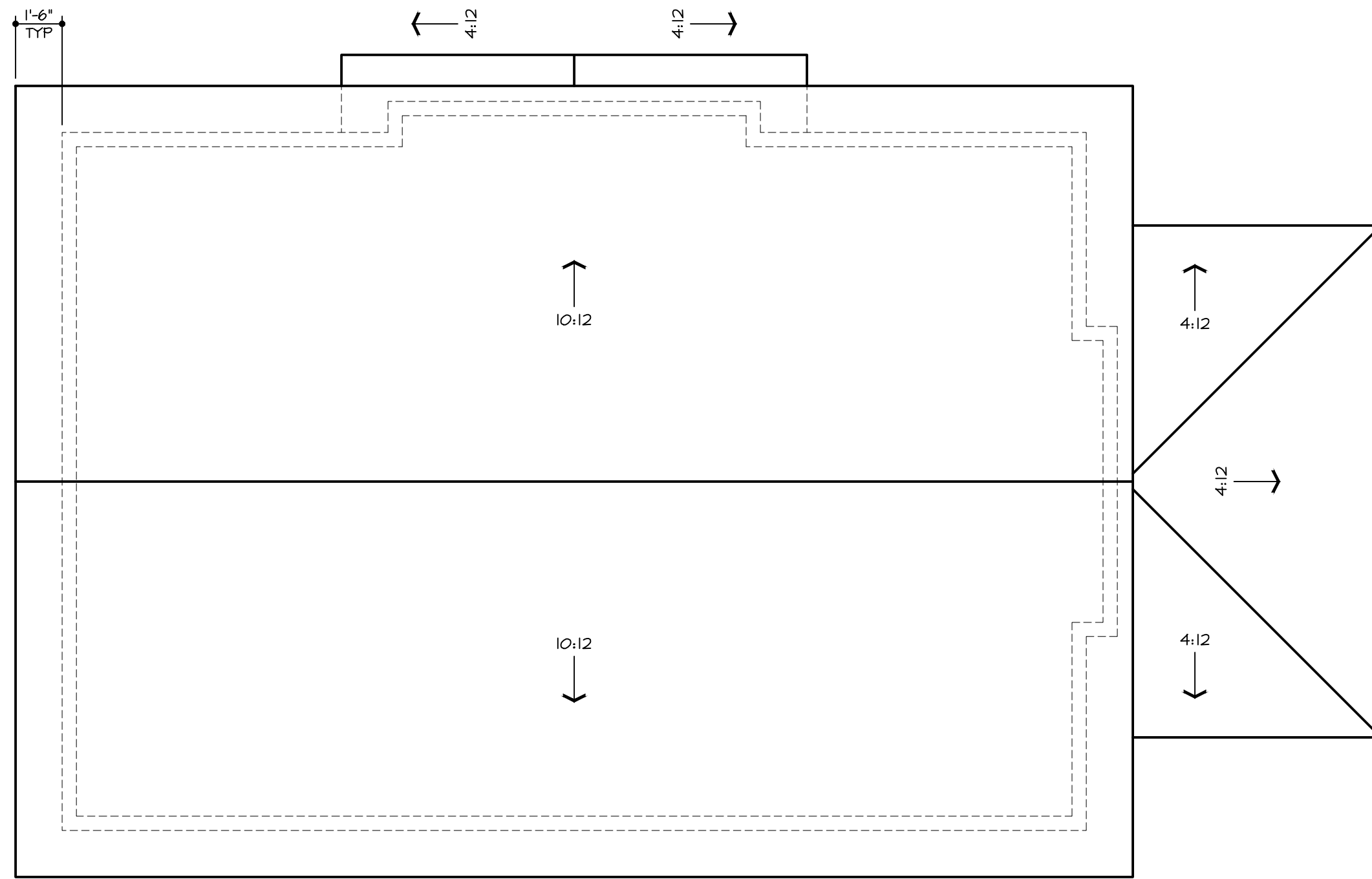
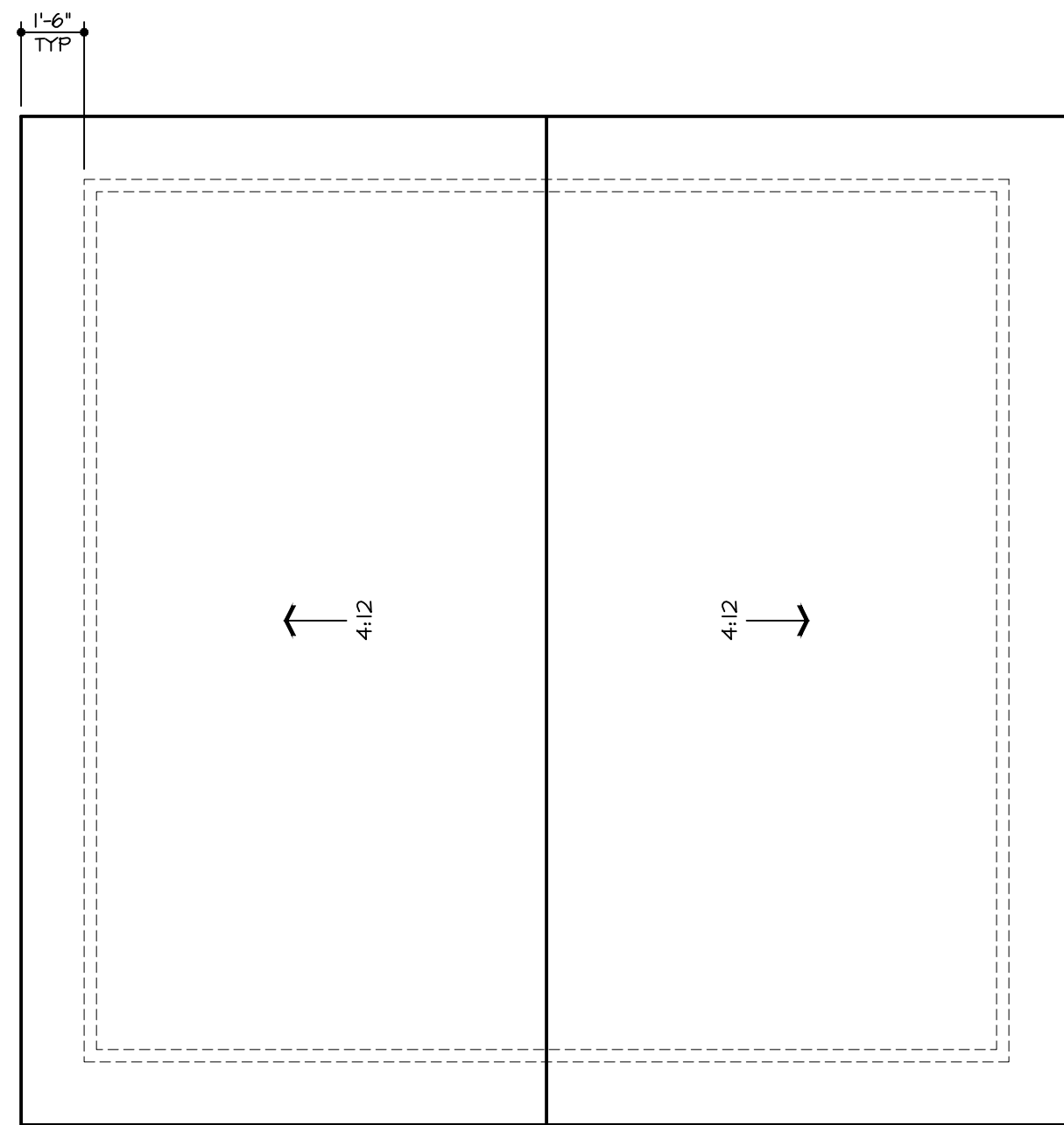
NOTE
 ↓
 8'-9" FOUNDATION WALLS



1/4" = 1'-0"
 0' 1' 2' 4' 6'

FOUNDATION PLAN
 RHODE RESIDENCE
 JUNE 20, 2018
 A6

THESE DRAWINGS ARE FOR ARCHITECTURAL PURPOSES ONLY AND DO NOT INCLUDE SOIL OR STRUCTURAL ANALYSIS

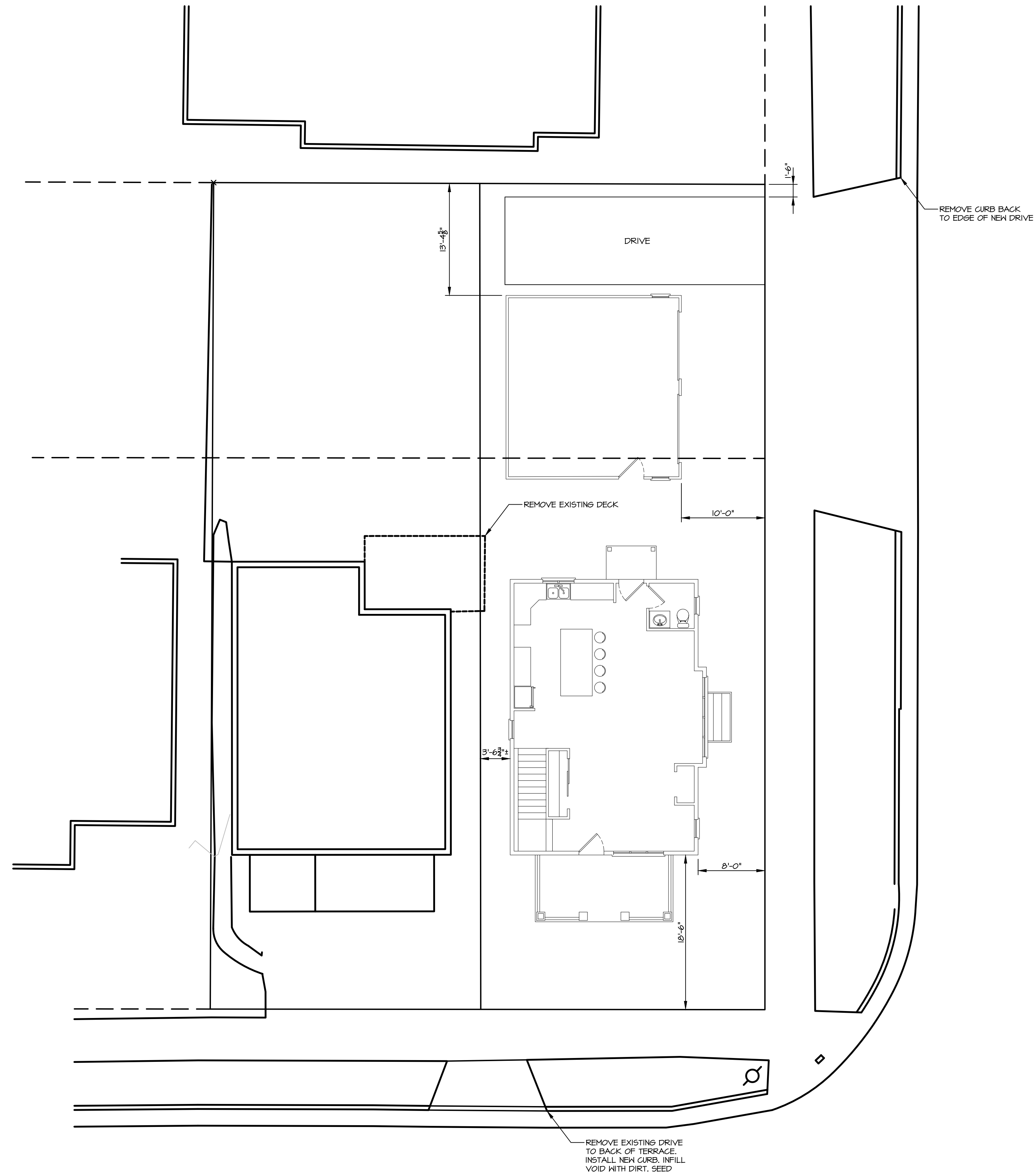


1/4" = 1'-0"

0' 1' 2' 4' 6'

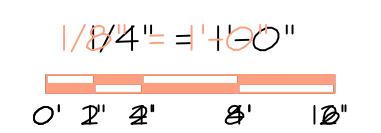
ROOF PLAN	
RHODE RESIDENCE	
JUNE 20, 2018	A7

THESE DRAWINGS ARE FOR ARCHITECTURAL PURPOSES ONLY AND DO NOT INCLUDE SOIL OR STRUCTURAL ANALYSIS



EAST WILSON

SOUTH BALDWIN



SITE PLAN	
RHODE RESIDENCE	
JUNE 20, 2018	A8
<small>THESE DRAWINGS ARE FOR ARCHITECTURAL PURPOSES ONLY AND DO NOT INCLUDE SOIL OR STRUCTURAL ANALYSIS</small>	



