

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 _____
Aldermanic District _____
Zoning District _____ 6/2/2020
Urban Design District _____ 12:37 p.m.
Submittal reviewed by _____
Legistar # _____

RECEIVED

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: 3074 + 3098 E WASHINGTON AVE, MADISON WI 53704
Title: "APEX AUTO" ORES # 11098

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

UDC meeting date requested July 1st 2020

- ☐ 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 MICHAEL MCKINLEY
Street address 3074 E WASHINGTON AVE
Telephone 608 347 6566

Project contact person TIM FABER
Street address 110 RAILROAD ST
Telephone 608 575 0275

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

Company GENTLY AUTOMOTIVE LLC dba APEX AUTO
City/State/Zip MADISON, WI 53704
Email APEXXWI@GMAIL.COM
Company COREX CONSTRUCTION & EXCAVATION
City/State/Zip SUN PRAIRIE WI 53590
Email TFABER@COREXCONSTRUCTION.COM

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 JANINE GLAESER on 5-26-2020.
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 MICHAEL MCKINLEY Relationship to property OWNER

Authorizing signature of property owner [Signature] Date 5/26/2020

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

Gently Automotive LLC dba APEX AUTO
3074 & 3098 E Washington Ave Madison WI 53704
Project "APEX AUTO / ORES #11898"
SITE PLAN

May 21, 2020

To : City of Madison / Zoning / UDC

I am writing this letter of intent in reference to our Site Plan Application for property located at 3074 E Washington owned and operated by Michael S McKinley Gently Automotive LLC dba Apex Auto. In addition with 3098 E Washington Ave (which we have a proposed lease agreement with the City of Madison / ORES #11898 - contact: Jenny Kirchgatter.) *Copy of Lease Attached to Files*

Our intention is to excavate current asphalt and concrete on the existing property located at 3074 E Wash. As well as removal of earth from the parcel located at 3098 E Wash. Once excavated we will pour new asphalt through both location assimilating the two parcels into one parking lot designated for additional inventory and customer parking. With the intent of selling used automobiles. The property located at 3074 E Washington Ave is currently the operating location for Gently Automotive LLC dba Apex Auto and the objective is to expand our operation by adding additional parking surface.

"Corex Construction and Excavation" is contracted and overseeing the excavation and renovations of the project. "Krantz Electrical" is contracted for Lighting in partnership with "Corex."

** NOTE ** "Contractor will utilize existing Hard Surface for Construction Entrance"

Job Schedule : Once Approved the estimated excavation and removal is scheduled to take 1-2 days. Filler and Base estimated 1-2 days. 2 Weeks for the base to settle and rest. Return after 2 weeks to pour Asphalt 1 days time. Start to finish the project is anticipated to take no longer than a month with exception of acts of nature and uncontrollable circumstance. Corex Construction is abiding by all recommended CDC Guidelines with the number of employees working on premise during the

construction. Actual working hours estimated not to exceed 40 hours. Landscaping will start progress once "OK" by contractor.

**OVERALL SIZE of Project is 21,130 sq ft

**Surveying and Site Plan by Birrenkott Surveying Inc.

**District 12 Alder Syed Abbas and the Eken Park Neighborhood Association has given approval to our proposed project. (transcript included)

**Jacob (City Zoning) Indicated a separate Landscape Plan is not required and can be represented on our Site Plan. 3.6.20

**Daniel (Engineering) Indicated a separate Erosion Plan is not required and can be represented on our Site Plan. 3.6.20

Respectfully,

Michael S McKinley / Owner

608-347-6566

apexxwi@gmail.com

www.apexxauto.com

LANDSCAPE PLAN

APEX AUTO "ORES #11898
3074 / 3098 E WASHINGTON AVE
MADISON WI 53704
OWNER:
MICHAEL S MCKINLEY
608-347-6566
APEXXWI@GMAIL.COM

**** NOTE **** 3.6.20 JACOB (CITY OF MADISON ZONING) INDICATED A SEPARATE LANDSCAPE PLAN WAS NOT NEEDED AND PROPOSED LANDSCAPING COULD BE INCLUDED ON OUR SITE PLAN.

SHOWN ON SITE PLAN

1. EXISTING EVERYGREEN SHRUB
2. EXISTING BENCH FOR PUBLIC SEATING
3. PROPOSED GREEN SPACE OUTLINING THE PERIMETER
4. PROPOSED NEW VEGETATION / "WHITE AND YELLOW FORSYTHIA" AROUND THE ENTIRE EXTERIOR PERIMETER SPACED 6 FT APART
5. PROPOSED NEW VEGETATION / "RUSSIAN SAGE" ALONG THE BACK FENCE LINE OF 3098 E WASHINGTON SPACED 2 FT APART IN LARGE CLUSTERS OF 3
6. PROPOSED NEW VEGETATION / "PREMIUM HYBRID CONCORD GRAPES VINES" ALONG CHAINLINK FENCE ATTACHED TO 3098 E WASHINGTON AVE. SPACED 4 FT APART
7. HIGH CEDAR FENCING

**** NOTES ****

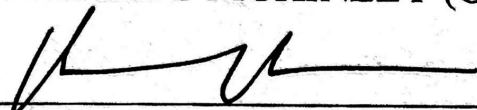
Our objective is to maximize the small amount of space for business growth while focusing on landscape integrity. Our goal is to create a visual appealing street front focusing on maintaining a harmony with nature, the city and our business. I feel confident that grouping the forsythias in bundles of 3 overtime will grow into elegant, stout, visually appealing bush like landscaping. Grape vines will assist with covering the fence line offering natural beauty while accented in Russian sage to ensure that our neighbors line of set is respected, appropriate and non invasive. Our vision is to create an environment of harmony and beauty surrounding the site and maximizing the space available to expand our business in partnership with the city. We

understand and share the same values with the importance of landscape integrity for ourselves, neighborhood, community and city.


AUTHORIZING LANDSCAPE CONTRACTOR

COREX CONSTRUCTION AND EXCAVATION
110 RAILROAD ST SUN PRAIRIE WI, 53590
CONTACT : TIM FABER
608-575-2875
TFABER@COREXCONSTRUCTION.COM

MICHAEL S MCKINLEY (OWNER)

X  DATE 5/29/20

TIM FABER (COREX)

X  DATE 06/02/2020

CED MADISON
A DIVISION OF CED CONSOLIDATED ELECTRICAL DISTRIBUTORS INC.
3412 MCALLEN'S WAY, MADISON, WI, 53718
PH (608)223-9911
ADAM GOBEL



LAMPS INCLUDED

ALL FIXTURE & LAMP PRICES VALID FOR 30 DAYS FROM DATE OF QUOTATION

LIGHTING PACKAGE

SALES TAX NOT INCLUDED

Attention: Scott
Company: Krantz Electric

Project: Apex Auto Lot

Location:

4/7/2020

FREIGHT TERMS

Freight Allowed - Y
HUBB YES

NOTE IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY FIXTURE QUANTITIES, APPROVED MANUFACTURERS & PRICE EXTENSIONS												
TYPE	QTY	MFG	ITEM DESCRIPTION/ CATALOG NUMBER	FIXTURE PRICE EACH	LAMP CATALOG NUM	LAMPS PER FIXTURE	TOTAL LAMP QTY	LAMP PRICE EACH	FIXTURE PRICE W/LAMPS	EXTENDED FIXTURE PRICE	EXTENDED FIXTURE PRICE W/LAMPS	NOTES
FIXTURES												
A	2	HL0L	RAR2-320L-140-4K7-4W-UNV-ASQ-DB SSSH16-40A-1-B3-DB	\$829.09		0	0	\$0.00	\$829.09	\$1,658.18	\$1,658.18	
A	2	HL0L	RAR2-320L-140-4K7-4W-UNV-ASQ-DB	\$0.00		0	0	\$0.00	\$0.00	\$0.00	\$0.00	
NOTE: INCLUDED												
A	2	HL0L	SSSH16-40A-1-B3-DB	\$0.00		0	0	\$0.00	\$0.00	\$0.00	\$0.00	
NOTE: INCLUDED												

*****ALL CED TERMS AND CONDITIONS APPLY*****

TOTAL EXTENDED PRICE \$1,658.18



Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
LOT	Illuminance	Fc	2.85	5.4	0.4	7.13	13.50
SPILL	Illuminance	Fc	0.36	5.3	0.0	N.A.	N.A.

Luminaire Schedule							
Symbol	Qty	Label	Description	Arrangement	Lum. Lumens	Lum. Watts	LLF
	2	A	RAR2-320L-140-4K7-4W	SINGLE	19248	133.2	0.900

1. Standard Reflectance of 80/50/20 unless noted otherwise
2. Not a Construction Document, for Design purposes only
3. Standard indoor calc points @ 30" A.F.F. unless noted otherwise
4. Standard outdoor calc points @ Grade unless noted otherwise
5. Mlazgar Associates assumes no responsibility for installed light levels due to field conditions, etc.

MLAZGAR ASSOCIATES
720 LARRY COURT
WAUKESHA, WI 53186
(P) 414-943-1915
(F) 952-943-8088
www.mlazgar.com

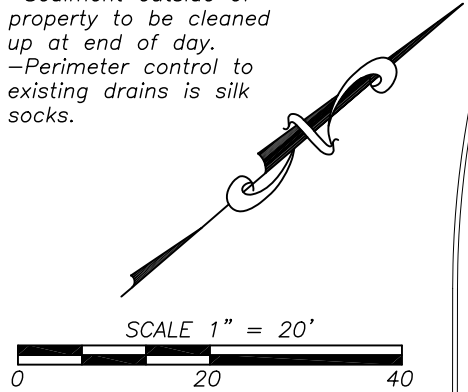
Revisions	#	Date	Comments

RLMA Project #: 93087
Drawn By: MB
Date: 4/7/2020
Scale: 1/8"=1'-0"











PHOTOMETRIC SITE PLAN
APEX AUTO
MADISON, WI

Page M of 1

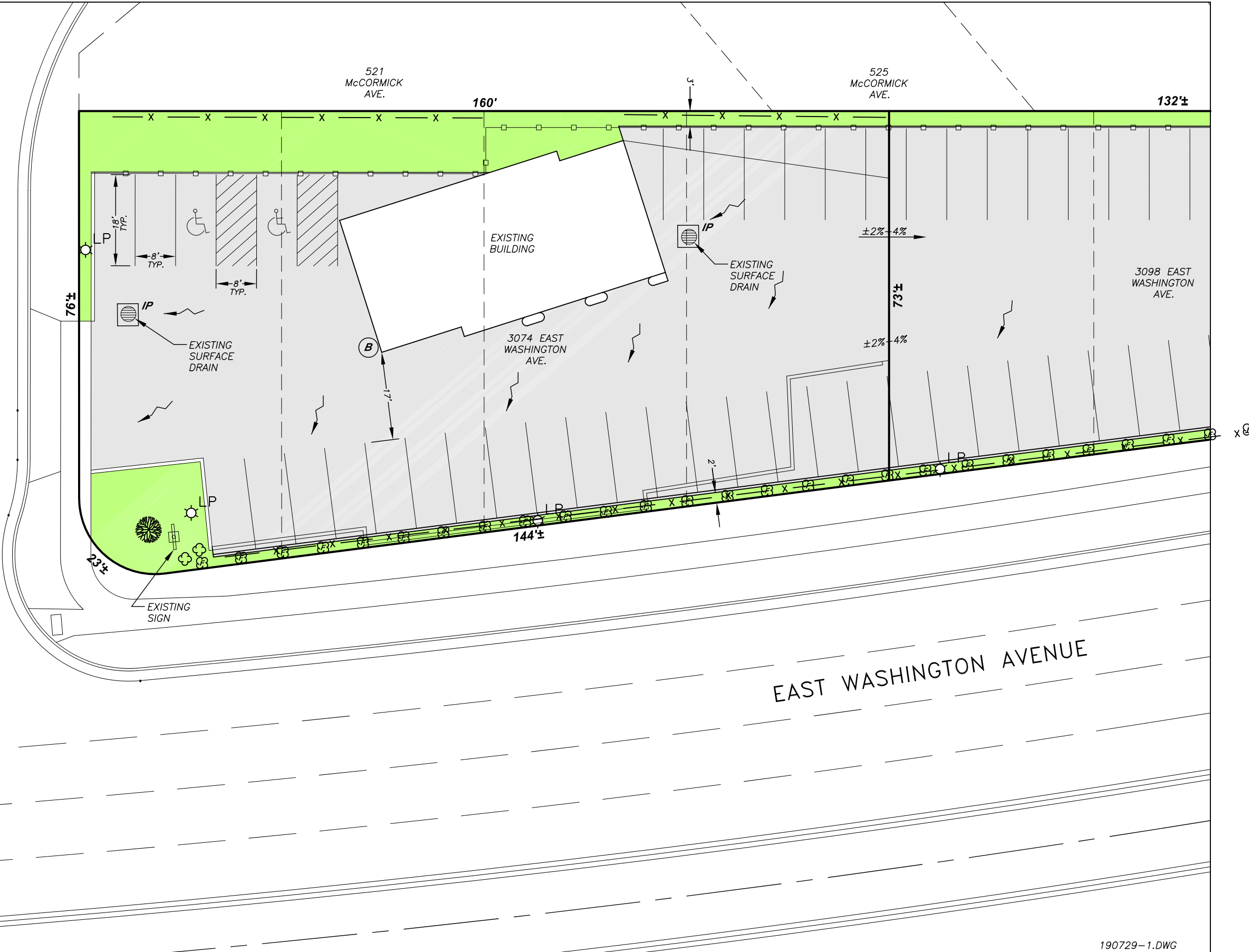
Note:
-Sediment outside of property to be cleaned up at end of day.
-Perimeter control to existing drains is silk socks.



Legend:

-  = Proposed Asphaltic Surface
-  = Proposed Green Space
-  = 6' High Cedar Fence
-  = Existing Evergreen Shrub
-  = Approx. Site Drainage
-  = Proposed Light Pole
-  = Proposed New Vegetation: White/Yellow Forsythia
-  = Silt Fence
-  = Inlet Protection (Type B)
-  = Bench

MCCORMICK AVENUE



EAST WASHINGTON AVENUE

Existing property lines, road right-of-way and topographic features as depicted on this plan are approximate representations and not field verified. Existing property lines and road right-of-way based on Assessor's Plat of McCormick's Subdivision, WisDOT Project T 056-1(7) and WisDOT TPP No. 5992-06-32.



BIRRENKOTT SURVEYING, INC.
LAND SURVEYING & PERC TESTING
P.O. BOX 237
1677 N. BRISTOL ST. SUN PRAIRIE, WIS. 53590
(608) 837-7463
FAX (608) 837-1081

WEST PARKING SITE PLAN

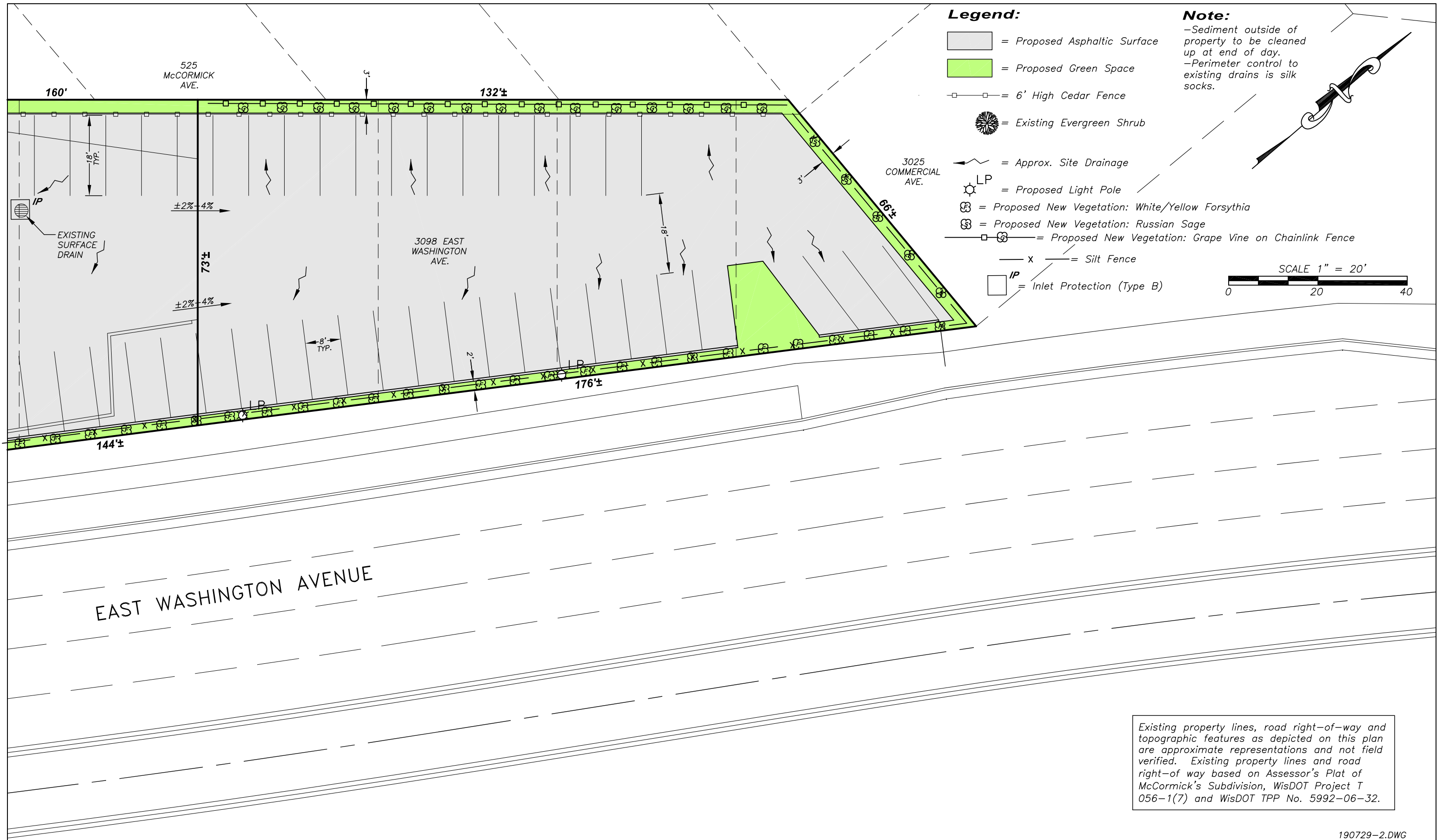
September 3, 2019

REVISED
1/22/2020
5/20/2020

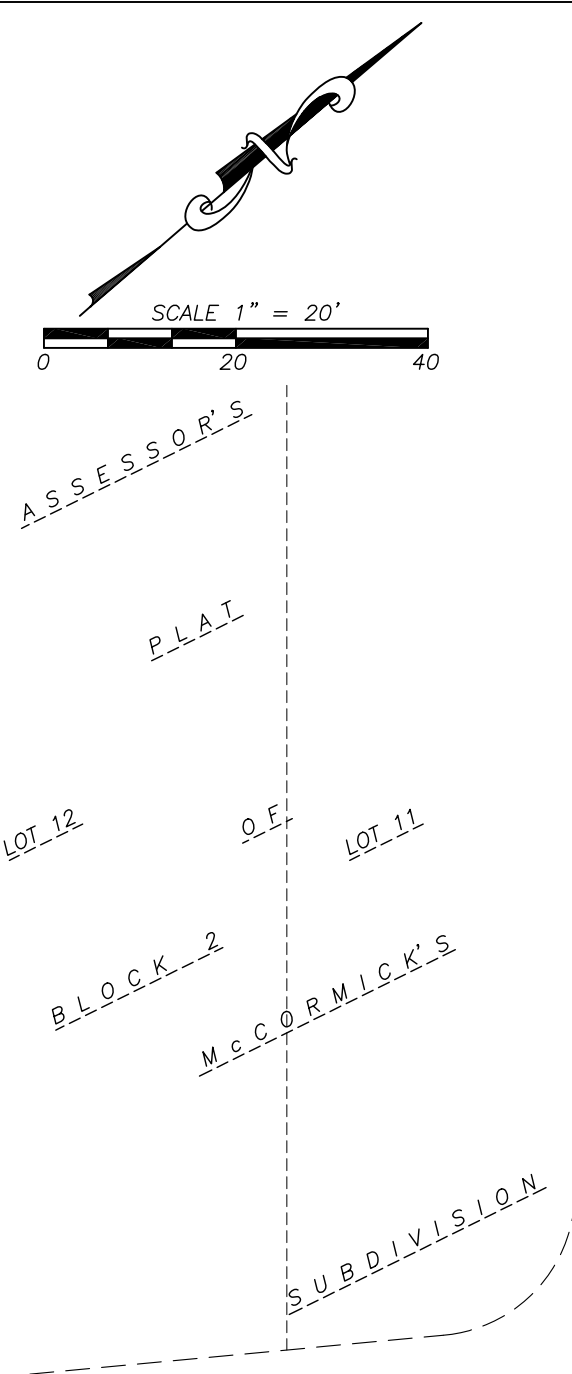
PREPARED FOR:
Apex Auto
3074 E. Washington Ave.
Madison, WI 53704
(608)-347-6566

SURVEYED BY	BER
DRAWN BY	BSS
CHECKED BY	DVB
APPR'V'D BY	DVB

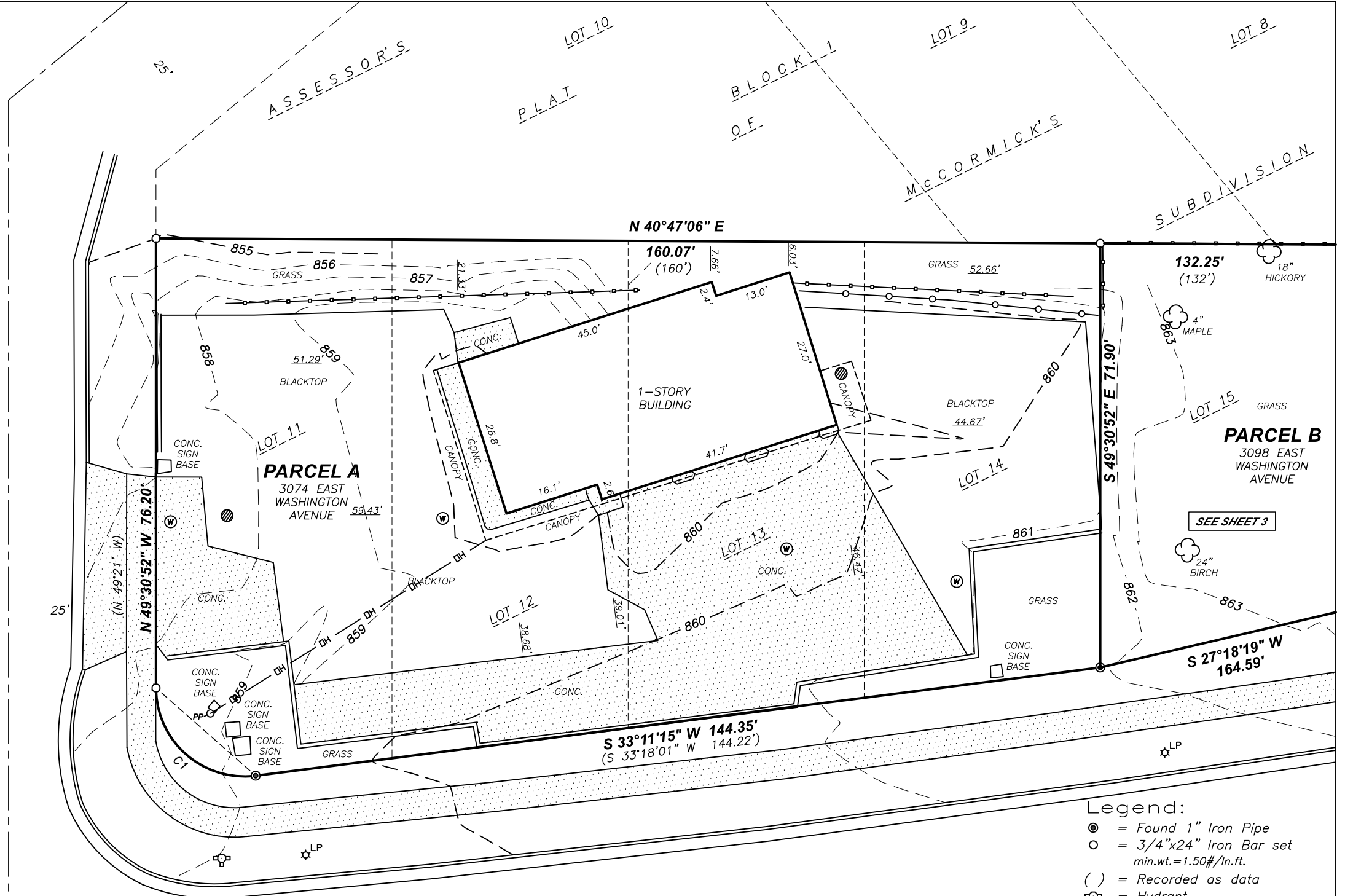
190729-1.DWG
JOB NO. 190729
SHEET 1 OF 2
FB 371/44-47



Existing property lines, road right-of-way and topographic features as depicted on this plan are approximate representations and not field verified. Existing property lines and road right-of way based on Assessor's Plat of McCormick's Subdivision, WisDOT Project T 056-1(7) and WisDOT TPP No. 5992-06-32.



MCCORMICK AVENUE



Notes:

This survey is subject to any and all easements and agreements both recorded and unrecorded.

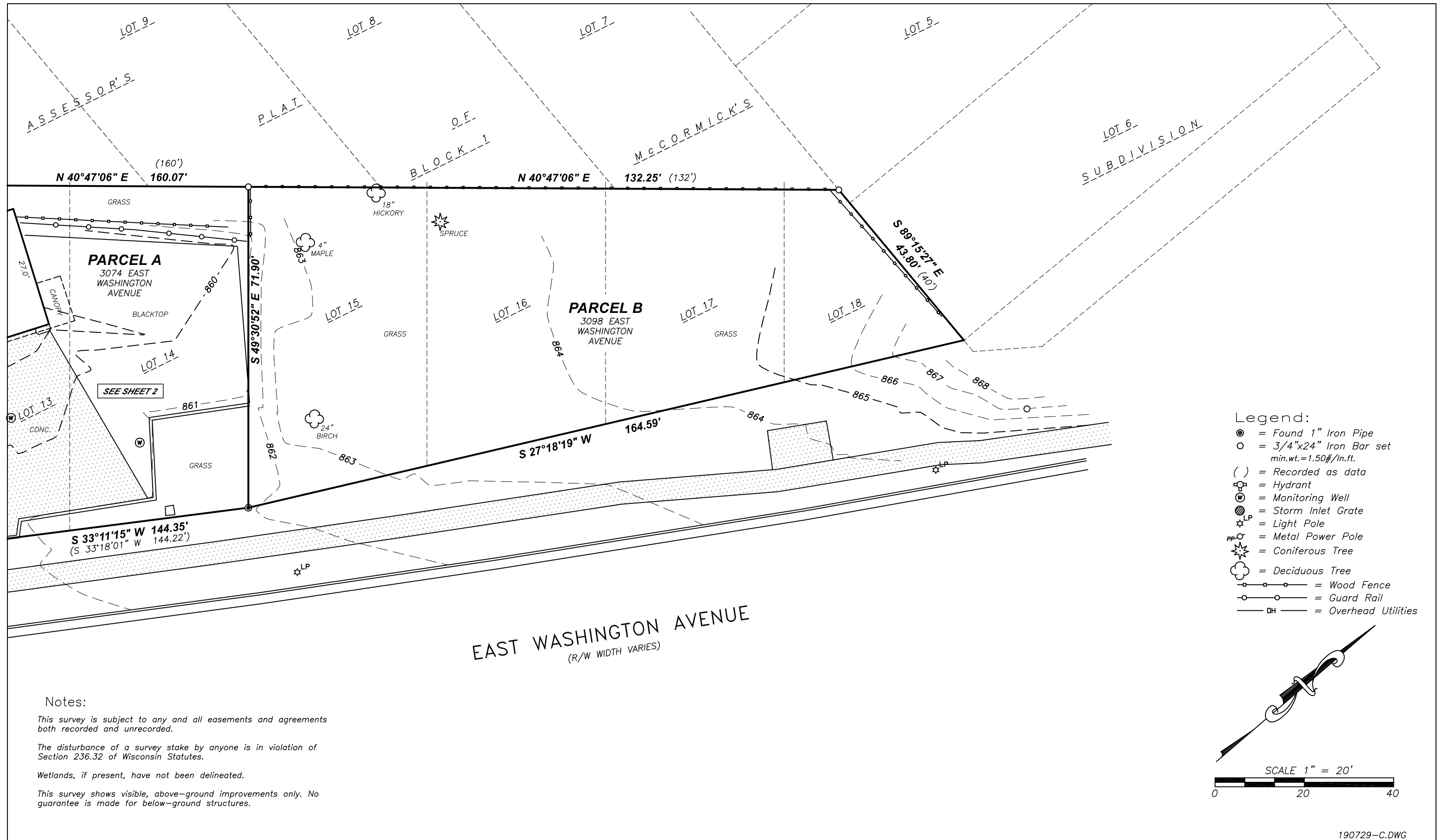
The disturbance of a survey stake by anyone is in violation of Section 236.32 of Wisconsin Statutes.

Wetlands, if present, have not been delineated.

This survey shows visible, above-ground improvements only. No guarantee is made for below-ground structures.

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	TANGENT BEARING-IN	TANGENT BEARING-OUT
C1	25.45'	15.00'	97°11'41"	N 81°50'11" E	22.50'	S 49°33'58" E	N 33°14'21" E

- Legend:
- ⊙ = Found 1" Iron Pipe
 - = 3/4"x24" Iron Bar set min.wt.=1.50#/ln.ft.
 - () = Recorded as data
 - ⊕ = Hydrant
 - ⊙ = Monitoring Well
 - ⊙ = Storm Inlet Grate
 - ☆ = Light Pole
 - ⊙ = Metal Power Pole
 - ⊙ = Coniferous Tree
 - ⊙ = Deciduous Tree
 - = Wood Fence
 - = Guard Rail
 - OH— = Overhead Utilities



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P.O. BOX 237
1677 N. BRISTOL ST. SUN PRAIRIE, WIS. 53590
(608) 837-7463
FAX (608) 837-1081

TOPOGRAPHIC MAP
December 9, 2019

REVISED
2-20-2020

PREPARED FOR:
Apex Auto
3074 E. Washington Ave.
Madison, WI 53704
(608)-347-6566

SURVEYED BY BER
DRAWN BY BSS
CHECKED BY DVB
APPRV'D BY DVB

190729-C.DWG
JOB NO. 190729
SHEET 2 OF 5
FB 371/44-47





