

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

AGENDA ITEM # _____
Project # _____

	Action Requested
DATE SUBMITTED: <u>11-12-08</u>	☒ Informational Presentation
UDC MEETING DATE: <u>11-19-08</u>	☐ Initial Approval and/or Recommendation
	☐ Final Approval and/or Recommendation

PROJECT ADDRESS: Parcels 1-5 @ Northwest corner of Park and Regent Streets

ALDERMANIC DISTRICT: 8

OWNER/DEVELOPER (Partners and/or Principals)	ARCHITECT/DESIGNER/OR AGENT:
<u>Thomas G. Degen</u>	<u>Stuart LaRose</u>
<u>Degen & Associates, LLC</u>	<u>Eppstein Uhen Architects, Inc.</u>
<u>3518 Blackhawk Drive</u>	<u>333 E. Chicago Street</u>
<u>Madison, WI 53705</u>	<u>Milwaukee, WI 53202</u>

CONTACT PERSON: _____

Address: Stuart LaRose

Phone: (414) 291-8172

Fax: (414) 271-7794

E-mail address: stuartl@eua.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 40,000 Sq. Ft.
- ☐ Planned Commercial Site

(See Section B for:)

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

(See Section C for:)

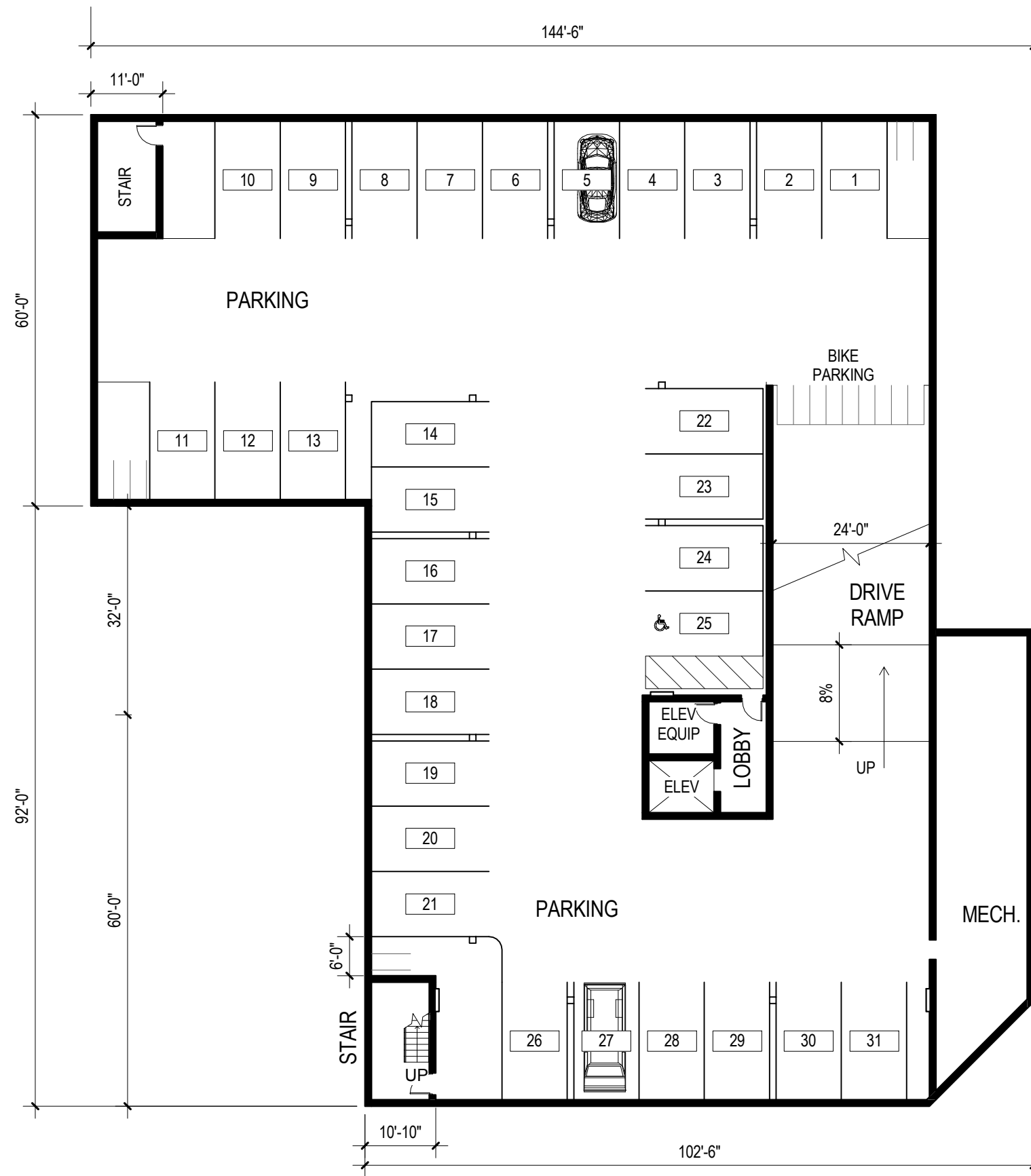
- ☐ R.P.S.M. Parking Variance (Fee required)

(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)

Where fees are required (as noted above) they apply with the first submittal for either initial or final approval of a project.



1 Lower Level
1" = 20'-0"

Park & Regent Mixed-Use

Lower Level

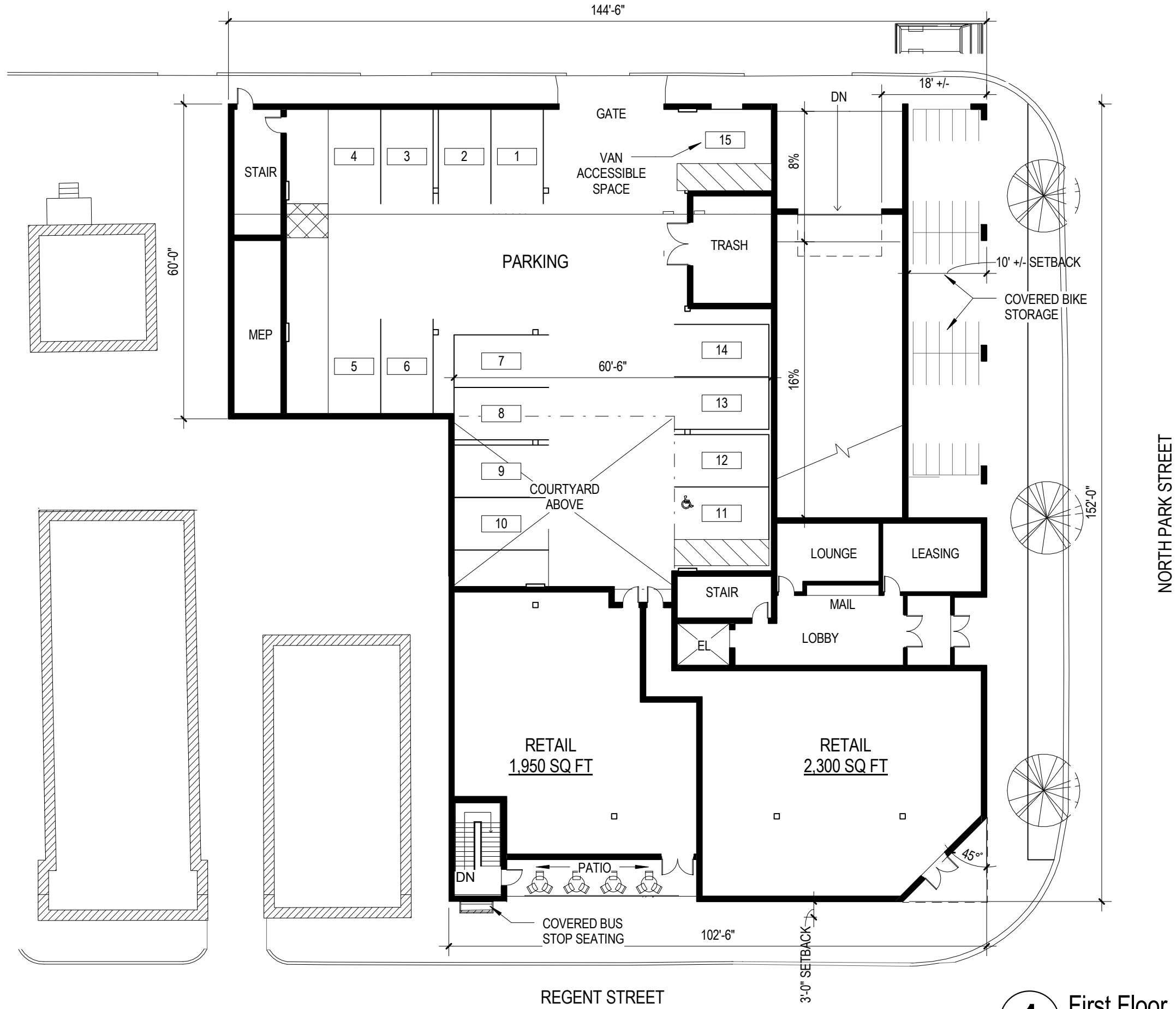


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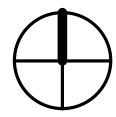
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Park & Regent Mixed-Use

First Floor

1 First Floor
1" = 20'-0"





WINDOW SCAPE



MASSING AND RETAIL BASE



CORNER ARTICULATION



SIMPLE FENESTRATION



TRADITIONAL RETAIL CORNER



MASSING MODEL



PROJECTED CORNER BAY

Park & Regent Mixed-Use

Character Images

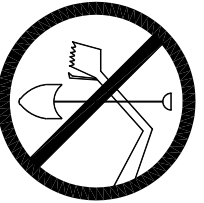


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CALL DIGGERS HOTLINE

1-800-242-8511 TOLL FREE

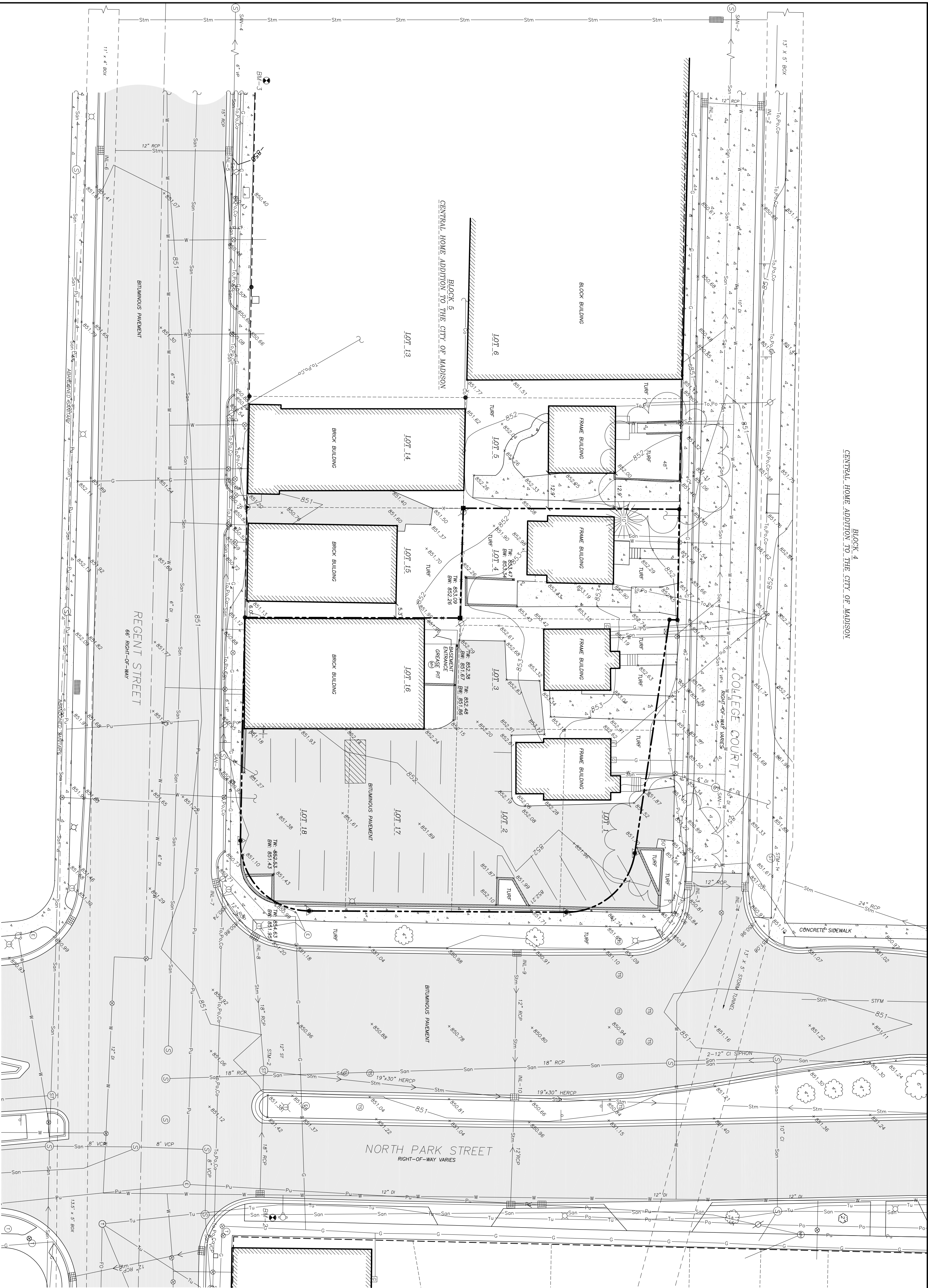
© 2004 Blackwell Publishing Ltd, *Journal of Internal Medicine* 255: 103–110

STORM SEWER INLETS				
INLET ID	RIM ELEVATION	INVERT	ELEVATION	PIPE SIZE PIPE TYPE
INL-1	850.95	N	847.90	12" RCP
INL-2	849.99	S	847.74	12" RCP
INL-3	850.31	N	847.61	12" RCP
INL-4	850.42	N	843.62	12" RCP
INL-5	849.80	S	843.62	12" RCP
INL-6	850.85	W	846.80	15" RCP
INL-7	850.18	(1)	846.80	12" RCP
INL-8	850.60	SW	846.98	12" PVC
INL-9	850.37	E	847.09	12" RCP
INL-10	850.12	E	847.07	12" RCP
		W	846.93	12" RCP
		S	846.89	12" RCP
		S	846.89	19"x30" HERC/P HERC/P

SANITARY SEWER MANHOLES			
STRUCT. ID	RIM ELEVATION	INVERT	ELEVATION/PIPE SIZE PIPE TYPE
SAN-1	851.49	W	844.82 6" VP
		SW	844.86 6" DI
		NE	844.59 6" DI
SAN-2 (1)	851.24	BOIL	842.15
SAN-3	851.00	W	844.55 6" VP
		NE	(2)
SAN-4	850.46	E	844.80 6" VP
		W	844.76 6" VP
		N	844.73 6" VP
		S	844.62 6" VP

STORM SEWER		MANHOLES			
STRUCT. ID	RIM ELEVATION	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE
STM-1	851.69	W	843.53	13"x6"	BOX
(1)		SE	843.53	13"x6"	BOX
STM-2	850.92	W	847.09	18"	PCP
		N	847.02	19"x30"	HECP
		E	847.10	18"	PCP

BENCHMARKS	
BENCH MARK	DESCRIPTION
BM-1	BRASS CAP IN CONCRETE MARKING THE W 1/4 CORNER OF SECTION 23-7-9.
BM-2	TOP NUT OF HYDRANT AT NE QUADRANT OF PARK AND REGENT.
BM-3	TOP NUT OF HYDRANT AT NE QUADRANT OF REGENT AND BROOKS



LEGEND

- | | |
|--|------------------------------|
| | 3/4" REAR FOUND |
| | 1/2" REAR FOUND |
| | RAILROAD SPOKE FOUND |
| | 1-1/4" REAR FOUND |
| | SIGN |
| | WATER OR GAS VALVE |
| | FIRE HYDRANT |
| | GAS METER |
| | ELECTRIC METER |
| | VENT |
| | STORM SEWER MANHOLE |
| | SANITARY SEWER MANHOLE |
| | TELEPHONE SERVICE MANHOLE |
| | ELECTRIC MANHOLE |
| | UTILITY MANHOLE |
| | TRAFFIC SIGNAL SENSOR |
| | STORM SEWER INLET |
| | UTILITY POLE WITH GUY WIRE |
| | LIGHT POLE |
| | UTILITY PEDESTAL |
| | TRAFFIC SIGNAL POLE |
| | BUILDINGS |
| | DECIDUOUS TREE |
| | CONIFEROUS TREE |
| | SPOT ELEVATION |
| | PROPERTY LINE |
| | PLATED LINE |
| | RIGHT-OF-WAY LINE |
| | SECTION LINE |
| | EASEMENT LINE |
| | FENCE LINE |
| | WATER LINE |
| | SANITARY SEWER |
| | STORM SEWER |
| | UNDERGROUND ELECTRICAL POWER |
| | OVERHEAD ELECTRICAL POWER |
| | OVERHEAD TELEPHONE |
| | UNDERGROUND TELEPHONE |
| | OVERHEAD CABLE |
| | GAS MAIN |
| | PAVEMENT EDGE |
| | REMAINING WALL |
| | BITUMINOUS PAVEMENT |
| | CONCRETE PAVEMENT |
| | RECORDED INFORMATION |

NOTES

1. FIELD WORK PERFORMED BY JENKINS SURVEY & DESIGN, INC. THE WEEK OF OCTOBER 22, 2007.
2. BENCHMARKS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, STATE COORDINATE ZONE (NAD83) 191.
3. ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD83). BENCHMARK IS A BASSIS CAP IN CONCRETE MONUMENT MARKING THE WEST 1/4 CORNER OF SECTION 23, T7N, R9E. ELEVATION = 850.60.
4. SPOT ELEVATION SHOWN ALONG CURB AND GUTTER REFERENCE THE TOP BACK OF CURB.
5. SUBSURFACE UTILITIES AND FEATURES SHOWN ON THIS MAP HAVE BEEN APPROVED BY THE LOCAL GOVERNMENT AND ARE NOT TO BE REMOVED. LOCATING DIGGERS HOTLINE FIELD MARKINGS AND BY REFERENCE TO UTILITY RECORDS AND MAPS. DIGGERS' HOTLINE TICKET NUMBERS: 200739141474, 200739141484, 200739141501, 200739141518 AND 200739141528.
6. BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED, FOR EXACT LOCATION OF UNDERGROUND UTILITIES, CONTACT DIGGERS' HOTLINE, AT 1.800.242.8571.
7. THE ACCURACY OF THE BENCHMARKS SHOWN ON THIS MAP SHALL BE VERIFIED BEFORE BEING UTILIZED. JENKINS SURVEY AND DESIGN DOES NOT WARRANT THE ACCURACY OF THESE BENCHMARKS.
8. BOUNDARY AND BUILDING LOCATIONS ARE PER MAYO CORPORATION ALTA/ACSM (LAND TITLE) SURVEY.
9. SITE IMPROVEMENTS AS SHOWN HEREON ARE TO BE REMOVED AND THE SITE REDEVELOPED.

PREPARED FOR:

PARK & REGENT DEVELOPMENT, LLC
P.O. BOX 5567
MADISON, WI 53705-5567

EXISTING CONDITIONS MAP

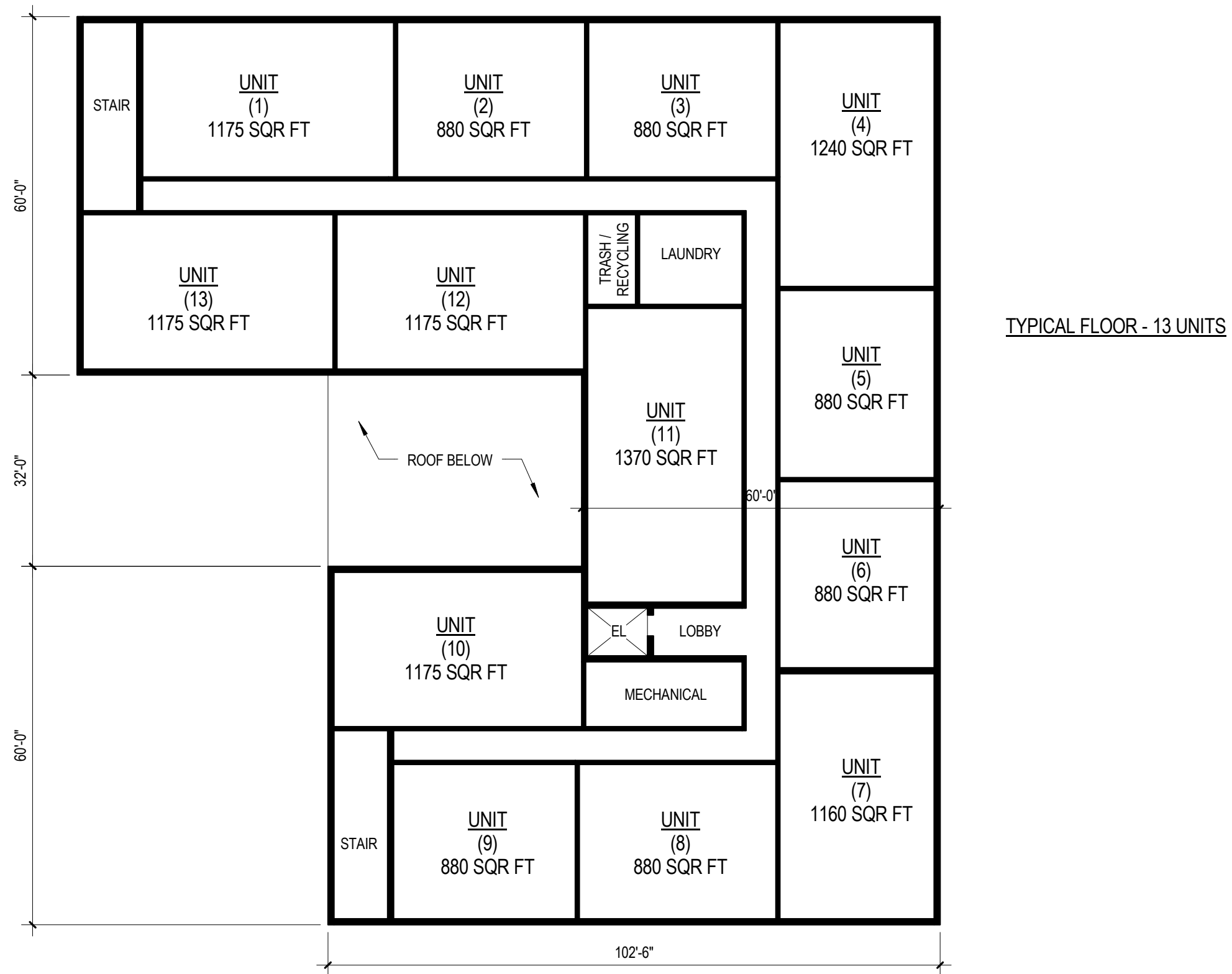
PART OF LOTS 1 THROUGH 3, LOT 4, LOT 16, AND PART OF LOTS
17 AND 18, ALL IN BLOCK 5, CENTRAL HOMES ADDITION TO THE
CITY OF MADISON, DANE COUNTY, WISCONSIN

DRAWN BY	SO	DATE	10-31-2007				
CHECKED BY	JK	DATE	11-15-2007				
APPROVED BY	HPJ	DATE	11-15-2007				
DWGNAME							
J:\2007\072890\dwg\07-2890 Ex-Can (v2004).dwg				REVISION NO.	DESCRIPTION	DATE	BY



161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
PHONE: (608)848-5060

PROJECT NO: 07-2890
FILE NO: C-164
SURVEYED: BUG
F.B. NO/PG: 211/80
SHEET NO: 1 OF 1



1 Typical Floor Diagram
1" = 20'-0"

Park & Regent Mixed-Use

Typical Floor



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11/10/08

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