

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

**AGENDA ITEM # \_\_\_\_\_**  
**Project # \_\_\_\_\_**

DATE SUBMITTED: <u>11/21/08</u>	<b>Action Requested</b>
UDC MEETING DATE: <u>12/03/08</u>	<input checked="" type="checkbox"/> Informational Presentation
	<input type="checkbox"/> Initial Approval and/or Recommendation
	<input type="checkbox"/> Final Approval and/or Recommendation

PROJECT ADDRESS: 2101, 2109, 2115 East Springs Drive

ALDERMANIC DISTRICT: \_\_\_\_\_

OWNER/DEVELOPER (Partners and/or Principals) <u>Gary Steinhafel</u>	ARCHITECT/DESIGNER/OR AGENT: <u>Iconica</u>
<u>W231 N1013 County F</u>	<u>901 Deming Way</u>
<u>Waukesha, WI 53186</u>	<u>Madison, WI 53717</u>

CONTACT PERSON: Lisa Ruth Krueger, Project Assistant, or Alan Theobald,  
Address: Iconica - 901 Deming Way Design Project  
Madison, WI 53717 Manager  
Phone: 608-664-3500  
Fax: 608-664-3535  
E-mail address: lisa.krueger@iconicacreates.com

**TYPE OF PROJECT:**

(See Section A for:)

- Planned Unit Development (PUD)
- General Development Plan (GDP) - Site with Buildings 2 and 3
- Specific Implementation Plan (SIP) - Building 1 Site
- 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)

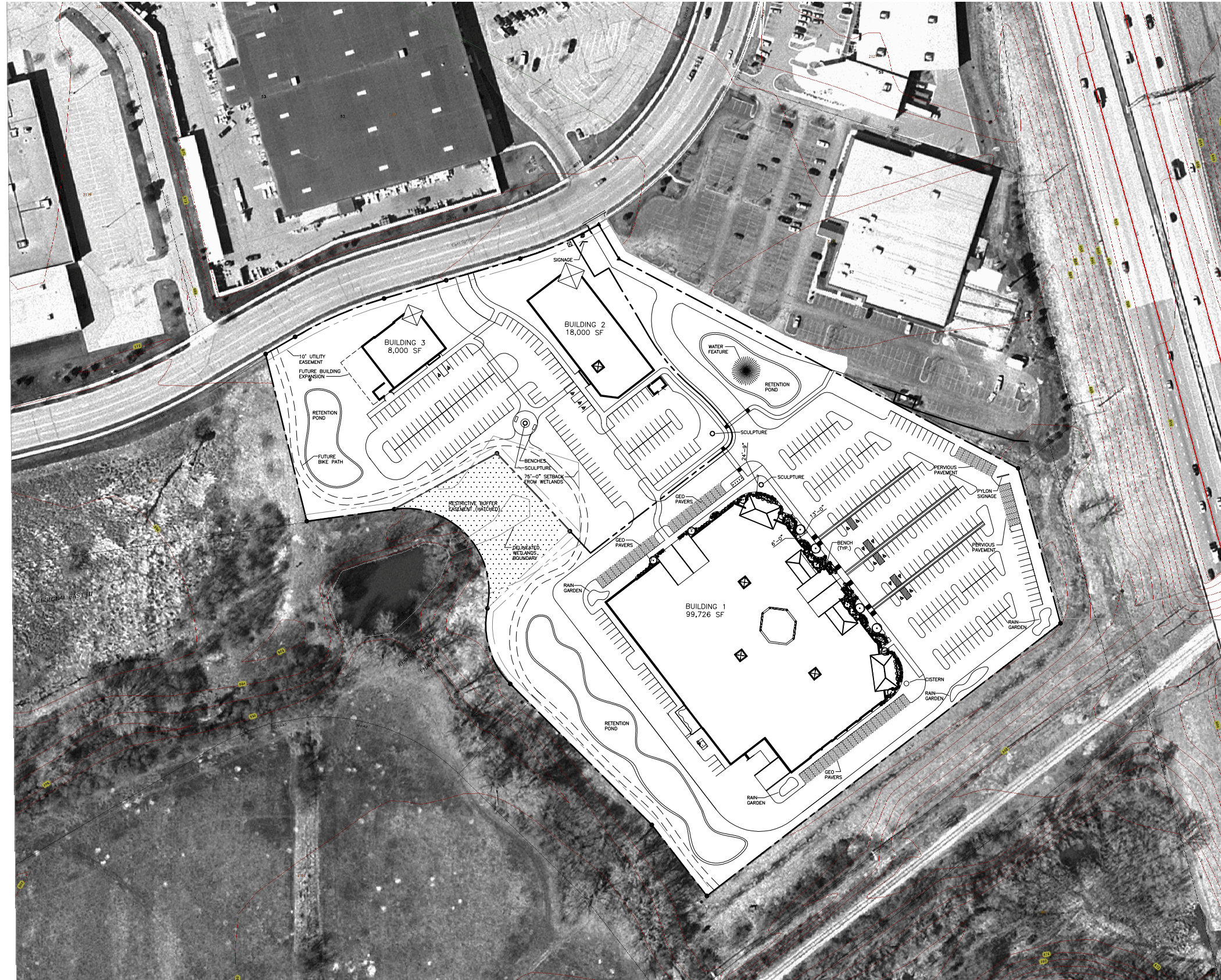
(See Section D for:)

- Comprehensive Design Review\* (Fee required)
- Street Graphics Variance\* (Fee required)
- Other \_\_\_\_\_

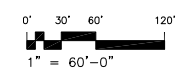
\*Public Hearing Required (Submission Deadline 3 Weeks in Advance of Meeting Date)

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

BUILDING	Building Area	Stalls	Parking Ratio	Total Site Area	Impervious Surface Area Ratio	F.A.R.
Building #1	99,726 S.F.	(#1) 298	3.0 PER 1,000 S.F.	437,341 S.F.	164,678 S.F. GREEN 38%	99,726/ 437,341 = .23
Building #2	18,000 S.F.	(#2&#3) 148	5.7 PER 1,000 S.F.	196,172 S.F.	91,493 S.F. GREEN 47%	26,000/ 196,172 = .13
Building #3	8,000 S.F.					
TOTAL	125,726 S.F.	446	(3.5) PER 1,000 S.F.	633,513 S.F.	GREENSPACE 256,171s.f. = 40% TOTAL IMPERVIOUS 251,616 s.f.=40%	122,726/ 633,513 = .2



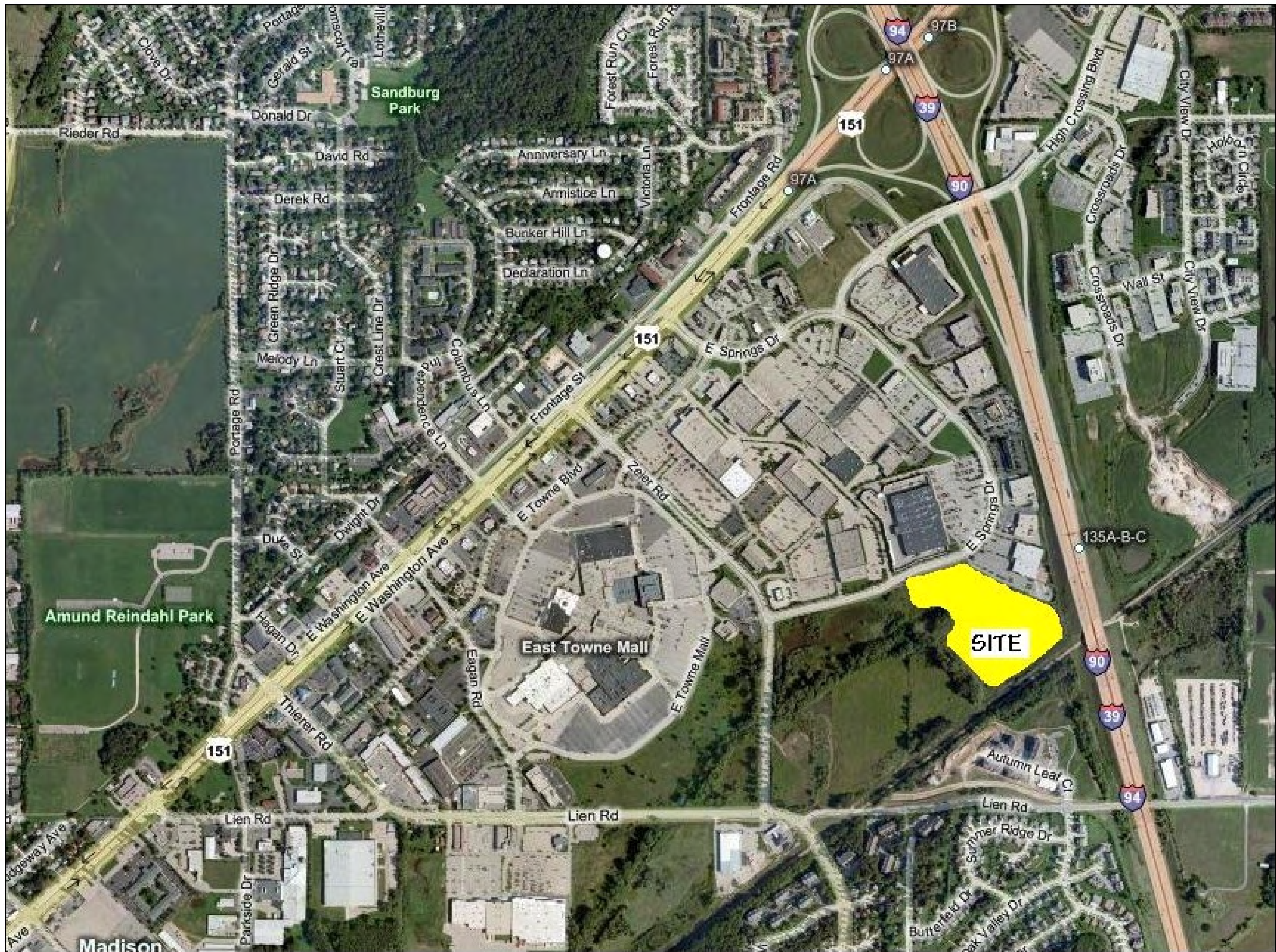
**SITE PLAN**  
1" = 60'-0"



**STEINHAFELS  
MADISON EAST LOT**



**ICONICA**  
True Design-Build



Amund Reindahl Park

Sandburg Park

East Towne Mall

SITE

Madison

# PROJECT NARRATIVE

The proposed Steinhafels Furniture Store will be situated on a 14.5 acre parcel located on Madison's east side, between Interstate 90 / 94 and East Springs Road. The concept for the site includes plans for a +/-99,000 s.f. furniture store and one outlot for small retail development.

The site is environmentally and ecologically sensitive to a development due to the location of Starkweather Creek located directly adjacent to the bounds of the property. Advocacy groups and local agencies have taken a vested interest in the development on this property. This includes; the local Alderperson, Friends of Starkweather Creek group, the local neighborhood association, and Madison's Urban Design Committee. Key issues and items associated with the development of this project and obtaining local approval are aesthetics, site layout, and sustainable features. Pedestrian scale and circulation will be articulated between the buildings and public areas to create a courtyard environment. The architecture of the buildings will be important on all four sides and will flow together to develop a cohesive atmosphere.

### Owner's Project goals and objectives

- Location of the store on the site will be crucial to success of project.
- Master plan the adjacent site for retail/ restaurant that compliments the new furniture store. Make sure this plan works and meets local zoning regulations before store development drawings get kicked off.
- Owner would like to possibly market the combined development as the "Eastowne Home Center"
- Sustainability is important to the owner. The use of sustainable design, products and practices will be incorporated into this project.
- Current milestone schedule is revolving around a projected construction start in 2010. Economic conditions along with several other factors will ultimately drive the actual opening date of the proposed furniture store and associated development.

### BUILDING INFORMATION

- Complete Sprinkler - NFPA 13
- Partial Sprinkler - NFPA \_\_\_\_\_
- Unlimited Area
- Fire Alarm
- Smoke Detection
- Emergency Power
- Hazard Enclosure (if required, will be provided by the Client)
- Total Number of Stories: 1 story
- Existing Building Footprint Area: na
- Soil Bearing Capacity 2,000 pounds per square foot
- Presumed
- Verified

### CONSTRUCTION CLASS

- Type IA
- Type IB
- Type IIA
- Type IIB
- Type IIIA
- Type IIIB
- Type IV
- Type VA
- Type VB

### RELATED BUILDING SYSTEMS

- Elevators includes:
  - Passenger Elevator
  - Freight Elevator
  - Residential Type Lift
  - Wheelchair Lift
- Flammable/Combustible Liquid Storage
- Boiler/Pressure Vessel
- Mechanical Refrigeration
- Plumbing:
  - Municipal
  - Private Sewage System

### CONTACT INFORMATION

#### OWNER DESCRIPTION

Steinhafels is a leading furniture retailer and distributor in Wisconsin. For additional information regarding the client please refer to <http://www.steinhafels.com/>

#### OWNER INFORMATION

Primary Contact Person: Gary Steinhafel, President  
Company's Name: Steinhafels  
Address: W231 N1013 County F  
City: Waukesha State: Wisconsin  
Zip Code: 53186  
Telephone No.: (262) 436-4600 ext. 601  
Cell No.  
Fax No.: (262) 436-4605  
E-mail: garys@steinhafels.com

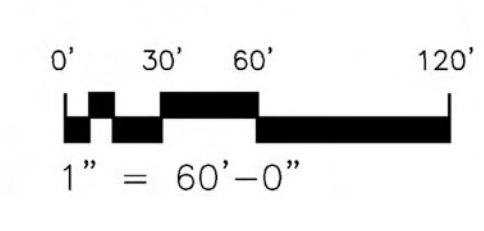
Secondary Contact Person: Juliette Wegner, Designer and Interior Planning Coordinator  
Company's Name: Steinhafels  
Address:  
City: Waukesha State: Wisconsin  
Zip Code: 53186  
Telephone No.: (262) 436-4600 ext. 618  
Fax No.: (262) 436-4605  
E-mail: juliette@steinhafels.com

## DRAWING INDEX

- SITE LOCATION MAP
- SITE SURVEY
- PROPOSED SITE PLAN
- COLORED SITE PLAN
- PROPOSED BUILDING ELEVATIONS



**SITE PLAN**  
1" = 60'-0"



**STEINHAFELS  
MADISON EAST LOT**



**ICONICA**  
True Design-Build



**NORTHWEST**



**NORTHEAST**

MATERIALS:



CAST STONE    EIFS #1    EIFS #2    EIFS #3    BRICK    METAL ROOFING

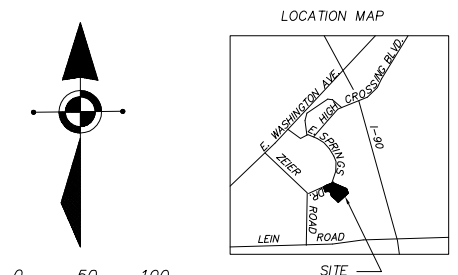
**CONCEPTUAL ELEVATIONS**

3/32" = 1'-0"

**STEINHAFELS  
MADISON EAST LOT**

# ALTA/ACSM LAND TITLE SURVEY

of  
 LOTS 58, 59 AND 60 OF REGIONAL EAST V  
 BEING A SUBDIVISION IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER,  
 IN THE NORTHWEST QUARTER AND SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER  
 AND IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27,  
 TOWNSHIP 8 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN  
 BEING A REPLAT OF LOT 1 CERTIFIED SURVEY MAP NO. 7472



**RECORDS**  
 J. H. McClure Surveyor recorded on December 23, 1988, in Volume 2289 of Records, on Page 46, a Subdivision of Lots 58, 59 and 60 of Regional East V, being a replat of Lot 1 of Certified Survey Map No. 7472, in the Northwest Quarter and Southwest Quarter of the Southeast Quarter and in the Northeast Quarter of the Southwest Quarter of Section 27, Township 8 North, Range 10 East, City of Madison, Dane County, Wisconsin, being a replat of Lot 1 of Certified Survey Map No. 7472.

**NOTES**  
 1. The driveway easement across the subject property as set forth in Certified Survey Map No. 7472 is shown on the subject property as a 33' wide easement with a 54' wide driveway. The driveway easement is shown on the subject property as a 33' wide easement with a 54' wide driveway. The driveway easement is shown on the subject property as a 33' wide easement with a 54' wide driveway.

**REPORT OF SURVEY OF PROPERTY DESCRIBED AS**  
 Lots 58, 59 and 60 of Regional East V, located in the Southwest Quarter of the Northeast Quarter, in the Northwest Quarter and Southwest Quarter of the Southeast Quarter, and in the Northeast Quarter of the Southwest Quarter of Section 27, Township 8 North, Range 10 East, City of Madison, Dane County, Wisconsin, being a replat of Lot 1 of Certified Survey Map No. 7472.

The Above Described Property Also Being Described as:  
 Commencing at the Northeast Corner of Lot 60 of said Regional East V, thence North 59 degrees 44 minutes 11 seconds East along the Northernly line of said Lot 60, a distance of 317.10 feet to a point of curvature; thence Northwesterly along a curve whose radius is 600.00 feet and whose center is to the southwest, an arc distance of 145.67 feet, the chord of which bears North 68 degrees 41 minutes 18 seconds East along the Northernly line of Lot 60, a distance of 145.67 feet; thence North 73 degrees 30 minutes 58 seconds East along the Northernly line of Lot 60 and Lot 59 of said Regional East V, a distance of 212.86 feet to the Northeast corner of Lot 59 of said Regional East V, thence Northwesterly along a curve whose radius is 519.41 feet and whose center is to the Northwest, an arc distance of 128.81 feet, the chord of which bears North 68 degrees 41 minutes 18 seconds East, a chord distance of 128.81 feet to the Northeast corner of Lot 58 of said Regional East V, thence South 30 degrees 34 minutes 14 seconds East along the Northernly line of said Lot 58, a distance of 59.87 feet to an angle point in the Northernly line of said Lot 58, thence South 62 degrees 20 minutes 57 seconds East along the Northernly line of said Lot 58, a distance of 676.49 feet to an angle point in the Northernly line of said Lot 58, thence South 52 degrees 21 minutes 07 seconds East along the Northernly line of Lot 58 and Lot 59 of said Regional East V, a distance of 670.00 feet to the Southwest corner of said Lot 59, thence Northwesterly along the Southernly line of said Lot 59, a distance of 125.00 feet to the Southwest corner of said Lot 59, thence North 45 degrees 10 minutes 22 seconds West, a distance of 298.57 feet, thence Northwesterly along a curve whose radius is 125.00 feet and whose center is to the East, an arc distance of 123.58 feet, the chord of which bears North 16 degrees 51 minutes 02 seconds West, a chord distance of 118.61 feet, thence South 52 degrees 07 minutes 52 seconds West along the South line of Lot 60, a distance of 132.70 feet to the Southwest corner of said Lot 60, thence North 13 degrees 50 minutes 35 seconds West along the West line of said Lot 60, a distance of 258.42 feet to the Point of Beginning, containing 633,513 square feet (14.5435 Acres), more or less.

**NOTE:**  
 The property contained within this ALTA/ACSM Land Title Survey is subject to certain Covenants, Conditions and Restrictions per Declaration of Covenants, Conditions and Restrictions dated March 3, 1987 and Recorded in Volume 9891 of Records on Pages 64-88, and Amended by the First Amendment to Declaration of Covenants, Conditions and Restrictions dated June 26, 1991 and Recorded in Volume 16223 of Records on Pages 24-33, and amended by the Second Amendment to the Covenants, Conditions and Restrictions dated January 15, 1992 and Recorded in Volume 17640 of Records on Pages 32-37, and amended by the Third Amendment to the Covenants, Conditions and Restrictions dated November 17, 1999 and Recorded as Document No. 3172800.

**NOTE:**  
 The Driveway Easement referenced in the Driveway Easement Agreement recorded as Document No. 2622008 occurs on the North Line of Lot 1 of C.S.M. No. 7472, which is North of the subject property. The Right-of-Way Grant for Underground Electric recorded as Document No. 2650674 is in part of Lot 1 of C.S.M. No. 7472, but occurs North of the subject property.

**NOTE:**  
 A minimum first floor elevation of 20.0' for lot 60 and 23.0' for lot 59 is shown on the Plat of Regional East V. An average of the ground elevations given on the plat gives an additive factor of 847.1' feet to convert these elevations to USGS Datum.

- NOTE:**  
 The lands embraced within this ALTA/ACSM Land Title Survey, are affected by a Restrictive Covenant recorded in Volume 9359 of Records on Page 86, as Document No. 1987523, that no portion of the Property described on Exhibit 1 shall be used for the operation of a general merchandise discount department store as long as Shopko Stores, Inc. its successors or assigns are operating a general merchandise discount department store described on Exhibit 2.
- BENCHMARK INFORMATION**  
 Benchmarks are based on USGS Datum.  
 BM 1  
 "Bury" Bolt on Fire Hydrant near the Northeast Corner of Lot 60 on the East side of East Springs Drive. Elev. = 873.00  
 BM 2  
 "Bury" Bolt on Fire Hydrant Southeast of the Northwest Corner of Lot 60. Elev. = 870.97

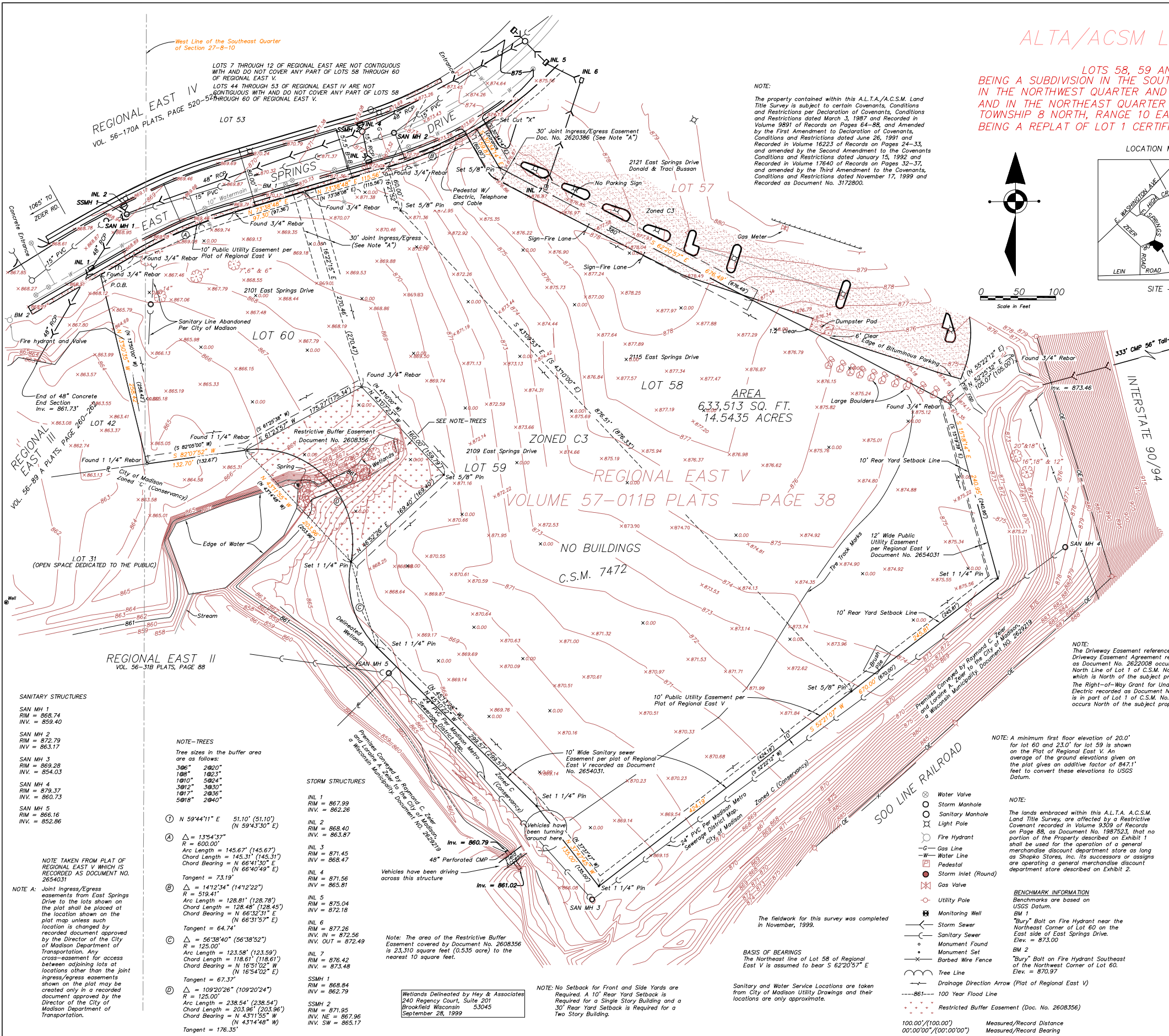
The fieldwork for this survey was completed in November, 1998.

**BASIS OF BEARINGS**  
 The Northeast line of Lot 58 of Regional East V is assumed to bear S 62°20'57" E

Sanitary and Water Service Locations are taken from City of Madison Utility Drawings and their locations are only approximate.

**NOTE:** No Setback for Front and Side Yards are Required. A 10' Rear Yard Setback is Required for a Single Story Building and a 30' Rear Yard Setback is Required for a Two Story Building.

Wetlands Delineated by Hey & Associates 240 Regency Court, Suite 201 Brookfield Wisconsin 53045 September 28, 1999



**SANITARY STRUCTURES**

SAN MH 1	RIM = 868.74	INV. = 859.40
SAN MH 2	RIM = 872.79	INV. = 863.17
SAN MH 3	RIM = 869.28	INV. = 854.03
SAN MH 4	RIM = 879.37	INV. = 860.73
SAN MH 5	RIM = 866.16	INV. = 852.86

**NOTE-TREES**  
 Tree sizes in the buffer area are as follows:

36"	2020"
18"	1823"
18"10"	1824"
38"12"	3830"
18"17"	2036"
50"18"	2040"

**STORM STRUCTURES**

INL 1	RIM = 867.99	INV. = 862.26
INL 2	RIM = 868.40	INV. = 863.87
INL 3	RIM = 871.45	INV. = 868.47
INL 4	RIM = 871.56	INV. = 865.81
INL 5	RIM = 875.04	INV. = 872.18
INL 6	RIM = 877.26	INV. = 872.56
INL 7	RIM = 876.42	INV. = 873.48
SSMH 1	RIM = 868.84	INV. = 862.79
SSMH 2	RIM = 871.95	INV. = 867.96
SSMH 3	RIM = 867.96	INV. = 865.17

- ① N 59°44'11" E 51.10' (51.10')  
 (N 59°43'30" E)
- ② Δ = 13°54'37"  
 R = 600.00'  
 Arc Length = 145.67' (145.67')  
 Chord Length = 145.31' (145.31')  
 Chord Bearing = N 66°40'49" E  
 Tangent = 73.19'
- ③ Δ = 141°2'34" (141°2'22")  
 R = 519.41'  
 Arc Length = 128.81' (128.78')  
 Arc Length = 128.48' (128.45')  
 Chord Length = N 66°32'31" E  
 (N 66°31'57" E)
- ④ Δ = 56°38'40" (56°38'52")  
 R = 125.00'  
 Arc Length = 123.58' (123.59')  
 Chord Length = 118.61' (118.61')  
 Chord Bearing = N 16°51'02" W  
 (N 16°54'02" E)
- ⑤ Δ = 109°20'26" (109°20'24")  
 R = 125.00'  
 Arc Length = 238.54' (238.54')  
 Chord Length = 203.96' (203.96')  
 Chord Bearing = N 43°11'55" W  
 (N 43°14'48" W)
- Tangent = 176.35'

**NOTE:** Joint Ingress/Egress easements from East Springs Drive to the lots shown on the plat shall be placed at the location shown on the plat unless such location is changed by recorded document approved by the Director of the City of Madison Department of Transportation. Any cross-easement for access between adjoining lots at locations other than the joint ingress/egress easements shown on the plat may be created only in a recorded document approved by the Director of the City of Madison Department of Transportation.

**REVISIONS**

NO.	ITEM	DATE
1	ADDED SAN MH 5	11/71/99
2	JOE JUDGE COMMENTS	11/01/00
3	REVISE BUFFER AREA BEARING AND ADD AREA NOTE	05/29/01
4	ADD NOTE ABOUT OFFSITE LOTS	06/08/01

PLOTTING SCALE: 1" = 50'  
 DRAWN BY: JAG  
 CHECKED BY: JMH  
 DATE: 10-20-99

**McCLURE ENGINEERING ASSOCIATES, INC.**  
 6838 East State Street  
 (815) 398-2332  
 Rockford, Illinois 61108-2687  
 FAX (815) 398-2496

**ALTA/ACSM LAND TITLE SURVEY**  
 SAM'S CLUB  
 2101-2115 EAST SPRINGS DRIVE  
 MADISON, WISCONSIN  
 FILE NAME: G:\SURVEYS\MADSAM5.DWG  
 FIELD BOOK: WISCONSIN BOOK 1  
 JOB NUMBER: 04-15-99-043