

APPLICATION FOR
URBAN DESIGN COMMISSION
REVIEW AND APPROVAL

AGENDA ITEM # _____
Project # _____
Legistar # _____

DATE SUBMITTED: <u>02/09/11</u>	Action Requested
UDC MEETING DATE: <u>03/02/11</u>	<input type="checkbox"/> Informational Presentation
	<input type="checkbox"/> Initial Approval and/or Recommendation
	<input checked="" type="checkbox"/> Final Approval and/or Recommendation

PLEASE PRINT!

PLEASE PRINT!

PROJECT ADDRESS: 4120-4208 E. WASHINGTON AVE FRONTAGE RD

ALDERMANIC DISTRICT: 17

OWNER/DEVELOPER (Partners and/or Principals) ARCHITECT/DESIGNER/OR AGENT:
LAKE CITY PLAZA, LLC DIMENSION IV
SCOTT FAUST

CONTACT PERSON: TOM SANFORD
 Address: SANFORD ENTERPRISES
210 N. BASSETT ST, SUITE 100 MADISON 53703
 Phone: 608.441.5580
 Fax: 608.441.5581
 E-mail address: tom@sanfordenterprisesinc.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)

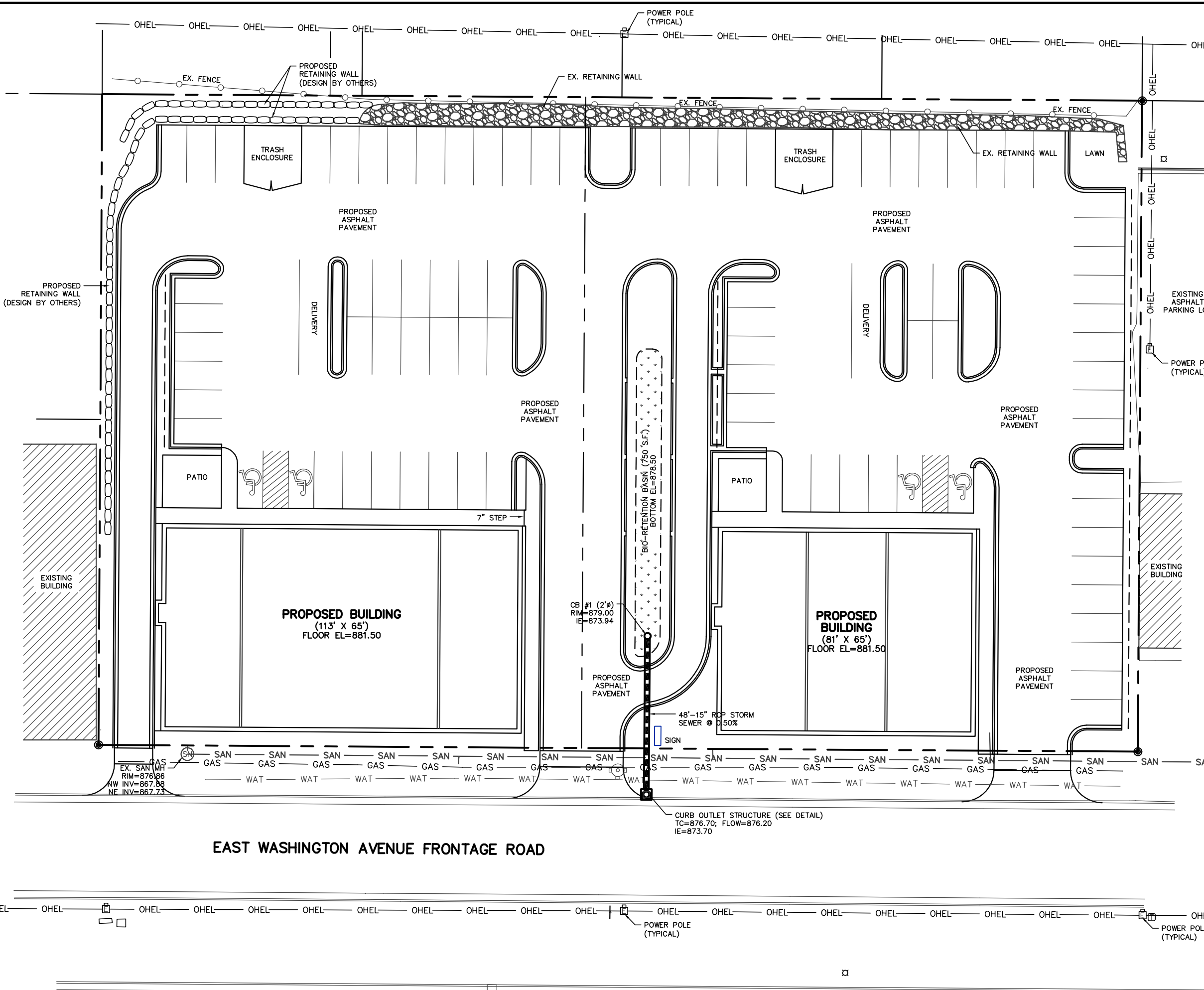
(See Section D for:)
 Comprehensive Design Review* (Fee required)
 Street Graphics Variance* (Fee required)

Other CONDITIONAL USE (DEMOLITION, DRIVE-THRU - OUTDOOR EATING)

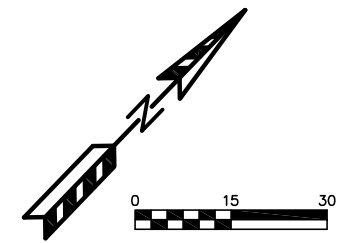
*Public Hearing Required (Submission Deadline 3 Weeks in Advance of Meeting Date)

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

QUAM ENGINEERING, LLC 4893 Larson Beach Road, McFarland, WI 53558 (608) 838-7750 BI-06-10\BI06BASE.DWG



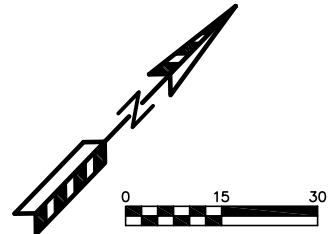
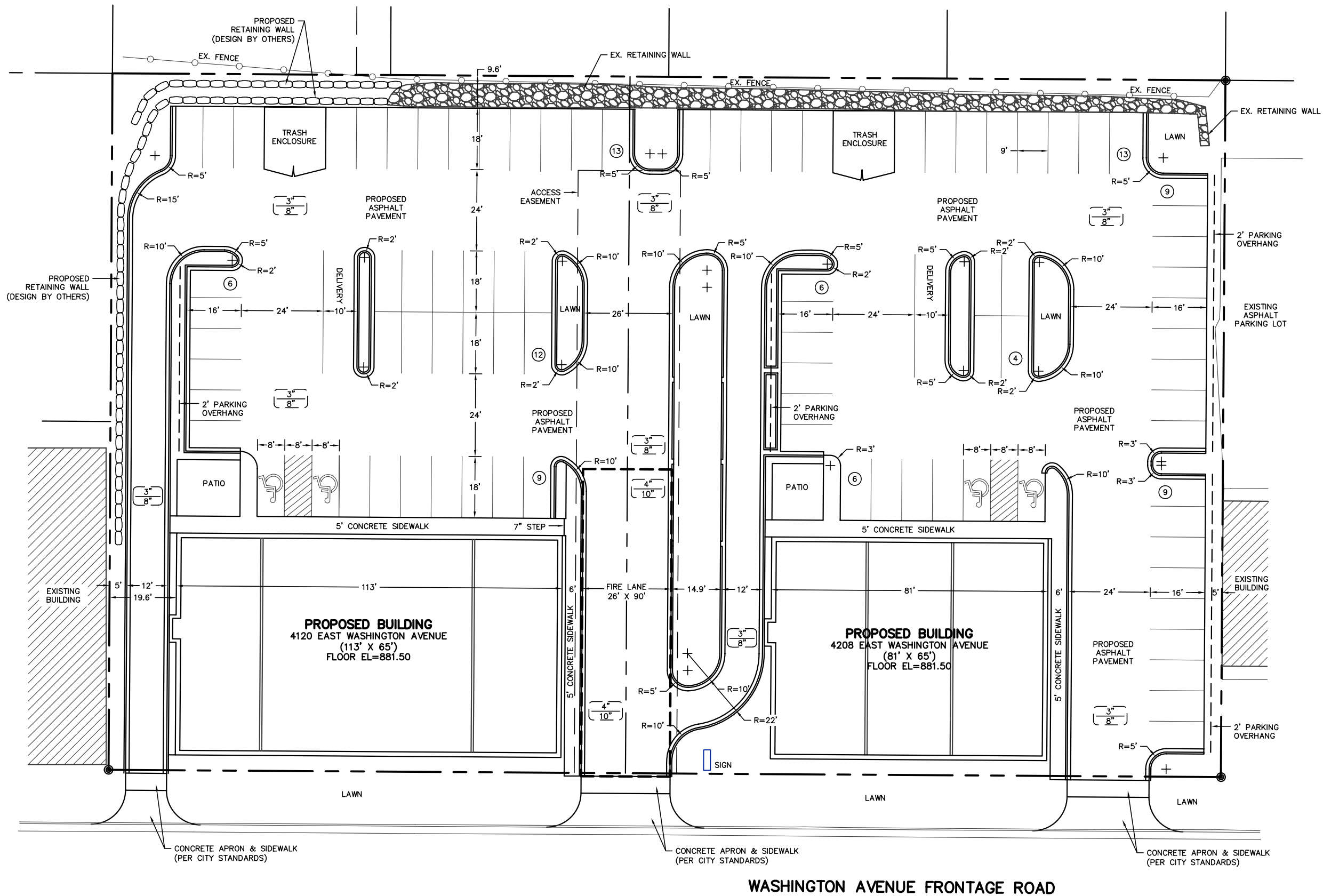
UTILITY NOTES:
THE CONTRACTOR SHALL CONTACT CITY OF MADISON UTILITIES PRIOR TO CONNECTING TO EXISTING SANITARY SEWER AND WATER MAIN.
THE CONTRACTOR SHALL OBTAIN THE CITY OF MADISON STREET EXCAVATION PERMIT FOR THE WATER SERVICE CONNECTION.
THE CONTRACTOR SHALL SUBMIT THE APPLICATION FOR SERVICE TO THE CITY OF MADISON WATER UTILITY TO OBTAIN THE PERMIT FOR THE WATER SERVICE CONNECTIONS.
ALL WATER MAIN SHALL BE BURIED TO A DEPTH OF 6.5 FEET. THE DEPTH IS DEFINED AS THE DISTANCE BETWEEN THE FINISHED GRADE ELEVATION AND THE TOP OF WATER MAIN OR SERVICE.
ALL UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE TO CITY OF MADISON STANDARD SPECIFICATIONS.
THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.
ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A CITY LICENSED CONTRACTOR.



TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN
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TOLL FREE
TDD(FOR THE HEARING IMPAIRED)(800)542-2289
WS. STATUTE 182.0175 (1974)
REQUIRES MIN. OF 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE

EAST WASHINGTON AVENUE FRONTAGE ROAD

4120 - 4208 EAST WASHINGTON REDEVELOPMENT
PRELIMINARY UTILITY PLAN
PAGE: 4 OF 4
DATED: JANUARY 12, 2011
QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants
www.quamengineering.com
4893 Larson Beach Road; McFarland, Wisconsin 53558
Phone (608) 838-7750; Fax (608) 838-7752



PAVING LEGEND

$\frac{3''}{8''}$	3" ASPHALT PAVEMENT OVER 8" AGGREGATE BASE COURSE
$\frac{4''}{10''}$	4" ASPHALT PAVEMENT OVER 10" AGGREGATE BASE COURSE (IN FIRE ACCESS AISLE)

THE FIRE LANE AND ACCESS AISLE SHALL BE CONSTRUCTED TO SUPPORT A MINIMUM LOAD OF 85,000 POUNDS AND CERTIFIED IN THE FIELD BY AN APPROVED SOILS ANALYST.

PARKING LOT PLAN SITE INFORMATION BLOCK

Site Address 4120 EAST WASHINGTON AVENUE
 Site acreage (total) 0.71 ACRES

Number of building stories (above grade) 1 STORY
 Building height ?
 DILHR type of construction (new structures or additions) ?
 Total square footage of building 7,361

Use of property RETAIL COMMERCIAL
 Gross square feet of office N/A
 Gross square feet of retail area ?
 Number of employees in warehouse N/A
 Number of employees in production N/A
 Capacity of restaurant/place of assembly ?

Number of bicycle stalls shown ?

Number of Parking stalls:

Small Car	0
Large Car	38
Accessible	2
Total	40

Number of trees shown (See Landscape Plan)

PARKING LOT PLAN SITE INFORMATION BLOCK

Site Address 4208 EAST WASHINGTON AVENUE
 Site acreage (total) 0.82 ACRES

Number of building stories (above grade) 1 STORY
 Building height ?
 DILHR type of construction (new structures or additions) ?
 Total square footage of building 5,281

Use of property RETAIL COMMERCIAL
 Gross square feet of office N/A
 Gross square feet of retail area ?
 Number of employees in warehouse N/A
 Number of employees in production N/A
 Capacity of restaurant/place of assembly ?

Number of bicycle stalls shown ?

Number of Parking stalls:

Small Car	0
Large Car	45
Accessible	2
Total	47

Number of trees shown (See Landscape Plan)

4120 - 4208 EAST WASHINGTON REDEVELOPMENT
 PRELIMINARY SITE PLAN
 PAGE: 2 OF 4
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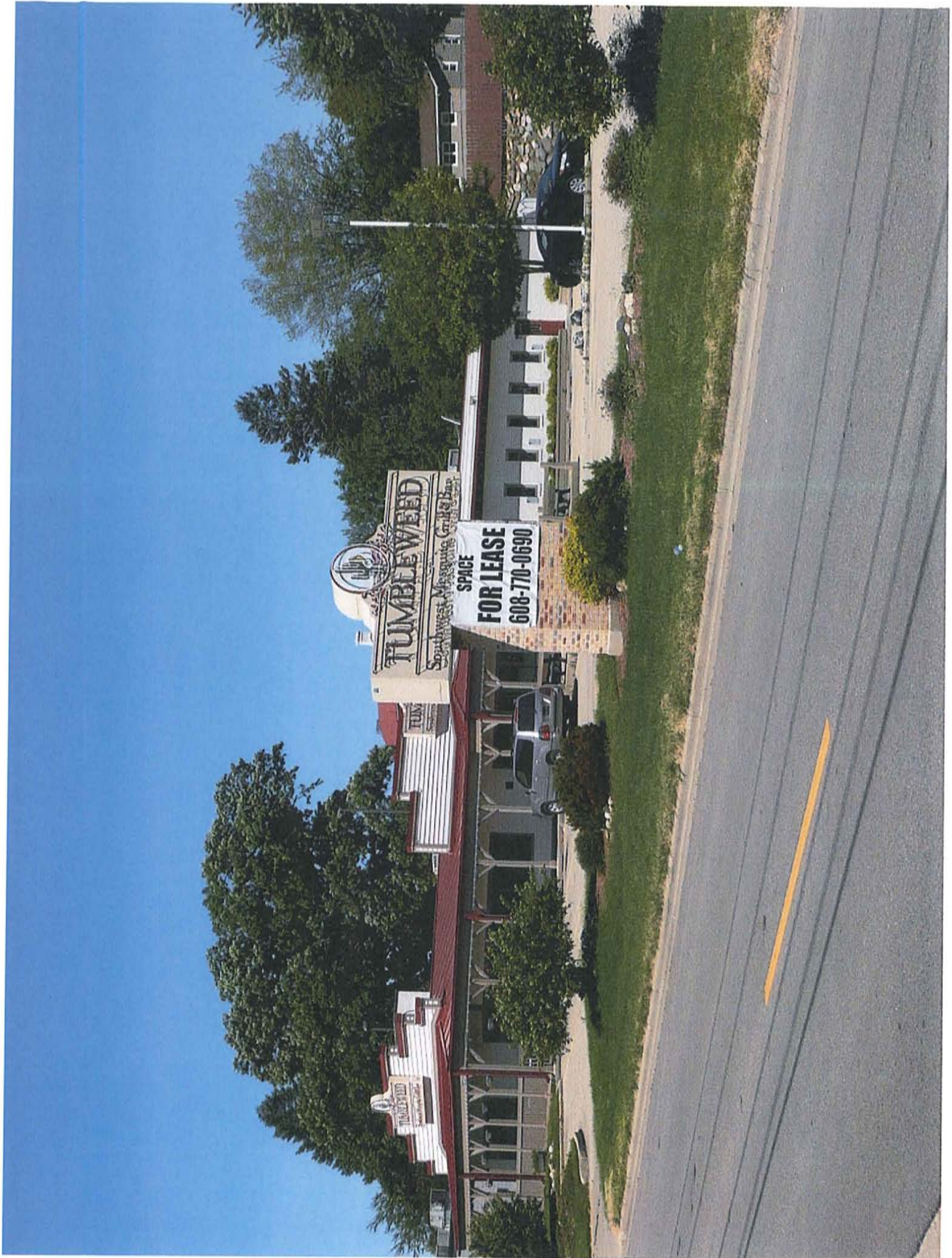
DIMENSIONIM

Madison Design Group
architecture · engineering · interior design
6515 Grand Haven Plaza, Suite 120
Madison, WI 53719
PHONE: 608.223.4444 FAX: 608.223.4445
dimensionmadison.com

EAST WASHINGTON RETAIL

Madison, WI
Scott Faust
Satellite View of Site
17 January 2011
10:52



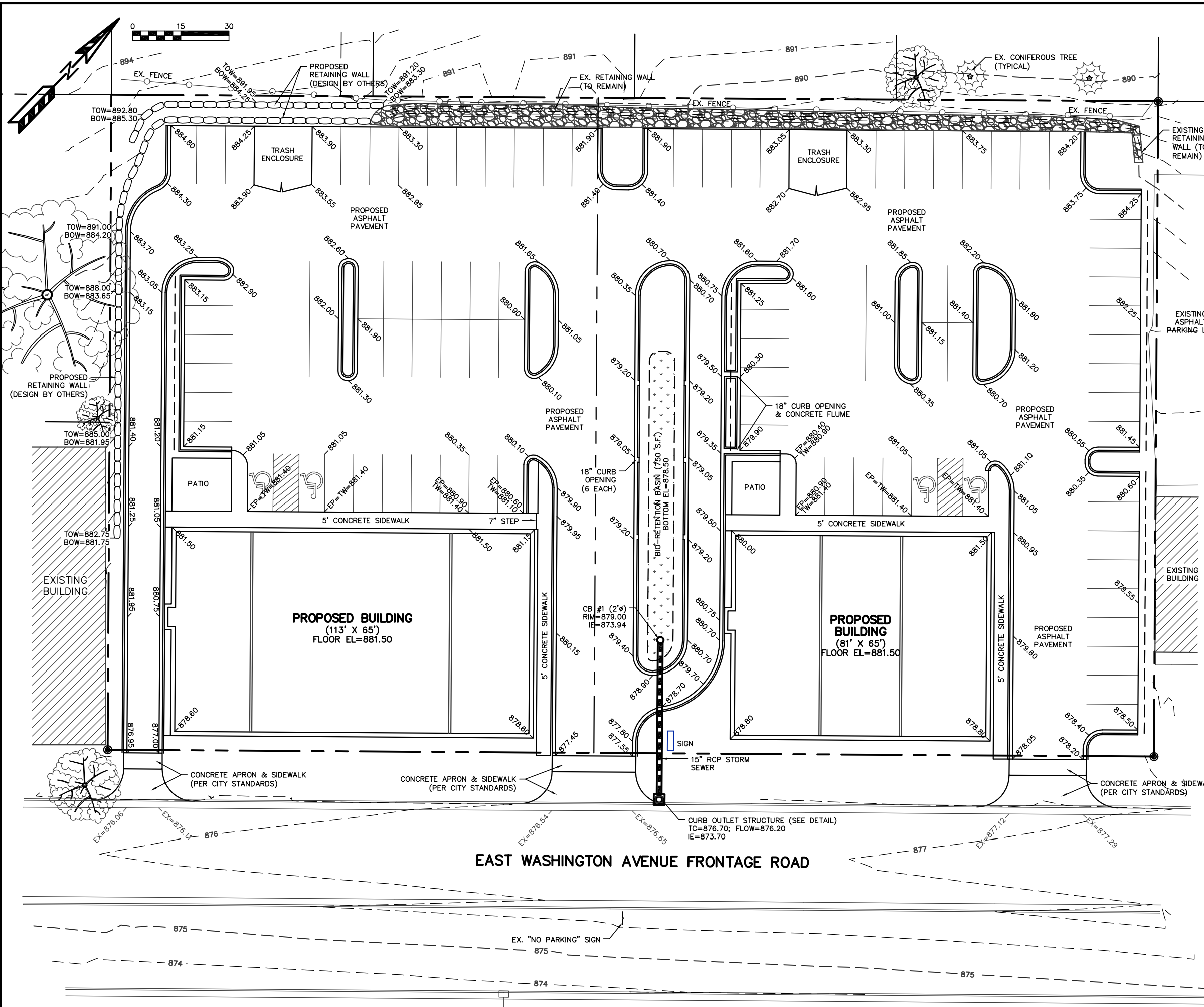


TUMBLEWEED
Southwest Mississippi Center for Business

**SPACE
FOR LEASE**
608-770-0690

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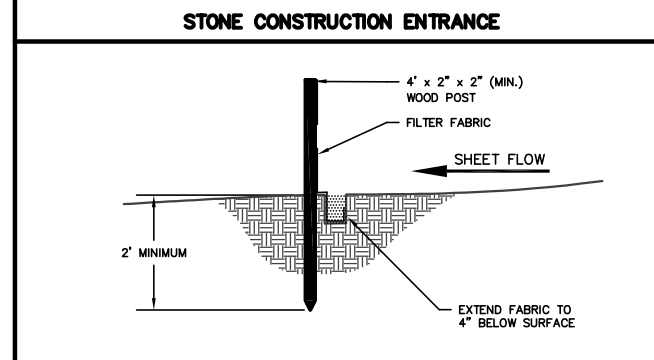
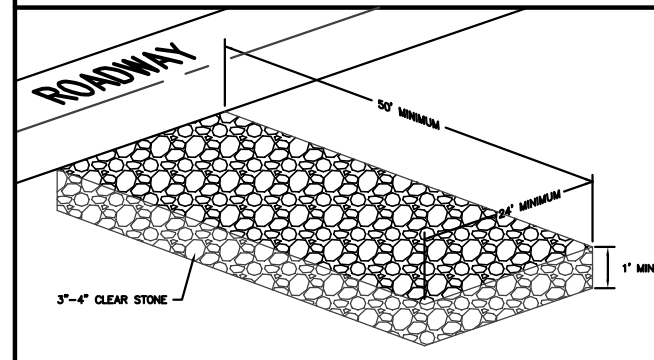
EROSION NOTES:
 THE STONE CONSTRUCTION ENTRANCE IS TO BE MAINTAINED BY THE CONTRACTOR IN A CONDITION, WHICH WILL PREVENT THE TRACK OF MUD OR DRY SEDIMENT ONTO THE ADJACENT PUBLIC STREETS. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORKDAY OR MORE FREQUENTLY AS REQUIRED BY THE TOWN.
 EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO GRADING OPERATIONS AND SHALL BE PROPERLY MAINTAINED FOR MAXIMUM EFFECTIVENESS UNTIL VEGETATION IS ESTABLISHED. ALL EROSION CONTROL MEASURES AND STRUCTURES SERVING THE SITE MUST BE INSPECTED AT LEAST WEEKLY OR WITHIN 24 HOURS OF A 0.5 INCH RAIN EVENT. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.
 SILT FENCE AND STOCKPILES SHALL BE FIELD LOCATED BY THE ENGINEER.
 CUT AND FILL SLOPES SHALL BE NO GREATER THAN 3:1.
 EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE OF THIS PROJECT. EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECOGNIZING AND CORRECTING ALL EROSION CONTROL PROBLEMS THAT ARE A RESULT OF CONSTRUCTION ACTIVITIES. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE DEVELOPER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.

TIME SCHEDULE:
 ??? INSTALL INITIAL EROSION CONTROL DEVICES.
 ??? CONSTRUCT BUILDING AND PARKING LOT AND RESTORE DISTURBED AREAS.

RESTORATION NOTES:
 ALL PVIOUSLY DISTURBED AREAS SHALL RECEIVE FERTILIZER, SEED AND MULCH. RESTORATION WILL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL. SEED MIXTURE 40 SHALL BE USED ON ALL AREAS. MIXTURES SHALL BE IN ACCORDANCE WITH SECTION 630 OF D.O.T. SPECIFICATIONS. AN EQUAL AMOUNT OF ANNUAL RYEGRASS SHALL BE ADDED TO THE MIX.
 SEED MIXTURES SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. MULCH SHALL CONSIST OF HAY OR STRAW APPLIED AT THE RATE OF TWO (2) TONS PER ACRE.
 FERTILIZER SHALL MEET THE MINIMUM REQUIREMENTS THAT FOLLOW: NITROGEN, NOT LESS THAN 16%; PHOSPHORIC ACID, NOT LESS THAN 8%; POTASH, NOT LESS THAN 8%.

OWNER:
 ???
 ???
 ???

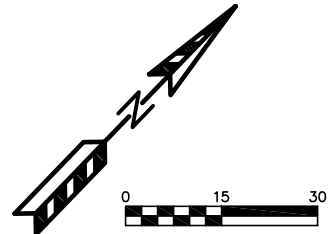
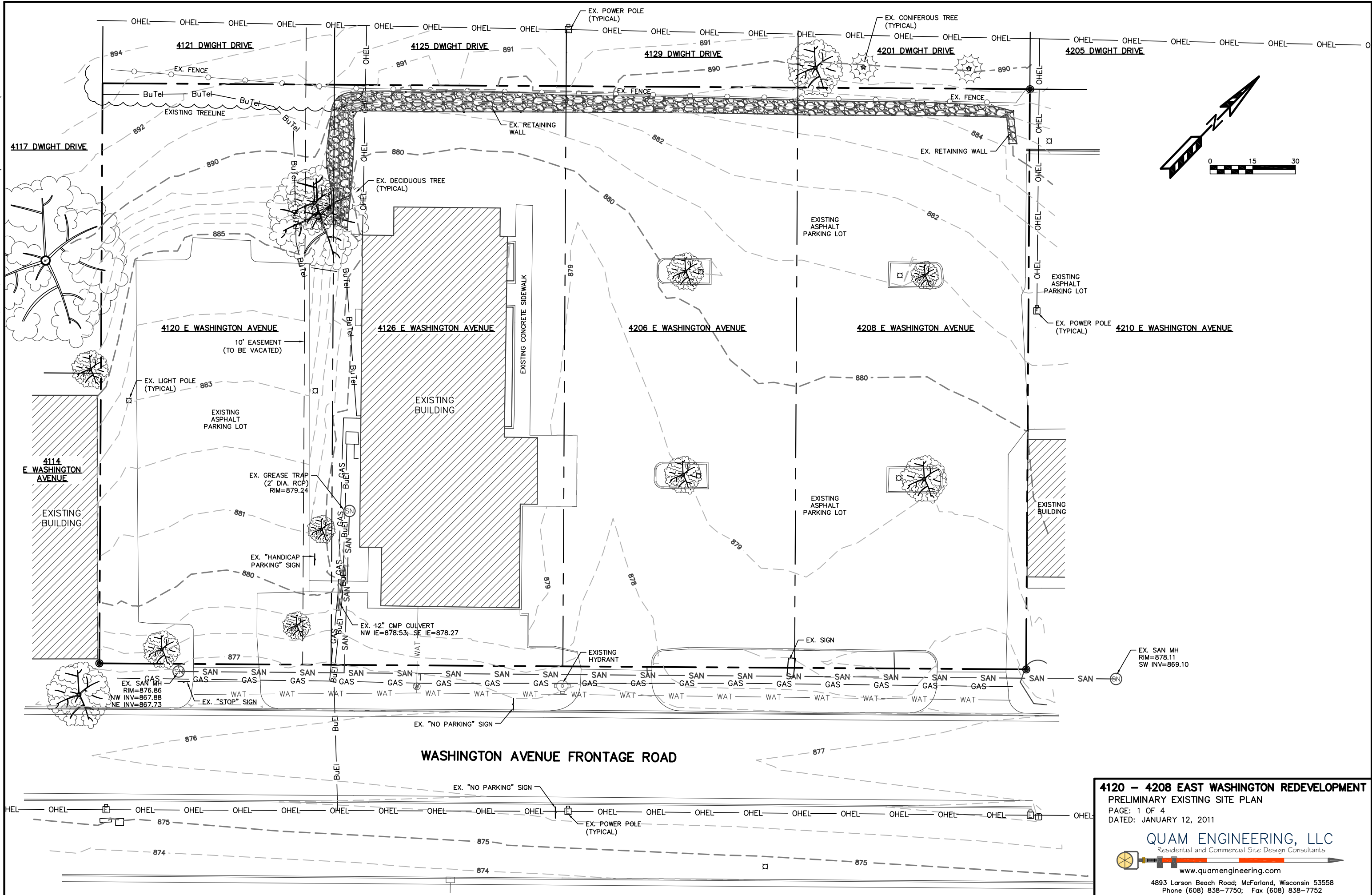
ENGINEER:
 QUAM ENGINEERING, LLC
 ATTN: RYAN QUAM
 4893 LARSON BEACH ROAD
 MCFARLAND, WI 53558



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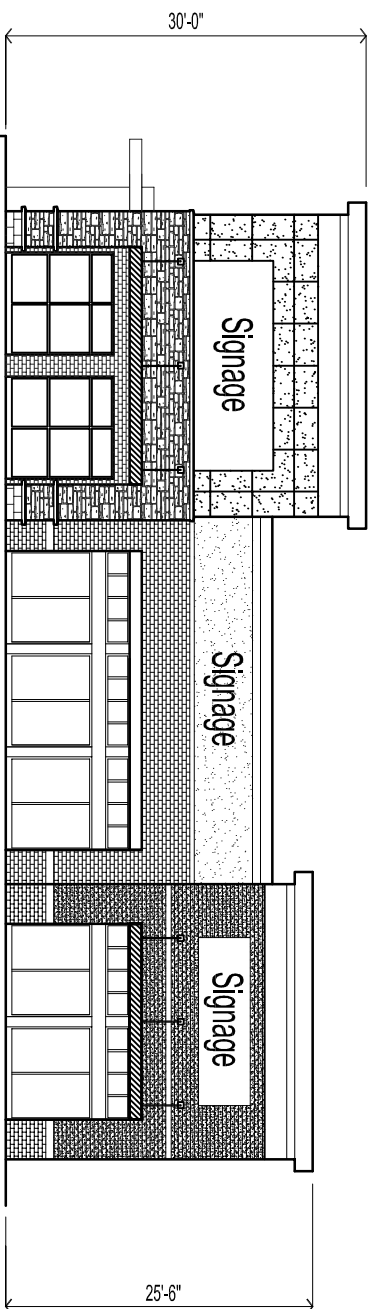
4120 - 4208 EAST WASHINGTON REDEVELOPMENT
 PRELIMINARY GRADING AND EROSION CONTROL PLAN
 PAGE: 3 OF 4
 DATED: JANUARY 12, 2011

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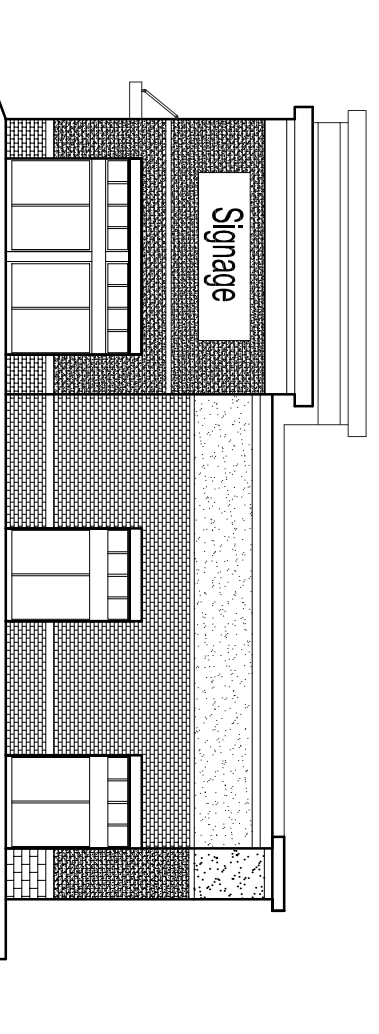


4120 - 4208 EAST WASHINGTON REDEVELOPMENT
 PRELIMINARY EXISTING SITE PLAN
 PAGE: 1 OF 4
 DATED: JANUARY 12, 2011

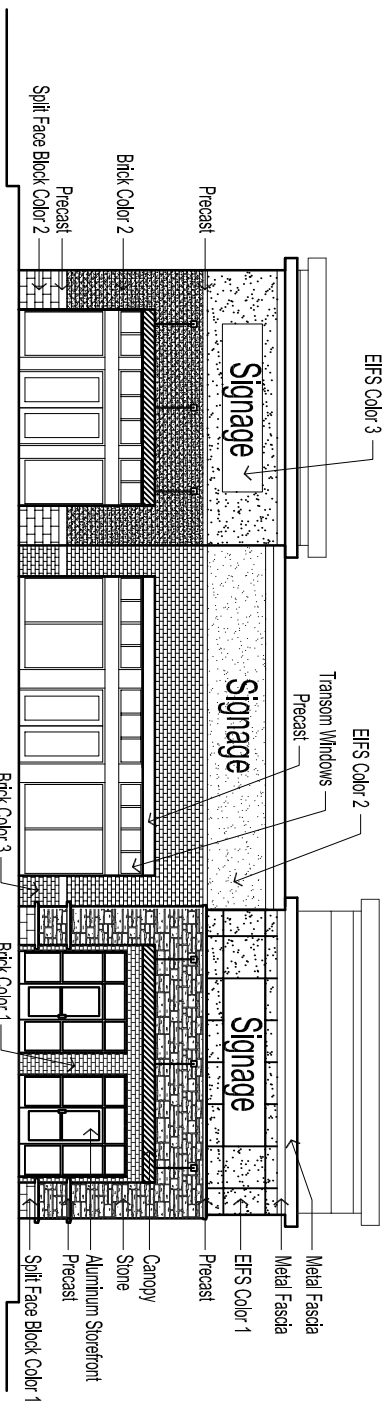
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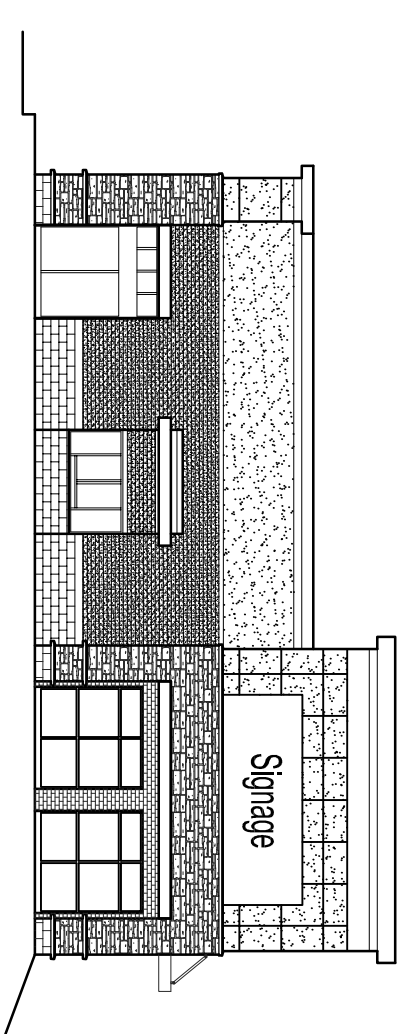
East Washington Elevation - East Building



East Elevation - East Building

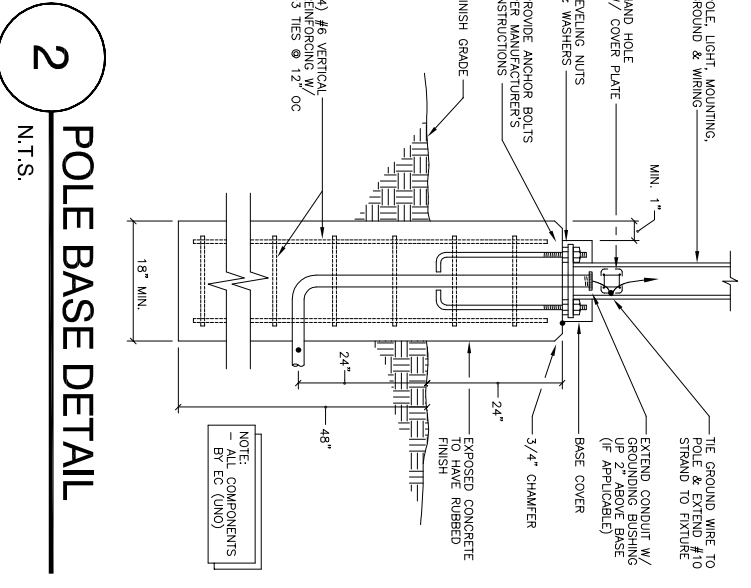
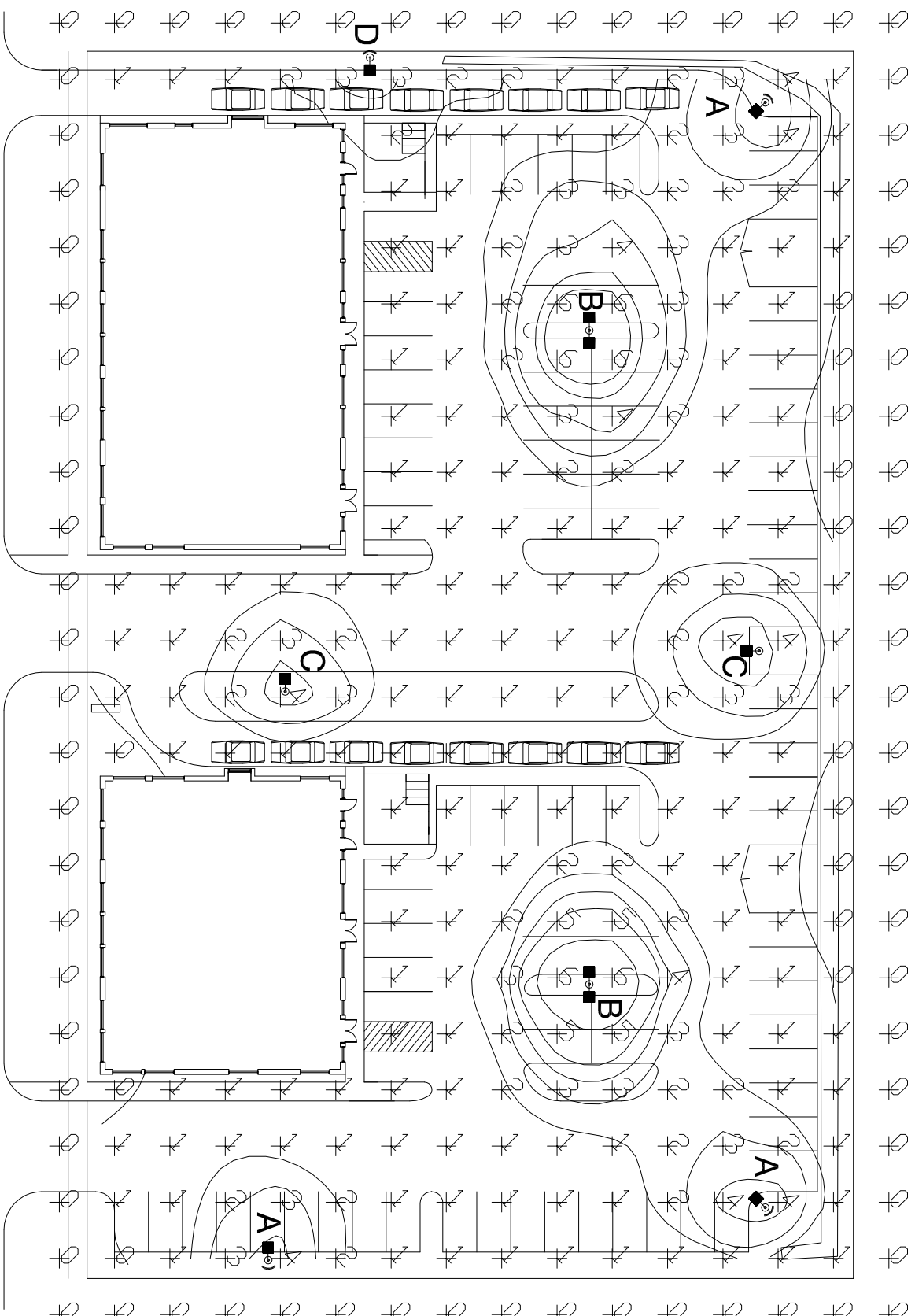


North Elevation (Rear) - East Building



West Elevation - East Building

**EAST WASHINGTON
RETAIL**
SCOTT FAUST



2
POLE BASE DETAIL
N.T.S.

FIGURE SCHEDULE

TYPE	MANUFACTURER	CATALOG NO.	VOLTS	LAMPS	MTG.	REMARKS
A	McGRW EDISON	QL-250-MH-MT-4F-CA18	120	1-MH250/U	POLE	SINGLE HEAD TYPE IV AREA EXPOSE ON 28' POLE METAL HALIDE LAMP SOURCE W/ HOUSE SIDE SHIELD
B	McGRW EDISON	QL-250-MH-MT-4F-CA18	120	1-MH250/U	POLE	DOUBLE HEAD TYPE IV AREA EXPOSE ON 28' POLE METAL HALIDE LAMP SOURCE
C	McGRW EDISON	QL-250-MH-MT-4F-CA18	120	1-MH250/U	POLE	SINGLE HEAD TYPE IV AREA EXPOSE ON 28' POLE METAL HALIDE LAMP SOURCE
D	McGRW EDISON	QL-250-MH-MT-3F-MA1055	120	1-MH250/U	POLE	SINGLE HEAD TYPE III AREA EXPOSE ON 28' POLE METAL HALIDE LAMP SOURCE W/ HOUSE SIDE SHIELD

NEW PARKING LOT CALCULATIONS:

AVERAGE (f)	MAXIMUM (f)	MINIMUM (f)	AVERAGE/MINIMUM (f)
1.81	6.63	.45	4.02

1
SITE PLAN
0 10' 20' 40'

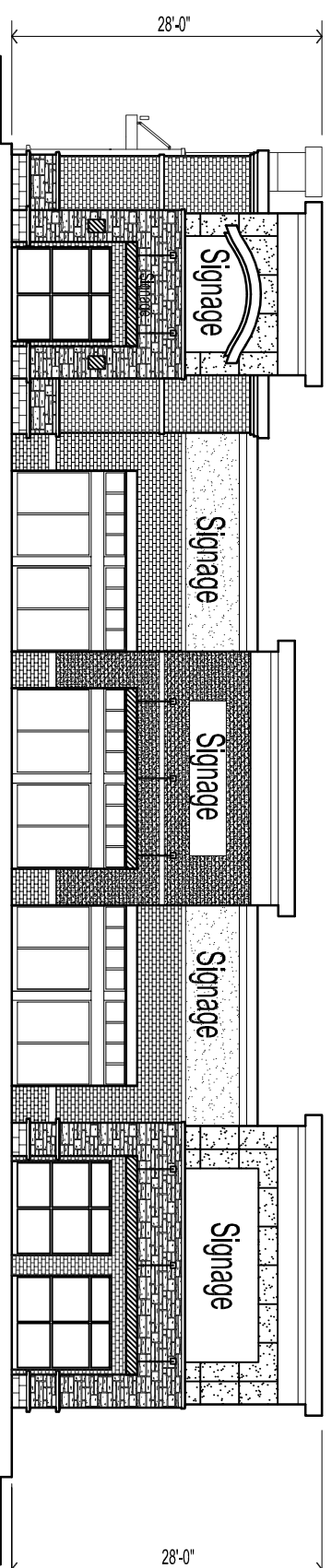
DATE OF ISSUE: 02/08/2011

REVISIONS:

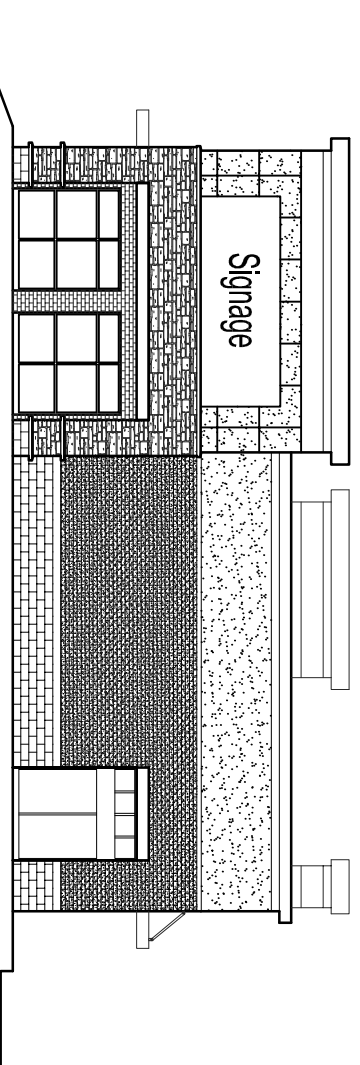
PROJECT #: 10152

**SITE PHOTOMETRIC
PLAN**

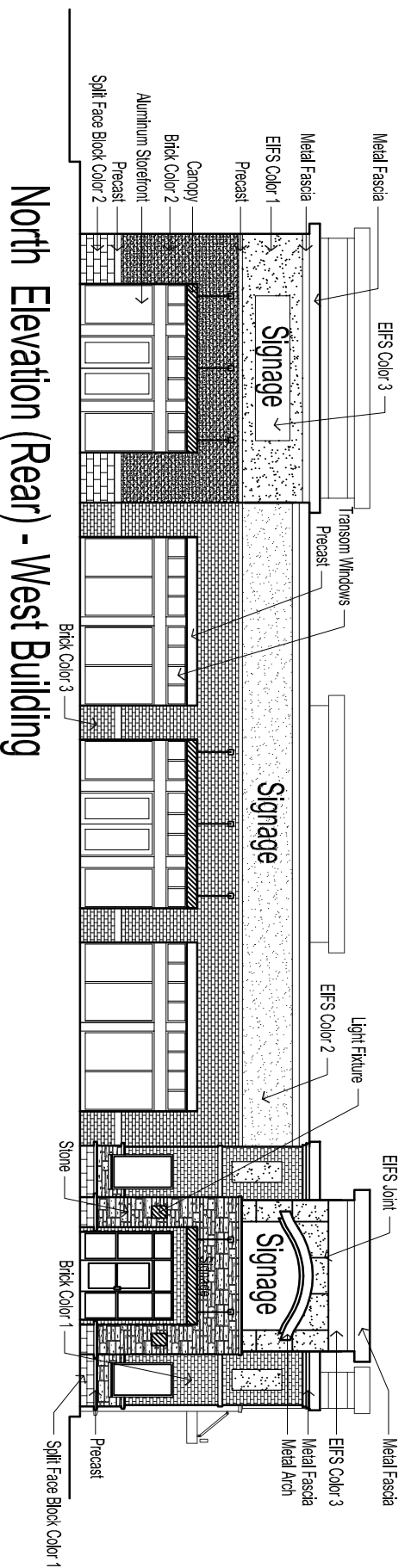
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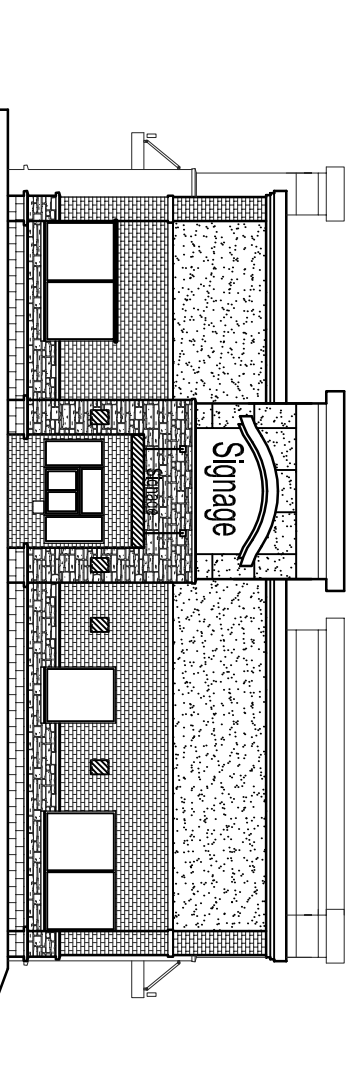
West Washington Elevation - West Building



East Elevation - West Building



North Elevation (Rear) - West Building



West Elevation - West Building